

# What we have learnt

Since November last year we have been developing a set of principles to guide future growth in Camberwell. These have emerged from conversations with local people (including public, youth, elderly and community group consultations), professional and government bodies and, our own research. Have we missed anything?

## SOCIAL INTEGRATION AND SOCIAL JUSTICE

Underpinning all of the guiding principles is a commitment to respecting, celebrating and supporting Camberwell's diverse community. Camberwell should be a place where existing and future communities of different ages and backgrounds can connect, break down the barriers of social class and economic inequality and come together in shared experiences.



Reinstate Camberwell Station and make improvements to public spaces on Camberwell Station Road.



Make places where people want to spend time in Camberwell Town Centre.



## IMPROVE PUBLIC TRANSPORT, AIR-QUALITY AND STREET NETWORK

Rail, cycle and pedestrian connections should be improved across Camberwell. Take ambitious steps to improve air quality, reduce the impact of noise pollution and improve safety on the roads.

## CREATE A RESILIENT TOWN CENTRE

Support the ongoing resilience, adaptability and diversity of Camberwell Town Centre and its mixture of uses. It should be accessible and inclusive.



Planned improvements to public spaces on Artichoke Place that connect the leisure centre and pub.



Support the role of the hospitals as large local employers.



## ENCOURAGE EVENING ACTIVITY

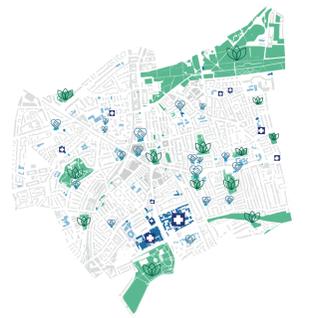
Building on the existing night time economy there should be spaces, facilities and activities to encourage people to spend time in the town centre during the evening and night time.

## SUPPORT WORKSPACE

Explore the additional potential of the hospitals, Camberwell College of Arts and bus training centre. A variety of workspace should be created alongside new housing.



Camberwell Fair - Support community networks to thrive with spaces, events, services and opportunities.



Enhance the presence of Camberwell College of Arts.



## ENHANCE HEALTH AND WELLBEING

Reduce health inequalities and promote integration in Camberwell's diverse population. Enhance Camberwell's health, leisure and community facilities and support positive lifestyle changes to address issues like high childhood obesity rates.

## PROMOTE LOCAL IDENTITY, HISTORY AND CULTURE

The fine historic built fabric and the rich history of arts, science and medicine should be respected and enhanced in public spaces and new architecture of Camberwell.



Camberwell Green is the green heart of Camberwell.



Sensitive but ambitious new homes and neighbourhoods.



## LINK ACCESSIBLE GREEN SPACES

Green spaces should be enjoyable and accessible to all, incorporating places to stop and rest. Grow the network of pedestrian and cycle routes.

## DELIVER 'GOOD GROWTH' AND HOUSING INTENSIFICATION

Development sites should accommodate new homes as well as other uses, in well designed developments that complement the local area. They should support the diversity of Camberwell now and in the future.

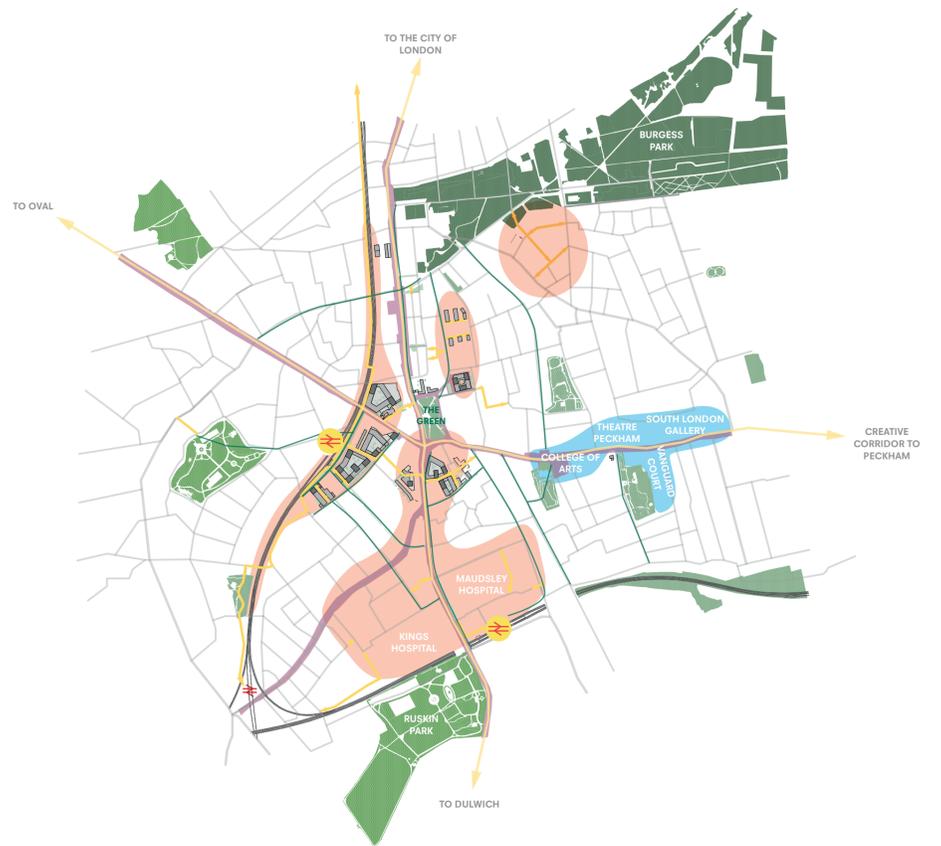
# A vision for Camberwell's future

This page summarises the area plan vision for Camberwell.  
What are your thoughts?

Camberwell's tremendous potential will be realised. It will be a place that people are proud of: Where its people are strongly connected to Camberwell, each other and wider London. It will be known for its quality of life, diverse communities and as a thriving, distinct area in the London Boroughs of Southwark and Lambeth.

