

OLD KENT ROAD

NON-RESIDENTIAL FLOORSPACE
EXISTING AND PROPOSED
JANUARY 2021



INTRODUCTION



EXISTING BUSINESS SECTORS OVERVIEW
SOURCE: OLD KENT ROAD BUSINESS SURVEY UPDATE FINDINGS REPORT 2019
WE MADE THAT

As the London economy has changed drastically over recent years, the Old Kent Road area has managed to retain its rich character of commercial and industrial uses. It has the largest stock of industrial land out of all inner London Boroughs.

The Old Kent Road Area Action plan sets out how major regeneration over the next 20 years will transform the area with an ambitious commitment to the provision of 20,000 new homes and 10,000 jobs.

The purpose of this document is to provide evidentiary support of how the Old Kent Road masterplan will provide a net increase of non-residential floorspace across the whole opportunity area.

In 2019, the Council commissioned We Made That to carry out a detailed business survey the Old Kent Road Opportunity Area, using a mixture of qualitative and quantitative data to understand the local economy. This document provides a direct comparison between the quantitative data of existing businesses and the quantitative data compiled by the Council of the proposed masterplan. It follows on from the existing and proposed data set out in Appendix 2 of the NSP Industrial Background Paper. The net uplift has been calculated and categorised into three principal uses: employment, retail, and community.

The figures presented use GEA as the floorspace measurement. The proposed figures have been sourced from the Accommodation Schedule. It should be noted that we have taken a consistent approach in the conversion from GIA to GEA by adding 5% to GIA measurements.

There are 48 hectares of industrial land which lies within the Old Kent Road Opportunity Area designated as Strategic Protected Industrial Land (SPIL) and Locally Significant Industrial Sites (LSIS). It is the ambition of the AAP to achieve no net loss of industrial floorspace across the opportunity area. This will be achieved through the intensification of industrial uses in SPIL and the co-location of industrial workspace with new homes and other uses in LSIS. Our policies out how all development proposals must retain or re-provide any employment floorspace and an analysis of planning applications has signified a net increase in industrial floorspace. An indicative percentage of the amount of employment land we expect to see as industrial has been provided.

One of the AAP's strategic targets is to double the number of jobs in the opportunity area by 2036. The proposed total number of jobs is 20,470 (including existing jobs outside the site allocations). This is a net increase of 10,435 using 10,035 existing jobs as our baseline.

Overall, for both employment and community uses, there will be a net increase in floorspace. Although there will be a net loss of retail floorspace, the format of the existing retail floorspace is expected to change to a more high street oriented format. This will provide a greater range of shops, and retail floorspace will be maximised within the ground floor layouts as proposed in the sub area masterplans.

OVERVIEW

+ 123,798 SQM TOTAL NON- RESIDENTIAL FLOORSPACE

+ 127,957 SQM EMPLOYMENT

- 7,045 SQM RETAIL

+ 2,887 SQM COMMUNITY

+ 10,435 JOBS

TOTAL 20,470 JOBS PROPOSED, INCLUDING 1,542 EXISTING OUTSIDE SITE ALLOCATIONS

+ 20,080 NEW HOMES





+ 6.7 HA OPEN SPACE

+ 3 NEW SCHOOLS

44 HISTORIC BUILDINGS RETAINED





SUB AREA 1

65%
INDUSTRIAL FLOORSPACE PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
 EMPLOYMENT	81406	119885	38479
 RETAIL	12204	11377	-827
 COMMUNITY	3392	7685	4293
 JOBS	2090	5406	3316
TOTAL	96356	138946	41944





SUB AREA 2

59%
INDUSTRIAL FLOORSPACE PROPOSED

 EMPLOYMENT	55914	51218	-4696
 RETAIL	19348	15856	-3492
 COMMUNITY	8865	3694	-5171
 JOBS	1159	3203	2044
TOTAL	84411	70768	-13643





SUB AREA 3

49%
INDUSTRIAL FLOORSPACE PROPOSED

 EMPLOYMENT	57642	50963	-6679
 RETAIL	6290	6556	266
 COMMUNITY	4510	16817	12307
 JOBS	1457	2752	1295
TOTAL	68442	74336	5894





SUB AREA 4

45%
INDUSTRIAL FLOORSPACE PROPOSED

 EMPLOYMENT	47446	69807	22361
 RETAIL	10888	9940	-948
 COMMUNITY	8386	978	-7408
 JOBS	1101	4335	3234
TOTAL	67954	80725	12771

