



Sustainable Development Select Committee

Reasons for lateness and urgency

This report was not published with the original agenda despatch and has not been available for five clear days before the meeting. This was to allow officers to provide the Committee with the most up to date information. The report is urgent and cannot wait to the next meeting of the Committee because a decision is due to be taken by Mayor and Cabinet on Wednesday 16 September.

Catford regeneration programme update

Date: 15 September 2020

Key decision: Yes.

Class: Part 1

Ward(s) affected: Rushey Green

Contributor: Executive Director of Housing, Regeneration and Public Realm

Outline and recommendations

This paper seeks to update the Sustainable Development Select Committee on progress in the development of the draft Catford Town Centre Framework and potential early Phase One projects which support early delivery.

The Committee is recommended to:

Note progress on the content of the report and endorse the Draft Catford Town Centre Framework for consultation and the associated Phase One early delivery projects.

Express any views of the attached proposals being presented to Mayor and Cabinet on 16th September 2020.

1. Summary

- 1.1. This paper seeks to update the Sustainable Development Select Committee on progress in the development of the draft Catford Town Centre Framework and potential early Phase One projects which support early delivery.
- 1.2. At the last meeting in March, the Committee received an update on progress with the draft Framework and heard that the Council had been successful in being awarded funding under the GLA's Good Growth Fund to advance an important Phase One early delivery project to restore the Catford Constitutional Club (CCC) and explore the future potential of the Thomas Lane Yard. Since March, officers have sought to maintain momentum on the overall Catford programme, despite the impact of Covid.
- 1.3. The product of the summer's work will be presented to the Mayor and Cabinet and their meeting the on 16th September, the day after the Sustainable Development Select Committee. That report seeks agreement to embark on public consultation as the next phase in the evolution of the draft Masterplan Framework.
- 1.4. Officers are keen to share the latest position with the Committee and seek any views on the draft Framework and the associated projects. There is still time to make adjustments ahead of public engagement.

2. Recommendations

The Committee is recommended to:

- 2.1. Note progress on the content of the report and endorse the Draft Catford Town Centre Framework for consultation and the associated Phase One early delivery projects.
- 2.2. Express any views of the attached proposals being presented to Mayor and Cabinet on 16th September 2020.

3. Background

- 3.1. Full background information, detailing the previous key decisions made by the Mayor & Cabinet to take a Masterplan Framework approach in Catford, and to re-align the South Circular road through the town centre can be found in the November 7th 2016 Mayor & Cabinet report, the July 19th 2017 Mayor & Cabinet report and the 28th February 2018 Mayor & Cabinet report.
- 3.2. The report to Mayor & Cabinet on 19th of July 2017 recommended re-aligning the A205 to the south of Laurence House. The road decision was an essential step in defining and scoping the spatial plan for Catford's future. In December 2017, TfL's Healthy Streets Portfolio Board endorsed the outcome of the 'Pre-feasibility Design' work undertaken for the Catford town centre highways project. The Board approved the progression of the project to the next stage of design development 'Feasibility', managed by TfL's Transformational Schemes Sponsorship team. Feasibility design is jointly funded by TfL and LB Lewisham.
- 3.3. After the road re-alignment approval by Mayor & Cabinet in July 2017, a masterplan brief was prepared for Catford Town Centre. This set the fundamental purpose, objectives, requirements and scope of the study, which was endorsed by Mayor & Cabinet in February 2018.
- 3.4. In July 2018 Architects Studio Egret West (SEW), supported by Carl Turner Architects (renamed Turner Works), Greengage Environmental Consultants and Civic Engineers, were appointed to develop the Catford Town Centre Framework study.
- 3.5. The various inputs have contributed to the two attached reports that will be presented to Mayor and Cabinet on 16th September 2020. The intention is that this will initiate

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further engagement on the draft Town Centre Framework document, the results of which will be presented in Spring 2021.

4. The draft Catford Town Centre framework

4.1.1 The attached Mayor and Cabinet report sets in detail the origins and drivers for the draft Town Centre Framework document. The Framework sets out a 15/20 vision for how Catford can evolve, but with a strong foundation which is set by community priorities. Community engagement and input has centred the emerging draft Framework on three critical themes that matter most to Catford people:

- **A green town centre** - The ambition for Catford to be one of the greenest town centres in London is hugely supported. Nature will be prioritised to create a cleaner, healthier and a more sustainable town centre for the benefit of people, urban wildlife and ecology. Public space is vital as we have all learnt through the pandemic. A variety of space will be created in and around the places we gather - the train stations, Catford Broadway, the riverside and a new heart for the town centre. Planting on streets and in public spaces will enhance biodiversity providing new habitats for birds, insects and other species creating 'green stepping-stones' from natural spaces around the town centre including the River Pool linear park and Ladywell Fields. Green space helps to cool the urban environment, improve air quality, noise pollution and also support sustainable drainage reducing the risk of flooding and providing resilience against climate change.
- **A vibrant town centre** - A reorganised Old Town Hall and Civic Suite for Lewisham Council's offices will provide an opportunity to celebrate the Grade II listed Broadway Theatre and create public space around this important heritage building. Catford will remain the civic heart of the borough and there is an opportunity to introduce educational institutes, leisure uses, new public space and entertainment and performance venues. Affordable workspace and more flexible retail space will encourage and nurture local employment opportunities, start-ups and growing businesses as well as provide new space for existing businesses.
- **An accessible town centre** - New residential neighbourhoods will be created in and around the town centre with affordable homes, thoughtfully designed to be safe, welcoming and encourage local living. Safe and attractive cycling routes will weave and stitch into surrounding neighbourhoods. More safe crossing points on the South Circular Road will help Catford become more pedestrian-orientated and a new network of lanes will improve the connectivity across the town centre. Improvements to the stations area will create a sense of arrival in Catford with a generous pavement to walk to and from the town centre.

