

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2148

Title: New Cross Gate Study- Bakerloo Line Extension

Executive Summary:

This decision seeks approval to grant fund £50,000 to the London Borough of Lewisham towards a place shaping study for New Cross Gate town centre. This in the context of future significant change planned in the area, in particular the planned Bakerloo Line extension to New Cross Gate.

The study will be commissioned by Lewisham, with input from the GLA and other key stakeholders including TfL, Network Rail and Goldsmiths University. Lewisham and Transport for London will also both be contributing £50,000 to the cost of the study.

Decision:

The Assistant Director approves a £50,000 grant to the London Borough of Lewisham for the commissioning of a place shaping study for New Cross Gate town centre.

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT:

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Debbie Jackson

Position: Assistant Director of Regeneration

Signature:

pp 

Date:

30/08/17

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

The Bakerloo line extension, to Lewisham via Old Kent Road and New Cross Gate, is vital to meeting the needs of the Capital's growing population, which is expected to increase from 8.7 million today to reach over 10 million by 2030. It would support growth in south east London through new housing, improved connectivity, increased transport network capacity and reduced journey times to key destinations including the West End and Lewisham town centre.

Working in collaboration with the local boroughs, Lewisham and Southwark, at least 25,000 new homes and 5,000 new jobs could be supported as a result of the Bakerloo line extension. Four new stations are being proposed along the route to boost connectivity and support regeneration. This includes two stations along Old Kent Road, one at New Cross Gate providing an interchange with London Overground and National Rail services, and one at Lewisham, providing an interchange with the DLR and National Rail services. As announced in the TfL Business Plan, the updated plans bring the completion date of the extension forward by two years to 2028/29.

This will bring significant change to New Cross Gate town centre, and therefore it is vital that an urban framework is put in place to enable growth, but also steer development to make sure the public sector is able to maximise social, economic and environmental benefit for those living, working and studying in the area. New Cross Gate has a thriving cultural life and built heritage- Goldsmith University playing a key role in the identity of the town centre, however the area is dominated by the main road and suffers from congestion, poor connectivity and public realm.

London Borough of Lewisham and Transport for London will both be contributing £50,000 to the commissioning of the study.

The study will be competitively tendered by Lewisham through the GLA's Architecture Design and Urbanism Panel.

2. Objectives and expected outcomes

The key objectives of the study are:

- Bring together key stakeholders to create a highly strategic, cross-functional, and cross-organisational approach to the future of New Cross Gate to support the planned Bakerloo Line Extension (BLE) as well as the North Lewisham opportunities beyond.
- Produce a New Cross Gate area plan to guide development within an approx. 1km radius of the proposed new Bakerloo Line Station.
- Refresh and integrate into a single area wide plan analysis and recommendations in the emerging Lewisham local plan and the existing NDC Masterplan, Goldsmith College Masterplan and TfL Surface Transport Study

- Develop briefs for key opportunity sites in the area
- Consider how to build on the existing strengths of New Cross Gate including the University, creative industries, mix of housing, good transport links and historic night time economy to nurture a lively, distinctive and pleasant neighbourhood
- Consider the economy of the northern extent of the area and in particular the interrelationship of the economy across the Southwark/Lewisham border at Ilderton Road.
- To consider how to reinforce the high street role of New Cross Road and develop a coherent relationship to activities on the Old Kent Road
- Consider how to facilitate public realm improvements to improve local connectivity and improve walking, cycling and vehicle movements.
- Consider how proposals could be delivered either by S106, CIL contributions or future funding bids.
- Influence and link into wider policy development in Lewisham for example the 'Creative and Digital Industries Study' and 'Sector Growth Strategy' which is being led by LB Lewisham's Economic Development Team.

The study is suggested to be made up of 2 parts:

Part 1: Baseline report- a collation of primary and secondary data local community and changing population, nature of the local businesses (e.g. night time economy, cultural venues, SME retail), quality and condition of the built environment (including heritage assets), public realm and local transport. This would include undertaking community and business engagement to understand current local perceptions of the town centre, identify local needs and desires for the future of New Cross Gate In order to inform the proposals.

Part 2: The Proposals:

- An urban framework: To guide development, transport and public realm interventions within an approx. 1km radius of the proposed new Bakerloo Line Station.
- Development briefs: A series of development briefs for individual development sites to aid pre- application discussions and understand future capacity.
- Costed investment proposals: Identify a series of projects across the town centre that could form the basis of S106, CIL contribution or for future funding bids lead by the Borough (e.g. GLA regeneration funding, TfL healthy streets and Heritage Lotter Fund).

3. **Equality comments**

All activity will be developed and delivered in compliance with relevant Codes of Practice and in line with the requirements of the public sector equality duty to ensure that steps are taken to minimise disadvantages suffered by people who share a protected characteristic. Age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation. The following specific issues have been considered

- i) Community and business engagement activity: All proposed engagement will be open and accessible to all. Focus and attention will be placed on wide engagement with hard to reach or

disadvantaged groups, especially those that would struggle to participate with an opportunity that demands online / internet access and understanding.

- ii) Documents and publications: all documents produced will comply with Mayor of London branding guidelines, it being based on guidance from the Royal National Institute of Blind People. Where possible accessible formats will be available.
- iii) Events: all events will be open to all and, where possible, will encourage people who share a protected characteristic to participate in any activity in which their participation is disproportionately low.

4. Other considerations

This proposal has been developed to support the Mayor's vision in a City for All Londoners based on the principles of 'good growth' to deliver development that is socially, and economically inclusive and environmentally sustainable. The study will support London Plan policies with regard to Town Centres, Retail, Lifetime neighbourhoods, public realm, urban design and accommodating growth. It also supports the delivery of the Mayor's Economic development strategy by supporting public and private bodies to work in partnership to support SMEs to flourish.

Key risks & mitigation:

- Risk that consultant appointed will not have capacity or skills appropriate to undertake the work. This has been mitigated by procured via the GLA's Architecture Design and Urbanism Panel of high quality consultants and the ITT will be co-written by a cross-organisational steering group to ensure we account for the skills and experience required.
- Risk that community will not buy in to the proposals. This will be mitigated by holding consultation events throughout and ensuring an inclusive governance strategy so that local people can have a say in how the proposals develop.
- Risk that key stakeholders and local landowners will reject the approach proposed by the consultants. This will be mitigated by setting up a steering group of key stakeholders and enabling them to participate in the appointment of consultants and development of proposals.

5. Financial comments

The estimated cost of £50,000 for this consultancy project will be funded from the Development, Enterprise & Environment 'Minor Programme' budget for 2017-18.

6. Planned delivery approach and next steps

| Activity | Timeline |
|---|-------------------------|
| Set up steering group | July 2017 (Complete) |
| Drafting of ITT/ consultants brief | August 2017 |
| Procurement and appointment of consultant | September 2017 |
| Completion of the study | December 2017 |

Appendices and supporting papers: NONE

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

Note: This form (Part 1) will either be published within one working day after approval or on the defer date.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

If YES, for what reason:

Until what date: (a date is required if deferring)

Part 2 Confidentiality: Only the facts or advice considered to be exempt from disclosure under the FOI Act should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form –NO

ORIGINATING OFFICER DECLARATION:**Drafting officer:**

Erin Byrne has drafted this report in accordance with GLA procedures and confirms that the Finance and – if relevant- Legal teams have commented on this proposal as required, and this decision reflects their comments.

Corporate Investment Board:

The Corporate Investment Board reviewed this proposal on 29 August 2017

HEAD OF FINANCE AND GOVERNANCE:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature:



Date:

29-08-17

