

# WELCOME

## KFC site, 671-679 Old Kent Road

Welcome to our public consultation about the redevelopment of the KFC site at 671-679 Old Kent Road.

### Student housing led proposal

Tribe Student Housing Ltd are proposing a student housing led scheme following discussions with University of London to cater for students studying in Southwark.

The site offers a unique opportunity to continue the regeneration of this part of the Old Kent Road and add to the proposed mix of uses.

Our plans will create a slender 10-12 storey building that respects the emerging streetscape along the Old Kent Road and adds to the public realm improvements proposed in the area. The current KFC is a 'Drive-Thru' and development of the site will remove the current levels of traffic and litter significantly improving the quality of Ruby Street and neighbouring roads.

The following boards set out the context of the site and the evolving proposed designs.

This consultation is part of a wider engagement with local stakeholders and the council.

We invite you to review the proposals and give us feedback through the website or by joining one of the online webinars.



*View of proposed student housing scheme in the future planning context along Old Kent Road*

# CONTEXT

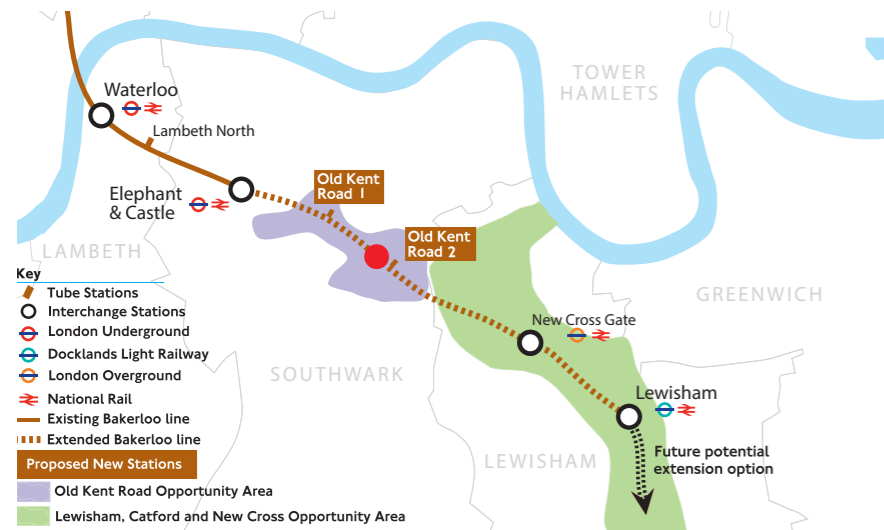
## The Old Kent Road Opportunity Area

The KFC site lies in the Old Kent Road Opportunity Area, an area proposing significant regeneration, poised to deliver 20,000 new homes and 10,000 new jobs over the next 10-20 years.

The Opportunity Area also proposes an extension of the Bakerloo Line that will provide two new underground stations along Old Kent Road by 2030. The closest will be a three-minute walk from the site and will provide direct services to Oxford Circus in 14 minutes.

