

6. Bermondsey

6.1. Bermondsey Area Vision

6.1.1. 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.

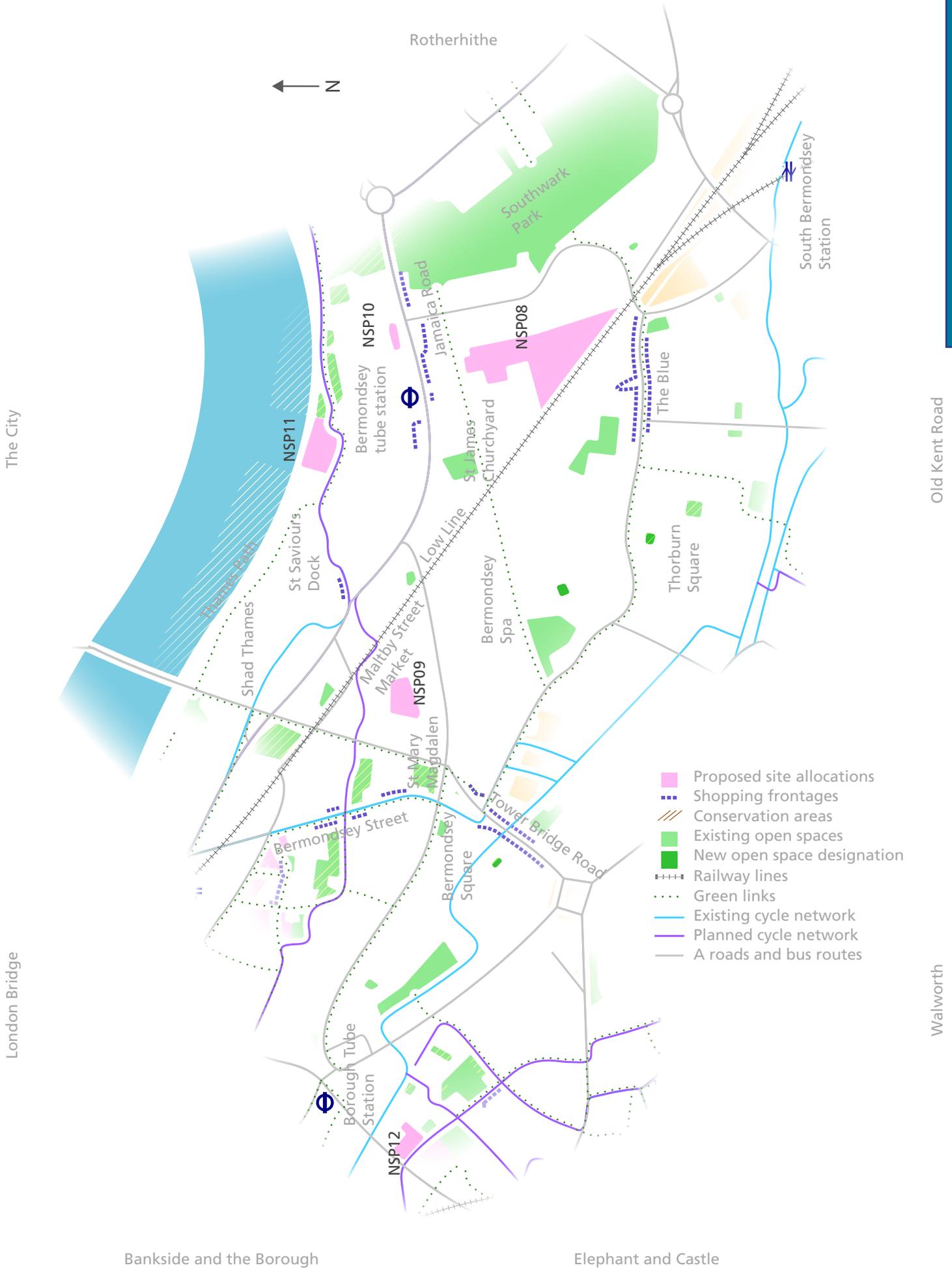
6.1.2. Development in Bermondsey should:

- 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

6.1.3. 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.

6.2. Bermondsey Area Vision Map



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



Description of site

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.

