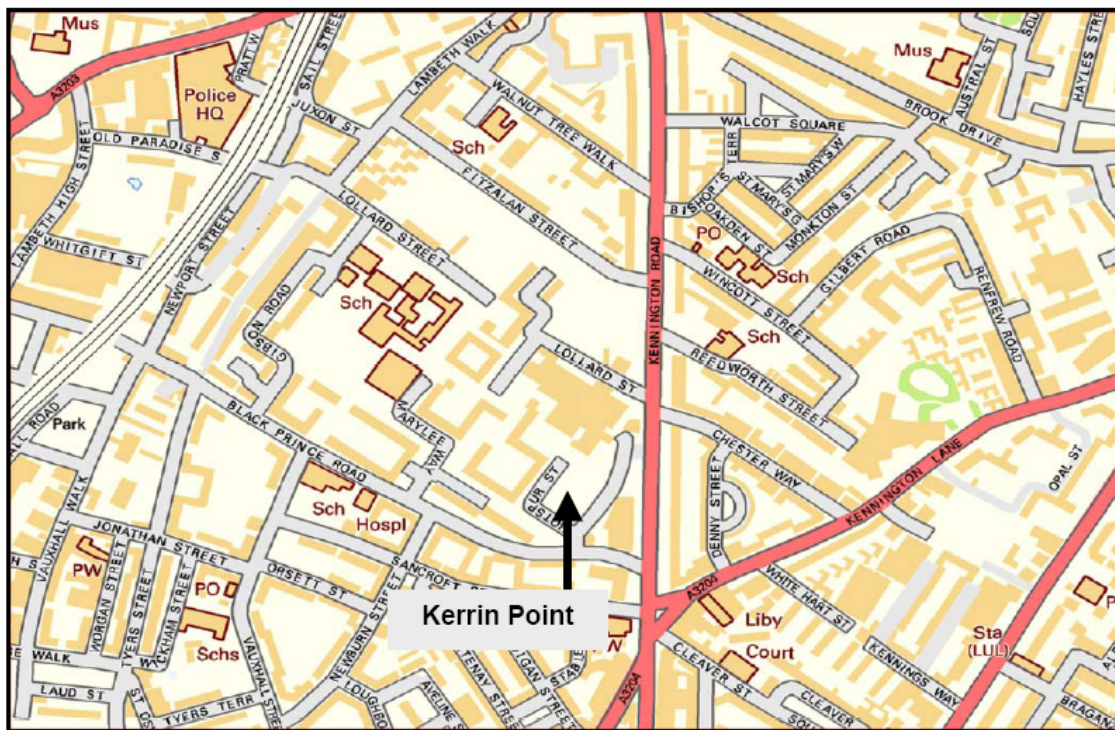


SITE OF KERRIN POINT AND ADJOINING LAND: PLANNING BRIEF (~~CONSULTATION DRAFT~~)



SUMMARY

Kerrin Point was a 20 storey residential tower block that was built in the 1960's as part of the Ethelred Estate. Following a gas explosion in the late 1990's the tower block was demolished and the site is currently used as temporary open space. Lambeth Council want to sell the land where Kerrin Point once stood for new development. It is part of the Lambeth Walk/Ethelred Estate Major Development Opportunity site – identified in Lambeth's Replacement Draft Unitary Development Plan.

The site's close proximity to central London and good public transport offers an opportunity to provide much needed homes in the area and regenerate the Ethelred Estate and surrounding area.

This Brief provides site specific guidance on land use and other planning issues and seeks to ~~offer a basis for engaging further with local residents and stakeholders. It seeks to~~ establish the development potential of the site by interpreting national, local and London wide policies and applying these to local constraints and opportunities.

The draft brief sets out 10 overall objectives which any development should meet. It goes on to provide guidance, and includes:

- New housing must be built (including at least 88 new socially rented flats/houses)
- A small shop or community use may be included
- Buildings on the central part of the site should be 6-~~8~~7 storeys high, ensure some permanent publicly accessible open space remains provided
- A tall building (1~~4~~0 or more storeys) may be appropriate
- The Black Prince pub should be kept and new buildings (5-6 storeys high) should be built next to it backing on to the old Gala Bingo Hall
- New buildings should be built next to the Texaco garage on Kennington Road (~~6~~-~~7~~4-5 storeys high)
- A better games court area and children's play area should be provided (possibly within the Sambrook/Gaysley House courtyard)
- Car access should be from either section of Hotspur Street
- A proper footpath/emergency access should link onto Lollard Street (at the back of the Texaco Garage)
- New car parking should be kept to a minimum
- The existing parking area near Sambrook and Gaysley Houses should be improved
- Open spaces nearby should be improved

This brief has been prepared for the London Borough of Lambeth by Hephher Dixon Planning and Regeneration with Hawkins Brown Architects.

Contents

<u>Introduction</u>	<u>4</u>
<u>The Site and Surrounding Area</u>	<u>4</u>
<u>Relevant Planning History</u>	<u>9</u>
<u>Policy Framework</u>	<u>11</u>
<u>Overall Objectives</u>	<u>12</u>
<u>Housing</u>	<u>13</u>
<u>Other Uses</u>	<u>14</u>
<u>Design/Conservation</u>	<u>15</u>
<u>Transport</u>	<u>17</u>
<u>Community Safety</u>	<u>20</u>
<u>Inclusive Design</u>	<u>21</u>
<u>Sustainability</u>	<u>22</u>
<u>Open Space and Biodiversity</u>	<u>23</u>
<u>Construction Impacts</u>	<u>24</u>
<u>Planning Application Requirements</u>	<u>26</u>
<u>Conditions and Planning Obligations</u>	<u>27</u>
<u>Highway Consents</u>	<u>27</u>
<u>Further Enquiries</u>	<u>29</u>

INTRODUCTION

This is a ~~draft~~ planning brief for the site of Kerrin Point and adjoining land on the Ethelred Estate. It has been prepared with input from tenants and residents of the Estate and other interested parties and has been amended to take account of local views. It ~~has now been agreed~~ was approved by the Council's Executive ~~on XX for wider consultation purposes~~.

~~Following consultation, the Council will make changes to the document in response to comments received and adopt a revised version as planning guidance for this part of the Estate.~~—The Council intends to sell land for new development and ~~the adopted~~this brief will be included in sale particulars for prospective purchasers. It will be a 'material consideration' in determining future planning applications.

