

A Place for People to Prosper

Lewisham London Prospectus 2018



LEWISHAM
LONDON

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Foreword

Lewisham's unrivalled location, connectivity, talents and development opportunities make it the gateway to London's prosperity. Investment-ready with a confirmed pipeline of infrastructure, housing and commercial delivery, Lewisham will be one of the fastest growing parts of the London economy by 2027.

The borough is determined to deliver sustainable character-led development to maintain Lewisham's identity as one of the best places for present and future generations to live, work and learn. The local authority's track record for house-building is second-to-none. With 1,000 new homes to be built over four years, the needs of all residents are being catered for.

Our connectivity, location, skilled workforce and diverse, creative, entrepreneurial culture provide both excellent value for London businesses seeking a base in the capital as well as the perfect conditions for growth in the high-value, knowledge-based economy of the future. New Cross and Deptford provide a base for a creative and digital business cluster, fuelled in part by the presence of Goldsmiths University of London and Trinity Laban.

Renowned for its 'community spirit and friendly atmosphere', Lewisham's cultural, heritage and artistic assets attract a vibrant, diverse and aspirational population. Indeed, the 207,343 people on Lewisham's electoral roll comprise more than 70 nationalities and five continents, with more than 170 languages spoken.

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Strategic Hub

Lewisham is the strategic transport interchange for the south east of London and is one of the capital's best-connected transport hubs with 21 mainline stations, 3 DLR stations and 42 bus routes. Central London and the Canary Wharf financial district are easily accessible, meaning Lewisham is a prime supplier of the London labour market.

Rail services, via Southeastern, feed into termini at London Bridge, Cannon Street, Charing Cross and Victoria, while Thameslink services travel through Blackfriars, Farringdon and St Pancras International; home to the Eurostar.

The DLR provides a connection from Lewisham and Greenwich across the Thames to Canary Wharf and Stratford International. Stratford offers the UK's only high-speed commuter service with Hitachi bullet trains running at speeds of up to 300kph to destinations in East London and Kent.

London Overground trains serve six stations along the Sydenham Corridor and New Cross. They travel to the City and also the East End. TFL's proposed Bakerloo Line extension will provide faster and more frequent connections between Lewisham and central London in Phase I and potentially beyond.

The new London Overground Night Service now operates between Dalston Junction and New Cross Gate, bringing a boost to the borough's night-time economy.

For road users, the South Circular (A205) passes through the centre of the borough, providing links to the A2 and A20 towards Kent and central London.

And for air passengers, the borough's closest airport London City - the only airport located in London and with flights within the UK and to Europe - is easily accessible being only 25 minutes away by car and 40 minutes via DLR.

Other London airports including Gatwick, Stanstead and Heathrow, as well as the Channel Tunnel, are within easy reach of Lewisham thanks to access to the M25.



London City Airport

Accessible by DLR, bus and road from Lewisham



Bakerloo Line Extension

The Mayor of London wants to extend the Bakerloo tube line to Lewisham to improve connections in south east London and enable growth in homes and jobs.

Lewisham as a terminus, via the Old Kent Road and New Cross Gate, has been chosen as the best option to achieve those goals following extensive consultation.

- The new link would provide an Underground train every two minutes between Lewisham and central London
- **New Cross Gate:** a new station integrated with the current station to allow passengers to change to/from London Overground and National Rail services
- **Lewisham Interchange:** a new Tube station and improvements at Lewisham Station to provide a strategic transport interchange for south east London, with Tube, DLR, National Rail services and also interchange with buses.

If the scheme gets the green light services would be running by 2029.

When the initial project is complete, Transport for London plans to look at extending the line further.



A Place to Live

Lewisham Council has met or exceeded the London Plan housing targets for the last 15 years thanks to its progressive and innovative approach to housing, focusing on supporting local families and communities.

The latest figures – for 2016/17 – are particularly impressive, with the delivery of 1,385 homes, exceeding the target by 29%.

