

Bermondsey and Rotherhithe Community Council

Tuesday 12 March 2013

7.00 pm

Lewisham College incorporating Southwark College – Bermondsey Centre,
Keetons Road, London SE16 4EE

Membership

Councillor Nick Stanton (Chair)
Councillor Michael Bukola (Vice-Chair)
Councillor Anood Al-Samerai
Councillor Columba Blango
Councillor Denise Capstick
Councillor Mark Gettleson
Councillor Jeff Hook
Councillor David Hubber
Councillor Paul Kyriacou

Councillor Richard Livingstone
Councillor Linda Manchester
Councillor Eliza Mann
Councillor Catherine McDonald
Councillor Graham Neale
Councillor Wilma Nelson
Councillor Paul Noblet
Councillor Lisa Rajan
Councillor Michael Situ

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: Monday 4 March 2013



Order of Business

- | Item No. | Title |
|----------|--------------------------|
| 1. | INTRODUCTION AND WELCOME |
| 2. | APOLOGIES |

Item No.	Title	Time
3.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
4.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	MINUTES (Pages 1 - 12)	
	To confirm as a correct record the minutes of the meeting held on 30 January 2013.	
6.	DEPUTATIONS / PETITIONS (IF ANY)	
	The chair to advise on any deputations or petitions received.	
7.	COMMUNITY ANNOUNCEMENTS (Pages 13 - 18)	7.10pm
	<ul style="list-style-type: none"> • Impact of Welfare Reform, Akinola Daisi (Service Development Officer) • SHP Tenancy Support (Southwark and Lambeth) • Street Leaders, Dave Morrison • Big Local, Anne Clayton 	
8.	FEEDBACK FROM TRAFFIC AND TRANSPORT WORKSHOPS (Pages 19 - 22)	7.20pm
	For discussion.	
	The feedback for Lower Road/Jamaica Road will be circulated at the meeting.	
9.	PROPOSED NEW COMMUNITY INFRASTRUCTURE PROJECT LIST (CIPL) TO GUIDE S106 AND CIL EXPENDITURE IN EACH COMMUNITY COUNCIL REPLACING THE COMMUNITY PROJECT BANKS (Pages 23 - 29)	7.35pm

Item No.	Title	Time
	Note: This is an executive function.	
	Councillors to consider the recommendations contained in the report.	
	Zayd Al-Jawad, Section 106 Legal Agreements Manager	
10.	CLEANER GREENER SAFER PROJECTS OVERVIEW	7.50pm
	Update and overview of past and current CGS projects.	
	Public Realm Projects Team	
11.	COMMUNITY ASSETS REGISTER	8.05pm
	Ian Brinley, Community Buildings Officer	
	BREAK	8.20pm
12.	SECTION 106 REPORT - SANDS FILM CINEMA CLUB / ROTHERHITHE PICTURE RESEARCH LIBRARY (Pages 30 - 35)	8.30pm
	Councillors to consider the recommendations contained in the report.	
	Zayd Al-Jawad, Section 106 Legal Agreements Manager	
13.	COMMUNITY COUNCIL FUND (Pages 36 - 72)	8.45pm
	Note: This is an executive function.	
	Councillors to consider the recommendations contained in the report.	
	Gill Kelly, Community Council Development Officer	
14.	REPORT: EDWARD III'S ROTHERHITHE CONSERVATION AREA (Pages 73 - 107)	8.55pm
	Councillors to consider the recommendations contained in the report.	
15.	TRAFFIC MANAGEMENT ON SHAND STREET AND MAGDALEN STREET (Pages 108 - 112)	9.05pm
	Note: This is an executive function.	
	Councillors to consider the recommendations contained in the report.	

Item No.	Title	Time
16.	PUBLIC QUESTION TIME (Page 113)	9.10pm

A public question form is included at page 113.

This is an opportunity for public questions to be addressed to the chair. Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties.

Responses may be supplied in writing following the meeting.

Date: Monday 4 March 2013

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Gerald Gohler, Constitutional Officer Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

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BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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please telephone 020 7525 7420.**



BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL

MINUTES of the Bermondsey and Rotherhithe Community Council held on Wednesday 30 January 2013 at 7.00 pm at St James' Church, Thurland Road, London SE16 4AA

PRESENT:

- Councillor Nick Stanton (Chair)
- Councillor Michael Bukola (Vice-Chair)
- Councillor Anood Al-Samerai
- Councillor Mark Gettleson
- Councillor Jeff Hook
- Councillor David Hubber
- Councillor Paul Kyriacou
- Councillor Richard Livingstone
- Councillor Linda Manchester
- Councillor Eliza Mann
- Councillor Catherine McDonald
- Councillor Graham Neale
- Councillor Wilma Nelson
- Councillor Paul Noblet
- Councillor Michael Situ

**OFFICER
SUPPORT:**

- Zoe Bulmer (Customer Resolution Manager)
- Farhan Ghafoor (Youth Worker)
- Tim Gould (Development Control & Strategic Projects)
- Gill Kelly (Community Council Development Officer)
- Simon Phillips (Principal Transport Planner)
- Juliet Seymour (Planning Policy Manager)
- Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillors Columba Blango, Denise Capstick and Lisa Rajan; and for lateness from Councillors Catherine McDonald, Paul Noblet

and Michael Situ.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair announced that he would vary the agenda as follows:

- Items 10 and 16 “Project bank updated/feedback” and “Community infrastructure project list report” would be deferred to the next meeting on 12 March 2013
- Items 8 and 13 “Workshop feedback” and “Riverside 20mph and Traffic Management report” would be taken together
- Item 14 “Local parking amendments” would be considered after item 8 and 13.

The chair also informed the meeting that SHP Tenancy Support had sent their apologies and were now scheduled to attend the March meeting.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 10 October 2012 be agreed as an accurate record of that meeting, and signed by the chair.

6. DEPUTATIONS / PETITIONS (IF ANY)

There were none. At this point, the chair took two announcements.

Canon Gary Jenkins welcomed all attendees to St James' church, and introduced himself as the new vicar for St James & St Anne's, Bermondsey. He informed the meeting that St James' churchyard was soon going to be renovated with the help of Southwark Council.

Southwark's new borough commander, Chief Superintendent John Sutherland introduced himself, saying that he had most recently been Borough Commander in Camden, but had a South London connection, as he had been living in Lambeth for 19 years and had worked a sergeant in Peckham 16 years ago. Since starting in his new position, his first impressions of his colleagues and the council had been very positive. In terms of crime figures, violent crime, burglary and total crime had gone down. The police had, therefore, launched operation Trinity which was going to focus on violence among young people, knife crime and street robberies over the next 15-18 months. He added that times were challenging throughout the public sector and that the

Metropolitan police had to save over £500m. This required changes, however, frontline service provision in Southwark was not going to be affected over the next few years. Rotherhithe police station was likely to close, as it was no longer fit for purpose and expensive to run. The police were, however, looking for a base in the area. The chair asked Chief Superintendent Sutherland to attend a future community council meeting to talk about the proposed closure of Rotherhithe police station.

7. TRAFFIC AND TRANSPORT WORKSHOPS

The meeting split into transport and traffic related workshops about the following areas:

- Old Kent Road
- London Bridge area
- Lower Road (and Jamaica Road)

8. WORKSHOP FEEDBACK

Old Kent Road

Jeremy Leach, from Living Streets, fed back on the issues discussed in the Old Kent Road workshop. Some of these were:

- Potential removal of the Bricklayers Arms flyover
- Bricklayers Arms subways, which are about to be filled in
- The possibility of having a light rail running down the Old Kent Road
- Lorries and dustcarts using side streets, such as Rolls Road and Catlin Street
- Possible speed restriction to 30mph between Rotherhithe New Road and New Kent Road
- Removal of the guard railings
- Putting up images of children to remind motorists to slow down
- Wider pavements to allow pedestrian and cycle use
- Trees as visual, and noise reduction measures
- Longer crossing period at pedestrian crossings especially near Burgess Park, and before and after school
- Possibility of building a pedestrian bridge near the Tesco
- Enforcement action against speeding and dangerous manoeuvres.

The chair remarked that a hierarchy of quickly achievable goals could be established from this list.

London Bridge

Councillor Mark Gettleson fed back on the items discussed in the London Bridge area workshop. Some of these were:

- A survey of traffic movements around the station
- Complaints about existing traffic flows
- Possible pedestrianisation of St Thomas Street
- Need for an assessment of traffic flows in Leathermarket Street and Snowsfield
- Impact of taxis and deliveries to the Shard
- Width of the cycle lane on Bermondsey Street

- Blocked footway in the Bermondsey Street tunnel
- Need for clearer no entry and cycling signs at the Bermondsey Street / Long Lane junction
- Need for a local cycle safety study
- Need for traffic studies to be cross-referenced
- Undertaking by Network Rail to dispose of rubble from the refurbishment works by rail, and their recent proposal to use lorries through Weston Street instead
- Bollards to prevent rat running along Leathermarket Street, Bermondsey Street and Tanner Street
- Making Shand Street one-way southbound
- More and better signs urging motorists to slow down.

ACTION: Officers to come back to a future community council meeting with the results of the traffic survey.

Lower Road

Councillor Anood Al-Samerai fed back on the items discussed in the Lower Road/Jamaica Road workshop. Some of these were:

- Detailed modelling needed following on from the multi-modal study, which would allow the work to be completed over the summer, if funding can be found
- Importance of factoring in pedestrians
- Issues on Lower Road must be discussed with London Borough of Lewisham
- Allowing right turns into Lower Road
- Opening Plough Way
- Issues around Harmsworth Quays
- Getting businesses involved in the process
- Managing the everyday life in the area while works are taking place
- Review of the zebra crossing at Seven Islands Leisure Centre
- Guard rail removal on Jamaica Road
- End of the 24hr bus lanes on Jamaica Road
- There should be yellow boxes at crossings, and these should be designed for pedestrians not cars
- The 188 bus stop is too close to the roundabout.

ACTION: Councillors to write to the Chief Executive of London Borough of Lewisham about the issues around Lower Road.

ACTION: Officers to report back casualty figures from Jamaica Road before and after the removal of the guardrails, to a future meeting.

9. RIVERSIDE 20MPH ZONE AND TRAFFIC MANAGEMENT PROPOSALS

This was formerly item 13.

The meeting heard that the proposals as outlined in the report were supported widely, and that this had been an issue local councillors had been campaigning about for many

years. The meeting also heard that the enforcement of the 20mph zone was a police matter and may need to be discussed with the borough commander in the future. Views were expressed that 20mph was still too fast in places. There was agreement with Pottery Street being made one-way, and Wilson Grove made northbound only, however there were concerns about Cathay Street. The six-month monitoring period proposed was welcomed.

Simon Phillips said that he was going to be coming back to the community council regarding Lower Road in the future, and that a list of suggestions regarding moving bus stops, and regarding bus lanes would be forwarded to TfL.

RESOLVED:

1. That the community council agrees with the recommendations in the report:
 - a. That the introduction of the 20mph zone of the scheme outlined in the report is progressed to implementation (subject to statutory consultation).
 - b. That upon analysing the consultation responses from residents on directly affected streets surrounding the proposed traffic management options, option 1 is progressed to the implementation stage. This option will be implemented on a trial basis for 6 months, during which time further traffic analysis of volumes and speeds can take place to ascertain if the measures have been effective.
 - c. That following the trial period, the council re-consults residents to ask them if they would like to make the changes permanent.
2. That the community council asks for the results of the trial period and of the reconsultation to be reported back to a future community council meeting before they go for formal decision.

10. LOCAL PARKING AMENDMENTS

This item was formerly item 14.

Note: This is an executive function.

Councillors considered the information contained in the report.

RESOLVED:

That the following local parking amendments, detailed in the appendices to the report, be approved for implementation subject to the outcome of any necessary statutory procedures:

- Bermondsey Wall East – install one disabled persons' (blue badge) parking bay

- Thurland Road – convert two existing, unrestricted parking bays to G zone permit holder parking bays
- Rotherhithe Street – install double yellow lines at the following locations:
 - a. adjacent to the dropped kerb leading from the Swan Road Estate
 - b. adjacent to the dropped kerb leading to No.133, Hay's Court
 - c. at the junction of Swan Road and Rotherhithe Street.

11. COMMUNITY ANNOUNCEMENTS / COMMUNITY SAFETY UPDATES

This item was formerly item 9.

Complaints about licensed premises

The chair informed the meeting that several complaints had been made to councillors about licensed premises in the area. He advised residents that if they witnessed anti-social behaviour in the street, fighting, drinking, urinating etc. to report these to the Police at the time of the incident on:

999 – for serious incidents

101 – for minor or incidents that are likely to be of short duration.

Noise issues associated with the premises should be reported to the council's noise service at the time of the incident on 020 7525 5777.

Residents were also advised to keep a diary or log of all instances and to call the appropriate service to ensure a complaint is logged. A response may be made on the night, however officers may follow up on calls at a later date where an immediate response cannot be made. This usually involved engaging with the premises to find a solution.

If the situation did not improve over time, residents were advised to apply for a review of the premises licence. The incident diaries and logged calls could be used as part of the evidence for the review.

Premises licence review forms were available online or from the licensing section. Licensing officers could offer residents guidance on the review process. Email: licensing@southwark.gov.uk, Tel: 020 7525 2000

Southwark Helping Hands

Vera Keech told the meeting that the group had been founded in 1981, initially to allow disabled young people to experience more of the world. The group, which now also included some disabled adults, operated out of Wade Hall every Wednesday, put on events, arranged holidays abroad, and had recently organised a "mini-Olympics". The group had 30 members and 14 volunteer helpers, and reflected the diversity of the area. It also trained volunteer helpers, but needed help with funding, because the

young people's contributions to the activities only went so far.

Grange Community First

Bill Owen, from the Grange Community First board, informed the meeting that Community First was an England-wide programme, funded by the Office for Civil Society, on behalf of the Government. Grange ward had been successful in attracting some money from the Neighbourhood Match Fund, which was a £30m fund to encourage people to give time and expertise to local projects. The match-funding could be in in-kind donations - cash, services, free products or volunteer time. The aims of Grange Community First were, for example:

- facilitating the provision of complementary, additional activities for young people
- supporting developmental activity to develop a social identity for Grange Ward and to foster community cohesion within the ward
- enhancing the physical identity of the ward with a view to developing a sense of community ownership.

Community First grants ranged between £250 and £2500, and only one grant per year could be given to any one organisation. Projects were only allowed to last one year. All grants had to be matched in cash, or in kind (services or volunteer time).

For further information and to apply, go to <http://grangewardaward.blogspot.co.uk/> or email grangewardaward@gmail.com.

Councillor Mark Gettleson thanked Bill Owen for helping to set up this group.

Bermondsey and Rotherhithe Youth Community Council

Members from the Bermondsey and Rotherhithe Youth Community Council informed the meeting that they were fielding applications for the Youth Restoration Fund. Issues they had recently also looked into were litter and cleaner streets. This had also included the members going to Southwark Park and helping with litter picking. For this, they had been rewarded with some fun activities, including driving a Mercedes for an hour.

The chair thanked the members of the Bermondsey and Rotherhithe Youth Community Council for attending.

The chair informed the meeting that during the break, attendees had a opportunity to comment on the lists of anonymised projects which were displayed in the church, by way of sticking dots the lists. The result would help to inform the final allocations, which would be decided at the March meeting.

12. PUBLIC QUESTION TIME

The following public questions were submitted in writing:

Boer War Memorial

Responding to a written question about the Boer War Memorial, the chair informed the meeting that he had been given an update by officers. The design had been agreed with stakeholders in October 2012, and an architect had been commissioned to draw up final designs for the tender and works in November 2012. Officers were currently

waiting for designs, and the remainder of the project was as follows:

w/c 4 February 2013	Tender sent to contractors
w/c 25 February 2013	Deadline for tender returns, commission contractor
March - April 2013	Off-site works (3 weeks)
May 2013	Works on site at St James Church.

Canada Water Decathlon site

Responding to a question about a possible planning application for the Canada Water Decathlon site, the chair said that no planning application had formally been submitted, but that one was likely to be submitted imminently. He advised the resident to check the council's planning webpage. There, interested individuals could also sign up to automatic alerts about planning applications which had been submitted in their area.

Tourist Office

In answer to a question about having a tourist office in the area, the chair explained that there had been a council funded tourist office in the London Bridge area, but there had been questions about whether it had provided value for money. The meeting heard that it would be good to signpost and enhance areas like the conservation area around Shad Thames, and that the council should look into providing tourist information in partnership with the management of the Shard, as this was predicted to attract 12 million visitors a year. The area was home to major tourist attractions such as Tate Modern and the Globe. The meeting heard that a new heritage cultural facility next to Potters Field would be created and that there may be some scope for a tourist information point as part of this facility.

Public Toilets

In response to a question about a lack of public toilet facilities in the London Bridge and Tower Bridge areas, the chair told the meeting that the council had closed a number of public toilets in the area, because they had been difficult and expensive to maintain. Toilets in the area, and across the country, were increasingly provided by private businesses. There were public toilets at More London and in Potters Field, however, these could be sign-posted better. Councillors would raise this with the Potters Field management team. The new one-stop shop and the library in the Blue also had toilet facilities which could be made available to the public. Councillor Richard Livingstone said he was happy to follow up on this. The meeting also heard that Kingston council paid businesses a small amount of money to make their toilets available to members of the public, and that the problem was especially bad around Tower Bridge Road and Shad Thames. Councillor Richard Livingstone asked the person who had put the question to speak to him after the meeting, regarding the nuisance caused by people, due to the lack of facilities. The chair reminded the meeting that the development of 1 Tower Bridge Road would provide extra toilet facilities in the new cafes that were being built.

13. NEIGHBOURHOOD FORUMS

This item was formerly item 11.

The chair introduced the items by informing the meeting that the community council

was being asked to comment on the Neighbourhood Planning reports, which had been circulated, as part of the consultation process. Two related to Bermondsey, and one to Bankside. These reports had already been considered by main planning committee. In addition to this, there was also a general consultation process which members of the public could feed into directly. All residents and businesses were free to contact the cabinet member responsible, as the consultation about the areas was open to all.

Juliet Seymour, Planning Policy Manager, outlined that the community council was being asked to comment on the proposed boundaries and make-up of the Bankside Forum, and to comment on the proposed boundaries only in relation to the two proposed Bermondsey areas.

Under the Localism Act 2011, residents could ask for the creation of these Neighbourhood Forums. Their purpose was to put together Neighbourhood plans, to run alongside the council's development plans, which planning officers would refer to. Once the forums had put together their draft plans, there would be an informal consultation for six weeks. The results of this would be included in the plan, which would then be handed over to the council. After the full, legal consultation conducted by the council which followed this, the plans could not be changed anymore and would be checked by the planning inspector. The final stage was a referendum for residents and one for businesses, if applicable.

Areas, which had Neighbourhood Plans, would be able to retain 25% of the Community Infrastructure Levy (CIL) generated by them, compared with the usual 15%. The council could change the boundaries of the proposed area, but not refuse applications for neighbourhood forums.

Responding to a comment from the floor, Councillor Mark Gettleson explained that these forums were planning forums and, therefore, different in scope from community councils. If people did not like the proposed neighbourhood plan, they could vote it down in the referendum.

Concerns were expressed about the repercussions for the areas which were not designated in a Neighbourhood Plan, and about the scope and cost of the referenda. Views were expressed that these forums should have been put in place earlier, as much of the regeneration and development of the area had already taken place.

13.1 BANKSIDE NEIGHBOURHOOD FORUM

Councillors discussed the boundaries and the make-up of the Bankside Neighbourhood Forum.

RESOLVED:

That the community council is happy with the composition of the forum, and with the western and southern boundaries of the proposed area. In terms of the eastern boundary, the community council suggests including both sides of Borough High Street in the area, as the street feels like it is part of the Bankside area.

13.2 BERMONDSEY NEIGHBOURHOOD FORUM

The chair said that the discussion about items 13.2 and 13.3 would be combined as they overlapped.

The chair proposed to first discuss the boundaries which were broadly the same in both proposals, and said that following on from what had just been discussed under 13.1, the western boundary of the proposed area should exclude Borough High Street. By the same token, both sides of Tower Bridge Road should be included in the area. There was a discussion about the council estates on the eastern side of Tower Bridge Road, and about whether they should also be included in the area in full, in order not to exclude parts of these estates. There was a discussion about the inclusion of St Saviour's estate and the Arnold estate. The meeting heard that care needed to be taken for the proposed area not to become unwieldy due to its size. A suggestion was made to call the area "West Bermondsey", as it effectively ended east of Tower Bridge Road.

There was a discussion about the northern boundary of the area. The chair summarised that there were three possible northern boundaries: Tooley Street, the river or the railway line. There was a discussion about the advantages and disadvantages of these options in terms of their impact on the consultation and the referenda. There was also a discussion about the impact of ward boundaries, whether the boundaries should be drawn at the centre of the roads, and about the reasons why the two groups had proposed their respective boundaries.

In terms of the southern boundary of the area, there was a discussion about whether a larger or a smaller scale area would be better, whether the areas covered in the two options faced common issues, and whether they had the same natural constituency. The meeting heard a suggestion that the proposed larger area could be split into a "northwest" and "southwest" Bermondsey neighbourhood. Juliet Seymour explained that this was not a proposal which had been submitted to the council. She explained that if there were two areas, they would both require consultations and referenda. This would probably double what the council had to spend on these. Responding to a question, Juliet explained that officers had been advised these referenda could not be tacked onto other, upcoming elections.

The chair reminded the meeting that the community council had been asked to submit comments only, and that the decision was to be taken by the cabinet member responsible.

RESOLVED:

That the following comments by the community council be relayed to the cabinet member:

- In terms of the western boundary of each of the proposed Neighbourhood Forum areas, this should run up to Borough High Street but not include it. Instead it should border the eastern boundary of the Bankside Neighbourhood Forum plan, which should include the eastern side of Borough High Street.

- That consideration be given to extending the eastern boundary of each of the proposals to include Tower Bridge Road, on both sides, with any necessary “kinks” to prevent the artificial splits in council estates that would follow by just having a rigid straight line.
- In terms of the northern boundary, consideration of a third option, of simply adopting the railway line as the northern boundary, should be given.
- In terms of the southern boundary, there was a straight choice to be made, between the benefit of having a relatively small “St Thomas Street-centric” plan, and the benefit of having a larger “West Bermondsey plan”. The community council believes that if the larger area is to be adopted, the area should be called “West Bermondsey”.

13.3 BERMONDSEY VILLAGE ACTION GROUP

See discussion and resolution under 13.2.

14. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY

Councillors discussed the question which they would like to put to the Council Assembly meeting on 27 March 2013.

