

Why

A Framework For Catford Town Centre



We want the town centre to work better for everybody. The framework plan is an opportunity to rethink the way streets and open spaces, retail, civic services, town centre businesses and homes contribute to Catford's sense of place and vitality. The framework plan will open up discussions on how new homes can be accommodated in the town centre, making the most of land whilst respecting residential neighbours. We want to work with you on the strategic objectives that should guide Catford's transformation. These boards illustrate the emerging framework plan for Catford and we invite you to share your views.



A Healthier, Safer Environment for Moving About



Lewisham Council and TfL are working together to progress a technical feasibility study investigating the re-routing of the South Circular Road.

The plan reroutes this major road, that currently divides the town centre, south of Laurence House, the main offices of Lewisham Council. It is reconfigured to create improved pedestrian crossings and introduce dedicated cycle lanes. Two-way traffic will flow around retail park Plassy Island and new traffic light-controlled junctions will replace the current gyratory system.

Moving the road will open up a large central site for regeneration where Laurence House, the Old Town Hall, the Civic Suite, the Catford Shopping Centre, Milford Towers and the multi-storey car park are currently located. Catford Broadway, Catford's market and shopping street, as well as the Broadway Theatre will remain in place and we will have an opportunity to consider how new town centre leisure, culture and shopping uses as well as homes could complement this historic building.

Construction work on the new road layout aims to start in 2022.



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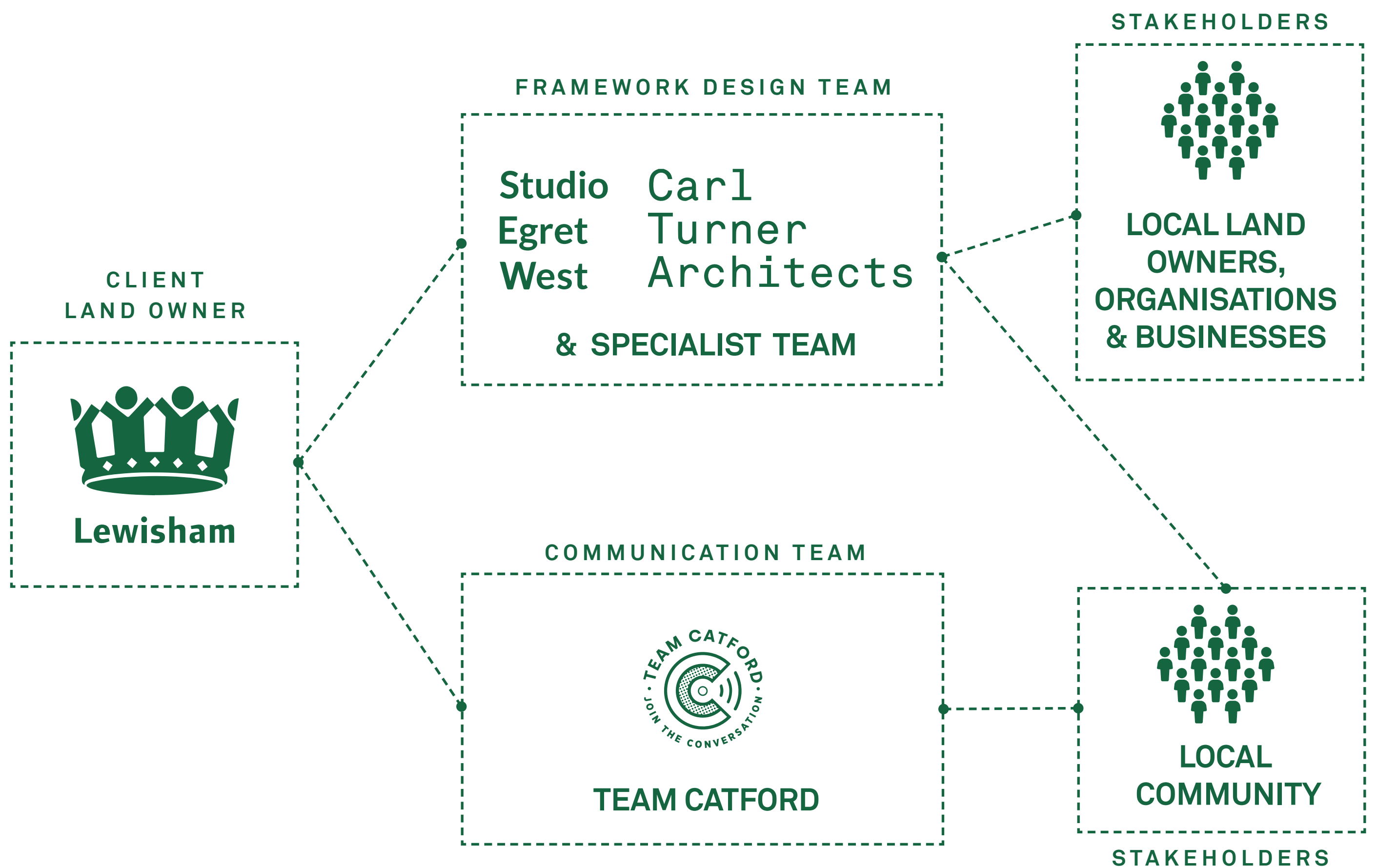
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Who We Are



LEWISHAM COUNCIL

Lewisham Council is the client for this framework, but also owns the majority of the town centre land. Lewisham Council is commissioning this framework, overseeing the framework process (ensuring all stakeholders are consulted and all information is accessible to the entire framework team) and, finally, delivering parts of the future projects themselves, as landowners.

FRAMEWORK DESIGN TEAM

Lewisham Council, Studio Egret West and Carl Turner Architects are engaging with local people as part of the #CatfordConversation, a community engagement programme designed to ensure that local people are given a voice as Lewisham Council prepares a framework to guide the future of the town centre.

The Framework Design Team is analysing the town centre and using the feedback from the stakeholders and the public to conduct urban studies that are finally condensed into a framework that Lewisham Council can use for their local plan and as guidance for future planning applications.

TEAM CATFORD

Team Catford coordinates engagement in Catford on behalf of Lewisham Council, to gather and measure feedback, and to organise community events in the town centre. To ensure all feedback is gathered correctly, and is useful and accessible to the framework team, they are using the online engagement tool Commonplace.



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Framework & Engagement Update

With over 1,900 comments from local people from Catford, we've updated our framework to reflect community feedback.

