

Area Visions:

Area Visions are policies that provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out infrastructure improvements, opportunities for improved public spaces, transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the character of different places to be renewed, retained or enhanced. Development proposals should be prepared in the context of the relevant Area Vision and should demonstrate how they contribute towards the strategic vision for that area.

AV.01 Aylesbury Area Vision

The Aylesbury Area is:

- A residential area located north of Burgess Park and between Walworth Road and Old Kent Road. It originally accommodated 2,750 homes and is characterised by buildings built in the mid 1960s – 70s, but which were valued by residents for the number of social rent units and the larger flats and room sizes. They are set amongst mature trees, green and open spaces and play space;
- Served by emerging new community infrastructure, which includes three new high-performing schools, existing primary schools, the re-landscaped Burgess Park and sports facilities, including a new BMX cycle track. Burgess Park is protected Metropolitan Open Land and plays an important function for green space, play areas, recreation and sports facilities;
- Served by good bus transport links, along the Walworth Road and Old Kent Road corridors, and near to the Elephant and Castle train and underground stations and the Old Kent Road Opportunity Area.

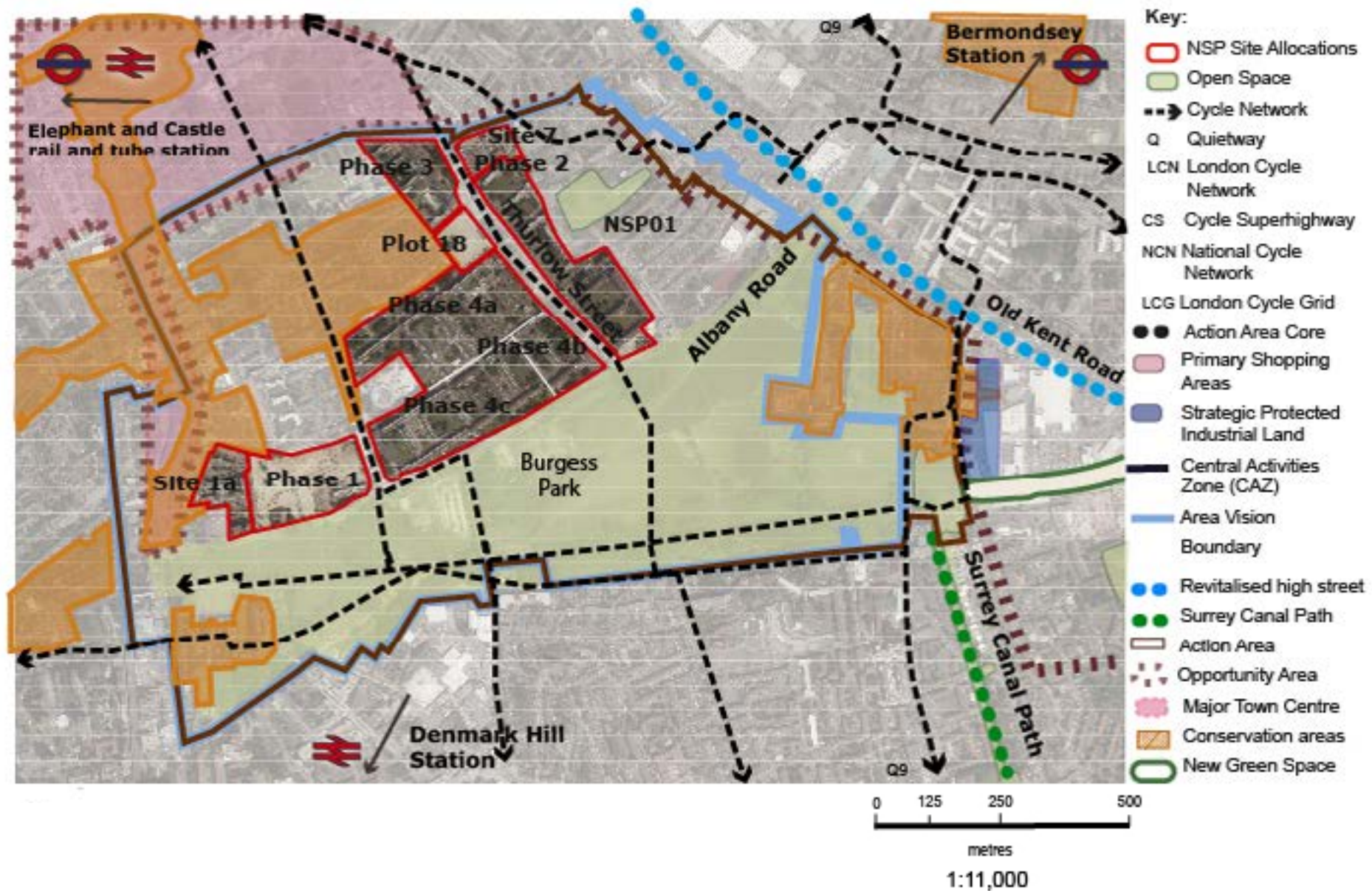
Development in the Aylesbury Area should:

- Generate new neighbourhoods with a range of housing tenures and sizes that will attract existing residents to stay and new people to move in, including Southwark residents who want to stay and benefit from the great connections, facilities and communities;
- Stitch back into the surrounding context and enhance the ability for pedestrians and cyclists to get around a network of attractive tree-lined streets and public open spaces, arranged around a loose grid of well designed urban blocks;
- Deliver the three green fingers which will run from Burgess Park into the Action Area Core connecting with Surrey Square Park, the Missenden Play area and Faraday Gardens and providing important public space;
- Establish a local hub in the vicinity of East Street and Thurlow Street with a range of community facilities including a new Health Centre, Library, pharmacy, café, employment opportunities and a public square;
- Deliver homes and a wider urban environment suitable for residents at all stages in their lives, encouraging people to live and work locally. This will include excellent cycling provision, safe secure streets with good building frontages and a choice of homes with a priority for high quality social rented housing, including a range of different sized homes, generous space standards and provision of specialist housing;
- Contribute by encouraging all those who take decisions that affect our community to aspire to and maintain the highest standards;
- Deliver an exemplary neighbourhood in which we and our children will want to live and of which we can be rightly proud;
- Reinforce its image as a place for families to live and deliver an excellent range of quality public and private open spaces, and will provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres.

Growth opportunities in the Aylesbury Area:

- The Area Action Plan 2010 envisaged approximately 4,200 new homes with the provision of 50% social rented and intermediate homes housing including the re-provision of at least 2,249 social rented homes. The emerging direction of travel of planning policy seeks to build new homes whilst also supporting any existing residential use. This suggests that it would now be appropriate to consider an increased number of homes within the land covered by the Area Action Core replacing all the existing social rented homes in and in reasonable proximity to within the footprint of the original estate. The objective of delivering 50% social rented and intermediate homes should be met with a preference for social housing in accordance with Policy P1.
- The Action Area has the potential to provide a minimum of 600sqm of employment space, up to 6,500sqm of retail, community and leisure facilities and a minimum of 600sqm of flexible retail or workspace.

Aylesbury Area Vision Map



AV.02 Bankside and The Borough Area Vision

Bankside and The Borough are:

- At the heart of the commercial and cultural life of the capital where centuries old buildings intermingle with modern architecture. Attractions include Tate Modern, The Globe Theatre, Borough Market and Clink Street, Southwark Cathedral and views from the Thames Path;
- A globally significant central London business district, home to international headquarters and local enterprise. The local economy is notable for its diversity, including employers in the arts, culture, specialist retail, small businesses and entertainment, particularly along the River Thames;
- Characterised by their medieval and Victorian street layout linking commercial areas to residential neighbourhoods and interspersed with interesting spaces and excellent public realm that enthralls people to use the entire area;
- Mixed use neighbourhoods with a large proportion of affordable homes;
- Places where people enjoy local shops on Borough High Street and Great Suffolk Street;
- A transport hub with Blackfriars rail and tube stations, Borough tube station, Elephant and Castle and London Bridge stations nearby, many buses, river transport and cycling routes making all of the area accessible from both within and outside London.
- Of great archaeological interest containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.

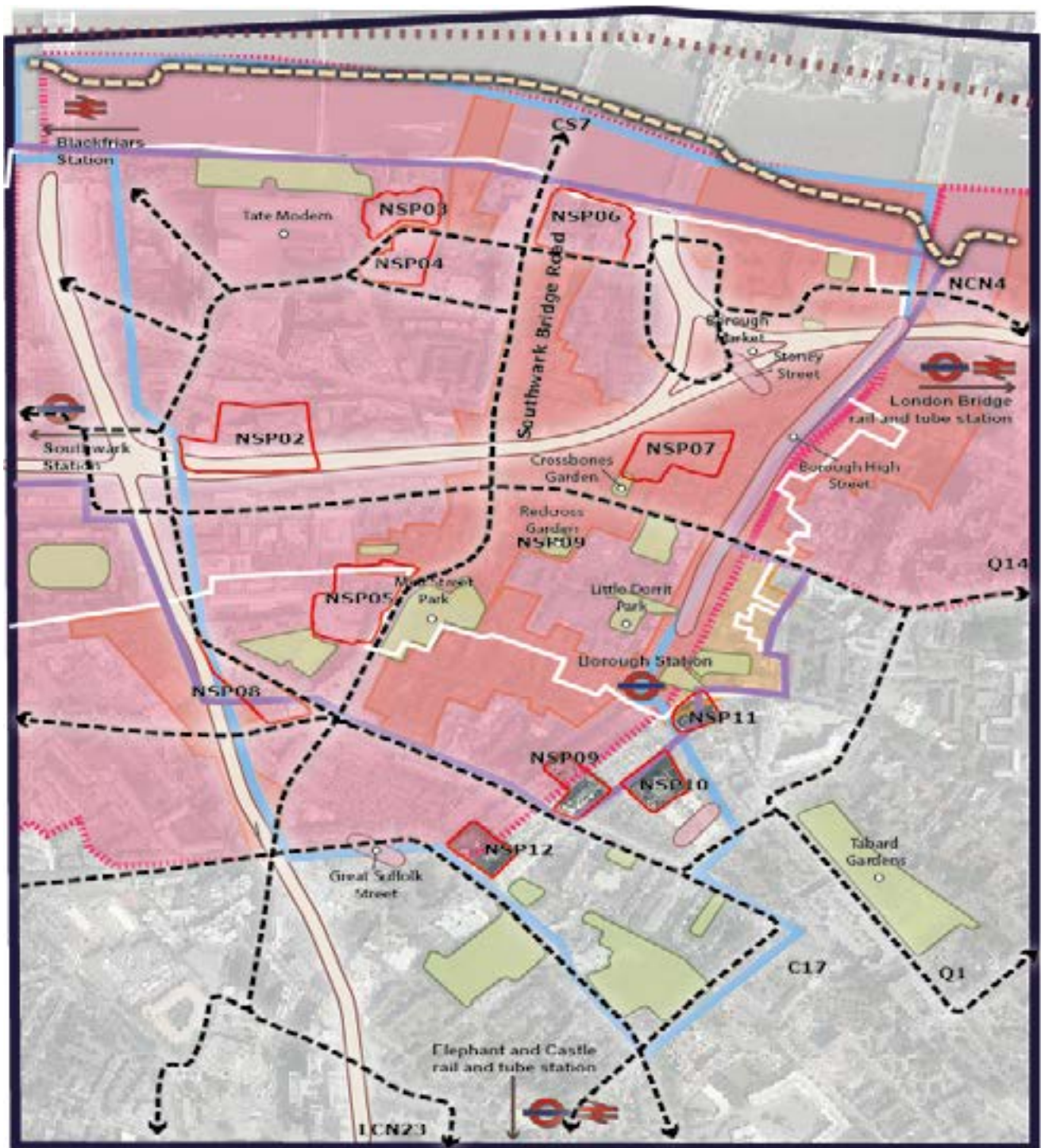
Development in Bankside and The Borough should:

