



SD00

South Lambeth Estate

Introduction and Summary to the Planning Application

December 2017



HOMES FOR
LAMBETH



Lambeth



Tibbalds CampbellReith

Multidisciplinary Joint Venture



South Lambeth Team



Tibbalds Planning and Urban Design

Lead Consultant, Design Management
and Planning

Consultation and Community Engagement

CampbellReith
consulting engineers

Campbell Reith

Engineering and Environmental Impact
Assessment Coordinator



CPC

Development Management and Project
Management

**Pollard
Thomas
Edwards**

Pollard Thomas Edwards

Masterplanning and Architecture

Camlins

Camlins

Landscape Architecture



TGA Engineers

Building Services Engineering

■ 1 Introduction

This document provides an introduction and summary of Lambeth Council's planning application for 362 new and replacement homes at the South Lambeth Estate on Clapham Road. Its purpose is to describe the proposals and set out other supporting information that forms the planning application. It is also designed to help our residents and neighbours to navigate your way around all of the supporting planning application documents to more easily find the information you need.

2 The Site and its Context

The South Lambeth Estate is located to the west of the London Borough of Lambeth about ten minutes walk from Stockwell, Oval and about 15 minutes walk from Vauxhall. The Estate is located on the corner of Clapham Road and Dorset Road. The overall planning application site area is 2.3 hectares. The estate currently includes six blocks of maisonettes and flats including the 11 storey Wimborne House. The other blocks range in height from three to four storeys and include Broadstone, Swanage, Osmington, Verwood and Sturminster House. The Estate includes a row of four shops along Dorset Road and there is a small meeting room used by the residents in the caretakers room below Wimborne House. The Estate includes areas of green space and play space between and around the blocks, including a ball court between Swanage, Sturminster and Broadstone and a children's play area between Wimborne House and Osmington House. On the edge of the estate, and within the application area for the project is Victorian former pub at 124 Clapham Road which is currently in use as The Blue Sea restaurant.

Around the Estate are four very different areas with different characters. To the east of the Estate is the Bolney Meadow Estate which is owned and managed by Notting Hill Housing and also includes the Bolney Meadow Community Centre. Further to the east are shops and services on South Lambeth Road. To the south is the historic Albert Square and related Georgian architecture. To the west lies the strategic Clapham Road with its excellent public transport connections and strong character of linear terraces and mid-rise blocks. To the north is the Bridge Estate which is owned and managed by Hyde Housing.

The buildings of the South Lambeth Estate fall into two different character types all of which were built in the 1960s. These are the large scale slab block of Wimborne House which is distinctive, and well articulated with an exposed concrete frame comprising balconies and deck access and that is visible in a range of views, and the other low-rise blocks that are simple concrete forms with highlighted entrances and a simple grid. The low-rise homes at ground level have gardens but those above ground level do not have balconies or private external space.

The density of the South Lambeth Estate is relatively low and half of the homes on the Estate are within Wimborne House. Whilst the existing low-rise blocks are similar in height to much of their surroundings they sit unconnected in areas of open space and do not form well enclosed streets.



Photographs from around the existing area

3 The Selected Scheme and Cabinet Decision

The proposals for the redevelopment of much of the South Lambeth Estate - to provide better homes for existing residents and new homes for those waiting on the housing list - came about during 2014 and 2015 when initial options were discussed with residents and other stakeholders. A wide range of scenarios were tested and considered, including those ideas developed through resident consultation. These scenarios included both the demolition and retention of Wimborne House.

The decision to proceed with the scheme was made by the Council's Cabinet in October 2015. The Cabinet decision was based on a series of masterplan scenarios, all of which included the demolition and replacement of the 101 homes in the five low-rise blocks on the estate (Broadstone, Sturminster, Swanage, Verwood and Osmington) and the retention of Wimborne House (including 104 existing homes). The proposals set out an ambition to deliver at

least 220 new homes on the estate. The two scenarios presented included different forms that the development could take as well as supporting the delivery of a series of masterplan objectives developed with residents.

Through the subsequent design process the number of homes in the scheme have increased from around 321 homes to 362 homes, as the potential densities on the site have been tested in more detail. As laid out in the Key Guarantees, all existing secure tenants will be provided with a new home which meets their needs at Council level rent, as well as providing new homes for some of those in need of affordable and market homes within the borough.



