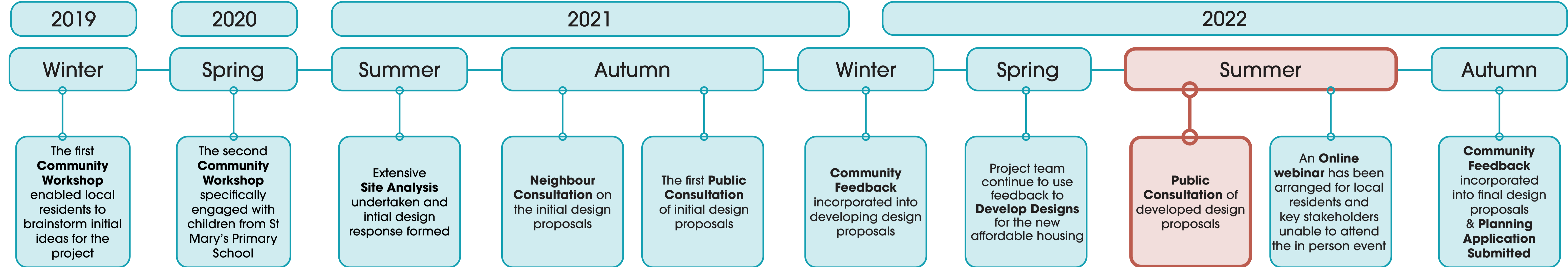


LADYWELL LEISURE CENTRE SITE

Welcome

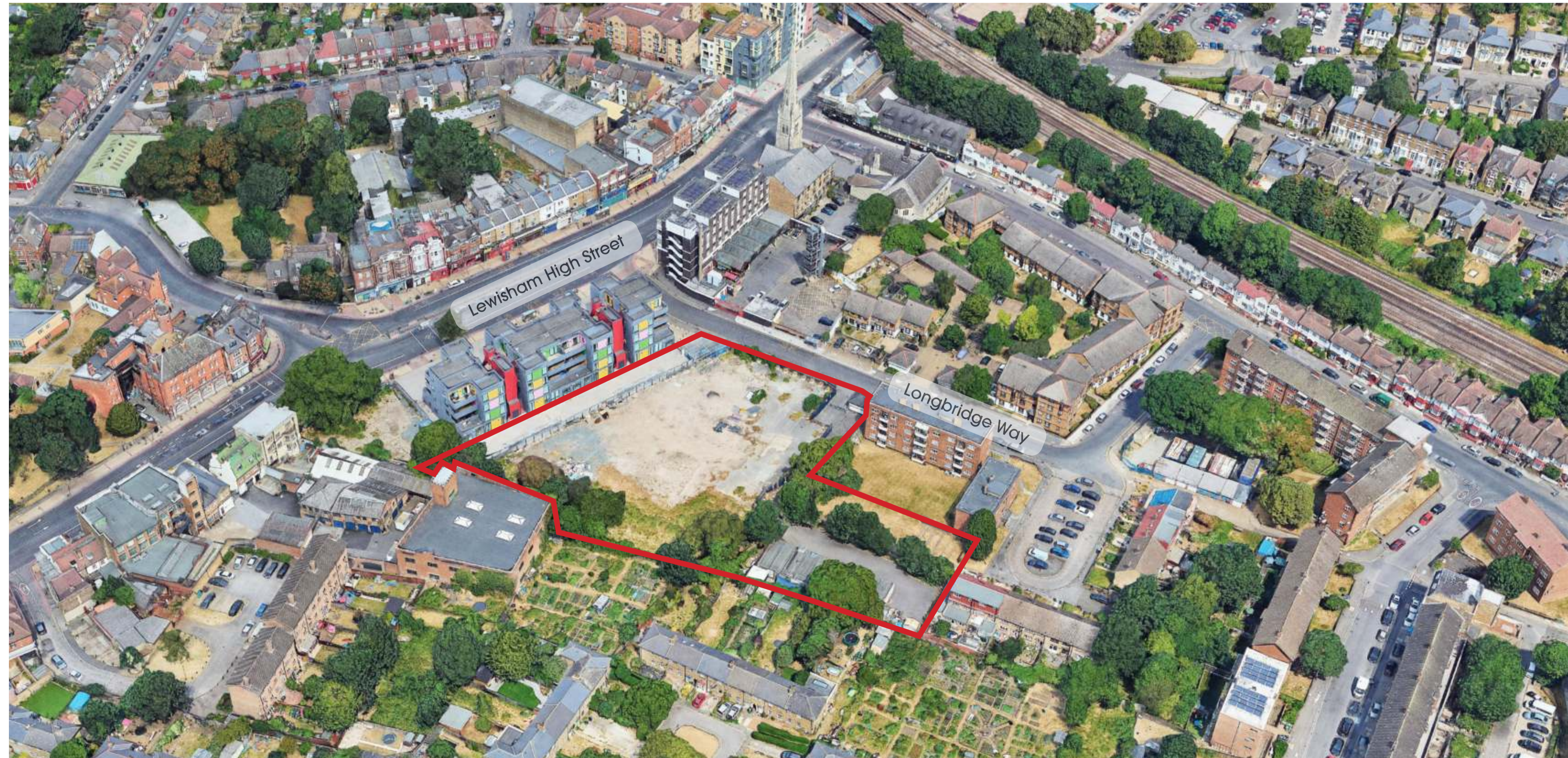
Timeline



Following two previous community workshops and our first round public exhibition we would like to welcome you to our **Second Round Public Exhibition**. This aims to show our developed ideas having taken into account your prior comments and suggestions.

Residents are at the heart of what we do and we want you to play a role in the decision making and design process. We invite you to review the information provided here and raise any questions or let us know any thoughts that you may have about our developing proposals. What do you like and what don't you like?

The proposed design provides circa 100 new affordable homes including social rented and shared ownership tenures. Shared Ownership is an affordable home ownership scheme which makes it easier for first time buyers to get on the property ladder. Buyers purchase an initial share of between 25% and 75% of a property and pay rent to the Council on the remaining share you don't own.



Aerial view of the existing site - within the RED line boundary

LADYWELL LEISURE CENTRE SITE

Meet the Team



Lewisham Council & Lewisham Homes

The Building for Lewisham programme will build new council homes for social rent across the borough of Lewisham to meet the chronic shortage of affordable housing in the borough.

Lewisham Homes are working on behalf of the council to deliver these new homes to families in need of them in the borough. Lewisham Homes will be working with the community to develop the designs for the Ladywell former 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:

ladywellleisure.commonplace.is



Design & Communications Champions

During initial consultation in 2019, a number of local residents were interested in becoming Design and Communications Champion (DCC) to help develop designs and advise on how to communicate ideas and designs to the wider community.

These volunteer DCC received training in Procurement and were involved in choosing 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 DCCs. If you would like more information about community investment and social value, please email: newinitiatives@lewishamhomes.org.uk

Or

please call Dominique Stephenson, Community Engagement Manager on 07719 527 807

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.

The homes we design 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 for living, learning and working.

For more information, please visit our website at:

www.fcbstudios.com



Landscape Architects

SLD is an award winning practice of Landscape Architects and Environmental Planners. We specialise in creating external public and private spaces which combine harmonious environmental, social, artistic and aesthetic design solutions.

We employ a 'hands on' collaborative approach in order to inspire and engage project, stakeholders and local communities.

Our designs create places for people to meet in the city. Our aim is to create environments which people can use for a variety of activities, breathing life into forgotten areas and giving whole neighbourhoods a new sense of identity.

For more information, please visit our website at:

www.standerwick.co.uk



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Building homes for Lewisham - The Vision for the Site

What is Building for Lewisham?

The Building for Lewisham programme will build new social homes across Lewisham. These new homes will mainly be delivered by Lewisham Homes.

Housing is in short supply across Lewisham and creating new council homes is crucial to addressing the growing pressure on Lewisham Council's waiting list.

We work hard to help residents by building genuinely affordable, high-quality council housing, while supporting sustainable and diverse communities throughout Lewisham.

As well as building much needed social homes, Lewisham Homes has a community investment programme where we involve the community to ensure that additional benefits are provided for local residents.

We do this by offering training and job opportunities for local people and work collaboratively in finding ways to improve to the area.

New homes, transform lives

Our main aim is to deliver much needed social homes for the residents of Lewisham, helping to meet the needs of the community.

Over 2,450 Lewisham families are currently living in temporary accommodation, of which over 700 people stay in nightly paid accommodation. Building new homes means we are able to help families move out of

temporary and emergency housing into a home of their own.

A number of locations are being considered for development and we are keen to work with and understand the views of the community. As part of this programme we want to hear what you think about proposals to build new homes at the former Leisure Centre site. We have considered the feedback received through previous community consultations undertaken during 2019, 2020 and 2021. We would now like to know what you think about the developing proposals for new homes, public amenity space and improved car parking at the former Leisure Centre site.

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

We envisage the project will become a catalyst for change within the wider area.

The project will deliver much needed affordable housing and a well connected public space becoming an integral part of the existing local community. The proposals will provide a socially and environmentally sustainable development which has the potential to kick-start regeneration of the wider area.

Affordable Housing



Sustainable Living



New Public Space



Local Community



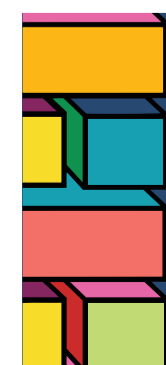
A family moves into Wise Court, a new development by Lewisham Homes creating social rented homes for the local community.



A happy resident in her new homes at Merchants Place, another new development by Lewisham Homes



Dacre Park South has delivered 25 social rented homes for Lewisham

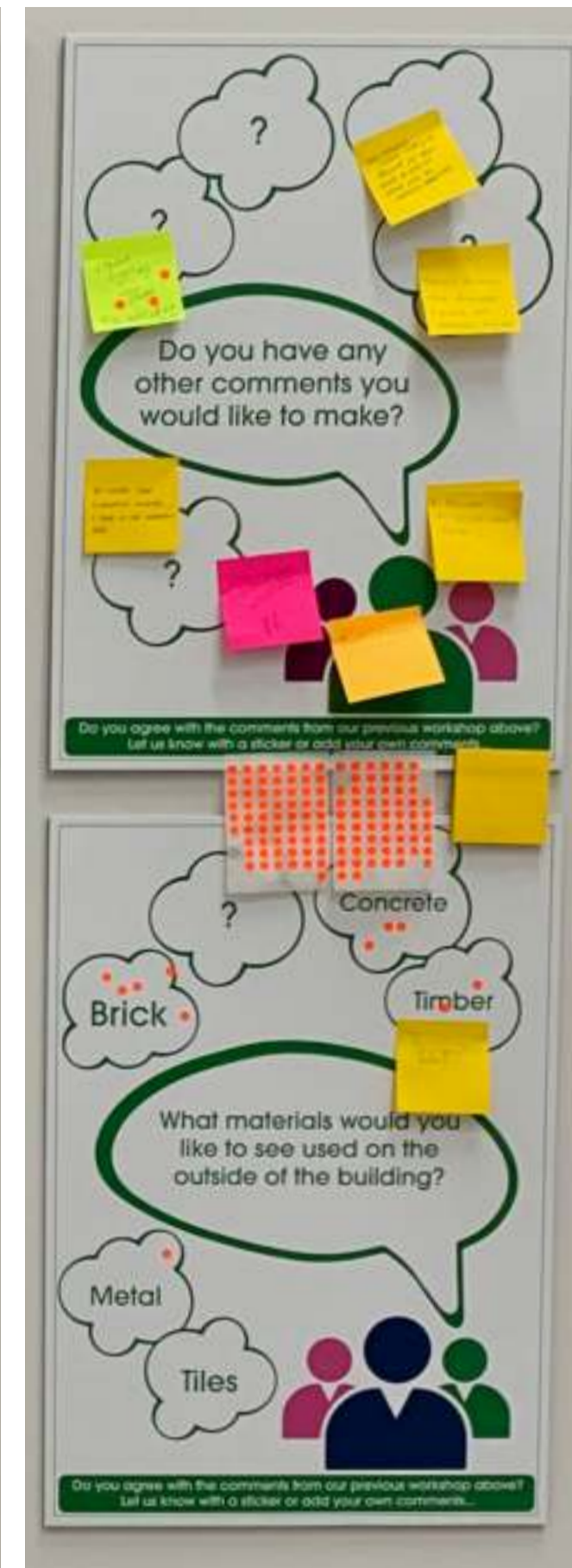
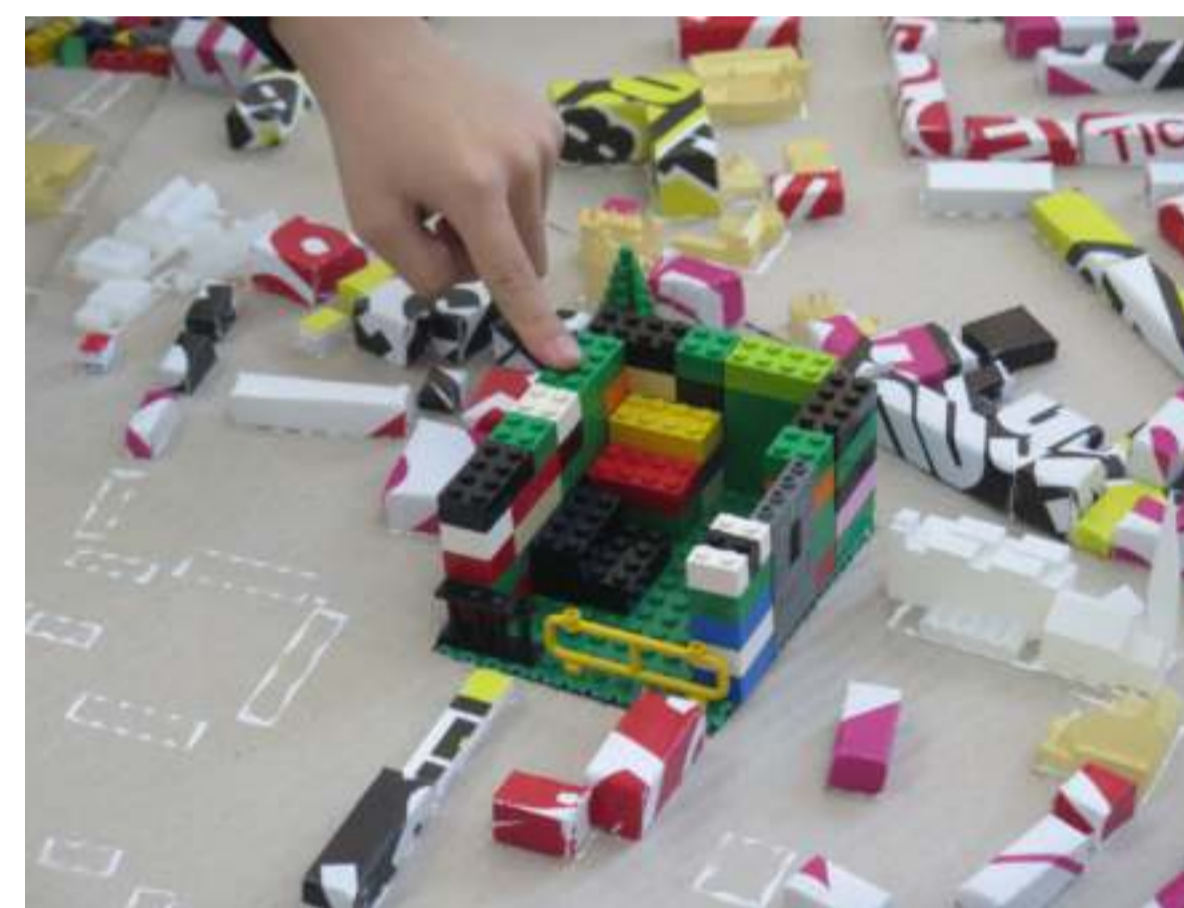


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Previous Community Workshop Feedback - You Said...



