

# PLUMSTEAD HIGH STREET IMPROVEMENTS

## Project Overview:



Plumstead is a priority regeneration area for the Royal Borough of Greenwich. Improvements to the High Street, Lakedale Road and White Hart Road are being funded by the Mayor of London's Good Growth Fund and matched by the Council totalling £2.2 million of investment in the project.

This project has 2 strands which will work together to transform the area.



**The Shop-front Improvements:** We will work with local businesses, delivering new shop-fronts for eligible applicants, and offering support and training to improve business.

**The Public Realm Improvements:** A range of practical and creative changes to make the area greener, more attractive and feel safer.

## Meet the Team:

The Council and the Greater London Authority (GLA) have appointed a design team to work with the local community to make these changes happen.



The Royal Borough of Greenwich regeneration team and the GLA will be overseeing the project and making sure, as far as possible, that it reaches the objectives set out in the Good Growth Fund bid.



*Adams & Sutherland  
Architects*

Adams & Sutherland Architects is leading the design team and will be delivering changes to the shop-fronts, and public realm.



*Jasper Sutherland  
make:good*

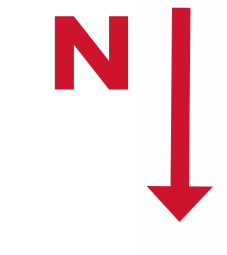
make:good is working with the community to involve them in the project.



*Sally Williams  
Retail Revival*

Retail Revival is supporting businesses on the shop-fronts improvements.

# HIGH STREET IMPROVEMENTS IN CONTEXT : Project aims and wider local plans



**The aims and scope of this project**

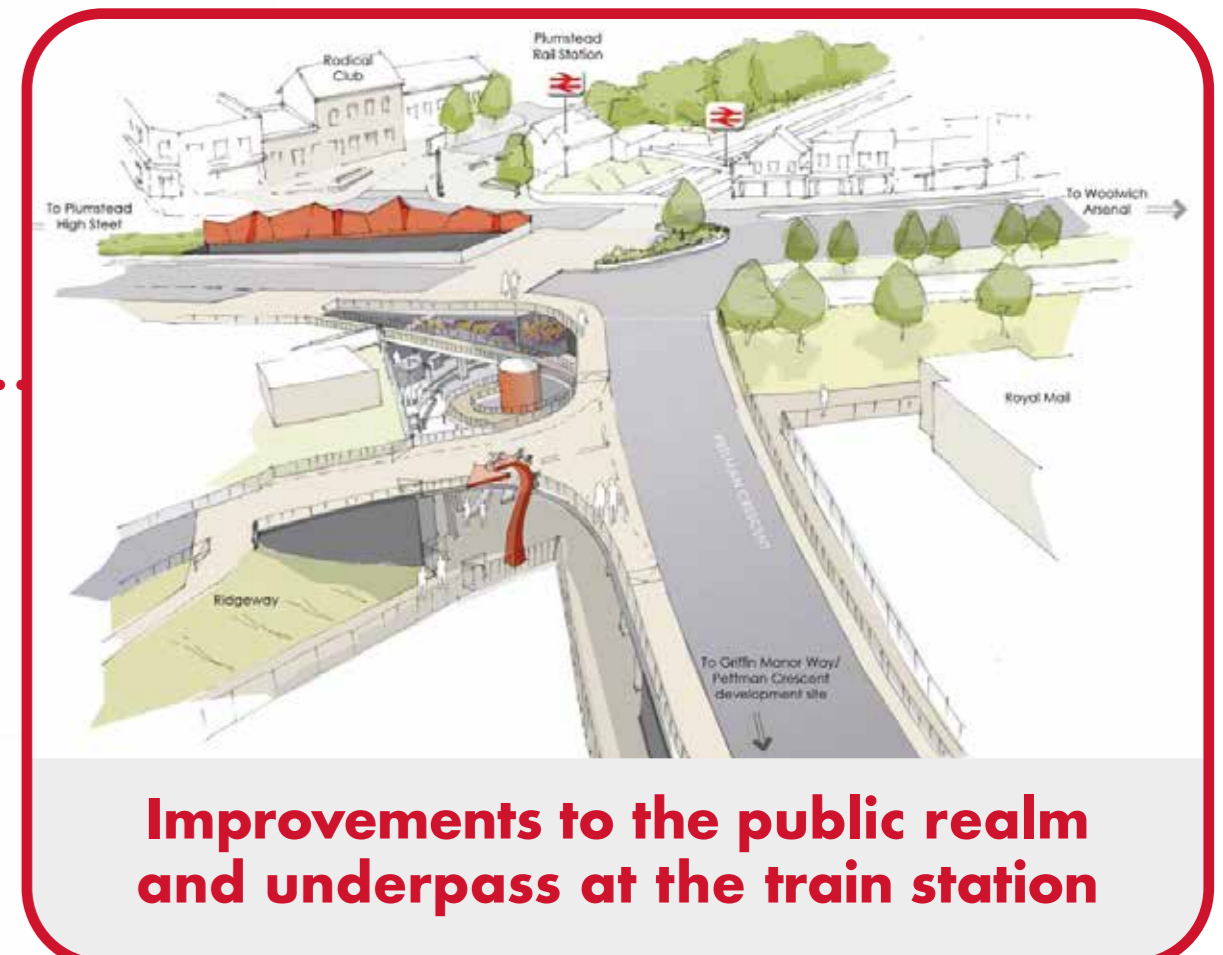
The public realm and shop-fronts projects on Plumstead High Street, Lakedale Road are situated between the new library and gym (soon to be completed) and the proposed underpass enhancement works at the Railway Station. The works will improve both the appearance and amenity of the High Street, whilst also strengthening economic resilience.

