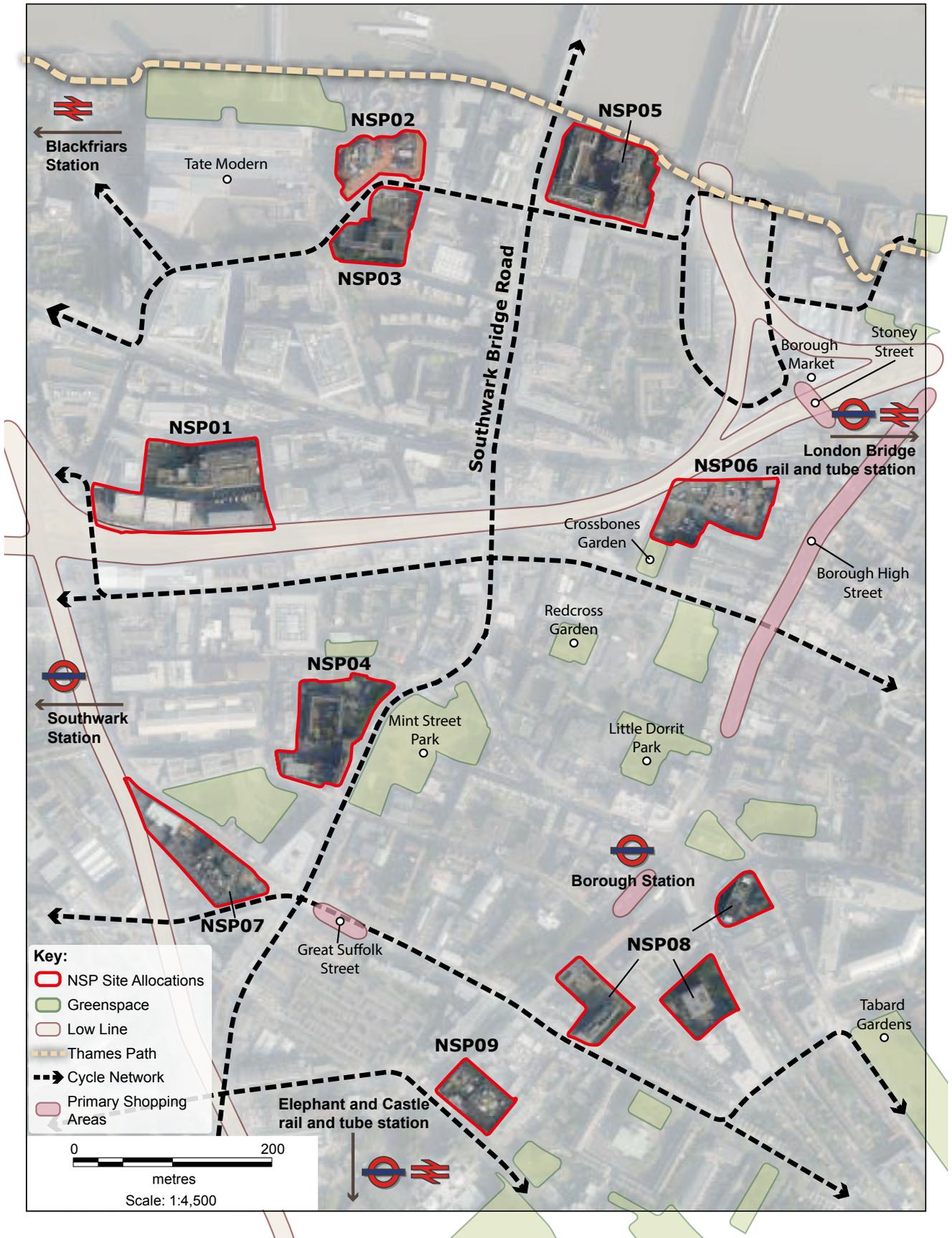


Bankside and The Borough

Bankside and the Borough Area Vision Map



AV.01 Bankside and The Borough Area Vision

AV01.1 Bankside and The Borough are:

- 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 Clink Street, Southwark Cathedral and views from the Thames Path;
- A globally significant central London business district, home to international headquarters and local enterprise. 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 enthuses people to use the entire area;
- Mixed use neighbourhoods with a large proportion of affordable homes;
- Places where people enjoy local shops on Borough High Street and Great Suffolk Street;
- A transport hub with Blackfriars rail and tube stations, Borough tube station, Elephant and Castle and London Bridge stations nearby, many buses, river transport and cycling routes making all of the area accessible from both within and outside London.
- Of great archaeological interest containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.

AV01.2 Development in Bankside and The Borough should:

- Provide as many homes as possible while respecting the local character of each area, which in many places includes residential communities;
- 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 existing and create new cycle 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.

AV01.3 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.

