



Jonathan Street and
Orsett Street

Statement of Community Involvement (SCI)

On behalf of Homes for Lambeth March 2021

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1. Introduction and Policy Framework

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of the applicant Homes for Lambeth. This report supports a planning application for two sites: a site on Jonathan Street containing the Carmelita Centre and another on Orsett Street.

This report details the public consultation we have carried out to inform the evolution of the proposals, in accordance with national and regional policies, and LB Lambeth's Statement of Community Involvement (SCI).

The aims of the pre-application stage of public consultation are:

- To let residents, businesses, councillors, and other stakeholders know about the ideas for redevelopment on the site.
- To understand local views, engage with the community, help identify concerns and opportunities, and feed these into the evolving proposals.
- To show how we have responded to the issues of the community and stakeholders, and how changes have been made to the proposals.
- To pledge our continuing commitment to engagement throughout the statutory consultation period and beyond.

We adhere to the Consultation Principles set out by successive governments through the Cabinet Office. Some of these principles are:

- Using plain English and avoiding jargon. Making the whole process clear and concise.
- Using the right tools, whether digital, collaborative, informative or ongoing. Only asking questions where we do not have a final view.
- Ensuring the affected people, groups and businesses are aware, targeted, and allowed proper time to respond. Making sure each group can access and

respond to the consultation, however and using whatever means they engage with us.

- Analysing and responding objectively and properly to consultations, published in writing and online through this document, and by direct contact if possible. Responses will be published where possible, with due regard to GDPR regulations.

This SCI deals mainly with the public consultation, the consultation with neighbouring residents and community groups. However, the report briefly touches on the statutory and non-statutory consultees, whose engagement are being led by the team's planning consultant.

The NPPF recommends pre-application engagement and front-loading, where early engagement has significant potential to improve the efficiency and effectiveness of the process for all parties. We recognise that the more issues can be resolved at pre-application stage, the greater the benefits.

As part of this consultation, we have consulted councillors. The Localism Act makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, so better to represent their constituents and influence the development proposed.

This consultation also has regard to the London Plan. Planning decisions should be taken as close as possible to the communities and interests they affect, and in as inclusive way as appropriate. Community and voluntary groups, local business organisations and other interest groups have valid contributions to make to planning, and we support their involvement.

We believe we have met the expectations of the local authority, set out in Lambeth's Statement of Community Involvement (SCI) adopted in September 2015. This states that:

"The council encourages (but cannot insist) applicants to engage with the community and stakeholders before submitting a planning application. The extent of consultation should be proportionate to the nature and scale of development proposed. For development orders (nationally significant infrastructure projects),

section 61W of the Town and Country Planning Act 1990 (added by the Localism Act 2011) places a legal duty on developers to consult local communities prior to submitting a planning application. For large scale development proposals, there is no legal requirement to consult with local communities prior to submitting a planning application. However the National Planning Policy Framework makes clear that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and that the more issues that can be resolved at pre application stage, the greater the benefits. Accordingly, and in the spirit of cooperative working, the council strongly encourages developers to involve the local community from an early stage prior to submitting an application.

Early community involvement should help shape and inform what is appropriate for a site and should therefore be undertaken before proposals are drawn up. Following this further preapplication engagement is encouraged to seek views on the evolving development proposal. Community involvement at this stage may take a variety of forms such as local exhibitions, workshops, public meetings, circulation of leaflets, and/or a dedicated website that allows comments to be made.

Where developers have engaged with the community prior to submitting an application, the council will expect a consultation report to be submitted as part of the planning application.”

2. The Proposals



The proposals will see the redevelopment of two sites: the Jonathan Street site (that currently contains the Carmelita Community Centre) and a site on Orsett Street.

It is proposed that the first site, on Jonathan Street, will re-provide the community centre and provide 29 much-needed affordable homes. The second site, on Orsett street, will provide 38 homes for private sale. 100% of the new homes proposed on the Jonathan Street site will be affordable, funded by the sale of the private homes proposed on the Orsett Street site.

3. Our Consultation Process

The project team has met with council officers, the GLA, councillors, local community groups, businesses, and stakeholders.

A series of pre-application meetings were held with LB Lambeth throughout the design process. Detailed information about this process and the evolution of the design is included in the Design and Access Statement.

We also attended/organised 10 meetings with local residents, the VGERTA board and ward councilors for Princes ward. The first meeting took place at the Carmelita Centre, the following four meetings took place online via Zoom.

These meetings took place on:

- 30 January 2020
- 21 April 2020
- 21 June 2020
- 6 August 2020
- 3 September 2020
- 1 October 2020
- 12 November 2020
- 21 January 2021
- 11 February 2021
- 20 March 2021

Early discussions with the meetings focused on the internal layout of the community Centre, the positions of the offices and rooms for hire, the locations of the toilets and the potential arrangement of the garden.

Later meetings discussed alternative options for the two schemes. The meeting on 11 February was a workshop to talk through VGERTAs suggestions for a revised

scheme – following from their own public consultation into the proposals. A further meeting on 20 March 2021 presented the alternative proposals to the group with and provided an explanation for why it was not felt that these would be appropriate.

Following a meeting on 1 October, Your Shout sent a letter to residents of the Vauxhall Park Estate (seen highlighted in the distribution area below), inviting them to take part in future meetings regarding the Carmelita Centre. A copy of this letter can be found in Appendix 1.

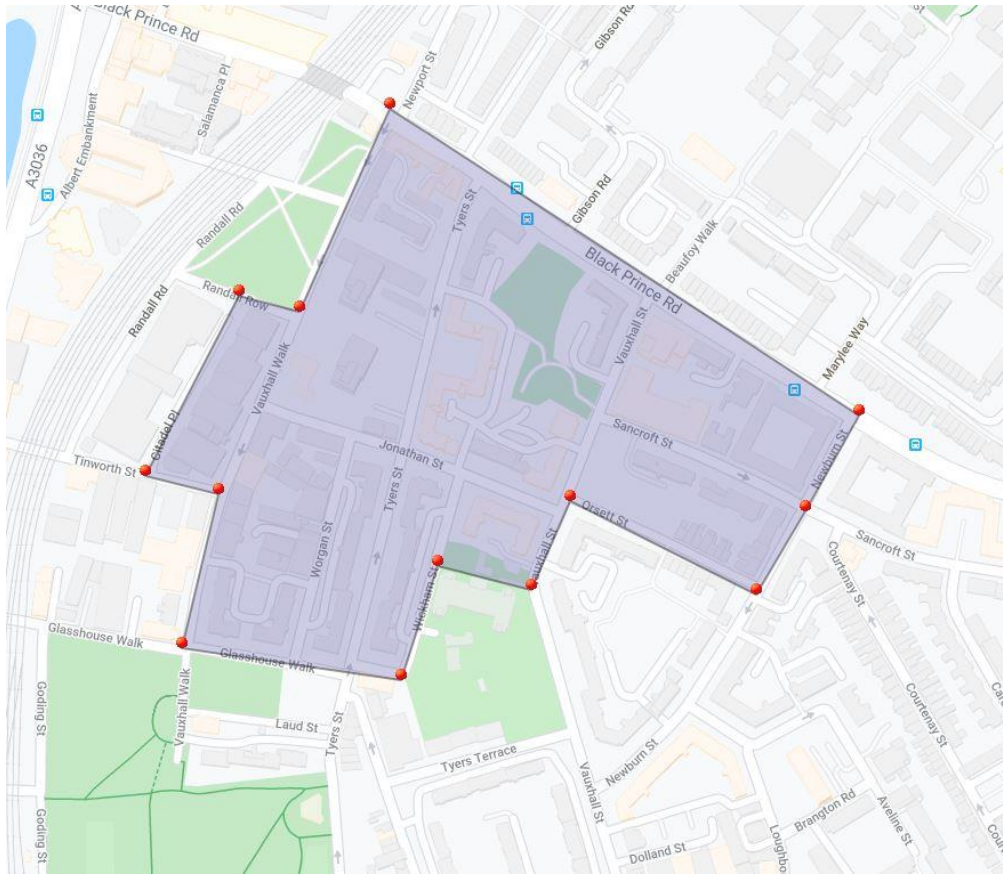
Additional stakeholder meetings took place on 9 June 2020 with Cllr Joanne Simpson and 10 March 2021 with four residents of Palm House.

PUBLIC CONSULTATION

We publicised the consultation to households and businesses surrounding the site, within the shaded area of the map below. Invitation letters were sent using Royal Mail first class to 843 properties.

