# Southwark council approves 27-storey mixed-use tower with 477 student rooms in Bermondsey



Southwark Council has approved plans for a prominent mixed-use development in South Bermondsey, marking a significant step in the ongoing regeneration of the Old Kent Road Opportunity Area. The approved scheme, designed by HTA, will see the creation of a 27-storey tower featuring 477 student accommodation rooms, alongside a 13-storey block containing 79 affordable homes and nearly 19,000 square feet of industrial space.

The development, known as Ilderton Wharf, is set on a currently vacant site that was formerly occupied by Jewson, a builders’ merchant. The new scheme replaces outdated premises with a dynamic combination of residential, industrial, and communal facilities. The student accommodation includes amenities such as communal areas, co-working spaces, and a café, reflecting contemporary demands for integrated living and working environments.

Alongside the tall 27-storey residential tower, the project delivers a 13-storey "shoulder" block devoted to affordable homes, addressing Southwark’s housing priorities by contributing much-needed affordable housing at a significant scale. The industrial component, occupying a separate building with between one to four storeys, is designed to remain flexible, encouraging employment and supporting local businesses.

The scheme is part of a broader wave of regeneration in the Bermondsey area, which has recently seen several large-scale residential and mixed-use proposals greenlit. For example, nearby, TP Bennett has gained approval for substantial housing and co-living developments involving towers up to 27 storeys, further transforming the local skyline and community profile. These projects are often accompanied by pocket parks and publicly accessible spaces, aiming to enhance the urban environment around them.

Developer Fifth State, working in partnership with Melrose Capital and Amazon Capital, has pushed forward the Ilderton Wharf plans as part of a wider portfolio of regeneration efforts. The site had previous consent for three towers ranging from nine to 25 storeys, intended to deliver 163 homes and a new, modern facility for Jewson. The new proposals now focus more heavily on student accommodation, reflecting a strategic shift to cater to growing demand for this type of housing in London, alongside affordable residential units and employment spaces.

Other professional collaborators include consulting engineers CGP MEP on building services, Expedition on structural engineering, and RWDI providing environmental expertise, underscoring the technical complexity and ambition of the project.

This approval follows a trend in Southwark of supporting high-rise developments that combine mixed uses to meet diverse urban needs, striking a balance between housing, workspace, and community amenities. The council’s decisions demonstrate a commitment to revitalising underutilised sites with thoughtfully designed, vertically integrated developments.

In a neighbouring development, the London borough continues to encourage ambitious residential projects through its approval of proposals like the 27-storey towers on Ilderton Road and a newly consented 27-storey office tower close to the Shard. These collectively signify Southwark's increasing role as a hub for tall buildings, blending residential, commercial, and student housing schemes that cater to dynamic urban lifestyles.

Overall, the Ilderton Wharf scheme reflects a forward-looking approach to urban regeneration, aiming to provide a mix of housing options and economic opportunities in a fast-evolving part of south London.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.building.co.uk/news/southwark-council-approves-27-storey-mixed-use-tower/5136906.article)
* Paragraph 2 – [[1]](https://www.building.co.uk/news/southwark-council-approves-27-storey-mixed-use-tower/5136906.article)
* Paragraph 3 – [[1]](https://www.building.co.uk/news/southwark-council-approves-27-storey-mixed-use-tower/5136906.article), [[2]](https://www.estatesgazette.co.uk/news/plans-in-for-fifth-states-bermondsey-pbsa-scheme/)
* Paragraph 4 – [[4]](https://www.building.co.uk/news/bermondsey-residential-towers-plan-gets-southwark-go-ahead/5126199.article), [[6]](https://www.bdonline.co.uk/news/tp-bennett-gets-go-ahead-for-bermondsey-towers/5126190.article)
* Paragraph 5 – [[3]](https://www.estatesgazette.co.uk/news/council-set-to-approve-fifth-states-ilderton-wharf-scheme/)
* Paragraph 6 – [[1]](https://www.building.co.uk/news/southwark-council-approves-27-storey-mixed-use-tower/5136906.article)
* Paragraph 7 – [[1]](https://www.building.co.uk/news/southwark-council-approves-27-storey-mixed-use-tower/5136906.article)
* Paragraph 8 – [[4]](https://www.building.co.uk/news/bermondsey-residential-towers-plan-gets-southwark-go-ahead/5126199.article), [[5]](https://www.building.co.uk/news/green-light-for-27-storey-tower-next-to-shard/5112977.article)

