

# 10. East Dulwich

## 10.1. East Dulwich Area Vision

### 10.1.1. East Dulwich is:

- A predominantly residential area characterised by mostly medium density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and interesting modern buildings such as Dawson's Heights;
- Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shopping needs are served by Northcross Road Market and Grove Vale and Forest Hill Road shopping parades and two secondary parades on Lordship Lane at the Plough and at the junction with Dulwich Common;
- An area with rail connections from East Dulwich and Honor Oak stations, along with many buses, walking and cycling routes. It has no tube connection and is not as well served by public transport as many other parts of Southwark;
- A place for sports and activities with Dulwich Hamlet Football club being a focus for many activities and an important visitor attraction, and Dulwich Leisure Centre providing swimming and gym facilities.

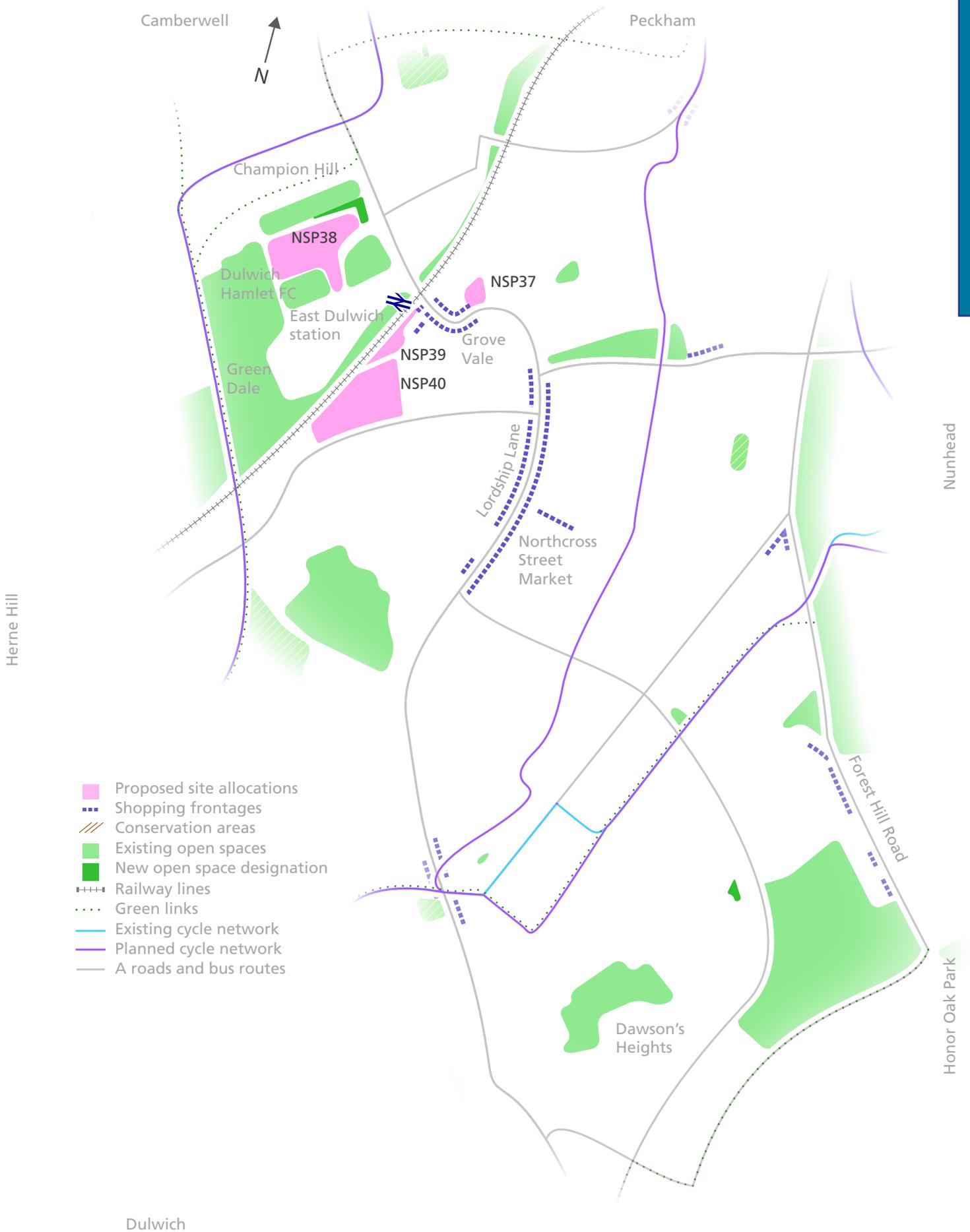
### 10.1.2. Development in East Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible at a range of different tenures including social housing;
- Meet the needs of the local area for school places, health services and community facilities;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Protect and enhance the smaller shopping parades along Lordship Lane, Grove Vale and Forest Hill Road;
- Seek to protect East Dulwich's independent retail offer and maintain a balance between shops and night time economy uses which protects the amenity of local residents.