SUB AREA 5

100%
INDUSTRIAL FLOORSPACE PROPOSED

 EMPLOYMENT	12695	91187	78492
 RETAIL	1152	0	-1152
 COMMUNITY	572	0	-572
 JOBS	330	3232	2902
TOTAL	14419	91187	76768

*EXISTING FLOORSPACE FIGURES INCLUDE ALL BUILDINGS, PROPOSED FIGURES DO NOT INCLUDE RETAINED BUILDINGS

OLD KENT ROAD EXISTING AND PROPOSED

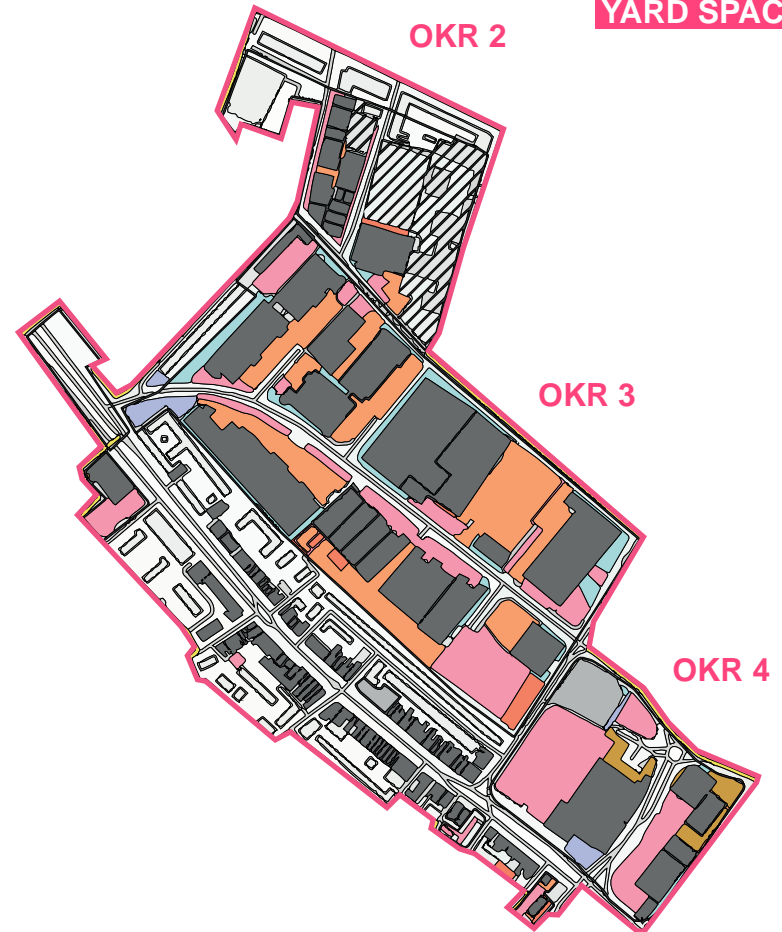
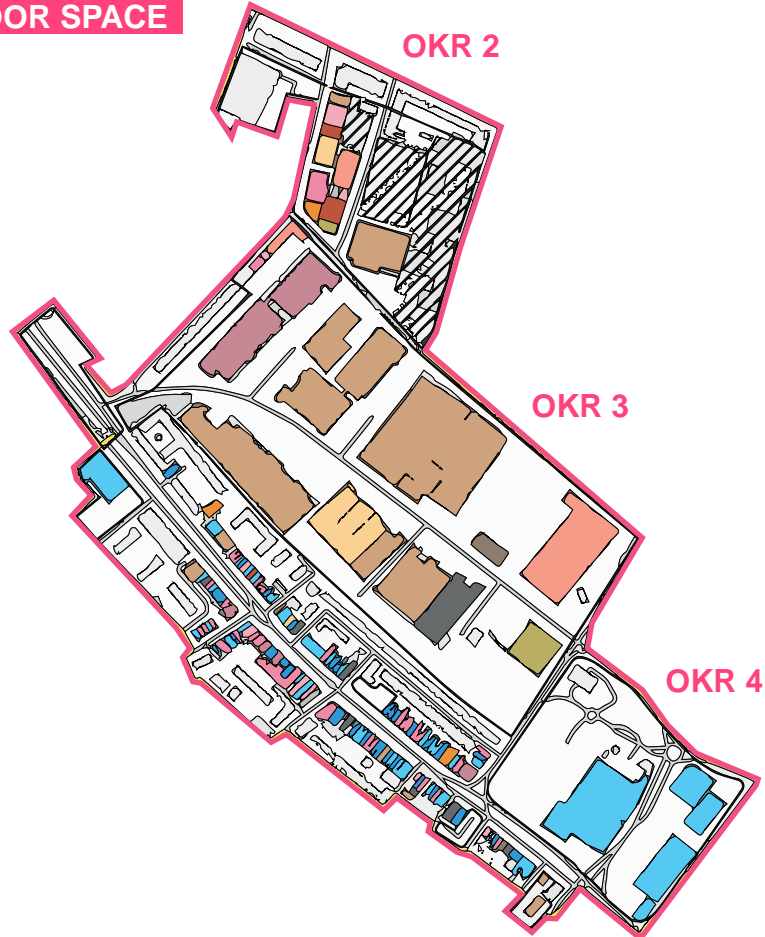
EXISTING

SUB AREA 1

MANDELA WAY, CRIMSCOTT STREET AND OLD KENT ROAD (NORTH)

FLOOR SPACE

YARD SPACE



- | | | | | | |
|-------------------------------|-------------------------|------------------------|-----------------------------------|--|--------------------------------|
| Manufacture: Metals/Machinery | Vehicle Sale and Repair | Services: Education | Restaurant, Cafes, Takeaways | Car parking | Public open space |
| Manufacture: Food related | Construction | Services: Public | Arts, Culture, Leisure and Sports | Operational yard space: storage | Private open space / deadspace |
| Manufacture: Other | Wholesale: Food | Services: Professional | Faith | Operational yard space: servicing (industrial) | Vacant |
| Printing and Publishing | Wholesale: Other | Services: Other | Unknown | Operational yard space: servicing (retail) | |
| Utilities | Transport and Storage | Retail | Vacant | | |

PROPOSED

SUB AREA 1

MANDELA WAY, CRIMSCOTT STREET AND OLD KENT ROAD (NORTH)

KEY

- Large distribution and Storage
- Small industrial
- Office
- Retail
- Primary School
- Residential Ground Floors



+ 38,479 sqm employment

+ 4,590 new homes

- 827 sqm retail

+ 1.56 ha open space

+ 4,293 sqm community including 1 new primary school

+ 41,944 sqm total + retain 4 historic buildings

OKR 2 CRIMSCOTT STREET

10%
INDUSTRIAL
FLOORSPACE
PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	6712	31357	24645
RETAIL	0	1441	1441
COMMUNITY	315	929	614
JOBS	170	2179	2009
TOTAL	7027	33727	26700

