

# KNOLLYS YARD

Local Community – Workshop 2  
Employment & Public Realm Workshop  
And Bridges Briefing

3 October 2022

**ECOWORLD**  
— LONDON —  
CREATING TOMORROW & BEYOND

# Welcome and Introductions

**Recap: Feedback**

**Introduction**

**Part 1 – Employment**

**Part 2 – Public Realm and Landscape**

**Part 3 – Bridge Briefing**

## Recap



**Thanks to everyone who took part in a Walk and Talk and/or Workshop session.**

**All of the feedback from these sessions has been recorded and is being used to help inform the next iteration of the proposals.**

### **Engagement so far:**

- 4 Walk and Talks events
- 2 Workshop sessions
- Leaflets distributed to 7,560 homes and businesses
- Written to over 20 local groups and organisations
- Social media campaign with a reach of over 19,000 unique views



## Recap: Feedback so far - Key themes and questions raised:

### **Height and design**

- Why do you think height is appropriate in context of surrounding area?
- How high are you planning to go?
- Are you intending to raise the level of the existing site?
- Could we not use the site levels to lower the heights rather than use a podium?
- Could we have a model to understand the podium and the heights?
- Won't flats be very noisy next to the railway? Will the balconies be useable?

### **Pressure on existing infrastructure - traffic, parking, road safety, trains, other services**

- Can the local infrastructure, including schools and GPs, cope with so many new homes?
- How will we stop parking in the surrounding streets – will there be a CPZ/permits?
- Would the developer help towards CPZ costs for local residents if it is brought in?
- York Hill Bridge issues – safety of junction, including for cyclists + structure of bridge
- Will there be more trains? – already very busy
- What surveys are being carried out on impact for people?

### **New homes and industrial**

- How many homes?
- What kind of homes?
- Is family housing suitable for apartment living rather than houses?
- What type of housing do we need in West Norwood?
- How many affordable homes? What tenure of affordable homes?
- How noisy would the industrial be?
- How affordable would the workspace be?

## Recap: Feedback so far - Key themes and questions raised:

### **The bridge, ramp and lift**

- Who will maintain the lift? Management regime is important
- What happens if there is a fire/emergency?
- Are there other options for the ramp?
- How will the bridge impact on windows on Harpenden Road?
- Were other locations considered for the location of the access point?

### **Construction of the development**

- How long would the bridge take to be constructed?
- How long would it take to complete the development?
- Are you building in phases?
- Concern about construction damage to surrounding homes / London clay
- How would you plan to build the ramp over a working railway? Would this be at night time?
- How would you construct the bridge with narrow access on Knollys Road?
- How noisy will it be?
- Where will the existing scaffolders go?
- Subsidence zone – Knollys Road have to have special insurance, would this be impacted by construction and if so, how would we be compensated? Would we need to have our houses surveyed before and after?

## Next steps – We are:

- Reviewing the feedback and comments
- Reviewing the specific queries so further information can be shared
- Reviewing the programme in light of the feedback and the Council's ongoing consultation on the site allocation
- Developing a youth engagement programme
- Keen to meet the local community and groups as we develop our ideas

# KNOLLYS YARD

## Introduction

3 October 2022



# EcoWorld London

KNOLLYS YARD

We are committed to creating great places for Londoners to live which are more than just bricks and mortar.

Our homes are of the highest standards set in vibrant environments that enhance both the lives of our residents and the wider local communities we're part of.

This means dynamic, attractive and safe neighbourhoods where people want to spend their time and designed to ensure that they continue to thrive for years to come.

All of EcoWorld's projects are developed with liveability, lifestyle and community in mind.



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# EcoWorld London



## Engaging with communities



# KNOLLYS YARD

## Part 1 – Employment

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## Industrial - context

- Knollys Yard is identified as a location for new employment space in the area
- Lambeth and the Mayor endorse the site for modern industrial development
- The grant award supports a mix of uses; co-locating new homes with employment space for new jobs
- Provision of 1,500 sq m of industrial space
- Aspiration for the new industrial space to become a vibrant home to clean-tech and sustainable businesses

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# Industrial – 1,500 sq m



Knolly's Yard Site



Area between Norwood Rd, Station Rise & Tulse Hill station ~ 1,500 sq m

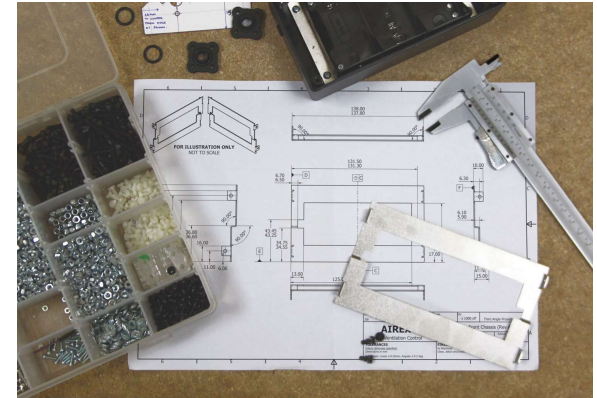


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# What is Clean-Tech?



