

**KENNINGTON**  
**LIFESTORY GROUP**

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# 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"><li>• Site can accommodate in the region of 150 – 200 homes, if principles can be appropriately met.</li><li>• Affordable housing at the maximum level that can be supported through viability.</li><li>• Preference for a 70:30 split of low cost rented: intermediate (by habitable room).</li></ul>
Relationship with Neighbours	<ul style="list-style-type: none"><li>• Neighbouring external amenity spaces to meet BRE guidelines (2hrs of sunlight on 50% of area on 21st March).</li><li>• As far as possible neighbouring properties to meet BRE guidelines in respect of VSC and NSL.</li><li>• Minimal impact on neighbours' privacy ie no living rooms (on upper floors), no balconies or roof terraces facing the boundary.</li><li>• Minimal impact on neighbours' outlook, by limiting separation distances to no less than 18m.</li></ul>
Public Access	<ul style="list-style-type: none"><li>• Provision of a public route through the site should be carefully considered and only provided if there is a public benefit.</li></ul>
Townscape and Heritage	<ul style="list-style-type: none"><li>• 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).</li><li>• Relationships require assessment in 3d of the height and placement of buildings and architecture.</li></ul>
Architecture	<ul style="list-style-type: none"><li>• Building design should be in sympathy with the local context, likely to mean predominantly brick architecture.</li></ul>
Dwelling Mix	<ul style="list-style-type: none"><li>• Dwelling mix should be balanced and align with local policy guidance.</li></ul>
Housing Quality	<ul style="list-style-type: none"><li>• 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.</li></ul>
Trees and Green Infrastructure	<ul style="list-style-type: none"><li>• Trees of significant amenity value, historic or ecological/habitat conservation value should be retained.</li><li>• Proposals should include open space (in addition to amenity space) or access to nature improvements.</li><li>• The development should include 'urban greening'.</li></ul>
Air Quality	<ul style="list-style-type: none"><li>• Development should aim to improve local air quality and minimise exposure to poor air quality.</li></ul>
Sustainability	<ul style="list-style-type: none"><li>• Proposals should aspire to exceed minimum policy requirements for sustainability.</li></ul>

# 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

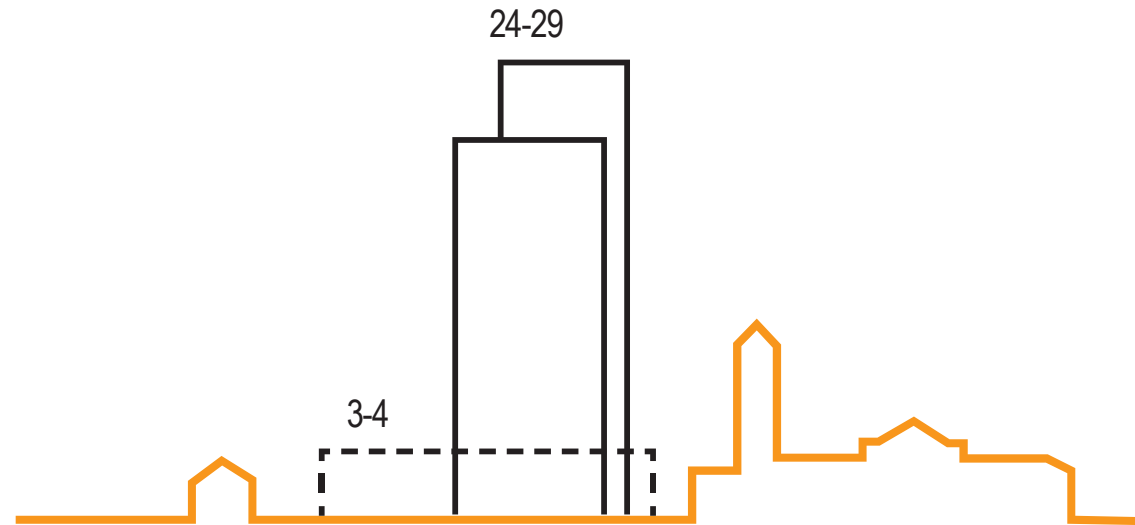
## Reason 1 and 2: Reduce Building Height

