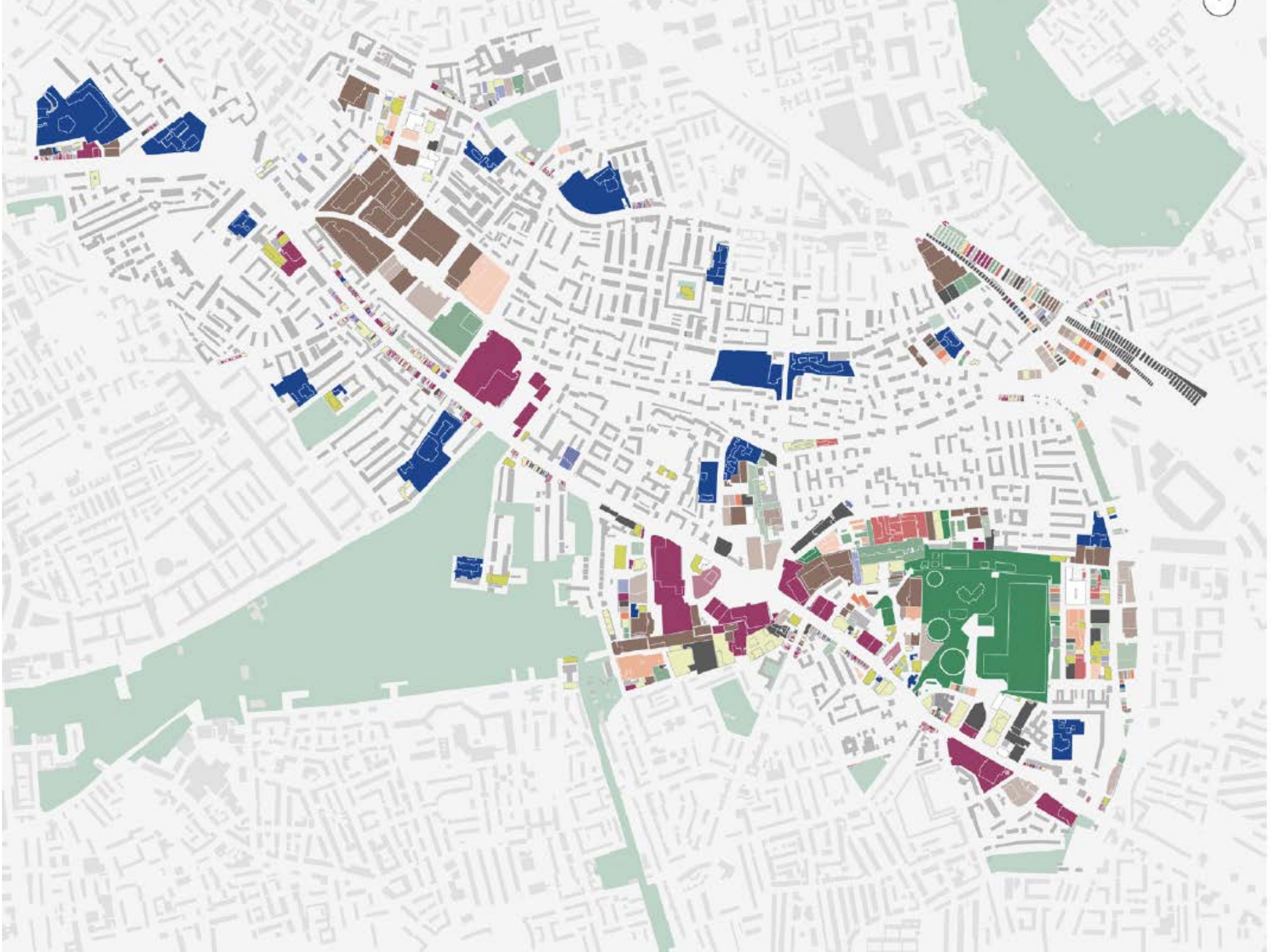
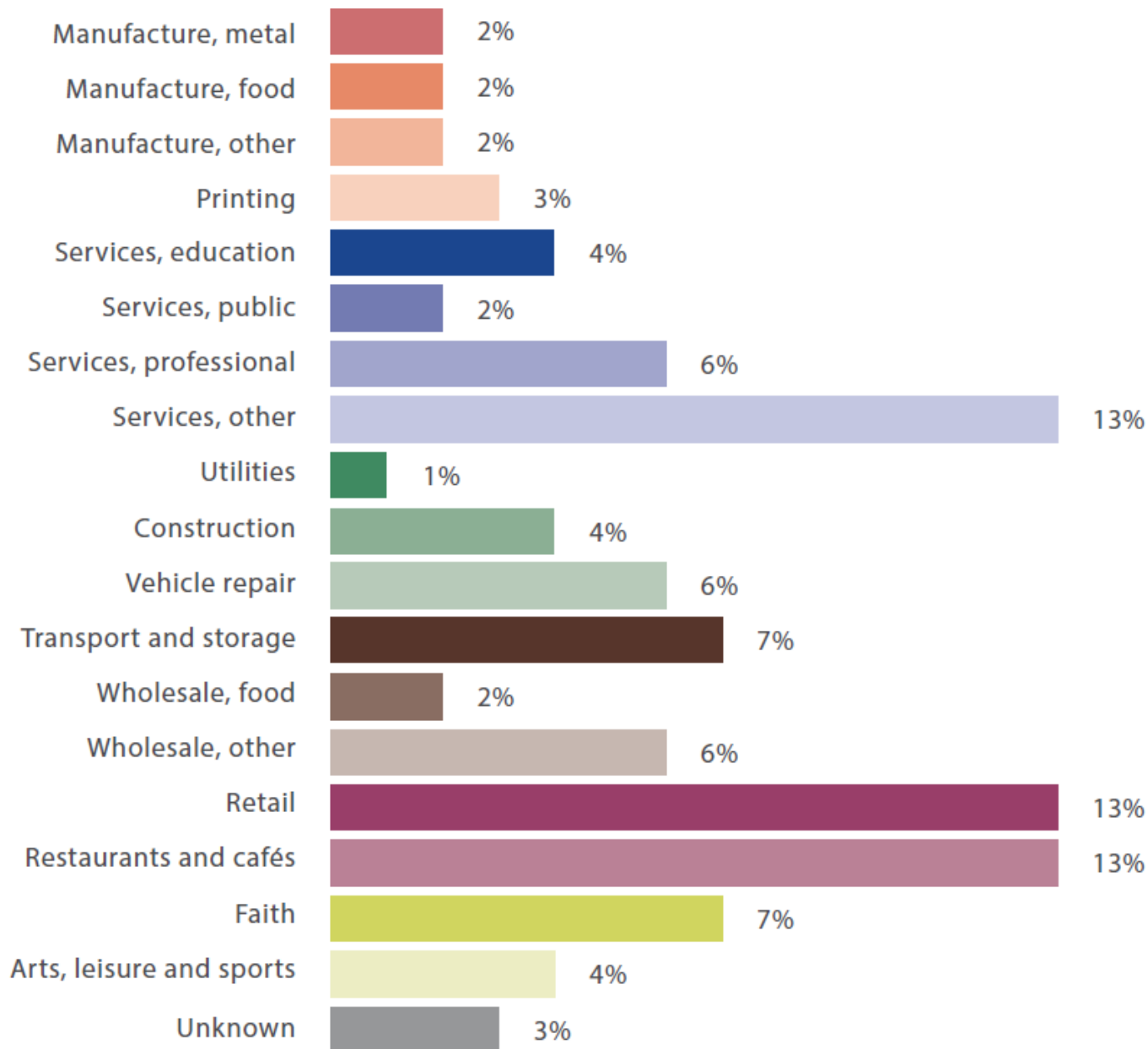