This ~~draft~~ brief interprets the Council's adopted and Revised Deposit Draft Unitary Development Plan (UDP), together with aspects of the Mayor of London's Spatial Development Strategy (the 'London Plan') and the wider policy framework and:

- Provides initial site-specific guidance on land use, design/conservation, transport and other planning issues; and
- ~~Provides a basis for engaging further with local residents, businesses and other stakeholders on a debate about the future of the site, and;~~
- Helps establish the development potential of the site.

THE SITE AND SURROUNDING AREA

The Site

Kerrin Point was a 20 storey residential tower block (containing 88 flats) that was built in the 1960s as part of the Ethelred Estate. It was demolished in the late 1990's following a gas explosion, with the site being landscaped to provide temporary open space, including a small children's play area. The Council is taking the opportunity to consider the future of this land and adjoining land together, to help secure high quality development that responds positively to its surroundings.

The site (outlined in Figure 1) has a short frontage onto Kennington Road (A23), including a ~~friegated~~ vehicular access point, although the majority is behind the Gala Bingo Hall site, where a new housing/leisure development is under construction. The site also has a short frontage on to Black Prince Road, including the Black Prince Public House, and is bounded to the south and west by Hotspur Street (an Estate road) and Manley and Tolpaide Houses (four and seven storey maisonettes) that front it. An Estate access road ~~biseets~~divides the site and provides access to a boiler house and podium parking in between Ward and Brittany Points (20 storey tower blocks, similar to the

former Kerrin Point). A petrol filling station, fronting Kennington Road, adjoins the site to the north and there is an informal path leading to Lollard Street.

The total area of the site is 10,200m² (1.02ha), which includes the site of the former Kerrin Point itself (3140m² or 0.314ha).

Part of the site is within the Kennington Conservation Area and the terrace on the east side of Kennington Road (Nos. 231-291) are Listed (Grade II). There are four mature trees on the eastside of Hotspur Street (opposite Tolpaide House) and two mature trees within the Sambrook House/Gaysley House courtyard.

The Council (Housing Committee) is the freeholder of all the land within the site, except for the Black Prince PH. The Estate, apart from the point blocks which are managed directly by the Council, is managed by the Ethelred Tenant Management Organisation (TMO).

The Surrounding Area

The Ethelred Estate is one of the largest housing estates in the Borough. It contains a mix of four to seven storey maisonettes/flats. There are also three twenty storey tower blocks remaining. The former Lilian Baylis secondary school lies in the heart of the Estate to the north-west of the site and is Listed (Grade II). The Council is also looking to dispose of this land for development, with continued education use and/or appropriate alternative uses being sought that maintain the buildings ~~being sought~~. Other listed buildings in the wider area include St Anselms Church and Vicarage on Kennington Road and the former Day Hospital for children on Black Prince Road.

Lambeth Walk, which forms part of the Estate, is a District/Local ~~s~~Shopping ~~e~~Centre and Kennington Cross, to the south, is a neighbourhood centre, where there is a burgeoning restaurant and bar scene. The surrounding area is predominantly residential. There are pockets of substantial wealth and considerable deprivation. Kennington Road itself is characterised by its mix of social housing and grand privately owned Georgian terraces. The Duchy of Cornwall estate is located immediately to the south, off Black Prince Road.

The site is within the Borough of Lambeth's Princes Ward, which has the following key characteristics:

Age – Princes Ward like the rest of Lambeth has a young population. Almost 40 per cent of the people in the area are aged under 30 (17.8 per cent are 0-15 and 21.6 per cent are aged 16-29). Lambeth as a whole has almost 46 per cent of people under 30. 30.2 per cent of people in the Ward are aged 30- 44 and 14 per cent are in the age group 45-59. The percentage of people 60 or over is 16.4%. For the Borough this figure is 12.5%.

Ethnicity 62.3 per cent of people who live in Princes Ward are ~~of~~ white ~~ethnicity~~, 28.5 per cent are ~~of~~ black ~~ethnicity, which includes black~~ Caribbean, ~~black~~ African ~~and/or~~ other ~~black groups~~. 3.7 percent and 2.8 per cent of people respectively ~~are~~ from mixed

Historical Context

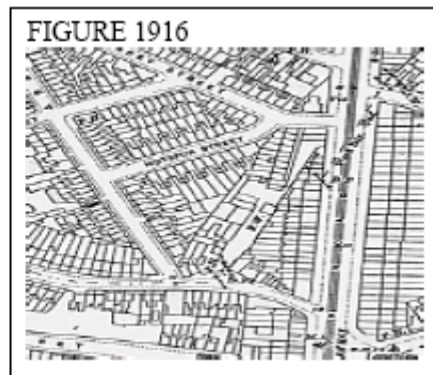
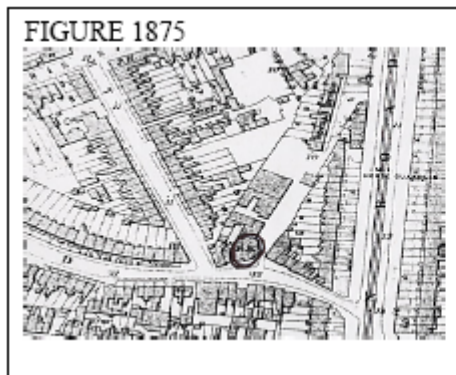
The site of Kerrin Point, the Estate and the wider Kennington area, have long been predominantly residential areas. Records show that these **seey-areas** were characterised by the type of Georgian terraced housing that has survived along parts of Kennington Road.

Kennington Road, Black Prince Road, Lambeth Walk and Lollard Street have remained unaltered in their **current** form except for name changes for Lollard Street, previously known as East Street and Black Prince Road, which was once known as Princes Road. The internal Estate roads have different street pattern arrangements, although Hotspur Street features on records from 1916.

The Regal Cinema (which became the Gala Bingo Hall) was built in 1937, replacing terraced housing. There has been a pub on Black Prince Road since at least 1875, the present design is thought to date from around the same period as the cinema, late 1930's.

From the mid 19th Century until the late 1950's the housing within the Estate Area was tightly packed terraced housing with gardens. In 1964 the Ethelred Streets area was declared a clearance area, the Estate was then built in the mid to late 1960's.

Figures 2 and 3: Historic Context



RELEVANT PLANNING HISTORY

Project Vauxhall

In the late 1990's, the Council, working with proposed development partners, promoted a regeneration scheme (Project Vauxhall), which was to deliver the comprehensive redevelopment of the Ethelred Estate.

The scheme proposed to demolish the core of the Estate, but retain the point blocks, and provide in its place new or refurbished homes for a mixed tenure community comprising, council, housing association and market housing. The proposals also provided for the relocation of Lilian Baylis School (off site), a new Ethelred Nursery School building, facilities for young people, a new park and food store/ cinema/ restaurants.

