

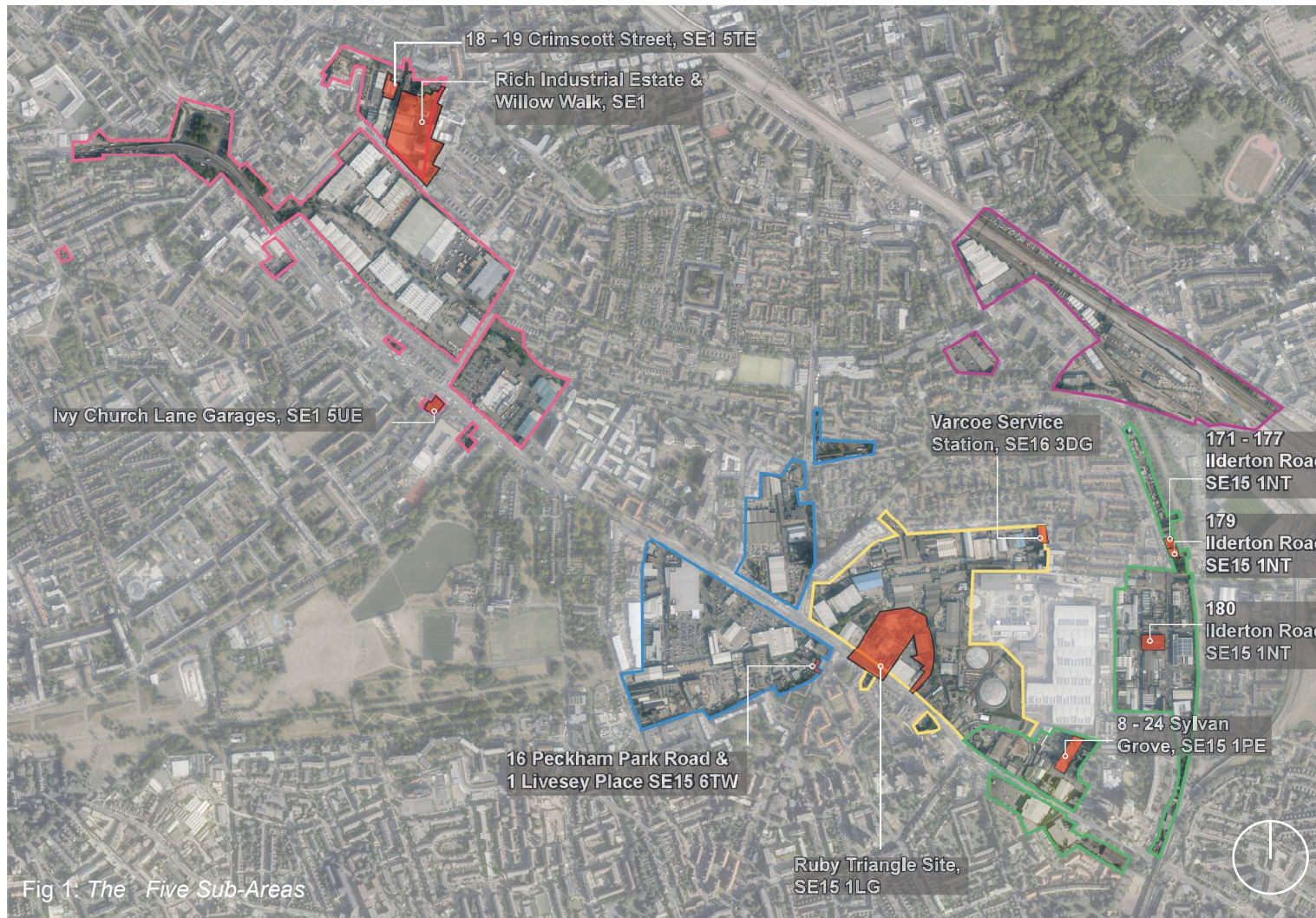
# OLD KENT ROAD

PLANNING APPROVALS  
2015 - 2018







December 2018



# INTRODUCTION PURPOSE OF THE DOCUMENT



## KEY:

-  Mandela Way and Crimscott Street Sub Area
-  Cantium Retail Park and Malborough Grove Sub-Area

-  Sandgate Street and Verney Sub-Area
-  Hatcham and Iderton Sub-Area

-  South Bermondsey Sub-Area
-  Site allocation in Area Action Plan

## Introduction

This document provides facts and figures for planning applications approved since 1st April 2015 in the Old Kent Road

Our plans for the area concentrate on five specific sub-area in and around Old Kent Road, each with its own distinctive character. The approved schemes in this document are located within one of the five sub-areas (See figure.1).

