

LSE Cities Public Lecture

Wednesday 5 June 2013

18:30-20:00

Alumni Theatre, New Academic Building, LSE

Multilingual Streets: London's litmus strips of change

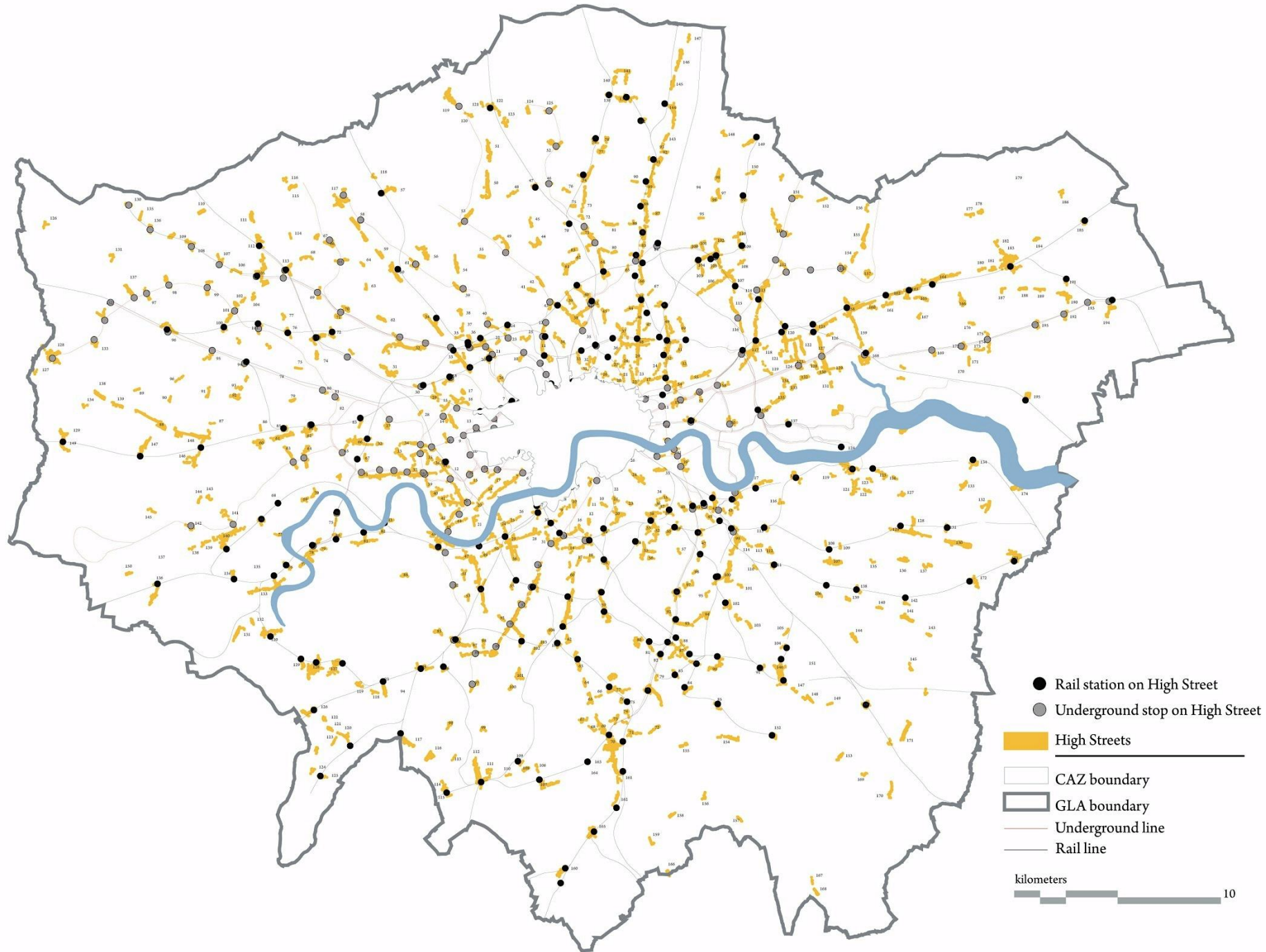


LSE Cities and the London Festival of Architecture are delighted to host a lecture by Suzanne Hall on 'Multilingual Streets:

Speaker: Suzanne Hall

Lecturer in the Department of Sociology, LSE and Research Fellow at LSE Cities





Tube and rail stations against high streets



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Loose cohesions/ prosaic publics

- i) **Ordinary:** pragmatic practices
- ii) **Commonplace:** shared (urban) currency
- iii) **Expressive:** convivial and contested exchange
- iv) **Diverse:** cultural and economic dimensions

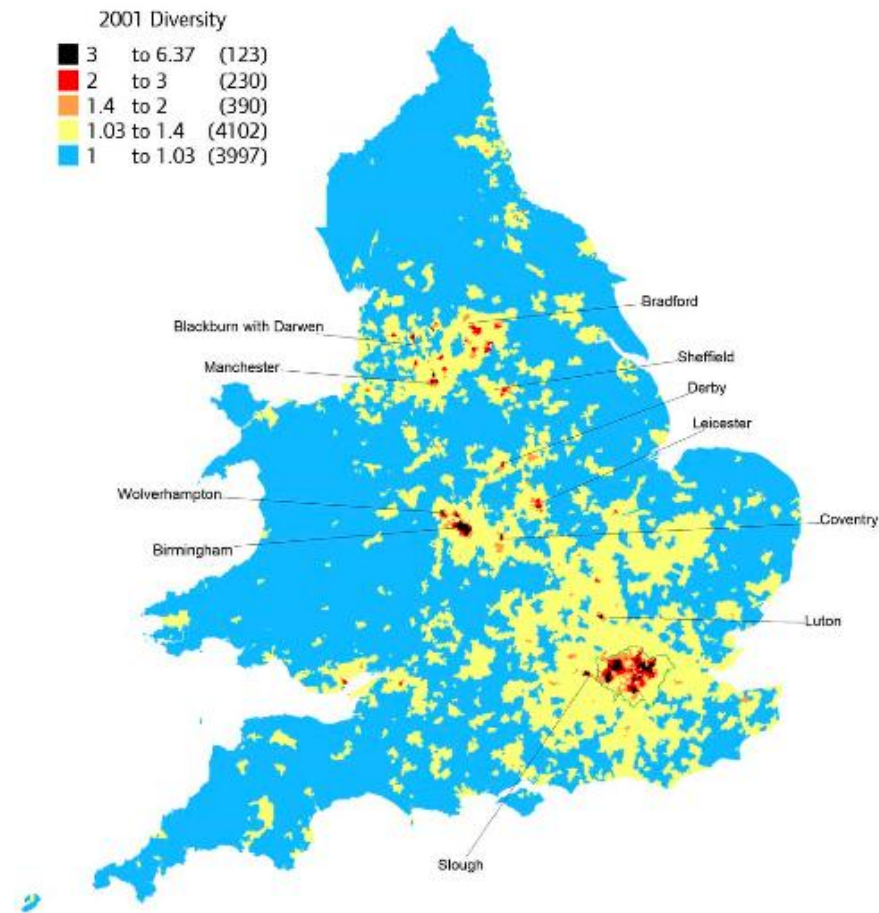
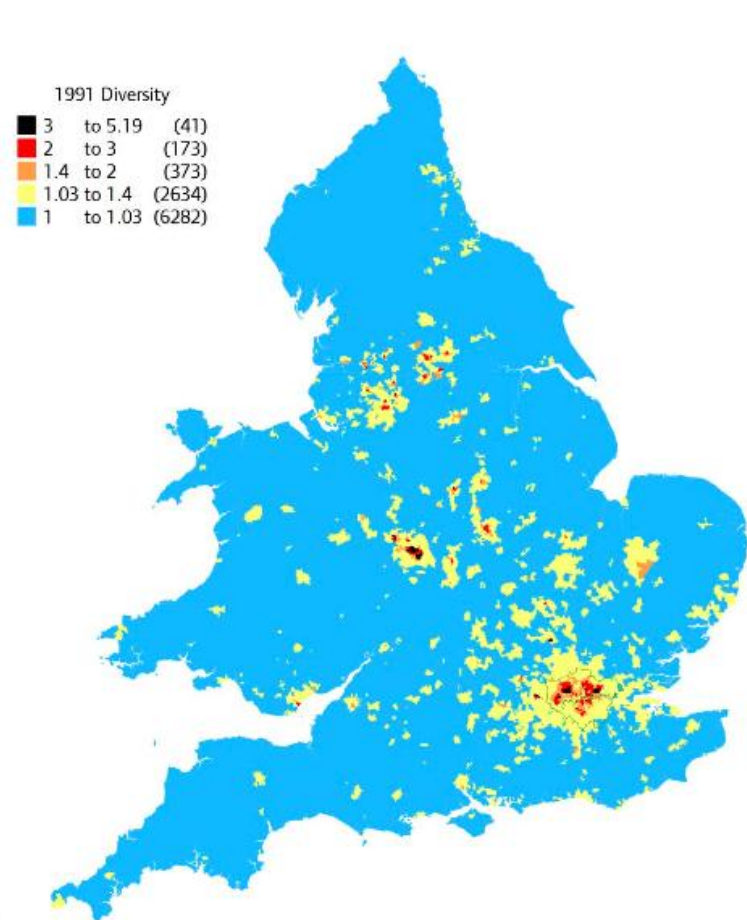
In particular, I want to talk about measures we're taking to make us more discerning when it comes to **stopping the wrong people** from coming here, and even more welcoming to the people we do want to come here [...]