The objective of the leaflet was to invite the local community to attend the online Q&A events, communicate information about the scheme, and to seek feedback from those not able to watch the online Q&A events. A copy of the letter can be found in Appendix 2.

We are confident that this method of engagement was as robust, both in terms of accessibility and participation, as any traditional public exhibition.



Above: map of the distribution area

We use our own tailored consultation portal, [communityconsultation.com](https://www.communityconsultation.com), as an integral part of our consultation methods, to encourage accessibility and promote the consultation to groups that prefer to get their information online. We find that we can reach a wide audience online – from young professionals to pensioners who invariably have online access through smart phones, iPads, or PCs.

The online portal had – and continues to have – a unique URL <https://www.carmelitaandorsett.site/>. This went live on 11 May 2020; this will be updated with news and blogs (including recordings of the online Q&A sessions) and maintained throughout the planning application process. Screenshots of the unique online portal are available in Appendix 3.

CommunityUK online Q&A events

The CommunityUK portal was chosen as a method of conducting the Q&A event because it is accessible to residents and enables the maximum participation.

The platform is web-based – so that residents do not have to download any software.

A common password was used, so that residents did not have to give their email address to ask questions.

Official statistics show that there is mass take-up and access to the internet, either through smartphone, tablet, or PC / laptop. Over 95% of people in Lambeth use the internet. That figure rises to 98% among working age people. At least 83% have access among the population aged between 65 to 74, dropping only to 51% above that age.

Six online Q&A events were held, three for each site. These took place on:

- Friday 22 May at 11am and 5.30pm (Carmelita Centre)
- Friday 22 May at 5.30pm (Carmelita Centre)
- Friday 22 May at 1pm and 7pm (Orsett Street)
- Friday 22 May at 7pm (Orsett Street)
- Saturday 23 May 10am (Carmelita Centre)
- Saturday 23 May 12pm (Orsett Street)

The dates and times of the online events were chosen to encourage the maximum number of people to participate, including those in full-time employment and those with parental responsibilities. We ensured the date did not fall on any locally observed religious or cultural festivals.

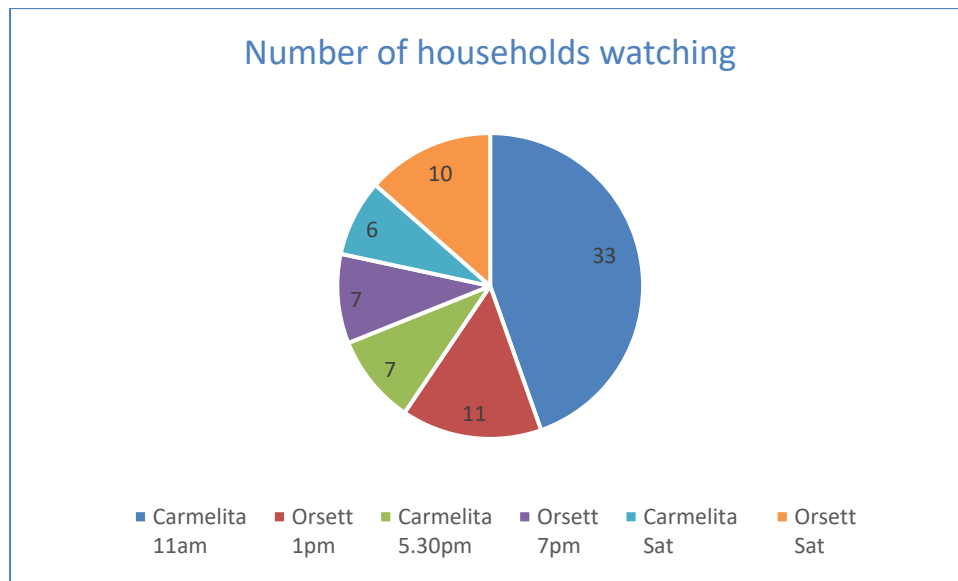
Representatives from the Applicant, the Architect, and the Planning Consultant, were present throughout the online Q&A events, while a representative from Your Shout chaired the events. Screenshots from the events can be found in Appendix 4.

Attendance and participation at the online events

74 households (measured by IP address) participated over the course of the six sessions. The table below provides a breakdown of attendance, average watch time, length of the event and the number of questions asked for each of the events.

	Numbers of households	Average watch time (in minutes and seconds)	Length of event (in minutes and seconds)	Number of questions asked
Jonathan Street 11am	33	26:16	1:01	57
Orsett 1pm	11	22:50	41	16
Jonathan Street 5.30pm	7	31:23	36	9
Orsett 7pm	7	10:06	31	3
Jonathan Street Sat	6	41:13	54	11
Orsett Sat	10	20:57	38	4

The pie chart below provides a breakdown of the number of households that attended each of the events.



The photograph below shows the online event taking place. Additional photographs can be found in Appendix 4.

LIVE

HFL HOMES FOR LAMBETH

DEVELOPMENT PROPOSAL

ORSETT STREET

PROPOSAL SUMMARY & BENEFITS

- 38 units in total
- 50% affordable provision across Orsett Street and Carmelita Centre sites
- Improved landscape for new and existing residents
- Car free scheme
- Each home has a generous balcony, terrace or patio
- Majority of homes get natural light from two or three sides
- Mature trees along Orsett Street to be retained
- Priv. surv

Attendees at the event had the opportunity to explore the proposals on the project's website – <https://www.carmelitaandorsett.site> before and after the event had taken place.

Response mechanisms

We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to give their feedback and comments about the scheme, including:

- A freephone number, staffed during office hours: 0800 955 1042
- A bespoke email address: CarmelitaandOrsett@yourshout.org
- A freepost address: Freepost RTXU-JGSR-KHLE, Carmelita Community Centre/Orsett Street consultation, Your Shout, 312 China Works, SE1 7SJ

All survey information was GDPR-compliant:

Data will be held by Your Shout and the project team. By volunteering this information, you are giving your consent for us to process your data regarding the Carmelita Centre and Orsett Street project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

Quantitative and qualitative response mechanisms

The consultation included questions which allowed us to assess the response in a quantitative way.

The qualitative response was gathered from listening to individuals and groups via email, on the freephone hotline, during the online Q&A sessions and the meetings with VGERTA.

The quantitative and qualitative comments have been recorded and analysed objectively by team members from Your Shout.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to LB Lambeth.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

Timeline and Summary of our consultation

Date	Event
30 January 2020	Meeting with VGERTA
21 April 2020	Meeting with VGERTA
11 May 2020	Website went live
12 May 2020	Letters posted to residents detailing the online Q&A sessions
22/23 May 2020	Online Q&A sessions held
9 June 2020	Meeting with Cllr Joanne Simpson
21 June	VGERTA online meeting
6 August 2020	VGERTA online meeting
3 August 2020	VGERTA online meeting
3 September 2020	VGERTA online meeting
1 October 2020	VGERTA online meeting

13 October 2020	Letter to residents of the Vauxhall Gardens estate
12 November 2020	VGERTA online meeting
21 January 2021	VGERTA online meeting
11 February 2021	VGERTA online meeting
10 March 2021	Online meeting with residents of Palm House
20 March 2021	VGERTA online meeting

4. Consultation Responses

Those who watched the online Q&A sessions, recipients of the letter and other local residents had the opportunity to provide qualitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application process. The full comments received are included in Appendix 5.

5. Our response and continued consultation

In response to feedback from local residents and stakeholders, LB Lambeth's planning officers and LB Lambeth's Design Review Panel, the applicant made a number of changes to the scheme:

- Position of the dedicated community centre garden was relocated to southern edge of site boundary facing Jonathan Street for better orientation for growing. Low boundary walls and railings were introduced to give additional security.
- Balcony sizes were increased across both blocks to meet emerging local policy and reflect the increased importance for outside space for residents.
- Balustrades have been angled and screens introduced to provide better levels of privacy for the residents of the Jonathan Street Block
- Communal roof terraces were introduced to both buildings to minimise any further loss of estate amenity.

- Larger windows and lighter tones of precast concrete were introduced to the upper levels of the Jonathan Street block to lighten the appearance of the building.
- Perimeter Hoop top railings, planting zones and recessed terraces were introduced to the ground level homes of the Orsett Street block to create better levels of privacy & reflect the character of the conservation area.
- The protruding balconies to the Orsett Street Block were chambered to be more in line with the bay windows of the existing estate buildings
- The colours of proposed brick and the window frames were modified to be more in keeping with the existing estate buildings and respect the character of the conservation area.
- Chamfered piers and larger windows were introduced to the setback floor of the Orsett Street to lighten its appearance and break up the massing.