The details of each application are colour coded in accordance with the sub-area diagram. The following information is listed for each application:

- Application details (address, planning reference etc.)
- Net public space;
- Maximum height in storeys;
- Number of new homes;
- Affordable housing figures;
- Workspace;
- Retail space;
- Community Infrastructure Levy;
- Section 106.

The figures of all applications are then added together to give an indication of the estimate delivery for each category noted above.



**Overview**

Facts and figures are presented as info-graphics.

Each info-graphic represents a single aspect of the scheme.



### Public Open Space

The amount of new public space to be provided in each scheme.



### Storeys

### Max Height

Maximum number of storeys on each scheme.



### New Homes

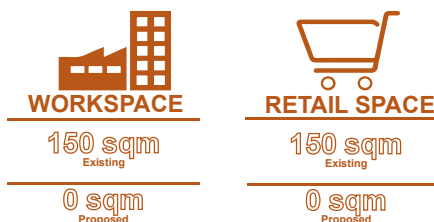
### New Homes

Total number of new homes to be delivered on each scheme.



### Affordable Housing

Percentage of habitable rooms that are affordable assessed against policy 4.4 - Affordable Housing of the Saved Southwark Plan 2007 and P1 - Affordable Homes of the New Southwark Plan (Proposed Submission Version) December 2017. The Tenure split percentage calculated from total habitable rooms. Intermediate housing includes 'low cost home ownership' products and 'discount market rent' products, whilst Social rents must not exceed the rent levels determined by the formula set out in the HCA Rent Standard Guidance.



### Workspace + Retail space

This is the existing and proposed of floorspace in square meters dedicated to workspace and retail space.

*Workspace includes:*  
Use Class B:(B1) Business, (B2) General Industrial, (B8) Distribution and Storage.

*Retail space includes:*  
Use Class A: (A1) Shops, (A2) Financial and professional services, (A3) Restaurants and Cafés, (A4) Drinking Establishments, (A5) Hot Food Takeaways.



690,922  
SCIL/MCIL

### Community Infrastructure Levy.

Total amount of Southwark Community Infrastructure Levy (SCIL) and Mayoral Community Infrastructure Levy (MCIL).

MCIL: Applies to CIL liable developments granted planning permission on or after 1st April 2012, which is used by the Mayor of London to fund the delivery of cross rail.

SCIL: Applies to CIL liable developments granted planning Permission on or after 1st April 2015. It is collected when building works start.



£47,713  
Section 106

### Section 106 Agreements

A Section 106 (106) is a legal agreement or deed, signed by the council and an applicant, developer or another party. They are generally required to mitigate impacts that a development will have on its immediate locality. It sets out what financial contributions will be paid to the Council and what addition, non-financial obligations they are required to meet. The info-graphic demonstrates the total amount secured through a financial contribution on each scheme.

# PLANNING APPROVALS APPLICATIONS APPROVED FIGURES

## 8 - 24 SYLVAN GROVE

COMPLETED IN 2018

Type: Mixed - Use Application reference number: 15/AP/1330 Approved: September 2015