OKR 3 MANDELA WAY

81%
INDUSTRIAL
FLOORSPACE
PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	74355	99646	25291
RETAIL	0	0	0
COMMUNITY	0	3147	3147
JOBS	1710	3089	1379
TOTAL	74355	102793	28438

OKR 4 DUNTON ROAD

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	10812	6615	-4197
RETAIL	0	9571	9571
COMMUNITY	0	532	532
JOBS	179	1277	1098
TOTAL	10812	16718	5906

*OKR 2: FIGURES DO NOT INCLUDE FLOORSPACE FOR THE SCHEME 15/AP/2474 CURRENTLY UNDER CONSTRUCTION ON THE RICH INDUSTRIAL ESTATE
OLD KENT ROAD EXISTING AND PROPOSED

SUB AREA 1

MANDELA WAY, CRIMSCOTT STREET AND OLD KENT ROAD (NORTH)



OKR 7: 18/AP/0928 UNDER CONSTRUCTION



OKR 8: 16/AP/4589 UNDER CONSTRUCTION

OLD KENT ROAD EXISTING AND PROPOSED

OKR 6 96-120 OLD KENT ROAD

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	0	0	0
RETAIL	1392	1412	20
COMMUNITY	2431	2431	0
JOBS	12	64	52
TOTAL	3823	3843	20

OKR 7 FORMER PETROL FILLING STATION, 233-247 OLD KENT ROAD

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	0	0	0
RETAIL	0	200	200
COMMUNITY	0	0	0
JOBS	0	9	9
TOTAL	0	200	200

OKR 8 KINGLAKE STREET GARAGES

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	0	0	0
RETAIL	0	110	110
COMMUNITY	0	71	71
JOBS	0	5	5
TOTAL	0	181	181

OKR 9 4/12 ALBANY ROAD

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	339	339	0
RETAIL	0	0	0
COMMUNITY	0	0	0
JOBS	19	25	6
TOTAL	339	339	0

MUSLIM ASSOCIATION OF NIGERIA, 365 OLD KENT ROAD

18/AP/1431 APPROVED

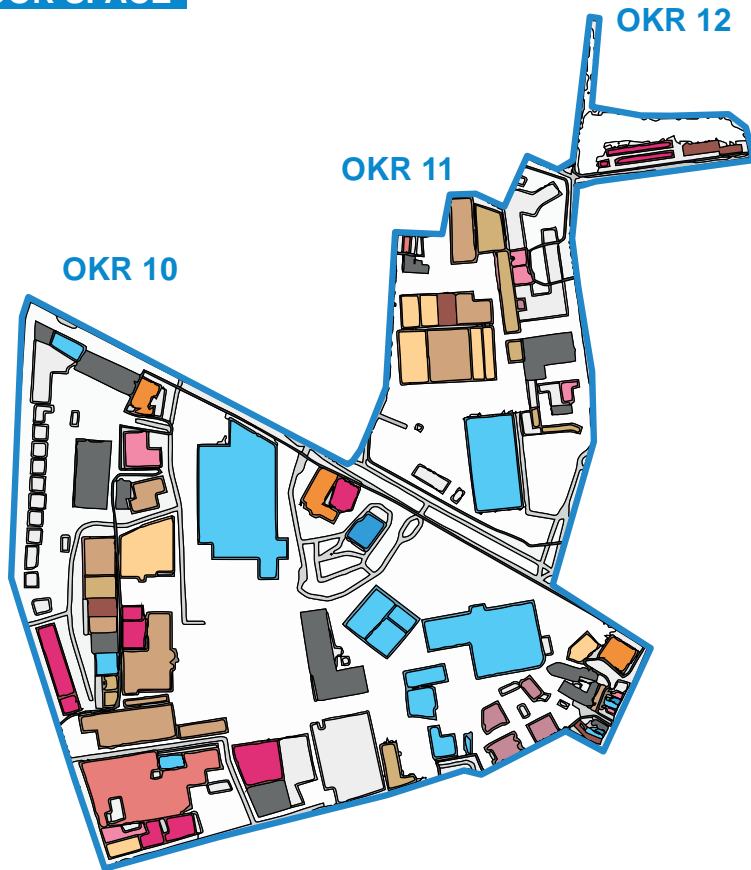
	EXISTING	PROPOSED	DIFFERENCE
RETAIL	0	84	84
COMMUNITY	646	1504	858
TOTAL	646	1504	941

