Knight’s Walk Estate Team

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This document provides an introduction and summary of Lambeth Council’s planning application for 84 new and replacement homes at Knight’s Walk, Kennington. Its purpose is to describe the proposed development and set out the other supporting information that forms the planning application. It is designed to help our residents and neighbours to navigate your way around all of the supporting planning application documents to more easily find the information you need.
Knight’s Walk is located in the north of the London Borough of Lambeth, off Kennington Lane, about 10 minutes walk from Elephant & Castle shopping centre to the north and 5 minutes walk from Kennington Underground station to the south (see figure 1 for wider site location). Knight’s Walk is a pedestrian-only street linking Kennington Lane to Kemsford Road comprising bungalows (sometimes referred to as patio houses) and low-rise blocks of flats and is part of the wider Cotton Gardens estate that includes three 22 storey towers, Ebenezer House, Fairford House and Hurley House. The wider area includes shopping at Elephant as well as on Kennington Park Road and Kennington Road.

The Cotton Gardens Estate includes a large, well planted park area with a playground and ball court that is located between the towers and Knight’s Walk. It also includes a doctors’ surgery, a pre-school and a community hall in the base of the towers. A larger community hall, the Pedlars Acre Hall, exists a short walk away on Opal Street.

Knight’s Walk is well regarded architecturally because of its simple, striking design, but does not provide homes that meet current design or insulation standards or meet the needs of many of its long-term residents for accessible homes. Knight’s Walk and the surrounding pedestrian routes are poorly overlooked and are not all well used, because of this they don’t always feel very safe. This part of the Cotton Gardens estate is developed at very low density, which means that it provides very few homes given its large site area, especially for such a well-connected and central location. This is a challenge for the Council when so many people are in housing need. The areas around Knight’s Walk contain taller and denser development that is much more in line with the kind of mid-rise urban streets that are typical in this part of London.
The idea for the rebuilt part of Knight’s Walk - to provide better homes for existing residents and new homes for those on the housing waiting list - came about during 2014 and 2015 when initial options were discussed with residents and other stakeholders. A wide range of options were tested and considered, including suggestions from residents and other interested groups. The option, submitted to cabinet focussed on the north east part of the estate at the edge that is next to an existing larger block, Gilmour Section House on Renfrew Road and on the site of a partly disused 2 storey car park.

The decision to proceed with the scheme was made by the Council’s Cabinet in November 2015. The selected option involved the replacement of 18 of the 33 existing homes at Knight’s Walk and the delivery of 82 new and replacement homes on part of the Knight’s Walk site nearest to Renfrew Road (see Site Location Plan below). During design development the number of new and replacement homes has increased to 84. As laid out in the Key Guarantees, all existing secure tenants will be provided with a new home which meets their needs at Council level rent, as well as providing new homes for some of those in need of affordable and market homes within the borough.

Key
- Planning Application Boundary (approximate)
- Cotton Gardens Estate

1. Fairford House
2. Ebenezer House
3. Hurley House
4. Knight’s Walk Patio Houses
5. Gilmour Section House
6. Dryden Court
7. Vanbrugh Court
8. Heralds Place
9. Cottington Close Estate
10. Games Court
11. Child play area
12. Former Fire Station
13. Former Magistrates Court
14. Former Public House
15. Cinema museum

Site location plan
The new homes will be built and managed by Homes for Lambeth (HfL). HfL is wholly owned by the Council and has been set up to provide stable long term ownership and management of mixed tenure estates. The new homes will be designed to meet high standards related to their size, energy efficiency, external spaces including balconies and gardens, wheelchair accessibility and cycle parking. HfL will be managing the completed projects as one estate and in order to support this will make sure that there is on-site management, and a meeting space for all residents to share.

There is more information about HfL here:
http://estateregeneration.lambeth.gov.uk/hfl

HfL’s design principles for new homes are set out here:
http://estateregeneration.lambeth.gov.uk/design
No one at Lambeth underestimates the stress that rebuilding an estate could potentially cause for current residents. We want to give residents living on estates that will be rebuilt all the information and support that they need to make the best choices about their and their families’ futures. As a part of this we have published a set of ‘Key Guarantees’ for both secure tenants and homeowners. These mean that:

- Every secure tenant will be able to move to a brand-new home at Council level rent;
- Affordable options will be provided to assist resident homeowners to stay on the estate; and
- All secure tenants and homeowners the right to be involved in shaping the masterplan for each new estate.