It takes time to establish the personal relationships, the family ties, the social bonds that turn the place where you live into a real community. But **the pace of change brought by mass immigration makes those things impossible to achieve**. You only have to look at London, where almost half of all primary school children speak English as a second language, to see the challenges we now face in our country.'

(Theresa May Home Office 2012:

<http://www.homeoffice.gov.uk/media-centre/speeches/home-secretary>

City : diverse and disparate

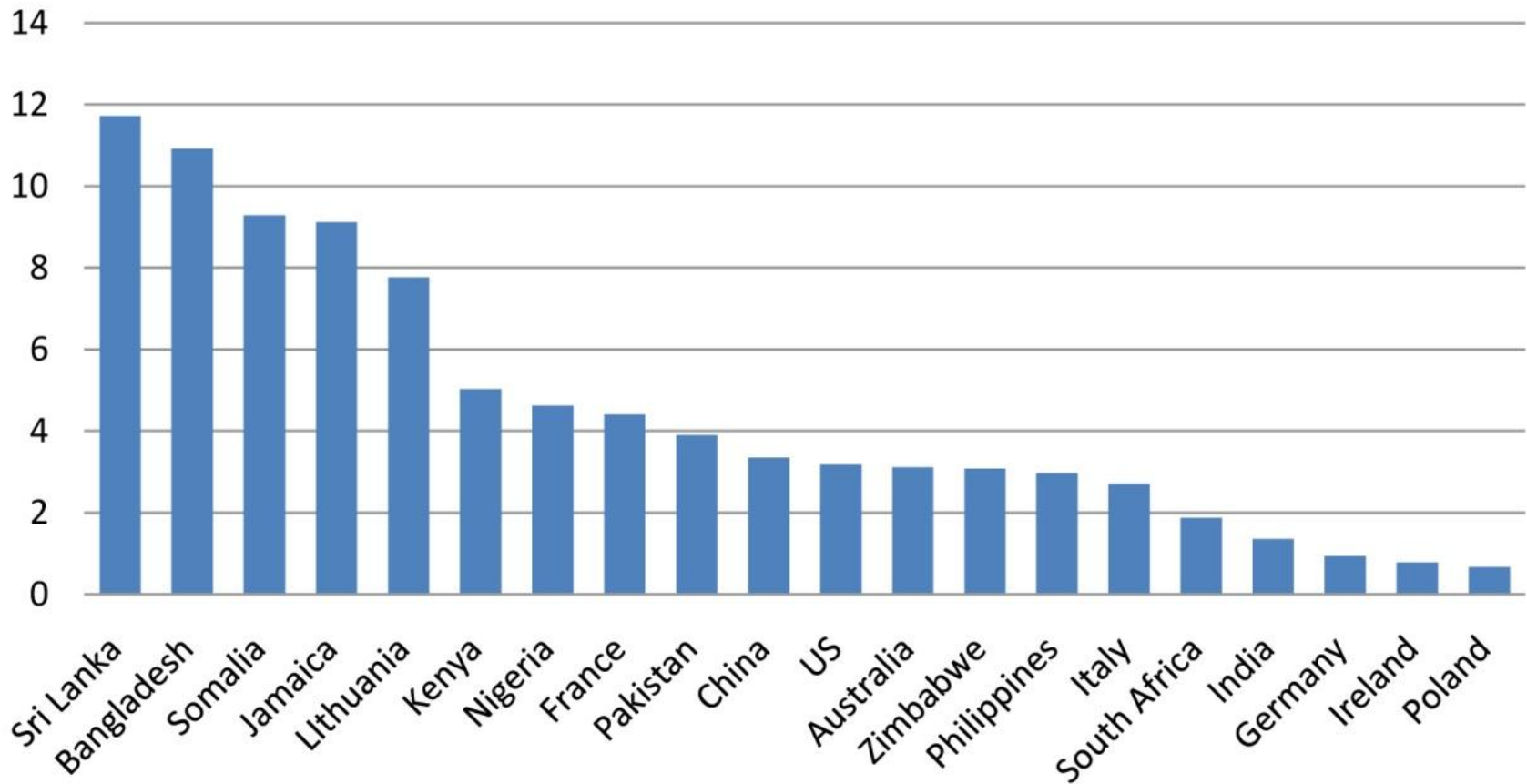


Simpson's score of diversity by ward for the UK:

Map 1 1991 Census data, Map 2 2001 Census data (GLA, 2006, *Simpson's diversity indices by ward*)

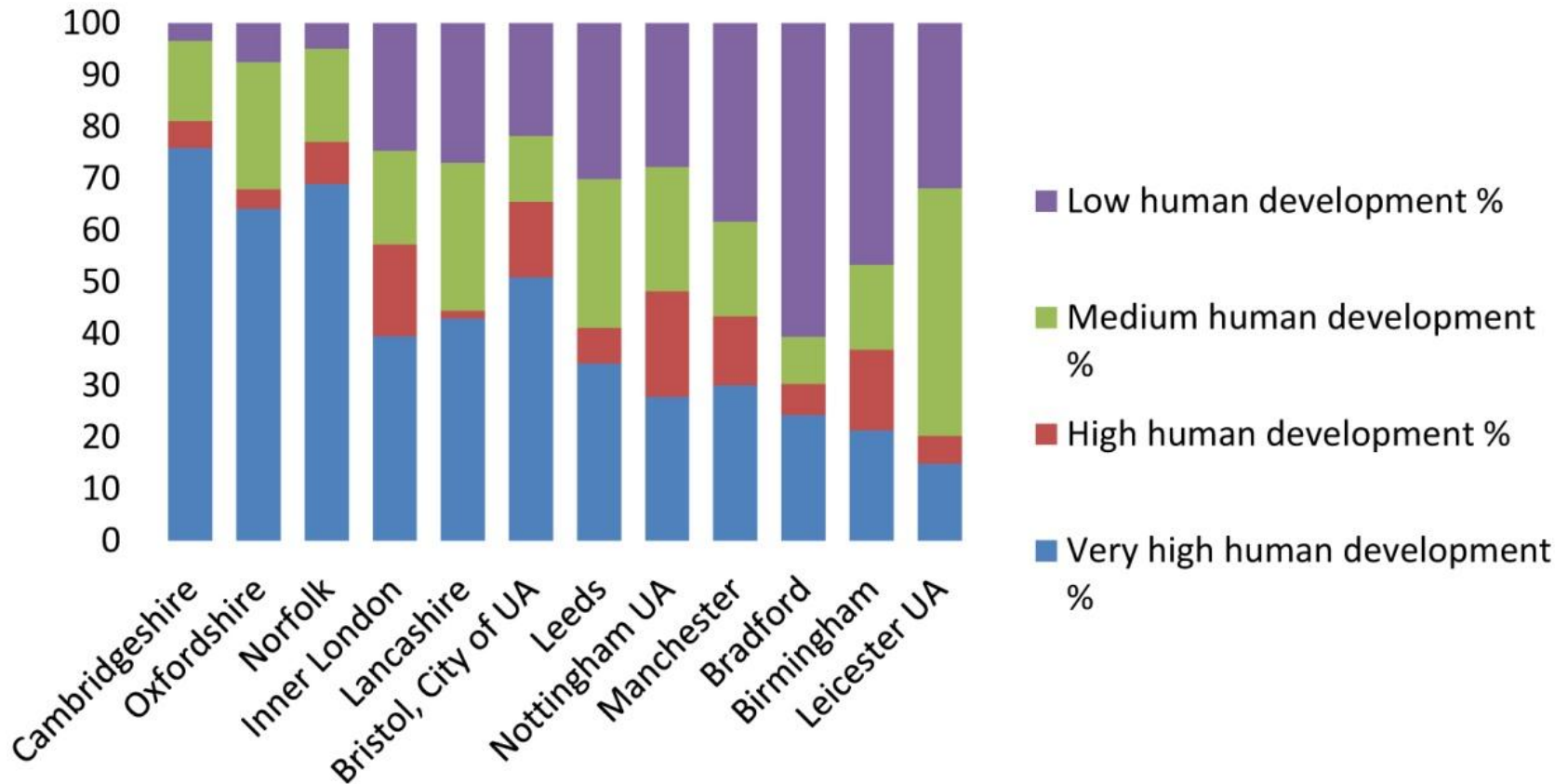
2011: 173 out of the world's 229 nations have at least a 1000 representatives in the UK (Paccoud)

