

# Old Kent Road Area Action Plan

1. Progress so far
2. Community and Faith

9<sup>th</sup> Community Forum

New Covenant Church, 506-510 Old Kent  
Road, SE1 5BA

# Background

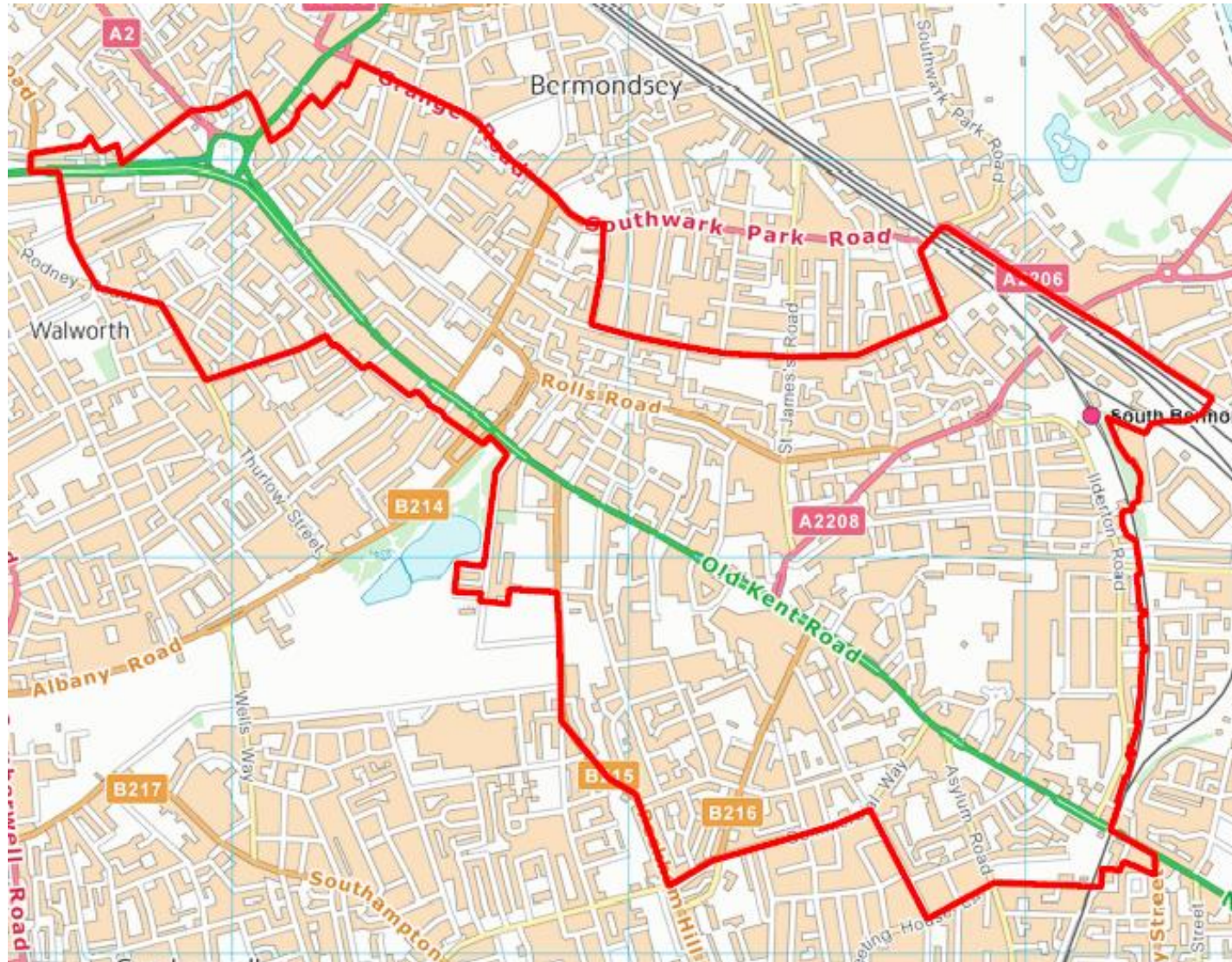
- Old Kent Road identified in the London Plan as an Opportunity Area
- Southwark Council and the GLA are preparing an Area Action Plan/Opportunity Area Planning Framework to guide the delivery of new development
- Draft AAP to be published in May for 3 months of consultation
- Integrated Impact Assessment Scoping Report sets out the baseline data for the Old Kent Road to guide future analysis of sustainability objectives as a result of the plan – Consultation open until 18 March 2016