### 10.1.3. Growth opportunities in East Dulwich:

Whilst development opportunities in East Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new housing will be built on infill sites. There is an opportunity for larger scale development around East Dulwich station and there will be a new secondary school and health centre built at the site of East Dulwich hospital.

# 10.2. East Dulwich Area Vision Map



## 10.3. East Dulwich Sites

### 10.3.1. The key development opportunity sites in East Dulwich are:

- NSP37: Kwik Fit and Gibbs & Dandy, Grove Vale
- NSP38: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill
- NSP39: Railway Rise, East Dulwich
- NSP40: Dulwich Community Hospital, East Dulwich Grove



<p><b>Description of site</b></p>	<p>The site is located east of East Dulwich station and is bounded by Hayes Grove to the north, Copleston Road to the east, Grove Vale to the south and Vale End to the west. The site comprises a builder’s merchant and a tyre fitter. The buildings are of a relatively modern construction. and both front Grove Vale. To the east of the site on Grove Vale are homes; while to the west are a variety of town centre uses.</p>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 3,266 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Car tyre fitter (B1c) – 1,143 m<sup>2</sup></li> <li>• Builders’ merchant (sui generis) – 2,123 m<sup>2</sup></li> </ul>

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Continue to provide a space for employment uses such as builders’ merchants and town centre uses compatible with residential uses;
- Provide active frontages to Grove Vale;
- Provide a new green link from Grove Vale to Besant Place.

Redevelopment of the site may:

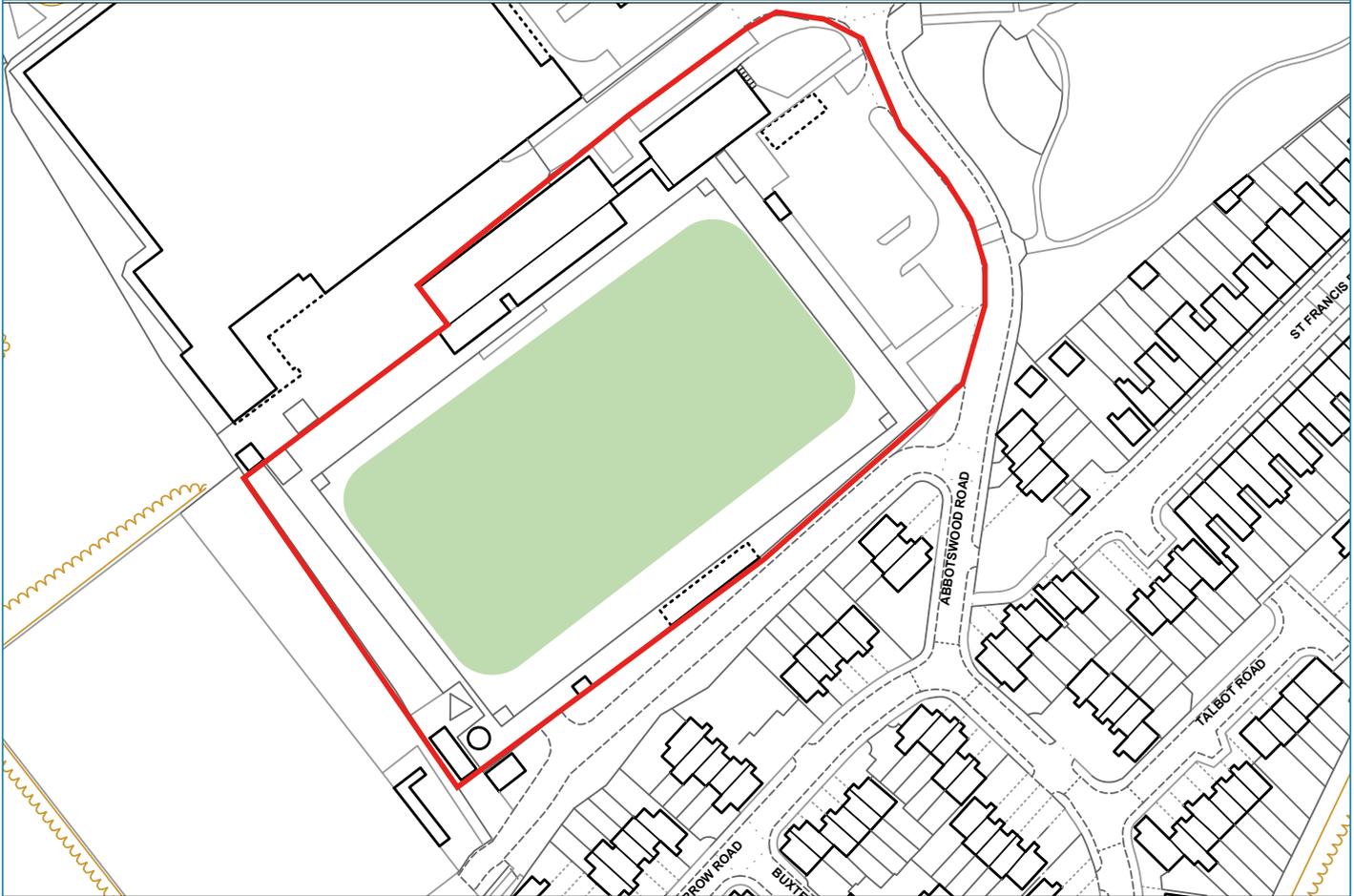
- Provide new homes;
- Provide new extra care housing.

