Old Kent Road
Old Kent Road Area Vision Map
AV.12 Old Kent Road Area Vision

AV.12.1 Old Kent Road is:

- Not just any old road. For 2000 years it has been a vital artery connecting the commerce and culture of one of the world’s great cities to Europe. Its strength as a place to live, work and do business is its central London location and inner city character.

- A place with a strong community identity. It has excellent park and local spaces and there is a clear pride in locally maintained community gardens. Burgess Park nearby provides valuable wildlife, open space, play and sports facilities benefitting physical and mental health.

- A place with excellent schools, active voluntary organisations and home to many faith groups. Some 10,000 people are employed locally in a wide variety of jobs including manufacturing, transport, the arts, distribution and retail.

- Home to many different types of retail, from small shops and cafes on the high street to larger supermarkets, builders merchants and retail warehouses.

- A place where pockets of heritage survive from different eras including the Livesey gasworks and the ceramic mural which tells the story of the Old Kent Road.

AV.12.2 Development in Old Kent Road should:

- Deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure and health centres, and the creation of wide range of jobs.

- Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling which will help to tackle air and noise pollution, vital for the health of all but particularly the health of children.

- Help foster a community in which old and young can flourish. Building nursery schools together with older people’s accommodation has had great success in other cities in reducing loneliness and social isolation. There will be opportunities to connect schools and further and higher education institutions with local employers to make the most of the diverse employment opportunities that exist in the Old Kent Road.

- Help grow the significant economic base in the Old Kent Road, not just for offices, but over a wide range of skills and job types, including the types of business that service Central London such as the distribution industry and new and growing sectors such as the arts industry. This includes promoting innovative ways of mixing homes with commercial uses and making the best use of space which, done with care, will deliver a place that is desirable to live and work in.

- Build new homes that come in a range of types from terraced houses to apartments with a high design quality including generous room sizes, high ceilings and big windows to ensure people have space to think and to rest.
• Link existing open spaces like Burgess Park to each other and new park spaces to provide a “Greener Belt” network accommodating play, sports, growing spaces, nature and places to just sit and contemplate. The ambition is to create an environment that delights the senses. There will be new neighbourhoods that promote physical activity, social interaction and shield from pollution and feeling unsafe.

• Demonstrate excellent standards of environmental sustainability including pioneering new district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.

**AV.12.3 Growth opportunities in Old Kent Road:**

The Old Kent Road Area Action Plan will set out the physical framework that will enable the community to realise its potential. The construction of the Bakerloo Line Extension will drive the growth of central London southwards encompassing Old Kent Road. The Area Action Plan will identify the opportunities for growth and benefits for local communities including delivering 20,000 new homes, over 5,000 new jobs, new tube stations and a new major town centre for shopping. There should be no poverty of ambition or opportunity in Old Kent Road for any age group. Living at the centre of one of the worlds great cities, with its enviable economic and cultural capital should be an opportunity for all and not just a privileged few. We have a responsibility to make the most of that opportunity on behalf of the residents of Old Kent Road.

**Old Kent Road sites**

Detailed development opportunities in Old Kent Road will be set out in the Old Kent Road Area Action Plan. This includes adopted Site Allocations. The key development opportunity sites in Old Kent Road are:

- NSP 55: Bricklayers Arms
- NSP 56: Crimscott Street and Pages Walk
- NSP 57: Mandela Way
- NSP 58: 107 Dunton Road (Tesco store and car park) and Southernwood Retail Park
- NSP 59: Salisbury estate car park
- NSP 60: 96-120 Old Kent Road (Lidl store)
- NSP 61: Former petrol filling station, 233-247 Old Kent Road
- NSP 62: Kinglake Street Garages
- NSP 63: 4/12 Albany Road
- NSP 64: Former Southern Railway Stables
- NSP 65: Land bounded by Glengall Road, Latona Road and Old Kent Road
- NSP 66: Marlborough Grove and St James’s Road
- NSP 67: Sandgate Street and Verney Road
- NSP 68: Devon Street and Sylvan Grove
- NSP 69: Hatcham Road and Penarth Street
- NSP 70: Ilderton Road
- NSP 71: 760 and 812 Old Kent Road (Toyrus store)
- NSP 72: 840 Old Kent Road (Aldi store)
- NSP 73: 684-698 Old Kent Road (Kwikfit garage)
- NSP 74: 636 Old Kent Road
NSP55: Bricklayers Arms Roundabout

**Site vision**

Redevelopment of the site must:
- Provide new homes (C3);
- Reconfigure this busy junction, potentially removing the flyover, to enable the introduction of new street frontages and reduce severance caused by the current road layout;
- Take opportunities to integrate any reconfigured layout into the existing grain and network of routes around the junction whilst avoiding any adverse impact on the surrounding local highway network;
- Avoid adverse impacts on bus services such as increased journey times, reduced reliability or broken links.

