

**Analysis of a
Survey of Anthology London's Proposed
Redevelopment of Woodlands Site**



Stop the Blocks Community Action Group

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www.stoptheblocks.org

Introduction

Stop the Blocks Community Action Group (STB) undertook a survey to collect feedback on Anthology London's proposed redevelopment (called "Kennington Stage") of the former Woodlands nursing home on Dugard Way in Kennington. Anthology London presented proposals in April 2019 to construct 258 units on the 0.7-hectare site in the form of a 4-storey mansion block and a 29-storey tower block.

Main findings

Of the 188 respondents who participated in the STB survey:

1. 88.8% thought the development on the site was over intensive.
2. 89.9% thought that the proposed scale and landscaping did not enhance the site's history and public space around it.
3. 32% identified other issues that were not adequately addressed by the proposals and 28% thought none of the issues were addressed at all.

Background

The survey was placed online and could also be completed through paper questionnaires. Members of the public were invited to complete the questionnaire from 2nd April through to 30th April 2019. Online completion of the survey was completed using the Survey Monkey free survey platform and encouraged by placing a link which was distributed via:

- "Stop the Blocks" website ,STB newsletters/WhatsApp notifications.
- Email notification via Councillor David Amos's SE11 newsletter
- Councillor Jon Davies "Woodlands" email bulletin

Manual completion of the paper survey was encouraged primarily from visitors to Anthology's public exhibition which was held at the Cinema Museum (also on Dugard Way, Kennington) on April 2nd and April 3rd 2019, but also at the STB public meeting held at the Cinema Museum on April 8th 2019. STB sought to minimise the risk of duplicate survey entries online as the survey platform was set up to avoid multiple entries from a single IP address. Survey respondents who we identified as already completing an online survey were also not counted as part of the collation and analysis of manually completed survey responses and this amounted to 8 survey responses being excluded. A net total of 188 survey responses were collected through the online and paper methods during the dates given above.

Survey Outcomes

1. Survey respondents

The first question in the survey sought to establish some general insight as to what connection the person had with the local community. Most respondents completing the survey were local Lambeth residents and/or a property owner (64%) or a Southwark resident and/or property owner (18%).

Chart 1: Residency/connection with the local community



Question completed by 178 persons who gave 214 responses. 10 persons skipped this question. 1 person stated they were from an organisation/stakeholder.

2. Business/stakeholder/organisation responses

8 of the 188 respondents stated that they were responding on behalf of a business/stakeholder/organisation and gave their occupation mostly as being self-employed or did not state the name of the organisation.

