

WHAT IS OUR PLAN FOR DULWICH?


Much of our day-to-day work involves looking after the Estate.


As stewards of this unique part of South East London, we are committed to preserving its character while ensuring Dulwich continues to be a place to enjoy now and for the future.


We are committed to working with tenants and residents to ensure a balanced mix of retail and leisure facilities, supporting a healthy local economy. We take a proactive, long-term, approach to improve the quality of our premises, tenures and tenant mix with the aim of increasing footfall to the three retail areas on the Estate, and providing a range of amenities for residents.


The Estate works well, with strong communities and a good mix of uses but we feel there are opportunities to improve key areas and have been working with Southwark Council on a vision to achieve this. We would like your views.

Southwark’s Dulwich Area Vision states that development in Dulwich should:

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Preserve and enhance the character of Dulwich.
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Provide as many homes as possible across a range of tenures including social housing.
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Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility.
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Protect the independent character of shops and services in the Dulwich area.
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Support improvements to local services to meet local needs, including for school places and GP provision.



RECENTLY COMPLETED PROJECTS

Award-winning shops and pubs

We are proud to boast a number of high quality shops and pubs. These include the Proud Sow butchers - who recently were awarded Guild of Fine Food stars for five of their sausages. The Half Moon pub in Herne Hill also took home the Best Pub in Greater London prize at the 2018 Pub and Bar Awards.

Village Orchard

We have created an orchard on Gallery Road by planting 38 apple trees on the old Grammar School playground. Working with London Wildlife Trust, we recently held our first open day as part of Dulwich Festival, designed to engage the local community in using the space for nature conservation and tree care. The Orchard opens in September and will be used for educational outreach and nature activities.

Way-finding murals

New vibrant murals welcoming visitors and shoppers to West Dulwich have been commissioned for the junction at Park Hall Road and Croxted Road. They are part of a Dulwich Estate initiative to support small businesses and enhance the area as a retail destination. South London artists Jake Tyler and Hana Sunny Whaler of Alphabetic Anonymous, a collective of sign painters and lettering artists, completed the murals in time for the Love West Dulwich fair in May.

Easily accessible health services

We worked with the Rosendale Road Surgery to create its purpose-built health centre, The Old Dairy Health Centre, on Croxted Road. The £6.9m development by The Dulwich Estate comprises a four-storey mixed use development incorporating a doctor's surgery with five consulting rooms, two treatment rooms, a pharmacy, four additional retail spaces, and nine apartments.

Exhibition and heritage trail

From September, a new map and heritage trail will offer walkers a sign-posted route from North Dulwich to South Dulwich, with five new panels highlighting historical attractions. The walk will start at North Dulwich station, head through the heart of Dulwich Village and south towards Sydenham Hill. Maps will be available online at thedulwichestate.org.uk, from local shops, and from The Dulwich Estate office.



Urban art



Village orchard



Heritage trail



Retail



Health centre

WE WANT TO KNOW WHAT YOU THINK MAKES FOR A GREAT LOCAL HIGH STREET

Here are some of our ideas...

