



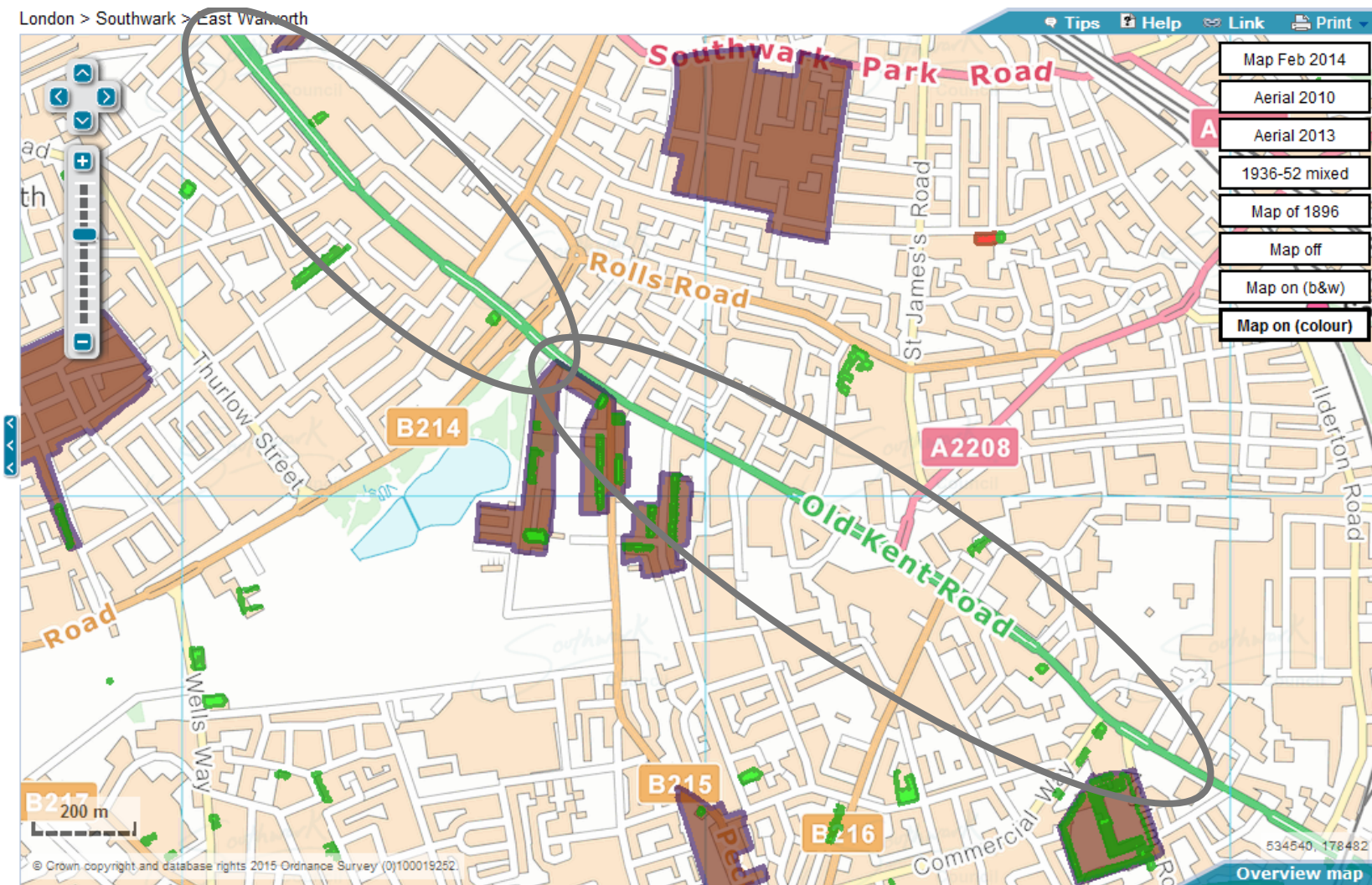
## Old Kent Road Heritage & Character – Community Walkabout Findings



THE WALWORTH SOCIETY



- Walkabout Sat 21<sup>st</sup> March.
- c25 people in total



- Two groups
- Northern group – Bricklayers Arms to Burgess Park
- Southern group – Burgess Park to Caroline Gardens on Asylum Rd.

<http://maps.southwark.gov.uk/connect/index.jsp?tooltip=yes>

**1. Old Kent Road - History**

**2. Walkabout Findings**

**3. Overall Character**



- ‘Kent Street’ until the mid 19th Century – follows the line of the medieval pilgrim’s route to Canterbury.
- Thomas A Becket PH used by pilgrims.
- Passing through fields until the 19th Century.
- Building from 1800 – mix of Georgian terraces, other housing & factories.
- Tangible past and stories that people want to be publicly represented.

