AV.07 East Dulwich Area Vision

AV.07.1 East Dulwich is:

- A predominantly residential area characterised by mostly suburban density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and iconic 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 shops at Northcross Road Market, Grove Vale and Forest Hill Road and on Lordship Lane at the Plough and at the junction with Dulwich Common are also highly valued;

- An area with rail connections from East Dulwich and Honor Oak stations along with recently improved bus services, 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 leisure with Dulwich Hamlet Football Club being a focus for many activities and an important visitor attraction with a valuable community function, and Dulwich Leisure Centre providing swimming and gym facilities. Goose Green, Peckham Rye and Greendale are important for outdoor recreation.

AV.07.2 Development in East Dulwich should:

- Respect the character of the local area;

- Provide as many homes as possible of all tenures, including social housing, whilst protecting the character of the area;

- Meet the needs for school places, health services and community facilities;

- Prioritise walking, cycling and car clubs and improve public transport to reduce pressure on car parking and improve accessibility;

- Protect the character of the smaller shopping parades along Lordship Lane, Grove Vale and Forest Hill Road;

- Seek to protect East Dulwich’s retail offer and maintain a balance between shops and night time economy uses which protects the amenity of local residents;

- Enable access to nature and recreation on the Greendale open space; and

- Provide an improved stadium for Dulwich Hamlet Football Club.
AV.07.3 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.

East Dulwich Sites

The key development opportunity sites in East Dulwich are:

- NSP37: Kwik Fit and Gibbs and Dandy, Grove Vale
- NSP38: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill
- NSP39: Railway Rise, East Dulwich
- NSP40: Dulwich Community Hospital, East Dulwich Grove
- NSP41: Goose Green Trading Estate
### NSP37: Kwik Fit and Gibbs & Dandy, Grove Vale

#### Description of site

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 (A1, A2, A3, A4, B1, D1, D2);
- Provide active frontages to Grove Vale;
- Provide a new green link from Grove Vale to Besant Place.

Redevelopment of the site should:
- Provide new homes (C3).

Redevelopment of the site may:
- Provide new extra care housing (C2).

#### Site area

- 3,266 m²

#### Existing uses

- Car tyre fitter (B1c) – 1,017 m²
- Builders’ merchant (sui generis) – 938 m²
The site is not within a borough designated Archaeological Priority Area or conservation area. The site is within the setting of Grade II listed Goose Green School.

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

© Crown copyright and database rights 2016 Ordnance Survey (0)100019252
NSP38: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill

Description of site

Redevelopment of the site must:
- Retain the football ground and ancillary facilities (D2) with capacity for no less than 3,000 spectators.

Redevelopment of the site should:
- Provide new homes (C3).

Redevelopment of the site may:
- Provide new extra care housing (C2).

Site area
- 14,640 m²

Existing uses
- Football Club Facilities (D2) – 1,696 m²
- Football pitch (D2) – 7,685 m²
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 must ensure that the football grounds continue to function successfully.

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment should complement the setting of existing open spaces, and enhance walking routes and connectivity to Lordship Lane and East Dulwich.

The site is not within a borough designated Archaeological Priority Area or conservation area. The site is located close to the Camberwell/Constance Road Workhouse build in 1892. An archaeological assessment is required for this site.

© Crown copyright and database rights 2016 Ordnance Survey (0)100019252
### NSP39: Railway Rise, East Dulwich

<table>
<thead>
<tr>
<th>Site vision</th>
<th>Redevelopment of the site must:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Provide at least the amount of employment workspace currently on the site (B class);</td>
</tr>
<tr>
<td></td>
<td>• Provide links to the former East Dulwich Community Hospital;</td>
</tr>
<tr>
<td></td>
<td>• Provide a habitat buffer to the adjacent green corridor along the railway line.</td>
</tr>
</tbody>
</table>

Redevelopment of the site should:
• Provide new homes (C3).

Redevelopment of the site may:
• Provide new extra care housing (C2).

<table>
<thead>
<tr>
<th>Site area</th>
<th>7,849 m²</th>
</tr>
</thead>
</table>

| Existing uses | Small business workspace and storage (B1, B8) – 4,056 m² |
Redevelopment should enhance the green habitat corridor adjacent to the railway track. The site is within the setting of East Dulwich Community Hospital.
NSP40: Dulwich Community Hospital, East Dulwich Grove

Site vision
Redevelopment of the site must:
- Provide a new secondary school (D1);
- Provide a new health centre (D1);
- 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

Site area
- 27,820 m²

Existing uses
- Hospital and ancillary uses (C2) – 12,627 m²
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.

Historic England note that the complex has interest and townscape value and would require a programme of historic building recording prior to any demolition proposal. Where possible historic buildings should be retained and enhanced.
### NSP41: Goose Green Trading Estate

#### Site vision

<table>
<thead>
<tr>
<th>Redevopment of the site must:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Provide business and industrial space (B class) of at least the existing level of provision.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Redevopment of the site may:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Provide new homes (C3).</td>
</tr>
</tbody>
</table>

#### Site area

| 4,976 m² |

#### Existing uses

| Employment uses – 3,794 m² |
The site abuts the Grade II Listed Dulwich Public Baths. Any redevelopment must protect and enhance the setting of this building.