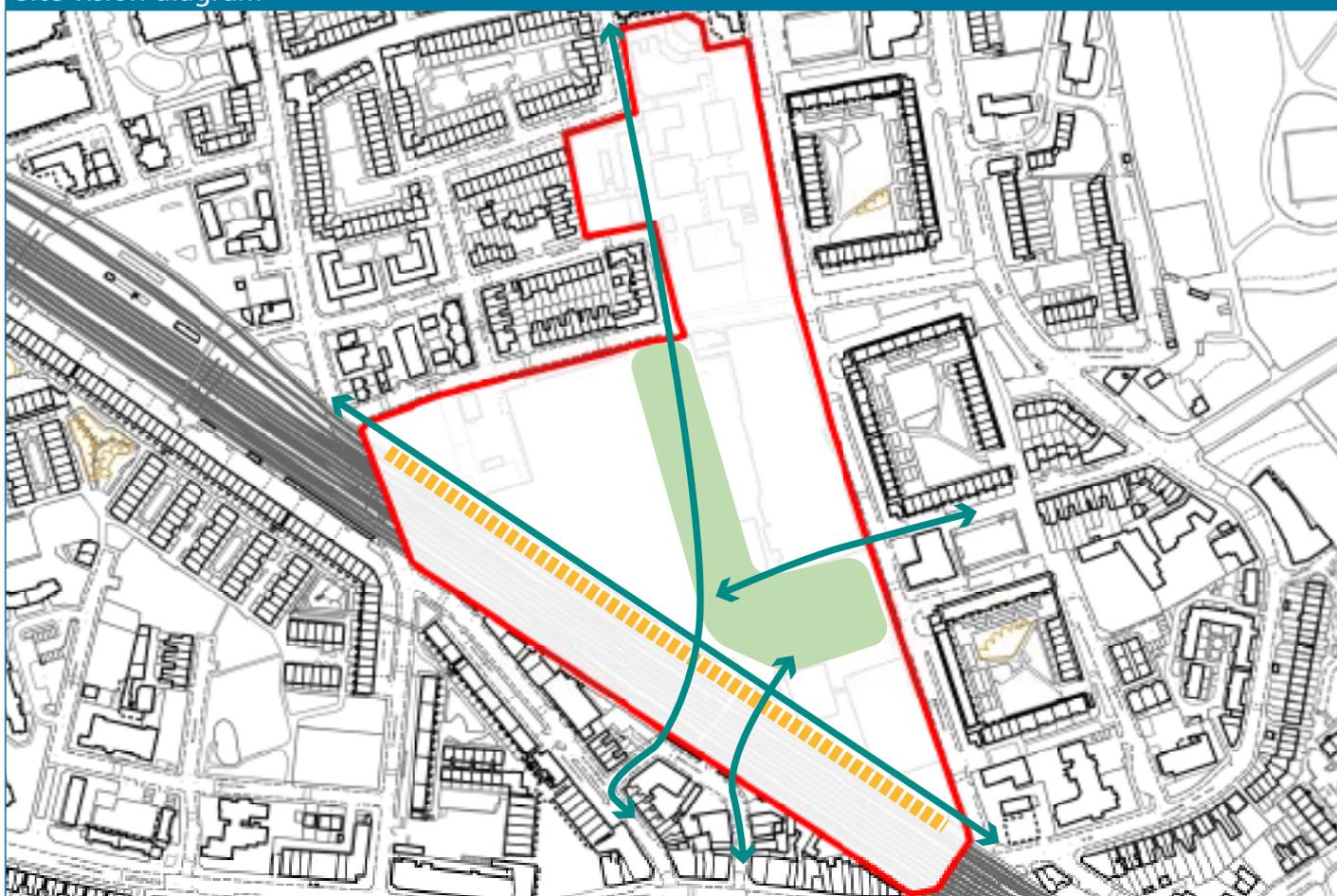
Site area

- 78,900 m²

Existing uses

- Offices (B1) – 29,500 m²
- Light industrial workspace (B1, B2, B8) – 29,000 m²
- School (D1) – 12,534 m²

Site vision diagram



- Site boundary
- Opportunity for public open space
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- 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 two new links 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.

The site is subject to the following extant permissions: 12/AP/2737 and 15/AP/3729

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 3 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 1,500 homes • Flexible workspace (B1) – 6,000 m² • 600 pupil secondary school (replacement)
<p>Required uses</p>	<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) • Open space - at least 15% of development site area 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Town centre uses (D1, D2)
<p>Design and accessibility guidance</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 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>		



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.