Bankside and The Borough Sites

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: Landmark Court
- NSP07: Land between Great Suffolk Street and Glasshill Street
- NSP08: Swan Street Cluster
- NSP09: 21 and 25-29 Harper Road

NSP01: Site Bordering Great Suffolk Street and Ewer Street



Site Vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) enhancing the Low Line walking route adjacent to the railway viaduct;
- Provide new open space of at least 15% of the site area.

Redevelopment of the site may:

- Provide new homes (C3);

Site area

- 13,120 m²

Existing uses

- Office (B1) – 35,690 m²

Design and accessibility guidance

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 the Low Line walking route running alongside the railway viaduct, an undesignated heritage asset.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

Bankside and the Borough are deficient in parks and other greenspace, which the new space will address;

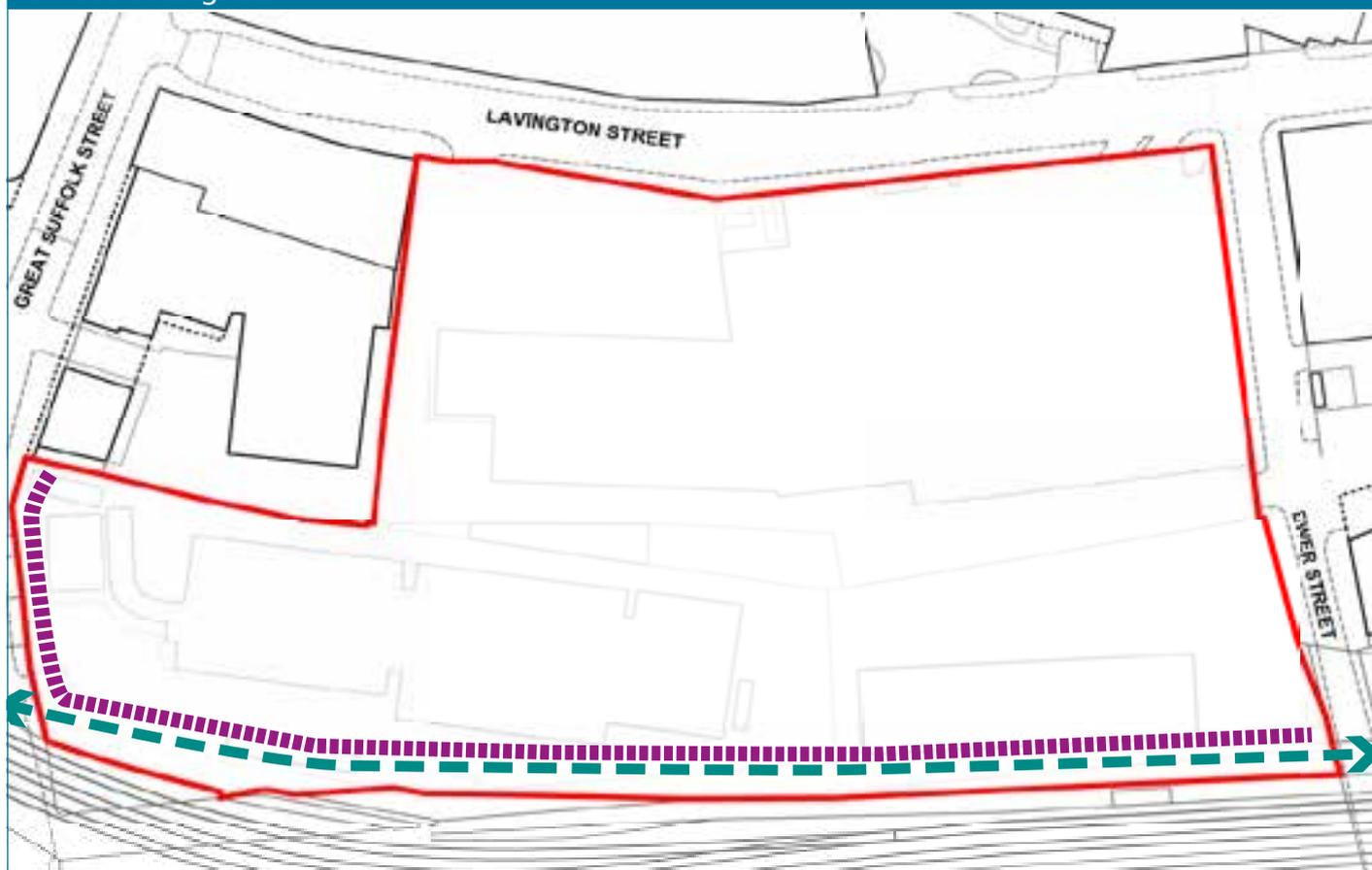
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level; and
- It will mark an arrival point into Southwark.

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

The site falls within the borough view south from the centre of the Millennium Bridge viewing corridor.

The site is not within a conservation area. The site lies partially within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area.

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Park Street, New Globe Walk and the walking route to the west of the site.

