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# myatts field north



final draft **development  
planning guidelines**

June 2006

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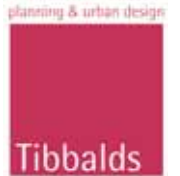


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### Purpose of the Development Planning Guidelines

This document has been prepared to guide the redevelopment of Myatts Field North. It provides guidance to supplement the London Borough of Lambeth's statutory planning guidance as set out in the Adopted Unitary Development Plan (1998) and emerging Revised Deposit UDP (2004) incorporating the proposed modifications (2006). It will be used to assess future planning applications for Myatts Field North.

These Development Planning Guidelines (DPGs) respond to proposals brought forward by Lambeth Council's Housing Department as part of a Private Finance Initiative (PFI) project, a mechanism to raise the necessary funds for the improvement of Myatts Field North. The guidelines take on board many of the aspirations contained within the initial proposals prepared by the Myatts Field PFI team and their Masterplanners. It is anticipated that the DPGs will be formally adopted by the Council as a Supplementary Planning Document, as part of the emerging Local Development Framework.

### Myatts Field North Draft Development Planning Guidelines

The DPGs provide background information in relation to Myatts Field North, including the key issues and problems it faces and set out the planning policy context, which redevelopment proposals need to meet. They establish a vision for redevelopment of the area that is intended to summarise the many different requirements of the regeneration, as follows:

*"A new high quality neighbourhood that is fully integrated into the surrounding area, based on traditional street patterns and a hierarchy of public open spaces that are well overlooked, attractive and safe, and includes a range of housing within a sustainable environment."*

In order to achieve this vision, a number of development objectives underpin these DPGs and to set broad requirements for the redevelopment. These relate to a series of development 'layers' (set out in further detail in the document) as follows:

#### Access and Movement:

- Creation of a new street network and hierarchy, which enables permeability through the area and includes accessible connections to existing public transport routes.
- Integration of parking into the design and layout in a way that is safe and convenient.
- New pedestrian and cycle routes that follow desire lines through Myatts Field North, that are overlooked and feel safe to use.

#### Land Use:

- Providing replacement and new homes to meet the needs of the community and facilitate the reconfiguration of the estate.
- Provision of replacement community facilities.
- An improved mixed use and community focus.
- Provision of a greater diversity of residential tenures and types of housing.

#### Open Space and Public Realm:

- No net loss of open space.
- A new high quality landscaped park to replace Mostyn Gardens.
- Provision of a hierarchy of enhanced public open spaces, which meet the needs of a range of user groups and contain a range of activities.
- Provision of high quality public realm.

#### Scale and Density of Development:

- Development of an appropriate scale and density for both the residents on the site, the new residents and the wider area.
- An increased density of development (additional new homes) that is supported by a more user friendly layout.

#### Urban Design:

- Clear definition of public and private spaces.
- The creation of defensible urban blocks of development.
- Creation of a distinctive identity for the area.
- A robust network of streets and spaces with a good level of continuity and enclosure.

#### Sustainability:

- The creation of a sustainable environment at Myatts Field North.

In addition, the DPG's also provide more detailed guidance on key parts of the site. These areas are those where important facilities are located, major changes are required to take place, or where there are particular opportunities to integrate the area with the surrounding context.

Information is also set out on the phasing of development, planning obligations and the required scope and content of future planning applications.

The guidance contained in this document has been drafted to allow a level of flexibility and change over time, whilst still seeking to ensure that high quality proposals come forward and are successfully delivered.

### Consultation

These DPG's have been consulted on both prior to a draft being produced and subsequently. This process has involved a wide range of current residents, stakeholders and those living and working in the surrounding areas. The outcome of this consultation has been primarily positive and there is a good level of support for the guidelines.

The consultation comprised the following stages:

A stakeholder workshop was held in November 2005 to guide the preparation of draft development planning guidelines.

Following formal Council approval of the draft guidelines, the public consultation process began. A summary of the guidelines was produced as a four page newsletter and distributed to all homes and businesses in the area. Included in this mailing was a survey to be completed and returned in a reply paid envelope provided.

The newsletter invited people to an exhibition held on Saturday 18th March 2006 and further workshops held on 30th March 2006. It also gave details of where the full draft guidelines could be viewed and contact details for further assistance. 28 people came to the exhibition and 25 people attended the workshops.

A total of 2355 newsletters and surveys were delivered. 243 surveys were completed and returned.