Camberwell Station if reinstated will offer quick and frequent access to central London located within a district centre enhanced by new mixed-use developments containing commercial and employment uses alongside new homes and public spaces. The station will be well connected to the busy and successful Camberwell Town Centre, which will offer a diversity of shops, services and civic uses. A family-friendly evening economy will reinvigorate Camberwell's town centre.

The main junction at Camberwell Green will no longer divide the town centre. Camberwell will be accessible and benefit from a network of green pedestrian and cycle routes that will make it easy for those at King's College Hospital, South London and Maudsley Hospital and Camberwell College of Arts to make frequent use of local shops and social venues. Green open spaces will be easy to reach for all, with people often taking advantage of Camberwell Green, Burgess Park and Ruskin Park.



## Camberwell Green

-  Introduce Santander Cycles and more town centre bike parking.
-  Improve Camberwell market.
-  Improve street lighting on streets with large shop and workspace windows that overlook the green.
-  Reduce road width and widen Camberwell Green.
-  Support community events on the Green.

## The Town Centre - existing and development sites

-  Simplify the crossing at the crossroads with an all green phase, like Oxford Circus.
-  New routes in development sites make connections through large blocks.
-  A mix of uses at different scales, with adaptable spaces used well in the day and evening.
-  A variety of workspace at ground floor and above to cater to different needs.
-  Well planted streets with widened pavements, improved public spaces and reduced clutter.
-  Improve health, leisure, education and community facilities. Meanwhile use of vacant units for community facilities.
-  Restore Camberwell's town centre heritage buildings.
-  New developments enhance high street buildings.
-  'Welcome to Camberwell' artwork
-  New homes that support the economic, social and ethnic diversity of Camberwell.

## Connections in and out of Camberwell

-  Prioritise cycles, buses, emergency and servicing vehicles on Camberwell Road to encourage city-wide traffic to reroute before Camberwell.
-  The opportunity to reinstate Camberwell Station.
-  Improved walking and cycling routes.

# The Camberwell Area Plan

This page gives more information on the key moves for each guiding principle, which underpin the vision Camberwell. Do you think anything else should be included?



-  Main arterial roads
-  Secondary routes
-  Railway lines
-  Stations

### Key Moves

- Reinstate Camberwell Station.
- Simplify the crossing at the crossroads with an all red phase, like Oxford Circus.
- Prioritise cycles, buses, emergency and servicing vehicles on Camberwell Road to encourage city-wide traffic to reroute before Camberwell.
- Second entrance at Denmark Hill Station.
- Improve walking and cycling routes.
- Connect into wider movement patterns, including the Low Line.
- Seek to introduce Santander Cycles.
- Limit future car ownership in new developments.
- Future parking review to limit on-street parking.

-  Shops, cafés and restaurants in the daytime

### Key Moves

- Reinforce the variety, mixed scale and adaptability of Camberwell Town Centre.
- Enhance Camberwell with new retail and leisure uses in Town Centre Development sites, while continuing to be diverse and affordable so that all of Camberwell's community can use them, in particular young people.
- Improve servicing and refuse collection.
- Local identity to be reinforced with high quality public spaces.
- Support provision of public toilets.

-  Shops, cafés and restaurants in the evening

### Key Moves

- Encourage new family and youth orientated evening activity.
- Provide facilities for the existing young population.
- Public spaces and street lighting interventions designed with an understanding of the different uses in the day and night, week and seasons to ensure they are flexible both now and in the future.

-  Offices
-  Light industrial workspace

### Key Moves

- Use vacant buildings to support local business and create employment opportunities.
- Provide a rich mix of new workspaces and commercial uses within new developments.
- Utilise the education and research functions of the hospitals to support local employment in life sciences, health and wellbeing.

-  Health facilities
-  Community facilities
-  Culture and arts
-  Schools, colleges and universities

### Key Moves

- Improve health, leisure, education and community facilities and access to them.
- Promote Camberwell as a hub for the creative industries and health care provision.
- Encourage active modes of transport.
- Explore opportunities for accessible health/wellness facilities in the hospital campuses.
- Maximise education and employment opportunities.
- Embed the community in change with meaningful consultation for developments.
- Integrate community and leisure uses into new developments and ensure housing design supports healthy living.
- Prepare a meanwhile use strategy for vacant and development sites to deliver community and education facilities.

-  Green spaces

### Key Moves

- Widen pavements, improve public spaces, planting, wayfinding, remove street clutter and create segregated cycle lanes.
- Create safe places to enjoy green spaces in Camberwell away from main roads.
- Grow and strengthen the network of green connections into the centre of Camberwell, and out to the wider area.
- New developments and works to provide cycle parking.

-  Heritage buildings

### Key Moves

- Respect historic Camberwell and protect and repair local heritage buildings.
- The design of new developments should demonstrate an appreciation of the character of Camberwell.
- New development needs to be constructed well and built to last, in appropriate materials.
- Represent Camberwell's history of the arts, creativity, science and medicine more visibly in public spaces and built fabric.

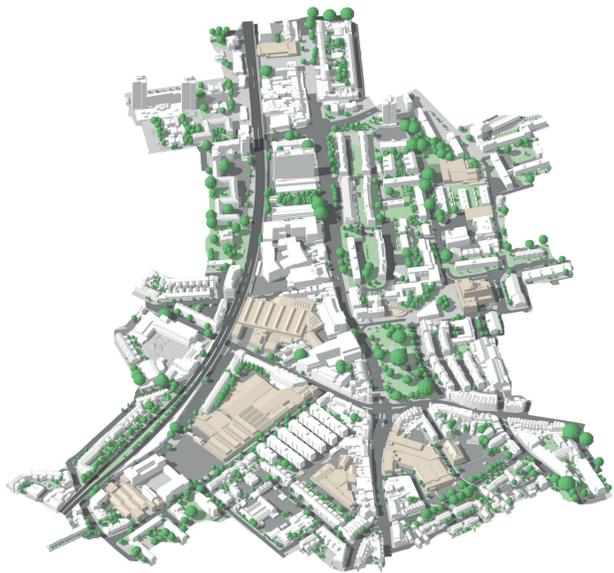
-  Development sites
-  New residential
- 1 Butterfly Walk
- 2 Valmar Trading Estate
- 3 Camberwell Bus Garage
- 4 Abellio Bus Garage
- 5 Magistrates Court

### Key Moves

- Use marker buildings to improve wayfinding and reinforce the local character.
- New developments should be an appropriate scale and design for their context.
- Housing should be of different tenures, affordability and types.
- Local transport, community facilities and town centre uses must be planned carefully alongside new housing.

