PTE was appointed by Lambeth in December 2014 to provide resident engagement and urban design services for the South Lambeth Estate, as detailed in the South Lambeth Estate Briefing Document, September 2015.

The Briefing Document sets out the initial Lambeth Council brief and a review of the existing estate; the resident engagement carried out to date and initial design scenarios for providing additional homes on the estate.

This document summarises the Masterplan Objectives for the South Lambeth Estate. The masterplan objectives have been prepared to inform the development management led team, appointed by Lambeth Council to work with residents and stakeholders to deliver the proposals.
2.0 Background to the Masterplan Objectives

A full summary of the resident engagement process is covered in Section 2 of the Briefing Document. 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 in response to 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. 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 ageing building fabric.

The constraints and opportunities of the existing estate and the good practice design principles for the future masterplan are covered in Section 3 of the Briefing Document.

This Masterplan Objectives document identifies those key objectives for the future masterplan and the successful regeneration of the South Lambeth Estate. The Objectives ensure that the positive aspects of the estate and those opportunities identified are reflected by the future design proposals.

In achieving these Masterplan Objectives the future development will deliver additional new homes and new replacement homes in a successful and sustainable development.

The new proposals enable those residents who wish to remain in the estate the possibility to do so. In doing so, residents should be clearly explained the financial and other consequences of this.

The proposals as much as possible should allow for residents of current blocks to stay close together as the strongest social networks are currently mainly within blocks. This is particularly important since a lot of people on the estate are in ill-health and reliant on their current immediate support network.

New proposals should avoid the segregation of residents and aim for a real mixed community where everyone’s new homes are given the same consideration regardless of their age, family size, background, health and economic means.
3.0 Project Objectives

The regeneration of the South Lambeth Estate is part of a wider programme of estate regeneration being progressed by Lambeth. There are various programme level objectives that have been defined through Lambeth’s Cabinet Decisions, which are applicable to all estate regeneration projects. These provide the context in which Masterplan Objectives for individual estates are formulated.

These apply to the South Lambeth Estate as set out below.

The changes that are being made to Lambeth’s estates through this programme need to seek to create places that are sustainable:

- that create desirable, high quality residential neighbourhoods that provide a good quality of life for residents and enable the formation and continuation of cohesive and supportive communities;
- that are cost effective to manage and maintain into the future, that enable the formation of mixed communities with a variety of income profiles; and
- that provide good quality environments, are resource efficient and provide good local amenity.

These strategic aspirations can be interpreted on individual projects as follows:

- to maximise the number of new homes in response to housing demand, taking into consideration planning constraints and expectations and local social and physical infrastructure;
- to meet the housing needs of the residents on the estate;
- to achieve the best possible viable balance of tenures for the additional new homes, with an aspiration to secure up to 60% homes for council rent and 40% private sale/private rent;
- to harness the process of estate regeneration to deliver positive benefits to the local area; and
- to seek to minimise the disruption caused to existing residents during both the decant and construction processes.

In working together with residents to seek to achieve these objectives, it has to be recognised that design proposals for projects must adhere to the following constraints:

- Development strategies for estate regeneration projects must be both viable and practicably deliverable. They must be feasible.
- Projects must deliver the re-provision of existing homes in line with the Key Guarantees to residents.
- Projects must meet as a minimum Council planning policy and Council tenancy strategy on affordable housing for the net additional new homes.

In parallel with the feasibility work on estates within the estate regeneration programme, Lambeth has been developing its own Lambeth Design Standards that will apply to all new homes within the programme. The Council will be consulting more widely with residents on these new Standards in parallel with early work on masterplanning of estates.

In addition to the project level objectives noted above, Lambeth has made commitments to residents through its Key Guarantees:

- The Council will make every effort to ensure that people only have to move once by phasing development so that some new homes are built before existing homes are demolished.
- Those households, who require adaptations to their property due to their disability or to the disability of a family member, will have this carried out before they are required to move into a new property. Any necessary adaptations will be carried out in consultation with the user and with relevant professionals e.g. Occupational Therapists or Social Workers.