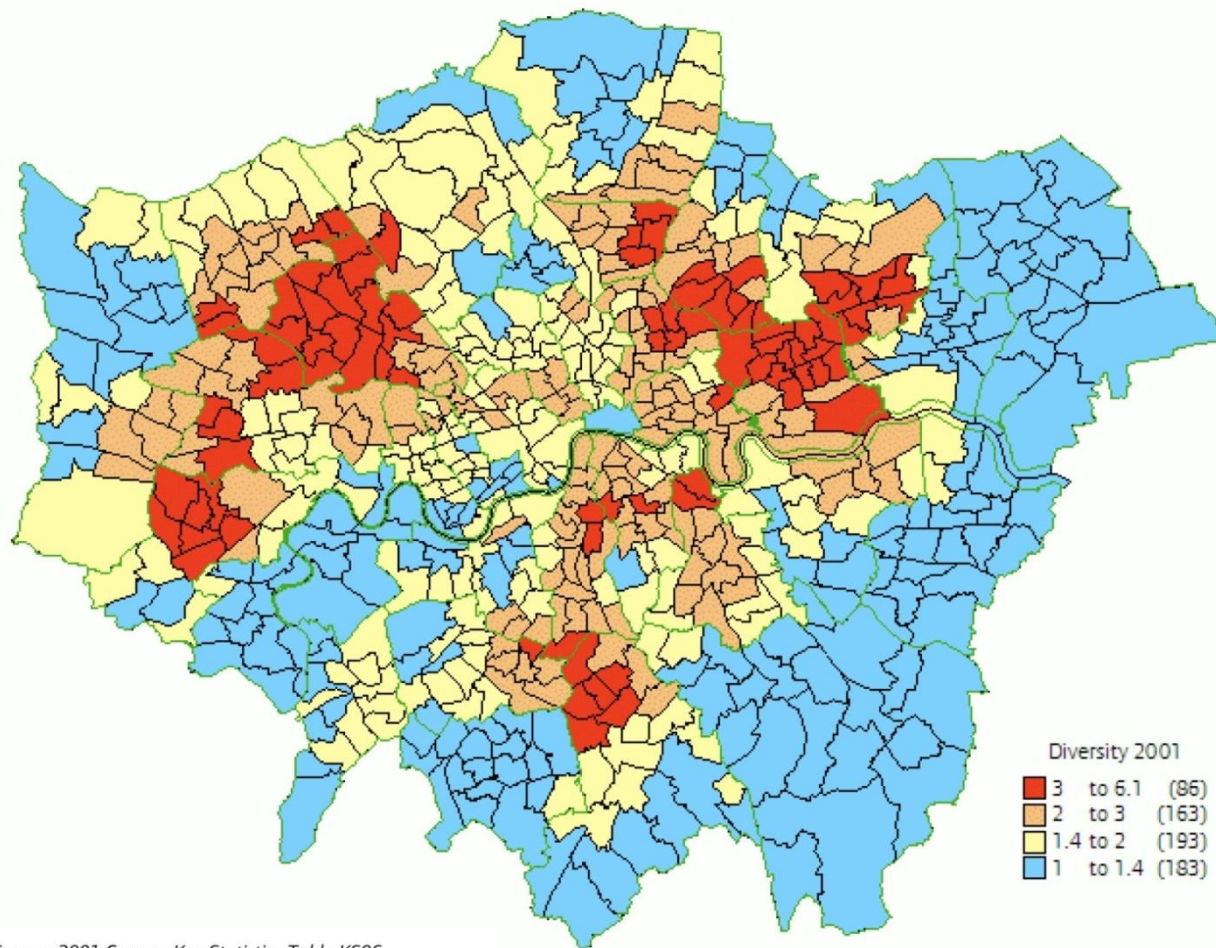
Concentration Index



(Antoine Paccoud, LSE Cities, 2013)

Cities with over 50,000 Migrants





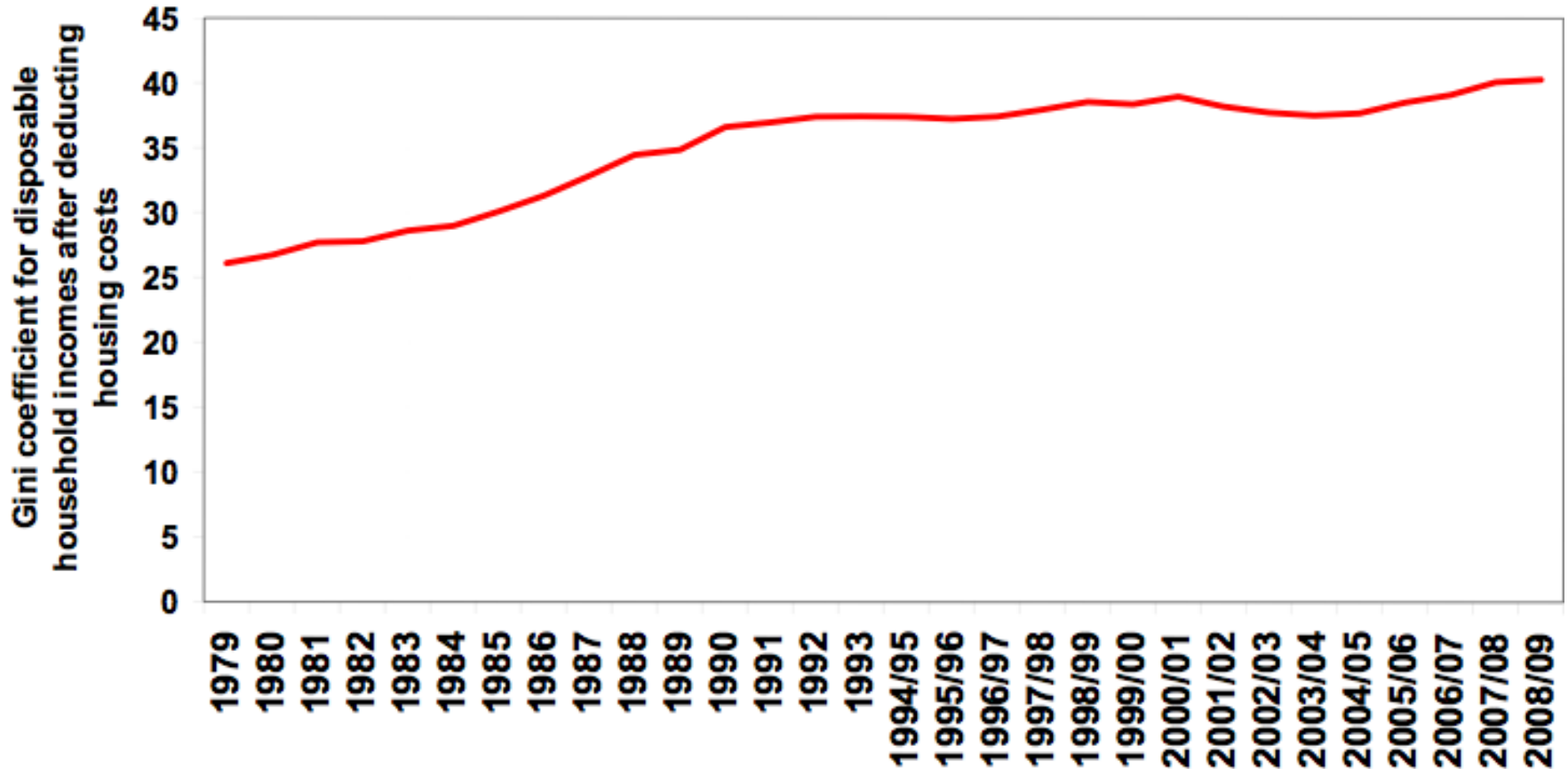
Source: 2001 Census, Key Statistics Table KS06