With over 1,900 comments and ideas shared from the local community, the early designs towards a framework plan you see today have been informed by feedback from local people.

Our ten key moves directly reflect common themes that have been raised

by the Catford community - the need for more public and green space in the town centre, a more pleasant environment for pedestrians and cyclists with distance between the busy South Circular Road and the town centre, a greater range of shops and restaurants and more attractive and sustainable buildings.

Previous Topic: The Emerging Framework - Summary

Public space / Public Realm

Local people have told us they love the idea for new public space in the heart of Catford and the majority want to see trees, planting and green spaces. From the feedback we have gathered so far, it seems opinion is split as to whether this public space should be a series of smaller, more intimate spaces with natural barriers created between the roads and the town centre, or larger, open spaces.

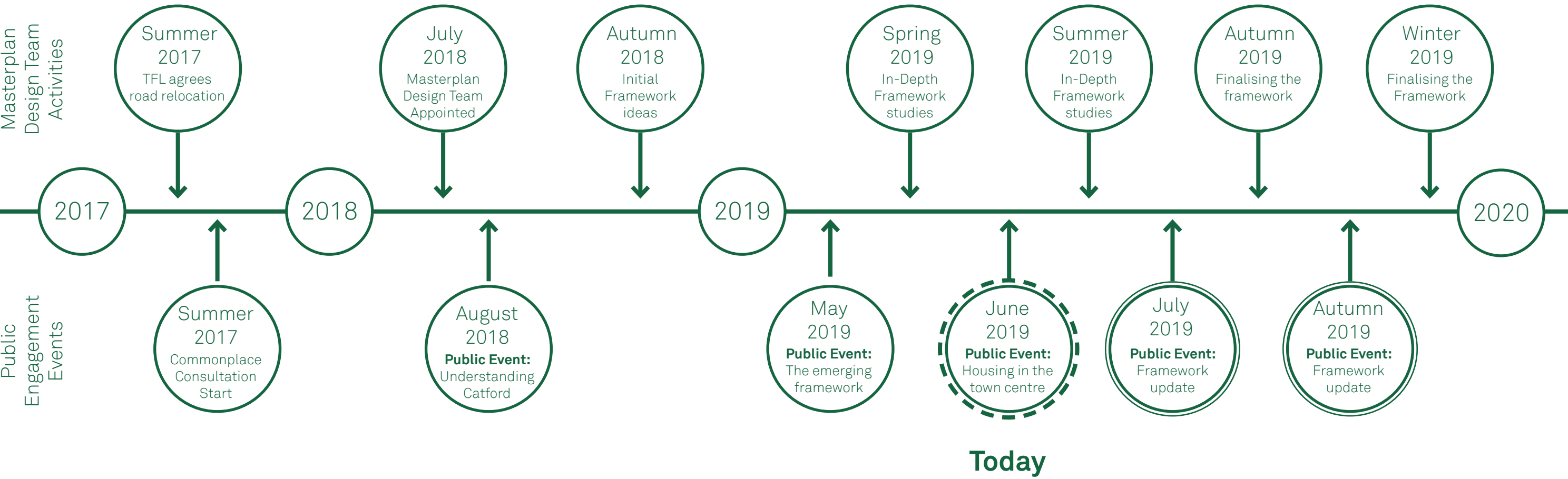
Civic Buildings

We have heard that local people would like to see more attractive civic buildings in the town centre, to give the area a distinctive look and feel. There seems to be a consensus among local people that new civic buildings should be sustainable and environmentally friendly, with features such as living roofs and greenery built in.

Town Centre Ingredients

It is clear from the feedback gathered that local people want improved retail options in the town centre, with calls for more outdoor markets and pop up shops, as well as independent retailers. Many local people are also in favour of new places to eat or drink, with a wish for more independent options. Feedback also shows that there is an appetite for more cultural space such as art and event space.

374 attended our sessions on the last engagement topic in May, and commented on 37 feedback forms. 200+ comments and agreements were shared online since late May.



PLEASE CHECK WWW.TEAMCATFORD.COM FOR UPDATES ON ENGAGEMENT EVENTS.

Next engagement topics & dates

TOPIC: HOUSING IN THE TOWN CENTRE

Main Session with design team present:

Tue 25 June, 7pm-9pm, Civic Suite, Catford SE6 4RX

Drop-in sessions:

Sat 29 June, 10am-2pm, Broadway Theatre Bar, Catford Rd, SE6 4RU

Sunday 30 June, 10am-4pm, Catford Food Market, Catford Broadway, Catford, SE6 4SN

Sunday 7 July, 12pm - 5pm, Blythe Hill Fields Festival, Blythe Hill Fields, SE23 1SP

Tuesday 9 July, 7pm-9pm, Catford South Assembly Meeting, St Laurence Church Main Hall, 37 Bromley Rd, Catford, SE6 2TS

Wednesday 10 July, 7pm-9pm, Rushey Green Assembly Meeting, Civic Suite, Catford SE6 4RX

Sunday 14 July, 10am-5pm, Catford Vegan Festival, Catford Broadway, Catford SE6 4SN

TOPIC: FRAMEWORK UPDATE

Main Session with design team present:

Wednesday 24 July, 6pm-9pm, Civic Suite, Catford SE6 4RX

Drop-in sessions:

Saturday 27 July, 1pm-4pm, Broadway Theatre Bar, Catford Road, SE6 4RU

Sunday 28 July, 10am-4pm, Catford Food Market, Catford Broadway, Catford SE6 4SN

Sunday 25 August, 10am-4pm, Catford Food Market, Catford Broadway, Catford SE6 4SN

Sunday 29 September, 10am-4pm, Catford Food Market, Catford Broadway, Catford SE6 4SN

Sunday 27 October, Catford Food Market, 10am-4pm, Catford Broadway, Catford SE6 4SN

Sunday 24 November, 10am-4pm, Catford Food Market & Festive Light Switch, Catford Broadway, Catford SE6 4SN