# Your Questions

**We have listened to your feedback and hope some of your questions will be answered throughout this presentation and through discussion**

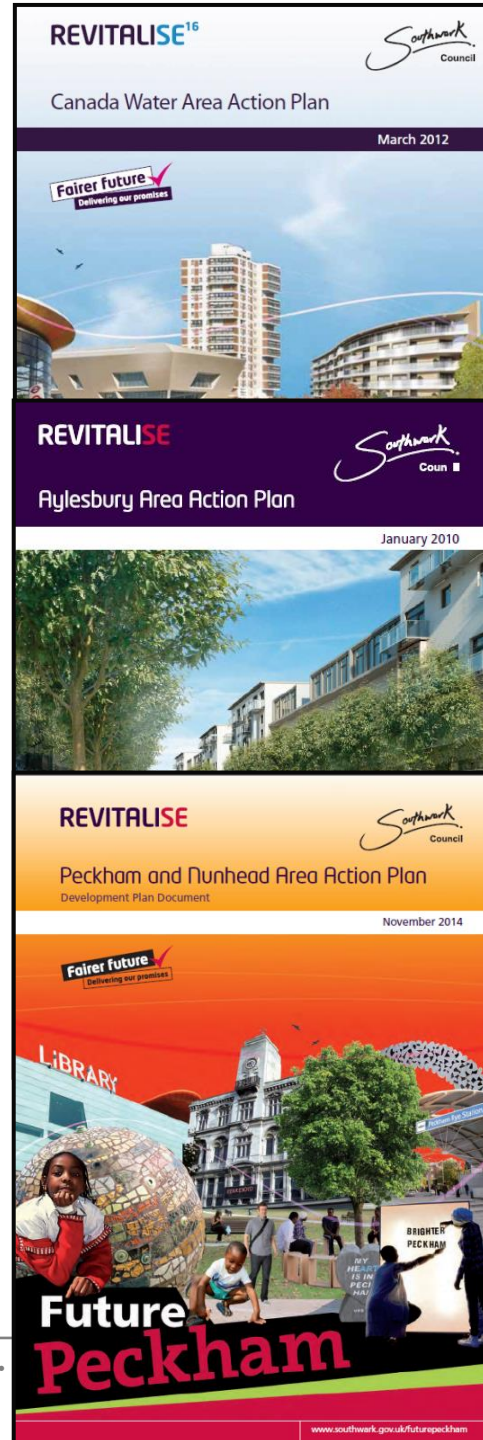
- Where is the Old Kent Road opportunity area boundary?
- What planning themes are important for the Old Kent Road?
- Where are the development sites?
- Why are the background documents not available to view now?
- What about existing housing?
- What if we don't want certain things to change?
- How are the comments of the community taken into account in the plan?
- What happens next?

# Where is the opportunity area?



# What will the plan look like?

- The AAP must be a framework that is adaptable over time, rather than set a fixed masterplan
- ✓ Vision for the Old Kent Road
- ✓ Sets guidance and policies to guide future development
- ✓ Helps provide a coordinated approach to new development
- ✓ Identifies infrastructure needed, such as schools
- ✓ Will contain site allocations which set out the uses required and guidance on design and movement



# Where are the potential development sites?



# What will inform the plan?

## OLD KENT ROAD AREA ACTION PLAN

EVIDENCE BASE

LONDON PLAN  
NATIONAL POLICY  
NEW SOUTHWARK PLAN

COMMUNITY FORUMS  
AND CONSULTATION

Characterisation study (Allies and Morrison UP)  
Place-making study (Allies and Morrison UP)  
Employment Study (Southwark/GLA)  
Employment Strategy (CAG)  
Surface transport strategy (TFL)  
Bakerloo Line extension strategy (TFL – separate consultation)  
Tall buildings strategy (Southwark Council)  
CIL review and development viability study (Southwark Council/BNPP)  
Integrated Impact Assessment (Southwark Council)  
Energy Study (AECOM)  
Utilities Study (Southwark Council)

