



SD19

South Lambeth Estate

**Statement of
Community
involvement**

December 2017



Contents



South Lambeth Team

Tibbalds Planning and Urban Design Lead Consultant, Design Management and Planning
Consultation and Community Engagement

ambbellReith Campbell Reith
consulting engineers Engineering and Environmental Impact Assessment Coordinator

CPC Development Management and Project Management

Pollard Thomas Edwards Masterplanning and architecture

Camlins Landscape Architecture

TGA Engineers Building Services Engineering

This Statement of Community Involvement is part of the detailed planning application for development at the South Lambeth Estate.

describes all the activities that have been organised to involve residents and neighbours and how their comments have changed the design.

1.0 Executive Summary

This Statement of Community Involvement (SCI) provides a record of the pre-application engagement activities undertaken. It sets out the following:

- A summary of the consultation undertaken in relation to the Cabinet decision before October 2015
- Engagement events during the design development of the Outline application through the RIBA stages 1-3
- Consultation relating to the Detailed Planning Application for Phase 1 and the Outline planning for the remainder of the estate
- Consultation completed by London Borough of Lambeth (LbL)

Summary of engagement

The aim of the resident engagement and consultation during the RIBA Stages 1 - 3 was:

- To be undertaken at the earliest opportunity.
- To provide residents with genuine opportunities to contribute opinions, feedback and shape the masterplan.
- To include a range of activities for all residents and stakeholders to engage with the design team.
- To help residents to develop skills and knowledge so they could understand the processes involved in the masterplan development of the South Lambeth estate.
- To the design team were able to engage hard to reach residents such as older residents and young people

Engagement Events

- There have been a number of activities for residents to give their feedback including:
- Seventeen events held before Cabinet approval in October 2015
- Four study trips
- Six Public Exhibitions
- Fifteen newsletters
- Six door knocking exercises undertaken
- Eleven Stakeholder meetings

Feedback

Throughout the engagement completed on the estate we have integrated feedback into the designs. The full feedback and how the design team has responded is in section 8.0.

Key changes residents have influenced in the design of the estate include:

- Position of Multi use games area (MUGA) to be located within the main open space on the estate
- Moving block D further away from Albert Square
- Additional food growing areas on the estate
- Height of garden walls for new homes in Block A designed to be 1.6 metres
- Residents wanted both open plan and separate living spaces to be designed and this is included
- Bins should be safe and secure

Reach

From May 2016 to August 2017 480 residents have attended the events organised.

There have been further stakeholder meetings organised which increases the number of people that were engaged with.

2.0 Introduction

Introduction

The South Lambeth Estate is located in the Stockwell ward of the London Borough of Lambeth (LbL). It was designed in the 1960's and 1970's. It has been identified by LbL to undergo regeneration to increase the number of affordable homes and to improve current housing stock.

Pollard Thomas Edwards Architects (PTE) have been the lead architect since November 2014 and were retained as part of the design development team led by Tibbalds CampbellReith. Camlins have acted as the landscape architect. The engagement with residents and stakeholders was lead by Tibbalds in conjunction with LbL.



Main food growing space on the estate with current MUGA in the background

3.0 Pre-Cabinet Consultation and Engagement

2014 Lambeth carried out an assessment across all the L estates to explore the potential for regeneration and increase affordable housing in the borough. The South mbeeth Estate was identified as an estate that could vide additional homes.

mbeth presented the **'Building the homes we need house the people of Lambeth'** report to Cabinet in cember 2014. The commitment to deliver more Council nes was approved and PTE was appointed to provide sident Engagement and Urban Design Services. owing a competitive tender in November 2014, PTE held umber of events to engage with residents on the estate d they are detailed below.

ember 2014- Introduction to Design Team

is event was to introduce PTE and to understand more ut the estate from residents.

sidents liked:

- 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
- sident didn't like**
- 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
- her comments included :**
- 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 the estate

February 2015 - Sharing Emerging Ideas

It was held at the Bolney Meadow Community Centre in early February 2015.

Three emerging scenarios were shared to provide new homes, which were:

Scenario 1 - streets and private gardens

Scenario 2 - streets and landscaped avenue

Scenario 3 - landscaped London square

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.

Residents focused on the specifics affecting their individual homes 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 - how many homes will be for council rent?
- Residents liked the following from the scenarios presented:
 - 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

April 2015 - Testing the Options

Again the event was held at the Bolney Meadow Community Centre.

Both the Avenue and the Square Scenarios showed that with a phased development, each existing resident could move into a new home with a single move.

The key differences was one option kept Wimborne House, and the other did not.