Following a number of development meetings with VGERTA a number of amendments were made to the Carmelita Community Centre including:

- The three principle spaces were organised around a reception lobby, entered from Jonathan street. The office units (Space A) and a separate small meeting room faced onto the community centre garden or estate green spaces, with the large meeting room (Space B) and Community room (Space C) faced onto Vauxhall Walk and Jonathan Street. There was a connecting corridor from the lobby to the community garden for direct access.
- The community centre garden was relocated to the south edge of the site, facing Jonathan Street for both improved daylighting and a boundary wall was included for security and demarcation.
- To reduce noise and disruption to existing residents the two larger facing Spaces (B+C) facing Vauxhall Walk and Jonathan Street and the office spaces facing the estate green spaces or the community centre garden.
- Back of House facilities such as a toilets, kitchen and storage areas, were located in the middle of the plan, for both efficiencies sake and were there was less of a requirement for natural light.
- Access to the gardening store was relocated to the secondary corridor rather than from the main reception lobby.
- Access to the storage cupboards was moved to the main corridor from inside the room to reduce disruption.

- Access to one of the WCs was moved from the office side corridor, alongside a teapoint/kitchenette, so the office spaces could be operate independently off the rest of the centre.

This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by LB Lambeth. The submission of the planning application does not mark the end of this consultation and the team will continue to meet with local groups and individuals as appropriate throughout this process.

March 2021

Appendix 1: Vauxhall Gardens Estate letter

HAVE YOUR SAY ON OUR PROPOSALS FOR THE CARMELITA COMMUNITY CENTRE AND ORSETT STREET



Dear Neighbour,

We are writing to update you on the proposals for new homes on the site of the Carmelita Centre and the site at the junction of Orsett Street, Vauxhall Street and Sancroft Street. We have been holding regular meetings with councillors and the Vauxhall Gardens Estate Residents and Tenants Association (VGERTA) to shape the design and development of the re-provided Carmelita Community Centre that forms part of the proposal for the redevelopment of the Carmelita Community Centre site. These meetings will continue, if you would like to take part please use the contact details later in this letter.

You may recall, the proposal for the Carmelita Community Centre site includes 29 much-needed new homes (100% of which will be affordable - 73% will be council level rent and 27% shared ownership), the re-provision of the Carmelita Community Centre, a new community garden, and landscaping improvements to Tracey Island and Coverley Point.

The proposal for the re-provided community centre consists of three main spaces for the local community to enjoy including affordable community workspace, a meeting/conference room and a community space with views to the gardens and street. We are also proposing a community garden.

The proposal for the Carmelita Community Centre are part of a forthcoming planning application that also includes a site on Orsett Street. The Orsett Street element of the planning application will include 38 new homes for private sale and improvements to the existing grass area that fronts Jonathan Street, turning it into a shared garden for all the residents of your estate.



Above: Illustration of the proposed layout for the community centre

HAVE YOUR SAY ON OUR PROPOSALS FOR THE CARMELITA COMMUNITY CENTRE AND ORSETT STREET



By building the Orsett Street homes for private sale we can guarantee that 100% of the new homes delivered on the Carmelita Community Centre site are affordable and provide a brand new purpose built Carmelita Community Centre, ensuring the longevity of a community facility on your estate. A planning application for the two sites is due to be submitted in October 2020. You can learn more about the full proposals on carmelitaandorsett.site or by phoning 0800 955 1042.

At the regular update meetings, which are chaired by Councillor Joanne Simpson, we have been discussing the layout and design of the proposed community centre element of the scheme. Due to the current social distancing guidelines the meetings will be held online until we are able to meet safely in person. If you would like to attend the regular meetings, please RSVP to carmelitaandorsett@yourshout.org.



Above: Computer Generated image of the proposed view from Vauxhall Walk and Jonathan Street



Above: Computer Generated Image of the proposed Orsett Street view of the Orsett Street development

Should you have any questions for Councillor Simpson or VGERTA, you can contact Councillor Simpson by emailing JSimpson2@lambeth.gov.uk or telephoning 07920 547 988 and you can contact VGERTA by emailing vgertachair@gmail.com.

If you have any questions, comments, or would like to know more about the proposals for the wider Carmelita and Orsett Street schemes please contact the consultation team at CarmelitaandOrsett@yourshout.org or 0800 955 1042.

0800 955 1042 | CarmelitaAndOrsett@yourshout.org | CarmelitaAndOrsett.site

Sent by Your Shout, 312 Black Prince Road SE1 7SJ. Data will be held by Your Shout and the project team. By volunteering this information, you are giving your consent for us to process your data regarding the Carmelita and Orsett Street proposal. Your comments may be given to Lambeth Council as part of the planning application process. You are also confirming you are aged 16 or over. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data

Appendix 2: Online Q&A events – invitation letter

HAVE YOUR SAY ON OUR PROPOSALS FOR THE CARMELITA COMMUNITY CENTRE AND ORSETT STREET



Dear Neighbour,

We are writing to you about our proposals to redevelop two sites in your neighbourhood. The first site, containing the Carmelita Community Centre, will re-provide a new community centre and provide 29 much-needed affordable homes. The second site, on Orsett Street, will provide 38 new homes for private sale.

By building the Orsett Street homes for private sale we can ensure that 100% of the homes delivered on the Carmelita Community Centre site are affordable. Both sites will be submitted as one planning application.

Homes for Lambeth is a housing delivery company wholly owned by Lambeth Council. Our mission is to build thriving communities and better futures for the residents of Lambeth and as such we want to develop these proposals in consultation with local residents and stakeholders.

Given the current circumstances we have been exploring options on how we could proceed with the consultation to ensure that we can deliver these much-needed homes and new community centre as soon as possible. Details of how you can have your say on the proposals can be found overleaf.

The Carmelita Community Centre

The proposals for the Carmelita Community Centre include 29 much-needed new homes and re-providing a new community centre. 100% of the new homes will be affordable, of which 73% will be council level rent and 27% shared ownership. The Council will have 100% nomination rights for the council level rent homes and will be managed by our own social Landlord - HFL Homes.




Above: Illustrations of the proposed communal garden.
Left: Illustration of the proposed new homes.

The new community centre will consist of three main rooms for affordable community workspace, meetings and other community uses. This will be provided on the ground floor with the new homes set on the seven floors above.

Alongside these much-needed new homes and a new purpose built community centre, the scheme proposes a new community garden, improved landscape and outdoor spaces to Jonathan Street, Tracey Island and Coverley Point. To fund the delivery of these proposals we are also proposing to develop a site on Orsett Street for private sale that will form part of this planning application.

Orsett Street

The proposals for Orsett Street include 38 new homes for private sale of varying sizes, 10% of these will be adapted for wheelchair users. The existing grass area that faces Jonathan Street will be improved and turned into a shared garden for new and existing residents of the Vauxhall Gardens Estate.

0800 955 1042 | CarmelitaAndOrsett@yourshout.org | CarmelitaAndOrsett.site



Above: Illustration of the Orsett Street proposals.



Above: Illustration of the Orsett Street proposals.

How to get involved

There are several ways that you can have your say on the proposals. Firstly, you can read more about the proposals on our project website at CarmelitaAndOrsett.site. Secondly, you can call our freephone number, write to your freepost address or send us an email on the details below:

Dedicated freepost address:

Freepost RTXU-JGSR-KHLE, Carmelita Community Centre/Orsett Street consultation, Your Shout, 312 China Works, SE1 7SJ

Freephone: 0800 955 1042

Email: CarmelitaAndOrsett@yourshout.org

The phone line is staffed between 9am and 5:30pm Monday to Friday. If you are not able to discuss between these times, please let us know, and we will endeavour to make separate arrangements for you.

Finally, we are organising several online meetings where you will be able to put questions to the team (your questions will be read out to the meeting and the project team will be able to answer) and your identity will remain confidential. To take part, please see the details below:

Our online consultation:

To join our online consultation simply go to CarmelitaAndOrsett.site and follow the instructions on the screen. These online meetings will take place on the 22nd and 23rd May, each of the sites covered within the planning application will have its own dedicated session.