We want to feel secure within the buildings and also in public spaces

I want to have the sense of community in the estate

I want better access and refuse store

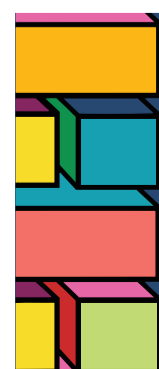
Flytipping is a big issue in our area

We want more green outdoor spaces where we can socialise

We want to see more communal spaces

Please ensure that the new building will be **energy efficient** and help with the sustainability of our area

You said...

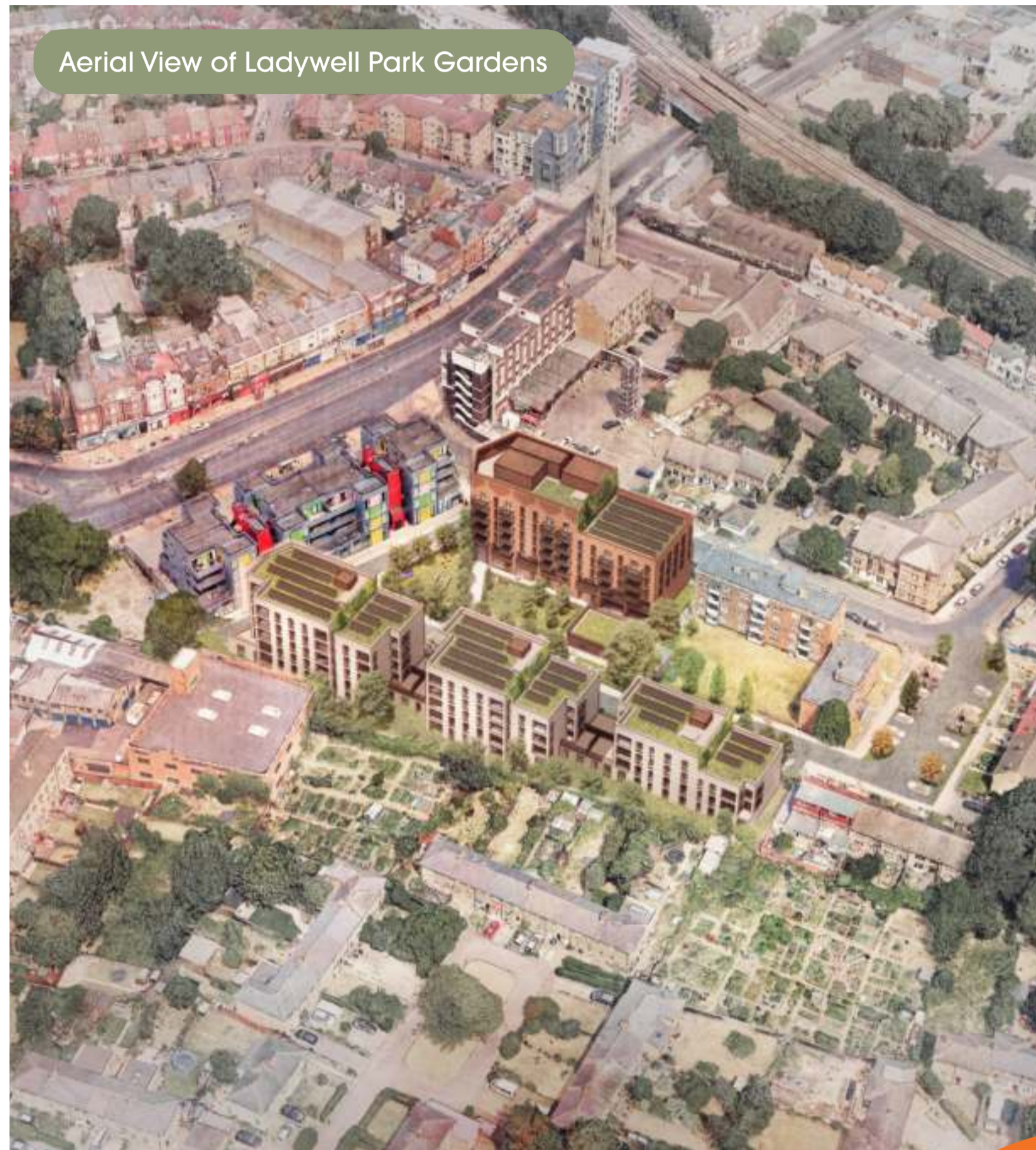


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Previous Community Workshop Feedback - We Did...



Improving **security** in the community will be helped by our lighting design that aims to maximise surveillance and create a safe and secure place to live.

Aiming to generate a **sense of community** in the estate has been at the core of our design process

Improving the biodiversity of the area and providing a **new central garden** for all residents to share both new and existing.

Adopting a fabric first approach and using low energy principles the proposal aims to provide over 100 **environmentally sustainable new homes** in Ladywell.

Improvements to the **access** and layout of the existing parking facilities with the introduction of additional planting on Longbridge Way.

A waste management system has been designed to reduce the occurrence of **Flytipping**

Improving the residents' **sense of community** with new outdoor spaces for everyone to enjoy.

We did...



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Site History

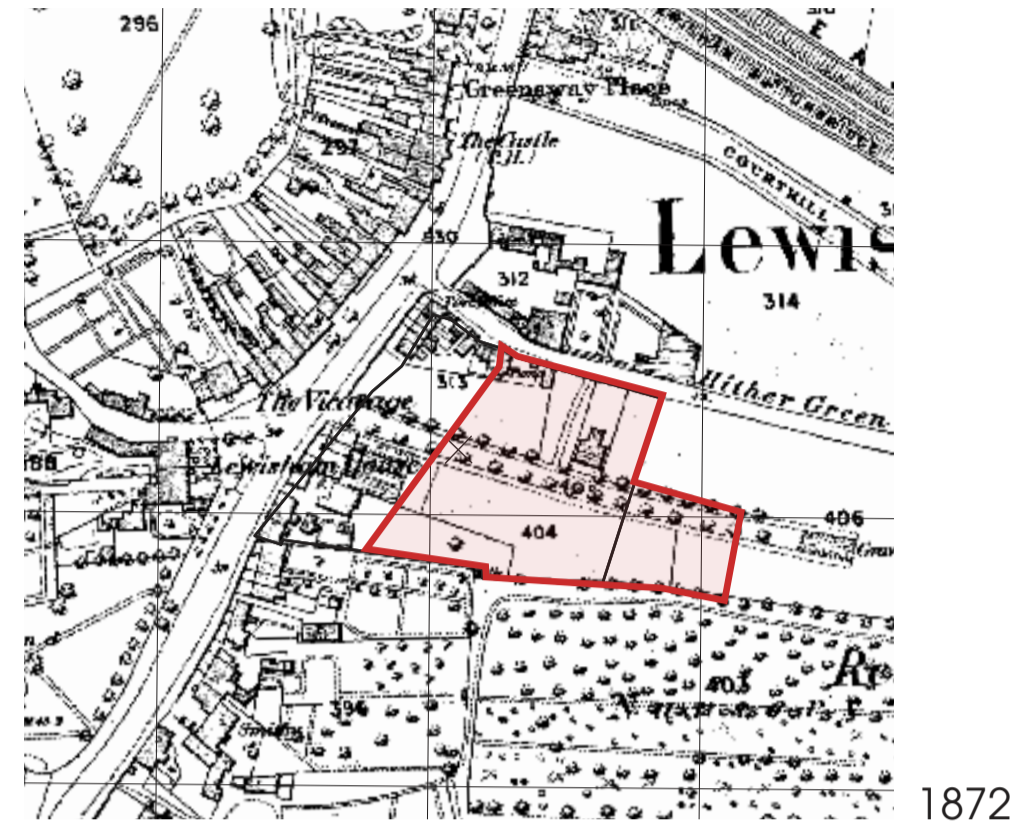
Ladywell Leisure Centre Historical Development

The history of the site can be seen through the series of maps shown to the right. During the 1870's, the site was split in two by a tree lined road that led from Lewisham Highstreet.

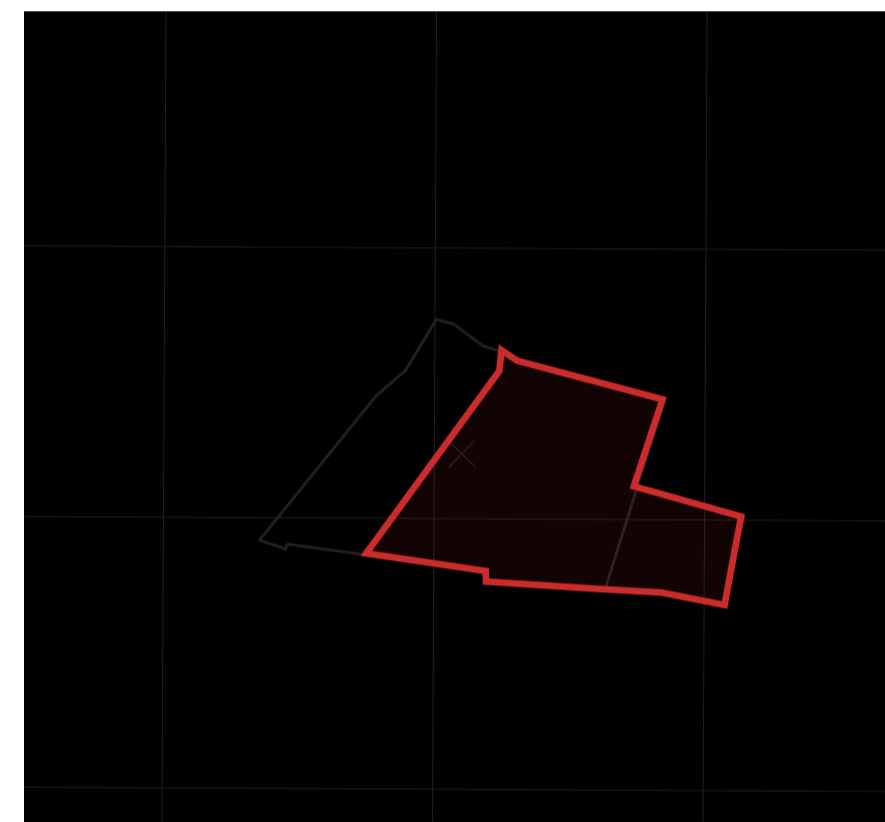
By the early 1900's this had evolved into Ladywell Park - a terraced residential street that connected Lewisham High Street with Campshill Road. Due to the removal of terraces it is believed the area was bombed during the Second World War.

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.

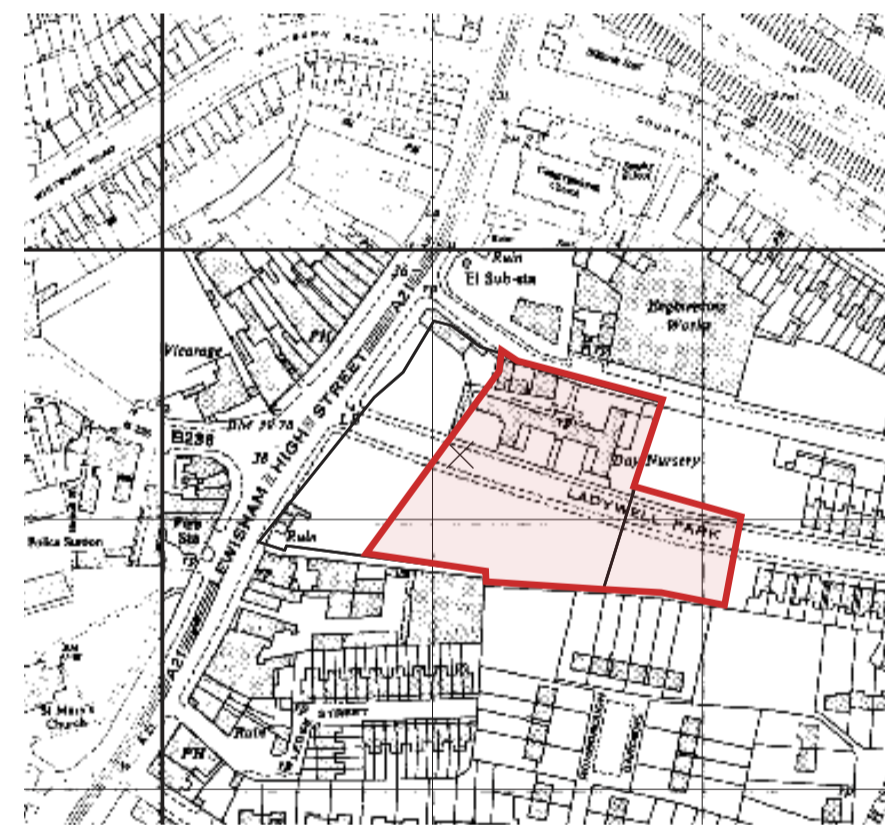
PLACE/Ladywell was built in 2016 to provide temporary accommodation for homeless families and currently forms the boundary to the western edge of the site.



