1.1 Introduction

PTE was appointed by Lambeth in December 2014 to provide resident engagement and urban design services for the South Lambeth Estate, as detailed in this Briefing Document.

This document is in three parts:

The first part sets out the initial Lambeth Council brief and a review of the existing estate;

The second part describes the resident engagement carried out to date and the initial development of ideas for providing additional homes on the estate.

The third part looks at the three current design scenarios in more detail.

The Masterplan Objectives for the South Lambeth Estate is a separate document, to be read in conjunction with this Briefing Document.

Client
Lambeth Housing Delivery

Architects
Pollard Thomas Edwards
1.2 Strategic definition

Briefing
During 2014, Lambeth carried out an assessment across all its estates to explore the potential for regeneration.

This exercise identified the South Lambeth Estate as one with the potential for a high intervention to provide new residential development.

Lambeth presented the Building the homes we need to house the people of Lambeth report to Cabinet in December 2014. The commitment to deliver more Council homes was approved and PTE was appointed to provide resident engagement and urban design services, following a competitive tender in November 2014.

The initial briefing confirmed the Estate boundary as the remaining six ‘Houses’ on the former South Lambeth Estate, plus the associated public space, roads and parking areas. There is the potential for adjacent land swap or acquisition which would further benefit the regeneration, and this is identified within the proposed regeneration scenarios. Lambeth confirmed that there has been no commission of topographical or arboricultural surveys. Lambeth commissioned a Limited Condition Survey for Wimborne House and a Housing Needs Survey across the estate.
1.3 The existing estate

Historic maps
The map in 1951 shows Melcombe House, Lulworth House, Pulham, Purbeck and Sherborne House already constructed, but it was not until 1952 that London County Council sought approval to develop the remaining part of the area, which would be known as the South Lambeth Estate, completed in the early 1960s.

The existing South Lambeth Estate
The estate area was originally far larger than it currently is, including the Houses to the north west up to Bolney Street and also to the north of Dorset Road extending to Oval Place and Fentiman Street. The Estate signage below still shows the historic extent of the of the estate.

The South Lambeth Estate today comprises:

<table>
<thead>
<tr>
<th>House</th>
<th>Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wimborne House</td>
<td>104</td>
</tr>
<tr>
<td>Verwood House</td>
<td>12</td>
</tr>
<tr>
<td>Osmington House</td>
<td>26</td>
</tr>
<tr>
<td>Swanage House</td>
<td>28</td>
</tr>
<tr>
<td>Sturminster House</td>
<td>14</td>
</tr>
<tr>
<td>Broadstone House</td>
<td>21</td>
</tr>
</tbody>
</table>

A total of 205 homes and 4 retail units

Who lives on the South Lambeth Estate?
From information supplied (dated December 2014) there are 142 Lambeth tenants and 63 leaseholders across the Estate.

The homes range from studios to 5 bedroom flats but predominantly they are either 2 bed plus (186). 84 are 3 bed, 90 are 2 bed and 12 are 4/5 bed homes.
Who lives on the existing South Lambeth Estate?

Data taken from LBC Dwelling Stock Report Dec 2014
What homes are on the existing South Lambeth Estate

- Winchester - 104 Homes
  - 1 or 2 Bed: 91
  - 3+ Bed: 13

- Swanage - 28
  - 1 or 2 Bed: 1
  - 3+ Bed: 27

- Osmington - 26
  - 1 or 2 Bed: 0
  - 3+ Bed: 26

- Verwood - 21
  - 1 or 2 Bed: 12
  - 3+ Bed: 0

- Broadstone - 21
  - 1 or 2 Bed: 0
  - 3+ Bed: 21

South Lambeth Estate

1 or 2 Bed: 104 Homes
3+ Bed: 101 Homes
2.1 Resident engagement: strategy

Our initial approach involved a series of resident events starting with a drop-in introduction in December 2014.

These events followed an exhibition format with one to one discussions and feedback forms. It had been envisaged that there would have been sufficient representation from residents for some of the events to include workshops which would focus on specific issues in more depth. However it was clear from the outset that the resident focus was not so much on the specifics of design but the principle of development, and how, quite understandably, this might affect them as a leaseholder or a tenant. In addition there is no estate wide Tenants and Resident Association (TRA), with the Wimborne TRA being specifically for Wimborne residents.

We adapted the resident engagement to ensure that these emerging concerns were listened to and discussed, to provide residents the opportunity to reflect and consider and return to discuss their individual circumstances with Lambeth officers.

The intention of the resident engagement was not to select a preferred option, but to look at and consider design approaches to enable the delivery of more affordable homes for Lambeth Council.

Should Lambeth Council decide to progress the scenarios and develop on the South Lambeth Estate then a further detailed series of consultation and engagement events will be critical to it’s success.

The following section sets out the structured resident engagement to date, the attendance, the comments and the development of the scenarios for new development through this process:

- **Information Gathering - Event 1**
- **Sharing Emerging Ideas - Event 2**
- **Sharing Developing Ideas - Event 3**
- **Sharing Further Developing Ideas - Event 4**
### 2.2 Resident engagement: event 1

#### Information Gathering

The first step on the South Lambeth Estate was to meet with the residents and retail owners to gather information about the Estate from the people who know and understand it best.