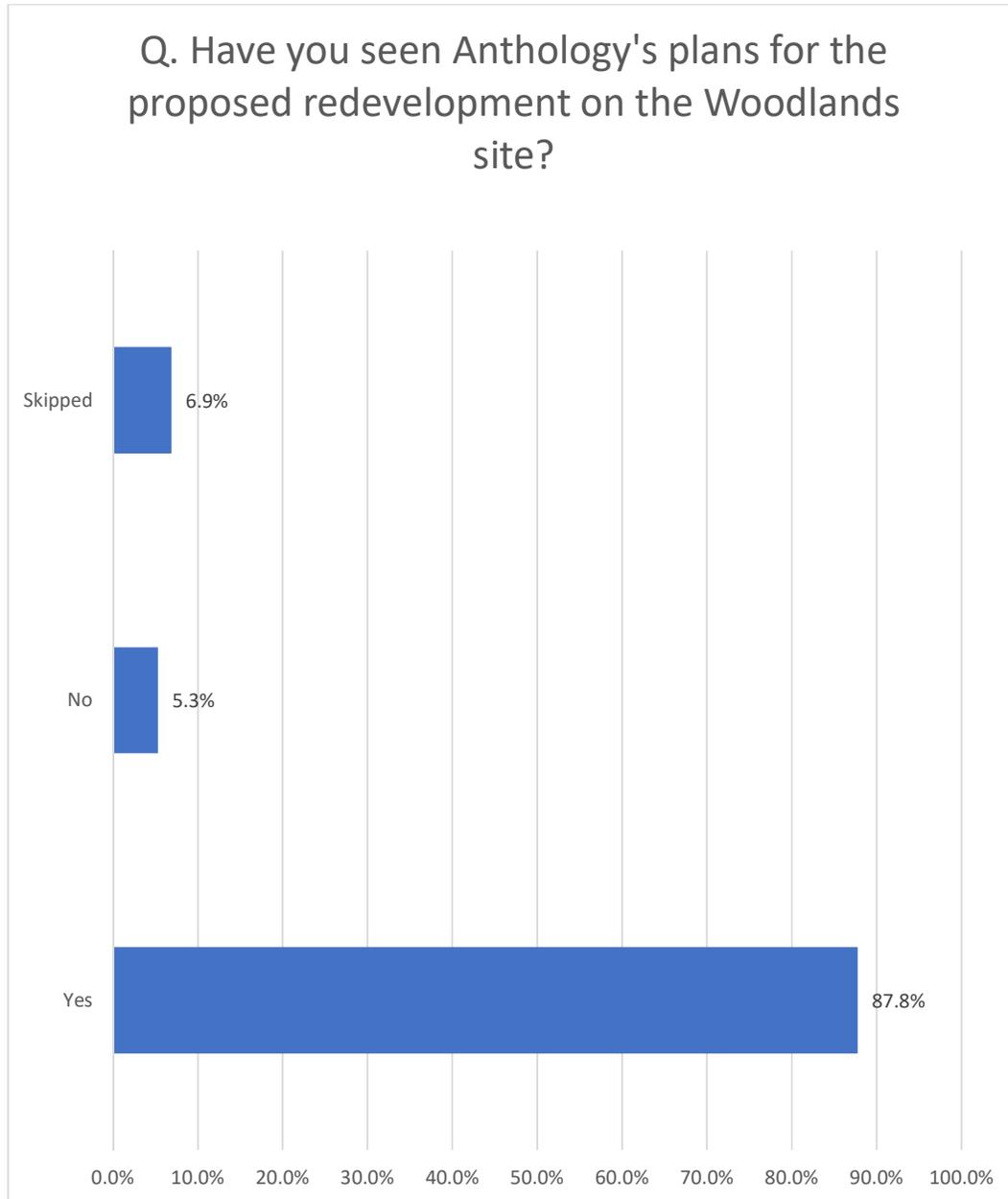
3. Postcode of home/place of work/organisation

171 of the 188 respondents gave the postcode of their home, place of work or organisation. The majority of the respondent's postcodes reflected their place of work or residence primarily as being in Lambeth with Southwark residents comprising much of the remainder.

4. Awareness of Anthology's plans

Respondents were asked if they had seen the Anthology plans for the proposed development on the Woodlands site to establish the level of local awareness of the developers plans.

