

# WELCOME

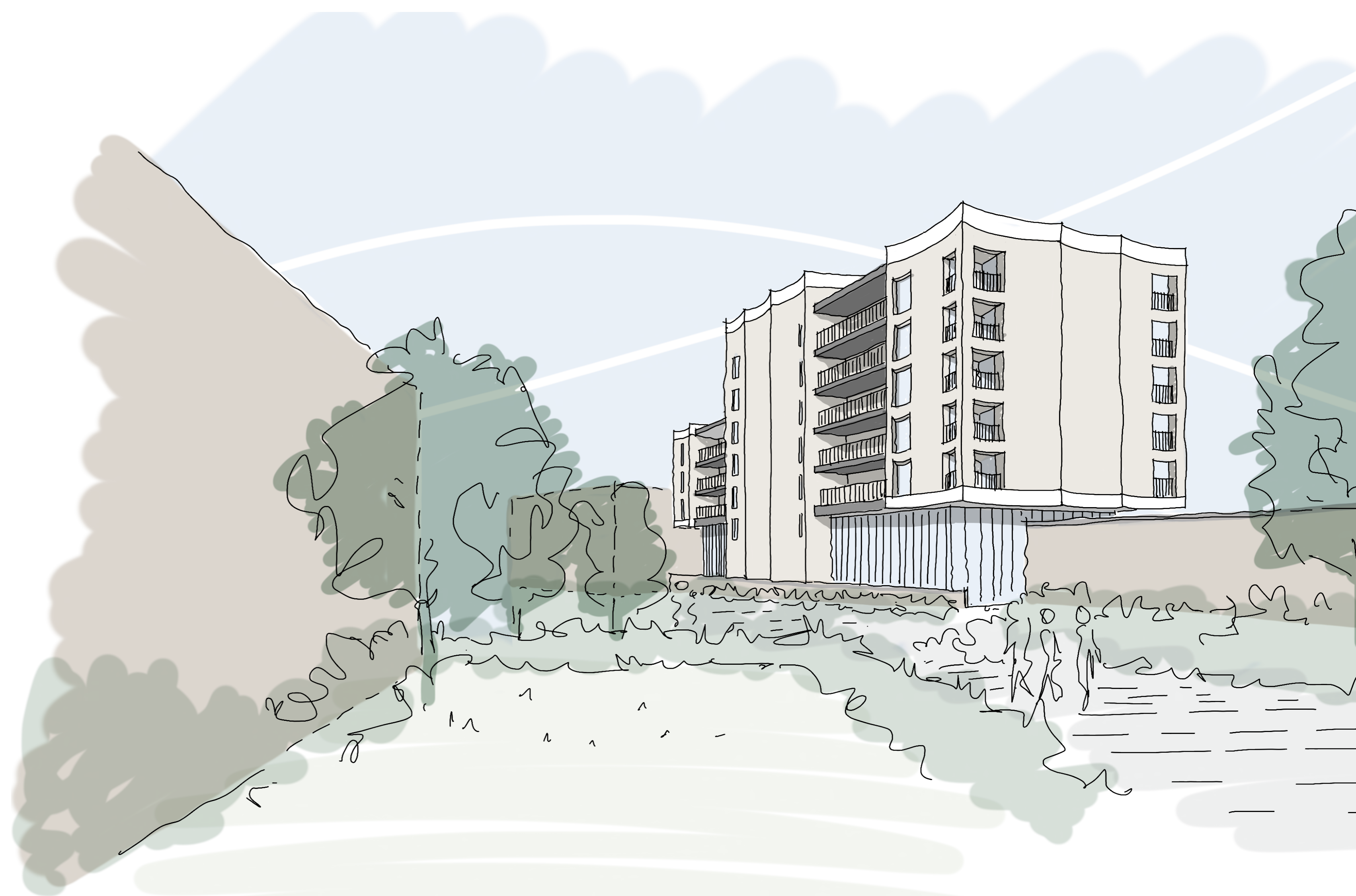


B-Line Ltd is proposing exciting plans for a mixed used development at the Old Southern Forge site on Catlin Street, Southwark. The scheme will deliver new homes, commercial space, and the renovation of the existing Old Southern Forge.

B-Line Ltd is preparing to submit a planning application for the sensitively designed scheme to Southwark Council in the coming weeks.