Residents on the Estate rejected the proposals in a ballot held in 2000 and Project Vauxhall was subsequently abandoned by the Council before a planning application for the proposals could be lodged. It was decided, however, to proceed with the relocation of Lilian Baylis Secondary School to a new site in Kennington Lane. ~~Theis school is programmed to move to the new premises for the start of the Spring Term~~opened in January 2005.

Gala Bingo Hall

Planning permission was granted ~~by notice dated 30 in~~ October 2001 ref. 00/00431/FUL to redevelop the site of the former Gala Bingo Hall, with a section of the original façade on the corner of Kennington Road and Black Prince Road being retained. David Wilson Homes are currently implementing this permission, which provides for a 4/5 storey building to accommodate 62 flats (including 16 shared ownership 'affordable' units), 1,031m² of leisure space and 46 car parking spaces 39 cycle spaces and 14 motorcycle spaces in a basement (with access from Black Prince Road)

~~David Wilson Homes are currently seeking planning permission for a number of amendments to the permitted scheme ref. 04/03011/FUL. Amendments to the permitted scheme were approved by the Council's Planning Committee in XX 2005 (04/03011/FUL).~~

POLICY FRAMEWORK

The key relevant policy framework comprises:

The Development Plan	The Wider Planning and Transport Context	Council Strategies and Guidance
Adopted Lambeth UDP (August 1998) (AUDP)	Other Mayor of London Strategies and Guidance	Lambeth's Neighbourhood Renewal Strategy (2002)
Revised Deposit Draft UDP (June 2004) (RDDUDP)	Government Guidance and Advice	Lambeth's Community Strategy (2004)
London Plan (February 2004) (LP)	Other Government Policy and Guidance	Lambeth's draft Housing Strategy Statement (2003)
	South West London Sub-Regional Housing Strategy 2004	Lambeth's Community Safety Strategy (2002)
		Lambeth SPG

The full text of the revised deposit draft UDP policy for MDO 110 is included as Appendix 1. Other relevant adopted and revised development plan policies and guidance are referred to throughout the remainder of the Brief. The full text of the policies of the revised deposit draft UDP can be found on the Lambeth Council web site www.lambeth.gov.uk.

~~London Plan policies and other guidance is also referred to under the various sections to provide a full context to this planning brief.~~ The Mayor's London Plan was adopted in February 2004. This provides the strategic planning framework for London for development of strategic importance. The Mayor has powers of direction to refuse planning applications which are of strategic importance. In the case of this site this is only considered to apply if there was a proposal for development exceeding 30 metres in height. The London Plan can be viewed on the Greater London Authority's web site www.london.gov.uk.

Lambeth's Local Neighbourhood Renewal Strategy (2002) aims to tackle deprivation and reduce inequality in the Borough by reducing crime and worklessness and improving health, education and the environment. Building on this, Lambeth's Community Strategy (2004) sets out a long-term vision for the borough to 2015 and includes the following Strategic Objectives for North Lambeth:

- Reduce deprivation on estates;

- Protect the interests of local residents and businesses and optimise the opportunities of the area's central London location, including the management of sustainable tourism;
- Improve the quality and availability of local leisure, community facilities and open and green spaces, and;
- Co-ordinate delivery of borough-wide objectives at a local level.

OVERALL OBJECTIVES

- Secure development that protects the amenities of existing tenants and residents and contributes to the regeneration of the wider area;
- Make sure that development helps provide a physically and socially cohesive neighbourhood and connects well with the rest of the Estate, Kennington Road, Black Prince Road and Lollard Street;
- Maximise development potential for a range of new housing, including market and ‘affordable’ housing, consistent with the area’s environmental capacity and ensure that the delivery of replacement facilities is linked with the delivery of new homes;
- Incorporate high quality open space and replacement play/sports facilities;
- Contribute to the improvement of adjoining areas of the Estate, including improving existing green spaces and providing additional landscaping and resolving existing traffic/parking conflicts and inadequacies;
- Retain the Black Prince PH and integrate with new development and include additional non-residential uses at ground floor in order to enhance local facilities/services and bring vitality to the area throughout the day;
- Create a high quality urban environment, where the scale, design and layout of development enhances the area’s character/appearance and respects its historic context;
- Ensure that movement to/from and throughout the area is safe and accessible for all and that pedestrians and cyclists have priority over other road users;
- Ensure that all new buildings and spaces are designed and managed in ways that prevent and reduce opportunities for crime;
- Encourage development that minimises energy use, water use and waste production and maximises recycling of waste/building materials and the generation of renewable energy.

HOUSING

Lambeth and London as a whole experience significant housing need. This site can help provide the new homes that are needed. In addition to meeting housing need, new homes can help create mixed and balanced communities, sustain local services such as schools and shops and bring life to streets and other public spaces throughout the day.

Guidance

The area has a relatively high proportion of Council housing and proposals should include a mix of tenures, including market and ‘social’ housing.

The provision of at least 88 new ‘social’ homes is strongly desirable and between 40 and 50% of all housing (by habitable rooms¹) over and above this should be ‘affordable’ housing, depending on the level of any public subsidy.

Of the additional ‘affordable’ homes provided, 70% should be ‘social’ and 30% should be ‘intermediate’.

All ‘affordable housing’ should be provided on-site.

There should be no discernable difference in external appearance of homes in different tenures. Access arrangements for mixed tenure developments should be shared and through common entrances and stairwells/lifts.

There should be a range of size of new homes, including some 1,2, ~~and~~ 3 and 4 bedroom properties (including a minimum of 30 x 2 bed homes in the new ‘social’ housing).

A design-led approach should result in densities of between 450 and 700 Habitable Rooms/Hectare (165-275 Units/Hectare).

Room sizes should take account of guidance in Lambeth’s SPG on Internal Layout and Room Sizes and (for Social Housing) the Housing Corporation’s Scheme Development Standards.

All new homes should be built to lifetime home’ standards and 10% should be designed to be wheelchair accessible or be designed to be easily adaptable for residents who are wheelchair users.

All family sized housing (2 bed or more) should have access to a garden or other private amenity space, including balconies. Wherever practicable, all other new homes should have access to private amenity space.

¹ A habitable room includes all bedrooms, living rooms and dining rooms that exceed 6.5M², plus kitchens over 13m².