4.1.2 The draft Town Centre Framework document sets the foundations for a journey through which these aims can be translated into reality. A series of potential phases are identified which enable manageable sequential development. The report also sets out the need to progress several key and enabling workstreams.

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These include work to assess options for funding and financing and work to progress options to achieve the proposed Civic Campus.

5 Phase One Early Delivery Projects

Good Growth Fund Bid – Catford Constitutional Club and Thomas Lane Yard

- 5.1.1 As well as a 10/15 year vision – progress needs to be made on tangible early investment and improvement. As reported previously to SDSC, in March 2020, following a bid to the GLA for Good Growth funding, the Council were successfully awarded a grant of £1.65m to enable feasibility studies for the Catford Constitutional Club (CCC) building that would seek to retain its place in Catford as a community asset and to develop Thomas Lane car park site, to provide for new business and employment opportunities in buildings focused around a public yard. The grant will require the equivalent in match funding from the Council – which is a decision sought from Mayor and Cabinet.
- 5.1.2 The Good Growth Fund is the Mayor of London’s regeneration programme, delivered through the London Economic Action Partnership (LEAP). The fund will also provide expert regeneration advice, design support and knowledge sharing opportunities. The Good Growth Fund has been designed to build a broad and balanced programme of innovative and exemplary regeneration activities. The aim is to enhance and compliment other Greater London Authority (GLA) and Transport for London (TfL) programmes investing in London’s housing, transport infrastructure, skills, culture and environment. It also aims to compliment regeneration activities by local authorities and the private and third sectors.

Station Links Project.

- 5.1.3 Members will be familiar with the intention under the original development of Catford Green on the former Greyhound Stadium site to replace the footbridge between Doggett Road and Adenmore Road. Despite extensive attempts between Barratt’s and the Council to achieve a footbridge with the budget available and within the timeframes specified in the associated S106, a viable way of achieving the footbridge has not proven possible.
- 5.1.4 In light of this, the attached report to Mayor and Cabinet makes clear that the S106 agreement provides that where both the developer and the Council, despite using all reasonable endeavours to do so, has been unable to procure the construction of the footbridge then the contribution can be applied by the Council towards station improvement purposes, (being improvements to Catford and/or Catford Bridge stations), and/or such other infrastructure improvements in the vicinity of and relating to the development at the land as are notified to Barratts. The S106 expressly provides that the Council is not under any obligation to incur any costs in excess of the footbridge contribution paid by Barratts.
- 5.1.5 Officers are satisfied that all efforts to deliver the footbridge have now been exhausted and the report to Mayor and Cabinet requests formal approval to the transfer of S106 funding towards Catford Stations improvements on the basis that the proposals correspond fully with the developing Catford Framework, but are

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equally beneficial to the town centre and its community if delivered independently of the Framework.

5.1.6 The Council have separately commissioned a study of the Stations Area plan with the aim of securing some early improvements and to illustrate some early progress against the principles established through the Catford Framework, and based on community priorities. This study has prioritised projects that are considered to best support and improve movement and safety around the stations vicinity and also be delivered with the available funding. The study has identified the following package of potential Phase 1 early delivery projects:

- **Area 1:** Widening of the northern footpath along Catford Road to create safer access from Catford Station to the town centre.
- **Area 2:** Widening the subway between the Wickes/ Halfords site and Adenmore Road to provide a safer and more legible route for cyclists and pedestrians
- **Area 3:** Greening and planting enhancements to the public realm around Catford station area to signal that Catford is a green town centre.
- **Area 4:** The construction of two possible decks over the river to open access and to create new amenity space. One deck has a proposed location just north of Catford Road, this deck would provide better movement space between stations, a place for waiting and meeting. The other deck would be located further north providing a clear link between Adenmore Road and the Catford Green site with its Sainsbury's store. This deck could aim to provide a green and park-like environment, away from the noise of the road where there is a chance to engage with the river and with nature. Seating would be incorporated into the design with this in mind.

Officers would also like to explore further improvements in the form of:

- **Area 5:** Locations along the platforms at Catford Bridge station that offer potential for additional entry/ access points along Adenmore Road and Doggett Rd. This could help distribute the number of station users, improve connectivity and accessibility and reduce the number of people using the current single access/exit points on both sides of the railway line. This could also help reduce numbers using Catford Road to access the steps to the station.
- **Area 6:** Incorporating covered, cycle storage facilities within the station area with an objective to provide safe, well-lit and dry locations to store bicycles for people using the station and the town centre.
Delivery of the above projects will be subject to a consultation process with stakeholders including Network Rail and partners, TfL, local residents and station users as well as requiring further surveys and more in depth design analysis of each project to establish deliverability.

Other related announcements

5.1.7 The above proposals sit within the broader partner landscape. In April 2019 the Department for Transport (DfT) announced that as part of the Access for All programme, step free access would be introduced across 200 stations. Catford

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station was one of those selected for a feasibility study to make it equalities compliant. The programme will run until 2024 therefore it is also hoped that Catford station may benefit from early lift access to platforms – and this is part of the improvement programme that officers are keen to press for.

Appendices:

Appendix 1: Draft Catford Town Centre Framework - Part 1 report to Mayor and Cabinet

Appendix 2: Catford phase one Mayor and Cabinet report - Early Delivery Projects - Catford Constitutional Club and Thomas Lane Yard/draft proposals for Station Links

5. Report author and contact

For further information please contact Sarah Walsh, Regeneration and Urban Design Programme Manager (sarah.walsh@lewisham.gov.uk) or

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