

# 9. Dulwich

## 9.1. Dulwich Area Vision

### 9.1.1. Dulwich is:

- A village centre based on a medieval settlement and characterised by family housing, successful schools and open spaces; and includes the West Dulwich area centred on Croxted and South Croxted Roads which spans the borough boundary into Lambeth;
- A wider series of neighbourhoods characterised by a diverse range of housing, including social housing on the Kingswood, Lordship Lane, Croxted Road, Lytcott Grove, Delawyck Crescent and 'Dutch' estates, as well as large areas of mid-20th century housing at Sydenham Hill and Gipsy 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 significantly less well served by public transport than many other parts of Southwark;
- 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.

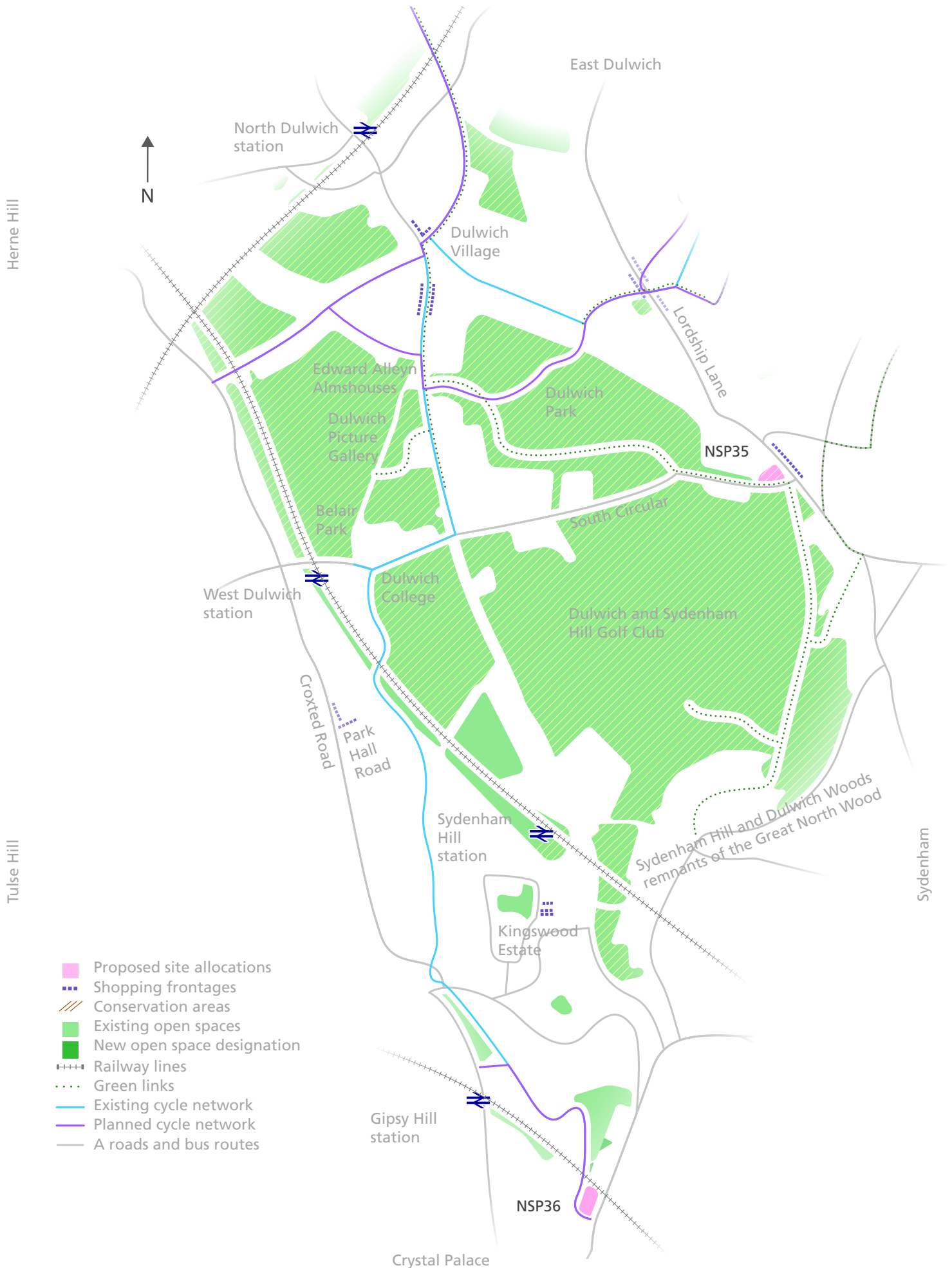
### 9.1.2. Development in Dulwich should:

- 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.

