

**OLD KENT ROAD AREA ACTION PLAN  
ACCOMMODATION SCHEDULE  
JANUARY 2021**

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## **1 Purpose of the document**

- 1.1 The Old Kent Road Area Action Plan sets out the Council's regeneration strategy for the Old Kent Road Opportunity Area. The Plan aims to deliver 20,000 homes and create 10,000 jobs over the plan period. It contains the indicative capacities for each site allocation in terms of housing unit numbers, jobs numbers and non-residential floor space.
- 1.2 To arrive at these figures, the Council has commissioned several masterplans, urban design studies and local development studies from various consultants (the full documents can be viewed in the evidence base section of the website). The Council has also undertaken some of its own masterplanning work and several planning applications have been submitted which are at various stages of the planning process.
- 1.3 This report brings together all the masterplanning work and all the applications in one easy to read document.
- 1.4 The document is split into the five sub-areas and the site allocations within each sub-area. Each site allocation is then further divided into plots. The plots are numbered and can be referenced using the accompanying map for each sub area.
- 1.5 Each plot is divided by land use type - with an estimation of the number of residential units the plot could deliver. There is also an indication of how much floorspace will be provided for each land use type: retail, employment (subdivided into office, light industrial, general industry and storage and distribution), hotel, community, and sui generis.

## 2 Methodology

- 2.1 The data has been extracted from consultant masterplans and the relevant planning applications. The tables indicate what source the data has come from, the application reference (where relevant) and the status of the application (where relevant).
- 2.2 The masterplan is a useful tool to help assess whether applications are meeting the optimum number of homes and non- residential floorspace for the sites.
- 2.3 The measurements of non-residential floorspace are provided in GIA which refers to Gross Internal Area. This is a recognised measurement of floorspace by Royal Institution of Chartered Surveyors (RICS). the A definition from the Employment Density Guide (2015) is provided below:
- 2.4 **Gross Internal Area (GIA)** – this refers to the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation (e.g. toilets). It is a widely used metric used in calculating building costs, marketing, valuation, property management and rating (in England and Wales) of industrial buildings (including ancillary offices), warehouses and leisure units and the valuation of new residential developments.  
*(Source: Employment Density Guide 2015)*
- 2.5 The most consistently reported figure in planning applications is GIA and this methodology follows the approach of the New Southwark Plan.

### **3 Sub area 5**

- 3.1 Sub area 5 is set out differently to the other sub areas as the ambition here is to intensify the existing industrial land and provide up to 70,000sqm of new industrial floorspace.
- 3.2 Two options are set out in the plan for this intensification; therefore, the two options are shown in this accommodation schedule.
- 3.3 The masterplan was created for a set of units flexible enough to host different industrial uses depending on the market's needs. Sub area 5 indicates the uses that each unit can host, but we cannot define each unit's uses and the percentage of each use per option. This will be defined by the future market.
- 3.4 The total building GIA has been provided to make a comparison with the other allocations and calculate estimated jobs numbers.

### **4 Indicative job numbers**

- 4.1 The AAP has ambitious targets to double the number of jobs by 2036 in the industrial, office, distribution, creative retail, leisure, education, and entertainment sectors.
- 4.2 An estimation of the number of jobs which will be generated from each site has been provided based on the land use and amount of floorspace per use.
- 4.3 The proposed masterplan will see uplift in jobs numbers of 10,435 across the opportunity area. This is an increase using the baseline existing jobs figure 10,035 taken from the We Made That Old Kent Road Business Survey Report 2019 which can be viewed in full on our website.
- 4.4 The amount of floorspace per employee has been calculated from a simplified average of the Employment density matrix set out in the

Employment Density Guide 2015. The floorspace figures per employee used are set out in the table below.

- 4.5 Sub area 5 has been calculated using 'light industrial - medium density' to average out the flexible industrial uses.

Table 1 – Floorspace per employee

<b>Land use type</b>		<b>GIA (sqm)</b>
Employment	Office – high density	11
	Light and general industry – medium density	25
	Storage and distribution and sui generis – low density	50
Retail		18
Community		40