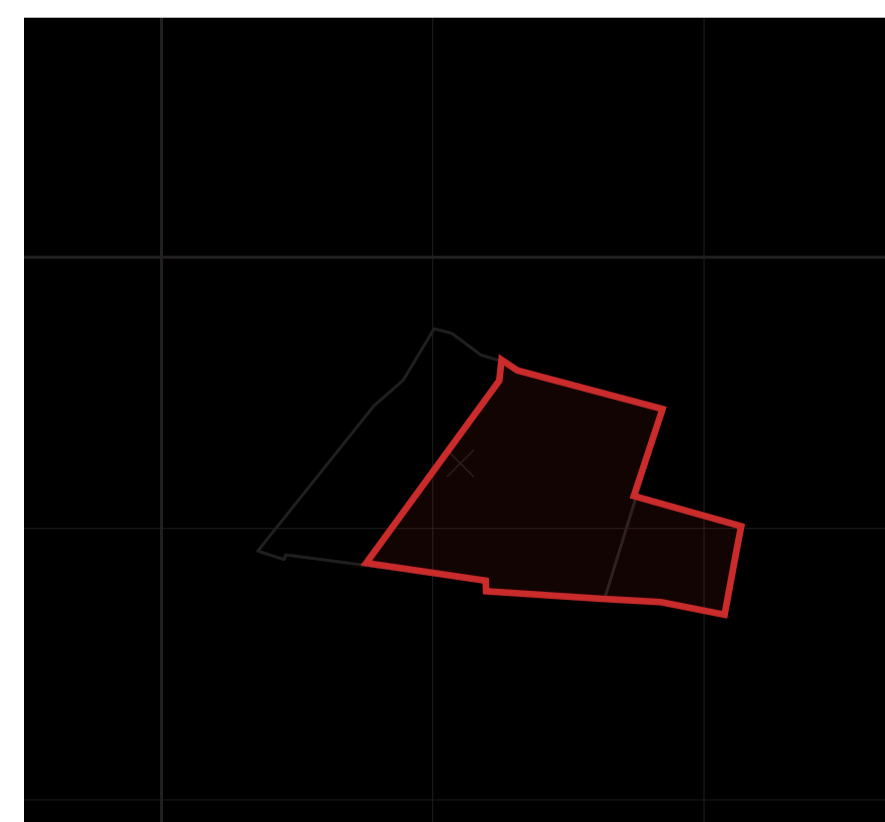
1872



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

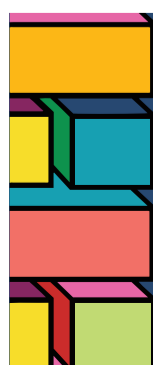
PLACE/Ladywell

PLACE/Ladywell is the multi-award-winning temporary modular development comprising 24 homes for homeless families which currently sits adjacent to the site.

PLACE /Ladywell was designed to be demountable and transportable to a new location.

The design, as well as the social ethos, exemplifies Lewisham's commitment to innovation. The same attitude will be applied to the further development of the site.

The Ladywell Park Gardens project aims to sit harmoniously within its context, simultaneously responding to both the current and future potential of the PLACE/ Ladywell site.



Lewisham

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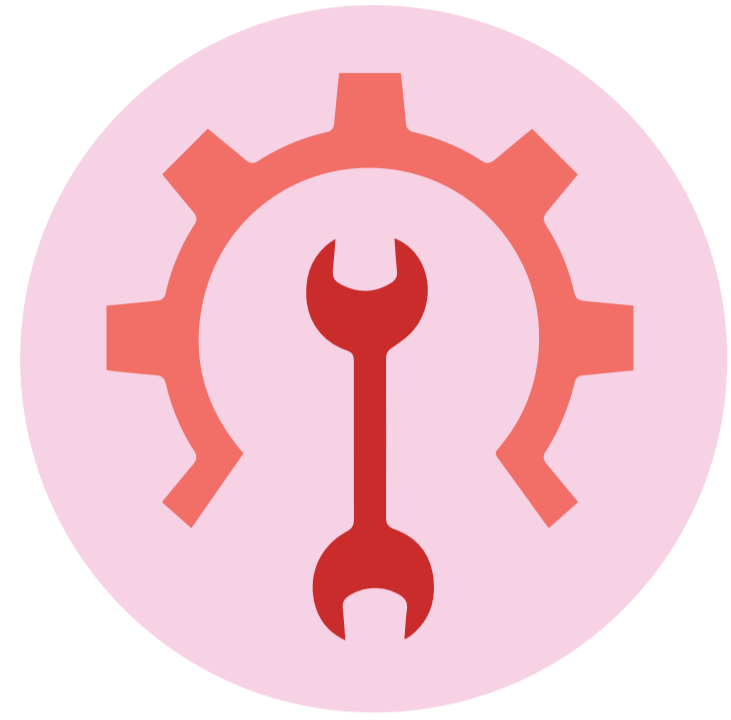
Lewisham Homes



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About the Site - Constraints & Opportunities

Constraints



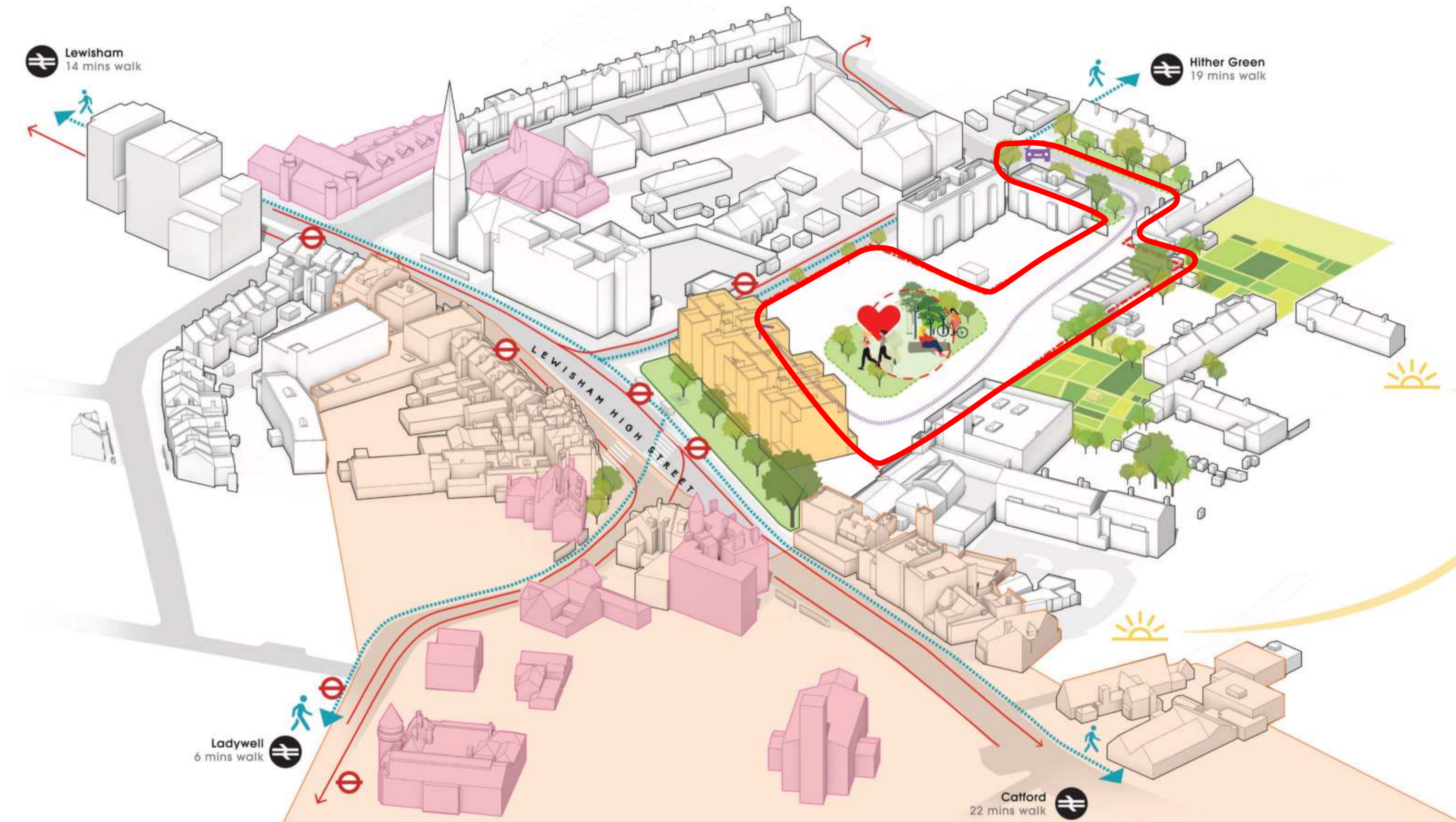
Existing Thames Water Sewer & Electric Sub Station on the site



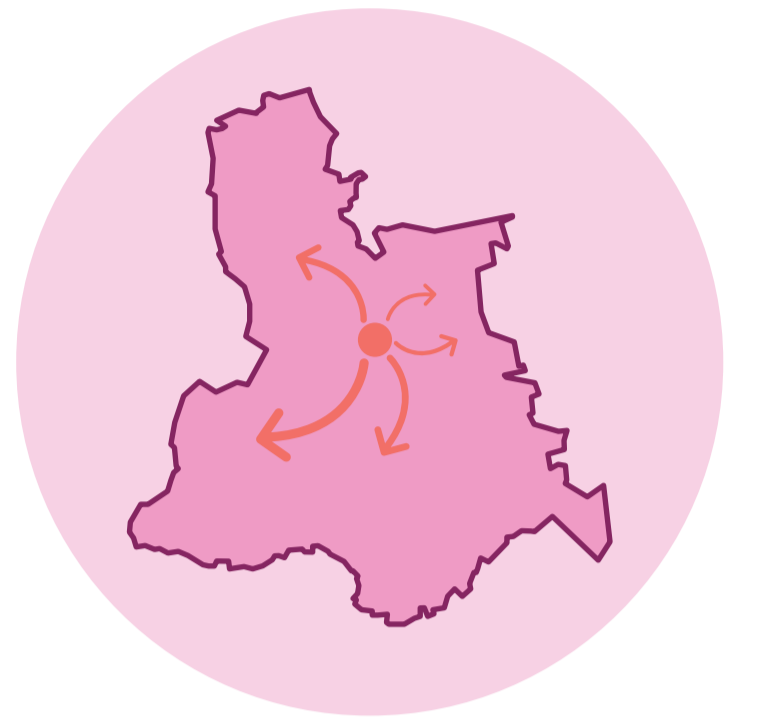
St Mary's Conservation Area: Protection of Historic Architecture



Noise & air pollution along Lewisham High Street



Opportunities



Catalyst for change with a Community Investment programme for creating training opportunities



