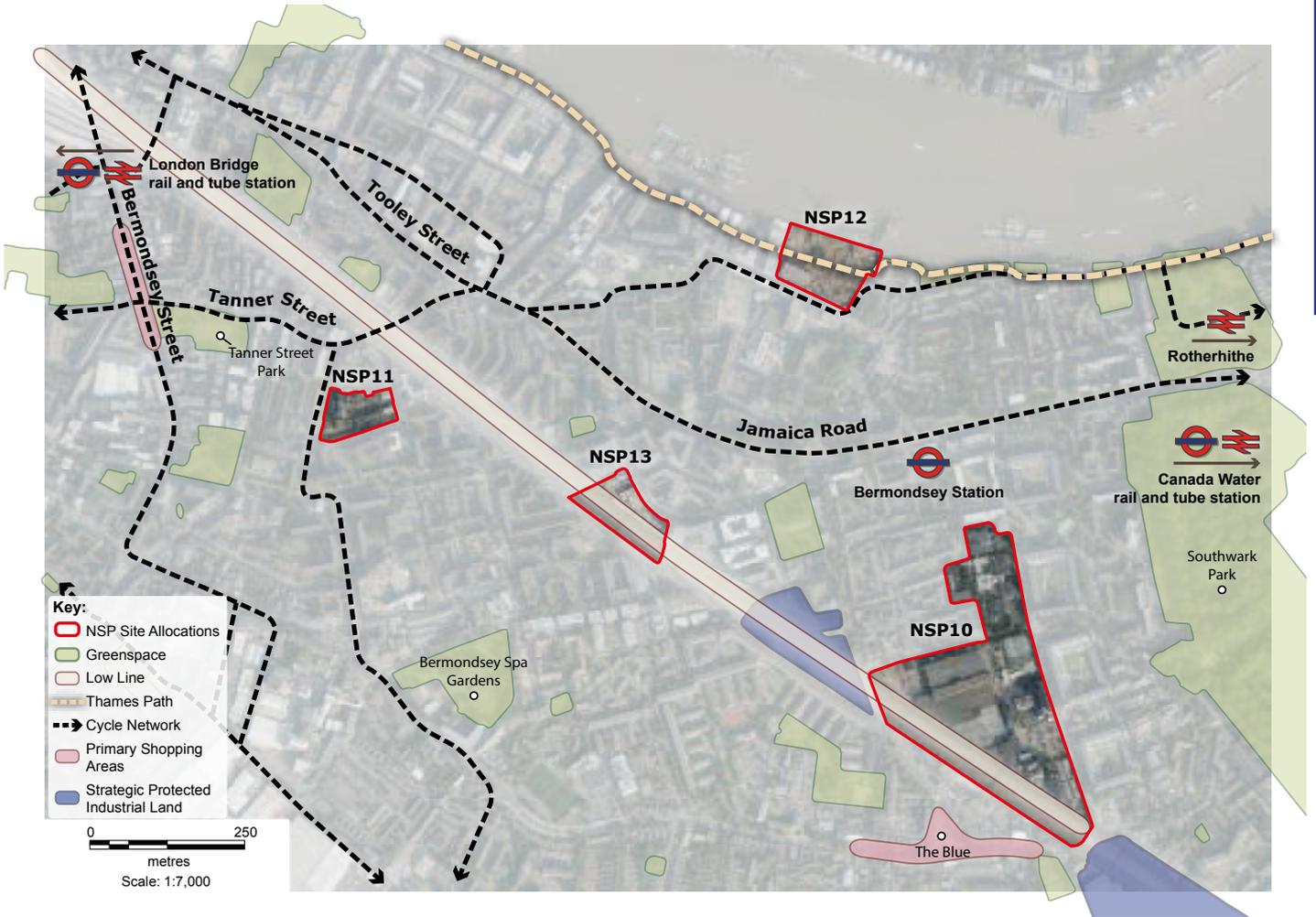


# Bermondsey

## Bermondsey Area Vision Map



## AV.02 Bermondsey Area Vision

### AV.02.1 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. supported, in the case of Shad Thames, by a Conservation Area Management Plan;
- 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.
- An area, containing nationally significant archaeological sites including the scheduled monuments of Bermondsey Abbey and the moated manor house of Edward III Platform Wharf.

