

DRAFT

**New Southwark Plan
Preferred Option**

Area Visions and Site Allocations

CABINET VERSION

24 January 2017

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Foreword

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes, including affordable homes for our residents, along with jobs – both in construction and in the completed schemes themselves. At the same time we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough.

Looking to the future we must answer the pressing need for housing, of all tenures, for our residents. To meet this need, Southwark has an ambitious target to deliver 41,040 new homes over the New Southwark Plan period. A significant proportion of these homes will be brought forward in our regeneration areas, with almost half in the Old Kent Road area, but all areas of Southwark will contribute towards meeting this housing challenge. We will also strengthen and grow the local economy by providing new commercial space suitable for small, medium and larger businesses for a wide range of new local employment opportunities. In order to support growth in housing and employment we will ensure we build the right infrastructure, including new open spaces, health facilities and schools.

Last year we consulted on a preferred option for our strategic policies and development management policies to guide all future development across the borough. This document sets out a renewed spatial development strategy to ensure development responds positively to its local setting and contributes towards enhancing the character of Southwark's unique areas. The borough's key development sites are identified to show the areas that will undergo the greatest change over the plan period. These sites will be allocated in the in plan for new homes, employment space and social infrastructure that will ensure development helps us achieve our strategic vision for sustainable and positive change.

I look forward to hearing from residents, businesses and community groups from across our borough on the proposed Area Visions and Site Allocations set out in this preferred option New Southwark Plan. By working together we can continue delivering the homes, jobs and social infrastructure our borough needs.

Cllr Mark Williams

Cabinet Member for Regeneration and New Homes

1. Purpose of the plan

- 1.1. Southwark Council uses planning and regeneration to improve and protect all of the different areas within the borough. The purpose of the New Southwark Plan is to set out how the areas will develop and the policies which will guide new developments. Planning decisions must be made in accordance with the development plan, unless other material considerations indicate otherwise. When the New Southwark Plan is adopted this will include the New Southwark Plan, the London Plan, area action plans and neighbourhood plans.
- 1.2. The New Southwark Plan explains the strategy for the regeneration of Southwark and will contain Area Visions, setting out aspirations for places and borough-wide strategic policies. The New Southwark Plan will also include detailed borough-wide development management policies which are numbered 'DM1' etc. alongside detailed site-specific development management policies, known as Site Allocations. Site Allocations contain specific requirements for the land uses and the indicative development capacities of those sites.
- 1.3. Once the New Southwark Plan is formally adopted by the Council, planning decisions must be made in accordance with the policies set out in the development plan. This will include the New Southwark Plan, the London Plan, area action plans and neighbourhood plans. The Council will also take into account any area-based supplementary planning documents (SPD) or other material considerations such as Conservation Area Appraisals and Conservation Area Management Plans. The New Southwark Plan will replace the Core Strategy (2011) and saved Southwark Plan (2010) policies

2. Preparation of the New Southwark Plan

- 2.1. The New Southwark Plan is being prepared over four stages of consultation. The 'Issues' consultation was a 'community conversation' on the 'Health of the High Streets'. The responses were evaluated to amend the draft New Southwark Plan Options Version. The Options Version set out an initial draft of the New Southwark Plan with options on policies where there were different ways that policies could be taken forward.
- 2.2. The Preferred Option stage of the New Southwark Plan has been divided into two tranches. This is an informal stage of consultation and all of the document can be changed at this stage. The first tranche, which included strategic policies and development management policies, was consulted on from 26 October 2015 until 12 February 2016. This tranche of the Preferred Option will be consulted on from **6 February 2017 to 28 April 2017**. The final stage of consultation will be on the Proposed Submission version of the New Southwark Plan. This will include strategic policies, development management policies, Area Visions and Site Allocations.
- 2.3. There may need to be a further preferred option round of consultation if the emerging policies of the New Southwark Plan are no longer in conformity with national and regional policy as a result of any changes. For example, the Housing and Planning Act 2016 introduced a new form of planning permission called Permission in Principle (PIP). The precise operation of PIP will be set out in regulations. The Act makes the provision that Site Allocations will usually be a qualifying document for PIP. This means that Site Allocations may effectively grant planning permission for the principal matters of development. Following the publication of the regulations we will review whether the proposed Site Allocations of the New Southwark Plan are suitable for PIP or whether they should be exempt. The Act also introduces a duty to promote Starter Homes. Clarity on what this means for local planning policy will be provided in forthcoming regulations. There may also be further changes to the New Southwark Plan if this is required to bring it into conformity with the London Plan, which is prepared by the Mayor of London.
- 2.4. Following the final Proposed Submission version consultation the Council will submit a Submission Version of the New Southwark Plan to the Secretary of State for a public examination by a planning inspector. The inspector will prepare a report for the Council and may require changes to be made to the plan. The New Southwark Plan will then be adopted by the Council which is a decision taken by all Councillors at the Council Assembly.

2. Southwark planning documents

- 2.1. There are two types of planning documents, those in the development plan and guidance explaining and providing further detail to the development plan. Following the adoption of the New Southwark Plan the development plan documents will be The London Plan, prepared by the Mayor of London, the New Southwark Plan and Area Action Plans, prepared by Southwark Council, and Neighbourhood Plans, prepared by Neighbourhood Forums. The Council will prepare a separate development plan document setting out detailed policy for Gypsy and Traveller sites. There is a Community Infrastructure Levy document which sets out the payments required for developments.
- 2.2. Area action plans are part of the development plan and they can provide more detail about a local area within Southwark than the New Southwark Plan, but they cannot conflict with the strategy set out in the New Southwark Plan. There are Area Action Plans for Peckham and Nunhead, Canada Water and Aylesbury and there is an Area Action Plan being prepared for Old Kent Road.
- 2.3. Supplementary Planning Documents provide more detailed guidance with additional requirements. They can be area or subject based. Areas with Supplementary Planning Documents are Blackfriars Road, Dulwich and Elephant and Castle. Subjects include Affordable Housing, Development Viability, Sustainability, Community Infrastructure Levy and Section 106. They will be updated and amended following the adoption of the New Southwark Plan.
- 2.4. The Localism Act 2011 introduced a new type of plan called a Neighbourhood Plan. This is a plan prepared by local people which contain policies and proposals that relate to the development and use of land in the whole, or part of, a particular area identified as a 'Neighbourhood Area'. A neighbourhood plan will have weight in the determination of planning applications and will form part of the development plan alongside the London Plan, New Southwark Plan and area action plans. The Act also allows for Neighbourhood Development Orders which grant planning permission in relation to a particular neighbourhood area for development or a Use Class of development, for example, retail use, specified in the Order.
- 2.5. Neighbourhood plans and neighbourhood development orders must be in general conformity with the policies of the local authority which will include those in the Local Plan (New Southwark Plan and area action plans), London Plan and National Planning Policy Framework. Neighbourhood plans are currently emerging in Bankside, Rotherhithe, Old Bermondsey Village, South Bank and Waterloo, Elephant and Castle, Walworth, Crystal Palace and Herne Hill.

3. Introduction to Area Visions and Site Allocations

- 3.1. The purpose of the New Southwark Plan Area Visions and Site Allocations document is to shape the development of the borough's distinct areas by setting out area-based and site-based planning policies.

Area Visions:

- 3.2. Area Visions provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the prevailing character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant Area Vision and should demonstrate how they contribute towards realising the strategic vision for that area.
- 3.3. Each Area Vision has an illustrative map showing the key development opportunity sites in the area in relation to the surrounding context. Each map shows:
- Potential key development sites proposed for allocation through the New Southwark Plan;
 - Key potential development sites which have been allocated through an adopted Area Action Plan or which are proposed for allocation through an emerging Area Action Plan;
 - Existing open space and open water space which is currently protected from development;
 - Existing open space which is proposed for protection through the New Southwark Plan as well as indicative locations for strategic open space in the Old Kent Road Opportunity Area;
 - Key routes through the area for public transport, cyclists and those on foot;
 - Planned and aspirational routes for public transport, cyclists and those on foot;
 - Areas which have been designated Conservation Areas' for their heritage value; and
 - The main shopping areas. This includes parades of shops which currently benefit from planning protection as well as shops which will be protected in future through the New Southwark Plan.

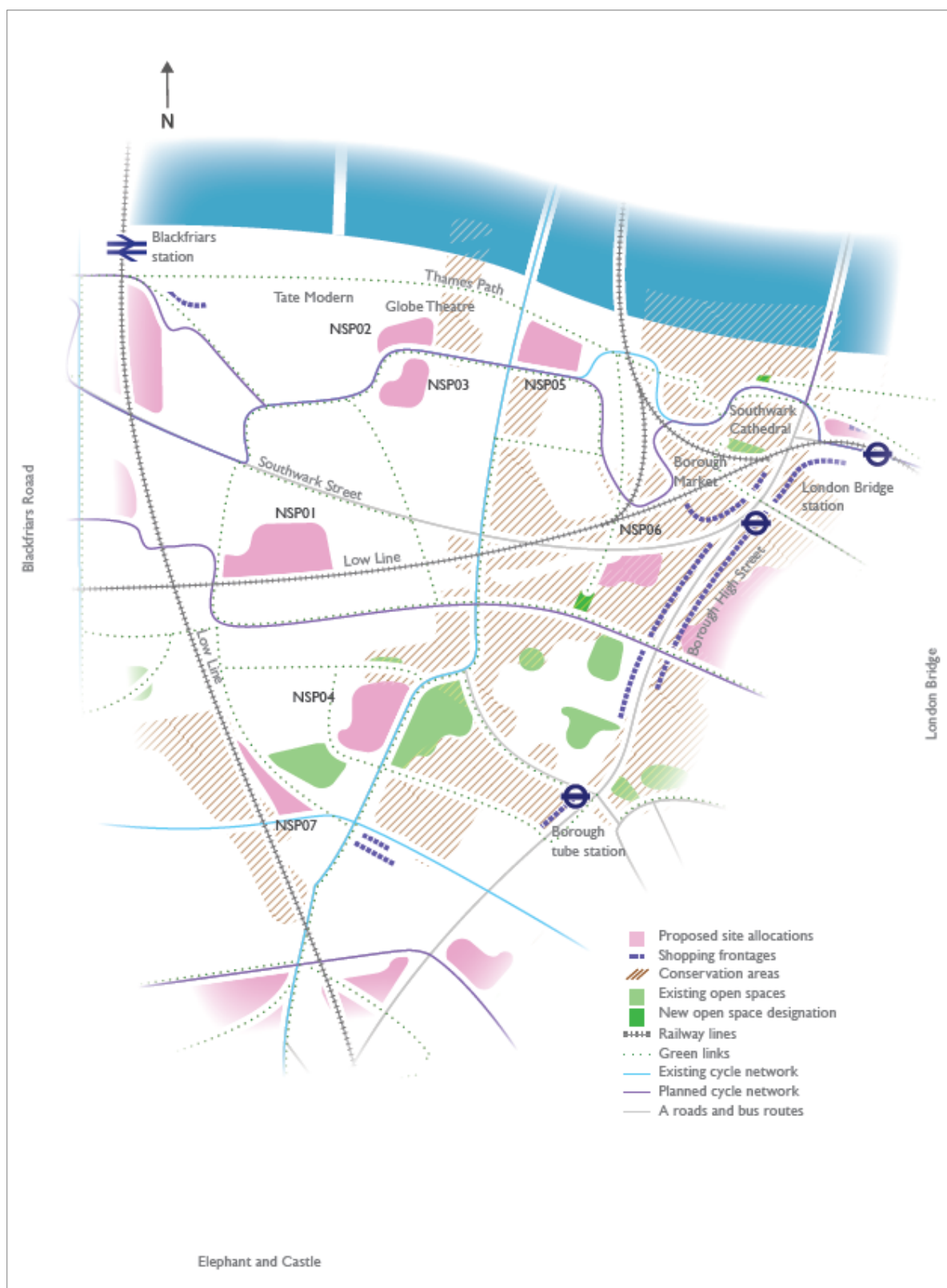
Site Allocations:

- 3.4. Site Allocations are planning policies which apply to key potential development sites of strategic importance. Site Allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs and infrastructure. Site Allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. For example, Site Allocations may specify that development must provide new public open space, new public access routes, and new health or education facilities. Each site allocation has a site plan which shows:
- The site boundary;
 - Indicative locations for new or retained public open space;
 - Opportunities for active frontages at ground floor level including shops, offices and community uses; and
 - Indicative accessibility links through the site to improve permeability for pedestrians and cyclists.

- 3.5. Site Allocations generally set out the indicative development capacity that will be acceptable on each site. This is not a minimum or maximum capacity but it indicates the scale of development that is likely to be acceptable. A New Southwark Plan background paper provides an explanation for how the indicative capacity for each potential Site Allocation has been calculated. A Site Allocation may also provide site specific design guidance that should be considered in the event of redevelopment. The acceptability of any development proposal in terms of massing, scale and design will be subject to the same development management policies, as set out in the New Southwark Plan, as all development proposals on sites which are not Site Allocations.
- 3.6. Site Allocations in adopted Area Action Plans will continue to apply unless a revised Site Allocation is progressed through the New Southwark Plan.

5. Bankside and The Borough

5.1. Bankside and The Borough Area Vision Map



Map 1

5.2. Bankside and The Borough Area Vision

5.2.1. Bankside and The Borough are:

- A globally significant central London business district which is home to international business headquarters;
- At the heart of the commercial and cultural life of the capital where centuries old buildings intermingle with modern architecture. Attractions include Tate Modern, The Globe Theatre, Borough Market and Southwark Cathedral. The local economy is notable for its diversity, including employers in the arts, culture, specialist retail, small businesses and entertainment, particularly along the River Thames;
- Characterised by their medieval and Victorian street layout linking commercial areas to residential neighbourhoods and interspersed with interesting spaces and excellent public realm that encourages people to want to use the entire area;
- Mixed use neighbourhoods with a large proportion of affordable homes;
- Places where local shopping needs are met on local parades at Borough High Street and Great Suffolk Street;
- A transport hub with Blackfriars rail and tube stations, Borough tube station, many buses, river transport and cycling routes making all of the area accessible from both within and outside London.

5.2.2. Development in Bankside and The Borough should:

- Provide as many homes as possible while respecting the local character of each area;
- Continue to consolidate Bankside and The Borough as part of central London; an international destination for business headquarters, small businesses, tourism and transportation that is entwined with historic communities with local services, open spaces and excellent transport links;
- Increase or improve the number and quality of local open spaces, squares and public realm;
- Improve the cycle routes and walking routes, including the Thames Path;
- Enable the delivery of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.

5.2.3. Growth opportunities in Bankside and The Borough:

Large development sites in Bankside and The Borough will provide new homes and employment spaces. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

5.3. Bankside and The Borough Sites

5.3.1. The key development opportunity sites in Bankside and The Borough are:

- NSP01: Site Bordering Great Suffolk Street and Ewer Street
- NSP02: 62-67 Park Street
- NSP03: 185 Park Street
- NSP04: London Fire and Emergency Planning Authority
- NSP05: 1 Southwark Bridge and Red Lion Court
- NSP06: Land bounded by Southwark Street, Redcross Way and Crossbones Graveyard
- NSP07: Land between Great Suffolk Street and Glasshill Street

NSP01: Site Bordering Great Suffolk Street and Ewer Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is bounded by Lavington Street to the north, Ewer Street to the south and east, and Great Suffolk Street to the west. The surrounding area is characterised by a mix of uses, including office, residential, hotel, commercial, and student accommodation. Nearby buildings vary in design and have heights of between four and 20 storeys. The site is comprised of two buildings: Ewer House office building, which houses Lloyd's Bank offices on the north-eastern part of the site, joining Lavington and Ewer Streets; and a large building housing network rail infrastructure on Great Suffolk Street.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Bankside and The Borough by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages, including shops, restaurants and bars, onto a new public space enhancing the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 13,118 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 35,690 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Office (B1) – 35,690 m² Residential (C3) – 209 homes Public open space – 1,970 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater) Open space – (at least 1,970 m²) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

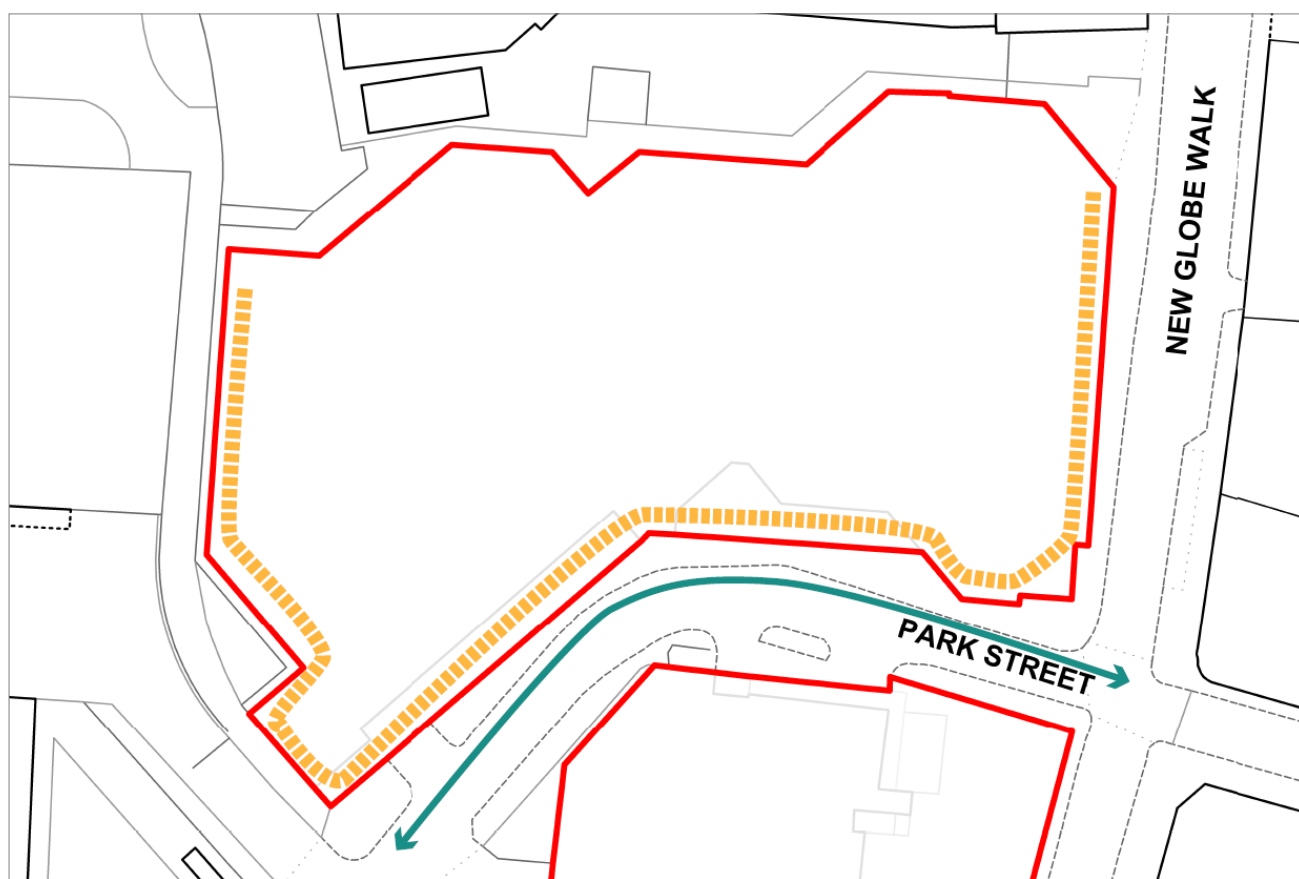
Design and accessibility guidance	<p>An increase in high-quality and predominantly office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses and retail should be accommodated at ground floor level to provide active frontages onto a new linear public space. This space will enhance the proposed Low Line walking route running alongside the railway viaduct, an undesignated heritage asset.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site falls within the borough view south from the centre of the Millennium Bridge viewing corridor.</p> <p>The site is not within a conservation area, but is adjacent to the King's Bench conservation area (to the east). The site lies partially within the 'Borough, Bermondsey and Rivers' archaeological priority zone. A strategy for archaeological investigation and mitigation is proposed for this site.</p>
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NSP 01

NSP02: 62-67 Park Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is located to the east of Tate Modern and adjoins Shakespeare's Globe to the north, both iconic buildings. The surrounding area is mixed use and includes offices, retail, homes and cultural sites. The site is a modern office building currently occupied by HSBC.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Bankside and The Borough by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide active frontages facing Park Street, New Globe Walk and the walking route to the west of the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new town centre uses including shops, restaurants and bars and cultural uses; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 3,951.5 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 16,000 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 165 homes Office (B1) – 16,000 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)
Design and accessibility guidance	<p>The site will contribute towards the local economy by providing high quality new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.</p> <p>The majority of the site falls within both the borough views south from the centre of the Millennium Bridge and of St Paul's along Camberwell Road viewing corridors. The site also partially falls within the borough view of St Paul's along Great Guildford Street viewing corridor and the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.</p> <p>The site is within the setting of Bear Gardens conservation area and heritage assets including Tate Modern, City Corp Housing and building of townscape merit 6-8 Emerson Street.</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority</p>		

zone. The site is within a few metres of important scheduled monuments (particularly The Hope and Bear Baiting Arenas) and relates to the internationally important Rose and Globe theatre sites.



NSP 02

NSP03: 185 Park Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is situated in close proximity to several iconic buildings, including Shakespeare's Globe to the north and Tate Modern to the west. The site is currently occupied by a large mid-20th century office building enclosed by Emerson Street to the east, Sumner Street to the south, and Park Street to the north and west.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Bankside and The Borough by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide active frontages facing Park Street and Sumner Street. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new town centre uses including shops, restaurants and bars and cultural uses; Provide new visitor accommodation. <p>The site is subject to the following extant permission: 14/AP/3842</p>		
Site area	<ul style="list-style-type: none"> 4,584 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 12,554 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Office (B1) – 13,637 m² Residential (C3) – 217 homes
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)
Design and accessibility guidance	<p>The site will contribute towards the local economy by providing high quality new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.</p> <p>The site falls within the view of St Paul's along Camberwell Road foreground viewing corridor and the majority of the site also falls within the view south from the centre of the Millennium Bridge. The site partially falls within both the view of St Paul's along Great Guildford Street foreground viewing corridor and the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridors.</p> <p>The site is within the setting of Bear Gardens conservation area and heritage assets including Tate Modern, City Corp Housing and building of townscape merit</p>		

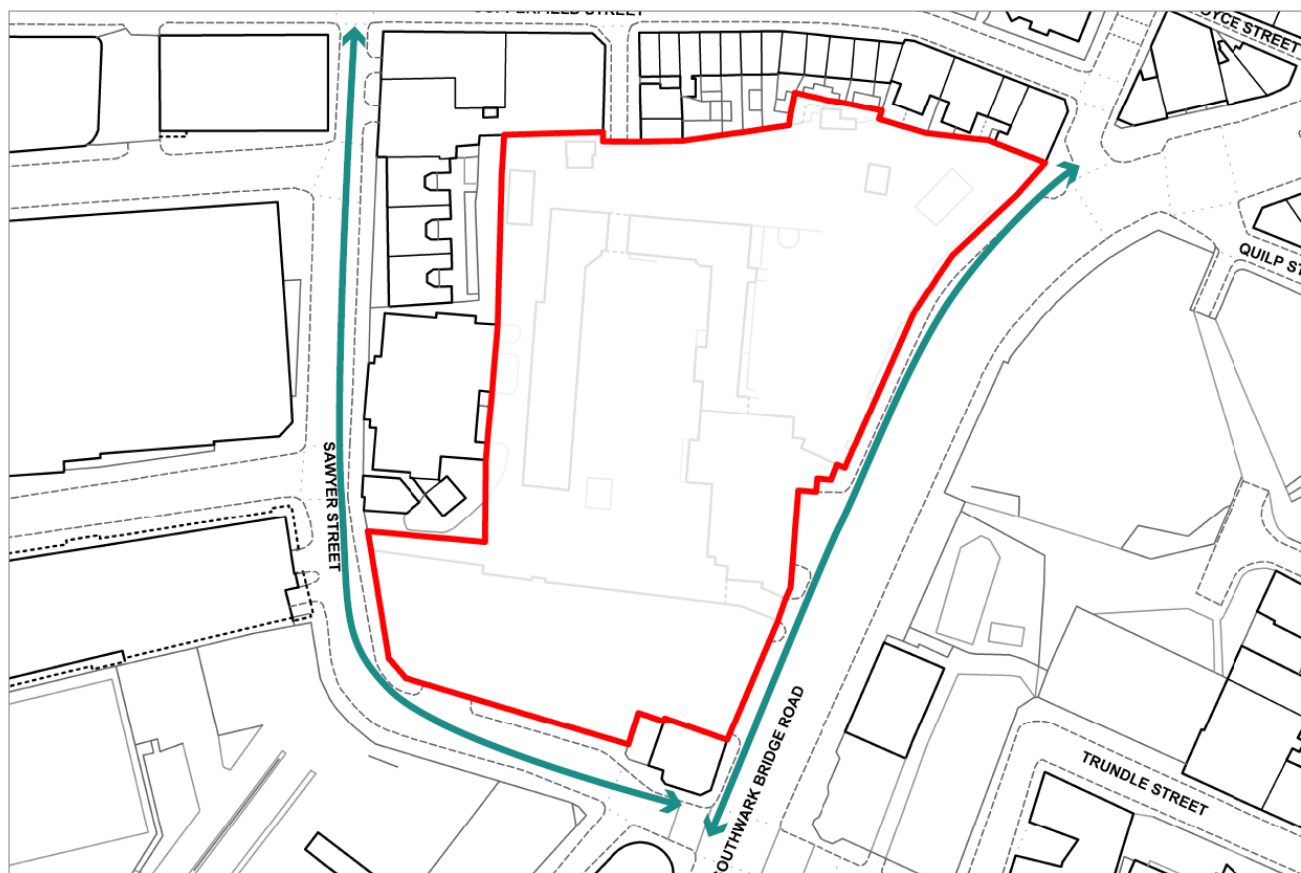
6-8 Emerson Street.

The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. It is within a few metres of important scheduled monuments (particularly The Hope and Bear Baiting Arenas) and relates to the internationally important Rose and Globe theatre sites.



NSP 03

NSP04: London Fire and Emergency Planning Authority			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The fire station complex includes two Grade II listed buildings: the 17 th Century main Southwark Fire Station Building to the south of the site, which borders Sawyer Street and Southwark Bridge Road; and the 16 th Century U-shaped Winchester House and attached railings, which are set back from Southwark Bridge Road towards the centre of the site. The site is currently occupied by the London Fire and Emergency Planning Authority.		
Site vision	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide a new secondary school and sixth form; • Provide new homes. 		
Site area	<ul style="list-style-type: none"> • 7,578 m² 	Existing uses	<ul style="list-style-type: none"> • Southwark Fire Station complex (sui generis) - 8,914 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 6b • Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 167 homes • Secondary school and sixth form (D1) – 8,821 m² (including 594 m² Sports Hall and 150 m² Activity Studio)
Required uses	<ul style="list-style-type: none"> • Education and ancillary uses (D1) • Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> • None
Design and accessibility guidance	<p>The site has the potential to accommodate residential uses, likely to be towards the southern section of the site, particularly along Southwark Bridge Road and Sawyer Street. The northern part of the site will be converted to a school, expanding the local provision for school places. Any redevelopment must take the adjacent Cycle Super Highway 7, on Southwark Bridge Road, into account. Any redevelopment must retain mature boundary trees.</p> <p>The site partially falls within the borough view of St Paul's along Camberwell Road viewing corridor.</p> <p>All future development must sustain and enhance the historic character of the site and immediate context, and consider how these designations will create an interesting and attractive environment. The site includes a Grade II listed building, falls partially within the Union Street conservation area and is within the setting of Liberty of the Mint conservation area. Although the site is not within an archaeological priority zone, significant remains have been found in the area.</p>		



NSP 04

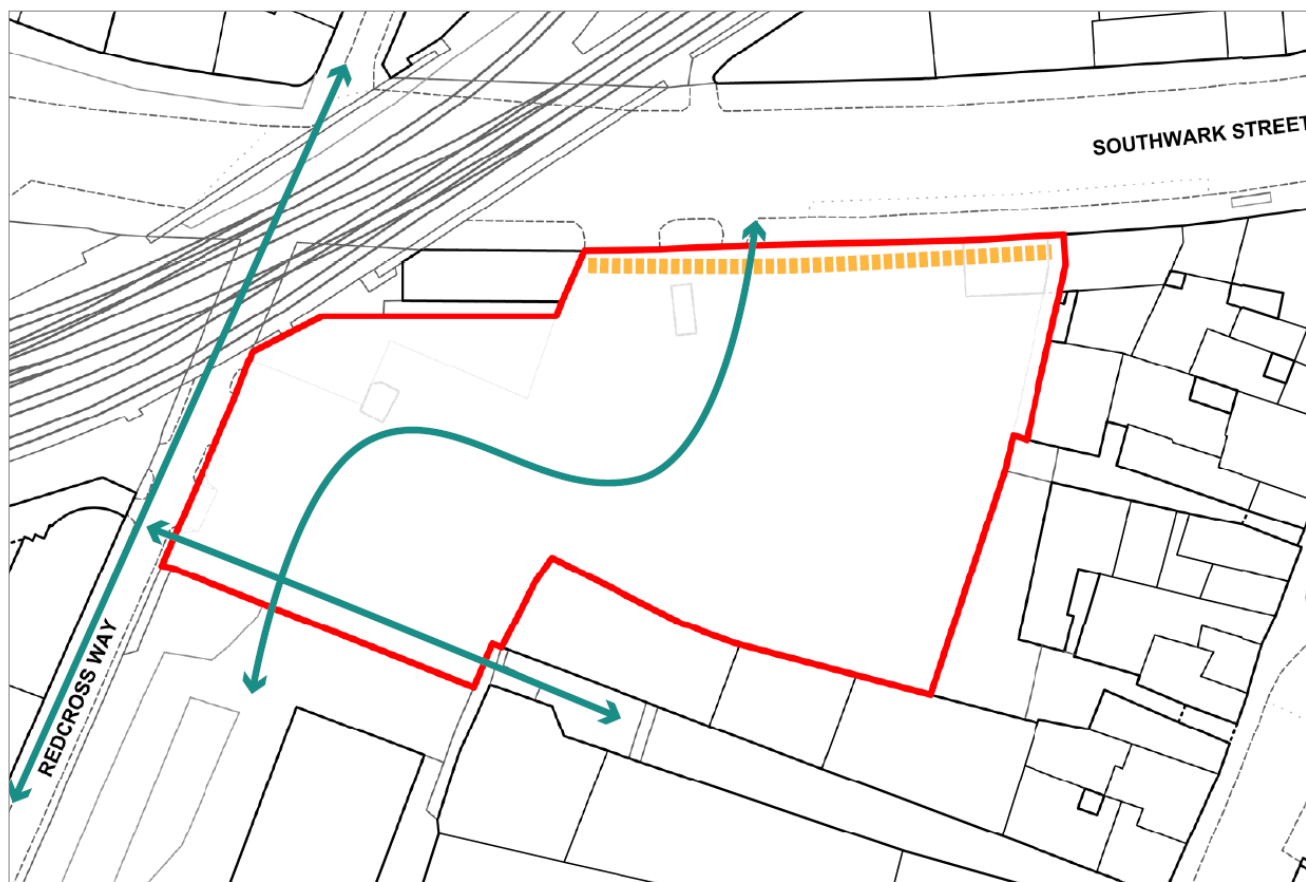
NSP05: 1 Southwark Bridge Road and Red Lion Court			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site is located next to the River Thames and comprises two recent office buildings with a central courtyard. Both buildings back on to Park Street to the south, which provides the main access to the site. The Southwark Bridge bridgehead abuts the western edge of the site, while the adjoining buildings to the east comprise a range of uses, including a hotel, a café and a Grade II listed public house.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Bankside and The Borough by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Enhance the Thames Path by providing high quality public realm and active frontages including restaurants, shops or bars; Provide new north south and east west green links; Provide new public open space <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 7,887 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) - 32,098 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 303 homes Business uses (A1, A2, A3, A4, B1, C1, D1, D2) – 32,100 m² Open space – 1,183 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater) Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting the Thames Path Open Space – at least 1,183 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

Design and accessibility guidance	<p>Redevelopment should provide a new link from Park Street to the Thames Path and improvements to the Thames Path. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The design of the development should respond to its prominent, yet sensitive setting as an arrival point into Southwark from Southwark Bridge. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.</p> <p>The site falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor and the majority of the site falls within the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor. The site also partially falls within the Kenwood Viewing Gazebo to St Pauls Cathedral background viewing corridor.</p> <p>The site is located within the setting of Bear Gardens conservation area as well as the Grade II listed Southwark Bridge, Anchor Terrace (1 Southwark Bridge Road) and Anchor Public House (1 Bankside).</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. The site is within a few metres of the internationally important Globe Theatre and Rose Theatre scheduled monuments.</p>
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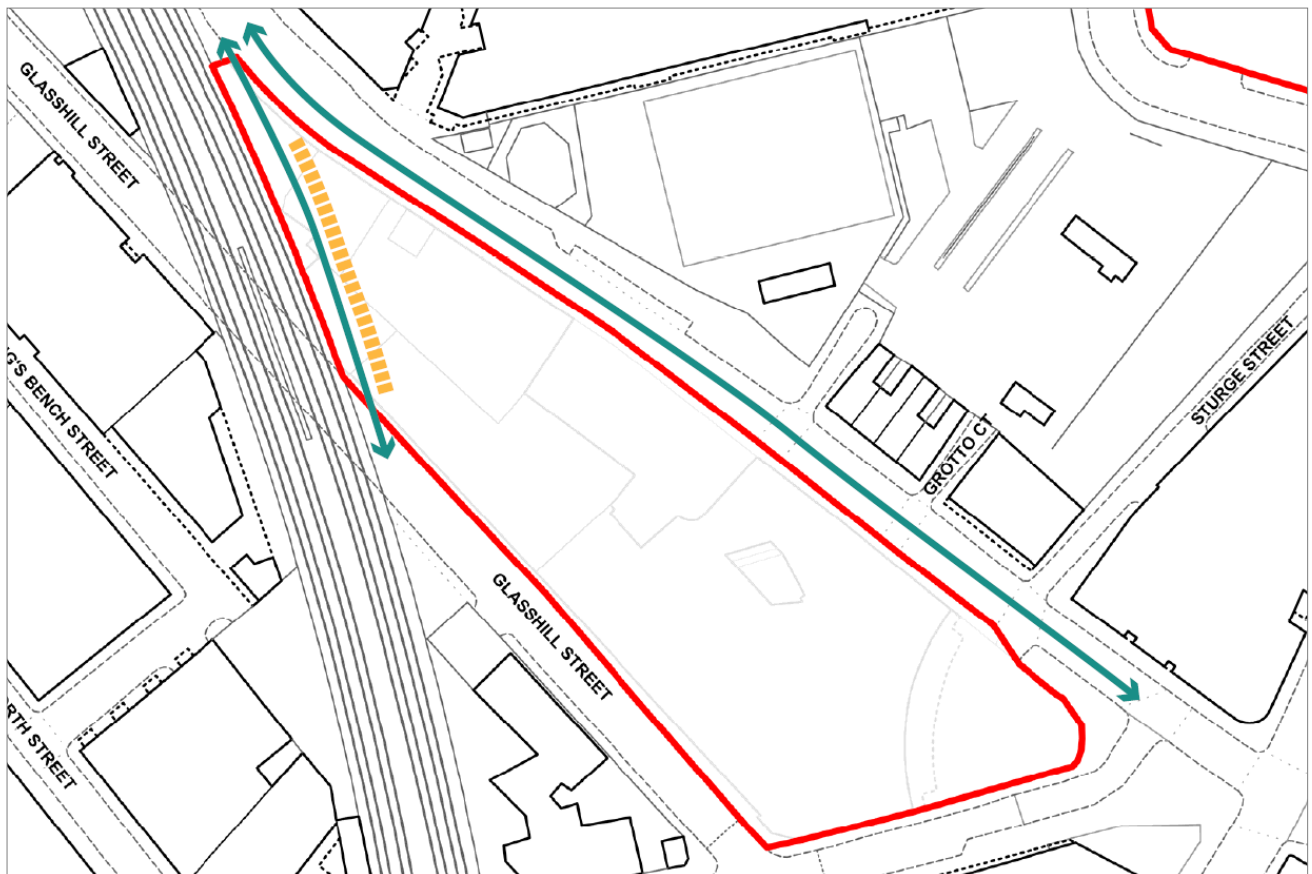
NSP 05

NSP06: Land bounded by Southwark Street, Redcross Way and Crossbones Graveyard			
<ul style="list-style-type: none"> Site photo 			
Description of site	This site is currently in use as a large private car park and service yard, situated off Southwark Street and bounded by Redcross Way and Crossbones graveyard to the west and south.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes; Provide a pedestrian green link between Southwark Street, Redcross Way and the Crossbones Graveyard open space to improve the areas permeability and legibility; Provide opportunities for a pedestrian green link between Redcross Way and Maidstone Buildings Mews; Provide active frontages on Southwark Street, including shops, restaurants and bars. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new employment space. 		
Site Area	<ul style="list-style-type: none"> 5,241 m² 	Existing uses	<ul style="list-style-type: none"> Car Park (sui generis)
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 227 homes Employment uses (A1, A2, A3, A4, B1, C1, D1, D2) – 474 m²
Required uses	<ul style="list-style-type: none"> Residential (C3) Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Southwark Street 	Other acceptable uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, C1, D1, D2)
Design and accessibility guidance	<p>The site partially falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor and the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.</p> <p>Any redevelopment should be sensitive to the surrounding historical context, sustaining, enhancing and better revealing historical assets.</p> <p>The site is within the 'Borough High Street' conservation area and within the setting of Grade II listed buildings on Southwark Street, Maidstone Buildings and Redcross Way. A notable example is Cromwell Building 5-24. The site is also within the setting of undesignated heritage assets, including Crossbones Cemetery.</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. Archaeological remains of national significance and possibly requiring preservation in situ or scheduling can be anticipated on this site. It is likely that the site will contain high status Roman and medieval archaeology and a post-medieval graveyard.</p>		



NSP 06

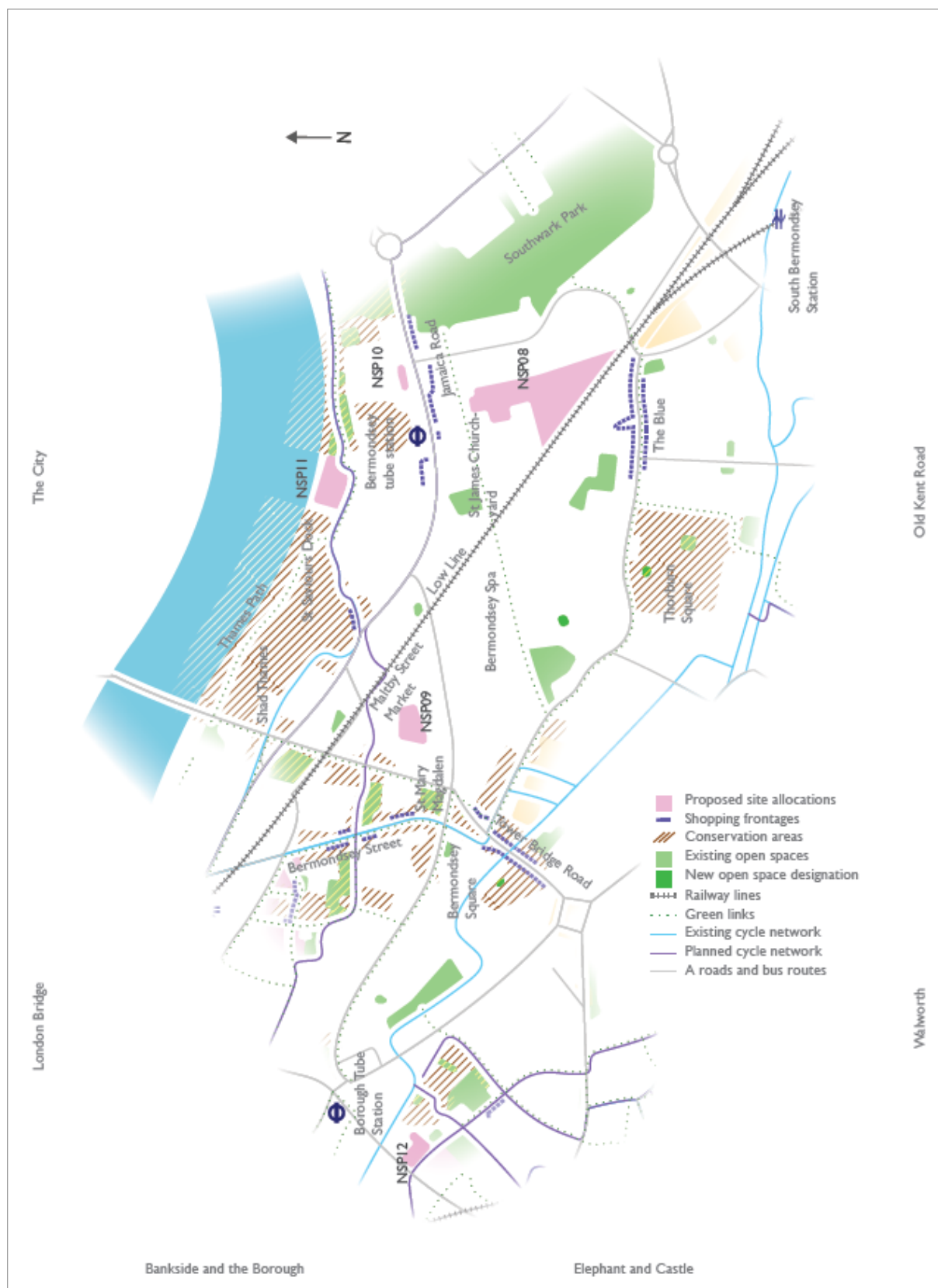
NSP07: Land between Great Suffolk Street and Glasshill Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is bounded by Great Suffolk Street to the north-east, Webber Road to the south, and Glasshill Street and a railway viaduct to the west. It is located in a commercial area containing a mix of large office, town centre and small business uses. The site comprises modern office buildings and abuts the railway viaduct, which is currently occupied by a mix of light industrial and storage uses within the arches.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Bankside and The Borough by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide at least the amount of office floorspace currently on the site; Provide ground floor active frontages, including shops, restaurants and bars, at ground floor level along the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 6,004 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 15,185 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Office (B1) – 15,800 m² Residential (C3) – 148 homes
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C3)
Design and accessibility guidance	<p>An increase in high quality and predominantly office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses should be accommodated at ground floor level, providing active frontages to the proposed Low Line walking route running alongside the railway viaduct.</p> <p>The site is not within a borough designated Archaeological Priority Zone (APZ) but is adjacent to the 'King's Bench' conservation area(to the east). The site also affects the setting of the Drapers' Almshouses Grade II Listed Buildings (1820).</p>		



NSP 07

6. Bermondsey

6.1. Bermondsey Area Vision Map



Map 2

6.2. Bermondsey Area Vision

6.2.1. Bermondsey is:

- An inner-London neighbourhood characterised by modest worker houses associated with the historic Rotherhithe docks and local manufacturing industries such as biscuits, jam, vinegar and pickles;
- Home to the historic riverside areas of Shad Thames, St Saviours Dock and King Edward III's Stairs, each of which have their own distinct character;
- Highly accessible with excellent public transport links and only a short walk to London Bridge and the City;
- Notable for its employment clusters such as The Blue, Jamaica Road, Bermondsey Street and Tower Bridge Road which provide local shops, the markets at Bermondsey Square and Maltby Street and the cluster of artisanal food and beverage producers and other light industries and creative industries in and around the railway viaducts;
- A place to enjoy public open spaces including Bermondsey Spa, St James's churchyard and the Thames Path, with an important local view of Tower Bridge from King's Stairs Gardens.

