

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:

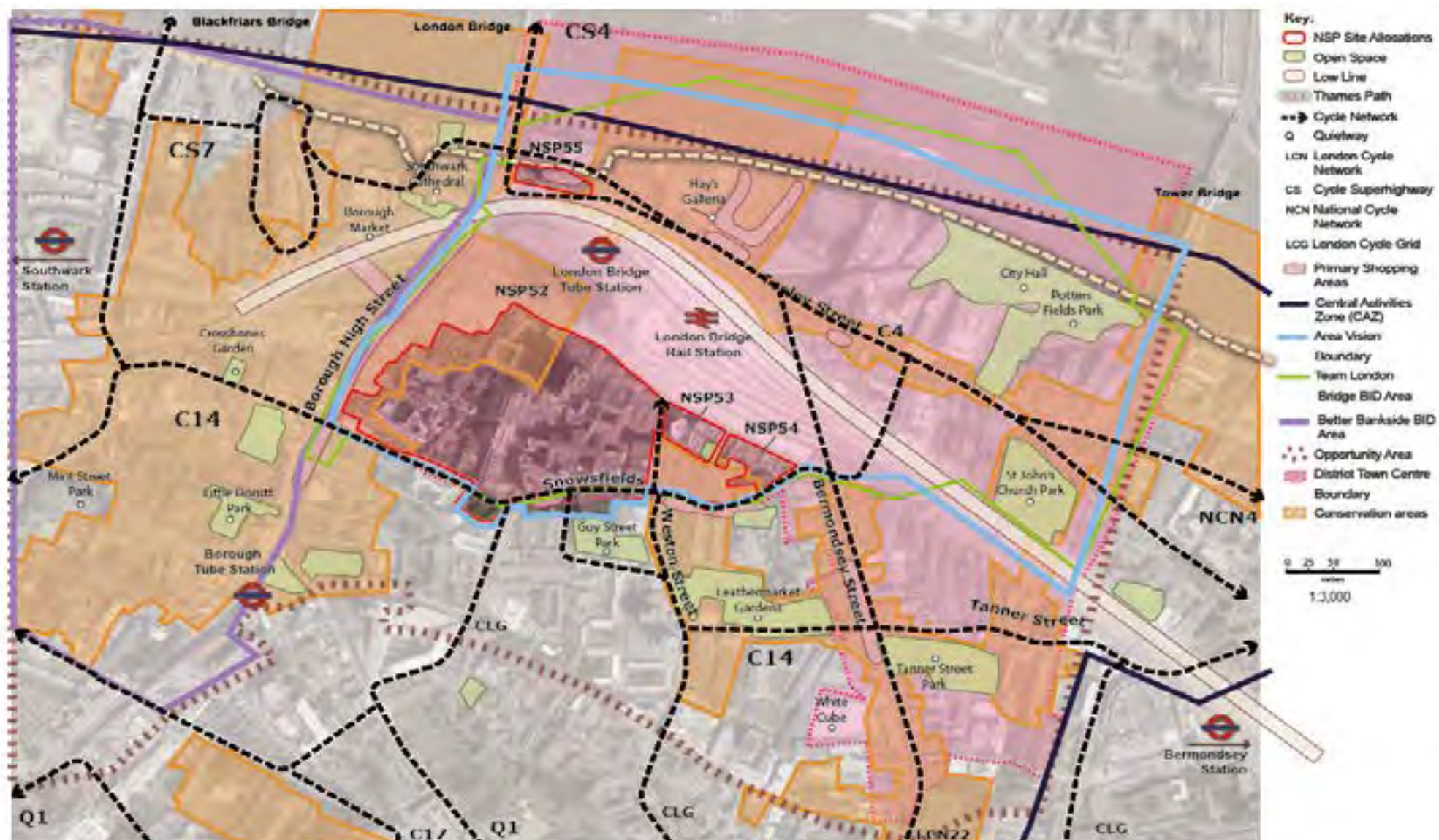
- Attract global commerce with headquarter and local offices and build on its reputation for arts and crafts, food and trade while serving local needs through its town centre role;
- Support the creation of a distinctive and inspiring world class environment through a mix of inspiring new architecture,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

