17. Rotherhithe

17.1. Rotherhithe Area Vision

17.1.1. 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.

17.1.2. 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.

17.1.3. 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.
17.2. Rotherhithe Area Vision Map
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
### 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 area

- 9,597 m²

### Existing uses

- Gasometer and undeveloped land (sui generis) – 2,519 m²
Site vision diagram

Site vision

Redevelopment of the site must:
- Provide new homes;
- Provide a new green link between Salter Road and Windrose Close;
- Provide new public open space.

Redevelopment of the site may:
- Provide new extra care housing.

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<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>Indicative development capacity</th>
<th>Required uses</th>
<th>Other acceptable uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 4</td>
<td>• Residential (C3) – 137 homes</td>
<td>• Residential (C3)</td>
<td>• Extra care housing (C2)</td>
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<tr>
<td>• Suburban Density Zone</td>
<td>• Open space– 2,519 m²</td>
<td>• Open space– at least 15% of development site area</td>
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</tr>
</tbody>
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Required
uses

- Residential (C3)
- Open space– at least 15% of development site area

Other acceptable uses

- Extra care housing (C2)

Design and accessibility guidance

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.

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.
### NSP60: St Olav’s Business Park, Lower Road

#### Description of site
St Olav’s Business Park provides small business workspace across three separate buildings. The Business Park is of late 20th century design and comprises a mix of two and three storey red-brick buildings.

#### Site area
- 5,384 m²

#### Existing uses
- Small business workspace (B1) – 4,550 m²
Redevelopment of the site must:

- 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.

Redevelopment of the site may:

- Provide new homes.
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
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</thead>
<tbody>
<tr>
<td>6a</td>
<td>Residential (C3) – 73 homes</td>
</tr>
<tr>
<td>Action Area Core</td>
<td>Small Business workspace (B1) – 4,550 m²</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Required uses</th>
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<tr>
<td>Small business workspace (B1) – to existing level of provision or at least 50% of the development (whichever is greater)</td>
<td>Residential (C3)</td>
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<tr>
<th>Design and accessibility guidance</th>
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<tr>
<td>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. 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.</td>
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</tbody>
</table>
NSP61: Decathlon Site, Surrey Quays Shopping Centre and overflow car park

Description of site

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.

Site area

- 107,020 m²

Existing uses

- Retail (A1, A2, A3, A5) – 40,000 m²
- Car Park (Sui Generis) – approximately 2,000 spaces
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.

In addition to the development guidance provided in the Canada Water Area Action Plan, redevelopment must provide a new health centre.

Part of the site is subject to the following extant permission: 12/AP/4126
<table>
<thead>
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<td>• 6a</td>
<td>• The indicative capacity of the site is set out in the Canada Water AAP.</td>
<td>• Town centre uses uses (A1, A2, A3, A4, B1, D1, D2)</td>
<td>• Student housing (C1)</td>
</tr>
<tr>
<td>• Action Area Core</td>
<td></td>
<td>• Health centre (D1) – approximately 4,000 m²</td>
<td>• Car park (sui generis)</td>
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<td></td>
<td></td>
<td>• Residential use (C3)</td>
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<td></td>
<td></td>
<td>• Open space - at least 15% of development site area</td>
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**Design and accessibility guidance**

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.

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 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).
### Description of site
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.

### Site area
- 115,426 m²

### Existing uses
- Employment floorspace (B1, B2, B8) – 17,629 m²
- Town centre uses (A1, A2, A3, A4) – 3,254 m²
- Entertainment facilities (D1) – 6,253 m²
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In addition to the development guidance provided in the Canada Water Area Action Plan, redevelopment must provide a new sixth form college.

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.

Part of the site (Mulberry Business Park) is subject to the following extant permission: 13/AP/1429
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<td>• Education (a new sixth form college) (D1) – approximately 2,800 m²</td>
<td>• Student housing (sui generis)</td>
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<td>• Employment uses (A1, A2, A3, A4, B1, D1, D2)</td>
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Rotherhithe