RESOLVED:

That the following question be forwarded to the Council Assembly meeting on 27 March 2013:

“What can the council do to help Southwark Police with their front counter provision, in light of the proposed closure of Rotherhithe police station?”

15. PROJECT BANK FEEDBACK

This item will be considered at the next meeting on 12 March 2013.

16. COMMUNITY INTRASTRUCTURE PROJECT LIST REPORT

This item will be considered at the next meeting on 12 March 2013.

Meeting ended at 10.35 pm

CHAIR:

DATED:

Welfare Benefit Changes from April 2013

Know the facts and be prepared

www.southwark.gov.uk

The big welfare benefit changes in 2013

From April 2013, the Government is significantly changing welfare benefits, including those provided through Southwark Council. Thousands of people in Southwark will be affected by these changes and some will receive less help as a result.

With so much happening, it is important to know what the changes mean and where to go for advice. Here we explain the big changes happening in 2013.

Benefits Cap

What's changing?

A cap on the total amount of benefits, including housing benefit a household can receive is being introduced. It is being phased in from April. By September 2013, the Benefits Cap will apply in all parts of the country

At present, the Government has not confirmed exactly when the Benefit Cap will affect Southwark residents.

What does this mean?

- For couples, families and lone parents, the **total** amount you can receive from one or more of these benefits is **£500 per week**
- For single people the **total** amount is **£350 per week**

If you are receiving more than the amount above, your **Housing Benefit** will be reduced to bring your total benefit income down to the Benefit Cap level. Those affected will be contacted directly by the Department for Work and Pensions (DWP).

Further information can be found on the council's website or by contacting the DWP on 0845 604 3719.

Size criteria in social housing

What's changing?

Housing benefit for working age people living in the social sector will only be paid according to the needs of their household.

What does this mean?

If your accommodation is larger than you need you may receive less money each week and you will be responsible for paying the difference between your rent and the amount of housing benefit you receive. Any tenant with at least one spare room will be affected. The reduction will be:

- 14 per cent for one extra bedroom
- 25 per cent for two extra bedrooms.

People of pension age will not be affected by these changes.

What should you do?

Further information can be found on the council's website or by contacting the council directly on 020 7525 1880 to see if you are affected.

Council Tax Reduction Scheme

What's changing?

The Government is ending Council Tax Benefit (CTB) from 1 April 2013 and has asked all Councils to create a local scheme for residents on a low income. The money available for this local scheme has been cut by 10% and Southwark Council's funding is being reduced by £2.8 million. Southwark Council has developed a replacement scheme, known as the Council Tax Reduction Scheme (CTRS).

What does this mean?

The maximum amount of support anyone of working age will receive is 85 per cent of their Council Tax bill.

If you are working age, currently receive Council Tax Benefit and have not paid Council Tax before, you will now have to pay at least 15 per cent of your Council Tax from 1 April 2013.

Southwark Council will no longer pay Second Adult Rebate to working age claimants from April 2013.

If you are a pensioner you will be unaffected by these changes, so you will not see a reduction in the amount of support you receive.

What should you do?

If you have any queries about the new scheme or want to discuss your payment options, you can contact the council on 020 7525 1880. More information is available on the council's website

A drop in Council Tax debt advice clinic is available on the first Tuesday of the month from 5-7pm at Bermondsey CAB, 8 Market Place, Southwark Park Road, SE16 3UQ.

Do not ignore your Council Tax bill as non-payment may lead to court action and additional charges.

Disability living allowance

What's changing?

Disability living allowance (DLA) is being replaced by a new benefit called personal independence payment (PIP) for people aged 16 to 64 (from June 2013).

What does this mean?

You will not automatically be entitled to PIP. You will need to apply for it. It will be based on how your health or disability affects your ability to live independently. New claims for PIP will be taken from June 2013. From 2015 people of working age (16-64) who are getting DLA will be invited to make a new application and in most cases attend a medical assessment. If you do not respond, your DLA will stop being paid.

However, you will be invited to claim PIP earlier if there are changes in how your health condition or disability affects you, or you reach the end of your DLA award. You can find out more about PIP and when you will be affected by the changes by contacting the DWP.

What should you do?

If you receive DLA, be aware that you will be invited to claim PIP soon and your DLA will stop at this point. Respond to the DWP letter - your payments will stop if you don't.

Universal Credit

The Government plans to introduce Universal Credit as a new single payment replacing the following benefits:

- Housing Benefit
- Income-based Jobseeker's Allowance
- Income-related Employment and Support Allowance
- Income Support
- Child Tax Credits
- Working Tax Credits

This will be paid to you if you are looking for work or if you are on a low income.

When will Universal Credit be introduced?

Universal Credit will be introduced in 2013: New claimants will make claims for Universal Credit from October 2013, while claims for existing benefits and credits will be gradually phased out. From April 2014, all new claims for the above benefits, including housing benefit will be for Universal Credit.

If you currently claim any of the above benefits you will be gradually moved onto Universal Credit by the end of 2017

What's different about Universal Credit?

The main differences between Universal Credit and the current system are:

- Universal Credit will be available to people who are in work and on a low income, as well as to those who are unemployed
- Most people will apply online and manage their claim through an online account
- Universal Credit claimants will receive just one monthly payment in arrears, paid into a bank account
- Everyone on Universal Credit will need to have a bank account as Universal Credit will be paid in to a bank account.
- Support with housing costs will go direct to the claimant as part of their monthly payment rather than to their landlord

What should you do?

You can keep up to date with the latest information through the DWP. They will write to you when it is time for you to move to Universal Credit.

If you do not have a bank account, think about opening one now. In addition to the high street banks, the London Mutual Credit Union (LMCU) also provide some banking services. Their details are provided below.

Pensioners will not be affected by any the changes listed above.

Further information on the changes to the welfare benefits system is available on the council's website. If you are worried that you might be affected by any of these changes, visit the one stop shops or local advice centres (see below).

Useful contact details are listed below. Please refer to the enclosed Advice Map for a more detailed list

Benefits

Southwark Council's Housing and Council Tax Benefit
Telephone: 020 7525 1880 Website: <http://www.southwark.gov.uk/benefits>

Rightfully Yours – a council service providing information, advice and support to help vulnerable residents of Southwark claim the benefits they are entitled to.
Telephone: 020 7525 7434 / 020 7525 3393 Email: rightfullyyours@southwark.gov.uk

Department for Work and Pensions (DWP) Benefit cap hotline
Telephone: 0845 605 7064. Benefit Cap calculator: www.dwpe-services.direct.gov.uk

Department for Work and Pensions (DWP) Pension Credit Claim line
Telephone: 0800 991 234 Website: <https://www.gov.uk/pension-credit>

Housing

Southwark Council Resident Services (for information on mutual exchange)
Telephone: 0207 525 2600
Website: http://www.southwark.gov.uk/info/200027/council_tenant_information

Housing Options (for information on transferring to a smaller property via Homesearch and other housing options including for those residing in the private rented sector)

Telephone: 020 7525 5950
Website: http://www.southwark.gov.uk/info/200052/looking_for_a_home

Discretionary Housing Payments (for applications for DHP)
Telephone: 0207 525 4022

Shelter – Free, independent housing advice 24 hours a day
Telephone: 0808 800 4444 Website: <http://www.shelter.org.uk/>

Money

London Mutual Credit Union for bank accounts and information on loans
Telephone: 020 7787 0770 Website: <http://www.creditunion.co.uk/>

The Money Advice Centre – free, independent money advice
Telephone: 0300 500 5000 Website: <https://www.moneyadviceservice.org.uk/>

National Debt Helpline – free, confidential debt advice
Telephone: 0808 808 4000 Website: <http://www.nationaldebtline.co.uk/>

Employment

Job Centre Plus	Telephone: 0845 604 3719
Southwark Works	Telephone: 0800 052 0540
Jobseeker Direct	Telephone: 0845 606 0234
Access to work – Grants for people with a disability, health or mental health condition.	
	Telephone: 020 8426 3110 Textphone: 020 8426 3133
Email: atwsu.london@jobcentreplus.gsi.gov.uk	

Advice in Southwark

Danışmanlık النصيح Latalin 諮詢 Conseils légaux উপদেশ Consejería Legal



For up to date information on local advice services please visit www.southwarkadvice.org.uk

Telephone advice, useful numbers and websites:

Community Legal Advice: 0845 345 4345
Free advice & full legal help service in Debt, Welfare benefits, Education, Housing & Employment. Directory service to find an adviser or solicitor.

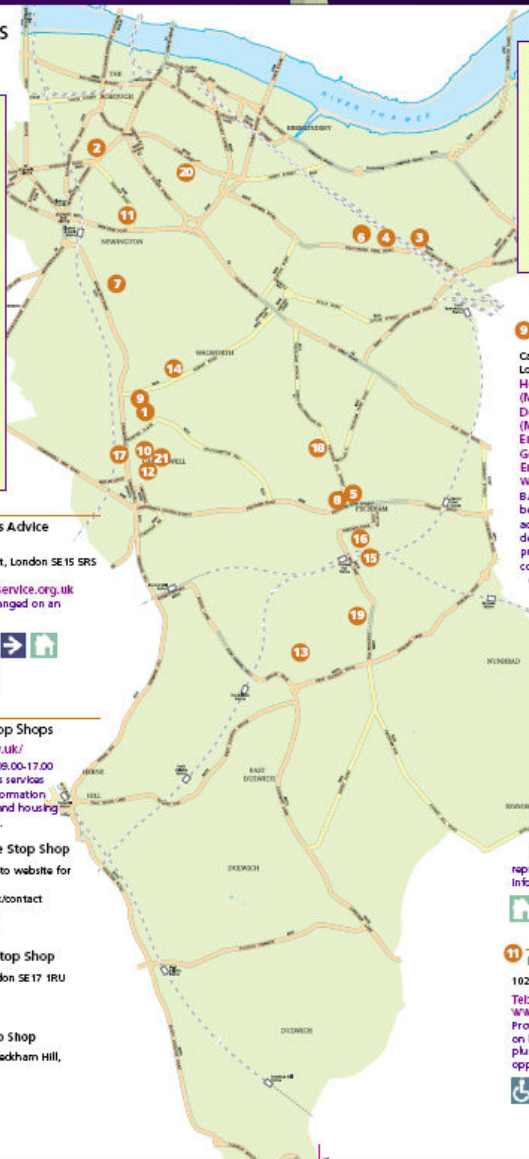
Connexions Southwark: 020 7525 4357
Careers information and advice for young people aged under 18.

Consumer Direct: 0845 4 040506
Mincos users: 0845 121384
Advice on goods & services.

Domestic violence helpline: 0800 2000 247
London Mutual Credit Union: 020 7787 0770
Immigration Advisory Service: 0844 974 4000
National Debtline: 0800 808 4000
Pension Credit Helpline: 0800 891 234
Refugee Council: 020 7346 6700
Advice in asylum & immigration
Southwark Council: 020 7525 5000
Textphone/Mincos: 020 7525 3559
Housing & Council Tax Benefit:
020 7525 1880 Council Tax: 020 7525 1850
The Money Advice Service: 0800 500 5000

Shelter: 0800 800 4444 Free 24 hour independent housing advice helpline.
Southwark Works: Freephone 0800 052 0540
Help and advice for people who want to work.
Tax Credit Helpline: 0845 300 3900
Taxaid Helpline: 0345 120 3779
Asylum Support Customer Contact Centre:
9am-5pm, Mon-Fri: 0845 602 1739
THT Direct Helpline: 0845 1221 200
Gateway to HIV services & information

Useful Websites:
www.southwarkadvice.org.uk
www.adviceguida.org.uk
www.advicenow.org.uk
www.creditunion.co.uk
www.direct.gov.uk
www.disable.dgto.info
www.dwp.gov.uk
www.inlandrevenue.gov.uk/taxcredits
www.thepensionerservice.gov.uk
www.refugee-legal-centre.org.uk
www.southwark.gov.uk
www.southwarkmind.org.uk
www.taxaid.org.uk
www.moneyadviceservice.org.uk



Key

1 Afro-Asian Advisory Service
53 Addington Square, London SE15 7LB
Tel: 0845 618 5385
Provides advocacy in immigration and nationality to people of all nationalities on a London wide basis. Southwark and surrounding boroughs.

2 Age UK Lewisham & Southwark
Stones End Day Centre
11 Scovell Road
London SE1 1QG
Tel: 0207 701 9700
www.ageuk.org.uk/lewishamandsouthwark
Provides welfare rights, housing and community care advice to older people from 2 venues in the borough and through home visits if necessary.

3 Bede House Domestic Violence and Hate Crime project
351 Southwark Park Road
London SE16 2JW
Tel: 020 7237 9162
dv.admin@bedehouse.org.uk
www.bedehouse.org.uk
Provides support for people in Southwark who have been subjected to domestic abuse or hate crime.

Southwark CABx Service
The CAB provides information and generalist advice on all subjects and specialist advice in immigration, welfare benefits and debt.

Southwark CABx also provide outreach services in hospital settings for people affected by cancer funded by Macmillan Cancer Support and Dimbleby Cancer Care.

Southwark CABx are the lead partner for the Southwark Legal Advice Network.

There will now also be a drop-in service at the Kingswood Community Shop run by Southwark CABx. These will be every Tuesday 10am-12pm, Kingswood Community Shop, Sealey Drive, SE24.

4 Bermondsey Citizens Advice Bureau (CAB)
8 Market Place,
Southwark Park Road
London SE16 3UQ
Tel: 0844 499 4134
www.southwarkcabservice.org.uk
Interpreters can be arranged on an appointment basis.

7 Walworth One Stop Shop
151 Walworth Rd, London SE17 1RU

8 Peckham One Stop Shop
Peckham Library, 122 Peckham Hill,
London SE15 5JR

5 Peckham Citizens Advice Bureau (CAB)
97 Peckham High Street, London SE15 5RS
Tel: 0844 499 4134
www.southwarkcabservice.org.uk
Interpreters can be arranged on an appointment basis.

Southwark One Stop Shops
www.southwark.gov.uk/
Open: Monday-Friday 08.00-17.00
Southwark Council runs services offering advice and information about council services and housing and council tax benefit.

6 Bermondsey One Stop Shop
Is moving. Please refer to website for current address:
www.southwark.gov.uk/contact

10 Cambridge House Law Centre
1 Addington Square,
Camberwell,
London SE5 0HF
Tel: 020 7258 7000
Fax: 0845 305 2160
Email: receptionist@ch1889.org
www.ch1889.org
Provides specialist level casework and representation. Daily reception service for information, advice and signposting.

9 Blackfriars Advice Centre
Cambridge House, 1 Addington Square,
London SE5 0HF
Helpline: 020 7358 7035
(Mon, Tues, Thurs 2pm - 4pm)
Debt advice line: 020 7358 7036
(Mon - Fri 2pm - 4pm)
Email: debtadvice@blackfriars-advice.com
General Enquiries: 020 7358 7034
Email: center@blackfriars-advice.com
www.blackfriars-advice.com
BAC provides specialist advice in debt, welfare benefits and housing, as well as generalist advice in other issues. BAC runs a Face 2 Face debt advice project and a Rights Reach project that works with new migrant communities in Southwark. BAC also provide outreach services to the Banglali, Somali and Irish communities, and through Sure Start and at the County Court.

11 Faces in Focus
102 Harper Road, London SE16 6AQ
Tel: 020 7403 2444
www.facesinfocus.org.uk
Provides information, advice, support, advocacy on housing, welfare benefits and other issues, plus counselling service and volunteering opportunities for 13-25 year olds.

12 Multi Lingual Community Rights Shop
213 Camberwell Road, London SE5 0HG
Tel: 020 7703 4442 www.mlrs.co.uk
Generalist advice and information to residents of Southwark and South East London for whom English is not a first language. See also www.multikulti.org.uk for information in other languages.

13 Southwark Day Centre for Asylum Seekers
The Copleston Centre, Copleston Road,
London SE15 4AN
Tel: 020 7732 0505
Voluntary organisation offering general help, advice and advocacy to asylum seekers and refugees in Southwark. Service available at the Copleston Centre on Tuesday, Peckham Settlement (SE14 5TF) on Wednesday, and Crossway (SE1 6TU) on Thursday.

14 Southwark Disablement Association (SDA)
Aylesbury Day Centre,
10 Bradenham Close, London SE17 2QB
Tel: 020 7701 1391
Email: sda@sdaill.co.uk
www.sda.dlrcn.co.uk
Provides information and advice for Southwark residents primarily with physical or sensory disabilities aged 18+.

15 Southwark Housing Options
25 Bourne Mouth Road, London SE15 4UJ
Tel: 020 7525 5950
Opening hours - In person:
9am - 5pm Mon - Fri
Telephone: 9am - 5pm Mon - Fri
Local Authority service providing advice on housing, homelessness and tenancy relations including unlawful eviction and harassment by landlords. Particularly to private and housing association tenants, people seeking accommodation and private long leaseholders.

16 Southwark Law Centre
102 Harper Road, London SE16 6AQ
Tel: 020 7732 2031
www.southwarklawcentre.org.uk
REREFERRAL ONLY. Specialist level casework and representation in housing, immigration, welfare benefits, employment and discrimination.

17 Southwark Pensioners Centre
305-307 Camberwell Road,
London SE5 0HQ
Tel: 020 7708 4556
www.southwarkpensioners.org.uk
Information, advice and support to older people living in Southwark.

18 Southwark Refugee Project
161 Sumner Road, London SE15 6JL
Tel: 020 7703 4046
Information, advice and casework for refugees and asylum seekers. Also provides education and training support.

19 Southwark Vietnamese-Chinese Community
Troytown Community Centre
Nigel Road, London SE15 4NS
Tel: 020 7277 5425
Email: svccuk@gmail.com
huybui.svccuk@gmail.com
Day Centre for Vietnamese Chinese community, particularly refugees. Mon-Fri, 9am-5pm. Provides lunch, social/recreational and therapeutic activities, advice, information, signposting/referral, counselling for Vietnamese Chinese community. Advice on benefits, housing, immigration, nationality, health, consumer. Language support, translation/interpretation, Chinese language class term-time Sun 10am-1pm. Community newsletter in Vietnamese and Cantonese. Cultural activities.

20 Lighthouse South London
14-15 Lower Marsh London SE1 7RS
Tel: 020 7803 1660 www.tht.org.uk
Provides advice and casework service for people living with, and affected by HIV, particularly for residents of Southwark, Lambeth and Lewisham. For general advice and information - THT Direct: 0800 802 1221

21 Contact a Family Southwark
Cambridge House, 1 Addington Square,
London, SE5 0HF
Tel: 020 7358 7759
Email: southwark.office@cafamily.org.uk
Offer information, advice and support to parents and carers of children with any special need or disability as well as professionals working with families.

BRCC Workshop notes: Traffic and Transport – London Bridge area**30 January 2013**

The major redevelopment of London Bridge station will bring with it a number of potential disruptions to normal traffic flow and may well impact adversely on the surrounding area during parts of the work. This workshop is to look for likely problem points and suggest possible contingencies that could be put in place to help.

- Undertake traffic surveys on Long Lane to assess increased traffic. – 1 year unless complaints
- Install better “slow down” signage
- Future of St Thomas’ Street is uncertain
- Will traffic on Leathermarket Street/Snowsfields/Bermondsey Street be significantly increased?
- Will there be problems for delivery vans, taxis etc. stopping at the Shard?
- Monitor traffic light timing
- Bermondsey Street Cycle route will be removed. The new designated route will use Shand Street (is this too far East?)
- Will there be an air quality survey?
- Weston Street – why not use train rather than lorries to take away rubble etc.
- Eastbound footway of Bermondsey Street tunnel...?
- Clearer NO Entry signage on Long Lane
- Tanner Street – Pedestrian crossing junction.
- What consideration has been given to the **combined** effects of all the various developments that are taking place?
- Trucks carrying waste and rubble have been instructed to go South along Weston Street and then up Bermondsey Street
- Could bollards be installed across Bermondsey Street, separating Tanner Street/Leathermarket Street
- Barnham Street North only
- Ensure cyclists know that Bermondsey Street is two-way.

Bermondsey & Rotherhithe Community Council Meeting – 30 January 2013

Notes from Old Kent Road working group.

Issue	Possible approach	Timescale
1. Bricklayers Arms. Future of the flyover and roundabout.	<ul style="list-style-type: none"> • Work is needed to assess the road capacity required in the area in light of non-development of original motorway style arterial roads in inner London and declines in volumes post congestion charging. • Desire of some to see flyover removed and agreement with decision to fill in subways. • Opportunity for development which not only provides an improved public realm in the area and the release of land for example for residential development but also recreates the previous sense of place in some way. Ideas for this to date include the reuse of the flyover as some kind of NY Highline, the creation of a water feature or a cultural feature along the lines of Angel of the North. • Depending too on the type of journeys that traffic is making (how much is through traffic and how much local), there is potential for public transport development in the form of light rail or tram to reduce traffic volumes along the length of the Old Kent Road and to improve access between the local area and central London. 	Long.
2. OKR - current usage of the area. Residents spoke of problems more recently with waste vehicles in particular avoiding using the OKR and instead making use of Rolls Rd and Catlin St at antisocial hours.	<ul style="list-style-type: none"> • The development of plans with waste operators making use of facilities in Southwark, Lewisham and Greenwich that avoid disturbance to residential areas (eg only drive along the OKR until 7 AM). • Reinstatement of width restrictions on relevant road. 	Short.

