

**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

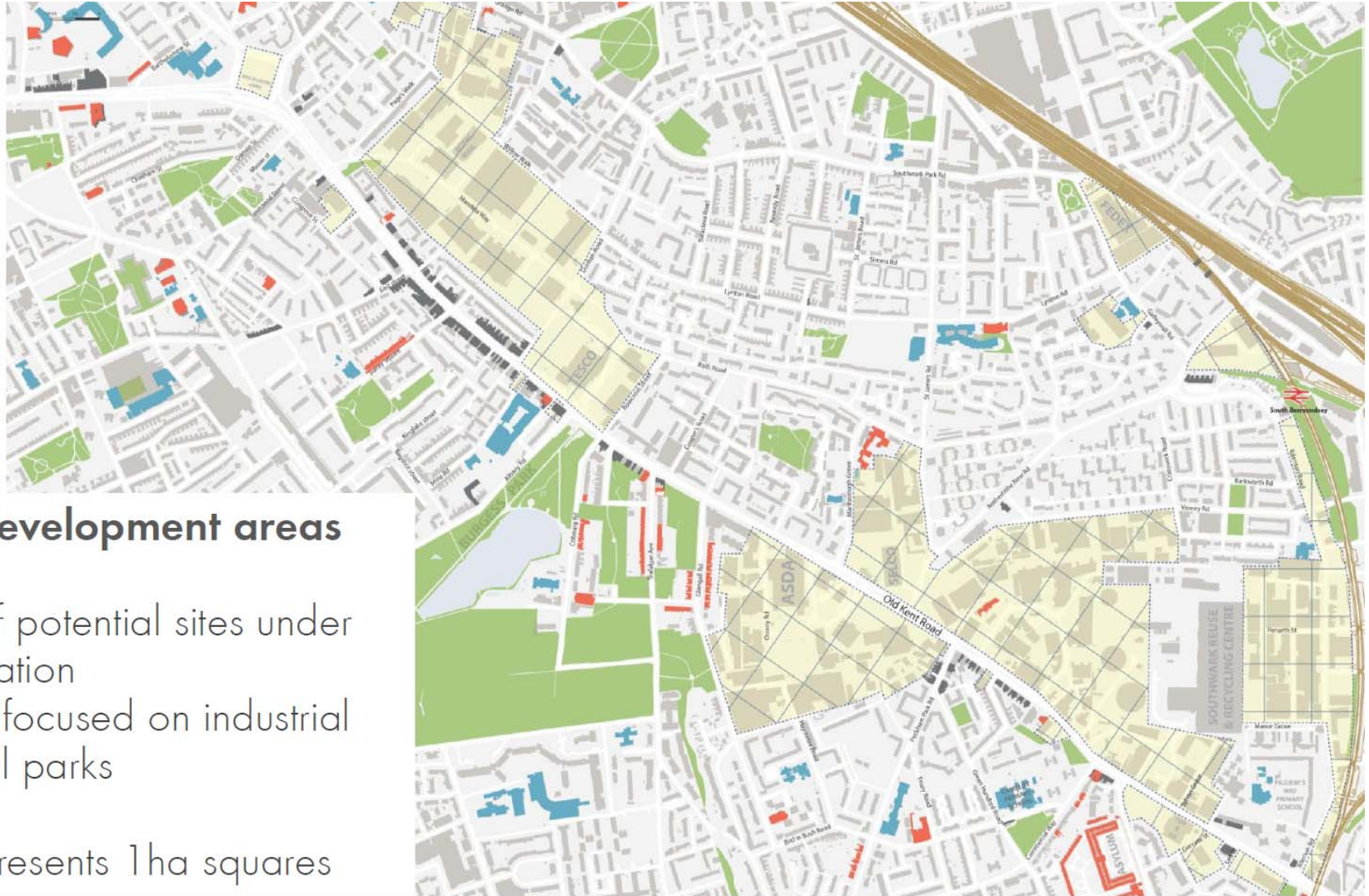
A. Development scenario with two Bakerloo line stations on the Old Kent Road