- Provide as many homes as possible while respecting the local character of each area, which in many places includes residential communities;
- Continue to consolidate Bankside and The Borough as part of the London Central Activities Zone; an international destination for business headquarters, small businesses, tourism and transportation that is entwined with historic communities with local services, open spaces and excellent transport links;
- Increase or improve the number and quality of local open spaces, squares and public realm;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Enable the delivery of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Consider the Southbank and Waterloo Neighbourhood Plan.

Growth opportunities in Bankside and The Borough:

- Bankside and Borough are part of the London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area delivering 10,000 new jobs and the Bankside and Borough District Town Centre. Site allocations in Bankside and the Borough will deliver at least 166,000sqm (gross) new offices and employment workspaces and around 0.3ha new open space. There are also many smaller development sites that could accommodate new homes and new employment space.

Bankside and The Borough Area Vision Map



Key:

NSP Site Allocations	Better Bankside BID Area	Primary Shopping Areas	 Scale: 1:4,500
Open Space	Opportunity Area	Central Activities Zone (CAZ)	
Low Line	District Town Centre Boundary	Area Vision Boundary	
Thames Path	Conservation areas		
Cycle Network	Bankside Neighbourhood and Business Area		
Quietway			
London Cycle Network			
Cycle Superhighway			
National Cycle Network			
London Cycle Grid			

AV.03 Bermondsey Area Vision

Bermondsey is:

- An inner-London neighbourhood characterised by modest worker houses associated with the historic Rotherhithe docks and local manufacturing industries such as biscuits, jam, vinegar and pickles;
- Home to the historic riverside areas of Shad Thames, St Saviours Dock and King Edward III's Stairs, each of which have their own distinct character. Supported, in the case of Shad Thames, by a Conservation Area Management Plan;
- Highly accessible with excellent public transport links and only a short walk to London Bridge and the City;
- Notable for its employment clusters such as The Blue, Jamaica Road, Bermondsey Street and Tower Bridge Road which provide local shops, the markets at Bermondsey Square and Maltby Street and the cluster of artisanal food and beverage producers and other light industries and creative industries in and around the railway viaducts;
- A place to enjoy public open spaces including Bermondsey Spa, St James's churchyard and the Thames Path, with an important local view of Tower Bridge from King's Stairs Gardens;
- An area containing nationally significant archaeological sites including the scheduled monuments of Bermondsey Abbey and the moated manor house of Edward III Platform Wharf.

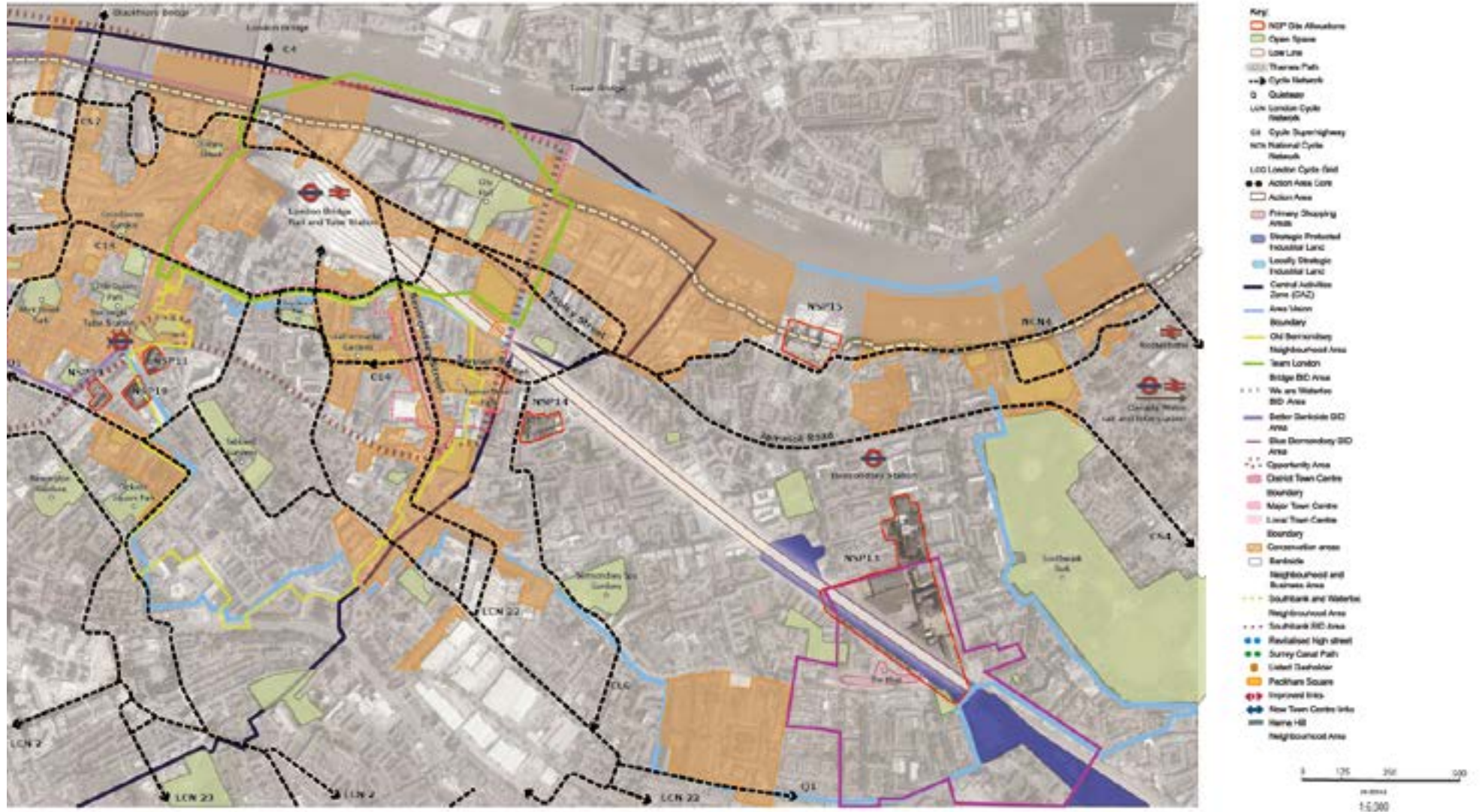
Development in Bermondsey should:

- Provide as many homes as possible while respecting the local character. There may be opportunities for taller buildings on key development sites;
- Improve cycling and walking routes, such as the Thames Path;
- Enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge;
- 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;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Provide flexible workspaces for small and medium enterprises, particularly creative industries to strengthen Bermondsey's reputation as an exciting, vibrant and creative place to work;
- Improve traffic flow on the road network, particularly on Jamaica Road;
- Preserve and improve the existing identities ensuring that the history and architectural wealth that comes from previous generations of residents is retained in the Old Bermondsey Village Forum Neighbourhood Area. This would be for both the Bermondsey Street Conservation Area and the surrounding housing estates mainly built between 1900 and 1950. Along with the network of local streets and yards where commercial uses are intertwined with residential buildings.

Growth opportunities in Bermondsey:

- Site allocations in Bermondsey will deliver around 22,000sqm (gross) new employment workspaces and around 2,300 new homes. The main development opportunity in Bermondsey is the redevelopment of the former Biscuit Factory site which will deliver 1,548 new homes including social rented homes, affordable workspace, new facilities for the Compass Secondary School and new pedestrian routes through nearby railway arches improving connections to The Blue Local Town Centre. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

Bermondsey Area Vision Map



AV.04 Blackfriars Road Area Vision

Blackfriars Road is:

- Centred on a Georgian boulevard that is now a globally significant central London business district which is home to international business headquarters alongside small and medium enterprises;
- A place where people live, work and visit, linking to the many cultural facilities within Bankside, South Bank and Waterloo;
- A gateway into central London to the north and Elephant and Castle to the south;
- A safe, easy and enjoyable route for pedestrians and cyclists, with a segregated route for cyclists and where the demands of buses and freight are also well managed.