PTE and Lambeth held an introduction event at Wimborne House foyer in December 2014. This was to introduce ourselves, listen to the residents and understand more about the Estate.

It was important to hold this introduction on the Estate, but with no community space or meeting room the Wimborne foyer was the only available location. This inevitably meant that Wimborne House was more represented than other Houses.

We discussed the positive aspects of the estate:
- generally people liked the area
- many residents have lived here since it was first built and have strong ties to the area
- most people are happy in their homes
- most people felt safe in their home but not always on the estate

And the negative:
- a lack of security to communal entrances
- the effects of anti-social behaviour
- not enough storage inside and outside of homes
- too much paving and no front gardens or planting
- large fuel bills
- too much rubbish and not enough recycling
- no communal space or youth projects
- under used landscape and play areas

Other issues that were raised that evening were:
- specific maintenance problems with some flats (mould growth, rodent infestation etc)
- a mistrust of the Council with a belief that decisions had been made already to develop on the estate

47 people were spoken to that evening with 29 existing homes represented, comprising 16 tenants and 13 leaseholders.

**People attended from:**
- Wimborne House: 18 homes
- Verwood House: 0 homes
- Osmington House: 7 homes
- Swanage House: 3 homes
- Sturminster House: 1 home
- Broadstone House: 0 homes

#### Next Steps

During this introduction and gathering exercise PTE informed residents that we would now be looking at the potential of the Estate in more depth, reviewing the information gathered from residents and looking at the opportunities and constraints, the planning context and the neighbouring characters.

From this exercise emerged three scenarios which were then discussed with Lambeth officers and Councillors and then shared with the residents at the following February event.
South Lambeth Estate

Resident comments: event 1

Do you like your home?

Yes 15
No 5

I love the amount of light in the Maisonettes
I really like my home
I like that my home is dual aspect
I like my home but not the building
It could be improved
It is a roof over our heads

Does it suit your needs?

Yes 14
No 4

I'm a senior citizen and it's getting less suited gradually
No, it's only a two bed and I need a four bed

Is it accessible?

Yes 15
No 3

It’s close to the the bus stop and the Oval Underground
For me it is however a disabled person would struggle
Parking is a struggle and needs improving
The signage around the estate is unclear

Is it a Friendly Place to Live?

Yes 15
No 3

Yes but sometimes youths gather on the stairs which is intimidating
Security Doors need adding on Osmington Ground Floor

Do you feel safe in your home?

Yes 16
No 3

I have a senior citizen so feel vulnerable
I think more CCTV Cameras would help
Within my home yes, outside the home then no

Have you got enough storage?

Yes 8
No 10

I have enough in the Garden
Space Storage would be great
No, I want my older boiler removed and use that space as storage
No, need more outdoor storage

Do you use the Estate's landscaped areas?

Yes 7
No 8

Yes, but they should only be available for residents
No but I really appreciate being able to look out over them
It's what makes the estate nice
The landscaping needs to be expanded and improved

Do you use the estate shops?

Yes 15
No 4

Yes but would like a laundrette
Yes but would like a pub

Do you use the playground/football pitch?

Yes 7
No 12

Yes
No but we enjoy looking over them
Would do if there was a better equipped, safer playground. Would be good to keep kids off street and where we can see them

Do you feel energy efficient?

Yes 8
No 11

Double Glazed so reasonably so
Not at all No Insulation
Needs improving
Not efficient or sustainable due to the age of the building
No and large bills as a result

Could there be any facilities you would like?

Yes 8
No 4

A Leisure Centre and a well equipped playground
A laundrette
A Pub
A Barrier on the carpark
Outside Storage
Recycling Points
Youth/Community Centre
More CCTV
24 Hour Concierge Service
Plants, pictures and comfy chairs for visitors

Further comments/suggestions

"I love the amount of light in the Maisonettes"
"I really like my home"
"I like that my home is dual aspect"
"I like my home but not the building"
"It could be improved"
"It is a roof over our heads"

"No but it's only a two bed and I need a four bed"
"At the moment, however I'm a senior citizen and it's getting less suited gradually"
"No, it's only a two bed and I need a four bed"
"It could be improved"
"No, it's only a two bed and I need a four bed"

"Yes but sometimes youths gather on the stairs which is intimidating. Security Doors need adding on Osmington Ground Floor"
"Yes but they should only be available for residents"

"I have a senior citizen so feel vulnerable. I think more CCTV Cameras would help as would more lighting"
"Within my home yes, outside the home then no"

"Yes, I have enough in the Garden"
"Space Storage would be great"
"No, I want my older boiler removed and use that space as storage"
"No, need more outdoor storage"

"Yes but would like a laundrette"
"Yes but would like a pub"

"A Leisure Centre and a well equipped playground"
"A laundrette"
"A Pub"
"A Barrier on the carpark"
"Outside Storage"
"Recycling Points"
"Youth/Community Centre"
"More CCTV"
"24 Hour Concierge Service"
"Plants, pictures and comfy chairs for visitors"