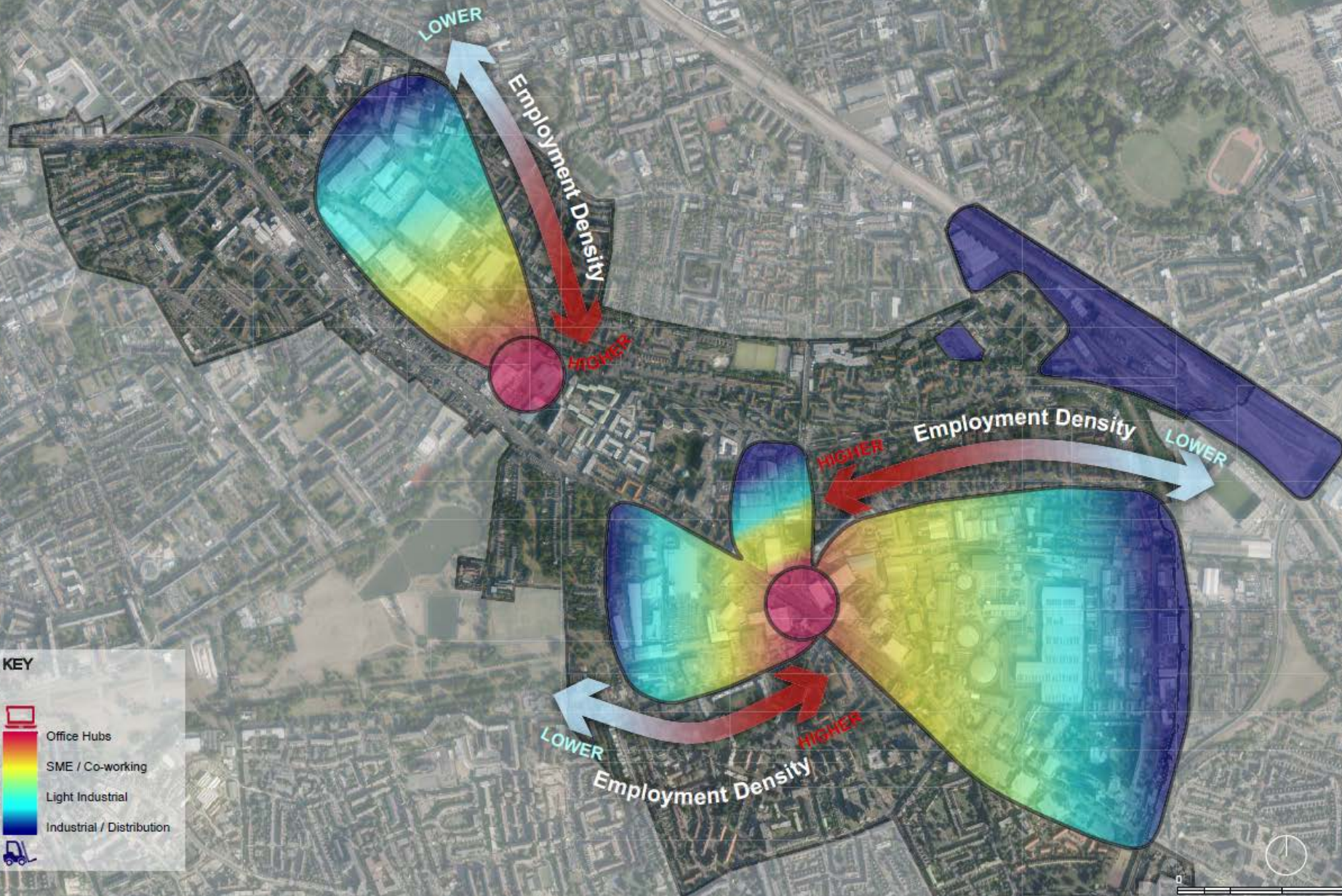
OLD KENT ROAD

OKR Forum 17 November 2018

Business and workspace

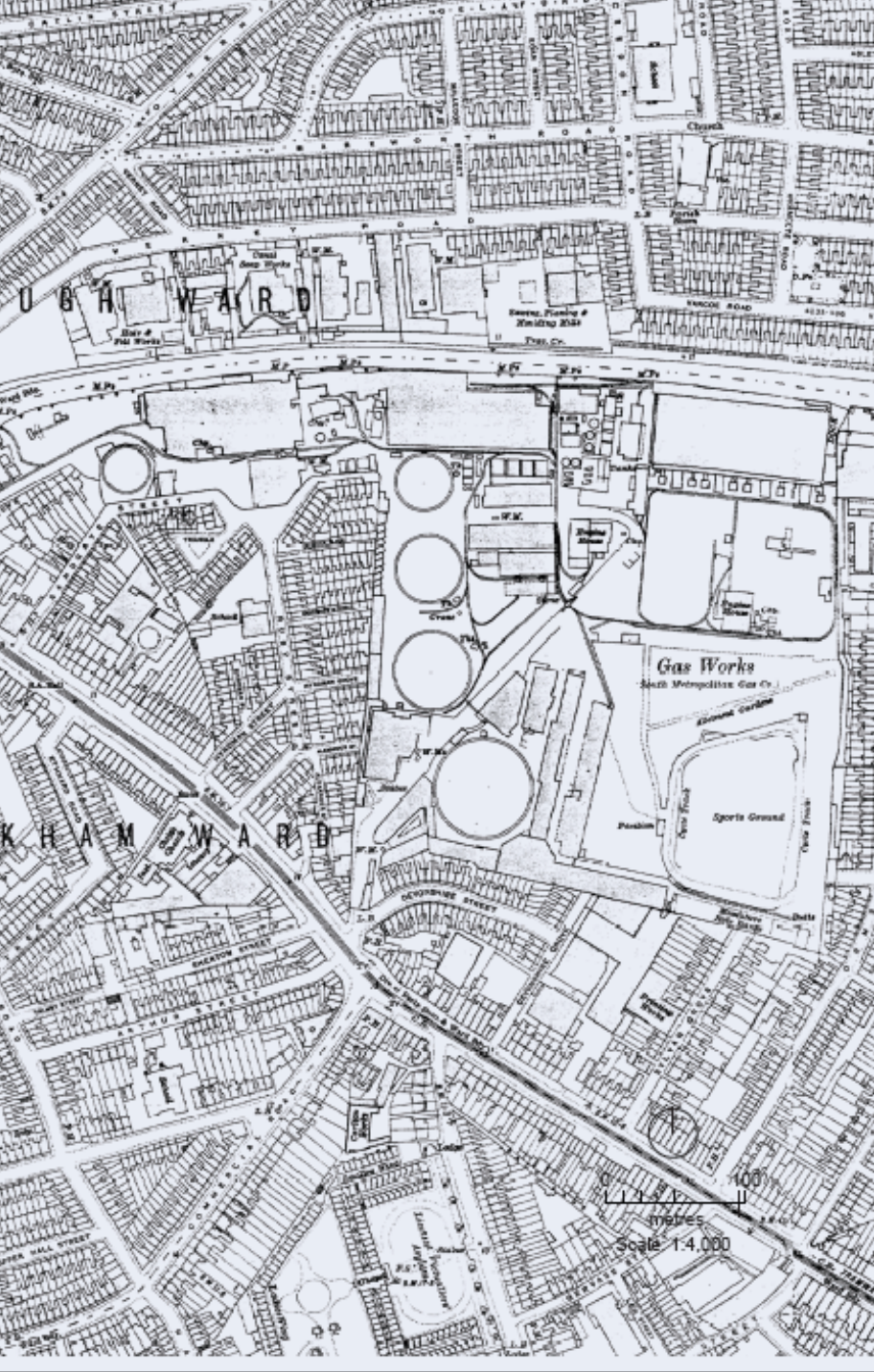






KEY

-  Office Hubs
-  SME / Co-working
-  Light Industrial
-  Industrial / Distribution
- 





- KEY**
- MEDIUM-LARGE STORAGE AND DISTRIBUTION
 - SMALL OFFICE
 - SMALL INDUSTRIAL
 - HIGH STREET
 - RESIDENTIAL GROUND FLOORS
 - HEALTH HUB OPTION
 - STAND ALONE INDUSTRIAL USE
 - RETAINED BUILDINGS AND INDUSTRIAL LAND
 - SECONDARY SCHOOL
 - POTENTIAL SECONDARY SCHOOL EXPANSION
 - SPORTS HALL



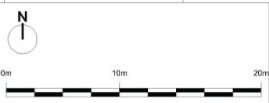
SA3.3 - Sub Area 3 Typologies Plan



NOTES:
 DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING. THIS DRAWING IS COPYRIGHT OF GLENN HOWELLS ARCHITECTS.

KEY
 Glenn Howells Architects take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist Surveyor in order to establish exact boundaries.

