

# Have we understood the key strengths & issues of Camberwell?

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Camberwell is a unique, vibrant and diverse part of London. Help us develop a plan to make it even better.

## What is today's event about?

Southwark Council wants to develop a vision for what good growth might look like in Camberwell. They know that change is happening in the area, and want to develop a plan so that the people of Camberwell benefit in the best way from it. They've asked architects Gort Scott and CarverHaggard, and landscape consultancy Uncommon Land to help this process over the next 3 months, but they can't do it without your input.

Today's event is the first in a series. We have already been talking to some local stakeholders, and today we want to hear from you.

**Please DO complete a feedback form. This will help ensure that we can really take your views into proper consideration as we develop our work.**

## How do we want to involve you?

Over the coming months, we will be holding events and activities - some open to all, some targeting particular groups such as local young people. If you would like to be added to our e-mail list to receive invitations to these do leave your details on the feedback form.

Project information, including displays and event reports will be shared on the project website: [www.southwark.gov.uk/camberwellplan](http://www.southwark.gov.uk/camberwellplan)

Questions about the project or additional feedback at any point? Contact us at: [camberwellplan@southwark.gov.uk](mailto:camberwellplan@southwark.gov.uk)

## What is the project brief?

The area we are looking at is centred around the crossroads at Camberwell Green, and is shown by the red line boundary on the plan below. We will be:

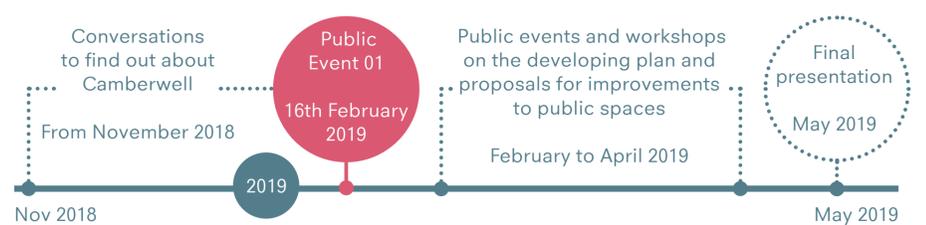
### 1. Developing a plan to guide future growth in Camberwell.

This will look at the area over time, taking into consideration the different things that make a place thrive. This plan will not have planning status, but will offer guidance.

### 2. Develop proposals for improvements to public spaces.

These will be submitted to the Mayor's Good Growth Fund in summer 2019 in support of the area vision's longer-term goals.

## Key project dates



Dates may change as the project develops

## Strengths

- The high street:** Attractive historic high street with a numerous successful local businesses.
- People:** Diverse local population and a strong sense of community.
- Mix of housing:** A mix of affordability, tenures, types and sizes that allows people to settle in Camberwell.
- Community spaces:** Multi-functional and affordable spaces that support a variety of different activities.
- Significant arts and health local institutions:** King's College Hospital, South London and Maudsley and the University of the Arts London.
- A rich history:** A strong local culture, numerous heritage buildings, and characterful different areas.
- Green spaces, health and leisure:** A good variety of open, planted landscapes with mature trees and wellbeing facilities.
- Location:** Proximity to London city centre and good bus connections.

## Issues

- Camberwell Station:** Lack of connection to the rail network.
- The Borough boundary:** It is difficult for a coordinated approach to planning of services and strategies.
- Safety:** In particular for young people.
- The railway line:** East-west movement is limited by the railway line.
- Poor pedestrian connections to the town centre:** Housing and industrial estates, and the hospital campuses are difficult to navigate through.
- Traffic, air quality and noise** from the main roads, which compromises walking and cycling.
- The high street:** Lack of footfall, vacancy, street clutter and maintenance.
- Workspace:** Amount and type of local employment opportunities and workspace.
- The edge to Burgess Park:** Some inappropriate uses and boundary conditions.