6.2.2. Development in Bermondsey should:

- Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
- Improve cycling and walking routes, such as the Thames Path;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Provide flexible workspaces small and medium enterprises, particularly creative industries.

6.2.3. Growth opportunities in Bermondsey:

Large development sites in Bermondsey will provide new homes and employment spaces. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

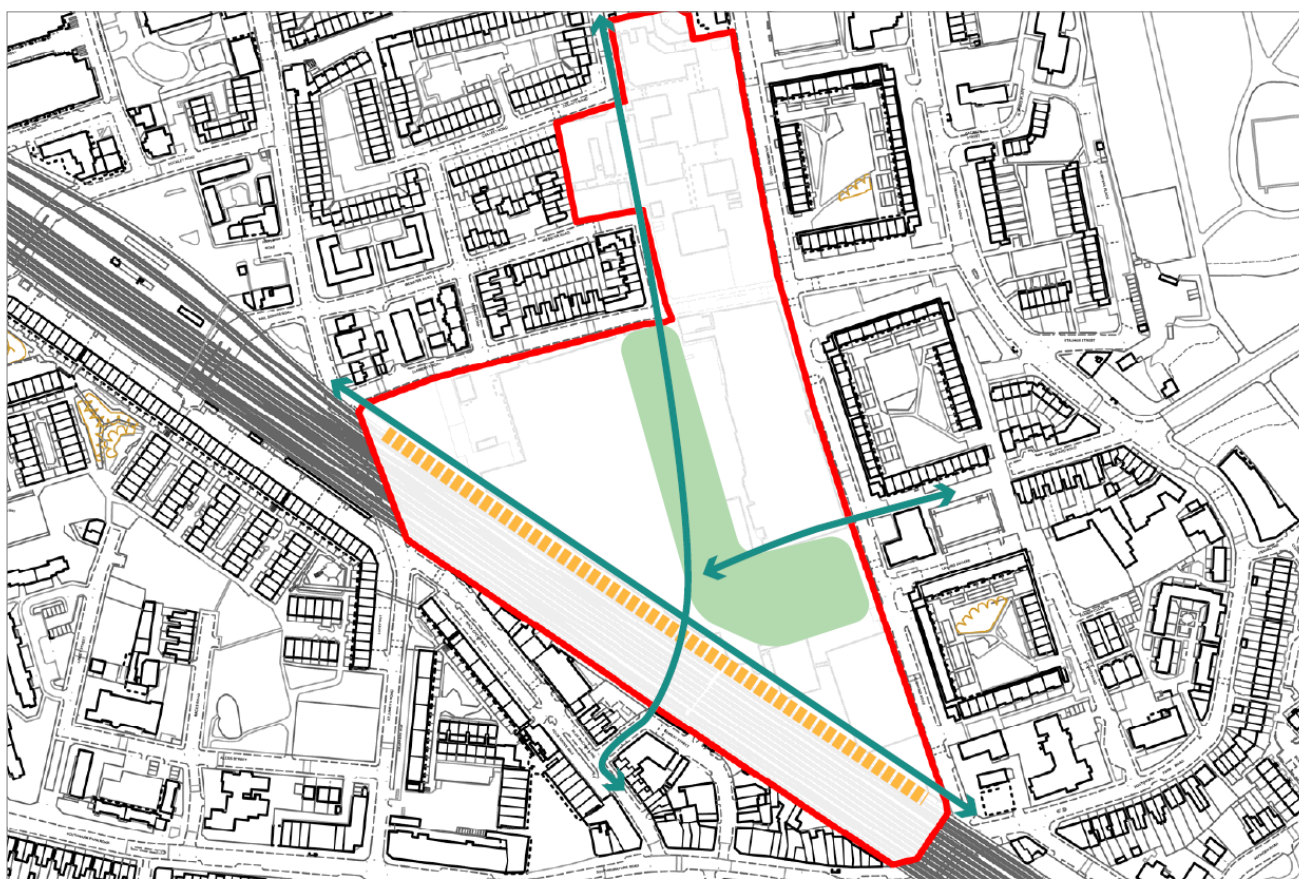
6.3. Bermondsey Sites

6.3.1. The key development opportunity sites in Bermondsey are:

- NSP08: Biscuit Factory and Campus
- NSP09: Tower Workshops
- NSP10: Land between West Lane, Jamaica Road and Marigold Street
- NSP11: Chambers Wharf
- NSP12: 21 and 25-29 Harper Road

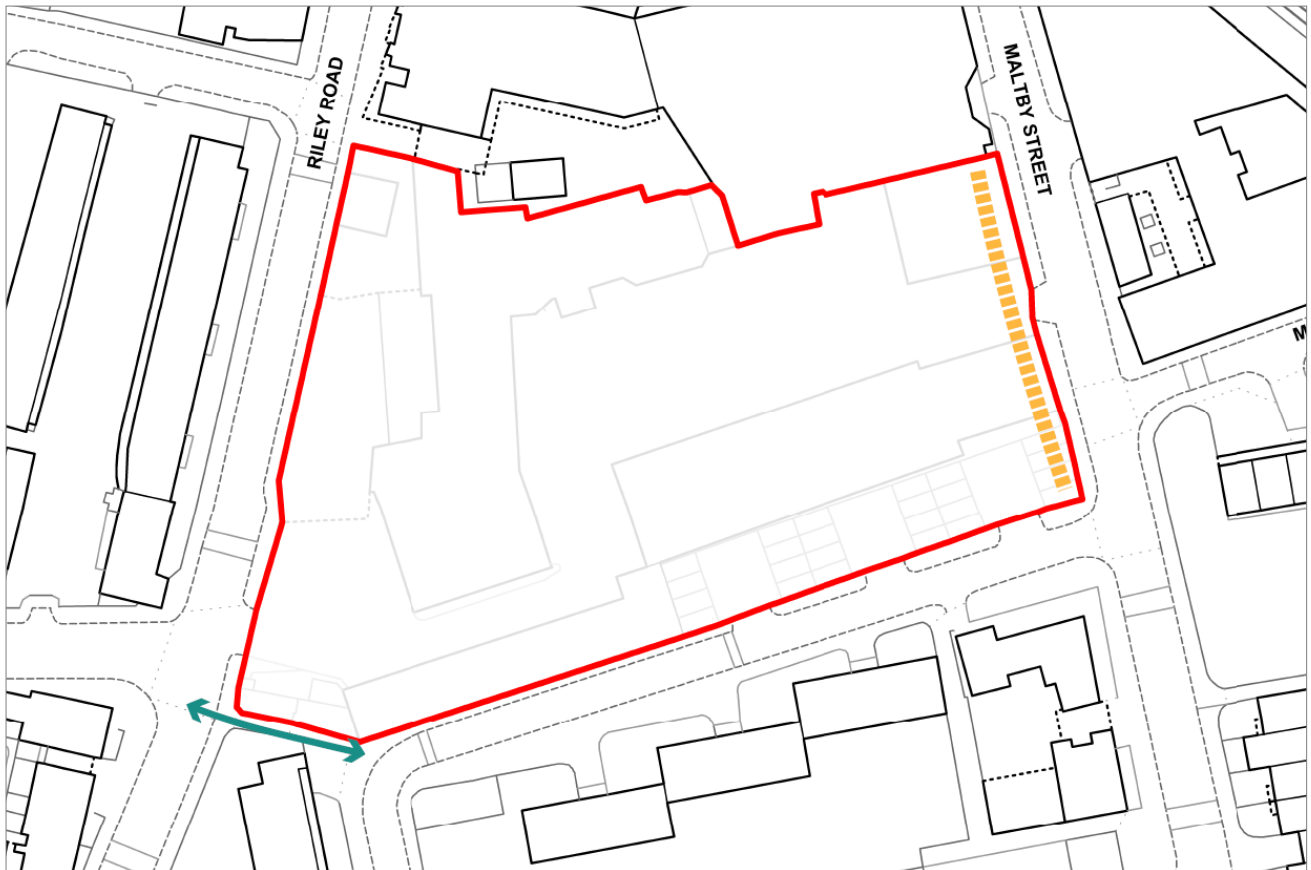
NSP08: Biscuit Factory and Campus			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is bounded by Clements Road to the north, Drummond Road to the east and a railway viaduct to the west. It is situated in a predominantly residential area, containing a mix of terraced properties and housing estates. Southwark College is located in the north section of the site. The site comprises late 19th and early 20th century factory buildings and more recent single storey industrial units. The site also includes the adjacent railway viaduct, which is currently occupied by a mix of light industrial and storage uses within the arches. The site lies between Bermondsey tube station and The Blue town centre.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Deliver a comprehensive residential-led mixed-use development, to provide at least 1,500 new homes; Provide a replacement secondary school and replacement workspace for small and medium size enterprises; Provide a new link to The Blue under the railway viaduct; Provide ground floor active frontages, including shops, restaurants and bars, within the arches of the railway viaduct, enhancing the adjacent Low Line walking route; Provide a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road; Provide new public spaces including courtyards and roof-top terraces. <p>The site is subject to the following extant permissions: 12/AP/2737 and 15/AP/3729</p>		
Site area	<ul style="list-style-type: none"> 78,900 m² 	Existing uses	<ul style="list-style-type: none"> Offices (B1) – 29,500 m² Light industrial workspace (B1, B2, B8) – 29,000 m² School (D1) – 12,534 m²
PTAL and Density Area	<ul style="list-style-type: none"> 3 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 1,500 homes Flexible workspace (B1) – 6,000 m² 600 pupil secondary school (replacement)
Required uses	<ul style="list-style-type: none"> Small business workspace (B1) – at least 6,000 m² Secondary school (D1) – 600 pupil (replacement) Residential (C3) – at least 1,500 homes Town centre uses (A1, A2, A3, A4) 	Other acceptable uses	<ul style="list-style-type: none"> Town centre uses (D1, D2)

Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor.</p> <p>Redevelopment should enhance existing pedestrian and cycling links in the area, by providing a new link to The Blue under the railway, contributing towards development of the Low Line public realm corridor adjacent to the railway viaduct, and providing a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area. However, the area is known for its post medieval tannery and other industries. A number of the original warehouse buildings are unlisted heritage assets.</p>
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NSP 08

NSP09: Tower Workshops			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is bounded by Maltby Street to the north and east, and a right of way with residential apartment blocks across to the south. Riley Road is located to the west and the north-west of the site is bound by Tanner Street. This site is occupied by small business units, including workshops, and a parking and servicing yard.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Bermondsey by providing at least the amount of employment floorspace currently on the site; Provide new homes; Provide active frontages facing Maltby Street; Enhance the east-west walking route to the south of the site linking Riley Road and Maltby Street. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide ground floor active frontages on Maltby Street, including shops, restaurants and bars. 		
Site area	<ul style="list-style-type: none"> 7,344 m² 	Existing uses	<ul style="list-style-type: none"> Small business space (B1) – 5,628 m²
PTAL and Density Area	<ul style="list-style-type: none"> 3 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Small business space (A1, A2, A3, A4, B1) – 5,628 m² Residential (C3) – 202 new homes Open Space (Pocket Park)
Required uses	<ul style="list-style-type: none"> Small business space (B1) – at least 7,407 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Town centre uses facing Maltby Street (A1, A2, A3, A4, D1, D2)
Design and accessibility guidance	<p>The site falls within the Parliament Hill summit to St Paul's Cathedral background viewing corridor and partially falls within the Kenwood Viewing Gazebo to St Pauls Cathedral background viewing corridor.</p> <p>The sites lie within the 'Borough, Bermondsey and Rivers' archaeological priority zone but is not within a conservation area.</p> <p>The site has the potential to contain important multi-phase archaeology, particularly relating to the post-medieval leather, milling and paper making industries.</p>		



NSP 09

NSP10: Land between West Lane, Jamaica Road and Marigold Street			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The site is located north of Jamaica Road and close to Bermondsey tube station. The site currently includes a community centre and a private car park.		
Site vision	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide new homes. Redevelopment of the site may: <ul style="list-style-type: none"> • Provide a new community centre. 		
Site area	<ul style="list-style-type: none"> • 1,758 m² 	Existing uses	<ul style="list-style-type: none"> • Community Centre (D1) – 584 m² • Car Park – 1,000 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 47 Homes
Required uses	<ul style="list-style-type: none"> • Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> • Community Centre (D1)
Design and accessibility guidance	The site is located within the setting of Grade II listed war memorial on West Lane and Wilson's Grove conservation area. The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone but is not located within a conservation area. Excavations in the area have revealed multi-phase archaeological sites.		



NSP 10

NSP11: Chambers Wharf			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is bounded by the River Thames to the north, Chambers Street to the South, Loftie Street to the east and East Lane to the west. St Michaels Catholic College is located to the south of the site. The buildings surrounding the site are, predominantly, relatively modern residential apartment blocks of varying foot print size and number of storeys. This site is currently vacant land which used to be occupied by large warehouses and some smaller industrial buildings fronting the River Thames.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide for a significant number of new homes, specifically larger unit sizes; Provide an uplift in town centre employment uses compatible with residential use; Be sensitive to the river frontage, with building heights reduced in close proximity to the Thames; Enhance the Thames path including by creating a high quality open space adjacent to the Thames; Deliver a community hall for the benefit of the community. 		
Site area	<ul style="list-style-type: none"> 14,011 m² 	Existing uses	<ul style="list-style-type: none"> Vacant
PTAL and Density Area	<ul style="list-style-type: none"> 3 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, B1, D1) – 275 m² Community Hall (D2) – 200 m² Residential (C3) – 407

			homes
			<ul style="list-style-type: none"> • Open Space – 2,100 m²
Required uses	<ul style="list-style-type: none"> • Residential (C3) • Town centre uses (A1, A2, A3, A4, B1, D1) • Open space – at least 2,100 m² • Community hall (D2) – at least 200 m² 	Other acceptable uses	<ul style="list-style-type: none"> • None
Design and accessibility guidance	<p>The site has planning permission to provide six residential buildings with A/B1/D1 uses at ground floor level, approved under planning application 07/AP/1262. However, Thames Tideway Tunnel currently requires this site for construction, so development will be delayed.</p> <p>Proposals for tall buildings should be set at least one block back from the river bank. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames. The site partially falls within both the borough view of Tower Bridge from Kings Stairs Gardens and the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridors.</p> <p>Development should continue the River Thames Path along the water frontage, supported by active frontages along the route of the path. It should also encourage new access routes to the River Thames from Chambers Street and create a new high quality space adjacent to the riverfront.</p> <p>The site is within the setting of the King Edward III and St Saviours Dock conservation areas. The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. Very significant archaeological remains are known from the area. Extensive archaeological investigations over the whole site are taking place in advance of the Thames Tideway Tunnel project.</p>		



NSP 11

NSP12: 21 and 25-29 Harper Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site currently comprises three predominantly low rise office and terraced buildings that front on to Borough High Street, Harper Road and Swan Street, and enclose an internal car park. The surrounding area includes a mix of uses including a medical centre, Police station, residential, restaurants and bars, retail and parking.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Bermondsey by providing at least the amount of employment floorspace currently on the site; Provide new homes; Provide active frontages with town centre uses facing Borough High Street and Harper Road. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new visitor accommodation. <p>The site is subject to the following extant permission: 15/AP/3886</p>		
Site area	<ul style="list-style-type: none"> 4,714 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 8,148 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 77 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 13,225 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least 8,148 m² Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Borough High Street and Harper Road Residential uses (C3) – above ground floor 	Other acceptable uses	<ul style="list-style-type: none"> Hotel (C1)
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the borough view of St Paul's along Camberwell Road viewing corridor and partially within the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.</p> <p>Redevelopment should contribute towards enhanced green walking routes to Elephant and Castle and Borough, as well as link to the proposed cycle route improvements to Swan Street.</p> <p>The site is located within the setting of Grade II listed buildings in Inner London Court, Trinity Church Square, Trinity Street, Swan Street and Sessions House (Newington Causeway).</p>		

The site is also located within the Trinity Church Square conservation area and the 'Borough, Bermondsey and Rivers' archaeological priority zone. The site has the potential to contain important archaeological deposits relating to prehistoric and Roman archaeology, including high status Roman burials and funerary deposits.



NSP 12

7. Blackfriars Road

7.1. Blackfriars Road Area Vision Map



Map 3

7.2. Blackfriars Road Area Vision

7.2.1. Blackfriars Road is:

- A globally significant central London business district which is home to international business headquarters;
- Centred on a Georgian boulevard and is now a modern business district in central London that is home to international office headquarters and small and medium enterprises;
- A place where people live, work and visit, linking to the many cultural facilities along the Bankside, the South Bank and Waterloo;
- A gateway into central London to the north and Elephant and Castle to the south;
- A safe, easy and enjoyable route for pedestrians and cyclists, with a segregated route for cyclists and where the demands of buses and freight are also well managed.

7.2.2. Development in Blackfriars Road should:

- Increase the number of homes, including affordable homes, particularly on upper floors, and provide as much new employment floorspace as possible to meet a range of commercial needs;
- Provide new workspace, particularly flexible business space, cultural, leisure, arts, entertainment and community facilities;
- Protect the character and historic value of the surrounding residential areas;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Improve the look and feel of streets and public spaces, creating a strong identity for Blackfriars Road that is welcoming and memorable, and which sustains and enhances the historic environment. There will be a range of building heights along Blackfriars Road, with the tallest buildings at the north end of the road, signifying its position in central London and the gateway to Southwark. There will also be taller buildings at the important locations of Southwark tube station and at the southern end of Blackfriars Road towards St George's Circus;
- Provide more linkages and new public realm to make journeys both along and across the road safer and more enjoyable;
- Improve existing open spaces, specifically Christ Church, Nelson Square and Paris Gardens.

7.2.3. Growth opportunities in Blackfriars Road:

Blackfriars Road is part of central London and will provide many new homes, commercial spaces and other uses on major development sites as well as on smaller sites.

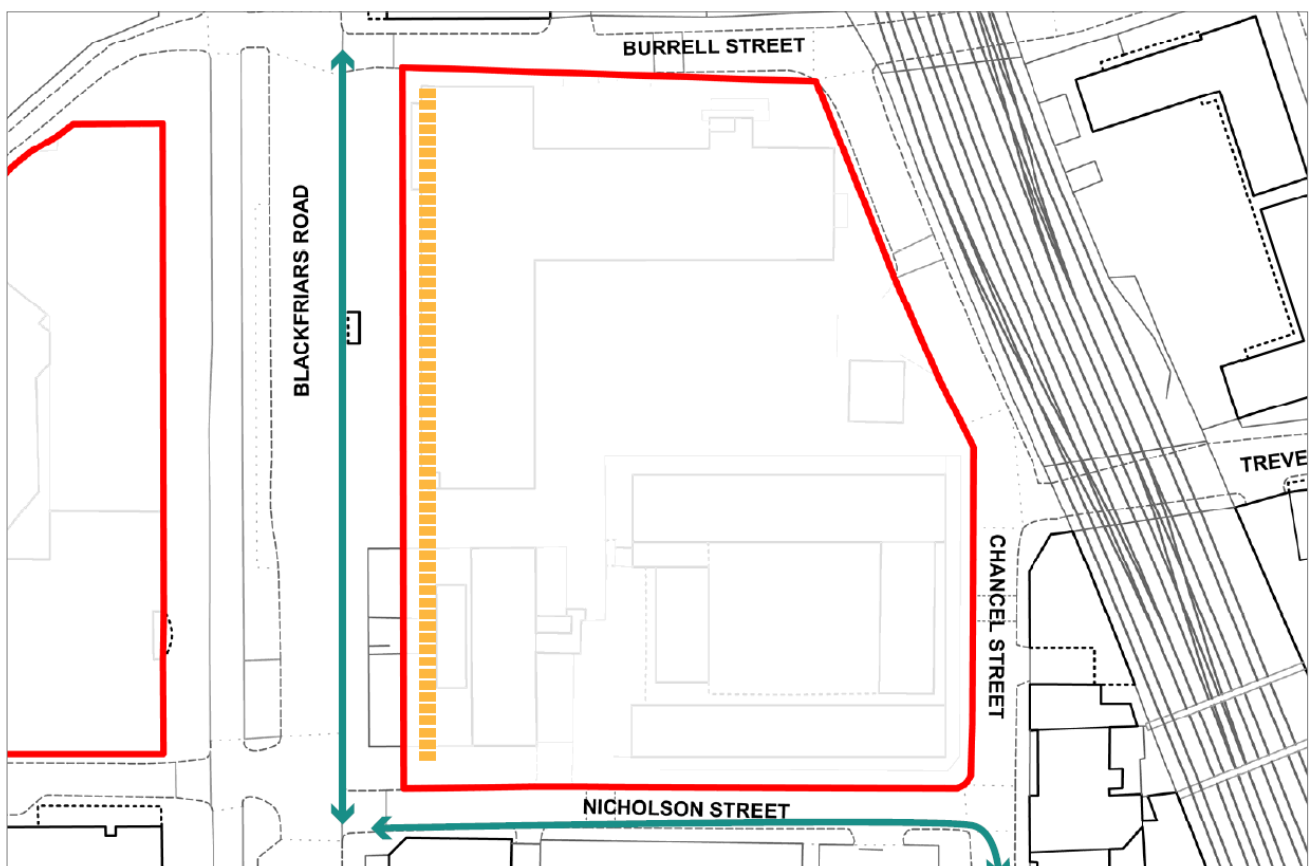
7.3. Blackfriars Road Sites

7.3.1. The key development opportunity sites in Blackfriars Road are:

- NSP13: Conoco House, Quadrant House, Edward Edwards House and Suthring House
- NSP14: Telephone Exchange and 50-60 Blackfriars Road
- NSP15: Friars House, 157-168 Blackfriars Road
- NSP16: Land enclosed by Colombo Street, Meymott Street and Blackfriars Road
- NSP17: Ludgate House & Sampson House, 64 Hopton Street
- NSP18: Southwark Station and 1 Joan street
- NSP19: McLaren House, St George's Circus
- NSP20: St Georges Health Centre and Tadworth House, Blackfriars Road
- NSP21: Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street
- NSP22: 1-5 Paris Garden and 16-19 Hatfields

NSP13: Conoco House, Quadrant House, Edward Edwards House and Suthring House			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is currently occupied by several late 20th Century buildings comprising a mix of employment uses and homes. The eight storey commercial building, Conoco House, provides substantial office accommodation. Quadrant House, to the rear, is a mixed residential and office block. The Prince William Henry pub fronts Blackfriars Road at the south-west of the site and backs on to Edward Edwards House almshouses, a low-rise 2 storey residential block laid out in a square-shaped quadrant with a central courtyard. A railway viaduct abuts the eastern boundary.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages on Blackfriars Road, including shops, restaurants and bars; Provide public realm improvements; <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 6,663 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 8,928 m² Residential (C3) – 3,191 m² Public House (A4) – 190 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 180 homes Office (B1) – 14,094 m² Town centre uses (A1, A2, A3, A4, D1, D2) – 2,819 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater) Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Blackfriars Road 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

Design and accessibility guidance	<p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is not within a designated archaeological priority zone or conservation area, but is located within the setting of Grade II listed Christchurch, the Roupell Street conservation areas (in Lambeth) and the undesignated heritage asset of the Rectory. The site has potential to contain multi-phase archaeological deposits that will require protection through the planning process.</p>
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NSP 13

NSP14: Telephone Exchange and 50-60 Blackfriars Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site comprises a densely built-out late 20th Century office building that houses a telephone exchange and a post office at ground floor level fronting Blackfriars Road. Southwark Underground Station and access to Waterloo East Station is situated in close proximity through the railway viaduct that borders the site's southern boundary.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages on Blackfriars Road, including shops, restaurants and bars; Provide a new north-south green link connecting Joan Street and Colombo Street; Provide new public open space; Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 6,837 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) - 25,059 m² Post Office (A1) – 783 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 101 homes Office (B1) – 25,176 m² Town centre uses (A1, A2, A3, A4, B1, D1, D2) – 4,068 m² Open Space – 1,026 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater). Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Blackfriars Road Open space – at least 1,026 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

Design and accessibility guidance	<p>The site should make a significant contribution towards high-quality employment space, alongside town centre uses and new homes in this highly accessible location. Development will be expected to enhance the public realm, improving legibility and permeability with new links through the site.</p> <p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is not located within an archaeological priority zone or conservation area. The site has the potential to contain multi-phase archaeological deposits that will require protection through the planning process.</p>
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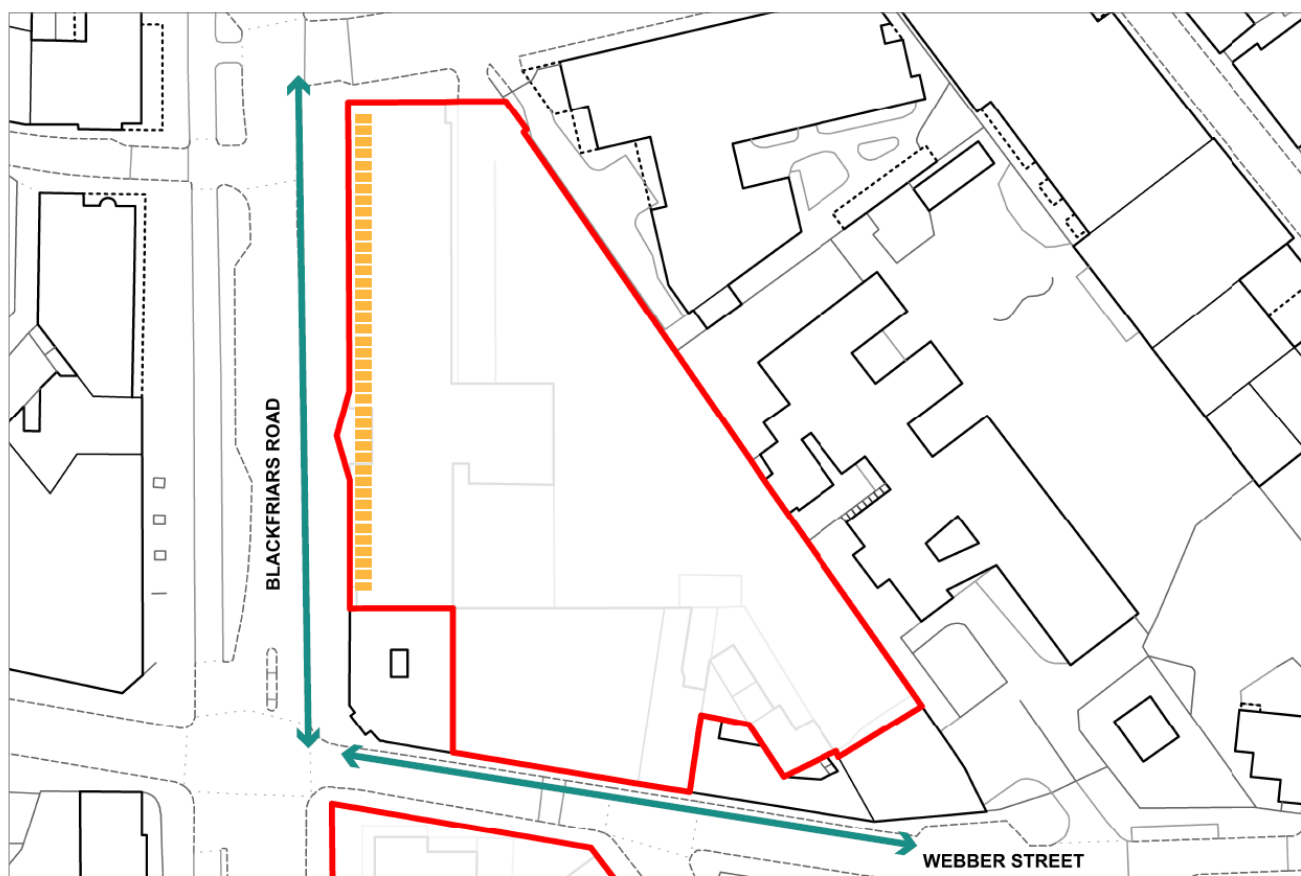
NSP 14

NSP15: Friars House, 157-168 Blackfriars Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is located in a prominent position on Blackfriars Road in close proximity to Southwark underground station. Friars House, the primary building on site, is an eight storey, recently renovated late 20th Century office building with ground floor retail uses fronting Blackfriars Road. There is an open space and servicing area to the rear, which abuts Friar's Primary School to the east. The other uses are situated along Webber Street in the southern part of the site and comprise a mix of employment uses.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages on Blackfriars Road, including shops, restaurants and bars. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 5,205 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 9,178 m² Town centre uses (A1, A2, A3, A4) – 1,328 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – 15,929 m² Residential (C3) – 169 homes
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater). Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Blackfriars Road 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)
Design and accessibility guidance	<p>It is expected that any redevelopment of the site will retain a similar mix of uses, with employment uses remaining the principal use, albeit with an uplift on the existing density in order to optimise the site. An increase in high-quality office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses and retail should be accommodated at ground floor level to provide active frontages along Blackfriars Road that will serve the local area.</p> <p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-</p>		

use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site is within the setting of Grade II listed Peabody Housing and includes Blackfriars Foundry, an undesignated heritage asset. Although not formally listed, the buildings along Webber Street exhibit greater historical merit and character than Friar's House. Further guidance is set out in the adopted Blackfriars Road SPD.

The site is not within a borough designated archaeological priority zone or conservation area. A Roman amphora was found on the other side of Webber Street.



NSP 15

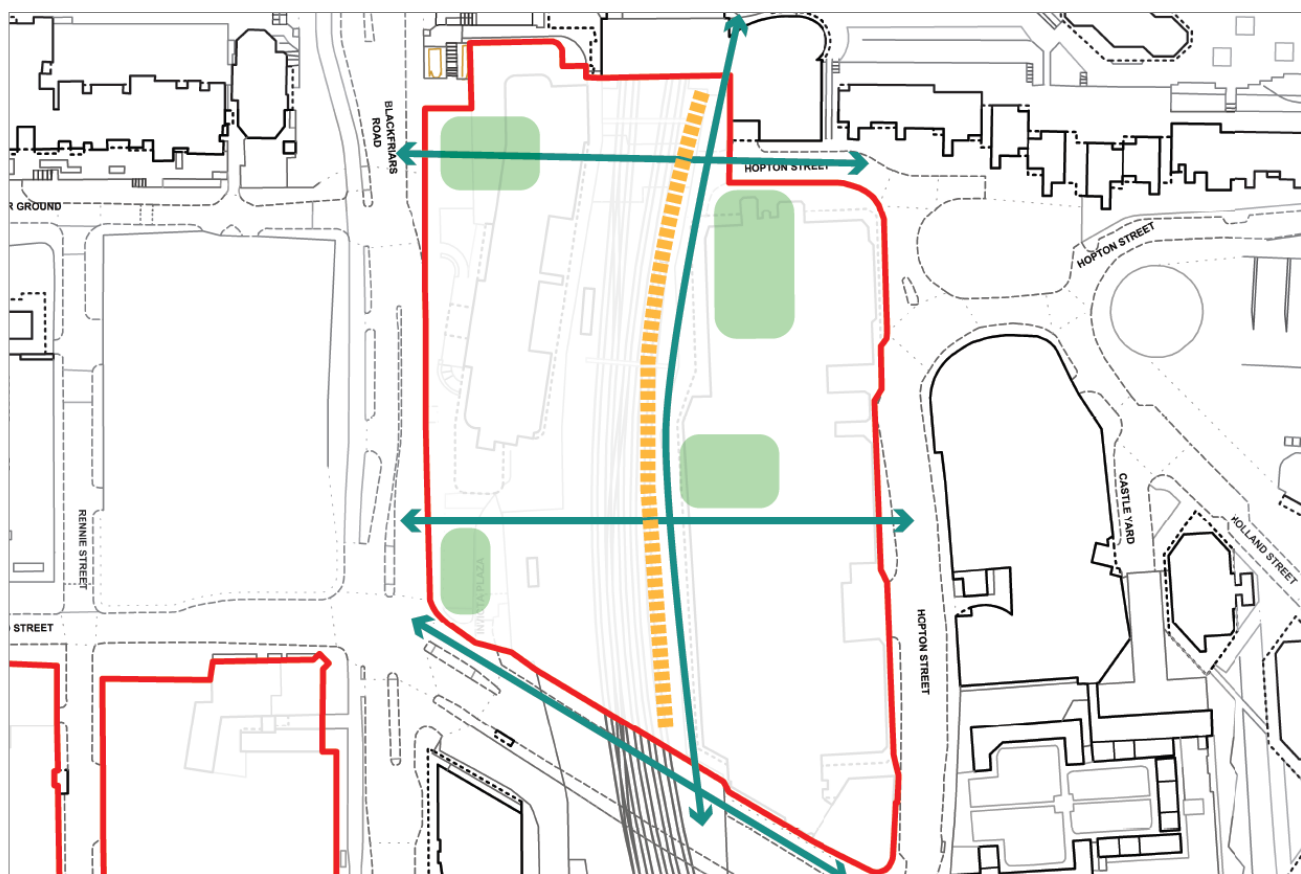
NSP16: Land enclosed by Colombo Street, Meymott Street and Blackfriars Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is located on the western side of Blackfriars Road and bounded by Colombo Street to the north and Meymott Street to the south. The site is comprised of an office building, Friar Bridge Court, at the southern side of the site, the Colombo Street Leisure Centre to the west of the site and a now vacant plot, formerly Wedge House, to the north fronting Blackfriars Road and Colombo Street. On the opposite side of Colombo Street to the north is Christ Church and Christ Church Gardens. The area is characterised by a mix of uses and building types, including offices, residential, commercial, and student accommodation.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages on Blackfriars Road, including shops, restaurants and bars. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. <p>The site is subject to the following extant permissions: 15/AP/0237 and 16/AP/1660</p>		
Site area	<ul style="list-style-type: none"> 3,737 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 9,565 m² Community centre (D1) – 375 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Office (B1) – 10,742 m² Community centre (D1) – 375 m² Residential (C3) – 150 homes
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater). Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Blackfriars Road 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

Design and accessibility guidance	<p>The site is suitable for a mixed-use development that will support the emerging employment cluster on Blackfriars Road by providing at least the same amount of employment floorspace that is currently on the site. Redevelopment should enhance walking routes and provide public realm improvements to Colombo Street and Blackfriars Road, as well as direct access to the Cycle Super Highway.</p> <p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is not located within a designated archaeological priority zone or conservation area. However, it is within the setting of Grade II listed Christchurch to the north, Lambeth conservation areas (especially Roupell Street), as well as the undesignated heritage assets of the Rose and Crown Public House and the Rectory building.</p> <p>A programme of archaeological assessment, evaluation and further archaeological mitigation is currently taking place on the Wedge House site and the results of this should be reflected.</p>
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NSP17: Ludgate House & Sampson House, 64 Hopton Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site comprises two large post-war office buildings, Ludgate House and Sampson House and railway viaduct that serves Blackfriars Station. The site is bounded by Blackfriars Road, Southwark Street, Hopton Street and River Thames.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes; Contribute towards the thriving employment cluster in Blackfriars Road by providing new employment floorspace; Provide ground floor active frontages, including shops, restaurants and bars. Provide community and leisure uses for the benefit of new residents and the existing local community. <p>The site is subject to the following extant permission: 12/AP/3940</p>		
Site area	<ul style="list-style-type: none"> 19,594 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 30,400 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Central Activity Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 489 new homes Offices (B1) – 45,378 m² Town centre uses (A1-A5) - 2,627 m² Community Uses (D1) – 1,969 m² Gym (D2) - 1,014 m² Car parking (basement) – 200 spaces including 54 disabled bays
Required uses	<ul style="list-style-type: none"> 12/AP/3940 Residential (C3) Town centre uses (A1-A5) Community uses (D1) Leisure Uses (D2) 	Other acceptable uses	<ul style="list-style-type: none"> Other town centre uses (A1, A2, A3, A4, B1, C1, D1, D2) Car parking
Design and accessibility guidance	<p>Redevelopment must improve site permeability with new walking routes through the site to the Thames path and Blackfriars Station, and the Low Line adjacent to the viaduct. Redevelopment must be sensitive to existing trees of significance.</p> <p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.</p> <p>The site is within the setting of Grade II listed Blackfriars Bridge and undesignated heritage assets including Tate Modern, River Walk and the railway viaduct.</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority</p>		

Zone (APZ) and has high potential to contain multi-phase archaeological deposits. The site of the Shakespearean 'Swan Theatre', built in 1595, may lie to the east of the railway under Sampson House at NGR 531770 180430. If any remains of the Swan were to survive on this site they would be nationally significant archaeological remains and would have an international value as part of the group of Tudor playhouses that included the Rose, Globe, Hope and Curtain theatres.