Photo from HERITAGE APPRAISAL –  
Edmund Bird (2009)



bermondseyboy.net

Images May Be Subject To Copyright

## Bricklayers Arms

- Support on walkabout for removal of flyover and roundabout

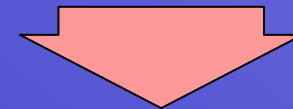




- 1980s saw clearance of buildings, loss of the “street”, road widening and replacement with low-density, US style retail

**BUT**

- Urban renaissance – demand for housing
- High land values
- Close proximity to central London
- Improved public transport



- Need & demand for OKR to become a place more for people once again

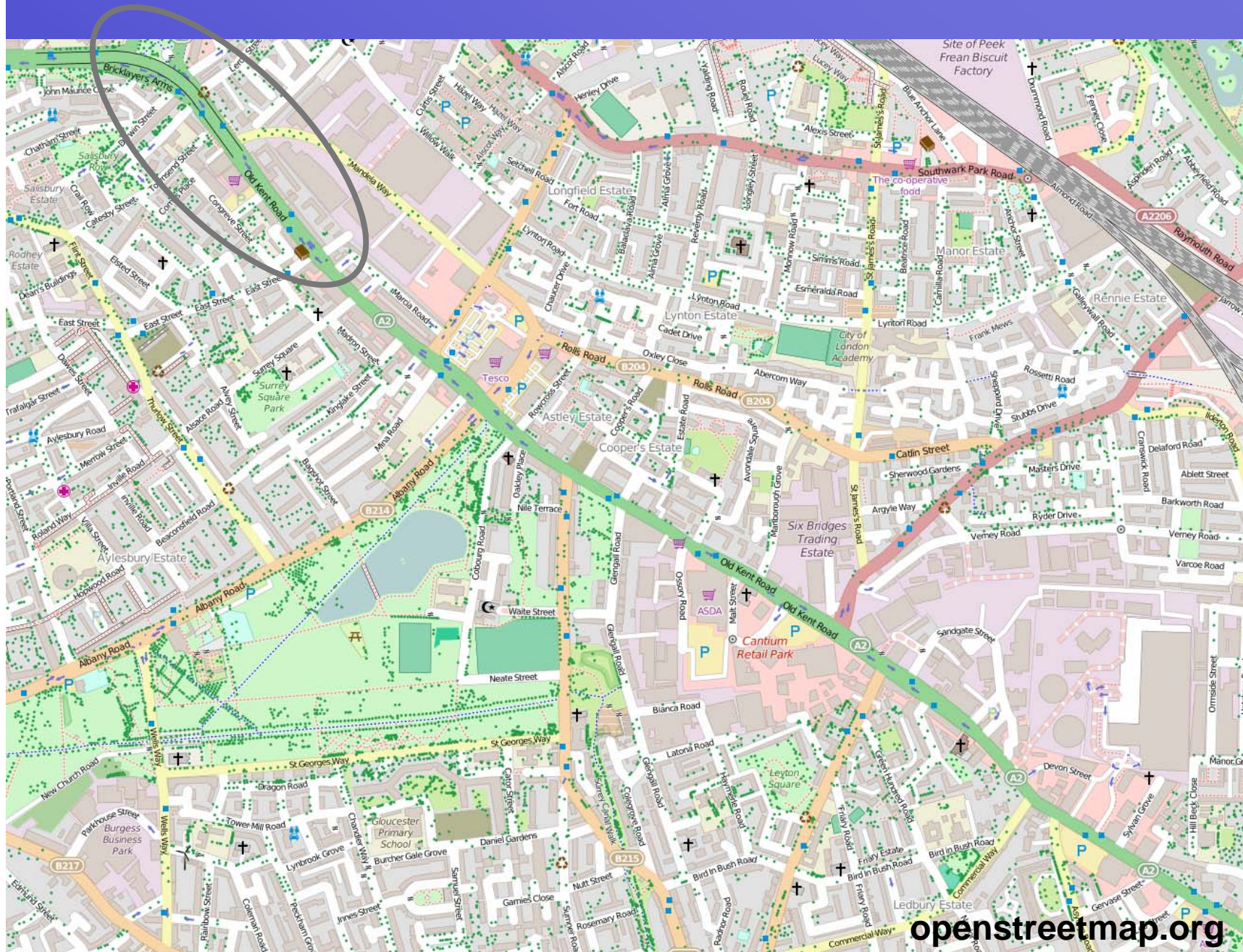
**1. Old Kent Road - History**

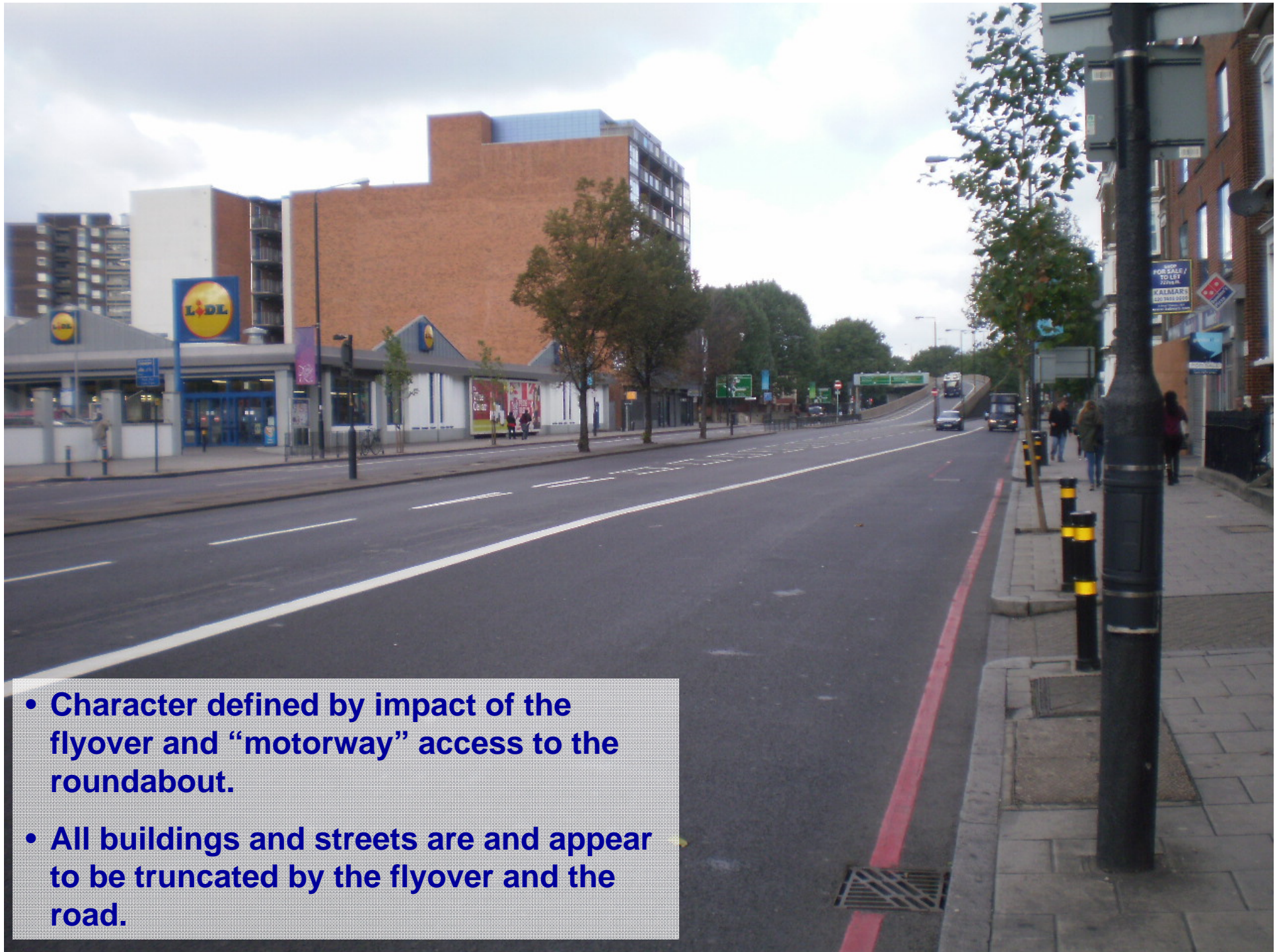
**2. Walkabout Findings**

**3. Overall Character - Ideas**

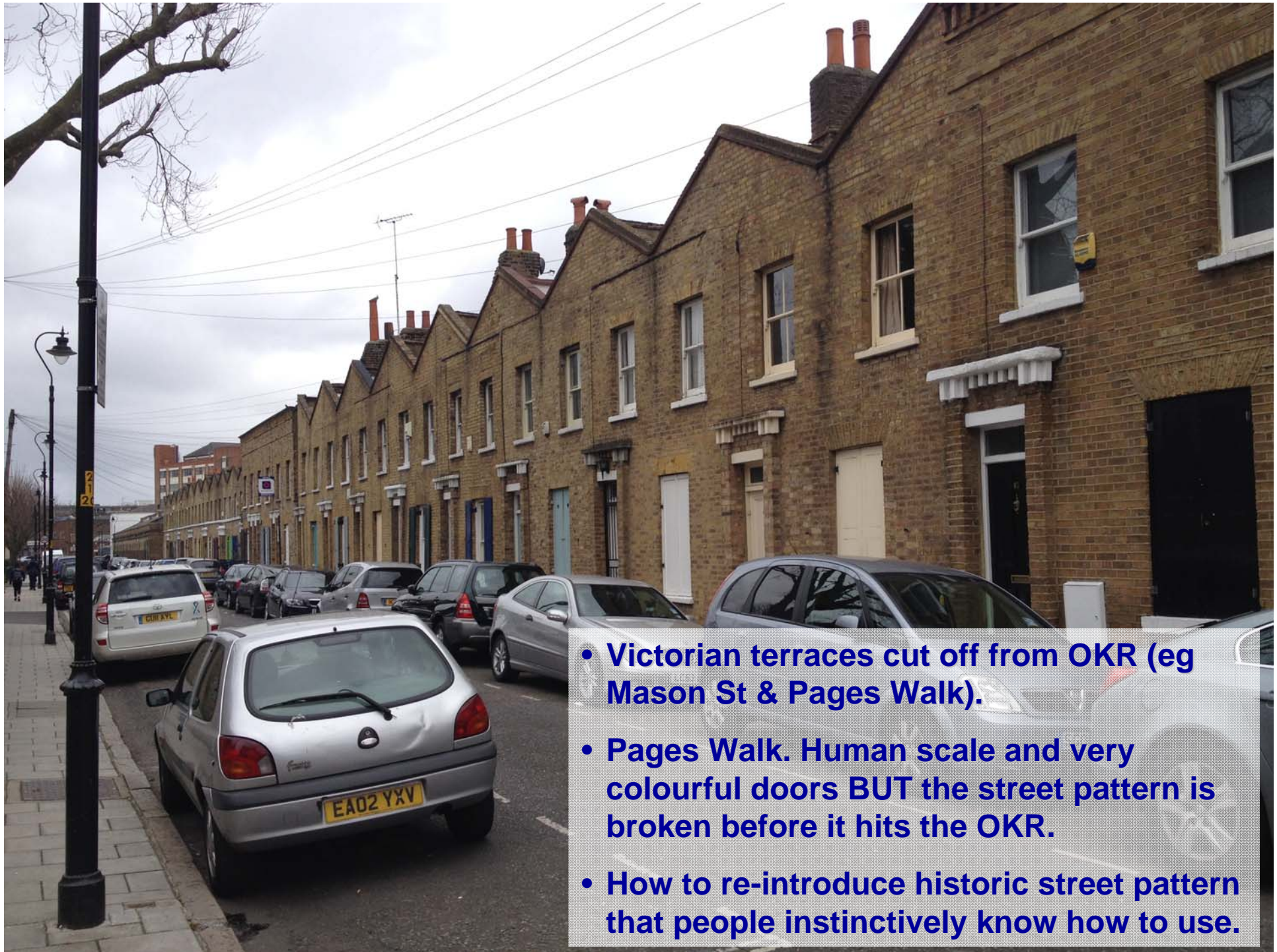


# Bricklayers Arms to East Street





- Character defined by impact of the flyover and “motorway” access to the roundabout.
- All buildings and streets are and appear to be truncated by the flyover and the road.



- **Victorian terraces cut off from OKR (eg Mason St & Pages Walk).**
- **Pages Walk. Human scale and very colourful doors BUT the street pattern is broken before it hits the OKR.**
- **How to re-introduce historic street pattern that people instinctively know how to use.**

