

3.0

3.0 SCHEME EVOLUTION

3.1 FEEDBACK FROM FIRST PRE APPLICATION

Following the first pre application meeting on 9 December 2019 the Council provided the following comments:

LAND USE

The proposed scheme contained a B1c use at ground floor. However, it was advised that the loss of the vacant community centre should be justified and that the preference would be to retain a community use at the location in accordance with Policy S1.

OPEN SPACE, AMENITY AND PLAY

- Due to the loss of a small strip of open space front of Greet Street officers have advised that replacement open space of equivalent or better quantity and quality is provided within a suitable location. Improvements should be made to the quality of the remaining open space. Provision of facilities directly relates to the use of the open space.
- Communal amenity strategy of the new proposal needs to be clarified. Provide 50 sqm communal in line with Policy EN1 in addition to any amenity space associated with the formal nursery.
- Details of play space also needed.

AFFORDABLE HOUSING

Policy states 50% of homes should be affordable, 70% of new affordable housing units to be for social and affordable rent and 30% secured as intermediate housing. However, there is allowance for public sector landowners with an agreement with the Mayor to provide 50% affordable housing across a portfolio of sites provided at least 35% affordable housing is provided on each site.

HOUSING MIX

Council level rent housing mix requirements, which should accord with the emerging policy:

- 1 bed - no more than 25%
- 2 bed - 25-60%
- 3 bed - up to 30%



HERITAGE

Sensitivity towards Roupell Street CA and its high concentration of Grade II listed buildings. Visual impact assessment is required for the views from Windmill Walk as well as Theed Street.

PRIVACY / OUTLOOK / SENSE OF ENCLOSURE

- The relationship between residential units within the 5 storey block and corner units within the main tower block needs to be improved with regard to overlooking and outlook.
- Need to clarify the separation distances between the site and 1 to 34 Windmill House. Need to clarify the separation distances between the site and Tait House.

STANDARD OF ACCOMMODATION

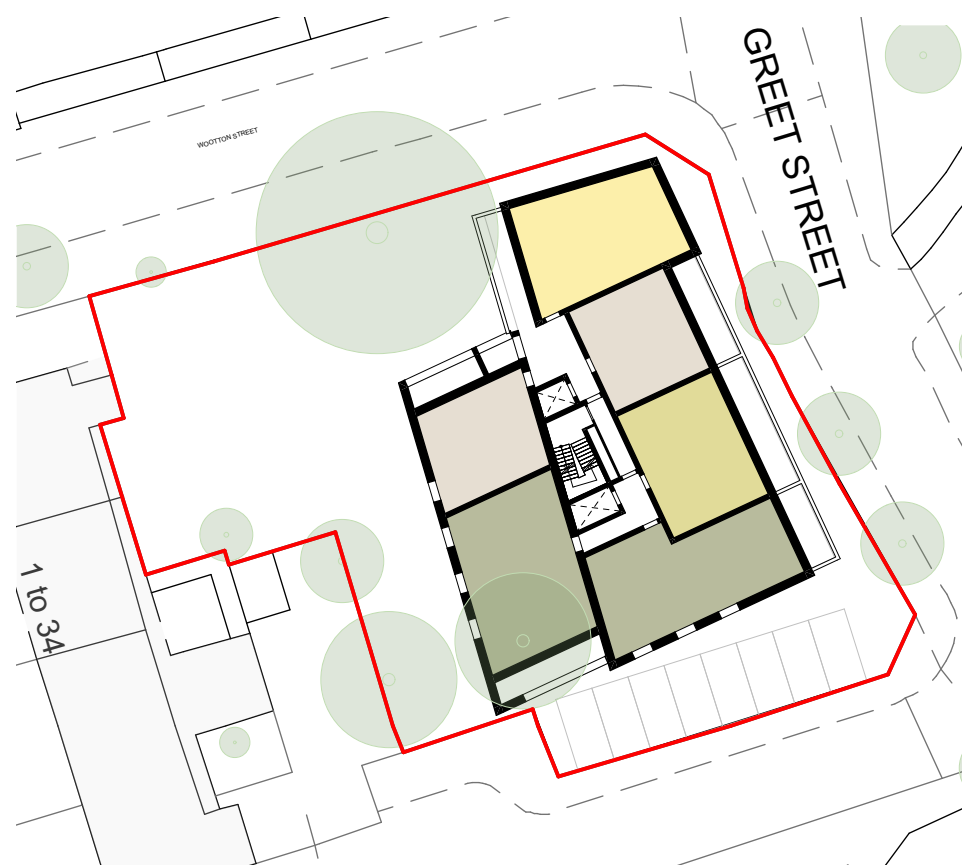
- Illustrate the area for each unit with appropriate scales and areas annotated.
- 90% of units comply with Part M4 (2) and 10 % Part M4 (3).
- Maximise the 'true' dual aspect units.
- Amenity of Neighbouring Occupiers:
- The impact of the scheme on neighbouring occupiers should be fully assessed as part of the planning application in terms of daylight and sunlight, and privacy, outlook and sense of enclosure.
- The orientation of flats and relationship to balconies need to be considered in greater detail particularly the two mid-block flats on the west elevation. Details of the internal daylight levels should be provided.