Enhancements to White Hart Road will create a safe and legible route for pedestrians and cyclists from the town centre to the future workspace hub at Plumstead Power Station, the Ridgeway and the proposed new homes as par of the Plumstead Housing Zone to the north.

**For more information about the wider plans for Plumstead visit:**  
[royalgreenwich.gov.uk/plumsteadregeneration](http://royalgreenwich.gov.uk/plumsteadregeneration)



New, improved library and gym facility opening Jan / Feb 2020



Improvements to the public realm and underpass at the train station



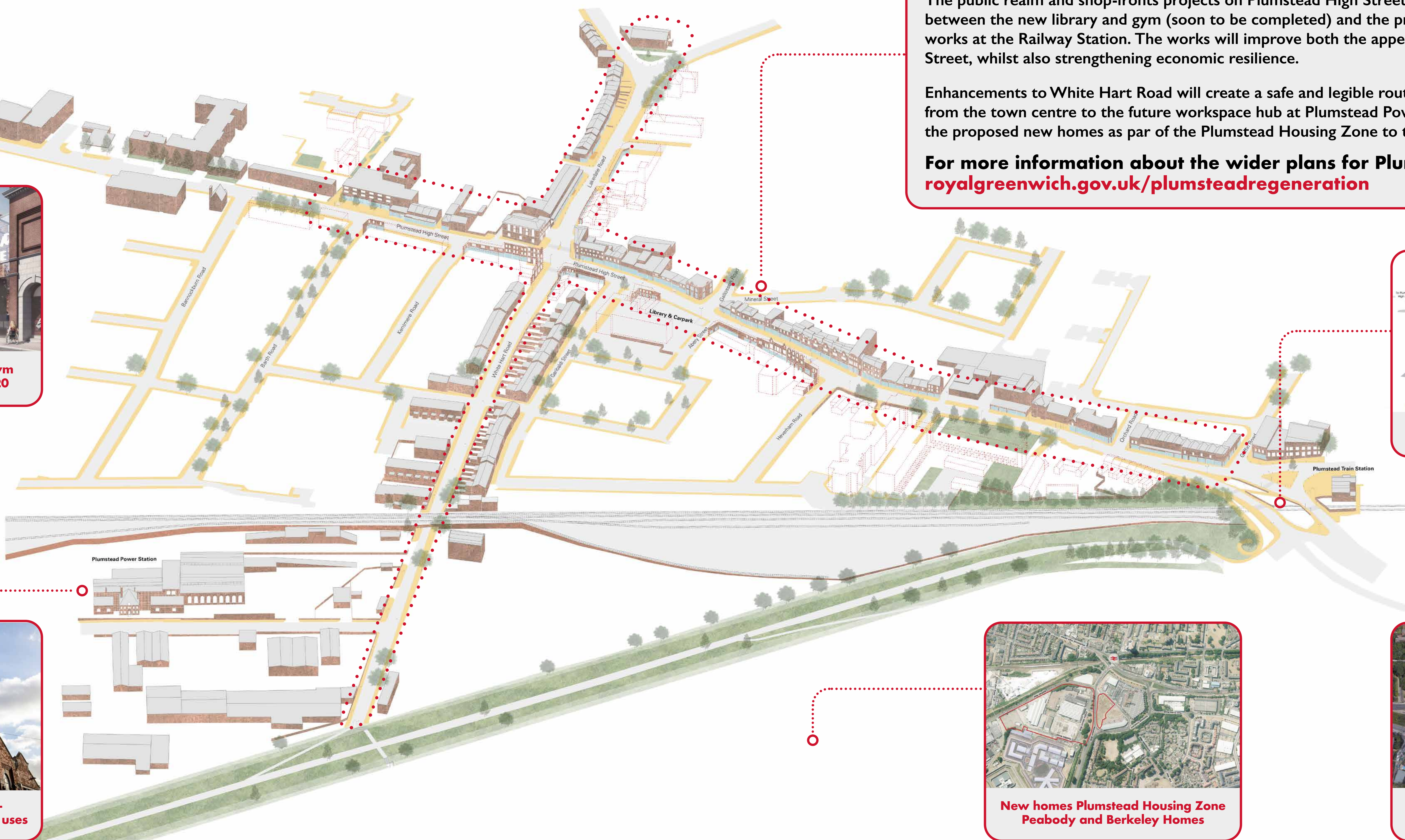
Plans for the Power Station - new workspace and community uses