Simpson's score of ethnic diversity by ward for London (GLA, 2006, *Simpson's diversity indices by ward*)

2011: There are 119 country of births represented in the 14.8 million inhabitants of London's Extended Metropolitan Region

2011: 103 out of 119 of these migrant groups can actually be found in the 3 million inhabitants of Inner London (13 boroughs)

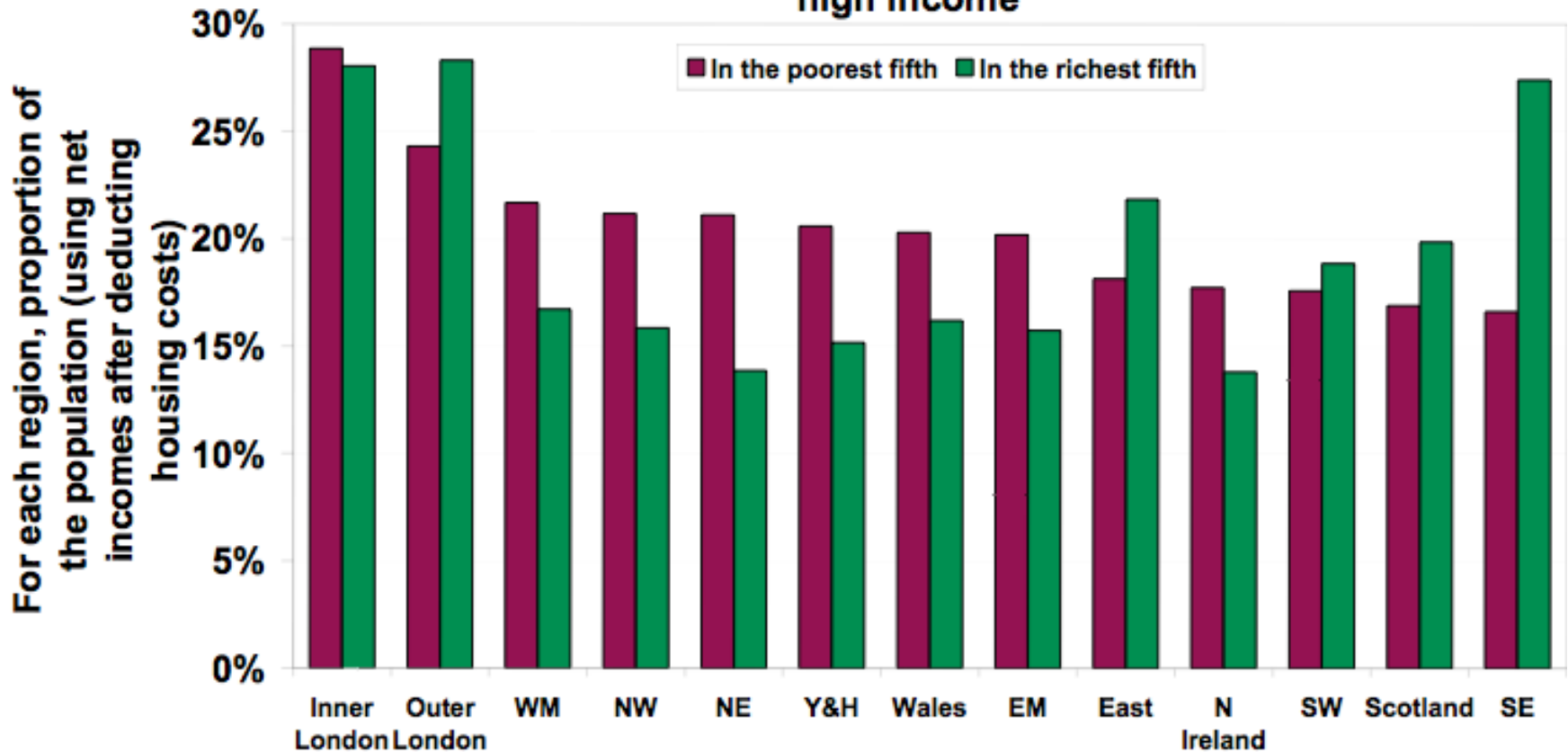
The gini coefficient measure of overall income inequality in the UK is now higher than at any previous time in the last thirty years



Source: Households Below Average Income, DWP (1994/95 onwards) and the Family Expenditure Survey (earlier years) obtained via data published by the IFS; UK; updated Aug 2010