- Products or services built on the principle of **reducing energy and resource consumption, waste generation and pollution**
- Commercial innovations to address climate change and resource scarcity
  - Zero waste and reusable packaging
  - Food and drink production from commercial, supermarket and catering surplus
  - Electric vehicle charging research and development
  - Search engine extensions to encourage sustainable and ethical purchases
- Benefits from clustering and locating with similar companies to share experience, technical knowledge, consolidate policy advocacy and explore funding opportunities



## Local Knowledge

### **West Norwood and Tulse Hill *Manual for Delivery*, 2017**

- Developed with the local community as a handbook for securing positive change across the area
- Business start-up rates are lower than London and other areas of Lambeth, with low number of residents working locally (~4%)
- Seeks to boost local jobs, and support a bigger, more diverse and resilient business base
- Provide more space for small businesses such as start-ups and makers
- Provide spaces to support creative and other employment generating uses



### **Local market research commissioned by EWL from AND**

- Existing industrial stock is dated and large format, which is incompatible with smaller start-ups
- Feedback from local businesses and agents identifies demand from micro-businesses and start-ups within the light industrial and creative sectors

## Examples of commercial and residential colocation design

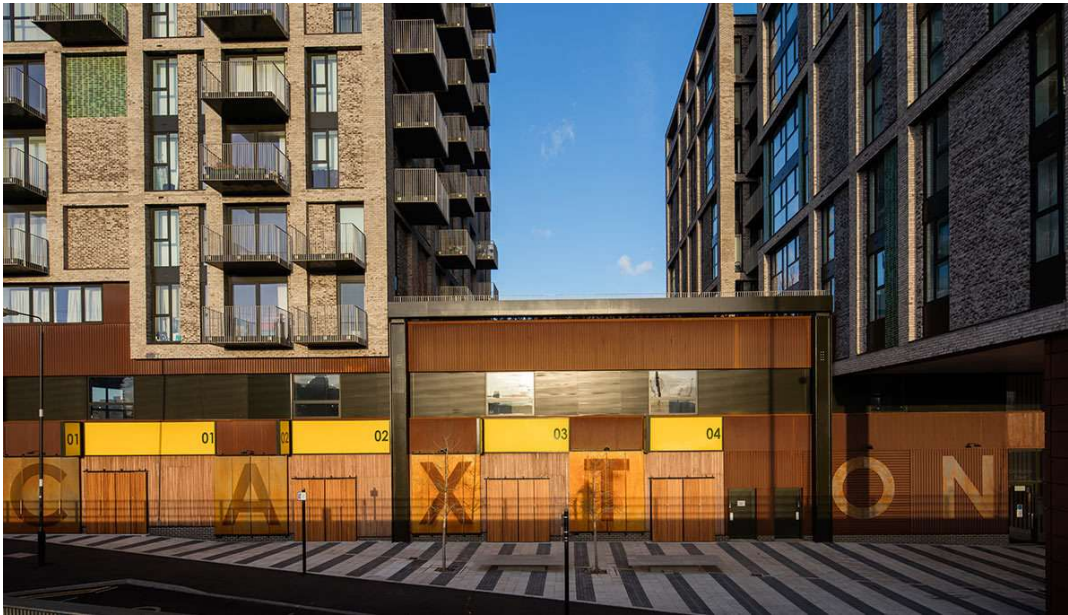


### Montford Place, Kennington

- 2,715 sqm of light industrial commercial space with residential above
- The commercial space focuses on re-providing commercial space for London's maker and light industrial community



## Examples of commercial and residential colocation design

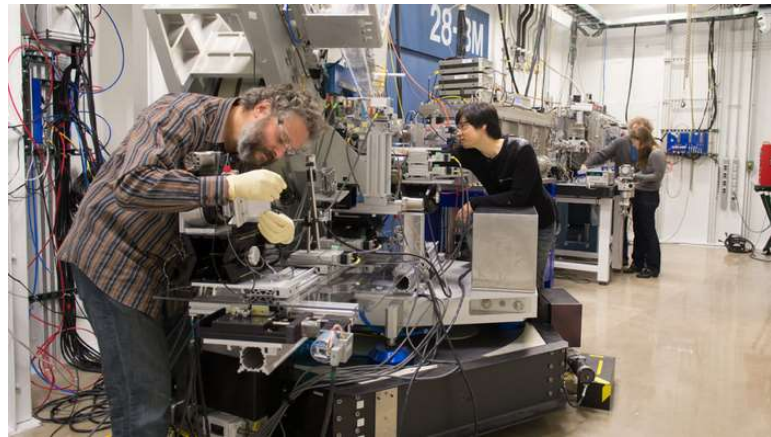


### Caxton Works, Canning Town

- Two-acre site with 13 commercial units ranging from 700 sq ft - 6,000 sq ft with residential above

# Industrial – what kind of industrial?

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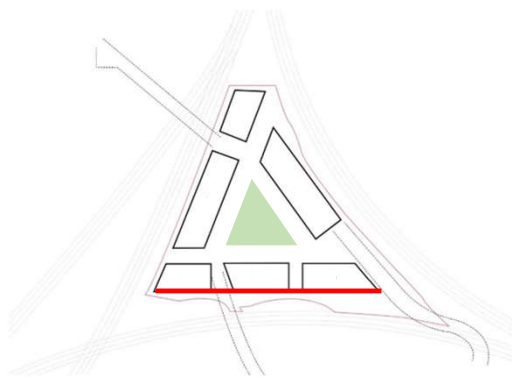
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# Industrial amenity spaces – bringing together occupiers, residents and the wider neighbourhood

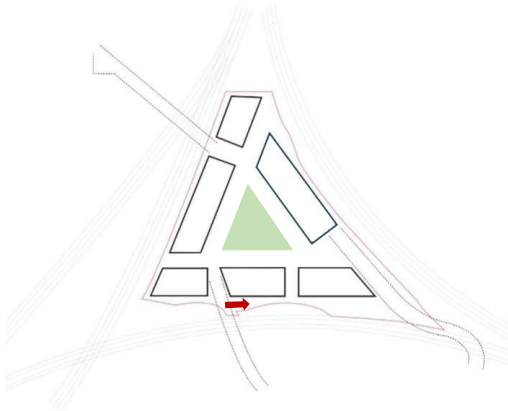


# Knollys Yard – Initial ideas: Makers' Walk

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# Knollys Yard – Initial ideas: Makers Walk



