

KENNINGTON
LIFESTORY GROUP

Residents Presentation

29 June 2021

GRID architects Experience in Lambeth



Oval Gas Works (on site)



Tesco Kennington Lane (on site)



Lansdowne Hill (Consented)



Dolland Street Offices (in planning)



Belvedere Gardens, Southbank Place (Completed)

01 New Site Brief

Site Design Brief

Residential	<ul style="list-style-type: none">• Site can accommodate in the region of 150 – 200 homes, if principles can be appropriately met.• Affordable housing at the maximum level that can be supported through viability.• Preference for a 70:30 split of low cost rented: intermediate (by habitable room).
Relationship with Neighbours	<ul style="list-style-type: none">• Neighbouring external amenity spaces to meet BRE guidelines (2hrs of sunlight on 50% of area on 21st March).• As far as possible neighbouring properties to meet BRE guidelines in respect of VSC and NSL.• Minimal impact on neighbours' privacy ie no living rooms (on upper floors), no balconies or roof terraces facing the boundary.• Minimal impact on neighbours' outlook, by limiting separation distances to no less than 18m.
Public Access	<ul style="list-style-type: none">• Provision of a public route through the site should be carefully considered and only provided if there is a public benefit.
Townscape and Heritage	<ul style="list-style-type: none">• Height of the development should not cause unacceptable harm to heritage assets in the local and wider area (no definitive height where this will be the case).• Relationships require assessment in 3d of the height and placement of buildings and architecture.
Architecture	<ul style="list-style-type: none">• Building design should be in sympathy with the local context, likely to mean predominantly brick architecture.
Dwelling Mix	<ul style="list-style-type: none">• Dwelling mix should be balanced and align with local policy guidance.
Housing Quality	<ul style="list-style-type: none">• Proposed dwellings should be designed to meet Lambeth's and the GLA's policies on housing design quality, including an expectation for dual aspect accommodation.
Trees and Green Infrastructure	<ul style="list-style-type: none">• Trees of significant amenity value, historic or ecological/habitat conservation value should be retained.• Proposals should include open space (in addition to amenity space) or access to nature improvements.• The development should include 'urban greening'.
Air Quality	<ul style="list-style-type: none">• Development should aim to improve local air quality and minimise exposure to poor air quality.
Sustainability	<ul style="list-style-type: none">• Proposals should aspire to exceed minimum policy requirements for sustainability.

02 Appeal Scheme and Analysis

Appeal Scheme : Key Issues

- 1.The density and design of the proposed development and its affects on the character of the area;
- 2.The effect of the proposed development on the settings of heritage assets;
- 3.Whether the proposed development would have an appropriate mix of housing units,
- 4.The effect of the proposed development on the amenities of residents of neighbouring properties;
- 5.Whether the residents of the proposed housing units would have acceptable living conditions;
- 6.Whether the proposed development would provide acceptable amenity space and outdoor play space.



Reason 1: Contextual Building Design

Appeal Scheme

- Concerns around the Block B tower element and its height not relating to the surrounding context
- It would feel 'alien and incongruous, having an adverse effect on the character of the area'.
- The appeal had no adverse comments on the facade design of blocks A or B.

Response

- Buildings to be: predominantly of brick work to match the local context in Red and Buff colours;
- Brick and stone detailing with brick arches;
- Terracotta decoration;
- Tall, linear hierarchy of windows;
- Expression of a human scale at the base;
- Repetition of fenestration and detailing.



Grade II listed Administration block to former Workhouse



Grade II listed Water Tower

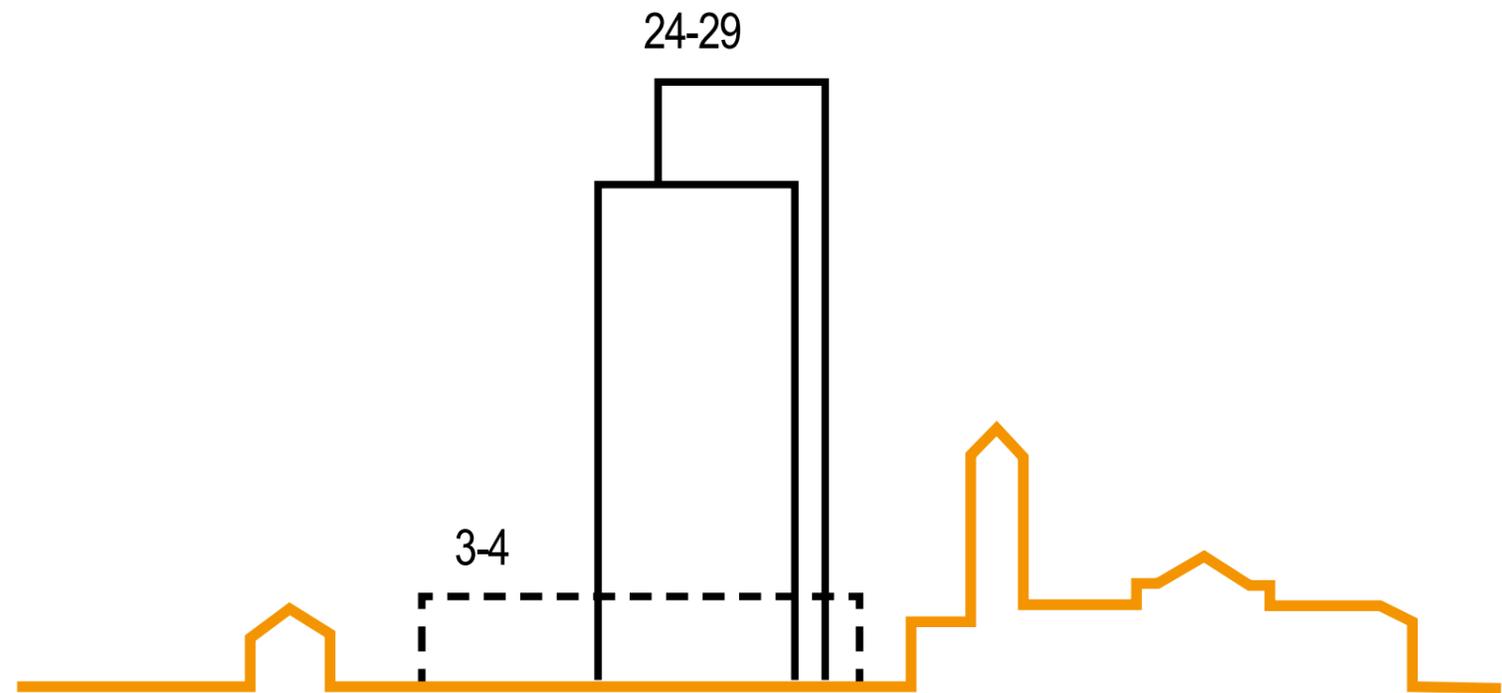
Reason 1 and 2: Reduce Building Height

Appeal Scheme

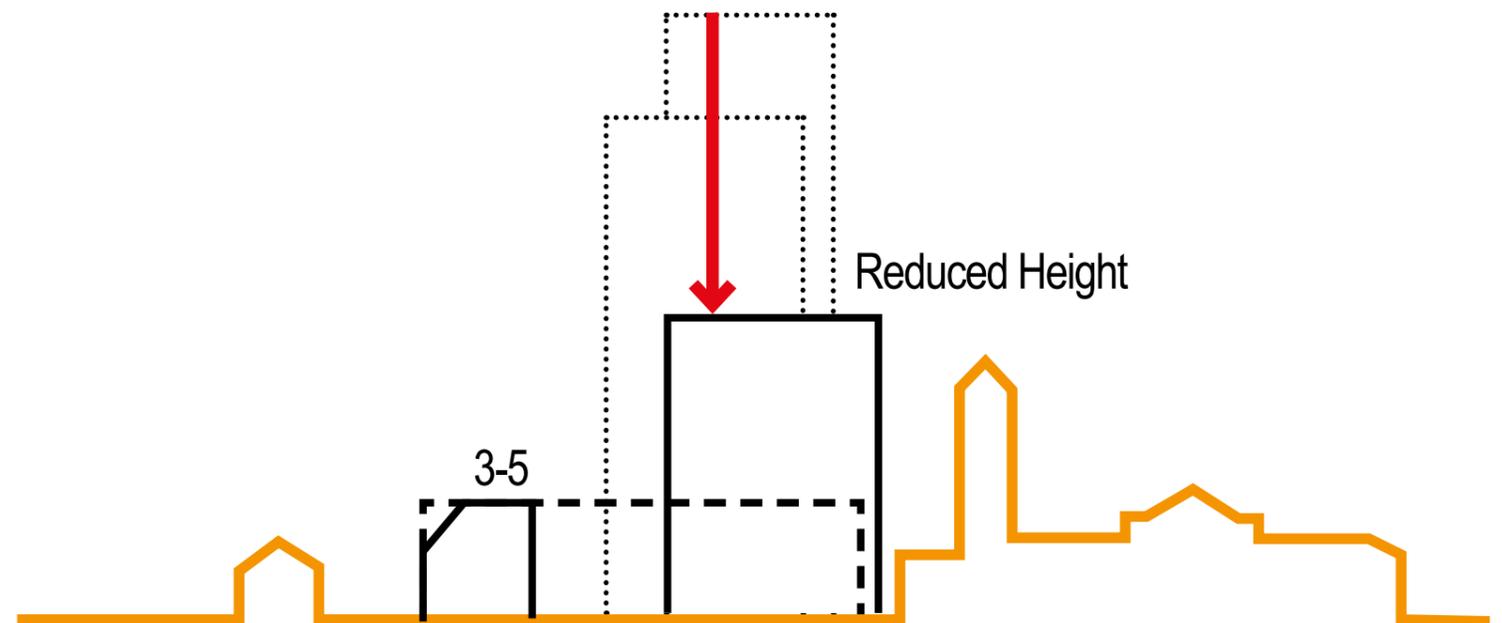
- At 29 storeys the proposal represents and unacceptable individual townscape feature.
- The proposal causes unacceptable harm and conflicts with LP Policy 7.7 and LLP Policy Q26.
- Tower element impacts the water tower and provide no silhouette against the sky.
- Tower element impacts the adjoining conservation areas.

Response

- A substantial reduction in the density of units from 258.
- Reduce the building height by providing more footprint and remove impact on adjoining conservation areas.
- Reduce the building height to allow a clear view of the water tower silhouette to be seen from George Mathers Road.



29 Storey Appeal Scheme



Proposed Response

Reason 3: Adjust the Dwelling Mix

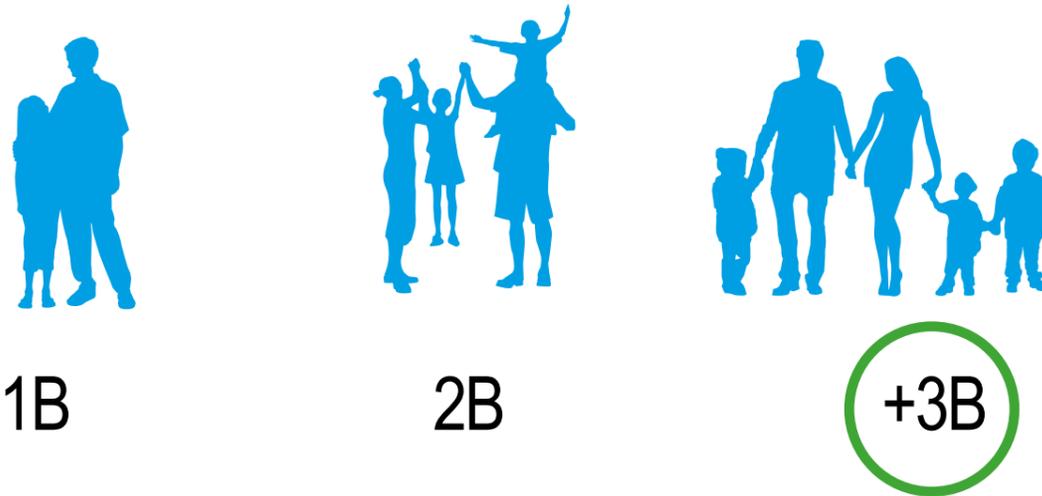
Appeal Scheme

- It was noted in the appeal decision that there were no private 3 bed family dwellings and no 1 bed dwellings within the Low Cost Rent provision.

Response

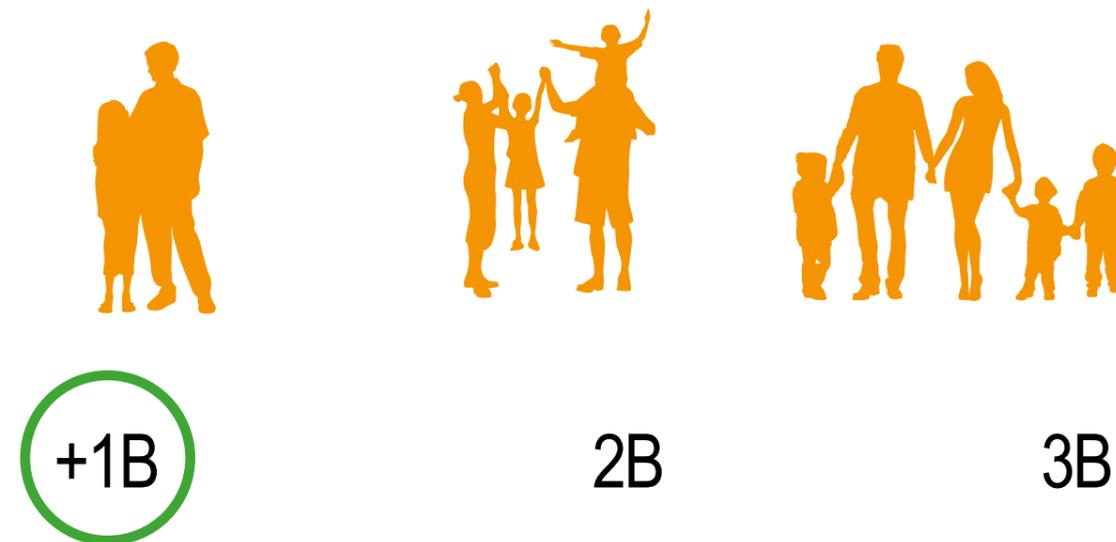
- Increase and balance out the mix for Market Housing by the inclusion of more 3 bedroom apartments.
- Increase and balance out the mix for Low Cost Rental Housing by providing at least 10% 1 bed dwellings provision.

Market Housing



Add 3 bedroom flats

Low Cost Rent Housing



Add 1 bedroom flats

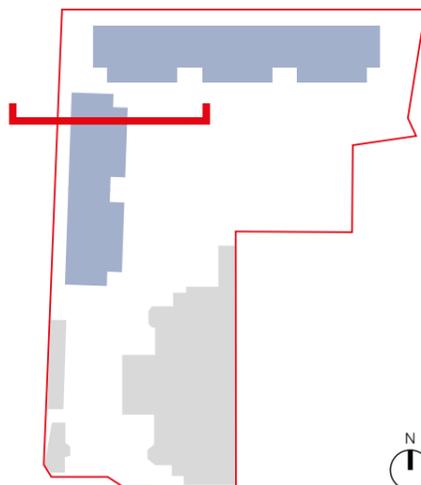
Reason 4 Minimise Impact on Neighbours

Appeal Scheme

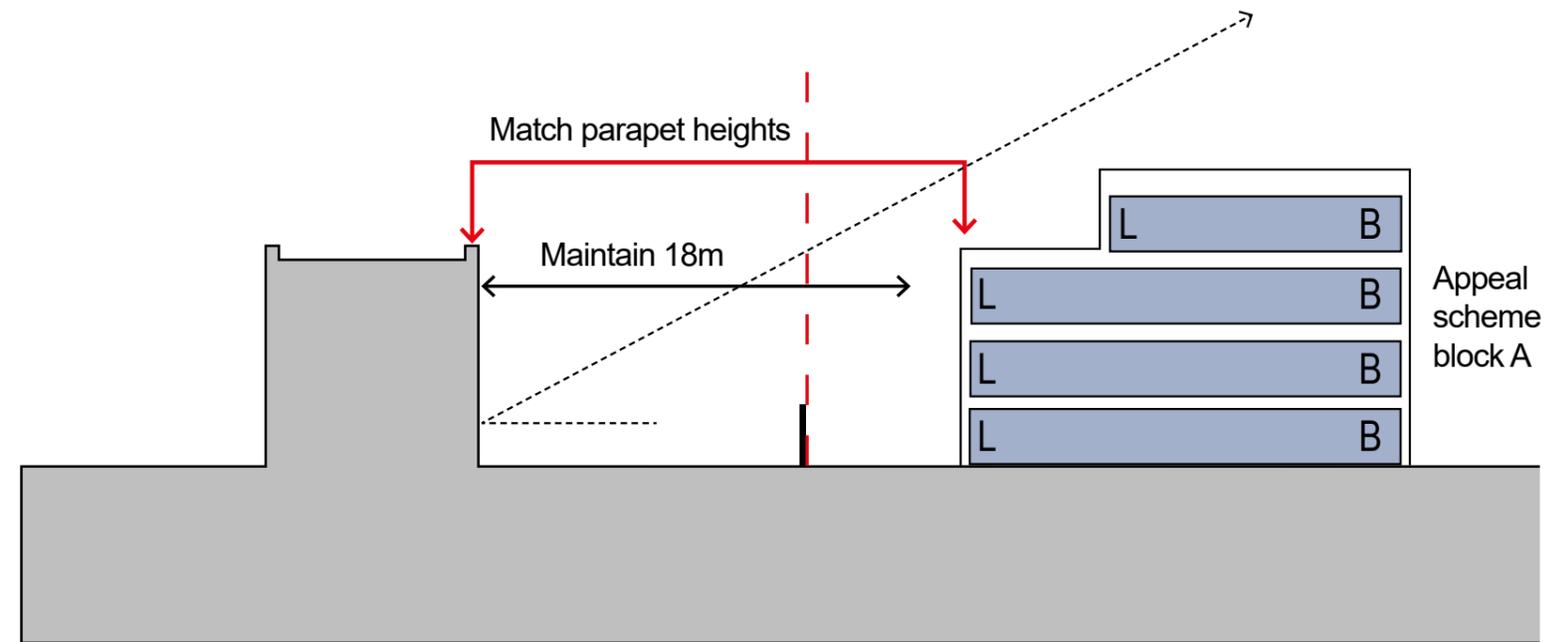
- Emphasis of LP Policy 7.6 on tall buildings.
- LP Policy 7.8 notes any affect on heritage assets and their settings.
- Overlooking between living rooms and existing gardens undermines privacy.

