

## Resident Newsletter

### Our Updated Proposals

The deadline for community comments on Lifestory's plans has now passed and we wanted to get back in touch to thank local people for taking the time to view our proposals and passing on their views.

Having spent the last few weeks reviewing your feedback, local planning policies and our Design Brief, this Resident Newsletter guides you through the key scheme adjustments that have been made as a direct result of resident feedback.

#### THE DESIGN BRIEF

Earlier this year, Lifestory and Lambeth Council discussed a number of key principles that would guide future planning proposals for this site.

This 'Design Brief' therefore helped guide the proposals that were subject to recent community consultation, and have regularly referred back to it when reviewing your comments.



##### Public Access

Provision of a public route through the site to be considered, and provided if there is a demonstrable public benefit



##### Air Quality and Sustainability

The development should aim to improve local air quality and minimise exposure to poor air quality, while exceeding minimum requirement for sustainability



##### Trees and Green Infrastructure

Existing trees of significant amenity value should be retained, and the proposals should include open space and access to nature improvements



##### Architecture

The building design should be in sympathetic to the local context, likely to mean the predominant use of brick and minimising impacts on neighbours' privacy, outlook, and daylight



##### Townscape and Heritage

The new proposed building heights should not cause unacceptable harm to local heritage assets in the local and wider area



##### New Homes

Aim to deliver between 150 and 200 high-quality new homes, if the other elements of the design brief can be met. Our preference is for a strong level of affordable housing provision with a 70% to 30% tenure split in favour of low cost rented housing

#### SCHEME CHANGE: TALLEST ELEMENT LOWERED

During our pre-planning consultation, a number of local residents expressed concern about the height our tallest element, which was proposed at 16 storeys.

As a direct response to community comments, this building has been lowered by two floors, to 14 storeys.



Lifestory's new 14-storey proposals, as viewed from Renfrew Road

## SCHEME CHANGE: PERIMETER BLOCKS LOWERED

Residents mainly living in Renfrew Road expressed the opposition to perimeter blocks E and F being 5 storeys. As a direct response, these two buildings have been reduced to 4 storeys.

Where our scheme meets Castlebrook Close, we will continue to have no balconies looking out over properties on these roads.



## SCHEME CHANGE: FEWER NEW HOMES

The reduction in building heights between the scheme we consulted on in September, and our revised proposals now, means that fewer homes are proposed.

The reduction is a total of 15 homes, from 170 homes, to 155 homes.

## SCHEME CHANGE: MORE AFFORDABLE HOUSING



At our community consultation in September, a number of local residents expressed a desire to see more than the 30% affordable housing delivered as part of this site's proposed re-development.

