

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, with support from the London Economic Action Partnership (LEAP), and matched by the Council, totalling £2.2 million of investment in the project.

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



Shop-front Improvements: We are working with local businesses, delivering new shop-fronts for eligible applicants, and offering support and training.

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 Mayor of London have appointed a design team to work with the local community to make these changes happen.



The Royal Borough of Greenwich and the Greater London Authority 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*

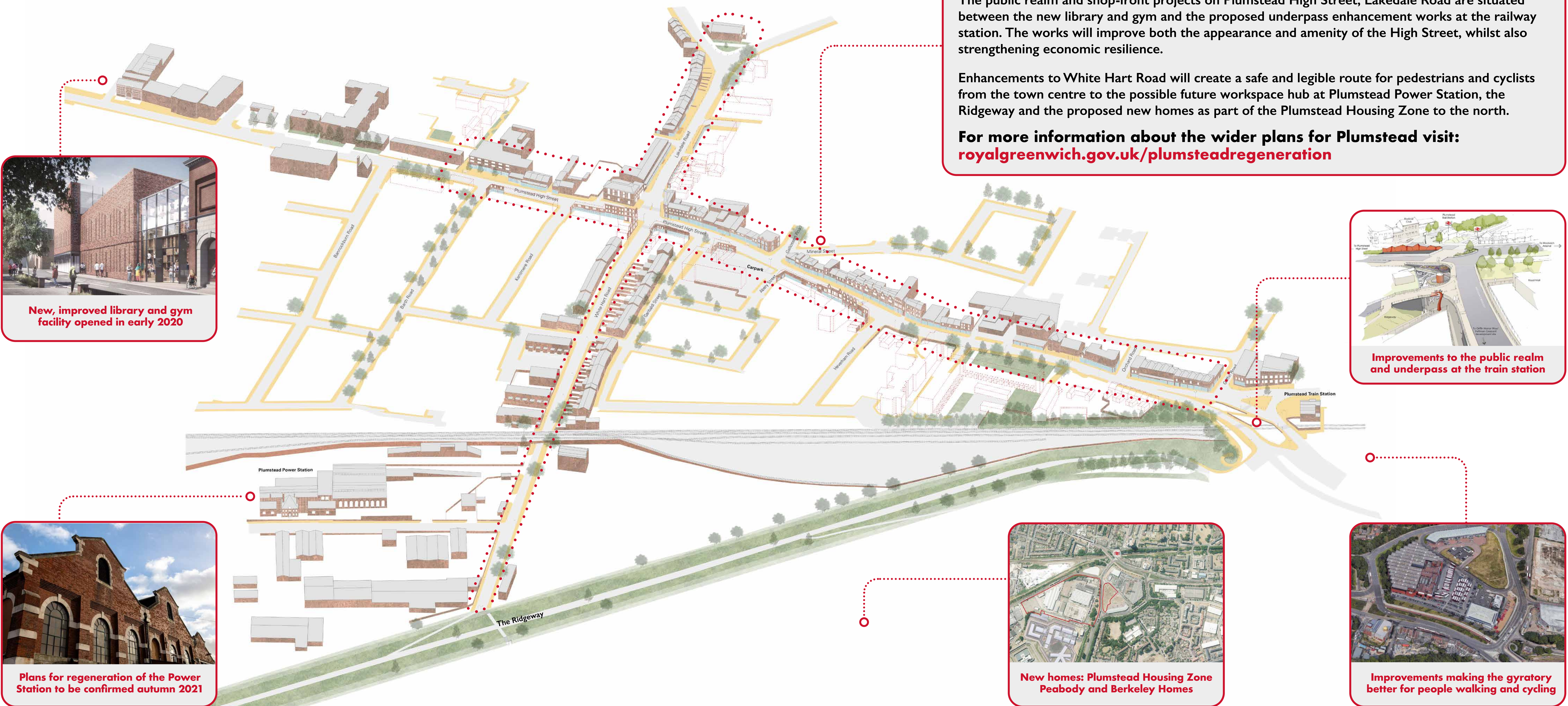
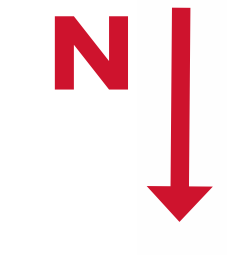
make:good is working with the community to involve them in the project.



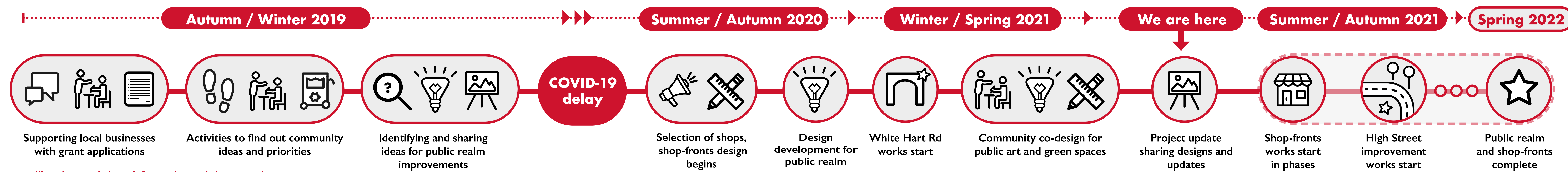
*Sally Williams
Retail Revival*

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

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



High Street Improvements Indicative Timeline*



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

**PLANNED
SHOP-FRONT
IMPROVEMENTS
PROGRAMME**



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.

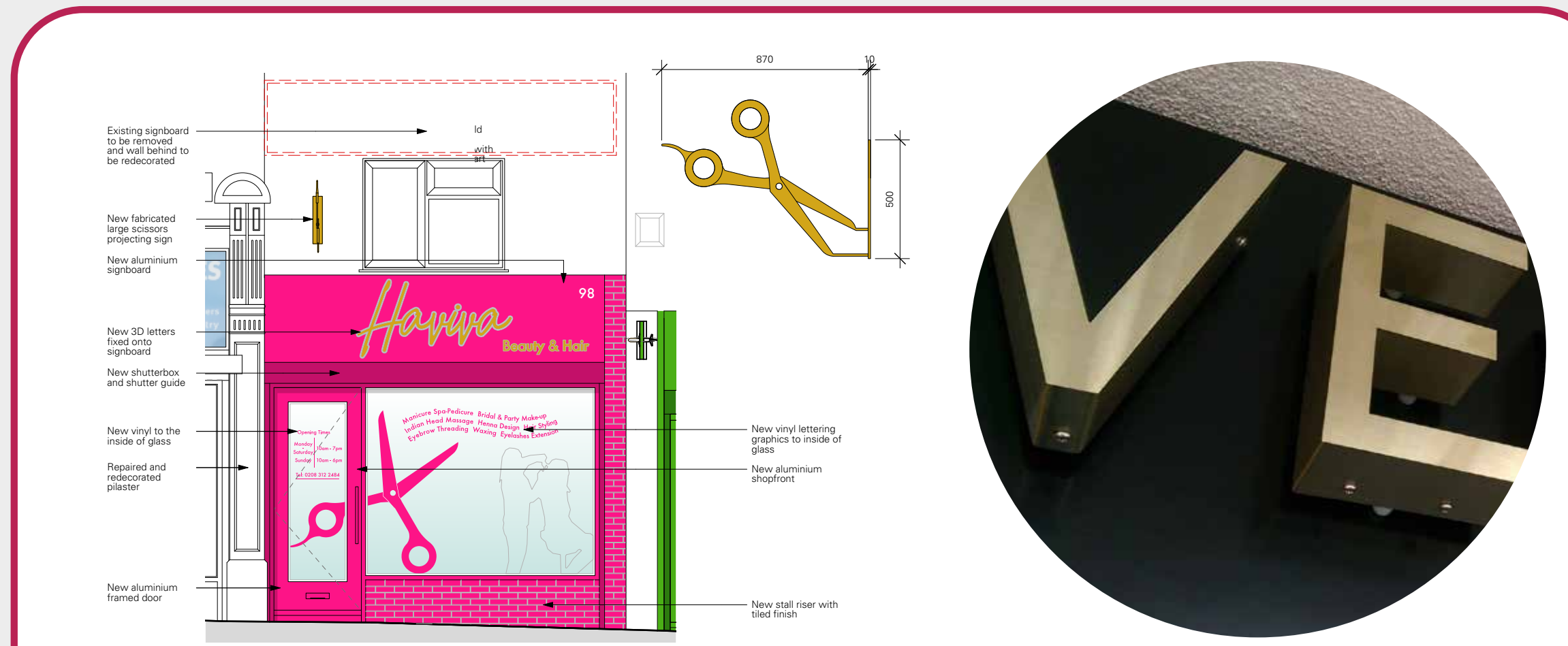
About the programme:

The Plumstead Shop-front Improvement programme aims to provide assistance to business landlords and tenants who wish to improve their business premises by early 2022.

The scheme will provide 90% of the total costs of a new shop front, or smaller-scale improvements, including new lighting, replacement of canopies, fascia boards, external redecoration and refined brand identities. Participating businesses will also receive expert advice and support from a team of architects, builders and designers.