## **5 Conclusions**

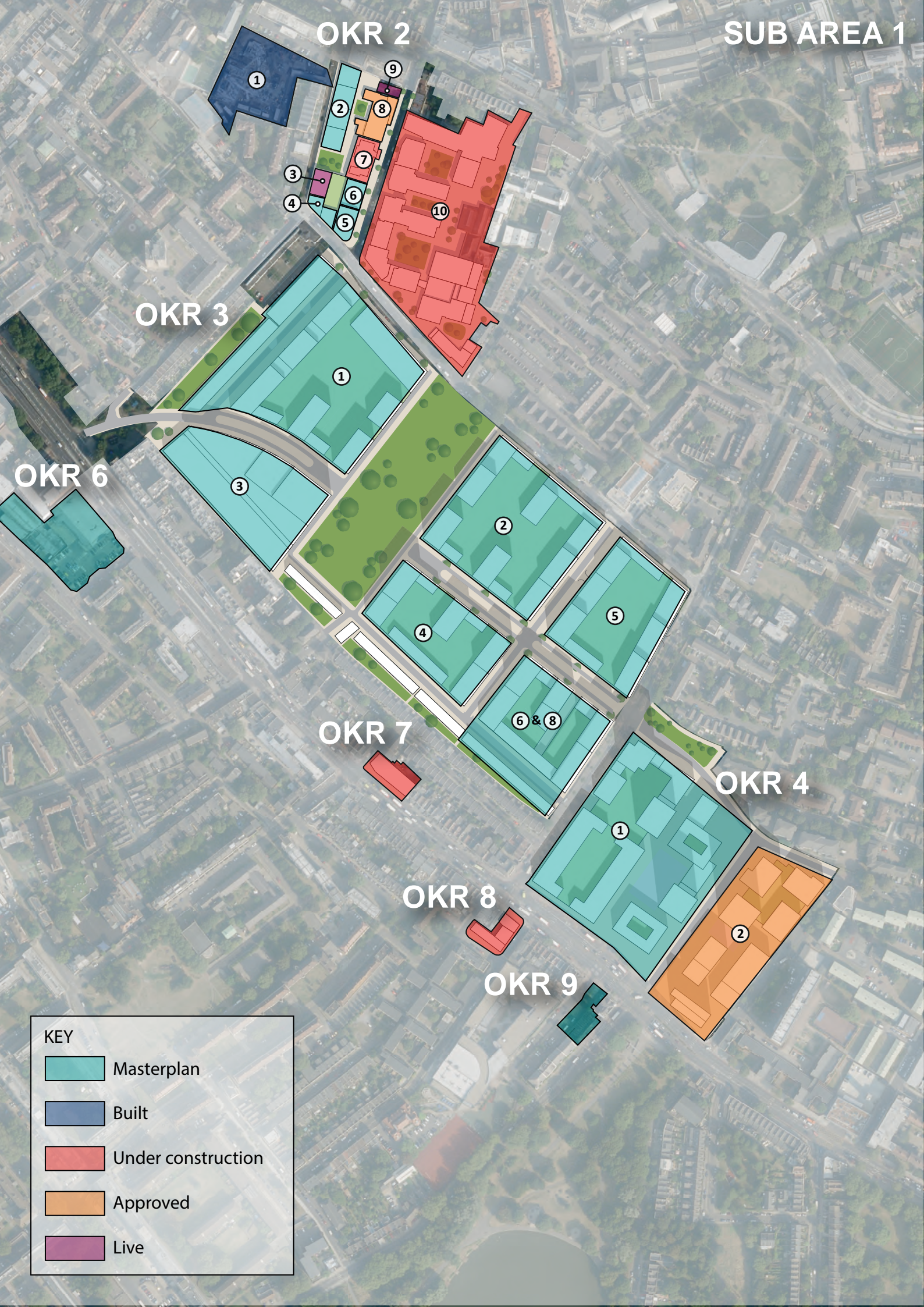
- 5.1 The following tables of the report show how the AAP will deliver the 20,000 homes and in excess of the 10,000 jobs committed by the Council.
- 5.2 Another target of the AAP is to achieve no net loss of industrial land. This accommodation schedule demonstrates how the AAP will successfully achieve co-location of industrial workspace with homes and other uses, while retaining the amount of industrial floorspace.
- 5.3 It is important to note that these figures are indicative and provide a snapshot of a point in time. Applications will follow the masterplan but provide more detail. This document will continue to be updated as applications are received.
- 5.4 The figures in this document have been used to produce the Non-residential Floorspace Existing and Proposed document which can be found on our website.

						Residential Units	Retail	Employment Unspecified	Employment Office	Employment Light industry	Employment General industry	Employment Storage/distributi	Employment Total	Hotel	Education	Community	Sui Generis
Site Allocation	Plot	Name	Data Source	Application No./Consultant	Status	No. of units	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA
OKR1		Bricklayers Arms															
OKR2	1	Marshall House, Pages Walk	Application	12/AP/2702	Built	82	0	0	0	0	0	0	0	0	0	0	0
	2	15-25 Pages Walk	Masterplan			85	0	2224	-	-	0	0	2224	0	0	0	0
	3	Sultra House, 29-31 Pages Walk	Application	20/AP/1120	Live	8	0	4711	-	-	0	0	4711	0	0	0	0
	4	33 Pages Walk	Masterplan			16	0	299	-	-	0	0	299	0	0	0	0
	5	24 Crimscott Street	Masterplan			6	0	-		1774	0	0	1774	0	0	0	0
	6	21-22 Crimscott Street	Masterplan			21	0	553	-	-	0	0	553	0	0	0	0
	7	18-19 Crimscott Street	Application	17/AP/3170	Under construction	55	0	-		1835	0	0	1835	0	0	0	0
	8	20 Crimscott Street	Application	19/AP/1286	Approved	9	0	0		0	1105	0	1105	0	0	0	0
	9	2 Crimscott Street	Application	20/AP/1829	Live	5	0	-		151	0	0	151	0	0	0	0
	10	Rich Industrial Estate	Application	15/AP/2474	Under construction	406	1372	885	13227	0	0	3100	17212	0	0	885	0
Totals						693	1372	8672	16987	1105	0	3100	29864	0	0	885	0
OKR3	1	Duchy of Lancaster	Masterplan	Maccreanor Lavington May 2020		419	0	-		7294	0	0	8703	15997	0	2997	0
	2	City of Westminster	Masterplan	Maccreanor Lavington May 2020		478	0	-		0	0	0	8094	8094	0	0	0
	3	Tate	Masterplan	Maccreanor Lavington May 2020		20	0	-		3076	0	0	48302	51378	0	0	0
	4	Royal Mail Pension Fund	Masterplan	Maccreanor Lavington May 2020		353	0	-		761	0	0	4290	5052	0	0	0
	5	John Lyon's Charity	Masterplan	Maccreanor Lavington May 2020		290	0	-		3029	3766	0	0	6794	0	0	0
	6	Conway	Masterplan	Maccreanor Lavington May 2020		-	-	-	-	-	-	-	0	-	-	-	0
	7	Southwark Council	Masterplan	Maccreanor Lavington May 2020		0	0	0	0	0	0	0	0	0	0	0	0
	6/8	Conway/Firmdale	Masterplan	Maccreanor Lavington May 2020		395	0	-		3459	1601	0	2526	7586	0	0	0
Totals						1955	0	0	17618	5367	0	71916	94901	0	2997	0	0
OKR4	1	Tesco	Masterplan	Maccreanor Lavington May 2020		882	6750	-		6300	0	0	0	6300	0	0	0
	2	Southernwood Retail Park	Application	18/AP/3551	Approved subject to s106	724	2365	0	0	0	0	0	0	8671	0	507	0
	Totals						1606	9115	0	6300	0	0	0	6300	8671	0	507
OKR5		Salisbury Estate Car Park	Application	19/AP/1506	Approved	26	0	0	0	0	0	0	0	0	0	0	0
OKR6		Lidl	Masterplan			180	1345	0	0	0	0	0	0	0	0	2431	0
OKR7		Former petrol station, 233-247 Old Kent Road	Application	18/AP/0928	Under construction	24	190	0	0	0	0	0	0	0	0	0	0
OKR8		Kinglake Street Garages	Application	16/AP/4589	Under construction	21	105	0	0	0	0	0	0	0	0	68	0
OKR9		4/12 Albany Road	Masterplan			24	0	323	-	-	0	0	323	0	0	0	0