Redevelopment of the site should:

- Provide new homes (C3).

Site area

- 3,951.5 m²

Existing uses

- Office (B1) – 16,000 m²

Design and accessibility guidance

The site will contribute towards the local economy by providing new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

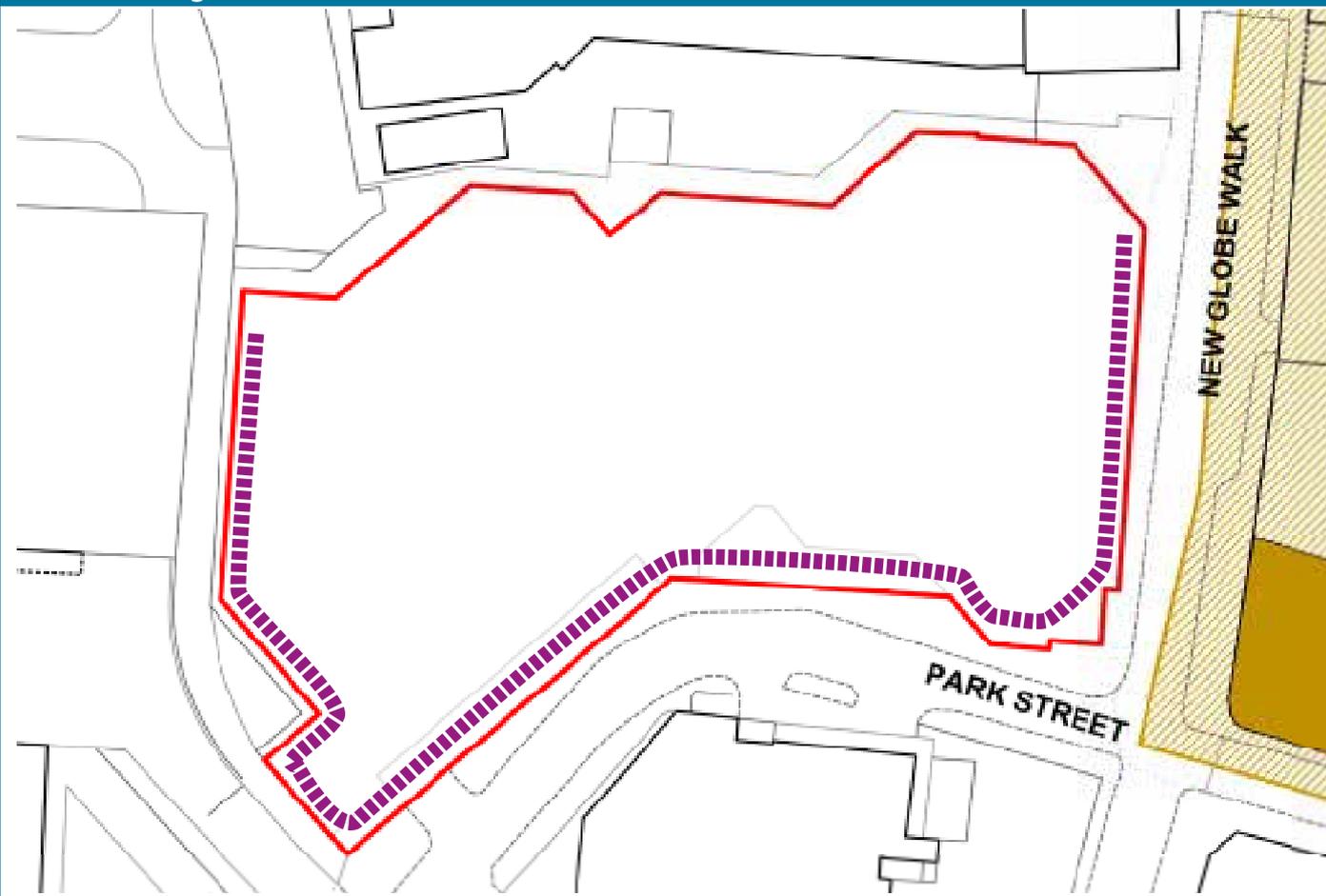
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.

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 Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.

The site is within the setting of Bear Gardens conservation area and heritage assets including Tate Modern, City of London Corporation Housing and building of townscape merit 6-8 Emerson Street.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site is in close proximity to important scheduled monuments (particularly The Hope and Bear Baiting Arenas) and relates to the internationally important Rose and Globe theatre sites.

Site vision diagram



- | | | | |
|--|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Park Street and Sumner Street.

