



## Old Kent Road information update

Report - 18<sup>th</sup> August 2020



## Introduction

This document is an addendum to the Six Bridges Feasibility Study, May 2018, which updates the masterplan for the study area to reflect recently consented developments and emerging proposals at pre-planning application stage. The main changes to the study are:

- A significant increase in the amount of storage/logistics (Use class B8) space on the site of the Six Bridges Industrial estate.
- The relocation of vehicular access to the storage logistics space to a point closer to the junction of St James's Road and Rotherhithe New Road.
- Relocation of the proposed park to the south of the east-west access road.
- Enabling more housing in the centre of the site, while maintaining lower heights around the periphery.
- Introduction of residential use above commercial use on the corner of St James's Road and the Old Kent Road.
- Recognising the potential for a roof extension to provide more homes on the Chevron apartments building on St James's Road.
- A proposal for the site at 328-330 St James's Road which retains the best quality buildings and enables their incorporation into a mixed use scheme.
- The insertion of a student housing development at 272 St James's Road which is consented and under construction.







09/05/2018

### Overview



Aerial view showing the scheme colour coded

				Assumption								
Residential				Residential				Workspace				
OKR11	818 units	224 units/ha		GIA	0.9 GEA		Retail	15 m <sup>2</sup> per person				
OKR 12	103 units	165 units/ha		No. of Units	GIA/94.8 m <sup>2</sup>		High Density (HD)	15 m <sup>2</sup> per person				
Workspace including retail								Medium Density (MD)				40 m <sup>2</sup> per person
OKR 11	18,038 m <sup>2</sup>	744 person						Low Density (LD)				70 m <sup>2</sup> per person
OKR 12	765 m <sup>2</sup>	51 person										

Code	ID	Residential			Retail		Workspace HD		Workspace MD		Workspace LD	
		GEA m <sup>2</sup>	GIA m <sup>2</sup>	No.	GIA m <sup>2</sup>	Empl. No.	GIA m <sup>2</sup>	Empl. No.	GIA m <sup>2</sup>	Empl. No.	GIA m <sup>2</sup>	Empl. No.

#### OKR 11

<span style="background-color: #f9c78d; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	A	22,046	19,841	209	2,537	169	-	-	-	-	-	-
<span style="background-color: #c85135; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	B	5,813	5,232	55	320	21	738	49	-	-	-	-
<span style="background-color: #76b82a; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	C	33,392	30,053	317	-	-	3,159	211	-	-	7,231	103
<span style="background-color: #3498db; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	D	1,820	1,638	17	-	-	-	-	-	-	-	-
<span style="background-color: #2980b9; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	E	7,479	6,731	71	-	-	-	-	1,883	47	-	-
<span style="background-color: #f1c40f; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	F	6,667	6,000	63	-	-	1,471	98	-	-	-	-
<span style="background-color: #e67e22; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	G	2,950	2,655	28	-	-	356	24	-	-	-	-
<span style="background-color: #d4edda; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	H	4,109	3,968	39	-	-	343	23	-	-	-	-
<span style="background-color: #e74c3c; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	I	1,914	1,723	18	-	-	-	-	-	-	-	-
Total		86,190	77,571	818	2,857	190	6,067	404	1,883	47	7,231	103

#### OKR 12

<span style="background-color: #95a5a6; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	J	2,224	2,002	44	-	-	365	24	-	-	-	-
<span style="background-color: #8e7cc3; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	K	1,289	1,160	22	-	-	400	27	-	-	-	-
<span style="background-color: #f1c40f; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>	L	3,713	3,342	37	-	-	-	-	-	-	-	-
Total		7,226	6,504	103	-	-	765	51	-	-	-	-

Schedule of Uses and Area



MARLBOROUGH GROVE

OLD KENT ROAD

OLMAR STREET

OKR 10

5 mins walk to Tube Stop

Bath House

Phoenix Primary School

Chevron Apartments

ST JAMES ROAD

ST JAMES'S ROAD

CATLIN STREET

ARGYLE WAY

CULLODEN CLOSE

ROTHERHITHE NEW ROAD

OKR 3

0 20m 40m

C5  
G+P+10

C6  
G+P+4

C8  
G+P+4

C9  
G+P+3

C7  
G+P+7

C10  
G+P+4

B1  
G+P+3

B2  
G+P+5

B3  
G+P+7

B4  
G+P+5

A3  
G+P+4

A4  
G+P+6

A2  
G+P+8

A1  
G+P+27

D1  
3

E1  
G+P+8

E2  
G+P+1

E3  
G+P+4

G1  
G+3

F1  
G+P+4

F3  
G+P+7

F2  
G+P+5

G2  
G+5

H2  
G+4

H1  
8

D2  
4

C19  
Terraces

J1  
8

L2  
6

J2

L1  
3

K1

K2

K3

K4

Stables

4

Forge

Paddock











# Overview

Residential			Assumption			Workspace		
OKR11	1,324 units	362 units/ha	Residential			Retail		15 m <sup>2</sup> per person
			GIA	0.9 GEA		High Density (HD)		15 m <sup>2</sup> per person
			No. of Units	GIA/94.8 m <sup>2</sup>		Medium Density (MD)		40 m <sup>2</sup> per person
Workspace including retail						Low Density (LD)		70 m <sup>2</sup> per person
OKR 11	18,312 m <sup>2</sup>	463 person						



Code	ID	Residential			Retail		Workspace HD		Workspace MD		Workspace LD	
		GEA m <sup>2</sup>	GIA m <sup>2</sup>	No.	GIA m <sup>2</sup>	Empl. No.	GIA m <sup>2</sup>	Empl. No.	GIA m <sup>2</sup>	Empl. No.	GIA m <sup>2</sup>	Empl. No.

