

Welcome to our drop-in event to update you on the proposals for Besson Street.

In 2018, Lewisham Council and Grainger plc formed a long-term partnership to deliver new homes at Besson Street.

The joint partnership will own and manage the homes, which received detailed planning consent in 2022.

Alongside the new homes, the plans will also deliver a new GP surgery, pharmacy, community and retail space built around a new public square.

The joint partnership is now seeking to make some changes to the consented plans for the site, in order to bring forward the new homes and community facilities.

Our commitment to the community

We want to continue to work with our neighbours and the local community during this next stage. At today's event, you can view the revised plans, speak to members of the project team and give your feedback.

Contact us

If you have any questions about the plans and would like to get in touch with our project team, you can do so via e-mail or phone below:

E-mail:
bessonstreet@cascadecommunications.co.uk

Phone:
0800 088 4570

Website: www.lewisham.gov.uk/besson-street



The project team



grainger plc



**MACCREANOR
LAVINGTON**



CASCADE

The site today

Besson Street sits between New Cross Road and Queen's Road in the heart of New Cross, close to local shops, schools and other amenities. The site itself is a vacant, hoarded area of Council-owned land, sitting between the Besson Street Trust and the New Cross Christian Centre.

The site is well served by public transport, within walking distance of New Cross Gate, Queens Road Peckham and New Cross stations. Several bus services also pass along New Cross Road and Queen's Road.

It is the ideal location to deliver new homes and facilities for the wider community.



The consented plans for Besson Street deliver:

- 324 professionally managed, high-quality Build to Rent homes.
- 114 affordable homes (35%) safeguarded for Lewisham residents, provided at London Living Rent levels.
- A new publicly accessible central square and exercise space.
- The provision of a fully fitted out GP surgery, pharmacy and community space being developed for the Besson Street Trust.
- A tenure blind development with equal access to all services and amenities.

Our vision for Besson Street:



Deliver on our promise to build high-quality rental homes for residents



Bring disused Council-owned land back into productive use and deliver much needed market rent and affordable homes



Provide a better quality rental experience for residents, with professionally managed homes, longer tenancies, reliable on-site services and greater stability and certainty



High-quality placemaking and long-term stewardship of the buildings and surrounding area



New open spaces and community facilities to benefit the wider community



View of the consented scheme (2022) from New Cross Road

Why are we changing the consented scheme?

Since receiving planning permission, the partnership has been working together to progress the scheme.

We want to create homes that are safe, comfortable, affordable and built to last.

We are therefore proposing to make some changes to ensure we are building the safest homes for Lewisham by adding second staircases to taller buildings. We are also looking to improve the scheme by introducing Passivhaus measures to create ultra-low energy, warmer homes with lower running costs for residents.

There is a national housing crisis and Lewisham faces a growing need for new homes. We have an opportunity to deliver even more new homes for the borough and are proposing an additional 59 new homes, including affordable, helping to provide more secure, high-quality housing for local people.

With any changes to the consented plans, we remain committed to delivering new affordable homes and community facilities for the Besson Street Trust.

We will submit a Section 73 application to the Council to request these amendments to the consented scheme.

What's a Section 73 application?

A Section 73 application is a request to vary the conditions from an existing planning permission. It doesn't reopen the whole planning decision but rather asks the Council to agree to specific changes.



View of the revised scheme from New Cross Road (proposed)

Besson Street The changes explained



Aerial view of the consented scheme (2022)

The consented scheme approved in 2022 consists of five buildings ranging in height from 3 to 12 storeys with a central garden courtyard (Image above).



Aerial view of the revised scheme (proposed)

The proposal increases the height of three of the buildings and lowers the height of the remaining two (Image above).

The key amendments to the consented scheme are set out below.



The number of homes for Lewisham will **increase** from 324 to **383**



All tall buildings have been designed to the latest fire safety guidance and building regulations



Building A1 will **increase** to a consistent 7 storeys, while Building B1 will **increase** from 7 to 8 storeys



Building C1 will **increase** in height from a 12-storey building to an 18-storey building



Buildings A2 and B2 will be **reduced** in height by one storey each



A new energy strategy has been developed, including the incorporation of Passivhaus measures, minimising long-term energy costs to residents

The majority of elements from the 2022 consented proposals scheme remain the same, keeping key design features, such as the distinctive brick facades and detailing to create a high-quality finish, as well as the community centre, GP surgery, green public spaces and landscaped routes through the site to deliver tangible benefits for the wider community.