TRANSPORT AND HIGHWAYS

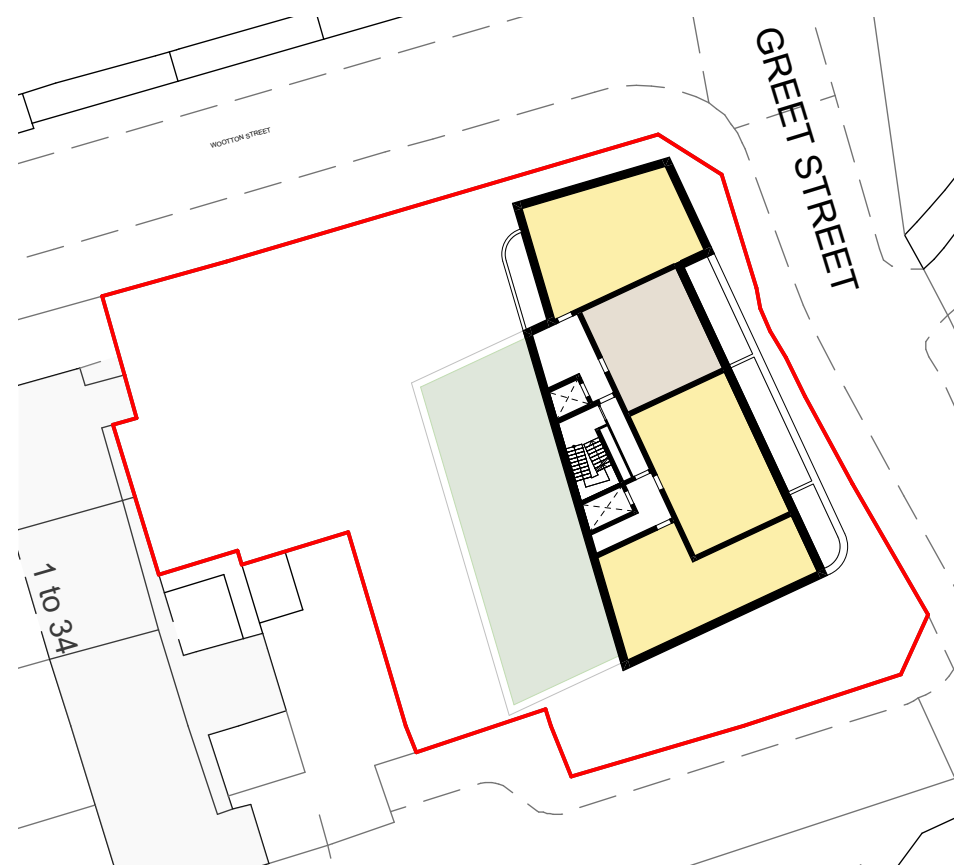
- The development will need to be secured as car permit free development and that cycle parking should be fully integrated with the proposals.
- A parking survey is needed to establish the current use of the existing 8 spaces.
- Accessible car parking spaces should as the starting point to be provided on site for 10% of all units in this regard 6 accessible car parking spaces will be required.

TREES

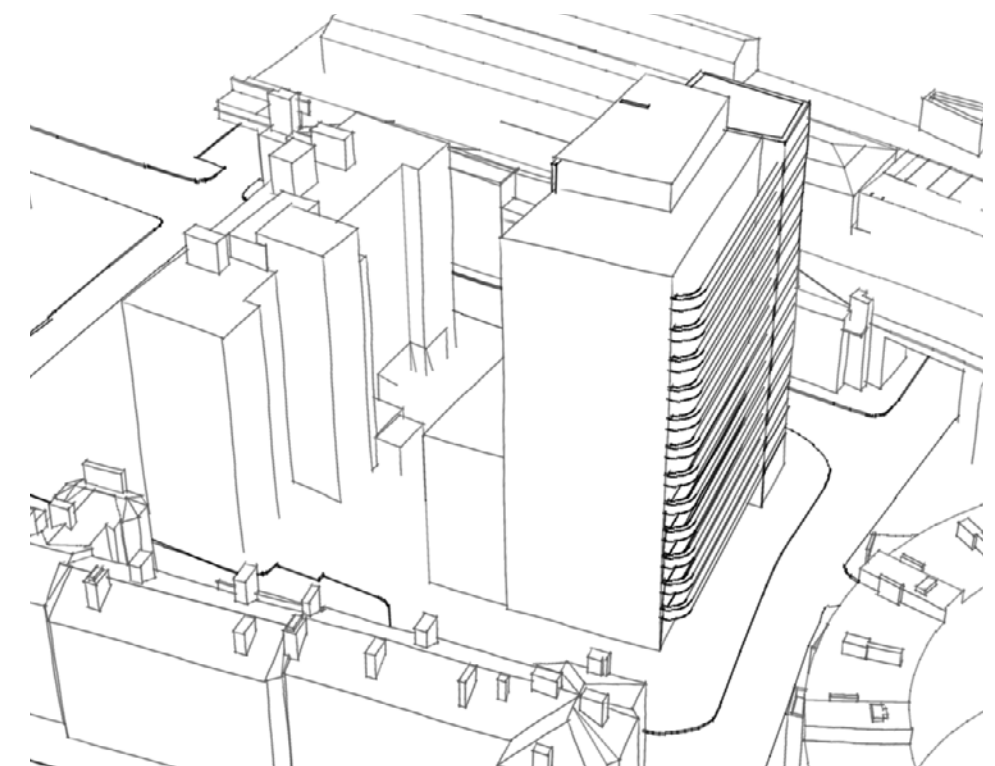
- Justification is needed with remediation where existing trees cannot be retained. No net loss or limited loss is advised.
- Consider how the scheme would look with the trees to the south being retained.
- The Urban Greening Factor to be applied for the site.