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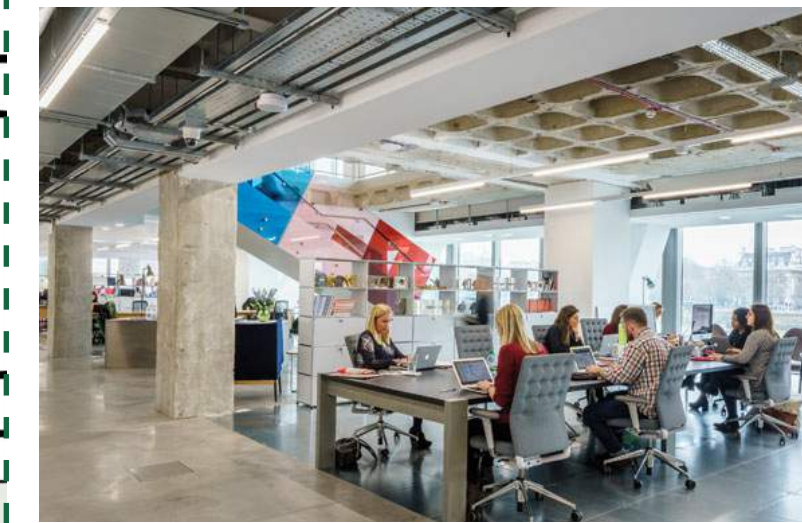
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The Updated Framework Plan



Examples Of Town Centre Activities



Workspaces



Flexible assembly hall/cinema



Library & learning



Meeting spaces



Social & event spaces



Bars & restaurants



Lively open spaces



Cafés & eateries



Spaces for community events



High quality civic spaces

Catford Can Support More Homes



Halfords and Wickes Site



Catford Centre & Laurence House Sites



Plassy Island Site



Homes for Londoners

Housing in London is planned strategically which allows London to focus housing in the most sustainable locations. The local boroughs plan for homes that their residents need. Lewisham Council is taking a leading role in shaping places in response to an area's opportunities and distinctiveness.

The Future of Catford

Lewisham is the 13th largest borough in London, by population and the fifth largest in inner London, with a population of around 292,000 (mid-year estimate, ONS, 2014). This is estimated to rise to over 318,000 by 2021.

Over the next 20 years the borough is expected to see the second fastest rate of growth in inner London.

CATFORD'S KEY OPPORTUNITY SITES

Catford Town Centre fulfils all of the conditions, set out below, for building additional homes in suitable locations:

- Sites with existing or planned public transport access levels (PTALs) 3-6 and are located within 800m of a Tube station, rail station or town centre boundary
- Car parks and low-density retail parks suitable for redevelopment
- Low-density sites with commercial, leisure and infrastructure uses that could be appropriate for residential uses as well
- Surplus utilities and public sector owned sites suitable for redevelopment

VIBRANT AND CONNECTED

Concentrating new homes in locations that offer excellent access to transport and amenities provides more people with easier access to jobs and education, shopping and services. This gives residents greater independence in how they choose to live, work and play.

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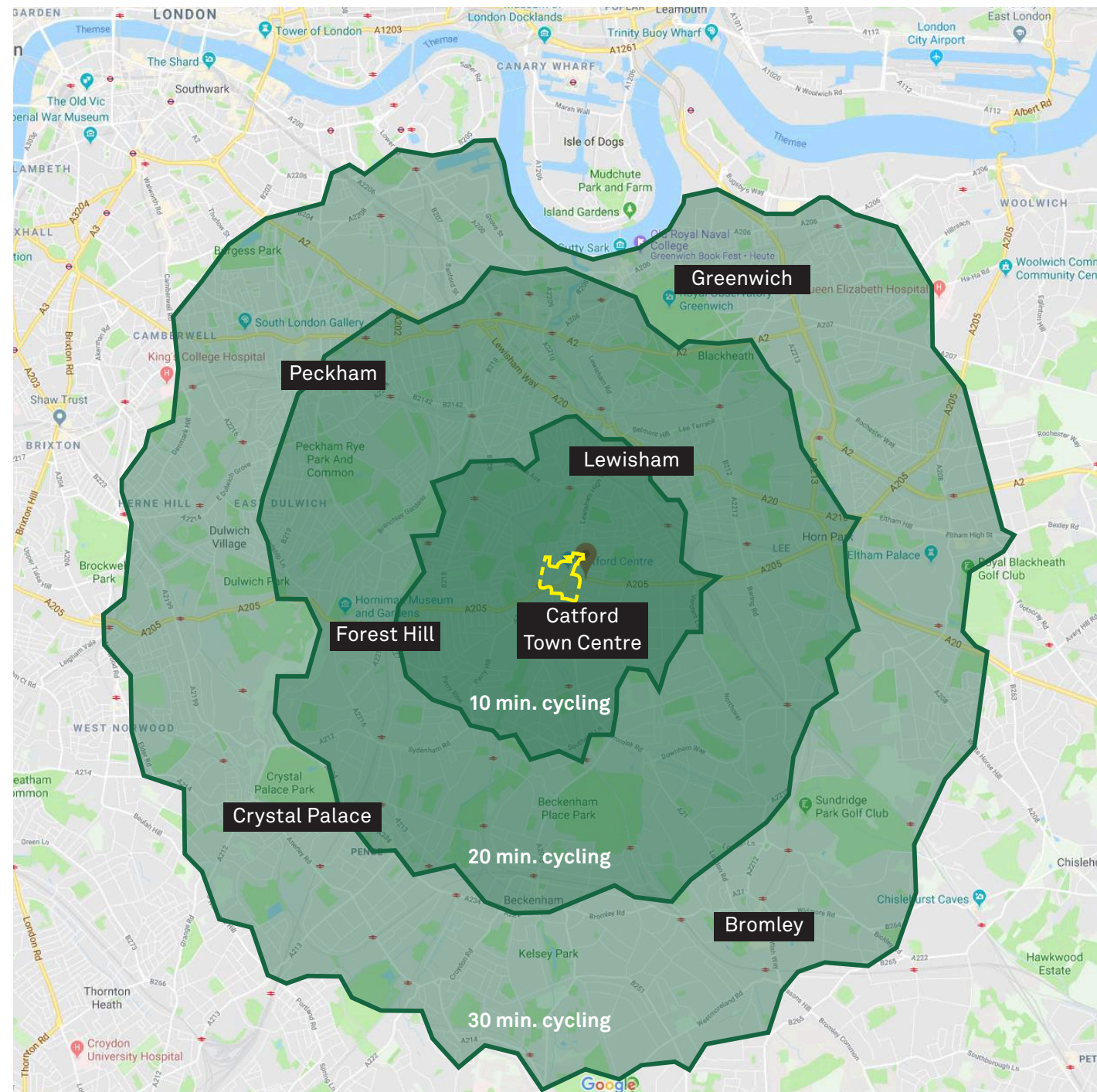
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Catford Is Well Connected

