

Ref	Site	Size	Locality	Current Offer	Suitability	Future potential & opportunities				Rationale
						Retain (and refurb)	Reprovide / Intensify industrial	Mixed Use - employment, residential,	Residential	
C1	Parkhouse Street	3.8	Camberwell	Mix of predominantly storage and warehousing uses. The Burgess Business Park provides higher quality stock. Activity is less focussed on the Central London market	A large proportion of the stock is of poor quality and a number of non-employment uses have clustered within the site. With a strong residential neighbouring character future use may be challenged.					Whilst some elements remain in high demand there is the potential to reconfigure the layout and redevelop the current stock. Similar employment capacity could be delivered by using the land more intensely allowing space for the delivery of other uses. Given the strength of the market in this location the total loss of employment capacity would have a detrimental effect on the Borough economy and therefore would be inappropriate.
C2	Grange Yard	0.6	Bermondsey	A small cluster of three individual B class employment uses located in a largely residential area.	The current provision meets occupier needs, however the cluster has seen significant (and ongoing) residential development within and neighbouring it. The three remaining occupiers are now somewhat isolated in the area. Long term it is unlikely to provide an attractive or viable employment location.					The scale and location of the cluster makes reprovision or mixed use redevelopment unlikely. The future choice is likely to be between retention of the existing stock (particularly if the current occupiers remain) or complete redevelopment, most likely for residential.
C3	Rich Estate	2.8	Bermondsey	Former manufacturing site which forms part of the larger Madela Way cluster. Much of the stock is dated and of poorer quality.	The stock is mixed, with some parts meeting occupier needs whilst others remain vacant. Access issues are the biggest challenge to the existing offer, particularly as further residential development is delivered in the area.					Over the plan period it is likely most stock will become obsolete. The redevelopment of the Biscuit Factory demonstrates how a mixed use approach can reinvigorate stock and attract new economic sectors as well as delivering new residential units.
C3	Mandela Way	12.5	Old Kent Road	The cluster predominantly accommodates large light industrial and distribution units, with new stock within the Bricklayers Arms Distribution Centre.	Site accessibility and the presence of good quality stock suggests the cluster will continue to provide a suitable location for 'industrial' activity.					Mandela Way is a core component of the borough's industrial capacity and meets a clear need for larger space which is scarce in other locations. The scale of the cluster and its 'self-containment' (as a result of the road infrastructure) provide the opportunity to protect the existing stock and support reprovision over time.
C4	Glengall Rd & Bianca Rd	7.3	Old Kent Road	This cluster of activity accommodates a wide range of light industrial stock including the modern Glengall Business Centre. However, much of the stock is of poor quality and under-utilised	The core offer at Glengall Business Centre is strong however the under-utilisation of properties in the wider cluster suggest they do not meet market needs despite the strong accessibility and strategic location.					Retention of the stronger elements of the offer is vital. This could be coupled with a range of redevelopment solutions to provide new workspace co-located with other uses. Given the cluster location, full redevelopment is possible for residential use, however it would remove some of the best quality stock from the borough's portfolio.

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C5/C6	Lovegrove St, Six Bridges and Verney Road	8.0	Old Kent Road	The current offer is mixed, with a wide range of stock types, ages and quality. The Six Bridges area provides a small cluster of good quality stock within the larger provision. The business base appears well established, with some large employers located here. However, some individual buildings are of poorer quality.	The current stock is of mixed quality but the scale of nature of the cluster coupled with it's accessibility continues to meet occupier needs. Whilst stock may become obsolete over time it is likely to continue to be a suitable industrial location.					The cluster will form a core part of the OKR OA suggesting that infrastructure will be upgraded in the area and development pressure will increase. However the scale of the cluster and the quality of some stock suggests that a mixed use redevelopment alongside protection of floorspace could be appropriate provided capacity is retained.
