



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

Catford Centre: Certificate of Immunity

Client

London Borough of Lewisham

Location

Catford, South East London

Services Provided

Historic Buildings

Date of Completion

May 2012

Key Issues

Assessment of Significance

Certificate of Immunity
Application

Major Council-led council
regeneration scheme



CgMs were instructed by the London Borough of Lewisham in May 2011, to undertake an assessment of the Catford Centre, and its housing element, known as Milford Towers, with a view to obtaining a certificate immunity from listing. The Council, ambitious to redevelop the area currently occupied by the Centre to provide new retail space, an anchor superstore and over 1,000 homes, saw the existing building as a barrier to progress. A certificate of immunity from listing was therefore sought to remove the threat of listing, and to aid the redevelopment process.

The Catford Centre is a 1960s and 1970s 'megastructure' development designed by the Owen Luder Partnership, a well-known practice, whose work includes the Tricorn Centre in Portsmouth, and the Trinity Square Car Park in Gateshead, famous for its role in 'Get Carter'. The Catford Centre consists of a shopping centre, focused around a central supermarket unit, with 276 residential flats and maisonettes above. Built of brick and concrete, the site is a late example of a development common to the 1960s and 1970s, with Brutalist architectural design being coupled with a 'megastructure' form, incorporating a range of uses into one large, interconnected site.

CgMs produced a Certificate of Immunity Assessment document, and undertook the application process to English Heritage. English Heritage ultimately agreed with CgMs's assessment that the building constituted a late, and not particularly innovative or unique, example of this form, and a Certificate of Immunity was eventually issued in May 2012.

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