The increase in inequality in real terms for the UK

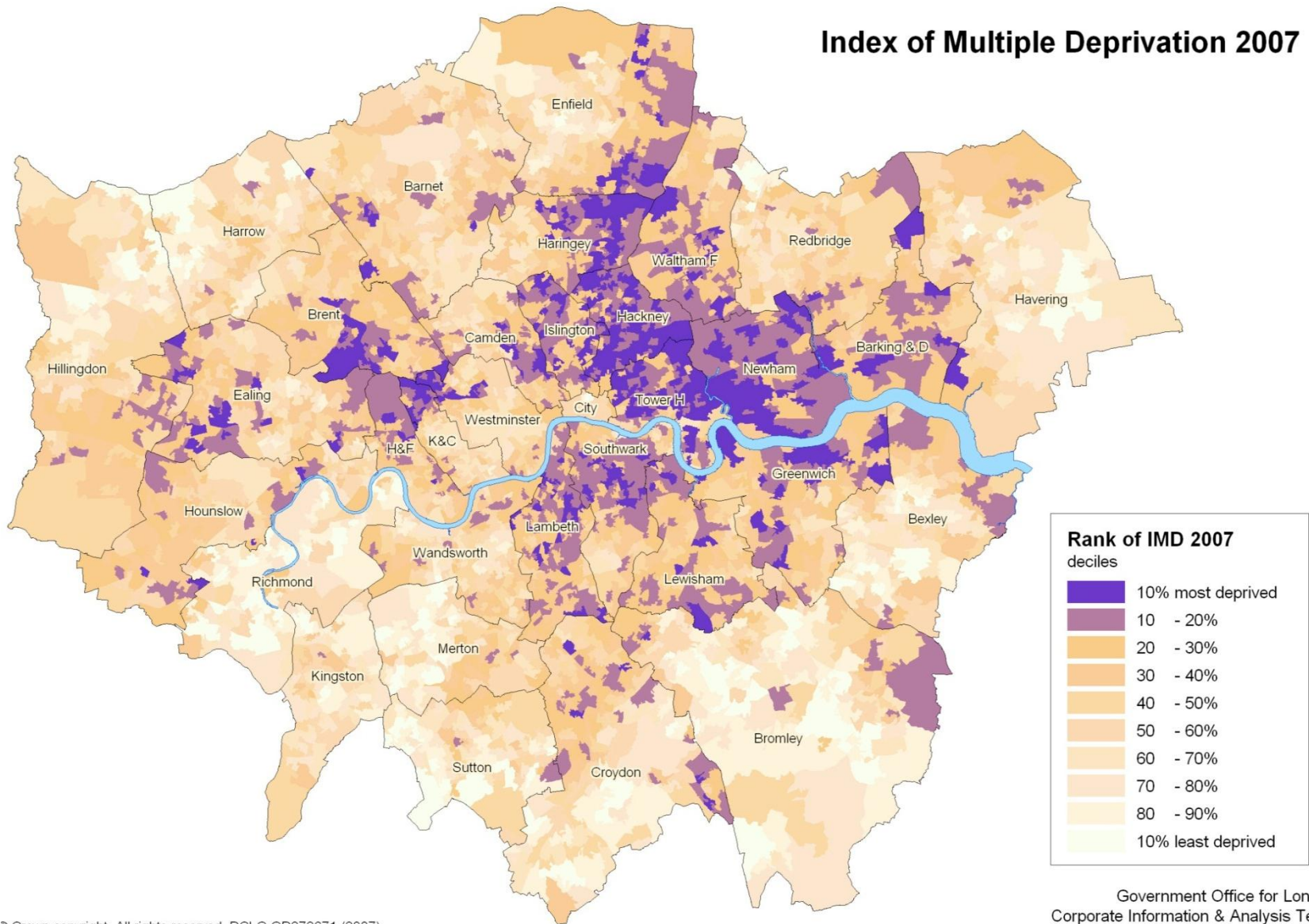
Inner London is deeply divided: it has by far the highest proportion of people on a low income but also a high proportion of people on a high income



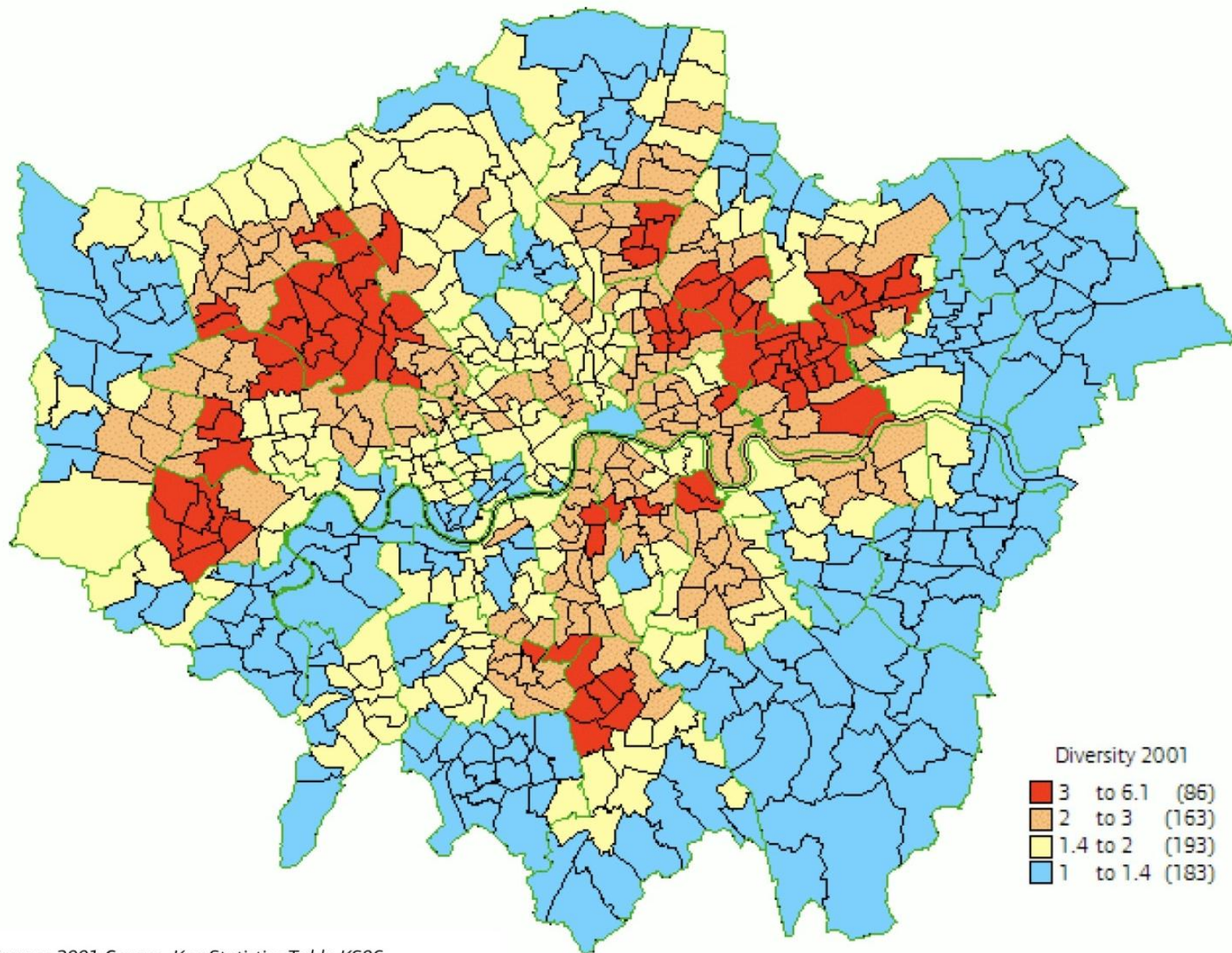
Source: Household Below Average Income, DWP; the data is the average for the years 2006/07 to 2008/09; UK; updated Sep 2010

The increase in inequality in London in real terms:

Index of Multiple Deprivation 2007



© Crown copyright. All rights reserved. DCLG GD272671 (2007)



Source: 2001 Census, Key Statistics Table KS06

Simpson's score of ethnic diversity by ward for London (GLA, 2006, *Simpson's diversity indices by ward*)

Vivid Ecosystems

Suzi: How much do you know about Peckham Rye Lane? Have you done a survey of the street economies?