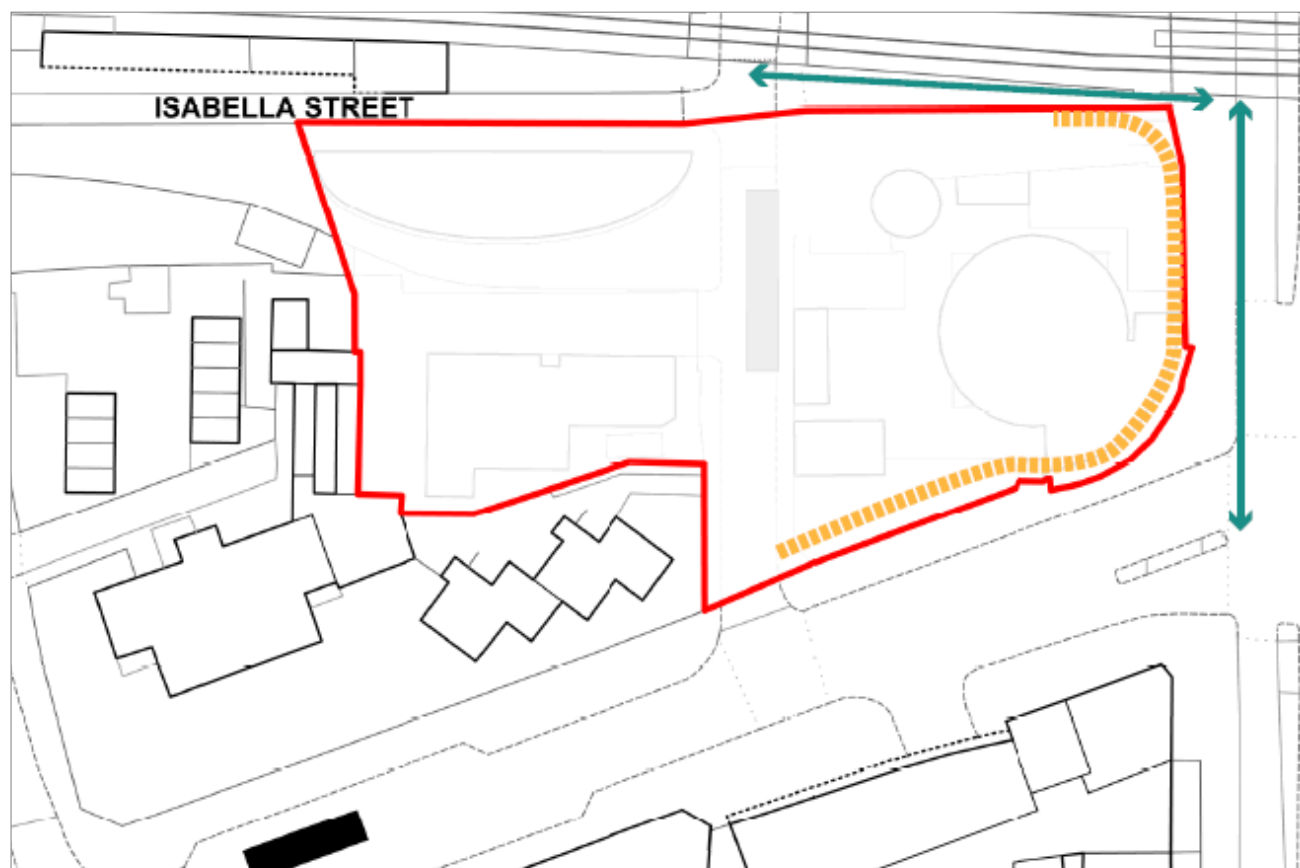


NSP 17

NSP18: Southwark Station and 1 Joan Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The application site is bounded by Blackfriars Road, Isabella Street and The Cut, and includes the Southwark Underground Station and concourse and the Platform Southwark building. Many arches in the railway viaduct fronting Isabella Street to the north of the site are currently in use as restaurants and bars. The surrounding area is characterised by a wide mix of town centre uses, including commercial, cultural, education, office, residential, and visitor accommodation. The surrounding buildings vary in design and have heights of between two and twenty storeys.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages on Blackfriars Road, The Cut and railway viaduct, including shops, restaurants and bars; Provide an enhanced accessible tube station. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 3,925 m² 	Existing uses	<ul style="list-style-type: none"> Tube Station (Sui Generis) – 856m² (above ground portion) Temporary arts space (D1) – 418 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 175 homes Office (B1) – 11,000 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater) Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Blackfriars Road and The Cut 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)
Design and accessibility guidance	<p>The site can accommodate a substantial uplift in new employment space and potentially new homes. Redevelopment will improve the town centre offer at ground floor facing Blackfriars Road, The Cut and Isabella Street. Redevelopment must respect mature boundary trees. Redevelopment should provide access to the Cycle Super Highway and public realm improvements to Joan and Isabella Streets.</p> <p>In order to optimise the site's full potential, development should be of an</p>		

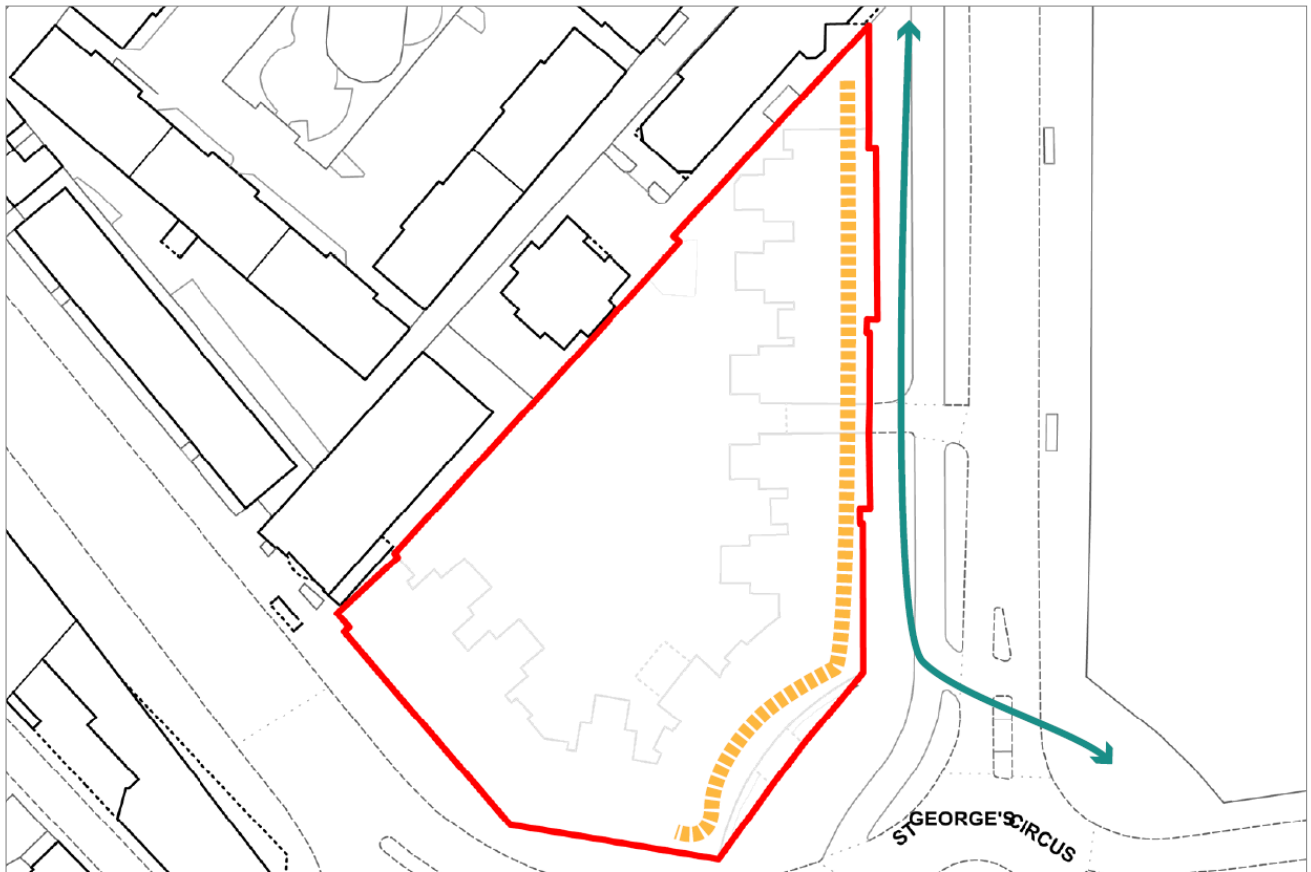
appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.

The site is not within a borough designated archaeological priority zone or conservation area. However the site is within the setting of Grade II listed buildings on Blackfriars Road and abuts the undesignated heritage asset of the railway viaduct to the north.



NSP 18

NSP19: McLaren House, St George's Circus			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>McLaren House halls of residence are located at St George's Circus roundabout and provide student accommodation for London South Bank University. The predominantly brick building was constructed in 1996 and varies from 6 to 9 storeys in height, with its tallest sections facing St George's Circus. An enclosed car park and servicing area is situated to the rear.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide active frontages on St Georges Circus, including shops, restaurants and bars. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes Provide new office accommodation; Provide new student accommodation or visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 4,377 m² 	Existing uses	<ul style="list-style-type: none"> Student accommodation (C1) – 13,003 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 262 homes Town centre uses (A1, A2, A3, A4, D1, D2) – 300 m²
Required uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting St Georges Circus 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Office (B1) Student accommodation or hotel (C1)
Design and accessibility guidance	<p>By virtue of the site's prominent location and the rapidly changing context of the surrounding area, the site has the potential to accommodate development at a higher density than existing. The site is suitable for a residential-led mixed-use scheme, with town centre uses situated at ground floor level to activate the frontage of the development at St Georges Circus. The frontage to St George's Circus must be concave to retain the curved Circus. Redevelopment should retain the Cycle Super Highway and support the boulevard character on Blackfriars Road. Further guidance is set out in the Blackfriars Road SPD.</p> <p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is located within the setting of the Grade II* listed Obelisk and buildings on London Road, Borough Road, and the Peabody Buildings on Blackfriars Road. The site is not within a borough designated archaeological priority area but is adjacent to St George's Circus and West Square conservation areas.</p> <p>Archaeological investigations have taken place on this site and the results of these should be reflected.</p>		



NSP 19

NSP20: St Georges Health Centre and Tadworth House, Blackfriars Road			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The site is currently occupied by Tadworth House, a late 20 th Century nine storey tower block on the north part of the site, and St Georges Health Centre, an L-shaped two storey building, built during the same period, along Blackfriars Road. A car parking area is situated to the rear, adjacent to Lancaster Street.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the existing health centre; • Provide at least the amount of homes currently on the site or at least 50% of the development as housing, whichever is greater; • Provide ground floor active frontages on Blackfriars Road, including town centre uses. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new office accommodation. 		
Site area	<ul style="list-style-type: none"> • 1,992 m² 	Existing uses	<ul style="list-style-type: none"> • Residential (C3) – 2,240 m² • Health centre (D1) – 748 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 6b • Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 96 homes • Health Centre (D1) – 748 m²
Required uses	<ul style="list-style-type: none"> • Health Centre – at least 748 m² • Residential (C3) - at existing level of provision or at least 50% of the total floor area (whichever is greater) • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Blackfriars Road 	Other acceptable uses	<ul style="list-style-type: none"> • Office (B1)
Design and accessibility guidance	<p>The site has the potential to be redeveloped to deliver a mixed-use development which retains the existing residential and health centre uses as part of a higher density scheme. Any redevelopment should create a strong uniform frontage along Blackfriars Road.</p> <p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area. The Historic Environment Record shows that a Roman amphora was found on the site.</p> <p>The site is within the setting of Grade II listed Peabody Housing and Blackfriars Foundry, an undesignated heritage asset. The Blackfriars Road SPD provides</p>		

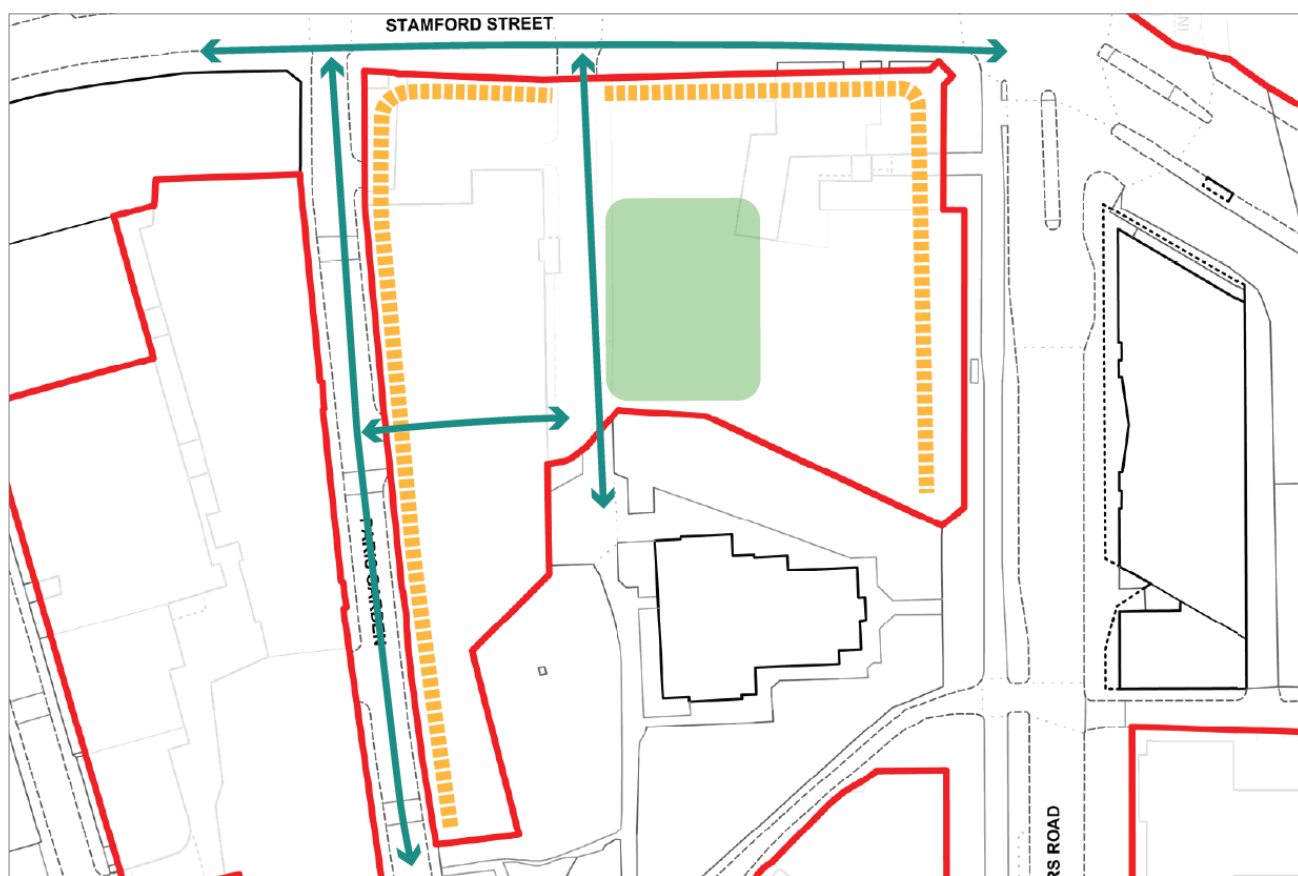
	further guidance.
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NSP 20

NSP21: Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site is bounded by Stamford Street to the north, Blackfriars Road to the east, Colombo Street to the south and Paris Gardens adjoining with Rennie Street. The site partially surrounds Christ Church Southwark and Christ Church Gardens which are located on the southern boundary. The site has recently had the western office block demolished in preparation for redevelopment. The eastern part of the site includes an office block with a Grade II listed public house and hotel.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide ground floor active frontages on Paris Garden, Blackfriars Road and Stamford Street, which may include town centre uses such as restaurants, cafés and bars; Improved connectivity to provide a new green link from Rennie Street to Paris garden; Provide new public open space. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. <p>Part of the site facing Blackfriars Road is subject to the following extant permission: 07/AP/0301</p>		
Site area	<ul style="list-style-type: none"> 7,751 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 15,382 m² Ground Floor Retail (A3) – 669 m² Public House with visitor accommodation (A4, C1) – 1,528 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – 31,624 m² Residential (C3) – 504 homes Open Space – 1,163 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the development (whichever is greater) Open space (at least 1,163 m²) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

Design and accessibility guidance	<p>In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment must be sensitive to existing trees of significance. Redevelopment must provide a new link from Rennie Street to Paris Garden and links to the Cycle Super Highway.</p> <p>The site is not within a conservation area but it includes Listed Buildings and their attached railings at 1 and 3-7 Stamford Street, the listing relates to a group of commercial buildings dating from c 1875, which now house The Mad Hatter Hotel. The site is within the setting of Listed Buildings on Paris Garden.</p> <p>The site is adjacent to the 'Borough, Bermondsey and Rivers' archaeological priority zone (to the north). The site has potential to contain important multi-phase archaeological deposits that will require protection through the planning process.</p>
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NSP 21

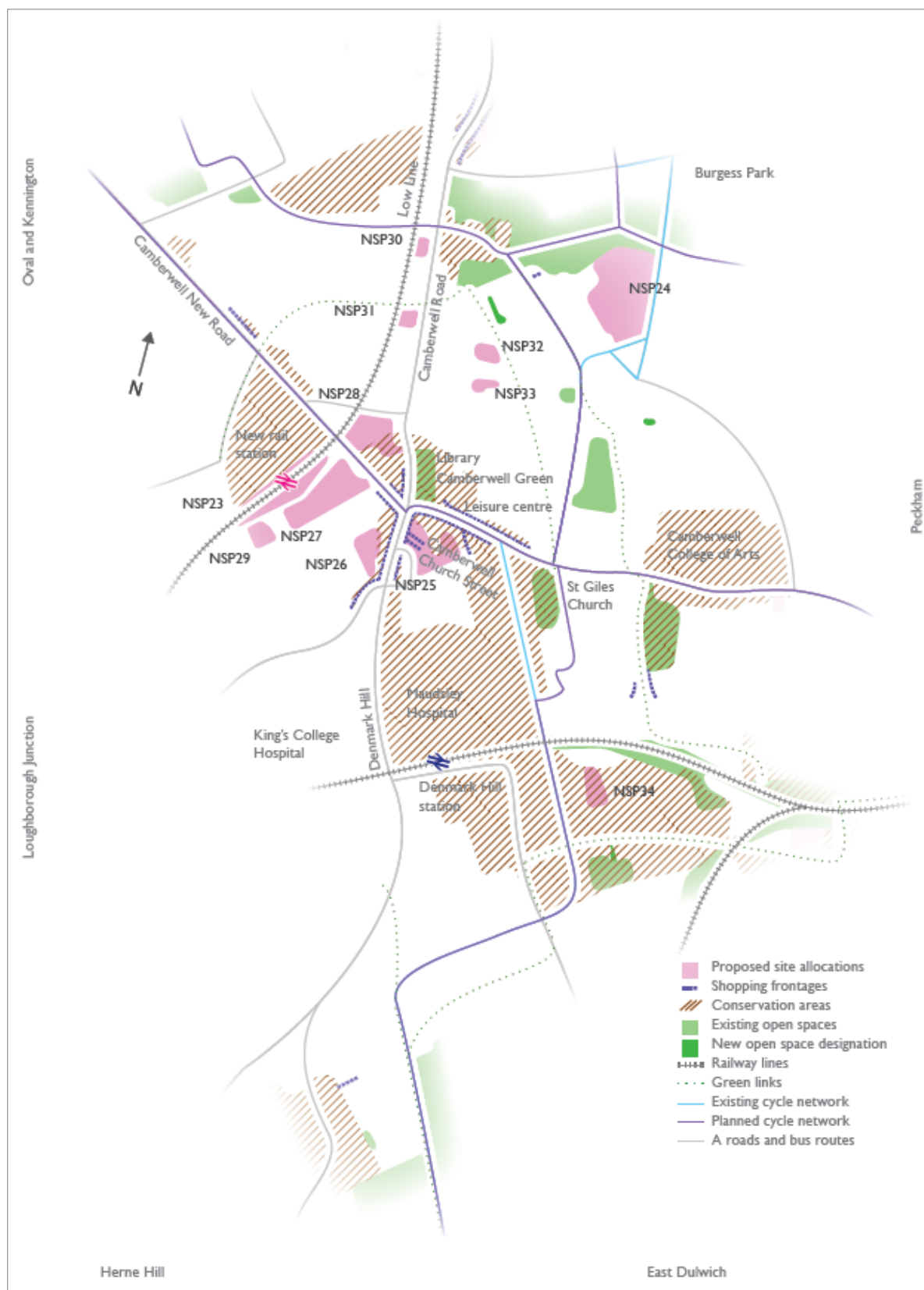
NSP22: 1-5 Paris Garden and 16-19 Hatfields			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site comprises early to mid 20 th Century buildings currently in office use. Building numbers 16 and 17 Hatfields are Grade II listed, as is the former Clays Printing Works on Paris Garden.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Blackfriars Road by providing at least the amount of employment floorspace currently on the site with provision for ground floor retail space; Provide new homes; Provide ground floor active frontages on Hatfields and Paris Garden; Provide a new east-west link and high quality, publically accessible open space. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site Area	<ul style="list-style-type: none"> 5,550 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 16,785 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 223 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 16,785 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least to the existing level of provision Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor 	Other acceptable uses	<ul style="list-style-type: none"> Hotel (C1) Residential (C3)
Design and accessibility guidance	<p>Redevelopment should create a new mixed-use hub of activity, with retail at the ground floor and an internal shopping parade. The southern portion of the site is suitable for new homes. In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Any redevelopment should provide new east-west links through the site.</p> <p>The site is not within a conservation area but it includes Listed Buildings. Any redevelopment should sustain and enhance listed buildings and the setting of Christ Church and 1-7 Stamford Street. The site is adjacent to the 'Borough, Bermondsey and Rivers' archaeological priority zone to the north. It is possible that the site may contain important archaeological deposits in the form of post-medieval burials from the Christchurch burial ground, to the east.</p>		



NSP 22

8. Camberwell

8.1. Camberwell Area Vision Map



Map 4

8.2. Camberwell Area Vision

8.2.1. Camberwell is:

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by residential streets laid out in the Georgian era;
- Linked by rail to central London from Denmark Hill Station and several bus services. Improved walking and cycling routes with new public realm and improved roads and junctions offer choice for local trips;
- A successful and busy town centre with a range of shops and activities both for the day and night time which have adapted to the changing needs of the surrounding area. Local shopping needs are met on parades of Vestry Road and Camberwell New Road;
- Home to prominent health providers including the Institute of Psychiatry, King's College Hospital and the Maudsley Hospital which are significant employers and generate footfall;
- A place for small businesses, learning and creativity with Camberwell library, Camberwell College of the Arts and small flexible spaces along with redevelopment of Burgess Business Park on Parkhouse Street;
- A place for sports and activities with high quality facilities including Camberwell Leisure Centre, Burgess Park and Camberwell Green.

8.2.2. Development in Camberwell should:

- Improve safety and reduce congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill;
- Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
- Prioritise walking and cycling and improve public transport and the road network;
- Complement and improve the town centre with more large and small shops, entertainment, leisure and cultural activities;
- Provide a new rail station;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Enhance the local historic environment.

8.2.3. Growth opportunities in Camberwell:

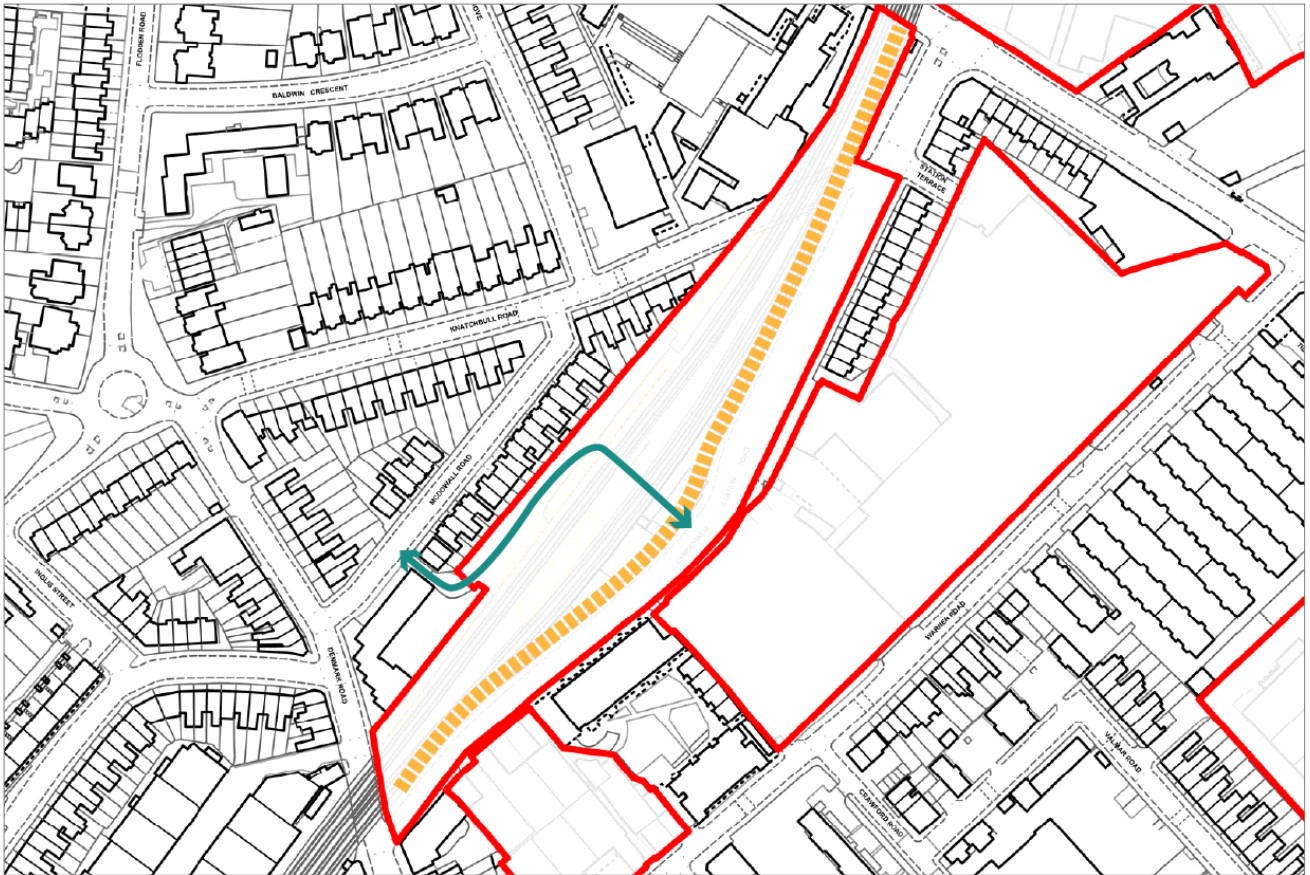
Camberwell has the potential to provide many new homes and increase employment floorspace. Camberwell has many large sites and many smaller sites suitable for infill development.

8.3. Camberwell Sites

8.3.1. The key development opportunities in Camberwell are:

- NSP23: Camberwell Station
- NSP24: Burgess Business Park
- NSP25: Butterfly Walk & Morrisons Car Park
- NSP26: Valmar Trading Estate
- NSP27: Camberwell Bus Garage and Post Sorting Office
- NSP28: Abellio Bus Garage, Camberwell
- NSP29: Land Between Camberwell Station Road and Warner Road
- NSP30: Iceland, 118-132 Camberwell Road
- NSP31: Wesson Mead, Camberwell Road
- NSP32: 49 Lomond Grove
- NSP33: Camberwell Business Centre, Lomond Grove
- NSP34: 123 Grove Park

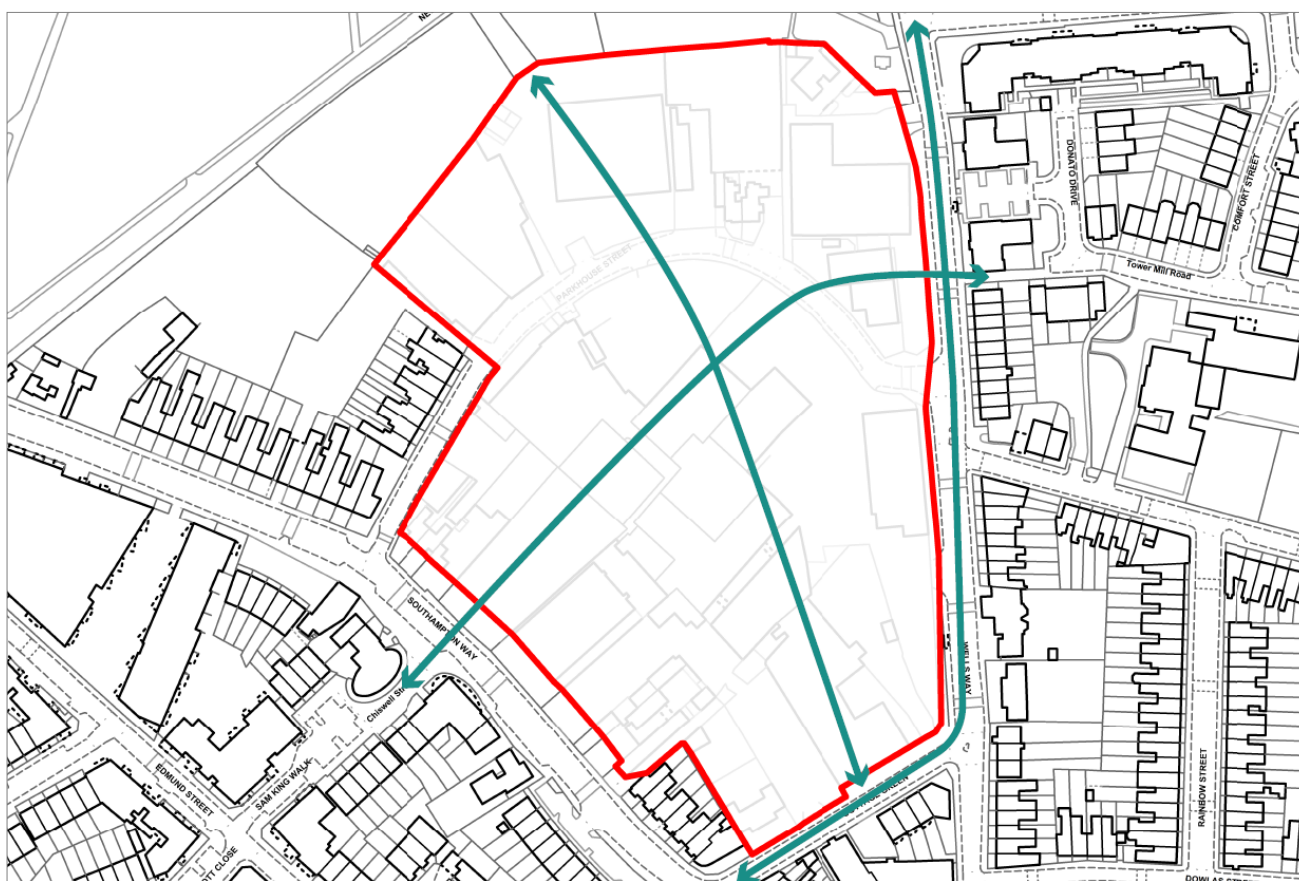
NSP23: Camberwell Station			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site includes the former station building, railway viaduct and viaduct arches on the western side of Camberwell Station Road. Camberwell railway station was closed in 1964 and today the former station building is in light industrial use. Other businesses along this road predominantly fall under the category of light industrial with a large proportion of single-storey garages and workshops occupying spaces within and in front of the railway arches. Camberwell Bus Garage is directly adjacent.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new station at Camberwell with an exit to the east and west of the railway viaduct; Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; Provide at least the amount of employment floorspace currently on the site; Provide active frontages facing Camberwell Station Road. 		
Site area	<ul style="list-style-type: none"> 17,069 m² 	Existing uses	<ul style="list-style-type: none"> Light Industrial uses (B1) – within railway viaduct arches
PTAL and Density Area	<ul style="list-style-type: none"> 5 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Small Business space (B1) – within railway arches Rail station (sui generis)
Required uses	<ul style="list-style-type: none"> Rail station (sui generis) Employment uses (A1, A2, A3, A4, B1, D1, D2) 	Other acceptable uses	<ul style="list-style-type: none"> None
Design and accessibility guidance	<p>We are working with TfL to review the feasibility of reopening Camberwell railway station, offering local residents and the wider community improved rail access into central and wider London. A new station would support further growth and reduce congestion in the Camberwell area.</p> <p>The station area would be transformed into a vibrant cluster of small and medium sized businesses that would make a more intensive use of the railway arches. The mix of uses should draw inspiration from the many successful examples of converted railway arches in London and include leisure, retail and employment uses that create an active frontage along Camberwell Station Road. Any new station must have direct access from both Camberwell Station Road and McDowall Road to ensure the station is accessible to all.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The railway viaduct is an undesignated heritage asset. The site is adjacent to the 'Camberwell Green' archaeological priority zone to the west. The site also lies adjacent to the Camberwell Green conservation area to the north. Archaeological potential may have been affected by post-medieval gravel extraction works in the general area and by railway development.</p>		



NSP 23

NSP24: Burgess Business Park			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>Burgess Business Park is located to the southern edge of Burgess Park with good connections to Old Kent Road (A2), Peckham Road (A202) and Camberwell Road. The site comprises a mix of small businesses and light industrial uses. Units are two storey brick built with loading doors and car parking bays, suitable for trade, warehousing, distribution and storage. The Business Park is adjacent to neighbouring residential areas along Southampton Way and Wells Way.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide new homes; Enhance permeability including new north south and east west green links; Provide new high quality public realm and square; Provide high quality active frontages at appropriate ground floor locations. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide industrial employment space; Provide extra care housing. 		
Site area	<ul style="list-style-type: none"> 37,385 m² 	Existing uses	<ul style="list-style-type: none"> Business and industrial uses (B1, B2, B8) – 28,022 m²
PTAL and Density Area	<ul style="list-style-type: none"> 3 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 498 homes Small Business space (B1) – 31,777 m²
Required uses	<ul style="list-style-type: none"> Small business space (B1) – at existing level of provision or 50% of the development (whichever is greater) Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Industrial uses (B2, B8) Extra care housing (C2)

Design and accessibility guidance	<p>By developing at a higher density the amount of small business space will represent at least 50% of the proposed floorspace. There will also be opportunities to integrate new homes as part of the redevelopment, making the most of the site's proximity to Burgess Park. Redevelopment should seek to mitigate any negative impacts on surrounding residential areas</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The development should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.</p> <p>Redevelopment must sustain and enhance the setting of a number of Grade II listed buildings on Southampton Way, Wells Way and Cottage Green, as well as Addington Square conservation area. The site also includes historic semi-detached townhouse on the corner of Southampton Way and Parkhouse Street. The site is not located in an archaeological priority zone.</p>
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NSP 24

NSP25: Butterfly Walk & Morrisons Car Park			
<ul style="list-style-type: none"> Site photo 			
Description of site	This site is located south of Camberwell Green and comprises a low-rise shopping centre that contains retail outlets, restaurants, small businesses and a Morrisons supermarket. A large car park and servicing area is located to the rear adjacent to Daneville Road. The entrance to the shopping centre is located on Denmark Hill.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; Retain the supermarket use; Provide new public open space; Provide new east-west green links; Provide active frontages facing Denmark Hill, including shops, restaurants, bars and cultural uses; Provide new homes. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Accommodate meanwhile uses on the car park; Provide retail car parking; New visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 13,836 m² 	Existing uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, B1, D1, D2) – 8,253 m²
PTAL and Density Area	<ul style="list-style-type: none"> 4 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – 8,253 m² Open space – 2,075 m² Residential (C3) – 338 homes
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – to at least existing level of provision, including retention of supermarket Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting Denmark Hill Open Space – at least 2,075 m² Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Car parking (sui generis) – must not exceed existing provision Hotel (C1)
Design and accessibility guidance	<p>Redevelopment should provide enhanced accessibility to bus stops and links to cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site lies within the 'Camberwell Green' archaeological priority zone and</p>		

partially within the Camberwell Green conservation area. The site also lies within the setting of a number of Grade II Listed buildings. Archaeological investigations have taken place on this site and should be reflected.



NSP 25

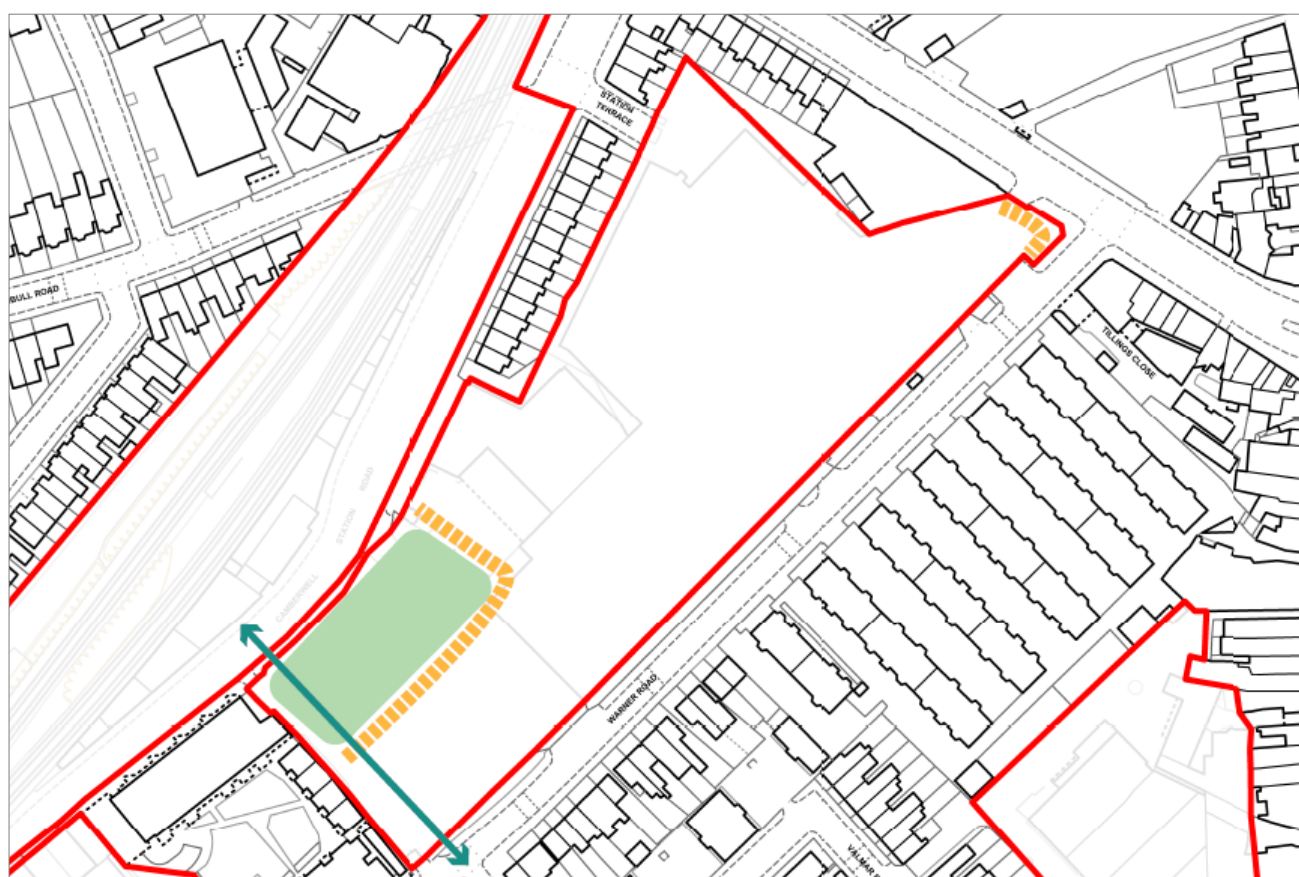
NSP26: Valmar Trading Estate			
<ul style="list-style-type: none"> • Site photo 			
Description of site	Located within Camberwell town centre, Valmar Trading Estate comprises a mix of small light industrial units that are enclosed by the rear of properties facing Denmark Hill and residential properties to the north and west. Access to the trading estate is from Valmar Road and Cold Harbour Lane.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; • Provide a new east-west green link from Denmark Hill to Valmar Road. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new homes; • Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> • 6,021 m² 	Existing uses	<ul style="list-style-type: none"> • Light Industrial uses (B1) – 3,982 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Small business floorspace (B1) – 3,982 m² • Residential (C3) – 78 homes
Required uses	<ul style="list-style-type: none"> • Small business floorspace (B1) – at least 3,982 m² 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
Design and accessibility guidance	<p>The site is suitable for a mixed use development which provides at least the amount of employment floorspace currently on the site. Redevelopment should create a new walking route between Valmar Road and Denmark Hill, to the benefit of existing and new residents, and accessibility to the proposed Camberwell Station.</p> <p>The site lies within the 'Camberwell Green' archaeological priority zone and partially within the Camberwell Green conservation area. Archaeological investigations have taken place on this site and should be reflected.</p>		



NSP 26

NSP27: Camberwell Bus Garage and Post Sorting Office			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is located to the west of Camberwell Green. The site includes the Camberwell bus garage and a single storey post sorting office. The site is bounded by Camberwell New Road to the north, Warner Road to the east, and Camberwell Station Road to the west. The site is situated in a predominantly residential area, containing a mix of terraced properties and housing estates. The Abellio Bus Garage and St Mary's Greek Orthodox Cathedral are to the north. To the east of the site are six residential housing blocks and to the west is the Sacred Hearth Catholic Secondary School.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a bus garage if the use is still required. If the bus garage is surplus to requirements, the equivalent space should be provided as small business space; Retain a post sorting office. If the post sorting office is surplus to requirements, the equivalent space should be provided as small business space; Provide active frontages on Camberwell New Road and around the open space fronting Camberwell Station including shops, restaurants and bars; Provide new public open space fronting Camberwell Station; Provide a new green link from Camberwell Station Road to Warner Road; Provide new homes. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 19,443 m² 	Existing uses	<ul style="list-style-type: none"> Bus garage (sui generis) – 13,056 m² Post sorting office (sui generis) – 4,202 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Bus garage (sui generis) – 13,056 m² Post sorting office (sui generis) – 4,202 m² Open space – 2,196 m² Residential (C3) – 319 homes
Required uses	<ul style="list-style-type: none"> Bus garage (sui generis) – 13,056 m² (if required) Small business employment floorspace (B1) – to at least existing provision (4,202 m²), in addition to any lost floorspace currently in use as a bus garage Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor facing 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)

	<p>Camberwell New Road and facing new public open space on Camberwell Station Road</p> <ul style="list-style-type: none"> • Open space 		
Design and accessibility guidance	<p>Redevelopment should enhance walking routes between Camberwell station and Camberwell town centre as well as links to the existing and proposed cycle networks. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The site is within the Camberwell Green conservation area and 'Camberwell Green' archaeological priority zone. It is within the setting of a number of Grade II Listed buildings on Camberwell New Road. The site is also within the setting of important unlisted Greek Orthodox Cathedral and undesignated heritage assets including Warner Road mansion Blocks.</p>		

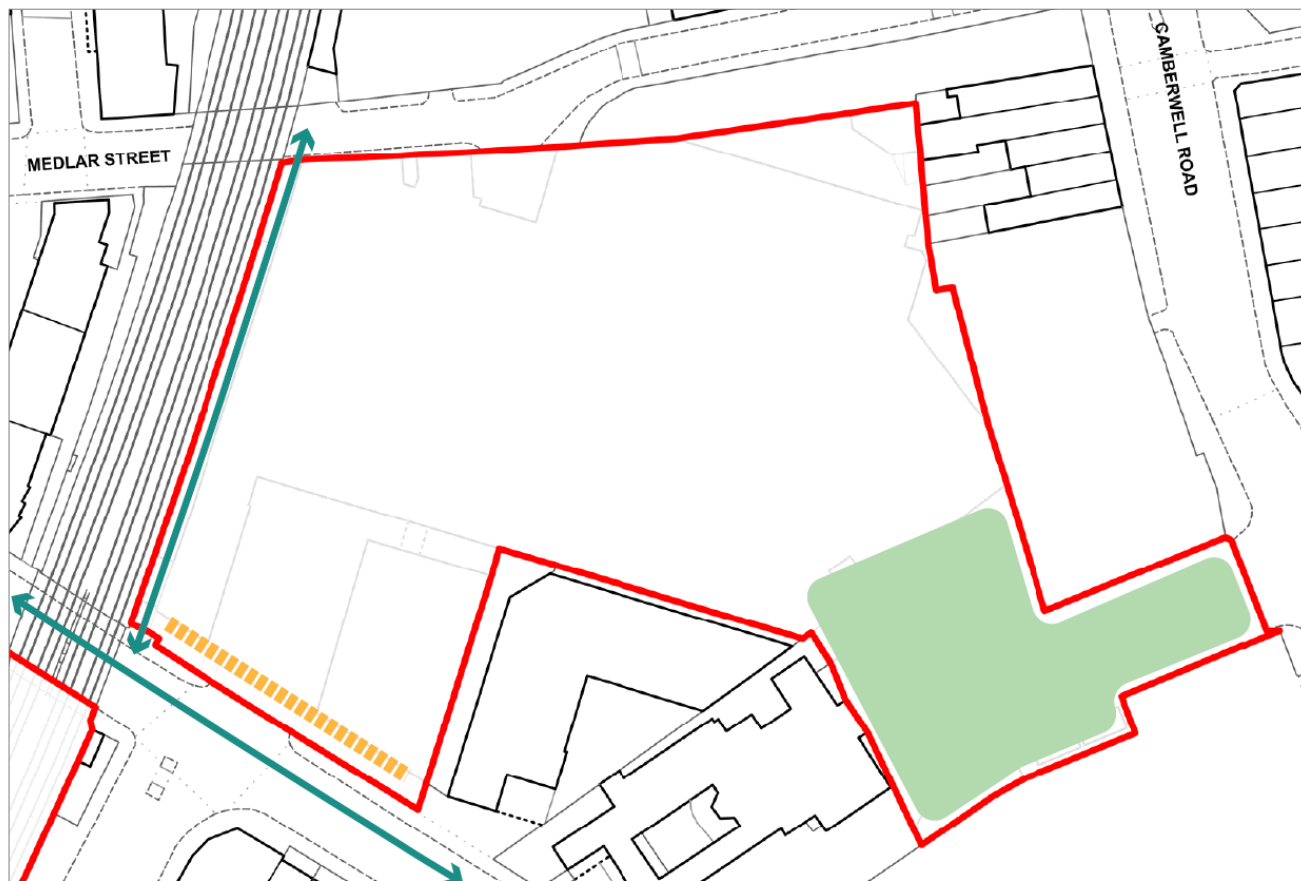


NSP 27

NSP28: Abellio Bus Garage, Camberwell			
<ul style="list-style-type: none"> Site photo 			
Description of site	This site is located north-west of Camberwell Green and comprises the Abellio Bus Garage. The building is located between Medlar Street to the north, Camberwell Road to the east, Camberwell New Road to the south and railway tracks to the west. The surrounding area comprises a mix of uses including retail, bars, restaurants, and homes.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain the bus garage if the use is still required. If the bus garage is surplus to requirements, the equivalent space should be provided as small business space; Provide active frontages on Camberwell New Road including shops, restaurants and bars; Provide new public open space fronting Camberwell Road; Support the Low Line walking route adjacent to the railway viaduct; <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 11,606 m² 	Existing uses	<ul style="list-style-type: none"> Bus garage (Sui Generis) – 13,345 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Bus garage (Sui Generis) – 13,345 m² Open space – 1,921 m² Residential (C3) – 325 homes
Required uses	<ul style="list-style-type: none"> Bus garage (sui generis) – 13,056 m² (if required) Small business employment floorspace (B1) – equivalent to any loss of bus garage space Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor facing Camberwell New Road Open space – 1,921 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)
Design and accessibility guidance	<p>Redevelopment should provide improved walking routes to Camberwell town centre, including accessibility to bus stops and links to cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site lies within the 'Camberwell Green' archaeological priority zone and partially within the Camberwell Green conservation area. It is within the setting of Grade II listed buildings on Medlar Street and the important unlisted Greek Orthodox Cathedral, as well as being adjacent to the undesignated heritage asset</p>		

of the railway viaduct to the rear.

