OLD KENT ROAD COMMUNITY FORUM WORKSHOP
Tuesday 3 November 2015

Old Kent Road Place Making Study

Allies and Morrison
Urban Practitioners

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

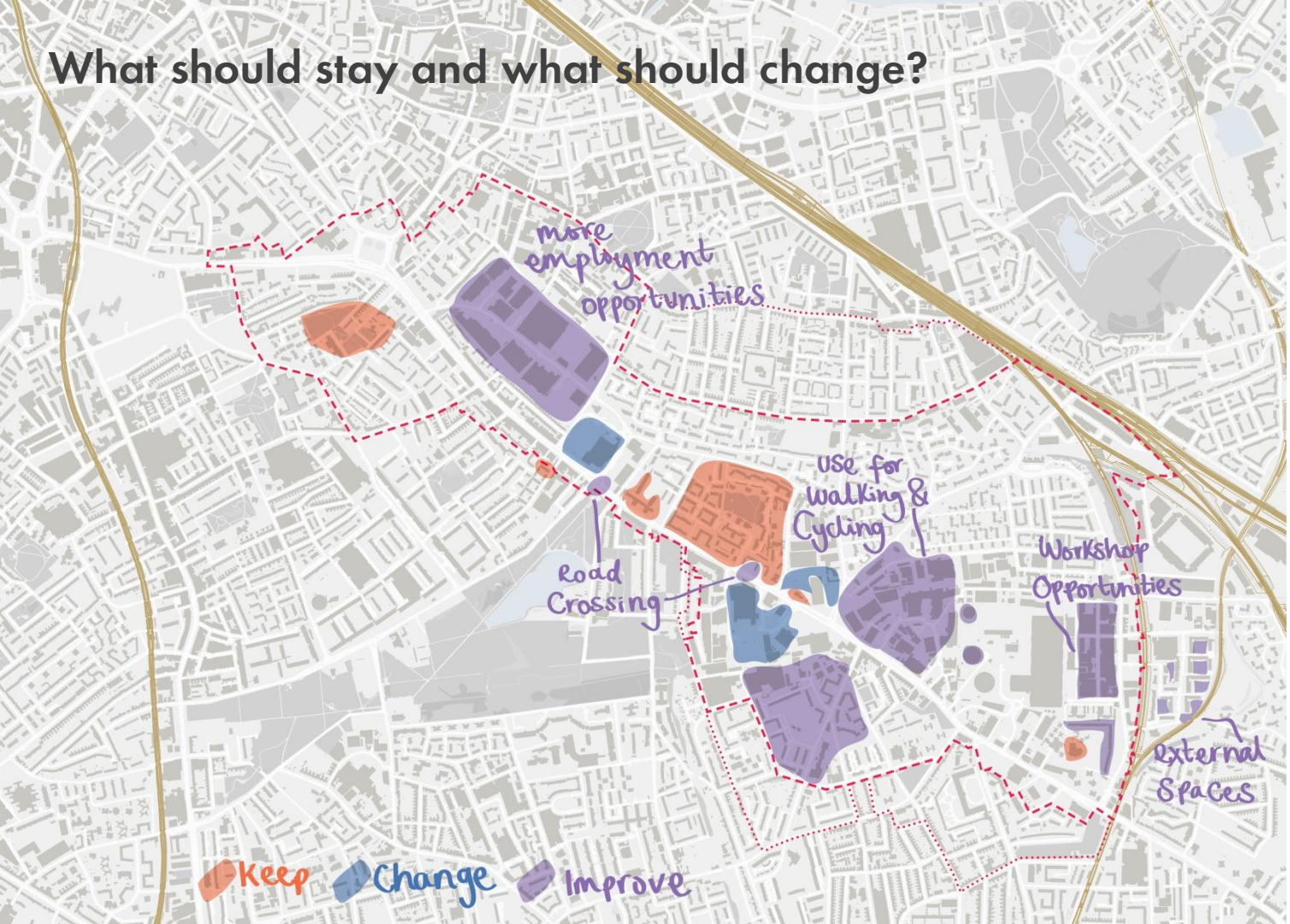
1. To confirm the constraints
2. To identify and explore opportunities
3. To outline a vision for the area