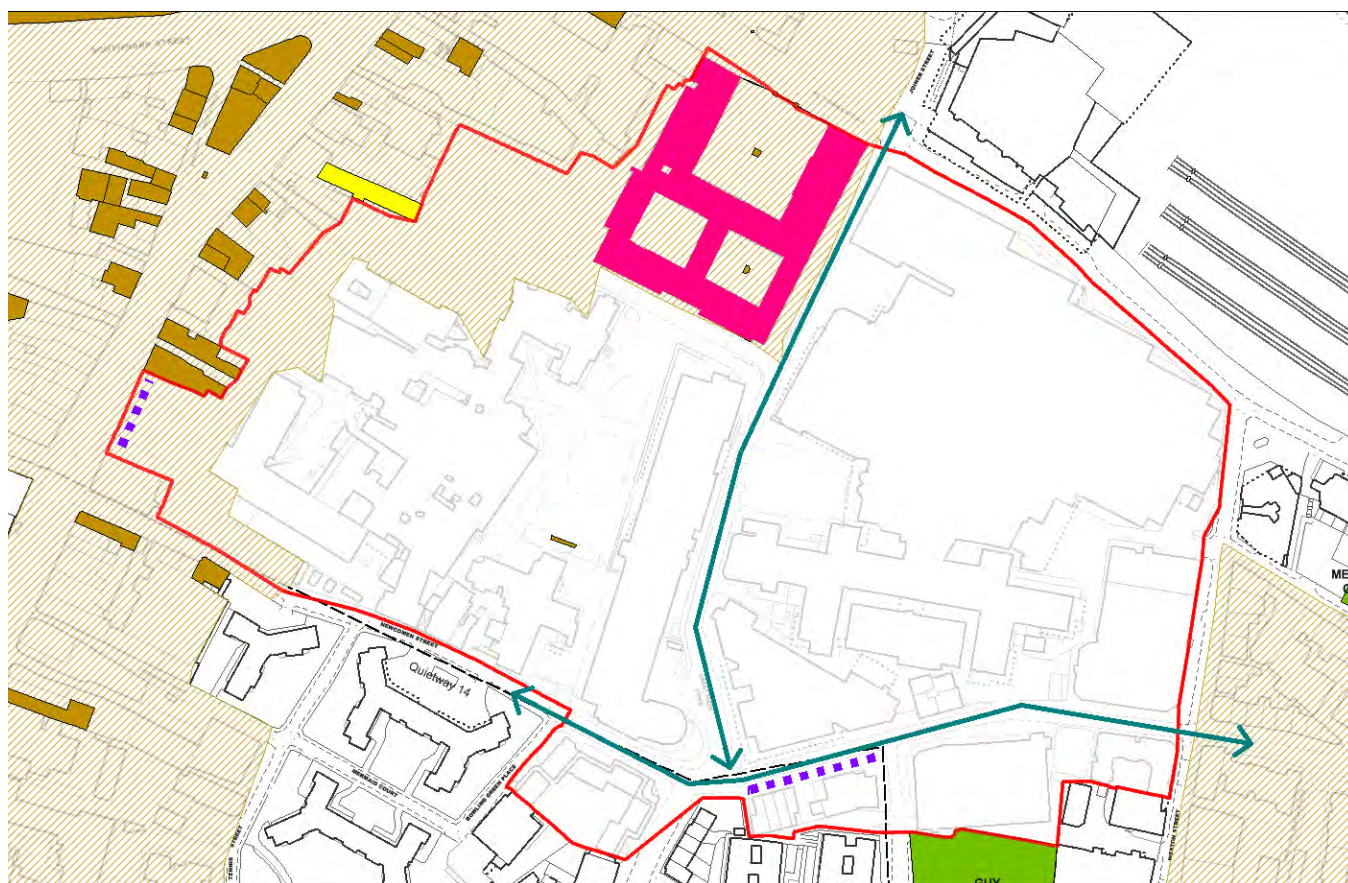


London Bridge Sites

The key development opportunity sites in London Bridge are:

- NSP52: London Bridge Health Cluster
- NSP53: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street
- NSP54: Land between St Thomas Street, Fenning Street, Melior Place, and Snowsfields
- NSP55: Colechurch House, London Bridge Walk