Response

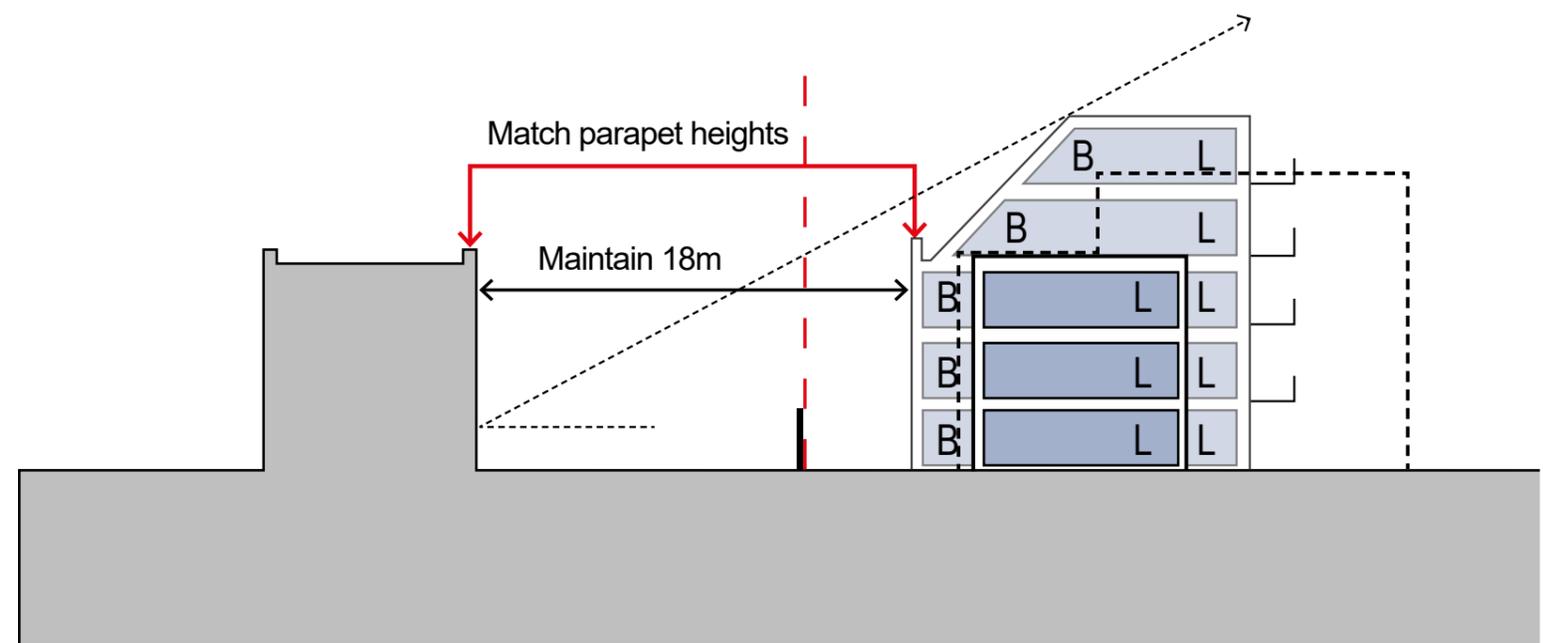
- Majority Dual Aspect flats.
- Small footprint (similar to context).
- Parapet Heights to match neighbouring properties.
- Privacy distance of 18m maintained.
- No Living rooms facing adjacent boundary properties.
- No Balconies facing adjacent boundary properties.



Section Location Plan



Appeal Scheme



Proposed Scheme

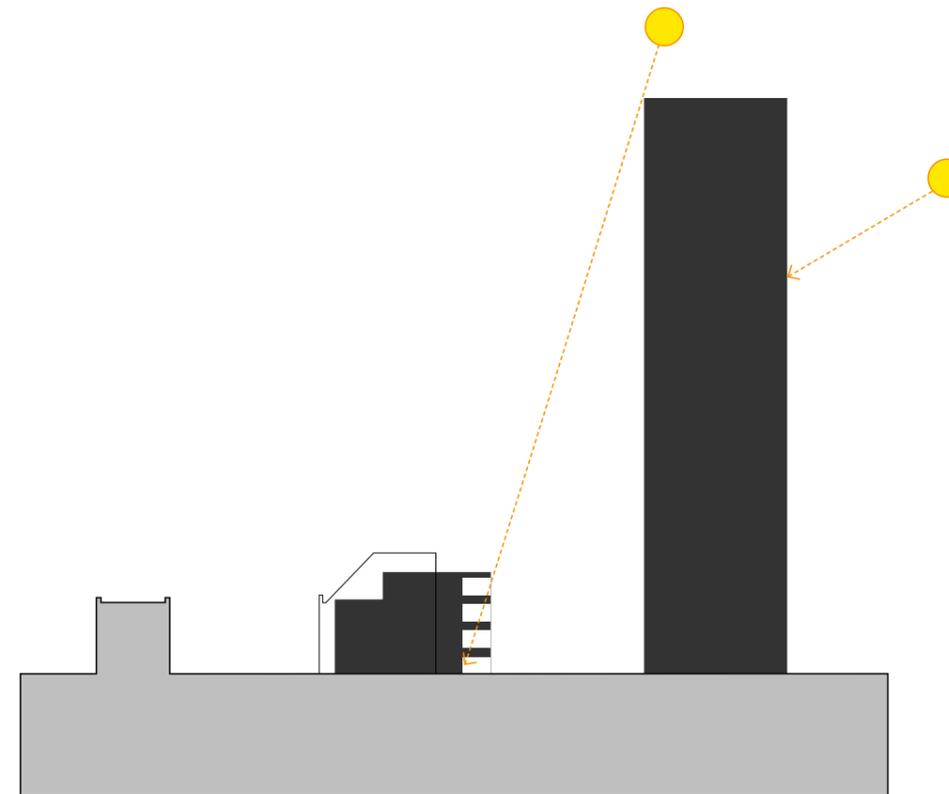
Reason 5: Improve Daylight / Sunlight with lower buildings and bolt on balconies

Appeal Scheme

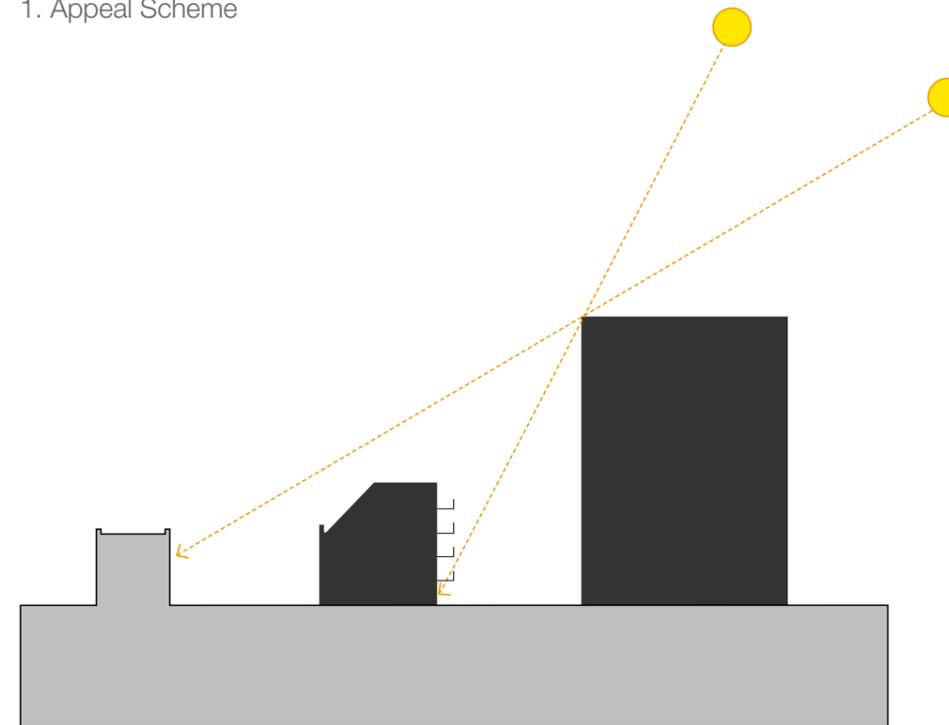
- The areas chosen for assessment was considered selective and didn't include areas with a lower VSC level.
- Adjoining properties experience a reduction in daylight of more than 32%
- Adjoining properties experience a significant reduction in sunlight to their amenity spaces

Response

- Lower the height of the taller point block element.
- Slope the roof lines to the perimeter blocks adjacent neighbouring amenity spaces.
- Shape blocks with direct living room views towards the larger spaces within the site.
- Develop the proposal with daylight / sunlight consultant



1. Appeal Scheme



2. Proposal

Reason 6: Increase ratio of amenity and play space of improved quality

Appeal Scheme

- Unnecessary public route
- Non-direct and dilutes footfall
- Partially under a building
- Limits quality of public space
- Bisects play spaces

Response

- Strengthen safety of route along George Mathers Road
- Improves quality of amenity space that can be provided within the site
- Ratio of amenity space will improve with a reduction in units
- Create a dedicated play space



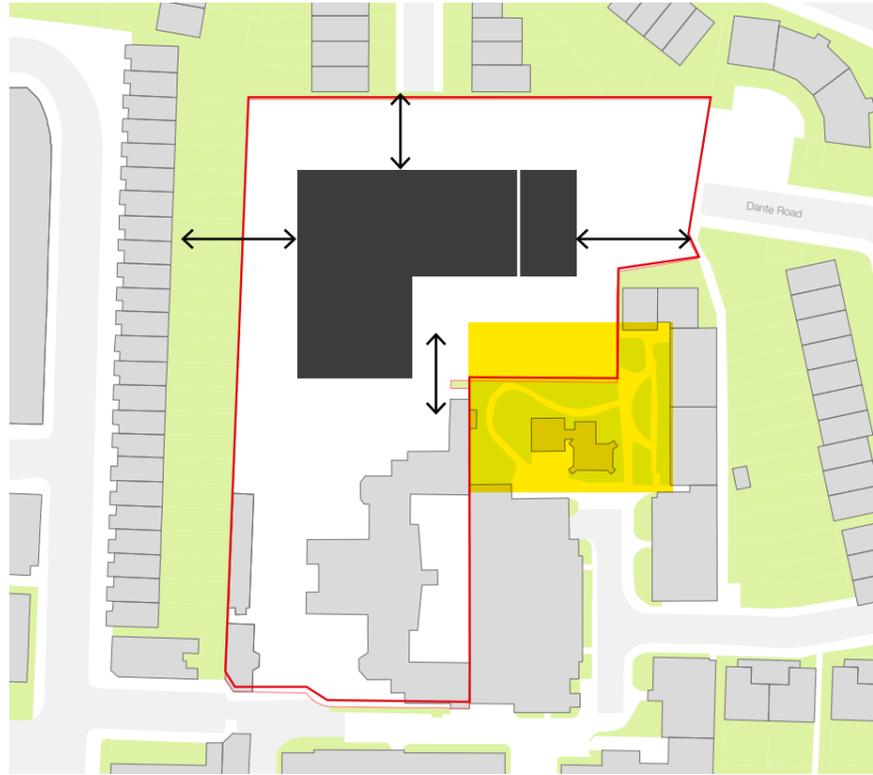
1. Appeal Scheme



2. Proposal

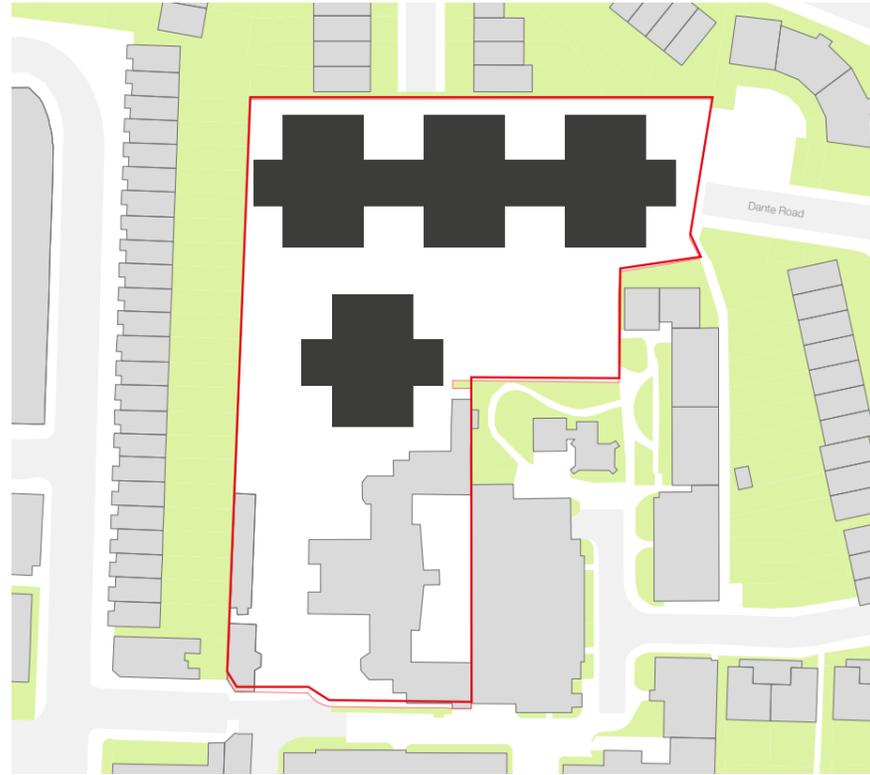
03 Developing a logical plan

Options Tested



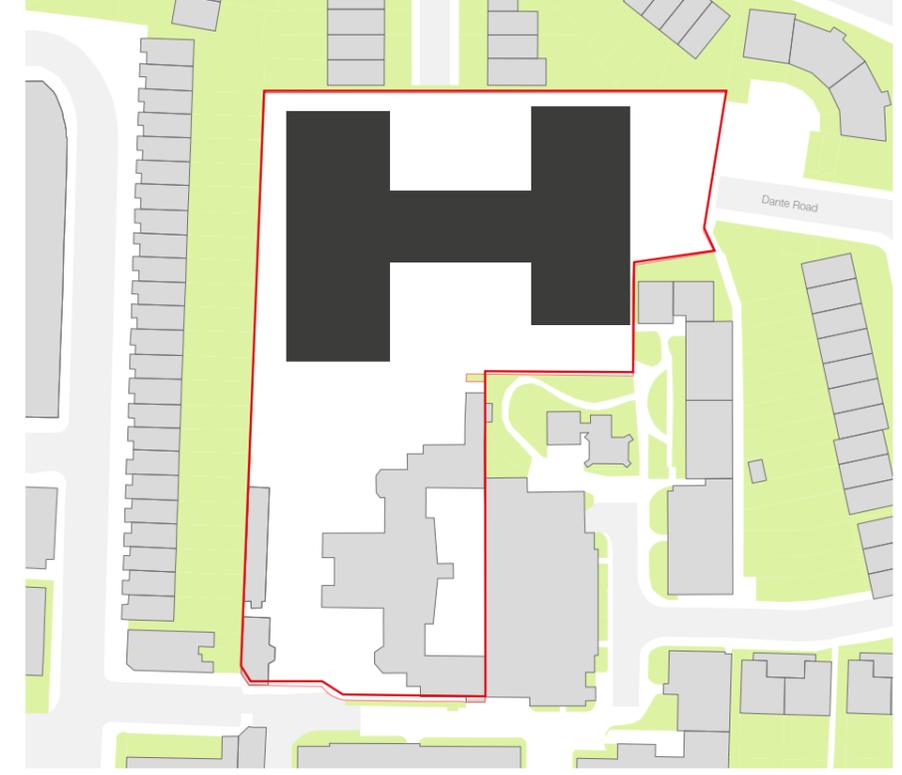
Mass in the centre of the site

- Locates all the footprint in the centre of the site away from the neighbours
- Achieves low footprint (1500m²)
- Max 19m depth blocks limit footprint coverage
- Results a high proportion of single aspect flats
- Creates one large mass, which will dominate the surroundings
- Access routes will go round the outside which minimises possibility of private space