### Appeal Scheme

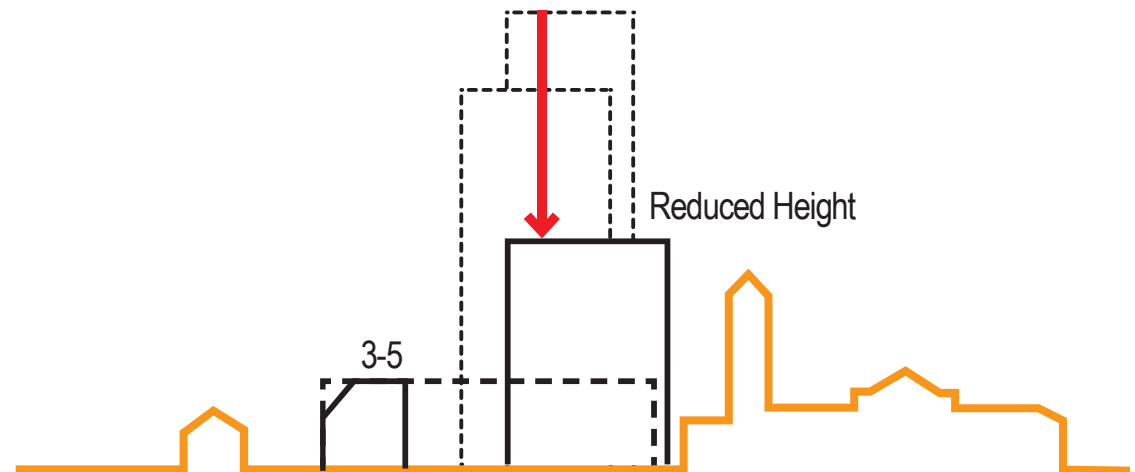
- At 29 storeys the proposal represents and unacceptable individual townscape feature.
- The proposal causes unacceptable harm and conflicts with LP Policy 7.7 and LLP Policy Q26.
- Tower element impacts the water tower and provide no silhouette against the sky.
- Tower element impacts the adjoining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



1B



2B



+3B

Add 3 bedroom flats

#### Low Cost Rent Housing



+1B

Add 1 bedroom flats



2B



3B

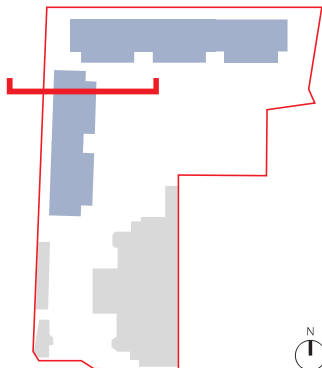
## Reason 4 Minimise Impact on Neighbours

### Appeal Scheme

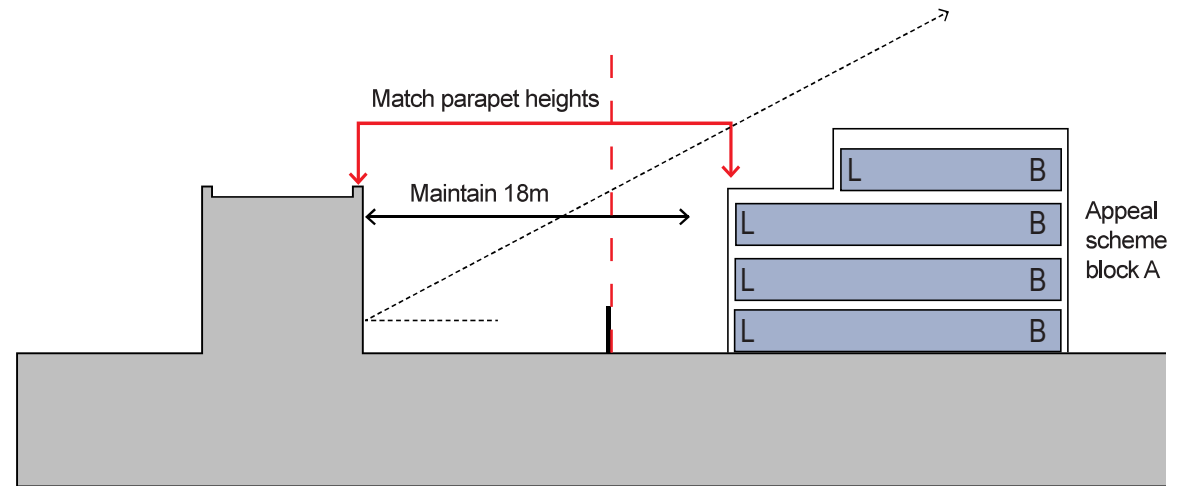
- Emphasis of LP Policy 7.6 on tall buildings.
- LP Policy 7.8 notes any affect on heritage assets and their settings.
- Overlooking between living rooms and existing gardens undermines privacy.

