

# Creating value for people in Thamesmead

- Well-being and green infrastructure

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#VLConf2018

# Thamesmead Peabody's Plan

About Thamesmead

30 year vision

Whole place philosophy

Dr Phil Askew  
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6<sup>th</sup> September 2018



# Context



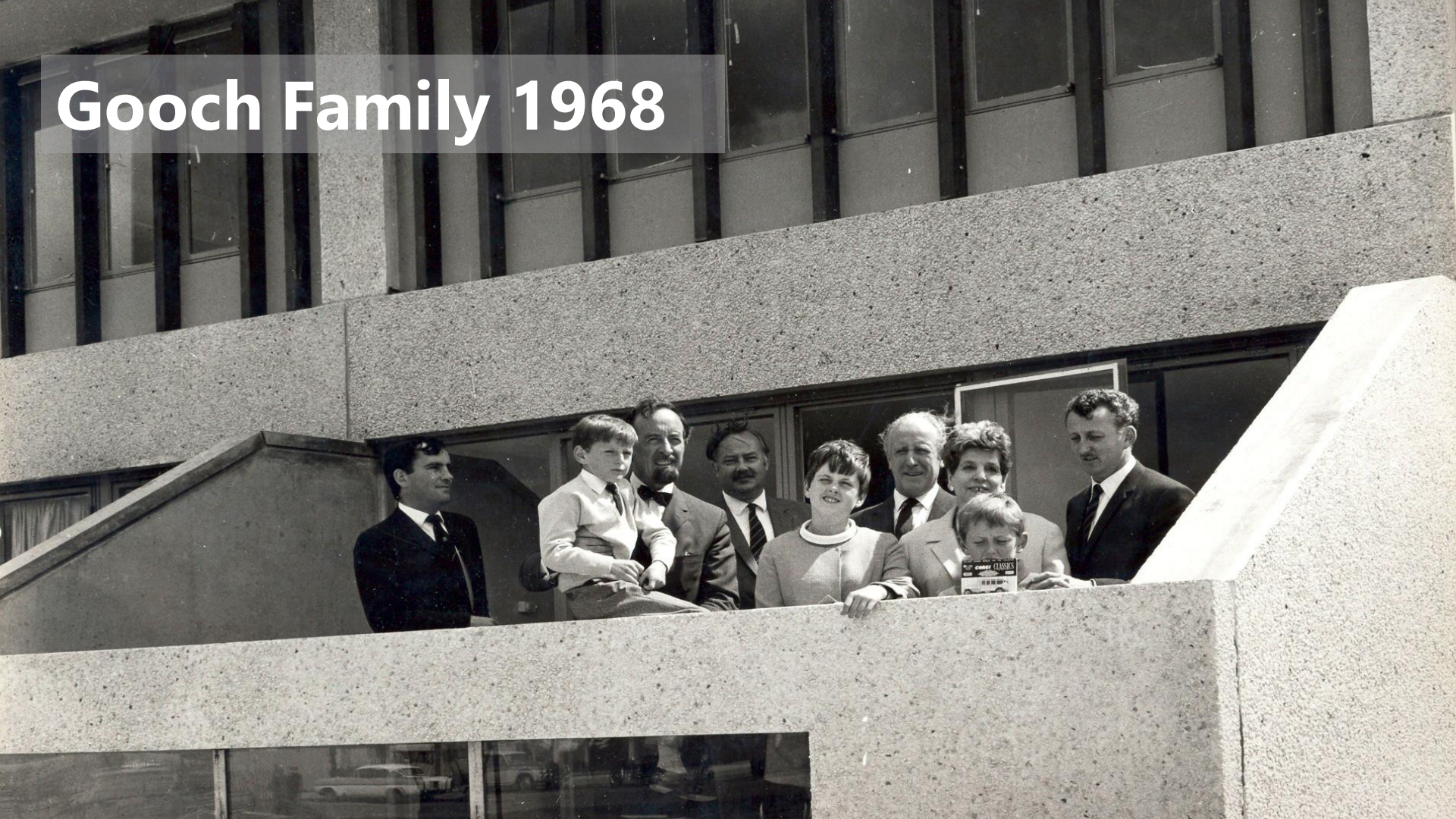


# GLC Masterplan 1967





# Gooch Family 1968





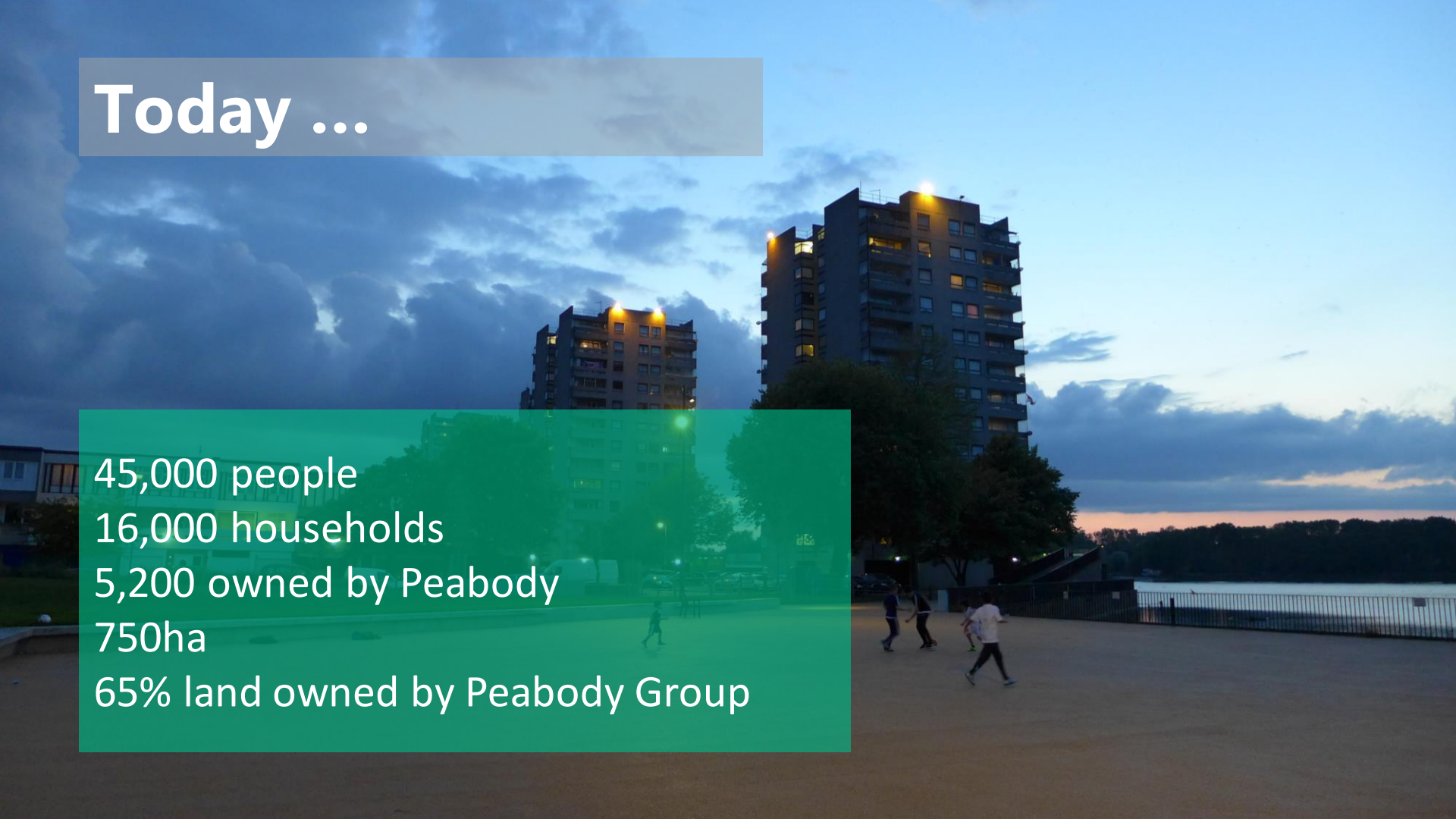
# Future living





# Today ...

45,000 people  
16,000 households  
5,200 owned by Peabody  
750ha  
65% land owned by Peabody Group



