

Survey of Key Industrial Business Areas August 2012



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Introduction

An updated survey on Lambeth's Key Industrial Business Areas (KIBAs) was carried out in August 2012. Core Strategy Policy S3 safeguards land and buildings in KIBAs for "business, industrial, storage, and waste management uses, including green industries and other compatible commercial uses, excluding large scale retail". The survey uses the previous information from surveys and studies undertaken of Lambeth's Key Industrial Business Areas and updates it. This document therefore provides a current and up to date outlook of all KIBAs in the borough and compares the survey where possible with the findings in the 2010 survey.

The adoption of the Core Strategy in January 2011 made some minor revisions to the boundaries of the KIBAs as well as de-designating several other KIBAs in whole or in part. These changes were listed in Tables 5 and 6 in the 'Changes to the Proposals Map' document published alongside the Core Strategy in January 2011. Tables 5 and 6 are included in this document as Appendices A and B.

Methodology

Using previous information as a basis, plans and schedules of all premises in KIBAs were prepared and all KIBAs were surveyed to establish use class and floorspace of all premises. This survey was carried out in July 2012.

For the purposes of this survey commercial floorspace has been defined as use classes A1, A2, A3, A4, A5, B1a, B1b, B1c, B2, B8, C1, C2, D1, D2 and appropriate Sui Generis uses.

Any queries about floorspace, number of premises, nature of activity and occupancy were clarified with site owners, management/letting agents, online research and planning records as appropriate.

Please note that floorspace comparisons between the 2012 KIBA survey and the survey carried out in May 2010 have been affected by boundary changes to the KIBAs, implementation of planning permissions, internal reconfigurations of buildings and improvements made to floorspace measurement accuracy.

Additionally Bondway and Somerleyton Road KIBAs have been de-designated since the 2010 survey. The 2010 figure quoted in this survey for comparison have been adjusted to reflect the loss of these KIBAs to allow comparison with the 2012 Survey.

Survey Results

- The 2012 survey shows that the KIBAs within the borough are performing well and whilst there has been an increase in vacant floorspace the overall proportion of vacant commercial premises has remained the same. Most KIBAs in the borough continue to have high occupancy levels.
- The 27 KIBAs cover 47.61 hectares, ranging in size from 0.09 hectares (Lion Yard) to 7.28 hectares (West Norwood Commercial Area).
- There is a total of 387,995 square metres of commercial floorspace within Lambeth's KIBAs.
- Of this floorspace, 330,623 square metres, equivalent to 85%, falls within the 'B' use classes (B1a, B1b, B2 and B8). This is slightly lower than in 2010 when 86% of the commercial floorspace fell within the 'B' class uses.
- There was 39,468 square metres of vacant 'B' class floorspace within the KIBAs. This figure equates to 10% of the total floorspace and 12% of the total 'B' class floorspace. The amount of vacant 'B' class floorspace in 2010 equated to 23,594 square metres which equated to 7% of the total floorspace and 8% of the 'B' class floorspace. Therefore, at the time of the 2012 survey there was an overall increase in vacant 'B' class floorspace of 13,489 square metres.
- There are 1,124 individual premises in Lambeth's KIBAs, compared to 1,084 in 2010. There were 111 unoccupied premises in the KIBAs equating to 10% .This compares to 114 vacant premises in 2010 which equated to 11%.
- Of the 'B' class premises 95 were vacant (9%) and this compares to 87 vacant 'B' class premises (9%) in 2010.
- The Southbank House/Newport Street KIBA has the largest amount of vacant 'B' floorspace in 2012 due to one large building having 7,838 square metres of 'B8' floorspace currently unoccupied.
- The Freemans KIBA had the largest percentage of vacant floorspace in 2012 with 62% of 'B' class floorspace unoccupied. The high level of vacancy on this site is a reflection of the recent completion of the redevelopment of this site so vacant units may take some time to fill.

Individual KIBA Breakdowns

Bon Marche Centre

- The Bon Marche centre has been substantially remodeled since the 2010 survey and the recent planning application from TK Maxx has allowed greater accuracy in measuring the floorspace within the KIBA. The granting of permission for part of the 1st and 2nd floors to be used for A1 retail was contrary to, and a departure from the councils development plan policy. However this means that although there has been a loss of 'B' class floorspace to the A1 use class the inaccurate impression of an increase of 'B' class floorspace is given.
- There is a total of 5,176 square metres commercial floorspace within the Bon Marche KIBA.
- Of this floorspace, 3,436 square metres (66%) falls within the 'B' use classes.
- There was 166 square metres vacant 'B' class floorspace within this KIBA, this compares to 648 square metres of vacant 'B' use class floorspace in the KIBA in 2010.
- There are 56 premises within this KIBA, 2 of which were vacant equating to 3%. This compares to 79 premises with 20 unoccupied in 2010 which equated to 25%.
- 55 of the premises in the KIBA fall within the 'B' use classes, 1 of which was vacant equating to 5%. This compares to 79 premises of which 20 (26%) were unoccupied in 2010.