Details:

11am & 5:30pm Friday 22nd May - Carmelita Community Centre

1pm & 7pm on Friday 22nd May - Orsett Street

10am on Saturday 23rd May - Carmelita Community Centre

12pm on Saturday 23rd May - Orsett Street



Appendix 3: Screenshots of the online portal

Carmelita and Orsett

LatestExploreSurveyAboutEvent

Homes for Lambeth are proposing to redevelop two sites: the Carmelita Community Centre and a site on Orsett Street.

The first site, containing the Carmelita Community Centre, will re-provide the community centre and provide 29 much-needed affordable homes. The second site, on Orsett street, will provide 38 homes for private sale. By building the Orsett Street homes for private sale we can ensure that 100% of the homes delivered on the Carmelita Community Centre Site are affordable. Both sites will be submitted as one planning application. You can learn more about these proposals [here](#).

As part of our ongoing consultation process we hosted live online Q&A events on 22nd and 23rd May, accessible from a link on this site, where attendees could view the proposals in more detail and ask any questions that they may have had about the proposals. You can view a recording of the events [here](#).

Carmelita and Orsett

LatestExploreSurveyAboutEvent

Engagement underway now

Homes for Lambeth would like to invite you to learn more about, and give feedback on, our proposals to build much-needed new homes on two sites at the Carmelita Centre and Orsett Street.

As part of our ongoing engagement process with local residents, we hosted a series of online meetings where attendees were able to ask questions of the project team. These meetings were only part of our consultation. You can view them [on this section of our website](#).

We will continue to update residents on the proposals to update them on the comments received and remind local residents of the various ways that they can get in touch with our team. You can also engage with our consultation by:

Carmelita and Orsett[Latest](#)[Explore](#)[Survey](#)[About](#)[Event](#)

- Emailing CarmelitaAndOrsett@yourshout.org
- Writing to our Freepost address Freepost RTXU-JGSR-KHLE, Avery Hill, Your Shout, 312 China Works, SE1 7SJ
- Calling [0800 955 1042](tel:08009551042)

By proceeding with the consultation despite the circumstances we are ensuring that we can deliver these much-needed new homes and new community centre as soon as possible.

Share this consultation with your neighbours:

[WhatsApp](#)[Twitter](#)[Facebook](#)[Email](#)**Carmelita and Orsett**[Latest](#)[Explore](#)[Survey](#)[About](#)[Event](#)

Your comments

Do you support the principle of building new homes on this site?

- Yes
- No
- Don't know

First Name

Last Name

Carmelita and Orsett[Latest](#)[Explore](#)[Survey](#)[About](#)[Event](#)

Email

Mobile phone (optional)

☒ Send me email updates

☒ Send me text messages

Address (Road, Town, Post code)

☒ Don't publish my responses on the website

Next question

Carmelita and Orsett[Latest](#)[Explore](#)[Survey](#)[About](#)[Event](#)

About

Homes for Lambeth

Homes for Lambeth are a housing company wholly owned by Lambeth Council. We are building strong and sustainable communities, delivering high-quality homes and providing homes at genuinely affordable rents to tackle the housing crisis. We work with carefully selected architects and existing residents on the estates we are rebuilding to create homes

Carmelita and Orsett[Latest](#)[Explore](#)[Survey](#)[About](#)[Event](#)

and communities that will thrive for many years to come.

[Visit the Homes for Lambeth site](#)

Your Shout

Your Shout undertakes professional community consultation for the built environment. We work for developers, local authorities and other clients who wish to contact, consult and listen to people in a specific community, neighbourhood or area. We are committed to strengthening relationships between land owners, communities and local councillors.

Carmelita and Orsett[Latest](#)[Explore](#)[Survey](#)[About](#)[Event](#)**CommunityConsultation.com**

communityconsultation.com is a tool for engaging communities on consultation projects, major or minor. We help deliver trust with the community, generate excellent participation, and identify and recruit support.

Share this consultation with your neighbours

[WhatsApp](#)[Twitter](#)[Facebook](#)




Carmelita and Orsett Latest Explore Survey About Event

First Orsett event

HFL Housing for Life

ORSETT STREET

The project is located within Vauxhall Gardens Estate. The site sits along Vauxhall Street between Orsett Street and Sancroft Street. The site is currently occupied by a temporary construction compound, residential car parking and grassed area with mature trees. In regards to housing delivery, the redevelopment of the site will be linked to the redevelopment of the Carmelita Centre site. The Carmelita site proposes to deliver fully affordable scheme, whilst the Orsett Street Site will deliver homes as market sale, in order to increase the overall amount of affordable housing provision.

Carmelita and Orsett Latest Explore Survey About Event

Event




Thank you for participating in our live Q&A events, archives are available below.

First Carmelita event

HFL Housing for Life

CARMELITA CENTRE

The project is located within Vauxhall Gardens Estate. The site sits at the corner of Vauxhall Walk and Jonathan Street and sits to the south west of Hayman's Point. The site currently comprises of a single storey portacabin that contains the existing community centre. An area of lawn space and forecourt to the community centre is also within the site boundary. In regards to housing delivery, the redevelopment of the site will be linked to the redevelopment of the Orsett Street site. The Carmelita site proposes to deliver fully affordable scheme, whilst the Orsett Street Site will deliver homes as market sale, in order to increase the overall amount of affordable housing provision.

Carmelita and Orsett
LatestExploreSurveyAboutEvent

Second Carmelita event


HFL
HOUSES FOR LAMBETH


SITE AND CONTEXT

CARMELITA CENTRE

The project is located within Vauxhall Gardens Estate. The site sits at the corner of Vauxhall Walk and Jonathan Street and sits to the south west of Hayman's Point. The site currently comprises of a single storey portacabin that contains the existing community centre. An area of lawn space and forecourt to the community centre is also within the site boundary.

In regards to housing delivery, the redevelopment of the site will be linked to the redevelopment of the Orsett Street site. The Carmelita site proposes to deliver fully affordable scheme, whilst the Orsett Street Site will deliver homes as market sale, in order to increase the overall amount of affordable housing provision.





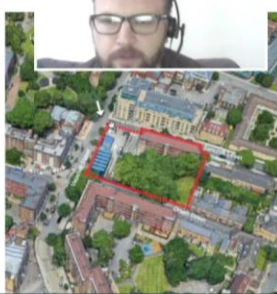
Second Orsett event


HFL
HOUSES FOR LAMBETH

ORSETT STREET

The project is located within Vauxhall Gardens Estate. The site sits along Vauxhall Street between Orsett Street and Sancroft Street. The site is currently occupied by a temporary construction compound, residential car parking and grassed area with mature trees.

In regards to housing delivery, the redevelopment of the site will be linked to the redevelopment of the Carmelita Centre site. The Carmelita site proposes to deliver fully affordable scheme, whilst the Orsett Street Site will deliver homes as market sale, in order to increase the overall amount of affordable housing provision.



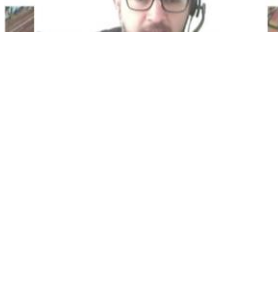



Third Carmelita event

HFL
HOUSES FOR LAMBETH

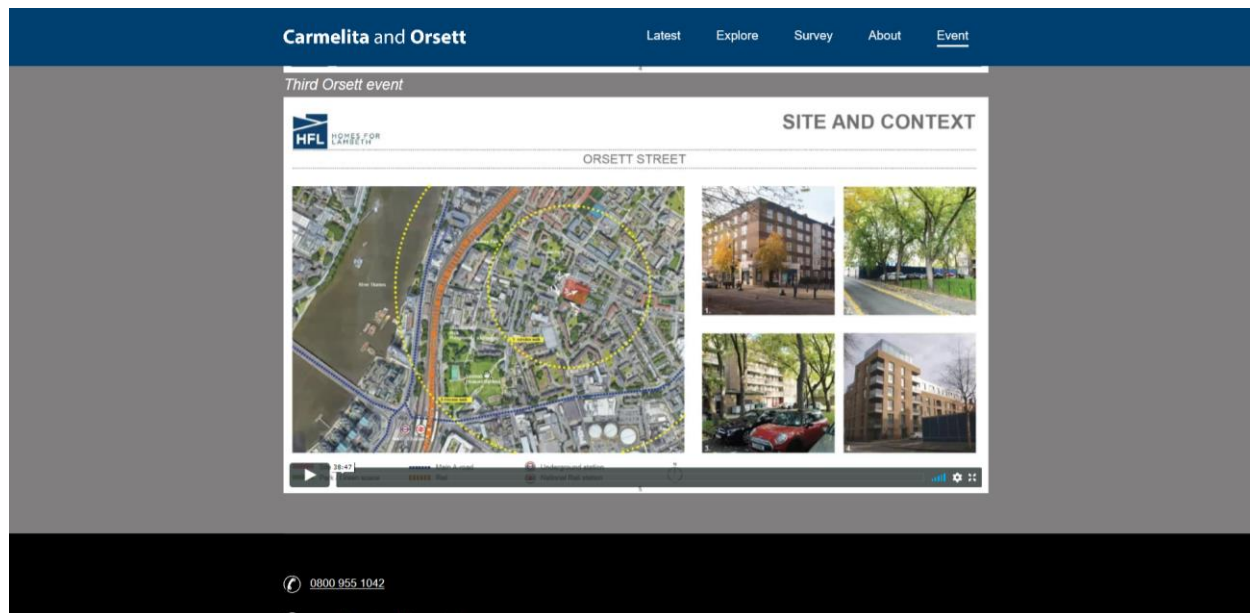
CARMELITA CENTRE

The project is located within Vauxhall Gardens Estate. The site sits at the corner of Vauxhall Walk and Jonathan Street and sits to the south west of Hayman's Point.

