



Denby Court Alternative Scheme 2022
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Aerial View



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Denby Court 22nd August 2021



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DENBY COURT: ALTERNATIVE LOW-RISE TO ACHIEVE 141 LAMBETH HOMES



Lambeth Council's Homes for Lambeth (HfL) propose to demolish Denby Court: 42 low-rise sheltered homes and an Adult Day Centre on Lambeth Walk. These would be replaced by the development of 141 flats: 78 private, 22 'affordable' and just 41 new council homes – a net loss of council homes on a site owned by Lambeth

The development includes 2 private towers of 10 & 12 storeys which would be entirely out of context, would dominate and overshadow dozens of homes and the only green amenity space in the area. Contrary to the requirements in planning policy and found in good practise, minimal consultation was attempted during lockdown, and the local community has been ignored.

The alternative provides exactly the same number of 141 homes as the HfL scheme, with the same mix of size of homes. The alternative meets all the required space standards, amenity provision, and other standards. The alternative involves retro-fitting existing homes and adding additional floors, plus a new 6-storey block along the southern edge of the site and would use sustainable materials, included fire-resistant laminated wood, and sustainable construction techniques. As a result of using less materials floor-to-floor heights are significantly reduced.

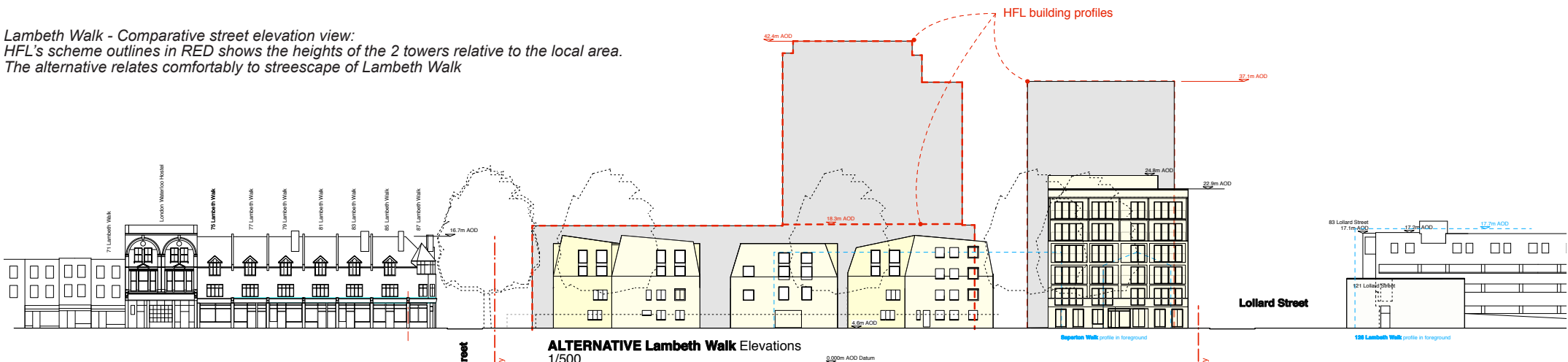
All of the existing 27 mature trees on the site would be retained, including maple, cherry, apple & walnut trees. All of the existing green courtyards would be retained and improved

The alternative is financially viable and capable of generating a profit for further homes, as the business model of Homes for Lambeth

Homes For Lambeth's application view of the proposals from Lambeth open space park. Save Lambeth Walk's alternative profile shown in outline as a comparison.

Homes For Lambeth scheme profile in RED

Lambeth Walk - Comparative street elevation view: HFL's scheme outlines in RED shows the heights of the 2 towers relative to the local area. The alternative relates comfortably to streetscape of Lambeth Walk





The Alternative Design shown in context

With nearly 150 objections lodged, Save Lambeth Walk was formed as a result of the public outcry about the plans, and the way in which HfL has aggressively pushed them forward. We have drawn on local expertise, including architects and financial planners, to explore an alternative approach. We have developed an illustrative alternative design which will be presented to a public meeting at Roots & Shoots on Thursday 3rd March at 6.30pm for local residents. Homes for Lambeth have been invited, as well as existing councillors and candidates for the forthcoming elections, to consider the current application and our alternative.