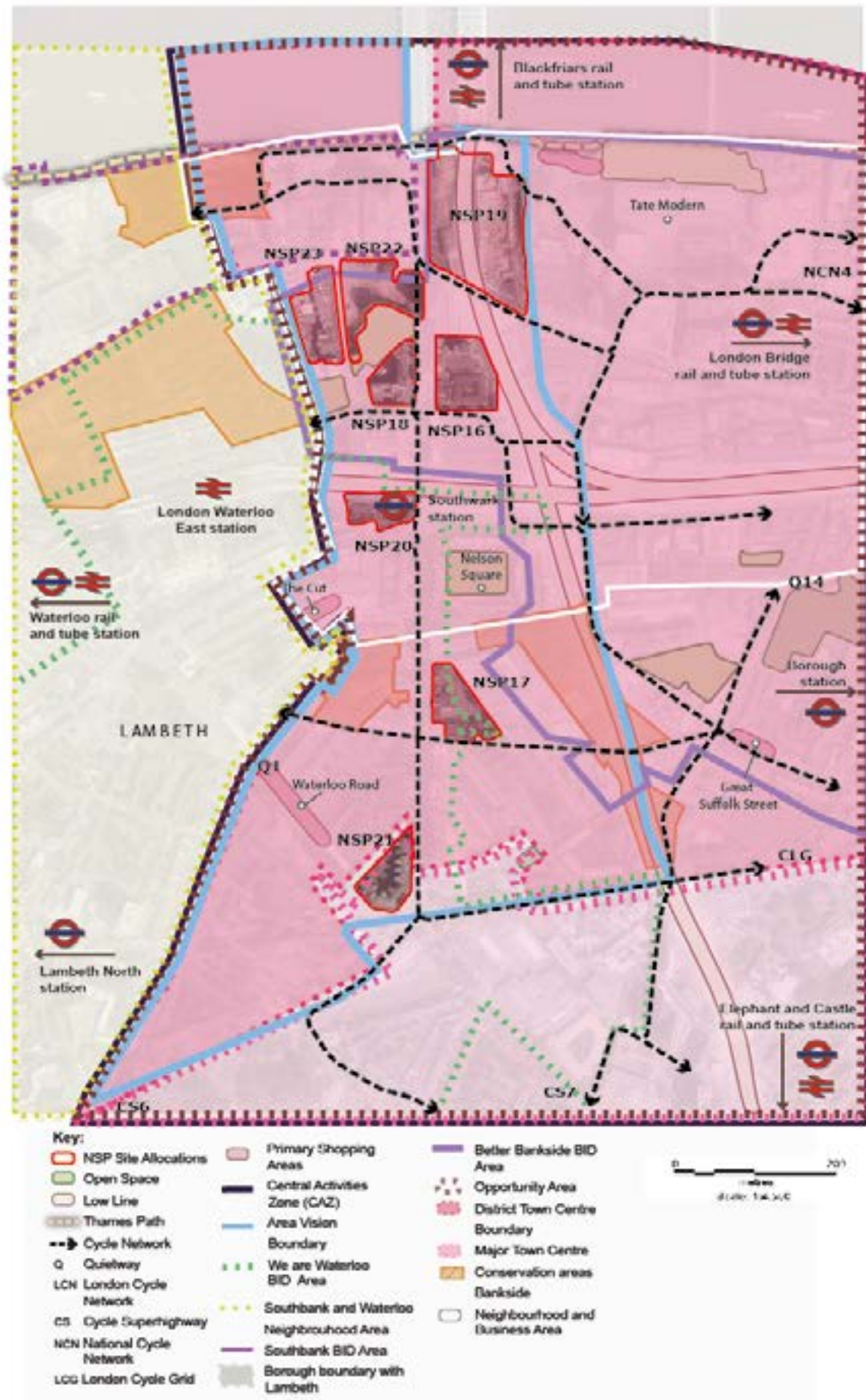
Development in Blackfriars Road should:

- Increase the number of homes, including social rented and intermediate homes;
- Provide new employment floorspace to meet a range of commercial needs including new offices and workspaces, hotels and shops;
- Provide new workspace, particularly flexible business space, cultural, leisure, arts, entertainment and community facilities;
- Protect and positively respond to the character and historic value of the surrounding residential areas;
- 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;
- Improve the look and feel of streets and public spaces, creating a strong identity for Blackfriars Road that is welcoming and memorable, and which sustains and enhances the historic environment. There will be a range of building heights along Blackfriars Road, with the tallest buildings clustered at the north end of the road, signifying its position in central London and a gateway to Southwark. There will also be taller buildings at the important locations of Southwark tube station and at the southern end of Blackfriars Road towards St George's Circus;
- Provide more linkages and improvements to the streetscape including lighting, seating and greening, to make journeys both along and across the road and surrounding neighbourhoods safer and more enjoyable;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Improve existing open spaces, specifically Christ Church, Nelson Square and Paris Gardens.

Growth opportunities in Blackfriars Road:

- Blackfriars Road is part of central London and will provide many new homes, commercial spaces and other uses on major development sites as well as on smaller sites;
- The Blackfriars Road SPD was adopted in 2014 and identified 54 sites for development (and shared three of these sites with the Elephant and Castle SPD). The area has experienced significant change in recent years with the development of schemes such as One Blackfriars which has delivered 274 homes, retail space and a 161 room hotel. Most of the sites that were identified in the SPD have been developed with 869 homes, 8,600sqm retail floorspace, 75,000sqm employment floorspace and 5,000sqm of community uses including space for the London Centre of Contemporary Music. A further 99 homes, 600sqm retail floorspace, 6,400 employment floorspace and 8,500sqm of community uses are also approved or under construction;
- Blackfriars Road is part of the London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area delivering 10,000 new jobs and the Bankside and Borough Town Centre. The site allocations will provide at least 195,000sqm (gross) offices and employment workspaces and 17,000sqm (gross) retail, community and leisure floorspace.

Blackfriars Road Area Vision Map



AV.05 Camberwell Area Vision

Camberwell is:

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by Georgian residential streets;
- A neighbourhood which extends into Lambeth;
- Linked by rail to central London from Denmark Hill Station and several bus services;
- A successful and busy town centre with a range of shops and activities both for the day and night time;
- Local shops on parades on Vestry Road and Camberwell New Road are also highly valued;
- Home to prominent health providers including the Institute of Psychiatry and Neuroscience, King's College Hospital and the Maudsley Hospital which are significant employers and generate footfall;
- A place for small businesses, learning and creativity with Camberwell library, Camberwell College of the Arts and small flexible spaces along with redevelopment of Burgess Business Park on Parkhouse Street;
- A place for sports and activities with high quality facilities including Camberwell Leisure Centre, Burgess Park and Camberwell Green.

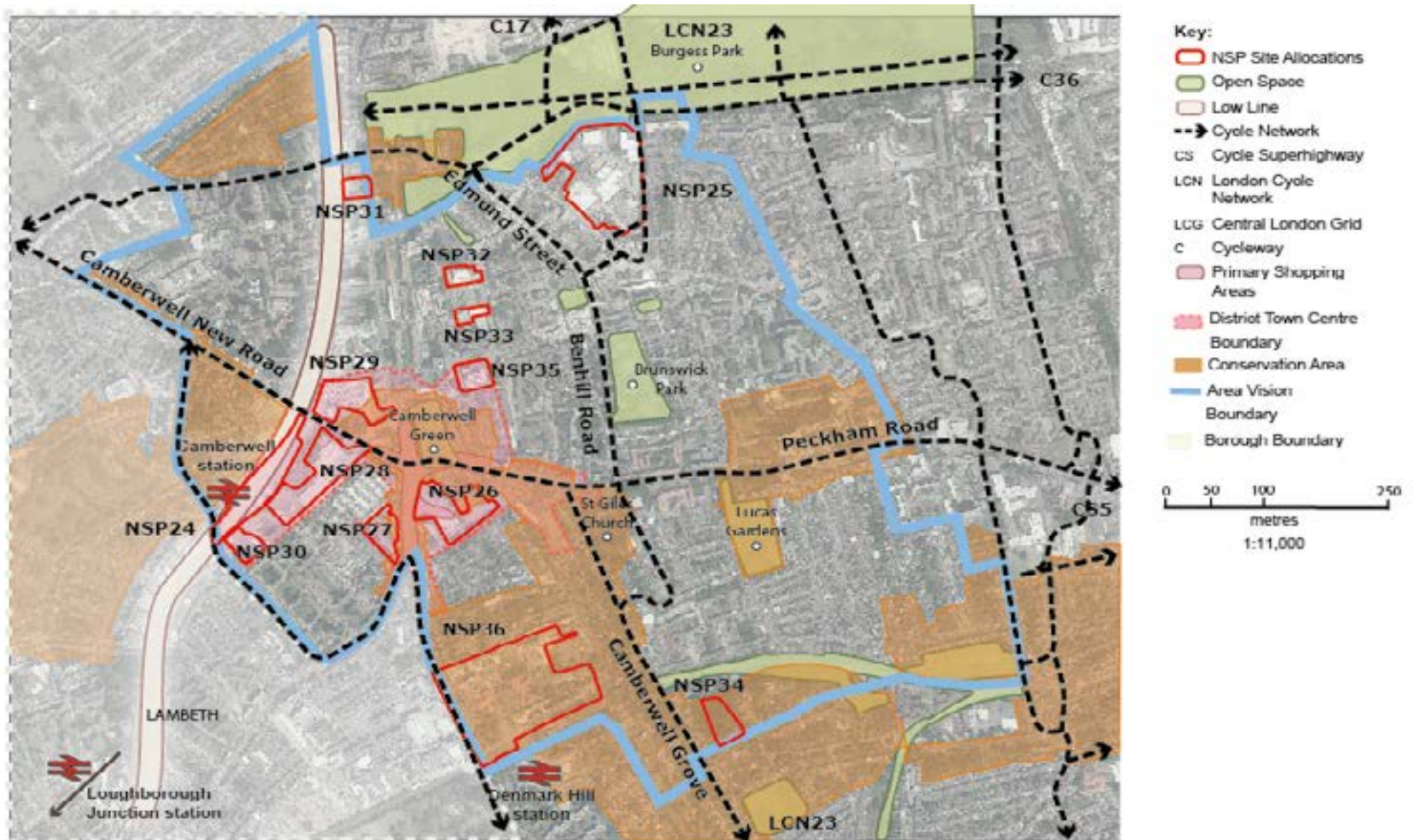
Development in Camberwell should:

- Improve safety and reduce congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill;
- Provide as many homes as possible while respecting the local character of the area;
- Prioritise walking and cycling and improve public transport and the road network;
- Complement and improve the town centre with more large and small shops, entertainment, leisure, workspaces for smaller enterprises, particularly creative industries, and cultural activities and businesses that support the local health economy and well designed public spaces for visitors to linger;
- Provide a new rail station;
- Improve the local streetscape and environment including new greening;
- 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;
- Enhance the local historic environment.

