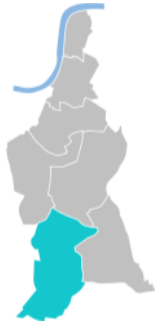


Streatham



Central reservation and public realm improvements

The council is been delivering a range of public realm improvements in the Streatham CLIP area. In particular the High Road central reservation, formally a physical barrier, has been removed and renewed.



Delivering improvements to the public realm

Enablement Centre

Working to develop an Enablement Centre to support Adults with an Autistic Spectrum Disorder (ASD) and/or for Adults with a learning disability. The Centre will provide a service for adults with the aim of ensuring they can participate in and help steer the services required, taking into account their specific needs .



Community support for adults with ASD

Schools expansion

There are a number of capital projects under way to deliver the additional school capacity required in the coming years. There are an additional 3 forms of entry (FE) being provided in the Streatham CLIP area through an expansion programme with potential for a new secondary school in future.



Delivering additional school capacity

Streatham Megabowl

The planning team are currently considering an application for the redevelopment of the former 'Streatham Megabowl' site. The current application would deliver a mixed-use development. Designed to a high architectural quality, it would include retention of the façade to the former Megabowl building.



259 residential units
Includes **37** affordable housing units



1,253 sqm of retail and restaurant uses
500 sqm of flexible theatre, community and leisure space



Income from **£106** and **CIL**
Income from **PPA**

Coburg Crescent – Adult Day Centre

Identified a site for a new Day Centre and Respite Care Residential Unit for Adults with Learning Disabilities (AwLD).



Single fit-for-purpose Resource Centre
Improved standard of care
Housing units for AwLD



Mountearl Gardens

An infill housing scheme being delivered by Pocket Housing Ltd due to complete construction in March 2016.



32 new residential units

St Leonards Primary School

A capital project to expand the school with a budget of £4.4m - part-funded from Targeted Basic Need grant.



Increase from 1 FE to **2FE**

Public realm improvements

A programme of works to deliver public realm improvements in Streatham including works to renew and redesign the central reservation along Streatham High Road.



Construction of improved physical environment

Woodmanstene Primary School

A capital project to expand this school with a project budget of £10.8m. We are investigating the feasibility of a new secondary school at the site to accommodate the anticipated increase in demand for secondary school places.



Increase from 2 FE to **4FE**
Potential for **new secondary school**



8. Streatham Delivery

Streatham CLIP area is made up of four wards: Streatham Hill, St Leonard's, Streatham South and Streatham Wells. It is a largely residential area, with this and the High Road being the most notable features. St Leonard's has the highest proportion of private rented households (45%), the lowest social rented (14%) and the highest proportion of detached houses. Streatham South has the oldest age profile in Lambeth and is more like an Outer London suburb than most wards in the borough. It is notably more affluent than the rest of the wards with over a quarter of the ward being open space. There is a 53% rate of owner occupation, which is the highest rate. It has a high level of residents with no qualifications and the lowest rate of residents with graduate level qualifications.

Population: 29,650

Ethnic mix: Largest concentration of Asian residents, Somali and Polish pockets

Average age profile: Streatham South oldest in Lambeth

Employment levels: Typical of borough

Mean household income: £42,785

Housing: Streatham South 53% owner-occupied; St Leonard's 45% private rented

Crime: Average, Streatham South low for drug offences

Successes: Low population density and deprivation

Employment rates in Streatham are typical for the borough. Mean household income is close to the borough average. Lambeth average is £44,943, Streatham Hill is £45,328, St Leonard's is £44,956, Streatham Wells is £40,864 and Streatham South £39,991.

Streatham has the longest high road in Europe, with a 2.5km stretch, and an impressive mix of residential areas. It is relatively affluent compared to the rest of the borough and both its population density and deprivation are lower than average. However Streatham has the greatest unmet demand for primary school places in the borough and therefore education expansion projects are underway in the area.

