

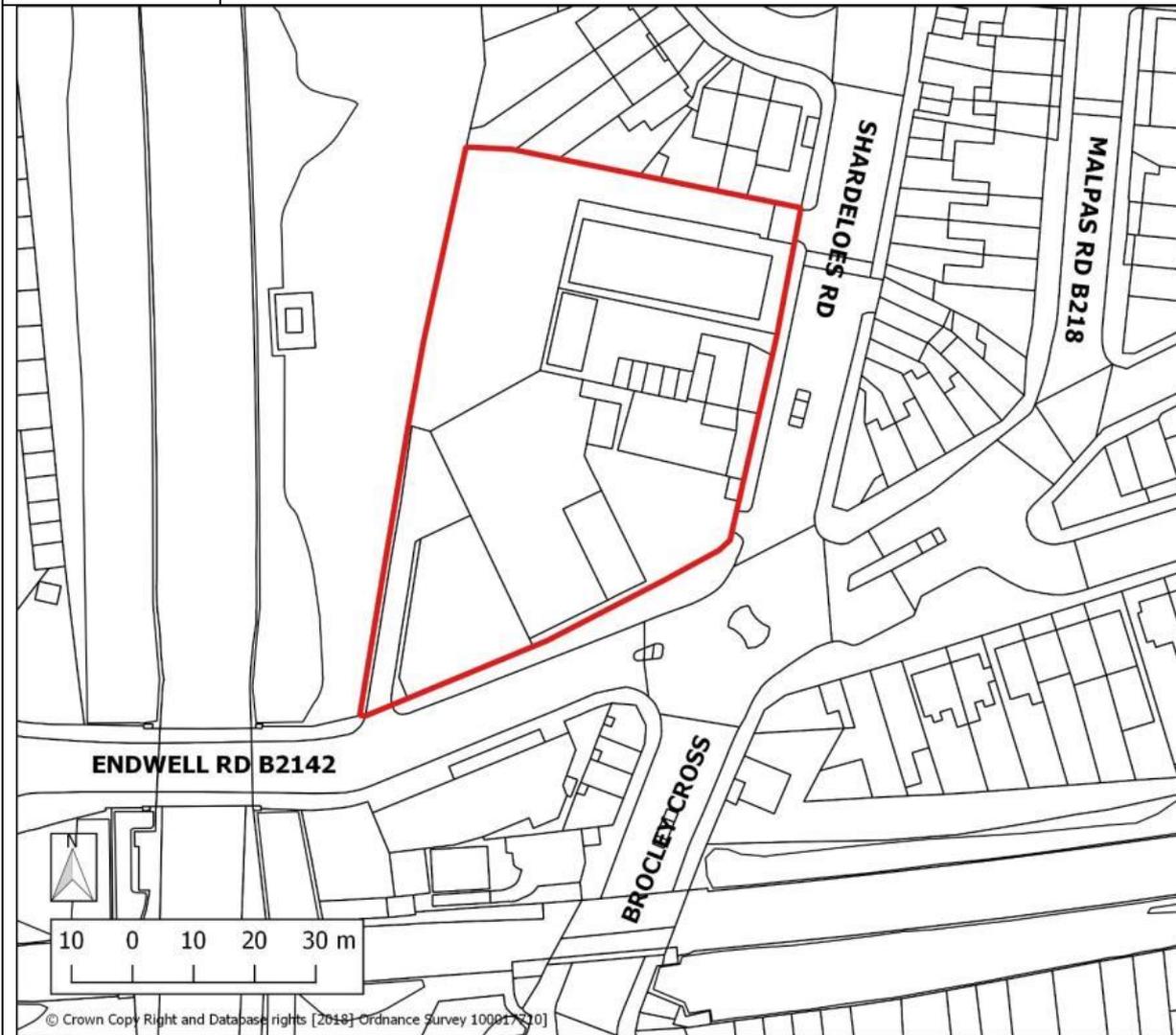
Draft

Lewisham Local Plan

Site Allocations – West area

Regulation 18 stage 'Preferred Approach' Document

111-115 Endwell Road



Site address: 111-115, Endwell Road, SE4 2PE

Site details: **Site size (ha):** 0.43, **Setting:** Urban, **PTAL:** In 2015: 4, In 2021: 4, In 2031: 4, **Ownership:** Private, **Current use:** Industrial, car services, place of worship

How site was identified: Site Allocations Local Plan (2013) and London SHLAA (2017)

Planning designations and site constraints: Adjacent to Conservation Area, adjacent to Site of Importance for Nature Conservation,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40

Indicative development capacity:	Net residential units:	Non-residential floorspace:
	46	Town centre: 1,384 Employment: 2,283

Site allocation

Employment led mixed-use redevelopment with compatible commercial, community and residential uses.

Opportunities

The southern part of this site is located within Brockley Cross local centre. Re-development can help to enable delivery of new and enhanced workspace provision whilst introducing residential uses onto the site, along with public realm improvements focussed on the station approach.

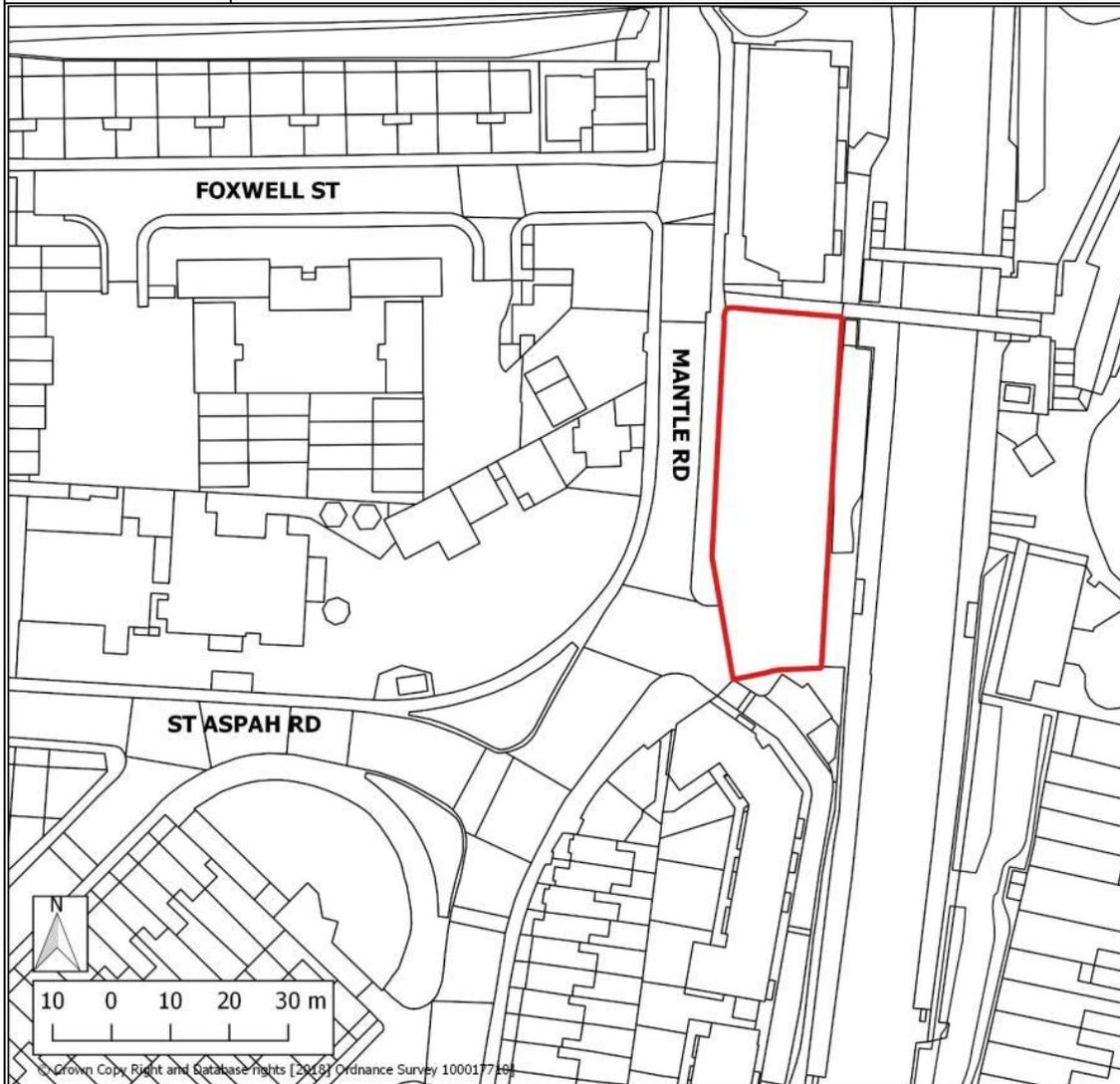
Development requirements

- Provision of an element of employment floorspace, with evidence to demonstrate that the maximum viable amount of floorspace will be re-provided.
- Retention or appropriate re-provision of the existing religious facility, in line with [Policy CI 1 \(Safeguarding and securing community infrastructure\)](#).
- Active frontages along with employment and commercial uses on the ground floors of buildings, above which residential uses may be located.
- Development should support a legible and safe network of pedestrian and cycle routes, helping to improve safe access to the station.
- Contribute to improved legibility, safety and access to the station.
- Support objectives for nature conservation assets including SINC land running along the Forest Hill to New Cross Railway Cutting.

Development guidelines

- Development should maximise employment floorspace provision, through reconfiguration of the site, and improve the overall environmental quality of the site.
- The operational requirements of the employment uses across the site should be taken into account. The development should also be designed so as to allow adequate amenity and access for the residential uses, without prejudicing or precluding on-site employment uses.
- Residential units should be designed so as to minimise noise nuisance arising from the nearby railway line.
- Building heights should differ across the site to reflect their surroundings including the residential buildings along the site's northern and eastern boundaries. Taller elements should be sited on the western side of the site, facing the railway.
- The current wall surrounding the timber yard and the blank, ground level façade along Endwell Road should be removed and the site should be opened up with a development that provides greater natural surveillance, with an enhanced street scene and public realm space.
- Development should provide high quality landscaping and complement the green links running north-south along the site's western boundary, and help to enhance wildlife movement through to wider green corridors.