*You can join us: contact@savelambethwalk.org :
www.savelambethwalk.org
<https://donate.giveaseasyasyoulive.com/fundraising/savelambethwalk>*

Save Lambeth Walk's Alternative Design from the corner of Lambeth Walk & Fitzalan Street A combination of retrofit, extension and new build. As a modern sustainable construction, it utilises the existing structures and retains all the mature landscaping.

THE ALTERNATIVE DESIGN HAS EIGHT SIGNIFICANT BENEFITS:

1. At up to 6 storeys, and re-using the existing arrangement of buildings, the alternative would be **entirely in context with the townscape** of the neighbouring area.
2. Being less than **HALF THE HEIGHT**, the alternative scheme vastly reduces the impact of overshadowing and overlooking the many neighbours and the Lambeth Walk Green.
3. The impact on daylight and sunlight of neighbouring homes will be negligible. This is a huge improvement on the current application, where **over 100 NEIGHBOURING WINDOWS WOULD FAIL THE BRE GUIDELINES, REDUCING DAYLIGHT IN HOMES BY UP TO 50% OR MORE.**
4. The alternative will not impact on the sunlight enjoyed at Lambeth Walk Green and in various housing amenity spaces and private gardens. The current application would cast long shadows across Lambeth Walk Green for much of the afternoon and obliterate direct sunlight reaching the green space in Saperton Walk.
5. As a result of prioritising a retrofit approach, rather than demolition & rebuild, by using modern Sustainable Construction techniques, the design would easily attain a **ZERO-CARBON BUILDING**. The HfL application, by comparison, uses unsustainable materials such as concrete and has an embodied energy carbon footprint of **21,000 Tonnes** of Co2 (according their own calculations). This entirely undermines Lambeth's Climate Emergency declaration. The retrofitted alternative would be a clarion call for significantly more sustainable development.
6. **THE ALTERNATIVE IS FINANCIALLY VIABLE**, and is flexible enough to **INCREASE THE NUMBER OF NEW SOCIAL HOMES** for Lambeth than is currently proposed. This has been confirmed by professionally costing the proposals in detail. The alternative could prioritise much needed social homes rather than private flats for sale.
7. The works on site would only require partial demolition, and would therefore have far less impact on neighbours at construction phase, and avoid the dust, dirt and noise of significant demolition.
8. The alternative design responds sensitively to the historic context of Lambeth Walk. Like the recent local developments in Old Lambeth Walk, Lillian Baylis School, and the Newport Street Gallery (Stirling Prize 2016), it complements the neighbourhood, rather than obliterating it.





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LAMBETH WALK

LOLLARD STREET

Day Centre

FITZALAN STREET

DOORSTEP GREEN

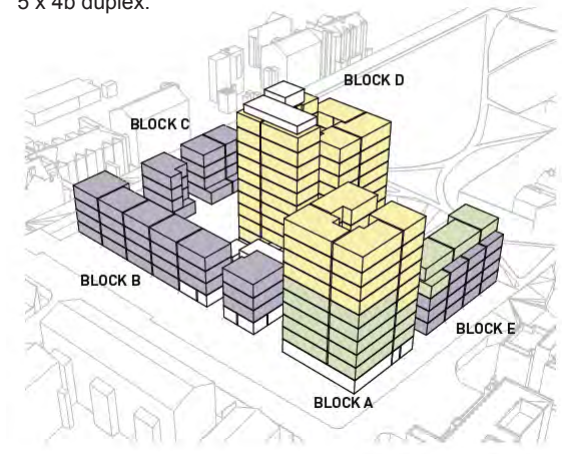
**EXISTING SITE PLAN
Plus
TREE SURVEY PLAN**