Brighton House

- There was a total of 3,738 square metres of commercial floorspace within the Brighton House KIBA.
- Of this floorspace 2,597 square metres (69%) falls within the 'B' use classes which is an increase of 3 square metres compared to 2010.
- There is now no vacant floorspace compared to 36sqm in 2010.
- There are 23 premises within this KIBA, none of of which were vacant . There was one vacant premise in 2010.
- 21 of the 23 premises in the KIBA are in 'B' use classes the same as in the 2010 survey.

Camberwell Trading Estate and adjoining sites

- The boundary of the Camberwell trading Estate KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 17, 636 square metres of commercial floorspace within the Camberwell Trading Estate KIBA.
- Of this floorspace, 15,837 square metres or 89% is within the 'B' use classes compared to 15,161 or 100% in the 2010 survey.
- There was 2,211 square metres of vacant 'B' class floorspace in this KIBA compared to 2,231 in 2010. This equates to 14% of the total commercial floorspace all of which is 'B' class compared to 15% in 2010.
- There are 59 premises within this KIBA, 7 of which were vacant equating to 12% of premises. This compares to 7% of premises being vacant in the 2010 survey.
- 48 of the premises in the KIBA fall within the 'B' use classes, 6 of which were vacant equating to 10% of the 'B' class units.

Clapham North Industrial Estate

- The boundary of the Clapham North Industrial Estate has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 14,574 square metres of commercial floorspace within the Clapham North Industrial Estate KIBA.
- Of this floorspace, 8,387 square metres (58%) falls within the 'B' use classes. This compared to 57% of the floorspace falling within the 'B' use class in 2010.
- There was 314 square metres of vacant 'B' class floorspace within the KIBA, compared to 89 square metres in 2010.
- This equates to 2% of the total commercial floorspace and 4% of the 'B' class floorspace. This compares to 1% of the total commercial floorspace and 1% of the total 'B' class floorspace in 2008.
- There are 29 premises within the KIBA, 2 of which were vacant equating to 7%. This compares to 20 premises in 2010, 1 of which was vacant which equated to 5%. The total number of premises has increased due to further subdivision of the units within Union Court Industrial Estate.

- 23 premises in the KIBA fall within the 'B' use classes, 2 of which were vacant equating to 9%. This compares to 17 premises falling within the 'B' use classes, 1 of which was unoccupied, in 2010. This equated to 6%.

Clapham Park Hill

- The boundary of the Clapham Park Hill KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is 3,831 square metres of commercial floorspace within the Clapham Park Hill KIBA.
- Of this floorspace, 3141 square metres (82%) falls within the 'B' use classes. This compares to 3,183 square metres (84%) in 2010.
- There was 932 square metres of vacant 'B' class floorspace within this KIBA compared to 539 square metres in 2010.
- This equates to 24% of the total commercial floorspace and 30% of the total 'B' class floorspace compared to 14% of the total commercial floorspace and 17% of the total 'B' class floorspace in 2010.
- There are 14 premises in the KIBA, 2 of which were vacant equating to 14%. This compares to 9 premises in 2010, 2 of which were unoccupied equating to 33%.
- 10 premises fall within the 'B' use classes, 2 of which were vacant equating to 20% compared to 8 'B' class premises in 2010, 2 of which was unoccupied, this equated to 25%.

Coldharbour Lane Estate and Bengeworth Road Depot

- There is a total of 18,984 square metres of commercial floorspace within the Coldharbour Lane and Bengeworth Road Estate KIBA.
- Of this floorspace, 17,810 square metres (100%) falls within the 'B' use classes.
- There was 2,440 square metres of vacant 'B' class floorspace within this KIBA and this has increased from 870 square metres of vacant floorspace in 2010.
- This equates to 13% of the total commercial floorspace all of which is 'B' class compared to 5% in 2010.
- There are 15 premises within the KIBA, 1 which were vacant equating to 7%. This compares to 1 vacant premises in 2008 which equated to 6%.

- 10 premises in the KIBA fall within the 'B' use classes, 1 of which were vacant equating to 10%. This has increased since 2008 when 1 'B' class premises was unoccupied which equated to 7%.