The approach to materials:

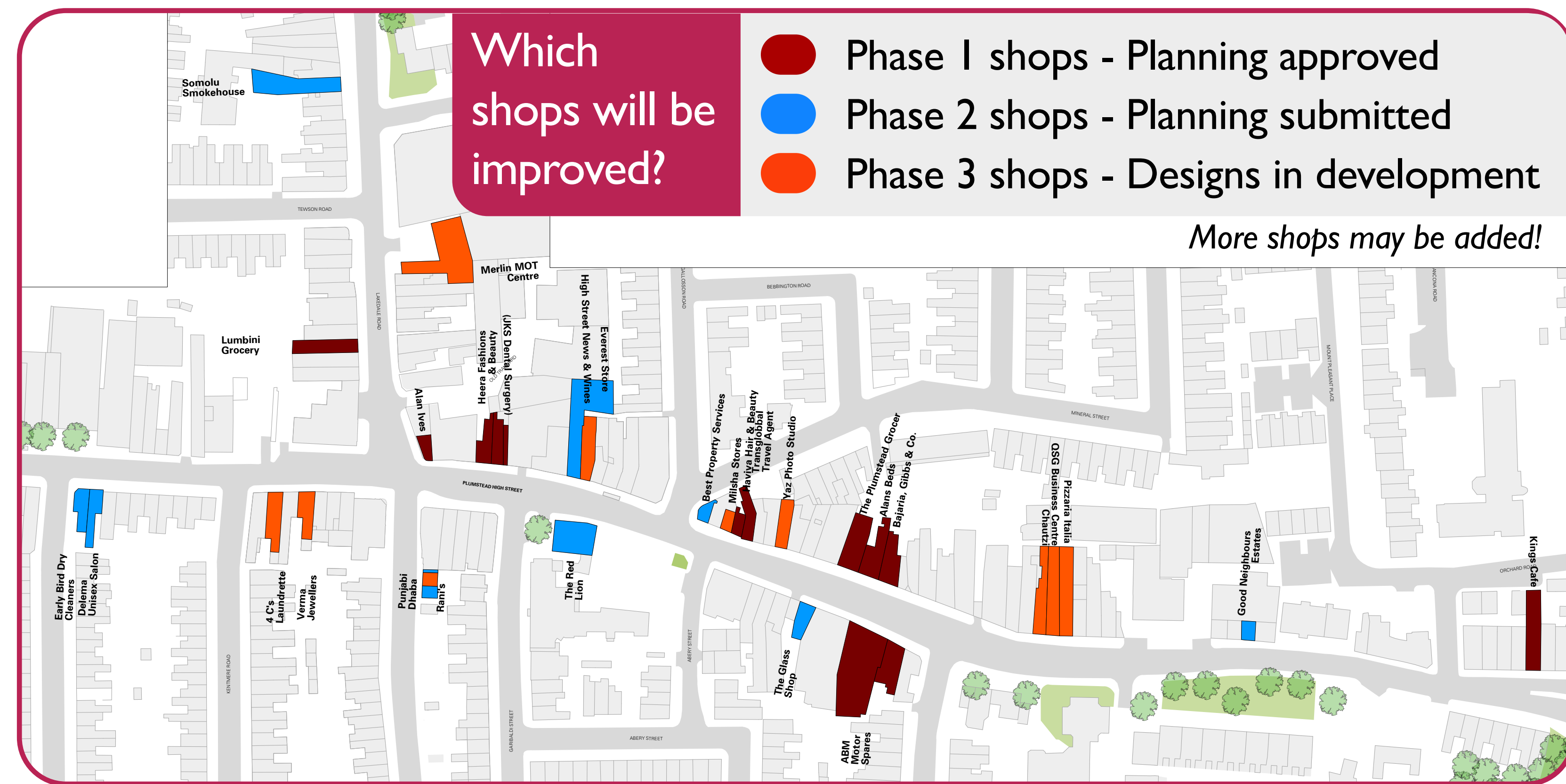
A high quality range of materials will be used consistently across the High Street, paying close attention to original architectural features and details.



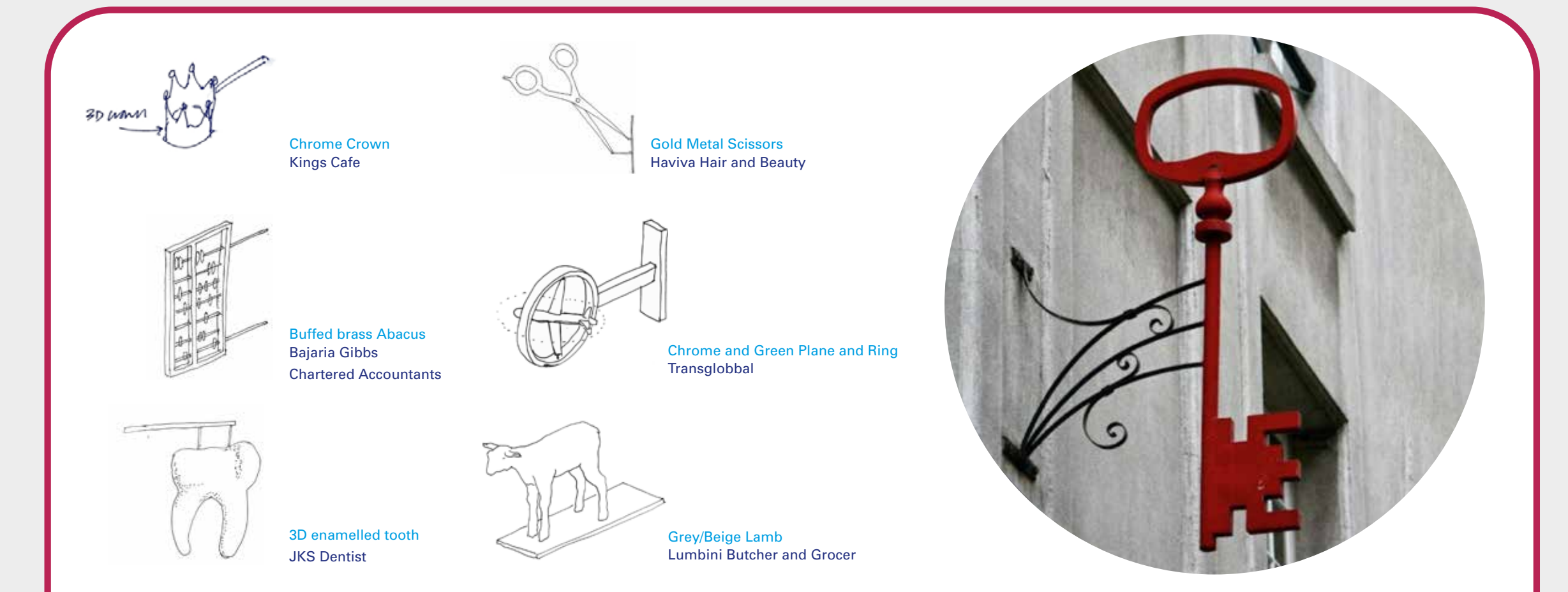
New shop-fronts will be robust powder coated aluminium, allowing the introduction of colour.



Where possible, existing timber shopfronts will be retained and redecorated.



Existing glazed tiling will be cleaned and, where possible, new glazed tiling is proposed to the panels between shop windows and the pavement.



Several shops will have projecting 3D signs, celebrating the rich mix and unique variety on offer. These will mostly be made of metal and some will have lighting.

