



SE5 Forum Public Meeting

The Camberwell We Want to See - Thursday 8 July 7-8.30pm

Post-Event Report

46 participants in total, including 11 Board members, 3 speakers and 4 breakout facilitators/reporters. 57 attendees originally registered and a further 6 requested post-event report. This report will be sent to Board members, speakers, facilitators, reporters and all 63 who attended or expressed an interest in attending or receiving information after the event.

Introduction

SE5 Forum for Camberwell Chair **Sophy Tayler** welcomed everyone.

“The reason for this meeting is to look for fresh ideas, insight and focus to help us in the work we are doing. And if you like what we’re doing, maybe gain a few extra volunteers as well!”

“Covid has made a difference and the town centre is changing a great deal and will change more. Lots of groups have contributed with ideas, e.g. to the New Southwark Plan but as a community, we don’t have a space to discuss what town centre we want to see in Camberwell.”

SE5 Forum Secretary **Marie Staunton** chaired speakers and Q&A

Marie explained how no one from Lambeth Council was able to attend, which affects those living on the boundary.

Speaker: Councillor Jason Ochere, Southwark Council Cabinet Member for Jobs, Business & Town Centres.

“I’ve been in this new position for two months. We plan to engage with the community to develop Camberwell as a town centre. Councillors are here to make decisions with the community, businesses, young people, alongside our wider community - not top-down. The pandemic has exacerbated previous problems faced by town centres and high streets. So the council is making their protection a priority - we want them to be thriving, safe for all and accessible. As a borough, we’ve given support to businesses, e.g. lockdown grants. We continue to support them through the High Street Recovery Fund – the deadline is closing soon for applications - and we welcome any ideas from locals and businesses to help revitalise our high street. We are dedicated as a council to have a cross-council strategic approach to town centres that works in tandem with communities.

“Therefore, I’m announcing the launch of a **Town Centre Forum for Camberwell** from August, this will aim to bring together businesses, local community groups and residents to help them develop what the town centre should look like, and to develop an action plan. We will start soon, with 3-4 meetings, with council officers attending - not just involvement of the local economy team but also looking at cleanliness, crime, shop frontages and how they look. Businesses have said that while we have a broad range of businesses, it’s difficult to attract people to area because of transport. We also need to encourage cycling and walking too, including for young and elderly.



The Action plan could look at:

Short term issues: e.g. in one year how to make the town centre more attractive to residents, visitors and families. As well as help to encourage more cycling. Longer term what our town centre looks like in light of the Butterfly Walk development application, subject to London Mayor's approval.

Speaker: Matt Derry, Senior Regeneration Manager and lead officer for Camberwell, Southwark Council - on consultation and development plans for Camberwell Station Road.

“Background: The Camberwell Area Plan started in 2018 with £1.5m Good Growth Fund awarded from the Greater London Authority. We undertook significant local engagement in terms of public events as well as visiting key stakeholder groups in early 2019, and this set a number of key themes - such as transport, resilient town centre, local economy, affordable work space and creative industries, promoting health, green spaces and active travel especially through green routes, fostering local identity, history and culture and where appropriate housing intensification. That work was taken forward into the New Southwark Plan's vision for Camberwell - but it's important for us to continue to review and refresh these plans in forums like this.

“The Camberwell Area Plan prioritised 3 areas of focus for ‘public projects’ to be taken forward. Camberwell Station Road is to improve the public realm but also to keep the focus on the station area, which is important as the council continues lobby to secure rail services for Camberwell town centre. The other two areas are: St Giles & Wilson Road hub to support higher education, with an arts and tech cluster there, including new studio space for recent University of the Arts London (UAL) graduates. Thirdly, to improve access from Denmark Hill station to the town centre - and the council will continue working with South London and Maudsley NHS Foundation Trust (SLaM) regarding their development plans.

“The Camberwell Station Road project is a public realm scheme to address street issues, improve cycling and walking, new electric vehicle charging points, link with the low line, improve the environment and hopefully, in due course, have a rail station. With the GLA funding, in last 6 months, we've been working with key local partners, such as SE5 Forum, on how we work up the details of the scheme. We procured a design team with a selection process by local stakeholders, including SE5 Forum. [JA Projects](#) were selected. Magda Bartosch, Regeneration Manager, will be delivering the project. We will now commence the process of a further co-design, with two engagement workshops which we will advertise locally, with key stakeholders to develop the detailed designs for the scheme, which we hope to put forward for planning approval later this year. And deliver the scheme from middle to end of 2022.”

SEE DOCUMENTS ATTACHED and website link:

<https://www.southwark.gov.uk/regeneration/regeneration-projects/camberwell-regeneration/camberwell-station-road>



Q&A: Jason Ochere & Matt Derry, chaired by Marie Staunton:

Nick Mair, Chair, Camberwell Society: What are plans for walkway through hospitals from Denmark Hill station to Butterfly Walk and what would process of consultation be? How can local community be involved?

Matt Derry: the active transport route Local Community Infrastructure Levy (CIL) project is currently being led by transport policy team - at the stage of allocating cash to that piece of work, a brief is being drafted, a key component will include consultation and engagement. **ACTION:** Matt Derry to come back directly to SE5 Forum, Camberwell Society and Camberwell Identity Group on how to share this piece of work.

Tony Coleman, Camberwell Society: Local CIL funding was awarded to Camberwell Identity Group to create the Black History Walk in the town centre. What's happening with that? No contact yet from Southwark Council. Also what is the funding from CIL that's going to 'studies' rather than infrastructure?

Matt Derry: The local CIL funding included the black history walk as well as allocation of funding for developing and exploring active travel around town centre, e.g. for pedestrians and cyclists and more sustainable motor transport. CIL can only go on infrastructure. The 'studies' are just feasibility work towards capital/physical projects.

ACTION: Matt Derry will give a subsequent update on engagement and feasibility study of Black History Walk.

Amie Konteh - can provision for the rollerskating community developing in Burgess Park be created in the town centre?

Cllr Jason Ochere: Sounds like a fantastic idea. A safe space for this locally could be good. Hopefully we can find a way of incorporating that somewhere around Camberwell.

Mark Mihajlovic, Miah Close. Could satellite areas be part of the town centre planning? Our area by Wyndham Road is a cluster of shops and artist studios, including Anish Kapoor studios, and the oldest shopping parade in the borough - Regency period. However, the area falls outside the Camberwell Area Plan. For a number of years, I've been trying to push the idea of the relationship between Camberwell Green and Camberwell New Road/Miah Close area as similar to Peckham, with Nunhead as a satellite area. We need to think what we want Camberwell to be? Just West Peckham? Or to straddle Denmark Hill and Camberwell New Road. The current Camberwell Area Plan doesn't go west down Camberwell New Road. We should be thinking about permeability, links e.g. green walks, as a benefit to Camberwell Green.

Jason Ochere: I agree the parade should be included in any town centre action plan discussions arising from the new Camberwell Town Centre Forum.

Question: Camberwell Train Station - is it opening? **Marie Staunton:** No agreement yet from Network Rail. (Transport breakout details below).



Sophy Tayler to Matt Derry: Why does council design committee trump local consultation? The Camberwell Identity Group did local consultations a few years ago about Camberwell identity and thinking holistically about how the area should look, about materials, etc and we were told by email that our identity work would be part of the New Southwark Plan/Camberwell Area Plan. Yet, when I queried this with the Butterfly Walk development, the senior planning officer said they were happy with the developer's proposition. So we'd engaged as a community and fed back but it doesn't count. It looks like it might be reconsidered but how binding would that be in the planning process?

Matt Derry: We met with the owners of the Butterfly Walk centre and their design team and engaged them on the Area Plan so the work done on local identity should have been incorporated into their thinking. **ACTION:** Matt Derry to put Sophy in touch with right person in planning department.

Will Reeves: What about the regeneration of Camberwell Road? Can we get an update on this soon? **ACTION** to catch-up on this.

Marie Staunton. Questions show there is a real need and request for communication from the council. The community has done a lot of work and raised own money for banners, murals, etc. We need a lot more information and a forum for discussion of projects.

Jason Ochere: What's loud and clear is there definitely needs to be this new **town centre forum** for all residents, businesses, communities in Camberwell. With cross-council staff involved e.g. from environment team, planning team, etc. To develop an action plan to hold the council to account. **We will have the first of 3-4 meetings of the town centre forum in August. News on this to follow.**

BREAKOUT REPORT: Green Ways & Spaces - 13 participants

Susan Crisp (SC) from SNAV led the session, together with Ben Moxham (BN) from the Camberwell Society/ Trees and Green Spaces Group

Background

- Participants were very interested to know there were around 40 green spaces across Camberwell and in the results of a recent survey of around 20 friends group and TRA representatives on their focus areas and priorities undertaken by the Camberwell Trees & Green Spaces Group.
- SC outlined the pioneering work by SNAV in creating green corridors, for example one from Burgess Park to the old Court House off Camberwell Green. <https://southwarknature.org.uk/camberwell-nature-corridors/>

Discussion Points

- The conversation then focused mainly on the need of greater linkages between these green spaces.



- Mental Health - One participant highlighted the benefit of walks linking up green spaces for mental health, especially for older and isolated people. This led to a short discussion of the Camberwell Society-SE5 Forum tree walks series.
- Air quality - Another participant discussed safety concerns meaning local people - especially children - tend to use polluted major thoroughfares to walk through the area rather than greener side streets.
- One participant, who represented Myatt's Fields Park, cited the need for greater linkages between Lambeth and Southwark green spaces.
- Other ideas were put forward to improve linkages, for example an initiative to collect discarded coffee grinds from central Camberwell coffee shops and recycle them as compost.

Follow up actions

- BM/ Phil Sherwin to look at Lambeth/ Southwark green links

BREAKOUT REPORT: Reflecting Camberwell's Unique Identity - 11 participants

Led by Kelly Blaney of the Camberwell Identity Group and Camberwell Arts, the group was agreed on priorities for the town centre:

1. Building on Camberwell's strengths to draw people and businesses to Camberwell town centre:

Health: Kings College Hospital and South London and Maudsley NHS Foundation Trust (SLaM) are world-class and we need to encourage the health businesses (osteopaths, physiotherapists, etc) springing up around them as well as fostering routes in to skilled employment in the sector.

Art: University of the Arts London (UAL) is in Camberwell and its graduates have stayed in a wide range of arts businesses and studios. They need affordable workspace. Camberwell would benefit from more cultural events, we have the theatre, the fair, arts week but we need more music and other events. An iconic artwork on the Green would also draw people to Camberwell and publicise Camberwell as an arts centre.

Food: Strong independent food businesses mean that Camberwell is a destination for dining. But the centre can look tacky and uncared for - so work on frontages of empty buildings, murals on the front of shutters would make it more attractive.

Workshops: Camberwell has a tradition of workshops and should be looking at spaces for light industry and crafts rather than turning all warehouses into flats.

2. **Satellite town centres:** Treat areas such as Miah Close as satellite town centres - as Nunhead is to Peckham, and support their development. Link with Lambeth when shops and facilities cross the border.



3. **Retail:** Some retail such as white goods (Duartys) and banks have left Camberwell. What do we want to replace them with? Gyms, shared workspaces with childcare to reflect different ways of working which happened during COVID, cultural uses like theatre/music venues and community spaces. Foster diverse mix of independent businesses and opportunity for community-owned businesses. We should use empty shops as meanwhile spaces so that people on low and medium incomes have access to space to start new businesses.
4. **Market:** develop the market on Camberwell Green as a destination.
5. **Car parking:** If Camberwell is to become a destination, do we need car parking spaces in or just outside the town centre? Herne Hill's experience has been that pedestrianising the shopping streets did deter destination shoppers but increased passer-by trade - so turnover was up overall.

BREAKOUT REPORT: Transport – 12 participants

Will Reeves, SE5 Forum Vice-Chair, talked us through 5 potential transport projects:

- Camberwell Train Station
- Tram
- Electric Buses
- Cycle Hire
- Electric Car charging points.

Asked the group - what should we be focusing on nudging the council towards?

Tram – There was a question about the benefits of the Tram over buses. Negatives mentioned included comments about the additional need for infrastructure over buses whilst still causing traffic. Positives mentioned include potentially quicker or higher capacity – several other tram lines were mentioned as being successful, and a point was raised that it would be good to get data on other trams which have been successful.

Electric cars – Negatives are that it encourages car ownership, which might be a backwards step and inconsistent with most new developments not able to have parking spaces. May increase inequality as only relatively wealthy residents own cars/have access to parking spaces. Positives were that petrol and diesel cars are being phased out pretty quickly, so the infrastructure needs to be improved pretty rapidly.

A view was stated that some of these projects would be happening naturally without involvement of the SE5 Forum, although there was some disagreement about which projects those were.

Cycling – Comments made that there should be better cycling infrastructure in general and not just cycle hire. Will mentioned the work of Southwark Cyclists and the plans for Quiet Ways.

There was a vote for which transport the group wanted to see Southwark Council focus on to improve transport in Camberwell, and at the top were: Tram: 4 and Train Station: 3.



BREAKOUT REPORT: Local Listings - 10 participants

Jason Leach from the Camberwell Society gave an introduction to the topic of local listing.

Background

- Local listings are maintained by the Council
- <https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/monitoring/local-list>
- LBS has a draft list, and its much less developed as compared to Lambeth
- Local listing status is not legally binding the same way Grade1, Grade2 national listings are, and can be overridden by other planning factors, but represents a serious consideration.
- Council responsibilities in relation to local listed buildings are specific to the Council and the Camberwell Society has been trying to strengthen the wording in the policy that is used to interpret its responsibilities

Getting Listed

- Anyone can submit a proposal. There are a number of sources of guidance, but Historic England has a good source of advice <https://historicengland.org.uk/advice/planning/local-heritage/local-listing/>
- The Camberwell Society is planning to issue a toolkit soon, to help people collate the information necessary to a successfully obtaining a listing
- Listing is measured against four criteria
 - Historic – connection to the past or a historic figure
 - Evidential – of past human activity,
 - Aesthetic – and this covers the consideration about how one building related to a group eg a row of terrace houses
 - Communal value – e.g. a place of worship, an activity that gives intrinsic value

Local ideas discussed

- Camberwell Bunker: Historic connection, views varied on the aesthetic quality
- Champion Hill. Surprisingly not in the conservation area. Also discussed the De Crespigny Wall, which is Georgian, apparently handsome brickwork
- Stretcher railings. A lot have been lost already

Not really enough time to agree next actions, and it would have nice to hear from more of the attendees, and see what other ideas there were.