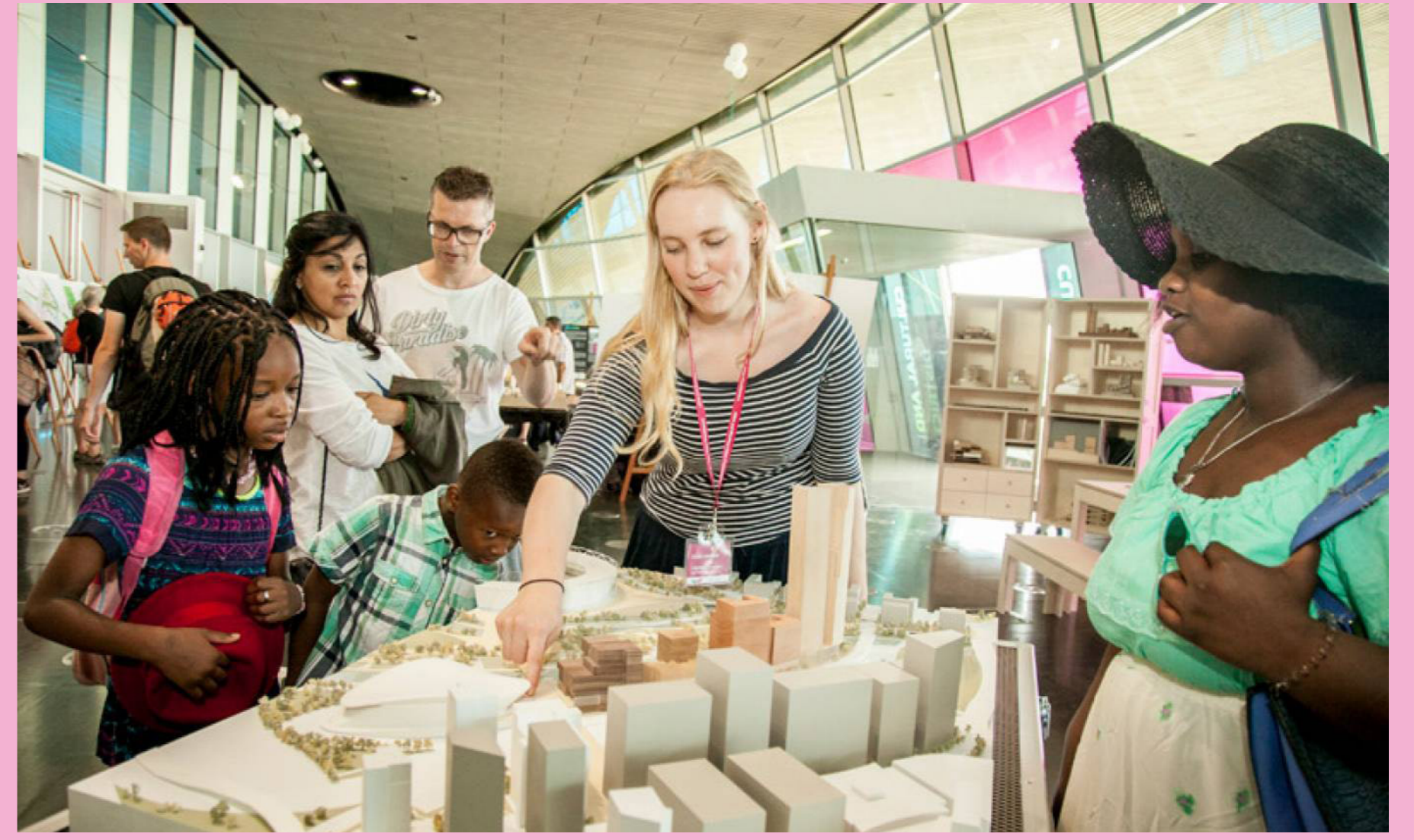


LADYWELL LEISURE CENTRE SITE

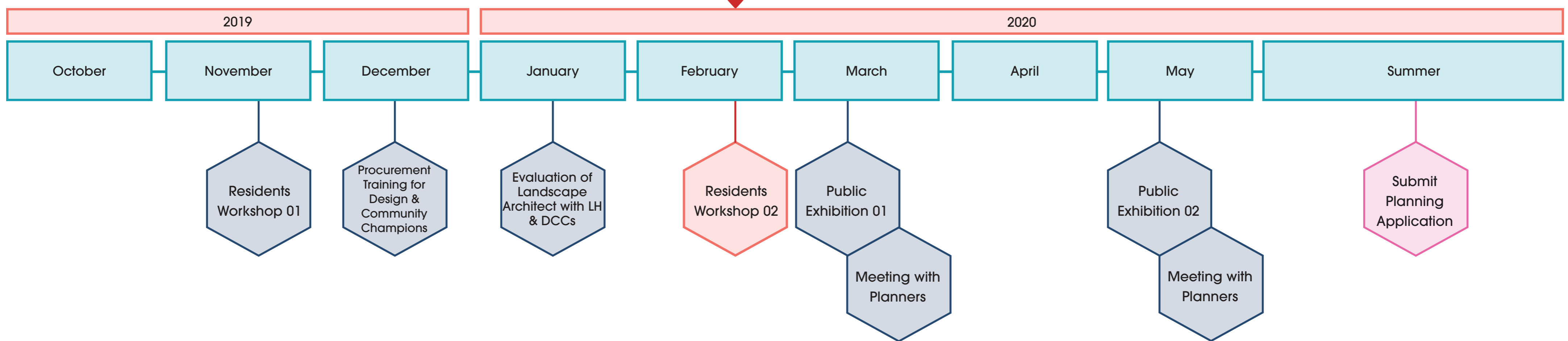
Community Engagement

Residents are at the heart of what we do and we want you to play a role in the decision making and design process.

Our mission is to deliver high quality housing and for this we need your help. At this event we want to listen to you about your relationship to the site, what journeys you make around the site to get to school, work or other locations. We want to hear more about what the development could incorporate to support the local community and how you think we could improve the public space around the site



Project Timeline



Building for Lewisham



Lewisham Homes & Lewisham Council

The Building for Lewisham programme will build new council homes for social rent across the borough of Lewisham. These new homes will be mainly delivered by the Council's housing company Lewisham Homes.

London is in the grip of a severe housing shortage with an increasing lack of council housing across Lewisham. There are currently 2,300 Lewisham families in temporary accommodation, of which six hundred are in nightly paid accommodation.

We therefore acknowledge the severe challenges faced by our residents and are committed to delivering new homes for those in greatest housing need.

As part of this, The Ladywell Leisure Centre Site has been identified as an area for potential new permanent council housing.