Durham Street/Oval Way

- The boundary of the Durham Street/Oval Way KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 9,905 square metres of commercial floorspace within the Durham Street/Oval Way KIBA. The increase in floorspace from 6,135 square metres is due to the inclusion of the floorspace of the Wateraid Offices at 47-49 Durham Street.
- Of this floorspace, 9,784 square metres (99%) falls within the 'B' use classes. This has increased from 5,239 square metres of 'B' use class floorspace in 2010 which equated to 85%.
- There was 717 square metres of vacant 'B' class floorspace within this KIBA, this compares to 220 square metres in 2010.
- This figure equates to 7% of the total floorspace and 7% of the total 'B' class floorspace. This has increased from 4% of the total floorspace and 4% of the total 'B' class floorspace in 2010.
- There are 52 premises within the KIBA, 7 of which were vacant equating to 13% of the total. This is compared to 52 premises in 2010 3 of which were vacant equating to 6%.
- 49 premises in the KIBA fall within the 'B' use classes, 7 of which were vacant equating to 14%. This is an increase from 2010 when there was 49 premises in the 'B' use classes 3 of which were vacant equating to 6%.

Ellerslie Industrial Estate

- The boundary of the Ellerslie Industrial Estate KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 27,009 square metres of commercial floorspace within the Ellerslie Industrial Estate KIBA.
- Of this floorspace, 21,910 square metres (90%) falls within the 'B' use classes, this compares to 24,238 square metres (81%) in 2010.

- There is 1,376 square metres of vacant 'B' class floorspace within the KIBA this has decreased from 5,280 square metres in 2010.
- This equates to 5% of the total commercial floorspace and 6% of the total 'B' class floorspace. This compares to 20% of the total commercial floorspace and 22% of the total 'B' use class floorspace in 2010.
- There are 19 premises within the KIBA, 1 of which is vacant equating to 5%. This compares to 27 premises within the KIBA in 2010, 4 of which were vacant which equates to 15%. The reduction in the number of premises is due to the removal of residential units from the KIBA.
- 16 premises in the KIBA fall within the 'B' use classes, 1 of which were vacant equating to 6%. This compares to 16 premises in 'B' class in 2010, 4 of which were unoccupied, equating to 25%.

Eurolink Business Centre

- There is a total of 4,763 square metres of commercial floorspace within the Eurolink Business Centre KIBA.
- Of this floorspace, 4,763 square metres (100%) falls within the 'B' use classes.
- There was 247 square metres of vacant 'B' class floorspace within this KIBA. This has reduced since 2010 when there was 401 square metres of vacant 'B' use class floorspace.
- This equates to 5% of the total commercial floorspace all of which is 'B' class. This compares to 8% being unoccupied in 2010.
- There are 132 premises within the KIBA (all 'B' class) 6 of which were vacant equating to 5%. This has reduced from 11 of 138 premises in 2010 being unoccupied. This equated to 8%.

Freemans

- Freemans KIBA has been substantially changed since the 2010 and 2008 KIBA surveys as described in Appendix A. Additionally the Freemans site was under construction during the 2010 survey meaning that comparisons of floorspace and premises are not possible.
- There is a total of 7,998 square metres commercial floorspace within Freemans KIBA.
- Of this floorspace, 5,621 square metres (70%) falls within the 'B' use classes.

- There is 4,967 square metres of vacant 'B' class floorspace within the KIBA, meaning that 62% of the overall floorspace and 88% of 'B' class floorspace is vacant. This is due to the fact that the site has only recently been completed and the 'B' class floorspace has not yet been adequately marketed.
- There are 8 premises currently in the Freemans KIBA, 5 of which are vacant equating to 63% of the overall premises.
- 5 of the 6 'B' Class premises are vacant equating to 83% of 'B' class premises.

Hamilton Road Industrial Estate

- There is a total of 2,253 square metres of commercial floorspace within the Hamilton Road KIBA.
- Of this floorspace, 2,253 square metres (100%) falls within the 'B' use class which is the same as percentage as 2010.
- At the time of the 2012 survey there was 408 square metres of vacant 'B' class floorspace within the KIBA. This equates to 18% of floorspace in the KIBA. This is an increase from no vacant floorspace in 2010.
- There are 10 premises within this KIBA (all 'B' class) 2 of which were vacant equating to 20% of the KIBA. This compares to no vacant premises in 2010.

Kennington Business Park

- There is a total of 37,801 square metres of commercial floorspace within Kennington Business Park KIBA.
- Of this floorspace, 33,877 square metres (90%) falls within the 'B' use classes, this compares to 37,271 square metres (96%) falling within the 'B' use classes in 2010.
- There was 628 square metres of vacant 'B' class floorspace in the KIBA compared to 1,565 square metres in 2010.
- This equates to 2% of the of the total commercial floorspace and 2% of the total 'B' class floorspace compared to 4% of the total commercial floorspace and 4% of the total 'B' class floorspace in 2010.
- There are 147 premises within the KIBA, 11 of which were vacant equating to 7%. This compares to 64 premises in the KIBA in 2010, 3 of which were unoccupied equating to 5%. The change in the number of units can be accounted for by extensive sub-division of units within the main block of Kennington Business Park.
- 142 premises fall within the 'B' use classes, 11 of which were vacant equating to 8%. This compares to 61 premises in 2010 3 of which were unoccupied equating to 5%.