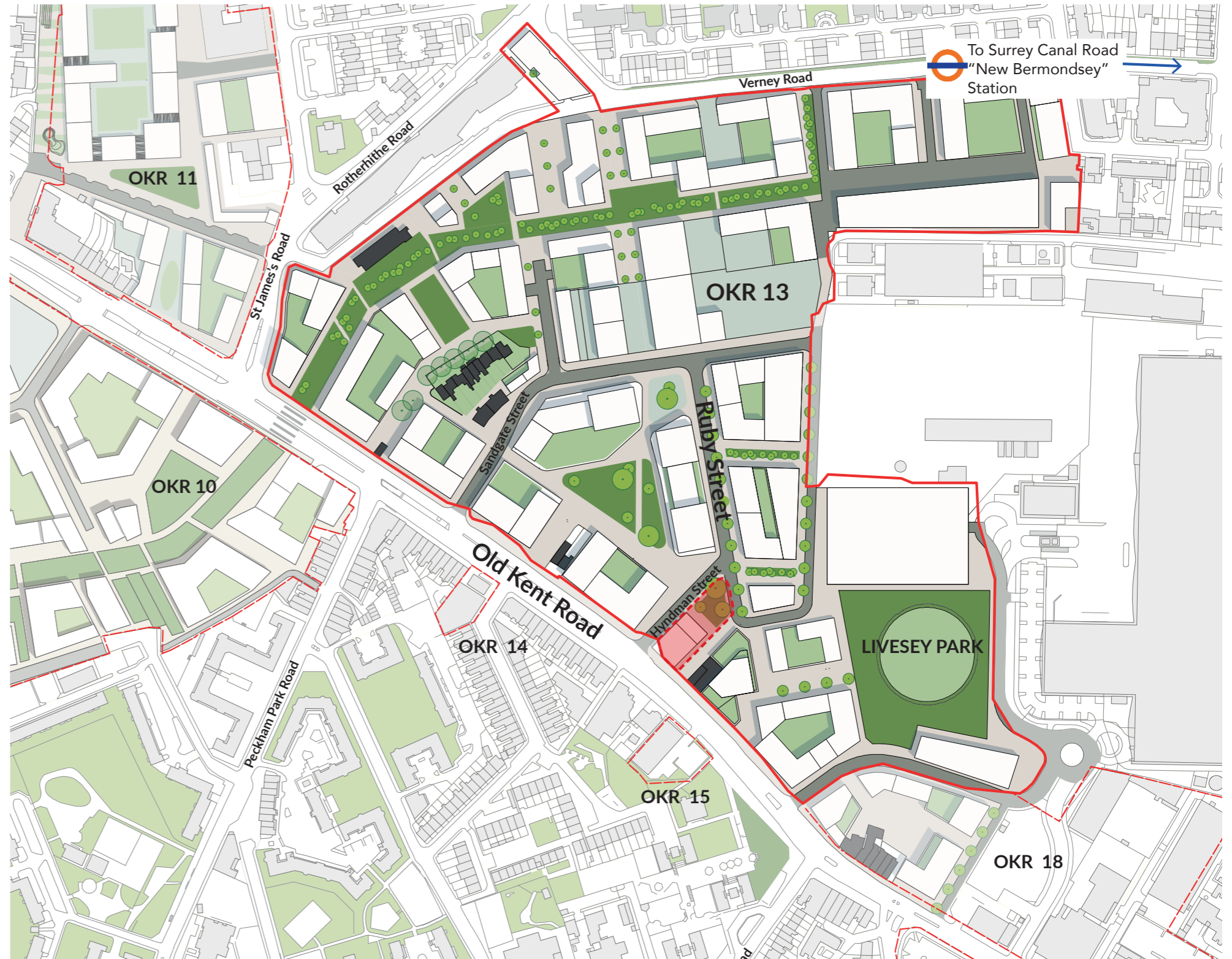
In addition to the proposed Bakerloo Line Extension (BLE), funding has been secured for capacity enhancements to the Overground East London Line, which will result in a new station at Surrey Canal Road (known as "New Bermondsey") just across the Borough boundary in LB Lewisham, within walking distance of the site.

New Bermondsey Station is expected to open in 2023, much earlier than the BLE, which will significantly improve the accessibility of this part of the Old Kent Road in the short term.



Map from 2019 TFL consultation on the BLE with indicative locations of new stations

● Site



Site location within the OKR13 area of the Draft AAP Masterplan

▭ Site

# EMERGING PLANNING CONTEXT

Close to the KFC site there have been a number of significant applications for development that have planning approval:

## Ruby Triangle

Avanton obtained resolution to grant planning approval for the Ruby Triangle site in October 2018 for a mixed-use scheme of five buildings containing 1,152 homes with maximum heights of 17, 40 and 48 storeys together with a new community sports hall and fitness centre, new connections and open space including a public park, flexible commercial space including incubator workspace and studios for local entrepreneurs.

## Carpetright site

Avanton & Urban & Provincial obtained resolution to grant planning approval in June 2020 at the Carpetright site (651-657 Old Kent Road) for two buildings of 10 and 19 storeys containing 262 homes and 20,000 sqft of office space.

## 685-695 Old Kent Road

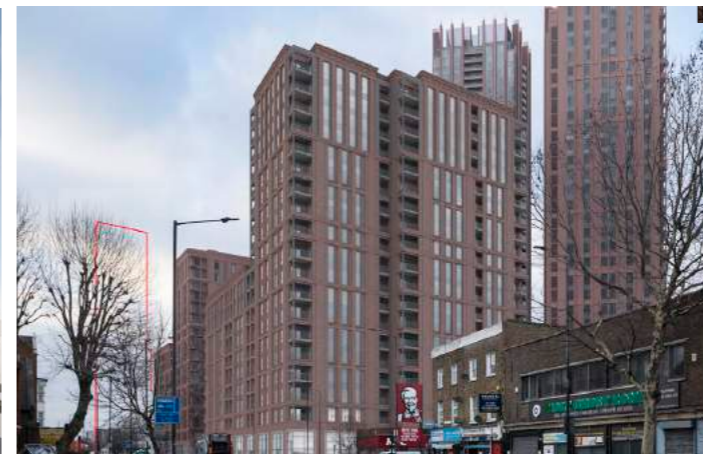
Acorn Commercial obtained resolution to grant planning approval in November 2019 for a mixed use scheme of up to 22 storeys on the land between Ruby Street, Murdock Street and the Old Kent Road to create 111 new homes, 2,000 sqm of workspace, retail and café uses and the re-provision of the existing church and community facility.