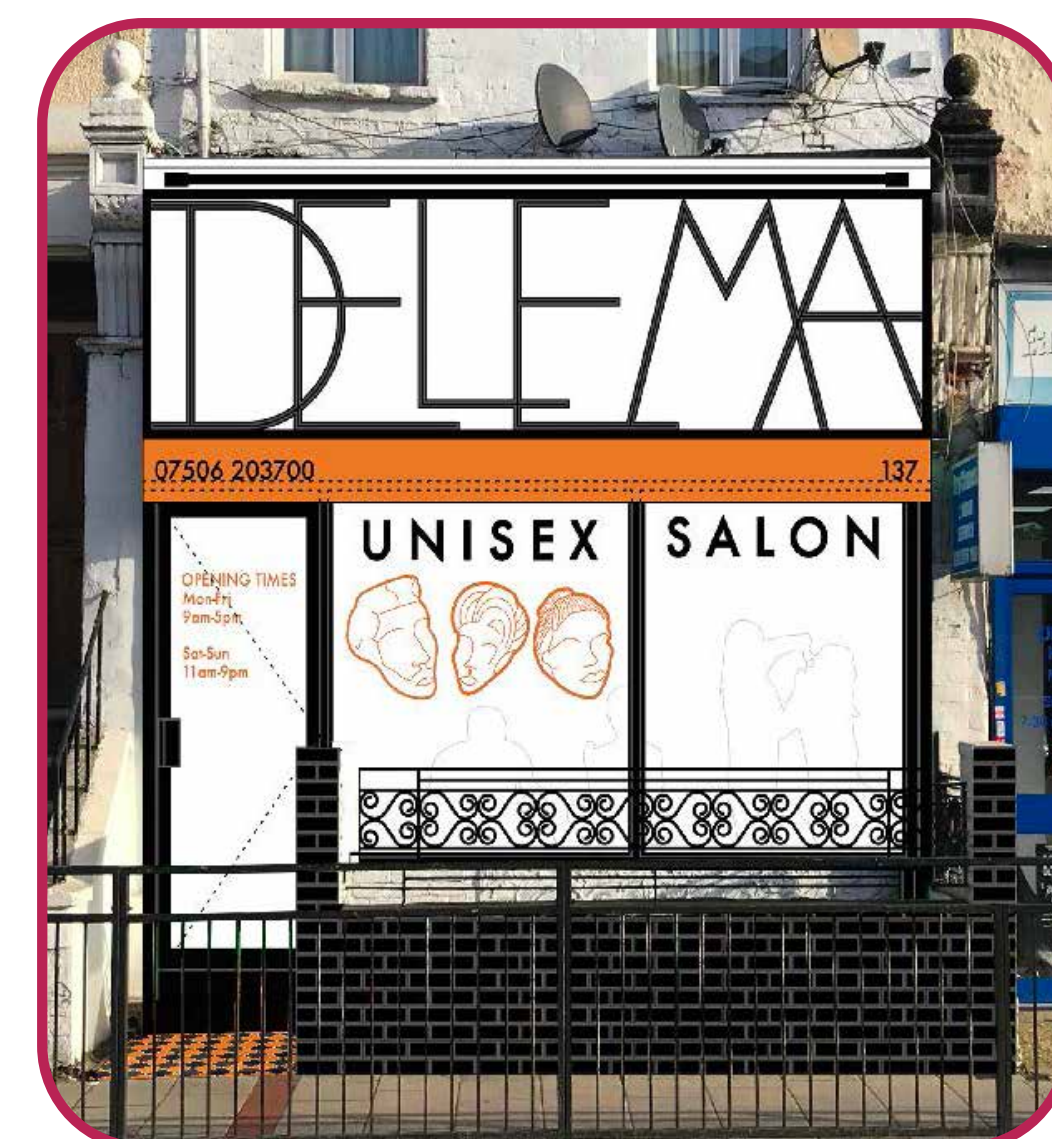
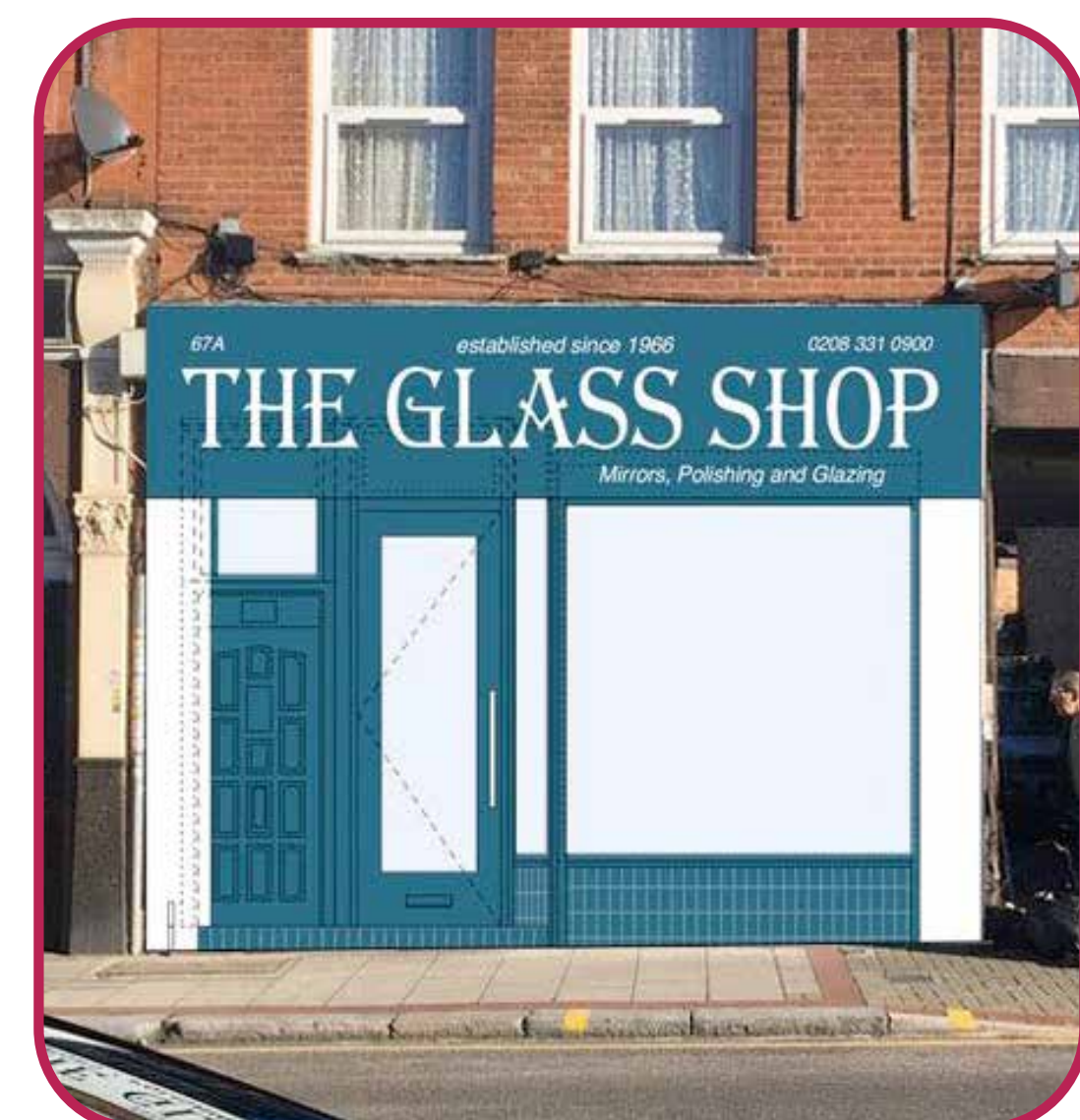
Here are some of the designs!



The first phase of eleven redesigned shop-fronts have all received planning permission. They will start on site later this summer.

The second phase of nine designs for shop-fronts have been submitted for planning permission and technical design for these shops is underway.

We anticipate thirty to forty shops transformed by spring 2022.



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

PLANS FOR WHITE HART RD AND LAKEDALE JUNCTION

The Council is making White Hart Road greener, cleaner, and safer for pedestrians and cyclists, creating a more attractive route from the High Street to the Ridgeway and the new residential development beyond. The redesign is underway and will include:

- resurfacing the road and pavement
- improved cycle route
- new street lighting
- a one-way route at the southern end of White Hart Road between Hartville Road and the High Street
- low maintenance rain gardens to add greenery, deter fly-tipping and reduce flooding risk
- feature artwork on the underpass based on designs by local students
- some loss of parking offset by the gains made by removing the temporary library

You can also check out the plans to improve the junction of Lakedale Rd and the High Street.



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

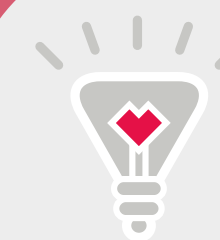


Are currently problematic in the High Street area. Any solutions will need to balance improving traffic and routes for buses and pedestrians with potential impact on businesses.



Problem roads and Junctions

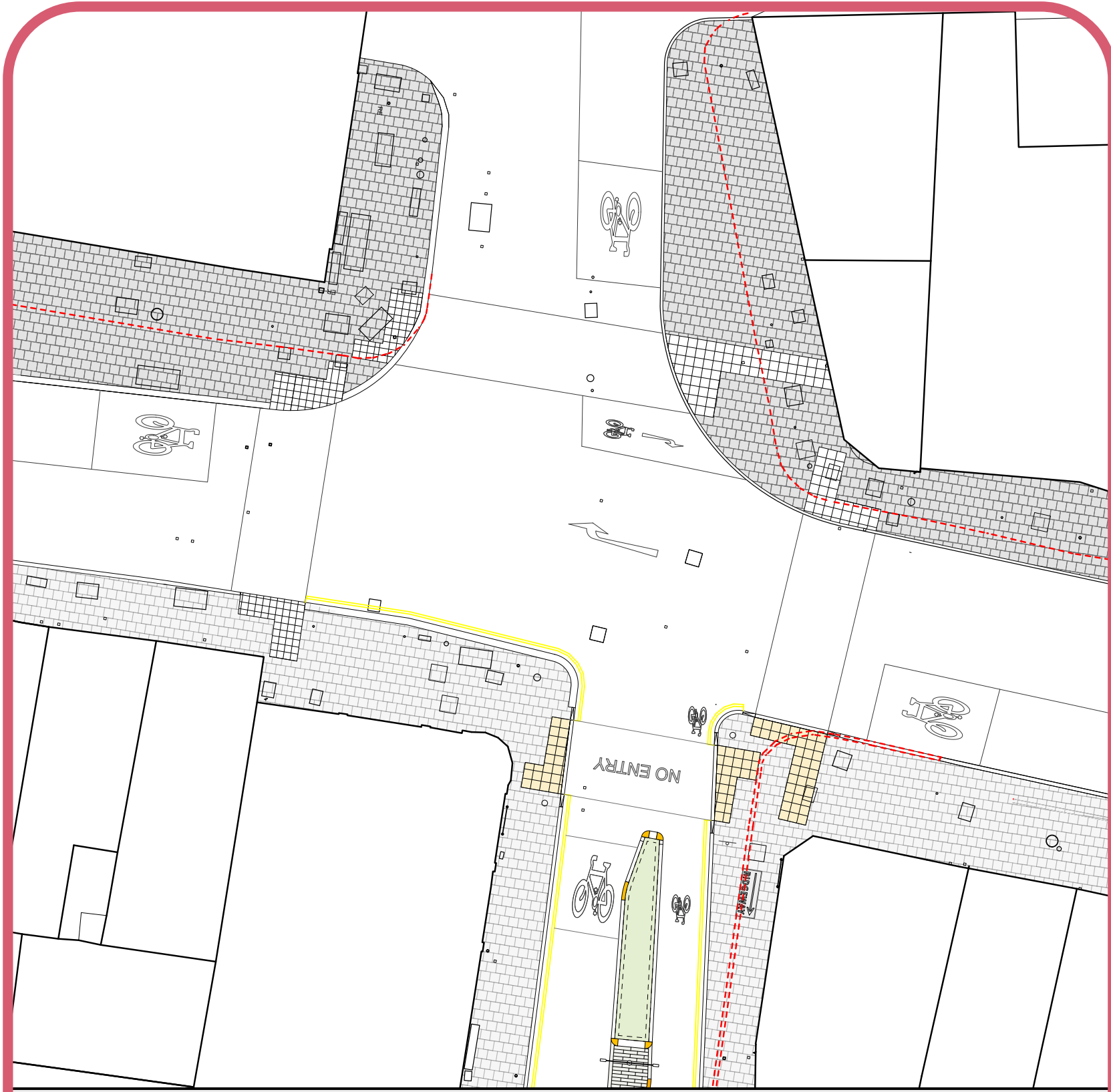
Speeding, crossing and traffic on Lakedale Rd and the junction with the High Street were frequently raised as problematic.