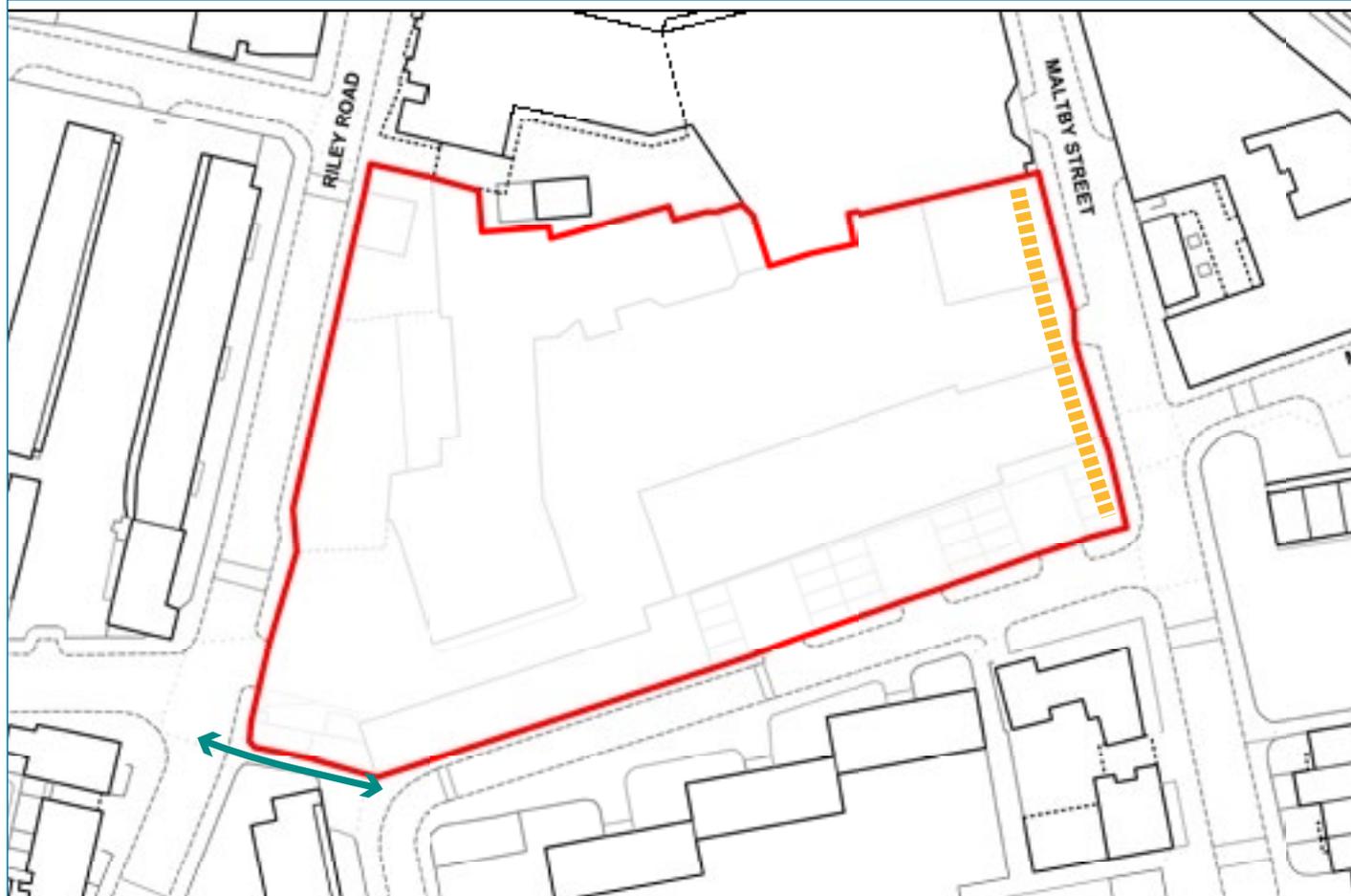
Site area

- 7,344 m²

Existing uses

- Small business space (B1) – 5,628 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- 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.

Redevelopment of the site may:

- Provide new homes;
- Provide ground floor active frontages on Maltby Street, including shops, restaurants and bars.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 3 • Urban Density Zone 	<p>Indicative development capacity</p>	<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)
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business space (B1) – at least 7,407 m² 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Town centre uses facing Maltby Street (A1, A2, A3, A4, D1, D2)
<p>Design and accessibility guidance</p>	<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>		

NSP10: Land between West Lane, Jamaica Road and Marigold Street



<p>Description of site</p>	<p>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.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 1,758 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Community Centre (D1) – 584 m² • Car Park – 1,000 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide new homes.

