

Urban regeneration in London

Year 12/13 Geography fieldtrip

February 18th 2008

**Royal
Geographical
Society**
with IBG

Advancing geography
and geographical learning



The Aim of today's fieldwork is to study inner city decline and urban regeneration in four areas of London. The four areas are:

1. **Canary Wharf:** An example of 1980s urban regeneration, focusing on commerce and retail.
2. **The Excel Centre:** An example of 1990s urban regeneration, focusing on leisure and residential.
3. **Canning Town:** A deprived residential area with plans for regeneration.
4. **Coin Street Community Builders scheme, South bank SE1:** The successful social enterprise and development trust scheme in the area between Oxo Tower and The National Theatre in the heart of the South bank area.

Organisation: You will be divided into teams, each team will be made up of 3 people. Each team member has specific responsibility for collecting data, at each site, on one of the following themes

1. The historical background to urban decline, the causes and the symptoms
2. An analysis of the commercial, industrial and retail characteristics of the area
3. An analysis of the social and environmental characteristics of the area

On Tuesday we will use our findings to construct a model A level exam question for either

AS paper 6472 Unit 2 - Managing change in human environments

Or

A2 paper 6476 Unit 6 - Synoptic paper

The focus of the question will be a comparative case study of the urban regeneration schemes in London including the positive and negative impacts of regeneration, and the lessons that can be learnt for regeneration projects in the future.

Timetable for the afternoon

| TIMINGS | Activity |
|-------------------------|--|
| Session 1: 12.15 - 1.15 | Travel to Canary Wharf by bus and tube |
| Session 2: 1.15 - 2.15 | Site walk Environmental quality surveys Business survey Retail survey Estate agents survey Other data collection inc photos Visit to Museum in Docklands |
| Session 3: 2.15-2.45 | Travel to Excel centre by DLR Travel from Canary Wharf to Custom House, changing at Poplar. Visual survey of changing land use. |
| Session 4: 2.45 - 3.15 | <u>The Excel Centre:</u> Visit to site and footbridge over Royal Victoria Dock. <u>Canning Town:</u> visual appraisal, historical and contemporary information |
| Session 5 : 3.15 - 3.45 | Travel to Waterloo by DLR to and then Jubilee line. Walk to Upper Thames street. |
| Session 5: 3.45- 4.15 | <u>Coin Street development, Waterloo</u> Visit to housing development, Gabriels Wharf and Oxo Tower housing (Redwood) Association. Walk back to Waterloo station for 4.30pm dismissal. |

Today's Itinerary

These are the four sites that we will be visiting today:

Site 1: Canary Wharf

An example of 1980s urban regeneration, focusing on commerce and retail.

