

9 & 11 Gowlett Road

Welcome to an overview of our proposals for 9 and 11 Gowlett Road.

Lanbury London Limited are bringing forward plans to create 8 high-quality family houses to replace the disused and dilapidated warehouse at No. 9 Gowlett Road, as well as a new exemplary family dwelling to replace the existing flats at No. 11 Gowlett Road.

We are keen to hear your thoughts on the future of the site and are committed to consultation with residents and the local community.



No 11 Gowlett Road



No 9 Gowlett Road

Who We Are

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Lanbury London Limited

Lanbury was founded in 2017 by a local property developer Ben Kelly who has developed other similar brownfield sites within the immediate vicinity and takes great pride in his work.

Lanbury have chosen to work with Aros Architects on this project, which they have worked together on a number of other projects within Peckham and East Dulwich.

Aros

Aros

Aros are also based locally within Southwark and bring with them a wealth of experience and a keen eye for detailed and elegant design.



Ferris Road, East Dulwich, Lanbury London and Aros



Wingfield Mews, Peckham, Lanbury London and Aros

The Site

No. 11 Gowlett Road is an Edwardian era end of terrace house adjacent to No. 9.

It has been historically strenuously subdivided into low quality flats. The flank elevation is particularly exposed and visible from Gowlett Road and detracts from the street scene in its poor condition and has encouraged anti-social behaviour.

No. 9 Gowlett Road is situated behind No.11 and is currently occupied by a dilapidated industrial warehouse building that is in very poor condition.

The existing footprint of No. 9 covers the majority of the site, extending to the boundary on the western and eastern sides and is out of character compared to the surrounding residential properties.



Ariel View of the site looking North



Exterior of No. 11 Gowlett Road (left)



Exterior of No. 9 Gowlett Road



Entrance to No. 9 Gowlett Road



Interior Images of No. 9 Gowlett Road



Emerging Proposals

The proposals are to demolish the existing dilapidated warehouse at No. 9 Gowlett Road with carefully considered family houses. Taking inspiration from the surrounding Victorian and Edwardian terraced houses, they aim to capture the charm and familiarity of traditional architecture while meeting the expectations of modern city living.

The proposals include 8 new houses at No. 9 and a single house at No. 11 Gowlett Road, providing a total of 9 family homes made up of:

- No. 9 Gowlett Road: 8 x 4 bedroom houses
- No. 11 Gowlett Road: 1 x 4 bedroom house

Opportunities



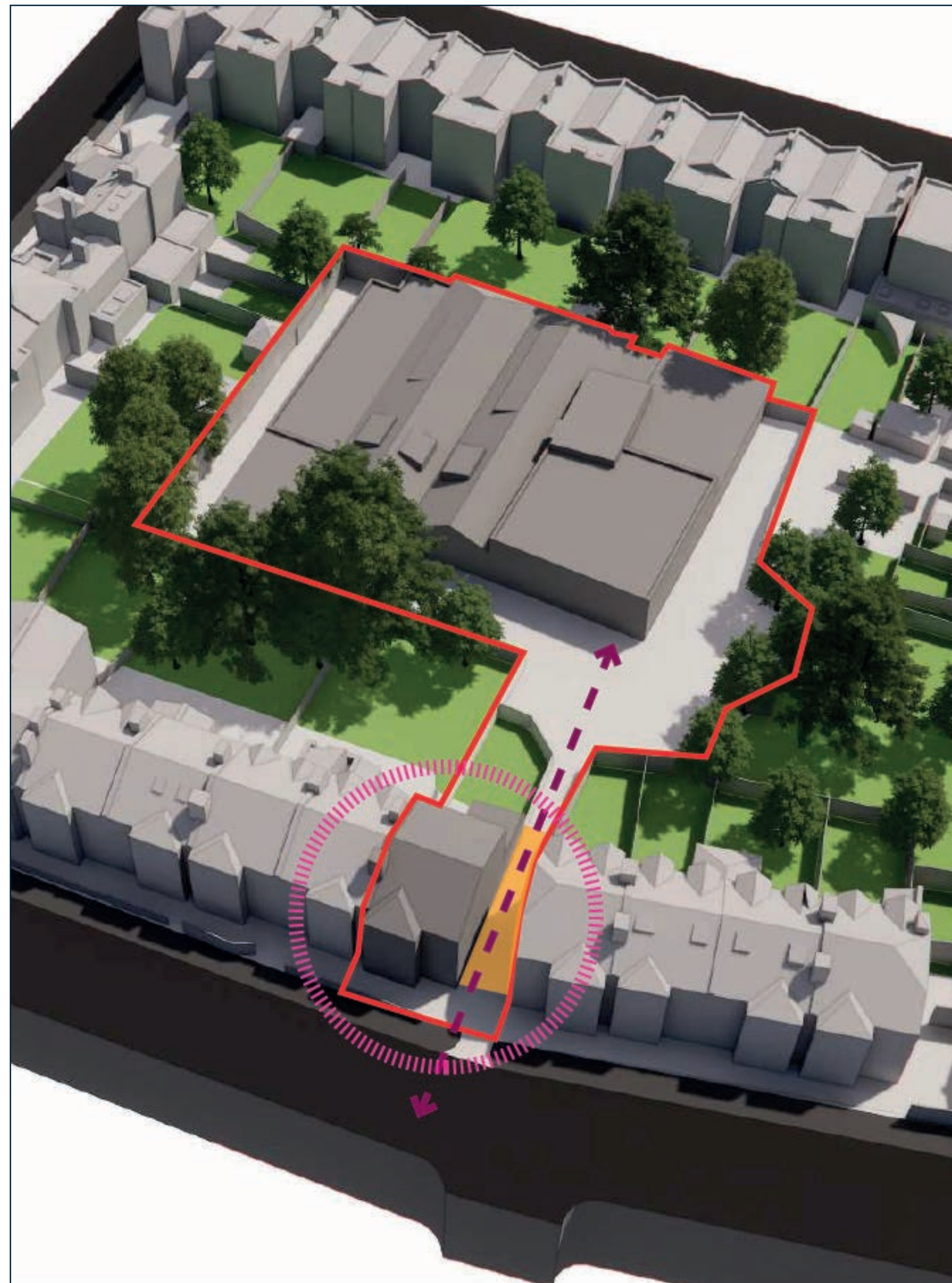
- ✓ Opportunity to 'anchor' the backland area to Gowlett Road with new family houses