PLACE-MAKING STUD
community workshop - Tuesday 8 Sept

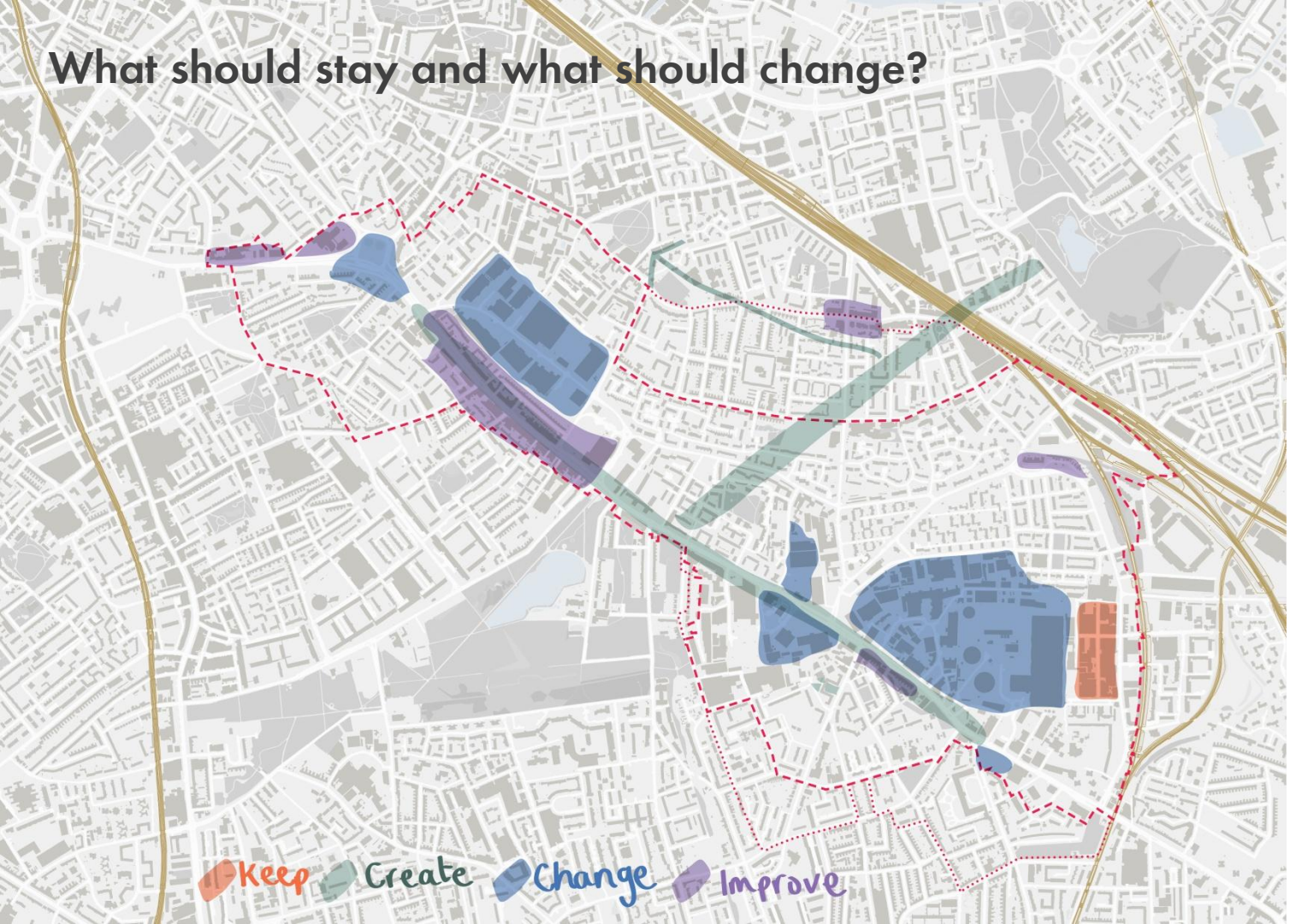
OLD KENT ROAD
PLACE-MAKING STUDY
Community workshop - Tuesday 8 September 2015
OUR VISION
Green space to be included in developments, especially housing.
Human scale frontages - limit to building heights
2 stations? Marlowe Way & Rotherhithe
COMMUNITY
QUIET WAYS
ATTRACTIVE PEDESTRIAN ROUTES
EMPLOYMENT
NEW INDUSTRY
NEIGHBOURHOOD
SQUARE
TOWN CENTRE
JOBS AND TRAINING
HISTORIC
HEALTHY
CONNECTED STREETS
NEW STATIONS
RANGE OF BUILDING HEIGHTS
HIGH QUALITY CYCLE ROUTES
GREEN NETWORK
COURTYARD SPACES
PRIVATE GARDENS
OUTDOOR SPACE
BETTER ACCESS TO PUBLIC TRANSPORT
NEW STATION
COUNCIL HOMES
Rotherhithe New Road
Ilderton Road
Summary of what has

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?

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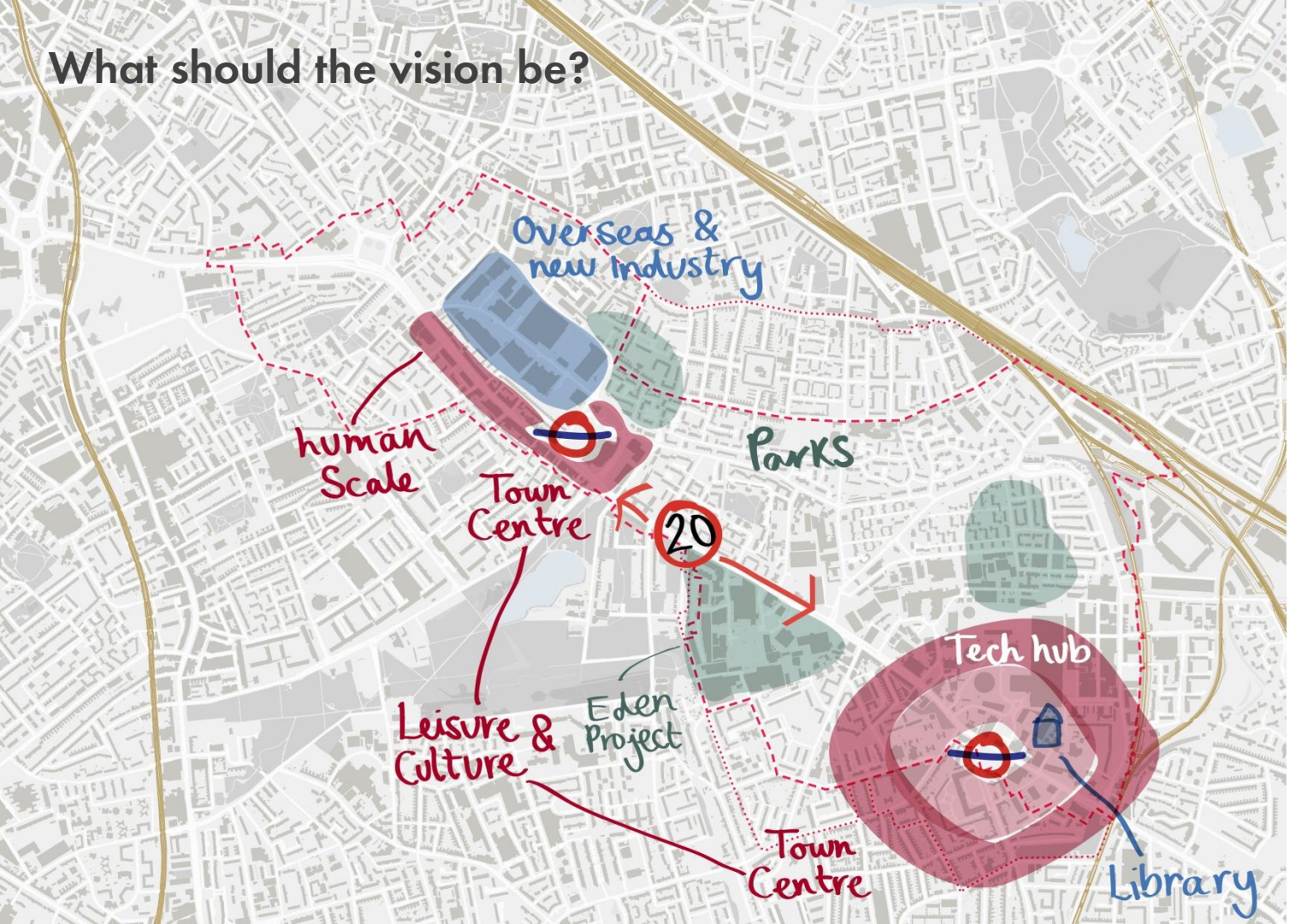