6 Mantle Road



Site address: 6 Mantle Rd, London, SE4 2EX

Site details: **Site size (ha):** 0.12, **Setting:** Suburban, **PTAL:** In 2015: 4-5, In 2021: 4-5, In 2031: 4-5, **Ownership:** Private, **Current use:** Industrial

How site was identified: Site Allocations Local Plan (2013)

Planning designations and site constraints: Site of Importance for Nature Conservation,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40
Yes

Indicative development capacity: **Net residential units:** 21 **Non-residential floorspace:** Town centre: 189

Site allocation

Mixed-use development with compatible residential, commercial, and main town centre uses.

Opportunities

The site lies adjacent to Brockley Cross local centre. Development of the site provides the opportunity to extend the parade of shops, strengthen the area's character whilst providing active frontage to improve natural surveillance and improving access to Brockley rail station.

Development requirements

- Active frontages along Mantle Road with appropriate town centre uses on the ground floors of buildings, above which residential uses may be located.
- The site must be fully integrated with the surrounding street network to improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes, to create a direct link to the station, as well as to enhance connections between public spaces and the site's surrounding neighbourhoods.
- Public realm improvements to enhance legibility and safe access to the station entrance from the western side of the railway.
- High quality landscaping, giving particular consideration to protection and enhancement of the green corridor on the eastern edge of the site.
- Support conservation objectives for heritage assets including Brockley Conservation Area (on the opposite side of the railway).
- Support objectives for nature conservation assets including SINC land running along the Forest Hill to New Cross Railway Cutting.

Development guidelines

- Development should maximise employment floorspace provision and improve the overall environmental quality of the site.
- The operational requirements of the employment uses across the site should be taken into account. The development should also be designed so as to allow adequate amenity and access for the residential uses, without prejudicing or precluding on-site employment uses.
- Consideration should be given to locating non-residential uses on the ground floor, with residential above, extending the existing parade of shops southwards.
- There will be a need to work cooperatively with Transport for London in the design affecting the railway station entrance.
- Development should comply with London Overground's infrastructure protection requirements. Residential units should be designed so as to minimise noise nuisance arising from the nearby railway line.
- Building heights should differ across the site to reflect their surroundings including the residential buildings along the site's northern boundary, on the opposite side of the railway and the primary school on the opposite side of Mantle Road, which has historic interest.
- The current wall that provides a blank façade along Mantle Road and across the footbridge to the station should be removed and the site should be opened up with a

development that provides greater natural surveillance, with an enhanced street scene and public realm space.

- Development should provide high quality landscaping and retain green links running north-south through the site, to enable wildlife movement through to wider green corridors.



Jenner Health Centre



Site address:	Jenner Health Centre, 201-203 Stanstead Rd, London SE23 1HU			
Site details:	Site size (ha): 0.41, Setting: Urban, PTAL: In 2015: 3, In 2021: 3, In 2031: 3, Ownership: Public, Current use: Doctors surgery			
How site was identified:	London SHLAA (2017) and Lewisham Call for Sites (2018)			
Planning designations and site constraints:				
Planning Status:	None			
Timeframe for delivery:	2020/21 – 2024/25	2025/26 – 2029/30	2030/31 – 2034/35	2035/36 – 3039/40
Indicative development capacity:	Net residential units: 46		Non-residential floorspace: Town centre: 812	

Site allocation

Comprehensive mixed use development, with complementary community and residential uses. Reconfiguration of buildings and spaces to facilitate a new layout and positive frontage and public realm improvements.

Opportunities

The health centre is located on a corner plot, north of Stanstead Road and east of Brockley Rise. Redevelopment of the site provides the opportunity to make more optimal use of the land whilst re-providing healthcare provision alongside a range of uses, including residential, to help improve the vitality of the area, providing active frontage to improve natural surveillance and opening up the site's southern boundary.

Development requirements

- Appropriate re-provision of the existing health care facility, in line with [Policy CI 1 \(Safeguarding and securing community infrastructure\)](#).
- All proposals will be expected to be delivered in accordance with a masterplan to ensure coordination in the co-location of uses across the site allocation area.
- Residential development to be an integral part of the scheme.
- Active frontages along Stanstead Road with appropriate town centre uses on the ground floors of buildings, above which residential uses may be located, to complement it's surroundings. Residential uses will not be acceptable on ground floor or basement levels.
- The site must improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes. Particular consideration must be given to the access and servicing arrangements.
- Delivery of new and improved public realm and open space, in accordance with a site-wide public realm strategy.

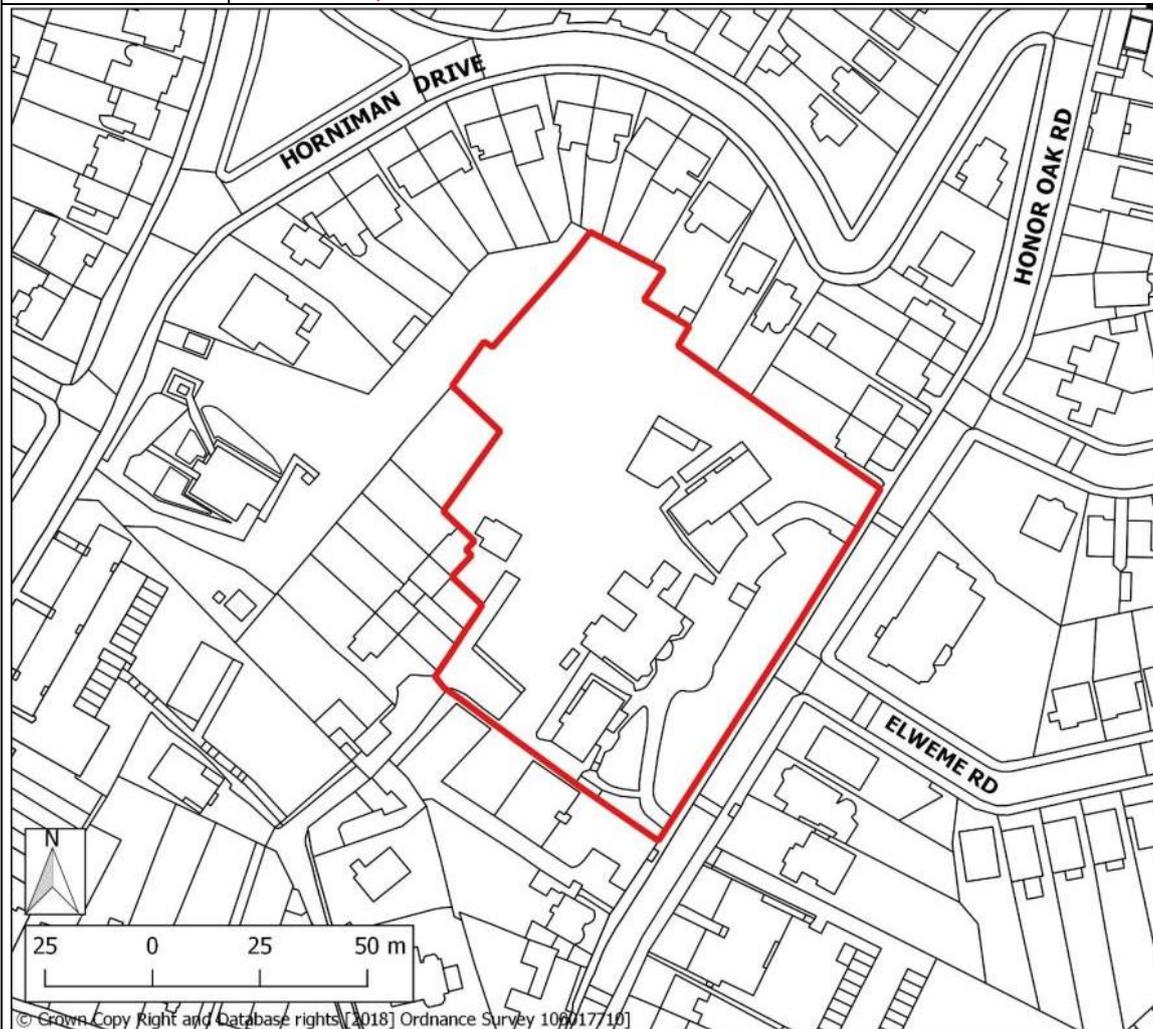
Development guidelines

- The design of the site should take account of spatial and operational requirements of health and community buildings to be developed, and consider the appropriate juxta position with residential and other uses on the site.
- Development should make more efficient use of the land by removing surface car parking and redesigning the car parking as an integral part of the scheme.
- Consideration should be given to realigning the street frontage along Stanstead Road, to align with, and respect, the existing buildings on either side of the site whilst creating an enhanced street scene.
- Development should ensure legibility and permeability through the site, with new connections north-south through the site and with new pedestrian connectivity between the health and community uses on-site and Stanstead Road.
- Building heights should differ across the site to reflect their surroundings, with the majority of the existing buildings being 2-3 storeys in height. The central portion of the site may be suitable for taller buildings.

- Landscaping should be designed as an integral part of the overall development, with public realm spaces that enhance the amenity of the site.



Havelock House, Telecom Site and Willow Tree House, near Horniman Drive



Site address: Havelock House, Honor Oak Road, Forest Hill, London SE23 3SA

Site details: **Site size (ha):** 0.83, **Setting:** Urban, **PTAL:** In 2015: 3, In 2021: 3, In 2031: 3, **Ownership:** Private, **Current use:** Telecoms, Residential

How site was identified: Lewisham Call for Sites (2015) and London SHLAA (2017)

Planning designations and site constraints: Adjacent to Conservation Area,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40

Indicative development capacity:	Net residential units: 24	Non-residential floorspace: N/A
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Site allocation

Residential led development, including the retention of existing buildings. Reconfiguration of the backland spaces to facilitate a new layout with new and improved routes, both into and through the site along with environmental enhancements.

Opportunities

The site is located on the western side of Honor Oak Road where three large buildings containing flatted properties are set within greenspace and mature trees. Redevelopment of the backland portion of the site provides the opportunity to make more efficient use of the land by introducing additional residential properties into the area whilst retaining residential amenity for surrounding properties.