Plan view of the proposed buildings

Besson Street Comparisons

Comparison showing the 2022 consented proposals and the updated proposals



View of the consented scheme (2022) from Besson Street



View of the revised scheme from Besson Street (proposed)

Besson Street



View of the consented scheme (2022) from Briant Street



View of the revised scheme from Briant Street (proposed)

The 383 new homes will all be available for rent and managed by Grainger. Residents will benefit from the security of longer tenancies, professional on-site management and reliable services and amenities, including a concierge, gym, co-working space and roof terrace.

The revised proposals provide 59 additional homes, including affordable. **65%** of the homes will be let at market rents, while **35%** (**114** homes) will be affordable homes, with rents linked to average incomes in the Telegraph Hill ward, ensuring they are genuinely affordable. The nominations for all the affordable homes will be given to the Council.

With a mix of one-bedroom homes, alongside two-bedroom and three-bedroom homes suited to families with young children, we are creating a truly mixed and inclusive community.

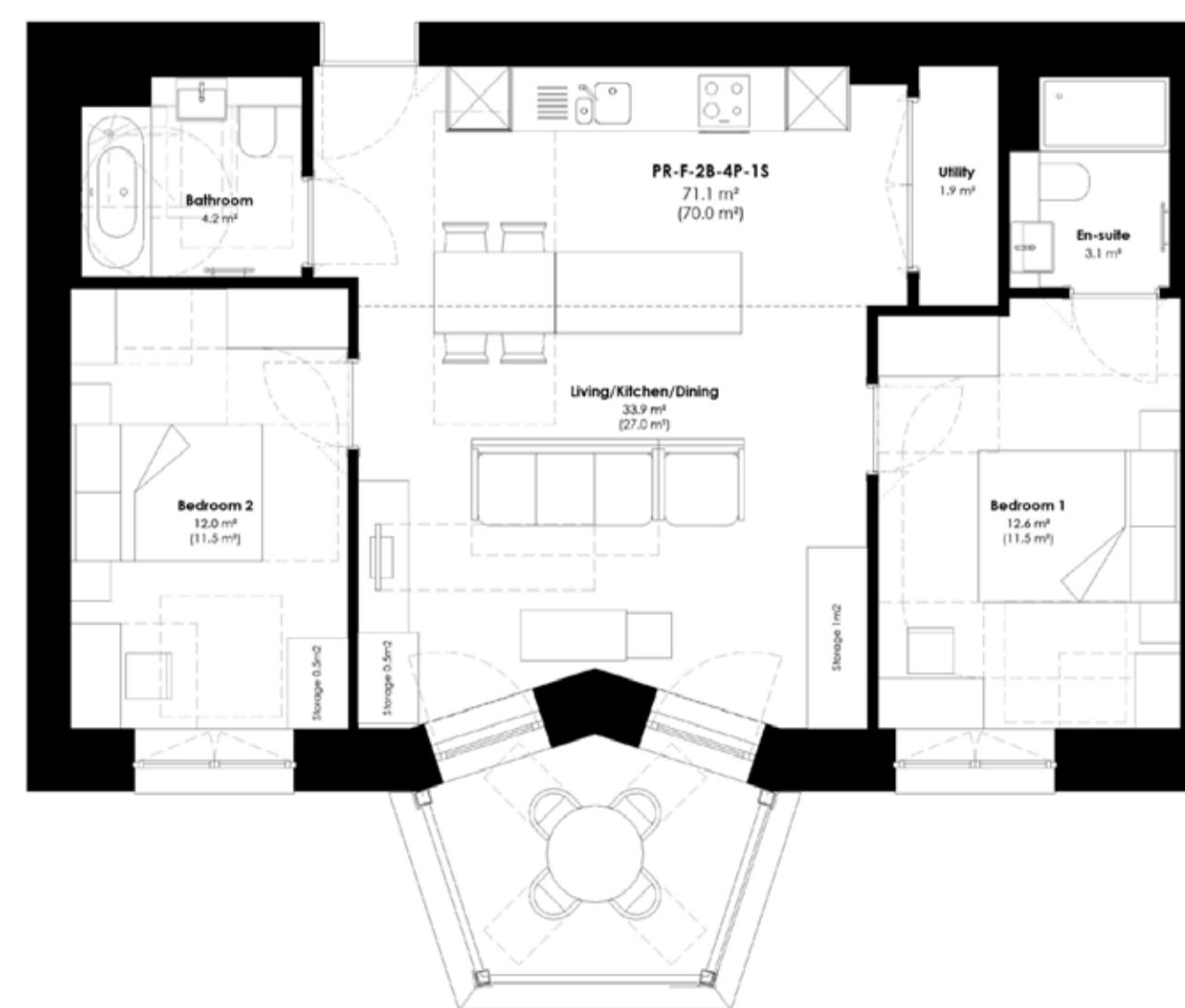
All properties will have a balcony to provide private, outdoor space, alongside the shared courtyard garden at the centre of the scheme. There will be management plans in place to control the use of the balconies and maintain the outdoor spaces to a high quality.