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.

The plans for White Hart Road



Improving junction of Lakedale Road, White Hart Road and High Street:

- Extend kerb lines out to widen footways 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

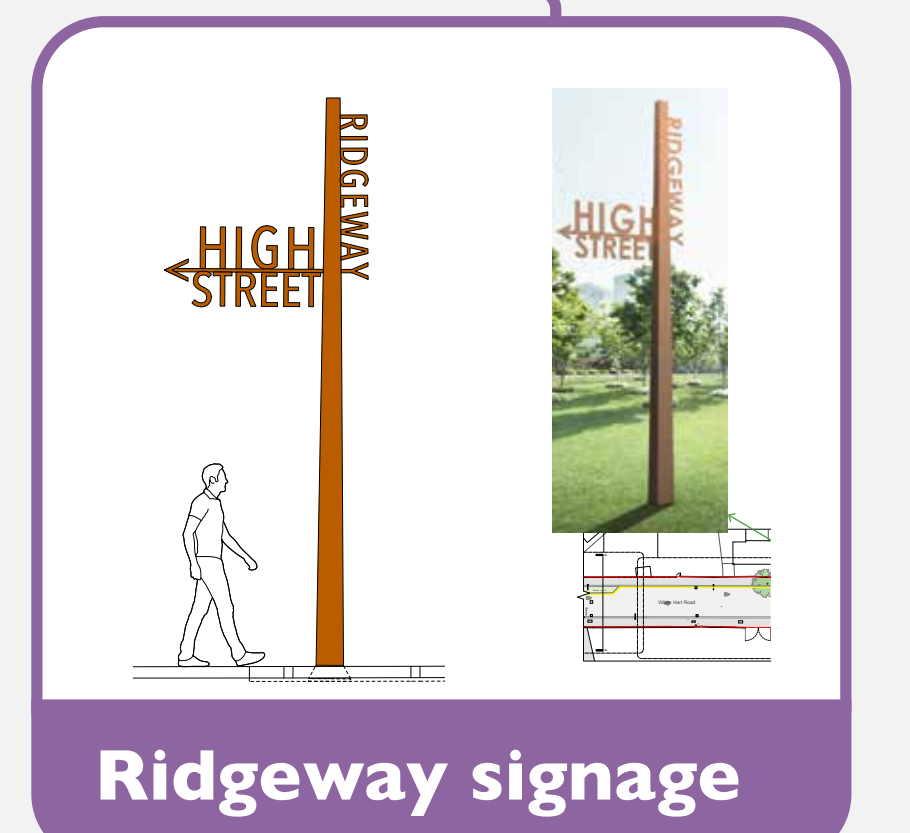
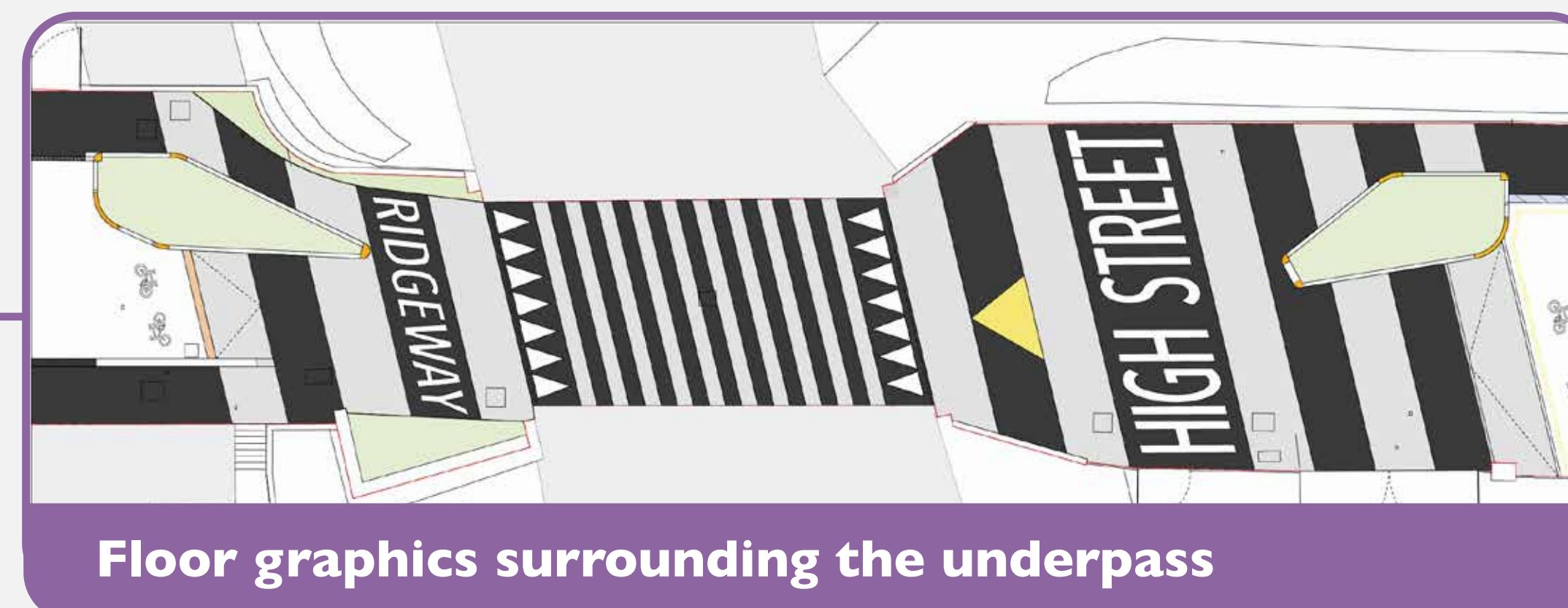
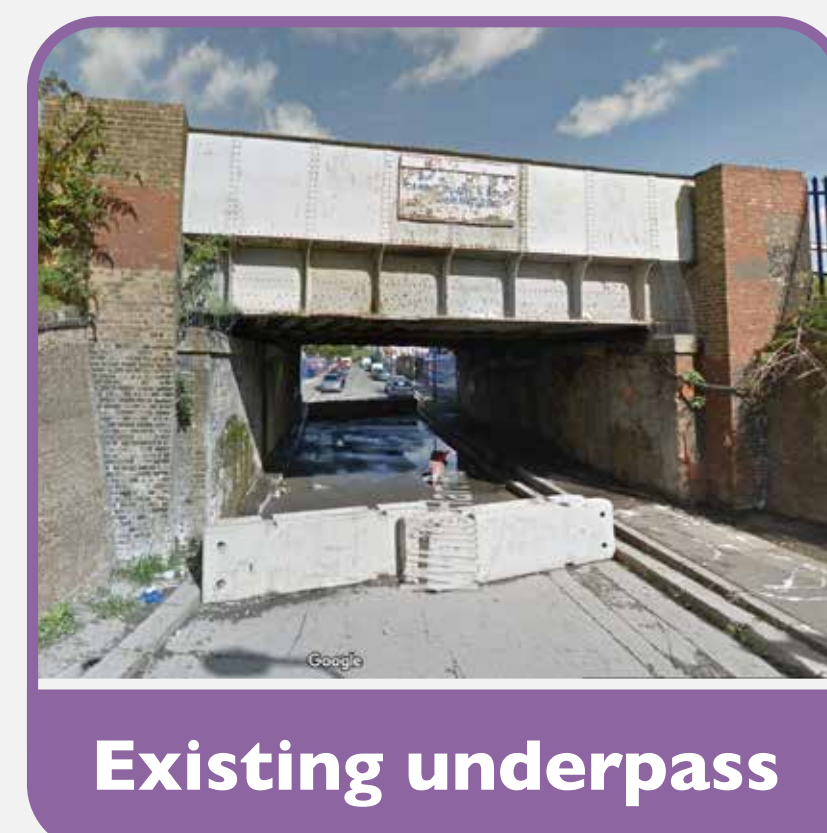
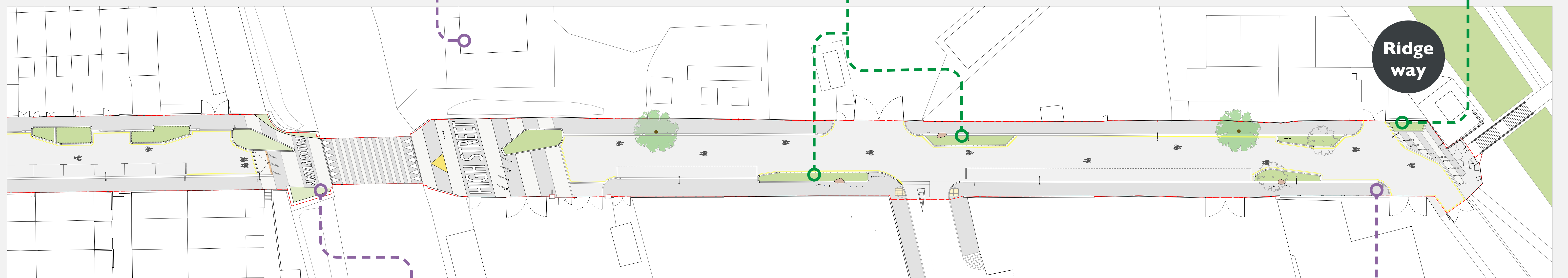
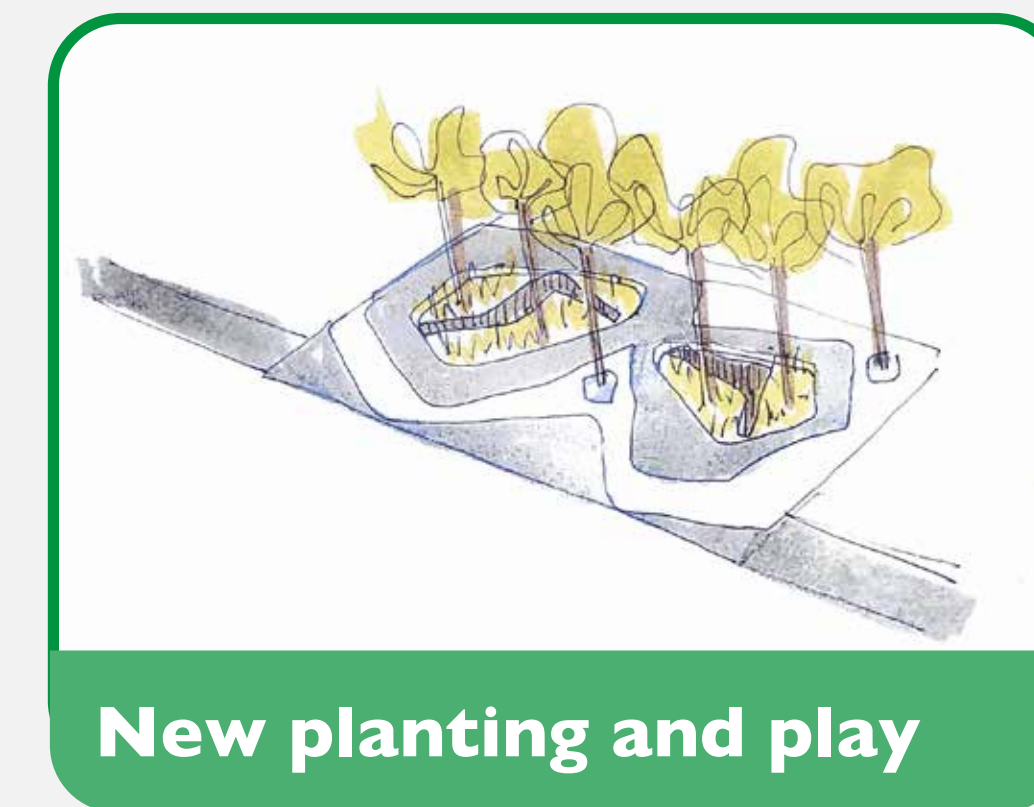
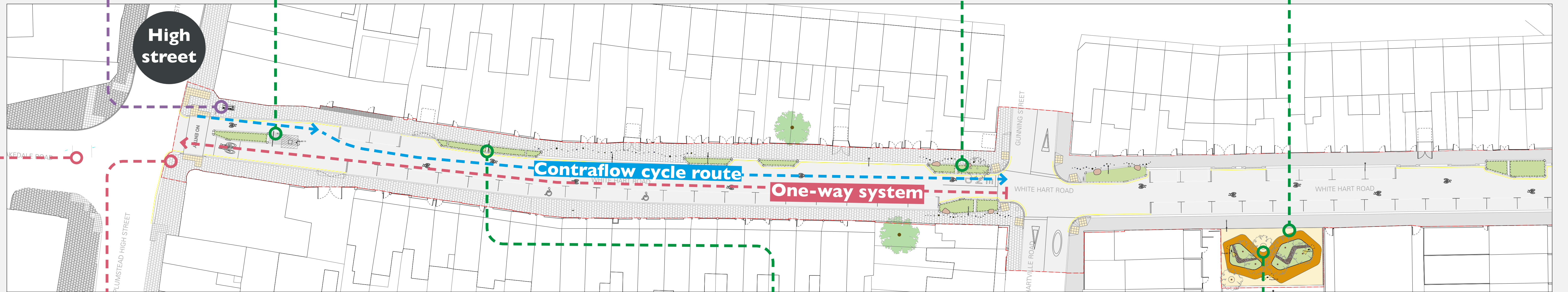
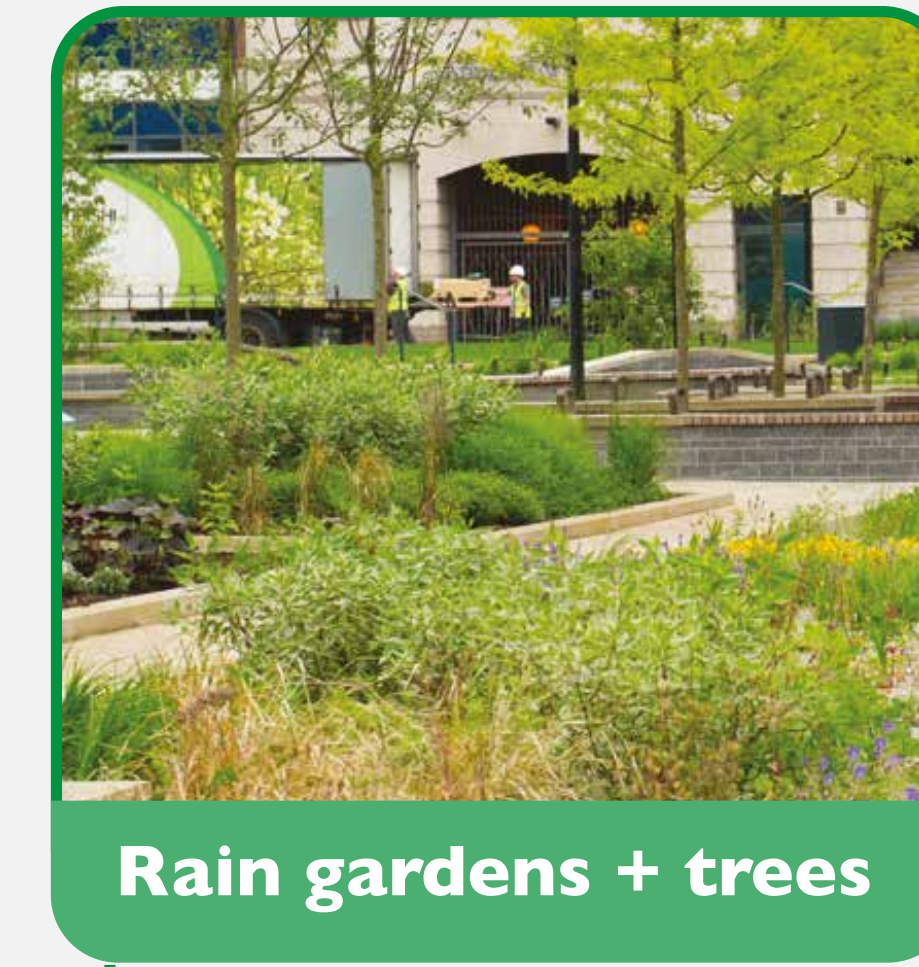


Works to White Hart Road are underway and will be completed by the end of this year.

The plans for the junction are currently being developed with TfL and the Council.

Subject to permissions work will begin autumn 2021.

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



See the Public Art board to find out how this design was inspired by the work of local school students.

PLANS FOR A GREENER PUBLIC REALM

Making the High Street greener was a top priority for the people we spoke to back in 2019 and over the course of the pandemic we have all come to appreciate our outdoor spaces more.