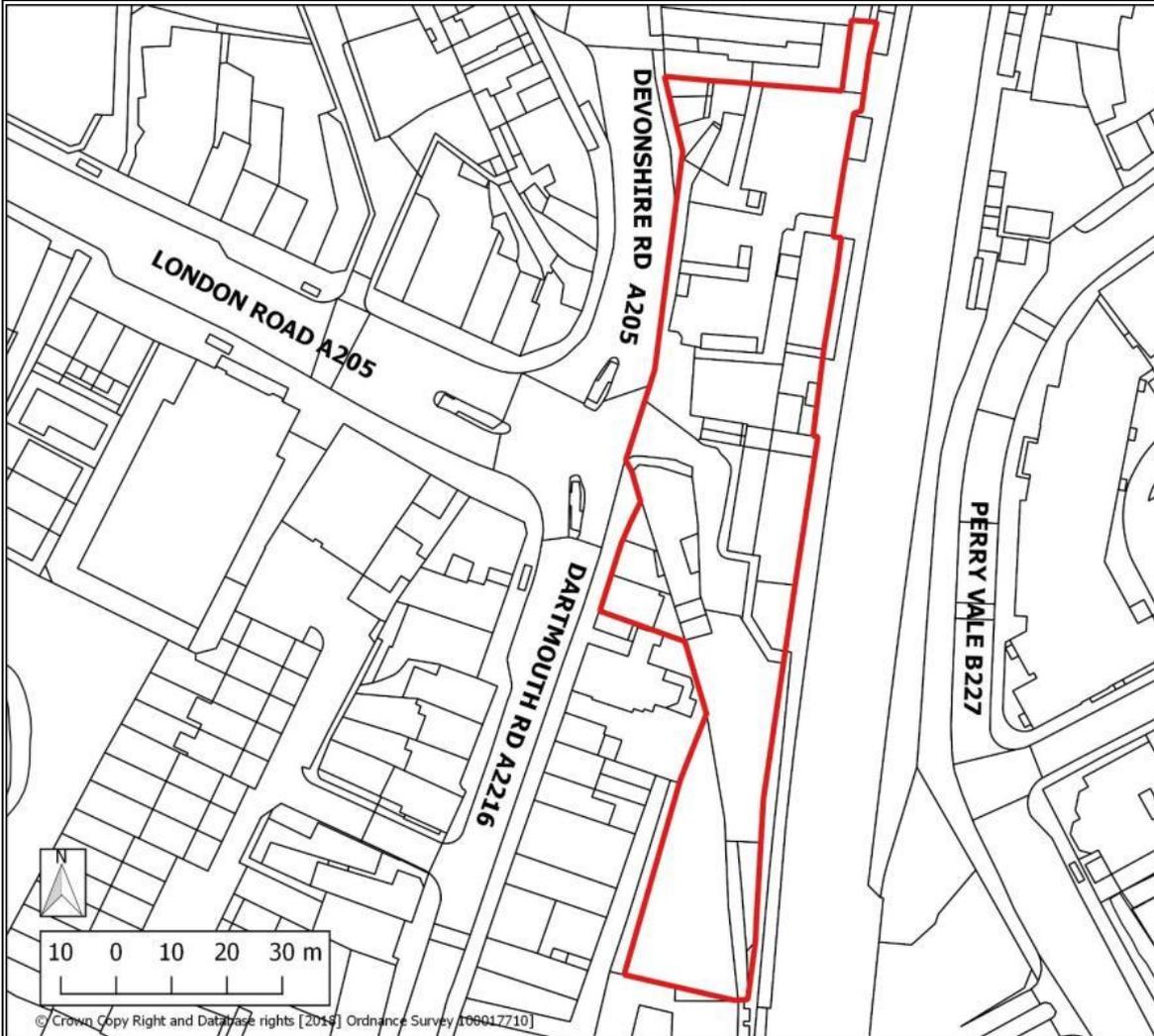
Development requirements

- The site must improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes. Particular consideration must be given to the access and servicing arrangements.
- Delivery of new and improved public realm and open space, in accordance with a site-wide public realm strategy, taking account of existing mature trees.
- Support conservation objectives for heritage assets including a Conservation Area and listed buildings.

Development guidelines

- The design of the site should be informed by an assessment of the existing buildings and whether they are suitable for continued use or re-use.
- A tree survey should identify healthy, mature trees to be retained within the backland plot. Development should be respectful of the natural landscaping and mature landscape setting and create a public realm space to evoke the feeling of a village green. The soft, green frontage onto Honor Oak Road should be retained.
- A design approach should enhance the character and appearance of the nearby Forest Hill Conservation Area and Listed Building and Locally Listed Building, with sensitive redevelopment of the site and low rise buildings.

Land at Forest Hill Station west (Devonshire and Dartmouth Roads)



Site address: Station forecourt, Dartmouth Road, west of railway line, London, SE23 3HB

Site details: **Site size (ha):** 0.44, **Setting:** Urban, **PTAL:** In 2015: 5, In 2021: 5, In 2031: 5, **Ownership:** Private, **Current use:** Main town centre uses, Retail, Dentist, Industrial, Car services, Car park

How site was identified: Site Allocations Local Plan (2013), London SHLAA (2017) and Lewisham Call for (18)

Planning designations and site constraints: Conservation Area,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40

Indicative development capacity:	Net residential units: 99	Non-residential floorspace:
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Site allocation

Comprehensive mixed-use development, with complementary retail, commercial, community and residential uses. Public realm enhancements to improve legibility and safe access to Forest Hill station.

Opportunities

The site is located adjacent to Forest Hill Station, west of the railway line. It is located within Forest Hill district centre and includes secondary retail frontage. Redevelopment of this site provides the opportunity to make a more optimal use of land in a town centre location, to regenerate the site, contributing to the vitality of the district centre to create a gateway to the district centre and enable public realm improvements to enhance legibility and create safe access to the railway station.

Development requirements

- Active frontages with appropriate commercial and town centre uses on the ground floors of buildings, above which residential uses may be located.
- Retention or appropriate re-provision of the existing health facility, in line with [Policy CI 1 \(Safeguarding and securing community infrastructure\)](#).
- Residential uses will not be acceptable on ground floor or basement levels.
- The site must be fully integrated with the surrounding street network to improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes, to create a direct link to the station.
- Contribute to improved legibility, safety and access to the station through the provision of enhanced public space in front of the station entrance.
- Support conservation objectives for heritage assets including Forest Hill Conservation Area and locally listed building adjacent to the site's western boundary.

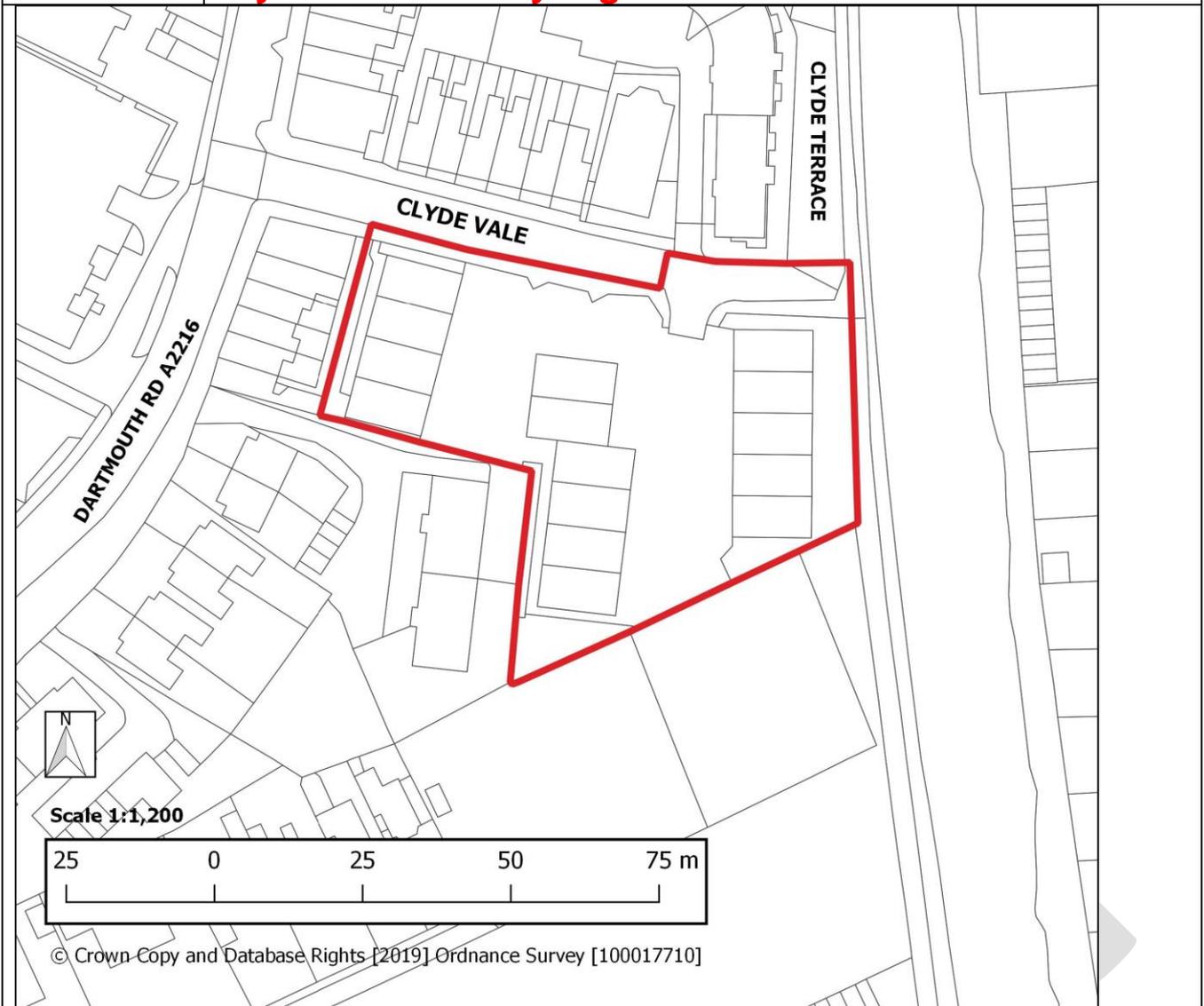
Development guidelines

- Development should maximise retail and commercial floorspace provision, through reconfiguration of the site, and improve the overall environmental quality of the site, to create a new gateway for the district centre.
- The operational requirements of the different uses across the site should be taken into account. The development should also be designed so as to allow adequate amenity and access for the residential uses, without prejudicing or precluding on-site retail or commercial uses or access to the railway station.
- Development should comply with London Overground's infrastructure protection requirements and ensure operational requirements for accessing the station are maintained. Residential units should be designed so as to minimise noise nuisance arising from the nearby railway line.
- Redesigning the layout of the site should enhance permeability through the site and beyond into the district centre. Development should encompass on-site visual and physical improvements to station to give people a sense of arrival.

