



**KOVF PUBLIC MEETING MINUTES
THURSDAY, 16TH JUNE 2016
CARMELITA CENTRE
6.30PM**

**Action Points and Summary 16 June 2016
6.30pm KOVF Public Meeting, Carmelita Centre**

ACTION POINTS:

- All – Feedback on the new format of KOV meetings to kovforum@gmail.com
- All – a 15 minute film was shown by KOVF at the beginning of the meeting. We recommend you look at it to see the types of issues covered by a Neighbourhood Plan: 'How to Make an Attractive City', <https://www.youtube.com/watch?v=Hy4QjmKzF1c>
- All to feedback comments to Vauxhall One about what they wanted – they have an ongoing survey – see: www.vauxhallone.co.uk
- Oval Safer Neighbourhood information available here: <http://content.met.police.uk/Team/Lambeth/Oval>

MINUTES

Note: The minutes are not a verbatim record but attempt to summarize as accurately as possible the discussion. Questions are recorded along with named individuals when they disclose this information clearly. Sentiments expressed by those raising questions, and presentations by speakers are a matter for the individual and whilst KOV welcomes all contributions it does not necessarily endorse any particular view represented.

KOV Board: Helen Monger, Andrea Hofling, David Boardman, Chrys Loizou, Michael Keane, Marilyn Evers, Martin Osengor

1. Apologies and introduction from Chair

Apologies received:

Councillor David Amos

KOVF Board members: Harry Briggs, Mark Harrison, Aseem Sheikh

Attendance:

A list of those registered at the meeting is given at Annex A.

The Chair welcomed the assembly. She thanked her team of volunteers on the Board for their input of time and expertise, singling out Andrea for overseeing the distribution of flyers and posters to advertise the meeting and Chrys for the fortnightly KOVF e-newsletters and the meeting reminders. Alison and Carroll from Vauxhall Gardens Estate

Residents & Tenants' Association (VGERTA), were also thanked for their help with preparation of the meeting venue and facilities.

She reassured those present that the graphic on the latest e-newsletter, showing a forest of new towers peppering Vauxhall, was not showing real applications. She apologised if anyone had been alarmed but applauded the image – and its designer – for successfully drawing in attendees to the meeting and stimulating interest in KOVF's work.

KOVF were trying out a new format for the meeting: there would have a break of just five minutes after the workshop session, before resuming to hear presentations from two other speakers. This was being trialled to see if reducing the length of the half-time break in order to finish earlier proved popular and convenient to attendees and feedback would be welcomed. A buffet would be available at the end of the meeting.

The Chair explained that a draw would be held at the end of the meeting for two £10 Amazon vouchers. Flyers advertising the meeting were effectively tickets and anyone who filled in their details on one and put it in the draw would be in with a chance of winning.

The Chair outlined how the workshop session would work. Four facilitators – Andrea Hofling, David Board, Marilyn Evers and herself – would each rotate around the four tables of attendees, each leading 15-minute discussion on four themes which were central to the neighbourhood plan which was taking shape for Vauxhall. At the end these facilitators would report on the discussion to the room. This was the first of several public consultations likely to take place to deliver the Neighbourhood Plan, so that it would meet a planning inspector's approval.

Before the workshop, there would be a film which raised issues about city-planning for the future and would hopefully stimulate debate.

2. Minutes of last meeting

The Chair announced that nobody had raised any comments before the meeting, so the minutes of the last meeting - held on 14th April and available on KOV's website for over a month - would now be signed off.

3. Vauxhall One – presentation by Bernard Collier

Bernard Collier, the new Director of Vauxhall One was invited to make a short presentation to set the scene for what businesses were thinking about locally.

It was explained that Vauxhall One was a business improvement district in Vauxhall, currently consulting on a five-year plan which would be sent out for consultation soon. Since 2012, Vauxhall One's team had been working on behalf of local businesses to improve working and living in Vauxhall to make the local area a better place to do business. Its area of operation was defined by the geographical area of Vauxhall. It funds two Metropolitan police officers, dedicated to the Vauxhall area. It had reduced crime by 35% over the Christmas period and attracted over £1m investment. One of its proudest achievements was changing Vauxhall Walk into a pedestrian and cyclist friendly area. Phase 1 of this work had been completed, encompassing the public space outside the Teahouse Theatre. Phase 2, running up to Black Prince Road was underway. Vauxhall One offered a free recycling service to local businesses, saving them over £150,000 and it funded an extra litter picking service, on top of that provided by the Council. Over the next five years Vauxhall One planned to encourage visitors and businesses by promoting and building on the existing culture. The area is known as being a gallery district and gay

entertainment venue. It was carrying out major deep cleans of tunnels and removing pigeons and their mess. Bernard Collier finished by saying that Vauxhall One wanted to find out how local businesses could help this community and area and asked people to write in – details of their survey and work were available on their website:

www.vauxhallone.co.uk

4. Workshop session – how the neighbourhood plan will work in Vauxhall

The session opened with a screening of ‘How to Make an Attractive City’, a 15-minute examination of the balances necessary to make beautiful cities.