Redevelopment of the site should:

- Provide new homes (C3)

The site is subject to the following extant permission: 14/AP/3842

Site area

- 4,584 m²

Existing uses

- Office (B1) – 6,042 m²

Design and accessibility guidance

The site will contribute towards the local economy by providing new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

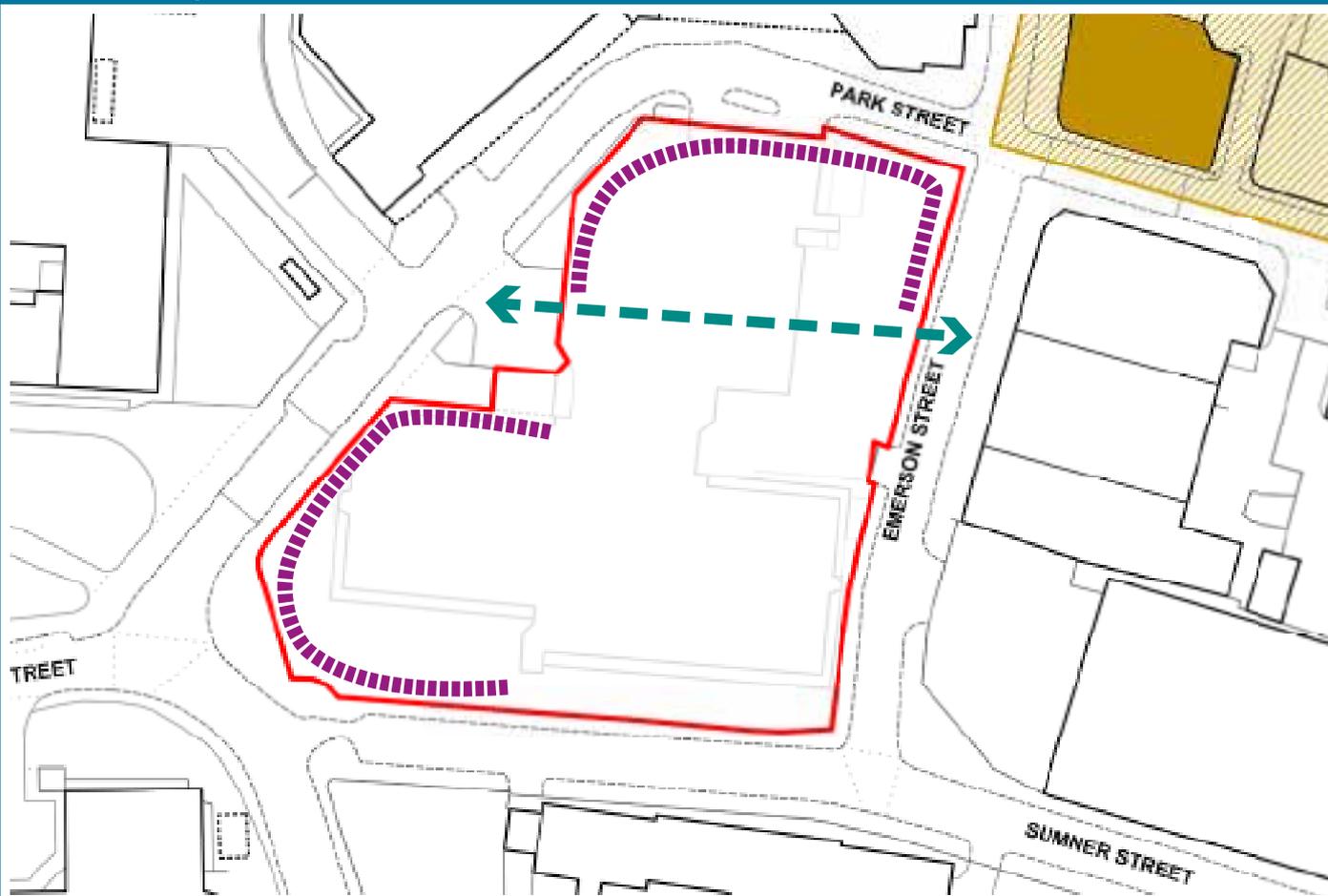
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.

The site 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 the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridors.

The site is within the setting of Bear Gardens conservation area and heritage assets including Tate Modern, City of London Corporation Housing and building of townscape merit 6-8 Emerson Street.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. 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.

Site vision diagram



-  Site boundary
-  Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Opportunity for active frontages
-  Improved connectivity for pedestrians and cyclists
-  Grade II Listed Building
-  Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new secondary school and sixth form (D1); • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community space (D1, D2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 7,578 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Vacant, with last use as the Southwark Fire Station complex (sui generis) - 8,914 m²

Design and accessibility guidance

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.

The site partially falls within the borough view of St Paul's along Camberwell Road viewing corridor.