Dual Aspect Pavilion Blocks

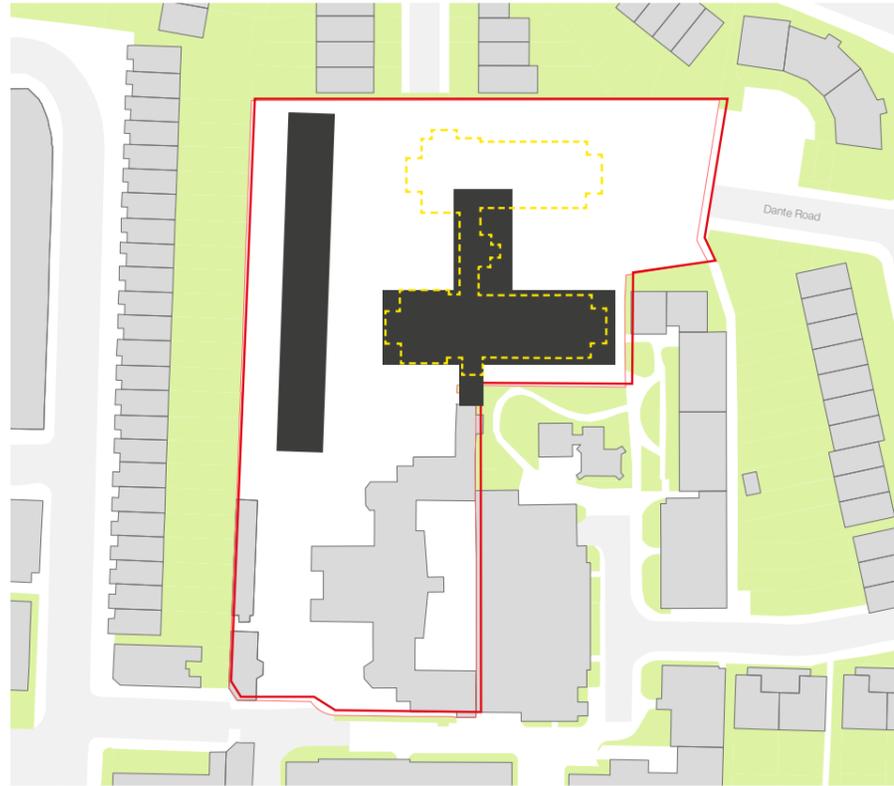
- Uses interconnecting pavilion blocks
- Achieves 100% dual aspect
- Achieves a medium footprint (1900m²)
- But geometry doesn't work with the site
- Doesn't create opportunity for through route or reasonable external spaces



'H' Block

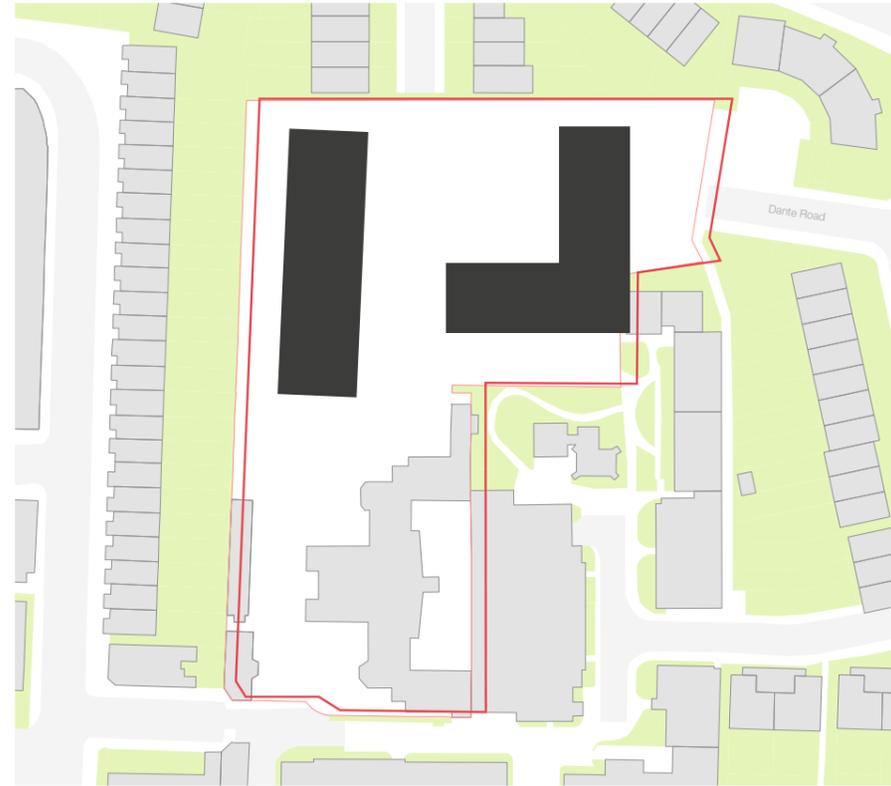
- Two main 19m deep wings close to the boundary with a connecting bar in the centre
- Achieves high footprint (2100m²)
- Results a high proportion of single aspect flats
- Difficult to achieve through route
- Lots of dwellings looking into neighbouring gardens

Options Tested



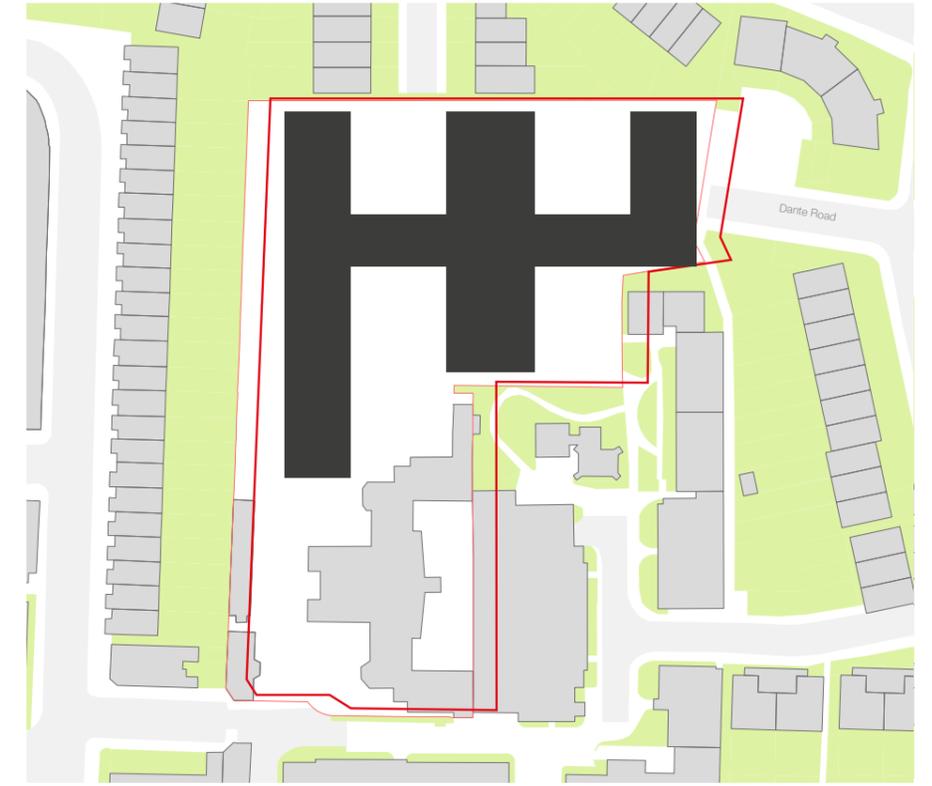
Layout based on Historic Footprint

- Two thin wings based on hospital footprint with a connecting bar in the centre, and low bar to the west
- Achieves low footprint (1700m²)
- Results in a lots of dual aspect flats, but thin blocks are very inefficient
- Difficult to achieve through route



Interlocking 'L' shapes

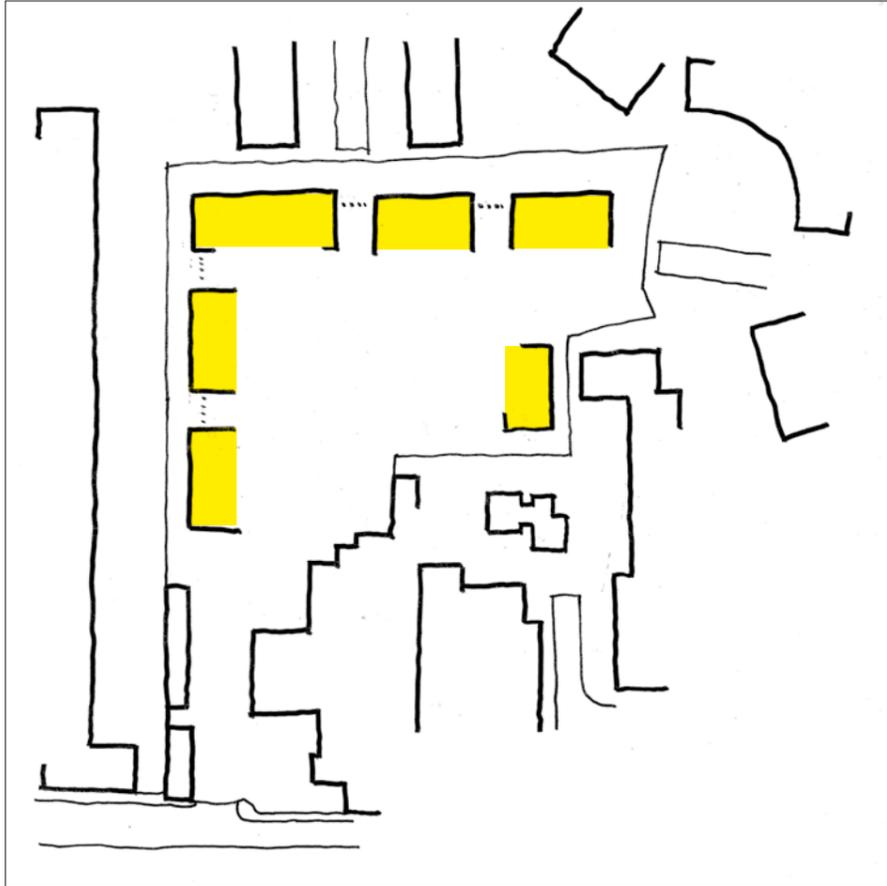
- Two interconnecting 'L' shaped blocks
- Achieves medium footprint (1950m²)
- Results a reasonable number of dual aspect flats, but thin blocks are inefficient
- Difficult to achieve through route
- Most of the mass is around the perimeter which will impact on neighbours



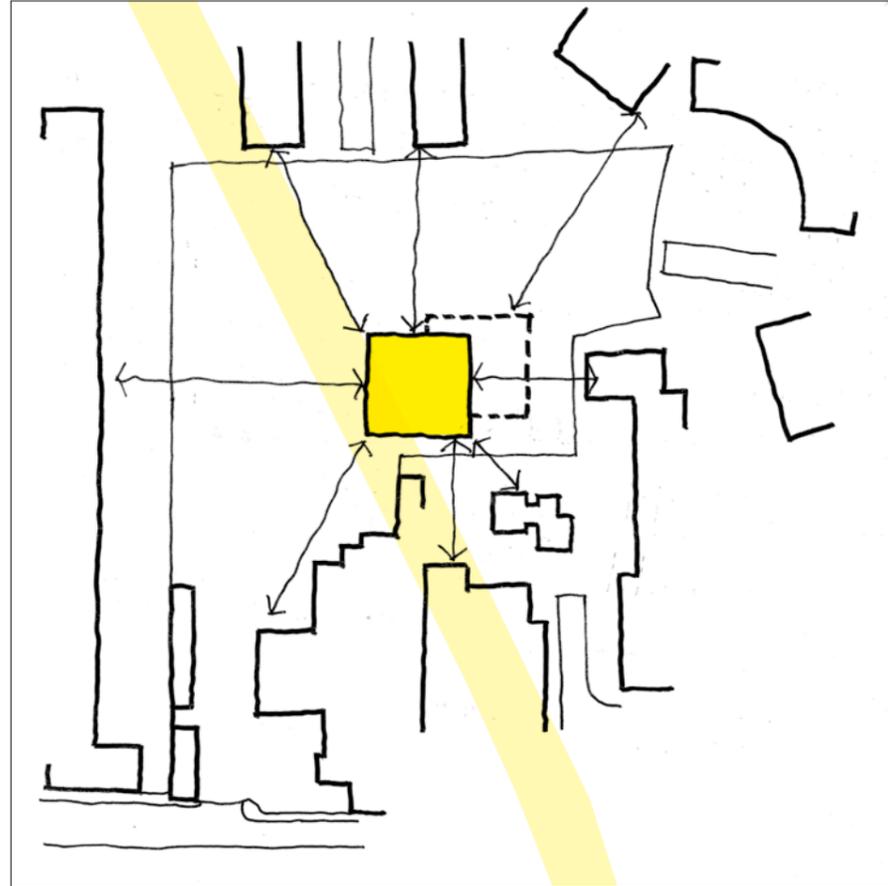
Maze block

- Thinner dual aspect blocks on perimeter and 19m block down the centre
- Achieves high footprint (2150m²)
- Results a reasonable number of dual aspect flats
- But 'T' shaped blocks are inefficient to plan
- Impossible to achieve through route or good servicing access

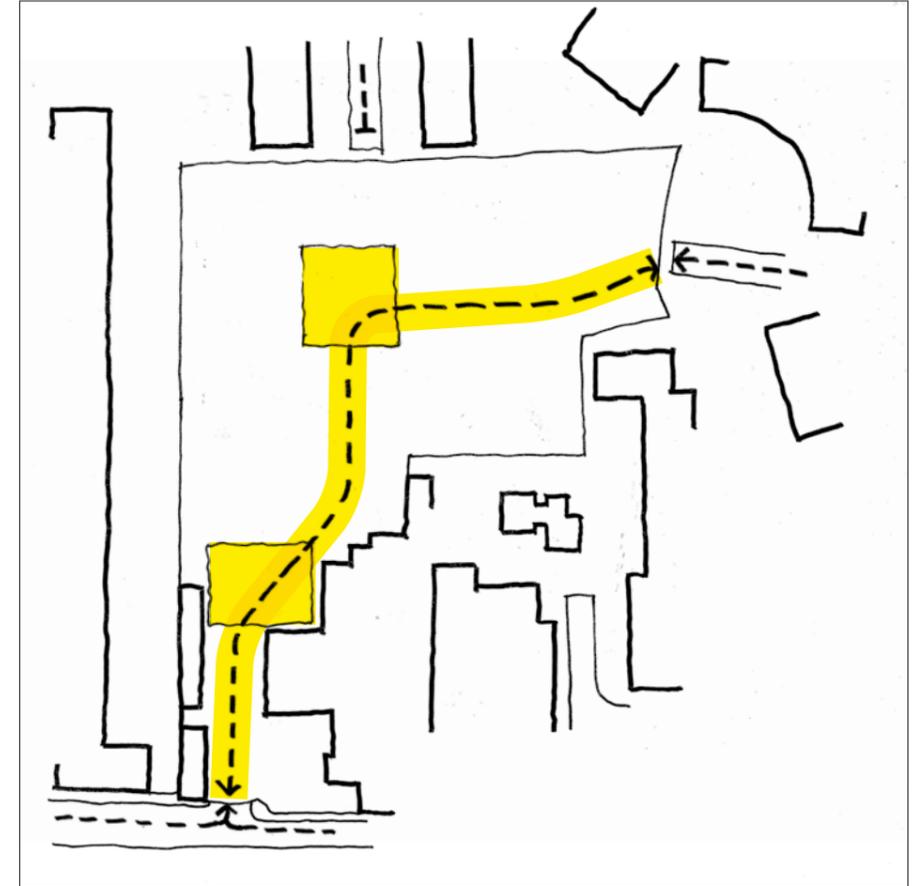
Proposed Strategy



Locate lower buildings (3-5 storeys) around the boundary, but with living rooms facing into the site



Locate the tallest elements in the middle of the site, away from neighbours, and avoiding the tube tunnel



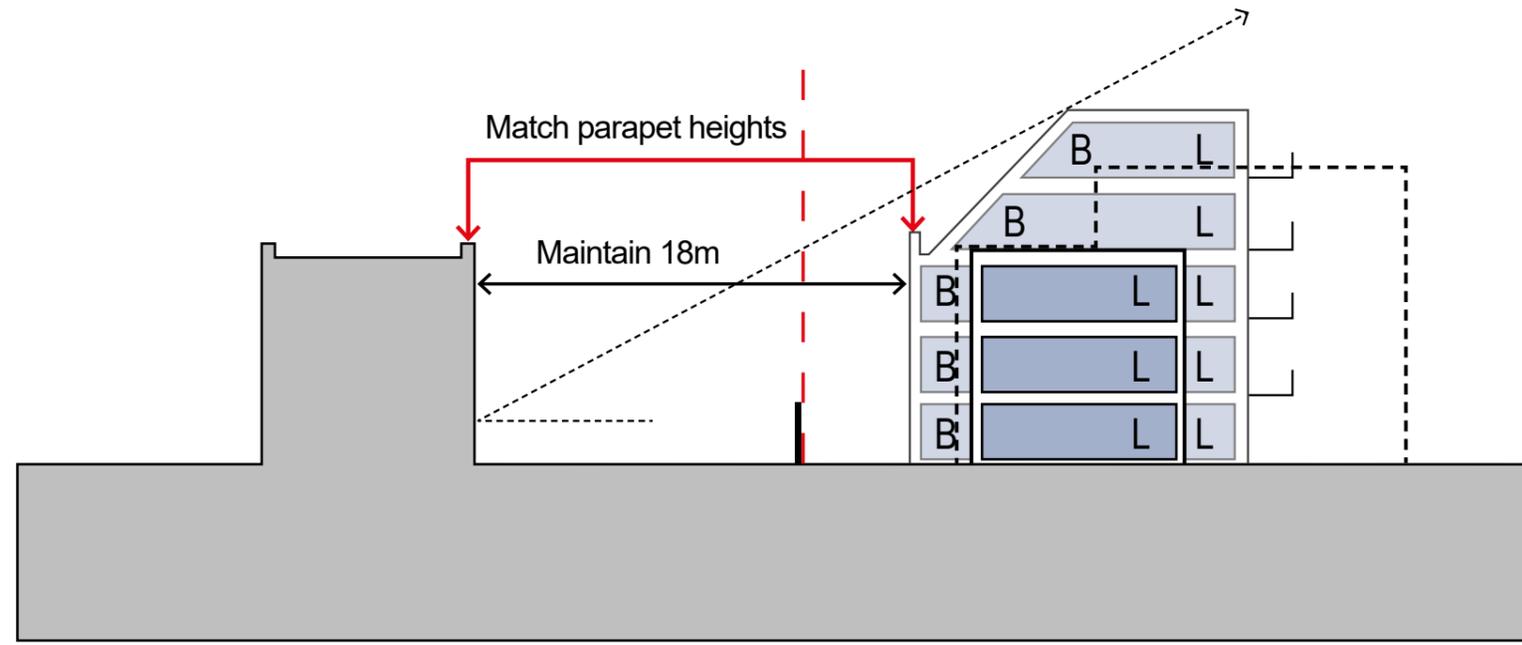
Connect the two access points to the site and creating high quality pedestrian friendly open space

