

Welcome

Thank you for coming to this public consultation. We want to hear your views on our development plans for the Southernwood Retail Park on the Old Kent Road.

Our vision for a mixed-use development has the potential to transform the poor quality feel Southernwood Retail Park, into a new exciting place which will provide new homes and jobs for the local community; along with the provision of new public routes and spaces lined with shops and cafes that will restore the area's historic feel.

These proposals have been developed on behalf of Glasgow City Council as Administering Authority for the Strathclyde Pension Fund, the sites owner.



The Site Today

Poor quality environment

Today the site offers a somewhat bleak and unwelcoming environment for the community and local residents.

The large retail units with their blank frontages act as a barrier to clear and safe routes between Rolls Road & Chaucer Driver to Old Kent Road and Burgess Park.

The open car park creates a poor quality streetscape; especially at night when the shops are closed attracting crime and anti-social behaviour into the area.



The existing site in context



1.Rowcross Street looking north



2.Rowcross Street looking south



3.Corner of Rowcross Street and Rolls Road



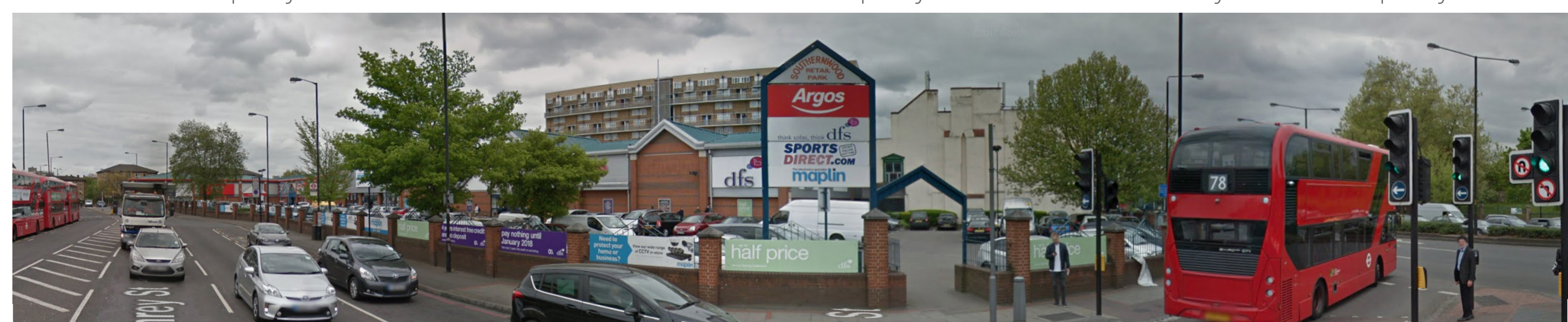
4.Junction of Humphrey Street and Rolls Road



5.Junction of Humphrey Street and Mandela Way



6.Humphrey Street looking east towards the site



7.Junction of Humphrey Street and Old Kent Road



8.Old Kent Road looking north



9.Access to the existing site of Humphrey Street



10.Access to the existing site of Humphrey Street



11.DFS Customers car park



12.Existing loading area at the centre of the site



13.Existing loading area at the centre of the site



14.Existing loading area along Rowcross Street

A New Vision for Old Kent Road

A New Urban High Street

Southwark Council and the Greater London Authority have ambitious plans to redevelop the industrial and retail land around Mandela Way and Old Kent Road. Their vision is to create a new mixed-use urban centre for the local area which will provide 20,000 new homes, 10,000 new jobs and a new underground station.

The Area Action Plan envisages this part of Old Kent Road as a ‘Proposed High Street’ that draws the vibrancy and activity of Old Kent Road into the heart of the site. We believe the frontages to Old Kent Road and Humphrey Street should therefore have a strong retail presence that delivers this ambition and creates a lively town centre. By contrast, the frontages to Rowcross Street and Rolls Road would retain a more residential character.