Throughout these exhibition boards, we are pleased to provide an overview of our proposals to deliver a modern development to repurpose the Old Southern Forge site and to bring investment and jobs to the area.

B-Line Ltd is committed to working with local people and wants to listen and engage with the Southwark community. We welcome any feedback on the proposals and invite you to get in touch if you have any questions using the contact details provided on the 'feedback and timescales' board.



*Old Southern Forge, Park View Illustration*

# WHERE IS THE SITE?

## An appropriate location

The site is located on the northern side of Catlin Street in South Bermondsey. The site is allocated for housing and forms part of the adopted Southwark Plan and the draft Old Kent Road Area Action Plan.

The development site is approximately one quarter of a larger allocated site in the adopted Southwark Plan and the draft Old Kent Road Area Action Plan that has been earmarked for development.

The Old Southern Forge occupies part of our site, and was previously developed to serve, and adjacent rails yard operated by the South Eastern and Chatham Railway. To the west, within the wider allocated site but outside our site, is the former horse stables.

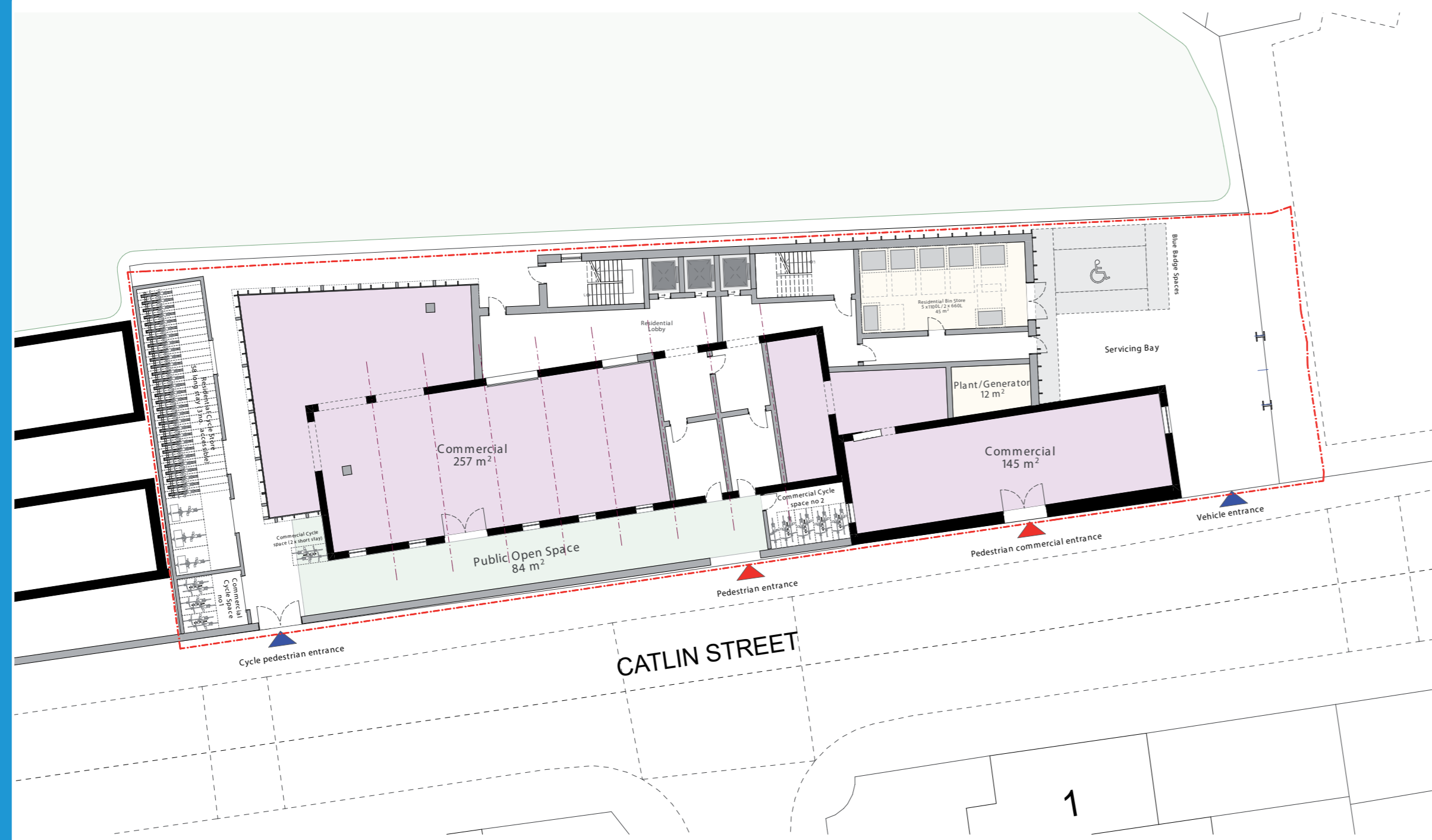
An outline of our site and wider allocation can be seen below:



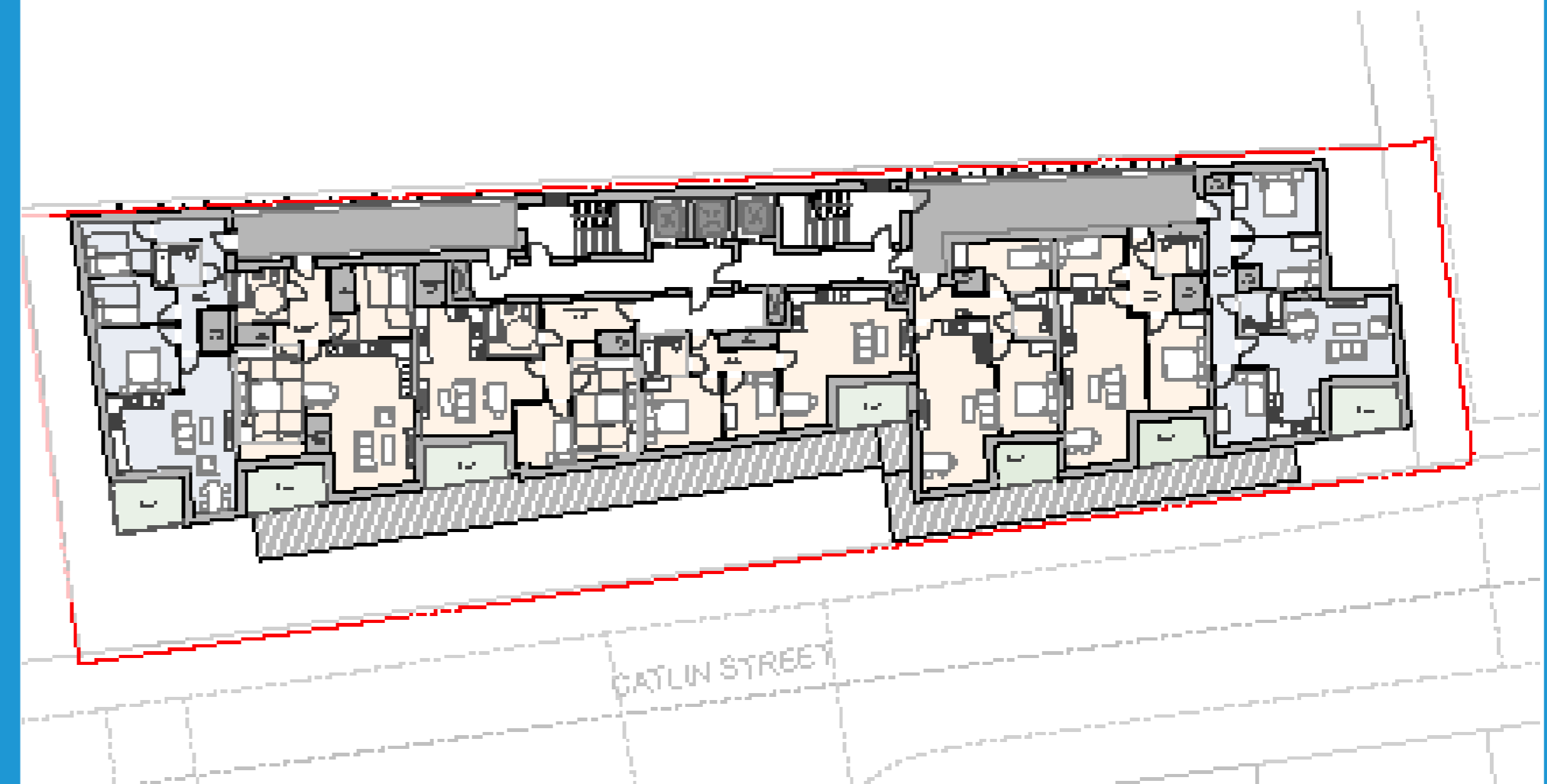
### Key

- The Site
- Wider Allocation

# WHATS THE PLAN?



Ground floor/Commercial unit plan



Lower residential layout plan



Shoulder residential layout plan



Upper residential layout plan

# OUR PROPOSALS

## Delivering High-Quality Homes

The proposals will deliver 32 new well-designed homes consisting of one-, two- and three-bedroom apartments.

