

6: implementation & phasing



6.1 Introduction

The redevelopment of Myatts Field North will result in the delivery of new housing that will transform the quality of the area over the next 10 years.

These Development Planning Guidelines provide for a significant level of development that will have a direct impact upon transport, social, public realm and infrastructure in the area. This in turn will generate a requirement for substantial levels of new investment in essential new infrastructure.

Successful implementation of development proposals will require a partnership approach between LB Lambeth, developers and the community. This will facilitate the delivery of a high quality development that enables decanting of residents only once, demolition in phases to minimise impacts on the existing community and the creation of new routes and spaces along with community facilities and new housing.

6.2 Development-related Requirements

The Council has identified a series of infrastructure improvements and facilities that will be required to support the level of development that is envisaged by the DPGs.

The Council accepts that these requirements may change over time and depending on the actual development that is advanced and this will be kept under review.

The requirements and benefits that will be sought are likely to include:

Transport and Highways:

- New and upgraded highway infrastructure, traffic and environmental measures, including the management of construction traffic.
- High quality network of pedestrian routes, cycle paths and crossing points throughout the area.
- Car parking provision, control and management.
- New bus stops and associated waiting facilities.
- Sustainable transport initiatives, in particular funding towards on-street car club parking bays and membership to an accredited car club operator.
- Funding for cycle parking facilities.
- Funding for vehicular and pedestrian signage.
- Funding for street furniture and lighting.
- Preparation of a Green Travel Plan.

- Street trees.

Social, Economic, Cultural and Leisure:

- New replacement community centre.
- Refurbished/new retail units along Cromwell Road/Foxley Square.
- Replacement football pitch.
- Two new Local Equipped Areas for Play (LEAP) (within Melbourne Gardens and Hammelton Green/Olive Morris Garden) and one Neighbourhood Equipped Area for Play (NEAP) (within new park) in accordance with the National Playing Fields Association (NPFSA) standards.
- CCTV and community safety initiatives.
- Local employment in construction.
- Childcare / early years provision.
- Primary school

Open Space and Public Realm:

- New high quality central park (to include a NEAP as noted above).
- Three new smaller spaces: Melbourne Square, Hammelton Green (both to include new LEAPs as noted above) and Akerman Park.
- Art in public spaces.
- Management and maintenance of the public realm by way of a management agreement
- Crime reduction and community safety initiatives.

Housing/Affordable Housing:

- Re-housing of the existing Myatts Field North residents.
- An appropriate level of affordable housing for all new private units created.

Sustainability / Best Practice:

- Adherence to sustainability/recycling targets and indicators as set out in these Guidelines.
- Compliance with the Council's Code of Construction Practice.
- Adherence to Eco Homes and Decent Homes standards.

Other:

- Contributions towards the Council's professional and legal costs in processing the planning applications and negotiating Section 106 agreements.

6.3 Securing the Requirements

It is anticipated that the funding and delivery of much of this necessary infrastructure, facilities and regeneration benefits will be secured via planning obligation agreements (Section 106 / Section 278), or by conditions attached to any planning permissions. In addition, the Council as landowner, will be in a position to secure additional benefits that, whilst not being essential to the development of the area, make a positive contribution to the redevelopment proposals overall, i.e. direct pedestrian access route to Myatts Field.

In relation to planning agreements, the legal framework is Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991. Circular 1/97 and the more recent Circular 5/2005 sets out the Government's policy for the use of planning obligations. The guidance requires that such obligations must be:

- Necessary;
- Relevant to planning;
- Directly related to the proposed development;
- Fairly related to the scale and kind of development proposed; and
- Reasonable in all other respects.

In the context of this guidance, Policy 50a of the Revised Deposit UDP states that:

"The Council will, where appropriate, enter into legal agreements with developers, and seek the attainment of planning obligations, having regard to any Government guidance and supplementary planning guidance."

In accordance with the requirements of Circular 1/97 obligations will be related to needs and demands generated by the development and the viability of providing them. Obligations will fall into three categories of development:

- Those requirements that are essential to the development – Such requirements will include the provision of on-site affordable housing; mix of uses, including community uses; the layout and treatment of on-site public open space, the public realm and private amenity space; the provision of public art; the arrangement of public access, car and cycle parking, on-site signage, street furniture and lighting etc; and compliance with sustainability and recycling targets as set out in these Guidelines.
- Essential off-site works – Works will include highway improvement works and the provision of new and improved facilities for pedestrian and cyclists and those associated with the public realm.

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- Financial contributions – These will include financial and other contributions to area-wide facilities and benefits that may include a new pedestrian access linking the area to Myatts Field.

The delivery of each of the above is considered essential to the successful regeneration of Myatts Field North. The Council's expectations in relation to the essential on and off-site works will be developed in consultation with those bringing forward development.

6.4 Phasing of Development

It is envisaged that the redevelopment of Myatts Field North will take place over the next ten years (through to 2014). The scale of development envisaged will require the submission of outline and detailed planning applications (discussed in further detail below) in order to ensure that the provision of new infrastructure and facilities are integrated within the context of re-provision of, and development of new housing so that the residents of the estate benefit from regeneration.

In order to promote a new identity for the area and encourage interest in the new build private housing, it will be necessary to deliver some of the new open spaces and public realm in the early phases of the development, including the re-provision of the football pitch and at least one of the new children's play spaces. In addition, it will be vital to establish new connections at the outset to encourage movement through the area.

As development progresses, community facilities, including the new health and the community centres will be necessary.

Therefore, it is envisaged that development will take place in various stages. A detailed phasing strategy will need to be established and agreed as part of any planning application submission. This should outline sequencing and timing of demolition.

This phasing strategy would need to incorporate a number of key principles, as follows:

- A single decant for existing residents;
- Maximise the opportunity for existing uses to remain operative while the area is being developed;
- Retain all community services active throughout the development process;
- Ensure that there are adequate open space and recreational resources available for existing and new residents as part of each phase of development.

6.5 Use of Compulsory Purchase Powers

The redevelopment of the Myatts Field North estate will take up to 10 years and will involve a number of different landowners, developers and interested parties.

As the Local Authority is not the sole landowner of the estate, it will be necessary for them to acquire interests in the site, which are not presently held by them. These are believed to derive mainly from sales previously made by the Authority to tenants exercising their right to buy. It may also be necessary to stop-up, or otherwise extinguish highways, or other public rights of way.

As it is anticipated that it will not be possible to reach agreement with all the landowners, it will be necessary for the Authority exercise its compulsory purchase powers to acquire land interests in the site.

It is expected that prior to compulsorily acquisition, that a planning application is in place for the overall regeneration proposals.

6.6 Outline Planning Application

An outline planning application would be required for the redevelopment of the area, which is generally in accordance with the DPGs and other relevant policies and requirements at the national, regional and local level.

An outline planning should be accompanied by the following information:

- Outline Planning Application Drawings – These should cover application boundary, siting and movement, land uses and height and massing;
- Planning Statement – This should set out how the proposals accord with local, regional and national policies along with these DPGs;
- Design and Access Statement – This should set out townscape and site analysis, design concept and justification for the proposals. 3D images, sketches and models to indicate the scale and height of the proposals in relation to its context will also be required;
- Transport Assessment – This should include a parking survey and assessment of traffic-related impacts along with a Green Travel Plan;
- Landscape and Public Realm Strategy – This should include a Tree Survey;
- Ground Investigation Report;
- Statement of Community Involvement; and
- Sustainability/Energy Assessment.

A screening opinion should be sought from the Local Planning Authority to ascertain whether or not an Environmental Statement will be required.

6.7 Detailed Planning Applications

The submission of detailed planning applications in relation to specific elements of the overall development proposals is expected.

Detailed proposals put forward for the estate in accordance with the approved outline application permission shall be supported by the following information:

- Planning Statement;
- Detailed Planning Application Drawings;
- Design and Access Statement – This should set out townscape and site analysis, design concept and justification for the proposals. 3D images, sketches and models to indicate the scale and height of the proposals in relation to its context will also be required;
- Transport Assessment;
- Landscape Plan;
- Statement of Community Involvement; and
- Sustainability/Energy Assessment.

6.8 Pre Application Public Consultation

As part of any Planning Applications for all or part of this site the applicant is required to carry out pre-application consultation and submit a report. This should demonstrate that effective consultation has given all sections of the community a chance to comment on the detailed proposals, and should set out how those comments are reflected or have influenced the final scheme, where appropriate.

The community includes but is not limited to:

- Residents of Myatts Field North;
- Residents within the wider area used for the Consultation Strategy;
- Representatives from all local community groups and stakeholders;
- Health and local services;
- Education and local schools; and
- Transport.

The developer should particularly demonstrate efforts to engage those often excluded groups like those for whom English is not a first language, people with mobility problems etc.

glossary



Accessibility – The ability of people to move round an area and to reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Active Frontage – Making frontages 'active' adds interest, life and vitality to the public realm. Active frontages consist of the following:

- Frequent doors and windows, with few blank walls.
- Articulated facades with bays and porches.
- Lively internal uses visible from the outside, or spilling onto the street.

Activity Node – Concentration of activity at a particular point.

Affordable housing – Is defined in Circular 6/98 as including both low-cost market and subsidised housing. Housing will only be considered 'affordable' however by reference to the relationship between local income levels and house prices and rents for different types of households, as calculated and published from time to time by the council. Low cost/discounted market housing is unlikely to be affordable in this context.

Built Form – See 'form'.

Compulsory Purchase – The forced purchase of land or private property by central government, a local authority or a government agency for public benefit at a price set by the District Valuer.

Conservation Area – An area of special architectural or historic interest identified by the Local Planning Authority under the Planning (Listed Buildings & Conservation Areas) Act 1990. There is a statutory duty to preserve or enhance the character or appearance of such areas. Buildings in such areas are protected from unauthorised demolition in part or in full, and trees may not be felled or pruned without 14 days notice.

Context – The setting of a site or area, including factors such as traffic, activities and land used as well as landscape and built form.

Density – The floor space of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot

ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these.