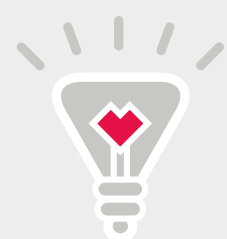
Below are some of the proposed areas for green and open space improvements. Some of these works are already underway, others are awaiting approval and some are still undergoing design development.

We are also exploring other smaller additions such as rain gardens and new trees (where possible) along Lakedale Road and the High Street.



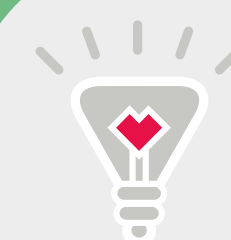
More greenery!

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.

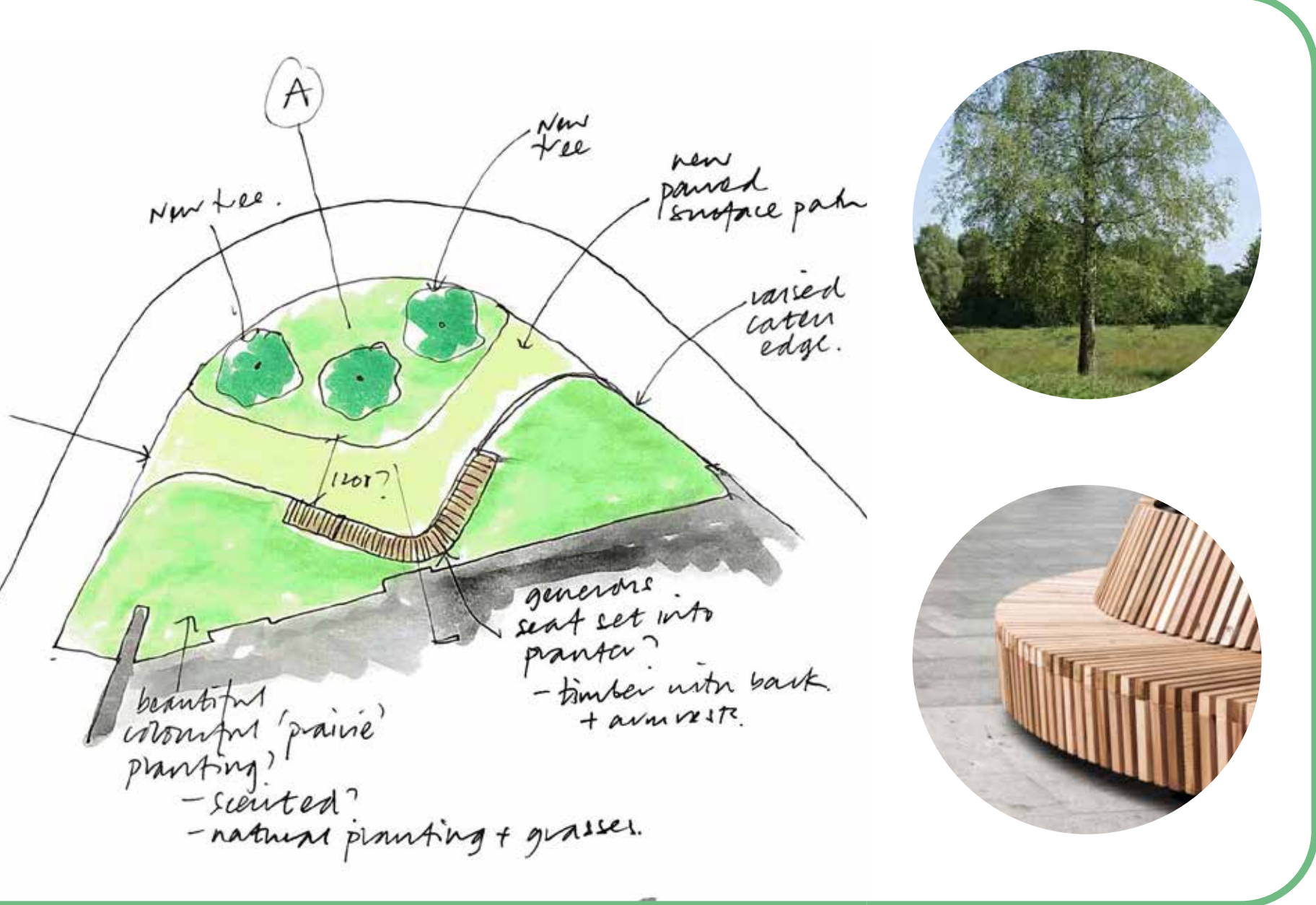
Considerations and Concerns



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

'Lakedale Lawn'

- Improvements planned to existing green space outside Church of Christ the King
- Additional tree planting, resin bound surface as a path and new seating and planters
- Expected spring 2022*



'Plumstead Plaza' and alleyway improvements



Site plan for Plumstead Plaza and alleyway improvements. Shows planter locations and paving patterns. Includes a circular inset photo of a street scene at night.

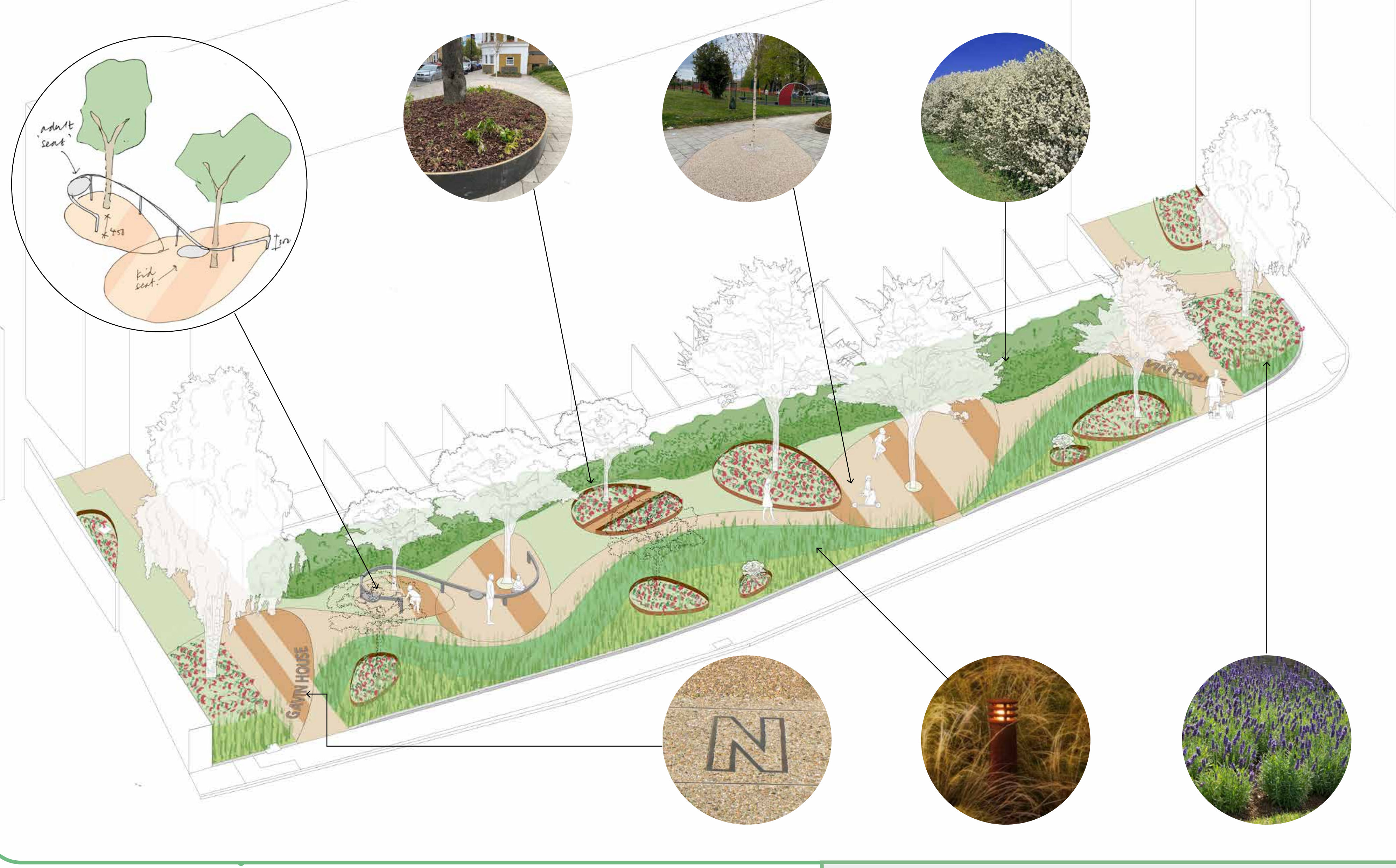
- Upgraded planting to be added to existing planters in alleyway with rainwater diverted to planters
- Enhancements to existing plaza outside Boots & Poundland with planting and new surfacing for a playful public realm with pattern, texture and colour built into paving
- Expected spring 2022*

'Hartville Orchard'

- Improvements are underway on this area of White Hart Road
- Introduction of fruit trees and playful path through planting
- Character and pattern added using change in colour and texture
- Completion autumn 2021*



