

TRA consultation event / **File Note**

Date

30th July 2015

Project Reference

0370 Hemans Estate

Subject

Workshop to discuss resident aspirations for community room

Location

Lansdowne Green Family Centre

Attendees

Hemans Estate TRA Members (TRA) / Huw Jones (HW) Lambeth Council (LC) / Hari Phillips (HP), Bell Phillips Architects (BPA) / Ashmi Thapar (AT), Bell Phillips Architects (BPA) / Banksie Critchley (BC), Bell Phillips Architects (BPA)

Distribution

As above / www.hemansestate.co.uk / Huw Jones (HJ), Lambeth Council / BPA internal

No.	Description	Action
1.0	Introduction	
1.1	<p><i>Meeting arrangements</i></p> <ul style="list-style-type: none"> - LC and BPA had a confirmed booking in the family centre, however due to a change in staff the caretaker of Lansdowne Greene had not been notified of this booking and he informed LC and BPA that the family centre would only be available for 30minutes. - LC and BPA informed residents who had arrived early of the misunderstanding and apologised for any inconvenience caused. If access to the family centre for the whole evening was not possible, it was agreed that it would be better to rearrange the meeting for another date. - At 6:30pm the new staff member who had confirmed the booking arrived to provide LC and BPA access to the family centre as originally agreed. Residents were called back to reconvene the meeting. 	-
1.2	<p><i>LC and BPA updated residents with progress so far:</i></p> <ul style="list-style-type: none"> - Following consultation with residents and site survey information, the council have reviewed the original nine sites being considered for new development within Hemans Estate, and four of these are now being progressed further. - A document summarising the survey information, consultation feedback and initial proposals for each of the four sites was shared with residents. In addition the Housing Needs Survey Report was shared. These documents will be uploaded to the website. - A possible fifth site, the rooftop addition along Darlington and Hunter House, is also being considered. Initial feasibility studies by the architects, a building services engineer and a structural engineer are currently being undertaken to determine if this will also be progressed. 	BPA / LC

2.0	General queries from residents and responses from LC and BPA	
2.1	<p><i>When is the planning application going in?</i></p> <ul style="list-style-type: none"> - HJ explained that there is no confirmed date for the submission of planning, and this will depend on how proposals develop over the coming weeks, estimating that this could lead to a submission date around October or November 2015 at the earliest. 	BPA / LC
2.2	<p><i>Why is the community facility called a 'room'?</i></p> <ul style="list-style-type: none"> - The nature of the community facility is subject to discussion with residents. 	ALL
2.3	<p><i>Why is Hemans Estate being developed?</i></p> <ul style="list-style-type: none"> - Lambeth is looking to build new housing on land it owns across the borough. Hemans Estate is one of many similar projects currently being undertaken. 	-
2.4	<p><i>Have residents at Mill Pond Close been informed of the proposals?</i></p> <ul style="list-style-type: none"> - Neighbouring residents have not yet been informed of proposals but will be consulted shortly. 	BPA / LC
2.5	<p><i>Will all the new dwellings be for council tenants or will they also be for private tenants? Some residents would prefer all new dwellings to be for council tenants.</i></p> <ul style="list-style-type: none"> - LC are currently building a financial model for Hemans Estate and this will be updated as the proposals develop. HJ explained that some private dwellings may be included within the new development in order to make the scheme cost neutral (i.e. at no additional cost to the taxpayer). - The proportion of dwellings that are private will depend on a number of factors, including how many dwellings are proposed in total and how much funding from other sources within the council is available for the scheme (e.g. from Section 106 funds). - The maximum ratio of private:social dwellings will be 40:60, however Lambeth are hoping to be able to achieve a higher proportion of social dwellings on Hemans Estate if possible. - LC will share and discuss this financial model with the TRA as proposals develop. 	ALL
2.6	<p><i>Why does the financial model only relate to development within Hemans Estate? Why can't the model also consider wider developments by Lambeth Council elsewhere within the financial model?</i></p> <ul style="list-style-type: none"> - It is council policy that each new development is cost neutral when considered in isolation. This safeguards the success of the development. 	-
2.7	<p><i>Will the provision of a community room impact the number of social dwellings that are provided? Will there definitely be a community room?</i></p> <ul style="list-style-type: none"> - If the residents would like a community room the council will consider this within the new proposals and financial model. - The community room will have an impact on the financial model for the scheme and the number of private and social dwellings. Residents concluded that they would still like a community room. 	BPA / LC

