

18. Walworth

18.1. Walworth Area Vision

18.1.1. 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.

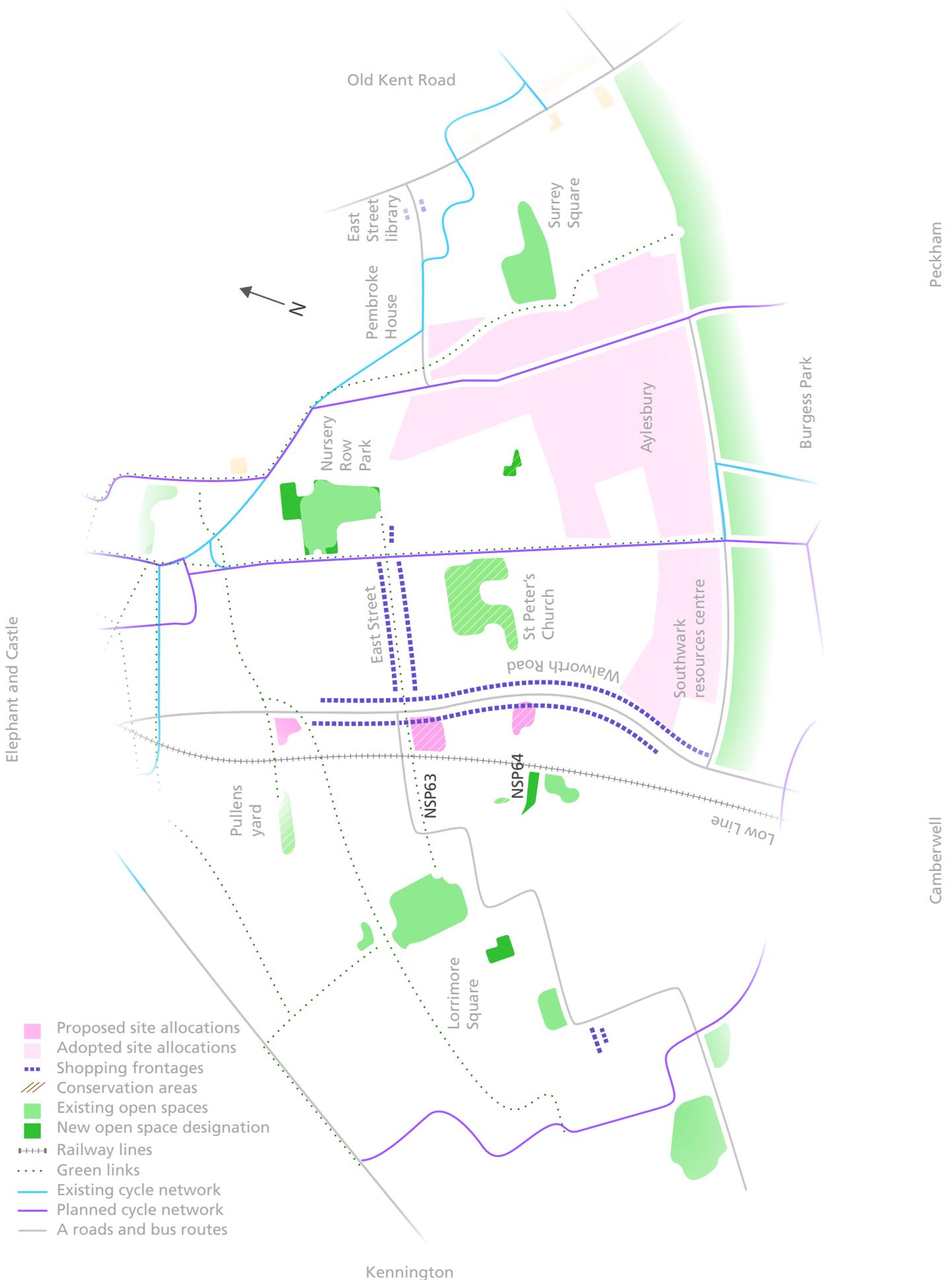
18.1.2. Development in Walworth should:

- 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.

18.1.3. 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.