Flexible uses

\*\* Student housing scheme - units calculated on a ratio of 3:1







						Residential Units	Retail	Employment Unspecified	Employment Office	Employment Light industry	Employment General industry	Employment Storage/distributi	Employment Total	Hotel	Education	Community	Sui Generis	Jobs
Site Allocation	Plot	Name	Data Source	Application No./Consultant	Status	No. of units	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA
OKR10	1	460 Old Kent Road	Masterplan			56	509	0	0	0	0	0	0	0	0	0	0	0
	2	Pocket Homes	Application	20/AP/0009	REFUSED	105	0	-	0	1439	0	0	1439	0	0	0	0	0
	3	14-22 Ossory Road	Application	19/AP/7610	Approved subject to s106	71	0	-	0	1438	0	0	1438	0	0	0	0	0
	4	24-50 Ossory Road	Masterplan			103	0	-	0	0	0	2170	2170	0	0	0	0	0
	5	54-80 Ossory Road	Application	20/AP/0504	Live	0	0	0	0	0	0	3707	3707	0	0	0	0	0
	6	LSE**	Application	20/AP/0039	Approved subject to s106	225	395	-	0	1585	0	0	1585	0	0	395	0	0
	7	49-53 Glengall Road	Application	17/AP/4612	Approved	181	0	3716	-	-	0	0	3716	0	0	0	0	0
	8	55 Glengall Road	Masterplan			8	0					0	0	0	0	0	0	0
	9	57 Glengall Road	Application	17/AP/2952	Approved	9	0	-	0	750	0	0	750	0	0	0	0	0
	10	3-5 Latona Road	Application	18/AP/4003	Approved subject to s106	10	0		0	0	0	0	0	0	0	0	0	0
	11	Haylemere Road	Masterplan			110	0	3695	-	-	0	0	3695	0	0	0	0	0
	12	Malt Street	Detailed application	17/AP/2773	Approved	420	249	249	0	1137	0	0	1386	0	0	249	712	0
			Outline application			880	539	539	0	3150	0	0	3689	0	0	539	0	0
	13	Nyes Wharf, Frensham Street	Application	17/AP/4596	Approved	153	0	-	0	1193	0	0	1193	0	0	0	0	0
	14	Cantium Retail Park	Application	18/AP/3246	Approved subject to s106	1113	3603	779	5659	-	0	0	6438	0	0	779	0	0
	15	596-608 Old Kent Road and Livesey Place	Application	18/AP/3284	Approved subject to s106	372	572	-	2193	0	0	0	2193	0	0	1557	0	0
	16	16 Peckham Park Road and 1 Livesey Place	Application	18/AP/0564	Approved	5	22	0	0	0	0	91	91	0	0	0	0	0
	17	Asda	Masterplan			326	2967	0	0	0	0	0	0	0	0	0	0	0
	18	Asda Car Park	Masterplan			326	2967	0	0	0	0	0	0	0	0	0	0	0
	19	McDonalds	Masterplan			326	589	0	0	0	0	0	0	0	0	0	0	0
Totals						4799	12412	8977	7852	10692	0	5968	33489	0	0	3518	712	2350
OKR11	1		Masterplan	Makower Architects March 2020		790	1890	0	0	0	0	11021	11021	0	0	0	0	0
	2		Masterplan	Makower Architects March 2020		120	726	-	0	2436	0	0	2436	0	0	0	0	0
	3		Masterplan	Makower Architects March 2020		50	0	0	0	0	0	0	0	0	0	0	0	0
	4		Masterplan	Makower Architects March 2020		64	0	-	356	0	0	0	356	0	0	0	0	0
	5	272 St James's Road**	Application	18/AP/0156	Under construction	83	73	0	0	0	0	0	0	0	0	0	0	0
	6		Masterplan	Makower Architects March 2020		18	0	0	0	0	0	0	0	0	0	0	0	0
	7		Masterplan	Makower Architects March 2020		64	0	0	0	0	0	0	0	0	0	0	0	0
Totals						1189	2689	0	356	2436	0	11021	13813	0	0	0	0	238
OKR12	1		Masterplan	Makower Architects March 2020		44	0	-	365	0	0	0	365	0	0	0	0	0
	2		Masterplan	Makower Architects March 2020		22	0	-	400	0	0	0	400	0	0	0	0	0
	3		Masterplan	Makower Architects March 2020		37	0	0	0	0	0	0	0	0	0	0	0	0
Totals						103	0	0	765	0	0	0	765	0	0	0	0	59