The design principles focus on optimising space utilisation, promoting natural light, and ensuring a seamless flow between different areas within each unit. Future residents can expect modern amenities, high-quality finishes, and an overall environment that fosters comfort and well-being. Each home will also benefit from its own private balcony.

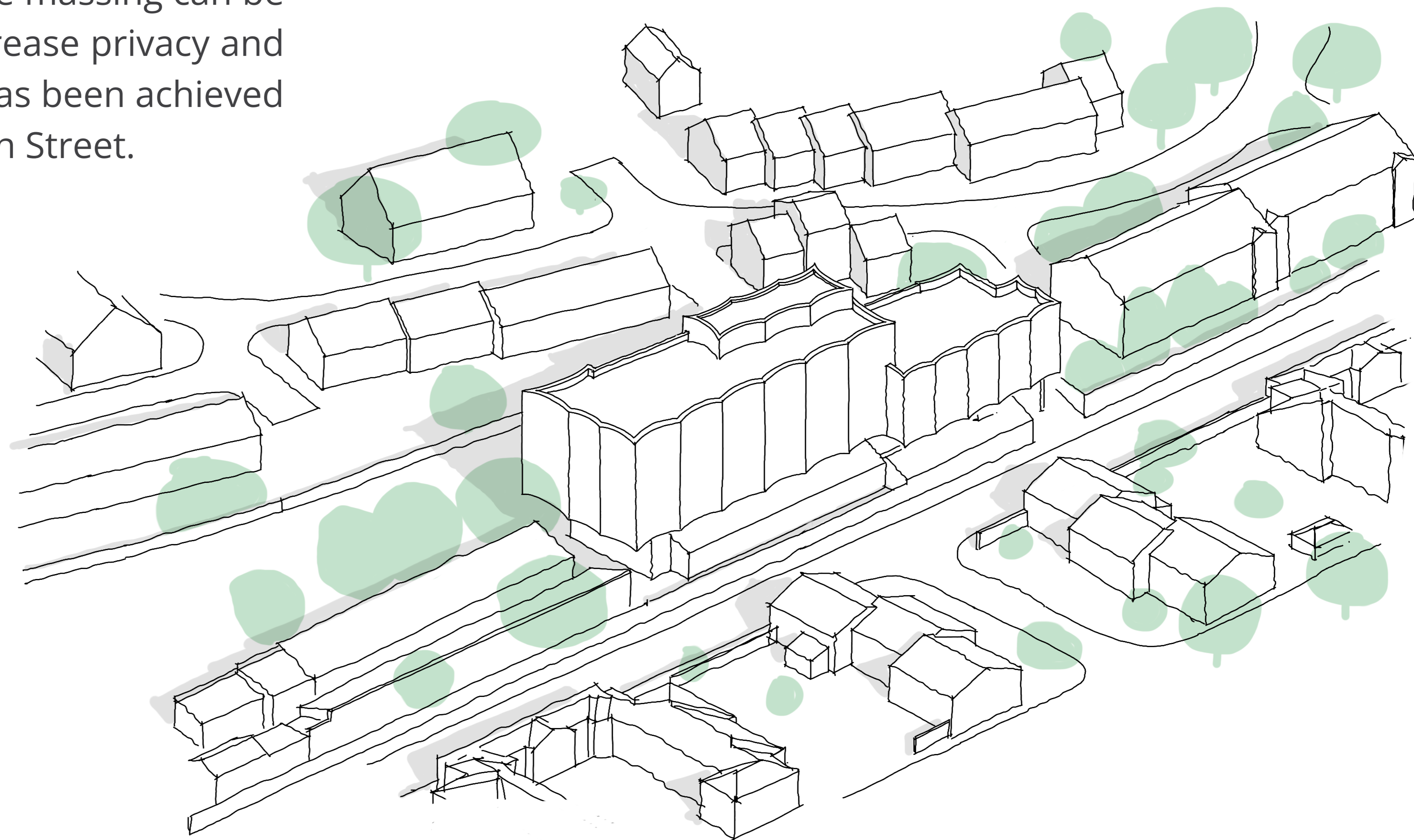
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### Massing

