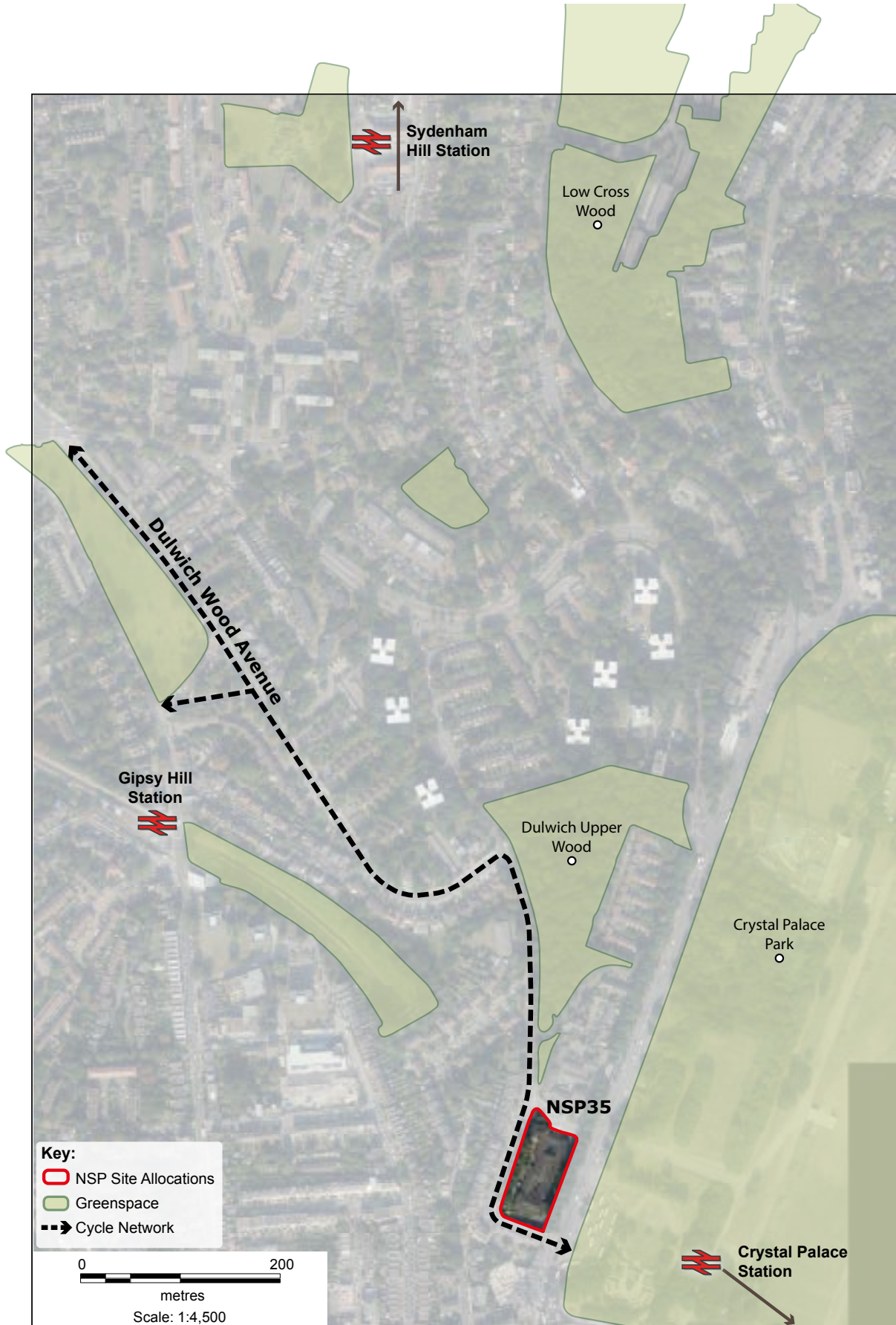


Crystal Palace and Gipsy Hill

Crystal Palace and Gipsy Hill Area Vision Map



AV.05 Crystal Palace and Gipsy Hill Area Vision

AV.05.1 Crystal Palace and Gipsy Hill are:

- On the boundary of Lambeth, Croydon, Lewisham and Bromley;
- A place with a thriving shopping and community centre at Crystal Palace, with more shopping nearby in Upper Norwood;
- Characterised by a range of housing types including Victorian terrace and semi-detached family housing, typical of a 19th-century railway suburb, alongside more modern housing designs;
- An area with plentiful public open spaces providing the historic Crystal Palace Subway entrance into Crystal Palace Park , and in close proximity to Dulwich Upper Wood and Norwood Park offering panoramic views towards Central London.
- Accessible by rail from mainline stations to Gipsy Hill station and several bus routes which terminate at Crystal Palace Bus Station.