## Discussion

# KNOLLYS YARD

## Part 2 – Public Realm & Landscape

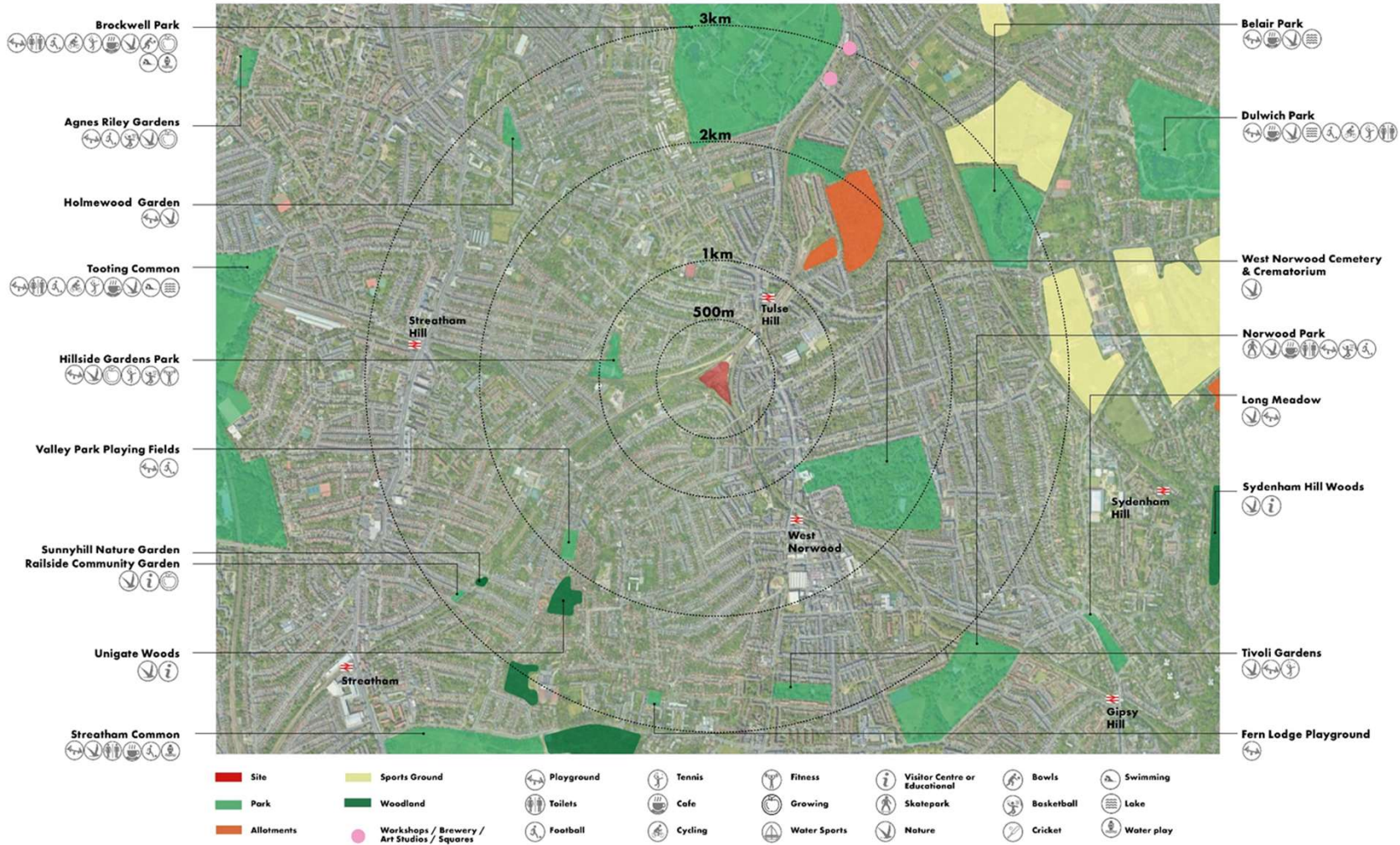
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## Public Realm - Questions to Consider

- Which parks and public spaces do you regularly use in the local area (within walking distance)?
- How do you mostly use them?  
Walking, sitting and relaxing, meeting friends, play spaces for children, dog walking, other
- How often do you typically use them?
- What do you most like about the spaces?  
Location / convenience  
How they look  
Amenities / facilities
- If there was a new public space at Knollys Yard, what sort of character do you think it should have?
- The Knollys Yard development could include a new pedestrian and cycle link to Tulse Hill Station.  
Do you think you might use it? Why?