### Key

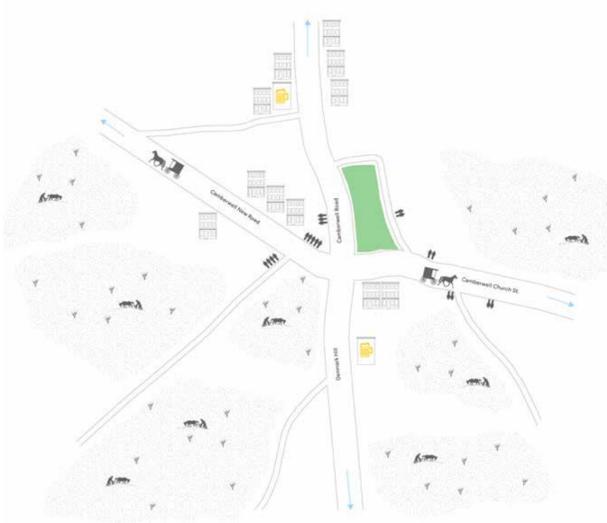
- Good Growth fund boundary
- Borough boundary
- The railway line
- ⊕ Operational Stations
- ⊕ Camberwell Station
- ⊕ The high street
- ✳ Significant local institutions
- ↔ Poor pedestrian connections to the town centre
- ← Main, heavily trafficked roads

# How did Camberwell develop?



## 1086

Camberwell appears in the Domesday Book. It was already a sizeable settlement with a church.



## The Georgian era, c. 17th to mid 18th century

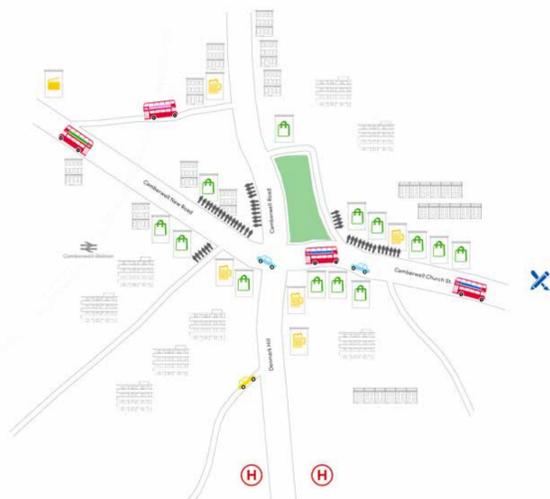
Camberwell became popular with wealthy middle-class professionals, who moved there for its landscapes, clean air and reputation for healing springs. They built large houses along the main roads into London, behind which remained as open farmland. Camberwell's wide roads developed to accommodate horse drawn coaches.

## The Victorian era, c. mid 18th-20th century

Railways and trams vastly improved Camberwell's connection to London. This brought a boom in development and a sharp rise in the population of Camberwell.

Camberwell Green was brought by the Parish Vestry in the late 19th century to protect it from development.

The arts and creativity thrived, with the establishment of the Camberwell School of Art and numerous local entertainment venues, including "The Camberwell Palace" and "The Metropole Theatre and Opera House".

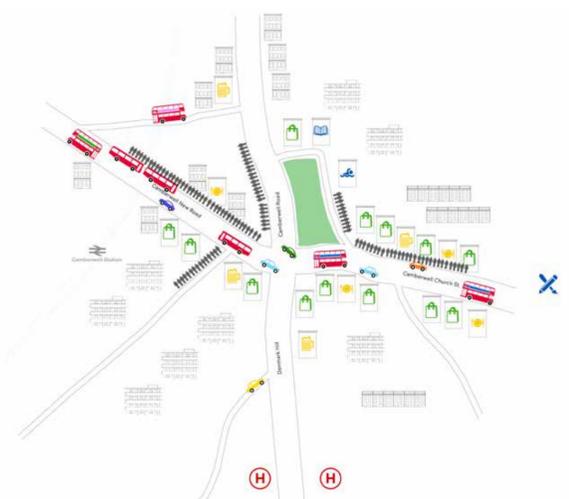


## 20th century

Camberwell was badly bombed in the first world war, and approximately 5,500 houses were destroyed. The Council built lots of new housing estates, pursuing an ambitious modern agenda to improve health and quality of life.