C6	Sandgate Estate	20.0	Old Kent Road	The majority of the stock in this cluster is of good quality, and provides medium and small sized light industrial units alongside some office provision. However there are areas of weaker stock and encroachment of non-employment uses which suggest some stock is not of the required type/nature.	Accessed from the Old Kent Road the Sandgate Estate is a suitable industrial cluster, however the quality of the stock and environment may challenge it's future attractiveness.					There are areas of weak stock and under-utilisation of space which could be redeveloped to use the land within the cluster more efficiently. Improved infrastructure provision could dramatically change the context for the area. The scale of the site is such that redevelopment and reorganisation could retain a core industrial capacity and also accommodate a greater mix of uses.
C7	Penarth Street-Ilderton Road	11.6	Old Kent Road	The current stock offer in this cluster is generally poor, as reflected by high levels of vacancy or under-utilisation. Some better quality stock is available within the area both along Ormside Road and within the Cambridge Estate. The site accommodates a high level of non-employment uses, particularly places of worship.	The area offers strong strategic connections via Ilderton Road, however demand for space is low. Both stock and internal circulation within the Penarth St area is poor, affecting the attractiveness to occupiers. Sites in the area with better stock and internal circulation (Cambridge Estate, Bolina Rd) have much higher occupancy rates.					The potential exists to redevelop the whole site over the plan period. However, given the strength of location in general it can play an important role in the future in accommodating B class employment activity.
C8	Raymouth Road Arches	0.8	Bermondsey	The arches have largely been refurbished and provide good quality, small space to a range of business activities. As with other elements of this cluster there is an increasing presence of food-based businesses, linked predominantly to Borough Market.	The refurbished stock provides a good quality, suitable offer. Other arches are still well used, but for lower value activities such as storage. These will continue to be a valuable resource in the borough.					The employment use of the arches should be retained, however as they are refurbished it should be an aspiration to retain a range of activities within them, ensuring business can remain in the borough.
C8	Galley Wall Trading Estate, Bermondsey Trading Estate, Rotherhithe Business Estate	5.6	Bermondsey	This cluster provides a mix of medium sized purpose built industrial stock. All sites are of good quality and accommodate a range of businesses. The Bermondsey TE area accommodates a mix of trade counter and food production businesses.	Generally all stock appears to be suitable for its use, however the offer at Galleywall is weaker with more noticeable vacancy. Access to this area is also a more challenged for larger vehicles.					There are a mix of opportunities in the cluster. It is clear the Bermondsey TE and Rotherhithe BE areas are stronger and should be protected and opportunities for intensification realised. Galleywall may offer opportunities for redevelopment either for a mix of uses or as a residential scheme.

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C9	Tower Bridge Business Square and Discovery Trading Centre – The Biscuit Factory	4.5	Bermondsey	Converted former factory buildings that provide a mix of spaces aimed at creative industries and more general small workspace within period buildings.	The Biscuit Factory has successfully attracted a large range of creative businesses within the most suitable buildings. However the development agreement to secure residential use on part of the site highlights not all stock is appropriate.					The Biscuit Factory is of high for both the borough and London's wider creative industries sector. As such it should be protected. However, creative businesses can exist alongside residential activity and the redevelopment of part of the site (as planned) will not affect the core employment offer. Long term there is the potential for a complete redevelopment of the site, although this would be at a significant cost to the local economy.
C9	Discovery Business Park (Clements Road Arches)	0.6	Bermondsey	A small cluster of refurbished railway arches with a large yard and servicing space located within an area which has seen significant residential development.	The arches provide good quality 'clean' industrial space, which is being utilised by a cluster of food businesses in particular. Despite some vacancies they are likely to continue to provide usable and attractive space.					The arches have limited scope for alternative uses, although could be used for other employment generating activity such as restaurants.
C11	Camberwell Garages	5.8	Camberwell	The cluster accommodates a mixed provision of purpose built industrial units, railway arches and the Camberwell Bus Garage. It currently accommodates a number of car repair businesses.	Whilst stock is of lower quality it appears generally fit for purpose and suitable for the range of uses it accommodates. These will continue to be required to service the borough population.					There is limited scope for the redevelopment of this area given the uses and stock type. Refurbishment of stock could be encouraged however this should not displace the current uses, which would be a risk. Wholesale redevelopment could be achieved if the bus depot were to be relocated.
