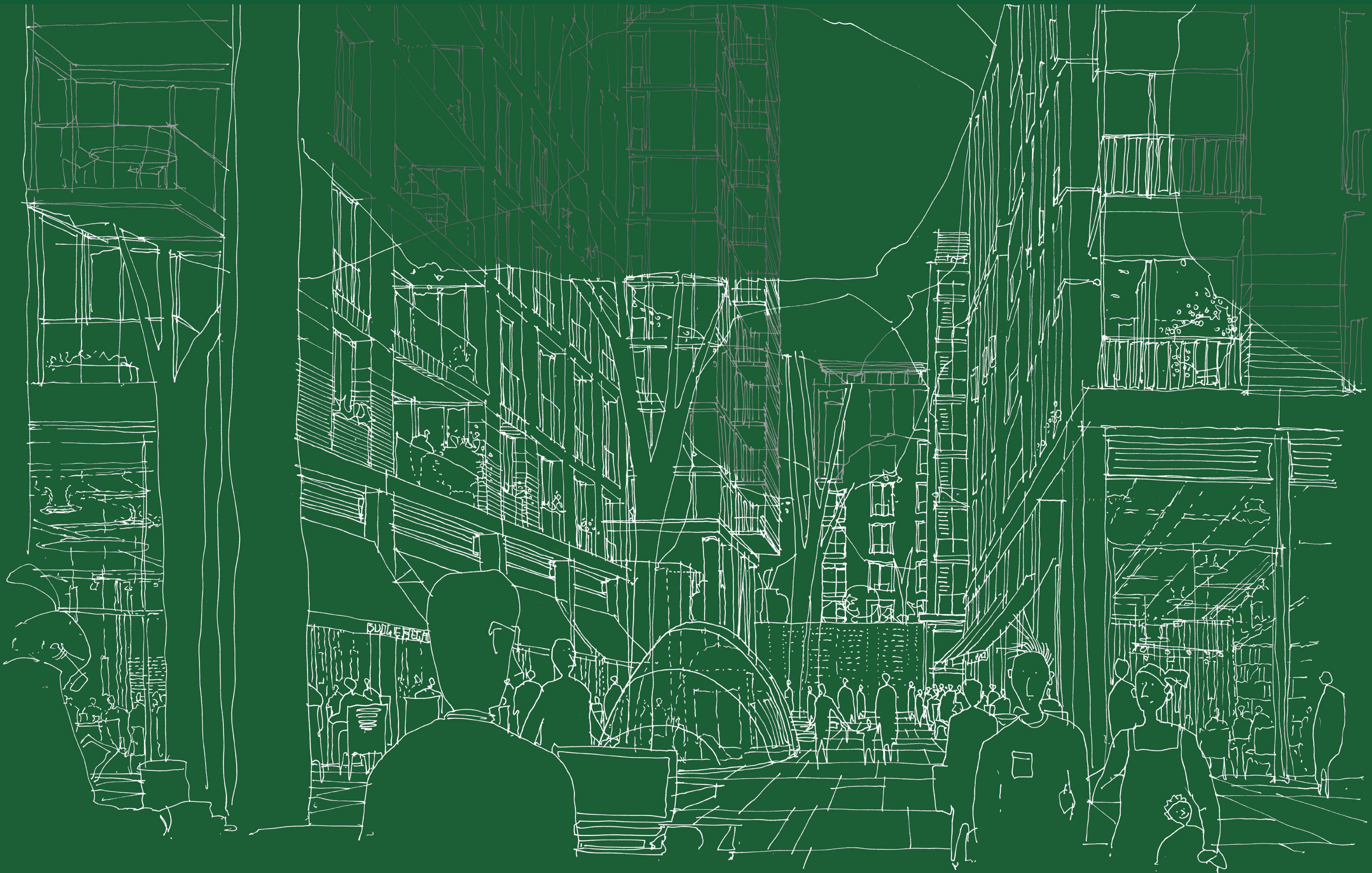


# Welcome

**Thank you for coming to this second public consultation exhibition. You will see some changes since the first exhibition back in June. Our plans have been evolving and the images and model you see today are more detailed than those we were able to show you previously.**

Some of these changes are due to design developments but we also listened to what you told us in your feedback from the earlier consultation. We considered all the comments we received and made changes to the emerging scheme in response to these where it was appropriate and possible to do so. These changes are clearly highlighted on the relevant boards.