Growth opportunities in Camberwell:

- Site allocations in Camberwell will provide 1,765 new homes, 35,850sqm (gross) employment floorspace and 14,956sqm retail, community and leisure floorspace. Camberwell has many large sites and many smaller sites suitable for infill development. Many of the site allocations are located in the Camberwell District Town Centre and will improve the town centre environment.

Camberwell Area Vision Map



AV.06 Crystal Palace and Gipsy Hill Area Vision

Crystal Palace and Gipsy Hill are:

- On the boundary of Lambeth, Croydon, Lewisham and Bromley;
- A place with a thriving shopping and community centre at Crystal Palace, with more shopping nearby in Upper Norwood;
- Characterised by a range of housing types including Victorian terrace and semi-detached family housing, typical of a 19th-century railway suburb, alongside more modern housing designs including the social housing on the Kingswood Estate;
- An area with plentiful public open spaces providing the historic Crystal Palace Subway entrance into Crystal Palace Park, and in close proximity to Dulwich Upper Wood and Norwood Park offering panoramic views towards Central London;
- Accessible by rail from mainline stations to Gipsy Hill station and several bus routes which terminate at Crystal Palace Bus Station.

Development in Crystal Palace and Gipsy Hill should:

- Preserve and enhance the character of Crystal Palace and Gipsy Hill;
- Complement the shopping offer of Upper Norwood town centre;
- Provide as many homes as possible across a range of tenures including social housing;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Support improvements to local connectivity, permeability and accessibility including enhanced public transport, walking and cycling routes;
- Support improvements to local services to meet local needs, including for school places and GP provision;
- Be mindful of any cross-boundary issues with neighbouring boroughs.

Growth opportunities in Crystal Palace and Gipsy Hill:

- Whilst development opportunities in Crystal Palace and Gipsy Hill are relatively limited, the area has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Crystal Palace and Gipsy Hill Area Vision Map



AV.07 Dulwich Area Vision

Dulwich is:

- A village centre based on a medieval settlement and characterised by family housing, successful schools and open spaces;
- An area including West Dulwich centred on Croxted and South Croxted Roads which extends into Lambeth;
- A wider series of neighbourhoods characterised by a diverse range of housing, including social housing on the Kingswood Estate, Lordship Lane, Croxted Road, Lytcott Grove and 'Dutch' estates, as well as large areas of mid-20th century housing at Sydenham Hill;
- A place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood;
- Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery, Edward Alleyn House and Kingswood House;
- A popular visitor destination for its historic architecture, Dulwich Picture Gallery and Dulwich Park;
- Accessible by rail from mainline stations and some bus routes, but there is no station in the centre of Dulwich Village, there is no tube connection to Dulwich and the area is less well served by public transport than many other parts of Southwark, therefore many residents use cars to shop;
- Home to a thriving, historic local shopping centre in Dulwich Village, with independent retailers and a pub, and local shopping parades on Croxted Road, Park Hall Road and on the Kingswood Estate.

Development in Dulwich should:

- Preserve and enhance the character of Dulwich;
- Provide as many homes as possible across a range of tenures including social housing;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Protect the independent character of shops and services in the Dulwich area;
- Support improvements to local connectivity and accessibility including enhanced public transport, walking and cycling routes;
- Support improvements to local services to meet local needs, including for school places and GP provision.

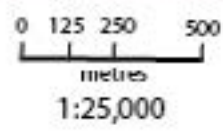
Growth opportunities in Dulwich:

- Whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Dulwich Area Vision Map



- Key:**
- Site Allotments
 - Open Space
 - Cycle Network
 - LCN London Cycle Network
 - Local Town Centre
 - Conservation Area
 - Area Vision Boundary
 - Sydenham Hill Ridge Neighbourhood Area
 - Borough Boundary



AV.08 East Dulwich Area Vision

East Dulwich is:

- A predominantly residential area characterised by mostly suburban density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and iconic modern buildings such as Dawson's Heights;
- Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shops at North Cross Road Market, Grove Vale and Forest Hill Road and on Lordship Lane at the Plough and at the junction with Dulwich Common are also highly valued;
- An area with rail connections from East Dulwich and Honor Oak stations along with recently improved bus services, walking and cycling routes. It has no tube connection and is not as well served by public transport as many other parts of Southwark;
- A place for sports and leisure with Dulwich Hamlet Football Club being a focus for many activities and an important visitor attraction with a valuable community function, and Dulwich Leisure Centre providing swimming and gym facilities. Goose Green, Peckham Rye and Greendale are important for outdoor recreation.

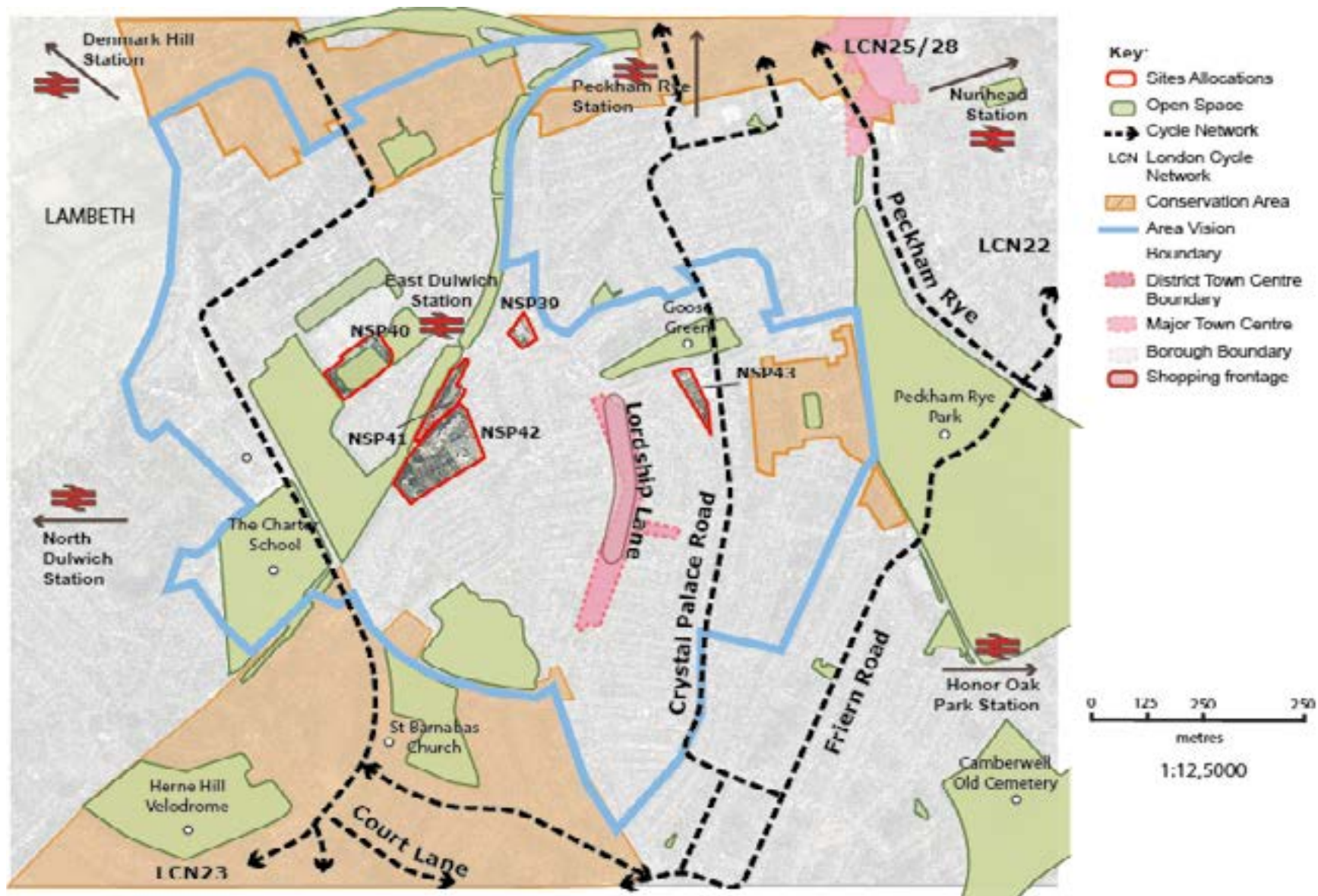
Development in East Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible of all tenures, including social housing, whilst protecting the character of the area;
- Meet the needs for school places, health services and community facilities;
- Prioritise walking, cycling and car clubs and improve public transport to reduce pressure on car parking and improve accessibility;
- Protect the character of the smaller shopping parades along Lordship Lane, Grove Vale and Forest Hill Road;
- Seek to protect East Dulwich's retail offer and maintain a balance between shops and night time economy uses which protects the amenity of local residents;
- Enable access to nature and recreation on the Greendale open space;
- Provide an improved stadium for Dulwich Hamlet Football Club.

Growth opportunities in East Dulwich:

- Whilst development opportunities in East Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new housing will be built on infill sites. There is an opportunity for larger scale development around East Dulwich station and there will be a new secondary school and health centre built at the site of East Dulwich hospital.

East Dulwich Area Vision Map



AV.09 Elephant and Castle Area Vision

Elephant and Castle is:

- Very accessible, based on an important historic transport hub on the edge of central London which continues to serve this function. Changes to the Elephant and Castle junction have improved the 1960s designed traffic-dominated centre that was considered by many to provide a poor pedestrian environment;
- Characterised by a range of architectural styles including some low quality mid-century buildings but also some buildings from the same era considered by some to be of outstanding value and historical interest;
- An important and historic town centre in central London with a wide range of large offices and small businesses, shops, cultural and community facilities;
- An attractive destination for visitors with a strong daytime and night time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents and in particular the area's Latin American community;
- Home to Southwark's university quarter which includes South Bank University and UAL - London College of Communication, providing excellent opportunities for learning and innovation.