<p>Problems are exacerbated by the removal of a road width restriction recently and disturbance from these types of vehicles as they pass over the humps on these more residential roads.</p>		
<p>3. OKR - vehicle speeds. Residents were concerned about vehicle speeds throughout the length of the Old Kent Road.</p>	<ul style="list-style-type: none"> • Suggestions included average speed cameras between the Rotherhithe New Road the Bricklayers Arms. These would seek to enforce at the very least the 30 mph speed limit. The route overall would be divided into sections to ensure no speeding between traffic lights for example. • The creation of a green wave whereby those travelling at under the speed limit would be more likely to pass through green traffic lights and those travelling over the speed limit would face a red traffic light/trigger a pedestrian crossing red light. 	<p>Medium</p>
<p>4. OKR – Pavements. Overall residents felt that walking along the Old Kent Road is not a pleasant experience and this could be improved.</p>	<ul style="list-style-type: none"> • Suggestions included the creation of wider pavements, more greening (either through planting along the sides of the road or as in Peckham High Street the creation of planting in the centre of the road) and more seating. • In order to help deter people from cycling on the pavements an improved cycle infrastructure was needed to make cyclists feel safer. This could include the creation of dedicated cycle lanes. 	<p>Medium.</p>
<p>5. OKR – Crossing. Residents felt it was difficult across the OKR both to reach shops on both sides of the road and, especially for residents living to the north of the OKR, the ability to reach the amenities which</p>	<ul style="list-style-type: none"> • Specific locations mentioned for improved crossings were outside Asda and between Humphrey Street and Burgess Park. • Also mentioned though was the desire of people to cross at will throughout the length of the OKR and especially in the section between East Street and Humphrey Street. Residents were open to the idea of the creation of the median strip that would allow people to go halfway across 	<p>Creation of new crossings – medium. Improvements to green man phases – short. Countdown crossings – short.</p>

<p>have now opened up in Burgess Park. There was criticism of the length of the green pedestrian light phases especially for those with mobility problems and with small children.</p>	<p>the road, stop and then to cross the rest of the way.</p> <ul style="list-style-type: none"> • Some felt that the removal of guard rail increased dangerous behaviour by pedestrians while others felt that the improvements described above such as shorter crossing distances, a median strip and slower vehicle speeds would allow for a safer crossing environment in which there would be less of a need for guard rail. • The green man phase for pedestrians should be lengthened. Perhaps a pedestrian SCOOT approach could be used so that pedestrian phases were lengthened when vulnerable road users were most in need of crossing for example at the start and end of the school day. • The use of countdown crossings on all pedestrian lights along the Old Kent Road. • Owing to the attraction of Burgess Park as a destination, there was a suggestion of the creation of an additional aerial pedestrian walkway across the OKR. This would be especially relevant if surface level crossings could not be improved. 	
<p>6. OKR – Environmental Improvements. Residents were affected by both noise and air pollution.</p>	<ul style="list-style-type: none"> • Noise could be better managed through reductions in traffic volumes and slower speeds. Planting more trees and other forms of greening were also suggested as a way of reducing air pollution and noise pollution. 	<p>Medium.</p>
<p>7. OKR – Enforcement. As well as problems with speeding traffic, residents also felt there were a large number of illegal manoeuvres by vehicles both in terms of left and right turns and U-turns.</p>	<ul style="list-style-type: none"> • Residents wanted to see a greater focus on enforcement either by the Council or police or more automatically with cameras on traffic lights or illegal turn cameras. 	<p>Short/Medium.</p>

Item No. 9.	Classification: Open	Date: 12 March 2013	Meeting Name: Bermondsey and Rotherhithe Community Council
Report title:		Proposed new community infrastructure project list (CIPL) to guide S106 and CIL expenditure in each Community Council replacing the community project banks.	
Ward(s) or groups affected:		All in the Bermondsey and Rotherhithe Community Council	
From:		Chief Executive	

RECOMMENDATION

1. That the community council agrees the new community infrastructure project list for this community council, which replaces the previous community project bank for the same area.

BACKGROUND INFORMATION

2. The community project bank is a list of community generated project ideas which have been approved by the relevant community council. The project bank was first introduced across all eight community council areas in 2008/09 with a revised list being delivered in 2009/10 along with additional procedural guidance.
3. The project bank is designed to capture ideas for projects to improve the local environment that could be implemented through S106 or other funding sources as they become available. The list can then be used by councilors and project officers to identify specific area based projects that are known to have community and the relevant community council support.
4. The 2009/10 project prioritisation involved looking at the existing approved community project bank listings and incorporating other projects for consideration.
5. In 2009/10 the consultation and application process was combined with the Council's Cleaner Green Safer (CGS) programme in an effort to make the process easier for the community to understand. All viable ideas that met project bank criteria and were not fully funded by CGS were automatically added to the community project bank. Details of the status of the 2008/9 and 2009/10 projects can be found at appendix A of this report.
6. As part of revising Southwark's S106 Supplementary Planning Document (SPD) and the introduction of Southwark's CIL, there is an opportunity to revive the project banks into a list of community infrastructure projects that can meet the needs of the existing and future population. The consultation is designed to help identify what infrastructure local people believe is required in their local areas in order to support the projected level of new development.

7. In 2010 Regulations relating to securing S106 obligations were tightened to focus more heavily on direct impacts of a particular development and the mitigation that is required by those impacts. Once Southwark's CIL is introduced in the middle of 2013, S106 contributions will only be used for defined site specific mitigation as CIL will secure contributions towards strategic infrastructure.
8. Of the current project bank projects, 152 projects have been fully or partially financed, including 92 of the priorities from the list spread across all community council areas. This represents 43% of the identified priority projects.
9. A 12 week consultation to identify the new community infrastructure projects list was conducted in July through to October with reports and presentations at all Community Council, Planning Committee and local community groups. The results of these are incorporated in the appendices and form the proposed list
10. In early 2013 the Planning Minister Nick Boles announced the amount of CIL to be spent locally (meaningful amount) would be 15% with a cap at £100 per council tax dwelling. For areas with a neighborhood plan this would be 25% with no cap. This proposed CIPL list is intended to guide both existing S106 local spend and CIL local spend.

KEY ISSUES FOR CONSIDERATION

11. Once Southwark CIL is adopted, new S106s will focus on immediate mitigation for a development and remove this as a source of project bank funding. The new community infrastructure project list (CIPL) will therefore focus on Southwark's CIL and existing S106 agreements which are already in the system and which have provisions covering the following publically accessible amenities:
 - Community facilities,
 - Education,
 - Public realm,
 - Local transport improvements,
 - Open space and,
 - Sport.
12. Under the S106, save for a few exceptions, contributions are not secured for improvements to residential buildings, or spaces to which potential residents of the funding development cannot access.
13. Monies secured under Southwark's CIL will have a wider application, breaking the link between funding development and mitigation. Southwark CIL funded projects must be for infrastructure that supports growth
14. Planned growth is highlighted in the adopted Core Strategy with the strategic infrastructure required to meet this need identified in Southwark's Infrastructure Plan (to be consulted upon in the summer).
15. It is currently proposed to keep the CIPL separate from Cleaner Greener Safer (CGS), however individual projects may crossover.

Policy implications

16. The essential features to recognise here are:
 - National Planning Policy Framework
 - Localism 2011 Act
 - Community Infrastructure Regulations 2010, 2011 and 2012 Amendments,
 - Southwark's emerging CIL Charging Schedule and Infrastructure Plan (public consultation in July 2012 and February 2013)
17. Proposing to revise the current project bank to form the community infrastructure project list (CIPL) is a direct response to the above policy's guidance in seeking more local level community involvement in both the planning system and the decision making process. CIPL will help direct funding to local improvements local people have inputted to, improving the visibility of the benefits from new developments.
18. It is proposed to update the CIPL yearly to ensure that it continues to reflect local people's preferences and priorities for local infrastructure.

Community impact statement

19. The proposed project is based around the desire to improve infrastructure for all and improve the communication between the council and the local community when it comes to planning infrastructure. Existing governance will ensure individual allocations are free from bias and opportunity is available to all.

Resource implications

20. The emergence of the project banks as a CIPL, associated with historical S106 agreement contributions and Southwark's CIL enables the administration of this to benefit from both S106 agreement administration charges and the 5% of CIL the Council can retain for administration purposes.
21. An electronic process of submitting new ideas and updates on our website keeps costs low and yearly consultations and updates are focused in one month.
22. The existing governance for S106 expenditure, as detailed in the S106 Protocol, will be retained, as there is no proposed changes to this and the proposals will have no increase on resources.

Consultation

23. It is proposed that this 12 week consultation will be the first of two rounds of consultation. This will focus on the existing projects and ask consultees for details of potential new projects.
24. The second round of consultation will be towards the end of 2012 as part of the consultation on Southwark's CIL Charging Schedule and will be proposing the new projects that have come out of this round consultation.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

25. Part 3F of the Council's Constitution titled Planning Committee and Planning Sub-Committees states at paragraph 6 under Roles and Functions that planning committee has the power to consider the expenditure of s106 monies.
26. This report is firstly asking members to note the status of the current project banks and then to authorise consultation to be carried out to identify future projects. Due to project banks being funded from S106 monies both recommendations are associated with the relevant power identified above. The power to consider the expenditure of S106 monies can therefore be applied towards noting where existing s106 monies have been applied and also where future S106 monies will be applied, by way of identifying those project banks which will benefit from the S106 monies.
27. Once planning committee has authorised the consultation to take place the matter will then be referred to each of the community councils in accordance with paragraph 25 of Part 3H of the constitution which gives community council's the power to approve projects for inclusion within the community project bank.

Strategic Director of Finance and Corporate Services

28. This report recommends that the Planning Committee note and record the status updates of the existing project banks and agree to start a 12 weeks consultation on potential new community infrastructure projects which could be funded from existing S106 agreements and any forth coming Southwark Community Infrastructure Levy (CIL).
29. The Finance Director notes the resource implications contained within the report. Officer time to effect the recommendations will be contained within existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None.		

APPENDICES

No.	Title
Appendix 1	Community Infrastructure Project List (CIPL) proposed January 2013

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Zayd Al-Jawad, Section 106 Manager	
Version	Final	
Dated	18 January 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	21 January 2013	

APPENDIX 1

Community Council	Bermondsey & Rotherhithe		Jan-13
Project suggestions for approval	S106	CIL	Notes / contacts
Dockley Road railway arch	Yes - public realm	Yes	
Greening Tyers estate	No - not mitigation	Yes	
St Mary Magdalen Churchyard path to Tanner Street Park to create a path to improve access to/from park.	Yes - open space	Yes	
Relocating the traffic lights at the junction of Tanner Street and Tower Bridge Road, to make the junction safer for cyclists and pedestrians.	Yes - transport	Yes	TfL Road
Improving the junction at Long Lane and Tower Bridge Road for cyclists and pedestrians	Yes - transport	Yes	TfL Road
Footway improvements (uneven paving) to Shad Thames,	Yes- public realm	Yes	
Environmental improvements to Tower Bridge Road as whole	Yes - public realm, transport	Yes	Proposed by Cllr Gettleson
Bermondsey Wall West and Chambers Street footway and carriageway improvements	Yes - public realm, transport	Yes	Proposed by Cllr Mann
Improved street lighting on Coxon Way	Yes- public realm	Yes	
Fountain Green Square - resurfacing and pond improvements.	Yes- public open space	Yes	
Teenager play space on Bevington Street	Yes - POS, children's play	Yes	
Nickleby House kickabout area extension	No - not mitigation	Yes	Proposed by Cllr Mann
Frean Street new lighting around new block	Yes - public realm	Yes	
Lighting on the approaches to the doctor's surgery near St James' Church	Yes- public realm	Yes	
Improve lighting, cleaning and pigeon proofing Crucifix Lane railway <i>bridge</i>	Yes- public realm	Yes	
Clean Abbey Street railway arch	Yes- public realm	Yes	
Resurface/pave uneven footpath on Clements Road	Yes- public realm	Yes	
Secure community space for Rotherhithe Picture library	Yes -community facilities	Yes	
Expansion of space for Sands community cinema club	Yes -community facilities	Yes	
Bermondsey Community Nursery physical improvements and add accessibility improvements to the nursery	Yes -community facilities	Yes	
Glengall Road / Old Kent Road (Burgess Park) open space improvements	Yes - open space	Yes	
Old Kent Road flyover, create a New York City "High Line" style park	Yes - open space	Yes	Cllr Mark Gettleson, Jan Rogers
Old Kent Road Improve the greenery, with lots of trees and make the whole road feel like the entrance to Burgess Park	Yes - open space	Yes	Cllr Catherine McDonald
Green links between Russia Dock Woodland and Southwark Park	Yes - open space	Yes	
The old Fish Farm nursery Create a 'green' walkway through to Southwark Park from the old Fish Farm nursery	Yes - open space	Yes	
Dockley Road, Refurbish and clean up the arch	Yes- public realm	Yes	Cllr Mark Gettleson
Spa Road, create a pedestrian crossing half way down between Grange Road and the railway line	Yes - transport	Yes	Cllr Mark Gettleson
Illderton Road, south of Surrey Canal Road, Improve appearance of footways, making them more attractive and improve the areas where litter currently collects	Yes- public realm	Yes	Cllr Richard Livingstone

Community Council	Bermondsey & Rotherhithe		Jan-13
Project suggestions for approval	S106	CIL	Notes / contacts
Lighting improvements on the Grange, Grange Walk, Spa Road, Curtis Street	Yes- public realm	Yes	Fran Wyndham
Old Kent Road/ Dunten Road, Improve transport, communities and greener areas; upgrade council housing	Yes- public realm	Yes	
Renforth Street, Create a link between the tube and Albion Street	Yes- public realm	Yes	
Outdoor Gym at Spa Park	Yes - open space	Yes	Cllr Mark Gettleson
New community facilities on Surrey Docks Farm	Yes -community facilities	Yes	
New bus stop in the middle of St James Road (near Dockley Road) to collect people from St James Road (travelling to and from The Blue)	Yes - transport	Yes	Proposed by Cllr Mann, currently lobbying TfL to add a loop on the bus routes to provide an bus service from St James Road to The Blue.
Project suggestions not for approval	Reason	CGS referral	Notes / contacts
Green roof for Whites Ground cleaners' shed	Not mitigation (S106) or infrastructure to support growth (CIL)	Yes	Proposed by Austin Emery, resident of Tyers/Whites Ground estate
Install railings to protect the existing planting bed at Burton House, Cherry Garden Street	Not mitigation (S106) or infrastructure to support growth (CIL)	Yes	
Reverdy Road, improve the two previously bombed houses and their gardens	Not mitigation (S106) or infrastructure to support growth (CIL)	No	Jan Rogers
Old Kent Road; entrance to Glengall Road, promote development on the car park sites to bring buildings along the pavement to create an active frontage	Not mitigation (S106) or infrastructure to support growth (CIL)	No	Cllr Richard Livingston
Lynton Estate, Lynton Road, new playground		Yes	Surrey Docks Farm

Item No. 12.	Classification: Open	Date: 12 March 2013	Meeting Name: Bermondsey and Rotherhithe Community Council
Report title:		The release £125,000 of S106 money and delegate authority for up to a further £208,000 from SITE A CANADA WATER, SURREY QUAYS ROAD, SE16 09/AP/1870 for increasing capacity of the Sands Film Cinema Club and towards a long lease for the Rotherhithe Picture Research Library at Grice's Granary.	
Ward(s) or groups affected:		Rotherhithe ward	
From:		Interim Director of Planning	

RECOMMENDATIONS

1. That the community council comment on the release of £50,000 of S106 funding, subject to a deed of variation, in respect of the development at Site A Canada Water, Surrey Quays Road, London SE16 09/AP/1870 A/n 452 towards increasing the capacity of the Sands Film Cinema Club at Grice's Granary.
2. That the community council comment on the release of £75,000 of S106 funding, subject to a deed of variation, in respect of the development at Site A Canada Water, Surrey Quays Road, London SE16 09/AP/1870 A/n 452 toward securing a long lease for the Rotherhithe Picture Research Library.
3. That the community council comment on the release of up to £208,000 of S106 funding, subject to a deed of variation, in respect of the development at Site A Canada Water, Surrey Quays Road, London SE16 09/AP/1870 A/n 452 toward securing a long lease for the Rotherhithe Picture Research Library.

BACKGROUND INFORMATION

4. Planning obligations are used to mitigate against the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
5. The development at Site A Canada Water secured a number of payments to help mitigate the local area from the impacts of the development and included obligations on the developer of Site A to: (a) build a community facility to core and shell in Building A2 of the development; (b) provide a sum of £125,000 towards fitting out the facility; and (c) use reasonable endeavours within 24 months of its completion to lease the facility to a community body or, failing that, the council for community purposes. However, due to lack of interest in the community facility from community organisations and the recent addition of the

Canada Water Library, officers are considering alternative community purposes which the development could support financially. This report sets out a proposal to provide funding for the Rotherhithe Picture Research Library and Sands Film Cinema Club.

The Rotherhithe Picture Research Library

6. The Rotherhithe Picture Research Library curates a collection of pictures and illustrations to be used as visual reference; the collection is freely available to anyone doing picture research. The library was created in 1976 as a non-profit-making educational charity and has been open to the public at its current location in Rotherhithe for the last 36 years.
7. This access system enables any member of the public, including children, to use the collection without the need for an expert's knowledge of its indexing. Every kind of visual reference material, from postcards to magazine illustrations, from catalogue and book plates to original photographs, drawings or prints are being kept. The library has special sections dedicated to Bermondsey and Rotherhithe local history: it holds the archives of the Peek Freans factory, the picture reference collection created by Southwark Library in Spa Road and a large collection of photographs of the area donated by local residents. The picture research library is entirely funded and supported by Sands Films and is located within the same building.

The Sands Films Cinema Club

8. The Sands Films Cinema Club started informal and non-commercial scheduling of Art House films using the studio's facilities in the late 1970's. The film club was created as an offshoot of The Rotherhithe Picture Research Library's educational activities and funded through the profits of the studio. Members (over 1700) have free access to the screenings. The purpose of the club is the presentation of films in their historical context for a better understanding of the cinematic language, omnipresent in society and culture. In addition the film club runs monthly screenings for children out of school education and their parents on the first Thursday of every month. In total the Film Club arranges 6 to 8 screenings per month.

KEY ISSUES FOR CONSIDERATION

9. The Sands Films Cinema Club needs to improve its facilities to meet the growing demand for alternative quality programming in the area. The current screening room seats only 30 people and every single screening is oversubscribed. The proposed allocation of £50,000 would fund an increase to 70 seats for a minimum of 5 years. This would provide a free and alternative community provision for new and existing local residents.
10. In improving its facilities the film theatre can increase its programming, not just of film presentation but also of educational lectures which will expand and enhance the facilities open to the public through the Rotherhithe Picture Research Library.
11. The Rotherhithe Picture Research Library has a minimal income from some film royalties and is supported by Sands Films for most of its funding and in particular for its premises. The library occupies some 6,000 sq ft informally provided by the company but without lease or any security of tenure. It is proposed the library

acquires a level of self sufficiency by securing a long term lease of the property it occupies.

12. Subject to independent commercial valuation it is proposed that the library obtain a long lease for £350,000, of which S106 funding could support up to £283,000. The security of tenure would in turn provide the library with a better prospect for the future and independence. The long term aim is to reach self sustainability. The Rotherhithe Picture Research Library is a unique resource in London, providing a stimulating and creative environment to sets and costumes designers as well as to many students of all ages and users of all types. By becoming self sufficient and securing a future the library can increase its programme of lectures and activities available to local residents and users.
13. Both the allocations will require amendments to the legal agreement through a deed of variation; therefore the proposed allocations are subject to this proposed deed. There will also be a need for the allocations to be subject to a grant agreement whereby Sands and the picture library agree to using the funds/benefits in perpetuity for the community purposes for which they have been provided.
14. The proposed allocation of £208,000 is subject to the council and the developer (and anyone else against whom the s.106 is currently enforceable) agreeing to release the current S106 requirement to provide on site community space.
15. The development at Canada Water A2 has provided the building and space for the community facility to shell and core as required under the current S106 dated 17 February 2010. The developers have said the space has been marketed however only a private nursery has shown interest. A private nursery as opposed to a publically accessible nursery would not constitute a community use, although would provide some mitigation against the impacts of the development. Should the space not be let the council has the option of taking the facility. However given the recent provision of the award winning Canada Water library, which includes community space which is in the immediate vicinity, other provision is being considered. If this proposal is accepted, the building currently built and allocated for community use could be used as a private nursery or other D class use.
16. To release the developer from the current requirement a deed of variation is required, however the amount in lieu of construction of the community facility required in the S106 (currently estimated at £208,000) has yet to be finalised. Therefore, authority is to be sought from the planning committee to delegate authority to the interim director of planning for allocating up to the £208,000 that may be secured towards the Rotherhithe Picture Research Library.

Community project bank list

17. Both projects have been suggested as projects for the 2012/2013 community project bank list which is currently being consulted upon. The projects are not noted on the 2009/10 project banks, although it is noted that at its meeting on the 22 July 2009, the then executive approved a priority list of community project banks. These priorities should be carefully considered in the case of releasing monies from any S106 agreement.

18. As this is a brand new project it does not appear on the current community project bank list. However the Canada Water Area Action Plan notes the need for more community facilities for which this provides.

Community impact statement

19. The programme of projects is designed to enhance the attractiveness of the area and provide all the community with improved and more secure facilities. Improving interaction between different social groups enhances trust and creates the conditions to foster stronger networked communities.

Resource implications

20. The project is manned by the charity and this allocation, other than the processing of this payment and report, will incur no further officer time or council resources.

Equal opportunities

21. The physical space is in an existing listed building which offers free and supported access to all, without prejudice or discrimination, including improving access for all to the centre.

Consultation

22. Local ward councillors have been approached directly by the group and are supportive of it. Comments made by the community council will be reported to planning committee.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

S106 Manager

23. The S106 agreement for the development at Canada Water, Sites A, Surrey Quays Road, SE16 09/AP/1870 A/n 452, secured £2,276,709 in S106 contributions which included money for Education, Transport and Sports / Children's Play. £1,988,237 of the contributions have been triggered and paid, the remaining contributions are due on occupation which has not yet occurred.
24. £125,000 has been paid for the fit out of the on site community space. Subject to a deed of variation and formal agreement for the developer, it is proposed to release the developer from the requirement to provide this space and secure a further £208,000 (the estimated cost of providing the community space) for funding off site community space.
25. The £125,000 would also be released from being used for the fit out of the no longer to be provided on site space to support the allocation in this report. Neither contribution has been allocated as yet and this report would only allocate it subject to the deed of variation for the £125,000 and the deed of variation and delegated approval from the interim director of planning for up to £208,000

Director of Legal Services

26. The release of funds towards increasing the capacity of the Sands Film Cinema Club at Grice's Granary and securing a long lease for the Rotherhithe Picture

Research Library would be appropriate subject to a deed of variation of the Canada Water Section 106 Agreement dated 17 February 2010 (planning reference 09-AP-1870). Therefore Members are advised that the recommendation to release the funds subject to a suitably worded deed of variation can be approved

27. The current obligations of the relevant section 106 agreement in relation to community facilities can be summarised as follows: (a) The developer must (prior to occupation of phase A2 of the development) build a community facility to core and shell in Building A2 of the development; (b) The developer must (prior to occupation of phase A2 of the development) provide a sum of £125,000 towards fitting out the community facility; and (c) the developer must use reasonable endeavours, within 24 months of completion of the community facility, to lease the facility to a community body or, failing that, to the council for community purposes. The lease to an approved body would be at peppercorn rent and for a term of 125 years.
28. The decision to approve the expenditure is reserved to planning committee in accordance with Part 3F, paragraph 2 under the heading 'Matters Reserved for Decision by the Planning Committee'. As highlighted throughout this report, the release of the monies for new purposes would be strictly subject to appropriate variations of the planning obligations by deed.