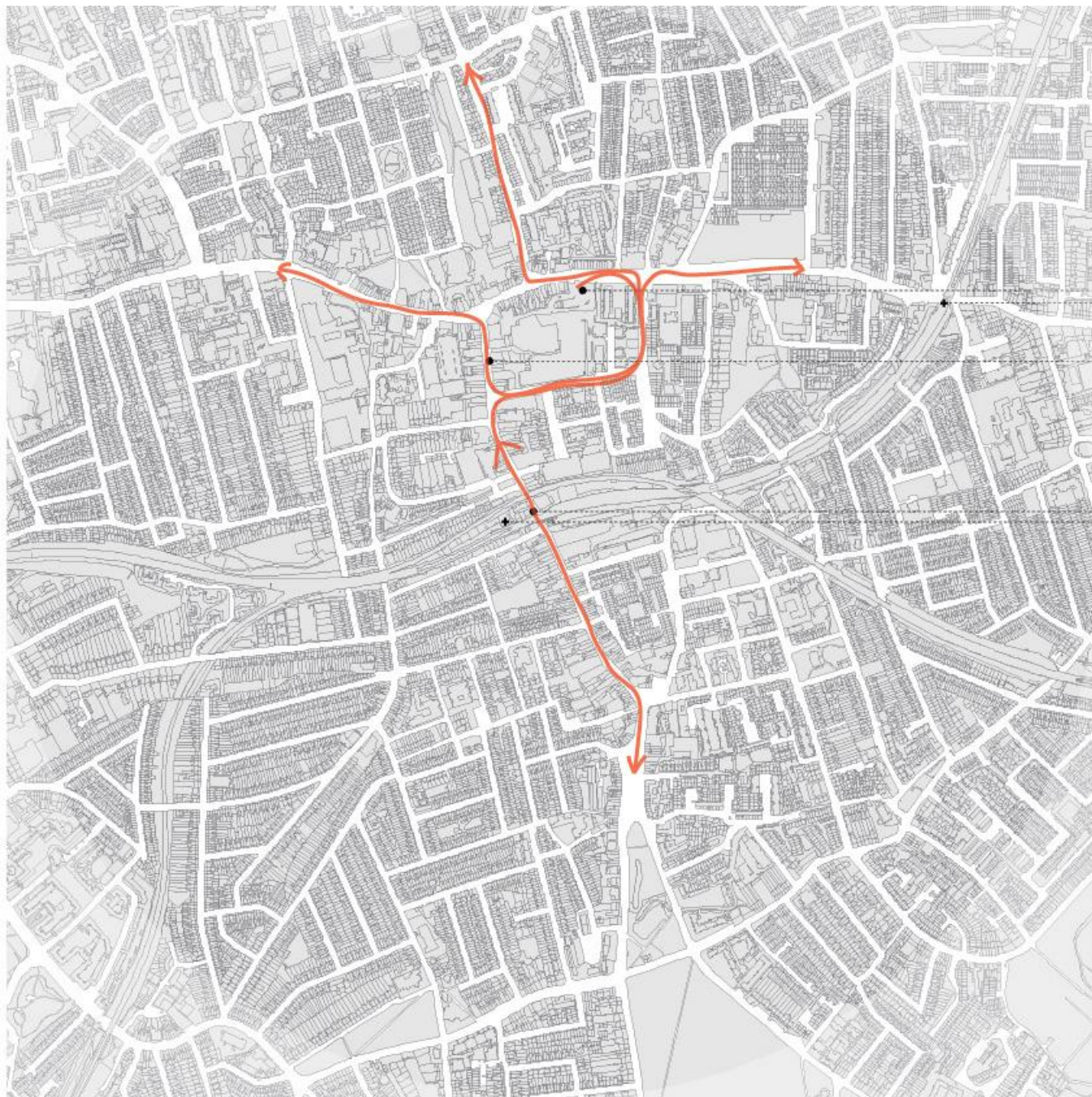
Econ officer: In large and unwieldy bureaucracies, it's hard to attend to the detail.

(Pause)

We learnt more about the shops along Walworth Road and Rye Lane after the riots.

Rye Lane Urban Structure





Bus lines (15 total)

7
3
9

Rail Station usage (daily)

PMR	8,184
WAT	254,371
LBG	141,036
KGX	71,931
DMK	9,895
EDW	5,022
NHD	2,773
QRP	2,459



PECKHAM RYE LANE CULTURAL HINTERLAND
Survey March - May 2012

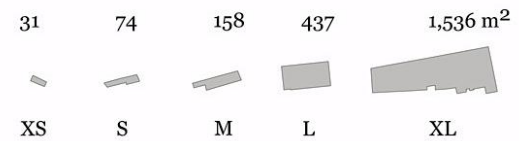
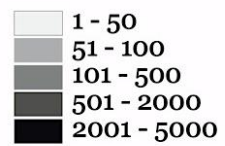
LEGEND

- | | | | |
|---|---|---|------------------------------|
|  | PUBLIC AMENITY |  | RELIGION |
| 1. Peckham Library | | 36. Peckham High Street Islamic Society | |
| 2. Peckham Pulse Health and Fitness Centre | | 37. Peckham Baptist Chapel | |
| 3. Peckham Space | | 38. St. Jacobs Roman Catholic Church and Presbytery | |
| 4. Metropolitan Police | | 39. All Saints Church and Sunday School | |
| 5. Southwark Law Centre | | 40. Peckham Islamic Centre | |
| 6. Peckham Liberal Club | | 41. Christ Church | |
| 7. Old Billiard Hall (Peckham Rye Station) | | 42. Universal Church of the Kingdom of God | |
| 8. Bournemouth Road Housing Assessment and Support Services | | 43. Rye Lane Islamic Centre | |
| 9. Home Search Centre | | 44. Community Outreach Ministries | |
| 10. St. Andrews Nursing Home | | 45. Independent Churches (x 13) (CIP) | |
| | | 46. Peckham Rye Baptist Tabernacle | |
|  | SUPERSTORES | 47. Heaton Road Church | |
| 11. Lidl | | 48. City of the Living God Parish | |
| 12. Pound Stretcher (Bellenden Business Centre) | | 49. Restoration Chapel Intl | |
| 13. Peckham Multiplex Cinema | | | |
|  | AGGREGATIONS |  | PROFESSIONAL SERVICES |
| 14. Aylesham Centre (Centenary Ashcroft) | | 50. Temple Vale and Law Solicitors | |
| 15. Rye Lane Market (RLM Operators) | | 51. P H Dental Surgery | |
| 16. Peckham Viaduct West (Network Rail) | | 52. Peter Otto and Co. Solicitors | |
| 17. Copeland Cultural Quarter (Copeland Industrial Park) | | 53. Apex Solicitors | |
| 18. Choumert Road Shops and Market (LB of Southwark) | | 54. PRF Building Contractors | |
| | | 55. WRM Contractors | |
|  | MANUFACTURING, STORAGE, MOTOR SERVICES | 56. Sternhall Lane Surgery | |
| 19. Carwash and Petrol Station | | 57. Chemist | |
| 20. Parkade | | 58. Ropharm Chemist | |
| 21. Peckham Hand Carwash | | 59. Optometrist | |
| 22. Bronzewood Contemporary Furniture Design | | 60. Gans Solicitors | |
| 23. Peckham Bus Garage | | | |
| 24. Asset Management Sign Manufacture, Street Furniture, and Metalwork | |  | OPEN SPACE SYSTEM |
| 25. Abbey Rose Timber Manufacturers | | 61. Supermarket Parking | |
| 26. Honda Riders Motors | | 62. Bus Depot | |
| 27. Estates Garage | | 63. Holly Grove Shrubbery | |
| 28. Halaal Meat Storage | | 64. Rye Lane Market Court | |
| | | 65. Choumert Grove Parking | |
|  | SCHOOLS | 66. Service access and Storage | |
| 29. Highshore School | | 67. Estate courts | |
| 30. South London Temple College | | 68. Copeland Road Car Park | |
| 31. Southwark Adult Education Centre | | 69. Peckham Square | |
| 32. Bellenden Primary School | | | |
| 33. Dockland College | | | |
| 34. Peckham Academy | | | |
| 35. Towards Goldsmiths, Camberwell | | | |

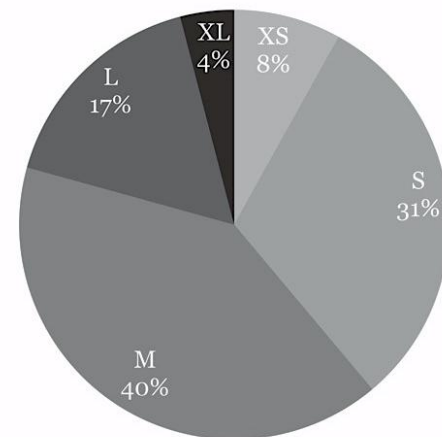




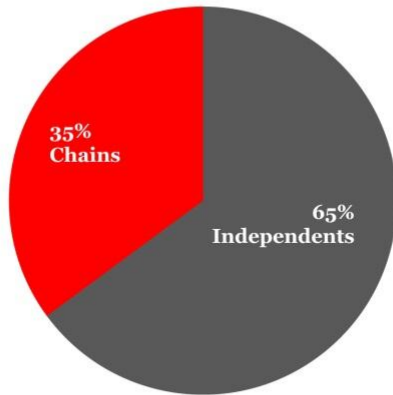
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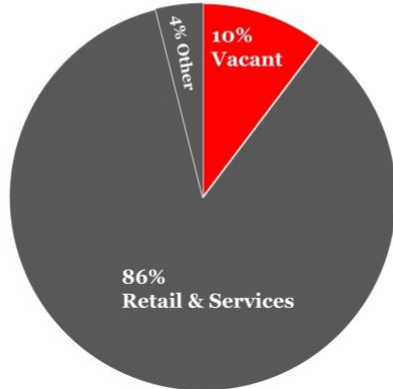
STORE SURFACE AREA



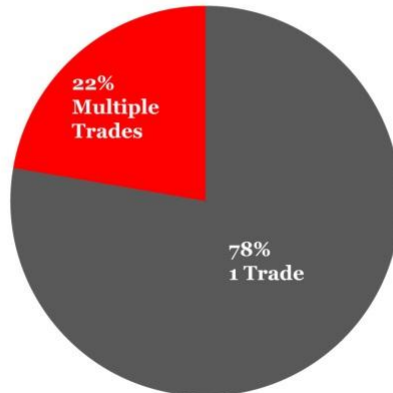
BUSINESS TYPE



OCCUPANCY



TRADE OFFER PER STORE



TRADE ON RYE LANE

There are a total of 199 street-level commercial properties in our survey area.

