

myatts field north



development
planning guidelines
Consultation Report

5th June 2006

Myatts Fields North Development Planning Guidelines

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planning & urban design



**JOHNSON
PANCUCCI**

Myatts Fields North Development Planning Guidelines

Consultation Report 5th June 2006

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1. Summary

Tibbalds Planning and Urban Design was commissioned by Lambeth Council to prepare Development Planning Guidelines for Myatts Field North. Johnson Pancucci was appointed by Tibbalds Planning and Urban Design on behalf of Lambeth Planning to carry out consultation with local residents and stakeholders so that draft Development Planning Guidelines could be prepared and consulted on.

Once complete and adopted formally by the Council, the Development Planning Guidelines will guide the regeneration of Myatts Field North. They are intended to ensure a 'best practice' approach is taken in providing replacement and new homes, and other local facilities. As such, they need to respond to good urban planning and design practice and the local and strategic planning policy context, as well as the aspirations of the local community and other stakeholders and service providers.

The draft guidelines were prepared on the following main themes which were reflected throughout the consultation:

- Access and movement guidelines/Streets and main routes
- Land use
- Open space
- Scale and density of development
- Design
- Sustainability
- Guidelines for specific areas

Following an initial period of stakeholder consultation in November and December 2005 to allow draft Development Planning Guidelines to be produced, Council Executive approval was given and the public consultation on the draft guidelines took place over a period of eight weeks from 13th March 2006.

In that time, a newsletter with a summary of the draft guidelines was produced and a postal survey of 2355 homes and businesses in the local area carried out. Door to door canvassing was undertaken by local people to encourage survey responses. 243 completed surveys were received, representing a response rate of 10.32%.

A public exhibition and workshops were also held.

The majority of responses to the survey agreed or tended to agree with the key principles set out in the draft Development Planning Guidelines. The main exception to this was in response to the scale and density guidelines where the highest percentage of disagreement was noted, (although it was still less than the percentage of people who agreed or tended to agree). These guidelines deal with building height and density of development. This concern was reflected in the other consultation carried out.

At the consultation events concern was also expressed about any redevelopment potentially increasing traffic to the northeast of the estate along Patmos Road and the one-way system. Similar concerns were noted about Cowley Road and Mostyn Road.

All elements of the consultation consistently reflected concerns about personal safety and security on the estate, the need for good parking arrangements, reduced traffic and road safety, accessible community facilities which met the needs of all sections of the community, improved lighting and CCTV and a wish to see high-quality design and build of new homes that were economic to run and easy to maintain.

Those who took part generally welcomed the consultation on the draft guidelines. There was concern that this consultation was happening after the master plan process rather than before and this led to some confusion about what was seen as a further round of consultation following the master plan development and ballot which took place last year. The responses set out in this report can be used by the Myatts Field North PFI Board so that it can continue consultation as the project develops with the benefit of this detailed feedback.

Representatives from the Patmos Area Community Conservation Association (Pacca) felt they had been excluded from consultation on the Myatts Field North proposals and had therefore been unable to join discussion about matters that affect the whole neighbourhood at an early enough stage to influence decisions. Their particular concerns included a wish that the PFI area include at least Silverburn House, that traffic flow was not increased along Patmos Road or the one way system, that home zones be created for Patmos Road and that the bulk of development was not focused on that area, particularly buildings above four storeys in height.

A number of responses did not concern planning issues and were therefore not directly relevant to the consultation, for example what

size of homes tenants would be moved into. These issues will be passed to the Myatts Field North PFI team so that they are able to respond to residents with information as appropriate.

2. Consultation aims, programme and method

2.1 Aims

The Development Planning Guidelines for Myatts Fields North will frame the renewal of that 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.

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

2.2 Programme

Stage 1

Stakeholder workshop	November 2005
Draft guidelines complete	January 2006
Council Executive approval	February 2006

Stage 2 Public Consultation

Newsletter and survey delivered	March 2006
Exhibition	March 2006
Workshops	March 2006
Survey and canvassing	March/April 2006

The consultation period was initially set at four weeks, however this was extended to eight weeks to allow more time for people to take part, and also because in response to some neighbouring residents saying they had not received the newsletter and survey forms.

2.3 Method

Consultation was required with a range of groups to enable the Development Planning Guidelines to be drafted. We began by interviewing key members of the team involved in the project to discover what had worked well on consultation to date and what could be improved upon. The PFI project has already been the

subject of significant consultation and it was acknowledged that it might be difficult to engage people in discussion about the draft Development Planning Guidelines.

The consultation strategy had two stages.

Stage 1

The first stage of consultation was designed to inform the preparation of the draft guidelines. The following groups were contacted and advised of the role of the guidelines and the process for production, consultation and adoption.

- Internal Lambeth Council departments
- Myatts Field North stakeholders
- Other statutory bodies
- Local community and amenity groups
- Ward members

This was also an opportunity to gather input from these groups as to how the guidelines should reflect the vision of the Myatts Field North PFI and what they saw as necessary for the successful regeneration of the area.

Information from the meetings and written submissions were collated and used to support the development of the guidelines.

Appendix i shows the list of stakeholders contacted

Appendix ii gives the results of consultation for this stage

Stage 2

The second stage of consultation took place once the draft guidelines were produced and approved by the Council. The audience for this stage of the consultation was as for stage 1 with the addition of Myatts Field North residents and residents in the surrounding area. (See map at Appendix iv)

2.3.1 Summary of draft guidelines

A newsletter with a summary of the draft guidelines (Lambeth Planning News March 2006) was produced and sent to all local residents as above and the groups listed above. A total of 2355 newsletters and surveys were distributed.

The newsletter introduced the draft guidelines by briefly setting out the principles proposed for:

- Access and movement guidelines/Streets and main routes
- Land use
- Open space,
- Scale and density of development
- Design
- Sustainability
- Specific guidance proposed

The newsletter included invitations to an exhibition and workshops for people to come and find out more about the draft guidelines and give their comments. The newsletter also stated where the draft guidelines could be viewed locally, how to access them on the Council's website and who to contact for more information.

A copy of the newsletter is at Appendix iii

2.3.2 Survey and canvassing

2355 survey questionnaires were distributed to all residents and other local stakeholders with the newsletter. The formal consultation period initially ran from 13 March to 7 April 2006 and there was free entry into a prize draw for £50 shopping voucher to encourage people to respond.

Individually addressed surveys were sent to all homes on the Myatts Field North estate, with a reminder letter and further surveys and reply paid envelopes sent out to non-respondents two weeks later.

In order to maximise responses, three local residents were briefed and employed as canvassers to follow up the surveys and encourage people to respond. The canvassers were instructed to let people fill in the forms themselves, but could provide assistance where requested. One canvasser was Spanish-speaking to reflect one of the major groups on the estate. Translated materials were also available on request.

Newsletters and surveys were hand-delivered to properties in the neighbouring area.

Appendix iv shows the area surveyed

In response to a report that not all neighbouring residents had received surveys, 200 further copies were delivered to the Patmos area and further visits made by the canvassers to check delivery and encourage the return of completed surveys from Patmos, Cowley and Myatts Field South estates. The survey period was extended accordingly and closed on 2 May 2006.

A total of 2355 surveys were delivered. 243 surveys were completed and returned. This is a response rate of 10.32%.

The data was collated and analysed at the end of the consultation period and the results are shown in section 3. of this report.

Appendix v shows the letter and survey questionnaire

2.3.3 Exhibition

Tibbalds facilitated an exhibition on Saturday 18th March 2006 at the Bramah Green Community Centre. Officers from the Council's planning department and the PFI team were also available to answer questions.

Using display boards based on the main themes and a PowerPoint presentation, the guidelines were introduced and discussed. The facilitators recorded comments and people attending were encouraged to complete feedback sheets as well as the survey questionnaire if they had not already done so.

28 people visited the exhibition.

*Appendix vi shows Tibbalds' materials used at the exhibition
Appendix x sets out the responses received at the exhibition*

2.3.4 Workshops

Two workshops were held at the Bramah Green Community Centre on 30th March.

The summary and survey asked for people who were interested in taking part in a workshop to contact Johnson Pancucci. People were also recruited from those who attended the exhibition.

To attract participants, a fee was offered when advertising the workshops. £20 was paid to each of the participants unless they were there as part of their employment or did not wish to be paid.

Both workshops began with a PowerPoint introduction to the draft guidelines and then discussion followed around the main themes, using the same display boards as used at the exhibition. The facilitators of the discussion made notes. Participants were encouraged to complete a feedback form at the end of the workshop.

Workshop 1 ran from 1 to 3pm and was attended by 14 people. Workshop 2 ran from 6.30 to 8pm and was attended by 11 people.

Feedback received at the workshops is set in Section 4 below.

2.3.5 Other consultation

A meeting was organised by Pacca (Patmos Area Community Conservation Association) on Saturday 8th April at 6pm. Six residents were present from the Patmos Road area, with Clive Fraser in attendance, representing Lambeth Planning Service.

Clive Fraser of Lambeth Planning took residents through the display boards used at the previous exhibition and workshops.

A concern for the meeting was any increase in traffic along Patmos Road, permeability and access to green space, and possible height and location of new buildings facing onto Patmos Road, including the relocated Health Centre. The meeting was also concerned that Silverburn House was excluded from the redevelopment proposals.

Clive Fraser also explained and noted an extended timescale for further comments on the draft guidelines to be made.