Site 2: Excel Centre

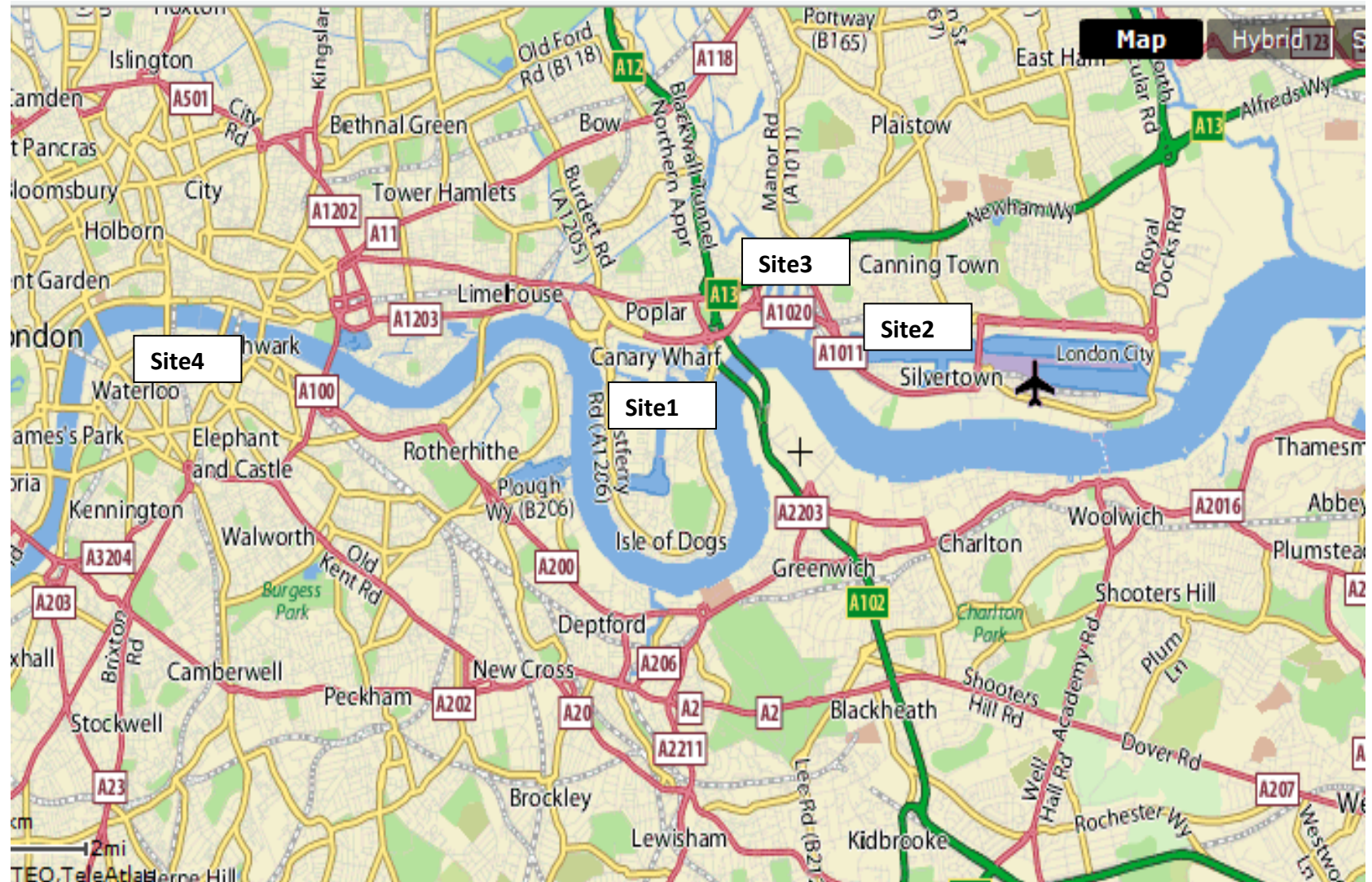
An example of 1990s urban regeneration, focusing on leisure and residential.

Site 3: Canning Town

A deprived residential area with plans for regeneration.

Site 4: Coin Street housing development

Social enterprise and development trust housing and community regeneration scheme, 1990s.



Site 1: Canary wharf

An example of 1980s urban regeneration, focusing on commerce and retail.