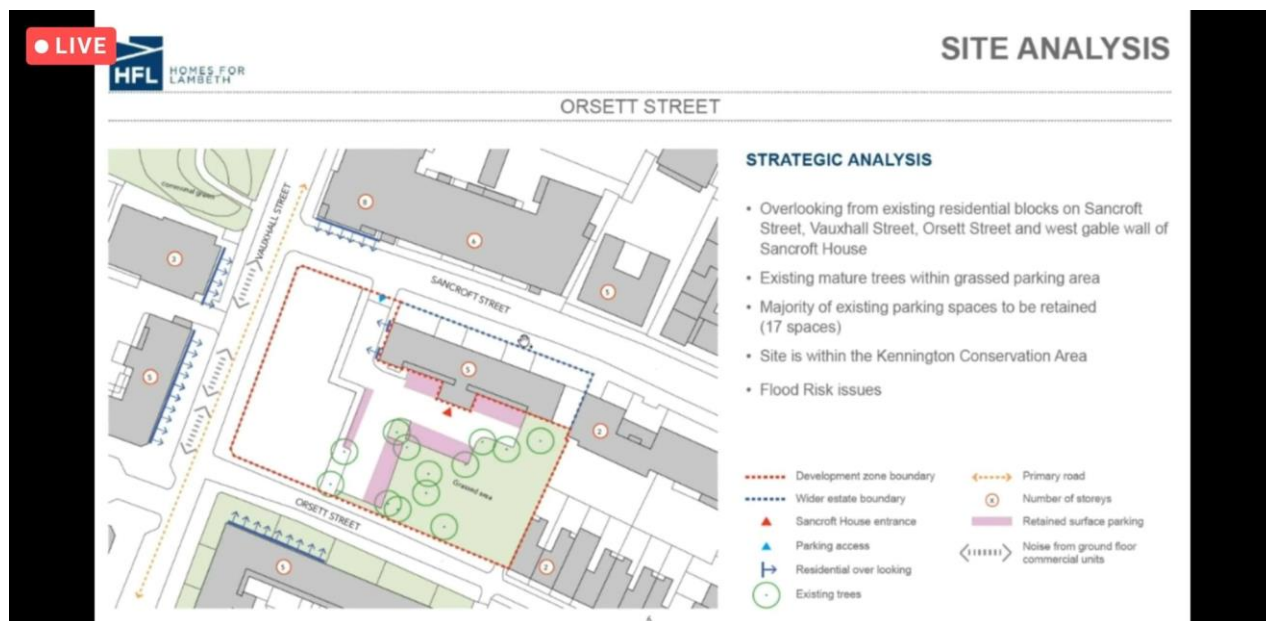




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Appendix 4: Screenshots of the online Q&A events







LIVE




HOMES FOR LAMBETH

SITE AND CONTEXT

CARMELITA CENTRE

The project is located within Vauxhall Gardens Estate. The site sits at the corner of Vauxhall Walk and Jonathan Street and sits to the south west of Hayman's Point. The site currently comprises of a single storey portacabin that contains the existing community centre. An area of lawn space and forecourt to the community centre is also within the site boundary.

In regards to housing delivery, the redevelopment of the site will be linked to the redevelopment of the Orsett Street site. The Carmelita site proposes to deliver fully affordable scheme, whilst the Orsett Street Site will deliver homes as market sale, in order to increase the overall amount of affordable housing provision.



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Appendix 5: Comments and Questions from consultation

Postcode (where given)	Comments (transcribed verbatim with personal details excluded)
	<p>We have received a leaflet regarding a building that it is upcoming on Orsett street and Carmelita Centre. This is not right, and it will not benefit no one in our community instead it will destroy our parks and playground for children. None of this apt will be affordable for us at all. Instead of building luxury flats why don't you just do some affordable homes for the council to rent instead of pushing our community away and destroy our peaceful area. It will destroy our green areas. Noise and polluting our area plus none of these flats will make any difference in our lives. Stop this application going through. No point.</p>
	<p>I'm a Palm House resident and the proposed development for Carmelita and Orsett Street directly affects me. Specifically, the area assigned for the Orsett Street development was meant to be a much-needed green space in an already crowded area with little green spaces available at the moment for residents and families.</p> <p>I'm also concerned about noise levels during the day if this plan goes through. Some of us will be working from home for the foreseeable future and a building site right outside my window would be very disruptive.</p> <p>Lastly, the proposed building for Orsett Street will be much taller than any other building in the area and would obstruct sunlight for Palm House flats.</p> <p>I'd like to see how the Council is going to address these concerns that a few residents have in the area before going ahead with the proposed development.</p>
	<p>I am resident of Sancroft street and have received the mail regarding the proposed development. Some of the illustrations are unclear as to the orientation and height of the Orsett Street development.</p> <p>Is the proposed development taller than the current Sancroft House building and if so, has the impact on the "right to light" been consider?</p> <p>As resident opposite the proposed sight we would object to any build that would obstruct the natural path of light onto our building.</p>
SE11 5HA	<p>As a local resident I am not happy about either of these proposals. Firstly, there is a lot of new flat building in Vauxhall, more of these large developments should be portioned for fair rents, social housing, and shared ownership, they should not have been built as second homes/investment /money laundering properties.</p>

	<p>Secondly - The Carmelita centre is maintained by local residents and is brilliant as it is.... It has lovely planters, vegetables, and flower planters, we don't need more bricks in this space. You are insulting the local community in your proposal to redo this site, if you want to improve the centre, replace just the centre with a permanent low-rise premise. Orsett Street was a green area, it was given to help the development across the road as a site for the workers, however now it should be returned to a green space, this area is densely populated enough.</p> <p>Thirdly - sending out this letter on the day of the first consultations is not 'Notice' - it is as if you do not want people to know about your development proposals.</p> <p>I thank you for taking note of my objections</p>
	<p>I am a resident of Vauxhall gardens and have lived in my flat for over 16 years.</p> <p>I was incensed at a leaflet against your plans when it arrived today, as it is packed with lies. It is manipulative beyond the point at which I can't stand back and do nothing.</p> <p>I have attached a photo of the leaflet. It shows an "area of grass" where a construction site has been for many years. It claims this area was and is a children's play area that you plan to build on. As you can see from their image, there is a red dog poop bin at the gate, and no children's play equipment. Whatever the schematics show this area was, let me assure you it was used for at least 10 years as a dog walking area.</p> <p>I hate liars and those who manipulate the truth.</p>
	<p>I act for the freehold owner of the building immediately adjacent to the Carmelita Community Centre. The images provided on the website suggest a substantial building will be built immediately adjacent to my client's building, which could have quite significant amenity implications on the people living there. Please could you send across further details so we can examine the implications.</p>
	<p>Shame that you sent the invite to the online meetings out at such short notice.</p> <p>I do live in Amber Heights and if you do get permission do built this ugly tall dark building, I guess I will start searching for somewhere else to live.</p> <p>I moved to Vauxhall nearly 15 years ago and most of what has been granted building permission, just like what you are planning, has and is getting rid of the nice character this area has and had it is all just higher, higher, higher if possible dark, dark, dark.</p>