Confidence that the future housing targets can be delivered includes past performance, the range and number of sites planned for housing and the likelihood that vacant units will be brought back into use and windfall sites will arise.

Lewisham Council has therefore proven itself to be a leader in council-led, mixed-use regeneration schemes.

Larger scale housing development will be focused within the growth areas of Lewisham, Catford, Deptford and New Cross. And the council has ambitions to create more social and affordable housing as well as new council-owned homes for private rent.

Indeed, housing development in the borough encourages local growth and retention of families and communities.

The council has recently appointed Grainger, the

UK's largest listed residential landlord, as its 50/50 partner in a new joint venture company. This company, which will be an ethical and socially minded commercial landlord, will develop and own 232 new purpose-built, private rented homes in Besson Street, New Cross, and offer long term stable tenancies to renters.

Good housing growth for Lewisham also involves character-led placemaking in the form of new community facilities and public realm to create a lifestyle for residents. The circa 950-home Lewisham Gateway project for example includes a park, town square, cinema, shops, eateries and bars.

High quality designs around existing public realm are encouraged, enhancing pedestrian links between rail stations, centres and surrounding areas, strengthening the borough's character through positive development. They include Deptford Market Yard which won a London Planning Award.



15,000 homes will be built in Lewisham by 2033 and the council is playing an active role in driving the delivery of these. It will have started 500 new council homes by the end of 2018 and has committed to starting a further 1,000 social homes by 2022.

Case Study: PLACE/Ladywell



Using a ground-breaking construction method PLACE/Ladywell was built in just over 6 months.

PLACE/Ladywell, the UK's first pop-up village, is a highly-innovative temporary housing and community/enterprise space.

The units in the building's upper floors provide accommodation for 24 families registered homeless, while the ground-floor has affordable mixed-used spaces for local start-ups and creatives, along with a community cafe.

Using a ground-breaking construction method, PLACE/Ladywell was built more quickly - in just over six months - and with less expense than using traditional methods. All units exceed the current space standard requirements by 10 per cent. The Lewisham Council scheme

was devised in partnership with internationally-renowned architecture practice Rogers Stirk Harbour + Partners. It is just one of the ways in which the local authority is responding to the on-going high demand for housing in the borough as new-build and estate regeneration programmes are developed.

The intention is for the structure to remain in Ladywell for no more than four years, after which it will be deconstructed, moved and reconstructed elsewhere in the borough.

Case Study: Loampit Vale Glass Mill Leisure Centre



Energy saving features will reduce potential carbon emissions at Loampit Vale by 44%.

An award-winning leisure centre, 788 new homes, commercial space and a striking 26-storey tower have transformed Lewisham town centre.

The extensive scheme in Loampit Vale, known as Renaissance, has eight architecturally-distinct main buildings, ranging in height from five stories to the skyscraping Sienna Alto. The new neighbourhood is close to Lewisham's transport interchange and offers outstanding community facilities at the Glass Mill leisure centre which won 'Best Built Project - Community Scale' in the London Planning Awards the year it opened. A 25-metre swimming pool, gym, café,

crèche, health spa and indoor climbing wall are all on the site. 'Glass Mill, a collaboration between Lewisham Council, Barratt Homes and Pellikaan, has helped expand the leisure offer along with new eateries, including Lewisham Model Market.

A new venue for Lewisham City Mission was also part of the project and to support local entrepreneurs, some of the commercial units are available for Lewisham's creative businesses to strengthen this industry in the borough.



A Place to Enjoy

Lewisham Council currently invests close to £1M in grants for arts and culture, supporting some of the most dynamic organisations in the capital, ranging from Trinity Laban to The Midi Music Company and Heart 'n' Soul to Lewisham Youth Theatre. The Festivals Fund encourages the growth of grass roots events such as the Catford Arts Trail, New Cross Free Film Festival and the Brockley Street Art Festival

There is a lively evening economy with bars and entertainment venues in New Cross; Little Nans in Deptford, set up in memory of the owner's grandmother, Jam Circus in Brockley which serves cocktails in jam jars and Ignition Brewery, a social enterprise employing people with learning disabilities and brewing great beer in Sydenham.