New homes Plumstead Housing Zone Peabody and Berkeley Homes



Improvements to the gyratory make it more friendly for people not in cars



## High Street Improvements Indicative Timeline\*



\*Timeline is indicative and subject to change, we will update and share information as it becomes known.



## Diversity and Community

People said they love how multicultural the area is, and that the local community should be celebrated.



## Independent Shops and Services

There was a lot of positive feedback about the convenient, independent shops, and variety of international produce.



## The Potential!

People feel that the area has a lot of potential, and with a bit of TLC will be even better.

*“The sense of diversity and independent shops catering to local community is great!”*

# What people think about the High Street now?

*“Plumstead has lots of potential - but it could do with a bit of love.”*

## Safety and Security



Many said they feel safe during the day, but some people are worried about lighting and antisocial behaviour at night.



## Appearance and Atmosphere

People felt the high street would be more welcoming if it were brighter, less cluttered and generally better cared for.



## Maintenance and Care

Repairs, cleaning and uplift along the high street pavements and roads. Litter, drainage, planting and historic building maintenance raised as issues.

# WORKING WITH THE COMMUNITY

## Involving local people and businesses

### make:good - Community Engagement Update

Since October 2019 make:good has been speaking to as many local people as possible to make them aware of, and get them involved in the project. This will help make sure the design team understands local priorities, and gives people influence over changing their area.

So far they have received feedback from more than 200 local people. Summaries of themed feedback are displayed above.