Redevelopment of the site may:

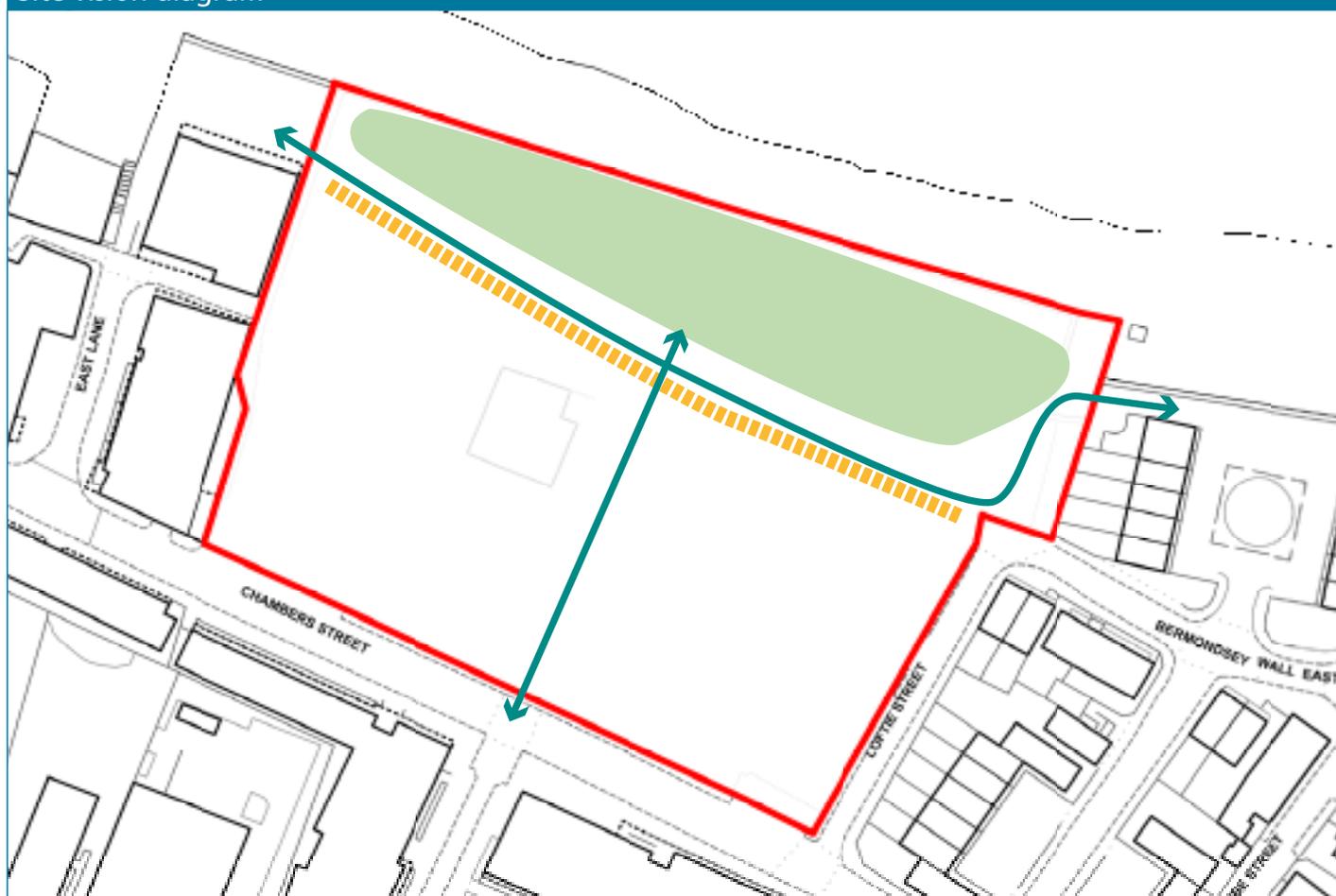
- Provide a new community centre.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 47 Homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Community Centre (D1)
<p>Design and accessibility guidance</p>	<p>The site is located within the setting of Grade II listed war memorial on West Lane and Wilson’s Grove conservation area.</p> <p>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.</p>		



<p>Description of site</p>	<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>		
<p>Site area</p>	<ul style="list-style-type: none"> • 14,011 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Vacant

Site vision diagram



- Site boundary
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- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- 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.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 3 • Urban Density Zone 	<p>Indicative development capacity</p>	<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 • Open Space – 2,100 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Town centre uses (A1, A2, A3, A4, B1, D1) • Open space – at least 15% of development site area • Community hall (D2) – at least 200 m² 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • None
<p>Design and accessibility guidance</p>	<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>		



Description of site

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.

Site area

- 4,714 m²

Existing uses

- Office (B1) – 8,148 m²

Site vision diagram



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Site vision

Redevelopment of the site must:

- 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.

Redevelopment of the site may:

- Provide new visitor accommodation.

The site is subject to the following extant permission: 15/AP/3886

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6b • Central Activities Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 77 homes • Employment uses (A1, A2, A3, A4, B1, D1, D2) – 13,225 m²
<p>Required uses</p>	<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 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Hotel (C1)
<p>Design and accessibility guidance</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 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> <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.</p>		