Between 1913 and 1915 King's College Hospital moved from central London to Camberwell and the Maudsley Hospital was built.

Camberwell Station was closed in 1916.



## Today

Camberwell has a diverse offering of retail, leisure, community, cultural and educational facilities - reflecting its diverse population.

King's College Hospital, South London and Maudsley and the University of the Arts London are well-known and respected institutions.

The A202 and A215 provide significant city-wide connections and are highly trafficked. Reopening the Station is in discussion, although there are no current plans to do so.



## The future

The future of Camberwell will be shaped by numerous factors: the need for more housing, the changing way people want to live, shop, work and travel, environmental issues and the impact of technology. It will also be shaped by you, and today we want to find out what your vision for the future of Camberwell is.

# What do you think of the experience of the town centre?

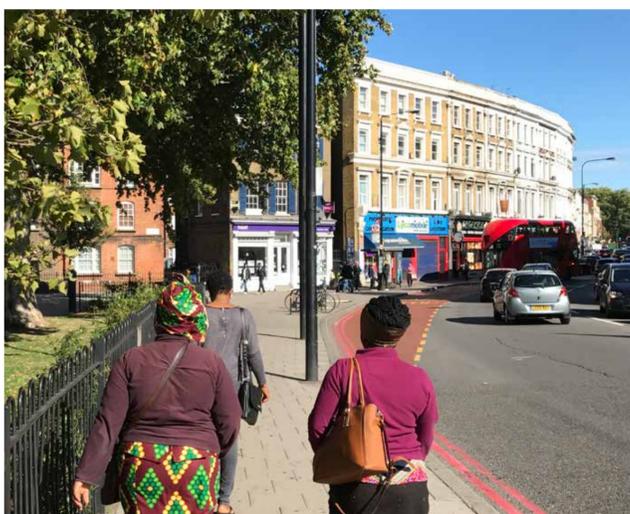
# 3

How well does Camberwell town centre work for you? What do you think it could be improved?



- Shopping, eating and drinking offering?
- Places to sit and meet people?
- The market?
- Events and activities? How do these change from day to night?
- Flexibility to adapt to changing buying habits?
- Places to work?

- Quality and maintenance of buildings?
- Digital connectivity (WiFi)?
- Traffic?
- Air quality?
- Noise?
- Accessibility?
- Walking experience?
- Cycling experience?
- Street clutter?
- Quality of pavement?



# What's important to you about your community & local culture?

# 4

## A diverse community with some long-term residents

What is needed to continue to support the local community to stay in the area and thrive?



## Places to come together

We have been told that the flexibility and affordability of community spaces is important. What do you think makes local community spaces successful?