Create a new central public space in the heart of the scheme



A new destination for the local community

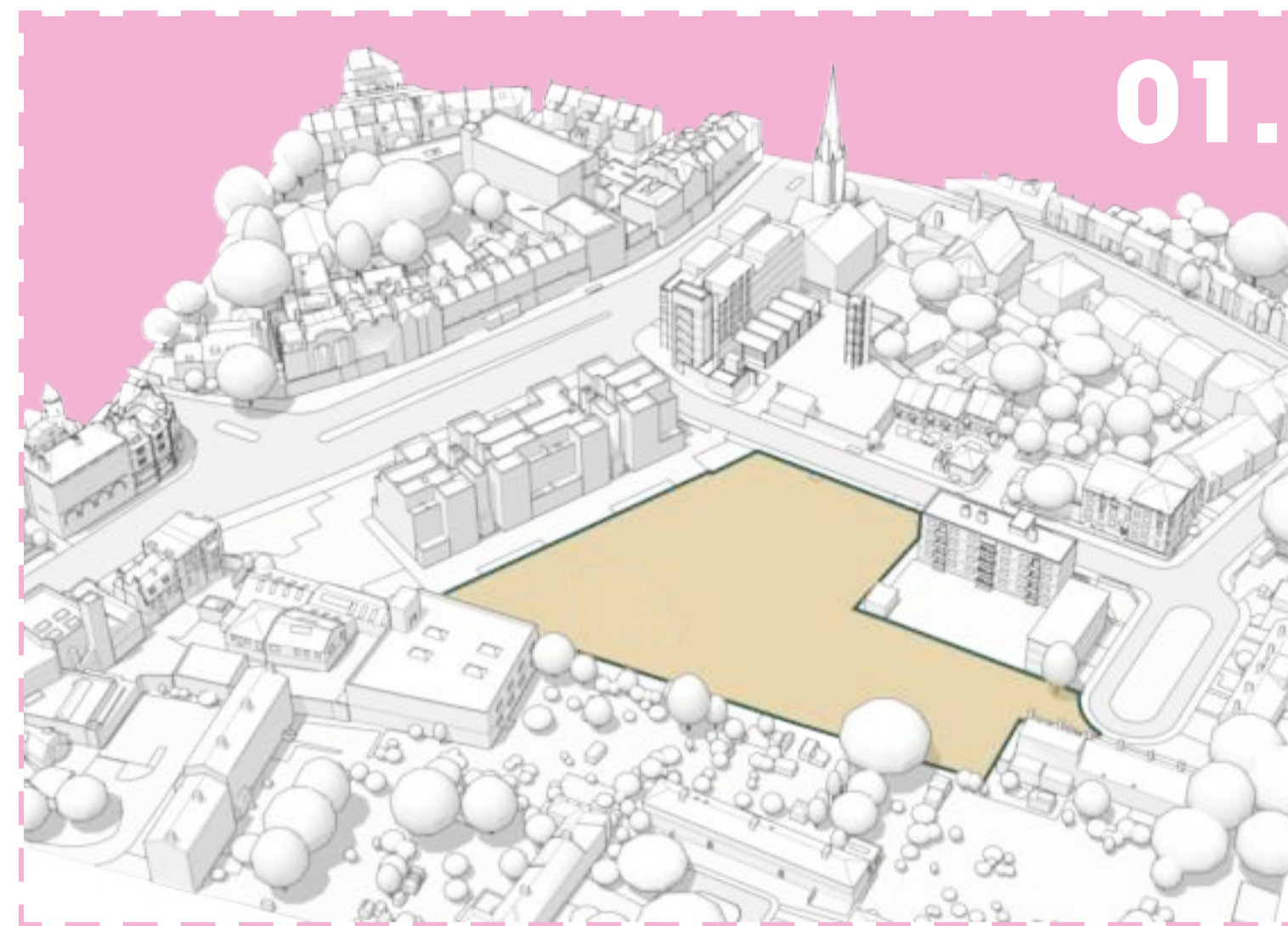


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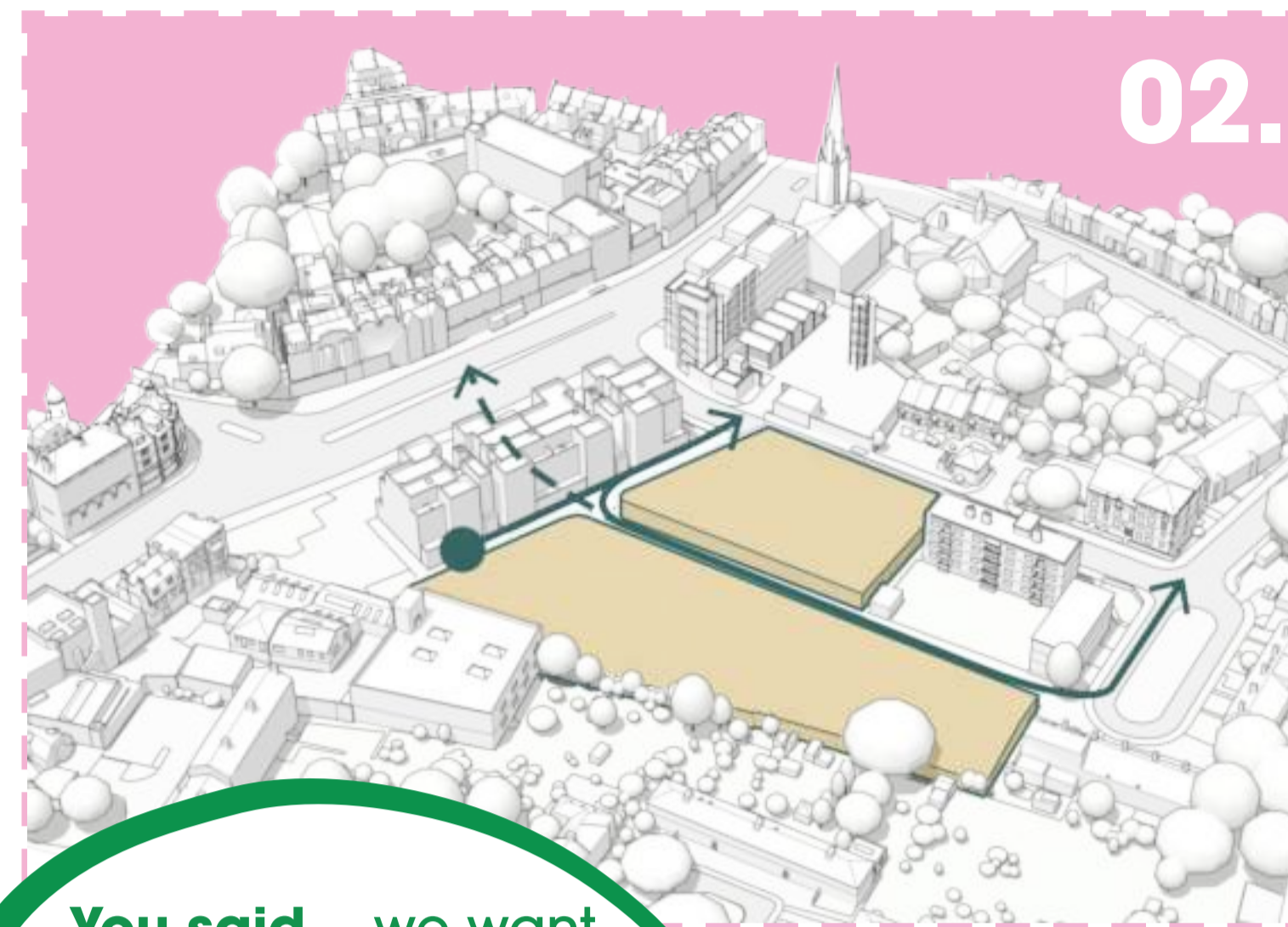
LADYWELL LEISURE CENTRE SITE

Proposed Scheme Evolution and Massing Development



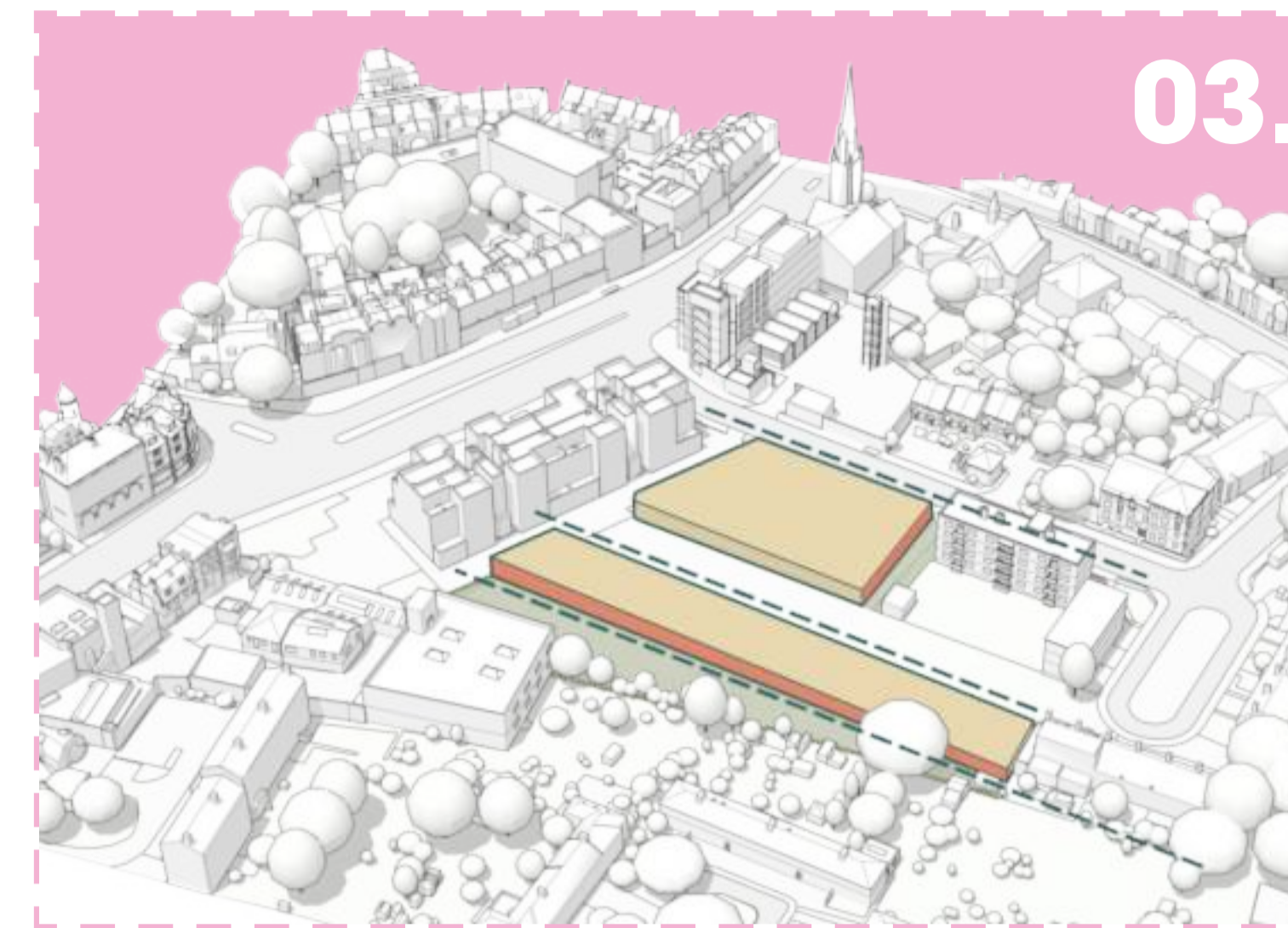
01 - The Existing Site

Ladywell Leisure Centre previously occupied the site but was demolished in 2012 making way for PLACE/Ladywell.



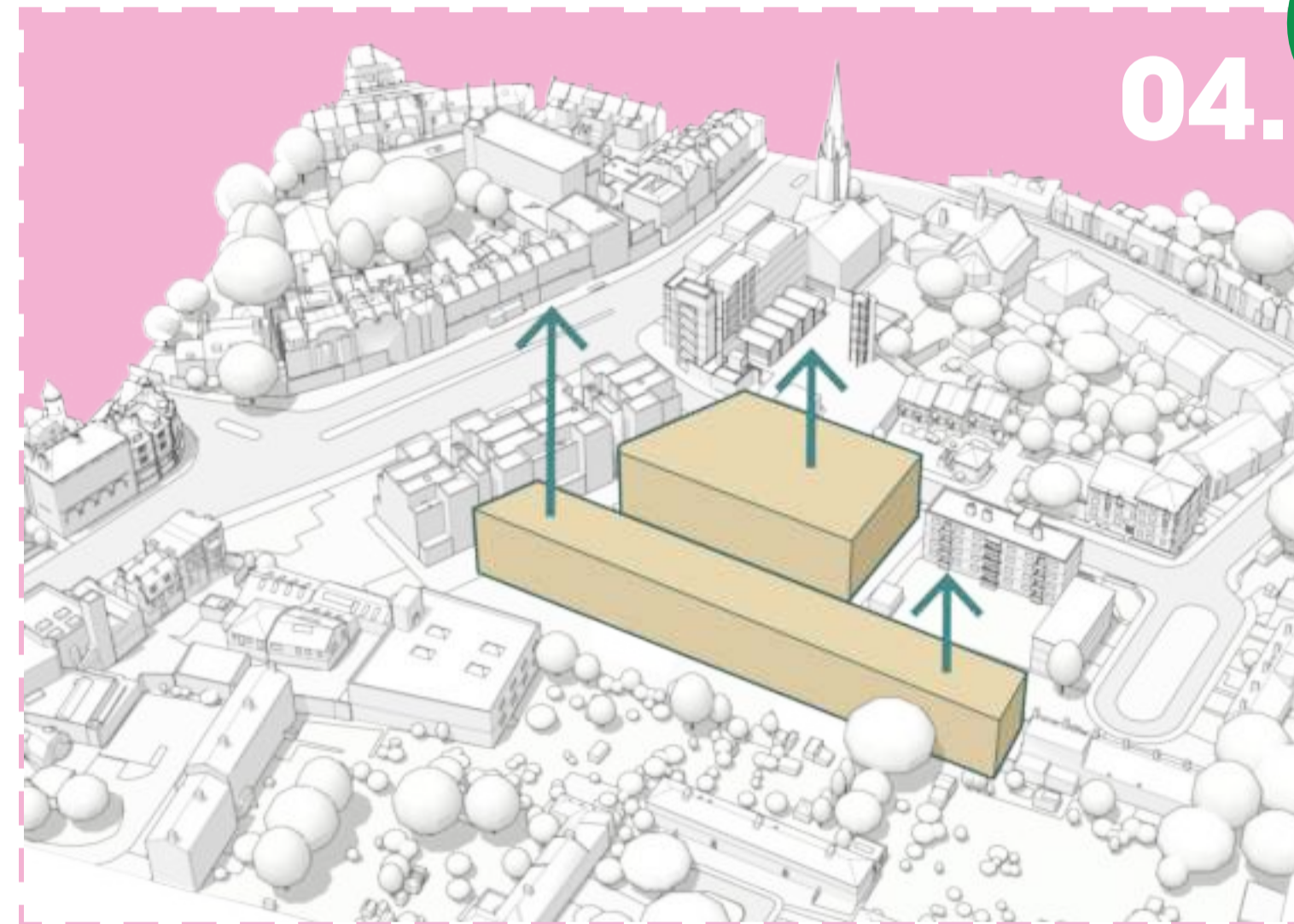
02 - Creating Permeable Links

Through analysing the history of the plot, the original Ladywell Gardens Street to Lewisham High Street is reinstated forming a new route across the site.



03 - Responding to Site Boundaries

Massing is aligned to adjacent buildings to introduce a coherent urban edge.



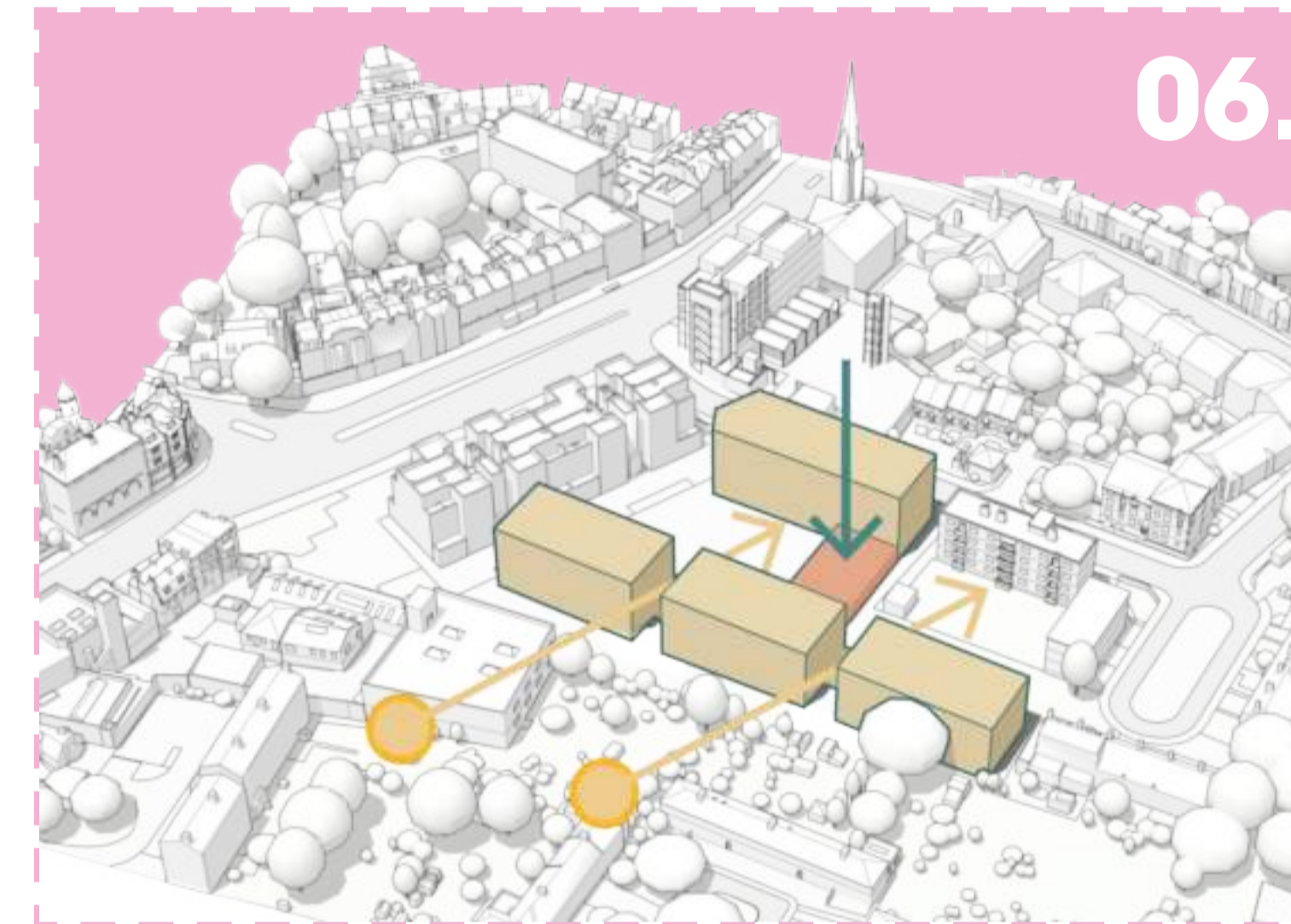
04 - Potential Height

The height and scale of neighbouring buildings informs the height of the new development.