Walking Distances



Cycling Distances



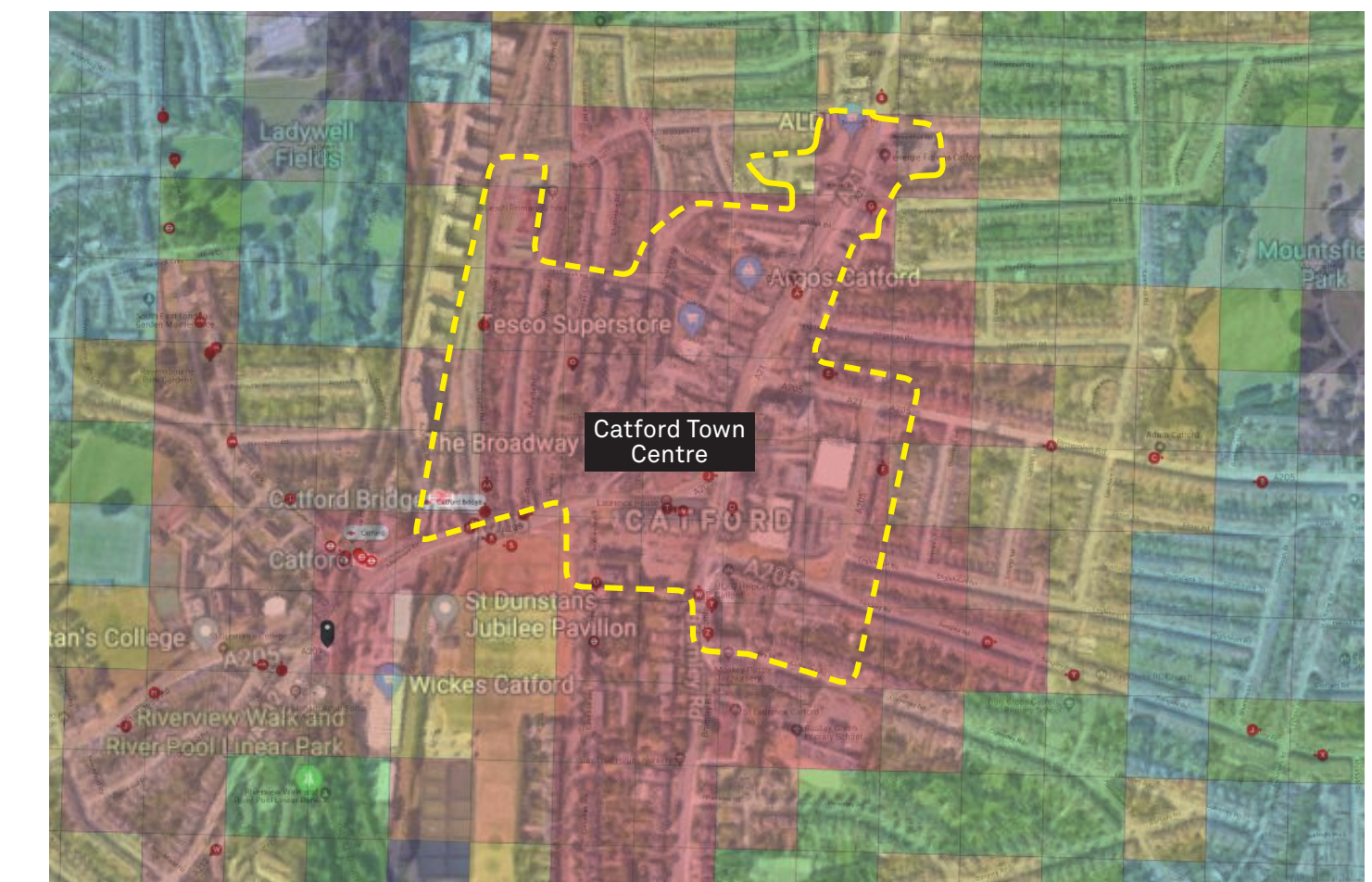
Public Transport and Infrastructure



Map Key

- 5 Min Walking Isochrone (400m)
- TFL Bus Stop
- National Rail Train Station
- National Cycle Network Route
- Ravensbourne River
- Existing Marked Cycle Route
- Existing Off-Road Cycle Route
- Proposed Quietway Cycle Route
- Proposed Lewisham Spine Cycle Route

Excellent PTAL* Rating 6a



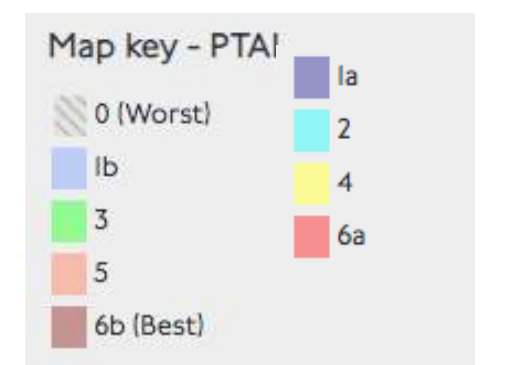
- Buses**
73 Buses / hour on Catford Road
70 Buses / hour on Rushey Green

- National Rail**
8 Trains / Hour from Catford
8 Trains / Hour from Catford Bridge

- Underground**
Potential for 54 underground trains / hour if the Bakerloo Line (Phase 2) is extended to Catford

* PTAL = Public Transport Accessibility Level.

The Scale ranges from 0 (worst) to 6b (best).



Catford is very well connected and has great potential to support a diverse range of homes for more residents in the future.



