

WELCOME TO OUR EXHIBITION

The purpose of the exhibition is to provide you with the opportunity to view our proposals and give feedback prior to the submission of a planning application to the London Borough of Lambeth. Members of the project team are available to answer any questions you may have about the scheme.

In May 2010 London Borough of Lambeth granted a planning consent for the redevelopment of 142-170 Streatham Hill and Wentworth House, 10 Sternhold Avenue.

However, the previous owners were unable to deliver the scheme and the buildings have remained empty.

THE SITE

London Square has recently acquired the freehold of 142-170 Streatham Hill and Wentworth House, 10 Sternhold Avenue, with the benefit of the existing planning permission. The site includes the Streatham Megabowl and Caesars Nightclub. None of the buildings on the site are listed, but are within a conservation area.

The site is currently occupied by a number of buildings ranging in height from 2 to 8 storeys and a private car park on the corner of Sternhold Avenue and Blairderry Road. Buildings on the corner of Sternhold Avenue and Streatham Hill, such as The Co-operative Food and two adjoining shops and upper floors, are not included in the site.

The planning consent which was granted in 2010 included the demolition of the existing buildings, retention of the historic façade to Streatham Hill, and the building of a mixed use development including:

- 243 new homes
- 651 sq.m. of children's play space
- 3786 sq.m. of retail space at ground level
- A community and theatre space

AERIAL VIEW OF THE SITE





THE TEAM



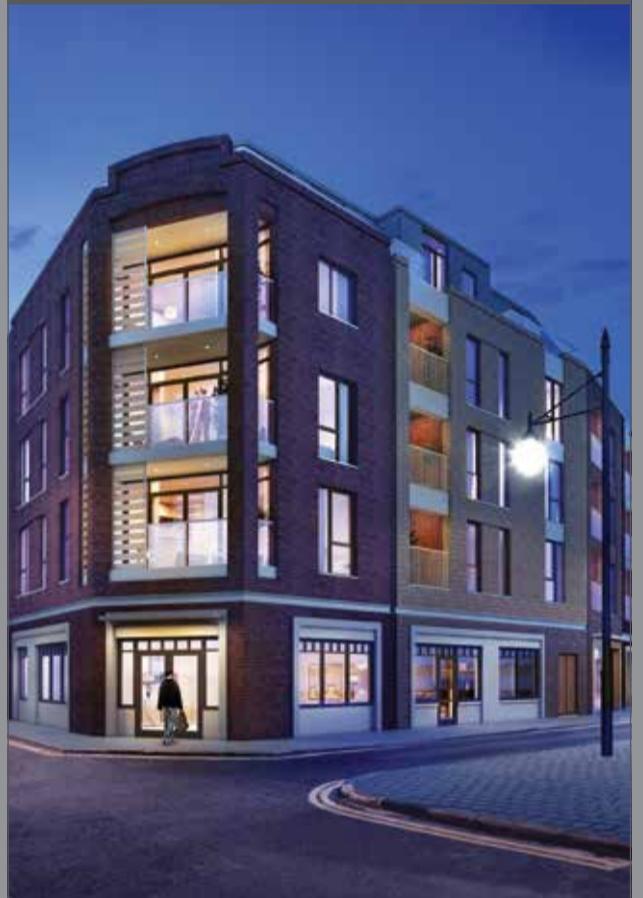
London Square has excellent experience in the creation of quality homes in London. Our aim is to create a sense of place and community in every

development that we work on.

Examples of our schemes include:

- Putney, a high quality mixed use development, with 113 new homes, flexible commercial and office space at ground and first floor, and improvements to the streetscape along Upper Richmond Road
- Bermondsey Village, 29 apartments, more than 30% of which are affordable, and commercial space at ground floor level
- Fulham, 40 new townhouses with private gardens and terraces

LONDON SQUARE BERMONDSEY VILLAGE



LONDON SQUARE FULHAM



LONDON SQUARE PUTNEY



CJCT are a young and vibrant practice with a 25 year heritage and a reputation for delivering quality, sustainable and award winning design across all building sectors.

