

# Southwark Council Choice & Liveability Project - Pre-project Research in Camberwell & East Peckham



Prepared By Living Streets – 11<sup>th</sup> January 2008



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**Lugard Rd**



**Caulfield Rd**



**Southampton Way**



**Harris St**

## 1. Introduction & Methodology.

- The Southwark Choice & Liveability project selected two areas for a new approach to community engagement. Southwark Council has significant funding to make streetscene improvements in these areas and is seeking to make those changes in conjunction with the local communities in those areas. The two areas selected for improvements are East Peckham (Lugard Rd & Caulfield Rd) and North Camberwell (Southampton Way & Harris St).
- Prior to the main work of the project which involves the design of the improvements and detailed consulting with local people about them, Southwark was keen to understand the main issues in each area that related to:
  - **CHOICE.** The streets themselves and the changes that people wanted to see.
  - **LIVEABILITY.** The nature of “community” in each area & the steps the Council & the local community could take to strengthen it.
- In addition to these two areas, interviews also were held with residents who lived on Hollydale Rd (close to Lugard Rd & Caulfield Rd) where streetscene improvements are imminent but where consultation was not occurring prior to the improvements being implemented. Some comparisons could then be made between the two different approaches of engagement before implementation and implementation without engagement.
- The interviews covered slightly different topics in the two areas but they were introduced broadly as follows:

*“Southwark Council has been allocated funding for street improvements in your street. Before these go ahead, the Council is very keen to find out about the preferences residents have for how that money should be spent. Over the next few months, they will be working to understand what residents priorities are for how this money gets spent in terms of improving the quality of the pavements for example. At the same time, the Council is also keen to understand how residents feel about working together to make improvements, getting together to address problems when they arise and being good neighbours. I would be grateful if you could spare me a few minutes to talk through some of these issues so that when main community engagement gets started after Christmas, we will have a good idea of what the main issues are in your street.”*

## 1. Introduction & Methodology (continued).

- It was agreed that these initial interviews would be held with a mixture of stakeholders and residents in each area. The interviews were conducted between Wednesday 12<sup>th</sup> December 2007 and Monday 7<sup>th</sup> January 2008 and were structured as shown below.

	East Peckham	North Camberwell
Local Stakeholders	<ul style="list-style-type: none"> <li>Nunhead Safer Neighbourhoods Team</li> <li>Community Development Worker Wandle Housing</li> </ul>	<ul style="list-style-type: none"> <li>Local Councillor</li> <li>Project Manager Cleaner Greener Safer</li> <li>Brunswick Pk Safer Neighbourhood Team - SNT</li> <li>Wardens Service</li> <li>Housing Department</li> <li>The Well Baptist Church</li> <li>Head teacher - Brunswick Park Primary School</li> </ul>
Residents/ Residents Groups/ Local Businesses	<ul style="list-style-type: none"> <li>Brayards Estate T&amp;RA</li> <li>Lugard Rd Residents X 5</li> <li>Caulfield Rd Residents X 5</li> <li>Hollydale Rd Residents X 5</li> </ul>	<ul style="list-style-type: none"> <li>Chair SE5 Forum</li> <li>Forgotten Camberwell Group</li> <li>2 X Local Shopkeepers</li> <li>Mid-Elmington T&amp;RA</li> <li>Southampton Way T&amp;RA (disbanded)</li> </ul>

- The topics that were discussed in the interviews fell into the following principal areas:

The relationship of the interviewee with the area – how long they have lived there.	How the balance of spending on streetscene improvements should fall.	The structures that exist to help people work together and how well they work.
What they feel the major issues are in the area that need to be addressed.	How they would like to see the area evolve in the longer term.	(In E. Peckham) The idea of neighbourhood charters & what they could involve.

- The intention is to repeat the interviews with some or all of these individuals once all of the consultation has been done and the works have been completed. This will allow us to see what has and has not worked about consulting in this way, comparing perceptions of this methodology with those of residents in Hollydale Rd (who had no involvement in the changes) and to see what the benefits have been of this approach.
- As well as all those who gave their time to be interviewed, we are very grateful to Kevin Dykes, Stan Dubeck, Katherine Pitt and Adrian Newman at Southwark Council for the support, information & contacts they provided.

**2. Summary. In terms of liveability, there are big differences between these areas. In East Peckham, there are felt to be few big issues. In North Camberwell residents yearn for improvement.**

- In the chart below, we look at **liveability** in terms of the issues that have been raised in each area and the degree to which it is a problem. The deeper the colour, the more intense the issues/problems in this area.

Issues - Liveability	East Peckham	North Camberwell
<b>Overall Quality of Life in the Area</b>	<ul style="list-style-type: none"> <li>Good, quiet, settled.</li> <li>Improving over time.</li> </ul>	<ul style="list-style-type: none"> <li>There is a major disconnect between what local people want from Southampton Way which is for it to be a destination and the role it currently plays of servicing those who pass through.</li> </ul>
<b>Community Strength</b>	<ul style="list-style-type: none"> <li>Much weaker than in the past when there were more people at home &amp; more children around.</li> <li>Absence of big issues reduces the need for residents to group together.</li> </ul>	<ul style="list-style-type: none"> <li>High. There are strong tenants and residents groups to the north and south of Southampton Way that know clearly what needs to change and, if encouraged, could help change occur.</li> </ul>

Issues/Problems	<b>Crime &amp; Anti-Social Behaviour</b>	<ul style="list-style-type: none"> <li>Low levels of crime; few burglaries.</li> <li>Some ASB problems but these tend to be relatively low level.</li> </ul>	<ul style="list-style-type: none"> <li>A major problem. The SNT felt this area was the number one priority in the ward. There are significant problems with drugs, violence against the person and anti-social behaviour.</li> </ul>
	<b>Local Shops &amp; Facilities</b>	<ul style="list-style-type: none"> <li>Poor provision for children in the area and especially those aged over 10.</li> <li>Local shops (Queen's Rd) felt to be very poor.</li> <li>People have to go to Nunhead/Peckham.</li> </ul>	<ul style="list-style-type: none"> <li>Lack of range of shops is a big issue. Residents want a wider range &amp; better quality.</li> <li>Facilities for children are very poor. Older children especially have little to do.</li> </ul>
	<b>The Appearance of the Area</b>	<ul style="list-style-type: none"> <li>Although relatively good, residents feel that investment is needed to improve the look of the frontages of houses in terms of walls &amp; fences.</li> <li>Certain locations need real attention.</li> </ul>	<ul style="list-style-type: none"> <li>Poorly maintained house and shop fronts make people think the area is drab and barren.</li> <li>Stakeholders would like the area to receive a treatment similar to that in Bellenden Rd.</li> </ul>
	<b>The Impact of Traffic</b>	<ul style="list-style-type: none"> <li>Not huge. Few want more humps; there are locations where speed reduction measures are needed.</li> </ul>	<ul style="list-style-type: none"> <li>Overall not felt to be huge. Certain locations do need attention; the junction with Havil St, the Cottage Green/Wells Way one way system and the emerging rat run in Newent Close.</li> </ul>



## 2. Summary (continued). Local people have a strong desire to include improvements to the appearance of their area in the mix of choices that they can make for their streets.