2.3.6 Myatts Field North PFI Board

Tibbalds attended a meeting of the Myatts Field North PFI Board on Tuesday 21st February 2006 to introduce the draft guidelines and stage 2 of the consultation process.

Appendix vii gives the minutes of this meeting

2.3.7 Consultation Response

The response to the survey (10.32%) was good and while the majority of responses came from Myatts Field North (79%), 18% were received from neighbouring residents and 3% from stakeholders.

For the exhibition, the turnout was low. This may be a result of the considerable consultation that has already been carried out by the PFI team which culminated in the ballot held last year. The paid workshops were better attended and a wider range of people took part.

There were two written responses received from the groups of stakeholders consulted, they were the Myatts Field North PFI Board and the Patmos Area Community Conservation Association. Their responses are noted in section 5.

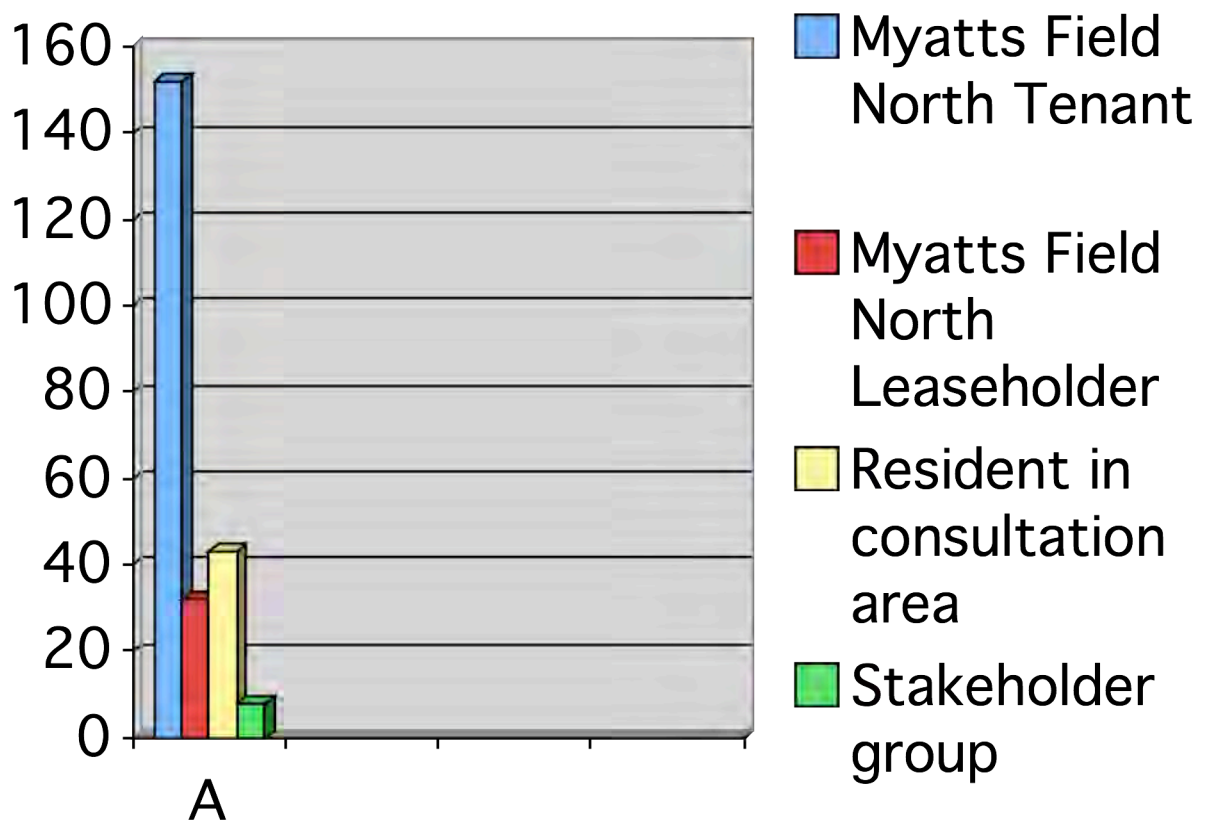
3. Survey Results

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

This section shows a breakdown of the results by question

3.1 Question 1 - About you

Of those who responded to the survey 152 (65%) were tenants at Myatts Field North and 32 (14%) leaseholders. 43 (18%) were residents in the adjoining area and 8 (3%) were other interested parties.



3.2 Question 2 – Access and Movement Guidelines

	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%)

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.

3.3 Question 3 – Land use guidelines

	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%)

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.

3.4 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 reprovision of sports pitch	159 (72%)	27 (12%)	19 (9%)	4 (2%)	12 (5%)

3.5 Question 5 – Scale and density guidelines

	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%)

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.

3.6 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%)

3.7 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

3.8 Survey comments

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

COMMENTS	
Streets and main routes	
Parking for residents and parking control	9
Reduce traffic/one way systems	7
Measures needed to reduce street crime	8
Land use	
Open space to be kept	5
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

Continued

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

4. Feedback from consultation events

The following issues were raised at the workshops:

General

- Myatts Field North should not be seen as an island
- Christchurch School should be included in the redevelopment
- This consultation should have been carried out before the master plan was produced
- Stakeholder consultation could have been better, particularly the community living in the Patmos Road area
- Concern that homes for sale would be on the best parts of the site, overlooking the park
- What is proposed for Patmos Lodge in future?
- Consultation needs to continue on the estate and with the wider area as the project develops

Access and Movement/Street and main routes

- Road junctions at Cowley, Mostyn and Akerman Roads need to be improved
- Existing roads are too narrow, particularly Patmos and Mostyn Roads
- Home Zones should be created and traffic calming put in place
- Patmos Road cannot accommodate 2 way traffic and should remain one way
- A pedestrian connection to Myatts park would be good
- A north-south route should be considered
- Mostyn Road should be widened
- Link the Patmos Road area to the new park
- Improve Patmos Road, including access on to new green space and play areas
- Health Centre must have its parking within its site
- May need more bus routes/amendment to current routes

Open space

- Will the community centre be replaced?
- Vassall Vision consultation should be considered
- Green pedestrian links are a good idea
- There should be no loss of green space
- Avoid 'dead space' as currently exists

Scale and density

- Can the park be smaller and give more space to low-rise housing and avoid the need for high rise
- Six storey development on Patmos Road is inappropriate
- Tall buildings could be better located
- PFI Board only approved 4 storeys maximum during master plan process. Six storeys not acceptable
- Taller buildings should not contain family (3 bedroom and above) homes
- Can Tindall Street be included in the proposals to reduce the need for tall buildings?
- Use the existing underground parking for the health centre

Design

- There should be no difference between homes for sale and homes for rent
- Consider the hidden population on the estate and its need to be rehoused
- Need to retain all sections of the community
- High standards of design essential
- Design to reduce crime

Sustainability

- Homes must be fuel efficient to reduce costs to residents

Building height

Tibbalds explored the particular question of building height at the exhibition and workshops.

The master plan architect, Levitt Bernstein had reported to Tibbalds that the four storey maximum height in the master plan came from residents' understanding that blocks above four storeys require lifts which are, in their experience, poorly maintained and therefore unreliable. The draft guidelines therefore suggested that higher blocks were possible in some areas, but should not be offered to existing residents.

Discussion at the workshop drew out further resident concerns that family homes should have good amenity space, ideally a private

garden, and should be on lower levels in any new buildings. There were also fears that taller blocks would lead to insecurity as access to block entrance lobbies would not be successfully restricted by an entry phone system.

The table below records the written feedback given by the participants at the end of the sessions.

COMMENTS	
Streets and main routes	
Reduce traffic/keep one way systems	8
Junction with Mostyn Gardens too small for proposals	3
Reinstate a north-south vehicle route through the estate	3
Create home zones for the Patmos Road area	2
Land use	
Open space to be kept	4
Less green space to allow low rise development	1
Safe play and sports areas for all ages	1
Community facilities	4
Area of redevelopment should be larger	1
Improve balance between green space and housing	2
Locate health centre on Akerman Road	1
Open space	
Park should be relocated/spread through development	4
Create green and play spaces by Patmos Road	2
Retain green space either side of Akerman Road	2
Scale and density of development	
Low rise (four storey maximum) preferred	5
Less density preferred	3
All homes to have private amenity space	2
Two storey on Patmos Road to match existing height	2
Design and sustainability	
Good internal space standards	1
Improved CCTV	1
High quality materials	3

To be environmentally friendly	3
Needs of people with disabilities to be met	2
Improved lighting	1
Integrate homes for sale and rent	2

Specific guidance proposed	
Demolish Silverburn	2
Other	
Like for like homes to be offered to residents whose homes will be demolished	1
Need police patrols	1
Local retail and business facilities	2
Facilities for young people	3
Information not clear	1
Consult further and with wider area	6
Rehouse older children within new development	1
When will work begin? What is the programme	2
Homes and neighbourhood to be better maintained	
Community facilities to cater for all parts of the community	2

5. Feedback from stakeholders

5.1 Myatts Field North PFI Board

The Myatts Field North PFI Board reported a concern that the draft Development Planning Guidelines did not match their commitment to a maximum of four storeys throughout the development.