From studios in London and Leeds our experienced teams have developed long term successful partnerships with public and private sector clients, delivering creative solutions to challenging briefs including:

- Vauxhall Sky Gardens, containing 178 new apartments, office and commercial space, and a large children's play area
- Riverside Quarter, a regeneration scheme that includes more than 1000 apartments along the Wandsworth waterfront



We work on a range of building types and across sectors and are specialists in the design of theatres and performance spaces.

We have won numerous awards for our design for Park Theatre in Islington, and are currently engaged in designing an innovative arts centre in West London and a ballet theatre in East London. We have worked with the London Square team for many years, most recently on the concept design for their Bermondsey Village scheme.

ENHANCING THE CONSENTED SCHEME

Our intention is to redevelop the site based on the consented scheme with some minor amendments. We believe that by working closely with LB Lambeth and the local community we can improve the consented scheme for the greater benefit of Streatham.

Since the plans were approved in 2010 a number of key building standards have been introduced or upgraded such as the London Mayor's Housing Design Standards.

We appointed a design team to review the consented scheme to make sure that the proposals are deliverable and to make suggestions for improving the plans.

VIEW OF THE CONSENTED SCHEME FROM STERNHOLD AVENUE LOOKING ALONG BLAIRDERRY ROAD



SETTING BACK THE DEVELOPMENT FURTHER FROM PROPERTIES ON BLAIRDERRY ROAD



The revised plans include:

- Increasing the number of new homes without increasing the size of the development
- Delivery of affordable homes without housing grant (a key part of the original delivery that is no longer available) and compliant with GLA guidelines and standards
- Homes that are better arranged to optimise use of the available space and benefit from dual aspect where possible
- A multi-functional theatre space and more flexible community spaces that the local community can use
- Setting back the development further from properties on Blairderry Road and improved setting and access
- Retail units that are better suited to meeting local market demand
- Provision of new communal amenity space for new residents
- Increased parking provision for new residents

SITE PLAN OF THE CONSENTED SCHEME



SITE PLAN OF THE PROPOSED SCHEME



PRESERVING THE MEGABOWL FAÇADE

Preservation and conservation of the Megabowl façade was highlighted as a significant local aspiration in each of the previous planning applications. London Square supports the consented scheme in making the façade a central feature of the design of the new building.

The height and size of the proposed new buildings are the same as the consented plans. The architecture preserves the character and appearance of the conservation area and the setting within Streatham Hill.

CGI VIEW OF THE CONSENTED SCHEME



CGI VIEW OF THE ENHANCED SCHEME



COMMUNITY FACILITIES & THEATRE

David Hughes Architects, our selected theatre architects approved by The Theatres Trust, have helped us to investigate the potential for improvements to the performance and leisure spaces.

