

Notes of the 7th Old Kent Road Community Forum meeting

Tuesday 3rd November, 2015

Ledbury Tenants and Residents Hall, Corner Pencraig Way and Old Kent Road

The Community Forum looked forensically at where new homes and jobs could be built in the future, using a consultation innovation of lego blocks and maps, see photo below.

The suggestions made in the workshops will add to the rich sources of evidence we have to gather together to enable the production of the Area Action Plan next year, and these notes try to give you a flavour of what was discussed.

All of the complex information set down onto the maps using lego blocks will be fully analysed by Allies and Morrison and a more fine grained and detailed response will be available in early 2016. Understandably some of the workshop suggestions contradict each other, as we were able to bring together a wide variety of opinion and individual perspectives.



Our consultants Allies and Morrison tell us that there is potential for 20,000 new homes in the Old Kent Road area, and for thousands of new jobs. The workshop discussions strived to square that need with the other vital needs we have, such as needing to conserve historical townscape, create safer, greener neighbourhoods, support communities and local businesses, and make getting around the area much more pleasant, and of course to have a Bakerloo Line extension.

Workshop suggestions

- Two Bakerloo stations should be at a reasonable distance apart along the Old Kent Road, and the locations should make sense in terms of distance from Elephant and Castle station as well as New Cross.
- The group considered how much space an underground station would require and whether it could go near new retail uses. The consensus was that retail is very appropriate for tube stations, with other uses, especially residential, in floors on top.



businesses.

- Create stronger east west links leading to the stations.
- Locate community land uses around tube stations.
- There should be high density buildings close and around the tube station but not too many buildings in close proximity to each other, it is a fine balancing act to achieve. These built up parts of the area would act as a central hub for visitors and local residents; offering the best of retail, transport and businesses.
- Create a green route from Burgess Park towards the south of the area; joining up with Southwark Park. This was regarded as essential, and without such greening and pleasant new pedestrian routes it was felt the potential for new homes and jobs is reduced.
- We should have more green spaces creating alternative routes for cyclists and pedestrians along the Old Kent Road.
- Put in place a green route running east to west along Trafalgar Avenue.
- Careful design for any buildings adjoining the waste recycling area.
- Southwark Recycle Centre is not liked very much; and local residents asked if there was potential for it to be relocated elsewhere.
- Creating accessible mixed use community hubs including homes, leisure centres, retail space, schools and jobs was considered very important.
- Care should be taken when building residential immediately adjoining the Old Kent Road as traffic noise and disturbance limits the quality of the accommodation. Go instead for jobs and retail and community sites right on the edge of the road.
- Most preferred options for buildings were medium density buildings. High rise was supported but the siting, and design, of such large buildings needs very careful consideration. Lots of spaces in between would give the area more open space; so more vertical than horizontal configurations might work, especially close to tubes. Other people suggested that high density residential buildings could be kept to the south of the Old Kent Road, with edges of development sites turned into green spaces.
- Some people wanted to keep some of the older industrial buildings but also add housing uses. The preferred industrial land area alongside Ilderton Road was subject to much discussion. There are some new creative units here already. It was suggested that too much housing here could crowd out new creative uses and employment uses.
- Retain historic buildings as a basis for linking the whole built environment together.

- Keep low density buildings further back from the Old Kent Road, some concentrated behind ASDA, and immediately around Mandela Way.
- Mixed use employment and residential development should happen around the Royal mail site and Pages Walk area.
- Consider removing the flyover, for instance replace Bricklayers Arms with residential development.
- Keep the small retail units along the main road.



What you said about the meeting

- The exercises bring a sense of reality to what could happen to the area in a positive and negative way. I would have liked to discuss how mixed use services would work, as in the existing church spaces or creative warehouses.
- I found the general engagement useful.
- I found it was useful to understand what the Local Authority was considering and how prepared it was to share plans.
- I was concerned about what decisions were already assumed.
- This is not Lego land!
- I would have liked to discuss the current employment areas being designated for housing.
- The blocks were not to scale - it suggests that what exists already would be demolished to start again with a blank page. What is being developed should respond to existing conditions. The vision should be based on what kind of city we want to live in.
- I liked being part of it, and the input from people. I'm lost at maps.
- We need to keep our heritage, combined with the new safety to our roads.
- We need a bit more communal facilities – cinema, pubs, entertainment. It was an interesting and eventful evening.