

99 (DENBY COURT) & 109 LAMBETH WALK, LONDON SE11 6EE

LAMBETH PLANNING REF: 20/04425/RG3

SUMMARY:

Areas where the HfL application do not comply with the London Plan include:

1. Design: local Character & height

LP Policy GG2 Making the best use of land

LP Policy GG3 Creating a healthy city

- neither the applicant nor the local authority has considered the impacts on mental and physical health of the public from overshadowing of the Lambeth Walk Doorstep Green

D1 London's form, character & capacity for growth

- neither the applicant nor the local authority have carried out a character appraisal for the area
- the development is just 7 metres (Fitzalan Street road width) from the Lambeth Walk & China Walk Conservation area where the maximum height of all existing structures is 6 storeys
- the development is just 50 metres from the Albert Embankment Conservation Area, where the nearest & tallest property in this direction before the viaduct is the 4 storied retrofitted Newport Street Gallery (formerly the Victor Mara Scenery Painting workshops)
- the development is 100 metres from the boundary of the Lambeth Palace Conservation Area, where the Georgian terraces on Pratt Walk are 4 stories
- the proposed 10 & 11 storey blocks for Denby Court do not reflect local building scales, will be readily visible from all directions
- the 2 proposed towers overbear and directly overlook the neighbouring habitable rooms, private and shared gardens, of Saperton Walk, Ingram Close, Juxon Street, Fitzalan Street, Arundel Close and Lollard Street.

2. Residential Amenity: Daylight and Sunlight

D6 Housing quality and standards

The applicant's own daylight analysis states:

- 91 windows in 37 homes around Denby Court would breach the BRE Guidelines
- some daylight losses are far worse than 20% - over 65%- leaving daylight less than half of what is considered adequate

- a number of private rear gardens of 1-18 Saperton Walk would experience adverse impacts with loss of sunlight, 4 private gardens fail the BRE Guide 2-hour test in terms of sunlight reduction
- 2 windows and a classroom of Lambeth Walk Day Nursery would have a daylight reduction of over the BRE Guidance maximum reduction
- due to the shape and topography of Lambeth Walk Doorstep Green, the most heavily used area (immediately south-east of the development) would be in shadow from 3pm onwards throughout the year

3. Heritage and views

HC1 Heritage conservation and growth

HC2 World Heritage Sites

HC3 Strategic and Local Views

- the development will eradicate the existing view of Victoria Tower from across the popular Lambeth Walk Doorstep Green. A view of the tower has been enjoyed by local residents for over 150 years.

4. Climate change

Policy S1 Minimising greenhouse gas emissions

- inclusion of a whole life cycle approach in the applicants report was incomplete
- the applicant's own data reveals the new building would generate estimated 15, 288 tonnes of CO₂ over its 60 life cycle - half of which is generated by the building construction
- no in depth studies were carried out to reuse and retrofit the existing dwellings - local residents commissioned a study showing it was possible to provide a more sustainable alternative reusing and extending the existing dwellings, with a smaller new build using sustainable materials such as CLT which sequesters carbon.