

BATTERSEA
TO THE BARRIER

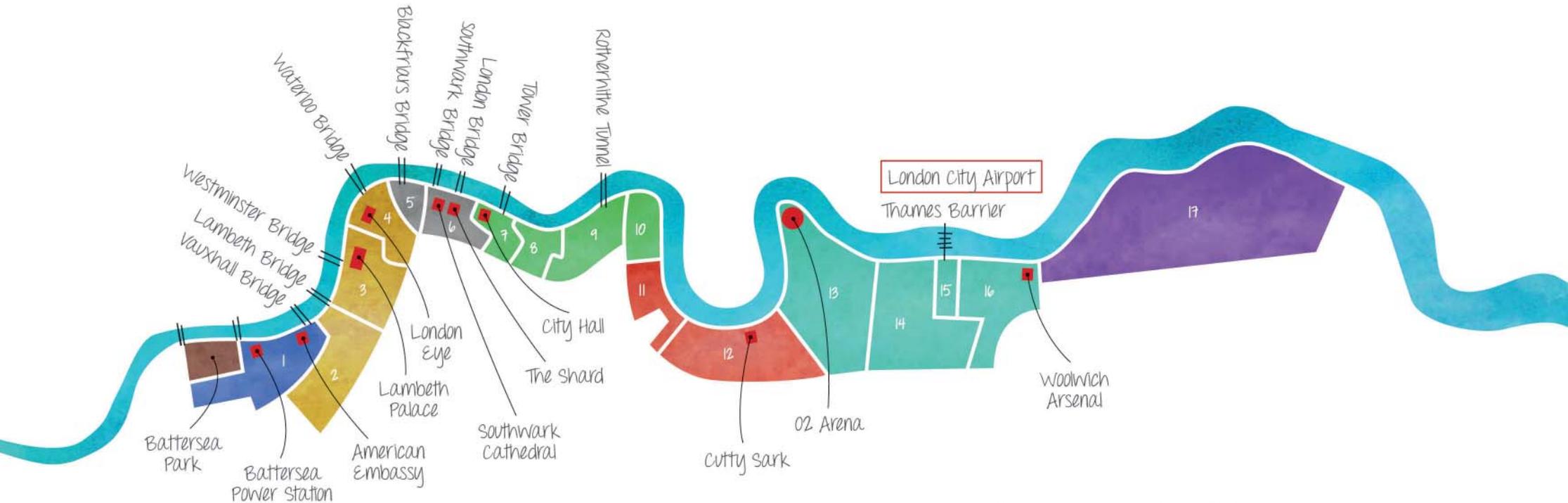
London's Creative and Flourishing Waterfront

Archdeacon of Wandsworth
The Venerable John Kiddle
Parish 1

Archdeacon of Lambeth
The Venerable Simon Gates
Parishes 2-4

Archdeacon of Southwark
The Venerable Dr Jane Steen
Parishes 5-10

Archdeacon of Lewisham and Greenwich
The Venerable Alastair Cutting
Parishes 11-17



RIVERSIDE PARISHES IN SOUTHWARK

BATTERSEA DEANERY

- 1 - Benefice of Battersea Fields

LAMBETH NORTH DEANERY

- 2 - St Anne South Lambeth
- 3 - Parish of North Lambeth
- 4 - St John Waterloo

SOUTHWARK & NEWINGTON DEANERY

- 5 - Christ Church Southwark
- 6 - Southwark Cathedral

BERMONDSEY DEANERY

- 7 - St Mary Magdalen Bermondsey
- 8 - St James Bermondsey

9 - St Mary Rotherhithe

- 10 - Holy Trinity Rotherhithe

DEPTFORD DEANERY

- 11 - St Nicholas & St Luke Deptford
- 12 - St Alfege Greenwich

CHARLTON DEANERY

- 13 - East Greenwich Team
- 14 - St Luke Charlton
- 15 - St Thomas Charlton
- 16 - St Mary Woolwich

PLUMSTEAD DEANERY

- 17 - Thamesmead Team

The Church has been building communities along the south bank of the Thames for over 1,000 years.