LEVELS 1 TO 4



LEVELS 5 TO 12



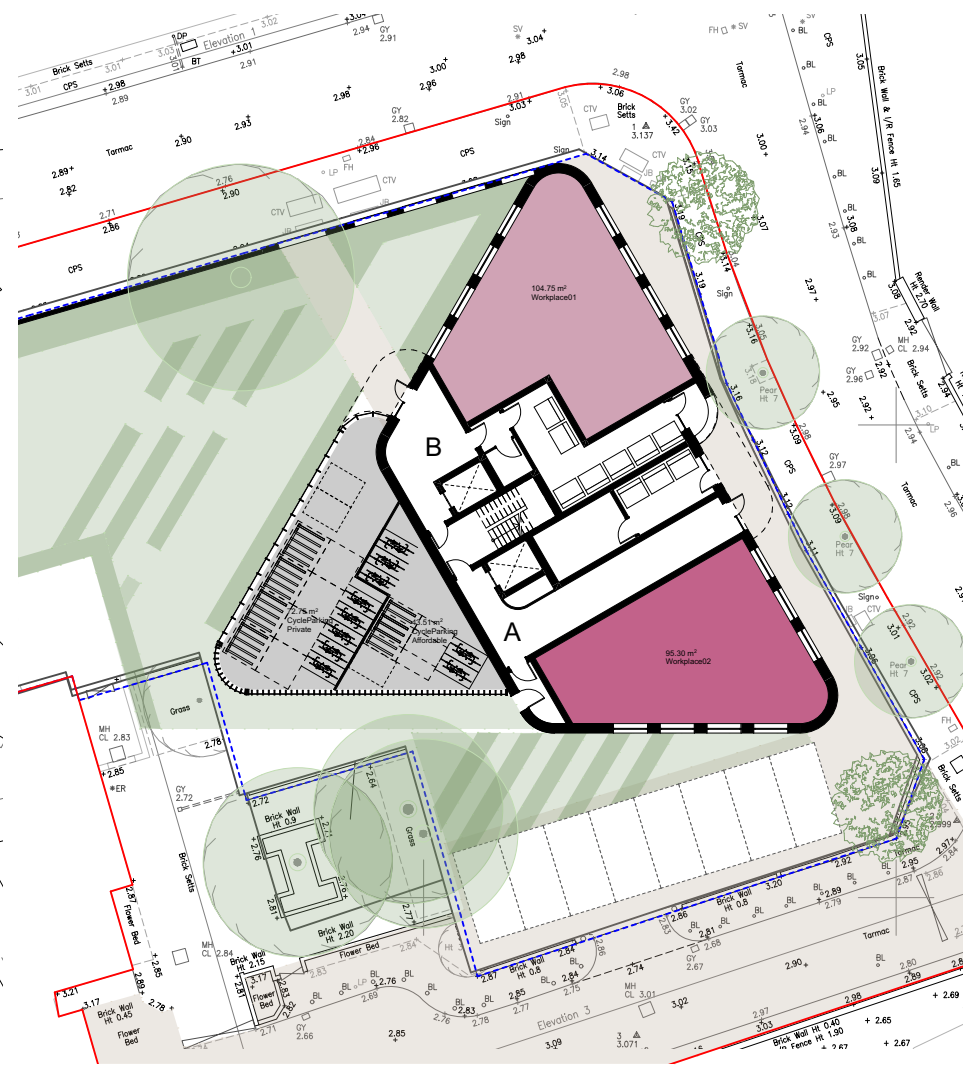
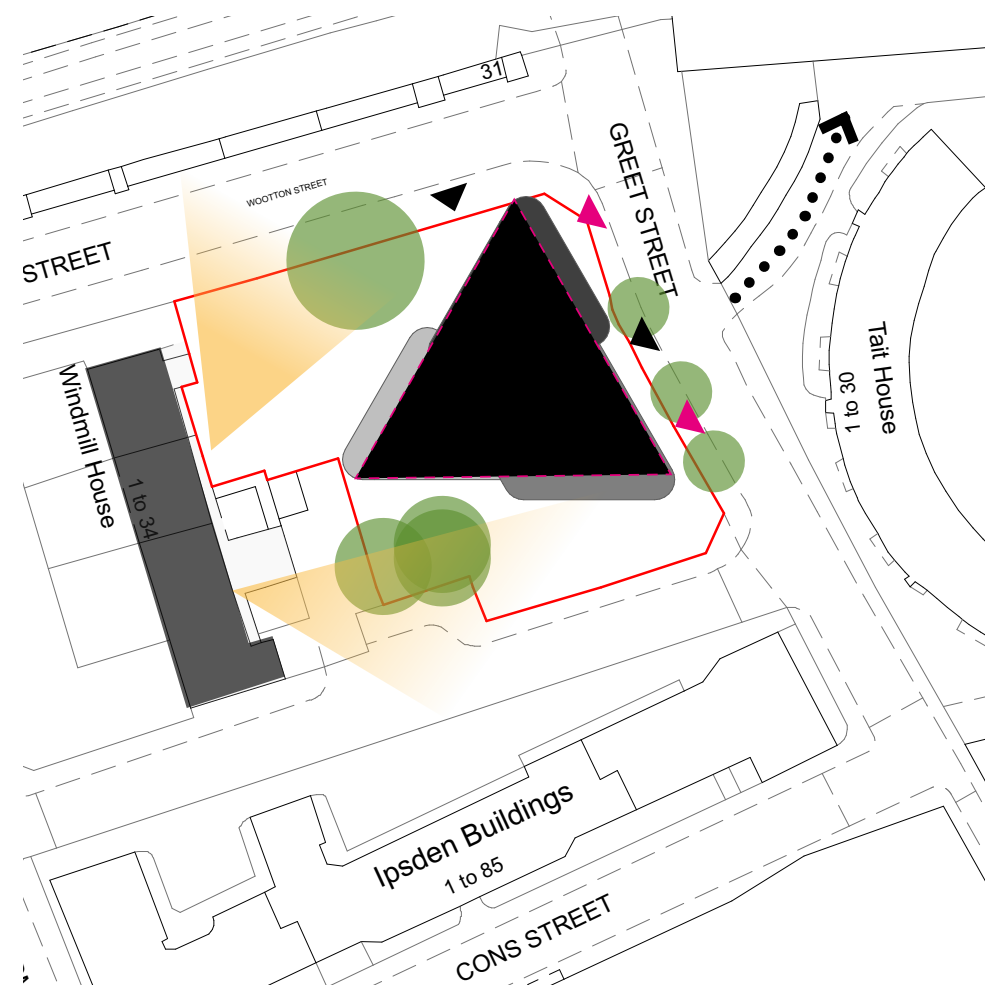
5 ANS 13 STOREY BLOCK

3.0 SCHEME EVOLUTION

3.2 FEEDBACK FROM SECOND PRE APPLICATION

The second pre application meeting was held on 31 March 2020.

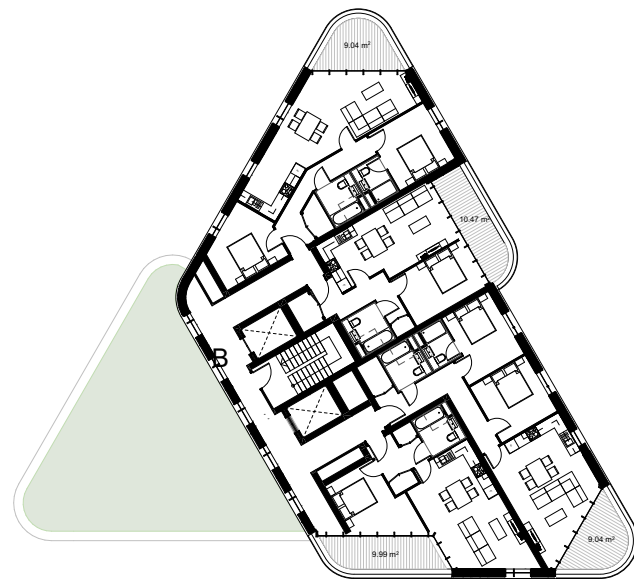
The proposal comprised of a triangular building form to minimise the impact on Windmill House and save the trees. The height of the block started from 5 storeys and stepped up to 9 and 13 storeys towards the northern corner of the site.