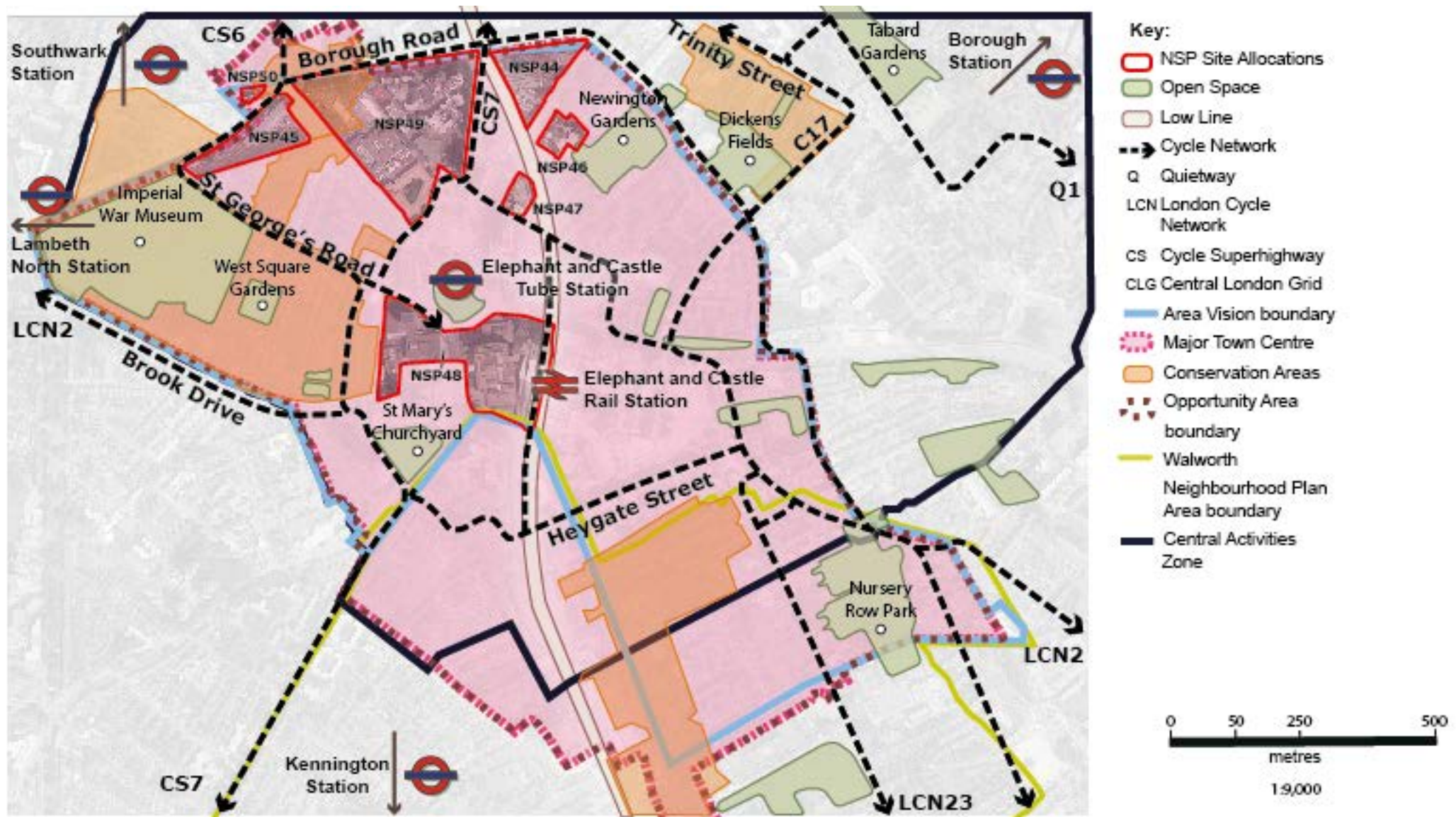
Development in Elephant and Castle should:

- Support the area's function as a major town centre for all Southwark residents and a central London location that attracts global business, research, teaching, shopping, flexible business spaces and cultural activities;
- Provide as many homes as possible at a range of different tenures including social housing supported by community facilities such as St Matthew's Community Centre and Walworth Town Hall;
- Provide opportunities for existing small businesses, particularly those from minority ethnic groups, to relocate and continue trading;
- Support the creation of a distinctive environment through a mix of innovative and enduring new architecture, heritage buildings, open spaces and quality public realm that provides greenery, safety, connectivity and reduces exposure to air pollution;
- Support the provision of a new community health hub;
- Improve the train and underground stations, provide step-free access, provide a new ticket hall for the Northern Line and Bakerloo Line extension and enable new transport infrastructure links with the surrounding areas by providing safe and accessible walking, cycling and public transport 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 the universities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research.

Growth opportunities in Elephant and Castle:

- Elephant and Castle has already experienced major transformation including significant transport improvements and the Castle Square Leisure Centre. The 2007 Southwark Plan and the Elephant and Castle SPD 2012 identified 38 sites for redevelopment. The majority of these sites have been developed including at Elephant Park and One the Elephant. The sites have delivered a total of 4,261 homes, 13,500sqm retail floorspace, 6,000sqm employment floorspace and 5,300sqm community uses including a children's nursery, an energy centre, a library and heritage centre on Walworth Road, leisure uses and a church. A further 2,066 homes, 2,000sqm retail floorspace, 200 sqm employment and a range of flexible uses have also been approved or are under construction.
- Elephant and Castle is part of the London Central Activities Zone, the Elephant and Castle Opportunity Area delivering 10,000 new jobs and the Elephant and Castle Major Town Centre delivering around 10,000sqm (net) new retail floorspace. Elephant and Castle has the potential to provide significant amounts of new offices, shops, leisure and cultural uses, university facilities, parks, homes and a community health hub. The site allocations in Elephant and Castle including the redevelopment of the shopping centre, major planning applications and the remaining development coming forward on the Elephant Park site will deliver around 135,000sqm (gross) offices and employment workspaces, 37,000sqm (gross) retail, community and leisure floorspace and around 2,200 homes. The area will deliver around 1ha new open space including a new major new park space at Elephant Park.

Elephant and Castle Area Vision Map



AV.10 Herne Hill and North Dulwich Area Vision

Herne Hill and North Dulwich is:

- A residential neighbourhood which spans Southwark and Lambeth with many buildings of historic interest including the arts and crafts architecture of the Sunray Estate and Stradella Road Conservation Area. The area is characterised by family housing and leafy, wide streets;
- Home to a thriving shopping centre with a village feel, Sunday market and many independent shops, bars and restaurants for local residents on Half Moon Lane and Norwood Road. There is a concentration of eateries facing Brockwell Park which adds to the area's nightlife;
- Accessible by rail from Herne Hill and North Dulwich stations, along with some bus routes which provide connections to central London. The area has no tube connection and is not as well served by public transport as many other parts of Southwark;
- A place for sports and outdoor activities including the Herne Hill Velodrome, Brockwell Park and Sunray Gardens;
- Home to a local business park within and between the viaducts running south from Herne Hill to West Dulwich and Tulse Hill.

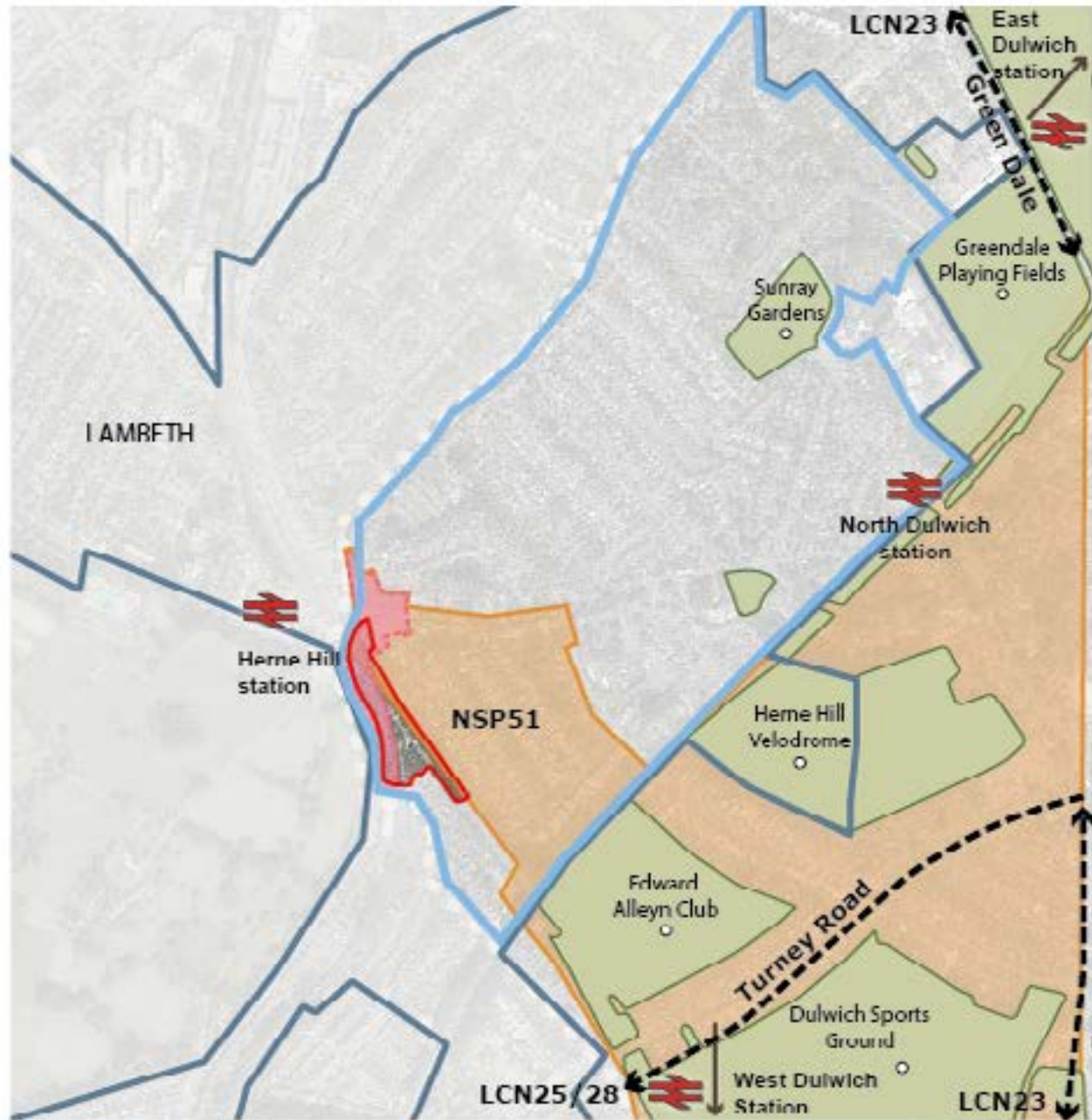
Development in Herne Hill and North Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible at a range of tenures including social housing;
- Prioritise walking, cycling and public transport with street and junction improvements to make the town centre safer for vulnerable road users and reduce exposure to air pollution;
- Complement and improve the Herne Hill town centre including by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre and allow existing businesses to grow;
- Enhance public realm around the Half Moon Tavern and improve pedestrian access under the railway viaduct;
- Improve surface water drainage in the area to prevent flooding.

