OLD KENT ROAD
COMMUNITY FORUM | 28 January 2016
Agenda

- 7.00 pm  Introduction from Cllr Mark Williams and Southwark Council Officers
- 7.05 pm  Feedback from the last ‘regeneration options’ meeting
- 7.15 pm  Guest speakers
- 7.45 pm  BREAK
- 8.00 pm  Workshops
- 8.45 pm  Feedback
- 9.00 pm  Close
Feedback from the last ‘regeneration options’ meeting
Purpose

Explore different regeneration options for the future of the Old Kent Road. Consider:

• The location of new homes, shops, business space and community facilities
• Locations for open spaces and how these can reinforce the network of spaces in the area
• Which areas can have higher density housing and in which areas should be lower
• The difference that the Bakerloo line extension might make in the area
Task

Two scenarios

A. Development scenario with two Bakerloo line stations on the Old Kent Road
   • 15,000 homes
   • Doubling the number of jobs to 10,000

B. Development scenario with no Bakerloo line extension
   • As many homes as you would like (estimate suggests around 5,000 homes)
   • As many jobs as you would like
Potential development areas

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

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

### Shops

<p>| | | |</p>
<table>
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<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>4,000 sqm</td>
<td>2,000 sqm</td>
<td>2,000 sqm</td>
</tr>
</tbody>
</table>

- **Equivalent to a supermarket**
- **High Street retail / leisure block**
- **High Street retail block**

![Harrow-on-the-Hill](image1)

![Bermondsey Square](image2)

![Herne Hill](image3)
What the blocks represent

Employment

500 jobs

250 jobs

Managed workspace

Studios / light industrial / office space

The Biscuit Factory, Bermondsey

The Biscuit Factory, Bermondsey

www.southwark.gov.uk
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

Empire Square
Keybridge House
Options
Employment locations

- Office cluster
- Maintain valuable existing employment and buildings
- Business focused school
- Retain existing studio and workspace cluster
- SME Office / workspace cluster
- Arts / entrepreneur market
- Science / enterprise park
High density housing locations
Open space locations
High density housing often placed with open space
Contact: planningpolicy@southwark.gov.uk
Web: www.southwark.gov.uk