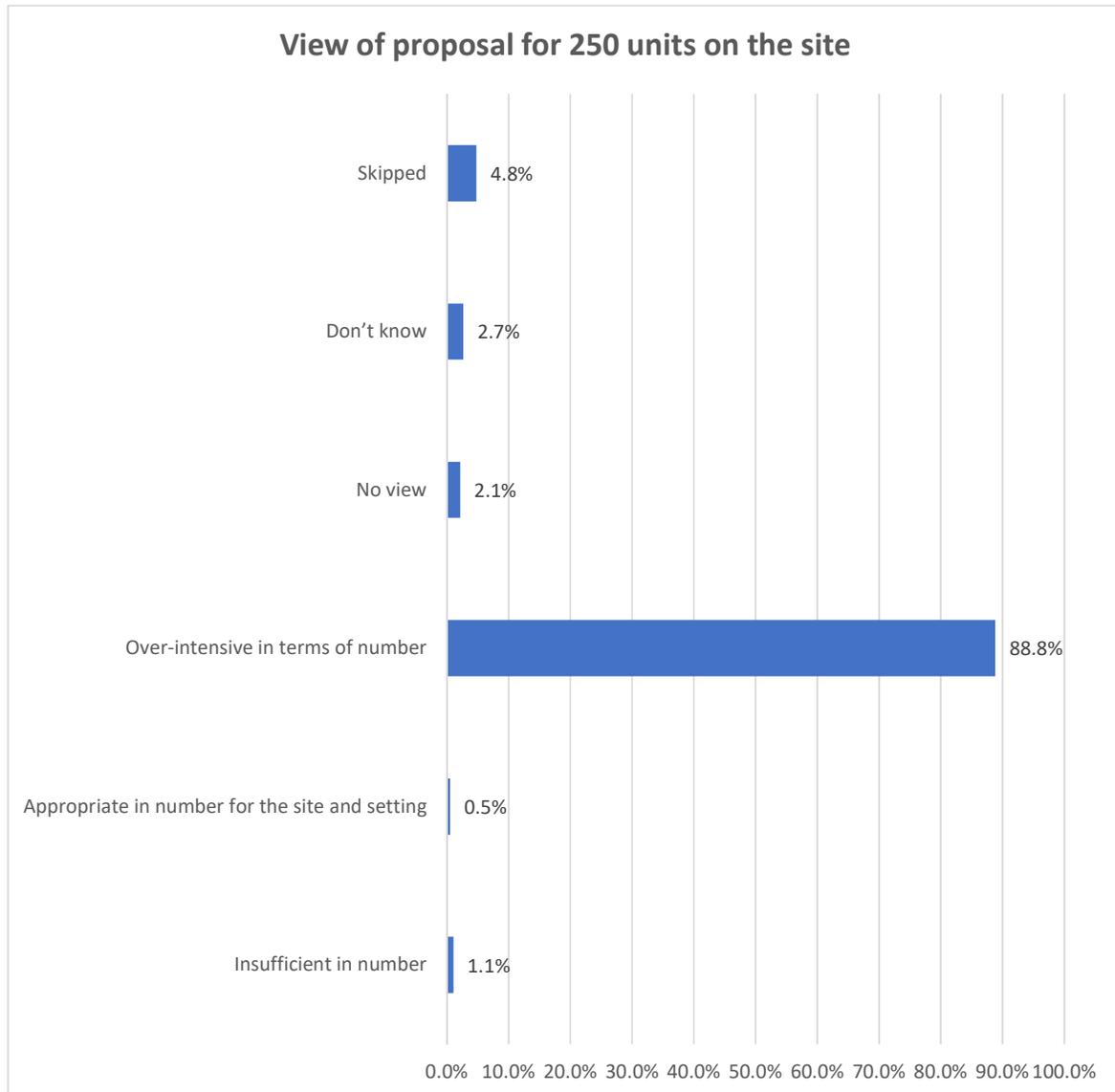
Chart 2: Awareness of Anthology's Plans



5. Anthology’s proposed number of units

The survey respondents were asked for their view on the proposed 250 units on the former Woodlands site. As can be seen, 88.8% of the respondents thought that Anthology’s proposals were over intensive in terms of the number of units proposed on the site. The proposals submitted in April 2019 indicated that Anthology want to construct 258 units on the site in total.