Redevelopment of the site should:
- Provide retail (A1, A2, A3, A4);
- Provide employment (B use class);
- Provide community uses (D use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of...
the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 14,011 m²</td>
<td>• Town centre uses (A1, A2, A3, A4, B1, B2,) – 12,674 m²</td>
</tr>
</tbody>
</table>

There are significant opportunities for built development to create a new piece of townscape which stitches the site back into the city. The redevelopment of Bricklayers Arms should improve permeability for people walking and cycling and reduce severance created by the existing junction layout and the flyover. This should provide a high quality pedestrian environment and improved landscaping, maximising the opportunity to retain good quality trees. Development should reinforce the high street and provide a new part of the town centre.

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings at Bricklayers Arms should preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park and the and the London panorama of St Pauls Cathedral from One Tree Hill. Redevelopment should improve the settings of Paragon Gardens and Driscoll House.

The site lies within the ‘Borough, Bermondsey and Rivers’ and ‘Old Kent Road’ Archaeological Priority Areas. A strategy for archaeological investigation and mitigation is required for this site.
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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### NSP56: Crimscott Street and Pages Walk

**Site vision**

Redevelopment of the site must:
- Provide new homes (C3);
- Provide employment uses (B use class);
- Provide community uses including gallery space/artists studios (D use class)

Redevelopment of the site may:
- Provide retail (A1, A2, A3, A4)

Part of the site is subject to the following extant permission: 15/AP/2474

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 37,660 m²</td>
<td>• Employment (B class uses) - 32,367 m²</td>
</tr>
<tr>
<td></td>
<td>• Churches (D class uses) – 1,371 m²</td>
</tr>
</tbody>
</table>
The site is not within a conservation area but development should enhance the setting of the Pages Walk and Bermondsey Street conservation areas.

The site lies within the ‘Bermondsey Lake’ Archaeological Priority Area. A strategy for archaeological investigation and mitigation is required for this site.
<table>
<thead>
<tr>
<th>Site vision</th>
<th>Redevelopment of the site must:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Provide new homes (C3);</td>
</tr>
<tr>
<td></td>
<td>• Provide employment uses (B use class)</td>
</tr>
<tr>
<td></td>
<td>• Provide community uses (D use class)</td>
</tr>
<tr>
<td></td>
<td>• Provide strategic public open space</td>
</tr>
<tr>
<td></td>
<td>• Create a new link from Hendre Way to Quietway 1 on Willow Walk</td>
</tr>
</tbody>
</table>

Redevelopment of the site may:
• Provide retail (A1, A2, A3, A4)

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

<table>
<thead>
<tr>
<th>Site area</th>
<th>120,400 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing uses</td>
<td>Employment (B class uses) - 107,717 m²</td>
</tr>
</tbody>
</table>
The site partially lies within the view of St Paul's Cathedral from Nunhead Cemetery and the London panorama of St Paul's Cathedral from One Tree Hill. 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 also preserve the outstanding universal value of the Palace of Westminster World Heritage site in views from the Serpentine Bridge in Hyde Park.

The site is not within a conservation area but development should enhance the setting of the Pages Walk conservation area and the White House Grade II listed building.

The site lies within the ‘Bermondsey Lake’ Archaeological Priority Area. A strategy for archaeological investigation and mitigation is required for this site.
Redevelopment of the site must:
- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4)
- Provide community uses (D use class)
- Provide public open space to support a connection to Burgess Park
- Redevelopment of the site should:
  - Provide employment uses (B use class);

Redevelopment of the site may:
- Provide new visitor accommodation (C1).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.
Old Kent Road

Site area
- 40,590 m²

Existing uses
- Retail (A class uses) – 9,865 m²
- Retail car parks

Design and accessibility guidance
The site partially lies within the view of St Paul’s Cathedral from Nunhead Cemetery. 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 also preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park.