Cultural funding

Lewisham was awarded £216,000 from Mayor of London, Sadiq Khan's London Borough of Culture scheme. The funding will support a Festival of Creative Ageing to include films; exhibitions; events at the Broadway Theatre and Beckenham Place Mansion curated by residents; a two-day international conference about creative ageing and pop-up choirs.

The festival will give older residents the chance to take an active part in civic life. It will reach hundreds of older residents and will target deprived wards where life expectancy is lowest. The events will involve artists from the UK, Europe, North America, Australia and Japan.

The centrepiece to the Festival will be Christopher Green's spectacular 48-hour immersive theatre production *The Home*, which will be made with older residents at *The Home* from Beckenham Place Mansion.

The Mayor's funding will give thousands of people in Lewisham the chance to take part in cutting-edge arts and culture on their doorstep.

Heritage

The borough's rich heritage includes 364 nationally listed entries, 301 locally listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and, at Blackheath, part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site.

Ladywell Playtower is a Grade II-listed Victorian bathhouse located near Ladywell village. It was one of the first public swimming pools in the country and has been placed on Historic England's at risk register, as well as the Victorian Society's top ten endangered buildings. Lewisham Council has appointed Guildmore and Curzon Cinema as the preferred provider to restore the building and bring it back into public use.



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Green space

More than one fifth of the borough is green space and this includes an 8km long network along the Rivers Thames, Ravensbourne, Quaggy and Deptford Creek. Lewisham parks are among the best in the United Kingdom as fifteen green spaces have been recognised by the Green Flag Award Scheme. They include Blackheath, Brookmill Park, Deptford Park and Ladywell Fields.

Lewisham Council has been awarded £4.9 million from the Heritage Lottery Fund to improve Beckenham Place Park. Work began at the park early this year and is expected to be completed by Spring 2019. Plans include an education centre, restored lake and new sports facilities.



Art & Museums

A.P.T Gallery, Peter Von Kant, Deptford X, MMX Gallery, Art Hub Gallery, BEARSPACE, Castor, Cockpit Arts, Could be Good, Vinyl, news of the world, Res, Enclave, Gossamer Fog and Lewisham Arthouse are among the many art galleries in the borough. Goldsmiths Centre for Contemporary Art is opening soon. The Horniman Museum in Forest Hill is world-renowned.

Restaurants in 2017 and Brockley Market Street Feast was featured in the Evening Standard Reviews. Winemakers Deptford and Marcella, an Italian, were also praised in London's daily newspaper. Catford's La Pizzeria Italiana and Honor Oak/Brockley's Babur Indian are popular London restaurants as is Italian, family-owned favourite Le Querce on Brockley Rise.

Events

Lewisham has an exciting calendar of cultural and community events.

They include Lewisham People's Day, a celebration of music, art, craft and community, which is south east London's biggest and longest running free community festival. Each November Lewisham Council presents London's largest free fireworks display at Blackheath attracting 100,000 people from all over London and beyond. Both events are run by Lewisham Council.

Community-run events include Telegraph Hill Festival, an arts programme across many venues, the Brockley Max nine-day community arts festival, Catford Film Festival, Deptford Heritage Festival and the Deptford X Contemporary Art Festival. Downham Celebrates runs two successful festivals per year

Sport & physical activity

Lewisham has 275 sports and fitness facilities including cricket and football pitches, tennis courts and swimming pools. Ladywell Arena boasts a long/triple jump pit and a 400m running track which is open to the public.

Millwall FC are based in the borough and The Millwall Community Trust has offered community sports' and fitness programmes, educational workshops, disability activities and soccer schools.

Public art

Embracing the concept that public art enhances our collective sense of place, Lewisham is home to a vibrant collection, from the 'Catford Cat' which marks Catford Shopping Centre's entrance, to Lewisham Hospital's 'Striped Panels' and 'Blue Well'.