Site location plan

The masterplan objectives established in 2015 for the South Lambeth Estate are as follows:

HOMES

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 of 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

NEIGHBOURHOOD

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

OPEN SPACES

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

COMMUNITY USES

8. Provide an accessible Community Space for South Lambeth residents adjacent to one of the open space
9. Provide new retail units onto Dorset Road, closer to Clapham Road

WORKING TOGETHER

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

4 Homes for Lambeth

The new homes will be built and managed by Homes for Lambeth (HfL). HfL is wholly owned by the Council and has been set up to provide stable long term ownership and management of mixed tenure estates. The new homes will be designed to meet high standards related to their size, energy efficiency, external spaces including balconies and gardens, wheelchair accessibility and cycle parking. HfL will be managing the new buildings and related open spaces as one estate and in order to support this will make sure that there is on site management, and a meeting space for all residents to share.

There is more information about HfL here:

<http://estateregeneration.lambeth.gov.uk/hfl>

HfL's design principles for new homes are set out here:

<http://estateregeneration.lambeth.gov.uk/design>



Site location and its wider context

■ 5 Key Guarantees

No one at Lambeth underestimates the stress that rebuilding an estate could potentially cause for current residents. We want to give residents living on estates that will be rebuilt all the information and support that they need to make the best choices about their and their families' futures. As a part of this we have published a set of 'Key Guarantees' for both secure tenants and homeowners. These mean that:

- Every secure tenant will be able to move to a brand-new home at Council level rent;
- Affordable options will be provided to assist resident homeowners to stay on the estate, and
- All secure tenants and homeowners the right to be involved in shaping the masterplan for each new estate.

Also, through the independent advisors, we are giving residents access to legal support so they can both understand and comment better on the new tenancy, and leases they will be offered, along with the equity exchange for homeowners.

In putting the Key Guarantees together, the Council sought advice from the respected tenant engagement organisation TPAS. This was to ensure that what is being provided compares favourably with what other authorities are offering in similar situations. As a result, the Council is confident that our legal offer is among the best provided by local authorities.



Residents giving their feedback - St Stephens School

■ 6 Working Closely with Residents and Neighbours

The design work for the redevelopment of the South Lambeth Estate has been ongoing since the summer of 2016. A resident engagement panel (REP) has been established and Tibbalds and PTE Architects have been working with Lambeth Council to support residents through the design process. Monthly meetings have taken place with this group throughout this time to explain the design work as it has been developing and to allow residents to discuss, review and contribute to this process. A fun day was held in October 2016 to show residents the emerging masterplan and how it takes on board the project's masterplan objectives. Public exhibitions for neighbours and others have been held periodically since October 2016 to ensure that residents and neighbours are updated on the proposals regularly. Specific meetings have been held within the Albert Square Residents Association and Bolney Meadow Residents Association. The outcomes, priorities and feedback that have come out of all of these discussions and other related issues have been recorded and communicated through a monthly newsletter. Further detail of resident's and neighbour's inputs are set out in SD18 The Statement of Community Involvement that is submitted in support of this application.

From early in 2017 a vacant property in Broadstone House, that was not suitable for a permanent tenant, has been used as a resident engagement hub. This has allowed residents to meet the development team regularly in a dedicated space on site. Drawings, plans and models have been available for residents to look at in their own time at regular drop in sessions.

As well as events focussed on the design of the masterplan and the new and replacement homes other events and drop ins have focussed on the offer to residents whose homes are being replaced. Residents also have access to an independent resident advisor.



October Fun Day 2016

7 Incorporating Existing Residents Housing Needs

The design of the replacement homes for existing tenants has been based on an assessment of their housing needs and taking on board their input to the design process. The Housing Needs Assessment has meant working out what size home each particular household needs from the numbers of people that live in it now and making sure the right number of the different types of homes is provided in the right part of the design. It has also meant understanding any particular features existing residents will be looking for from their new home e.g. garden, balcony, separate kitchen, landscape proposals etc. The project has tried to incorporate as many of the residents' preferences as possible, whilst maintaining today's space standards as a minimum.



Meeting following estate walkabout - May 2016



Residents discussing the design standards in Bolney Meadow Community centre

Lambeth Council's Vision

Our commitment to more and better homes

Lambeth is at its best when its communities are genuinely mixed. This means building more social homes, homes below market rent for families in low pay, secure market rent for those unable to buy and affordable home ownership for those who can. There will also need to be some full market rent and market sale homes to help pay for the construction of more affordable homes.

In building new homes, the Council will be taking a long-term view; these homes need to stand the test of time; they need to create a positive legacy for a future Lambeth; they need to be high quality, low maintenance and low energy. And they need to help create resilient mixed neighbourhoods for everyone. We recognise that the quality of your home is closely linked to the quality of your life.

Below are our 10 Housing Design principles that will need to be met by every new home that we build. These principles are supported by a detailed set of design standards that the Council has been preparing over the last year. National design standards and building regulations set out the minimum specifications that every home in the UK must meet. The Homes for Lambeth Housing Design Standards improve on these requirements.