The feedback received was:

- 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'
- The main concerns were the individual circumstances for leaseholders or tenants
- A keen focus on the desire to stay on the Estate
- A number of older residents expressing an interest to live in appropriately accessible accommodation, in proximity to others of the same age
- There was an understanding of the shortage of Council homes

June 2015 - Design Update Exhibition

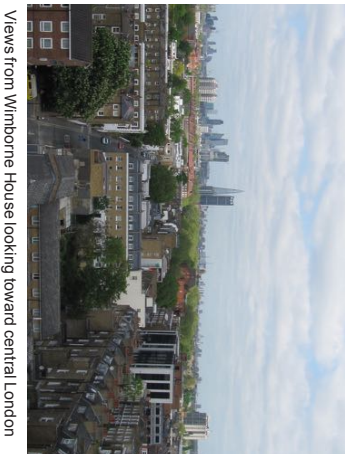
This event was held at the Bolney Meadow Community Centre in June 2015.

The key changes from the April 2015 event were:

- The shops were located within the first phase of development, on Dorset Road,
 - The vehicle connection to Clapham Road was removed
 - Three scenarios were presented, two retaining Wimborne House, with different arrangements along Dorset Road, and one with all new build development
 - Each scenario provided :
 - More homes than on the estate at present;
 - A phased development so each resident who wish to stay on the estate can do so in one move to a new home;
 - A range of home types and sizes; provides streets with front doors;
 - A community space
 - A high quality landscape
- The main feedback over the sessions was as follows:
- People were keen to see Wimborne House retained
 - Pleased that there would be no traffic route through the estate to Clapham Road
 - Residents were pleased that current space standards are larger than their current homes
 - Residents want to understand the effect of new home and larger sizes on the rent or purchase prices
 - Shop location on Dorset Road, closer to Clapham Road, was well-received
 - There is a desire to stay on the Estate
 - Older residents are enthusiastic about new accessible flats, with lift access

Summary of the extent of the Pre-Cabinet decision consultation

Seventeen events were held, which included exhibitions, drop-ins, door-knocking exercises and pre-arranged meetings with individuals and businesses on the estate and in the immediate local vicinity. 163 households were engaged with.



Views from Wimborne House looking toward central London

4.0 South Lambeth Estate- Post cabinet Engagement

Resident Masterplan Objectives

Other output of the series of pre-cabinet decision engagement events was a set of resident masterplan objectives, which were based on the priorities of the residents. They are as follows:

1. Retain Winborne 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
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
4. Create a masterplan with a distinctive character which responds to the existing local context of Albert Square, Bolney Meadow, Dorset and Clapham Roads
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
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
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
8. Provide an accessible Community Space for South Lambeth residents adjacent to one of the open spaces
9. Provide new retail units onto Dorset Road, closer to Clapham Road
10. Work closely and communicate clearly with the South Lambeth residents and stakeholders on their aspirations for future proposals
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



South Lambeth Estate- Post cabinet Engagement

This section of the SCI outlines the community engagement undertaken following the Cabinet decision in October 2015.

Tibbalds CampbellReith were appointed in May 2016 to undertake design team management and consultation in conjunction with LBL.

Through RIBA Stages 1-3, a masterplan has been presented and refined through feedback from residents, LBL planning department, Secured by Design, LBL Regeneration Team and a viability assessment of the masterplan.

Aims of engagement

The aim of the resident engagement and consultation during the RIBA stages 1 - 3 was for it to:

- Be undertaken at the earliest opportunity and build on work which had previously completed
- Provide residents with genuine opportunities to contribute opinions, feedback and shape the masterplan

- Include a range of activities for residents to be able to engage in
- Allow opportunities for residents to develop skills and knowledge so they can understand the processes involved
- Engage hard to reach residents

The aims of the engagement process were discussed and agreed with LBL. This was shared with the resident engagement panel (REP) in Stage 1.

Influence

A critical aspect of the engagement with residents was to make it clear at each stage what the engagement was trying to achieve. It would also show where and when residents can input into the design development of the scheme.

The REP submitted a series of design issues. They asked at what stage these will be factored in to the scheme design. The majority of their concerns raised were covered by policy and the Lambeth Design principles. How we have responded to these issues is addressed in section 5.



Blue line for the estate

aring the Engagement Strategy

Following a REP meeting on the 26th June 2016, the approach to engagement was shared across the estate in a newsletter on the 7th July.

A newsletter introduced the team and set out an initial e line for the project as well as setting out a commitment working with residents.

Approach to Informing Residents

Effective communication and information sharing has underpinned the engagement methodology. Working in partnership with LBL, a broad communications strategy has been implemented to make sure that as many people as possible know what is happening on the estate.

The methods below were used:

- Print material,
- Door knocking,
- Posters were put up around the area,
- Reminders via Lambeth's Customer Relations Manager system,
- Website updates,
- Phone conversations.

Approach to Involving Residents

During RIBA Stages 1-3 it was important to involve a number of key groups of people in the design development, including:

- Estate residents
- Neighbours
- Stakeholders

South Lambeth Estate Residents

The main focus of engagement has been to build relationships with the residents on the estate. With particular attention to those whose homes who will be demolished.

The red line diagram opposite shows the area of the South Lambeth estate.

For the estate residents, there have been monthly REP meetings, which made sure that residents had the opportunity to discuss work directly with the design team.