Date	Rev	By	Details
22.11.17	01	AS	Planning Issue
11.12.17			Planning Issue



LOCATION KEY

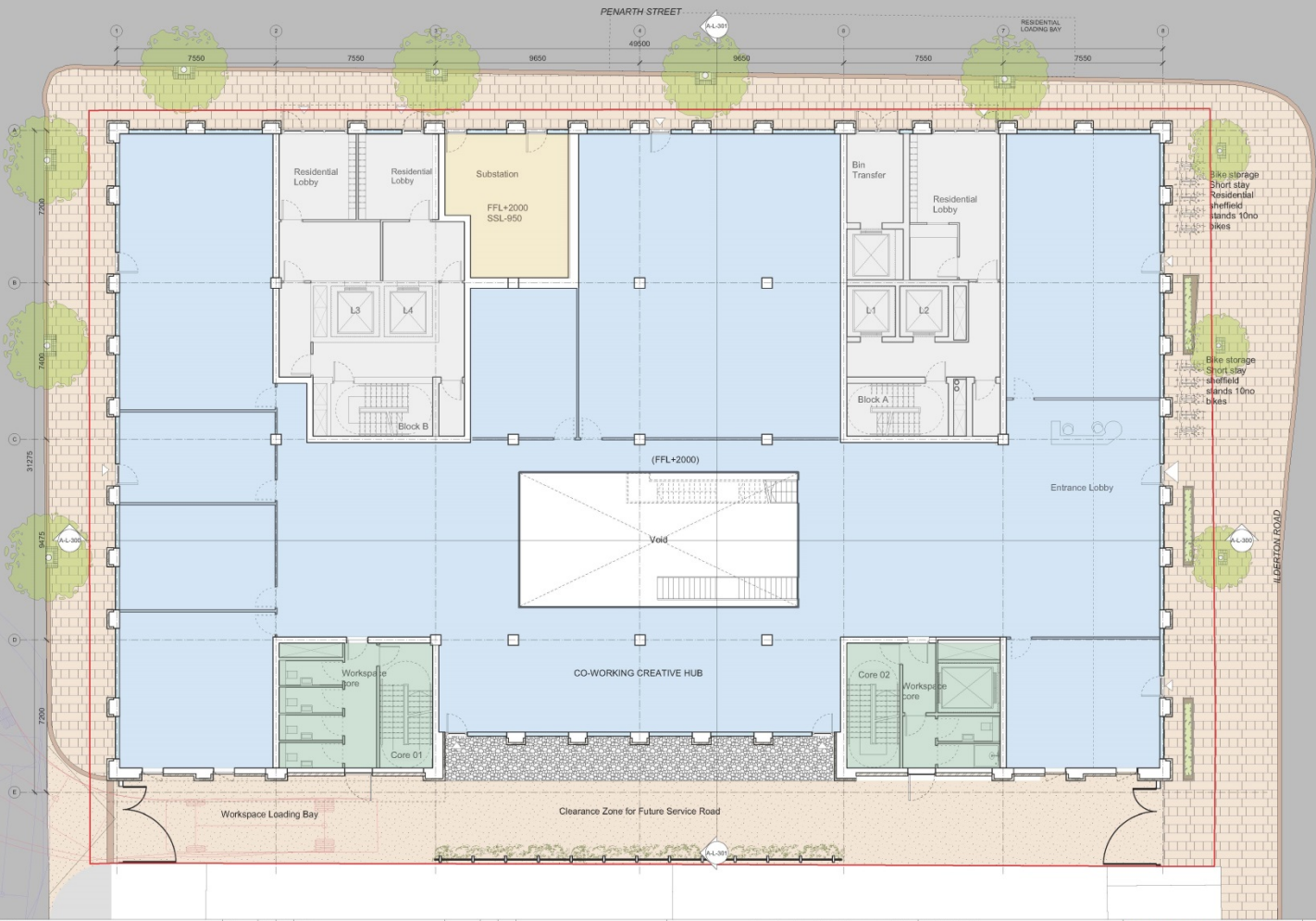


Glenn Howells Architects
 Middlesex House, 94-92 Cleveland Street, London, W1T 4JE
 Tel: 0207 407 9915
 mail@glennhowells.co.uk

Drawing Title
 Site Plan Proposed

Date	Scale	Checked
01.02.2017	1:200@A1	AS
Project Ref.	Drawing No.	Revision
2096	2096-A-L-008	01
Project	Client	
190 Ilderton Road	180 Ilderton Road Ltd	

PLANNING



NOTES:
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KEY
Site Area
6,100 sqm
100m scale

Date	Rev	By	Details
01.05.17	01	AS	Information base
02.02.17	01	AS	Information base
03.08.17	02	PS	Information base
08.09.17	03	AS	Information base
08.09.17	04	AS	Information base
14.11.17	05	AS	Information base
15.12.17	06	AS	Loading Bay Revised
08.11.17	07	AS	Consultant base
01.11.17	08	AS	Consultant base
01.11.17	09	AS	Consultant base
01.11.17	10	AS	Consultant base
22.11.17	11	AS	Planning base
11.02.17	12	AS	Planning base

Date	Rev	By	Details
01.05.17	01	AS	Information base
02.02.17	01	AS	Information base
03.08.17	02	PS	Information base
08.09.17	03	AS	Information base
08.09.17	04	AS	Information base
14.11.17	05	AS	Information base
15.12.17	06	AS	Loading Bay Revised
08.11.17	07	AS	Consultant base
01.11.17	08	AS	Consultant base
01.11.17	09	AS	Consultant base
01.11.17	10	AS	Consultant base
22.11.17	11	AS	Planning base
11.02.17	12	AS	Planning base

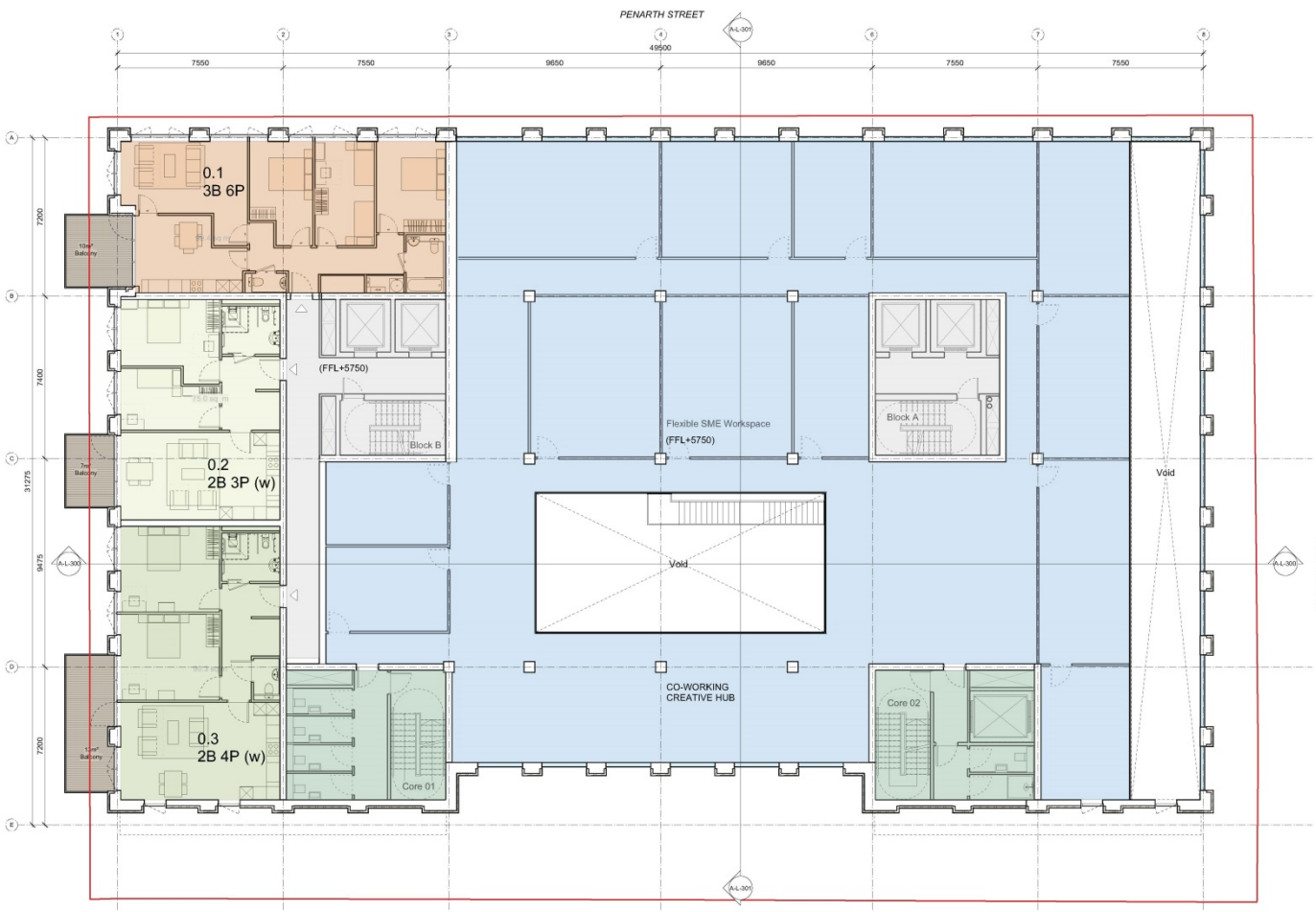


LOCATION KEY

Glenn Howells Architects
Middlesex House, 34-42 Cleveland Street, London, W1T 4JF
Tel: 0207 407 9815
mail@glennhowells.co.uk

Date	Scale	Checked	DH
01.02.2017	1:100@A1		
	1:200@A3		
Project Ref	Drawing No.	Revision	12
2096	2096-A-L-100		
Project	Client		
180 Ilderton Road	180 Ilderton Road Ltd		

PLANNING



- Commercial / Service Areas Key**
- Flexible SME workspace
 - Workspace Cores
 - Plant Space
 - Residential Services

- Residential Key**
- Studio Unit
 - 1B 2P Unit
 - 2B 3P Unit
 - 2B 4P Unit
 - 3B 4P Unit
 - 3B 5P Unit
 - 3B 6P Unit
 - 4B 6P Unit

Overall Unit count

1B Unit - 33 no.	39%
2B Unit - 34 no.	41%
3B+ Unit - 17 no.	20%

Hab Room count

254 hab rooms

NOTES:
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KEY
Site Area
0.150 ha
1056 sqm

Date	Rev	By	Details
19.02.17	01	AD	Finalist Issue
19.02.17	02	AD	Finalist Issue
09.08.17	03	AD	Finalist Issue
09.08.17	04	AD	Finalist Issue
04.10.17	05	AC	Finalist Issue
20.10.17	06	AC	Consultant Issue
05.11.17	07	AD	Consultant Issue
05.11.17	08	AD	Consultant Issue
22.11.17	09	AD	Consultant Issue
22.11.17	10	AS	Planning Issue