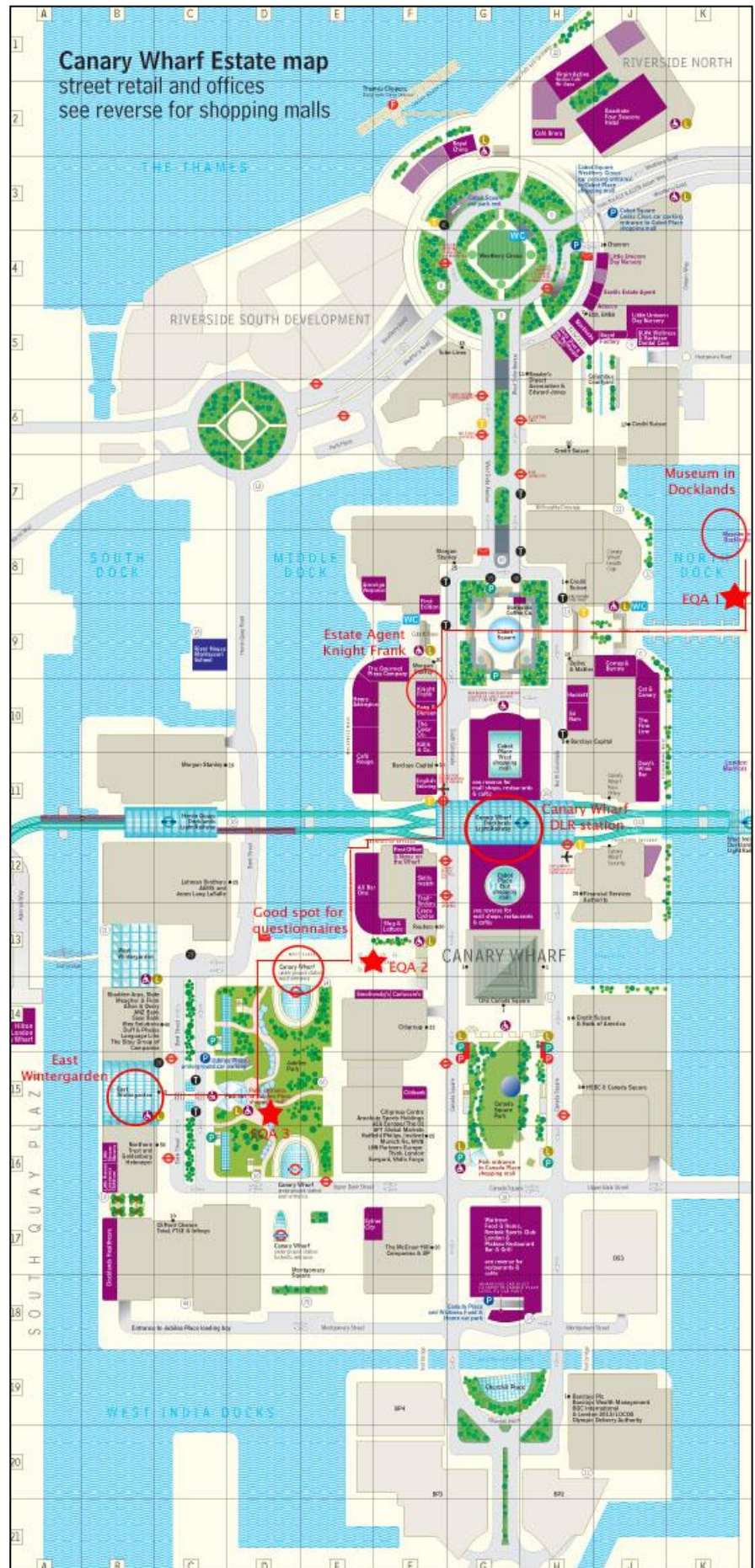
At Canary Wharf your team should aim to collect information such as:

| TASK | COMPLETED? |
|---|-------------------|
| <p>Team member one aims to collect information on The historical background to urban decline, the causes and the symptoms by</p> <ul style="list-style-type: none"> • Visit to Museum in Docklands, complete accompanying worksheet • Notes from field guide • Visual appraisal of East India Quayside | |
| <p>Team member two aims to collect information to enable an analysis of the commercial, industrial and retail characteristics of the area by</p> <ul style="list-style-type: none"> • A business survey in Canary Wharf or Cabot square • A business survey in light industrial park • A visual appraisal of Isle of Dogs enterprise zone from DLR train or station platform • Notes from field guide • Questionnaire of office workers • Retail survey | |
| <p>Team member three aims to collect information to enable an analysis of the social and environmental characteristics of the area by</p> <ul style="list-style-type: none"> • Up to three Environmental Quality Assessments (EQAs) (at the points shown on the map) • A photographic record • An Estate Agent survey • Notes form field guide • Questionnaires of local people | |

This map shows the route you should take through the **Canary Wharf Estate**.

Note some key sites:

- Museum in Docklands
- Knight Frank Estate Agent
- East Wintergarden (Don't go further west than this!)
- The Canary Wharf station (where we arrive to)



Docklands museum visit

Gallery to visit: Floor 2 (one floor up from ground floor) **New Port New City**

Collecting your information 1 : The decline of London's upriver docks

| | |
|--|--|
| Dates for when docks closed Name/date Name/date Name/date | |
| Reasons for decline and closure : | |
| Bomb damage | |
| Mechanisation | |
| Containerisation | |
| Accessibility and communications | |
| Labour relations | |
| Changing patterns of world trade | |
| The role of the PLA | |
| Development of Tilbury | |

Collecting your information 2: The London Docklands Development Corporation/The LDDC

| | |
|---|--|
| Dates for start and end of LDDC | |
| Enterprise zone incentives | |
| Types of businesses attracted by EZ | |
| Effect on employment | |
| Effect on environment | |
| Effect on housing | |
| The costs and benefits of the LDDC scheme | |

Quote A: ' It will never be known exactly whether a democratically elected regeneration agency could have achieved a similar transformation of docklands in the same time or for the same place '

My Comment

Quote B: Was the cost of LDDC worth it? £1.86 billion of public money is small change when set against the cost of maintaining the £ on black Wednesday (c £5 billion)

