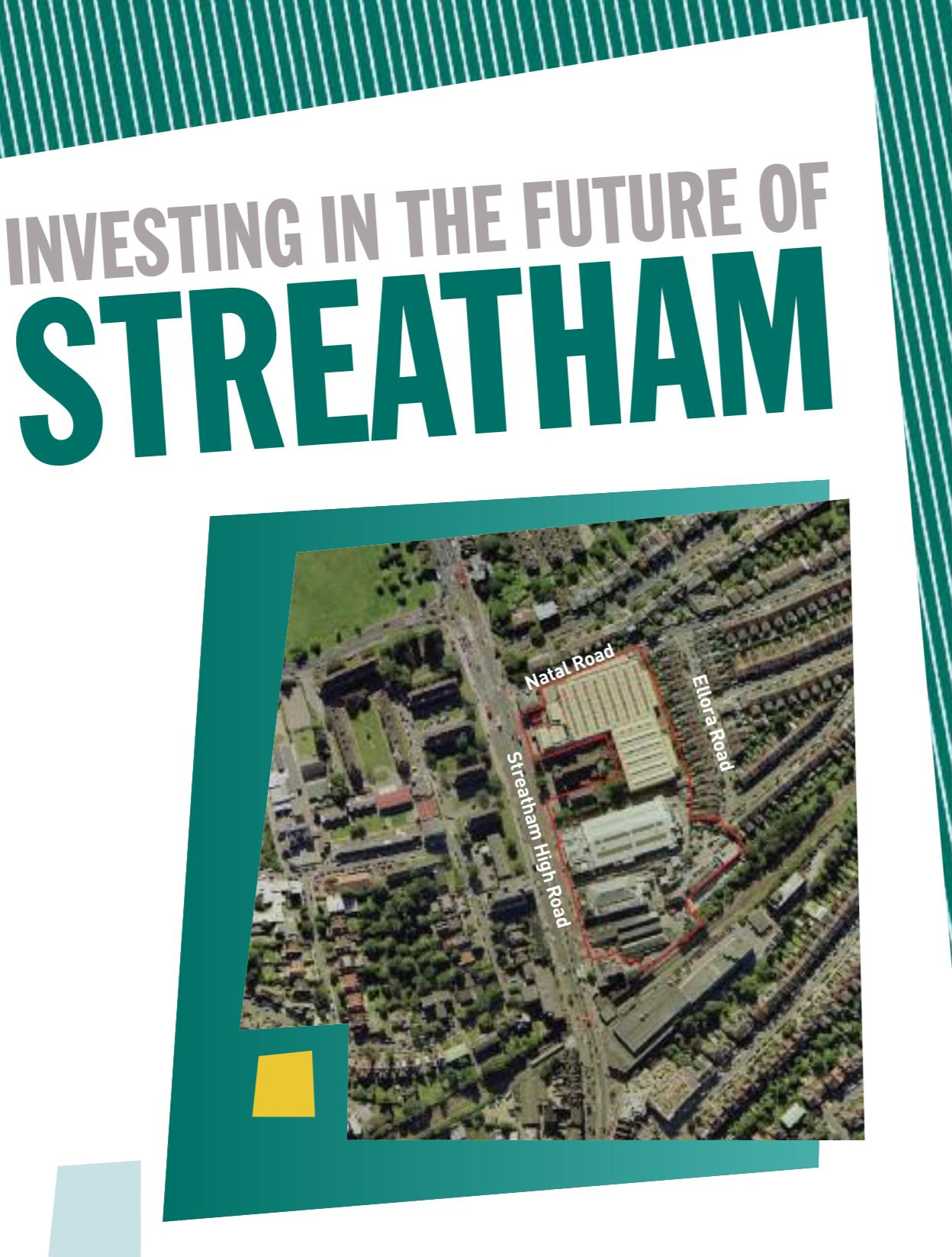


WELCOME



Welcome to today's public exhibition. We are here today to update local residents on changes to the Streatham Hub proposals submitted by Tesco to the London Borough of Lambeth and how these will impact on Ellora Road and Natal Road.