What is London Living Rent?

London Living Rent is a form of discounted market rent affordable housing. It provides homes at below local market rents to make renting more affordable. At Besson Street, these homes will be let at around two thirds of typical market rent.



Typical plan of one-bedroom apartment



Proposed plan of the two-bedroom homes



View of the revised scheme from the public courtyard garden (proposed)

We remain committed to delivering the community facilities for the Besson Street Trust.

The revised scheme retains the new fully fitted GP surgery on Besson Street, including consultation rooms arranged around a peaceful courtyard garden, creating a calm setting for patients and staff. A new pharmacy located alongside the surgery will support accessible healthcare for the local community.

Dedicated community space is also provided for the Besson Street Trust, positioned at the corner of Besson Street and Briant Street. This space will serve as an important hub for local activities, supporting the Trust's work to provide opportunities for people of all ages and backgrounds.

The GP surgery, pharmacy and community space are being developed for the Besson Street Trust at no extra cost.



Proposed view of the ground floor uses



Internal and external views of the new GP surgery and pharmacy on Besson Street (proposed)

Key:

-  Café / concierge
-  GP surgery and pharmacy
-  Community centre



Internal and external views of the revised entrance to the new community space (proposed)

Besson Street New landscaping

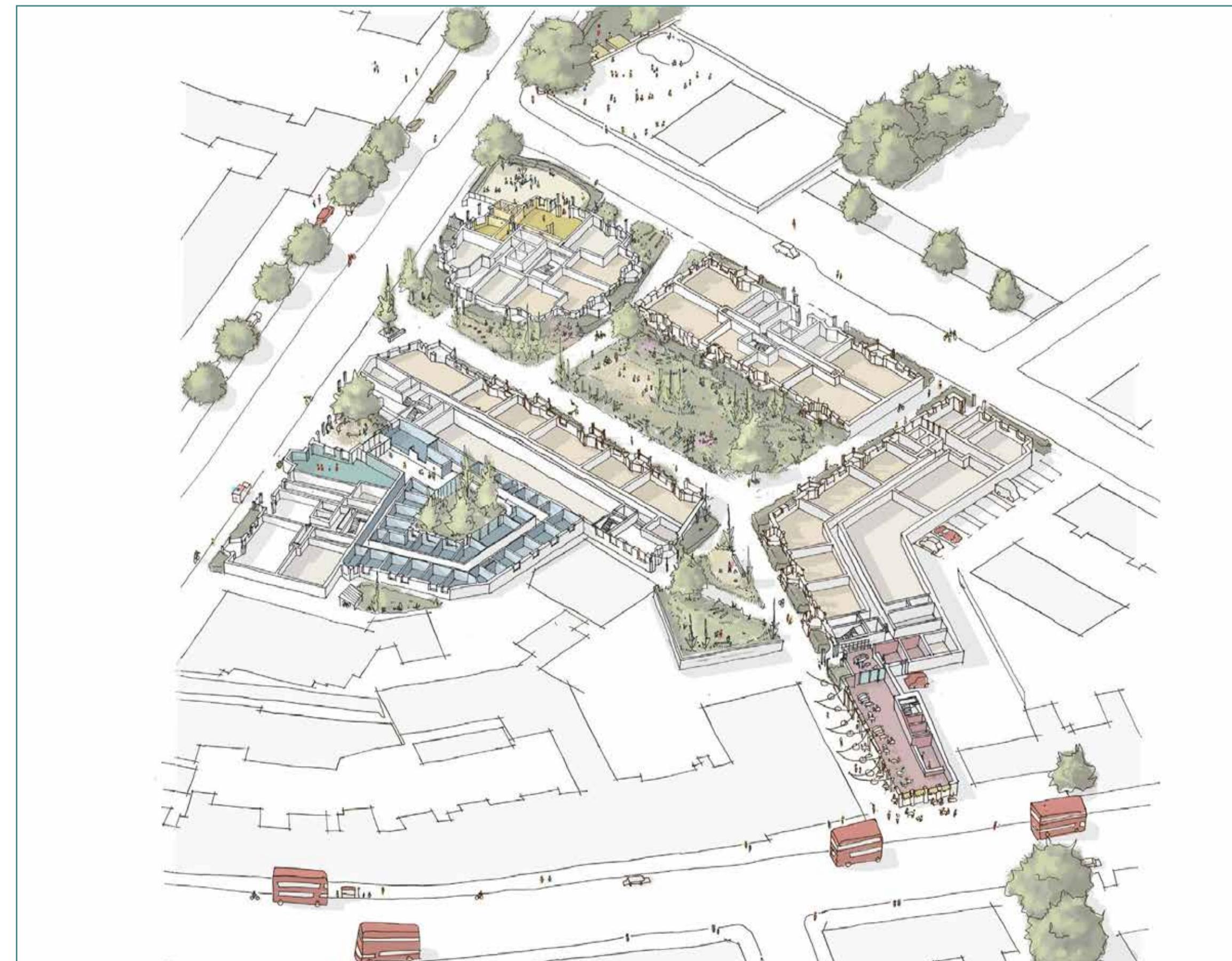
We are creating a green heart at the centre of the scheme, transforming the areas around the new buildings into welcoming, active and flexible public spaces, which will be open to everyone.

We want to create safe, green routes through the site, helping connect the development to surrounding streets, with pathways linking to the community spaces to make it easy to cycle or walk through the neighbourhood.

