Camberwell regeneration
Pocket Spaces

Public consultation report May 2013

www.southwark.gov.uk

Camberwell library and public space
Camberwell Green
Streets (highway improvements)
Pocket spaces (proposed areas)

Supplementary Planning Document (covers Camberwell Community Council area)
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Introduction

On 21 January Southwark Council launched the consultation of five projects as part of the £11m Camberwell Regeneration programme, this included the library and public space, the Green, the Streets, Pocket Spaces and the Supplementary Planning Document (SPD). This consultation, which was held in conjunction with Transport for London and Lambeth Council, ran for six weeks, and closed on 8 March for all projects except the Camberwell SPD which ran for 12 weeks and closed on 12 April.

A summary of the five projects and further information can be found for each project on the website – www.southwark.gov.uk/camberwellregen

This consultation report is dedicated to the responses for the Camberwell Pocket Spaces project. Please refer to the document Camberwell regeneration programme summary to read about the stakeholder engagement across all five projects during the consultation duration which can be found on the website.

Camberwell Pocket Spaces

- **Project summary:** To ensure Camberwell functions as a coherent town centre, the large number of public spaces, roads and laneways throughout the town centre need to be brought into use more effectively. This could mean additional landscaping, new seating, improved street lighting or redesigning the space. An audit of these pocket spaces has been undertaken and priorities set for improvements has been proposed. The Urban Design Framework outlines these spaces, the issues they face and the opportunities for their improvements.

- **Intended outcomes:** Ultimately, Camberwell will consist of a number of complementary public spaces ranging in size and function that create a cohesive, exciting and inclusive public realm. Several sites are priorities for the council in ensuring that progress is made on town centre improvements quickly.

- **Consultation status:** To date no consultation has been undertaken on this initiative.

- **Project timeline:** Construction work is expected to start winter 2013 and anticipated to conclude winter 2014.

- **Stakeholder engagement:** To update on the Pocket Spaces design and landscape options; and to request responses to those options.

- **Summary of six week stakeholder engagement:** For the public to see the two proposed options; present the benefits of the scheme and provide opportunities to comment at the events and online.
• **Exhibition content for Camberwell Pocket Spaces:** This project presented one A1 sized display board containing proposed concept visuals, different options to compare and consider, location diagram and text to explain the proposals. Visitors were asked to view the three prioritised options, ask questions and complete the project consultation questionnaire either at the event or online.
  
  • **Pocket Spaces – one board with location map, photos and artists’ impressions of proposals**
    - Three priority options requiring improvements for different areas. Visitors were asked to prioritise which options they believed should be improved first, second and third.

### Stakeholder groups specific engagement to Camberwell Pocket Spaces

The 1000+ database of individuals and stakeholder groups were categorised as follows:

• **Southwark and Lambeth Councils** – cabinet members, ward councillors, relevant project personnel and departments
• **Residents and businesses**
• **Forums and networks**
• **Tenants residents associations**
• **Nurseries, primary and secondary schools within one mile radius**
• **Churches of all faiths within one mile radius**
• **Interested Parties database from the redevelopment of Camberwell Leisure Centre project**
• **Consultation respondents and those people that registered to be kept informed only**

In addition to the above, specific stakeholder groups with an interest in this project were kept informed by email and met with at exhibitions and at one-to-one meetings where the design schemes were available.

• **SE5 Forum** – meeting held on Tuesday 22 January
• **Friends of Camberwell Green** – meeting held on Wednesday 20 February
• **Camberwell Society** – sub group planning meeting held on Thursday 28 February

Specific invitations to meet at nearest exhibition

• **Southwark Pensioners Centre**
• **Parkside Medical Centre**
• **Magistrates Court**
• **Southwark Disability Association**
PowerPoint presentation written about Camberwell regeneration specifically aimed at eight to 16 year olds, and delivered by the group leaders of these organisations

- **Youth Community Council**
- **Scout Association – Southwark district (SES)**
- **Southside Youth Leaders Academy**

Consultation analysis

There were 69 individual comments on Camberwell Pocket Spaces added online with an additional three emails received. The respondents from three emails have been recorded and their comments included only in the statistics and main issues raised in section F. **72 responses in total.**

These are the questions asked on the consultation form. Please note that not all boxes were responded to which is why they do not all add up to the same amount.

**Priorities set**

- Priority one includes Artichoke Place and Coldharbour Place
- Priority two includes Datchelor Place, Mary Boast Walk, Grove Lane and Selborne Road
- Priority three includes Orpheus Street and Wren Road

**a) We have identified a programme of investment in Pocket Spaces, with three levels of priority for improvement. Do you agree with the priorities set?**

![Survey Results Chart]