My Comment:

Collecting your information 3: The development of Canary Wharf

| | |
|--|------------------------------|
| Dates for development project | |
| Facts and figures for employment | 1995 2000 2003 |
| The role of the following in the Canary Wharf development boom: | |
| Deregulation and the big bang | |
| New technologies | |
| Sheer size of office space available | |
| Transport and communication links | |
| Speculative building | |
| Citicorp | |
| O &Y | |
| FSA | |
| HSBC | |

*Historical maps and clues

1. Use your historical map and visual appraisal to identify changes that have happened in the Canary Wharf area over the past 100 years.

| <i>Historical clue spotted...</i> | <i>This is evidence of...</i> |
|-----------------------------------|-------------------------------|
| | |

*Environmental Quality Survey (1)

Canary wharf

Name of person assessing

Location?

Environmental Quality Survey

| Qualities being assessed | | High + 2 | Generally fine +1 | Av. 0 | Generally poor -1 | Very poor -2 | |
|--------------------------|--|-------------|-------------------------|----------|----------------------|-----------------|--|
| Buildings | 1. Well designed / pleasing to the eye | | | | | | Poorly designed / ugly |
| | 2. In good condition | | | | | | In poor condition |
| | 3. Evidence of maintenance / improvement | | | | | | Poorly maintained / no improvement |
| | 4. Outside – land, gardens or open space are in good condition | | | | | | Outside – no gardens, or land / open space in poor condition |
| | 5. No vandalism evident | | | | | | Extensive vandalism |
| Traffic | 6. Roads have no traffic congestion | | | | | | Streets badly congested |
| | 7. Parking is easy; garages or spaces provided | | | | | | Parking is very difficult; no parking provision |
| | 8. No traffic noise | | | | | | High noise volume from traffic |
| | 9. Safe for people | | | | | | Dangerous for people |
| | 10. No smell from traffic or other pollution | | | | | | Obvious smell from traffic or other pollution |
| Open space / gardens | 11. Large gardens or open space outside house | | | | | | No garden / open space – door opens to street |
| | 12. Trees and shrubs visible from close by | | | | | | No greenery visible from house |
| | 13. Public parks within easy distance | | | | | | No public parks easily accessible |
| General quality | 14. No litter | | | | | | Much litter |
| | 15. Roads well maintained with paving etc. well kept | | | | | | Roads poorly maintained with paving etc. broken |
| | 16. Close to public transport | | | | | | Long way from public transport |
| | 17. Close to shops, amenities or services | | | | | | Remote from shops, amenities / services |

Other factors worth noting

Overall score (max. 34):

★Environmental quality survey (2)

Canary wharf

Name of person assessing

Location?

General description of area

| Environmental Quality Survey Qualities being assessed | | High + 2 | Generally fine +1 | Av. 0 | Generally poor -1 | Very poor -2 | |
|--|---|-------------|-------------------------|----------|-------------------------|-----------------|--|
| Buildings | 18. Well designed / pleasing to the eye | | | | | | Poorly designed / ugly |
| | 19. In good condition | | | | | | In poor condition |
| | 20. Evidence of maintenance / improvement | | | | | | Poorly maintained / no improvement |
| | 21. Outside – land, gardens or open space are in good condition | | | | | | Outside – no gardens, or land / open space in poor condition |
| | 22. No vandalism evident | | | | | | Extensive vandalism |
| Traffic | 23. Roads have no traffic congestion | | | | | | Streets badly congested |
| | 24. Parking is easy; garages or spaces provided | | | | | | Parking is very difficult; no parking provision |
| | 25. No traffic noise | | | | | | High noise volume from traffic |
| | 26. Safe for people | | | | | | Dangerous for people |
| | 27. No smell from traffic or other pollution | | | | | | Obvious smell from traffic or other pollution |
| Open space / gardens | 28. Large gardens or open space outside house | | | | | | No garden / open space – door opens to street |
| | 29. Trees and shrubs visible from close by | | | | | | No greenery visible from house |
| | 30. Public parks within easy distance | | | | | | No public parks easily accessible |
| General quality | 31. No litter | | | | | | Much litter |
| | 32. Roads well maintained with paving etc. well kept | | | | | | Roads poorly maintained with paving etc. broken |
| | 33. Close to public transport | | | | | | Long way from public transport |
| | 34. Close to shops, amenities or services | | | | | | Remote from shops, amenities / services |

Overall score (max. 34):

★Environmental quality survey (3)

Canary wharf

Name of person assessing
 Location?