→ Informed by the community forum comments

→ Studies still ongoing

→ Will be published in May

→ Make recommendations to inform the council in the preparation of the AAP

# Summary of Community Forums and consultation to date

No.	Venue	Date	Theme
	Walkabouts on Old Kent Road	July 2013	Exploring opportunities for change and improvement
	Business visits	Autumn 2014 - Spring 2015	Meeting with local businesses to form the Old Kent Road Employment Study
1	Treasure House	11 February 2015	Introduction to the opportunity area and discussion on what should be covered in future sessions
2	Pembroke House	26 March 2015	History, heritage and character
3	New Covenant Church	21 May 2015	Businesses and jobs
	Pembroke House	16 June 2015	Character study
4	Astley Cooper TRA Hall	1 July 2015	Shopping and high streets
5	Christ Church	27 July 2015	Transport
6	Muslim Association of Nigeria Mosque	8 September 2015	Vision and place-making
	New Covenant Church	12-13 October 2015	Business consultation events
7	Ledbury TRA Hall	3 November 2015	Regeneration options
8	Walworth Academy	28 January 2016	Parks and green spaces
9	New Covenant Church	12 March 2016	Community and faith



# A range of interesting speakers

CARNAVAL  
DEL PUEBLO

jamesglancydesign



T H E   W A L W O R T H   S O C I E T Y

Edmund Bird - Heritage Advisor

MAYOR OF LONDON

GREATER  
LONDON  
AUTHORITY



Transport  
for London

Post joint-funded by English Heritage



# What have the community forum said?



# Old Kent Road Area Action Plan

THEMES: KEY MESSAGES FROM THE  
COMMUNITY FORUM AND FROM THE  
EVIDENCE BASE

# Homes

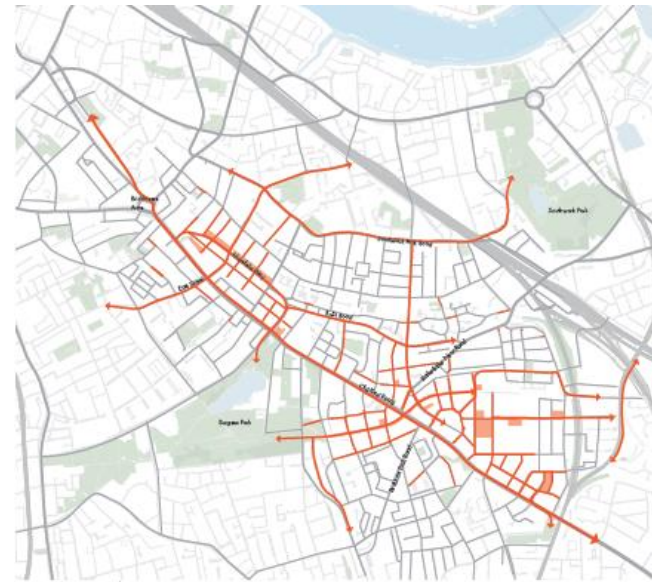


Trafalgar Place, Elephant and Castle

- Meeting Southwark's growing housing need
- Providing new affordable and council homes
- High quality and sustainable design
- Good standards of space inside new homes
- Medium and high density development needed to support the case for the Bakerloo Line Extension

# Character

- Stitch back together the street pattern
- Break up the bigger industrial and retail sites to allow pedestrians and cyclists to move around more easily
- Encourage efficient use of land
- Move from large single use developments to mixed uses
- Benchmark heights around 6 storeys but scope for tall buildings in key locations
- Promote shopping, leisure, community and business on the OKR to revitalise it as a high street
- New development should help “tell the area’s story” through incorporating historic buildings or revealing lost places such as the former canal