Archaeological investigations have taken place on this site and the results of these should be reflected.



NSP 28

NSP29: Land Between Camberwell Station Road and Warner Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is presently occupied by a cluster of small businesses, along with two faith premises at either end of the site facing Warner Road and Camberwell Station Road. The buildings are a mix of two and three storey light industrial premises. Adjacent properties to the east along both Warner Road and Camberwell Station Road have recently been developed to provide new homes.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 4,135 m² 	Existing uses	<ul style="list-style-type: none"> Small business space (B1) – 3,211 m² Faith buildings (D1) – 242 m² Community Hall (D1) – 234 m²
PTAL and Density Area	<ul style="list-style-type: none"> 4 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 74 homes Small business space (B1) – 3,211 m²
Required uses	<ul style="list-style-type: none"> Small Business space (B1) – to at least existing level (3,211 m²) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care accommodation (C2)
Design and accessibility guidance	<p>The reopening of Camberwell Station will facilitate higher density development. Redevelopment must provide employment floorspace suitable for small businesses. Ground floor retail uses should be provided facing Camberwell Station Road to display an active frontage and a vibrant approach to the station. The site is suitable for residential uses. Redevelopment should provide improved walking routes to Camberwell town centre, including accessibility to bus stops and links to cycle routes.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The site is not within a borough designated archaeological priority area or conservation area.</p>		



NSP 29

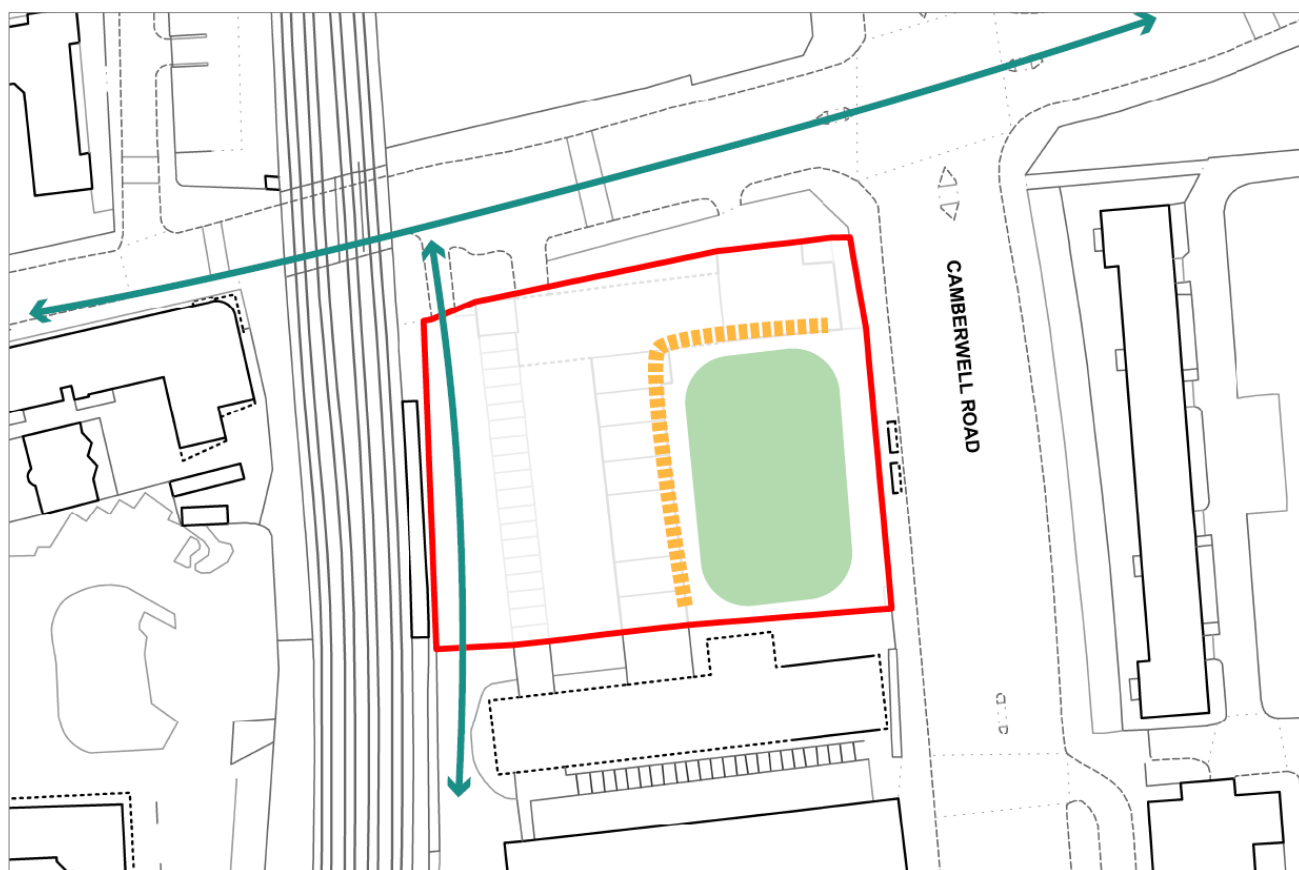
NSP30: Iceland, 118-132 Camberwell Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is a single storey supermarket building on Camberwell Road, with an ancillary second floor to the front of the building. To the south of the building is a supermarket car park. Camberwell road is a linear high street which transitions into Walworth Road to the north. The surrounding area houses small retail frontages at the ground floor level, with residential on upper storeys.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of business floorspace currently on the site with active frontages on Camberwell Road, including shops, restaurants and bars; Provide new homes; Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide retail car parking. 		
Site area	<ul style="list-style-type: none"> 3,114 m² 	Existing uses	<ul style="list-style-type: none"> Supermarket (A1) – 2,376 m²
PTAL and Density Area	<ul style="list-style-type: none"> 5 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Supermarket (A1) – 2,376 m² Residential (C3) – 63 homes
Required uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – to at least existing provision (2,376 m²) at ground floor fronting Camberwell Road Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Car park – must not exceed capacity of existing car park
Design and accessibility guidance	<p>The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low line, access to the Southwark spine, and enhanced access to walking routes.</p> <p>The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.</p> <p>The site is within the setting of Grade II Listed buildings. The site is also within the setting of the undesignated heritage assets of the railway viaduct to rear. On the opposing side of Camberwell road are the Grade II listed terraces 117-129 and 131-155 Camberwell Road. The site is not within a borough designated archaeological priority zone or conservation area.</p>		



NSP 30

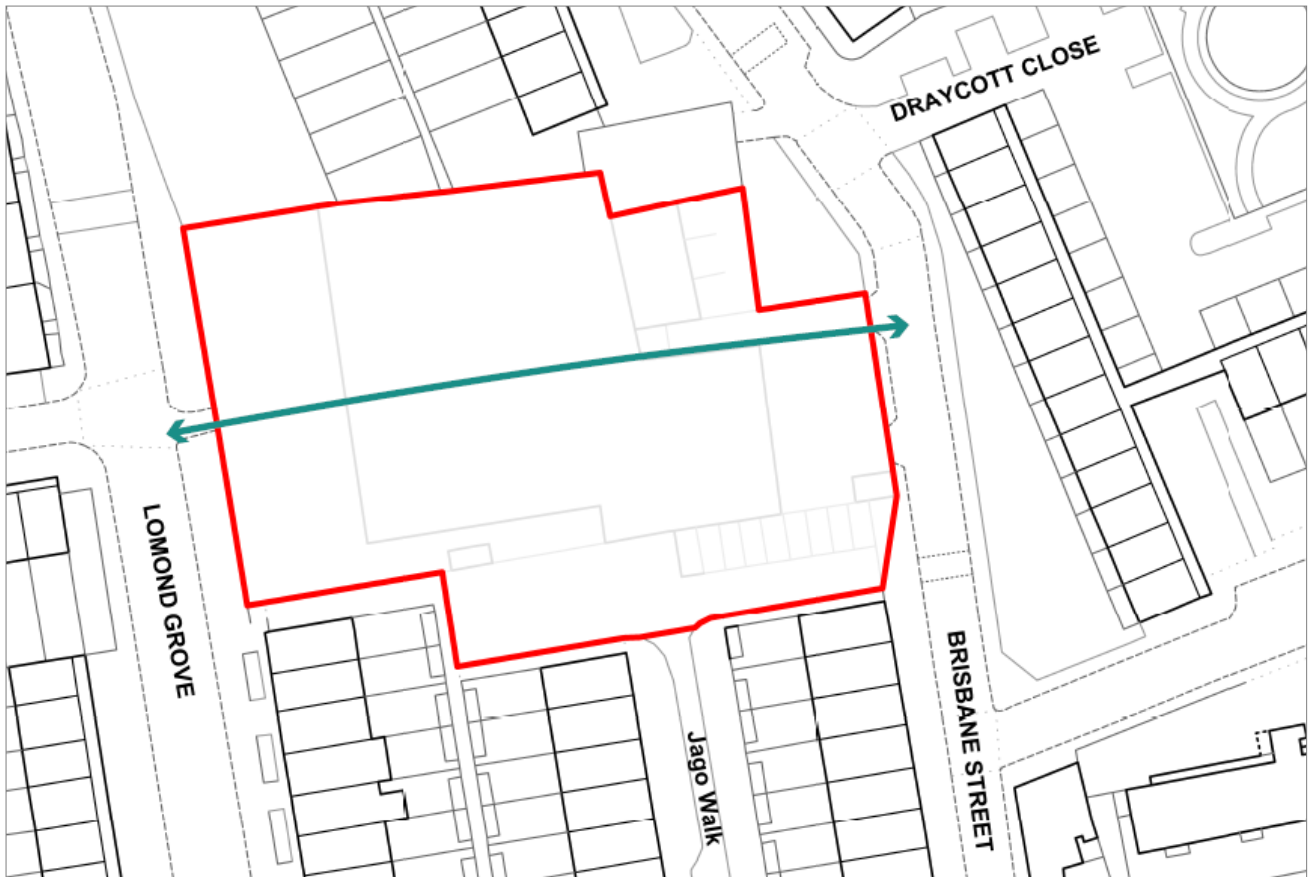
NSP31: Wesson Mead, Camberwell Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is located at the base of an existing eighteen-storey residential tower on Camberwell Road. The site is comprised of two-storey blocks along Wyndham Road that house a variety of town centre uses at ground floor, with residential above. There is a faith building on the corner of Camberwell Road and Wyndham Road. Access to the rear of the site is adjacent to the railway viaduct.		
Site vision	Redevelopment of the site must: <ul style="list-style-type: none"> Provide new homes; Provide a new high quality public square; Retain the amount of employment floorspace currently on the site and the faith premises; Provide ground floor active frontages, including shops, restaurants and bars facing the public square. 		
Site area	<ul style="list-style-type: none"> 3,528 m² 	Existing uses	<ul style="list-style-type: none"> Residential (C3) – 986 m² Town centre uses (A1, A2, A3, A4, D2) – 332 m² Faith premises (D1) – 399 m² Public Square – 1,100 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 89 homes Town centre uses (A1, A2, A3, A4, D2) – 332 m² Faith premises (D1) – 399 m² Public Square – 1,100 m²
Required uses	<ul style="list-style-type: none"> Faith premises (D1) – at least 399 m² Town centre uses (A1, A2, A3, A4, D2) – at least 332 m² Open space – at least 1,100 m² Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> None

Design and accessibility guidance	<p>Redevelopment should provide a residential-led development with a high-quality public square, marking a significant improvement on the existing public space. The residential density should have regard to the prevailing context and recently approved nearby developments. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Massing should be predominantly located towards the northern (Wyndham Road) and western edges of the site (adjacent to the railway lines). This will facilitate the delivery of a new public square fronting Camberwell Road (improving on the existing public space) that can be enjoyed by new and existing residents.</p> <p>Redevelopment should seek to support the Low Line walking route adjacent to the railway viaduct. Redevelopment should retain existing trees on site, and enhance access to existing walking and cycle routes.</p> <p>The site is located within the setting of the undesignated heritage asset of the railway viaduct to the rear. The site lies within the 'Camberwell Green' archaeological priority zone.</p>
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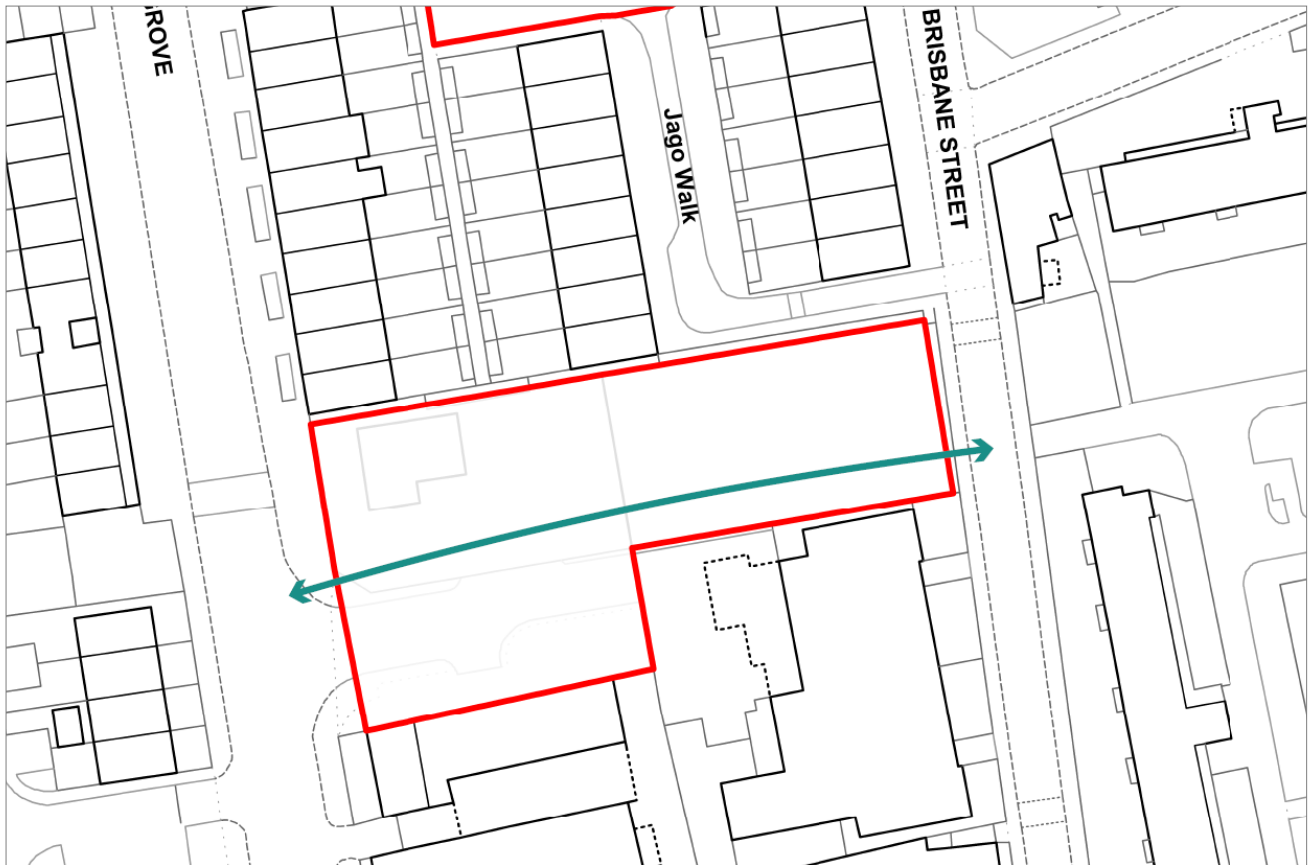
NSP 31

NSP32: 49 Lomond Grove			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site is located north-east of Camberwell Green and is comprised of a large warehouse and distribution site. The buildings are of mid-20th century design, set back from the street front at Lomond Grove with parking and storage areas. Residential blocks surround the site on all sides. The site is within the setting of the grade II listed Universal Immigration Chambers to the south along Lomond Grove. The wider area comprises a mix of uses including residential, retail, bars and restaurants, located along Camberwell Road.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 3,750 m² 	Existing uses	<ul style="list-style-type: none"> Small business employment floorspace (B1) – 4,031 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 45 homes Small business employment floorspace (B1) – 4,031 m²
Required uses	<ul style="list-style-type: none"> Small business employment floorspace (B1) of at least 4,031 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)
Design and accessibility guidance	<p>The site is suitable for redevelopment that retains or increases the local employment offer for smaller businesses. Redevelopment could also result in an uplift in floorspace, providing either further small business floorspace or new homes.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area but is within the setting of Grade II listed buildings along Lomond grove.</p> <p>Redevelopment should contribute towards local permeability by providing a new east-west link from Lomond Grove to Brisbane Street.</p>		



NSP 32

NSP33: Camberwell Business Centre, Lomond Grove			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is located between Lomond Grove and Brisbane Street. The west partition of the site is predominantly undeveloped and currently used for car parking and a storage container. The east side of the site is occupied by a large two-storey brick warehouse which extends back from Brisbane Street, although access is only from Lomond Grove. The site borders a number of residential properties, including a recently developed residential block, immediately to the south along Brisbane Street.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 2,104 m² 	Existing uses	<ul style="list-style-type: none"> Light industrial (B1) – 695 m² B8 Storage container – 89 m²
PTAL and Density Area	<ul style="list-style-type: none"> 4 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Light industrial (B1) – 695 m² Residential – 70 homes
Required uses	<ul style="list-style-type: none"> Small business floorspace (B1) – at least 695 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)
Design and accessibility guidance	<p>The site has the potential to deliver a high-quality residential-led mixed-use development. The design should be informed by the prevailing context of recently approved development, including the residential development to the south on Brisbane Street. Compact, high-density blocks should be combined with a new access route between Lomond Grove and Brisbane Street, creating a more attractive and permeable urban environment.</p> <p>The site is not within a designated archaeological priority zone or conservation area. The site is within the setting of immediately adjacent Grade II Listed Buildings at 99, 101 and 103 Lomond Grove.</p>		



NSP 33

NSP34: 123 Grove Park			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site comprises a late 19th century/early 20th century detached mansion house. The building is set in large grounds, with a formal garden and area of woodland to the rear. The building was most recently used as a day training centre by the National Offender Management Service and comprises three storeys with an attic and basement. The building is currently vacant.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 5,798 m² 	Existing uses	<ul style="list-style-type: none"> Probation Centre (D1 with ancillary B1) – 779 m²
PTAL and Density Area	<ul style="list-style-type: none"> 4 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 21 homes
Required uses	<ul style="list-style-type: none"> Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Extra care housing (C2) Probation Centre (D1 with ancillary B1) – 779 m²
Design and accessibility guidance	<p>There is scope for backland development and a single or two storey extension attached to the east of the main building to create an uplift in floorspace. There is an opportunity to improve the appearance of the conservation area by landscaping and upgrading the asphalt parking area to the front of the building. There are several sensitive trees and groups of trees on site which must be managed.</p> <p>The existing building is not listed but should be retained as it forms an integral part of Camberwell Grove conservation area. Development must be unobtrusive and complement the character and appearance of the conservation area. The site is not within an archaeological priority zone. A strategy for historic building recording, archaeological investigation and mitigation is proposed for this site and should be reflected.</p>		



NSP 34

9. Dulwich

9.1. Dulwich Area Vision Map



Map 5

9.2. Dulwich Area Vision

9.2.1. Dulwich is:

- A suburban residential area based on a medieval village centre and characterised by family housing, successful schools and open spaces;
- A place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood;
- Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery and Edward Alleyn House;
- An popular visitor destination for its historic architecture, Dulwich Picture Gallery and Dulwich Park;
- Accessible by rail from mainline stations along with many bus routes where residents enjoy good transport connections to central London;
- Home to a thriving, historic local shopping centre in Dulwich Village, with independent retailers and a pub, and local shopping parades on Croxted Road, Park Hall Road and on the Kingswood Estate.

9.2.2. Development in Dulwich should:

- Provide as many homes as possible while respecting the local character of the area;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Complement and improve Dulwich shopping centres with more small shops and services;
- Support improvements to local connectivity and accessibility including enhanced public transport, walking and cycling routes;
- Preserve and enhance the character of Dulwich.

9.2.3. Growth opportunities in Dulwich:

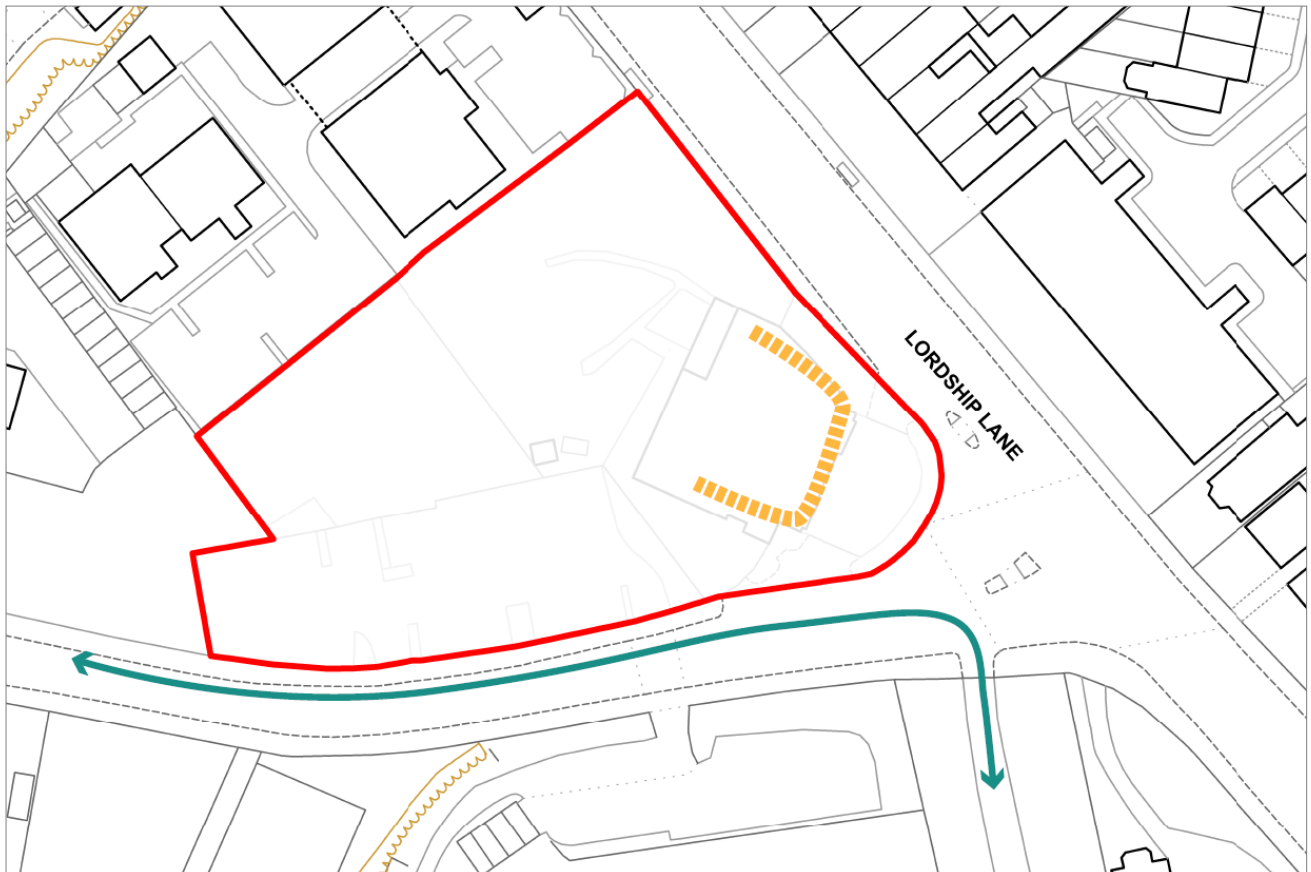
Whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

9.3. Dulwich Sites

9.3.1. The key development opportunity sites in Dulwich are:

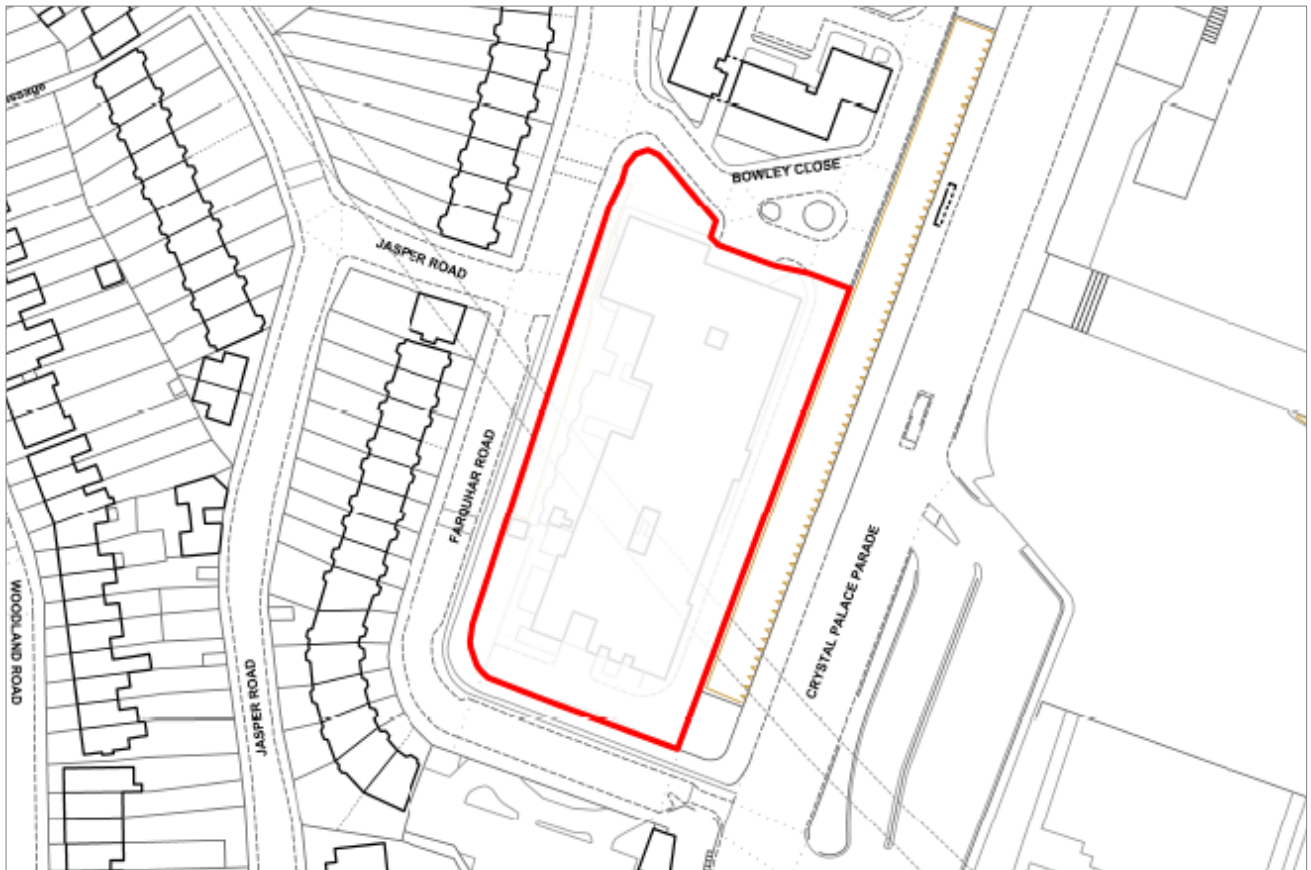
- NSP35: The Grove Tavern, 520 lordship Lane
- NSP36: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace

NSP35: The Grove Tavern, 520 Lordship Lane			
<ul style="list-style-type: none"> Site photo 			
Description of site	This site includes a former public house and ancillary car parking. The pub is located at the junction of Lordship Lane to the east and Dulwich Common (South Circular) to the south.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a pub. If a pub is no longer viable, an equivalent amount of employment floorspace should be provided including shops, restaurants or bars with active ground floor frontages. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 4,965 m² 	Existing uses	<ul style="list-style-type: none"> Pub (A4) – 1,951 m²
PTAL and Density Area	<ul style="list-style-type: none"> 3 Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Pub (A4) – 1,951 m² Residential (C3) – 68 homes
Required uses	<ul style="list-style-type: none"> Pub (A4) – at least 1,951 m² Employment uses (A1, A2, A3, A4, B1, D1, D2) – equivalent to any loss of pub space 	Other acceptable uses	<ul style="list-style-type: none"> Extra care housing (C2) Residential (C3)
Design and accessibility guidance	<p>The site is within the Dulwich Wood conservation area and within the setting of Grade II Listed St Peter's Parish Church and Hall. The site includes a former public house, which is an undesignated heritage asset that should be retained.</p> <p>The site is not located within a borough designated archaeological priority zone. It was once part of Dulwich Wells, which for a short time in the 18th century rivalled the better known Sydenham Wells and Beulah Spa. The area is much influenced by the former course of the River Effra.</p>		



NSP 35

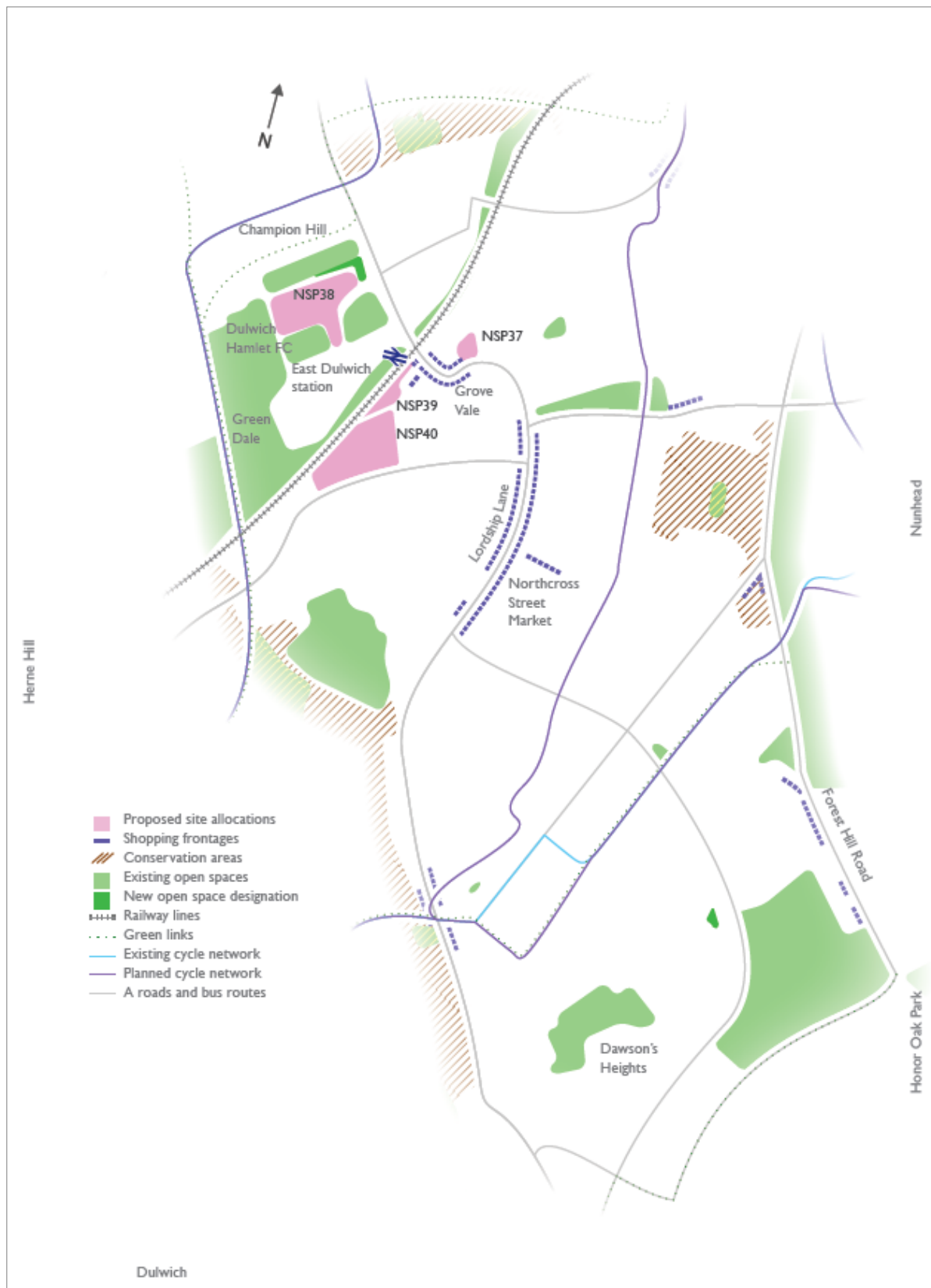
NSP36: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The site currently houses a single storey rehabilitation centre and is located at a lower level to the west of Crystal Palace Parade. An underground railway line cuts directly through the north section of the site in an east-west direction.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a health facility of at least equivalent size, provided there is a requirement for a health facility. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new homes; • Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> • 5,027 m² 	Existing uses	<ul style="list-style-type: none"> • Rehabilitation centre (D1) – 1,986 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 6a • Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 118 homes • Rehabilitation centre (D1) – 1,986 m²
Required uses	<ul style="list-style-type: none"> • Health facility (D1) – to at least existing provision (1,986 m²) unless there is no requirement for a health facility. 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
Design and accessibility guidance	<p>Given the context of the raised roads which border the site, there is the potential to develop the site at a higher density than existing, without harming the amenity of surrounding properties. The existing health facility use should be retained where it continues to meet need. Any uplift in floorspace could be for residential use or extra care housing.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area but is adjacent to a historic railway viaduct which is an undesignated heritage asset. The mature trees which line the perimeter of the site on the east and west boundary should be retained and will provide a visual screen for the new development.</p>		



NSP 36

10. East Dulwich

10.1. East Dulwich Area Vision Map



Map 6

10.2. East Dulwich Area Vision

10.2.1. East Dulwich is:

- A predominantly residential area characterised by medium to high density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and interesting modern buildings such as Dawson's Heights;
- Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shopping needs are served by Northcross Road Market and Grove Vale and Forest Hill Road shopping parades;
- An area with great transport connections providing access to jobs in central London including rail connections from East Dulwich and Honour Oak along with many buses, walking and cycling routes;
- A place for sports and activities with Dulwich Hamlet Football club being a focus for many activities and an important visitor attraction.

10.2.2. Development in East Dulwich should:

- Provide as many homes as possible while respecting the local character of the area;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Improve East Dulwich shopping centres with more shops and services which complement and improve the distinct offers of Lordship Lane, Grove Vale and Forest Hill Road.

10.2.3. Growth opportunities in East Dulwich:

Whilst development opportunities in East Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new housing will be built on infill sites. There is an opportunity for larger scale development around East Dulwich station and there will be a new secondary school and health centre built at the site of East Dulwich hospital.