Strategic Director of Finance and Corporate Services

29. This report recommends the release of S106 funds towards increasing capacity at Sands Film Club at Grice's Granary and securing a long lease for Rotherhithe Picture Research Library as detailed in paragraphs 1-4.
30. It is noted that the release of S106 funds for the purposes outlined in the report is subject to a deed of variation and formal agreement from the developer.
31. Any staffing resources connected with this recommendation to be contained within existing budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copy of S106 agreement	5 th Floor, 160 Tooley Street. London SE1 2QH	Zayd Al-Jawad 020 7525 7309

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Simon Bevan, Interim Director of Planning	
Report Author	Zayd Al-Jawad, S106 Manger	
Version	Final	
Dated	21 February 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of Finance and Corporate Services	Yes	Yes
Director of Legal Services	Yes	Yes
Section 106 Manager	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	22 February 2013	

Item No. 13.	Classification: Open	Date: 12 March 2013	Meeting Name: Bermondsey and Rotherhithe Community Council
Report title:		Bermondsey and Rotherhithe Community Council Fund 2013	
Ward(s) or groups affected:		Grange, Riverside, Rotherhithe, Surrey Docks, South Bermondsey, and Livesey Wards	
From:		Stephen Douglass, Head of Community Engagement	

RECOMMENDATION

1. For the community council to approve the allocation of £31,975 community council funding from applications listed in Appendix 1.

BACKGROUND INFORMATION

2. The Community Council Fund provides revenue grants of between £100 and £1,000 for community projects. Applications are considered by the borough's five community councils, which have a total of £122,000, for projects that will benefit the community.
3. The Community Council Fund was first launched in 2004. It is intended to encourage small and 'hard to reach' groups to organise activities and events which would benefit their community. It is designed to promote the work of community councils and provide opportunities to engage with some marginalised communities. The fund is targeted to build and improve community cohesion by creating opportunities for bringing different communities together in local activities.

KEY ISSUES FOR CONSIDERATION

Community impact statement

4. The allocation of the Bermondsey and Rotherhithe Community Council Fund will, in the main, affect the people living in the Bermondsey and Rotherhithe Community Council area. However, in making the area a better place to live and improving life chances for local people, the Bermondsey and Rotherhithe Community Council Fund activities will have an impact on the whole of Southwark.
5. The Bermondsey and Rotherhithe Community Council Fund aims to increase community participation and activity within the area and provide such groups with the support that they would have not been able to access otherwise.
6. The roles and functions of Community Councils include the promotion of involvement of local people in the democratic process. Community Councils take decisions on local matters including environmental improvement and community safety as well as consultation on a wide range of policies and strategies that affect the area.

7. An explicit objective within Community Councils is that they be used to actively engage as widely as possible with, and bring together, Southwark's diverse local communities on issues of shared or mutual interest. The community council fund is an important tool in achieving community participation.
8. In fulfilling the above objectives that Community Councils have of bringing together and involving Southwark's diverse local communities, consideration has also been given to the council's duty under The Equality Act 2010 which requires the council to have due regard when taking decisions to the need to:
 - a. Eliminate discrimination, harassment, victimisation or other prohibited conduct;
 - b. Advance of equality of opportunity between persons who share a relevant protected characteristic and those who do not share it
 - c. Foster good relations between those who share a relevant characteristic and those that do not share it.
9. Of particular regard are issues of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. In this process there are no issues that contravene the Equality Act 2010.
10. Having due regard to the need to advance equality of opportunity is further defined in s.149 as having due regard to the need of:
 - Remove or minimise disadvantages connected with a relevant protected characteristic
 - Take steps to meet the different needs of persons who share a relevant protected characteristic
 - Encourage persons who share a relevant protected characteristic participate in public life or any other activity in which they are under-represented

Due consideration was given to equalities impact assessment during the design of this awards process and no adverse impact was evident.

Resource implications

11. The total budget for the Bermondsey and Rotherhithe Community Council Fund is £31,975 to be spent by 31 March 2014.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

12. The Localism Act 2011 gives councils a general power of competence whereby they have power to do anything that individuals generally may do. This power can be used even if legislation already exists that allows a local authority to do the same thing. However the general power of competence does not enable a local authority to do anything which it was restricted or prevented from doing under that previous legislation.

13. This general power of competence would include the power to:
- (a) incur expenditure;
 - (b) give financial assistance to any person;
 - (c) enter into arrangements or agreements with any person;
 - (d) co-operate with, or facilitate or co-ordinate the activities of any person;
 - (e) exercise on behalf of any person any functions of that person; and
 - (f) provide staff, goods, services or accommodation to any person.
14. The provision of funding under the CCF falls within the scope of the kind of activities the council can undertake under the general power of competence as this includes a power to give financial assistance to any person.
15. The provision of funding under the CCF falls within the scope of the kind of activities the council can undertake under the general power of competence as this includes a power to give financial assistance to any person.
16. In allocating funding under the CCF community councils must have regard to the council's equality duties set out in section 149 of the Equality Act 2010. The report author has demonstrated how those duties have been considered in the body of the report at paragraphs [8, 9, 10].

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None.		

APPENDICES

No.	Title
Appendix 1	Bermondsey and Rotherhithe Community Council Fund Applications List 2013

AUDIT TRAIL

Lead Officer	Forid Ahmed, Community Council Coordinator	
Report Author	Gill Kelly Community Council Development Officer	
Version	Final	
Dated	1 March 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director Housing and Community Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		1 March 2013

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Southwark Helping Hands	34	Sports Fun Day	All wards	The planned activity is a fun sports day, the day will provided differentiated sports activities for adults with complex learning difficulties and physical needs. The aim of the day is to add to a developing awareness of team spirit and positive social interaction inspired by the para-olympics. Other groups involved include local pensioners and volunteers who will support in the preparation of food on the day and support in the supervision of sports activities (games). All those participating will gain skills such as self esteem confidents and social interaction. This day will give the local participants an insight and respect for the diversity of their local community in Bermondsey and Rotherhithe.	32 Vulnerable adults (some with carers)13 Local OAP's 10 Local Volunteers. 55 people would take part.	98%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
The Camden Society	11	The Great Escape	All wards	The Great Escape is our annual fully supported activity holiday for people with learning disabilities. It is a rare chance for people who do not usually go on holiday, are inactive, socially isolated and have poor health to have an affordable break away from home. The focus of the Great Escape is forging and strengthening community links and improving health and wellbeing through getting together and being active and creative. Based on our experience of providing leisure and community services and consultation with people with learning disabilities, we have developed a fun, stimulating programme which includes exploring and enjoying the environment, creative and performing arts and sports and games. The Great Escape takes place at Woodrow High House, a fully accessible manor house. It is adapted for use by people with disabilities, has extensive grounds and facilities, and the staff are experienced in working with people with learning disabilities. The holiday will have lasting benefits in introducing new regular activities into people's lives, increasing input by our	The Great Escape is for adults and young people with learning disabilities, including those with profound and multiple disabilities, those with autism and older people. In previous years, we have welcomed over 200 people over the week of the Great Escape, with accommodation for 50 people in the house and 20 people camping each night. We run 2 services in Southwark, between them providing services for 222 adults and young people with learning disabilities.	30%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Oblique Arts	1	Street View	Grange	<p>The aim of this project is to encourage the participants, through digital media, drawing and technology to create an experience of place and an eye for looking closely at their local environment. Their constructions of environments, part real and part imaginary, will enable engagement with existing technology (computer suite available at the youth club- but currently unused by this group).</p> <p>They will learn through the project hard and soft skills. working as part of a team on a collective endeavour to create a distinctive voice and visual style for the group. The work will express the realities of their own experience and narratives. The project is designed to achieve a high quality digital media outcome to be exhibited at the Canterbury, Oxford and Bermondsey Youth Club (our partners). The exhibition will be a site-specific celebratory event at the youth club.</p> <p>Over a series of workshops the participants will learn to work together. They will learn the required skills and techniques to enable them to produce as innovative and original digital film/visual outcome.</p>	<p>The young people of Bermondsey will be the main beneficiaries of this project. This will include hard to reach communities and those young people not in education, employment or training, all ethnic minorities and special interest groups. 20 young people will take part. Audience numbers to the event/exhibition outcome estimated at 850</p>	100%	£986
Setchells Estate TRA	32	Outing to Southend	Grange	<p>We would like to take people from our community for a day out to the seaside in May. We aim to get people together so they can bond and make friendships. To encourage equality throughout all the community as well as showing respect for one another in this multicultural society</p>	50 residents	100%	£600

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
BSAP	60	Bermondsey Street Festival	Grange	A community festival, bringing together the diverse stratas of the community for a day of creativity and fun. □ Many local groups and charities are involved in the festival.	Beneficiaries local people attending, local charities, local businesses, performers.	90% approx are from within 2 miles.	£1,000
Vauban Estate TRA	5	Vauban Estate Annual Fun Day	Grange	Every year we try to out together a fun day for te whole estate to enjoy. We did have one this year,2012, but it was on a smaller scale then our previous fun days due to lack of funding. Our fun days generate a great turnout and leave the community buzzing for weeks after. It is one of the only days of the year wen most of the residents get together and meet fellow neighbours. We have face painting, soft play and bouncy castles for the kids to enjoy. We also lay on finger foods and encourage residents to contribute with a dish that represents their culture.	All residents are welcome to attend and all activities are free of charge. Organising the event will be the TRA commitee members	100%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Bethel Christian Development Centre	21	Substance Mis-use, Alcohol & Drug Awareness	Grange	<p>The project is to reach out to the alcoholic addicted in the area. There are high rate of alcoholics living in Bermondsey that we have been reaching to in the past through our centre. The activity is planned for next year June with aim of reducing the effect of alcoholism, people who are addicted are suffering from large range of Physical, Mental, and Social problems due to harmful behaviour resulting from excess drinking. Addiction is so powerful it dominate person's thought, determine their actions and takes over their life.</p> <p>It also affect the life of people around those that are addicted, through betrayal, conflicts and impotence.</p> <p>This project will involve various organisations and voluntary groups that are specialised in the field such as AI - Anon Family Groups UK, NHS Alcohol Tracker, Drink Line, Alcoholic Anonymous. Cognitive Behavioural Therapist tackles patterns of thinking and behaviour caused through alcoholism.</p>	The alcoholic addicted. We expect about 50 or more people to take part in the project.	80%	£800

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Leathermarket JMB	12	Leathermarket Community Sculpture Workshops 2013	Grange	<p>The Leathermarket Community Sculpture Project 2013 will be a free and open programme of stone sculpting workshops to be held on Whites Grounds Estate following in the footsteps the award winning project we held this year on Tyers Estate through October 2012.</p> <p>We will encourage all community members to engage equally and therefore, respect among all participants will be shared.</p> <p>New skills will be learned, as taught by professionals. Friendships will be made.</p> <p>For the people working together on their own sculptures at the workshops, the feeling of personal connectedness and ownership of the space grows as does a sense of collective comradery. The process of the making commits participants to a labour of physical, mental and emotional action, inadvertently diverting them from their usual inhibiting self-absorbed identity of social standing and placement within our society. People from both within and from outside of the estate itself will come together to share a sense of equal common purpose through the creative process of improving the space on the estate.</p>	<p>The whole community - as this is open to everyone!</p> <p>Children and adults alike from the local estates, Bermondsey Street and from the wider community will come together through this unique creative process and immerse themselves in the pleasures of direct stone sculpting.</p> <p>Friendships will be made, skills will be learned and people's creativity will be unleashed leading to unpredictably major transformations for some participants.</p> <p>We will be able to accommodate up to 18 participants at any given time during the workshops.</p> <p>People will be free to come and go.</p>	95%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Southwark LGBT Network	2	Network Monthly Events	Grange	<p>The Network runs monthly social events on the first Wednesday of the month at a venue in Bermondsey Square for the Southwark lesbian, gay, bisexual and trans (LGBT) community. The events range from topic focused events to social evenings with entertainment from LGBT performers and artists. Themes have included events on mental wellbeing and resilience, cooking and nutrition and black LGBT culture and gender identity issues.</p> <p>The Network piloted these community network events in 2012 and has found them incredibly well received, with between 15-20 local LGBT residents attend each event.</p> <p>Funding would also support the digital networking for members provided through the password protected Ning website for the Network and through the restricted Facebook group.</p> <p>Funding will allow us to extend the pilot of the monthly social events for a further year and support engaging more residents by increasing the publicity. The expected outcome is to increase attendance to circa 20-30 people at each meeting and expand the membership of the Network accessing the digital support and inclusion to 200 m</p>	We expect 20 to 30 people to attend each event with 100 new people engaged over the 12 events.	80%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Austin Emery	11	Capoeira Community	Grange	<p>We want to bring Capoeira to Bermondsey Street area. A weekly open/free martial art class will create a space for the community to manifest their energy into positive channels, providing them with a sense of belonging and bringing a heightened sense of shared safety to the neighbourhood. Capoeira brings people together and creates a sense of camaraderie not currently available to this community. It is a form of education and personal development suitable for all ages and fitness levels. Participants will become engaged with an active, culturally rich art form within their community. They will get to know people they wouldn't otherwise meet. This community cohesion and bonding of people from different backgrounds is one of the fundamental ways in which Capoeira can make our neighbourhood safer, healthier and socially more connected. The Leathermarket JMB, will reach out the estate community. Classes will be run by Austin Emery, local resident, 15 years of Capoeira, and Jorge Goia, a professional Capoeira tutor, PhD in Social Psychology, 20 years of Capoeira and 10 years working with social projects</p>	<p>The Leathermarket JMB and Bermondsey Street area communities would benefit. We will accommodate up to 30 participants per class.</p>	95%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Bonamy and Bramcote TRA	23	St Georges Day	Livesey	This day was set up to reclaim St Georges back from the small minority of racists in this area and use it as a day to celebrate our diversity. We set up panel of about 12 people who reflect the mix in our community and get on board about 25-30 volunteers to assist in a day which helps to bring about community cohesion. We set it in a local school and bring in the police, fire service, health professional, education professionals as well as the usual face painters, bouncy castle, animals, craft stalls, etc.	Over 350 local people usually attend plus the volunteers and local groups who have stalls.	100%	£970

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Alice Jenkins	19	St Katharines with St Bartholomew Church	Livesey	The Sunday School would like to organise a project for children around the community, who are less privileged, to get involved in other activities other than school and after school club. The project aspires to bring together children within this local area and community to come and enjoy themselves and have fun and a day out without asking their parents to pay anything towards it. It is The Sunday School team is incorporating a self awareness project to enable children from the community to engage with children from other faith to create a peaceful and loving environment. The Sunday school will give less fortunate parents opportunity to socialise and improve their self esteem. This will enable parents to feel part of the community. The project would create day trips such as christmas party, picnic, community fun day. This would all be a free event and the Church would provide support to give the parents a break from the hustle and bustle of life.	Children/young people and their families. 30	90%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Tustin Community Association	4	Tustin Youth Engagement	Livesey	<p>There are two parts to the project.</p> <p>1. Street Dance 2. Football</p> <p>The street dance project would be delivered by Team Kaizen, the dance specialist. Team Kaizen is an elite team of performers, available for workshops and private tuition. within the dance industry, with vast amounts of teaching and performing experience in various styles of dance.</p> <p>Our aim is to engage one tutor who will lead lead on delivering dance lessons for the youth on the estate. After the initail workshop and tuition we would follow up to have our own dance group. This is scheduled to last for 13 weeks</p> <p>The football project willl be delivered by the Millwall community scheme. This would include two coaches from the scheme who will supervise football coaching sessions and also take a weekly register. This scheduled to last for 12 weeks.</p>	The poroject would be open to all youth on the estate from the ages of 8 to 16	100%	£1,630
City Hope Church	5	The Great Escape	Riverside	We are looking to take a group of young people out of London for the day to an activity center in Bracknell where they will take part in a day of team building activities at Oakwood Youth Centre. There they will do a high ropes course, horse riding and archery.	Around 20 young people from the local area who are aged between 12-16. Most of the young people come from the 4 Square's (Drummond Road) and the surrounding areas	95%	£880

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Omar Francis	6 Should this be a CGS bid?	Bermondsey Spa Beauty Project	Riverside	This is a campaign to plant life in our streets. It's about turning the public tree pits into rejuvenated, healthy and welcoming additions to the Bermondsey spa area, Currently the tree pits are overgrown with weeds, under cared for and lacking any life. I would like to arrange with residents, the housing association and neighbours to get involved. The plan is to plant evergreen, low maintenance plants and trees that ensure an all year round, easy to care for, and individual beauty point for our neighbourhood. I would like to see our flower pits addressed and the overgrown weeds treated and, if possible, add some sort of planted pots or flower baskets to the entrances of the Bermondsey Spa buildings. An example of the type of work I would like to achieve is here http://www.pimpyourpavement.com/about/	This project has no barriers to which groups can take part, as long as they are part of our local community (Bermondsey Spa) they can help. Although anyone can help with the planting and weeding, the idea will only be communicated to Bermondsey Spa residents via resident forums and mailshots. The benefit is immediate to the Bermondsey Spa area residents and any residents who pass through the 'beautified' area	99%	£900
DETRA	15	TWO COACH TRIPS	Riverside	Two day trips to the seasie. One for the over 50's and one for young families.	Based on first come first served two coaches two destinations all community of the estate would benefit from a day at the seaside	All	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Salmon Youth Centre	29	Over 65's Christmas Party	Riverside	Salmon Youth Centre wants to be active in building a sense of belonging in the locality and does this in part through intergenerational working. The over 65's Christmas Party is one event where the young people alongside other volunteers from the Centre and locality serve older residents of the area. The young people also prepare dance and music to be part of the entertainment of the day. Transport is arranged to bring the partygoers to The Salmon Youth Centre. A Christmas tea starts promptly at 3pm followed by entertainment, a visit from Father Christmas and carol singing.	Seventy people would benefit being the individuals coming to the party and there will be about fifty more adults and young people involved in entertainment and making it happen.	90%	£800

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Tayo Situ Foundation (TSF)	6	Recognition Awards Night	Riverside	Recognition awards night (RAN) is an initiative by TSF to recognise and celebrate the outstanding effort of the youths in southwark council. Looking through different organisations and community groups that work with youths, we aim to reward the contribution of the youths' effort in positively influencing southwark community. As part of the recognition process, we leave the nomination of youths in the hands of members of the community. RAN is a night that not only celebrates the most outstanding, also recognises youths that are making a change and difference in the community by presenting them with an award presented by high achievers within the community, for example, the Mayor of Southwark. This event aims to reach out to youths in different area; academically, socially and their entrepreneurial skills. In the long term, this event would motivate more youths within the community to strive and aim to achieve the best in different areas of their lives.	Those expected to benefit from this event include the youths, especially the award nominees, different organisations within the borough and the attendees.	25-35%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Bede House Association	10	Funday@Bede 2013	Riverside	Our youth project and learning disabilities project have held a joint community festival for the last 3 years. This brings together the main stream young people aged 11-19 and learning disabilities clients aged 18-65 in planning and delivering an funday for all the community living in around the Abbeyfield estate. The day has grown year by year and is now organised by the peer mentors trained by Bede's youth workers. The learning disabilities clients look after stalls and also in the last two years perform set pieces in public. The day is attended by nearly 200 community members. Activities involve barbecue, face painting, sumo wrestling, bouncy castles, music and dram performances. the day is usually attended by the local police and also fire brigade, as well as the Mayor of Southwark	Young people from The Blue, Albion Street, Boname and Bramcote, as well as the local community of Abbey field estate; approximately 200 people will take part	90%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
The Woodmill	2	LAN (Local Area Network) Party	Riverside	<p>The Woodmill seeks to work in collaboration with a proposal by artist Christopher Smith to host a 'LAN Party' at our premises- the old GP Surgery on Drummond Rd. A 'LAN Party' is a gathering of people assembled together to publicly share the experience of multi-player computer gaming, where-by computers and monitors are networked together to create a temporary shared gaming hub. The importance of this as opposed to 'online gaming', is in developing a social opportunity from this shared interest- creating the potential for discussion, appreciation, learning and friendship. Computer gaming has emerged as a core youth activity throughout the past 30 years, and as such, is culturally very significant via the huge numbers of participants.</p> <p>However, it is often the case that the experience of gaming is a solitary one, where people living in close proximity may battle 'virtually' online without engaging inter-personally. We envision the 'LAN Party' as an opportunity to recognise the community potential of gaming (akin to 'Arcades' of the past), and for a diverse cross-generational ge</p>	<p>We aim for the day-long event to be of interest to anyone with even only a small interest in gaming, regardless of age. We hope this will be an unusual opportunity for people in the community to meet and share their interests, with food and drink supplied by The Woodmill, and featuring a special presentation about the history of gaming. The event will also appeal to the artistic community</p> <p>The Woodmill works within. We hope this will be an opportunity for members of the community to take an interest in the perhaps surprisingly broad activities and interests of an 'art space'.</p>	75-85% approx	£580