Desire Line – An imaginary line linking facilities or places, which people would find it convenient to travel easily between.

Development Control – The activity of the local planning authority to decide whether development may proceed and thus given, with reference to the development plan for the area and other material considerations.

Enclosure – The use of buildings to create a sense of defined space.

Fine Grain – See 'grain'.

Form – The layout (structure and grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Grain – The pattern of the arrangement and size of buildings and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Habitable Room – Room within a residential dwelling considered appropriate for occupation, excluding bathrooms, passages and kitchens less than 13sqm.

Height – The height of a building can be expressed in terms of the maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Human Scale – The use within the development of elements, which relate well in size to an individual human being and their assembly in a way, which makes people feel comfortable rather than overwhelmed.

Landmark – A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

Landscape – The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps and plans.

Layout – The way buildings, routes and open spaces are placed in relation to each other.

Legibility – The degree to which a place can be easily understood and traversed.

Listed Building – A building of special architectural or historic interest included on a statutory list compiled by the DoE. Planning permission is required for the demolition or alteration of such a building.

Major Development Opportunity (MDO) – These are particular sites or area identified in the London Borough of Lambeth revised deposit unitary development plan which include specific planning policies that are read alongside other relevant policies in the Unitary Development Plan to take account of local circumstances.

Massing – The combined effect of the height, bulk and silhouette of a building or group of buildings.

Master Plan – A diagram, or scheme showing how a site or area can be developed.

Mixed Uses – A mix of uses within a building, on a site or within a particular area.

Movement – People and vehicles going to and passing through buildings, places and spaces.

Natural Surveillance – The discouragement of wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows.

Node – A place where activity and routes are concentrated often used as a synonym for junction.

Perimeter Block – This is the term given to street blocks where the buildings follow a continuous building line around the block and contain private space within backyards or courtyards. This is opposed to individual buildings that sit in the middle of plots.

Buildings face the street and can accommodate a diversity of use. The private areas enclosed by the rear may contain carparking, servicing or open space.

Permeability – The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Planning Obligation – A legal undertaking entered into in connection with a planning permission under Section 106 of the Town and Country Planning Act 1990. Such obligations may restrict development or use of land; require operations or activities to be carried out in, on, under or over the land; require the land to be used in any specified way; or require payments to be made to the planning authority either in a single sum or periodically. Planning obligations may be created by agreement or by unilateral undertakings on the part of the developer/owner of the land.

Planning Permission – Formal approval given by a local planning authority for development requiring planning permission (see General Permitted Development Order), usually valid for five years for a full permission or three years for an outline permission in which details are reserved for subsequent approval.

Public Open Space – Public parks, commons, heaths and woodland and other open spaces with established and unrestricted public access and capable of being classified according to an open space hierarchy, though not necessarily publicly owned. (Source: RPG3)

Public Realm – The network of streets and spaces (whether public or private) that form gaps between buildings, hard and soft landscaping, the setting of buildings and the connections between them. They also function as important spaces for social contact and public events in their own right.

Regeneration – Changes in Lambeth's economy, as in many areas of London, has seen large areas of redundant or under-used buildings, rundown areas including town centres, with little or no investment, unemployment, poverty, disadvantage, social exclusion and crime. Regeneration seeks to address these problems by a process of intervention – re-directing resources to arrest decline, targeting disadvantage, promoting skills and education opportunities, increasing secure employment opportunities, encouraging a sense of well-being within the business and local community, improving public transport, encouraging the provision of homes and securing sustainable improvements to the built and natural environment.

Residential Density – The existing or proposed number of habitable rooms (defined above) in a given area – usually expressed in terms rooms per hectare or acre (definition derived from "The Greater London Development Plan", G.L.C., 1976).

Scale – The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions which give it its sense of scale and at other times it is the size of elements and the way they are combined.

Spatial Development Strategy (The London Plan) – The Spatial Development Strategy (The London Plan) aims to set out an integrated social, economic and environmental framework for the future development of London. The stated aims of the SDS are to:

- Look forward over a 15–20 year period;
- Integrate the physical and geographic dimensions of the Mayor's other strategies, including broad locations for change, providing a framework for land use management and development;
- Set out proposals for implementing and the funding strategy;
- Be the London wide context within which individual boroughs will set their local planning policies through their Unitary Development Plans (UDPs);
- Be London Spatial response guidance on European Spatial Planning; and
- Set the policy framework for the Mayor's involvement in individual planning decisions.

Supported Housing – Programme of support and service provision in ordinary housing within the local community for people with mental or physical disability or other problems requiring special support. The aim is to enable a more independent life than would be possible in a larger institution.

Supplementary Planning Guidance – Guidance leaflets, additional and supplementary to the Unitary Development Plan, on how to implement its policies. For example on domestic extensions and shopfronts.

Sustainable Development – As defined by the Bruntland Report (1987 and adopted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations.'

Travel Plans – A package of measures tailored to the needs of individual sites and aimed at promoting greener, cleaner travel choices. The travel plan is supported by a document submitted as part of a transport impact assessment setting down proposed measures by the developer to deliver sustainable transport objectives. The document should also lay out the strategy objectives, targets and include measures for reducing car usage (particularly single occupancy journeys) and promoting and securing increased use of walking, cycling and public transport.

Urban Design – The art of protecting, improving and making new places for people. Urban design involves the design of buildings, spaces and landscapes, in villages, towns and cities and the establishment of frameworks and processes, which facilitate successful development.

View – What is visible from a certain point.

appendices



myatts field north

appendix a

consultation on DPGs

Aims of Consultation on DPGs

The Development Planning Guidelines for Myatts Fields North will frame the renewal of the neighbourhood, and as such need to respond to good urban planning and design practice, the local and strategic planning framework, and the aspirations of the local community and other stakeholders and service providers. The future success of the area will rest to a large extent on the successful engagement of these groups.

The consultation process must therefore aim to engage, inform and respond to the local community and stakeholders with clear communication and consultation. The consultation should also maximise responses from local residents and hard to reach sections of the community.

A Consultation Report setting out the conclusions of the consultation process on the MFN DPG's has also been produced. Key points are summarised here.

Consultation on Sustainability Appraisal

As part of the DPG process a Sustainability Appraisal (SA) has been carried out. This is to ensure that the proposals put forward in the DPG are fully considered in regard to how they contribute towards sustainable development. The SA has been carried out alongside the production of the DPG's and will be made available with the final report.

Consultation Methodology

Consultation will include two key stages, as follows:

- Stage 1 – Workshop session to introduce the role of the Development Planning Guidelines and to establish key issues and priorities for a range of stakeholders.
- Stage 2 – Consultation on the draft guidelines will take place once the draft guidelines and sustainability appraisal are approved by the Council for public consultation.

Stage 1:

The first stage of consultation involved a 'Stakeholder Workshop', which was held in the Patmos Community Centre on the 10th November 2005. The stakeholders who attended the workshop included:

- Resident representatives from Myatts Field North
- Officers from Myatts Field North TMO
- Metropolitan Police
- Vassall Area Regeneration Group (VARG)
- Myatts Field Park Project
- Lambeth Council officers from Housing Regeneration, Transport, Planning, Youth and Social Services

Invitations were also sent to Ward Councillors, local schools and other service providers. The feedback obtained from this workshop is summarised later in this Section.

Stage 2:

The second stage of consultation took place once the draft guidelines and sustainability appraisal were produced and formally took place between the 13 March and 7 April 2006. The audience for this consultation was substantially the same as for stage 1 and was extended to include a wider area of surrounding residents. All information produced and communicated was specifically designed to be accessible, succinct, informative and engaging. The documents were made available on the Council's website, at the Council's Planning Office (Phoenix House - address below) and at local libraries.

All residents and local stakeholders (2355 in total) were sent:

- a covering letter;
- a summary of the guidelines;
- an invitation to attend a focus group workshop (through contacting the consultation consultants); and
- a questionnaire and a reply paid envelope (including entry to a prize draw to win a £50 shopping voucher for all those returned).

The package sent out also included an invitation to a drop-in exhibition held in the Bramah Green Community Centre on the 18 March 2006 where further information was provided about the guidelines and where people could give comments and discuss the proposals with Council officers and representatives of the project team.

Through the questionnaire residents and other stakeholders were able to return their comments on a standard form to allow the accurate recording of views. Space for additional comments was also provided. The questionnaire was also available at the exhibition and a door-to-door survey was carried out to maximise responses. Anecdotal feedback received was also recorded.

Following the exhibition the two focus groups workshops were held on the 30th March 2006 at which the draft guidelines were reviewed and responses sought and recorded.

There were no requests for the summary or other documents to be provided in other languages.

Attendance and the number and quality of responses generated was monitored and reviewed as the various elements took place. In this way the later activities (e.g. the Focus Group Workshops) could be targeted as necessary to ensure a good response rate from a range of groups.

All materials and activities were agreed with the Council before publication. Three local residents were recruited through the Myatts Field North TMO to carry out the door-to-door survey and to encourage people to respond as part of the consultation process.

As part of the consultation some residents of an adjoining area expressed concern that some had not received the information. In response to this the consultation period was extended by 2 weeks and an additional 200 DPG summaries sent out.

Stage 1: Feedback from Stakeholder Workshop

As noted earlier the first stage of consultation involved a stakeholder workshop, which was held in the Patmos Community Centre on 10th November 2005. This was facilitated by Tibbalds Planning and Urban Design and Johnson Pancucci on behalf of Lambeth Council's Planning Department. The purpose of the workshop was to introduce the role of the Development Planning Guidelines and to establish key issues and priorities for a range of stakeholders.

The structure of the event and a note of the comments and discussion topics raised at the workshop are set out below:

Structure of Workshop:

Introduction

- The purpose of the Development Planning Guidelines
- Why are we consulting again?
- Why is it being done now?
- What happens next?
- Format of workshop
- Topics for discussion

appendix a consultation on DPGs

The workshop then broke into three groups with a facilitator from Tibbalds in each. Materials included plans of the estate and the master plan proposals from Levitt Bernstein.

All participants were able to part in each of the theme groups during the workshop.