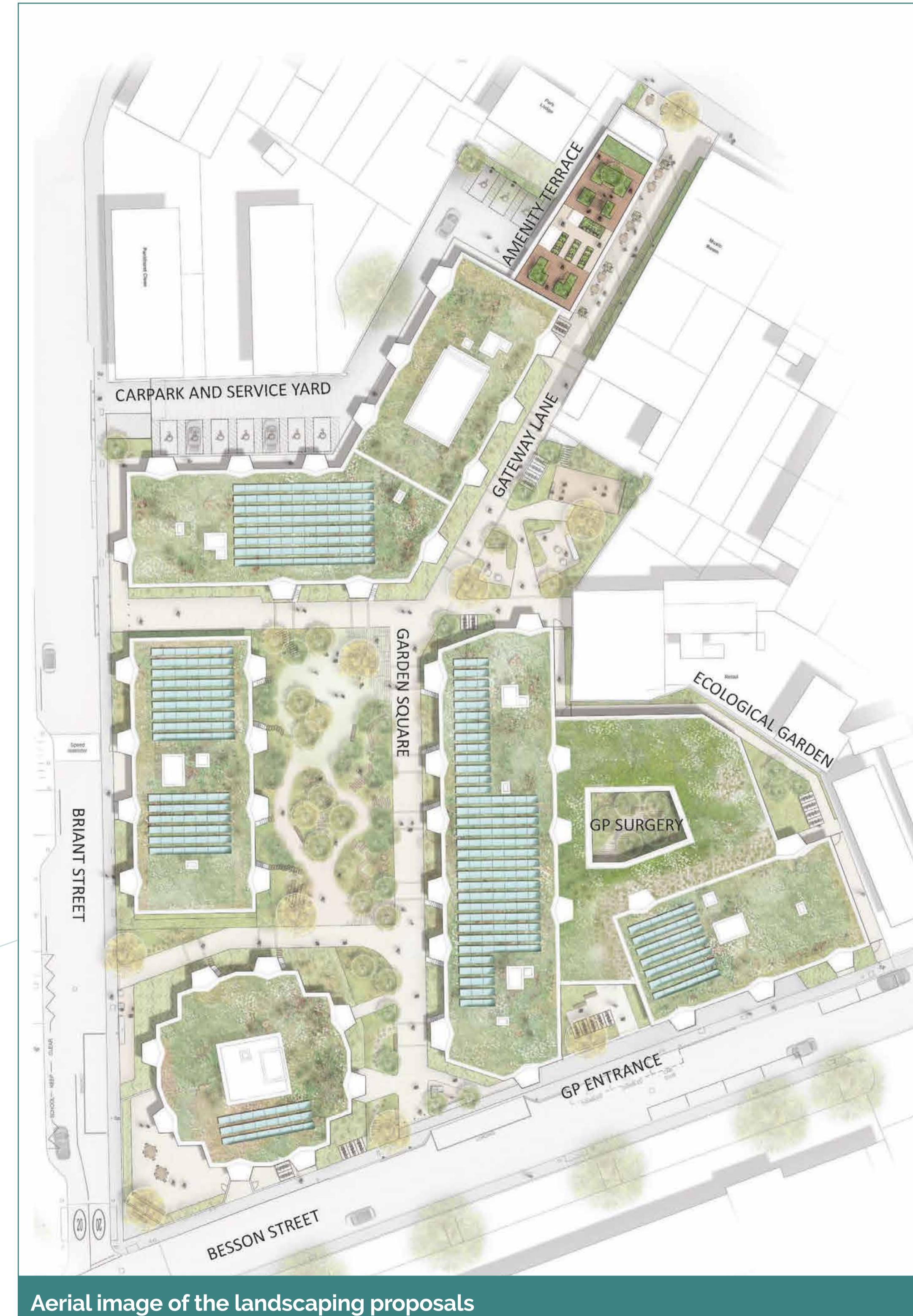
We're planting new trees across the site and introducing lush planting to soften the street boundaries, improve biodiversity and promote health and well-being.

The landscaping proposals are thoughtfully designed to appeal to all ages, with playable routes for children, fitness pockets for adults, intimate seating spaces and a multi-use pétanque area to provide play opportunities for older children and adults.

The proposals also include flexible social spaces and spill-out areas for cafés and shops, enabling residents to enjoy being part of the neighbourhood and enliven the street with new amenities.



Proposed view of the new landscaping proposals



Aerial image of the landscaping proposals



Aerial image of the proposed garden square



Aerial image of the proposed landscaping to the north of the site

Besson Street **Next steps**

Let us know what you think

Thank you for attending today's event on the revised proposals for Besson Street.

We welcome your feedback and want to know what you think of the plans. Please take the time to speak with a member of the team and complete a questionnaire before you leave.



Scan this QR code to give your views online.

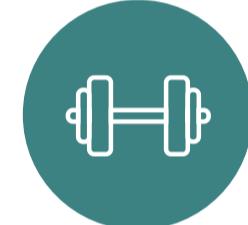
The revised proposals are designed to bring real and lasting benefits to the local community, including:



High-quality new homes for rent for people on ordinary incomes in the borough



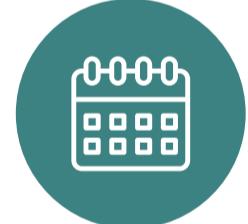
New GP surgery, pharmacy and community space **to be built at no cost to the Besson Street Trust**



New open spaces, shops and outdoor fitness space for all residents



New commercial space



Longer-term tenancies to give greater stability to renters



High-quality property management and maintenance service



One to five year tenancies offered to all residents



Properties let at a London Living Rent linked to local incomes

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Timeline

January 2026 Public consultation	Early 2026 Section 73 application submitted to Lewisham Council	Spring 2026 Target determination of the Section 73 application	2028 to 2030 Main construction works begin	2030 Completion of works
•	•	•	•	•