Emerging planning context around the site



Ruby Triangle



Carpetright site



685-695 Old Kent Road

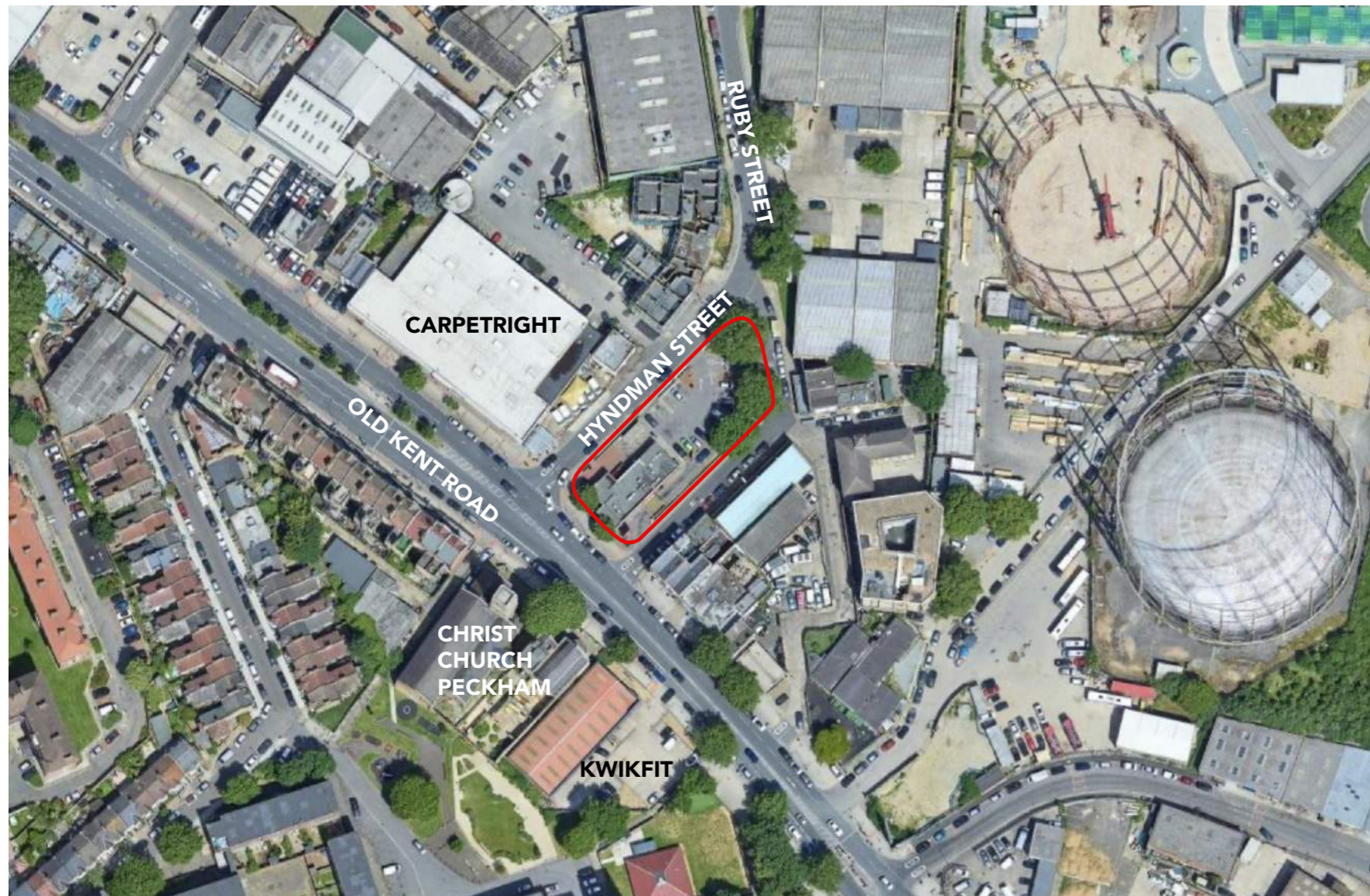
# THE SITE

671-679 Old Kent Road is a 0.35-acre plot occupied by a single storey KFC restaurant with a drive through function and 15 parking spaces. KFC no longer wish to operate a drive-through restaurant here, creating the opportunity to redevelop the site for a more sustainable development.

Located within the London Borough of Southwark and TfL Zone 2, the site is approximately 1.6 miles south-east of London Bridge.

South Bermondsey railway station is a short walk from the site and provides 4-6 minute journeys to and from London Bridge. There are also numerous bus stops nearby situated along Old Kent Road and Peckham Park Road, providing regular services to central London.

The site is bounded by roads on all sides; it is therefore a relatively constrained "island site". To the rear of the site are three mature trees, all of which are proposed to be retained in the new development.



Site frontage along Old Kent Road at the junction with Hyndman Street; existing trees to be retained



Site facing Old Kent Road viewed from the east Junction of Ruby Street and Hyndman Street



Mature trees at the north around the existing car park to be retained