The three topics discussed were:

- Buildings and Density
- Movement and Access
- Open space and Community

Following discussion within each group, responses were noted and collected at the end of the workshop. There was also a brief round up of key issues from each group.

Comments made on key discussion topics:

BUILDINGS AND DENSITY

- Quality of materials very important, traditional materials generally preferred. Homes for rent and sale should not be different
- Homes to have a clearly defined back and front with front doors opening onto the street. Houses and flats should look two ways, not be single aspect
- Gardens and/or balconies should be provided for all homes
- Bedrooms to be upstairs
- Flats are acceptable, but with good quality lobby areas. To have the minimum number of flats per stairwell. Family homes should be on lower levels
- Four storey maximum height preferred as it avoids the need for lifts
- Keep out the noise!
- Environmentally friendly, energy efficient buildings would be welcomed
- Some concern that development would be too dense
- Must be able to find your way around easily
- Lighting in public areas very important
- Easy maintenance and a good maintenance contract are very important. The current estate is difficult to maintain and keep clean

MOVEMENT AND PARKING

- New development should be more permeable than currently, with clear, direct routes, more entrances to the estate, but not opened up too much
- More frequent or additional buses are needed
- Routes should be pedestrian-friendly, with wider streets if shared with cars. Current estate roads are too narrow. Could create a Home Zone character across the estate
- Would like cars to be able to park close to owner's homes, but don't want to generate more rat runs or traffic from elsewhere.
- Parking should be for residents, not commuters
- Parking control at no cost preferred, parking spaces to be allocated
- Concerns about rat running along Akerman Road.
- Car club scheme to overcome the problem of the lack of local shops
- Give the choice to residents to cross the park at night. At the moment people tend to walk at the edges of the estates along the major vehicular routes
- Parking could be better integrated to houses (present Lambeth parking standard is 1:1)
- Create a Home Zone character across the estate
- Possible reopening of dead-end at the end of Cowley Road towards Vassall Road
- Better access by car to the estate for residents
- New development as a place integrated with the surrounding without being separated
- Existing pedestrian dead-ends are perceived as safe
- Closure of parks at night (gated for security reasons)
- Lack of connection between estate and Brixton Road
- Housing closer to Akerman Road in order to increase safety
- Patmos Road is one of the busiest roads surrounding the estate
- No underground car parking because perceived to be unsafe and underutilised
- Create connections along desire lines to Brixton Road and Camberwell New Road (to reach bus stops and local shops)

OPEN SPACE AND COMMUNITY

- Open space to be useable, safe and functional with clear, visible routes. To cater for everyone and not replicate current provision in the neighbourhood
- How about themed spaces, not one big park? Funding and management are important and need to be resolved very early
- Existing mature trees are important to retain, tree-lined streets would be nice
- Could link green spaces like Mostyn Gardens to Myatts Park
- Some concern about access to the new open space proposed for neighbours of the estate – Why is the park at the back?
- Community facilities are essential and spaces need to be multi-functional
- Facilities to be easily accessible, not just from within the estate
- Keep the Community Centre and Health Centre near to the park and other active uses
- Resources for older children (12+) are needed
- The shops on the estate could be redeveloped. Foxley Square fails because of lack of access.

Although a large amount of consultation has already taken place on this project, participants were very willing to engage in discussions about the future of Myatts Field North, and to reiterate their priorities and concerns about the redevelopment.

Many of those who were unable to attend the workshop have asked to be kept informed of progress and wish to comment on the draft Guidelines once produced.

Stage 2: Feedback from consultation on Draft Development Planning Guidelines

The Myatts Field North Development Planning Guidelines Consultation Report sets out full feedback from the Consultation carried out on the draft DPG's. In general a good level of feedback was received from both on site residents, adjoining residents and key stakeholders. The majority of respondents were supportive of the DPG's on most issues.

Of 2355 survey questionnaires sent out 243 were returned. This is a rate of 10.32% and is considered to be a good response. Question 1 asked respondents to set out their status in relation to the estate, and the responses were as follows:

- 65% were from tenants on the Myatts Field North Estate;
- 14% were from leaseholders on the Myatts Field North Estate;

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- 18% were residents in the adjoining area; and
- 3% were from other interested parties.

Attendance at the exhibition was low (18 people). This may be as a result of the considerable consultation already carried out by the PFI team.

SURVEY RESULTS

The survey results in relation to the draft DPG's were as follows:

Question 2 – Access and Movement Guidelines

Respondents predominantly agree with these guidelines as drafted. However, discussion at the workshops and exhibition indicate that there are security and personal safety concerns about the proposed main pedestrian route across the park.

	Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Disagree
The creation of a network of more traditional streets that connect local destinations and public transport routes	159 (71%)	38 (17%)	18 (8%)	2 (1%)	8 (4%)
Integrate the estate into the wider area, but avoiding rat runs	148 (68%)	35 (16%)	17 (8%)	4 (2%)	16 (6%)
Each open space and route must have a clear role and purpose	164 (75%)	41 (19%)	11 (5%)		4 (2%)
All routes to be well-lit and overlooked	198 (88%)	18 (8%)	2 (1%)	2 (1%)	4 (2%)
A main pedestrian route across the park connecting Cromwell Road and Melbourne Square/Brixton Road	136 (63%)	34 (16%)	36 (17%)	3 (1%)	6 (3%)
On-street car and cycle parking	138 (64%)	30 (14%)	26 (12%)	10 (5%)	11 (5%)
Promote a new green link between Mostyn Gardens and Myatts Field Park	142 (64%)	28 (13%)	35 (16%)	3 (1%)	13 (6%)

Question 3 – Land use guidelines

The proposed reinstatement of the former Melbourne Square (a requirement of the Council's Unitary Development Plan) is not as strongly supported as most of the other guidelines in this section. Many residents spoken to did not recall it being a London Square.

	Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Disagree
No net loss of open space	155 (71%)	34 (16%)	18 (8%)	4 (2%)	7 (3%)
Reinstatement of the former Melbourne Square along Cowley Road	73 (35%)	50 (24%)	74 (36%)	6 (3%)	5 (2%)
Community facilities improved and re-located to better meet the needs of the community	155 (71%)	41 (19%)	16 (7%)	2 (1%)	5 (2%)
A improved local centre to be the focus for community and retail use along Cromwell Road	122 (58%)	38 (18%)	44 (21%)	4 (2%)	4 (2%)
Safeguarding adequate school and pre-school provision	169 (76%)	32 (14%)	20 (9%)	1	1
New homes with a greater diversity of tenures and types of housing	144 (65%)	34 (15%)	25 (11%)	2 (1%)	15 (7%)
All homes to have appropriate amenity space or good access to local green space	177 (79%)	29 (13%)	14 (6%)	1	3 (1%)

Question 4 – Open space guidelines

	Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Disagree
A new high quality landscaped park to replace Mostyn Gardens	151 (66%)	42 (18%)	16 (7%)	7 (3%)	13 (6%)
A variety of enhanced public open spaces, which meet the needs of a range of user groups	131 (59%)	56 (25%)	24 (11%)	5 (2%)	6 (3%)
An improved play and recreational facilities and provision of sports pitch	159 (72%)	27 (12%)	19 (9%)	4 (2%)	12 (5%)

Question 5 – Scale and density guidelines

The highest proportion of 'disagree' responses appear in this section of the survey, reflecting concerns voiced at the exhibition and workshops, as well as in the literal comments gathered as part of the survey. However 60% of respondents either agree or tend to agree with the height guideline as drafted, with 30% tending to disagree or disagreeing.

Those who agree or tend to agree with the scale and density guideline as drafted are 56% of respondents, with 30% disagreeing or tending to disagree.

	Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Disagree
Generally new buildings to be no more than 3 to 5 storeys high, except at key locations along Akerman, Mostyn and Patmos Roads where up to 6 storeys might be appropriate	104 (45%)	35 (15%)	22 (10%)	16 (7%)	52 (23%)
A small increase in current density to create additional new homes to support the redevelopment of the estate	89 (40%)	35 (16%)	32 (14%)	19 (8%)	49 (22%)

Question 6 – Design guidelines

	Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Disagree
Future development should have a strong, distinctive character and relate well to the rest of the neighbourhood, including the neighbouring conservation areas.	143 (66%)	44 (20%)	22 (10%)	4 (2%)	4 (2%)
New development must integrate with the housing to be retained, including for example Carlton Court	116 (55%)	44 (21%)	43 (20%)	1	8 (4%)
Create a range of types of housing in high quality buildings that form pleasant and attractive streets	177 (79%)	32 (14%)	9 (4%)	1	6 (3%)

appendix a consultation on DPGs

Question 7 – Sustainability Guidelines

	Agree	Tend to agree	Neither agree or disagree	Tend to disagree	Disagree
Carefully locating facilities where they are convenient for people to access and use	178 (79%)	38 (17%)	6 (3%)	1	3 (1%)
New development will need to comply with the objectives of sustainable construction and best practice to reduce energy demand, incorporate energy efficiency and renewable energy generation.	167 (76%)	37 (17%)	15 (7%)		1

SURVEY COMMENTS

Respondents were also asked for any other comments they wished to make. The Consultation Report has these comments in full. The table below summarises the main points.