- 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 1ha squares

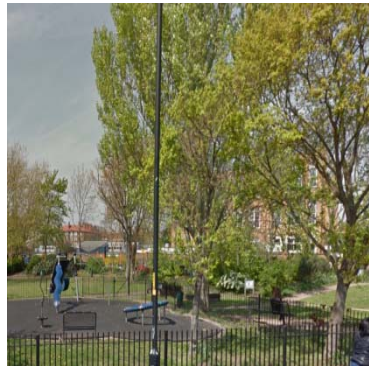
# What the blocks represent

## 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

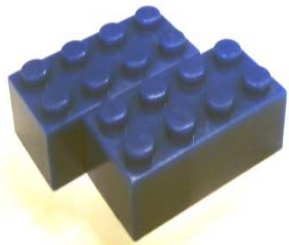


Emma Cons Square,  
Waterloo

# What the blocks represent

## Community uses

5 - 10,000 sqm



Secondary school

2,500 – 5,000 sqm



Primary school

2,000 sqm



Community centre

800 sqm



Doctors surgery



# What the blocks represent

## Shops

4,000 sqm



Equivalent to a supermarket



Harrow-on-the-Hill

2,000 sqm



High Street retail / leisure block



Bermondsey Square

2,000 sqm



High Street retail block



Herne Hill

# What the blocks represent

## Employment

500 jobs



Managed workspace



The Biscuit Factory,  
Bermondsey

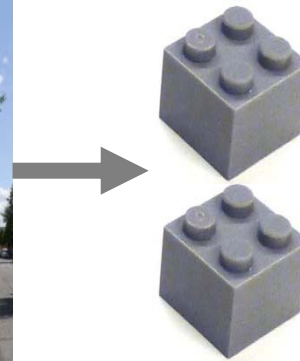
250 jobs



Studios / light industrial  
/ office space



The Biscuit Factory,  
Bermondsey



# What the blocks represent

## Medium density residential (200-300 u/ha)

150 homes



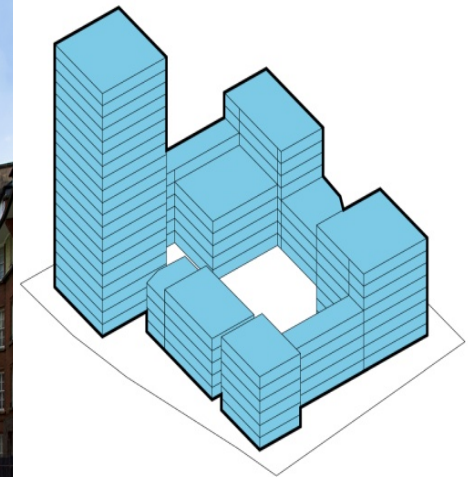
120 homes



80 homes



80 homes





# What the blocks represent

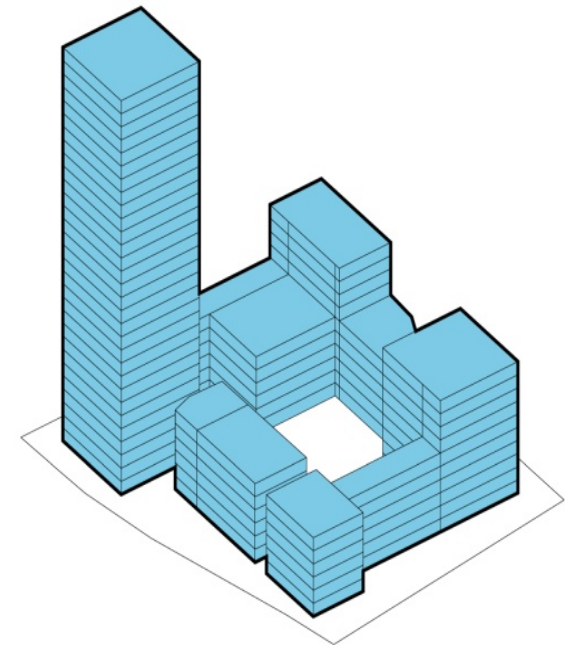
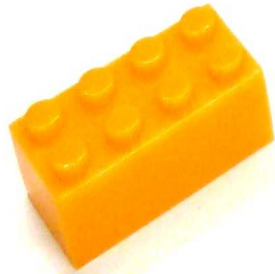
## High density residential (400-550 u/ha)