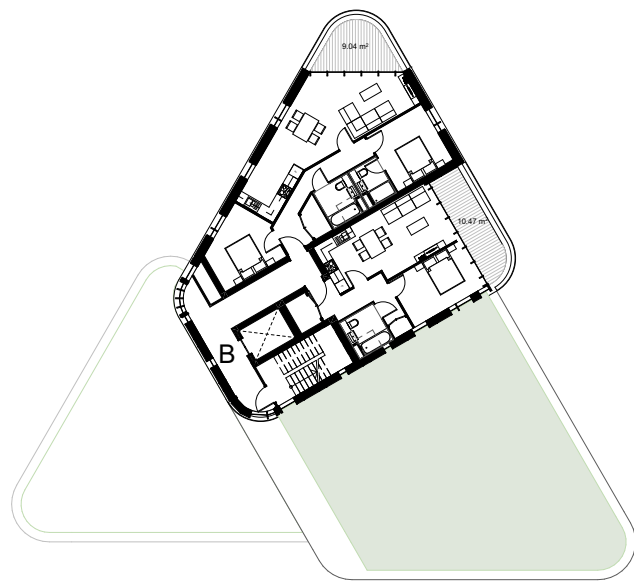
GROUND FLOOR



LEVELS 1 TO 4



LEVELS 5 TO 8



LEVELS 9 TO 12

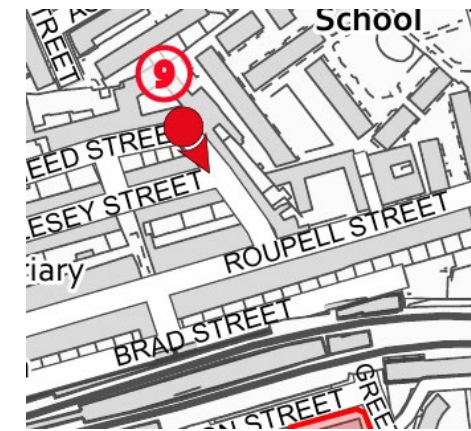


PROPOSED SCHEME IN THE CONTEXT OF THE FUTURE DEVELOPMENT ON OCCC ESTATE

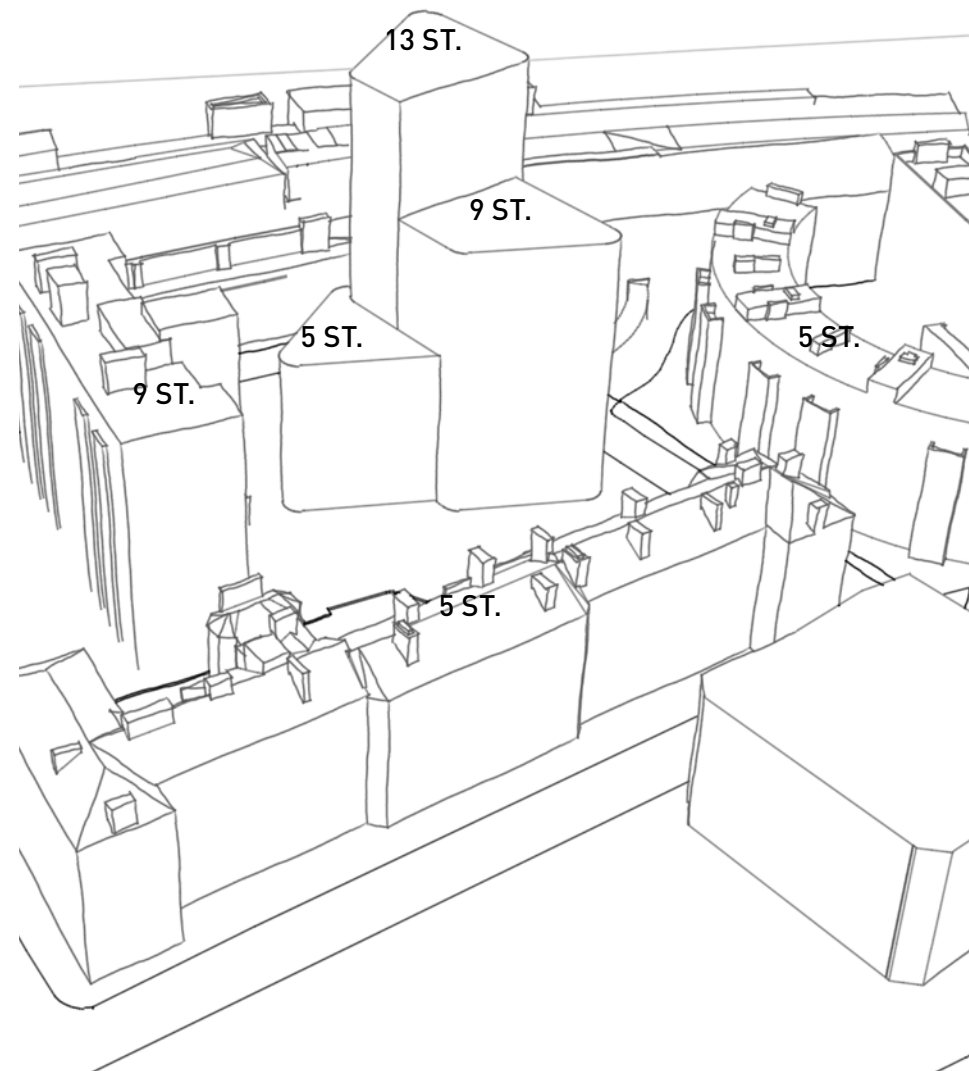
The officers noted that the views of the site from the adjacent Roupell Street Conservation Area were important considerations in formulating height. This was of particular note on the view of the site from Theed Street. Officers expressed the view that the proposed height should not breach the height of the chimneys in the key views.

In line with advice from LBL design officers the scheme was amended to reduce the height of the proposed building from 5, 9 and 13 storeys to a part 5, 8 and 10 storey building. The reduction in height allowed for the building to sit comfortably in views from Theed Street whilst not exceeding the heights of the chimneys.

Officers confirmed that this was an acceptable move and welcomed the reduction proposed within the current scheme. Officers also expressed support for the design which references the Art-Deco architecture of public housing in the inter-war years and the curvature of the brick detailing and banding.



View 9 from the Conservation Area.