Planning consent was granted to redevelop this site in November 2007. The consent included plans for:

- A state-of-the-art sports and leisure centre
- 250 new homes
- A major new transport interchange with a new bus terminal and an improved train station
- A new Tesco store
- Improvements to the local environment and local roads
- Parking facilities for 577 cars, 10% of which will be for the disabled

Over the course of the last few months, Tesco has been undertaking a series of minor revisions to its consented scheme.



STREATHAM HUB

# WHY ARE WE MAKING CHANGES?

Tesco is committed to working with Lambeth Council to help deliver the regeneration of Streatham for local residents and other users from across the borough.

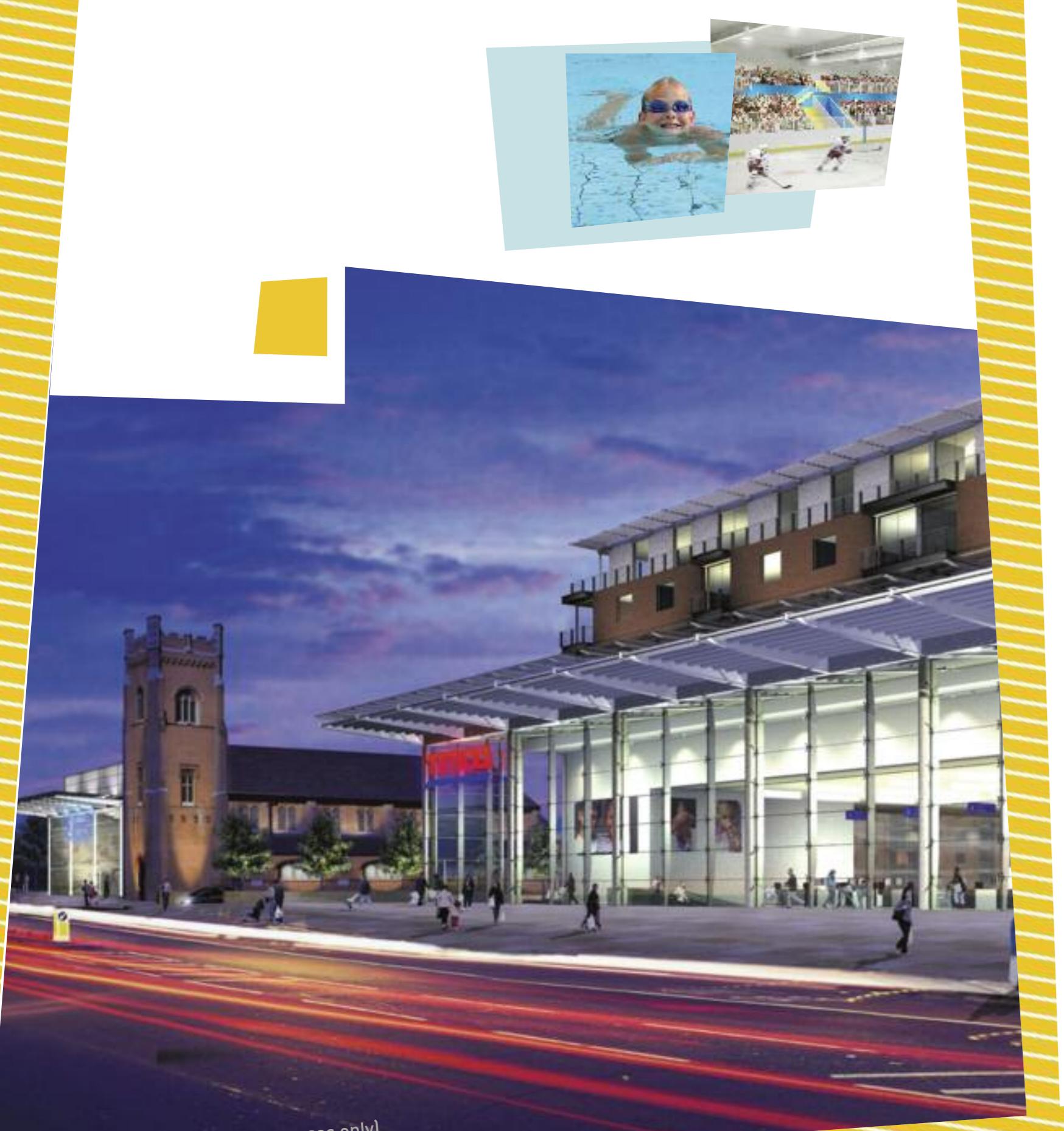
Planning consent was granted to redevelop this site in November 2007.