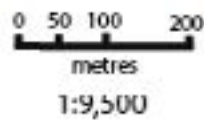
Growth opportunities in Herne Hill and North Dulwich:

- Whilst development opportunities in Herne Hill are relatively limited, Herne Hill has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Herne Hill and North Dulwich Area Vision Map



- Key:**
- Site Allocations
 - Open Space
 - Cycle Network
 - LCN London Cycle Network
 - District Town Centre
 - Conservation Area
 - Area Vision Boundary
 - Herne Hill Neighbourhood Area
 - Borough Boundary



AV.11 London Bridge Area Vision

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.

Development in London Bridge should:

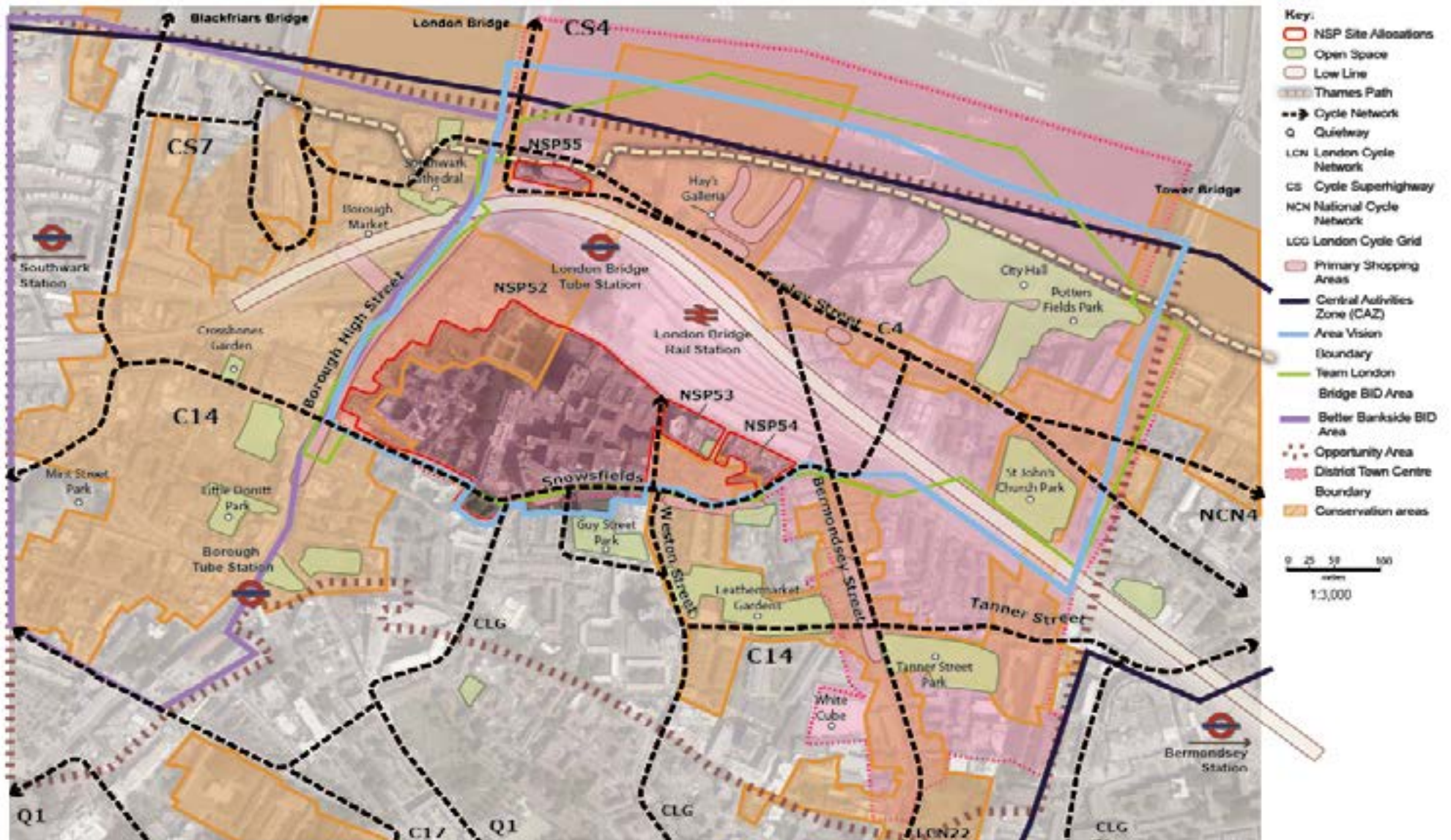
- Attract global commerce with headquarter and local offices and build on its reputation for arts and crafts, food and trade while serving local needs through its town centre role;
- Support the creation of a distinctive and inspiring world class environment through a mix of inspiring new architecture, 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.

Growth opportunities in London Bridge:

- London Bridge has experienced significant transformation with the delivery of the London Bridge Shard Quarter, More London riverside development, the Shard tower and News Building. London Bridge station completed a £1 billion redevelopment in 2018 including new entrances on Tooley Street and St Thomas Street, a new concourse providing step free access to every platform, following the installation of new lifts and escalators, the reconfiguration of tracks and new platforms, new shops, cafes, bars and restaurants.
- London Bridge is part of the London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area delivering 10,000 new jobs and the London Bridge District Town Centre. London Bridge has the potential to grow its strategic office provision, shops, leisure, culture, science and medical facilities. The site allocations in London Bridge will deliver around 57,000sqm (gross) offices and employment workspaces, 2,100sqm (gross) retail, community and leisure floorspace. London Bridge will also contribute towards meeting the borough's housing needs.

London Bridge Area Vision Map



AV.12 Nunhead Area Vision

Nunhead is:

- A historic residential area with many pubs, a library and a local community centre;
- A visitor destination for Nunhead Cemetery, with a view of St Paul's Cathedral and Aquarius Golf Course;
- Accessible by rail from central London at Nunhead Station and by many local walking, cycling and bus routes;
- Home to a thriving shopping centre at Evelina Road with a wide range of independent shops around Nunhead Green that create a village environment. Local shopping parades meet local shopping needs at Forest Hill Road and Cheltenham Road;
- A place for sports and activities with good access to parks such as Peckham Rye.

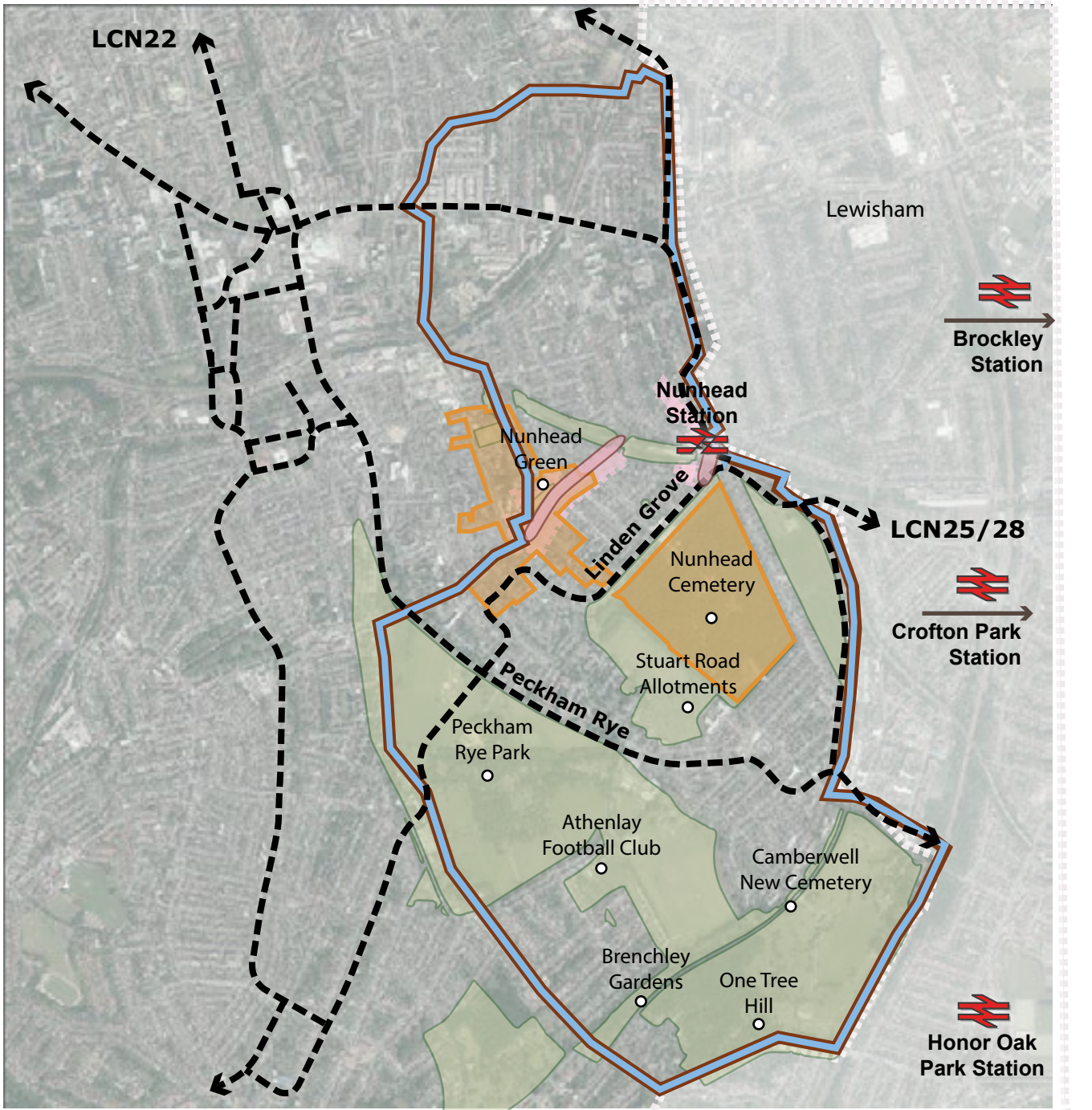
Development in Nunhead should:

- Provide as many homes as possible while respecting the local character of the area;
- Improve walking and cycling routes and public transport;
- Complement and improve the town centre offer at Evelina Road, Forest Hill Road and Cheltenham Road, including the retention of small shops.