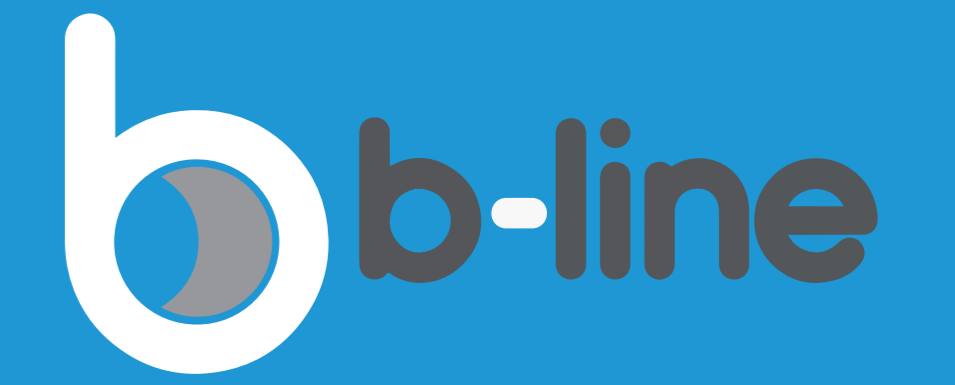
The proposals are across 6 storeys, an image of the massing can be seen below. The plans have been designed to increase privacy and reduce overlooking to neighbouring homes. This has been achieved by placing the massing as close as possible to Catlin Street.

### Park Area

Although outside of our boundary line there is potential to create a new public park area to the rear of the proposal.