<p>2.8</p>	<p><i>How many new dwellings will be built?</i></p> <ul style="list-style-type: none"> - At this stage LC and BPA are not able to confirm how many new dwellings will be built. The designs are currently being progressed, and the initial feasibility study suggests between 19 and 41 new dwellings. - Post meeting minute: Following the meeting the report was reviewed and the proposals in the feasibility study provide a maximum of 43 dwellings. This error has since been amended in the report accordingly. 	<p>-</p>
<p>3.0</p>	<p>Site specific comments</p>	
<p>3.1</p>	<p><i>Site One – north of Lockyer and Charman House</i></p> <ul style="list-style-type: none"> - The residents have no objection to the proposed development, subject to viewing more detailed proposals, the impact on views from windows, the impact on the garden, and the total number of storeys proposed. - Residents agreed that greater security and proper gates are needed. 	<p>BPA</p>
<p>3.2</p>	<p><i>Site Two – the disused community centre</i></p> <ul style="list-style-type: none"> - The main concern with the proposal is a loss of light and views from existing properties in Hunter House. - Residents queried why this site was chosen over the ballpark. Some residents feel that developing the ballpark would have been a better solution. - LC and BPA explained that there are mixed opinions about developing either of these sites. Some residents value the ballpark in its current location, whilst others believe it attracts anti-social behaviour. - One resident suggested that the ballpark could be removed altogether. - Another resident suggested that either this site or the ballpark could be a good location for a new community facility. 	<p>BPA / LC</p>
<p>3.3</p>	<p><i>Site Three – the disused boiler room</i></p> <ul style="list-style-type: none"> - Residents are concerned about loss of views and have asked BPA and LC to visit some flats on all levels within Hunter and Darlington House to fully understand the impact on views. - It was felt that the community centre would be better placed elsewhere (refer to minute 4.2) - A daylight, sunlight, rights to light and overshadowing study has been undertaken to fully understand the implications of all new proposals. BPA are amending the proposals to minimise the impact on existing properties. 	<p>BPA / LC</p>
<p>3.4</p>	<p><i>Site Four – adjacent to Darlington House</i></p> <ul style="list-style-type: none"> - The current proposal projects beyond the footprint of Darlington House too far. BPA 	

	<p>explained that this is currently being taken into consideration.</p> <ul style="list-style-type: none"> - As at Site Three, a daylight, sunlight, rights to light and overshadowing study has been undertaken. - No further objections subject to viewing more detailed proposals. 	
<p>3.5</p>	<p><i>Site Five – rooftop addition at Hunter House and Darlington House</i></p> <ul style="list-style-type: none"> - In general, residents are worried about proposals to build above their homes. - Rodney Shakespeare summarised the residents’ concerns, and asked for the following: <ol style="list-style-type: none"> 1. A report on the existing building foundations 2. A report on the strength of the existing walls 3. A report on the existing services and drainage 4. Clarification of the risk of the possible removal of some or all residents during the 2-year* construction period. (*residents assumed this construction period and have asked how long it would take to construct). 5. Confirmation of whether there will be loss of the use of the lift 6. Description of the disruption – this is generally a concern 7. What is the position of leaseholders? Particularly as leaseholders are about to begin paying for recent improvements to the estate (residents considered these improvements to have been poorly managed and executed). 8. Confirmation of whether the council has a statutory power to build. i.e. what exactly are the statutory powers of the council? How does this impact leaseholders? 9. A single report that responds to all of the above queries - Another resident requested some examples of buildings of a similar age and type that have had rooftop additions. Hemans Estate was completed in 1947. - Generally residents are worried about the poor state of existing services and increased load on these services. 	<p>BPA / LC</p>
<p>4.0</p>	<p>The new community hall</p>	
<p>4.1</p>	<p>What activities used to take place in the old community room?</p> <ul style="list-style-type: none"> - Weddings - Yoga - Holiday club - Parties and gatherings - At one point, a church - Poll station 	

	- Kitchen	
4.2	Acoustic considerations – residents would like to be able to host parties late into the evening (until 9pm, or midnight) and are concerned that proximity to housing above will restrict the kinds of activities that take place in the community room. One resident asked if it could be acoustically isolated, another if a separate new building could be constructed? BPA explained that acoustic separation is possible.	BPA / LC
4.3	Garden area – residents are worried that using part of the communal garden at Darlington and Hunter House will be noisy and result in complaints from other residents.	
4.4	Utility costs – residents recognised that the TRA or volunteers would need to find ways to pay for the maintenance of the community room. One possible solution is to develop a business plan for hiring the room, in a similar way to the Lansdowne Green community rooms.	
4.5	In general, residents would prefer the community facility to be an isolated building. Some residents would like the new community room to replace the existing facility, or have the existing building repaired.	

Author

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