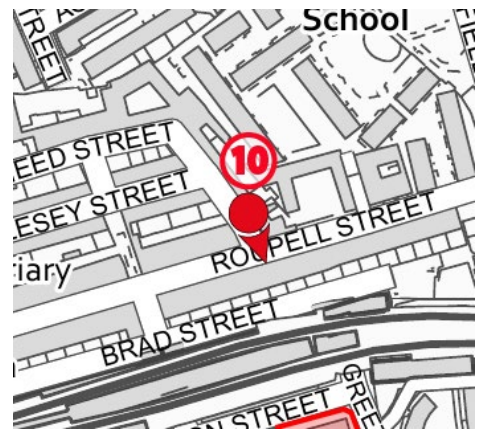
INITIAL MASSING



13 STOREY SCHEME PRESENTED IN PRE APP 2



10 STOREY REVISED SCHEME VIEWED FROM THEED STREET



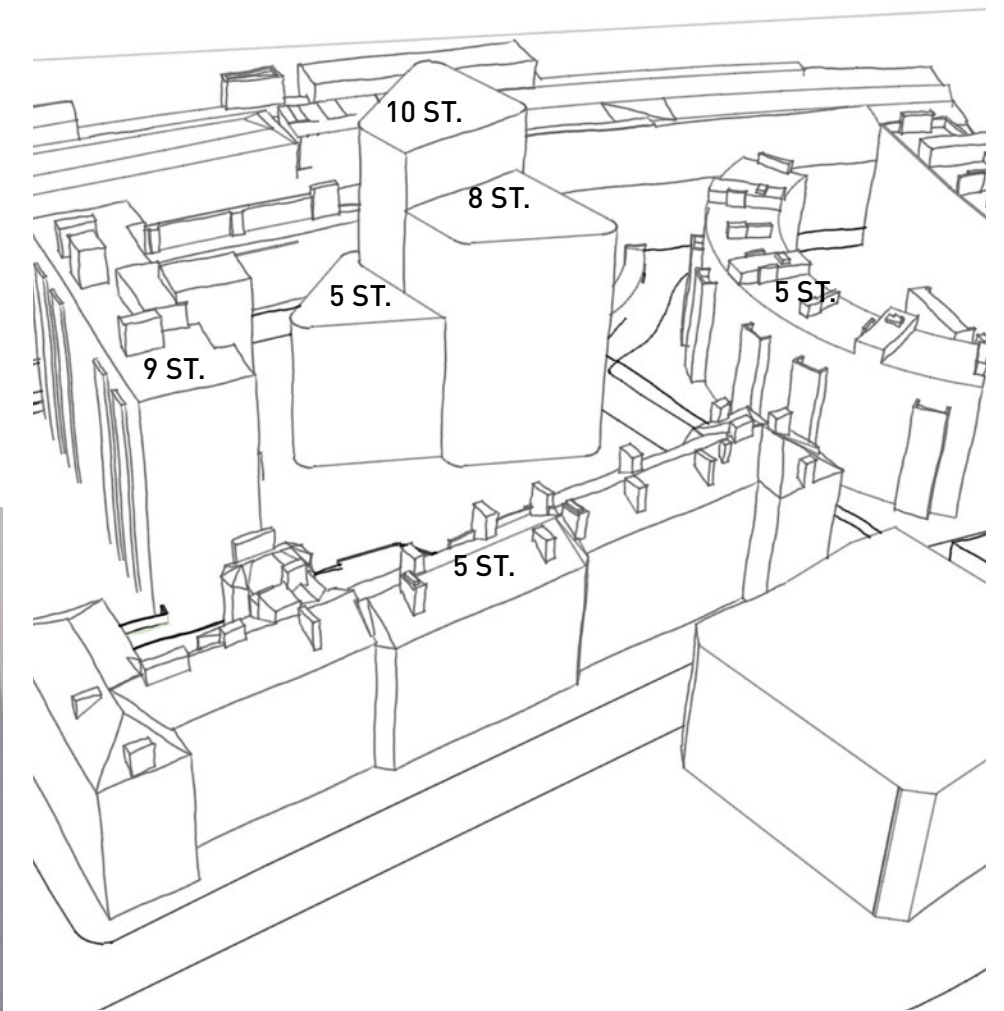
View 10 from the Conservation Area.



13 STOREY SCHEME PRESENTED IN PRE APP 2



10 STOREY REVISED SCHEME VIEWED FROM THEED STREET



REVISED MASSING

3.0 SCHEME EVOLUTION

3.3 FEEDBACK FROM ONLINE PUBLIC CONSULTATION

In addition to consultation with officers at LBL the applicant has undertaken consultation with local stakeholders.

The consultation was publicised to 1,894 properties and businesses surrounding the site by letter. This letter provided details about the proposals and listed the mechanisms residents could use to access further information/provide feedback including: a dedicated website, email address, freepost address and freephone number.

Three online interactive Q&A sessions were hosted by Thorncliffe on the project website (woottonstreet.site) on: Saturday 11 July 2020 at 2pm, Monday 13 July 2020 at 2pm and Monday 13 July 2020 at 7pm. 23 questions were submitted for the project team to answer and 20 households attended the events.

Discussion throughout the consultation has largely focused on:

- The existing trees on the site
- The relationship between the proposals and the existing Windmill House including the potential for improvements to the landscaping between the two sites
- Daylight/Sunlight
- The function of the ground floor community space



HAVE YOUR SAY ON OUR PROPOSALS FOR WOOTTON STREET



Dear Neighbour,

We are writing to you about our proposals for the site on the corner of Wootton Street and Greet Street opposite the proposed new entrance for Waterloo East Station, the site of the redundant and closed down Coral Day Nursery. Our proposals will deliver 36 new one, two and three bedroom homes. 50% of the new housing will be affordable, of which 70% will be at council level rent and 30% will be shared ownership. All homes will be accessed from Wootton Street and a careful design-led approach has been taken in order to mitigate any impacts on surrounding residents.

In addition to providing these much needed new homes there will also be the provision for community use on the ground floor which will be accessed from Greet Street and landscaping improvements to the entrances of neighbouring Windmill House.

Homes for Lambeth is a housing delivery company wholly owned by Lambeth Council. Our mission is to build thriving communities and better futures for the residents of Lambeth and as such we want to develop these proposals in consultation with local residents and stakeholders.



Above: Aerial view of the site from the north.

Following consultation with the council's design and conservation officer we are now at a stage to present emerging proposals for the site to the neighbours. Given the current circumstances we have been exploring options on how we could proceed with the consultation to ensure that we can deliver these much-needed homes as soon as possible. Details of how you can have your say on the proposals can be found overleaf.

The scheme will be car free and the existing 8 car parking spaces will be relocated. In line with the draft London Plan cycle storage will be provided.

In addition, to providing these much needed new homes, the proposals will also deliver 600 square metres of open space and 164 square metres of play space.