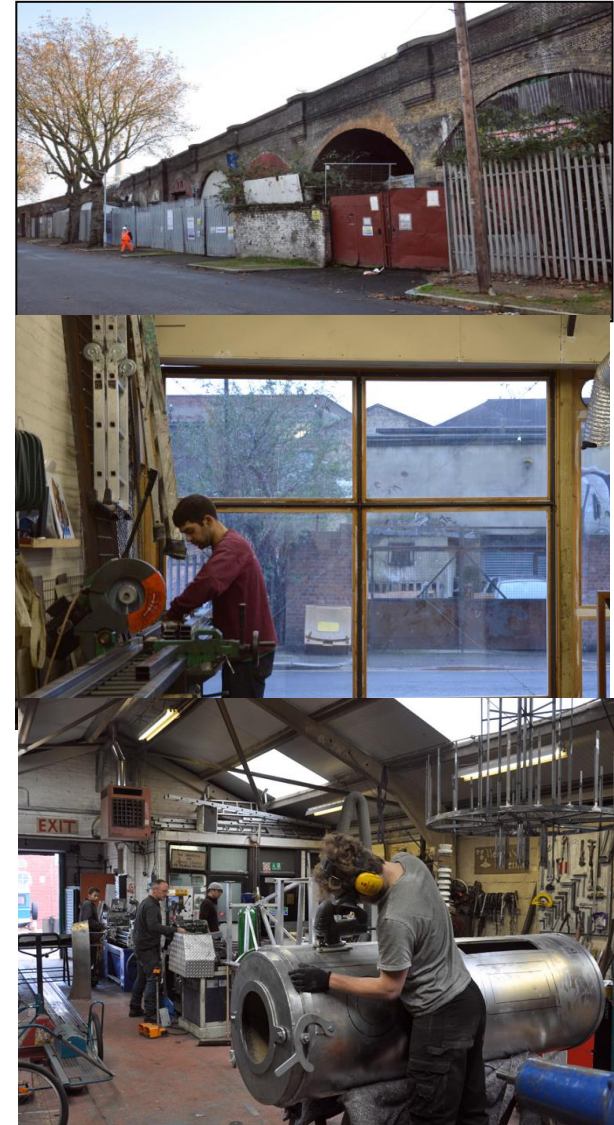


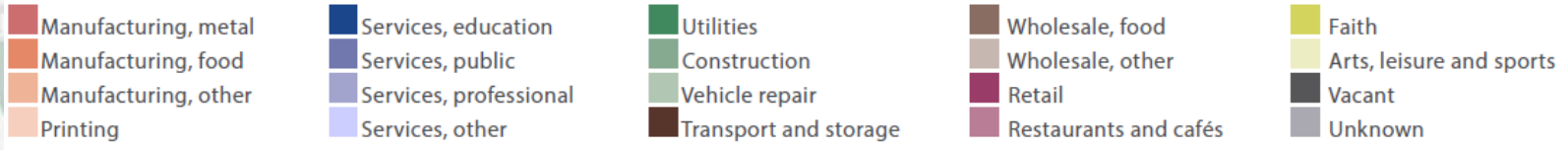
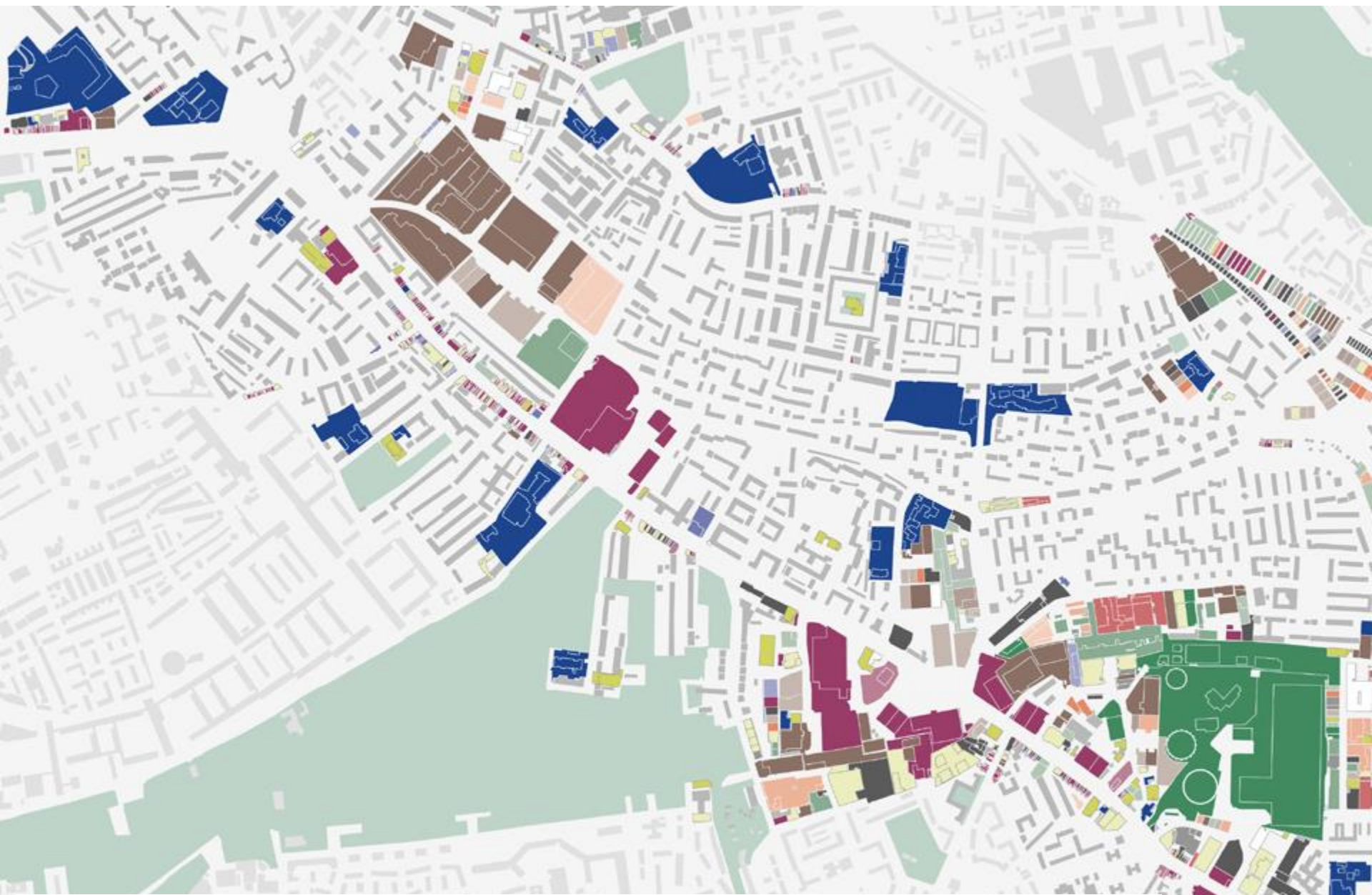
- Character study identifies buildings which are of local architectural or historic interest and buildings which contribute to wider townscape