"Lack of paint both in and out of buildings, particularly the stairwells"
"The windows are dated and will soon need replacing"
"Would like more flats for larger families such as myself; open, modern with more storage and a balcony"
"Front gardens instead of concrete"
"Excessive condensation; extract in kitchen no longer working; landing and walkways wires in tray unsightly; weekend cleaning needed; service charge extremely high; several cockroach and mice infestation"
"Modernisation of Facilities"
"More rubbish collections on weekends and bank holidays"
"A new building in place of Wimborne House"
2.3 Resident engagement: event 2

Sharing Emerging Ideas
Event 2 was widely advertised through individual household letters and estate posters. It was held at the Bolney Meadow Community Centre in early February 2015. We shared and discussed three emerging scenarios for providing new homes on the estate, summarised as:

Scenario 1 - streets and private gardens
Scenario 2 - streets and landscaped avenue
Scenario 3 - landscaped London square (drawings on opposite page)

Each scenario showed that over a phased development, ensuring every affected existing resident could move directly into a new home, there was the potential to create more homes and estate-wide improvements to the landscape.

We were not specifically asking residents to choose a scenario, but to comment on the elements that they may or may not like within each scenario. Whilst residents did make wider observations the discussions understandably focussed on the specifics affecting their individual home and future:
— What size of replacement home will I get?
— Will I be compensated for disruption?
— Will I have to downsize?
— Will I get a larger home as I am in an overcrowded one?
— Why would Lambeth demolish Wimborne House after spending money on it a few years ago?
— There were some older residents who expressed an interest in living in appropriately accessible accommodation, with others of the same age
— There was an understanding of the shortage of Council homes

The discussions with residents and the feedback forms completed indicated that the elements people liked from Scenario 1 - streets and private gardens were also the ones that would be achieved in Scenario 2 and 3. These were:
— new landscaped areas for residents
— different types and sizes of homes
— front doors on streets providing increased surveillance and security
— new play areas and landscape

28 people were spoken to that evening with 19 existing homes represented comprising 13 tenants and 6 leaseholders.

People from:
Wimborne House 4 homes
Verwood House 0 homes
Osmington House 6 homes
Swanage House 4 homes
Sturminster House 3 homes
Broadstone House 2 homes

There were a further 11 households represented so this second event meant that we had spoken to people from 40 homes on the Estate: 40 out of 205 homes, approximately 20% of the homes.

Only 10 people completed the feedback forms, with many preferring to take away (and these have not been sent back to date). It was agreed that Lambeth Housing Officers would be present at the next event to discuss personal circumstances in more detail.

Next Steps
On reviewing the feedback (the forms and the conversations) it was decided to continue developing the Avenue Scenario (retaining Wimborne House) and the Square Scenario (no Houses retained) maintaining the preferred aspects of Scenario 1 within them, for sharing at Event 3.
Resident comments: event 2

Scenario 1
streets + private gardens

“New housing acceptable; not too congested”
“Development is welcome as long as it’s a mix of property sizes, i.e. 1 to 3 bedrooms, catering for all needs”

Scenario 2
streets + landscaped avenue

“Better use of green spaces, especially residents square. Creates a safe environment for children”

Scenario 3
landscaped London squares

“The squares and frontages would give a better community feel to the Estate”
“Yes to the green spaces”
“Would be interesting to see this design developed further”
“Faceless blocks removed”

“New access to Clapham Road not a good idea. Could potentially create a rat run through estate”
“If I had my way, I would not like to move into these new homes”
“Could be more activity areas for children?”
“Potential for Drop-in Centre?”

“New access to Clapham Road not a good idea. Could potentially create a rat run through estate”
“Undercroft to mews is quite odd. Street scene would be more open without it.”
2.4 Resident engagement: event 3

Sharing Developing Ideas
Event 3 was again held at the Bolney Meadow Community Centre, this time early evening and on a Saturday morning in April 2015. The Saturday session was in response to residents asking for an opportunity to attend at a weekend.

Both the Avenue and the Square Scenarios demonstrated that with a phased development, each existing resident could move into a new home with a single move; that no resident, whether leaseholder or tenant would have to move off the estate, unless they chose to do so; that with a phased development there is the potential to create more new homes and estate-wide landscape and play improvements.

The key differences at this stage between the two scenarios are that the Avenue one retains Wimborne House, and the Square one does not.

People told us over the Event’s two sessions that:
— The shops require a continuous business operation and their relocation must allow for this
— Lambeth need to meet with the residents in the purpose built units on the ground floor of Wimborne House who have specific housing needs and circumstances
— There were still differing opinions on whether there should or should not be vehicle access to or from Clapham Road - the concern being that it might create a ‘rat-run’
— Again, understandably, the main concerns were the individual circumstances for leaseholders or tenants and the Lambeth Officers were there to meet with each household
— A keen focus on the desire to stay on the Estate

45 people attended and were spoken to over the two sessions, with others only speaking to Lambeth officers regarding their individual circumstances.

31 existing homes and 3 shops were represented comprising 18 tenants and 13 leaseholders and 3 shop leaseholders.

People from:
Wimborne House 10 homes
Verwood House 2 homes
Osmington House 8 homes
Swanage House 5 homes
Sturminster House 4 homes
Broadstone House 2 homes plus 3 shops

15 of the homes represented had not attended the first or second events, so this third event meant that we had spoken to people from 55 homes on the Estate

55 out of 205 homes, approximately 27% of the homes

15 people completed the feedback forms, but the main focus of Event 3 was the individual conversations and discussions with the Lambeth officers on the specifics of household circumstances.