Streets and main routes

Parking for residents and parking control (9 responses)
Reduce traffic/one way systems (7 responses)
Measures needed to reduce street crime (8 responses)

Land use

Open space to be kept (5 responses)
More private space (3)
Less green space to allow low rise development (2)
Safe play and sports areas for all ages (4)
Community facilities (6)
Encourage walking through the area (1)
Area of redevelopment should be larger (2)
Dog area and bins required (1)

Open space

Park should be overlooked for security (1)

Scale and density of development

Low rise (four storey maximum) preferred (19)
Better refuse arrangements (3)
Less density preferred (6)
Existing homes to be replaced (2)
Houses preferred (4)
All homes to have private amenity space (5)
Too much is being demolished (1)
New development not to overshadow existing homes (2)

Design and sustainability

Good internal space standards (3)
Improved CCTV (6)
High quality materials (5)
Improved security (6)
To be environmentally friendly (2)
Needs of people with disabilities to be met (6)
Improved lighting (11)
Clear parking and road signs (3)
Homes to be refurbished are just as important (1)
Remove 'estate' feel (2)
Sound transmission between homes (1)

Specific guidance proposed

Melbourne Mews not adequate for traffic proposed (2)

Other

How will leaseholders in homes to be demolished be rehoused? (3)
Will like for like homes be offered to residents whose homes will be demolished? (6)
Need police patrols (1)
Service charge levels (1)
Local retail facilities (2)
Facilities for young people (4)
Not in favour of redevelopment (3)
Would like to be relocated near current neighbours (3)
Questions not clear (2)
Needs of older residents to be met (2)
Project must be well-managed to completion with minimum disruption (3)
When will work begin? What is the programme (4)
Object to private sale of land (2)
Do not want to move (1)
Homes and neighbourhood to be better maintained (5)
Community facilities to cater for all parts of the community (5)

Note: This section has not yet been amended to take on board any further changes to the UPD following publication of the Inspectors Report, as these changes are still in the process of being finalised.

National Policy and Guidance

PPS1 Delivering Sustainable Communities

This sets out the overarching planning policies on the delivery of sustainable development through the planning system. Guidance is given on planning for social cohesion and inclusion, protection and enhancement of the environment, the prudent use of natural resources and achieving sustainable economic development. It emphasises the importance of a plan led system and the integration of sustainable development into development plans. Spatial planning is promoted, which goes beyond traditional land use planning to integrate policies for the development and use of land with other policies and programmes, which influence the nature of places and their functionality. Design is strongly promoted and states that 'Good design is indivisible from good planning'. Community involvement is recognised as vitally important to planning.

Good Practice Guide for PPS1: By Design: Urban Design in the Planning System

PPS 1 acknowledges By Design as good practice guidelines for planning authorities to assess the achievement of high quality and inclusive design. It identifies seven objectives of good urban design that need to be considered within the context of an environment. These objectives allow the analysis of the factors that contribute to successful streets, spaces, villages, towns and cities and are as follows:

- Character - A place with its own identity
- Continuity and Enclosure - A place where public and private spaces are clearly distinguished.
- Quality of the public realm - A place with attractive and successful outdoor areas.
- Ease of movement - A place that is easy to get to and move through.
- Legibility - A place that has a clear image and is easy to understand.
- Adaptability - A place that can change easily.
- Diversity - A place with variety and choice

Companion Guide to PPS1: Safer Places; The Planning System and Crime Prevention

The aim of this guide is to demonstrate how good planning can contribute to crime prevention, the creation of safer places and well-designed, sustainable communities. It establishes seven attributes of sustainable communities that are particularly relevant to crime prevention:

- Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;
- Structure: places that are structures so that different uses do not cause conflict;
- Surveillance: places where all publicly accessible spaces are overlooked;
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community;
- Physical protection: places that include necessary, well-designed security features;
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and sense of safety at all times; and
- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

PPG 3: Housing

PPG 3 sets out the Government's objectives for housing and promotes more sustainable forms of development through making better use of previously developed land. It requires that new housing and its environment should be well designed and makes a significant contribution to promoting urban renaissance and improving the quality of life. It also sets out the standards for measuring residential land and density for the planning system in England.

Good Practice Guide for PPG 3: Better Places to Live By Design

This good practice guide lays out the development principles for successful housing.

- Movement A movement framework which is safe, direct and attractive to all users
- Mix A rich mix of housing opportunities
- Community A sense of neighbourhood and community ownership
- Structure A coherent structure of buildings, spaces, landscape and routes for movement
- Layout Street layout and design which is appropriate to use and context
- Place Attractive and clearly defined public and private spaces
- Amenity Pleasant gardens and private amenity space
- Parking Convenient but unobtrusive car parking
- Safety A safe and secure environment
- Space Well planned homes which provide space and functionality
- Adaptability Housing which is robust and adaptable to changing requirements

- Maintenance An environment which can be well maintained over the long-term
- Sustainability Housing designed to minimise resource consumption All
- Detail Well considered detailing of buildings and spaces

PPG 12: Local Development Frameworks

Local planning authorities should prepare supplementary planning documents taking into consideration the process of continuous community involvement in accordance with the statement of community involvement. The process for preparing a supplementary planning document is similar to the process for development plan documents but simplified. There is no requirement for the preparation of preferred options but there should be community involvement on a draft during its preparation and participation under Regulation 17.

PPG 13: Transport

This guidance emphasizes the key role land use planning has in delivering the Governments integrated transport strategy. The objectives of this guidance are to integrate planning and transport at the national, regional, strategic and local level to:

- Promote more sustainable transport choices for both people and for moving freight;
- Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and
- Reduce the need to travel, especially by car.

PPG 15: Planning And The Historic Environment

The guidance sets a framework for planning to reconcile the need for economic growth with the need to protect the historic environment. It recognises that the historic environment is by its nature irreplaceable, but that in practice it cannot be preserved unchanged. The guidance calls for the identification of what is special in the historic environment and the capacity for change, and for an assessment of the impact of development on the historic environment to be taken fully into account along with other considerations. The guidance emphasises that conservation of the historic environment and sustainable economic growth are complementary objectives.

PPG 17: Planning for Open Space, Sport and Recreation

Highlights the importance of open spaces, sports and recreation in people's quality of life. It identifies the need to protect open space of high quality, or of particular

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value to the local community and assess existing and future needs for open space, sport and recreation through robust assessments. Quantitative and qualitative audits of existing open space, sports and recreational facilities should also be undertaken, thus enabling Local Authorities to develop strategies and policies and locally derived standards. Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. There is a presumption against the development of open spaces unless they are clearly surplus to requirements. However, poor quality or under-use is not a good reason for allowing development. LPAs should use planning obligations to better meet needs by land swaps, or qualitative improvements in facilities.

Good Practice Guide for PPG 17: Assessing Needs and Opportunities

This guide sets out a method for undertaking local assessments of need and audits of provision, to help deliver accessible, high quality and sustainable open spaces and sports and recreation facilities which meet local needs and are valued by local communities. It seeks to build upon good practice and takes account of the recommendations of the Government's Urban Green Spaces Taskforce. Relates to Best Value regime and management and maintenance of publicly- owned open space or sport and recreation facilities.

PPG 24: Planning and Noise

Emphasises that the impact of noise can be a material consideration in the determination of planning applications. It notes that it will be hard to reconcile some land uses, such as housing, hospitals or schools, with other activities which generate high levels of noise, but the planning system should ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise.

PPG 25: Development and Flood Risk

Introduces the concept of the 'precautionary principle' in relation to flooding. It defines development that is likely to be inappropriate on the basis of flood risk and seeks to limit development in these areas.

UK Sustainable Development Strategy

The Government has a new purpose and principles for sustainable development and new shared priorities agreed across the UK, including the Devolved Administrations. The strategy contains:

- a new integrated vision building on the 1999 strategy – with stronger international and societal dimensions

- five principles – with a more explicit focus on environmental limits
- four agreed priorities – sustainable consumption and production, climate change, natural resource protection and sustainable communities, and
- a new indicator set, which is more outcome focused, with commitments to look at new indicators such as on wellbeing.

The London Plan (February 2004)

Policy 2A.1 Sustainability Criteria

The Mayor will use the following criteria in developing Sub-Regional Development Frameworks (see Chapter 5) and when considering UDPs and planning applications referred to him:

- optimising the use of previously developed land and vacant or underused buildings (see Chapter 3, Parts A and B and Chapter 4, Part B)
- using a design-led approach to optimise the potential of sites (see Chapter 4, Part B)
- ensuring that development occurs in locations that are currently, or are planned to be, accessible by public transport, walking and cycling (see Chapter 3, Part C)
- ensuring that development occurs in locations that are accessible to town centres, employment, housing, shops and services (see Chapter 3, Part D)
- ensuring that development takes account of the capacity of existing or planned infrastructure including public transport, utilities and community infrastructure, such as schools and hospitals (see Chapter 3, Part A and C)

Policy 2A.4 Areas for Regeneration

Within the Areas for Regeneration shown on Map 2A.2 the Mayor will work with strategic partners to achieve their sustained renewal by prioritising them for action and investment. In their UDPs, Community Strategies, and Neighbourhood Renewal Strategies, boroughs should identify Areas for Regeneration and set out integrated spatial policies that bring together regeneration, development and transport proposals with improvements in learning and skills, health, safety, access, employment, environment and housing. These policies and actions should state how they seek to achieve the government's objective, which the Mayor supports, that no-one should be seriously disadvantaged by where they live within 10–20 years. UDP policies should identify any local regeneration areas and highlight any suitable additional strategic areas for inclusion in the first review of the London Plan.

Policy 3A.1: Increasing the Supply of Housing

The Mayor is seeking the maximum provision of housing in Greater London and is pursuing a target of 30,000 additional homes per year from all sources until 2016. Housing provision up to 2006 will be monitored against a minimum target of 23,000 additional homes per year. The London Plan calls upon Lambeth to provide 1,450 homes per year until 2016. These figures will be reviewed by 2006 and periodically thereafter. The Mayor will promote policies that seek to achieve and to exceed this target.

Policy 3A.2 Boroughs Housing Targets

UDP policies should:

- seek to exceed the figures in Table 3A.1 and to address the suitability of housing development in terms of location, type of development and impact on the locality (see policies, 3D.8, 3D.9, 3D.13, 4B.11 and 4B.12)
- identify new sources of supply having regard to:
 - redevelopment in town centres, suburban heartlands and small scale residential infill
 - intensification of housing provision through development at higher densities particularly where there is good access to public transport

Policy 3A.4 Housing Choice

Boroughs should take steps to identify the full range of housing needs within their area. UDP policies should seek to ensure that:

- new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups, such as students, older people, families with children and people willing to share accommodation
- all new housing is built to 'Lifetime Homes' standards
- ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

Policy 3A.7 Affordable Housing Targets

UDP policies should set an overall target for the amount of affordable housing provision over the plan period in their area, based on an assessment of all housing needs and a realistic assessment of supply. In setting targets boroughs should take account of regional and local assessments of need, the Mayor's strategic target for affordable housing provision that 50 per cent of provision should be affordable and, within that, the Londonwide objective of 70 per cent social housing and 30 per

cent intermediate provision, and the promotion of mixed and balanced communities.