Lion Yard

- The boundary of the Lion Yard KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 1,551 square metres of commercial floorspace within the Lion Yard KIBA.
- Of this floorspace, 1,551 square metres (100%) falls within the 'B' use classes which is the same as 2010.
- There was 276 square metres of vacant 'B' class floorspace within this KIBA, this is the same as the survey in 2010.
- This figure equates to 18% of the total commercial floorspace all of which is 'B' class.
- There are 12 premises within the Lion Yard KIBA, 2 of which were vacant equating to 17%.
- 12 premises in the KIBA fall within the 'B' use classes 2 of which were vacant equating to 17%. This is the same number of vacant units as in 2010.

Loughborough Road

- There is a total of 4,894 square metres of commercial floorspace within the Loughborough Road KIBA.
- Of this floorspace 3,553 square metres (73%) falls within 'B' use classes.
- There was 404 square metres of vacant 'B' class floorspace within the KIBA this is compared to 660 square metres in 2010.
- This figure equates to 11% of the total commercial floorspace all of which is 'B' class compared to 13% in 2008.
- There are 28 premises in the KIBA 4 of which were vacant equating to 14%. This has decreased from 5 unoccupied premises 2010.

Milkwood Road Estates

- There is a total of 13,516 square metres of commercial floorspace within the Milkwood Road Estates KIBA.

- Of this floorspace, 11,789 square metres (87%) falls within the 'B' use classes, including the Mahatma Ghandi Industrial Estate and Veolia Depot. This compares to 12,479 square metres (96%) in 2010.
- There was 290 square metres of vacant 'B' class floorspace within the KIBA. This compares to 467 square metres of vacant floorspace in 2010.
- This vacancy figure equates to 2% of the total commercial floorspace and of the total 'B' class floorspace compared to 4% in the 2010 survey.
- There are 48 premises within the KIBA 4 of which were vacant equating to 8%, compared to 5 vacant premises in 2010.
- 41 of the premises in the KIBA fall within the 'B' use classes, 2 of which were unoccupied equating to 5%. This compares to 11% of 'B' class premises being unoccupied in 2010.

Montford Place – Beefeater/Oval Gasworks

- There is a total of 43,355 square metres of commercial floorspace within the Monford Place KIBA.
- Of this floorspace, 40,474 square metres (93%) falls within the 'B' use classes, this compares to 100% of the floorspace being 'B' use classes in 2010.
- There was 3,661 square metres of vacant 'B' class floorspace within the KIBA.
- This figure equates to 8% of the total commercial floorspace or 9% of the 'B' class floorspace, compared to 18% of the 'B' class floorspace in 2010.
- There are 16 premises within the KIBA, 2 of which are vacant equating to 13%.

Park Hall Road Trading Estate

- There is a total of 11,067 square metres of commercial floorspace within the Park Hall Road Trading Estate KIBA.
- Of this floorspace, 10,964 square metres (99%) falls within the 'B' use classes this is a small decrease from 100% in 2010.

- There was 373 square metres of vacant 'B' class floorspace in the KIBA. This has decreased from 882 square metres in 2010.
- This equates to 3% of the total commercial floorspace all of which is 'B' class compared to 8% of the total floorspace in 2010.
- There are 106 premises in the KIBA (105 of which are 'B' class) 7 of which were vacant equating to 7%. This is the same number of vacant units as 2010. The total number of premises has increased due to further subdivision of the units within the business centre.

Shakespeare Road Business Centre

- There is a total of 3,272 square metres of commercial floorspace within the Shakespeare Road Business Centre KIBA.
- Of this floorspace, 3,272 square metres (100%) falls within the 'B' use classes, this is the same as 2010.
- At the time of the 2012 survey there was 370 square metres of vacant 'B' class floorspace within the KIBA. This was an increase from no vacant floorspace in the 2010 survey.
- There are 76 premises (all 'B' class) within Shakespeare Road Business Centre KIBA 12 of which were vacant. This was a increase in the vacant number of premises since 2010 when there was no vacant premises.