Layout and detailed design should ensure reasonable levels of daylighting and sunlighting and safeguard the privacy of occupiers of existing and proposed homes.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy H7 Affordable Housing • AUDP Policy H11 Dwelling Mix • AUDP Policy H12 Mobility and Wheelchair Standard Housing • AUDP ST2 Density • AUDP ST 3 Daylight and Sunlight • AUDP ST5 Privacy and space between buildings • RDDUDP 7 Protecting Residential Amenity • RDDUDP Policy 14 Parking and Traffic Constraint • RDDUDP Policy 15 Additional Housing • RDDUDP Policy 16 Affordable Housing • RDDUDP Policy 32 Building Scale and Design • RDDUDP Policy 32a Renewable energy in major development • RDDUDP Sustainable Design and Construction • RDDUDP Policy 35 Design in Existing Residential/Mixed Use Areas • RDDUDP Policy 36 Streetscape, Landscape and Public Realm Design • Lambeth SPG4 Internal Layout and Room Sizes (2000) • <u>Lambeth Housing Needs Survey (2003)</u> • Lambeth’s draft Housing Strategy Statement (August 2003) 	<p><u>London Plan and Other Relevant Guidance and Context</u></p> <ul style="list-style-type: none"> □ LP Policy 3A.4 Housing Choice □ LP Policy 3A.7 Affordable Housing Targets □ LP Policy 3A.12 Loss of housing and affordable housing □ LP Policy 3A.13 Loss of Housing and Affordable Housing • South West London Sub-Regional Housing Strategy 2004 • London Plan SPG (2004) Accessible London: Achieving an Inclusive Environment • London Plan Draft SPG on Affordable Housing (2004) • <u>London Plan Draft SPG on Housing Provision (2005)</u> • Housing Corporation Scheme Development Standards (2003) • PPG3: Housing • Better Places By Design: A Companion Guide to PPG3 (DETR) • BRE (1991) ‘Site layout planning for daylight and sunlight – a guide to good practice
--	---

OTHER USES

The inclusion of some non-residential use(s) would help bring life to the area throughout the day and provide additional/better facilities for local people.

Guidance

The Black Prince PH must be retained and incorporated in the site.

A suitable replacement games court and children’s play area, to an enhanced standard, must be re-provided on the site, as part of its redevelopment. The timing of such re-provision should ensure that the replacement facilities are provided before the existing facilities are lost. If this is not possible, the time delay between loss and re-provision must be kept to a minimum.

The site would benefit from the inclusion of some active frontages at ground level that are compatible with the housing being proposed, help make the Estate more welcoming

and safer, help integrate the site with the rest of the Estate and provide services that would benefit the Estate and wider area. Possible uses include:

- A small convenience shop, and/or café on the Kennington Road an/or Black Prince road frontage which does not significantly harm the vitality and viability of local/district shopping centres, and:
- Suitable community ~~infrastructure~~ and facilities and services, including health, education, meeting spaces and offices, with dual use of facilities wherever possible (e.g. meeting spaces provided for a specific community service should be designed and managed in ways so that they can be used for public meetings or events).

The scale, siting and design of such a use or uses should be compatible with the housing proposed and safeguard the amenities of occupiers of existing and proposed homes.

Planning applications for development should be accompanied by a Social and Economic Assessment, outlining the direct and indirect effects that the proposal would have on the wider area.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy S3 New shopping development, rebuilding and extension of existing shops • AUDP Policies SOC1 – SOC17 Social and health services • AUDP Policy ED1 Provision of nursery education • RDDUDP Policy 4 Town Centres and Community Regeneration • RDDUDP Policy 19 Active Frontage Uses • RDDUDP Policy 20 Mixed-use Development • RDDUDP Policy 24 Work-live/Live-work • RDDUDP Policy 26 Community Facilities • RDDUDP Policy 27 Loss of Public Houses 	<p>London Plan and Other Guidance:</p> <ul style="list-style-type: none"> ☐ LP Policy 2A.5 Town Centres ☐ LP Policy 3D.1 Supporting Town Centres ☐ LP Policy 3A.15 Protection and Enhancement of Social Infrastructure and Community Facilities ☐ LP Policy 3A.18 Locations for Health Care ☐ LP Policy 3A.21 Education Facilities ☐ LP Policy 3D.5 Sports Facilities
--	---

DESIGN/CONSERVATION

The development of the site provides an important opportunity to significantly improve the environment of this part of the Estate and to make a positive contribution to the character and appearance of the wider area.

Guidance

Proposals should take account of and respond to the existing wider context, including development grain, building height and character, in order to establish a “new piece of town”. Development should not be designed to be separate or gated from its surroundings.

Any proposals should preserve and enhance the character and appearance of the Kennington Conservation Area and the wider area. The Black Prince Public House is significant in defining the grain and historic character of the area and should be retained and reintegrated into the streetscape.

Proposals should also take account of the RDDUDP policy for the Estate as a whole and allow for subsequent incremental development that improves permeability and legibility of the wider area.

Development should be designed around the needs of the pedestrian and provide an attractive, safe and accessible street environment (see Community Safety and Inclusive Design below) and meet Secured by Design standards

Site planning and massing should help frame streets and other publicly accessible spaces and safeguard the amenity and security of existing and proposed homes.

Proposals should ~~respect~~protect the amenityies of immediate residents of the Estate, those in the Gala Bingo Hall scheme and those in the proposed scheme itself (including sunlight and daylight, overlooking and loss of privacy).

New development should front on to Kennington Road, with a front building line that is consistent with the permitted Gala Bingo Hall scheme, rising to ~~6-7~~4-5 storeys in height, with a suitable non-residential use on the ground floor.

New development should adjoin the Gala Bingo Hall site (with private space backing onto the proposed private space), rising to 5-6 storeys in height, with an appropriate domestic boundary treatment between the two sites.

Development on the Black Prince Road frontage, between the Black Prince PH and the Gala Bingo Hall site, should be up to 3 storeys in height.

Development of the central space, to the east of Tolpaide House, should be based on perimeter block principles, with homes and other uses at ground floor level fronting onto streets and a new publicly accessible open space. Building heights of between 6-~~8~~7 storeys would respond to the site's context. However, R~~re~~placement tall buildings (over 30 metres~~44 storeys plus~~) in this central space could help meet the Overall Objectives, providing that they are of the highest quality design and meet the criteria in Lambeth's RDDUDP Policy 37.

The existing games court may be best re-located to the existing sunken landscaped area between Ward Point and Sambrook House (see Figure 1)~~within the Sambrook/Gaysley House courtyard~~, making better use of this space and freeing up land within the central space to accommodate publicly accessible open space.

Buildings and spaces must be of a high quality design and should comprise external materials of proven high quality and durability.