# Four decades of Development





# Green & Blue Assets



# Scale: 150 hectares greenspace



**Thamesmead green & blue infrastructure**  
150ha (371 acres)  
15-20,000 trees



**Hyde & St James Park**  
165ha (407 acres)



**Victoria Park**  
86 ha (212 acres)

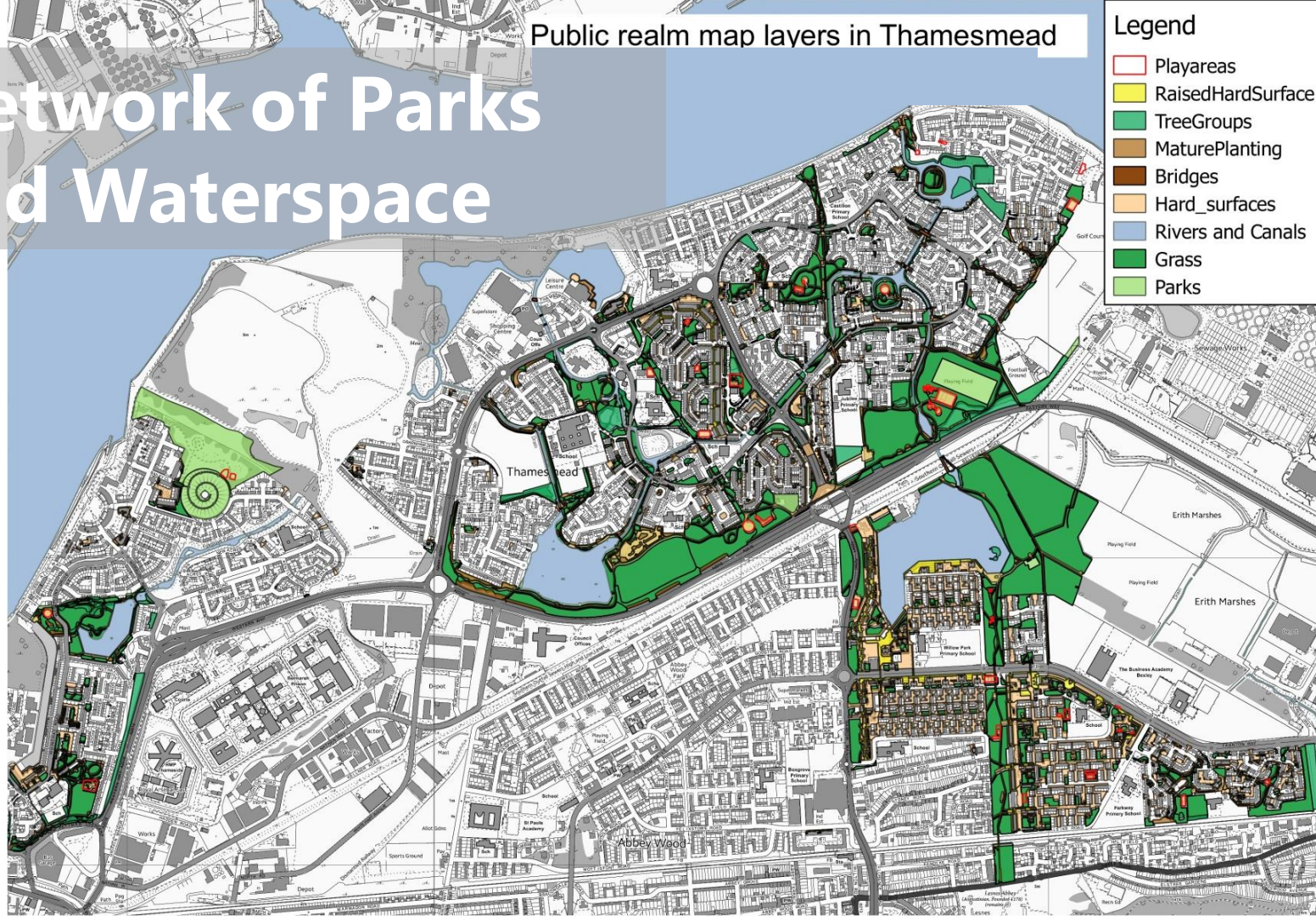
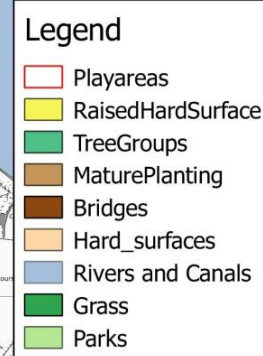