N

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0m 5m 10m

LOCATION KEY

N

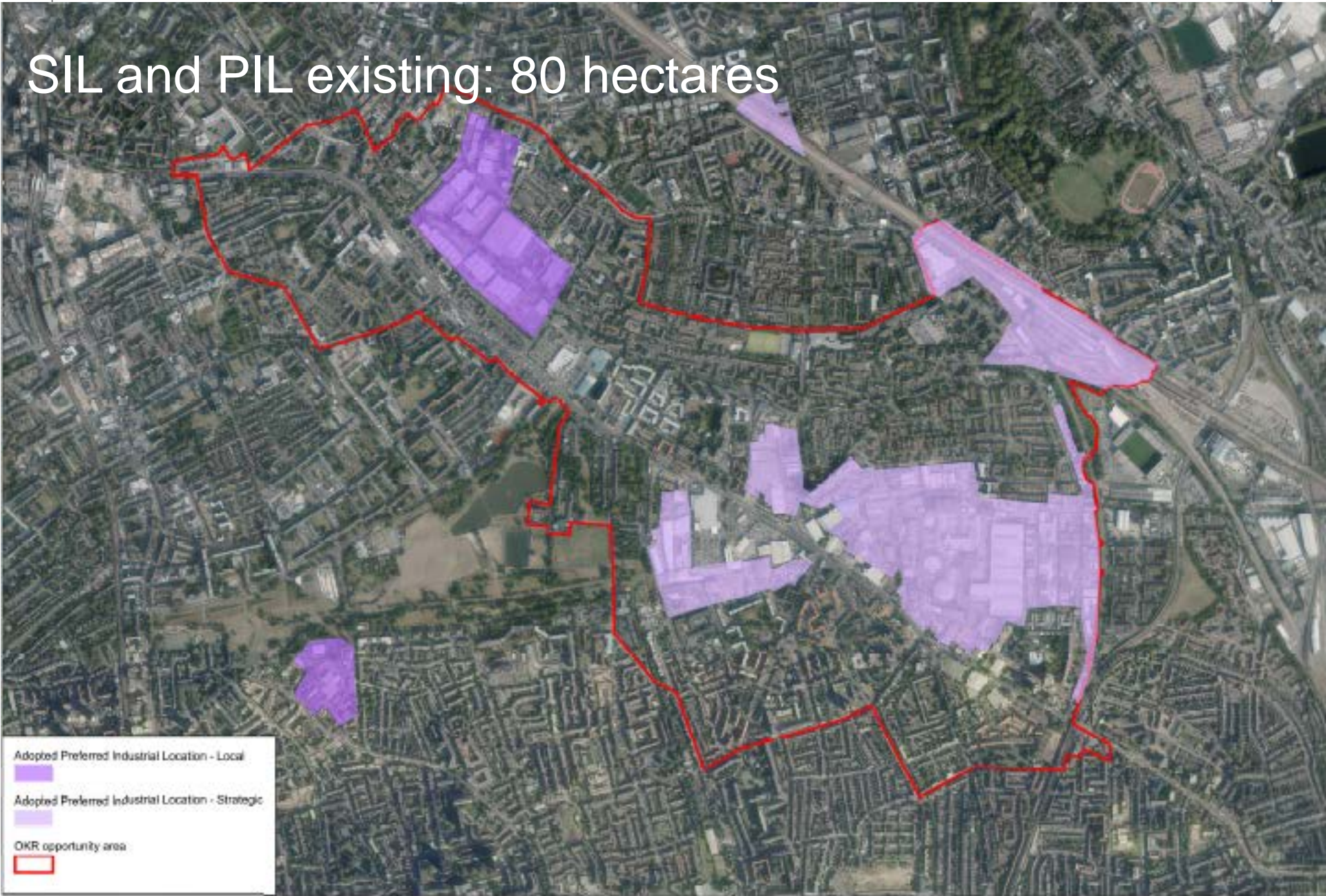
Glenn Howells Architects
Millers Wood, 34-42 Cleveland Street, London, W1T 4JE.
Tel: 0207 407 9915
mail@glennhowells.co.uk

Drawing Title
GA Plans
Mezzanine Plan

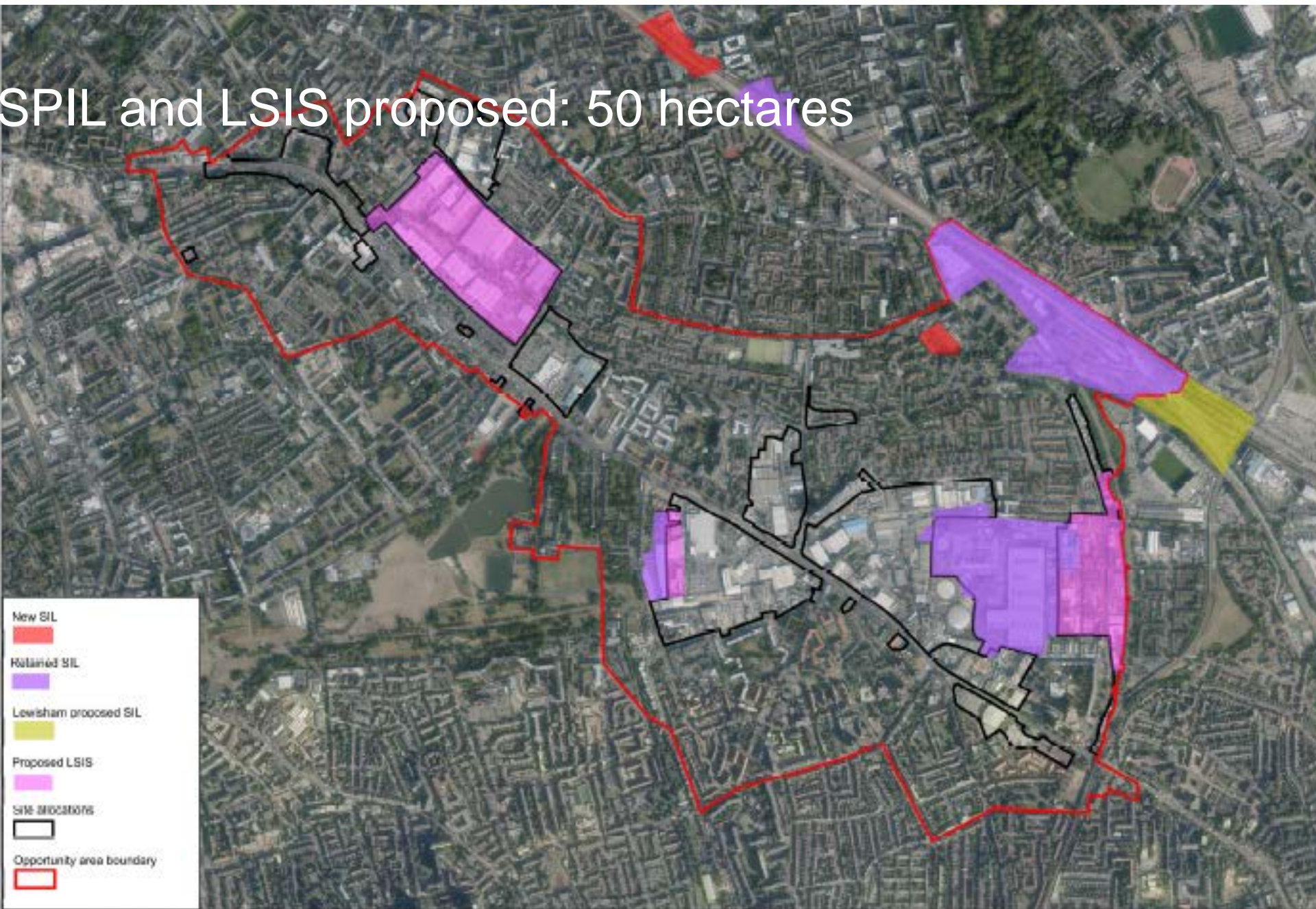
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Project Ref.	2096	Drawing No.	2096-A-L-100-MEZ	Revision	10
Project	180 Ilderton Road	Client	180 Ilderton Road Ltd		