New and existing spaces should incorporate generous landscaping that helps ‘lift’ the appearance and character of the area.

Whilst the site is not within an Archaeological Priority Area, developers will need to keep a watching brief when permitted development is underway to ensure that it does not damage archaeological assets.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy CD2 Proposals for development • AUDP Policy CD3 Demolition • AUDP Policy CD5 Enhancement of conservation areas • AUDP Policy CD14 Safeguarding archaeological remains • AUDP Policy CD15 Design of new development • AUDP Policy CD16 High buildings • RDDUDP Policy 32 Building Scale and Design • RDDUDP Policy 33 Alterations and Extensions • RDDUDP Policy 34 Shopfronts and Advertisements • RDDUDP Policy 37A Views • RDDUDP Policy 41 Listed Buildings • RDDUDP Policy 42 Conservation Area • RDDUDP Policy 43 Archaeology 	<p>London Plan and Other <u>Relevant</u> Guidance and Context:</p> <ul style="list-style-type: none"> • LP Policy 4B.2 – World Class Architecture and Design LP Policy 4B.3 Maximising the potential of sites • LP Policy 4B.7 Respect local context and communities LP Policy 4B.8 Tall buildings – location • LP Policy 4B.9 Large-scale buildings – design and impact LP Policy 4B.10 London’s Built Heritage LP Policy 4B.12 Historic conservation-led regeneration LP Policy 4B.13 World Heritage Sites LP Policy 4B.15 London’s View Protection Framework LP Policy 4B.17 Assessing development impacts on designated views • Guidance on Tall Buildings (English Heritage and CABE, 2003) • Better Places By Design: A Companion Guide to PPG3 (DETR) • Places Streets and Movement: A Companion Guide to Design Bulletin 32’ • PPG15 Planning and Historic Environment • PPG16 Archaeology
---	--

TRANSPORT

The site has good public transport accessibility, with a PTAL Level of 4. Kennington Road and Black Prince Road have excellent bus route services and Kennington Cross, where there are additional bus routes, is 5 minutes walk to the south. Kennington Underground Station (Northern Line) is approx 500 m from the site to the east.

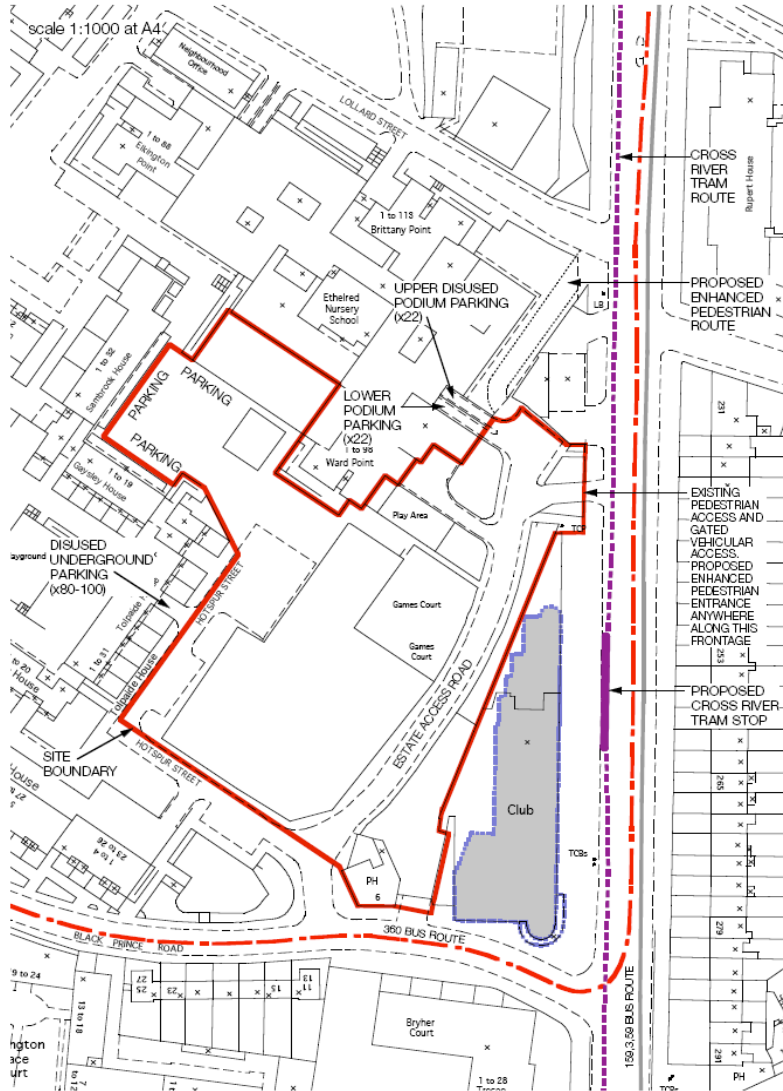
A Cross River Tram Scheme is proposed as part of London’s wider transport infrastructure improvements. It will run from Kings Cross and Camden via Euston and Waterloo to Brixton. This route is expected to be completed by 2013 and will have stops at Kennington Cross and along Kennington Road.

Current arrangements for pedestrians and cyclists on the site and this part of the Estate are confusing, ineffective and unsafe.

Parking on the Estate is controlled via parking permits and enforcement by contractors. Parking arrangements in the Sambrook House/Gaysley House courtyard are inadequate and traffic congestion occurs at peak times. The surrounding streets are within a Controlled Parking Zone. There are disused garages under a number of blocks on the Estate, including between 80 –100 disused garages under Tolpaide House, that could be brought back into use to serve the Estate.

The Estate access road to the south of Hotspur Street currently provides vehicular access to the 22 garages on the ground floor of the podium block between Ward and Brittany Points (there are approx. 22 disused garages on the upper level of this block) and to the boiler house in the basement of Ward Point.

Figure 6: Existing and Proposed Transport Arrangements



Guidance

New general vehicular access(es) should be off Hotspur Street and/or the Estate Access Road.

~~The existing gated vehicular access onto Kennington Road should be removed. The existing fire access onto Kennington Road should be re-provided onto Lollard Street, with the hard surface being designed to provide a~~ An attractive, safe and accessible pedestrian route should be provided between Lollard Street and the Estate (the rear of the Texaco Garage).

New and realigned roads should be designed to confer priority to pedestrians and cyclists and keep down vehicular speeds to 20mph.

Proposals should include reconfiguring the Sambrook House/Gaysley House courtyard area to provide more efficient and convenient parking spaces and a more attractive environment, together with the retention of surface car parking spaces on Hotspur Street.