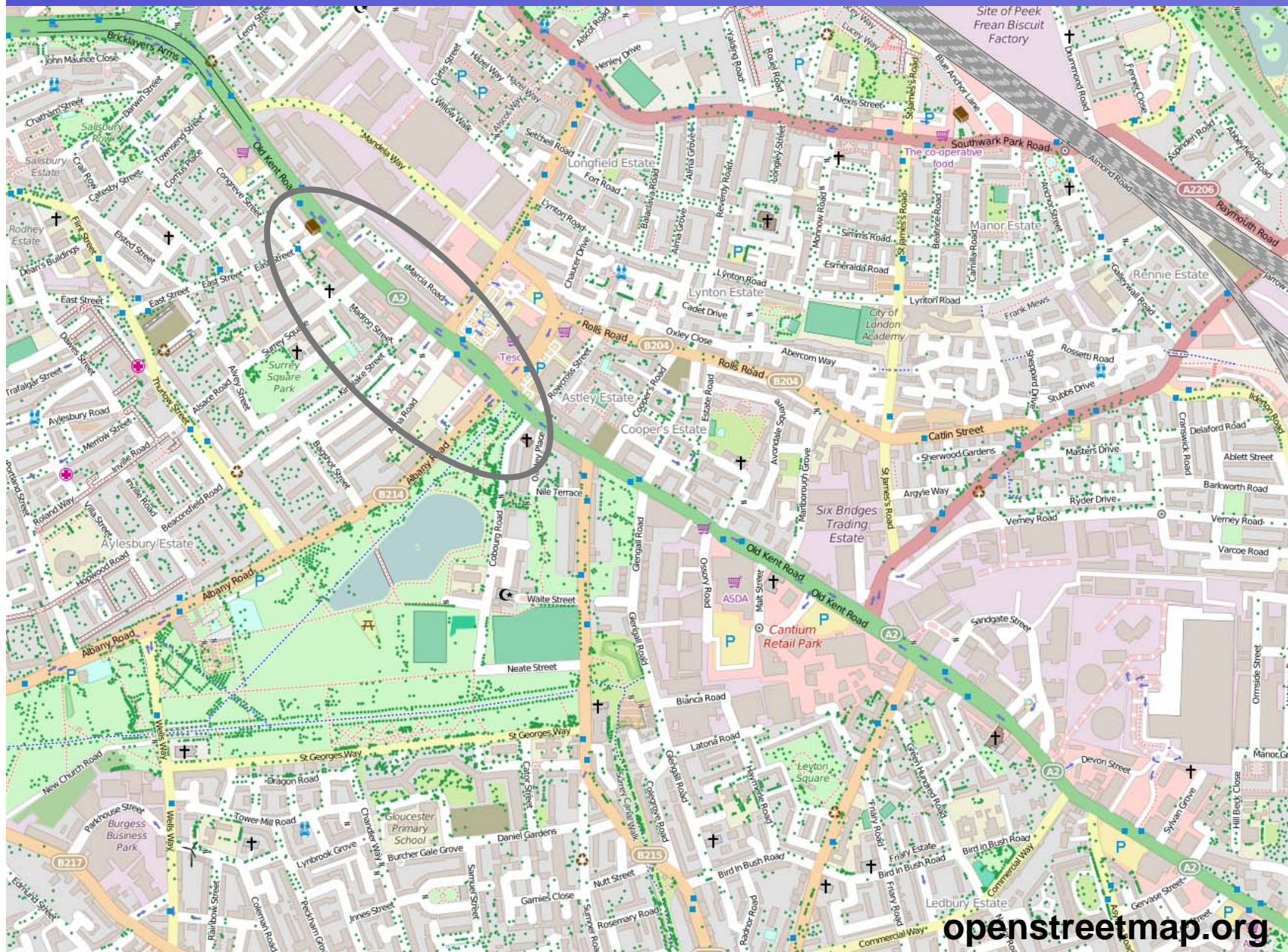
- Searle's House listed 1800 mansion shows the Georgian street line and architecture.
- Clashes with the Peabody neighbouring it and built hard up to the road.
- Neglected and missing the front lantern that is part of the Grade 2 EH listing.



# Ideas

- **Create a contemporary entrance that looks distinctive but is sympathetic between the scale of the historical housing and what might be needed to make a landmark entrance. Tall but not too tall!**
- **Peabody blocks very appropriate in terms of scale, height and design.**
- **Mix of housing and shops and public space at the rear which is quiet and green (used by children). New housing blocks can be barriers to traffic noise and make old and new housing at the rear more pleasant.**
- **Nothing contemporary really stands out.**
- **Stitching old and new together includes stitching laterally into local streets (eg Pages Walk, Mason St).**
- **Tower Bridge Road. Human scale and narrower roads - feel better for shopping than OKR now.**

# East Street to Burgess Park





A corbel!

- East St - first street to the south that meets the OKR in a natural way.
- Victorian shop frontages and corbels and architecture mark the street and corner.

- Here OKR has historic character and grain that should be stitched back together.
- Value the local independent businesses the terraces accommodate – both sides of the street.
- Changes needed for a much better shopping and pedestrian environment (inc managing waste).





- Entrance into Surrey Square – characterful former industrial building.
- Restore to underscore link into listed buildings of S Square.



- Albany Garage – Mina Rd.
- Maintain industrial usage and local employment or reversion characterful building (eg cultural use).





- Great individual buildings (no protection) include:
- Lush Bar (formerly Green Man PH)
- Dun Cow (now surgery)

- Art deco building at 275 – has interior fragments (Art Deco staircase)



- Thomas A Beckett Pub (currently closed) – currently no protection.
- Interest in architecture and cultural heritage (Canterbury Tales & Henry Cooper etc!)





- **Oakley Place. Venetian style church – particularly the façade and how it faces the park and the sun**

- Even with addition of the art work – not quite working as a successful public space.