# Sites for development in Camberwell

There are a number of large sites that London Borough of Southwark have identified for redevelopment. The Council want to make sure that these developments have a positive impact on the area and achieve the goals set out in the vision. Using the guiding principles for Camberwell, we have developed design briefs for the Camberwell development sites, shown over the following four pages. What do you think of these proposals?



Existing condition



Development site with design briefs

- |   |   |   |   |   |  |   |   |
|---|---|---|---|---|--|---|---|
|   |   |   |   |   |  |   |   |
| <ul style="list-style-type: none"> <li> New routes through block</li> <li> Aspirational new route</li> <li> New cycle route</li> <li> Station</li> <li> Bus garage</li> </ul> | <ul style="list-style-type: none"> <li> Shops, cafés and restaurants</li> </ul> | <ul style="list-style-type: none"> <li> Shops, cafés and restaurants</li> </ul> | <ul style="list-style-type: none"> <li> Offices</li> <li> Light industrial workspace</li> </ul> | <ul style="list-style-type: none"> <li> Health facilities</li> <li> Community facilities</li> <li> Culture &amp; arts</li> <li> Education institutions</li> </ul> | <ul style="list-style-type: none"> <li> Green spaces</li> <li> New pedestrian/cyclist friendly public spaces</li> <li> The Low Line</li> </ul> | <ul style="list-style-type: none"> <li> Heritage buildings</li> </ul> | <ul style="list-style-type: none"> <li> New flats</li> <li> New houses/stacked maisonettes</li> </ul> |

# Sites for development in Camberwell

## BUTTERFLY WALK, MORRISONS CAR PARK

SITE WITH SHOPS AND CAR PARKING WITH A SIGNIFICANT FRONTAGE ONTO DENMARK HILL. IT HAS POTENTIAL FOR A RICH MIX OF USES THAT SUPPORT THE TOWN CENTRE AND FOR ADDITIONAL ROUTES THAT BREAK DOWN THE BLOCK SIZE.

### EXISTING CONDITION



Butterfly walk on Denmark Hill.



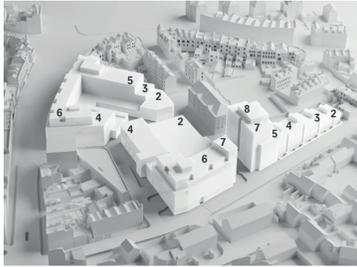
Wren Road and Colonnades housing (conservation area)

### CONSTRAINTS & OPPORTUNITIES



- Site boundary
- 1 Butterfly Walk shopping centre
- 2 Car parks
- 3 Well-used informal taxi pick-up point
- 4 Police Station building
- 5 Peabody housing (The Colonnades)
- 6 High street buildings back onto the site
- 7 Jephson Street housing & historic gate
- 8 Houses
- 9 Artist studios
- Listed and heritage buildings
- Conservation Area

### CURRENT STATUS



**Proposal:** A mixed-use development with retail space, a cinema and a hotel.  
**Status:** Pre-App - A design has been presented to the London Borough of Southwark for review before a formal planning application is submitted. A public consultation took place on this design on June 27th and 29th in Butterfly Walk.

### PROPOSED SITE DESIGN BRIEF



### The key aspects of our proposal

- 1 Smaller block sizes with more north-south routes.
- 2 Height is more evenly distributed throughout the site and it is lower onto Daneville Road.
- 3 Buildings on Denmark Hill conform to the prevailing height of existing buildings.

### Proposed uses

- Flats - could be other uses eg. hotel
- Houses/stacked maisonettes
- Retail, leisure, food and beverage - could reprovide supermarket or other large uses eg. a cinema
- Offices
- Light industrial workspace at ground level to make a working yard with the backs of the high street buildings.

### Urban design principles

- New routes through the block.
- 2 Primary high street facade sensitive to heritage context.
- 3 High quality design reflecting local Camberwell identity
- → Pocket park with cycle route/parking.

### Possible variations

- Aspiration to consolidate the site with Police Station and Peabody housing for a more comprehensive approach and to unlock further site potential.
- Possible future route through Jephson Street which is well overlooked and safe.
- Potential for external amenity space if a large space isn't required.

### Approximate number of homes

220-230

## VALMAR TRADING ESTATE

SITE WITH LIGHT INDUSTRIAL USES WITH NO SIGNIFICANT FRONTAGE ONTO DENMARK HILL. IT HAS POTENTIAL FOR A MIX OF WORKSPACE AND RESIDENTIAL AND, TO IMPROVE EAST-WEST LINKS.

### EXISTING CONDITION



Valmar Road from Milkwell Yard.



Samuel Lewis Estate looking towards the site.