Masterplan

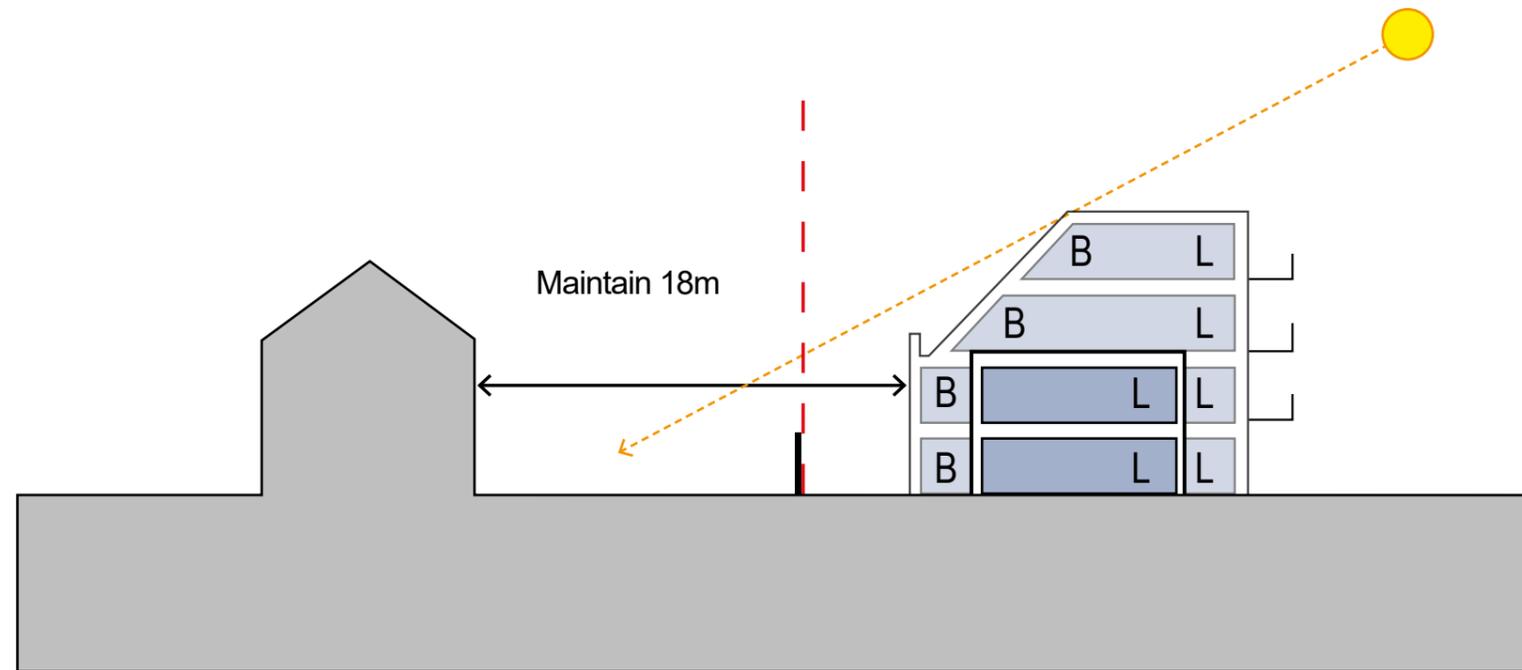


04 Setting Appropriate Heights

Building Heights along the Boundary

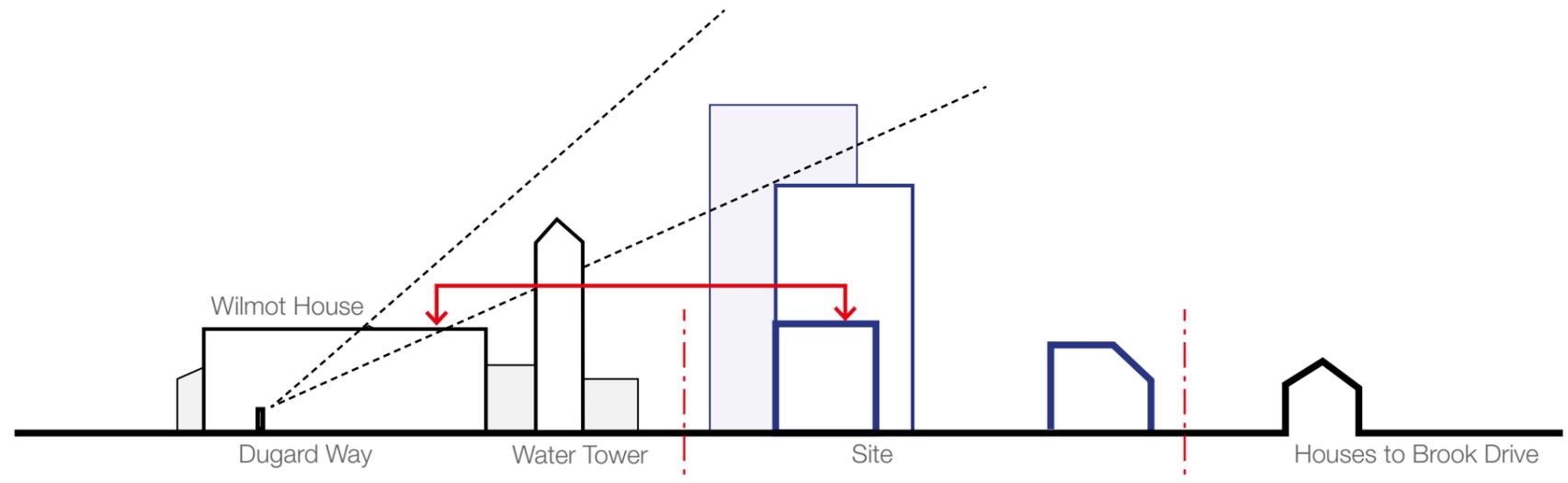


AA Western Boundary

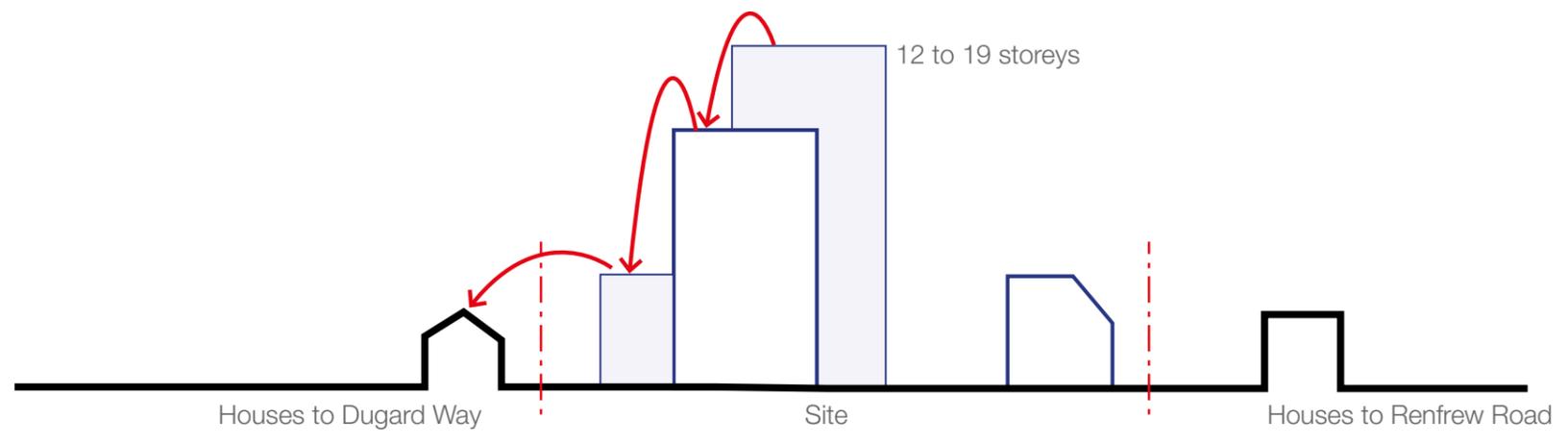


BB Northern Boundary

Building Heights in the middle of the site



Section CC



Section DD

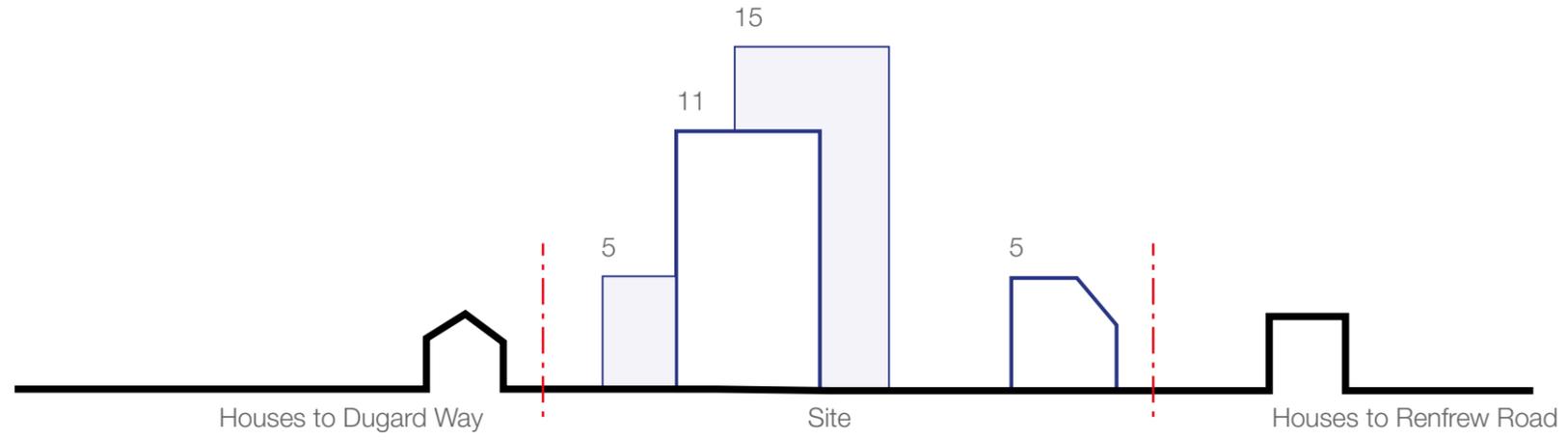


Building Heights at First Pre-app

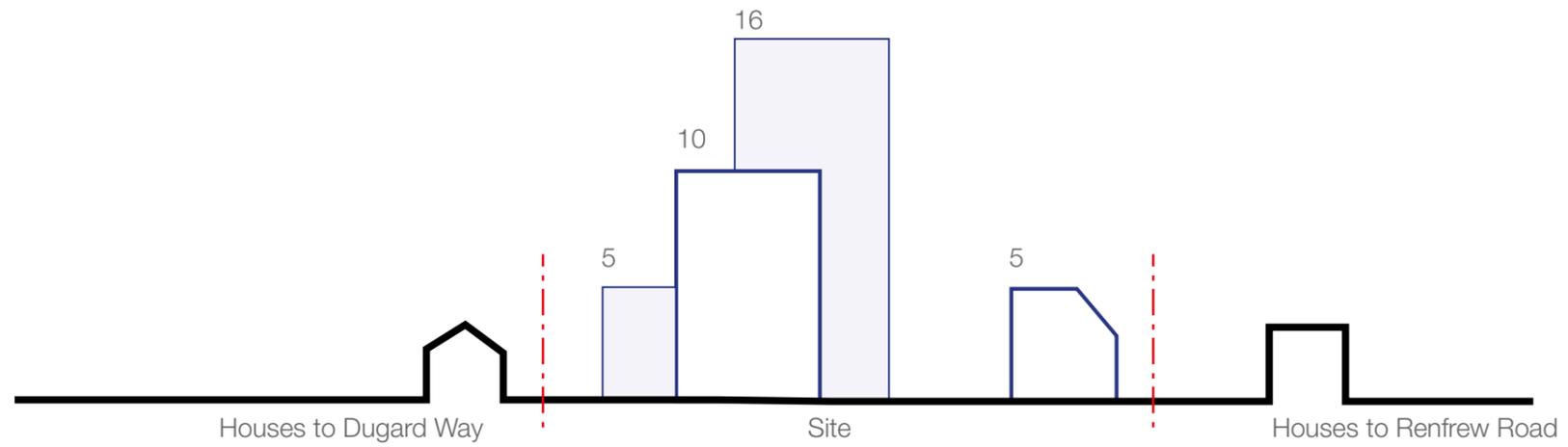


Heights Options Tested at Pre-app 2

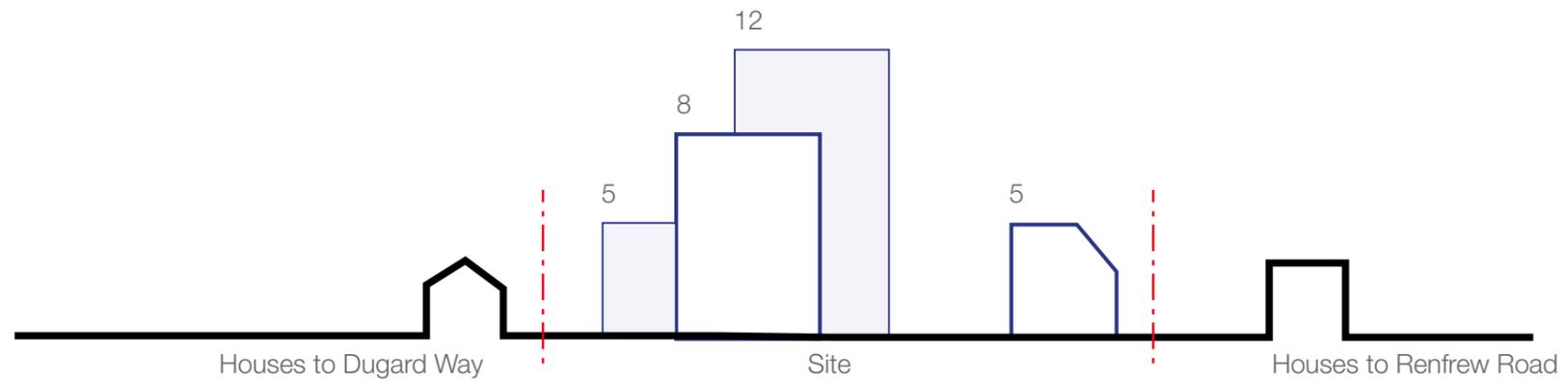
Pre-App 1 - 15 storeys



Pre-App 2 - 16 storey option



Pre-App 1 - 12 storey option



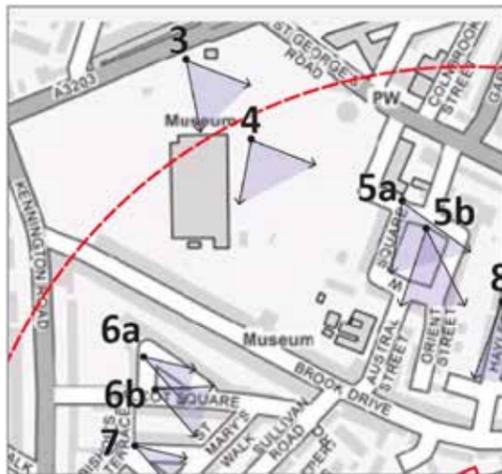
Heritage: 3. Geraldine Mary Hemsworth Park (Imperial War Museum Gardens) Entrance



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

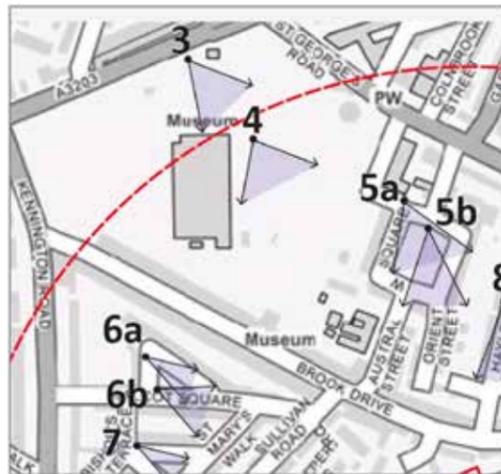
Heritage 4. Geraldine Mary Hemsworth Park (Imperial War Museum Gardens)



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

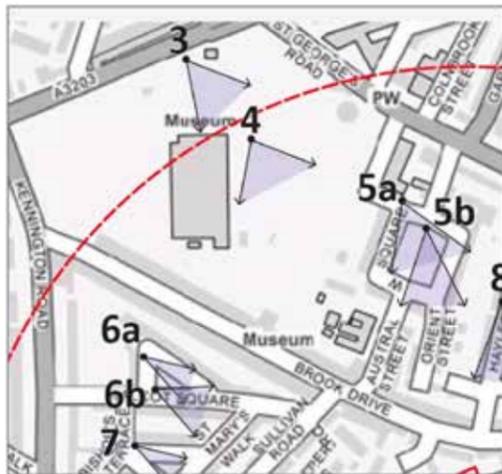
Heritage: 5A. West Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

