

## 12. Herne Hill and North Dulwich

### 12.1. Herne Hill and North Dulwich Area Vision

#### 12.1.1. Herne Hill and North Dulwich is:

- A residential neighbourhood which spans Southwark and Lambeth with many buildings of historic interest including the arts and crafts Sunray Estate and Stradella Road Conservation Area. The area is characterised by family housing and leafy, wide streets;
- Home to a thriving shopping centre with independent shops, bars and restaurants for local residents on Half Moon Lane and Norwood Road. There is a concentration of eateries facing Brockwell Park which adds to the area's nightlife;
- Accessible by rail from Herne Hill and North Dulwich stations, along with some bus routes which provide connections to central London. The area has no tube connection and is not as well served by public transport as many other parts of Southwark;
- A place for sports and outdoor activities including the Herne Hill Velodrome, Brockwell Park and Sunray Gardens;
- Home to a local business park within and between the viaducts running south from Herne Hill to West Dulwich and Tulse Hill.

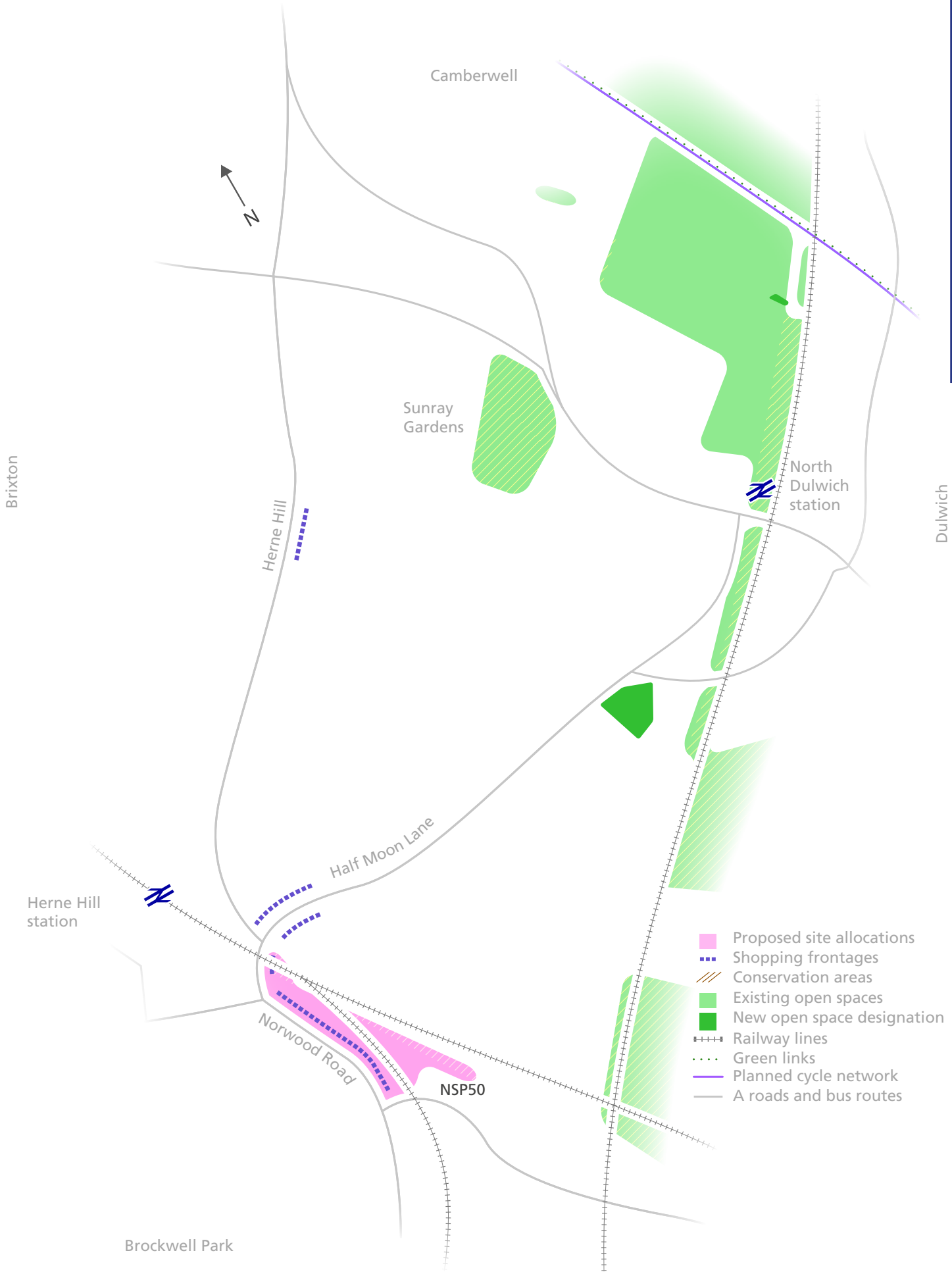
#### 12.1.2. Development in Herne Hill and North Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible at a range of tenures including social housing;
- Prioritise walking and cycling and improve public transport with street and junction improvements to make the town centre safer for vulnerable road users;
- Complement and improve the Herne Hill town centre including by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre.