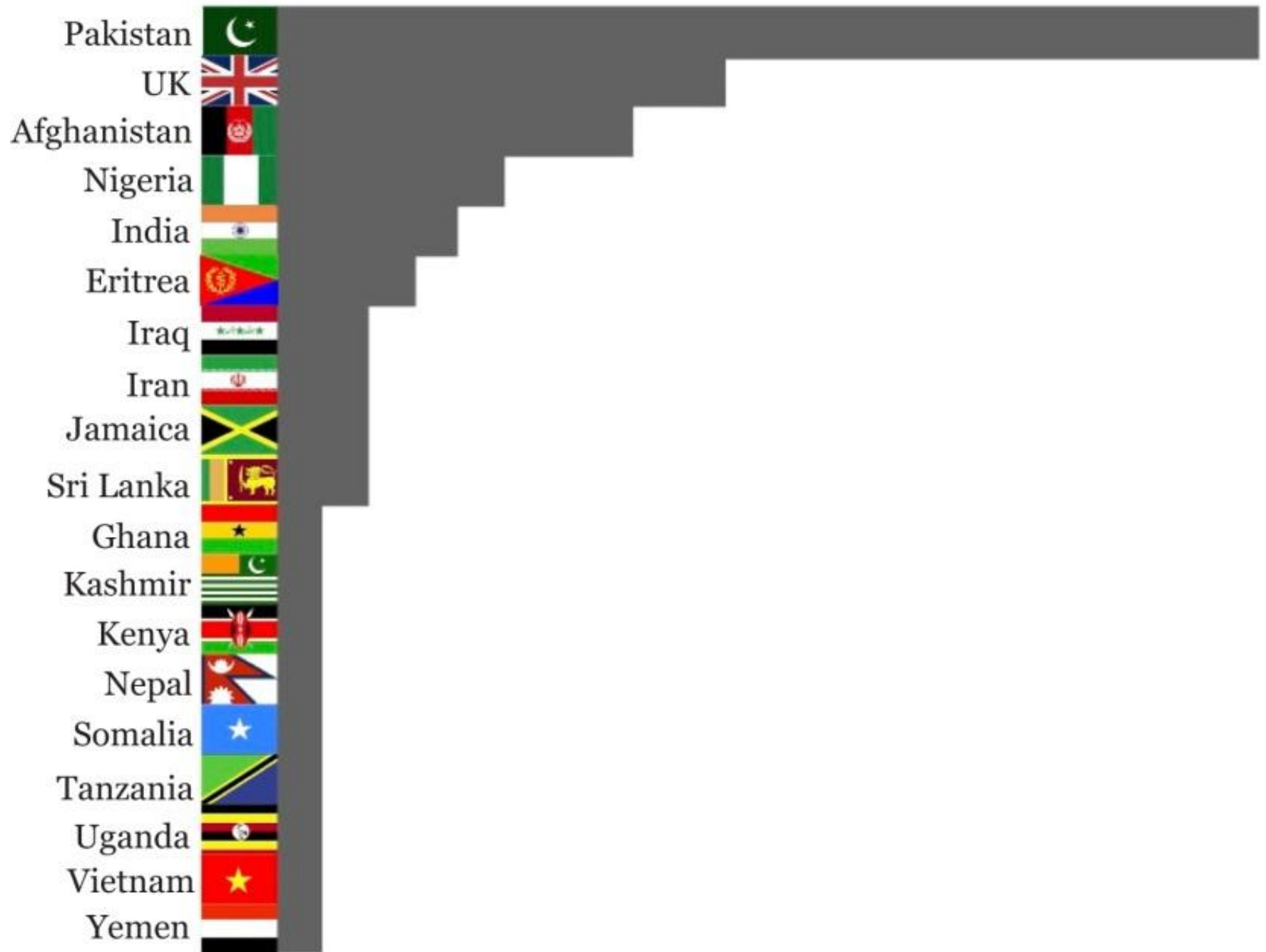
Of these 199 locations, 168 are businesses currently in operation, 21 are vacant, 8 are public/non-retail services, 1 is under construction and 1 is being torn down.

Of the businesses open, 59 are chains and 109 are independent businesses - including 4 that are large multi-vendor indoor markets. 224 total units of trade are conducted from the 168 retail and service businesses currently open. Out of the 105 independent shops, 70 participated in our survey.

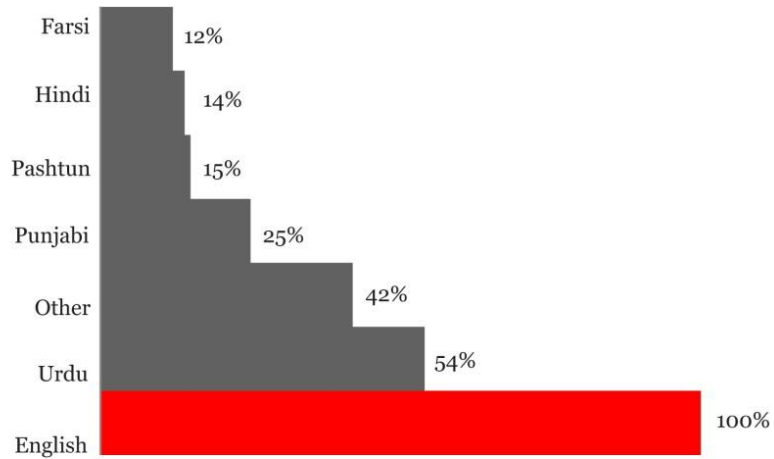
TRADE OFFER IN 35 MUTUALISMS

(first trade type listed is the store's primary offer)

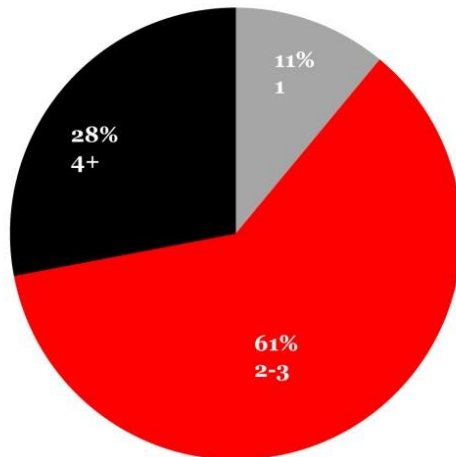
Food, Mobile - 6
 Mobile, Money - 3
 Beauty, Other - 3
 Beauty, Clothes - 2
 Beauty, Money - 2
 Beauty, Mobile - 2
 Beauty, Money, Mobile - 2
 Beauty, Mobile, Other - 2
 Clothes, Mobile - 2
 Clothes, Other - 2
 Food, Beauty, Clothes, Money, Mobile, Other - 2
 Clothes, Mobile, Money - 1
 Food, Beauty, Mobile - 1
 Food, Money - 1
 Food, Beauty - 1
 Food, Other - 1
 Mobile, Other - 1
 Money, Other - 1