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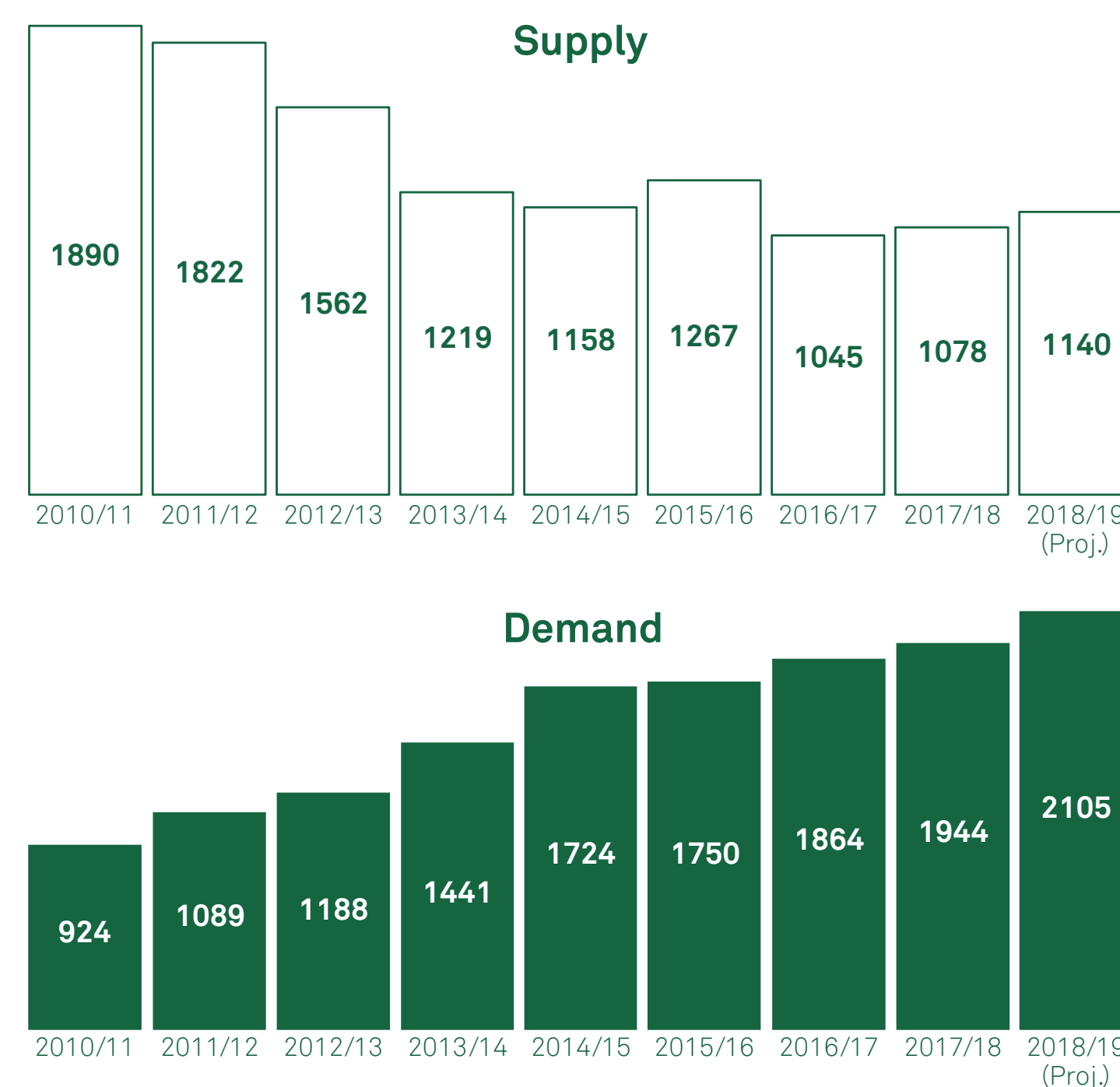
Catford's Housing Priorities

The Housing Challenge

The London Borough of Lewisham is facing a significant housing challenge, as is London as a whole. Rising house prices, slowing supply, growing demand and reduced growth in real term wages has created an increasingly unaffordable housing situation for many in Lewisham.

DEMAND AND HOUSING SUPPLY

- Lewisham is the 2nd fastest growing inner London borough and is expected to reach 318,000 people by 2021 (ONS 2014).
- UK housing completions have fallen dramatically since the mid 1960s when local authorities delivered approximately half of the England's total supply (MHCLG 2018).
- There are 2,189 households in temporary accommodation in Lewisham (May 2019). An increase of more than 130% compared to March 2011 (LB Lewisham 2018).
- The most common reason for homeless households in London was the end of an assured shorthold tenancy, mostly in the private rented sector (GLA 2018).



Lewisham supply and demand for Temporary Accommodation 2010 - 2019



New Homes, Better Places

THE COUNCIL'S COMMITMENT IN TACKLING THE HOUSING CRISIS:

- Directly deliver 1,000 new high-quality Council Homes over the next 4 years in the borough.
- More mixed communities through a variety of tenure type in private developments.
- A target of 50% genuinely affordable homes delivered through developer-led projects.
- The design of residential developments is to be tenure blind.
- The Council will work with a range of partners to provide affordable housing, including modern housing for elderly residents and those with learning or physical disabilities.

The Council's Corporate Priorities

- Open Lewisham:** Lewisham is a welcoming place of safety for all where we celebrate the diversity that strengthens us.
- Tackling the housing crisis:** Everyone has a decent home that is secure and affordable.
- Giving children and young people the best start in life:** Every child has access to an outstanding and inspiring education and is given the support they need to keep them safe, well and able to achieve their full potential.
- Building an inclusive local economy:** Everyone can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
- Health, social care and support:** Ensuring everyone receives the health, mental health, social care and support services they need.
- Making Lewisham greener:** Everyone enjoys our green spaces and benefits from a healthy environment as we work to protect and improve our local environment.
- Building safer communities:** Every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.



