

APPENDIX A – Knight’s Walk, Cotton Gardens estate**Background**

- 1.1 Knight’s Walk is part of the Cotton Gardens estate in Princes’ ward (see Plan at Annex A). Cotton Gardens estate was built in the 1960s and is an example of the work of George Finch, the Borough Architect at that time.
- 1.2 Cotton Gardens estate comprises three tower blocks with a total of 242 homes. Knight’s Walk comprises 33 homes: 21 three bedroom bungalows (patio houses) and 12 one bedroom flats in two 2 storey blocks. Seven of the bungalows have been sold freehold. The Cotton Garden estate is 2.4ha in size, of which Knight’s Walk is 0.94ha.
- 1.3 While Cotton Gardens estate as a whole was not included in the estates programme, the potential for a significant increase in the number of homes at Knight’s Walk was noted and in December 2014 Knight’s Walk was included in the Council’s Estate Regeneration Programme. Given its location and public transport accessibility levels, there is scope for a significant up-lift in the number of homes. Based on location, it may be possible to redevelop Knight’s Walk and provide 100 to 150 or more new homes depending on size.



1.4 In mid November 2014 Lambeth Council appointed Soundings to carry out the residents’ and public consultation and Mae Architects to prepare capacity studies for Knight’s Walk. Consultation began in December 2014 and has been followed with design work since mid January 2015. Lambeth Council and Mae Architects are working closely with Soundings so that consultation feedback can inform the development of the capacity studies.

- 1.5 A Knight’s Walk Group Residents Association has recently formed. A Community Liaison Group has been formed through the consultation process and will continue to meet to consider options for providing new homes.

Resident Engagement

- 1.6 Since December 2014 there have been 14 specific consultation events, including door knocking exercises, drop-in sessions, public meetings and presentations. Table 1 provides a summary of engagement to date:

Table 1

Event	Total Participants / Attendees	Tenants	Freeholders	Neighbours / other stakeholders
Initial door knocking 28/11	Spoke with 15 of 33 households	13	2	N/A
Residents information drop-in 02/12	9	8	1	N/A
Residents information	6	5	1	N/A

drop-in 2 18/12				
Residents' individual meetings (Dec-Jan)	Met with 20 households	16	4	N/A
Resident's Walk & Talk 17/01	18	10	3	5
Individual meetings with neighbours (Jan-Mar)	Met with 11 neighbouring groups	N/A	N/A	11 groups
Resident's workshop / public meeting 26/02	61	18	8	35
Public information drop-in 03/03	84	12	7	65
KWGRA / LBL meeting 1 13/04	5	2	3	0
KWGRA / LBL Meeting 2 21/04	9	0	3	6
KWGRA / LBL Meeting 3 13/05	18	2	3	13
Community Liaison Group (including KWGRA) Meeting 3 27/05	24	3	4	17
June Exhibition 2-4/06	84	9	1	74
Public presentation 02/06	59	9	4	46

1.7 A Housing Needs Survey of Cotton Gardens and Knight's Walk will take place during July 2015.

1.8 Residents have also been provided with drafts of the Information Documents for Tenants and for Homeowners and have had the opportunity to comment on these documents.

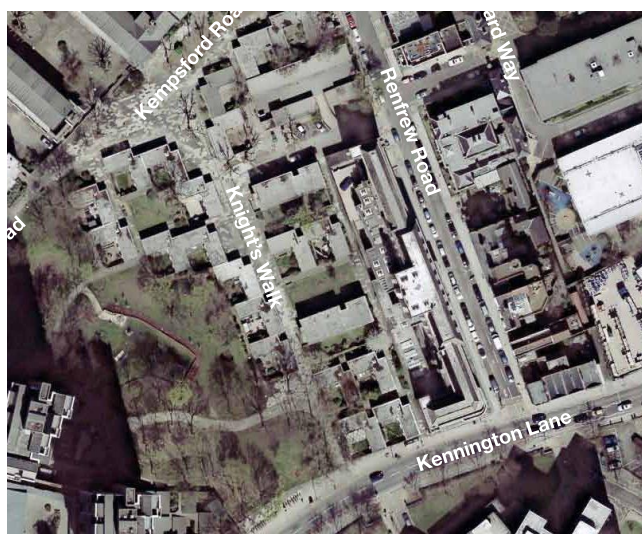
Regeneration Options

1.9 Initially three full redevelopment options were shown which meant demolition of all 33 homes on Knight's Walk. There were general concerns about demolition as described above, and more detailed concerns about the impact of new build on adjacent properties, the green space within the estate and whether redevelopment would really contribute to the Council's target of new homes at Council rent levels.