General description of area Environmental Quality Survey

| Qualities being assessed | | High + 2 | Generally fine +1 | Av. 0 | Generally poor -1 | Very poor -2 | |
|--------------------------|---|-------------|----------------------|----------|----------------------|-----------------|--|
| Buildings | 35. Well designed / pleasing to the eye | | | | | | Poorly designed / ugly |
| | 36. In good condition | | | | | | In poor condition |
| | 37. Evidence of maintenance / improvement | | | | | | Poorly maintained / no improvement |
| | 38. Outside – land, gardens or open space are in good condition | | | | | | Outside – no gardens, or land / open space in poor condition |
| | 39. No vandalism evident | | | | | | Extensive vandalism |
| Traffic | 40. Roads have no traffic congestion | | | | | | Streets badly congested |
| | 41. Parking is easy; garages or spaces provided | | | | | | Parking is very difficult; no parking provision |
| | 42. No traffic noise | | | | | | High noise volume from traffic |
| | 43. Safe for people | | | | | | Dangerous for people |
| | 44. No smell from traffic or other pollution | | | | | | Obvious smell from traffic or other pollution |
| Open space / gardens | 45. Large gardens or open space outside house | | | | | | No garden / open space – door opens to street |
| | 46. Trees and shrubs visible from close by | | | | | | No greenery visible from house |
| | 47. Public parks within easy distance | | | | | | No public parks easily accessible |
| General quality | 48. No litter | | | | | | Much litter |
| | 49. Roads well maintained with paving etc. well kept | | | | | | Roads poorly maintained with paving etc. broken |
| | 50. Close to public transport | | | | | | Long way from public transport |
| | 51. Close to shops, amenities or services | | | | | | Remote from shops, amenities / services |

Overall score (max. 34):

***Business Survey**

The information boards (site maps) located around the site and your folded map both give the names of the businesses that occupy the office buildings on the Canary Wharf estate.

| |
|---|
| 1. What types of businesses have offices here? |
| |
| 2. Is there are pattern to the types of businesses you have noted? |
| |
| 3. Are these primary, secondary, tertiary or quaternary industries? Explain your answer. |
| |
| 4. Why do you think these businesses have located here? |
| |
| 5. Do any of the businesses with offices here surprise you? |
| |

***Estate Agent Survey**

The window of the Knight Frank Estate Agents (circled on your map) displays property for sale in the Canary Wharf area. Study the range of property prices:

| Cost | Price | Location | Number of bedrooms | Any other interesting features |
|---------|-------|----------|--------------------|--------------------------------|
| Highest | | | | |
| Average | | | | |
| Lowest | | | | |

When buying a property, you can borrow up to 3.5 times your salary. You may also put down a deposit - a lump sum payment towards the purchase. Say you had a deposit of £100,000, how much would you have to earn to afford each of these properties?

Use this formula:

House price - deposit = £ _____

Salaries required:

- Most expensive property: £ _____ per year
- Average property: £ _____ per year
- Cheapest property: £ _____ per year

| |
|--------------------------------------|
| 1. Who buys these properties? |
| |
| 2. How can you tell? |
| |
| 3. Why do they buy them? |
| |

Other notes on social aspects inc housing, leisure facilities, health and educational facilities, childcare, accessibility , diversity , factors etc

***Questionnaire**

- there is space below for you to ask four people this questionnaire. Remember to be polite, explain what you're doing, and thank them at the end. For each person, estimate their age group and write this, along with their sex, in the top box. Chose from the following categories:
Under 25, 26-40, 40-55, 56-65, 65+

| | Question | Respondent 1 | Respondent 2 | Respondent 3 | Respondent 4 |
|---|--|--------------|--------------|--------------|--------------|
| | (Age and gender) | | | | |
| 1 | What is your purpose for visiting Canary Wharf today? | | | | |
| 2 | How did you travel to Canary Wharf today? | | | | |
| 3 | Where have you travelled from? | | | | |
| 4 | How often do you visit the Canary Wharf Estate? | | | | |
| 5 | What do you like about this area? | | | | |
| 6 | What do you dislike about this area? | | | | |
| 7 | What changes have you noticed in the area? | | | | |
| 8 | Do you think that these changes have improved the area? | | | | |
| 9 | Are there any additional changes that you would like to see in the future? | | | | |