Next Steps
PTE then further reviewed the 3D form and massing, the layout, the vehicular routes, the retail location and the open spaces. The next steps involved meeting separately with the retailers, with the ground floor Wimborne House residents and with the adjacent restaurant at 124 Clapham Road.

A meeting was also held with Lambeth Planning Officers (see Section 11)

Lambeth Officers carried out an estate ‘door to door’ session in early June, continuing awareness and discussion with households who had not attended any of the previous events.
Resident comments: event 3

Landscaped Avenue Scenario

"Linear park, new landscaping a good idea"
"Like idea of new access to Clapham Road"
"Wants shops to stay, yes"
"Yes to new high quality energy efficient homes"

"New access to Clapham Road not a good idea."
"Clapham Road too noisy"
"Shops must not close"
"Don't want to move from estate"

London Square Scenario

"Like the idea of large open spaces"
"What about homes just for the elderly, all together?"
"Would like new high quality energy efficient homes"
"Community space a good idea"

"No access to Clapham Road - it will cause problems"
"I need my business to stay open throughout any building works"
"I do not want to move from the area"
2.5 Resident engagement: event 4

Sharing Further Developing Ideas
Event 4 was again held at the Bolney Meadow Community Centre, in an early evening and on a Saturday morning in June 2015.

The key changes from Event 3 were:
— The shops now located within the first phase of any development, on Dorset Road, so that businesses can continue in operation until the new shops are completed and ready to move into
— The vehicle connection to Clapham Road has been removed, in all scenarios
— There are now three scenarios, two retaining Wimborne House, with different arrangements along Dorset Road, and one with all new build development
— Each scenario can deliver: more homes than on the estate at present; can provide a phased development so each resident who wishes to stay on the estate can do so in one move to a new home; provides a range of home types and sizes; provides streets with front doors; provides a community space and a high quality landscape equal or exceeding the amount (and quality) of current useable external areas.

People told us over the Event’s two sessions:
— Many people keen to see Wimborne House retained
— Many were pleased that there would be no traffic route through the estate to Clapham Road
— Everyone was surprised but pleased that current space standards are larger than their current homes
— Residents want to understand the effect of new homes and larger sizes on the rent or purchase prices, so they can stay on the estate

52 people attended and were spoken to over the two sessions, with 45 existing homes and 1 shop represented comprising 28 tenants and 17 leaseholders and 1 shop leaseholder

People from:
- Wimborne House: 16 homes
- Verwood House: 1 home
- Osmington House: 9 homes
- Swanage House: 9 homes
- Sturminster House: 5 homes
- Broadstone House: 5 homes plus 1 shop

18 of the homes represented had not attended the previous three events, so this fourth event meant that we had spoken to people from 73 homes on the Estate.
73 out of 205 homes, approximately 35.5% of the homes

Next Steps
Lambeth officers and PTE know how important it is, both for the resident belief in the process, and the benefit of the regeneration programme, that the momentum of engagement continues, whilst Lambeth review the development potential and agree the way forward. PTE will be continuing with a further drop in and a summer event in September plus the launch of the South Lambeth website and a resident tour to other PTE completed projects. This will lead to a Resident Aspiration Document being produced, which will become part of the briefing for the next stages. (see Section 9)
Resident comments: event 4

South Lambeth Estate

Landscaped Avenue Scenario version 2

- “Good to keep Wimborne as Lambeth has spent money on it recently”
- “Pleased to see that there is no route for cars through to Clapham Road”
- “Shops in a good position”
- “like bits of this one and bits of the other Wimborne one”

London Square Scenario version 2

- “I like the traditional street layouts and squares – safer place to live”
- “It is good that new homes will be bigger, brighter”
- “It would be good for my mum to live in a flat rather than a house”

Landscaped Avenue Scenario version 3

- “I like all the ideas especially now the through road is not included”
- “Yes, keep Wimborne House”
- “Lots of green space is good”
- “I would like to live in a small flat block with other older people”

“Make sure you don’t lose too many trees”
“Will I be able to afford my new home - my flat is worth far less than the new homes will be?”

“Will my rent go up if I have to move into a new flat?”
“I liked the idea of a through route for cars to Clapham Road”
“Potential for Drop-in Centre?”

“Don’t want Wimborne House to be kept”
“Worried about whether I can afford to stay on the estate”
“Not sure if square in front of shops is good idea?”
2.6 Summary of estate engagement as of August 2015

The structured events comprised:

Information Gathering: Event 1

Sharing Emerging Ideas: Event 2

Sharing Developing Ideas: Event 3a & 3b

Sharing Further Developing Ideas: Events 4a & 4b

Over the 6 sessions we met with 73 of the existing households on the estate, 36% of the 205 households. This is made up of 29% of the households in Wimborne House and 42% of those from the other estate Houses.