The proposed changes will speed up the scheme's delivery and increase the benefits for the area. These benefits include:

- Minimising the loss of a swimming pool from around 30 months to only 7 months
- Reduced impact for residents from servicing vehicles and improved access for residents and future users

We believe that the amended development will represent an improvement on the approved plans for residents of Ellora Road and Natal Road.

This is a chance for you to provide us with comments on these changes. Tesco is committed to consultation and values input from local residents.



Original cgi (for illustrative purposes only).

## A BETTER DEAL FOR OUR NEIGHBOURS

### Parking and Access



### Consented Scheme



### Proposed Scheme

**The proposed scheme includes:**

- Pushing back the parking floor from Ellora Road and moving the access ramp to the centre of the site.
- Leisure centre parking located adjacent to the leisure centre.
- All traffic accessing the site from Streatham High Road.
- Refuse access at ground level from Ellora Road.

### Consented Scheme

**The consented scheme includes:**

- A parking floor for cars with ramped access from Natal Road next to the Ellora Road boundary and existing gardens.
- A tall acoustic screen directly abutting the Ellora Road boundary to control the noise of refuse trucks and other service vehicles.
- Leisure centre parking located a distance away from the leisure centre.
- Traffic accessing the site via Natal Road.

### Parking and Access



### Reducing build time

Tesco is keen to ensure the delivery of the leisure facilities as early as possible and a temporary bus stand will help to provide this. The phasing of the original application meant that the new bus stand was to be built before much other work on the site could progress. This added between 9 and 12 months to the building programme. Under the new proposals, whilst construction is underway, a temporary bus stand is to be provided between the United Reformed Church and the existing ice rink. This will bring forward the building of the ice rink and leisure facilities by 9-12 months and will reduce the period without a swimming pool from 30 to 7 months. The new and improved bus stand proposed for the final scheme will remain as originally consented.

## A BETTER DEAL FOR STREATHAM



### Improved leisure centre facilities

The design of the leisure centre has been improved after working closely with user groups and in partnership with Lambeth Council.

The leisure centre will offer fantastic facilities for local residents and user groups that include:

- 60m x 30m ice rink
- Around 950 spectator seats for the ice rink
- 25m, 6 lane swimming pool
- Around 150 spectator seats for the main pool
- 13m learner pool
- 4 court sports hall
- A health and fitness suite to accommodate up to 100 machines
- 415sqm community space



Name of leisure centre to be decided

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A BETTER DEAL FOR STREAMHAM

Regeneration

and Jobs

## A BETTER DEAL FOR STREATHAM

Tesco believes that these proposals will provide a significant boost for Streatham through:

- A new leisure centre
- A new ice rink
- A new store bringing jobs and training opportunities
- New homes, including 'affordable homes' benefiting those who are unable to get a foot on the housing ladder or find a home at an affordable rent
- New improved bus stand



### Regeneration for Streatham

Tesco is committed to working with Lambeth Council to help deliver regeneration for Streatham through providing the leisure centre, new homes, new store, jobs and a bus stand.



### Jobs for Streatham

As part of the scheme, this store will provide up to 300 new full and part-time jobs for local people.



### Masterplan



- 1 Tesco store with undercroft parking and apartments
- 2 Leisure centre/ice rink
- 3 Existing retained church
- 4 Public Square
- 5 New pedestrian link
- 6 Apartments
- 7 Tesco service yard
- 8 Leisure centre car parking
- 9 Coach parking bay
- 10 Bus stand



# STREATHAM HUB

TESCO

# WHAT HAPPENS NEXT?

**Thank you** for taking the time to attend this exhibition. Tesco values your time and is keen to hear your views on these revised proposals.

**Please let us know what you think by filling in one of the comment cards.**

If you have any further questions about the proposals, please do not hesitate to contact James Wiggam on 01992 806532 or Katie Hill on 0118 983 9454 or email [KatieH@greenissues.com](mailto:KatieH@greenissues.com).