PLANNING

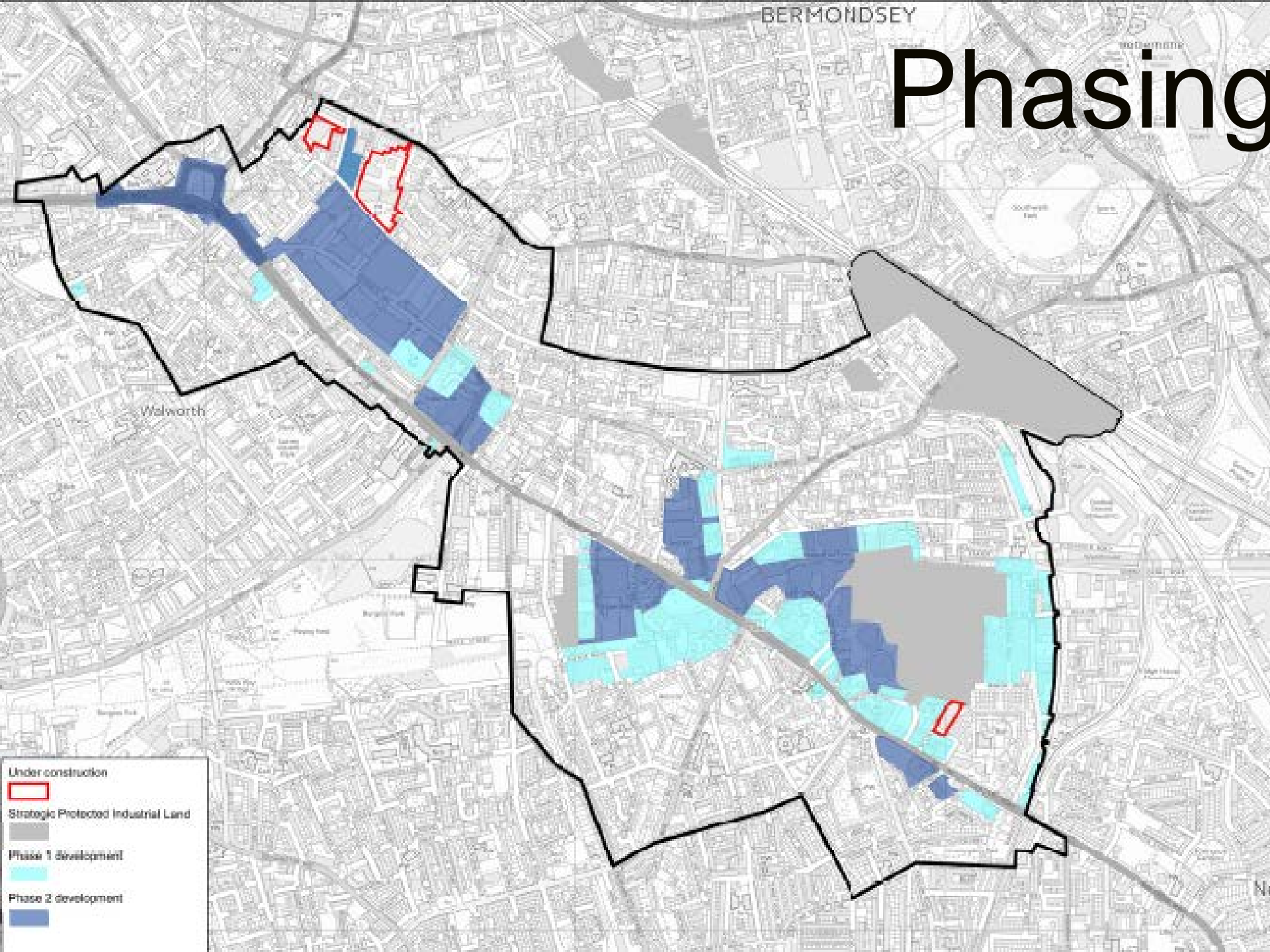
SIL and PIL existing: 80 hectares



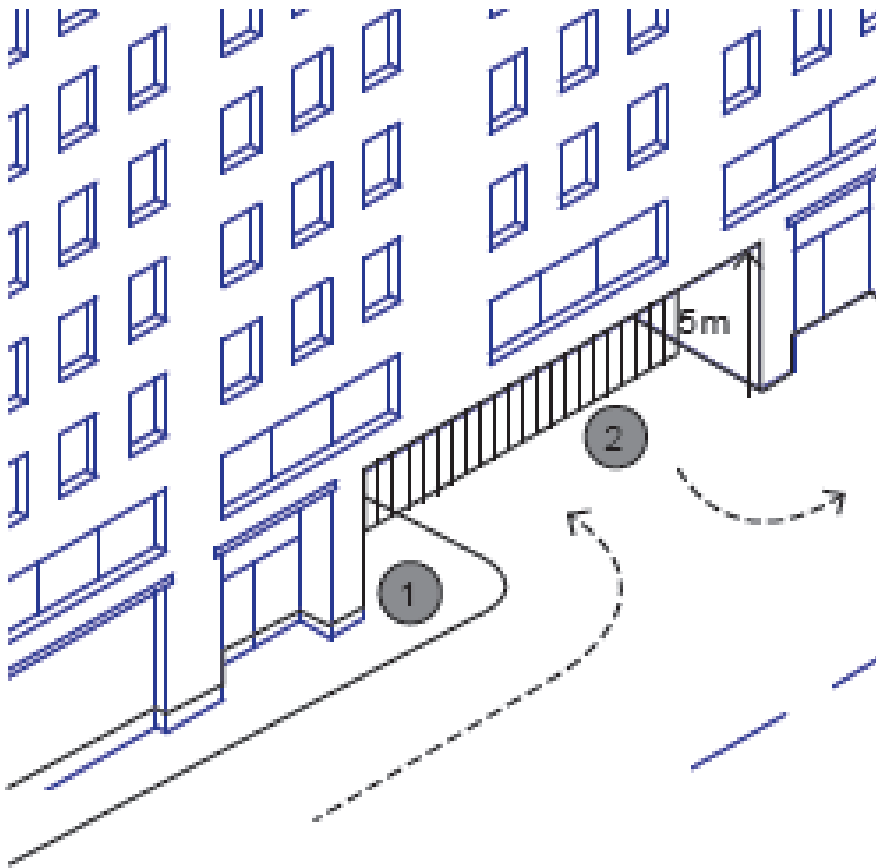
SPIL and LSIS proposed: 50 hectares



Phasing



Transport and servicing for business



Business relocation

- Bermondsey dive-under (circa 33,000 sqm)
- Land in LBS ownership e.g. former gas offices
- 10% affordable workspace
- OKR Business Network/Creative OKR
- Coordination with other authorities on best practice and strategic approach





Business Consultation

- 2015: The council undertook a survey of all businesses in the area
- May 2015: Community Forum topic on jobs, businesses and the economy
- October 2015: 2x business workshops and telephone interviews
- June to November 2016: First consultation on draft AAP, community forums and meetings, businesses posted a consultation questionnaire
- July 2016: Cultural businesses workshop
- August 2016: Workspace Provider List for Southwark established
- January 2017: Old Kent Road Business Network established – letter and FAQ's document posted to all businesses.
- February 2018: Updates on Old Kent Road Business Network and summary feedback from businesses posted on website

Business Consultation

- December 2017 to March 2018: Consultation on second draft AAP, drop-in meetings, businesses posted a consultation questionnaire
- January 2018: Creative Old Kent Road established
- March 2018: S106 guidance prepared in collaboration with Southwark Studios to support small businesses
- March 2018: Old Kent Road business workshop
- March 2018: Old Kent Road retail workshop
- 2015 – present: Individual meetings with businesses
- Ongoing: Working with Lewisham Council to explore opportunities for business relocation and intensification
- 2018 – Refreshing our business survey to ensure we have up to date information

Next Steps

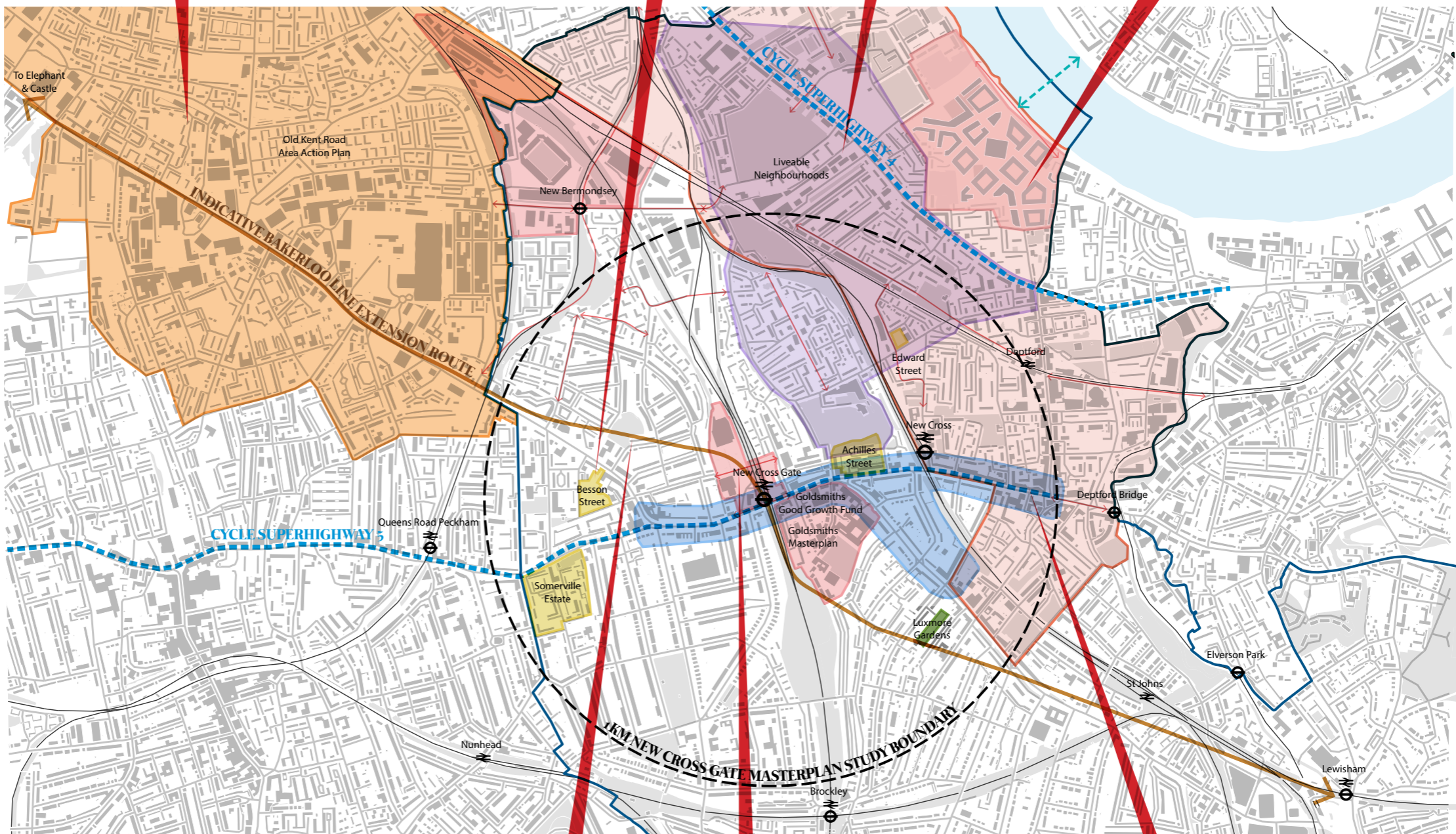
- Establish a more active business relocation/intensification strategy using the business resurvey as a baseline
- Identify and list relocation opportunities, working directly with developers and businesses and local groups such as Vital OKR . Including short lease/lets
- Explore in detail the potential for council owned sites to provide new workspace
- Ongoing: Working with Lewisham Council to explore opportunities for business relocation and intensification across the borough boundaries



Business Survey Update

- On-the-ground surveys:
 - High-level audit (all businesses, or close to)
 - Detailed interviews (10% of businesses)
- Data analysis & reporting
- ‘Findings’ presentation in 2019