Join our online Q&A sessions

When?
12pm on Saturday 11 July
2pm on Monday 13 July
7pm on Monday 13 July

How?
Simply go to WoottonStreet.site and follow the instructions on the screen.

More details on how you can have your say are overleaf.



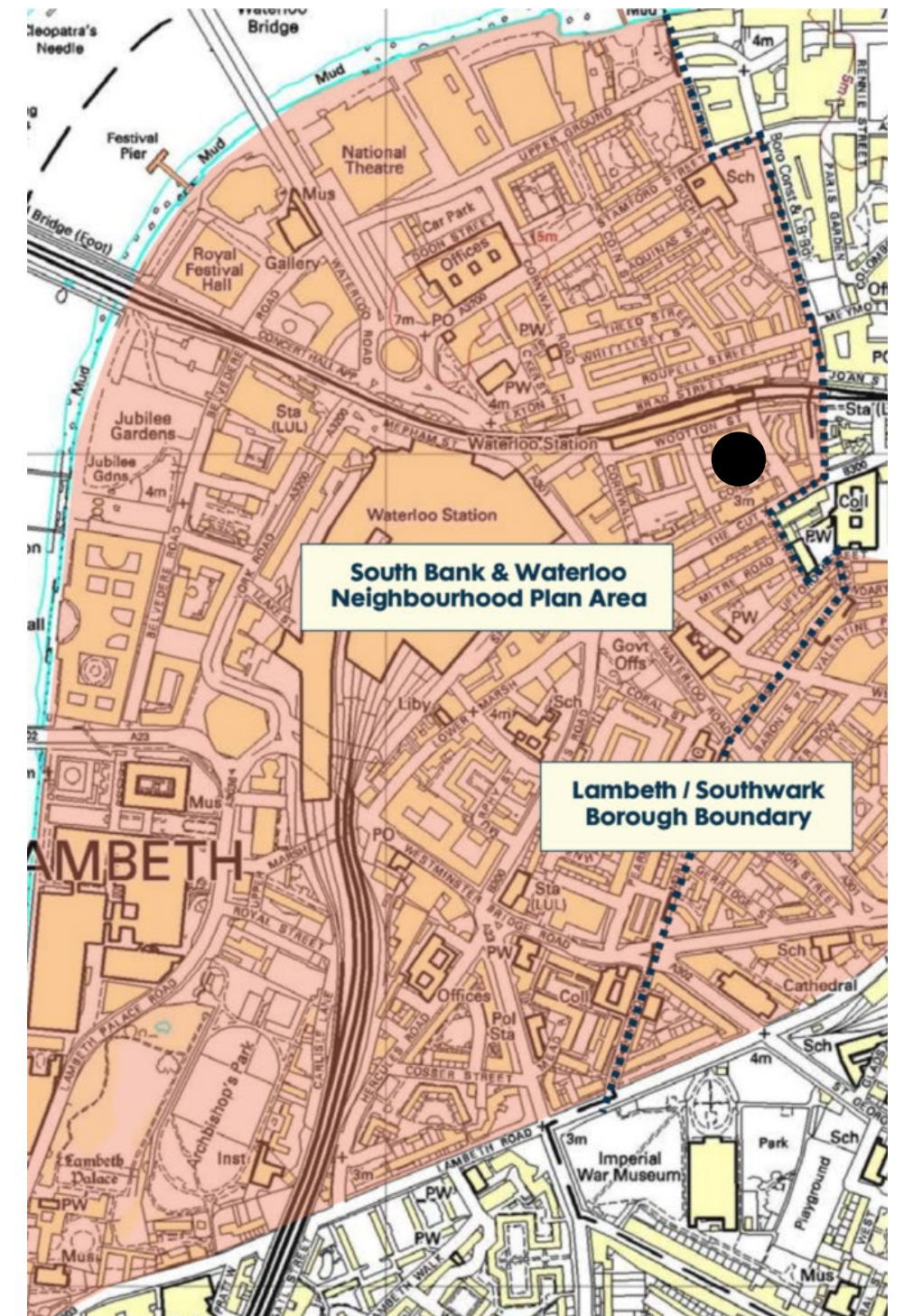
The development site is marked in blue.

0800 955 1042 | WoottonStreet@yourshout.org | WoottonStreet.site

3.0 SCHEME EVOLUTION

3.4 FEEDBACK FROM MEETING WITH SoWN

The site is located in the South Bank and Waterloo Neighbourhood Area and Waterloo Opportunity Area. The proposal was presented to South Bank and Waterloo Neighbours on 14 July 2020 and, following the responses received during the public consultation, a letter was sent to the residents of Windmill House and Tait House inviting them to give suggestions for how to improve the areas around their buildings.



