

Lambeth set to demolish another estate despite campaigners' retrofit calls

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BY WILL ING

Selection from images on AJ Website

[Lambeth set to demolish another estate despite campaigners' retrofit calls \(architectsjournal.co.uk\)](https://www.architectsjournal.co.uk/news/lambeth-set-to-demolish-another-estate-despite-campaigners-retrofit-calls)



Stockwell: Planning Application



Another, more sustainable way forward? Sketch of alternative retrofit scheme for 141 homes drawn up by Mike Kane for Save Lambeth Walk

Lambeth Council is poised to demolish a small estate in south London, despite local campaigners calling for it to be refurbished and extended

Denby Court, a 42-home 1970s estate by Lambeth Walk park, looks set to be razed to make way for a scheme designed by architecture and urbanism practice Stockwell, featuring blocks up to 12 storeys tall. All but one family on the estate has already been moved out.

The new scheme would provide 142 homes, although there would only be an increase in three council homes – 45 would be for council-level rent, with a further 15 shared ownership and 78 for private sale.

The plans have been submitted by Homes for Lambeth, the council's housebuilding company, and have been recommended to be approved at the borough's planning meeting next Tuesday (15 March).

But campaigners say the council could provide the same amount of homes by refurbishing the existing properties and building vertical extensions out of cross-laminated timber – as well as building a new six-storey block.

Mike Kane, a tutor at the University of Reading and a partner at KMK Architects, which is based next to the site, has drawn up alternative redevelopment plans for campaign group [Save Lambeth Walk](#).

'Our scheme is substantially lower and far more in keeping with the local context,' he said. 'This retrofit option meets the exact accommodation required by Lambeth, but is much more sustainable.'

Kane said the alternative scheme would be low-rise and sequester 2,280 tonnes of carbon – while the Stockwool scheme would emit 6,000 tonnes. 'The carbon footprint of the Lambeth scheme is equivalent to the energy which would be used on the site for 40 years,' he said.

'[Homes for Lambeth] say how sustainable their scheme is, but actually the mayor of London's target is 36 per cent below building regs, but to achieve that they had to cover almost the entire roof space with PV and also make offsetting payment, and they are still only 1 per cent within the target which has been set.'

Denby Court was originally built as a retirement community but was used as sheltered accommodation until 2014, when it closed down after being included in Lambeth's controversial estates demolition programme. This is also set to demolish and rebuild Central Hill Estate, the Westbury Estate and Cressingham Gardens.

Pete Elliott, a Green Party councillor in Lambeth and a housing campaigner, said: 'This new scheme will replace council housing with basically the same amount of homes at council rent, adding in a bit of affordable housing which is shared ownership, which is not genuinely affordable,' Elliot says. 'But mostly what it will do is provide new market rent homes which will make money for the property companies which advise the council.'

Planners at Lambeth Council have recommended the Stockwool plans for approval, saying: 'The development would maximise housing delivery and provide much-needed housing, including affordable homes.'

A Homes for Lambeth spokesperson said: 'Our proposals at Denby Court will see 141 much-needed new homes delivered on an underdeveloped site. Sixty-three of the new homes will be affordable homes for local families on the housing waiting list.'

'The plans propose new trees, improve shared outdoor spaces for all residents, including the local parks, and enhance frontage on the three surrounding roads. The new homes will include a mix of one, two and three-bedroom homes that will cater to various needs, including wheelchair accessibility.'

'During construction, the site will create jobs for local people and when completed the new homes will contribute to the local economy. Additionally, the reduction in carbon emissions across the site highlights our commitment to Lambeth council's net-zero by 2030 target.'

Stockwool did not respond to a request for comment.

For more information go to <https://savelambethwalk.org> and follow twitter @savelambethwalk.org

Donate to the campaign: <https://donate.giveasyoulive.com/fundraising/savelambethwalk>

Object to the Planning Application: CLOSING DATE: Mon 14th March. Subject: Denby Court, 20/04425/RG3
Send your objections to Sean Newton: snewton@lambeth.gov.uk and copy in Planning Committee members:
SOHara@lambeth.gov.uk , MClark@lambeth.gov.uk , IDogus@lambeth.gov.uk , BThackray@lambeth.gov.uk
[,MSeedat@lambeth.gov.uk](mailto:MSeedat@lambeth.gov.uk) , [,ISimpson@lambeth.gov.uk](mailto:ISimpson@lambeth.gov.uk)