The design team have gone beyond standard consultation and built awareness with residents, by using a range of methods to share design development.

These included:

- Estate walkabouts to understand the estate from a residents' perspective
- Series of design meetings and workshops (held during the REP meetings) to build knowledge about design development and gather feedback
- Exhibitions at key moments to share design development and gather feedback
- Study Trips to look at other examples. To gain feedback about what residents liked/disliked about them.
- Informal drop in and regular presence in estate 'hub' at 2 Broadstone House

Surrounding Neighbours and Stakeholders

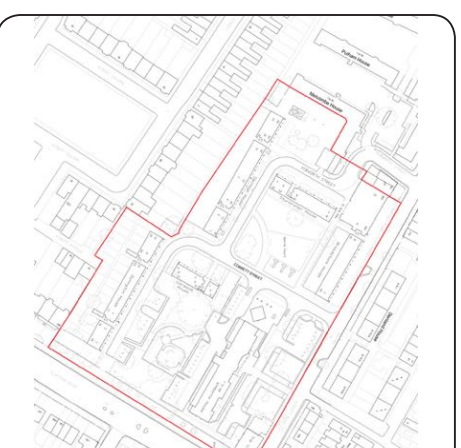
A blue line relating to the surrounding neighbours was agreed with Lambeth planning department and has been used to define who the design team engaged with in the wider neighbourhood. Homes in this blue line have been targeted through physical leaflet drops and posters put

up around the area to advertise public events. Public engagement events were also advertised on the Council website.

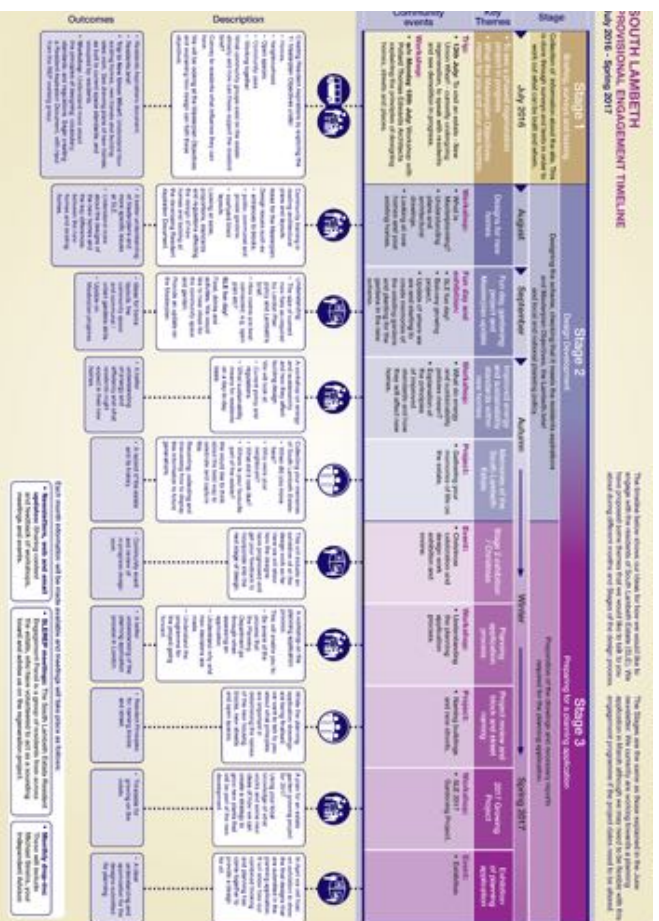
The blue line (see previous page) helped to identify the following local stakeholders groups :

- Hyde Housing (The Bridge estate)
 - St Stephens Church and School
 - Albert Square and St Stephens Association
 - Bolney Meadow Estate (Notting Hill)
 - Holland Rise and Whitebeam TMO
- The residents in the blue line have been invited to the following:
- 1st October 2016 Fun day
 - 14th January 2017 Public exhibition
 - 11th March 2017 Play space consultation
 - 14th May 2017 Exhibition
 - 8th August 2017 Exhibition

There have also been a series of meetings with the stakeholders. They can be found in section 7 of this document.



Red line for the estate



engagement time line shared in July 2016 newsletter

Activities undertaken in RIBA stages 1-3

The table below provides an overview of all the activities undertaken on the South Lambeth Estate. It shows a wide variety of methods used.

The activities were coordinated at key points in the design development of the masterplan to gather feedback and inform residents and stakeholders.

Each event we highlighted what had changed and how their feedback had influenced the masterplan.

EM		2016								2017							
		MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
Door knocking	Door knocking was undertaken at key times and during events to remind residents that it is taking place. This has proved very effective in reaching residents.																
Newsletters	Monthly newsletters were delivered to homes on the estate and put online. They informed residents of upcoming events, shared feedback and key information.																
REP meeting	The REP meetings took place on a monthly basis in order to discuss and feedback on the development as it progressed.																
Study Trip/ estate talkabout	There have been 4 study trips.																
Drop in sessions	There have been weekly drop in sessions held at 2 Broadstone House.																
Public exhibition	There have been 4 public exhibitions to show the design development for the estate.																
Digital and physical communication	There has been a range of communications with residents including blogs online, leaflets and posters.																
Stakeholder meetings	There have been a variety of stakeholder meetings throughout the design development on the estate.																