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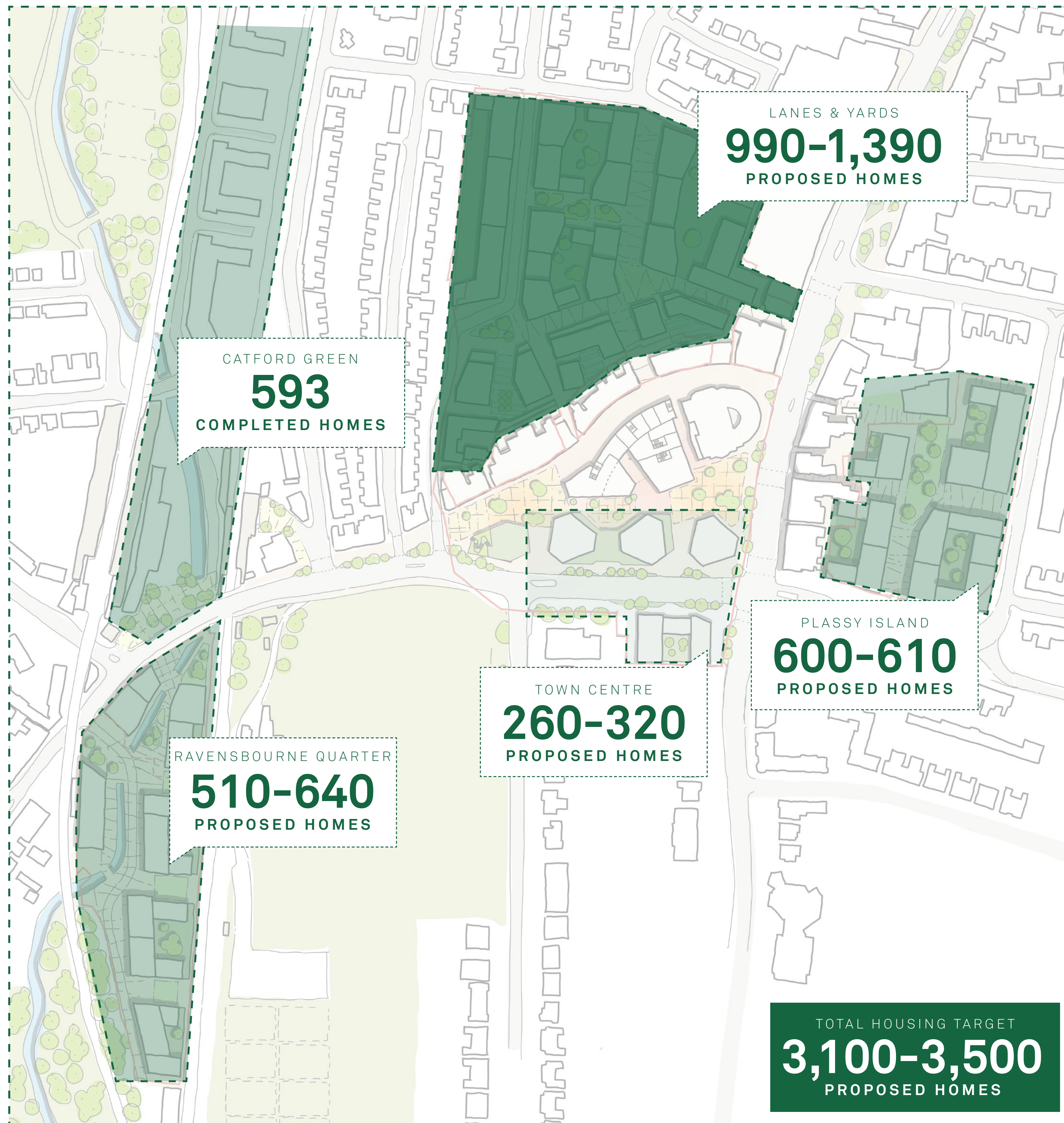
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A Flexible Framework

Housing Targets We Are Investigating



Where Do These Housing Targets Come From?

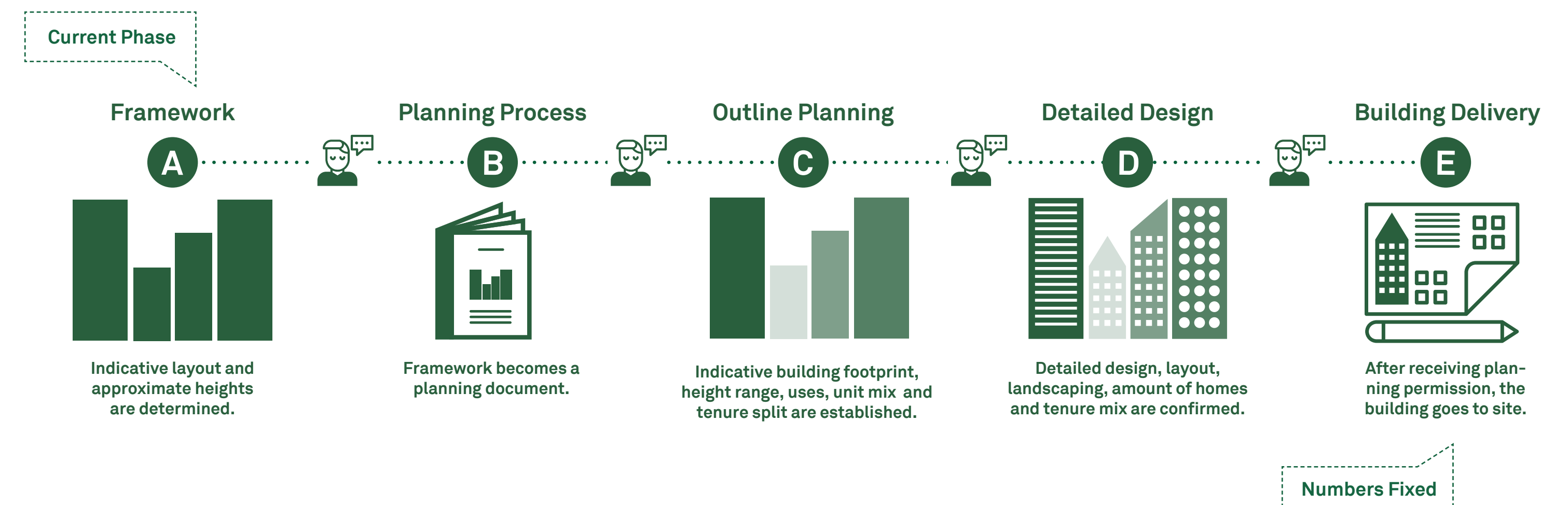
The housing targets have been derived from the Strategic Housing Land Availability Assessment (SHLAA) which was carried out by Lewisham on behalf of the GLA. This helps the Council to assess the number of homes that the borough could accommodate in order to meet London's ever-increasing demand for housing.

Catford has also been designated as an Opportunity Area within the London Plan. This means that it is considered to be an area with significant potential for growth due to its highly accessible location within a town centre.

As well as new homes, including genuinely affordable homes, Catford must also provide new shops, leisure uses and employment opportunities. It is also designated as a Regeneration and Growth Area within Lewisham's Local Plan.

Are These Numbers Fixed?

The framework plan illustrates potential building volumes in order to calculate the quantum of development that the different sites can support. At this stage, the unit mix and tenure are flexible. The proposed unit mix will be guided initially by planning policy; more detailed design proposals will be developed once project architects have been appointed. Each step in this process has its own statutory consultation period where the proposals will be discussed in public.



How Many Homes Could Be Affordable?

Lewisham Council aims to deliver 50% affordable housing on publicly owned land, and has a target of 50% on privately owned land. A minimum of 70% of that will be at social rents.

Social Rents

Social rents are anything between Target Rent and London Affordable Rent. This is genuinely affordable to Lewisham's residents. We want these to have life time tenancies (ideally in perpetuity).