We really do value your views so please let us hear your thoughts about these





# The site today

Southernwood Retail Park is located in a highly prominent position along the A2 Old Kent Road, bounded by Humphrey Street and Tesco to the North and densely populated residential areas to the South and East. The site is directly opposite the entrance to Burgess Park. The retail park's occupiers include DFS, Argos and Sports Direct.

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.



The existing site in context. The numbered arrows correspond to the views below



1.Rowcross Street looking north



2.Rowcross Street looking south



3.Corner of Rowcross Street and Rolls Road



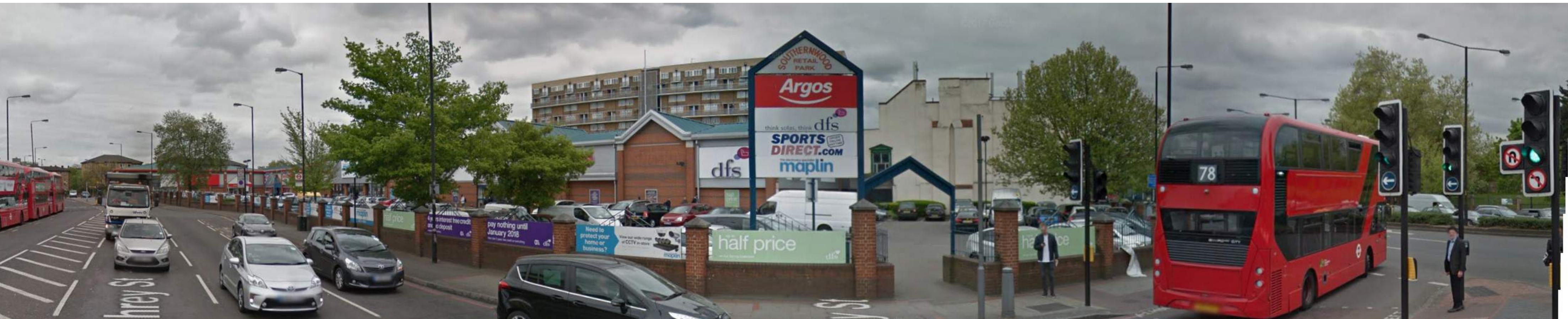
4.Junction of Humphrey Street and Rolls Road



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

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 to serve the planned extension to the Bakerloo Line. Their Area Action Plan seeks towers over 30 storeys on the Southernwood Retail Park and adjacent Tesco site.

Our plans include an hotel on Old Kent Road, along with many other employment generating uses - shops, restaurants, cafes and a cinema. In total we estimate that more than 180 new full time jobs will be generated.

**You told us:**

- *“Independent shops & businesses. Not chains”.*

**We listened & will deliver:**

- 10% of retail units will be appropriate for small independent retailers at affordable rents

**You told us:**

- *“Offer jobs to tenants of the local estate”.*

**We listened & will deliver:**

- We are currently discussing with Southwark Council how we can ensure that on-site jobs (during the construction phase) meet the London Living Wage and include apprenticeships for the local community.



