

## Notes of the Inaugural Meeting of the Central Hill Design Group.

5<sup>th</sup> September 2017

Lunham Road Day Centre

### Present:

Nicola Curtis – Oakwood Drive  
Rosemary Porter – Wychwood Way  
Catherine Pengelly – Plane Tree Walk  
Angela Masters – Plane Tree Walk  
Carmen Hay – Plane Tree Walk  
Maria Kimonide – Pear Tree House  
Colleen O’Keefe – Plane Tree Walk  
Patricia Jones – Central Hill  
Robert Baker – Central Hill  
Mary Westrop – Central Hill  
Pamela Ngosa – Plane Tree Walk  
Pamela Kovachich – PPCR  
Fiona Cliffe – Lambeth

<b>1.</b>	<b>Purpose of the group</b> Fiona outlined the purpose of the group. The group would work with the architects appointed as part of the development management team (DMT). It’s role would be to xxxxxxxx As well as design a key part of the work with architects is to determine the phasing – nothing has been established yet, but it was hoped that the first phase could be where there was no need for residents to move off the estate temporarily. The design also has to consider the viability of the scheme, which would impact on the density, tenure and unit sizes. Numbers of homes on CH will at least double – the cabinet decision said an increase of 500-750. There are currently 460 tenanted & leasehold homes. The DMT appointment is due in autumn 2017.	<b>FC</b>
<b>2.</b>	<b>Consultation structure.</b> The Design Group would look at the building side & environment of the regeneration whereas the Consultation & Engagement Group’s role was to look at the impact & benefits to residents and the community. There was also the resident project team, which would have an overview of the whole regeneration. Two members of the Design Group would be on this overview group – see below. Rose & Angela outlined some of the areas where the C&E group was getting involved – e.g. the format of the newsletter and the housing needs survey approach.	
<b>3.</b>	<b>Terms of Reference</b> Copies of this would be sent out to people prior to the next meeting - these would need to be signed.	

	Part of these terms include the Council's code of conduct, which is important as we need to respect each other – even if views are different. This is applicable to officers and members as well as the group.	
<b>4.</b>	<p><b>Resident Design Brief</b></p> <p>Pam K summarised the draft resident brief, and that the priorities and aspirations for the new design would be given to the architects once appointed. This could act as a check list for the designs.</p> <p>Fiona outlined how this fit in with the other design &amp; planning requirements – including the design standards for Homes for Lambeth.</p> <p>A discussion took place in relation to the GLA space standards – which would be a minimum for the scheme.</p> <p>New planning guidance from the mayor/GLA states that affordable units needs to be maximised and that on sites where there is public subsidy/land the aim is 50%. Evidence would have to be given where this cannot be delivered.</p> <p>Further design issues raised:</p> <ul style="list-style-type: none"> <li>• Noise transference</li> <li>• Balconies not overlooking the main road/Central Hill</li> </ul> <p>Pam gave a chart showing when the different design standards/decisions would need to be made. One of the first decisions would need to be road and open space layout, other decisions would be a lot later down the line.</p>	
<b>5.</b>	<p><b>Site Visits</b></p> <p>There was site visits as part of last year's training which were seen to be very positive and the potential DMTs had to submit the schemes they have worked on as part of the quality assessments.</p> <p>Once appointed visits would take place to schemes designed by the architects.</p> <p>Fiona would try and arrange a visit to Woolwich, where the scheme is being built on a hill. (Note – the density/heights would be more as the scheme is in a town centre).</p>	
<b>6.</b>	<p><b>Nominees for the Project Team</b></p> <p>Rosemary Porter and Angela Masters would represent the design group.</p>	
<b>7.</b>	<p><b>AOB</b></p> <p>The housing needs survey would start in a couple of weeks. It will take place over the next months – due to the number of households on CH. This would give us information on the residents want to stay/return to CH and their housing needs. Properties could then be designed for these people.</p> <p>A discussion also took place about the re-housing and buy-back process. People would move into new homes, but in exceptional circumstances there could be the need for court action for tenants and CPO action for leaseholders. A full explanation would be given nearer the time.</p>	
<b>8.</b>	<p><b>Next meetings</b></p> <p><b>Resident Project Team – 5<sup>th</sup> November 2017.</b> Location to be determined.</p> <p>Woolwich Site Visit – FC to advise</p> <p>Next Design Group – when DMT is appointed.</p>	