0 sqm  
Public Space



8  
Storeys



80  
New Homes

**100%**

28 Affordable Units  
Tenure Split

100 %  
Social Rent



Work space  
2,365 sqm  
Existing

0 sqm  
Proposed



Retail space  
0 sqm  
Existing

0 sqm  
Proposed



690,922  
SCIL/MCIL



£47,713  
SECTION 106

## RICH INDUSTRIAL ESTATE AND WILLOW WALK, SE1

UNDER CONSTRUCTION SINCE 2018

Type: Mixed - Use Application reference number: 15/AP/2474 Approved: March 2016



5,126 sqm  
Public Space



7  
Storeys



406  
New Homes

**35%**

135 Affordable Units  
Tenure Split

70 % | 30 %  
Social Rent | Intermediate



Work space  
19,882 sqm  
Existing

18,981 sqm  
Proposed



Retail space  
0 sqm  
Existing

487 sqm  
Proposed



8,823,574  
SCIL/MCIL



£1,135,487  
SECTION 106

## 171 - 177 ILBERTON ROAD, SE16 3LA

NOT STARTED

Type: Mixed - Use Application reference number: 16/AP/1092 Approved: August 2016



0 sqm  
Public Space



4  
Storeys



8  
New Homes

Not Required



Work space  
0 sqm  
Existing

338 sqm  
Proposed



Retail space  
0 sqm  
Existing

0 sqm  
Proposed



118,624  
SCIL/MCIL



£0  
SECTION 106

# PLANNING APPROVALS APPLICATIONS APPROVED FIGURES

## 179 ILBERTON ROAD, SE16 3LA

COMPLETED IN 2017

Type: Residential Application reference number: 16/AP/2436 Approved: September 2016



0 sqm

Public Space



4

Storeys



9

New Homes

Not Required



Work space

0 sqm  
Existing

358.50 sqm  
Proposed



Retail space

0 sqm  
Existing

0 sqm  
Proposed



99,873  
SCIL/MCIL



£0  
SECTION 106

## IVY CHURCH LANE GARAGES, 282 - 286 OLD KENT ROAD, SE1 5UE

NOT STARTED

Type: Mixed - Use Application reference number: 16/AP/4589 Approved: February 2017



0 sqm

Public Space



7

Storeys



21

New Homes

100%

21 Affordable Units  
Tenure Split

100 %  
Social Rent



Work space

0 sqm  
Existing

105 sqm  
Proposed



Retail space

0 sqm  
Existing

105 sqm  
Proposed



161,574  
SCIL/MCIL



£70,414  
SECTION 106

## VARCOE SERVICE STATION, SE16 3DG

UNDER CONSTRUCTION SINCE 2018

Type: Mixed - Use Application reference number: 16/AP/5235 Approved: July 2017



0 sqm

Public Space



8

Storeys



57

New Homes

100%

57 Affordable Units  
Tenure Split

100%  
Intermediate



Work space

350 sqm  
Existing

277 sqm  
Proposed (flexible work + retail space)



Retail space

0 sqm  
Existing



230,673  
SCIL/MCIL



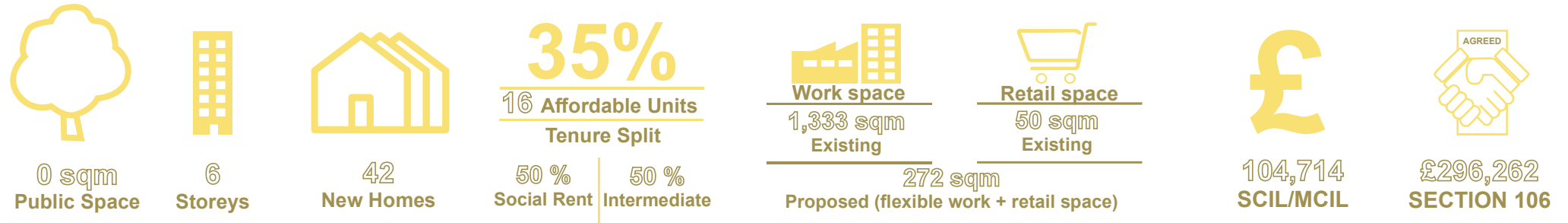
£344,041  
SECTION 106

# PLANNING APPROVALS APPLICATIONS APPROVED FIGURES

## 634 - 636 OLD KENT ROAD, SE1 5UE

Type: Mixed - Use Application reference number: 17/AP/1646 Approved: November 2017