Any adjustments to the alignment of the Estate access road must include adequate servicing arrangements for the Black Prince PH.

Proposals should include servicing arrangements including the provision for refuse and recycling as an integral part of the scheme. This should be easily accessible by residents and refuse vehicles.

Car parking provision should be in accordance with the Council's Revised Deposit Draft UDP Policy 14. For non-residential uses, provision should accord with standards in Table 6 of this Policy. For new homes, this Policy allows for a maximum of:

- 0.550 space per dwelling (3+ bedrooms)
- 0.4 spaces per dwelling (2 beds)
- 0.25 spaces per dwelling (1 bed/studios)

~~A lower level of provision may be considered where there is good public transport accessibility or where there is a high degree of parking stress.~~

Cycle parking spaces should be provided on the basis of one space per dwelling; with spaces being grouped, covered and secure. Appropriate motorcycle parking bays should be provided.

Car and cycle parking may be provided in undercroft parking areas, provided that these areas are designed to meet the 'secured by design' standards and are appropriately managed.

An appropriate level of disabled parking should be provided.

Design proposals for the site should incorporate a safe and welcoming environment for cyclists and pedestrians, including those with reduced mobility, and help integrate the Estate with the local bus network and proposed Cross River Tram.

Proposals should take account of and facilitate the development of the proposed Cross River Tram, including reducing possible traffic conflicts/limitations by **relocating** **removing** the existing **freighted** access on to Lollard Street.

Planning applications should be accompanied by a Transport Assessment, quantifying and assessing the likely level and impact of travel demand generated by the proposals.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy T5 Highway alterations • AUDP Policy T9 Provision of vehicular accesses • AUDP Policy T12 Parking standards • AUDP Policy T17 Transport implications of development proposals • AUDP Policy T29 Development of public transport facilities • AUDP Policy T36 Cycle parking • AUDP Policy T38 Pedestrian environment • RDDUDP Policy 9 Transport Impacts • RDDUDP Policy 10 Walking and Cycling • RDDUDP Policy 11 Management of Road, Bus and Freight Networks • RDDUDP Policy 13 Major Transport Proposals • RDDUDP Policy 14 Parking and Traffic Restraint 	<p>London Plan and Other Guidance:</p> <ul style="list-style-type: none"> ☐ LP Policy 3C.9 Increasing the Capacity, Quality and Integration of Public Transport to meet London's Needs LP Policy 3C.13 Enhanced bus priority, tram and bus transit schemes ☐ LP Policy 3C.15 Road Scheme Proposals ☐ LP Policy 3C.20 Improving Conditions for Walking ☐ LP Policy 3C.21 Improving Conditions for Cycling • LP Policy 3C.22 Parking Strategy
--	---

COMMUNITY SAFETY

The existing public realm is unattractive, with several ‘left over’ spaces that nobody appears to own or manage. Natural surveillance and lighting are poor and some paths and facilities are shielded by high brick walls. Pedestrian access from Kennington Road and Lollard Street are particularly unwelcoming.

Preventing and reducing crime is one of the six key themes of the Community Strategy and are key to securing community safety.

Guidance

Create clear relationships between publicly accessible and private space, with gardens and other private space backing onto similar spaces.

Provide small front gardens (‘defensible space’) between new homes and publicly accessible space.

Orientate buildings and site windows in ways that provide natural surveillance for roads/footpaths and other nearby publicly accessible spaces.

Provide wide, straight pedestrian routes that are well lit and design out potential hiding places.

Wherever possible pedestrians, cyclists and vehicles should be combined along routes, thus maximising movement and natural surveillance.

Provide CCTV and appropriate management regimes for any new underground parking areas and fund CCTV for the existing podium parking area and any existing underground garages that are brought back into use.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy CD15 Design of new development • RDDUDP Policy 7 Protecting Residential Amenity • RDDUDP Policy 31 Streets, Character and Layout • RDDUDP Policy 31a Community Safety/Designing Out Crime • Lambeth’s Final Draft Community Strategy (2004) • Lambeth Community Safety Strategy 2002-05 	<p>London Plan and Other Guidance</p> <p>LP Policy 4B.2 World class architecture and design</p> <ul style="list-style-type: none"> • ODPM, Safer Places: The Planning System and Crime Prevention (2004)
---	--

INCLUSIVE DESIGN

New development should help meet the needs of all the community and take account of the particular access needs of disabled people, older and younger people, women and carers.

Guidance

New buildings and spaces should be designed and managed so that they can be used safely and easily by as many people as possible without undue effort, separation or special treatment.

Specific requirements relating to housing, public realm and transport referred to above need to be incorporated in development proposals.

Planning applications should be accompanied by an Access Statement, showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy CD15 Design of new development • RDDUDP Policy 8 Accessible Development/ 	<p>London Plan and Other <u>Relevant Guidance and Context</u></p> <ul style="list-style-type: none"> • LP Policy 3A.14 Addressing the Needs
--	--

<p>Integrated Transport</p> <ul style="list-style-type: none"> • Other policies referred to in other sections 	<p>of London's Diverse Population</p> <p>LP Policy 4B.5 Creating an Inclusive Design</p> <ul style="list-style-type: none"> • London Plan SPG (2004) Accessible London: Achieving an Inclusive Environment • ODPM (2003) Planning and Access for Disabled People: A Good Practice Guide <p>Other policies referred to in other sections</p> <ul style="list-style-type: none"> •
---	--

SUSTAINABILITY

Sustainable development incorporates 4 themes: maintenance of high and stable levels of economic growth and employment; social progress which recognises the needs of everyone; effective protection of the environment, and; the prudent use of natural resources. Guidance on the first 3 themes are integrated above. This section focuses on the prudent use of resources.

Guidance

Capitalise on the southerly aspect of the site to maximise passive solar gain;

Incorporate equipment for renewable power generation so as to provide at least 10% of the predicted energy requirements;

New homes should be designed to achieve an energy efficiency rating of not less than “Very Good” under the prevailing “Ecohomes” assessment method by the Building Research Establishment (BRE), thus helping to prevent fuel poverty in the future;

Mixed use buildings should be designed to achieve the appropriate energy efficiency assessment criteria and scoring for mixed use buildings under the relevant BREEAM system;

Incorporate measures to minimise the use of water and maximise re-use of water, such as water efficient appliances and fittings and rainwater collectors/water butts for roofs;

Incorporate adequate waste segregation and storage space within new buildings to encourage recycling, and;

Maximise the use of recycled materials in the building process.