# Jobs and business

- 750 businesses employing 9,500 people
- Sectors include retail, schools, manufacturing, storage, food and distribution in industrial areas
- A growing number of creative industries and artists studios
- The proximity to central London is a major draw
- Irrespective of AAP, there is concern over rising land values and rents pushing out industrial sectors
- Mixed used neighbourhoods should make realistic provision for existing and new businesses in industrial sector
- Some businesses are not compatible with residential development
- Make use of railway arches

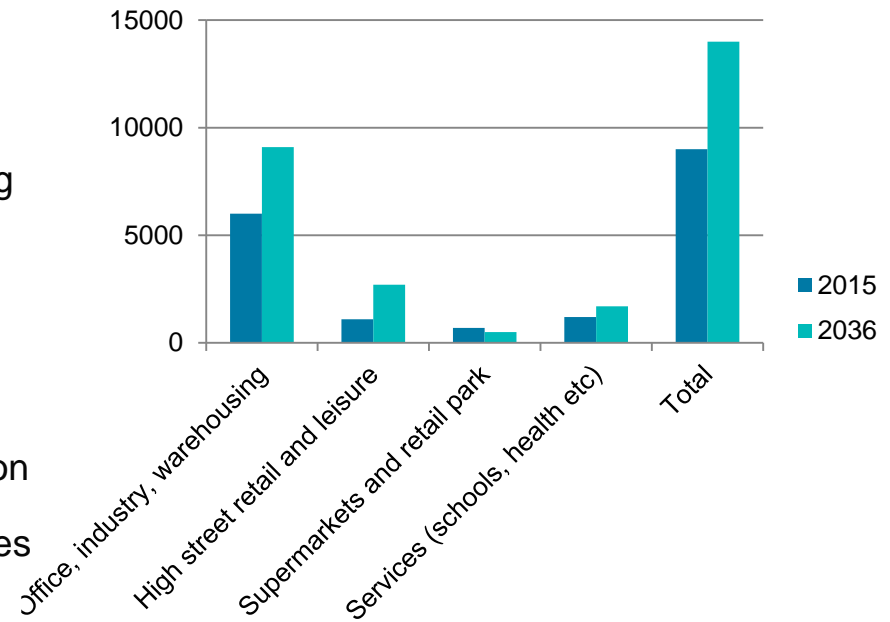






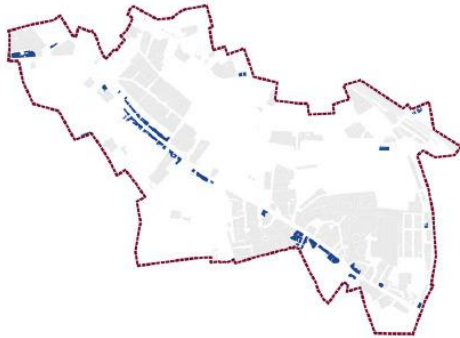
## Demand for business space is changing