**72 responses**
b) Which schemes do you think should be the **first** priority (max three answers)

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Votes</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Artichoke Place</td>
<td>46</td>
<td>26%</td>
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<tr>
<td>Coldharbour Place</td>
<td>20</td>
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</tr>
<tr>
<td>Daneville Road</td>
<td>7</td>
<td>4%</td>
</tr>
<tr>
<td>Datchelor Place</td>
<td>12</td>
<td>7%</td>
</tr>
<tr>
<td>Grove Lane</td>
<td>31</td>
<td>18%</td>
</tr>
<tr>
<td>Mary Boast Walk</td>
<td>9</td>
<td>5%</td>
</tr>
<tr>
<td>Orpheus Street</td>
<td>26</td>
<td>15%</td>
</tr>
<tr>
<td>Selborne Road</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>Wren Road</td>
<td>22</td>
<td>13%</td>
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174 responses

c) Which schemes do you think should be the **second** priority (max three answers)

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Votes</th>
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<tr>
<td>Coldharbour Place</td>
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<tr>
<td>Daneville Road</td>
<td>14</td>
<td>11%</td>
</tr>
<tr>
<td>Datchelor Place</td>
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<td>16%</td>
</tr>
<tr>
<td>Grove Lane</td>
<td>9</td>
<td>7%</td>
</tr>
<tr>
<td>Mary Boast Walk</td>
<td>16</td>
<td>12%</td>
</tr>
<tr>
<td>Orpheus Street</td>
<td>20</td>
<td>16%</td>
</tr>
<tr>
<td>Selborne Road</td>
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<tr>
<td>Wren Road</td>
<td>19</td>
<td>15%</td>
</tr>
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</table>

129 responses
d) Which schemes do you think should be the **third** priority (max three answers)

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Votes</th>
<th>Percentage</th>
</tr>
</thead>
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<tr>
<td>Daneville Road</td>
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<tr>
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<tr>
<td>Grove Lane</td>
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<td>10%</td>
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<tr>
<td>Mary Boast Walk</td>
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<td>15%</td>
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<tr>
<td>Orpheus Street</td>
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<td>9%</td>
</tr>
<tr>
<td>Selborne Road</td>
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<tr>
<td>Wren Road</td>
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<td>7%</td>
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108 responses

e) Results for combined respondents choices (in order of most votes)

<table>
<thead>
<tr>
<th>First and second</th>
<th>Artichoke Place</th>
<th>55</th>
<th>18%</th>
</tr>
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<tbody>
<tr>
<td>Artichoke Place</td>
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<td>Orpheaus Street</td>
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<td>15%</td>
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<td>Wren Road</td>
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<td>Grove Lane</td>
<td>12</td>
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<tr>
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<td>10</td>
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<td>23</td>
<td>21%</td>
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</tr>
<tr>
<td>Selborne Road</td>
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<td>7%</td>
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<table>
<thead>
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<tbody>
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<tr>
<td>Orpheaus Street</td>
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<td>Wren Road</td>
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<td>Mary Boast Walk</td>
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</tr>
<tr>
<td>Daneville Road</td>
<td>30</td>
<td>7%</td>
<td></td>
</tr>
<tr>
<td>Selborne Road</td>
<td>29</td>
<td>7%</td>
<td></td>
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</tbody>
</table>

303 combined responses

411 combined responses
f) We would like to hear how you think that we could improve these spaces, please add your comments

This section enabled respondents to add any further issues.

a) Artichoke Place
   • Shared space concept would be a great treatment for the area crossing Camberwell Church Street from Grove Lane to Artichoke Place. Narrow the traffic here to one lane in each direction and use planters or other furniture to protect the enlarged footways. Allow the pubs and cafes at this crossroads to occupy part of the larger footways with tables and chairs and plant lots of London Plane trees along the widened Church Street footways. Improve the street lighting with some excellent design.
   • Completely pedestrianise Artichoke Place including car park.
   • May be in Artichoke Place allow small traders or food stalls.
   • I would like to see area in Artichoke Place made available and attractive for community events. I would like to see a craft, antique market in Wren Road once or twice a week to attract a different kind of visitor.
   • Artichoke Place and Grove Lane could be more pleasant cafe/outside in the summer places, as could others. This needs to be supported by the encouragement of the right businesses and active uses fronting the spaces.

b) Grove Lane
   • ^SLS-1 – We consider that the Grove Lane pocket space could be significantly enhanced by extending its scope further south, beyond Jephson Street, in order to further improve the town centre and get the most out of the investment in this pocket space, which has significant potential for improvement for public use.

c) Coldharbour Place
   • I think Coldharbour Place needs to be a more safe/pleasant place to walk through.

d) Daneville Road
   • I believe Daneville Road should be reopened to traffic.
• Daneville Road - there are pot holes in road near traffic lights, also wheelie bins on pavement previously notified to Southwark.

• ^SLS-1 – We would like to see Daneville Road included as a pocket space. It seems appropriate to include it when it could be the walking/cycling spine that connects Grove Lane, Wren Road and Orpheus Street and has been the focus of so much confusion in the past about its long term purpose.

e) Datchelor Place

• I believe Datchelor Place should not be closed to traffic but rather reopened at the end to allow cars through to Mary Datchelor Close estate beyond; Camberwell needs connection and permeability through the estates not more closed roads. It would give back life to the area. It would also be a safer route for cyclists. Controls on the new crossroads with traffic lights and reduce accidents in this accident hotspot and also it would reduce accidents at the Vicarage Road, Church Street junction as cyclist would no longer need to use this.

f) Mary Boast Walk

• Please repair Mary Boast Walk as part of the scheme and keep it clear of skips.

g) Orpheus Street

• If bus stop moved to Orpheus Street this has to take priority.