1. Secure, warm, safe and comfortable homes with high levels of insulation and sound proofing
2. Practical homes with plenty of storage space and easy access to services
3. Where we are re-housing residents, they will be involved in the design process
4. Personal outdoor space for each home
5. New homes are indistinguishable by tenure and fit well into the existing pattern of streets and open spaces
6. Communal spaces that residents enjoy spending time in, designed with safety in mind
7. Discrete and convenient storage for waste and recycling and secure covered storage for cycles
8. Places that support the character of the area, contribute to Lambeth's rich architectural heritage, and are built to last
9. Streets and public spaces that create a safe and secure environment for all
10. Sustainable buildings and spaces that are easy and economical to manage and maintain

Lambeth Council's Vision

8 The Design Proposals

The proposals for the South Lambeth Estate are to reprovide 101 homes and provide up to 261 new homes giving an overall total of 362 homes. Including the retained homes at Wimborne House this means that the proposals will in the end form part of an overall estate of 466 homes at a density of 203 dwellings per hectare (increasing from around 93 dwellings per hectare).

The South Lambeth Estate proposals are set out so that there is a first phase of development that would provide new affordable homes for existing tenants and leaseholders before any demolition of homes. The next phases of the redevelopment can take place once those residents have moved into their new homes. This first block of 30 homes is located along Dorset Road in front of Wimborne House, with this location being the only part of the site that can accommodate new homes without needing to move existing residents first. Between this block and Wimborne House is a new parking area for existing residents in Wimborne House and an area to provide new wheelchair accessible parking spaces. In addition, and related to this block and this phase, there is a larger and improved community space proposed below Wimborne House in the location of the existing caretakers space. The entrance to Wimborne House is also proposed to be improved with a new access from the south so that these residents have improved access to the proposed new open space within the scheme and relocated recycling facilities.

The proposals in phase 1 (Block A plus the community space and works to the Wimborne House entrance) has been developed in more detail to the rest of the proposals and is included as a detailed part of the planning application.

The remainder of the scheme, will comprise up to 332 homes and will be delivered in two phases allowing existing residents to move into new homes before their existing ones need to be demolished. This larger part of the scheme is submitted as an outline planning application which means that the total number of homes and the location and height of the blocks is proposed to be fixed but the detailed internal layouts are not. Illustrative proposals for these blocks are included with the application to demonstrate how these blocks might be arranged and how they might look. This work also demonstrates that it is possible to achieve the number of homes proposed in

the planning application in a layout and built form that is reasonable and carefully responds to its context.

The outline part of the application is made up of 6 elements as follows:

- Block B is made up of an 'o' shaped perimeter block of up to 6 storeys and a 16 storey element and is the largest element of the proposed scheme. It sits to the west of Wimborne House and along Dorset Road and includes some of the replacement commercial and retail units. Within the centre of the block is a communal garden for residents.
- Block C sits next to an existing small building outside of the estate along Dorset Road that was formerly the Phoenix Public House. This new small scale block, up to 4 storeys in height, provides the western side of the neighbourhood square and includes retail/commercial uses at ground floor.
- Block D makes up a new frontage to Kibworth Street and completes the courtyard to Melcombe House to the west. Along the southern edge this block continues broadly on the alignment of the current Swanage House. This block forms the other side of the new street to Block B and will be designed to work carefully together. It is intended to be between 5 and 6 storeys in height. To the rear the ground floor homes are planned as family maisonettes as gardens with deck access flats above accessed from regular entrances and circulation cores. Block D also wraps around into the mews court to the south of this block that contains smaller scale development up to 3 storeys relating to the arrangement and form of Albert Avenue to the south.
- Block E continues along from Block D to Clapham Road forming a new southern edge to the green square and a strong new frontage onto Clapham Road, relating carefully to the existing building line and massing. New planting is proposed along the Clapham Road frontage to soften this edge and provide a more green setting for the estate.
- Block F sits to the rear of Block E and makes up the other side of the new mews court. This 3 storey block will be designed to relate carefully to the mews element of Block D so that they provide a positive and interesting change from the scale and massing of the wider estate. It is designed to the same scale as the existing Albert Avenue mews homes.

- 124 Clapham Road is a former Victorian pub and is currently used as a restaurant at ground floor. This block is proposed to include new residential accommodation above ground and to the rear, with a commercial use retained at ground floor.

The public realm connecting these blocks includes roads, parking areas, new and reconfigured play areas and open spaces. The main new spaces are located to the south of Wimborne House and will include a replacement ball court, a new play area and other green and hard paved spaces. There is a resident courtyard within Block B and a range of other garden and street spaces around and between the other blocks. The main ambition is to take the estate from an arrangement of blocks sitting in open spaces to one which has spaces defined by clear and robust street frontages as is the more traditional pattern in the locality.