The Council has further developed consultation principles, which will guide the process by which the Council engages with residents on the development of masterplans for each estate. These are:

- Keep uncertainty for residents to a minimum;
- Ensure residents have an understanding of the bigger picture;
- Make it clear to residents that their voices have been heard by decision makers; and
- Ensure that residents have the information they need to make the best choices about their families’ futures.
Existing South Lambeth Estate

- Shops
- Access through estate
- Traffic
- Vulnerable backs to homes
- Parking areas
- Grass areas
- Gardens
- Estate boundary
- Conservation areas
- Estate buildings
### 4.0 Masterplan Objectives

#### The key masterplan objectives for the South Lambeth Estate

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<td>1. Retain Wimborne House and redevelop the five low-rise Houses - Osmington, Sturminster, Broadstone, Verwood and Swanage (totalling 101 homes to be redeveloped)</td>
<td>4. Create a masterplan with a distinctive character which responds to the existing local context of Albert Square, Bolney Meadow, Dorset and Clapham Roads</td>
<td>7. Provide safe and overlooked open spaces creating landscapes for a variety of outdoor activities such as a tree lined park extending to Clapham Road and a new London square</td>
<td>8. Provide an accessible Community Space for South Lambeth residents adjacent to one of the open space</td>
<td>10. Work closely and communicate clearly with the South Lambeth residents and stakeholders on their aspirations for future proposals</td>
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<td>2. Re-provide those 101 homes plus the addition of a minimum of 220 new homes</td>
<td>5. Create a safe and neighbourly environment (streets with front doors and an easily located address). Provide clearly defined pedestrian routes through from Clapham Road to Kibworth Street and Dorset Road</td>
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<td>9. Provide new retail units onto Dorset Road, closer to Clapham Road</td>
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<td>3. Provide new homes which are energy efficient (cheaper to run), meet current space and design standards and which will age well, with limited maintenance</td>
<td>6. Provide a neighbourhood which is not dominated by vehicular routes or parking, only re-providing resident parking in defined areas, and dedicated wheelchair user parking</td>
<td></td>
<td></td>
<td>11. Work with those resident groups with specific housing needs such as the elderly residents, or those with disabilities and ensure the proposals going forward reflect these needs</td>
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Objectives for South Lambeth Estate

- Grass areas
- Gardens
- Estate boundary
- Conservation areas
- Estate buildings
- Shops
- Proposed Buildings
- Traffic
- Access through estate
- Parking areas
1. Retain Wimborne House and redevelop the five low-rise Houses - Osmington, Sturminster, Broadstone, Verwood and Swanage (totalling 101 homes to be redeveloped)
2. Re-provide those 101 homes plus the addition of a minimum 220 new homes

There are currently 205 homes on the estate and Objectives 1 and 2 will increase the numbers of homes to a minimum of 425. The scenarios which have emerged, and have been shared and discussed with residents, can deliver this increase which is not considered excessive in terms of density and are able to respect the local context, maintain scale, and create character.

3. Provide new homes which are energy efficient (cheaper to run), meet current space and design standards and which will age well, with limited maintenance

Standards have changed since the homes on the South Lambeth Estate were conceived. The new homes will benefit from increased space standards in terms of room sizes, stair and corridor widths, larger bathrooms and wcs. The energy efficient construction of the new homes will result in lower fuel bills for residents, less water consumption and improved levels of daylight.

The new buildings must work well for the occupants and also for those who maintain them.

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**Resident comments**

‘Yes to new high quality homes...’
‘Too many 2 bedroom homes at present...’
‘I need more storage...’
‘My bathroom and toilet are too small...’
‘I have large fuel bills...’
‘I like living on the estate...’
4. Create a masterplan with a distinctive character which responds to the existing local context of Albert Square, Bolney Meadow, Dorset and Clapham Roads
The new development needs to create its own sense of place, creating a heart and a focus. The open spaces will form a natural focus for the neighbourhood and form part of a more conventional London streetscape that is accessible and easy to navigate. It must ensure there is no negative impact on the local conservation areas, or the adjacent homes and gardens and should bring value to those ‘fringes’ of the estate. The masterplan must have distinct areas, clearly defined ownership and use and, unlike the existing estate, must not have ‘left over’ forgotten landscape and paving.

5. Create a safe and neighbourly environment (streets with front doors and an easily located address). Provide clearly defined pedestrian routes through from Clapham Road to Kibworth Street and Dorset Road
Residents generally are happy living on the estate but it does suffer from some anti-social behaviour. It has been heard that there are some areas on the estate that residents tend to avoid, areas that are not overlooked, where people feel vulnerable. The current layout is responsible for several unresolved corners, recesses, poorly lit areas and a new development must address all of these safety concerns. The pedestrian routes must be safe, and well lit, the homes must overlook the streets the design must encourage social interaction between neighbours.