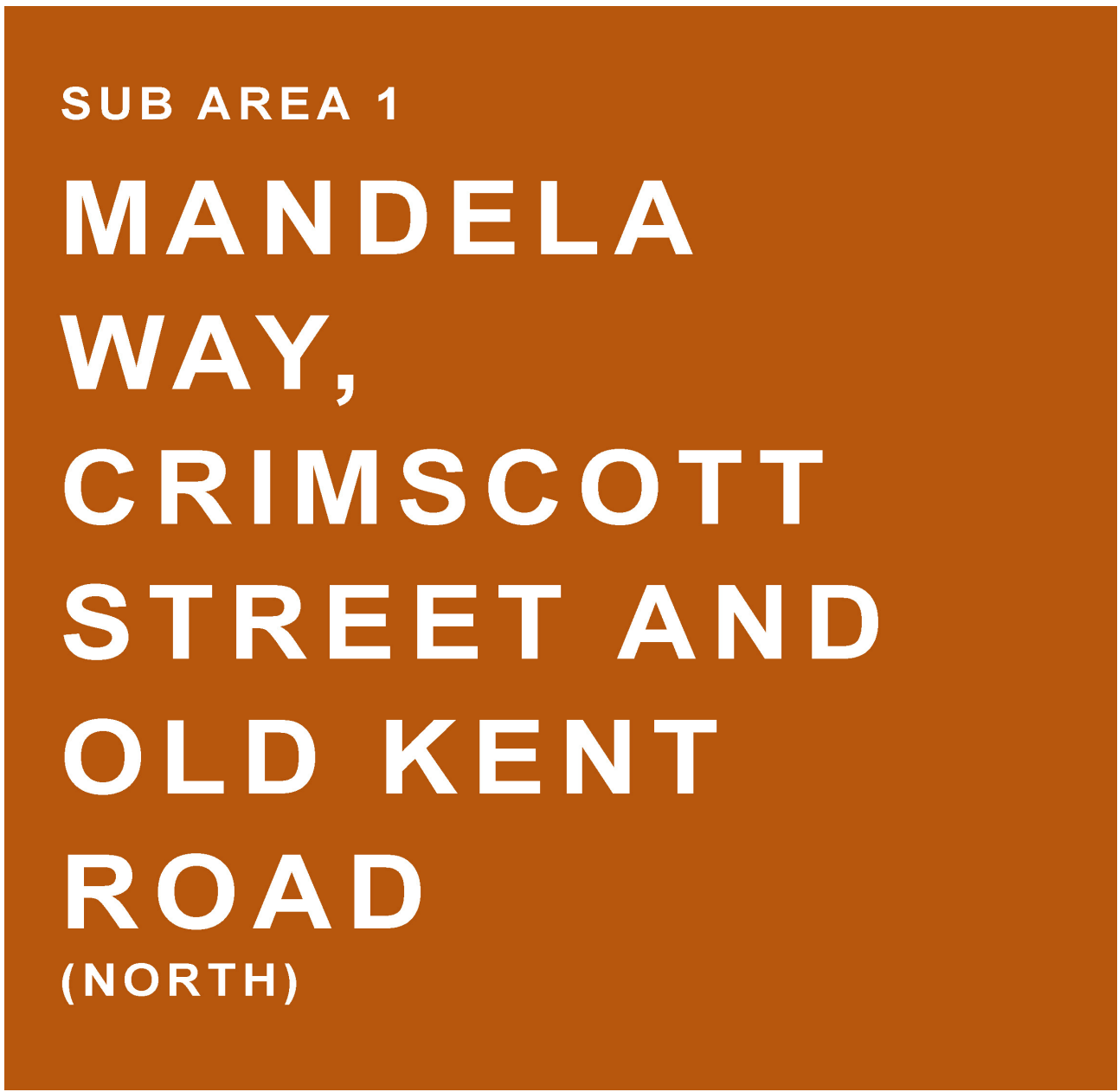
The AAP figure 9 - The stations and crossings



The AAP sites designation



The AAP massing



The AAP - Town Center and High Street

A New Centre on the Old Kent Road

We want to provide a place that everyone will enjoy.