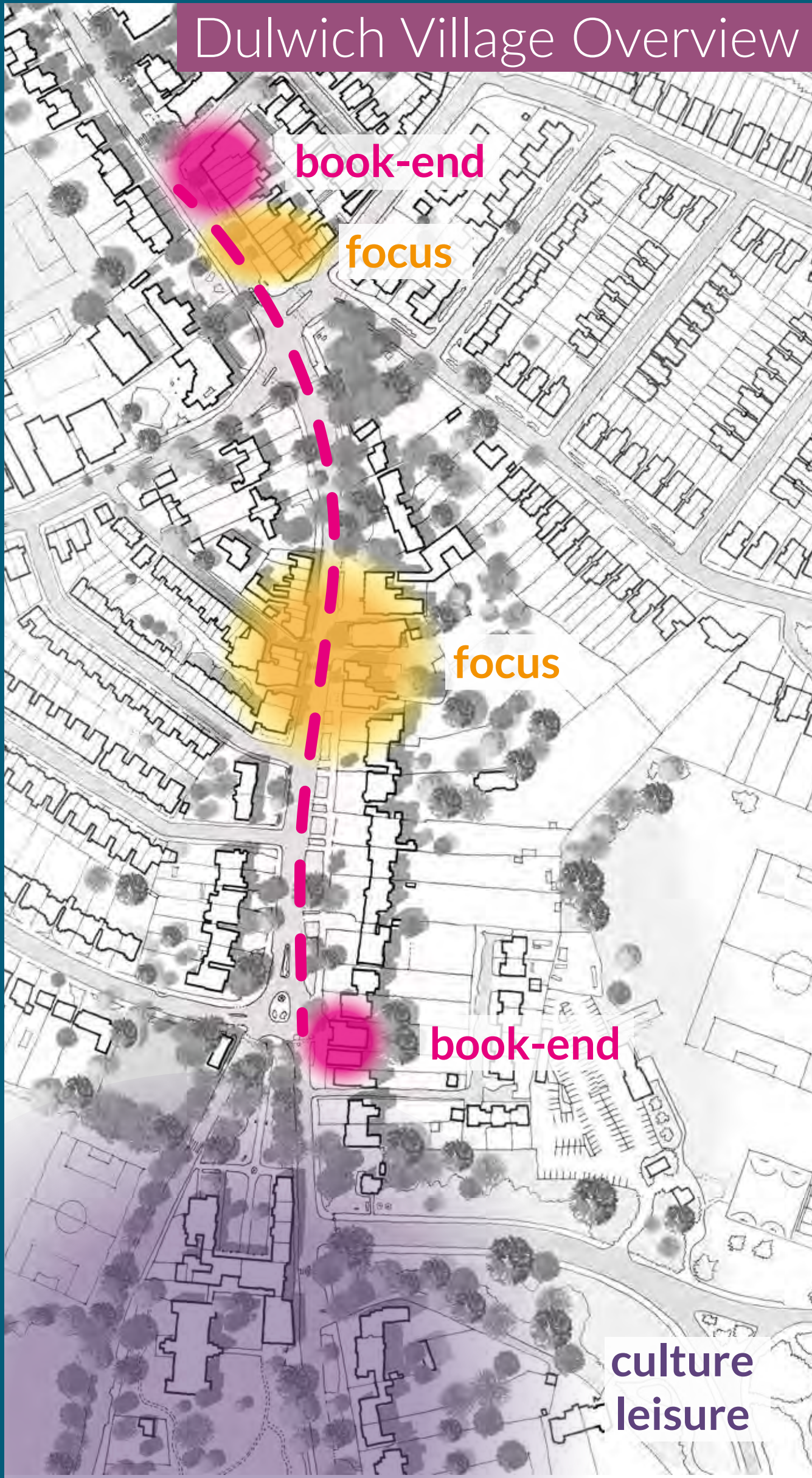


OUR PLAN FOR DULWICH VILLAGE

Our proposals for Dulwich Village are focussed on two key areas which book-end the Village.

To the north, we enhance the retail and leisure offer through creations of new retail, restaurant and community spaces.

To the south we maintain the civic focus of the Estate with the Estate office, Christ's Chapel, Dulwich Picture Gallery and Village Orchard.



FOCUS ON RETAIL AREAS FOR DULWICH VILLAGE

Shops and services that people want are vital to creating a thriving high street that supports a healthy local economy.