Intermediate

Any homes above Social Rent but below market value is 'Intermediate'. This will include shared ownership and London Living Rent.

Private

These are homes that will be sold or rented at full market value. These are necessary to help us to fund the Social Rented homes, open spaces, civic uses we want to build.



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Where Could Taller Buildings Go?



Building heights are lower round the perimeter of the sites, next to existing residential areas, and step up towards the centre of the sites where the impact on existing homes is limited.

Scale and Massing Examples



Stepping down in height towards adjacent neighbourhoods and homes



Individual front doors onto the street



Pedestrian priority lanes reduce car dominance



Marker buildings accentuate prominent corners along the main roads and lower buildings sit next to existing homes.



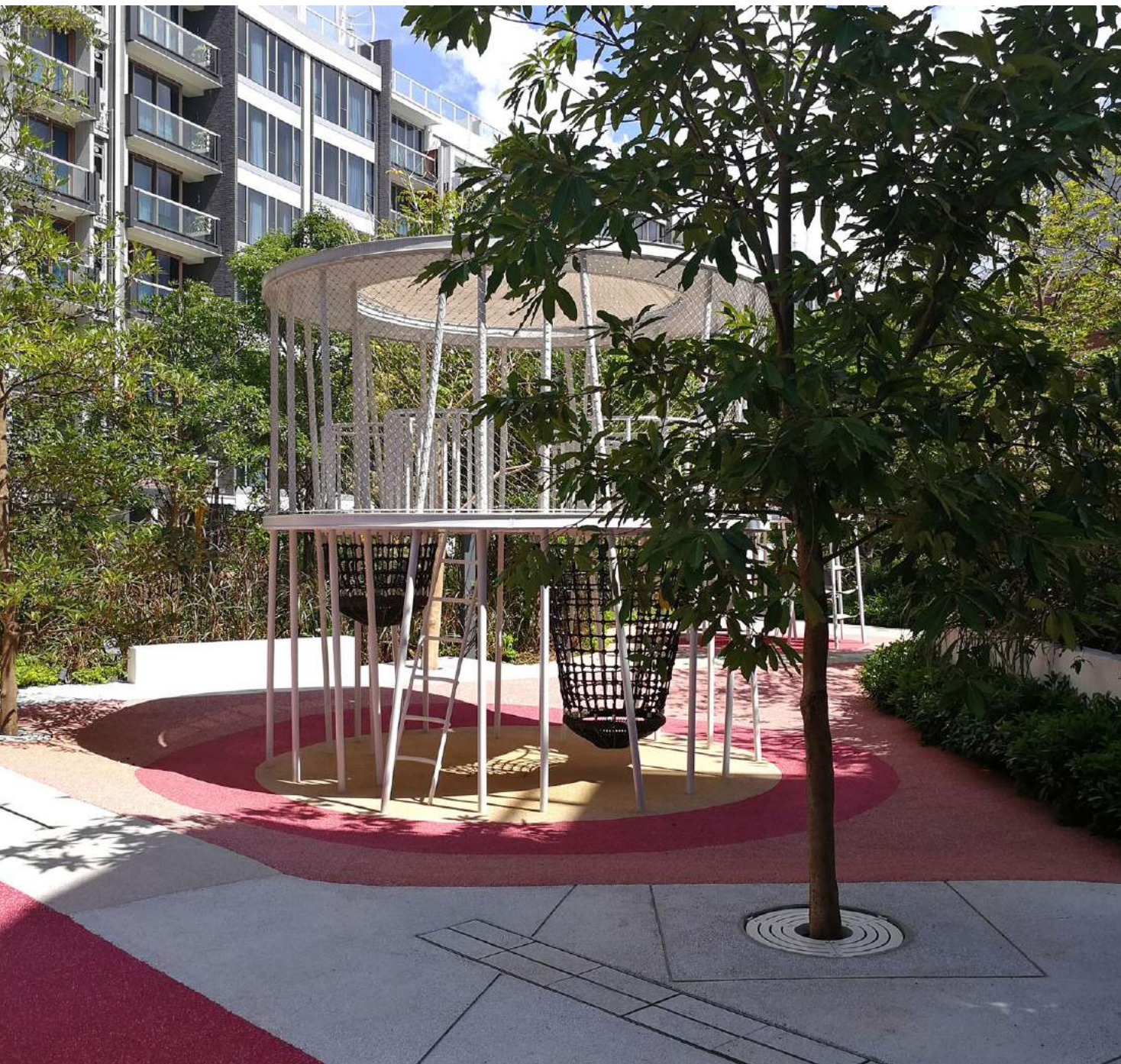
Planting along streets provides privacy

What Could A Dense Neighbourhood Look And Feel Like?

Courtyards and Amenity Spaces



Private & communal gardens



Doorstep play



Yard spaces for informal activities & play



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Pocket parks



Green residential courtyards on ground floor or on podium level

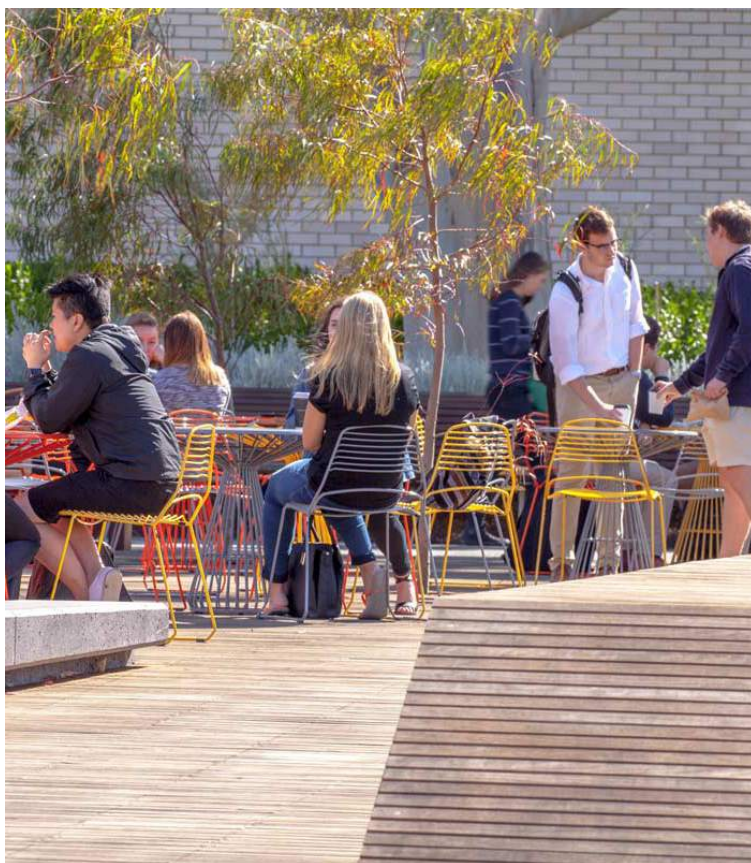


Working yards for spill out activities

Street Level Experience



Workshops



Outdoor eating & drinking



Workspaces



Food store/supermarket



Bars & restaurants



Active uses spilling out into the public realm



Health centre



Cafés & eateries

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Supporting A Growing Population