- Here we look at the **range** of elements that residents and stakeholders wished to address in the mix of possible improvements to the street scene locally. In addition there is a sense of the **weight** that they would give to each. The survey that forms the next stage of this project should give a better idea of the overall weight of those preferences but these interviews gave some sense of the priorities that people had in both areas.

Issues - Streetscene Choice	East Peckham	North Camberwell
Improving the Appearance of the Area	<ul style="list-style-type: none"> <li>A major issues in terms of the <b>appearance</b> of the frontages of some houses and the <b>tidiness</b> of some front gardens.</li> </ul>	<ul style="list-style-type: none"> <li>A key issue for the area. There is a universal desire for improvements to the shop fronts and residential properties on Southampton Way.</li> </ul>
Addressing Crime & Anti-Social Behaviour	<ul style="list-style-type: none"> <li>There are issues of ASB but this is felt to be related to the lack of facilities for young people.</li> </ul>	<ul style="list-style-type: none"> <li>Another key issue. The area is felt to be blighted by the criminality associated with some of the businesses on Southampton Way.</li> </ul>
Providing Facilities for Young People	<ul style="list-style-type: none"> <li>There are few facilities for young people. A lack of trust of older children (12-18) has prevented the development of facilities for them.</li> </ul>	<ul style="list-style-type: none"> <li>Much ASB is felt to be associated with the lack of facilities in the area for older children. Play facilities for younger children are also poor.</li> </ul>
Making Improvements to the Carriageway & Pavements	<ul style="list-style-type: none"> <li>An issue on Hollydale Rd south of Evelina Rd.</li> <li>Big problems with pavements by Wandle dev't.</li> <li>Carriageway issues by the kerb in Lugard Rd.</li> </ul>	<ul style="list-style-type: none"> <li>Carriageway improvements are not a priority. Improvements to pavements in terms of the quality of the surface and, in places, width are.</li> </ul>
Addressing Issues Related To Traffic & Parking	<ul style="list-style-type: none"> <li>Traffic speeds are not a huge issue.</li> <li>Calming (with raised tables) is suggested in two locations on Caulfield Rd &amp; Lugard Rd.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic concerns focus on specific locations.</li> <li>Illegal parking can cause particular traffic problems on Southampton Way.</li> </ul>
Making the Street Greener	<ul style="list-style-type: none"> <li>It would be nice to have more trees if they were not ones that created significant problems with their roots and leaves in autumn.</li> </ul>	<ul style="list-style-type: none"> <li>In conjunction with other improvements to the appearance of the area, local people would love to see more trees and flowers.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>Generally good throughout. An issue outside the new Wandle development, on Bidwell St and under the railway bridge there.</li> </ul>	<ul style="list-style-type: none"> <li>There are considerable worries about venturing out in the area after dark.</li> <li>There are places where street lighting is poor.</li> </ul>
Significant Locations Where Improvements Are Needed (see pages 10, 14 & 20 for fuller details)	<ul style="list-style-type: none"> <li>Ideas and investment is needed to improve Bidwell St &amp; the approach to the Nature Garden.</li> <li>Poor area at the junction of Caulfield Rd and Firbank Rd from the bottle bank and garages.</li> <li>Poor pavements and carriageway on Hollydale Rd south of Evelina Rd.</li> </ul>	<ul style="list-style-type: none"> <li>The site of the Bricklayers Arms Pub.</li> <li>The children's play area by the College.</li> <li>Pavement widths between 83-113 Southampton Way and east of Havil St.</li> <li>The junction with Havil St.</li> <li>The derelict sites inc. the house at Bonsor St.</li> <li>The Harris St. alleyway by Havil St.</li> </ul>

### 3. East Peckham – Lugard Rd & Caulfield Rd. There appear to be no big issues or problems in the area. Overall people like living in these streets which they uniformly describe as quiet and secure.

<p><b>Character Of The Area</b></p>	<ul style="list-style-type: none"> <li>• Settled, Quiet. People come home to have peace. For the most part they feel safe &amp; secure. This is certainly the case during the day but inevitably less so after dark. <i>“I’ve lived here for 9 years and there have been no break-ins in that time”</i>. It is notable that for the most part, although it is not felt to be a problem area, older people are afraid and reluctant to go out after dark.</li> <li>• There was a feeling that the area was improving over time and becoming a more pleasant place to live <i>“...before there were lots of druggies and there was rubbish piled up to the ceiling...the area has changed and it is a lot quieter.”</i></li> <li>• It was widely agreed that overall there were no big issues or problems in the area <i>“...no major issues”</i>.</li> </ul>
<p><b>The Nature Of Community</b></p>	<ul style="list-style-type: none"> <li>• There is a mix of a strong sense of community and everyone looking out for themselves and not knowing neighbours very well at all. Different people simply had different views on how strong the sense of community was. Those who were old or who had lived in the area for many years felt that the strong sense of community <i>“had gone”</i> with the demographic changes that had occurred over the years, the lower numbers living in the area with children, people being out at work so much during the day and the rise in traffic and increased use of the car. Overall it was best summarised as <i>“...we all get on no problem in the street but I would not say that there is a community spirit.”</i></li> </ul>
<p><b>Facilities For Younger People</b></p>	<ul style="list-style-type: none"> <li>• Although it was not identified as a big issue, concerns about the lack of facilities for young people and most especially those aged 10 to 18 were widely mentioned. In the past there had been issues with anti-social behaviour and it was acknowledged that young people had very little to do in the area.</li> <li>• It is felt that as children and young people do not have much to do they can end up causing a nuisance <i>“in the summer they are sitting on my wall and breaking down the gate and then laugh at you if you say anything to them”</i>.</li> </ul>
<p><b>Other Area Wide Issues</b></p>	<ul style="list-style-type: none"> <li>• There were concerns about local facilities. There are shops in Brayards Road and a <i>“Millwall pub”</i> in Hollydale Rd but apart from that there is not much until you get to either Peckham Rye or Nunhead Village. The row of shops around Queen’s Rd station is <i>“rubbish...off licences, mobile phone shops, kebabs and chicken take-aways”</i>. It was felt that the Council should be doing more to promote the area by facilitating a more diverse range of shops and businesses.</li> <li>• There were some concerns about how well the Council manages rubbish collections and street cleaning especially with autumn leaves. The problems of keeping the street looking smart are also hindered by the Council’s perceived reluctance to remove rubbish that is left outside of the bins. This adds to the problems of rubbish filled front gardens when people do not then arrange for large items to be removed. There were also concerns that drains were not cleared regularly enough and that, as a result, they <i>“stink in summer”</i>.</li> <li>• Some know of the Brayards T&amp;RA. Associations especially in Hollydale Rd are more with the Nunhead Community which produces regular newsletters and holds regular meetings. Some residents have had issues with the Brayards T&amp;RA in the past over the redevelopment of the garages on Firbank Rd (and the development of facilities for younger people that had been planned) and the prospects of significant investment in the area in exchange for that development <i>“...there is an us and them feeling with the T&amp;RA”</i>.</li> </ul>