6. Provide a neighbourhood which is not dominated by vehicular routes or parking, only re-providing resident parking in defined areas, and dedicated wheelchair user parking adjacent to the homes which require it
The strategy for roads, parking, deliveries, refuse, fire and wheelchair parking has to ensure that vehicles do not dominate. The roads where possible should be shared surfaces with a pedestrian priority and which utilise traffic calming techniques to reduce vehicle speed and increase safety.

Resident comments
‘Must not be too congested...’
‘I like traditional streets...’
‘Front gardens not concrete...’
‘No road through to Clapham Road...’
‘Don’t lose too many trees...’
‘I like living on the ground floor with a garden...’
OPEN SPACES

7. Provide safe and overlooked open spaces creating a variety of landscaped spaces and outdoor activities such as a tree lined park extending to Clapham Road and a new London square.

The existing landscape is dominated by spaces without a function and a proliferation of barriers. Every area of grass, play or planting is surrounded by railings, with limited gate access. This has resulted in much of the open space being underused by residents and some areas being used by dog owners, from on and off the estate, to exercise their dogs, sometimes in an unsupervised fashion.

The masterplan needs to provide a variety of purposeful open space, whether it be for play, ball games, edible planting, seasonal planting, grassed areas, or specific dog walking areas. The resident’s are best placed to advise on the design and arrangement of these uses, and that will be part of the masterplan design engagement process.

The scenarios have demonstrated that, even with the increase in household numbers, there will be the opportunity to create large areas of open space - long parks, connecting to landscaped squares, and that a green route is possible from Kibworth street/ Dorset Road, through to Clapham Road.

Resident comments

‘Lots of green space please...’
‘Safer play area for small children...’
‘Large open spaces...’
‘Landscape needs to be expanded and improved...’
‘Needs to safe with lights at night...’
‘I like looking out onto open space...’
COMMUNITY USES

8. Provide an accessible Community Space for South Lambeth residents adjacent to one of the open space
Currently the Wimborne House TRA share the caretaker’s facility under Wimborne House. This small space has no outlook, no relationship with the landscape and is not fully accessible.

The brief for a new community space needs to be developed with residents, with the intention that it could be used by a wide ranging number of users, from toddler groups, to TRA meetings, to estate based events and community activities, without overlapping with the local Community Centre at Bolney Meadow.

9. Provide new retail units onto Dorset Road, closer to Clapham Road

There are four existing lease-holding retailers under Broadstone house, on Dorset Road. These are convenient neighbourhood shops: a Portuguese delicatessen, a grocery shop, a takeaway and a hair salon. Some of the shops currently have rear access and storage accessed from Kibworth Street.

The masterplan will provide retail spaces along Dorset Road to maintain this neighbourhood facility. These retail spaces will be accessed and serviced from the front, from Dorset Road.

Resident comments
‘The local shops are useful...’
‘Maybe a cafe?...’
‘We have no proper space to meet at the moment...’
‘Would be nice for toddler groups...’
‘For all the residents...’
10. Work closely and communicate clearly with the South Lambeth residents and stakeholders on their aspirations for future proposals
Since December 2014 there has been engagement with over 80% of the households on the estate. This needs to continue to ensure that the masterplan reflects the needs and aspirations of those residents, and a creates successful homes and a new environment for all residents.

11. Work with those resident groups with specific housing needs such as the elderly residents, or those with disabilities and ensure the proposals going forward reflect these needs
The resident engagement to date, supported by the Household Needs Survey, has identified that there are a considerable number of elderly and vulnerable residents on the estate.
There are many residents living in accommodation that is not suited to their needs, some due to ageing and limited mobility, and some due to their physical and/or mental health needs.
All residents on the estate will be having one to one meetings in the coming months and this will help in addressing the needs of those residents which are not currently being met.

There are four purpose built homes on the ground floor of Wimborne House for households who have a disabled family member. Whilst the proposal is that Wimborne House will be retained discussion need to be had with these households because of the proximity of future building works, maintaining access, and minimising impact of these works.
Several elderly residents have already suggested that they would like to stay together, with their established support network, and downsize from their maisonettes which are proving inaccessible to them. The masterplan needs to look at the possibility of creating homes for this neighbourhood group of elderly residents, in accessible and future-proofed homes.

Resident comments
‘A trip to another estate is a good idea...’
‘Will we have choices?...’
‘I like the part of the estate I live in - it is quiet’...
‘I am older and need a home without stairs...’
‘My mother never goes outside...’
“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