Flexible uses

\*\* Student housing scheme - units calculated on a ratio of 3:1





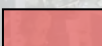
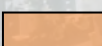
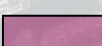
# SUB AREA 2

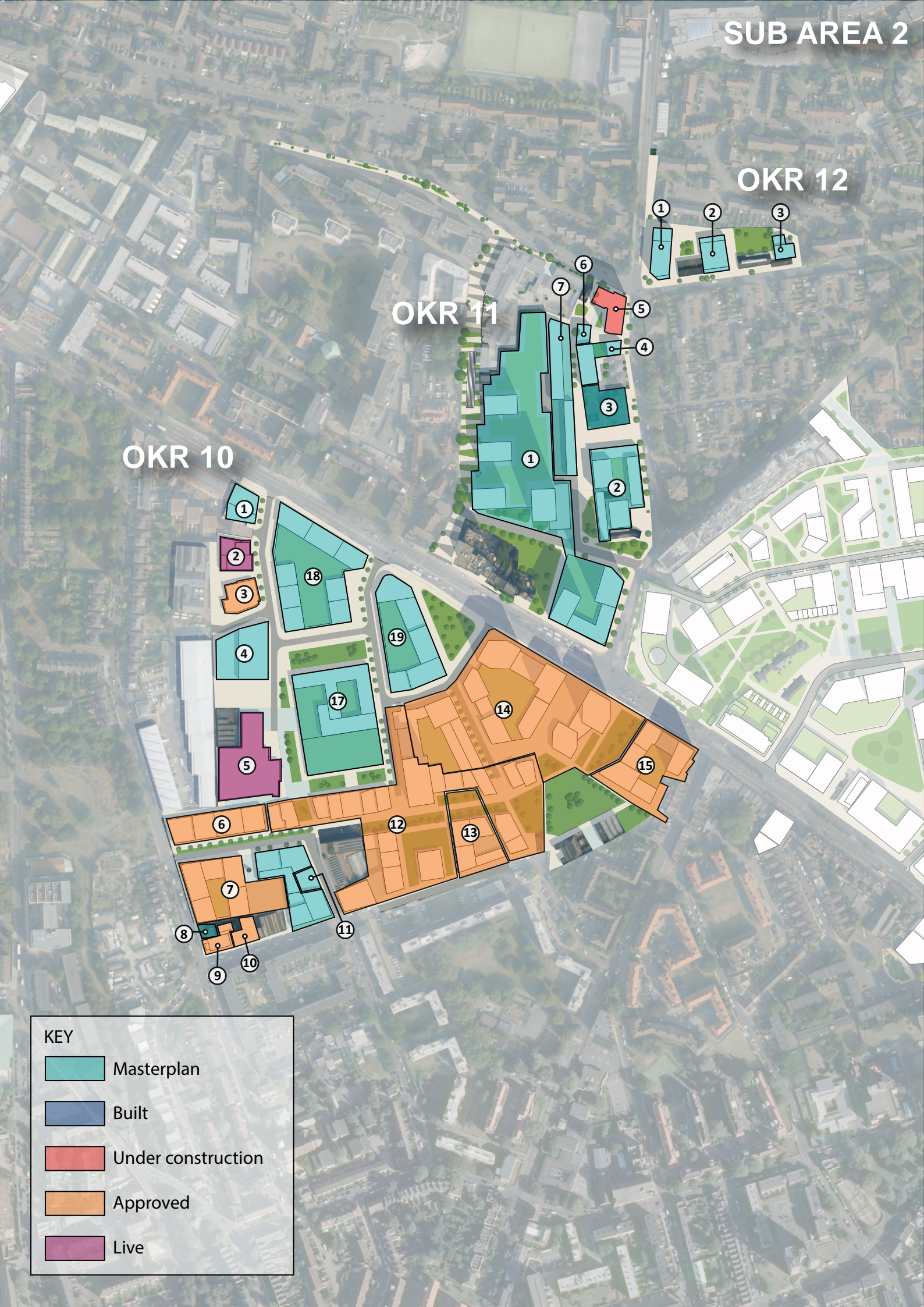
OKR 12

OKR 11

OKR 10

## KEY

-  Masterplan
-  Built
-  Under construction
-  Approved
-  Live



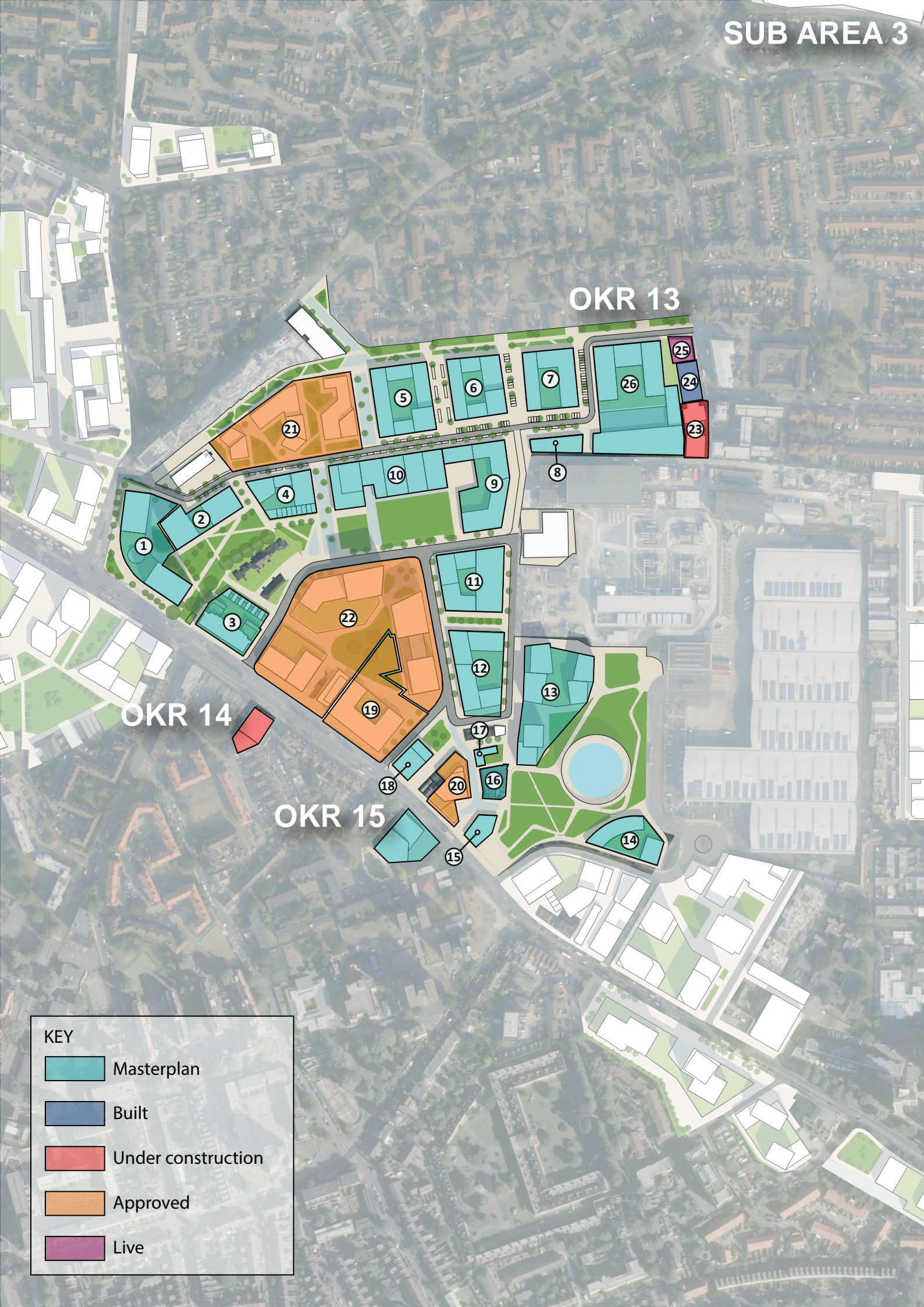


						Residential Units	Retail	Employment Unspecified	Employment Office	Employment Light industry	Employment General industry	Employment Storage/distributi	Employment Total	Hotel	Education	Community	Sui Generis	Jobs
Site Allocation	Plot	Name	Data Source	Application No./Consultant	Status	No. of units	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA
OKR13	1	PC World Site	Masterplan	Stitch September 2019		430	2401	-	2401	0	0	0	2401	0	0	0	0	
	2	Warehouse site behind PC World	Masterplan	Stitch September 2019		230	0	-	1076	0	0	0	1076	0	0	0	0	
	3	B&M Store	Masterplan	Weston Williamson March 2020		106	713	0	0	0	0	0	0	0	0	0	0	
	4		Masterplan	Stitch September 2019		118	0	-	0	954	0	0	954	0	0	0	0	
	5	Sandgate Street Industrial Estate	Masterplan	Stitch September 2019		167	0	-	0	0	0	1926	1926	0	0	0	0	
	6		Masterplan	Stitch September 2019		123	0	-	0	0	0	1559	1559	0	0	0	0	
	7		Masterplan	Stitch September 2019		104	0	-	0	0	0	1468	1468	0	0	0	0	
	8		Masterplan	Stitch September 2019		0	0	-	0	570	0	0	570	0	0	0	0	
	9		Masterplan	Stitch September 2019		194	0	-	0	0	0	1861	1861	0	0	0	0	
	10	12-14 Verney Road	Capacity study			300	0	4437	-	-	0	0	4437	0	10411	0	0	
	11	Kent Park Industrial Estate	Masterplan	Stitch September 2019		118	0	-	0	1228	0	1426	2654	0	0	0	0	