- Public realm should form an integral part of the site's design, taking into account the existing trees and the slope of the ground that provides the opportunity to create different site levels and form public/semi-private/private spaces. Consideration should be given to creating a new public square outside of the station entrance, to create a sense of arrival, with improved interchange with buses.
- An architectural assessment of existing buildings to inform the design of the site. Building heights should be limited in order to respect the setting of the Conservation Area and new buildings should provide a strong relationship with the existing built form on the other side of Waldram Place and Perry Vale



Clyde Vale Locally Significant Industrial Site



Site address:	Clyde Vale, London SE23			
Site details:	Site size (ha): 0.40, Setting: Urban, PTAL: In 2015: 4, In 2021: 4, In 2031: 4, Ownership: Mixed, public and private Current use: Industrial			
How site was identified:	Site Allocations Local Plan (2013) and Lewisham Call for Sites (2018)			
Planning designations and site constraints:	Locally Significant Industrial Location, Boundary of District centre, Critical Drainage Area,			
Planning Status:	None			
Timeframe for delivery:	2020/21 – 2024/25	2025/26 – 2029/30	2030/31 – 2034/35	2035/36 – 3039/40
Indicative development capacity:	Net residential units: 57		Non-residential floorspace: Employment: 2,079	

Site allocation

Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial and residential uses.

Opportunities

This Locally Significant Industrial Site, currently being used for light industrial uses, is located adjacent to Forest Hill District Centre. Comprehensive redevelopment provides the opportunity to deliver new and improved employment floorspace, along with environmental improvements, through the provision of enabling residential uses. It will also improve the vitality and viability of the district centre and reinforce its role within the borough's town centre hierarchy.

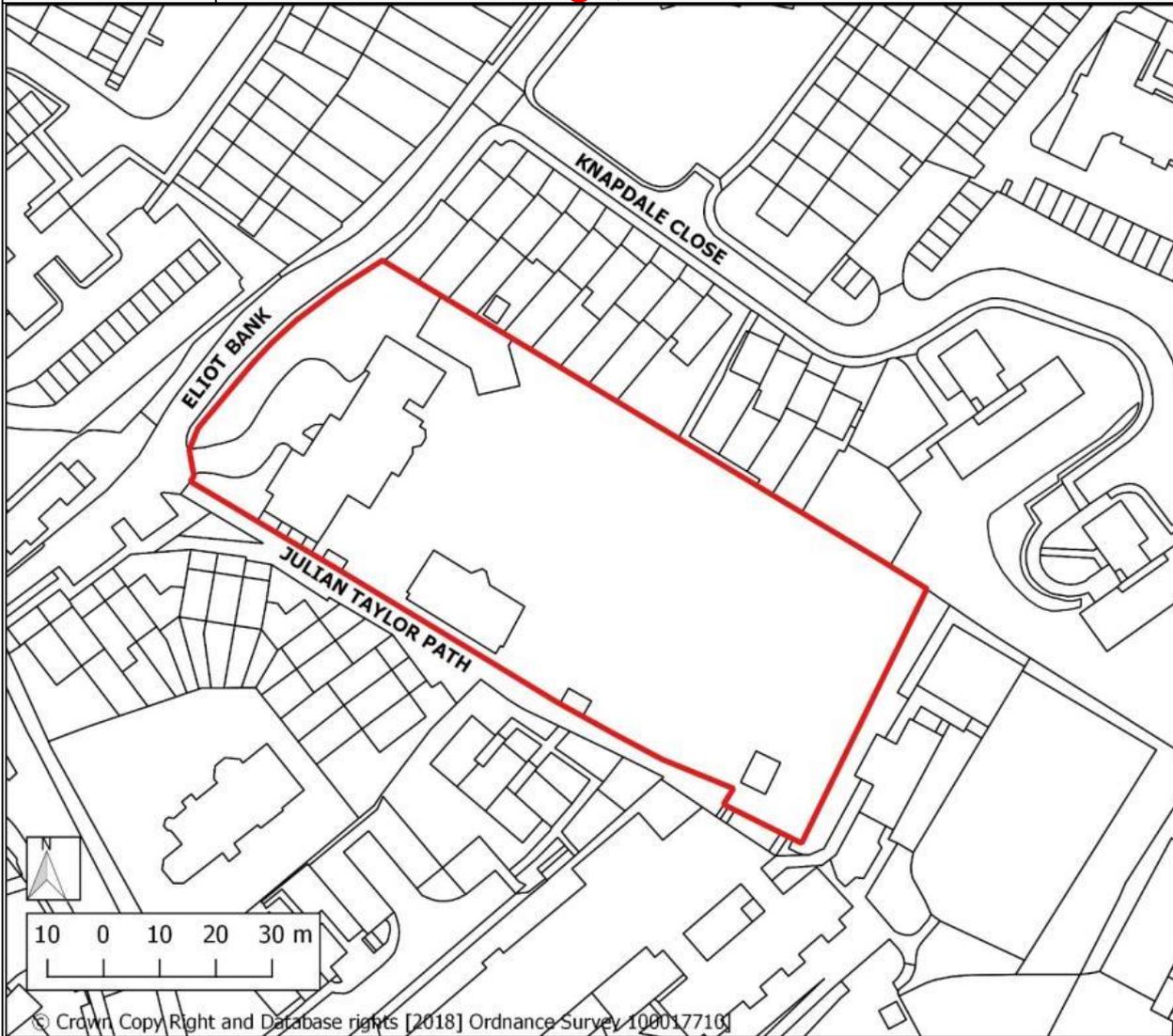
Development requirements

- All proposals must be delivered in accordance with a masterplan to ensure the appropriate co-location of employment and other uses across the site.
- Development must not result in a net loss of employment floorspace, or compromise the functional integrity of the employment location, in line with Policy EC 5 (Locally Significant Industrial Sites).
- Development must improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes.
- Delivery of new and improved public realm, in accordance with a site-wide public realm strategy.
- Support conservation objectives for heritage assets including:

Development guidelines

- Development should maximise employment floorspace provision by giving consideration to opportunities for the reconfiguration of buildings and spaces, and multi-storey building typologies
- Non-employment uses, including residential uses, must be sensitively integrated into the development in order to ensure the protection of amenity for all site users, along with safe and convenient access. This will require careful consideration of the operational requirements of existing and potential future employment uses.
- The bulk, massing and scale of development should respond positively to the existing residential development surrounding the site.

Featherstone Lodge, Eliot Bank



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Site address:	Featherstone Lodge, Eliot Bank, London, SE23			
Site details:	Site size (ha): 0.63, Setting: Urban, PTAL: In 2015: 2, In 2021: 2, In 2031: 2, Ownership: Public, Current use: Housing estate			
How site was identified:	London SHLAA (2017)			
Planning designations and site constraints:	Locally Listed Building on site,			
Planning Status:	None			
Timeframe for delivery:	2020/21 – 2024/25	2025/26 – 2029/30	2030/31 – 2034/35	2035/36 – 3039/40
	Yes			
Indicative development capacity:	Net residential units:		Non-residential floorspace:	
	36		N/A	

Existing planning consent

DC/14/086666 – this application was granted in November 2015 but has now lapsed for the demolition of the existing structures at Featherstone Lodge and the change of use of the main building to a senior co-housing development to provide 6 two bedroom, two storey duplex houses and 27 units comprising 12 one bedroom self-contained flats and 15 two bedroom self-contained flats, plus communal areas, a new roadway from Eliot Bank to the rear of 1-13 Knapdale Close, together with the felling of protected TPO trees and the provision of additional landscaping.

Site allocation

Redevelopment for residential use.

Opportunities

Featherstone Lodge is a locally listed mid 19th Century house located at Eliot Bank and sits within gardens. Redevelopment of the site will provide the opportunity to provide for specialist older person's accommodation whilst retaining the character of the area and contributing positively to the listed buildings and locally listed buildings that are located within the vicinity of the site.