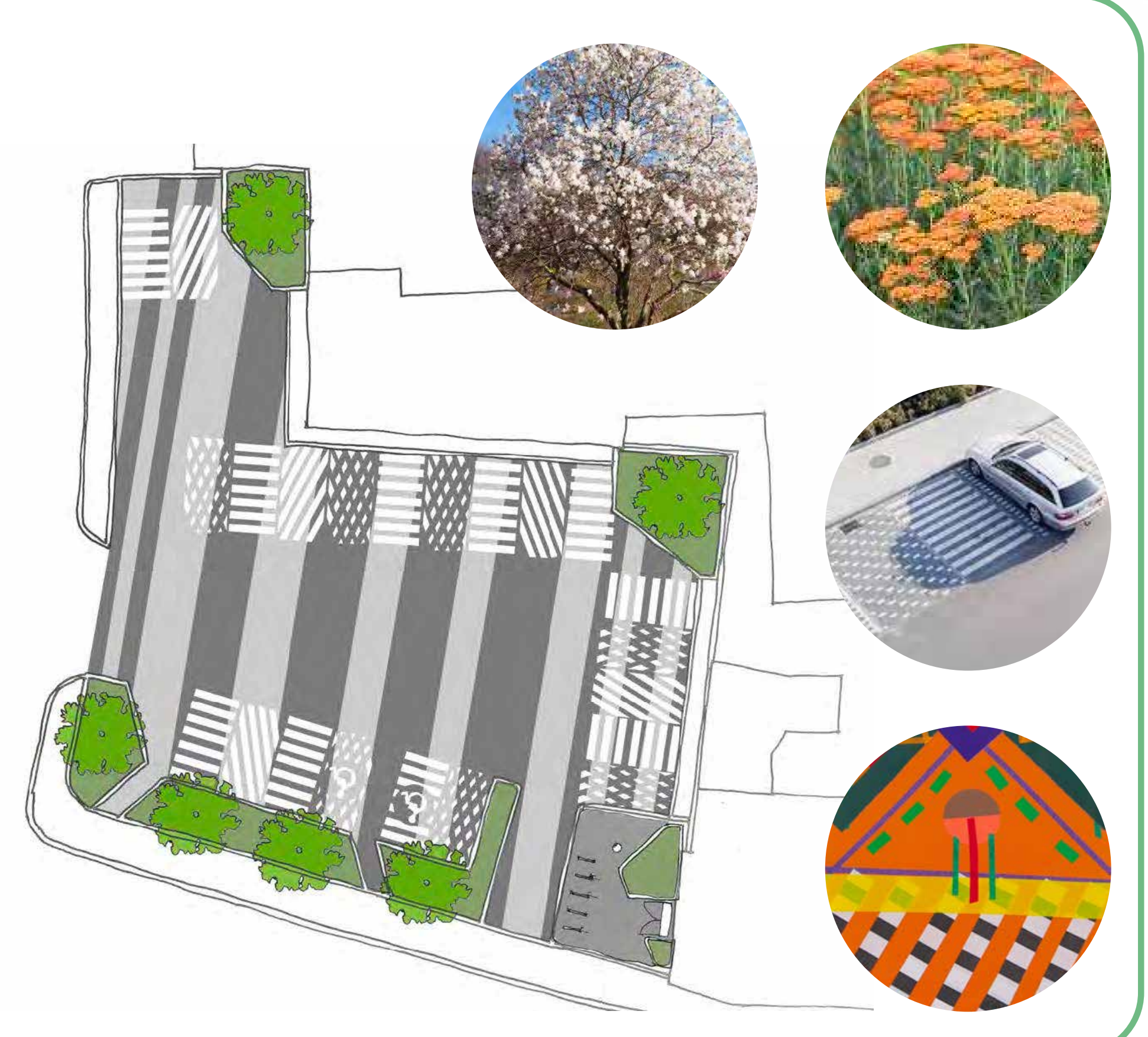
'Gavin House Green' improvements planned to start Autumn 2021



- Developed design for improved grassy area outside of Gavin House
- Inlay signage, additional tree planting and sensory landscaping in raised corten planters
- A new lit path and playful detail allows people to pause and enjoy passing through
- Work expected to begin in autumn 2021*

Abery Street car park

- A better organised car park will be enhanced with plants, and new trees in order to make the most of this open space on the High Street
- Parking bays marked with decorative patterns inspired by local students' artwork
- Work expected to begin in autumn 2021*



- Key of opportunities being explored:**
- Areas of hard landscaping
 - Areas of greenery / planters
 - Opportunities for new tree planting
- *Indicative start and completion dates are subject to planning permission.

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

DECORATING AND CELEBRATING PLUMSTEAD

Co-designing our
approach to public art



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

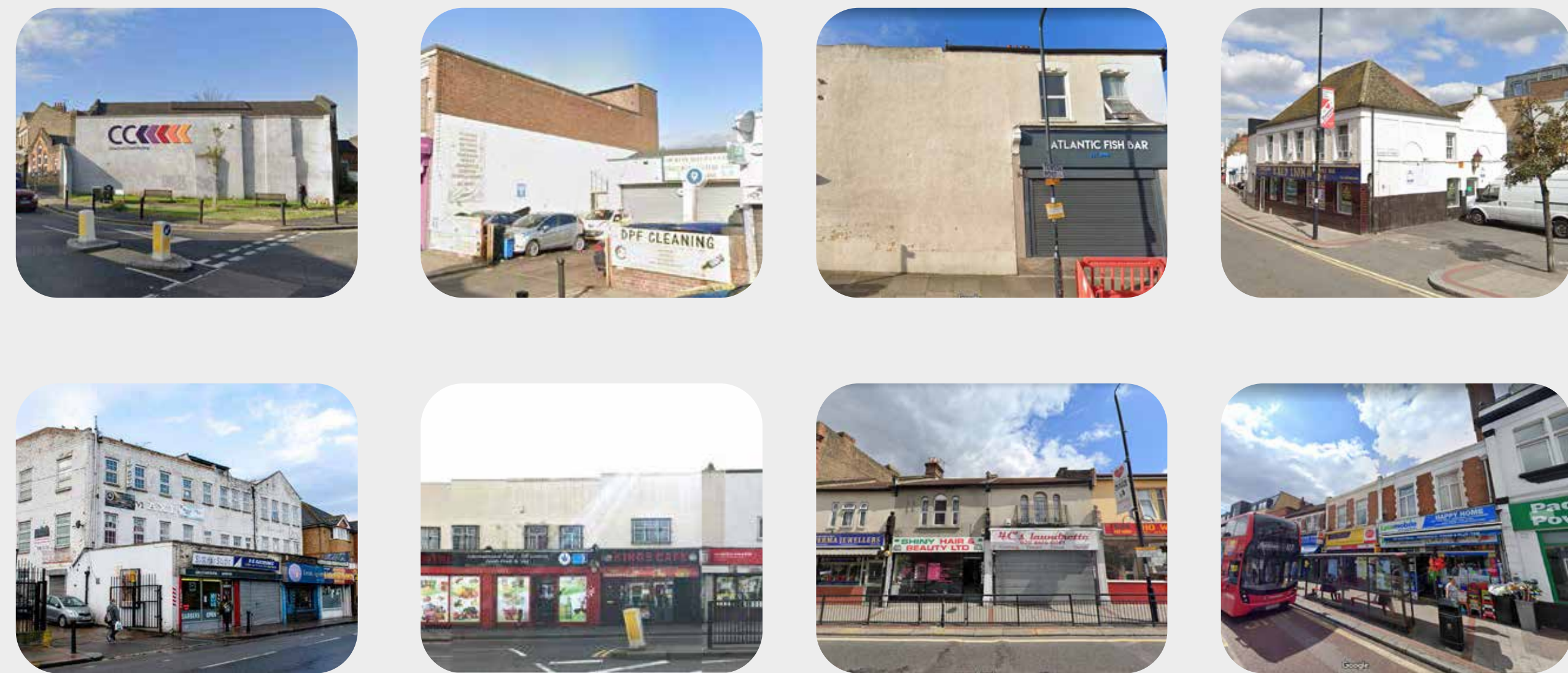
New public artwork should relate to the heritage / history of the area and reflect the diverse community. People want the project to support local artists, involve the community and young people, as this would instil civic pride and have a positive message.

Co-creating a brief for murals and High Street shutter art



Last year we asked local people to help us create an artists' brief for potential murals and shutter art along the High Street. We are still finalising the locations of the murals seeking confirmation with building owners. We hope to put out a call for artists this summer.