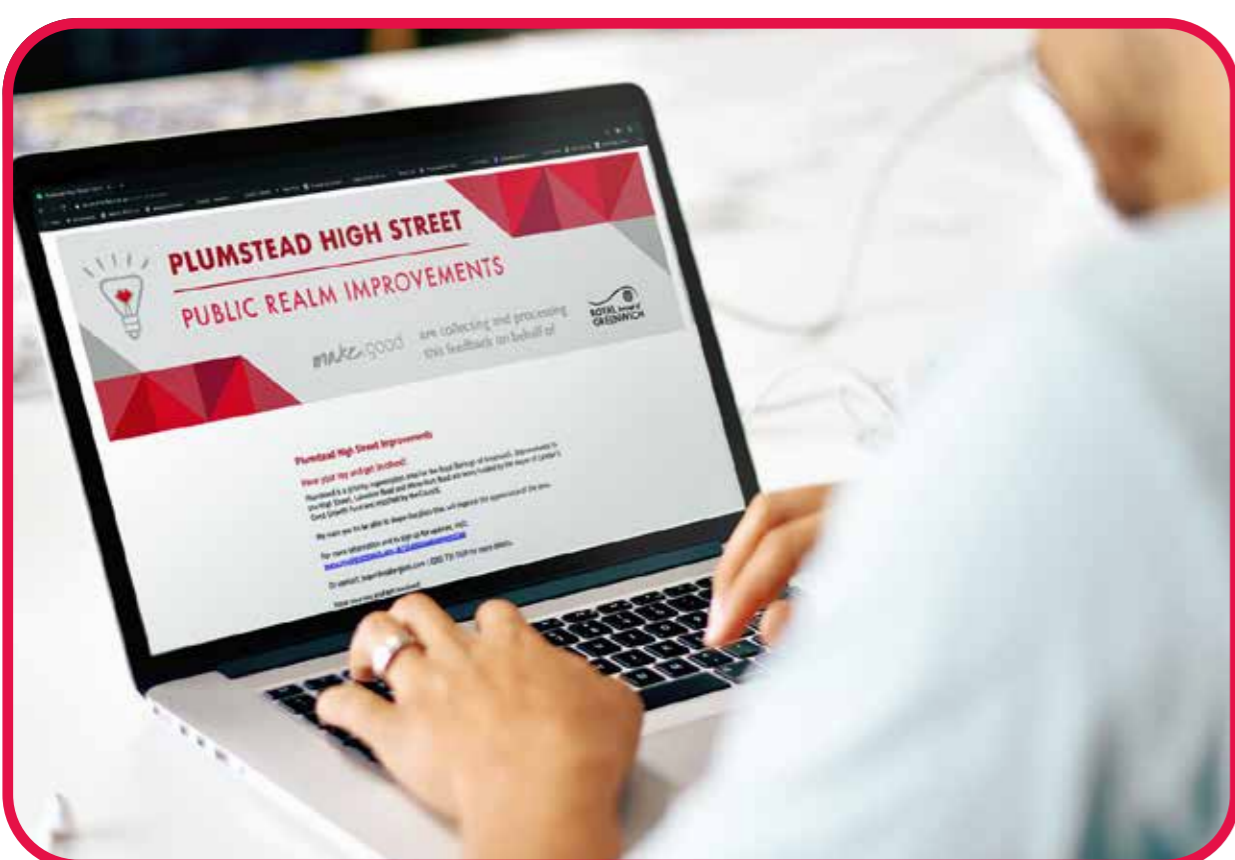
High Street Walk-About



High Street Vision Workshop



x3 on street pop-ups



52 pieces of Online Feedback



Art, Design and Photography Workshops with Plumstead Manor  
Make sure you have a look at all the amazing students' work today!



### Retail Revival - Reaching local businesses

Sally and the team from Retail Revival have been speaking to all of the independent shops in within the red line boundary along the High Street, Lakedale Road and White Hart Road, letting them know about the grants available to them for shop-front improvements and business support.

- 103 Businesses have been informed about the project.
- 52 local businesses have submitted grant applications which are currently being assessed.
- The Shop-front Programme Working Group (for traders) has been established, offering a regular space to discuss ideas and receive support and training.





## Shop-fronts and Signage

Better looking shop-fronts and signage would make the area look cleaner, tidier and more coherent.



## Restaurants, Cafés and Eateries

More places to sit and eat in that are clean, comfortable, and family friendly with healthy food options.



## Support Local Businesses

Keep the independent nature of high street and offer support and incentives to improve existing businesses.

*“Better looking shop-fronts will help make the High Street more attractive to potential shoppers and businesses - and instil civic pride.”*

# Local priorities and ideas about shops and shop-fronts:

*“There are some really great shops, but a lot of shops seem to sell the same things...”*

## Protect Heritage



Disused properties should be activated but buildings' original features should be protected and restored.