Households and shops we met at Events 1, 2, 3, 4

In addition to these structured events Lambeth and PTE have been seeking to meet, discuss and inform residents via a range of engagement methods:

‘door to door’ visits and on-site surgeries;

emails;

Wimborne TRA meeting;

meeting with ground floor Wimborne residents

This has further increased the numbers of households with whom we have had discussions on the regeneration proposals: 113 households and 4 shop leaseholders - 55% of the households on the estate, comprising 74 tenants and 39 leaseholders. This is made up of 39% of the households in Wimborne House and 71% of households from the other estate Houses.
A South Lambeth Estate household needs survey was sent out to each of the 205 households on the estate in March 2015 and over 130 were returned. 50 of those returned were from households that had not been represented at previous events or met during the additional engagement.

We know that the numbers of households who are aware of or we have had discussions with on the regeneration proposals are:

- **163 households and 4 shop leaseholders**
- **80% of the households on the estate, comprising 118 tenants and 45 leaseholders.**
- This is made up of 75% of the households in Wimborne House and 84% of households from the other estate Houses.
Households engaged with from December 2014 to June 2015, including Household Needs Survey Responses

- **Wimborne House**
  - 104 Homes
  - Leaseholder: 45
  - Tenant: 118
  - 78/104 (75%)

- **Osmond House**
  - Leaseholder: 26
  - Tenant: 61
  - 19/26 (73%)

- **Chenington House**
  - Leaseholder: 9
  - Tenant: 10
  - 13/14 (93%)

- **Broadstone House**
  - Leaseholder: 5
  - Tenant: 15
  - 20/21 (95%)

- **Swanage House**
  - Leaseholder: 8
  - Tenant: 18
  - 26/28 (93%)

- **Stumler House**
  - Leaseholder: 4
  - Tenant: 9
  - 13/14 (93%)

- **Verwood House**
  - Leaseholder: 2
  - Tenant: 5
  - 7/12 (58%)
2.7 Resident engagement: observations and summer activities

Reaching Residents
The engagement process enabled conversations/feedback/discussion with 163 households, and over 250 individuals. There are a further 42 households who have not attended, did not provide us with contact details, or did not respond to information sent to them. That is not to say they are unaware, having received flyers, household needs surveys and feedback newsletters, as there will always be some residents, in private rental arrangement or due to health, language or communication issues, who cannot come to events. Lambeth are continuing with door knocking and estate surgeries to meet with these residents.

The engagement process enabled Lambeth and PTE to introduce the residents and retailers to the potential of estate regeneration. The regeneration scenarios that emerged through the engagement process responded to the feedback from, and discussions with, the residents. The observations made by residents are noted previously in the ‘Event comments’, with the main points made by residents on the scenarios being:

- people like living in the location
- the green spaces could be so much better
- some homes should specifically for the elderly
- there should be shops in all scenarios
- a community space for residents is important
- high quality energy efficient homes are important
- traditional streets with front doors would be safer
- new homes with more space and storage would be desirable

With Lambeth we continued to engage with residents from June to September with a summer programme of events to encourage greater attendance and interest, and to actively work with the residents to help shape the future of their environment and home. This included:

The website for South Lambeth Estate, launched in August, www.southlambethestate.co.uk

Event 5: September 2015, another event to share the further developing ideas from Event 4 in June. There were 35 households represented at Event 5, six households having not been to an event previously (but communicating via submitting a Household Needs Survey) and 1 household who was participating in discussions for the first time.

Summer Event: September 2015, an Event on the estate which attracted tenants and leaseholders from 32 households. It enabled further discussions on the regeneration scenarios and the detail of the report being presented to Lambeth Cabinet in October 2015. It successfully communicated the Masterplan Objectives and the recommendation for the partial redevelopment of the estate: retaining Wimborne House and redeveloping the low-rise buildings, Osmington, Sturminster, Broadstone, Verwood and Swanage Houses.

Resident Trip, with 18 households signed up to visit the Packington Estate in Islington on 1 October 2015, a phased regeneration project nearing completion.

Resident Panel, with new residents agreeing to represent the low-rise Houses on the panel.
Summary of ‘Building the homes we need to house the people of Lambeth’:
Our ambition is to ensure that every resident in Lambeth has the opportunity to live in a good quality home that is affordable and suitable for their needs. Recognising that good quality housing is a key priority for achieving our community outcomes, we intend to target our resources and use our influence to make sure residents have a range of housing options available to them. This administration is committed to delivering 1,000 extra homes at Council rent levels, levering in more investment via new, radical methods to fund and deliver a new generation of homes for Lambeth’s residents. These 1,000 new Council homes will be delivered over the next 4 years through a combination of estate regeneration, small sites development and specific housing projects. This report sets out an ambitious programme of Council-led housing delivery that will provide more opportunities for better quality homes. The programme will improve the living conditions for existing residents and provide much needed, new, high quality housing which is affordable to our residents.

The intention is to maximise the provision of new homes at Council rent levels by using external capital and long-term investment models; retaining the homes within the Council’s ownership and optimising the use of private sale to subsidise social housing. Local people and local partners will be central to the programme’s success. The Council will continue to embrace innovative delivery models that maximise the number of genuinely affordable homes and retain as much control as possible within the local community.

3.1 Planning and council context

Overview
The regeneration of existing housing estates to widen the choice of homes and improve the quality of accommodation for existing and future residents of Lambeth is strongly supported in adopted and emerging national, strategic and local planning policy.