- 1 bed units
- 2 bed units
- 3&4 bed units

Alternative retrofit scheme: 145 units o/a
395 Hab. rooms
15 x M4(3) accessible units
 4 x 1b/1p units
 57 x 1b/2p units
 9 x 2b/3p units
 59 x 2b/4p units
 6 x 3b/4p rooftop flats
 3 x 3b/5p units
 3x 3b/6p units

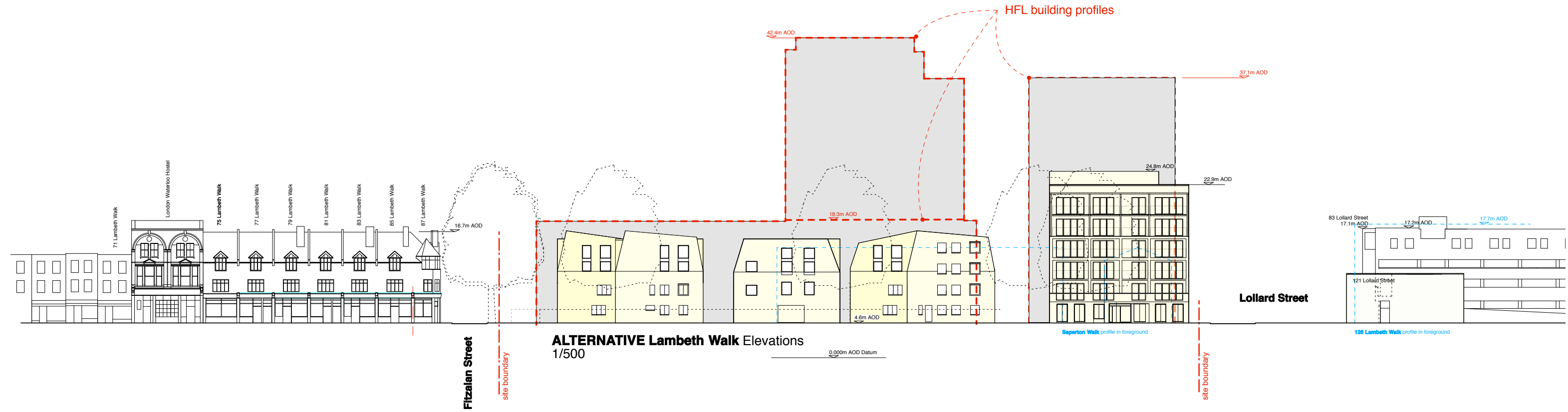
HFL scheme: 141 units o/a
395 Hab. rooms
14 x M4(3) accessible units
 45 x 1b
 27 x 2b/3p
 57x 2b/4p
 4 x 3b
 3 x 3b duplex
 5 x 4b duplex.