Policy 3A.14 Addressing the Needs of London's Diverse Population

UDP policies should identify the needs of the diverse groups in their area. They should address the spatial needs of these groups, and ensure that they are not disadvantaged both through general policies for development and specific policies relating to the provision of social infrastructure (policy 3A.15), the public realm, inclusive design and local distinctiveness (policies 4B.4, 4B.5 and 4B.7). Existing facilities that meet the needs of particular groups should be protected and where shortfalls have been identified, policies should seek measures to address them proactively.

Policy 3A.15 Protection and enhancement of social infrastructure and community facilities

UDP policies should assess the need for social infrastructure and community facilities in their area, including children's play and recreation facilities, services for young people, older people and disabled people, as well as libraries, community halls, meeting rooms, places of worship and public toilets. Adequate provision for these facilities is particularly important in major areas of new development and regeneration. Policies should seek to ensure that appropriate facilities are provided within easy reach by walking and public transport of the

Policy 3C.15 Road Scheme Proposals

All road schemes in London should:

- contribute to London's economic regeneration and development
- not increase the net traffic capacity of the corridor unless essential to regeneration
- provide a net benefit to London's environment
- improve safety for all users
- improve conditions for pedestrians, cyclists, disabled people, public transport and business
- integrate with local and strategic land use planning policies.

Policy 3C.20 Improving Conditions for Walking

UDP policies should:

- ensure that safe, convenient, accessible and direct pedestrian access is

provided from new developments to public transport nodes and key land uses, taking account of the need to connect people to jobs, to town centres and to schools

- identify, complete and promote high quality walking routes including the six strategic walking routes identified in the Mayor's Transport Strategy
- ensure that Thames-side developments incorporate provision for a riverside walkway in accordance with Countryside Agency standards
- ensure that the pedestrian environment is accessible to disabled people
- take account of measures set out in the TFL Walking Plan for London
- improve the safety and convenience of pedestrian routes to school.

Policy 3C.21 Improving Conditions for Cyclists

UDP policies should:

- identify and implement high quality, direct, cycling routes, where possible segregated from motorised traffic, giving access to public transport nodes, town centres and key land uses
- ensure that routes are segregated from pedestrians as far as practicable, but are not isolated
- identify, complete and promote the relevant sections of the London Cycle Network Plus, and other cycling routes
- take account of measures identified in the Tfl Cycling Action Plan
- encourage provision of sufficient, secure cycle parking facilities within developments.

Policy 3C.22 Parking Strategy

UDP policies and transport Local Implementation Plans should:

- adopt on- and off-street parking policies that encourage access by sustainable means of transport, assist in limiting the use of the car and contribute to minimising road traffic
- adopt the maximum parking standards set out in the annex on parking standards (Annex 4) where appropriate, taking account of local circumstances and allowing for reduced car parking provision in areas of good transport accessibility
- reduce the amount of existing, private, non-residential parking, as opportunities arise
- recognise the needs of disabled people and provide adequate parking for them

- take account of the needs of business for delivery and servicing movements
- provide adequate facilities for coaches that minimise impact on the road network capacity and are off-road wherever possible
- generally resist the introduction of temporary car parks
- encourage good standards of car parking design.

Policy 3D.7 Realising the Value of Open Space

The Mayor will work with strategic partners to protect and promote London's network of open spaces, to realise the current and potential value of open space to communities, and to protect the many benefits of open space, including those associated with health, sport and recreation, children's play, regeneration, the economy, culture, biodiversity and the environment.

Policy 3D.12 Biodiversity and Nature Conservation

The Mayor will work with partners to ensure a proactive approach to the protection, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. The planning of new development and regeneration should have regard to nature conservation and biodiversity, and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape. Priority for habitat creation should be given to sites which assist in achieving the targets in Biodiversity Action Plans (BAPs) and sites within or near to areas deficient in accessible wildlife sites.

Policy 4A.6 Improving Air Quality

The Mayor will and boroughs should implement the Mayor's Air Quality Strategy and achieve reductions in pollutant emissions by:

- improving the integration of land use and transport policy and reducing the need to travel especially by car (see Chapter 3, Part C)
- promoting sustainable design and construction (see Chapter 4, Part B)
- identifying environmental constraints on polluting activities to ensure protection of local air quality, setting out criteria in respect of different pollutants against which plans and policies can be appraised and proposals assessed
- ensuring at the planning application stage, that air quality is taken into account along with other material considerations and that formal air quality assessments are undertaken where appropriate, particularly in designated Air Quality management Areas

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- seeking to reduce the environmental impacts of transport activities by supporting the increased provision of cleaner transport fuels, particularly with respect to the refuelling infrastructure
- working in partnership with relevant organisations, taking appropriate steps to achieve an integrated approach to air quality management and to achieve emissions reductions through improved energy efficiency and energy use (see Policy 4A.7).

Policy 4A.7 Energy Efficiency and Renewable Energy

The Mayor will and boroughs should support the Mayor's Energy Strategy and its objectives of reducing carbon dioxide emissions, improving energy efficiency and increasing the proportion of energy used generated from renewable sources by:

- improving the integration of land use and transport policy and reducing the need to travel by car (see Chapter 3, Part C)
- requiring the inclusion of energy efficient and renewable energy technology and design, including passive solar design, natural ventilation, borehole cooling, combined heat and power, community heating, photovoltaics, solar water heating, wind, fuel cells, biomass fuelled electricity and heat generating plant in new developments wherever feasible
- facilitating and encouraging the use of all forms of renewable energy where appropriate including giving consideration to the impact of new development on existing renewable energy schemes
- minimising light lost to the sky, particularly from street lights.

Policy 4A.8 Energy Assessment

The Mayor will and boroughs should request an assessment of the energy demand of proposed major developments, which should also demonstrate the steps taken to apply the Mayor's energy hierarchy (see Paragraph 4.19). The Mayor will expect all strategic referrals of commercial and residential schemes to demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power, for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating.

Policy 4B.1: Design Principles for a Compact City

The Mayor will, and boroughs should, seek to ensure that developments:

- Maximise the potential of sites;
- Create or enhance the public realm;
- Provide or enhance a mix of uses;
- Are accessible, usable and permeable for all users;
- Are sustainable, durable and adaptable;
- Are safe for occupants and passers-by;
- Respect local context, character and communities;
- Are practical and legible;
- Are attractive to look at and, where appropriate, inspire, excite and delight;
- Respect the natural environment; and
- Respect London's built heritage.

Policy 4B.3: Maximising the Potential of Sites

This policy seeks to ensure that development proposals achieve the highest possible intensity of use compatible with local context, design principles, and with public transport capacity. The policy states that the Mayor will refuse permission for strategic planning referrals (housing developments of 500 or more dwellings and large scale commercial development) that, taking into account context and potential transport capacity, under-use the potential of the site.

London Plan Policy 4B.3 requires UDPs to develop policies in line with the Sustainable Residential Quality (SRQ) approach and adopt the residential density ranges set out in Table 4B.1 of the London Plan. The table is a density location matrix that allows sites to be assessed against these key criteria in order to generate broad guidelines on density for different types of residential development, and is a key element of the London Plan.

Policy 4B.6 Sustainable Design and Construction

The Mayor will, and boroughs should, ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in UDP policies. These will include measures to:

- re-use land and buildings
- conserve energy, materials, water and other resources
- ensure designs make the most of natural systems both within and around the building

- reduce the impacts of noise, pollution, flooding and micro-climatic effects
- ensure developments are comfortable and secure for users
- conserve and enhance the natural environment, particularly in relation to biodiversity
- promote sustainable waste behaviour in new and existing developments, including support for local integrated recycling schemes, CHP schemes and other treatment options (subject to Policy 4A.1 and 4A.2).

Policy 4C.8 Sustainable Drainage

The Mayor will, and boroughs should, run-off is managed as close to its sustainable urban drainage systems unless there are practical reasons include the local ground conditions cases, the developer should seek on site and explore sustainable methods close as possible to the site.

SPG: Accessible London: Achieving an Inclusive Environment

This guidance promotes social inclusion and seeks to help eliminate discrimination. It provides detailed advice and guidance on the policies of the London Plan that promote an inclusive environment in London.

Draft SPG: Housing Provision and Affordable Housing

Draft supplementary planning guidance provides guidance on the application and implementation of the policies on housing provision and affordable housing in the London Plan.

This draft guidance states that London has a finite supply of land and for it to successfully absorb the anticipated growth in population and jobs it will be vital to make the best use of available sites and development opportunities. Growth should be focused on areas with good public transport and all new schemes should adopt high standards of design and construction. There should be more mixed use developments which successfully combine housing, employment, commercial and community facilities, to help reduce the need to travel and to assist vitality and safety by preventing areas becoming deserted and hostile at different times of the day.

Draft SPG states that the density of schemes should be considered in terms of habitable rooms per hectare (as well as dwellings per hectare) because consideration of housing mix in terms of the number of bedrooms in dwellings is necessary to reflect the needs of different types of households. Where family housing is provided accessible play spaces designed to meet the needs of younger and older children should be provided, and the likely child yield from all large schemes should be considered.

Lambeth Adopted UDP

Policy H4 – Housing Improvements

Promotes and encourages improvement of the housing stock and the local environment of housing areas in accordance with residential development standards SPG.

Policy H5 Environmental Improvements

To enhance the environment in residential areas including: improved safety and security, traffic calming schemes, provision of amenity space and play space, landscaping, tree planting and protection, and the designation of further conservation areas.

Policy H6 New Housing Developments

Encourages new building, rehabilitation and conversion of suitable property by the private sector, housing associations and others to meet the Borough's needs, particularly for affordable housing.

