

Central Hill Appendix E

Central Hill Draft Resident Design Brief

Introduction

This interim Design Brief builds on the brief developed by the Central Hill REP at the end of 2015. Since then residents' design related views and comments have been collected at a range of consultation events that have taken place this year and these views and comments have been used to inform this brief:

- **February** – PPCR conducted a series of consultation sessions looking at Key Guarantees and also consulted on the REP's original Design Brief.
- **March** - LBL Exhibition of regeneration options - comments on design issues were extracted from post-it notes completed in the exhibition and Local Dialogue's exit feedback forms.
- **April, May, June** - Metropolitan Workshop's design training workshops and bus tour for Central Hill residents - feedback from these sessions and responses to the PPCR design questionnaires completed during the bus tour were documented.
- **June** – Exhibition with LBL Design boards, Metropolitan Works' workshop boards and PPCR consultation update boards. Feedback collected through PPCR's updated Design Questionnaire was documented.
- **July** - Open meeting with Council – design issues covered in discussion and views and comments collected from the PPCR design questionnaires completed during the event were documented.

This brief looks at the issues raised during the earlier consultation activities. The questions included in the first PPCR questionnaire represented a list of key principles developed by collating all previous comments according to the main issues raised. The questionnaire served to validate the principles identified and the second version of the questionnaire included additional principles/questions resulting from issues raised in the comments section of the first questionnaire. This brief builds on the earlier principles using and also comments collected from the second version of the questionnaire.

The purpose of the PPCR questionnaire was to start residents thinking about design issues as they completed the questionnaire, to validate the principles developed from earlier consultation feedback and to encourage participants to add their own comments and suggestions. Only 35 questionnaires were completed, but those who did participate responded well to the format and contributed many useful comments and suggestions.

In this draft brief, issues raised have been sorted roughly according to the 10 Lambeth Housing Design Principles with a Masterplanning section added at the end. The Lambeth principles are generic so the issues covered during consultation have been used to suggest Central Hill specific principles. Where consultation has not collected feedback on specific Lambeth Design principles this identifies areas that need focused consideration in the future.

It is intended that this brief forms the basis of a further consultation exercise which will bring interested residents together in a workshop environment working to prioritise the issues and agree how they should be presented. Once the workshop has agreed the brief format, a draft will be circulated for wider consultation.

Central Hill Regeneration – consultation feedback and draft design principles

Homes for Lambeth's 10 Housing Design principles have provided the structure to this report and are followed in each section by associated issues raised by CH residents and the draft design principles arising from these.

1. Secure, warm, safe and comfortable homes (HfL)

All homes will be built to good space standards that meet or, where possible, exceed the National Housing Standards for room sizes, size of home and room heights. We will make sure that buildings are tested for sound proofing during the construction process and where necessary will improve upon building regulations requirements. We will build with high quality materials that include good standards of insulation and sound proofing, maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical systems. This can help reduce construction, maintenance and running cost, improve energy efficiency and reduce carbon emissions.

CH Residents' feedback

- Buildings to be energy efficient and have excellent sound insulation.
- Help insulate against transmitted noise.
- How will the properties be heated?
- Detailing and materials chosen for long-term appearance and low maintenance.

Draft principles for Secure, warm, safe and comfortable homes (CH)

- Aim for highest possible standards of thermal and acoustic insulation.
- Improve the size of new homes.
- Will heating be managed individually or switched on and off by the landlord?
- Consult residents on choice of heating systems.
- Use quality materials selected to retain appearance and be low maintenance.

2. Practical and functional house (HfL)

We will make sure that the storage space provided in each home matches the size and use of the home, recognising the needs of families. We will build a variety of homes that cater for the different needs of individuals and families (for example – some open plan living and some not). We will ensure that there is easy access to services (water, power etc) so that maintenance is straightforward.

CH Residents' feedback

- Good mix of types and sizes of homes across the estate.
- Increased water pressure to enable residents to have wall mounted showers.
- Please no water tanks in the flats, it's a massive waste of space.
- Spacious internal storage essential, not just in the kitchen.

Draft principles for practical and functional homes (CH):

- Provide a good mix of types and sizes of homes across the estate.
- Ensure appropriate water pressure for all homes.
- Ensure adequate storage to suit requirements of different sized households.

3. Choice (HfL)

Where we are re-housing residents, they will be involved in the design process. We will be developing a range of choices for each scheme from which residents will be able to make appropriate selections. Homeowners will enjoy the same rights to personalise their new homes as tenants.