Proposed HFL Scheme
 NB: colours indicate tenure, not unit sizes

Homes For Lambeth scheme profile in RED

HFL building profiles



ALTERNATIVE Lambeth Walk Elevations
1/500

0.000m AOD Datum

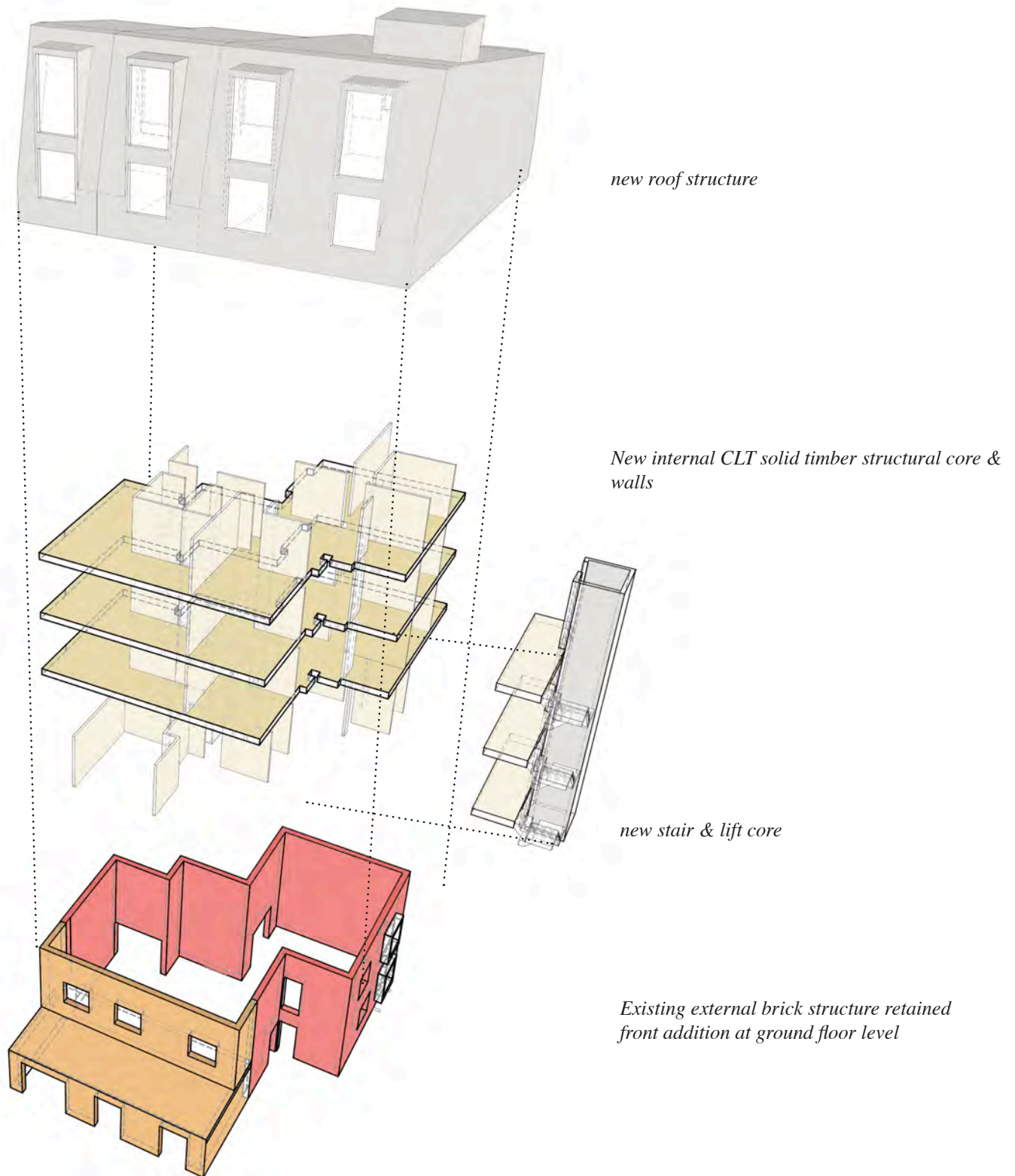
Fitzalan Street

Lollard Street

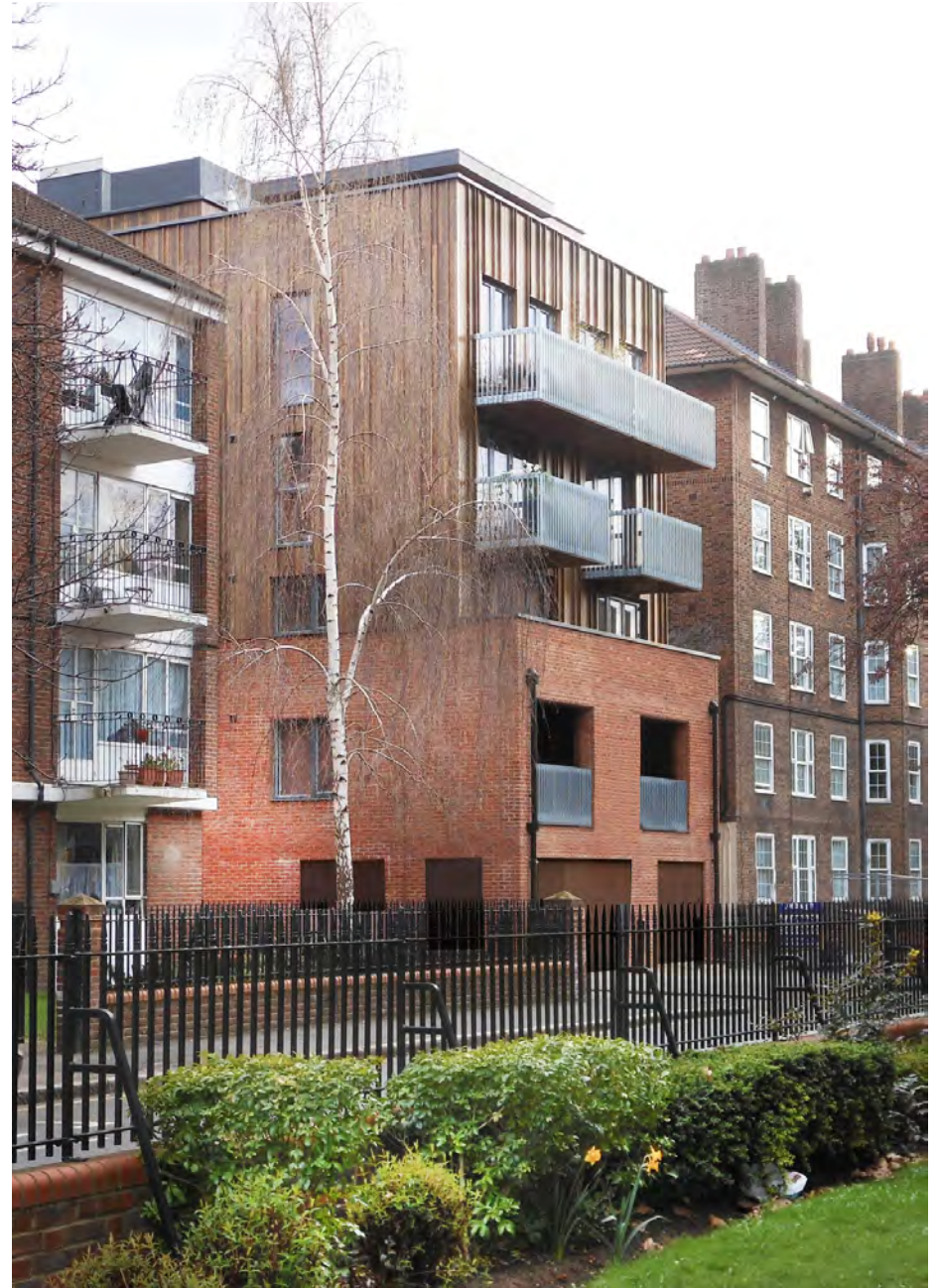