#### 12.1.3. Growth opportunities in Herne Hill and North Dulwich:

Whilst development opportunities in Herne Hill are relatively limited, Herne Hill has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

# 12.2. Herne Hill and North Dulwich Area Vision Map



## 12.3. Herne Hill and North Dulwich Sites

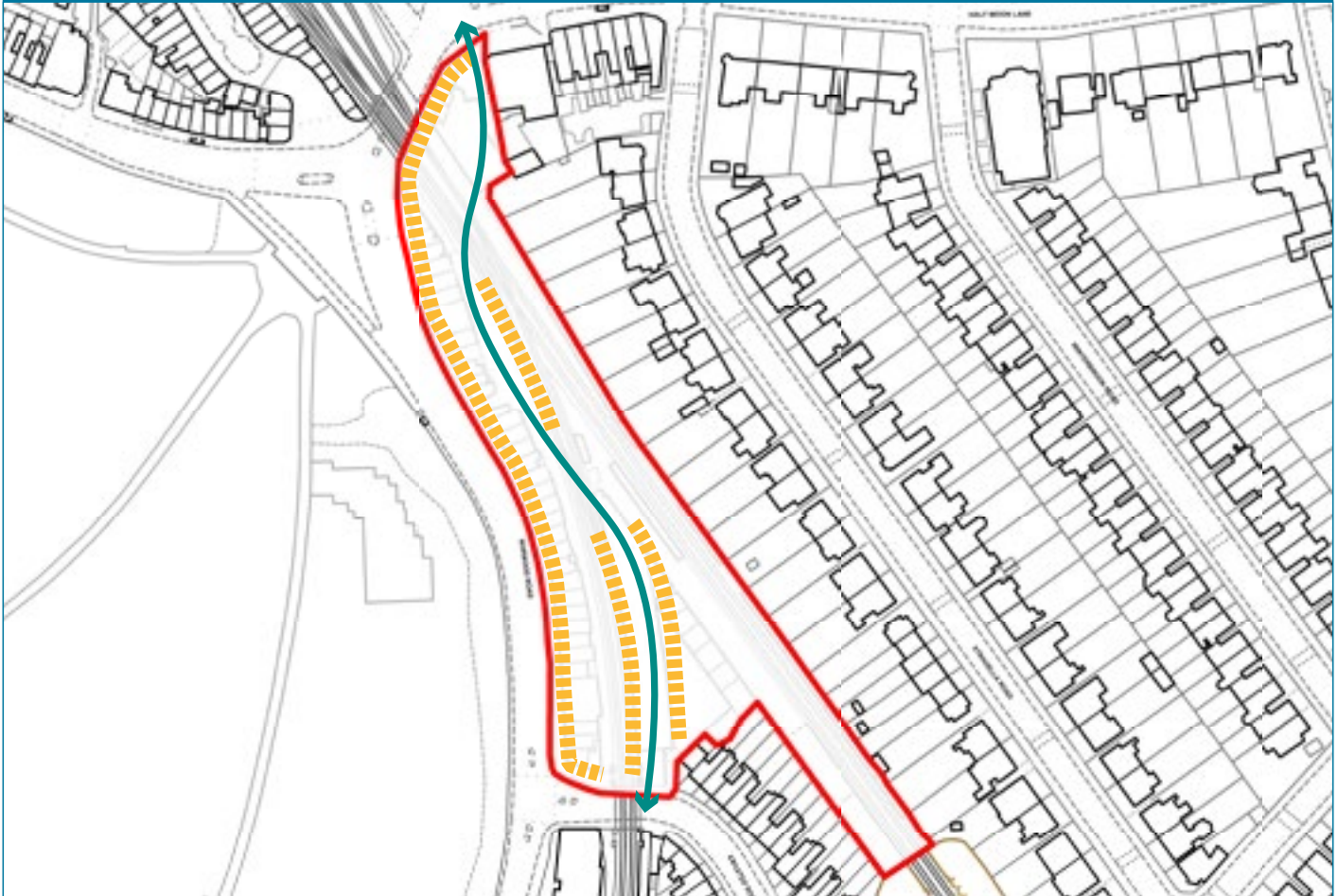
**12.3.1. The key development opportunity sites in Herne Hill and North Dulwich are:**