• Make Orpheus Street, Daneville Road and Wren Road a bit brighter, not so quiet looking.

• Orpheus Street is not suitable for bus stop.

• If the bus stops towards Brixton are moved to Orpheus Street, this street should be improved as a higher priority.

h) Wren Road

• Wren Road in bad state of pavement by entrance to Lloyds Bank.

• I would like to see Wren Road a shared space with diagonal stop and shop parking on the west side and pedestrian friendly pavement. There is currently too much residents parking which does not fit with number of residents with cars.

• Have a market on Wren Road.
i) Trees

- As much planting of trees, pedestrianisation and seating areas as possible. Trees should be fruit trees (plum, apple, cherry) in line with the ‘wild food’ initiatives springing up in London.
- More trees.
- Trees!
- More trees, greenery, improve the street scape by more disciplined management of signage, both public and commercial.
- More trees and seating.
- Trees, better roads and footpaths.
- More trees - make them pedestrianised and some seating areas.
- Greenery, flowers, trees.

j) Street furniture/ lighting

- Please use consistent street furniture. If council cannot negotiate facade mounted lighting, then visually minimal vertical objects are appropriate. The language should be extended into the Green.
- Remove big rubbish bins
- Better lighting
- Provision of litter bins, and perhaps seating
- Make these streets feel a bit less ‘dead’, more activity, planting, better lighting, interesting and stimulating streetscape, but no bad ‘community art’.
- More lighting, space and greenery on Coldharbour Place and Love Walk.
- Good lighting. Linear threads of access between and through the different areas. Attractive murals where they are surrounded by high walls/buildings.
- Better lighting.
- All these places seem very isolated from the surrounding town centre even though they are part of it. The links between them and the overall look need to be vastly improved with trees and better lighting.
• Yorkstone paving, and traditional style street furniture such as lamp posts.
• Benches.
• New street furniture should take account of the historic character and significance of the conservation area (for example, using “heritage” style lamp posts used successfully in other conservation areas in Southwark).

k) Pavements
• Wider pavements, better lighting, carriageway in Grove Lane moved away from commercial premises.
• Widen pavements
• Wider pavements
• Original flag stones in Camberwell Passage must be retained and refurbished. Paving in other areas should be matching Yorkstone.

l) Parking and vehicle loading
• Allow for vehicle loading and unloading to keep vehicles off the main routes.
• You do need parking like Lordship Lane.

m) Miscellaneous ideas
• On Q.3 - Add Kimpton Road.
• Daneville Road should not be redeveloped.
• Urban gardens and murals.
• Continue to use Camberwell’s selling point - art! Create colourful murals and innovative use of light. Make them bright, safe and fun!
• Cyclist routes and (cycle parking) spaces please.
• Commitment from retail owners to think about rubbish and presentation of their buildings.
• This would definitely improve Camberwell. Need some permanent sites for small shops. Like North Cross Road. Danville Road would be ideal.
• Recycling facilities are ESSENTIAL.
n) Miscellaneous comments

• There is no suitable spot for bus stand for route 148.
• It’s a waste of money, they are underused- spend more money on the main streets!
• Reduce betting places please.
• ^SLS-1 – We strongly support plans to identify places for improvement. All of the locations identified will benefit from some attention.
• ^SLS-1 – We would like to understand how all the pocket spaces might be created as they are all important to the area. Potentially this should be considered as part of the SPD if this cannot be addressed fully in the current regeneration plans.

^ SLS-1 – Southwark Living Streets – Jeremy Leach

Respondents by email

There were three respondents that provided email contributions to the consultation from local residents and stakeholder groups; these are named below in order of date received.

• 26 February, Jeremy Leach (Southwark Living Streets)
• 7 March, Andy Blacknell
• 8 March, Jim Tanner

Permission granted by the individuals named above to publish their names.

Register to be kept informed

If you were not able to take part in the six week consultation and want to be kept informed of the Camberwell Streets project you can still register online. By registering your contact details you will be sent a regular enewsletter and notified of the stages for the duration of this project.

Please visit www.southwark.gov.uk/camberwellregen
What happens next?

These are the estimated stages of the Camberwell Pocket Spaces project

<table>
<thead>
<tr>
<th>2013</th>
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</thead>
<tbody>
<tr>
<td>January to March</td>
<td>Six week stakeholder engagement</td>
</tr>
<tr>
<td>March to April</td>
<td>Agreed prioritise programme</td>
</tr>
<tr>
<td>May to July</td>
<td>Work with community to develop concept design</td>
</tr>
<tr>
<td>August to October</td>
<td>Develop detailed design</td>
</tr>
<tr>
<td>November to December</td>
<td>Approvals</td>
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<table>
<thead>
<tr>
<th>2014</th>
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</thead>
<tbody>
<tr>
<td>Spring</td>
<td>Construction period</td>
</tr>
<tr>
<td>Summer</td>
<td>Completion of priority one Pocket Spaces</td>
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Appendix

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- One design option