# Local Parks and Open Spaces



# Local Parks and Open Spaces



Hillside Gardens Park - Picnic Area



Brockwell Park - Playground



Belair Park – Tennis Courts



West Norwood Cemetery



Herne Hill Station Approach - Film Festival



Unigate Woods



Holmewood Gardens

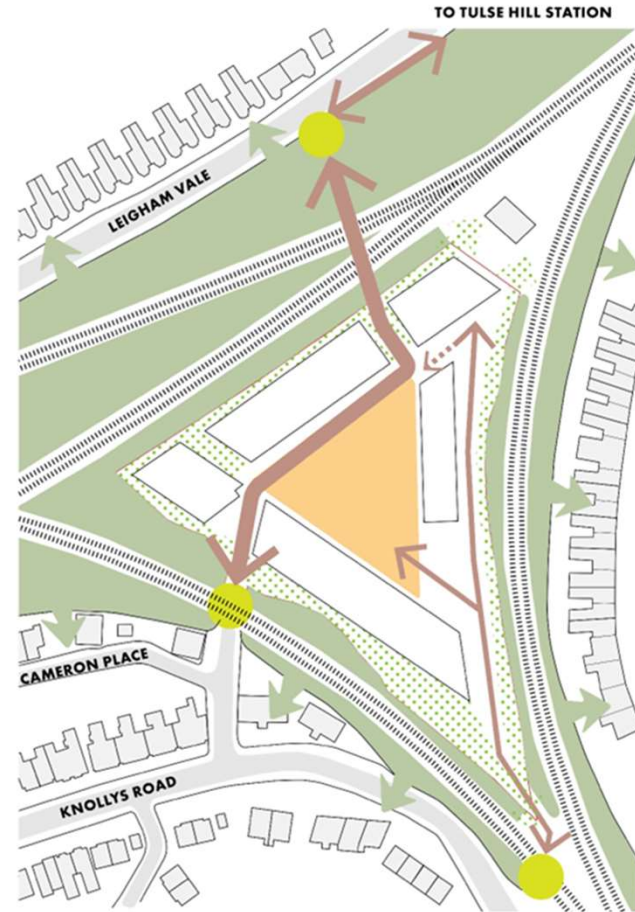


Norwood Park - Skate area



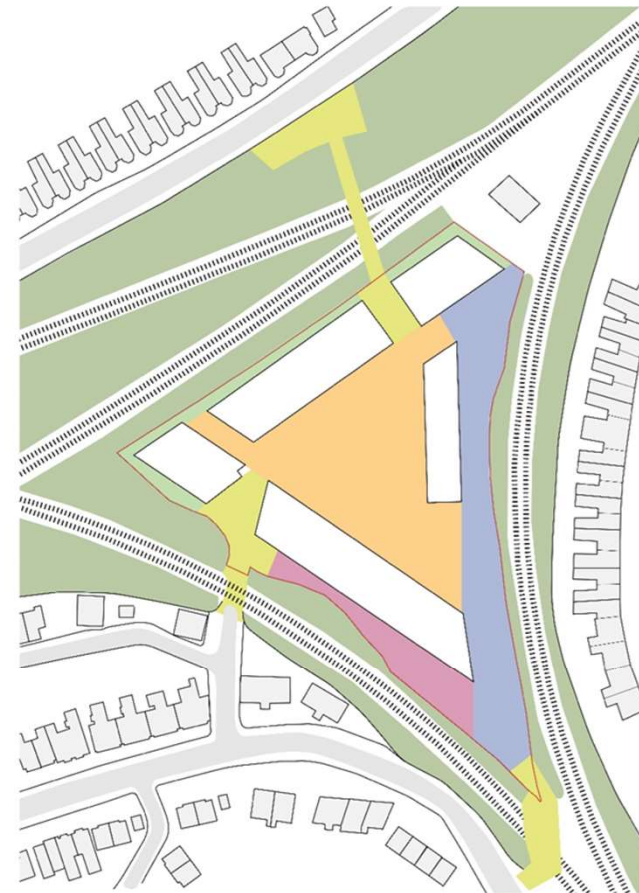
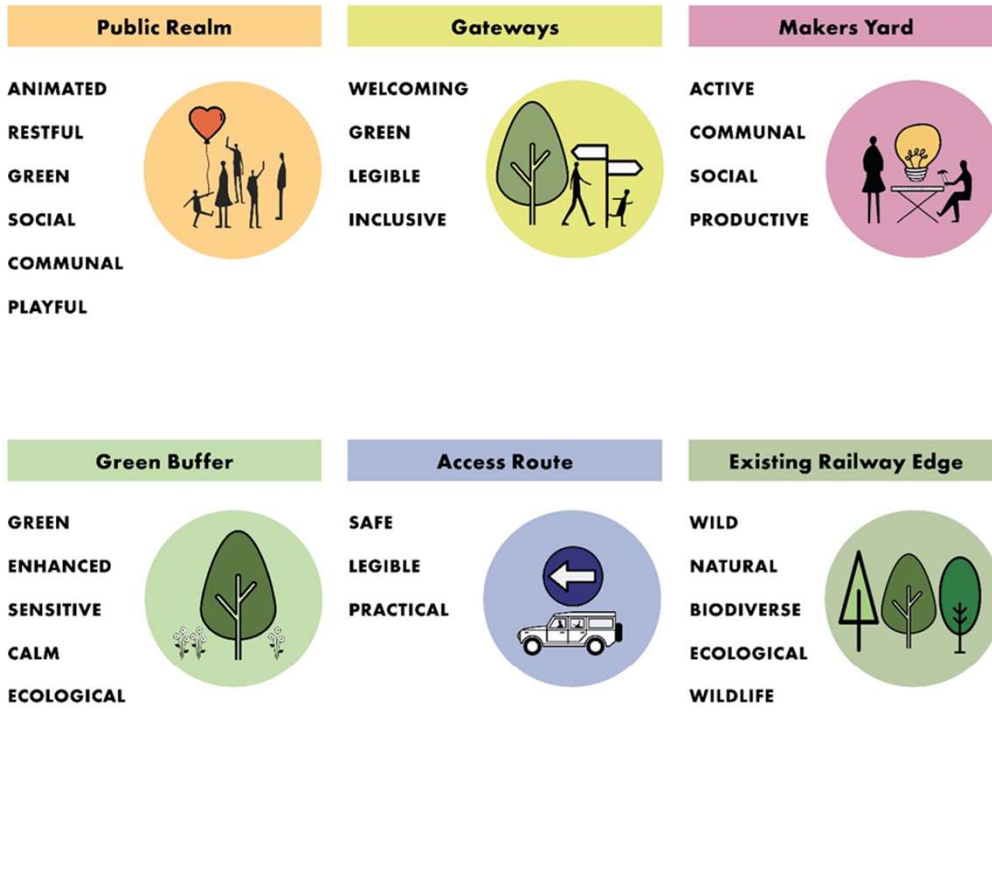
Railside Community Garden – Growing beds