10.3. East Dulwich Sites

10.3.1. The key development opportunity sites in East Dulwich are:

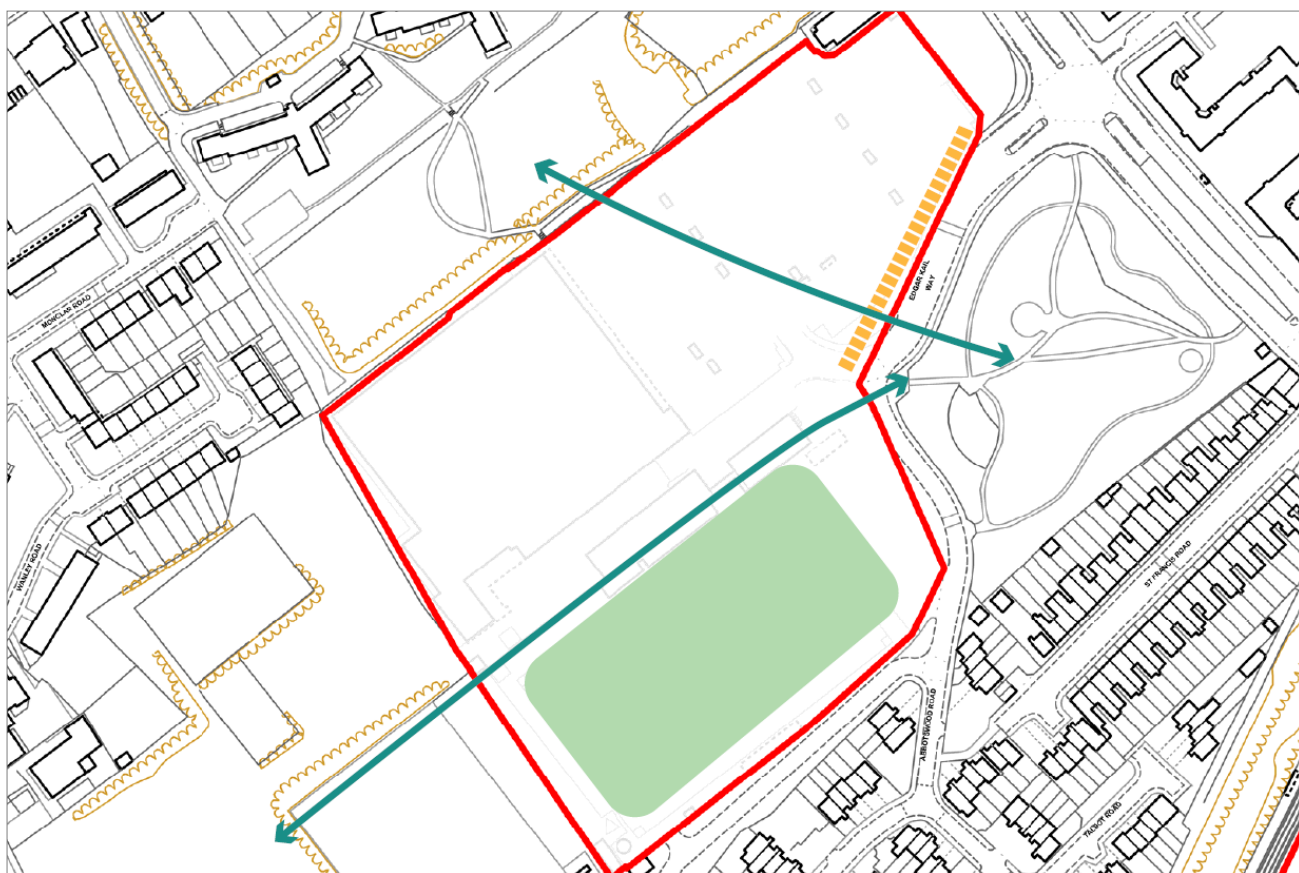
- NSP37: Kwik Fit and Gibbs & Dandy, Grove Vale
- NSP38: Sainsbury's and Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill
- NSP39: Railway Rise, East Dulwich
- NSP40: East Dulwich Community Hospital, East Dulwich Grove

NSP37: Kwik Fit and Gibbs & Dandy, Grove Vale			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is located east of East Dulwich station and is bounded by Hayes Grove to the north, Copleston Road to the east, Grove Vale to the south and Vale End to the west. The site comprises a builder's merchant and a tyre fitter. The buildings are of a relatively modern construction. and both front Grove Vale. To the east of the site on Grove Vale are homes; while to the west are a variety of town centre uses.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Continue to provide a space for employment uses such as builders' merchants and town centre uses compatible with residential uses; Provide active frontages to Grove Vale; Provide a new green link from Grove Vale to Besant Place. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 3,266 m² 	Existing uses	<ul style="list-style-type: none"> Car tyre fitter (B1c) – 1,143 m² Builders' merchant (sui generis) – 2,123 m²
PTAL and Density Area	<ul style="list-style-type: none"> 4 Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – 1,143 m² Builders' merchant (sui generis) – 2,123 m² Residential (C3) – 10 homes
Required uses	<ul style="list-style-type: none"> Builders' merchant (sui generis) – at least existing amount of floorspace Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least existing level of provision for the car tyre fitters 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)
Design and accessibility guidance	<p>The site is not within a borough designated archaeological priority zone or conservation area. The site is within the setting of Grade II listed Goose Green School. A strategy for archaeological investigation and mitigation is proposed for this site and should be reflected.</p>		



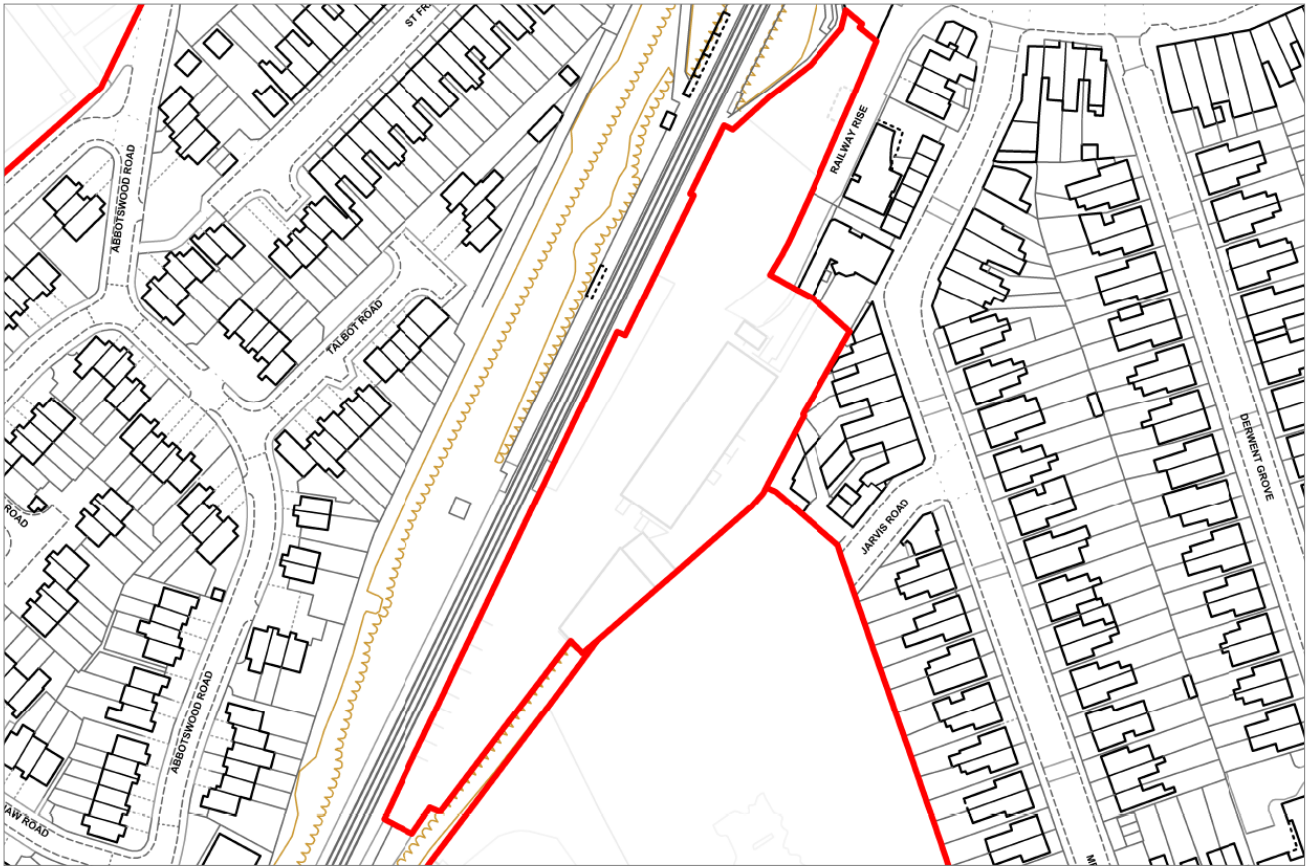
NSP 37

NSP38: Sainsbury's and Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site comprises a mix of commercial and recreational uses, with Dulwich Hamlet football ground and associated facilities occupying the south west section, a car wash occupying the south east section, and a large Sainsbury's supermarket and associated car-parking to the north of the site. The location is suburban, with public open space and playing fields bordering much of the site. The wider surrounding area is predominantly residential and characterised by housing estates in cul-de-sacs and mansion blocks.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a supermarket of equivalent size; Retain the football ground that is designated Other Open Space (OOS); Provide new green links across the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 37,530 m² 	Existing uses	<ul style="list-style-type: none"> Supermarket (A1) – 6,898 m² Football Club Facilities (D2) – 1,696 m² Football pitch (D2) – 7,685 m²
PTAL and Density Area	<ul style="list-style-type: none"> 3 Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 501 homes Town centre uses – 6,898 m² Open space (D2) (equivalent to football pitch) – 7,685 m²
Required uses	<ul style="list-style-type: none"> Supermarket (A1) – at least 6,898 m² Open space (football pitch) – 7,685 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2) Ancillary supermarket car park – no greater capacity than existing car park
Design and accessibility guidance	<p>The design, layout and accessibility requirements for this site are dependent on the proposed mix and location of land uses and their relationships to each other within the site. Proposals should that the site functions successfully for all land uses.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment should provide new green links across the site and complement the setting of existing open spaces, and enhance walking routes and connectivity to Lordship Lane and East Dulwich.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area.</p>		



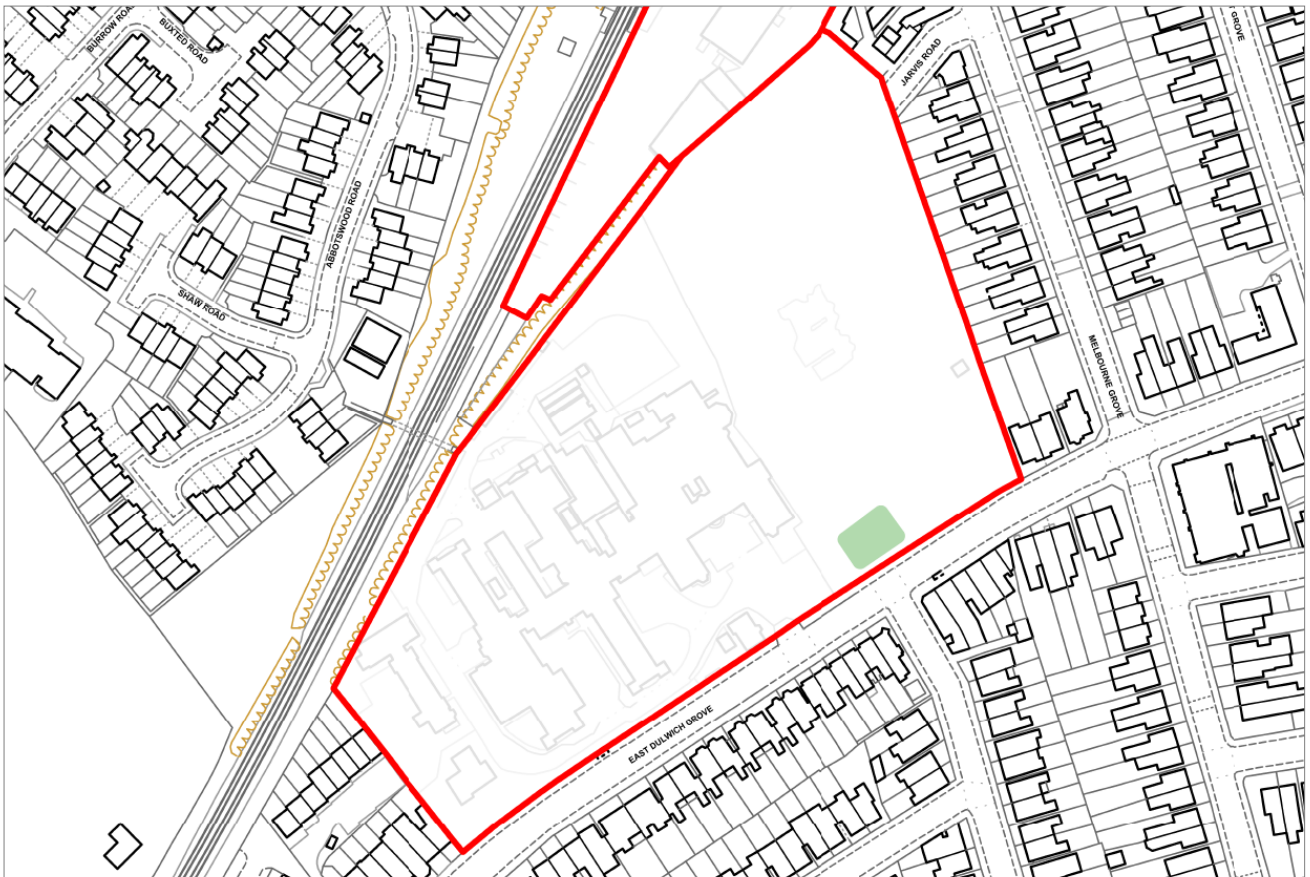
NSP 38

NSP39: Railway Rise, East Dulwich			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site is south of East Dulwich Station and comprises a builders' merchant and ancillary railway land. The site is mostly open but includes a large industrial storage garage. The site is located between Grove Vale to the north, Railway Rise to the east, and Abbotswood Road and railway tracks to the west. The buildings across Railway Rise to the east of the site consist of small businesses such as mechanics and builders' merchants, a pharmacy, a takeaway, and a restaurant. To the north of the site is Grove Vale, which hosts a wide variety of town centre uses including bars, restaurants, cafes and shops. Directly south of the site is East Dulwich Community Hospital, while to the west across the railway tracks is terraced housing.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment workspace currently on the site; Provide links to the former East Dulwich Community Hospital. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 7,849 m² 	Existing uses	<ul style="list-style-type: none"> Small business workspace and storage (B1, B8) – 4,056 m²
PTAL and Density Area	<ul style="list-style-type: none"> 4 Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Small business workspace (B1) – 4,056 m² Residential (C3) – 73 homes
Required uses	<ul style="list-style-type: none"> Small business workspace (B1) – at least 4,056 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)
Design and accessibility guidance	<p>Redevelopment should enhance the green habitat corridor adjacent to the railway track. The site is not within a borough designated archaeological priority zone or conservation area. The site is within the setting of East Dulwich Community Hospital.</p>		



NSP 39

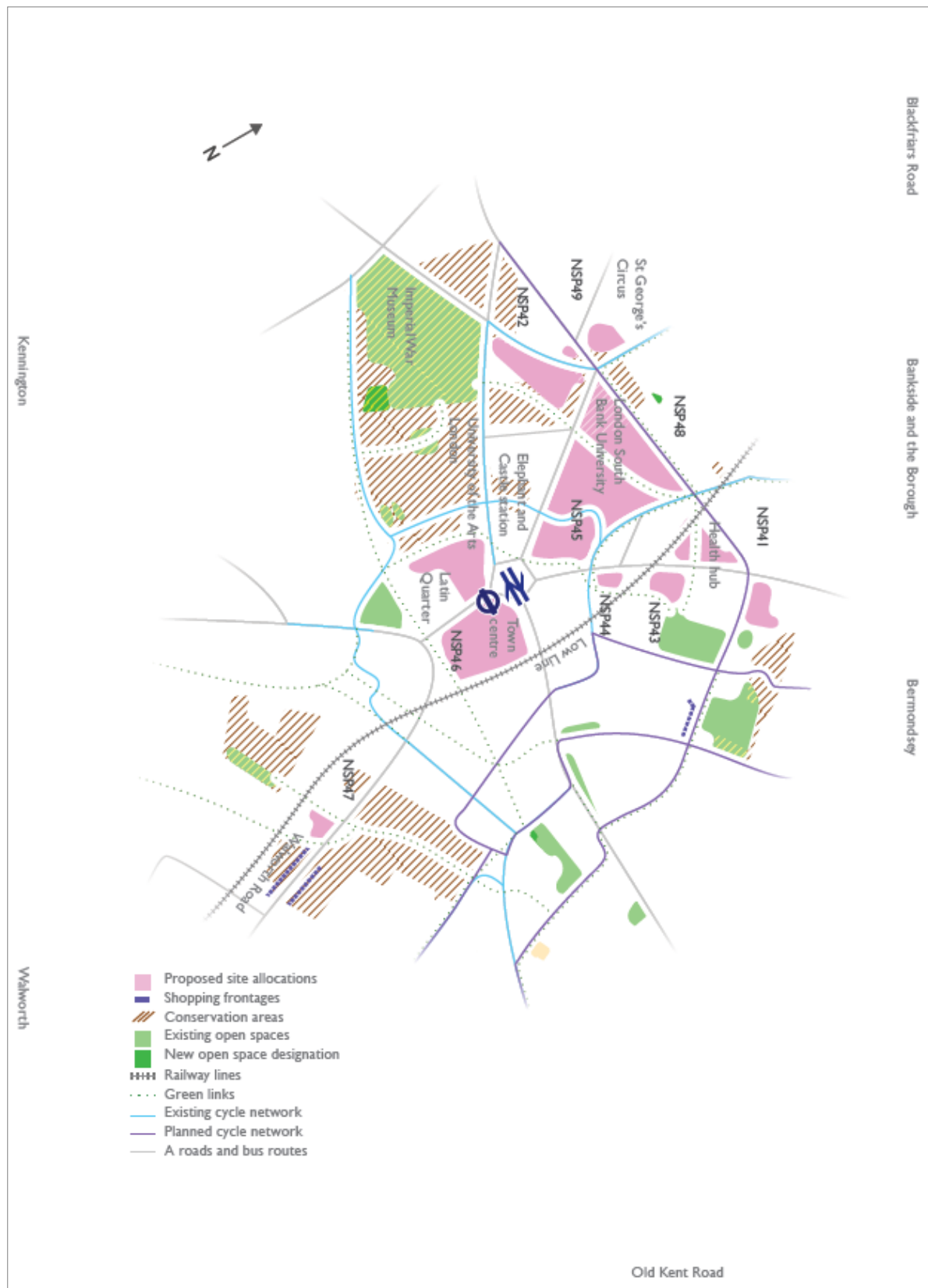
NSP40: East Dulwich Community Hospital, East Dulwich Grove			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The East Dulwich Hospital site is located on land to the north of East Dulwich Grove, with a railway line defining the north west boundary and residential estates enclosing the site on either side to the north-east and south-west. The site comprises late 19th Century hospital buildings of varied age, design and quality. Some have greater architectural merit than others, although none of the buildings are listed. The eastern wing was demolished following the relocation of some hospital services and the land to the east of the hospital buildings now lies vacant.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new secondary school; Provide a new health centre; Provide new walking routes and links to East Dulwich Station and improved accessibility to the site. <p>Part of the site is subject to the following extant permission: 16/AP/2740</p>		
Site area	<ul style="list-style-type: none"> 27,818 m² 	Existing uses	<ul style="list-style-type: none"> Hospital and ancillary uses (C2) – 12,627 m²
PTAL and Density Area	<ul style="list-style-type: none"> 3 Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Health Centre (D1) – 4,600 m² Secondary School (D1) – 13,300 m²
Required uses	<ul style="list-style-type: none"> Health Centre (D1) – 4,600 m² Secondary School (D1) – 13,300 m² 	Other acceptable uses	<ul style="list-style-type: none"> None
Design and accessibility guidance	<p>The site includes remains of a Victorian Hospital including a Central Chateau, two Ward Blocks, and Nurses Accommodation. The site should provide walking routes and links to East Dulwich Station and improved accessibility to the site.</p> <p>The site is not located within a conservation area or archaeological priority zone. Historic England note that the complex has undeniable interest and townscape value and would require a programme of historic building recording prior to any demolition proposal.</p>		



NSP 40

11. Elephant and Castle

11.1. Elephant and Castle Area Vision Map



Map 7

11.2. Elephant and Castle Area Vision

11.2.1. Elephant and Castle is:

- Based on an important historic transport hub on the edge of central London which continues to serve this function. Elephant and Castle was largely redeveloped in the 1960s as a modern traffic-dominated centre generally considered to provide a poor pedestrian environment;
- Characterised by a range of architectural styles including some low quality mid-century buildings but also some buildings from the same era considered by some to be of outstanding value and historical interest;
- An important and historic town centre in central London with a wide range of large offices and small businesses, shops, cultural and community facilities;
- An attractive destination for visitors with a strong daytime and night time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents and in particular the area's Latin American community;
- Very accessible, with a safe public realm that enables better journeys for pedestrians and cyclists;
- Home to Southwark's university quarter which includes South Bank University and UAL London College of Communication, providing excellent opportunities for learning and innovation.

11.2.2. Development in Elephant and Castle should:

- Support the area's function as a central London location that attracts global business, research, teaching, shopping, flexible business spaces and cultural activities, particularly those in the Latin American community;
- Support the creation of a distinctive environment through a mix of innovative new architecture, heritage buildings and quality public realm that provides greenery and connectivity;
- Enable new transport infrastructure links with the surrounding areas by providing accessible walking, cycling and public transport routes;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Harness the expertise and infrastructure from the universities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research in to the area.

11.2.3. Growth opportunities in Elephant and Castle:

Elephant and Castle has the potential to provide significant amounts of new offices, shops, leisure and cultural uses, university facilities, parks and homes.

11.3. Elephant and Castle Sites

11.3.1. The key development opportunity sites in Elephant and Castle are:

- NSP41: Newington Triangle
- NSP42: Bakerloo Line Sidings and 7 St George's Circus
- NSP43: 57-85 Newington Causeway
- NSP44: Salvation Army Headquarters, Newington Causeway
- NSP45: Skipton House, Keyworth Hostel and Perry Library
- NSP46: Elephant & Castle Shopping Centre and London College of Communication
- NSP47: Chatelaine House, Walworth Road
- NSP48: London Southbank University Quarter
- NSP49: 1-5 Westminster Bridge Road

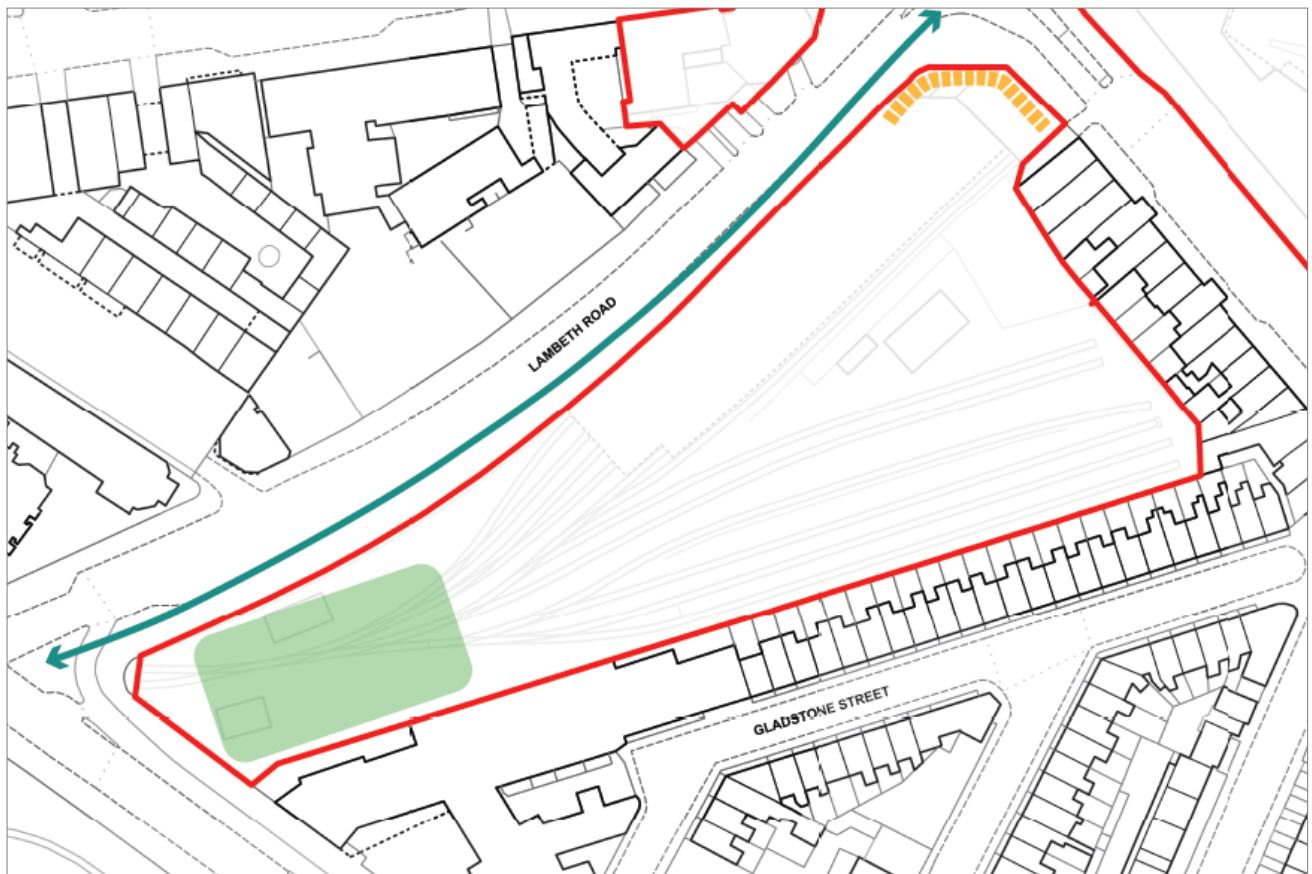
NSP41: Newington Triangle			
<ul style="list-style-type: none"> Site photo 			
Description of site	Newington Triangle comprises a mix of low-rise light industrial uses between Newington Causeway, Borough Road and the railway viaduct to the south. The site has an industrial character and the low-rise units along Newington Causeway are in a fairly poor state of repair with many appearing to be vacant. The majority of the uses on-site are set back from the main road.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new health centre; Support the Low Line walking route adjacent to the railway viaduct; Provide active frontages on Newington Causeway, including shops, restaurants and bars. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new employment floorspace; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 7,274 m² 	Existing uses	<ul style="list-style-type: none"> Light Industrial uses (B1) – 4,477 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activity Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential – 347 homes Town centre uses (A1, A2, A3, A4, D1, D2) – 2,358 m² Health centre (D1) – 4,000 m²
Required uses	<ul style="list-style-type: none"> Health centre (D1) – at least 4,000 m² facing Newington Causeway Town centre uses (A1, A2, A3, A4, D1, D2) – facing Newington Causeway 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)
Design and accessibility guidance	<p>The site is suitable for a mixed-use development with active frontages on Newington Causeway. The site is a suitable location for a new 'hub' health centre due to its location and excellent public transport accessibility. Redevelopment should support the Low Line walking route adjacent to the railway viaduct. Redevelopment should ensure continued accessibility to public transport and improve local connectivity and access to walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the borough view of St Paul's along Camberwell Road foreground viewing corridor.</p> <p>The site is within the setting of listed buildings on Borough Road and Newington Causeway. Undesignated heritage assets include the railway viaduct to the south-west of the site and buildings on Borough Road and Newington Causeway</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. The site has high potential to contain multi-phase archaeological deposits that would require protection. A windmill is recorded as once standing on the site and other archaeological evidence of medieval and post-medieval industry may be</p>		

	present.
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NSP 41

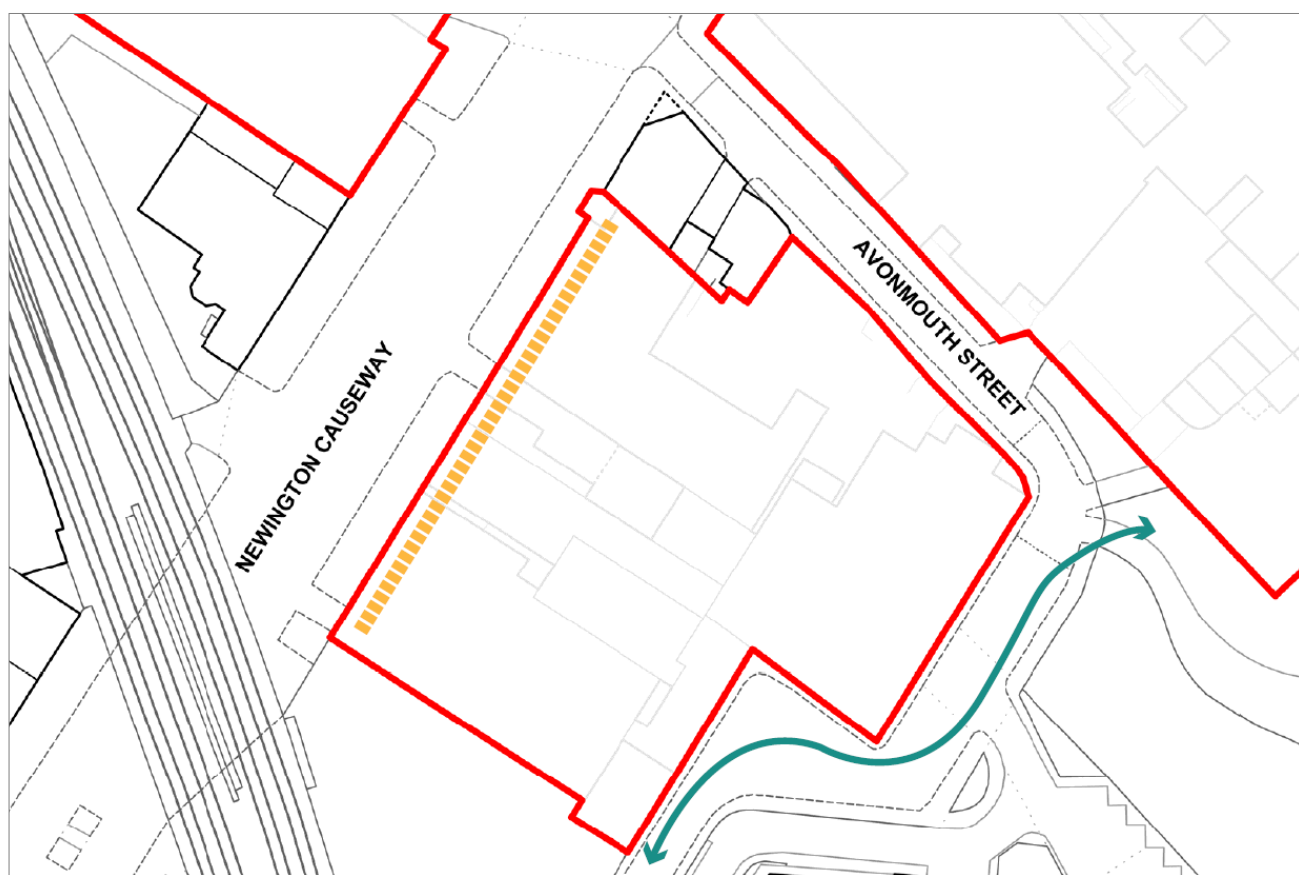
NSP42: Bakerloo Line Sidings and 7 St George's Circus			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is predominantly below grade and comprises a London Underground depot, a two storey railway building and a single storey restaurant fronting St George's Circus. The site fronts London Road to the east of St George's Circus and is bounded by Lambeth Road to the west, residential properties and a school on Gladstone Street.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain the amount of employment floorspace currently on the site; Provide active frontages and town centre uses to St Georges Circus Provide new public open space; Provide new homes. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new employment floorspace; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 11,667 m² 	Existing uses	<ul style="list-style-type: none"> Rail carriage depot (sui generis) – 11,377 m² Rail carriage depot ancillary buildings (sui generis) Restaurant (A3) 290 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – 290 m² Residential (C3) – 565 homes
Required uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – facing St George's Circus Open space – at least 1,750 m² Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) Hotel (C1) Office (B1)
Design and accessibility guidance	<p>The site is suitable to provide a new residential led development with some town centre uses, whilst also providing new public open space. In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</p> <p>The site is located within the setting of the Grade II* listed Obelisk situated at the centre of St George's Circus and is almost entirely surrounded by the West Square conservation area and St George's Circus conservation area. It is not located within an archaeological priority zone. However, it is possible that Civil War defences, as mapped by Smith and Kelsey, may cross the southern part of the site.</p>		



NSP 42

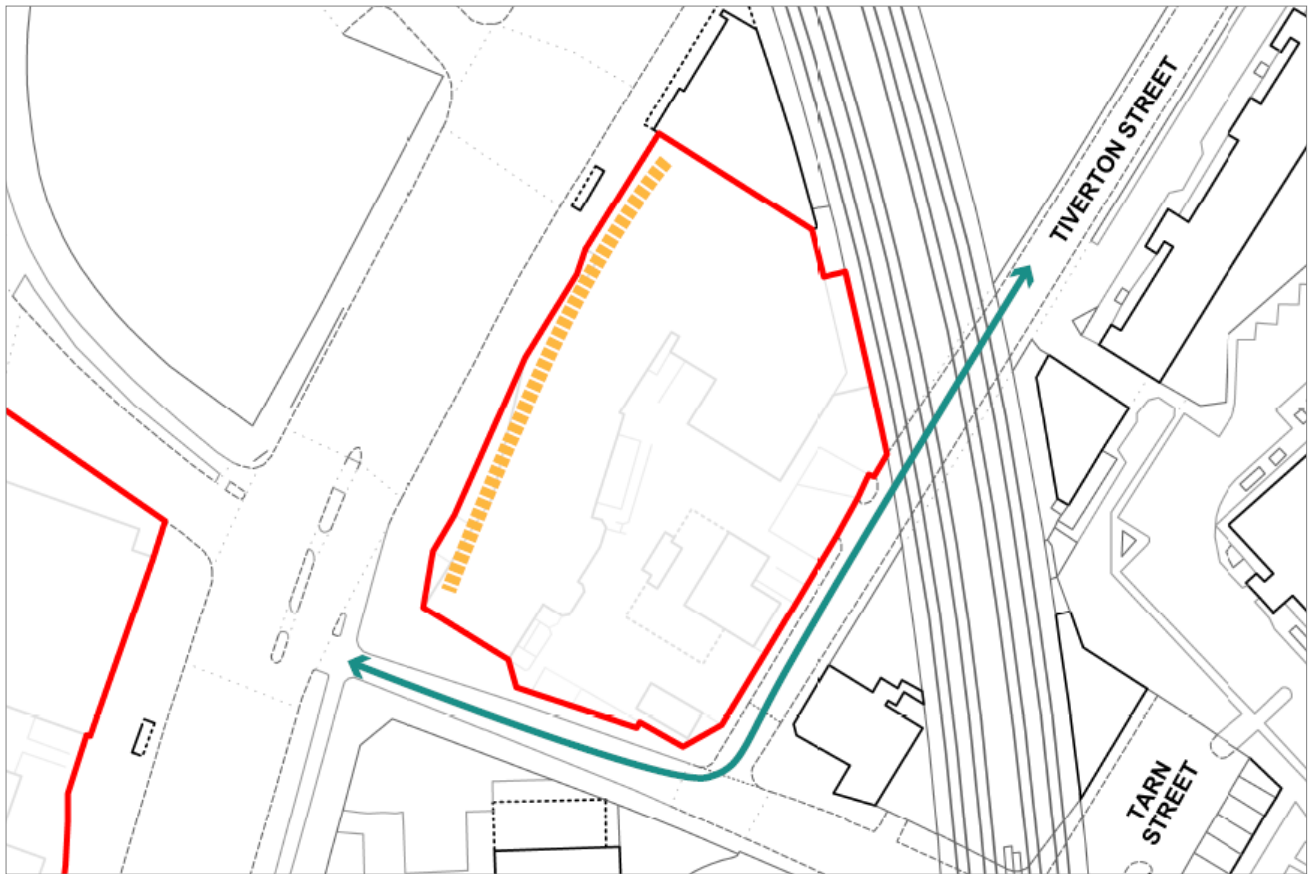
NSP43: 57-85 Newington Causeway			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is currently occupied by a mix of employment, cultural and residential uses within buildings of varying ages. Uses along Newington Causeway include Southwark Playhouse, various office units, a job centre, and a health clinic on the corner with Avonmouth Street. A flexible employment and conference centre is located on Avonmouth Street, and a cluster of light industrial buildings front Tiverton Street to the rear of Southwark Playhouse.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Retain the existing theatre use or provide an alternative cultural use; Provide active frontages on Newington Causeway, including shops, restaurants and bars. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 4,082 m² 	Existing uses	<ul style="list-style-type: none"> Southwark Playhouse (D2) – 816 m² Office (B1) – 4,168 m² Light industrial uses (B1) – 827 m² Job Centre (A2) – 546 m² Health clinic (D1) – 213 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 241 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 731 m² Southwark Playhouse (sui generis) – 816 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater) Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor facing Newington Causeway Cultural uses (sui generis) – at least 816 m² including retention of theatre 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

	use		
Design and accessibility guidance	<p>Redevelopment should deliver a more complementary and harmonious mix of uses alongside the retained Southwark Playhouse that emphasises its cultural significance, attracts more visitors to the area and creates active frontages on Newington Causeway. Redevelopment should enhance accessibility to public transport, walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is located within the setting of Grade II listed Inner London Court, Trinity Church Square conservation area and the undesignated heritage asset Newington Gardens. The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. The site has high potential to contain multi-phase archaeological deposits that would require protection. Archaeological investigations have taken place on this site and the results of these should be reflected.</p>		



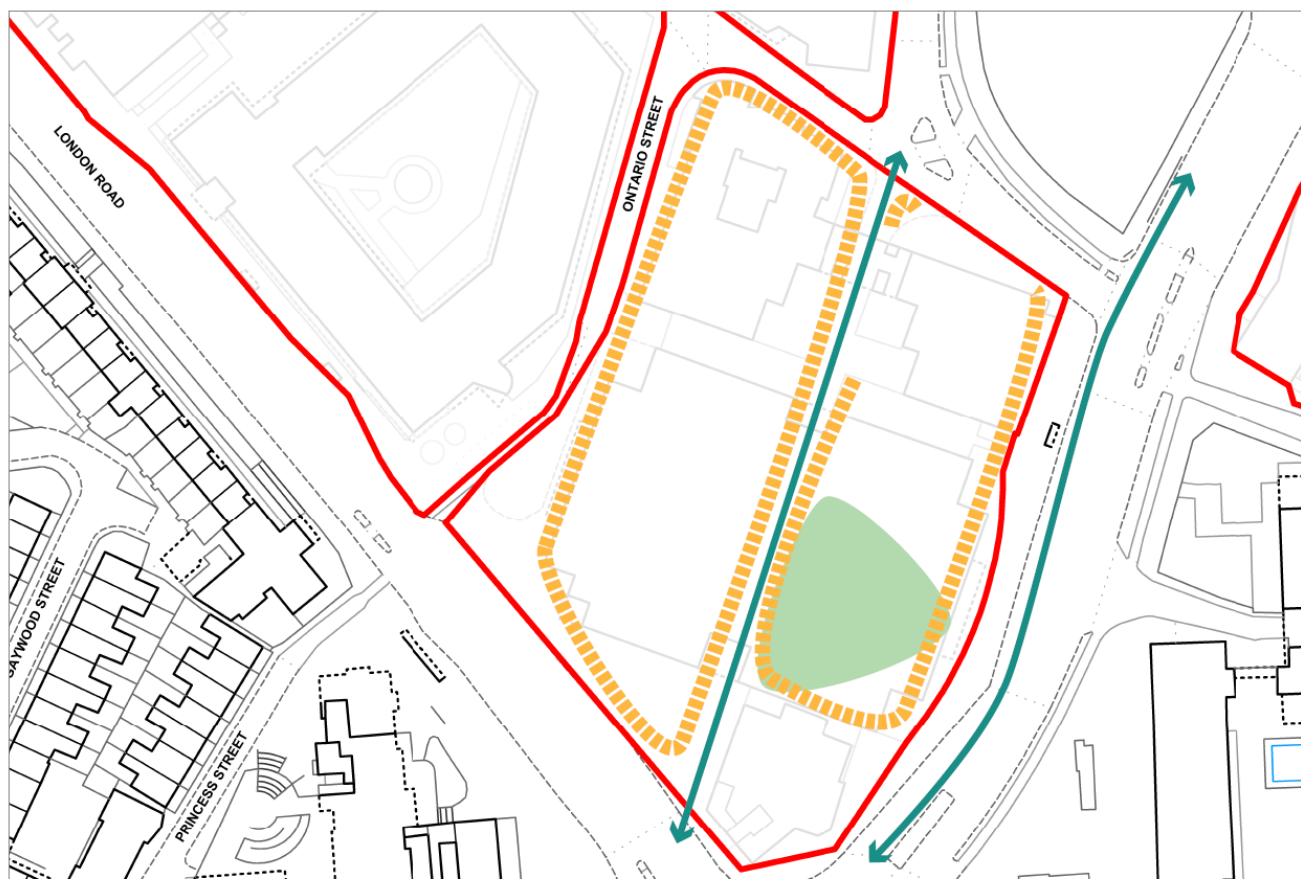
NSP 43

NSP44: Salvation Army Headquarters, Newington Causeway			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The site comprises two 21 st century office blocks, including an eight storey office block fronting Newington Causeway and a four storey office building located on the corner of Rockingham Street and Tiverton Street. Both buildings are used by the Salvation Army.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages including restaurants, shops or bars facing Newington Causeway. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new homes; • Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> • 2,607 m² 	Existing uses	<ul style="list-style-type: none"> • Office (B1) 5,540 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 6a • Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Employment uses (A1, A2, A3, A4, B1, D1, D2) – 5,650 m² • Residential (C3) – 88 homes
Required uses	<ul style="list-style-type: none"> • Employment uses (A1, A2, A3, A4, B1, C1, D1, D2) – to existing level of provision or at least 50% of the development (whichever is greater) • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting the Tames Path 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Hotel (C1)
Design and accessibility guidance	<p>The site is in the central area of Elephant & Castle and redevelopment should contribute towards realising the detailed vision set out in Elephant and Castle SPD. Redevelopment must provide at least the existing level of employment floorspace. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site is within the setting of Grade II listed Metro Central Heights and the site is within the 'Borough, Bermondsey and Rivers' archaeological priority zone. Redevelopment should enhance local accessibility to bus stops, tube and rail stations and contribute towards improving the connectivity, walking and cycle routes, specifically taking into consideration the Newington Causeway project (TfL and Southwark).</p>		