# 1: introduction

# development planning guidelines



# myatts field north

## 1.0 introduction

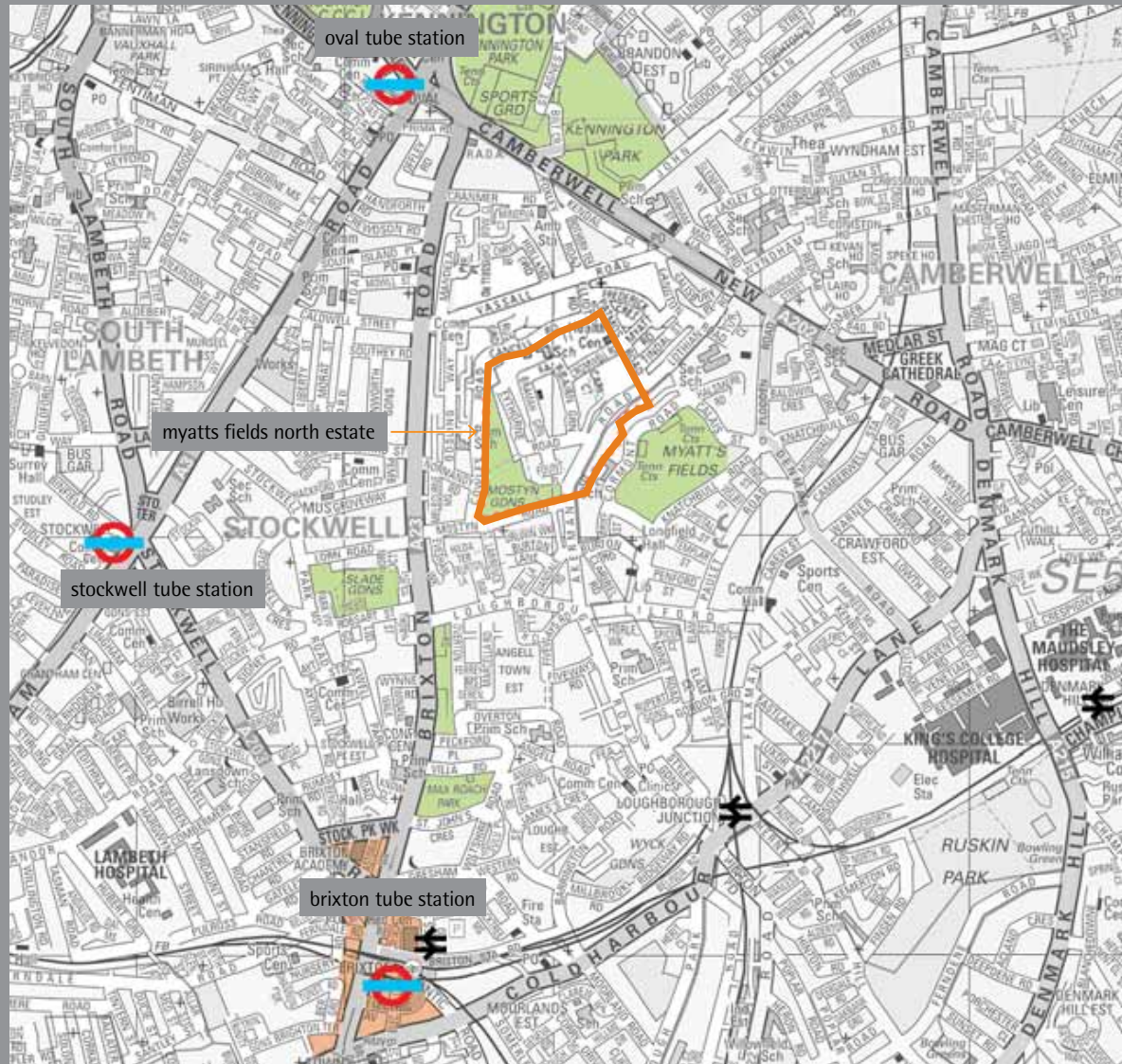


Figure 1.1: Myatts Field North Estate within the wider context of Brixton & Kennington

### 1.1 Purpose of Document

The Myatts Field North Estate lies to the east of Brixton Road and one mile north of Brixton Town Centre. For a number of years Lambeth Council's Housing Department have been pursuing further options to complete the task of the regeneration of the Myatts Field North Estate. In order to generate additional funds, they have successfully pursued a Private Finance Initiative (PFI) project to raise the necessary funds for the improvement of the Estate. As a result of this proposals are planned to be brought forward for the Estate in the next few years or so. The vision for Myatts Field North as part of these proposals is to create a new neighbourhood that is seen to be integrated with the surrounding area, through the introduction of more traditional street patterns that promote a sense of safety and community. The proposals involve part refurbishment, part demolition and new build housing.

Lambeth Council wish to ensure best practice proposals for Myatts Field North that will realise the environmental, social, economic and urban design benefits that comprehensive regeneration can deliver.

In order to assist with this process, this document (the Myatts Field North Development Planning Guidelines) has been prepared to guide the redevelopment of Myatts Field North. It provides additional guidance to supplement the London Borough of Lambeth (LB of Lambeth) statutory planning guidance as set out in the Lambeth Adopted Unitary Development Plan (1998) and emerging Revised Deposit UDP (2004). It will be used to assess planning applications for Myatts Field North Estate. The guidelines take into account many of the aspirations contained within the initial proposals prepared by Myatts Field PFI team and their master planners. It is anticipated that this DPG will be adopted by Lambeth Council as a supplementary planning document to the emerging Local Development Framework.

As part of the DPG process a Sustainability Appraisal (SA) has also been carried out. This is to ensure that the proposals put forward in the DPGs have considered how they contribute towards sustainable development. The SA is a document that is subject to the same consultation process as the DPGs.