### 3. East Peckham – Lugard Rd & Caulfield Rd. The following two pages cover more specific issues that relate to the appearance of the street and the improvements that residents would like to see.

**Traffic & The Carriageway**

- The speed of traffic is an issue but not a significant one although it was felt that these streets were used as short-cuts to avoid Hollydale Rd which did have speeds bumps. In general people did not want speed bumps but there were locations where they felt that something needed to be done to slow “boy racers” down. There were suggestions of raised tables at the junction of Caulfield Rd and Firbank Rd and Lugard Rd and Stanbury Rd. These were locations where children tended to play too.
- For some the quality of the roadway was an issue where there had been repairs and these had not lasted.
- Many mentioned problems parking close to their home at certain times or close to where they work (Wandle Housing). Parking space was felt to be at a premium although no one mentioned the idea of a CPZ for the area.



Looking north along Caulfield Rd. Arrow marks site of possible speed table.



Poor state of carriageway on Lugard Rd.

**Pavements**

- The pavements were in particular need of attention.
- There were issues with scarring throughout the streets where utilities had cut into the pavements to make connections from the road to people’s houses.
- The state of the pavement was very poor by the new Wandle Housing development where major works had occurred.
- When it rained there was ponding in certain locations where the surface was uneven.



Pavement by Wandle Housing

**Smartening The Place Up**

- A significant theme that if addressed would “enhance the state of the street”. Residents spoke about both private and council owned properties having issues with:
  - How they looked after their front gardens. Some gardens were not well maintained and had considerable amounts of rubbish in them.
  - How well walls, fences and the fronts of homes were kept. It was felt that fences should be mended and painted.
  - How well hedges were maintained. Some were lax about keeping them tidy in the summer.
- There were, however, particular problems with properties that had been purchased from the Council and were now being let out.
- A number of residents pointed to the transformation of Bellenden Rd that occurred with this kind of work at its heart. Similar initiatives were currently happening in Asprey Rd – having every wall and fence mended and painted.
- There is a general sense of carelessness and lack of consideration when it comes to tidiness “they come back from the takeaway and throw things in my garden”.



Poorly kept front garden on Caulfield Rd



### 3. East Peckham – Lugard Rd & Caulfield Rd. Streetscene issues continued.

<b>Facilities &amp; Street furniture (eg benches)</b>	<ul style="list-style-type: none"><li>• There was disagreement about making provision for young through investing in facilities for them.</li><li>• While many acknowledged that there was little for older children to do in the area, people were reluctant to make provision for them because it would <i>“attract children from other estates” “if it’s for bigger ones they will wreck it”</i>.</li><li>• In the end people usually came up with ideas for providing facilities for children aged up to 10 or so <i>“a swing park for those aged 4 to 8”</i>. It was widely agreed that there were insufficient facilities for young children too.</li><li>• Some thought that the underprovision for older children needed to be addressed and the creation of a 5-a-side football pitch or basketball court was long overdue (and had been worked on by local groups in the past).</li><li>• There was little demand for more benches <i>“idlers sit on them and create problems”</i>.</li></ul>
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Site on Stanbury Rd at one time envisaged as a possible location for a recreational facility for young people

<b>Greenery</b>	<ul style="list-style-type: none"><li>• Although there was an acknowledgement that it had taken the Council a long time to remove the leaves that had just finished falling in the autumn, there was also a widespread desire for more greenery in the area in the form of:<ul style="list-style-type: none"><li>- Flower boxes (perhaps associated with a new fence around the south-east corner of the Brayards Estate green space.</li><li>- Trees but only ones which when they grow are not so big that they damage the foundations of the houses.</li><li>- Trees that do not create significant amounts of falling leaves in the autumn.</li></ul></li><li>• Residents had issues with dog walkers on the green outside the Brayards Estate blocks and the mess they make.</li></ul>
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<b>Lighting</b>	<ul style="list-style-type: none"><li>• Most felt that levels of lighting were good.</li><li>• Others felt that the lighting could be improved in terms of making the streets brighter <i>“the lighting is not that brilliant”</i>.</li><li>• There were spots where lighting levels were a concern such as:<ul style="list-style-type: none"><li>- The alleyways that run behind the newer houses on Caulfield Rd that people use to jump over to the gardens of the houses on Kirkwood Rd.</li><li>- Outside the Wandle housing development.</li><li>- On Bidwell St and under the railway bridge.</li></ul></li></ul>
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### 3. East Peckham – Lugard Rd & Caulfield Rd. As well as the issues that are relevant across the whole area, there were others that related to specific locations.



LIVEABILITY ISSUE - Bottle Bank & Garages “not always clean” “grotty recycling area and the garages that the kids climb all over”.

LIVEABILITY ISSUE – How to make better use of the nature garden. Before it was locked at night there were problems with drinking & prostitution.