The South Lambeth Estate proposals are planned to be delivered in three phases that allow existing tenants and leaseholders to move into a new home before their existing home is demolished. It is currently proposed that the scheme would start construction towards the end of 2018 and be completed around 2024 with each phase taking 18-24 months to complete.

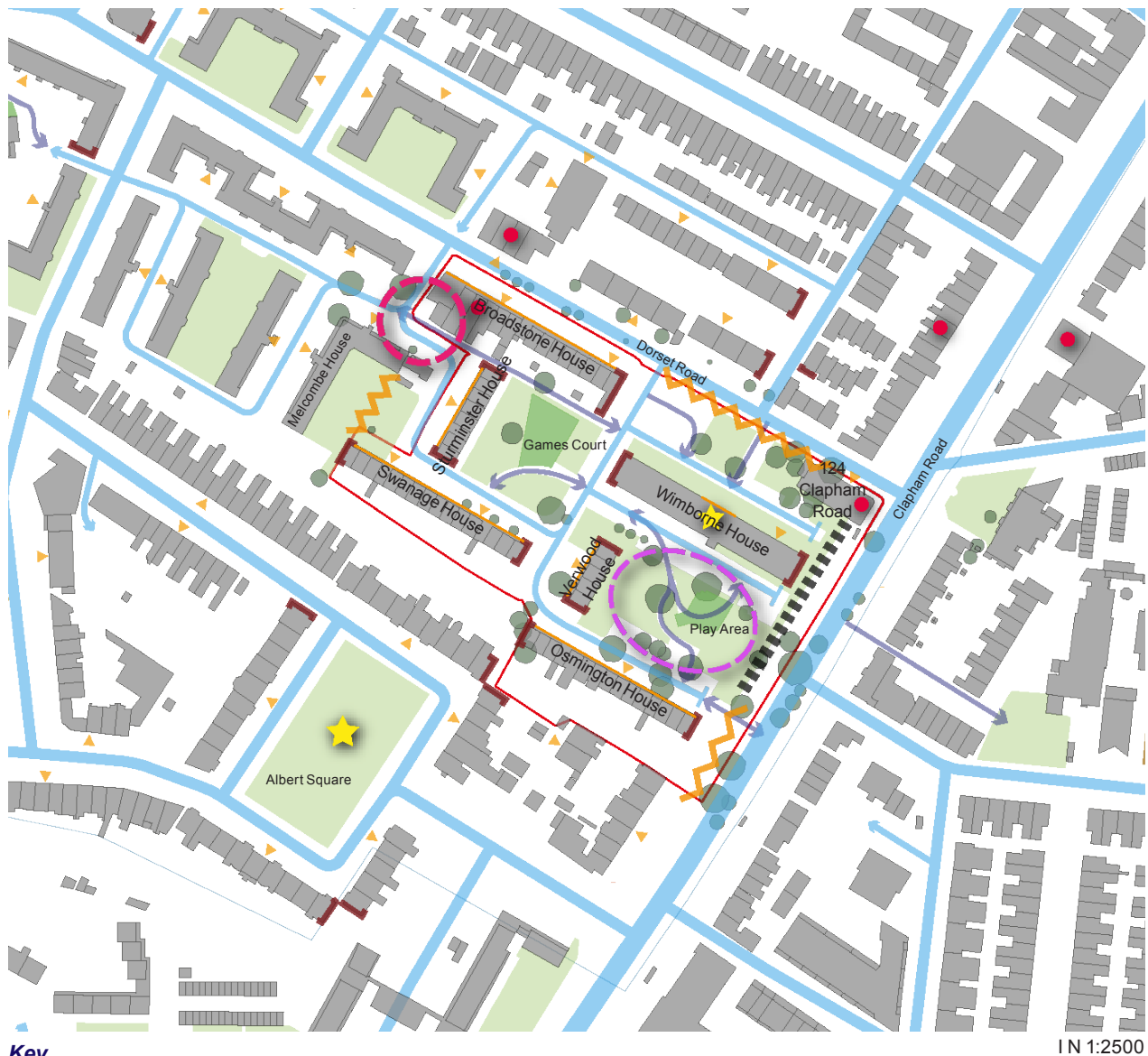
The new and replacement homes will all be provided to meet the Nationally Described Space Standards (NDSS) that set out minimum sizes for new homes and that are much larger than the existing homes being demolished. These new homes are designed to include good amounts of storage, have been tested in terms of sunlight and daylight levels and provide a range of approaches to flexible living. The scheme proposes brick buildings that are designed to be robust and long lasting. The majority of the ground and first floor areas are arranged as maisonettes which replicates the current arrangement of family homes with gardens at lower levels and allows the number of homes with a private garden to be maximised within the scheme. A high proportion of the new homes are proposed to be dual aspect which means that they face more than one direction and so get good light at different times of the day. Many of the homes will be deck access, which is similar to the way the existing flats are arranged and means that circulation spaces are light, well ventilated and arranged in small groups so that residents can get to know each other. Each access will be secured with an entry system that means that only residents with a key or visitors that they have let in can reach the access decks and the rear communal gardens.