**Hampstead Heath**  
320ha (790 acres)

**Queen Elizabeth Olympic Park**  
100ha (247 acres)



## Public realm map layers in Thamesmead





# 5 Neighbourhood Parks





**32 Hectares water**





# 5 lakes





# 7km canals: London's largest SuDs system





# 5km Thames Waterfront





# 14 Sites of Nature Conservation Interest

- 11 (non-statutory) designated nature conservation sites
- 22 Habitat types
- 188 plant species
- 13 species of dragonfly
- 32 species of Nationally Notable beetles
- 17 species of Nationally Notable bees and wasps
- 6 species of bat
- 3 species of reptile
- A London stronghold for the Water Vole





# Heritage & Nature





# Heritage & Water





# Water & Recreation







Mission

TO REALISE THAMESMEAD'S  
FULL POTENTIAL  
TO BE  
LONDON'S NEW TOWN



# Whole place philosophy

What makes a great place?

- Connectivity
- Healthy environment
- Economically resilient
- Strong community
- Distinct identity
- Sustainable
- Things to do
- Good governance





# Means by 2050 ...

100,000 people will call Thamesmead home

New homes will be intelligently designed

Old homes well maintained,  
and will feel safe and secure

It will be a place people  
choose to put down roots

The landscape will give a sense of escape,  
whilst still being within 20mins of the west-end