### CONSTRAINTS & OPPORTUNITIES



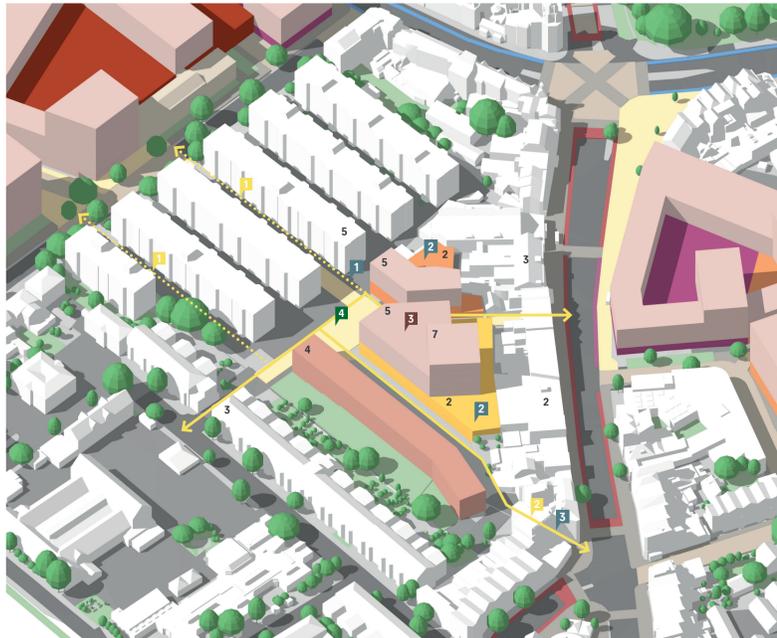
- Site boundary
- 1 Valmar Trading Estate
- 2 High street buildings back onto the site
- 3 Houses fronting onto the site
- 4 Samuel Lewis Trust Estate with a wall to the site boundary
- 5 Estate sports pitch
- 6 Estate playground
- 7 Estate garden
- 8 Estate garage
- Listed and heritage buildings
- Conservation Area

### CURRENT STATUS



**Proposal:** A mixed-use development with a boutique hotel.  
**Status:** Pre-App - A design has been presented to the London Borough of Southwark for review before a formal planning application is submitted. A public consultation took place on this design in September 2018.

### PROPOSED SITE DESIGN BRIEF



### The key aspects of our proposal

- 1 Block layout enables future routes through the Samuel Lewis Estate (subject to consultation) to improve the connection between a reopened Camberwell Station and the Town Centre.
- 2 More workspace.
- 3 Milkwell Yard is opened up to public movement with the aspiration to address anti-social behaviour issues.

### Proposed uses

- Flats - could be other uses eg. hotel
- Houses/stacked maisonettes
- Offices
- Light industrial workspace - could be other uses eg. hotel

### Urban design principles

- New routes through the block
- Potential for new routes through the Samuel Lewis Estate, subject to consultation.
- New estate routes located on routes with front doors and defensible space
- 1 New route through Milkwell Yard - potential to address anti-social behaviour issues. Subject to consultation.
- 2 High quality design reflecting local Camberwell identity
- 3 Pocket park, potential for the design to focus on play to reprovide and enhance the Samuel Lewis Estate provisions.

### Approximate number of homes

70

# Sites for development in Camberwell

## CAMBERWELL BUS GARAGE

SITE WITH A BUS GARAGE AND ROYAL MAIL SORTING OFFICE WITH LARGE FRONTAGE ONTO CAMBERWELL STATION ROAD AND WARNER ROAD. IT HAS POTENTIAL FOR A MIX OF USES THAT SUPPORT A REOPENED CAMBERWELL STATION AND FOR ADDITIONAL ROUTES THAT BREAK DOWN THE BLOCK SIZE.

### EXISTING CONDITION



The site is opposite Camberwell Station.



The original tram/bus garage building.

### CONSTRAINTS & OPPORTUNITIES

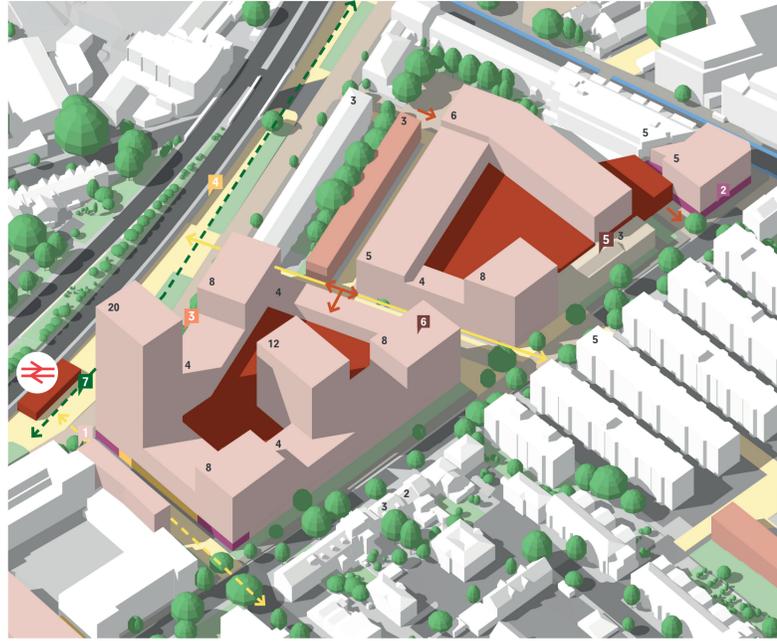


- Site boundary
- ⚡ Camberwell Station
- 1 Bus garage and training centre
- 2 Camberwell bus garage (heritage value)
- 3 Post Office (assumed in the site)
- 4 Houses
- 5 Businesses in the railway arches
- 6 Samuel Lewis Trust Estate
- 7 Wandle apartments
- Listed and heritage buildings
- Conservation Area

### CURRENT STATUS

There have been early discussion between the site owner and London Borough of Southwark but there is no scheme at this stage.

### PROPOSED SITE DESIGN BRIEF



#### Proposed uses

- Flats
- New block completes adjacent block
- Houses/stacked maisonettes
- Retail, leisure, food and beverage
- Reprovided Post Office
- Offices at GF/1F facing the station
- Light industrial workspace
- Opportunity for workspace, retail, leisure, food/beverage in the arches
- Retained bus garage, training centre
- ⚡ Camberwell Station

#### Urban design principles

- New route, buses only to prioritise pedestrians
- New pedestrian priority route with cycle route
- Bus garage entrance/exit
- Retention of the bus station building
- High quality design reflecting local Camberwell identity
- Low line walking route, potential to draw on the ecology of the railway
- Public forecourt to station with widened, high quality public spaces

Approximate number of homes  
460-490

## ABELLIO BUS GARAGE

SITE WITH A BUS GARAGE AND ROYAL MAIL SORTING OFFICE WITH LARGE FRONTAGE ONTO CAMBERWELL STATION ROAD AND WARNER ROAD. IT HAS POTENTIAL FOR A MIX OF USES THAT SUPPORT A REOPENED CAMBERWELL STATION AND FOR ADDITIONAL ROUTES THAT BREAK DOWN THE BLOCK SIZE.

