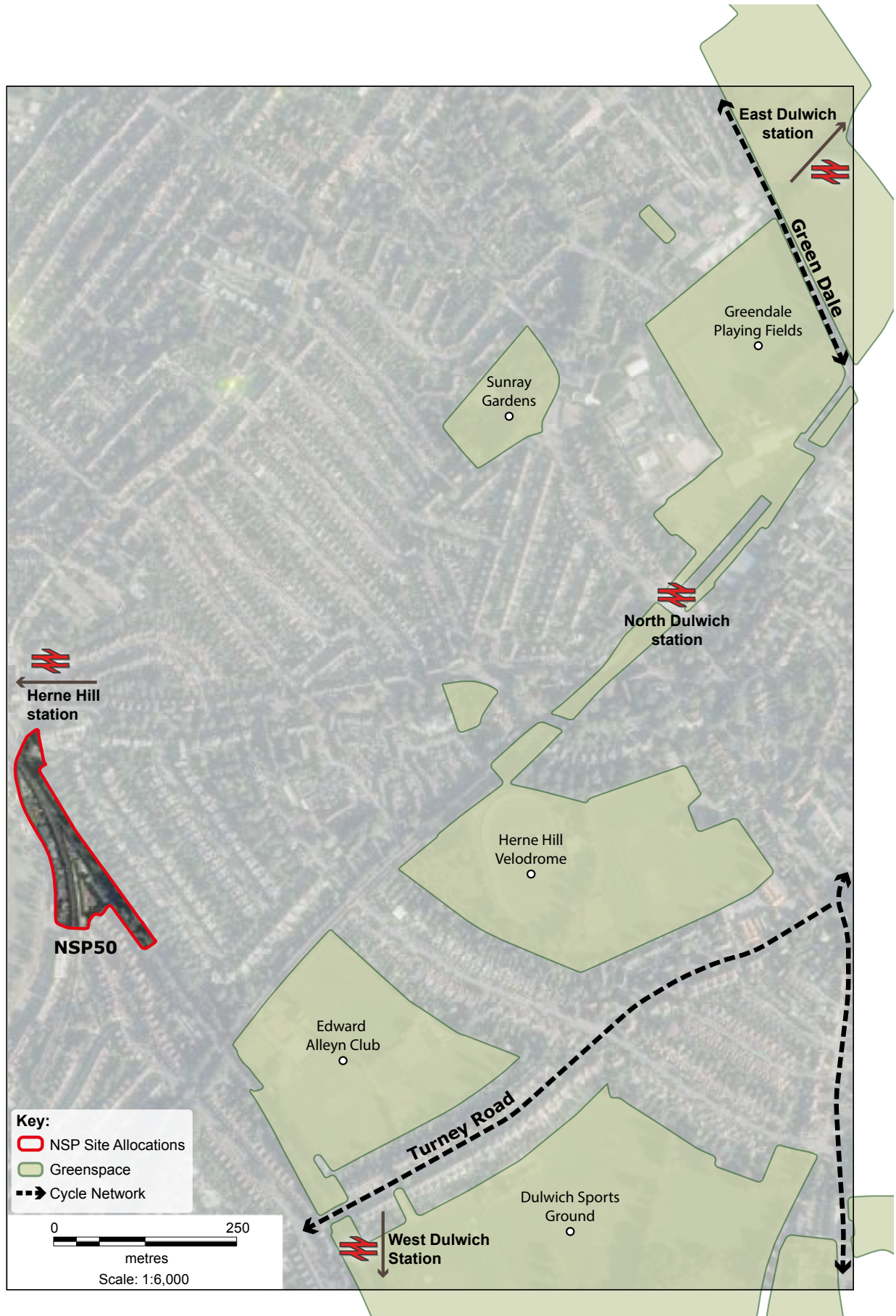


# Herne Hill and North Dulwich

## Herne Hill and North Dulwich Area Vision Map



## AV.09 Herne Hill and North Dulwich Area Vision

### AV.01.1 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 architecture of the 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 a village feel, Sunday market and many 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.

### AV.01.2 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, cycling and public transport with street and junction improvements to make the town centre safer for vulnerable road users and reduce exposure to air pollution;
- 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 and allow existing businesses to grow;
- Enhance public realm around the Half Moon Tavern and improve pedestrian access under the railway viaduct;
- Improve surface water drainage in the area to prevent flooding.

### AV.01.3 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.

## Herne Hill and North Dulwich Sites

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

- NSP50: Bath Trading Estate



Site vision

Redevelopment of the site must:

- Contribute towards the small business cluster, including creative and cultural industries, providing at least the amount of employment floorspace (B class) currently on the site;
- Provide high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations, and space for small businesses (B1) in the arches of the railway viaduct.

Redevelopment of the site may:

- Provide a new link to Half Moon Lane to improve the permeability and legibility of the site;
- Provide new homes (C3) on upper storeys facing Brockwell Park;
- Provide new visitor accommodation (C1).