LIVEABILITY ISSUE – Bidwell St. Problems: firegate always open, dark, intimidating at night & flytipping.

LIVEABILITY ISSUE – How to make better use of the green areas around the flats.

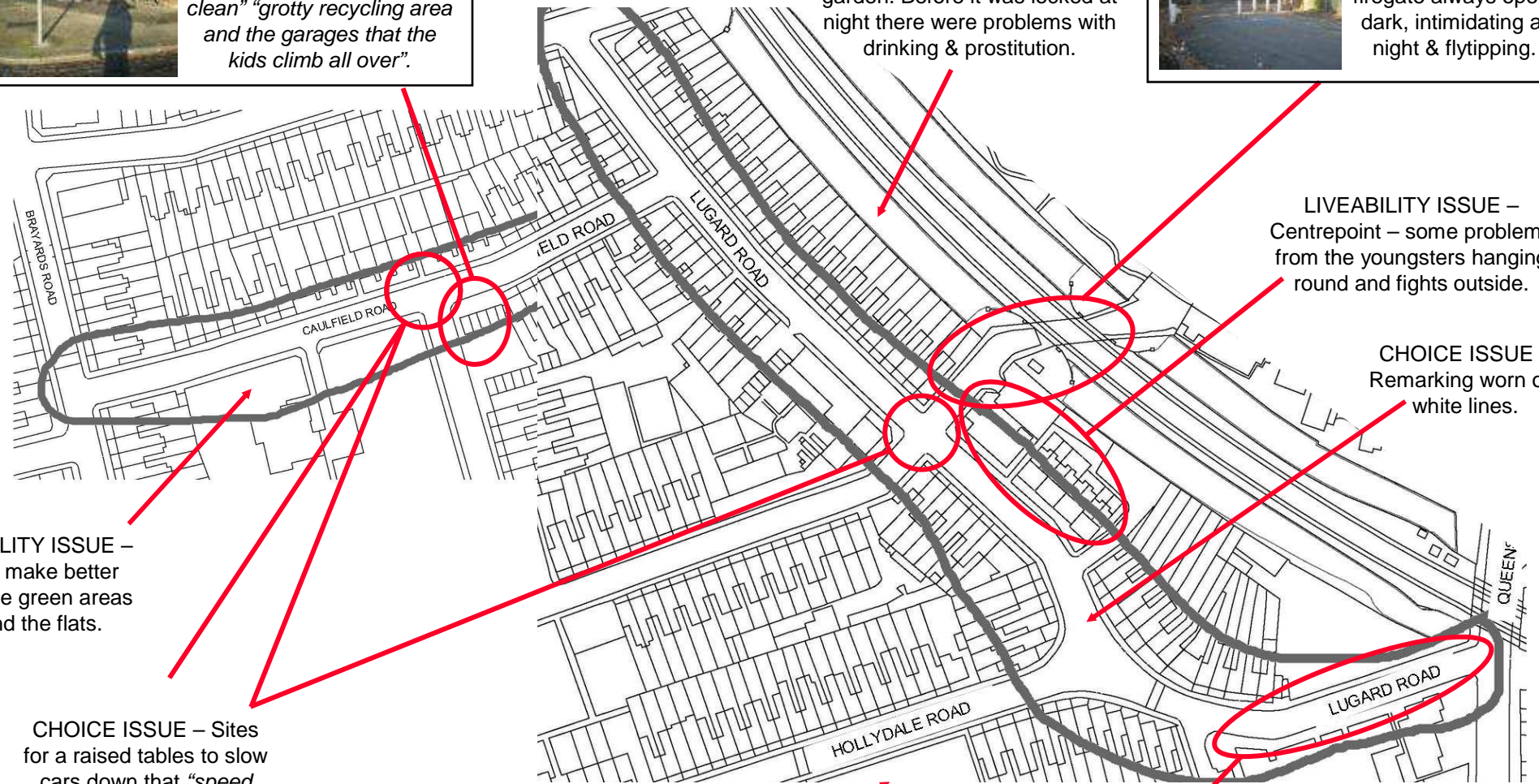
LIVEABILITY ISSUE – Centrepont – some problems from the youngsters hanging round and fights outside.

CHOICE ISSUE – Marking worn out white lines.

CHOICE ISSUE – Sites for a raised tables to slow cars down that “speed down the hill” and to protect local children.

LIVEABILITY ISSUE – The SNT felt that the end of day at St. Thomas Apostle Secondary School was intimidating “people won’t come out when the children are leaving the school”.

CHOICE ISSUE – Very poor state of the pavements.



**The idea for neighbourhood charters was only discussed with residents in the East Peckham area. There was some support for the ideas behind it but confusion about how it might work in practice.**

- In a number of the interviews with local residents in Lugard Rd and Caulfield Rd, it was felt appropriate to discuss an extended type of liveability in the form of a neighbourhood charter or contract. This was introduced by reading out the following paragraph:

*“Councils and central government are increasingly aware of the need to devolve more to the people who live and work in an area. One idea for this is to create a written agreement between the Council and local residents about the quality of local services people as citizens can expect to get. This agreement could cover for example issues affecting quality of life in a street, such as street cleaning, rubbish collection, anti-social behaviour services, noise and nuisance prevention, things for young people to do, street lighting provision and maintenance, general built environment maintenance, encouragement of local shops, rules about parking, community events and opportunities to meet neighbours, whatever is important locally.”*

- The idea of formalising what the Council did was thought to be a good idea *“anything that makes them more accountable is good”*.
- It was not clear who the contract would be between. In this area the streets did not have their own T&RAs and the largest local group was the Brayards T&RA. Owing to the issues that had cropped up in the past, there were concerns that power would reside with others *“There is a group of five that runs that T&RA; they make the decisions for the whole estate and it is hard to break in to...we don’t have a T&RA ourselves.”*
- This may be an issue that could be explored further in the workshops phase of this project.



#### 4. East Peckham – Hollydale Rd. Like Lugard Rd and Caulfield Rd, Hollydale Rd has no major issues. As with the other streets, improving the overall appearance of the area is important.