It can be viewed at <https://www.youtube.com/watch?v=Hy4QjmKzF1c>

The facilitators would focus as follows:

- Helen Monger – how the Neighbourhood Plan can help Vauxhall be beautiful and look at the use of Community Infrastructure Levy (CIL) funding in the area.
- Andrea Hofling – open and green spaces in Vauxhall and how they should be considered in the neighbourhood plan
- David Boardman – specific sites needing planning considerations for the neighbourhood plan
- Marilyn Evers – overarching built design considerations

The write ups of each workgroup, where notes are available, are attached at Annexes B and C.

Main conclusions, presented at the end were:

- There was support for greening the public realm. Green walls and vegetation along roads was seen as a good thing.
- Basement excavations were good insofar as they did not impact on the skyline, but there were issues with construction disruption and possible structural undermining of neighbouring structures. They were viewed as tolerable, so long as not very deep.
- Some public art was welcome – provided it was attractive to look at and well-considered. However, some participants argued that its expense could not be justified if it detracted from, say, health care provision.
- The Neighbourhood Plan was generally well-received, most attendees supporting the idea of a locally-elected body having control of developer tax levy. One participant argued that it was, effectively, duplicating the role of paid Council staff and therefore not justified.
- A few towers were acceptable. A sea of them was not. A ‘holistic’ approach, mindful of human scale, should be adopted in new developments.

- The Neighbourhood Plan would compel developers to publish their viability studies. The drafters believe this would reduce the chance of them being able to excuse their developments from including their statutorily-required affordable housing quotas. This idea was supported by those present.

5. Update from Philip Normal, Chair, Oval Safer Neighbourhood Panel

- Philip briefly explained the role, importance and structure of Safer Neighbourhood Panels. Each Ward meets quarterly and is attended by a senior borough policeman. They are a London policing initiative to encourage local people to work with police and partners to tackle local issues. They sought to provide long-term local solutions and reduce priority crime. His message was that the Police could not attempt to address issues which had not been reported to them. Short of time, he encouraged people to visit the website:

<http://content.met.police.uk/Team/Lambeth/Oval>

6. Presentation from Ali Hall, Camargue Communications on behalf of Downing Developments, for Rudolf Place development at Miles Street

The presentation is at Annex D.

With little time left to present, owing to the over-run on the workshop session, Ali Hall concentrated on explaining that this proposed development could be viewed on eight display panels which were on show in the Carmelita Centre until 9.30pm and that he would be on hand to take questions.

7. Any Other Business

There was no other business. The Chair expressed her shock and sadness at the breaking news of the murder of MP Jo Cox as she was going about her constituency work.

8. Date of next meeting, to include AGM: Thur 13 October 2016, 6.30 – 9pm, Carmelita Centre

Annex A - Registration

Daryl Kerin
 Martin Osengor
 Priscilla Baines
 Marilyn Evers
 Brenda Kirsch
 Max Boucher
 L Akore
 Barrie Cuning
 Carroll Faloner
 Susan Smith
 Alison Masters-Maher

Wendy Rigg
 Abi Osseni
 Katie Hunter
 David Ogbonna
 Thomas Elliot
 Catriona Cardiff
 Ali Hall
 Helen Monger
 Caroline Barnes
 Martin Bailey
 David Boardman

Akhtar Khakor
 Michael Keane
 Emily Elkington
 Andrea Hofling
 Chrys Loizou
 Kirk Hendry
 Roksana Thecinsky
 Jason Dickie
 Byron Green

Annex B(i)

Public open green spaces in Vauxhall and how they should be considered in the neighbourhood plan: discussion at KOVF Neighbourhood Plan workshop, Thur 16 June 2016, led by Andrea Hofling

Summing up the workshop results from the four tables:

- The suggestion that some public green spaces may be 'at risk' and in need of protection was seen as 'too negative' by some.
- The building of starter 'pocket' homes on green space on Council estates was not considered a threat (in fact there was no awareness of it at all), neither was the possibility of public parks falling into neglect due to austerity, and therefore at risk.
- However, the groups did identify public green and open spaces that could be improved, and a number that were deemed to be at risk (see list below).
- There was not much awareness about the OAKDA proposal and the need for additional green space in this open green space deprived area of KOV, or the problem of busy roads impeding access to public parks.
- The proposal to create space for additional housing (e.g. pocket starter homes) by replacing surface parking with underground parking (rather than building on existing green spaces) was deemed not to be acceptable to VGERTA residents.
- There were some general proposals, (and some local examples, see below) for enhancing existing public open and green spaces and for looking after them in times of austerity, such as more community engagement and using social enterprises.

