Thank you for attending today’s public consultation event regarding DHFC and Hadley Property Group’s proposals for the redevelopment of Champion Hill.

THE SITE

Champion Hill is located close to East Dulwich Station, set one road back from the main thoroughfare in East Dulwich - Dog Kennel Hill.

The main access road leading to the site is Edgar Kail Way, which also provides access to the Sainsbury’s car park and leads onto Abbotswood Road, which runs along the north east boundary of the site. The north west of the site is bounded by the Sainsbury’s access road. The south west of the site is bounded by Green Dale Playing Fields, designated by the Mayor as Metropolitan Open Land. The south west of the site is bounded by an access road that leads to Green Dale Fields, beyond which is a housing estate.

The site sits within proximity of the South East London Green Chain, however does not form part of it as the open space on the existing site is not publically accessible.

Our proposals for the site will link in with the open spaces immediately adjacent to the site, with a view to creating wider connections that could potentially extend the South East London Green Chain further.

OUR PROPOSALS

Dulwich Hamlet FC and Hadley Property Group are proposing a new state-of-the-art stadium for the club, in addition to an enabling development of 155 new homes and new leisure facilities for the use of the whole community.

A new stadium for DHFC: State-of-the-art 4000 capacity stadium, fulfilling FA requirements up to Conference Premier Division. A 3G all-weather surface to allow use by club and community.

The future of the club secured: We are working with Southwark Council, the Club Committee and the Supporters’ Trust to develop a business plan for the stadium facility to ensure that the club can be transferred into long term fan ownership.

New homes: A total of 155 new homes, including family-sized and affordable units. As well as providing much-needed new housing, this will be an ‘enabling development’, funding the new stadium and community facilities.
New community and sports facilities: Plans include a new multi-use games area, classroom facilities, a new gym and indoor sports facilities. These facilities will be for the use of the whole community.

Improvements to Green Dale Fields: The new stadium will sit inside the footprint of the existing astrotruf, ensuring no further encroachment onto Green Dale Fields. Hadley are committed to working with the Council, the Friends of Green Dale and the local community to bring forward the best possible plans for Green Dale Fields.

A new public linear park: Additional green space will be provided in the form of a new linear park. This public open space will connect St Francis Park to the east and Green Dale Fields to the west.

Sustainability & ecology: A 35% reduction in CO2 emissions across the development through the use of discreet heating energy centres. We also aim to dramatically enhance the existing ecological conditions by creating a series of habitat links onsite, through the use of green roofs and through the new linear park.

Next Steps - After we have reviewed and considered all of the feedback that we receive, we will finalise our plans for the site and submit a planning application to Southwark Council.

WHO ARE HADLEY?

Hadley Property Group is a residential-led property developer. They specialise in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. Their portfolio covers residential-led mixed use schemes, large-scale regeneration projects and prime, central London developments. Very few developers operate with such breadth in the capital.

CONTACT DETAILS

If you have any questions or comments, you can contact us by telephone on 020 7234 3305 or email at dannyhackett@bellenden.co.uk. You can post your feedback to our dedicated freepost address:

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