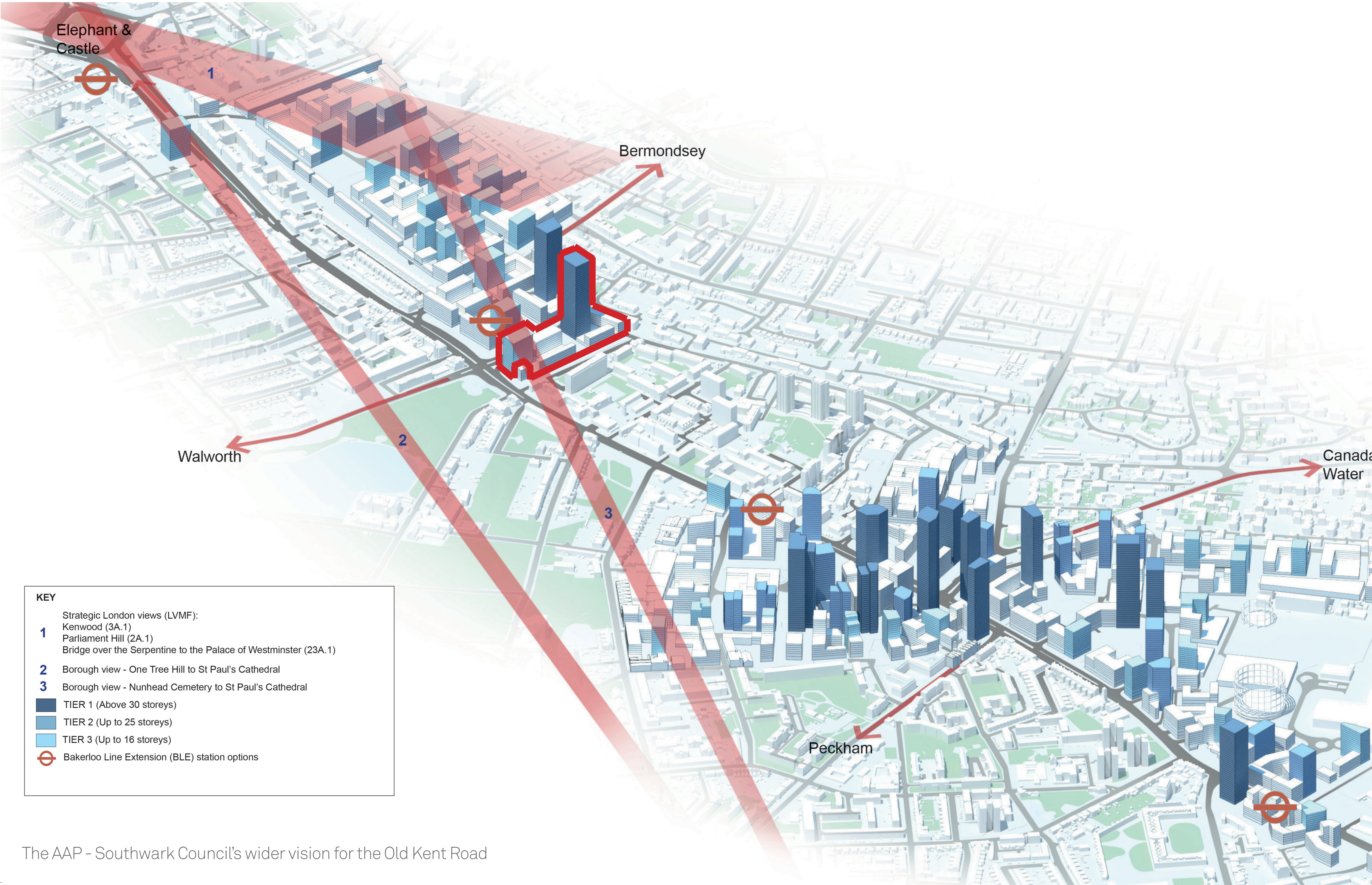
The AAP - Establishing a new town centre on the Southernwood site



The AAP sites designation



The AAP massing



The AAP - Southwark Council's wider vision for the Old Kent Road



# A welcoming new environment

We want to create a place that everyone can enjoy. That means that as well as building well-designed, well-scaled homes, we aim to make high quality public and green spaces that benefit everyone who uses them – residents, neighbours and visitors alike.

At the heart of our scheme is a new landscaped public square. Around the square you will find a cinema and a range of shops, cafes and restaurants to suit different tastes and budgets.

## You told us:

- *“No segregation of communities rich and poor”.*

## We listened & will deliver:

- A mixed community with a diverse mix of tenures
- Knit the development into its context with landscaped public routes at all times connecting the shops, cinemas, hotel and restaurants of the development with the surrounding residential estates.”
- Provide children’s play space on site available to all residents.
- The architecture of the buildings won’t differentiate between affordable and market housing.



Indicative view to the public square from the adjacent Tesco site masterplan



View down Old Kent Road to the hotel and new public square



The new public square will be lined with retail units and will provide access to the new cinema proposed at basement level



# A place for the community

The routes into the square and throughout the whole development are designed to feel safe and attractive for pedestrians (& cyclists) to use. These will be clean, green, well-lit routes that will connect the surrounding community and encourage people to walk through the site at all times of the day, whether passing through or using the shops, cinema and hotel bar.