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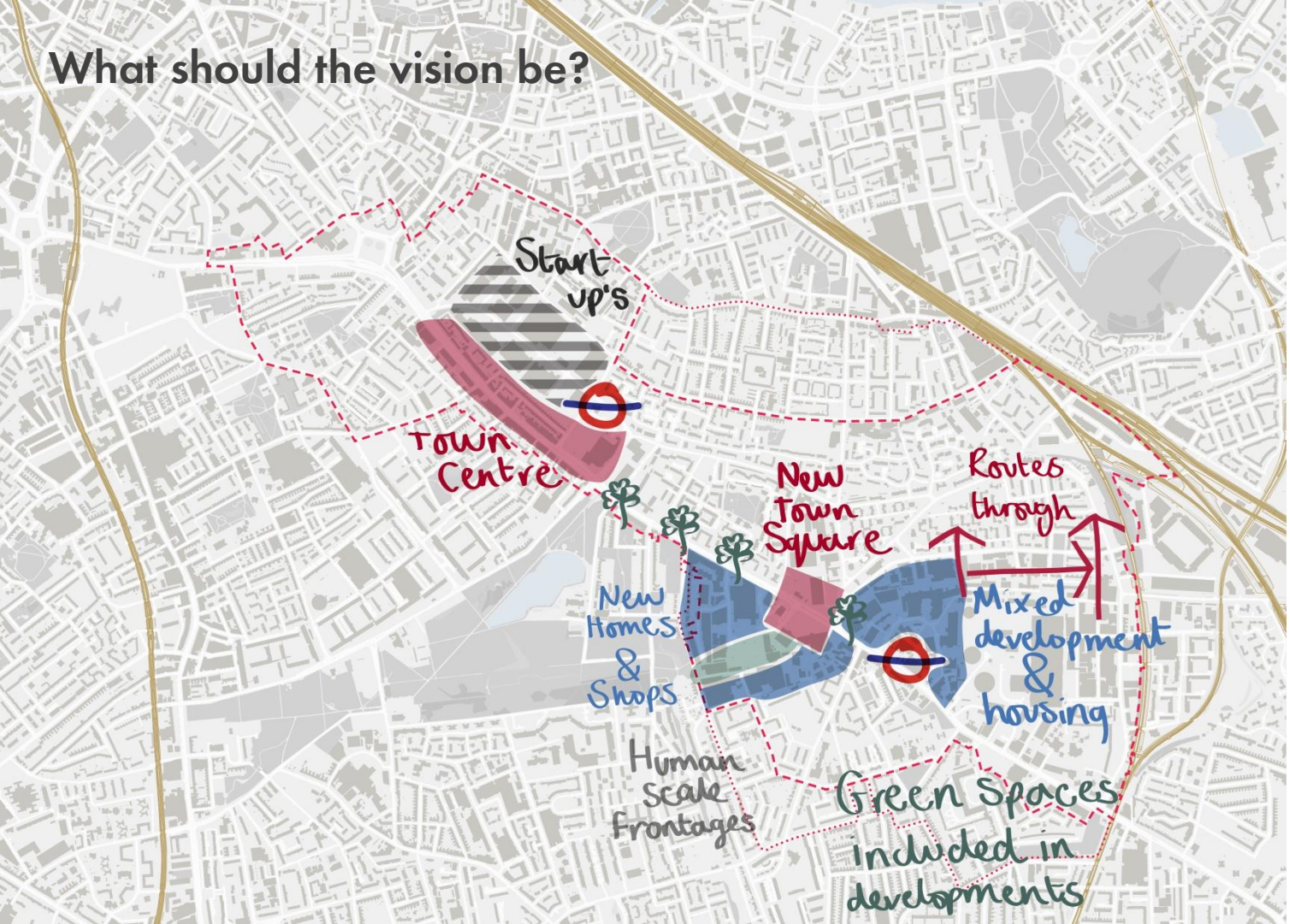
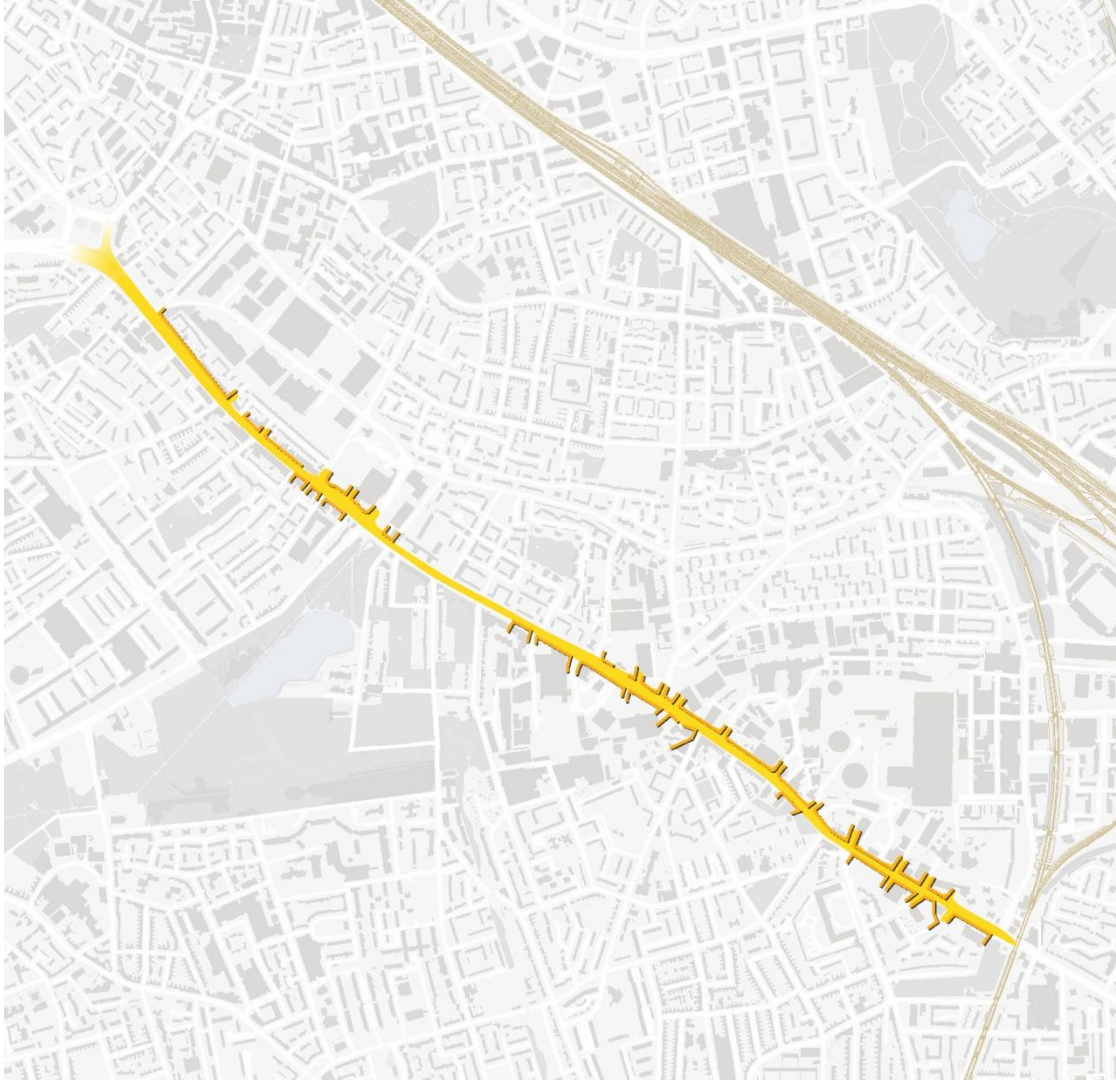