# Key Principles



**KNOLLYS YARD**

# Landscape Character



# Public Realm – Look and Feel

## Green



URBAN FOREST



WILDER MORE NATURAL PLANTING



FLEXIBLE AMENITY LAWN

## Restful



SOCIAL, SCULPTURAL SEATING



LOUNGERS



SEATING WHICH CAN BE MOVED

## Animated



SPACE FOR POP-UP EXHIBITIONS



INTERACTIVE INSTALLATIONS



SENSORY ELEMENTS

## Playful



'WOW FACTOR' PLAY STRUCTURE



PLAY FOR ALL AGES



PLAY THAT INVITES MOVEMENT

# Public Realm – Look and Feel

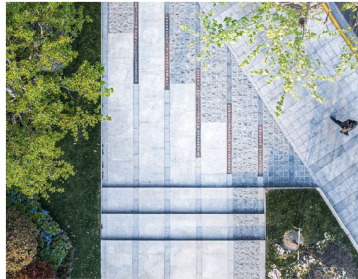


## Gather & Meet



COMMUNAL EATING AREA

## Circulation



MORE DIRECT PATHS

## Amenity



CAFE KIOSK

## Art & Wayfinding



PLAYFUL ART



POP UP MARKET



MEANDERING ROUTES



DRINKING WATER FOUNTAIN



CONTEMPORARY SIGNAGE



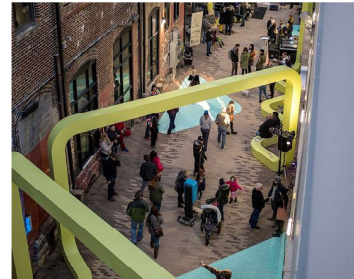
POP UP CINEMA



SHARED SPACE WITH PEDESTRIAN PRIORITY



COMMUNITY POP-UP



SCULPTURAL WAYFINDING

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## Discussion



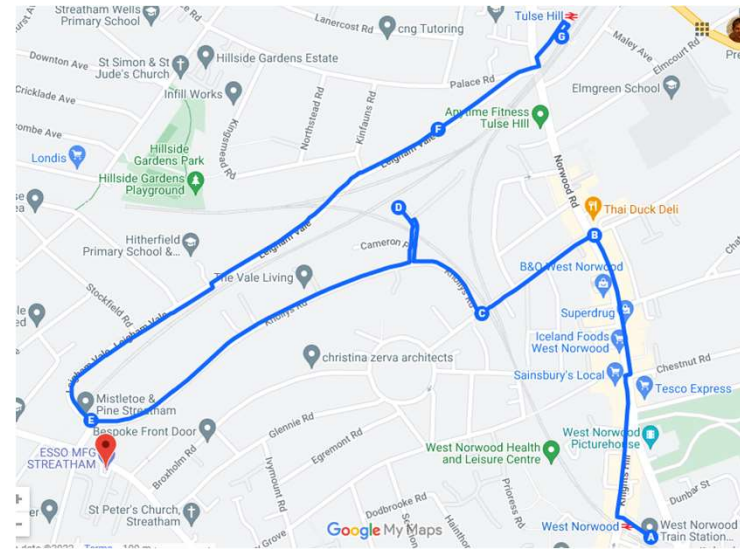
# KNOLLYS YARD

## Part 3 - Bridges Briefing

3 October 2022

Background:

Lots of questions on the bridges during the Walk and Talk events



# Technical Considerations

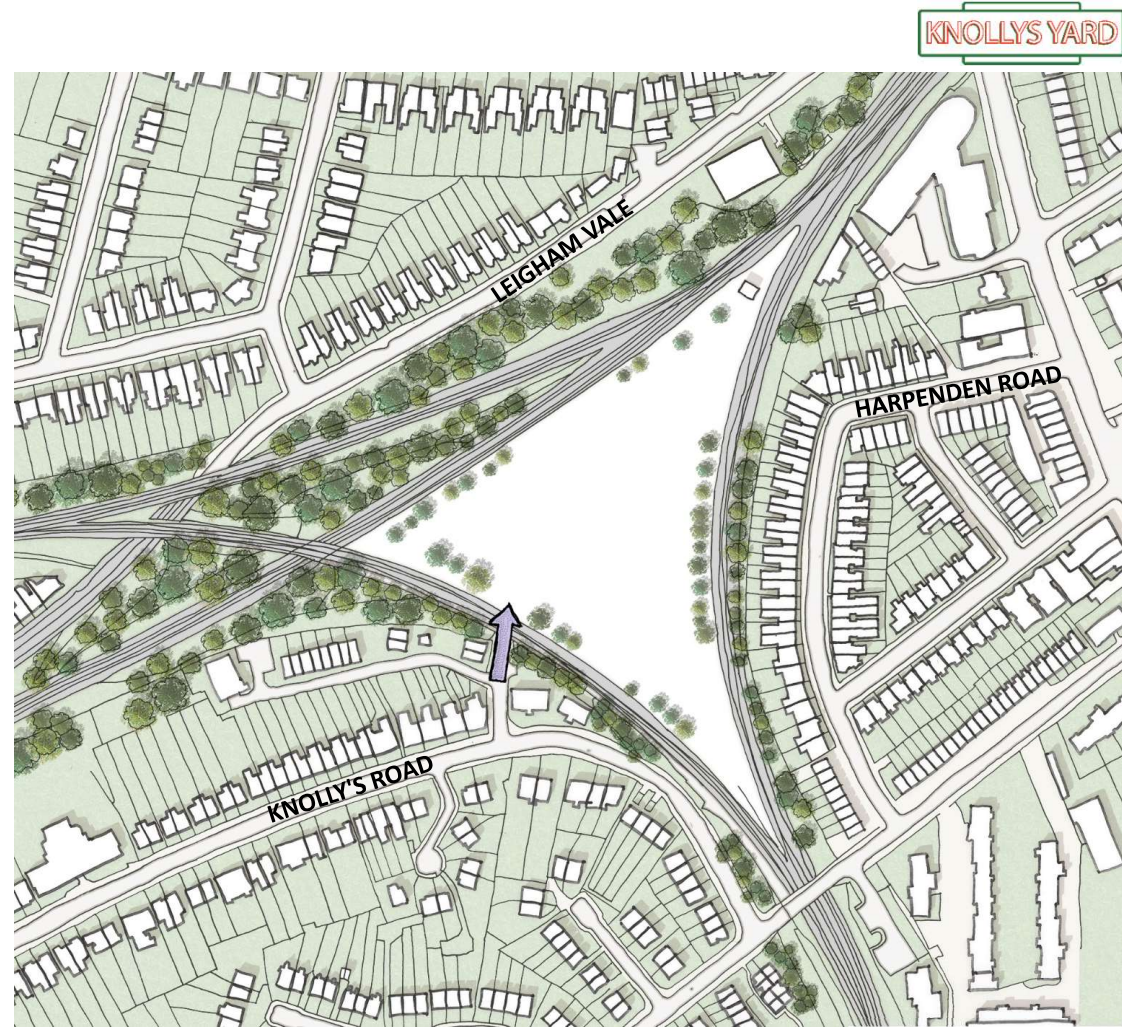
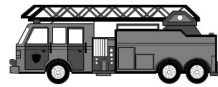