5.2 Patmos Area Community Conservation Association (Pacca)

A letter was received from Pacca (see Appendix ix) which urged full consultation on any boundary or traffic flow issues, opposing the development of high rise dwellings on Patmos Road and Tindall Street and calling for Silverburn House on Patmos Road to be included in the regeneration plans for the area. Pacca is also calling for:

- Patmos Road to remain one way
- Permeability for vehicles through Myatts Field North
- Home zones
- No new buildings on Patmos Road higher than two storeys except where three storey buildings are being replaced
- Protection for existing trees
- Retention of open space on the border of Patmos Road and Myatts Field North with improved recreational facilities
- New health centre to be located on Akerman Road
- Use of the underground parking on Tindal Street
- Redevelopment of Silverburn House

A petition with 40 signatures was also received from Pacca as follows:

'We the undersigned do not agree with current proposals for Myatts Field North where they do not reflect the needs of our community:

- We demand full consultation on any boundary or traffic flow issues
- We oppose the development of high rise dwellings on Patmos Road and Tindal Street
- We demand the demolition of Silverburn House'

5.3 Ward Councillor

'I would like to see building heights reduced, and believe a reduction in green space to accommodate this would be acceptable.'

5.4 Brixton Children's Centre

'Brixton Children's Centre will provide a range of services for families with young children living in the Myatts Field area facilities include:- Child care for up to 25 children under 3, a nursery class for 26 children 3-4 and a creche for 25 children 1-4 years.

Family services will be based in the building and include health visitors, midwives and dieticians. There will also be a range of advice and information services including job centre plus and training advice. Facilities include a training room for up to 15 adults.

The centre also has a garden/ play area adopted for use by children with disabilities. The centre will open in Sept 2006.'

5.5 Former Neighbourhood Co-ordinator for Vassall ward

'1.Ensure there is high quality sports and play provision for children and young people, taking into account any increases in population density.

2.Retain the CCTV system.

3.Community facilities should accommodate activities for families and intergenerational groups.

4.Distribute community facilities, including sports and play facilities, across the re-development area.

5.Ensure that at a minimum, all existing service provision and the buildings they are delivered from, are retained or replaced.'

6. Conclusions

The majority of those consulted agree with the draft Development Planning Guidelines, the notable exceptions to this are:

Access and movement guidelines/Streets and main routes

There is concern that the traffic and parking situation around Myatts Field North will worsen with the redevelopment and the planned increase in the number of homes. The Development Planning Guidelines should require developers to carefully consider and develop proposals that minimise the impact on the surrounding areas.

Land Use

While people agree that there should be no net loss of open space, there was support at the consultation events for a smaller park either to allow a predominantly low-rise development and/or to give more open spaces throughout the development. The guidelines should therefore be sufficiently flexible to allow this.

Scale and density guidelines

Building heights

Throughout the consultation, some people expressed concern at new buildings above four storeys. This partly arises from people not wanting to live in blocks higher than this as they fear lifts will fail, service charges will be high in blocks with lifts and security will be compromised.

For residents neighbouring the estate there were concerns expressed that taller blocks will overshadow them and act as a barrier between Myatts Field North and the rest of the neighbourhood. This was particularly a concern expressed by residents from the Patmos Road area, but also by a resident of Myatts Field South.

The survey results show that 60% of respondents agree or tend to agree with the range of storey heights proposed in the draft guidelines while 30% disagree or tend to disagree with 10% expressing no preference.

The consultation overall therefore indicates that a range of storey heights is possible as set out in the draft guidelines, but the

possible location of blocks which are more than four storeys high should be carefully considered in conjunction with residents and other stakeholders as part of the scheme development process.

Density

Generally those consulted accepted that some increase in density was necessary to enable a viable redevelopment scheme. However all were keen to keep any such increase to a minimum and insisted on high-quality design and robust building using high-quality materials to ensure the new development could be well maintained.

People with disabilities

There are a number of households at Myatts Field North in which there are people with disabilities. From comments made both in response to the survey and at the events it is clear that very careful consideration needs to be given to the rehousing of these households where their homes are due for demolition. Where residents remain in their home and new buildings are constructed nearby, the arrangements for access must be of the same high quality to be achieved across the rest of the project.

Consultation

It is essential that planned, comprehensive and appropriate consultation continues with residents of Myatts Field North and the neighbouring areas as plans develop, particularly in those areas of concern noted in the survey and other consultation.

Comments were received from many residents wanting to know more about what was proposed and how they can continue to give their views and keep up to date with the scheme as it develops.

Johnson Pancucci for Tibbalds Planning and Urban Design

5th June 2006

consultation report appendices

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consultation report appendix i

Stakeholders contacted

PROJECT BOARD		
Cllr Keith Fitchett		LB Lambeth
Cllr Alex McKenna		Lambeth
Mary Lynch		Lambeth
David Thompson	Divisional Director of Strategy	Lambeth
Debbie Hunter	Acting AD Strategy and Partnership	Lambeth
John Denny	Head of Business and Planning - Finance	Lambeth
Marjorie Landells	Project Board Member	Vassal Area Regeneration Group
Robert Overall	Project Board Member	Myatts Field Park Friends Group
David Lawrence	Executive Director for Environment	Lambeth
Owen Barclay	Interim Divisional Director Environment	Lambeth
Zbig Blonski	Contracts Manager - Legal Services	Lambeth
Abiola Olatunji	Head of Strategic Planning	Lambeth
Paul Southwell		Myatts Field North TMO
Aderonke Ayoola	Chair	Cowley EMB
Vivienne Nethercott	Manager	Cowley EMB
Eileen Stockley		Church Manor Residents Group
Jean Carpenter		Paulette Area Community Association
Adeline Aina		Holland Grove RTA
Victoria Sherwin		PACCA (Patmos Area Community Conservation Group)
Lady Lindsay Avery	Myatts Field Park Project	
Judith Hutchinson		Minet Conservation Association
John Russell		The Southwark Diocesan Board
Rob Elliot		Metropolitan Police
Leo Jack		Vassall Youth Partnership
Kema Mardi		Vassall Youth Partnership
Jane Cruse	Head Teacher	Head Teacher
		St John the Divine Primary School
Chris Cosgrave	Headteacher	
Wendy Jacobs	Acting Head Teacher	Christ Church Primary School
Rosemary Mallet		Christ Church Parish

Geraldine Abrahams
Kenny Gibson
Liz Michael
Mo Ali
Patrick Hammill
Liz Atkinson
Daniel Sabbagh

Kevin Donnelly
Jenny Williams
David Lawrence
Ian Freshwater
George Marshman

Cynthia Roomes
John Readman
Paul Gralton

Francis Forrest
Binnie Crookes
Lee Parker
Uzo Nwanze
Paul Gibbs
Kelly Renzello
Martin Rackauskas
Gerald Gohler
Helen Ridge
Mark Picksley
John Lissimore
Hamish Mclauchlan
Councillor Sawdon

Richard Lancaster

Lambeth Primary Care Trust
Lambeth Primary Care Trust
PPCR
PPCR
Levitt Bernstein
LB Lambeth
LB Lambeth
LB Lambeth

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Ward Councillor
Ward Councillor

CYPs

Assistant Director, Disabilities and
Older Persons
Neighbourhood Co-ordinator

North Lambeth Town Centre Manager

Head of Transport Planning
Head of Assets Strategy
BSF
Adult and Community Servs
Crime Prevention Design Advisor
Access Officer
Head of Arts
Corporate Consultation Manager
Environmental Development Manager
Environment
Executive Member Community Safety

Transport

consultation report appendix ii

Results of stage 1 consultation

Appendix ii Results of stage 1 consultation

MYATTS FIELD NORTH DEVELOPMENT PLANNING GUIDELINES - CONSULTATION

Stakeholder Workshop held in the Patmos Community Centre, 10th November 2005

On behalf of Lambeth Council's Planning Department, Tibbalds Planning and Urban Design and Johnson Pancucci facilitated the first stage of consultation for the production of the Myatts Field North draft Development Planning Guidelines. This was a Stakeholder Workshop to introduce the role of the Development Planning Guidelines and to establish key issues and priorities for a range of stakeholders.

A PFI Project Board that includes local residents and stakeholders is developing the regeneration proposals for Myatts Field North. The proposals have been the subject of major consultation with residents across the estate and with local stakeholders such as the Primary Care Trust, local schools and active interest groups.

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 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

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.

consultation report appendix iii

Newsletter with summary of guidelines

lambeth planning news

March 2006

Myatts Fields North Draft Development Planning Guidelines

Public Consultation

Have your say in the future development of Myatts Field North

Following the Myatts Field North residents' ballot of July 2005 to support the Private Finance Initiative (PFI) redevelopment scheme for the estate, the Council has approved draft Development Planning Guidelines for public consultation. The purpose of this newsletter is to seek your views on the guidelines before they are finalised.

The guidelines are based on the Council's strategies and other relevant policies as well as local consultation. Once approved, they will inform and guide the future development of the Myatts Field North area.

The vision for Myatts Field North is for:

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

To achieve this a substantial amount of the estate needs to be redeveloped and the remainder improved, re-providing the existing number of homes, as well as building further new homes to support the redevelopment of the estate.

The Development Planning Guidelines provide guidance on how this can be achieved and the basis for considering future proposals.

Enclosed in this pack is also a survey for you to complete and return in the reply-paid envelope provided by 7 April 2006

There will be a lucky draw of surveys returned with a £50 shopping voucher for the winner.