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
St Crispins TRA	12	Fish & Chip night	Riverside	To hold a fish & chip suppernight for tenants and residents. Following other events, this has been requested. We will have a disco plus games and prizes. Food and drink will be supplied by a local business at a discount. Due to us having no TRA hall, our events are much appreciated by tenants and give a great sense of cohesion on the estate. Committee members will escort the elderly to venue	Tenants on the estate, 30+ people	100%	£850
Bosco Centre	20	Bosco Easter Project	Rotherhith e	Holidays from school are always problematic for families on low incomes or who are unemployed. Being able to offer their children play activities and experiences can be very difficult and cause a great deal of stress because of financial restraints. Leisure activities today and childcare provision can be very costly. The children and young people of our area are victims of their social status. Many are living in situations of poverty and disadvantage. School holidays is a time of boredom for children and young people with little choice about how to use their free time positively. As a result many young people find themselves engaging in negative and destructive activities that leads them into making bad choices. The Easter Project is for 5-16 year olds and aims to offer them: * A safe place to meet and make new friends in a warm, friendly educative environment * An experience of play and fun activities to participate in during their free time in the holidays keeping them off the streets and engaging them in positive activities * An opportunity to meet people their own age from The Easter playscheme sets out to support the parents	We would be working with children and young people aged 5-16. We would be targeting between 100-150 children/young people. Those who would benefit are the children/young people/families and the wider community as the children and young people will be engage in formative and positive activities rather than being bored and getting into trouble in the local area.	100% as we are only targeting our local children	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Sands Films Cinema Club	11	Midsummer Night Screening	Rotherhithe	12 year ago, Sands Films produced The Children's Midsummer Night Dream with 364 local children. This event is a re-union screening of the film 12 years later for all those who participated and for those who have not seen the film yet. Local Friends and relatives are all invited. This is a community film shown to the community.	every one local who is connected to this film somehow. We expect around 100 people for each screening. We might do 3 screening spread over 3 days depending on the response.	All of them, some may have moved.	£500
Rotherhithe Festival Group	42	Rotherhithe Festival	Rotherhithe	The Rotherhithe Festival has proved that it can help break down the barriers between different groups in Rotherhithe. It can help to build a better community where people feel proud of where they live. We have live music on stage, the Mayors Common Food Trust, Southwark Council advice stalls, face painters and bouncy castle. Its a great free day out and helps bring a sense of belonging to a place where you are proud to live.	All the community. Usually about 2000 people	100%	£1,000
Stevenson Crescent Estate TRA	9	Stevenson Crescent Community Summer Get Together	Rotherhithe	Following the successful launch of our TRA and a celebratory Jubilee Party - our community really came together. We want to build on this with a spectacular summer community get together and BBQ. We have lots of residents and tenants keen to stay involved and volunteer to run the event. One of our local churches might be available to organise and implement childrens' activities. Making this a community event whereby all the residents and tenants are actively involved.	The whole community would benefit. In excess of 100 residents/tenants mix of adults and children.	All	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Ronald Buckingham Court Resident Group	6	May Day Fun Day	Rotherhithe	We are hoping to hold a Fun day & party for the residents at Ronald Buckingham Court and hope that this will help us raise money towards social events later in the year. We would like to invite residents from neighbouring schemes Frank Whymark and Abbeyfield Society and would like to invite children from the local school in Albion Street to join in the fun too. We will try to involve friends from The Brunel Museum, Time & Talents and The London Bubble Theatre. We are hopeful that this will be an intergenerational collaborative event which will be enjoyed by all attending. We would like to provide food and drink for everyone and decorate the scheme with bunting and balloons. We will hold a raffle and a competition for the best Spring Hat. We would like to book an entertainer to provide music to sing a long and dance to. We hope to be able to invite Simon Hughes and the local ward councillor along with senior Managers from Housing 21 to attend our event and join the fun.	Residents, friends & family and neighbours from the community. 40 - 50	100%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Brunel Museum	7	Summer Playscheme	Rotherhithe	<p>A playscheme for local children, especially from Adams Gardens & Swan Road Estates. Best practitioners offer workshops in carving, garden sculpture, clay modelling, design. Sports, games, dance, drama and music in a display/performance at the end of each week. Inspiration from artists in their teaching and excellence from children in their contributions.</p> <p>Children working together in new friendship groups will engage in rehearsals to learn valuable life skills like and working in teams.</p> <p>They will make a new garden and re-create Brunel's Fancy Fair of 1852 held under the river in the Thames Tunnel. In this underwater there were acrobats and performers of all nationalities: contemporary posters describe 'Ethiopian serenaders, Indian dancers and Chinese singers'. A few years ago the area around the museum was a grot spot, daubed with graffiti and used only by dog owners. Each year the children help us create an attractive garden for local people. This year they will make garden sculptures and help plant paths and flower beds.</p> <p>In this way we aim to: Create a new garden & public space Engage our local community in a performance and</p>	<p>We estimate 500 local people will benefit from the new garden and 120 children (60 each week) will take part and 60 parents will watch the show at the end of each week. The children are from 8-14 years, usually 50% boys and 50% girls. In past years the ethnic breakdown accurately reflects the local area: 50% white, 25% BEM, 25% mixed race. We usually have one or two children with disabilities and one or two statemented eg ADHD. Annual visitors to the Museum total seventeen thousand, and they will all enjoy the new gardens</p>	100%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Albion Street Steering Group (ASSG) - ASMTG	11	Markets in Albion Street	Rotherhith e	To hold further Albion Street markets during 2013, building on the outstanding success of the November 2012 event. The 2013 markets will be scheduled to coincide with Norwegian and Finnish Church Easter and Christmas fairs. The combined footfall of local residents and tradespeople with the Scandinavian patrons will guarantee a successful event.	Scandinavian fairs attract over 5000 people. ASSG / ASMTG predict +1500 locals	80% using the street market portion of the event.	£1,000
Time and Talents Association	6	Summer Sunshine	Rotherhith e	We want to hold a summer celebration event to mark our ongoing commitment to support and work with our local community in these difficult times. We will hold the party in our community centre which is well suited to such a function with two large halls, a kitchen, accessible toilets and landscaped gardens. We will provide food, drink and entertainment and will encourage our guests to bring along contributions as well. We want this to be a celebration of the tight knit but ever-changing community we work in. We will invite the older people who attend our groups, including those who have suffered from a stroke or are visually impaired, or who are suffering from dementia or depression; older people who are befriended in their own homes who need extra support to get out and about; young people in the area that use our services; our volunteers and other family members and friends, and will advertise the event generally within the area. The party will take place during the afternoon from around 2 - 7.00 pm on a weekday during the summer holidays when we don't run our groups, pro	Service users young and old, volunteers, members of our local community. We anticipate 100 people will attend. We also want to use this event to recruit more volunteers and service users.	95%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Albion Primary School	4	FAST Community Picnic	Rotherhithe	<p>We have just completed our first Families and Schools Together (FAST) project at Albion, with huge success!!</p> <p>The prjoect brought 24 families together each week where they cooked for each other, shared concerns and good tips, found special time for their children and generally supported each other. We would like to enable them to hold a specail FAST family picnic outside of London at Hever Castle. The picnic would give all of the families the opportunity to come together and share the experience in a safe and beautiful environment; to share food and to inspire them to look at other community events that they could hold.</p>	24 of our FAST families whcih equates to around 105 people	100%	£1,000

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
London Bubble Theatre	29	From Docks to Desktops	Rotherhithe	<p>London Bubble's latest project 'From Docks to Desktops' involves local people, including young people and elders in exploring the history of Work in Bermondsey, Rotherhithe and Deptford. It is looking at how the area has changed since the closure of the Surrey Commercial Docks and related industries. The project is also considering more widely how changes in employment have affected community life, friendships and health. This exploration has been led by young people through interviews with elders who lived and worked in Bermondsey, Rotherhithe and Deptford in the 50's and beyond. Another team of volunteers are helping us transcribe the stories gathered. In the summer of 2013, an intergenerational cast (involving local residents as well) will help us produce a performance from all the gathered stories. As with our last intergenerational piece BLACKBIRDS, we would like to perform this new piece locally and are applying to the fund to assist with the same. We received a RCCF grant for BLACKBIRDS in 2011 and the success of that has helped us develop this new intergenerational project.</p>	<p>This activity will attract and involve local Bermondsey and Rotherhithe residents. People who come to see the show will be able to identify local streets, landmarks, factories and offices, as mentioned in the play and will be informed of the history of the area.</p> <p>We hope young people, elders and families will benefit from the activity. The elders will benefit from their stories, being shared in a creative and sensitive manner. The young people and families will benefit from knowing a bit more about their own local history. The fact that the piece is performed by a diverse, intergenerational cast which includes young people, adults and elders will be inspiring for all audience members, irrespective of age or ethnicity.</p>	Between 65%-75%	£1,000

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Millpond Chess Club	9	Chess Celebration Day	Rotherhithe	This would be a day aimed at raising the profile of chess in Southwark, in particular amongst youngsters. The centre-piece would be a simultaneous display against 20 or 30 opponents by a famous Grandmaster. But it would also include bookstalls, competitions, talks, software demonstrations, partly organised by Millpond Chess Club and partly organised by CSC (Chess in Schools and Communities) whose objective is to bring chess-coaching to every school in London. The Grandmaster event would attract positive media coverage for Bermondsey and Rotherhithe (Millpond is on the border) and for the Canada Water Library, a magnificent venue that should be showcased more. The GM display would take place in the theatre of Canada Water Library (the current home of Millpond Chess Club). We would try and get the mayor to attend, the MP and Cllr Wilma Nelson, who has backed Millpond CC since it was started in 2004 as a chess club for the Millpond Council Estate. It would also be good to involve Bede House and Spa Road School, who have both found Millpond CC of benefit. Canada W	Bermondsey and Rotherhithe, Millpond chess club and the CW library would receive positive media publicity. Chess is now acknowledged to be of great benefit in teaching pupils reasoning, application and self-discipline. CSC's campaign is backed by government and by Southwark Council. In addition, participants (perhaps 200?) would have a lot of fun.	Probably most.	About £1000
Albion Street Up Market Community Charity Shop	18	First Birthday Party	Rotherhithe	The Charity Shop will be 1 year old in July 2013. We would like to celebrate the occasion with all the volunteers and supporters of this very successful community initiative. Such a celebration would further consolidate the goodwill and community spirit that this enterprise has generated to date.	The volunteers, supporters, customers and neighbouring tradesmen in Albion Street	95%	£350

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Rainbow Arts and Crafts	5	Mosaics for All (Abilities)	Rotherhithe	<p>Aimed at Senior Citizens engaging with school children with a teacher, we plan to run a course of 4 sessions (2 hours per week) Mosaic workshop for all abilities.</p> <p>This includes a preliminary 1 -2 days of using paper (Mosaic) as the medium for design, technique and planning for the ceramic version of making a mosaic.</p> <p>The emphasis is on enabling all abilities to access and realise their creative potential in a safe, inspirational and social environment.</p> <p>We would like to invite some school children with a teacher to enhance the creative, social and community experience.</p> <p>Young and older residents will be able to complement each other whether in creativity or technique whilst bonding and having fun !</p>	Senior citizens and school children from the local community. □ Approximately 20	100%	£400
Longfield Tenants and Residents Association	40	Longfield Fun Day	South Bermondsey	We would like to hold a fun day so all the residents on the estate can take part and get to know one another, to have fun and to make new friends. We will have a bouncy castle- 1 large, 1 small, music, face painter, badge making, BBQ, cakes, Ice Cream and soft drinks.	Residents on Longfield Estate, it will encourage a community spirit. 150+	100%	£1,000

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Astley and Coopers Road TRA	5	Family Fun Day with animal theme	South Bermonds ey	Our estate is made up of 460 dwellings in a high density area with very little green space. Our community is extremely diverse and the majority are either on benefits or low income. We are in a deprived area where academic achievemtn and aspirations are low. We wish to energise the community spirit and to enhance the feeling of belonging by:a. getting together the whole community, all ages, sexes, religions, ethnic backgrounds and abilities b. to develop organisation skills of tenants for improving confidence and to use on future events c. to provide a memorable social event for those who have little or no spare money for entertainment	obviously the 300 people attending would benefit. But also the 30 plus volunteers who will be involved in the planning and on the day. The volunteers will be able to take part in the decision making, marketing, budgetary control , health and safety and in the supervision of the activities on the day. After the event we will ask people not only if they enjoyed the day but what they learnt from it and wehther it helped improve their lives. Then we hope to use skills developed on this day to encourage volunteers to become actively involved in future events. Also involved would be the statutory services such as police, firebrigade, health advisors, benefits advisors	100%	£990

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Hornafrik Integration Project	5	Bermudsey & Roth Somali Children & youth Project	South Bermonds ey	<p>The grant will be used to develop a mixture of Sporting and Somali traditional dancing activities that will caters for the needs of the Somali Children and other East Africans, with special focus on the hard-to-reach children and young people from low-income families. The project will involve fully qualified, CRB-checked staff. the project activities will include the following:</p> <p>A. Sporting activities for the school children between the ages of 8 to 15. 15 hours of sporting activities will also benefit the 20 to 25 Somali children and youths. Sport coach will be hired in some of the sessions. There is also be short football tournament to be held at City London Academy Sport facility. We will hire City London academy sport venues managed by the Schools plus and we will organize weekend and after-school sporting activities. The sporting sessions will complement our current educational support we give to school children and there will be suitably qualified sport trainer who will deliver these activities.</p> <p>B. Somali traditional dance activities for the local school children.</p> <p>Children will also receive Somali traditional dance d</p>	This activity is targeting up to 30 Somali children and Youths from Bermondsey & Rotherhithe Community Councils area. 60% of these will be males and 40% females. Our target users are often classified as excluded as they don't always use other local facilities.	98%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Blue Bermondsey Business Association	23	Blue Day	South Bermonds ey	We plan to hold a one off music / community event in the market place at the Blue.We would work with local TRA's,youth groups, local charitiesand local business to give local kids and performers the chance to perform and showcase the positive music talent in the area.. We would like to use the event to promote more activity between the businesses and the local community and to market the Blue and create awareness of the area to the many new people who have chosen to live in the locality and build on all the regeneration and good stuff that as been happening in the area in the last couple of years. The Blue Day would give the area something to work towards and look forward to. It would create a real positive buzz and attract people to area and give all involved a great day to remember.	The whole community would benefit from the feelgood factor.We would like to have at least six act and as many local volunteers and businesses as is possible and finish the concert with a professional headline act..	We would like at least 75% of local people involve	£3,000

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Southwark Turkish Education Group	2	Traditional Folk Dancing	South Bermonds ey	We plan to run traditional folk dancing classes every Saturday (term time only) which will consist of 2 sessions which will be an hour long each. Session one will be for junior aged children and session 2 will be for youths. We will also run some workshops (once a term) for parents to be taught with the assistance of their children. The main objective behind such activities will be to raise confidence, social communication and bonds between children and their parents.	Having consulted with the school council and present students and parents at the mother-tongue Turkish classes that we already hold on Saturdays (term time only), we can see a definite 'want' for such sessions and therefore can make an informed estimate of atleast: 15 juniors, 15 youths and 20 parents. That is a total of atleast 50 beneficiaries.	96%	£878
1st St Annes Guides	32	Weekend camp - we have been planning a weekend	South Bermonds ey	We have planned this weekend to give training in putting up tents and cooking outside how to put together a camp fire and light it and how to make safe like working as a team to give everybody the chance to take part in also we would like to go for a meal to give ourselves a pat on the back for doing well and coming together as a group.	10 guides age 10-14 and 3 adults	13 including leaders	£250

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Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
<p>The Quay Players Amateur Dramatic Society</p>	<p>6</p>	<p>Theatrical workshops for young people</p>	<p>South Bermondsey</p>	<p>The Quay Players are a local amateur dramatics society based in Bermondsey and are a registered charity in the UK. We are looking to run three to five workshops for local young people aged 16-19 years old. During these workshops we aim to teach them about theatrical performance in terms of acting, singing, dance but also in set and prop design. We also wish to use one or part of one of these workshops on good presentation skills, which we hope would reduce nerves in performance but is also applicable to their own presentation of themselves in job interviews. The eventual aim is to bring these workshops together into a performance, ideally for the wider public's appreciation at the Bermondsey Street Festival in September 2013. By hosting these workshops we hope to develop our own members understanding of theatre performance and will actively encouraging them to assist in the running of these workshops for the good of the local youth.</p>	<p>Local youth interested in theatrical performance and/or interested in gaining confidence when speaking in front of people. We believe that these workshops, in particular the presentation workshop will help develop young people's confidence in job interviews and help reduce their nerves in such situations, as well as being of immense use on stage. This will be open to approximately twenty-five young people from the local community and our members will be actively encouraged to assist in the running of these workshops. This will develop our own members understand and foster a great appreciation of all elements of theatrical performance.</p>	<p>100%</p>	<p>£1,000</p>

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Lucey Way TRA	5	summer play scheme	South Bermonds ey and Grange ward	i am looking to run a holiday scheme in the play room above the library at blue anchor for all the children who dont have anything to do in the summer holidays. Firstley i need to find out how to get access,to this property. Also i would like to arrange for some local trips out for the children. I work in a school and i have friends who are parenets and dinner ladies who are more than willing to give there time during the holiday to get this to work.It could run from 10 am to 3pm for 3 days a week during the school holidays. On the other two days we could do the trips out. The holidays is always a big time when the kids get into trouble and just hang about on the estate. The age would be 5-8years	All the families living in and around the blue especially Lucey Way families The parents who work in schools are on board to help out	100%	£1,500
Clive Brown (The Camden Society)	14	Southwark Community Project	Surrey Docks	Sailing - we support adults with learning and physical difficulties to access Tideways Sailability at Surrey Quays. We would like to offer placements to as many of our project members and members of the local community. We would also like to support service users with learning & physical disabilities to undertake the in-house volunteer training + The Royal Yacht Association (level 1/2 dinghy training)	Community Project Members (all are Southwark residents) we would have at least 2 sailing sessions each week each session would support 6 - 8 project members with support from 2-3 community project staff	all of them	£1,536

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
Osprey Tenants and Residents Association.	5	Barbecue	Surrey Docks	The Osprey Estate TRA would like to host a Barbecue. This event is a community event and is to enable residents to come and have fun. It is also a good opportunity for residents to get to know each other in a relaxed atmosphere. The event will also provide entertainment for the children, raffle prizes, tombola, Dr Bike, and Book Sales. The community police also are invited to the event which also forms a closeness of residents to the police. Local councilors will also be invited.	All The Osprey Estate residents would benefit from this event. TRA committee members taking part will be: Caleb Johnson, Terry Prescott, Erere Akpobaro, and Chris Dogba, as well as other TRA members. Other people taking part are the Children's entertainer, Dr Bike, and the Barbecue caterer.	100%	£1,000
Surrey Docks Farm	27	Surrey Docks Farm: Spring Fayre	Surrey Docks	Surrey Docks Farm is applying for funds to enhance and improve the Spring Fair. This is a one day event that is free and accessible for all the local community to attend. The Spring Fair offers local people the opportunity to see sheep shearing demonstrations, watch the blacksmith at work in the forge, meet the animals, chat to the beekeeper and take home local honey, wander around stalls selling farm crafts, produce and meat plus stalls held by other community groups (including local charity and voluntary groups); and most importantly the opportunity to get involved and take part in craft activities. It is a fundraising and publicity opportunity for the Farm, but the real focus is on creating a positive community event that appeals to all and brings a bit of the countryside into the city.	Based on previous events we would anticipate visitor numbers of 1,250 of all ages and backgrounds from the local area. We will also engage 40 volunteers in the planning and delivery of the event. Giving them the opportunity to learn and develop new skills and bring existing volunteers closer together.	80%	£1,000

Community Council Fund 2013 Applications

Name of group/applicant	Public Vote	Name of project	Ward	Event description	Who will benefit	% area	£ applied for
<p>South Dock Marina Berth Holders Association</p>	<p>10</p>	<p>Dock Stock 2</p>	<p>Surrey Docks</p>	<p>Live music event and BBQ for the community of boats and the surrounding flats, including Pepy's Estate, all community members and users of the South Dock area. To encourage mutual respect and understanding and promote a sense of community. The event will accommodate for all age groups and the music will cover a host of genres.</p>	<p>All berth holders, residential and Leisure. People living in surrounding area Artists (Musicians) Staff of South Dock Benefiting the local community directly and 300+ people would take part.</p>	<p>90%</p>	<p>£1,000</p>

Item No. 14.	Classification: Open	Date: 12 March 2013	Meeting Name: Bermondsey and Rotherhithe Community Council
Report title:		Edward III's Rotherhithe Conservation Area	
Ward(s) or groups affected:		Rotherhithe and Riverside	
From:		Head of Development Management	

RECOMMENDATION

1. That the community council notes the results of the public consultation and provides comments to planning committee on the proposed extension of the Edward III Rotherhithe Conservation Area (Appendix 1).

BACKGROUND INFORMATION

2. On the 12 July 2012 Bermondsey and Rotherhithe Community Council considered a report to carry out public consultation with local businesses on the proposed extension to the Edward III's Rotherhithe Conservation Area. The proposed western extension includes: Cherry Gardens and Fountain Green Square on the riverfront, Nos. 1-10 Bermondsey Wall East, and two listed buildings the former Thames Water Authority Office Farncombe Street and Corbett Wharf, Bermondsey Wall East. Members are here being updated on the results of the public consultation.
3. Letters were sent to all of the owner/ occupiers of properties in the proposed conservation area extension and a wider boundary around the area, giving a 12 week consultation period. The letter included a copy of the conservation area map with the proposed extension and information as to where the conservation area appraisal could be viewed on the Council's website. Two responses were received during the consultation period and are analysed in more detail below.
4. The Edward III's Rotherhithe Conservation Area is an area of open land located between the River Thames and the Registered Park and Garden of Southwark Park. The area is characterised by open land displaying the Scheduled Monument and King's Stairs Gardens connecting Southwark Park to the Thames. The area is characterised by these open landscapes with relict features of the former built-up waterfront and a range of housing dating from the 18th century through to modern buildings and religious uses. The primary character of the area and its significance are the character and appearance of the open spaces and their relationship to the designated heritage assets within the proposed conservation area and immediately on its boundary.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

5. The main issues of this are:

To report on the consultation responses received on the proposed extension to the Edward III's Rotherhithe Conservation Area.

Planning policy

6. Core Strategy 2011 (April)
Strategic Policy 12 Design and Conservation.

Southwark Plan 2007 (July)

Saved Policy 3.15 Conservation of the Historic Environment

Saved Policy 3.16 Conservation Areas

Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Saved Policy 3.19 Archaeology

London Plan 2011 (July)

Policy 7.9 Heritage-led regeneration

Policy 7.8 Heritage assets and archaeology

The National Planning Policy Framework (March 2012)

Consultation responses

7. Two responses were received during the consultation period, and included the following comments:

Heritage Advisor to the GLA

The proposal to include the river frontage and its hinterland further west along Bermondsey Wall East, is an eminently sensible and logical one. It includes some characterful buildings that are an integral part of this quarter of Rotherhithe's history and townscape, particularly the Grade II listed mid Victorian Corbett's Wharf and adjoining Angel Wharf - two of the last surviving traditional wharf buildings, the splendid example of 1930s Tudorbethan pub architecture, The Old Justice, and the listed 1820s building on Farncombe Street. Even National Terrace is now an interesting example of c1980s/90s riverside regeneration in the Docklands Georgian idiom. The 1980s housing on the south side of Bermondsey Wall East (Nos. 144 - 204) is of a high design quality and whilst it may still be too recent to appraise objectively, may well have potential for inclusion within the conservation area at a future date. I am surprised the fine circular Victorian fountain in the middle of Fountain Green Square has no individual heritage protection and recommend that this should be looked at.

170 Bermondsey Wall East

Conservation areas are defined as having significant historical or architectural interest, and English Heritage has indicated that they should not be applied to areas which only marginally comply with the definition. While it may not be unreasonable to wish to have a protected environment around buildings such as Corbetts Wharf (grade II listed) or Angel Wharf, which is directly opposite

Corbetts Wharf, as well as for the former Thames Water Authority Office on Farncombe Street, the bulk of the proposed extension area is undeserving of conservation status.