EXISTING

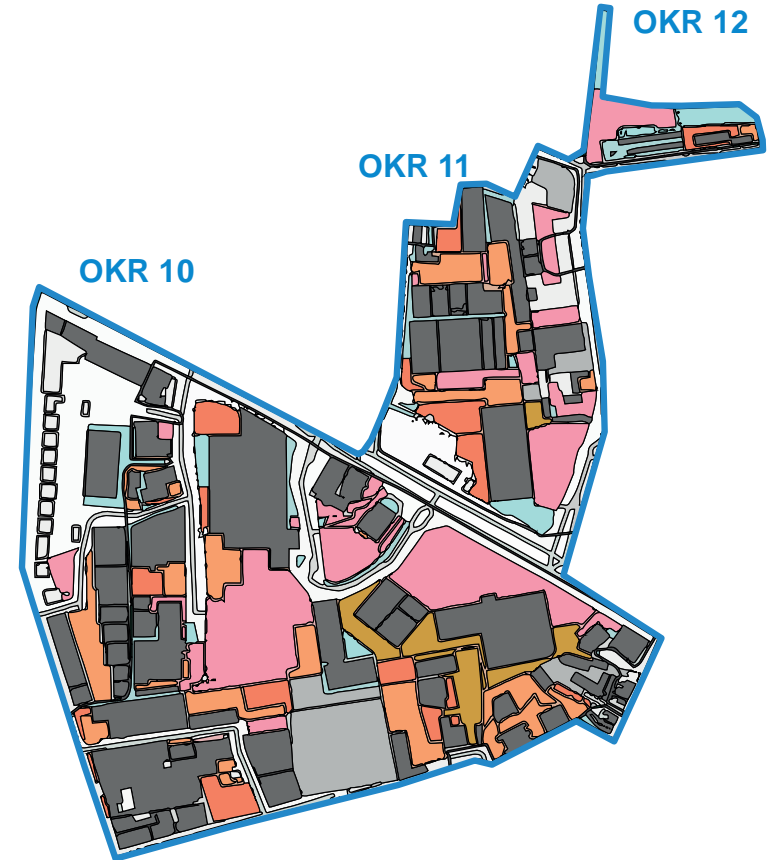
SUB AREA 2

CANTIUM RETAIL PARK AND MARLBOROUGH GROVE

FLOOR SPACE



YARD SPACE



- | | | | | | |
|-------------------------------|-------------------------|------------------------|-----------------------------------|--|--------------------------------|
| Manufacture: Metals/Machinery | Vehicle Sale and Repair | Services: Education | Restaurant, Cafes, Takeaways | Car parking | Public open space |
| Manufacture: Food related | Construction | Services: Public | Arts, Culture, Leisure and Sports | Operational yard space: storage | Private open space / deadspace |
| Manufacture: Other | Wholesale: Food | Services: Professional | Faith | Operational yard space: servicing (industrial) | Vacant |
| Printing and Publishing | Wholesale: Other | Services: Other | Unknown | Operational yard space: servicing (retail) | |
| Utilities | Transport and Storage | Retail | Vacant | | |

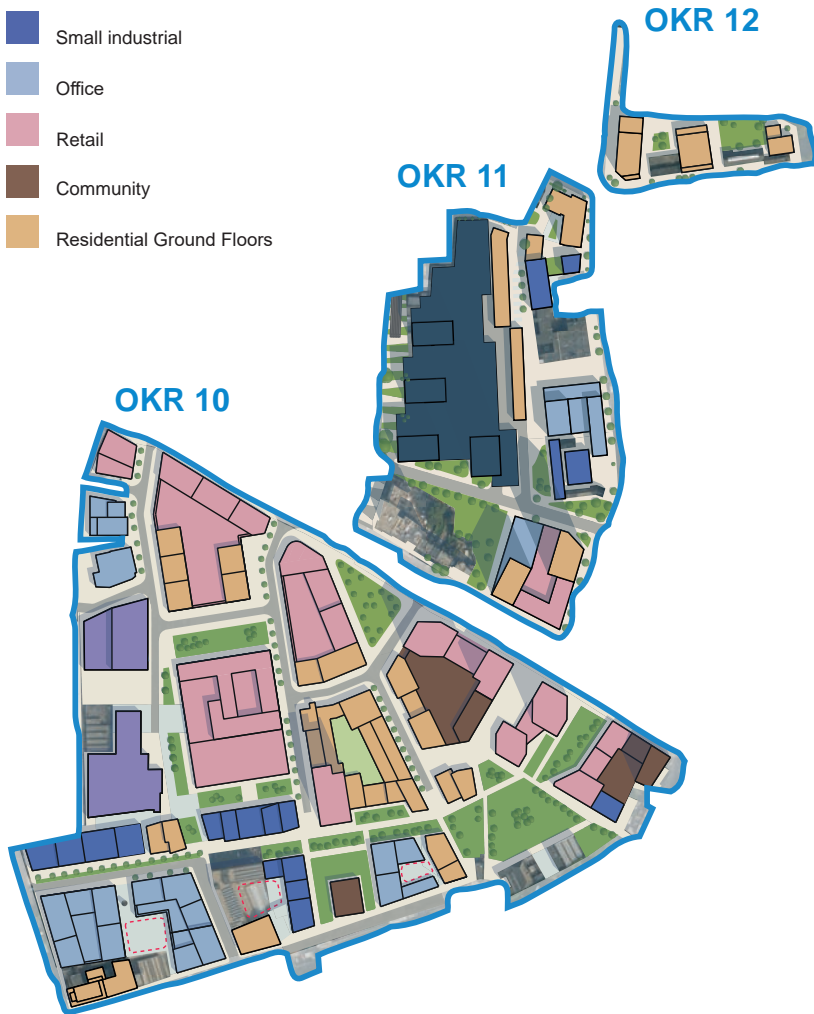
PROPOSED

SUB AREA 2

CANTIUM RETAIL PARK AND MARLBOROUGH GROVE

KEY

- Large distribution and Storage
- Small industrial
- Office
- Retail
- Community
- Residential Ground Floors



- 4,696 sqm employment
- + 5,500 new homes
- 3,492 sqm retail
- + 1.93 ha open space
- 5,171 sqm community
- + retain 20 historic buildings
- 13,643 sqm total**

OKR 10 GLENGALL ROAD, LATONA ROAD AND OLD KENT ROAD

50%
INDUSTRIAL
FLOORSPACE
PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	41234	35911	-5323
RETAIL	15639	13033	-2606
COMMUNITY	7672	3694	-3978
JOBS	913	2430	1517
TOTAL	64830	52638	-12192