Lambeth
Planning

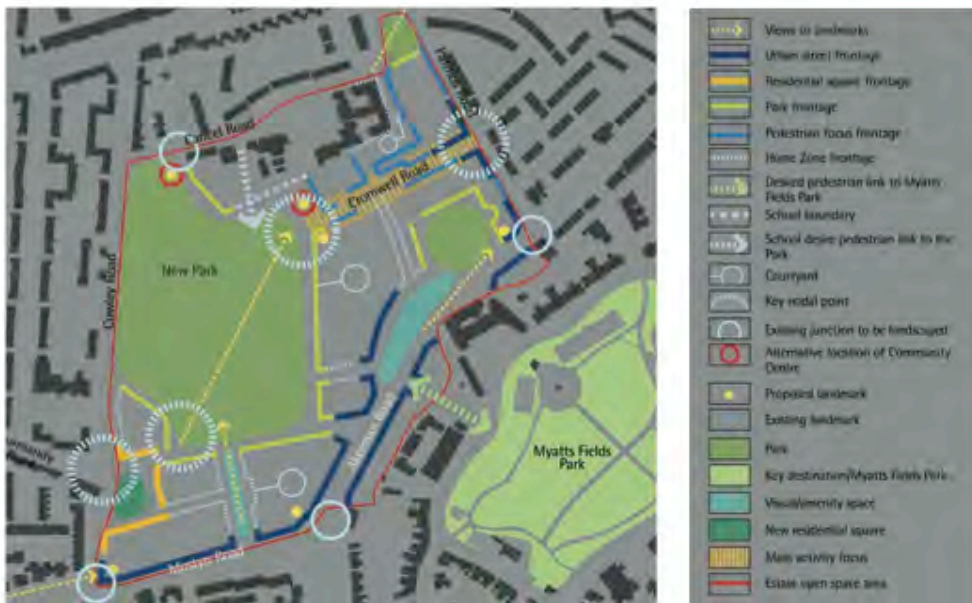
Principles for future

The draft guidelines propose the following key principles, a number of which were established through consultation on the master plan.

Streets and main routes guidelines



- The creation of a network of more traditional streets that connect local destinations and public transport routes
- Integrate the estate into the wider area, but avoiding rat runs
- Each open space and route must have a clear role and purpose
- All routes to be well-lit and overlooked
- A main pedestrian route across the park connecting Cromwell Road and Melbourne Square/Brixton Road
- On-street car and cycle parking
- Incorporating street trees to form avenues on key routes
- Good refuse, recycling and servicing facilities
- Promote a new green link between Mostyn Gardens and Myatts Field Park



Urban design strategy for the area, illustrating the principles for building fronts, spaces and urban blocks.

ure development

Land use guidelines

- No overall loss of open space
- Reinstatement of the former Melbourne Square along Cowley Road
- Community facilities improved and re-located to better meet the needs of the community
- An improved local centre to be the focus for community and retail use along Cromwell Road
- Safeguarding adequate school and pre-school provision
- New homes with a greater diversity of tenures and types of housing
- All homes to have appropriate amenity space or good access to local green space

Open space guidelines

- A new high quality landscaped park to replace Mostyn Gardens
- A variety of enhanced public open spaces, which meet the needs of a range of user groups
- Improved play and recreational facilities and re-provision of sports pitch
- Provision of high quality public areas
- A programme of tree planting

Scale and density of development

- 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
- A small increase in current density to create additional new homes to support the redevelopment of the estate

Design guidelines

- Future development should have a strong, distinctive character and relate well to the rest of the neighbourhood, including the adjacent conservation areas
- New development must integrate with existing housing to be retained, including for example Carlton Court
- Create a range of types of housing in high quality buildings that form pleasant and attractive streets

Sustainability guidelines

- Giving careful consideration to meeting the needs of the area and its community in the long term
- Providing local community services in convenient locations, improving the ease of movement to them, and making journeys to those further afield more convenient
- Comply with the objectives of sustainable construction and best practice to reduce energy demand, incorporate energy efficiency and renewable energy generation



Guidelines for specific areas

While the draft guidelines contain guidance specific to the area, they are flexible enough to allow for change over time.

Find out more and tell us what you think

Throughout March we will be consulting on the draft guidelines.

Come to the exhibition!

10 to 3pm

**Saturday 18
March, 2006**

**Bramah Green
Community Centre,
40 Bramah Green,
SW9 7RG**

Staff from the Council,
Tibbalds and the PFI
project will be there to
listen to your comments
and answer your
questions.

You can see the draft
guidelines at the Minet Library,
52 Knatchbull Road SE5 or at
the Myatts Field North TMO
Office, Foxley Square. You can
also see them online at:

Survey

Enclosed with this summary is
a survey for you to tell us what
you think about the guidelines.
Please complete the survey
form and return it in the reply
paid envelope supplied by
7 April 2006.

Workshops

We will be holding workshops
to discuss the draft guidelines.
If you are interested in coming
along, please phone Lesley
Johnson on 020 8699 7515 by
14 March 2006. We value your
time and will be making a
small payment to those who
attend the workshops.



Translations

If you would like this
information in large print,
Braille, audio tape or another
language, please call Lambeth
Council on 020 7926 1195

Pour obtenir une explication
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020 7926 1195

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en su idioma natal, llamen al
teléfono del Ayuntamiento de
Lambeth 020 7926 1195

Haddii aad jeceshahay inaad
warbixintan ku heshid luqad
kale, fadlan la xiriir 020 7926
1195

www.lambeth.gov.uk/Services/HousingPlanning/Planning/MyattsFieldNorthDraftDPGJan

Printed and published by Tibbalds Urban Design and Planning on behalf of Lambeth Council.


Lambeth
Planning

consultation report appendix iv

Map of survey area

Appendix iv Map of survey area

London Borough of Lambeth



consultation report appendix v

Survey questionnaire

Appendix v Survey questionnaire



March 2006

Myatts Field North - draft Development Planning Guidelines Public Consultation

The Council has now approved Development Planning Guidelines for Myatts Field North in draft form and has published them for public consultation.

These draft Guidelines have been put together to guide the regeneration of Myatts Field North and have been produced after taking into account the Planning Policies in the Unitary Development Plan and the initial proposals prepared by the Myatts Field PFI team and their Masterplanners, following extensive consultation with estate residents.

The Council would like to hear your comments on the draft Guidelines.

We have enclosed a newsletter that explains the draft Guidelines, and the public consultation process. Also enclosed is a survey for you to complete and return in the reply paid envelope provided by **7th April 2006**.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Clive Fraser".

Clive Fraser
Team Leader - Implementation
Lambeth Planning Service

The newsletter enclosed with this survey outlines the draft Development Planning Guidelines for Myatts Field North. We want to know what you think.

Please tell us if you agree or disagree with the following guidelines for Myatts Field North.

Please return the survey in the reply paid envelope provided by 7th April 2006. There will be a lucky draw from all surveys returned with a £50 shopping voucher for the winner.

Helpful hints for completing this questionnaire

- Please read the instructions for answering each question carefully. Most questions ask you to "tick one box only".
- Please read each question carefully and tick a box to indicate your answer.
- The survey should take no longer than 5 minutes to complete.
- If you have any queries about the questionnaire please do not hesitate to contact Harriet Murray at Snap Surveys on 01454 280865.
- Once you have completed the questionnaire please return in the pre-addressed envelope supplied. You do not need to add a stamp.

About you

Name

Address line 1

Address line 2

County

Postcode

Q1 Are you? Tick one box only

- Myatts Field North Tenant
 Myatts Field North Leaseholder
 Resident in adjoining area
 Other Interested Party

Q1a If other interested party, please specify

Access and Movement Guidelines

Q2 Please state if you agree or disagree with the following guidelines for Myatts Field North. Tick one box only

	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrate the estate into the wider area, but avoiding rat runs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Each open space and route must have a clear role and purpose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All routes to be well-lit and overlooked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A main pedestrian route across the park connecting Cromwell Road and Melbourne Square/Brixton Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-street car and cycle parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote a new green link between Mostyn Gardens and Myatts Field Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land use Guidelines

Q3 Please state if you agree or disagree with the following guidelines for Myatts Field North. Tick one box only

	Agree	Tend to agree	Neither Agree or Disagree	Tend to disagree	Disagree
No overall loss of open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinstatement of the former Melbourne Square along Cowley Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities improved and re-located to better meet the needs of the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A improved local centre to be the focus for community and retail use along Cromwell Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safeguarding adequate school and pre-school provision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New homes with a greater diversity of tenures and types of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All homes to have appropriate amenity space or good access to local green space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Open Space

Q4 Please state if you agree or disagree with the following guidelines for Myatts Field North. Tick one box only

	Agree	Tend to agree	Neither Agree or Disagree	Tend to disagree	Disagree
A new high quality landscaped park to replace Mostyn Gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A variety of enhanced public open spaces, which meet the needs of a range of user groups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An improved play and recreational facilities and re-provision of sports pitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Scale and Density of Development

Q5 Please state if you agree or disagree with the following guidelines for Myatts Field North. Tick one box only

	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A small increase in current density to create additional new homes to support the redevelopment of the estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design

Q6 Please state if you agree or disagree with the following guidelines for Myatts Field North. Tick one box only

	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New development must integrate with the housing to be retained, including for example Carlton Court	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create a range of types of housing in high quality buildings that form pleasant and attractive streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sustainability

Q7 Please state if you agree or disagree with the following guidelines for Myatts Field North. Tick one box only

	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other comments

Q8 Please use the space below to give us other comments you wish to make.