### Response

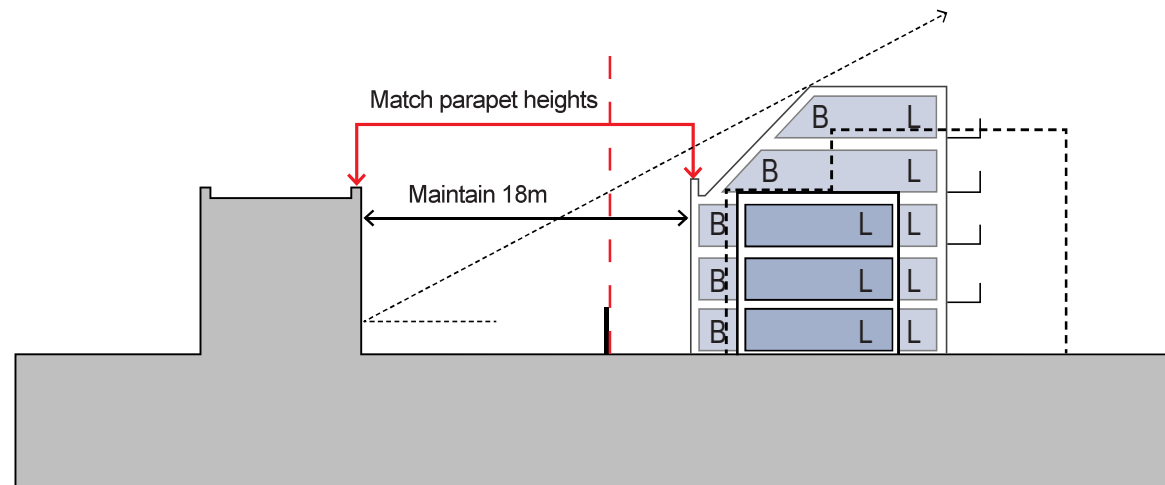
- Majority Dual Aspect flats.
- Small footprint (similar to context).
- Parapet Heights to match neighbouring properties.
- Privacy distance of 18m maintained.
- No Living rooms facing adjacent boundary properties.
- No Balconies facing adjacent boundary properties.



Section Location Plan



Appeal Scheme



Proposed Scheme

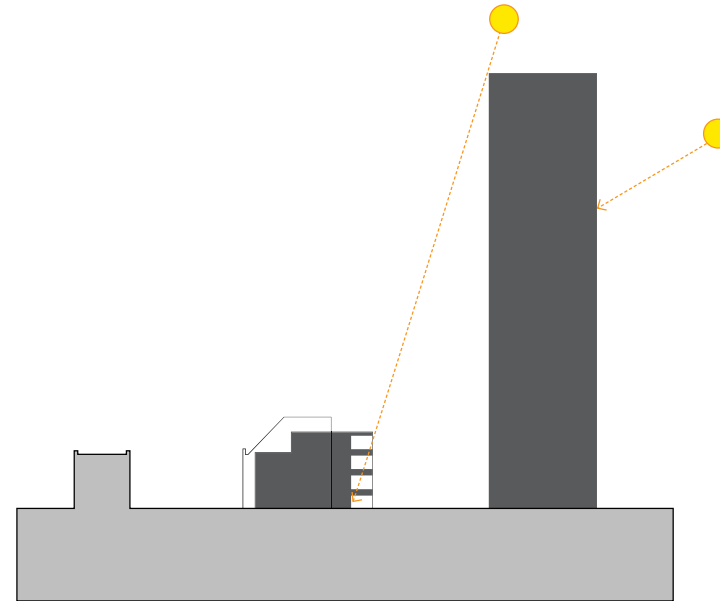
## Reason 5: Improve Daylight / Sunlight with lower buildings and bolt on balconies