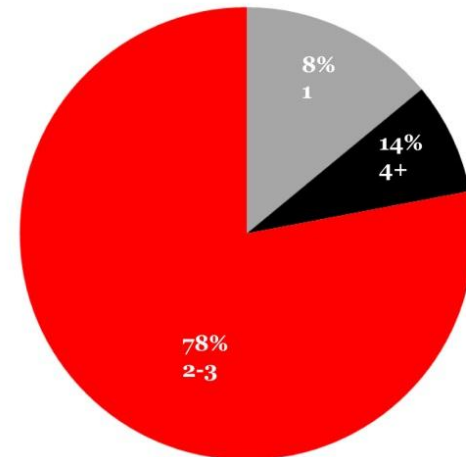
PRIMARY LANGUAGES SPOKEN
by traders on Rye Lane



NUMBER OF LANGUAGES SPOKEN
by traders on Rye Lane



MULTIPLE LANGUAGES SPOKEN
by LSE Experts





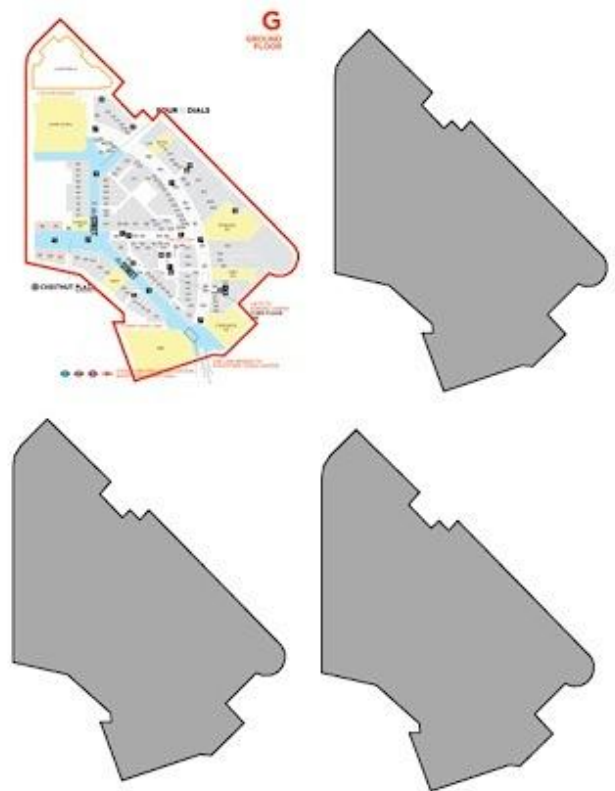
PECKHAM TOWN CENTRE

- 'town centre' boundary
- mixed use areas

Source: *High Street London, 2010, p.61*

Total Businesses: 2,100
 Total Employees: 13,400
 Average E/B: 6.4

Source: *High Street London, 2010, p.79*



WESTFIELD STRATFORD CITY

Retail units: 500
 Permanent jobs: 8,500

<http://www.guardian.co.uk/money/2011/may/21/westfield-stratford-city>

Incremental order



**BEAUTY
SUPPLY**



**MONEY
EXCHANGE**



**BEAUTY
SALON**



**HAND
BAGS**



JEWELLERY



MOBILES

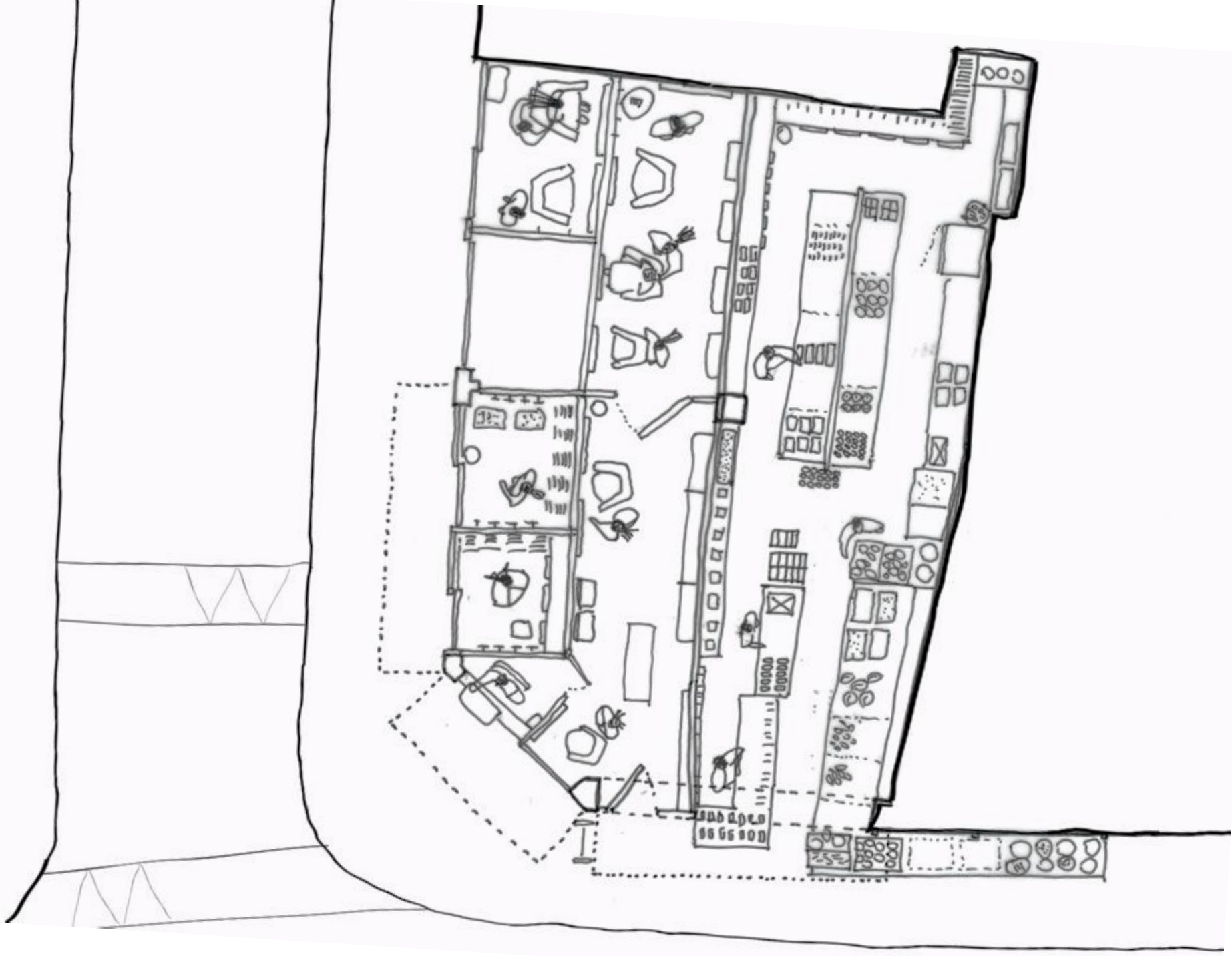


GROCERIES



**FRUITS AND
VEGETABLES**









What **mediates** between individuals and authorities?

Is there a benefit to **coagulating** the loose cohesion?

We are busy not because we are making money, but because we are struggling. At this time **we need a community worker who can join us, connect us together.** In my experience these things that changed [the road work disruptions and parking restrictions] wouldn't happen if we had a trade association.

Abdul, local proprietor (Meeting 2013)

We need greater economic diversity, greater range of choice. The cloning process works for the first run, but has to advance. We also need a street buzz, at the moment people don't hang out. Nobody has made the connection to keep people on the street . There is a grunge, a cool factor [with the art scene], and we could get some of it on Rye Lane as punctuation points, with events.

Bob, local bar owner (Meeting 2013)

With all this rapid change, there is a difficulty in defining the role of the local authority.

Southwark official (Meeting 2013)

Loose cohesions/ prosaic publics

- i) Shared organisational and spatial platform
- ii) Communicate and experiment, make cultural practices more visible
- iii) Mitigate parochial interests