NSP 44

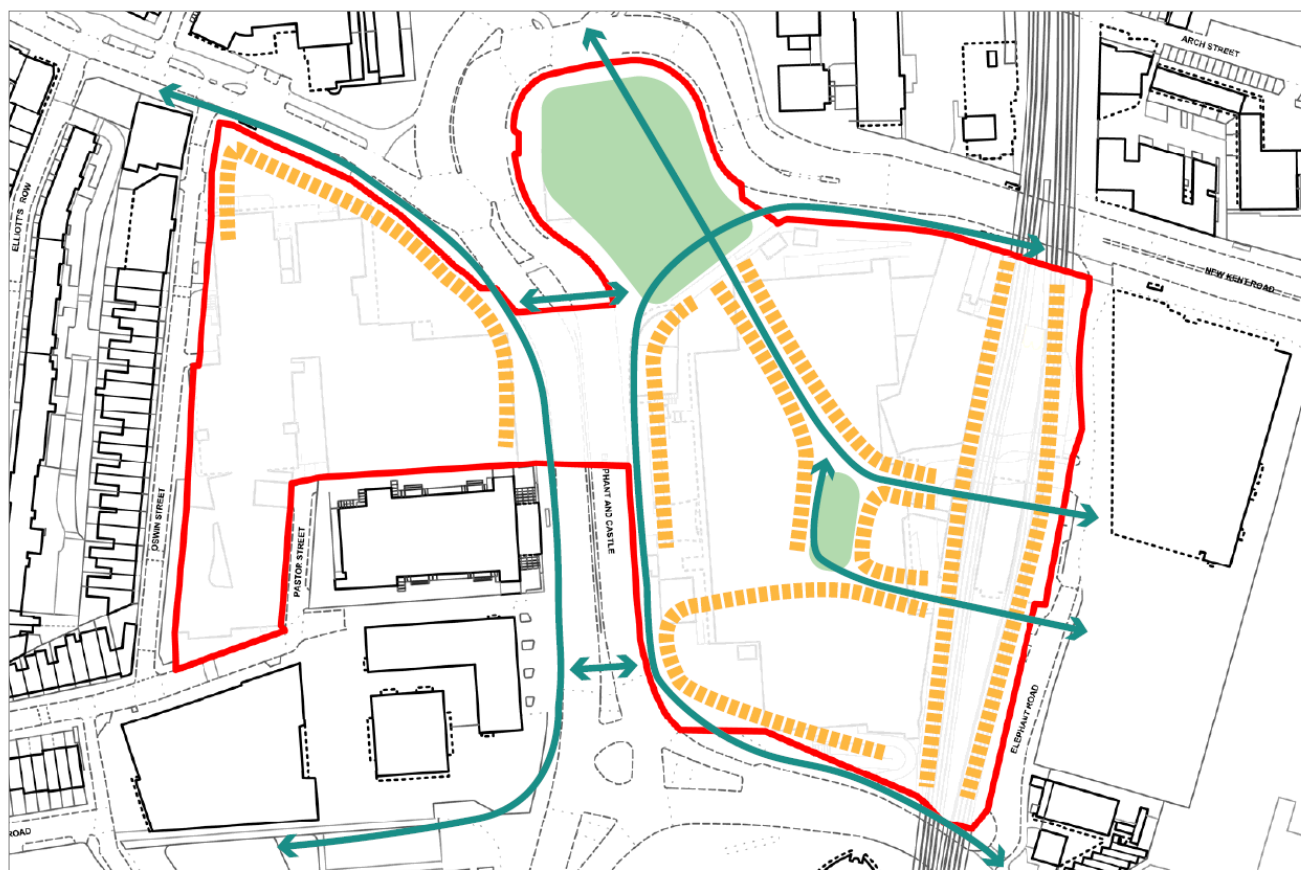
NSP45: Skipton House, Keyworth Hostel and Perry Library			
<ul style="list-style-type: none"> Site photo 			
Description of site	Skipton House is an office building situated on the Elephant & Castle peninsula northern junction. London South Bank University Library and the Keyworth Hostel are located on the remainder of the site. The Elephant & Castle underground entrance is located directly in front of Skipton House		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site; Provide new homes; Provide new north south link across the site; Provide new cultural space. <p>The site is subject to the following extant permission: 15/AP/5125</p>		
Site area	<ul style="list-style-type: none"> 10,158 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 26,086 m² Hostel (sui generis) – 1,000 m² Perry Library (D1) – 2,849 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 421 homes Office (B1) – 47,895 m² Town centre uses (A1, A2, A3, A4) – 4,547 m² Cultural (D1, D2) – 8,329 m² Open space – 1,524 m²
Required uses	<ul style="list-style-type: none"> Office (B1) – at least 47,895 m² Cultural (D1, D2) – at least 8,329 m² Open space – at least 1,524 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1) Town centre uses (A1, A2, A3, A4)
Design and accessibility guidance	<p>Redevelopment of the site will capitalise upon its highly accessible and prominent location by delivering a comprehensive mixed-use development at a higher density than currently exists. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</p> <p>Redevelopment should release areas between buildings for public spaces and walking routes, creating a more active and permeable urban environment. Development should seek to complement and integrate with the aspirations for the wider Elephant & Castle opportunity area.</p> <p>The building is within the setting of Grade II listed Metro Central Heights and the eastern half of the site lies within the 'Kennington Road and Elephant and Castle' archaeological priority zone. The area is especially important for Roman archaeology and Civil War defences and a fort are projected in the general area.</p>		



NSP 45

NSP46: Elephant & Castle Shopping Centre and London College of Communication			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site includes a number of distinct buildings. The Elephant & Castle Shopping Centre offers a range of town centre uses including retail, office and entertainment uses. An outdoor market encircles the shopping centre, while the Hannibal House office block rises from the north of the site. The Coronet Theatre abuts the railway viaduct and Elephant & Castle railway station forms the site's eastern boundary. The London College of Communication, a key education establishment, is located on the western side of Newington Butts road and is predominantly low-rise, with a 15-storey tower facing St George's Road. The Grade II listed Michael Faraday Memorial is situated on the former Elephant and Castle roundabout.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site. The development will see the local economy transformed, providing a catalyst for further development and investment; Contribute towards Elephant and Castle's important education cluster by providing at least the amount of education floorspace currently on the site used by London College of Communication; Provide new public open and civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct; Provide a new tube station entrance; Enhance the local townscape by providing high quality active frontages including restaurants, shops or bars at appropriate ground floor locations. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 40,400 m² 	Existing uses	<ul style="list-style-type: none"> London College of Communication – 24,307 m² Elephant and Castle Shopping Centre – 15,273 m² B1 Office – 10,090 m² Michael Faraday Memorial (sui generis) – 459 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 2,570 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 14,288 m² London College of Communication (D1) – 24,307 m² Open Space – 6,060 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least existing level of provision Education (D1) – at least 24,307 m² 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

	<ul style="list-style-type: none"> • Open space – 6,060 m² • New tube station entrance 		
Design and accessibility guidance	<p>This site represents one of the most significant growth opportunities in Southwark. Redevelopment should exploit the site's potential to deliver a comprehensive mixed-use development in this highly accessible location, with substantial areas of landscaping and high quality public realm enhancements. It is anticipated that the Elephant and Castle Shopping Centre will be demolished to facilitate a restructuring of the area's layout.</p> <p>Redevelopment should enhance connectivity to the existing cycle network and walking routes, improving the accessibility to the bus, tube and station interchange and enable the Low Line walking route. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</p> <p>The site is within the setting of listed buildings on Newington Butts and St George's Road, as well as numerous conservation areas in Southwark and Lambeth. The site is within the setting of the undesignated heritage asset of the railway viaduct running from north to south through Elephant and Castle.</p> <p>The site lies within the 'Kennington Road and Elephant and Castle' archaeological priority zone. The area is especially important for Roman archaeology, relating to the Roman road. The nationally important site of the Newington Butts Theatre once survived in this area. If any remains of the theatre were to survive on this site they would be nationally significant archaeological remains, and additionally would have an international group value as part of the group of Tudor playhouses that included the Rose, Globe, Hope, and Curtain sites. Civil War defences are projected in the area.</p>		



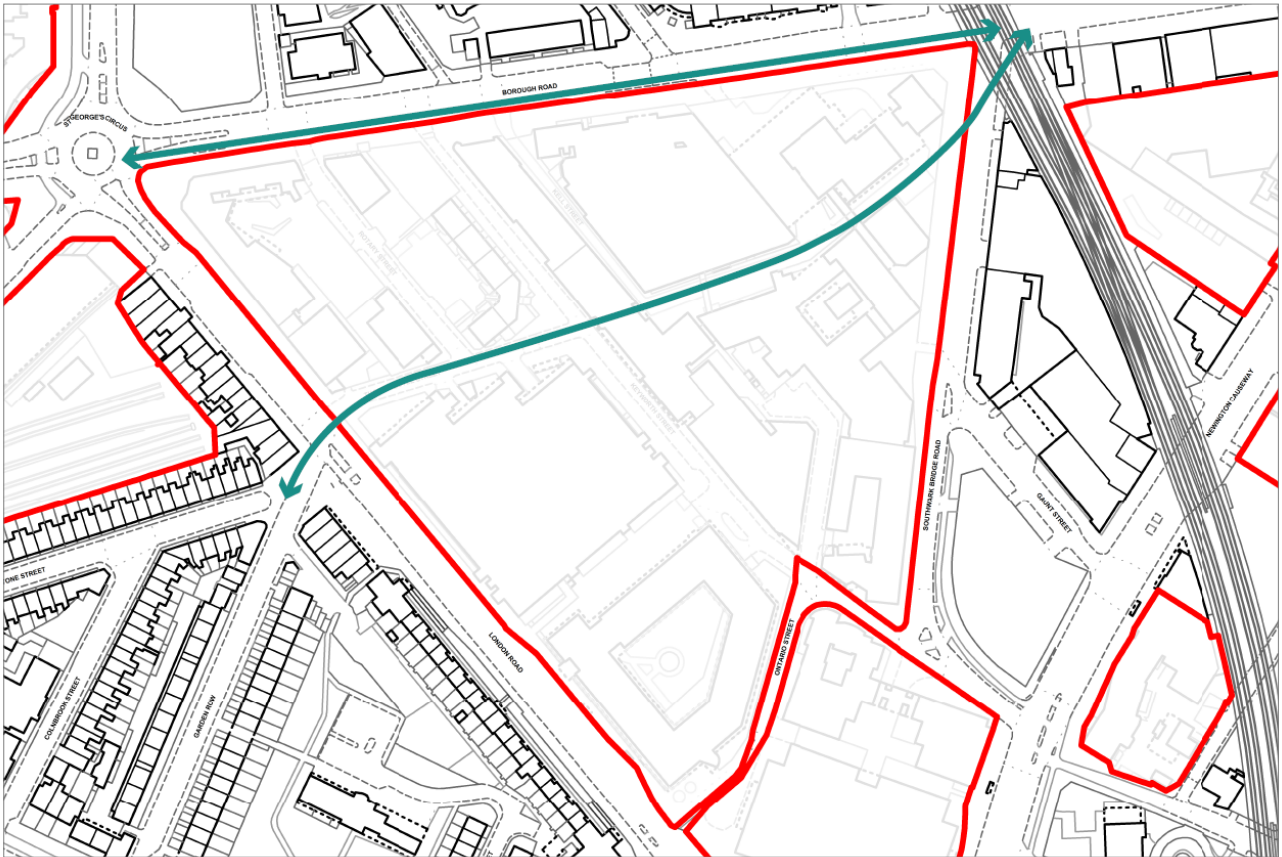
NSP 46

NSP47: Chatelaine House, Walworth Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is on the western side of the Walworth Road and comprises a part three, part four storey red brick commercial building. The building fronts Walworth Road with a wing to the northern site boundary along Amelia Street and a southern boundary along Manor Place. The site incorporates commercial units at ground floor level with offices above. Parts of the office space have more recently been used as a place of worship. The area surrounding is characterised by a wide mix of commercial, retail and residential uses contained within a range of buildings of different heights and architectural styles.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide town centre uses on the ground floor with active frontages on Walworth Road, including shops, restaurants and bars; Provide new homes. <p>The site is subject to the following extant permission: 13/AP/1122</p>		
Site area	<ul style="list-style-type: none"> 3,163 m² 	Existing uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, B1) – 5,196 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 54 homes Town centre uses (A1, A2, A3, A4, D1, D2) – 5,000 m
Required uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> None
Design and accessibility guidance	<p>Redevelopment should provide enhanced accessibility to bus stops, improve walking routes and improve accessibility to existing and planned cycle networks.</p> <p>The site is in the setting of Walworth Road conservation area and Grade II listed civic cluster including Southwark Health Centre, Newington Library and the former Southwark Town Hall. The site lies within the 'Walworth Village' archaeological priority zone. There is an antiquarian record of an early medieval coin hoard being found on the site.</p>		



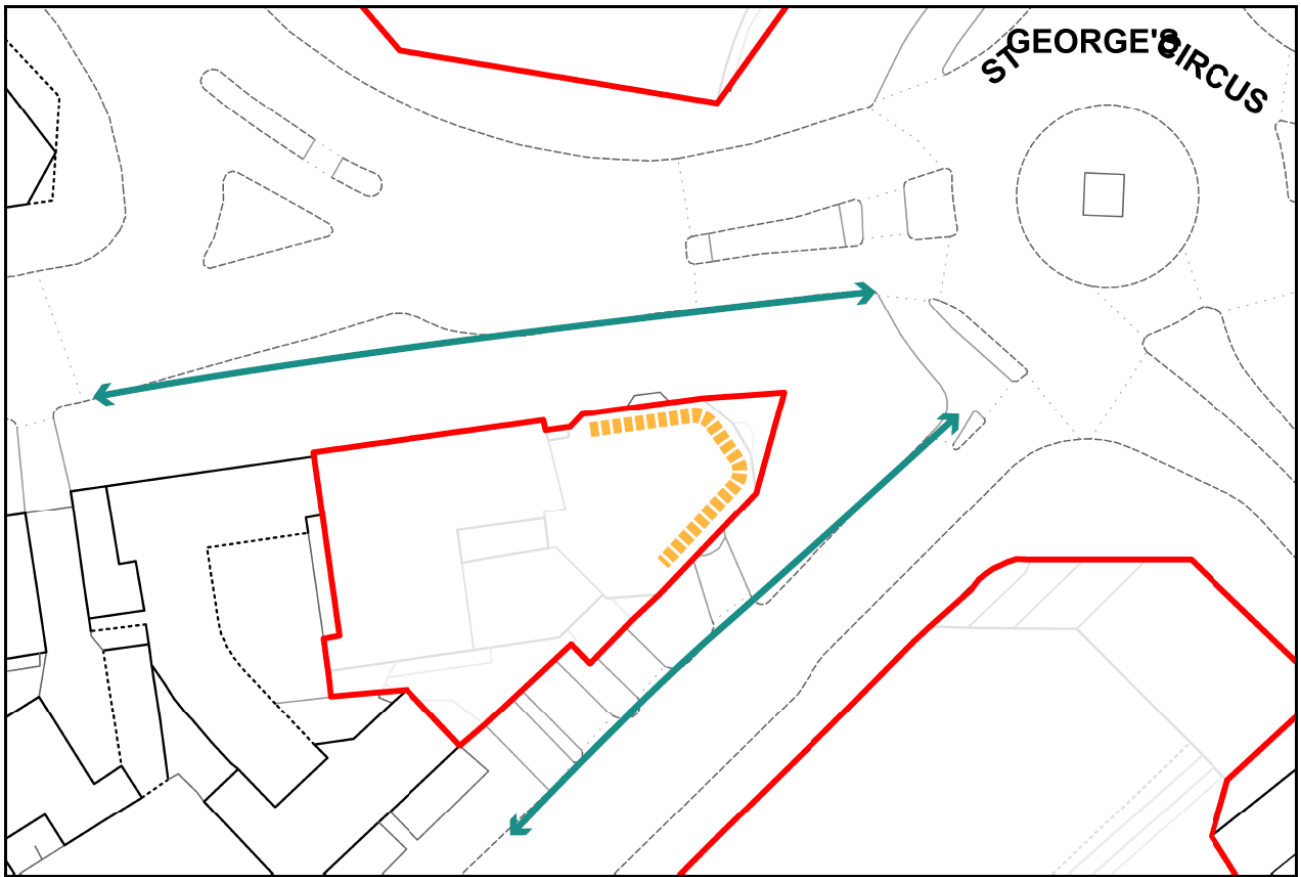
NSP 47

NSP48: London Southbank University Quarter			
<ul style="list-style-type: none"> • Site photo 			
Description of site	<p>This site is the London South Bank University Campus. The site is bounded by Borough Road to the north, Southwark Bridge Road to the east, Ontario Street to the south and London Road to the West, which includes the South Bank Technopark, Sports Centre, Library, Student Centre and Theatre. The Quarter is located to the north of Elephant & Castle tube station and Newington Gardens, with Southwark Playhouse and Ministry of Sound to the east. To the west is the Imperial War Museum.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter, for example by providing student halls of residence; • Provide for connected pedestrian environments, specifically direct walking routes through Elephant & Castle and links to the new safe cycle passage. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses such as retail, cafes and bars. 		
Site area	<ul style="list-style-type: none"> • 51,658 m² 	Existing uses	<ul style="list-style-type: none"> • N/A
PTAL and Density Area	<ul style="list-style-type: none"> • 6b • Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> • N/A
Required uses	<ul style="list-style-type: none"> • Research and education facilities or uses that would otherwise support the functioning of London Southbank University Quarter 	Other acceptable uses	<ul style="list-style-type: none"> • Town centre uses (A1, A2, A3, A4)
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area. The site is the location of the Blackfriars Road Music Hall. Civil War defences are recorded running to the south of the site. The site is within the setting of Grade II* listed Obelisk and Grade II listed buildings on London Road and Borough Road. The site includes Building at Risk. The site affects the setting of St George's Circus conservation area and West Square conservation area.</p>		



NSP 48

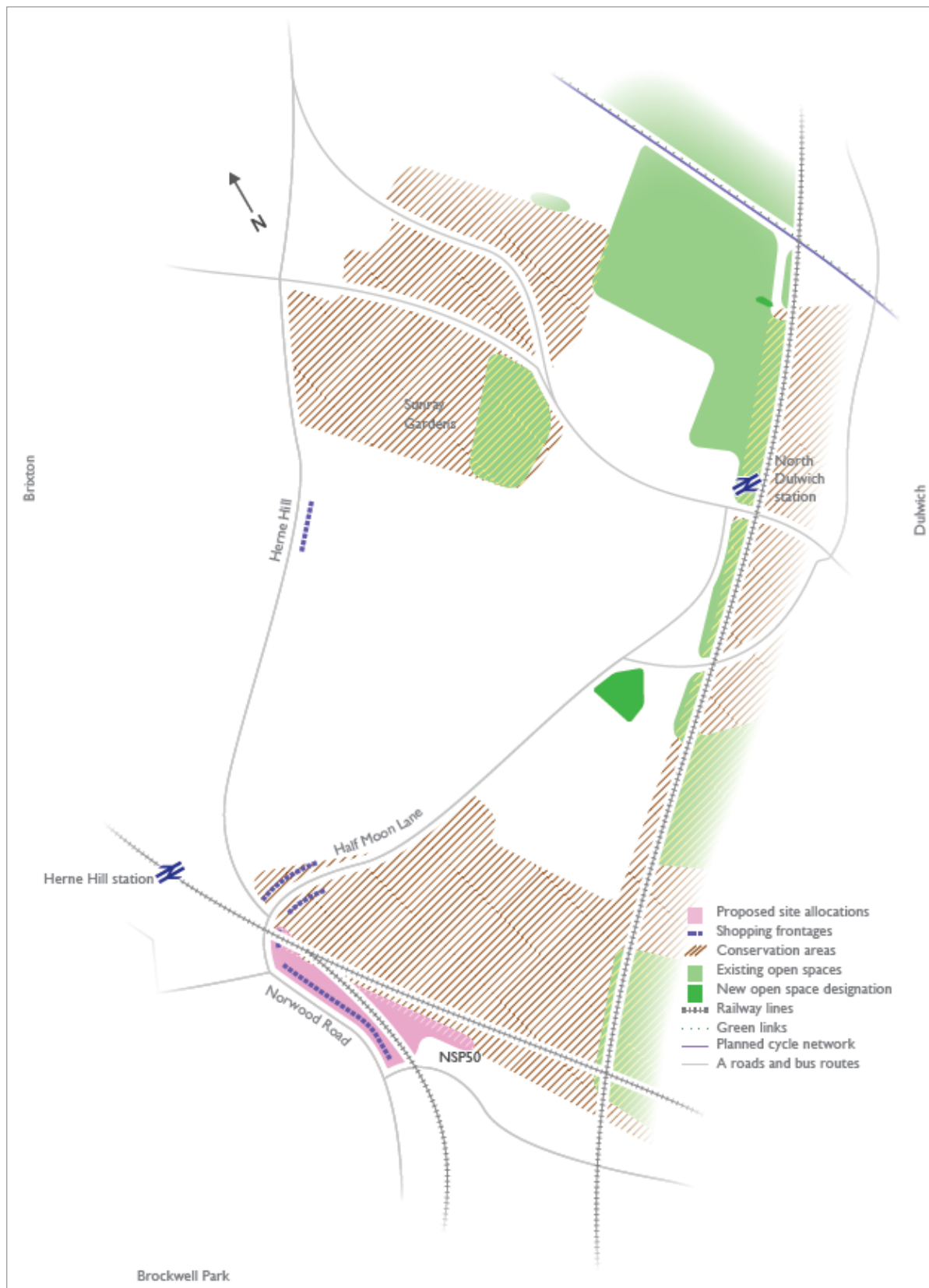
NSP49: 1-5 Westminster Bridge Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site comprises a collection of buildings on the corner of Westminster Bridge Road and Lambeth Road. The existing building heights vary from four to five storeys. Directly to the south of the site are the Bakerloo Railway sidings and to the north is McLaren House.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site; Provide new homes; Provide active frontages including restaurants, shops or bars facing St Georges Circus; Continue to provide the existing library use as an important cultural activity, reinforcing the area's diverse offer. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 772 m² 	Existing uses	<ul style="list-style-type: none"> Office (B1) – 1,850 m² Library (D1) – 550 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 7 homes Office (B1) – 2,150 m² Library (D1) – 550 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least to the existing level of provision Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting the St Georges Circus Library (D1) Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Hotel (C1)
Design and accessibility guidance	<p>A comprehensive mixed-use development will provide an uplift in floorspace, enabling the continued provision of office space and the library, alongside new residential units. In order to optimise the site's full potential, development should be of an appropriate density and design that responds positively to its context and meets the guidance set out in the adopted Blackfriars Road SPD. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment must successfully relate to the St George's Circus building line.</p> <p>The site is within the setting of St George's Circus and West Square conservation areas, but is not within a borough designated archaeological priority zone. Any redevelopment would affect the setting of the Grade II* Listed Obelisk and Grade II Listed buildings on London Road and Borough Road.</p>		



NSP 49

12. Herne Hill

12.1. Herne Hill Area Vision Map



Map 8

12.2. Herne Hill Area Vision

12.2.1. Herne Hill is:

- A residential neighbourhood which spans Southwark and Lambeth with many buildings of historic interest including the arts and crafts Sunray Estate and Stradella Road Conservation Area. The area is characterised by family housing and leafy, wide streets;
- Home to a thriving shopping centre with independent shops, bars and restaurants for local residents on Half Moon Lane and Norwood Road. There is a concentration of eateries facing Brockwell Park which adds to the area's nightlife;
- Accessible by rail from Herne Hill Station, along with many bus routes where residents enjoy good transport connections to central London;
- A place for sports and outdoor activities including the Herne Hill Velodrome, Brockwell Park and Sunray Gardens;
- Home to a local business park within and between the viaducts running south from Herne Hill to West Dulwich and Tulse Hill.

12.2.2. Development in Herne Hill should:

- Provide as many homes as possible while respecting the local character of the area;
- Prioritise walking and cycling and improve public transport with street and junction improvements to make the town centre safer;
- Complement and improve the Herne Hill town centre including by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre.

12.2.3. Growth opportunities in Herne Hill:

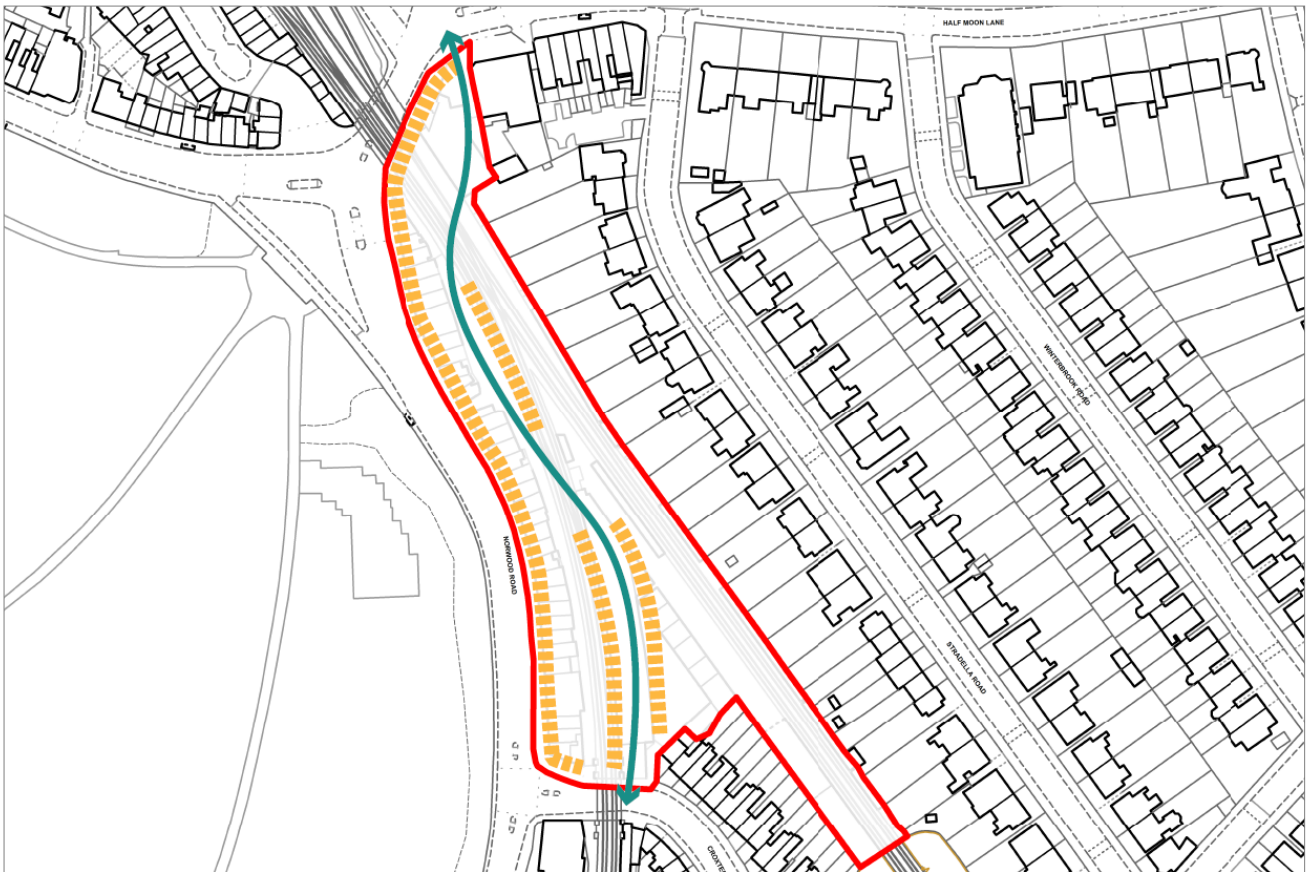
Whilst development opportunities in Herne Hill are relatively limited, Herne Hill has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

12.3. Herne Hill Sites

12.3.1. The key development opportunity sites in Herne Hill are:

- NSP50: Bath Trading Estate

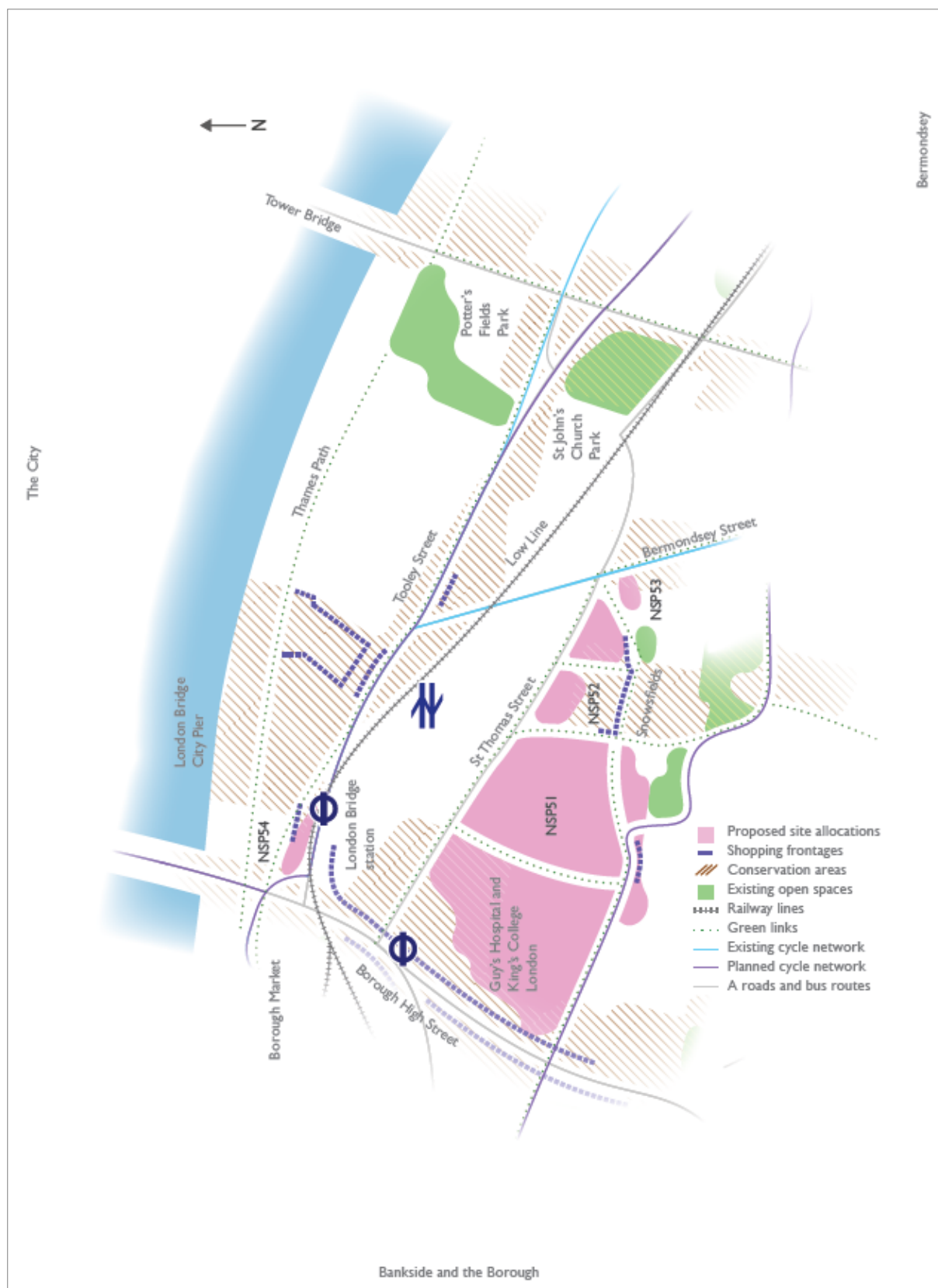
NSP50: Bath Trading Estate			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is located to the south of Herne Hill Station and adjacent to Norwood Road and Brockwell Park. It is bisected by two railway viaducts and is occupied by a mix of light industrial and storage uses within the arches and adjacent buildings. A single storey parade of shops, restaurants and bars is located along Norwood Road, facing Brockwell Park.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the small business cluster in Herne Hill providing at least the amount of employment floorspace currently on the site; Provide a new link to Half Moon Lane to improve the permeability and legibility of the site; Provide high quality active frontages at appropriate ground floor locations, including in the arches of the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes on upper storeys facing Brockwell Park. 		
Site area	<ul style="list-style-type: none"> 15,391 m² 	Existing uses	<ul style="list-style-type: none"> Light Industrial (B1) – 2,553 m² Retail (A1, A2, A3, A4, A5) – 2,041 m²
PTAL and Density Area	<ul style="list-style-type: none"> 5 Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – 2,553 m² Retail (A1, A2, A3, A4) – 2,041 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) Town centre uses (A1, A2, A3, A4, D1, D2) – facing Norwood Road 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) – on upper storeys facing Brockwell Park
Design and accessibility guidance	<p>The site is identified to encourage an intensification of employment uses and footfall to Herne Hill town centre. There may be opportunities for residential development on upper floors facing Brockwell Park on Norwood Road. However, any uplift in floorspace must be sensitive to the setting of Brockwell Park. Redevelopment should provide a new link to Half Moon Lane.</p> <p>The site is not within a borough designated archaeological priority zone but is within the Stradella Road conservation area. It is also within the setting of the undesignated heritage assets of Brockwell Park and railway viaducts.</p>		



NSP 50

13. London Bridge

13.1. London Bridge Area Vision Map



Map 9

13.2. London Bridge Area Vision

13.2.1. London Bridge is:

- A globally significant central London business district which is home to international business headquarters;
- Internationally renowned for its prominent riverfront location providing cultural spaces and retail, including Borough Market;
- An area with a rich heritage preserved in historic monuments, buildings, yards, public spaces, vistas and cityscapes;
- One of the UK's busiest transport hubs, that has increased rail and river capacity and improved walking and cycling provision and the quality of the public realm.

13.2.2. Development in London Bridge should:

- Attract global commerce and build on its reputation for arts and crafts, food and trade;
- Support the creation of a distinctive world class environment through a mix of innovative new architecture, restored heritage and quality public realm that provides greenery and connectivity. Greenery should also be incorporated into buildings;
- Build on the fabric of local alleyways and yards to create quiet, green routes with clean air;
- Strengthen the cultural offer of the area and diversify activities and shops;
- Make sure the new standard of London Bridge Station is upheld;
- Enhance local accessibility including walking, cycling, tube, bus and boat routes;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Harness the expertise and infrastructure from Kings College London, Guy's Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research;
- Enhance the visitor and cultural activities along the Thames riverfront, and encourage use of riverboat services in a safe and sustainable way;
- Support the development of a new high street on St Thomas Street.

13.2.3. Growth opportunities in London Bridge:

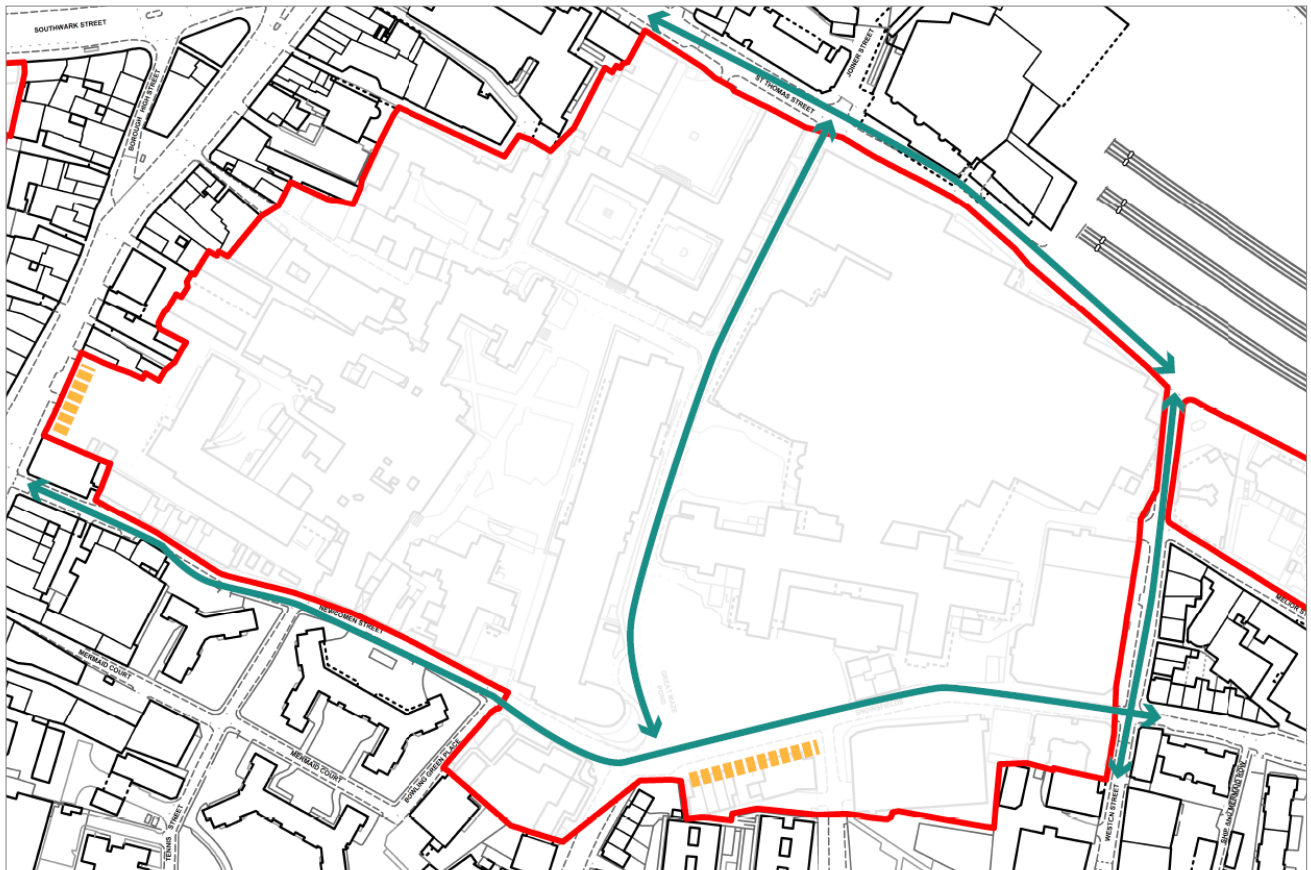
London Bridge is part of central London and has the potential to provide new offices, shops, leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs.