Also, through the independent advisors, we are giving residents access to legal support so they can both understand and comment better on the new tenancy, and leases they will be offered, along with the equity exchange for homeowners.

In putting the Key Guarantees together, the Council sought advice from the respected tenant engagement organisation TPAS. This was to ensure that what is being provided compares favourably with what other local authorities are offering in similar situations. As a result, the Council is confident that our legal offer is among the best provided by local authorities.

The design work for the Knight’s Walk scheme has been ongoing since the summer of 2016 and has included close working with a core group of residents throughout this time led by the Council’s consultant Make:Good. Monthly meetings have taken place with this group to help ensure that everyone understands the evolving designs and has the chance to help shape them. A Knight’s Walk Resident’s Brief was produced that set out priority issues and has been used as a key document to assess designs as they have developed. The outcomes, priorities and feedback that come out of these discussions and other related issues are communicated through a monthly newsletter. Exhibitions for wider residents outside of Knight’s Walk and other neighbours have taken place every 3-4 months during the design stages to make sure that all those affected have the opportunity to see what is planned and to talk to the project team.

From early 2017, a vacant property at Knight’s Walk that was not suitable for a permanent tenant has been used as an resident engagement hub. This has allowed residents to meet the development team regularly in a dedicated space on site. Drawings, plans and models have been available for residents to look at in their own time at regular drop-in sessions.
The design of the replacement homes for existing tenants has been based on an assessment of their housing needs and taking on board their input to the design process. The housing needs assessment has meant working out what size home each particular household needs from the numbers of people that live in it now and making sure the right number of the different types of homes is provided in the right part of the design. It has also meant understanding any particular things existing residents will be looking for from their new home e.g. garden, balcony, separate kitchen, landscape proposals etc. These can’t always be accommodated but the project has tried to

The proposals for Knight’s Walk are to reprovide 18 homes and provide 84 new and replacement homes. These will be provided in two phases:

- The first phase is located at the northern end of the site and has been designed specifically to meet the needs of existing residents so that they can move into their new home before their current home is demolished. It contains 16 new homes to meet the needs of all of the existing tenants who need to be relocated. This phase provides a 4-storey block with a 5th floor set back on the top floor with an entrance on Renfrew Road, a new covered way into Knight’s Walk and a new garden space for residents between the retained patio houses and the new building. Four disabled parking spaces and an energy centre serving both phases are also included within this part of the scheme.

- The second phase includes 68 homes as a linear block between 5 storeys and 7 storeys in height. This block will include the new affordable, intermediate and market homes. A shared communal garden to the rear and entrances onto Kennington Lane at the northern end near phase 1. The homes in this block are accessed along Knight’s Walk directly and from the two entrances at either end.

It is currently proposed that the scheme would start construction towards the end of 2018 and be completed in 2022 with each phase taking 18-24 months to complete.

The new and replacement homes will all be provided to meet the Nationally Described Space Standards (NDSS) that set out minimum sizes for new homes and that are larger than the existing homes being demolished. These new homes are designed to include good amounts of storage, have been tested in terms of sunlight and daylight levels and provide a range of approaches to flexible living. The scheme proposes brick buildings that are designed to be robust and long lasting. All of the proposed homes are dual aspect which means that they face more than one direction and so get good light at different times of the day. All of the homes are having deck access or are accessed directly from Knight’s Walk. This is similar to the way the existing flats are arranged and means that circulation spaces are light, well ventilated and arranged in small groups so that residents can get to know each other. Each access will be secured with an entry system that means that only residents with a key or visitors that they have let in can reach the access decks and the rear communal garden.
The urban design approach to ensuring the scheme works well in its context is based on the following nine principles.

1. **Responding to the context**  
The proposed buildings have been designed to respond to and enhance the Cotton Gardens Estate and the Renfrew Road Conservation Area. The estate has been highlighted for its significant contribution to the architecture of Lambeth's post-war housing. In response to the existing buildings on the estate, three residential towers and the patio houses, the proposed buildings set up a third typology - a linear building which wraps around the eastern edge of the site and which is designed to respond to the architecture of George Finch. Facing the towers across the central green space, this building will define a new boundary to both the retained patio houses and the landscaping.