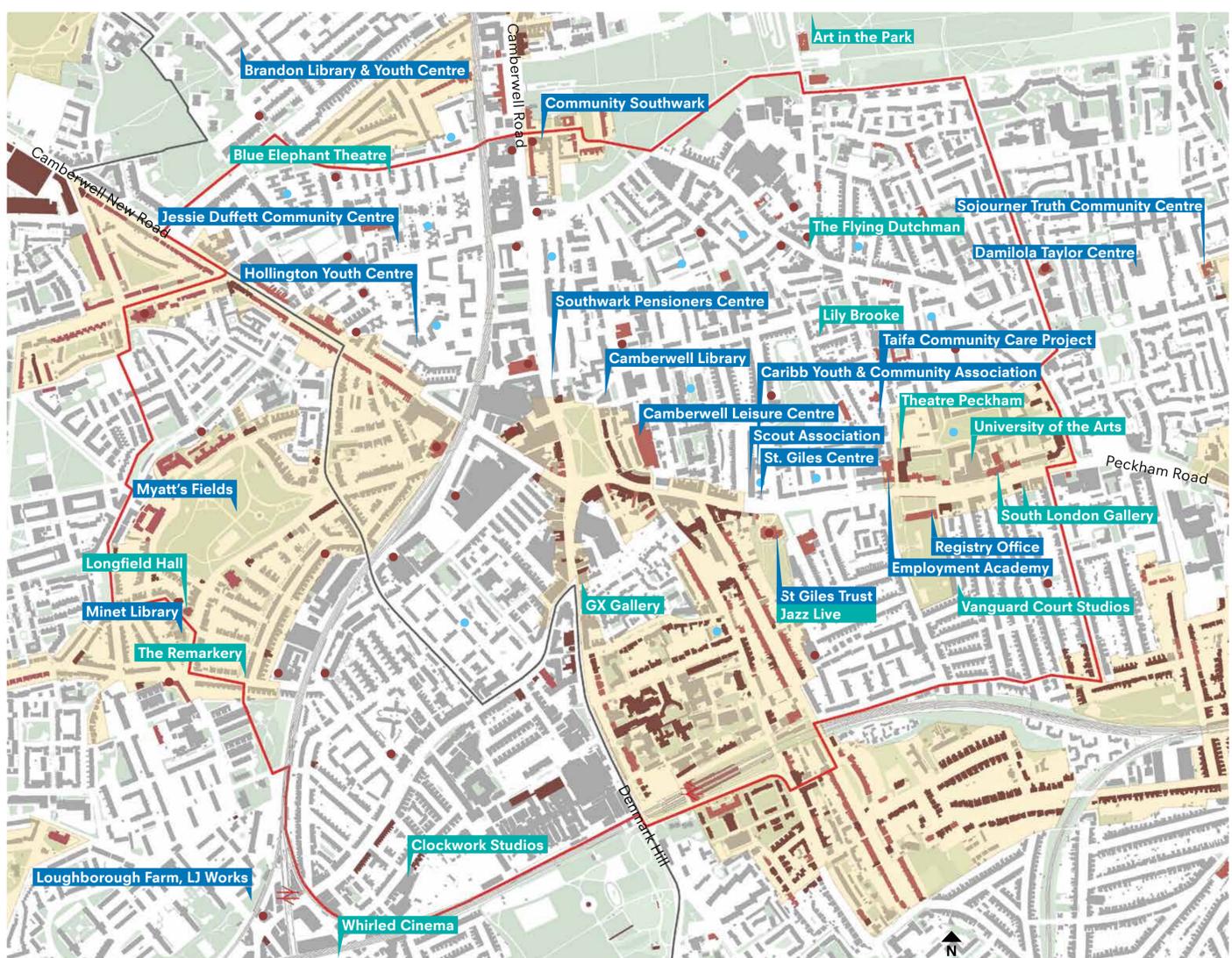
## Local identity

What parts of Camberwell's history and contemporary culture do you think should be enhanced to strengthen a local identity?



## Heritage and character

What do you like and dislike about the design character of Camberwell? What do you think should be protected and enhanced?



# What do you value about local outdoor spaces, & health & leisure facilities? 5

## Green spaces

There is a variety of different types of green spaces in Camberwell, including parks, allotments, gardens and planted streets. Which do you use and what is important to you?



## Accessibility, public spaces & streets

The Council wants public spaces to be inclusive and accessible. There are both good and bad examples in Camberwell. What makes the street scape work well?