Today we continue to work in partnership with local stakeholders and local authorities and we are always open to new conversations.

The first person to contact to explore opportunities is the Archdeacon of the area being developed.

Names of the Archdeacons have been given above and their contact details are listed at the back of this booklet.

BATTERSEA TO THE BARRIER

RIVERSIDE PARISHES IN SOUTHWARK DIOCESE

REV. LEIGHTON CARR - leighton.carr@southwark.anglican.org

introduction

Cities need a mix of higher-rent buildings and more decrepit low-rent buildings, because such buildings house different kinds of activity. Experimental projects, in particular, need somewhere cheap.

Tim Harford, *Financial Times*

Live on the Thames waterfront and commute by Clipper. This is how 12 million Londoners will get to work by 2020.

David Spittles, *Evening Standard*

Southwark is fast becoming one of London's most dynamic boroughs with 40 per cent currently under regeneration and developments valued at around £4 billion.

Southwark Council



London's southern waterfront is being transformed at an unprecedented rate. From Battersea to the Thames Barrier, the skyline is pierced by cranes and new buildings. Extensive developments on old industrial sites are bringing thousands of people to the newly built riverside flats, offices, cafés and shops. New neighbourhoods are springing up; established communities are watching as immense change takes place.

The Church has always been part of the rhythm of riverside life in London. Down the centuries it has celebrated and mourned, marking the joys and sorrows of successive generations, maintaining a sense of history and of belonging. In London since Roman times, the Church has founded hospitals and schools, offered practical and pastoral support to Londoners at all levels of society and supported the arts and commerce. Within its enduring buildings it has gathered rich and poor together. Although church history is not without blemish, a high value is placed on the common life, on living well together. The Church remains active in every local community today. Along the southern waterfront, 17 parishes continue this work. An involvement in what makes for a good, creative and flourishing city - where all can participate, contribute and benefit - is woven through the Church's day to day life and experience.



As heated debate continues around planning choices, architecture, Section 106, economic growth, social and affordable housing and the impact of new developments, the Church and its scholars are able to reflect, contextualise and bring the Church's history, lived experience and rootedness in community to bear on the issues of the day.

Perfect fusion of old and new,
traditional and trendy, historic and
modern, Greenwich is now.

New Capital Quay (Galliard Homes)

A city is a perfect and absolute
assembly or communion of many
towns or streets in one.

Aristotle

Bonhoeffer, who ministered in Sydenham during the 1930s, offered a social conception of the Church that challenges the exclusionary forces of gentrification by emphasising the necessity of neighbours, the impact of our histories in shaping community and a relational identity for the church. The Bible itself speaks of place and of living well, for example in Isaiah, “My people will abide in a peaceful habitation, in secure dwellings, and in quiet resting places”. The heavenly city described in the Book of Revelation is a regeneration with not only an abundance but also a diversity of life. This is a challenge to exclusive developments which separate wealthy residents from the rest, a factor also picked up by urban theorists searching for the key to successful, entrepreneurial neighbourhoods with a creative edge. A renewed theological understanding of the importance of place is more recent. John Inge recognises the dehumanising effects of the loss of place and how globalisation can erode people’s rootedness, “Community and places each build the identity of the other.” Sheldrake addresses the long-standing anti-urban bias of Christianity and its emphasis on inwardness and pilgrimage and looks at the potential of cities to create a strong human community and a sense of sacred space.

The Church remains present. The expected lifespan of The Shard is dwarfed by Southwark Cathedral’s 1,400 years. Churches are often the first institution on the scene building new communities; the last movement still present when other shops, schools, businesses and charities have left. The Church is able to bridge geographical and intergenerational divides. The changing fortunes of the waterfront up and down the river are understood in relation to each other. Parishes deal with the collective hopes and fears of children, pensioners and community groups as well as individuals of working age.