### 9.1.3. 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.

## 9.2. Dulwich Area Vision Map



## 9.3. Dulwich Sites

### 9.3.1. The key development opportunity sites in Dulwich are:

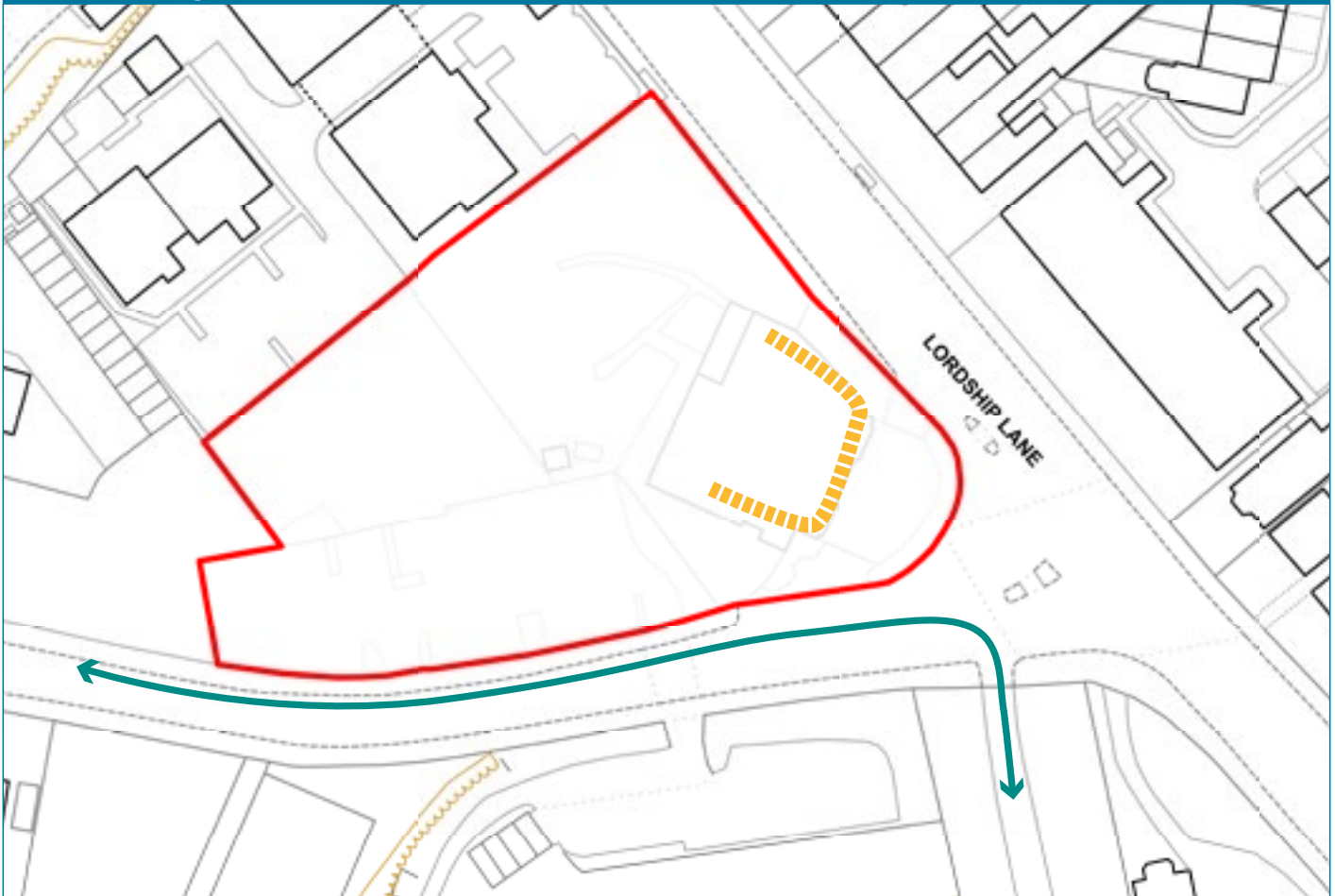
- NSP35: The Grove Tavern, 520 Lordship Lane
- NSP36: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace

NSP35: The Grove Tavern, 520 Lordship Lane



|                                   |  |  |
|-----------------------------------|--|--|
| <p><b>Description of site</b></p> | <p>This site includes a former public house and ancillary car parking. The pub is located at the junction of Lordship Lane to the east and Dulwich Common (South Circular) to the south.</p> |  |
| <p><b>Site area</b></p>           | <ul style="list-style-type: none"> <li>• 4,965 m<sup>2</sup></li> </ul>  | <p><b>Existing uses</b></p> <ul style="list-style-type: none"> <li>• Pub (A4) – 1,951 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:

- Retain a pub. If there is no demand for a pub, an equivalent amount of employment floorspace should be provided including shops, restaurants or bars with active ground floor frontages.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

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|---|---|---|---|
| <p><b>PTAL and Density Area</b></p>             | <ul style="list-style-type: none"> <li>• 3</li> <li>• Suburban Density Zone</li> </ul>  | <p><b>Indicative development capacity</b></p> | <ul style="list-style-type: none"> <li>• Pub (A4) – 1,951 m<sup>2</sup></li> <li>• Residential (C3) – 68 homes</li> </ul> |
| <p><b>Required uses</b></p>                     | <ul style="list-style-type: none"> <li>• Pub (A4) at least 1,951 m<sup>2</sup>, subject to demand or alternative employment uses (A1, A2, A3, A4, B1, D1, D2) – equivalent to any loss of pub space.</li> </ul>   | <p><b>Other acceptable uses</b></p>           | <ul style="list-style-type: none"> <li>• Extra care housing (C2)</li> <li>• Residential (C3)</li> </ul>                   |
| <p><b>Design and accessibility guidance</b></p> | <p>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 former 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.</p> <p>The site is not located within a borough designated archaeological priority zone. It was once part of Dulwich Wells, which for a short time in the 18th century rivalled the better known Sydenham Wells and Beulah Spa. The area is much influenced by the former course of the River Effra.</p> |   |   |



|                                   |   |                             |  |
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| <p><b>Description of site</b></p> | <p>The site currently houses a single storey rehabilitation centre and is located at a lower level to the west of Crystal Palace Parade. An underground railway line cuts directly through the north section of the site in an east-west direction.</p> |                             |  |
| <p><b>Site area</b></p>           | <ul style="list-style-type: none"> <li>• 5,027 m<sup>2</sup></li> </ul>   | <p><b>Existing uses</b></p> | <ul style="list-style-type: none"> <li>• Rehabilitation centre (D1) – 1,986 m<sup>2</sup></li> </ul> |

Site vision diagram



- Site boundary
- Opportunity for public open space
- Opportunity for active frontages
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Site vision

Redevelopment of the site must:

- Retain a health facility of at least equivalent size, provided there is a requirement for a health facility.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.



|   |   |   |  |
|---|---|---|--|
| <p><b>PTAL and Density Area</b></p>             | <ul style="list-style-type: none"> <li>• 6a</li> <li>• Suburban Density Zone</li> </ul>   | <p><b>Indicative development capacity</b></p> | <ul style="list-style-type: none"> <li>• Residential (C3) – 118 homes</li> <li>• Rehabilitation centre (D1) – 1,986 m<sup>2</sup></li> </ul> |
| <p><b>Required uses</b></p>                     | <ul style="list-style-type: none"> <li>• Health facility (D1) – to at least existing provision (1,986 m<sup>2</sup>) unless there is no requirement for a health facility.</li> </ul>   | <p><b>Other acceptable uses</b></p>           | <ul style="list-style-type: none"> <li>• Residential (C3)</li> <li>• Extra care housing (C2)</li> </ul>                                      |
| <p><b>Design and accessibility guidance</b></p> | <p>Given the context of the raised roads which border the site, there is the potential to develop the site at a higher density than existing, without harming the amenity of surrounding properties. The existing health facility use should be retained where it continues to meet need. Any uplift in floorspace could be for residential use or extra care housing.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area but is adjacent to a historic railway viaduct which is an undesignated heritage asset. The mature trees which line the perimeter of the site on the east and west boundary should be retained and will provide a visual screen for the new development.</p> |   |  |