### AV.02.2 Development in Bermondsey should:

- Provide as many homes as possible while respecting the local character. There may be opportunities for taller buildings on key development sites;
- Improve cycling and walking routes, such as the Thames Path;
- Enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge;
- 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 existing and create new cycle and walking routes, including the Thames Path;
- Provide flexible workspaces for small and medium enterprises, particularly creative industries to strengthen Bermondsey's reputation as an exciting, vibrant and creative place to work.
- Improve traffic flow on the road network, particularly on Jamaica Road.

### AV.02.3 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.

## Bermondsey Sites

The key development opportunity sites in Bermondsey are:

- NSP10: Biscuit Factory and Campus
- NSP11: Tower Workshops
- NSP12: Chambers Wharf
- NSP13: Old Jamaica Road Business Estate

## NSP10: Biscuit Factory and Campus



### Site vision

Redevelopment of the site must:

- Deliver a comprehensive mixed use development including at least 1,500 homes;
- Support new and replacement business floorspace, including space for small and medium enterprises (B1);
- Provide a replacement school (D1);
- Provide two new links to The Blue under the railway viaduct;
- Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) at ground floor level, enhancing the adjacent Low Line walking route;
- Provide a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road;
- Enhance the Low Line walking route adjacent to the railway viaduct .

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

### Site area

- 78,900 m<sup>2</sup>

### Existing uses

- Offices (B1) – 29,500 m<sup>2</sup>
- Light industrial workspace (B1, B2, B8) – 29,000 m<sup>2</sup>
- School (D1) – 12,534 m<sup>2</sup>

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

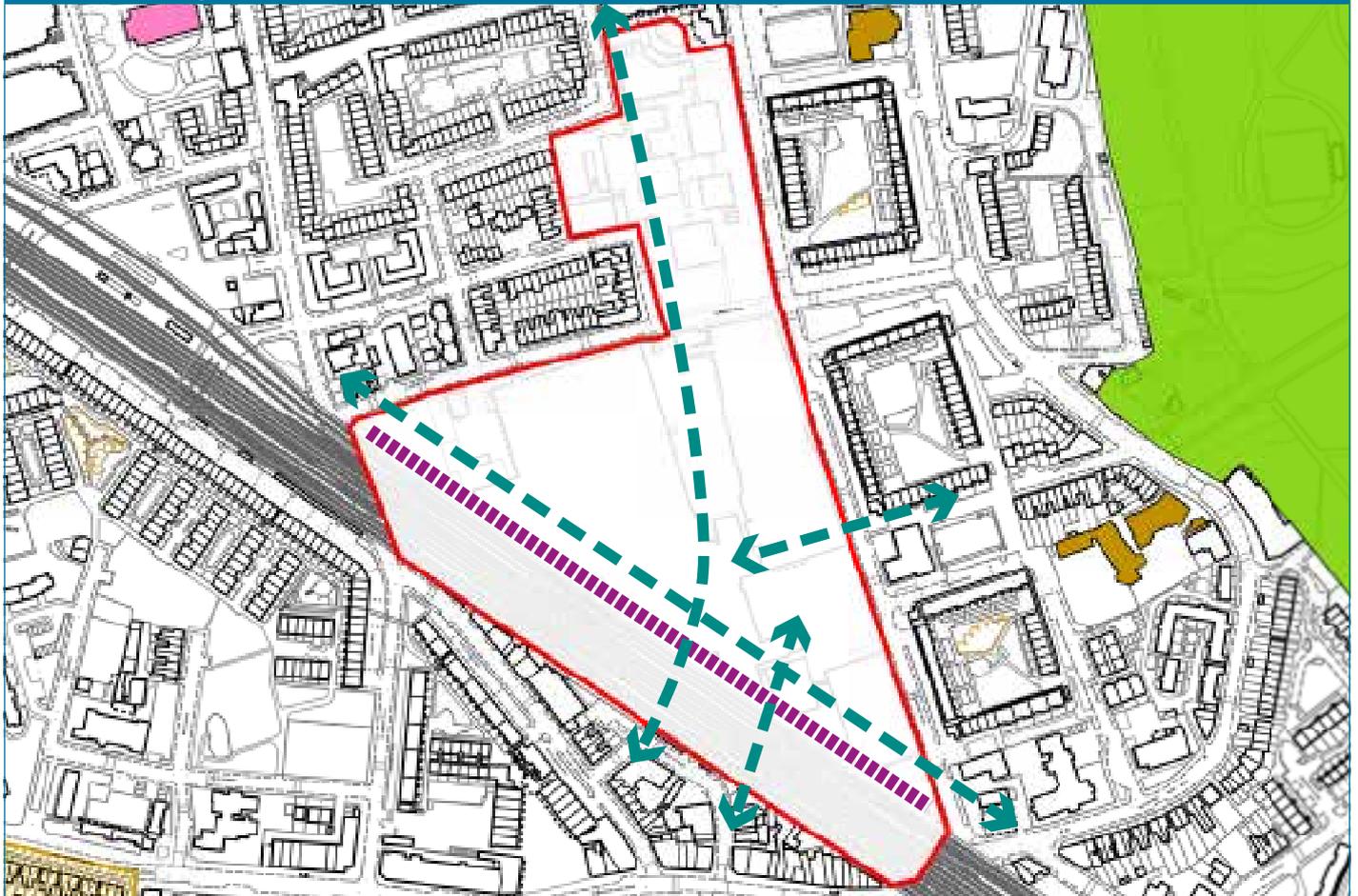
Given that the site is outside a town centre, a retail capacity assessment would be required to demonstrate the need for town centre uses in conjunction with a retail impact assessment to ensure that proposals would not adversely impact the core retail function of The Blue.