Seperton Walk profile in foreground

126 Lambeth Walk profile in foreground



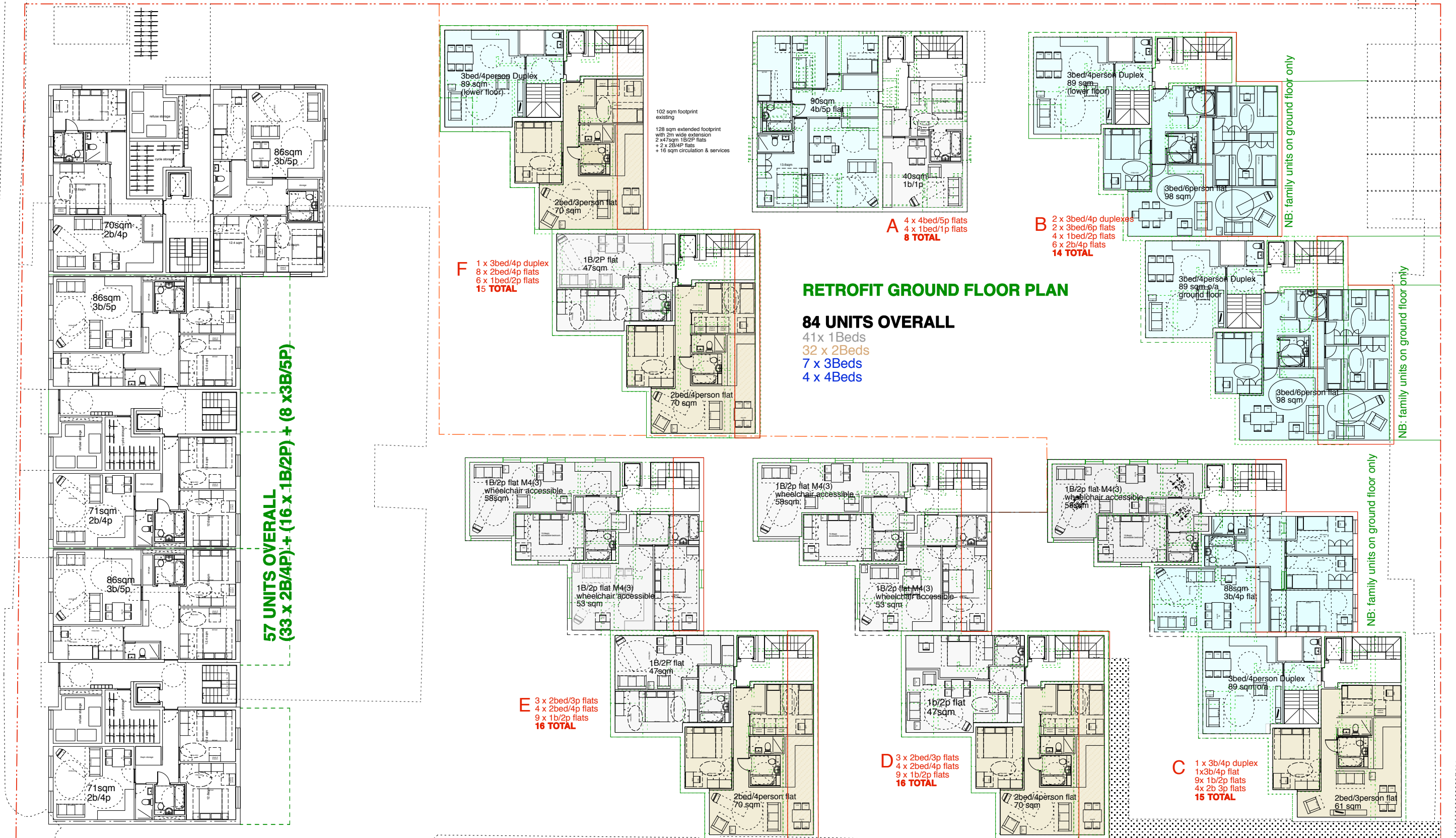


Denby Court : The Retrofit Option









57 UNITS OVERALL
 (33 x 2B/4P) + (16 x 1B/2P) + (8 x 3B/5P)

RETROFIT GROUND FLOOR PLAN

84 UNITS OVERALL
 41x 1Beds
 32 x 2Beds
 7 x 3Beds
 4 x 4Beds

GROUND FLOOR PLAN

Alternative Scheme: 141 units o/a
 389 Hab. rooms
 57x 1beds
 10 x 2bed/3ps
 55 x 2bed/4ps
 11 x 3beds
 4x 3bed duplexes
 4 x 4bed flats

HFL scheme: 141 units o/a
 395 Hab. rooms
 45 x 1b
 27 x 2b/3p
 57x 2b/4p
 4 x 3b
 3 x 3b duplex
 5 x 4b duplex.