# PROVIDING AMENITIES AND INVESTMENT

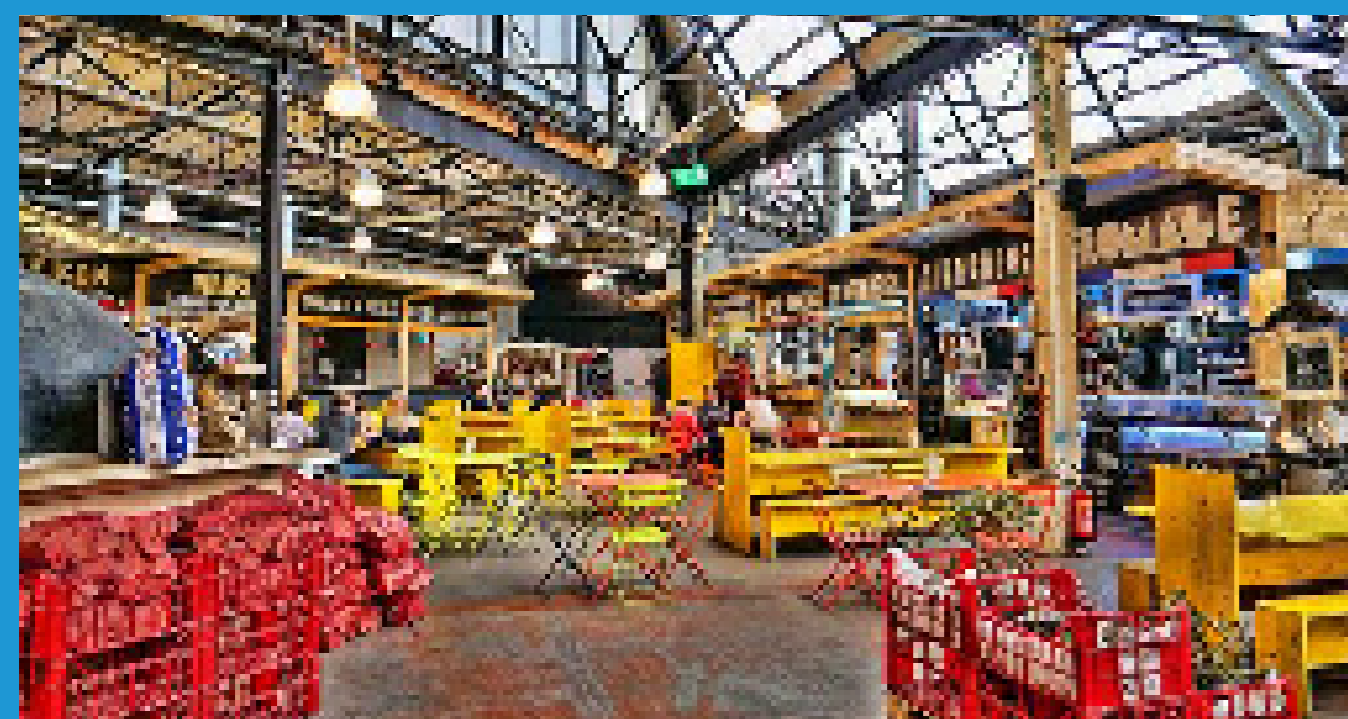


B- Line Ltd is committed to investing in the local area. As part of the proposals 3 new commercial spaces will be created (Class E uses), this would represent an important investment in the area and would create new jobs and amenities for the local community.

We have estimated that over 17 jobs could be created depending on the eventual occupier of these spaces.