Lewisham Homes currently manage and maintain all of the Council's housing and are the development partner responsible for managing the new build programme to deliver the new homes in the borough. Lewisham Homes will be working with the community to develop the designs for the Ladywell Leisure Centre site and will be responsible for the project from design, planning, building and managing the new homes.

Information about the scheme and to have your say can also be viewed via the Commonplace website: ladywellleisurecentre.commonplace.is

Feilden Clegg Bradley Studios

Architects

FCBStudios have extensive experience of creating new communities through masterplanning and designing residential schemes including affordable housing, mixed tenures and mixed use schemes.

Our Stirling Prize-winning Accordia is widely regarded as setting new standards for UK housing. Our homes are responsive to different patterns of living and provide intimacy, privacy and security whilst forging a sense of community.

Social and environmental responsibility is at the heart of our practice. We are committed to designing communities that support sustainable lifestyles and accommodate different patterns of living, learning and working. Our buildings aim to provide a strong sense of identity for their users. To achieve this we actively work with wider stakeholders as participants, not only to ensure practicality and economy but to ensure we produce designs that are owned and loved

www.fcbstudios.com



Jake Sherwood Local Artist

Jake has previously worked with Architects for Social Housing and Open House London while in Central Hill Estate on Gipsy Hill.

His work in the community built relationships with residents, initially through portraiture then later in a more collective way, making an architectural model of the entire hill.