emerging concept

Initial ideas

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



Initial ideas

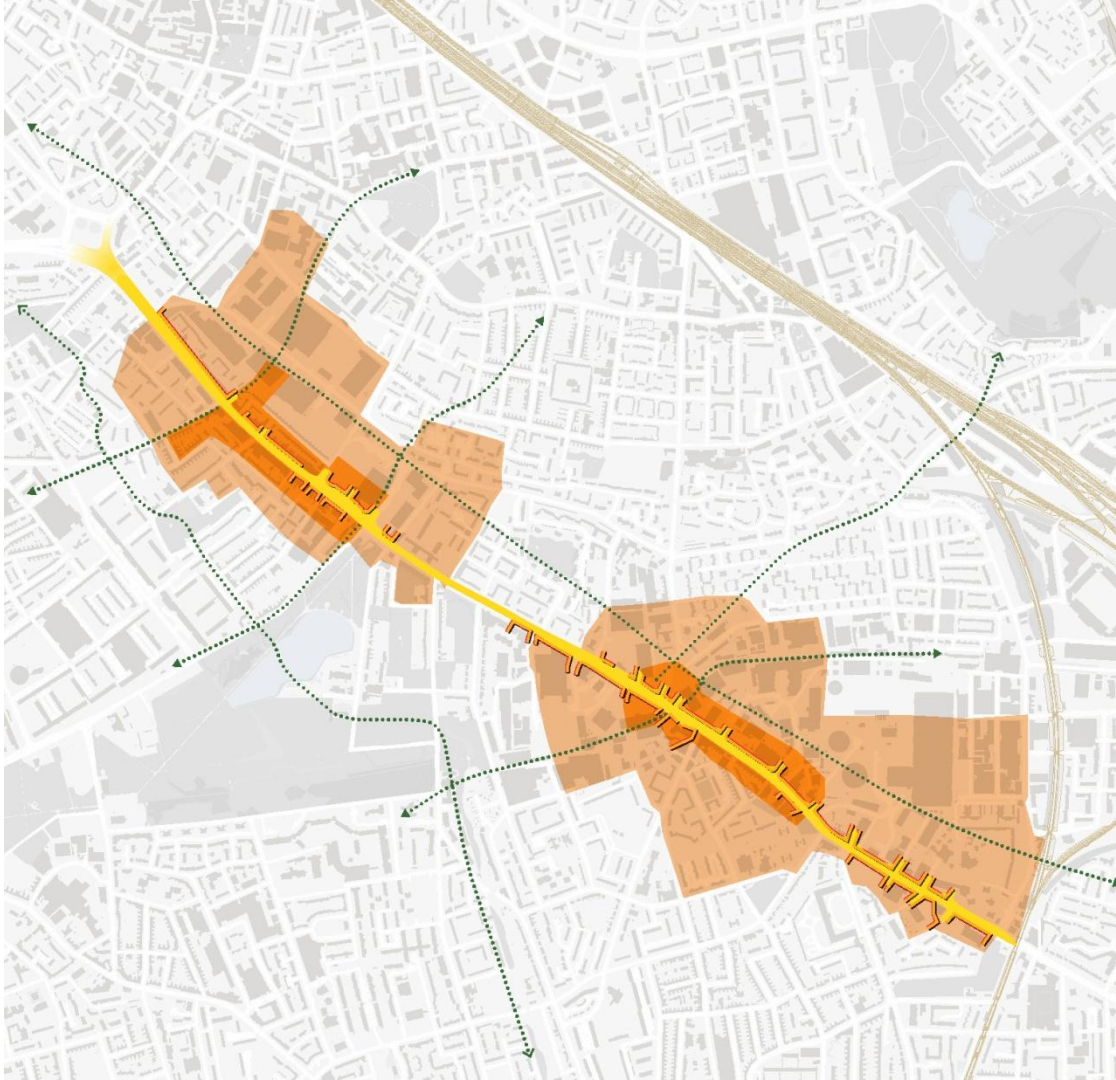
2. The routes across
    - Addressing historic lack of connections
    - Reducing the barrier of the Old Kent Road itself
        - Forging new north-south connections