Photographs from consultation events

Urban Grain: Before and after

Before



Key

Buildings	Urban Blocks	Unsafe Area	Pedestrian Connections	High Fence	Community Facilities
Lack of Frontage	Open Space/Park	Vehicular Connections	Entrances	Shops/Facilities	
Unattractive Area					

Before

- No defined urban blocks or frontages, buildings seem to be floating on the estate site.
- Some buildings front onto the street with blank facades, which results in poorly overlooked spaces.
- The building layout on the estate does not relate well to the surrounding area and feels segregated.
- There are no direct pedestrian routes or vehicular routes and links through the estate.
- The local retail options on Dorset Road are located in low quality public realm but are an important contribution to local facilities and their location makes them accessible to wider residents too.
- Open spaces generally feel low in quality with minimal overlooking. However the sports pitch and growing spaces are well used.
- There are some alleys and areas that are described as unsafe by residents.

After



Key

Buildings	Urban Blocks	Play Area	Pedestrian Connections	Improved Frontage	Retail/Facilities
Public Thoroughfare	Open Space/Park	Vehicular Connections	Community Hub	Improved Overlooking	Community Facilities
Private Green	Improved Pedestrian Connections	Potential for pedestrian Connections	Building Frontages		
		Entrances			

After

- New development creates a defined and active frontage towards Dorset Road, towards Clapham Road and creates a defined edge to Melcombe House and garden.
- Buildings form urban blocks and create a more regular and clear pattern of pedestrian routes and streets.
- New development does not have blank facades and puts emphasis on overlooking of public spaces which increases safety on site.
- Private and public green spaces are rearranged and aim to attract residents from the wider area in order to integrate the site better into its surroundings.
- Improved retail options on site, located facing onto a high-quality pedestrianised area, which also attracts residents from the wider area.

■ 9 The New Homes

The new homes will be well laid out and will meet a range of high quality standards set out in the London Plan and Homes for Lambeth's design standards.

- Over 85% of the new homes have been planned to be dual aspect so that they get light and ventilation from more than one direction.
- All homes will have secure cycle parking, either in a secure cycle store or in a purpose designed storage shed in the back garden.
- All homes will have a private garden, balcony or terrace.

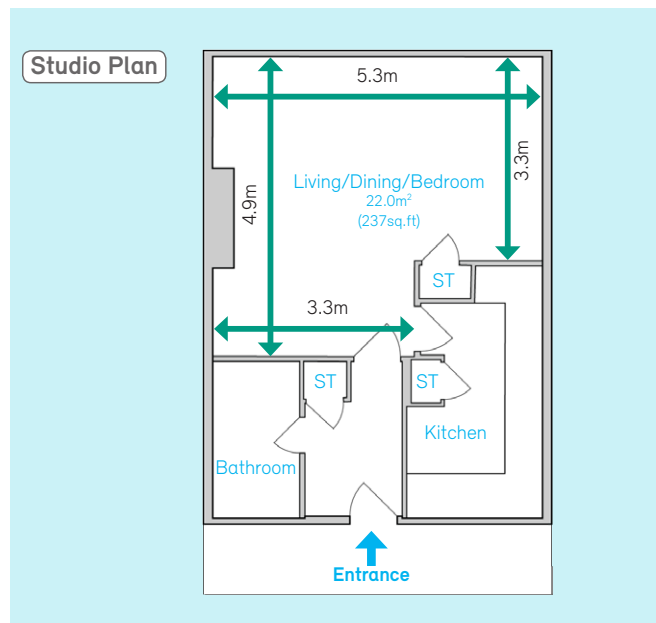
The detailed phase 1 and later phase illustrative proposals provide the following mix of homes:

- 103 one-bedroom homes for one or two people. The existing one person studios are 40 sqm in area and the new one-bedroom homes for two people in the scheme will range from 51 to 61 sqm in area.
- 152 two-bedroom homes for three or four people. There are no existing two-bed homes being demolished. The new two-bedroom four person homes will range from 72 to 81 sqm in area, with larger W.C. units.
- 99 three-bedroom homes, including both three-bedroom 5 person and three-bedroom 6 person homes. The existing three-bedroomed homes are 76 sqm in area and the new homes will range from 88 to 104 sqm in area.
- 8 four-bedroom homes for 7 or 8 people. The existing four-bedroomed homes being demolished are 86 sqm and the new homes will range from 100 to 125 sqm.