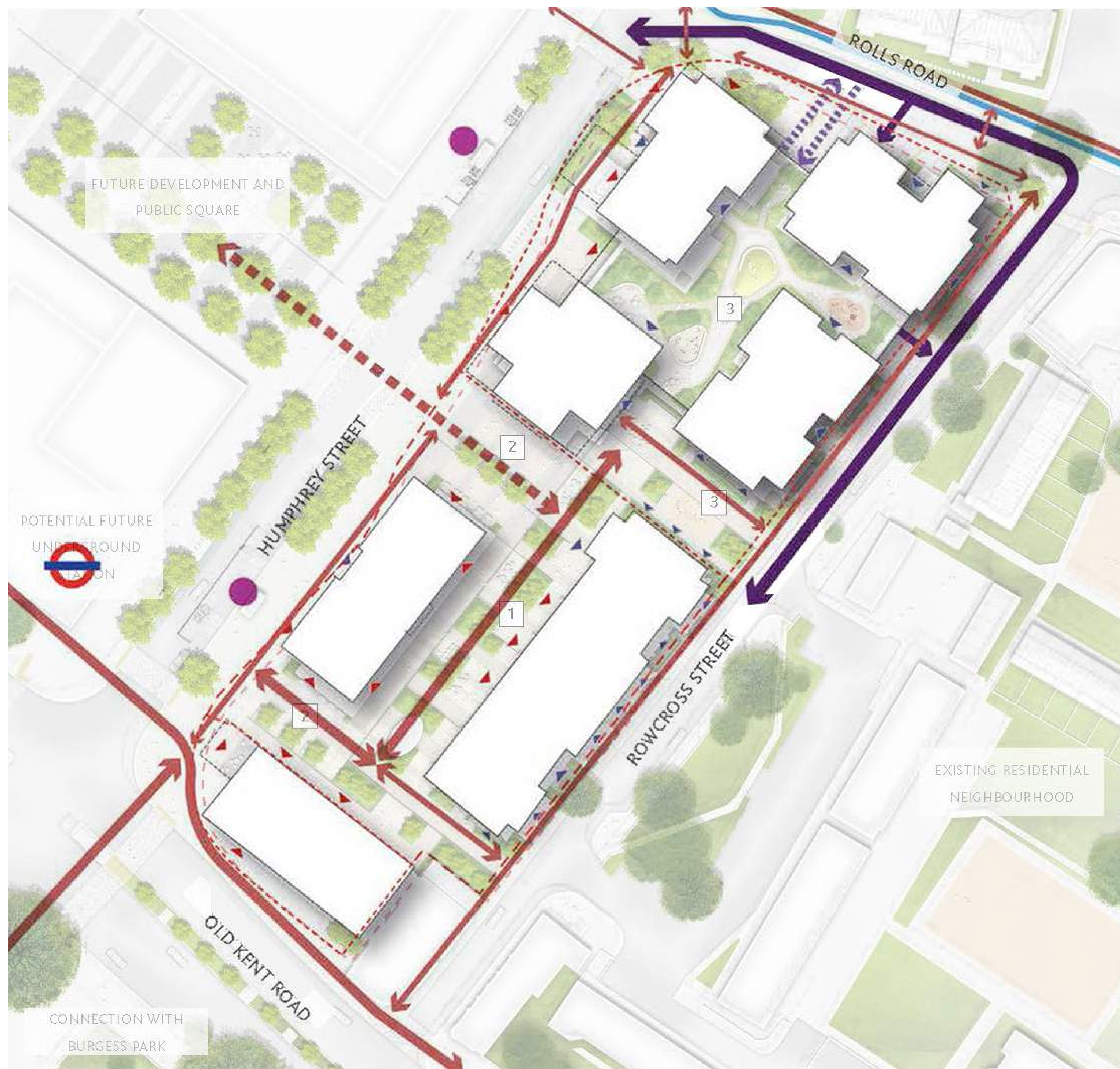
We are creating a car free development with a small amount of disabled parking parking in the basement; however, vehicle movements from the site will be significantly less than the current retail park.

There will be over 1,000 cycle parking spaces across the entire development.

The development will have a service yard accessed from Rolls Road/Rowcorss Street to allow refuse lorries and retail delivery vehicles to work safely.



Potential to improve the existing park on Rowcross Street



The landscaping proposal for the Southernwood site showing the new public routes



New pedestrian link between the Astley Cooper estate and Humphrey Street



# New homes

Our proposals will deliver 725 new homes, 35 % of which will be affordable. We intend to prioritise the delivery of social rented homes on site and we are talking to Southwark Council and to Housing Associations about how we might deliver local lettings.

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.