13.3. London Bridge Sites

13.3.1. The key development opportunity sites in London Bridge are:

- NSP51: London Bridge Health Cluster
- NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street
- NSP53: Land between St Thomas Street, Fenning Street, Melior Place, Snowsfields and Bermondsey Street
- NSP54: Colechurch House, London Bridge Walk

NSP51: London Bridge Health Cluster			
<ul style="list-style-type: none"> Site photo 			
Description of site	This site includes a cluster of buildings, including and ancillary to Guys' Hospital and King's College London. The site is bounded by London Bridge Station to the north, Western Street to the east, Newcomen Street to the south and Borough Street to the west.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster; Improve pedestrian movement and permeability through the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre such as retail, cafes and bars. 		
Site area	<ul style="list-style-type: none"> 80,028 m² 	Existing uses	<ul style="list-style-type: none"> N/A
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> N/A
Required uses	<ul style="list-style-type: none"> Health, research and education facilities or uses that would otherwise support the functioning of London Bridge Health Cluster. 	Other acceptable uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4)
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The scale of any new buildings should step down towards the site boundaries.</p> <p>The site partially falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor, Parliament Hill Summit to St Paul's Cathedral background viewing corridor, and Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridor.</p> <p>The site contains the Grade II* listed Guys Hospital main building, including wings and chapel, and affects the settings of numerous listed Buildings on Borough High Street and St Thomas Street, including the Grade I listed The George Inn. Redevelopment of the site may affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard.</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone and partially within Borough High Street conservation area. The site contains nationally significant archaeological remains, including the scheduled monument of the Roman boat at New Guy's House, as well as some of the most important archaeological sites in Southwark relating to the Roman settlement, medieval and post-medieval occupation of the area.</p>		



NSP 51

NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is currently occupied by Capital House, a Kings College university building, and an office building which houses the UK Border Agency. The remaining part of the site is occupied by car parking. The site is located opposite London Bridge train station and a Grade II listed railway viaduct is immediately to the north of the site.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in London Bridge by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Retain a university building; Enhance St Thomas Street by providing high quality public realm and active frontages including restaurants, shops or bars at ground floor. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. <p>The site is subject to the following extant permission: 14/AP/4640</p>		
Site area	<ul style="list-style-type: none"> 3,814 m² 	Existing uses	<ul style="list-style-type: none"> University building (D1) – 5,261 m² Car parking Office (B1) – 3,652 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 145 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 9,078 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – to existing level of provision or at least 50% of the development (whichever is greater) University building – at least 3,652 m² Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting St Thomas Street 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)
Design and Accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.</p> <p>The site falls within both the Parliament Hill Summit to St Paul's Cathedral, and</p>		

the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridors.

Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide public realm enhancements, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.

Proposals for the site should be sensitive to the surrounding context, and should sustain and enhance the setting of the Grade II listed Railway Arches and the Bermondsey Street conservation area to the east.

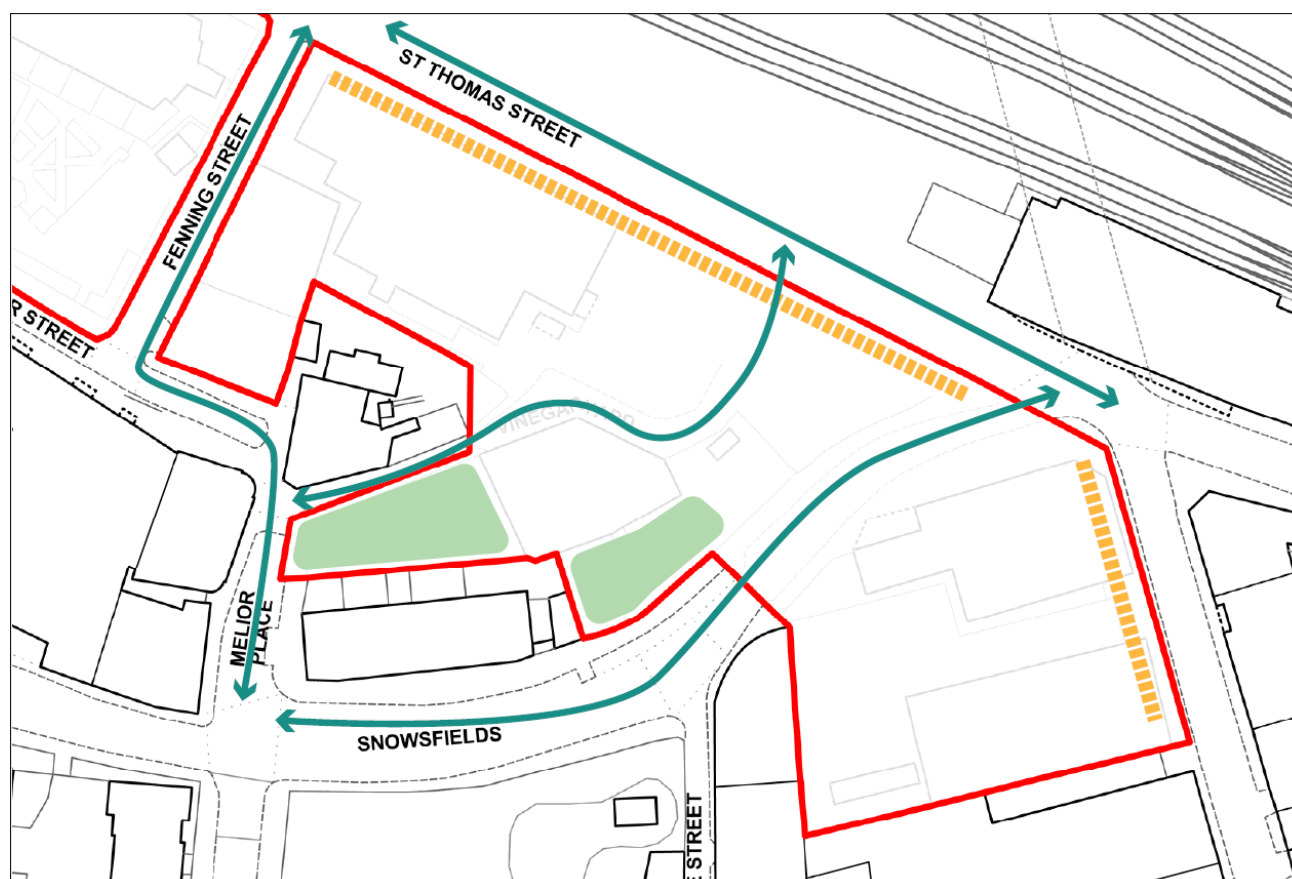
The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. Very significant archaeological remains are known within the immediate area. Archaeological investigations have taken place on this site and should be reflected.



NSP 52

NSP53: Land between St Thomas Street, Fenning Street, Melior Place, Snowfields and Bermondsey Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is bounded by St Thomas Street to the north, Snowfields to the south, Melior Place and Fenning street to the west, and Bermondsey Street to the east. The site is occupied by a vacant warehouse building, the Leather Warehouse, a carpark area, a temporary construction office and a low-rise industrial building at 1-7 Fenning Street. Buildings in the locality of the site vary in scale, design and use. To the north and west there are modern offices including The Shard, City Hall, More London and London Bridge Station. To the south and east there are many are smaller offices and a wide variety of town centre uses such as galleries, museums, restaurants and bars. To the west is London Bridge Health Cluster. To the south of the site the character of the area becomes more residential.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in London Bridge by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Enhance St Thomas Street by providing high quality public realm and active frontages including restaurants, shops or bars at ground floor; Provide new public open space. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 7,659 m² 	Existing uses	<ul style="list-style-type: none"> Office (temporary) (B1) – 2,691 m² Office (B1) – 2,534 m² Restaurant / café (A3) – 438 m² Warehouse (vacant) – 1,117 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Central Activities Zone 	Indicative development capacity	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – 18,765 m² Residential (C3) – 254 homes Open Space – 1,149 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – to existing level of provision or at least 50% of the development (whichever is greater) Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting St Thomas 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Hotel (C1)

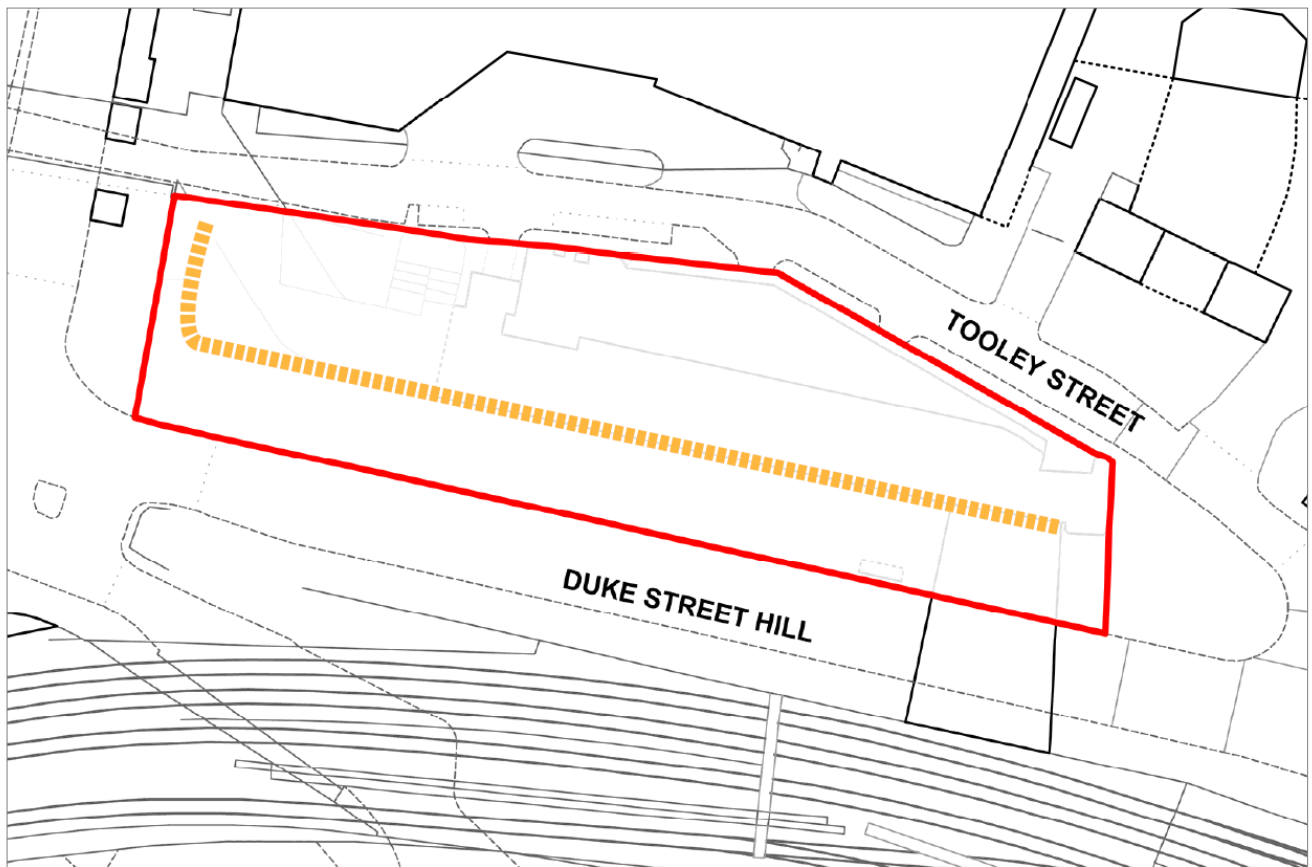
	<p>Street</p> <ul style="list-style-type: none"> • Open Space – at least 1,149 m² 		
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.</p> <p>The site falls within both the Parliament Hill Summit to St Paul's Cathedral, and the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridors.</p> <p>Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide new public open space, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.</p> <p>The site is within the setting of the Grade II listed Railway Arches. The site is partially within the Bermondsey Street conservation area and includes an important unlisted building, The Leather Warehouse. The site is also within the setting of the important unlisted Horseshoe Pub. Redevelopment should enhance the setting of these buildings.</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone. Very significant archaeological remains are known within the immediate area. Archaeological investigations have taken place on this site and should be reflected.</p>		



NSP 53

NSP54: Colechurch House, London Bridge Walk			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site is bounded by Tooley Street to the north and east, Duke Hill Road to the south, and London Bridge to the west. This site is currently occupied by Colechurch House, a six storey mid 20th century building and features a concourse parade of retail uses at ground floor level which links via a footbridge over Tooley Street into London Bridge Station. The buildings surrounding the site are a variety of ages, varying foot print size and number of storeys. The area provides for a wide variety of uses, including: hospitals; retail; restaurants; tourism and cultural; education; visitor accommodation; small business; and large office.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving employment cluster in London Bridge by providing an uplift in office floorspace; Contribute to a vibrant pedestrian area with town centre uses which create an active street frontage; Provide a high quality pedestrian environment which links to London Bridge and the Thames Path; Provide ground floor active frontages on Duke Hill Street, including shops, restaurants and bars. 		
Site area	<ul style="list-style-type: none"> 14,011 m² 	Existing uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, B1, B2,) – 12,674 m²
PTAL and Density	<ul style="list-style-type: none"> 6b Central Activities 	Indicative development capacity	<ul style="list-style-type: none"> Employment (A1, A2, A3, A4, B1, D1, D2) – 21,068 m²

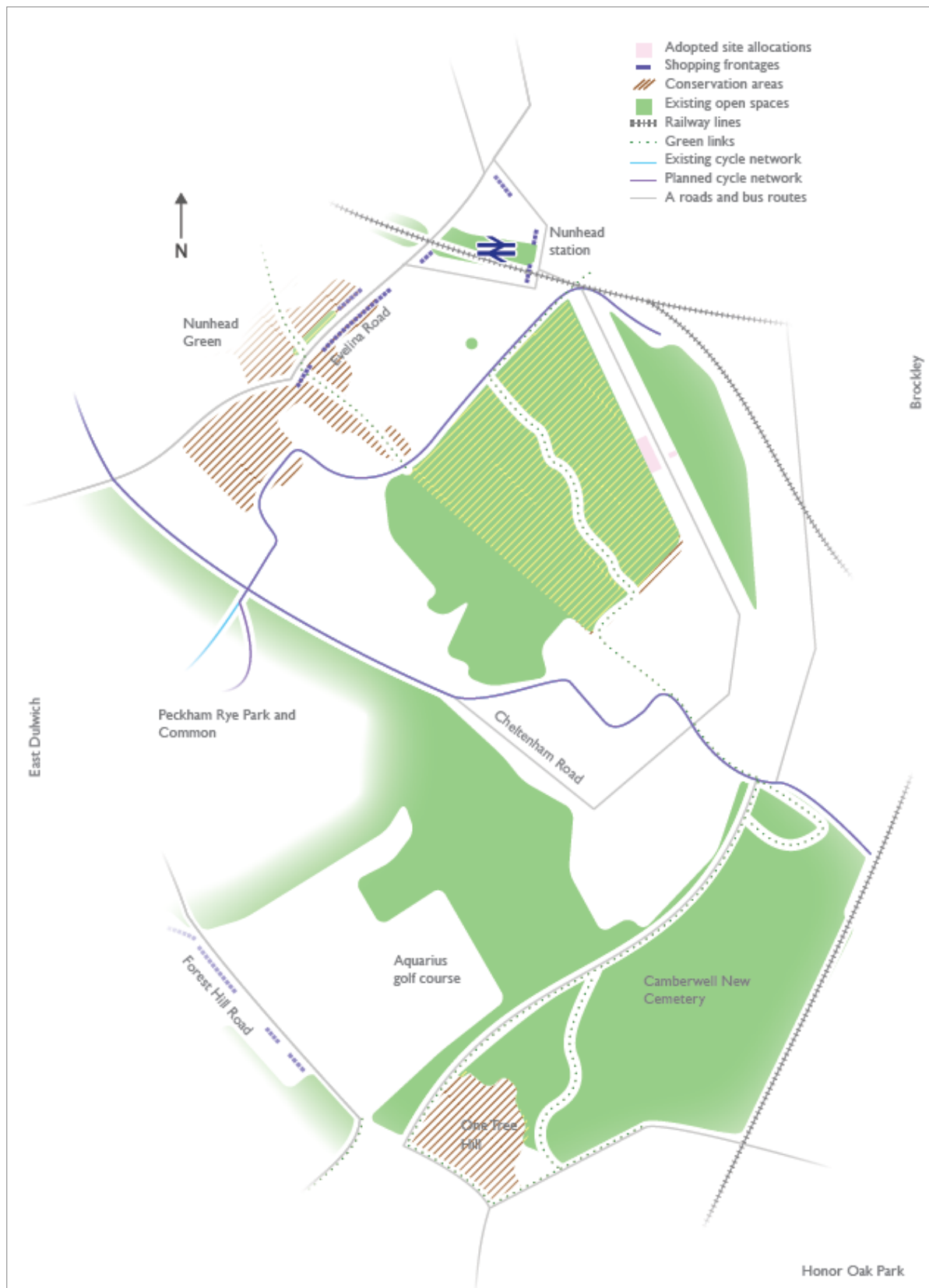
Area	Zone		
Required uses	<ul style="list-style-type: none"> • Office (B1) • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor 	Other acceptable uses	<ul style="list-style-type: none"> • None
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Taller buildings should not detract from the primacy of The Shard. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.</p> <p>The site falls within both the Parliament Hill Summit to St Paul’s Cathedral, and the Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridors.</p> <p>The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone and is on the edge of the Borough High Street and Tooley Street conservation areas. Very significant archaeological remains are known from the area, as the site is on the approach to the medieval ‘Old London Bridge’ and may retain elements of the bridgehead. The site has the potential to contain some of the most important archaeology of Southwark from a range of periods, including high status Roman occupation and riparian evidence.</p> <p>The site is within the settings of a number of Listed Buildings on Tooley Street, including Grade II* listed St Olaf House and Grade II listed London Bridge Hospital. Redevelopment has the potential to affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard.</p>		



NSP 54

14. Nunhead

14.1. Nunhead Area Vision Map



Map 10

14.2. Nunhead Area Vision

14.2.1. Nunhead is:

- A historic residential area with many pubs, a library and a local community centre;
- A visitor destination for Nunhead Cemetery, with a view of St Paul's Cathedral and Aquarius Golf Course;
- Accessible by rail from central London at Nunhead Station and by many local walking, cycling and bus routes;
- Home to a thriving shopping centre at Evelina Road with a wide range of independent shops around Nunhead Green that create a village environment. Local shopping parades meet local shopping needs at Forest Hill Road and Cheltenham Road;
- A place for sports and activities with good access to parks such as Peckham Rye.

14.2.2. Development in Nunhead should:

- Provide as many homes as possible while respecting the local character of the area;
- Improve walking and cycling routes and public transport;
- Complement and improve the town centre offer at Evelina Road, Forest Hill Road and Cheltenham Road, including the retention of small shops.

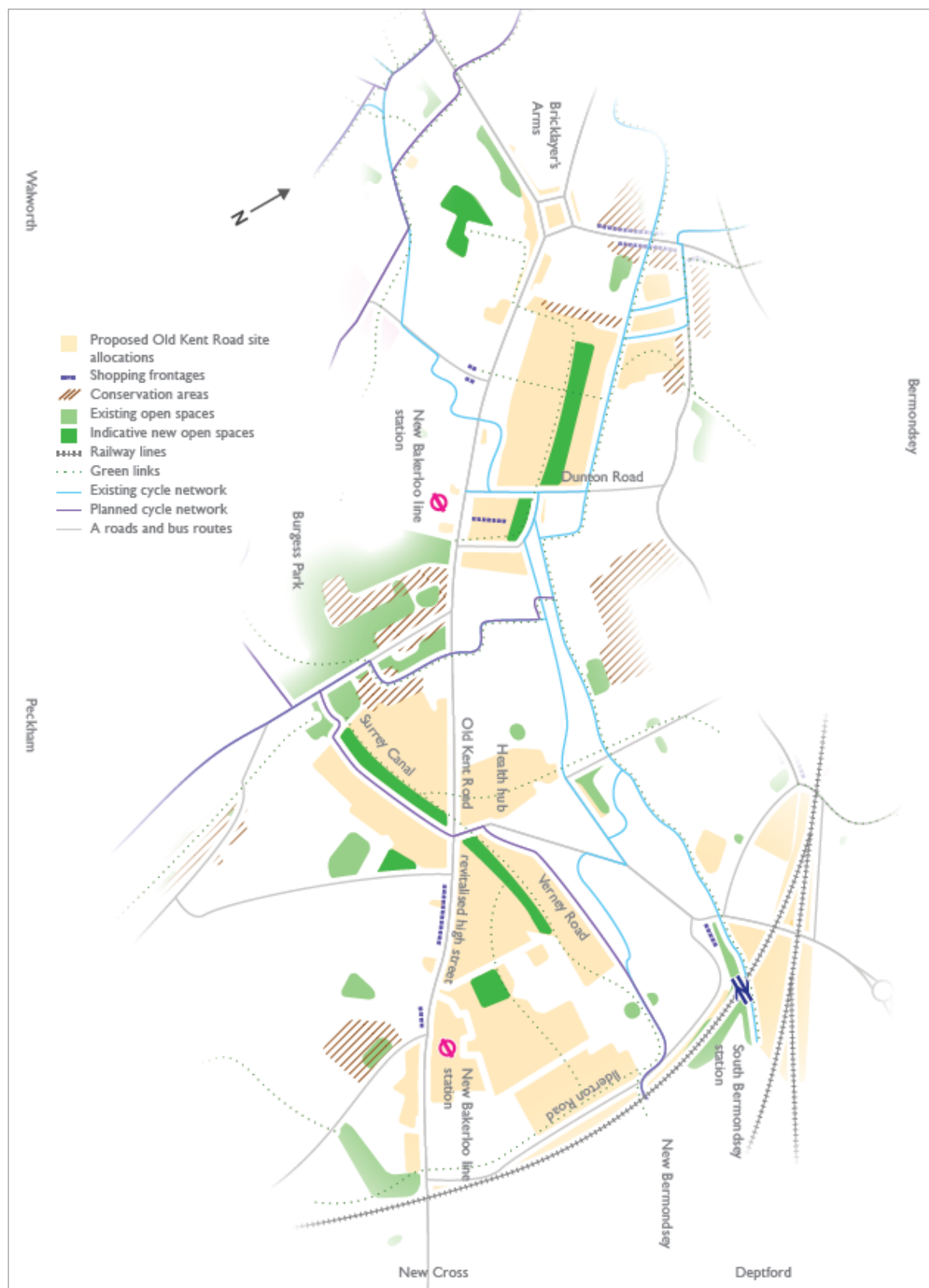
14.2.3. Growth opportunities in Nunhead:

Whilst development opportunities in Nunhead are relatively limited, Nunhead has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Detailed development opportunities in Nunhead are set out in the Peckham and Nunhead Area Action Plan (2014). This includes adopted Site Allocations. There are no new development opportunity sites in Nunhead.

15. Old Kent Road

15.1. Old Kent Road Area Vision Map



Map 11

15.2. Old Kent Road Area Vision

The detailed Area Vision for the Old Kent Road is being prepared separately through an Area Action Plan (AAP). The Area Vision below is based on the vision and detailed proposals presented in the AAP Preferred Option Version which was consulted on from June to November 2016. The Council will consider all consultation responses which were received in this previous stage of consultation in preparing an updated vision. As such, it is not necessary to resubmit any comments which have been made in respect of the Old Kent Road AAP Preferred Option consultation.

15.2.1. Old Kent Road is:

- A part of central London ready for substantial transformation;
- A historic and important route out of London dating from Roman times;
- Home to a number of residential neighbourhoods;
- An important local and regional centre for businesses with affordable, flexible space for a variety of business uses including services, manufacturing, transport and storage, printing and creative and innovative businesses which mainly support the central London economy.

15.2.2. Development in Old Kent Road should:

- Transform the Old Kent Road into a central London location centred on a modern boulevard providing a wide range of shopping, entertainment, daytime and evening activities including space for small and medium enterprises, new department stores and independent shops, offices and places to eat and drink. Revitalisation of the Old Kent Road and development of housing alongside a range of business uses in adjacent neighbourhoods will provide 20,000 new homes and 5,000 new jobs;
- Link the renewed high street to the surrounding neighbourhoods and routes with excellent public realm that encourages people to use the town centre;
- Prioritise walking and cycling and enhance public transport accessibility, including the provision of two new tube stations for the Bakerloo Line extension;
- Provide as many homes as possible while respecting the local character of the area;
- Provide new education and health opportunities which will include new schools and could include colleges and universities;
- Provide new walking and cycling routes, parks and green routes and improve the quality of existing local open spaces and squares.

15.2.3. Growth opportunities in Old Kent Road:

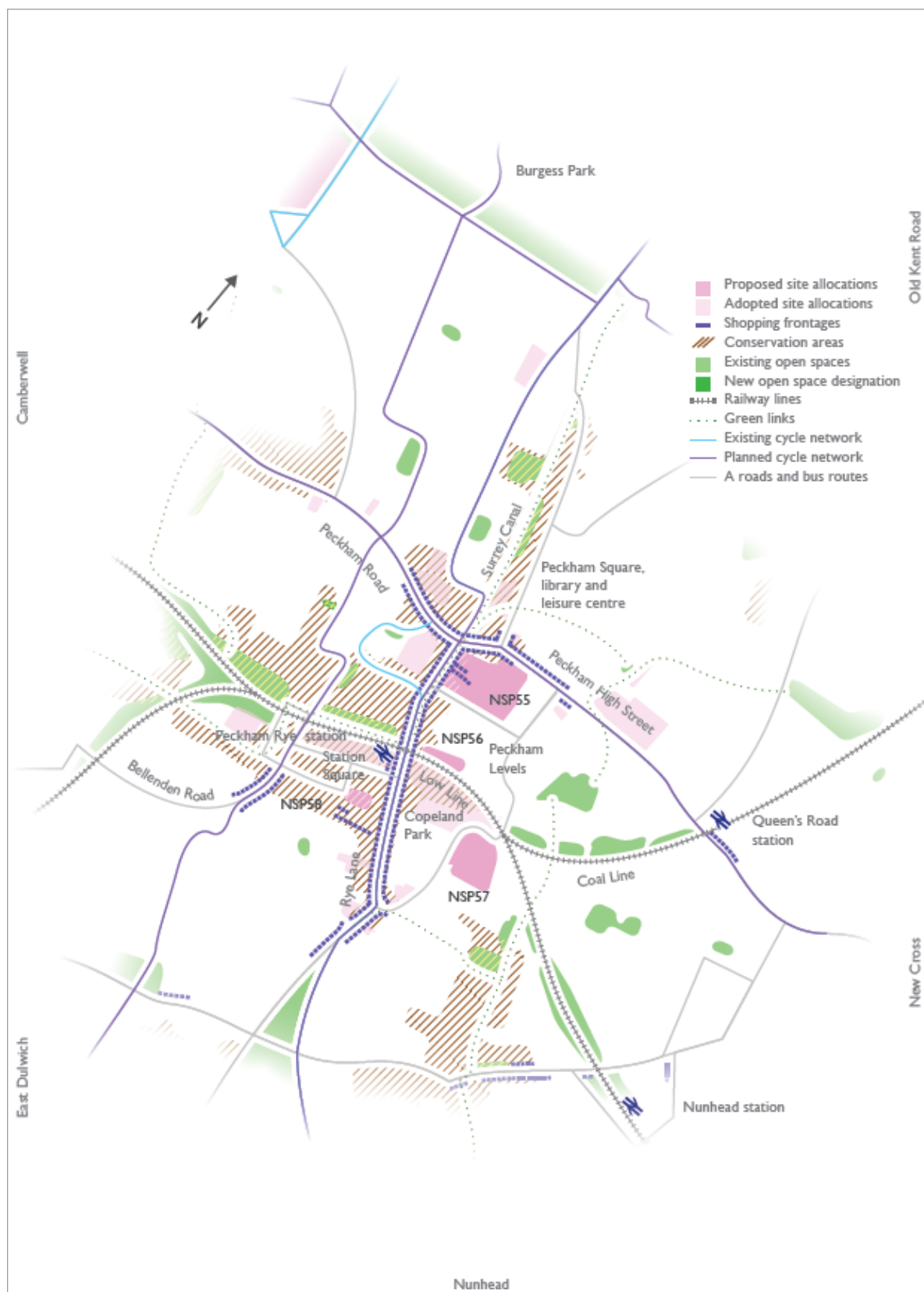
Old Kent Road has the potential to provide new housing, shops, businesses and activities, particularly in the town centre, in an area of 281 hectares extending from New Kent Road in the north and the borough boundary with Lewisham in the south. There are 24 large sites and many smaller sites suitable for redevelopment.

The key development opportunities in Old Kent Road are:

- As per the emerging Old Kent Road Area Action Plan

16. Peckham

16.1. Peckham Area Vision Map



Map 12

16.2. Peckham Area Vision

16.2.1. Peckham is:

- A lively town centre providing a range of daytime and night time activities on Rye Lane including a Library, a Leisure Centre and many independent retailers which specialise in West African goods. Bellenden Road is a quieter alternative. Much of the town centre activity spills over to busy side streets;
- An area with a burgeoning sector of small and medium enterprises, many of which are creative industries;
- An area of heritage value, particularly in the conservation areas with many interesting Victorian, Edwardian and inter-war buildings, including Peckham Rye Station, and the Baptist church with the former Jones and Higgins department store at the heart of Peckham town centre. Outside designated conservation area the historic residential layout of much of the area remains intact;
- A place for sports and activities with local parks which support leisure and cultural activities. Examples include Peckham Square, Peckham Rye Station Square, Peckham Rye Common and the Surrey Canal Walk connecting Peckham to Burgess Park and beyond;
- Accessible by rail from central London and wider London with stations at Peckham Rye and Queen's Road along with many bus routes. Peckham is very accessible for walking and cycling.

16.2.2. Development in Peckham should:

- Complement and improve the town centre with more large and small shops, entertainment, cultural and leisure spaces alongside new employment space for small and medium enterprises;
- Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
- Support new educational campuses which will increase education and employment opportunities and bring new footfall to the town centre;
- Increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure;
- Prioritise walking, cycling and improve public transport;
- Contribute towards the development of the Low Line and the Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Reveal and enhance Peckham's underlying historic townscape.

16.2.3. Growth opportunities in Peckham:

Large development sites in Peckham will provide new homes and employment space. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

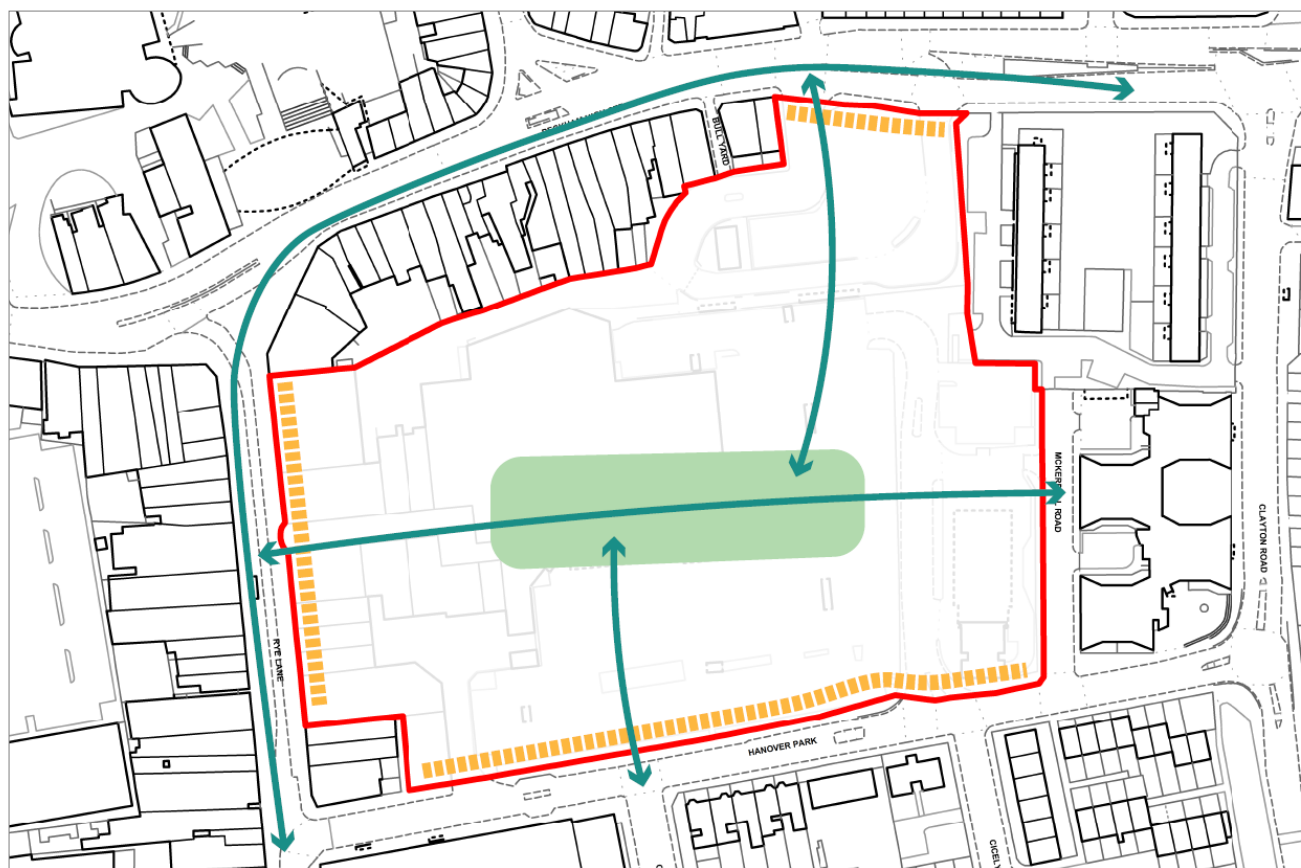
16.3. Peckham Sites

16.3.1. Detailed development opportunities in Peckham are set out in the Peckham and Nunhead Area Action Plan (2014). This includes adopted Site Allocations. **The key new and revised development opportunity sites in Peckham are:**

- NSP55: Aylesham Centre and Peckham Bus Garage
- NSP56: Cinema and multi-storey car park, Moncrief Street
- NSP57: Copeland Road Industrial Park
- NSP58: Choumert Grove Car Park

NSP55: Aylesham Centre and Peckham Bus Garage			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This large site comprises the Aylesham Centre shopping centre which houses many retail outlets, restaurants and small businesses. It also includes Morrisons supermarket, a large car park and servicing area associated with the shopping centre, and a petrol filling station that occupies the south-east corner of the site. Peckham bus garage is situated on the northern edge of the site fronting Peckham High Street.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; Retain the supermarket use; Provide new public open space; Provide new north-south and east-west green links; Provide active frontages facing Rye Lane, Hanover Park and Peckham High Street, including shops, restaurants, bars and cultural uses. Redevelopment or refurbishment of this site should diversify the retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham; Provide new homes. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new affordable housing through a community land trust; Accommodate meanwhile uses on the car park; Provide retail car parking; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 30,462 m² 	Existing uses	<ul style="list-style-type: none"> Retail (including supermarket use) – 16,150 m² Bus garage (sui generis) – 2,000 m² Petrol station (sui generis) – 600 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 400 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 8,500 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – to at least existing level of provision, including retention of supermarket use Town centre uses (A1, A2, A3, A4, D1, D1) – at ground floor fronting Peckham Rye and Peckham High Street 	Other acceptable uses	<ul style="list-style-type: none"> Car parking (sui generis) – must not exceed existing provision Hotel (C1)

	<ul style="list-style-type: none"> • Residential (C3) • Open Space – at least 4,570 m² 		
Design and accessibility guidance	<p>The Aylesham Centre is identified within the Peckham and Nunhead Area Action Plan for future development. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The site is within the setting of Rye Lane Peckham and Peckham Hill Street conservation areas, so any taller development would have to be set back from the Rye Lane shopping frontage, towards the eastern end of site, to mitigate its impact. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p> <p>Redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. Currently there is poor access to Peckham High Street and Queens Road due to the location of the bus station. Redevelopment should maximise opportunities to improve links across the site and connect to the existing road and public realm layout, while retaining bus station provision on the site.</p> <p>The site is within the setting of Grade II listed Rye Lane Chapel and a group of listed buildings on Highshore Road. The site is also within the setting of a number of important unlisted buildings on Peckham High Street and Rye Lane, including Jones & Higgins Clock Tower and 43-49 Rye Lane. The site lies within the 'Peckham Village' archaeological priority zone. Archaeological investigations have taken place on this site and revealed multi-phase archaeological deposits (predominantly prehistoric in date), and this should be reflected.</p>		



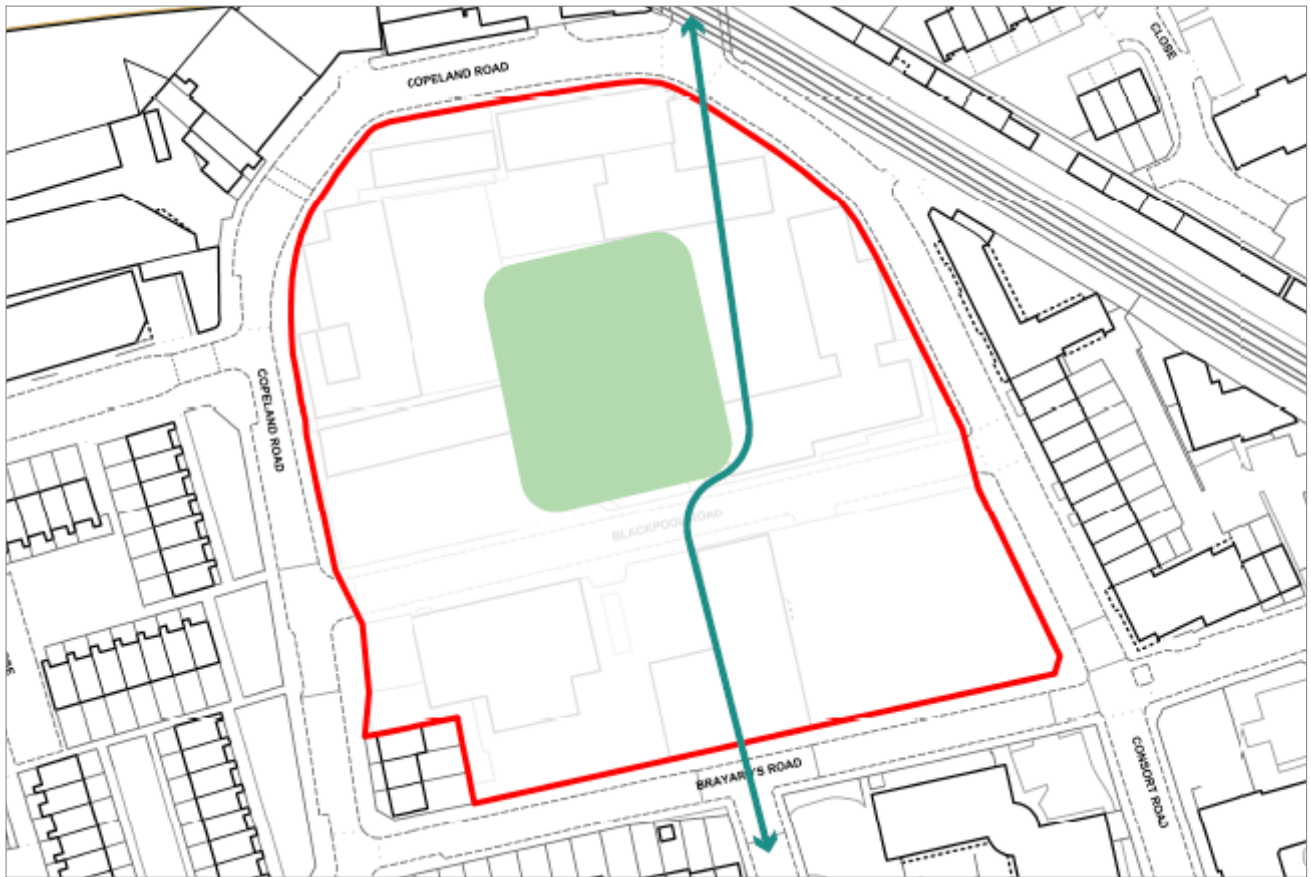
NSP 55

NSP56: Cinema and multi-storey car park, Moncrief Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site includes a multi-storey car park with amenity and servicing land to the north and east. The site is bounded by a railway viaduct to the south. An east-west pedestrian walkway to the south of the site links Rye Lane and Moncrief Street. The car park incorporates a basement and six levels above ground. Within the car park building is a cinema and the upper level is currently used as a bar in the summer months. The surrounding area is characterised by a mix of commercial, cultural, retail and residential uses in a range of buildings with differing heights and architectural styles. Rye Lane, to the east, provides a wide variety of town centre uses. The multi-storey car park will be used to house temporary cultural and creative workspaces, Peckham Levels, prior to comprehensive redevelopment.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new arts hub to support the thriving small business, creative and cultural employment cluster in Camberwell and Peckham. At least 50% of any development floorspace must be provided as creative and cultural small business workspace; Provide new homes; Enhance permeability, including new north-south green links aligned with Cerise Road and Cicely Road, and a new east-west green link; Provide new public open space; Provide high quality active frontages at appropriate ground floor locations. 		
Site area	<ul style="list-style-type: none"> 5,076 m² 	Existing uses	<ul style="list-style-type: none"> Car park and cinema (sui generis) – 26,190 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 82 homes Small business space (B1) – 6,092 m²
Required uses	<ul style="list-style-type: none"> Small business workspace (B1) – at least 50% of the development Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment should link to new access through the railway arches to the south.</p> <p>The site is not within a borough designated archaeological priority area or conservation area. The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the south of the site is an important undesignated heritage asset. Archaeological potential will have been compromised by the basement level over a quarter of the site and by the foundations for the six storey concrete car park structure.</p>		