AV.05.2 Development in Crystal Palace and Gipsy Hill should:

- Preserve and enhance the character of Crystal Palace and Gipsy Hill;
- Complement the shopping offer of Upper Norwood town centre;
- Provide as many homes as possible across a range of tenures including social housing;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Support improvements to local connectivity, permeability and accessibility including enhanced public transport, walking and cycling routes;
- Support improvements to local services to meet local needs, including for school places and GP provision;
- Be mindful of any cross-boundary issues with neighbouring boroughs

AV.05.3 Growth opportunities in Crystal Palace and Gipsy Hill:

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

Crystal Palace and Gipsy Hill Sites

The key development opportunity sites in Crystal Palace and Gipsy Hill are:

- NSP35: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace

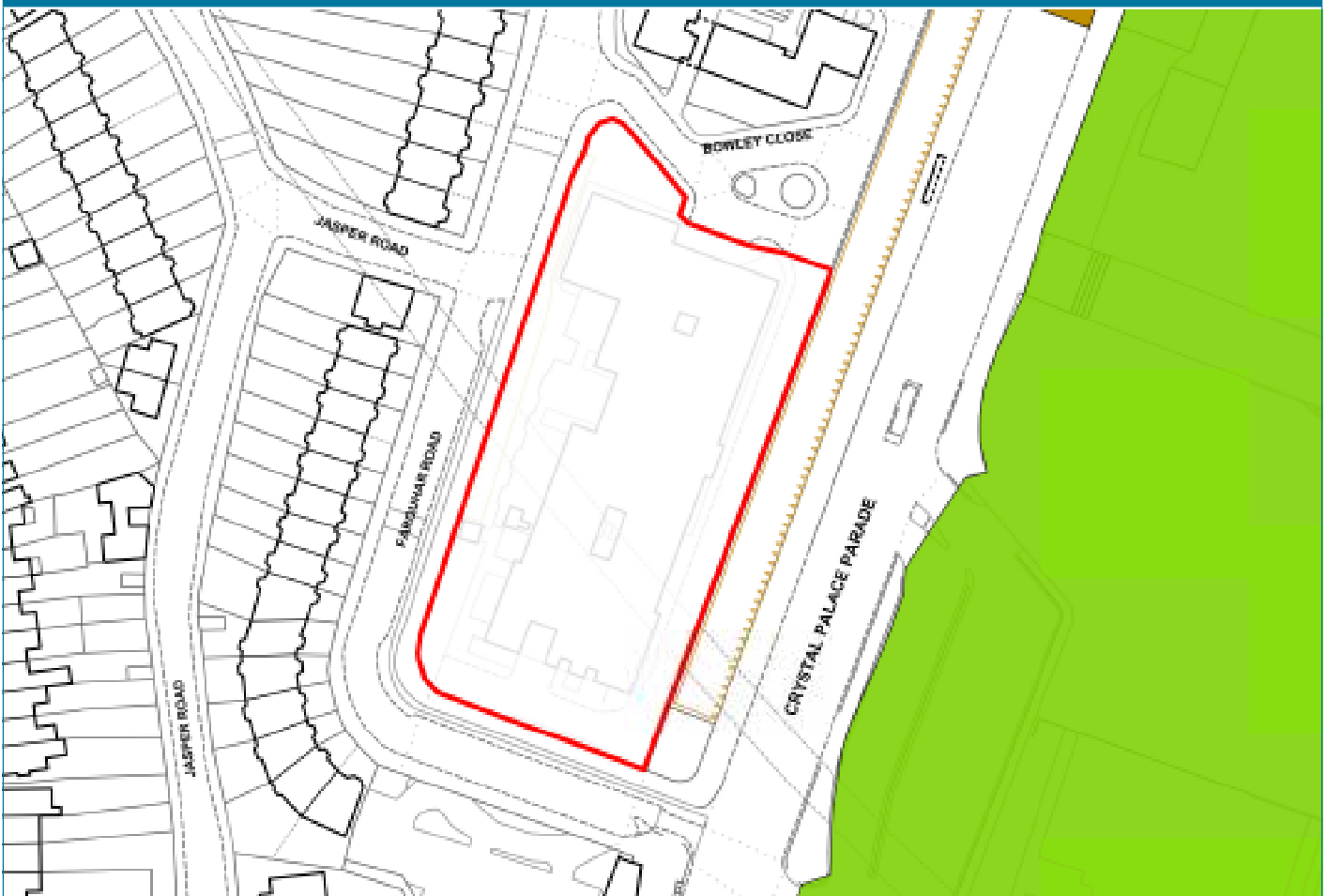


<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a rehabilitation centre or alternative health facility of at least equivalent size, provided there is a need for such a facility (D1) <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 5,027 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Rehabilitation centre (D1) – 1,986 m²

Design and accessibility guidance

Parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The site is located within Camberwell Grove conservation area and contains several grade II listed buildings, which should be protected or enhanced.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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