Engagement through the RIBA stages

This section looks at the engagement activities undertaken through the RIBA Stages 1-3. They have been split into each sign stage. A summary of the queries received is in section 8, with a clear response on how it impacted the sign development.

The RIBA stages were explained to residents in the June 16 newsletter.

IBA Stage One Engagement

Stage one included a number of activities for residents to understand the processes undertaken during the development of a masterplan. They included:

- Estate walkabout - 13 May 2016
- Study Trip - New Union Wharf - 13th July 2016
- Workshop - Masterplanning - 18th July 2016
- Landscape walkabout - 9th September 2016

Estate walkabout with residents 13 May 2016

This was the first engagement undertaken with residents of the estate.

A walkabout was attended by the newly appointed sign team and residents from across the estate. The walkabout was to understand the residents' perspective of their homes and estate. This also included a visit into one of the homes that is set to be redeveloped.



Residents talking with the design team on the estate walkabout

New Union wharf Trip 13th July 2016

On the 13th July a group of twelve residents visited New Union Wharf in Tower Hamlets.

Residents met with the 'Tenants' and Residents' Association on the estate. They shared their experience from the start of the regeneration process. They also explained what it was like living on the estate while building works are taking place.

There was also an opportunity to view one of the new homes.

Residents felt that it helped them make a decision on open plan living and it also allowed them to think of key questions that they needed to ask throughout the process.



Residents looking at New Union Wharf

Workshop: Masterplanning 18th July 2016

On the 18th July two design workshops were held and twelve residents attended. They learned about how masterplans develop, also about the language used and what this means in plain English.

Residents learnt about several key masterplan issues, including:

- Understanding the estates' capacity
- Density
- What architects need to consider when designing a masterplan.



Residents at the masterplan workshop

andscape walkabout 9th September 2016

the 9th September eight residents joined the design team to look at examples of landscape in the local area. a day started off with a walk around the estate. residents felt that there were areas that needed improvement including the alleyway at the back of Radstone House, the play area, the football pitch and the planting around the estate.

one of the visits was to Van Gogh walk, the development behind Tesco and the community garden on Boiney shadow estate.

residents liked the different uses in Van Gogh walk and thought it made for a really attractive space. However, there have been issues of maintenance of the area and this was a key concern for residents. Any landscape in the shadow estate needs to be attractive/usable but also be low maintenance.

the development behind Tesco, there were steps up from the green space to the homes and this was not suitable for residents. This is a key priority for the landscape on the shadow estate. It must be accessible for people of all ages and abilities.

the key focus of discussions was on the replacement Multi-use Games area (MUGA) this included:

The types of games played

The surface

Whether it was going to be sunk into the ground residents liked the separate basketball hoop seen on Van Gogh walk, as there are currently issues with people wanting to play different sports at the same time.

residents felt that the community garden on Boiney shadow was a good example of how residents can have a courtyard space and give it a "community feel". It demonstrated how landscape can be in a public space but still very private.



Van Gogh Walk on the landscape walk around



Boiney Meadow Estate community garden



Residents wanted to avoid alleyways in the design of the new estate

RIBA Stage Two Engagement

Stage Two consisted of a number of activities for residents to take part in and share their feedback. It included:

- Fun Day - 1st October 2016
- Architecture walkabout - 19th November 2016
- Masterplan Exhibition - 14th January 2017
- Play space consultation - 11th March 2017

October Fun Day 1st October 2016

The masterplan strategy for South Lambeth Estate was presented.

It also included a number of activities to encourage more people to attend. They included:

- Music
- Food growing workshops
- Football competition run by Look Twice
- Age UK
- TPAS
- Bike doctor

Attendance: 72 residents signed in.

Community Room

Residents were asked the following:

1. Where should the community room be located?
2. How should the community room be used?
3. How should the facility be laid out?
4. What should the community room look like?

Location

The majority of residents felt it would be best put under Winborne House. Other comments included:

- The community space should not be too near the shops because this might cause conflict.
- The community space should be next to the park (under Winborne House) built right away with additional community space in later phases

- Putting the community space in the courtyard block would open up the inner garden to other residents. At the moment it looks like a private garden. Space on the estate should be open to everyone
- It should not take away from much needed housing
- It should be for the community and not too expensive

Use of space

People were also asked about the use of the space and these are the common uses suggested:

- Music equipment, music production and a place to play musical instruments.
- Sport facilities
- Computing and media
- Coffee mornings
- Pilates
- Crèche
- After school club
- Lunch club for older residents

Landscape

The main feedback received was as follows:

- Food growing spaces are extremely important to residents:
- Residents suggested making provision for wildlife, such as bird boxes and bird feeders which could be in both communal and private spaces
- Communal gardens should be open in character and with flowers, and suitable for younger children.
- Residents did suggest that the play equipment is an important part of the estate and this should be expanded to allow all ages to play.
- Play areas should be safe, overlooked and encourage all ages to play.
- Most residents were not keen on the idea of a public frontage with Clapham Road.
- There was a consensus that the only place to place the MUGA was in the space south of Winborne House.