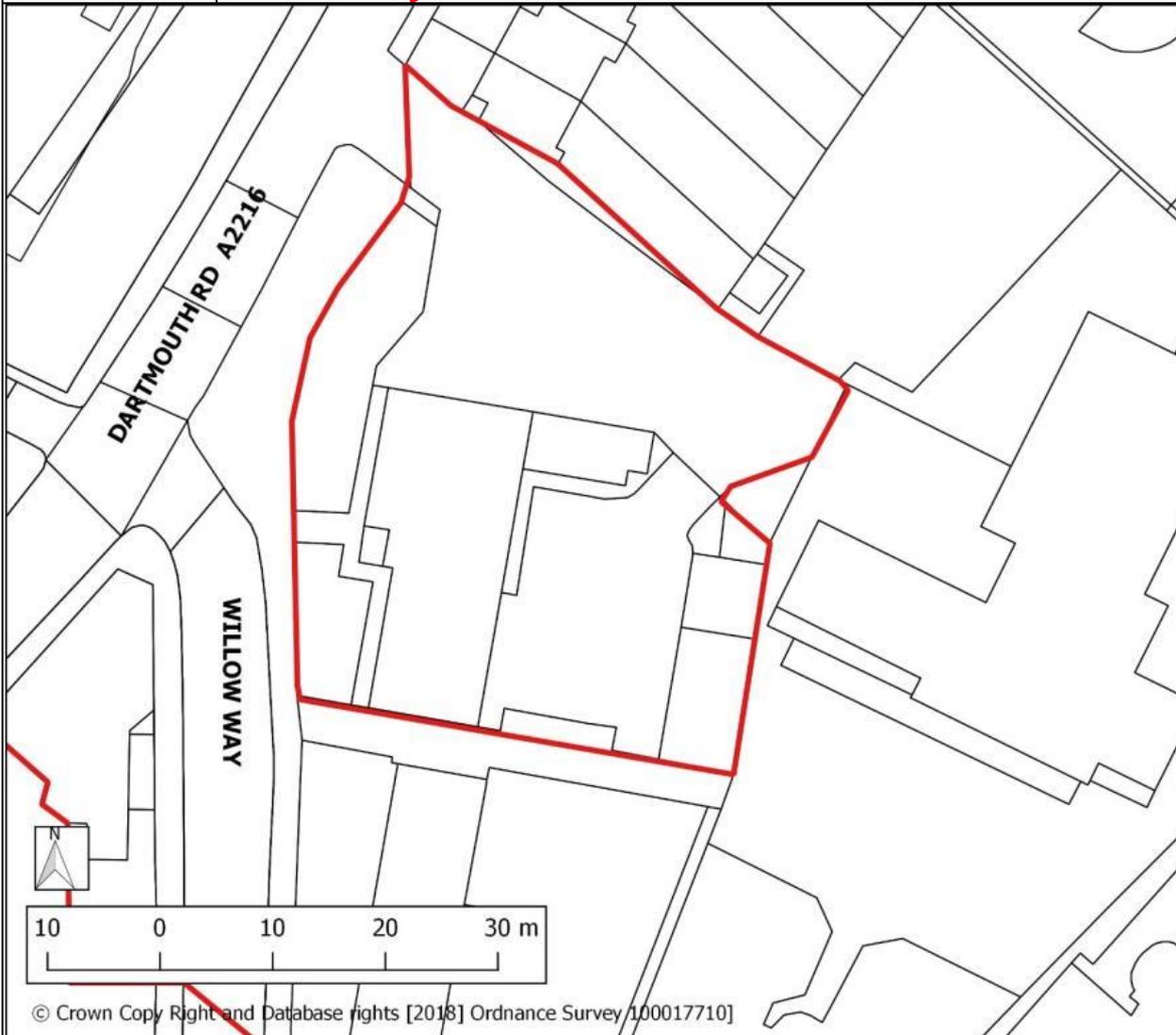
Development requirements

- Demolition of some of the existing buildings and conversion of the main building.
- Delivery of predominantly specialist housing to assist in meeting local need, with priority given to specialist older person's accommodation.
- Delivery of new and improved public realm and open space, in accordance with a site-wide public realm strategy, taking account of existing mature trees.
- Support conservation objectives for heritage assets including a listed building and a locally listed building.

Development guidelines

- The design of the site should incorporate the re-use of the existing lodge as well as the provision of new buildings, in an integrated way across the whole site. Extensions to the Lodge should include pitched roofs to replicate the existing roofline.
- A range of units should be provided to cater for varying needs, including flats within the Lodge as well as flats and houses set within the garden.
- Consideration should be given to creating different elevational treatments for each building block, with architectural elements that match their surroundings and are appropriate to the rich visual character of the Lodge.
- Development should cater for the sloping nature of the site, sloping down from north west to south east.
- A tree survey should identify healthy, mature trees to be retained within the garden. Development should be respectful of the natural landscaping and mature landscape setting and create a public realm space to evoke the feeling of a village green.
- Given that this development is catered towards older people, accessibility both inside the residential units and throughout the landscaped gardens should be a key consideration when designing the site.

Former Sydenham Police Station



Site address: Sydenham Police Station, 179 Dartmouth Road, SE26 4RN

Site details: **Site size (ha):** 0.20, **Setting:** Urban, **PTAL:** In 2015: 4, In 2021: 4, In 2031: 4, **Ownership:** Private, **Current use:** Police station

How site was identified: Strategic Planning Team

Planning designations and site constraints: Adjacent to Conservation Area,

Planning Status: Full application DC/15/092798 granted in May 2016.

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40

Indicative development capacity: **Net residential units:** 33 **Non-residential floorspace:** N/A

Existing planning consent

DC/15/92798 - The demolition of the former Sydenham Police Station and the construction of 15 one bedroom, 15 two bedroom and 3 three bedroom self-contained flats, together with associated landscaping.

Site allocation

Redevelopment for residential use.

Opportunities

This site consists of a vacant police station and is located off Dartmouth Road, and in proximity with the junction with Willow Way. Redevelopment of this site provides the opportunity to introduce residential uses that are appropriate to this backland site, whilst enhancing the amenity of the local area, retaining the character of nearby Conservation Area and listed buildings and protecting the amenity of residential properties surrounding the site.

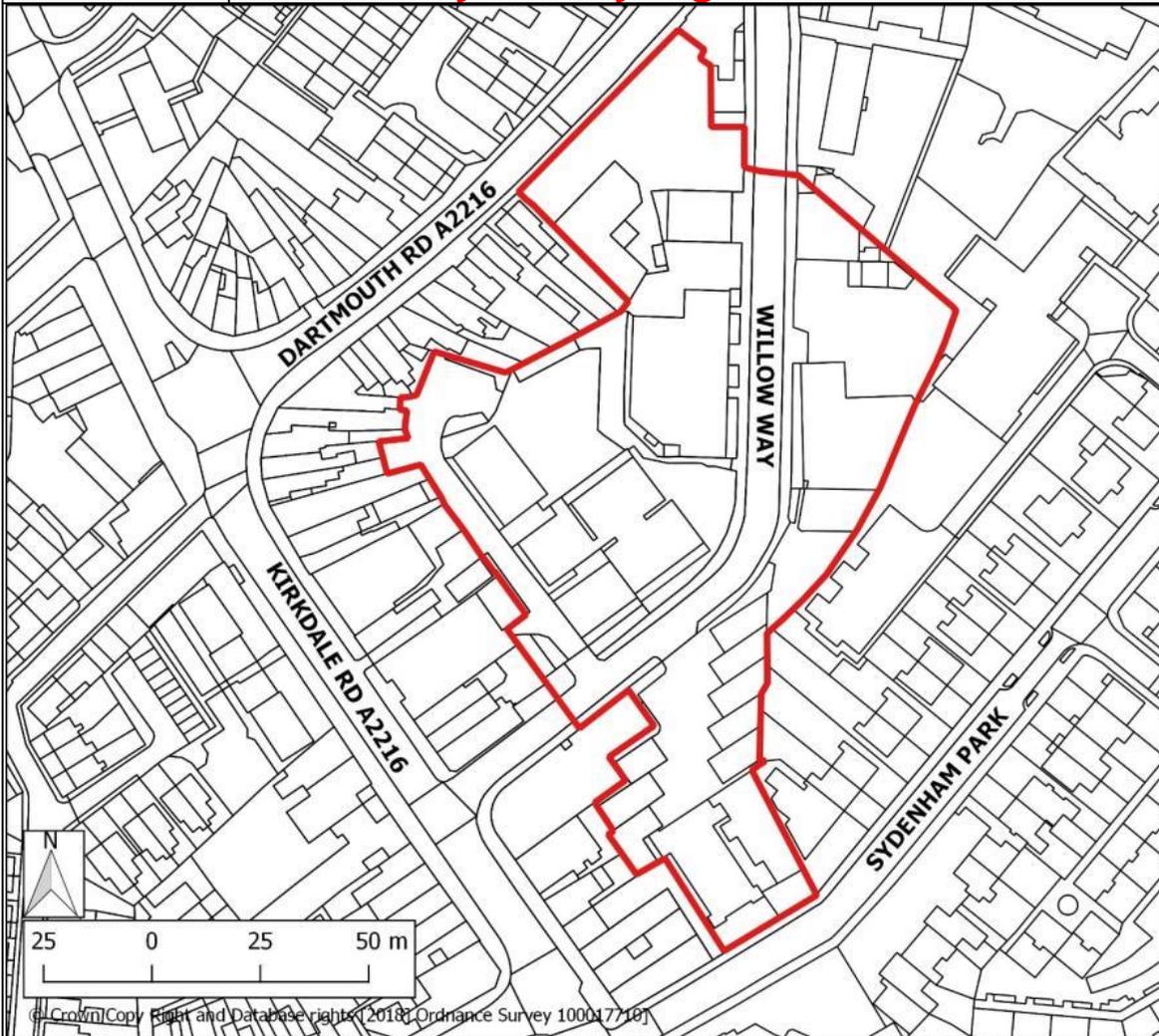
Development requirements

- Residential development to be the principal focus of the scheme.
- Support conservation objectives for heritage assets including Sydenham Park Conservation Area, and locally listed buildings along Dartmouth Road.

Development guidelines

- The design of the site should optimise the use of the land including the redevelopment of the car parking space.
- New buildings should be proportionate to the surrounding townscape and enhance the permeability of the site.
- New buildings should retain the existing frontage line to create a continuation in the streetscape. Building heights should be comparable with their surroundings, especially the existing building on Willow Way, which is located in close proximity to the site's southern boundary.
- Development should incorporate communal amenity space including a play area and enhanced landscaping.

Willow Way Locally Significant Industrial Site (LSIS)



Site address:	Willow Way Employment Location (comprising 10-24, 21-57, Council Offices and Depot Willow Way, Units 1-8 Willow Business Park and Church Hall and 1 Sydenham Park), SE26.			
Site details:	Site size (ha): 1.20, Setting: Urban, PTAL: In 2015: 4, In 2021: 4, In 2031: 4, Ownership: Mixed, public and private, Current use: Main town centre uses, Retail, Employment, Industrial, Car services, Car park			
How site was identified:	Site Allocation Local Plan (2013), London SHLAA (2017) and Lewisham Call for Sites (2015 and 2018)			
Planning designations and site constraints:	Locally Significant Industrial Location, Adjacent to Conservation Area, adjacent to Area of Special Local Character Conservation,			
Planning Status:	None			
Timeframe for delivery:	2020/21 – 2024/25	2025/26 – 2029/30	2030/31 – 2034/35	2035/36 – 3039/40
Indicative development capacity:	Net residential units: 162		Non-residential floorspace: Employment: 6,237	

Site allocation

Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial and residential uses. Reconfiguration of buildings and spaces to facilitate a new layout with new and improved routes, both into and through the site along with public realm and environmental enhancements.