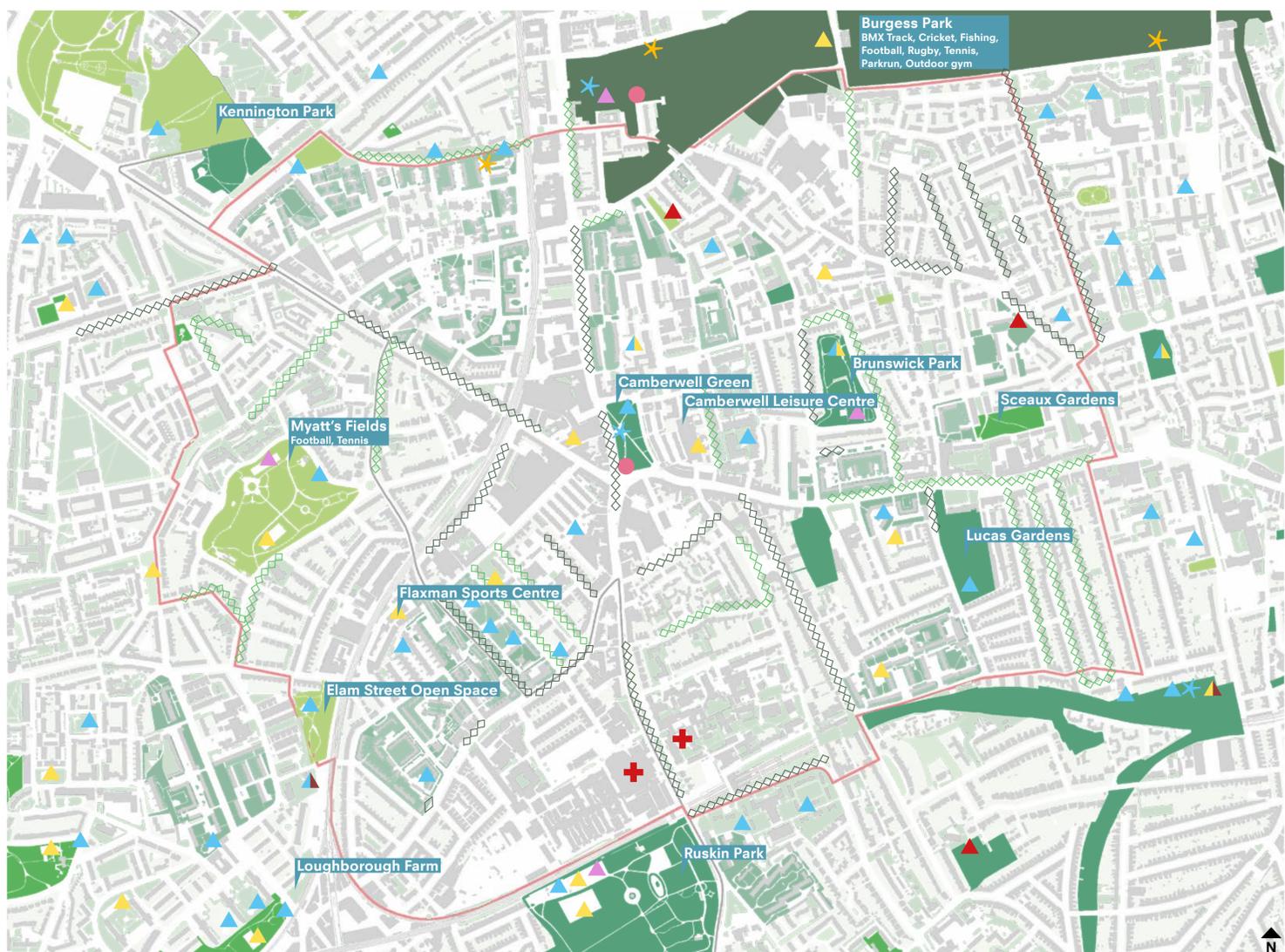
## Health, fitness and wellbeing

The Council wants to make changes to improve the physical mental and wellbeing of its residents. What would help you?



## Walking and cycling

How well connected are different parts of Camberwell by foot or bike? How could you be encouraged to make active travel choices?



# What's important to support commerce, workspace & lively social spaces? 6

## The high street

The heart of Camberwell is centred around the crossroads and the attractive, historic high street with numerous successful businesses. However, we have been told that it suffers from a lack of visitors, poor management and maintenance and, at times, crime and antisocial behaviour. We have also seen that there are some vacant units.