# Existing Access from Cameron Place

Under Bridge Height: 3.1m / 10'3"

Too low for Fire Engine (3.5m / 11'5")



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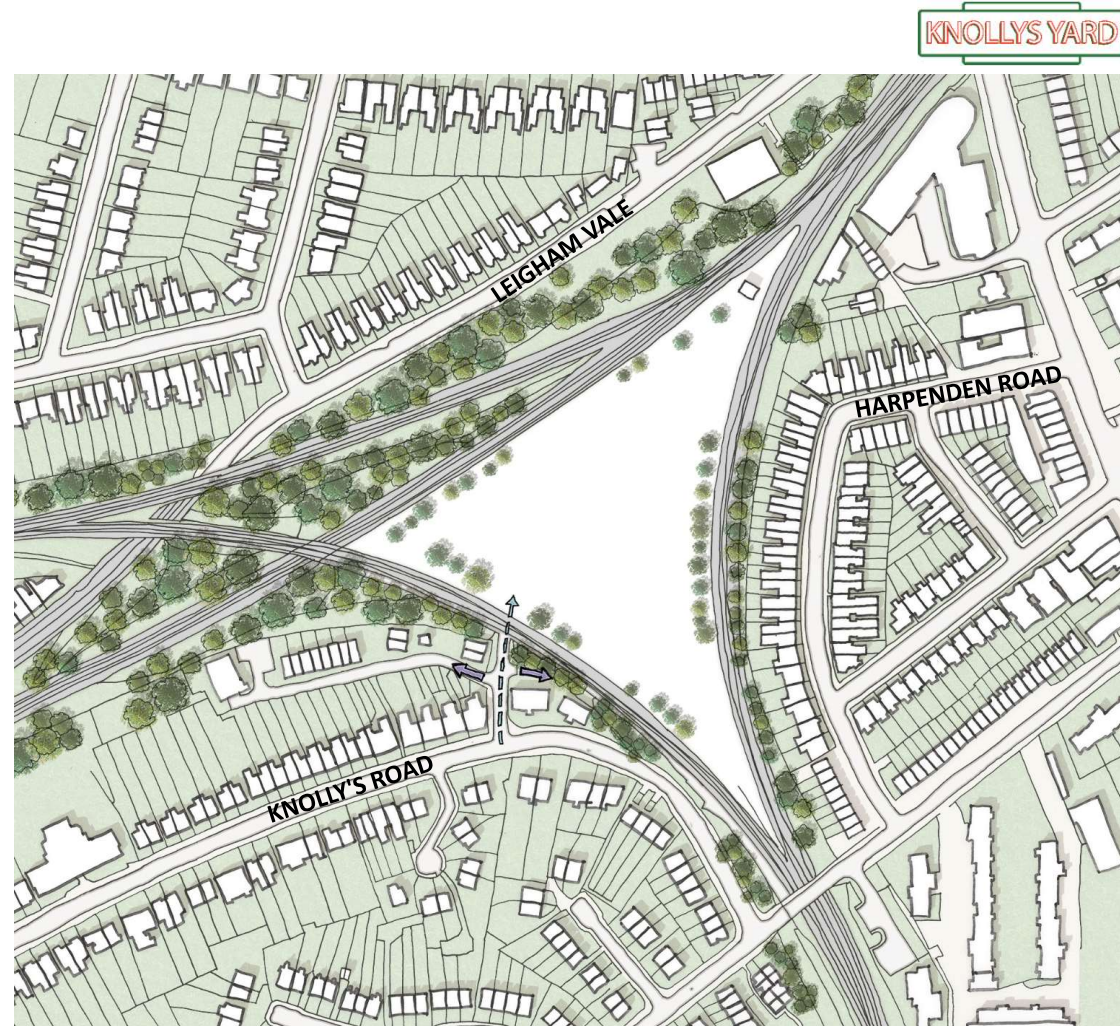
# Existing Access from Cameron Place

Existing Gradient: 11%

Max. Gradient for wheelchairs/prams: 8.3%



6m /  
19'8"



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# New Access

KNOLLY'S YARD



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# New Access

Improved connection

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# New Access

Ground Levels above sea level

Leigham Vale 4m / 13'1" lower than site

Knollys Road 11m / 36'1" higher than site

Double decker bus

height 4.4m / 4.95 metres (16 ft 3 in)

Length 18.75 metres (61 ft 6 in)