Social Infrastructure Need and Provision

To support a growing Catford, the framework needs to provide more than just homes. An additional primary school provision and play space is likely to be required, particularly doorstep play for younger children. We are investigating how a new, mixed purpose community health centre can help to provide necessary services for the new neighbourhood. Encouraging new, flexible business growth that supports food, arts and cultural activities could help local entrepreneurs and businesses to flourish. A larger retail store in the town centre might be useful to enable residents to do their daily or weekly shopping locally.



Elevated school play area covered by homes above



Community health centre: GP, dentist, pharmacy



Small scale workspaces at ground with residential above



Outdoor class rooms



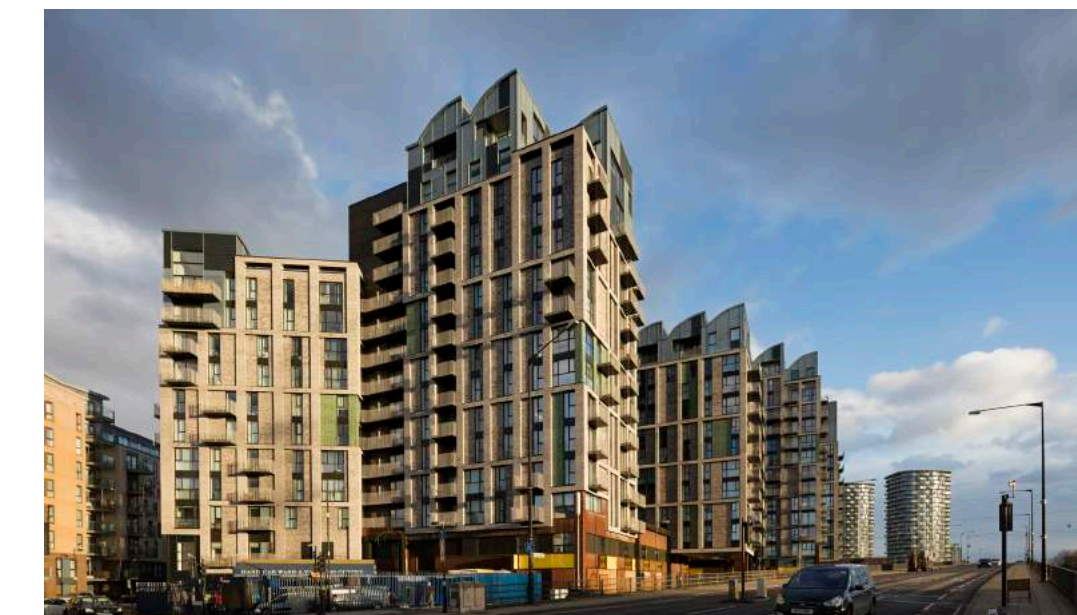
Street level play area



Low rise perimeter block with taller building elements



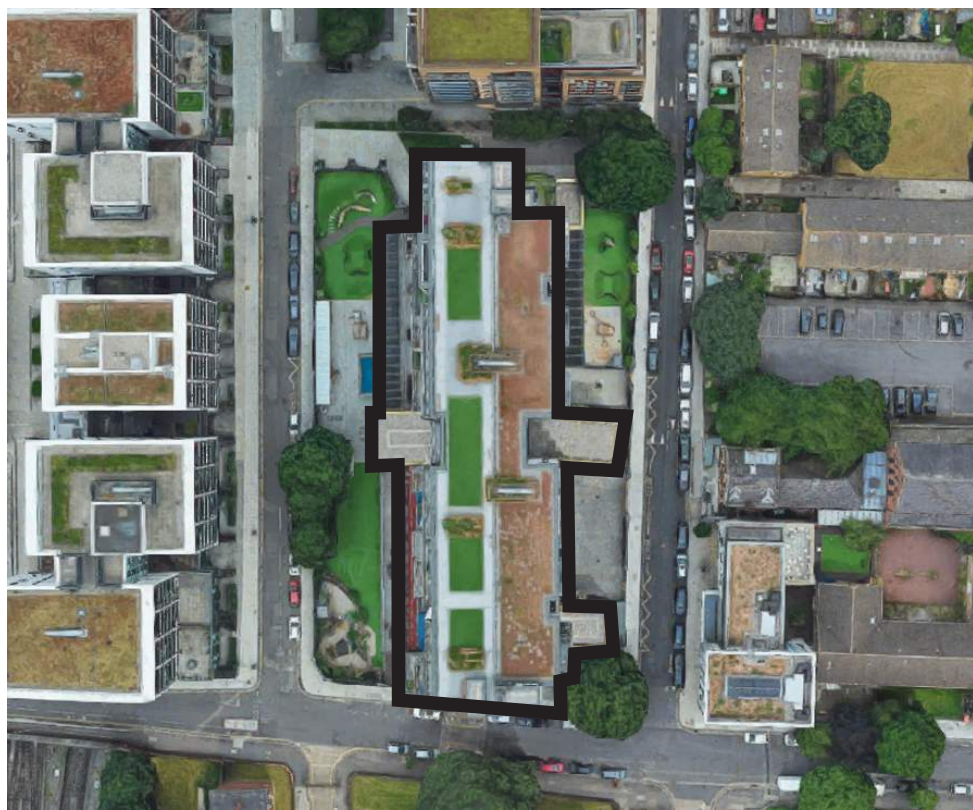
Health Centre Reception



A broken down massing above large retail and smaller workspace



The Bamboo Bicycle Unit



Nursery and school integrated in urban block

Precedent: Holy Trinity School, Dalston



Large health centre with homes above

Precedent: St Andrews, Bromley By Bow



Large retail provider framed by smaller workspace

Precedent: Caxton Works, Canning Town



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