13. London Bridge
13.1. London Bridge Area Vision

13.1.1. London Bridge is:

- A globally significant central London business district which is home to international business headquarters;
- Internationally renowned for its prominent riverfront location providing cultural spaces and retail, including Borough Market;
- An area with a rich heritage preserved in historic monuments, buildings, yards, public spaces, vistas and cityscapes;
- One of the UK’s busiest transport hubs, that has increased rail and river capacity and improved walking and cycling provision and the quality of the public realm.

13.1.2. Development in London Bridge should:

- Attract global commerce and build on its reputation for arts and crafts, food and trade;
- Support the creation of a distinctive world class environment through a mix of innovative new architecture, restored heritage and quality public realm that provides greenery and connectivity. Greenery should also 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;
- Enhance local accessibility including 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;
- Enhance the visitor and cultural activities along the Thames riverfront, and encourage use of riverboat services in a safe and sustainable way;
- Support the development of a new high street on St Thomas Street.

13.1.3. Growth opportunities in London Bridge:

London Bridge is part of central London and has the potential to provide new offices, shops, leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough’s housing needs.
13.2. London Bridge Area Vision Map
13.3. London Bridge Sites

13.3.1. The key development opportunity sites in London Bridge are:

- NSP51: London Bridge Health Cluster
- NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street
- NSP53: Land between St Thomas Street, Fenning Street, Melior Place, Snowfields and Bermondsey Street
- NSP54: Colechurch House, London Bridge Walk
### NSP51: London Bridge Health Cluster

#### Description of site
This site includes a cluster of buildings, including and ancillary to Guys’ Hospital and King’s College London. The site is bounded by London Bridge Station to the north, Western Street to the east, Newcomen Street to the south and Borough Street to the west.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 80,028 m²</td>
<td>• N/A</td>
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</tbody>
</table>
Site vision

Redevelopment of the site must:
- Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster;
- 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, including town centre such as retail, cafes and bars.
<table>
<thead>
<tr>
<th>PTAL and Density Area</th>
<th>6b</th>
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<tbody>
<tr>
<td></td>
<td>Central Activities Zone</td>
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</tbody>
</table>

| Indicative development capacity | N/A |

| Required uses | Health, research and education facilities or uses that would otherwise support the functioning of London Bridge Health Cluster. |

| Other acceptable uses | Town centre uses (A1, A2, A3, A4) |

<table>
<thead>
<tr>
<th>Design and accessibility guidance</th>
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</thead>
<tbody>
<tr>
<td>Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The scale of any new buildings should step down towards the site boundaries.</td>
</tr>
</tbody>
</table>

The site partially falls within the borough view of St Paul’s from Nunhead Cemetery viewing corridor, Parliament Hill Summit to St Paul’s Cathedral background viewing corridor, and Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridor.

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.

The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone and partially within Borough High Street conservation area. The site contains nationally significant archaeological remains, including the scheduled monument of the Roman boat at New Guy’s House, as well as some of the most important archaeological sites in Southwark relating to the Roman settlement, medieval and post-medieval occupation of the area.
**Description of site**

The site is currently occupied by Capital House, a Kings College university building, and an office building which houses the UK Border Agency. The remaining part of the site is occupied by car parking. The site is located opposite London Bridge train station and a Grade II listed railway viaduct is immediately to the north of the site.

**Site area**

- 3,814 m²

**Existing uses**

- University building (D1) – 5,261 m²
- Car parking
- Office (B1) – 3,652 m²
Redevelopment of the site must:

- Contribute towards the thriving employment cluster in London Bridge by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
- Enhance St Thomas Street by providing high quality public realm and active frontages including restaurants, shops or bars at ground floor.

Redevelopment of the site may:

- Provide new homes;
- Provide new visitor accommodation.

The site is subject to the following extant permission: 14/AP/4640
### PTAL and Density Area

- 6b
- Central Activities Zone

### Indicative development capacity

- Residential (C3) – 145 homes
- Employment uses (A1, A2, A3, A4, B1, D1, D2) – 9,078 m²

### Required uses

- Employment uses (A1, A2, A3, A4, B1, D1, D2) – to existing level of provision or at least 50% of the development (whichever is greater)
- Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting St Thomas Street

### Other acceptable uses

- Residential (C3)
- Hotel (C1)

### Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

The site falls within both the Parliament Hill Summit to St Paul’s Cathedral, and the Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridors.

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.

Proposals for the site should be sensitive to the surrounding context, and should sustain and enhance the setting of the Grade II listed Railway Arches and the Bermondsey Street conservation area to the east.