The Church offers significant reach into existing local communities: it has social capital, resonance, credibility on the ground, goodwill, the capacity to broker relationships and significant pro bono resources. It hosts and commissions works of art and offers its spaces for performance. The Church also provides substantial assets: buildings where local people can come together and where activities can take place, investment (£23m in one riverside borough alone), paid staff, resident clergy and hundreds of volunteers. The Church has always embraced newcomers to London and will continue to do so. Today, its diverse social networks reflect patterns of migration and the fast-changing and international nature of a global city.



What is a good city for all? How are we creating it? How we live, how we build our cities and regenerate our neighbourhoods, is something that affects all parts of society, yet the opportunity to discuss and develop ideas is often restricted to rhetoric and the machinations of the planning process.

Bringing together people who are closely involved in the redevelopment of the southern waterfront provides a unique opportunity to reflect on how we can shape the city and our life together.

brief history

Recent theological engagement with the city suggests a pessimistic fear of the earthly polis, with its disorderly spaces best kept at a distance... What might it mean to stay, to open new dialogues, to develop urban theological practice within the realm of urban studies and the spaces with which it seeks to engage?

The Reverend Dr Andrew Davey



Deptford is having a Waitrose moment. The middle-class retailer is moving in to offer quails eggs and stylish party canapés where once only jellied eels and jerk chicken found a market.

Evening Standard

So we are, undoubtedly, at a point now where Londoners have been priced out of their own city.

Mayoral candidate Zac Goldsmith, The Spectator

The southern waterfront's string of creative establishments and new developments are possible only because of its history, which is quite different from that of the riverside to the north.

From Roman times, the area at the south end of London Bridge was the gateway to and from continental Europe. As Chaucer recounts, pilgrims started their journey to Canterbury and beyond at The Borough and the area still has a diverse population and links worldwide.

Free from the City of London's strict jurisdiction and sensibilities, the land across the river was for centuries home to theatres, breweries, asylums, prisons, hatmaking and potteries. Street names such as Morocco Street and Bear Lane are a reminder of the former tanning industries and popular bear pits.

Huge population shifts from the countryside to the city in the nineteenth century and the introduction of the railways increased the number of residents and the level of industry along the river. The two power stations at Battersea and Bankside fed the growing need for electricity across the city.

Throughout this time, the Church and prominent Christians played an active role in the development of the southern waterfront. It built schools and hospitals, pioneered social housing (Octavia Hill is fondly remembered), established arts institutions such as Emma Cons' Old Vic, addressed poverty and cared for local residents. Some church buildings have endured, others have sprung up. Lambeth Palace has been the home of the Archbishop of Canterbury since the C13th; St Andrew's Waterloo was consecrated in 2006.

Over the last 60 years, as the docks and polluting industries have left and as London has again become a magnet for young people, sites along the river have become available. The Festival of Britain lifted post-War spirits and gave birth to the Southbank Centre, increasing access not only to the arts but to the river – and for all Londoners, not only riverside residents. Tate Modern has transformed a redundant building. MI6, the London Eye, City Hall and the O2 have appeared. The regeneration of extensive areas at Nine Elms Vauxhall and the Greenwich peninsula is underway.

At first gradually and now more rapidly, the area is being transformed. The developments range from a new US Embassy to the Shard, from hotels to cinemas, but the major investment is in flats and apartments. The housing in any area determines who lives there. The properties are attracting thousands of new residents who will find themselves living along an historic waterway. When they venture out, they will meet people whose families have lived there for generations as well as more recent arrivals. They will find parishes and churches, law institutions, newspaper and media headquarters, ancient charities and settlements, a few green spaces, theatres, medical establishments, museums and art galleries, social housing and even a sandy beach at Gabriel's Wharf.