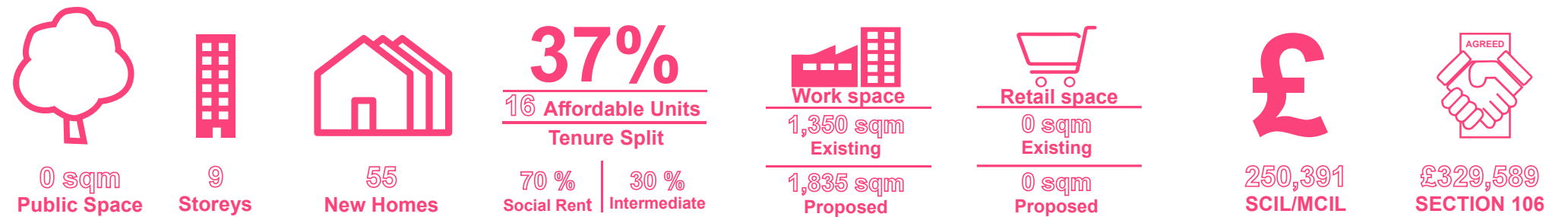
NOT STARTED



## 18 - 19 CRIMSCOTT STREET, SE1 5TE

Type: Mixed - Use Application reference number: 17/AP/3170 Approved: February 2018

NOT STARTED



## 180 ILBERTON ROAD, SE15 1NT

Type: Mixed - Use Application reference number: 17/AP/4546 Approved: September 2018

NOT STARTED



## PLANNING APPROVALS APPLICATIONS APPROVED FIGURES

### 16 PECKHAM PARK ROAD & 1 LIVESEY PLACE, SE15 6TW

NOT STARTED

Type: Mixed - Use Application reference number: 18/AP/0564 Approved: February 2018



0 sqm  
Public Space



4  
Storeys



5  
New Homes

Not Required



Work space

127 sqm  
Existing

0 sqm  
Proposed



Retail space

51 sqm  
Existing

138 sqm  
Proposed



98,486  
SCIL/MCIL



£0  
SECTION 106

### RUBY TRIANGLE, SE15 1LG

NOT STARTED

Type: Mixed - Use Application reference number: 18/AP/0897 Approved: September 2018



4,301 sqm  
Public Space



48  
Storeys



1,152  
New Homes

40.5%  
451 Affordable Units  
Tenure Split

71.5 % | 28.5 %  
Social Rent | Intermediate



Work space

7,374.95 sqm  
Existing

5,328 sqm  
Proposed



Retail space

0 sqm  
Existing

1,213 sqm  
Proposed



30,623,074  
SCIL/MCIL



£2,208,284  
SECTION 106

# PLANNING APPROVALS TOTAL BY YEAR

## APPLICATIONS APPROVED IN 2015



Applications in this total: 8 - 24 Sylvan Grove, SE15.

\*Affordable housing average based on the average percentage of affordable housing achieved on each scheme per year.

## APPLICATIONS APPROVED IN 2016



Applications in this total: Rich Industrial Estate & Willow Walk, 171 - 177 Ilderton Road, SE16 3LA and 179 Ilderton Road SE16 3LA

\*Affordable housing average based on the average percentage of affordable housing achieved on each scheme per year.



APPLICATIONS APPROVED IN 2017



0

Public Space



120

New Homes

Affordable Housing  
Average\*

**57%\***

94 Total affordable Units

Average Tenure  
Split

29 units | 65 units  
Social Rent | Intermediate



Work space

1,683 sqm  
Existing

654 sqm  
Proposed

1,029 sqm  
Net Loss



Retail space

50 sqm  
Existing

105 sqm  
Proposed

55  
Net Gain



496,961  
SCIL/MCIL



£710,717  
SECTION 106

Applications in this total: Ivy Lane Garages, Varcoe Service Station SE16 3DG and 634 - 636 Old Kent Road, SE1 5UE

\*Affordable housing average based on the average percentage of affordable housing achieved on each scheme per year.

APPLICATIONS APPROVED IN 2018



4,301

Public Space



1,296

New Homes

Affordable Housing  
Average\*

**35%\***

483 Total affordable Units

Average Tenure  
Split

345 units | 138 units  
Social Rent | Intermediate



Work space

12,179 sqm  
Existing

9,514 sqm  
Proposed

2,665 sqm  
Net Loss



Retail space

51 sqm  
Existing

1,351 sqm  
Proposed

1,300  
Net Gain



32,510,033  
SCIL/MCIL



£2,854,461  
SECTION 106

Applications in this total: 18 - 19 Crimscott Street SE1 5TE, 180 Ilderton Road, SE15 1NT, 16 Peckham Park Road & 1 Livesey Place, SE15 6TW & Ruby Triangle, SE15 1LG.