OLD KENT ROAD AREA ACTION PLAN BESSON STREET LIVEABLE NEIGHBOURHOODS CONVOYS WHARF



- KEY
- LB Lewisham projects
 - ◊ North Lewisham Links (LB Lewisham)
 - Other development projects
 - ◊ Proposed extension to Bakerloo Line
 - Proposed TfL Cycle Superhighway
 - - - Proposed pier & river crossing at Convoys Wharf

BAKERLOO LINE EXTENSION
& NEW CROSS GATE STATION

SAINSBURY'S

TfL A2 CORRIDOR STUDY



KEY

■ Employment uses

Planning designations

■ Strategic Industrial Location

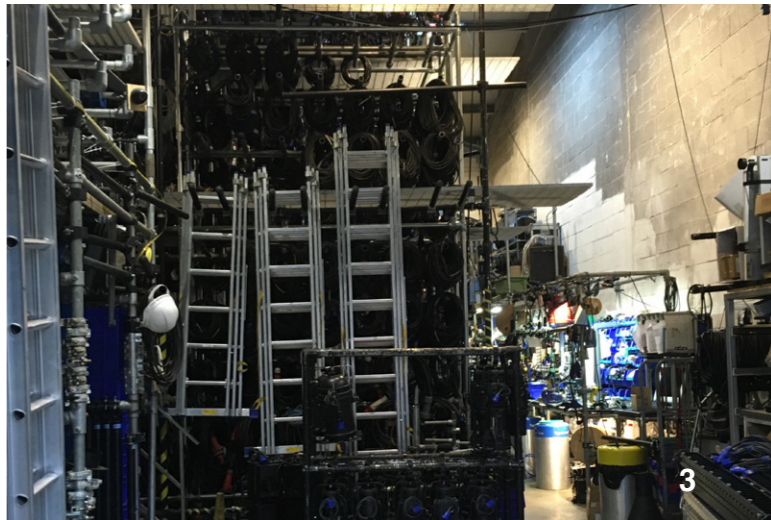
■ District Town Centre

Sub-areas for analysis

□ Surrey Canal Road

□ Edward Street

□ New Cross Road





KEY
Business Activity

- Manufacturing
- Utilities
- Vehicle sale & repair
- Construction
- Wholesale
- Transport & storage
- Services
- Retail
- Restaurants
- Arts, culture, leisure & faith
- Unknown
- Vacant

Employment study sub-areas

- Surrey Canal Road
- Edward Street
- New Cross Road

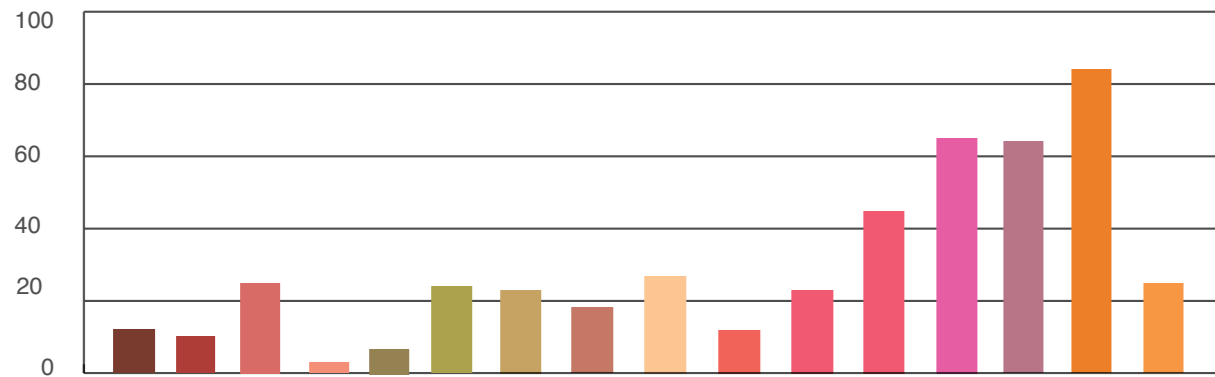


Fig. 1 Number of businesses by activity sector

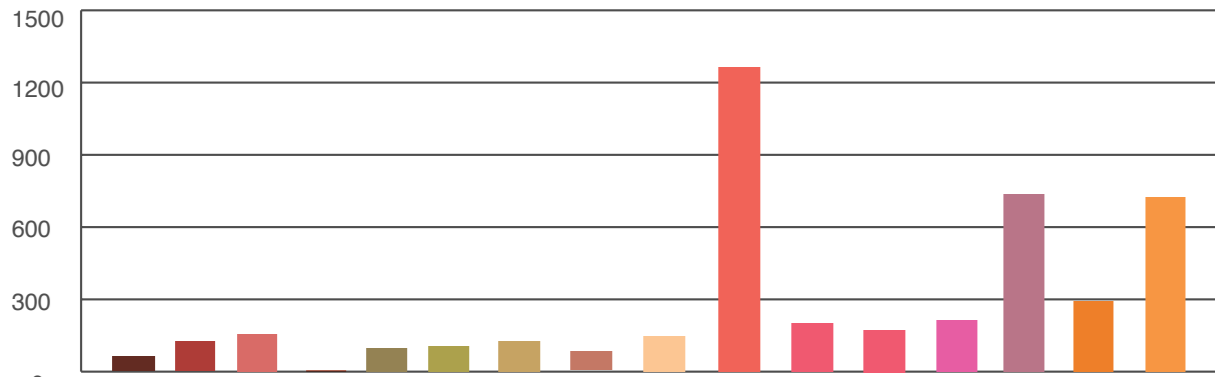


Fig. 2 Employment by activity sector (including Goldsmiths & artist workspace provision)

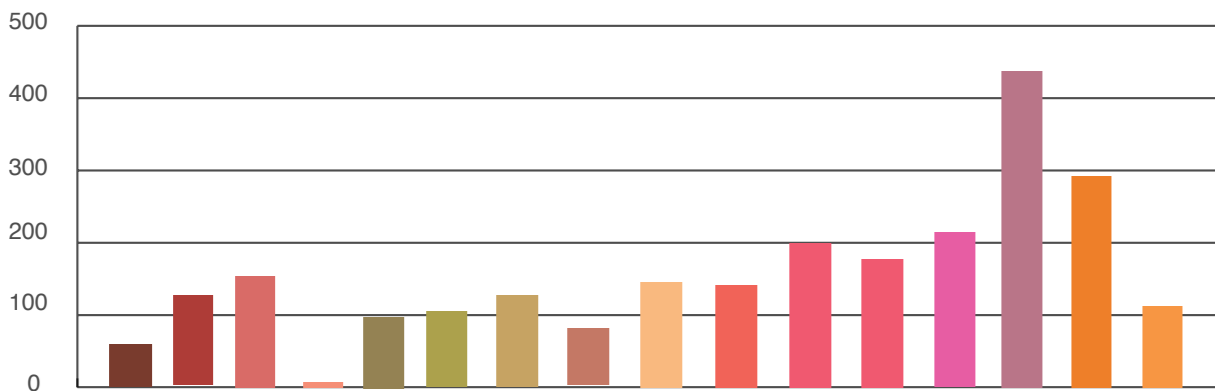


Fig. 3 Employment by activity sector (discounting Goldsmiths & artist workspace provision)

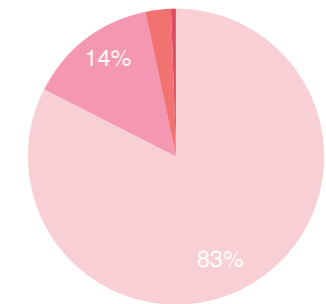
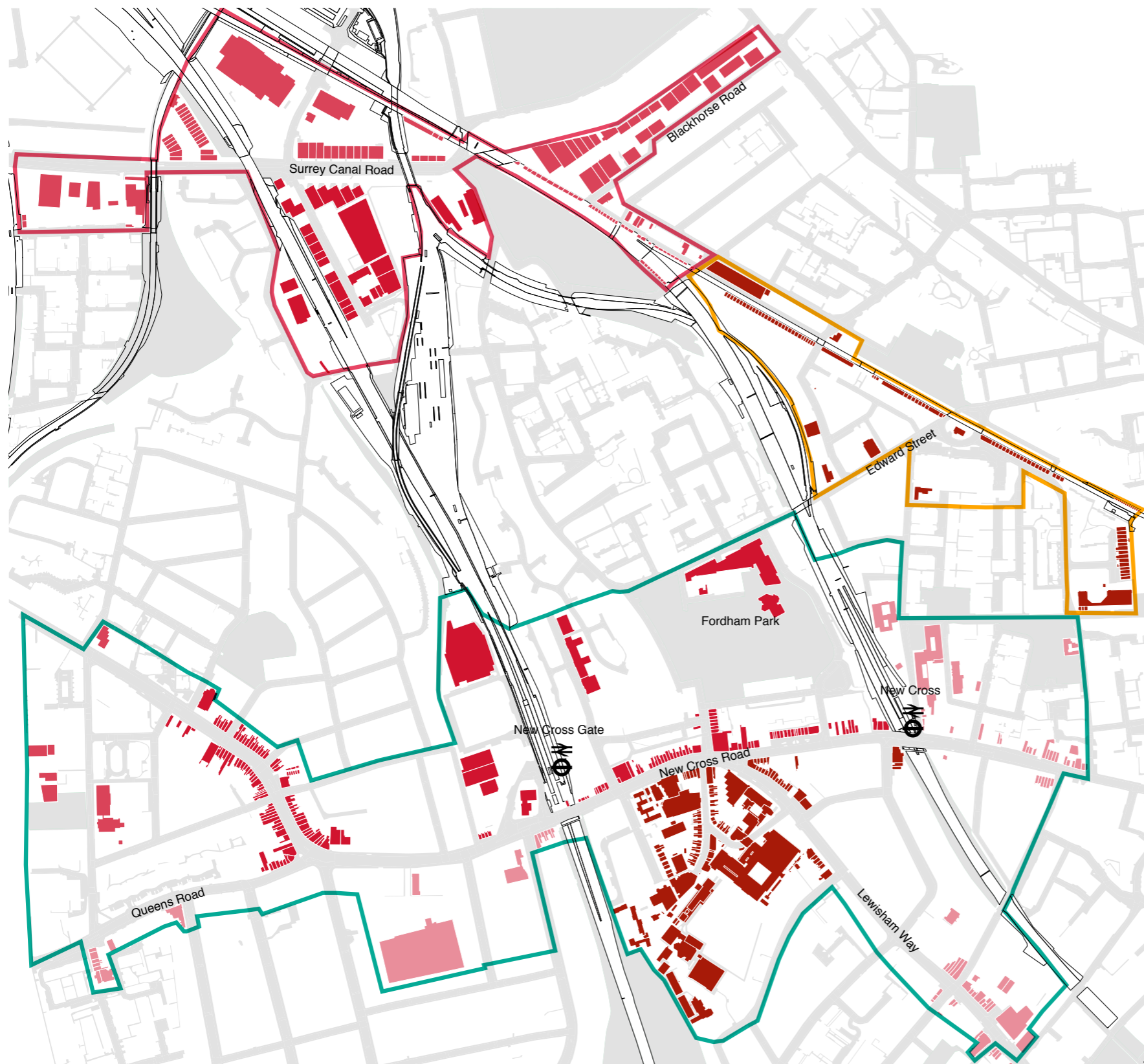