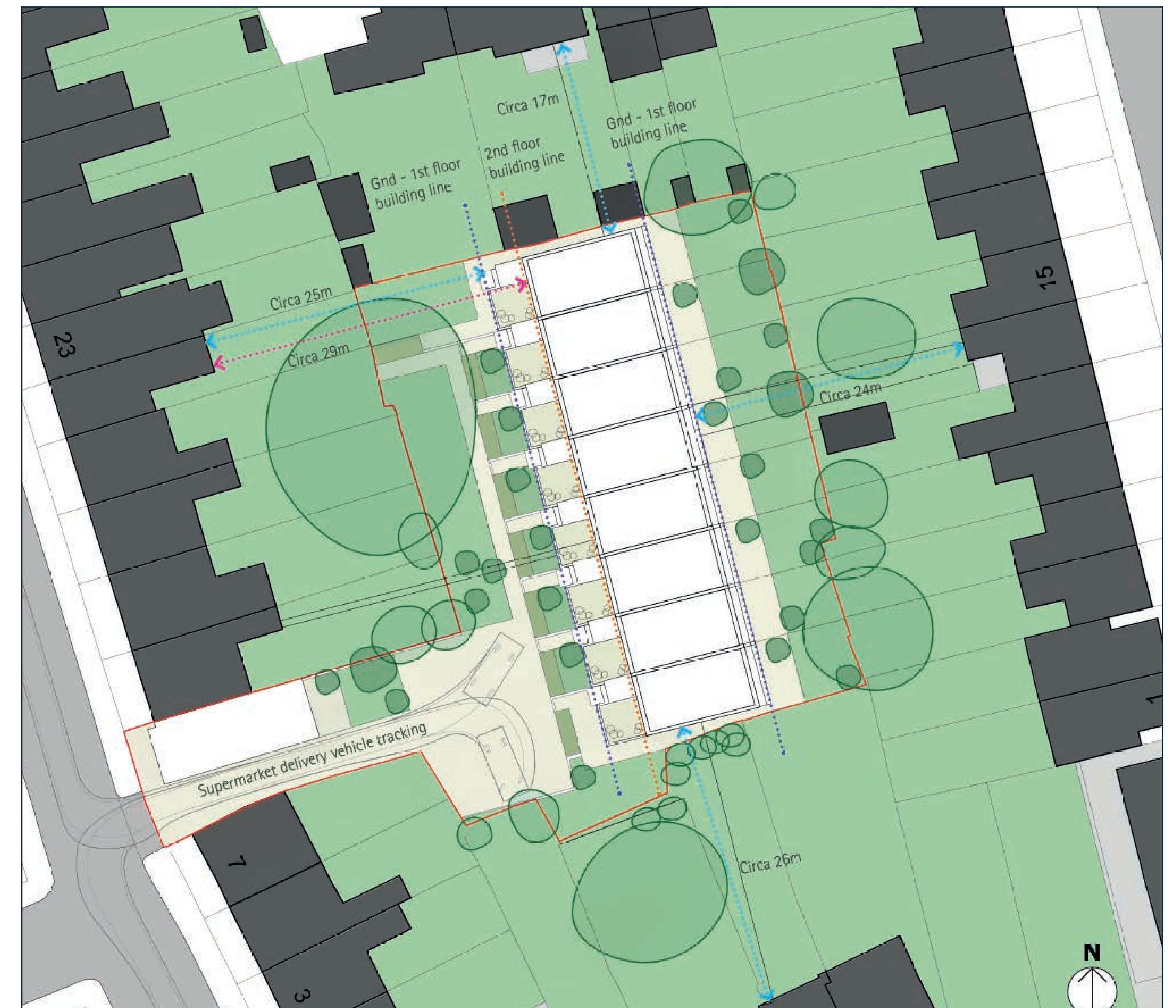
- ✓ Poor relationship between No. 9 and Gowlett Road