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

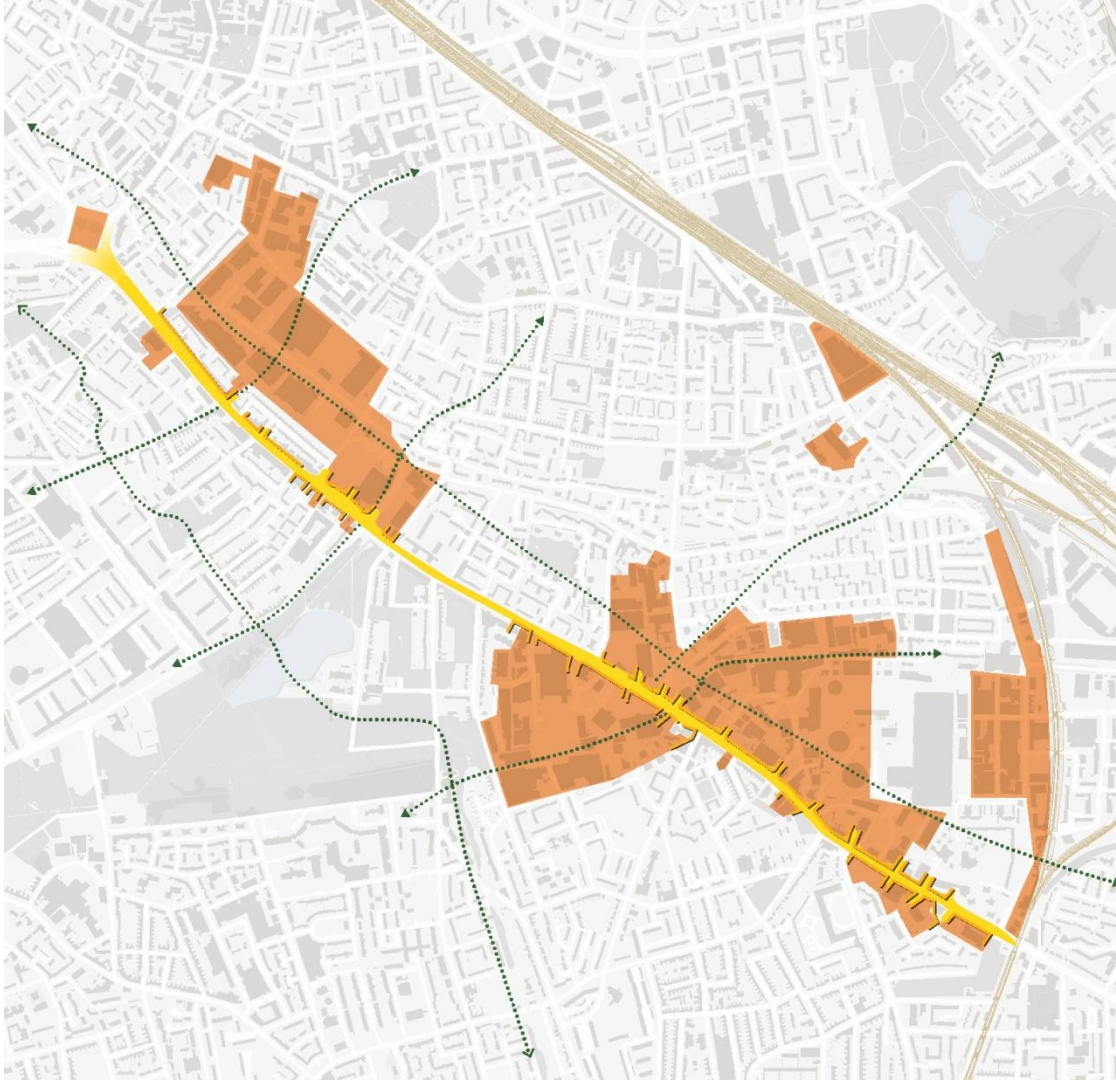
Initial ideas

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

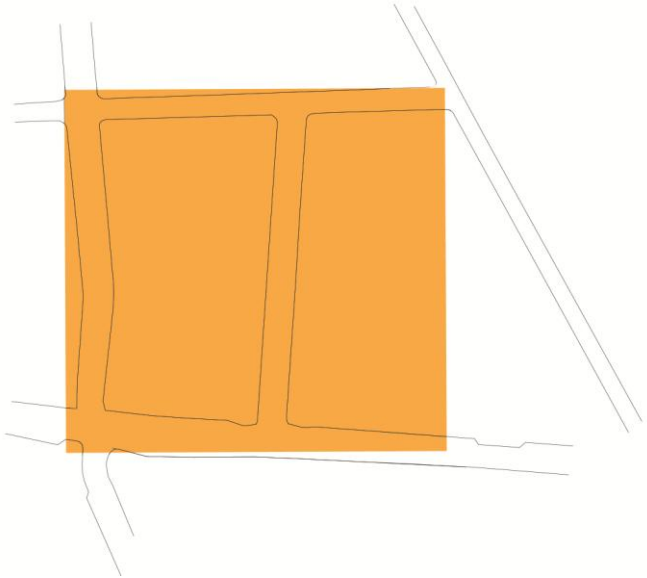
introduction to options testing

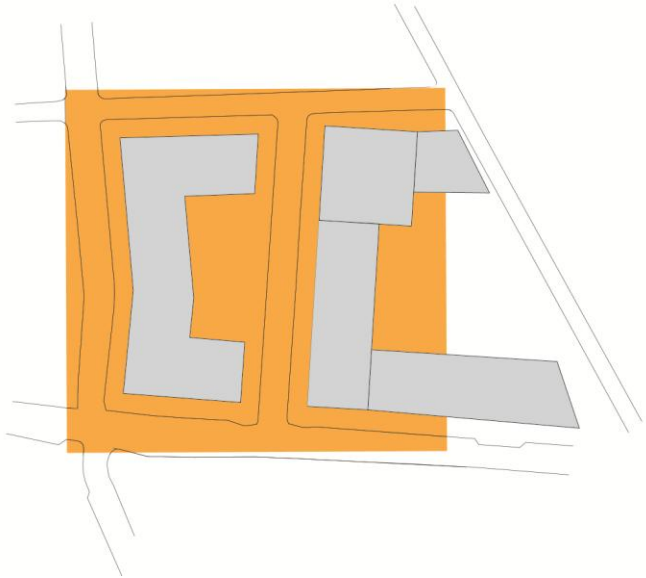
Background

- 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