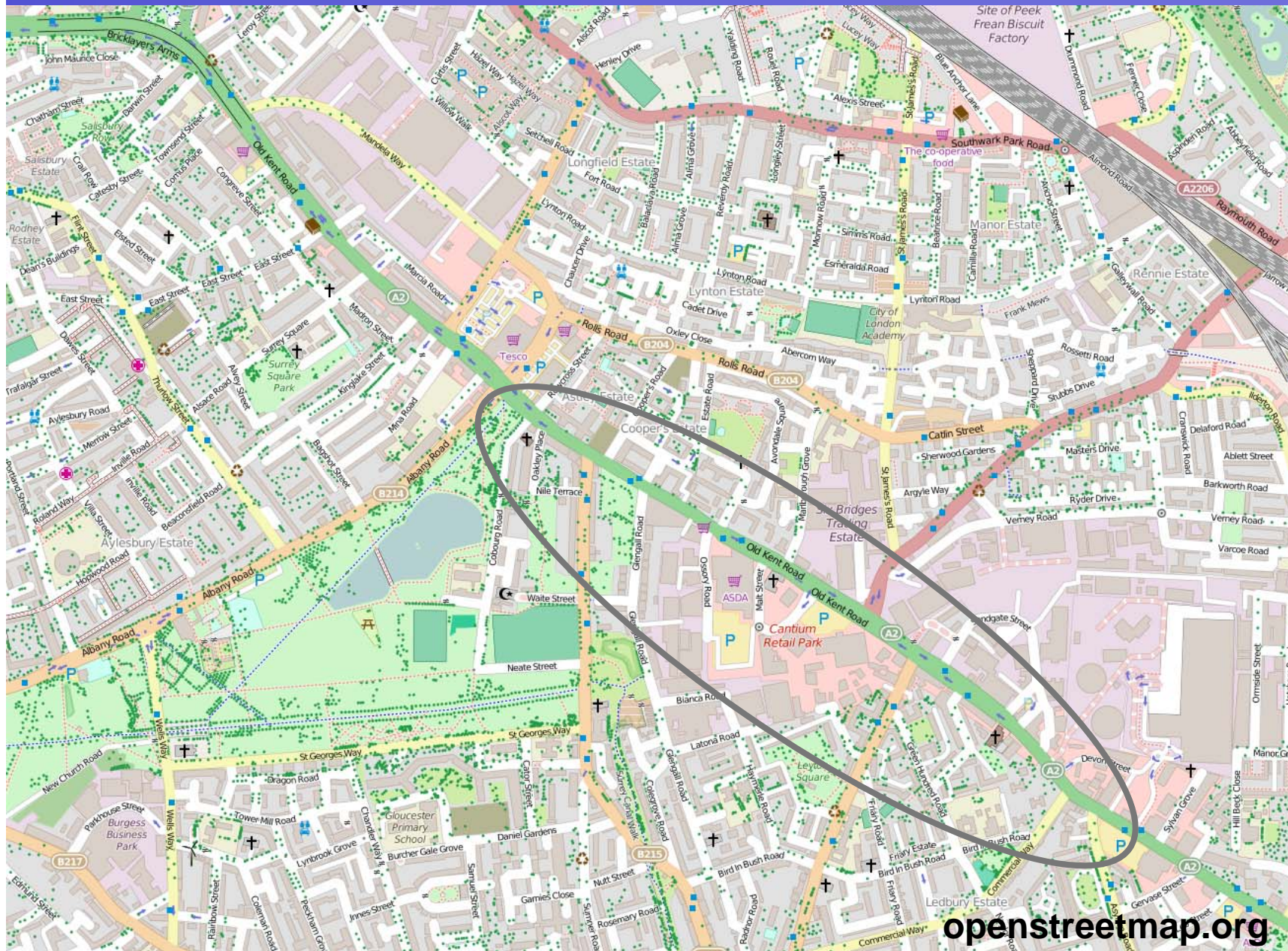


# Ideas

- **Restoration of terraces to create characterful high street and support independent businesses and weave them into the new plans for the OKR.**
- **Continue use of few remaining industrial buildings and/or their re-use (without loss of employment).**
- **Restore buildings that are links into other characterful areas (eg Surrey Square).**



# Burgess Park to Asylum Rd



- Great (protected) individual buildings include – The Lord Nelson PH



- Opposite The Lord Nelson PH – part of conservation area





- Kentish Drovers PH (EH listed)
- Opportunity to repair the lovely glazed tile scene – quick win?

- Create links into Asylum Rd and the little known Caroline Gardens



- **Glengall Road. Opportunity to enhance green space.**
- **Need to designate, preserve and enhance all existing green spaces.**
- **Plus create other green spaces (at frequent intervals) - set back from the OKR - quiet, green, sunny amenity spaces for the community very much needed.**



- Impact of the US-retail experiment most obvious.
- Widened roads – large car parks fronting the road – low rise and low density (and lower levels of employment).



- BUT also terraces that retain the original street line (unprotected) – one side of the road only





- Adjacent earlier terrace (unprotected)