Opportunities

This Locally Significant Industrial Site is located adjacent to Upper Sydenham local centre. It spans both sides of Willow Way. Comprehensive redevelopment provides the opportunity to optimise the use of land with a mix of uses including the delivery of new and improved employment floorspace, alongside enabling residential uses, to complement the existing mix of uses surrounding the site and protect the amenity of residential properties facing the site. It will also provide an uplift in environmental quality and facilitate local area improvements in townscape, public realm and accessibility.

Development requirements

- All proposals must be delivered in accordance with a masterplan to ensure the appropriate co-location of employment and other uses across the site.
- Development must not result in a net loss of employment floorspace, or compromise the functional integrity of the employment location, in line with Policy EC 5 (Locally Significant Industrial Sites).
- Active frontages with appropriate commercial uses on the ground floors of buildings, above which residential uses may be located.
- Residential uses will not be acceptable on ground floor or basement levels.
- The site must be fully integrated with the surrounding street network to improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes, as well as to enhance connections between public spaces and the site's surrounding neighbourhoods. Particular consideration must be given to the access and servicing arrangements.
- Delivery of new and improved public realm and open space, in accordance with a site-wide public realm strategy.
- Support conservation objectives for heritage assets including Sydenham Park Conservation Area, Halifax Street Conservation Area, Jews Walk Conservation Area, Area of Special Local Character, listed building and locally listed buildings along Kirkdale.

Development guidelines

- Development should maximise employment floorspace provision by giving consideration to opportunities for the reconfiguration of buildings and spaces, and multi-storey building typologies
- Non-employment uses, including residential uses, must be sensitively integrated into the development in order to ensure the protection of amenity for all site users, along with safe and convenient access. This will require careful consideration of the operational requirements of existing and potential future employment uses.

- Enhanced permeability off Willow Way will be an essential element within the design of the site.
- Additional planting and landscaping should be designed to encourage more public use of the space along Willow Way.
- The bulk, massing and scale of development should respond positively to the varying character of the residential developments surrounding the site. In particular, the heights and style of adjacent development, especially properties within the Conservation Area, listed buildings and locally listed buildings, should be taken into account.
- Development should support the Area of Special Local Character by conserving and enhancing the characteristics that contribute to the area's significance, including the spatial, architectural, townscape, landscape or archaeological distinctiveness.



Land at Forest Hill Station east (WalDRAM Place and Perry Vale)



Site address: East of Forest Hill railway line & west side of WalDRAM Place/ Perry Vale, SE23 2LD

Site details: **Site size (ha):** 0.20, **Setting:** Urban, **PTAL:** In 2015: 5, In 2021: 5, In 2031: 5, **Ownership:** Private, **Current use:** Car services

How site was identified: Site Allocations Local Plan (2013) and Lewisham Call for Sites (2018)

Planning designations and site constraints: Conservation Area, adjacent to Site of Importance for Nature Conservation, Critical Drainage Area,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40
 Yes

Indicative development capacity: **Net residential units:** 42 **Non-residential floorspace:** Town centre: 728

Site allocation

Comprehensive mixed-use development with compatible residential, commercial and main town centre uses. Public realm enhancements to improve legibility and safe access to Forest Hill station.

Opportunities

The site is located near Forest Hill Station, east of the railway line. It is an island site located within Forest Hill district centre. Redevelopment of this site provides the opportunity to make a more optimal use of land in a town centre location, to regenerate the site and contribute to the vitality of the district centre and for public realm improvements to enhance legibility and safe access to the railway station.

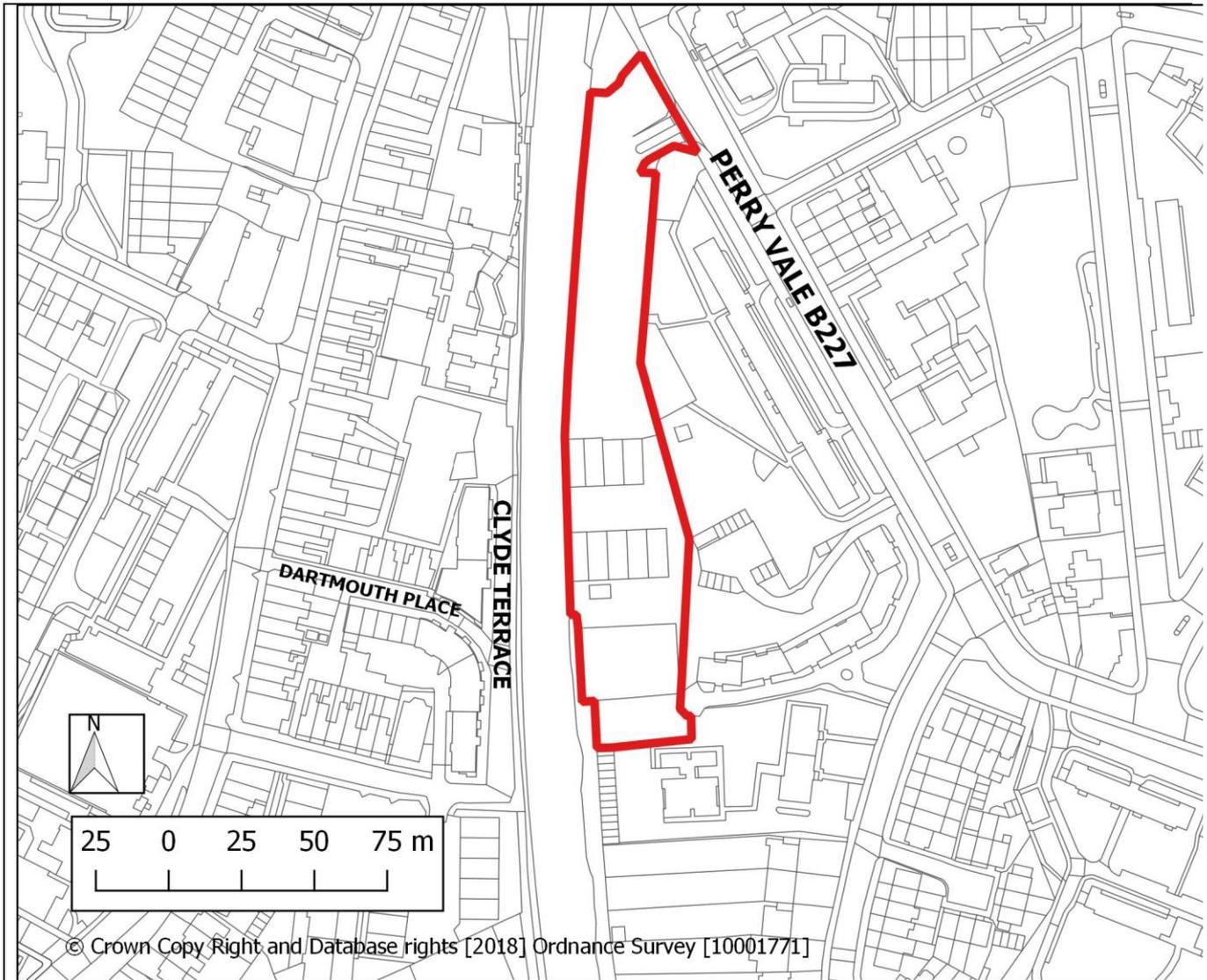
Development requirements

- Active frontages with appropriate commercial and main town centre uses on the ground floors of buildings, above which residential uses may be located.
- Residential uses will not be acceptable on ground floor or basement levels.
- The site must be fully integrated with the surrounding street network to improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes, to create a direct link to the station.
- Contribute to improved legibility, safety and access to the station.
- Support conservation objectives for heritage assets including Forest Hill Conservation Area (northern part of the site).
- Support objectives for nature conservation assets including SINC land along the route of the railway.

Development guidelines

- Development should maximise employment floorspace provision, through reconfiguration of the site, and improve the overall environmental quality of the site.
- The operational requirements of the employment uses across the site should be taken into account. The development should also be designed so as to allow adequate amenity and access for the residential uses, without prejudicing or precluding on-site employment uses or access to the railway station.
- Development should comply with London Overground's infrastructure protection requirements. Residential units should be designed so as to minimise noise nuisance arising from the nearby railway line.
- The layout of the site should enhance permeability through the site. Development should encompass on-site visual and physical improvements to Forest Hill station to give people a sense of arrival.
- Building heights should positively respond to the setting of the Conservation Area.
- Development should be designed to having regard to the existing built form on the other side of Waldram Place and Perry Vale.

Perry Vale Locally Significant Industrial Site



Site address:	67A Perry Vale, London, SE23 3HW		
Site details:	Site size (ha): 0.72, Setting: Urban, PTAL: In 2015: 4, In 2021: 3, In 2031: 3, Ownership: Mixed, public and private, Current use: Industrial		
How site was identified:	Site Allocations Local Plan (2013) and Lewisham Call for Sites (2018), London		
Planning designations and site constraints:	Locally Significant Industrial Location, Boundary of District centre, Critical Drainage Area,		
Planning Status:	None		
Timeframe for delivery:	2020/21 – 2024/25	2025/26 – 2029/30	2030/31 – 2034/35 2035/36 – 3039/40
Indicative development capacity:	Net residential units: 110	Non-residential floorspace: Employment: 3,904	

Site allocation

Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial and residential uses.

Opportunities

This Locally Significant Industrial Site, currently being used for industrial uses, is located within Forest Hill District Centre. Comprehensive redevelopment provides the opportunity to deliver new and improved employment floorspace, along with environmental improvements, through the provision of enabling residential uses. It will also improve the vitality and viability of the district centre and reinforce its role within the borough's town centre hierarchy.