	<p>Getting rid of the desperately needed little green places to just built yet another tall building in Vauxhall is disgraceful.</p> <p>So much work over these last couple of years has gone into the green space around Carmelita and you intend to just destroy that. You want to build 29 new home and make the home for more people in the surrounding area horrid to live in.</p> <p>I do hope that you are going to be stopped and you should be ashamed.</p>
	<p>I live in Arden House and would like to comment on the proposals. Any communal garden area I think should be open to the community. Gating and building walls are not only giving the wrong impression but also can be useful for criminals to hide behind. With social distancing as well, we need to create more open spaces and not less. I would suggest planting and trees are used to create boundaries. Can this be considered? As it is in the title it is a community centre, so it needs to feel inviting.</p> <p>Also, it would be useful to understand what is happening to the exercise area which is quite new, and people do use this.</p> <p>Finally, is there any decision on the colour of the building? We have a number of lovely red brick building with some which are quite old. It would be great to have it in keeping with all that.</p> <p>One final point- with so many works happening in the area in the next 5 years I am concerned regarding the amount of traffic which could end up on Vauxhall walk. This is Cycleway 5 and a key route from Clapham to Waterloo and beyond so a lot of cycles. I would suggest it is seriously considered with Lambeth council to close Vauxhall walk to protect the cycleway and pedestrians. This should be done before construction of this due to HGVs.</p> <p>.....</p> <p>Just to say I saw the presentation. I could not make the actual time and just finishing work so want to go out for a run soon so will miss tonight's one.</p> <p>For clarification Vauxhall Walk is actually London borough of Lambeth road and not TfL. LB Lambeth will have a say on it rather than TfL. Simon Phillips/Jamila Barrett in the council look after transport and should be consulted. Developers I believe should be providing Section 106 which I would assume would go towards transport improvements. Looking at longer term traffic flow in the area could also provide opportunity for further landscaping as well so worth being considered. It is important as there isn't just this development. There is also Graphite Square, Fire Station development (on Whitgift and Newport) and it's not just about construction but the impacts after. Even without lots of car parking there will still be excess vehicles from uber, taxis, deliveries etc. I think</p>

	<p>we need to think of how we can make roads as public space and not the place to store cars and for through traffic.</p> <p>You mentioned also looking at car park and the roofs. I like this idea of looking at landscaping here and wondering if better access to Arden House can also be provided? With this as well there could be an opportunity for refuse collection storage around here as well. Finally, on Arden House estate we have a lot of tarmac, too much! would be great to see more planting there.</p> <p>Also, yes to ping pong tables!</p>
	<p>I agree there is the need for more housing, and the overriding question so many of us have with all local authorities, is what ever happened to all the money from the sale of Council homes but I guess that is history and as part of a community we have to bear the brunt of the inefficiencies in local authorities of not utilising the funds from the sale of Council properties properly. The fact that this site has been used as a builder's yard for some time and has been left without clear consultation with the people who live within its vicinity is another indication of keeping us in the dark. The building of affordable homes is the right thing to do but I suspect this is not the case with private developers. In any event why especially after Grenfell are authorities even considering high level housing regardless of whether it is social or private.</p> <p>I would prefer greater transparency especially after the debacle of the block that has ruined our protected view for ever, as we had to accept that Lambeth "made a mistake", please do not continue to make those mistakes, if Covid-19 has taught me anything it is the strength of a community and that simply does not happen to a full extent with high rise blocks.</p>
	<p>I have attended the above event virtual today and I have submitted the following questions during the event, could you please provide detailed responses when possible:</p> <ol style="list-style-type: none"> 1. We have spent two years gathering feedback (public events and weekly meetings with Lambeth, our Local Councillor Jo and local volunteers on the centre redevelopment) on how the new centre would like, we have even went through a tender process to select an Architect. What happened to all the feedback we have gathered? (it was before this new team was appointed). Have you had all that hand over to this new team? Your design look nothing like what we have been discussing over the years. 2. What happened to the selection of the Architect, the selection of the consultant to help us finalise the Business Plan 3. Are you going to run more public consultations? This was way too much of a short notice 4. What is the business plan for the new centre? i.e. how the rent will be paid? The previous agreement with the councils was a symbolic 1 pound per year.

	<p>5. What are the energy plans for the centre? i.e. Solar Panels PV, etc to be energy efficient and etc</p> <p>6. What are the plans for outdoor space and a community garden?</p> <p>7. How long will be the lease for the centre for VGERTA?</p> <p>8. One of the previous pieces of feedback provided is to save our entrance Mosaic and incorporate in the design. Have you accommodated this?</p> <p>9. The Carmelita Centre has its own branding and signage - could this be transferred to the new building and not just install a new sign.</p> <p>10. We have worked very hard to revive this old building, fundraise and create a community centre. It would be good to keep the history alive by incorporating parts of the existing centre to the new design. It should be the heart of the new design</p> <p>11. Is the new centre the same square metres as existing? (internal spaces and external)</p> <p>12. Noise was a big on the list of feedback we received i.e. noise transmission from the centre to the flats above and noise via any play areas outside (we have two fantastic playgrounds that we fundraised and designed for, is there a need for a new one). Our Glasshouse Walk playground is only 2 mins way as an example.</p> <p>13. Is there an emailing we can join to be part of the design development updates?</p> <p>14. The community fought Graphite Square because of the shading and sunlight deprivation, You should take great care not to create issues to the Hayman Point residents.</p>
	<p>I think it is likely that I will be joining the Carmelita consultation on Friday as my partner and I live at XX Jonathan street and the impact of the proposed development on our property is vast.</p> <p>I like to be prepared and from the two street view elevations of the Carmelita proposal I have concerns regarding the following.</p> <p>The loss of light in afternoon due to the height and location of building The loss of the green space and planting around the community centre The potential loss of the large tree that occupies the space between the two buildings.</p> <p>The loss of privacy from the view of the proposed building and its new windows that overlook our building.</p> <p>I am also interested in seeing the proposed plans in more detail as the style of the building from the illustrations does not feel that it would uplift those who occupied it (social cost) and I am concerned that cost would override the importance and value that an uplifting space can have on those housed for social reasons. The community centre does not just support those occupying it.</p>

	<p>It is part of the greater community and the redevelopment should embody greater value to the future community not less. Have architects been appointed to project yet?</p> <p>Any further information you can provide before the online consultation would be highly appreciated.</p>
	<p>I live in Arden House and would like to comment on the proposals. Any communal garden area I think should be open to the community. Gating and building walls are not only giving the wrong impression but also can be useful for criminals to hide behind. With social distancing as well, we need to create more open spaces and not less. I would suggest planting and trees are used to create boundaries. Can this be considered? As it is in the title it is a community centre, so it needs to feel inviting.</p> <p>Also, it would be useful to understand what is happening to the exercise area which is quite new, and people do use this.</p> <p>Finally, is there any decision on the colour of the building? We have a number of lovely red brick building with some which are quite old. It would be great to have it in keeping with all that.</p> <p>One final point- with so many works happening in the area in the next 5 years I am concerned regarding the amount of traffic which could end up on Vauxhall walk. This is Cycleway 5 and a key route from Clapham to Waterloo and beyond so a lot of cycles. I would suggest it is seriously considered with Lambeth council to close Vauxhall walk to protect the cycleway and pedestrians. This should be done before construction of this due to HGVs.</p>
	<p>I have learnt today that the land is now out for consultation for development, (38 new homes) I wonder if you knew about this? Has the land been sold by the council? I can see the project started in September 2019; I really find it disingenuous this was never mentioned in any recent communication. When inviting comments for the temporary continued use of the yard for builders I actually raised this concern, it wasn't acknowledged. Now residents have been given one day notice to provide feedback to a project in planning the past 9 months, is this fair, transparent? This is what we feared all along, the land would be used as a builders yard for so long that we would forget it was originally a green space, temporarily seconded for the development of Palm House , promised to be returned to a greenspace , landscaped and with a children's playground. The council broke its word to the residents.</p> <p>As part of the " Your Shout" consultation, I would like to object for the following reasons:</p>