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, which must be retained and its setting enhanced, 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 Area, significant remains have been found in the area, including a post-medieval burial ground – An archaeological assessment is required for this large site

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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NSP05: 1 Southwark Bridge Road and Red Lion Court



<p>Description of site</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater.; • Enhance the Thames Path by providing public realm and active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2); • Provide new north-south green links; • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 7,887 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) - 32,098 m²

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 townscape. 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.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

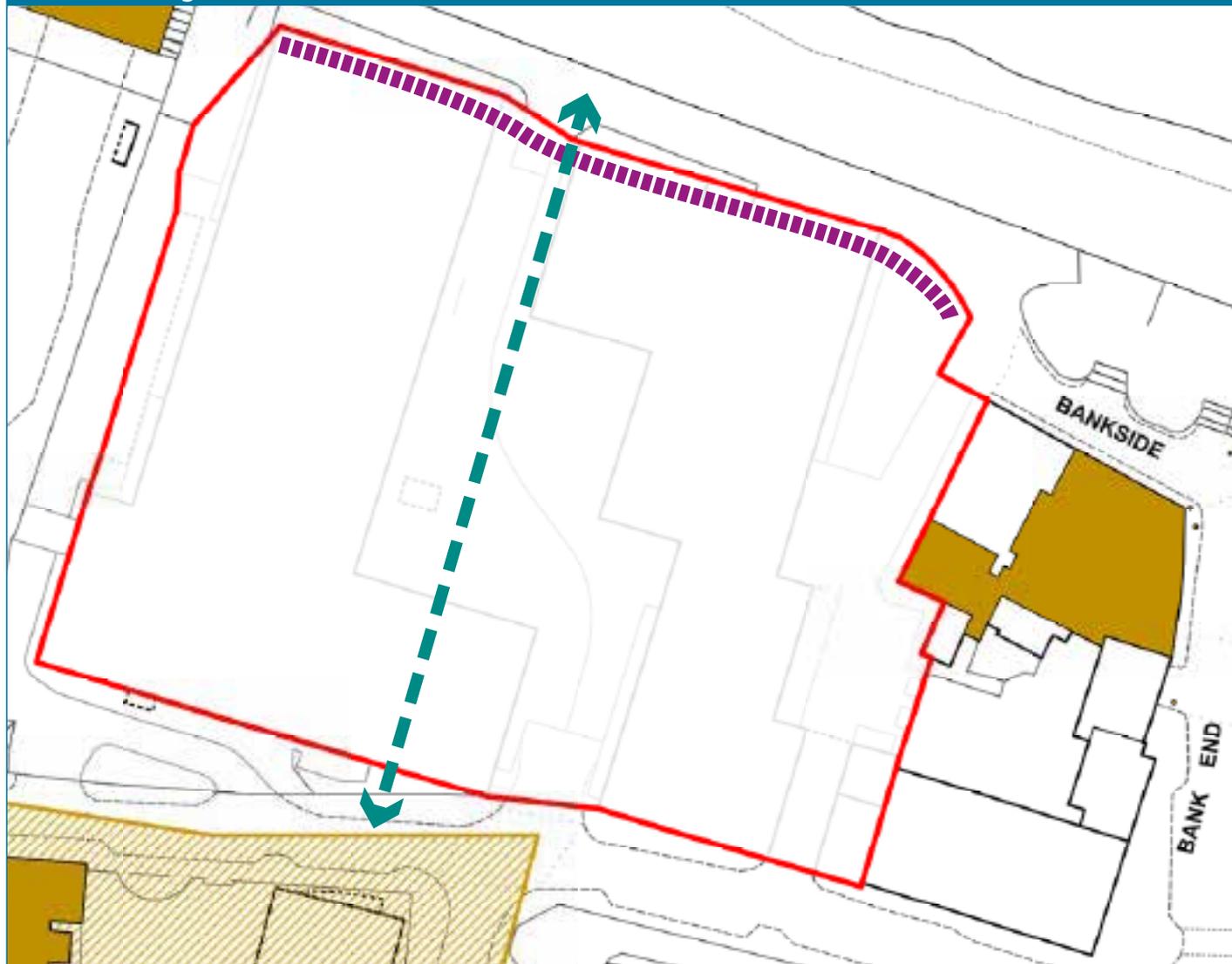
- Bankside and the Borough are deficient in parks and other greenspace, which the new space will address;
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level;
- It will improve enjoyment of the Thames Path; and
- It will mark an arrival point into Southwark

The site falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor, the borough view of St Paul's from One Tree Hill and 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.

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).

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site is within a few metres of the internationally important Globe Theatre and Rose Theatre scheduled monuments.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide at least 50% of the development as employment floorspace;
- Provide active frontages on Southwark Street with ground floor town centre uses (A1, A2, A3, A4, D1, D2).

- Redevelopment of the site should:
- Provide new homes (C3).