OKR 11 MARLBOROUGH GROVE AND ST JAMES'S ROAD

97%
INDUSTRIAL
FLOORSPACE
PROPOSED

EMPLOYMENT	14296	14504	208
RETAIL	3709	2823	-886
COMMUNITY	0	0	0
JOBS	238	714	476
TOTAL	18004	17327	-677

OKR 12 FORMER SOUTHERN RAILWAY STABLES

EMPLOYMENT	384	803	419
RETAIL	0	0	0
COMMUNITY	1193	0	-1193
JOBS	8	59	51
TOTAL	1577	803	-774

EXISTING

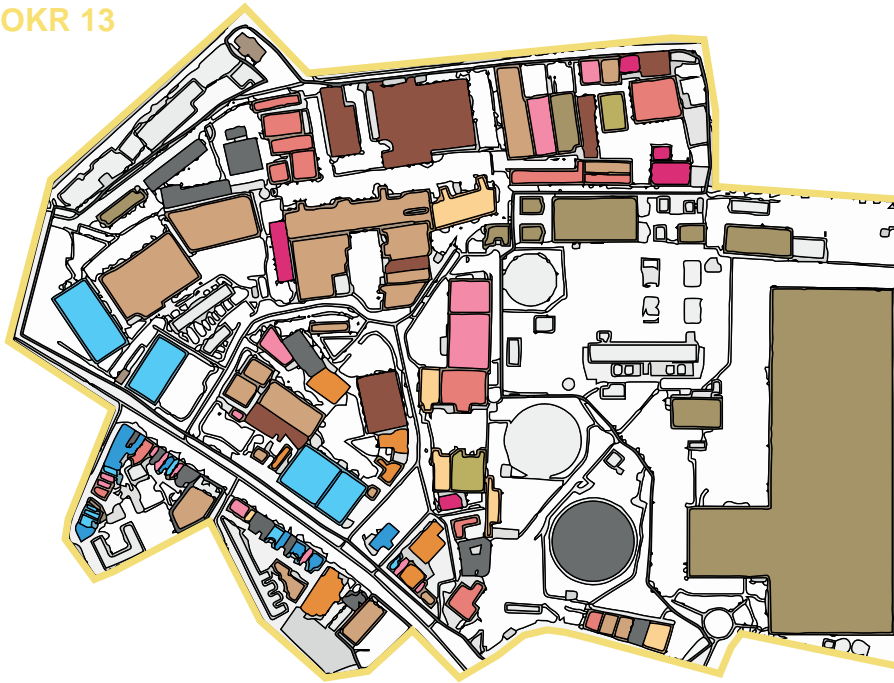
SUB AREA 3

SANDGATE STREET, VERNEY ROAD AND OLD KENT ROAD

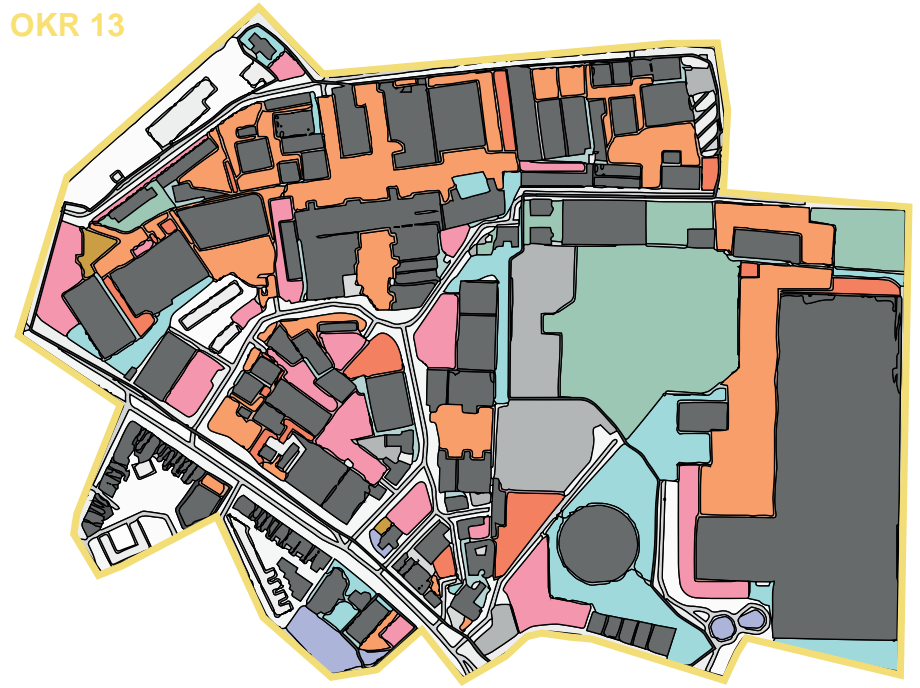
FLOOR SPACE

YARD SPACE

OKR 13



OKR 13



- | | | | | | |
|-------------------------------|-------------------------|------------------------|-----------------------------------|--|--------------------------------|
| Manufacture: Metals/Machinery | Vehicle Sale and Repair | Services: Education | Restaurant, Cafes, Takeaways | Car parking | Public open space |
| Manufacture: Food related | Construction | Services: Public | Arts, Culture, Leisure and Sports | Operational yard space: storage | Private open space / deadspace |
| Manufacture: Other | Wholesale: Food | Services: Professional | Faith | Operational yard space: servicing (industrial) | Vacant |
| Printing and Publishing | Wholesale: Other | Services: Other | Unknown | Operational yard space: servicing (retail) | |
| Utilities | Transport and Storage | Retail | Vacant | | |

PROPOSED

SUB AREA 3

SANDGATE STREET, VERNEY ROAD AND OLD KENT ROAD

KEY

- Large distribution and Storage
- Small industrial
- Office
- Retail
- Primary School
- Community
- Residential Ground Floors