300 homes

250 homes

150 homes

150 homes







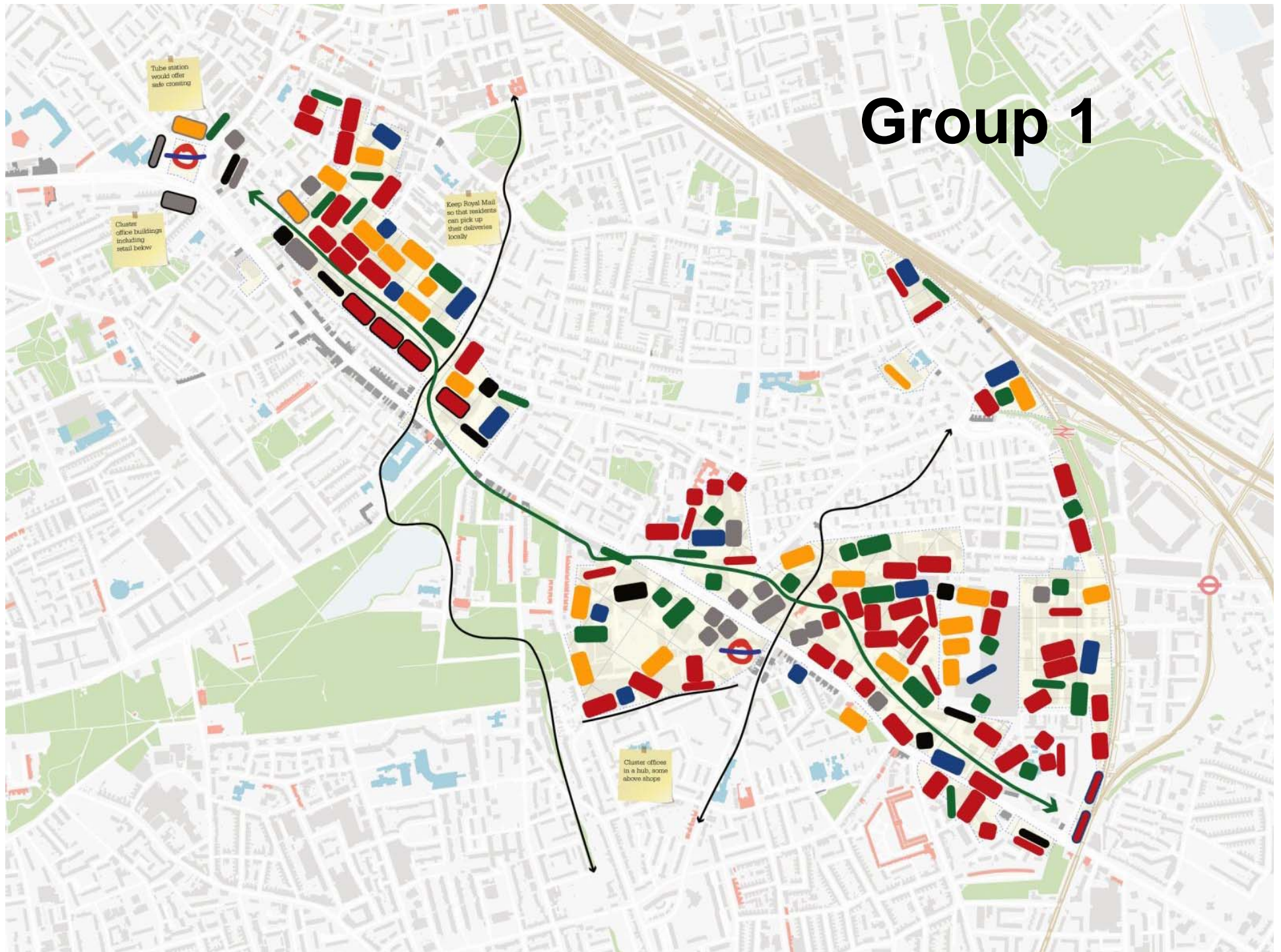




# Options

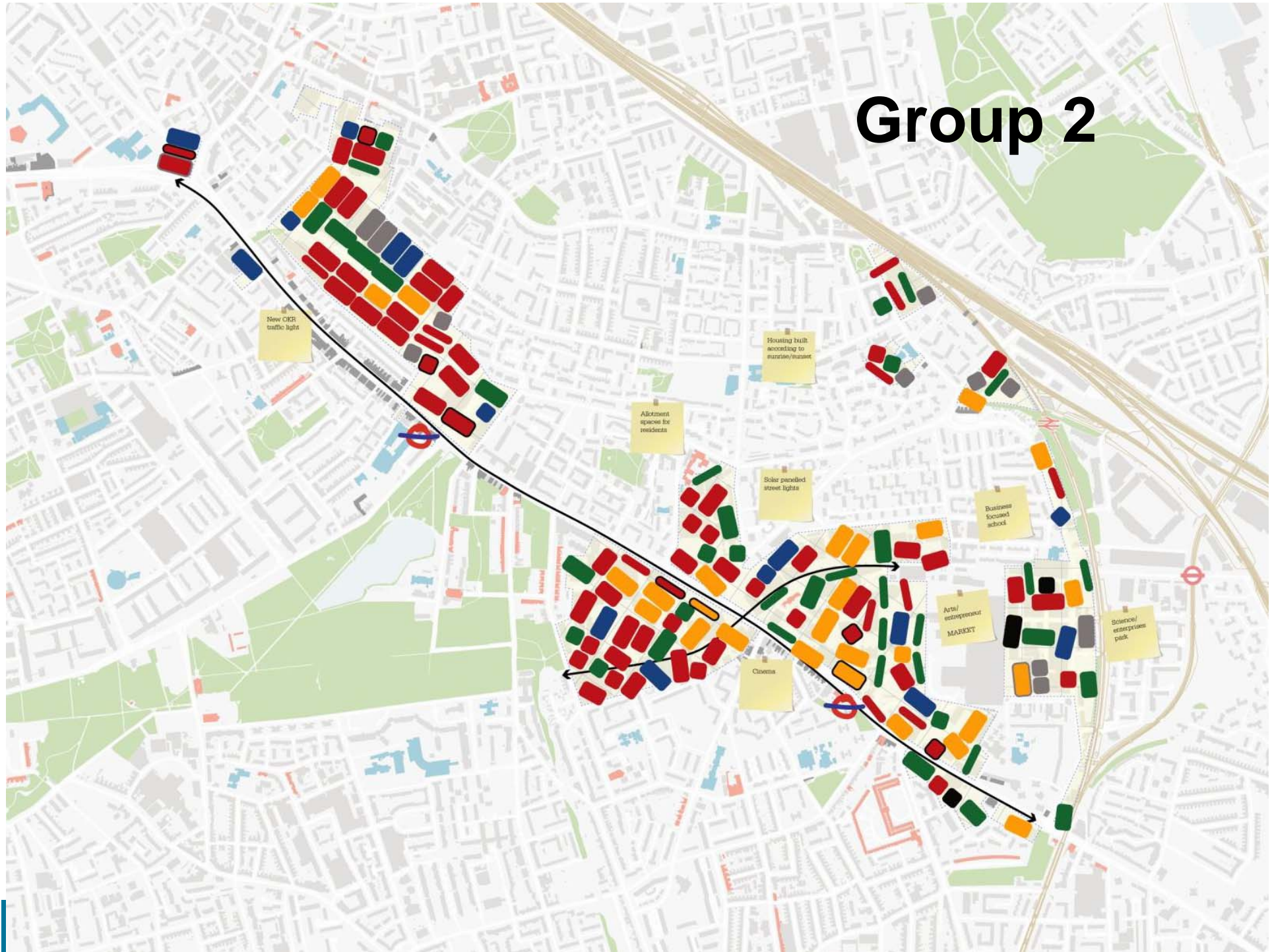