C26	Dockley Road & Old Jamaica Rd	0.4	Bermondsey	This cluster accommodates a range of railway arch and older, purpose built small industrial units. Many of the arches have been refurbished and accompanied by newer stock. The Dockley Road Estate is of poor quality and, despite accommodating some food and print businesses has quite high vacancy levels.	The space at Old Jamaica Rd appear to provide a good quality and suitable offer. The recent refurbishment will ensure they continue to do so. Dockley Rd has a much lower suitability, as reflected by the level of vacancy and proposals to redevelop the site.					The mix of unit types within the site supports a mixed future approach. The Old Jamaica Rd area should be protected in its current form with the redevelopment of Dockley Rd supported where it can provide more suitable employment space. A residential only development is also possible within the Dockley Road Estate.
C28	Metropolitan Police Garage (Tower Workshops)	0.9	Bermondsey	The Tower Workshops are a cluster of old industrial workspaces owned and managed by the Council. Stock appears to be of relatively low quality however they appear well occupied.	The site is currently suitable for occupiers and consultation suggests provides a 'unique' offer, albeit one which occupiers recognise is of low quality. It is likely that without significant investment the buildings will not be serviceable in the long term.					The area is witnessing significant housing development and the cluster is surrounded by residential uses. The potential exists to either refurbish the existing stock or completely redevelop the site. This could be for non-employment uses, although it would require careful planning to relocate occupiers to suitable alternate premises.
C29	Admiral Hyson Industrial Estate	0.7	Bermondsey	Recently refurbished light industrial units providing well sized yards and servicing space.	The site provides a good quality and suitable offer, which has attracted strong demand since refurbishment.					The scale and location of the cluster suggests that mixed use development is unlikely to be able to be accommodated within the site in the future. Therefore the options will be to either reprovide the space to a similar scale/standard or redevelopment for alternate uses.

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C31	Walworth Road/ Railway Arches	9.7	Walworth / Camberwell	The railway arches in this area are of reasonable quality. Lower quality units accommodate a range of activities including vehicle repair whilst there is better quality space (Blucher Rd) which has a number of food related businesses.	The railway arches running parallel to the Walworth Rd are of mixed quality and as such some provide a suitable location for employment activity. Some areas could be improved to provide better quality space in the future.					Potential exists to redevelop some of the cluster to provide a wider range of uses and raise the quality of the wider area. This could introduce residential and amenity uses alongside improved employment space.
C32	Print Village	0.7	Peckham	This cluster comprises a development of smaller light industrial units that have attracted a cluster of print-based businesses.	Stock is generally of good quality and well used, as such it provides a suitable location for industrial activity.					There is limited scope or need to redevelop the Print Village given it appears to function well and is well occupied. Long term development should seek to refurbish and reprovide space.
C34	Goose Green Trading Estate	0.7	East Dulwich	Goose Green provides small-medium sized, brick constructed industrial stock which is generally in good condition. It accommodates a range of local service and trade counter activities.	Generally the stock appears suitable for ongoing industrial uses and at the time of survey was fully occupied.					The site functions well, however over the long term the stock may require replacing. Given the surrounding area a residential development could be delivered here, however this would displace a considerable number of businesses from the local area.
C36	Copeland IE & Consort Rd	3.0	Peckham	A mix of uses and buildings ranging from large victorian industrial stock to relatively modern garage facilities.	The suitability of the stock is mixed, there are significant vacancies within older stock, which is also of poor quality. This is not currently meeting occupier needs and is unlikely to in the future without major investment.					The Consort Rd area has significant latent potential to evolve into a high quality mixed use area. Given the nature of the built stock the Biscuit Factory provides a good example of what could be achieved. Some uses (such as the bus garage) will remain, however the area to the north of the cluster could be redeveloped.