Policy EMP4 Development of Employment Opportunities

Seeks to develop employment opportunities by identifying and promoting suitable sites and encouraging private developments for employment generating uses.

Policy CD15 Design of New Development

Seeks to achieve a high quality of design in all new development, carefully related to its surroundings and contributing positively to the area. The appearance of public frontages is especially important and public facilities will be sought where appropriate.

Policy S3 New Shopping Development, Rebuilding and Extension of Existing Shops

Encourages the construction of new shops and rebuilding/extension of existing shops within Streatham and Brixton Major centres, the District centres and the Neighbourhood centres subject to a range of considerations.

Policy T2 Road Hierarchy

Sets out the following classification for roads in the Borough:

- 'A'-roads, (including Trunk roads, Designated roads, and Main Borough roads);
- Local Distributor roads, (including many, but not all, of the DoT's Classified Numbered and Classified Unnumbered roads);
- other roads.

Policy T3 Road Network

Seeks to channel traffic away from residential and other environmentally sensitive areas, onto the roads most appropriate to take it within 'A'-road and local distributor road networks.

Policy T4 Traffic Management and Calming Measures

The Council will develop a strategic framework for prioritising and introducing traffic management and traffic calming schemes.

Policy ENV11 Trees in the Landscape

The Council will prepare and implement landscaping and tree planting schemes in consultation with local residents, where appropriate. Priority will be given to:

- vacant and derelict sites;
- schemes which would enhance the visual amenity and value for wildlife of public open spaces and other publicly accessible areas;
- areas with a noticeable absence of mature trees;
- major thoroughfares;
- the screening of visually disruptive uses, such as car parks.

Policy ENV15 New and Improved Lighting

Seeks to improve the quality of existing lighting schemes in streets, on housing estates and in public open spaces and to encourage similar standards on privately owned sites.

Policy ENV16 Environmental Aspects

Seeks to achieve high standards of safety, security and environmentally acceptable design in all new developments and refurbishment schemes.

Policy ENV18 Water

Seeks to protect surface water and groundwater resources from pollution and deterioration arising from development.

Policy ENV22 Demolition Practice

Seeks to protect the environment and local amenity of the surrounding area in regard to demolition.

Policy ENV24 Waste Management and Disposal

Requires adequate provision to be made for the safe storage and collection of waste, in both new developments and refurbishments

Policy ENV25 Recycling and Re-use

Encourages the expansion of existing recycling schemes, the introduction of new initiatives, and the re-use of items to save energy and resources.

Policy ED1 Provision of Nursery Education

Seeks to increase the number of full-time and part-time places for nursery education.

Policy ED4 New Education Premises and Extensions

The Council will generally approve planning proposals for new build and conversions providing the following requirements are met:

- it is an appropriate site for education purposes;
- there is a shortage of education places in the Borough or within accessible distance;
- the developments will not have adverse effects on the general amenity of the area nor be located where noise and traffic will disturb learning;
- the site is readily and safely accessible by public transport, bicycle and on foot.

Policy ED6 Joint Use of School Facilities by the Community

Seeks to encourage the joint use of education and recreation facilities between schools; and the community.

Policy ED7 Pedestrian Safety Near Schools

Seeks to improve pedestrian safety near schools, either by providing pedestrian crossings and school crossing attendants, or introducing traffic management schemes.

Policy RL24 Improving Pedestrian Access to Parks

Seeks to improve pedestrian access to parks and open spaces.

Policy RL26 Safety and Security in Parks

Seeks to enhance the safety and security of park users.

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Policy RL29 Housing Amenity Open Space

Seeks the improvement of housing amenity space.

Policy RL35 Sports and Play Facilities in Parks

Encourages more intensive use of facilities and provide a greater range of sport and play facilities in certain parks.

Policy AT3 Provision of Arts in New Development

In most cases developers will be encouraged to allocate at least 1% of the capital cost of the development to commission artistic works for the purpose of public art.

Lambeth SPG Residential Development Standards

Safety and security must be a primary consideration in the design of all new development and environmental improvements. Applicants will normally be expected to demonstrate that the development would not result in damage to the amenity of the area with regard to the planning criteria set out below:

(a) height; (b) daylighting; (c) massing; (d) bulk; (e) overlooking; (f) activity generated; (g) scale in relation to surrounding buildings; and (h) landscaping.

Revised Deposit UDP

Policy 1 The Vision for Lambeth

The Vision for Lambeth is to promote high quality, sustainable development and urban renaissance by making Lambeth a great place to live, visit and work.

The vision seeks to maximise the opportunities for residents and others from Lambeth's location at the heart of a world city through improved employment opportunities, better public transport links and improved access on foot and by bicycle; and ensuring healthy, safe, inclusive, mixed, liveable and balanced communities – giving priority to protecting residential amenity, ensuring adequate provision of community facilities, providing more housing (in particular more affordable housing), protecting and improving Lambeth's heritage, character and open spaces, and the regeneration of Lambeth's most deprived communities.

Policy 7 The Protection of Residential Amenity

Seeks to ensure predominantly residential areas are protected from new, or intensification of an existing, incompatible non-residential uses. In mixed-use areas, non-residential uses, will be controlled in relation to residential uses to protect residential amenity.

Policy 8 Accessible Development/Integrated Transport

Seeks to ensure that development should, be located and designed to be accessible by the whole community, promote social inclusion and reduce reliance on the private car.

Policy 9 Transport Impact

Requires the submission of an independent Transport Assessment (TA) for all developments, which are likely to have a significant transport impact. Development with an unacceptable transport impact and/or contributing to a transport capacity shortfall, or leading to a compromise in the condition of highway safety will be refused.

Policy 10 Walking and Cycling

Seeks to ensure that development proposals should maintain and enhance the walkability with safe, direct and convenient routes – especially to key destinations such as schools, shopping centres and public transport facilities.

New developments should connect to, facilitate or and improve upon the network with direct, safe and well lit cycle routes (as public rights of way) and have full cycle access and facilities.

Policy 11 Management of Road, Bus and Freight Networks

On the Transport for London Road Network (as shown on the Proposals Map) priority will be given to distribution traffic, particularly for business journeys, buses, cycles and commercial vehicles. There is a general presumption against new accesses or increased use of existing accesses unless a project is essential to regeneration.

In considering the management of the road network, in accordance with the principles above, and the impact of development, priority will be given in case of conflict, to traffic in the following declining order:

- Walking;
- Cycling;
- Buses;
- Rail services;
- Taxis and minicabs;
- Motorcycles/scooters;
- Freight transport;
- Cars;

Policy 14 Parking and Traffic Restraint (Interim Policy)

The level of private parking permitted will be restricted to no greater than the standards and may be reduced to this level by condition or Section 106 agreement. The level of such parking should not, however, be below minimum disabled persons and other essential operational parking.

Policy 15 Additional Housing (Interim Policy)

Lambeth will provide over the plan period to 2002–2016 sufficient additional housing to meet rates of provision in line with, and in addition to, the Borough's assessed levels within the London Housing Capacity Study 2000.

The following additional housing dwelling units shall be provided:

- i) a minimum of 20,500 (about 1400 /year) net additional overall dwelling completions between 2002 and 2016; and
- ii) as part of this, the development of a minimum of 8,200 (about 550 /year net) additional affordable dwelling completions between 2002 and 2016.

Policy 16 Affordable Housing (Interim Policy)

The normal expected level of provision will be 50% of habitable rooms or 40% where there is no public subsidy on capable sites of providing 10 or more dwellings or 0.1 ha or more in size.

A range of unit sizes of affordable housing should be provided, having regard to local circumstances, site characteristics, and the aims of the borough's annual Housing Strategy. The affordable element should be demonstrated as being capable of being built as such without further design amendment, be available for occupation at the same time, or sooner, as other elements, and be distributed through different parts of a site. The tenure of different elements of a scheme should not be apparent from the siting, appearance or layout.

Policy 20 Mixed-use Development

A mix of compatible land uses should be retained and enhanced in the development of all major sites elsewhere (other than in Key Industrial Business Areas unless designated as mixed-use employment areas).

Policy 26 Community Facilities

Proposals for community facilities serving a neighbourhood or district function should be located in or adjoining a town or local centre. Where there are no suitable sites in these areas, small-scale community facilities should be located on a site

with moderate or better public transport accessibility, which is easily and safely accessible by cycling and walking.

Policy 31 Streets, Character and Layout

An Urban Design Statement (see Glossary) should be submitted for all major development proposals, and smaller proposals sites in sensitive or prominent locations.

Development should add to a connected series of streets, street blocks, public spaces and walk able neighbourhoods, designed around the needs of the pedestrian, responding and adding to connected patterns of streets, landmarks, the topography and landscape features in the area. Development must maximise pedestrian accessibility and not sever or extinguish any existing pedestrian rights of way.

Policy 31a Community Safety

Development should enhance community safety. Development will not be permitted where opportunities for crime are created, or where its results in an increased risk of public disorder. In particular, developers should show how they have taken 'Secured by Design' into account. Any public spaces and access ways through or adjoining a site should be overlooked, have appropriate lighting and clear sight lines.

Policy 32 Building Scale and Design

Larger scale or extensive development should:

- Relate satisfactorily to adjacent townscape taking into account its scale, character, historic street layout and uses;
- Improve the sense of place and legibility, and define edges by retaining characterful buildings, appropriate building lines and extending frontages; and
- Provide servicing and parking that is sensitively sited and designed.

Table 10 indicates densities that can be achieved in the design-led approach. For a moderate urban site a density of 350-450 HRH is indicated.

The primary consideration in determining the appropriate density and scale of new residential development will be achieving an appropriate urban design which makes efficient use of land and meets the amenity needs of existing and potential residents. Buildings should be of a scale, massing and height that is appropriate to their site characteristics, setting, civic function and/or importance and location in the townscape. Proposals for higher densities than that prevalent

in the surrounding area will be encouraged in appropriate locations, which will include Central London, town centres, Transport Development Areas and areas of good, very good or exceptional or better public transport accessibility. Schemes that underdevelop a site will be refused. Illustrations of the densities that can be achieved are shown in Table 10. In all cases, however, development should not unacceptably overbear on surrounding development or harm residential amenity. For development affecting conservation areas or listed buildings (or their setting), protecting or enhancing their character and appearance takes precedence.