Shakespeare Road Depot

- The boundary of the Shakespeare Road Depot KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total 5,698 square metres of commercial floorspace within the Shakespeare Road Depot KIBA; this figure is down from 16,443 square metres in 2010 due to the areas that were removed from the KIBA as per Appendix A.
- There is no 'B' use class floorspace within this KIBA. This is the same as in the 2010 survey.
- This KIBA comprises a single site used by the council for storing its waste fleet.

Somers Place

- There is a total of 2,478 square metres of commercial floorspace within the Somers Place KIBA.

- Of this floorspace, 2,478 square metres (100%) falls within the 'B' use classes.
- At the time of the 2012 survey there was no vacant 'B' class floorspace within the KIBA. This was also the case when the 2010 survey was carried out.
- There are 3 premises in the KIBA (all 'B' class) none of which were vacant

Southbank House and Newport Street

- The boundary of the Southbank House and Newport Street KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 28,052 square metres of commercial floorspace within Southbank House and Newport Street KIBA.
- Of this floorspace, 24,732 square metres (88%) falls within the 'B' use classes. 88% is the same proportion of 'B' Class floorspace as found in the 2010 survey.
- There was 8,148 square metres of vacant 'B' class floorspace in the KIBA, this has increased since 2010 when there was 1,376 square metres of unoccupied 'B' class floorspace. This change is largely due to one large building owned by the London Fire Brigade which has become surplus to requirements.
- This equates to 29% of the total commercial floorspace and 33% of the total 'B' class floorspace. This compares to 5% of the total commercial floorspace and 6% of the total 'B' class floorspace being unoccupied in 2010.
- There are 22 premises within this KIBA, 8 of which are vacant equal to 36% of the premises in the KIBA.
- 17 premises in the KIBA fall within the 'B' use classes, of these 3 are vacant the equal to 18% of the 'B' class premises.

Stannary Street

- The boundary of the Stannary Street KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 19,997 square metres of commercial floorspace within the Stannary Street KIBA.

- Of this floorspace, 19,354 square metres (97%) falls within the 'B' use classes, this compares to 93% of the floorspace falling within the 'B' use classes in 2010.
- At the time of the 2010 survey there was 4,235 square metres vacant 'B' class floorspace within the KIBA.
- There are 27 premises within the KIBA of which 4 were vacant. This compares to no vacant premises in 2010.
- 22 of the premises in the KIBA fall within the 'B' use classes compared to 19 premises in 'B' class in 2010. Of the 22 'B' class properties 4 are vacant equating to 18% of the properties in the KIBA.

Timber Mill Way

- There is a total of 9,271 square metres of commercial floorspace in the Timber Mill Way KIBA.
- Of this floorspace, 9,182 (99%) falls within the 'B' use classes this is the same proportion as in 2010.
- At the time of the 2010 survey there was 167 square metres vacant 'B' class floorspace within the KIBA. This is an increase from no vacant floorspace in 2010. The 167 square metres of vacant 'B' class floorspace equating to 2% of the commercial floorspace in the KIBA.
- There are 71 premises in the KIBA 3 of which were vacant. This is compared to 46 premises in 2010, none of which were unoccupied. The number of premises within the KIBA has increased due to sub-division of units within the Clapham North Business Centre.
- 66 premises fall within the 'B' use classes 3 of which were vacant, equating to 5% of the premises in the KIBA.

Wandsworth Road

- The boundary of the Wandsworth Road KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 14,045 square metres of commercial floorspace in the Wandsworth Road KIBA.
- Of this floorspace, 11,232 square metres (80%) falls within the 'B' use classes.
- There was 316 square metres of vacant 'B' class floorspace within the KIBA.
- This figure equates to 2% of the total commercial floorspace and 3% of the total 'B' class floorspace.

- There are 51 premises in the KIBA, 4 of which were vacant equating to 8%.
- 45 of the premises in the KIBA fall within the 'B' classes, 2 of which were vacant equating to 4%.
- The Wandsworth Road 2012 figures have been corrected to rectify the under representation of floorspace and premises from previous surveys. This means that comparisons are not directly possible between the 2012 survey and the 2010 survey.

Waterworks Road

- The boundary of the Waterworks Road KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 4,574, square metres of commercial floorspace within the Waterworks Road KIBA. This decreased from 8,966 square metres in 2010.
- Of this floorspace, 1,202 square metres (26%) falls within the 'B' use classes, this proportion has decreased from 54% in 2010.
- A substantial cause of the decrease in commercial floorspace and 'B' Class floorspace is the unauthorized use of substantial parts of this KIBA as residential. Enforcement cases are ongoing against these breaches of planning control.
- At the time of the 2012 survey there was 587 square metres of vacant 'B' class floorspace within the KIBA. This is an increase from no vacant floorspace in the 2010 survey.
- There are 18 premises within this KIBA, 1 of which is vacant. This compares to no vacant premises in 2010. The increase of premises in the KIBA is due to recording the live-work units in the KIBA separately rather than as one block.

