Programme

7.00  Introduction
7.05  Feedback on outcomes of last forum - Allies & Morrison Urban Practitioners
7.15  Introduction to options testing - Southwark Council and Allies & Morrison Urban Practitioners
7.35  Break
7.45  Options testing
8.40  Feedback
9.00  Close
forum feedback to date
Previous workshop scope

1. To confirm the constraints
2. To identify and explore opportunities
3. To outline a vision for the area
OUR VISION

Green space to be included in developments, especially housing.

Human scale frontages - limit to building heights

2 stations? Mandela Way or Rotherhithe
What should stay and what should change?
What should stay and what should change?
What should stay and what should change?
What should stay and what should change?
the old kent road should be...

- a balance of new and existing housing
- familiar town centres with plenty of facilities
- a mainly cycle and pedestrian route, a lot less traffic dominated
- for the people not the developers
- have plenty of green spaces
- more local employment opportunities
- have more links that reflect the history of the area
- one big area of neighbourhoods that complete each other
- sensitive to existing historical buildings and places of worship
- affordable

- re-develop Mandela way sites, add new employment opportunities
- new council houses with community facilities
- combination of low and high rise buildings
- high rise buildings of a high architectural quality
What should the vision be?
What should the vision be?
What should the vision be?
emerging concept
Initial ideas

1. The Old Kent Road itself
   - The focus of activity and interchange
   - A series of places
Initial ideas

2. The routes across
   • Addressing historic lack of connections
   • Reducing the barrier of the Old Kent Road itself
     • Forging new north-south connections
Initial ideas

2. The routes across
   • Addressing historic lack of connections
   • Reducing the barrier of the Old Kent Road itself
     • Forging new north-south connections
     • Completing the supporting east-west paths
Initial ideas

3. Town centres
   • Retail activity focused on the road
   • High Street character
   • Two centres with different qualities:
     • East Street / Old Kent - Local service centre
     • St. James / Christ Church - Addition of comparison and leisure use
Initial ideas

4. Areas for development
   • Delivering new homes
   • Increasing the number of jobs
   • Celebrating the existing activities and vibrancy
   • Introducing new roles and reasons to visit
Initial ideas

5. Park and spaces
   • Support Burgess Park – linkages and differentiation
   • Range of sizes and types of spaces
introduction to options testing
Background

- Strong desire to see an extension to the Bakerloo Line through the area
- Some large areas of industrial and retail land which could be redeveloped – potentially up to 60 hectares in the long term
- Local desire for significant improvement and investment to improve the quality of local neighbourhoods and the environment
- Characterisation study and consultee input has identified areas which would benefit from change and those that should be protected
- Place-making study is identifying
  - the framework for change,
  - the principles that should guide intervention; and
  - the quantum of development that would be appropriate.
Understanding density

1 Hectare
Understanding density

1 Hectare

Density = \(\frac{\text{number of homes}}{\text{site area}}\) = \(\frac{150 + 225}{1 \text{ ha}}\) = 375 u/ha
Understanding density

Trafalgar Place
Site area: 1.4 ha
Units: 235
Density: 200 u/ha
Understanding density

Tabard Square
Site area: 1.2 ha
Units: 572
Density: 450 u/ha
Understanding mixed use

SINGLE USE

Residential only

Cooper's Road

Commercial only

Biscuit Factory

Old Kent Road
Understanding mixed use

MIXED USE

Retail and leisure plus residential

Bermondsey Square

Retail plus residential

Herne Hill
Understanding mixed use

MIXED USE

Retail and leisure plus residential

Bermondsey Square

Retail plus residential

Herne Hill
Understanding mixed use

MIXED USE

Retail plus office

High Holborn

Workshops plus residential

Matchmakers Wharf, Hackney
Understanding mixed use

MIXED USE

Retail plus office

High Holborn

Workshops plus residential

Matchmakers Wharf, Hackney
The exercise

Two scenarios

A. Development scenario with two Bakerloo line stations on the Old Kent Road 35mins
   • 15,000 homes
   • Doubling the number of jobs to 10,000
   • You will need to use all of the sites outlined

B. Development scenario with no Bakerloo line extension 20mins
   • As many homes as you would like (estimate suggests around 5,000 homes)
   • As many jobs as you would like
   • You can use as many or as few of the sites as you like (but you need to consider how likely sites are to come forward without the transport investment)
The exercise