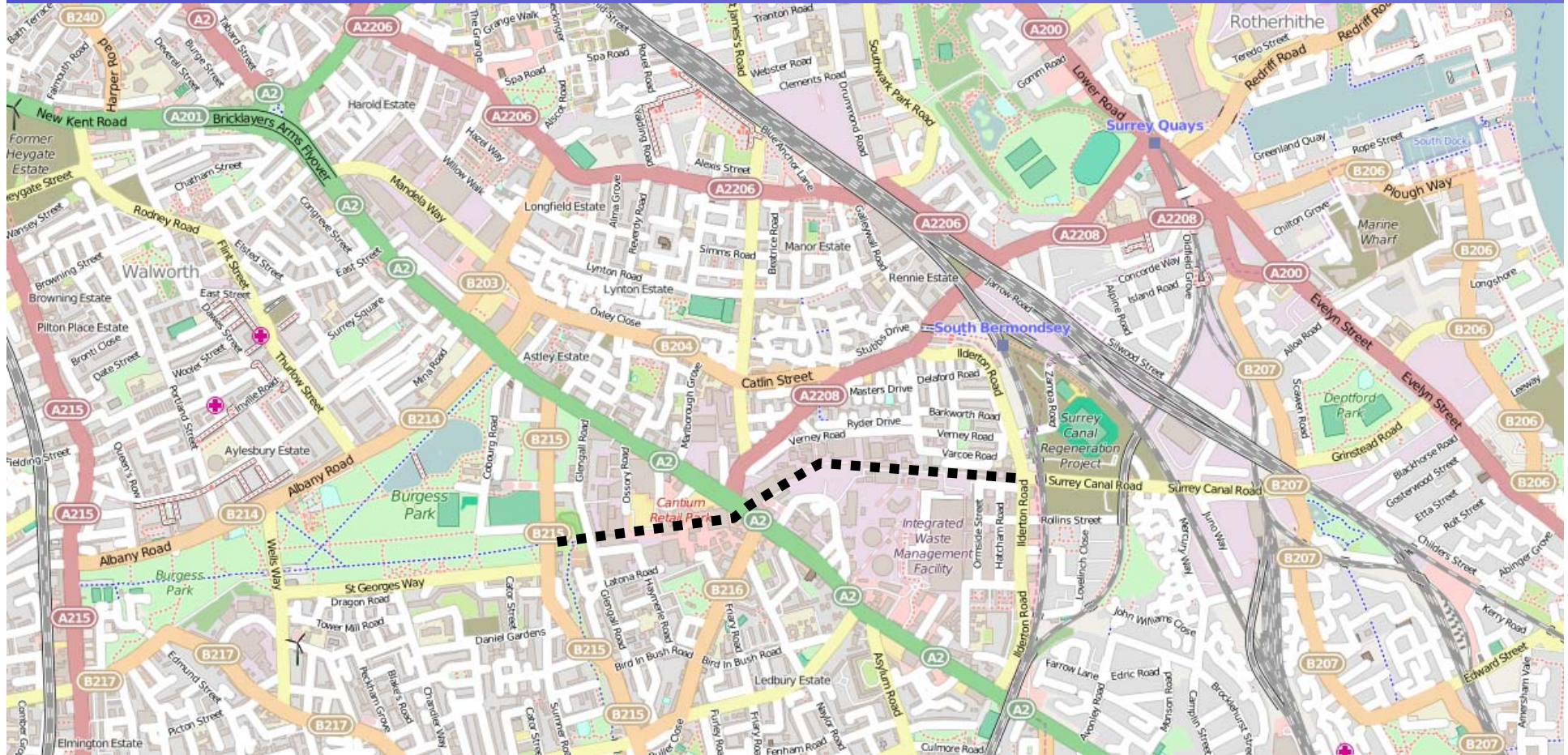


- Unprotected buildings (inc Christ Church by former Livesey Museum)



- Peckham Civic Centre (locally list)
- Make more of/ protect/ re-use the historic murals – Romans, Chaucer and Victorian times.