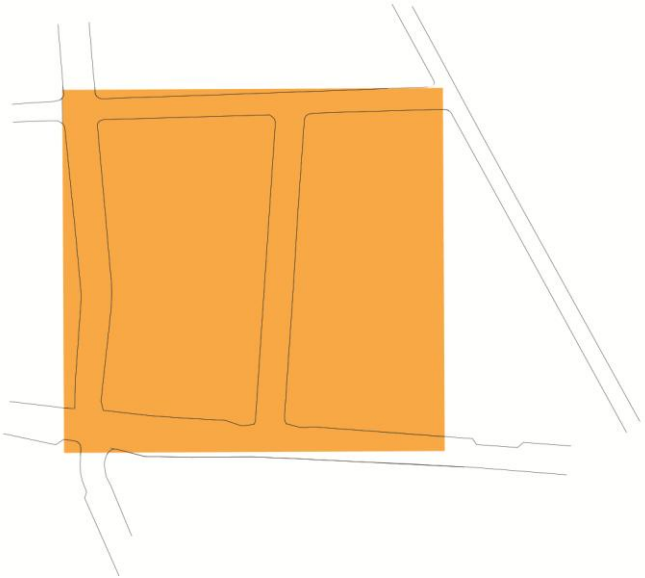
1
Hectare

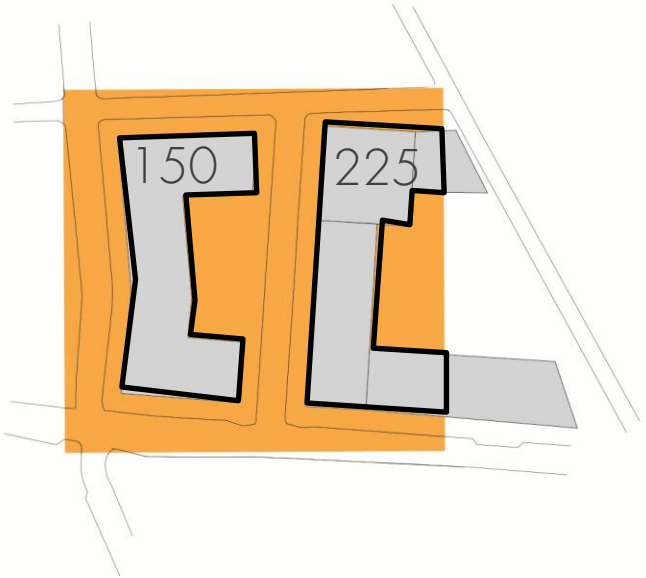




Understanding density

1 Hectare



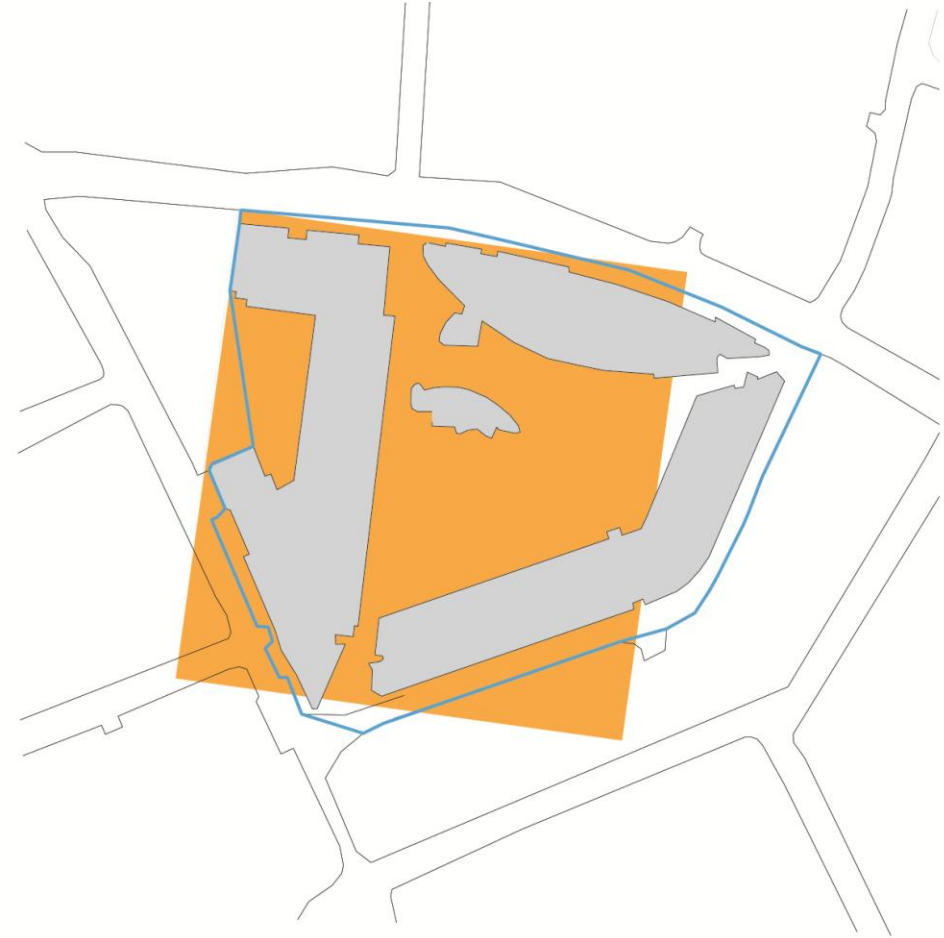


$$\text{Density} = \frac{\text{number of homes}}{\text{site area}} = \frac{150 + 225}{1\text{ha}} = 375\text{u/ha}$$