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## Bibliography

1. <https://www.building.co.uk/news/southwark-council-approves-27-storey-mixed-use-tower/5136906.article> - Please view link - unable to able to access data
2. <https://www.estatesgazette.co.uk/news/plans-in-for-fifth-states-bermondsey-pbsa-scheme/> - Fifth State has submitted plans for a 477-bed student accommodation scheme in Bermondsey, London. The development, located at Ilderton Wharf, 1-7 Rollins Street, SE15, involves demolishing existing redundant builders’ merchant premises. The proposal includes 79 affordable homes and flexible employment-generating industrial space, including affordable workspace. The scheme comprises a 27-storey residential tower and a part-one, part-two, and part-four-storey industrial building. The plans were submitted to Southwark Council alongside Tide Construction’s updated plans for a nearby co-living development at 79-161 Ilderton Road, SE16, which it acquired from Wittington Investments.
3. <https://www.estatesgazette.co.uk/news/council-set-to-approve-fifth-states-ilderton-wharf-scheme/> - Fifth State has received a recommendation to approve planning consent for a 477-bed student accommodation scheme on Ilderton Wharf. The developer filed plans for the Jewson site on Ilderton Wharf, SE15, in 2024. The site, owned by Twenty Twenty Ilderton Wharf and SGBD Property, had previously received consent for three towers of nine, 23, and 25 storeys, providing 163 homes. The plans also incorporated a new facility for Jewson designed to meet the builders merchant’s changing operational requirements. Fifth State, in partnership with Melrose Capital and Amazon Capital, proposed to provide the student housing alongside 80 affordable homes, in three towers of 27, 13, and 10 storeys.
4. <https://www.building.co.uk/news/bermondsey-residential-towers-plan-gets-southwark-go-ahead/5126199.article> - A TP Bennett-designed housing development that will deliver 120 flats and 605 co-living studios has been given the go-ahead by Southwark Council. The practice’s proposals for Ilderton Road in Bermondsey are a reworking of a scheme by SPPARC Architecture for the site – a stone’s throw from Millwall FC’s The Den stadium, which Southwark resolved to approve in 2020. TP Bennett’s plans for client Wittington Investments comprise two buildings separated by a pocket park. The northern building features towers of 27 storeys and 18 storeys, linked by a five-storey podium. The southern building has towers of 16 storeys and 10 storeys linked by a five-storey podium.
5. <https://www.building.co.uk/news/green-light-for-27-storey-tower-next-to-shard/5112977.article> - Pilbrow & Partners has been given the green light for a 27-storey office tower next to the Shard. Southwark council voted in favour of the mixed-use scheme, which is being masterminded by Dutch developer Edge, last week. The tower (middle) is located within an emerging cluster of buildings next to the Shard. The scheme involves demolishing Becket House, a 1980s building which has been occupied by a Home Office immigration centre. The planning win will provide the practice some consolation following communities secretary Robert Jenrick’s decision to reject its controversial proposals to redevelop the former London Fire Brigade HQ on the Albert Embankment in Lambeth last month.
6. <https://www.bdonline.co.uk/news/tp-bennett-gets-go-ahead-for-bermondsey-towers/5126190.article> - A TP Bennett-designed housing development that will deliver 120 flats and 605 co-living studios has been given the go-ahead by Southwark Council. The practice’s proposals for Ilderton Road in Bermondsey are a reworking of a scheme by SPPARC Architecture for the site – a stone’s throw from Millwall FC’s The Den stadium, which Southwark resolved to approve in 2020. TP Bennett’s plans for client Wittington Investments comprise two buildings separated by a pocket park. The northern building features towers of 27 storeys and 18 storeys, linked by a five-storey podium. The southern building has towers of 16 storeys and 10 storeys linked by a five-storey podium.