2. **Repairing the Urban Fabric**  
When the Section House was built it was embedded in Victorian terraced housing. Demolition of the housing and the building of the patio houses has left blank gables and the rear of the Section House exposed. The new proposal completes the urban block started by the Section House and creates a strong boundary to the eastern edge of the Cotton Gardens Estate.

3. **Street Façades**  
The existing buildings on Knight's Walk present very weak frontages to both Kennington Lane and Renfrew Road. The new proposal is intended to enhance the streetscape by presenting frontages and entrances in both locations.

4. **Stepped modules**  
The plans and façades of the new buildings take their cue from George Finch’s architecture, stepping-in and out in order to maximise the separation and minimise the overlooking to the remaining patio houses. This also helps to express individual units on the elevation.

5. **Re-defining Knight’s Walk**  
In contrast to the existing condition of multiple alleyways between blank walls with poor over-looking, Knight’s Walk will be redefined as a single clear route through the estate well overlooked by the flats. The paving of Knight’s Walk will be upgraded and new trees and landscaping will be included in the scheme.

6. **Scale**  
The scale of the buildings has been designed to integrate with the heights of surrounding buildings such as the Section House and Cottington Estate to the south. An expressed Ground Floor datum responds to the unusually low patio houses.

7. **Entering Knight’s Walk**  
A gateway punctuates the Ground Floor of the North Building. The main communal entrances to the South Building are two enclosed lobbies which provide access to the communal garden as well as the lifts and stairs to the upper floors. Ground Floor flats open directly onto Knight’s Walk ensuring it is over-looked, active and well used.

8. **Aspect and the central green space**  
Organising the building into a linear arrangement of south-west facing deck-access flats makes full use of the length of the site which in turn helps to keep the building as low as possible. It also allows the new homes to benefit from improved levels of sunlight and views over the central green space. It also ensures that all residents’ living spaces are directly connected to Knight’s Walk.

9. **Redistributing Massing**  
In line with parameters set in the option agreed by Cabinet in 2015, early designs included 6 storeys at the centre of Knight’s Walk. During consultation, residents and neighbours asked for one storey to move towards Kennington Lane to reduce the height and massing in the centre of Knight’s Walk. This approach was supported by Lambeth’s planning department and forms the basis for the current proposal.
**Urban Grain: Before and after**

**Before**

- High boundary walls and fences around the bungalows in the centre of the estate leave surrounding public realm unsurveilled and convey an unsafe feeling.
- There are no defined frontages in the eastern area of the site. Pedestrian routes and connections are poorly defined although the stepping nature of the frontages adds interest and creates a rich townscape.
- There is no frontage onto Kennington Lane in the south-east.
- The bungalows turn their backs onto the open green space and Cotton Gardens Estate, which creates an unsafe and disconnected atmosphere on the green space.
After

- Improved surveillance throughout the whole eastern area of the site through the creation of taller buildings with active and defined frontages.
- Creating a focus point in the centre (green space) with better views and overlooking from the east of the site.
- New development “completes” urban block with Gilmore Section House on Renfrew Road, creating defined frontages that help structure public and private space in the estate and emphasize the main routes.
- New development coheres with neighbouring bungalows by picking up their stepping frontages.
- Creating an active frontage towards Kennington Lane, Knight’s Walk and Renfrew Road.
The new homes will be well laid out and will meet a range of high quality standards set out in the London Plan and Homes for Lambeth’s Housing Design Standards. All homes will:

- Be dual aspect so that they get light and ventilation from more than one direction.
- Have secure cycle parking.
- Include a private balcony or terrace.

The proposals include:

- 24 one-bedroom homes for two people and 1 one-bedroom home for one person. The existing one-bedroom homes for two people are 48 sqm in area and the new one-bedroom homes for two people will range from 51 to 61 sqm in area.

- 39 two-bedroom homes for four people and 2 two-bedroom homes for three people. There are no existing two-bedroom homes being demolished. The new two-bedroom four person homes will range from 72 to 89 sqm in area.

- 18 three-bedroom homes, including both three-bedroom 5 person and three-bedroom 6 person homes. The existing three-bedroomed homes are 81 sqm in area and the new homes will range from 88 to 106 sqm in area.

The scheme will include a mix of affordable homes and market homes with the purpose of the market homes being to help cover the cost of delivering the affordable homes as well as contributing to a mixed and balanced community. Grant funding has been allocated from the Mayor of London to both phases of the scheme that also helps with the delivery of the affordable homes.