Policy 32a Renewable Energy in Major Developments

All major developments (above a threshold of 1000 sqm or 10 dwellings) are required to incorporate equipment for renewable power generation so as to provide at least 10% of their predicted energy requirements.

Policy 32b Sustainable Design and Construction

All development proposals should show, by means of a Sustainability Assessment, how they incorporate sustainable design and construction principles, including:

- employing built forms, materials, orientation and layout (passive solar gain), and renewable energy production, natural ventilation and cooling, where practical, that will contribute to reduced energy consumption and associated emissions. Larger schemes should, wherever feasible, include combined heat and power and community heating;
- avoiding negative micro-climatic effects (e.g. wind turbulence);
- making adequate, integrally-designed provision for the storage and recycling of waste;
- utilising environmentally-friendly specification and materials;
- specifying the use of sustainable sources of timber (FSC); and
- reducing the use of finite, primary minerals and aggregates and encouraging the maximum use of reused or recycled materials in the building process.

Policy 36 Streetscape, Landscape and Public Realm Design

Development should provide or enhance an uncluttered, consistent, simple accessible and co-ordinated public realm, with robust and appropriate materials and landscape design, enhancing the setting, connections and spaces between buildings. The design of public spaces and the style and setting of street furniture should relate well to the surrounding urban context and character (having regard to best practice such as "Streets for All").

Trees of high amenity value will be protected, including during construction, through the use of planning conditions and Tree Preservation Orders. The planting of new street trees will be promoted and encouraged.

Policy 45 Open Space and Sports Facilities

The Council will protect Open Space in the Borough (as identified on the Proposals Map and as defined below) from inappropriate built development. Inappropriate built development is development that would result in the loss of or damage to open space.

Exceptionally, some development on open space sites may be permitted if it comprises:

- small-scale development that is ancillary to the use and enjoyment of the open space; or
- development that facilitates or enhances public access; or
- development that makes compensatory provision in the vicinity for replacement open space of equal or better quality and size; or
- the selective development of housing amenity areas where significant regeneration and community benefits will be achieved which could not be achieved in any other way, for example in relation to estate-based regeneration projects. Such development would be acceptable where the resultant quality of local housing amenity areas is significantly improved; or
- development, which protects the nature conservation value and biodiversity of the land.

Policy 46 Protecting the Natural Environment

Measures to enhance bio diversity will be sought as part of development schemes and will be included in development briefs. The linking of habitats through green corridors will be protected and promoted.

Policy 48 Pollution, Public Health and Safety

In Air Quality Management Areas development should, as far as possible, contribute to the reduction of emission levels. Schemes likely to increase vehicle trips or emissions within an area not meeting the Air Quality Objectives will be subject to an air quality impact assessment.

appendix b policy review

Policy 50 Waste

Waste management facilities should be of a scale and catchment area to minimise the environmental impact of the transport of waste through dealing with it as close as possible to its source. Green waste will, as far as possible, be disposed of in the park where it is generated and not on common land.

Policy 50a Planning Obligations

The Council will, where appropriate, enter into legal agreements with developers, and seek the attainment of planning obligations, having regard to any Government guidance and supplementary planning guidance.

Other London Borough of Lambeth Documents

A number of other documents prepared by LB Lambeth are relevant to the regeneration of Myatts Field North Estate.

Lambeth Community Strategy: Cohesive Neighbourhoods

The community strategy states that local services, a good environment, strong community networks and supportive voluntary organisations can make a huge difference to quality of life. Landlords, including the council and housing associations, must address their responsibilities to tenants, and particularly vulnerable tenants, in addition to managing their buildings. Partnerships with tenants, leaseholders, residents and their organisations are essential for improving the quality of life in neighbourhoods.

Lambeth Economic Development Strategy

The goals for Lambeth to deliver development that supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

- To strengthen business support and develop the business base, particularly in relation to identified growth sectors.
- To reduce financial exclusion through a variety of approaches including a radical uplifting of skills accompanied by measures to address barriers to employment.
- To facilitate economic growth and local employment through management of property and the development process.
- To maximise the impact of the public sector for stimulating employment and enterprise.
- To capitalise on diversity to stimulate employment and enterprise.

Lambeth Sustainable Construction Programme

Lambeth Council has a sustainable construction policy that seeks to:

- Design and refurbish homes to a high standard appropriate to the needs of the future using updated standard design briefs to set quality standards promote the design of adaptable homes;
- Minimise maintenance requirements (encourage whole life costing);
- Minimise energy consumption;
- Promote the specification of materials to minimise their environmental impact; materials from sustainable sources, with minimum embodied energy and with minimum pollution arising from their processing.;
- Avoid potential threats to health and to promote a healthy environment inside dwellings;
- Reduce waste during construction and occupation; and
- Minimise water use.
- Reduce reliance on PVC
- Use only FSC timber

Lambeth Housing Strategy 2004-2007

Housing in Lambeth is a part of inner London and an important aspect of the Clapham Park estate and its regeneration. It seeks to:

- Increase the supply of affordable housing;
- Prevent homelessness where possible and otherwise provide good quality intermediate housing;
- Ensure value for money services;
- Investment in the housing stock to provide decent homes for all;
- Improve community safety; and
- Enhanced community leadership - strengthening and empowering the borough's most fragile communities.

Lambeth Open Spaces Strategy

The vision of the open spaces strategy is to increase and enhance provision of open space and bio diversity, to promote regeneration and enhance the quality of the environment. To encourage open space use by all sections of the community to achieve social inclusion, improve health and well being, provide educational opportunities and enhance the quality of life of those who live, work and visit the Borough.

The strategy:

- Identifies existing open spaces to be safeguarded;
- Increases provision of open space;
- Identifies opportunities to increase access to open space;
- Encourages all members of the community to use open space;
- Encourages policy makers to see open space planning as a key element in regeneration;
- Maximises the effectiveness of capital and revenue expenditure; and
- Identifies that Clapham Park is deprived in regard to accessibility to unrestricted open spaces.

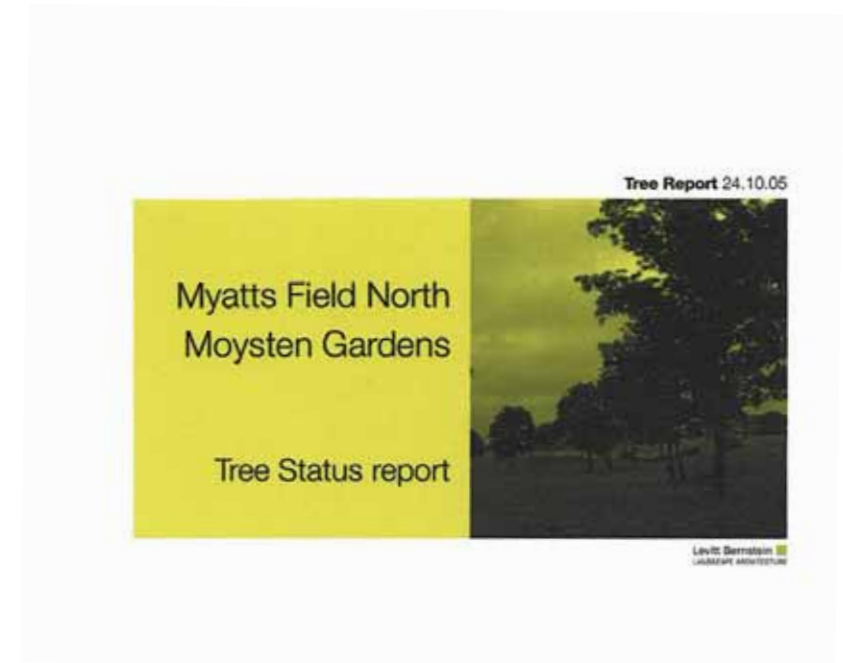
Strategic Parks and Greenspaces Strategy

This document investigates how investment can be drawn from a variety of uses, how the community can become more involved in the management of spaces, and how to use open spaces as a way of promoting health in the Borough. Regeneration projects in and around parks need to be planned together.

myatts field north

appendix c

tree status report



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tree status report

1.0 Introduction

The following document is a tree report produced by Levitt Bernstein Landscape Architecture. The document sets up an initial overview of the overall condition of the existing trees in a few areas within the Myatts Field North site.

The tree inspection was carried out on the 24-05-05 by Eugenia Grill from LBLA and Hamish McLauchlan from LBL.

The following areas have been inspected:

- Mostyn Gardens open space
- Hammetton Green
- Dan Leno Gardens
- Foxley Road site

The methodology used was a visual assessment and a photo record of the existing trees made in order to identify the quality of the trees based on the contribution that they make to the landscape.

Trees have then been grouped into three categories according to their quality.

The aim of this report is to identify any relevant trees or group of trees that should be protected and retained and taken into consideration for further masterplan and design development.

The purpose of this survey is informative only and wants to help the masterplanning process to go forward. LBLA strongly recommends a full tree survey to be carried out by a trained arboriculturist.

Notes.

All the images of the trees are numbered according to their location on the plan.

All tree positions are estimated only.

All young and newly planted trees are easily transplantable or can be easily replaced.

Tree classification not according to BS.

Note1.

Note2.

All the images of the trees are numbered according to their number on the location plan.