We will be holding workshops to discuss the draft Guidelines. If you are interested in coming along, please phone Lesley Johnson on 020 8699 7515 by 18th March 2006. We value your time and will be making a small payment to those who attend the workshops.

Thank you for completing this questionnaire. Please return it as requested in the pre-paid envelope provided by 7th April 2006.

consultation report appendix vi

Exhibition materials

Appendix vi Exhibition materials

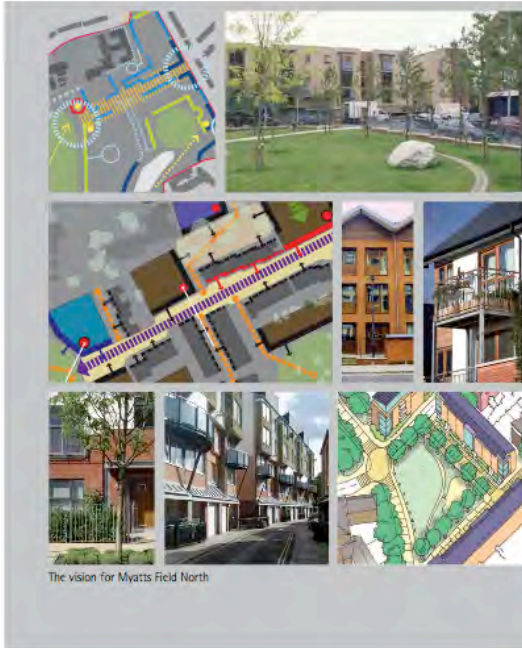
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myatts fields north

The Guidelines have been prepared to:

- Guide the future redevelopment of Myatts Field North.
- Assist in the consideration of future planning applications for Myatts Field North by providing guidance to supplement the London Borough of Lambeth's Adopted Unitary Development Plan and the Revised Deposit Plan.
- Support and develop the preferred strategy promoted by the PFI/Housing Team.
- Create a balanced vision for redevelopment of Myatts Field North.
- Promote best practice in urban design and sustainability.

It is anticipated that the Development Planning Guidelines will be formally adopted by the Council as part of the emerging Local Development Framework.



The Vision

The guidelines contain a vision for the redevelopment of the area. This is intended to summarise the many different requirements for regeneration of Myatts Field North, as follows:

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

Development Guidelines

In order to achieve the vision, a number of development objectives underpin the Guidelines and set broad requirements for the redevelopment. These relate to a series of 'development layers', covering the following topics. Each of these is described on the remaining boards.

- Access and movement
- Land use & sustainability
- Open space and public realm
- Scale and density of development
- Urban design

In addition, more detailed 'area-specific' guidance is provided for key areas within Myatts Field North as follows:

- Cromwell Road / Foxley Square
- New Melbourne Square
- Mostyn Road / Akerman Road
- Charles Edward Brooke Lower School Site

Purpose of the Development Planning Guidelines



Access and Movement Guidelines

- The access and movement objectives in relation to vehicles are identified as:
- Creation of a network of more traditional streets that connect local destinations and public transport routes.
 - Integration of the estate into the wider area, but avoiding rat runs.
 - On-street car and cycle parking
 - Good refuse, recycling and servicing facilities.

- The access and movement objectives in relation to pedestrians and cyclists are identified as:
- Identifying a clear role and purpose for each open space and route.
 - All routes to be well lit and overlooked.
 - A main pedestrian route across the park connecting Cromwell Road and Melbourne Square/Brixton Road.
 - Incorporation of street trees to form avenues on key routes.
 - Promotion of a new green link between Mostyn Gardens and Myatts Field Park.

Access and Movement Guidelines



Land Use Guidelines

- The land use objectives are identified as:
- No overall loss of open space.
 - Reinstatement of the former Melbourne Square along Cowley Road.
 - Community facilities improved and re-located to better meet the needs of the community.
 - Improved local centre, to be the focus for the community and retail uses along Cromwell Road.
 - Safeguarding adequate school and pre-school provision.
 - New homes with a greater diversity of tenures and types of housing.
 - All homes to have appropriate amenity space, or good access to local green space.

Best Practice Photographs



Sustainability Guidelines

- The sustainability objectives are identified as:
- Giving careful consideration to meeting the needs of the area and the community in the long term.
 - Providing local community services in convenient locations, improving the ease of movement to them and making journeys to those further a field more convenient.
 - Comply with the objectives of sustainable construction and best practice to reduce energy demand, incorporate energy efficiency and renewable energy generation.

Land Use and Sustainability Guidelines



Open Space and Public Realm Guidelines

The open space and public realm objectives are identified as:

- New high quality landscaped park to replace Mostyn Gardens.
- A variety of enhanced public open spaces, which meet the needs of a range of user groups.
- Improved play and recreational facilities and re-provision of the sports pitch.
- Provision of a high quality public realm.
- Programme of tree planting.

Best Practice Photographs



A variety of high quality spaces should be integrated into the urban fabric

Open spaces and public realm should be accessible for all members of the community and be pleasant spaces that allow for a variety of activities

Development overlooks and creates a sense of enclosure to parks and squares

Streets are to be treated as spaces in their own right and should accommodate pedestrian cyclists and cars in a safe and secure manner. The pedestrian environment can be enhanced by home zones and traffic calming measures

Open Space and Public Realm Guidelines



Scale, Density and Character Guidelines

The objectives in relation to the scale, density and character of development are identified as:

- Generally new buildings are 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 may be appropriate.
- A small increase in current density to create additional new homes to support the redevelopment of the estate.



Best Practice Photographs



Strong roof forms can enhance street frontages and add to the importance of building groups. Balconies are important elements and create additional activity to the street frontage.



Courtyards are not only parking courts, but should be communal spaces that offer a variety of activities.



A mix of tenure, unit sizes and types is important and allows for an interesting and varied urban form. A combination of terraces and flats creates the opportunity for landmark buildings at corners and other important locations.



Cars need to be carefully integrated into the development considering a variety of different options, i.e. on-street parking in courtyards and garages integrated into built form.

Scale, Density and Character Guidelines



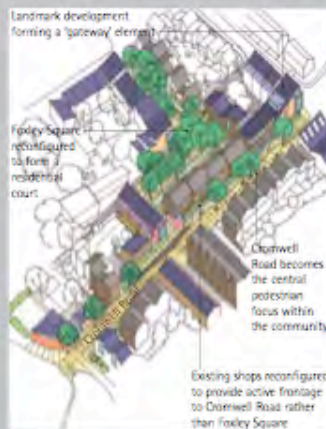
Urban Design Guidelines

- The urban design objectives are identified as:
- New development should have a strong, distinctive character and relate well to the rest of the neighborhood, including the adjacent conservation areas.
 - New development must integrate with the existing housing to be retained, including for example Carlton Court.
 - A range of housing types within high quality buildings that form pleasant and attractive streets.

Area-specific Guidance

Cromwell Road / Foxley Square

The design objectives for the Cromwell Road area are based on the principle of making this the mixed-use activity focus for the community and improving routes and connections, overall visibility and the quality of the public realm.



New Melbourne Square

Recreate Melbourne Square with high quality landscape and residential buildings enclosing and overlooking the space.



Mostyn Road and Akerman Road

Create 'urban streets' with high quality, continuous street frontage, a degree of enclosure, quality landscaping and a pedestrian-orientated environment.



Urban Design Guidelines

consultation report appendix vii

Literal responses to survey

Appendix vii Literal responses to survey

2: No detail shown for houses. Talk only of 3-5 storeys and possible six storey housing. If you want traditional streets there should be two storey houses with gardens. Proposed development shows a lot of open wide space, which will become neglected in use as at present. People would like to live in houses not flats, where they live, i.e. the physical boundaries of their homes is more important than living with landscaped open areas. Houses and bungalows are planned for demolition without being replaced unless there will be tents erected on the open green grass areas.

4: I think the Council are right to do what they are going to do.

5: Front doors and bedroom door should be made wide enough so that you will not have any difficulties in putting your furniture through. Also, bedroom should be a bit bigger than they are now, so that you have enough space to walk and change round your furniture when you get bored looking at it, take a look at the redevelopment at Major Close, SW9 7DY.

6: Do not want to loose the park outside Hammelton Green. Also, buildings should not go higher than four stories high, as we have enough problems with signals for our television, etc., especially facing Patmos Road. New development should be very similar to the houses with odd numbers on Carlton Court.

9: I've lived on the Myatts Field North Estate for 7 years now and for as long as I've been here there has been poor lighting, CCTV that never works (for whatever reason) that might I add we pay for and a park that has never been suitable for our children to play in. I'm looking forward to them having somewhere near and safe to play.

11: I am an old person living in Sheltered Housing (The Cloisters), would all the noise of the work etc. be any trouble to the old people living here?

14: Along Cowley Road, some lovely trees have already been removed without anyone's permission, so what's the point of filling in this form, will anyone take any notice? I don't think so. We need more open spaces especially in Brixton, we have cars parked all along Cowley Road, prostitutes, noise and you are trying to improve things by more buildings.

15: I am the lone parent of 4 children (all under 14) with my eldest who is disabled. I am the owner of a disabled access bungalow at No. 10 Eythorne Road. I am very disturbed by the whole situation of demolition and re-housing. I can just about afford my mortgage however, if my house is newly built it will be beyond my affordability and why should I be put in this scenario. I am very happy with my current accommodation and as this is a bungalow I do not want to live in a place where there are people living above me 2-3 storey. I

want to have the same house with garage, garden, with access to park, large kitchen and reasonable sized bedrooms.