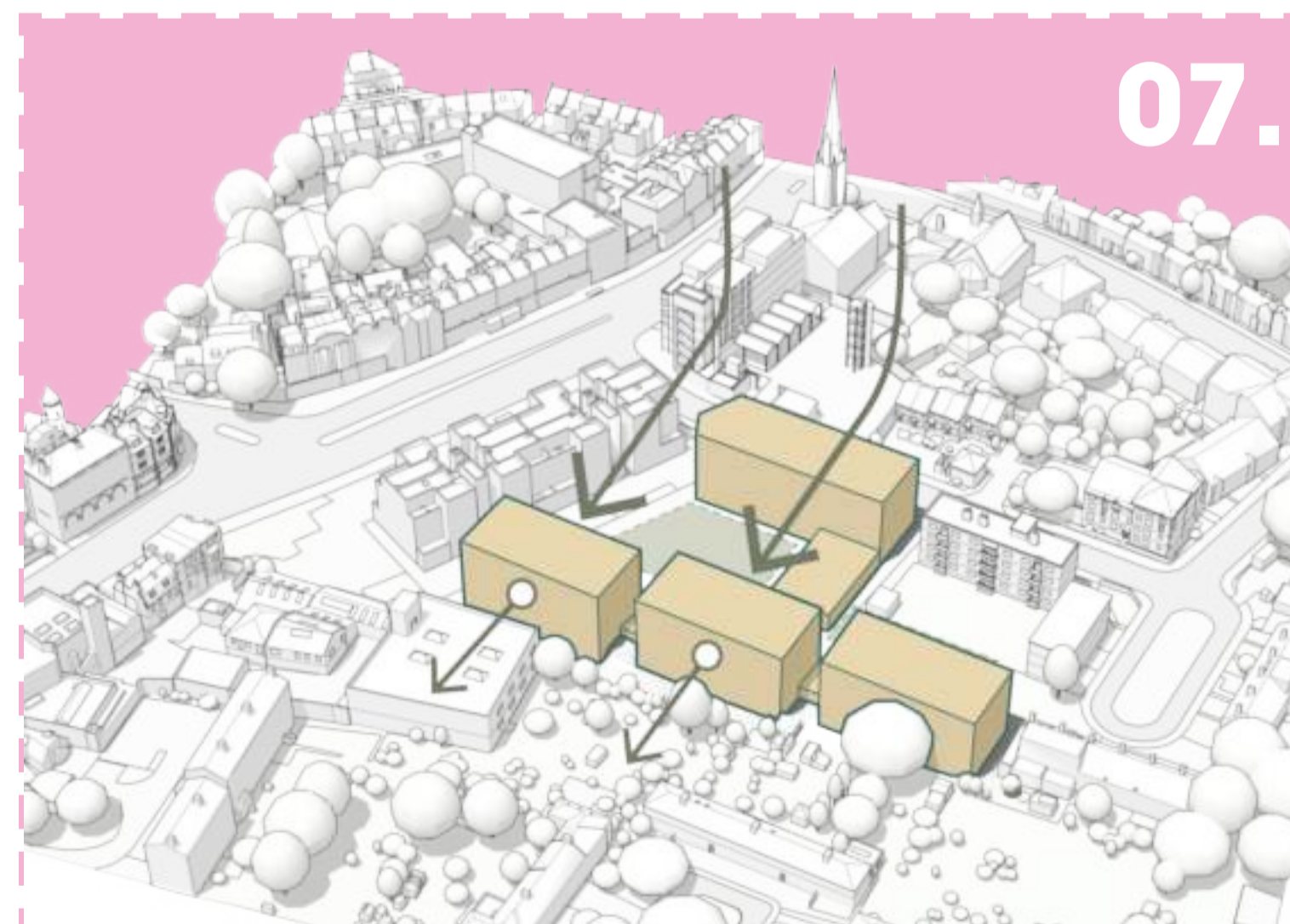
05 - Creating a Central Square

The introduction of a public space is used to unite the proposed development around a central heart.



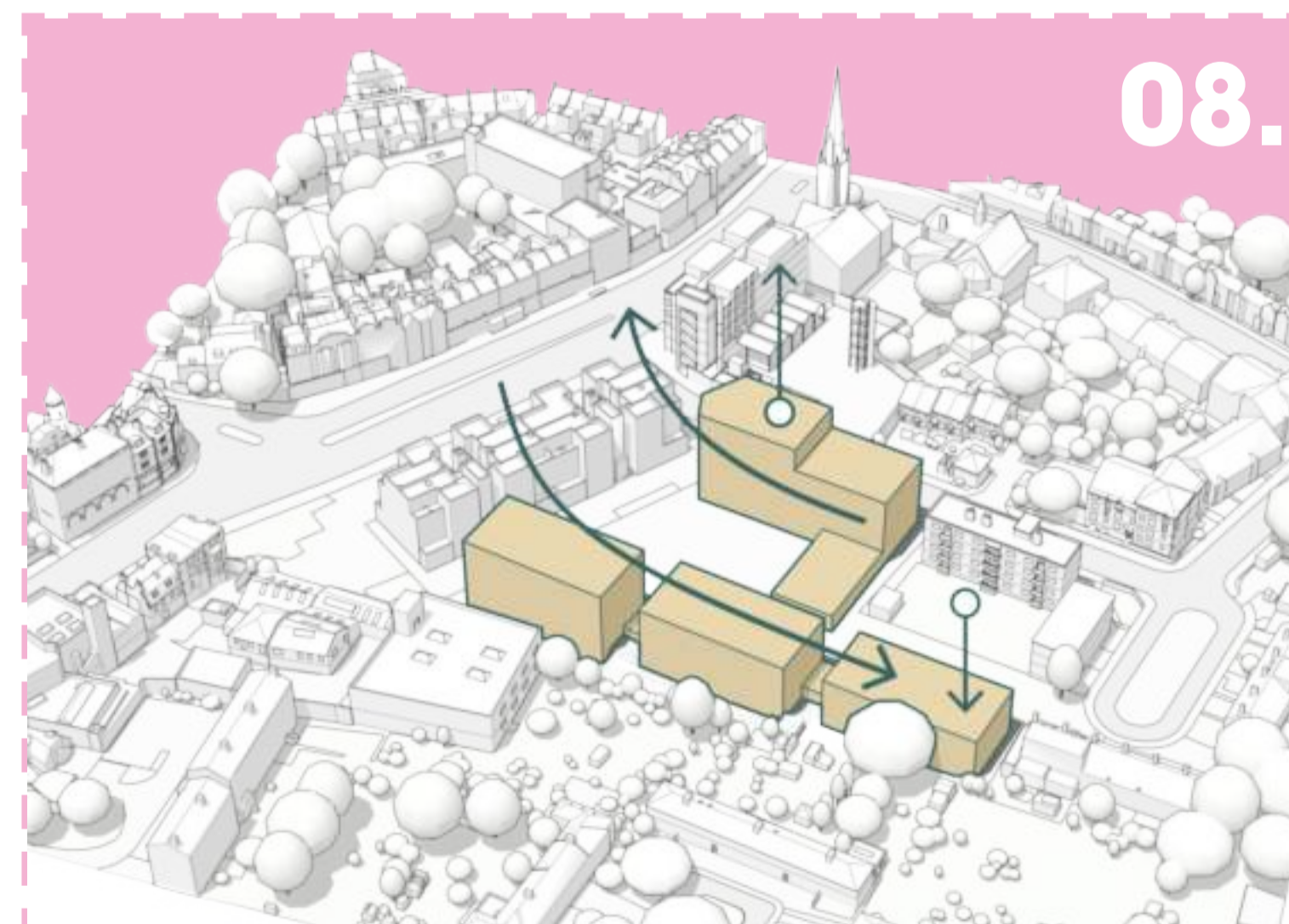
06 - Optimise Daylight to Parks

Two breaks in the southernmost block enables more sunlight to reach the open landscapes.



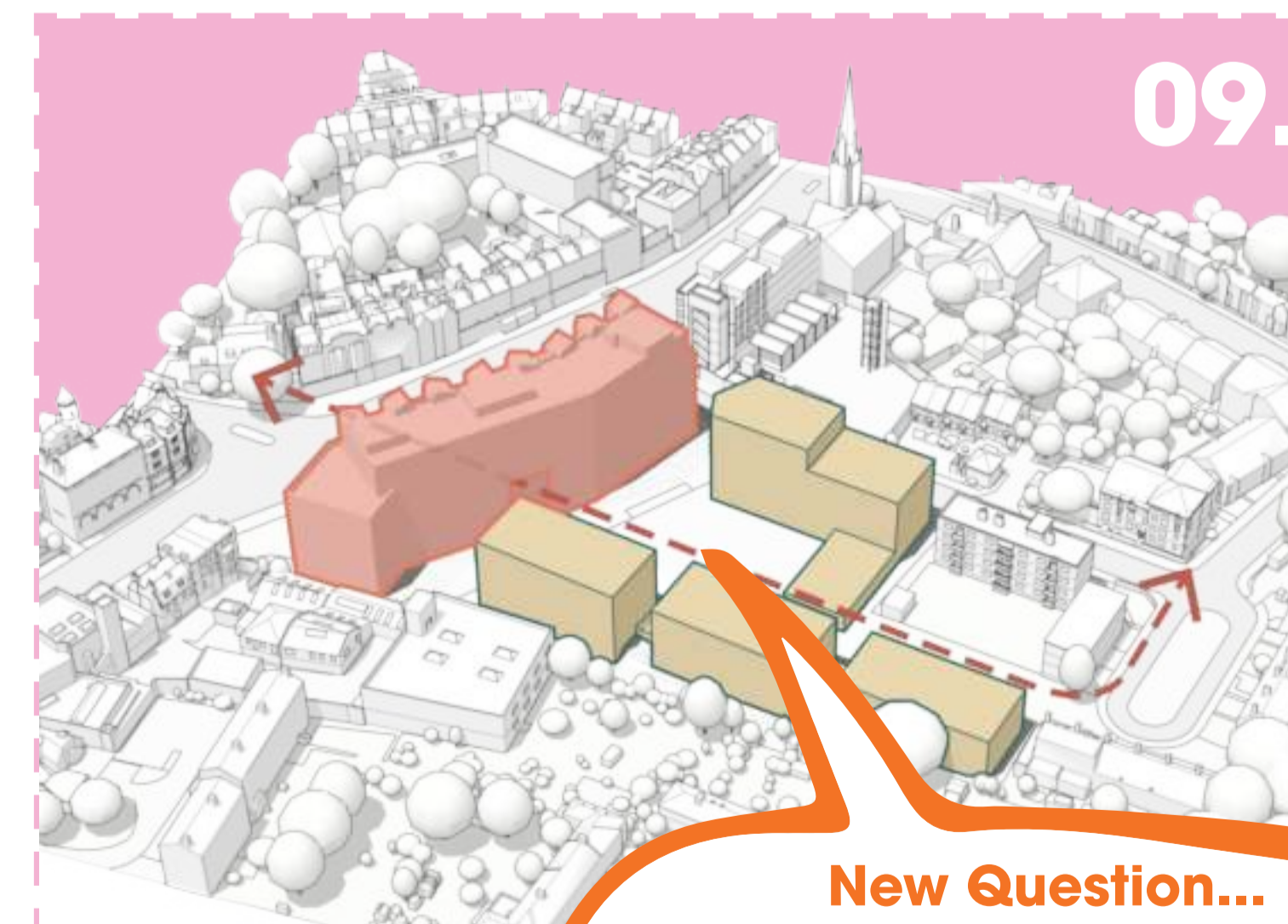
07 - Connection to Green Spaces

Building volumes step back to allow the shared surface route to create pocket parks while also providing dual aspect views of the landscapes.



08 - Massing Aligned to High Street

The scale of each of the blocks is varied at the fringes of the site to reduce the visual impact on the immediate neighbours.



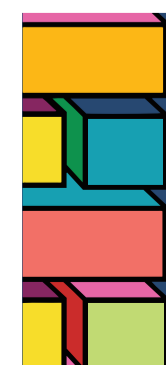
09 - Future Link to High Street

The proposed masterplan across the project offers a positive link through the future PLACE Ladywell site.

You said... we want more green outdoor spaces where we can socialise

New Question...

Sense of Community - What uses would you like to see in the new garden space?



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Proposed Materials & Details to Reflect Surroundings

Inset Balcony with Skyline View

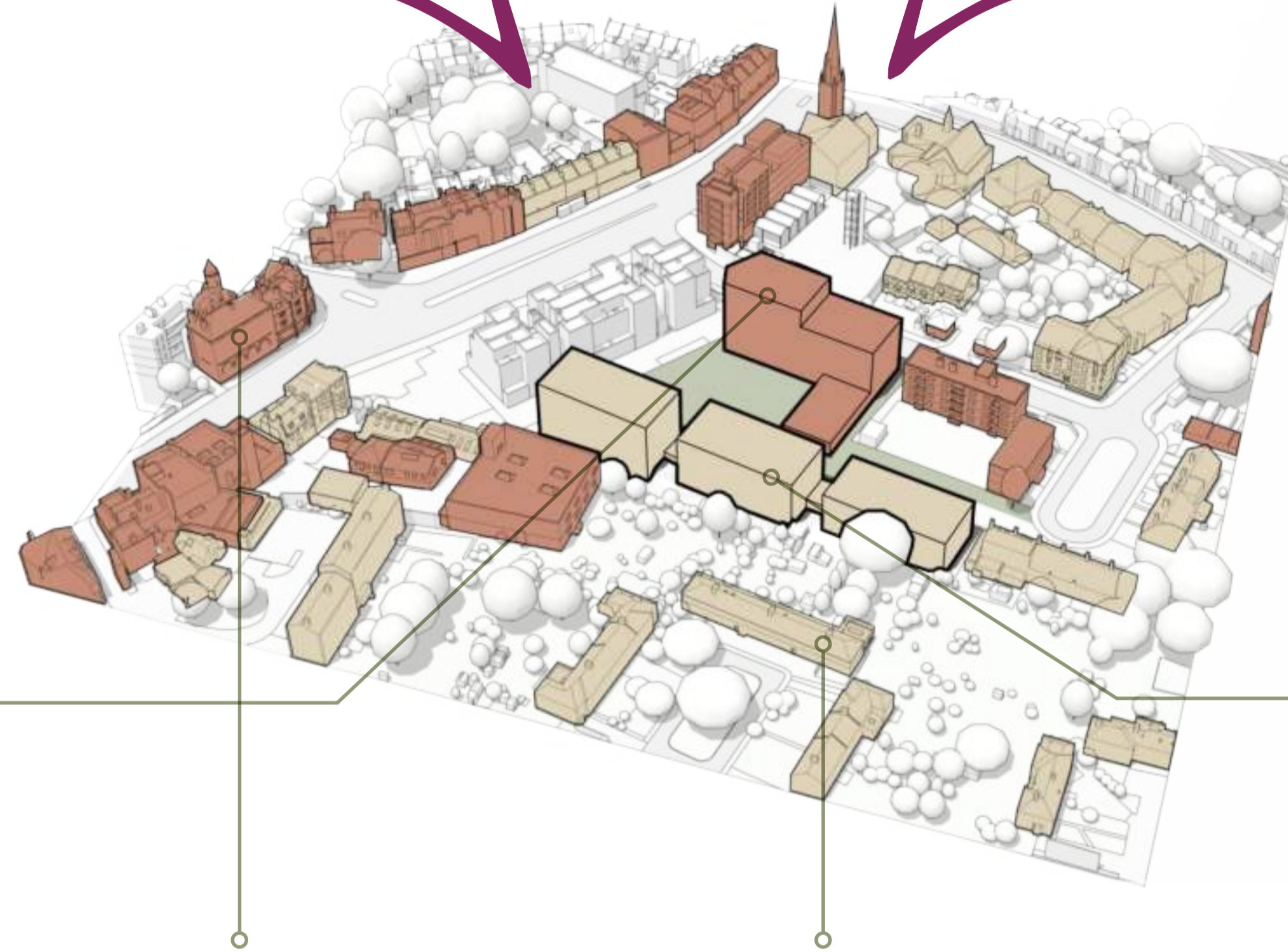


Perforated Brick Detail to Roof Level



You said...
Materiality -
Preference for brick
as primary cladding
material

We proposed...
a design using a
variety of brick
types and details



Decorative Brickwork 'Crown' Detail



Inset Balcony Overlooking the Park



Two Storey Maisonette Dwelling



Projecting Southern Facing Balcony



Red/Brown Brick

The Old Fire Station
& other surrounding high street buildings



Buff/Grey Brick

Romborough Gardens
& other surrounding residential buildings



Communal Entrance Apartments



Sustainably Driven Window Design



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One Planet Living Principles

You said... please ensure that the new buildings will be **energy efficient** and help with the sustainability of our area

One Planet Principles & Sustainable Living

A sustainable development starts with the community, creating a neighbourhood that encourages and enables a low-impact lifestyle. Using the 10 One Planet Living principles from the outset of the project, we continually assess the broader impact of our designs, ensuring every aspect of sustainability is captured.

