

TRAM DEPOT IMPACT?

Local jobs & businesses

- Around 600 jobs replaced by 144 on site, 200 off site
- Around 40 businesses replaced by 1 engineering depot
- Around 60 artists' work places lost
- 9 churches displaced
- adaptable, flexible buildings & spaces lost

Homes

- Wandle 40 New homes demolished
- MacNiven & Cameron 60-100 new homes lost
- Industrial noise affecting homes on Atwell Estate

Blight

- Decisions on tram unlikely until 2008/9
- No new investment until after that
- Increasing number of derelict buildings
- MacNiven & Cameron site major example
- Years of disruption from construction

Traffic

- No traffic impact assessment
- One tram every 2 minutes under Consort Road bridge
- Congestion with road traffic?
- Traffic diverts west & east through Bellenden and Nunhead?



These new homes under construction would have to be pulled down to make way for the Tram Depot



Under plans up to one tram every two minutes would pass Consort Road Bridge

Noise Pollution

- Maintenance depot 24 hours x 7 days a week
- Industrial noise impact on Atwell Estate
- Wheel noise 'squeal' from trams cornering at Consort Road bridge affecting homes nearby

Shopping

- New frontage retail on Rye Lane only shallow units, no rear servicing; making it less attractive to shop owners
- Suitable only for lower quality retailing?
- Loss of potential to improve quality shopping in central Rye Lane
- Loss of retail jobs

Townscape

- Varied, flexible, adaptable mixed buildings replaced by one heavy engineering building
- Vibrant 5 acres connected with surrounding commerce replaced by highly secured disconnected mono site
- Loss of historic industrial & commercial buildings