Site area

- 6,223 m²

Existing uses

- Car Park (sui generis)

Design and accessibility guidance

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

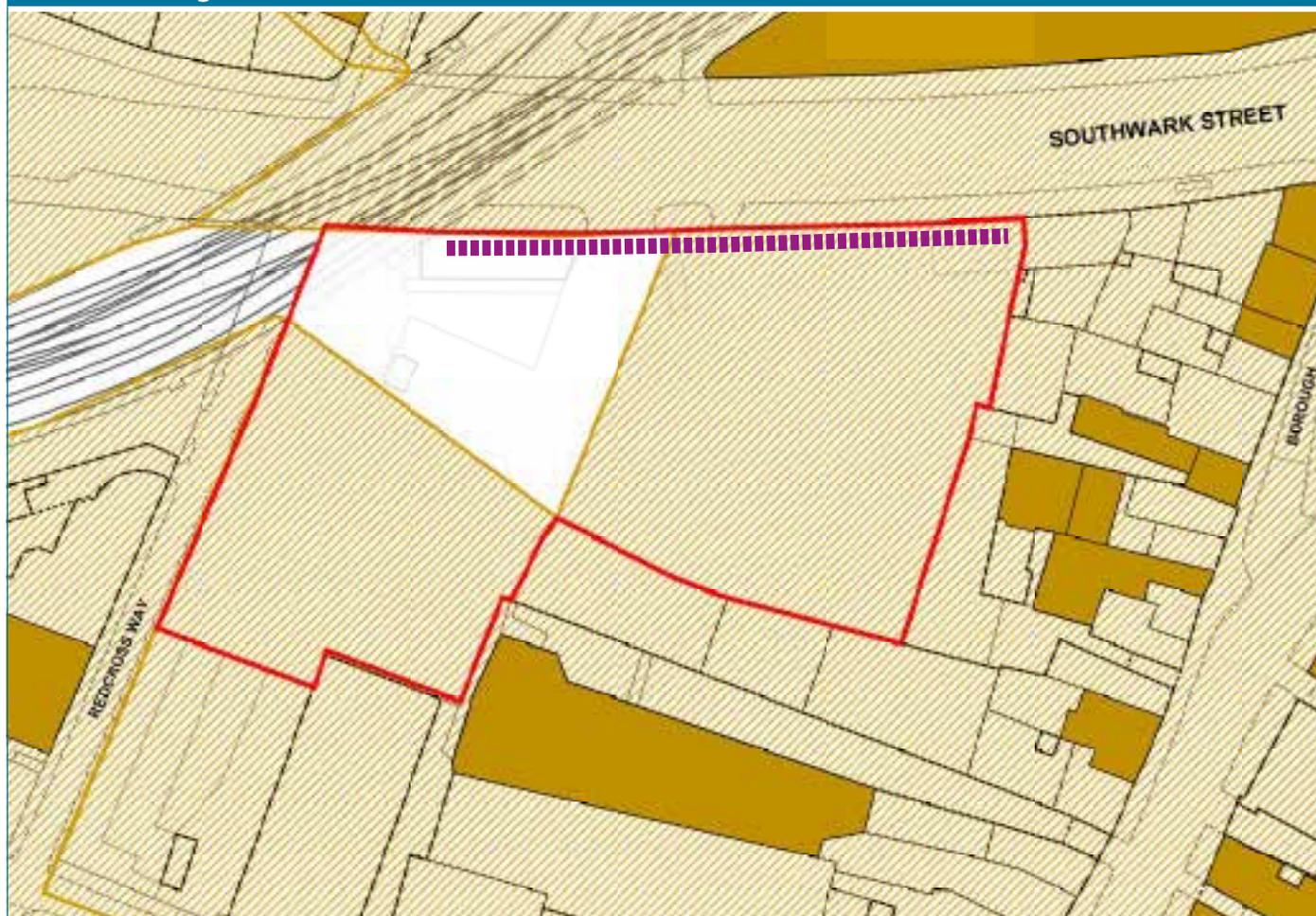
The site partially falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor and the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.

Any redevelopment should be sensitive to the surrounding historical context, sustaining, enhancing and better revealing historical assets.

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 sensitive undesignated heritage assets, including Crossbones Cemetery.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. 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.

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages with commercial or community uses at ground floor level along the Low Line walking route adjacent to the railway viaduct. • Redevelopment of the site should: • Provide new homes (C1); <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new town centre uses, including community space (A1, A2, A3, A4, D1, D2); • Provide a data centre (sui generis). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 6,004 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 15,185 m²

Design and accessibility guidance

An increase in 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 may be accommodated at ground floor level, and community uses would be particularly suitable benefitting new and existing residents. Active frontages will enliven the proposed Low Line walking route running alongside the railway viaduct.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site also affects the setting of the Drapers' Almshouses Grade II Listed Buildings (1820).

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP08: Swan Street Cluster



Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class and/or D1 class education) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide a new east-west pedestrian and/or cycle link between Borough High Street and Swan Street;
- Enhance Borough High Street and Swan Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2).