- **6,679 sqm** employment

+ **266 sqm** retail

+ **12,307 sqm** community including **2** new schools

+ **5,894 sqm total**

+ **5,250** new homes

+ **2.77 ha** open space

+ retain **8** historic buildings

and **1** sports hall

and **1** health hub

OKR 13 SANDGATE STREET AND VERNEY ROAD

52%
INDUSTRIAL
FLOORSPACE
PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	56401	50367	-6047
RETAIL	6290	6246	-44
COMMUNITY	4510	16817	12307
JOBS	1449	2666	1217
TOTAL	67201	73430	6229

OKR 14 634-636 OLD KENT ROAD

EMPLOYMENT	651	286	-365
RETAIL	0	0	0
COMMUNITY	0	0	0
JOBS	651	286	-365
TOTAL	4	21	17

OKR 15 684-698 OLD KENT ROAD (KWIK FIT GARAGE)

EMPLOYMENT	590	310	-280
RETAIL	0	310	310
COMMUNITY	0	0	0
JOBS	4	65	61
TOTAL	590	620	30

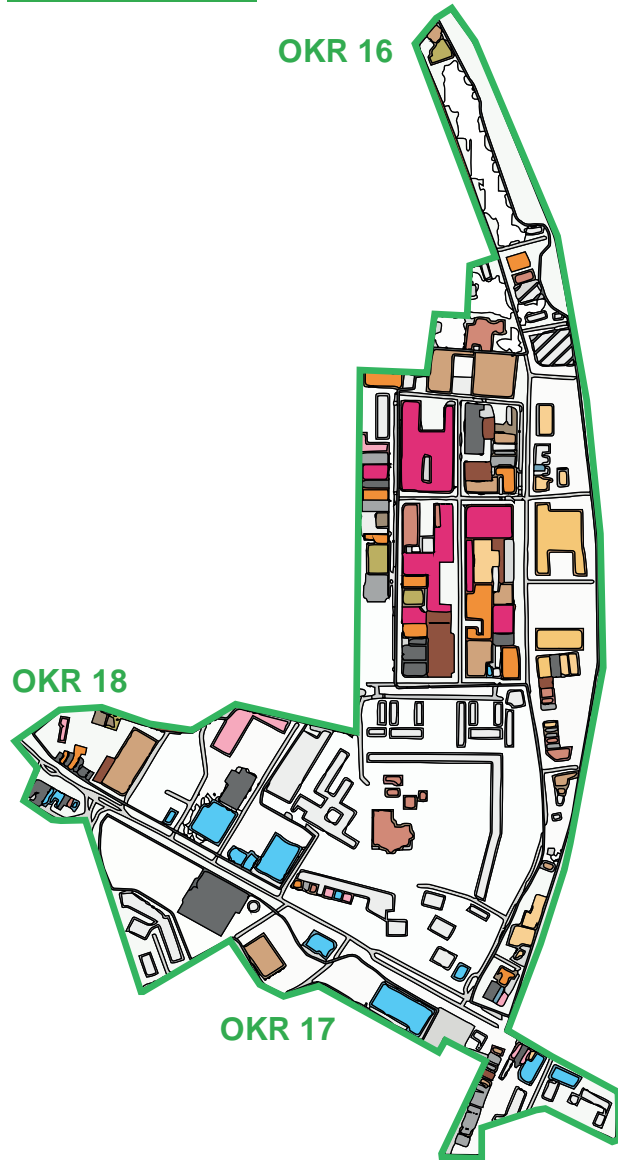
EXISTING

SUB AREA 4

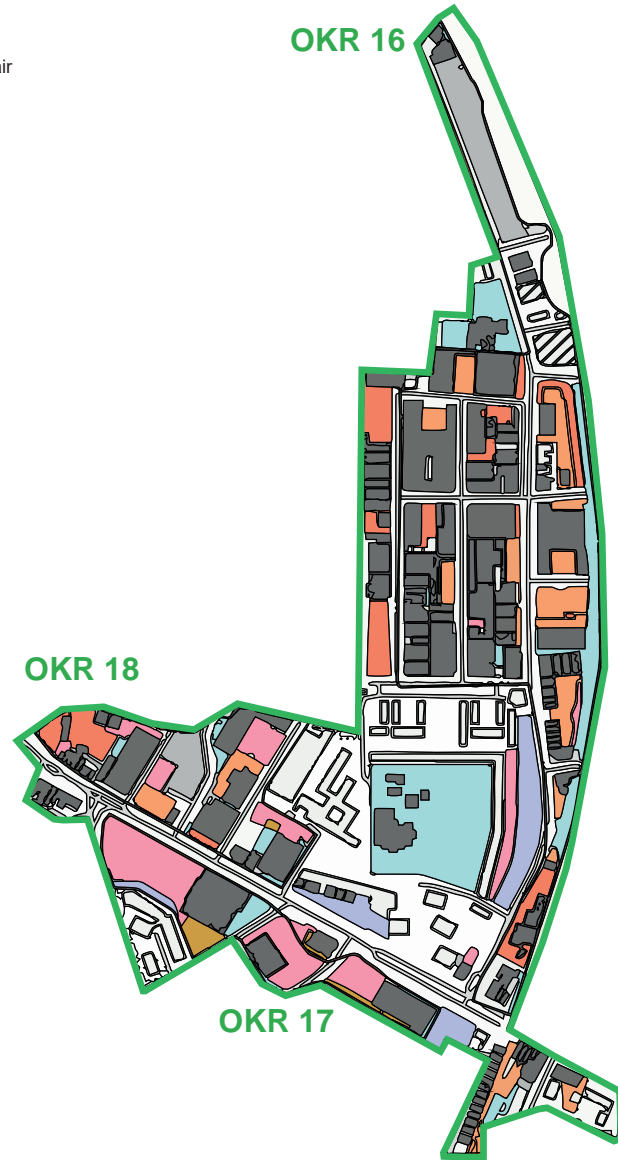
HATCHAM ROAD, ILDERTON ROAD AND OLD KENT ROAD (SOUTH)