Design & Communications Champions

At the initial consultation event and door knocking in November 2019, those who attended were asked if they would be interested in becoming a Design and Communications Champion (DCC) to help develop designs and advise on how to communicate ideas and designs to the wider community. A number of local residents came forward and have since received training in Procurement. Following training, the Champions have been involved in the scoring and choosing of the Landscape Architects, who will be responsible for designing the external green/garden areas.

There will be further opportunities for the community to get involved. We will provide more details of future events, activities and digital opportunities to have your say.

We welcome more residents to become DCC's. If you are interested in joining, please email: newinitiatives@lewishamhomes.org.uk



**BUILDING
- for -
LEWISHAM**

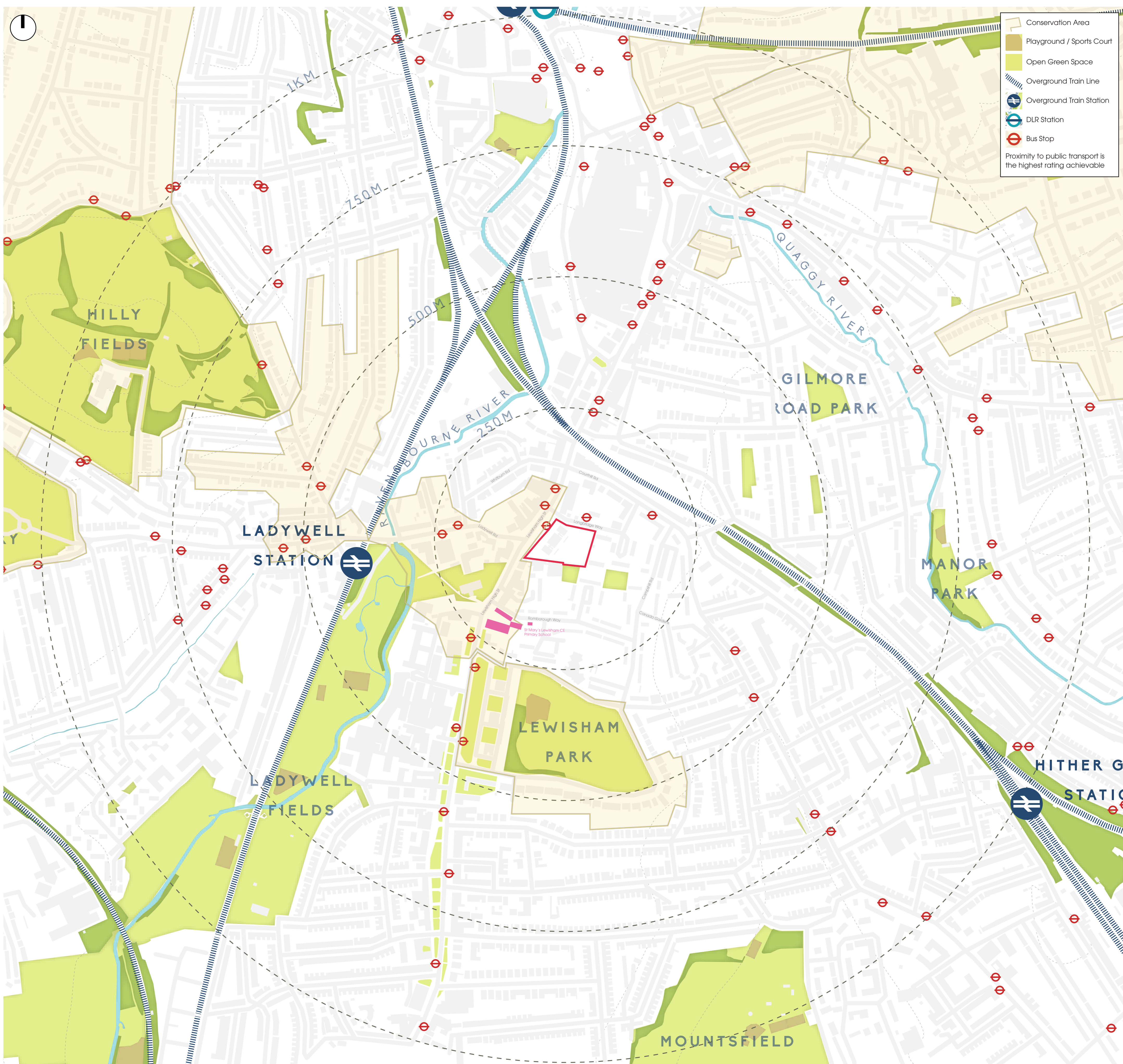


LADYWELL LEISURE CENTRE SITE

The Future of the Site

The development of the former leisure centre site offers an exciting opportunity to build a new, mixed-use scheme in a landmark location right in the heart of the Lewisham Borough.