# Group 1



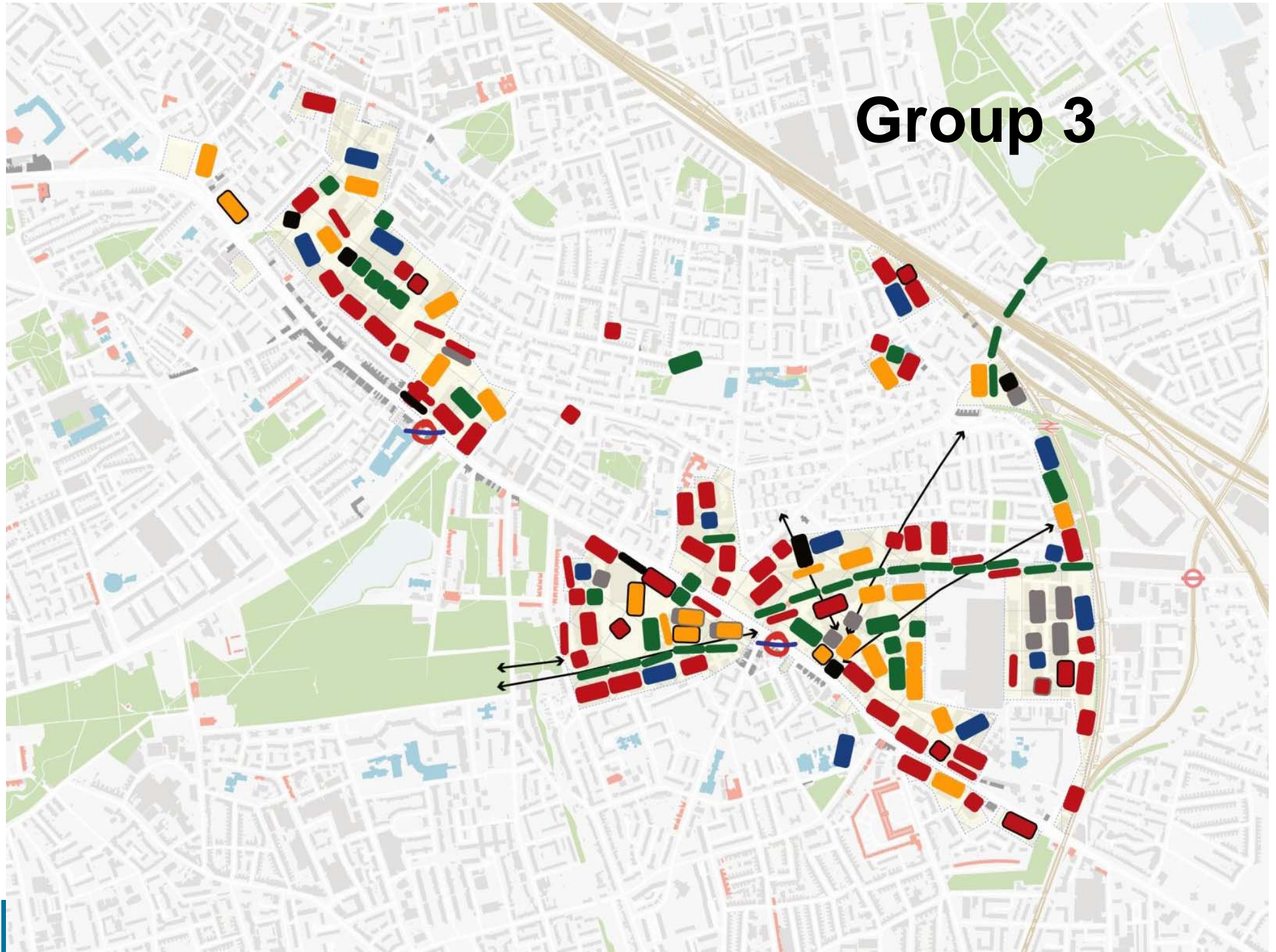


# Group 2



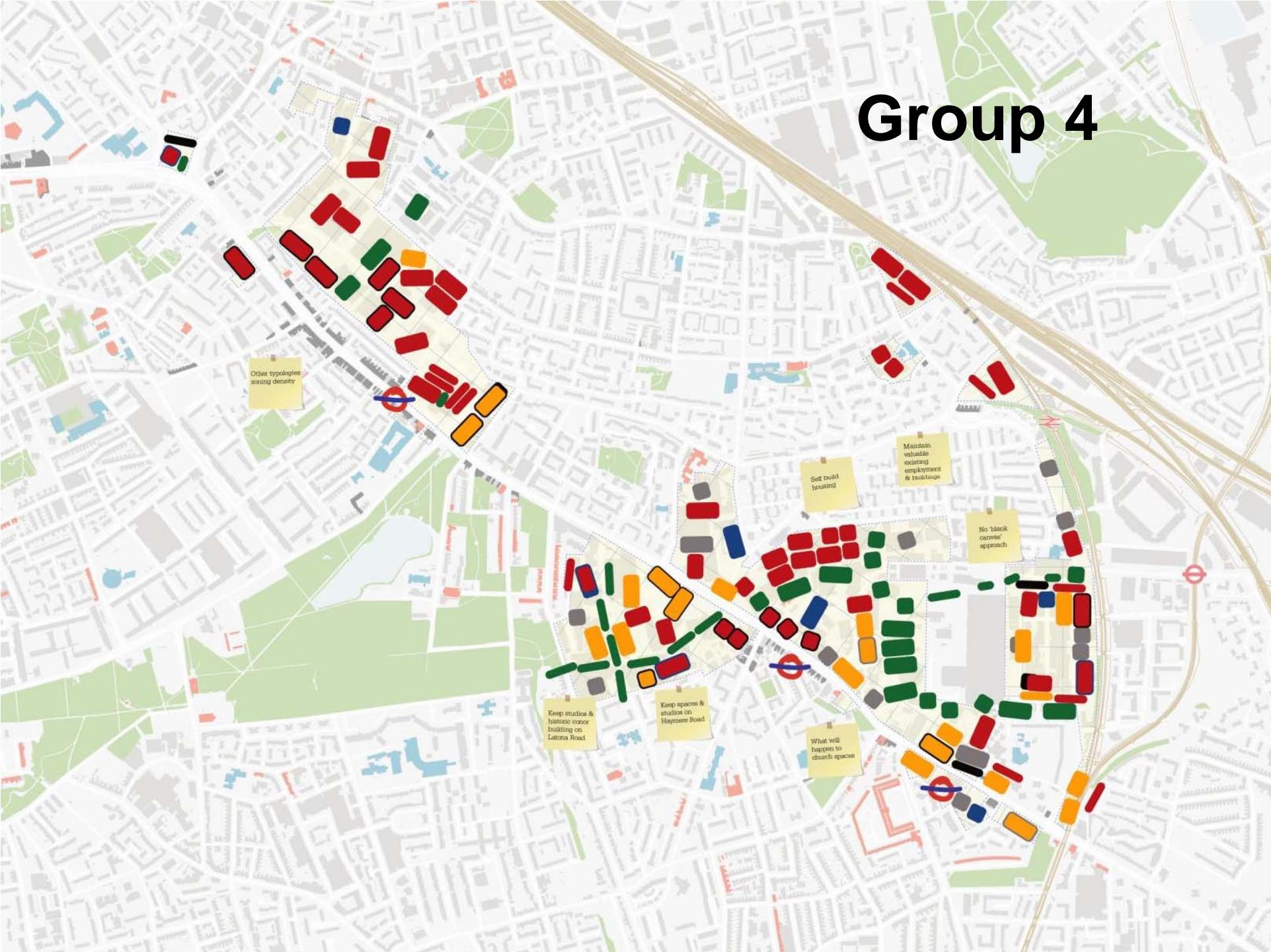


# Group 3



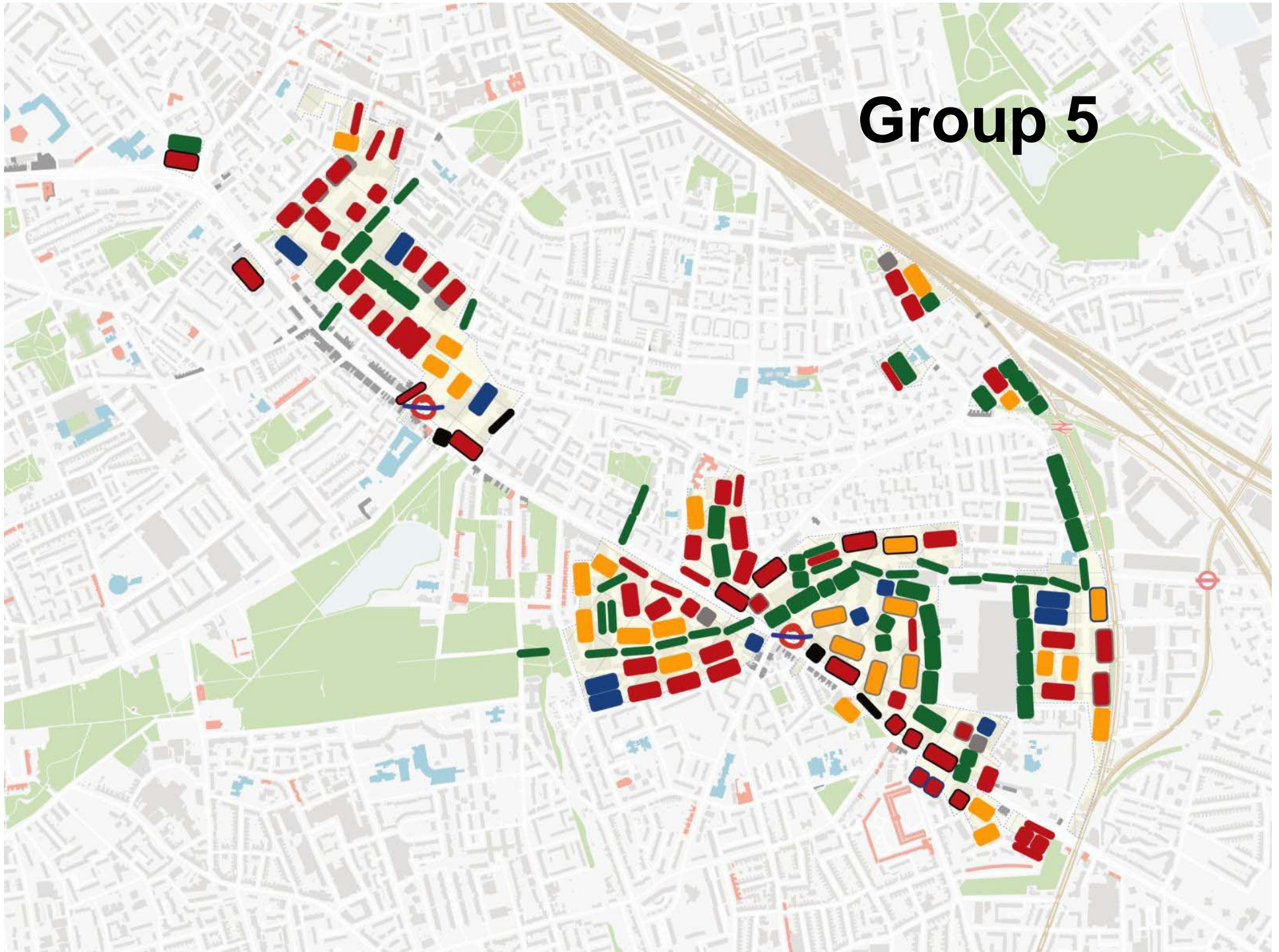


# Group 4