The scheme will include a mix of affordable homes and market homes with the purpose of the market homes being to help cover the cost of delivering the affordable homes as well as contributing to a mixed and balanced community. Grant funding has been allocated from the Mayor of London to the early phases of the scheme that also helps with the delivery of the affordable homes. Over time additional grant funding may become available for later phases that will allow the proportion of affordable homes to be increased.

Based on the current estimates of how much the scheme will cost to build and how much income it will generate the proposals are able to support an overall mix within the application site area of 50% affordable homes. This mix includes replacement homes for existing tenants at the same rent levels, new affordable homes at target rents, new intermediate rent homes and the retained affordable homes at Wimborne House. The measurement of how much affordable housing is to be provided is based on the number of 'habitable rooms' in the scheme as this allows more affordable housing to be delivered by measuring the number of rooms provided for each tenure.

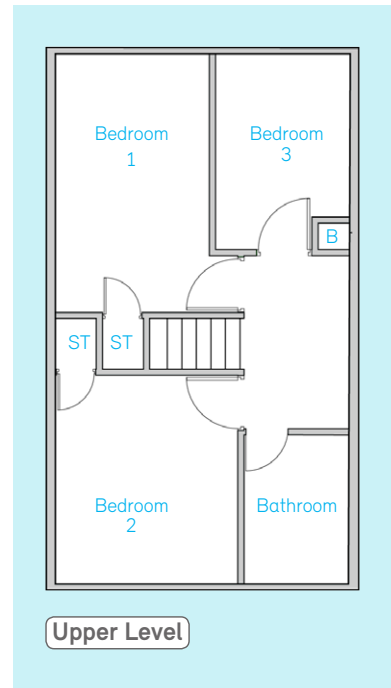
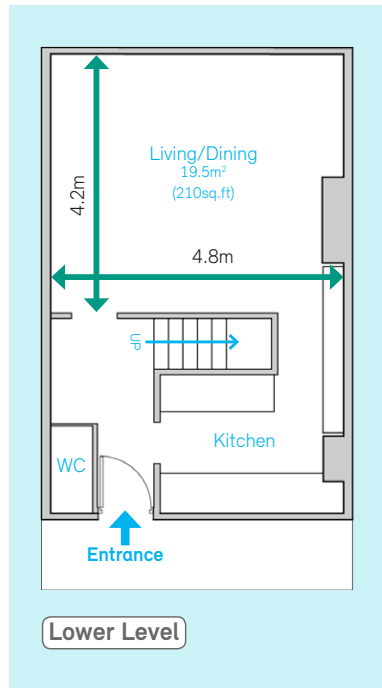
**Plan of existing
1-bed 2 person
studio**



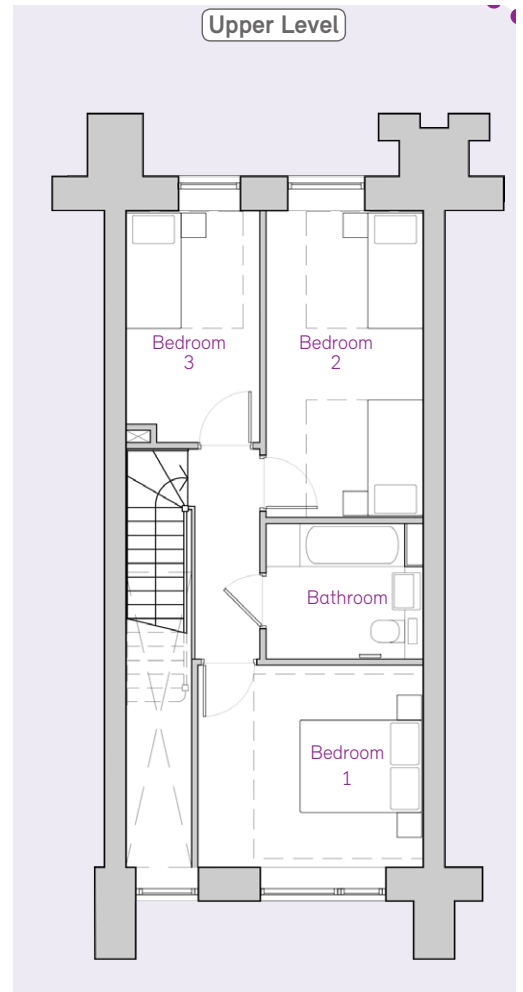
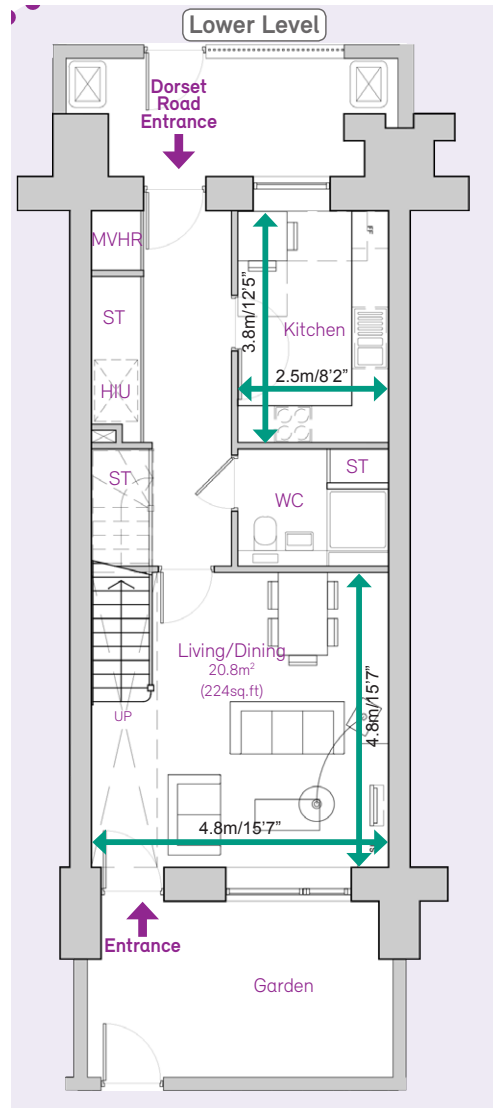
**Plan of proposed
1-bed 2 person flat**