- There had been significant change in Hollydale Rd over the past 40 years as new residents from different ethnic groups have moved into the area. More recently, there had been an influx of younger professional couples who, unable to afford houses in East Dulwich, were casting their net further afield into Nunhead. Residents in Hollydale Rd felt far more connected to Nunhead than those in either Lugard Rd or Caulfield Rd. As with the other streets the overall feel is of a place that is relatively quiet “no marauding kids”; this is an attractive area “a good place to live”.
- There were concerns that shops in the wider Nunhead area were allowed to open up without any thought about their effect on the retail mix. Certain types of shop were tending to predominate “four or five hairdressers in one parade is too much” and the Council should think more about the mix of retail and promote independent retailers in order to encourage those who lived in the area to be able to shop in the area too.
- In terms of the streetscene on Hollydale Rd, residents raised the following issues:

<b>Traffic &amp; The Carriageway</b>	<ul style="list-style-type: none"> <li>• It was felt that Hollydale Road was a “rat run” and that there was speeding in spite of the humps. There was a belief that speeds were not greatly reduced by the cushions that were used to calm traffic on this road. They were also felt to be a disadvantage in so far as large lorries “crash over the bumps...they don’t slow them down”.</li> <li>• The quality of the road surface was particularly poor in the section of Hollydale Rd by the primary school with many ruts in the road surface from previous repairs.</li> <li>• Parking was a particular problem in the area around the Hollydale Rd primary school (south of Evelina Rd) with often chaotic scenes when children were being dropped off and picked up.</li> </ul>
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Carriageway south of Evelina Rd

<b>Pavements</b>	<ul style="list-style-type: none"> <li>• People felt that the pavements had been neglected for too long. There was plenty of evidence that the pavements were in a poor state of repair and needed resurfacing especially in the section by the primary school.</li> <li>• In the past the pavements had been made of flagstones but these had been replaced with asphalt which was never properly repaired when works were undertaken by utility companies. There was a desire for the footway to be repaved either with the slabs that had been used in the area around Nunhead Station or (like Sydenham Hill) with small blocks close to the kerb and larger blocks further in.</li> </ul>
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Pavement on Hollydale Rd

South of Evelina Rd



North of Evelina Rd

## 4. East Peckham – Hollydale Rd. Streetscene issues continued.

<b>Smartening The Place Up</b>	<ul style="list-style-type: none"><li>• As in the other two streets this was a common theme. The desire to “<i>unify the boundaries</i>” was widespread. People felt that the original walls were coming to their end of their lifespan “<i>it is nice when you go down some street and they have unified the railings and the walls.</i>” There was a recognition of the attractive schemes in other places to help people to improve the fronts of their homes “<i>they should put funding into making the fences better like they have around Peckham Rye.</i>”</li><li>• In Hollydale Rd it was more clearly acknowledged as a difference between those in privately owned properties and those who were renting!</li><li>• Problems related to:<ul style="list-style-type: none"><li>- Maintenance. “<i>In the summer you can’t get past because of the hedges that grow out over the pavement.</i>”</li><li>- Tidiness. “<i>We are always having to clear out the garden next door of old beds and other rubbish.</i>” “<i>Those who are renting don’t care about their front gardens.</i>”</li></ul></li><li>• There was a desire for the Council to enforce better standards of tidiness in the area and to facilitate the removal of large items of rubbish that people did not get rid of.</li><li>• Overall there was feeling that the area was somewhat untidy “<i>You can tell where Lewisham starts...the gardens are a lot tidier.</i>”</li></ul>
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<b>Greenery</b>	<ul style="list-style-type: none"><li>• There was a desire for more trees and greenery in the area. Those that had been planted relatively recently around the school and survived were appreciated and more were wanted (especially if they were more mature when they were planted).</li><li>• There were, however, concerns about how well small trees managed to last against vandalism even if they were protected with wire mesh.</li></ul>
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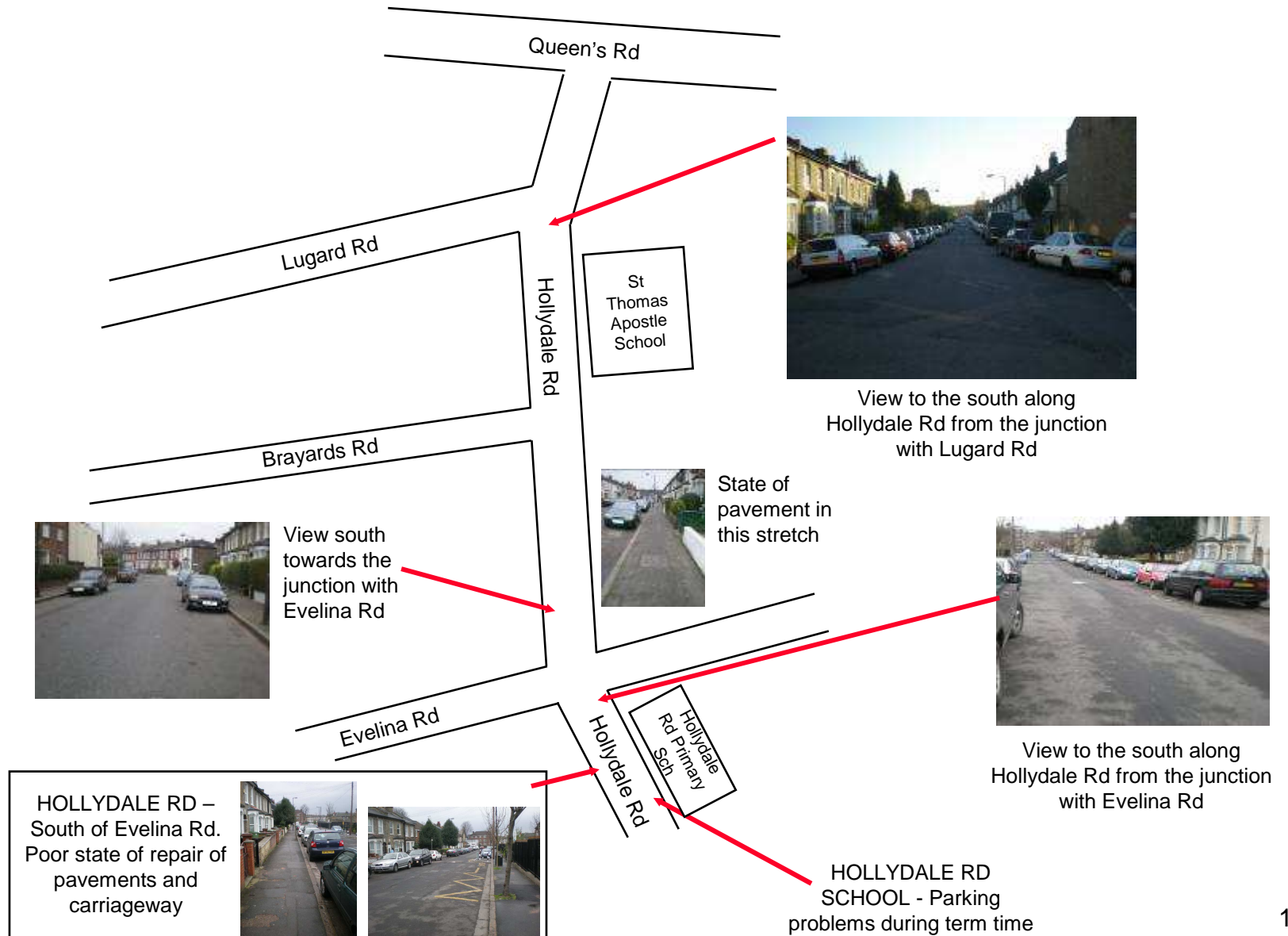
<b>Lighting</b>	<ul style="list-style-type: none"><li>• Lighting in the street was felt to be adequate and had improved in recent times “<i>it used to be really dark but they put in new lights and they seem quite bright.</i>”</li></ul>
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Examples of poorly maintained front gardens on Hollydale Rd and unremoved rubbish.