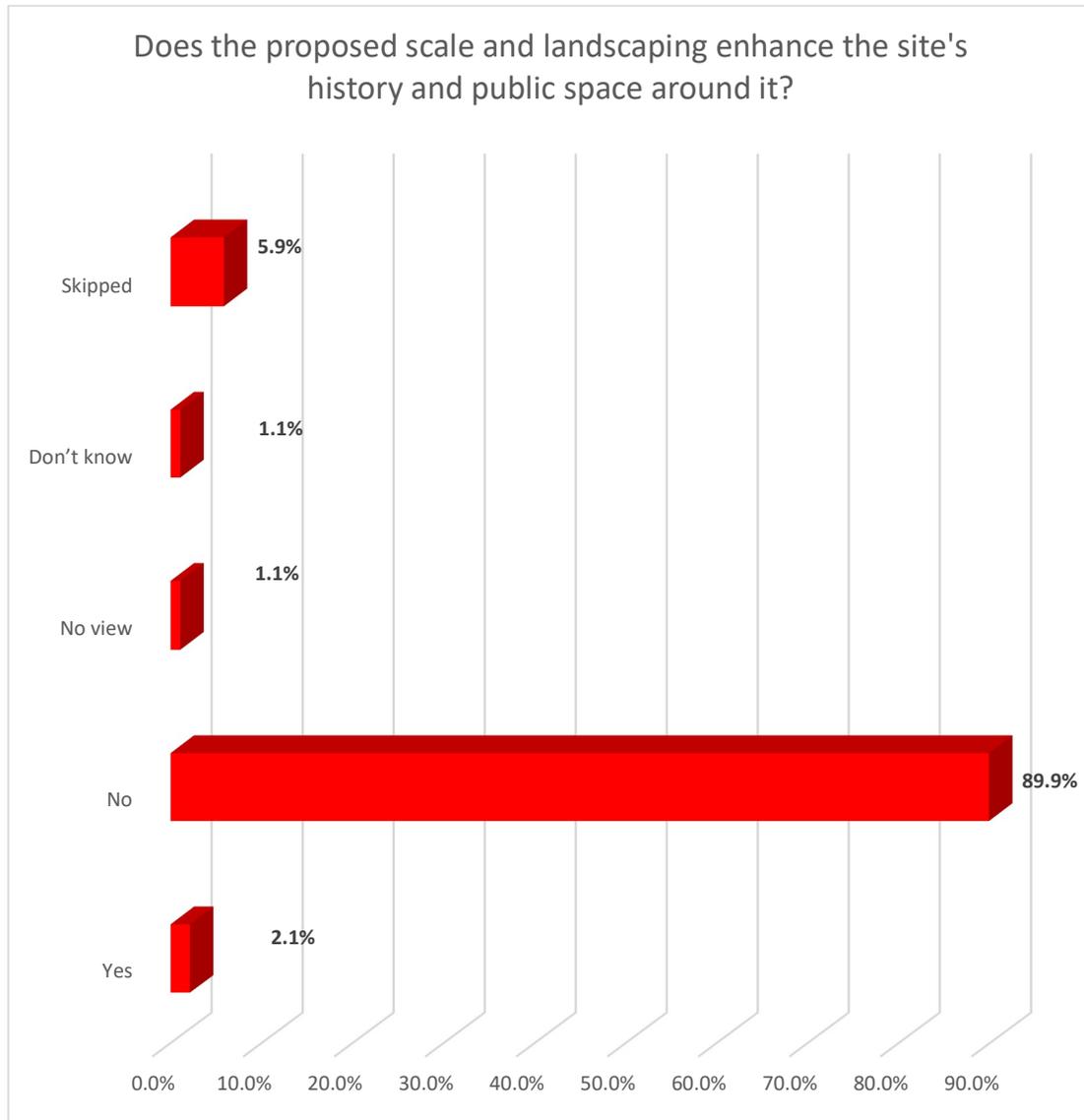
Chart 3: View of proposal for 250 units on the site.



6. Site history and public space

The development site is adjacent to the only historic listed buildings in the Renfrew Road Conservation Area and the Grade 2 listed buildings of the Master's House (home to the Cinema Museum) and the Water Tower. We asked respondents if they believed that the proposed scale and landscaping of the development would enhance the site's history and the public space around it.