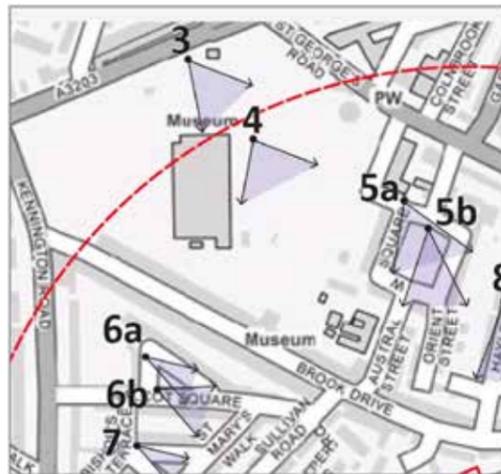
Heritage: 5B. West Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

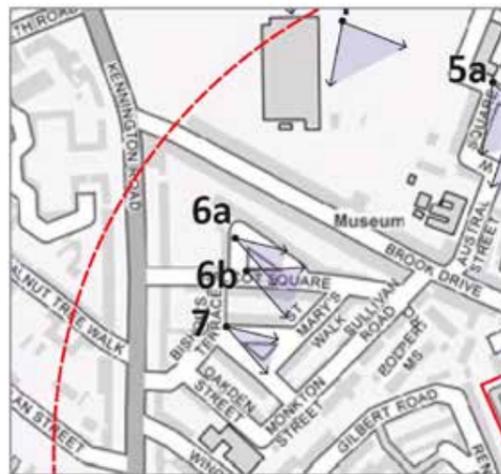
Heritage: 6A. Walcot Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

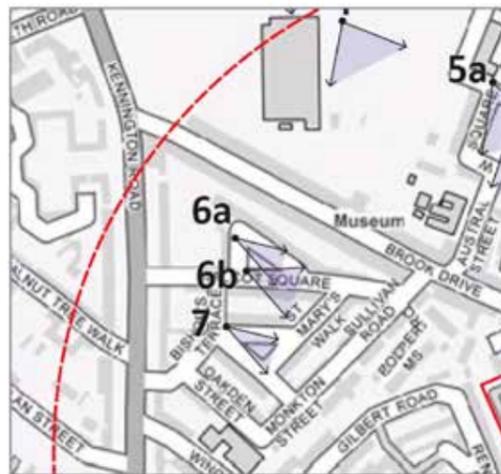
Heritage: 6B. Walcot Square



Proposed height - 16 storeys

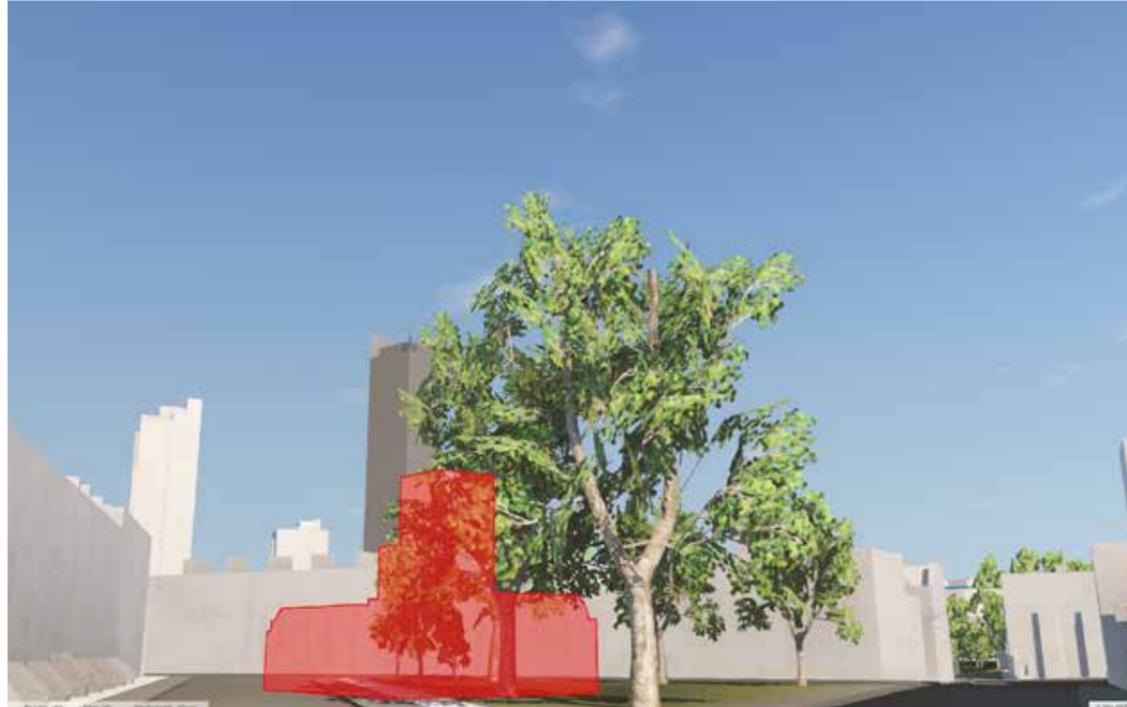


Alternative height - 12 storeys



Appeal Scheme

Heritage: 7. St Mary's Garden



Proposed height - 16 storeys

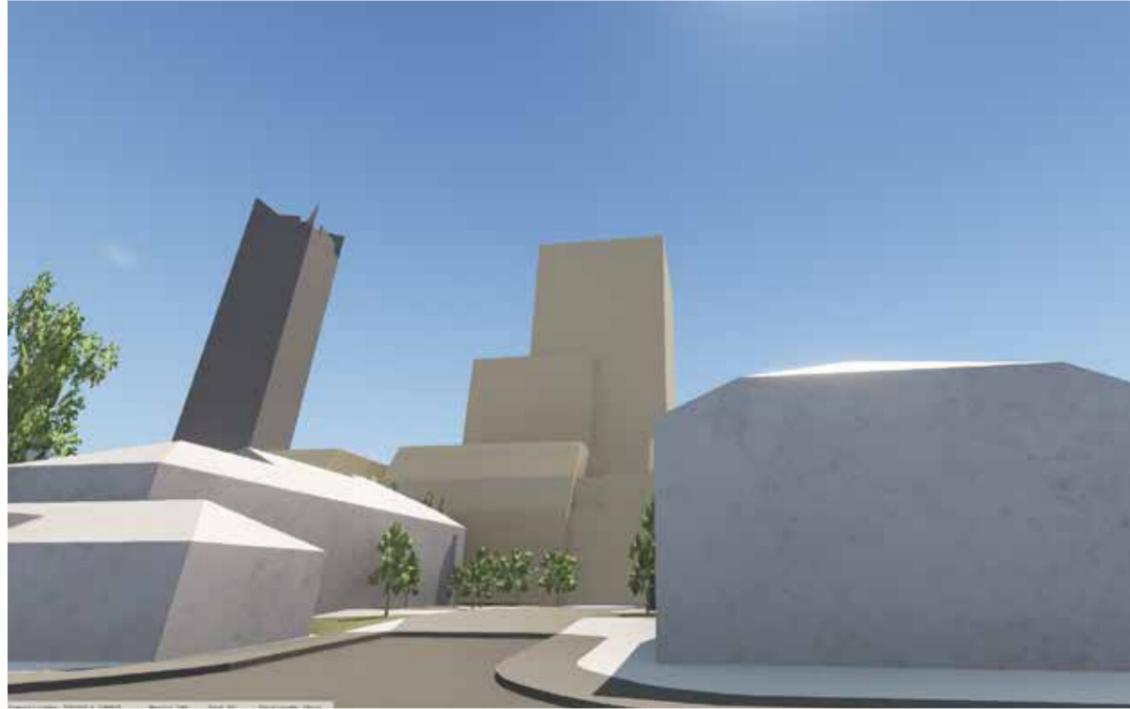


Alternative height - 12 storeys

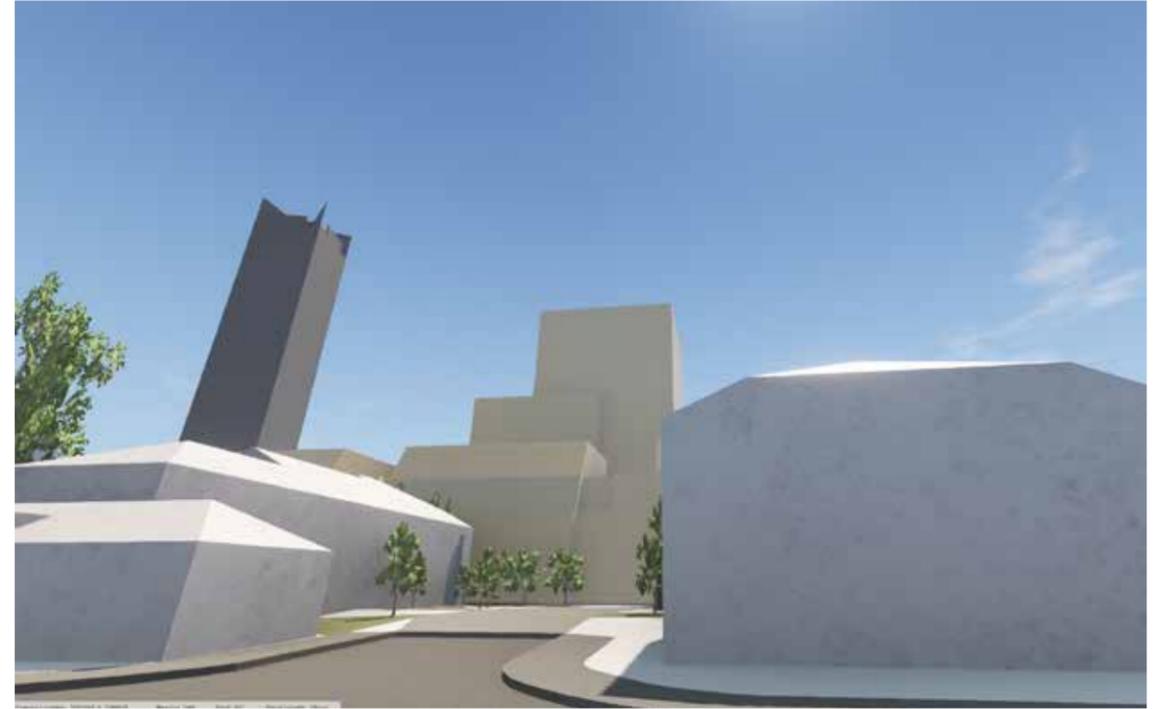


Appeal Scheme

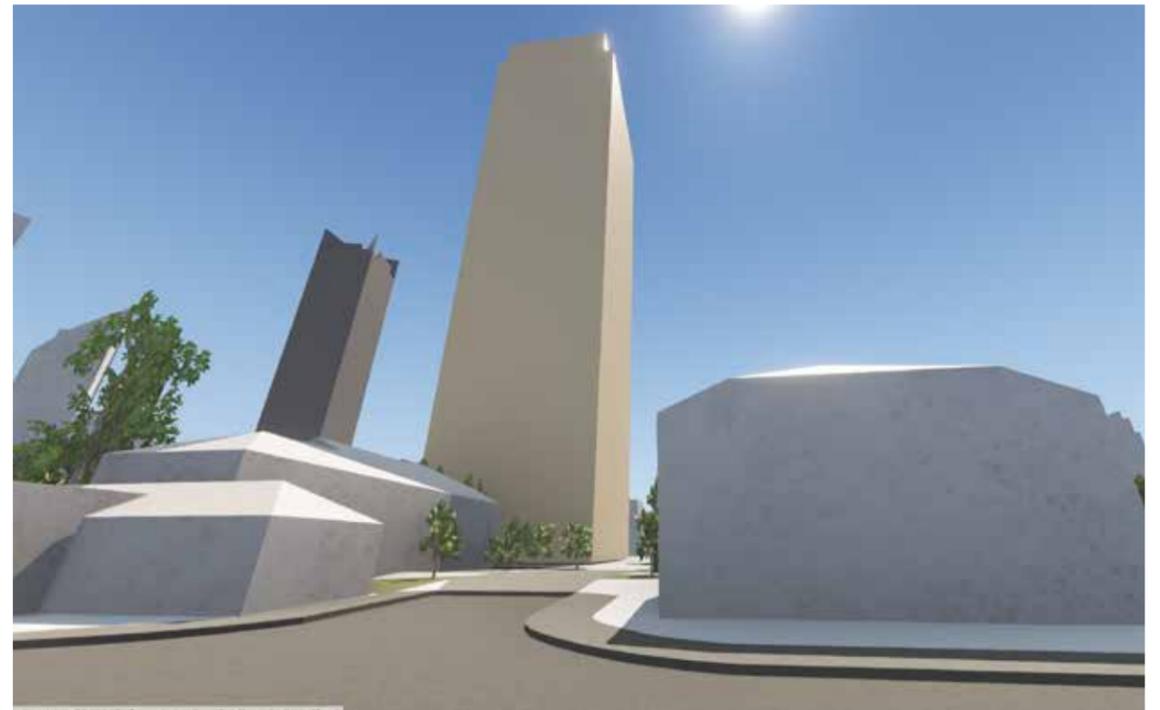
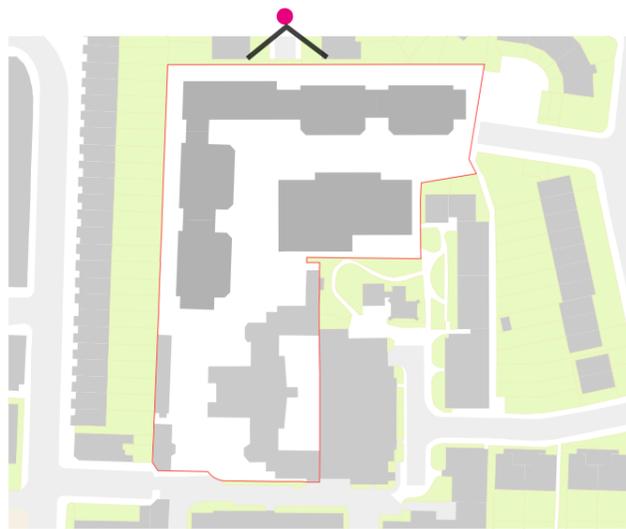
Townscape: Castlebrook Close looking south



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

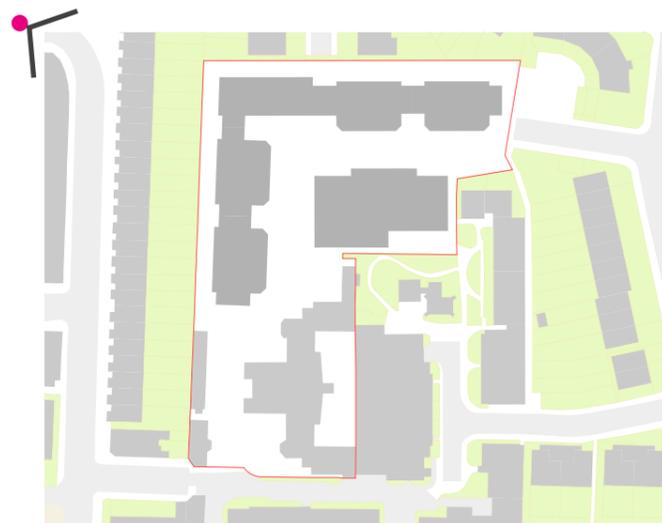
Townscape: Gilbert Road looking east



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

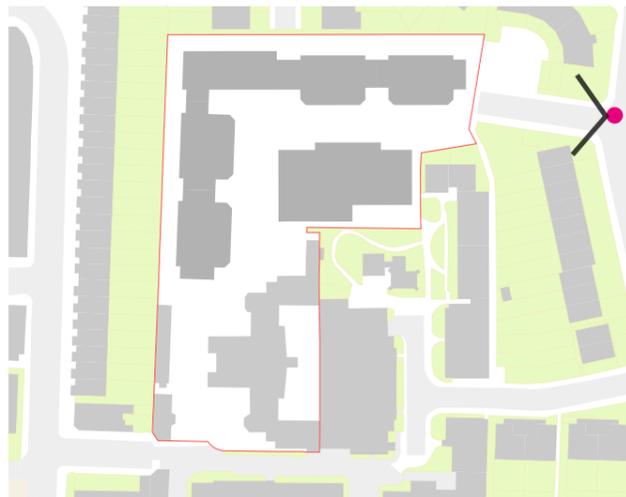
Townscape: Dante Road looking west



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

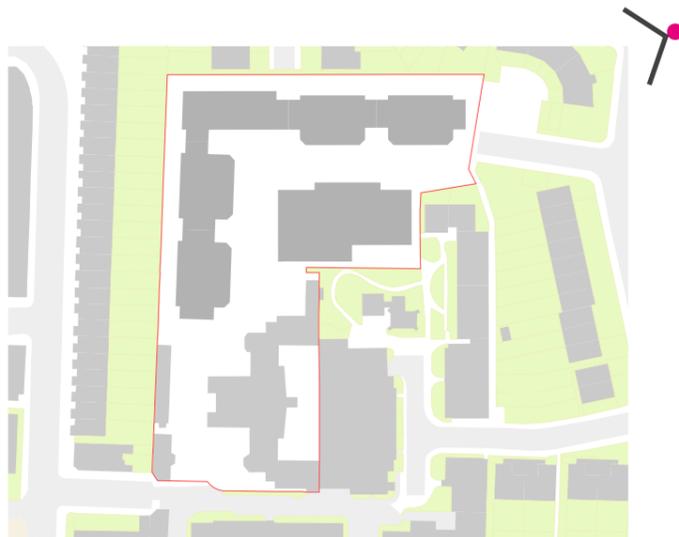
Townscape: Brook Drive looking south west