- ✓ Opportunity to open up a dingy and narrow entrance route



Distances

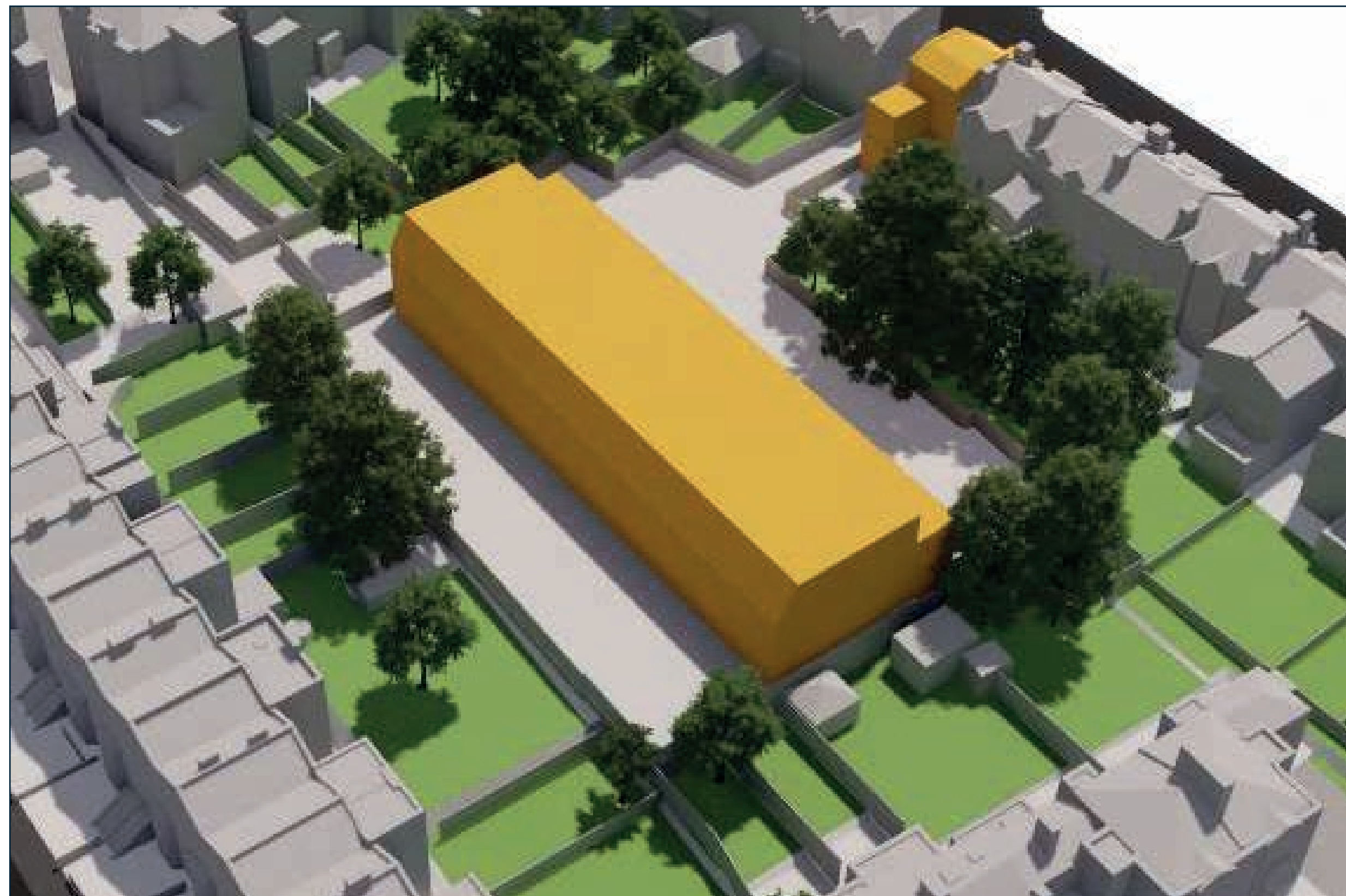


- Ground - 1st floor building line has a separation distance of circa. 25m from Gowlett Road properties.
- 2nd Floor terrace is circa. 29m distance from Gowlett Road properties.
- There is a separation distance of approximately 24m from the rear of the terrace to the properties on Fenwick Road.
- There is a separation distance of approximately 17m from the north end of the terrace to the properties on Fenwick Grove.

Proposed Plans



Existing Massing



Proposed Massing

Massing

The footprint of the proposed eight houses is significantly smaller than the existing building which currently extends across the majority of the site.



Indicative Ground Floor Layout: Proposed Plans Overlaid on Existing Building Line (Denoted by Grey Dotted Line)

The Vision: No.9

No.9 Gowlett Road (Proposed Terrace)

- ✓ Building footprint significantly reduced compared to existing building.
- ✓ Plot widths are optimised at 5.5m width, facilitating a generous and well functioning layout.
- ✓ Entrances are from the west, via a path running north to south.
- ✓ All ground floor levels benefit from dual aspect.
- ✓ Soft landscaping is maximised across the site to support biodiversity, with initial design proposals by a landscape architect.
- ✓ 2 x cycle spaces, 2 x 360L & 1 x 23L bins are provided for each house within an enclosure integrated into the front walls.
- ✓ Architectural detailing to include pale brick and stone clad elevations
- ✓ Arched entrances at the front and the rear providing a nod to neighbouring period houses.



Front Elevation



Rear Elevation



Front Elevation



Rear Elevation

The Vision: No.11

- ✓ The current break in the terrace leading to No. 9 is neglected, creating an unwelcoming and unattractive street scene on Gowlett Road.
- ✓ The poor condition of No. 11 Gowlett Road presents an opportunity to improve the property's relationship with the street.
- ✓ It is proposed to widen the mid-section of the vehicular access.
- ✓ No. 11 will be rebuilt as an attractive addition to the street, anchoring the development behind.
- ✓ The proposal replaces low-quality, substandard flats with a high-quality, sustainable family home that is suitable for modern family living.