Growth opportunities in Nunhead:

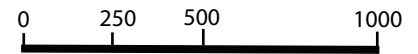
- Whilst development opportunities in Nunhead are relatively limited, Nunhead has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.
- Detailed development opportunities in Nunhead were set out in the Peckham and Nunhead Area Action Plan (2014). There are no new development opportunity sites in Nunhead.

Nunhead Area Vision Map



Key:

- Open Space
- Primary shopping areas
- Cycle Network
- LCN London Cycle Network
- Local Town Centre
- Conservation Area
- Area Vision Boundary
- Action Area
- Borough Boundary



Scale: 1:19,000

AV.13 Old Kent Road Area Vision

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.

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 a wide range of jobs;
- Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling (including cycle parking and cycle hire) which will help to tackle air and noise pollution, vital for the health of all but particularly the health of children and improving mental and physical wellbeing. This should enable ease of movement around Old Kent Road without using a car, creating clean and tidy streets, good wayfinding and calm and quiet places to travel through, rest and enjoy green spaces;
- 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

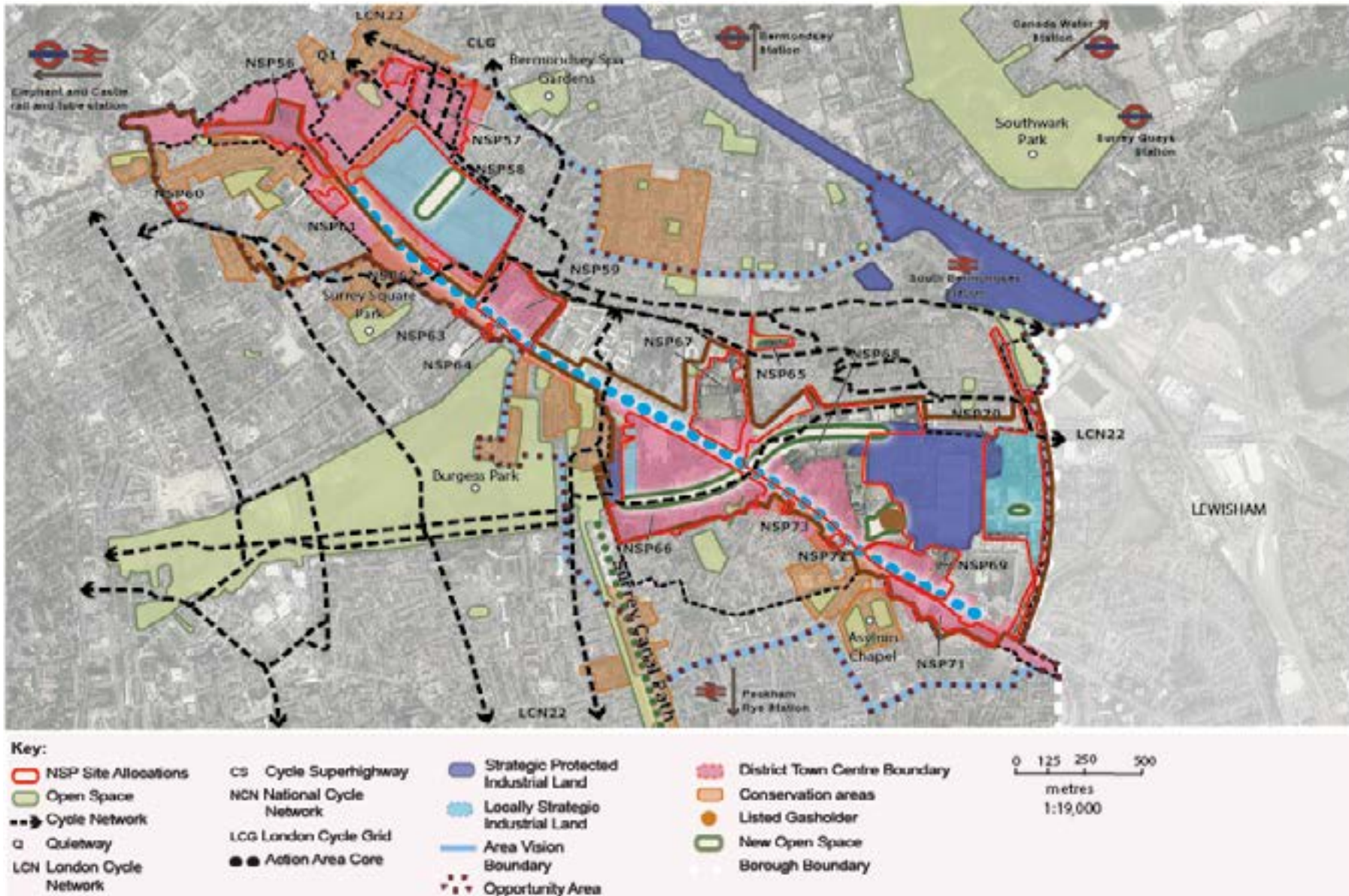
ambition is to create an environment that delights the senses. There will be new neighbourhoods that promote physical activity, social interaction and shield from pollution and feeling unsafe;

- 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.

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 10,000 new jobs, 9ha of new parks, civic spaces, green routes and raingardens, two new tube stations and two district town centres for shopping.
- Development will be phased based on the commitment and delivery of the Bakerloo Line extension. It is anticipated around 9,500 homes will be committed in Phase 1 (2018-2023) alongside enhancements to the existing public transport network prior to the letting of the construction contract for the Bakerloo Line extension. The remaining 10,500 will be committed for Phase 2 (post 2023) and will be subject to agreement between Southwark Council, the Greater London Authority and Transport for London relating to the status of transport improvements. A detailed phasing plan is included in the Southwark Plan 2022 Infrastructure Plan and in the Old Kent Road Area Action Plan.
- The Department for Transport has made a safeguarding direction for the Bakerloo Line Extension which will support the project in safeguarding sites and routing alignment. The Bakerloo Line extension will enable the planned development for Phase 2 to be delivered and will provide a further catalyst for change.

Old Kent Road Area Vision Map



AV.14 Peckham Area Vision

Peckham is:

- A lively town centre providing a range of daytime and night time activities on Rye Lane including a library, a leisure centre, cinema, market traders and many independent retailers which specialise in West African goods. Bellenden Road is a quieter alternative. Much of the town centre activity spills over to busy side streets and the area is further enlivened by active faith and other community groups;
- An area with a burgeoning sector of small and medium enterprises, many of which are creative industries. Copeland Park and the Bussey Building, the railway arches, Peckham Rye Station and Peckham Levels have become a focus for these industries;
- An area of heritage value, particularly in the conservation areas with many interesting Victorian, Edwardian and inter-war buildings, including Peckham Rye Station, and the Baptist church with the former Jones and Higgins department store at the heart of Peckham town centre. Outside designated conservation area the historic residential layout remains intact;
- A place for sports and activities with local parks which support leisure and cultural activities. Examples include Peckham Square, Peckham Rye Station Square, Peckham Rye Common and the Surrey Canal Walk connecting Peckham to Burgess Park and beyond;
- Accessible by rail from central London and wider London with stations at Peckham Rye and Queen's Road along with many bus routes. Peckham is very accessible for walking and cycling.