<p><b>PTAL and Density Area</b></p>	<ul style="list-style-type: none"> <li>• 4</li> <li>• Urban Density Zone</li> </ul>	<p><b>Indicative development capacity</b></p>	<ul style="list-style-type: none"> <li>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – 1,143 m<sup>2</sup></li> <li>• Builders’ merchant (sui generis) – 2,123 m<sup>2</sup></li> <li>• Residential (C3) – 10 homes</li> </ul>
<p><b>Required uses</b></p>	<ul style="list-style-type: none"> <li>• Builders’ merchant (sui generis) – at least existing amount of floorspace</li> <li>• Employment uses (A1, A2, A3, A4, B1, D1, D2) – at least existing level of provision for the car tyre fitters</li> </ul>	<p><b>Other acceptable uses</b></p>	<ul style="list-style-type: none"> <li>• Residential (C3)</li> <li>• Extra care housing (C2)</li> </ul>
<p><b>Design and accessibility guidance</b></p>	<p>The site is not within a borough designated archaeological priority zone or conservation area. The site is within the setting of Grade II listed Goose Green School. A strategy for archaeological investigation and mitigation is proposed for this site and should be reflected.</p>		



<p><b>Description of site</b></p>	<p>The site comprises a mix of commercial and recreational uses, with Dulwich Hamlet football ground and associated facilities occupying the west section and a car wash occupying the east section. The location is suburban, with public open space and playing fields bordering much of the site alongside a large supermarket. The wider surrounding area is predominantly residential and characterised by housing estates in cul-de-sacs and mansion blocks.</p>		
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 37,530 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p>	<ul style="list-style-type: none"> <li>• Football Club Facilities (D2) – 1,696 m<sup>2</sup></li> <li>• Football pitch (D2) – 7,685 m<sup>2</sup></li> </ul>

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### Site vision

Redevelopment of the site must:

- Retain the football ground that is designated Other Open Space (OOS).