Fig. 4 Distribution of businesses per employment size
The business base of the study area is highly made up of small-scale businesses, with 83% of all businesses employing between 0 and 9 employees.

KEY
Employment size

0 - 9	50 - 249
10 - 49	250 +

Business activity	Industrial cluster					
	NXG	OKR	CR	NXG	OKR	CR
	% of total number of businesses			% of total number of employees		
Manufacturing	11%	9%	16%	8%	9%	9%
Utilities	1%	1%	3%	2%	5%	2%
Vehicle sale and repair	5%	6%	13%	3%	3%	5%
Construction	5%	4%	16%	3%	5%	16%
Wholesale	4%	8%	12%	2%	8%	10%
Transport & storage	6%	7%	5%	3%	25%	3%
Services	30%	25%	13%	44%	23%	13%
Retail	13%	13%	13%	10%	11%	24%
Restaurants, cafes, takeaways	18%	13%	3%	7%	4%	4%
Arts and Culture, Leisure and Faith	8%	11%	6%	17%	6%	13%
Unknown		4%			1%	



KEY

Employment density
(workspace unit level)

- 60 - 90 employees / ha
- 90 - 130 employees / ha
- 130 - 170 employees / ha
- 170 + employees / ha

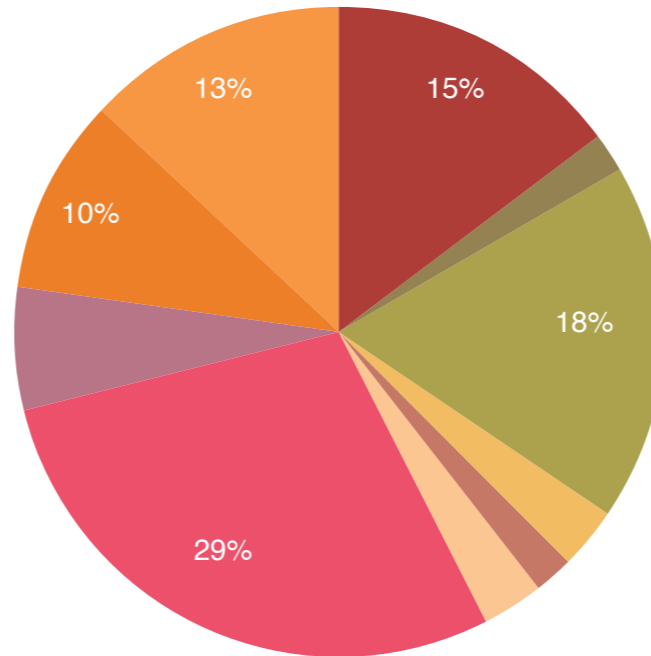
Employment study sub-areas

- Surrey Canal Road
- Edward Street
- New Cross Road

SUB-AREA: EDWARD STREET

OVERARCHING FINDINGS

BUSINESS ACTIVITY
(number of businesses)

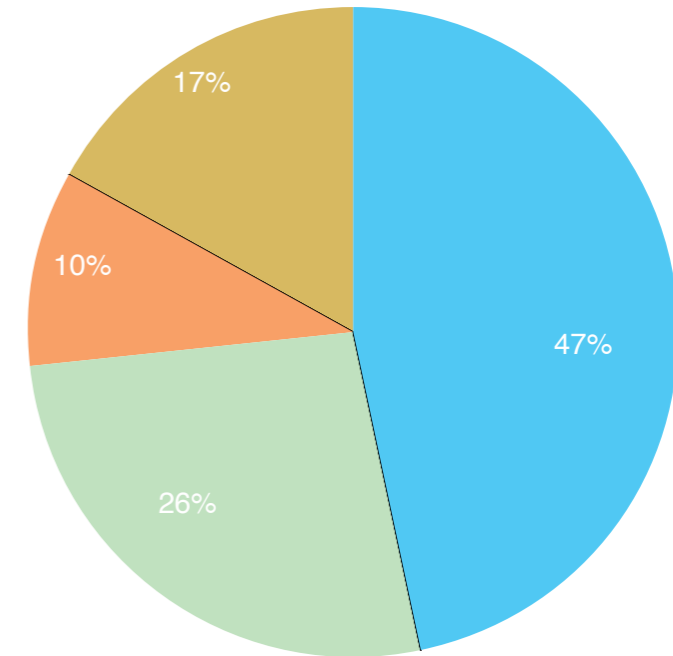


The dominance of the service sector is mostly due to the clustering of other and professional services along Arklow Road. The arts & culture sector is represented by both individual businesses and institution such as workspace providers (ACME) and The Albany.

KEY
Business Activity

- Manufacturing
- Utilities
- Vehicle sale & repair
- Construction
- Wholesale
- Transport & storage
- Services
- Retail
- Restaurants
- Arts, culture, leisure & faith

BUILDING TYPE
(floorspace)



The employment floorspace distribution shows the dominance of pre-1945 industrial built (which is located along Childers Street) over railway arches - reiterating the small scale of this employment typology.

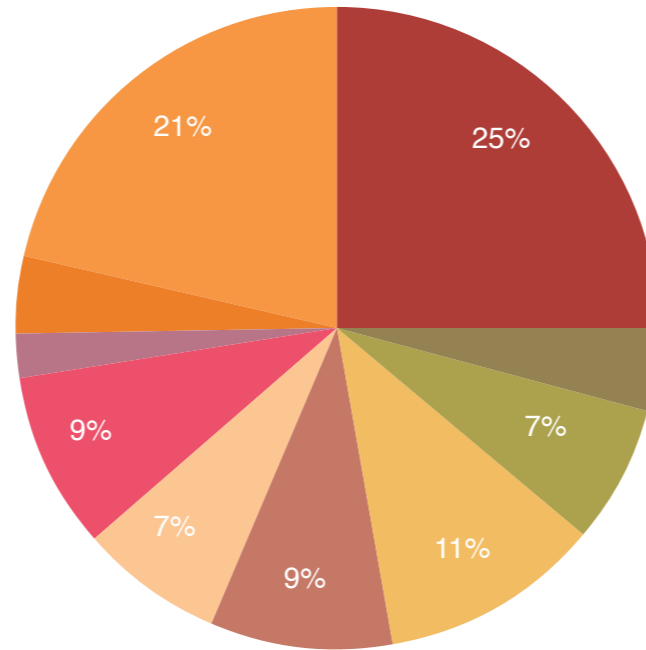
KEY
Building Type

- Post-2005 industrial building
- Post-1945 industrial building
- Pre-1945 industrial building
- Bespoke industrial or utilities site
- Yard
- Railway arches
- Office space
- High street building
- Institutional building
- Other

SUB-AREA: SURREY CANAL ROAD

OVERARCHING FINDINGS

BUSINESS ACTIVITY
(number of businesses)

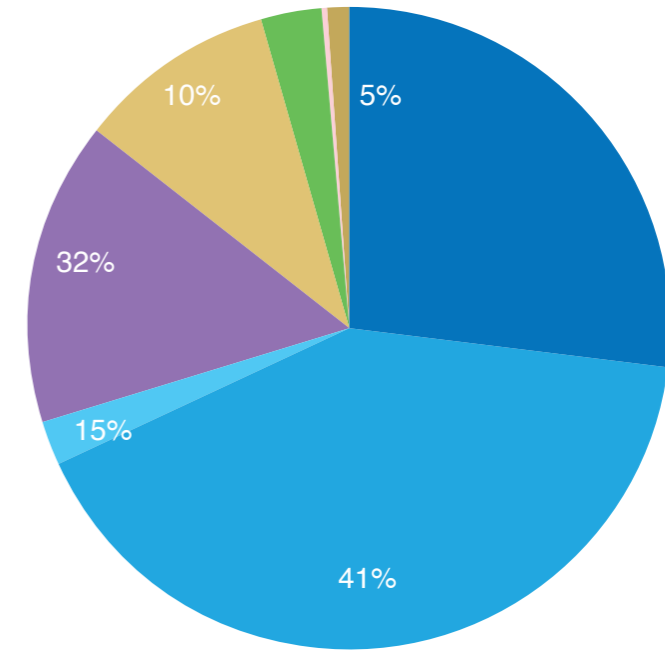


Within the manufacturing sector, specialised manufacturing dominates (8%) of total businesses and includes bespoke furniture makers & textile manufacturing. Food manufacturing (6%) includes large industrial catering companies and small street food businesses.

