

Larkhall Development – Frequently Asked Questions

Rationale

Q. Why is the council proposing to build on the sites?

A. The Council has had its core funding cut by upwards of 56% and hence it is seeking new ways to generate income to support much-needed council services. In the case of Larkhall, the Council was approached by the Friends of Larkhall Park with a view to providing additional support for the park space and we have now proposed a scheme of around 100 houses that both provides home for local people and generates a revenue stream to support the park and other services.

Building on park land

Q. Will you be building on park land?

A. No

Scale

Q. Won't a new building feel too close to existing buildings?

A. Protection of residential amenity is an important issue that the council will insist on achieving from any final design. The concept proposals have been developed such that there is no direct overlooking (protecting privacy) upon neighbouring residential windows. Further, the proposed concept design has sought to minimise the impacts on light levels on surrounding properties and analysis has shown that these are well within acceptable levels. The concept proposals show designs that sit an average of 20m away from neighbouring properties.

Q. Won't the development overshadow the games courts which will be right by it?

A. A shadow study has been conducted. It has shown that at certain times of the day and year there will be some overshadowing of the Multi use games area (MUGA). The MUGA currently experiences some overshadowing already from another nearby tall building. The overshadowing isn't expected to have a significant detriment to the usability of the MUGA.

Parking

Q. Will there be parking, the nearby roads are already very busy?

A. The current concept would be parking-free with limited parking for wheelchair users. Hence, with the exception of service vehicles, it is expected that there will be no real traffic impacts on nearby streets due to the completed development. There is likely to be some minimum disruption during a construction phase due to works vehicles.

Environmental impact

Q. Have you undertaken an environmental impact assessment?

A. No, a full assessment will happen in the next stage of development as we move past concept stages.

Q. What about the mature trees? Do you intend to chop these down? Will you replace any trees you remove?

A. If a scheme such as this went ahead there would likely be some tree loss, although this has been minimised where possible and done in close working with the Council's tree officer. No trees with existing Tree Protection orders would be lost. Any trees that needed to be lost would be replaced, likely replaced in the Park

Heritage/conservation

Q. Aren't the sites park part of a conservation area?

A. No, although there are three conservation areas nearby and we are looking at how views from these areas might be affected due to the development.

Q. How will you preserve the historic character of the area/Courland Grove?

A. This would be brought out in a final design. Currently the area around site 2 is considered most sensitive in terms of heritage and character due to the two listed churches nearby. The current indicative concept as proposed for that site has reflected that by being modest in its scale and traditional in its design.

Money

Q. Where is it coming from?

A. A development such as this could be funded through a range of financial backing dependant on the nature of the development. We are proposing that a developer takes on the risk of the project and funds the project. The council in return would receive money linked to the value of the site. This value would increase as the unit numbers on the site increase.

Q. What will the money be spent on?

A. One of our core objectives is to use money generated by the development to support parks maintenance and other nearby community needs. The recent Cooperative Local Investment Plans (CLIPS) process highlighted through consultation the current priorities for the area.

Q. Will it all be spent on park maintenance?

A. If successful, a ring-fenced amount will be allocated to the park. Other funds generated over and above this will be used to support other council need – e.g. social services, education.

Q. Will I be able to have a say on how it is spent?

A. We think that the Friends of Larkhall Park are best placed to inform how some of the fund is best spent. The Friends of Larkhall Park are seeking new members if you would like to be involved. They can be contacted using info@larkhallparkfriends.org.uk

Consultation

Q. How and where can I have my say in what is being proposed?

A. There are several ways that you can feed into our proposals:

1. You can fill in the online questionnaire accessible through the consultation website – www.lambeth.gov.uk/larkhall-consultation
2. You can answer the questionnaire by talking to any of our consultation staff that will be visiting the area on Tuesday 27th June (10:00-14:00), Wednesday 28th June (14:00-18:00) and Thursday 29th June (16:00-20:00).
3. You can attend our drop-in event to talk directly to the team on the proposals. The event is taking place at the Stockwell Festival on 1st July between 12:00 and 18:00
4. You can write directly to larkhallparkopportunitysites@lambeth.gov.uk or Larkhall Park Opportunity Sites, 2nd Floor, Phoenix House, 10 Wandsworth Road, London, SW8 2LL

