London Bridge
London Bridge Area Vision Map

Key:
- NSP Site Allocations
- Greenspace
- Low Line
- Thames Path
- Cycle Network
- Primary Shopping Areas

Scale: 1:5,000
AV.10 London Bridge Area Vision

AV.10.1 London Bridge is:

- A globally significant central London business district which is home to international business headquarters, centres of academic and health excellence at King’s College London and Guy’s Hospital as well as a local destination and town centre;
- Internationally renowned for its prominent riverfront location providing cultural spaces and retail, including Borough Market and riverside access;
- An area with a rich heritage preserved in historic monuments, buildings, yards, public spaces, vistas, cityscapes and archaeology;
- One of the UK’s busiest and fastest growing transport hubs, that has increased rail and river capacity and improved walking and cycling provision and the quality of the public realm.
- Of great archaeological interest, containing nationally significant sites and scheduled monuments of Roman, medieval and port-medieval date.

AV.10.2 Development in London Bridge should:

- Attract global commerce with headquarter and local offices and build on its reputation for arts and crafts, food and trade while serving local needs through its town centre role;
- Support the creation of a distinctive and inspiring world class environment through a mix of inspiring new architecture, restored and reactivated warehouses and other heritage revealed with ‘placemarks’, public art and quality public realm that provides openness, connectivity and a ‘green grid’. Greenery and innovations in environmental resilience should be incorporated into buildings;
- Build on the fabric of local alleyways and yards to create quiet, green routes with clean air;
- Strengthen the cultural offer of the area and diversify activities and shops;
- Make sure the new standard of London Bridge Station is upheld and the Shard remains significantly taller and more visible than surrounding buildings as the station’s landmark;
- Improve local accessibility and interchange at the station with enhanced walking, cycling, tube, bus and boat routes;
- 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;
Harness the expertise and infrastructure from Kings College London, Guy's Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research and promote health and wellbeing in the local environment;

Enhance the sense of place and visitor and cultural activities along the Thames riverfront, and encourage use of riverboat services, waterborne freight and the Thames Path in a safe and sustainable way;

Support the development of vibrant new high streets on St Thomas Street, Crucifix Lane and Tooley Street, complementing the distinct character of nearby Bermondsey Street.

**AV.10.3 Growth opportunities in London Bridge:**

London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs.

**London Bridge Sites**

The key development opportunity sites in London Bridge are:

- NSP51: London Bridge Health Cluster
- NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street
- NSP53: Land between St Thomas Street, Fenning Street, Melior Place, and Snowsfields
- NSP54: Colechurch House, London Bridge Walk
NSP51: London Bridge Health Cluster

Site vision

Redevelopment of the site must:
- Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster;
- Improve pedestrian movement and permeability through the site.

Redevelopment of the site may:
- Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses (A1, A2, A3, A4);
- Provide other ancillary uses which would complement the health cluster (C2, D1).

Site area
- 80,030 m²

Existing uses
- Health, research and education facilities
Redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The scale of any new buildings should step down towards the site boundaries.

The site partially falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor, Parliament Hill Summit to St Paul's Cathedral background viewing corridor, and Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridor.

The site contains the Grade II* listed Guys Hospital main building, including wings and chapel, and affects the settings of numerous listed Buildings on Borough High Street and St Thomas Street, including the Grade I listed The George Inn. Redevelopment of the site may affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard. All redevelopment should retain and enhance heritage assets within and outside the site allocation.

The site lies within the ‘Borough, Bermondsey and Rivers’ Archaeological Priority Area and partially within Borough High Street conservation area. The site contains nationally significant archaeological remains, including the scheduled monument of the Roman boat at New Guy's House, as well as some of the most important archaeological sites in Southwark relating to the Roman settlement, medieval and post-medieval occupation of the area.
London Bridge

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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NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street

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<th>Site vision</th>
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<td>Redevelopment of the site must:</td>
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<td>• 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;</td>
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<tr>
<td>• Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor.</td>
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| Redevelopment of the site should: |
| • Provide new homes (C3). |

The site is subject to the following extant permission: 14/AP/4640

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<th>Site area</th>
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<td>• 3,814 m²</td>
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<th>Existing uses</th>
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<tr>
<td>• University building (D1) – 5,261 m²</td>
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<tr>
<td>• Car parking</td>
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<tr>
<td>• Office (B1) – 3,652 m²</td>
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Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

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 falls within both the Parliament Hill Summit to St Paul's Cathedral, and the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridors. Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide public realm enhancements, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.

Proposals for the site should be sensitive to the surrounding context, and should sustain and enhance the setting of the Grade II listed Railway Arches and the Bermondsey Street conservation area to the east.

The site lies within the ‘Borough, Bermondsey and Rivers’ Archaeological Priority Area. Very significant archaeological remains are known within the immediate area.
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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 a new north-south green link from Melior Place to St Thomas Street;
- Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor;
- Provide new open space of at least 15% of the site area.

Redevelopment of the site should:

- Provide new homes (C3).

### Site area

- 4,033 m²

### Existing uses

- Office (temporary) (B1) – 2,691 m²
- Light industrial with ancillary office and storage (B1) – 751 m²
- Warehouse (vacant) – 1,117 m²
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

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:
- London Bridge is 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 enhance the new high street on St Thomas Street; and
- It will enhance the setting of the Leather Warehouse and Horseshoe Pub.

The site falls within both the Parliament Hill Summit to St Paul’s Cathedral, and the Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridors. Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide new public open space.

The site is within the setting of the Grade II listed Railway Arches. The site is partially within the Bermondsey Street conservation area and includes an important unlisted building, The Leather Warehouse, which makes a positive contribution to the area. The site is also within the setting of the important unlisted Horseshoe Pub. Redevelopment should enhance the setting of these buildings. Development proposals should seek to retain and enhance where possible the townscape setting provided by key heritage assets including the unlisted leather warehouse on Snowfields Street, the Horseshoe Inn located on Vinegar Yard and the Grade II listed Railway Arches. Development proposals should complement local character and distinctiveness. The urban grain and street layout of the surrounding area should be retained.

The site lies within the ‘Borough, Bermondsey and Rivers’ Archaeological Priority Area. Very significant archaeological remains are known within the immediate area.
Site vision diagram

Site boundary
Conservation Area
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Opportunity for active frontages
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Site vision

Redevelopment of the site must:
• Provide an uplift in office floorspace (B1);
• Contribute to a vibrant pedestrian area with town centre uses (A1, A2, A3, A4, D1, D2) which create an active street frontage;
• Provide a high quality pedestrian environment which links to London Bridge and the Thames Path;
• Provide ground floor active frontages on Duke Street Hill, including town centre uses (A1, A2, A3, A4, D1, D2).

Site area

- 14,011 m²

Existing uses

- Town centre uses (A1, A2, A3, A4, B1, B2,) – 12,674 m²
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should not detract from the primacy of The Shard. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in closer 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.

The site falls within both the Parliament Hill Summit to St Paul’s Cathedral, and the Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridors.

The site lies within the ‘Borough, Bermondsey and Rivers’ Archaeological Priority Area and is on the edge of the Borough High Street and Tooley Street conservation areas. Very significant archaeological remains are known from the area, as the site is on the approach to the medieval ‘Old London Bridge’ and may retain elements of the bridgehead. The site has the potential to contain some of the most important archaeology of Southwark from a range of periods, including high status Roman occupation and riparian evidence.

The site is within the settings of a number of Listed Buildings on Tooley Street, including Grade II* listed St Olaf House and Grade II listed London Bridge Hospital. Redevelopment has the potential to affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard.