THE STRATEGY

NOVEMBER 2012
SOUTH THAMESMEAD
REGENERATION FRAMEWORK

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The South Thamesmead Compact

1.1 Introduction

We, the partners, London Borough of Bexley (LBB) as the local authority, Gallions Housing Association (GHA), as the major social landlord in Thamesmead, Trust Thamesmead (TT), as the leading community development agency in Thamesmead, Greater London Authority (GLA) as strategic planning authority and regeneration agency for the capital and Tilfen Land (TL) as the main development land holding and development company recognise our unique position in being able to influence and deliver an improved quality of life for the residents of South Thamesmead both individually and collectively.

The development of this Regeneration Framework has provided the main partners with a chance to work together to develop a joint vision for South Thamesmead. This framework includes a series of coherent neighbourhood strategies that will enhance the quality of life for residents and create thriving and resilient communities.

Our starting point is that LBB, GHA, TT, TL and GLA wish to continue working together to ‘retrofit’ this neighbourhood over the coming 10 to 15 years. This means that rather than wholesale rebuilding, we will work with the local community to improve most of the existing homes, parks, streets and other elements in order to make the neighbourhood more environmentally, physically and socially robust.

We believe that by working together and with the local community and stakeholders, and through incremental, targeted change, South Thamesmead can truly become a town for the 21st Century.

1.3 Principles of partnership working

Our partnership will be based on the following principles:

- Values of openness, transparency, honesty, reciprocity and mutual accountability.
- Everything we do will be based on improving the lives of current and future residents and the wider community.
- At senior level we will share with each other our key objectives highlighting those where support would make a significant difference.
- We will use the South Thamesmead Regeneration Framework as the basis for our joint working and keep it updated.
- For all projects where a joint approach is agreed we will be clear (i) about the lead organisation (ii) the lead worker from within each organisation and (iii) the resources each of us is prepared to deploy. We will also regularly monitor progress.

1.4 How we will work together

We have set up a Champions Group, consisting of relevant councillors or board members and senior executive officers. This will continue to meet at least every 12 months to drive projects and forge a shared approach to solving problems facing South Thamesmead residents.

Nominated officers (including members of Executive Team from each partner organisation) will meet at least quarterly to explore new opportunities and measure progress made against agreed priorities.

Further workstreams focusing on community development and physical regeneration will be set up as needed. LBB, TT and GHA will lead a cross-agency community engagement approach to develop more integrated solutions around the public realm and delivering outdoor events/activities. This group will seek to engage with local residents by working to the highest standards of community engagement as agreed by the group.

There will be at least one relationship building/planning/information sharing/evaluation event for key staff every year.
INTRODUCTION

2.1 Overview
Urban Initiatives and its team of co-consultants have been appointed by the London Borough of Bexley with Gallions Housing Association, Trust Thamesmead and the Greater London Authority (the partners) to complete a Regeneration Framework for South Thamesmead. Tilfen Land has also been involved in its development.

The partners have agreed to work together to increase investment to support positive physical, social and economic change in this neighbourhood. This framework has been written to guide that investment and ensure that all the partners are 'joined up' in their approach and that their own investment plans and business strategy processes dovetail.

2.2 Scope of Study
The scope of the Regeneration Framework is intended to guide development and change in South Thamesmead over the next 15 - 20 years. The study is split into three parts.

Part A - To review the condition and functionality of Gallions' estates at Southmere, Parkview and Lesnes, outlining and costing options for key estate improvements and proposing an outline investment strategy for implementation over a 5 year period.

Part B - Consider issues and propose a strategic framework for the regeneration of the estates at Southmere, Parkview and Lesnes outlining options and recommending priorities for redevelopment and retention over a 15 year time frame.

Part C - Review regeneration opportunities in the wider South Thamesmead study area linked to Crossrail etc, identify priorities and propose strategy.

All three Parts within the scope are included in the Framework, although they are integrated, rather than presented separately. The focus of this report is around Parts B and C.

2.3 Relationship with Planning Guidance
This document is not part of Bexley's Development Plan, but is intended to have some material weight in the consideration of planning applications once it has been consulted upon and adopted by LB Bexley. All planning applications will also have to take into account the London Plan, LB Bexley's Local Plan including the adopted Core Strategy, as well as the Thamesmead SPD and other relevant supplementary planning documents.

2.4 Development of the Regeneration Framework
The work has been progressed via a Project Steering Group comprising of the main stakeholders, who have been responsible for briefing and internal consultation inside their own organisations.

The partners were keen to avoid raising public expectations over a piece of high level strategic work and, while the study was not confidential, no resident consultation was undertaken as part of this work. Instead this regeneration framework will form the basis of a wide-ranging and ongoing resident involvement programme that will be launched in late 2012.

The commission consists of a four-stage programme. This report is the final output of Stage 4. Previous outputs include:

Stage 1: Inception Report (August 2011)
The Inception report scopes the project and sets out the governance and reporting criteria.

Stage 2: Baseline Report (Oct 2011)
The baseline report established the context for regeneration and identified constraints and factors that could influence the shape and form of any future change.

Stage 3: Options Report (Dec 2011)
This report sets out the option testing process that has been considered, why these particular options have been selected and any assumptions that the options have been based on.

2.5 How to read the Regeneration Framework
The South Thamesmead Regeneration Framework is split into three documents. These are:

- South Thamesmead Regeneration Framework (this document): An overview of the partners ideas for South Thamesmead setting out the principles for change over the next 15 years. This will be used as the basis for consultation with residents, businesses, community groups and other local stakeholders before it is finalised.

- Projects Plan: A detailed list of proposed projects that includes commercially sensitive information. This will be updated following consultation as set out above.

- Technical Annexes: Cost and revenue assumptions as well as housing refurbishment feasibility testing. This could be updated following consultation as set out above.

This Framework is structured around the following headings:

- South Thamesmead Compact: A statement of commitment by the main partners.

- Introduction: This section.

- Vision and Principles: An overarching statement of how South Thamesmead could change.

- Thamesmead: The place and people - a summary of the baseline report.

- Getting the structure right: A description of how the main local centres, street layout and landscape will help create a successful neighbourhood.

- Character Areas: A description of each area of South Thamesmead and how it contributes to the whole place.

- Generating Momentum: A short description of the projects that the partners have signed up to develop in the next year.
3 SOUTH THAMESMEAD: PLACE AND THE PEOPLE

3.1 A 'Town of the 21st Century'

Thamesmead was originally conceived as a “town of the 21st century” by the Greater London Council in the mid-1960s. The initial plans for the area envisaged the creation of a community of 60,000 people over a 10 to 15 year period. The plan for Thamesmead was set in the context of London’s post-war housing shortage and required a significant physical transformation of the area with the reclamation, remediation and preparation of a 1,300 acre stretch of the Plumstead and Erith Marshes.

In design terms, development was required to have non-residential uses at ground floor to address concerns about flooding, which led to a distinctive typology of housing in Thamesmead with garages at ground floor and habitable rooms above. Areas such as Tavy Bridge were most radical in their implementation with a raised public square and shopping precinct linking maisonettes and tower blocks at first floor level.

The building of Thamesmead saw the dilution and adaptation of the original plans with the development being delayed and reduced in both quality and scale.

Thamesmead has a very strong physical legacy with parks, open spaces, canals and lakes defining a unique green character and sense of place. However, the resulting town is inward looking and suffers from a poor physical environment and deficit of local facilities. The town centre lacks vitality and the relationship with the River Thames is poor.

3.2 Putting South Thamesmead on the map

The South Thamesmead area extends from Abbey Wood Station north along Harrow Manorway, stretching east including Gallions’ housing estates of Parkview, Lesnes, and Southmere. These estates consist of 52 hectares of land including 2,880 homes of which 24% are privately owned. The study area is situated in the LB Bexley, adjoining the boundary with the Royal Borough of Greenwich along Harrow Manorway. South Thamesmead is identified as a priority for regeneration by the LB Bexley in its Regeneration Strategy and in its Borough Investment Plan.

The core area for this study is the Gallions housing estates at Southmere, Lesnes and Parkview.
3.3 Urban structure

Thamesmead remains inadequately served by local shopping facilities and from higher order centres because of its relatively poor transport connections. While the area has a very strong physical legacy of parks, open spaces, canals and lakes these are poorly integrated with the original housing estates, which are badly designed, deteriorating and offer a hostile, poorly lit physical living environment. These estates suffer from problems of condensation and cold-bridging, roof leaks and need window replacement.

3.4 Existing movement and access

There are a number of strategic vehicular routes through Thamesmead including Eastern Way that connects directly to East London’s main river crossing points, M25 and Central London. The design of these routes and their junctions are often heavily engineered, severing communities and causing significant barriers to pedestrian movement.

Public transport accessibility within South Thamesmead varies significantly. The area has no tube link and is therefore reliant on Abbey Wood overground station and a reasonable bus service.

The Green Chain Walk and The Ridgeway provide strategic pedestrian and cycle routes through South Thamemead.

3.5 The coming of Crossrail

Abbey Wood will become the southeastern terminus of Crossrail from around 2018, providing a fast and easy connection to stations such as Liverpool Street, Tottenham Court Road and Paddington in central London and beyond to Heathrow. The increased capacity on this line will significantly improve public transport accessibility particularly in areas within easy reach of Harrow Manorway. Furthermore Crossrail provides much quicker and more frequent means of getting to strategically important destinations including London City Airport/Excel, Canary Wharf, the City, Stratford, several universities/hospitals, and Heathrow.

Crossrail will help to regenerate the area around the station through public realm work as well as attract additional investment into South Thamesmead and is likely to increase property values over time. Crossrail is an important part of the overall story in the regeneration story for the neighbourhood.
3.6 Current projects

Gallions HA is leading the implementation of a phased redevelopment of Tavy Bridge with funding from the GLA. This has included the refurbishment of two tower blocks, a new health centre, a new library and local shops and the development of a number of mixed tenure housing schemes (by Bellway and Kier) on open space and sites made clear by the demolition of Tavy Bridge housing and local shopping precinct.

Trust Thamesmead is currently completing two major capital projects: Sporting Club Thamesmead will be a major investment at Thamesmead Town Football Club to create a state-of-the-art facility to support football, sports and community development. The Link will be one of the largest community hubs in Southeast London with 9 of the southern arches of Harrow Manorway converted into high quality spaces providing a mix of functions. All of the spaces have occupiers ready to move in.

A plan of these and other committed projects is shown in section 7.

3.7 The People of South Thamesmead

South Thamesmead has a resident community that is isolated and suffers from high levels of multiple deprivation, which is most acute in concentrated areas of deteriorating, low income social housing. These are amongst the 10-20% most deprived areas in the country.

Thamesmead has substantial black and minority ethnic populations in some neighbourhoods and has recently experienced significant growth in the West African population. This has placed new demands on services, for example in terms of school places. Significant churn in resident population has contributed towards a diminution in the sense of community as well as a degree of tension and mistrust between different ethnic groups which has recently manifested itself in gang activity and violence. The churn also means that up-to-date information on community needs and demographics tends to be quite unreliable.

South Thamesmead consists of three core Lower Super Output Areas (LSOAs). The table opposite sets out the key statistics for these areas.

3.8 Education and other community resources

There are a number of primary schools within the study area including Northwood Primary, Parkway Primary and St John Fisher Catholic Primary Schools. Because of recent increases in the number of young children in the neighbourhood, London Borough of Bexley has worked with Woodland Academy Trust to open Willow Bank Primary School at Southmere.

Specialist school provision is provided at The Beeches Primary and Secondary Centre (Pupil Referral Unit) and Medical Needs Centre. The Bexley Business Academy provides both primary and secondary education and is located to the north-east of the study area. A children’s centre is located within Greenmead Community Centre. Happy Days is a significant provider of pre and after school care, currently located beneath the library.

After years of falling rolls and significant over capacity, recent demographic changes and immigration has led to additional school places being required at primary level. This growth is likely to continue and will be considered at a high level within this framework. The performance of schools is generally good and improving, providing a good foundation for social regeneration in the area.

South Thamesmead is not very well served by other community infrastructure, which is often poor quality and located away from convenient or visible locations. A new library will replace the existing provision at Tavy Bridge.
A plan showing main planning designations and issues as well as the main study area boundaries.
3.9 Planning Policy

The Government has recently published the National Planning Policy Framework (NPPF 2012) which sets out its planning policies and guidance for England. The policies and guidance contained within this framework are a material consideration in planning decisions.

Planning decisions must be determined in accordance with the development plan unless material considerations indicate otherwise. Bexley’s current Development Plan comprises of the London Plan 2011, adopted Bexley Core Strategy 2012 and saved Unitary Development Plan (UDP) policies (2012). There are also various Supplementary Planning Documents (SPDs) that will be material considerations. In particular the Thamesmead SPD adopted in 2009 has been a useful starting point for this work.

Housing

The London Plan identifies Thamesmead and Abbey Wood as an Opportunity Area for Housing. Opportunity Areas are areas of brownfield land with significant capacity to accommodate new housing (typically at least 2,500 new homes), commercial and other development linked to improvements to public transport accessibility. The amount and phasing of growth for this area within the Core Strategy Belvedere Geographic Region is set out in Table 3.1 of the Core Strategy Submission Document. Key opportunity areas identified in the Thamesmead SPD include Parkview Regeneration (OA6) and Abbey Wood (OA2).

Ecological Designations and Open Spaces

The London Plan identifies a strategic open space network which includes the South East Green Chain (which makes up a large portion of the area’s open spaces). Strong support is given to the current extent of Metropolitan Open Land (MOL) and the designation of new MOL where it meets certain criteria including where it forms part of a Green Chain.

With regard to local open space, the Thamesmead and Abbey Wood Sustainable Growth Area has the lowest levels of open space deficiency in the borough. The majority of the this area is located within a 400m radius of a public park and/or open space with many parts located within 200m, with the notable exception of the Parkview and Greenmead neighbourhoods.

This area contains Areas of Metropolitan Importance for Nature Conservation, Sites of Borough Importance for Nature Conservation and Sites of Local Importance for Nature Conservation.

The area is also home to Lesnes Abbey Woods, part of which contains Sites of Special Scientific Interest.

Local Centres

Small scale shopping facilities and services can be found at the Belvedere and Thamesmead district centres, both of which are outside of the study area. There are small neighbourhood centres within the study area at Wilton Road, Lime Row and Tavy Bridge. However, there is no major town centre that serves this region.

Core Strategy policy CS03 highlights the need to capitalise on the opportunities for enhanced facilities presented by the new Crossrail transport link and to cater for an increased demand, especially for local retail provision. There is a particular opportunity to enhance and expand the existing neighbourhood centre at Abbey Wood station in Wilton Road. The SPD identifies a number of local centres including those at Abbey Wood (C6), Tavy Bridge (C3), Kale Road (C4) and Greenmead (C5).

Key Views

Key views are denoted on the UDP proposals map and two of these fall through the study area boundary. Policies related to these views in the UDP refer to the need to take them into consideration, particularly where the proposed development is one which significantly exceeds the height of its surroundings or is located on a prominent ridge skyline. However, as Thamesmead is on low lying land and consists of a large number of tall buildings it is considered that new development would be unlikely to adversely affect these views.

Flooding

Although very well defended, South Thamesmead could be inundated if the Thames River Wall fails. Bexley’s Level 1 Strategic Flood Risk Assessment addresses flood risk management through design. It also covers site layout and safe evacuation and notes, in particular, where development is anticipated to be surrounded by flood waters, the only means of safe escape is internally upwards. Internal safe

refuge should be provided for all occupied land uses above the design flood level inclusive of an appropriate freeboard allowance.

3.10 Land Ownership

The majority land owner in South Thamesmead is Gallions Housing Association. It owns and manages most of the public space between the buildings within the core study area including Southmere Lake and the parks. Gallions HA fund their management of the area through a service charge that is levied on each household. The primary and access roads are managed by LB Bexley. The residential area of Overton Road and Sydney Road in the south-west corner of the study area consists mainly of privately owned homes.

Throughout the study area there is a pepper potting of homes acquired through the Right to Buy legislation, although many of these homes are let out. In general the proportion is lower in the high rise blocks and Coraline and Binsey Walks and Maran Way but much higher in the low-rise houses.

Tilfen Land owns Veridion Park and the Lakeside Complex. Bexley Business Academy owns a large tract of land to the north east of the study area along Yarnton Way and the Woodland Academy Trust owns Willow Bank Primary School, whilst the London Borough of Bexley own the remaining education sites. Trust Thamesmead owns small pieces of land associated with community uses throughout the area and the land underneath the elevated section of Harrow Manorway.
“South Thamesmead will be a successful, resilient and thriving urban family neighbourhood with a stable, mixed and active community. Implementing the Framework will help put it back on London’s map as a unique place to live, work and visit and help it become an exemplar for sustainable regeneration.

The partners and community in South Thamesmead will work together to retrofit this neighbourhood environmentally, spatially and socially in order that it can truly become a town for the 21st Century. This means that rather than wholesale rebuilding, we will work with the local community to improve most of the existing homes, parks, streets and other elements in order to make the neighbourhood more environmentally, physically and socially robust. We will make lots of smaller changes that together will have big impact.”

This vision has been developed through discussions with the London Borough of Bexley, Gallions Housing Association, Trust Thamesmead, Greater London Authority and other project partners. It is underpinned by the full range of policy guidance for the study area, the spatial analysis and consideration of future projects and proven urban design approaches and economic redevelopment practice. Future consultation with residents and stakeholders will help shape this further.

We will achieve this vision through the principles set out below which we have grouped into:

- Place principles
- People principles
- Implementation principles

The vision and principles will optimise and make connections between the ‘hardware’ of the neighbourhood - its land, buildings, infrastructure, networks and spaces - and its ‘software’ - the human needs of enterprise, social capital, shelter and marketplace.

The principles are not just positive platitudes. Not only have they deeply informed the development of the framework, but they will mean that each major project undertaken following the adoption of the framework will embody these principles in the way it is developed and implemented.

It is not enough to undertake, for example, a project to remove elevated walkways, if this doesn’t involve the community in how it happens, or work to provide positive ground floors or spaces in the areas affected. Rather than just identifying the opportunity for improve green spaces in terms of play, biodiversity etc, we will seek to understand how local people can lead the change and then deliver training to others, and how other spin-off projects such as local food production could take place.
Place Principles

4.1 Clearer neighbourhood layout, great streets and parks

South Thamesmead has ‘good bones’ - a clearly defined structure of primary routes. However it appears that the most connected routes and the green network were designed without people in mind. These need to be transformed to encourage safe use by pedestrians and cyclists. The neighbourhood also needs a well-defined and visible secondary network of safer routes that provide logical and local connections using existing routes and pathways where possible.

The framework capitalises on one of the major assets of South Thamesmead - the large green and blue space network - and makes this work much harder in social, economic and environmental terms. Great parks, squares and gardens will offer a range of benefits including contributing to biodiversity, promoting exercise, health and local food production, improving the image of the area, attracting investment and helping to tackle social issues such as anti-social behaviour. This will include consideration of both the physical nature of the spaces as well as the management and maintenance of those spaces.

4.2 Taking the inside out

The original plan was to make Thamesmead a mixed-use neighbourhood, but lack of funding and changes in approach meant that this vision was never realised. The estates have civic and retail uses embedded within difficult-to-navigate housing areas.

South Thamesmead needs to look outwards as well as inwards. It needs accessible, mutually self-supporting and affordable neighbourhood hubs. A neighbourhood hub is a small group of shops, facilities, workspaces and flexible community spaces serving a local area that provide for a wider range of local choice and provision. These visually prominent and well-connected locations will make the hubs viable and capitalise on passing trade.

4.3 Retrofitting the neighbourhood for the future

Given the scale of the neighbourhood, special qualities of the place, lack of public funding and the positive mix of house sizes, it is clear that much of the housing in South Thamesmead should be retained and improved in order to provide healthier, better and more resilient places to live and develop a stable community.

South Thamesmead could become a total retrofit neighbourhood; where better and healthier homes are upgraded and provided with energy, water and waste solutions that reduce fuel poverty and mitigate against climate change; where physical and behaviour change occur through training local people and developing local enterprises, and where local food is grown and culture celebrated in a way which creates a place that is more resilient to commodity price increases.

As most homes, community facilities and public realm is owned and managed by the Thamesmead Partners, and given the limited range of house types, there is a fantastic opportunity to scale-up the retrofitting to whole streets and blocks. This will incorporate ongoing community involvement, better technical solutions, working with local suppliers and achieving economies of scale.

4.4 Back to front

Much of the housing in the area provides no clear definition of what is public and what is private. This results in underused and often unsafe spaces and walkways. The framework will ensure that there is a clear distinction between public and private space at a range of scales. From the individual home, right up to the major parks and streets. This may mean turning around homes so that their front door faces the street as the main access point. In other places it might involve ‘mending the block’ to remove exposed backs from unfettered access.

4.5 Making the ground floor work harder

Modernist designers separated vehicle movement on the ground floor from pedestrian movement on upper floors. The real risk of flooding in Thamesmead reinforced this idea so that continuous elevated walkways and landscape features were provided. However, this means that almost no activity takes place in the streets, garage spaces often attract anti-social behaviour and a lack of a sense of safety pervades the neighbourhood. The risk of flooding can be managed whilst bringing as much life to the streets as possible. This could be achieved by converting ground floors into a range of retail, workspace, community and non-habitable residential spaces (e.g. kitchens, utility rooms) that people will use and provide social and economic activity, bringing pedestrian and cycle movement to ground-level and improving visibility between building access points and streets.
People Principles

4.6 Creating a mixed and stable community

The original vision for Thamesmead was to create an integrated and mixed community. Although private homes were never built by the GLC at South Thamesmead, within the social-rented stock there were a range of rental levels, and tenants were allocated housing in such a way as to ensure that a significant proportion were working. Over time, many of the socially rented homes were allocated to tenants on the basis of need. Of the 24% of those who have bought their homes under the Right To Buy legislation of the early 1980s, many have moved away and are sub-letting their homes in the private (but nonetheless low cost) market. Both factors have meant that South Thamesmead is an area with focused deprivation, a high turnover of residents and a lack of social and financial investment by the community.

The framework will create a more mixed, inclusive and stable community of choice. It's implementation will slow the 'escalator effect' as new migrants to London live in Thamesmead initially, but often move on as their circumstances improve.

South Thamesmead will have a substantially increased proportion of intermediate and private homes in the area to reflect broader policies. This will take place over the lifetime of the framework. Where the framework proposes new homes within a context of a high proportion of social-rented housing, most or all of these could be private or intermediate. Where redevelopment takes place, existing social-rented homes should be replaced with affordable homes on a unit replacement basis. Affordable housing include new social and affordable rental homes as well as intermediate or shared ownership units.

The partners will also work to understand if local social housing lettings policies can support the principle of a more mixed and stable community by adjusting the allocation mechanism for homes as they become available.

Gallions HA and its partners will work with absentee landlords to support investment into the neighbourhood and manage the private-rented sector actively. Where there are irresponsible private landlords that are unwilling to work with the partners, the partners could use their legal powers to acquire these homes.

South Thamesmead will be diverse, and will seek to establish spaces, events, organisations and processes that help individuals acknowledge their responsibilities to the wider community and commitment to the creation and maintenance of a safe and healthy neighbourhood.

4.7 Physical projects underpinned by social projects

The implementation of the framework is predicated on the partners focusing as much on social and economic development (with Trust Thamesmead generally taking a lead) as on making physical change (with Gallions HA and LB Bexley generally taking a lead). As set out in the other principles, all projects need to have a broad set of objectives to ensure that, for example, physical change is not implemented at the expense of social or economic development for local people.

4.8 Unleashing the potential of South Thamesmead's residents

The days of the public sector predicting, and then providing all the needs of a community on its own are long gone. Traditional top-down, command-and-control planning and services do not, on their own, make a place or community function effectively.

The regeneration framework for South Thamesmead proposes a number of 'top-down' initiatives that dovetail with emerging 'bottom-up' projects. The bottom-up projects build on existing citizen-led initiatives and other good work being undertaken by partners and stakeholders. In order to drive change over time, the framework sets a strong agenda, but is open enough to adapt to changing circumstances and capitalise on opportunities as they arise.

This approach will encourage, require and enable the active participation and investment by residents, businesses and other organisations in Thamesmead. Implementing the framework will help to address the existing community's needs and strengths, ensure that they gain from employment and other opportunities provided by redevelopment and refurbishment.

Thamesmead will become a thriving hub of social innovation where self-starting residents and others are supported in developing sustainable enterprises that meet wider needs. The latent skills, entrepreneurship, social capital and energy of the people that live here will be crucial in delivering our vision. Implementing the framework will help to create a DIY neighbourhood where we can rejuvenate the spirit of self-help that characterised much of Thamesmead's history.
Implementation Principles

The South Thamesmead Regeneration Framework seeks to implement broad social, economic and physical change that will have a significant, positive impact on current residents and attract in new residents and visitors. This focus on implementation is vital if our vision is to be realised, to help overcome the poor perception that dogs South Thamesmead and to build confidence within wider stakeholders and the community.

4.9 Making massive small change

Traditional housing estate regeneration models depend on a mix of public funding, particularly at early stages or for infrastructure, supported by private investment typically built upon sales of private homes. These sources tend to underwrite the refurbishment or rebuilding of affordable homes for existing communities. Currently the market appetite and values for private-for-sale homes in South Thamesmead are extremely limited, and public funding highly constrained. There is a viability challenge. Therefore this implementation strategy must seek to do more with less, by using relatively small amounts of investment strategically to effect larger change. This framework proposes an incremental approach to the change outlined in the paragraphs below which can be delivered by the partners over the next 10-15 years.

4.10 Building on existing investment

The partners and others are making considerable investment in South Thamesmead over the next few years. The Framework seeks to complement, rather than compete with these projects to maximise the impact of investment already committed. The Framework includes a range of strategies, such as developing the pedestrian and cycling links that will help existing projects become more accessible, developing adjacent physical and social initiatives that reinforce them or ‘fill-in’ the gaps between existing investment strategies. Important investments include:

Crossrail will serve Abbey Wood from 2018, providing high frequency, rapid access to jobs, higher education, cultural institutions, leisure and shopping across London, and will help to overcome the sense of relative isolation which Thamesmead suffers from. A new station will be built, and considerable improvements to the nearby public realm made. Sites and areas near the station are likely to be redeveloped and attract investment. The proposed redevelopment of Gallions HA former offices and adjacent industrial buildings on Harrow Manorway (in RB Greenwich) is evidence of this impact.

The Tavy Bridge/Southmere Village proposals include the redevelopment of a large part of the early housing development and the elevated shopping precinct to the north of Yarmont Way, east of Harrow Manorway. Gallions HA and the GLA fund this project. The project will help change the area’s demographics, housing stock quality, physical appearance and improve pedestrian and cycling connectivity. The project includes a proportion of private and intermediate homes, which will provide a sales stream for several years.

Trust Thamesmead are leading on two major physical investments at The Link and Sporting Club Thamesmead. Between them, these will provide state-of-the-art sports, leisure, culture, training and community facilities for all Thamesmead residents.

Other recent important investments include the reopening of what is now known as Willow Bank Primary School as an academy.

4.11 Making new markets

Crossrail will help put South Thamesmead on the map and increase property values in the area - particularly nearer the station. It will not, however, deliver regeneration. Moreover, the poor perception of Thamesmead and the weakness of the mainstream market mean that trying to compete directly with other, more established places in the subregion (some of which have great potential or are also on the Crossrail line) would be counterproductive. At the same time, positive change at South Thamesmead cannot depend on public sector investment alone.

South Thamesmead is an iconic estate developed as an exemplar of modernist ideals of housing and town planning. Although South Thamesmead has become notorious for some of the wrong reasons, it still embodies many of the ideals to which its planners aspired. Rather than seeking to eradicate this character, the framework will work with the grain of the best and unique elements of living, working and visiting South Thamesmead. This includes the relationship with the lake, the greenspace network or the generous sized, dignified and robust modernist housing for example. Projects will also tackle the worst elements of the original vision such as removal of blank walls and elevated walkways but will adapt the rest to attract and develop a new market and image for Thamesmead that will be a unique offer for southeast London. There are many examples from elsewhere in London where modernist housing projects have been embraced and loved by those that appreciate their qualities, from Alexandra Road in Camden, to Trellick Tower in North Kensington, to the SPAN housing in Blackheath.

The framework will ensure that interventions in South Thamesmead will make it more attractive to existing communities whilst attracting future residents to come and live and work in the area. The framework embraces the fact that South Thamesmead is unique and therefore requires a different and bespoke regeneration approach.

By developing and communicating a unique and high quality offer around its heritage, parks, lakes and waterways and cultural and community buildings, South Thamesmead will become a visitor destination for southeast London. This will help to tackle the poor
perception of Thamesmead and stimulate the market to deliver positive change over the coming decades.

4.12 Working together productively

Governance of South Thamesmead is complex and has historically created difficulties in delivering joined-up change. This is why we have included the Compact as the first chapter in this framework. The development of this framework has energised all the partners involved in South Thamesmead and provides firm foundations for ongoing and even greater collaboration. There are at least four significant organisations that have a major stake in ensuring that the neighbourhood is successful over the long-term. Over time we hope that this will also extend to other partners who are committed to signing up to the South Thamesmead Compact. The integration of housing, planning, transport and strategic funding into the Greater London Authority will offer opportunities for more strategic investment into South Thamesmead.

The partners will work collaboratively to build confidence in South Thamesmead, its community and its institutions. We recognise that in order to be successful, the framework will also require investment from residents and others.

4.13 Incremental approach to regeneration

Rather than seeking a single solution to deliver widespread regeneration, the Framework is predicated on a ‘mixed-bag’ approach whereby the partners, working with the community, use their own access to funds, leveraging in external finances where possible. This approach enables the partners to maintain control of implementation, and share in increased property values as and when they arise.

In the final chapter of this Framework, we have identified a range of projects which can be implemented as early wins, that can be realised by the partners within existing funding regimes. This work will develop into a further range of projects, some of which are relatively modest in scope and cost, whilst others require significant funding and may take years to realise. Projects are designed to complement each other to realise the vision set out above. The projects have been prioritised in order to:

- Allow the partners to progress with projects and make investments from now onwards, rather than waiting for external investors or a change in the wider property market before acting
- Build social capital and community capacity immediately in order to shape the projects and framework and ensure that there is local buy-in
- Collaborate on projects and build relationships between Gallions HA, LB Bexley, Trust Thamesmead, Tilfen Land, Groundwork and other partners
- Manage risk and test the principles set out in this framework
- Work with residents, businesses and local service providers and build social capital, unlock latent community strengths and co-investment
- Start to transform the image of South Thamesmead by creating positive stories, changing aspirations and perceptions
- Capitalise on existing investments in the area such as The Link, Sporting Club Thamesmead, Southmere Village (Tavy Bridge Phase 3), Lesnes Abbey Woods Visitor Experience Scheme and Crossrail
- Address deprivation and inclusion
- Demonstrate real change on the ground quickly with real change demonstrable within a year

4.14 Our Approach to Projects

There is a range of project types that will be developed further as we work together with the community. A number of early wins projects have been developed that are set out in Section 7: Generating Momentum. There will be a range of projects types:

Community investment projects are those that focus on delivering programmes, facilities or mechanisms by which local residents, local businesses, civic institutions and other stakeholders can develop social capital, skills and jobs. Typically these projects are likely to involve Trust Thamesmead, but may also involve other partners.

Massive small physical projects are relatively small-scale physical projects that have a massive impact because of their visibility, location and impact on community perception. Typically they can be implemented within existing funding regimes and would be led by Gallions HA or LB Bexley with other partners involved.

Housing improvements and retrofiting: The framework suggests that most housing areas will be retained and improved. This will require significant investment over many years from a range of sources. Where this supports the framework, the partners will buy back homes from those who have exercised the right-to-buy. It is likely that these projects will be funded with a mixed pot of investment, including:

- Gallions HA through their asset management programme
- Trust Thamesmead through its community development and capital programmes
- LB Bexley through its highway investment programme, regeneration funds, education programmes and other sources
- Greater London Authority through its role as strategic housing investment funding, strategic transport funding and design enabling function
- Other strategic investors: These are described in more detail below

Strategic investment projects: The partners recognise that there will be some major projects that will require a strategic level of investment. These could involve redevelopment of certain areas, or major improvements to streets or parks in the neighbourhood. In these cases, the GLA family (including TIL and the housing investment department) will play a key role in unlocking matched funding for these to take place.
4.15 Attracting additional sources of investment

There are a number of potential sources of investment that will be explored as the partners work together on the framework:

Funding for retrofitting:

Energy companies are obliged to contribute towards achieving carbon savings through a scheme known as Community Energy Saving Programme (CESP). This will be replaced from 2013 by the Energy Company Obligation (ECO) and Green Deal, the details of which are still subject to consultation.

Because South Thamesmead consists predominantly of homes constructed from solid walls, with high levels of fuel poverty and deprived residential communities, it is very likely to be eligible for emerging funding energy company-related packages such as ECO. Because of the large amount of Gallions-owned stock in this area and at The Moorings, a strategic partnership with an energy company and contractor could be formed which provides for greater leverage for Gallions HA to develop an ongoing programme of retrofitting. A street-by-street or block-by-block approach could be taken to provide efficiencies through scaling the work. This should include training local people to fulfil the vision of a total neighbourhood retrofit.

A prospectus for South Thamesmead:

The partners will continue to work together to attract additional inward investment into South Thamesmead through projects identified within this framework. This could include institutions looking for a long-term return and particularly those seeking social outcomes. The partners will commission the development of an online prospectus for South Thamesmead in order to attract inward investment.
Neighbourhood hubs: These could include new shops (top) integrated into mixed-use developments; reused spaces for lower cost retail and workshop spaces (middle), and new and improved community buildings (bottom).
5 GETTING THE STRUCTURE RIGHT

Every successful neighbourhood has a coherent structure with a clear hierarchy of centres, routes and spaces that help residents, workers and visitors to understand them. The structure of a place is its most enduring feature and getting this right is critical. This approach has three components:

- Neighbourhood hubs in accessible locations
- A clear network of pedestrian-friendly streets and spaces
- Useable and varied parks, squares and gardens

5.1 Neighbourhood hubs in accessible locations

South Thamesmead lacks local facilities such as shops, and those that do exist do not provide the diversity of offer that reflects the richness of community needs. Many of the existing shops, community centres and workspaces in South Thamesmead are tucked away in the centre of blocks and are hard to find. There is no clear relationship between the location and scale of local facilities and public transport accessibility or proximity to schools.

A neighbourhood hub is a cluster of local community facilities, shops, workspaces normally at ground floor within a street setting that is highly accessible and visible to passing trade and public transport. The mix of uses, design and location will improve the viability of the hub.

South Thamesmead should have a clear hierarchy of neighbourhood hubs (listed in order of importance for the neighbourhood):

5.1.1 Abbey Wood

Abbey Wood Station will form the heart of the largest of the neighbourhood hubs in South Thamesmead capitalising on existing shopping and the opportunity for growth that Crossrail provides. North of the railway station are a number of underused sites that should be converted to more appropriate and intensified uses. New local shops, community facilities and workspaces, complemented by higher density housing will spread northwards along both sides of Harrow Manorway in a mix that will enhance the offer of the area while not undermining existing shopping provision at Wilton Road.

New developments should be mixed-use and provide a fine grain of buildings to support a variety of facilities and retailers and enhance the quality and safety of the street.

The Crossrail Urban Realm Project is proposing a range of positive changes, including improved pedestrian access across the railway corridor, cycle lanes and other public realm improvements. This will make the area around the station a far more attractive and legible environment in time for the significant increase in passenger numbers expected once the Crossrail service commences. There is an opportunity for a cycle hub to be developed at Abbey Wood Station to encourage more sustainable and healthy forms of accessing the train services.

5.1.2 Yarnton Way/Harrow Manorway Junction

A secondary neighbourhood hub will be focused around the intersection of Harrow Manorway and Yarnton Way. Existing shops at the east end of Eynsham Drive, the recent building of the Lakeside Health Centre and the planning consent for retail space as part of the Tavy Bridge redevelopment should be complemented by new mixed-use provision on adjacent sites with Yarnton Way/Harrow Manorway street frontage. This will strengthen this hub and provide a critical mass of local services that will help support each other. Where feasible this could include conversion or reuse of existing buildings.

This hub will include a significant proportion of affordable-rent local shops, workspaces and community uses to complement those at Southmere Village, to support the economic and social development of South Thamesmead and make the most of this accessible gateway location to South Thamesmead.

Willow Bank Primary School could support the hub by providing extended hours for community activities, and enhancing local parents and childrens access to services.

5.1.3 Parkview Neighbourhood Hub

A smaller neighbourhood hub will serve much of the eastern part of the study area at the accessible and visible intersection of Yarnton Way and Abbey Way (the green link running between Lesnes Abbey and Southmere Lake). This could include space for the existing shop, police office, Dashwood Centre and workshop spaces complemented by a cafe, affordable workspace, a larger hall for events and meeting and training rooms.

The presence of Bexley Business Academy will support the hub through the spend of its pupils and staff, but could provide a wider role in much the same way as Willow Bank Primary School has the potential to.

5.1.4 Northwood Neighbourhood Hub

A smaller neighbourhood hub that includes a parade of shops and is adjacent to Northwood Primary School and Acorn Day Centre that will continue to provide local services. There is an opportunity for greater co-ordination between different entities to support greater quality of services to residents and make best use of existing buildings and resources.

5.1.5 Arnott Neighbourhood Hub

This is an existing parade of shops, a nursery and other spaces that are being considered as part of the Moorings Regeneration Framework.
Creating a coherent network of streets and spaces (top left). Introducing a hierarchy of streets including homezones (middle), and humanising Yarnton Way by incorporating tree planting and shared surface spaces (bottom).
5.2 A clear network of pedestrian-friendly streets and spaces

South Thamesmead has ‘good bones’ - a clearly defined primary structure of major routes and spaces. They all seem logical on plan. But it is in their treatment that this primary structure fails. What appear to be the most connected routes are also the most difficult and unpleasant to move down as a pedestrian or cyclist as they have been designed to aid vehicular movement.

Our approach is to build upon the existing structure and respond to ongoing projects in the area to create an improved hierarchy of centres, spaces and routes that will encourage walking, cycling and use of public transport. The strategy has three main components:

- Humanising Harrow Manorway and Yarnton Way
- Creating the Community Spine
- Improving the secondary network

5.2.1 Humanising Harrow Manorway and Yarnton Way

As the dominant north-south route through the area, improvements to Harrow Manorway are critical to provide good connections between Abbey Wood Station, Southmere Village and The Link. Harrow Manorway is the main street through the area and primary bus route. The ‘at-grade’ section of Harrow Manorway will become more pedestrian and cycle friendly through the removal of pedestrian bridges and the introduction of convenient crossings, wider and uncluttered pavements and cycle-lanes in both directions. The pedestrian/cyclist bridge across Eastern Way will be transformed to improve links between north and south Thamesmead.

As one of the most connected routes in the area, and one that links a number of important community facilities and schools, Yarnton Way should become a high quality linear parkway connecting the neighbourhood hub at Harrow Manorway with the Bexley Business Academy and beyond to Belvedere.

It will provide both high quality open space as well as a great street through the area. It will include planting, greenspace, attractive boundary design and hard surfaced spaces. Robust and high quality materials should be used consistently.
5.2.2 Creating the Community Spine

Even with a better network of main streets, South Thamesmead should have a single branded route that links up all the main transport nodes and community facilities between Abbey Wood Station and Thamesmead Town Centre (as shown right).

This ‘Community Spine’ will be the ‘safer route to school’ that prioritises safe pedestrian and cycle movement and provides a pleasant environment, away from heavy traffic.

The Community Spine must create a safe, high quality environment that encourages use and is easy to navigate through good natural surveillance from surrounding buildings, consistent surface treatment and clear signage to ensure visual continuity. This could include sections of shared surface, pedestrian priority design where possible. Opportunities should be taken to introduce streetscape planting. This route will be implemented in a phased manner.
5.2.3 Improving the secondary network

Beyond the main connections of Yarnton Way and Harrow Manorway, many of the minor routes through the neighbourhood are difficult to navigate and do not feel safe.

South Thamesmead will have a great network of secondary streets and spaces that will be easy to move through and encourage more public life to emerge. A grid block pattern will be used within South Thamesmead including a series of east-west links within the housing areas linking Abbey Way, Southmere Park, local primary schools, the community spine and bus routes and Abbey Wood Station.

The proposed new street layout will promote well designed and safe streets, consolidate fragmented “left over” spaces and create a public realm that is easier to manage and maintain. It will provide a choice of routes throughout South Thamesmead, that will link up well with the surrounding areas, encourage walking and cycling opportunities and make the area feel less separate from its surroundings. The grid-like pattern is an established local pattern of urban development.

Using much of the existing network will minimise disruption to existing residents and avoid the cost of having to re-route underground services such as water and gas mains. This approach will enable the incremental phased regeneration of South Thamesmead. In places where additional street junctions or connections are proposed, transport assessments will be required to demonstrate the impact on the local area.

Within the secondary network, the framework defines two categories of streets: Access Streets and Homezones. These are described on this page.

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**Access Streets**
These streets connect Harrow Manorway, Yarnton Way and Alsike Road to the housing areas. Existing parking areas will be transformed into high quality traditional streets with pavements and carriageways including on-street parking.

**Homezones**
These are more minor streets that connect Access Streets to the rest of the housing areas. Existing paved pathway areas will be transformed into shared surface homezones that prioritise pedestrian and cycle movement with limited vehicle access. The design of homezones should retain and enhance soft landscaped areas and incorporate sustainable drainage systems where possible.
5.3 Useable and varied parks, squares and gardens

South Thamesmead is blessed with large amounts of open space serving both local and wider communities. There are plenty of gardens and balconies, outdoor green squares and general amenity open spaces. Larger parks include Abbey Way linear park, Southmere Lake and Park, Birchmere and Crossway parks, Lesnes Abbey Woods and Erith Marshes. Some of the trees that were planted as part of the original development are now mature and provide a sense of permanence and quality.

LB Bexley have undertaken £10m of investment in the area through the Green Links project and are leading a project to enhance the visitor experience of Lesnes Abbey Woods. This project will rationalise entrance points, improve wayfinding and promote use and activities within this important 88 hectare park and woodland. Trust Thamesmead are leading a £6m investment to create Sporting Club Thamesmead, a state-of-the-art sports and football centre.

Despite this investment, many of the green spaces are underused and only provide limited amenity for local residents and wildlife. Play facilities are particularly lacking in quality and availability.

Green spaces should become multi-functional – so that each one provides social, economic and environmental value. Improved amenity spaces, biodiversity and natural environments can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life.

The framework has four strategies for making the most of the existing green space network:

- Strengthen Southmere Lake and Park as a visitor destination
- Improve use and connections across Abbey Way
- Successful community gardens
- Turn around/lengthen/secure back gardens

5.3.1 Strengthen Southmere Lake & Park as a visitor destination

Southmere Lake and Park present an almost unique arrangement for London of a large lake and park directly fronted by iconic housing complemented by a unique mixed use leisure building. The area is well connected by public transport and in the future will be a short walk from the Crossrail service at Abbey Wood. It is for these reasons that Southmere, complemented by Lesnes Abbey Wood, Crossness Pumping Station and Thames Path has the potential to be a significant visitor attraction for Southeast London and beyond. Southmere Lake and Park will provide a leisure destination capitalising on the opportunities for:
  - Water-based sports, boardwalks and floating structures
  - Waterside café, restaurant and hotel
  - Large play area for all ages
  - Concert and performance spaces
  - Attractions
  - Urban farming

Southmere has the potential to become a contemporary interpretation of the historic London pleasure gardens that transformed places such as Battersea Park and Vauxhall Gardens. It will be freely accessible space that will be animated by open-air shows and events all year-round. This would be complemented by improved access to the lake, more biodiversity and careful removal of waste.

There is a long-term opportunity to explore the potential of the unique waterside character of the land around the Lakeside Centre for high quality housing. This could only happen if the issues around flood risk can be addressed and if there is a compelling case for altering the boundary of Metropolitan Open Land.

Any works to Southmere Lake should contribute to achieving the European Water Framework Directive outcomes and have due regard to the Thames River Basin Management Plan (Dec 2009).

5.3.2 Improve use and connections across Abbey Way

Abbey way is a linear park that provides an important green corridor between Lesnes Abbey Wood with Southmere Lake and Park. This could be improved by creating better east-west links, upgrading play areas for children of all ages, creating spaces for local growing, terraces and the development of richer, more bio-diverse planting zones.

5.3.3 Successful community gardens

The housing areas in South Thamesmead are blessed with numerous pocket parks and small community gardens. In partnership with the community, these will be improved to make them more successful. Each garden should reflect the wishes and needs of local residents thereby improving the diversity of the neighbourhood and creating local pride and ownership.

5.3.4 Turn around/lengthen/secure back gardens

South Thamesmead was designed so that homes generally backed onto roads, and front doors were accessed from isolated walkways. Many of the houses have generous back gardens, but these are not secure. Homes that are currently accessed via their back gardens, could be ‘turned around’ where viable, so that new front doors are accessed from the street. Communal gardens should be secured so that only surrounding residents have access to them.
A neighbourhood as large and complex as South Thamesmead cannot be treated as a single whole. The regeneration projects will work with the positive aspects of the character of existing parts of South Thamesmead to create a series of distinct areas, tied together by the structural elements described above.

In the following sections, each of the character areas is described along with its role and function and the strategies that will be employed there. For each area the framework will also outline proposed connections and layout, height and massing, housing mix and tenure.

The character areas are set out opposite and derive from their distinctive physical characteristics and patterns of building forms, open spaces and layouts.
From top left clockwise: Location plan; concept plan; existing Binsey Walk homes overlooking Southmere Lake; Coralline Walk; aerial photograph.
6.1 Harrow Manorway East Corridor: The Strip

The Harrow Manorway East Corridor stretches from Abbey Wood Station to the roundabout at Eastern Way. It includes Coralline Walk and Evenlode House in the south. Tavy Bridge and Binsey Walk to the north are scheduled for demolition as part of the Tavy Bridge Regeneration Scheme to be replaced with a mixed tenure apartment scheme, local shops and a library.

As well as improvements to Abbey Wood Station and its surroundings, the area has a number of projects under consideration including the redevelopment of the former site of Gallions offices and adjacent warehouses.

6.1.1 Role and uses

Harrow Manorway will be the main street and public transport corridor for South Thamesmead connecting the station with the proposed Neighbourhood Hub at Yarnton Way and onwards to The Link. This urban main street is described further in Section 5.2.1. The area includes the ‘Community Spine’ that will provide a safer route to community facilities while increasing the diversity of activities, workspaces and retail in the area as a whole as described in 5.2.3. This area will be the medium density living quarter, complemented by shops, workspaces and community facilities at ground floor.

6.1.2 Amount of change

The redevelopment of Tavy Bridge and later at Binsey Walk already demonstrate that this area has the potential for significant change. Coralline Walk and Evenlode House are situated on important sites at a highly visible gateway to South Thamesmead and relatively near to Abbey Wood Station. These buildings should be adapted to deliver the neighbourhood hub and gateway function in the short term, with potential for greater change and redevelopment in the medium to long term. Ongoing maintenance of existing buildings will take place, although the potential for comprehensive retrofitting is limited given the building’s design, access and structure.

6.1.3 Connections and layout

This area is structured on two main routes: Harrow Manorway and the Community Spine. These north-south connections are complemented by a number of important east-west connections that are on the alignment of several existing ground-level footways, roads and access points. These will be designed to be pedestrian-friendly streets with appropriate traffic calming such as raised tables at the junction with Harrow Manorway. These new routes will provide safe and direct access to Hinksey Path/Pathways School and Willow Bank School/Portmeadow Walk.

6.1.4 Density, height and massing

This corridor will remain a medium density housing area with a predominant general building height of up to 5 or 6 storeys, with opportunities for taller elements adjacent to the junction with Yarnton Way.

6.1.5 Housing mix and tenure

New homes on redeveloped sites at Harrow Manorway East will accommodate a significant proportion of urban living with a focus on 1-, 2- and 3- bed homes, mostly apartments, although some houses should be built. Homes will create a mix of private, intermediate and affordable homes in line with higher-order policies. The use of Sustainable urban drainage systems should be encouraged in all new development where possible.
Key

- **Areas of Change**
- **Major Highway Improvements**
- **Strategic Public Realm Investments**
- **Strategic Landscape Improvements**
- **New/Improved Access Street**
- **Homezone**
- **Pedestrian/Cycling Link**
- **Strategic Landscapes Link**
- **Neighbourhood Hub**
- **Landmark**

From top left clockwise: Location plan; concept plan; existing balconies within towers; Wolvercote Road; aerial photograph.
6.2 Yarnton Parkway

Yarnton Parkway Area is a corridor that stretches from the junction with Harrow Manorway in the west, to Alsike Road in the east. It includes two groups of 12-storey towers, garages and walkways:

- 6 western towers: 288 x 1- and 2-bed homes including 9 leaseholders
- 9 eastern towers: 432 x 1- and 2-bed homes including 10 leaseholders
- In addition, two towers north of Yarnton Way were improved as part of the Tavy Bridge/Southmere Village Phase 1 project.

Gallions Housing Association has also started to improve this area around the three easternmost towers at the junction with Alsike Road. Their investment has replaced underused and dangerous garages with parking courts and improved entrances and landscaping.

6.2.1 Role and uses

As one of the most connected routes in the area, linking a number of important community facilities and schools, Yarnton Way will become a high quality humanised green route connecting the community hub at Harrow Manorway with the Bexley Business Academy and beyond to Belvedere as described in Section 5.1.2. The area will provide a high quality residential offer well-connected to nearby amenities.

6.2.2 Amount of change

The towers will be retrofitted over time to improve entrances, storage, living spaces and improve energy and resource efficiency as well as transform the public realm. The 1- and 2-bed homes in the towers are popular and easier to retrofit given the structure of the buildings. Furthermore it will be challenging to re-provide this number of affordable homes either on this site or elsewhere in the study area, so they lend themselves to this approach.

The underused garage areas will be replaced with on-street parking and new homes, workplaces and communal gardens could be created in the spaces created to provide a positive frontage to the street. This area will be a highly visible symbol of change implemented earlier on in the framework period.

Most of the sites on the northern side of Yarnton Way are protected as Metropolitan Open Land but could be subject to change if a broad Open Space Audit and Strategy and other justification can demonstrate that this is possible and provides wider regeneration benefits.

6.2.3 Connections and layout

Yarnton Way has the opportunity to provide high quality at-grade crossings and frequent bus stops. These should be located at each end of the two rows of towers, and also adjacent to existing schools. Wider pavements, additional tree planting and improved street furniture and lighting would make this a positive asset to South Thamesmead at all times of day and night. Yarnton Way appears to have relatively low levels of vehicle traffic and an increase in space allocated for pedestrians and a comprehensive redesign will result in a high quality linear parkway.

6.2.4 Density, height and massing

Yarnton Parkway is already a relatively high density area with 12-storey buildings along the south side, although there are opportunities for low-rise infill development as well as greater intensification on sites on the north side of the street, should these become available as sites in the longer-term.

6.2.5 Housing mix and tenure

New infill homes on the southern side of Yarnton Way will focus on live-work and low-rise residential development. Homes on these sites will be private-for sale or private-rented in order to create a more balanced community and support the improvement of the towers and broader regeneration.

Any new homes on redeveloped sites on the northern side of Yarnton Way will accommodate a significant proportion of urban living with a focus on 1-, 2- and 3-bed homes, mostly apartments, although some houses should be built. Homes will create a mix of private, intermediate and affordable homes in line with higher-order policies. The use of Sustainable urban drainage systems should be encouraged in all new development where possible.

Yarnton Way will become a high quality urban living quarter:

Top: Potential for infill development to support the upgrading of the towers.
Middle: Entrances to the towers could be improved and accessed from ground level.
Bottom: Considered use of art and colour could transform the towers.
From top left clockwise: Location plan; Hinskey Path concept plan; Portmeadow Walk concept plan; aerial photograph of Portmeadow Walk; aerial photograph of Hinskey Path.
6.3 Hinksey Path and Portmeadow Walk
These are two large areas of terraced houses arranged in courts accessed from east-west links:

Hinksey Path consists of 308 homes arranged as 3- and 4-bed units above garages or access points at ground floor. 158 of these are freeholders. This area also includes Pathways Short Stay School. It is bounded by Hartslock Drive to the north and east, and Seacourt Road to the south.

Portmeadow Walk consists of 225 homes arranged as 3- and 4-bed units above garages or access points at ground floor. 133 of these are freeholders. It is bounded by Wolvercote Road to the north, Abbey Way to the east, and Lensbury Way to the south.

Gallions Housing Association has tested a range of environmental improvements at a 4-bed terraced home at Hinksey Path through the Retrofit for the Future programme.

6.3.1 Role and uses
These two large areas are the focus of high quality family housing provision at South Thamesmead. Existing local green squares will be enhanced to provide a greater range of local play, ecology and spaces for contemplation. Further details are in 5.3.2.

6.3.2 Amount of change
Hinksey Path and Portmeadow Walk are popular housing areas that are relatively straightforward to retrofit. These core housing areas are likely to be subject to incremental, rather than transformative change. This will include upgrading and retrofitting existing housing to increase ground floor accommodation and improve the relationship with the street, reorganising parking, removing redundant walkways and access steps and very limited demolition and rebuilding where this helps to create better arrangement of homes and provide significant improvements in living conditions.

Where infill takes place, the architectural treatment of the buildings should seek to aid legibility and create well-overlooked spaces. Although these will be residential areas, treatments will vary across the area to create richness and diversity. Portmeadow Walk, as the original area of terraced homes built to a higher quality, will be treated more sensitively to celebrate the iconic housing forms that are represented there. The approach at Hinksey Path could be more transformative.

6.3.3 Connections and layout
Both areas will be based on a tight grid of streets and spaces, with homes fronting onto streets to provide natural surveillance, and back-to-back gardens to the rear to enhance security and privacy. This should include gating existing alleyways or extending gardens to remove poorly overlooked pedestrian spaces and provide more amenity space.

The structure of Portmeadow Walk and Hinksey Path will be based on three main east-west routes on the alignment of existing streets and ground-level walks. Portmeadow Walk and Hinksey Path themselves will be transformed into homezones, whilst the access streets bounding the north and south of these areas will be calmed and carefully landscaped while providing on-street parking areas. Further details are in section 5.2.3.

6.3.4 Density, height and massing
Hinksey Path and Portmeadow Walk are both low-rise medium density areas. Any infill will generally be 3-storey houses that complement the existing homes and protect residents’ privacy.

6.3.5 Housing mix and tenure
New infill homes in both areas will focus on low-rise residential development with a high proportion of family-sized units. Homes on these sites will be predominantly private-for sale or private-rented in order to create a more balanced community and support the improvement of the surrounding homes and broader regeneration. The use of Sustainable urban drainage systems should be encouraged in all new development where possible.
From top left clockwise: Location plan; concept plan; aerial photograph; Parkview housing photographs.
6.4 Parkview East (Redpoll, Mangold and Holstein Ways)

Redpoll, Mangold and Holstein Ways consists of 656 houses. Of these a total of 242 are freeholders or leaseholders. These are generally arranged around large open spaces in each block. St John Fisher Primary School occupies a site to the north of this area and there is a sheltered housing cluster of buildings at Lucerne Court which are not included in the total number of homes.

6.4.1 Role and uses

Parkview East is a focus of high quality family housing provision at South Thamesmead. Parkview East will consist of a series of more traditional urban blocks interspersed with a series of larger London garden squares providing high quality safe green space overlooked by surrounding homes.

6.4.2 Amount of change

Parkview East is a popular housing area that is relatively straightforward to retrofit. The area is likely to be subject to incremental, rather than transformative change. This will include upgrading and retrofitting existing housing to increase ground floor accommodation and improve the relationship with the street, reorganising parking, removing redundant walkways and access steps and replacement of selected amenity space areas and with larger and better overlooked garden squares. This area could include limited demolition and rebuilding where this helps to create better arrangement of homes and garden squares and be subject to an Open Space Audit and Strategy.

Where infill takes place, the architectural treatment of the buildings should seek to aid legibility and create well-overlooked spaces. Although these will be residential areas, treatments will vary across the area to create richness and diversity.

6.4.3 Connections and layout

Both areas will be based on a looser grid of streets and spaces, with homes fronting onto streets to provide natural surveillance, with back-to-back gardens to the rear to enhance security and privacy. This could include gating existing alleyways or extending gardens to remove poorly overlooked pedestrian spaces. Retained local green squares will be enhanced to provide a greater range of local play, ecology and spaces for contemplation.

The structure of Parkview East will be based on a ‘ladder’ of high quality connected streets. The ‘rungs’ of the ladder will consist of existing routes that will be transformed into shared-surface streets, connecting directly to the ‘rails’ consisting of Alsike Road and Maran Way. These routes will be calmed and carefully landscaped while providing on-street parking areas. Further details on the qualities of these routes can be found in section 5.2.3.

6.4.4 Density, height and massing

Any infill will generally be 2- and 3-storey houses that complement the existing homes and protect residents’ privacy, although there may be some 4-storey apartment buildings to create a mix of homes.

6.4.5 Housing mix and tenure

New infill homes in both areas will focus on low-rise residential development with a high proportion of family-sized units. Homes on these sites will be predominantly private-for sale or private-rented in order to create a more balanced community and support the improvement of the surrounding homes and broader regeneration. The use of Sustainable urban drainage systems should be encouraged in all new development where possible.
From top left clockwise: Location plan; concept plan; existing towers overlooking Southmere Lake; aerial photograph.
6.5 Southmere Lakeside
Southmere Lakeside is a small but highly visible area of land north of Hartslock Drive. It includes four 12-storey towers with a single-storey podium that provides a waterside walkway above garage areas. There are 192 homes with 44 leaseholders.

6.5.1 Role and uses
The view of Southmere Lakeside’s four towers from across the lake is one of the iconic views of Thamesmead. This encapsulates the social and architectural dream of a new way of living with light, air, water available directly from generously sized and well-built homes. Although the brutalist architecture has negative connotations for some, there is a growing desire to appreciate and invest in important twentieth century buildings.

Southmere Lakeside will remain an area for housing, but with sensitive improvements to extend the life of these important buildings.

6.5.2 Amount of change
The towers will be retrofitted over time to improve entrances, storage, living spaces and improve energy and resource efficiency as well as transform the public realm. The 1- and 2- bed homes in the towers are popular and easier to retrofit given the structure of the buildings. Furthermore it will be challenging to re-provide this number of affordable homes either on this site or elsewhere in the study area, so they lend themselves to be subject to investment. Public realm improvements including reorganising parking and improving the lakeside walkway, and providing secure communal gardens for each of the towers.

6.5.3 Connections and layout
Hartslock Drive will become a higher quality access street as set out in section 5.2.3. Additional tree planting and improved street furniture and lighting and rearranged parking would improve this street.

6.5.4 Density, height and massing
Southmere Lakeside is already a relatively high density area with 12-storey buildings. No additional buildings are planned for this area.

6.5.5 Housing mix and tenure
There is an opportunity to explore a range of options around the mix of tenure at Southmere Lakeside to attract additional investment into the area. This could include increasing the private proportion in order to create a more balanced community and support the improvement of the towers and broader regeneration. The use of Sustainable urban drainage systems should be encouraged in all new development where possible.
Key

- Areas of Change
- Major Highway Improvements
- Strategic Public Realm Investments
- Strategic Landscape Improvements
- New/Improved Access Streets
- Homezone
- Pedestrian/Cycling Link
- Strategic Landscape Link
- Neighbourhood Hub
- Landmark

From top left clockwise: Location plan; concept plan; existing Maran Way homes overlooking landscape; aerial photograph.
6.6 Maran Way and The Courts

Maran Way and The Courts is an area of large linear blocks of maisonettes and flats that fronts onto Abbey Way. It includes:

- 8 linear buildings at Maran Way consisting of 179 homes arranged as 3- and 4-bed maisonettes and a single level of ground-floor parking with 12 leaseholders.
- 3 ‘courts’ (Shire, Teeswater and Buckwheat) each consisting of a number of deck access flatted buildings arranged around a secure central green space.
- A small collection of community facilities including a general store, a police shop and the Dashwood Centre

Gallions HA has converted the ground floors of two Maran Way blocks to improve the maisonettes and provided on-plot parking and rear garden spaces.

6.6.1 Role and uses

This area will be the medium density living quarter, complemented by shops, workspaces and community facilities at ground floor at Yarnton Way (see Section 5.1.3 on Parkview Neighbourhood Hub), making the most of its aspect overlooking a rejuvenated Abbey Way.

6.6.2 Amount of change

The northern Maran Way blocks are situated on important sites at a highly visible site on Yarnton Way adjacent to Bexley Business Academy, bus stops and Parkview Neighbourhood Hub. One or more of these buildings should be adapted to deliver the neighbourhood hub at ground floor in the short term.

Ongoing maintenance of existing buildings will be complemented by testing a comprehensive retrofitting solution on one or more blocks. This will include significant investment in environmental features, improved access arrangements, removal of upper-level walkways, installation of new lifts and stairwells and a better relationship with surrounding streets and spaces. Should this prove successful, then the approach will be repeated with other buildings. If not replicable, then there may be more potential for redevelopment and rebuilding of the remaining blocks in this area in the medium to long-term.

6.6.3 Connections and layout

This area is structured on the spine road of Maran Way. This north-south connection will be connected to a number of enhanced routes that join from the east (see 5.4.3) and link across Abbey Way to Hinksey Path, Overton Road, Lensbury Way and other areas to the west. The existing route could provide a direct pedestrian/cycling connection with Yarnton Way to the north. Should greater change take place, then there is an opportunity to shift Maran Way westwards to become a park road fronting Abbey Way. This would substantially improve the relationship between the homes and this green link.

6.6.4 Density, height and massing

A medium density housing area with a predominant general building height of up to 5 or 6 storeys, with opportunities for taller elements adjacent to Yarnton Way.

6.6.5 Housing mix and tenure

New homes on any redeveloped sites at Maran Way and The Courts will accommodate a significant focus on urban living with a significant proportion of 1-, 2- and 3- bed homes, mostly apartments, although some houses should be built. Homes will create a mix of private, intermediate and affordable homes in line with higher-order policies. The use of Sustainable urban drainage systems should be encouraged in all new development where possible.

Potential change would include opening up key routes through the area, providing new and visible access to homes and apartment buildings and increasing activity and overlooking in public spaces.

Existing areas in and around The Courts and Maran Way are compromised by confusing elevated walkways and lack of natural surveillance from homes to public spaces.
The framework sets out a range of investments that should be implemented over the next 15 years. But it is vital that Early Wins build momentum for positive change. This includes a mix of physical, social and cultural programmes that will:

- Build relationships between Gallions HA, LB Bexley, Trust Thamesmead, Tilfen Land, Groundwork and other partners
- Test the principles set out in this framework
- Work with residents, businesses and local service providers and build social capital, unlock existing and latent strengths and co-investment
- Start to transform the image of South Thamesmead by creating positive stories, changing aspirations and perceptions
- Capitalise on existing investments in the area such as The Link, Sporting Club Thamesmead, Tavy Bridge Phase 3, Lesnes Abbey Woods Visitor Experience Scheme and Crossrail Urban Realm
- Address deprivation and inclusion
- Demonstrate real change on the ground quickly with real change demonstrable within a year

Having an integrated Early Wins strategy ensures that investments are complementary to the wider framework for change. The following early wins have been developed through a number of meetings, walkabouts and workshops.
<table>
<thead>
<tr>
<th>Location</th>
<th>Multiple e.g. Maran Way, Byron Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summary</td>
<td>Initial micro-greening activities among resident groups, such as allotments, planters, bulb and tree planting, leading up to resident-led projects at wider scales.</td>
</tr>
<tr>
<td>Target Principles</td>
<td>Public realm</td>
</tr>
<tr>
<td>Justification &amp; Benefits</td>
<td>Seeding new interest in, as well as connections between, public realm projects; strengthening social networks between residents and educational programmes in the build up toward future greening projects.</td>
</tr>
<tr>
<td>Links with existing and other proposed projects</td>
<td>Natural Estates initiatives (Groundwork, London Wildlife Trust, Gallions); Cultivating Communities projects (Groundwork, Trust Thamesmead); John Muir Awards scheme (London Wildlife Trust); Gallions ongoing retrofit programmes; STRF capital investment proposals; planned urban farm in Southmere &amp; Green Chain walk</td>
</tr>
<tr>
<td>Lead partner</td>
<td>Gallions, Groundwork</td>
</tr>
<tr>
<td>Other partners</td>
<td>Trust Thamesmead</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>Multiple (residential blocks)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summary</td>
<td>A low-threshold competition inviting residents to come up with ideas for greening their local residential environment in conjunction with STRF capital investment e.g. tree planting, planters, gable ends, leftover green space. Details to be developed, according to principle of ‘social challenge’ (supported &amp; staged competition, with low barriers to initial entry. Each participating group to be given uniform resources and design assistance to develop ideas, with stronger projects receiving a second round of financial support to execute further stages of their design.</td>
</tr>
<tr>
<td>Target Principles</td>
<td>Public realm</td>
</tr>
<tr>
<td>Justification &amp; Benefits</td>
<td>Better coordinated investment: links larger-scale ongoing capital investment (by Gallions and following STRF proposals) to local action to improve the local environment; links Natural Estates programme to Gallions capital investment programme; instils greater ownership &amp; pride over change process and local environment and biodiversity.</td>
</tr>
<tr>
<td>Links with existing and other proposed projects</td>
<td>Natural Estates (Groundwork, London Wildlife Trust, Gallions); Cultivating Communities (Trust Thamesmead, Groundwork); Gallions ongoing retrofit programmes; STRF capital investment proposals</td>
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<td>Groundwork, Trust Thamesmead</td>
</tr>
<tr>
<td>Other partners</td>
<td>Gallions</td>
</tr>
</tbody>
</table>
### South Thamesmead Energy Champions

**Location**  
Across South Thamesmead with an information hub in an existing or proposed community building

**Summary**  
Establish low-threshold energy savings programme focused on behaviour change and small-scale improvements through local energy champions, resident peer-to-peer advice & information sharing (could be linked to events around ongoing retrofitting programme)

**Target Principles**  
Local Energy Savings

**Justification & Benefits**  
Addresses key vulnerability of residents, providing a means of increasing awareness and know-how of residents in parallel with ongoing energy retrofitting work

**Links with existing and other proposed projects**  
Ongoing Gallions estate improvements programme; Cultivating Communities

**Lead partner**  
Trust Thamesmead

**Other partners**  
Groundwork, Gallions, LBB, Bexley Business Academy Solar Farm, local business CSR, GLA

### South Thamesmead Re-Cycle Centre

**Location**  
Unit 2, Harrow Manorway

**Summary**  
Establish bicycle recycle and repair project with young people upgrading abandoned or broken bicycles, using existing spaces in The Link or underused spaces (garages, empty units) across South Thamesmead

**Target Principles**  
Retrofitting the neighbourhood, unlocking latent assets, incremental regeneration at all scales, co-investment by residents and others.

**Justification & Benefits**  
A temporary facility that could evolve into a permanent bicycle fixture in the area, with potential to tap into the existing success of the Archway Project. The facility will engage train local youth; initiate local discussion about behaviour change and provide a means of affordable local transport.

**Links with existing and other proposed projects**  
The Link; Archway Project; Trust Thamesmead apprenticeship projects

**Lead partner**  
Archway Project

**Other partners**  
Trust Thamesmead, Thames21, Police, Crossness Engine Trust, local business CSR
### Thamesmead Match Fund and CSR (Corporate Social Responsibility Programme)

**Location**
Across South Thamesmead (Thamesmead East & Lesnes) linked into a wider Erith, Belvedere zone within LB Bexley

**Summary**
A financing mechanism to support resident-led projects and initiatives (mostly public-realm related) through the principle of co-investment (matching local people’s volunteer time with financial resources to pay for materials, professional services required). This would be complemented by a CSR programme that would tap into local businesses who would provide direct support or ’in kind’ support.

<table>
<thead>
<tr>
<th>Target Principles</th>
<th>Unlocking latent assets, Market making, working together productively</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Justification &amp; Benefits</strong></td>
<td>Provides financial framework for ’doing things differently’ across South Thamesmead where residents are supported to take the lead in improving their neighbourhood through direct action, unlocking co-investment with local organisations and residents alike. CSR is often poorly targeted and under exploited.</td>
</tr>
<tr>
<td><strong>Links with existing and other proposed projects</strong></td>
<td>Events and public greening initiatives (Block Greening Competition, Ridgeway); Trust Thamesmead-Cultivating Communities; Enterprise Week</td>
</tr>
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</table>

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<thead>
<tr>
<th>Lead partner</th>
<th>LBB, Trust Thamesmead, Gallions</th>
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<tr>
<td><strong>Other partners</strong></td>
<td>Third sector partners; local business CSR</td>
</tr>
</tbody>
</table>

### Communications and Visitor Strategy and Cultural Festival
(Discover Thamesmead)

**Location**
Across Thamesmead with a potential hub at The Link

**Summary**
A strategy that will lead to the establishment of communications tools, protocols and events that will promote Thamesmead positively and with a consistent marketing message and brand. A paper has been prepared by Trust Thamesmead that sets out the scope. This strand is likely to include:

- An interactive website
- Visitors guide
- Media campaign
- Schools programme
- Magazine
- Smart card

This should be complemented by a Cultural Festival that would complement existing community events but would also focus on attracting visitors to come to Thamesmead. This could take the form of an annual short film festival, or wider arts festival around pre-agreed themes. This would work with local colleges to involve students in arts production.

<table>
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<th>Unlocking latent assets, Market making, working together productively</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Justification &amp; Benefits</strong></td>
<td>Raises awareness of the positive things that Thamesmead Partners are doing</td>
</tr>
<tr>
<td><strong>Links with existing and other proposed projects</strong></td>
<td>Events and public greening initiatives (Block Greening Competition, Ridgeway); Trust Thamesmead-Cultivating Communities; Enterprise Week (May 2012)</td>
</tr>
<tr>
<td><strong>Lead partner</strong></td>
<td>Trust Thamesmead</td>
</tr>
<tr>
<td><strong>Other partners</strong></td>
<td>LBB, Gallions HA, RB Greenwich, Third sector partners; local business CSR</td>
</tr>
</tbody>
</table>
Thamesmead Community Credit

Location: Coralline Walk
Summary: Work with Fair Finance to expand their work into (South) Thamesmead area through intensified outreach and a credit union shop.
Target Principles: Financial Inclusion
Justification & Benefits:
- Builds on Trust Thamesmead ambitions for financial inclusion and literacy for local residents, lower debt levels and vulnerability to loan sharks and subsequent levels of debt; a new pathway to investment in local businesses.
Links with existing and other proposed projects:
- Emerging partnership with Fair Finance; Coralline Community Hub
Lead partner: Fair Finance; Trust Thamesmead
Other partners: Gallions; LBB

Coralline Walk Community Hub

Location: Coralline Walk and immediate surroundings
Summary: Coralline Walk should support the local economic development of South Thamesmead and become a positive beacon for change. This could include a range of strategies. Firstly attracting and develop local businesses, community organisations, a market, workspaces and retailers into converted garage spaces in the ground floor. Re-provide existing parking. Selective ‘opening up’ and creation of pedestrian links and crossings. Artist-led, participative public painting and mural making project, painting blind walls, ceilings, columns etc., involving young people in the execution of the design. Ongoing improvements to homes.
Target Principles: Clearer neighbourhood layout; Back to front; Making ground floor work harder; Taking the inside out; Making new markets.
Justification & Benefits:
- Creation of positive gateway to South Thamesmead from south and west
- Focuses resident engagement and youth around key STRF proposal
- Creates high profile meanwhile interventions
- Improved safety & legibility of route in short term
- High-profile good news story and visitor opportunity
- Better used and safer parking solutions for the area
- Creates and trials affordable workspace units for local business
- Creates affordable spaces for social enterprises
- Enables ‘market-stall’ style trading units for local residents
- Trials long-term affordable workspace project
Links with existing /proposed projects:
- Tavy Bridge Phase 3; Abbey Link; Maran Way/Parkview Community Hub; Lesnes Abbey Visitor Experience, Yarnton Parkway Phase 1.
Lead partner: Gallions HA
Other partners: LB Bexley, Trust Thamesmead; Community Groups; local businesses
### Yarnton Parkway Phase 1

**Location**  
Yarnton Way between junction with Kale Road and Harrow Manorway (with a focus on western half if funds are limited)

**Summary**  
Significant improvement of Yarnton Way through a number of measures including:
- Demolition of existing walls, elevated walkways and ramps, bridges
- Demolition of some garages and reprovision of a similar number of parking spaces at grade in well overlooked and landscaped parking courts and on street
- Removal of the roundabout junction with Maran Way and the reprovision of the connection with the existing roundabout with Hartslock Drive
- Redesign and provision of the Multi-Use Games Area (MUGA) in this area
- Tree planting along the central reservation
- Reduction in the effective carriageway width to a single lane in each direction
- Increase the width of the footway in each direction and provision of cycleways
- Provision of wide, direct and high quality pedestrian crossings
- Appropriate traffic calming measures

**Target Principles**  
Clearer neighbourhood layout; Back to front; Making the ground floor work harder; Incremental regeneration at micro and macro scales.

**Justification & Benefits**  
- Major improvement in connections for pedestrians and cyclists
- Safer movement for all modes including better overlooking of public realm, and interface between buildings and street
- Able to retain effective capacity for future if needed
- Better used and safer parking solutions for the area
- Creation of richer and more biodiverse landscape

**Links with existing projects**  
Alsike Road; Coralline Walk Community Hub; Tavy Bridge Phase 3; Abbey Link; Maran Way/Parkview Community Hub; Lesnes Abbey Visitor Experience

**Lead partner**  
LB Bexley

**Other partners**  
Gallions HA, Trust Thamesmead

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### The Ridgeway

**Location**  
The Ridgeway section located in Bexley, in particular between The Link and Sporting Club Thamesmead

**Summary**  
Gradual execution of short-term MUF proposals for The Ridgeway, creating an improved public realm with active contributions from residents, and in conjunction with resident-led projects, starting with lighter-touch proposals (see under capital implications)

**Target Principles**  
Public realm

**Justification & Benefits**  
Follows up on undelivered MUF-proposals along the Ridgeway, leading to enhanced safety and attractiveness

**Links with existing and other proposed projects**  
Natural Estates; Access Arch Artworks at the Link; Sporting Club Thamesmead; Trust Thamesmead volunteering and apprenticeship schemes; North West Kent Countryside Partnership; Forestry Commission Big Tree Plant

**Lead partners**  
Thames Water; LBB; GLA/Design for London; North West Kent Countryside Partnership

**Other partners**  
Trust Thamesmead; Natural Estates partners; Thames21; Sporting Club Thamesmead; Impact Youth; National Citizen Service / Charlton Athletic Community Trust; Birchmere One o’clock Club; London Open House
### Eastern Way Bridge

**Location**
Eastern Way and Harrow Manorway/Carlisle Road junction

**Summary**
- Significant improvement of the pedestrian and cycling connection between north and south Thamesmead through:
- Redesign of the north access point to the existing pedestrian bridge that links Belvedere Rd and Byron Close/Crossway Park to create stairs and two ramps from northern suspension point.
- Creating a public art and lighting scheme for the southern access point
- Introducing workspace units/uses under the elevated road on northern side

**Target Principles**
Clearer neighbourhood layout; Incremental regeneration; Working together productively

**Justification & Benefits**
- Major improvement in the only major north-south connection in Thamesmead for pedestrians and cyclists
- Improved safety through better lighting, more overlooking
- Provision of low cost workspace north of Eastern Way

**Links with existing and other proposed projects**
The Link; Tavy Bridge phases 4-7; Ridgeway; The Moorings Strategic Regeneration Framework, Southmere Pleasure Gardens.

**Lead partner**
LB Bexley

**Other partners**
Gallions HA, RB Greenwich, Trust Thamesmead

### SEECO Maran Way/Parkview Community Hub

**Location**
Maran Way block

**Summary**
This key location should provide a long term and viable hub for local community and retail facilities and would also test retrofitting a Maran Way housing block:
- Attract and develop local businesses, community organisations, workspaces and retailers into converted garage spaces in the ground floor of the block facing onto Yarnton Way.
- Re-provide existing parking.
- Selective ‘opening up’ and creation of pedestrian links
- Retrofit the Maran Way block as part of the SEECO initiative (timber cassette system and other technologies) and improve lift/stair access points.
- Provide a new community hall as part of the project

**Target Principles**
Clearer neighbourhood layout; Back to front; Making ground floor work harder; Total neighbourhood retrofit; Taking the inside out; Making new markets

**Justification & Benefits**
- Creation of positive gateway to Parkview from east and west
- Better used and safer parking solutions for the area
- Additional economic development type space
- Likely improved viability for store and club with a front door onto the main streets and routes through the area
- Will test the replicability of retrofitting the Maran Way block types
- Provides a larger site for infill in the future

**Links with existing and other projects**
Yarnton Parkway Phase 1-2; Abbey Link; Lesnes Abbey Visitor Experience

**Lead partner**
Gallions HA

**Other partners**
LB Bexley, Trust Thamesmead EU funding for design work