*Shopping survey

While you walk around Jubilee Place shopping mall, answer the following questions:

| | | | | | |
|--|--|------------------|--|------------------|--|
| 1. Describe the average person who you see in the shopping mall. | | | | | |
| | | | | | |
| 2. When do you think the busiest times of day here are? Why? | | | | | |
| | | | | | |
| 3. Do a quick survey of the shops around you. Approximately what percentage would you say are: | | | | | |
| Convenience shops | | Specialist shops | | Food outlets | |
| Comparison shops | | Chain stores | | "Upmarket" shops | |
| 4. Explain your findings above. | | | | | |
| | | | | | |
| 5. Is there any type of shop that you have noticed is absent from this shopping centre? | | | | | |
| | | | | | |
| 6. Can you explain why this might be? | | | | | |
| | | | | | |

Site 2: Excel Centre

An example of 1990s urban regeneration, focusing on leisure and residential.



*Sketch map 1: – the view east from the footbridge

On the footbridge that crosses the Royal Victoria Dock from the Excel Centre to Silvertown, look east and draw a sketch map of land use on both sides of the dock. Note the **Tate and Lyle and Spillers warehouses** and **London City airport** in particular. Annotate your sketch map with information about *why the types of industry you can see would have chosen this location*.

***Sketch map 2:the view west**

Things to look out for in this direction: **Canary Wharf** - where we have just been, **The O₂**, **luxury riverside housing**, **lower quality housing** behind - this is Silvertown Quay, an area which will also be regenerated in the next few years. Also look out for some **evidence of the area's industrial past** - not as evident in this direction as looking east!

Use the following space to make notes on one of:

*Notes on historical background of Royal Docks area

*Notes on Commercial and industrial characteristics of the area

*Notes on Social and environmental characteristics of the area

Include reference to transport links by road, rail, air, function of area,
How well do you think regeneration has been carried out in this area?

***Environmental Quality Survey** **The Excel Centre**

Name of person assessing

Location?

General description of area Environmental Quality Survey

| Qualities being assessed | | High + 2 | Generally fine +1 | Av. 0 | Generally poor -1 | Very poor -2 | |
|--------------------------|---|-----------------|----------------------|----------|----------------------|-----------------|--|
| Buildings | 52. Well designed / pleasing to the eye | | | | | | Poorly designed / ugly |
| | 53. In good condition | | | | | | In poor condition |
| | 54. Evidence of maintenance / improvement | | | | | | Poorly maintained / no improvement |
| | 55. Outside – land, gardens or open space are in good condition | | | | | | Outside – no gardens, or land / open space in poor condition |
| | 56. No vandalism evident | | | | | | Extensive vandalism |
| Traffic | 57. Roads have no traffic congestion | | | | | | Streets badly congested |
| | 58. Parking is easy; garages or spaces provided | | | | | | Parking is very difficult; no parking provision |
| | 59. No traffic noise | | | | | | High noise volume from traffic |
| | 60. Safe for people | | | | | | Dangerous for people |
| | 61. No smell from traffic or other pollution | | | | | | Obvious smell from traffic or other pollution |
| Open space / gardens | 62. Large gardens or open space outside house | | | | | | No garden / open space – door opens to street |
| | 63. Trees and shrubs visible from close by | | | | | | No greenery visible from house |
| | 64. Public parks within easy distance | | | | | | No public parks easily accessible |
| General quality | 65. No litter | | | | | | Much litter |
| | 66. Roads well maintained with paving etc. well kept | | | | | | Roads poorly maintained with paving etc. broken |
| | 67. Close to public transport | | | | | | Long way from public transport |
| | 68. Close to shops, amenities or services | | | | | | Remote from shops, amenities / services |

Other factors worth noting

Overall score (max. 34):

Site 3: Canning Town

A deprived residential area with plans for regeneration.



We will see Canning Town from the DLR. **You will not be getting out!** You will also have time to look at the census data tomorrow: Use the space below to collect notes on:

The area – what kind of housing?

Who owns this housing?

Is there a good range of facilities – shops, pub, community centre, school etc.?

How well do you think regeneration has so far benefited people in this area?