### EXISTING CONDITION



The site from Camberwell Station Road.



St Marys Greek Orthodox Cathedral

### CONSTRAINTS & OPPORTUNITIES



- Site boundary
- 1 Bus garage
- 2 Railway lines
- 3 Narrow Medlar Street used by traffic turning south onto Camberwell Road
- 4 St Mary's Cathedral - of heritage value
- 5 Church/community rooms
- 6 TFC (assumed in the site)
- 7 Recently completed apartments
- 8 Recently completed 3 storey houses
- Listed and heritage buildings
- Conservation Area

### CURRENT STATUS

There have been early discussion between the site owner and London Borough of Southwark but there is no scheme at this stage.

### PROPOSED SITE DESIGN BRIEF



#### Proposed uses

- Flats
- Houses/stacked maisonettes
- Retail, leisure, food and beverage
- Community uses - reprovion of church/community uses
- Offices
- Offices at GF/1F facing the arches
- Opportunity for workspace, retail, leisure, food/beverage in the arches
- Bus garage

#### Urban design principles

- New pedestrian priority route with potential bus access
- Bus garage entrance/exit
- Enhance building of heritage value and increase presence in public space
- High quality design reflecting local Camberwell identity
- Low line walking route, potential to draw on the ecology of the railway.

Approximate number of homes  
260-275

# Sites for development in Camberwell

## CAMBERWELL GREEN MAGISTRATES COURT

SITE OCCUPIED BY THE MAGISTRATES COURT SET WITHIN AN EXPANSE OF PUBLIC SPACE. IT HAS POTENTIAL FOR A WORKSPACE HUB THAT SUPPORTS THE TOWN CENTRE AND IMPROVEMENTS TO THE SPACES AROUND IT.

### EXISTING CONDITION

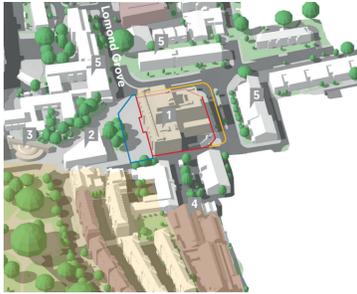


Public space between the library and Magistrates.



Wide roads around the Magistrates.

### CONSTRAINTS & OPPORTUNITIES



- Site boundary
- Possible site extension with Magistrates basement below (LBS ownership)
- Possible site extension (LBS Highways ownership)
- 1 Magistrates Court
- 2 Camberwell Library
- 3 NHS centre
- 4 Camberwell leisure centre
- 5 Housing estate
- Listed and heritage buildings
- Conservation Area

### CURRENT STATUS

The Ministry of Justice (site owners) are working to sell the site.

### PROPOSED SITE DESIGN BRIEF



#### Proposed uses

- Flats
- Offices
- Cultural/educational offering

#### Urban design principles

- 1 High quality design reflecting local Camberwell identity
- 2 Improved public space
- 3 Decreased road widths
- 4 Decreased road width with new pocket park and cycle route

#### Approximate number of homes

140-150

## NORTHERN EDGE OF CAMBERWELL GREEN

SITE WITH A NHS CENTRE, VACANT CARE HOME AND NOLLYWOOD BAR/RESTAURANT ON THE NORTH OF CAMBERWELL GREEN. IT HAS POTENTIAL FOR A MIX OF USES WITH ACTIVE FRONTS AND TO IMPROVE NORTH-SOUTH LINKS.

### EXISTING CONDITION



The northern edge of Camberwell Green.



The NHS centre from the Library.

### CONSTRAINTS & OPPORTUNITIES



- Site boundary
- 1 NHS centre
- 2 Vacant care home
- 3 Nollywood bar/club/restaurant in heritage high street building
- 4 Single story infill on Camberwell Road
- 5 Heritage high street buildings
- 6 Camberwell Library
- 7 Camberwell Green
- 8 Apartment block/housing estate overlooking the site
- Listed and heritage buildings
- Conservation Area

### CURRENT STATUS

No know work has been done.

### PROPOSED SITE DESIGN BRIEF



#### Proposed uses

- Flats
- Retail, leisure, food and beverage - complete heritage high street parade and wrap round to edge Camberwell Green.
- Health centre - re-provision of NHS centre

#### Urban design principles

- 1 High quality design reflecting local Camberwell identity
- 2 Improved public spaces, pedestrianised

#### Approximate number of homes

45

# Public Projects in Camberwell

We have collected ideas for projects to improve some of the public spaces in Camberwell, based on conversations with stakeholders and our own research. The Council has selected the three projects which meet the guiding principles for Camberwell and are most deliverable over the next three years.

We have prepared outline design proposals for these sites for discussion with you. These are shown over the following three boards. Today we would like to share our progress, explore some of the challenges and opportunities that we have identified, and to hear your ideas. The results of this consultation will be used to support a bid for funding from the Good Growth Fund.



## PROJECTS TO BE INCLUDED IN THE GOOD GROWTH FUND BID

These project ideas have been selected to be part of a bid to the Mayor of London's Good Growth Fund to support growth and community development in London. This is because the Council has found that they are in a key strategic location, will help to deliver the guiding principles for Camberwell, have support from local stakeholders, and can be implemented over the next three years.

## PROJECTS TO BE CONSIDERED FOR OTHER FUNDS IN FUTURE

These project ideas have been investigated and will not be developed further as part of the Plan. This is because the Council has found that they would have less impact than other ideas in supporting the guiding principles for Camberwell at this stage. Ideas for these areas from community groups or local businesses may be suitable for the Cleaner, Greener, Safer programme or other Council initiatives.



1 - Windsor Walk

**Project Idea:** Could a new entrance to Denmark Hill Station allow people to walk into Camberwell through the South London and Maudsley campus?



