

A home for Lewisham, built by Lewisham

CONCEPT SITE PLAN · TRANSITION SPACE · SCALE 1:250 @ A0

Together, we can make Ladywell Playtower a place to feel safe, seen and supported: somewhere to rest, connect and rebuild, with practical ways to learn, create and thrive.

Lewisham has always been made by its people: families, young people, elders and communities who bring culture, care and resilience. This project is about keeping a place for them, now and for future generations.

WHAT COULD BE HERE

These are early ideas, at concept stage. What happens here will be decided with local people, through conversations, workshops and consultation at every step.

- Accessible hydrotherapy and spa
- Women-only, men-only and family sessions
- Coworking and a digital suite
- Creative spaces and routes into training and work
- A community garden and café
- Advice sessions and links to local services

We'll share what we heard and what changed at each stage, in plain English, easy read, large print and community languages.

Built for and with Lewisham. Tell us what you need. This building is here to serve you.

WAYS IN

- 1 Playtower pedestrian entrance**
Main way into the Playtower from Ladywell Road
- 2 Drive + path entrance**
New crossover; garden, transition space and accessible parking
- 3 The Court entrance**
Existing gateway into the Court courtyard
- 4 Service entrance**
Deliveries and maintenance, west of the Playtower
- 5 South-west pedestrian + cycle entrance**
Link to the park footpath



Growing food together

Neighbours of all ages at the raised beds.



Markets + pop-ups

Regular stalls and pop-ups for local makers and traders.



Kids' activities + learning

Clubs, play and outdoor learning in the garden.



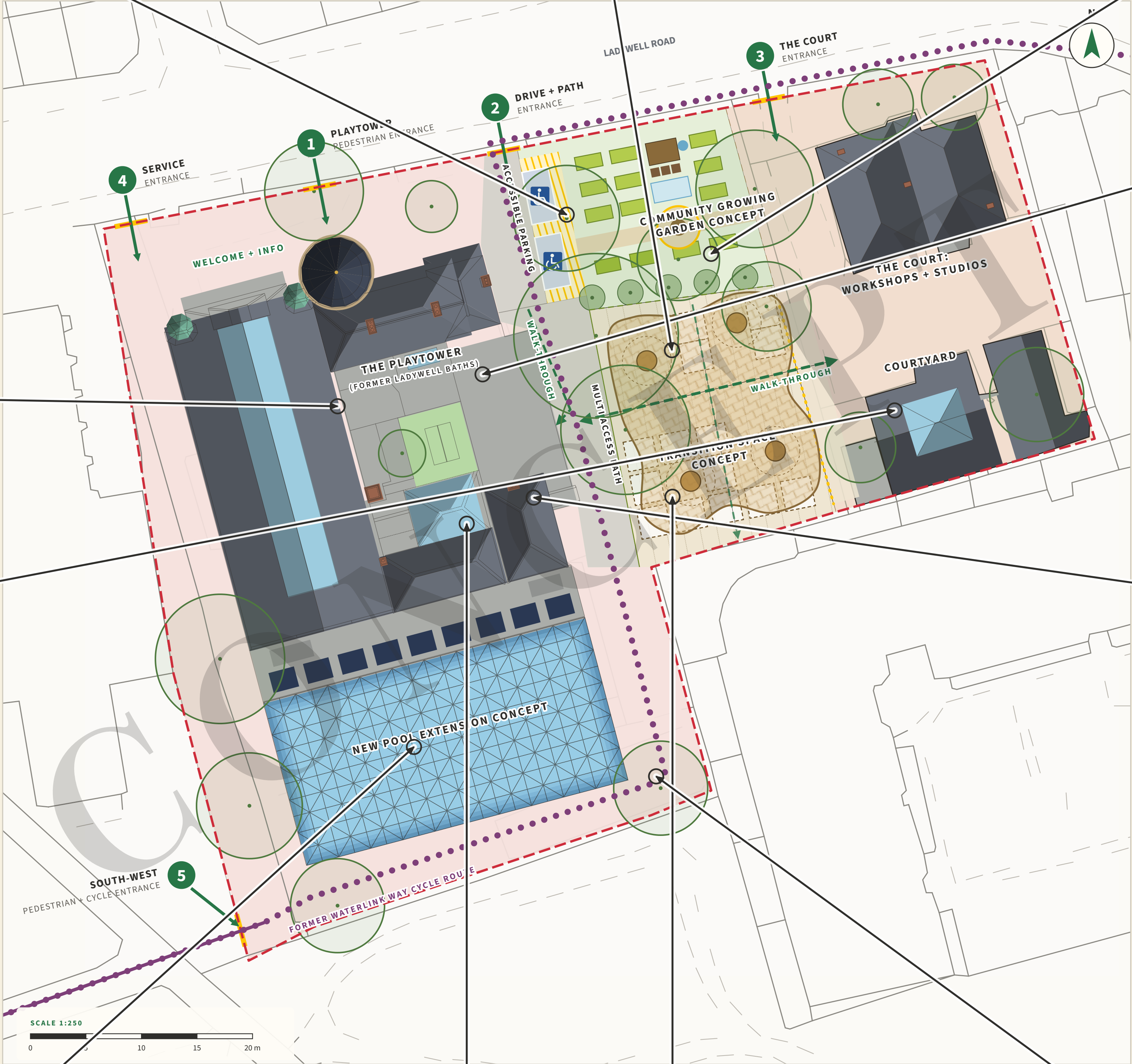
Relaxing in the spa

Treatments, sauna and steam in the Playtower.



Learning a skill

Craft, trades and heritage skills workshops in the Court.



Creative media studios

Recording, editing, film and digital creativity.



Movement + recovery

Gentle exercise and rehab classes for all ages.



Swimming + hydrotherapy

Lane swimming, lessons and warm-water therapy in the restored baths.



Co-working + multi-use spaces

Flexible rooms to work, meet, eat and gather.



Music + events

Performances, workshops and celebrations in the transition space.



Walking + cycling through

Following the former Waterlink Way cycle route through the site.

KEY

- Community growing garden
- Transition space structure
- Accessible parking
- Existing tree
- Walk-through route
- Site boundary
- Transition space paving
- Multi access path
- The Court
- New trees
- Former Waterlink Way cycle route

WHAT HAPPENS NEXT

- 1 Concept (now)**
- 2 Listen + community workshops**
- 3 Co-design + design development**
- 4 You said, we did**
- 5 Planning + listed building consent**
- 6 Restoration + opening**

Things we must work with: a Grade II listed building, the Ladywell conservation area, existing trees and a fixed budget.

HOW IT COULD FEEL

- Calm, step-free arrival at every entrance
- Quiet and social spaces, with the freedom to step away
- Privacy and dignity designed in, especially in the spa and therapy spaces
- Sensory-considered zones, buffering noise, light and crowding
- Staff trained in trauma-informed, respectful care

HACKIT
Design™

CONCEPT

The Playtower (former Ladywell Baths)
+ former Coroner's Court
Ladywell Road, Lewisham SE13

Presentation board

SCALE
1:250 @ A0
DESIGN
Isaac Aryee

DATE
02.10.2026
REV
P29

LPT-HD-SK-118

Concept only, not for construction.
HM Land Registry TGL47399 + TGL47351.