How could the high street develop to better meet your needs, keeping in mind that the high street will need to adapt as the way people shop changes?



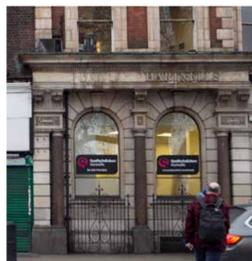
**We have spoken to the Camberwell Business Network, who have helped us understand some of the issues facing local businesses, but we want to understand more.**

**Do you work in the area? What can we do to help support your business to thrive?**

## Workspace

We have seen that there is a variety of different workspace in Camberwell and have been told that this is important to local people.

What types of workspace is needed?

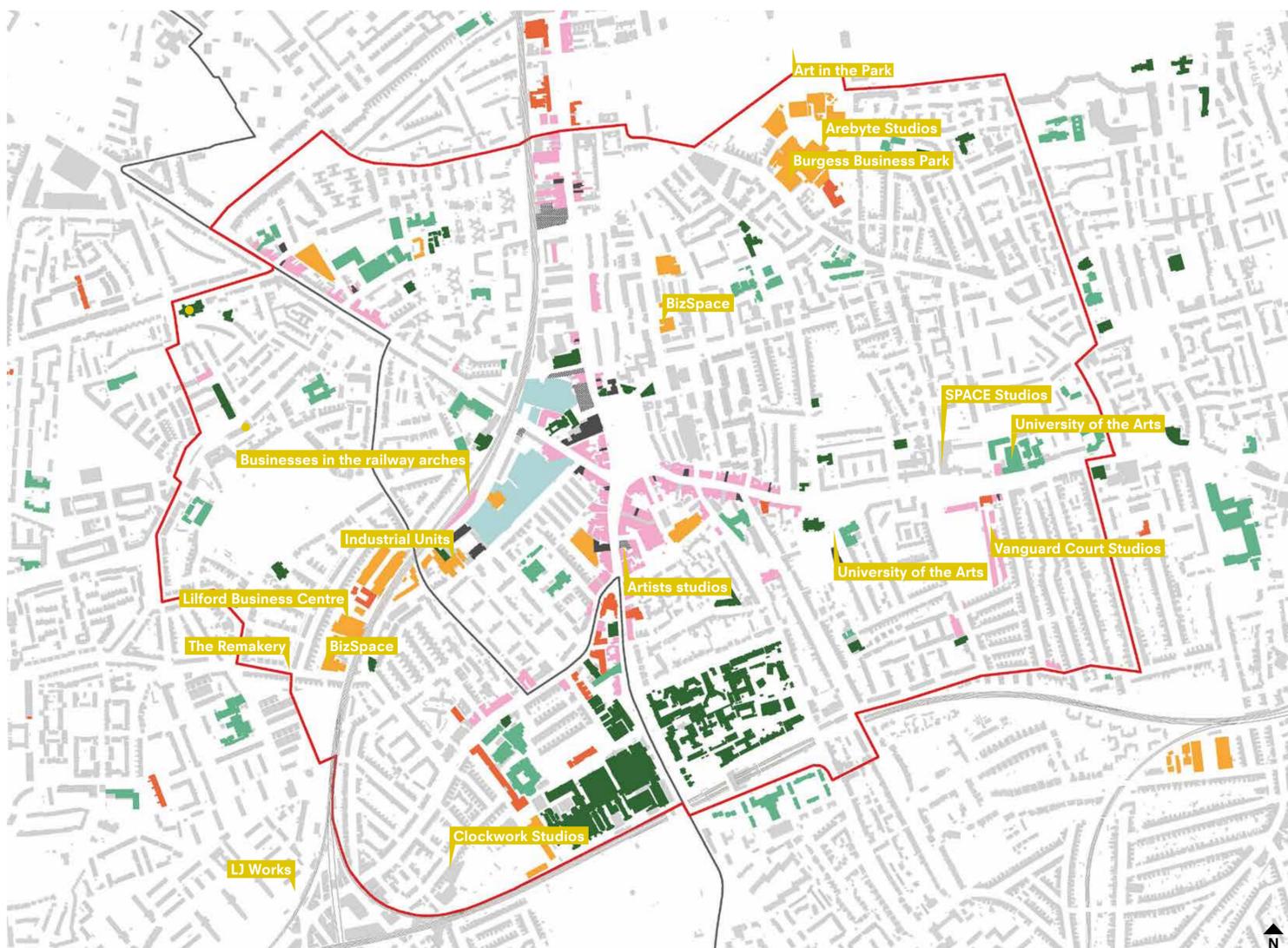


## Short-term use of vacant buildings

There are currently a number of vacant buildings in Camberwell, and some that may become vacant whilst they await redevelopment. These could be appropriate for 'meanwhile uses' whilst they find appropriate long-term uses.



Meanwhile uses can be less market driven and more community orientated because of their short-term nature. What kinds of uses would help support you and your community?



- Key**
- Making or productive spaces
  - Community + Health services
  - Educational
  - Manufacturing
  - Offices
  - Retail
  - Transport depots
  - Residential
  - Vacant
  - ▨ Vacant/In construction

# What are your priorities for the future of Camberwell?

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We have been speaking to lots of people from the community in Camberwell. We asked them about what is important to them about the area. From these conversations, we have drawn up some emerging priorities for future change. Do these cover your hopes and concerns? What are your top three priorities?

We have been speaking to:

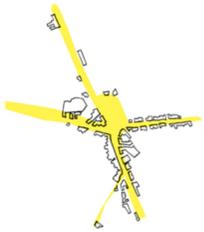
- Community groups and community members
- Representatives from local institutions.

**We know that Camberwell is a diverse community, and we want to hear from different people to understand the full range of your priorities. Please let us know if you think there is someone we should be speaking to.**

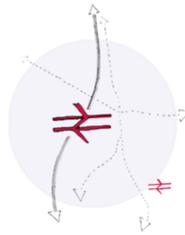