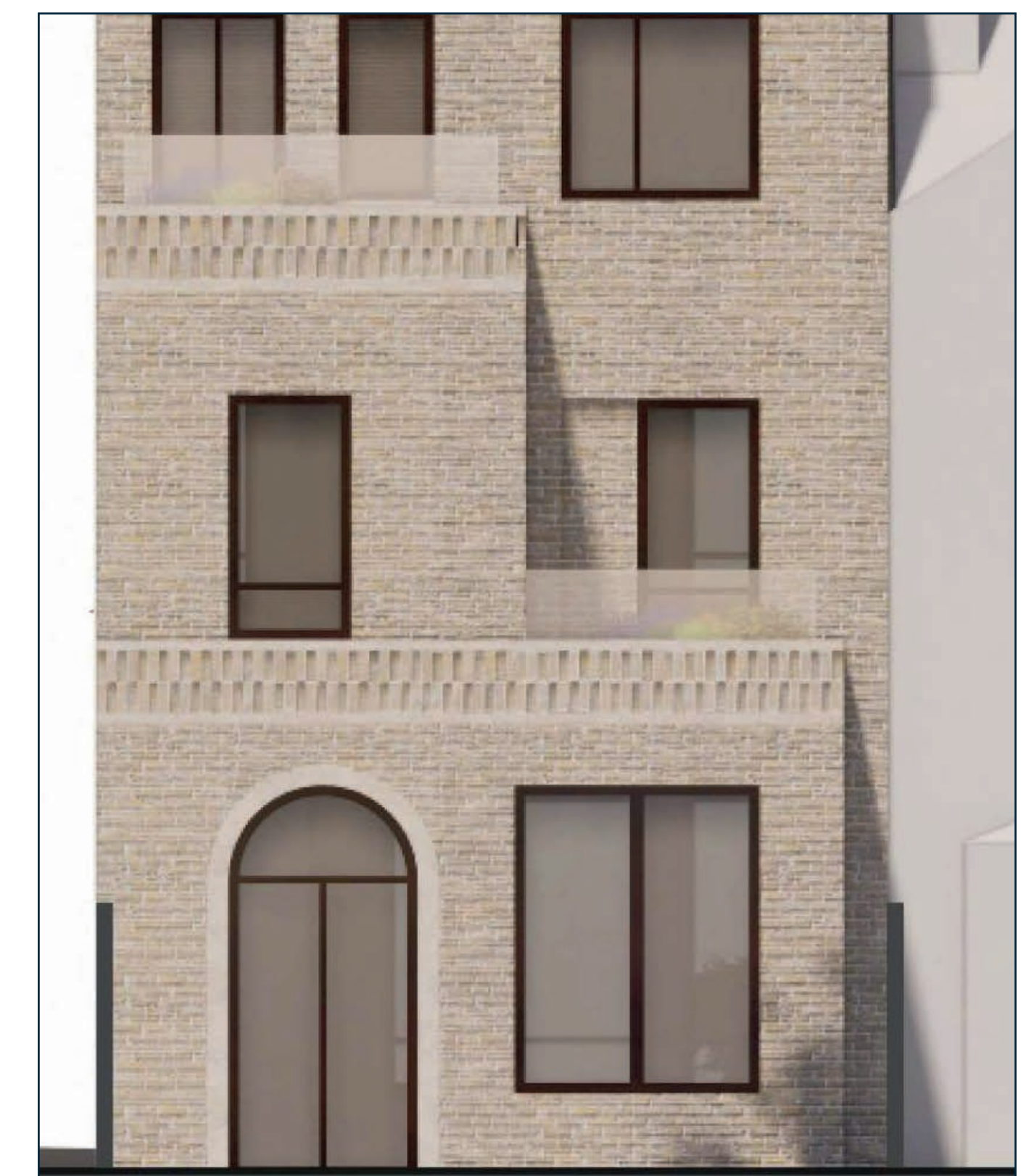
Existing



Proposed



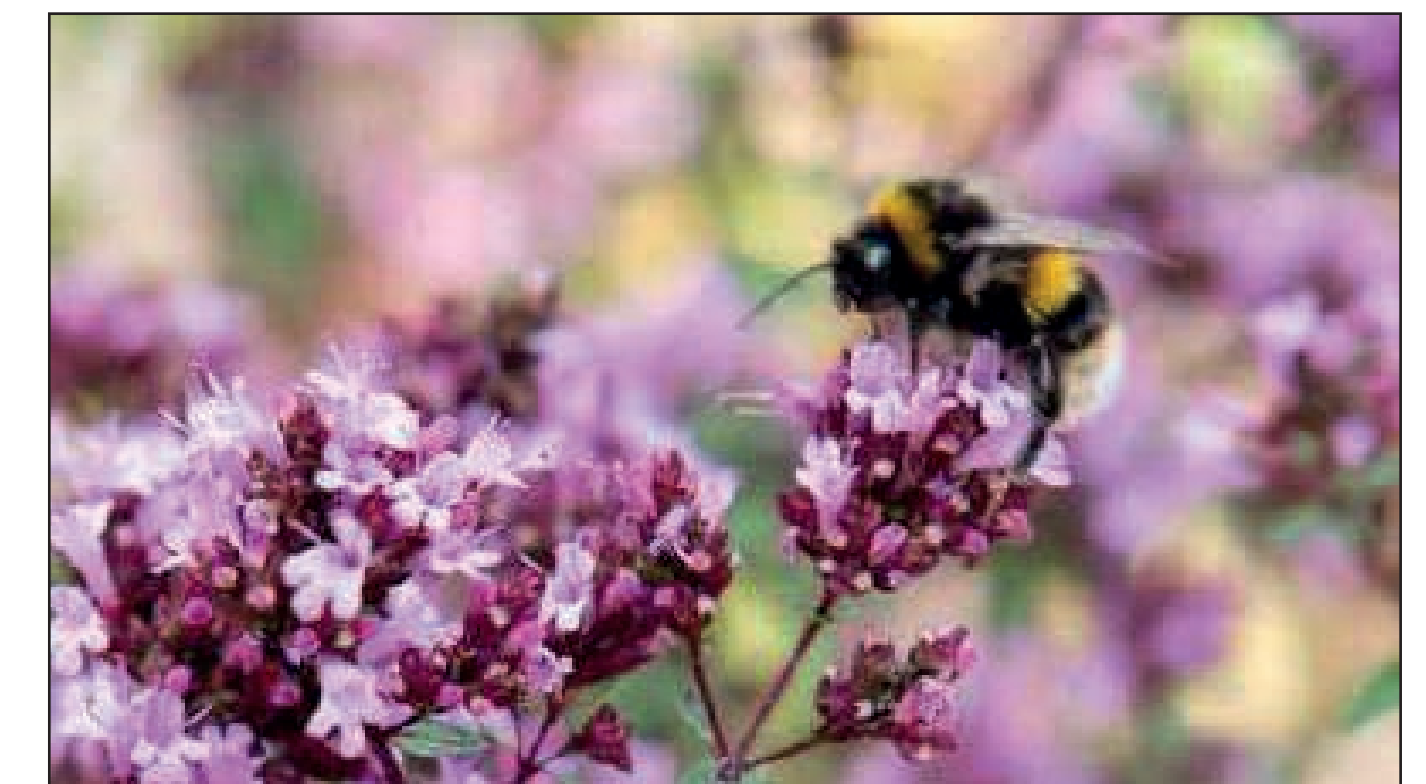
Front Elevation



Rear Elevation

Landscaping

- The development has been designed to provide enhanced landscaping and biodiversity with more green space due to the building's smaller footprint, delivering a substantial net biodiversity gain.
- Pedestrian-prioritised shared space encourages informal interaction and a stronger sense of community.
- Front entrances framed by well-designed cycle/bin stores and planting to define private and communal areas.
- Private rear gardens for each home, offering seclusion and connection to nature to support wellbeing.
- Wildlife-friendly features: nesting boxes, bird baths, bee houses, log piles.
- Pollinator gardens with year-round flowering plants.
- SuDS (Sustainable Urban Drainage Systems) to manage rainwater and recharge groundwater.
- Sedum roofs on bin and cycle stores with native planting.
- Diverse micro-habitats with varied trees, shrubs, and plants to attract a wide range of species.
- Wildlife corridors through connections to adjacent gardens.



Mood Boards for Rear Gardens

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Construction Management, Access & Servicing

Delivery and Construction Schedule:

- A comprehensive Construction Traffic Management Plan will be submitted as part of the planning application.
- Deliveries will be scheduled during specific and publicised hours.
- The site will be fully self-contained, with deliveries able to enter and temporarily load or unload within the site, avoiding the need to stop on Gowlett Road.
- Traffic Marshalls will operate on site to supervise and monitor construction related vehicle movements to ensure safety for all road users.

Environmental Concerns:

- Measures, such as wheel washing, will be put in place to ensure the roadway and pavements are kept clean.
- Extensive measures will be taken to minimise:
 - ✓ Noise – Working hours will be restricted and low-noise construction techniques/machinery will be used where possible.
 - ✓ Dust – Dust suppression measures such as water sprays and sheeting will be used.
 - ✓ Vibration – Suppression measures and low impact techniques will be used where possible.

Working with the Community:

- Regular updates on construction progress, timelines, and potential disruptions will be provided.
- A dedicated point of contact for resident concerns and complaints will be publicised.

During Occupation:

- To meet current LB Southwark standards, the proposed scheme ensures no future occupiers will be able to obtain a parking permit to park on Gowlett Road, supporting sustainable travel and reducing traffic impact on Gowlett Road and the surrounding area.
- Attractively designed secure cycle storage is provided for each home, alongside integrated refuse and recycling storage, all located discreetly near the entrances.
- Occasional deliveries and servicing vehicles will be able to enter and turn within the site, avoiding any need for reversing or stopping on Gowlett Road.





Thank You

Keep in Touch

Thank you for taking the time to visit our public exhibition event. We hope you have found it insightful.

We would be very grateful if you could fill out a comment form and hand it to one of the team.



Please do contact us at:

@ **feedback@9and11GowlettRoad.co.uk**

📞 **0800 048 9879**

✉ **FREEPOST RESIDENT CONSULTATION**

🌐 **9and11GowlettRoad.co.uk**

Target Application Submission:
Q3 2025

Target Application Determination:
Q4 2025 (end) /Q1 2026

Target Start on Site:
Q2 2026 (end)