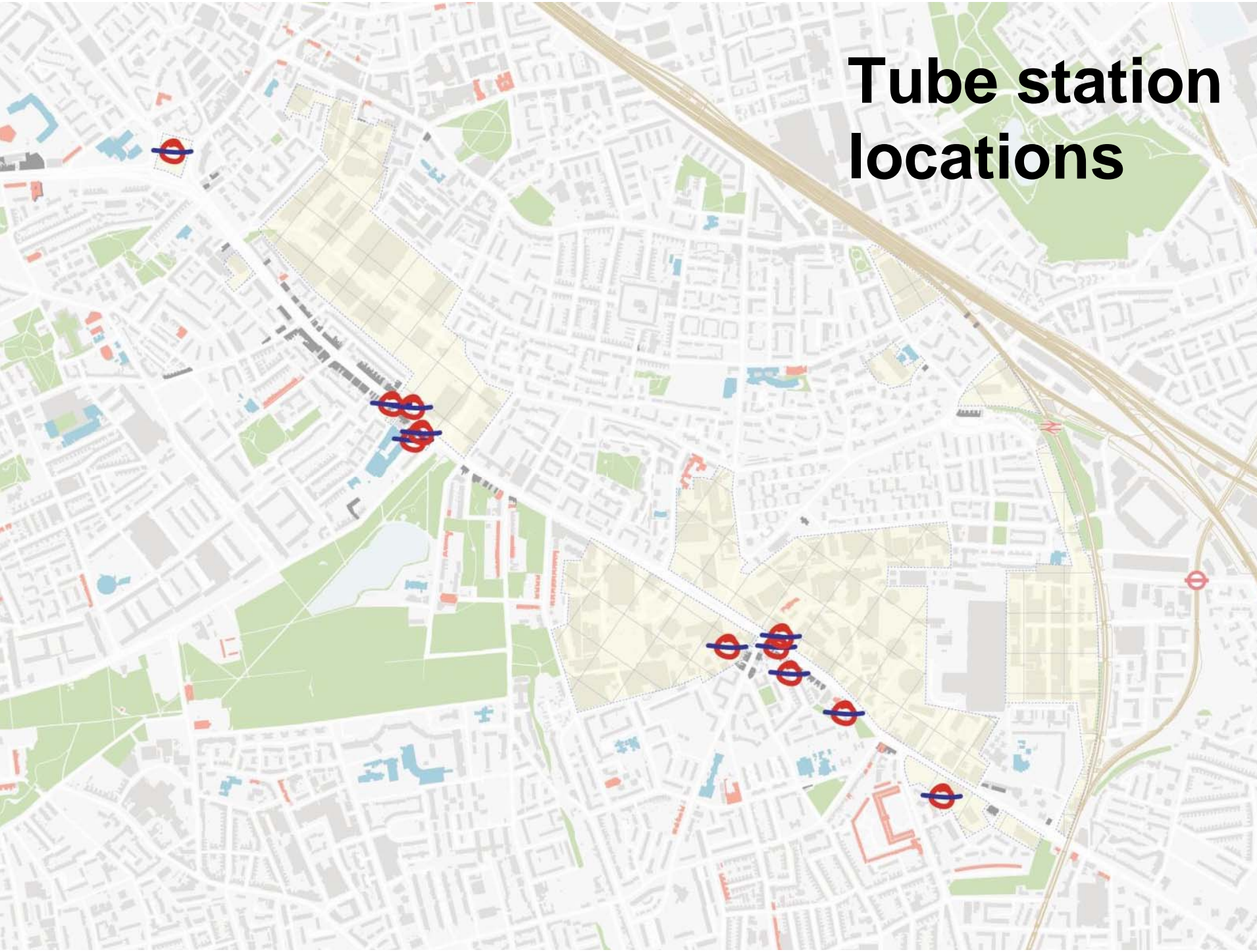


# Group 5





# Tube station locations





# Shopping locations





# Employment locations



Office cluster

Maintain valuable existing employment and buildings

