Rotherhithe
Rotherhithe Area Vision Map

Improved link from town centre to River Thames and docks

Key:
- NSP Site Allocations
- CWAAP Allocations
- Greenspace
- Thames Path
- Cycle Network
- Improved links
- New Town Centre Links

Scale: 1:10,000
AV.14 Rotherhithe Area Vision

AV.14.1 Rotherhithe is:

- A relatively new residential neighbourhood built on former docks and surrounded by historic riverside development. The transformation of the Rotherhithe peninsula is incomplete and there are significant opportunities for further growth;
- Home to a thriving town centre at Canada Water that is a busy destination for shopping and entertainment and higher density homes. Local shopping is provided in shopping parades at Albion Street and Lower Road;
- Accessible by tube and rail from Canada Water and Surrey Docks stations with improved bus connections, walking and cycling routes. However, accessibility for all modes of transport and congestion require improvement;
- A place for sports and activities with a network of parks, woodland, docks, marina, leisure and water sports centres and a long stretch of the Thames riverside.
- Of historical and archaeological interest, containing significant sites relating to the prehistoric development of Rotherhithe Peninsular as a landform, connections with the Mayflower, the historic village of Rotherhithe and the industrial history of the Surrey Commercial Docks.

AV.14.2 Development in Rotherhithe should:

- Create a new destination around the Canada Water basin which combines shopping, civic, education, and leisure, business and residential uses.
- Provide as many homes as possible of a range of tenures including social housing while respecting the local character. There will be opportunities for taller buildings on key development sites;
- Transform the Canada Water into a new heart for Rotherhithe with a new leisure centre, shops and daytime and evening events and activities around the basin and in the Harmsworth Quays Printworks. A further 35,000 m² of retail space will be provided including a new department store and independent shops, offices and places to eat and drink;
- Provide new education opportunities and health services which will include new school places and a health centre with GPs and could include colleges and universities;
- Complement and improve the historic character, including the docks, and the unique network of open spaces, water and riverside;
- Prioritise walking and cycling and improve public transport, including improved links to Southwark Park, the river, boat services and docks, completion of the Thames Path, a new river crossing to Canary Wharf, better circulation of buses, enhanced cycle routes and creating ‘healthy streets’;
- Improve traffic flow on the road network, particularly on Jamaica Road and Lower Road;
- Provide a range of flexible employment spaces, including premises suitable for smaller businesses;
- Improve roads, pavements and cycleways, particularly the local environment around Albion Street and Lower Road.
AV.14.3 Growth opportunities in Rotherhithe:

Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. King’s College are building a campus with teaching and student accommodation. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. Larger sites and smaller infill sites could provide new homes outside the town centre.

Rotherhithe Sites

Detailed development opportunities in Rotherhithe are set out in the Canada Water Area Action Plan (2015). This includes adopted Site Allocations. The key new and revised development opportunity sites in Rotherhithe are:

- NSP79: Rotherhithe Gasometer
- NSP80: St Olav’s Business Park, Lower Road
- NSP81: Decathlon Site and Mulberry Business Park
- NSP82: Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert’s Close
## Site vision

Redevelopment of the site must:
- Provide new homes (C3);
- Provide a new green link between Salter Road and Windrose Close.

Redevelopment of the site may:
- Provide new extra care housing (C2).

## Site area

- **9,597 m²**

## Existing uses

- Gasometer and undeveloped land (sui generis) – 2,519 m²
The development should respond to the surrounding context in terms of scale and height. A new green link between Salter Road and Windrose Close will provide access to Canada Water town centre and the woodland to the south of the development site.

The site is located within the ‘Rotherhithe Peninsula’ Archaeological Priority Area. The site is located within the setting of the undesignated heritage asset Surrey Water basin. Gas containers are recognised across London as heritage assets and appropriate safeguards are required for their preservation and/or recording. Consideration should be given to the potential for innovative design solutions such as retention of the gasometer.
**NSP80: St Olav’s Business Park, Lower Road**

**Site vision**

Redevelopment of the site must:
- Re-provide at least the amount of employment floorspace (B class) currently on the site;
- Provide high quality public realm linking to the protected open space to the south.

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

**Site area**

- 5,384 m²

**Existing uses**

- Small business workspace (B1) – 4,550 m²
The site is partially located within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor and the setting of Grade II Listed St Olaf Church and Rotherhithe Tunnel Entrance, as well as the setting of King Edward III CA. Higher density elements of the scheme should be located on the western portion of the site, close to the roundabout.

The site is located within the ‘Rotherhithe Peninsula’ Archaeological Priority Area.
Development of the site must:
• Provide retail uses (A1, A2, A3, A4);
• Provide new homes (C3);
• Provide community uses (D1, D2);
• Provide enhanced public realm and civic space;
• Provide employment floorspace (B1).

Development of the site may:
• Provide leisure uses (D2);
• Provide student accommodation (sui generis);
• Provide new visitor accommodation (C1).

This Site Allocation replaces ‘CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park’ and ‘CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park’ in the Canada Water Area Action Plan.

The site is subject to the following extant permissions: 12/AP/4126 and 13/AP/1429

**Site area**
- 48,520 m²

**Existing uses**
- Retail (A1) – 8,110 m²
Canada Water is a major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration 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. The site partially falls within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor.

The site is within the setting of Canada Water Basin and, potentially, Greenland Dock and the Grade II Listed Former Dock manager’s Office. The site is located within the borough Rotherhithe Peninsula Archaeological Priority Area.

The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).
Site vision

Development of the site must:
- Provide retail uses (A1, A2, A3, A4);
- Provide a new health centre (D1) of approximately 2,000 m2;
- Provide new education places for 14-19 year olds (D1);
- Provide new homes (C3);
- Provide enhanced public realm and civic space;
- Provide employment floorspace (B1);
- Provide leisure uses (D2).

Development of the site may:
- Provide student accommodation (sui generis);
- Provide new visitor accommodation (C1);
- Provide extra care housing (C2);
- Provide community uses (D1, D2).

This Site Allocation replaces ‘CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park’ and ‘CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park’ in the Canada Water Area Action Plan. The Leisure Park is subject to the following extant planning permission: 09/AP/1999.
### Design and accessibility guidance

**Site area**
- 207,000 m²

**Existing uses**
- Employment floorspace (B1, B2, B8) – 17,629 m²
- Town centre uses (A1, A2, A3, A4) – 24,760 m²
- Entertainment facilities (D2) – 6,710 m²
- Car Park (Sui Generis) – approximately 2,000 spaces

The Canada Water AAP vision is to transform Canada Water into a new major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities which will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration 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 detailed townscape analysis.

The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).

The site is located within the borough designated – ‘Rotherhithe Peninsula’ Archaeological Priority Area.

The site includes Canada Water Basin and is within the setting of Greenland Dock and the Grade II Listed Former Dock manager’s Office. Redevelopment should enhance Canada Water Basin for people and wildlife.
Rotherhithe

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

© Crown copyright and database rights 2016 Ordnance Survey (0)100019252