West Norwood Commercial Area

- The boundary of the West Norwood KIBA has been amended since the 2010 survey. These changes are listed in Appendices A & B.

- There is a total of 44,747 square metres of commercial floorspace within the West Norwood Commercial Area.
- Of this floorspace, 33,939 square metres (76%) falls within the 'B' use classes.
- There was 3,688 square metres of vacant 'B' class floorspace within the KIBA.
- This equates to 8% of the total commercial floorspace and 11% of the total 'B' class floorspace, compared to 2% of total floorspace and 11% of 'B' class floorspace in 2010.
- There are 41 premises within the KIBA, 5 of which were vacant equating to 12%. This compares to 109 premises in 2010 of which 31 were vacant equating to 28%.
- 34 premises in the KIBA fall within the 'B' use classes, 5 of which were vacant equating to 15%. This compares to 42 premises in 2010, 6 of which were unoccupied equating to 14%.

Zennor Road and adjoining sites

- The boundary of the Zennor Road KIBA has been amended since the 2010 survey as per the schedule included in Appendix A.
- There is a total of 27,809 square metres of commercial floorspace within the Zennor Road KIBA. This is an increase of from 25,653 in 2010. The increase is due to the development of part of the KIBA into a builders merchants.
- Of this floorspace, 21,786 square metres (78%) falls within the 'B' use classes. This compares with 21,199 square metres (83%) of 'B' use classes in 2010.
- There was 2,547 square metres of vacant 'B' class floorspace within the KIBA, compared to 2,958 square metres in 2010.
- This figure equates to 9% of the total commercial floorspace and 12% of the total 'B' class floorspace. This compares to 12% of the total commercial floorspace and 14% of the total 'B' class floorspace being unoccupied in 2010.
- There are 40 premises within the KIBA, 9 of which were vacant equating to 23%. This is compared to 64 premises in 2010, 5 of which were unoccupied equating to 8%. The decrease in the number of premises is due to the removal of residential properties from the KIBA.
- 33 premises fall within the 'B' use classes, 4 of which were vacant equating to 12%. This compared 38 premises in 2010, 5 of which were unoccupied equating to 13%.