Many of the houses bordering Bermondsey Wall East were built in the late 1980s. While of reasonable build quality and comfort, they have no particular architectural merit. Furthermore their appearance has been seriously marred by Southwark Council's granting of two planning permissions, which allowed ugly balconies to be added to the front of four of the houses. These additions seriously damaged the appearance and symmetry of the row of houses between numbers 158 to 170. This is pertinent to the proposed conservation area extension since the associated public realm is defined to include everything visible from publicly accessible areas including both street spaces and any areas up to the front elevations of buildings (Para 5.3.1 of July 12th Bermondsey and Rotherhithe Community Council Meeting Agenda item 7.1).

The riverside area in front of Bermondsey Wall East is a somewhat depressing area, with a series of trees which are too tall and too close together. The bases of the trunks constitute what is probably Bermondsey's favourite dog loo! Overall in the proposed extension of the conservation area there really is very little that is actually worth conserving. Since arguments regarding the recent construction of housing within or adjoining the proposed conservation area were deemed relevant to prevent the eastern extension of the Edward III's Rotherhithe conservation area it seems unreasonable to proceed with the proposed western extension.

Summary of consultation responses and amendments to the appraisal

8. Two consultation responses were received, one in favour and one against the extension. One respondent considered that the buildings and townscape were of merit and worthy of designation the other disagreed. No consultation responses were received from those living with the existing conservation area boundary or the proposed extension.

Conclusion on planning issues

9. Section 69 of the Town and Country Planning Act 1990 imposes a duty on the local Planning Authority to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance". There is a duty on the local planning authority under Section 69 to review areas from time to time to consider whether designation of conservation areas is called for. Officers consider that the western extension to the conservation area; complies with paragraph 127 of the NPPF (March 2012), which states: 127: '*when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*' The extended conservation area will include two Grade II listed buildings: the former Thames Water Authority Office No. 96 Bermondsey Wall East and former Corbett's Wharf on Bermondsey Wall West. The extension would also include interesting local buildings such as Angel Wharf, The Old Justice Public House and the Victorian fountain, as well as preserving this section of river frontage. During the

consultation period construction recommenced on the site adjacent to No. 96 Bermondsey Wall East. In view of this, it is proposed to exclude this site from the conservation area extension and realign the boundary so that it includes the listed building; the former Thames Water Authority Office, but not the depot site.

10. In March 2012 the Government introduced the National Planning Policy Framework replacing the guidance formerly contained within PPS5. Paragraph 169 of the NPPF is particularly relevant with regards conservation area appraisals '*local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment.*' The conservation area appraisal complies with the requirements of NPPF paragraph 169.
11. In 2011 English Heritage published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management'. This sets out the importance of definition and assessment of a conservation area's character and the need to record the area in some detail. The purpose is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation area appraisals, once they have been adopted by the Council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area. The Edward III's Rotherhithe Conservation Area Appraisal has been prepared in accordance with the English Heritage guidance.

Community impact statement

12. The designation has been consulted in accordance with the Statement of Community Involvement. The Statement of Community Involvement sets out how and when the Council will involve the community in the alteration and development of town planning documents and applications for planning permission, and was adopted in January 2008. The Statement of Community Involvement does not require the Council to consult on the designation of a conservation area or an extension to an existing one, but in this instance the Council proposes to follow a similar procedure here as a matter of good practice.
13. The consultation sought the views of local residents, businesses and other local interest groups over the definition of the boundaries and conservation area appraisal. Notification of the consultation on the proposed extension and supporting documents was placed on the council's website.

Human rights implications

14. This conservation area engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

15. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Resource implications

16. Notifying the public of the Edward III's Rotherhithe Conservation Area Appraisal has not resulted in resource implications for the staffing of the Chief Executive's Department.
17. Other resource implications will be the cost of publishing the conservation area appraisal, which can be met within the Chief Executive Department's revenue budget. The cover price of the document will be fixed to cover production costs.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

18. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (*section 69(1), Listed Building Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*). Section 69(2) of the Act imposes a further duty on local planning authorities to review the extent of their functions and if need be to designate any further parts of their area as conservation areas. It is this section of the Act which is being triggered here.
19. There is no statutory requirement for LPA's to consult with anyone before a conservation area is designated and nor does the Council's Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, English Heritage advises LPA's to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, Public Utilities and Highway Authorities.
20. There is no formal designation procedure. The statutory procedure simply involves a council resolution to designate being made. The date of the resolution is the date the conservation area takes effect. The designation of conservation areas is reserved to Planning Committee under Part 3F, paragraph 3 of the constitution under the heading 'Role and Functions'. Community Council Members are being asked here to provide comments to Planning Committee under Part 3H paragraph 2 of the Constitution under the heading 'Matters Reserved For Decision', which reserves to members the right to comment on proposals for the designation of conservation areas and also the adoption of the conservation area appraisal.
21. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from English Heritage states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal for both conservation areas can be found at Appendices 3 and 4 of this report. The overall impetus

- for designating a conservation area must be the desire to preserve and enhance the area.
22. Notice of the designation must be published in at least one local newspaper circulating in the LPA's area and in the London Gazette (*section 70(8), LBA 1990*). The Secretary of State and English Heritage must also be notified (*section 70(5)*). There is no requirement to notify the owners and occupiers of premises in the area. The conservation area must be registered as a local land charge (*section 69(4)*).
 23. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.

Equalities and Human Rights

24. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
25. Gender equality duties were introduced by the Equality Act 2006, which amended the Sex Discrimination Act 1975. The general duties in summary require local authorities to have due regard to the need to:

- (a) “eliminate unlawful discrimination and harassment and;
- (b) promote the equality of opportunity between men and women.”

Race equality duties were introduced by the Race Relations Amendment Act 2000 which amended the Race Relations Act 1976. The general duties in summary require local authorities to give due regard to the need to:

- (a) “eliminate unlawful discrimination and harassment;
- (b) promote the equality of opportunity; and
- (c) promote good race relations between people of different racial groups”

Disability equality duties were introduced by the Disability Discrimination Act 2005 which amended the Disability Act 1995. The general duties in summary require local authorities to carry out their functions with due regard to the need to:

- (a) “promote equal opportunities between disabled persons and other persons;
- (b) eliminate discrimination that is unlawful under the Act;
- (c) eliminate harassment of disabled persons that is related to their disabilities;
- (d) promote a positive attitude towards disabled persons;
- (e) encourage participation by disabled persons in public life; and
- (f) take steps to take account of disabled person’s disabilities even where that involves treating disabled persons more favourably than other persons.”

Section 71 of the Race Relations Act 1976, section 49A(i) of the Disability Discrimination Act 1995 and section 76A of the Sex Discrimination Act 1975, require local authorities to act in accordance with the equalities duties and have due regard to these duties when we are carrying out our functions.

26. Equalities and Human Rights have been considered as part of the development conservation area appraisal and an Equalities Impact Assessment (EqIA) is in the process of being completed. EqIAs are an essential tool to assist councils to comply with equalities duties and ensure they make decisions fairly.
27. In accordance with part 3H, paragraph 2 of the constitution under the heading 'Matters Reserved For Decision', providing comments to planning committee on proposals for the designation of conservation areas including conservation area appraisals is a matter for community council.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report to Bermondsey and Rotherhithe Community Council (12/7/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 0207 525 2289
Equalities Analysis	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 0207 525 2289

APPENDICES

No.	Title
Appendix 1	Map of the proposed boundary changes
Appendix 2	Amended appraisal for Edward III's Rotherhithe Conservation Area

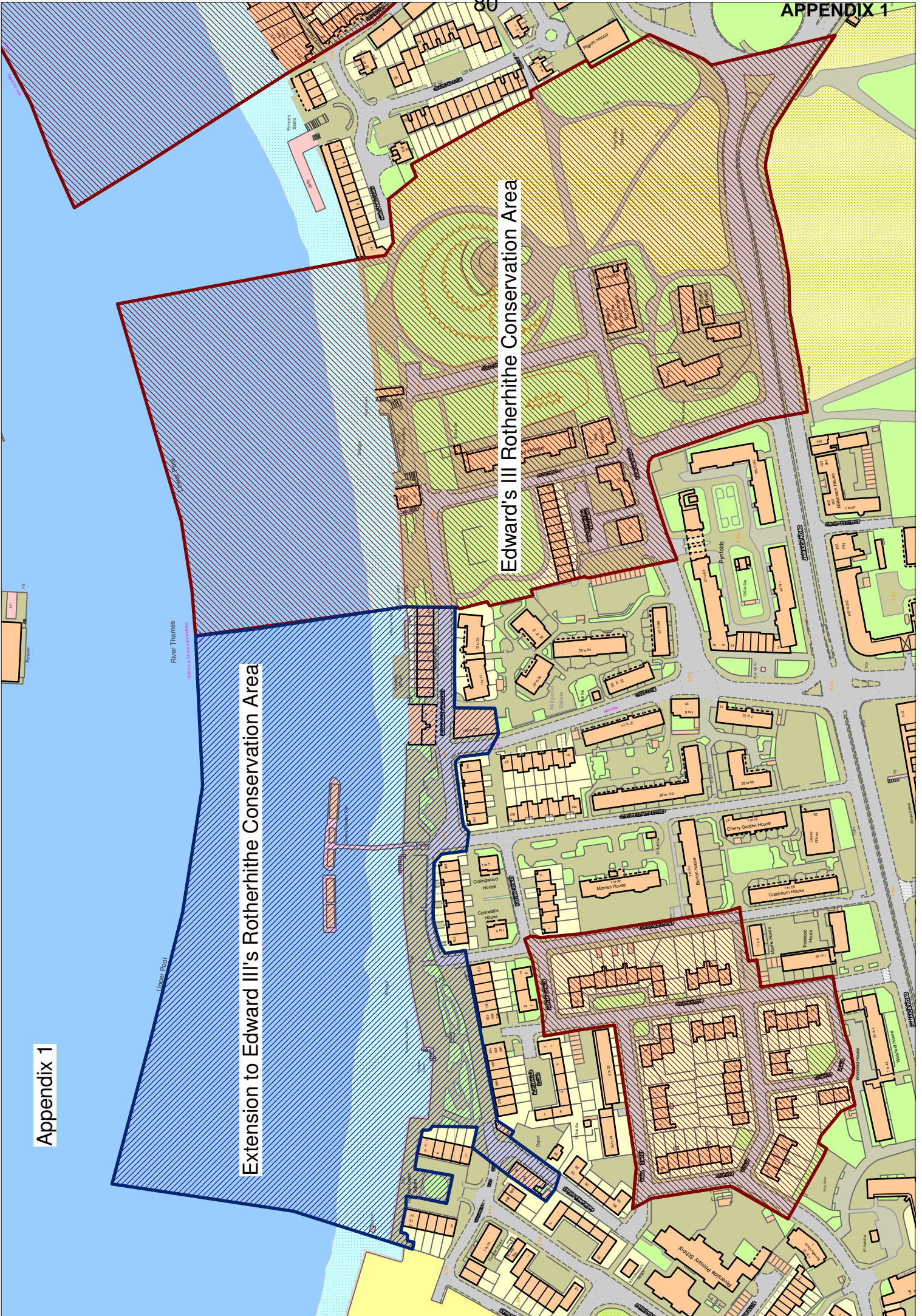
AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	8 February 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Director of Finance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	28 February 2013	

Appendix 1

Extension to Edward III's Rotherhithe Conservation Area

Edward's III Rotherhithe Conservation Area





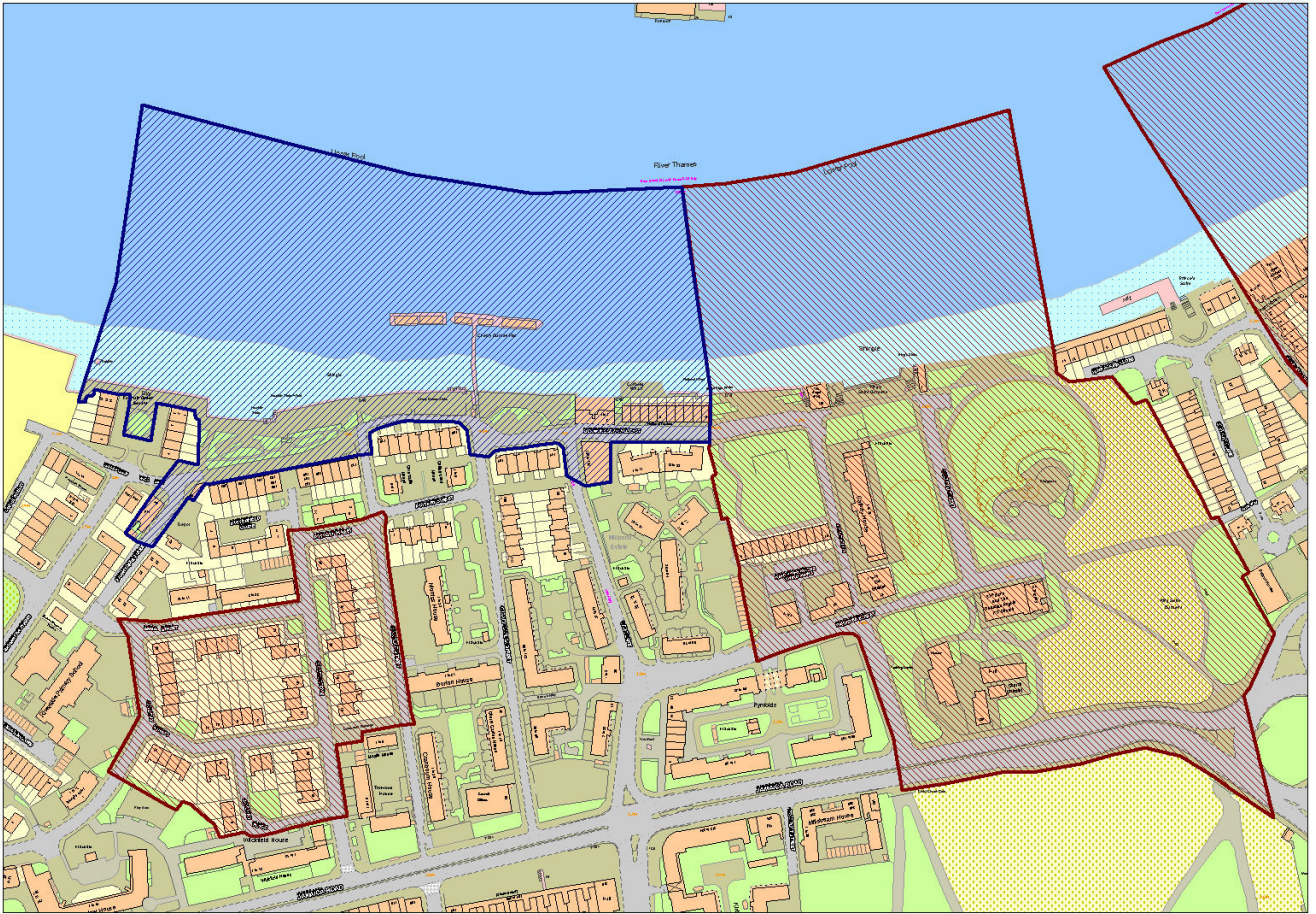
Edward III's Rotherhithe

Conservation Area Appraisal (February 2013)

www.southwark.gov.uk

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Edward III Rotherhithe Conservation Area

1. Introduction

1.1. The Conservation Area Appraisal: Purpose

- 1.1.1 The purpose of this statement is to provide both an account of Edward III's Rotherhithe Conservation Area and a clear indication of the Borough Council's approach to its preservation and enhancement. It is intended to assist and guide all those involved in development and change in the area, and will be used by the Council in assessing the design of development proposals.
- 1.1.2 The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of an area, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in the National Planning Policy Framework (NPPF), published by the Department of Communities and Local Government in March 2012.
- 1.1.3 Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.
- 1.1.4 This statement has been prepared following guidance given by English Heritage in their report *Understanding Place: Designation and Management of Conservation Areas* (2011).

1.2. Arrangement of this document

- 1.2.1 Following the Introduction, Section 2 provides a brief history of the area and its development. Section 3 starts with a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. Section 3 then goes on to describe the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the conservation area. Section 4 provides an audit of the features of special interest of the area, including listed buildings, particular groups of unlisted buildings, and trees, planting and other streetscape elements. Section 5 provides guidelines for future management and change in the conservation area.

1.3. Edward III's Rotherhithe Conservation Area

Location

1.3.1 The Edward III's Rotherhithe Conservation Area is situated south of the borough boundary between Southwark and Tower Hamlets; which lies in the middle of the River Thames, and north of the Registered Park and Garden of Southwark Park. The western edge of the conservation area follows the boundary of the Scheduled Monument of Edward III's Manor House, then continues westwards along Bermondsey Wall East to include: Cherry Gardens and the pier and Fountain Green Square. At the most western point the boundary continues along the Farncombe Street to include the Old Justice Public House and the former Thames Water Authority Office. At the eastern end of the conservation area the boundary continues south to Paradise Street and then along Cathay Street to meet the northern end of Southwark Park. The east boundary of the conservation area follows the eastern edge of King's Stairs Gardens and south to meet the north-east extent of Southwark Park.

1.3.2 The conservation area contains the Scheduled Monument of Edward III's Manor House, which is a nationally important archaeological site. The conservation area also includes open land to the north, east and west; along the riverfront. These now open areas of land were cleared of the buildings formerly occupying them after the Second World War with the Scheduled Monument displayed and the associated gardens established during the 1980s.

Topography

1.3.3 Visually the conservation area is level rising up from the River Thames to between 2 and 3.5 metres above OS Datum. Historically the riverside buildings themselves would have formed a continuous flood defence wall against the river. The only raised area within the conservation area is the artificially created mound in King Stairs Gardens.

1.4. Planning History

1.4.1 In recognition of this special character, the Edward III's Rotherhithe Conservation Area was originally designated by the Council on 1 February 2011 and subsequently extended on *****, under the Civic Amenities Act of 1967.

1.5. Local Planning Policies

1.5.1 The Southwark Core Strategy 2011 was formally adopted by the Council on 6th April 2011. The Southwark Core Strategy is a planning document which sets out the strategic framework for the borough. Strategic Policy 12 – Design and Conservation is particularly relevant to development within conservation areas.

Strategic Policy 12 – Design and Conservation

Development will achieve the highest possible standard of design for buildings and public spaces to help create attractive distinctive places which are safe, easy to get around and a pleasure to be in.

1.5.2 The following Southwark Plan (2007) policies relating to conservation areas have been saved and have no diminished relevance, as they are consistent with the core strategy.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

In this policy the term historic environment includes Conservation Areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Policy 3.16 – Conservation Areas

Within Conservation Areas development should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest or harm to trees which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or UPVC or other non-traditional materials.*

Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with PPG 15 or any subsequent amendments, it can be demonstrated that:

- *Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, provided that the building has not been deliberately neglected; and*
- *Real efforts have been made to continue the current use or find a viable alternative use for the building; and*
- *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and*
- *The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.*

Implementation

Submission of details demonstrating that a contract for the construction of the replacement development has been let will be required prior to implementation of the development.

Policy 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for developments that would not preserve or enhance:

- *The immediate or wider setting of a listed building; or*
- *An important view(s) of a listed building; or*
- *The setting of a Conservation Area; or*
- *Views into or out of a Conservation Area; or*
- *The setting of a World Heritage Site; or*
- *Important views of or from a World Heritage Site.*

Policy 3.19 – Archaeology

Planning applications affecting sites within Archaeological Priority Zones (APZs), as identified in Appendix 8, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The in situ preservation of archaeological remains of local importance will also be sought, unless the importance of the development outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good reason to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before development begins.

Reasons

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. The importance of the area during the medieval period is equally well attested both archaeologically and historically. Elsewhere in Southwark, the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich also have the potential for the survival of archaeological remains.

PPG16 requires the council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

1.6. National Planning Policy Framework (NPPF)

Introduction

- 1.6.1 The National Planning Paragraph Framework (NPPF) sets out the government's national policies on different aspects of spatial planning and how these are expected to be applied. Section 12 of the NPPF concerns planning relating to the conservation of the historic environment. These policies are a material consideration which must be taken into account in the development and preparation of local and neighbourhood plans.
- 1.6.2 Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological,

architectural or artistic interest. The policies in this section apply to heritage assets including those considered worthy of designation by way of their significance. These are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 and include:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Protected Wreck Sites;
- Conservation Areas;
- Registered Parks and Gardens; and
- Registered Battlefields.

1.6.3 The NPPF also covers heritage assets which are not designated but possess a level of heritage interest and are thus a consideration in planning decisions.

1.6.4 The NPPF replaces PPS5: Planning and the Historic Environment and the supporting Planning for the Historic Environment Practice Guide, coming into force in March 2012.

The policies

1.6.5 The Government's Statement on the Historic Environment 2010 recognises the wide ranging social, cultural and economic benefits that the conservation of the Historic Environment can produce, as well as its contribution to the unique character of an area. The implementation of the policies contained in the NPPF will enable these benefits to be realised through the planning system. The most pertinent sections of the framework are Part 12: Conserving and enhancing the historic environment and Part 7: Requiring good design.

1.6.6 Relevant paragraphs to this designated heritage asset are set out below:

Part 12: Conserving and enhancing the historic environment

Paragraph 126: Regional and local planning approaches.

Paragraph 127: Selectivity in designating conservation areas.

Paragraph 128: Information requirements for applications for consent affecting heritage assets.

Paragraph 129: Policy principles guiding the determination of applications for consent relating to all heritage assets.

Paragraph 130: Deliberate damage or neglect of a heritage asset

Paragraph 131: Additional policy principles guiding the consideration of applications for consent relating to heritage assets.

Paragraph 132: Additional policy principles guiding the consideration of planning applications for consent relating to designated heritage assets.

Paragraph 133: Additional policy principles guiding the consideration of planning applications for consent resulting in loss or substantial harm to designated heritage assets.

Paragraph 134: Additional policy principles guiding the consideration of planning applications for consent resulting in less than substantial harm to designated heritage asset.

Paragraph 135: Policy principles guiding the consideration of planning applications for consent relating to non-designated heritage assets.

Paragraph 136: Loss of a heritage asset.

Paragraph 137: Enhancing significance of heritage assets.

Paragraph 138: Policy principles concerning evaluation of significance of heritage assets in Conservation Areas and World Heritage Sites.

Paragraph 139: Policy principles concerning evaluation of significance of non-designated sites of archaeological interest.

Paragraph 140: Enabling development.

Paragraph 141: Policy principles guiding the recording of information related to heritage assets.

Part 7: Requiring good design

The following paragraphs have been selected as examples of relevant policies concerning good design relating to the historic environment:

Paragraph 58: Planning principles to guide decision making concerning design.

Paragraph 60: Balancing innovation and local character.

Paragraph 61: Integrating new development.

Paragraph 64: Poor design.

Paragraph 65: Balancing townscape and sustainability.