1.10 The options now under consideration comprise:

Option 1 – infill

Residents have suggested a number of options for infill development which Mae architects have explored. By building on the green space facing on to Kennington Lane and the garage block on Knight's Walk, 31 new homes could be provided. This option would not require the



demolition of any existing homes, but the loss of green space would need to be re-provided as part of the development.

Option 2 – partial redevelopment

This option would require the demolition of 21 homes, of which 3 are Freehold, and would give an additional 71 new homes.

Option 3 – redevelopment

This option would require demolition of all 33 homes at Knight's Walk and could provide an additional 121 new homes.

Table 2 Summary of current options

	Additional New Homes	No. of homes retained	No. of homes demolished	Comment
Option 1	33	33	0	If garage block only, 18 new homes would be possible
Option 2	71	12	21	
Option 3	121	0	33	

Resident Response

- 1.11 There has been significant concern locally regarding any proposals, which would mean demolition of homes at Knight's Walk. While many residents acknowledge the urgent need for new council housing, Knight's Walk is seen as a unique place in a busy part of London.
- 1.12 Knight's Walk is considered clean, open, airy, safe and a quiet place to live and people value the low rise homes. The layout is also valued for the privacy it offers and the architectural identity of the homes is important. Some issues were noted with maintenance of trees and paved areas; noise and pollution from Kennington Lane and condensation or damp in some of the flats in the two-storey blocks. Many residents are not against providing new homes on Knight's Walk, but not at the risk of losing their own homes. People are worried what they will be offered if the area is redeveloped and they have to move to a new home within Knight's Walk or elsewhere.
- 1.13 There have also been concerns from neighbours that any redevelopment will have a negative impact on their homes.
- 1.14 General feedback has also been received that there are concerns any redevelopment will not contribute significantly to the Council's need for new, genuinely affordable homes and that a large number of private homes will result.

Other Considerations

- 1.15 Legal due diligence has been carried out to confirm that the Council owns the freehold of the estate. There are, however, seven properties on Knight's Walk that were disposed of as freeholds. If an option requiring demolition is chosen, a CPO would only be required where freehold properties have not been acquired at the time that any planning permission is secured.
- 1.16 Planning officers have reviewed the feasibility work (design and engagement) showing a range of proposals from infill to full demolition. Early design work suggest that partial or full

demolition options may be more appropriate in terms of meeting planning objectives to optimise new housing, protecting good quality open space and trees, and delivering development which makes a positive impact on the immediate context. The Twentieth Century Society considers the existing buildings to have merit. Patio housing of this type is fairly common in Lambeth and it is hoped that the borough-wide assessment will allow informed decisions to be made on heritage merit.

1.17 Like many Lambeth estates, there are a number of vulnerable residents living at Knight's Walk.

1.18 A number of constraints have been identified:

- the Northern and Victoria lines run under the estate;
- the estate is in a flood risk area;
- there is an existing sewer line;
- existing trees on the site and around the boundary impact on potential for development;
- there is an adjacent Conservation Area;
- seven of the houses are in private freehold ownership; and
- there is significant local opposition to redevelopment.

1.19 Other opportunities that may arise as part of the redevelopment:

- there could be an opportunity to work with the Hurley Clinic to help improve its facilities and the usability of its premises; and
- there is a large property, known as the Section House on Renfrew Road owned by the Metropolitan Police, which could potentially be considered as part of a wider masterplan (this has not been explored to-date).

Conclusions – so far

1.20 Emerging options present viable opportunities to invest in new homes for existing residents and develop new housing to meet Lambeth's growing need at Knight's Walk.

1.21 There is significant local opposition to proposals that involve demolition, over-densification, change the character of the place and that could affect local services such as the Hurley Clinic and primary schools.

Annex 1

Plan of Knight's Walk



Knight's Walk
Lambeth   

Location Plan

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Scale 1:1250 @ A3