Residents were not averse to provision of play spaces in communal areas, and were also keen on using these communal areas as vegetable gardens

Residents were happy with the quantity of play space area

Include a mini outdoor gym

Masterplan:

a masterplan strategy was seen positively. Key issues raised by residents were :

Whether there is enough provision for schools and doctors within the area for the increased number of homes on the estate

Parking provision: for residents and visitors

Making Melcombe house gardens more usable was seen positively

The shops should be put back into the same place they are now

Concerns were raised about construction traffic.

Feedback

a key feedback from the day was that:

Residents felt that the courtyard block landscaped space should be open to all residents

There should be more provision for play on the estate:

this was important to residents

The MUGA is a key focus for young people on the estate

There was a concern about the provision of parking for the new residents

Residents wanted to see the masterplan in the newsletter

The majority of people felt that the community room should be placed under Wimborne



Football at the Fun Day

Architecture walkabout 19th November 2016

On the 19th November residents visited four sites within Lambeth and Southwark to start to understand how the new estate could look and feel. Seven residents attended.

The visit included:

Trafalgar Place

Residents really liked this development, particularly:

- The variety of bricks
- The different types of balconies
- The landscaping between the buildings, including the seating

- The gardens and terraces at the front of the homes
 - The water feature (residents thought that this would not work on the Estate)
 - Bin stores were secured and had fob access.
 - The lighting in the floor
 - The signage for each of the blocks was clear and bright
- Residents felt that the distances between the buildings were generous and well used.

There were a couple of items residents were not as keen on such as the copper cladding and the play spaces. It was felt that most of the play equipment wasn't usable.

Harvard Gardens

Residents did not like this development as much as Trafalgar place.

They liked the bricks and did not like the balconies.

Residents also did not like the bins being outside of the new homes.

Burgess Terrace

At this development residents liked:

- The variety of balcony types
- The brick colour
- The spaces between the buildings

Residents did not like:

- The round atrium on the building
- The play space was not usable
- The dark cladding on the buildings

Old Bayliss School

Old Bayliss School is a converted building with some new homes built around it.

Residents really liked this development mainly as it was safe and secure, but some felt it was a bit exclusive. They also liked:

- The brickwork and how it matched the old school buildings
- The courtyard
- The bike and bin stores
- The food growing areas

The main feedback from the day was:

- The new development on the estate must ensure that it feels like a neighbourhood and is integrated into the existing streets.
- Play space is extremely important to residents and this must be usable
- A variety of balcony types was seen positively
- The new residents courtyard should be spacious and attractive, with different uses for all ages
- Locations of bins are extremely important. They should be safe, secure and off the street
- Garden/terrace size is important



Trafalgar Place - Residents liked the variety of brick used here and the landscape between the buildings.



Entrances at Trafalgar Place has clear labels



Burgess Terrace - Residents liked the variety of balconies here but not the dark cladding on the building.



Residents liked the courtyard at Old Bayliss School above

Public Exhibition - January 14th 2017

a public exhibition was held in the new engagement hub the estate.

100 residents attended.

a main purpose of the exhibition was to:

Give residents an update on the masterplan

Show the initial building forms

Highlight the key changes from the October Fun Day, which included:

- Keeping the 124 Clapham Road
- Changes to the development near Albert Square
- Development of the landscape strategy
- No development of the Phoenix
- Landscaping along Clapham Road

Feedback received was:

Concern about balconies overlooking gardens on

Wilkinson Street and Albert Square

There were issues with the building line being brought forward and too close to residents homes

Residents on Clapham Road were concerned with the height of the new buildings

Concern about noise from new buildings

Have the building material lighter to enable it to match to current and allow light to be reflected

Residents were concerned about the play space in the courtyard of Block B, as they felt it would be too noisy

Residents gave some ideas for play spaces including table tennis, chess boards on the floor and seating

There were concerns raised about the light into the phase one buildings

Residents were keen to see what their new homes would look like

Residents did not want Albert Avenue to be opened up as it had suffered anti social behaviour in the area

Solid balconies were preferred for privacy

Front doors/gardens on streets were welcomed

There were questions around the continuous use of retail and what the options were for current retailers

- The initial designs for the community room were welcomed

- The improvements to landscaping near Melcombe House was welcomed

- There were discussions about the entrance to

- Winborne and how this could be improved to the area

- Communal gardens and play spaces are key to the estate



Residents looking at the initial ideas for the community room



Where do residents live? At each event residents were asked to tell us where they lived

Play Space consultation 11th March 2017

On Saturday 11th March a play space consultation was held to find out what young people wanted the new play areas on the estate to look like.