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Heritage: 8. Hayles Street



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Townscape: Hayles Street looking south west



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Heritage: 9. Renfrew Road



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Renfrew Road - Proposed



Proposed height - 16 storeys

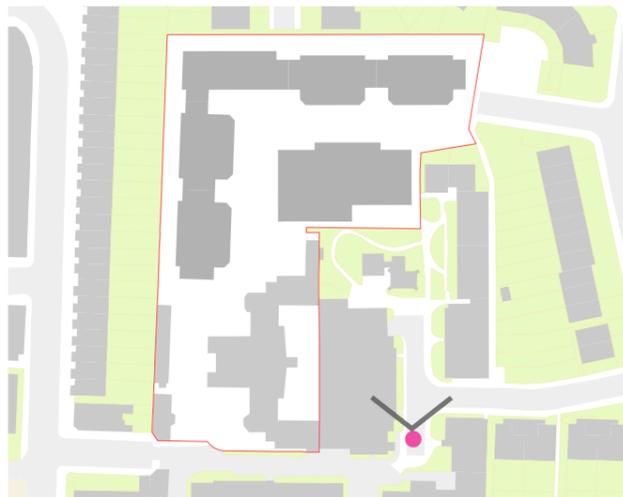
Townscape: George Mathers Road looking north



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

George Mathers Road looking north - Proposed



Proposed height - 16 storeys

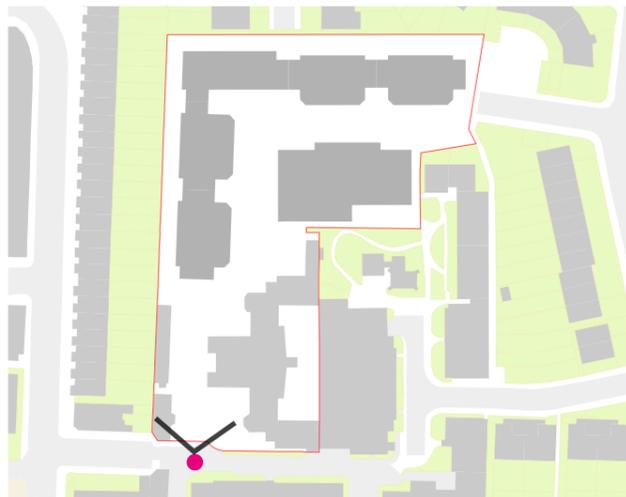
Townscape: Masters House entrance looking north



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Masters House entrance looking north - Proposed



Proposed height - 16 storeys

05 Development Summary

Masterplan



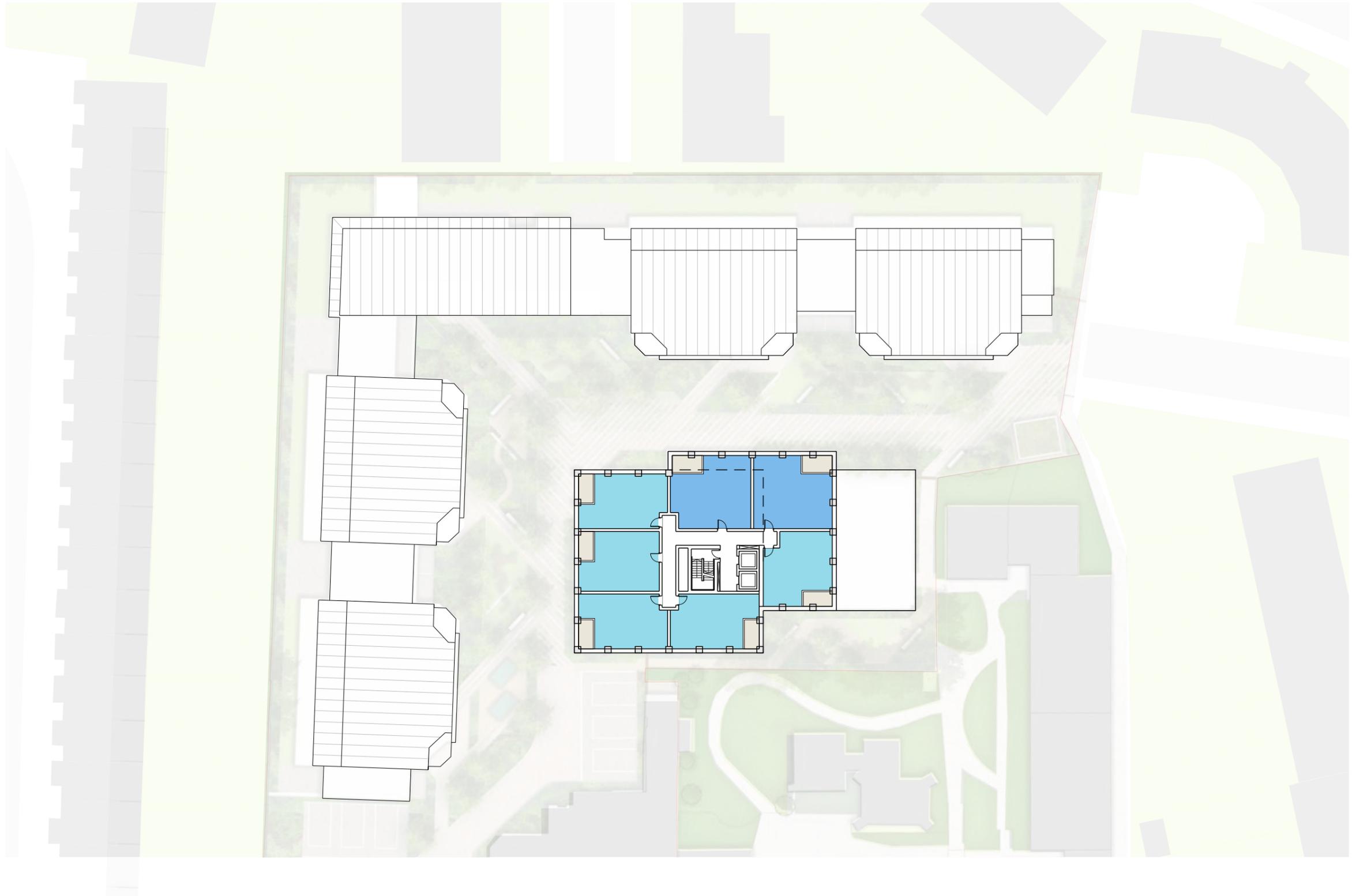
Site Masterplan

Ground Floor

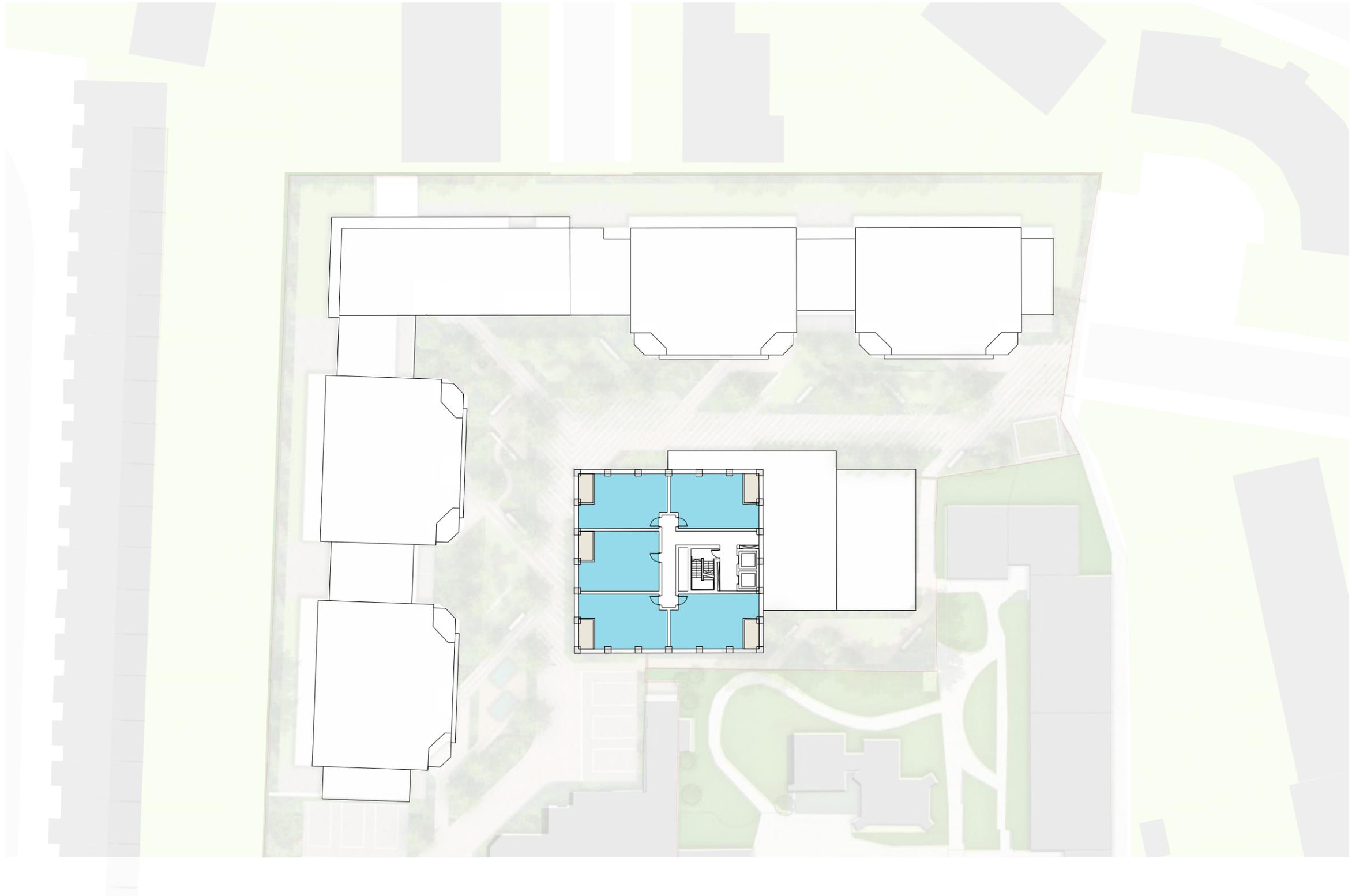
- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



Fifth to Ninth Floor

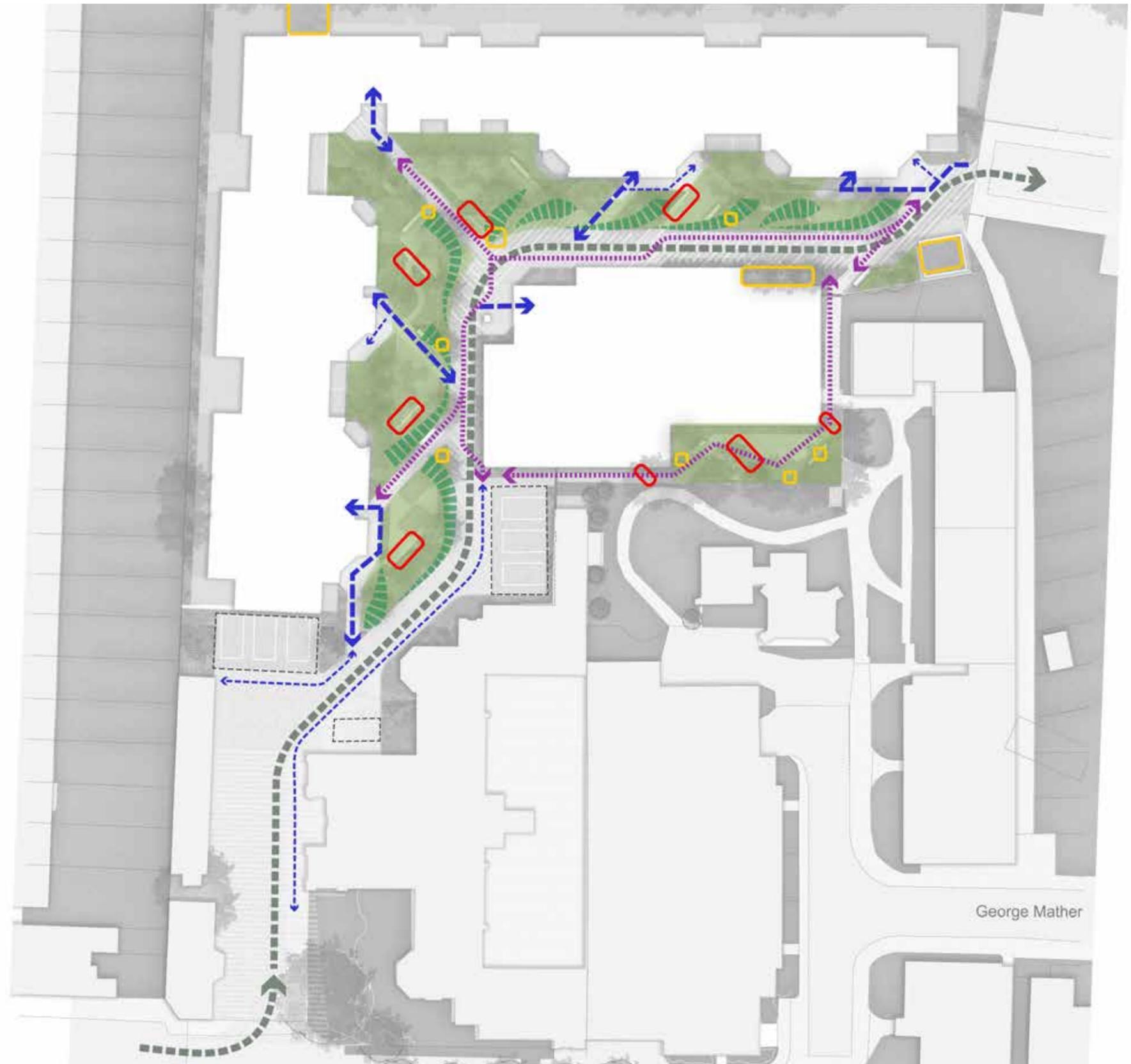


Tenth to Fifteenth Floor

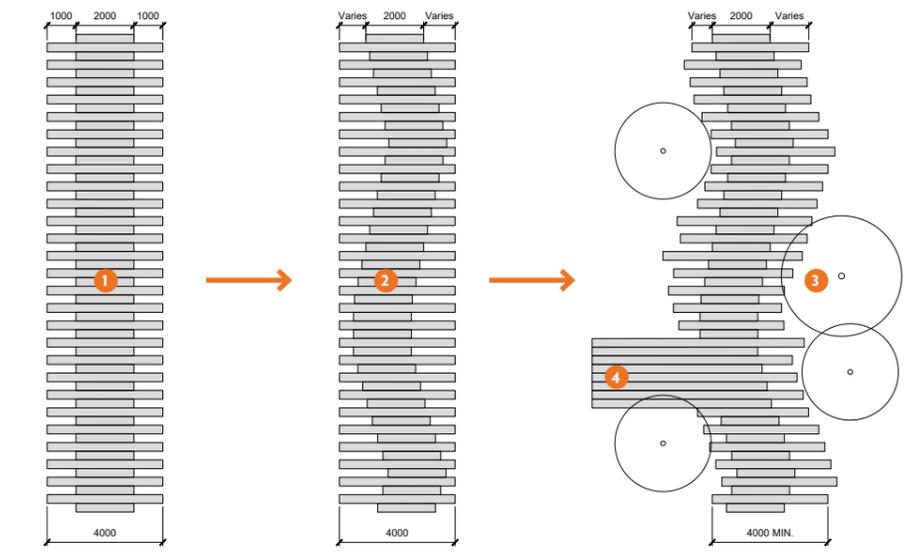


Landscape Concept

-  Curated ecology: A suite of ecological interventions could include bird/bat boxes, an insect hotel, meadow planting, butterfly mounds, gravel areas and a stumpery garden.
-  Controlled one-way refuse and fire tender access route
-  Pedestrian circulation
-  Eco-trail through the space creates a leisure pathway linking play, seating and ecological interventions
-  Maximising the green
-  Using a green buffer to protect the play and defining seating areas.
-  Car parking and delivery
-  Framing space with vertical timber elements. These are located within the landscape providing a variety of functions including play and seating



