



Sustainable Development Select Committee

Catford Regeneration Programme – Update

- a) Draft Catford Town Centre Framework
- b) Update on Early Delivery – including Catford Constitutional Club/Thomas Lane Yard and Station Links

Date: 30/06/2021

Key decision: No

Class: Part 1

Ward(s) affected: Rushey Green

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1. Purpose of paper

- 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 on key steps to secure early delivery of key projects which support Lewisham and Catford's recovery from the Pandemic.
- 1.2. At the last meeting in September, 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. The Committee also considered – and supported – the latest draft of the emerging Town Centre framework document which was subsequently agreed by Mayor and Cabinet extensive public engagement over Winter 2020/Spring 2021.
- 1.3. The product of the engagement programme is set out in the attached draft reports which are intended to be presented to the Mayor and Cabinet at their meeting the on 14th July. That report explains amendments that are suggested in the light of public engagement and seeks final agreement to the Framework. Subject to the Mayor and Cabinet's decision, the document will then form a central supporting document to the local plan and help guide development in and the evolution of Catford for many years to come. As previously, the timings of meetings allow for this Committee's views to be shared with/submitted to Mayor and Cabinet, ahead of final decisions.
- 1.4. Hence, the draft reports to Mayor and Cabinet are presented to this Committee for and views, comments and feedback as part of the journey to finalisation.

2. Recommendations

The Committee is recommended to:

- 2.1. Note progress on the content of the report and endorse the Final Draft Catford Town Centre Framework to support and guide the future evolution of Catford.
- 2.2. Express any views on the attached proposals being presented to Mayor and Cabinet on 14th July 2021.
- 2.3. Note progress on Phase 1/early delivery projects.

3. Background

- 3.1. The Committee will be well familiar with the background to the development of the Framework. 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. In September 2020, Mayor and Cabinet authorised an extensive programme of public engagement on the Draft Framework over winter 2020/spring 2021.
- 3.6. The various inputs have contributed to the attached reports that will be presented to Mayor and Cabinet on 14th July 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 year 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 the greenest town centre 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.

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

Campus, building on the work that has taken place over Winter/Spring to assemble a new Public Service Hub in the Former Town Hall.

5. Phase One Early Delivery Projects

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

- 5.1. 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 required the equivalent in match funding from the Council – which was an approved decision by Mayor and Cabinet in September 2020.
- 5.2. 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.

Holbeach Road public realm improvements

- 5.3 Further to successful Good Growth funding, the Council have secured additional GLA funds via the Get Building grant to improve the public realm to the pedestrianised section of the road off Rushey Green. The project aims to revitalise this currently tired landscape and to activate opportunities for new business in this stretch, connecting to the rear of Catford Mews and their ambition to expand into the currently disused area of their unit.

Station Links Project.

- 5.4 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. Consequently, the Mayor and Cabinet agreed that the S106 contribution can transfer towards Catford Stations improvements on the basis that the proposals correspond fully with the developing Catford Framework, but are equally beneficial to the town centre and its community if delivered independently of the Framework.

5.5 The Council has 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 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

5.6 **Station Access** - 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 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.

5.7 **Public Service Hub – Former Town Hall Building** – As part of broader estate planning and linked to broader recovery, it was agreed that Lewisham Homes should consolidate to the Fifth floor of Lawrence House, commencing occupation during the spring. Alongside that change officers have undertaken detailed work to secure a range of new tenants to the Former Town Hall, with the aim of securing the concept of a Public Service Hub. Sustained work over winter 2020/Spring 2021 has achieved the following agreed letting profile for the Former Town Hall building:

- 5th Floor – Ingeus
- 3rd Floor - Lewisham and Greenwich NHS Trust (Lewisham Hospital)
- 2nd Floor – Department for Works and Pensions (DWP)
- 1st Floor – South London and Maudsley (SLAM) and Guys and St Thomas' NHS Trust (GSTT)
- Ground Floor – Department for Works and Pensions (DWP) and Youth Hub

Overall, these lettings should see around 300 public sector staff using the former town hall as a base for their work for several years to come.

Appendices:

Appendix 1: Draft Catford Town Centre Framework - Part 1 report to Mayor and Cabinet – 14th July and Appended Final Draft of Catford Town Centre Framework.

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