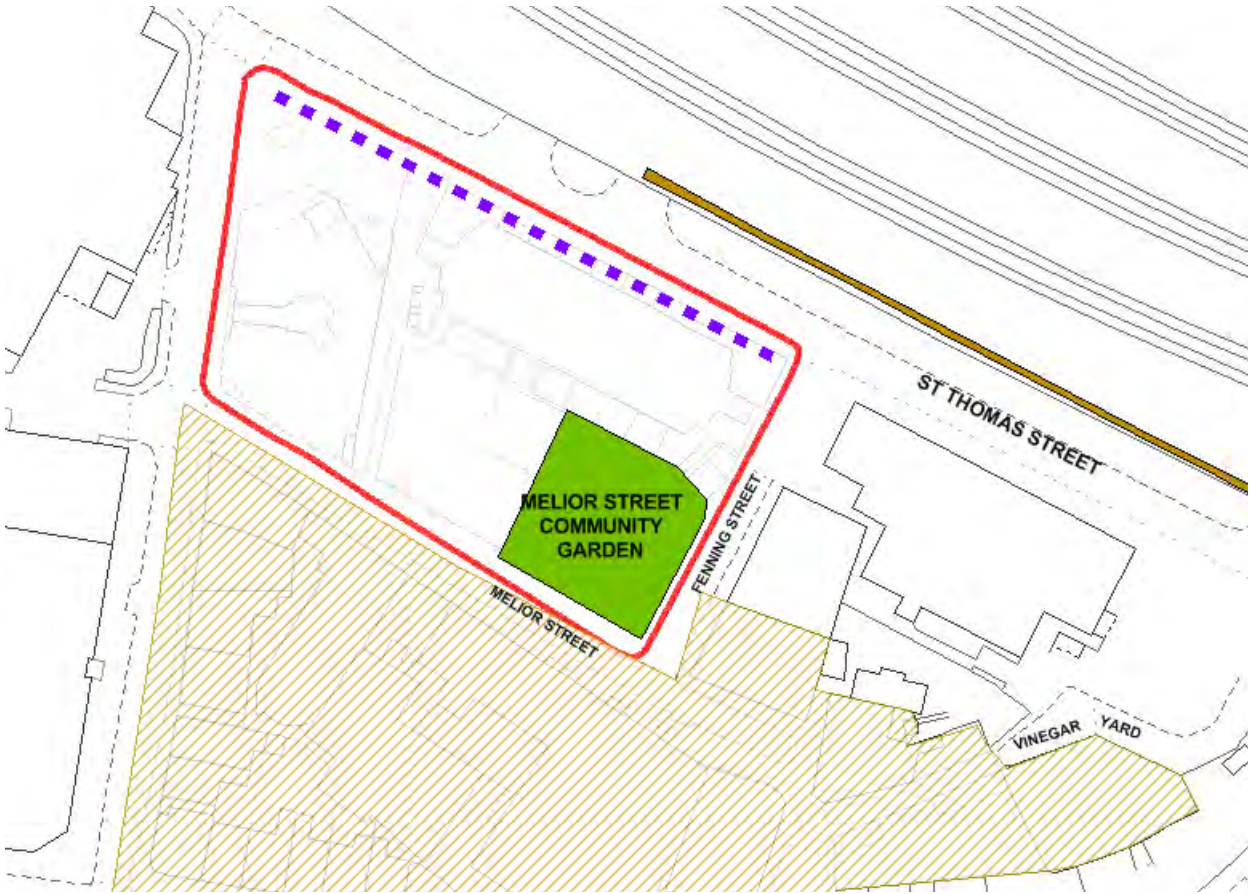
NSP52: London Bridge Health Cluster



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	• 80,030m ²	
Existing uses (GEA)	• Health, research and education facilities	
Indicative residential capacity	• 0 homes	
Site requirements	Redevelopment of the site must: • Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster; and • Improve pedestrian movement and permeability through the site. Redevelopment of the site may: • Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, which would complement the health cluster, including town centre (Class E uses); • Provide residential institutions (such as care homes, hospitals, nursing homes, residential colleges and training centres (C2)); • Provide student housing (sui generis) where this is directly linked to nominations from the hospital.	
The site location		
	Approach to tall buildings	Redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The scale of any new buildings should step down towards the site boundaries.
	Impacts Listed Buildings or undesignated heritage assets	The site contains the Grade II* listed Guys Hospital main building, including wings and chapel, and affects the settings of numerous listed buildings on Borough High Street and St Thomas Street, including the Grade I listed The George Inn. Redevelopment of the site may affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard. All redevelopment should retain and enhance heritage assets within and outside the site allocation.
	Impacts a Conservation Area	The site lies partially within the Borough High Street Conservation Area to the west and is adjacent to the Bermondsey Conservation Area to the east.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul’s Cathedral and Kenwood Viewing Gazebo to St Paul’s Cathedral.
	Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads. The site contains some of the most important archaeological sites in Southwark relating to the Roman settlement, medieval and post-medieval occupation of the area.