Theatres

The Broadway Theatre in Catford is an Art Deco grade II listed building. Its programme includes a pantomime season featuring star names, stand-up comedy, nostalgia shows, drama and children's theatre. The Albany in Deptford is a new type of arts venue involving the community through participation and partnerships. Blackheath Halls presents a diverse programme of concerts and events throughout the year. And Filmfixer has a contract with Lewisham Council to promote filming around the borough. They have used theatres and a disused mortuary for crime dramas.

Eating out

Popular places to dine include Lewisham Town Centre's Model Market Street Feast as well as Sparrow which was positively reviewed in the Evening Standard last year. Brockley's Masala Wala Cafe was acclaimed in Time Out's Top 100



Broadway Theatre, Catford
Panto, stand up comedy, drama & kids shows



➤ Case Study: Deptford Market Yard



Deptford Yard is home to shops, restaurants and businesses next to Deptford Station.

A uniquely modern project which involved the restoration of an historic Victorian carriage ramp, has helped define Deptford's creative reputation.

Deptford Market Yard is home to independent shops, restaurants and businesses, set amidst the carriage ramp and 14 arches next to Deptford station.

From flowers to Jerk street food, and from kick-boxing to cocktails in teapots, there's plenty of creative originality in the Market Yard businesses.

The once derelict site has been transformed since 2008, into a new public space for Deptford which is better connected to

the high street, train station and markets. The Grade II listed carriage ramp is the oldest surviving railway structure of its kind in London.

Developers U+I Group and Lewisham Council also erected an eight-storey building containing 121 apartments and seven commercial units alongside the ramp, while refurbishment of St Paul's House provided affordable apartments, town houses and two restaurants.

➤ Case Study: Dek Catford, Dek Ladywell & Dek Deptford



The Deks were opened in September 2016 to support the borough's thriving creative industry base.

Lewisham people are highly skilled, with almost four in ten adults educated to degree level and a high percentage working in knowledge industries.

To support the development of emerging sectors such as the creative & digital sector and to develop an employment base for all residents, Lewisham Council, Lewisham Southwark College and Goldsmiths University are all working together to create the right mix of skills for the rapidly-changing local labour market.

Dek Spaces:

Lewisham is fuelling its dynamic and creative micro-business base through the provision of specialised, co-working spaces. Dek Catford, Dek Ladywell and Dek Deptford promote the growth of start-ups, entrepreneurs and existing

businesses, primarily working in the creative, digital media, business and social enterprise sectors.

They offer office space, creative studios, onsite access to free business advice, free workshops on a wide variety of practical business topics, as well as support to access affordable finance for small growing and start-up enterprises.

The Deks opened after research identified a thriving small business economy which had little support. Lewisham Council then made the decision to "expand opportunities for incubator space for new businesses and specific business sectors".



A Place of Enterprise and Economy

As one of the world's largest economic centres, London is powered by the dynamism and diversity of the people who live and work in Lewisham. Sustaining this position means making the most out of all the talents of all communities.

As London's economy grows, the number of jobs and careers will increase and residents will need to be equipped with the specific skills to compete for the best jobs and fulfil their aspirations.

Unemployment in the borough has halved since 2013, with the Pathways to Work service supporting more than 600 residents while Deks - high quality enterprise hubs - and the Dek Business Growth programme is supporting small and medium enterprises to grow. The Lewisham Construction Hub facilitates employment and growth in the construction industry.

An apprenticeship scheme is well-founded and this will be increased by working closely with large contractors.

A review of Lewisham's public sector procurement

is to be carried out to maximise involvement of local independent businesses and support their growth.

Lewisham was the first Living Wage council in the country and there are plans to increase the number of Living Wage accredited employers in the borough by the continued roll out of its business rate discount for employers.

Lewisham Council also has strong track record on gender equality; women employees are paid on average more than men and most of its senior managers are women.