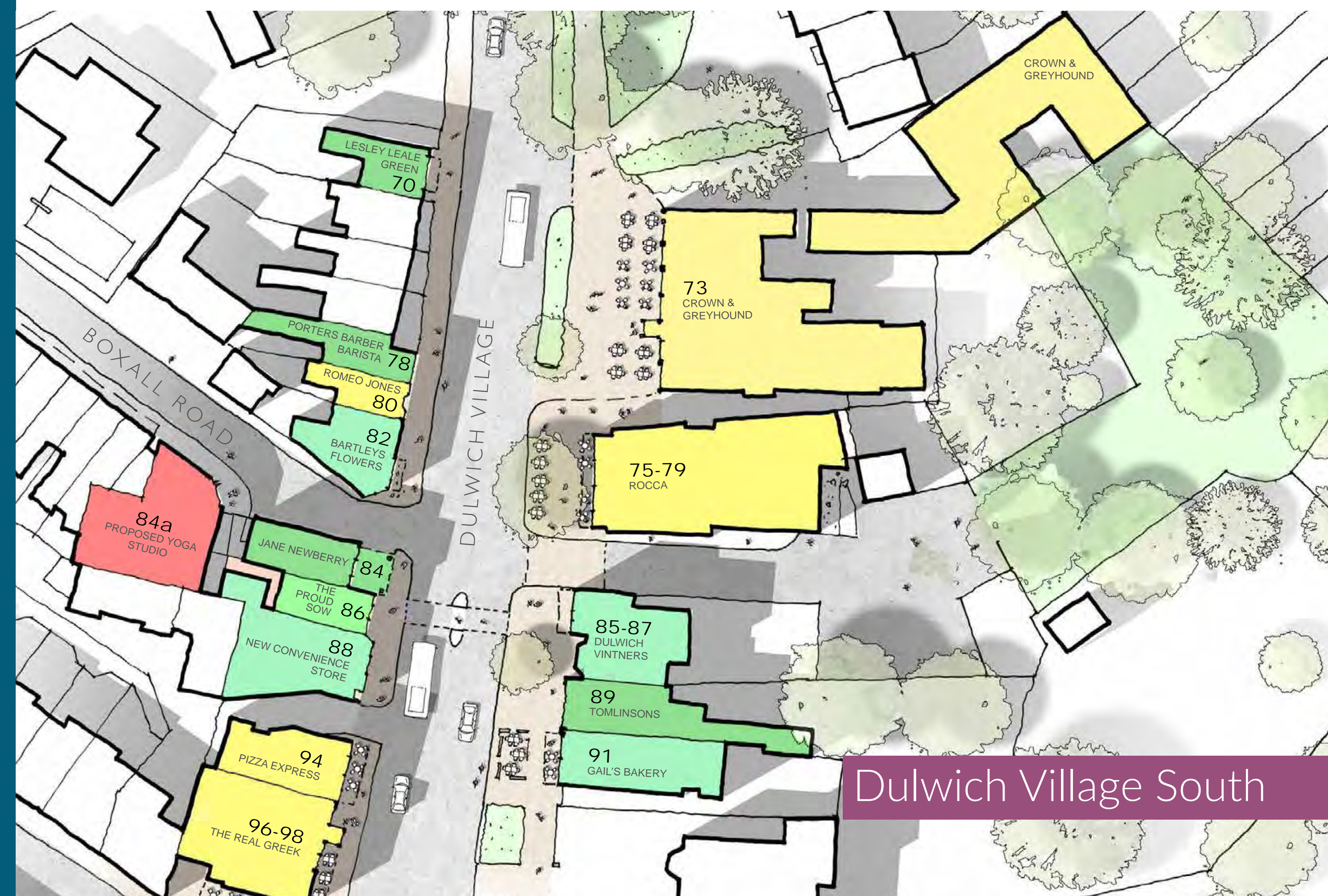
We want to enhance our offer to the local community and encourage new shoppers and visitors to Dulwich by creating a vibrant and stimulating high street.

We are therefore proposing:

- A new restaurant at 25 Dulwich Village
- Converting the former Park Motor Garage at 84A Dulwich Village into a yoga studio
- A new convenience store at 88 Dulwich Village
- A new retail space at 27 Dulwich Village
- Converting the former bank at 117 Dulwich Village to allow it to become a new restaurant, securing the future of this elegant Listed building
- New finishes and street furniture for the North Parade