General proposals for enhancing existing public open and green spaces

- New developments should provide an environment which is as green as possible.
- -Up-date on tree protection order needed (trees being cut down without permission by developers).
- More green corridors like the Vauxhall Link.
- Larger roads in the area e.g. Kennington Road and Harleyford Road could benefit from 'boulevarding'. i.e. more trees and 'edible' lamp posts.
- Hanging gardens on estates, 'green' walls (like on RVT wall).
- Provide picnic areas, BBQ areas in parks.
- More seats in green road-side spaces.
- Smaller green spaces could be improved by adding potted trees.
- Protect trees in private gardens.
- VGERTA was cited as a good example of how open green spaces on estates can be enhanced.

Identifying public green and open spaces that could be improved

- Lambeth Doorstep Green has tall buildings around it, not much going on there, could be improved.
- In Cowtrey Street and Cowtrey Square (where it meets Sandcroft Street) there is an open space that could be improved (Duchy of Cornwall).

- Tyers Street should be a green link; it had been earmarked to receive s.106, but it didn't happen.
- Larger roads in the area e.g. Kennington Road and Harleyford Road could benefit from 'boulevarding'. i.e. more trees and 'edible' lamp posts.
- Ethelred needs dedicated open spaces for older children.

Identifying public green and open spaces at risk

- Green space in Crewdson Road, Handforth Road, South Island Place and Offley Road at risk from neglect/possible development?
- Walcot Garages development plans to replace garages and gardens with big luxury residential development (see attached leaflet).
- Riverside beach in front of MI6 building threatened by proposed build-out.
- Old Paradise Gardens did not receive s.106 money from tall new development next to it, CIL money was promised, but developer spent 25.000 on improvements outside their own development on Lambeth High Street.
- Kennington Green at risk from development.
- Pedlar's Park has no 'Friends'.

Proposals for looking after public green and open spaces in times of austerity

- Individual residents could adopt 'plots' inside parks and green spaces.
- Social enterprises such as Roots & Shoots could do the gardening, to be paid for by CIL money via the NP once we've got it.
- Group together several (all) parks in the KOV area and pool resources.

Annex B (ii)

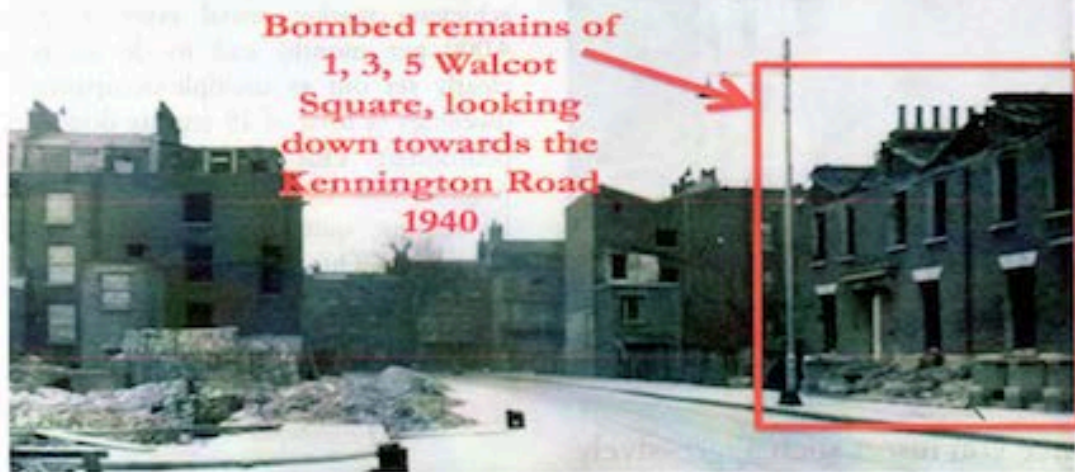
Flyer circulated by opponents of a planning application for Walcot Garages in session

KOVF has not had any part in this flyer's production and neither supports nor disagrees with its contents but it is included for the record as it was brought to the meeting by a member for consideration

**The CAMPAIGN to oppose the
WALCOT GARAGES DEVELOPMENT
A NEW street to be built – concrete over gardens!!!**

**PLEASE HELP SAVE A RARE UNTOUCHED ENCLAVE
OF GEORGIAN AND VICTORIAN STREETS FROM A
BRUTAL MODERNIST INVASION of LUXURY HOUSES**

What World War II bombs failed to destroy, the Walcot Foundation after centuries of stewardship is going to decimate in one swoop...