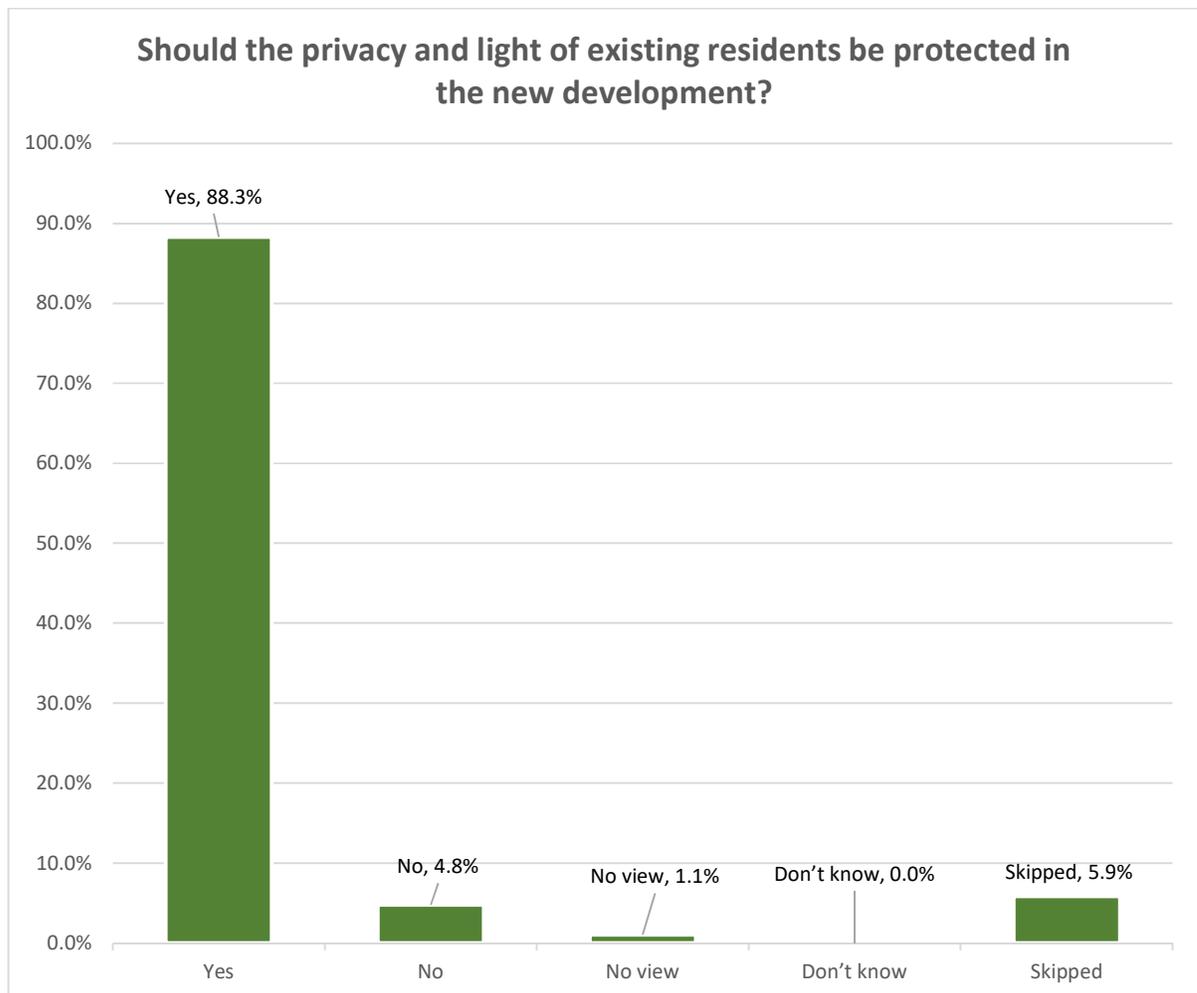
Chart 4: Public views on whether the development enhances the site's history and public space



7. Privacy and light of existing residents

During Anthology London’s previous exhibition in October 2018, concerns were raised by residents as to the detrimental impact the proposals could have on surrounding low rise homes that bordered the site on all sides. We asked survey respondents if they thought that the privacy and light of existing residents should be protected in the new development, for example in the neighbouring Renfrew Road townhouses or the Water Tower development.