2 - Camberwell Station Road

**Project Idea:** Could the public space at the corner of Camberwell New Road and around the Station building be improved? Reopening the Station is in discussion, although there are no current plans to do so.



3 - Wilson Road Crossing

**Project Idea:** Could improvements to the pavements and crossings enhance the cluster of community buildings on Wilson Road, Benhill Road, and Camberwell Church Street?



4 - Camberwell Road Parade

**Project Idea:** Could improvements to the pavements and road support the shopping parade and the public spaces of the Castlemead Estate?



5 - Southampton Way

**Project Idea:** Could this busy thoroughfare be improved to serve local shoppers and businesses?



6 - Vestry Road Parade

**Project Idea:** Could the connections to Lucas Gardens and Vanguard Court be improved?

### Guiding Principles supported:

- Improve public transport and air-quality
- Create a resilient town centre
- Encourage evening activity
- Support workspace
- Enhance wellbeing
- Link accessible green spaces
- Promote local identity, history and culture
- Deliver 'good growth'

### Guiding Principles supported:

- Improve public transport and air-quality
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- Promote local identity, history and culture
- Deliver 'good growth'

# Public Project 1 - Windsor Walk

Denmark Hill Station is an important arrival point into Camberwell for visitors including the staff of Kings and the South London and Maudsley hospitals. Could an enhanced public space improve the Station and celebrate Camberwell's identity, encouraging people to walk into Camberwell through the South London and Maudsley campus?

We would like your feedback on these ideas. Can you think of other constraints or opportunities that we should take into account as we develop this design?



**View A:** Indicative view of public space in front of Denmark Hill station

**View B:** Indicative view of public route through South London and Maudsley Hospital

## LOCATION



## CONSTRAINTS & OPPORTUNITIES

**Site ownership:** This project includes land owned by Southwark Council as well as National Rail, SLaM and Kings. It is close to the edge of the borough and the boundary with Lambeth.

**Observations:** Denmark Hill station is very busy at peak times with commuters, including the staff of SLaM and Kings at the beginning and end of the working day.

There is currently an informal pedestrian route through SLaM which passes through a series of gates and service routes, shared with parking, waste storage, and traffic.

Crossings across Denmark Hill and towards Ruskin Park would also benefit from improvements.

## PROJECT IDEA

Improving the public space of Windsor Walk would create a new public space outside the station.

A new route animated with planting and signage would encourage pedestrians away from the busy roads and make the SLaM campus more permeable.

Improving the public space and planting of the SLaM forecourt would enhance the setting of this historic building and the sense of Denmark Hill as an avenue leading to the centre of Camberwell.

It would also be possible to improve connections into Ruskin Park.

## PROPOSED SITE DESIGN BRIEF

- 11 Connection Improved
  - 12 Historic facade providing potential for good quality public space
  - 13 Cut-through route formalised as a series of inter-connected squares
  - 14 Pedestrian square in front of station
  - 15 Possible new station entrance
  - 16 Improved public space
  - 17 Connection to Ruskin Park improved through surface treatment and possible crossing upgrade
- A** View of public space in front of Denmark Hill station
- B** View of public route through South London and Maudsley Hospital

## KEY GUIDING PRINCIPLES

- Improve public transport and air-quality
- Create a resilient town centre
- Encourage evening activity
- Support workspace
- Enhance wellbeing
- Link accessible green spaces
- Promote local identity, history and culture
- Deliver 'good growth'

## EXISTING CONDITION



Front of Station (Proposed view is taken from here)



Congested pavement at peak times



Informal cut-through route



# Public Project 2 - Camberwell Station Road

Could the public spaces along Camberwell Station Road be improved? At the corner of Camberwell New Road and around the Station building, there is potential for improvements to public spaces to support new employment uses. The proposals will support the re-opening of the Station, but would also work independently of this.

We would like your feedback on these ideas. Can you think of other constraints or opportunities that we should take into account as we develop this design?



**View A: Indicative view from Camberwell New Road**



**View B: Indicative view of public space between Wandle Housing and former Camberwell station building**

## LOCATION



## CONSTRAINTS & OPPORTUNITIES

**Site ownership:** This project includes land owned by Southwark council as well as Network Rail, ArchCo, Wandle Housing and other private landowners. The site is close to the Borough boundary and provides links into Lambeth.

**Observations:** The existing road and junctions are wider than necessary.

A series of arches at the corner of Camberwell New Road opposite the pub site, with a forecourt area, is now vacant.

The ground floor of the Wandle building is proposed to be opened as new affordable workspace.

A number of possible development sites are located on Camberwell Station Road.

## PROJECT IDEA

A narrower highway will create the potential for enhanced public space including wider pavements and enhanced planting.

The vacant arches at the corner with Camberwell New Road offers potential new light industrial workspace.

A new affordable workspace

Access and servicing arrangements for the cluster of car repair businesses, which require regular vehicle access, will need to be considered carefully.

The proposals will support the re-opening of the station, but will work independently of this.

## PROPOSED SITE DESIGN BRIEF

- 11 Underpass enhancement mural/lighting
- 12 Junction width reduced, threshold change
- 13 Planted strip (retain parking spaces)
- 14 Road width reduced
- 15 Surface treatment outside station and workspace
- A View from Camberwell New Road
- B View of public space between Wandle housing and former Camberwell station building

## KEY GUIDING PRINCIPLES

- ➡ Improve public transport and air-quality
- 🏠 Create a resilient town centre
- 🌙 Encourage evening activity
- 🏢 Support workspace
- 👤 Enhance wellbeing
- 🌳 Link accessible green spaces
- 🏛️ Promote local identity, history and culture
- 📈 Deliver 'good growth'