Throughout the centuries, the Church has invested in the southern waterfront. It has supported the arts, pioneered social reform and provided educational and health services for rich and poor alike. As the twenty-first century developments transform the built environment, the Church continues to invest and to play its part in creating a good city for all.

parishes & developments

By 2015 London accounted for a record 25% of UK GDP. Under Boris's Mayoralty more than 90,000 affordable homes have been built so far by City Hall alone, with more completed last year than any year since 1981.

Mayor of London



Watching TV on your own is not very inspiring. But meeting people is where you get new ideas and get things done.

Richard Rogers, Architect

St John's Waterloo, Giles Goddard, Vicar

The Bridge At Waterloo – Getting Young People Into Work

The Bridge at Waterloo will create a centre where young people from Lambeth and Southwark can come to learn life skills and gain experience that will lead to employment. This much-needed initiative has been devised and led by St John's Waterloo and is based in its large, historic parish church in the heart of the Waterloo community.

St John's Waterloo was restored after severe wartime bombing as the Festival of Britain church. Since then it has built on its close proximity to the vibrant Southbank arts complex and its good quality interior space to become a unique home for organisations such as the Southbank Sinfonia, SE1 United, Futures Theatre, Bankside Keys and Southbank Mosaics.

St John's provides far more than just a physical base for these organisations. In developing the vision for The Bridge St John's has led a shared conversation about how to meet needs in the area. The arts organisations partnering with St John's are engaged in the preparation and training for employment of young people through music, theatre and art, with the associated benefits of competence and confidence building. St John's has become a place of shared ambition, expertise and opportunity.

The full potential of The Bridge at Waterloo will be realised through the creation of fit-for-purpose facilities in the crypt of St John's. This is to be sensitively modernised to provide a London-standard auditorium that will generate income to finance The Bridge initiative.

www.stjohnswaterloo.org



Riverside developments offer a chic, lock-up-and-leave lifestyle that appeals to both national and international buyers and investors.
Savills Estate Agents

We should be building communities
Kevin McCloud, Grand Designs



Christ Church Southwark, Jonathan Coore, Rector

Creating Places of Sanctuary and Peace in a Busy Working Life

The first church in the Parish of Christ Church was built in 1670, paid for by a legacy from John Marshall, a local businessman, on land given by William Angell, the Lord of the Manor of Paris Gardens. Since then there has been a continuous history of the church engaging with local issues and needs.

Over time these needs have become less clearly defined. After the final decline of manufacturing and artisan industry in the area in the 1980s the church now sits in a parish undergoing extensive and relentless physical change. The church has continued to try and serve a very mixed and changing population and is searching out new ways to be a relevant church in an uncertain situation.

One area of need on which many in the area, including local developers, are agreed is the need for a place of sanctuary, prayer and reflection. To meet this recognised need Christ Church is about to launch a dawn-to-dusk chapel, open and available for any local residents or busy workers in the area to pause and take time to reflect and re-centre during the working day.

www.christchurchsouthwark.org.uk

Elephant and Castle, Jane Steen, Archdeacon

Working with non English speaking groups

Spanish is the second most spoken language in the London Borough of Southwark and nearly 9% of the Borough's population self-identify as Latin American. The Elephant and Castle is home to over 80 Latin American shops and businesses, as well as a strong lobby for a Latin Quarter.

In response to the needs of this identifiable and growing Spanish speaking community in south London the Diocese of Southwark began a Spanish language faith community in late 2015. The initial meetings in November and December were successful, with signs of some local leadership emerging from the group and increasing numbers of Spanish speakers being attracted to the events.

Building on signs of early success, the Diocese is now developing plans for an integrated response to community building for Spanish speaking people. This includes working through social media and local leaders, identifying a base for this community to use, and developing partnerships with other organisations to support this distinctive community.

Nine Elms on the South Bank, Leighton Carr

Creating hubs for interaction between existing and new communities

Nine Elms on the South Bank is the westernmost of the Mayor of London's Opportunity Area south of the river. The regeneration of 500 acres of brownfield land will provide 20,000 new homes and 25,000 new jobs over the next ten years.