Walcot Square and the surrounding streets are the heart of the Conservation area. One of the most intact and architecturally coherent areas of 18th and 19th urban planning with quiet terraced houses and gardens loved by resident families. For centuries, the Walcot Foundation whose mission is to look after the poor of Lambeth, have protected and cared for the area by imposing strict covenants to ensure that even after sale the houses in the Estate must *"maintain the visual unity and amenity of this extraordinary part of London, for the benefit of all."* (Walcot Foundation's own words). **BUT NOW** suddenly, **THEY** plan to replace gardens and garages with a big new *street* of luxury modern houses. See their plans at www.walcotfoundation.org.uk





The proposed development will **destroy a historic garden** which is increasingly rare in central London with amazing mature trees which improve the visual landscape for all. The garden provides a quiet place **for wildlife and over 15 species of birds**. In addition **7 trees with preservation orders on them are likely to be weakened and thus die**.

The proposed development is aimed at achieving market rental rates (c. £4,000 per month) and to do so is clearly set out as multiple-occupancy dwellings (a total of 19 ensuite double bedrooms). This means that it is very possible that 38 additional people will be renting, quite possibly on short-term lets. This will have **an impact on demand for parking, local doctors' surgeries, rubbish collection and could create a transient population**

Once you insert such aggressively modern brickist architecture, it creates a precedent. The area will lose forever its rare 18th architectural coherence for future generations.

The Lambeth Planning Office, could be contravening its own policies regarding historical character and distinctiveness in a Conservation Area. What next from Lambeth?? More Skyscrapers???

What can you do to help ?

Please email Hugh Valentine director@walcotfoundation.org.uk, copied to cb@butlerbox.com and ask him to stop immediately plans for this mistaken development and to discuss formally with those Campaigning against the Walcot Garages and Garden Development (WGD) what an agreed solution might be.

The Campaign to oppose the WGD now consists of over 40 individuals/households. We need support from **YOU please**.

Annex C

Draft questionnaires for the Neighbourhood Plan, discussed at KOVF public meeting, Thur 16 June 2016, led by David Boardman

"Groups "road tested" two presentations of sets of questions for the consultation, as annexed. There was a strong preference for the abbreviated version, with hot links as indicated to the explanatory text, rather than the wordier version with full explanation before the questions, at which people tended to glaze over. There were useful suggestions how to simplify the questions themselves, most of which are to be incorporated in the questions to be used. There was also a plea for some graphical element, which will be attempted in subsequent consultation rounds.

Draft option 1 – with full explanations

ROAD TEST THESE CONSULTATION QUESTIONS PLEASE READ THE QUESTIONS IN QUOTES AND TELL US: ARE THEY CLEAR? ARE THEY FAIR?

“Publishing Viability Studies in full.

Headline Lambeth Planning Policy is for 40% affordable housing in all new developments in Vauxhall/Albert Embankment. This should have given us 1400 affordable units. Instead we get about 700, because Lambeth is argued down by confidential “viability” studies, never exposed to public scrutiny. (A viability study calculates from estimated costs and likely sales proceeds whether the developer will make at least the Government set benchmark profit level from his development. If not, he is allowed to reduce expensive obligations like providing affordable housing, until his calculated profit gets back to benchmark levels). The Information Tribunal now rules that these studies should be published, and the Government and the Mayor urge publication, but don’t insist on it. Some developers say they wouldn’t develop in Lambeth if forced by this to reveal the margins they expect to make. Other London Boroughs like Islington insist on publication but with an “exceptional” clause to allow the developer to argue against publication. In the KOV area, “exceptional” get out clauses to rules limiting dwelling density led to 6 major developments out of 8 being accepted as exceptions, without query.

1. Should the KOV Neighbourhood Plan (KOVNP) require publication of some or all viability studies? (Please tick one box)

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

2. Should KOVNP allow for any exceptions? Please tick one box

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

SO, ARE THESE QUESTIONS

CLEAR? YES NO

FAIR? YES NO

ANY COMMENT?

**ROAD TEST THESE CONSULTATION QUESTIONS
PLEASE READ THE QUESTIONS IN QUOTES AND TELL US:
ARE THEY CLEAR? ARE THEY FAIR?**

“Oval and Kennington Development Area (OAKDA)

On what terms should it be released for development, now the Gasholders are decommissioned?

