Walworth
Walworth Area Vision Map
AV.14 Walworth Area Vision

AV.14.1 Walworth is:

- A residential part of central London and is distinctive for its heritage value and network of small parks and squares linked by accessible cycling and walking routes;
- An area of historic importance that includes a Georgian high street whose value has been recognised with its designation as a Conservation Area, the listed Walworth Town Hall, Newington Library and Health Centre buildings and the Grade I listed St Peter’s Church;
- An area which has undergone sensitive regeneration to provide high quality, modern new homes;
- A successful shopping destination which offers a diverse range of independent shops and services along Walworth Road and East Street Market;
- Accessible by tube and rail from Elephant and Castle as well as providing many walking and cycling routes and the TfL bike hire scheme;
- A place for sports and community activities such as Pembroke House, East Street library, the Southwark Resource Centre, local parks and leisure activities with walking and cycling routes.

AV.14.2 Development in Walworth should:

- Provide as many homes as possible while respecting the local character of the area;
- Improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements;
- Improve cycling and walking routes between Old Kent Road, Elephant and Castle, Burgess Park and Walworth Road;
- Improve the connections of neighbourhoods and communities across Walworth Road and the creation of local centres;
- Improve the local parks and green links between Burgess Park, Nursery Row Park, Lorrimore Square gardens and Surrey Square;
- 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;
- Provide new Walworth Road and East Street, railway arches and Pullens Yards should provide small, independent businesses for the local communities with such diverse cultures.

AV.14.3 Growth opportunities in Walworth:

Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network. There are also smaller scale opportunities for infill development and public realm and shop front improvements. There will be a new library relocated from East Street.
Walworth Sites

Detailed development opportunities in Walworth are set out in the Aylesbury Area Action Plan (2010). This includes adopted Site Allocations. The key development opportunities in Walworth are:

- NSP83: Morrison’s, Walworth Road
- NSP84: 330-344 Walworth Road
- NSP85: Chatelaine House, Walworth Road
NSP83: Morrison’s, Walworth Road

Site vision
Redevelopment of the site must:
- Retain the supermarket use (A1);
- Provide new homes (C3);
- Support the Low Line walking route adjacent to the railway viaduct.

Site area
- 5,114 m²

Existing uses
- Supermarket (A1) – 2,403 m²
- Car parking (sui generis) – 2,711 m²
There is scope for intensification of the site and making more efficient use of the land, principally on the car parking and servicing area to the rear. Redevelopment should enable the Low Line walking route and enhance accessibility to bus stops and the existing cycle network.

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

The site lies within the ‘Walworth Village’ Archaeological Priority Area and the Walworth Road conservation area. It adjoins the important undesignated heritage asset of the railway viaduct to the rear.
### Site vision

Redevelopment of the site must:
- Provide town centre uses (A1, A2, A3, A4, D1, D2) on the ground floor with active frontages on Walworth Road;
- Provide a gym (D1) of equivalent size to that existing on the site;
- Provide new homes (C3);
- Support the Low Line walking route adjacent to the railway viaduct.

### Site area

- 2,961 m²

### Existing uses

- Retail (A1) – 2,339 m²
- Gym (D1) – 1,800 m²
The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low Line, access to the Southwark Spine, and enhanced access to walking routes.

The site currently includes affordable retail space, including a small supermarket. Any redevelopment should reprovide affordable retail space in accordance with policies P28 and P29.

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

The site is within Walworth conservation area and within the setting of buildings of ownscape merit opposite and adjacent. The site is not within a borough designated Archaeological Priority Area but archaeological assessment is required for this large site.
Redevelopment of the site must:
- Provide town centre uses (A1, A2, A3, A4, D1, D2) on the ground floor with active frontages on Walworth Road;
- Provide new homes (C3).

The site is subject to the following extant permission: 13/AP/1122

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<tr>
<th>Site vision</th>
<th>Redevelopment of the site must:</th>
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<td>• Provide town centre uses (A1, A2, A3, A4, D1, D2) on the ground floor with active frontages on Walworth Road;</td>
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<td>• Provide new homes (C3).</td>
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<th>Site area</th>
<th>3,163 m²</th>
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<th>Existing uses</th>
<th>Town centre uses (A1, A2, A3, A4, B1) – 5,196 m²</th>
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Redevelopment should provide enhanced accessibility to bus stops, improve walking routes and improve accessibility to existing and planned cycle networks.

The site is in the setting of Walworth Road conservation area and Grade II listed civic cluster including Southwark Health Centre, Newington Library and the former Southwark Town Hall. The site lies within the ‘Walworth Village’ Archaeological Priority Area.