



# **Catford South Local Assembly– 22 May 2023**

# The Catford Town Centre Framework

# The Catford Town Centre Framework

1  
Consolidating the public realm to create better places for people

2  
Enhancing the sense of arrival at the stations to improve first impressions of Catford

3  
Establishing a green public space and verdant public realm in a sequence of welcoming public spaces

4  
Creating a more natural setting for the River Ravensbourne including unveiling the culverted river



The Catford key placemaking principles in summary

5  
Strengthening the civic and cultural offer of the town centre

6  
Framing the new public spaces and creating a permeable edge

7  
Making the back of Catford Broadway a high quality place with workspace, shops and new public spaces

8  
Providing new homes on key opportunity sites

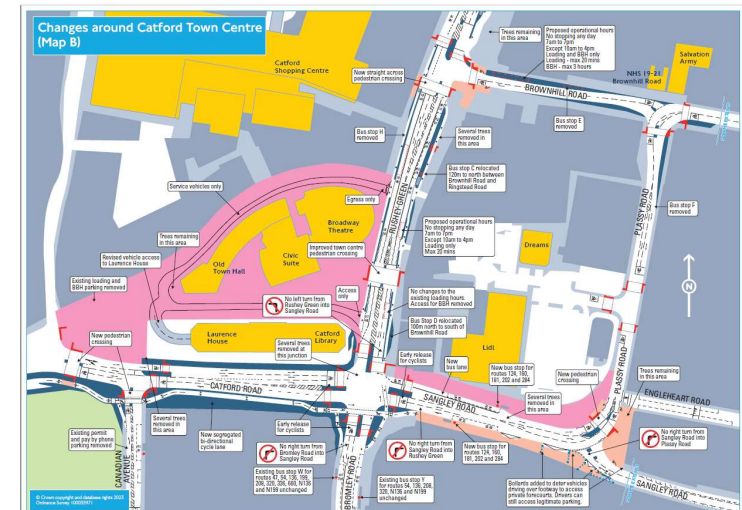
# Catford Road Realignment

# South Circular A205 Realignment



## TfL Consultation- now launched

- Public Consultation ends 5<sup>th</sup> June
- ## Design
- Next design stage post Consultation
  - Funding from Central Govt. if successful, delivery by 2027



# **Holbeach Road Improvements**



# Holbeach Road Public Realm Improvements



*After*



*Before*

- Funded by GLA via **The Good Growth Fund**
- Improvements include new surfacing for better walking environment, new planting and trees, seats and sculpture
- Cycle parking facility and new improved lighting
- Works completed in June 2022



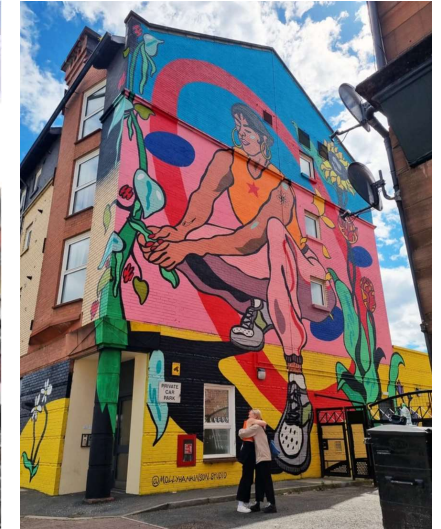
# Holbeach Road Public Realm Improvements



- A Mural is proposed on 120 Rushey Green to **further improve the walking environment** on this popular route to School.
- Engagement with Holbeach School Yr 5 facilitated by an artist to consider ideas for this public art- curriculum based discussion
- Over 50 Artist entries (EOI) from London alone
- Evaluation by panel that includes Lewisham based young and established artists from within the community
- Installation anticipated Summer 2023