We envisage the Ladywell scheme to become a catalyst for change within the wider area. The project will deliver much needed affordable housing, vibrant commercial space and a well connected public realm, becoming an integral part of the existing local community.



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LADYWELL LEISURE CENTRE SITE

About the Site

Lewisham Homes are working on behalf of Lewisham Council to develop the former Ladywell Leisure Centre Site for new housing, of which we aim to provide 50% new social rented council homes.

The scheme offers a great opportunity to address the housing crisis in London and bring an empty site back into use for the local community. The design for the site will provide a social and environmentally sustainable development which has the potential to kick-start regeneration of the wider area.



Opportunities



Catalyst for change in the wider area



Create a new destination for the local community

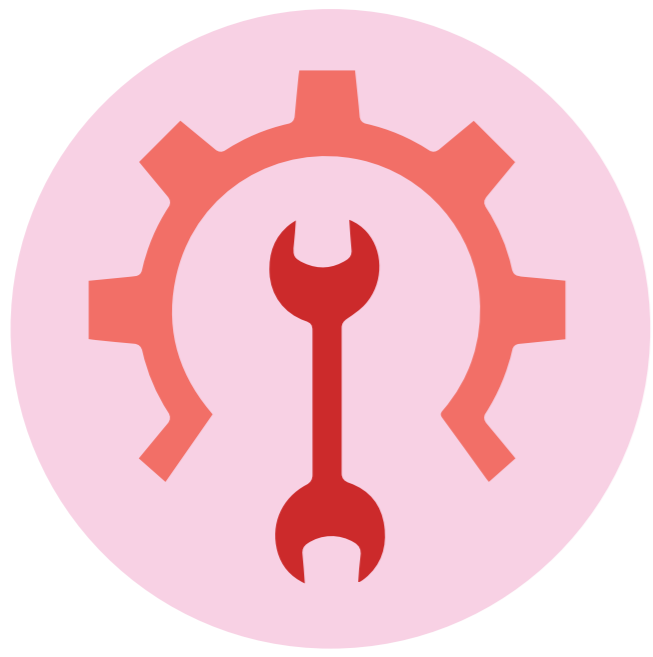


Provide affordable homes for local families



Create new public space on Lewisham High Street

Constraints



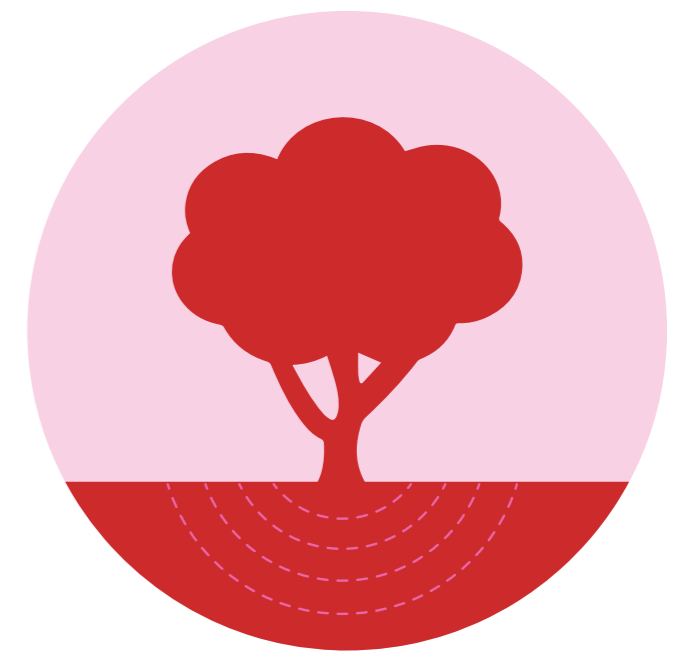
Existing District Gas Governor (below ground) - exclusion zone