- NSP50: Bath Trading Estate



|                                   |   |  |
|-----------------------------------|---|--|
| <p><b>Description of site</b></p> | <p>The site is located to the south of Herne Hill Station and adjacent to Norwood Road and Brockwell Park. It is bisected by two railway viaducts and is occupied by a mix of light industrial and storage uses within the arches and adjacent buildings. A single storey parade of shops, restaurants and bars is located along Norwood Road, facing Brockwell Park.</p> |  |
| <p><b>Site area</b></p>           | <ul style="list-style-type: none"> <li>• 15,391 m<sup>2</sup></li> </ul>  | <p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Light Industrial (B1) – 2,553 m<sup>2</sup></li> <li>• Retail (A1, A2, A3, A4, A5) – 2,041 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:

- Contribute towards the small business cluster in Herne Hill providing at least the amount of employment floorspace currently on the site;
- Provide a new link to Half Moon Lane to improve the permeability and legibility of the site;
- Provide high quality active frontages at appropriate ground floor locations, including in the arches of the railway viaduct.

Redevelopment of the site may:

- Provide new homes on upper storeys facing Brockwell Park.

|   |   |   |   |
|---|---|---|---|
| <p><b>PTAL and Density Area</b></p>             | <ul style="list-style-type: none"> <li>• 5</li> <li>• Suburban 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) – 2,553 m<sup>2</sup></li> <li>• Retail (A1, A2, A3, A4) - 2,041 m<sup>2</sup></li> </ul> |
| <p><b>Required uses</b></p>                     | <ul style="list-style-type: none"> <li>• Employment uses (A1, A2, A3, A4, B1, D1, D2)</li> <li>• Town centre uses (A1, A2, A3, A4, D1, D2) – facing Norwood Road</li> </ul>   | <p><b>Other acceptable uses</b></p>           | <ul style="list-style-type: none"> <li>• Residential (C3) – on upper storeys facing Brockwell Park</li> </ul>   |
| <p><b>Design and accessibility guidance</b></p> | <p>The site is identified to encourage an intensification of employment uses and footfall to Herne Hill town centre. There may be opportunities for residential development on upper floors facing Brockwell Park on Norwood Road. However, any uplift in floorspace must be sensitive to the setting of Brockwell Park. Redevelopment should provide a new link to Half Moon Lane.</p> <p>The site is not within a borough designated archaeological priority zone but is within the Stradella Road conservation area. It is also within the setting of the undesignated heritage assets of Brockwell Park and railway viaducts.</p> |   |   |