	Impacts a Scheduled Ancient Monument	The site contains nationally significant archaeological remains, including the scheduled monument of the Roman boat at New Guy's House.
	Is in close proximity to the River Thames	No
	Is in a Town Centre	London Bridge District Town Centre
	Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
	Is in the Central Activity Zone (CAZ)	Yes
	Can provide Low Line walking routes	No
	Impacts a designated open space	The site is in proximity to Guy Street Park (Borough Open Land).

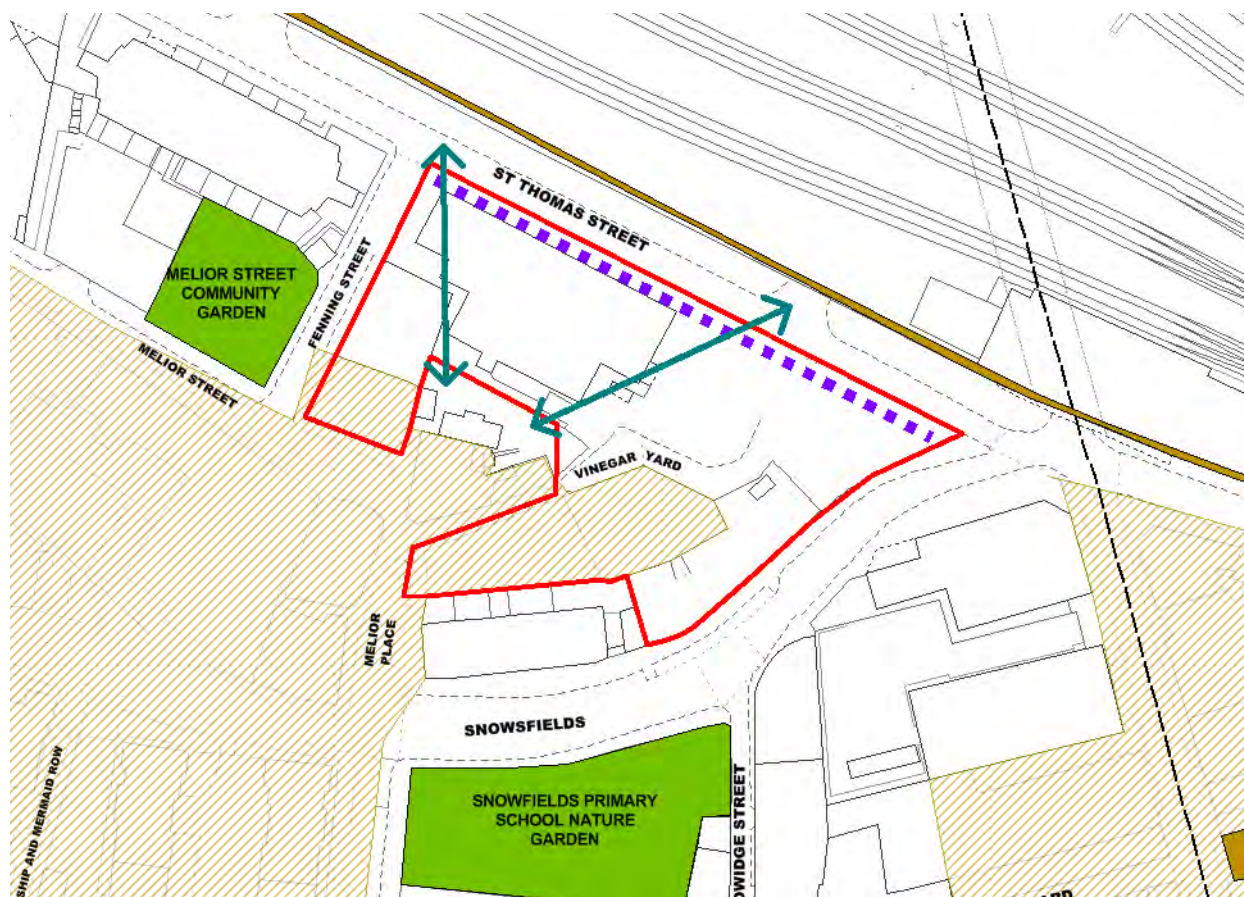


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Site Area	• 3,814m²	
Existing uses (GEA)	• Office (E(g)(i)) - 9,589m² • Car Parking • University building (F1(a)) - 5,261m² • Melior Community Garden – 576m²	
Indicative residential capacity	• 362 homes	
Site requirements	Redevelopment of the site must: • Provide at least the amount of employment floorspace (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Enhance St Thomas Street by providing high quality public realm and active frontages including retail, community or leisure uses (as defined in the glossary) at ground floor. Redevelopment of the site should: • Provide new homes (C3). Planning application 18/AP/0900 is relevant to this site.	