16: I should like to live in as green a neighbourhood as possible, consistent with open streets with minimum security. With a prominent police presence? The elimination of speed bumps by better patrolling by police would be a more civilised step forward!

18: So far the plans are good, but the plan to make Melbourne Mews the main entrances, would not be a good idea.

20: I really enjoy living here, but we could do with regular clean ups and maybe fines for people littering as applied in the Northern Counties of England.

24: Are you going to sell houses to people who already live in Myatts Field North Estate? The service charge and the council tax are too expensive. What can you do about this?

28: We need to make Myatts North a lot different from at present, and that means good quality materials for building, better designs, with traditional type houses or buildings more effective streets with traditional trees light and pavements, on street parking and refuse collections, more affective utility inside each property, what we have at present is inadequate and the building must have sustainability.

33: No overcrowding, small single housing. Small blocks with own garden, garage and dustbins areas, (more block names) not 100's of signs with the same name.

38: No mention of security arrangement and CCTV locations. No mention of local retail/public house facilities.

41: On street parking, by resident only spaces, i.e. too many commuters from other areas parking in local streets. All day until returning at pm to go home. They park and go to work by tube.

42: Buildings should not be high rise or greater than three storey high.

43: It is important to keep as much green space in this area as possible as there are too many flats already with people, too densely populated already. The children and teenagers need space and facilities to play.

47: Pedestrian route access across the park connecting Cromwell Road and Melbourne Square/Brixton Road will invariably attract undesirables in the long run, although it's a good idea initially. New building to be no more than

three storeys high. Anything more will/cannot be properly monitored with regards to communal areas hence back to square one.

50: Disagree strongly with 6 storey buildings surrounding the new estate. Disagree strongly with the proposed new layout, not much different to the present, the new open space is the same, new buildings are packed into one area. As a leaseholder I would like to be bought out as quickly as possible before the next disaster. No confidence in Lambeth's planners, their motto is "build rubbish and pile them in".

52: In my opinion, tenants which access a front/back garden should also get an accommodation with a front/back garden. Tenants should be placed in the same order as they currently are, as neighbours have affiliated and made relationships. Bedroom sizes and numbers should be improved/increased and not decreased.

54: I would like to see building heights reduced, and believe a reduction in green space to accommodate this would be acceptable.

56: I believe the ideas of improvement will reduce the level of crime. But there has been nothing planned for youths.

59: I disagree with the idea of increasing density. I disagree with having up to 6 storey buildings. A maximum of 4 storey is recommended.

60: I would like to know what option of housing we can choose from. Would we get a house if we already live in one. We have a three bedroom house, would we receive the same?

63: No comments.

64: Scale and density of development - I was surprised to read that new buildings may go as high as six storeys. This is much higher than I have been led to believe, through attending various meetings put on for tenant consultation. Land use guidelines - regarding community facilities, as a tenant I am more than happy with the provisions already in place, i.e. health clinic. All other facilities, e.g. shops, are relatively close by, since we are sited near both Brixton and Camberwell. You may have trouble attracting new, local shops to open up, due to crime rates and targeting suffered in this area.

65: I would like to see the whole area looking very nice.

66: If the Council is going to build new houses then they should build with proper materials and not cheap stuff. It is not nice building new houses with bad material, especially like the old Myatts Field buildings, with wood and nothing else. The new places should be brick and block, this would make the houses last longer and save the Council money.

67: The only thing I would like is if you could create a range of houses with high quality building standards, pleasant and attractive streets, in a modern city, etc.

68: Regarding Question 5, on the increase of density to create additional new homes, I agree as long as the new homes have enough space, especially for those with disabled children.

72: Houses, not flats, each one with it's own private garden. Don't knock down Fountain Peace, refurbish it like Carlton Court. We do not want Lego houses like in the Angel Town Estate.

73: 3, 5 and 6, storey buildings is too high. As a lease holder, we disagree to have a big block of flats in front of our homes. To reconsider your street building designs to allow our garden access as they are now. No other garden or building should restrict our access to our homes. Allocated parking, a bay per home, as well as visitor parking spaces, should be considered to all residents.

75: I want my house to be disabled friendly as I have a child in a wheelchair and also, the house to have more space to accommodate my child's needs. Also, my house to have one level only, with a bathroom and toilet equipped especially for his needs. We need a big living room to give time more space to move around and also the bedrooms need to be spacious for the children to enjoy freedom of movement.

77: All parking areas to be clearly marked, clear road marking. Roads built and homes with access to emergency vehicles more available. More lighting provided.

78: Residents should have the option of like for like. All the three bedrooms are maisonettes or houses with own space, i.e. gardens or patios with ground floor access. I strongly feel against the idea of building three bedroom flats. This will enhance the problems we already have on the estate. We also have two toilets, will we have the same facility? I cannot state strongly enough, we want houses not flats. Also, decent parking facilities. New homes should also be a strong quality structure, not cheap and cheerful like other estates.

79: Improvements for parking spaces or parking regulations. More school, like after school clubs and nurseries. Convenient shops. More flats or looking after people who need more rooms, (like two bedrooms or three bedrooms).

81: I think all the shops on the Brixton road should be knocked down and replaced with a undercover mini mall. I think that would solve some of the problems on Brixton Road.

83: A lot of lights off for a long time, including round my house some of them are off for a year.

86: No comment, just want the work to start being done, because this is affecting our lives and putting us all on hold.

89: All the proposals have my blessing and I can't see why anybody would disagree with the planned regeneration.

90: I am unable to tick any boxes as I see a strong bias in the wording. Suffice it to say that I am not in favour of this project and I understand your desire to find a solution to the situation the Council has created for itself. However, I do not believe that heaping folly upon folly is the appropriate response.

92: Having lived here for some 11 years in March, I hope whatever they decide on, that it benefits all, but I dare say not all will be pleased. If it is more safe and secure and pleasant surroundings, and open space, and more lighting and CCTV and structured to try to please all, with continuing public consultation. I am sure that maybe it will end up extremely nice area to live, even those I don't think it is all that bad now, but all improvements must be good.

94: I have a disabled son wheelchair bound, haven't say anything about places for disabled people. I as some other disabled need a bungalow and a garage to keep our car secure and a garden. I said bungalow and garage as it is now in Eythorne Road, Also I need a bedroom next to my son, haven't seen any consultation about our needs. My old car was always vandalised outside our house, now I would not leave my new expensive car on-street parking. I need a garage attached to my house. Look into disabled needs.

95: Is it possible for Normandy Road, Cowley Road and the Brixton Road end of Mostyn Road to be made one way traffic.

97: I have been disabled for the past eight years and I find it hard to get around the estate and I have lived here for over 20 years now.

98: We need more disabled accessibility and place were I can be safe at night and day with my children. Thank you and good luck.

101: If you are to change Myatts Field will it stop gangs of boys coming from other areas to abuse people, and will it stop them robbing people too?

105: I'd like to see the new units incorporated with solar panels and all ground level homes to have gardens and garages. Upper level homes should also have access to amenity space and provided with parking spaces.

106: I think there should be a place for the dogs to go, not use all the green space on the estate. Then the children can play.

107: There is great difficulty in cleaning the windows on Foxley Square from 48-67, the living accommodation above the health centre and creche etc. There are no facilities for disposal of dog mess. I for one pick up after my dog. I have been here 20 years and would love to have some small space to grow a few flowers and get fresh air.

109: Cameras and lighting to be maintained 27/7. Traffic should be one way and muggers corners to end safety for kids and OAP's.

112: No comments.

113: Make sure that tenants get accommodation as they previously occupied.

116: As our houses are due for demolition, we won't be here to see any improvements.

119: The movements to occupy the news homes should be in block keeping the same neighbour. I'm living with my wife, my young son and my older son, adult is important to consider that when we are moved on the new home keep the family together.

123: I have put question marks next to many of your questions because its not clear to me, what you mean.

136: Clearer commitment to improving homes which are to be retained and upgraded. Making timelines/schedule of work available at earliest possible date. Prioritising needs of the older members of the community/estate would be good, particularly when planning location and style of community to local facilities.

137: In the past improvements to the estate has been so badly mismanaged and run out of money. I believe the money which has been provided should be enough that the whole development will be entirely benefited, not halfway we are told that the funds were 'insufficient' that is my main concern. Also, we had to put up with substandard work.

141: By building flats of up to six storeys, the objective of creating a better environment to live in will be defeated. Such a proposal will give the area an "estate" feel to it that it currently does not have. It will also mean that many tenants, like myself, will be forced to move out of a home with a well sized city garden, into what tends to be small flats with no garden and thus creating a suffocating prison like ambience.

142: Brixton Children's Centre will provide a range of services for families with young children living in the Myatts Field area facilities include:- Child care for up to 25 children under 3. A nursery class for 26 children 3-4. A creche for 25 children 1-4 years. Family services will be based in the building and include health visitors, midwives and dieticians. There will also be a range of advice and information services including job centre plus-and training advice. Facilities include a training room for up to 15 adults. The centre also has a garden/ play area adopted for use by children with disabilities. The centre will open in Sept 2006.