Corner of Rowcross Street and Rolls Road



The proposed massing echoes the massing principles illustrated by the AAP



Ground floor residential maisonettes with traditional townhouse frontage



View of Rowcross Street looking north



# The Plans

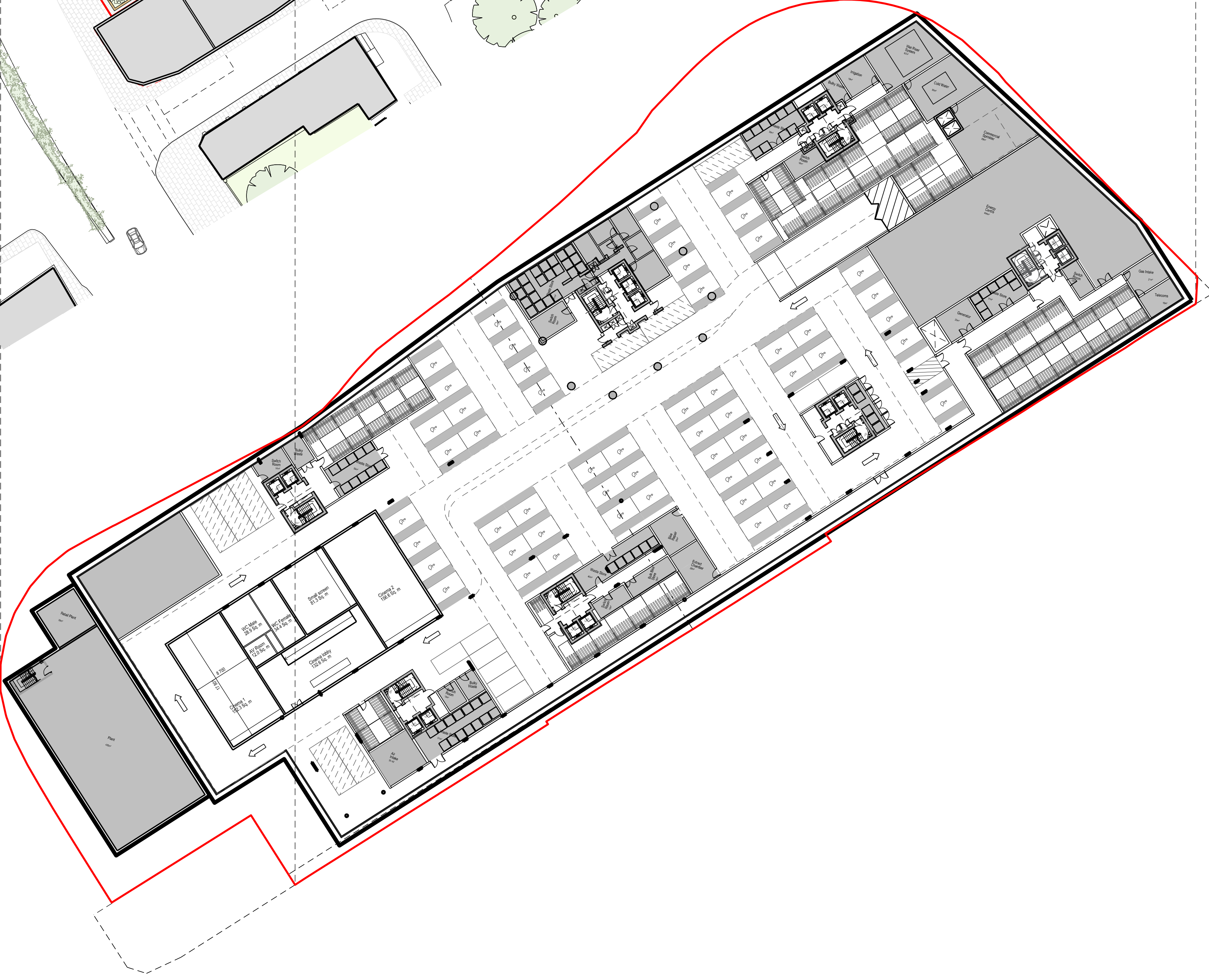
Typical Floor



Ground Floor



Basement





# Next Steps

## Programme

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](mailto:kim.humphreys@carvil-ventures.co.uk)

Exhibition material will also be available via our dedicated consultation website: [www.Southernwood.London](http://www.Southernwood.London)

## Project Team:

Glasgow City Council, as Administrrating Authority for the Strathclyde Pension Fund (Owners)

The Vesta Group (Development Managers)

Pilbrow & Partners (Project Architects)

JLL (Planning Consultants)

Quartz Project Services (Project Managers)

Gillespies (Landscape Architects)



Hotel at phase 1



Residential at phase 1

