



A Quod project sheet

## Carpetright Site, Old Kent Road

### Role

Quod was instructed by Southwark Estates (One) Ltd to submit a full planning application for the redevelopment of the former Carpetright site on the Old Kent Road to provide 262 new homes alongside 2,200sqm of commercial floorspace within two buildings of 10 and 19 storeys.

The proposals include the demolition of the existing retail warehouse buildings, and the delivery of a high-quality development proposal that will complete and complement the adjoining Ruby Triangle development including the delivery of the remaining half of the large central community park. The proposals are one of the first schemes coming forward along the Old Kent Road which is set to see significant transformation over the coming years with the planned opening of the Bakerloo line extension.

Quod worked closely with the London Borough of Southwark, the Greater London Authority and other statutory consultees to address a range of planning issues during the pre-application and post submission stage including the principle of residential use within Strategic Industrial Land proposed for removal by the draft Opportunity Area Planning Framework, affordable housing and design including residential design standards. Quod worked with planning officers following the submission of the application to ensure the scheme achieved the highest design and residential standards and addressed all key planning issues in line with other applications coming forward on the Old Kent Road.

### Description

Residential-led mixed use  
redevelopment

### Client

Southwark Estates (One) Limited - joint partnership between Avanton and Urban Provincial

### Planning Authority

London Borough of Southwark

### Expertise

Planning	✓
CIL	
Environmental Planning	✓
Development Economics	✓
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

### Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	