Based on the current estimates of how much the scheme will cost to build and how much income it will generate the scheme is currently able to afford to deliver 50% of the scheme as affordable homes. This will include replacement homes for existing tenants at the same rent levels, new affordable homes at target rents, and new intermediate rent homes. There will be no loss of affordable housing. The measurement of how much affordable housing is to be provided is based on the number of ‘habitable rooms’ in the scheme as this allows more affordable housing to be delivered by measuring the number of rooms provided for each tenure.
The 22-storey towers are made up of stacks of maisonettes step out in plan creating further façade with blank flank walls. On one elevation the buildings to face south. Individual dwellings are clearly expressed in the modelling of the façade. The units face east, south and west for the best Orientation of tower units. The patio houses have a square footprint from which the entrance and the garden areas are subtracted. The internal arrangement is separated into a 'day wing' with living room and kitchen diner, and a 'night wing' with the bedrooms. The rooms overlook the courtyard garden and benefit from the views and fenestration.

Façade modelling to avoid a simple extrusion. Although the floor plans are composed of maisonettes step out in plan, creating further façade with blank flank walls. On one elevation the buildings to face south. Individual dwellings are clearly expressed in the modelling of the façade. The units face east, south and west for the best Orientation of tower units.

2.6.3 The Towers - Fairford, Ebenezer and Hurley Houses

■ ■

Expression of each individual dwelling on the scale windows to the stair and lift core.

7   Storage
6   Bathroom
5   Bedroom 3
4   Bedroom 2
3   Bedroom 1
2   Living Room
1   Kitchen & Dining Room

Figure ground Amenity type
Elevation type

Introverted

Class 1 Lift
Car 1100 x 1400
Door 900

External view of private garden

Key
1  Kitchen & Dining Room
2  Living Room
3  Bedroom 1
4  Bedroom 2
5  Bedroom 3
6  Bathroom
7  Storage
9  Circulation
10 External Storage

Scale (metres)

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A-103
A3b5pF
90.0 m²
A1b2pF

m²
Circulation
42.7 m²
Bathroom
4.4 m²
Bedroom
12.6 m²
Living /... Also refer to accompanying Mæ Schedules and drawings.

General Notes

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Open

Closed

Class 1 Lift
Car 1100 x 1400
Door 900

mae.co.uk

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1 Naoroji Street · London · WC1X 0GB

KE

A

D4

DATE

REV / STATUS

11/07/2017

Any discrepancies on this drawing should be reported to contractor.

Drawings to be read in conjunction with all relevant documents, which include but are not exhaustive - MEP, services, fire, etc. Any variations from dimensions before construction and/or dimensions on site and notify contract administrator of any owed.

Do not scale original electronic document.

Any discrepancies on this drawing should be reported to contractor.

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Do not scale original electronic document.
The Knight’s Walk site includes a number of constraints that have been carefully considered through the design process and that have influenced the design. These include:

- In response to feedback from the Environment Agency, all ground floor living rooms and bedrooms need to be 300mm higher than the existing ground level to avoid potential future problems with flooding.

- Part of the site is located above a Northern Line underground tunnel and therefore needs to be carefully designed and constructed around it.

- Existing services are located beneath parts of the site and they will need to be diverted or carefully developed over.

- The site has limited vehicular access that means that specific proposals are needed for fire engine access and during construction.
11 Scheme Summary

In summary the Knight’s Walk scheme will provide:

■ 84 new and replacement homes that are larger than the existing homes and with the same number of bedrooms. Overall there is a net increase of 66 homes. All of the homes will have a private balcony or terrace that is at least 5 square metres in area. All homes will have dual aspect which means that they face in more than one direction.

■ 50% of the scheme will be affordable housing, which will include replacement homes for existing tenants at the same rent levels, new affordable homes at target rents, and new intermediate rent homes. The scheme will include a range of new homes at varying rent levels in support of the need to provide mixed and balanced communities.

■ 8 (10%) wheelchair accessible and adaptable homes are located at ground level, alongside 4 wheelchair parking spaces and space for an additional 4 wheelchair parking spaces if these are required in the future.

■ 40% of the new affordable homes are family homes with 3 bedrooms.

■ New shared open spaces for the new and retained blocks are provided, as well as improvements to the paving along Knight’s Walk and the nearby play area. New trees and other planting are proposed as well as improvements to the wider public realm areas of Knight’s Walk.