Dulwich Village North



Dulwich Village South

OUR VISION FOR WEST DULWICH

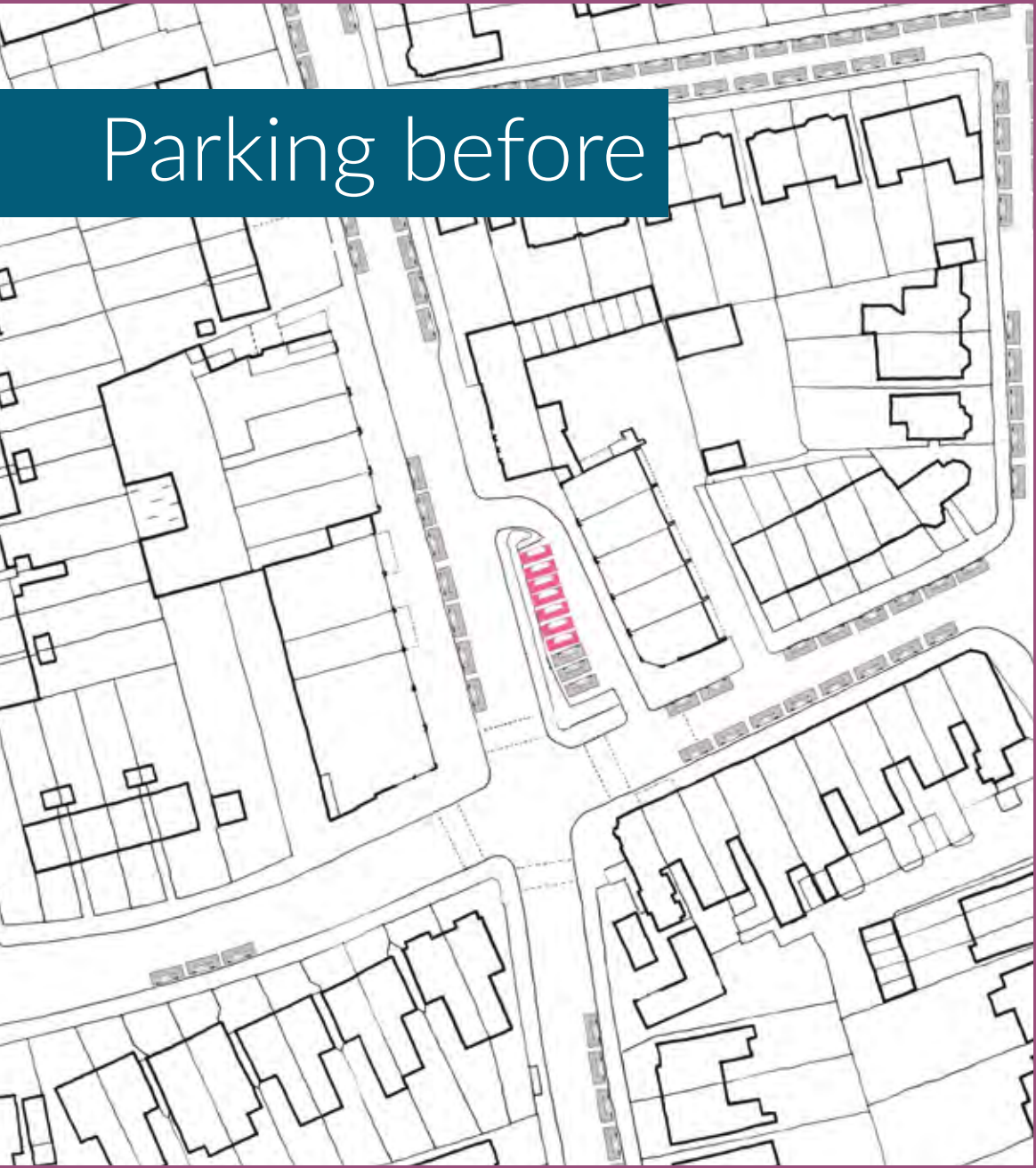
Our proposals for West Dulwich will see the Garden Centre relocate to a new spot on South Croxted Road where it will benefit from additional footfall. New homes will be provided on the existing site.

We also want to improve the public realm at the South Croxted Road-Park Hall Road junction with a new 'plaza'.

Parking

We want to make sure that there is sufficient parking in the area to accommodate visitors and residents.

We will replace the existing 7 parking spaces on South Croxted Road elsewhere, whilst also providing an additional 13 spaces.