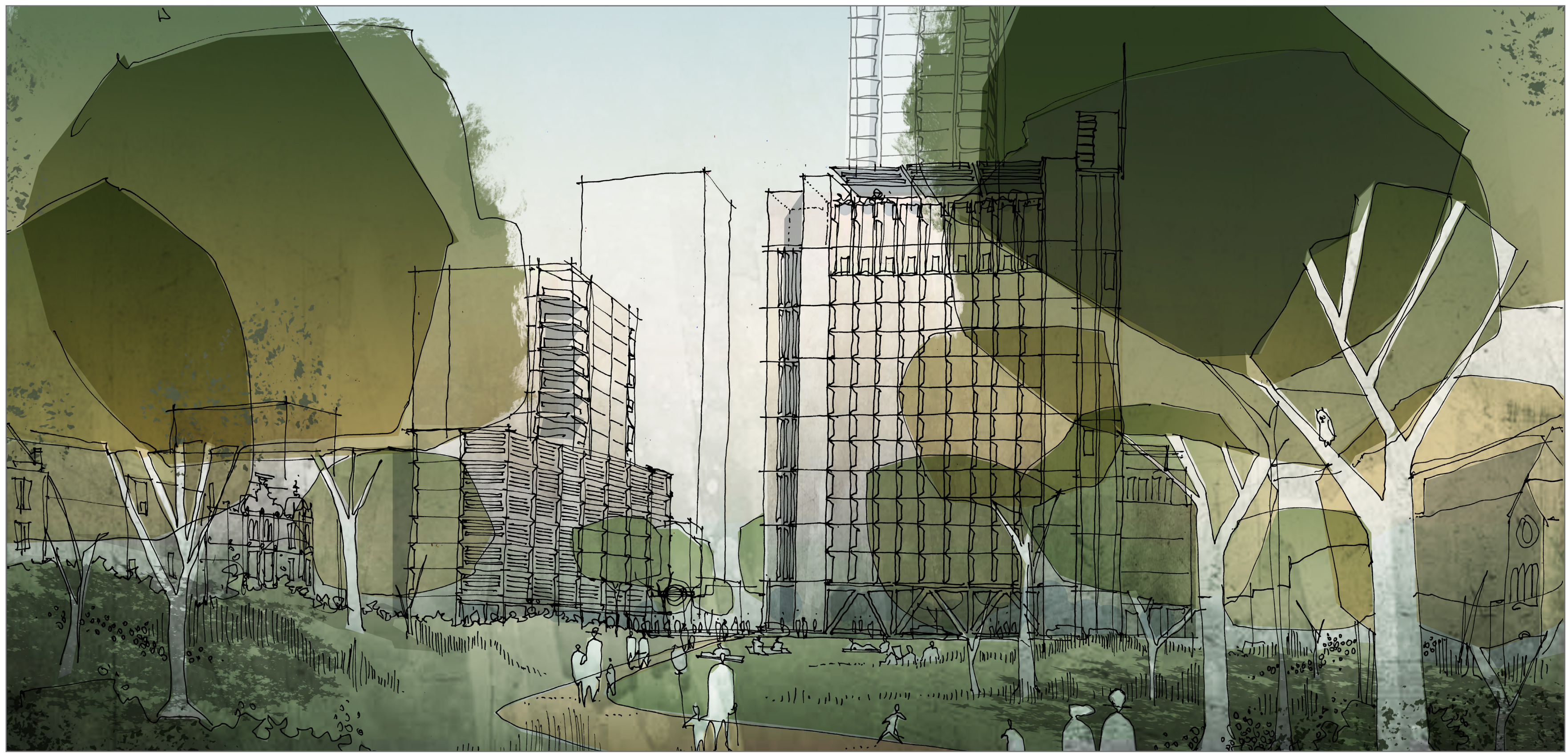
Our architects have proposed a masterplan that will increase permeability and public spaces, whilst delivering exciting, well-scaled buildings that respond to local streets and the aspirations of the LB Southwark & the GLA.

Our team has proposed a mix of ground floor uses that invite the local community back into the heart of the scheme. Shops, cafes and restaurants are proposed around a new public square, anchored by a new cinema and other leisure provisions.

The new landscaped public spaces will provide sun lit places for relaxation, enjoyment and play.



Illustrative masterplan vision



View from Burgess Park



The new public spaces will be lined with active ground floor uses and will provide access to the new cinema proposed at basement level

New Homes

Our proposals will deliver between 700-750 new homes, of which 35% will be affordable. It is our intention to prioritise the delivery of social rented homes on site.

The architects plans respect and enhance the residential character of Rowcross Street and Rolls Road, offering well scaled perimeter blocks and balanced residential streets.

Low rise buildings will be developed as pavilions, allowing light and space to the centre of our site and the surrounding streets. Townhouses are planned at lower floors of Rowcross Street, set behind a shallow defensible space and raised above pavement level to ensure good levels of privacy.

We are proposing taller buildings on Humphrey Street where the scale and land-use are defined by the Area Action Plan and the existing character is more urban in nature.