KOV is on record as saying the following about OAKDA development:

The Oval Gasholder, at the heart of our area, and covering 2.2 ha, when active was a major hazard, which, under London Plan guidance, inhibited development in its surrounding 20 or so hectares. Now it is decommissioned, we wish to

- secure sympathetic street patterns and development heights not compromising the iconic presence of the newly listed Gasholder as the pinnacle of development,
- secure adequate land allocation for any public facility eg a replacement library (requiring 0.1 ha), and at least 0.4 hectares of green public open space, to remedy local deficiencies and contribute to new green east/west linkages.
- As regards **tall buildings**, we are clear that this is not an area favoured for tall buildings (more than 30m, or about 9 storeys tall) under London Plan criteria, nor one identified as suitable for tall buildings under the Local Plan. The neighbours hate the idea, and in our view, tall buildings would detract from the salient silhouette of the retained gasholder, recently listed. It is the lattice top of the gasholder, set against the sky, which is the visual spur to the listing, alongside its historic engineering past (the iconic picture is from the Oval cricket ground on match days, when, as a safety precaution, the gasholders were kept part deflated, hence showing the top lattice clear against the sky), and, at 48m tall, it should maintain dominance as the peak of any development, itself no higher than 30m. And two or more tall buildings count as a cluster, and clusters are used as precedents by pushy developers to secure more and taller towers. But

developers find the upper storeys of tower blocks very profitable to sell, and this extra profit can boost their contributions towards affordable housing and public realm improvements.

- As regards **public facilities**, there has been talk of perhaps 150sqm devoted to D1 uses. If, as has been suggested, it is intended to relocate the Durning Library, perhaps with enhanced IT and community uses, this is far too little. Assuming that the Bishop's ward library needs will be met as part of the Johanna school redevelopment, that leaves the library needs of the 32,000 inhabitants of Prince's and Oval wards to be met. The standard Library Association metric is 30 sqm per 1000 residents, so requiring about 960 sqm, if you are supplying a proper library. This might cost around £3.5m to build, if we are looking for funding from S106 or CIL.
- The developer is offering significant **new public realm** (about 1 ha), but most of it is hard landscaped and only 0.1 ha is green (most of his green space is tucked away for the proposed gated developments on site). There is a significant gap in green provision in the area around the gasholders and we aim for 0.4 ha, the size of a pocket park, which would also contribute to improved west east green linkages. Fortuitously, the area of the gasholder is also 0.4 ha, and we know that a park of this sort has been established in one of the Kings Cross gasholders, but we are not prescriptive about where the 0.4 ha is, provided it is present as a compact body (and not elasticated into unusability, like the VNEB linear park).

3. Should development in the OAKDA area ban “tall buildings” (those higher than 30m, or about 9 storeys)?

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

4. Should KOVNP insist on 1000 sqm of community floorspace and 4000 sqm of green public open space in the OAKDA redevelopment?

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

”

SO, ARE THESE QUESTIONS

CLEAR? YES NO

FAIR? YES NO

ANY COMMENT?

**ROAD TEST THESE CONSULTATION QUESTIONS
PLEASE READ THE QUESTIONS IN QUOTES AND TELL US:
ARE THEY CLEAR? ARE THEY FAIR?**

“Basement development – is it a problem yet?

London Boroughs with high house prices are finding problems for neighbours when owners excavate large new basements underneath their houses. There can be stability problems for adjacent properties and long term nuisance from construction traffic, especially if other neighbours in the same street are then inspired to do the same one after the other. On the other hand, we all expect the right to make minor changes to our properties without too much red tape. We are seeing a trickle of such cases in the KOV area, with the added complication of flood risk and water table issues. Kensington and Chelsea have recently banned basement development beneath listed buildings, and insisted on more detailed statements about impact on the amenity of neighbours.

5. Should the KOVNP suggest tougher rules and give guidance on the planning weight to be given to the amenity of neighbours in relation to proposed basement developments?

YES DON'T KNOW NO

WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

”

SO, IS THIS QUESTION

CLEAR? YES NO

FAIR? YES NO

ANY COMMENT?

Draft option 2 – with abbreviated explanations and hotlinks

**ROAD TEST THESE CONSULTATION QUESTIONS
PLEASE READ THE QUESTIONS IN QUOTES AND TELL US:
ARE THEY CLEAR? ARE THEY FAIR?**

“Publishing Viability Studies in full. **Background**

1. Should the KOV Neighbourhood Plan (KOVNP) require publication of some or all viability studies? (Please tick one box)

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

2. Should KOVNP allow for any exceptions? Please tick one box

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

”
“Oval and Kennington Development Area (OAKDA) **Background**

On what terms should it be released for development, now the Gasholders are decommissioned?