### Appeal Scheme

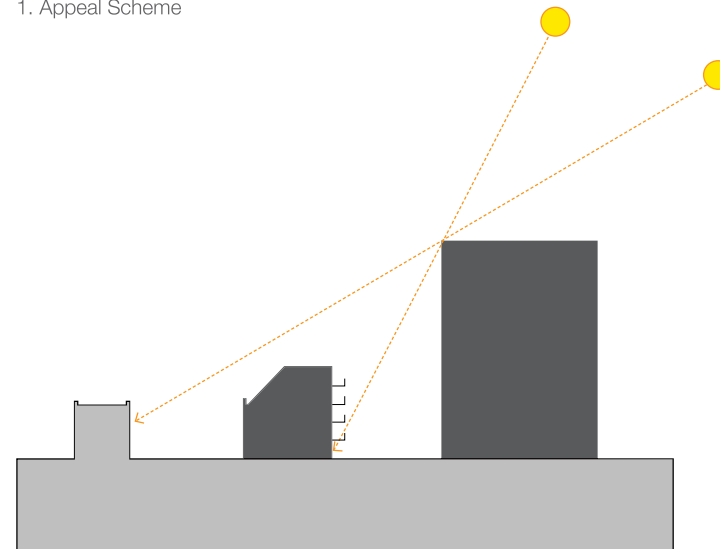
- The areas chosen for assessment was considered selective and didn't include areas with a lower VSC level.
- Adjoining properties experience a reduction in daylight of more than 32%
- Adjoining properties experience a significant reduction in sunlight to their amenity spaces

### 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

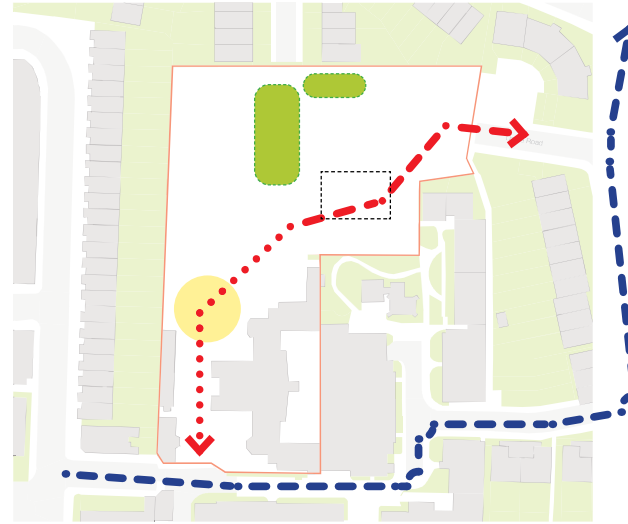
## Reason 6: Increase ratio of amenity and play space of improved quality

### Appeal Scheme

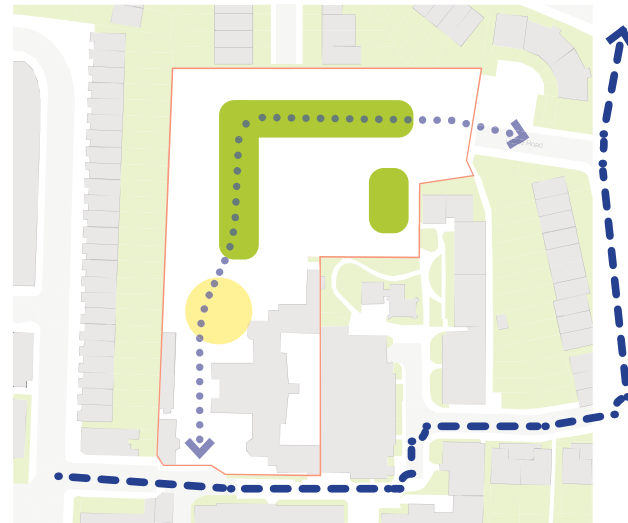
- Unnecessary public route
- Non-direct and dilutes footfall
- Partially under a building
- Limits quality of public space
- Bisects play spaces

### 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