■ Rationalisation of the complex network of exiting pedestrian routes including improved overlooking along Knight’s Walk.

■ A new 64sqm community room for all residents to share on the corner of Knight’s Walk and Kennington Lane. This location for the community room was decided because it also means that new residents don’t have to live directly at pavement level on the edge of this busy road and the facility is easy to find and access.

■ Secure cycle parking for all residents.

■ Homes with high levels of insulation as part of a ‘fabric first’ strategy which means that they will require less energy to heat than the existing poorly insulated homes. Whole house ventilation systems will mean that rooms can have fresh air without needing to open the windows and let cold air in at the same time.

■ A new energy centre providing sustainably produced heat for all residents and which is controllable by each of them directly within each of the homes. Solar panels will provide lighting for the communal areas of the scheme.
12 The Planning Application and where to find Key Information

The planning application is a ‘full’ planning application for the specific proposals set out on the application drawings. The detailed plans cover the following areas of information, including:

a. Location Plan (1612-04-001-P)
b. Site Plan (1612-04-002-P)
c. Existing Elevations (1612-04-300-P, 301-P & 302-P)
d. Proposed Elevations (1612-06-300-P, 301-P & 302-P)
e. Existing Floorplans (1612-04-100-P)
f. Proposed Floorplans (1612-06-099-P, 099-P to 106-P)
g. Existing Cross Sections (1612-04-200-P, 201-P)
h. Proposed Cross Sections (1612-06-200-P, 201-P)
i. Roof Plan (1612-06-107-P)
j. Landscape Plans (516-P-001 to 516-P-213)

It is supported by a range of other documents that describe the proposals in more detail and show that a range of important issues have been considered through the design process and through discussions with planning officers and others. Each document has a specific reference that helps identify it and is based on ‘SD’ meaning ‘submitted document’ and a number. You may notice that some of the documents refer to information in other documents by using these references.

The list of supporting documents is as follows:

- SD1 Design and Access Statement, including Landscape Statement
- SD2 Planning Statement, including draft s106 Heads of Terms
- SD3 Air Quality Assessment
- SD4 Arboricultural Impact Assessment
- SD5 Arboricultural Survey
- SD6 Archaeological Desk Based Assessment
- SD7 Daylight and Sunlight Report (within development)
- SD8 Daylight and Sunlight Report (neighbouring properties)
- SD9 Outline Construction Environmental Management Plan, including Code of Construction Practice
- SD10 Ecological Impact Assessment
- SD11 Energy and Sustainability Statement
- SD12 Outline Estate Management Plan
- SD13 Flood Risk Assessment, including Sustainable Urban Drainage (SUDS) Strategy
- SD14 Heritage Impact Assessment
- SD15 Land Quality Statement
- SD16 Noise and Vibration Assessment
- SD17 Social Infrastructure Capacity Assessment
- SD18 Statement of Community involvement
- SD19 Transport Statement
- SD20 Outline Residential Travel Plan
- SD21 Waste Management Strategy
Once the planning application is submitted residents, neighbours and others will have a minimum of 21 days to comment on the planning application. The Planning Authority will write directly to neighbours to let them know that the application has been submitted and the key dates they need to be aware of.

To support residents and neighbours in viewing the planning application in full a drop-in and exhibition will be arranged once it has been submitted and has been checked and validated by the planning team. Residents and neighbours will be informed by email (where they have signed up to receive them), by newsletter, and by posters around the estate. We will also publicise the planning application reference number once it is known so that you can use this if you decide to provide comments on the application.

Comments on the planning application can be sent to planning@lambeth.gov.uk or in writing to: Lambeth Planning, Phoenix House, First Floor, 10 Wandsworth Road, London, SW8 2LL. You should quote the planning application reference number with any comments.

More information on commenting on a planning application is available here:

https://www.lambeth.gov.uk/planning-and-building-control/planning-applications-and-policies/comment-on-a-planning-application

If you would like any further information about the scheme or the planned exhibition please contact:

Knightswalk@lambeth.gov.uk

Further information for residents is available at:

http://estateregeneration.lambeth.gov.uk/Knights_walk
London Borough of Lambeth
3rd Floor, Phoenix House
10 Wandsworth Road
London
SW8 2LL

Lambeth Council
020 7926 0385

Please visit the Lambeth Regeneration website for more information and contact details for specific project officers.
http://estateregeneration.lambeth.gov.uk/knights_walk