Redevelopment of the site may:

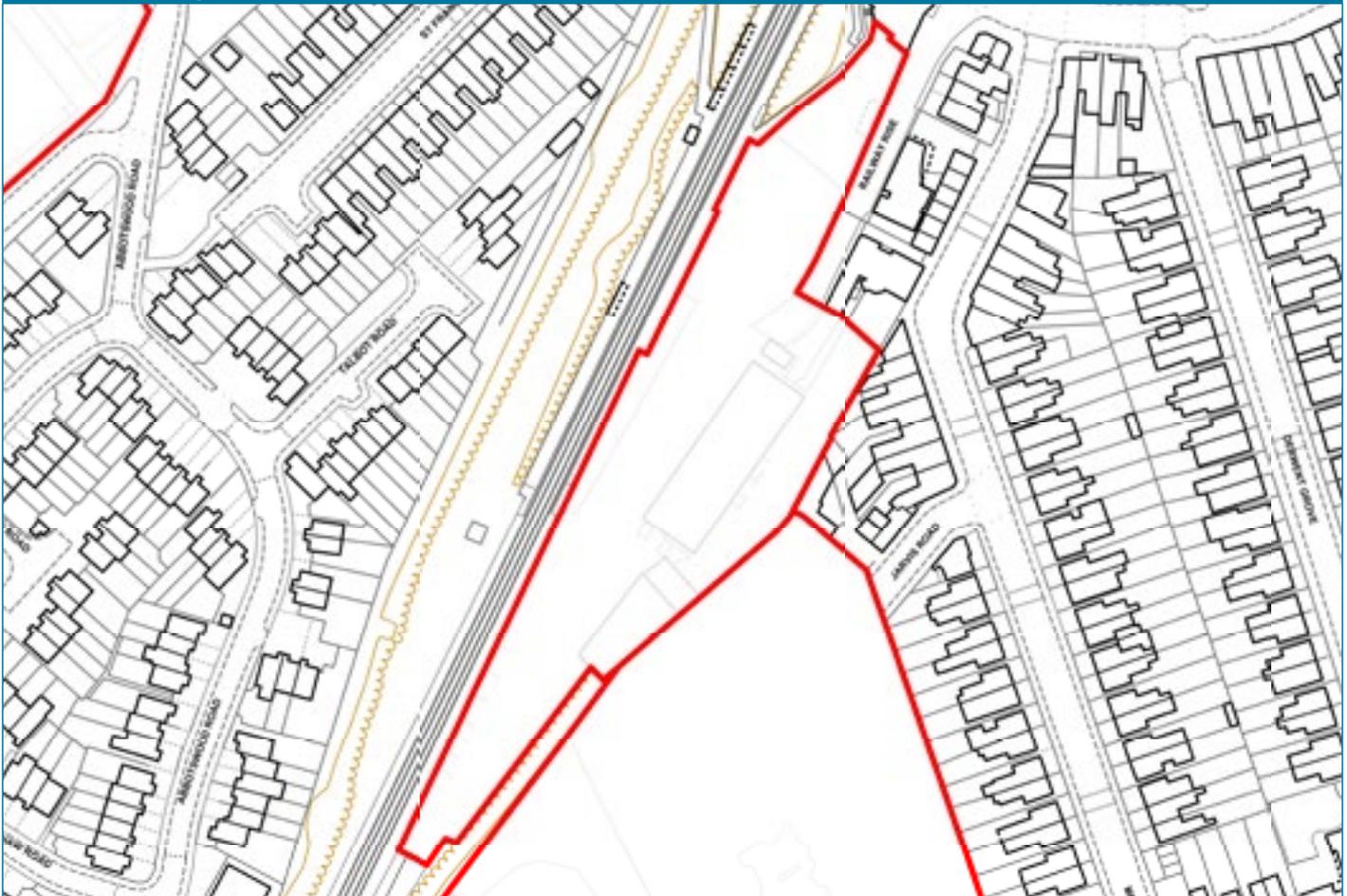
- Provide new homes;
- Provide new extra care housing.