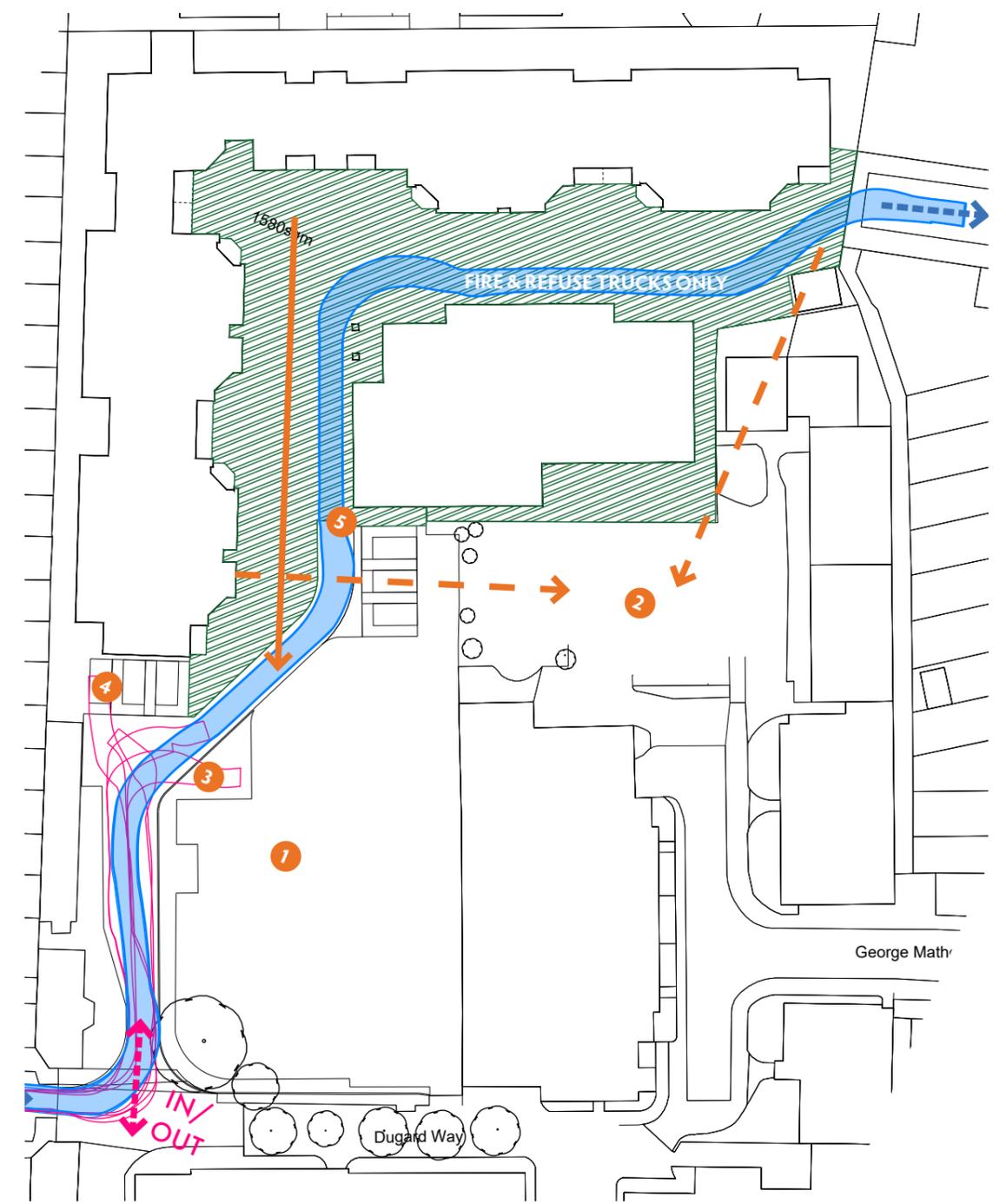
Pedestrian and Vehicle Access



PATHWAY CONCEPT



PRECEDENT IMAGERY



Landscape Concept

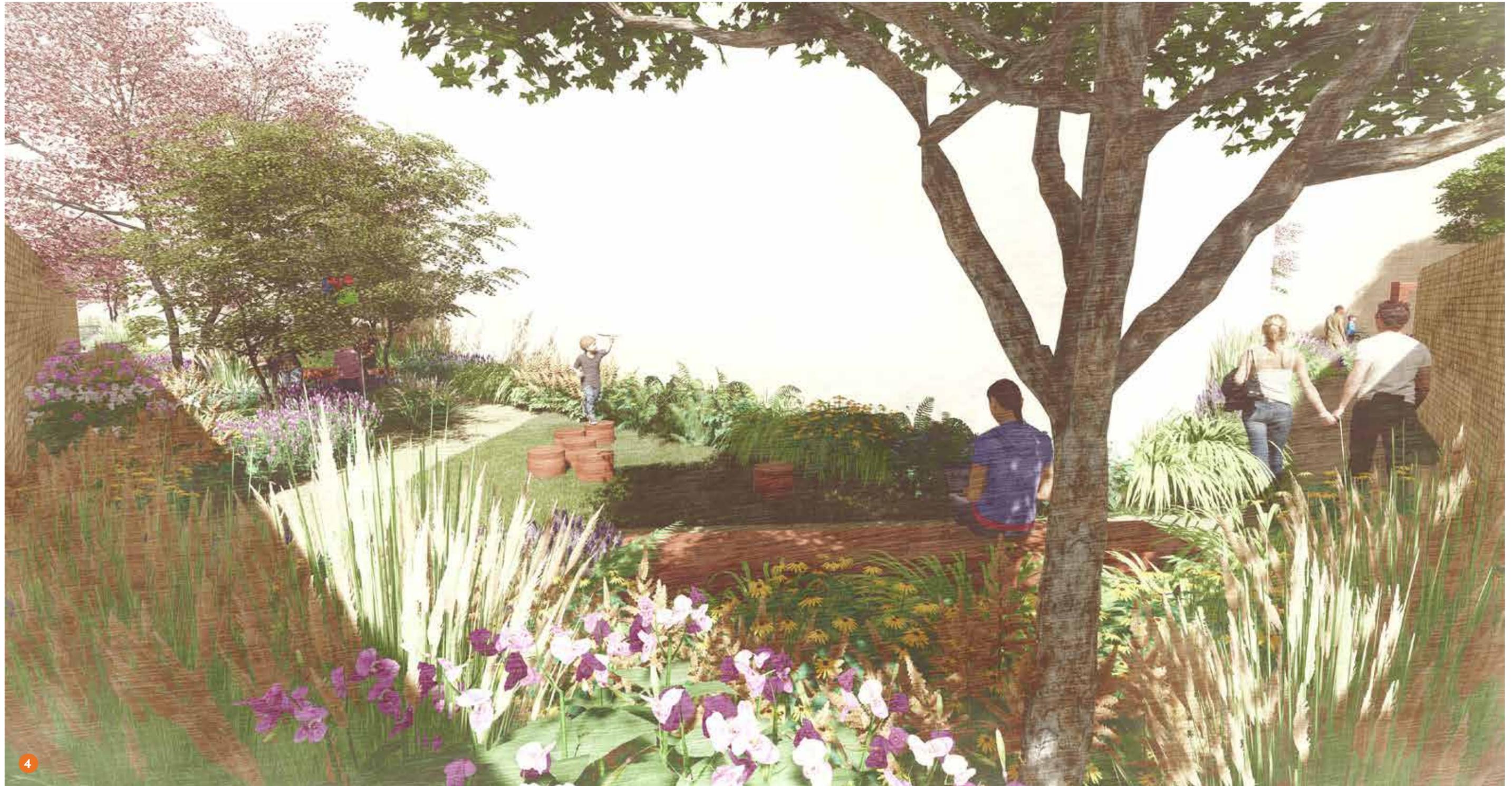
LEGEND

- 1 Mobility car parking bays (No. 5)
- 2 Van parking bay for theatre (No. 1)
- 3 Short stay car parking space (e.g. deliveries etc. No. 1)
- 4 Proposed trees
- 5 Feature paving
- 6 Stupery garden
- 7 Restricted one-way access (refuse and fire only)
- 8 Residential pathway



George Mather

Landscape Concept

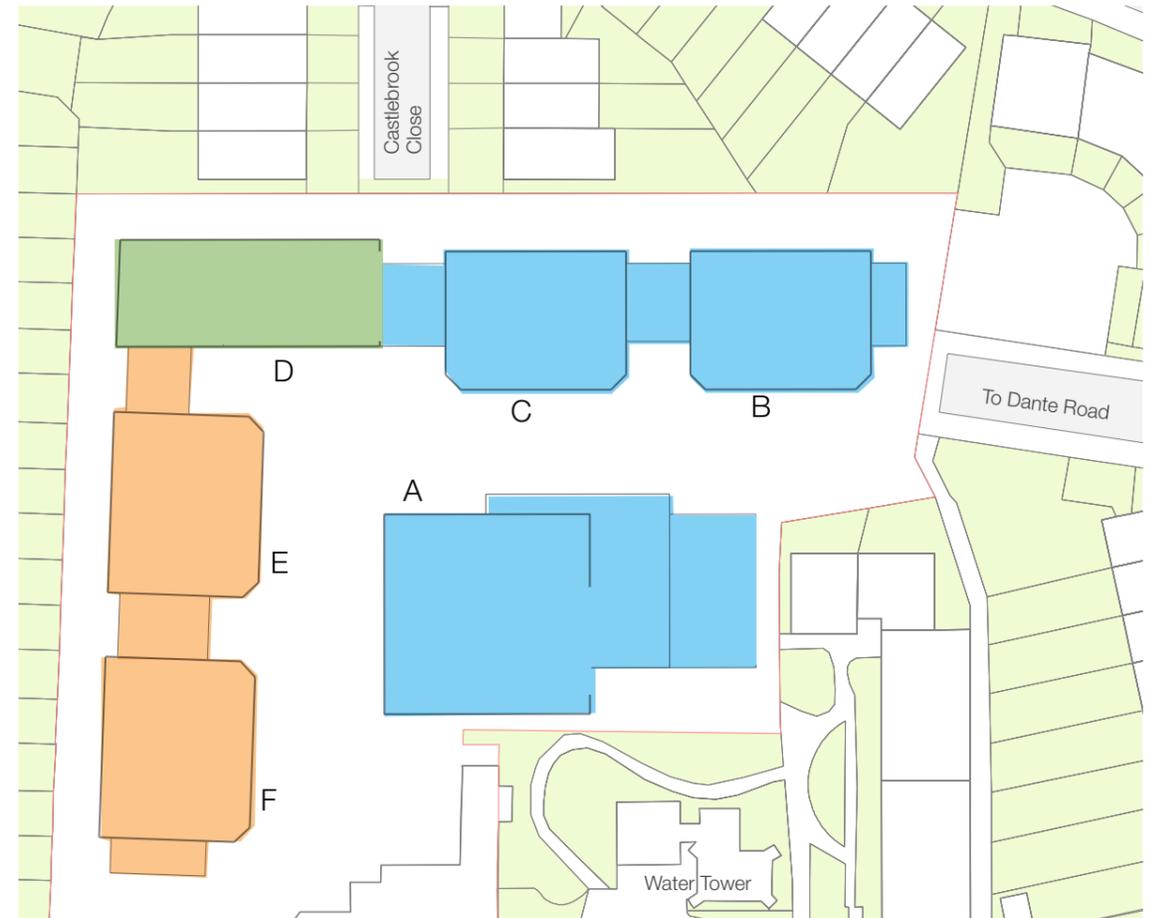


Landscape Concept



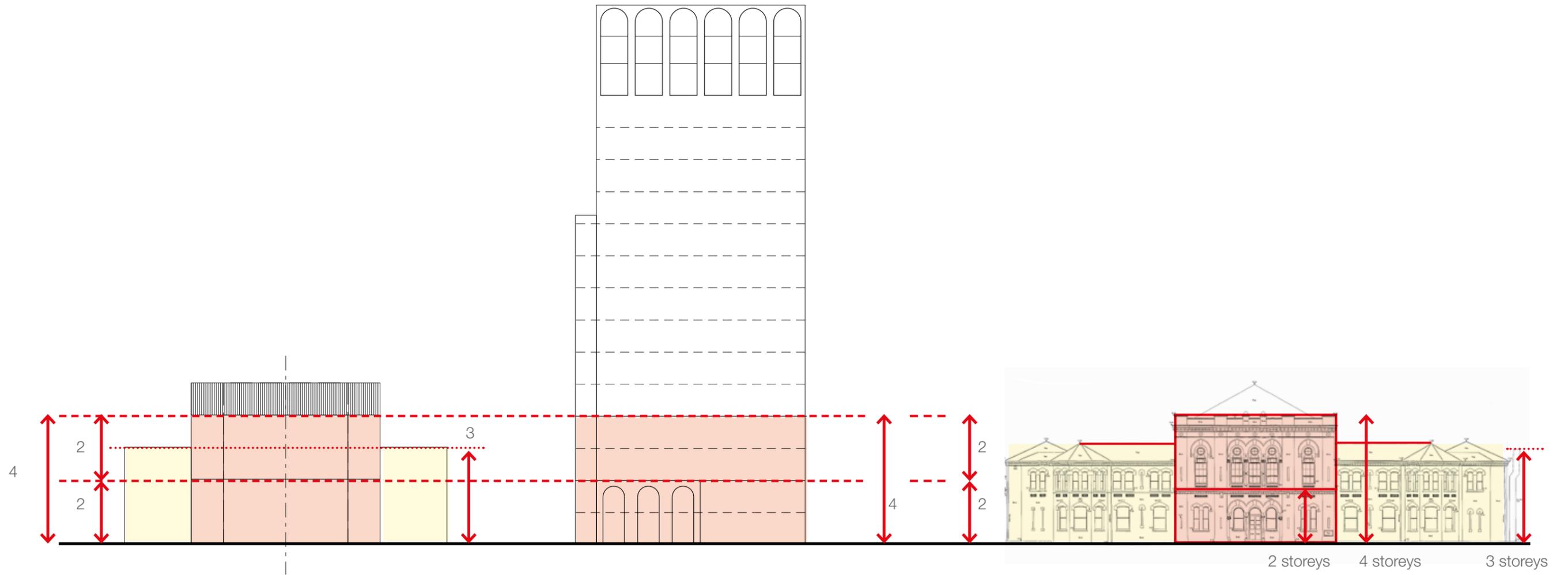
Development Tenure and Dwelling Mix

	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Overall							
Total No. Dwellings	5	107	27	20	11	170	412
Dwelling Mix	3%	63%	16%	12%	6%		
Private							
Total No. Dwellings	4	89	23	8	3	127	287
Dwelling Mix	3%	70%	18%	6%	2%	74.7%	69.7%
Affordable							
Total No. Dwellings	1	18	4	12	8	43	125
Dwelling Mix	2%	42%	9%	28%	19%	25.3%	30.3%
Affd Rented							
Total No. Dwellings	0	9	3	9	8	29	94
Dwelling Mix	0%	31%	10%	31%	28%	67.4%	75.2%
Intermediate							
Total No. Dwellings	1	9	1	3	0	14	31
Dwelling Mix	3%	63%	18%	10%	6%	32.6%	24.8%