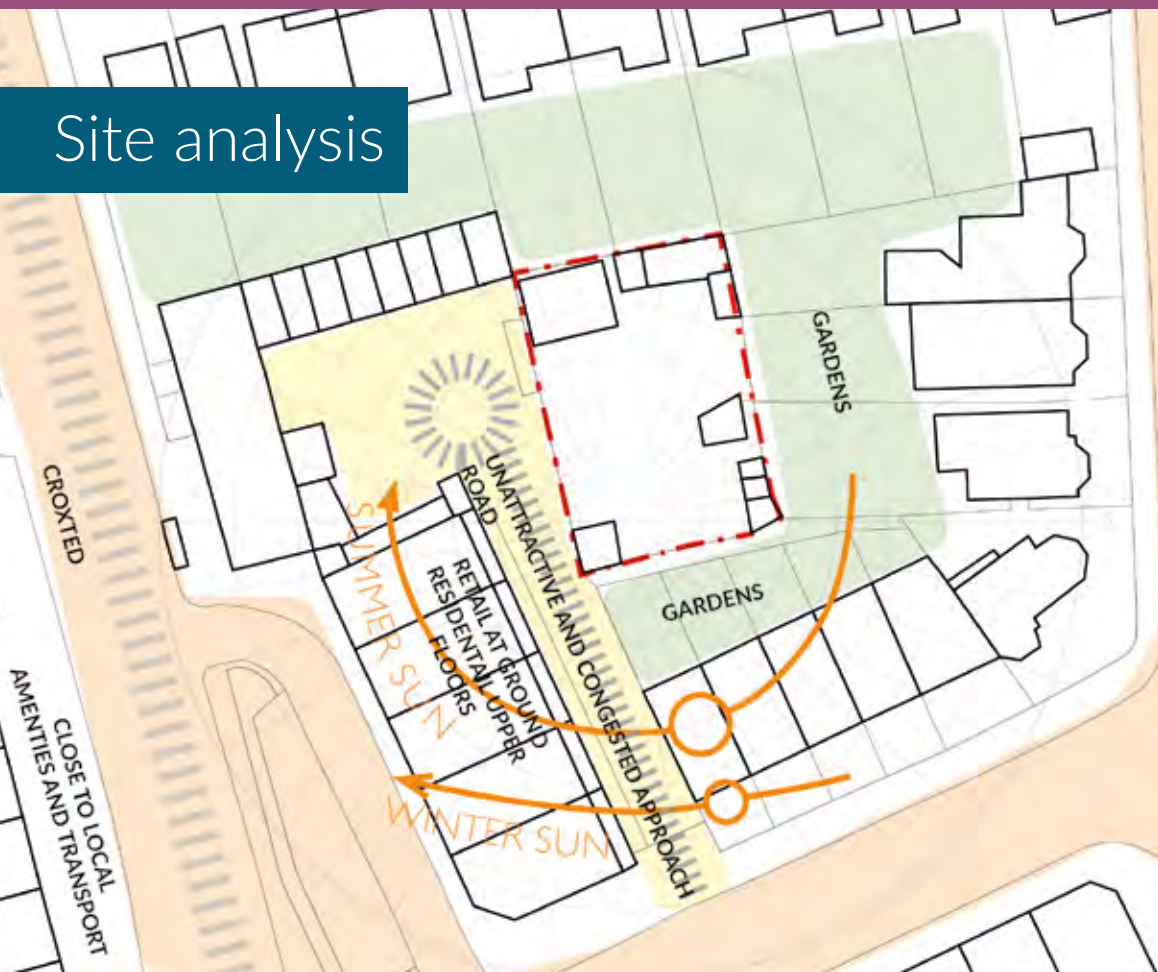




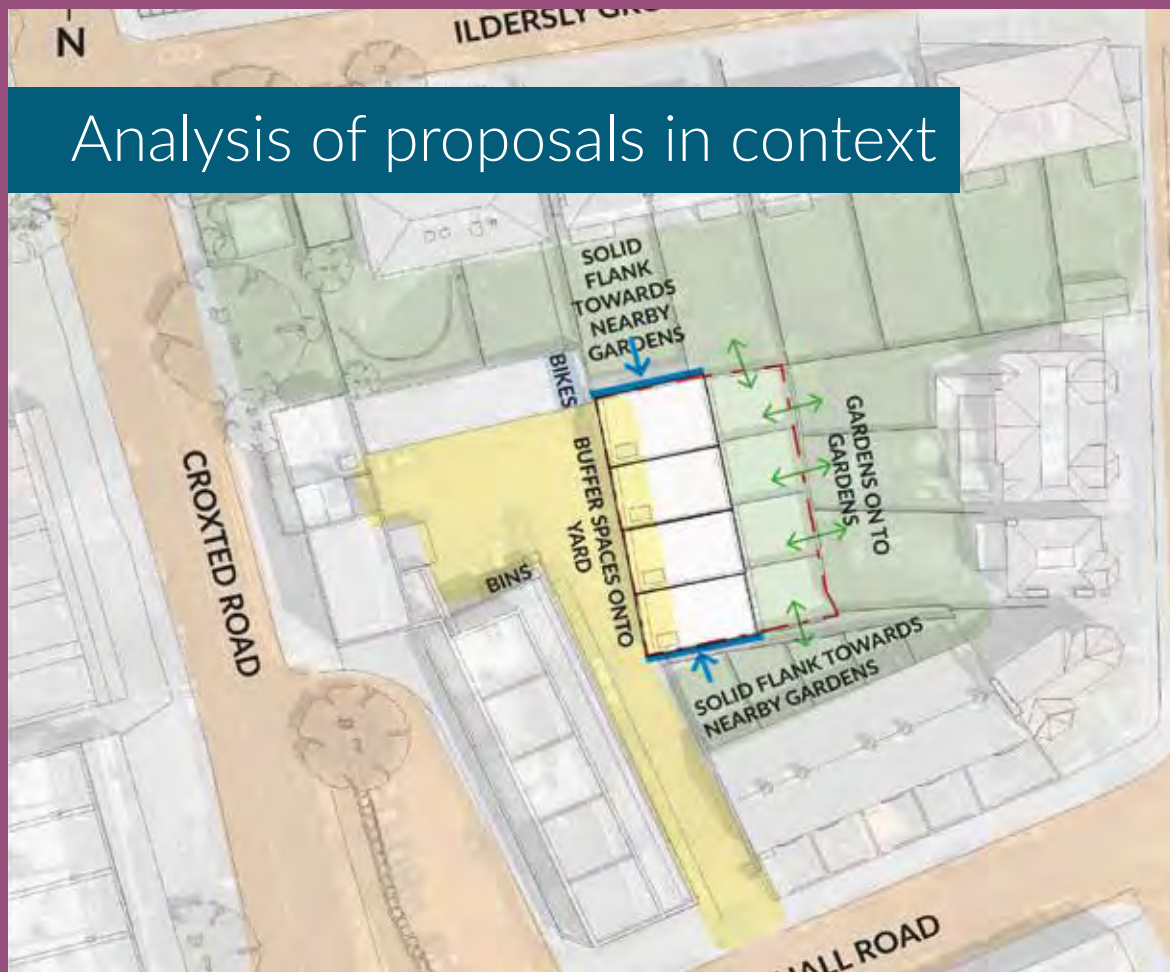
77A PARK HALL ROAD DESIGN & CONSTRUCTION

Site analysis

The relocation of the garden centre allows four new 2-bed homes to be proposed, arranged along the east side of the service yard. Each house has a parking space in front and a garden to the rear. This layout positions the gardens of the new homes towards the gardens of the surrounding homes. The scale of the houses has been kept small compared to the surrounding buildings.



Section looking West



Section looking North

Construction

Modern methods of construction, like pre-fabricated solid timber panels will be used so that the time and disturbance on site is kept to a minimum. A structure like this made from sustainably-sourced timber is also the most low energy structure available for new homes.

The homes are also designed to work well throughout their residents' lifetimes.

Sustainability

The houses will also feature a highly insulated and draft-proof envelope to minimise energy consumption.

This is coupled with the east-west orientation and generous windows for natural light, carefully shaded to prevent over heating.

The houses will also have low water consumption fittings and efficient LED lighting amongst other features to reduce their environmental impact.