Paragraph 67: Control over outdoor advertisements.

Paragraph 68: Area of Special Control for advertisements.

1.7. Scheduled Monument Consent

1.7.1 Much of the of the Edward III's Rotherhithe Conservation Area lies within the Scheduled Monument of Edward III's Manor House. It is a criminal offence to undertake works affecting the Scheduled Monument without Scheduled Monument Consent. Monuments are designated under the Ancient Monuments and Archaeological Areas Act 1979.

1.7.2 Applications for Scheduled Monument Consent should be made to the relevant English Heritage Regional Office. Such applications are determined by the Inspector of Ancient Monuments. Further details concerning Scheduled Monument Consent can be found at <http://www.english-heritage.org.uk/professional/advice/our-planning-role/consent/smc/>

1.8. Further Information

1.8.1 This document is not exhaustive, and further advice and information can be obtained from the Planning Department, London Borough of Southwark.

1.8.2 Information on the Southwark Plan, including electronic versions of the plan and supplementary planning guidance, can be found on the Council's web site at www.southwark.gov.uk.

2. Historical Background

2.1. Edward III's Manor House

2.1.1 The primary heritage significance of this conservation area are the archaeological remains of Edward III's Manor House. These remains have been consolidated, displayed and interpreted.

2.1.2 Edward III's Manor House was rediscovered during archaeological work in 1985 for the redevelopment of the site following the demolition of the 1930s bonded tobacco warehouse of Platform Wharf in the late 1970s. The site of the manor house had been known as the location of a medieval building since the north and part of the east walls had been seen during an earlier phase of redevelopment of the site in 1907. Access was gained to the site in 1985 with a programme of work stretching into seasons during 1986 and 1987. The major results of the archaeological works were the excavation of the large stone building, presently displayed on site which stood within a moat. This is interpreted as the inner court of Edward III's Manor House.

2.1.3 Following the results of the excavation the Manor House was included on the Schedule of Ancient Monuments as monument number LON 164.

2.1.4 Research undertaken on the historical evidence for the Scheduled Monument indicates lands associated with the monument were located to the east of the site, between the monument and Rotherhithe Village.

2.2. Industrial and residential development

2.2.1 Rotherhithe developed as an industrial area during the later 18th century, with a pattern of warehouses and wharfs to the river frontage with housing filling the gaps and spreading back from the river frontage. Horwood's map of 1806 shows the pattern of street blocks to be established north of the line of Paradise Street, which is present to today and frames the development of the area.

2.2.2 One of the earliest buildings in the conservation area is the Grade II listed No. 48 Farncombe Street (Duffield Sluice). Originally the small two storey building was constructed as a sewer pumping station and pre-dated the present sewage system. The building dates from the first phase of dock expansion in the area. The building later became a Thames Water Authority Office.

2.2.3 By the second half of the 19th century the conservation area was characterised by the major development of Platform Wharf over the area of the Scheduled Monument, south of Bermondsey Wall East. This site was redeveloped in 1907 and again in the 1930s with the building of a bonded tobacco warehouse on site. The map evidence suggests the area immediately to the north of Platform Wharf remained open to the river with access to a wharf; the built frontage starting to the east with the listed Angel Public House.

2.2.4 The Angel Public House is grade II listed and dates from the 1830s. The listing description states that this building potentially includes material from a 17th century building formerly occupying the site. This building marked the commencement of a continuous built-up river frontage running to the east, beyond the boundary of the

conservation area. Gaps in the frontage are evident providing access to the river via stairs. To the immediate west of the pub Rotherhithe Stairs were located and further to the east, within this built-up frontage King's Stairs are shown on the maps. The functions of the buildings making up this frontage are warehouses and granaries, similar to those surviving within the St Mary Rotherhithe Conservation Area. The survival of No. 1 Fulford Street marks the memory of the former enclosed character of the river frontage and the surviving King's Stairs are one of the few remaining historic accesses to the foreshore and river.

2.2.5 In the late 19th century the western end the conservation area was made up of: granaries, warehouses and wharfs (Sufferance, Powell's and Fountain's Wharfs). Cherry Garden pier can also be seen on the 1879 OS map. The site of the present Fountain Green Square, was occupied by a dry dock adjacent to Fountain's Wharf. Corbett's Wharf; also Grade II listed, dates from c1860-70. The building was formerly joined to a range of warehouses on the southern side of the street by gantry. In the 1980s the building was extended and converted to residential accommodation.

2.2.6 To the south of the river frontage, by the mid 19th century, the conservation area was a dense network of tightly packed housing arranged on the existing street blocks with courtyards and smaller scale dwellings to the centre of the blocks.

2.2.7 Sir William Gaitskell House is located at the north-east corner of the junction between Cathay Street and Paradise Street. This is a Grade II listed building dating from 1814, which was used as a police station from 1838.

2.2.8 Within the area of the future King's Stairs Gardens, around the turn of the 20th century there is evidence for clearance of existing properties and the construction of Park Buildings. This is a group of four east-west oriented tenement blocks. These blocks, and the established pattern of housing and street blocks survived into the Second World War when much of the area suffered severely from bombing.

2.2.9 The 1930s saw further change to the conservation area, with the construction of the Old Justice Public House, Bermondsey Wall East. This Tudobethan building replaced an earlier public house on the site. Further east along Bermondsey Wall East, Angel Wharf (formerly Apollinaris Wharf) was also constructed on the site of an earlier building.

2.2.10 Cathay House marks some of the earliest post-war permanent housing built within the conservation area dating from the early 1960s. However, the majority of the housing in and around the periphery of the conservation area was constructed; or existing warehouses converted, during the late 1980s and early 1990s and are typical of the Docklands idiom. These include: the newly built National Terrace houses and the converted Corbett's and Angel Wharf buildings.

2.3. The clearance of the conservation area and creation of the open spaces

2.3.1 Clearance of bombed properties is evident after the war with the waterfront between the Angel and the King's Stairs opened at this time with continued removal of properties over the decades to the east of Fulford Street and south of Paradise Street and along the north side of Southwark Park.

- 2.3.2 By the mid 1980s the new layout of the road network linking the Rotherhithe Tunnel to Jamaica Road and Lower Road is complete, the area of King's Stairs Gardens had been cleared of buildings and the north boundary of Southwark Park cleared of houses and opened to connect to King's Stairs Gardens.
- 2.3.3 To the west, the late 20th century also saw the clearance of the former warehouses and wharfs. Along the riverfront; Cherry Gardens and Fountain Green Square, are new open spaces created by the clearance of these buildings. Immediately outside the boundary of the conservation area three storey terraced houses were constructed on the cleared sites, in the late 1980s and early 1990s.
- 2.3.4 The construction of Edward III's Mews dates to the mid 1980s, and was planned after the recognition of the archaeological significance of the Manor House.
- 2.3.5 The character of the conservation area therefore dates from the design works of the 1980s and 1990s, to unite Southwark Park with the river and to display the Scheduled Monument.

3. The Character and Appearance of the Area

3.1. Broad Context

Definition of Special Interest/ Significance

- 3.1.1 The Edward III's Rotherhithe Conservation Area is characterised by open land; displaying the Scheduled Monument, Cherry Garden Stairs, and King's Stairs Gardens connecting Southwark Park to the Thames. The area's inherent character are these open landscapes with relict features of the former built-up waterfront of warehouses and wharfs, and juxtaposed with a range of housing dating from the 18th century through to modern buildings and religious uses. The primary character of the area and its significance are the open spaces, their relationship to the designated heritage assets within the conservation area and immediately on its boundary, and wider riverfront views.

Urban Morphology

- 3.1.2 The conservation area is characterised by open spaces, clear of trees, on the river front and the scheduled monument. In other areas such as: Cherry Garden Stairs, King's Stairs Gardens and to the east of Fulford Street, the south of Paradise Street and east of Cathay Street, the conservation area is heavily wooded and characterised by mounded and articulated land forms. The layout of the small number of roads in the conservation area generally dates from before 1800, although the buildings fronting the roads date from throughout the 19th and 20th centuries.

Land use pattern

- 3.1.3 The conservation area predominantly comprises dwelling houses. In addition the following uses are evident:
- St. Peter and the Guardian Angels Roman Catholic Church (and presbytery), Paradise Street;
 - The Angel Public House, Bermondsey Wall East; and
 - Old Justice Public House, Bermondsey Wall East.

- 3.1.4 A description of these building types is provided below.

Buildings

- 3.1.5 No's 5-16 King Edward III's Mews are two-storey paired cottages of modern, stock brick with slate roofs and single slate-roofed porches over the paired doors. These properties front onto a path around the displayed area of the Scheduled Monument and are within the monument. To the rear of these properties, fronting onto the mews yard Nos. 1-4 King Edward III's Mews are of a similar character.
- 3.1.6 Sir William Gaitskell House is Grade II listed and dates from 1814. The building is of three stories with an attic and basement and is built of London stock brick. It has stucco banding to the base of the ground floor, the springs of the arches of the ground floor windows and first floor cill level. The roof has a generous, moulded cornice above which are a pair of attic windows. The ground floor fenestration is set in round-headed recessed arches; the first and second floor fenestration is under gauged brick arches and

are of 'six over six' form. The building has a subsidiary wing to the west with a subordinate block of four bays distributed over two stories with attic and basement constructed. This is also in London stock brick with 'six over six' fenestration.

- 3.1.7 North of the Scheduled Monument the Angel Public House is Grade II listed and marks the open former wharf north of the Scheduled Monument in having fronts to the south and west. The public house is of two stories with attic and is built of London stock brick with a timber and glazed ground floor. The entrance to the building is in the rounded return, overall the public house is an excellent example of an early example of this building type.
- 3.1.8 No. 1 Fulford Street, like the Angel, marks the presence of the former row of warehouses which occupied the river frontage. This is a narrow two-bay four storey warehouse building which has been rendered. The characteristic segmental-arch headed window survives on the east bay of the south frontage of the building. The eponymous 'King's Stairs' are located against the west side of 1 Fulford Street and are now a modern concrete feature raised in height as part of the river defences. Archaeological remains of earlier stairs may survive below this feature.
- 3.1.9 Cathay House is a major post-war housing block of four stories and multiple bays with pitched roof which has been refurbished in a post-modern style with pediments standing upon pilasters with capitals and projecting pediment porches.
- 3.1.10 The Mission stands at the corner of Cathay Street and Paradise Street. This is a modern block built from brick, render and timber of six stories.
- 3.1.11 St. Peter and the Guardian Angels Roman Catholic Church and Presbytery stands to the south side of Paradise Street. The building dates to the early 20th century and consists of a church built of stock bricks with a steeply sloping slate roof. The door, to the west end of the north wall is of multiple brick orders with round-headed lancet windows. There is a plain, round-headed west door under a major west oculus window high in the gable. At the east end of the church is a presbytery of six bays over two stories with an attic and basement.
- 3.1.12 To the south of the church stands a two storey brick hall, which has been recently extended to the west, which represents a surviving element of the St. Joseph's Catholic School. From the map evidence it is likely the surviving element of the school predates the construction of St. Peter and the Guardian Angels Church.
- 3.1.13 No. 281 Jamaica Road is a post-war brick house of Queen Anne style of four bays and two stories fronting onto Jamaica Road with canted bays to its west front. This building was originally built as the Vicarage for the, now demolished, Christ Church located at the corner of Jamaica Road and Cathay Street.
- 3.1.14 To the rear of No. 281 Jamaica Road is a small, modern private chapel built of stock brick in a 'warehouse' style with segmental-arched window heads.
- 3.1.15 West of No. 281 Jamaica Road are a range of modern brick buildings, built over two stories with slate roofs. These buildings, as with No. 281 Jamaica Road, stand in a railed property and are heavily wooded with mature trees to the margins linking these two properties to King's Stairs Gardens, to their east.

- 3.1.16 No. 87 Bermondsey Wall West (Corbett's Wharf) is a 5 storey, 6 bay former warehouse building with a modern roof extension, which dates from the conversion of the building into flats. The building is constructed in stock brick and has a entablature with moulded cornice on the river front elevation. At ground level the cast-iron columns supporting the first floor can be seen, the area underneath has been filled in with residential entrance and garage doors. On the upper floors the window and door ranges are still discernible, however balconies have been introduced on the river front elevation.
- 3.1.17 Angel Wharf (Nos. 130-134 Bermondsey Wall West) is a converted 1930s warehouse building of 3 rising to 4 storeys. The building is constructed of stock and black brick with concrete lintels above window heads. The Bermondsey Wall East elevation has timber flaps to door openings. Balconies have been introduced on the West Lane elevation when the building was converted in the 1990s to residential. Windows are a combination of metal casements and timber of a 'mock' warehouse aesthetic.
- 3.1.18 No. 48 Farncombe Street (Duffield Sluice) a two storey wedge-shaped building constructed in stock brick with stone dressings, shallow stone frieze, cornice and blocking course, brick quoin pilasters. At ground floor there are small segmental gauged brick arched windows set in segmental arched panels reaching down to the stone plinth. A plaque on the Farncombe Street elevation of the building is inscribed: "Sewers Surrey and Kent, Duffield Sluice, 1822". On the Bermondsey Wall East elevation is doorway with cornice and console brackets.
- 3.1.19 National Terrace, Bermondsey Wall East was constructed in the 1990s. The terrace of ten, 3 storey houses; with mansards, in a mock Georgian style are typical of the Docklands Georgian idiom and an example of 1980s and 90s riverside regenerations. The houses were constructed on the former National Wharf site.

The setting of the conservation area

- 3.1.20 To the north of the conservation area is the River Thames and Tower Hamlets over on the northern bank. In contrast to the south is Jamaica Road, a major east-west route on the southside of the river and Southwark Park beyond. To the east of the conservation area is housing dating from the 1980s and to the west, the 4 storey; early 20th century blocks of the Millpond Estate. Immediately south of Cherry Gardens and Fountain Green Square are 3 storey terraced houses dating from the late 1980s.

Views and Townscape

- 3.1.21 Landmark views to Tower Bridge and along the river exist from the northern edge of the conservation area. These important views are interrupted by only a few buildings and are framed by tree canopies which substantially enhance aesthetic appeal and act as a

contrast to views taken from an apparently rustic vantage point to the heart of the City of London.

3.2. Key Spaces and Landscape Elements

- 3.2.1 The landscapes and open spaces of the conservation area provide its significance due to the relationship with the: riverfront, Registered Park and Garden of Southwark Park and the Scheduled Monument of Edward III’s Manor House.
- 3.2.2 The Scheduled Monument is displayed with a covering of turf to ensure the preservation of the archaeological interest of this site. The site currently displays the walling of the central building and the moat which surrounded it. Planting within the area of the scheduled monument is necessarily kept to a minimum. Planting of any scale would also require scheduled monument consent and is unlikely to aid the preservation of the archaeological interest of this site.
- 3.2.3 King’s Stairs Gardens exists as one of a few green open spaces that front directly onto the river and hence has both a high amenity and important biodiversity habitat value. The park is designated within the Core Strategy as a site of importance to nature conservation (SINC). Similarly Cherry Gardens has high amenity value in the conservation area.
- 3.2.4 Overall, the number of large trees, which are either fully or partially visible from footpaths and other vantage points, makes a significant contribution to the character of the area which is adjacent to the St. Mary’s Rotherhithe Conservation Area. The open spaces included within this designation are a continuation of the green infrastructure comprising Southwark Park and mature tree lined streets linking the north and south of the borough.

3.3. Negative elements

- 3.3.1 The purpose of this conservation area is to protect the open spaces within the conservation area and others in the immediate area. As such the conservation area does not contain negative elements; however, proposals to replace buildings within the conservation area should reflect the small scale of much of the architecture and work to establish more connections between the open areas of the conservation area.

4. Audit

Heritage Assets within the Conservation Area

4.1. Scheduled Monuments

4.1.1 The conservation area contains the Scheduled Monument of Edward III's Manor House.

4.2. Registered Parks and Gardens

4.2.1 Southwark Park is a Grade II Registered Park and Garden. The park is not within the Edward III's Rotherhithe Conservation Area, but meets the conservation area's southern boundary.

4.3. Listed Buildings

4.3.1 There are four Grade II listed buildings within the conservation area:

- The Angel Public House Grade, Bermondsey Wall East;
- No. 87, Bermondsey Wall East, (Former Corbett's Wharf);
- No. 48 Farncombe Street (Former Thames Water Authority Office); and
- Sir William Gaitskell House, No. 23 Paradise Street.

4.4. Key Unlisted Buildings and Building Groups

4.4.1 The main defining elements of the conservation area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale,

containment and background character that they provide is essential to the character of the conservation area. The following buildings are of particular note:

- No. 1 Fulford Street, is a four-storey former warehouse building of narrow form;
- Former Angel Wharf, Nos. 130-134 Bermondsey Wall East, a 1930s warehouse building now converted to flats;
- Old Justice, No. 94 Bermondsey Wall East, a 1930s Tudorbethan styled public House
- Circular stone Victorian fountain in the centre of Fountain Green Square;
- St. Peter and the Guardian Angels Roman Catholic Church and presbytery on Paradise Street; and
- No. 281 Jamaica Road and the associated nursery and training centre, stand within open wooded grounds.

4.5. Environmental Improvements

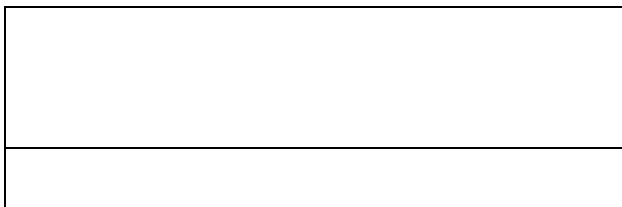
4.5.1 The conservation area would benefit from a consistent treatment of the public realm in terms of paving materials. Granite setts and modern cobbles exist on by the Angel Public House. Elsewhere there is a mixture of public realm treatments and materials. Consideration should be given to the re-introduction of traditional paving materials throughout the conservation area.

4.5.2 Should proposals for replacement buildings be presented these should follow the scale of the buildings to be replaced. Proposals should also seek to preserve and enhance the open character of the conservation area and provide a suitable setting for the Scheduled Monument.

4.6. Potential development sites

4.6.1 There are currently no potential development sites within the conservation area. The preservation of the open character in the area of the Scheduled Monument and the heavily wooded character of King's Stairs Gardens is the objective of this document.

4.6.2 Should proposals for replacement buildings be presented these should follow the scale of the buildings to be replaced. Proposals should also seek to preserve and enhance the open character of the conservation area and provide a suitable setting for the Scheduled Monument.



5. Guidelines

5.1. Introduction

Purpose of this guidance section

5.1.1 This section of the report draws out from the appraisal those themes that are essential to the conservation area's historical character, to which new development and improvement should pay heed. It is not intended to provide a perspective methodology for new design in the area or to exclude innovation.

5.1.2 It should also be noted that architectural style, in terms of the design of elevations, selection of materials, detailing and so on, is only part of the concern. Equally important are townscape issues of mass, overall form, building placement relative to the public realm, creation and presentation of views and vistas, quality of boundary treatments, and visual impacts of utility areas such as parking, servicing and site access.

Consulting English Heritage

5.1.3 Works to the area of the Scheduled Monument which would affect the Scheduled Monument require Scheduled Monument Consent. Effectively any excavation or groundworks, including, for example tree planting or road resurfacing would require Scheduled Monument Consent. Scheduled Monument Consents are managed by English Heritage.

Consulting the Council

5.1.4 The Council's conservation officer should be consulted prior to undertaking any alterations to the exterior of buildings within the conservation area and it is likely that planning permission and /or conservation area consent to demolish will be required for most significant works. Where a building is listed, there are stricter controls on what the owner can and cannot do. Most works to a listed building, whether internal or external, will require listed building consent where they are considered to affect the special architectural or historic interest of the building. Replacement of listed structures will usually prove unacceptable, and replacement of unlisted structures will normally only be entertained where existing buildings do not make a positive contribution to the character and appearance of the conservation area and the proposal can be shown to positively preserve or enhance that character and appearance. If unauthorised work is carried out the Council can enforce against it.

5.1.5 The following guidance provides some indication of the most appropriate approach to common problems and development pressures within the area. It is always wise to seek advice from the Council's planning and conservation officers before considering any building working, including that which may affect trees and landscaping.

5.2. Development form and urban morphology

Street and plot patterns

5.2.1 It is important that the overall form of development remains in keeping with the morphological characteristics of the area. The conservation area is predominantly open land divided and bounded by buildings, with views to the north, across the river and west

to a panorama of central London focused upon Tower Bridge. The framework of the landscape is the result of the historical development of the conservation area and the paths and building plots broadly, have been established from, at least, the mid 18th century onwards.

5.3. Public Realm

5.3.1 In this context the public realm includes everything visible from publicly accessible areas, including both street spaces and any areas up to the front elevations of buildings. The essential components of the public realm that development and improvement should address are:

- Boundaries and frontages that define its edges;
- The surfaces and design of the space itself; and
- Trees, street furniture and other artefacts in the space.

5.3.2 There are no comprehensive enhancement schemes for ground surfaces in the conservation area at present. Most of the original surfaces have been lost and the predominant surfacing material in the area at the moment is tarmac. Within the area of the Scheduled Monument the road is presently surfaced with modern sets. The paths within King's Stairs Gardens are predominantly tarmac with some separation marks where cycle ways share paths.

5.4. Boundaries

5.4.1 The built forms within the conservation area have a range of boundary treatments. For example No. 48 Farncombe Street, The Angel Public House and No. 1 Fulford Street directly abut the pavements. Cathay House is set within a low-walled, grassed area. Sir William Gaitskell House and the presbytery of St Peter and the Guardian Angels Roman Catholic Church both have railed areas to their primary frontages. The main body of the church abuts the pavement. No. 281 Jamaica Road stands within railed, heavily-tree planted grounds. The Old Justice Public House is set back from the road, with a seated area to the front. Cherry Gardens is set back from the road behind a low brick wall.

5.4.2 King Edward III's Mews have no boundary treatment separating them from the open area of the scheduled monument, except for a path providing access around the outer lip of the moat.

5.4.3 The two public faces of The Mission both directly abut the pavement.

5.5. Trees and Street Furniture

5.5.1 Trees are a primary feature of the conservation area given the predominance of parkland and open space within its boundaries. Cherry Gardens and King's Stairs Gardens exists as one of a few green open spaces that front directly onto the river and hence has both a high amenity and important biodiversity habitat value. King's Stairs Gardens is proposed within the Core Strategy as a site of importance to nature conservation (SINC).