Development should reinforce the high street and provide a new part of the town centre.

The site lies within the ‘Bermondsey Lake’ and ‘Old Kent Road’ Archaeological Priority Areas.

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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NSP59: Salisbury estate car park

Site vision

Redevelopment of the site must:
• Provide new homes (C3);

Redevelopment of the site may:
• Provide community uses (D use class)

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site respond positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area
• 1,037 m²

Existing uses
• Car Park
The site is located in a residential area and residential development is appropriate.
Site vision

Redevelopment of the site must:
• Provide new homes (C3);
• Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:
• Provide community uses (D use class);
• Provide employment uses (B use classes).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area
• 3,443 m²

Existing uses
• Retail (A class uses) – 1,419 m²
• Retail car park
Development should reinforce the high street and provide a new part of the town centre. The site lies within the ‘Old Kent Road’ Archaeological Priority Area.
NSP61: Former petrol filling station, 233-247 Old Kent Road

Site vision

Redevelopment of the site must:
• Provide new homes (C3);
• Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:
• Provide community uses (D use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area
• 870 m²

Existing uses
• Hand car wash (sui generis)
The site lies within the ‘Old Kent Road’ Archaeological Priority Area. Development should reinforce the high street and provide a new part of the town centre.
**NSP62: Kinglake Street Garages**

**Site vision**

Redevelopment of the site must:
- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4) on Old Kent Road frontage

Redevelopment of the site may:
- Provide community uses (D use class);

The site is subject to the following extant permission: 16/AP/4589

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

**Site area**
- 750 m²

**Existing uses**
- MOT garages (sui generis)
The site lies within the ‘Old Kent Road’ Archaeological Priority Area. Development should reinforce the high street and provide a new part of the town centre.
Site vision

Redevelopment of the site must:
• Provide new homes (C3);
• Provide retail (A1, A2, A3, A4) on Old Kent Road frontage.

Redevelopment of the site may:
• Provide community uses (D use class);

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area
• 1,080 m²

Existing uses
• Retail (A class uses) – 452 m²
• Car park
• Hand car wash
The site lies within the ‘Old Kent Road’ Archaeological Priority Area.

Development should reinforce the high street and provide a new part of the town centre.
Site vision

Redevelopment of the site must:
- Provide employment uses (B use class);
- Provide public open space

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

Redevelopment of the site may:
- Provide community uses (D use class);

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area
- 6,248 m²

Existing uses
- Employment (B class uses) – 2,613m²
- Open space
The former Southern Railway Stables are identified as a building of architectural and historic interest. The space immediately adjacent is designated as ‘Other Open Space’ although it is not publicly accessible. Together, the sites could provide a new publically accessible open space. The stables should be retained or repurposed for employment uses.

The site lies within the ‘Bermondsey Lake’ Archaeological Priority Area..
Site vision

Redevelopment of the site must:
- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4)
- Provide community uses (D use class);
- Provide employment uses (B use class);
- Provide strategic public open space including the Surrey Canal Linear Park

Redevelopment of the site may:
- Provide visitor accommodation (C1)

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.
### Site area
- 111,250 m²

### Existing uses
- Employment (B class uses) – 50,181 m²
- Retail (A class uses) – 18,788 m²
- Churches (D class uses) – 8,563 m²
- Retail car parks

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**Design and accessibility guidance**

The site partially lies within the view of St Paul's Cathedral from Nunhead Cemetery. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site is not within a conservation area but development should enhance the setting of the Glengall Road conservation area.

The site lies partially within the ‘Bermondsey Lake’ and ‘Old Kent Road’ Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.
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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NSP 66: Marlborough Grove and St James’s Road

Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage
- Provide community uses (D use class);
- Provide employment uses (B use class);
- Provide public open space

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 39,600 m²

Existing uses

- Employment (B class uses) – 13,755 m²
- Retail (A class uses) – 2,850 m²
- Car parks
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the ‘Bermondsey Lake’ and ‘Old Kent Road’ Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.
**Site vision**

