

LONDON SQUARE STREATHAM

DECEMBER 2014, ISSUE NO.2



In June I wrote to you to introduce London Square as the new owners of the Megabowl site on Streatham Hill. London Square completed the purchase of the site from the previous owners at the end of June and since then has been working on improvements to the development plans for the site which were given consent by Lambeth Council in 2010.

On 9th and 10th July we held a public exhibition in one of the empty shop units on the site. At the exhibition we presented proposals to make a number of changes to the existing plans in order to improve the quality of the residential accommodation, make the retail space more commercially viable and to improve the theatre and community space in the plans.

On the basis of that consultation and the feedback we have received from discussions with local politicians and with Lambeth planning officers, London Square has now submitted a section 73 minor amendments application to Lambeth Council.

A summary of the proposed amendments can be found in this newsletter.

You can also access the full application on the Lambeth Council website
www.lambeth.gov.uk/planning-and-building-control.

We know that many people are keen to see this site developed as soon as possible and we have worked over the summer to deliver an improved development which we believe will bring greater benefits to the area. Subject to thorough assessment of the application by planning officers and consideration by Lambeth's planning committee, we hope to receive a decision from the Council in early 2015. That would allow us to begin construction in late Spring 2015.

Mark C. Smith
Development & Technical Director,
London Square

PROPOSED VIEW OF THE SCHEME FROM STREATHAM HIGH ROAD



www.londonsquarestreatham.co.uk

SUMMARY OF THE PROPOSED PLANNING AMENDMENTS

- Increase in the number of residential units from 243 to 259 with no increase to the height or massing of the development.
- Improvement to layout and standards of residential units to meet new London Mayor's space standards, reduce the number of single aspect homes, increase residential amenity space and meet new sustainability standards.
- Provision of 37 affordable units for social rent (without the social housing grant support available for the 2010 planning consent).
- Increase in basement parking from 91 spaces to 127 spaces.
- Relocation of the theatre space from under the residential block to a new stand-alone purpose built auditorium at the corner of Blairderry Road and Sternhold Avenue.
- Improvements to layout and servicing of retail units along Streatham Hill to improve commercial viability. Creating flexible floor space which can be easily divided or combined to suit the needs of retailers.
- Improvements to the materials proposed for the building façades in keeping with the surrounding buildings.

PROPOSED VIEW ALONG BLAIRDERRY ROAD



PROPOSED SCHEME FROM NEW COURTYARD



PUBLIC CONSULTATION

Our public exhibition was visited by 290 people, including representatives of local residents' groups, local councillors and your MP Chuka Umunna. We have also met individually with a number of local residents' groups, representatives of the businesses on Streatham Hill and groups with an interest in occupying the new theatre space.

We were greatly pleased at the degree of support for our plans expressed during the exhibition. More than 70% of the attendees who completed a feedback form said they supported our proposed amendments.

THEATRE SPACE

We believe that one of the most important improvements we have made is to the proposed theatre space. In the existing plans the theatre is located beneath one of the residential blocks and suffers from poor accessibility and very restricted ceiling heights.

In our plans the removal of an unnecessary service access at the corner of Blairderry Road and Sternhold Avenue has allowed us to create a single storey standalone theatre building. Working with specialist theatre architect, David Hughes, we have sought to create a new destination in Streatham which is a flexible and viable creative space that will be operated for the benefit of the community.



PROPOSED VIEW OF THE STREATHAM PLAYHOUSE



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DEMOLITION

In August London Square was granted consent to demolish the buildings on the site whilst retaining the historic Megabowl façade which will be incorporated in the new building. Residents and businesses located close to the site will have received a newsletter from London Square in October notifying neighbours that our demolition contractors would be moving on site to set up a secure site office and to start the soft strip removal.

That work is well underway and is scheduled to be completed in Spring 2015. The branded site hoardings have started to go up this month along Blairderry Road and Sternhold Avenue within the site boundary, hoarding and scaffolding will not begin on Streatham Hill and Ardwell Road until the New Year. Works to demolish Caesars Nightclub are now underway; we expect the full demolition process to be complete by Spring 2015.

CONSTRUCTION

Subject to receiving planning consent from Lambeth Council we hope to begin construction in January 2015 and currently anticipate a 24 month build programme which starts with excavation of the new basement and the creation of the building foundations.

Construction of a major development such as this is inevitably disruptive but we will do our utmost to manage this process and to keep our neighbours updated on our plans. London Square is managing the construction process as well as being the developer, so at all times our staff are responsible for activity on site.

CONSTRUCTION AT LONDON SQUARE PUTNEY SITE



OUR PROMISE

We are committed to engaging with the local community and our immediate neighbours throughout the construction of London Square Streatham. All our sites are signed up to the Considerate Constructors Scheme to ensure that everything possible is done to be good neighbours. This includes monitoring noise, ensuring that dust is suppressed on site and that lorries arrive and leave site in a considerate way.

We also have a number of ways we can share information with you, and you can get in contact with us.

These include:

- Regular updates via our website
- Newsletters for residents who live closest to the site
- Establishing a neighbourhood liaison group during construction
- Dedicated email, telephone number and Freepost address for contacting the team.

We know that construction sites are noisy, but we hope that by working closely with our neighbours we will be able to reduce any negative impact.

CONTACT US

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