*Holbeach School Facilitated engagement*



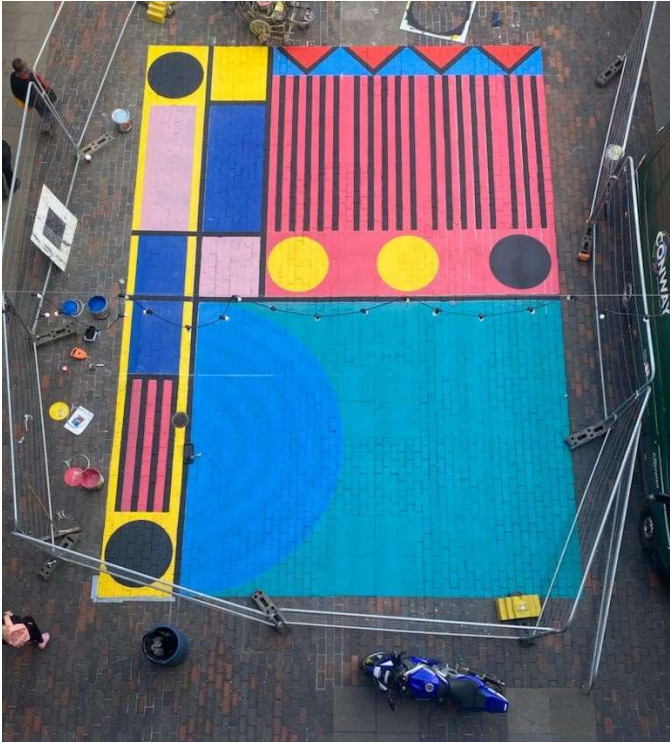
*Examples of expression of interest received*





# Catford Centre

# Catford Centre



\*before plants

After

- Improved environment outside new Catford Library
- New painted surfacing, new seats, bins and planters



Before

# Catford Stations




# Catford Stations public realm

**Catford Stations Area Improvement Project**

**HAVE YOUR SAY ON THE EMERGING DESIGN!**

Visit: <https://catfordstationsarea.commonplace.is/>  
Email your comments to: [catfordstations@bdp.com](mailto:catfordstations@bdp.com)




**WHAT ARE WE PROPOSING ?**

BDP is working with London Borough of Lewisham to deliver improvements to the stations area which will include a double-width pavement along Catford Road between Catford Bridge and Catford stations, a wider underpass beneath the South Circular Road and two broad river decks creating a pleasant place to pause and meet outside the stations with enhanced planting and seating and increased cycle parking.

**WHO ARE WE SPEAKING TO ?**

BDP and the Catford Regeneration team, are currently working with Transport For London to seek approval for works to the extended footpath. Network Rail to seek future opportunities for a new platform entrance. The Environment Agency to obtain approval for decks over the river. The team have also been collaborating with other stakeholders including South Eastern Railway, Barratt Homes, Thames Water and Arch & Co.




## So Far:

- Public Consultation in 2021
- Project halted but restarted winter 2022
- Design consultant reengaged Jan 2023
- External stakeholders reengaged: NR, SE, Barratts, Arch Co, Thames Water etc.
- Design brief re considered based on stakeholder engagement outcomes.
- Key objectives remain same
- Project to be delivered by 2025

## Key Objectives:


- Improved public realm between both stations with a sense of arrival into a 'green town centre'
- Increased greenery
- Improved cycling facilities and accessibility
- Pedestrian prioritised space