- Central London is expanding - demand for offices from SMEs is growing around Bermondsey providing scope for new office quarter
- Growth in food production, printing, laundry and businesses serving central London
- Potential for growth in cultural and arts based businesses and cultural or higher education institution
- Increasing demand for flexible and hybrid workspaces
- Management – promote partnerships with specialist providers
- Design – avoid generic ground floor space; cluster workspaces; where possible stack floorspace or provide in standalone buildings
- Servicing – careful design to avoid conflicts between residential and workspace occupiers



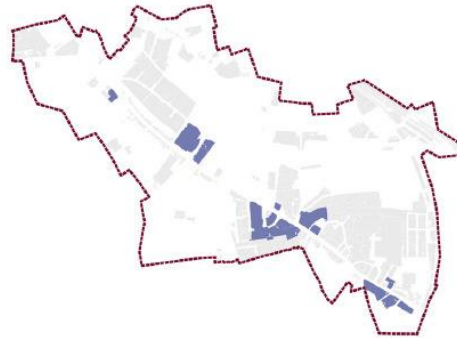
# High street

## HIGH STREET



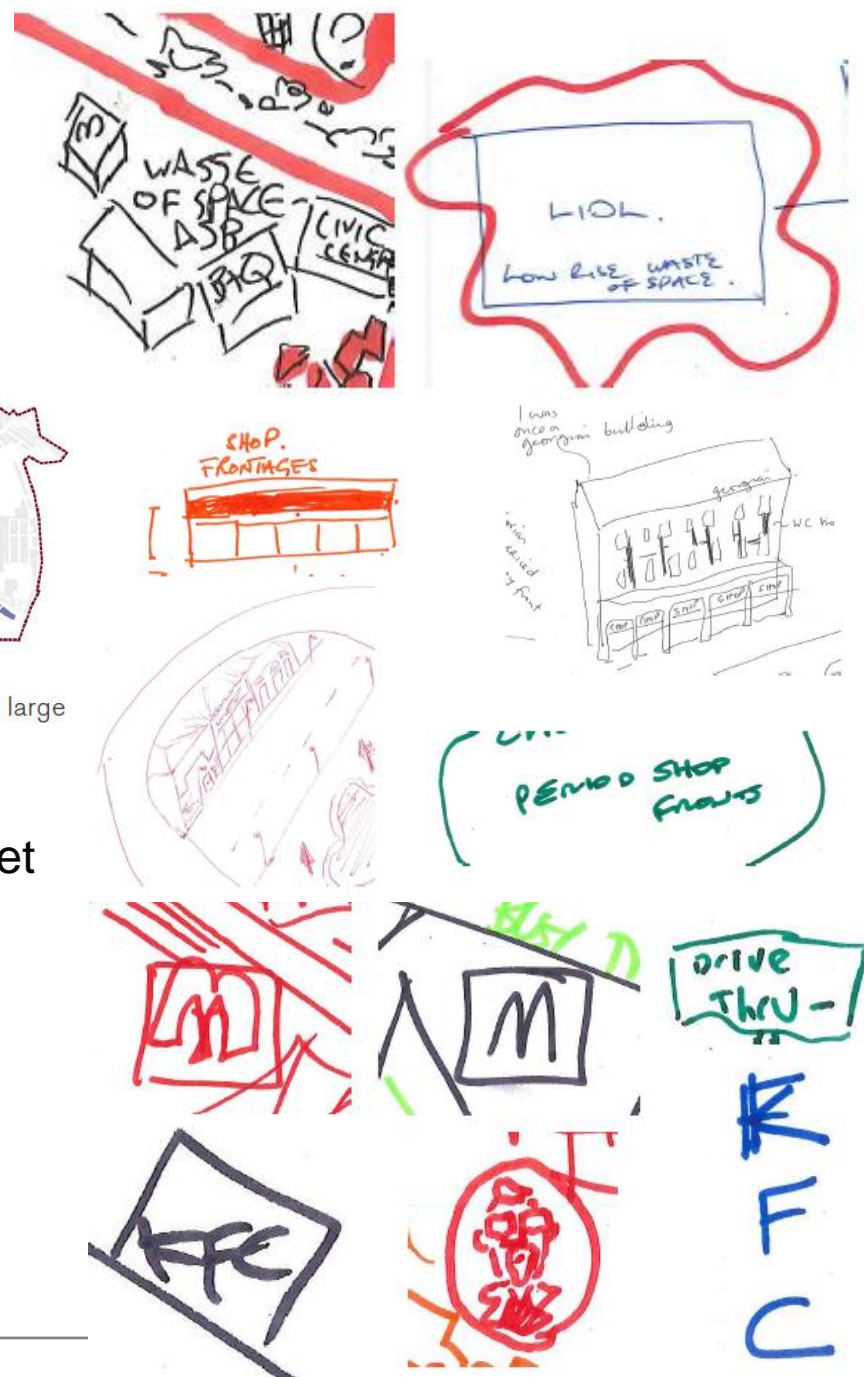
Traditional high street with small retail units on the ground floor and other uses above.