## EXISTING CONDITION



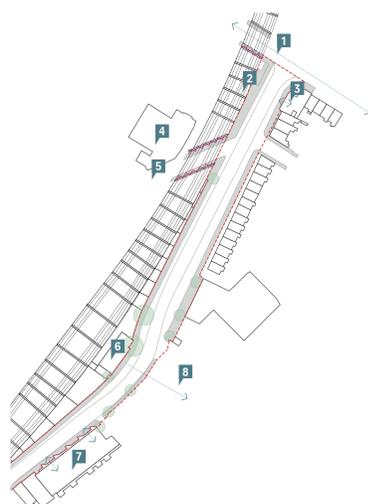
Front of Station (Proposed view is taken from here)



Congested pavement at peak times



Informal cut-through route



- Site boundary
- 1 Camberwell New Road
- 2 Vacant Arch Units, with pavement crossovers
- 3 The Bear pub
- 4 Sacred Heart RC Church and School
- 5 Knatchbull Road
- 6 Camberwell Station Building
- 7 Wandle Housing
- 8 Bus Station



# Public Project 3 - Wilson Road Crossing

There is a cluster of community, education, and workspace buildings at the corner of Wilson Road and Camberwell Church Street. Could improvements to these pavements and crossings create a new gateway to Camberwell, and a new destination along the creative corridor between Camberwell and Peckham?

We would like your feedback on these ideas. Can you think of other constraints or opportunities that we should take into account as we develop this design?



**View A:** Indicative view at the corner of Wilson Road and Camberwell Church Street

**View B:** Indicative view along Wilson Road towards Camberwell Church Street

## LOCATION



## CONSTRAINTS & OPPORTUNITIES

**Site ownership:** This project includes land owned by Southwark Council as well University of the Arts London (UAL) and the Church. The Wilson School Trust owns the Freehold of the old Wilson School site.

**Observations:** A group of high-quality community and institutional buildings from the 19th and 20th centuries, including Listed buildings, is set amongst mature trees and open spaces.

The quality of the setting is reduced by busy traffic and a number of walls and fences, which while mitigating air pollution effects block views and make the spaces feel more dangerous at night.

Alongside the busy traffic, the repetitive facades and austere planting of the brick blocks make this section of the high street unattractive for pedestrians.

## PROJECT IDEA

UAL's proposals for the temporary building on the "Playground" site as a place for engagement, local business development and community use, and the plans to re-open the Greencoat building as workspace, provide an opportunity to mark the creative corridor between Camberwell and Peckham.

A new junction design, with a new surface between St Giles' Church and the Playground site, would create a stronger sense of a civic cluster and destination at the end of Camberwell Church Street.

Improvements could be made to the planting in the forecourt of the Glebe Estate.

The developed proposal will be sensitive to existing Listed buildings and structures, and will consider the outcome of the current Camberwell Traffic Management consultation.

## PROPOSED SITE DESIGN BRIEF

- 11 Enhance connection to church
- 12 Meadow Planting to Glebe Estate
- 13 Improve public space and surface treatments of Wilson Road
- 14 Improved surface treatment
- 15 Enhance connection between park and the playground
- 16 Create greater visual connections into the "Playground" site.
- View at the corner of Wilson Road and Camberwell Church Street
- View along Wilson Road towards Camberwell Church Street

## KEY GUIDING PRINCIPLES

- Improve public transport and air-quality
- Create a resilient town centre
- Encourage evening activity
- Support workspace
- Enhance wellbeing
- Link accessible green spaces
- Promote local identity, history and culture
- Deliver 'good growth'

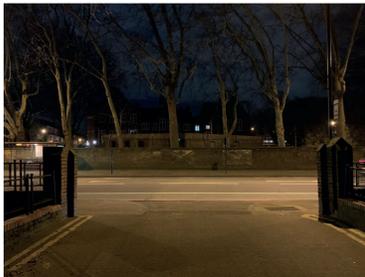
## EXISTING CONDITION



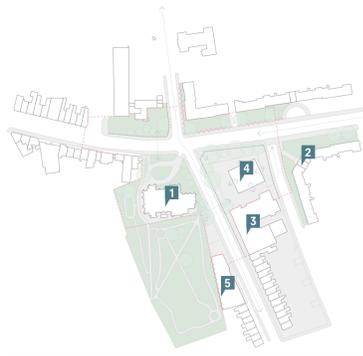
Front of Station (Proposed view is taken from here)