**Catford Stations Area Improvement**



**DESIGN ASPIRATIONS**

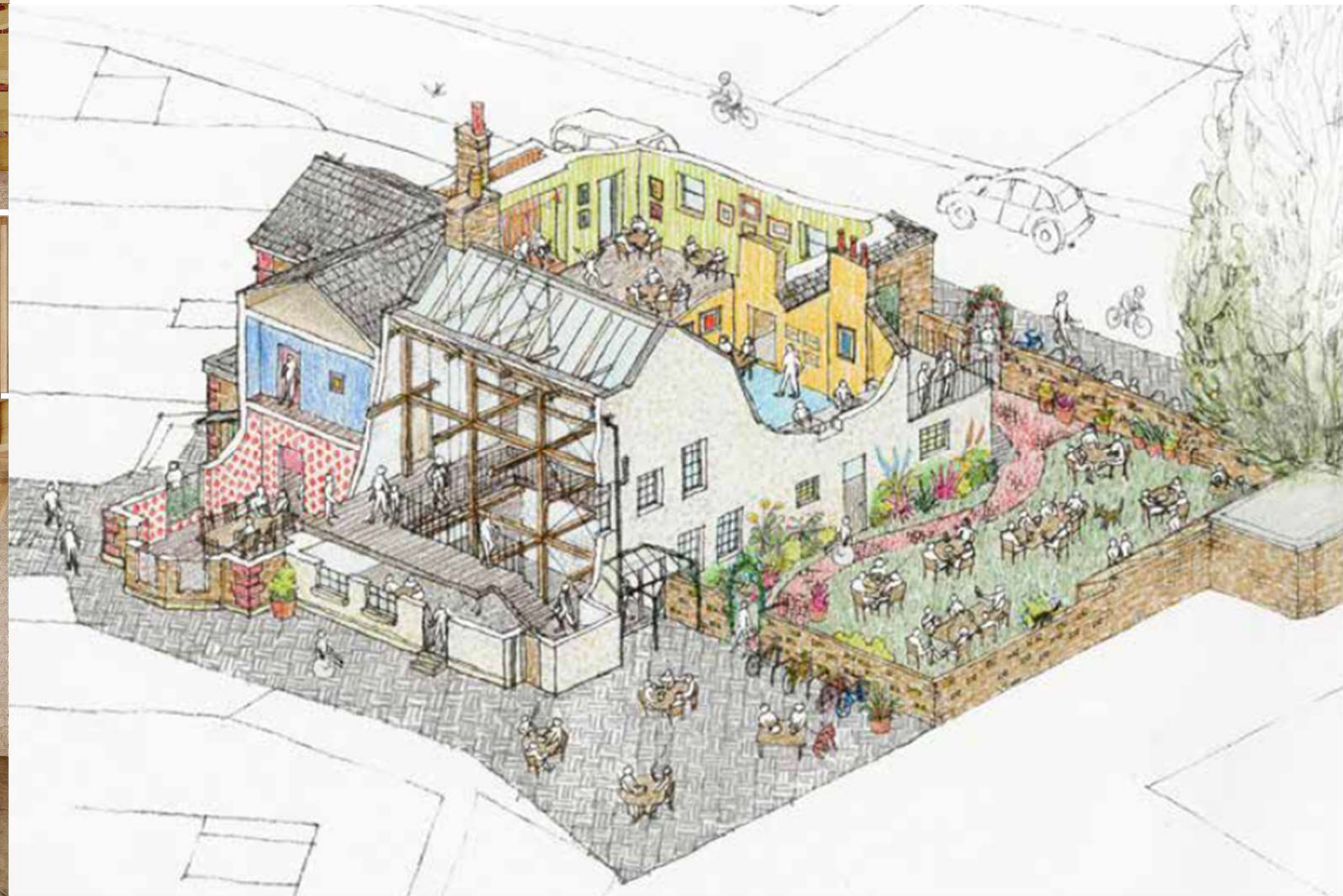
- 1** FOOTWAY WIDENING - PROVIDING DOUBLE WIDTH PAVEMENT FOR WALKING AND CREATING BETTER CONNECTION FROM THE STATIONS TO THE TOWN CENTRE.
- 2** WIDENING AND ENHANCEMENT OF THE UNDERPASS- WILL HELP STRENGTHEN THE EXISTING PEDESTRIAN AND CYCLE ROUTE BENEATH THE SOUTH CIRCULAR ROAD THE IMPROVED UNDERPASS WILL LINK TO A SITE THAT COULD COME INTO DEVELOPMENT IN THE FUTURE.
- 3** VIEWING PLATFORM- CREATING MORE SPACE FOR PEOPLE AND ENABLING VIEWS TO THE RIVER.
- 4** CREATING OPPORTUNITIES FOR GREENING AND SEATING.
- 5** REDUCING THE ROAD WIDTH TO PROMOTE WALKING AND CYCLING THROUGH CATFORD TO REDUCE THE USE OF CARS AND POLLUTION.
- 6** INCREASING GREENING AND SEATING OPPORTUNITIES.
- 7** CREATING RIVERSIDE ACCESS WITH TWO NEW RIVER DECKS AND PLANTING WILL HELP RESIDENTS TO GET CLOSER TO NATURE.
- 8** ADDITIONAL CYCLE STORAGE PLANNED AROUND THE STATION.