# Whole Place Principles

**People  
Focused**

**Innovative**

**Creative**

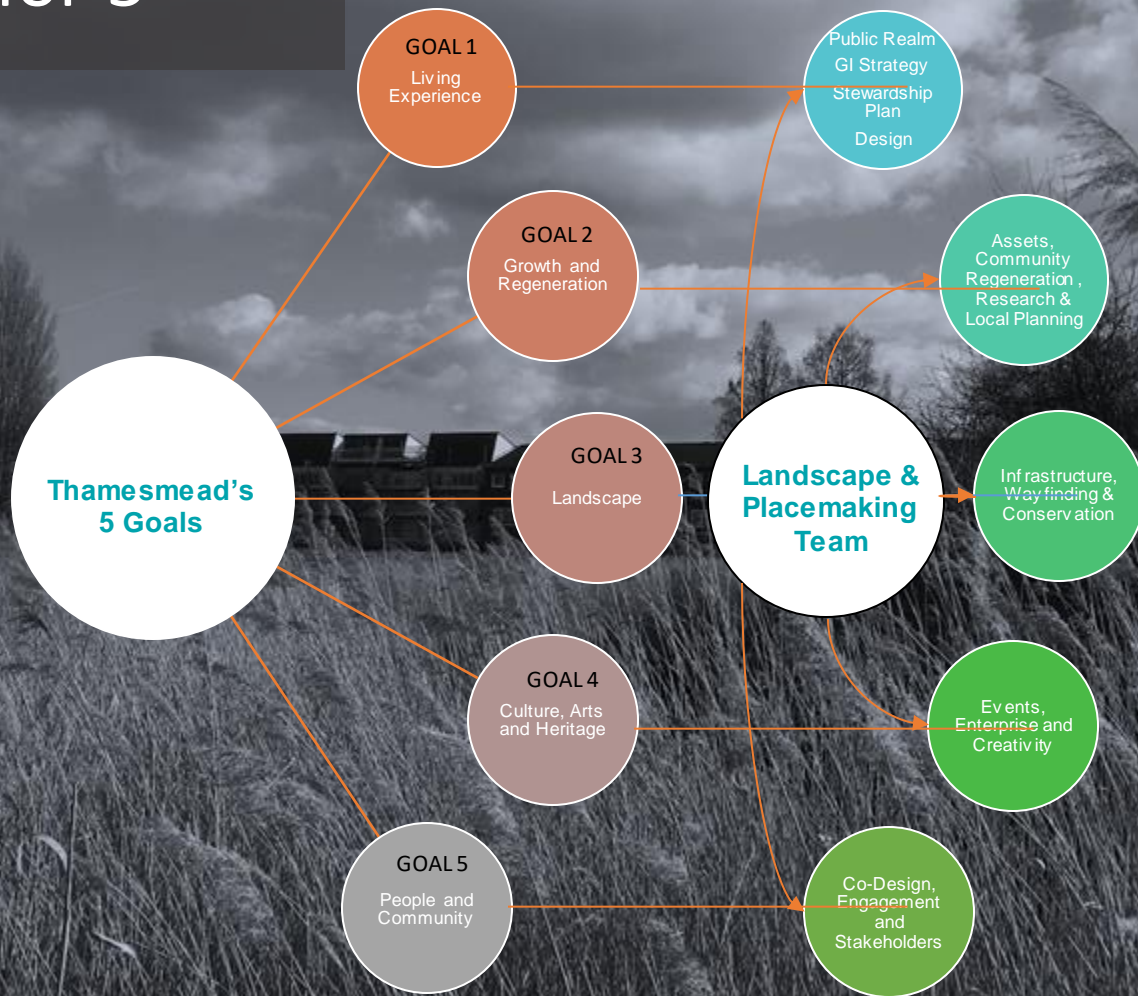
**Partnership  
Centred**

**Commercially  
Astute**





# 5 goals for 5 years





# 1. Improve the lived experience

The background image shows a park with a lake. On the left, there are large, leafy trees. In the center, a calm lake reflects the sky. In the background, three tall, modern apartment buildings are visible. The foreground is a grassy area with some low-lying plants.

Service step-up

Refurbishing  
homes

Improving public realm

Listening and acting on local priorities



## 2. Growth and regeneration

An architectural rendering of a modern urban waterfront development at dusk. The scene features a row of tall, modern apartment buildings with glass facades and balconies, some of which are illuminated from within. A wide, paved pedestrian walkway runs along the water's edge, with people walking and sitting on outdoor seating areas. A small bridge or walkway crosses the water, and a small boat is visible. In the background, more buildings and a bridge are visible under a twilight sky.

Land-use planning

New homes & estate regeneration

Maximising commercial portfolio



### 3. Thamesmead's landscape

A large group of white swans is gathered on a paved area next to a body of water. Some swans are standing on the pavement, while others are swimming in the water. The background shows a line of trees and a cloudy sky. A green text box is overlaid on the right side of the image.

Early win projects to increase  
use of the parks and open  
spaces

Exemplary green and blue infrastructure





# Thamesmead

## Living in Landscape:

### A Green Infrastructure Strategy

*Building upon its assets we will make Thamesmead into one of London's most biodiverse and sustainable urban living environments, increasing the number of people who visit and enjoy Thamesmead's unique parks and waterways.*

*Thamesmead's landscape will provide a healthy living environment that is safe, well connected, well-used, distinctive, features biodiversity at scale and is well-funded and managed.*



# Why?

- Realising the potential of Thamesmeads greatest asset
- Creating great places at scale, where people want to live
- Levering the landscape to create identity
- Sustainable and long term stewardship approach
- Guide landscape & green infrastructure design over the next 30 years
- Inform detailed briefs and masterplans
- Align with Landscape Management Plan

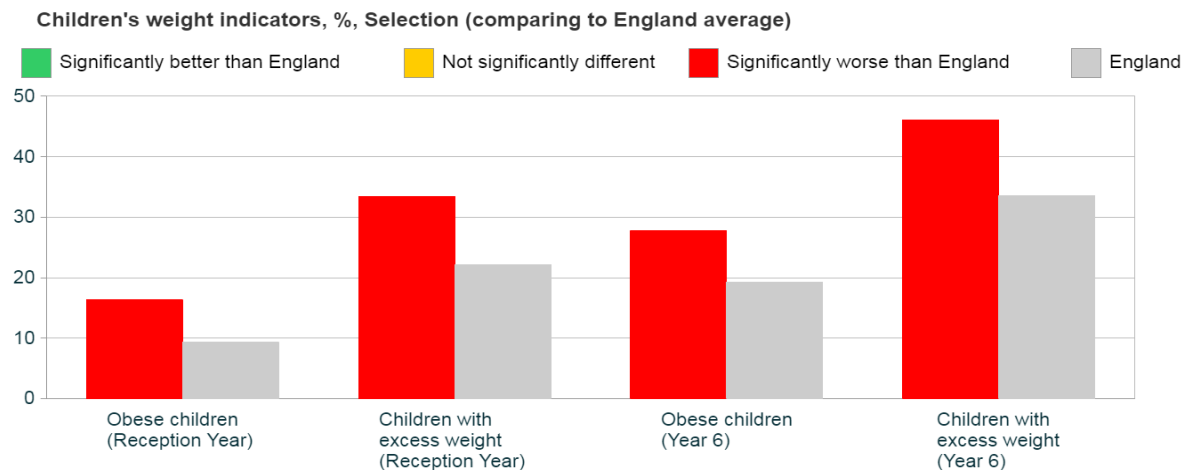




# Moorings socio-economic conditions today

## Health

- Female life expectancy just 77.8 years (compared to London average of 84.1 years)
- High levels of child obesity