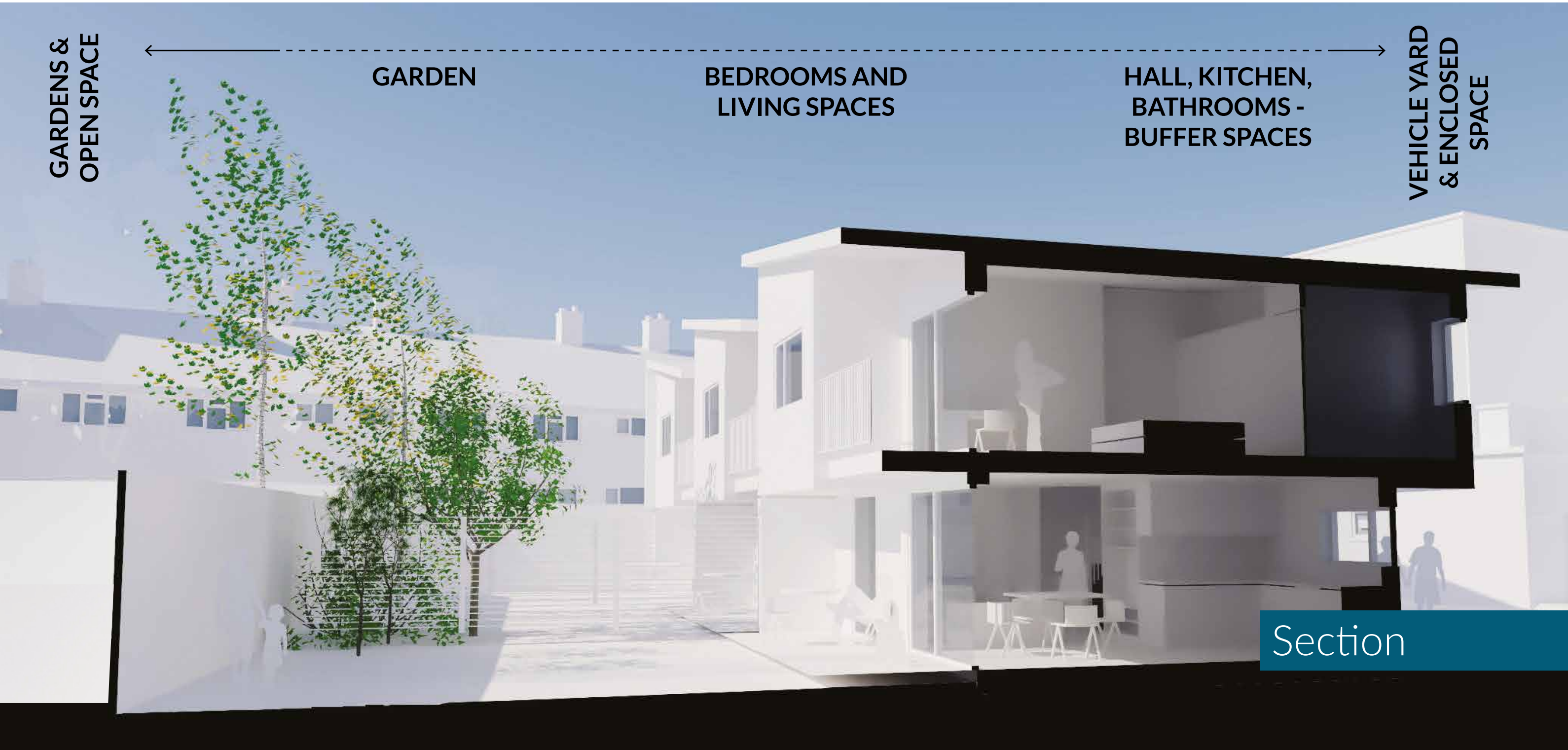


View from above-West

NOTE: More distant houses are shown indicatively



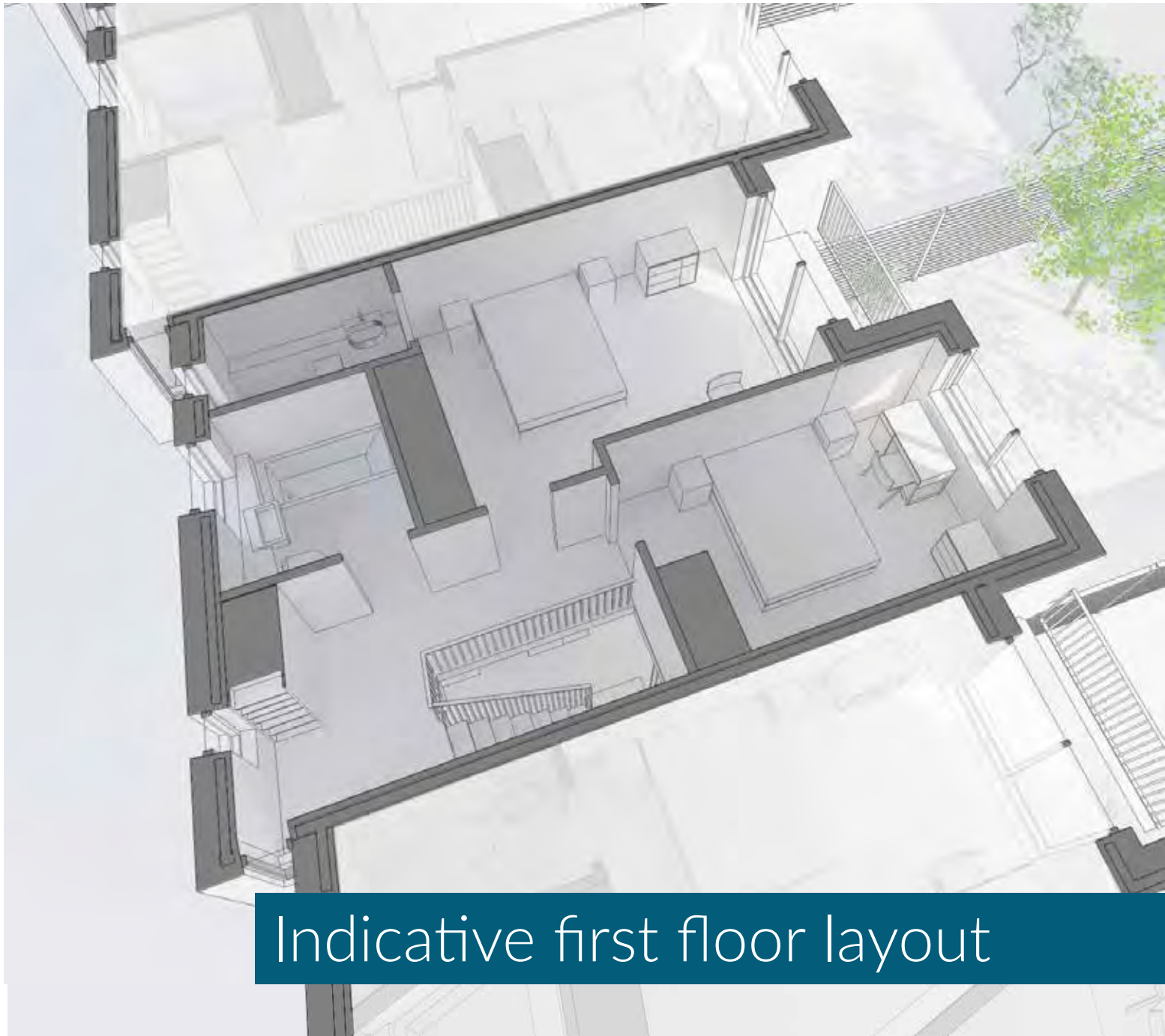
View from above-East



Section



Indicative ground floor layout



Indicative first floor layout

THE CROXTED PLAZA

We are proposing to create a new public plaza for West Dulwich – the Croxted Plaza.

The plaza would be a buzzing, vibrant new public space for people to meet, eat, drink and relax. On the weekend, the plaza could have a farmers market selling artisan food, goods and coffee. The area would be completely resurfaced, with trees planted around the edge to create a beautiful new pedestrian-friendly shared space.





NEW ALLEYN PARK GARDEN CENTRE

We love having a garden centre in West Dulwich, but its existing location is not well suited to its needs, due to it being surrounded by properties and low passing footfall.

We are therefore proposing to relocate the garden centre to the prominent corner on South Croxted Road and Park Hall Road.

This would provide the opportunity to improve a part of the local street scene, and positions the garden centre in a more visible location. The historic buildings on the site will be retained, with a new wall and railing marking the boundary.



Site relocation



View from South Croxted Rd



THANK YOU AND NEXT STEPS

Thank you for attending our exhibition today.
We would be grateful for your feedback on what you've seen.

Please complete a feedback form and return it to a member of the project team. There are also stamped addressed envelopes if you'd prefer to do the form at home.

Further questions or comments?

We'd be delighted to hear from you.

Email our project team or telephone:

- ✉ dulwichestate@becg.com
- ☎ telephone 0800 298 7040
- 🌐 www.thedulwichestate.org.uk

Celebrating 400 years

The Estate is marking its 400th year through a series of special initiatives. A newly planted orchard offers to be a haven for wildlife and a place for future generations to relax and learn about the importance of nature for years to come. A local history exhibition at Dulwich Picture Gallery brings to life the story of Edward Alleyn's foundation. And a heritage trail from North to South Dulwich invites walkers to enjoy the area while learning about sites of interest.



400 YEARS 1619-2019

Public exhibition
Thursday 4 July
& Saturday 6 July



Review of feedback
July 2019



Submission to Southwark
and Lambeth Councils
Summer 2019



Planning Application
decisions
Autumn 2019