Table 1: Breakdown of Vacant 'B' Class KIBA Floorspace 2010 and 2012

KIBA	Total Commercial Floorspace m ²		Total B class Floorspace m ²		B' class as % of all Commercial Floorspace		Vacant Floorspace												Vacant 'B' as % of total Commercial Floorspace		Vacant 'B' class as % of total 'B' class Floorspace	
							B1a		B1b		B1c		B2		B8		Total					
	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012
Bon Marche	2466	5176	2466	3436	100%	66%	430	166	0	0	218	0	0	0	0	0	648	166	26%	3%	26%	5%
Brighton House-Piano House	3738	3738	2594	2597	69%	70%	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0%
Camberwell Trading Estate	15161	17636	15161	15837	100%	90%	0	1836	0	0	408	0	1693	0	130	375	538	2211	4%	13%	4%	14%
Clapham North	13376	14574	7552	8387	56%	58%	89	314	0	0	0	0	0	0	0	0	89	314	1%	2%	1%	4%
Clapham Park Hill	3795	3831	3183	3141	84%	82%	539	932	0	0	0	0	0	0	0	0	539	932	14%	24%	17%	30%
Coldharbour Lane & Bengeworth Industrial Estate	19313	18984	19313	17810	100%	94%	0	2440	0	0	870	0	0	0	0	0	870	2440	5%	13%	5%	14%
Durham Street- Oval Way	6135	9905	5239	9784	85%	99%	220	571	0	0	0	146	0	0	0	0	220	717	4%	7%	4%	7%
Ellerslie Industrial Estate	27010	27009	24238	21910	90%	81%	0	0	0	0	181	1376	0	0	5099	0	5280	1376	20%	5%	22%	6%
Eurolink	4763	4763	4763	4763	100%	100%	285	247	0	0	0	0	0	0	116	0	401	247	8%	5%	8%	5%
Freemans	13202	7998	2640	5621	20%	70%	0	4967	0	0	0	0	0	0	0	0	0	4967	0%	62%	0%	88%
Hamilton Road	2277	2253	2277	2253	100%	100%	0	0	0	0	0	231	0	177	0	0	0	408	0%	18%	0%	18%
Kennington Business Park	38897	37801	37271	33877	96%	90%	1565	628	0	0	0	0	0	0	0	0	1565	628	4%	2%	4%	2%
Lion Yard	1551	1551	1551	1551	100%	100%	276	276	0	0	0	0	0	0	0	0	276	276	18%	18%	18%	18%
Loughborough Road	5151	4894	5151	3553	100%	73%	0	0	0	0	42	0	0	252	618	152	660	404	13%	8%	13%	11%
Milkwood Road Estate	12942	13516	12479	11789	96%	87%	149	0	0	0	128	221	74	69	116	0	393	290	3%	2%	3%	2%
Montford Place/Oval Way	40891	43355	40891	40474	100%	93%	7440	3661	0	0	0	0	0	0	0	0	7440	3661	18%	8%	18%	9%
Park Hall Trading Estate	11011	11067	11011	10964	100%	99%	263	373	46	0	485	0	0	0	88	0	882	373	8%	3%	8%	3%
Shakespeare Business Centre	3272	3272	3272	3272	100%	100%	0	191	0	0	0	179	0	0	0	0	0	370	0%	11%	0%	11%
Shakespeare Road Depot	16443	5698	16443	5698	100%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0%
Somers Place	2478	2478	2478	2478	100%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0%
Southbank House and Newport Street	27363	28052	24009	24732	88%	88%	63	0	63	0	820	0	0	310	430	7838	1376	8148	5%	29%	6%	33%
Stannary Street	13039	19997	12191	19354	93%	97%	0	4235	0	0	0	0	0	0	0	0	0	4235	0%	21%	0%	22%
Timbermill Way	11549	9271	11420	9182	99%	99%	0	167	0	0	0	0	0	0	0	0	0	167	0%	2%	0%	2%
Wandsworth Road*	1824	14045	1794	11232	98%	80%	137	274	0	0	381	42	0	0	0	0	518	316	28%	2%	29%	3%
Waterworks Road	8966	4574	4840	1202	54%	26%	0	0	0	0	0	0	0	0	0	587	0	587	0%	13%	0%	49%
West Norwood Commercial Area	54906	44747	36021	33939	66%	76%	520	0	0	0	806	3282	662	406	0	0	1326	3688	2%	8%	4%	11%
Zennor Road	25653	27809	21199	21786	83%	78%	1314	0	0	0	390	2347	0	0	1254	200	2958	2547	12%	9%	14%	12%
Total	387173	387995	331447	330623	86%	85%	13290	21278	109	0	4729	7824	2429	1214	7851	9152	25979	39468	7%	10%	8%	12%

*The Wandsworth Road 2012 figure has been corrected to rectify the under representation of floorspace and premises from previous surveys.

Table 2: Breakdown of Premises in 2010 and 2012

KIBA	No of Premises		No. Vacant		% Vacant		No 'B' Class premises		No vacant 'B' Class Premises		% Vacant 'B' Class Premises	
	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012	2010	2012
Bon Marche	79	56	20	2	25%	4%	78	55	20	1	26%	2%
Brighton House-Piano House	23	23	1	0	4%	0%	21	21	1	0	5%	0%
Camberwell Trading Estate	68	59	5	7	7%	12%	67	48	5	6	7%	13%
Clapham North	20	29	1	2	5%	7%	17	23	1	2	6%	9%
Clapham Park Hill	9	14	3	2	33%	14%	8	10	2	2	25%	20%
Coldharbour Lane & Bengeworth Industrial Estate	16	15	1	1	6%	7%	15	10	1	1	7%	10%
Durham Street- Oval Way	52	52	4	7	8%	13%	49	50	3	7	6%	14%
Ellerslie Industrial Estate	27	19	4	1	15%	5%	16	16	4	1	25%	6%
Eurolink	132	132	11	6	8%	5%	132	132	11	6	8%	5%
Freemans	1	8	0	5	0%	63%	1	6	0	5	0%	83%
Hamilton Road	11	10	0	2	0%	20%	11	10	0	2	0%	20%
Kennington Business Park	64	147	3	11	5%	7%	61	142	3	11	5%	8%
Lion Yard	16	12	2	2	13%	17%	11	12	2	2	18%	17%
Loughborough Road	46	28	5	4	11%	14%	46	25	5	4	11%	16%
Milkwood Road Estate	46	48	5	4	11%	8%	44	41	5	2	11%	5%
Montford Place	11	16	1	2	9%	13%	11	11	1	2	9%	18%
Park Hall Trading Estate	90	106	7	7	8%	7%	90	105	7	7	8%	7%
Shakespeare Business Centre	77		0		0%		77		0		0%	
Shakespeare Road Depot	4	1	0	0	0%	0%	0	0	0	0	0%	0%
Sommers Place	3	3	0	0	0%	0%	3	3	0	0	0%	0%
Southbank House and Newport Street	19	22	3	8	16%	36%	10	17	3	3	30%	18%
Stannary Street	27	27	0	4	0%	15%	19	22	0	4	0%	18%
Timbermill Way	46	71	0	3	0%	4%	42	66	0	3	0%	5%
Wandsworth Road*	10	51	2	4	20%	8%	8	45	2	2	25%	4%
Waterworks Road	14	18	0	1	0%	6%	6	11	0	1	0%	9%
West Norwood	109	41	31	5	28%	12%	42	34	6	5	14%	15%
Zennor Road	64	40	5	9	8%	23%	38	33	5	4	13%	12%
Total	1084	1048	114	99	11%	9%	923	948	87	83	9%	9%