**Plan of existing
3-bed 5 person
Maisonette**



**Plan of proposed
3-bed 5 person
Maisonette**



10 Technical Considerations

The South Lambeth Estate site includes a number of constraints that have been carefully considered through the design process and that have influenced the design. These include:

- Northern Line and Victoria Line underground tunnels pass along the southern and eastern edges of the site. The proposals are not directly above these tunnels but measures will be taken to avoid any potential impact.
- Existing gas, electricity and water services are located beneath parts of the site and they will need to be diverted or carefully developed over.
- Parts of the site around Kibworth Street and Cobbett Street are adopted highway and include residents parking bays as part of the Controlled Parking Zone (CPZ). These will need to be reallocated as part of the proposals.
- There will be no vehicular access from Clapham Road as this is a red route and existing residents did not want to have any direct through routes via the estate. Furthermore, the site has limited vehicular access which means that specific proposals are needed for fire engine access and during construction.
- Two areas around the edges of the site need to be carefully integrated into the proposals to help create a coherent well-connected environment. These are an area of the extended footway along Clapham Road which will increase the amount of green space and landscape within the scheme and the visual amenity for the wider neighbourhood, and the poorly used green area behind Melcome House on the Bolney Meadow Estate which will be improved so that it can be shared with the residents on both sides.



CGI image of proposals

11 Scheme Summary

In summary, the South Lambeth Estate scheme will provide:

- 362 new and replacement homes that are larger than the existing homes which have the same number of bedrooms. Overall there is a net increase of 261 homes. All of the homes will have a private garden, balcony or terrace that is at least 5 square metres in area and increases with the size of the home. The majority of homes will be dual aspect which means that they face in more than one direction.
- 50% of the homes within the site area will be affordable homes, which will include replacement homes for existing tenants at the same rent levels, new affordable homes at target rents, new intermediate rent homes and retained affordable homes in Wimborne House. The scheme will include a range of new homes at varying rent levels in support the provision of mixed and balanced communities.
- 10% of the new homes will be wheelchair accessible and adaptable. These will be located throughout the scheme either on ground floor or with lift access. New wheelchair parking spaces will be provided for these homes at the rate of 50% with the potential to increase this if there is the demand.
- At least 40% of the new affordable homes are planned to be family homes with 3 bedrooms.
- A network of new and improved open spaces is proposed, focussed around a new green square to the south of Wimborne House and newly overlooked and well-defined street frontages that relate well to the surrounding area. Care has been taken to maximise the amount of family homes with private gardens.
- A replacement ball court, play area and other green spaces in the public realm and private and communal gardens for residents.
- A much clearer network of streets and routes that avoids narrow and poorly overlooked footpaths and ensures that streets have regular entrances, front doors and modest front gardens.
- A new 87 sqm community facility for all residents to share that sits below Wimborne House. This location for the community room was selected through consultation with residents because it is in the heart of the estate and able to be delivered early in phase 1.
- Secure cycle parking for all residents.
- Homes with high levels of insulation as part of a 'fabric first' strategy which means that they will require less energy to heat than the existing poorly insulated homes. Whole house ventilation systems will mean that rooms can have fresh air without needing to open the windows and let cold air in at the same time.
- A new energy centre providing sustainably produced heat for the estate, over which residents will have full control in their own homes. Solar panels will provide lighting for the communal areas of the scheme.



