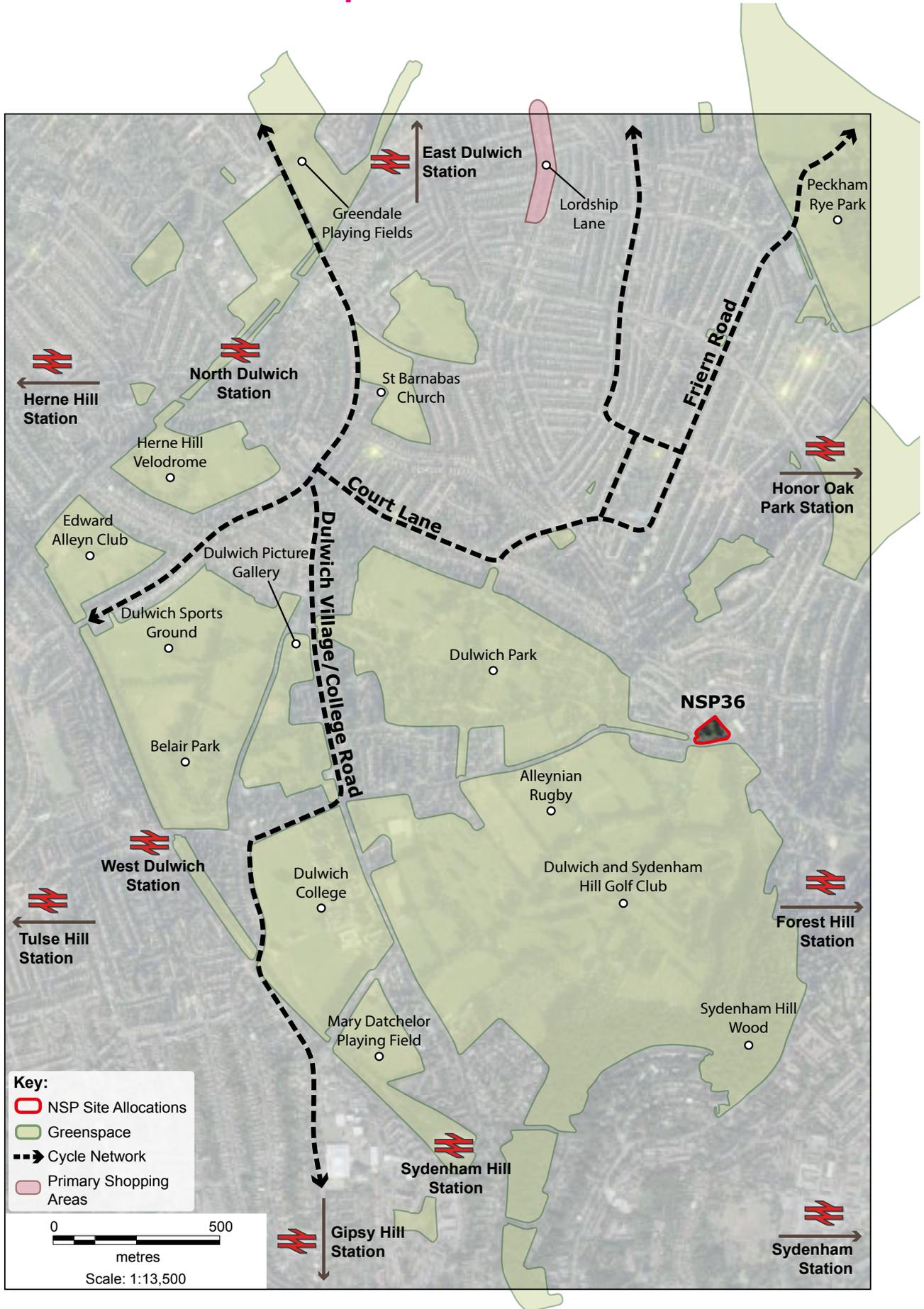


Dulwich

Dulwich Area Vision Map



AV.06 Dulwich Area Vision

AV.06.1.1 Dulwich is:

- A village centre based on a medieval settlement and characterised by family housing, successful schools and open spaces;
- An area including West Dulwich centred on Croxted and South Croxted Roads and which extends into Lambeth;
- A wider series of neighbourhoods characterised by a diverse range of housing, including social housing on the Kingswood Estate, Lordship Lane, Croxted Road, Lytcott Grove and 'Dutch' estates, as well as large areas of mid-20th century housing at Sydenham Hill;
- A place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood;
- Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery, Edward Alleyn House and Kingswood House;
- A popular visitor destination for its historic architecture, Dulwich Picture Gallery and Dulwich Park;
- Accessible by rail from mainline stations and some bus routes, but there is no station in the centre of Dulwich Village, there is no tube connection to Dulwich and the area is less well served by public transport than many other parts of Southwark, therefore many residents use cars to shop;
- Home to a thriving, historic local shopping centre in Dulwich Village, with independent retailers and a pub, and local shopping parades on Croxted Road, Park Hall Road and on the Kingswood Estate.