#### 4. East Peckham – Hollydale Rd. Location specific issues were largely confined to the area south of Evelina Rd and related mainly to the state of the carriageway and pavements.



**5. North Camberwell - Southampton Way & Harris St. Local residents have been lobbying for change in the area for a long time. The principal initiatives are outlined below.**

<p><b>1998</b></p>	<ul style="list-style-type: none"> <li>• Changes in traffic management in the area owing to resident's concerns:             <ul style="list-style-type: none"> <li>- The rat run through Coleman Rd was closed with a gate</li> <li>- Cottage Green and Wells Way were made one-way.</li> </ul> </li> </ul>
<p><b>2003/2004</b></p>	<ul style="list-style-type: none"> <li>• Owing to increasing concerns from local residents, there were attempts to:             <ul style="list-style-type: none"> <li>- Obtain funding for environmental improvements.</li> <li>- Address other big picture issues in the area such as derelict/cleared sites and buildings (eg the derelict shop in Bonsor St), make improvements to the shop fronts along Southampton Way and increase the diversity of those shops.</li> </ul> </li> </ul>
<p><b>2005/2006</b></p>	<ul style="list-style-type: none"> <li>• The Forgotten Camberwell group identified the following principal issues in the area in their substantial piece of work that was published in August 2006:             <ul style="list-style-type: none"> <li>- The shops in Southampton Way were closest to them BUT relatively few used them because of their lack of variety and the area's poor environment in terms of people feeling unsafe and the poor appearance of both the shops and the street itself. Local residents wanted to see the introduction of a major retail grocer, restaurants and a café and to make the area more green with trees and flowers.</li> <li>- The general run down nature of the area in terms of the appearance of the frontages of both shops and residences along Southampton Way, the poor quality conversions of shops to houses and the derelict sites.</li> <li>- Anti-social behaviour/illegal behaviour ranging from street drinking, street fighting and drug dealing.</li> <li>- Traffic problems. Illegal parking on both the street and the pavement, the dominance of motor vehicles in the one-way system of Cottage Green and Wells Way.</li> <li>- Poor public transport links (the area is entirely reliant on the 343 bus).</li> </ul> </li> <li>• The group created a large petition in support of these aims and made presentations to both the Camberwell Community Council and the Full Council.</li> <li>• Local residents felt that very little came of what were extremely intensive efforts on their part and there has been considerable disillusionment since that time as local people come to terms with a perceived lack of engagement by Southwark Council and its Executive in the significant issues that they face.</li> </ul>

## 5. North Camberwell - Southampton Way & Harris St. In contrast to East Peckham, stakeholders and residents identified a number of significant issues in their area.

<p><b>Location</b></p>	<ul style="list-style-type: none"> <li>• Southampton Way sits on a rat run between Peckham &amp; Brixton “a <i>between place... neither Camberwell or Peckham</i>” “<i>isolated pocket</i>”. People feel that it is exposed to problems that spill over from Peckham that relate to crime and drugs.</li> <li>• A major factor is that many of the stakeholders in the area, and in particular the local residents who live in the triangle of Victorian houses to the north &amp; the Elmington Estate to the south make use of the road but do not live on it whereas the business on the street rely heavily on passing traffic that has little or no stake in the area.</li> </ul>		<p>View of Southampton Way</p>
<p><b>Appearance of the Area</b></p>	<ul style="list-style-type: none"> <li>• Shops frontages and frontages to the houses are drab and messy “<i>barren</i>” “...<i>it looks like no one cares about the place</i>”. There are long term awful spots such as the house on Bonsor St. There are too many sites that detract from the appearance of the area and make it more intimidating such as the Harris St alleyway.</li> <li>• Another major problem is the number of derelict sites/sites awaiting development. There are two large sites close to Beacon House. There is a real need for Southwark Council to help the area improve by making progress with these sites.</li> <li>• The area is made worse by shop-keepers who put their rubbish out onto the street late at night and by morning the rubbish is strewn all over after the foxes and other animals have been at it.</li> <li>• The large red or green wheeled rubbish bins associated with shops and businesses along Southampton Way are a major eye-sore on the street.</li> </ul>	<p>Poorly maintained frontages &amp; doors to shops and houses</p> 	<p>One of the derelict sites in the area</p> 
<p><b>Lack of Variety of Shops</b></p>	<ul style="list-style-type: none"> <li>• Residents feel that the street no longer has a wide variety of shops but instead shops focus on cheap booze available 24 hours a day, shops that deal drugs, fast-food/take-aways, small scale groceries and hair/nails “<i>same shops all the time</i>” .</li> <li>• All of these emphasise the transitory relationship that those who use the street have with it. People are crying out for successful different shops “<i>we need a street where the shops are not all the same.</i>”</li> <li>• The domination of shops selling alcohol at all hours is a particular problem “<i>every shop has booze 24 hours a day</i>” and this is felt to have links to drug dealing and people coming to the area looking for drugs.</li> <li>• Local residents lament the passing of certain shops such as (relatively recently) the local chemist “<i>they can't afford the rates</i>”. There is significant demand for a café (presumably of a different type to the ones in the street already!) and a big 4 supermarket outlet “<i>a Sainsbury's Local</i>”.</li> </ul>		