Design and accessibility guidance	Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace. Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide public realm enhancements, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be located towards the west of the site with building heights stepping down in height from west to east. Taller buildings should not detract from the primacy of The Shard.
	Impacts Listed Buildings or undesignated heritage assets	Site is directly adjacent to Grade II listed London Bridge Station and Grade II listed Railway Arches. Proposals for the site should sustain and enhance the setting of these assets and integrate St Thomas Street Boulevard.
	Impacts a Conservation Area	Proposals for the site should be sensitive to the surrounding context, and sustain and enhance the setting of the Bermondsey Street conservation area to the east.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site falls within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul's Cathedral and Kenwood Viewing Gazebo to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designationsignificant archaeological remains are known within the immediate . The site is located in APA1- North Southwark and Roman Roads. Significant archaeological remains are known within the immediate area.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site contains Melior Street Community Garden (Other Open Space).

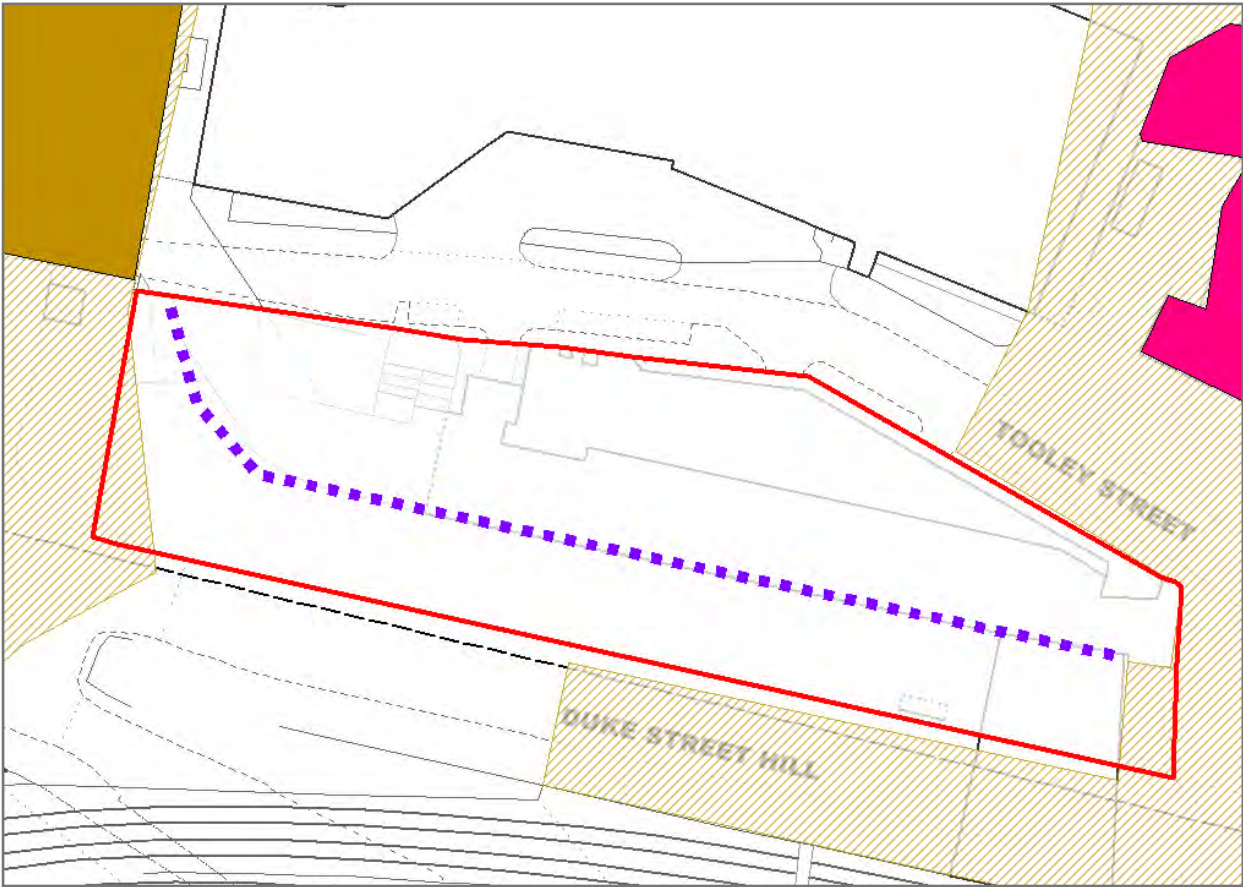
NSP54: Land between St Thomas Street, Fenning Street, Melior Place and Snowsfields