Leigham Vale

Knolly's Road

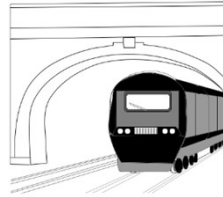
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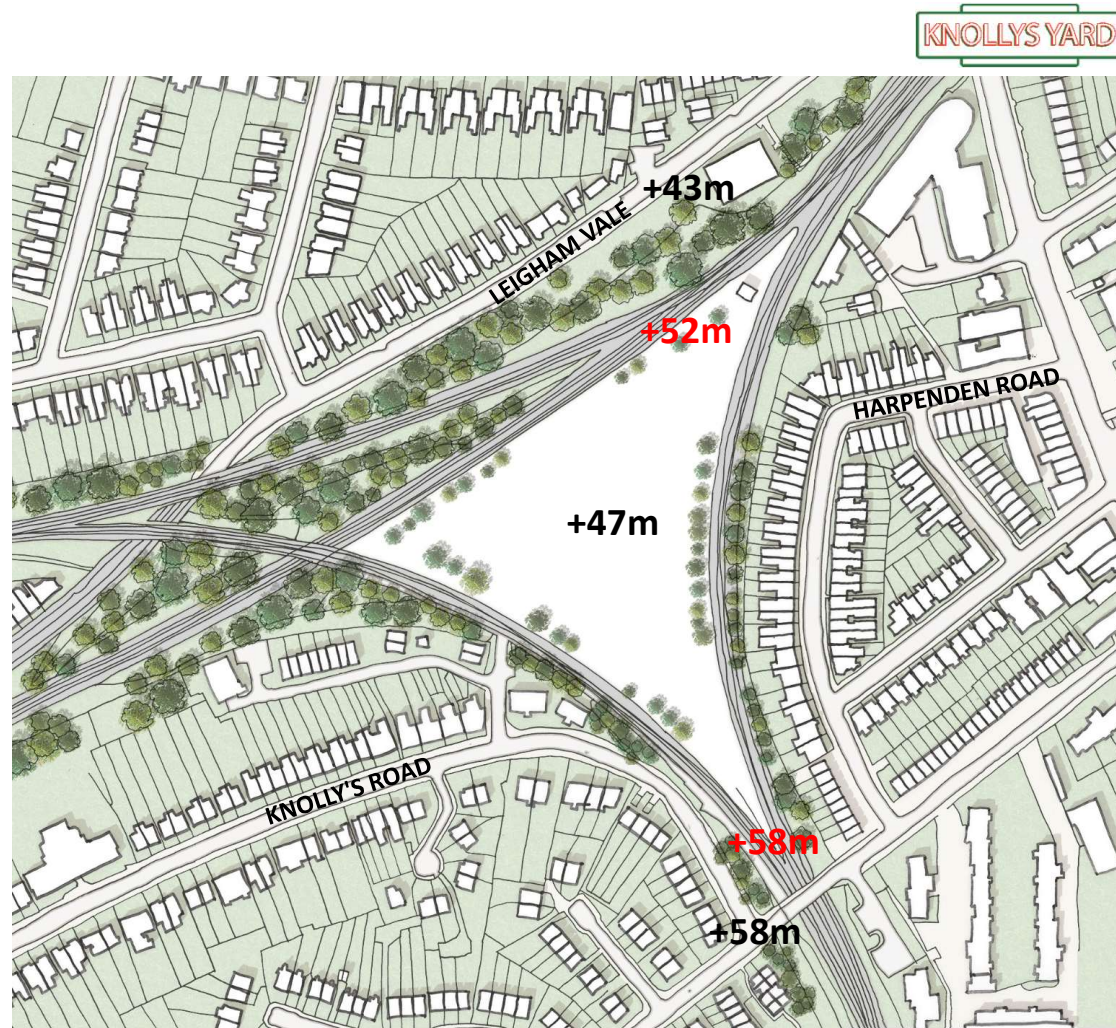
# New Access