Redevelopment of the site should:

- Provide new homes (C3).
- Redevelopment of the site may:
- Provide a health centre (D1)

Site area

- 8,845 m²

Existing uses

- Office (B1) – 9,100 m²
- Education (D1) – 6,800 m²

The cluster has the opportunity to enhance the town centre role of Borough High Street and provide complementary activity on Swan Street of a more local character, serving surrounding residential areas. Active frontages must be provided on Borough High Street, Great Dover Street and Swan Street. Green infrastructure should be provided at locations that enhance the area's heritage and the new role for Swan Street.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

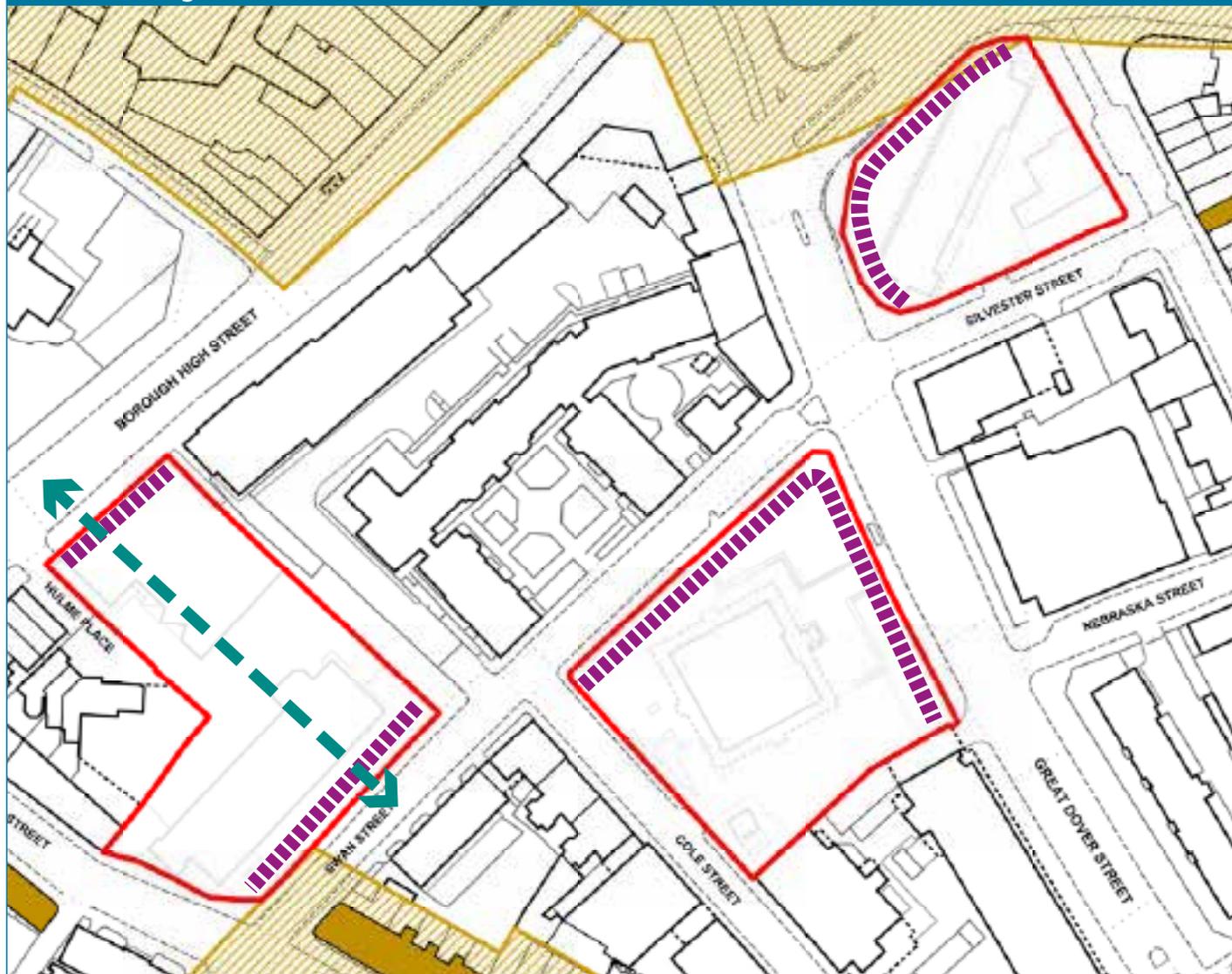
Redevelopment must improve Swan Street and Sylvester Street as a less trafficked alternative to Borough High Street for cyclists and pedestrians. Development must support the east / west cycle link on Trinity Street and provide a new pedestrian and/or cycle link between Borough High Street and Swan Street via Avon Place.

The site falls within the Alexandra Palace viewing terrace to St Paul's Cathedral background viewing corridor. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Redevelopment must enhance the setting of the grade II* listed St George the Martyr Church, grade II listed buildings to the south east and the nearby Trinity Church Square, Liberty of the Mint and Borough High Street conservation areas. Existing mature landscaping provides significant amenity and screening value to the conservation areas.

