

FREQUENTLY ASKED QUESTIONS

Why do we need to build new homes?

London's population is growing faster than new homes are being built. In Lambeth alone there are currently 21,000 families on our housing waiting list. Lambeth Council is committed to building 1000 new homes at council rents over the next five years to help address this need for affordable housing.

Why was the care home demolished?

Lambeth reviewed our accommodation for older people looking at the quality of the accommodation and how this met need across our housing stock. Many of the residential units at Patmos had shared outdated shared facilities and the council has been looking at providing more care for people in their own homes. We have also been building more modern facilities at other locations around the borough.

Why has the site been left unoccupied for so long?

Lambeth has been working to develop a high quality masterplan for new homes on the Patmos site. We intend to deliver these through Homes for Lambeth to ensure that we can maximise the number of affordable homes and keep these assets for the future benefit of borough residents.

Will existing trees be removed to make room for new development?

We have commissioned an expert tree survey to determine if any existing trees will be affected by the proposals. We will seek to preserve existing mature trees where possible and use these to enhance the future development.

How will the school be affected by the development?

During the construction period there will be close communication with the school regarding construction traffic and noise to minimise disruption and ensure the safety of children and parents. The proposed development is stepped back from school which allows some further separation.

What type of homes are you building?

We are proposing to develop a range of homes with at least 40% affordable homes across the development. The council is committed to delivering homes at Council Rent levels and these will go to local residents through choice based lettings. Private homes at market rent levels will subsidise affordable homes whilst creating mixed communities. Many of the homes will be larger family homes with gardens.

How many homes are proposed?

The exact number of homes will be subject to further design work as well as our conversations with planners and local residents. However we anticipate being able to provide around 40 to 50 new homes on our site.

How many parking spaces will be provided?

Lambeth planning policy encourages zero car development to reduce pressure on the environment and the local roads. Provision will be made for car club parking bays and for disabled parking spaces.

How long will the construction period be and when is work likely to begin?

Work is likely to begin towards the end of 2018 and could be 12-18 months in construction.

What will happen to the old care home site, is this part of your development?

Lambeth are in discussions with the current landowners to understand their intentions for the adjacent site. We are proposing a masterplan which shows some mutual principles of how both sites could be developed.

How will the new residents access the site?

We are proposing a new pedestrian access route from Lennox Road with a further new pedestrian access through the centre of the site to Cancell Road. No new vehicle routes are proposed.

How tall will the development be?

The height and massing is subject to further design work but is proposed to be between 2 and 6 storeys in height. At the Cancell Road and Lennox Road frontages the development will be lower, stepping up as the development moves away from the road. This should reduce the visual impact of the new buildings as well as preventing loss of daylight to existing homes.

What benefits will the development bring to the local neighbourhood?

The development will improve the outlook onto Cancell Road, Lennox Road, Elliott Road and Foxley Square by replacing the hoarding with an active street scene. Where possible homes will have front doors which open to the street. Improved circulation and access will be provided with new pedestrian routes linking Foxley Square and Cancell Road. The development is also likely to improve safety and security in the neighbourhood as a result of increased activity.

Will new residents have their own refuse and recycling storage?

They will have their own dedicated refuse and recycling storage to be collected from Cancell Road and for some of the new houses off Lennox Road.

Will there be any further public consultation events?

There will be further events organised as designs for the site are developed with the next exhibition planned for the summer. We are expecting to submit a detailed planning application in October this year but this will be subject to review.

How can I have my say on proposals

Please complete a feedback form and post it back to us at the address below.

Alternatively any comments can be emailed to patmos@lambeth.gov.uk or go online at http://estateregeneration.lambeth.gov.uk/patmos_stay_updated

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