Consultation Boards May 2021

# The Former Catford Constitutional Club







# Programme

Programme	
Start on site	17 <sup>th</sup> April 2023
Construction	April 23 – April 2024
Operator fit-out	Spring 2024
Opening	Summer 2024



# Thomas Lane Yard





# Catford Town Centre Framework

1

The Catford Town Centre Framework – a long-term vision to guide development in the town centre over the next couple of decades – will create an accessible and welcoming place for everyone.

Building new, affordable homes is an important part of the Framework Plan and up to 2,700 homes will be built in total over the next couple of decades. Half of these homes are set to be affordable, with almost 1,000 new social homes for residents on the Council's housing register.

Thomas Lane Yard will be one of the first projects to come forward as part of the Council's Framework Plan, a vision for the future of Catford informed by over 3,000 comments from local people.

A new pedestrianised space will be created with flexible workspace for local businesses, small shops and food and drink kiosks. Up to 100 new homes will be built, of which 50% will be affordable with 40 homes for social rent.

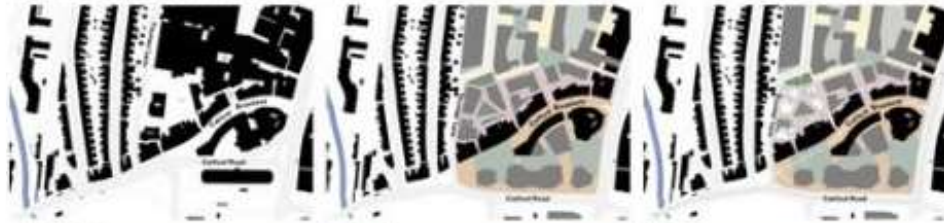
Together with plans to refurbish the adjacent oldest building in Catford, it will create a new mixed-use quarter of the town centre designed to provide new homes, workspace and social space for local people: an attractive place to live, work & play.



Thomas Lane Yard and the emerging town centre framework plans



Thomas Lane Yard in the existing and future context



**Location in Catford**  
The site is located in the Catford town centre, a key area for local businesses and services. It is situated between Catford Station and the town centre, providing easy access to public transport and local amenities.

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# Where is Thomas' Lane Yard?

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Site location plan



01. Thomas Lane car park (east view)



02. Thomas Lane car park (west view)



03. Thomas Lane car park (north view)



04. Thomas Lane car park (south view)

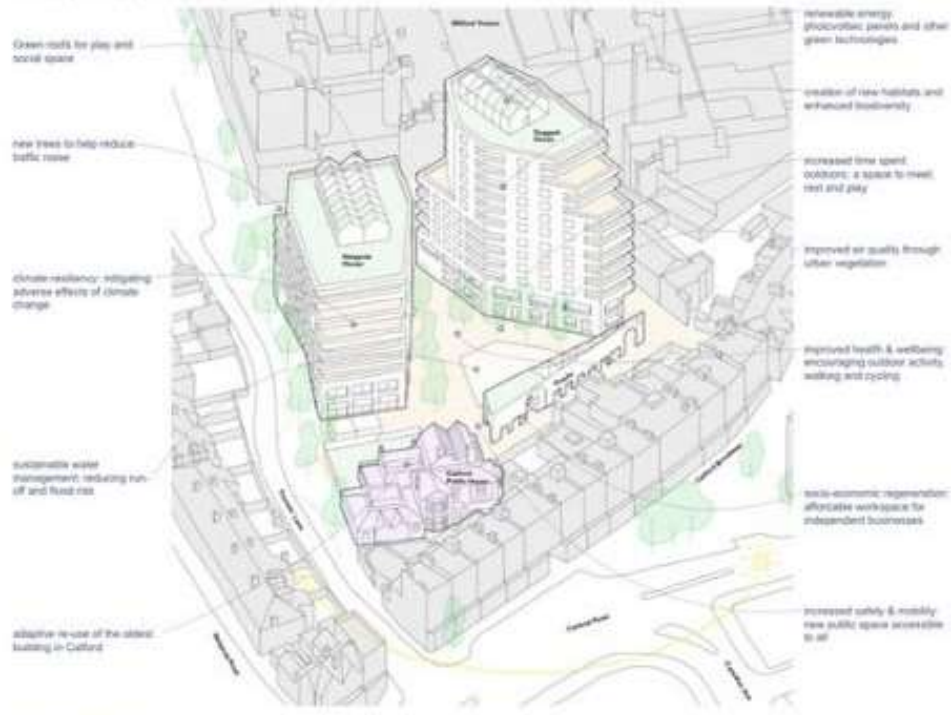
The site covers the area currently used as Thomas' Lane car park, to the rear of Catford Broadway accessed from Thomas' Lane and incorporates the Thomas' Lane depot, currently occupied under a makeshift arrangement by Superjets.