AV.06.1.2 Development in Dulwich should:

- Preserve and enhance the character of Dulwich;
- 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;
- Protect the independent character of shops and services in the Dulwich area;
- Support improvements to local connectivity 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.

AV.06.3 Growth opportunities in Dulwich:

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

Dulwich Sites

The key development opportunity sites in Dulwich are:

- NSP36: The Grove Tavern, 520 lordship Lane



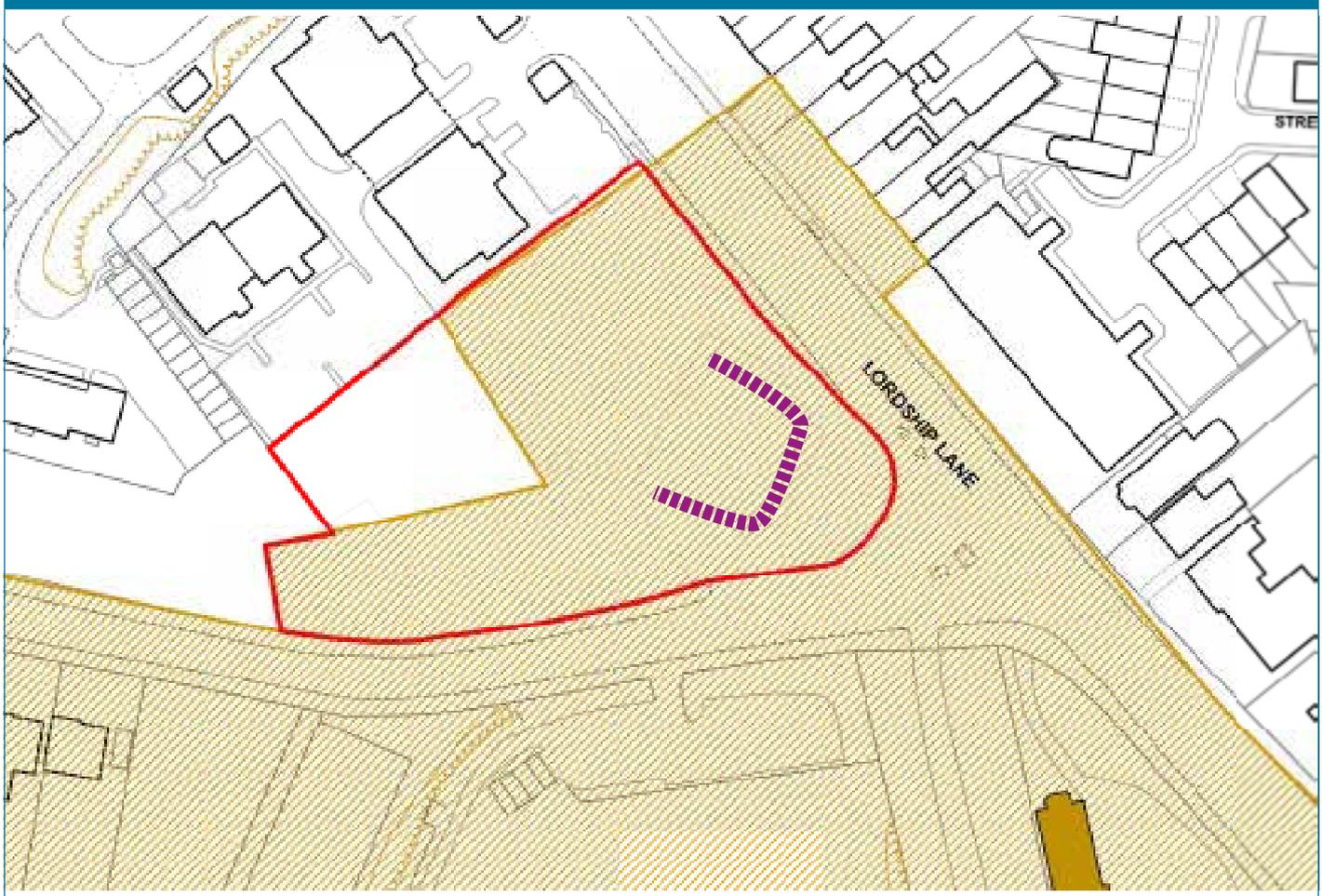
<p>Site vision</p>	<p>TRedevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a pub, if there is no demand for a pub, an equivalent amount of employment floorspace (A1, A2, A3, A4, B1, D1, D2) should be provided within a mixed-use development with active ground floor frontages. <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"> • 4,965 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Pub (A4) – 1,246 m²

Design and accessibility guidance

The site is within the Dulwich Wood conservation area and within the setting of Grade II Listed St Peter's Parish Church and Hall. The site includes a public house, which is an undesignated heritage asset that should be retained. Development should be set back from the busy south circular road and reflect both the open, green aspect of the neighbouring Lordship Lane Estate and the prevailing density of the surrounding area. Air quality is poor along the south circular road, and any development should be designed to mitigate its impacts.

The site is located within the 'Lordship Lane Burial Mound' Archaeological Priority Area. Historic maps show a barrow (burial mound) of unknown date was once located on this site. In the 18th century the area was part of Dulwich Wells.

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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