Site area

- 15,390 m<sup>2</sup>

Existing uses

- Light Industrial (B1) – 2,553 m<sup>2</sup>
- Retail (A1, A2, A3, A4, A5) – 2,041 m<sup>2</sup>

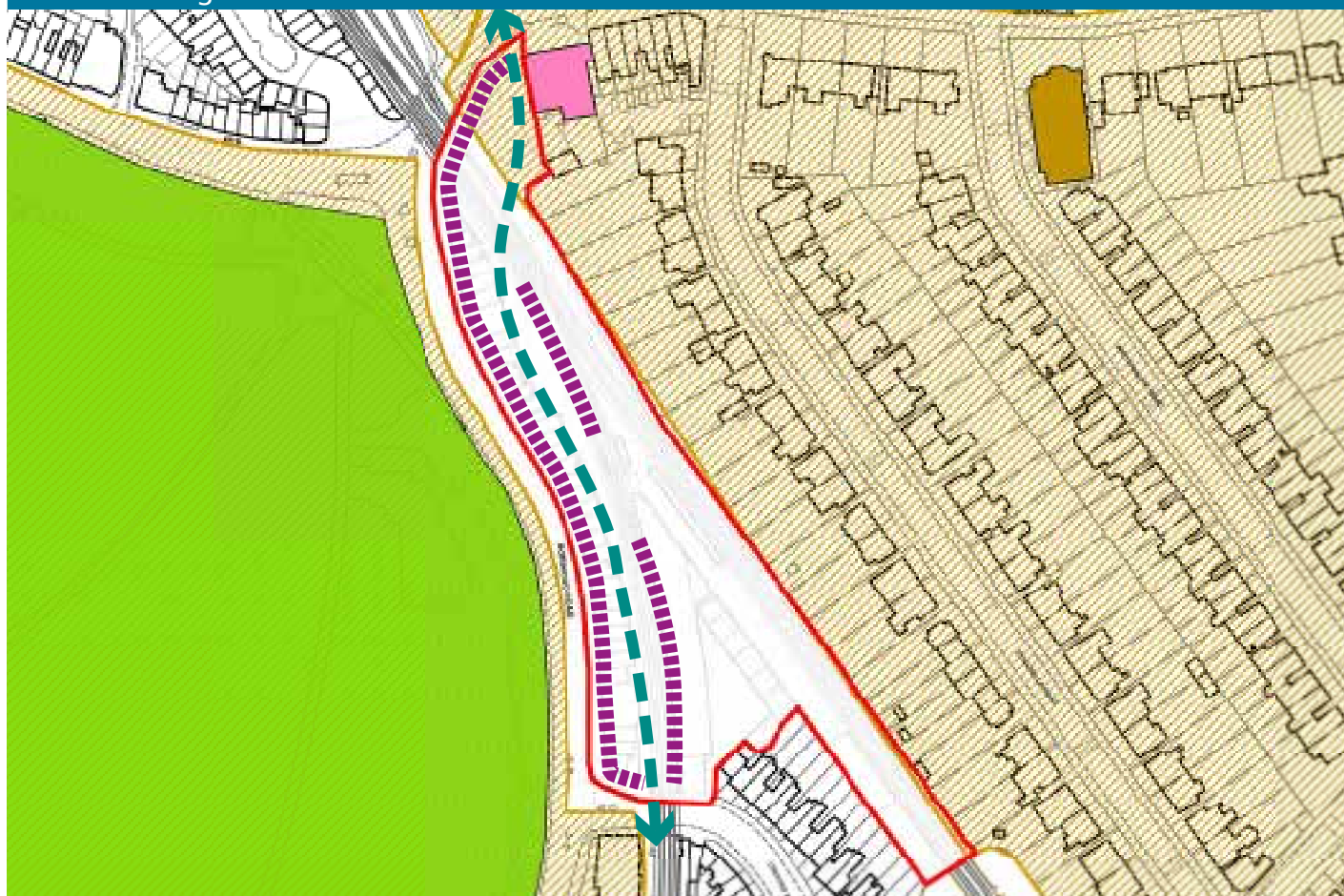
Any redevelopment should intensify and expand of employment uses and footfall to Herne Hill town centre. There may be opportunities for residential development on upper floors facing Brockwell Park on Norwood Road. However, any uplift in floorspace must be sensitive to the setting of Brockwell Park and proposed development should reflect existing building heights. Redevelopment should provide a new pedestrian link to Half Moon Lane from Bath Factory Estate.









Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies as set out in the Lambeth Local Plan.

The site is within the Stradella Road conservation area. It is also within the setting of the designated heritage asset of Brockwell Park (a Registered Landscape and Conservation Area) and an ornate cast iron railway viaduct to the south of the site (locally listed in Lambeth). Development proposals should seek to enhance the historic features of the site and its immediate surroundings.

Development proposals must recognise the sites close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to the provisions of policies and site allocations within reasonable proximity as set out in the Lambeth Local Plan.

## Site vision diagram



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

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