## Potential Employment Uses

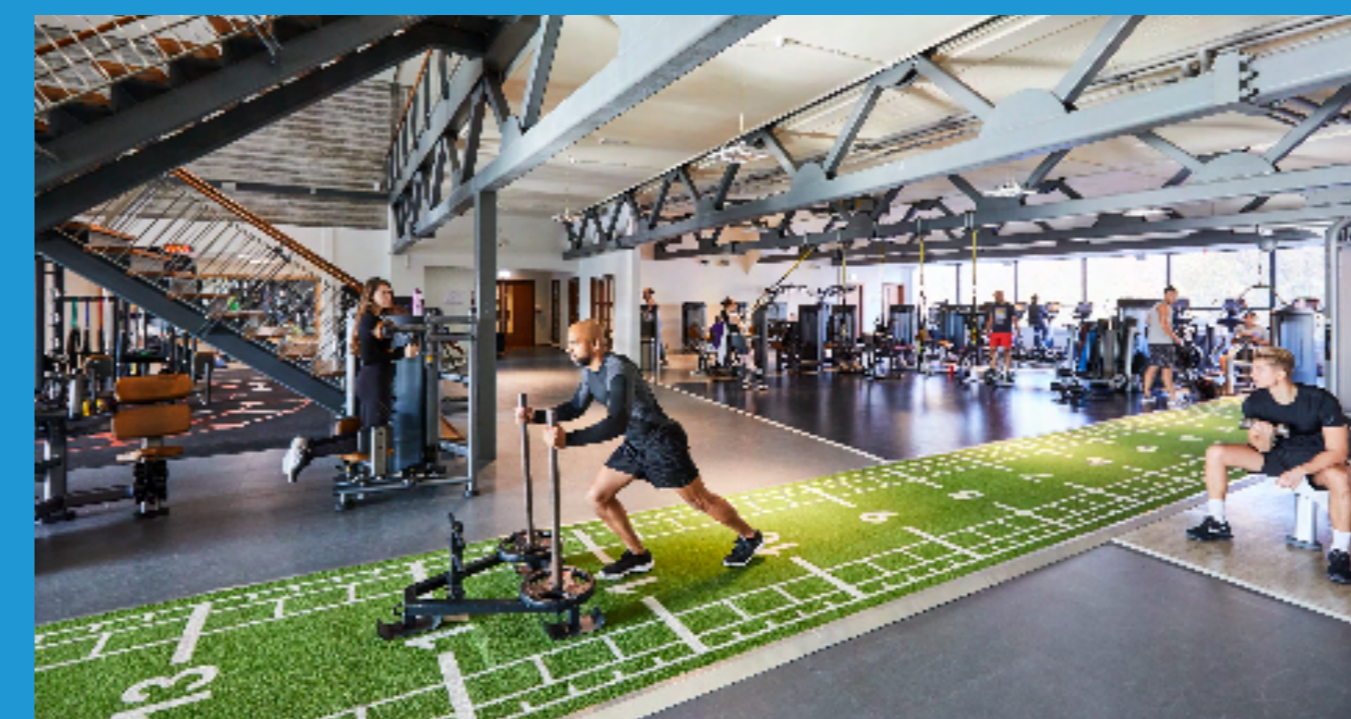
### FOOD HALL/BAR



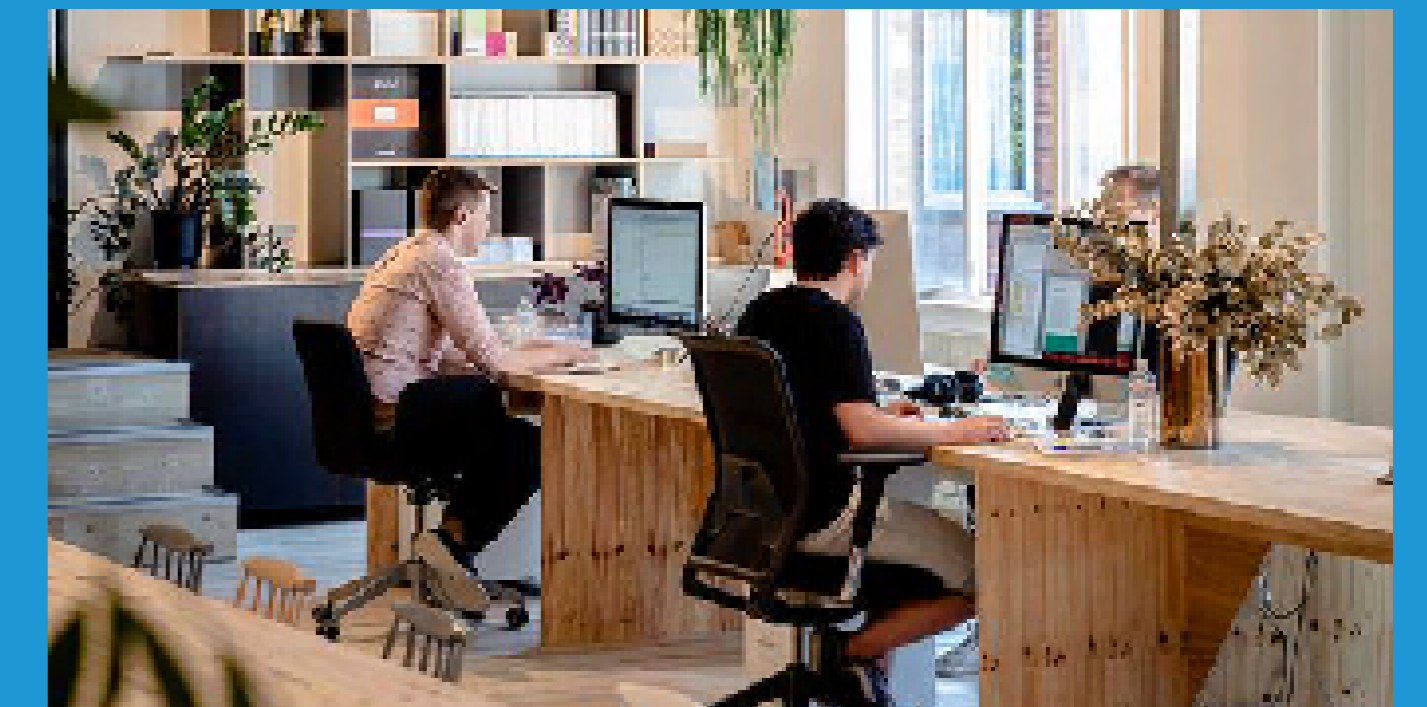
### CAFE



### FITNESS/WELLNESS



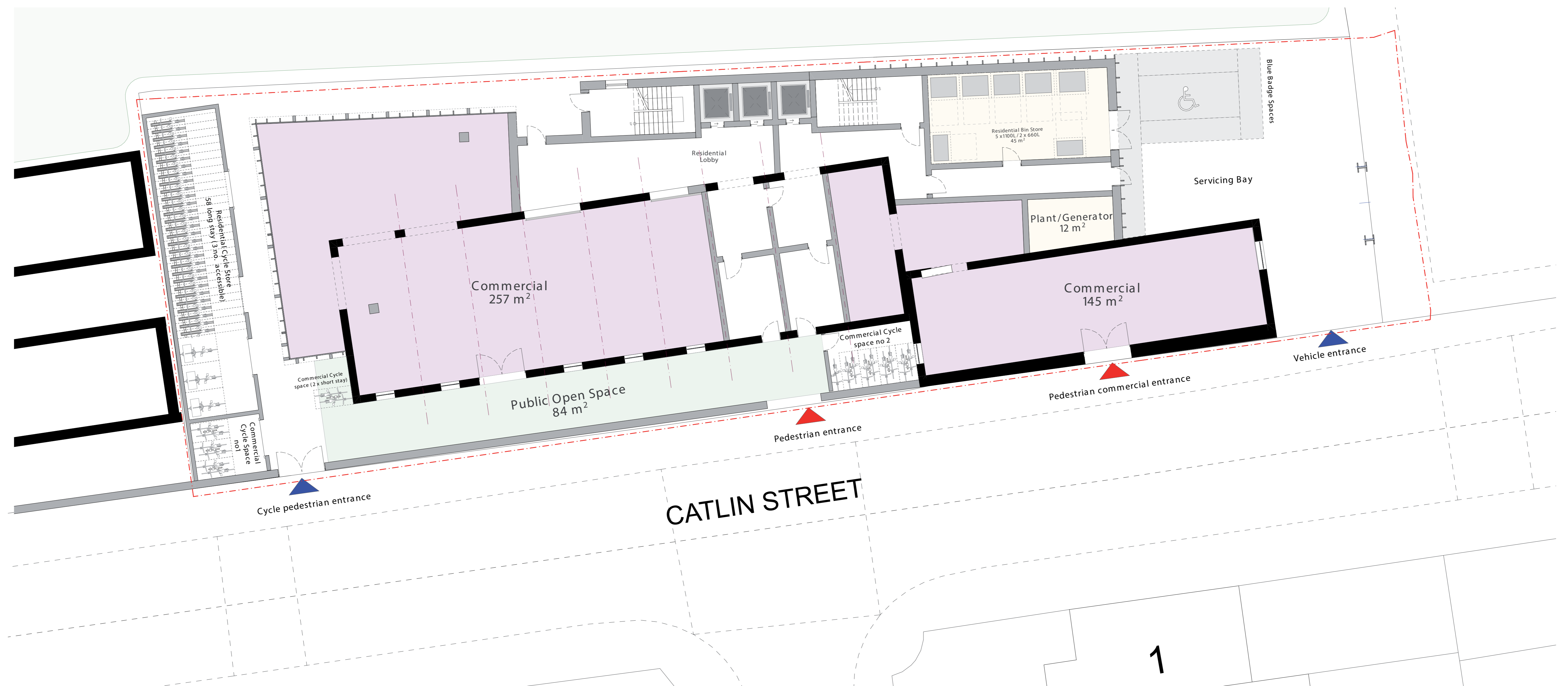
### CO-WORKING



# TRANSPORT AND ACCESS

The development is car-free which aligns with policy allowing the proposals to encourage sustainable travel and community-centric living. To encourage the use of sustainable travel the proposals include provision for 61 cycle racks that will be made secure.

The development provides convenient and accessible entry points, ensuring a seamless connection to the site through Catlin Street. Designed with user-friendly accessibility in mind, dedicated access points would be created to accommodate pedestrians and cyclists, creating a pedestrian-friendly environment. Additionally, a designated vehicle access point has been incorporated to cater the needs of the commercial units. The below plans highlights each access point:



# HERITAGE

## Preserving the sites heritage

In designing the plans, special attention has been given to the history of the site and recognising the importance of the Old Southern Forge as a local heritage asset. While not officially listed, the Old Southern Forge played a role in the railway that once ran through the site.



*View of the historic forge building located on the site*

## The Old Southern Forge Building

In the plans, the Old Southern Forge building will be retained. The proposals would add a new adjoining element that rises behind the existing building, the upper floors of this addition will rise out over the back of the Forge's roof.

The design would create a unique opportunity to frame the building in views along Catlin Street. Our design has built upon indicative arrangement in the draft AAP, which would have removed a significant portion of the building, and we feel this design provides the benefit of preserving as much of the Old Southern Forge as possible.



*Sketch of view from Catlin Street*

# FEEDBACK AND TIMESCALES



Thank you for viewing our proposals for a mixed used development at the Old Southern Forge site on Catlin Street, Southwark. B-Line Ltd is committed to engaging with the local community and is seeking your feedback on the proposals.

To provide feedback, you can complete the feedback form which can be found around the room or on the website. This will ensure that we understand your views on our scheme and can keep you updated as the project progresses.

Please make sure to provide any comments by **5pm** on **13th December**.

If you have any queries or comments, please use the following contact details:

## Timescales

We are currently working to the following timescales:

- Submit planning application - **End of 2023**
- Application determined - **Spring 2024**
- Work to begin - **Summer 2024**