The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone. Very significant archaeological remains are known within the immediate area. Archaeological investigations have taken place on this site and should be reflected.
<table>
<thead>
<tr>
<th><strong>NSP53: Land between St Thomas Street, Fenning Street, Melior Place, Snowsfelds and Bermondsey Street</strong></th>
</tr>
</thead>
</table>

**Description of site**

The site is bounded by St Thomas Street to the north, Snowfields to the south, Melior Place and Fenning street to the west, and Bermondsey Street to the east. The site is occupied by a vacant warehouse building, the Leather Warehouse, a car park area, a temporary construction office and a low-rise industrial building at 1-7 Fenning Street. Buildings in the locality of the site vary in scale, design and use. To the north and west there are modern offices including The Shard, City Hall, More London and London Bridge Station. To the south and east there are many are smaller offices and a wide variety of town centre uses such as galleries, museums, restaurants and bars. To the west is London Bridge Health Cluster. To the south of the site the character of the area becomes more residential.

**Site area**

- 7,659 m²

**Existing uses**

- Office (temporary) (B1) – 2,691 m²
- Office (B1) – 2,534 m²
- Restaurant / café (A3) – 438 m²
- Warehouse (vacant) – 1,117 m²
Site vision diagram

Redevelopment of the site must:
- Contribute towards the thriving employment cluster in London Bridge by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
- Provide a new north-south green link from Melior Place to St Thomas Street;
- Enhance St Thomas Street by providing high quality public realm and active frontages including restaurants, shops or bars at ground floor;
- Provide new public open space.

Redevelopment of the site may:
- Provide new homes;
- Provide new visitor accommodation.
### PTAL and Density Area

- **6b**
- Central Activities Zone

### Indicative development capacity

- Employment uses (A1, A2, A3, A4, B1, D1, D2) – 18,765 m²
- Residential (C3) – 254 homes
- Open Space – 1,149 m²

### Required uses

- Employment uses (A1, A2, A3, A4, B1, D1, D2) – to existing level of provision or at least 50% of the development (whichever is greater)
- Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor fronting St Thomas Street
- Open Space – at least 15% of development site area

### Other acceptable uses

- Residential (C3)
- Hotel (C1)

### Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

The site falls within both the Parliament Hill Summit to St Paul’s Cathedral, and the Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridors.

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, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.

The site is within the setting of the Grade II listed Railway Arches. The site is partially within the Bermondsey Street conservation area and includes an important unlisted building, The Leather Warehouse. The site is also within the setting of the important unlisted Horseshoe Pub. Redevelopment should enhance the setting of these buildings.

The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone. Very significant archaeological remains are known within the immediate area. Archaeological investigations have taken place on this site and should be reflected.
**Description of site**
The site is bounded by Tooley Street to the north and east, Duke Hill Road to the south, and London Bridge to the west. This site is currently occupied by Colechurch House, a six storey mid 20th century building and features a concourse parade of retail uses at ground floor level which links via a footbridge over Tooley Street into London Bridge Station. The buildings surrounding the site are a variety of ages, varying footprint size and number of storeys. The area provides for a wide variety of uses, including: hospitals; retail; restaurants; tourism and cultural; education; visitor accommodation; small business; and large office.

<table>
<thead>
<tr>
<th>Site area</th>
<th>Existing uses</th>
</tr>
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<tbody>
<tr>
<td>• 14,011 m²</td>
<td>• Town centre uses (A1, A2, A3, A4, B1, B2,) – 12,674 m²</td>
</tr>
</tbody>
</table>
Redevelopment of the site must:

- Contribute towards the thriving employment cluster in London Bridge by providing an uplift in office floorspace;
- Contribute to a vibrant pedestrian area with town centre uses which create an active street frontage;
- Provide a high quality pedestrian environment which links to London Bridge and the Thames Path;
- Provide ground floor active frontages on Duke Hill Street, including shops, restaurants and bars.
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<tr>
<th>PTAL and Density Area</th>
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</thead>
<tbody>
<tr>
<td>6b</td>
<td>Employment (A1, A2, A3, A4, B1, D1, D2) – 21,068 m²</td>
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<table>
<thead>
<tr>
<th>Required uses</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Office (B1)</td>
<td>None</td>
</tr>
<tr>
<td>Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor</td>
<td></td>
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**Design and accessibility guidance**

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. 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 close the proximity to the River Thames.

The site falls within both the Parliament Hill Summit to St Paul’s Cathedral, and the Kenwood Viewing Gazebo to St Paul’s Cathedral background viewing corridors.

The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone and is on the edge of the Borough High Street and Tooley Street conservation areas. Very significant archaeological remains are known from the area, as the site is on the approach to the medieval ‘Old London Bridge’ and may retain elements of the bridgehead. 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.

The site is within the settings of a number of Listed Buildings on Tooley Street, 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 building The Shard.