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<thead>
<tr>
<th>Redevelopment of the site must:</th>
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<tbody>
<tr>
<td>• Provide new homes (C3);</td>
</tr>
<tr>
<td>• Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage</td>
</tr>
<tr>
<td>• Provide community uses (D use class);</td>
</tr>
<tr>
<td>• Provide employment uses (B use class);</td>
</tr>
<tr>
<td>• Provide public open space including the Surrey Canal Linear Park</td>
</tr>
</tbody>
</table>

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

**Site area**

| 127,600 m² |

**Existing uses**

| Employment (B class uses) – 58,932 m² |
| Retail (A class uses) – 8,136 m² |
| Churches (D class uses) – 4,142 m² |
| Retail car parks |
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the ‘Bermondsey Lake’ and ‘Old Kent Road’ Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.
### Site vision

Redevelopment of the site must:
- Provide new homes (C3);
- Provide community uses (D use class);
- Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage
- Provide employment uses (B use class);
- Provide public open space

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>44,170 m²</td>
<td>Employment (B class uses)–13,170 m²</td>
</tr>
<tr>
<td></td>
<td>Retail (A class uses) – 4,458 m²</td>
</tr>
<tr>
<td></td>
<td>Churches (D class uses) – 2,041 m²</td>
</tr>
<tr>
<td></td>
<td>Car parks</td>
</tr>
</tbody>
</table>
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site also contains the no.13 listed gasholder which may be re-purposed for an alternative use. The site lies within the ‘Bermondsey Lake’ and ‘Old Kent Road’ Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.
Site vision

Redevelopment of the site must:
- Provide new homes (C3);
- Provide employment uses (B use class);
- Provide public open space

Redevelopment of the site may:
- Provide retail (A1, A2, A3, A4)
- Provide community uses (D use class)

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 34,140 m²

Existing uses

- Employment (B class uses) – 34,527 m²
- Churches (D class uses) – 13,822 m²
The site lies within the ‘Bermondsey Lake’ Archaeological Priority Area.

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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**NSP 70: Ilderton Road**

Redevelopment of the site must:
- Provide new homes (C3);
- Provide employment uses (B use class);

Redevelopment of the site may:
- Provide community uses (D use class);
- Provide retail (A1, A2, A3, A4).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>32,700 m²</td>
<td>Employment (B class uses) – 8,512 m²</td>
</tr>
<tr>
<td></td>
<td>Retail (A class uses) – 595 m²</td>
</tr>
<tr>
<td></td>
<td>Churches (D class uses) – 1,365 m²</td>
</tr>
<tr>
<td></td>
<td>Builders yards and car parks – 13,214 m²</td>
</tr>
</tbody>
</table>
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the ‘Bermondsey Lake’ Archaeological Priority Area.
Site vision

Redevelopment of the site must:
- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site should:
- Provide community uses (D use class);
- Provide employment uses (B use class).

Redevelopment of the site may:
- Provide visitor accommodation (C1).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.
<table>
<thead>
<tr>
<th>Site area</th>
<th>14,500 m²</th>
</tr>
</thead>
</table>
| Existing uses     | • Retail (A class uses) – 4,200 m²  
                    • Retail car park |

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

Development should reinforce the high street and provide a new part of the town centre.

The site lies within the 'Old Kent Road' Archaeological Priority Area.
NSP 72: 840 Old Kent Road (Aldi store)

Redevelopment of the site must:
• Provide new homes (C3);
• Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:
• Provide community uses (D use class);
• Provide employment uses (B use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

• 4,500 m²

Existing uses

• Retail (A class uses) - 1,774 m²
• Retail car park
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Development should reinforce the high street and provide a new part of the town centre.

The site lies within the ‘Old Kent Road’ Archaeological Priority Area.
Site vision

Redevelopment of the site must:
• Provide new homes (C3);
• Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:
• Provide community uses (D use class);
• Provide employment uses (B use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area
• 1,500 m²

Existing uses
• Retail (A class uses) – 561 m²
• Retail car park
Development should reinforce the high street and provide a new part of the town centre.
The site lies within the ‘Old Kent Road’ Archaeological Priority Area.
### Site vision

Redevelopment of the site must:
- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:
- Provide community uses (D use class);

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

### Site area

- 900 m²

### Existing uses

- Retail (A class uses) - 1,240 m²
- Retail car park
Development should reinforce the high street and provide a new part of the town centre.

The site lies within the ‘Old Kent Road’ Archaeological Priority Area.