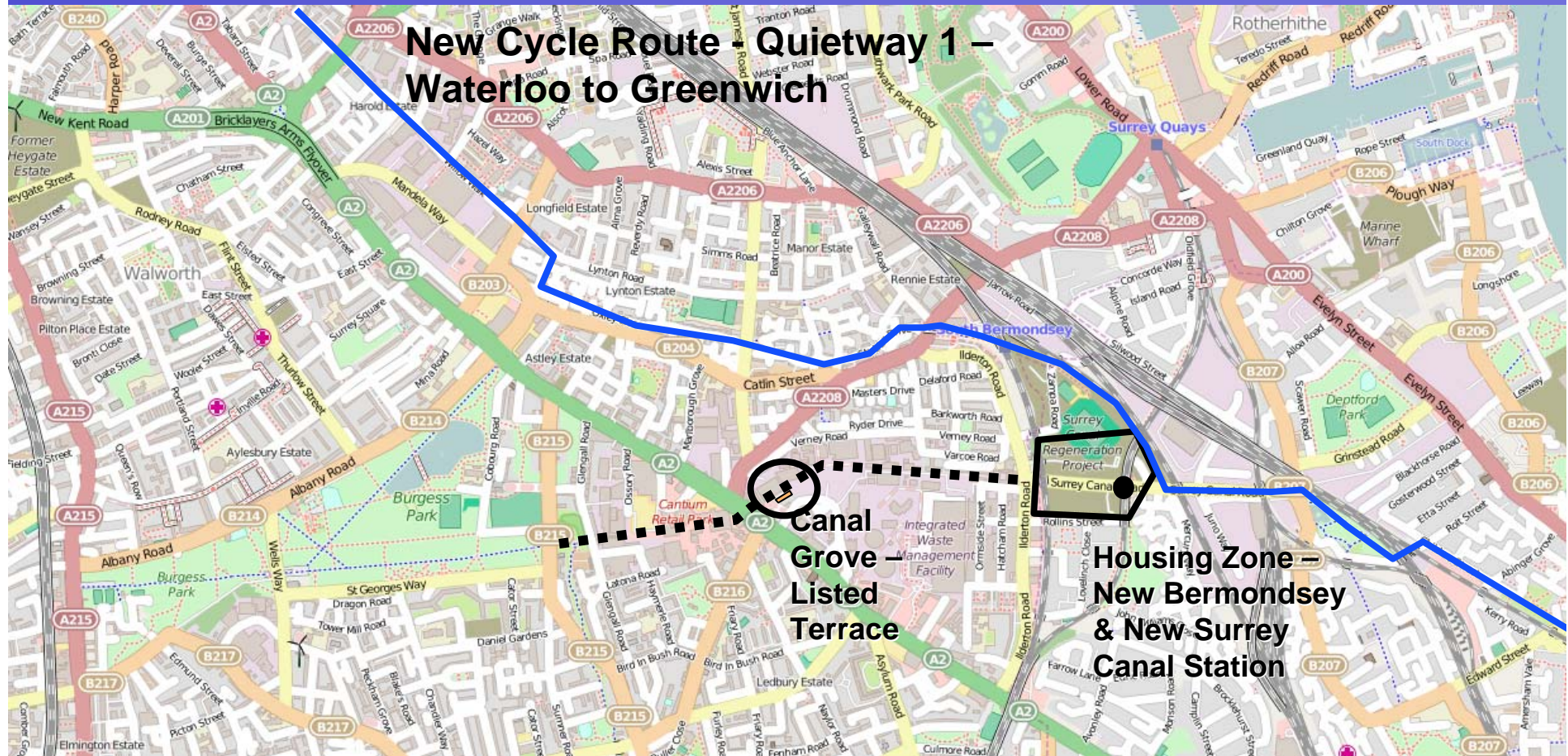
# Route to the River - Surrey Canal



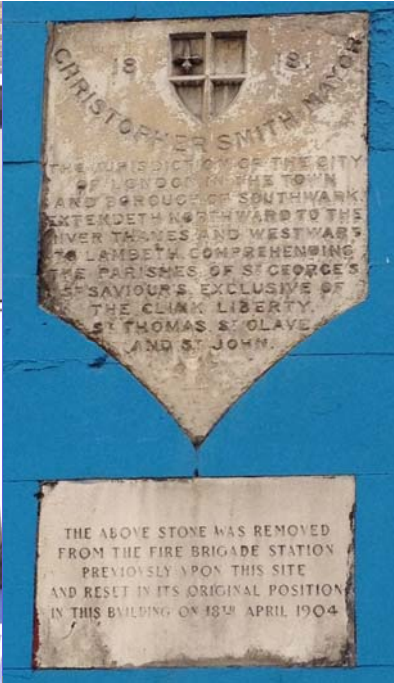
- Canal Grove (junction of OKR and Rotherhithe New Rd)



# Route to the River - Surrey Canal



- In the longer term, potential opportunity to create traffic-free east-west walking and cycling route following parts of the line of the former Surrey Canal as sites come up for redevelopment.
- Possible symbol of the resurgence of the area and useful new route.



Canal Grove – listed lamp column



• Cherish the heritage fragments – quick wins

**1. Old Kent Road - History**

**2. Walkabout Findings**

**3. Overall Character - Ideas**



# Enhancing Character – Key Themes

- **Stitching back together the street line with human scale development (eg brickwork on new development at former VW garage by ASDA) – clear planning policy guidance needed on high quality design in the AAP.**
- **Creating a sense of character and historical context for existing and new residents by preserving, protecting (local listing) and enhancing remaining historic buildings.**
- **New people-friendly initiatives (eg creating a Surrey Canal route for pedestrians and cyclists, green link Burgess Park to Southwark Park and the river).**
- **Create courtyards behind the main roads which are quiet and green ( eg Peabody at northern end)**
- **Identify fragments – restore as quick wins.**

# Improving the OKR itself

## Issues (raised in the walkabout)

- **Vehicle Dominance**
- **2 lanes to 6 lanes**
- **Noise – cannot be heard by the person next to you**
- **Air pollution – taste and smell it**
- **Hard to cross**
- **Volumes of traffic**
- **Speed of traffic.**

## Possible Approaches (not all from walkabout)

- **Redesign road for consistent width (2 lanes rather than 6!)**
- **Actively enforced 20mph limit (noise and vehicle speed)**
- **Road pricing to reduce volumes and address air pollution\***
- **Extend Ultra Low Emission Zone (ULEZ) to South Circular**
- **Tree planting/greening**
- **Lower white street lights**
- **More frequent pedestrian/cyclist crossings.**

\*Introduction of Congestion Charging in 2003 – traffic volumes fell by 15%