Possible mural and shutter art locations:

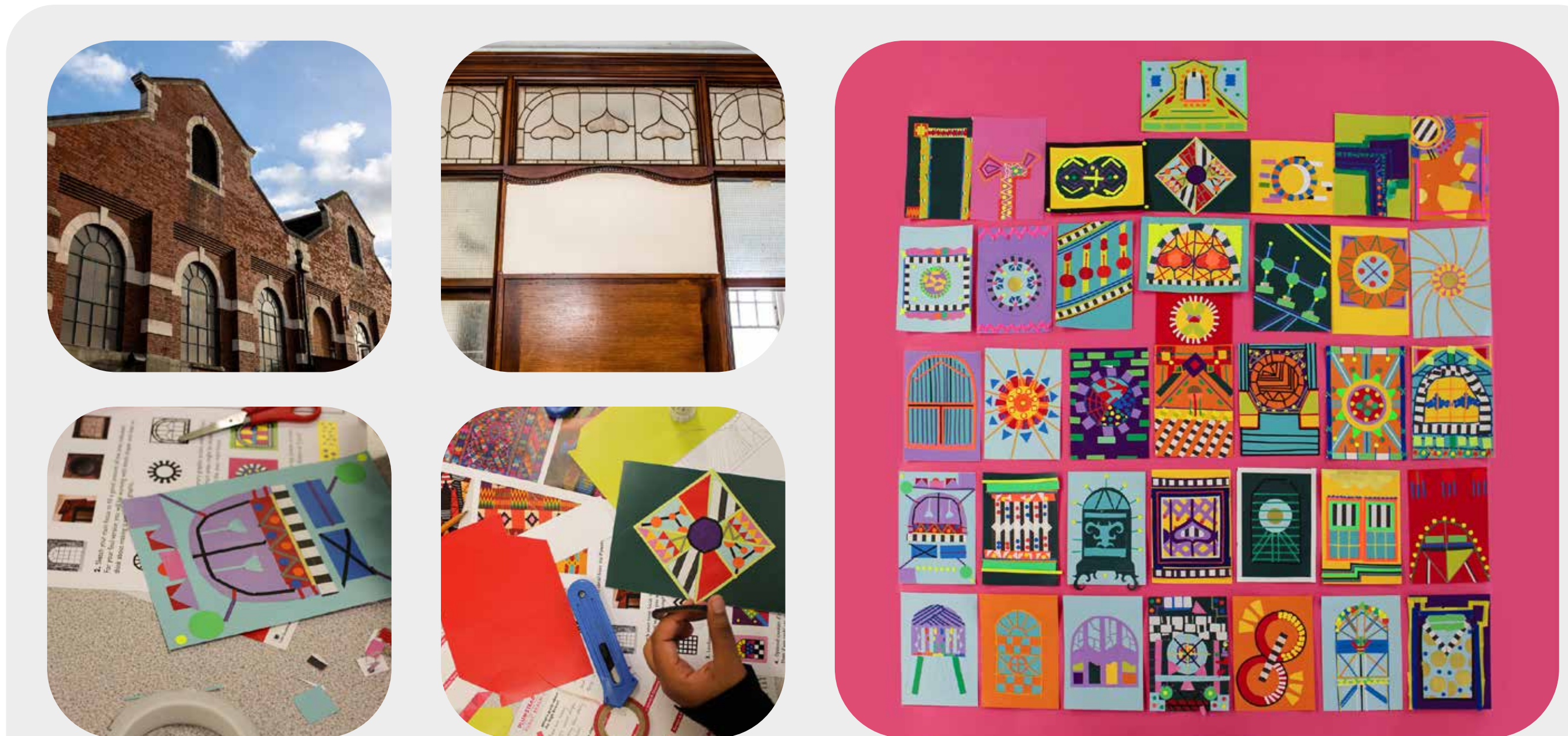


Key suggested themes and reference images:

Local history & heritage	Colour & pattern	Nature & calm	Diversity & community

If you are a local artist and want to find out more, get in touch with: jasper@make-good.com

White Hart Rd underpass design inspired by local art students

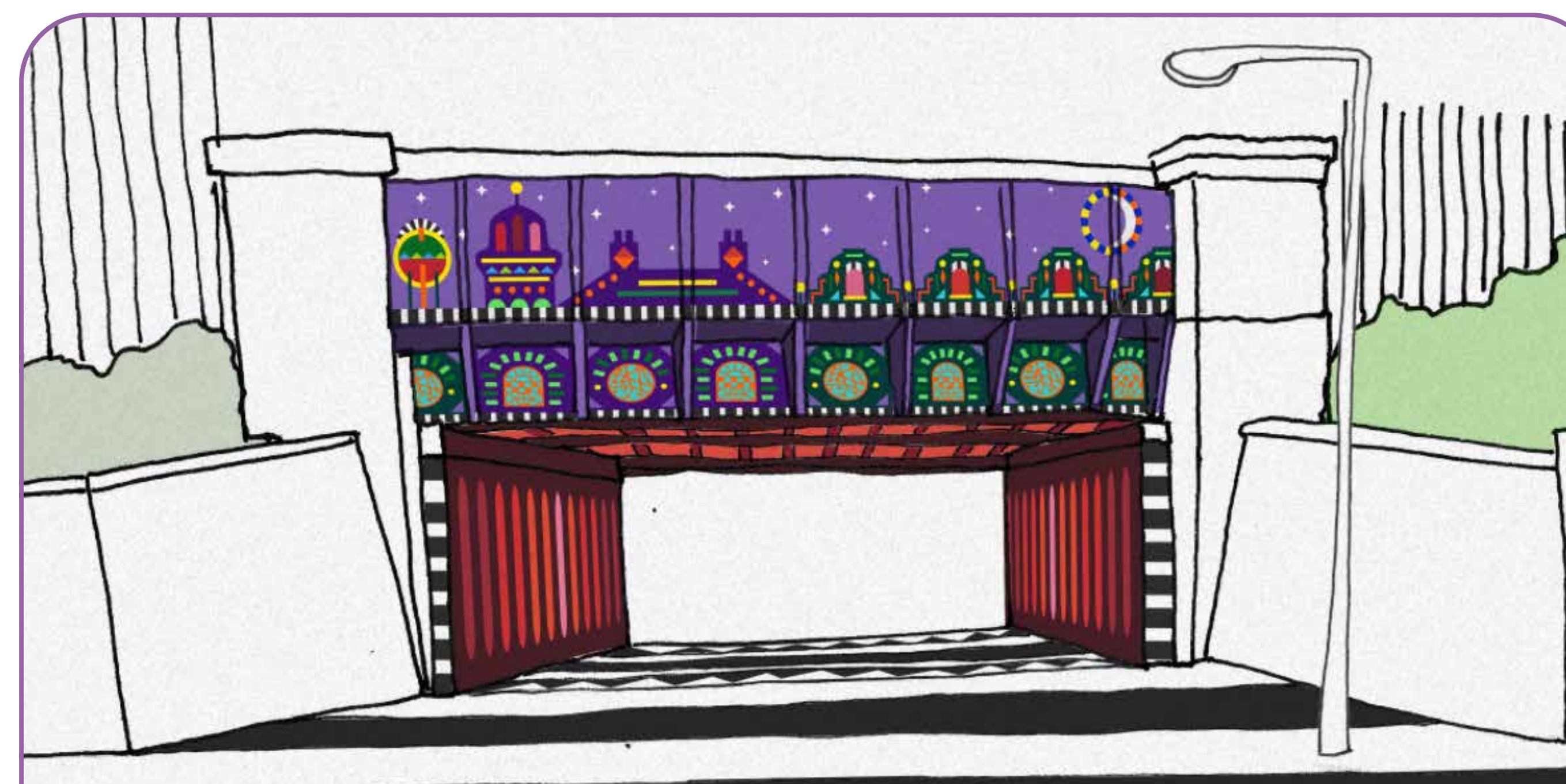


In 2019 we worked with 37 Plumstead Manor art and design students to create bold patterns based on local architecture and West African/South Asian textiles. The results provided us with amazing inspiration to transform the underpass on White Hart Road.

Concept designs for railway bridge and underpass:



This side of the railway bridge shows Plumstead Power Station by day adorned with the students vibrant patterns.



The other shows a decorative night time scene of key buildings on the High Street including the old bank building and gables.

Bannockburn and Gallions Mount Primary School workshops



In order to involve even more local young people, make:good ran workshops with two primary schools in May 2021.

Based on the idea of turning Plumstead High Street into a forest the students produced abstract leaves.

We also asked the pupils to create acrostic poems:

Growing tall and strong,
Red flowers blooming,
Onwards to a better life,
We will hope to grow,
To be the best we can,
Happiness fills you up.

By Tsesang - Year 5, Bannockburn Primary School



These designs could become:



Lampost art?



Projections?



Sculptures?

Create your own leaf or poem today!

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



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

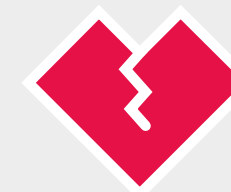


Many said they feel safe during the day, but some people are worried about lighting and antisocial behaviour at night.



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

At the end of the first stage of this project in January 2020 we shared initial plans and opportunities for the High Street Improvements Project along with local students' photography work at our Portrait of Plumstead Exhibition.

The COVID-19 pandemic caused some significant delays and major amendments to the plans we had to further work with the community. However, with a few changes and lots of precautions we managed to run some activities and get some fantastic ideas and feedback.



Portrait of Plumstead Exhibition



Socially distanced bulb planting day on Gavin House Green



Online public art workshop



Gavin House Green pop-up



Primary school workshops

Retail Revival - Reaching local businesses

Retail Revival has visited every independent business within the red line boundary along the High Street, Lakedale Road and White Hart Road to invite them to apply to participate in a shop-front improvement programme.

- 30 businesses have received offers of support for the design and installation of a new shop-front.
- The shop-fronts will be installed in phases and the team has been designing bespoke brand identities with the shop owners to help them reflect what is special and unique about their businesses.
- Retail Revival is also supporting 18 local businesses to modernise their interior visual displays.



**TELL US
WHAT YOU
THINK!**