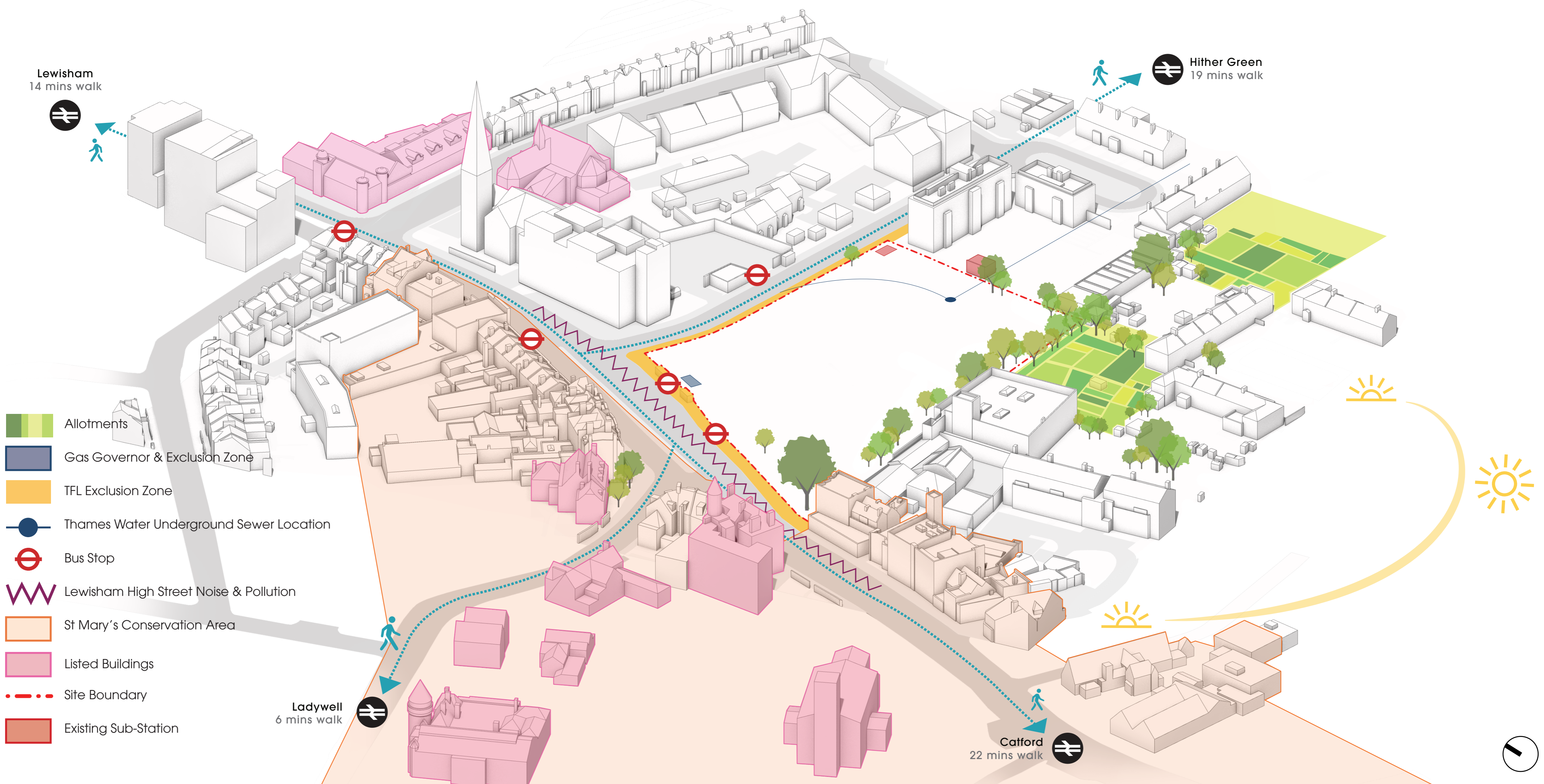
St Mary's Conservation Area: Protection of Historic & Architectural features



