



**HFL SMALL PROJECTS
WOOTTON STREET
DESIGN AND ACCESS STATEMENT
DECEMBER 2020**





WOOTTON STREET

DESIGN AND ACCESS STATEMENT

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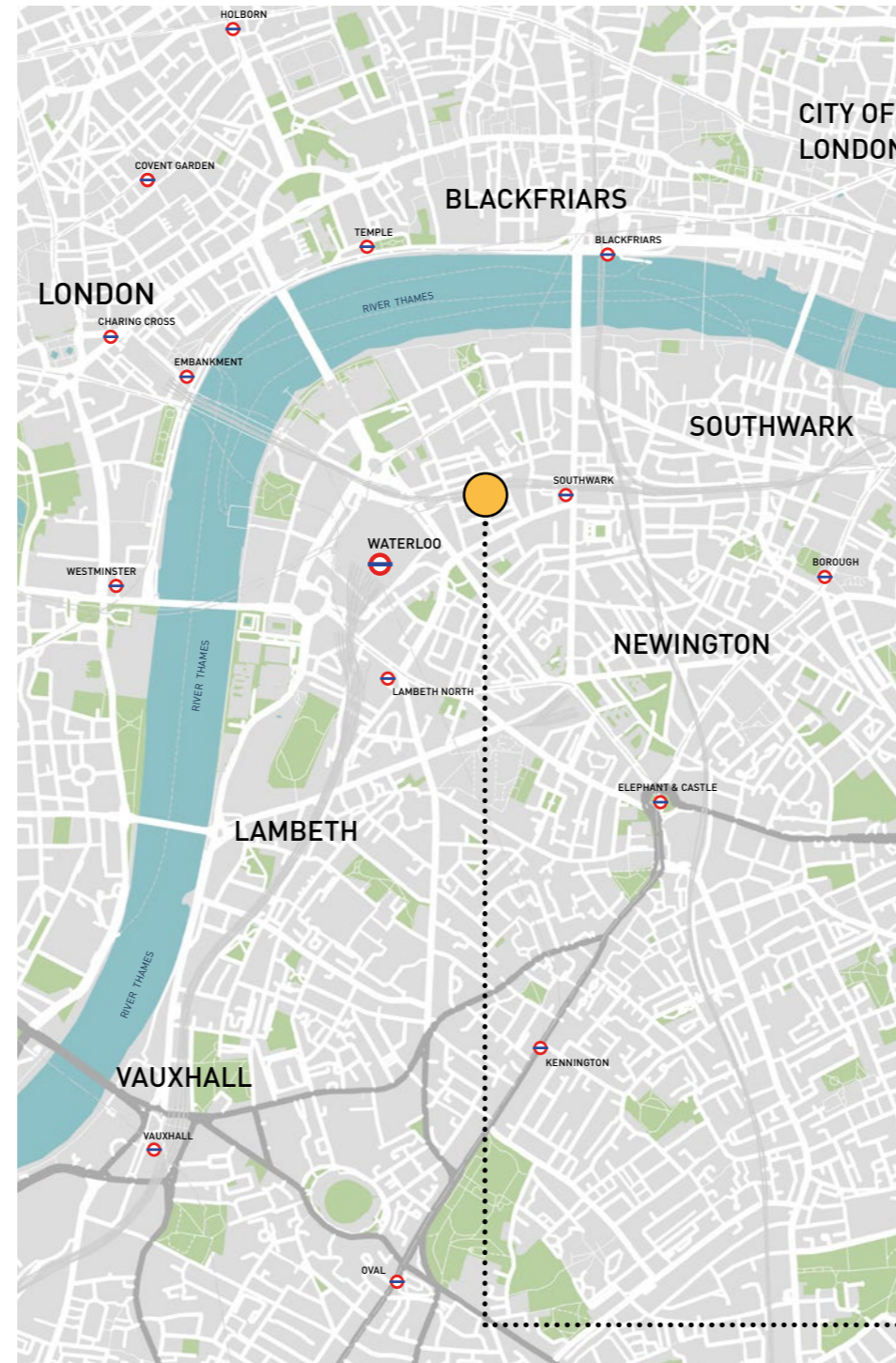
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1.0 INTRODUCTION 1.1 OVERVIEW



OVERVIEW

Stockwool has been appointed by Homes for Lambeth (HFL) to submit a detailed planning application for a mixed tenure residential scheme on a 0.14ha site at Wootton Street in Lambeth. This Design and Access Statement has been prepared following feedback on the design from two pre-application consultations with the London Borough of Lambeth (LBL) and one pre application meeting with the Greater London Authority (GLA).

The proposal is for a mixed tenure housing development that responds to the central location and the relatively dense urban grain and mixed architectural context of the surroundings. Despite the relatively small size of the site, its positioning opposite the proposed new entrance to Waterloo East and Southwark stations - immediately east of the Wootton Street/ Greet street junction, offers an opportunity to deliver a building that will not only provide mixed-tenure homes in line with Borough policy but establish a local marker for the station.

This document illustrates the current scheme proposals which have been revised to address comments raised at the pre-application meetings held with LBL on 09.12.19 and 31.03.20 and pre-application consultation with the GLA on 25.08.2020.

HFL have appointed a group of consultants to deliver the technical assessments needed to support the submission of a detailed planning application. These consultants are set out on the facing page:

..... THE SITE

1.0 INTRODUCTION

1.2 THE TEAM

THE CONSULTANTS TEAM INCLUDES:

ARCHITECTURE AND URBAN DESIGN
Stockwool

PLANNING
Savills

ARBORICULTURAL
SJA Trees

ARCHEOLOGY
CGMS (Part of RPS Group)

AIR QUALITY
Mayer Brown

BIODIVERSITY
AA Environmental

CONSTRUCTION MANAGEMENT PLAN
Ardent

DAYLIGHT, SUNLIGHT AND OVERSHADOWING
EB7

ENERGY
Hodkinson

TOWNSCAPE AND HERITAGE
Savills

SUSTAINABILITY AND OVERHEATING
Hodkinson

LANDSCAPE ARCHITECTURE
Outerspace

NOISE AND VIBRATION
Ardent

COMMUNITY CONSULTATION
Thorncliffe

FLOOD RISK
Ardent

DRAINAGE STRATEGY
Ardent

TRANSPORT
Mayer Brown

FIRE ENGINEERING
Elementa Consulting

HERITAGE
MOLA (Museum of London Archaeology)

VIABILITY
Savills



THE SITE BOUNDARY