

# Consultation on proposed changes to the public realm in Myatts Field North

**Consultation Report  
October 2018**

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## 1. Introduction

### 1.1 Background

Myatts Field North is situated to the north of Brixton and was developed as a major regeneration project as part of a Private Finance Initiative (PFI).

### 1.2 Our proposals

A number of highway, footway, streetscape and street lighting improvements to the Myatts Field North Estate were proposed in order to bring the carriageway in Myatts Field North up to the Council Highways Department standards. These public realm improvements were developed alongside proposals to extend a local controlled parking zone (CPZ) and would allow for the implementation of traffic controls in the event of the extension being approved.

## 2. The consultation

### 2.1 Consultation objectives

The objectives of the consultation were to establish the views of residents in Myatts Field North on the proposals to improve the public realm.

### 2.2 Who we consulted

We consulted local residents and businesses in the Myatts Field North area as well as other stakeholders including

### 2.3 When we consulted

The consultation ran from 17<sup>th</sup> August to 21<sup>st</sup> September 2018.

### 2.4 How we consulted

#### 2.4.1 Press activity

There was no specific press activity

#### 2.4.2 Digital activity

Participants were directed to the online consultation platform on Lambeth Council's website. This was supported by Twitter and Facebook posts.

#### 2.4.3 Print activity

Both the public realm improvements and the proposal to extend the controlled parking zone (CPZ) were consulted together with each phase receiving both leaflets.

Leaflets were sent to 205 addresses as part of the Phase 2 statutory consultation on the proposed extension to the CPZ. These were to extend the Vassall Controlled Parking Zone (CPZ) and to inform of proposed improvements to the neighbouring roads within the Myatts Field North Estate and Oval Quarter. These addresses were properties on Henry Road, Fitzpatrick Road, Lennox Road, Offenham Road, part of Cromwell Road and the remainder of Eythorne Road.

Leaflets were sent to 111 addresses in Phase 3, public engagement on highway improvements to improve local roads and potentially include these in the Vassall Controlled Parking Zone (CPZ). These addresses were properties on Elliot Road, Cromwell Road (east of Henry Road), Navarre Road, Winterslow Road and Fairbairn Green.

#### 2.4.4 Event activity

A drop in event took place at the Myatts Field North community centre on 8<sup>th</sup> September. Officers from both the Better Streets and the parking teams were present to answer questions. The event was attended by ten residents.

### 3. Responses from members of the public

#### 3.1 Summary of results

Overall 28 responses were received to the online questionnaire. The results are summarised below:

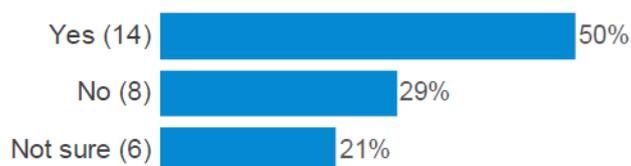
**Do you think the Myatts Field North estate would benefit from further “greening” e.g tree planting/ shrubs.**



Suggestions for types of planting and locations included:

- Lavender at the base of trees
- Native plants
- Plants that will be ‘low maintenance’, resilient to climate change
- No increase in service charges
- Wildflower meadows and more trees
- A wildlife corridor connecting Myatts Field North with local parks
- Planting that breaks up the current rather sparse landscape
- Trees that do not shed lots of leaves
- Fruit trees
- Evergreen trees
- Eythorne Park
- The patch of ground on the corner of Normandy Road/Cowley Road

**Do you think the Myatts Field North estate would benefit from new cycle infrastructure e.g. cycle racks and hangar?**

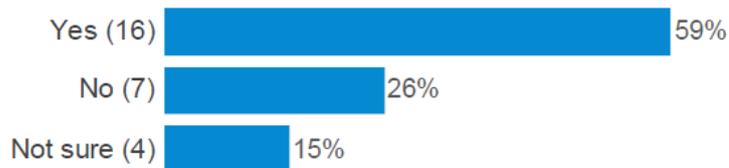


Suggestions for locations included:

- Somewhere visible that does not attract vandalism

- Extend Santander bikes from Oval
- New Santander bikes around Akerman Road/Winterslow Road
- Near Navarre Road
- Four corners of the park
- Plenty of space for bikes on the green area
- Need for contraflow route along Elliot Road, especially past St John the Divine

Are there any other improvements that you would like the council to consider as part of the Better Streets project? E.g. dropped kerbs, disabled parking spaces, benches.



Suggestions for improvements and locations included:

- More seating – for those who are pregnant, elderly or have mobility issues
- More greening and home street style roads
- More bins
- Environmentally friendly lighting
- Dropped kerbs for buggies in all corners
- Change some double yellow lines to parking bays on Navarre Road
- Brighter white LED lighting down narrower streets and alleyways
- Car share parking spaces
- Widen roads
- Eythorne Road which is part of Phase 2 doesn't have any parking restrictions currently

Participants were also asked if they wished to raise any other issues as part of this survey. Issues included:

- Litter and flytipping are big issues
- Community needs to be encouraged to 'take ownership'
- Individual parking bays to encourage responsible parking
- Traffic calming to stop rat running by displaced traffic eg around Myatts Field Park
- Double parking on both sides of double yellow line section on Cromwell Road (Eythorne Road end)
- Bring in permit parking
- Resurface Cromwell Road
- Keep free parking
- More investment in Myatts Field South – Myatts Field North has received significant investment already
- Improve the walkway from Eythorne Road to Vassall Road
- Parking enforcement
- Speeding is an issue

### 3.2 Summary of post code analysis and demographics

The number of respondents was relatively small. The majority of those who responded to the online survey and who attended the drop in event were from the SW9 postcode. More women than men responded to the online survey and attended the drop in event, with a range of ethnicities represented. Only one respondent described themselves as having a disability.