CGI images of proposals



■ 12 The Planning Application and where to find Key Information

The planning application is made up of two elements.

- The first is a 'full' (or detailed) planning application for the 30 homes, new community space, improvements to the entrance Wimborne House and associated landscape in phase 1. These are specific proposals set out on the Block A application drawings.
- The rest of the scheme is set out in 'outline' which means that the proposals are fixed only in terms of the overall number of homes and the location and scale of the proposed buildings, which are set out on a series of parameter plans. A set of illustrative proposals describes how the final scheme might be developed in accordance with the parameter plans.

The plans submitted with the application cover the following areas of information, including:

- a. 096_PL_001 - Site Location Plan
- b. 096_PL_002 - Site Boundary Plan
- c. 096_PL_050 - Demolition Plan
- d. 096_PL_003 to 6 - Existing Site Sections & Elevations in Context
- e. 096_PL_053 Parameter Plan Building Heights & Layout
- f. 096_PL_056 Parameter Plan Movement & Access
- g. 096_PL_100 to 108 – Masterplan Layouts
- h. 096_PL_400 - Phase 1 Site Location & Boundary
- i. 096_PL_401 - Phase 1 Demolition Plan
- j. 096_PL_402 - Site Plan
- k. 096_PL_500 to 503 – Proposed Floor Plans
- l. 096_PL_700 to 701 – Proposed Elevations and Sections
- m. LL544-250-0001 General Arrangement - Landscape Plan
- n. LL544-250-0003 General Arrangement - Planting & Tree Plan
- o. LL544-200-0001 to 0006 General Arrangement Plans

The application is supported by a range of other documents that describe the proposals in more detail and show that a range of important issues have been considered through the design process and through discussions with planning officers and others. Each document has a specific reference that helps identify it and is based on 'SD' meaning 'submitted document' and a number. You may notice that some of the documents refer to information in other documents but using these references.

The list of supporting documents is as follows:

- 1. SD0 Application Summary Document
- 2. SD1 Design and Access Statement
- 3. SD2 Planning Statement
- 4. SD3 Air Quality Assessment
- 5. SD4 Arboricultural Impact Assessment
- 6. SD5 Arboricultural Survey
- 7. SD6 Archaeological Desk Based Assessment
- 8. SD7 Daylight and Sunlight Report (internal)
- 9. SD8 Daylight and Sunlight Report (neighbouring properties)
- 10. SD9 Draft Construction Environmental Management Plan
- 11. SD10 Ecological Impact Assessment
- 12. SD11 Energy and Sustainability Statement
- 13. SD12 Estate Management Plan
- 14. SD13 Flood Risk Assessment
- 15. SD14 Heritage Statement
- 16. SD15 Land Quality Statement
- 17. SD16 Noise and Vibration Assessment
- 18. SD17 Waste Management Strategy
- 19. SD18 Social Infrastructure Assessment
- 20. SD19 Statement of Community involvement
- 21. SD20 Transport Statement
- 22. SD21 Travel Plan
- 23. SD22 Microclimate Survey
- 24. SD23 Landscape Statement

13 Commenting on the Planning Application

Once the planning application is submitted residents, neighbours and others will have 21 days to comment. The Planning Authority will write directly to neighbours to let them know that the application has been submitted and the key dates they need to be aware of.

To support residents and neighbours in viewing the planning application a series of drop-in exhibitions will be arranged once it has been checked and validated by the Planning Authority. Residents and neighbours will be informed by email (where they have signed up to receive them), by newsletter, and by posters around the estate. We will also publicise the planning application reference number once it is known so this can be used if comments are made on the application.

Comments on the planning application can be sent to planning@lambeth.gov.uk or in writing to: Lambeth Planning, Phoenix House, First Floor, 10 Wandsworth Road, London, SW8 2LL. The planning application reference number should be used with any comments.

More information on commenting on a planning application is available here:

<https://www.lambeth.gov.uk/planning-and-building-control/planning-applications-and-policies/comment-on-a-planning-application>

For further information about the scheme or the planned exhibition please contact:

Southlambeth@lambeth.gov.uk

Further information for residents is available at:

http://estateregeneration.lambeth.gov.uk/south_lambeth



CGI image of proposals



London Borough of Lambeth

3rd Floor, Phoenix House
10 Wandsworth Road
London
SW8 2LL

Lambeth Council
020 7926 0385

Please visit the Lambeth Regeneration website for more
information and contact details for specific project officers.

[http://estateregeneration.Lambeth.gov.uk/
south_lambeth](http://estateregeneration.Lambeth.gov.uk/south_lambeth)