CH Residents' feedback

Involvement in the design process

- Publicise a clear programme setting out when specific design issues to be discussed.
- Blocks should feel welcoming. Dark materials can look depressing and austere.
- Use of colour/cladding, self-cleaning materials. Colour to fit in with environment.
- A house is meant to feel welcoming and it needs to be maintained.
- Need long term appearance AND Durability.
- There are different types of balcony and some are better than others.
- Appearance of balcony must be maintained, not just for drying clothes and storage
- Minimise number of units per stairwell so people know their neighbours.
- Security important to blocks CCTV.
- People should have input in the layout, the size or amount of apartments.
- Maximise natural light to the interiors.
- We have a lot of sunshine coming into our home and we value that.
- Don't locate sitting room next to adjacent flat's bedrooms - noise night and day.
- How will the properties be heated? Landlord managed heating unpopular.
- I like the way the estate is designed, the private outside space & the light all rooms get.
- Keep the feeling of space within properties.
- Keep natural light as well as views
- Large doors/windows if possible in living room/bedroom.
- Clear programme detailing when specific design issues will be discussed.

Choice

- The kitchen and living room to be open plan with enough space.
- Residents to have choice in selection of finishes for their own homes.
- Choice of having kitchen and living space in the same room,

Draft principles relating to 'Choice' (CH)

- Residents should be involved in the design of the blocks – materials, colour, balcony style, size of windows and doors etc.
- Residents to have input in the internal layout of the new flats and houses to ensure that there are options to suit different lifestyles.
- Many existing homes are light, feel spacious and have amazing views – design of new homes should focus on achieving these qualities.

- Residents should have input into decisions associated with security on the estate and also decisions associated with heating.
- Residents need to be consulted on decisions which impact maintenance requirements and service charges.
- Residents need to receive clear programme setting out when specific design issues will be discussed.
- Residents will have the choice to select a layout that matches their lifestyle.
- Residents have a choice in selection of finishes for their homes.

4. Outdoor space (HfL)

We will provide outdoor space for each new home that is big enough to be enjoyed by residents, whether it is a terrace, balcony or garden. In some instances, such as higher up buildings or for flats overlooking busy roads, then it may be necessary to provide additional indoor space instead. We will also make sure that outdoor space is designed to be enjoyable, considering access to sunlight, impact from noise, security and protection from wind.

CH Residents' feedback

- All flats should have large balconies.
- Concern that balconies become storage area and are unsightly.
- Should be enough space for table and chairs on all balconies.
- Explore using roofs for gardens.
- All properties should have a balcony or garden area.
- Maximise the number of gardens.
- There are different types of balcony, want to be involved in design decisions.

Draft principles for Outdoor space (CH)

- All homes to have private outdoor space – a balcony or a garden.
- Flats should have balconies big enough to accommodate a table/chairs for the household.
- Maximise the number of gardens.
- Consult residents on balcony design.

5. Traditional urban forms (HfL)

We want to create places for all, where everyone is valued equally; that means designing more traditional buildings and places, creating streets and squares that do not differentiate tenures or income groups. All homes will look alike from the street, use similar specifications for communal and outdoor spaces and include a proportion of wheelchair friendly, accessible and age-friendly homes.

CH Residents' feedback

- On the outside the homes should look the same, inside can be different.
- External appearance of all homes to be tenure blind.
- Ensure disabled and elderly can move around properly
- Accessibility and quality of space is as important as the quantity.

- It's important to house elderly people together, maybe allocate an area just for them. Has learning difficulties and all his friends are disabled. Needs level access GF flat.

Draft principles for traditional urban forms (CH)

- All homes should be tenure blind.
- Ensure that the local environment is fully and safely accessible to ALL residents.
- Agree a strategy for housing elderly, disabled and vulnerable residents appropriately.

6. Communal space (HfL)

We will provide communal spaces that are designed to be safe for a range of ages and uses. In larger developments, a range of different spaces will be created. All shared parts of the development such as entrances and bin stores will be designed with safety in mind. The design and maintenance of shared spaces in the new development will discourage anti-social behaviour and support community activity.

CH Residents' feedback

- Need a range of communal open spaces to encourage interaction/community activity.
- Large spaces, area for the different kids (including disabled).
- Should be communal green space for a community garden maintained by residents.
- Green space is important but would need to be maintained by residents
- Need high quality play areas for all ages and abilities.
- To reduce noise, play areas should be located at the edge of estate away from homes.
- It is very important that children and teenagers have space to let off steam.
- Accessibility and quality of space is as important as the quantity.
- Retain existing trees and green character of the estate.
- Re-provide trees that are removed on a greater than like for life basis.

Draft principles for Communal space (CH)

- Need a range of communal, accessible open spaces to encourage interaction and community activity.
- There should be communal space for a community garden maintained by residents.
- Need high quality play areas for all ages and abilities – residents need to be involved in strategy and design.
- Existing trees need to be retained where possible and where not, replaced on a greater than like basis.