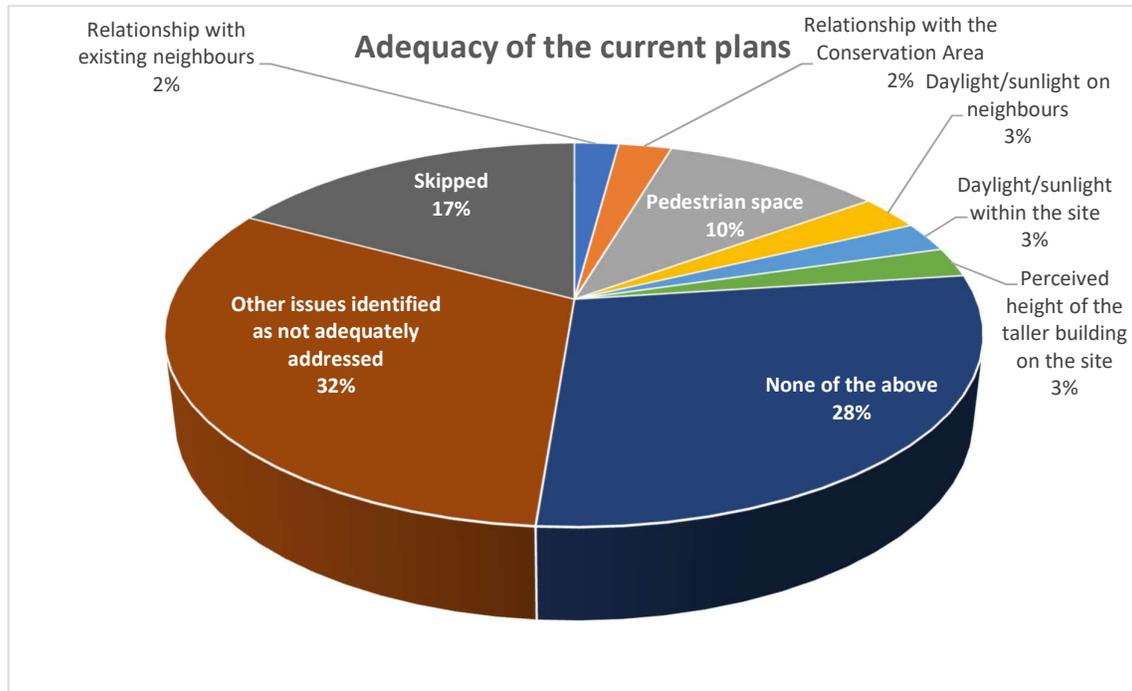
Chart 5: Public views on whether privacy and light of existing residents should be protected in the new development



8. Adequacy of the current plans

STB examined many of the key benefits that Anthology stated would be offered by pursuing the development of their preferred option of a 4-storey mansion block and a 29-storey tower block on the site. Survey respondents were asked to pick those elements (benefits of their proposed option as described by Anthology) that they felt were being adequately addressed.

Chart 6: Public views on which elements they thought current plans adequately addressed



The survey found that few of respondents agreed that Anthology London’s current plans adequately addressed respecting the relationship with existing neighbours and/or with the conservation area. Few respondents also thought the plans adequately addressed concerns regarding the daylight and sunlight exposure not only on neighbours but also within the site. Only 3% of responses agreed that the proposals adequately mitigated concerns of the perceived height of the of the taller building on the site. 28% of the survey respondents thought that none of elements which were signposted as benefits of the proposed plans were adequately addressed.