Around forty young people (and parents) attended.

There were a variety of methods to gain feedback including drawings of their ideal playground and making models.

The main themes were:

- Areas and equipment to climb on
- Benches to sit and chat to their friends
- Swings for all ages
- Trampolines (or similar to allow jumping)
- Play equipment which could double up as exercise equipment (like monkey bars and table tennis tables)
- Slides were also very popular

The young people were also asked to look at a variety of play equipment and say what they liked and didn't like and similar themes came up.

MUGA

There was a key focus on the MUGA. It is an important part of the estate for the older children.

There were lots of ideas of how this can be improved.

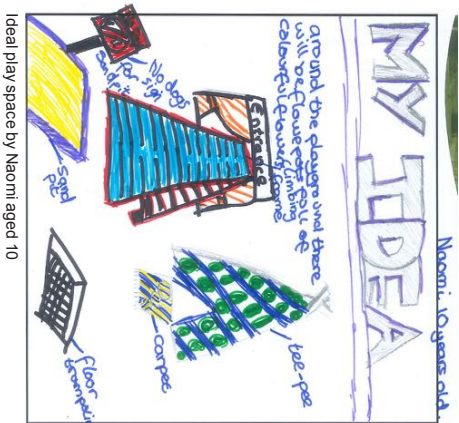
Young people were asked what surface they preferred and AstroTurf was the most popular.

They mainly played football and basketball. There was some debate amongst them as to whether they were both included on the same pitch or if a separate basketball hoop should be provided.

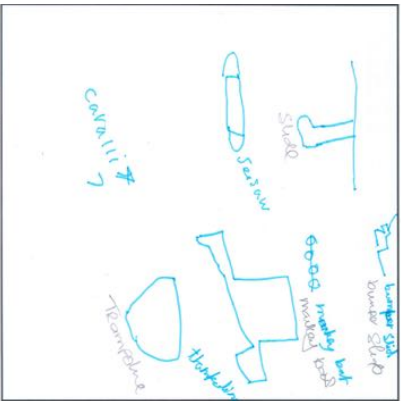
They hoped that the pitch could be of similar standard to the one developed at Angell Town estate in Brixton.



Model making at the play space consultation



Ideal play space by Naomi aged 10



Ideal play space drawn by Caralli aged 7



Sports area designed for football drawn by one of the young people at the play space consultation



Model making at the play space consultation



One of the models made at the play space consultation

RIBA Stage Three Engagement

During Stage Three there were a number of key consultation events for residents to view and give feedback on the developing design for the estate. They included:

- Masterplan Exhibition - 16th May 2017
- Masterplan Exhibition - 8th August 2017

Exhibition 16th May 2017

This exhibition presented

- The updated masterplan,
- The parking strategy
- The energy strategy

Around 40 people attended.

The main feedback received is below:

- Residents of Albert Square and Wilkinson Street thought that the changes were good, as we had taken on their feedback from the previous consultation
- People were keen to find out when and where they would be moving to on the estate
- There were some concerns raised about access to gardens at the back of Albert Square
- Residents wanted to see the plans for their new homes layouts, sizes of gardens, balconies and terraces
- Residents wanted to know how their new homes would be warmer
- Residents welcomed a new meeting space for the estate
- There were some concerns about balconies overlooking homes
- The community garden at the back of Melcombe House is extremely important to residents
- Residents were keen to see the final plans for play on the estate



Residents discussing changes



Dorset Road



Feedback on the community room- 8th August 2017

hibition 8th August 2017 - Masterplan Update and Block A focus

the 8th August we held an exhibition in 2 Broadstone use for residents to find out about the following:

- Update on the masterplan
- Design focus on Block A - including the new home layouts
- Wimborne House changes- showing the ground floor changes including the community room and changes to the entrance of Wimborne House
- Updates on the landscape for the estate with a focus on the area between Block A and Wimborne House

- Updated phasing strategy for the estate
ere were 42 residents who attended the event. A further residents were spoken to during door knocking.
a feedback on the day was extremely positive.

e main feedback received on the day included:

Masterplan changes:

Residents felt that the increase in distance between Blocks B and C would provide a much safer space.
There were some queries about the retail space and what type of shops there will be. They are keen to have a newsagent and a small supermarket
There was a concern about the number of visitor parking spaces for residents on the estate. It was felt there was not enough provided

There were some concerns from residents on Dorset Road about the impact on their daylight from the new blocks

sign focus on Block A

The roof garden was seen as a positive addition to Block A, as long as it was low maintenance, managed and secured easily.

There were some concerns about some of the units with living room and kitchen on different floors, but other residents liked the flexibility of the homes.

Residents liked the large lifts in the blocks for moving furniture and disabled access.

Residents were enthused by the sizes of the homes and wall thickness compared to their current home.

■ Storage and places to put furniture in bedrooms was welcomed.

■ Some residents liked open plan while others preferred separate kitchens.

■ Residents from the later phases wanted to see what their homes would look like. It was explained that the same principles would be used in the later phases.