The Work and Health Programme, is the DWP's new contracted employment provision that will help people who have a disability, the long-term unemployed (LTU) and specified disadvantaged groups to find sustained work.



Most recent employment figures show 79.9% of Lewisham residents in employment, well above London (73.3%) and Great Britain (74.5%).



A Place to Learn

Lewisham has two globally-renowned higher education institutions at the heart of the borough.

Goldsmiths, University of London is a creative powerhouse, with a rich academic heritage dating back to 1891. It is an internationally renowned centre of excellence for the arts, creative design, AI, VR and digital technologies, and for R&D and innovation spin/off's.

It has 15 academic departments with smaller centres and units. These interact to provide a unique approach to creative, cultural and social subjects.

Trinity Laban Conservatoire of Music and Dance is a leading European school for contemporary dance. It is part of the Trinity Laban higher education institution. This was formed by the merger of the Trinity College of Music and Laban.

It offers undergraduate and postgraduate degree courses, diplomas and certificates. Subjects include dance theatre, scenography and dance science.

Our schools have benefited from £300m investment in state of the art buildings. Our primary schools have a track record of innovation and creative approaches to addressing social disadvantages, building on our strong track record on early years' education.

All our schools are part of Lewisham Learning, a school-led school improvement partnership. Our secondary schools in particular are benefiting from £750k of DfE funding for the Lewisham Secondary Challenge.



“ A £70m PFI credit contract along with £210m Building Schools for the Future investment has enabled the borough to carry out one of the most ambitious school renewal programmes in the country. ”





Lewisham Southwark College
4th best further education college in London



With well above average results, Lewisham Southwark College is ranked the fourth best further education college in London and among the best 10 per cent nationally.

The Department for Education's National Achievement tables and the Apprenticeship Overall Achievement Rates are well above the national benchmark, demonstrating the college's strengths in helping young people carve out their future careers.

The college also offers a broad range of Higher Education qualifications within an innovative and dynamic learning environment and as an alternative to traditional universities. The college was selected to feature in New London Architecture's exhibition, 'Knowledge Capital: making places for education, innovation and health' because of its role in helping to transform the education sector.

The BREEAM excellent education facility had worked with Elementa to create a multi-functional space in its new building, along with a vibrant atrium and transparent study area promoting a communal learning approach and student hub within the campus.

The college also works closely

with industry leaders to offer the skills currently required in the workplace. Lewisham Council is seeking to work with the college to expand this offer even further and provide more courses that are tailored to local employers needs and which will also enable residents to upskill. This will create new opportunities for all residents.

The Lewisham Construction Hub is a trailblazing example of how the local authority is supporting residents, businesses, training partners and construction employers to mutual benefit. The council-led initiative brings together experts from the construction industry to offer advice, training and employment services.

It also provides a brokerage and business-development service to help Lewisham-based businesses secure local contracts and recruit skilled workers. Developers and construction employers are encouraged to promote opportunities to residents and businesses in the borough that an anticipated £2 billion investment will bring.

➤ Case Study: Lewisham Gateway



Delivering around 900 new homes and creating retail, restaurant & commercial space.

Lewisham Gateway is the single largest development within Lewisham town centre and one of the largest regeneration projects in south east London.

The £375 million investment included reconfiguring the road system, delivering around 900 new homes and creating new retail, restaurant and commercial space as well as much improved bus, taxi and cycling facilities.

Before the development got underway, Lewisham Town Centre had been dominated by a large roundabout which separated the town centre from the DLR and railway stations. However, the roundabout was removed and replaced with a new road system and a park, Confluence Place, sloping down to the rivers Quaggy and

Ravensbourne.

Construction of the first phase, which includes 193 apartments in two blocks of 25 and 15 storeys with ground floor retail space, is nearing completion. Phase two, featuring two landmark buildings of 15 and 22 storeys comprising 169 new homes with ground floor retail and restaurants, is under way. The housing development will offer innovative, professional co living space and 106 homes at London Living Rent. Lewisham Gateway is already providing a new heart for Lewisham town centre as progress on the site continues.