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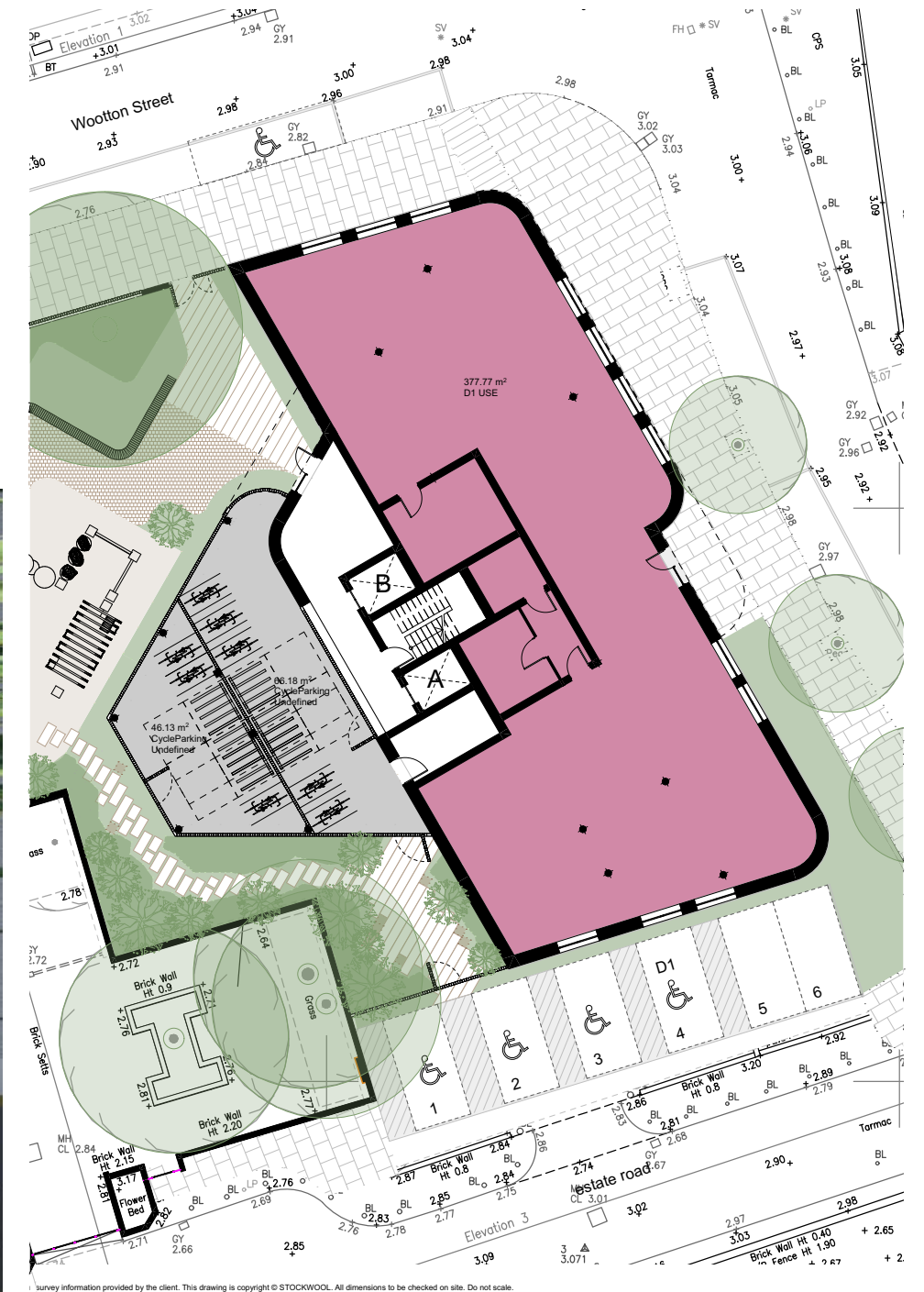
3.5 FEEDBACK FROM PRE APPLICATION CONSULTATION WITH THE GLA

A pre-application meeting was held with officers at the GLA on 25 September 2020. The proposed scheme comprises demolition of the existing structure and construction of a part 5,8 and 10 storey residential building which exceeds 30m in height. Accordingly, there is a statutory requirement to consult with the Greater London Authority (GLA).

The GLA expressed that subject to confirmation on disposal / lack of demand for the current use redevelopment of the site for a mixed use development for flexible community floorspace and residential floorspace could be strongly supported in principle. It was noted that whilst there may be a minor reduction in community floorspace from the existing position it was advised that this could be offset by qualitative enhancement in form of provision delivered on site.

The design, scale and massing of the scheme was broadly supported as a means to optimise the residential capacity of the site in response to constraints. It was advised that careful consideration be paid to the landscaping scheme exploring connectivity with Windmill House to offer shared amenity and a tangible public benefit.

The delivery of new housing including a tenure and policy compliant affordable housing offer 50% with a (70% Council Level Rent / 30% Shared Ownership) would be eligible for the fast track route.



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3.6 SUMMARY OF CHANGES SINCE THE FIRST PRE APP CONSULTATION

The design evolution of the scheme can be summarised in three stages.

The initial scheme comprised of a 13 storey perimeter block style building with employment floorspace at ground and 56 no. residential homes on the upper floors.

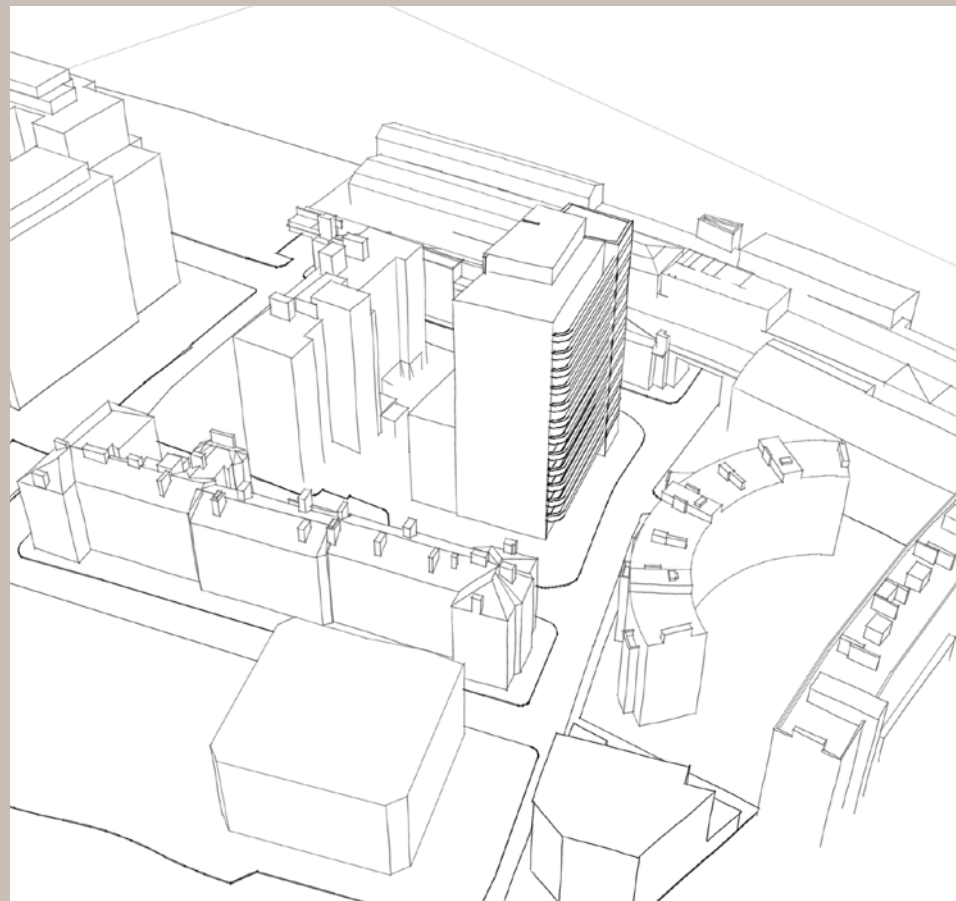
Informal commentary raised concerns over design, scale and form of the proposed building.

The scheme changed from a rectangular footprint to a triangular floorplate to minimise the impact on Windmill House and retain the existing trees. The scheme comprised delivery of two small work space on the ground floor within a part 5, 9 and 13 storey residential block providing 44no. residential homes.