FLOOR SPACE

YARD SPACE



- | | |
|---|---|
| Manufacture: Metals/Machinery | Vehicle Sale and Repair |
| Manufacture: Food related | Construction |
| Manufacture: Other | Wholesale: Food |
| Printing and Publishing | Wholesale: Other |
| Utilities | Transport and Storage |
| Services: Education | Restaurant, Cafes, Takeaways |
| Services: Public | Arts, Culture, Leisure and Sports |
| Services: Professional | Faith |
| Services: Other | Unknown |
| Retail | Vacant |



- | |
|--|
| Car parking |
| Operational yard space: storage |
| Operational yard space: servicing (industrial) |
| Operational yard space: servicing (retail) |
| Public open space |
| Private open space / deadspace |
| Vacant |

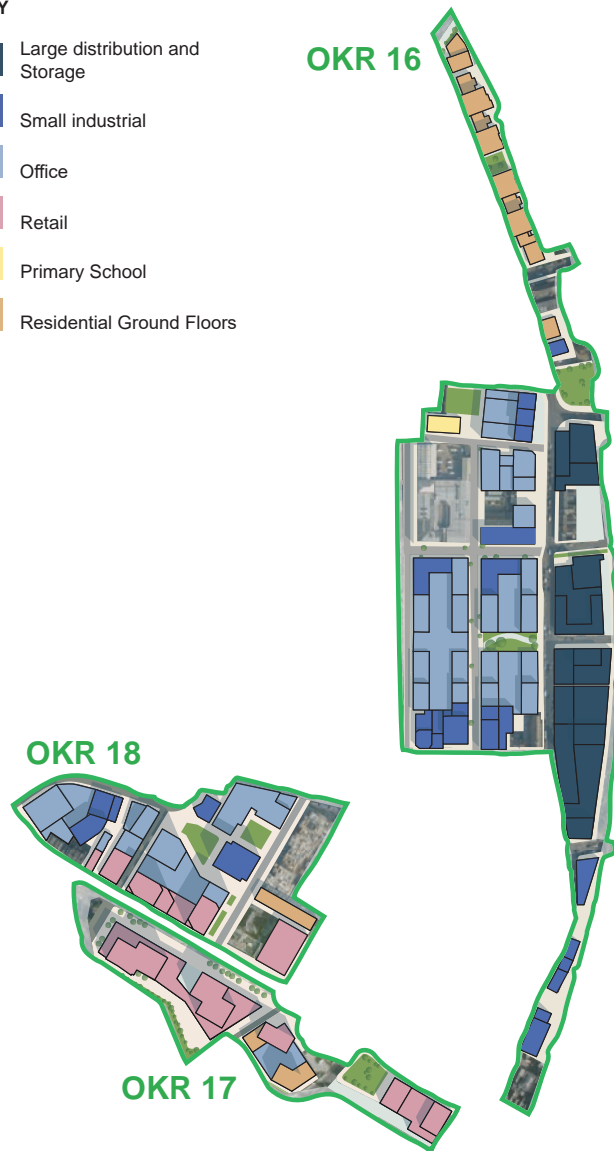
PROPOSED

SUB AREA 4

HATCHAM ROAD, ILDERTON ROAD AND OLD KENT ROAD (SOUTH)

KEY

- Large distribution and Storage
- Small industrial
- Office
- Retail
- Primary School
- Residential Ground Floors



+ 22,361 sqm employment

+ 4,740 new homes

- 948 sqm retail

+ 0.44 ha open space





- 7,408 sqm community

+ retain 12 historic buildings





+ 12,771 sqm total

OKR 16 HATCHAM ROAD AND ILDERTON ROAD

50%
INDUSTRIAL
FLOORSPACE
PROPOSED





		EXISTING	PROPOSED	DIFFERENCE
	EMPLOYMENT	39887	49874	9987
	RETAIL	636	471	-165
	COMMUNITY	7599	0	-7599
	JOBS	859	2746	1887
	TOTAL	48121	50345	2224

OKR 17 SOUTH OF OLD KENT ROAD

		EXISTING	PROPOSED	DIFFERENCE
	EMPLOYMENT	0	1998	1998
	RETAIL	4528	4406	-122
	COMMUNITY	0	0	0
	JOBS	25	316	291
	TOTAL	5764	6404	640

OKR 18 DEVON STREET AND SYLVAN GROVE

55%
INDUSTRIAL
FLOORSPACE
PROPOSED

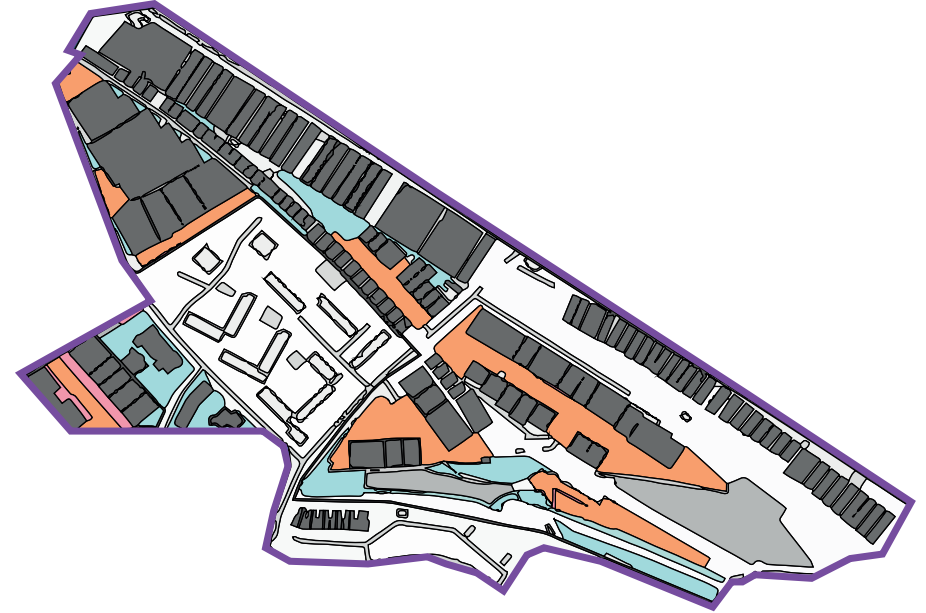
		EXISTING	PROPOSED	DIFFERENCE
	EMPLOYMENT	7559	17935	10376
	RETAIL	12124	5063	-661
	COMMUNITY	8386	978	191
	JOBS	217	1273	1056
	TOTAL	14069	23976	9907