18.2. Walworth Area Vision Map



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



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 area

- 5,114 m²

Existing uses

- Supermarket (A1) – 2,403 m²
- Car parking (sui generis) – 2,711 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:

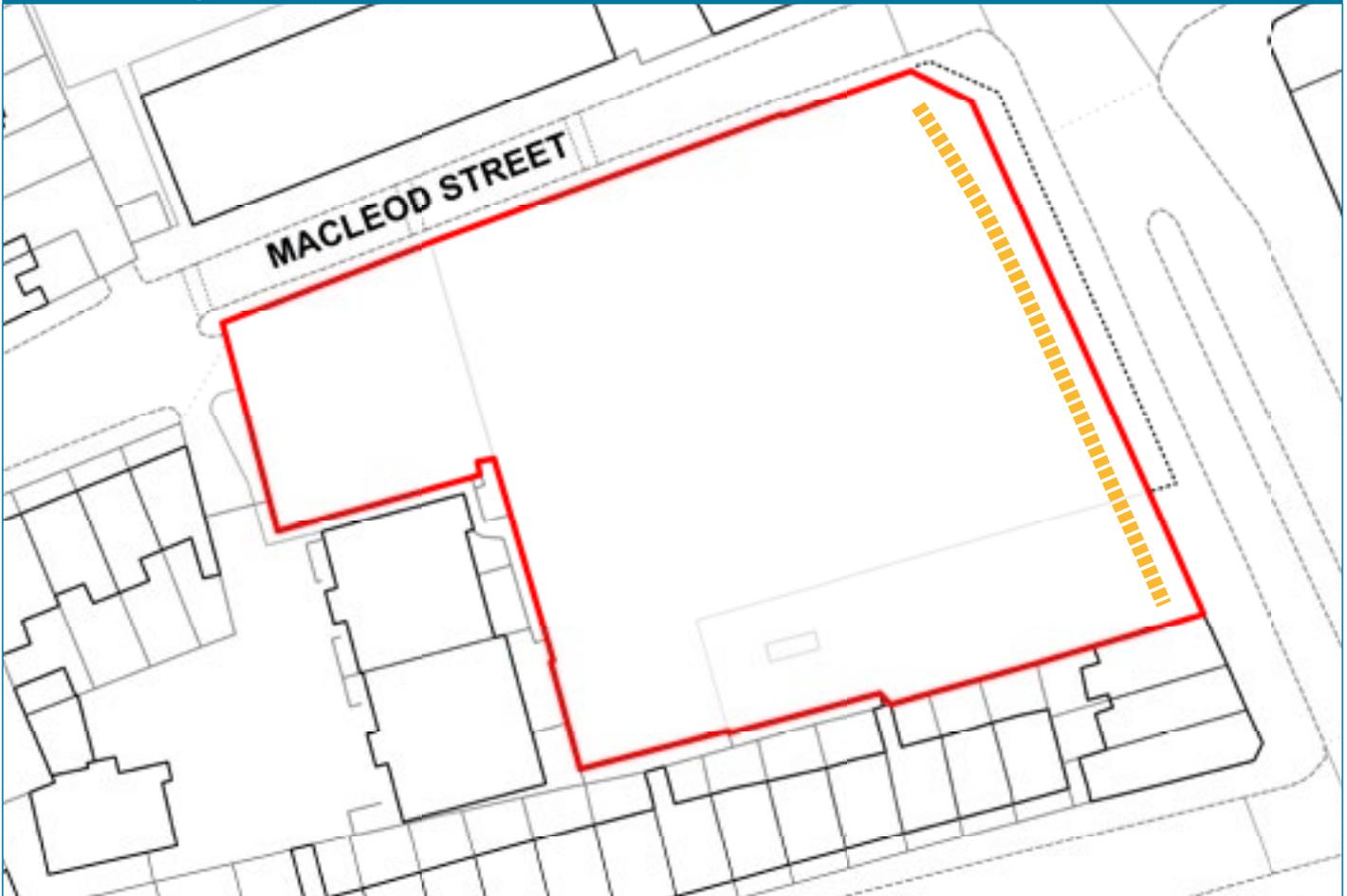
- Retain the supermarket use to continue an important service for local people;
- Provide new homes;
- Support the Low Line walking route adjacent to the railway viaduct.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 150 homes • Supermarket (A1) – 2,403 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Supermarket (A1) – to existing provision (2,403 m²) • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Car parking – must not exceed existing provision
<p>Design and accessibility guidance</p>	<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>		



<p>Description of site</p>	<p>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.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 2,691 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Retail (A1) – 2,339 m² • Gym (D1) – 1,800 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 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.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Retail (A1) – 2,339 m² • Residential (C3) – 43 homes
<p>Required uses</p>	<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) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Gym (D1)
<p>Design and accessibility guidance</p>	<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>		