The Diocese of Southwark is investing at a local and strategic level to develop community hubs across Nine Elms to build community cohesion and to offer interaction between existing residents and businesses and the new emerging communities.

So far a number of projects are at an early stage. In partnership with a major developer, Vauxhall One, we are progressing ideas for a new cultural centre based in the local parish church in the Tall Buildings Cluster in Vauxhall. We are working with the team at Battersea Power Station on how we might help bring aspects of wholeness and wellbeing into the mix of community uses offered in the new Circus West Village Hall. And we are looking for development partners across the area willing to join us in offering interfaith support to the temporary working communities across the area.



Parish of East Greenwich, Margaret Cave, Team Rector

Creating outstanding schools through the Koinonia federation

The Thames Clipper, the Emirates cable car, the London tube network, British Rail and London buses all take you to the Parish of East Greenwich. The long stretch of river round Greenwich Peninsula is the boundary of a parish which is seeing fast changing growth and development. From the O2 in the north to the riverside and the inner urban development further south, the regeneration of the Greenwich Peninsula will bring an estimated 37,000 people to live in the parish. From the beginning of the regeneration of Greenwich the local Anglican churches have played a key role in supporting communities across the area. This has included significant investment in education and multifaith engagement.

In a current schools development programme the Diocese of Southwark and the Royal Borough of Greenwich are working closely with a local outstanding Church of England school to build a new, all-through school to serve the regeneration area. It will provide outstanding education from nursery to [post 16 year old children].

The churches along the riverside have been instrumental in bringing together people of all faiths and traditions to build harmonious communities. In 2003 the churches in Greenwich led the way by establishing the first multifaith chaplaincy. This still serves people of all faiths across the regeneration area.

www.eastgreenwichparish.org.uk



opportunity areas

Thousands are being forced to leave London because their local authorities can't find them homes and people on middle incomes can't acquire a place where anyone would want to raise a family.

Rowan Moore, Guardian

The current London Plan identifies 38 Opportunity Areas and 7 Intensification Areas, between them covering almost 19,000 ha of land around London.

Opportunity Areas are defined as areas that can accommodate at least 5,000 jobs or 2,500 new homes or a combination of the two, along with other supporting facilities and infrastructure.

Intensification Areas are already built up and will be able to deliver less additional homes and jobs than Opportunity Areas, but still have significant capacity for growth and densification.

Nine of the London Opportunity Areas are located along the riverside within the Diocese of Southwark, with Elephant and Castle close by. The map (reference map 2??) identifies the location, land area and development potential of these areas. They vary widely in provision and emphasis.