Promoting a Greener Lifestyle

Buildings typically account for only one third of a person's global impact, the rest arising from their lifestyle choices. Simple design measures can have far reaching impacts: including a herb garden not only avoids buying herbs, but also encourages cooking and an increased connection to the food they eat, often buying more local, organic produce. This can significantly reduce their carbon footprint, while bolstering a healthy lifestyle.



CULTURE AND COMMUNITY
Amenities provide a focus for community life within and beyond the development. The park gardens will provide a central hub from which to host community clubs and events, connecting neighbours.

EQUITY AND ECONOMY
Construction and operation create jobs on fair terms which are accessible to local people. The inclusion of a new open public parkland provides a way for the wider community to engage with the new proposal.

HEALTH AND HAPPINESS
Residents are enabled to live happy lives within a fair share of the earth's resources. Ladywell Park Gardens will be a walkable community with extensive green spaces for play and relaxation.

ZERO CARBON
Achieved through fabric efficiency and on- and off-site renewable energy solutions. The new scheme will focus on passive environmental strategies to create a low-operational carbon scheme.

LAND USE AND WILDLIFE
The development makes efficient use of land, and leaves space for wildlife. Gardens, trees, and rooftop greening will create biodiversity hot spots repurposing the currently vacant brownfield site.

ZERO WASTE
Design and operation promotes zero waste, and all construction waste is aimed to be recycled. Using modern methods of construction will significantly reduce waste generated by the development. Each building will have generous communal recycling facilities.

SUSTAINABLE WATER
Residents can use water efficiently, and surface water is managed to reduce flood risk. Potable and non-potable water will be used efficiently and responsibly. Rainwater harvesting will help to support green walls across the site.

SUSTAINABLE TRANSPORT
Design, layout and management encourages walking, cycling and use of public transport. Close links to public transport and the proximity of key amenities, such as shops, will reduce the need to travel by car.

LOCAL AND SUSTAINABLE FOOD
Residents have easy access to local fresh produce and to local growing opportunities in the allotments to the south. Residents and visitors of the development will be supported to choose diets involving healthy, local and low-impact food.

SUSTAINABLE MATERIALS
Buildings are constructed from a mix of local, renewable, low-impact and low-waste materials. Designs will be have low embodied carbon, optimised to reduced emissions.

Health & Happiness
Encourage active, social, meaningful lives to promote good health and well being

Equity & Local Economy
Creating safe, equitable places to live and work which support local prosperity and international fair trade

Culture & Community
Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living

Land & Nature
Protecting and restoring land for the benefit of people and wildlife

Sustainable Water
Using water efficiently, protecting local water resources and reducing flooding and drought

Local & Sustainable Food
Promoting sustainable, humane farming and healthy diets high in local, seasonal organic food and vegetable protein

Travel & Transport
Reducing the need to travel, encouraging walking, cycling and low carbon transport

Materials & Products
Using materials from sustainable sources and promoting products that help people reduce consumption

Zero Waste
Reducing consumption, reusing and recycling to achieve zero waste and zero pollution

Zero Carbon Energy
Making buildings and manufacturing energy efficient and supplying all energy with renewables

LADYWELL LEISURE CENTRE SITE

The Entrance to Ladywell Park Gardens

Access was an important consideration of respondents



Vehicle Flow Diagram

The entrance to the site seen here marks the start of a pedestrian priority zone through the new public gardens. Vehicular access is one way and only permitted for servicing requirements and to reach the five accessible spaces.



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Proposed Landscape



A : Communal Green

A space for the community to enjoy green garden space, to rest and relax in the open air.



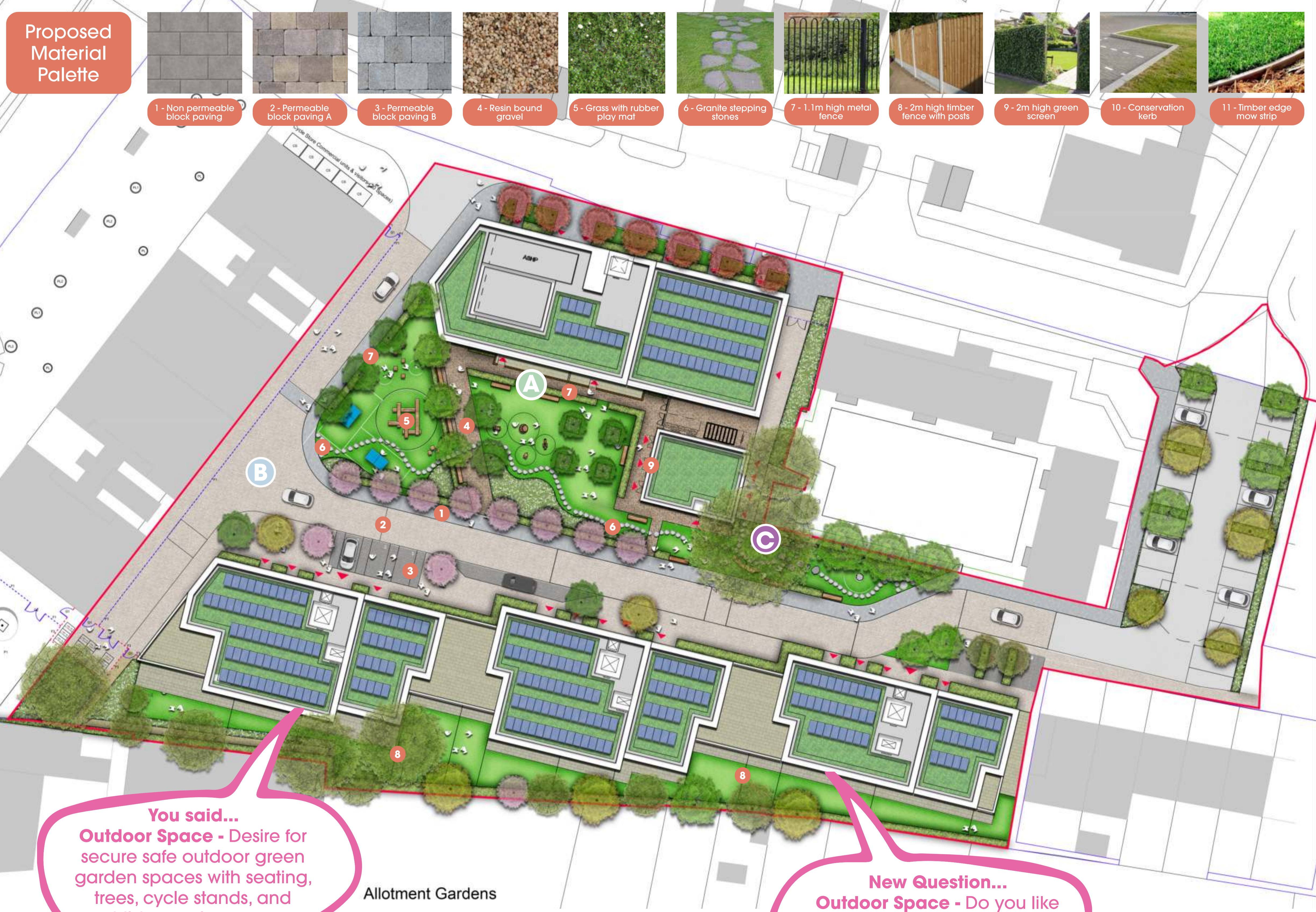
B : Shared Street

Pedestrian priority surface slow speed road promoting doorstep play with sustainable drainage.



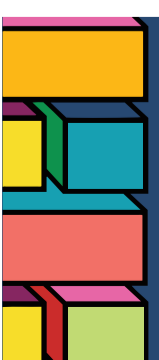
C : Pocket Park

Green spaces with biodiverse planting offering seating and play areas.



You said...
Outdoor Space - Desire for secure safe outdoor green garden spaces with seating, trees, cycle stands, and children's play space

New Question...
Outdoor Space - Do you like the proposal of new outdoor spaces and materials? What else would you like to see in the public park?

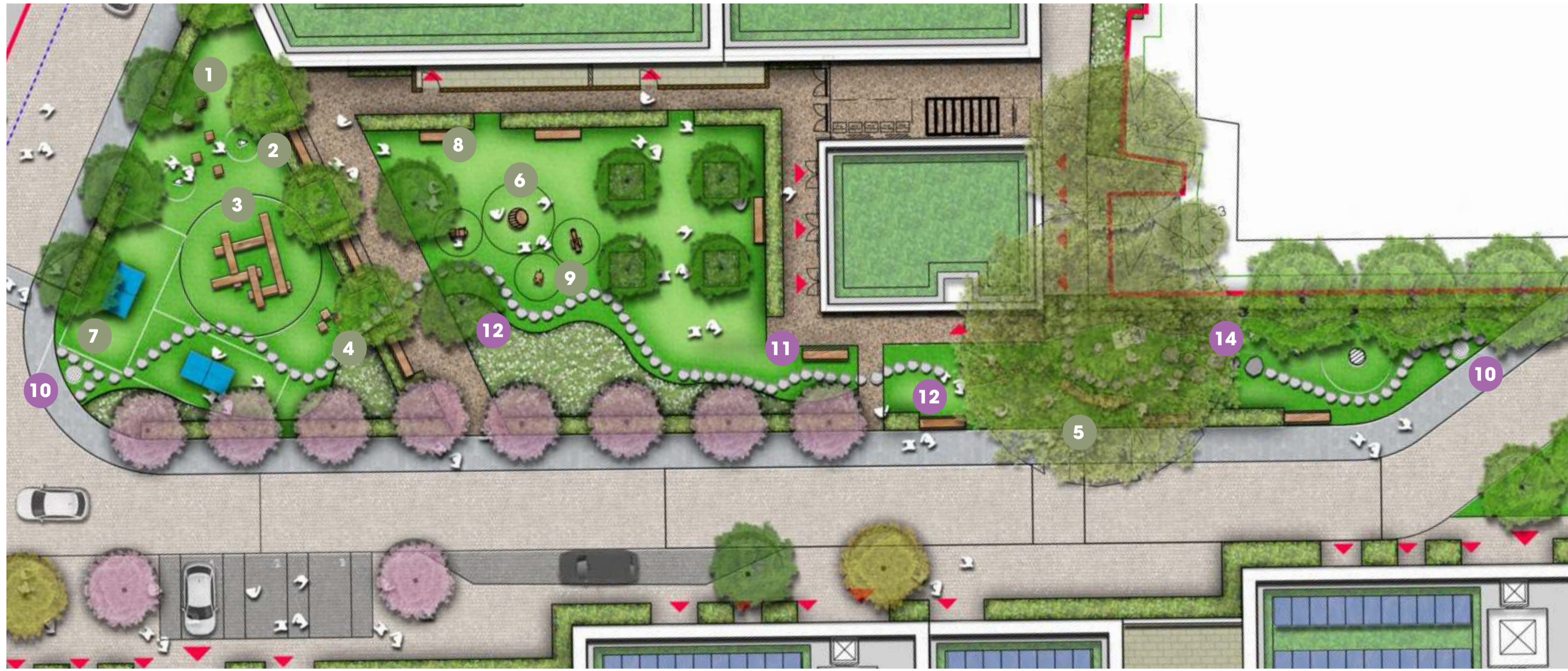


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Proposed Landscape



Private balcony from new affordable homes overlooking public park



Children's play space in new public park

Children's Play Space & Equipment



1 - Timber Mushroom Toadstool



2 - Pair of Loud Speakers



3 - Timber Climbing Structure



4 - Counter Weight See-Saw Swing



5 - Timber Play and Sitting Log



6 - Wobble Board Hard Wood and Galvanised Steel



7 - Table Tennis Table



8 - Natural Play Boulders



9 - Timber Happy Animal Zone

The Landscape Trail



10 - Historic Trail Information



11 - Seating in the Park



12 - Trail Stepping Stones



10 - Nature Trail Information



11 - Seating in the Park



12 - Trail Stepping Stones



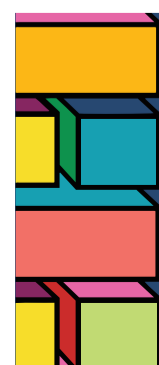
13 - Features in the Park



14 - Community Engagement



14 - Community Engagement



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Proposed Landscape Strategy

Landscaping forms an important part of the new proposal.

We are keen to work with residents to ensure these improvements benefit both everyone on the estate and local residents.

The redevelopment of the site provides an opportunity to greatly improve the existing landscaping offer and create a sense of place.