145: Although we welcome plans for improving Myatts field North we feel very strongly that no thought has gone into the building of homes to replace the bungalows along Eythorne Road. Most of these house people with special needs, people who need a degree of privacy, i.e. gardens that are not overlooked by the gaping masses, gawping even. We would like to see what plans are being made to keep the small community of people with "special needs" together in housing appropriate to their needs.

147: I would like to see gates put up in Melbourne Mews, as other people are using the Mews as a car park.

148: When are the tenants being rehoused before the work of the estate is to commence, how long will it take.

150: More CCTV and security to be considered on the neighbourhood.

155: No community centre or facilities on new development.

156: And a new estate that will not encourage gathering of youngster around the neighbourhood.

159: Keep lots of green park areas for a green feel to the area.

160: I think that to demolish bungalows that are in a good state is just unjustified. The rest of the estate should have been rebuilt to the original plan of some years ago.

162: Parking bays adjacent to houses. Houses made of bricks as existing, no cheap materials used.

164: This is extremely exciting to finally see a plan being put in place. The plans, on the whole, look very good and will no doubt add value to the community. My only concern are the plans for Melbourne Mews. They seem to lack crucial information. KM located on Melbourne Mews and can't quite visualise where the square will be located, unless in your plan you plan to demolish and reinstate a new development. Plans are not very clear in the pdf on the web. Also, the plan to make Melbourne Mews a main road, mainly

for the entrance for the new Myatts Field Daycare Centre, is NOT feasible. It's very narrow and already we have problems getting in and out, due to non-residence parking along the wall and obstructing the exits, due to their parking. I can see a really big problem with this. I need to see further consultation and a longer term strategy plan for Melbourne Mews, before I agreed to these developments.

165: Please could you use plain English when distributing any future questionnaires, e.g. Q7 Point B, I think I know what you mean, but I am not sure. Please make your points as simple as Q2 Point C, so that you can get a more accurate reply. Sorry if I am a bit fussy. The main issues which cause major problems at present are as follows: personal safety, lighting, noise through walls, no deterrent or fines for people carelessly dumping rubbish, outside gangs, maintenance of the estate by the Council in line with, for example estates in Forest Hill, and insect infestation.

166: Do not agree with buildings more than three storeys high. Do not agree with extra homes for sale. You do not mention security, cameras or the relocated health centre.

167: I don't want to be overlooking a road when I am now away from the road in a nice and quiet space in a safe and secure flat. I am happy where I am now. I worry about having windows which could be easily accessed from the street on landings and stairs. I am totally against selling off public property to private investors. As I live on the Cowley Road side I would like to stay there. Cut traffic down and don't put a high storey building on the crossroad. I don't want to live on the Akermans side of the estate.

171: Planners must be mindful to promote the BEST design and in doing so, promote the NEW, when forming partnerships with developers. Parking and traffic control - there are currently no tabled plans for improvement or change of circulation at the Mostyn Road/Brixton Road junction. The additional housing set for Mostyn Road and the continual use of Mostyn Road by coaches and other vehicles, will add to problems at this junction. The re-opening of the nursery on Mostyn Road will bring children, who currently have no pedestrian crossing. Parking is currently unrestricted on Mostyn Road and for the past 8 years has been unproblematic, with few occasions when parking was difficult. The new development must not alter this status quo to the detriment of the residents. Retain the currently strong green link, via the pocket park outside Mostyn/Brixton junction, from Mostyn/Ackerman Road to Brixton Road, and promote WALKING between the park/adventure playground (Slade Gardens) to Mostyn Park. Link green frontages to Angel Town and Max Roach Park, with new Mostyn Park.

177: I think we should be given homes not flats as the elderly might not be able to climb the stairs.

178: With reference to Q' 4&5. The houses to be retained which include 40, we of the first to be completed when build. As a resident, the oventation of the house, was made so that the living room etc. face Mostyn Road. Important factors to our well being has been the accessibility of the unlocked sunlight and the view of open space. To place up to six stones of housing in front of the row of these homes would significantly reduce the seasonal lighting into each home, It would mean more shadows therefore colder rooms and consequently higher heating bills, especially for the elderly ageing residents. Please, please reconsider the impact of putting higher rise flats in front of the homes that will remain. More consultation please.

181: My own comment is that I don't want eight storeys or seven storeys, simple because most of us are getting old. We need mostly a storey, two or three storeys only.

182: I am unsure as to what, is the next step towards this development finally getting started.

183: I think the bathroom fan in my block, Foxley Square needs to be improved so that there is always fresh air smell, not a bad odour. I have bought air fresheners, but still I cannot get rid of the smell coming from the fan shaft airway. I sometimes smell my neighbours smoking and her food, plus toilet smells daily coming from the bathroom from below flat.

189: I live on Mostyn Road opposite the proposed new development. In many ways I am opposed to this proposed developments, most of all because it means selling off public land into private ownership. I have seen the proposed plans and are very concerned about Mostyn Road being changed so dramatically with new houses of possibly five storeys opposite me whereas it is currently open space, which is pleasant to look out onto. The plan for the new park looked unimaginative and it is a shame that the hills will be removed. I am also concerned about the potential extreme disruption and noise, whilst building works take place.

190: Q2. A main pedestrian route across the park - which park? The 'new park'?! It is not marked on the map. Q2. Promote a green link between Mostyn Gardens and Myatts Field Park. Why? Are you proposing to knock down Charles Edward Brooke School? It doesn't seem to appear on the map. I hear the local police are very concerned about this as it will create a personal security risk on a par with the underpass at Elephant and Castle.

191: I hope that there will be no high rise flats and I think it would be a good idea to have pay phone boxes within the estate. It would be good if each flat has an intercom installed.

193: The entire project was not masterplanned, nothing is where local tenants wanted it. The new park is integral to this project and yet it is not

being moved. The reason it never succeeded in the past, was that, it is not overlooked by the estate next to it, only used for dog walkers to lazy to go to a proper area/park. The same thing will happen again, it must take a central role and be part of all the new housing, not just part of it.

195: Poor quality when design in neighbourhoods has a negative effect on those who live here. The previous planners/designers of Myatts Field simply did not appreciate this. One thing that is absolutely essential is synergy with the existing environment. That means common street furniture whether you are in the estate or outside Common Street signage. Why do we not qualify for the classic black and white street name with the postcode in red? Why does the name Lambeth Housing or TMO have to be emblazoned over in the top left corner? Don't we all pay the same council tax? Please don't recreate ghettos.

196: There has been no street lights for the ten weeks at the top and bottom of Eyithorne Road, it has been reported many times but nothing has been done about it. I think it is time for something to be done about the matter as my daughter is disabled, it is so dark anyone can mug you when walking down the street. Its down to the Council to do something.

198: Carlton Court has already been redeveloped at a cost of 17 million. Parts of Fountain Place has also been redeveloped. 43-57 has not had any redevelopment works done except double glazing windows to the bedrooms. It was the intention of Lambeth to develop the deck levels of Fountain Place to the new format at Carlton Court, they ran out of money. Now the intention is to demolish this block which is only 25 years old, with no major problems only cosmetic why? Looking at other estates in the area they had not been overhauled to such a degree, plus these other estates are older. An example Pauley Road, Thorlands Estate, Cowley Street, Loughborough Estate, Amberly Court, Church Manor Estate. No-one has given the statistics of crime or burglaries and yet they plan to disrupt many peoples lives and put them deeper into poverty why?

201: 1.Ensure there is high quality sports and play provision for children and young people, taking into account any increases in population density. 2.Retain the CCTV system. 3.Community facilities should accommodate activities for families and intergenerational groups. 4.Distribute community facilities, including sports and play facilities, across the re-development area. 5.Ensure that at a minimum, all existing service provision and the buildings they are delivered from, are retained or replaced.

202: Lighting on the road is non-existent. At present I do not even have a street light. I am waiting to hear from you as none of this applies to me until we agree a way forward that will suit me.

203: I have lived in my bungalow for 26 years, it is all my disabled daughter needs, it is excellent for her and myself now I am disabled as well. I do not want to move, if you insist that you are going to demolish our homes I want what we were promised which was like for like. That means a three bedroomed bungalow with 2 gardens and a garage. I will not go into anything else (you are the ones wanting us to go, not the other way round).

204: We are in a disabled bungalow and would like a guarantee that we would be re-located to same or similar.

206: Ref. Q5- I do not feel high storey buildings of 5/6 storey are attractive. They will tend to become smaller inside, as well as congest the estate. One of the best things about Myattsfield North is the space between the blocks as well as the green space. This will decrease on increase of building height and density. I feel more useful to existing tenants would be the shopping facilities and amenities for teenagers - a youth centre for the existing children at Mostyn Gardens.

207: According to the place I've seen, I do not agree that Mostyn Gardens be completely replaced and be re-designed just for people in Myatts Fields. I live in Cowley estate, I do use the park for playing with my children and friends, it is the only open and green space we have around here. In conclusion, I find it quite unfair for us to lose the park.

209: Surprised to note that the development did not reach Langton Road, with so much volume of traffic which is so dangerous. Also, there are a lot of stolen, abandoned cars and other vehicles, particularly on this road and other adjoining roads. Can you do something about this? Your effort will be highly appreciated. There have been abandoned vehicles dumped there for over six months or more. Quite worrying.

216: I do not always feel safe. We need proper street lighting.

225: The new building must look and provide the same functions, the community building must make consideration on the different cultural and age difference that is found in this community.