## 5. North Camberwell - Southampton Way & Harris St. Streetscene issues continued.

### Traffic & Parking

- As well as the overall domination of the area by traffic owing to its role as a short cut and through route, there were specific concerns about the Cottage Green/Wells Way one-way system. The combination of one-way traffic, wide roads (for the volumes of vehicles that use them), narrow pavements and ineffective traffic calming meant that these streets feel dominated by the traffic.
- There are concerns about the return of rat running (which was addressed successfully with the closing of Coleman Rd) with the new development at Newent Close. This is creating an increasingly widely used link between Southampton Way that avoids the Cottage Green one way system.
- The junction by Havil St is a particular concern and it is felt that crossing Havil St is particularly dangerous as is trying to get across Southampton Way by the Post Office *“the zebra is in the wrong place”*.
- There are congestion problems caused by illegal parking (often by the Post Office on Southampton Way) that, because the road is so narrow, causes significant snarl-ups especially when buses are trying to get through.
- There were concerns amongst the shop keepers that introducing parking charges would be another in the nail of the coffin for their businesses *“£2.20 an hour will kill the businesses around here”*. This was a particular problem for the cafes that had seen a reduction in trade from the large amounts of construction ending in the area. They were also about to see the redevelopment of the industrial estate just beyond Peckham Grove.



The junction with Havil St.

## 5. North Camberwell - Southampton Way & Harris St. Streetscene issues continued.

### Crime & Anti-Social Behaviour

- There are significant problems with crime and anti-social behaviour. This principally relates to drug dealing that is associated with a number of businesses in the area and being on the route between Peckham and Brixton *"we get the problems from Peckham and we are the piggy in the middle"*. The Safer Neighbourhood officers were very clear about the nature and extent of the problems *"I cannot think of a good thing to say about Southampton Way...this is the number one priority in our ward."*
- There are anti-social behaviour problems that focus on the corner of Harris St with Havil St and the alleyway, garages and open space there. This location sees lots of people hanging around, muggings (by the alleyway), drug dealing and underage drinking. The Safer Neighbourhood Team felt strongly that this spot needed attention *"This section is horrible...it needs sorting out"*.
- The residents at the Halls of Residence on Havil St. are particularly susceptible to muggings especially when they are new to London *"the rubbish all around...the kids hanging around...it is intimidating for the students."*
- There were calls by residents and the Safer Neighbourhood Team for the introduction of CCTV both in the alleyway and along Southampton Way.



The Harris St. alleyway & neighbouring garages

### Change of Character After Dark

- The character of the area changes after dark and it feels much more intimidating. People say that they feel far more reluctant to go out after 7pm. After dark *"you get more hanging around then...a lot of people won't go out"*.
- While some feel that the street lighting is adequate, many say that perceptions of security are not aided by relatively poor levels of lighting. Streets lights are not frequent enough *"too far apart"*.
- As we have noted there are particular spots where lighting is extremely poor; the alleyway on Harris St. and the stretch between Havil St and Sedgemoor Place.



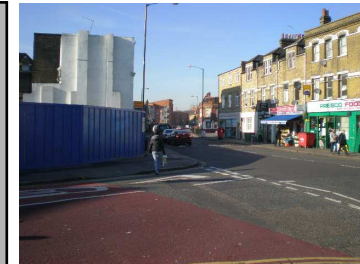
## 5. North Camberwell - Southampton Way & Harris St. Streetscene issues continued.

### Lack Of Facilities For Young People

- Older teens (10 to 15, 12 to 18) have little to do. There is some provision for smaller children but little for those that are older. There is nowhere for them to go that feels cared for *“too many kids with nothing to do...when they are bored they cause problems for other people” “there is no provision for anyone aged from 12 to 18 apart from going to the pub...they just get forgotten about”.*

### Lack Of Greenery

- Residents and stakeholders feel that the area is very urban and that there is insufficient greenery. Throughout there are problems with street trees are poorly integrated into the tree pits that house them and these need to be addressed when improvements to the pavement are made.
- There is a need for improved planting in the street using flowers and tubs *“like in Peckham Hill St...they put tubs on the railings...cheerful.”*



There are places where there is very little greenery

### Harris Street Itself

- Few had much to say about Harris St (most did not know where it was!) *“it looks like a service road.”* The big problem is the alleyway before the street reaches Havil St. The alleyway itself was notorious as a low quality space where there were frequent muggings. The alleyway is poorly lit with the only light coming from temporary lighting in the College grounds. The space by the garages was felt to be intimidating as it is a place where people congregate and is known for drug dealing and anti-social behaviour.
- Throughout the length of Harris St. the pavement is felt to be in poor condition.



The alleyway by Havil St.



Looking south along Harris St.

## 5. North Camberwell - Southampton Way & Harris St. As well as these area-wide issues those related to specific locations are shown below.

**TYRE SHOP –**  
Reduces pavement width and customers block the road around

**PROBLEM DEVELOPMENT –**  
Planning permission obtained for 4 live works space – is in fact 12 flats!

**TRAFFIC DOMINATED –**  
partly owing to one way system that encourages vehicles to speed.

**O/S BRICKLAYERS ARMS –** Should be a good space but the pub is derelict and squatted and there is much illegal parking here. ASB associated with the betting shop next door.



**PAVEMENT –** Very narrow pavements here made worse by bins kept outside front doors.



**CHILDREN'S PLAYAREA –** Poorly designed & hardly ever used – needs to be redesigned as a proper playground for toddlers and young children.



**THE BIG PROBLEM** in Harris St. The narrow alleyway is almost designed to assist muggers – enclosed, not overseen, narrow & poorly lit. Problems too with fly-tipping.