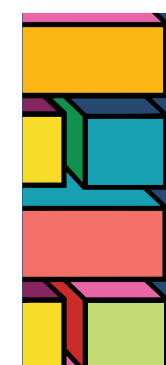
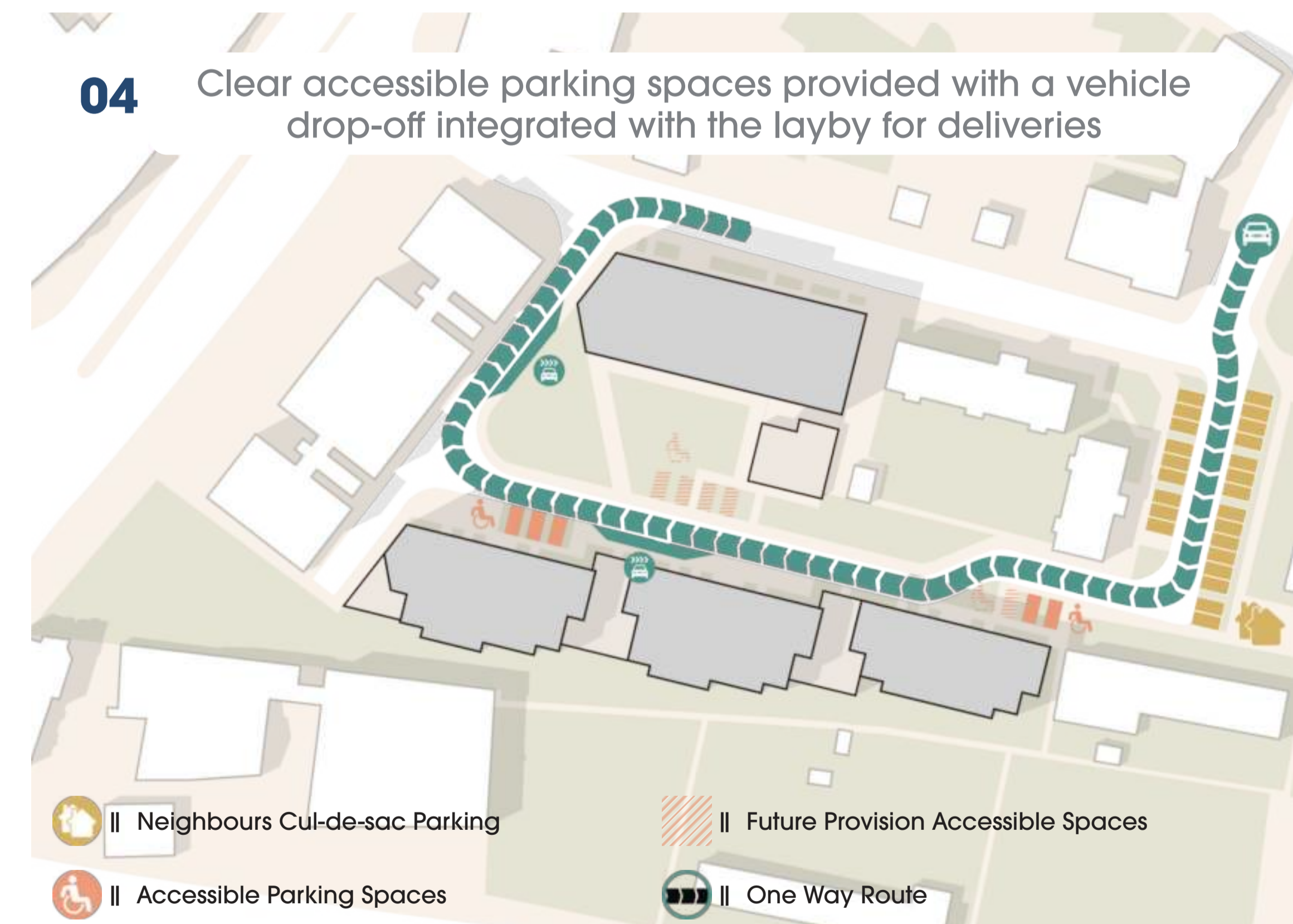
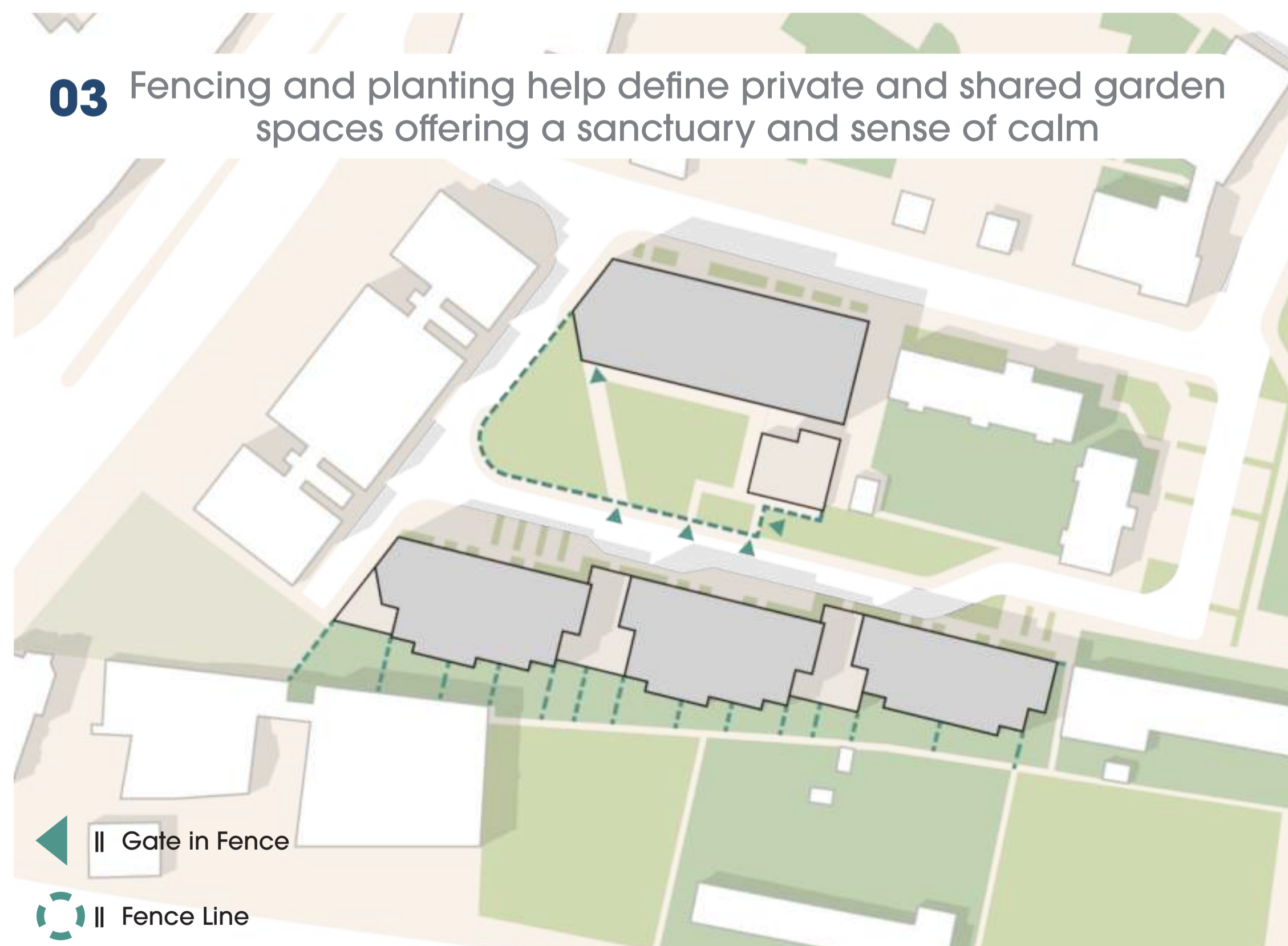
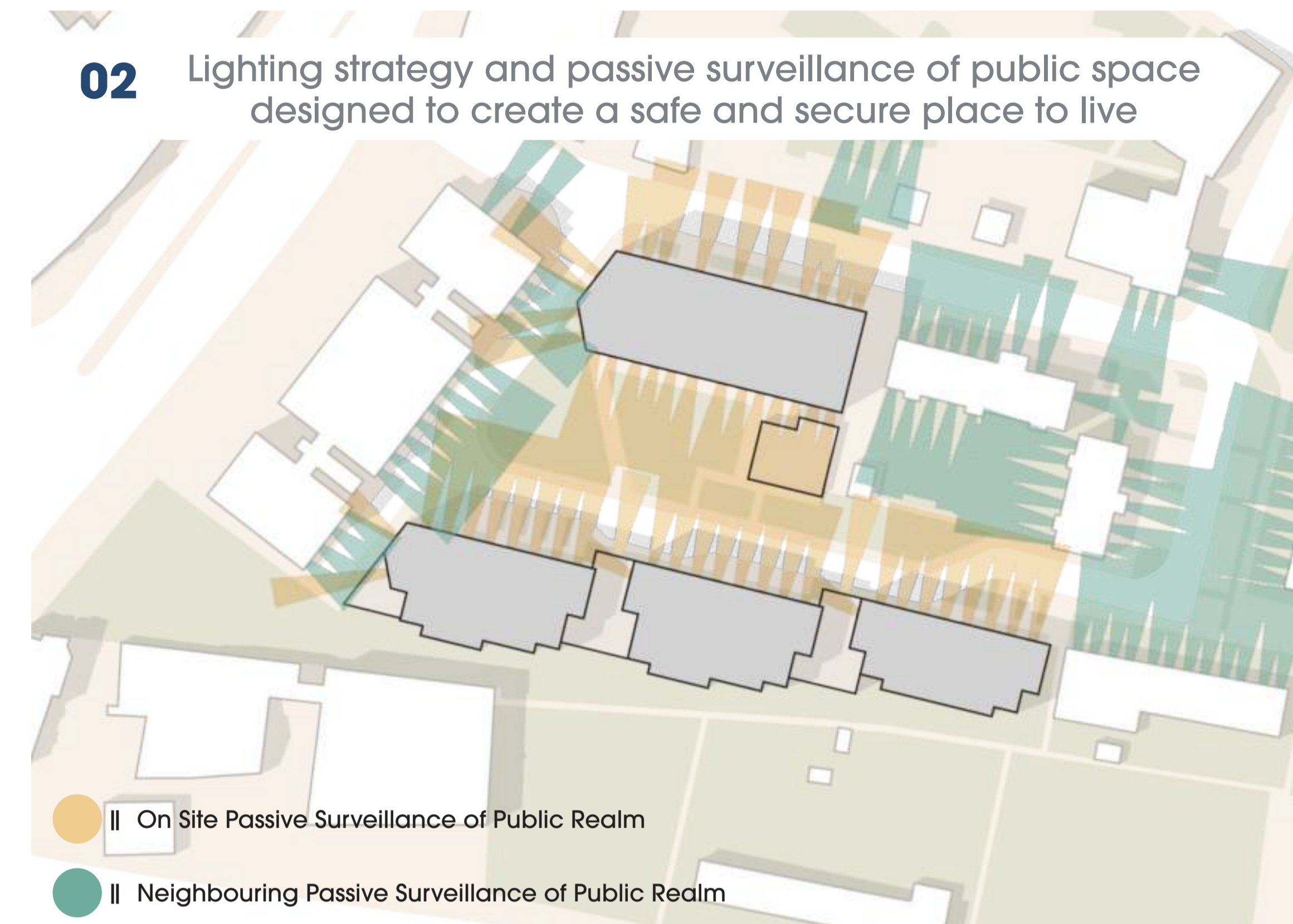
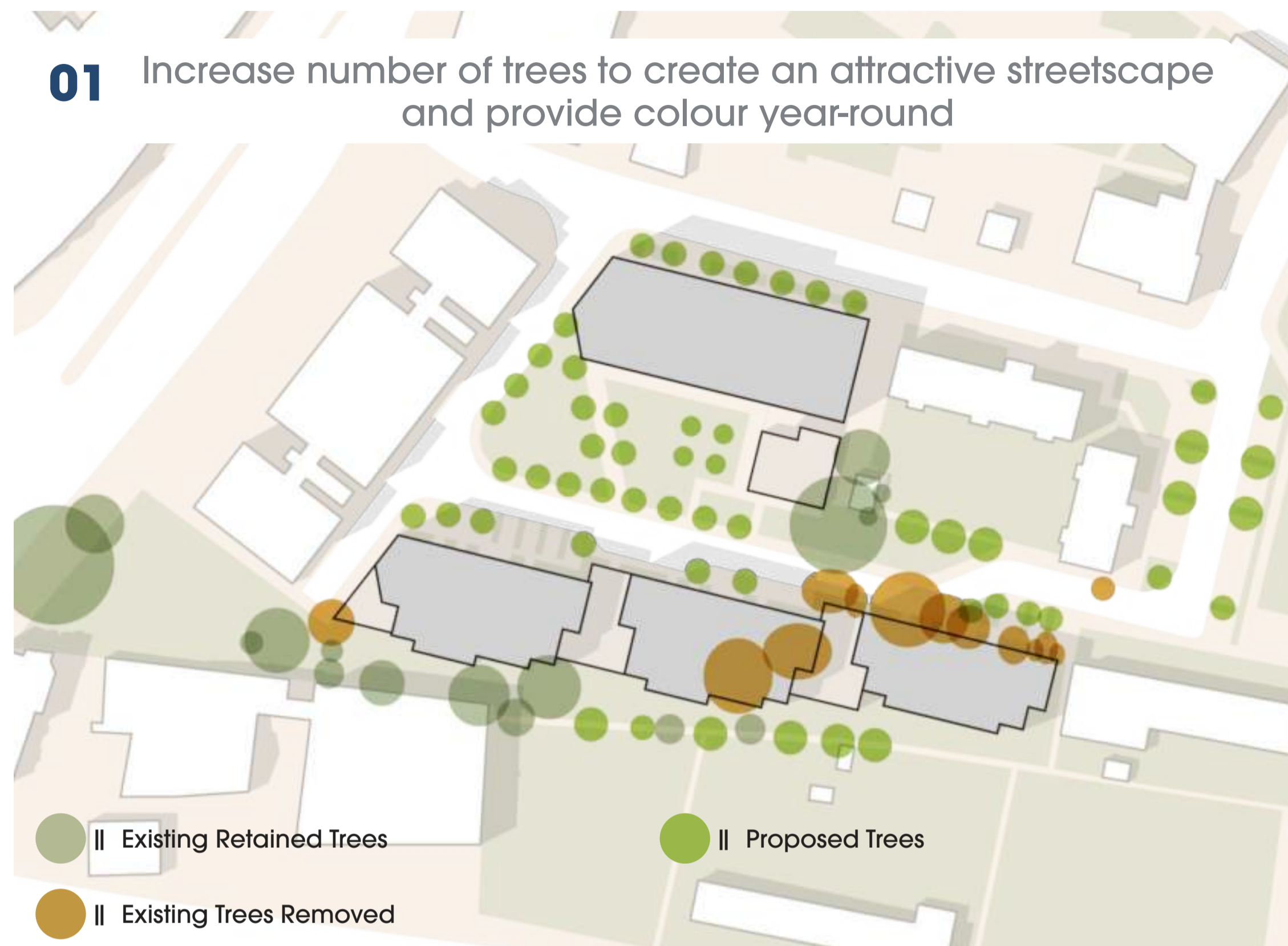
Here are some ideas we have for improvements to landscaping and the public space on the site.