EXISTING

SUB AREA 5 SOUTH BERMONDSEY INDUSTRIAL LAND

FLOOR SPACE

YARD SPACE



- | | | | | | |
|-------------------------------|-------------------------|------------------------|-----------------------------------|--|--------------------------------|
| Manufacture: Metals/Machinery | Vehicle Sale and Repair | Services: Education | Restaurant, Cafes, Takeaways | Car parking | Public open space |
| Manufacture: Food related | Construction | Services: Public | Arts, Culture, Leisure and Sports | Operational yard space: storage | Private open space / deadspace |
| Manufacture: Other | Wholesale: Food | Services: Professional | Faith | Operational yard space: servicing (industrial) | Vacant |
| Printing and Publishing | Wholesale: Other | Services: Other | Unknown | Operational yard space: servicing (retail) | |
| Utilities | Transport and Storage | Retail | Vacant | | |

PROPOSED

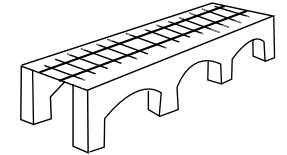
SUB AREA 5

SOUTH BERMONDSEY INDUSTRIAL LAND

KEY

- Multi-level stacked industrial with lift
- Multi-storey stacked industrial with ramp
- Railway arches

+ 78,492 sqm industrial
including 10,300 sqm railway arches
+ 76,768 sqm total



OPTION 1

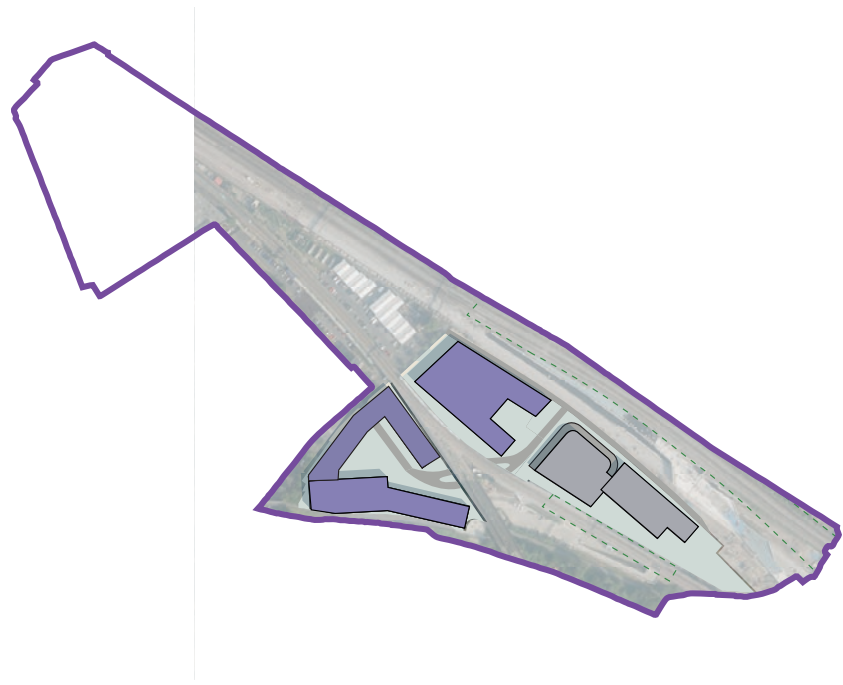
100%
INDUSTRIAL
FLOORSPACE
PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	12695	41595	28900
RETAIL	1152	0	-1152
COMMUNITY	572	0	-572
JOBS	298*	1959	1661
TOTAL	14419	41595	27176

OPTION 2

100%
INDUSTRIAL
FLOORSPACE
PROPOSED

	EXISTING	PROPOSED	DIFFERENCE
EMPLOYMENT	12695	91187	78492
RETAIL	1152	0	-1152
COMMUNITY	572	0	-572
JOBS	298*	3232	2934
TOTAL	14419	91187	76768



* SUB AREA 5 MASTERPLANNED SITE DIFFERS FROM WE MADE THAT STUDY AREA. THEREFORE, ADJUSTMENTS HAVE BEEN MADE TO EXISTING FIGURES TO ENABLE COMPARISON. LONG TERM ASPIRATIONS INCLUDE INDUSTRIAL INTENSIFICATION OF THE ADMIRAL HYSON ESTATE AND GALLEYWAY TRADING ESTATE. THE EXISTING JOBS FIGURES OF THESE TWO SITES HAVE BEEN INCLUDED IN THE TOTAL JOBS IN THE INTRODUCTION AND OVERVIEW SECTION OF THIS DOCUMENT AS THEY ARE AN IMPORTANT CONTRIBUTOR TO EMPLOYMENT IN THE OPPORTUNITY AREA.