	12		Masterplan	Stitch September 2019		169	0	-	0	0	0	1278	1278	0	0	0	0	
	13		Masterplan	Stitch September 2019														
	14	Rich Industrial Estate, Devon Street	Masterplan	Stitch September 2019		160	0	-	0	1111	0	0	1111	0	0	0	0	
	15		Masterplan	Stitch September 2019														
	16		Masterplan	Stitch September 2019		751	270	-	2116	2463	0	0	4580	0	2256	0	0	
	17		Masterplan	Stitch September 2019		2	0	-	121	0	0	0	121	0	0	0	0	
	18	KFC, 671-679 Old Kent Road**	Application	20/AP/2701	Live	89	0	-	257	0	0	0	257	0	0	0	0	
	19	Carpet Right Site (651-657 Old Kent Road)	Application	19/AP/1710	Approved subject to s106	262	1090	-	0	1006	0	0	1006	0	0	0	0	
	20	Land bounded by Ruby Street, Murdock Street and 685-695 Old Kent Road	Application	18/AP/0196	Approved subject to s106	111	87	2173	-	-	0	0	2173	0	1151	0	0	
	21	6-12 Verney Road	Application	17/AP/4508	Approved subject to s106	338	0	-	0	4972	0	0	4972	0	0	0	0	
	22	Ruby Triangle	Application	18/AP/0897	Approved	1152	1213	2507	-	2821	0	0	5328	0	0	2198	0	
	23	2 Varcoe Road	Application	18/AP/2895	Under construction	74	0	-	0	288	0	0	288	0	0	0	0	
	24	1 Varcoe Road	Application	16/AP/5235	Built	57	114	114	-	-	0	0	114	0	0	0	0	
	25	Credon House, Verney Road	Application	19/AP/7550	Live	57	62	62	-	-	0	0	62	0	0	0	0	
	26	T Merchant, 48-72 Verney Road	Masterplan			130	0	6500	-	-	0	0	6500	0	0	0	0	
	27	38-40 Verney Road	Masterplan			64	0	1274	-	-	0	0	1274	0	0	0	0	
Totals						5306	5949	17066	5971	15414	0	9518	47969	0	13818	2198	0	2661
OKR14	634-636 Old Kent Road	Application	17/AP/1646	Under construction		42	0	272	-	-	-	-	272	0	0	0	0	42
OKR15	Kwik-Fit Garage	Masterplan				65	295	295	-	-	0	0	295	0	0	0	0	65