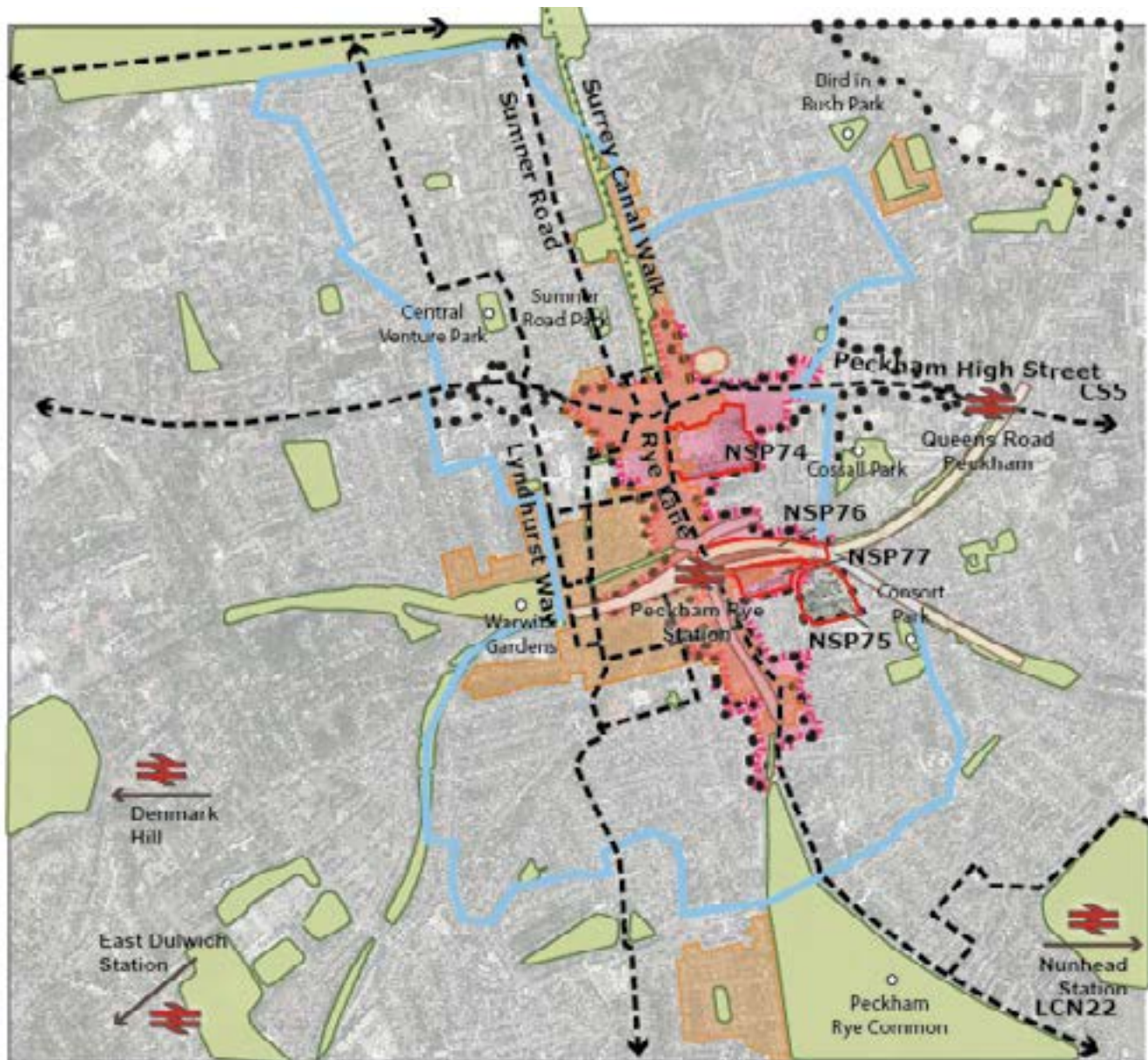
Development in Peckham should:

- Complement and improve the town centre with more large and small shops, market stalls, and entertainment, cultural, community and leisure spaces alongside new employment space for small and medium enterprises including start-ups;
- Provide as many homes as possible of all tenures including social housing while respecting the local character. Residential development must not compromise the operation of existing commercial and night time uses, particularly in the town centre;
- Support new educational centres which will increase education and employment opportunities and bring new footfall to the town centre;
- Increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure;
- Prioritise walking, cycling and improve public transport, including accessibility to Peckham Rye station from the new square, while improving servicing and waste management on the high street;
- Contribute towards the development of the Low Line and the Peckham Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Reveal and enhance Peckham's underlying historic townscape.

Growth opportunities in Peckham:

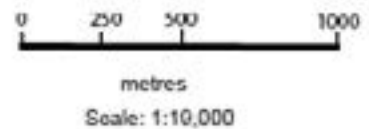
- The Peckham and Nunhead Area Action Plan was adopted in 2014 and identified 24 sites for development. These have mostly been completed, are under construction or approved. They have delivered 350 homes, 300sqm employment floorspace, 1,900sqm retail floorspace and 14,500sqm community and education facilities including the Mountview Academy of Theatre Arts and an extension to Breedinghurst School. Sites approved or under construction will deliver 433 homes, 940sqm retail floorspace and 3,000sqm community facilities. Larger town centre sites not yet developed have been included in this plan.
- Site allocations in the Peckham Action Area will provide around 1,400 new homes, around 22,200sqm (gross) retail, community and leisure floorspace and around 19,000sqm (gross) employment space. There are also many smaller development sites that could accommodate new homes and new employment space. Peckham Major Town Centre will deliver around 7,000sqm (net) new retail floorspace.

Peckham Area Vision Map



Key:

- NSP Site Allocations
- Major Town Centre
- Open Space
- Low Line
- Cycle Network
- CS Cycle Superhighway
- LCN London Cycle Network
- Primary Shopping Areas
- Peckham Square
- Surrey Canal Walk
- Conservation Area
- Area Vision
- Boundary
- Action Area Core



AV.15 Rotherhithe Area Vision

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 including the use of the River Thames as an alternative form of transportation 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.

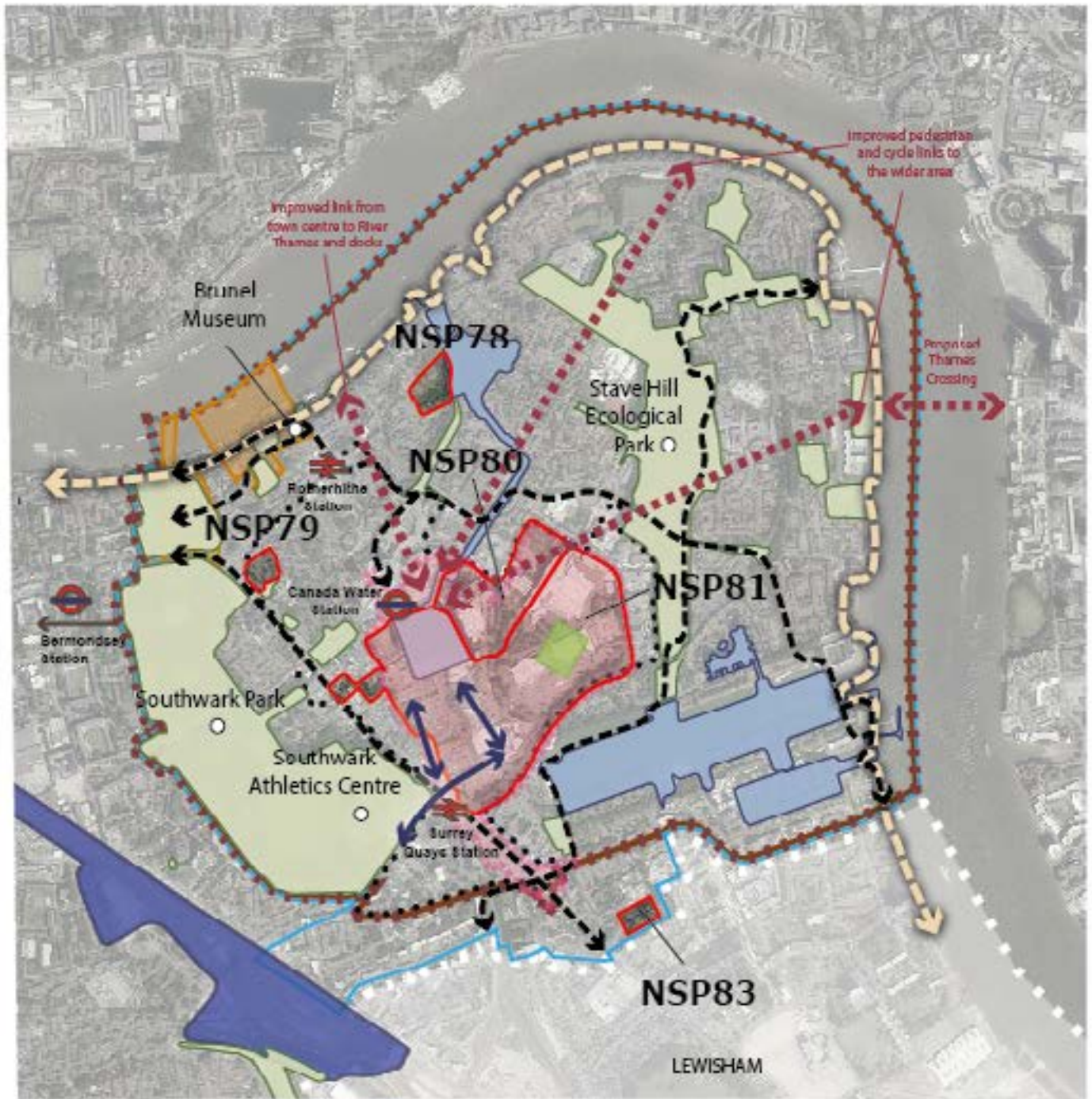
Development in Rotherhithe should:

- 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. New 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 to support expansion of cycle hire to the area 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.

Growth opportunities in Rotherhithe:

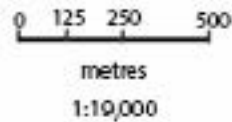
- The Canada Water Area Action Plan was adopted in 2015 and identified 18 sites for development. These have mostly been completed. They have delivered over 1,200 homes, 1,300sqm employment floorspace, 900sqm retail floorspace and 7,000sqm community facilities. Sites approved or under construction will deliver 407 homes, 610sqm retail floorspace and 300sqm community facilities.
- Rotherhithe is part of the Canada Water Opportunity Area delivering 20,000 jobs and the Canada Water Major Town Centre will provide at least 40,000sqm (net) new retail uses. Site allocations in Rotherhithe have enormous potential to provide new homes and commercial space, particularly in and around the Canada Water town centre. The site allocations including the Canada Water masterplan to redevelop the Surrey Quays shopping centre, Harmsworth Quays and Surrey Quays Leisure Park have the potential to deliver an average of 4,300 new homes, 186,000sqm (gross) office and employment workspaces and 134,250sqm (gross) retail, community and leisure uses as well as 1.35ha new open space. 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 Area Vision Map



Key:

- | | |
|-----------------------|---------------------------|
| NSP Site Allocations | Action Area Core |
| Open Space | Area Vision |
| Thames Path | Opportunity Area |
| Cycle Network | Major Town Centre |
| Improved links | Strategic Industrial Land |
| New Town Centre Links | Open Water Space |
| Conservation Areas | Borough boundary |
| Action Area | New Open Space |



AV.16 Walworth Area Vision

Walworth is:

- A residential part of central London and is distinctive for its heritage value, diverse community 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.

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, Surrey Square and Victory Community Park, Faraday Gardens and Salisbury Row Park;
- 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.

Growth opportunities in Walworth:

- Site Allocations in Walworth have the potential to provide around 230 new homes, 7,400sqm (gross) new retail, community and leisure space as part of the Elephant and Castle Major Town Centre, 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 Area Vision Map