.3 Should development in the OAKDA area ban **“tall buildings” (those higher than 30m, or about 9 storeys)?**

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

4. Should KOVNP insist on 1000 sqm of **community floorspace** and 4000 sqm of **green public open space** in the OAKDA redevelopment?

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

_____”

“**Basement development** – is it a problem yet?

5. Should the KOVNP suggest tougher rules and give guidance on the planning weight to be given to the amenity of neighbours in relation to proposed **basement developments**?

YES DON'T KNOW NO
WRONG QUESTION – ASK THIS INSTEAD

Say what we should ask instead here:

_____”

SO, ARE THESE QUESTIONS

CLEAR? YES NO

FAIR? YES NO

ANY COMMENT?

Annex D – Rudolf Place development display banners



DOWNING
students

Rudolf Place, Miles Street
CONTEMPORARY STUDENT HOUSING AND OFFICE SPACE

Welcome to our public exhibition

Welcome to our public exhibition of updated proposals for Rudolf Place, Miles Street. We first introduced our draft plans to the local community as part of our consultation in summer last year.

We received positive feedback on our proposals and we have spent the past nine months in discussion with planning officers at Lambeth Council to ensure the scheme delivers the right balance of uses for the local area.



Artist impression of the proposed new development at Rudolf Place

OUR LATEST PLANS WILL:

- Deliver **approximately 300 student bedrooms** – including 10% DDA-compliant rooms – in a 33-storey building
- Provide almost **three times the office space** that currently exists at Rudolf Place – new, flexible Grade A offices would attract new businesses to Whitehall
- Create over **300 new, additional jobs** at Rudolf Place
- Provide a new **rooftop Multi-Use Games Area** for students and the public
- Transform the heritage along Miles Street – removing the curtain wall facade to create an open and **attractive pedestrian area**
- Provide a new **café** on Miles Street, bringing new activity and vibrancy to the street
- Include **generous shared spaces** for students or staff, including common rooms, kitchens, lounges, study spaces and a rooftop sky garden

- Provide at least **one cycle space for every two student beds**, as well as additional spaces for the offices. As a result, the development will be in line with the exception of parking for disabled drivers
- **Boost Whitehall's economy** – through spending from new student residents and office workers – and **help meet the strong and growing demand** for student accommodation in the London Borough of Lambeth and across London



The site today and adjacent existing context



Proposed ground floor plan

A considerate approach to Vauxhall Park



View of Rudolf Place from Vauxhall Park

EXISTING SUNLIGHT AND SHADING

Sunlight and sunlight are being fully considered for neighbouring residential properties within the vicinity of the site. These include the completed Vauxhall Square, New Brompton and Knightbridge House developments along with residential properties at 41-43 South Lambeth Road and The Park Mansions Park. A comprehensive daylight/sunlight report will be submitted as part of the planning application.

At 32 stories, Rudolf Place will be significantly lower in height than other recently completed developments including the adjacent Knightbridge House, New Brompton, South of Square and Vauxhall Cross, being 100m, and any new building impact on the park will be largely within this 'envelope'.

Vauxhall Park will continue to receive levels of sunlight in accordance with the recommendations of the Building Research Establishment's "Site Layout Planning for Daylight & Sunlight 2017". This is the standard specifically identified in the London Borough of Lambeth planning documents by which daylight, sunlight and overshadowing should be assessed.



Student design on 2nd floor

GENEROUS STUDENT COMMUNAL SPACES

Our scheme provides generous internal and external amenity spaces within the Rudolf Place site dedicated for student use.

These include a large shared common room and study area, kitchen terrace and study lounge on every floor, and a sky terrace and open-air sky garden on the top floor of the building. Students will also have access to the open-air Multi-Use Games Area.



How our plans have changed



LISTENING TO LOCAL FEEDBACK

Last autumn, 76 people attended our public exhibition to give their comments on our draft plans. The most common feedback included:

- Positive comments about creating a mixed-use including student accommodation, new offices and a cafe
- Positive comments on the improvements to help transform Miles Street
- Positive comments about the proposed building designs
- Queries about the height of the proposed buildings

As well as listening to feedback from the community, over the past nine months we have been working with planning officers at Lambeth Council to ensure the scheme delivers the right balance of uses for the local area.

Revised plan shows Rudolf Place between Mileage Road and Mile



HOW WE'VE IMPROVED OUR PROPOSALS

- 1. Changing the overall design**
We have removed one of the tallest buildings previously proposed. The scheme has changed from three tall buildings, to a podium block of seven stories and a single tall building. This means the overall number of student bedrooms has reduced from 760 to approximately 700.
- 2. Increasing the amount of office space**
In response to requests from planning officers and to support local demand, we are proposing 40 per cent more office space than our previous proposals. This will create something like the current level of employment space at Rudolf Place - taking it from 16,000 sq ft to 22,000 sq ft.
This will create new workplaces for businesses who want to locate in Rudolf and create **over 200 new jobs** in the area.
- 3. Introducing a new Multi-Use Games Area**
Our plans now include a new cutting-edge Multi-Use Games Area on top of the office podium. This will provide space for a range of sports and leisure activities for both students and the public.