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tree status report

2.0 Tree report



Mostyn Gardens open space

Tree list

1. *Aesculus* spp. - Medium size, good cond.
2. *Acer* spp. - Good cond. mature tree
3. *Acer* spp. - Medium size and cond.
4. *Acer* spp. - Poor cond. small tree
5. *Fraxinus excelsior* - Good cond. mature tree
6. *Acer* spp. - Good cond. big, mature tree
7. *Ilex* spp. - Good cond. tree form
8. *Acer* spp. - Good cond. mature tree
- 9, 10, 11. *Tilia x europaea* - Good cond. mature trees
12. *Tilia x europaea* - Medium size and cond. on mound
13. *Acer* spp. - Good cond. mature tree, in planter
14. *Acer* spp. - Medium cond. on mounds
15. *Acer* spp. - Small tree
- 16, 17. *Prunus sargentii* - Group of mature trees, good cond.
18. *Prunus sargentii* - Medium size, good cond.
19. *Aesculus* spp. - Small tree, basal growth, medium cond.
20. *Aesculus* spp. - Medium cond. mature tree
21. *Tilia x europaea* - Mature tree, medium cond.
- 22, 23, 24. *Aesculus* spp. - Small trees
25. *Acer* spp. - Good cond. mature tree, basal growth
26. *Acer* spp. - Good cond. mature tree, basal growth
27. *Robinia* spp. - Medium cond. mature tree, basal growth
- 28, 29. *Tilia x europaea* - Good cond. mature trees
- 30a. *Acer* spp. - Group of young trees, medium cond.
- 30b. *Platanus* spp. - Medium size and cond.
31. *Platanus acerifolia* - Mature, isolated, very big, outstanding tree, v. good cond.
32. *Tilia x europaea* - Good cond. mature tree
33. *Betula* spp. - Medium size and cond.
34. *Tilia x europaea* - Good cond. mature tree
35. 2 No *Aesculus* spp. - Medium size and cond.
36. *Acer* spp. - Good cond. big tree
37. *Acer* spp. - Medium size and cond.
38. *Acer* spp. - Good cond. big tree
39. *Aesculus x carnea* - Good cond. small sized tree
- 40, 41. *Aesculus* spp. - Small size, medium cond.
- 42, 43. *Acer* spp. - Medium size trees, medium cond.
44. *Fraxinus excelsior* - Good cond. medium size
45. 4 No *Acer* spp. - Medium size and cond.
46. *Betula* spp. - Medium size, poor cond.
47. *Prunus* spp. - Mature tree, medium cond.
48. *Prunus* spp. - Mature tree, poor cond.
49. *Tilia x europaea* - Mature, very big tree, basal growth



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tree status report



- 60. 4 No Prunus spp. - Medium size and cond.
- 51, 52, 53, 54. Acer spp. - Medium size and cond.
- 55. Aesculus spp. - medium size, good cond.
- 56. Platanus acerifolia - Medium size and cond.
- 57. Sorbus spp. - Small size
- 58. Aesculus spp. - Small trees
- 59. Unidentified tree - Medium size, leafless
- 60. 2 No Prunus spp. - Medium and small size trees, medium cond.
- 61. Aesculus spp. - Good cond. medium size, nice tree
- 62. Acer spp. - Mature, big tree, good cond.
- 63. 3 No Platanus acerifolia - Mature, good cond.
- 64, 65, 66. Robinia spp. - Mature trees, medium cond. but good in a group
- 67. Platanus acerifolia - Mature, medium cond.
- 68. 2 No Aesculus spp. - Big, medium cond.
- 69. 2 No Robinia spp. - Mature trees, poor cond.
- 70. Platanus acerifolia - Mature tree, poor cond.

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tree status report



9, 10, 11.



12.



14.



16, 17.



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19.

Myatts Field North - Moyston Gardens

Levitt Bernstein

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20.



20, 21.



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27.

Myatts Field North - Moysten Gardens

Levitt Bernstein

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28. 29.



30.



30b.



32.



33.



34.

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47.



48.



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Myatts Field North - Moysten Gardens

Levitt Bernstein

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tree status report

3.0 Tree report



Hammelton Green, Dan Leno Gardens, Foxley Road Site

Hammelton Green

- 1, 12 No *Platanus acerifolia* - Medium size, medium cond. Good in a group
2. *Aesculus* spp. - Medium size and cond.
3. 9 No - *Tilia* spp. Good cond. mature trees. Good in a group
4. *Tilia* spp. - Mature tree medium cond.
5. *Robinia* spp. - Medium size and poor cond.
6. *Aesculus* spp. - Medium size and cond.
7. *Prunus* spp. - Medium size and cond.
8. *Fraxinus* spp. - Young tree, medium cond.
9. *Sorbus* spp. - Small size, medium cond.
10. *Ceanothus* spp. - Mature, lovely tree, good cond.
11. *Prunus* spp. - Medium size and cond., multistem
- 12, 13. *Prunus* spp. - Medium size and cond.

Note.

The area has got some recently planted trees that should be protected.

Playground area

The area is enclosed and its boundary is planted with trees and mixed shrubs.

Trees in general are in medium/poor conditions:

14. 3 No *Sorbus* spp. - Medium size, poor cond.
15. *Prunus* spp. - Medium size, poor cond.
16. *Prunus* spp. - Medium size, poor cond.

Dan Leno Gardens

Enclosed gardens with grassed mounds, seating and tree and shrub planting.

Trees in general are in medium conditions.

17. 3 No *Robinia* spp. - Mature trees, good cond.

Foxley Road Site

Open site with a lot of mature tree planting.

18. *Quercus* spp. - Mature, big tree, good cond.
19. *Aesculus* spp. - Mature, big tree, basal growth, good cond.
20. *Aesculus x carnea* 'Brittil' - Medium size and cond.
21. 3 No *Robinia* spp. - Mature trees, medium/good cond.
22. *Prunus* spp. - Medium size, poor cond.
23. *Acer* spp. - Medium size, good cond.

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Myatts Field North - Moysten Gardens

Levitt Bernstein

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tree status report



Fosley Road Site



Fosley Road Site



Fosley Road Site



Fosley Road Site



Fosley Road Site



Fosley Road Site

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tree status report



4.0 Tree classification

Mostyn Gardens open space

-  Trees with no significant defects (or with only minor easily rectifiable defects), big, mature trees, of good form, good in isolated form or in a group, and with a long life expectancy. That is, the most suitable trees to retain.
-  Reasonably good trees, but with significant defects, unbalanced in shape, and/or a life expectancy of less than about 30 years. Good to be retained as part of a group.
-  Trees which are not suitable for retention individually, and trees with defects or with poor quality.

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tree status report



5.0 Tree classification

Hammelton Green, Dan Leno Gardens, Foxley Road Site

- Trees with no significant defects (or with only minor easily rectifiable defects), big, mature trees, of good form, good in isolated form or in a group, and with a long life expectancy. These are the most suitable trees to retain.
- Reasonably good trees, but with significant defects, unbalanced in shape, and/or a life expectancy of less than about 30 years. Good to be retained as part of a group.
- Trees which are not suitable for retention individually, and trees with defects or with poor quality.



6.0 Current masterplan

Mostyn Gardens open space

The drawing is showing an overlay between the existing site plan and the latest proposed masterplan for the area.

The proposed new park will change considerably in the shape although most of the areas along the west boundary will be kept as they are.

From the analysis we can state that:

- Generally - All the trees marked in green should be retained where possible especially the ones in groups.
- All the trees along the NW and SW boundary of the park marked in green should be retained and protected where possible. Most of them are very good in a group and could provide a strong planted boundary for the new park.
- Tree No 31 is an outstanding, mature tree in isolated form and should be protected and retained if possible.

The area has also got a few recently planted trees in good/medium condition that could be relocated and re-planted within the new design for the park.

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tree status report



7.0 Current masterplan

Hammelton Green, Dan Leno Gardens, Foxley Road Site

The drawing is showing an overlay between the existing site plan and the latest proposed masterplan for the area.

From the analysis we can state that:

- The Hammelton Green open green space will be kept in the same location and most of the trees in green and yellow should be protected and retained.
- Dan Leno Gardens will also stay in the same location, trees should be protected and retained.
- Foxley Road site - The latest masterplan option is showing housing on the site at the moment; it is an area with a few big, mature trees that should be protected and retained where possible.

myatts field north

appendix d

current PFI proposals

3.9.1 Key Principles of Current Proposals

The current strategy for the Myatts Field North redevelopment prepared by Levitt Bernstein on behalf of Lambeth Housing PFI seek to:

- Design for a single decant of local residents by using the available open space to build on first.
- Where possible, enclose exposed back gardens to improve security.
- Improve vehicular and pedestrian connectivity on the estate and to the surrounding area.
- Homes should be located on traditional streets with front doors on the street frontage at ground level.
- Provide overlooking onto open spaces and streets to improve safety.
- Responding to resident feedback, no building should for existing residents be taller than the general height that currently exists (4 storeys).
- Develop a new central park with clear access routes to the neighbouring communities.
- The new park should provide well planned uses appropriate to the local area and should be safe and secure.

Permeability / Movement

There is a desire to make Myatts Field North less isolated. New connection points have been suggested along Cowley Road, Mostyn Road and Cancel Road, while a two-way connection is proposed at the existing junction of Elliott Road and Vassall Road. All internal roads connect out. Most of the roads within Myatts Field North are proposed as 'Home Zones', or include similar traffic calming treatments.

Pedestrian movement is designed to work with the roads. Clarifying the east/west connections is of high importance.

Safety

The proposals seek to improve safety in the area by proposing homes that look out onto public spaces, by protecting private spaces like back gardens and by providing clear views with minimal hidden corners. As part of this strategy, it is recognised that the new park, along with other spaces be well overlooked. In addition, new roads are intended to make it safer by ensuring good overlooking.

The blocks have been designed as more traditional blocks, where the private gardens are internal to the block and therefore not exposed to the public. By making active frontages on streets this adds to the feeling of safety.



appendix d

current PFI proposals

Public Realm

Given the existing problems associated with Mostyn Gardens, it is recognised that the new park must link into the pedestrian and cycle routes and convey a sense of safety and protection in order to encourage its use. Given the likely size of the new park there is sufficient space to provide for an array of different spaces for a variety of user groups.

Identity and Character

As part of the preparation of a regeneration strategy for the Estate it has been identified that Myatts Field North have a recognisable character and identity, and which works with the existing buildings to be retained along with the wider context. By giving Myatts Field North a new character, the intent is to encourage acceptance in the wider community.



Figure 3.31: Axonometric Drawing of Current Layout of Development Proposed by PFI Project Team