7. Convenience (HfL)

We will provide refuse and recycling stores that are convenient for each home and also designed to minimise nuisance and be secure. The location and type of refuse storage will be considered from an early stage so that it is practical, easy to use, can be easily maintained and to minimise disruption from waste collection. Where stores are integral with the building,

we will provide fobbed access directly from outside. Individual or communal cycle storage outside the home will be secure, sheltered and adequately lit, with convenient access to the street.

CH Residents' feedback

- Bins should be hidden
- Private buffer zone between front door and public footpath. With integrated bin stores

Further consultation required.

Draft principles for convenience (CH)

- insufficient feedback, further consultation required.

8. Character and heritage (HfL)

We will ensure that the new homes will be carefully designed to support the community that lives there and those who join in future. Homes will be robust and durable, and capable of adaptation should people's needs change over time. New buildings will respect the area they are built in, and Lambeth's unique heritage and neighbourhood mix.

CH Residents' feedback

- Any designs should be in keeping with the specialness of the location.
- The estate is a green space and it's a shame if that gets lost with the new design.
- Keep the community mixed, the elderly, families and single people together.
- Maintain views across London and the sense of openness.
- Not more than that (6 storeys) or else it will start looking like a prison and not a home.
- I was thinking more 3 storey, would 6 storey provide more internal space?
- Use of colour/cladding, self-cleaning materials. Colour to fit in with environment.
- Need longterm appearance and durability.

Draft principles for character and heritage (CH)

- Central Hill is a special location, it has a green, open environment with spectacular views across London and this character should be retained.
- Ensure that the use of materials and colour fits in with the environment.
- Ensure that new buildings are designed for durability and to minimise maintenance requirements long term.

9. Safe and secure streets (HfL)

We will design homes so that wherever possible front doors will face onto streets, and public spaces will be overlooked by the buildings around them. There will be pedestrian and cycle-friendly streets that you can cross safely, see your way through and use easily, with lighting at night. Parking and refuse arrangements and management will be considered throughout

the design process. The new homes and places will sit well in their neighbourhood, enhancing the wider area

CH Residents' feedback

- It's very important to have lots of space and open areas so not to feel cramped in.
- We must have open spaces and secure access to flats.
- Security and layout of structures are the most important aspect of this project.
- Use natural surveillance to benefit open space and support resident interaction.
- Avoid blind corners
- In such a large community you need CCTV for proper security and maintenance.
- Good quality lighting across the estate.
- Provide direct, level routes throughout the estate
- The whole estate needs to be accessible for disability buggies
- Access routes: ensure access for those with mobility issues as well as steps
- Ensure streets are not narrow and filled with cars.
- The estate roads need to access all areas of estate.
- Need traffic to be calmed and more access to Central Hill.
- Blue badge holders need their own special parking spaces.
- Streets should be for traffic not social spaces.
- Natural surveillance to benefit open space and support residents interaction.
- Enough space for parking and free permits for the residents
- Design streets and parking to retain estates calm character.
- Streets should be social spaces, not just for moving traffic.

Draft principles for safe and secure streets (CH)

- Use secure by design principles and work with residents.
- Provide good quality lighting across the estate.
- Consider using CCTV
- Provide direct, level routes through the estate accessible to all residents.
- Improve access to Central Hill
- Calm traffic
- Work with residents to agree best possible parking solutions.

10. Economical and sustainable homes (HfL))

We will ensure that new homes will be designed to be easy to manage and maintain and to keep energy costs and service charges low. We will work to minimise waste and use greener materials through construction.

CH Residents' feedback

- Sustainable buildings and spaces that are easy and economical to manage and maintain.
- All decisions should consider impact and service charges.
- Consider solar panels to keep down costs.

Draft principles for economical and sustainable homes (CH)

- Sustainable, green buildings which are easy and economical to maintain.
- All decisions should take into account the need to reduce the cost of service charges.

Masterplanning – infrastructure and phasing (CH)

CH Resident feedback

- Improve access to Central Hill
- Step free access and multiple entrances from main road and easy access to bus stops.
- Include fully accessible community facilities including community centre and shop.
- Residents should move directly from their current home to their new home.
- Minimise disruption = minimise costs
- Want to stay at the same site as previously lived.
- Buffer zones to ensure homes are separated from demolition and construction sites.
- Neighbours who want to remain neighbours can move together.

Draft Masterplanning principles (CH)

- Improved pedestrian and vehicular access between the estate and the surrounding area.
- Provide new community centre, shop and facilities for the estate – in Phase 1.
- Phase to ensure residents move directly into their new homes.
- Consider options for residents wishing to stay in same part of the site.
- Phase to ensure that a buffer zone is maintained between homes and construction sites.

Conclusion

The design principles identified have been developed from resident feedback collected at earlier consultation events. All residents now need the opportunity to revisit the principles and be consulted on them so that they can be confirmed, revised and expanded as appropriate. The finalised Design Principles will be available prior to the appointment of a DMT.