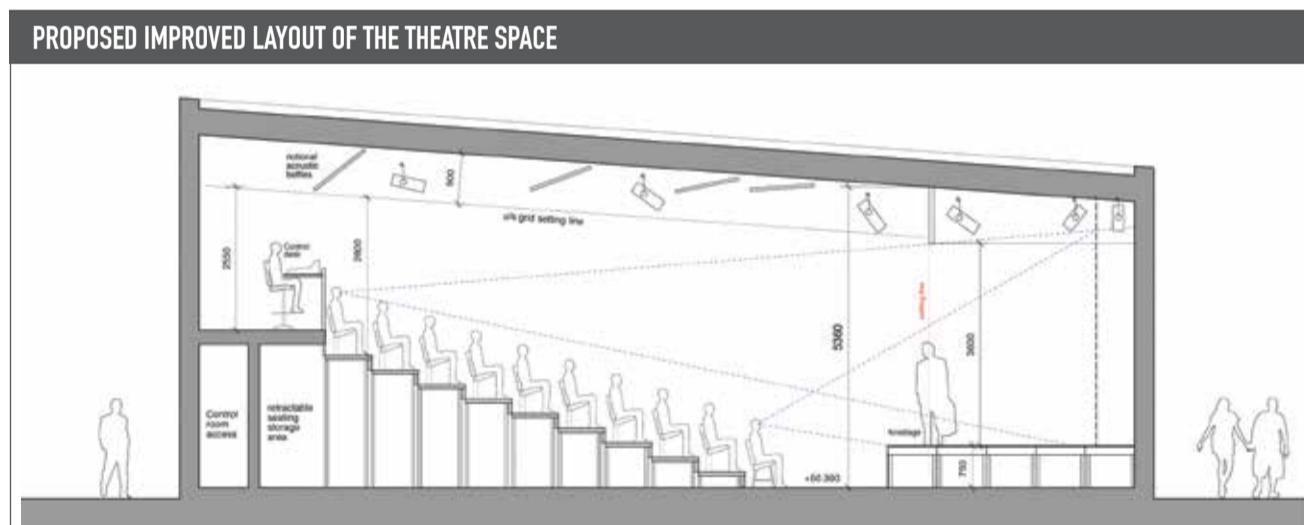
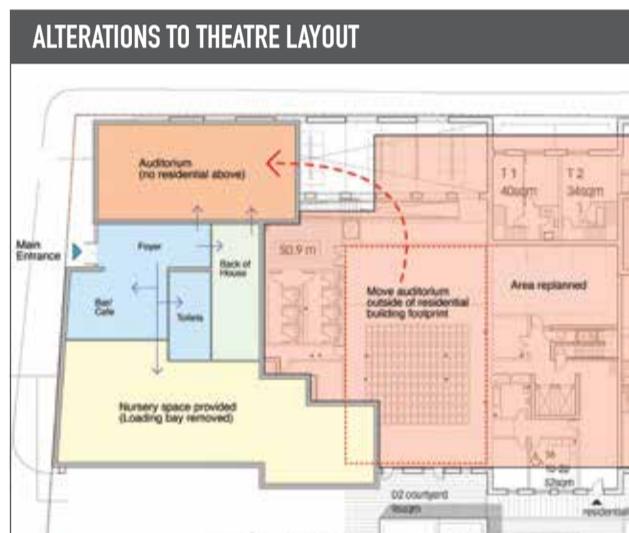
The original theatre area sacrificed usability for increased floorspace. It had low ceiling height and was located directly beneath residential apartments which could have led to noise nuisance.

The revised scheme moves the auditorium outside of the residential building footprint and has been sized to accommodate a flexible performance space, using retractable seating.

As an adaptable space it can be used throughout the day by different groups, meaning that more of the community can enjoy it.

The theatre has back of house toilets and dressing rooms, and a redesigned new entrance to give the space a distinctive identity.

Whereas some of the community space in the consented scheme had yet to be given a particular use, in this revised scheme all of the space is accounted for, with potential to include a pre school day nursery.



RETAIL SPACE

Our main priority in developing this important high street site is creating retail space which meets the needs of the market and will be attractive to quality retail tenants who will stay for the long term.

The site is not suitable for a large supermarket as it lacks appropriate parking, servicing facilities and storage space.

London Square has undertaken research that shows that there is demand for smaller retail units that are adaptable to meet local need.

A range of commercial units of different sizes are proposed, creating jobs for the local community.

We are currently speaking with potential retail tenants and will be actively seeking to pre-let the space before construction is completed.

UPPER GROUND FLOOR LEVEL



PROPOSED STREATHAM HILL ELEVATION



SUSTAINABLE DESIGN & PUBLIC REALM

The development will incorporate low and zero carbon energy technologies to reduce carbon emissions from the new homes. Various renewable energy sources are being considered, including solar thermal systems and photovoltaic cells. All new homes will be designed to meet Code for Sustainable Homes Level 4.

We are committed to using responsibly sourced and local materials that minimise the impact on the environment and on building users. We will also use recycled and reclaimed materials where appropriate.