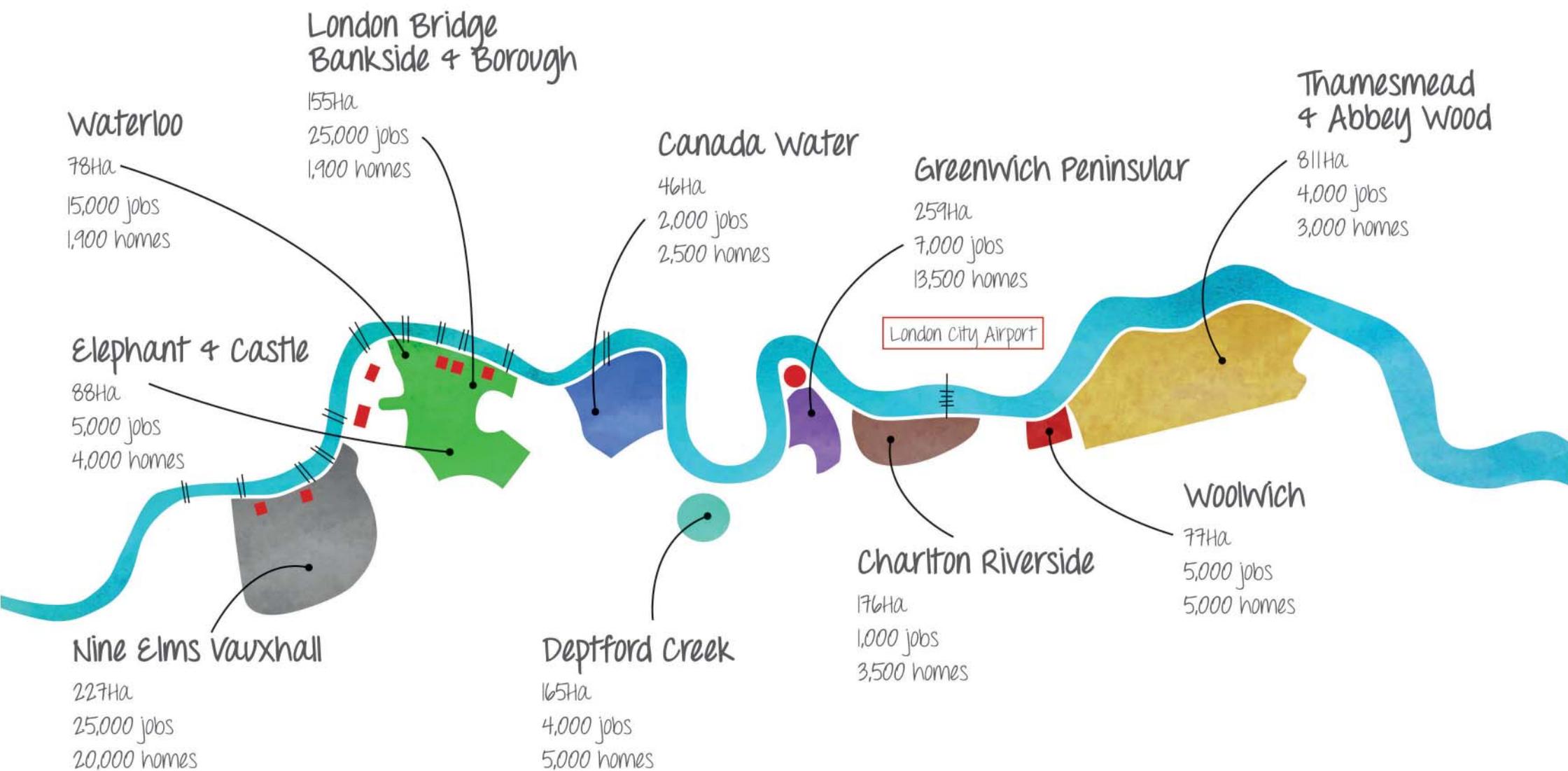
- Thamesmead and Abbey Wood has by far the largest brownfield land identified for redevelopment at 811 hectares, with Greenwich Peninsular second at 259 ha and Nine Elms Vauxhall third at 227 ha.
- Nine Elms Vauxhall has the greatest capacity for increased residential development at 20,000 homes.
- London Bridge, Borough and Bankside and Nine Elms Vauxhall both have the highest estimated capacity for new jobs at 25,000 each.

In all, the riverside regeneration taking place within the Diocese of Southwark will provide an estimated 93,000 jobs and 60,000 homes.

As well as providing new housing and jobs the redevelopment of these Opportunity Areas offers the possibility of creating an integrated transportation network along the river and improved cultural connections along the south bank. Within this overall aim of improving connections along the river the development of each Opportunity Area will respond to the needs and context of its particular location. These are set out in the Vision and Objectives published for each area. For example:

- Greenwich Peninsular will “focus development and regeneration around a new multi-purpose sports / entertainment / education facility that links with, and complements the offer at the O2 Arena” and “provide employment and education opportunities of excellence.”
- Waterloo will “support the world class cultural quarter at the Riverside and use it as a motor for regeneration... to enhance the South Bank and extend the cultural and entertainment offer”
- Woolwich will “respond rapidly to seize the opportunities that are likely to arise from the completion of Crossrail in 2018 ...to grow into a metropolitan centre”
- Nine Elms Vauxhall will deliver the regeneration of the iconic Battersea Power Station as a new District Centre, regenerate Vauxhall through the “tall buildings strategy which supports an emerging cluster at Vauxhall”, and create “a new linear park connecting Vauxhall to Battersea Power Station”.