## Quality, Variety and Distinctiveness

Greater variety and higher quality of things on offer. Shops identities should be clearer so people know what to expect.

## Spaces for Culture and Community



Lots of people would like more spaces or events that allow people of all ages and backgrounds to come together.





### **Cluttered, messy, narrow streets**

Narrow cluttered streets and uneven paving make it hard for buggies, wheelchairs and pedestrians generally.



### **Suggestions to de-clutter streets**

Suggestions to widen pavements, remove barriers, add more bins and introduce a commercial waste strategy to reduce litter.



### **Poor Traffic Flow**

Narrow roads, and illegal parking are seen to impact heavily on buses and the general flow of traffic locally.

*“Sort out the parking at the bottom of Lakedale Rd. It’s constantly congested and can’t be good for the fire service access.”*

# **Local priorities and ideas on streets and roads**

*“Widen the pavement and remove a lot of the cheap useless street furniture e.g. barriers.”*

### **Parking and Loading**



Are currently problematic in the High Street area. Any solutions will need to balance improving traffic and routes for buses and pedestrians with potential impact on businesses.



### **Problem roads and Junctions**

Speeding, crossing and traffic on Lakedale Rd and the junction with the High Street were frequently raised as problematic.



### **Suggestions to improve roads**

One way systems, 20mph speed limit on Lakedale Rd, Parking restrictions and enforcement, speed bumps, T-junctions, Pedestrianisation, Cycle lanes and provision.

# PLANS AND OPPORTUNITIES

## For better streets and roads

### How could we make things better for pedestrians and vehicles?

A lot of people we have spoken to identified problems for vehicles and people moving around the high street. The design team have been working with the Councils' Highways department to look at what could be done to make things easier and safer for everyone using the streets and roads.

Below are some of the ideas that are being considered. These are initial high level proposals that are subject to traffic modelling, and approvals from Planning, TfL and the Councils' Highways department.

#### Key of opportunities being explored:

- ★ Potential junction improvements
- ★ Potential crossing improvements
- Potential one way system
- → Potential cycle lane

#### Improving Junction of Lakedale Road, White Hart Road and High Street:

- Extend kerb lines out to widen foot-ways and provide improved town centre setting.
- Remove street clutter and pedestrian barriers along High Street
- Remove traffic island on Lakeland Road and reduce length of pedestrian crossings
- New traffic light timings to help you cross the road more easily

#### Making Lakedale Road Safer:

- Potential new uncontrolled pedestrian crossing
- Possible 20mph speed limit

#### Mineral Street Junction:

- One Way down Gallosson Road and One Way exit only onto High Street to reduce congestion and improve safety at junction
- Narrow the road entrance to slow traffic speed and improve safety of pedestrian crossing.

#### Orchard Road Junction:

- Narrow the road entrance to slow traffic speed and improve safety of pedestrian crossing.

#### Entry to White Hart Road:

- Southern end of White Hart Road to become one way southwards.
- Two way contraflow cycle route along length of White Hart Road.
- Existing parking and garage access unchanged

#### Improving White Hart Road:

- Parking areas delineated with stripe of coloured surfacing to change appearance of street
- Improved street lighting with added feature lights

#### Better Pedestrian Crossings:

- Raise existing pedestrian crossings to be level with foot-ways to improve accessibility and reduce traffic speeds