Noise & air pollution along Lewisham High Street



Existing Tree - Root Protection Zone



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LADYWELL LEISURE CENTRE SITE

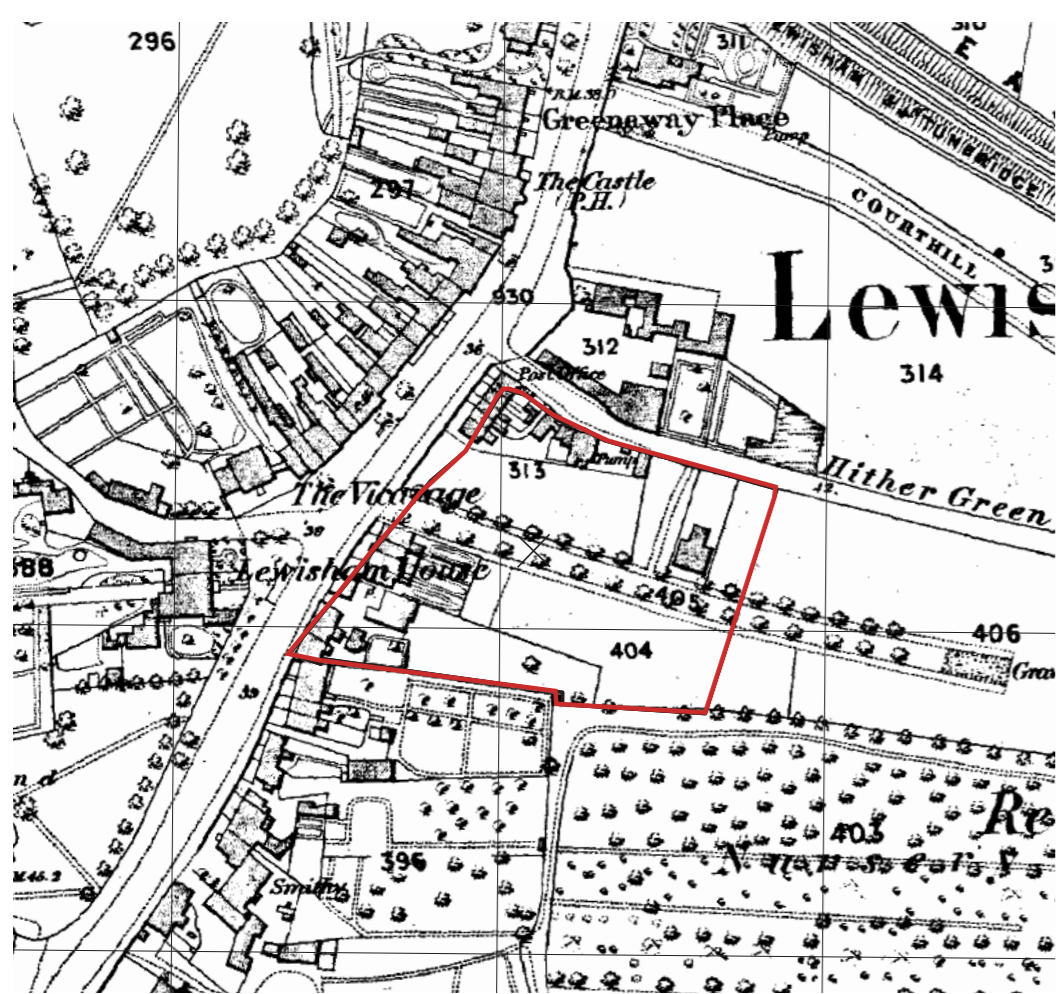
Site History

Ladywell Leisure Centre Historical Development

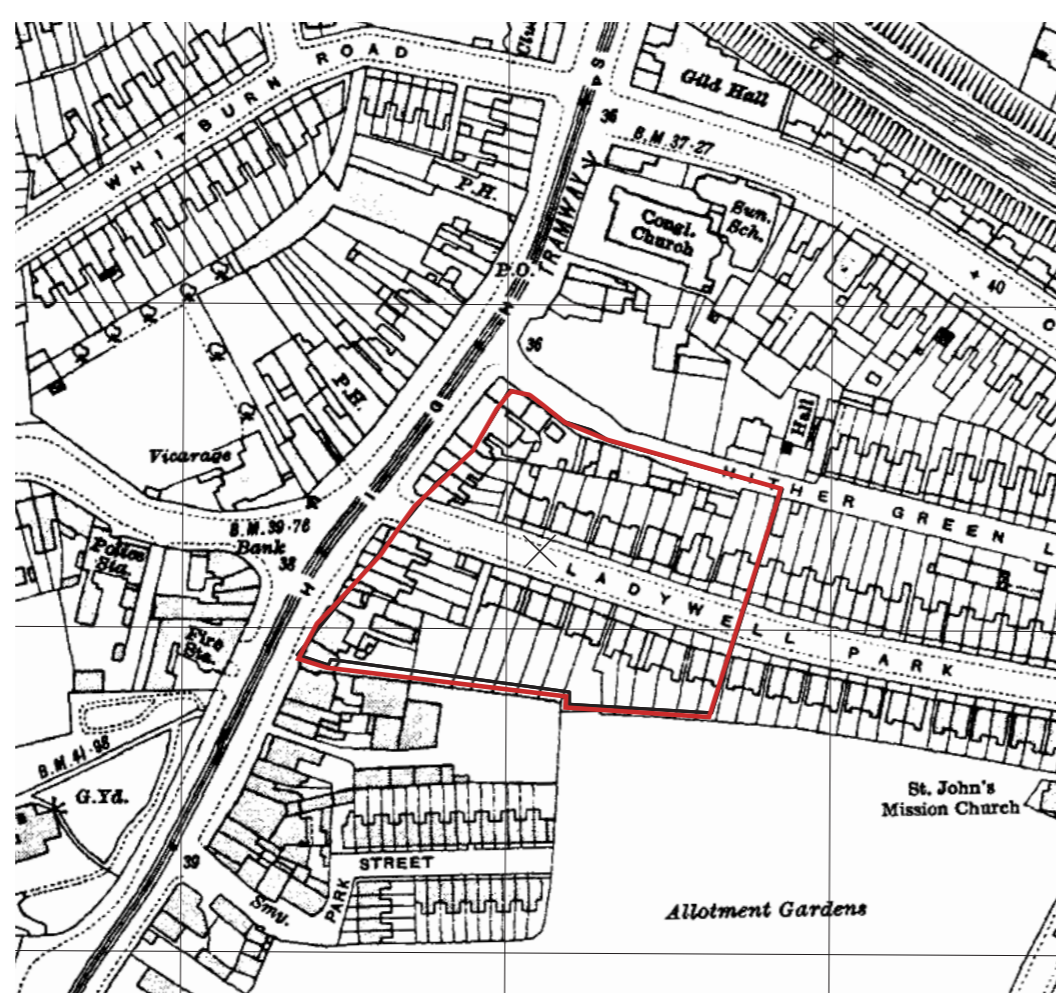
The history of the site can be seen through the maps below. During the 1870's, the site was split in two by a tree lined road that led from Lewisham Highstreet. By the early 1900's, this had evolved into Ladywell Park - a terraced residential street that connected Lewisham High Street with Campshill Road. Due to the removal of terraces it is believed the area was bombed during the Second World War. A nursery was built in the 1950's which straddled the northern boundary. Ladywell Leisure Centre was built on the site in the 1960's and demolished in 2014 as a result of the new Glass Mills Leisure Centre opening. PLACE/Ladywell was built in 2016 to provide temporary accommodation to homeless families and currently occupies the site.