Rail Clearance Required: 5m



Leigham Vale 9m rise required

Knollys Road already high enough, but 11m drop required

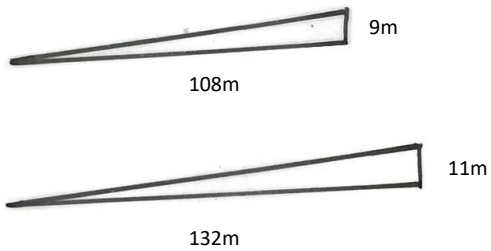


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# New Access



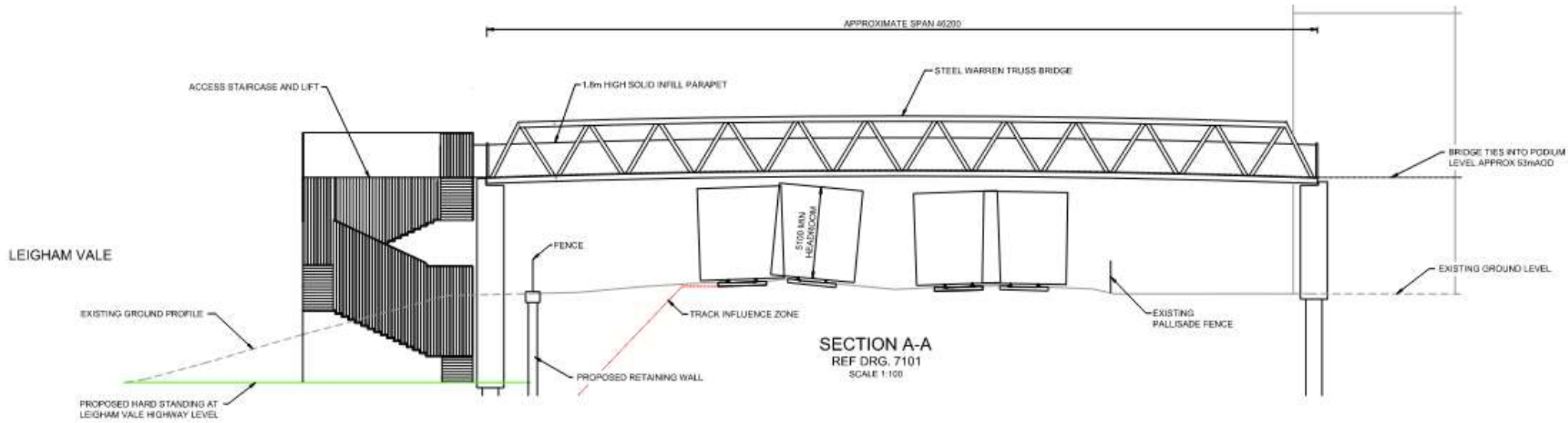
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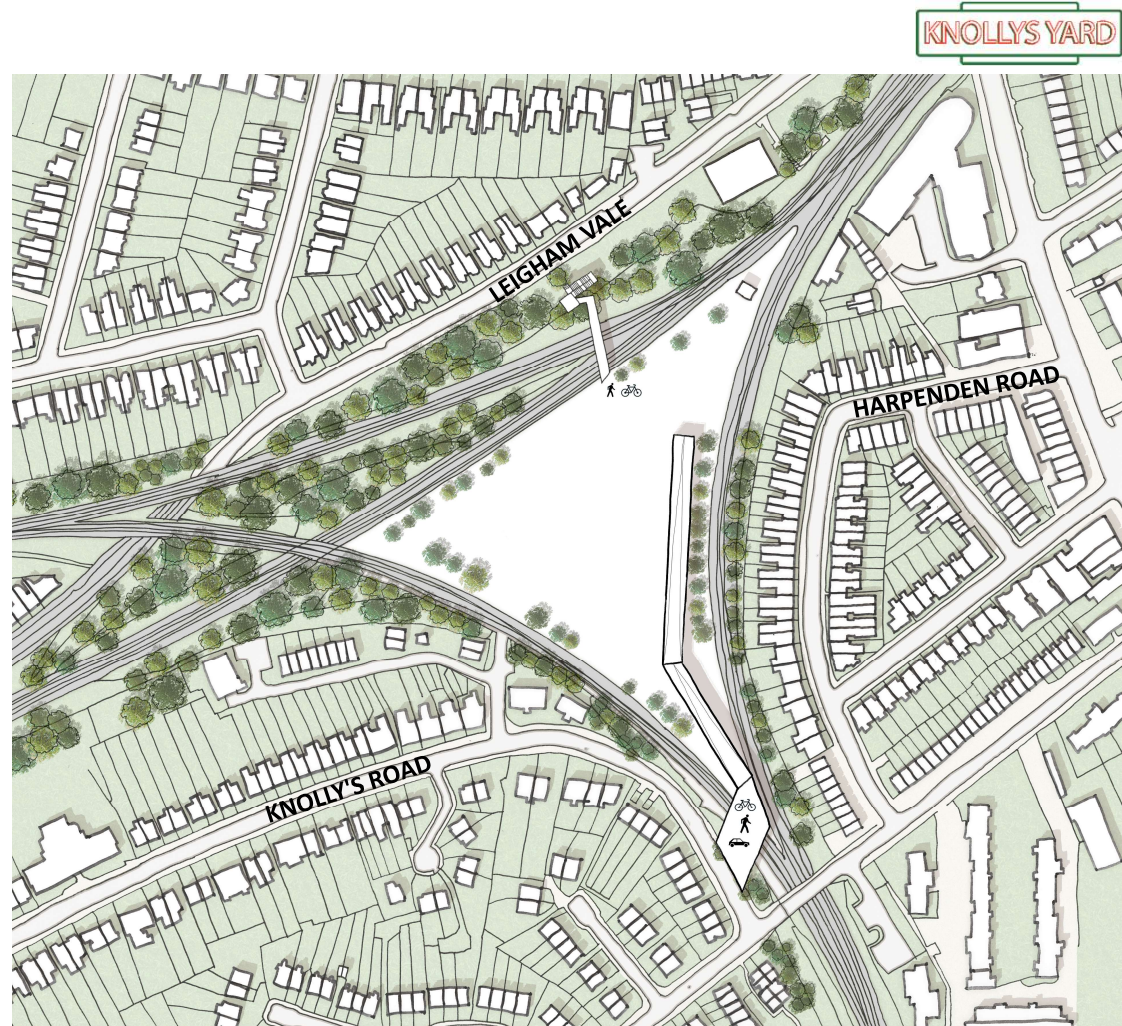
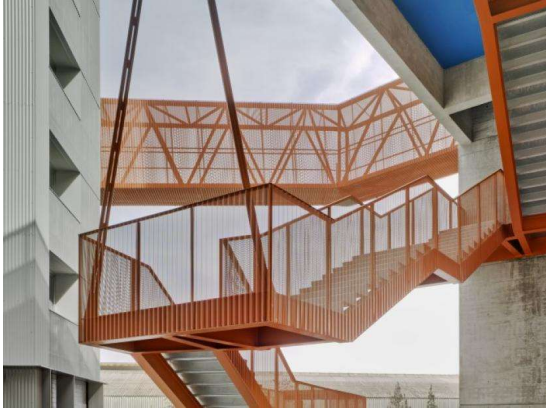


Knollys Yard\_25/07/22\_p.

# New Access



# New Access



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# New Access

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General Principles and Scheme Governance  
General information

## GG 119 Road safety audit

(formerly HD 19/15)

Revision 2

**Summary**  
This document provides the requirements for road safety audit for highway schemes on the trunk road and motorway network.

**Application by Overseeing Organisations**  
Any specific requirements for Overseeing Organisations alternative or supplementary to those given in this document are given in National Application Annexes to this document.

**Feedback and Enquiries**  
Users of this document are encouraged to raise any enquiries and/or provide feedback on the content and usage of this document to the dedicated Highways England team. The email address for all enquiries and feedback is: Standards\_Enquiries@highwaysengland.co.uk

This is a controlled document.

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## Bridge Feedback and Questions from Workshop 1

### **Bridge & Lift:**

- Who will maintain the lift?

### **Car Ramp**

- Why do you need to build a ramp, would less development on site avoid the need for a ramp?
- Who will use the car bridge after construction?
- What traffic impact will the bridge access have on the surrounding roads?
- What happens if there is a fire/emergency?
- The impact of the car ramp on the windows at Harpenden Road is unacceptable
- Why is it in this location, have you considered alternatives?
- We cannot see this working

### **Construction**

- How will the ramp be constructed over the railway?
- How will you address the subsidence issues along Knolly's Road, will you survey the adjacent properties?
- How long will this take and what will construction traffic be like?
- How can construction vehicles access, Knolly's Road is already a challenge for larger vehicles?

**Thank you!**