# A Greener, Healthier, Livable Town Centre 3

Leamington Council's vision is for Colford to be the greenest town centre in London. In the long-term, the South Circular will be reworked making it easier for people to walk and cycle and help improve air quality and road safety.

The heart of Colford town centre will be largely car-free. Generous areas of public space will be created with new trees, planting and permeable access to the River Ravensbourne. Thomas Lane Yard will contribute towards this green vision.



### Case Studies & Examples



# A New Public Space in the Town Centre 4

The Framework Plan envisions a positive economic future for Colford with new jobs for local people and opportunities for small businesses. A cluster of affordable creative and cultural workspace will bring more people to the town centre from day through to evening.

Thomas Lane Yard will bring a new largely car-free public space, planted with new trees and greenery with a children's play area as well as flexible workspace for local businesses, small shops and food & drink traders.



### At Thomas Lane Yard, you'll find:

- Range of spaces for real local businesses, from small retail and services to creative studios, workshops and more
- Employment opportunities for local people
- Integrated children's play space
- A highly walkable, bikeable, flexible public space
- 100 new homes with 50% affordable

### The existing site will be transformed into a new mixed-use quarter of the town centre, connected to the surrounding streets by a new public space linking Colford Broadway with the existing shopping centre.

Two new buildings form a central yard that will act as a meeting and social space for local people. The ground and first floors of both buildings will provide affordable workspace for local business with the new homes on the upper floors.





# Living & Working at Thomas' Lane Yard

5

Catford's Framework Plan will see up to 2,700 new homes built over the next couple of decades. Thomas Lane Yard will deliver the genuinely affordable homes local people need.

Up to 100 new homes will be built, of which 50% will be affordable with 40 homes for social rent, helping to address Lewisham's housing crisis.



# A New Public House for Catford

6

## A Summary of the Proposals:

- The existing Victorian pub has been removed, with a new and improved back of house and extended service area. The Georgian section will be restored into a new flexible Hall which is opened up to the north, enhancing the permeability of the entire building. It will also house new toilet facilities and a platform lift.
- The entire first floor will be fully accessible via the new platform lift in the Georgian Hall. Existing toilets and function rooms in the Victorian section are restored into pub floors 1 & 2. The restored Georgian hall continues through the restored staircase, leading onto a walkway gallery which wraps the building's facade and connects to a new community space in Room 3.
- The new structure follows the site of normal repair, stepping up in the Georgian Hall. Existing toilets and function rooms in the Victorian section are restored into pub floors 1 & 2. The restored Georgian hall continues through the restored staircase, leading onto a walkway gallery which wraps the building's facade and connects to a new community space in Room 3.
- The pub is re-connected with its surroundings and restored to its former glory whilst a new Georgian Hall and public realm will ensure the former OCC becomes a resident building, which can offer a variety of flexible programs to Catford.





# Programme

Programme	Dates
Detailed design	Spring – Autumn 2023
Planning submission	Late 2023
Expected start on site	2025
Expected completion	2027



**Lewisham**