



LONDON BOROUGH OF LAMBETH
Planning, Transport and Development
Sustainable Growth and Opportunity
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SUMMARY OF PROOF OF EVIDENCE
of Doug Black, MRTP, IHBC
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Appeal by Anthology Kennington Stage
Site: Woodlands Nursing Home, 1 Dugard Way, LONDON SE11 4TH

Reference: APP/N5660/W/20/3248960
LB Lambeth Reference: 19/02696/FUL

19 October 2020

SUMMARY OF PROOF OF EVIDENCE

The Proof of Evidence was prepared by Doug Black, MRTPI, IHBC. I have worked in two London Planning Authorities over the last 20 years and have experience in dealing with a wide variety of built heritage and design cases. My proof addresses the following putative Reasons for Refusal:

4. Inappropriate Design and Unacceptable Impact on Townscape.

The site is not identified as suitable for tall building development and is within the confines of the historic Lambeth Workhouse complex which is historically back-land in character. The immediate context is a low-rise residential one of modern and Victorian housing of typically two and three storeys. Block B at G+29 storeys will be dominant, alien and jarring in relation to its immediate, low-rise residential context (Castlebrook Close, Dugard Way, Dante Road, Gilbert Road, George Mather's Road, Hayles Street, Longfield Road and Renfrew Road) and distracting in medium distance views (St Mary's Gardens, Walcot Square and West Square). The legibility of the proposed public route through the site is poor. Natural surveillance is limited along the route, especially at night. The public route is unnecessary. The architectural quality is not high quality as the detailed design accentuates its height and thus emphasises its incongruity.

5. Harmful Impacts on heritage Assets and Views.

Block B, by virtue of its height and appearance has a harmful effect to a range of designated heritage assets. The table below summarises the harm I have identified to heritage assets:

Status	Name	Degree of Harm
Grade I	Lambeth Palace &	Less than substantial
Grade II	St Mary's Church tower	
Grade II	Masters House, Dugard Way	Less than substantial
Grade II	Water tower, George Mathers Rd	Less than substantial
Grade II	Former Court House	Less than substantial
Grade II	Nos. 14 – 33, and 46, 48 & 50, and 52, 54 & 56 Walcot Sq	Less than substantial
Grade II	Nos. 20 – 45 West Square	Less than substantial
Grade II	Nos. 18 – 28 St Mary's Gdns	Less than substantial

Conservation Areas		
	Renfrew Road	Less than substantial
	Lambeth Palace	Less than substantial
	Walcot	Less than substantial
	West Square	Less than substantial

The cumulative effect on the heritage assets above is less than substantial harm.

The proposal's adverse effect on the setting of Lambeth Palace / St Mary's tower group also results in harm to a protected Lambeth local view - Landmark Silhouette View (xv) 'View E from Victoria Tower Gardens and SE form the Member's Terrace of Houses of Parliament to the Lambeth Palace Complex (including St Mary's Church Tower' because it disrupts the historic silhouette of this ancient complex.

8. Poor quality communal and playspace amenity.

Two thirds of the limited space around the buildings is proposed as a publicly accessible route to the Cinema Museum which residents are also expected to use for their day-to-day communal amenity and play. This public route is unnecessary and public access through the site diminishes its ability to adequately serve the needs of the c.460 future occupiers of which 50 will be children. The public-realm focused design approach is flawed and not with the best interest of future residents in mind.