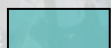
Flexible uses

\*\* Student housing scheme - units calculated on a ratio of 3:1

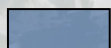




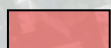
## KEY



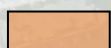
Masterplan



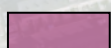
Built



Under construction



Approved



Live



						Residential Units	Retail	Employment Unspecified	Employment Office	Employment Light industry	Employment General industry	Employment Storage/distributi	Employment Total	Hotel	Education	Community	Sui Generis	Jobs
Site Allocation	Plot	Name	Data Source	Application No./Consultant	Status	No. of units	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA
OKR16	1	77-81 Ilderton Road	Masterplan			82	0	175 -		-		0	175	0	0	0	0	0
	2	79-161 Ilderton Road	Application	18/AP/2497	Approved subject to s106	312	449	1818	0	0	0	0	1818	0	0	0	0	0
	3	171-177 Ilderton Road	Application	16/AP/1092	Under construction	8	0	338 -		-	0	0	338	0	0	0	0	0
	4	Atar House 179 Ilderton Road	Application	16/AP/2436	Built	9	0	166 -		-	0	0	166	0	0	0	0	0
	5	236-237 Record Street (Henfield Storage)	Masterplan			114	0	1478 -		1821	0	0	3299	0	0	0	0	0
	6	PRIMARY SCHOOL EXPANSION																
	7	Penarth Street	Masterplan			195	0	9999 -		-	0	0	9999	0	0	0	0	0
	8	118-120 Ormside Street	Masterplan			20	0	346 -		-	0	0	346	0	0	0	0	0
	9	78-94 Ormside Street	Application	18/AP/1049	Approved	56	0	1778 -		-	0	0	1778	0	0	0	0	0
	10	Iberia House	Application	17/AP/4649	Approved	33	0 -		0	916	0	0	916	0	0	0	0	0
	11	12-38 Hatcham Road	Masterplan			49	0	1655 -		-	0	0	1655	0	0	0	0	0
	12	202-212 Ilderton Road	Masterplan			50	0 -		0	2200	0	0	2200	0	0	0	0	0
	13	188-196 Ilderton Road and 40-50 Hatcham Roas	Masterplan			80	0	2500 -		-	0	0	2500	0	0	0	0	0
	14	180 Ilderton Road	Application	17/AP/4546	Under construction]	84	0	2351 -		-	0	0	2351	0	0	0	0	0
	15	Penarth Street and Record Street	Masterplan			123	0 -		0	4914	0	0	4914	0	0	0	0	0
	16	62 Hatcham Road	Application	17/AP/3757	Under construction]	86	0	1185 -		-	0	0	1185	0	0	0	0	0
	17	Jewson site, Ilderton Wharf	Masterplan			203	0	0	0	0	0	424	424	0	0	0	525	0
	18	227-255 Ilderton Road	Application	19/AP/1773	Approved subject to s106	254	0 -		0	1446	0	1092	2538	0	0	0	0	0
	19	261 Ilderton Road	Masterplan			168	0 -		0	2119	0	2119	4238	0		0	0	0
	20	Canterbury Industrial Park Estate	Masterplan			150	0 -		0	2300	0	0	2300	0	0	0	1600	0
	21	301 & 303 Ilderton Road	Application	18/AP/2761	Approved	46	0 -		0	449	0	0	449	0	0	0	0	0
	22	Land at 313-349 Ilderton Road**	Application	20/AP/1329	Live	141	0	1526 -		-	0	0	1526	0	0	0	0	260
Totals						2263	449	25315	0	16164	0	3635	45114	0	0	0	2385	2698