The National Planning Policy Framework (NPPF) promotes sustainable development: it recommends the replacement of poor design with better design, improving the conditions in which people live and widening the choice of high quality homes for a wide range of people.

The core Planning Principles in the NPPF, amongst others, include using land effectively (including previously developed land), managing patterns of growth to make the fullest use of public transport, promoting walking and cycling and seeking a high quality design to ensure a good standard of amenity for all existing and future occupants of buildings.

Estate Regeneration has the potential to significantly increase the supply and quality of new homes to maximise the delivery of affordable homes to meet local needs, including increasing the provision of family housing, a particular priority set out in Lambeth’s Local Plan.

Lambeth presented the ‘Building the homes we need to house the people of Lambeth’ report to Cabinet in December 2014.

The Scenarios within this document have considered Lambeth’s adopted and emerging planning policies to highlight the opportunities to redevelop and utilise existing Council owned estates to increase the delivery of housing in the borough.

The Scenarios seek to maximise the development potential of the South Lambeth Estate through enhancing the public realm whilst respecting the local and wider context of the estates to create a connected neighbourhood for existing and future residents.

The Scenarios have considered the adopted planning policy expectations for new development set out in the Core Strategy (2011) and the Lambeth’s current Local Plan is made up of the Core Strategy 2011, saved UDP policies and the Mayor’s London Plan.

The Council will be updating policies in line with the recent Housing Standards Review and going forward the scheme will reflect these policy changes.

This review of the building regulations framework and housing standards, intends to consolidate and simplify codes, standards, rules, regulations and guidance in order to reduce unnecessary costs and complexities in the house building process on the issues of:
Accessibility; Space; Security; Water efficiency; Energy; Indoor environmental standards; Materials; and Process and compliance.
3.2 Engagement with Lambeth

The 2 Scenarios, as then presented at Resident Engagement Event 3, were discussed on 23 March 2014 with Lambeth Officers, including planning and urban design.

The key points from that meeting were:
- Avenue Scenario v1 — concern for the setting of Wimborne House
- — the Clapham Road Conservation Area

Square Scenario v1 — the principle of increased height was acceptable — to consider the location of the taller element — the Clapham Road Conservation Area

Lambeth Planning Officers

It was agreed that the changes to Avenue Scenario v2 improved the setting of Wimborne House by relocating the linear park, also by removing the through vehicular route and relocating the retail to ensure continuous operation.

The Square Scenario v2 had further developed to increase the height of the landmark building, remove the through vehicular route and relocate the retail to ensure continuous operation.

The Avenue Scenario v3 was a variation on v2, seeking to minimise the amount of new development to the north side of Wimborne House. Whilst this avoided overshadowing it was agreed that it could create an unresolved urban square, especially if the 124 Clapham Road building does not form part of future development. V2 does demonstrate an alternative masterplan with increased flats and no houses, but with the retention of Wimborne House.

Lambeth Councillors

There have been two briefings with Lambeth Councillors: one in February and one in July 2015.
3.3 Site analysis

Key

- Site Areas Outside Agreed Boundary / Areas to be Clarified
- Development Areas without the need to Demolish/Decant

- 1 Storey: Commercial Frontage
- 3 Storey: Estate Boundary
- 4 Storey: Railings
- 6 Storey: Walls
- 12 Storey: Low wall

- Conservation Area
- Flood Risk Zone
- Underground Infrastructure/Indicative Restrictive Building Zone
- Archaeological Priority Area

- Vulnerable zones
- Traffic
- No through route
- Communal Entrances
- Access through Estate
- TFL Bus Stop

- Individual Entrance / Frontages

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Pollard Thomas Edwards
The South Lambeth Estate is located in the northern part of Lambeth and is well connected to central London. The site sits off Clapham Road (A3) and is roughly equidistant to Oval Station (Northern Line) and Stockwell Station (Northern and Victoria Lines) both a 5 minutes walk away.

The South Lambeth site comprises 6 existing residential flat blocks ranging from 12 storeys to 3 storeys. The larger Wimborne House was refurbished within the last 6 years and the conditions survey commissioned by Lambeth Council will inform whether further work is required, and the potential lifespan of this building.

The estate was constructed in the early 1960s using a concrete frame and pre-cast concrete panel cladding. The site has pedestrian only access from Clapham Road and formerly had pedestrian access from Albert Square. Vehicular access is provided off Dorset Road. A limited number of parking spaces are provided on street in addition to some estate parking spaces.

The site is bound by neo-Georgian flats to the north west and backs on to late Georgian properties to the south west which front Albert Square. Significant zones around the site have been designated as conservation areas and there are also a number of listed properties around Albert Square. On the southern side of Clapham Road is Holland Rise House, a 25 storey high rise residential block, constructed in 1967. This sits adjacent to Whitebeam Close and form part of the same Tenant Management Organisation.

**Key issues**

**Accessibility**
The site is highly accessible to public transport, with the PTAL rating of 6A- 5 across the site, supporting an increase in density.

**Parking**
There are some estate parking spaces, disabled spaces and limited street parking within the estate boundary.

**Existing homes**
There are 205 homes on the estate, mainly 2 bed and 3 bed homes.

**Site Area**
The site area is 2.06 ha (note: the site boundaries need clarification).

**Current Density**
99 units per hectare.

**Underground services**
The underground services information are the Utility Services searches obtained by Ellis and Moore in 2014. This highlights the need for further investigation, and discussion with London Underground Asset Performance Power Maintenance due to proximity of the underground tunnel crowns; gas, water and electricity estate distribution and substation which will need relocation, reorganisation with any future redevelopment.