Congested pavement at peak times



Informal cut-through route



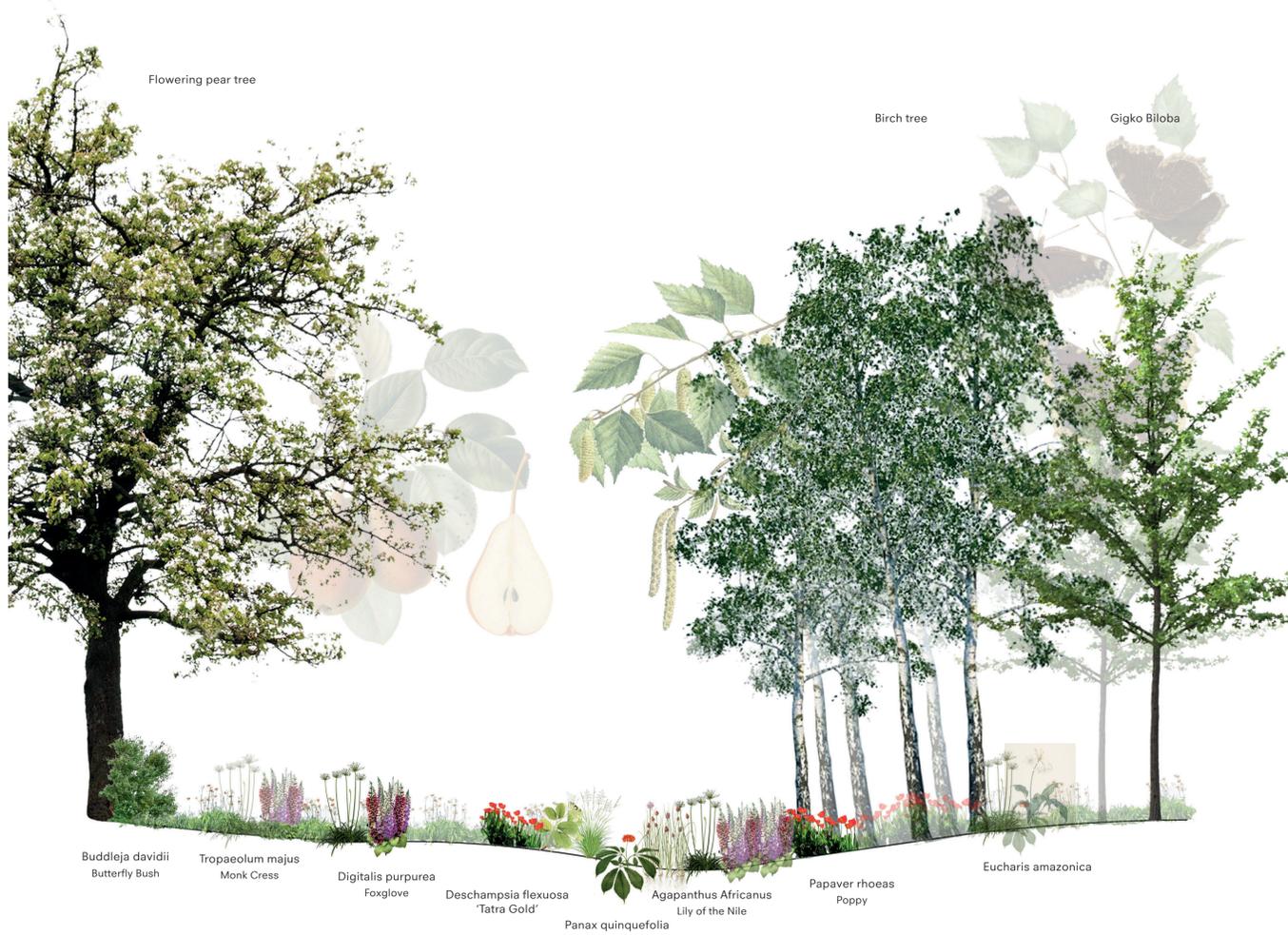
- Site boundary
- 1 St Giles' Church
- 2 Glebe Estate
- 3 UAL Wilson Road building
- 4 Former Playground
- 5 UAL Greencoat Studios



# Public Projects - Materials and Planting

We have developed a preliminary approach to materials and planting for these public projects which draws upon Camberwell's unique character and history, and supports the guiding principles. This approach will be developed further based on your feedback today to complement the guidance in the Southwark Streetscape Design Manual.

How about a planting palette inspired by Camberwell's history of art and medicine? What do you think?



## Plants that heal

Example street trees:

### Birch

Birch trees are good for cleaning the air from pollution because of their large surface area that traps pollutants. They are also used in folk medicine and are a natural habitat for the butterfly larvae, including the Camberwell Beauty.

### Flowering pear tree

These trees produce Arbutin which may have a role in treating Parkinson's disease.

### Ginkgo Biloba

Ginkgo is one of the first cultivated trees and is used in traditional Chinese medicine.

## Plants that reference local materials and artists

### Red and green

Camberwell has many fine red brick buildings on streets with mature leafy trees.



Sir Terry Frost studied at Camberwell College of Art from 1947 to 1950. "Camberwell Green" was one of his last pieces.



Etzdorf studied textile design at Camberwell School of Art, graduating in 1977. In 1981 with two college friends Jonathan Docherty and Martin Simcock, she started a company producing distinctive hand-printed textiles.



### Amazonian rainforest plants

Margaret Ursula Mee learnt botanical illustration at Camberwell School of Arts and Crafts from 1947 to 1949. She recorded the plants and herbs of the Brazilian Amazon Rainforest.



Would a subtle paving palette inspired by the buildings and spaces of Camberwell help to create a stronger sense of identity for the area? Tell us what you think!

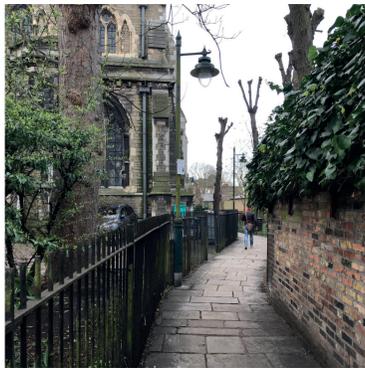


### Polychrome or two-tone materiality

The combination of red or stock brick and cream stone dressing is a particular feature of Camberwell's key institutional buildings from the 19th and early 20th centuries, including Camberwell School of Art and the Public Baths (pictured above).



This material quality has been reflected in modern and contemporary buildings including the Wilson's Grammar School extension building (Greencoat Studios) and 2013's award-winning Ortus building on the SLaM campus (pictured above).



### Traditional stone paving

Camberwell's streets and public spaces use a range of traditional paving materials, including the stone paths around St. Giles' Church (pictured above).



### Traditional utilitarian paving

More robust finishes, including cobblestones and brick pavers, are used in Camberwell's yards and former industrial spaces including Vanguard Court and the forecourts of Peckham Road (pictured above).



### Rich colour and detail

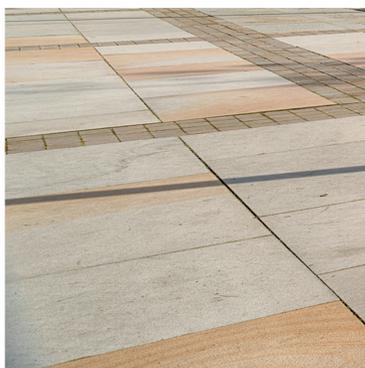
Camberwell's heritage as a centre for art education, and the history of the Camberwell Beauty butterfly are commemorated in a tiled mural from the former Samuel Jones factory on Southampton Way.



Material example: two-tone paving in Windrush Square by Gross Max.



Material example: red brick paving



Material example: York Stone paving



Material example: patterned Staffordshire Blue brickwork.



Material example: terrazzo detail in Stotorget, Sweden by Caruso St John.

These finishes are proposed for areas of high quality and enhanced public space, complementing the baseline palette defined in the Southwark Streetscape Design Manual.