Planning applications should be accompanied by a Sustainability Statement, which demonstrates how sustainable design and construction considerations have been addressed as part of the proposals.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy ENV16 Environmental aspects of building design • AUDP Policy ENV23 Energy efficient buildings • AUDP Policy ENV25 Recycling and re-use • RDDUDP Policy 32a Renewable Energy in Major Development • RDDUDP Policy 32b Sustainable Design and Construction 	<p><u>London Plan and Other Relevant Guidance and Context:</u></p> <ul style="list-style-type: none"> ☐ LP Policy 2A.1 Sustainability Criteria ☐ LP Policy 4A.7 Energy Efficiency and Renewable Energy ☐ LP Policy 4A.8 Energy Assessment ☐ LP 4A.9 Providing for Renewable Energy ☐ LP Policy 4A.10 Supporting the Provision of Renewable Energy ☐ LP Policy 4.A.11 Water Supplies ☐ LP Policy 4B.6 Sustainable Design and Construction BRE/DTLR/DTI (2002) A Sustainability Checklist for Developments • DETR (1998) Planning for Sustainable Development: Towards Better Practice • Draft PPS1: Creating Sustainable Communities (ODPM, 2004) • <u>Draft LP SPG on Sustainability (2005)</u> • PPG10 Planning and Waste (ODPM, 2002) • PPS22 Renewable Energy (ODPM 2004) • <u>Lambeth Housing Construction Sustainability Policy</u> • <u>Lambeth Housing Sustainable Sourcing of timber Policy</u>
---	--

OPEN SPACE AND BIODIVERSITY

Much of the greenspace on the Estate comprises mown grassland that is of little ecological value. Opportunities to enhance the ecology and biodiversity on site will be promoted, in particular the further enhancement of unique aspects that may pre-exist. This site could potentially create a diverse, species rich home for both wildlife and flora and fauna. There is the opportunity to incorporate planting and design features that maximise these opportunities for wildlife to remain and be attracted to the site and wider Estate area.

Guidance

Proposals should include some permanent publicly accessible open space, which should include innovative approaches to landscaping. The existing mature trees along Hotspur Street and in the Sambrook House/Gaysley House courtyard should be retained.

Existing raised grass areas within the area should be removed and replaced with more useful and attractive green spaces, ~~including~~

New and improved open space should include species rich planting to create an environment for wildlife and plants.

Development should incorporate durable and maintainable features ~~measures~~ to green the environment and enhance and create new features to encourage biodiversity. This may include green roofs, planting on buildings via climbers and window boxes, but must include species ~~rich planting and~~ bat and bird boxes.

Development should incorporate elements of greening the environment which are durable and maintainable where possible. This may take the form of enhancing existing open spaces or including planting on buildings via climbers and window boxes.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy ENV3 Wildlife Habitats • AUDP Policy ENV5 Design and management of open spaces for nature conservation • RDDUDP Policy 32 Building Scale and Design • RDDUDP Policy 46 Protecting and Enhancement of the Natural Environment 	<p>London Plan and Other Relevant Guidance and Context:</p> <ul style="list-style-type: none"> ☐ LP Policy 3D.12 Biodiversity and nature conservation ☐ LP Policy 4C.4 Natural landscape • Connecting with nature: The Mayor of London’s Biodiversity Strategy (2002)
--	--

CONSTRUCTION IMPACTS

Local residents and tenants currently have to put up with inconvenience and disturbance that is associated with developing the Gala Bingo Hall site. The site is closer to existing homes on the Estate and there is the opportunity to seek to minimise further inconvenience and disturbance from its development.

Guidance

In order to minimise disturbance caused to nearby residents, businesses and others from demolition and construction activities, the developers/contractors will be required to submit a construction method statement for the agreement of the Council before any permitted works start.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy ENV22 Demolition practice • Emerging UDP Policy 48 Pollution, Public Health and Safety 	<p>London Plan and Other Guidance:</p> <ul style="list-style-type: none"> ☐ LP Policy 3A.20 Health impacts •
--	---

PLANNING APPLICATION REQUIREMENTS

In accordance with guidance given in PPG15, the Council will expect proposals for this site to be the subject of detailed planning application(s). Outline planning applications will not be acceptable.

Planning applications for the site will need to be supported by the following information:

- A Planning Statement, to address compliance with the adopted and emerging policy framework (including the RDDUDP) and the guidance outlined in this brief;
- An Urban Design Statement, illustrated as necessary, setting out the design principles that have been adopted and how they relate to policies and the guidance in this brief;
- An Accessibility Statement, showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed.
- A Sustainability Statement, addressing how developers intend to address travel, waste, energy and water demand;
- A Transport Assessment, quantifying and assessing the likely level and impact of travel demand generated by the proposals;
- A Social and Economic Assessment, outlining the direct and indirect effects of the proposal on the wider area and the contribution that the proposals would make to the area's regeneration;
- A Sunlight and Daylight Assessment, demonstrating that existing and new tenants would receive adequate levels of sunlight and daylight.
- A Construction Method Statement, setting out how potential adverse noise, air pollution and traffic impacts are to be minimised during demolition and construction phases;
- Proposals for tall buildings (over 30 metres) should also be accompanied by a technical report into likely impacts on TV reception for existing properties.

Environmental Impact Assessment

Depending on the nature and scale of the proposals, planning applications may need to be the subject of Environmental Impact Assessment (EIA) under the provisions of the town and Country (EIA) (England and Wales) Regulations 1999.

CONDITIONS AND PLANNING OBLIGATIONS

The Council will use planning conditions and/or planning obligations as necessary to ensure the process of project evolution keeps within approved development parameters and to minimise disruption during the demolition/construction phase. In accordance with the Council's adopted and RDDUDP policies and Government Guidance, it will also seek planning contributions to help secure the Overall Objectives for the site.

Planning obligations/contributions will need to take account of the nature and scale of the proposals, but may include:

- The delivery of 'Affordable Housing';
- Contributions towards new education provision;
- The inclusion at ground floor level of appropriate non-residential uses;
- The re-provision/enhancement of children's play facilities and the games court;
- Open space provision;
- Environmental, traffic management and parking improvements within the site and/or on adjoining areas on the Ethelred Estate and adjoining roads;
- Improvements to public transport provision/facilities and improved pedestrian integration between modes of transport;
- The delivery of 'lifetime homes' and 'wheelchair housing';
- The provision and management of car and cycle parking;
- The inclusion of appropriate sustainability and/or biodiversity measures, and;
- Construction employment and training initiatives for the local residents/ labour workforce.