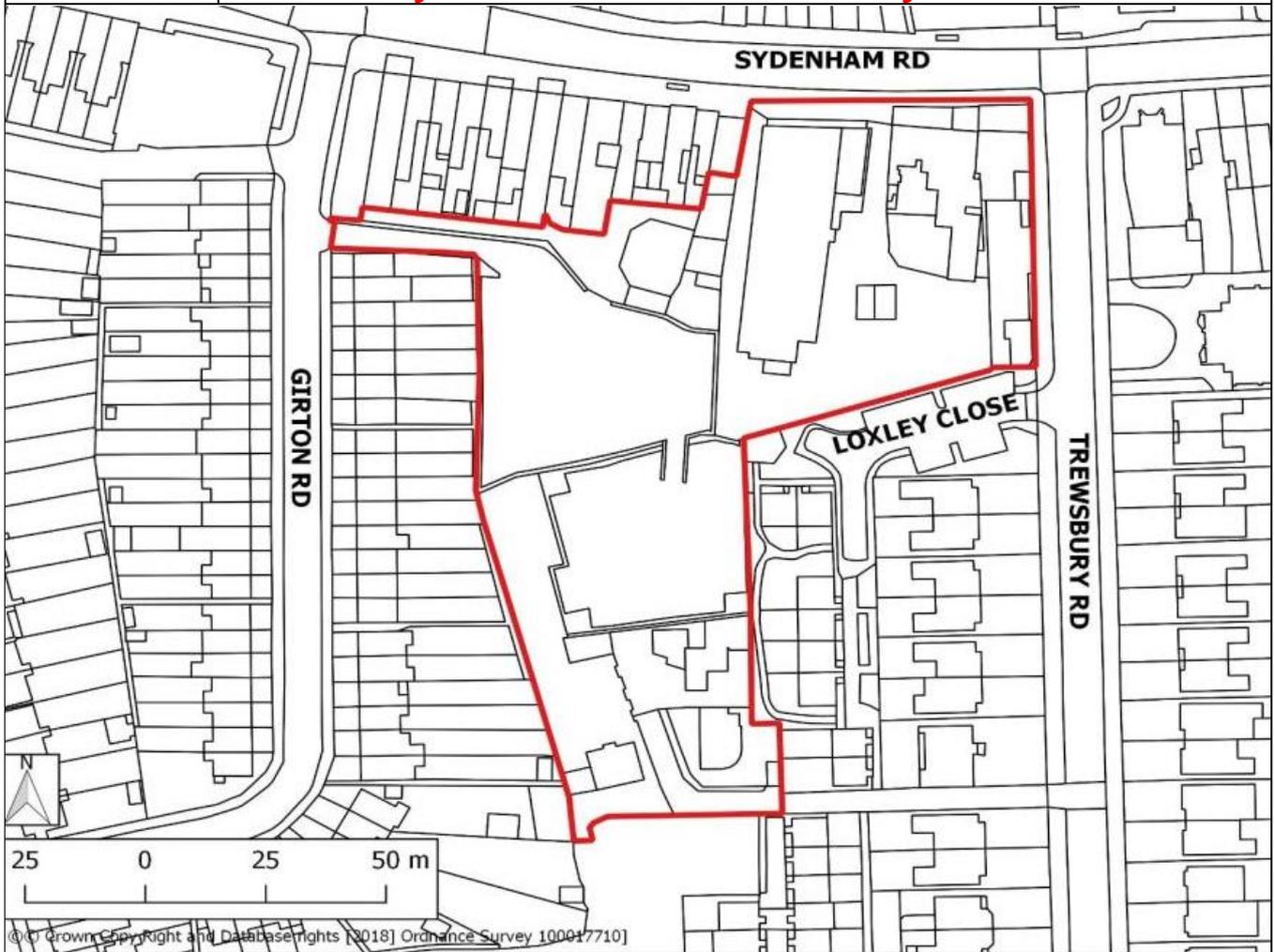
Development requirements

- All proposals must be delivered in accordance with a masterplan to ensure the appropriate co-location of employment and other uses across the site.
- Development must not result in a net loss of employment floorspace, or compromise the functional integrity of the employment location, in line with Policy EC 5 (Locally Significant Industrial Sites).
- Development must improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes.
- Delivery of new and improved public realm, in accordance with a site-wide public realm strategy.

Development guidelines

- Development should maximise employment floorspace provision by giving consideration to opportunities for the reconfiguration of buildings and spaces, and multi-storey building typologies
- Non-employment uses, including residential uses, must be sensitively integrated into the development in order to ensure the protection of amenity for all site users, along with safe and convenient access. This will require careful consideration of the operational requirements of existing and potential future employment uses.
- The bulk, massing and scale of development should respond positively to the existing residential development surrounding the site.
- Consideration should be given to improved legibility and access to the railway footbridge.

Land at Sydenham Road and Loxley Close



Site address: Loxley Close, Sydenham, SE26 5DU

Site details: **Site size (ha):** 1.13, **Setting:** Other Centre, **PTAL:** In 2015: 4-5, In 2021: 4-5, In 2031: 4-5, **Ownership:** Private, **Current use:** Retail, Residential, Car park

How site was identified: Strategic Planning Team, London SHLAA

Planning designations and site constraints: Secondary frontage in District centre, Area of Archaeological Priority,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40

Indicative development capacity: **Net residential units:** 183 **Non-residential floorspace:** Town centre: 3,203

Site allocation

Comprehensive town centre led, mixed-use redevelopment with compatible retail, leisure, commercial, community and residential uses. Public realm and environmental enhancements.

Opportunities

The site is partly located within Sydenham District Centre, with the northern part of the site containing secondary retail frontage. Redevelopment of this site provides the opportunity to optimise land use of the existing ground floor car park and offers the opportunity for high quality regeneration of Sydenham district centre; providing a range of retail units and other town centre uses that will improve the vitality and viability of the district centre and reinforce its role within the borough's town centre hierarchy. It also enables an uplift in environmental quality, the introduction of enhanced public realm and wider mix of uses to the site, including residential, to complement the site's surroundings and protect the amenity of residential properties facing the site.

Development requirements

- Provision of a critical mass of main town centre and other complementary uses to support the district centre function.
- Positive frontages along Sydenham Road, Trewsbury Road and Loxley Close with appropriate town centre uses on the ground floors of buildings, above which residential uses may be located.
- Residential uses will not be acceptable on ground floor or basement levels.
- Maximise the use of the land by redeveloping the ground floor car park.
- The site must be fully integrated with the surrounding street network to improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes, as well as to enhance connections between public spaces and the site's surrounding neighbourhoods.
- Delivery of new and improved public realm and open space, in accordance with a site-wide public realm strategy, with improved connectivity to designated urban green space allotment gardens.
- Support conservation objectives for heritage assets including Sydenham Thorpes Conservation Area, a listed building on Trewsbury Road, locally listed building on the eastern part of the site.

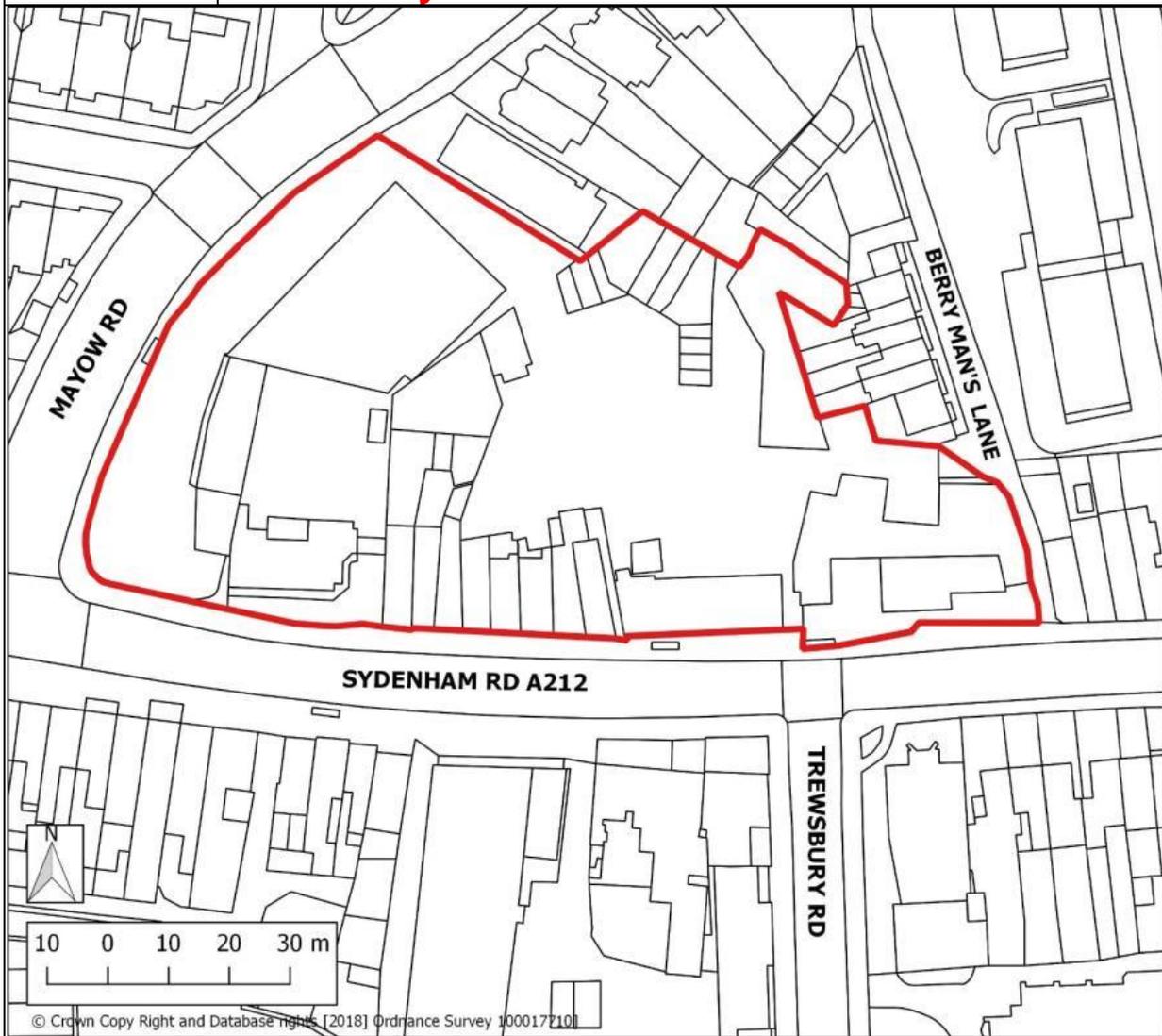
Development guidelines

- An assessment should be carried out to determine what on site buildings should be retained and the parts of the site that can be redeveloped. The new development should retain and incorporate the Golden Lion public house.
- Development should make a more optimal use of land by considering options for the current multi-story car park.
- Building heights should differ across the site to reflect the nature of the surrounding area, from the more urban environment in the northern part of the site to the predominantly residential area in the south of the site.