**Flood Risk**
A section of the north part of the site sits in Flood Zone 2, on the edge of Zone 3. Any future development will need to demonstrate appropriate mitigation measures and a Flood Risk Assessment will need to accompany an application.

**Archaeological Priority Area**
Clapham Road is an APA, with associated zones either side of the road. Future development will need to address this, and further discussions will be needed regarding any inspection trenches, watching briefs and method statements.

**Trees**
There has be no tree survey or Arboricultural Impact Assessment to date. Any future development will need to maximise tree retention subject to conditions of existing trees, and improve the ecological benefits of the site with new landscaping.

**Site Boundary**
The site boundary is based on Lambeth redline information. There are certain areas, as highlighted on the plans opposite which require clarification and will notionally affect the overall site area, thus density calculations.

**Neighbouring Opportunities**
PTE has identified certain areas immediately outside of the site area which would be beneficial to any future development, to allow a stitching together of the immediate context, providing extended benefits to the wider context.
3.4 Design principles

There are key principles important for the success of all estate regeneration proposals which form the guiding evaluation criteria for the ongoing future development:

**Urban Design**
Layout and massing which has a strong and well-tested urban framework, based upon streets and spaces, with high quality architecture and landscape design.

**Planning**
Redevelopment options which will be acceptable in Lambeth planning policy terms, and where there may be variance to policy, a strong justification.

**Housing**
Any new development will reprovide the same number of council homes and where possible use the land assets to maximise the delivery of new genuinely affordable housing.

**Finance**
Proposals which are financially viable and deliverable – this means a redevelopment which maximises the value of the land and opportunities for high quality mixed tenure housing.

**Community**
A preferred regeneration framework which has the future support of the existing residents, results in minimum disruption to them, and builds a strong and sustainable community.

The design principles we have applied to all the scenarios seek to deliver the aspirations of Building for Life 12 (BfL 12):

**Integrating into the neighbourhood**

1. **Connections**
The scheme should be integrated into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site.

2. **Facilities and services**
The development should provide (or be close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes.

3. **Public transport**
The scheme should have good access to public transport to help reduce car dependency.

4. **Meeting local housing requirements**
The development should have a mix of housing types and tenures to suit local requirements.

**Creating a place**

5. **Character**
The scheme should create a place with a locally inspired or otherwise distinctive character.

6. **Working with the site and its context**
The scheme should take advantage of existing topography, landscape features, wildlife habitats, existing buildings, site orientation and microclimates.

7. **Creating well defined streets and spaces**
The buildings should be designed and positioned with landscaping to define and enhance streets and spaces and buildings designed to turn street corners well.

8. **Easy to find your way around**
The scheme should be designed to make it easy to find your way around, as resident or visitor.

**Street & home**

9. **9 Streets for all**
The streets should be designed in a way that encourage low vehicle speeds and allow them to function as social spaces.

10. **Car parking**
The resident and visitor parking should be sufficient and well integrated so that it does not dominate the street.

11. **Public and private spaces**
Public and private spaces should be clearly defined and designed to be attractive, well managed and safe.

12. **External storage and amenity space**
There should be adequate external storage space for bins and recycling as well as vehicles and cycles.

In addition, with a site specific South Lambeth approach, future regeneration must address the key issues raised by residents:
- underused external spaces;
- deterring anti-social behaviour;
- maintaining the existing shops within a redevelopment;
- accessible homes, suitable for all ages;
- a community space for the residents.
South Lambeth Estate
3.5 Avenue Scenario v2

Principles of the Avenue Scenario v2

This scenario proposes:
- Retaining Wimborne House with works to the ground floor only
- New homes, flats and houses
- A new community space
- Create a new landscaped Avenue park
- New shops to Dorset Road

Details of Avenue Scenario v2
- Provides circa 327 new homes (mix to be determined)
- Phased redevelopment maintaining Wimborne House (104 existing homes)
- Total homes circa 431 including Wimborne House
- Allows all residents to remain on site, with phased decanting
- Development entirely within Lambeth existing ownership
- Discussions to be had with freeholder of former Phoenix Pub on Dorset Road
- Street parking and also disabled parking spaces to be provided, adjacent to the specific homes
- Creates new landscaped ‘linear park’ connecting Clapham Road to a new community space
- Creates new neighbourhood retail on Dorset Road
- Creates a new legible street layout with front doors and a home address
- Approximate density: 209 units per hectare
3.6 Square Scenario v2

Principles of the London Square Scenario v2

This scenario proposes:
- No existing homes retained
- All new homes, flats and houses
- A new community space
- Create a new landscaped London Square
- New shops to Dorset Road