Understanding density

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

Understanding density



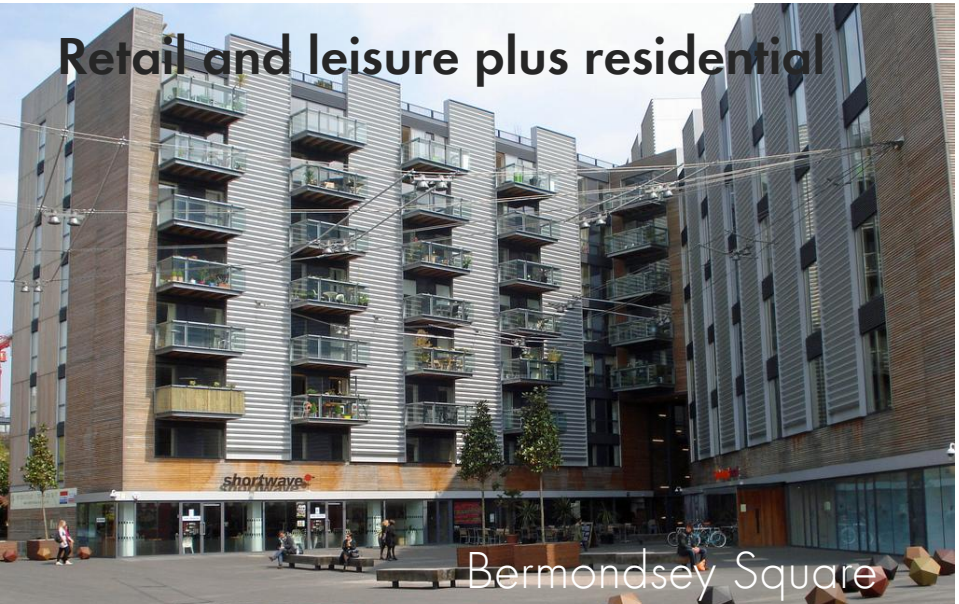
Tabard Square
Site area: 1.2 ha
Units: 572
Density: 450 u/ha

Understanding mixed use

SINGLE USE

Understanding mixed use

MIXED USE



Understanding mixed use

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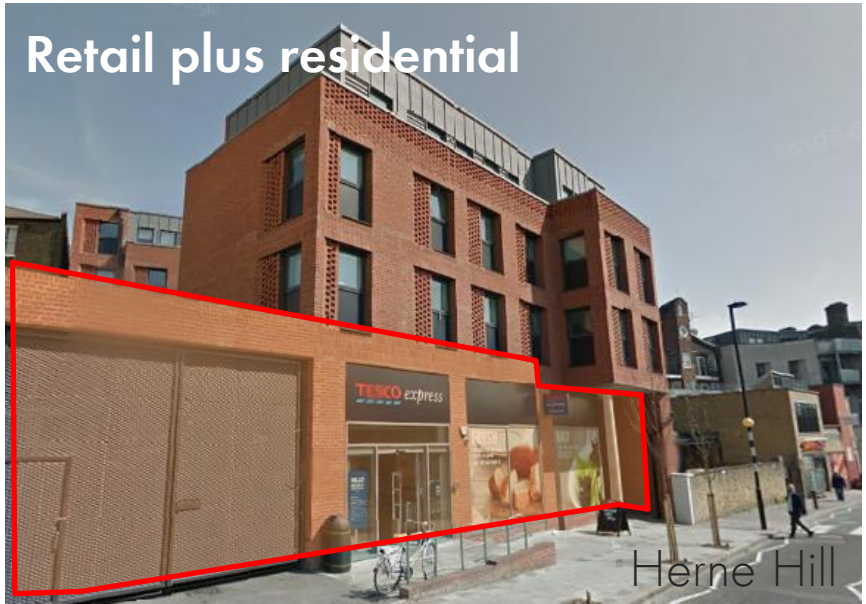

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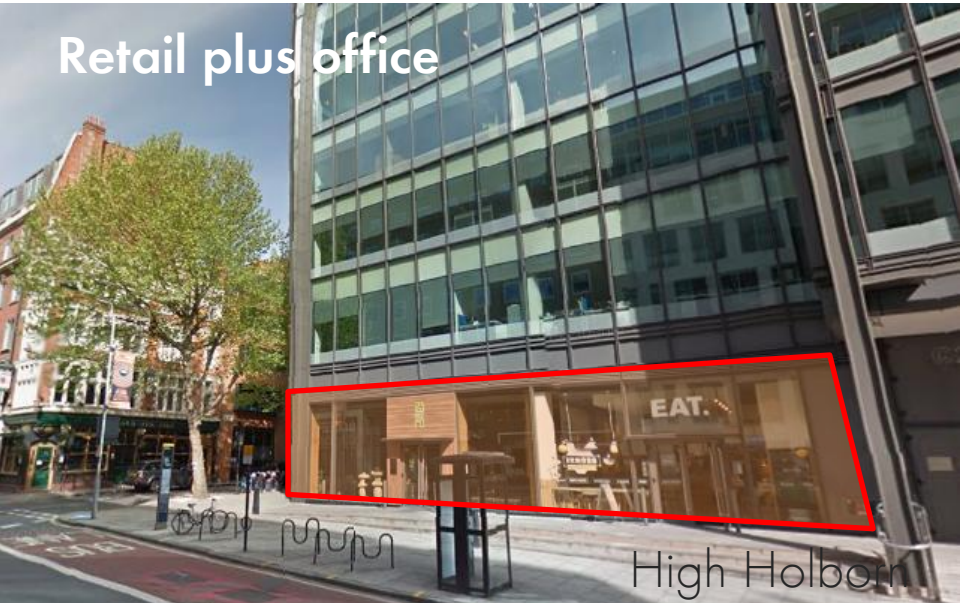