Business focused school

Retain existing studio and workspace cluster

SME Office / workspace cluster

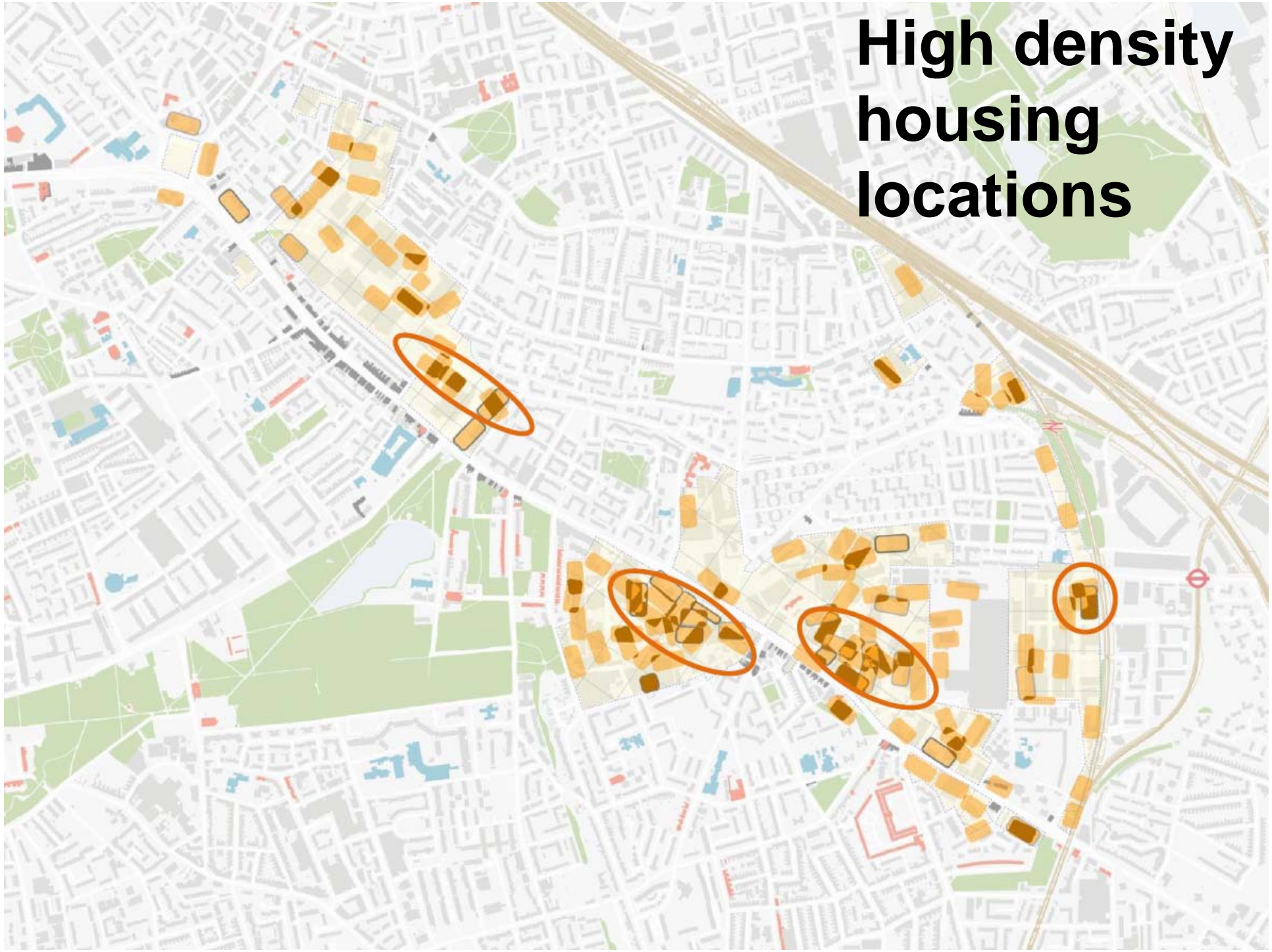