OKR17	1	Toys 'R' Us	Masterplan			675	2365	0	0	0	0	0	0	0	0	0	0	0
	2	812 Old Kent Road	Application	19/AP/0994	Live	138	0	1903	-	-	0	0	1903	0	0	0	0	0
	3	Aldi	Application	19/AP/1766	Approved	0	600	0	0	0	0	0	0	0	0	0	0	0
			Application	19/AP/1322	Approved subject to s106	168	1831	0	0	0	0	0	0	0	0	0	0	0
	Totals						981	4196	1903	0	0	0	0	1903	0	0	0	0

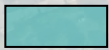
OKR18	1	Hertz	Masterplan	Aukett Swanke October 2020		202	0 -		0	1475	0	0	1475	0	0	0	0	0
	2	Hertz	Masterplan	Aukett Swanke October 2020		61	0 -		328	0	0	0	328	0	0	0	0	0
		Mews Houses	Masterplan	Aukett Swanke October 2020		3	0	0	0	0	0	0	0	0	0	0	0	0
	3	719-727 Old Kent Road	Masterplan			42	0	370 -		-	0	0	370	0	0	0	0	0
	4	735 Old Kent Road	Masterplan			8	0	577 -		-	0	0	577	0	0	0	0	0
	5	Safestore, 737-745 Old Kent Road	Masterplan			229	0 -		208	0	0	6882	7090	0	0	0	0	0
	6	747-749 & 765-775 Old Kent Road	Detailed application	19/AP/1239	Approved subject to s106	264	130	130 -		-	0	0	130	0	0	0	35	0
			Outline application			301	3292	3292 -		1066	0	0	4358	0	0	931	0	0
	7	Daisy Business Park	Application	19/AP/2307	Approved subject to s106	219	0	3088 -		-	0	0	3088	0	0	0	0	0
	8	8-24 Sylvan Grove	Application	15/AP/1330	Built	80	0	0	0	0	0	0	0	0	0	0	0	0
	9	Iceland Warehouse, 789-799 Old Kent Road	Masterplan			94	1400	0	0	0	0	0	0	0	0	0	0	0
Totals						1461	4822	7087	536	2541	0	6882	17046	0	0	931	35	1203

Flexible uses

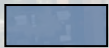
\*\* Student housing scheme - units calculated on a ratio of 3:1