Approaching the task

1. Choose 2 station locations
The exercise

Approaching the task

1. Choose 2 station locations
2. **Draw on some connections or new routes you would like to see created**
The exercise

Approaching the task

1. Choose 2 station locations
2. Draw on some connections or new routes you would like to see created
3. Identify some key areas where you want to introduce open space
The exercise

Approaching the task

1. Choose 2 station locations
2. Draw on some connections or new routes you would like to see created
3. Identify some key areas where you want to introduce open space
4. **Identify where you would like to locate community uses**
The exercise

Approaching the task

1. Choose 2 station locations
2. Draw on some connections or new routes you would like to see created
3. Identify some key areas where you want to introduce open space
4. Identify where you would like to locate community uses
5. **Identify where you would like to see town centres / shopping**
The exercise

Approaching the task

6. Place the employment blocks in those areas where you would like to see offices, studios, light industrial activities
The exercise

Approaching the task

6. Place the employment blocks in those areas where you would like to see offices, studios, light industrial activities.

7. Place the medium and high density housing blocks where you would like to see residential uses.

![Medium density](image1.png)  ![High density](image2.png)
<table>
<thead>
<tr>
<th>Open space</th>
<th>Local park</th>
<th>Local play and sports area</th>
<th>Linear park</th>
<th>Urban square</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5ha</td>
<td>Bird in Bush Park, Commercial Way</td>
<td>Victory Community Park, Balfour Street</td>
<td>Crompton Terrace Gardens, Islington</td>
<td>Emma Cons Square, Waterloo</td>
</tr>
</tbody>
</table>
What the blocks represent

**Community uses**

<table>
<thead>
<tr>
<th>Size</th>
<th>Block</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 - 10,000 sqm</td>
<td>2 blocks</td>
<td>Secondary school</td>
</tr>
<tr>
<td>2,500 - 5,000 sqm</td>
<td>1 block</td>
<td>Primary school</td>
</tr>
<tr>
<td>2,000 sqm</td>
<td>1 block</td>
<td>Community centre</td>
</tr>
<tr>
<td>800 sqm</td>
<td>1 cube</td>
<td>Doctors surgery</td>
</tr>
</tbody>
</table>
What the blocks represent

**Shops**

<table>
<thead>
<tr>
<th>Size</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,000 sqm</td>
<td>Equivalent to a supermarket</td>
<td>Harrow-on-the-Hill</td>
</tr>
<tr>
<td>2,000 sqm</td>
<td>High Street retail / leisure block</td>
<td>Bermondsey Square</td>
</tr>
<tr>
<td>2,000 sqm</td>
<td>High Street retail block</td>
<td>Herne Hill</td>
</tr>
</tbody>
</table>
What the blocks represent

Employment

500 jobs
Managed workspace
The Biscuit Factory, Bermondsey

250 jobs
Studios / light industrial / office space
The Biscuit Factory, Bermondsey
What the blocks represent

Medium density residential (200-300 u/ha)

150 homes
120 homes
80 homes
80 homes

St Andrews, Bromley by Bow
Trafalgar Place

Bermondsey Spa
What the blocks represent

Medium density residential (200-300 u/ha)

150 homes  120 homes  80 homes  80 homes
What the blocks represent

Medium density residential (200-300 u/ha)

150 homes  120 homes  80 homes  80 homes

St Andrews, Bromley-by-Bow  Trafalgar Place
What the blocks represent

High density residential (400-550 u/ha)

300 homes  250 homes  150 homes  150 homes

Tabard Square  Keybridge House
What the blocks represent

High density residential (400-550 u/ha)

300 homes  250 homes  150 homes  150 homes

Tabard Square  Keybridge House
Rules

• You **can** stack different uses on top of each other to illustrate the mix of uses

• You **cannot** stack residential bricks on top of other residential bricks

• You **cannot** stack green spaces bricks on top of any other brick
Rules on block use

Use all following blocks:

- In order to achieve 15,000 homes you need to place all high and medium density blocks.
- In order to achieve 8,000 jobs all employment blocks have to be placed.
- In order to achieve 45,000 sqm of retail all blocks have to be used (this supports a further 2,000 jobs).

Flexible use of the following blocks:

- Open space blocks
- Community blocks
Potential development areas

- Range of potential sites under consideration
- Primarily focused on industrial and retail parks
Potential development areas

- Range of potential sites under consideration
- Primarily focused on industrial and retail parks
- Grid represents 1ha squares
The exercise

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Open Space

Medium density
150 homes

Community

High density
300 homes

Shops

Employment