#### Upgraded Pedestrian Underpass

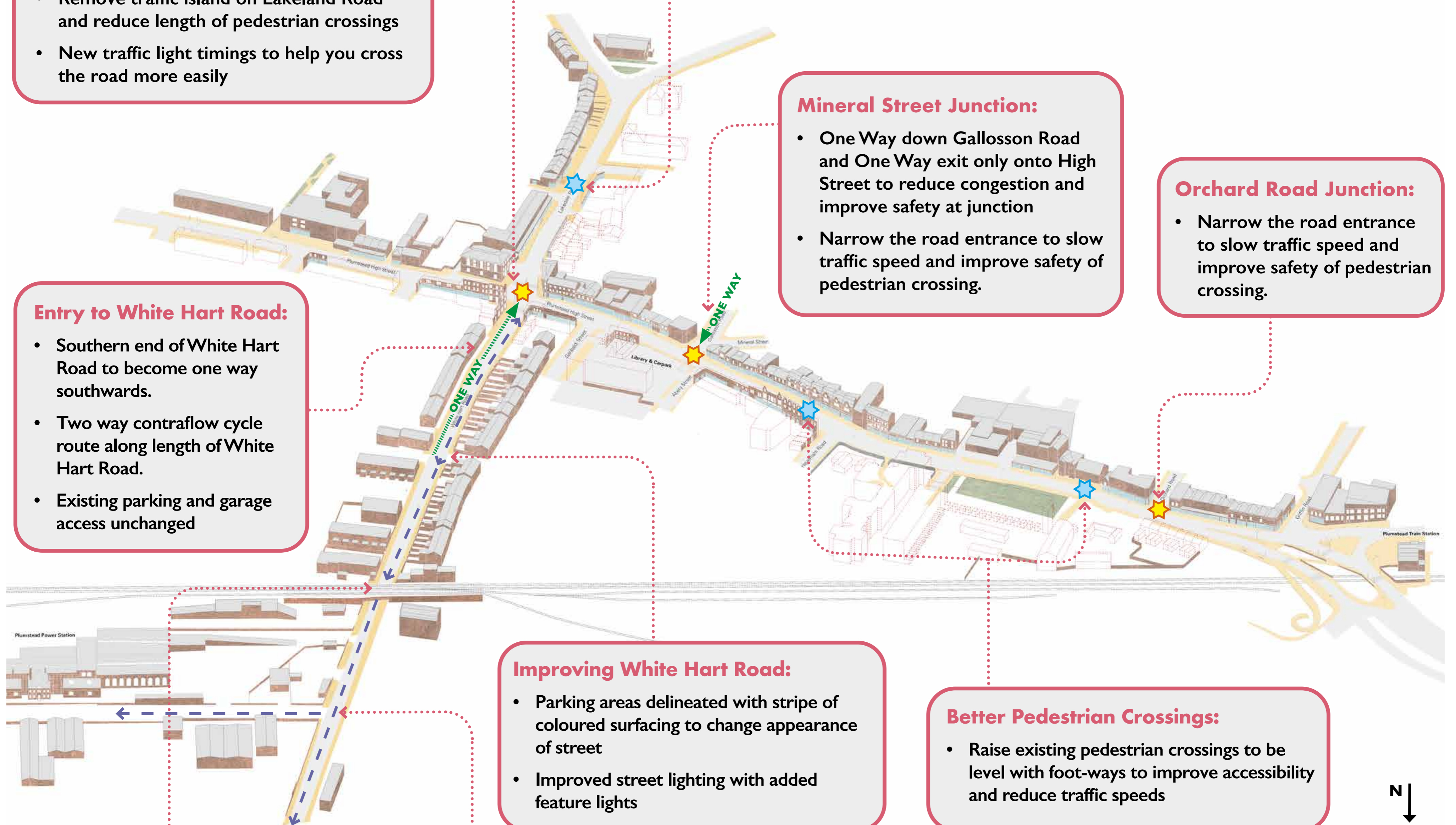
- New visual identity for underpass
- Feature lighting and public art (See character and identity board for more on this)
- Surface raised and levelled throughout
- New pedestrian only public realm on north side of underpass to Power Station entrance

#### Cycle Route to Ridgeway:

- Signed cycle route to ridgeway and along White Hart Avenue including cycle lane through pedestrian underpass

### HAVE YOUR SAY

Use the feedback forms to let us know what you think!







## More greenery!

Make the area brighter, add colour, improve air quality and make it feel safer and more pedestrian friendly with more green spaces.



## Importance of saving space

Adding greenery to existing elements - replacing barriers with planters, flower boxes, hanging baskets, green walls.



## Community Involvement

Some suggested community planting schemes would encourage ownership to make sure spaces were looked after.

*“More greenery and trees would brighten the area, but need to think about space and maintenance.”*

# Local priorities and ideas for greenery and public realm

*“Need to consider any social spaces carefully so they do not become areas for loitering”*

## Social spaces and stopping points



A better public realm and more pedestrian friendly areas. Introducing benches received a mix of support but also concerns about anti-social behaviour.