## What can the Council influence?

The plan we are developing will not have planning status, but it will offer guidance for future development. Although the Council does not have direct control over everything happening in the area it works with organisations to positively influence how the area is managed and developed.

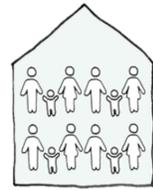
This entails working with residents, businesses, land owners, Transport for London, local hospitals, the police, Lambeth Council, Network Rail, the train operating companies, developers and many others.



Creating a lively town centre with a strong sense of identity, and a thriving high street.



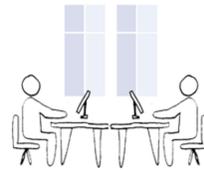
Improving public transport connections and continue to pursue the possibility of reopening Camberwell Station.



Creating a place where different types of people can settle down and become part of the community - providing a mix of housing and community spaces to support this.



Supporting young people with welcoming spaces, activities, education and employment opportunities, and to overcome youth violence.



Creating varied local employment opportunities in line with new homes, and building the right types of workspace to support this. In particular, valuing the role of productive and creative work.



Maximising use of vacant building stock to support local business and create employment opportunities.



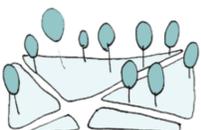
Respecting the history of Camberwell. Ensuring new development strengthens successful local character, is of a high-quality and of an appropriate height and scale.



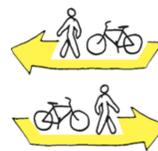
Supporting the arts and creativity to thrive.



Improving health and wellbeing - in particular improving air quality. Coordinating the common interest in health and wellbeing shared by the community, Council, and local hospitals to establish an ambitious plan for the future.



Preserving and enhancing green spaces and public realm. Exploring how gardening can bring people together.