KEY
Business Activity

- Manufacturing
- Utilities
- Vehicle sale & repair
- Construction
- Wholesale
- Transport & storage
- Services
- Retail
- Restaurants
- Arts, culture, leisure & faith

BUILDING TYPE
(floorspace)

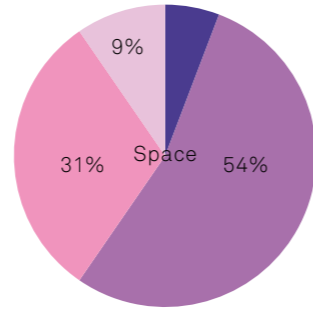
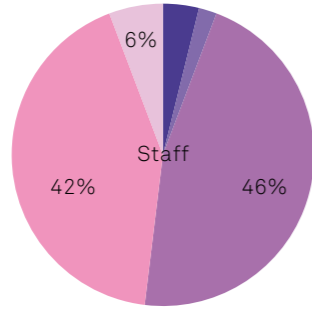


Employment floorspace is largely dominated by industrial typologies including older industrial stock and some new industrial shed provision. Over 50% of businesses on site are located with post-1945 industrial buildings.

KEY
Building Type

- Post-2005 industrial building
- Post-1945 industrial building
- Pre-1945 industrial building
- Bespoke industrial or utilities site
- Yard
- Railway arches
- Office space
- High street building
- Institutional building
- Other

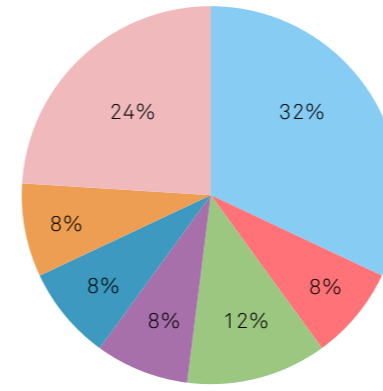




Anticipated growth within the next year

Key

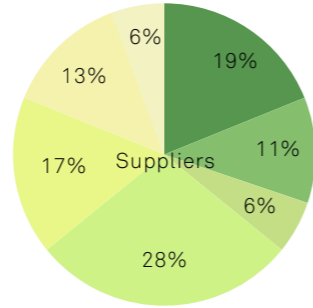
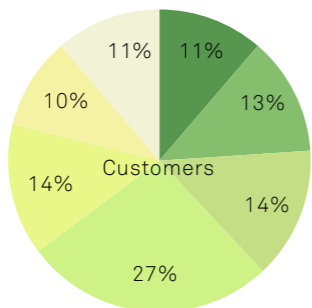
- Decrease substantially
- Decrease slightly
- Remain the same
- Increase slightly
- Increase substantially



Servicing requirements

Key

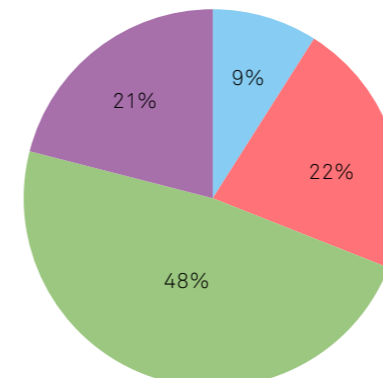
- Daily van
- Daily HGVs
- Weekly HGV
- Monthly HGV
- Customer specific
- Varied
- None required



Geographies of operation

Key

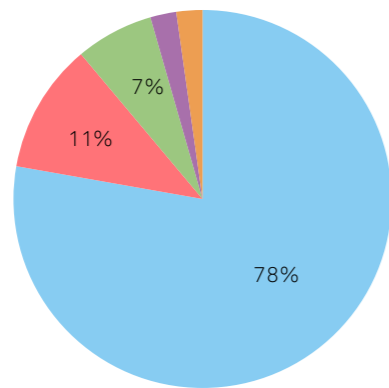
- LLDC area
- East London
- Central London
- Greater London
- UK
- Europe
- Rest of world



Employee commuting modes

Key

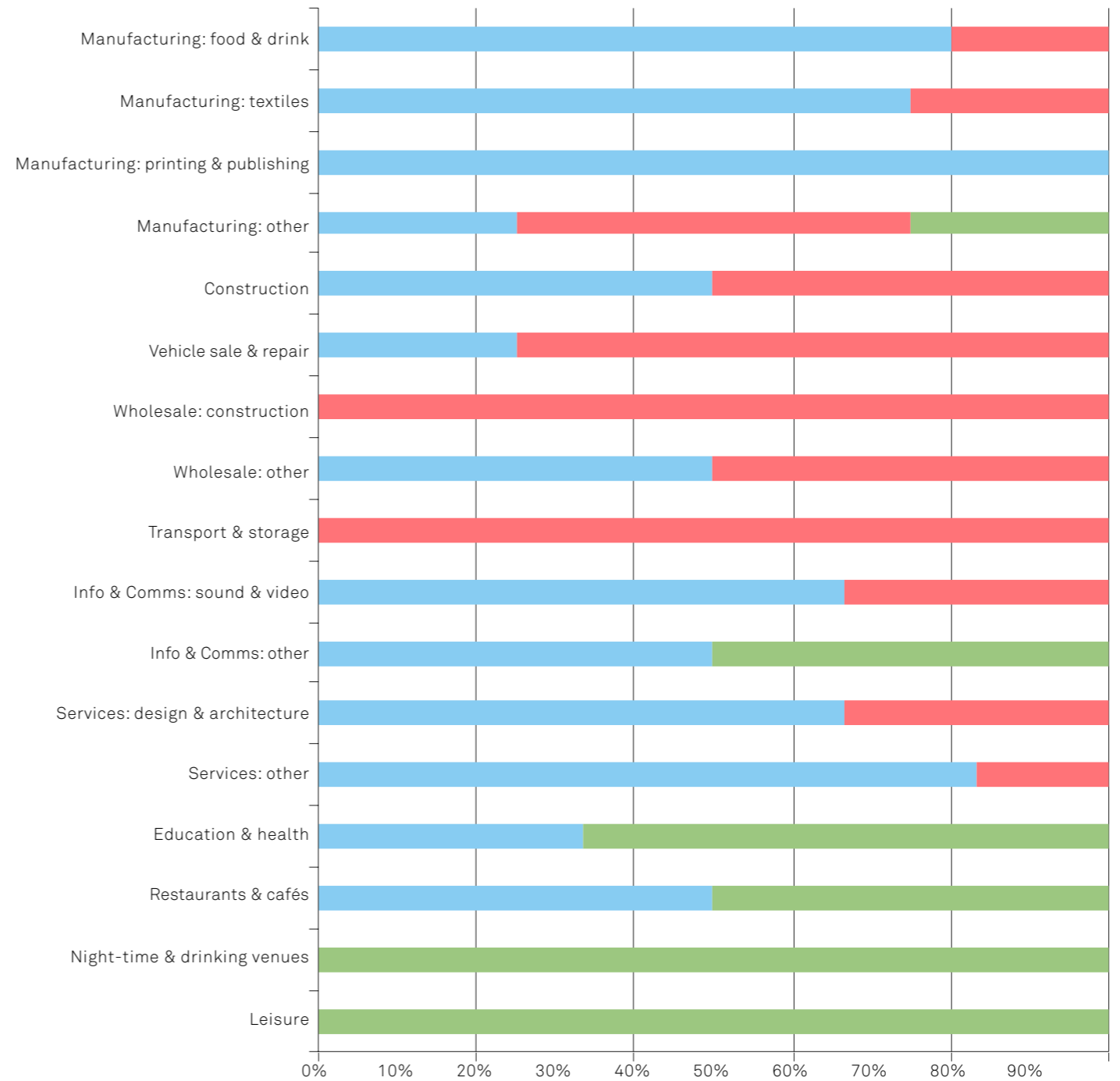
- Walk
- Cycle
- Public transport
- Drive



Ownership profiles

Key

- Majority male
- Majority male, BME
- Majority female
- Majority female, BME
- Majority male, majority female



Key

- Weekdays
- Weekdays, Saturday
- Weekdays, Saturday, Sunday

Days of operation across activity sectors

Mark Brearley – Vital OKR

Mark presented at the forum on behalf of Old Kent Road company Kaymet and business association Vital OKR, on behalf of the economy and businesses of the Old Kent Road. Key points included:

- Request for more meetings with businesses and better advance notice of meetings
- Concern about lack of transparency regarding commissioning of consultants and lack of engagement in the evolution of masterplans
- Concern that businesses are being displaced however many of them want to stay and grow
- Concern about the loss of industrial land and the failure to achieve no net loss and lack of a quantifiable audit of the change in industrial space proposed
- Considers the approach the council is taking on planning applications is premature, and lacks expertise about the design of industrial spaces
- Considers the plan will shrink industrial space by 25,000sqm and result in the loss of thousands of jobs
- The plan should allow for a fully mixed piece of the city and enable to a vibrant future for businesses and grow the numbers of jobs.