

**Lambeth Council Public Consultation on Proposed Site 7: 6-12 Kennington Lane and Wooden Spoon House, 5 Dugard Way, SE11**

The Jewson site should be redeveloped to provide more homes, but the development should be done in such a way that the development fits in with the surrounding neighbourhood and community. The proposal put forward by Lambeth Council does not respect the existing neighbourhood and community.

**1) Inappropriate design, layout and density affecting existing homes**

There has been no meaningful consideration of effects on people's homes in Lambeth Council's consultation

The height and bulk of proposed tall tower would be almost immediately south of and overshadow existing homes, blocking daylight and sunlight, with homes to north, east, and west of the tower most severely affected

There is high potential for noise and privacy issues from windows, balconies and terraces close to and overlooking existing homes

**2) Impact on heritage buildings and conservation areas**

Harmful to the setting of heritage assets including the Grade II Old Fire Station and Grade II Old Court House (Jamyang Buddhist Centre) which would be negatively impacted by a tall tower

A large, bulky, tall building 16 storeys high or higher would have a harmful effect on Conservation Areas including Renfrew Road and Elliot's Row

**3) Impact on surrounding Kennington area**

The tall tower will be against the character of the lower rise surrounding area. The tall tower will be outside of the Elephant and Castle tall buildings cluster and therefore stand out

Like the Woodlands proposal, this sets a precedent for more tall buildings across Kennington and is outside areas identified in Lambeth Local Plan as being appropriate for tall buildings

**4) Traffic and transport**

There will be delivery, servicing, and parking issues for development. The access will be off red route "A" roads at the busy Kennington Lane, Kennington Park Road and Newington Butts junction. Traffic tails back along Kennington Lane as far as Cotton Gardens at peak hours currently.

There should be no access to the development site from Dugard Way which is too narrow.

**5) Sustainability**

Tall buildings have poor carbon footprints compared with lower rise buildings in construction materials and methods. When combined with overshadowing of neighbours' homes, causing them to use more artificial light, and affecting existing sustainable heating systems, the sustainability of the proposed development is likely to be poor