Of the 32% of respondents who selected other as their answer to this question the majority provided additional comments on the proposals. Reviewing the individual responses, many respondents (28%) said that they could not pick any of the elements which they thought were adequately addressed by proposals. Some stated that the buildings were too high, too tall and/or had too many units. Other comments included concerns about the lack of thought about the impact

that the proposals would have on the quality of life of those in proximity to the buildings. Concerns were also raised that proposals were out of context or inappropriate for a low-rise conservation area. Other comments indicated a support for the proposals for the pedestrian space which was thought to be adequate and liked the link to a “Cinema Square”. However, much of the feedback expressed concerns over the proposals, which included:

- Lack of information which demonstrated any quality of resolution of design, of the buildings the public realm or impact on its context.
- Strong opposition to the height and proposed number of floors of the tower block, the impact that this would have on the setting of the buildings in a low-rise residential area.
- Concerns over cyclists taking short cuts across pedestrian areas.
- Overbearing and excessive density
- Excessively densely populated proposed design will place an intolerable burden on shared public amenities in the area.
- Not in keeping with existing buildings in neighbourhood.
- Buildings being too close to the existing buildings, too high affecting the light and particularly blocking the sunlight of very many neighbouring residences.
- Kate Hoey's query about the identification of the site as suitable for this intensive development had not been answered.
- Impact on the public transport system which, while very good, is nevertheless already over-stretched.

One person stated they were in favour of the proposals and asked for more intensive use of the space. The respondent negatively described opponents of the proposals.

9. Comments and Suggestions

Survey respondents were asked if they had any suggestions on the themes listed in the survey which they felt would improve the area and they were also invited to leave any other ideas which they would like to propose for the area.

Many of the suggestions indicated favour towards keeping any new development in line with the low-rise buildings in the area and the example of extending the style of the Bellway (George Mathers Road) homes was used. This included development in terms of four to five floors in keeping with other buildings around the site. Many respondents asked for the density on the site to be reduced. It was also suggested that the mix of social housing and shared ownership homes for the proposed site should be improved. Other ideas and comments included:

- Reducing the height of the tower
- More information on the potential impact of the community from construction activity.
- Creating and having access to more green space.
- Ensuring that the Grade II Listed Water Tower building remains the tallest feature of any scheme at this back-land location.
- Ensure a suitably scaled and massed scheme that would potentially protect and enhance the listed buildings, conservation area and townscape of this back-land location.
- Improve the provision of social housing. The development fails to meet this need and simply adds to the increasing amount of unaffordable housing in London.
- Development sympathetic to neighbourhood and heritage assets with heights in line with existing buildings.
- Proposed development would be a very high price to pay for small number of socially rented dwellings.
- All developments should 'contribute' to the area and its residents in the manner of a 'conservation zone'.
- No contribution to the character of the area from these high-rise developments.
- Views are diminished for all existing residents wind-tunnels created, safety reduced (car parking access points required, even if underground) for adults and children heading to school or work
- The lack of a genuine council rent, social housing component
- The height of tower block B being out of character and scale with the housing in the surrounding area
- Given the significant strain on public services in the area, the land should be re-purposed to fulfil one of the core community services.
- The character of the Elliott's Row conservation area being at risk and the block is likely to impact on the sunlight hours, which have already been impacted by the new Uncle building.
- Support the need for more housing however believe that this should be more sympathetic to the area.

One respondent expressed the view that they thought the survey was biased.

Summary

STB has tried to collect feedback from members of the public who have viewed the proposals either in person (either at the developer's exhibition and STB's own public meeting), online or by electronic notification/invitation. We have tried to objectively analyse the survey findings. The survey results found that 88.8% of respondents thought that constructing 250 units on the site was over intensive. Respondents also indicated that many previously raised concerns were not adequately addressed in part or at all by the proposed/preferred option presented by Anthology. These concerns/elements include enhancing the history of the site, the public space, relationship with the conservation area, privacy with bordering neighbourhoods and adequacy of daylight/sunlight not only with existing neighbourhoods but also within the proposed site itself.

STB will be using the survey findings to help inform an objective appraisal and evaluation of any full application for the redevelopment of the site and to raise awareness of the current issues that the local community have identified with the current proposals.