

Your ideas, your Playtower

HOW IT IS NOW · IDEAS TO EXPLORE · PUT YOUR IDEAS ON THE MAP

HOW IT IS NOW



The tower
The landmark tower on Ladywell Road, boarded up and tagged.



The front
Gothic arched windows facing Ladywell Road.



The yard
Open hard-standing beside the building.



The pool hall
The old pool, under its arched roof and rooflights.



The courtyard
An overgrown inner courtyard behind the baths.



The boundary wall
A tagged boundary wall, with new flats behind.



Hidden corners
A narrow, overgrown passage between buildings.

PUT YOUR IDEAS ON THE MAP



WORTH KEEPING



Victorian tower
Red brick, terracotta and pointed arched windows.



Tower window
Carved brick corbels under a projecting window.



Arched roof + daylight
Red steel ribs and a long glazed rooflight over the pool hall.



Inside the tower
A timber stair climbing up inside the tower.

IDEAS TO EXPLORE



Candle-lit baths



A restored pool hall



Lit up at night



A lantern at the top



A spiral stair



Sauna + steam



Gathering under a pergola



CONCEPT

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

Presentation board 2

SCALE
1:150 @ A0

DATE
02.10.2026

DESIGN
Isaac Aryee

REV
P03

LPT-HD-SK-119

Concept only, not for construction. Background map © OpenStreetMap contributors.