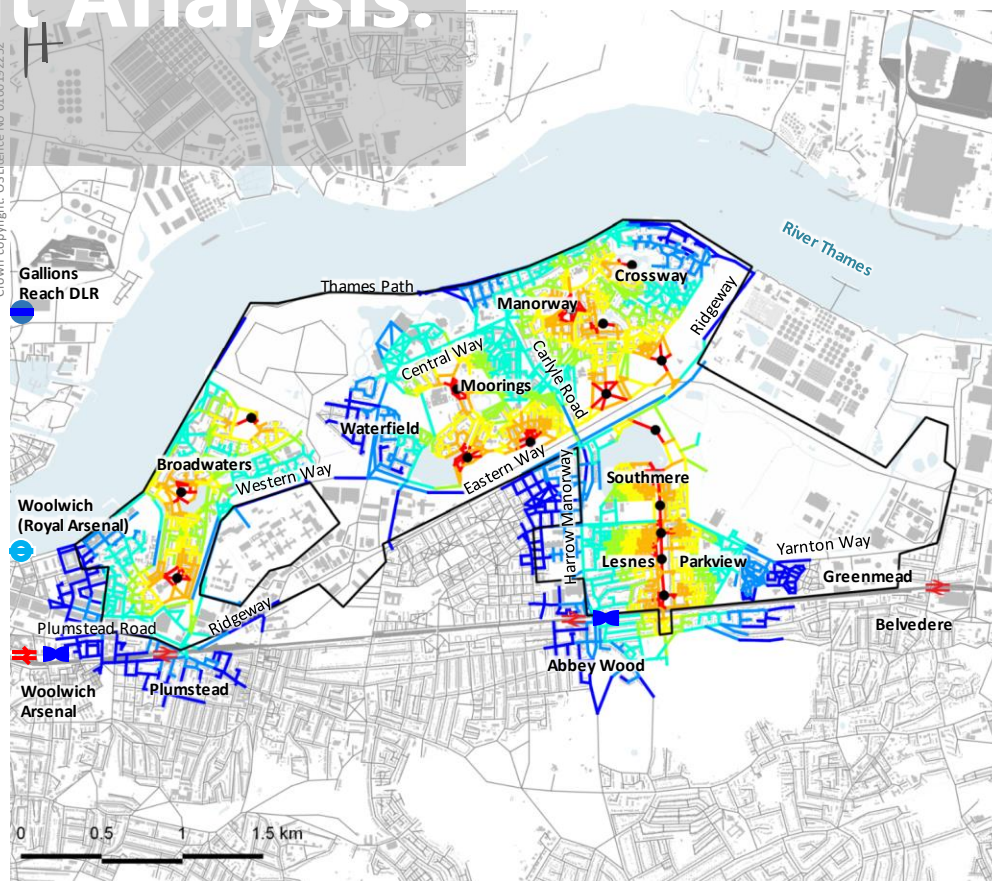


Source: National Child Measurement Programme, NHS Digital © 2013-2016



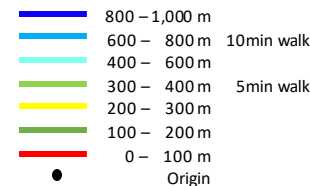
# Catchment Analysis: Parks

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- Parks are well distributed within the site boundary.
- West Waterfield, east Crossway and east Greenmead are the only areas that require more than 10 minutes walking time to access a park.