Details of the Square Scenario v2
- Provides approx 500 new homes (mix to be determined)
- Phased redevelopment of all buildings
- Allows all residents to remain on site, with phased decanting
- Creates a new landmark building on Clapham Road
- Development mends the boundaries, assuming some work outside of the site boundary
- Discussions to be had with freeholder of former Phoenix Pub on Dorset Road as to inclusion within development
- Street parking and also disabled parking spaces to be provided, adjacent to their homes
- Creates a protected garden courtyard for new residents and those in adjacent Melcombe House
- Creates new landscaped square, with associated community space
- Creates new neighbourhood retail on Dorset Road
- Creates new legible street layout with front doors and a home address
- Approximate density: 247 units per hectare
3.7 Avenue Scenario v3

Principles of the Avenue Scenario v3

This scenario proposes:
— Retaining Wimborne House with works to the ground floor only
— New homes, mainly flats with some mews houses
— A new community space
— Create a new landscaped Avenue park
— New shops on a new Dorset Road square

Details of Avenue Scenario v2
— Provides circa 319 new homes (mix to be determined)
— Phased redevelopment maintaining Wimborne House (104 existing homes)
— Total homes circa 423 including Wimborne House
— Allows all residents to remain on site, with phased decanting
— Development entirely within Lambeth existing ownership
— Discussions to be had with freeholder of former Phoenix Pub on Dorset Road
— Street parking and also disabled parking spaces to be provided, adjacent to their homes
— Creates new landscaped ‘linear park’ connecting Clapham Road to a new community space
— Creates new neighbourhood retail and shared surface square on Dorset Road
— Creates a new legible street layout with front doors and a home address
— Approximate density: 203 units per hectare
South Lambeth Estate

Demolition Plan (no phasing indicated)

View of the Avenue, looking south from Dorset Road

View of the Avenue, looking south west from Clapham Road

View of the Avenue, looking north up Clapham Road
3.8 Comparison of space standards for existing and new homes

**Existing**

- **Broadstone House Maisonette**
  - 3 bedroom 5 person: 74sq.m (797sq.ft)

- **Wimborne House Maisonette**
  - 2 bedroom 4 person: 61sq.m (657sq.ft)

**Typical New Homes**

- **Typical New 3 bed Maisonette**
  - 3 bedroom 5 person: 96sq.m (1033sq.ft)

- **Typical New 2 bed Maisonette**
  - 2 bedroom 4 person: 83sq.m (893sq.ft)
Commentary on space standards

Many residents had said how large their homes were and we wanted to understand the existing provision vs the current standards (using London Housing Design Guide standards).

This was a useful exercise and demonstrated that space standards (as well as acoustic, thermal and energy efficiency) have increased substantially since the design and construction of South Lambeth Estate, which are pre-Parker Morris guidance.

The indicative flat and house/maisonette plans led to detailed discussions with many residents, in particular some of the elderly currently residing in 3 bedroom maisonettes were very positive about new 2 bedroom flats being more suited to their needs.

This conversation was continued with residents at the Summer Event around the constructed 1:20 scale models of the existing maisonettes and of current flat types.
3.9 Summary

Section 2 summarises the resident engagement process. It highlights both the positive and negative aspects of living on the estate, the responses and feedback to the regeneration scenarios and how those scenarios developed through this process.

It is very clear from the resident engagement and the relationships we have built with many individuals on the estate that the majority of residents enjoy living on the South Lambeth Estate and, for those who do not feel that way, it is generally because the accommodation does not suit their needs, or that there are problems with the building fabric.

Section 3 covers the constraints and opportunities of the existing estate and the good practice design principles for the future masterplan.

As noted in Section 3.4 a future masterplan and regeneration must achieve certain objectives in order that it is successful, sustainable and viable:

— The scenarios demonstrate that there is the potential to deliver further homes - the minimum numbers and the extent of redevelopment is to be determined with currently each scenario delivering 220 + new homes, in addition to the 205 existing homes on the estate (which will be replaced with new homes, or potentially retained in the case of Wimborne House)

— All affected existing residents, whether Lambeth tenants or leaseholders can remain on the estate, moving in a single phased move into a new home, enabling the established community to continue. The detail of this is to be developed further by Lambeth.

— Future design development will be in close collaboration with existing residents to ensure the masterplan delivers a shared vision.

— The masterplan should seek to be integrated into the neighbourhood, reviewing the potential of adjacent land opportunities to maximise the quality of the proposals.

— The masterplan must deliver a sense of place, with a distinctive character whilst responding to the local context

— Each home within the overall masterplan must achieve the fundamental requirements for a successful home: a safe environment, the sense of arrival, the distinction between public realm and private spaces.

— Streets must not dominate, parking must be to the minimum requirements and refuse and recycling strategies must be suitably incorporated for ease of use and yet visibly unobtrusive.

— The landscape, the play and the community space must be developed with the existing residents, and consider the increase in numbers of residents in the overall scheme.

The South Lambeth Estate is able to provide the much needed additional homes for Lambeth residents and can deliver these objectives for both existing and new residents.

The accompanying document, Masterplan Objectives for South Lambeth Estate, identifies the key masterplan objectives for the future masterplan and the successful regeneration and ensure that the positive aspects of the estate are integrated and supported by the future masterplan design.
“A major estate regeneration project. By the end of the third phase, a profound relationship of good will and mutual respect had been established. One of the resident coordinators exclaimed about life in her new home ‘it’s like waking up everyday and thinking you must be on holiday.’

Olive Bailey
Resident

Lefevre Walk, a PTE project