OKR 11

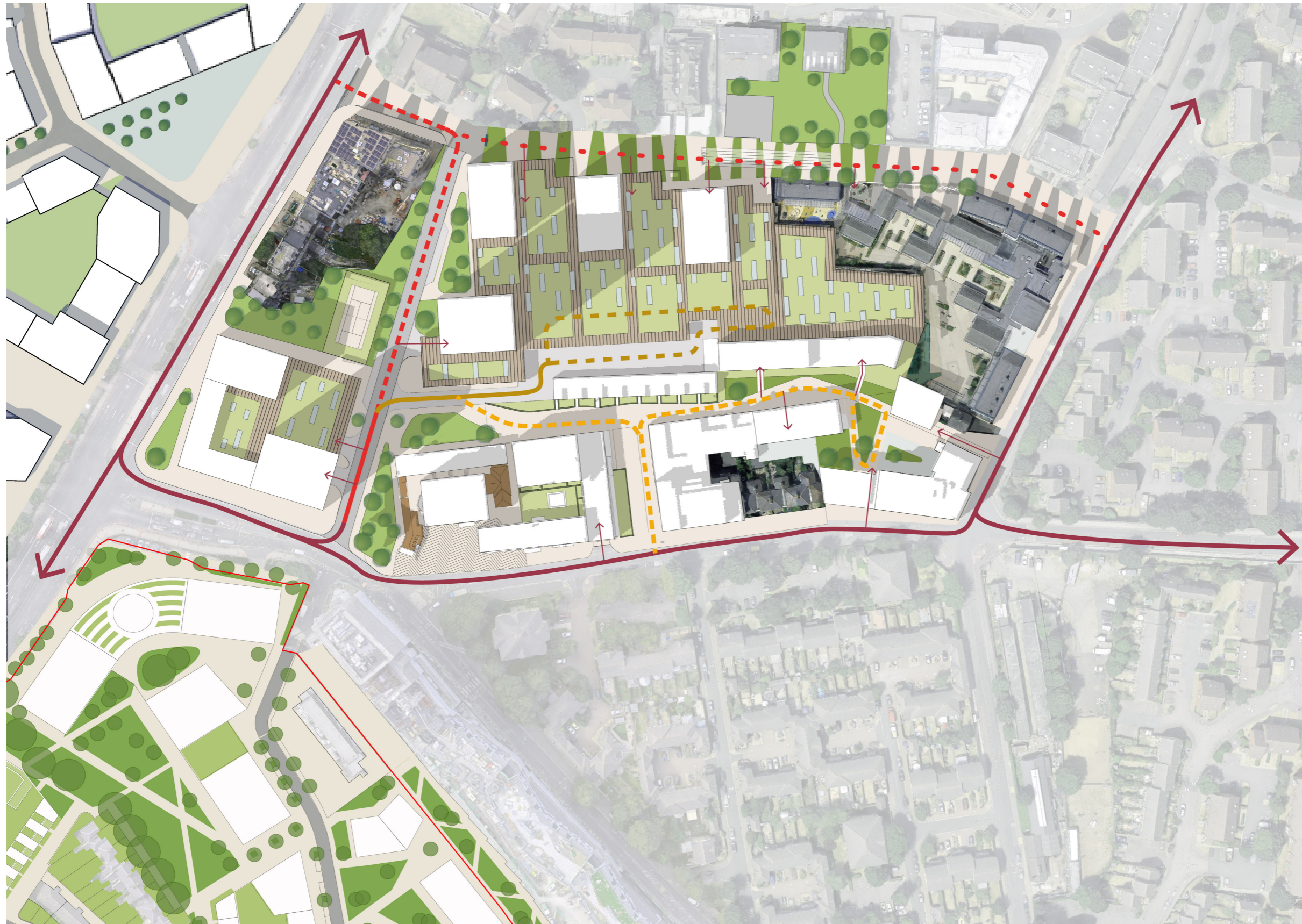
	A	75,188	67,670	794	1,890	126	-	-	-	-	11,021	157
	B	11,511	16,016	120	726	48	-	-	2,436	61	-	-
	C*	5,293	4,764	50	-	-	-	-	-	-	-	-
	D	2,950	2,655	28	-	-	356	24	-	-	-	-
	E	6,712	6,041	64	-	-	-	-	1,883	47	-	-
	F	6,603	5,965	250*	-	-	-	-	-	-	-	-
	F1	1,914	1,723	18	-	-	-	-	-	-	-	-
Total		110,171	104,834	1,324	2,616	174	356	24	4,319	108	11,021	157

\* C includes 3,775 m<sup>2</sup> of Existing GF to 2ndF apartments GEA

250\* student bedspaces

Aerial view showing the scheme colour coded





KEY

- 0. Unamended routes around site
- 1. Primary access route within site
- 2. Primary route within site, and on Marlborough Grove, with additional traffic-calming
- 3. Marlborough Grove with pedestrian-friendly landscape treatment
- 4. Secondary access route, with traffic calming, incl 6 Bridges access
- 5. Six Bridges service access
- 6. Tertiary access route, with traffic calming





KEY



- Workspaces
- Retail / F+B
- Residential







KEY

Workspaces	
Retail / F+B	
Residential	