The site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area and there is exceptional interest of this general location with regard to the Roman archaeology of Southwark. There is a high potential for human remains to be present on site in the form of Roman inhumation and cremation burials, with associated grave goods and ritual and non-ritual structures and artefacts.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide new homes (C3); • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, B1, D1, D2) facing Borough High Street and Harper Road. 		
<p>Site area</p>	<ul style="list-style-type: none"> • 3,048 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Office (B1) – 1,132 m² • Hotel Elephant – small business space (B class) – 805 m² • Residential (C3) – 793 m² • Town centre uses (A class) – 147 m²

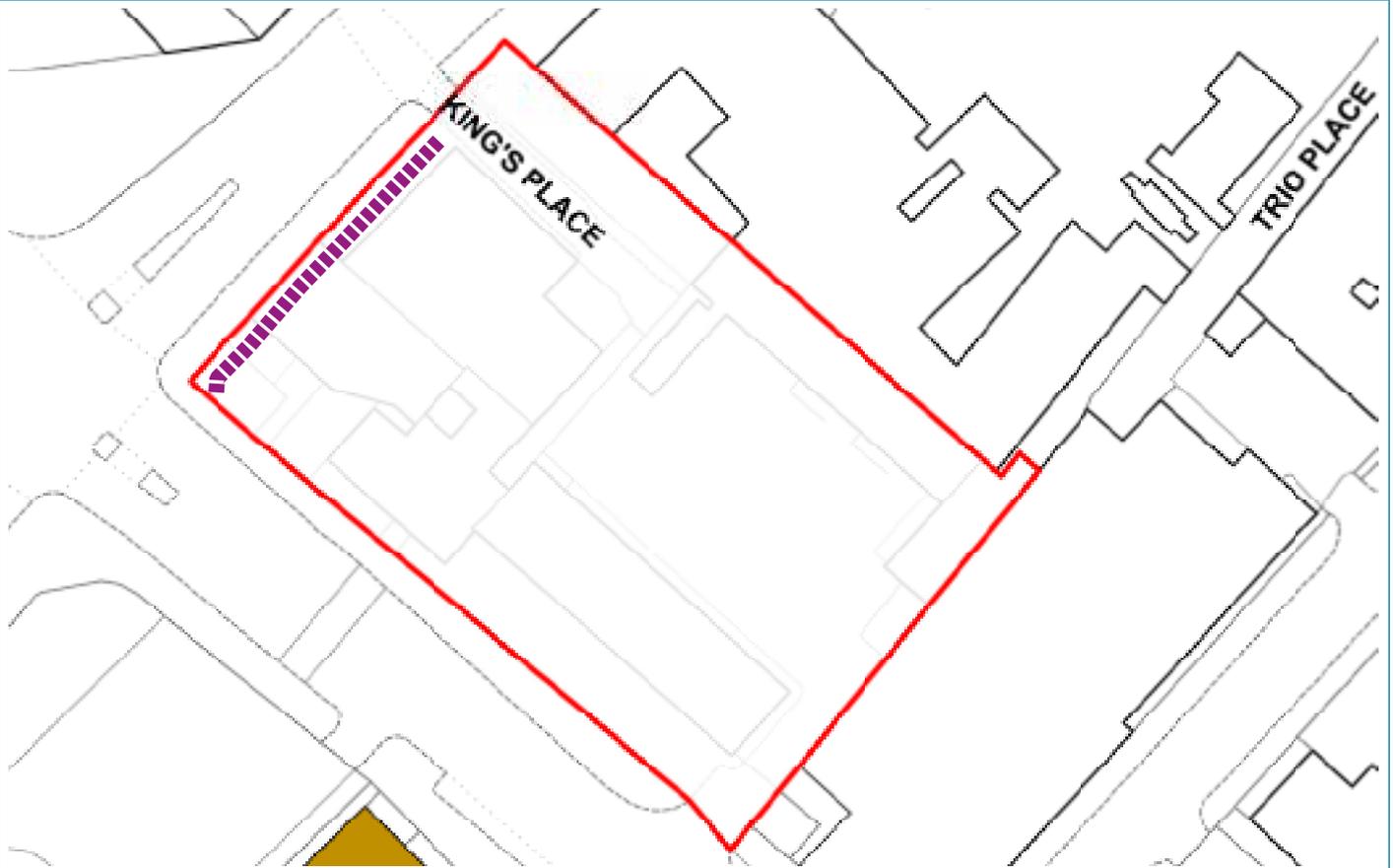
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

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. Any proposals for tall buildings should fully consider and be acceptable in light of the provisions of these protected views.

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.

The site is located within the setting of the Grade II listed buildings Inner London Court, Trinity Church Square, Trinity Street, Swan Street and Sessions House (Newington Causeway). The site is also located within the setting of the Trinity Church Square conservation area and within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has the potential to contain important archaeological deposits relating to prehistoric and Roman archaeology, including high status Roman burials (in stone sarcophagi) and funerary deposits.

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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