<p><b>PTAL and Density Area</b></p>	<ul style="list-style-type: none"> <li>• 3</li> <li>• Suburban Density Zone</li> </ul>	<p><b>Indicative development capacity</b></p>	<ul style="list-style-type: none"> <li>• Residential (C3) – 30 homes</li> <li>• Open space (D2) (equivalent to football pitch) – 7,685 m<sup>2</sup></li> </ul>
<p><b>Required uses</b></p>	<ul style="list-style-type: none"> <li>• Open space (football pitch) - 7,685 m<sup>2</sup></li> </ul>	<p><b>Other acceptable uses</b></p>	<ul style="list-style-type: none"> <li>• Residential (C3)</li> <li>• Extra care housing (C2)</li> </ul>
<p><b>Design and accessibility guidance</b></p>	<p>The design, layout and accessibility requirements for this site are dependent on the proposed mix and location of land uses and their relationships to each other within the site. Proposals should that the site functions successfully for all land uses.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment should complement the setting of existing open spaces, and enhance walking routes and connectivity to Lordship Lane and East Dulwich.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area.</p>		



<p><b>Description of site</b></p>	<p>This site is south of East Dulwich Station and comprises a builders' merchant and ancillary railway land. The site is mostly open but includes a large industrial storage garage. The site is located between Grove Vale to the north, Railway Rise to the east, and Abbotswood Road and railway tracks to the west. The buildings across Railway Rise to the east of the site consist of small businesses such as mechanics and builders' merchants, a pharmacy, a takeaway, and a restaurant. To the north of the site is Grove Vale, which hosts a wide variety of town centre uses including bars, restaurants, cafes and shops. Directly south of the site is East Dulwich Community Hospital, while to the west across the railway tracks is terraced housing.</p>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 7,849 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Small business workspace and storage (B1, B8) – 4,056 m<sup>2</sup></li> </ul>

Site vision diagram



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Site vision

Redevelopment of the site must:

- Provide at least the amount of employment workspace currently on the site;
- Provide links to the former East Dulwich Community Hospital.

Redevelopment of the site may:

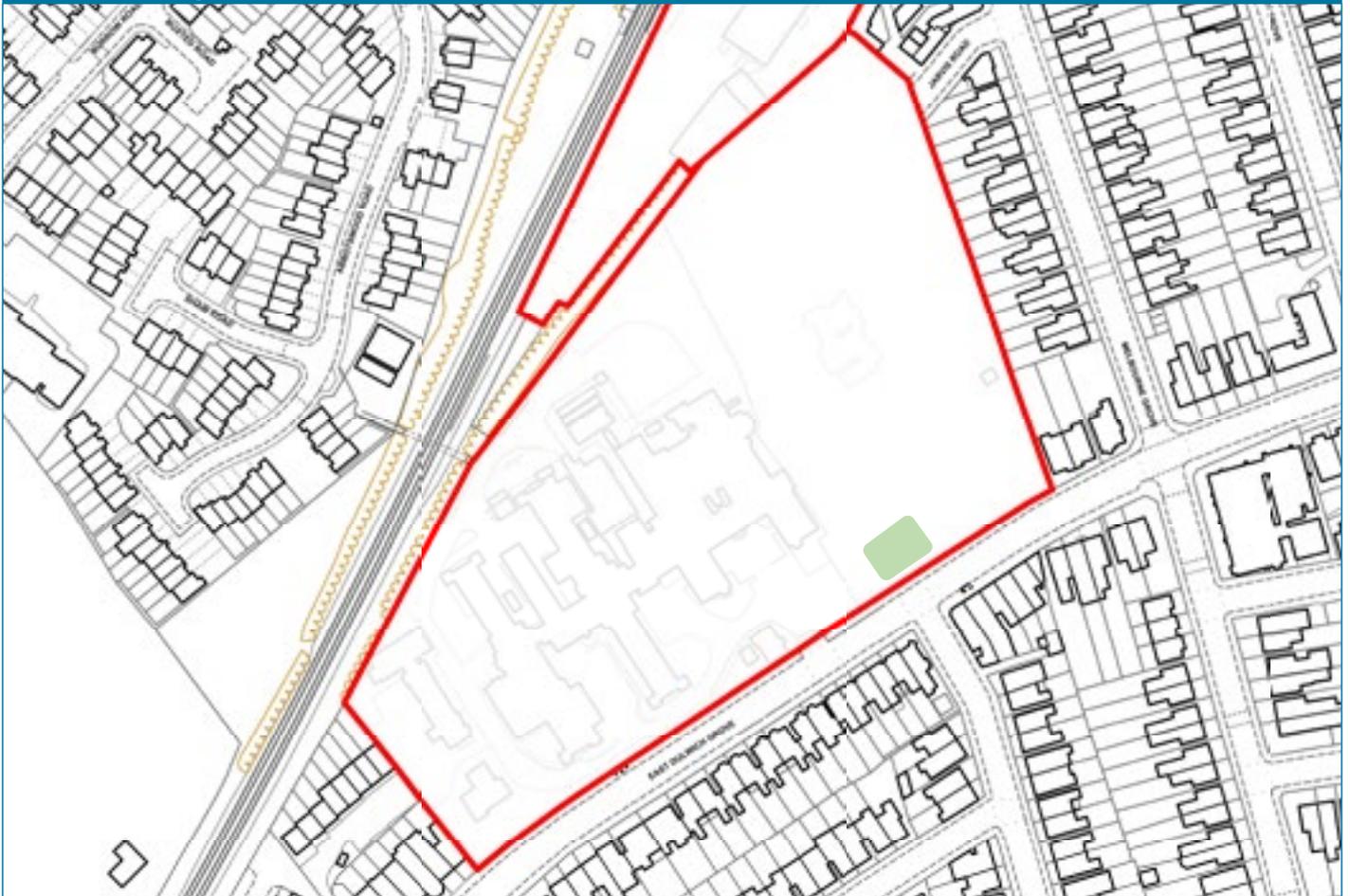
- Provide new homes;
- Provide new extra care housing.