Once adopted the DPG and SA will be regularly reviewed and monitored against baseline objectives to ensure that objectives are being met, that the guidance remains relevant and that sustainable development is being delivered.

The overall objectives in preparing these DPGs has been to:

1. Identify an agreed planning framework, which will inform any future master plan for the area.
2. Identify preferred approaches to development in relation to urban structure and layout, land use, scale, massing, building heights, housing types and tenure.

## 1.0 introduction

3. Create a balanced vision in relation to the provision of community facilities and open space.
4. Identify the relevant planning policy context by which all development proposals will be assessed.
5. Provide urban design guidance in seeking to promote best practice design.
6. Provide best practice guidance in relation to sustainable development.

### 1.2 Consultation on DPGs

As part of the preparation of these Development Planning Guidelines (DPGs) for Myatts Field North it is necessary to ensure that the views of the local community are represented.

The proposals that have been prepared for the Estate by Lambeth Housing PFI Team have been based on a community-led process and the feedback obtained has helped formulate key development principles for the Estate. The feedback obtained throughout this process is summarised in Chapter 2 of this document. This feedback, and the key principles have also been considered as part of the preparation of these DPGs.

The Development Planning Guidelines for Myatts Fields North will frame the renewal of the neighbourhood. The consultation on the preparation of the DPGs has therefore aimed to engage, inform and respond to the local community and stakeholders with clear communication and consultation. The consultation has sought to maximise responses from local residents and including hard to reach sections of the community.

The methodology for the consultation in the drafting of the DPGs is contained in Appendix A of this document. The feedback obtained from the two stages of consultation carried out is summarised in Chapter 2 of this document.

Together with this community consultation, project meetings between LB Lambeth officers, members of the TMO, the masterplanning team and consultants have ensured that the views of the local community were represented during the production of this document.

The proposed timing for the review and adoption of the DPGs has been as follows:

| Key Stage   | Timing          |
|---|-----------------|
| Internal draft DPGs prepared and circulated to Council officers | December 2005   |
| Review of internal draft DPGs                                   | January 2006    |
| Presentation of draft DPGs to Executive Committee               | February 2006   |
| Public consultation on draft DPGs                               | March 2006      |
| Finalise DPGs   | Late April 2006 |
| Presentation of DPGs to Executive Committee                     | June 2006       |
| Adoption by Council   | July 2006       |

### 1.3 Estate Site Boundary

The Myatts Field North regeneration area, for the purposes of these Development Planning Guidelines is defined by Cowley Road and Cowley Estate to the west, Mostyn Road and Myatts Field South Estate to the South, Akerman Road and Patmos Road to the east, and Cancel Road to the north (see Figure 1.1).

This area forms the majority of the 'Major Development Opportunity' area outlined for the Myatts Field North/Cowley Estate in the Revised Deposit Unitary Development Plan. At the current time there are no development proposals being considered for the Cowley Estate. However, any future proposals or Development Planning Guidelines should seek to reinforce the wider vision for the area as set out within this document.

### 1.4 Structure of Document

The Development Planning Guidelines include the following chapters:

#### Preface and Executive Summary

#### Chapter 1.0 Introduction

This explains the purpose and structure of the Development Planning Guidelines.

#### Chapter 2.0 Background

This section provides relevant background to the Myatts Field North Estate, including its historical development, objectives for regeneration undertaken as part of the Myatts Field North Housing Private Finance Initiative bid, along with consultation undertaken as part of that process.

#### Chapter 3.0 Analysis

This includes analysis of the existing Estate in terms of policy influences, urban design best practice, access and movement, land use and density, public realm and open space and character.

#### Chapter 4.0 Development Guidelines

This section sets out a series of clear development principles for the regeneration of the Estate as a series of framework layers. It also sets out good practice examples of how this might be achieved. This guidance has been written to allow flexibility for changing circumstances over time.

#### Chapter 5.0 Area-specific Guidance

This section looks in more detail at key elements of the regeneration and tests out two scenarios for the form that this might take.

#### Chapter 6.0 Implementation and Phasing

This includes details of what information will be required as part of the submission of planning applications for Myatts Field North, along with any Section 106/278 planning obligations and phasing principles for redevelopment.

#### Glossary

#### Appendix A: Policy Review

This appendix sets out a review of all relevant planning documents so that the preparation of the DPGs can be set within existing and emerging policies at the National, Regional and local levels.

#### Appendix B: Consultation on DPGs

A report on Community Involvement outlines the consultation that has been undertaken as part of the preparation of the draft Guidelines and the findings of this process are summarised. In addition, it outlines the formal public consultation strategy as part of the approval of the draft Guidelines by the Council.

#### Appendix C: Tree Status Report

A tree status report undertaken on behalf of the PFI team by Levitt Bernstein.

#### Appendix D: Current Proposals Prepared by PFI Team

The current layout of development as proposed by the Myatts Field North Housing Private Finance Initiative bid team at the time of the PFI ballot (July 2005).