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Site Area	• 4,033m²	
Existing uses (GEA)	• Office (temporary) (B1) – 2,691m² • Light industrial with ancillary office and storage (E(g)) – 751m² • Warehouse (vacant) – 1,117m² (Buildings recently demolished and temporary uses on site)	
Indicative residential capacity	• 121 homes	
Site requirements	Redevelopment of the site must: • Provide at least the amount of employment floorspace (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide a new north-south green link from Melior Place to St Thomas Street; and • Enhance St Thomas Street by providing high quality public realm and active frontages including retail, community, medical or healthcare or leisure uses (as defined in the glossary) at ground floor; and • Provide new open space of at least 15% of the site area - 605m². Redevelopment of the site should: • Provide new homes (C3).	
Design and accessibility guidance	Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace. Open space will be secured because: • London Bridge is deficient in parks and other green space, which the new space will address; and • It will mitigate the pressure from development on existing open space; and • The site is large enough to accommodate a meaningful open space at an achievable level; and • It will enhance the new high street on St Thomas Street; and • It will enhance the setting of the Leather Warehouse and Horseshoe Pub. Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide new public open space.	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be located towards the west of the site with building heights stepping down in height from west to east taking into account the height of buildings approved at site NSP53. Taller buildings should not detract from the primacy of The Shard.

Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of the Grade II listed Railway Arches. The site includes an important unlisted building, The Leather Warehouse, which makes a positive contribution to the area. The site is also within the setting of the important unlisted Horseshoe Pub. Redevelopment should enhance the setting of these buildings. Development proposals should retain and enhance the townscape setting provided by key heritage assets and complement local character and distinctiveness. The urban grain and street layout of the surrounding area should be retained.
Impacts a Conservation Area	The site lies partially within the Bermondsey Street Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul's Cathedral and Kenwood Viewing Gazebo to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. Significant archaeological remains are known within the immediate area.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Melior Street Community Garden (Other Open Space).



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Site Area	14,011m ²	
Existing uses (GEA)	Retail and office - 12,674m ²	
Indicative residential capacity	• 0 homes	
Site requirements	Redevelopment of the site must: • Provide at least the amount of employment floorspace (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Contribute to a vibrant pedestrian area with retail, community or leisure uses (as defined in the glossary) which create an active street frontage; and • Provide a high quality pedestrian environment which links to London Bridge and the Thames Path; and • Provide ground floor active frontages on Duke Street Hill, including retail, community or leisure uses (as defined in the glossary).	
Design and accessibility guidance	Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should not detract from the primacy of The Shard. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in closer proximity to the River Thames.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the settings of a number of listed buildings including Grade II* listed St Olaf House and Grade II listed London Bridge Hospital. Redevelopment has the potential to affect the setting of Grade I listed Southwark Cathedral and the important unlisted landmark The Shard.
	Impacts a Conservation Area	The site lies between the Borough High Street and Tooley Street Conservation Areas.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the river prospect Borough View from Kings Stairs Gardens to Tower Bridge. The site lies within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul's Cathedral and Kenwood Viewing Gazebo to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Road. Very significant archaeological remains are known from the area, as the site is on the approach to the medieval 'Old London Bridge.' The site has the potential to contain some of the most important archaeology of Southwark from a range of periods, including high status Roman occupation and riparian evidence.
Impacts a Scheduled Ancient Monument	The site is in close proximity to the remains of Winchester Palace, Clink Street and waterfront.
Is in close proximity to the River Thames	Yes, the site is within Thames Policy Area.
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No