\*Affordable housing average based on the average percentage of affordable housing achieved on each scheme per year.

# PLANNING APPROVALS GRAND TOTAL

## GRAND TOTAL 2015 - 2018



9,427 sqm  
Public Space



1,919  
New Homes

Affordable Housing  
Average\*  
**40%\***  
740 Total affordable Units  
Average Tenure  
Split  
482 units Social Rent | 257 units Intermediate



Work space

36,109 sqm  
Existing

29,487 sqm  
Proposed

6,622 sqm  
Net Loss



Retail space

151 sqm  
Existing

1,213 sqm  
Proposed

1,062 sqm  
Net Gain



42,740,087  
SCIL/MCIL

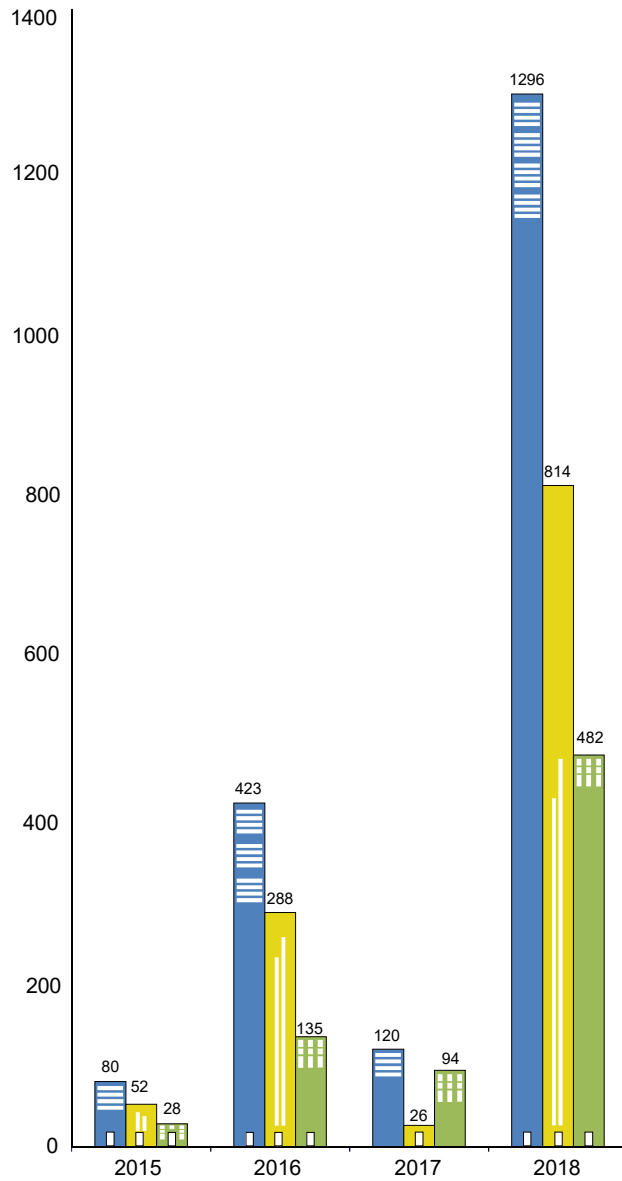


£4,748,378  
SECTION 106

Applications in this total: 8 - 24 Sylvan Grove, SE15, Rich Industrial Estate & Willow Walk, SE1, 171 - 177 Ilderton Road, SE16 3LA, 179 Ilderton Road SE16 3LA, 282 - 286 Old Kent Road, SE1 5UE, Varcoe Service Station, SE16 3DG, 634 - 636 Old Kent Road, SE1 5UE, 18 - 19 Crimscott Street, SE1 5TE, 180 Ilderton Road, SE15 1NT, 16 Peckham Park Road & 1 Livesey Place, SE15 6TW and Ruby Triangle, SE15 1LG.