The exercise

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**

Public open spaces / parks

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**

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**

Shops

The exercise

Approaching the task

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

Employment

The exercise

Approaching the task

6. Place the employment blocks in those area 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

High density

What the blocks represent

Open space

0.5ha

Local park

Bird in Bush Park, Commercial Way

0.25ha

Local play and sports area

Victory Community Park, Balfour Street

0.25ha

Linear park

Crompton Terrace Gardens, Islington

0.15ha

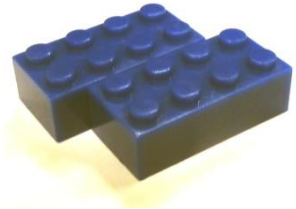
Urban square

Emma Cons Square, Waterloo

What the blocks represent

Community uses

5 - 10,000 sqm



Secondary school

2,500 – 5,000 sqm

Primary school

2,000 sqm

Community centre

800 sqm

Doctors surgery

What the blocks represent

Shops

4,000 sqm

Equivalent to a supermarket

Harrow-on-the-Hill

2,000 sqm

High Street retail / leisure block

Bermondsey Square

2,000 sqm

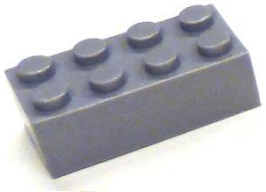
High Street retail block

Herne Hill

What the blocks represent

Employment

500 jobs



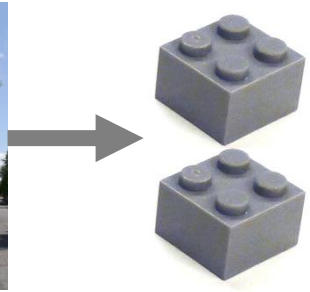
Managed workspace

The Biscuit Factory, Bermondsey

250 jobs

Studios / light industrial / office space

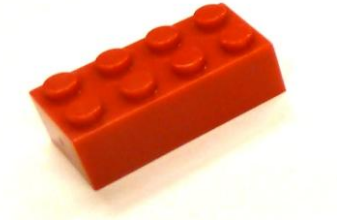
The Biscuit Factory, Bermondsey



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

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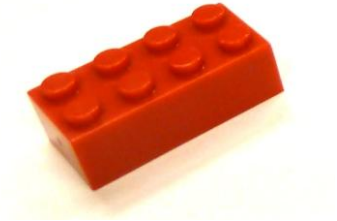

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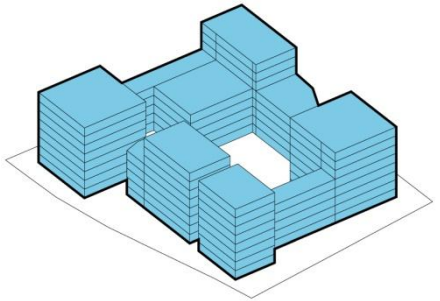

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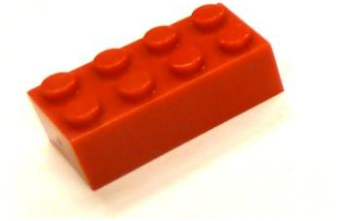

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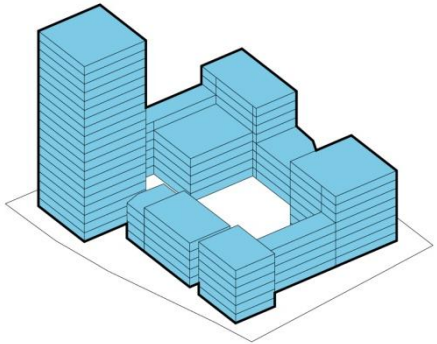


What the blocks represent

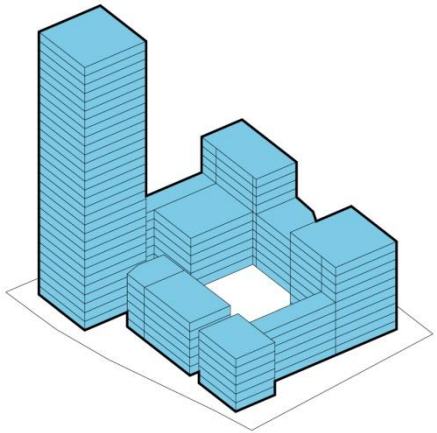
High density residential (400-550 u/ha)

300 homes

250 homes

150 homes

150 homes



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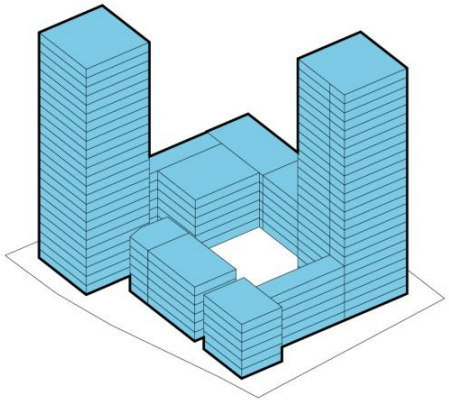
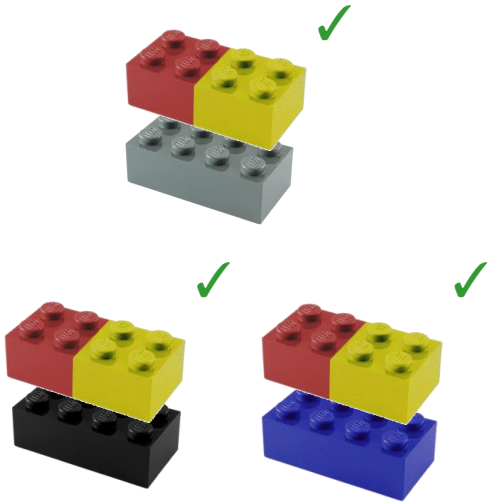
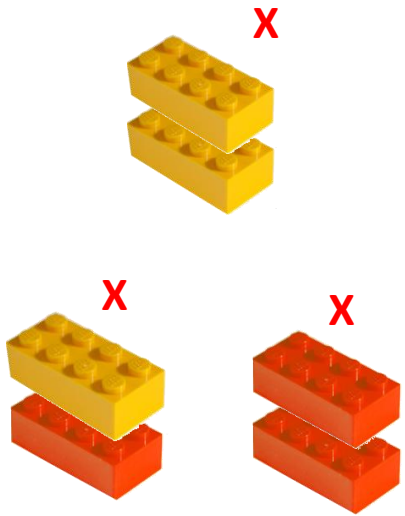


Rules

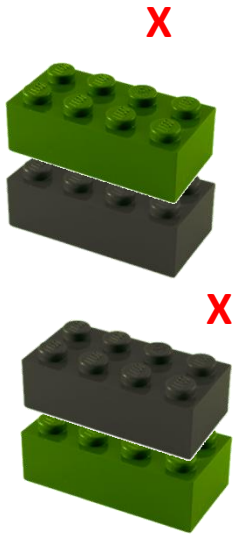
- You **can** stack different uses on top of each other to illustrate the mix of uses



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

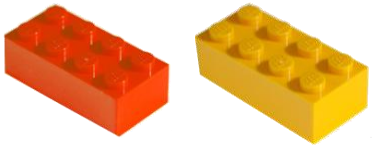


- You **cannot** stack green spaces bricks on top of any other brick



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 45,000sqm 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

Grange Rd
Burrhill Court
Burrhill Grove
Burrhill Green
Burrhill Primary School
Burrhill Primary
Burrhill Primary
Burrhill Primary

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Open Space

Community

Shops

Employment

Medium density

150 homes

High density

300 homes