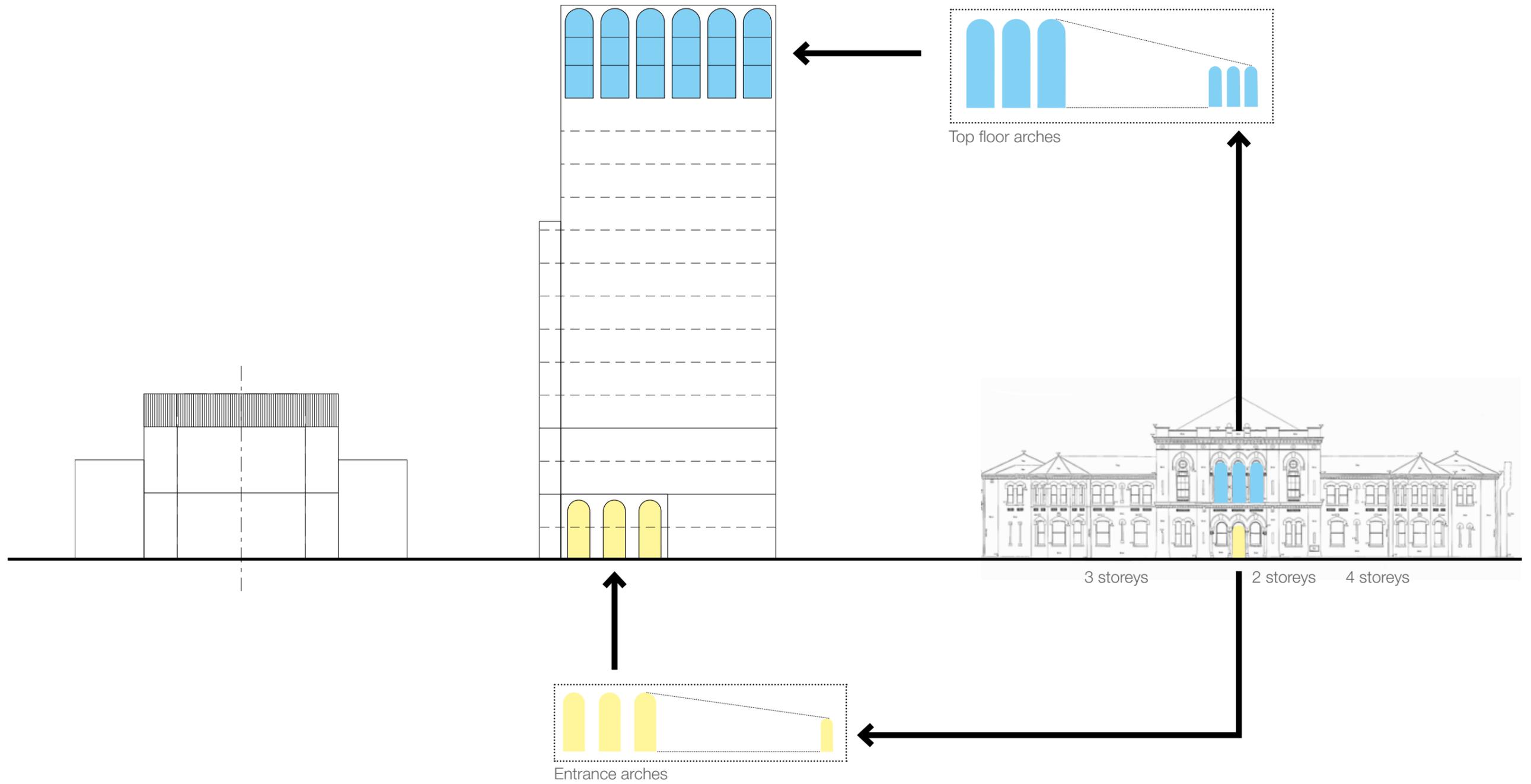


06 A Sympathetic Architecture

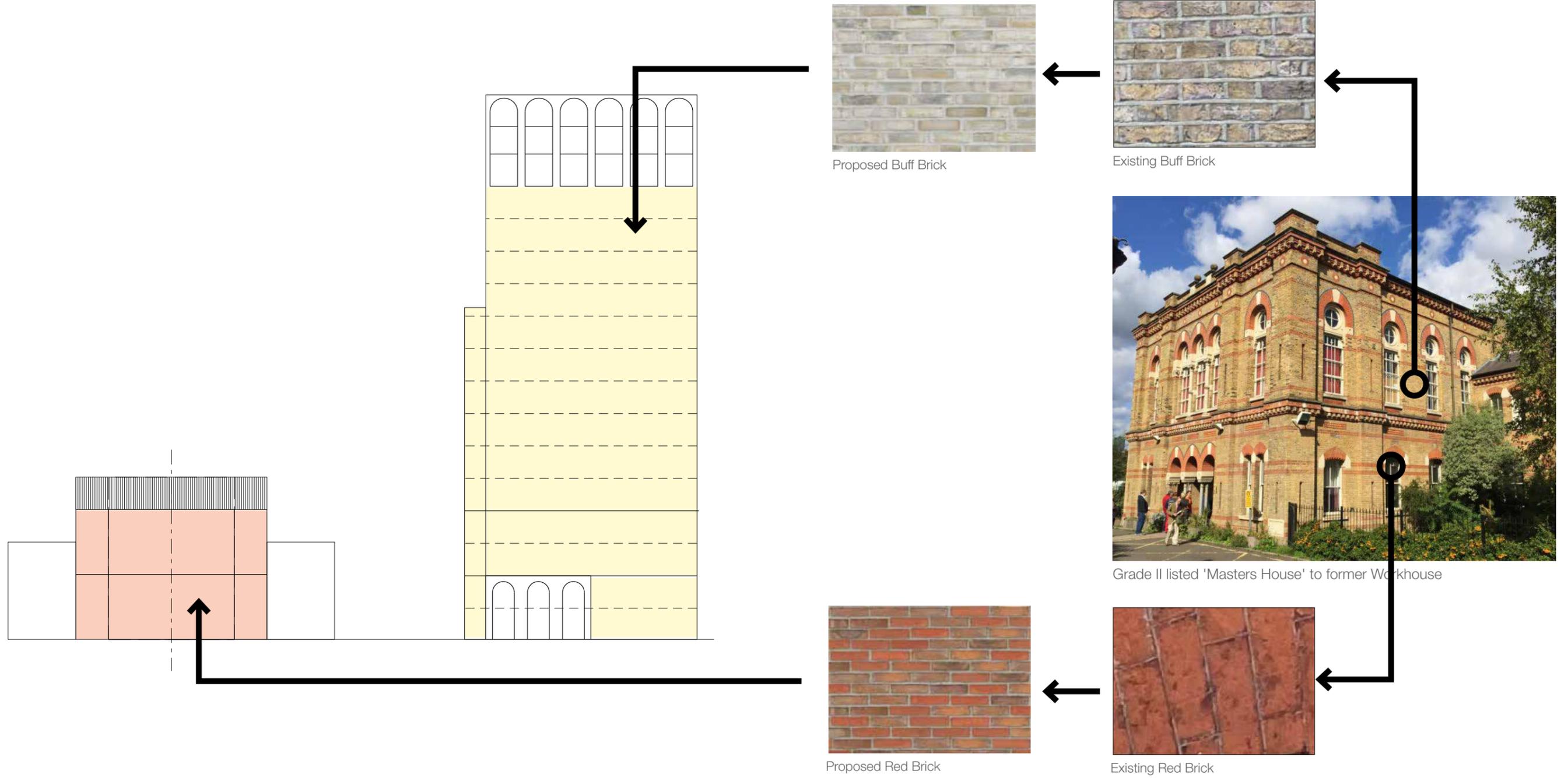
Linking building scales across the site



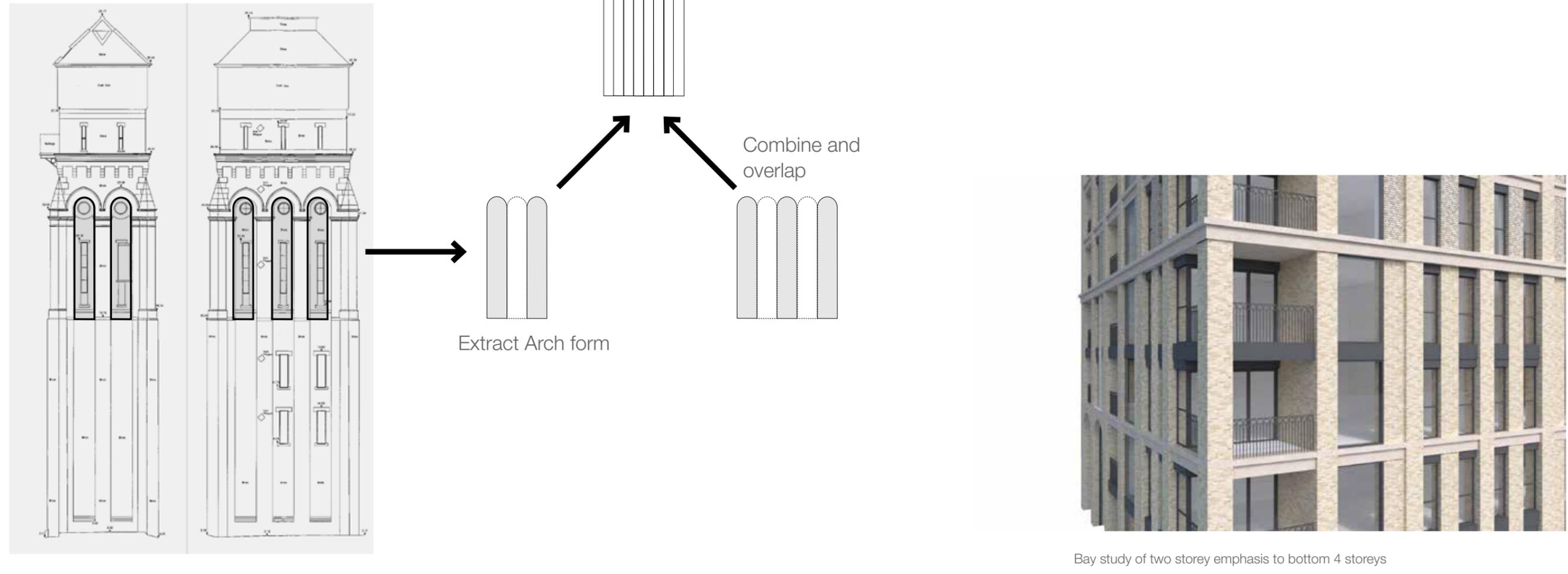
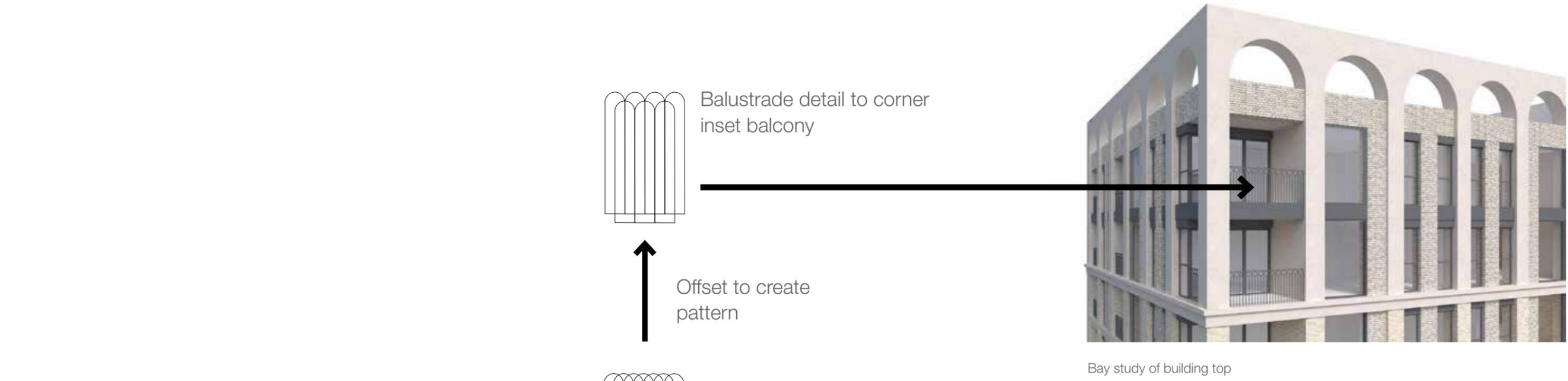
Linking Building Features across the site



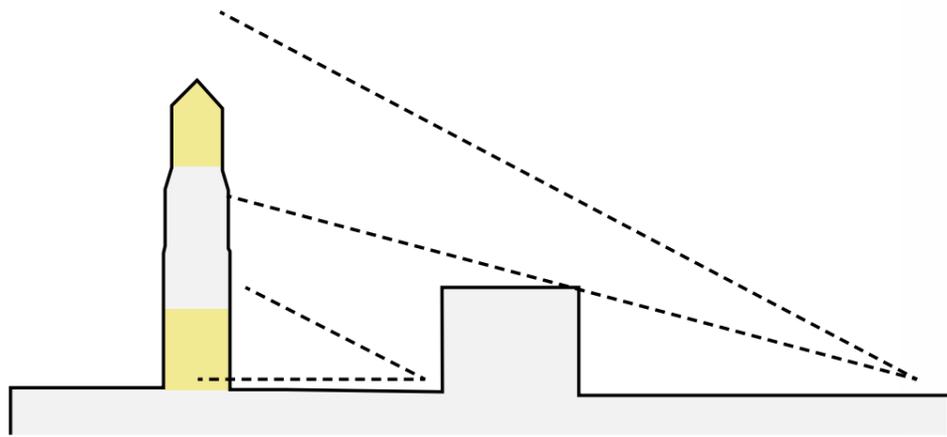
Linking building materials across the site



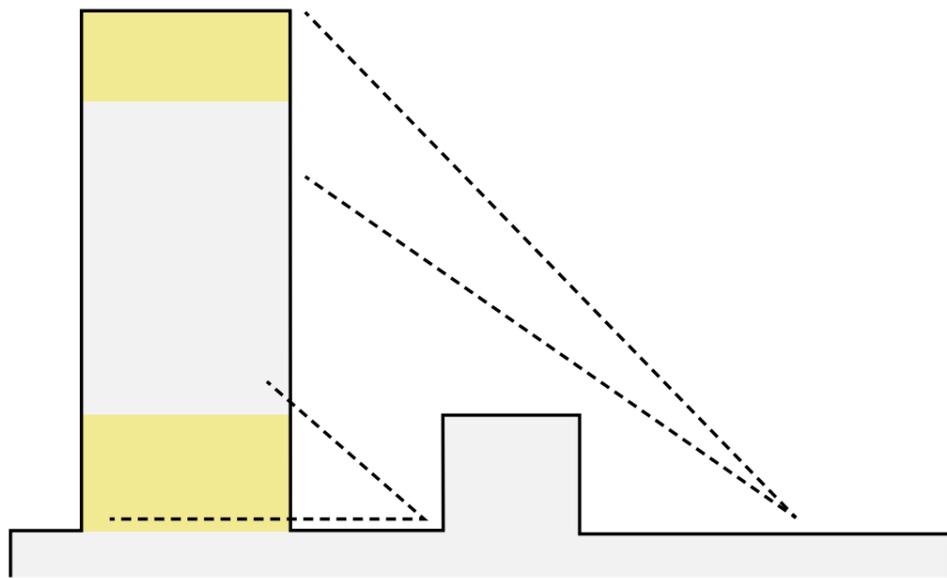
Details Inspired by Water Tower



Design of top to Building A



Water tower elements visible at short and long range



Building elements visible at short and long range



Illustrative view adjacent to Master House



Illustrative view of corner entrance and route to George Mathers Rd



07 A Compliant Proposal

Reasons for Refusal

Reasons

Response

1. The density and design of the proposed development and its effect on the character of the area;

- Lowered height (circa 50% of the appeal scheme) reduces the impact on local character.
- Buildings designed to respond to their contextual design.

2. The effect of the proposed development on the settings of heritage assets;

- Lowered height reduces the impact on the wider heritage assets.
- Maintain suitable proximity and height relationships to the adjacent heritage assets.

3. Whether the proposed development would have an appropriate mix of housing units;

- Proposals include 1beds in Low Cost Rent Housing tenure and 3 beds in the Market Housing tenure.

4. The effect of the proposed development on the amenities of residents of neighbouring properties;

- Lowered height reduces impact on shading and daylight impacts, and buildings close to the site boundary have no living rooms or balconies which overlook the neighbours.

5. Whether the residents of the proposed housing units would have acceptable living conditions;

- The DL/SL of the proposed dwellings are improved by decreasing the height of the proposals.

6. Whether the proposed development would provide acceptable amenity space and outdoor play space.

- A reduction in the quantum of flats has lessened the amount of amenity space that needs to be provided.
 - Limiting vehicle movements has improved the quality of this space.
-

Brief

Response

Residential

- 170 homes proposed (in the lower half of the range in the brief).
- 30% of hab rooms are affordable supported through viability (25.3% units).
- 75:25 split of low cost rented to intermediate by HR exceeds the brief.

Relationship with Neighbours

- No living rooms/balconies near the boundary face adjacent neighbours.
- Minimum 18m distance between proposed buildings and neighbours.
- Lowered height of the tallest building reduces impact.

Public Access

- Retained access through the site as a pedestrian route.
- No public vehicle through route.

Townscape and Heritage

- Reduced height and better relationships cause less harm to heritage assets in both local and wider areas.
- Retained clear view of the water tower silhouette.

Architecture

- Architecture based on some of the details of surrounding buildings, using similar materials - which links the proposals with the history of the site.

Dwelling Mix

- Dwelling mix aligns much closer with local planning policy

Housing Quality

- More than 50% dual aspect accommodation, with no north facing single aspect units.
- All layouts meet or exceed national space standards

Trees and Green
Infrastructure

- Proposals include open space (in addition to amenity space)
- Development includes significant 'urban greening'.

Sustainability

- Proposals exceed minimum policy requirements for sustainability to address climate emergency

Appendix : Full Site Brief

Design Brief

The brief sets out the design and planning principles for the project. The brief does not set definitive targets which the project must meet, as the proposals should be design led, and its character will emerge from the design as it is developed. However, the design is expected to be able to accommodate in the region of 150 – 200 homes, if the following principles can be appropriately met:

- Affordable housing at the maximum level that can be supported through viability with a preference for a 70:30 split of low cost rented: intermediate (by habitable room).

Masters House

- No changes required to the appeal scheme proposals other than to enhance the building setting.

Relationship with neighbours

- As far as possible, the development should seek to ensure that neighbouring external amenity spaces meet BRE guidelines by having at least half of their area experience at least two hours of sunlight on 21st March and if there is a reduction below 50 per cent, that reduction not more than 20 per cent less than the former value.
- As far as possible, the development should seek to ensure that neighbouring properties meet BRE guidelines in respect of VSC and NSL. Where reductions are unavoidable and can be justified, retained values must not be less than 16% VSC in bedrooms and 18% in living rooms.
- There should be minimal impact on neighbours' privacy, particularly from the buildings placed closest to the boundaries, with no living rooms (on upper floors), no balconies or roof terraces exclusively facing the boundary.
- There should be minimal impact on neighbours' outlook, by limiting façade to façade distances to no less than 18m. Where facades are not parallel there may be flexibility to be closer than 18m.

Public Access

- The provision of a public route through the site should be carefully considered and should only be provided if the public benefit i.e. providing better and/or safer connectivity/permeability outweighs any negative effects. This could be the dilution of the footfall on existing routes, or an increased impact on the privacy and amenity of proposed homes within the development.

Townscape and Heritage

- The height of the development should be limited, and the massing tested so that the proposals respond to the surrounding character and not cause unacceptable harm to heritage assets in the local and wider area. There is not a definitive height where this will be the case, but due regard will be given to the listed Water Tower and Masters House. This should be subject to townscape testing.
- This relationship requires the assessment in 3d initially of the height and placement of buildings, and later the form and architecture of the proposed buildings.

Architecture

- The building design should be in sympathy with the local context, and it is envisaged that this is likely to mean predominantly brick architecture.

Dwelling Mix

- The proposals should be tested against the expectation to provide a range of dwelling sizes in accordance with Lambeth's housing mix targets.
- For low cost rented housing:
 - 1-beds, no more than 25%
 - 2-beds, 25-60%
 - 3-beds, up to 30%
- For intermediate and market housing a balanced mix of unit sizes including family-sized accommodation should be provided

Housing Quality

The proposed dwellings should be designed to meet Lambeth's and the GLA's policies on housing design quality and should be justified in detail for any areas where these cannot be achieved. This will include:

- An expectation for dual aspect accommodation (where single aspect is unavoidable, it must not be north facing)
- Locating buildings and designing facades to maximise privacy between dwellings within the site.
- Achieving Daylight / Sunlight results within apartments which are appropriate for a high density development within a dense urban location (PTAL 6a/6b) and that any deficiencies do not fall disproportionately on the low cost rented units.
- Meeting the BRE standards relating to the shading of neighbouring amenity spaces.
- Sufficient amenity space (both private and communal) and play space to meet the policy standards, both of which should be of a high quality. Play space should be tested against the ability to meet the aspirations of Policy S4 of the London Plan (2021)

Trees and Green Infrastructure

- Trees of significant amenity value, historic or ecological/habitat conservation value should be retained and new development should not threaten their immediate or long term wellbeing
- The site is in an area of open space and access to nature deficiency so the proposed development should include open space (in addition to amenity space) or access to nature improvements unless it can be demonstrated that on-site provision is not feasible
- The development should include 'urban greening' to achieve the relevant Urban Greening Factor

Sustainability

- The scheme should aspire to exceed minimum policy requirements for sustainability

Air Quality

- Air quality should be considered from the outset and the development should aim to improve local air quality and minimise exposure to poor air quality

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