Former Ladywell Leisure Centre



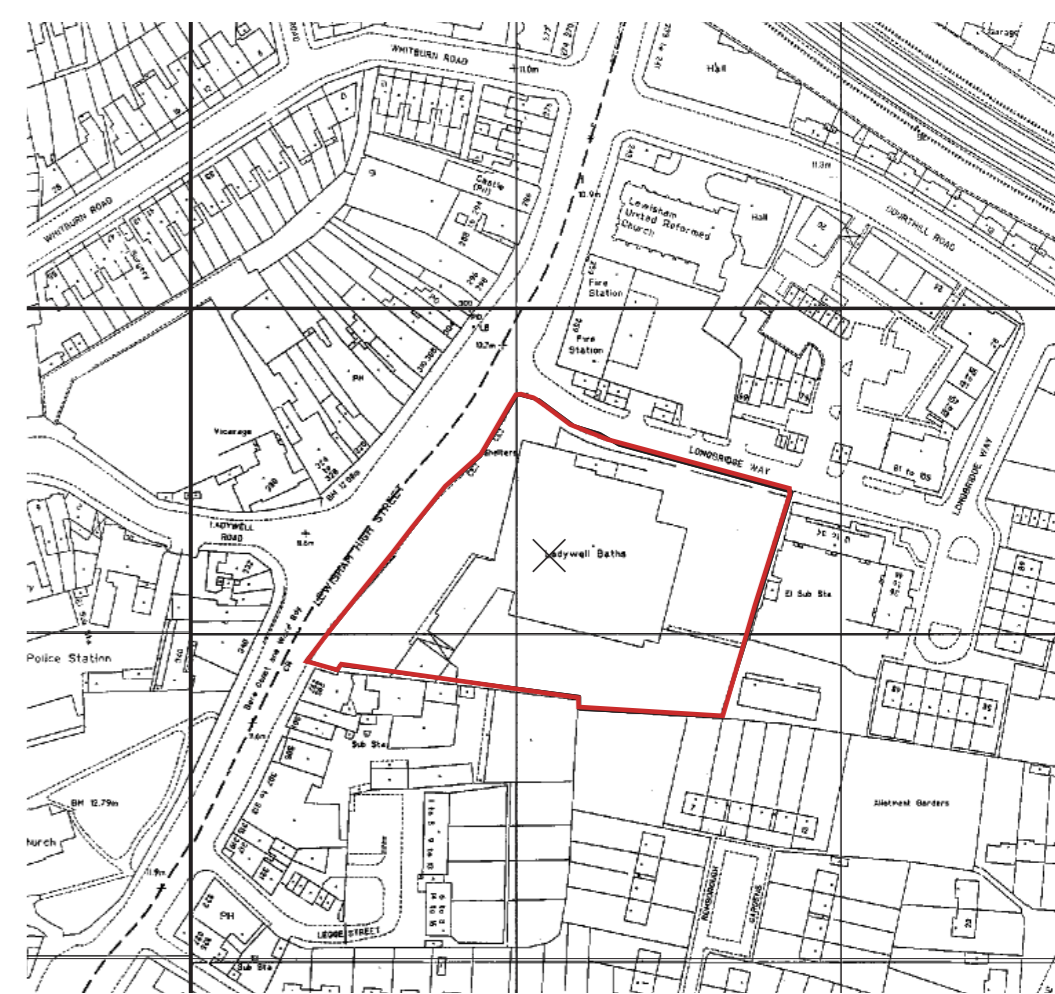
1872



1916



1951



1991



Lewisham Highstreet as painted in 1835



Ladywell Road showing the Coroners Court, Former Baths and terrace Housing (date unknown)



Lewisham High Street, showing the Fire Station and 318-328 Highstreet in 1930

The future of PLACE/Ladywell

PLACE/Ladywell is the multi-award-winning temporary modular development comprising 24 homes for homeless families which currently occupies the site. The building was designed to be demountable and transportable to a new location, therefore the homes currently provided here will be re-provided elsewhere within the borough. The design, as well as the social ethos, exemplifies Lewisham's commitment to innovation. The same attitude will be applied to the re-development of the site.

