

# East Greenwich – Environmental and Public Realm Issues Report

East Greenwich Residents'  
Association

March 2015

Woolwich Road Flyover – evidence of little management or maintenance on the eastern boundary of our district with guard railings permanently broken



Cluttered footways and unnecessary guard railing can be found throughout Trafalgar Road, Woolwich Road and Blackwall Lane





Irrational placement of street furniture on Trafalgar Road and Woolwich Road greatly frustrates pedestrians and wheelchair users



Heavy littering and irregular street cleaning regimes results in an unpleasant public environment. There are also far too few bins in East Greenwich.







Street furniture – Broken and unmaintained examples can be found throughout the ‘high street’ area and the adjacent residential streets (Old Woolwich Road and Halstow Road egs. below)

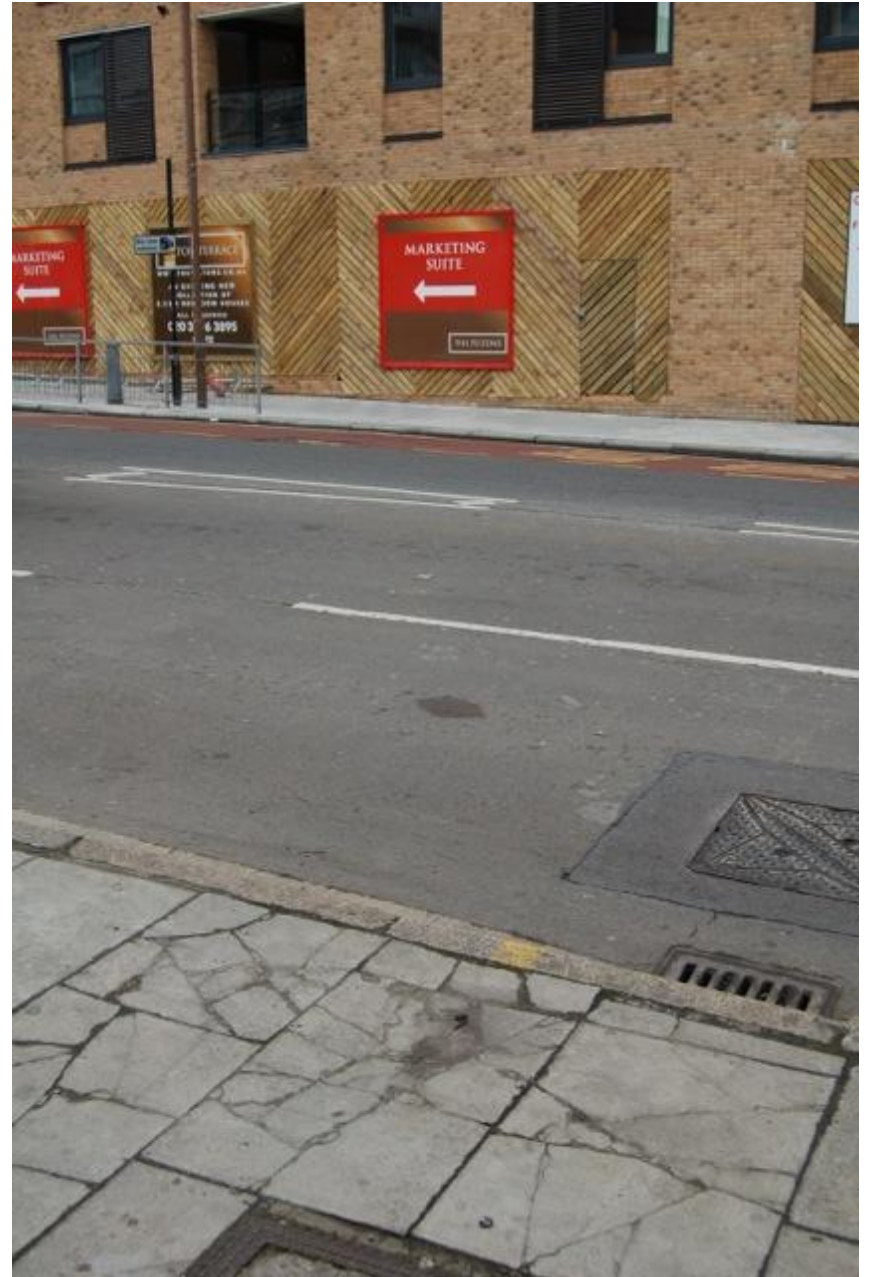




Unsightly and broken footways along Trafalgar Road and Blackwall Lane (over page). If there is an Council budget for street repairs why is it not being effectively used in East Greenwich?







Public assets, particularly heritage or listed buildings, even if their future is uncertain, should be maintained at least to a serviceable condition.





# Review of Key Performance Indicators

Source - GLA Town Centre Health Checks (2013  
Technical Annex)

-Comparison of East Greenwich with other District  
Centres in London

- Accidents –

**East Greenwich = 45 casualties** London average = 30  
casualties

- Open space within Town Centre –

**East Greenwich = 0** London average = 1 hectare

- Vacant retail space as % of total within town centre–

**East Greenwich = 13%** London average = 10%

# Comparable District Centre – Walworth Road SE17 – BEFORE DESIGN INTERVENTION / INVESTMENT



## Issues:

- Narrow and cluttered pavements forced pedestrians onto the road
- Poor environmental quality
- Vehicles movements are heavily prioritised over those of other street users



# Comparable District Centre – Walworth Road SE17 – AFTER DESIGN INTERVENTION / INVESTMENT



Improvements:

- New widened and de-cluttered footways allow for a safer and more enjoyable pedestrian experience
- Street feels like a space one would wish to spend time within
- Guard railing removal helps create a safer environment for cyclists
- Tree planting softens the urban environment
- Rational placement of street furniture
- Bus lane removed

# Comparable District Centre – Walworth Road SE17 cont.

## – AFTER DESIGN INTERVENTION / INVESTMENT





Another good practice example – Waterloo Cut SE1 –  
AFTER DESIGN INTERVENTION / INVESTMENT...



# Another good practice example – Kensington High Street – AFTER DESIGN INTERVENTION / INVESTMENT...





# How do we address these issues and improve East Greenwich? Suggested mechanisms...

- Immediate **improvements to and monitoring of core Council services** e.g. street cleaning, litter picking, footway repairs, street furniture repairs etc.
- Council to allocate resource for an East Greenwich **Regeneration Officer / Town Centre Manager** (to cover repair auditing, monitoring performance, capture of external grant funding, TFL liaison etc) with greater recognition of East Greenwich as its own place and established neighbourhood in plans
- Short to medium term investment in a **comprehensive new public realm scheme** for East Greenwich – we live in one of the biggest regeneration areas in Europe! There is an evidenced link between good public realm and a high street's economic prosperity and wider success
- **Community Infrastructure Levy** (CIL) funding plus other public and private funding to be spent on East Greenwich public realm enhancements as a top priority
  - CIL money from Peninsula Ward developments to be spent on East Greenwich town centre public realm improvements (as per the RBG CIL Regulation 123 list) not on projects in other parts of the borough
- Formal **Masterplan SPD/AAP** or **Neighbourhood Plan** for East Greenwich to ensure there is an established local regeneration framework that new developments can respond to and overall strategy that helps deliver the required improvements for our area