Rowcross Street looking North



The proposed massing echoes the massing principles illustrated by the AAP



View from Rolls Road looking west



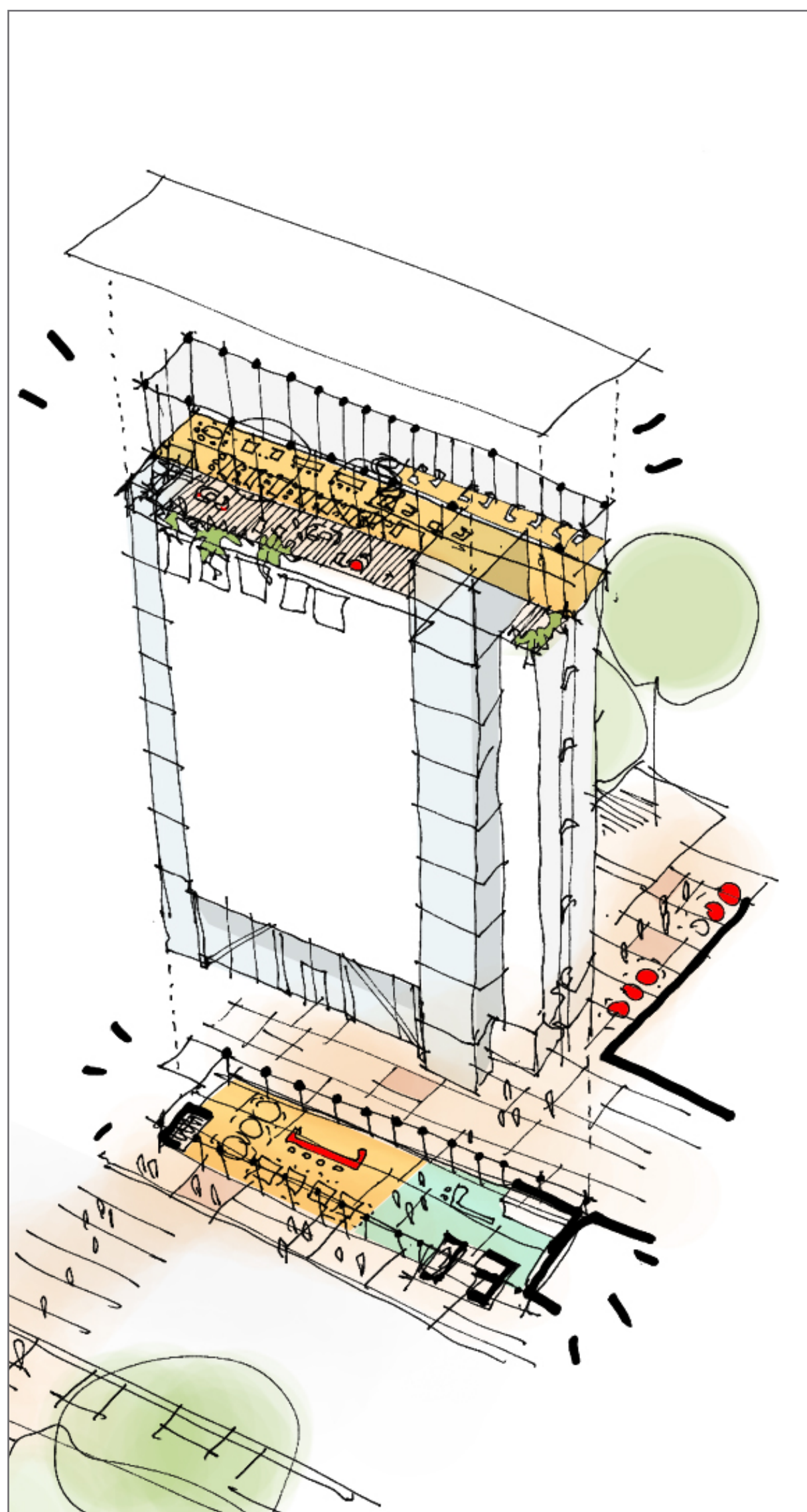
Residential frontages on Rowcross Street

New Jobs

It is our intention to provide increased employment opportunities so that the local community can benefit from the wider regeneration proposals.

Our plans include a hotel on Old Kent Road, along with other employment uses such as shops, restaurants, cafes, and a cinema. We estimate over 180 full time jobs will be generated.

Our intention is to work with the LB Southwark to provide a number of training initiatives and apprenticeships for local residents.



The Hotel will provide active uses at ground and upper levels



View from Albany Road looking north



Old Kent Road at the Junction of Humphrey Street



The hotel active ground floor frontages on the Old Kent Road



The hotel lobby will provide visual connection from the Old Kent Road to the new public spaces

Next Steps

Programme

Over the course of the summer we will develop our proposals further in conjunction with LB Southwark, before holding a final public consultation in September 2018.

It is our intention to submit a planning application in early Autumn 2018 and hope for approval in Spring 2019.

We hope to commence the hotel as the first part of our development, construction of this will commence no earlier than late 2019. The first homes in our scheme will begin construction in 2020.

Have your say

Thank you very much for coming to view our emerging designs, we would really like to hear your feedback on the proposals. We are committed to working in partnership with local communities and residents in the area. The feedback received as part of this exhibition will help us as we continue to develop the scheme.

Please use the comments cards available to record your thoughts on the proposals. You can also provide your feedback by emailing us: kim.humphreys@carvil-ventures.co.uk

Exhibition material will also be available via our dedicated consultation website: www.Southernwood.London

Project Team:

The Vesta Group (Development Managers)



Quartz Project Services (Project Managers)



Pilbrow & Partners (Project Architects)



JLL (Planning Consultants)



Gillespies (Landscape Architects)