5.5.2 Landmark views to Tower Bridge and along the river exist from the northern park edge. These are framed by tree canopies which substantially enhance aesthetic appeal and

contrast with the apparently rustic vantage point to the heart of the City of London. The park and nearby riverside open spaces have a varied collection of mature specimen trees which provide an important mix of habitats important to local wildlife. Large planes, poplars, maples and native species have high biodiversity value and act as potential habitat for protected species. They also provide major visual amenity due to their size, age, condition and rarity.

- 5.5.3 The open spaces are a continuation of the green infrastructure comprising Southwark Park and mature tree lined streets linking the north and south of the borough. Historically, trees were planted as part of Dr Alfred and Ada Salter's campaign to tackle air pollution and improve endemic poor health generally, whereby "A Borough Gardens Superintendent was employed and ordered to plant elms, poplars, planes and acacias in the streets of Bermondsey" (<http://www.spartacus.schoolnet.co.uk/PRsalterAD.htm>) They therefore have an important cultural and environmental value.
- 5.5.4 There is some opportunity for the introduction of additional trees within the public realm. If space allows, semi-mature specimens planted with tree guards are to be preferred to saplings, in order to have greater resistance to damage and a stronger visual impact. Elsewhere a minimum size is required to ensure successful establishment. The type of tree needs to reflect and complement building elevations and have regard to both historical precedent and future climate change effects. New and replacement planting must therefore have regard to the historical context of the site, such as the date of plant introductions. The form, growth habit and foliage colour of trees and shrubs need to be carefully chosen so as not to detract from the character of the park, with its high central canopy, the setting of the scheduled monument or adjacent boundaries.
- 5.5.5 The continued use and introduction of signage should not conflict with adjacent trees or those on streets where site lines are not currently available. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Increased visibility of advertisement signs and hoardings is not a valid reason for pruning of publically owned or managed trees.
- 5.5.6 Reinstatement of traditional street furniture would help to strengthen the character of the area. Where replacement is necessary a co-ordinated approach should be taken to ensure a consistent and appropriate design throughout the area.

5.6. Improvements and repairs

Materials

- 5.6.1 Choice and use of materials can have a significant effect on the character and appearance of the conservation area. Care should be taken to ensure that original materials are retained whenever possible, and if replacements are necessary because of decay or damage, materials are chosen to match the originals as closely as possible in both appearance and performance.
- 5.6.2 The use of natural, traditional materials will be encouraged. Artificial modern materials such as concrete tiles, artificial slates, UPVC windows etc. generally look out of place, and may have differing behavioural characteristics to natural materials. Some materials,

such as concrete tiles, can lead to problems with the building's structure as their weight may exceed the loading for which the roof trusses and internal walls were designed. Where such inappropriate materials have been used in the past, their replacement with more sympathetic traditional materials and detailing, where possible, will be encouraged.

Maintenance

- 5.6.3 Repair works can prove costly and may require authorisation, which can cause delays. It is therefore far better to ensure that regular maintenance is undertaken, thus preventing unnecessary decay and damage and the resultant costs and problems. Works such as the regular opening of woodwork and timber, clearing out of debris in rainwater pipes and gutters, cutting back of vegetation in close proximity to buildings, repointing of failed mortar and re-fixing of loose roof slates are all in themselves relatively minor tasks that will not require authorisation but which may lead to much more complex and expensive works if left unattended.
- 5.6.4 The displayed Scheduled Monument requires a regular programme of maintenance as a displayed ruin. Walls and other exposed stonework will require re-pointing and capping with suitable mixes of lime-based mortars. The archaeological remains and much of the stonework are secured and protected by the soft turf capping which should be maintained. It would be advised to reach a management agreement with English Heritage concerning the monument.
- 5.6.5 Maintenance work in other areas of the Scheduled Monument may well require Scheduled Monument Consent.

Windows and doors

- 5.6.6 Where original elements exist they should whenever possible be retained in situ and repaired. All external joinery should be painted, which is the traditional finish. Most window frames are painted white, although white may not have been their original colour, however repainting in garish colours would be inappropriate. Darker "heritage" colours should be considered for doors, such as navy, maroon, dark green, black, etc.
- 5.6.7 Double glazing is only acceptable on unlisted buildings within the conservation area, where it matches accurately the appearance of the original windows in terms of detail design. If increased insulation is required then use of secondary glazing should be considered. Stick on glazing bars and trickle vents are considered unacceptable in the conservation area. The use of modern materials such as aluminium or UPVC is inappropriate, it is often impossible to replicate timber sash window as a double glazed units and not acceptable on historic buildings. Stick on glazing bars and trickle vents are also considered unacceptable and incongruous features. Where the existing windows or doors are however later alterations they determinably affect the character or appearance of a building, the Council will consider their replacement with appropriate traditional design.

Roofs

- 5.6.8 Where possible, original roof coverings should be retained and if necessary repaired with slate to match the existing. Where re-roofing is unavoidable because of deterioration of

the existing roof covering or inappropriate later works, the use of natural slate will usually be required. The use of more modern materials such as concrete tiles and artificial slate is unacceptable on 19th century buildings, and their greater weight can lead to damage and deterioration of the roof structure if inappropriately used. Natural roof slates should be used on listed buildings and either natural or good quality reconstituted slate on the 19th century/ early 20th century unlisted buildings in the Edward III's Rotherhithe Conservation Area. Natural slates have a better appearance and weather gradually and evenly over time: most artificial slates weather badly with streaking and leaching of colour and adverse effects on the overall appearance of the building.

- 5.6.9 Where they exist, original chimney stacks and pots should always be retained and repaired if necessary. The reinstatement of appropriately designed replacement chimney pots where these have been lost will be encouraged.

Brickwork

- 5.6.10 The painting or rendering of original untreated brickwork should be avoided and is usually considered unacceptable. Where damaged bricks are to be replaced or new work undertaken, bricks should be carefully selected to match those existing on texture, size colour and should be laid in an appropriate bond to match the existing.
- 5.6.11 The most dominant visual components of the brick façade are the bricks themselves, rather than the pointing. Traditional bricks were a slightly larger format than metric bricks and were often laid in softer lime based mortar in a thinner bed, which reduced the appearance of the joints relative to the bricks. Re-pointing should only be undertaken where necessary to prevent further damage to a building's structure and should be kept to a minimum. Usually, lime based mortar mix no stronger than 1:1:6 (cement: lime: sand) is recommended and this should be coloured with sand to match the original mix. Joints should be flush or slightly recessed (not weather struck or raised) finished neatly and cleanly with the mortar brushed back to expose the edges of adjacent bricks.
- 5.6.12 Cleaning of brickwork is a specialist task, which may dramatically alter the appearance of a building. If undertaken incorrectly cleaning may lead to permanent damage to the bricks and ultimately the structure of a building. Advice should be sought from the Council before attempting such a task.

Rainwater goods

- 5.6.13 Gutter and downpipes are of a standard style, originally in cast iron. Problems may occur with cracked pipes, blockages and broken fixings. Regular maintenance will minimise these defects. Repairs and renewal should preferably be in cast iron on the 19th and 20th century buildings. This is readily available and provides a better long-term investment than fibreglass or plastic. Where blockages may occur due to adjacent foliage this can be readily and economically prevented by the installation of simple mesh guards.

Satellite dishes

- 5.6.14 It is a condition of installing a dish that you must site it in such a way that minimises its impact on the external appearance of the building and remove it when it is no longer needed. Multiple dishes on the facade of buildings are considered harmful to the

conservation area. Should the antenna or satellite dish exceed 70cm and be placed in a visible location to the front elevation or on the chimney, planning permission will always be required. To minimise the visual impact of the equipment on the conservation area, the acceptable locations for siting a satellite dish are as follows:

- concealed behind parapets and walls below ridge level;
- set back on side and rear extensions;
- set back on rear roofs below ridge level; or
- located on the rear elevation
- installed where inter interference can be expected by trees.

Where tree pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. Reception of satellite TV is not a valid reason for pruning of publically owned or managed trees.

5.7. Renewable Energy

5.7.1 Micro-generation is the production of electricity and heat from the wind or the sun. Alternatively fossil fuels are used but with greater efficiency than conventional systems. Micro-generation systems include: photovoltaics, solar hot-water panels, wind turbines and heat pumps.

5.7.2 Where owners of buildings within the conservation area are considering the installation of a micro-generation system, thought should be given to protecting the historic fabric and character of the area. Prior to installation, check with the council as to whether planning and/ or listed building consent is first required for the work. Key points to consider are:

- equipment should be installed away from principal elevations or dominant roof slopes;
- the cumulative visual impact of the equipment on one or group of buildings within the conservation area;
- wherever possible panels which sit flush with the roof covering should be used rather than framed systems;
- ensure that the impact of the equipment on the setting of the heritage asset (listed building and/ or conservation area is minimised by the: location, size, colour and reflectivity of the system selected ;
- structural impact on the historic building of the installation of a micro-generation system; and
- new pipe work, cables or excavations association with the micro-generation system should cause the least amount of damage to the historic building and should wherever possible be fully reversible;
- equipment should not be installed where interference can be expected by trees. Where pruning is required of privately owned trees an application will need to be submitted for works to protected trees and those within conservation areas. The

growth potential and increase in size of adjacent trees must be taken into consideration when determining the location of any equipment, including the presence of tree roots where heat pumps are proposed.

6. Useful Information

General advice

General advice concerning works in conservation areas and the planning process can be obtained by visiting the Southwark Council website at

<http://www.southwark.gov.uk/info/200023/designconservationandarchaeology>

Useful telephone numbers

General Planning Enquiries	0207 525 5438
Conservation & Design Team	0207 525 5448
Planning Enforcement	0207 525 5419
Building Control	0207 525 5582
Urban Forester	020 7525 2090

Other useful contacts

English Heritage	0870 333 1181
http://www.english-heritage.org.uk	
The Society for the Protection of Ancient Buildings	0207 377 1644
www.spab.org.uk	
The Victorian Society	0208 9941019
http://www.victoriansociety.org.uk	
The Council for British Archaeology	0190 467 1417
http://www.britarch.ac.uk/	
Ancient Monuments Society	0207 236 3934
http://www.ancientmonumentsociety.org.uk/	
The Georgian Group	08717502936
http://www.georgiangroup.org.uk/	
The London Tree Officers Association	020 7974 4124
http://www.ltoa.org.uk/	
The Twentieth Century Society	020 7250 3857
http://www.c20society.org.uk/	

7. Further Reading

- Ashurst, J and N (1988) – Practical Building Conservation, Vols. 1 to 5.
- Blatherwick, S and Bluer R – Great Houses, Moats and Mills on the South Bank of the Thames (Museum of London Archaeology Monograph 47 2009)
- Brereton, C (English Heritage, 1991) – The Repair of Historic Buildings
- Campbell-Culver, M – *The Origin of Plants* (2001)
- Cherry, B and Pevsner, N (1983) – The Buildings of England, London 2: South.
- English Heritage (2008) – Climate Change and the Historic Environment.
- English Heritage – Streets for All (2000)
- Godely, R J (1996) – A History of Bankside, Bermondsey and Borough.
- Communities and Local Government – National Planning Policy Framework (2012)
- Institute of Historic Building Conservation [IHBC] (2002) – A Stitch in Time:
- Reilly, L (1998, London Borough of Southwark) – Southwark: an Illustrated History.

Item No. 15.	Classification: Open	Date: 12 March 2013	Meeting Name: Bermondsey Community Council
Report title:		Traffic management on Shand Street and Magdalen Street Proposed one-way operation	
Ward(s) or groups affected:		Bermondsey Community Council Riverside & Grange Wards	
From:		Head of Public Realm	

RECOMMENDATIONS

1. The community council considers the proposal to make Shand Street one-way southbound and closing Magdalen Street to vehicles at the junction of Shand Street.
2. The community council gives approval to advertise the relevant Traffic Management Order (TMO) and implement the proposed one-way operation on Shand Street and closure of Magdalen Street; subject to objections received being duly considered.

BACKGROUND INFORMATION

3. The council is aware of longstanding traffic and road safety concerns arising from the narrow sections of Shand Street, the junction with Tooley Street and the tight turning space at its junction with Magdalen Street.
4. These network alterations will also facilitate the new southbound cycle route from Tooley Street to Druid Street from it's original route on Weston Street which is now permanently closed inline with the planned regeneration of the London Bridge Station.
5. This report presents details of the proposed measures to improve road safety and traffic operation by instating one-way operation southbound on Shand Street and eastbound on Magdalen Street.
6. Determinations of such matters are reserved to community council for decision.
7. The origins and reasons for the recommendations are discussed in the main body of the report.

KEY ISSUES FOR CONSIDERATION

8. The council is aware of longstanding traffic and road safety concerns arising from the narrow sections of Shand Street, the junction with Tooley Street and the tight turning space at its junction with Magdalen Street.
9. A number of near-misses have been observed at the junction of Shand Street and Tooley Street; with opposing traffic unable to pass in the junction head. Likewise traffic is unable to pass safely south of the Tooley Street junction next to

the junction with Magdalen Street. This creates unsafe queuing on Tooley Street and Shand Street, as may result in shunt or loss-of-control type collisions on both. Also importantly, there is the risk of vehicles overrunning the footway areas and crossing points due to the narrow width and conflicts with opposing traffic.

10. This road geometry is inappropriate for the current traffic movements and two-way operation. The owner of the property at the corner of Tooley Street and Shand Street has report numerous incidents of vehicles, especially high-sided ones, damaging their property whilst trying to negotiate the tight junction of Shand Street and Magdalen Street.
11. The council therefore proposes to advertise and make a Traffic Management Order (TMO) which changes traffic flow on Shand Street to one-way southbound between its junctions with Tooley Street in the north and with Cruxifix Lane in the south; and which changes traffic flow to one-way eastbound on Magdalen Street between its junctions with Holyrood Street in the west and with Shand Street in the east. Along with the installation of bollards at the junction of Magdalen Street with Shand Street. New signage is required to provide instruction on the one-way operation as shown on the appended drawing N420-COT-HW-000042.
12. The recommendation is per constitutional rule 3H 16 for the:
 - Installation of traffic signs
 - Installation or road markings

Reasons for report recommendations

13. Alternative cycle diversion route due to the closure of Weston Street.
14. It is of concern to officers that road geometry on Shand Street and Magdalen Street, particularly at their junctions, is not sufficient to safely allow two-way traffic.
15. In view of the above and with the key objective of maintaining safe movement of traffic (including non-motorised road users) across the network, it is considered necessary to implement the TMO for one-way operation.

Policy implications

16. The recommendations contained within this report are consistent with the policies of the PEP and associated Local Implementation Plan (LIP).
17. The proposals will support the council's equalities and human rights policies and will promote social inclusion by:
 - improving junction and pedestrian safety, especially those with limited mobility or visual impairment.

Resource implications

18. All costs arising from implementing the proposals, as set out in the report, will be fully contained within the existing budget.

Consultation

19. Informal consultation has been carried out with the restaurant owner at the corner of Tooley Street and Shand Street and with Shane Clarke from the stakeholder group Team London Bridge; both of whom endorse the proposals, supporting the view that road safety, pedestrian accessibility and protection of property would be improved.
20. The road network and parking manager has been consulted on the proposals and has no objections.
21. No consultation or comment has been sought from the borough solicitor & secretary or the chief finance officer.
22. It is proposed that community views are sought at the Bermondsey Community Council and that a local letter drop consultation is carried-out to judge the support of local residents.
23. Transport for London - as the Traffic Authority on Tooley Street - will be consulted through their Network Assurance scheme approval process to ensure there is no negative impact on traffic operation and road safety on the wider network.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None.		

APPENDICES

No.	Title
Appendix 1	Map: Shand Street and Magdalen Street

AUDIT TRAIL

Lead Officer	Louise Nagle, Traffic Manager	
Report Author	Geoffrey Ellwood, Development Control Manager	
Version	Final	
Dated	18 February 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Parking operations and development manager	No	No
Network manager	Yes	No
Parking and network management business unit manager	Yes	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	27 February 2013	

DO NOT SCALE

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- Notes:**
- All dimensions in metres unless stated otherwise.
 - All road markings shall accord with traffic signs regulations and general directions 2002 and the traffic signs manual.
 - All road markings shall be applied herewith to the road material complying with BS 1871. Application of road markings shall be in accordance to the specification for highway works class 12/12.
 - All road markings shall be reflected by means of spherical glass beads in accordance to be in 1403.
 - The skid resistance of all markings shall not be less than 45.
 - All existing road markings are to be permanently removed over the area of proposed temporary and permanent road markings, the timing of which shall be agreed with the engineer.
 - All existing remaining road markings within works area are to be re-applied.
 - Existing traffic signs, signs and street lighting columns shall be replaced with new signs and street lighting columns of the same type and height as the existing columns, the timing of which shall be agreed with the engineer.
 - Exact location of traffic signs to be agreed on site with the engineer before installation.

- Key:**
- Proposed cycle symbol carriageway marking
 - Proposed cycle line surface finish (to be applied to the road surface in accordance with BS 1871 to comply with chapter 7 London cycling design standards)
 - Proposed reflected traffic sign on road mounted post (for 8006, 3002 glass) (or equivalent approved)
 - Non-illuminated lamp (to be replaced with illuminated lamp)
 - Painting road marking to be permanently removed

R501 Proposed reflected traffic sign on road mounted post (for 8006, 3002 glass) (or equivalent approved)

R502 Non-illuminated lamp (to be replaced with illuminated lamp)

R503 Painting road marking to be permanently removed

R504 Proposed reflected traffic sign on road mounted post (for 8006, 3002 glass) (or equivalent approved)

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R539 Painting road marking to be permanently removed

R540 Proposed reflected traffic sign on road mounted post (for 8006, 3002 glass) (or equivalent approved)

R541 Non-illuminated lamp (to be replaced with illuminated lamp)

R542 Painting road marking to be permanently removed

R543 Proposed reflected traffic sign on road mounted post (for 8006, 3002 glass) (or equivalent approved)

R544 Non-illuminated lamp (to be replaced with illuminated lamp)

R545 Painting road marking to be permanently removed

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R547 Non-illuminated lamp (to be replaced with illuminated lamp)

R548 Painting road marking to be permanently removed

Rev	Date	Description of Revisions	SE	B.G.D	GH
C01	27.11.12	CONSTRUCTION ISSUE	SE	B.G.D	GH

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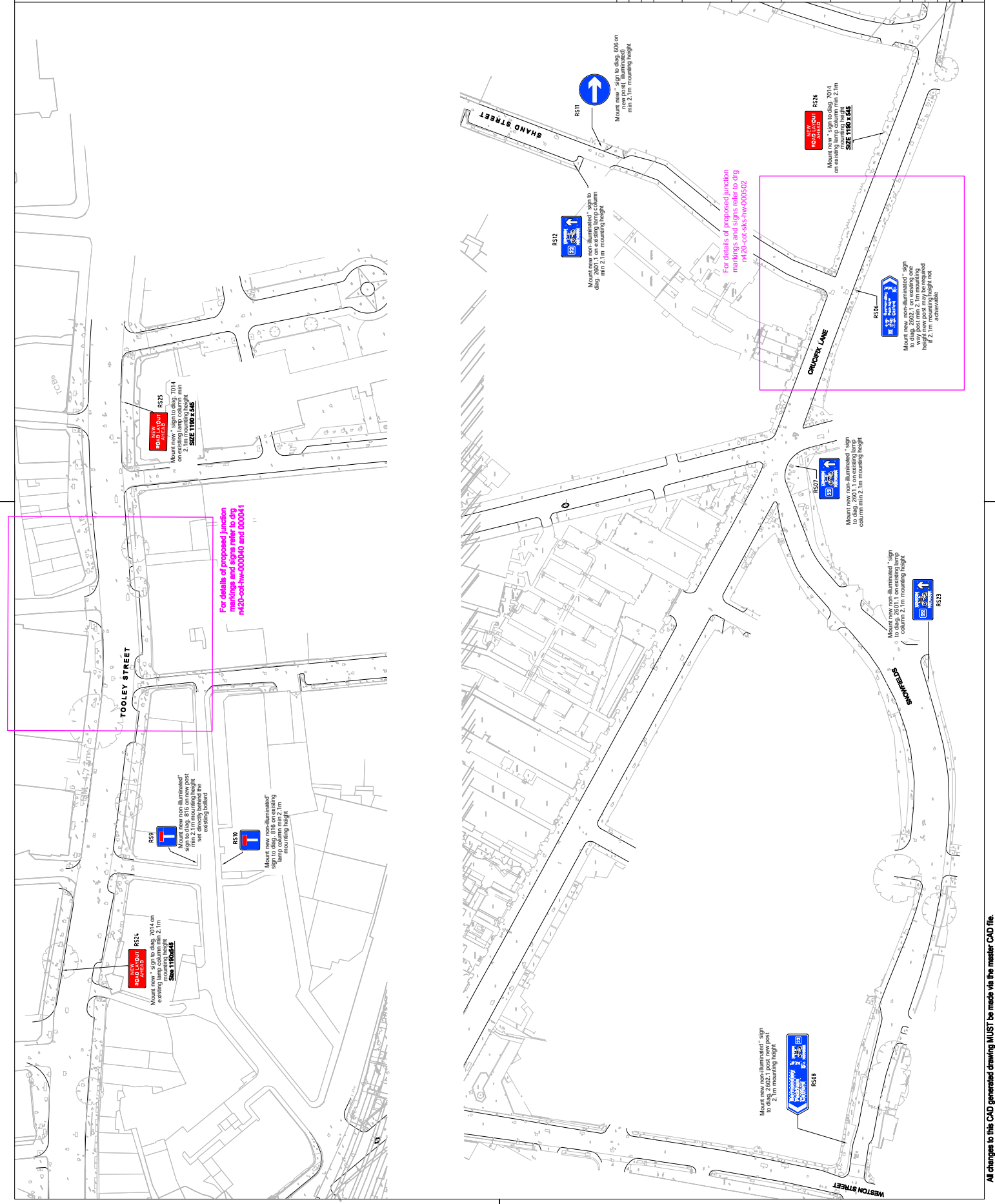
Project Title: **THAMESLINK PROGRAMME**
N420 - LONDON BRIDGE & BDU CIVILS

Drawing Title: **TRAFFIC MANAGEMENT PLAN**
S278 LCN 22 SHAND ST DIVERSION
PROPOSED SIGNAGE AND
CARRIAGEWAY MARKINGS

Drawn By	Checked By	Approved By	Name	S.E.	S.G.D	GH	Date	Scale

Sheet	1	of	1
Scale	1:500 @ A1		

Revision	Number	Description



All changes to this CAD generated drawing MUST be made via the master CAD file.

**Bermondsey and Rotherhithe
Community Council**



Public Question form

Your name:

Your mailing address:

What is your question?

Please give this form to Gerald Gohler, Constitutional Officer, or Gill Kelly,
Community Council Development Officer

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