226: Don't think the new park needs to be so big. The inclusion of a cycle route, as I am a cyclist. Roads to stay similar to what they are now to keep the safety aspect. Community facilities are fine where they are, I think it needs to be re-established to meet more of the community needs. The houses should not be higher than four storeys. Energy saving homes is the way forward. Continuation with recycling plots. Having rubbish bin collection point completely away from houses (as seen on other estates).

229: There are too many estates in the area, it will lead to more crime if more flats are erected. North Brixton is already overcrowded, and also Lothian Estate needs to be fixed first, not just new windows.

230: I think most people would put personal safety and less street crime and vandalism above anything else. The CCTV cameras that were installed do not work and are an expensive, useless decoration. I am sure most people, especially those with families, would prefer to live in a house with a garden, like a lot that were demolished for the re-development. Street houses create a community and a sense of safety.

233: No comment! Keep it green and tasteful.

234: 1. In draft guidelines, Patmos Road is down as becoming two way. a) It was never two way, but you have incorrectly said, again! b) It should not become two way, as it is a small residential street, already overloaded with at least 13,000 cars (ISAPTs report) a day passing through it. 2. The clinic development should take place on Akerman Road. so that open space and play areas can be on the border of Patmos Road and Myah's Field North Estate. Currently children play in the streets, around Patmos Road area, as there is nowhere to play. 3. There should be no buildings, which are no higher than two storeys in keeping with new clinic. 4. The demolition of Silverburn House should be part of redevelopment.

235: The area is already getting more and more crowded, so don't bring more crowds to this area. It would mean more youngsters hanging around in the street, which is intimidating, especially for the older generation.

237: As a tenant living on Tindal Street, I feel the population and housing density is already at an all-time high, with no parking facilities or cycling lanes nearby.

238: I am very much against six storey development, three storeys would be ok.

240: Please do not turn the one way Patmos Road into a two way road. It is already a very difficult and busy road with a bus route.

241: I want more information on exactly where any six storey buildings are to be proposed along the three roads listed. As no buildings along Patmos Road are more than three storeys high (except one), I believe any new buildings should also be limited to this height. Residents in the immediate vicinity should be consulted. If anyone bothers to come and view Patmos Road on any weekday evening then you can see that there are resident's cars parked on both sides all the way along the road. To create additional homes creates additional resident's cars. Therefore, it is likely that the road could not cope with this single increase, let alone by adding to the problem by

introducing two way traffic - the road is not wide enough for cars to be able to park on one side whilst still safely allowing sufficient width for two way traffic. This idea seems ridiculous. What is the proposal for the PS route? Would this change?

242: I would like to see a major improvement in the area, as we are surrounded by an estate with many problems where people are afraid to go. By you building six storey housing, means more people and potentially more trouble. I would like to see an improvement on the image of the area, but a decrease of crime and trouble in our neighbourhood. I think that is more of a priority.

243: I believe a high storey building is planned for Tindal Street. If this is planned, careful landscaping of the street must be included, including a home zone, areas for children to play/ older people to sit out/ trees/ flowers and plants. I believe it is iniquitous that Christchurch School can't move to Mostyn Road, thus meaning it can't have a nursery. We need a local school with a nursery and the Mostyn Road site would be much more appropriate. Also, it is a school facing being put under special measures and faces this at the same time as the building on existing site.

I live on road bordering Myatts Field Estate. We have never been included in any discussions until now. I strongly disagree with 5/6 storey buildings being put up along Patmos and Akerman Rds. This will create a wind tunnel – taking light and driving all the traffic thro' these roads. I lived on Elliot Road in the 1960s and 1970s (where the new health centre now stands). It was an idea of Lambeth to create a green ribbon from Streatham to the River. I feel that Akerman Road is part of this and we would all be disadvantaged to loose this, plus cycle route. We have fought very hard with PACCA to have road claming and more pleasant living space. It is wrong to fill in this area with high flats and traffic. Quality of life and home zones are important for all Lambeth tenants.

consultation report appendix viii

Letter from Pacca 2nd May 2006

Appendix viii Letter from Patmos Area Community Conservation Association

Patmos Area Community Conservation Association



41 Patmos Road
London
SW9 6SF
2-05-06

Clive Fraser
Team Leader – Implementation
Lambeth Planning Service

Dear Mr Fraser,

**Re: Myatt's Fields North Draft Development Planning Guideline:
Public Consultation Feedback**

Patmos Area Community Conservation Association (Pacca), have gathered feedback relating to the consultation document above. I will be dropping off to you completed individual surveys as well as a petition, urging full consultation on any boundary or traffic flow issues, opposing the development of high rise dwellings on Patmos Road or Tindal Street, and calling for Silverburn House on Patmos Road, to be included in the regeneration plans for the area.

It was disappointing that the first distribution of the survey did not reach many residents, which includes Myatt's Fields North Estate, Patmos Road and other surrounding areas. Pacca thus took it upon itself to send out copies of one sent to Bramah Green to obtain initial feedback. A summary of collective comments are as below:

1 On the second distribution of the survey, no map was included, which left many people, confused and wondering which streets were being discussed.

2 Plans of the proposed regeneration area did not include Langton Road i.e White arrows indicating key streets around development. The proposed development and increased traffic flow would have a major impact on Langton Road. There should be a Zebra crossing on Langton Road and double glazing on Langton and Patmos Rd.

3 Patmos Road and surrounding area have 13,000 cars a day pass through them at present (BAPTI report). Patmos should not become two way. It never was, as stated in draft guidelines and should not become two ways, as it is a small residential street. Additionally, plans or the likelihood to make it two ways have not been revealed to residents in the survey.

4 Permeability. There should be through roads for cars, North to South, and East to West through Myatt's Field North estate to ease congestion throughout the area and to increase security on the estate and allow ease of access to homes and amenities.

5 With predicted increased population in the area and thus an increase in traffic flow Patmos Road and the surrounding areas should have Home Zones.

6 On Patmos Road there should be no new buildings higher than 2 storeys, except where existing buildings which are 3 storeys are replaced. All new buildings should be well set back from the street to protect the existence of existing trees and foliage, which mop up the pollution from the heavy traffic on Patmos.

7 There should continue to exist, open space on the border of Patmos Road and Myatt's Field North Estate. This current area is a valued amenity for the area, it should become as it once was, green open space with high quality, improved and recreational facilities, in keeping with the rest of the open space development on Myatt's Field North estate.

8 The new Myatt's Field Clinic should be situated on the border of Akerman Road. This would allow two way access to traffic and the P5, and reduce congestion and parking difficulties on Patmos Road.

9 Parking. The underground parking in Tindal St, should be used to meet increased requirements for parking due to development of Myatt's Field Clinic and regeneration plans.

10 Silverburn House. This building is on record as being on it's last legs, there have been at least two explosions recently, sparking Health and Safety concerns. It should be included in the development plans now to save time and money.

Pacca, would like to be able to make representations at the next Executive meeting on the issues raised above, and we would be very grateful if you could let us know when the next one will be. I look forward to hearing from you soon.

Yours sincerely,

Adeline Aina
Patmos Area Community Conservation Association (Pacca)
0207 582 9641 / 07958 975583

consultation report appendix ix

Comments received at exhibition

Appendix ix Comments received at exhibition

'Houses should be provided, not flats. 'Like for like'. Building more homes makes this impossible.'

'People's opinions don't count, we are being rushed on important decisions.'

'[My new home]...doesn't have to be a house, it can be somewhere with flats above as long as I have a garden and my own front door.'

'Families need access to a garden.'

'I don't want someone's living room above my bedroom.'

'Families should be given homes on the ground floor.'

'I'm not so bothered about [keeping] the green space, I would rather have a house.'

'Why keep the green space as it is? If you don't improve the traffic and the rat runs, you're just twiddling with it.'

'Why didn't we have planning guidance before the masterplan?'

'When is it going to start?'

'Why not demolish Foxley Square?'

'I like the high street idea for Cromwell Road.'

'The high buildings and increased density will make it another enclosed estate with the problems that causes like increased parking, noise, impact on local GPs and schools. The facilities need to be able to cope.'

'Why not build opposite Cowley estate on the green space to spread the development out more? You could surround the new park with houses.'

'I would prefer more small open spaces than one big one.'

'Materials must last, not finishes you can't clean. I prefer brick.'

'The homes for sale and those for rent should be indistinguishable.'

'There should be play facilities for all ages.'

'I am concerned that the traffic on Patmos and Akerman Roads will not be improved. High buildings will stop the estate being integrated into the neighbouring streets.'

'You should consider a Home Zone on Patmos Road. Loss of the 'green ribbon' on Akerman Road would be a real shame.'

'Shopping should be more central – towards Brixton Road and the buses.'

'The six storeys proposed along Mostyn and Akerman Roads should be broken up.'

'Developing near to Fountain Place will mean we lose light and privacy, and get dark corners which attract drug users and prostitution.'

'I would rather see the estate refurbished.'

Leaseholder from Fountain Place:

Very concerned at keeping safe access to her home and having another garden at the back 'preventing fire brigade access'. She has not seen satisfactory proposals yet for retaining proper disabled access to her home. Concerned that PFI ballot was rushed.

Wants to know how any new building would relate to her home, possible overlooking. Concerned at new play areas being too close to her bedrooms and that there would be noise late into the night.

She is angry that development is proposed as when she bought her home she was told there were no plans for development.

Working hours should be controlled and disruption should be kept to a minimum.

REPORT ENDS