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.

The site partially falls within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor.

The site is not within a borough designated Archaeological Priority Area or conservation area. However, the area is known for its post medieval tanneries and other industries. An archaeological assessment is required for this site. A number of the original warehouse buildings are unlisted heritage assets and these should be retained and integrated into any comprehensive redevelopment where possible.

## 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><b>Site vision</b></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide employment floorspace (B class) suitable for small business of at least the amount currently on the site;</li> <li>• Enhance the east-west walking route to the south of the site linking Riley Road and Maltby Street.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide active frontages facing Maltby Street (B class);</li> <li>• Provide new homes (C3). Site area</li> <li>• 7,344 m2 Existing</li> </ul>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 7,344 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Small business space (B1) – 5,628 m<sup>2</sup></li> </ul>

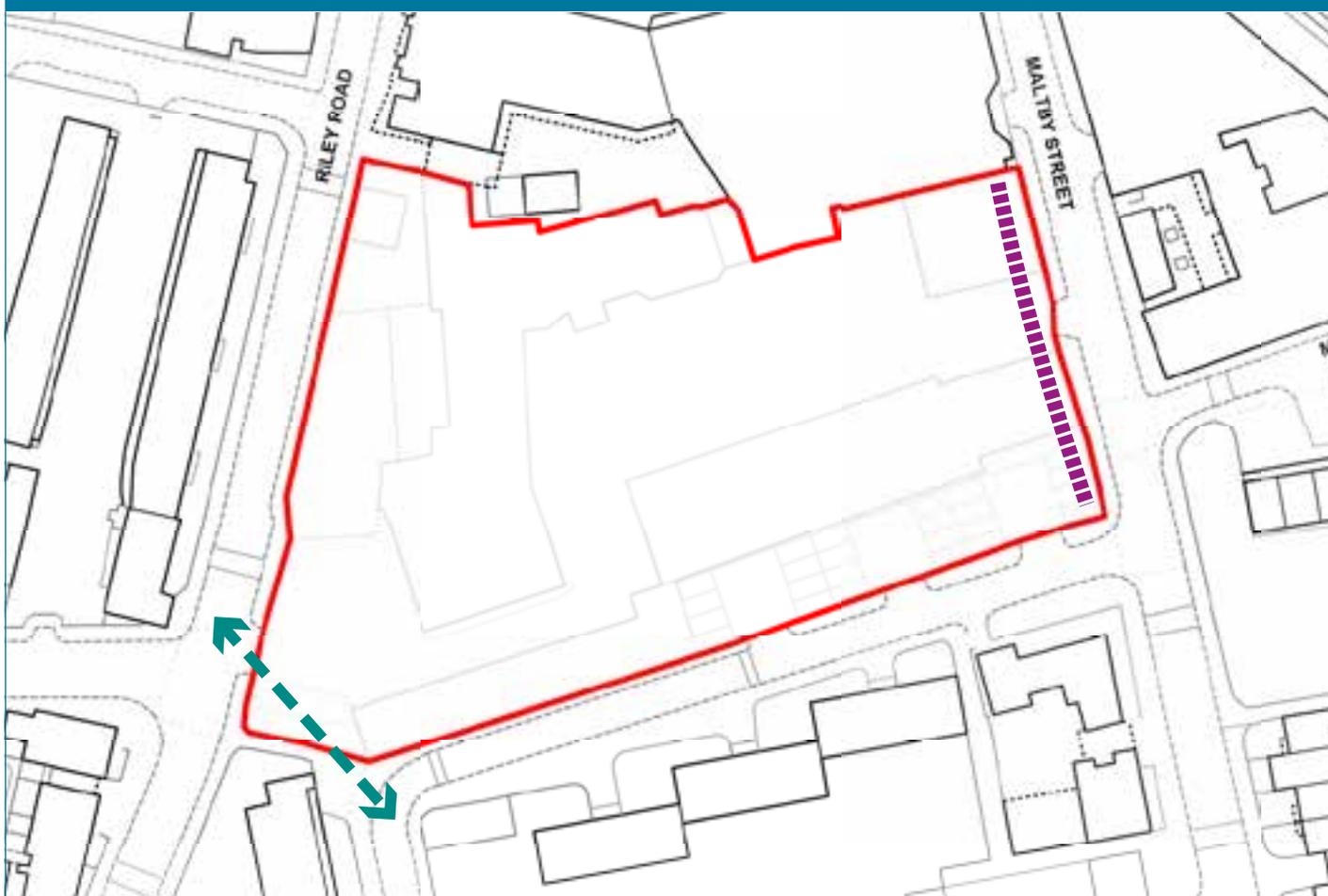
**Design and accessibility guidance**

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.

The sites lie within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area but is not within a conservation area.

The site has the potential to contain important multi-phase archaeology, particularly relating to the post-medieval leather, milling and paper making industries.

**Site vision diagram**



- Site boundary
- Conservation Area
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- 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><b>Description of site</b></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide a significant number of new homes (C3), specifically larger unit sizes;</li> <li>• Provide town centre employment uses compatible with residential use (A1, A2, A3, A4, B1, D1);</li> <li>• Enhance the Thames path;</li> <li>• Deliver a new community hall (D2)– at least 200m<sup>2</sup></li> </ul>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 14,010 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• In use as a construction site for the Thames Tideway Tunnel until 2023</li> </ul>