<p><b>PTAL and Density Area</b></p>	<ul style="list-style-type: none"> <li>• 4</li> <li>• Suburban Density Zone</li> </ul>	<p><b>Indicative development capacity</b></p>	<ul style="list-style-type: none"> <li>• Small business workspace (B1) – 4,056 m<sup>2</sup></li> <li>• Residential (C3) – 73 homes</li> </ul>
<p><b>Required uses</b></p>	<ul style="list-style-type: none"> <li>• Small business workspace (B1) – at least 4,056 m<sup>2</sup></li> </ul>	<p><b>Other acceptable uses</b></p>	<ul style="list-style-type: none"> <li>• Residential (C3)</li> <li>• Extra care housing (C2)</li> </ul>
<p><b>Design and accessibility guidance</b></p>	<p>Redevelopment should enhance the green habitat corridor adjacent to the railway track. The site is not within a borough designated archaeological priority zone or conservation area. The site is within the setting of East Dulwich Community Hospital.</p>		



<p><b>Description of site</b></p>	<p>The Dulwich Community Hospital site is located on land to the north of East Dulwich Grove, with a railway line defining the north west boundary and residential estates enclosing the site on either side to the north-east and south-west. The site comprises late 19th Century hospital buildings of varied age, design and quality. Some have greater architectural merit than others, although none of the buildings are listed. The eastern wing was demolished following the relocation of some hospital services and the land to the east of the hospital buildings now lies vacant.</p>	
<p><b>Site area</b></p>	<ul style="list-style-type: none"> <li>• 27,818 m<sup>2</sup></li> </ul>	<p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Hospital and ancillary uses (C2) – 12,627 m<sup>2</sup></li> </ul>

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Site vision

Redevelopment of the site must:

- Provide a new secondary school;
- Provide a new health centre;
- Provide new walking routes and links to East Dulwich Station and improved accessibility to the site.

Part of the site is subject to the following extant permission: 16/AP/2740

<p><b>PTAL and Density Area</b></p>	<ul style="list-style-type: none"> <li>• 3</li> <li>• Suburban Density Zone</li> </ul>	<p><b>Indicative development capacity</b></p>	<ul style="list-style-type: none"> <li>• Health Centre (D1) – 4,600 m<sup>2</sup></li> <li>• Secondary School (D1) – 13,300 m<sup>2</sup></li> </ul>
<p><b>Required uses</b></p>	<ul style="list-style-type: none"> <li>• Health Centre (D1) – 4,600 m<sup>2</sup></li> <li>• Secondary School (D1) – 13,300 m<sup>2</sup></li> </ul>	<p><b>Other acceptable uses</b></p>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<p><b>Design and accessibility guidance</b></p>	<p>The site includes remains of a Victorian Hospital including a Central Chateau, two Ward Blocks, and Nurses Accommodation. The site should provide walking routes and links to East Dulwich Station and improved accessibility to the site.</p> <p>The site is not located within a conservation area or archaeological priority zone. Historic England note that the complex has undeniable interest and townscape value and would require a programme of historic building recording prior to any demolition proposal.</p>		