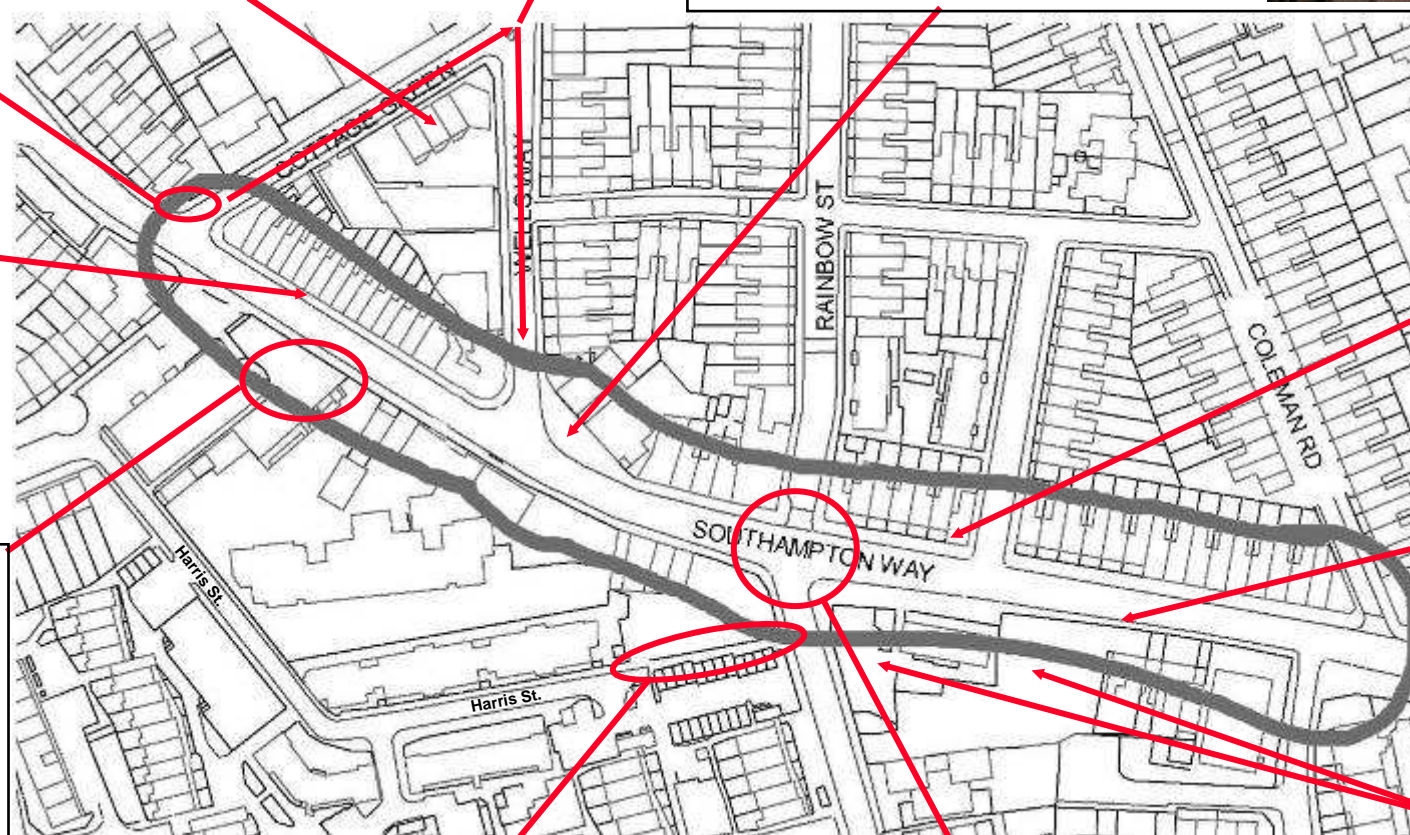
**HAVIL ST JUNCTION –** Hard to cross Havil St safely owing to speed of traffic turning into the streets. Could be a raised table incorporating the raised zebra crossing.

**DERELICT PROPERTY** on Bonsor St



**PAVEMENT –** This stretch suffers from having very narrow pavements, overgrown hedges and poor lighting

**DERELICT SITES**



## 5. North Camberwell - Southampton Way & Harris St. The mix of improvements that stakeholders would like to see in the area (in the shorter and longer term) are itemised below.

<b>Longer Term Vision</b>	<ul style="list-style-type: none"> <li>• In the longer term, there was a desire for regeneration and investment to address the area's substantial problems. A template that was mentioned widely by residents and other stakeholders was what had been done in Bellenden Rd.</li> <li>• It was felt that nothing short of this type of commitment would generate the energy that was needed to smarten the place up and bring it back to life. Real investment was needed to make it a place that people would want to visit and stay in rather than pass through as quickly as possible.</li> </ul>
<b>Pavements</b>	<ul style="list-style-type: none"> <li>• The pavement needs to be improved throughout the area with something better than <i>"cheap and nasty Macadam"</i>. Residents liked the design used in Albany Rd of red bricks close to the kerb and larger blocks away from the edge.</li> <li>• There are two spots where the pavement is particularly narrow and steps should be taken to widen it, outside 83 to 113 Southampton Way between Cottage Green and Wells Way and on the south-side of the street between Havil St and Sedgemoor Place.</li> </ul>
<b>Addressing Crime &amp; ASB</b>	<ul style="list-style-type: none"> <li>• CCTV. The SNT and residents felt that introducing CCTV would have significant effect in the area <i>"you need CCTV from Coleman Rd to Cottage Green."</i></li> </ul>
<b>Brightening/ Smartening Up The Area</b>	<ul style="list-style-type: none"> <li>• Key is improving the fronts of the shops and houses in the street. There is a need to create a common facade <i>"up to a certain standard"</i> like Bellenden Road.</li> <li>• Finding places for the large rubbish bins that are used by the shops on Southampton Way to stop them sitting on the pavement.</li> </ul>
<b>Making The Street Greener</b>	<ul style="list-style-type: none"> <li>• By planting <i>"small trees"</i>, <i>"tall planted trees"</i>, planters with flowers and hanging baskets.</li> </ul>
<b>Improving Lighting</b>	<ul style="list-style-type: none"> <li>• Southampton Way is poorly lit in places for pedestrians. This is a particular problem east of Havil St.</li> </ul>
<b>Improving Crossing The Road</b>	<ul style="list-style-type: none"> <li>• Felt to be dangerous in places owing to volumes and speeds of some vehicles. There was a particular problem at the junction of Havil St where a raised table has been suggested.</li> </ul>
<b>Others</b>	<ul style="list-style-type: none"> <li>• Introducing artistic elements such as they have done on Bellenden Rd with its bollards. There was a CGS bid to create artistic metalwork in the area from a local artist in 2007.</li> <li>• Cycle parking. There is very little safe cycle parking in the street at present.</li> </ul>



Pavement design on Albany Rd