	<p>a) It was previously agreed to be returned to greenspace / playground; I would like the council to honour this commitment.</p> <p>b) No details were mentioned, but from the illustration, it looks like it's 3 floors higher than adjacent buildings, this out of keeping.</p> <p>c) It will 38 new private homes (none of which are affordable) , as we know there are 1500 plus new homes in the Oval Village (former Tesco) 3 mins down the road , there are also 178 new homes (planning agreed) on the soon to be re developed Graphite Sq., (Worgan St) , also 3 mins walk , So , I believe retention of green space is more important than building more private homes , I dispute they are "much needed". In fact, with an influx of those new developments and various office blocks, retention of green space is much needed, as part of the original neighbourhood planning.</p> <p>Please advise procedures for having a meeting about this in the current climate.</p>
SE11 5PQ	<p>Could you please send me your consultation document for this proposal? I just found out from a neighbour.</p>
SE11 5PW	<p>There is not enough information to understand the proposal, and therefore it is impossible to support it.</p>
	<p>As a concerned and significantly impacted resident of Palm House on Sancroft Street I would like to make the following objections and observations with regard to the proposed developments on Orsett Street / Jonathan Street in Vauxhall.</p> <p>Concerns with the consultation:</p> <ol style="list-style-type: none"> 1. Why was sharing of information on the consultation period so short? Letters received week commencing 18 May gave less than a week for locals to learn of and share details ahead of the 2-day consultation period Friday 22 and Saturday 23 May. Enhanced stress during the current pandemic aside, as I understand it from other local residents this is incredibly little notice for an area which has been earmarked for a different use for the last decade. Can you please confirm the standard timeline? Say for example the 1,300+ properties at Oval Village or the new build near the junction of Kennington Lane and Vauxhall Street? 2. What provision has been made for elderly and vulnerable local residents without social media and access to a digital video consultancy and the Your Shout website? Including those also likely to be isolating during the Coronavirus pandemic. <p>Concerns and objections to the proposed development itself:</p> <p>Green space: the proposed building on Orsett Street is far from being in keeping with the carefully planned Vauxhall Garden Estate where each area has a protected green central area for residents proportionate to the number of flats;</p>

such as Sancroft House / Bland House / Orsett House; and in 2015 Palm/ Malt House. The Orsett building as proposed completely and unacceptably erases this grassy green space (currently a building yard promised to be returned to green space) for good and leaves no real space for residents to relax / lie down / play, completely against the original intention for this area. This is especially important in the current climate where locals are working from home and need quality of light and green spaces in which to relax more than ever.

Light: the building would create dark shadowy spaces between it and the existing buildings and deny light to residents on Sancroft Street (Sancroft House and Palm House) as well as those on Orsett Street and Vauxhall Street.

Privacy: the proposed plan does not provide enough distance between the Sancroft Street facade and the Palm House building to ensure privacy is protected. This will impact residents in buildings on Sancroft Street (Sancroft House and Palm House) as well as those on Orsett Street and possibly on Vauxhall Street.

Height: the online consultation states the 7 storeys proposed would "match the surrounding buildings". This is untrue. The buildings around are 5 storeys high. Palm House has a very small duplex penthouse accounting for around 15% of the total surface and not along the total length of Sancroft Street. In fact, the 4th and 5th storeys of Palm House are set back from the main facade along Sancroft Street, to judiciously match the 4 storeys-plus-eaves height of Sancroft House opposite. Therefore, even the "set back" nature of the 6th and 7th upper storeys proposed would not be in keeping with the style. 5 storeys in total would be the maximum acceptable height of the building, with the 4th and 5th storeys set back, if the building should go ahead. Please confirm that this should be reflected in new plans.

Social housing and local need: though aware of the great need to build social and affordable housing in Lambeth (as everywhere in London) there is insufficient evidence that linking the 38 luxury flats at Orsett Street and the 29 social flats at Carmelita is an appropriate way to manage the shortage. None of the Orsett Street 39 private homes are affordable or social and these private homes may not even prove sale-able in the current uncertain climate. Several new local developments remain unsold (e.g. at the end of Vauxhall St), the housing market is slowing down (expected to fall between 5% and 30% over the next year), and there's a lot of competition such as from the Oval Village and Nine Elms. Private dwellings such as these often remain empty or are put on Airbnb (the case with Palm House) which is really harmful to the social fabric of the area and actively works against the objective of creating more affordable housing. It has not been demonstrated that the loss of green space, space in general, and quality of life is outweighed by the creation of just 28 social and/or

	<p>"affordable" homes around the corner. The Carmelita Community Centre is a potentially worthwhile endeavour in itself but the creation of a luxury block sitting half-empty in a cramped space cannot be the only way to fund it.</p> <p>Conservation area and past promises: I have been made aware that Palm House is in a conservation area and the occupation of the plot opposite was only temporary to support renovation of local homes and was promised to be returned to green space as soon as possible; that this was part of the deal when planning permission was sought for Palm House. It seems therefore there is a case of promissory estoppel here which should mean that this commitment is carried through, returning the land from a noisy, ugly building yard (which has been a serious inconvenience for residents for a number of years) to the green park that's been promised. Please confirm what your legal position is here.</p> <p>Cars / traffic / parking: will the 20 or so car parking spaces in the private area behind Sancroft House be lost in this planned development? If so, what is the alternative plan for their current users in addition to the planned new residents? We cannot have any additional strain on street parking requirements: negatively impacting noise levels, and safety, despite income from parking permits and parking fines. Also, I'm concerned how this impacts the controlled parking zone restrictions Palm House is already impacted by?</p> <p>Trees/ Air Quality: the consultation documents alluded to preserving a 'few' of the trees. It is unacceptable to lose any trees in this proposed development due to the severely detrimental impact on air quality in the area as well as the well-being of the residents. Please can you confirm that none of the existing trees will be lost with the development and provide evidence of your air quality impact assessments.</p> <p>Thank you for your time, for recording these concerns, and in advance for staying in touch regarding the ongoing process. I am copying the Lambeth Councillors for information and their thoughts.</p>
	<p>I am an owner-occupier of a flat on Sancroft Street, immediately across the street to the proposed developments on Jonathan and Orsett Streets. I would like to take this opportunity to put forward concerns regarding the viability of this project.</p> <p>Firstly, though I could not be more sympathetic to the aims of developing social housing across Lambeth (and indeed across the country as a whole), it strikes me as short-sighted to build over an area that had been promised to be returned to park area when green spaces are so desperately needed from an air quality and climate change perspective. This is particularly true given the</p>

difficulty of filling developments that already exist at the end of Vauxhall Street and Oval Village.

It is proposed that 39 private homes will be built at Orsett Street, which will inevitably be unaffordable for the majority of the population of London. On top of this they will also be particularly hard to sell these homes in the economic climate we are currently experiencing, the effects of which will likely last until long after this development will have been completed. With the market likely to contract 20% over the next year alone it is hard to understand the rational of such reckless speculation.

My building of Palm House provides a cautionary tale for such developments, where up to half of the flats are empty or are purely for short term lets, which works against the desired outcomes that come with the creation of affordable housing. It is hard to understand the argument that losing green space, and the quality of life that goes with it is truly justified, particularly given such a limited increase of 28 social and somewhat affordable homes around the corner, and 39 homes that may not even be used regularly. Separating the private and affordable housing is also a particular concern from a community cohesion perspective. It would potentially create a clear distinction between peoples of different income brackets.

As part of the Lambeth Borough Plan earlier this year one of the goals is to 'invest in a network of green spaces to support physical activity and wellbeing'. It would be a waste to let this commitment fall by the wayside in exchange for such trivial gains on house build numbers. I would be grateful if you could confirm that none of the existing trees will be lost with the development and provide evidence of any air quality impact assessments.

One of the reasons I moved to the local area was my intrigue in the development of this area of Kennington by the Duchy of Cornwall. As such a lot of the surrounding buildings are listed and maintain a similar style to each other. When I moved in I was assured that the plot of land across from Palm House was a conservation area and the building site was temporary to support the renovation of local buildings and in the original agreement for permission to make use of that particular space it was made clear the expectation of it being returned to green space. Given the number of years that the site has existed, providing substantial noise pollution to the local population, it seems only fair that the local residents are provided with what had been promised to them. I would be grateful if you could provide your specific legal argument/position to this point.

On the subject of style at the online consultation it was stated that the 7 storeys proposed would attempt to match the surrounding buildings. Alas, this is not

reflected in the plans. Surrounding buildings are uniformly five stories high. A very small duplex penthouse on top of Palm House accounts for around 15% of the total surface. Again, using the example of my own building, the 4th and 5th storeys of Palm House are set back from the main facade along Sancroft Street, to ensure it matches the height of Sancroft House running parallel. So, the nature of the 6th and 7th upper storeys proposed would not be remotely in keeping with the style as described. It is possibly acceptable that 5 storeys total would be acceptable as the height of the building, with the 4th and 5th storeys set back, if the building should go ahead. In a new set of plans after the consultation process, I would recommend this is taken up.