Student accommodation and new office space

INCREASED OFFICE SPACE

Leameth Council is supportive of increasing employment opportunities in the borough, so will have increased the amount of office space included in our proposals to help create 300 new jobs at Rudolf Place.

Our proposals will provide 48,000 sq ft of office space, almost three times the current 16,000 sq ft.

This will be new open plan, flexible Grade A office space which will help attract high quality employers to Leameth, as well as providing more accommodation for our small and medium sized businesses.

Secure cycle parking will be provided on site for the office tenants, in line with our commitment to create a sustainable development.



STUDENT ACCOMMODATION

Following many years of under provision, there is very significant demand both in Leameth and across Leameth for purpose built student accommodation. The Mayor of London's Academic Forum estimates that Leameth needs an additional 2,000 - 3,000 student beds each year.

Research from Savills has shown that there are currently 16,000 full-time students living in Leameth, but just 1,000 purpose built student spaces - 15% of the student numbers. Providing dedicated student accommodation can also help to release additional housing back to the open market for letting of flats to families, couples or individuals.

Downing's proposals for Rudolf Place will help to meet this demand by providing 700 new student bedrooms. Ten per cent of these will be suitable for disabled students.

Bedroom suites
Provide 300 rooms, each with a private bathroom, individual kitchenette and study space.

Study rooms
Provide 200 rooms with study spaces and private bathrooms. They are grouped together in 'studios', which share a large kitchen lounge.

Timberline
Provide 100 rooms with 'Pods' with three bedrooms and shared bathroom and kitchenette.





Rudolf Place, Miles Street
CONTEMPORARY STUDENT HOUSING AND OFFICE SPACE

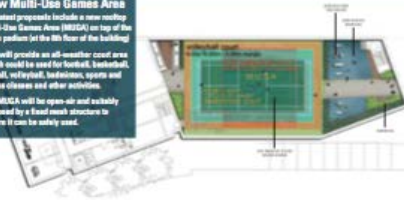
Boosting Vauxhall's leisure facilities

New Multi-Use Games Area

Our latest proposals include a new rooftop Multi-Use Games Area (MUGA) on top of the office podium (at the 10th floor of the building)

This will provide an all-weather court area which could be used for football, basketball, netball, volleyball, badminton, tennis and fitness classes and other activities.

The MUGA will be open-air and suitably enclosed by a fixed glass structure to ensure it can be safely used.



A FACILITY FOR LOCAL RESIDENTS

The new MUGA will be accessible not only to students living at Rudolf Place, but local residents and the public.

The facility will be managed either directly by Downing, a private partner, or a local separate company which specialises in leisure facilities.

As part of our planning permission, the MUGA will be governed by a community use agreement, ensuring that it is accessible to, and affordable for, local residents.

IMPROVING VAUXHALL'S LOCAL FACILITIES

Downing is also building the neighbouring Atlas development at 20-22 South Lambeth Road. This scheme will bring a much-needed new public swimming pool and leisure facility to the area.

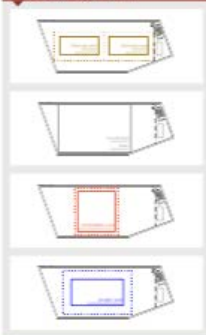
As part of the Atlas project, we are making a contribution of £20,000 to maintain and improve Vauxhall's parks and open spaces.

If granted planning permission for its Rudolf Place proposals, Downing will make a further financial contribution of approximately £5 million to Lambeth Council and £1 million to the Mayor of London via the Community Infrastructure Levy (CIL). This can be directed towards local infrastructure projects in the District which can include the maintenance and improvement of local parks and leisure facilities.

CHANGING SWIMMING POOL SIZES



EXAMPLE SPORTS COURT AREAS



INVESTING IN YOUR AREA

In CILB, Downing's investment in Vauxhall is comparable to 2016. Downing's Atlas and Rudolf Place proposals will together deliver a new swimming pool and leisure facility, a new MUGA, office space creating 280 new jobs, a new public park, improvements to local infrastructure areas, approximately £7 million of investment in local infrastructure (CIL) and a major contribution to the student accommodation available in Lambeth.

These developments will bring new life and commercial activity to Vauxhall and Miles Street, boosting the local economy and increasing spending in existing shops, cafes and local businesses.