The Council will also ensure that it disposes of its landholdings land in ways that are consistent with securing the Overall Objectives for the site.

HIGHWAY CONSENTS

The Council and TfL (in relation to Kennington Road) have the power to secure works or financial contributions to public highways under non-planning legislation, such as s.278

of the Highways Act 1980. Such agreements will sit alongside and relate to planning obligations.

For the Council to consider adopting any new roads, they must be designed to meet the Council's adoption standards.

<p>Lambeth UDP Policy and Guidance:</p> <ul style="list-style-type: none"> • AUDP Policy G48 Community Benefits • RDDUDP Policy 1 The Vision for Lambeth • RDDUDP Policy 9 Transport Impact • RDDUDP Policy 50A Planning Obligations • RDDUDP Policies 4, 9, 13, 26, 31, 31A, 36, 45, 46, 48, 74, 75C and 79 Various 	<p><u>London Plan and Other Relevant Guidance and Context:</u></p> <p>□ LP Policy 6A.4 Priorities in planning obligations LP Policy 6A.5 Planning obligations</p> <ul style="list-style-type: none"> • PPG15: Planning and Historic Environment • Circular 1/97: Planning Obligations • Circular 11/95: Planning Conditions • ODPM, Draft revised Circular on planning obligations (November 2004)
--	--

FURTHER ENQUIRIES

The Council would welcome early and constructive pre-application discussions on proposals for this site. The principal contacts are set out below:

Contact	Name/Address	Contact Details
Planning Lead Officer	Marian Girdler Lambeth Planning Officer Acre House 10 Acre Lane London SW2 5LL	Tel: 020 7926 1195 Email: MGirdler@lambeth.gov.uk
<u>Environmental Projects</u>	<u>Matt Prescott</u> <u>Acre House</u> <u>10 Acre Lane</u> <u>London</u> <u>SW2 5LL</u>	<u>Tel: 020 7926 3510</u> <u>Email:</u> <u>Mprescott@lambeth.gov.uk</u>
Housing Contact	Paula Burns Housing Department Hambrook House Pordon Road London SW2 5RW	Tel: 020 7926 3677 Email: PBurns@lambeth.gov.uk
Local Housing Contact	Graeme Russell Housing Department Hambrook House Pordon Road London SW2 5RW	Tel: 020 7926 3454 Email: GRussell@lambeth.gov.uk
Property Contact	Tunde Ogbe Asset Strategy Town Hall Brixton Hill London DW2 1RW	Tel:020 7926 9370 Email: TOgbe@lambeth.gov.uk

<u>Contact</u>	<u>Name/Address</u>	<u>Contact Details</u>
<u>Highways Contact</u>	<u>Rob Heslop</u> <u>Transport</u> <u>Environment Department</u> <u>Blue Star House</u> <u>234 – 244 Stockwell Road</u> <u>London SW9 9SP</u>	<u>Tel: 020 7926 0208</u> <u>Email:</u> <u>RHeslop@lambeth.gov.uk</u>
<u>Crime Prevention</u>	<u>Martin Rackauskas</u> <u>COMMUNITY Safety Team</u> <u>205 Stockwell Road</u> <u>London SW9 3SL</u>	<u>Tel 020 7926 1243</u> <u>Email</u> <u>MRackauskas@lambeth.gov.uk</u>
<u>Archaeology</u>	<u>Barry Taylor</u> <u>English Heritage</u> <u>23 Saville Row</u> <u>London W1X 1AB</u> <u>Barry Tailor</u>	<u>Tel 020 7973 3731</u> <u>Email</u> <u>Barry.Taylor@english-heritage.org.uk</u>
<u>Play/Sports</u>	<u>George Sarkodie</u> <u>Head of Service, Sports and</u> <u>Recreation</u> <u>Blue Star House</u> <u>234-244 Stockwell Road</u> <u>London SW9 9SP</u>	<u>Tel: 020 7926 0548</u> <u>Email</u> <u>Gsarkodie@lambeth.gov.uk</u>

APPENDIX 1: RDDUDP POLICY ON MDO 110

MDO110 Lambeth Walk/Ethelred Estate - Area: 16.4 Ha

Development in and improvements of the Lambeth Walk/Ethelred Estate area is supported to create 'a new heart for Lambeth Walk', which addresses the needs of the local community. Proposals should not involve substantial demolition.

Proposals for the area should include:

(a1) re-enforced North-South links, retention and improvement of Lambeth Walk shops and Black Prince Road shops and market, commensurate with their status as local centres. Introduce a package of measures to increase security in the shopping area, including CCTV. Create a new local and community focus at the junction of Lambeth Walk and Lollard Street.

(a) appropriate proposals for the Grade II listed Lilian Baylis school and its grounds would be supported (subject to satisfying all statutory tests) to enable redevelopment of the site for a mix of uses, including a mixed tenure housing scheme, community and leisure uses.

(a2) an audit of community facilities and needs to ensure use of existing community buildings is optimised, and where necessary, new and improved community facilities are provided well suited to local needs.

(a3) improvement of existing primary schools, without significant harm to access and amenities in the area. Improvement of Walnut Tree Walk School within its current curtilage.

(b) former Kerrin Point/Gala Bingo Club, Kennington Road. Redevelopment of Kerrin Point for social housing and Gala Bingo Club for housing is supported. Retention of Gala Bingo Club, which makes a contribution to the conservation area. Reconfiguration of street pattern to provide improved links from Ethelred Estate to Kennington Road/Cross including possible closure of Hotspur Street. Children's play and sporting facilities at Kerrin Point should be replaced.

(b1) whilst respecting the context of Georgian and neo-Georgian houses on Kennington Lane and Black Prince Road, development should allow the creation of strong street frontages.

(c) improving/extending/redesigning Lambeth Walk Public Open Space (in line with the Lambeth Walk Doorstep Green masterplan). Extension of open space up to Kennington Road frontage, ensuring that a contiguous local park is maintained.

(d) Retention of youth club on part of the site fronting Kennington Road (unless another appropriate site is found).

(e) working closely with Transport for London to improve public transport access to the area.

(g) increasing the population of the area to approaching that before comprehensive redevelopment in the 60s and 70s, to provide more local customers for shops and services as well as new services which are lacking. Opportunities to provide quality high-density developments - providing housing at a range of levels of affordability - exploiting the site's location in relation to Central London.

(h) refurbishing the remaining derelict houses on Lollard Street, and refurbishing and finding new uses for run-down shops and houses in the Old Lambeth Walk Conservation Areas.

(h1) redevelopment of Sudgen House boiler site (with retention of chimney) for housing.