Strategic Capital Projects - Social Care

Coburg Crescent – Adult Day Centre

Coburg Crescent has been identified as a site for the provision of a New Day Centre and Respite Care Residential Unit for Adults with Learning Disabilities (AwLD). The aim is for AwLD Services to operate from a single fit-for-purpose Resource Centre building, delivering a better joined up standard of care, providing a wider range of activities and meeting the increased numbers of Service users' complex needs. This new centre will also provide housing units for AwLD, some of which will be used for respite care. A scoping of the space required has been undertaken and a Feasibility Study was produced which will be developed during the design process. Part of this development work will be to engage with local residents, particularly those on the Palace Road Estate, to co-produce the final form and use of the building. It is the inten-



tion that the new facility will be available for use by local residents.

Programme:

Appoint contractor: November 2015

Start on site: January 2016

Completion: July 2016

Strategic Capital Projects - Options Appraisal

Enablement Centre

We are working to develop an Enablement Centre to support Adults with an Autistic Spectrum Disorder (ASD) and/ or for Adults with a learning disability with behaviour that has challenged services. The Centre will provide a service for adults with the aim of ensuring they can participate in and help steer the services required, taking into account their specific needs. The service will work within a multi-disciplinary approach (to include social care, health, cultural and leisure services, adult education, employers and voluntary sector. It will have flexible space that will be used to provide respite, short term intensive enablement and longer term supported living. The respite units will be for family to give them a break and support in their caring role and reduce placement breakdown. The centre will provide short term intensive enablement support for young people and there will then be a longer term supported living service for

people that have a good level of independent living skills, usually those that graduate from the short term unit. A site in Streatham has been identified for this new building and options appraisals are under way.



Strategic Capital Projects - Education

St Leonards Primary School

A capital project to expand this Voluntary Aided schools from one to two forms of entry. The scheme is currently on site, and will be completed in January 2016.

The project budget is £4.4 million, and is part-funded from Targeted Basic Need grant.



Woodmansterne Primary School

A capital project to expand this school from two to four forms of entry. The project budget is £10.8 million, and will be completed in August 2016.



Work is also underway to investigate the feasibility of developing a new secondary school at this site to accommodate the anticipated increase in demand for secondary school places. Discussions are currently being held with planning team colleagues to determine the viability and acceptability of proposals.

Strategic Capital Projects - Housing Delivery

Mountearl Gardens

An infill Housing scheme being delivered by Pocket Housing to provide 29 new one-bed homes and three two-bed homes. The scheme was granted planning permission on 16th September 2014. It is anticipated to start on site in March 2015, is due to complete in March 2016.

Neighbourhood Regeneration

Central reservation and public realm improvements

The council has been delivering a range of public realm improvements in the Streatham CLIP area. This includes the removal of the former central reservation which presented a visual and physical barrier in Streatham High Road. The works have involved hard-landscaping and greening.

Planning and Development - Major Applications

Streatham Megabowl

Lambeth Planning are currently considering a planning application by London Square (Developer) which seeks consent for a series of amendments to an existing full planning permission at the site commonly known as 'Streatham Megabowl' at 142-170 Streatham Hill and 10 Sternhold Avenue.

The site has been largely vacant for a prolonged period of time and is considered to be a negative contributor in terms of aesthetic appearance, urban vitality and antisocial behaviour.

Although subject to change, the current application is for a mixed use redevelopment of the site which will deliver:

- 259 residential units including an affordable housing offer of 37 social units
- 1253m² of retail floorspace along the Streatham Hill frontage, and
- A 500m² fully flexible theatre, community and leisure space fitted out to a high specification.

The proposed redevelopment would be designed to a high architectural quality and would include the retention of the characterful façade to the former Megabowl building. Planning is anticipated to be completed by May 2015. However demolition has commenced on site and it is anticipated that the final phase of construction will be completed in late 2016.