KEY



Masterplan



Built



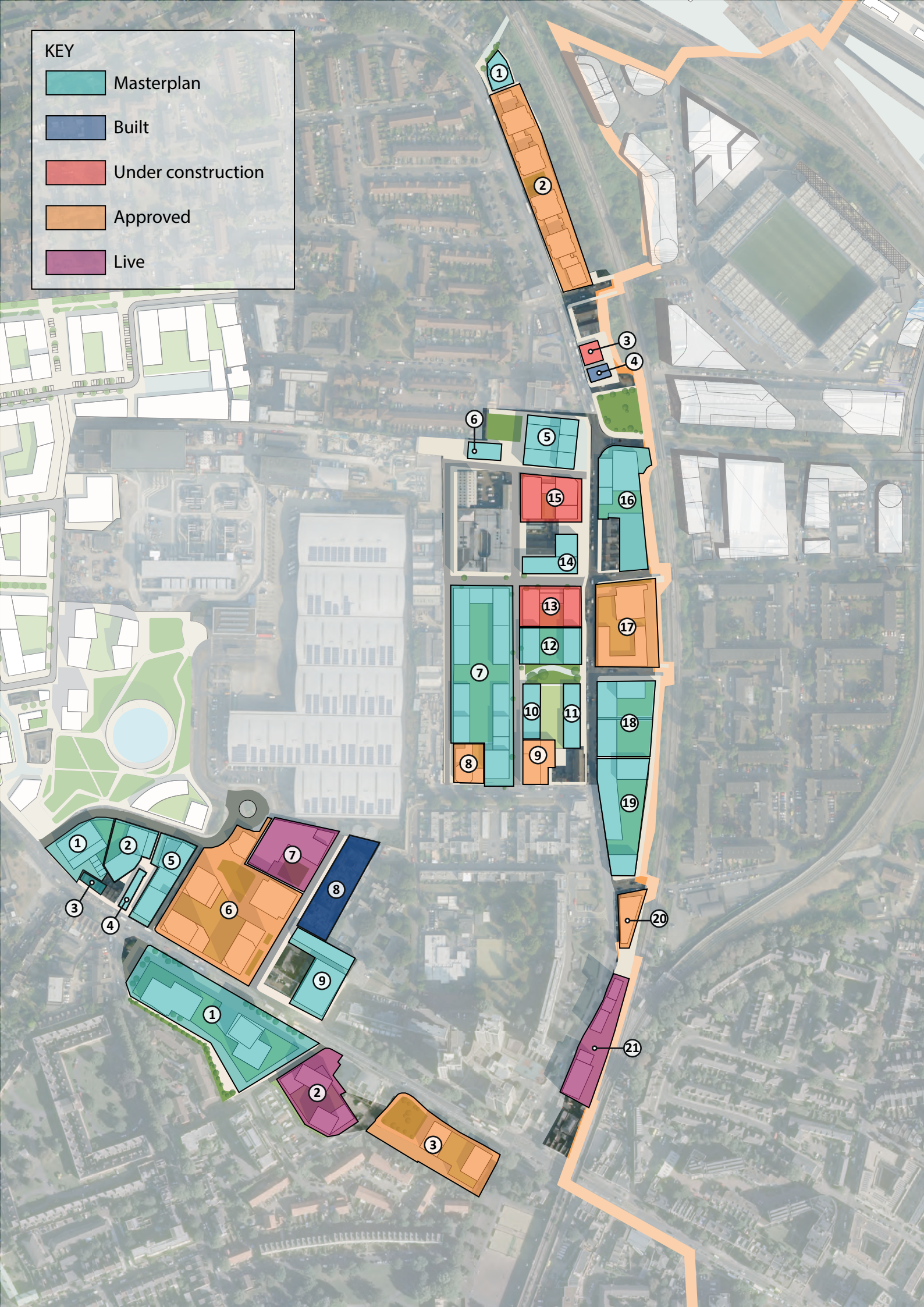
Under construction



Approved



Live



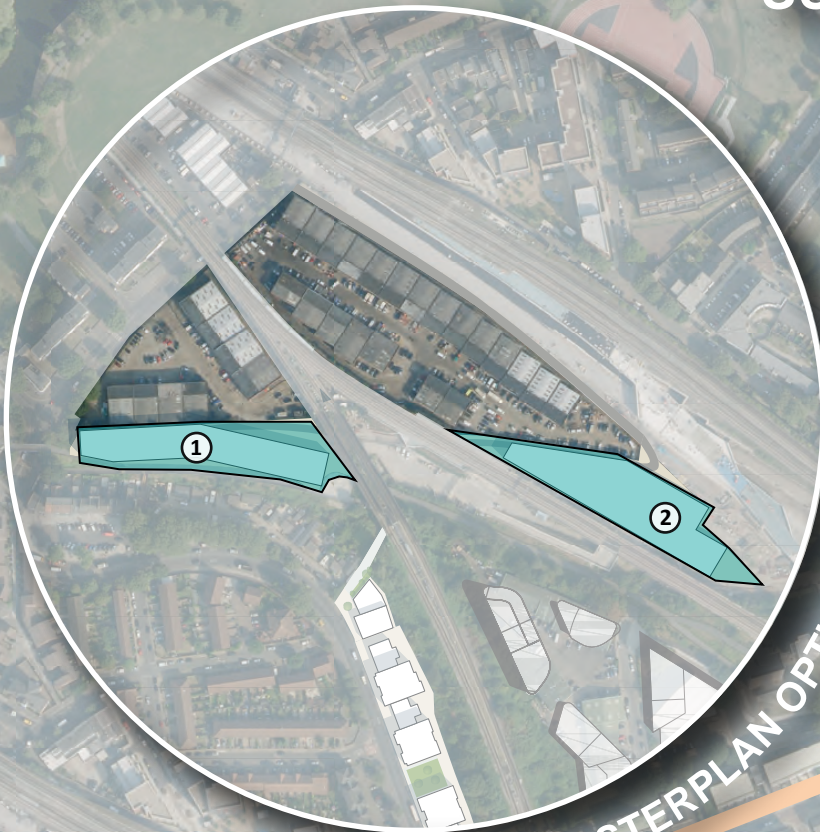
			R&D, Light industry	Light industry	Light industry, General industry	Light industry, Storage/distribution	General industry	General industry, Storage/distribution	Light industry, General industry, Storage/distribution	Storage/ distribution	Employment (Total)	Building floorspace	Jobs
OPTION 1			GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	GIA	
1	Masterplan	Macreanor Lavington October 2020	4600	3050	0	0	0	1250	0	0	8900	11446	
2	Masterplan	Macreanor Lavington October 2020	7050	4700	0	0	0	1250	550	0	13550	16587	
Option 1 totals			11650	7750	0	0	0	2500	550	0	22450	28033	1959

OPTION 2													
1 + 4 (partial)	Masterplan	Macreanor Lavington October 2020	5900	4100	0	0	0	1700	0	0	11700	15181	
2 + 3	Masterplan	Macreanor Lavington October 2020	6200	13250	0	0	0	0	0	5650	25100	30798	
3 (front)	Masterplan	Macreanor Lavington October 2020	4150	5050	1850	950	1050	3150	4200	0	20400	26287	
4	Masterplan	Macreanor Lavington October 2020	4900	0	0	0	0	2450	0	0	7350	8536	
Option 2 totals			21150	22400	1850	950	1050	7300	4200	5650	64550	80802	3232

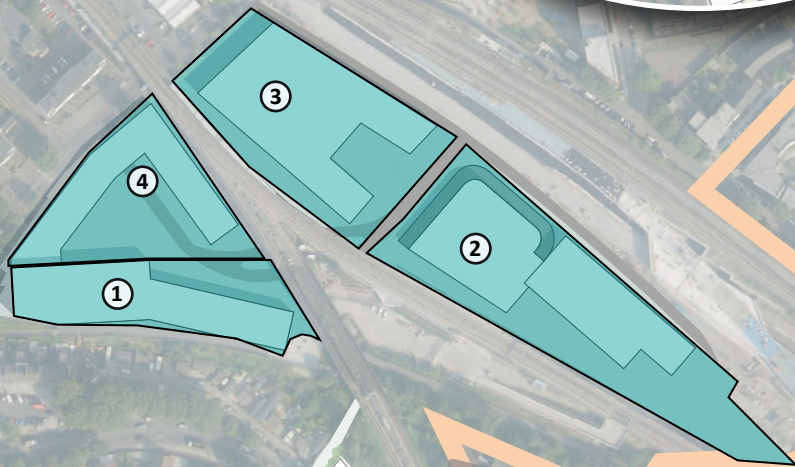
Floorspace includes 75 Vacant Arches (Southwark)	10305
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Breakdown of uses based on unit GIA from Macreanor Lavington study. Building GIA provided to make comparison with other site allocations.

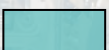




MASTERPLAN OPTION 1



KEY



Masterplan