■ There were some queries about service charges and how these would be managed.

Wimborne House changes:

The addition of a new entrance on the south side of Wimborne House was seen positively by residents, especially as this was opening up onto the landscaped area on the estate. It was seen as a positive change for Wimborne House as this would alleviate some of the anti social behaviour that is a big problem.

Bin stores

Residents want to ensure that the changes made to the bins store include ventilation which is away from the front door. Perforated metal doors would be welcome as residents can see outside.

Concierge

Residents did not want to see the concierge go, as it provides a vital service and added security for the block. They liked the new area for the concierge as it provides more visibility of all areas. Residents currently feel unsafe in certain areas of entrance.

The additional seating in the entrance was welcomed, residents asked that these seats be comfortable.

There were some concerns raised by residents in Wimborne House that they may look like a poor relation compared to the new estate.

Community Room

The community room was seen very positively and residents were very keen to use the room for the following:

- Parties,
- Crèche,
- Parent and toddler groups
- Quiz Night
- Weddings

■ Neighbourhood groups

■ Final Phase three party

They were keen that this be exclusively used for South Lambeth residents. The connection to the green space was seen favourably by residents as well as its location. The community room needs to be secure at night. It was asked who would be managing this space.

Landscape changes

Residents wanted to see the addition of gym equipment on the estate so that adults can use it.

Residents were really positive about the improvements to play and were pleased that a large green space was included in the estate. Residents were slightly concerned about how this space would be managed but it was explained that there would be lighting in the area so that it can be used at all times but not impact on residents.

The material on the MUGA must not be concrete.

Some residents wanted more trees to be put back into the estate and asked what trees are being kept.

Phasing strategy

Residents understood the phasing strategy and were pleased to know what phase they would be moving in.

Conclusion

Overall the exhibition was extremely positive and residents liked seeing the design of the buildings.

There were some residents who are concerned that in a few years' time they may need to use a wheelchair or their circumstances may have changed.

One neighbouring resident said " *I think the new plans for the estate and the much needed housing will be a great improvement for the area*".



Residents looking at the new home layouts



Residents looking at the updated masterplan



Residents looking at changes to Wimborne House

5.0 South Lambeth Estate- REP Meetings

South Lambeth REP meetings

The DMT meets with the REP on a monthly basis (with the exception of December and August) , to test their opinions on the emerging masterplan and inform them of important information.

During the process the REP gave a list of questions and concerns about the development of the estate. They are listed below and explains how the design is tackling these:

Item	Design response
External – Building / Landscaping	
Design should avoid pigeon perches.	The design of buildings has been designed to eliminate this.
balcony / Roof garden.	All properties have a balcony and Block A has a roof garden. It is also suggested that in Block B there will be a roof garden.
Building orientation, sun / shade.	The masterplan was developed to ensure buildings benefit from sunlight and the impact on other buildings is tested and detailed as part of the planning application.
Construction / walls / appearance - No wood (discolouring).	The materials chosen for the building pick up on the context of the local area and no wood has been suggested in the designs.
External Lighting (Posts could be made to be lowered for easy maintenance saving tall ladder or cherry picker).	There is a lighting strategy as part of the planning application.
Ground floor residents having their own space in front of their flat (buffer zone).	All properties at ground floor have been designed with a buffer space and have outdoor space.
Refuse and waste disposal area separate from block with different bins for certain items.	The bin stores are held within the blocks and separate from the main entrance.
Propose no waste chute in building. This eliminates loud banging of the chute, especially late at night.	No bin chutes are proposed in the new buildings.
External door, keypad entry with sound and video.	Door entry into blocks will be secure.
Parking.	Parking is being provided in line with planning policy and Camlinis have been working to ensure that it does not dominate the estate.
Fits corridors and doorways wide enough for ease of access, wheelchairs, furniture etc.	Lifts across the estate are 13 person as standard to ensure that residents can move in and out easily. Corridors and doorways have been designed in line with Homes for Life.
Cycle lock ups.	As part of planning policy cycle storage is included within the new blocks - they are secure.
Clad Panels.	Solar panels are being used on the roof of the blocks and will power communal areas.
What types of shops and how many? Will there be a job?	The number of shops are the same as currently on the estate - the exact shops will be determined. A pub is not planned for the estate.
Community centre.	A community room is being provided as part of the estate regeneration and this is located under Wimborne House.