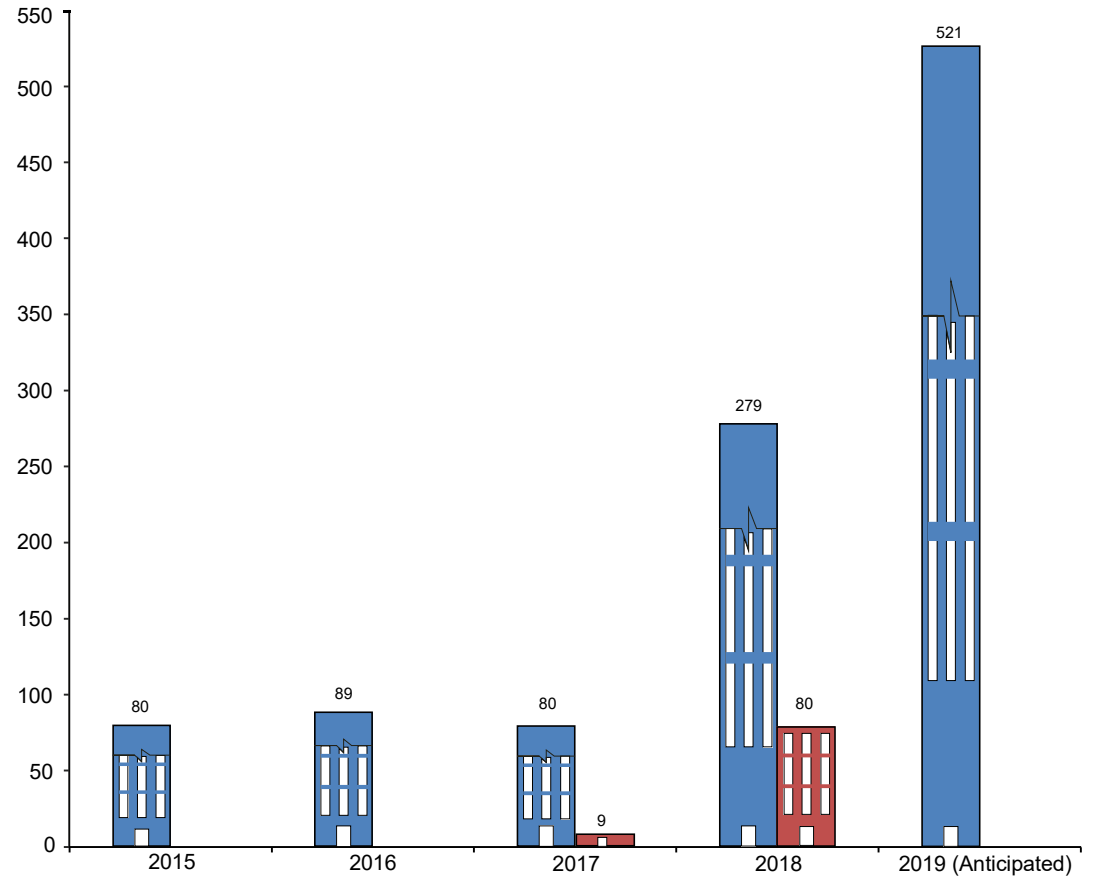
\*Affordable housing average based on the average percentage of affordable housing achieved on each scheme per year.

# PLANNING APPROVALS TOTAL BY YEAR



**Homes Approved Per Year**

■ All   ■ Private   ■ Affordable



**Homes under construction or completed**

■ Under Construction (UC)   ■ Completed (C)

*2015: 8 - 24 Sylvan Grove (80 under construction).*

*2016: 179 Ilderton Road (9 under construction) + 8 - 24 Sylvan Grove (80 under construction) = 89 under construction.*

*2017: 8 - 24 Sylvan Grove (80 under construction) & 179 Ilderton Road (9 completed).*

*2018: Rich Industrial Estate Phase 1 (222 under construction) + Varcoe Service Station (57 under construction) = 279 & 8 - 24 Sylvan Grove (80 completed).*

*2019: Ruby Triangle Phase 1 (222 under construction since 2018) + Varcoe Service Station (57 new homes under construction since 2018) + Ruby Triangle (242 anticipated in 2019) = 521 under construction.*



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[www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)

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