The relationship between lack of light and depression has been well documented, and the evidence that light is a potent neurobiological agent is clear. Improving mental health and wellbeing was a specified goal in the Borough Plan. Naturally a seven-story building would create a long shadow and darker spaces between it and the existing buildings, as well as denying light to residents such as myself on Sancroft Street as well as those on Orsett and Vauxhall Streets. This is a particular worry as no evidence of light analysis was presented at the consultation, meaning the issues haven't been accepted, let alone addressed.

Similar issues apply to a lack of privacy. My flat would be directly opposite the building. There is clearly insufficient distance between this building and those around it to ensure privacy is protected.

I understand that a community centre forms part of the plans. In principle I am absolutely in favour of having a community space, but this raises two issues. Firstly, given we may be social distancing for some time and may form a new normal, would not an open air space be better for local community gathering than a cramped indoor space that may only be able to occupy a very limited number of people at a time? Secondly community centres need to come from the community not given to it. In the time I have been here I have never heard of any particular initiatives to set up a community space. There are also numerous community centres in the area and I'm not convinced there is a specific need or demand for another. A community centre needs a clear purpose for existing.

On a more procedural note I would like to understand why the consultation process occurred the way it did. What precedence is there for giving local residents in the surrounding areas of a planned development such a short period of time to input? I learned about this via a letter on the week commencing the 17th May noting the consultation would be occurring on two days at the end of the week which given the current situation surrounding covid

	<p>does not give ample time for a considered response. I also had to interrupt caring responsibilities in order to log into the consultation.</p> <p>Having moved into the area earlier this year I have felt humbled by the friendliness and solidarity of the local community and in times where open spaces are vital for people to be able to meet safely (given current infectious diseases), I believe that this development going ahead would be a tragic and potentially irreparable loss to the social cohesion of the community. Also, I understand the limited options available currently to engage currently given the necessity for social distancing, but many elderly and vulnerable people live in the surrounding area. A handful of days is not sufficient for them to have their voices heard on issues that affect them.</p> <p>I am grateful for the time spent reading the points I have raised and hope they are helpful as this process continues. I look forward to future engagement on this and hope you will take the time to keep everyone affected by this informed of developments.</p>
	<p>I live on Courtenay Street. I would like to object to the proposed Orsett Street development which has been brought to my attention by neighbours. In my view, the planning consultation information has not been circulated widely enough. I object to the proposed development for the following reasons:</p> <p>Impacted residents have not had a chance to input into the consultation.</p> <p>There has been limited information on the public consultation.</p> <p>Green space which was intended to be a playground is being used for housing. There is insufficient green space in the area. This lack of green space has been highlighted further by the lockdown. Green space is needed for children, recreational space, wellbeing and the environment.</p> <p>Most of the surrounding area consists of apartments with no green space.</p> <p>There has been a massive increase in housing density in the area in recent years.</p> <p>Population density in the area is high. Traffic and noise will be increased during the development and afterwards. Has a traffic impact study been carried out?</p> <p>The building is too tall at seven storeys. Light will be affected in the area. Has a light study been carried out?</p> <p>I would be grateful if you could keep me informed about the proposed development.</p>

SE11 5PH	<p>Please find following my various objections to your planned development on this site.</p> <p>Insufficient impacted residents have had a chance to input in the consultation. The public consultation was run with little notice. None of the residents in Sancroft House, on Orsett Street, Newburn Street on the same block or across the Road on Vauxhall Street received notification of the consultation.</p> <p>Lambeth are using some of the most valuable land they cover in Princes Ward to subsidise housing in other wards in the process reducing the quality of life of Princes Ward residents.</p> <p>They are building 38 new private homes on Orsett Street and 29 new social housing homes on the Carmelita site that will not go anywhere near solving the 28,000-person waiting list. This is a pure money play at the expense of residents':</p> <ul style="list-style-type: none"> Children Recreational space Mental and Physical well-being The environment. <p>There has been a massive increase in the density of housing and a huge increase in the number of people living in Princes Ward. None of the new high rises have green space at the base. Many have no balconies. This density is only increasing with a number of previously commercial buildings are being turned into flats – for the pub next to Pedlar's Park.</p> <p>We need more green space for residents not less and no comment has been made on the money put aside from the Palm House development for the return of the Orsett development to green space.</p> <p>The Covid 19 lockdown has proved the importance of recreational spaces for people living in apartments. Most apartments in Princes Ward have – no gardens, no balconies, nowhere to escape. Sunday 17th there was no place to sit in Vauxhall Pleasure Gardens, no space in Old Paradise Park, no space in Lambeth Walk Open Space, Pedlar's Park is now so overshadowed by multi storey building there is no sun. This is the case every sunny weekend at the moment.</p> <p>The plans for Orsett Street will see our neighbourhood lose one of the few remaining areas of green space, originally planned - with money already held in trust to fund it - to be developed into a children's playground.</p>
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	<p>The retention of green space is now a critical matter for the health and well-being of Princes Ward residents - more important than building yet more luxury homes.</p> <p>What are Lambeth Council and our elected councillors doing about increasing the amount of green space in line with the massive increase in flat building in Princes Ward?</p> <p>Residents will see a significant increase in traffic through construction and when the apartments and new housing is complete.</p> <p>No traffic impact study was presented at the consultation. Parking will become more difficult; bike spaces are already difficult to get.</p> <p>While we understand residents will not be allowed to apply for parking permits residents of Courtenay and Sancroft Street always have cars parked outside our properties, engines idling. This may be because we are part of a one-way street system. It will only increase with yet more flats.</p> <p>While a light consultant attended the consultation sessions their work was not presented to residents. The unusual height of the block – 7 storeys when other buildings in the vicinity are 5 cannot but cast shadows and negatively impact the surrounding streets and residents.</p> <p>Blocks surrounding the site are 5 storeys. The application will be for a building of 7 storeys.</p>
	<p>I am writing in response to the flyer I have received regarding the proposed Carmelita Street and Orsett Street building proposals.</p> <p>I am a resident in Orsett Street (Address XXX Orsett Street) and have a number of questions regarding the proposal that has been shared.</p> <p>Reviewing your website there was very little information available, and due to personal circumstances, I was unable to attend either of your consultation calls (that were organised at very short notice).</p> <p>I am therefore submitting the immediate questions I have about the proposal that you have shared, and look forward to receiving your response imminently:</p> <p>It is unclear exactly what building(s) will be constructed (and where) from the 2 pictures that have been shared. It is hard to comment on the specific proposals without seeing the details of where buildings are built.</p>

	<p>The communication mentions a green space facing Jonathan street, but it is not clear what this space is – currently Orsett street does not have a green space facing onto Jonathan Street.</p> <p>Conversely – there is a green space in the middle of Orsett street, next to some existing houses. Is this space being built on, retained as is, or landscaped? It is unclear from the proposal and without this level of information we cannot provide a full set of comments on the plan.</p> <p>What is the proposal for the loss of community and transport space during the period of construction? For example, what will the boundaries of the work site be, and where will vehicles and equipment be stored? For those of us who are local residents, this is important information to understand how this will impact on us for the expected prolonged construction period.</p> <p>What additional provision will there be for transport requirements in the local area – i.e. parking spaces, cycle storage etc.? There is a noted shortage of cycle support locally and adding additional flats will only strain these limited resources further.</p> <p>Why is there no affordable housing on the Orsett Street site? What is the overall timeline for consultation and implementation of any plans? When will the full plans be shared and what are the expected next steps following this initial consultation?</p>
	<p>I was one of the participants of the online meeting on Saturday 23rd May 2020 10am pertaining to the proposed development on the current Carmelita centre plot.</p> <p>I live at Hayman's Point, on the first floor with my front room and kitchen window including balcony facing Vauxhall Walk, aside this I am already facing an office building, further to my question. Can you provide factual data and/or information on the amount of sunlight/daylight (percentage loss and gain) that will affect Hayman's Point as a result of your proposed 8 storey building? What will be the physiological (mental and social health) effects on the current residents of Haymans Point, in particular those who will be forced to constantly face another wall and would be residents and the content of their residents as a result of your proposed building? Thank you, I look forward to your reply.</p>
	<p>My name is XXX, I live on Sancroft Street. I've got some questions about the site on Orsett Street. Are you able to share more details such as the dimensions of the building? And more photos/visualisation? It'd help with seeing how the current proposal fits with the surroundings. Many thanks.</p>

Your Shout

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