## RETAIL PARK



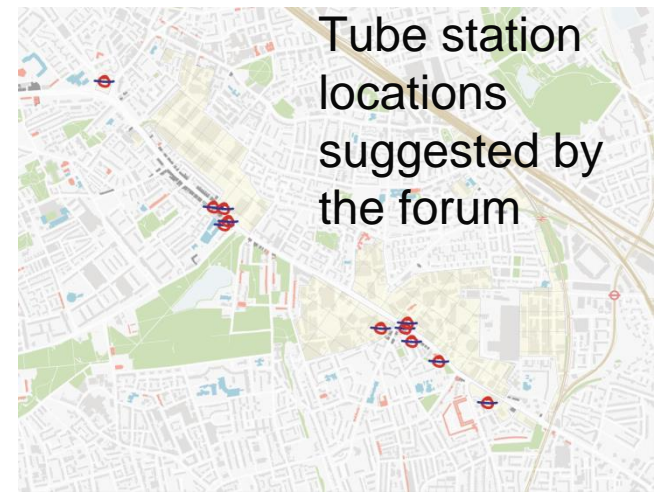
Large, single storey retail sheds with large amounts of customer parking.

- Revitalise the Old Kent Road as a high street
- Supermarkets and shopping facilities are needed but use too much space
- Promote more high street shops
- Support small businesses and migrant and ethnic economies
- More entertainment and leisure facilities



# Transport

- Support for two new stations as part of the Bakerloo Line extension
- Improve crossing points
- Safer walking routes
- Need for segregated cycle routes
- Improve bus services
- Creating linkages between neighbourhoods
- Better traffic management on the Old Kent Road



# Green infrastructure



Meaningful new open space is needed on Old Kent Road

Strong suggestions for

- Surrey Canal green route
- A new park at Mandela Way
- A new park at the gas works
- Integrate Burgess Park more effectively
- Improvements around Glengall Road
- Food growing
- Active travel and green links

# Exploring the options

- Explored two regeneration options
  - Low/medium growth scenario (without Bakerloo Line)
  - High growth scenario (with Bakerloo Line)
- Bakerloo line will help deliver more homes and jobs
- Over time, the area would feel more like the north of the borough
- The area could provide around 20,000 new homes and 5,000 new jobs
- Without the Bakerloo line, growth would happen but over a longer time period



# Creating the vision



- Revitalise the OKR as a high street
- Continue to promote the BLE and public transport improvements
- Reinforce role as part of central London
- Retain existing social and economic diversity

- High quality cycling and walking environment – less traffic dominated
- More green spaces and routes
- Sensitive to heritage
- Affordable housing including council housing



# What next?

- We are using your ideas from the forum to develop the AAP and encourage future development to meet these principles
- The draft AAP and supporting documents will be ready in May 2016
- Consultation on the plan will open for 12 weeks
- Are you on our mailing list?
- There will be a short break in community forums until May – we can then talk about the draft and important matters that may arise in future forums
- Any questions in the meantime please contact the Planning Policy or Community Engagement teams

# Contact

Planning Policy

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Community Engagement

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