## Creating pocket parks and gardens

People felt that the creation of pocket parks or rainwater gardens would create uplift and prevent fly-tipping.

## Considerations and Concerns



Concerns about maintenance and upkeep of existing planting and spaces. Need to avoid anti-social behaviour.

# PLANS AND OPPORTUNITIES

## For a greener public realm

### How could we create a greener, better public realm?

Making the High Street greener was a top priority for the people we spoke to. The design team has audited areas where greenery or social spaces could be created.

Please note these are indicative possibilities being explored. Ongoing maintenance plans and studies into what is underneath the surface of the street (electrics, gas, water etc.) as well as considerations around safety and antisocial behaviour, and the available budget will determine what is possible.

#### Key of opportunities being explored:

- Areas of hard landscaping
- Areas of greenery / planters
- Opportunities for new tree planting



#### Alleyway Planting

- Planting to existing gardens in alleyway.
- Rainwater diverted to irrigate planters



#### Head of Lakedale Rd

- Additional tree planting to green space.
- Planting against Church of Christ the King Wall



#### Lakedale Road

- New tree outside Atlantic Fish Bar
- Rain garden in wide foot-way outside Tesco
- Example image of curbside rain garden



#### Gavin House Green

- Additional tree planting and landscaping
- New path and potential to add seating creating a place to pause



#### White Hart Road

- Rain gardens with grasses between parking on west side
- New tree planting and wall removal to Hartville Estate car park
- Tree planting and climbers to walls approaching underpass



#### Garibaldi Street Corner

- New tree planting and improved public realm



#### Abery Street Car Park

- Tree planting integrated with car park following removal of temporary library

**HAVE  
YOUR  
SAY**

*Use the feedback forms to let us know what you think!  
Please let us know if you'd like to get involved in community planting!*



## More colour, creativity and character

A lot of people thought that more public artwork would help celebrate and boost the sense local character and identity. People felt it would improve the atmosphere and appearance, making it feel more colourful, welcoming and fun.

*“The murals and crossings really brightened up the bridge and underpass so more of that could help, especially from local talent.”*

# Local priorities and ideas for character and identity:

## Praise for existing character improvements



A lot of people praised the murals at the station and underpass as well as the temporary colourful crossings and many would like to see more things like this happen in the area.



## Thinking about practicalities

There is not a lot of space on the High Street. Many people are suggested using murals on walls, shop-fronts / window vinyl, shutters, lampposts, railings and the floor.

*“ Public art should celebrate local heritage and diversity - involve local young people.”*



## Make public art locally relevant

New public artwork should relate to the heritage / history of the area and reflect the diverse community. People want the project to support local artists, involve the community and young people, as this would instil civic pride and have a positive message.

# PLANS AND OPPORTUNITIES

## For adding character and identity

### How could we decorate and celebrate Plumstead?

People have been really positive about the pieces of public artwork that have been created in Plumstead so far. The design team has begun looking at ideas and opportunities where more public art could be added.

Below are examples of the type of things that could make Plumstead more colourful, celebrating its character and identity. Artworks would be installed pending planning and landowner permissions.



#### Lamp-post Art

Examples of Lamp-post artwork that make good co-designed with local school children on Brick Lane.