Any other points:

*Environmental quality Survey

Canning Town

Name of person assessing

location

General description of area Environmental Quality Survey

| Qualities being assessed | | High + 2 | Generally fine +1 | Av. 0 | Generally poor -1 | Very poor -2 | |
|--------------------------|---|-------------|----------------------|----------|----------------------|-----------------|--|
| Buildings | 69. Well designed / pleasing to the eye | | | | | | Poorly designed / ugly |
| | 70. In good condition | | | | | | In poor condition |
| | 71. Evidence of maintenance / improvement | | | | | | Poorly maintained / no improvement |
| | 72. Outside – land, gardens or open space are in good condition | | | | | | Outside – no gardens, or land / open space in poor condition |
| | 73. No vandalism evident | | | | | | Extensive vandalism |
| Traffic | 74. Roads have no traffic congestion | | | | | | Streets badly congested |
| | 75. Parking is easy; garages or spaces provided | | | | | | Parking is very difficult; no parking provision |
| | 76. No traffic noise | | | | | | High noise volume from traffic |
| | 77. Safe for people | | | | | | Dangerous for people |
| | 78. No smell from traffic or other pollution | | | | | | Obvious smell from traffic or other pollution |
| Open space / gardens | 79. Large gardens or open space outside house | | | | | | No garden / open space – door opens to street |
| | 80. Trees and shrubs visible from close by | | | | | | No greenery visible from house |
| | 81. Public parks within easy distance | | | | | | No public parks easily accessible |
| General quality | 82. No litter | | | | | | Much litter |
| | 83. Roads well maintained with paving etc. well kept | | | | | | Roads poorly maintained with paving etc. broken |
| | 84. Close to public transport | | | | | | Long way from public transport |
| | 85. Close to shops, amenities or services | | | | | | Remote from shops, amenities / services |

Overall score (max. 34):

***Analysis of social data (see additional info)**

Have a look at the 2001 census data for Canning Town and the social survey that was carried out here.

| | |
|---|--|
| 1. Compared to the UK as a whole, what stands out about Canning Town in terms of: | |
| (a) The employment status of residents? | |
| (b) The qualifications earned by residents? | |
| (c) The home ownership figures? | |
| (d) The ethnicity of residents? | |
| 2. What does this suggest about the ward as a whole? | |
| | |
| 3. What does the social survey tell you about the quality of life in Canning Town? Explain your answer. | |
| | |
| 4. Using this social data and your own observations of the area, what do you think are the priorities for regeneration in this area? | |
| | |

Summary of a 2002 survey in Canning Town

Extract from: 'Report on the State of Civil Society in Plaistow & Canning Town, East London'

Produced For The East London Citizen's Organisation (Telco) December 2002, Department of Geography, Queen Mary College, University of London

You can read the full report at <http://www.geog.qmul.ac.uk/staff/pdf/report2.pdf>

Local people were asked questions about their living conditions and what the local area was like. All answers are percentages unless otherwise stated.

a) Is there a strong sense of community here?

| | |
|-----|----|
| Yes | 33 |
| No | 64 |

b) How many of your neighbours do you know by name?

| | |
|------|----|
| < 4 | 44 |
| 4-9 | 33 |
| 10 + | 19 |

c) What do you like about living here?

| | |
|----------------------------------|----|
| Nothing | 20 |
| Family and friends and community | 17 |
| It is a quiet area | 12 |
| The facilities | 11 |
| Convenience | 10 |
| Job nearby | 7 |
| Familiarity | 6 |
| Affordable housing | 3 |

d) What do you dislike about living here?

| | |
|-------------------------|----|
| Crime | 32 |
| Dirty streets | 10 |
| Lack of facilities | 9 |
| Everything | 9 |
| Noise | 8 |
| Children on the streets | 6 |
| Traffic | 4 |
| Neighbours | 4 |
| Lack of parking | 2 |

e) If you could do one thing to improve the area, what would it be?

| | |
|---|----|
| Cleaner streets | 16 |
| More facilities including those for children, & community schemes | 30 |
| Reduce crime/ more police | 18 |
| Traffic | 3 |
| More green areas/parks | 6 |
| Reduce noise | 3 |
| Nothing | 8 |

Site 4: Coin Street

Notes on the historical perspectives to the Coin Street development

Notes on the Commercial, industrial and retail developments at Coin street

- How does CSCB fund its regeneration projects?

Notes on the Social, housing and environmental developments at Coin street

- **What functions does CSCB fulfill?**
- **How is the regeneration funded?**
- **How is the trust organized/ structured?**