Metric distance (m)  
and walking time (min)



□ Project site

# Weekend use of parks

350

300

250

200

150

100

50

0

07:00-08:00

08:00-09:00

09:00-10:00

10:00-11:00

11:00-12:00

12:00-13:00

13:00-14:00

14:00-15:00

15:00-16:00

16:00-17:00

17:00-18:00

18:00-19:00

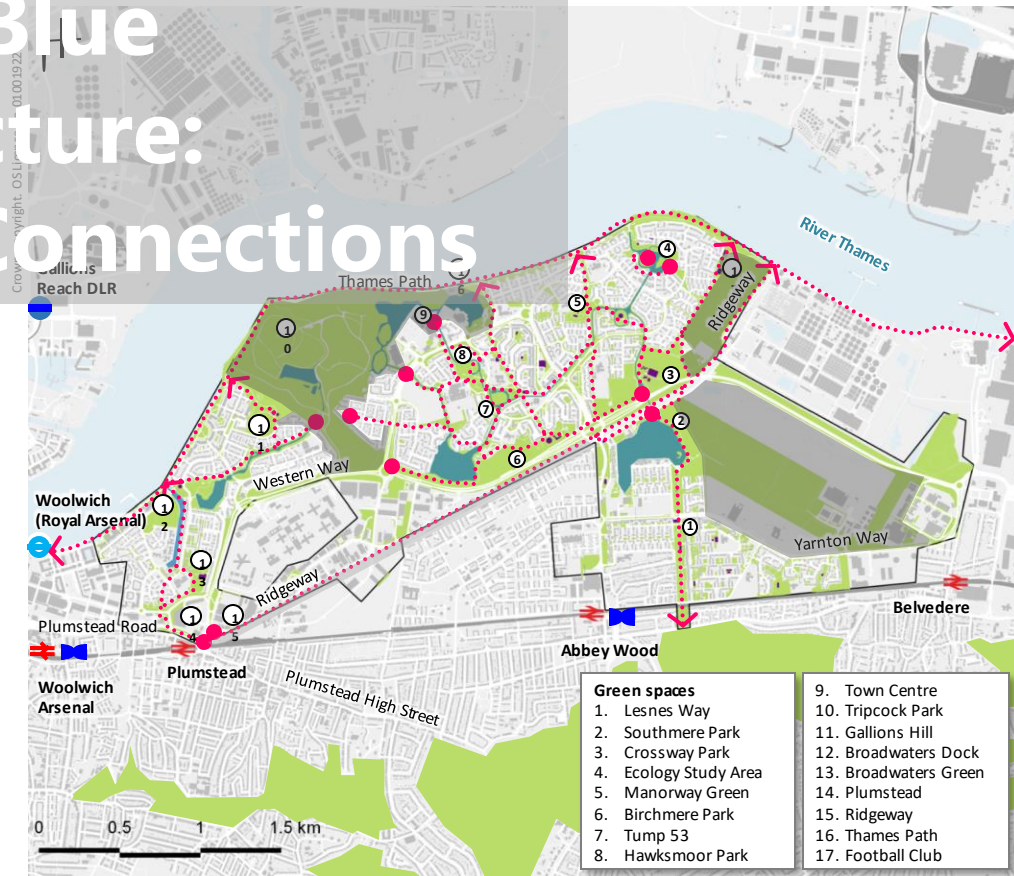
19:00-20:00

- Hawksmoor 16 pph
- Park-Gallions 18 pph
- Nature Centre 21 pph
- Broadwater Green 8 pph
- 22 pph
- 25 pph
- Southmere 19 pph
- Park - 12 pph
- Lesnes Way 18 pph

- Very low all day average movement during weekend (18 people per hour).