Arts / entrepreneur market

Science / enterprise park



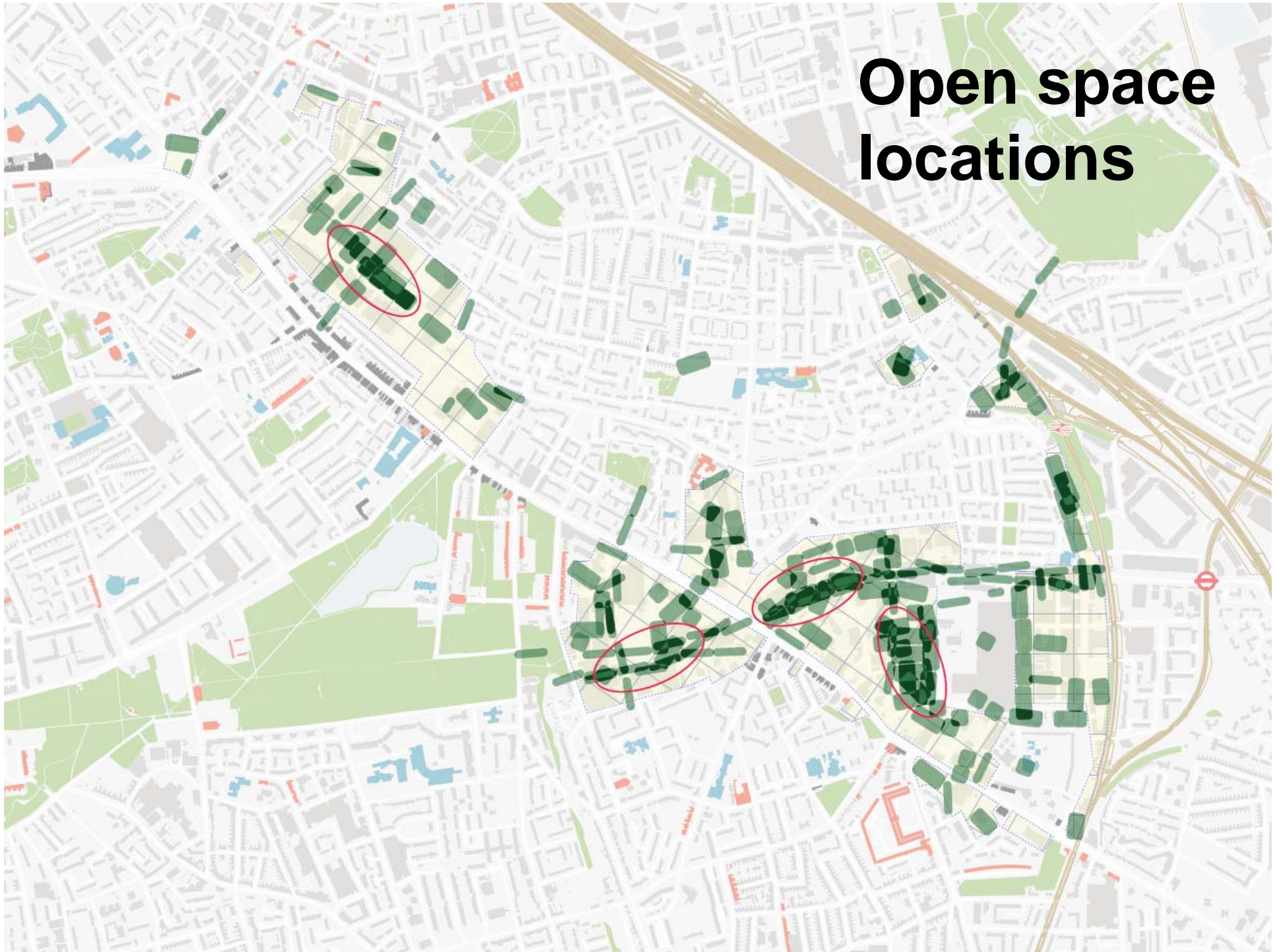


# High density housing locations



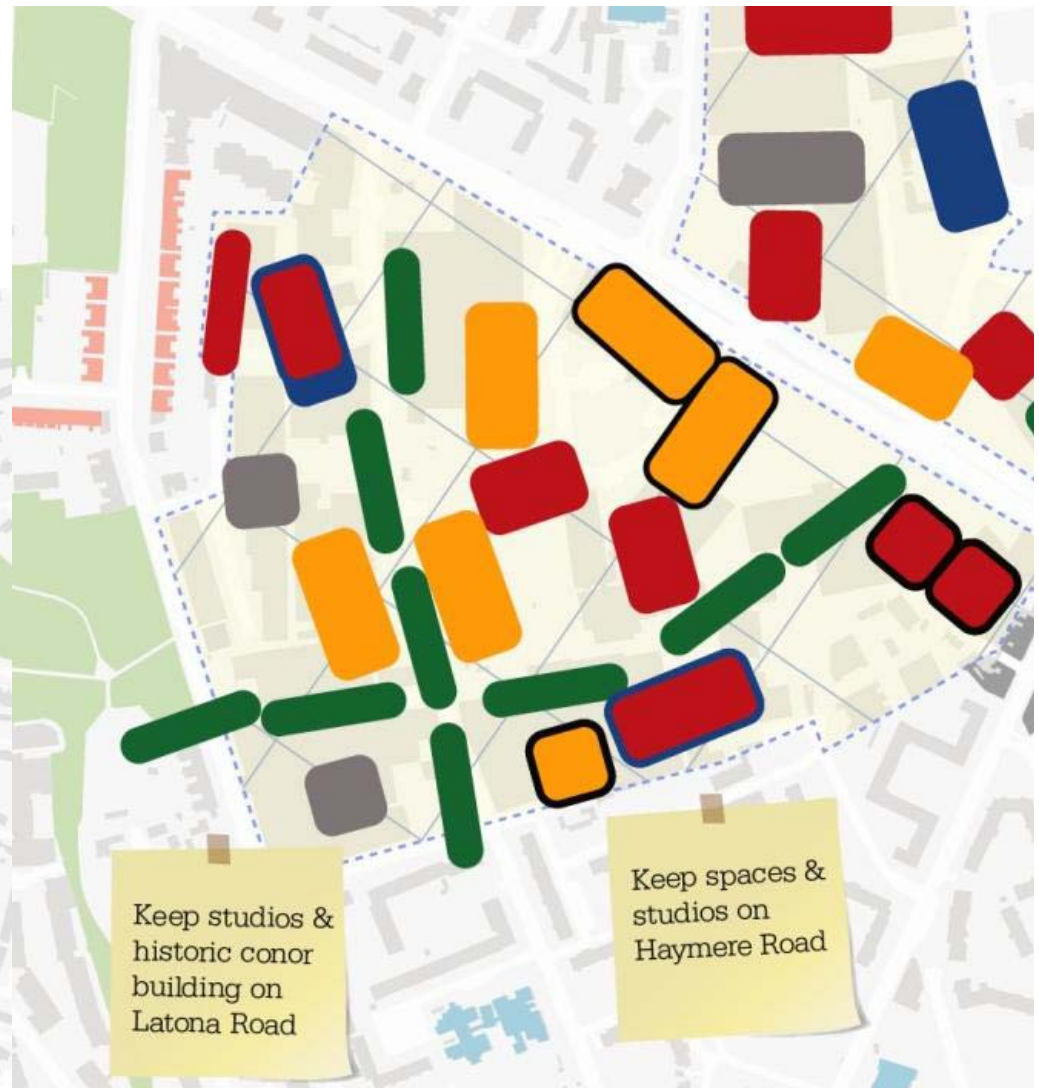