Internal	
Room sizes and layout - Number of rooms e.g. bedrooms 1,2,3, or 4.	The new homes sizes have been designed in line with both housing needs for the estate and planning policy so there is a variety.
Toilets 1 or 2 with bathroom.	The number of bathrooms and toilets depend on the size of the home.
Kitchen separate or open plan.	In line with the Housing Needs survey there will be a variety of open plan.
Size of rooms not smaller.	Planning policy requires minimum room sizes. In block A the living rooms are slightly smaller than current homes on the estate but home sizes are bigger. However, the rooms are currently categorised as both living and dining areas, so this makes rooms appear smaller.
Height of rooms same as now.	Ceiling height in Block A is planned at 2.5 metres which is higher than current ceiling heights which are under 2.4 metres.
Floor finish wood, concrete, carpet?	This detail will be determined at a later date.
Windows – space between opening windows and ceiling, blinds.	The design detail will be determined at a later date.
Double or triple glazing.	A high quality double glazing is proposed for the new homes. Windows will be easy to clean.
Easy access to clean.	Balcony sizes are determined by planning policy and vary according to the size of the home.
Balcony size and access.	The doors and lock types will be in line with current regulation.
Doors and security – Lock types – Entry phone Video.	
Flexibility.	Homes are being designed to be adaptable.
Maisonette or Flat.	There is a variety of homes within the scheme for residents
Dual Aspect.	The new homes will be dual aspect in most cases.



Meeting after estate walkabout- May 2016

1st meetings summary

1st May 2016

A design management team (DMT) were introduced at the meeting. The DMT includes expertise in specific areas including: project management, landscape architects, site investigations, quantity surveying, principal design (health & safety), communications and engagement, planning & architecture.

An outline of the RIBA Stages was explained. A housing needs survey was discussed, before a pilot survey took place with members of the REP. The REP suggested a number of items to be added to the survey which included parking, questions about utilities bills and condition of bedsits/studios.

It was agreed that the meetings would take place on the 1st Tuesday of the month.

1st June 2016

The DMT presented the engagement strategy to the REP. It included proposed engagement events for the project until planning. It was explained that this would be an iterative process and would change to reflect both the needs of the programme and responses from residents.

1st July 2016

It was explained that the Stage 1 reports were nearly finished, this included:

Master planning principles

The results of initial surveys.

These highlight the constraints, potential landscaping opportunities and financial implications for the Estate. There were discussions about the initial demolition notice not being sent to residents.

1st August 2016

At this meeting LBL presented feedback received from the Housing Needs Survey.

PTE had started to explore the potential materials for the estate. This picked up on the materials and appearance surrounding the estate and neighbouring buildings.

There were discussions about the trees on the estate and it was asked which ones would be removed. The tree survey had found that most of the trees on the estate had a limited life span.

The REP wanted the following to be included in designs:

- Growing spaces
- Play spaces that are safe and secure
- Incidental play spaces
- Meeting spaces

25th October 2016:

The main focus of this REP meeting was to discuss the Key Guarantees consultation. There was also an update on the feedback received from the fun day.

Following recommendations from Encraft a communal boiler system will be installed for the new homes on the estate.

The next architecture study tour was highlighted and information was shared about where residents would be visiting.

25th November 2016

This REP meeting focused on the feedback from the Key Guarantees consultation undertaken by LBL.

The most up to date masterplan was presented to the REP. The changes since the fun day were explained and are as follows:

- The Former Phoenix Pub will no longer be included in designs
 - 124 Clapham Road would not be demolished following advice from planning
 - Changes near Albert Avenue to form a mews
 - Addition of shops on Clapham Road
- The retail on Clapham Road was unpopular. Residents thought it would have a negative impact on Winborne House and accessibility for the ground floor flats.

Issues of resident's safety were raised - residents were keen to know how high the fences would be on the ground floor properties.

Residents wanted more focused design sessions on the following:

- Parking
- Secure by Design
- Sustainability
- Building materials.

January 10th 2017

At this meeting the DMT presented the proposed consultation boards for the event on the 14th January. The REP asked for some changes so they could be understood.

A concern was raised about the school bus that drops off children on the estate. The Council needs to be made aware of the changes to the estate.

31st January 2017

This REP meeting looked at the feedback received from the consultation and discussed the programme.

The site investigations taking place on the estate were explained.

28th February 2017

The main focus for this meeting was:

- The key guarantees and cabinet approval
- There will be valuation workshops coming up for resident leaseholders to understand the process.
- Akerman road open day was a success. The main feedback was:
 - The storage was seen positively
 - Lino and strip lighting in the kitchen were unpopular
 - The kitchens had good finishes
 - The properties were warm
 - Lots of plug sockets
- The draft scope of services for the Independent Advisors was presented to residents and feedback was given

28th March 2017

At this meeting it was explained how the play space was calculated and what was being provided on the estate.

The play space consultation feedback was shared with the REP. There had been lots of creative ideas from young people.

2nd May 2017

The updated masterplan was presented and the changes were explained. They included:

- Buildings had moved away from Albert Square back to the original building line of Swanage House
- The tall building had been pulled back from Dorset Road and increased in size

- The block near Melcombe house had been joined up with another block

- It was not certain whether the purchase of 124 Clapham Road would be undertaken in time for Block A build. This was removed and will be reinstated when necessary

It was explained that there are numerous reasons why the increase in height has been added. These were

- Not building up height elsewhere on the estate
- When you get to a certain height building efficiencies kick in
- Feels like it would sit comfortably in the area
- Creates a better neighbourhood square

