

STOP THE BLOCKS IN KENNINGTON



Lambeth Council is consulting on plans to allow 135 - 145 residential units including a tall tower of around 16 storeys on the [Jewson and Wooden Spoon House](#) sites in Kennington ([This is separate to the Woodlands planning application](#))

There is a short time to comment on this plan by Lambeth Council

COMMENT BEFORE 11pm MONDAY 21st FEBRUARY TO HAVE YOUR SAY

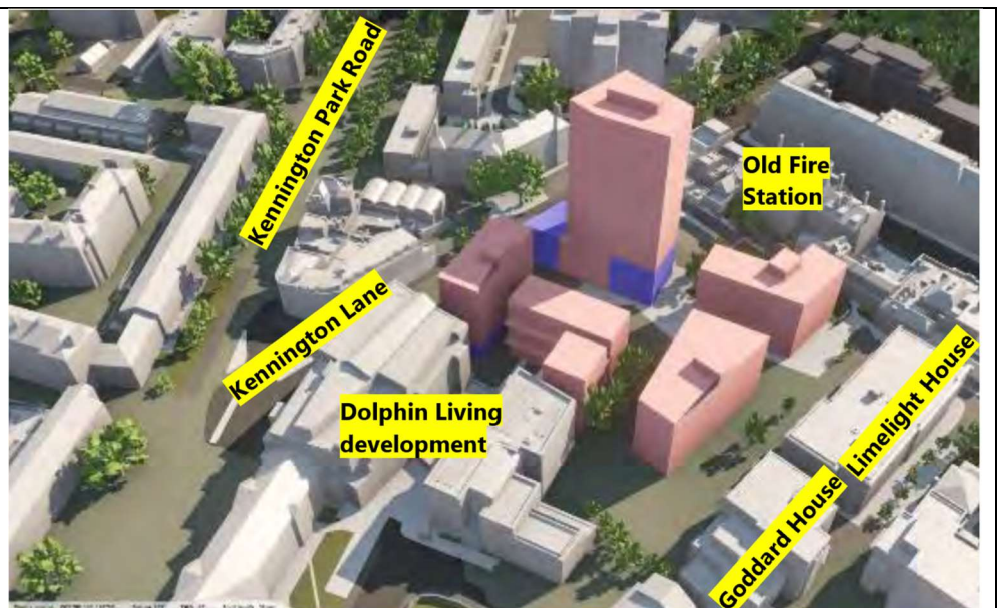
Lambeth Council's Proposal

- 50m (150ft) tall tower (at least 16 storeys)
- At least 2,200 sqm of light industrial floorspace
- A replacement community use
- Access from Kennington Lane & Dugard Way (off Renfrew Rd)

Community Concerns

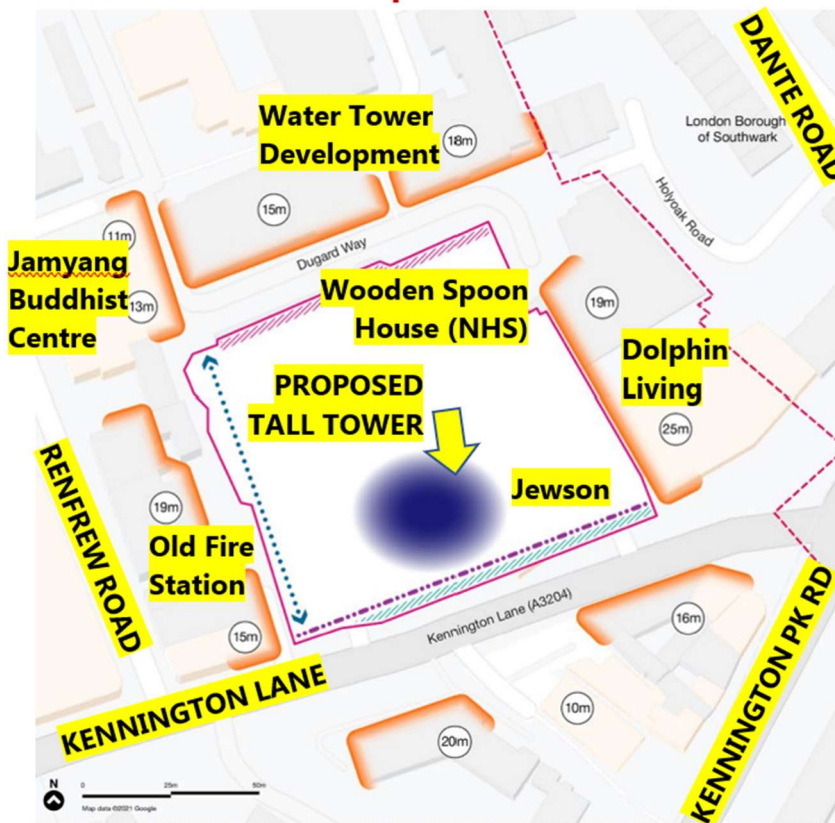
- Tall tower is a precedent for other tall towers in Kennington
- Tall tower will block sun and daylight for residents
- Tall tower not compatible with Renfrew Road Conservation Area and listed Old Fire Station, Old Courthouse (Buddhist Centre), Master's House and Water Tower
- Poor access for road vehicles for number of residential units proposed, combined with light industrial use

QR code for the Lambeth Council website where you can comment



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The Lambeth Council Proposals



- Go to: <https://lambethsadpdsite7.commonplace.is/>

You can comment under all the “Have Your Say” sections – the Vision Map section has the tall building on it

- You can email your comments to: sadpd@lambeth.gov.uk
- Write to: Lambeth Planning, PO Box 734, Winchester, SO23 5DG

Also, contact your local councillor, election candidates for Kennington ward, and MP (see www.stoptheblocks.org for details)

- Copies of the documents are also available to view at Durning library

Comments must be sent by 11pm on 21 February 2022

Reasons to object:

1) Inappropriate design, layout and density adversely affecting residential amenity

- No consideration of effects on people’s homes in Lambeth Council’s evidence document
- Height and bulk of proposed tall tower would overshadow existing homes, blocking daylight and sunlight, with homes to north, east and west of the tower most severely affected
- Potential for noise and privacy issues from windows, balconies and terraces close to and overlooking existing residents
- Delivery and servicing access and parking issues for development – access off red route “A” roads at busy Kennington Lane, Kennington Park Road and Newington Butts junction. No access should be from Dugard Way which is too narrow.

2) Detrimental impact on heritage assets and conservation areas

- Harmful impact on setting of heritage assets including the Grade II Old Fire Station and Old Court House (Jamyang Buddhist Centre) which would be negatively impacted by a tall tower
- Large, bulky, tall building up to around 16 storeys high would have a harmful impact on Conservation Areas including Renfrew Road and Elliots Row

3) Impact on surrounding Kennington area

- Tall tower will be against the character of the low-rise surrounding area. Will be outside of the Elephant and Castle tall buildings cluster and therefore stand out
- Promoting tall buildings along Kennington Lane risks a string of tall buildings stretching from Elephant and Castle to Vauxhall / Nine Elms
- Tall building here undermines the designated tall building clusters in the opportunity areas.
- Like the Woodlands proposal, this sets precedent for more tall buildings across Kennington and is outside areas identified in Lambeth Local Plan as being appropriate for tall buildings