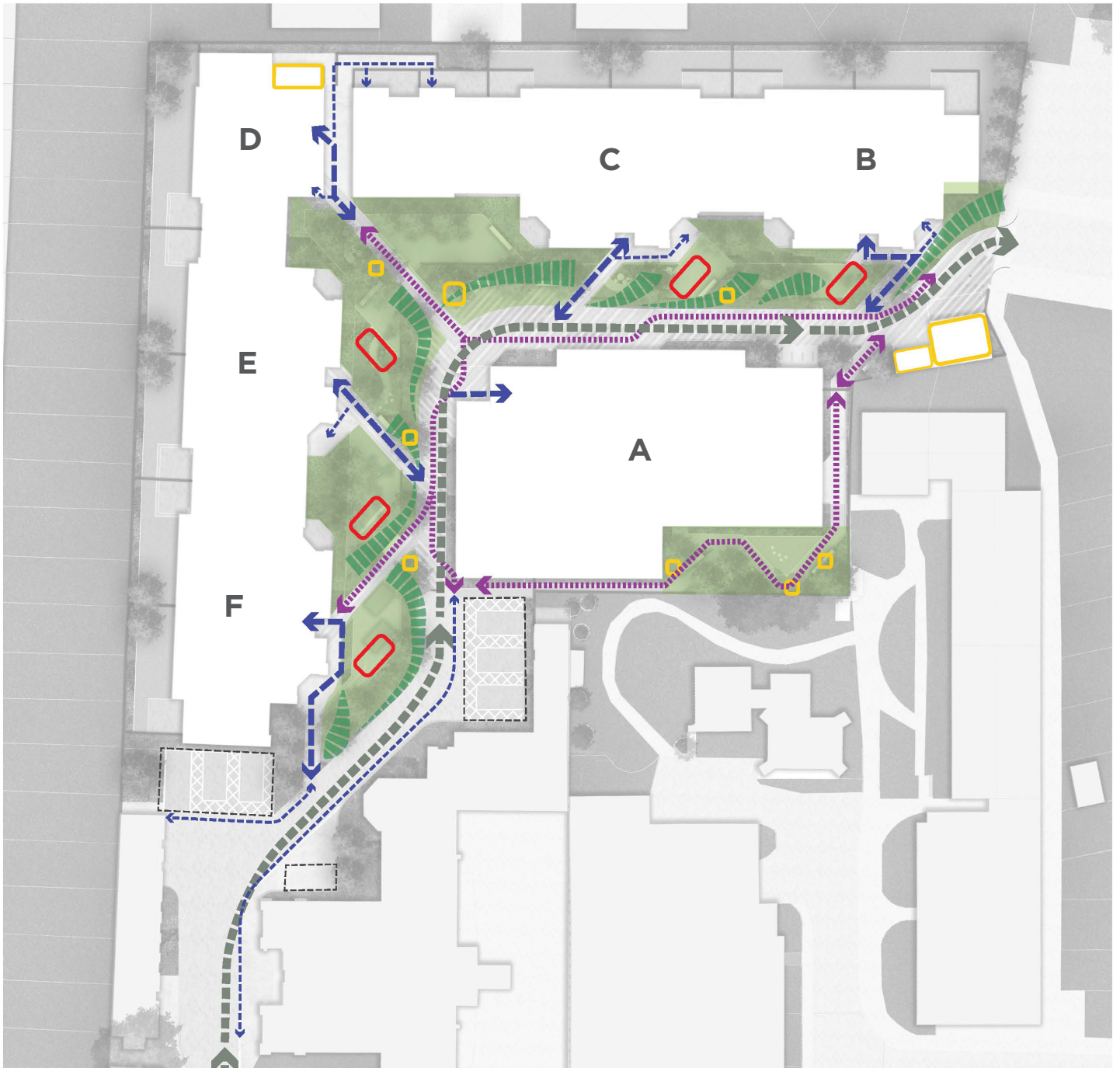
We are pleased that despite fewer homes being proposed due to our scheme revisions, we are now proposing that 40% of our scheme will be affordable housing.

This provision will continue to have a focus on low cost rented housing, helping to tackle a key element of London's housing crisis.


This low cost rented housing will be located in blocks D, E and F and including a range of unit sizes including large family homes.

## OUR SCHEME MASTERPLAN


Our important scheme changes have resulted in a new masterplan. Shown below, it sets out what Lifestory is proposing and where. This means that local residents living close to the site have clarity on what is proposed close to their home, including our approach to important issues such as boundary treatments.



### KEY

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Curated ecology: A suite of ecological interventions will include bird/bat boxes, an insect hotel, meadow planting, biodiverse roofs and gravel areas



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
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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

## Next Steps



The significant adjustments we have made to our proposals as a direct result of community comments has resulted in a scheme with lower building heights, a lower number of proposed homes, and a higher level of affordable housing provision. We hope that the community will welcome these important scheme changes to our plans, which have now been formally submitted to Lambeth Council. The Planning Department will start its own statutory consultation soon, giving you another opportunity to comment on our proposals.

### COMPELLING COMMUNITY BENEFITS

Taken together, our revised plans still deliver a compelling set of benefits to the local community:



Much needed new homes in high quality buildings at a range of heights that better respond to the local area



New affordable homes, playing their role in tackling Lambeth's housing crisis. With around 500 families in Lambeth placed into temporary accommodation each year, this scheme could help bring a safe and secure home to a number of these residents



The retention of the historic Cinema Museum, and safeguard the future of this much-loved organisation and cultural asset



Our plans will also deliver new pedestrian and cycle links, making it easier to choose active travel over the car and get through and across this site which currently forms a barrier to getting around the local area



A new communal landscaped area for residents and the Cinema. This will not only bring people together, but it will replace what is currently a site dominated by tarmac and pavements



The scheme will also result, if approved, in considerable developer contributions estimated to be in excess of £2m received by the Council and Transport for London to invest in the area, including transport links, schools, GP surgeries etc.