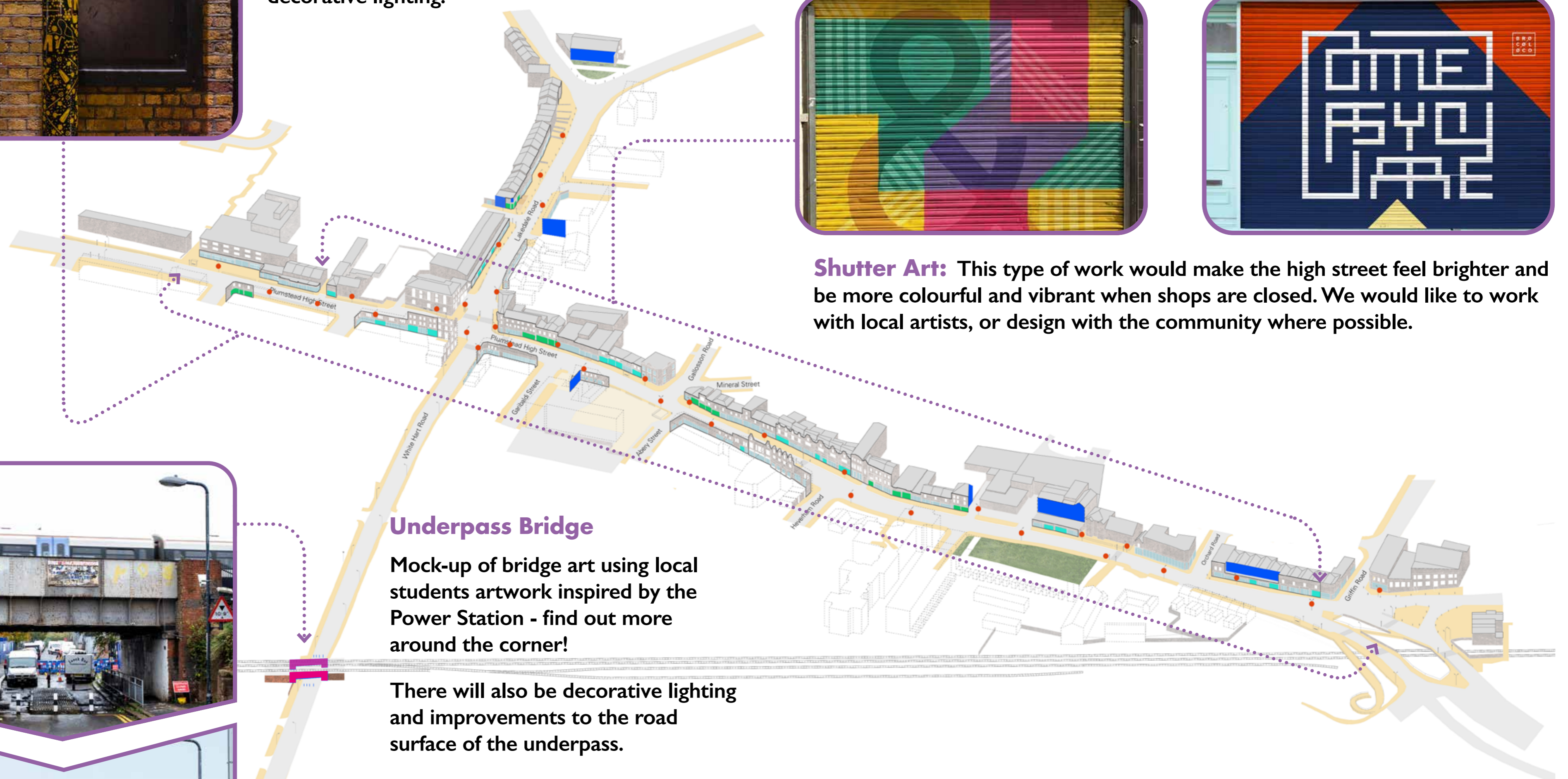
Opportunities to explore wrapping the base of columns, and adding decorative lighting.

#### Key of opportunities being explored:

- Artwork added to the lamp-posts
- Murals and super graphics on the sides of buildings
- An art trail on shutters along the High Street
- Artwork on White Hart Road bridge underpass



**Shutter Art:** This type of work would make the high street feel brighter and be more colourful and vibrant when shops are closed. We would like to work with local artists, or design with the community where possible.



#### Underpass Bridge

Mock-up of bridge art using local students artwork inspired by the Power Station - find out more around the corner!

There will also be decorative lighting and improvements to the road surface of the underpass.



**Wall Murals:** like these could go on the side of buildings (shown in blue) with high visible impact. People said they would like local artist and/ or members of the wider community involved, and for artwork to represent the diversity, history and creativity of the area.

**HAVE YOUR SAY**

*Use the feedback forms to let us know what you think! Please let us know if you'd like to take part in public art and design workshops!*