Determined to Deliver Lewisham Opportunity Areas

Lewisham Council has a proven track record in delivering major housing and mixed-use projects that greatly improve the quality of life of all residents.

The local authority is a leader in council-led regeneration, proactively using council assets and influence through strong partnership working with TFL, GLA, Environment Agency, etc.

This has ensured delivery of major investment across a range of strategic sites in addition to significant regeneration of key transport hubs and town centres in Deptford, Lewisham and Catford.

Remarkable schemes that have been delivered include those outlined in this prospectus; PLACE/Ladywell, Loampit Vale, Glass Mill Leisure Centre, Deptford Market Yard, the Deks and Lewisham Gateway.

The Bakerloo Line Extension will bring forward new and exciting opportunities for the whole of Lewisham and with this in mind, borough leaders are turning their attention to New Cross Gate and Catford as the next major Opportunity Areas for good growth.

Opportunity Area New Cross Gate/ Deptford

Great changes lie ahead for New Cross with the potential extension of the Bakerloo line and the impressive presence of creative entrepreneurs.

The Underground extension and new station at New Cross Gate will create a catalyst for physical and social changes. And the area has received £50,000 from the Mayor of London to test the feasibility of setting up a Creative Enterprise Zone. It has emerged that New Cross/Deptford has one of the largest clusters of creative enterprises in London, demonstrating the huge influence of Goldsmiths, University of London.

A spotlight on the area called 'New Cross, What's New?', commissioned by Lewisham Council, funded by Greater London Authority and Transport for London to help plan for its future, has made recommendations on how to harness the benefits of development and business growth. The report by architects and urban designers 5th Studio and We Made That, also outlines how communities and creative institutions can drive this growth forward while ensuring that New Cross retains the affordability that marks it out from the rest of London.

It also stresses that Lewisham Council's impressive house-building providing "genuinely affordable housing on public land and in partnership with developers" should continue. Local employment should be supported, it adds, by ensuring a diversity of workspace provision and affordability levels on high streets and SIL employment land.



Bakerloo Line Extension

Potential new station at New Cross Gate



Opportunity Area Catford

Catford is on the brink of exciting changes as an ambitious community-led regeneration programme takes shape.

Lewisham Council is leading the major regeneration which will transform the town centre by rerouting the south circular and freeing up more space for pedestrians. Catford Shopping Centre will be redeveloped, providing new retail space and new homes. Pedestrian-friendly areas, open spaces and new community facilities will also be created.

Team Catford consultants have been engaging with the community to find out how the development should be taken forward while retaining the area's unique character and with an understanding of the existing retail, residential and leisure market.

The vision also includes restoring Catford's reputation as a cultural and civic centre. This revival is already underway thanks to the Catford Arts Trail, artists' studios in The Deks, Old Town Hall, Catford Free Film Festival and the Catford Beer Festival.

Architects to develop a masterplan are to be appointed imminently. The masterplan will include analysis, recommendations, and proposals for the area's population, economy, housing, transportation, community facilities, and land use.

In support of the Catford vision, the London Plan has officially identified Catford Town Centre as within a Growth Corridor and on Phase 2 of the potential Bakerloo line extension.

For more on Catford's regeneration, visit Team Catford's website www.teamcatford.com



Catford Shopping Centre

To be redeveloped, new retail and homes



About Lewisham Council



“Lewisham for the many not the few.”

The council's vision was developed in consultation with residents. It is bold, radical and builds on the long, proud tradition of working alongside communities and dedicated voluntary groups.

It involves investing in bricks and mortar, like schools, pools and homes - for housing is a human right and everyone deserves a decent, secure, affordable place to live.

The ambition for the borough also means creating a thriving and inclusive local economy, to provide high quality jobs and opportunities, as the council believe that good work, with decent pay and security is vital to strengthening communities. Lewisham has a strong sense of citizenship and democracy and has a directly-elected mayor and 54 councillors.

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