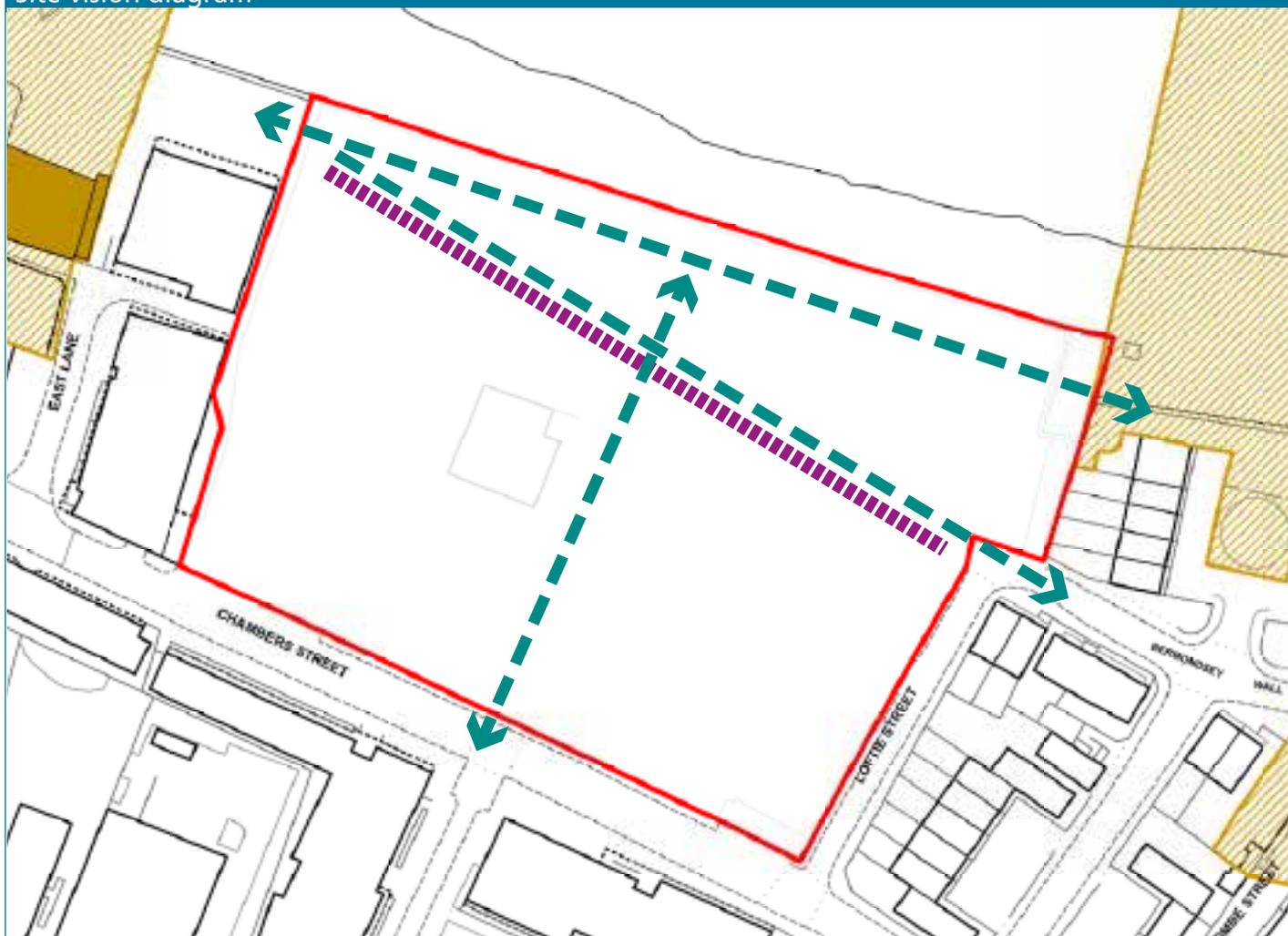
The site has planning permission to provide six residential buildings with A/B1/D1 uses at ground floor level, approved under planning application 07/AP/1262. However, Thames Tideway Tunnel currently requires this site for construction, so development will be delayed.

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 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.

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.

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 Area. 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.