*The Wandsworth Road 2012 figure has been corrected to rectify the under representation of floorspace and premises from previous surveys.

Appendix A

Table 5. Schedule of Minor Changes to KIBAs

As originally published in the Core Strategy – Changes to the Proposals Map Adopted January 2011

The following minor boundary changes to KIBAs were proposed in order to remove anomalous land uses (particularly retail, residential and community uses) and to remove potentially conflicting policy designations, such as an overlap between a KIBA and a town centre. The reason for this rationalisation was to simplify the application of KIBA policy (Core Strategy Policy S3(a)) by ensuring that the revised KIBAs contain only appropriate employment and sui generis uses, as far as possible. The information about which addresses to remove from the KIBAs come from the KIBA Survey 2008 and the Lambeth Commercial Development Pipelines (completions).

KIBA	Change	Addresses
Norwood Commercial Area	Deletion of residential and retail areas	7, 8, 9, 10, 11, 12-14 Cotswold Street. William Marsden House, 11 Knights Hill. 20-74, 80-130, 49-59 & 81-127 Norwood High Street. See Map 33.
Durham Street/Oval Way	Deletion of residential areas	331, 337 Kennington Lane
Stannary Street	Deletion of residential areas	1 Stannary Street
Bondway	Deletion of residential areas	101-111 Wandsworth Road
Wandsworth Road	Deletion of residential and retail areas	366-370, 384 -394A Wandsworth Road & 42-46 Clyston Street
Shakespeare Road Depot	Deletion of residential areas and the new secondary school.	257-263 Shakespeare Road and Evelyn Grace Academy

Ellerslie Industrial Estate	Deletion of residential areas and Public House	Sandhurst Court, Acre Lane. 12, 14, 16, 18 Strathleven Road. 2, 4, 6, 8, 10 Glenelg Road. Hope and Anchor public house 123 Acre Lane.
Zennor Road Industrial Estate	Deletion of Residential and Community uses	1, 2, 3, 4, 5, 6 Margaret Rutherford Place. 55, 59 60, 61 Molly Huggins Close. 1, 2, 3, 4, 5, 6, 7, 8 Benjamin Mews. Cavendish Place, 31 A, B, C Hydethorpe Road. 3 Weir Road. 11, 11a, 13 Weir Road.
Waterworks Road	Deletion of residential and retail	132, 134 Brixton Hill
Clapham North Industrial Estate	Deletion of residential	33, 35, 37, 39 Jeffery's Road.
Camberwell Trading Estate	Deletion of residential and retail	115, 119 Denmark Road
Lion Yard	Deletion of residential	1, 3, 5, 7, 9 Tremadoc Road
Shakespeare Road Business Centre	Deletion of residential	86, 88, 90, 92, 94, 96, 98, 100, 102, Shakespeare Road
Clapham Park Hill	Deletion of residential and retail	26, 28, 30 Northbourne Road. 156, 158, 160, 162 Clapham Park Road. 1-8 Dryden Close.
Southbank House and Newport Street	Deletion of car park and residential	Gabriel House car park, Paradise Street. 17 Newport Street
Freemans	Deletion of area covered by implementation of planning application 06/02044/FUL	Amendment of KIBA boundary as outlined on map 34

Appendix B.

Table 6. De-designation of KIBAs

As originally published in the Core Strategy – Changes to the Proposals Map Adopted January 2011

In addition to the preceding correctional amendments to KIBA boundaries there were four more substantial changes to KIBAs. These arose from changes in policy introduced by the Core Strategy. Bondway and Somerleyton Road KIBAs were being wholly de-designated, whilst the West Norwood Commercial Area and Clapham North Industrial Area KIBA boundaries were partially de-designated. The changes in boundaries are shown on the accompanying maps. The justification for de-designation is explained in Topic Paper 2.

KIBA	Change
Bondway	De-designation of KIBA
Somerleyton Road	De-designation of KIBA
West Norwood Commercial Area	Partial de-designation as outlined on Map 33
Clapham North Industrial Estate	Partial de-designation as shown on Map 35