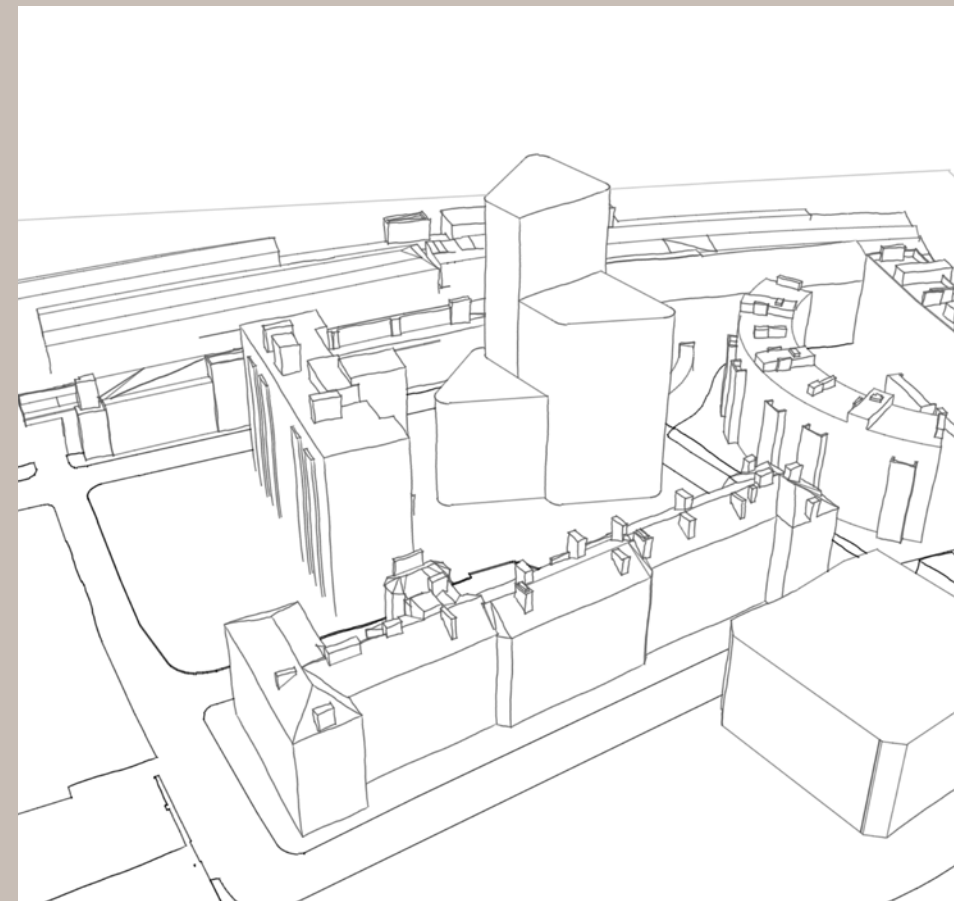
The revised scheme was considered to represent an improvement on the previous iteration albeit, concerns remained over the height of the proposed building and relationship to the Conservation Area.

The massing of the proposed building reduced from 5, 9 and 13 storeys to a part 5, 8 and 10 storey comprising replacement community floorspace on the ground floor in one space and 36no. residential homes on upper levels.

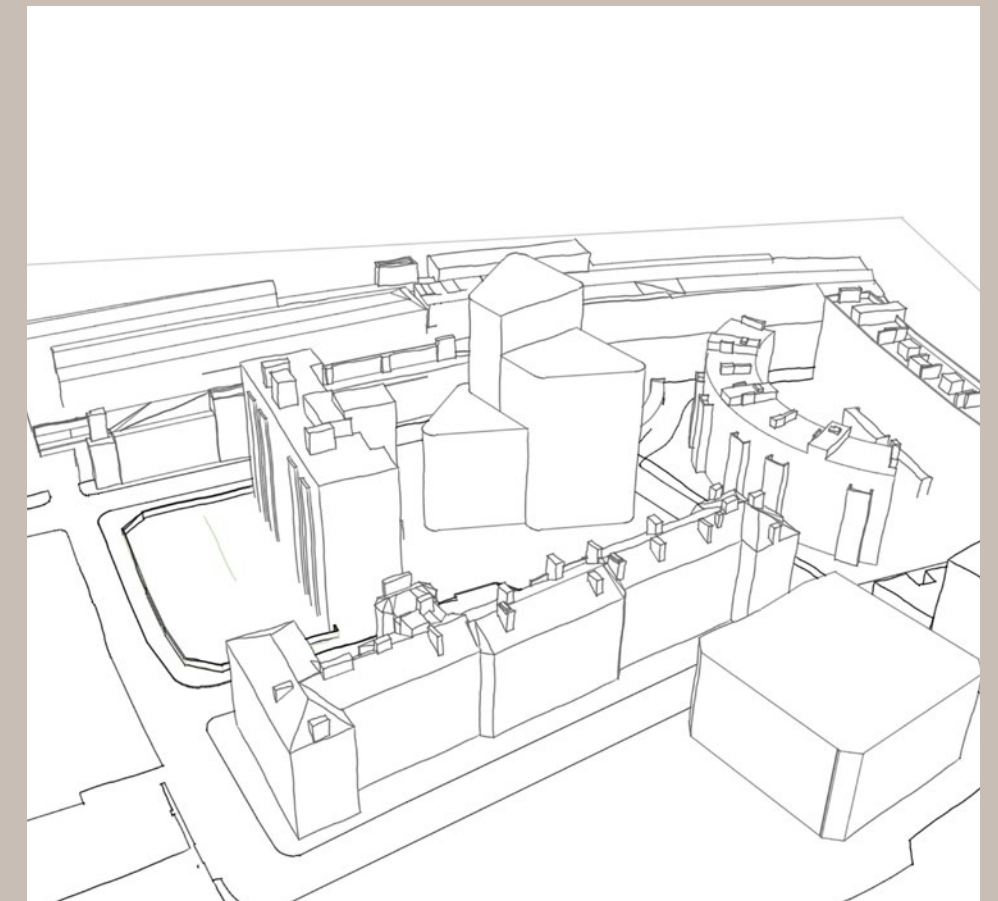
Informal support for the scheme had been expressed by design officers at Lambeth and the Greater London Authority (GLA).



PRE APPLICATION ONE



PRE APPLICATION TWO



CURRENT PROPOSAL