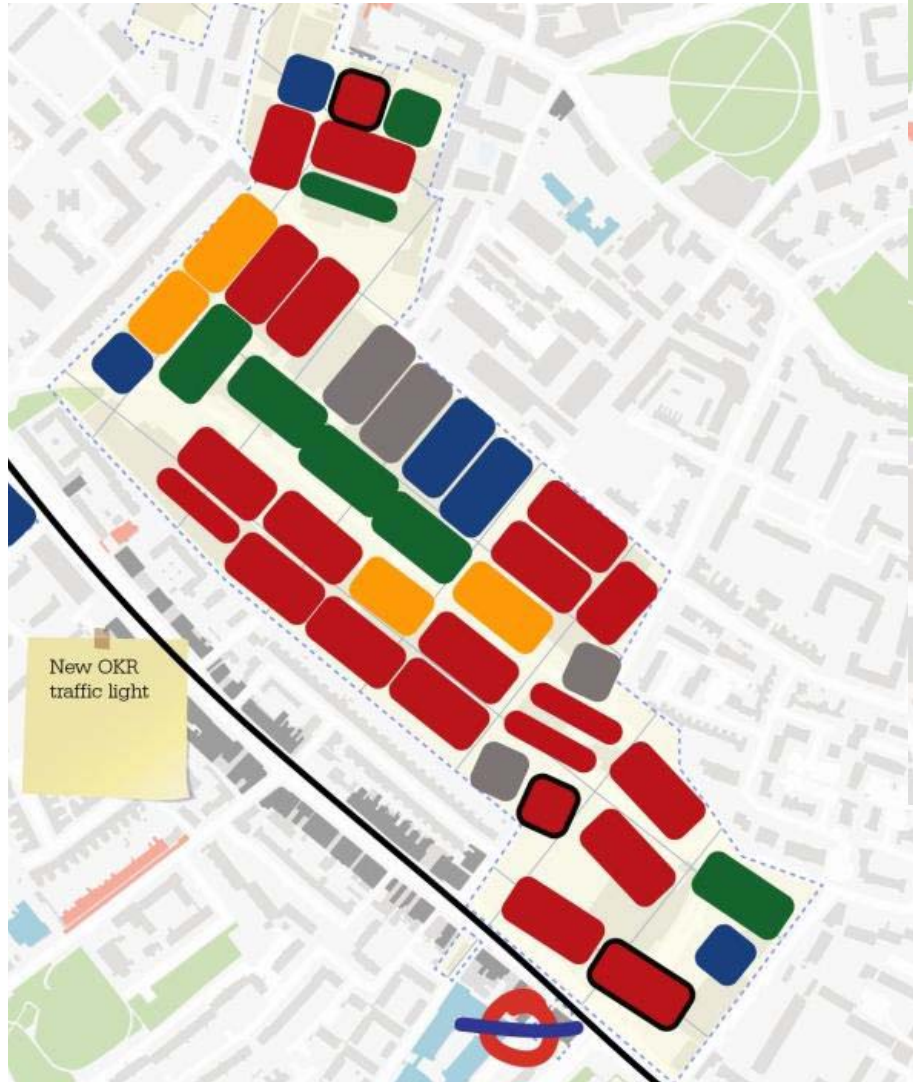


# Open space locations





High density housing often placed with open space



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