Creating an inclusive place that encourages walking and cycling with better public spaces and routes. Improving connections from the outer parts of Camberwell to the town centre.



Improving safety and address the increasing perception of Camberwell as an unsafe place.

# What are your ideas for future public spaces in Camberwell?

We will be developing designs for improving public spaces as part of this project. Do you have an idea for a specific project in Camberwell? If so, where do you think this could happen? We have started our map by adding ideas from our research and from the people we have spoken to so far.

## What kind of projects will be included in the plan?

The plan will include ideas for new public spaces. These could include indoor workspace or performance spaces, or outdoor "public realm" space.

We are looking for projects which can have a positive effect on the local community and economy of Camberwell.

We have identified some possible project ideas from our work and our conversations so far. We are still adding more ideas as we talk to more people.

Today we are also asking you to contribute your ideas, in case we have missed anything.

## How will we decide what to include in the plan?

Following today's event and workshops, our team will review all the project ideas that have been suggested. The projects might include:

- Larger and more complex projects which need more funding, and which could help to meet the goals of the Mayor of London's Good Growth Fund.
- Smaller and simpler projects which are more suitable for Southwark Council's Cleaner, Greener, Safer programme.

Our team will work with the Council to decide which projects to investigate in more detail as part of the plan.

## What is the Mayor of London's Good Growth Fund

One or more of these projects may be part of a bid to the Mayor of London's Good Growth Fund to support growth and community development in London.

The fund responds to three strategic challenges:

- to empower people;
- to make better places; and
- to grow prosperity.

## Example projects Creating a thriving high street



**01 Vestry Road Parade**  
Vestry Road includes a number of popular local small businesses. Could the connections to Lucas Gardens and Vanguard Court be improved?  
Key priorities:

- Thriving high street
- Local employment



**02 Camberwell Road Parade**  
A parade set back from Camberwell Road opposite Castlemead Estate.  
Key priorities:

- Thriving high street
- Local employment



**03 Southampton Way**  
A local shopping street and busy thoroughfare.  
Key priorities:

- Thriving high street
- Local employment

## Example projects Transport and Identity



**04 Windsor Walk**  
Could a new entrance to Denmark Hill Station allow people to walk into Camberwell through the South London and Maudsley campus?  
Key priorities:

- Improving transport connections
- Enhancing local identity



**05 Camberwell Station Road**  
The plan will explore the possibility of reopening the Station, as a key community priority. Reopening the Station is in discussion, although there are no current plans to do so.  
Key priorities:

- Improving transport connections
- Enhancing local identity



**06 Camberwell Junction**  
What improvements would help the centre of Camberwell to support a local sense of identity and a thriving high street?  
Key priorities:

- Enhancing local identity
- Thriving high street

## Example projects Supporting community spaces



**07 St. Giles' Church**  
A cluster of community buildings on Wilson Road, Benhill Road, and Camberwell Church Street, with local community and historical value. Could this cluster be enhanced?  
Key priorities:

- Enhancing green spaces
- Respecting the history of Camberwell



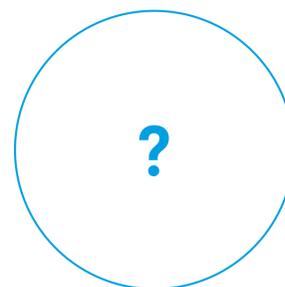
**08 Local Identity and history**  
Could a series of local signs, plaques, and community projects help to define Camberwell as a destination and help to enhance its identity?  
Key priorities:

- Enhancing local identity
- Respecting the history of Camberwell



**09 Residential estates**  
There are opportunities for improving shared spaces around the places where people live. Small projects for public spaces may be suited for Southwark's Cleaner, Greener, Safer fund.  
Key priorities:

- Enhancing green spaces
- Improving safety



We have identified these project ideas from our conversations so far. We are adding more ideas as we talk to more people. Do you have an idea for a project? We want your suggestions today. Please speak to one of our staff, and we will add it to the map!