The timing of projects along the riverside is also different, with some projects still at planning stage and others on the way to delivery. However uncertain is the final timetable there is no doubt that over the next ten years the challenge to everyone leading, living and working along the south bank of the Thames will be to create strong, healthy communities in a rapidly changing physical environment.



BATTERSEA TO THE BARRIER
 THE MAYOR OF LONDON'S OPPORTUNITY AREAS ON THE RIVERSIDE
 REV. LEIGHTON CARR - leighton.carr@southwark.anglican.org

a commitment to engage

www.batterseatothebarrier.org

The history of the church on the south bank is almost as old as the history of London itself. From the earliest Saxon times to the burning of Southwark by William the Conqueror and the carving up of south London by the railways, the church has consistently and actively offered hospitality, cohesion and service to local communities in south London.

For longer than any other organisation along the riverside the churches of Southwark have enabled and sustained strong and supportive communities through

- creating opportunities to connect people of all races, creeds and cultures
- offering safe places for open communication and conversation
- and acting as catalysts for social, cultural and spiritual wellbeing in times of change

These tasks have never been more needed than they are today as the southern riverside reinvents itself again. In the stories above we have shown how churches in Southwark are making a difference in today's regeneration of the south bank.

We describe The Bridge, a project at St John's Waterloo to help young people gain the skills needed to find employment. This project is made sustainable by creating a world class cultural venue in the church building to serve the south bank arts community.

In Greenwich we point to the long term work to improve educational standards for all ages and to serve people of all faiths through a multi faith workplace chaplaincy.

Unprecedented growth will result in significant change across this world class area [Waterloo]. Its future is strong with 15,000 new jobs and 1,900 new homes anticipated in the coming years.

Lambeth Council

The future is already here – it's just not evenly distributed.

William Gibson in The Economist

Other projects to serve emerging communities are highlighted, such as creating space for reflection and mindfulness in busy working lives, creating new community hubs and serving communities where English is not the first language.

These projects are examples of our commitment of resources and skills to the creation of a good city, one that works together for the wellbeing of its inhabitants in body, mind and spirit, a city which is successful economically, socially and creatively.

To facilitate these tasks of creating connections, enabling good communication and becoming a successful catalyst for change, the Diocese of Southwark is creating a number of opportunities for a wider conversation on what makes a good city. The first is a symposium on London's Creative and Flourishing Waterfront at Lambeth Palace in February 2016. This will be followed by a garden party in the Autumn of 2016 at Lambeth Palace to continue the conversation.

These events are focused on bringing together influencers and stakeholders to consider how best to work together for the good of south London communities. We hope that these events, and more to follow, will create an environment for sharing ideas, creating new partnerships and releasing resources for the wider benefit of south London.

We invite you to share with us in our pursuit of the flourishing city through partnership and conversation. The Archdeacons listed at the end of this booklet are your key contacts and will be happy to hear from you.

archdeacons

There are two things scarce matched in the Universe:
the sun in heaven and the Thames on earth.

Sir Walter Raleigh



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The Diocese of
Southwark

The organising team from the Diocese of Southwark is very grateful to the Archbishop of Canterbury for hosting *Battersea to the Barrier* at Lambeth Palace, which itself has been part of the River Thames' rich history for many centuries.