- Development should ensure permeability through the site and boundary landscaping should be used to mitigate the effects of the development on neighbouring residential properties.
- The site is located within an Archaeological Priority Area, and an archaeological assessment will be required in line with other Local Plan policies.



113-157 Sydenham Road



Site address: 113-157 Sydenham Road, London, SE26 5UA

Site details: **Site size (ha):** 0.86, **Setting:** Urban, **PTAL:** In 2015: 4-5, In 2021: 3-5, In 2031: 3-5, **Ownership:** Private, **Current use:** Main town centre uses, Retail, Public House, Car services

How site was identified: Site Allocations Local Plan (2013) and London SHLAA (2017)

Planning designations and site constraints: Adjacent to Conservation Area, Locally Listed Building on site, Area of Archaeological Priority,

Planning Status: None

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40
Yes

Indicative development capacity: **Net residential units:** 86 **Non-residential floorspace:** Town centre: 2,576

Site allocation

Comprehensive town centre led, mixed-use redevelopment with compatible retail, leisure, commercial, community and residential uses. Public realm and environmental enhancements.

Opportunities

The site is located within Sydenham District Centre, with retail frontage to the west and south. Redevelopment of this site provides the opportunity to optimise the land and offers the opportunity for high quality regeneration of Sydenham district centre; providing a range of retail units and other town centre uses that will improve the vitality and viability of the district centre and reinforce its role within the borough's town centre hierarchy. It also enables an uplift in environmental quality, the introduction of enhanced public realm and wider mix of uses to the site, including residential, to complement the site's surroundings and to protect the amenity of residential properties facing the site.

Development requirements

- Provision of main town centre and other complementary uses to support the centre's district centre role.
- Active frontages to be provided along Sydenham Road and Mayow Road.
- The site must be fully integrated with the surrounding street network to improve access and permeability in the local area. This includes a legible and safe network of pedestrian and cycle routes, as well as to enhance connections between public spaces and the site's surrounding neighbourhoods. Particular consideration must be given to the access and servicing arrangements.
- Delivery of new and improved public realm, in accordance with a site-wide public realm strategy.
- Support conservation objectives for heritage assets including Sydenham Thorpes Conservation Area, a listed building on Sydenham Road and a locally listed building.

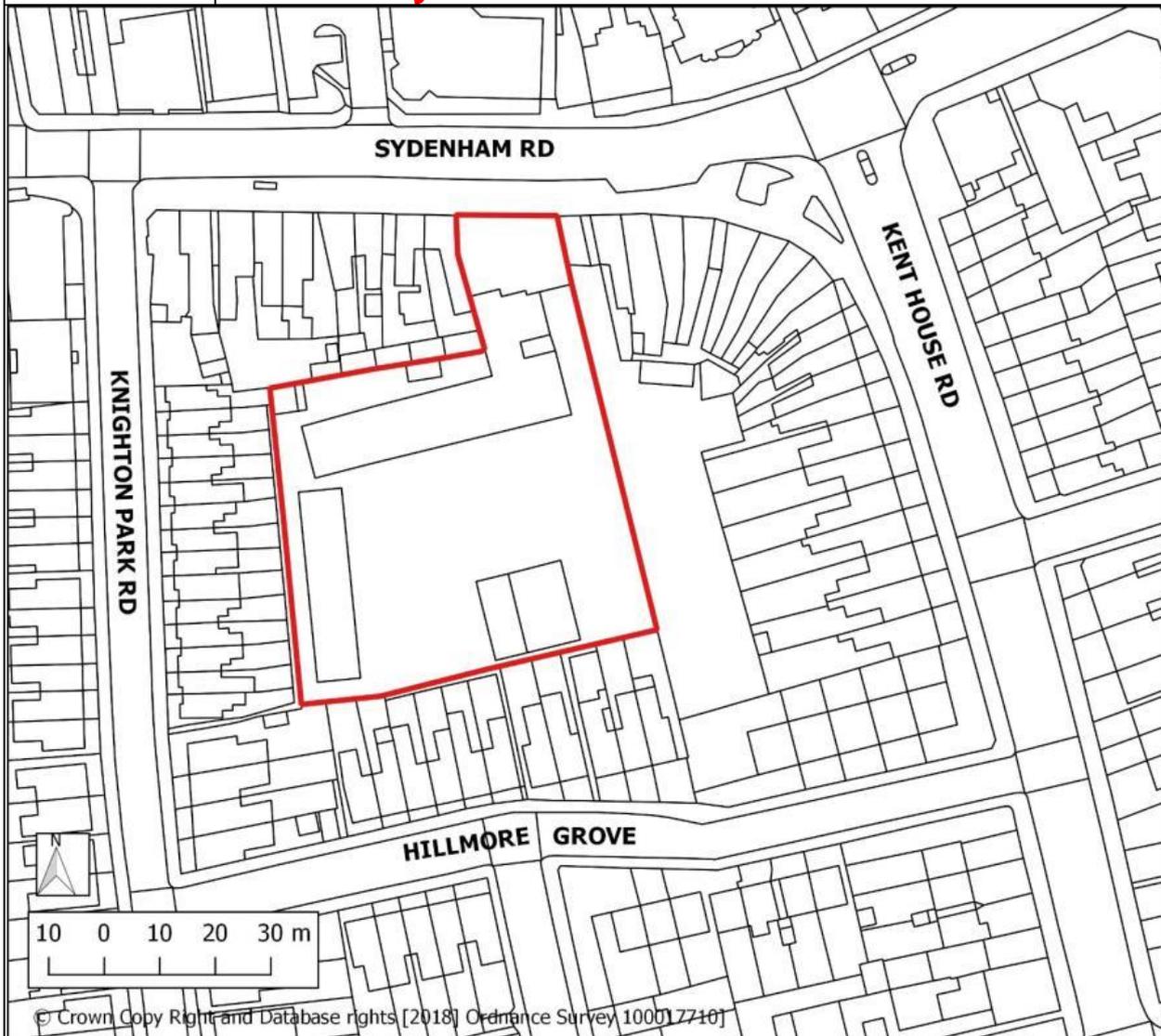
Development guidelines

- Development should incorporate positive frontages along Mayow Road and Sydenham Road, with appropriate town centre uses on the ground floors of buildings, above which residential uses may be located.
- Residential uses will not be acceptable on ground floor or basement levels.
- An assessment should be carried out to determine what on site buildings should be retained and the parts of the site that can be redeveloped. The new development should positively respond to the locally listed Dolphin public house.
- Enhancements to public realm including an improved street scene and communal areas should be incorporated into the overall development of the site, without compromising existing buildings to be retained.
- The site must improve access and permeability in the local area, with a legible and safe network of pedestrian and cycle routes, as well as to enhanced connections between public spaces and the site's surrounding neighbourhoods. Particular consideration must be given to the access and servicing arrangements.

- The bulk, massing and scale of development should respond positively to the existing residential development surrounding the site. In particular, the heights and style of adjacent development, especially properties within the Sydenham Thorpes Conservation Area to the west of the site and the Locally Listed Dolphin public house, should be taken into account.
- The site is located within an Archaeological Priority Area, and an archaeological assessment will be required in line with other Local Plan policies.



154-160 Sydenham Road



Site address: 154-158 Sydenham Road, Sydenham, SE26 5JZ

Site details: **Site size (ha):** 0.39, **Setting:** Urban, **PTAL:** In 2015: 3-4, In 2021: 3-4, In 2031: 3-4, **Ownership:** Private, **Current use:** Vacant land

How site was identified: Site Allocations Local Plan (2013), London SHLAA (2017) and Lewisham Call for Sites (2015)

Planning designations and site constraints: Area of Archaeological Priority,

Planning Status: Full application DC/17/104571 granted in July 2019.

Timeframe for delivery: 2020/21 – 2024/25 2025/26 – 2029/30 2030/31 – 2034/35 2035/36 – 3039/40
Yes

Indicative development capacity: **Net residential units:** 29 **Non-residential floorspace:** Employment: 307
Town centre: 307

Existing planning consent

DC/17/104571 - The construction of 18 one, two and three bedroom self-contained flats, 10 three bedroom houses, 1 two bedroom maisonette and 155m² ground and first floor commercial floorspace (A1, A2, B1, D1, D2), together with associated parking and landscaping.

Site allocation

Comprehensive mixed-use redevelopment with compatible commercial and residential uses.

Opportunities

The site contains vacant land and buildings. The northern part of the site is located within Sydenham District Centre, surrounded by small scale shops and businesses at ground floor level. Redevelopment provides the opportunity to optimise this vacant backland site and enable an uplift in environmental quality through the introduction of a mix of uses to the site including residential, to complement the site's surroundings and protect the amenity of residential properties facing the site.

Development requirements

- Provision of an element of employment floorspace, with evidence to demonstrate that the maximum viable amount of floorspace will be re-provided.
- Positive frontages along Sydenham Road.
- Residential uses along Sydenham Road will not be acceptable on ground floor or basement levels.

Development guidelines

- Development should maximise employment floorspace provision by giving consideration to opportunities for the reconfiguration of buildings and spaces, and multi-storey building typologies.
- The operational requirements of the employment uses across the site should be taken into account. The development should also be designed so as to allow adequate amenity and access for the residential users, without prejudicing or precluding on-site employment uses.
- New buildings should consider how an active frontage can be introduced to Sydenham Road as well as providing environmental enhancements to generate an enhanced streetscene and enhanced vehicular access and servicing within the site.
- A contextual analysis should be incorporated into the design of the site, which should consider the backland nature of the site and heights of new buildings should address the proximity to existing residential units. Landscaping and boundary treatments should be used to mitigate the impacts of development on surrounding properties.
- The site is located within an Archaeological Priority Area, and an archaeological assessment will be required in line with other Local Plan policies.