You said...

Security - Desire for residents to feel secure within the buildings and also in the public spaces

New Question...

Security - Do you think the new road and path through the site is safe and secure? Will you feel comfortable using the new park?



LADYWELL LEISURE CENTRE SITE

Proposed Illustrative Views

View 01

Perspective from Lewisham High Street looking towards the main entrance to the site next to PLACE/Ladywell

View 02

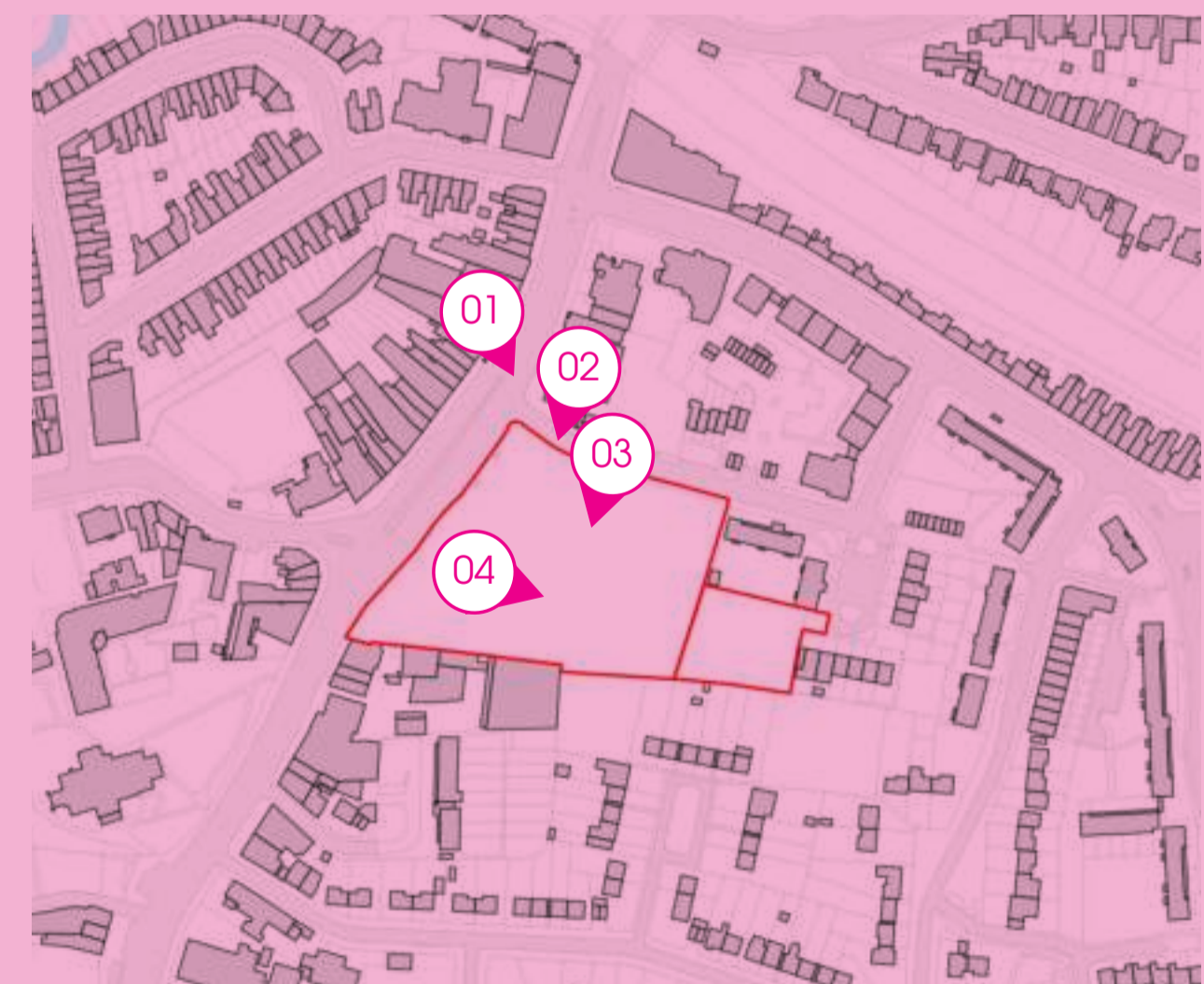
View from Longbridge Way looking across the new public garden at the heart of the proposal

View 03

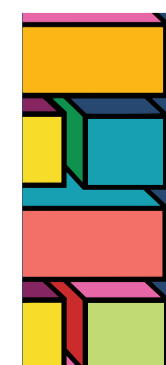
Looking across the seating and play spaces within the proposed public space

View 04

Looking East along the pedestrian priority shared surface road providing access to the proposed buildings



New Question...
New Public Space - How do you feel about the new public park?
Would you like to visit here during the week, on the weekends?



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Proposed Illustrative Views

View 05

Pocket parks along the new path provides space to stop and rest and play along the shared surface access route

View 06

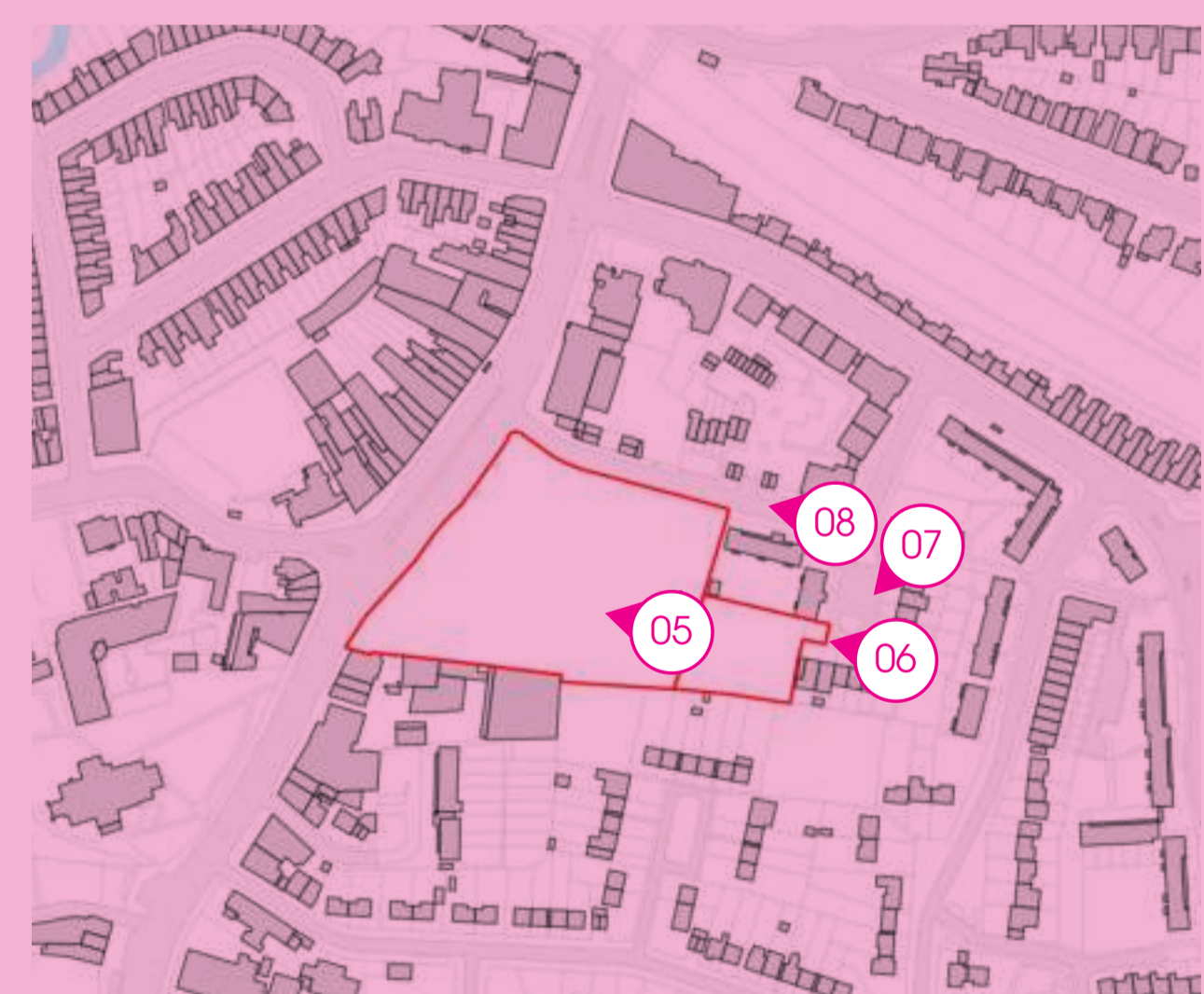
The massing of the proposal sits comfortably behind the existing Longbridge Estate buildings

View 07

View across the improved cul-de-sac parking bays towards the corner of the new development show that the building heights are reasonable

View 08

Looking West along Longbridge Way towards Lewisham High Street, the new building and street trees will improve the look and feel of the footpath along Longbridge Way



View 01



View 02



View 03



View 04



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Have Your Say

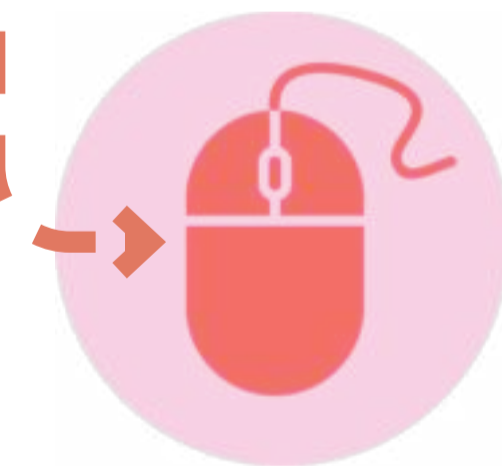
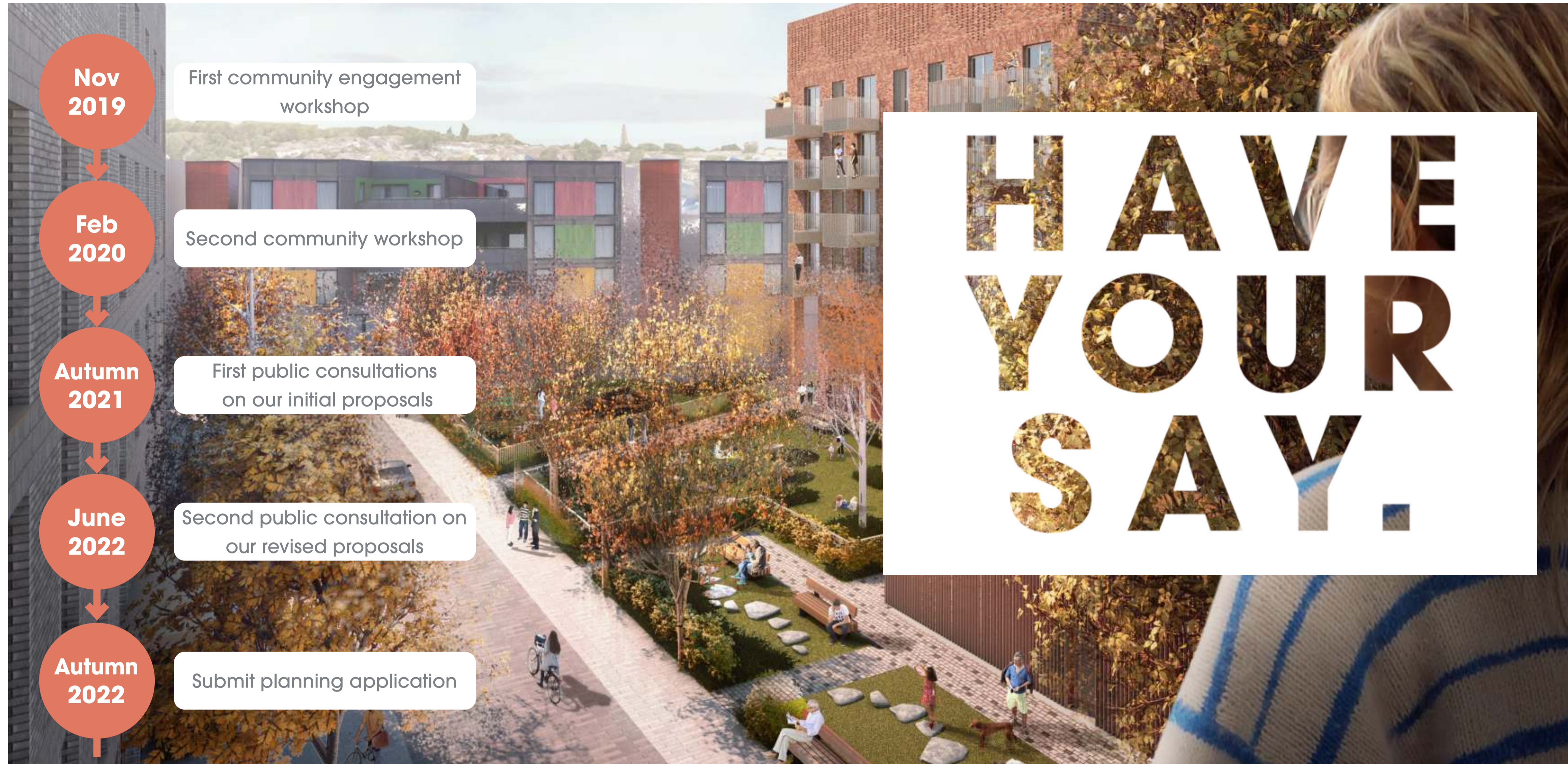
Thank you for attending this exhibition of Lewisham Homes' vision for the redevelopment of the Ladywell Leisure Centre Site

We would be grateful to receive your thoughts and feedback on the proposals, which we will consider ahead of the next consultation and to develop our scheme in advance of submission of a planning application.

You can leave feedback by completing one of the forms provided today, just ask a member of the project team for a copy.

Alternatively, or additionally, you can provide us with further feedback using one of the following methods to reach us:

FCBS attending Construction Youth Trust design challenge sessions at St Matthews Academy & Deptford Green School



Please fill in our **Survey** and tell us what you think, it can be accessed via our website here:

www.ladywelleisuresite.commonplace.is/



Call and speak to a member of the team to give feedback or request a printed version of the exhibition:
0800 193 0434



E-Mail the team at:
newinitiatives@lewishamhomes.org.uk



Attend our online webinar on Thursday 30th June at 6pm. You can register in advance by visiting:
<https://ladywelleisuresite.commonplace.is/>