The Reverend Leighton Carr, Dean of Emerging Communities and Regeneration

The Reverend Jonathan Coore, Rector of Christ Church, Southwark

The Venerable Alastair Cutting, Archdeacon of Lewisham and Greenwich

The Venerable Simon Gates, Archdeacon of Lambeth

Canon Giles Goddard, Vicar of St John and St Andrew, Waterloo

The Venerable John Kiddle, Archdeacon of Wandsworth

The Very Reverend Andrew Nunn, Dean of Southwark

The Venerable Dr Jane Steen, Archdeacon of Southwark

assisted by Catriona Robertson

Battersea to the Barrier • www.batterseatothebarrier.org

The Diocese of Southwark • www.southwark.anglican.org

The Church of England • www.churchofengland.org

biographies

The diversity that our neighbours symbolise is what has attracted many of us to live where we do – and when it irks us, we should laugh at ourselves, not growl at others.

Kate Allen, Financial Times



Following a degree at Trinity College, Cambridge, **the Most Reverend Justin Welby** spent 11 years - both in Paris and London – working in the oil industry. In 1989, Archbishop Justin felt called to ordination, after which he spent the next 20 years serving across Coventry, Liverpool and Durham dioceses before becoming the Archbishop of Canterbury in 2012.

Sir Edward Lister is Chief of Staff and Deputy Mayor for Policy and Planning. Sir Edward advises the Mayor on strategic planning applications and has oversight of the London Plan and Community Infrastructure Levy. He delivers the Mayor's jobs and growth agenda in this area. Prior to coming to City Hall, Sir Edward served as leader of Wandsworth Council from 1992 to 2011.



Having been appointed to direct the regeneration of Battersea Power Station **Rob Tincknell**, Chief Executive Officer, Battersea Power Station Development Company, and his team obtained the largest planning consent ever granted in Central London, with work now underway on the construction of Phase 1, the restoration of the historic Power Station itself and the extension of the London Underground tube network through a pioneering public private partnership.

Leader of Southwark since 2010, **Cllr Peter John** has taken particular interest in housing and regeneration; overseeing the council's £326m Warm, Dry and Safe programme and other major regeneration projects. He has led work to improve the health of the borough, delivering free healthy school meals and now working towards free swim and gym use for every resident.



Jude Kelly is Artistic Director of Southbank Centre. She founded Solent People's Theatre, Battersea Arts Centre, and was the founding director of West Yorkshire Playhouse. In 1997, Jude was awarded an OBE for services to theatre and in 2015 she was made a CBE for services to the Arts. In 2002 Jude founded Metal, where artistic hunches can be pursued in community contexts.

Sue Foster is the Strategic Director, Neighbourhoods and Growth for the London Borough of Lambeth where she is responsible for housing, regeneration, planning, environmental services, community safeguarding, employment and enterprise, and financial resilience. Sue has worked extensively in the voluntary and public sector in London, including Enfield and Hackney. Sue was awarded an OBE in recognition for her services to planning.



Dr Noha Nasser is an urban designer, consultant and social entrepreneur. She has over 20 years of experience delivering community-led projects, teaching and writing about cultural diversity and the city. Noha is Director of MELA Social Enterprise, a collective of Associates from the arts, urban design, and social sciences, finding socially innovative solutions to bringing people together.

Bob Allies is a partner of Southwark architectural practice Allies and Morrison whose work in London includes the restoration of the Royal Festival Hall, the Kings Cross Central masterplan and the Olympic and Legacy masterplan. Allies and Morrison are also masterplanners for Canada Water and Greenwich Peninsula. They are currently designers for Olympicopolis, the cultural quarter in the Olympic Park.



Andrew Davey is a parish priest and theologian based in Tooting. He has been an honorary lecturer and research fellow at Birmingham, Manchester and Rikkyo universities, writing and lecturing on theology and the urban future. From 1996 to 2012 he was national adviser on community and urban affairs for the Church of England.

Mike Hayes CBE is a reader in the Southwark Diocese, a consultant town planner and a former Director of Regeneration in Lambeth and president of the Royal Town Planning Institute. His wide experience includes urban planning, urban design, regeneration and development at regional, city and neighbourhood levels.