In order to enhance the ecology of the site we will follow the recommendations of a qualified ecologist on how to incorporate local species and habitats within the terraces of the homes and the landscaped areas of the development.

The internal courtyard garden provides a communal space which is accessible to the residents. The courtyard gardens will accommodate lawn areas, play areas for doorstep play, and planted garden areas.

The proposals for the development include improvements to the surrounding streetscape. High quality materials will be used to enhance the pedestrian routes and provide coherency between the external public realm and internal landscaped spaces.

CGI OF PROPOSED SCHEME FROM COMMUNAL RESIDENTS GARDEN



TRANSPORT AND SERVICING

The site is ideally located for travel by public transport as it is approximately 50 metres from Streatham Hill National Rail station, which provide connections to London Bridge, Victoria and West Croydon stations. There are numerous bus stops located in the vicinity of the site on Streatham Hill and Sternhold Avenue providing access to 14 bus services. These link the site to several destinations including Croydon, Clapham, Brixton, Balham, Tooting and Morden.

The proposed development will maintain the same vehicular access to basement parking as the consented scheme from Blairderry Road. We are aware of the local parking concerns and have increased the car parking numbers from 91 spaces for the consented scheme to 125 spaces for the proposed scheme. Spaces will be provided for both disabled and electric vehicles.

The number of cycle spaces will meet with the requirements of London Borough of Lambeth and the GLA. Access will be improved from the consented scheme with the ramp widened to allow for a cycle lane on the ramp to improve cyclists' safety.

Commercial units will be serviced via the existing loading bays on Streatham Hill, which were constructed following the planning consent in 2010.

Preliminary discussions have been undertaken with London Borough of Lambeth and Transport for London to ensure the development is acceptable in transport terms. Discussions regarding potential pedestrian and public realm improvements are ongoing and will be agreed with London Borough of Lambeth and Transport for London.

CGI OF THE PROPOSED SCHEME





DEMOLITION

London Square recently submitted a demolition application so that we can start work on site as soon as possible. We aim to start demolition in September 2014, with construction starting in January 2015 and taking approximately 2 years to complete.

The Megabowl façade will be retained throughout the demolition and construction process, and integrated into the new development.

- Working hours for the construction works will be restricted to those agreed with Lambeth Council planning officers.
- The site will be fully hoarded to ensure no unauthorised access to a member of the public.
- The main contractor will provide 24 hour security to the site.
- Residents and businesses will receive regular updates during both the demolition and construction periods.

CONSTRUCTION

During the construction phase of the development, careful consideration will be given to minimise disruption to neighbouring occupants.

During demolition and construction we will set up a Neighbour Construction Group where neighbours will have the opportunity to meet regularly with the project team and lead contractors.

If you would like to sign up to this group and receive updates, please email consultation@cascadepr.co.uk or leave your details with a member of the project team at this exhibition.

We take great pride in being considerate neighbours and we are delighted that this has been recognised by the Considerate Constructor Scheme this year where we won the 2014 National Site Bronze Award for London Square Fulham.



NEXT STEPS

We aim to submit an application to make some minor amendments to the consented scheme to the London Borough of Lambeth later this summer. Subject to consent being granted, we would aim to start on site in autumn 2014.

Feedback

Thank you for visiting our exhibition.

To ensure that we understand the views of the local community, we would be grateful if you could take a few moments to fill in a questionnaire.

The exhibition boards are available on our website

www.londonsquarestreatham.co.uk
where we also have an online version of our questionnaire available.

One-to-one

The development team are committed to meeting local residents, residents' associations and other local stakeholders. If you are a member of a local group or a resident with a particular interest in the building, its history or the redevelopment, please contact us as we would be happy to meet with your group.



Contact us

Freepost RTEJ-EXCH-TXLL
Public Consultation Cascade
162-168 Regent Street
London
W1B 5TE

T: 020 7871 3565

E: consultation@cascadepr.co.uk

W: www.londonsquarestreatham.co.uk