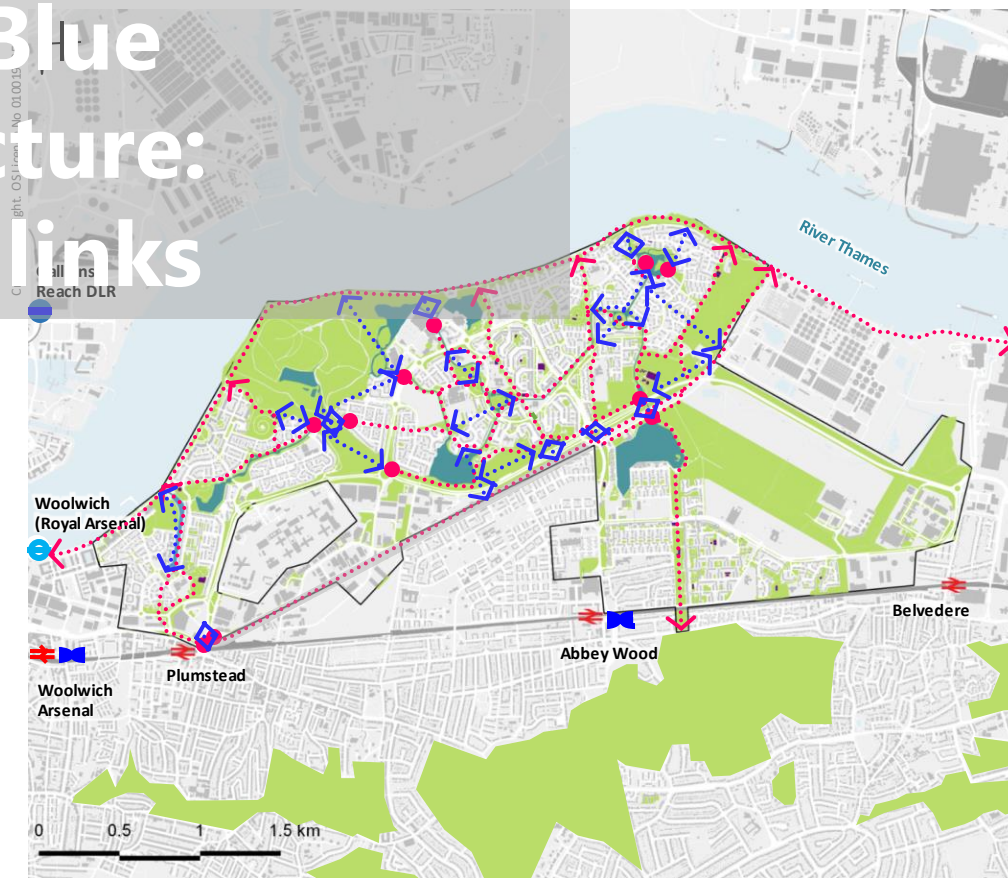


# Green & Blue Infrastructure: Existing Connections



- Fragmented network of green spaces, waterways and lakes.
- Lack of visual interaction between street and green space

# Green & Blue Infrastructure: Potential links



- Additional links and improvements to enhance the continuity and legibility of the green network are required.

- Potential new links
- Existing connection
- Dead end or disconnection
- Water body
- Green infrastructure
- Play grounds
- Pier
- Crossrail (2018)
- Underground station
- Railway station
- Project site



# 6 Key objectives of the commission

1. Connected & Integrated
2. Active & Healthy
3. Biodiverse & Productive
4. Child & Family Friendly
5. Education & Skills
6. Efficient & Resilient





# Team

- LDA Design – lead, landscape architecture, heritage, play, engagement
- Atkins – hydrology and big water
- Robert Bray Associates - SuDs
- Land Management Services – stewardship, urban Forestry
- Gary Grant – ecology
- Vivid Economics – natural capital
- Gleeds – cost consultancy
- Orange Architecture – architectural lead





# Thamesmead's Natural Capital: Potential value

## Total value

The total potential economic value of services provided by Thamesmead's green-space is estimated to be at least:

**£306 million**

Or

**£257** per person per year.

## Property

Living close to parks adds value to property.  
In Thamesmead this equates to a 3% uplift.

Total £164m

Per household £7792

Per person £139

## Health

### Mental health savings £68m

Benefit as a proportion of mental health spending 3%  
Annual person savings to health services £56

### Physical health savings £74m

Benefit as a proportion of spending 6%  
Annual person savings £62



# Activating: Boating Club





# Volunteering: Thames 21





# Clever Cities/H2020





# South Thamesmead Public Realm





# Good Growth Fund: Public Realm





# Celebrating Arts, Culture & Heritage





# Celebrating Arts, Culture & Heritage





# Celebrating Arts, Culture & Heritage





## 5. People and community





An aerial photograph of a city, likely London, showing a mix of urban development, green spaces, and a river. The River Thames is visible in the upper left corner. The city is densely packed with buildings, roads, and trees. A large green field is visible in the center, and a curved road runs through the middle. The overall scene is a mix of urban and natural elements.

# Looking to the long-term

Research and development programme

Smarter Thamesmead – embedding innovation

Long-term, stewardship financial model

Delivering intelligent landlord services at scale,  
across tenures

# Thank you



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