NSP 56

NSP57: Copeland Road Industrial Park			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This site comprises a range of industrial buildings and yards of varying ages and conditions. The site is bounded by Copeland Road to the north and west, Consort Road to the east, and Brayards Road to the south. The site currently hosts Buildbase, London Central Peckham bus garage, and many studios and light industrial units. The site is within the Peckham Action Area Core. The surrounding area comprises a mix of uses including restaurants, bars, retail and homes.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Enhance permeability, including a new north-south green link aligned with Pilkington Road and Consort Road; Provide new public open space; <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> 17,581 m² 	Existing uses	<ul style="list-style-type: none"> Business and industrial uses (B1, B2, B8) – 13,017 m²
PTAL and Density Area	<ul style="list-style-type: none"> 5 Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 268 homes Small Business space (B1) – 19,780 m²
Required uses	<ul style="list-style-type: none"> Small business space (B1, B2) – to existing level of provision or at least 50% of the development (whichever is greater) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3) Extra care housing (C2)
Design and accessibility guidance	<p>The site is not located within an archaeological priority zone or conservation area. The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the north of the site is an important undesignated heritage asset. Taller buildings should be located towards the north of the site.</p>		



NSP 57

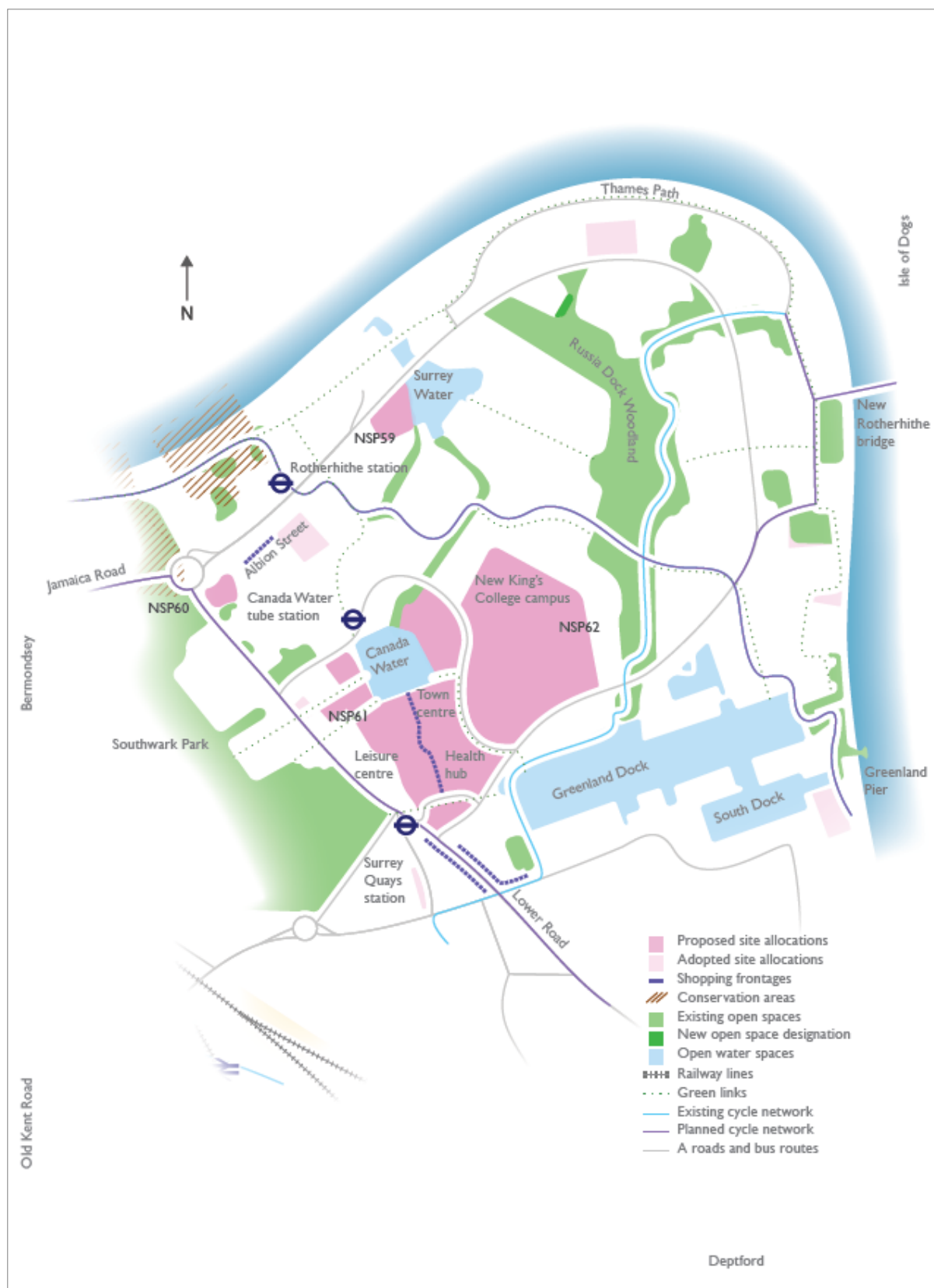
NSP58: Choumert Grove Car Park			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is currently used as a public car park and provides access to Rye Lane and Peckham town centre. The vehicular access point is from Choumert Grove to the west and it is bounded by a number of residential properties to the north and south. It benefits from good public transport provision at Peckham Rye Station and bus routes.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a car park, which may include cycle parking, of equivalent size; Provide an improved east-west green link to enhance local permeability. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes; Provide new small business space. 		
Site area	<ul style="list-style-type: none"> 3,489 m² 	Existing uses	<ul style="list-style-type: none"> Car park (sue generis) – 3,489 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 50 homes Car park (sui generis) – 3,489 m²
Required uses	<ul style="list-style-type: none"> Car park (sui generis) – 3,489 m² or Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Small Business space (B1)
Design and accessibility guidance	<p>The site is suitable for a residential-led development with retained car-parking for visitors of Peckham town centre. Redevelopment should provide an east-west green link connecting Choumert Grove to Rye Lane. The site should connect to the nearby cycle network.</p> <p>The site is not within a borough designated archaeological priority zone but is within the Rye Lane Peckham conservation area. It is also within the settings of Holly Grove conservation area and the Grade II listed Girdler's Cottages and 9, 11 and 11a Blenheim Grove.</p>		



NSP 58

17. Rotherhithe

17.1. Rotherhithe Area Vision Map



Map 13

17.2. Rotherhithe Area Vision

17.2.1. Rotherhithe is:

- A relatively new residential neighbourhood built on former docks and surrounded by historic riverside development. The transformation of the Rotherhithe peninsula is incomplete and there are significant opportunities for further growth;
- Home to a thriving town centre at Canada Water that is a busy destination for shopping and entertainment and higher density homes. Local shopping needs are met in shopping parades at Albion Street and Lower Road;
- Accessible by tube and rail from Canada Water and Surrey Docks stations with improved bus connections, walking and cycling routes. However, accessibility for all modes of transport require improvement;
- A place for sports and activities with a network of parks suitable for leisure activities.

17.2.2. Development in Rotherhithe should:

- Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
- Transform the Canada Water town centre into a renewed shopping destination with a range of town centre activities including a leisure centre, entertainment facilities and daytime and evening activities around the basin. This would provide 35,000 m² of shops and activities with a more diverse range including a new department store and independent shops, offices and places to eat and drink;
- Provide new education opportunities which will include new school places and could include colleges and universities;
- Complement and improve the historic character, including the docks;
- Prioritise walking and cycling and improve public transport, including a new river crossing to Canary Wharf and enhanced cycle routes;
- Improve traffic flow on the road network, particularly on Jamaica Road and Lower Road;
- Provide a range of flexible employment spaces suitable for smaller businesses;
- Improve roads, pavements and cycleways, particularly the local environment around Albion Street and Lower Road.

17.2.3. Growth opportunities in Rotherhithe:

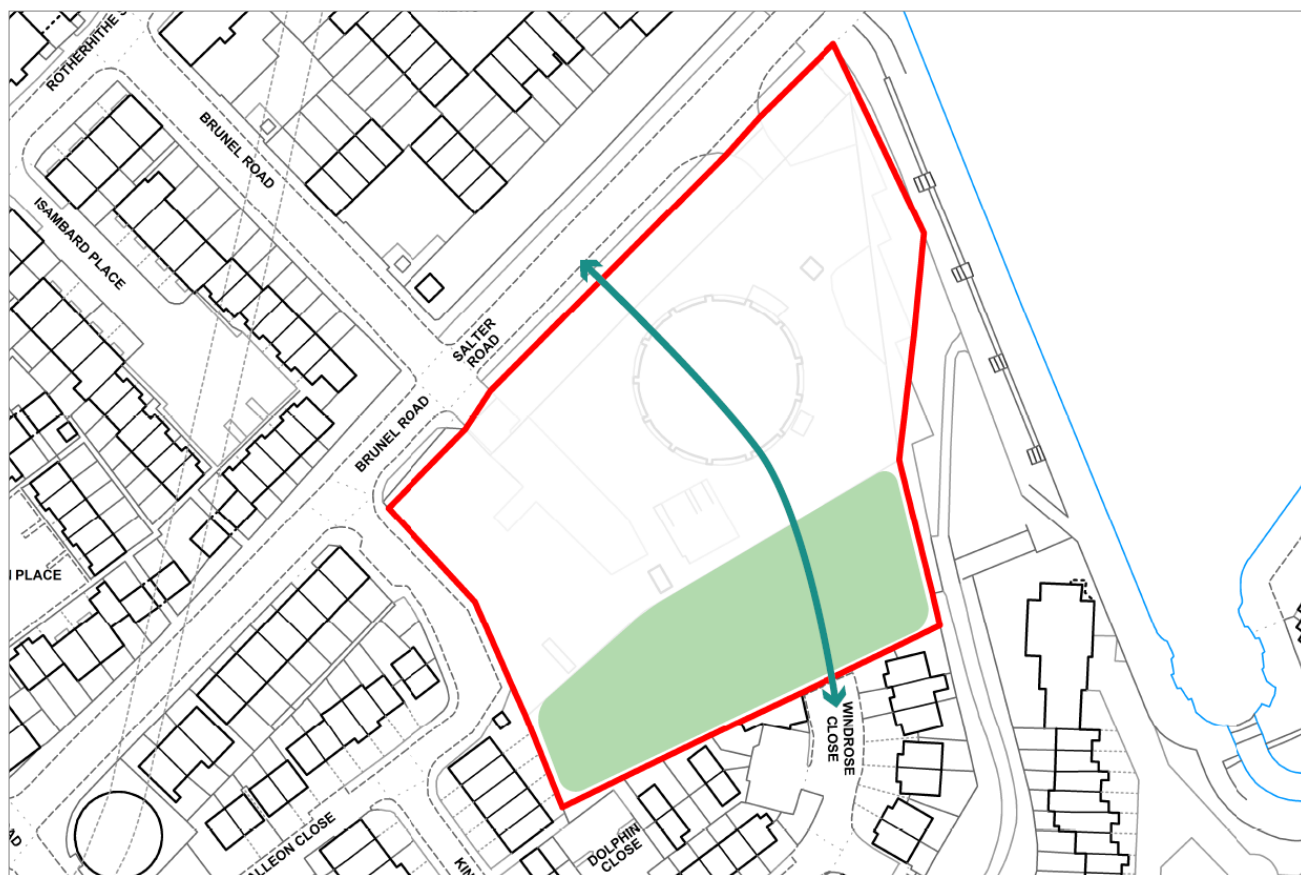
Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. King's College are building a campus with teaching and student accommodation. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. Larger sites and many smaller infill sites could provide new homes outside the town centre.

17.3. Rotherhithe Sites

17.3.1. Detailed development opportunities in Rotherhithe are set out in the Canada Water Area Action Plan (2015). This includes adopted Site Allocations. **The key new and revised development opportunity sites in Rotherhithe are:**

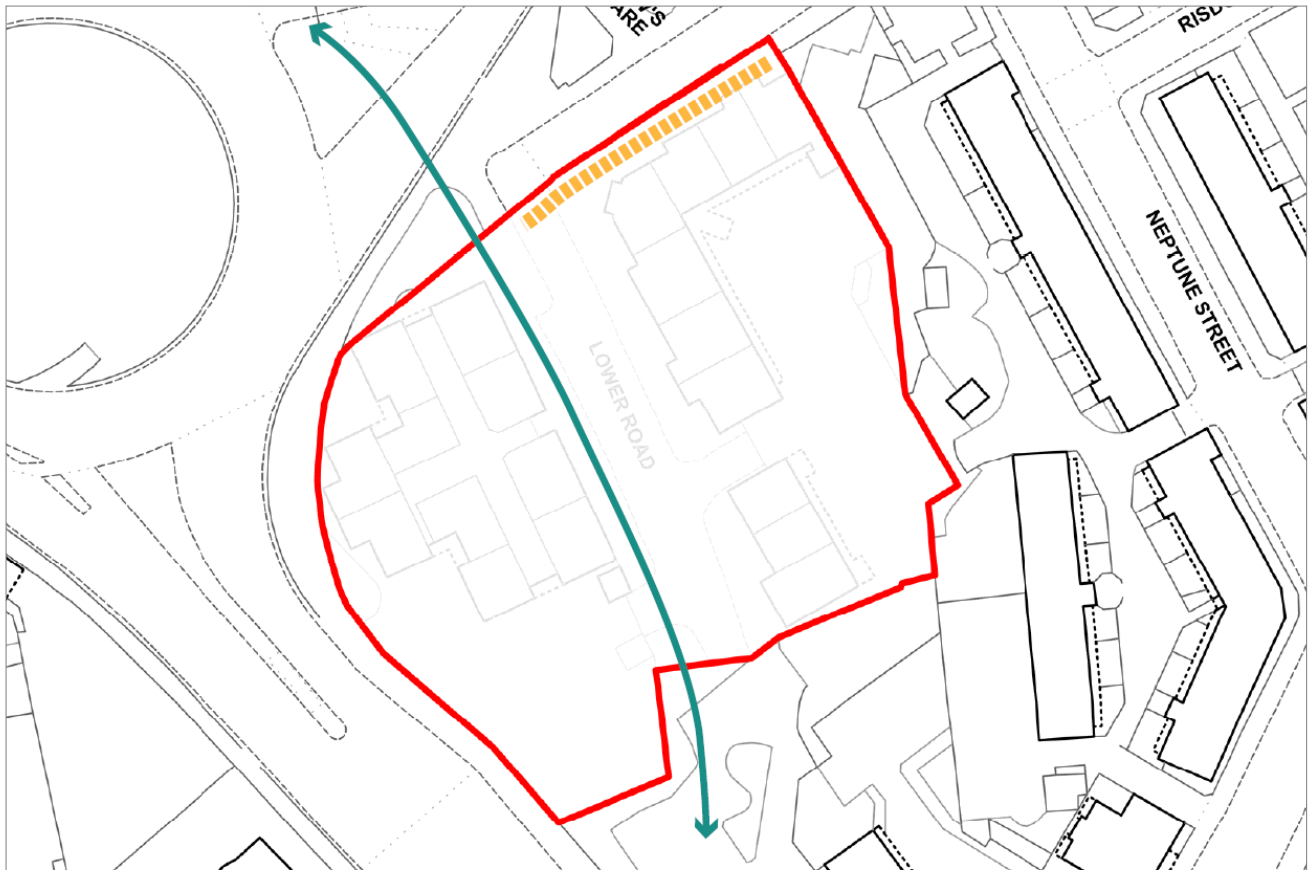
- NSP59: Rotherhithe Gasometer
- NSP60: St Olav's Business Park, Lower Road
- NSP61: Decathlon Site, Surrey Quays Shopping Centre and overflow car park
- NSP62: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park

NSP59: Rotherhithe Gasometer			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The site is vacant brownfield land, with the Rotherhithe Gasometer occupying the northern part of the site. Mature trees cover the southern section of the site, while the immediate character is suburban and residential. Rotherhithe Station is a short distance to the west.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes; • Provide a new green link between Salter Road and Windrose Close; • Provide new public open space. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing. 		
Site Area	<ul style="list-style-type: none"> • 9,597 m² 	Existing uses	<ul style="list-style-type: none"> • Gasometer and undeveloped land (sui generis) – 2,519 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 4 • Suburban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 137 homes • Open space– 2,519 m²
Required uses	<ul style="list-style-type: none"> • Residential (C3) • Open space– at least 2,519 m² 	Other acceptable uses	<ul style="list-style-type: none"> • Extra care housing (C2)
Design and accessibility guidance	<p>The development should respond to the surrounding context in terms of scale and height. A new green link between Salter Road and Windrose Close will provide access to Canada Water town centre and the woodland to the south of the development site for use as leisure and amenity space.</p> <p>The site is located within the setting of the undesignated heritage asset Surrey Water basin. Gas containers are recognised across London as heritage assets and appropriate safeguards are required for their preservation and/or recording.</p>		



NSP 59

NSP60: St Olav's Business Park, Lower Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	St Olav's Business Park provides small business workspace across three separate buildings. The Business Park is of late 20 th century design and comprises a mix of two and three storey red-brick buildings.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; Provide high quality public realm linking to the protected open space to the south. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new homes. 		
Site area	<ul style="list-style-type: none"> 5,384 m² 	Existing uses	<ul style="list-style-type: none"> Small business workspace (B1) – 4,550 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 73 homes Small Business workspace (B1) – 4,550 m²
Required uses	<ul style="list-style-type: none"> Small business workspace (B1) – to existing level of provision or at least 50% of the development (whichever is greater) 	Other acceptable uses	<ul style="list-style-type: none"> Residential (C3)
Design and accessibility guidance	<p>The site is partially located within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor and the setting of Grade II Listed St Olaf Church and Rotherhithe Tunnel Entrance, as well as the setting of King Edward III CA. Higher density elements of the scheme should be located on the western portion of the site, close to the roundabout.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area. Excavations across the Lower Road to the west on Culling Road revealed significant evidence of Neolithic activity, it should be anticipated that similar archaeological strata will survive on this site.</p>		

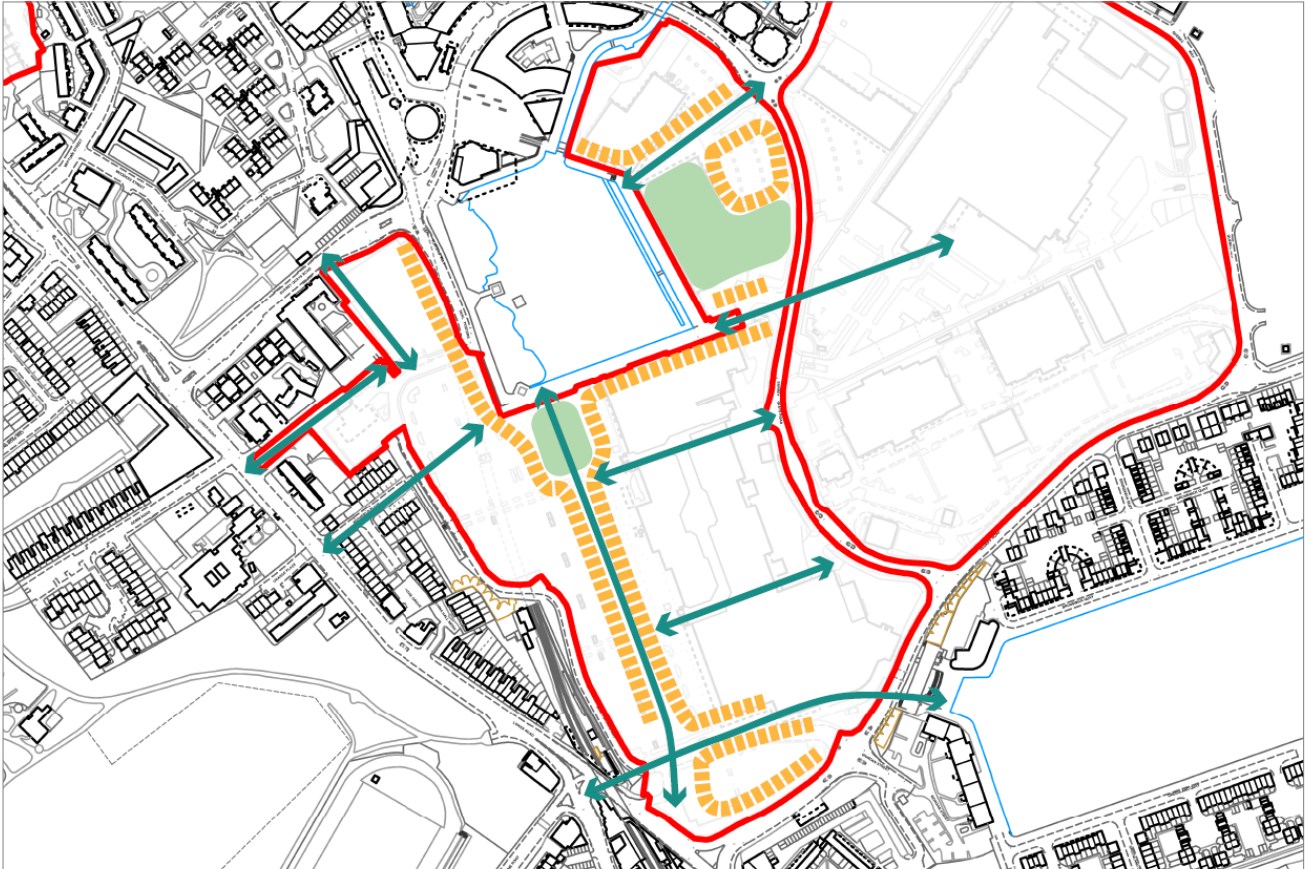


NSP 60

NSP61: Decathlon Site, Surrey Quays Shopping Centre and overflow car park			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site includes a retail shopping centre and retail car park built in the 1980s and 1990s. This out-of-town style retail park has approximately 40,000 m² of retail space and it is served by approximately 2,000 surface car parking spaces. Three main buildings on this site host retail uses and an overflow carpark for the adjacent shopping centre. The site is within the Canada Water Action Area Core and is bounded by Surrey Quays Road and Deal Porters Way. To the west of the site is Canada Water Station.</p>		
Site vision	<p>The Canada Water AAP vision is to transform Canada Water into a new town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities which will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre. This site allocation has been designed to be flexible by listing some of the uses which might be provided to meet the vision set out in the AAP and the aspirations for the town centre. The final mix of uses will be determined through the planning application process.</p> <p>In addition to the development guidance provided in the Canada Water Area Action Plan, redevelopment must provide a new health centre.</p> <p>Part of the site is subject to the following extant permission: 12/AP/4126</p>		
Site area	<ul style="list-style-type: none"> 107,020 m² 	Existing uses	<ul style="list-style-type: none"> Retail (A1, A2, A3, A5) – 40,000 m² Car Park (Sui Generis) – approximately 2,000 spaces
PTAL and Density Area	<ul style="list-style-type: none"> 6a Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> The indicative capacity of the site is set out in the Canada Water AAP.
Required uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, B1, D1, D2) Health centre (D1) – approximately 4,000 m² Residential use (C3) Public open space 	Other acceptable uses	<ul style="list-style-type: none"> Student housing (C1) Car park (sui generis)
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The site partially falls within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor.</p> <p>The site is within the setting of Canada Water Basin and, potentially, Greenland Dock and the Grade II Listed Former Dock manager's Office. The site is not within a borough designated archaeological priority zone or conservation area but this large site has the potential to contain very important archaeology relating to the prehistoric and post-medieval industrial heritage of the area. Several</p>		

archaeological investigations have taken place on the site or nearby and the results of these should be reflected.

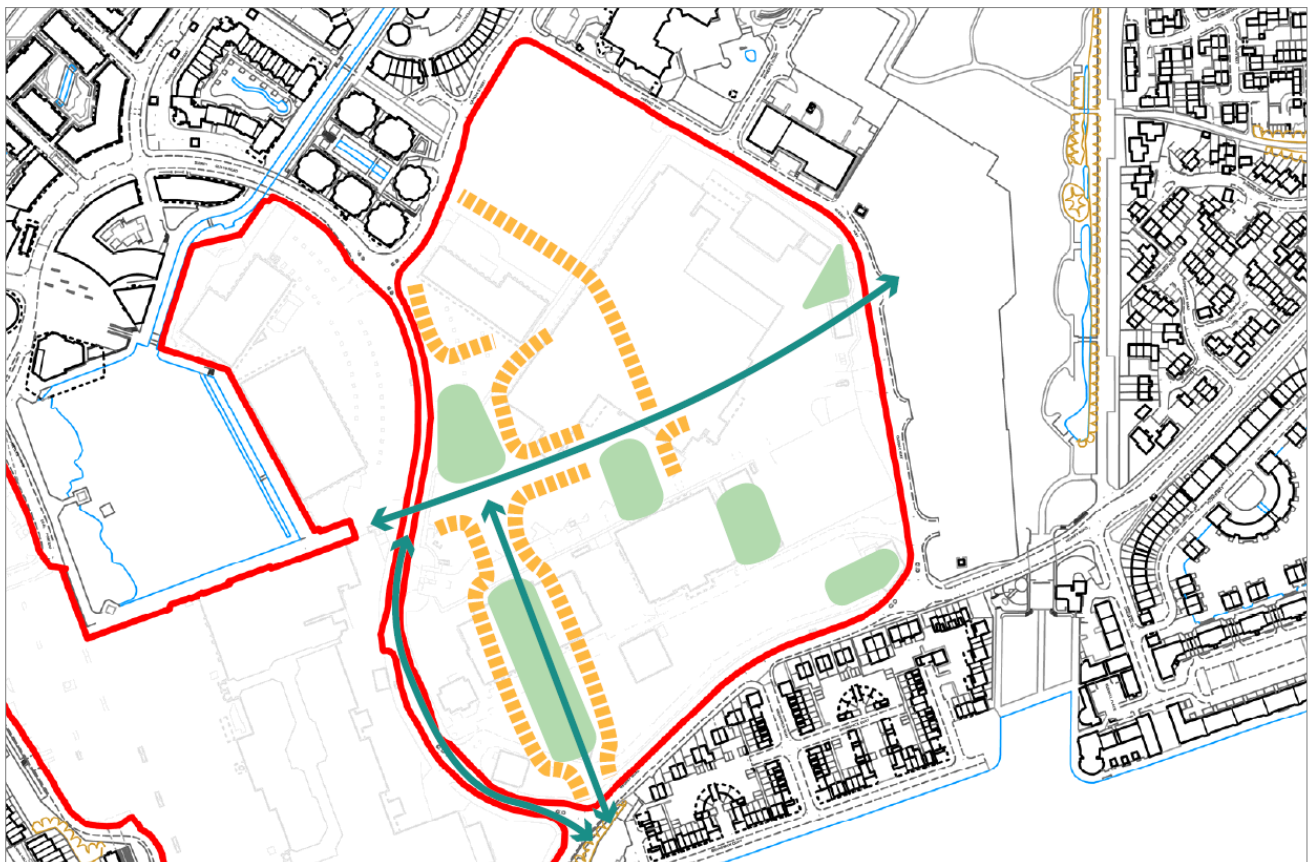
The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).



NSP 61

NSP62: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site comprises a mix of large footprint buildings in close proximity to Canada Water station. The central area of the site is occupied by Harmsworth Quays Printworks. The north west quadrant, the former Mulberry Business Park, has been cleared for redevelopment by Kings College to deliver a new university campus. Surrey Quays Leisure Park occupies the southern section of the site and is occupied by a retail park with leisure uses and a considerable area for car parking and servicing.</p>		
Site Vision	<p>The Canada Water AAP vision is to transform Canada Water into a new town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities which will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre. This site allocation has been designed to be flexible by listing some of the uses which might be provided to meet the vision set out in the AAP and the aspirations for the town centre. The final mix of uses will be determined through the planning application process.</p> <p>In addition to the development guidance provided in the Canada Water Area Action Plan, redevelopment must provide a new sixth form college.</p> <p>King's College has recently secured planning permission for a mixed use scheme on Mulberry Business Park, which comprises 770 student bedrooms, 30 affordable residential units, a 300 m² health centre, 4,400 m² of B1 employment space, and 700 m² of retail space.</p> <p>Part of the site (Mulberry Business Park) is subject to the following extant permission: 13/AP/1429</p>		
Site area	<ul style="list-style-type: none"> 115,426 m² 	Existing uses	<ul style="list-style-type: none"> Employment floorspace (B1, B2, B8) – 17,629 m² Town centre uses (A1, A2, A3, A4) – 3,254 m² Entertainment facilities (D1) – 6,253 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> The indicative capacity of the site is set out in the Canada Water AAP.
Required uses	<ul style="list-style-type: none"> Education (a new sixth form college) (D1) – approximately 2,800 m² Employment uses (A1, A2, A3, A4, B1, D1, D2) Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Student housing (sui generis)

Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).</p> <p>The site is not within a borough designated archaeological priority zone or within a conservation area but this large site has the potential to contain very important archaeology relating to the prehistoric and post-medieval industrial heritage of the area. Several archaeological investigations have taken place on the site or nearby and the results of these should be reflected.</p>
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NSP 62

18. Walworth

18.1. Walworth Area Vision Map



Map 14

18.2. Walworth Area Vision

18.2.1. Walworth is:

- A residential part of central London and is distinctive for its heritage value and network of small parks and squares linked by accessible cycling and walking routes;
- An area of historic importance that includes a Georgian high street, Walworth town hall, and the Grade I listed St Peter's Church;
- An area which has undergone sensitive regeneration to provide high quality, modern new homes;
- A successful shopping destination which offers a diverse range of independent shops and services along Walworth Road and East Street Market;
- Accessible by tube and rail from Elephant and Castle as well as providing many walking and cycling routes and the TfL bike hire scheme;
- A place for sports and community activities such as Pembroke House, East Street library, the Southwark Resource Centre, local parks and leisure activities with walking and cycling routes.

18.2.2. Development in Walworth should:

- Provide as many homes as possible while respecting the local character of the area;
- Improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements;
- Improve cycling and walking routes between Old Kent Road, Elephant and Castle, Burgess Park and Walworth Road;
- Improve the connections of neighbourhoods and communities across Walworth Road and the creation of local centres;
- Improve the local parks and green links between Burgess Park, Nursery Row Park, Lorrimore Square gardens and Surrey Square;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Provide new Walworth Road and East Street, railway arches and Pullens Yards should provide small, independent businesses for the local communities with such diverse cultures.

18.2.3. Growth opportunities in Walworth:

Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network. There are also smaller scale opportunities for infill development and public realm and shop front improvements. There will be a new library relocated from East Street.

18.3. Walworth Sites

18.3.1. Detailed development opportunities in Walworth are set out in the Aylesbury Area Action Plan (2010). This includes adopted Site Allocations. **The key development opportunities in Walworth are:**

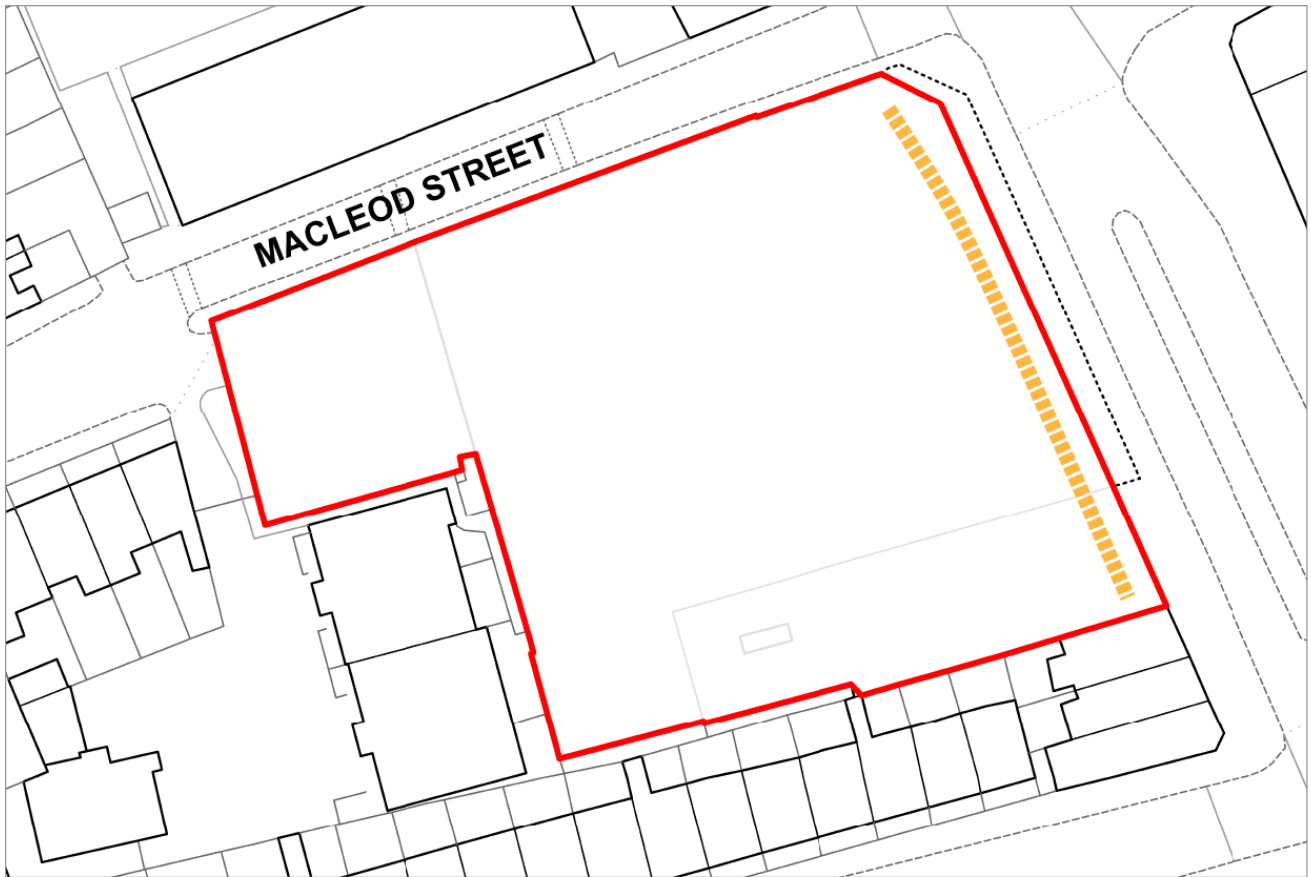
- NSP63: Morrisons, Walworth Road
- NSP64: 330-344 Walworth Road

NSP63: Morrison's, Walworth Road			
<ul style="list-style-type: none"> Site photo 			
Description of site	The site is occupied by a Morrison's supermarket, a two storey brick building with the main entrance fronting Walworth Road. The land to the rear of the supermarket, on the western half of the site, is currently used as a car park and servicing area and backs on to the railway line that abuts the western site boundary. There is a mix of neighbouring retail uses along Walworth Road.		
Site vision	Redevelopment of the site must: <ul style="list-style-type: none"> Retain the supermarket use to continue an important service for local people; Provide new homes; Support the Low Line walking route adjacent to the railway viaduct. 		
Site area	<ul style="list-style-type: none"> 5,114 m² 	Existing uses	<ul style="list-style-type: none"> Supermarket (A1) – 2,403 m² Car parking (sui generis) – 2,711 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 150 homes Supermarket (A1) – 2,403 m²
Required uses	<ul style="list-style-type: none"> Supermarket (A1) – to existing provision (2,403 m²) Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Car parking – must not exceed existing provision
Design and accessibility guidance	<p>There is scope for intensification of the site and making more efficient use of the land, principally on the car parking and servicing area to the rear. Redevelopment should enable the Low Line walking route and enhance accessibility to bus stops and the existing cycle network.</p> <p>The site partially falls within the borough view of St Paul's along Camberwell Road foreground viewing corridor.</p> <p>The site lies within the 'Walworth Village' archaeological priority zone and the Walworth Road conservation area. It adjoins the important undesignated heritage asset of the railway viaduct to the rear.</p>		



NSP 63

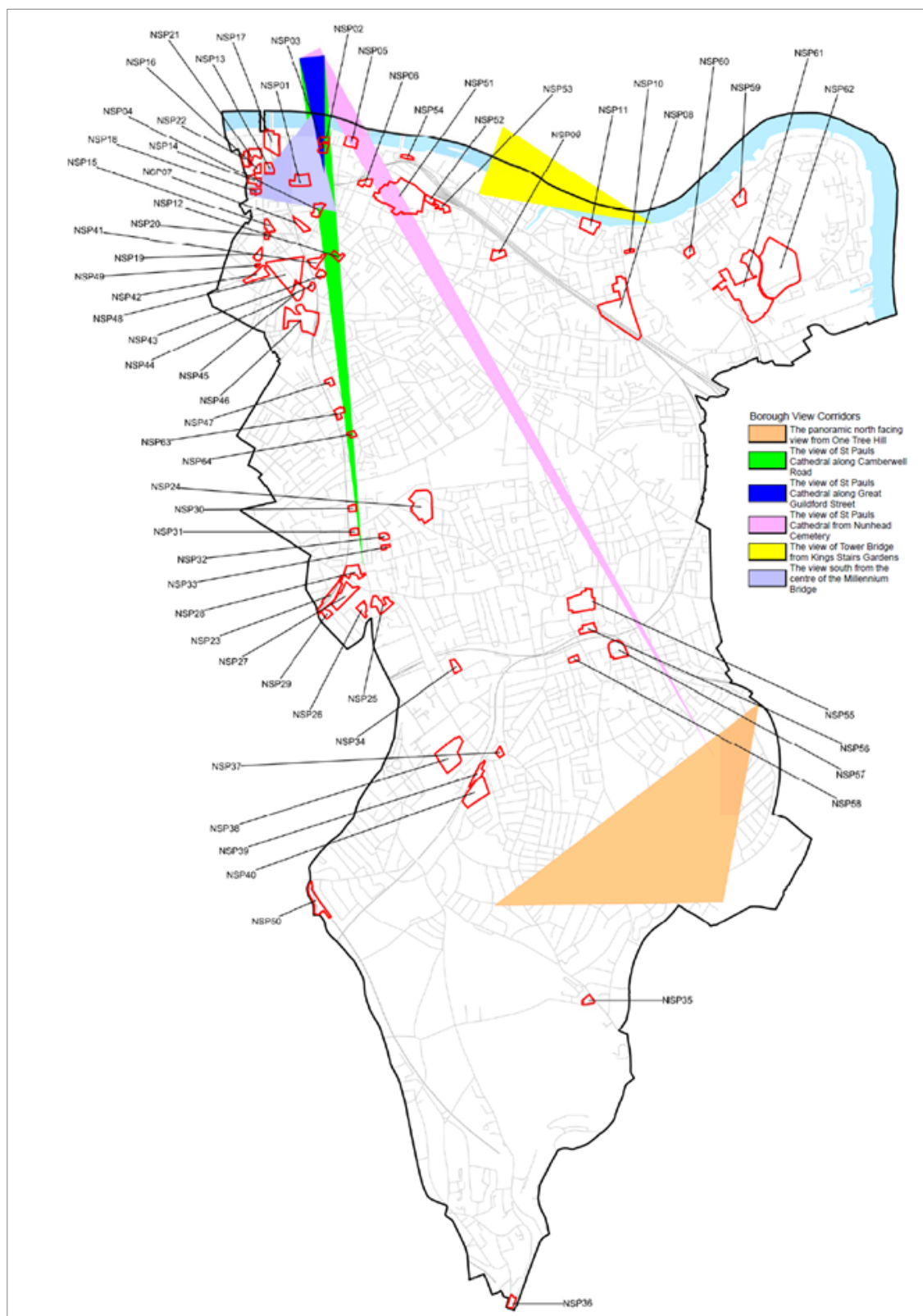
NSP64: 330-344 Walworth Road			
<ul style="list-style-type: none"> Site Photo 			
Description of site	The site fronts Walworth Road and is bounded by Macleod Street to the north. The site is covered by a large footprint, three storey building, with retail and servicing on the ground floor and a gym on the upper storeys. The buildings on Walworth Road are characterised by residential uses on the upper levels with retail and business uses at street level.		
Site vision	Redevelopment of the site must: <ul style="list-style-type: none"> Provide town centre uses on the ground floor with active frontages on Walworth Road, including shops, restaurants and bars; Provide new homes; Support the Low Line walking route adjacent to the railway viaduct. 		
Site area	<ul style="list-style-type: none"> 2,691 m² 	Existing uses	<ul style="list-style-type: none"> Retail (A1) – 2,339 m² Gym (D1) – 1,800 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6a Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Retail (A1) – 2,339 m² Residential (C3) – 43 homes
Required uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – to at least existing provision (2,339 m²) at ground floor fronting Camberwell Road Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Gym (D1)
Design and accessibility guidance	<p>The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low Line, access to the Southwark Spine, and enhanced access to walking routes.</p> <p>The site partially falls within the borough view of St Paul's along Camberwell Road foreground viewing corridor.</p> <p>The site is within Walworth conservation area and within the setting of buildings of townscape merit opposite and adjacent. The site is not within a borough designated archaeological priority zone.</p>		



NSP 64

19. Appendix

19.1. Appendix 1: Map of Borough (with Borough Views)



Map 15