### 3.3 Additional comments

Included here is the summary of the discussion from the drop in event on 8<sup>th</sup> September:

- Parking

The majority of the points raised were specifically in relation to controlled parking, rather than to the Better Streets proposals. These points included:

- A preference for parking to be classified as 'estate' parking rather than a highways based controlled parking zone
- 'We are in an estate but you are going to charge us for street parking. Why?'
- A request that if residents of the private blocks will have the right to buy on street parking permits, then residents of the social housing should have access to the gated parking areas under the private blocks, as these are currently under-used.
- Concern that the price of parking permits will force residents on low incomes to make very hard choices, including whether or not to buy food.
- A request that all medical professionals and carers be issued with permits so that those who they are visiting are not forced to bear the cost of visitor permits.
- Concern that the current arrangement of parking places is insufficient
- Concern that there is no exemption or reduction in charges for those on disability benefits
- Suggestion that those in the private blocks should not be eligible for purchasing onstreet parking permits as they can purchase a parking space under their block
- Suggestion that the freeholders of the private blocks reduce the cost of a parking space under the block so that it is comparable with the cost of an onstreet parking permit
- Concern that the proposed 'V' CPZ is purely residential and does not offer any additional amenity like, for example, the Brixton BR zone.
- Suggestion that the zone is split and incorporated into Brixton, Stockwell and Kennington elements
- Concern that the hours of operation are proposed to run until 6.30 making this very unhelpful for visiting family members
- There would be no problem if the commuters did not park here
- Open up parking in Henry Road
- It is too expensive for what is being offered

- Anxiety expressed also on behalf of others who have not felt able to attend but are very worried about what will happen if the scheme goes live.
- Could we have allocated parking spaces per dwelling in Offingham Road?
- Unnecessary double yellow lines on Offingham Road
- Specific questions about where additional parking spaces could be created were given directly to the officer at the meeting.
- The original allocation of 0.4 parking spaces per dwelling is unrealistic
- No more trees needed on Lennox Road – would prefer parking spaces

#### Other environmental issues

- There is a lack of play equipment in the park, particularly nothing for older children and no baby swings
- Speed humps, or one way, or ‘children playing’ signs in Offingham Rd
- Children cannot cross safely into the park
- The existing road layout should have been better thought out

#### Broader issues relating to consultation

- Vulnerability needs to be handled with care
- Large families with a range of needs and different working patterns are unlikely to give up their cars
- People who now live here have often had to move around a lot and are feeling extremely anxious about this.
- People have generally been moved here because of need.
- Issues of gentrification and inequality. Families have moved here from other areas and rely on their cars and the cars of other family members to transport disabled children to school and to connect with their valued support networks.
- It’s about the bigger picture and our wellbeing

## 4. Responses from statutory bodies and other stakeholders

4.1 The stakeholders and statutory bodies listed in in Table 4.1 below were also consulted as part of this engagement exercise.

4.2 The Metropolitan Police have a dedicated “Designing Out Crime” officer who is working with the project team and will provide design review input following the completion of the design.

- 4.3 Councillor Gadsby responded to the consultation with a petition received from residents based in the Phase 2 area. The issues are being formally dealt with by the CPZ team given the subject matter.

Table 4.1

<p><b>Cabinet Member</b>  <b>Cabinet member for Environment &amp; Clean Air-</b></p> <p>Cllr Claire Holland</p>
<p><b>Ward Councillors</b></p> <p>Cllr Jacqui Dyer</p> <p>Cllr Paul Gadsby</p> <p>Cllr Annie Gallop</p>
<p><b>Police</b></p>
<p><b>Fire Services</b></p>
<p><b>Ambulance Service</b></p>
<p><b>LB Streetcare (Refuse Service)</b></p>
<p>RAMB</p>
<p>Oval Quarter Residents Association</p>
<p>The Happenings</p>
<p>Disability Advice Service Lambeth (DASL)</p>
<p>Christ Church Primary School</p>
<p>SPAR (Cromwell Road)</p>
<p>Day Lewis Pharmacy</p>
<p>Myatts Field Medical Practice</p>
<p>Iveagh Surgery/Minet Green Health Practice</p>
<p>Regenter/Pinnacle Consortium</p>

## 5. Next steps

- 5.1 The Myatts Field North Better Streets (Phase 3) consultation report will be made publically available on the Council's website.
- 5.2 Issues and suggestions received as part of the Better Streets (Phase 3) consultation will be considered by the design team with a view to incorporating feasible solutions accordingly. The design work is expected to complete this financial year, however the designers have identified some elements requiring additional time and resource. The full impact on the project delivery is yet to be confirmed.
- 5.3 Officers have met with Councillor Gadsby and are preparing the CPZ (Phase 2) statutory consultation response report, where a section of the report will address all the items raised in the petition and provide the recommendation on how to proceed with the proposal to implement the CPZ in Phase 2. This report will also be made publically available on the Council's website.