A bright future for Miles Street

Our proposals for Rudolf Place are part of a much bigger story of change and development around Miles Street and in Vauxhall more widely.



Development of Miles Street

Artist impression of the proposed new development at Rudolf Place

With development at nearby sites including Vauxhall Square, Bonway, Keybridge House and Downing's Atlas development, Rudolf Place is another important part of the Vauxhall plan.

We're ensuring we integrate with these other schemes and deliver improvements to the public realm at Miles Street.

Our scheme will help improve Miles Street by:

- Improving the pedestrian route along Miles Street
- Replacing the current rail and gated site façade with an open frontage
- Introducing attractive planting and hard landscaping
- Setting the new buildings further back than the current offices, creating a wider pedestrian area
- Creating an entrance courtyard for Rudolf Place and street-level entrances for the student accommodation and offices
- Contributing to the improvement of the railway underpass
- Considering the potential opening up of the railway arches to create shops or small business units
- Allowing for the potential creation of new pedestrian routes between Rudolf Place, Atlas and the Bonway site (subject to as part of other, nearby planning permissions)



A NEW CAFF

A new café will provide an active frontage on Miles Street and will improve the local atmosphere. It will also complement the improved pedestrian routes and the potential opening up of the railway arches to create new shops, restaurants or small business units.



Delivering a sustainable development



Rudolf Place viewed across Rudolf Place from Lane Lane

We are committed to delivering a social and environmentally sustainable development for Westcott.

We have designed a scheme that will achieve a 'Very Good' BREESM rating as a minimum.

The site is in a highly sustainable location, it benefits from excellent transport links by bus, train, London Underground, cycle and foot. Rudolf Place has the highest public transport accessibility ever given by TfL, to inform planning policy in London (PTAL 6a).

We want to encourage students and office workers to use sustainable transport methods. The development will provide secure cycle parking and students will not be allowed to bring their own cars to Rudolf Place (this is well beyond part of their tenancy agreement with us). Students will also be restricted from applying for on street parking permits. Rudolf Place will have an site management and security to ensure that the student accommodation is well managed.

ESTIMATED ORIGINAL AIR QUALITY
0.3
LESS THAN A
TERRIBLE WALK



BUILDING IN SUSTAINABILITY

To meet these high standards, Downing has incorporated a number of sustainable design features into the scheme, including:

- The provision of 400 cycle spaces
- The use of water efficient fixtures and fittings
- The provision of recycling facilities
- Meeting compliance with the London Plan, which seeks to reduce CO₂ emissions to 25% beyond current Building Regulations

Our overall approach is to:

- **'Be lean'** - Maximize the energy efficiency of the building through good design - this will include optimizing access to daylight and solar energy, using efficient building services, and designing the fabric to improve the energy efficiency of the building fabric
- **'Be green'** - Meet the requirements of the Building Regulations Part L 2013 through our design strategy, before any low carbon technologies are applied

- **'Be clean'** - Introduce an on-site heat recovery system by an efficient DHP engine
- **'Be green'** - Consider opportunities for on-site renewable energy such as solar photovoltaic technology

An Energy Statement will be submitted as part of the planning application.



The site is highly accessible to transport links



Rudolf Place, Miles Street

CONTEMPORARY STUDENT HOUSING AND OFFICE SPACE

Your feedback and next steps



YOUR FEEDBACK

Please let us know what you think of our draft plans. We will review all feedback and, where possible, incorporate it into the proposals before we submit a planning application in the coming months.



NEW OFFICE SPACE

ADJUSTED

3x

THE CURRENT OFFICE SPACE AT RUDOLF PLACE

ADJUSTED STUDENT SPACES

35,600

sq ft

NEW JOBS

300+

NEW JOBS GENERATED BY STUDENT ACCOMMODATION

ADDITION

760

NEW RECYCLING

7,000

sq ft

NEW HEALTH CARE SERVICES AND CHANGING FACILITIES

£100m

INVESTMENT IN GROUND

INDICATIVE TIMELINE



ABOUT DOWNING

Downing creates inspiring places to live and learn. We believe in providing the best accommodation in the best locations and we focus on delivering world class, sustainable buildings for our students. We have 25 years' experience of planning, building and operating communities of student housing. We believe in the greatest contribution that student accommodation makes to our cities and we're investing over £5bn in the UK to develop best new facilities. We also own and operate several hundred thousand sq ft of high quality commercial office space.

www.rudolfplace-vauxhall.co.uk
info@rudolfplace-vauxhall.co.uk
020 7323 3544

Rudolf Place consultation,
c/o 7 Bayley Street,
London WC1B 3HB