# Site vision diagram



- Site boundary
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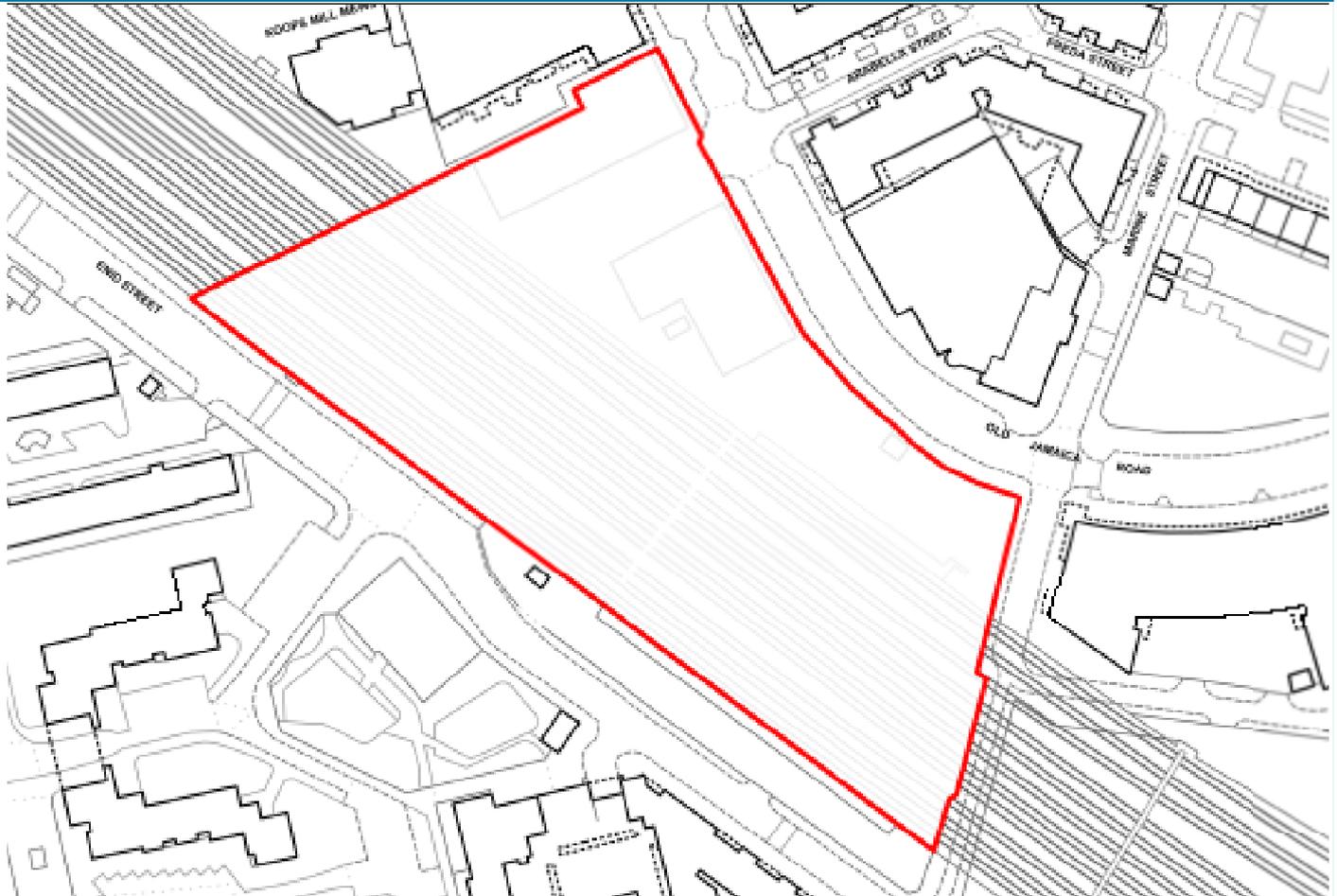


<p><b>Description of site</b></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide business and industrial space (B class) of at least the existing level of provision.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 10,550 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Employment uses - 6,877 m<sup>2</sup></li> </ul>

## Design and accessibility guidance

The site is not located within a designated Archaeological Priority Area or conservation area, but archaeological assessment is required for this large site.

## Site vision diagram



- |   |                           |   |  |
|---|---------------------------|---|--|
|  | Site boundary             |  | Opportunity for active frontages                   |
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