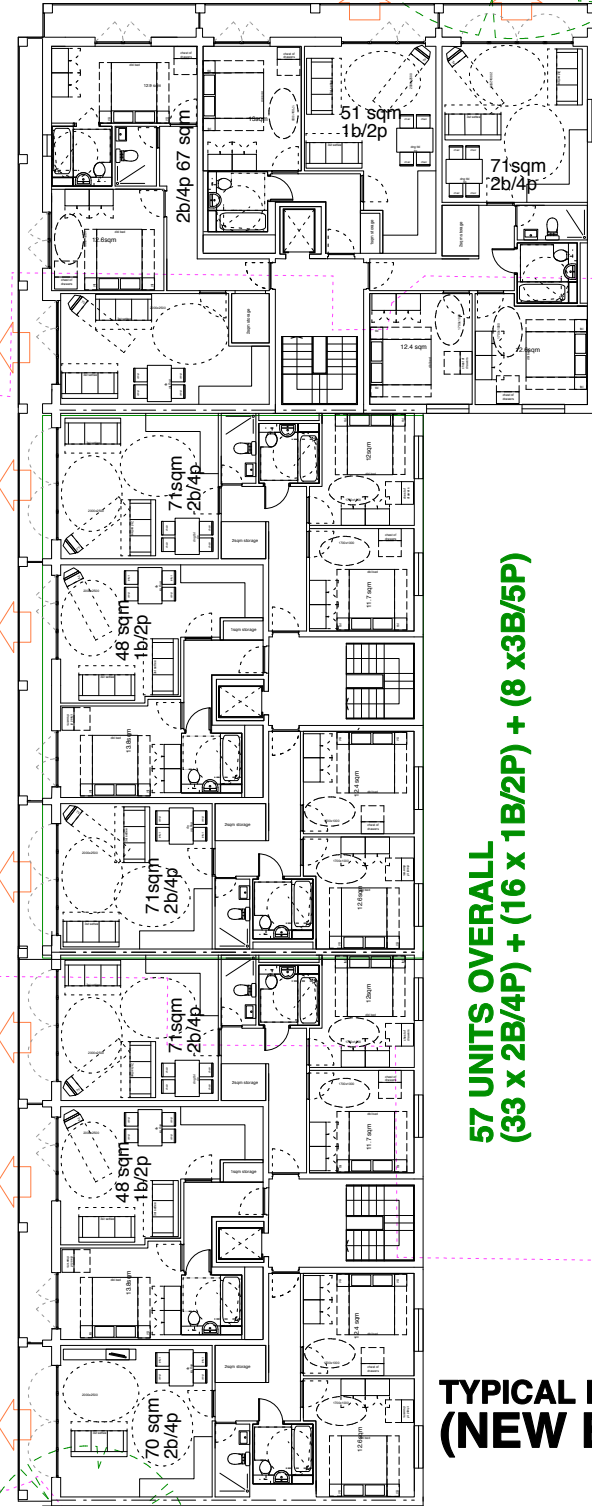
Retrofit & new build Alternative
141 units

HFL scheme provides 141 units in total

LOLLARD STREET

LAMBETH WALK

FITZALAN STREET

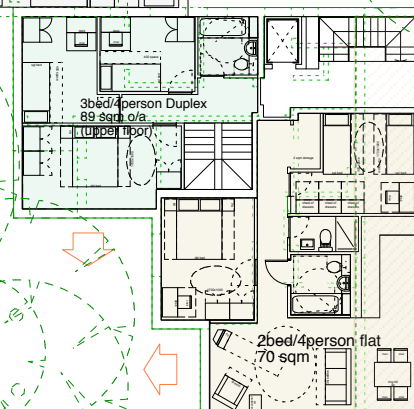
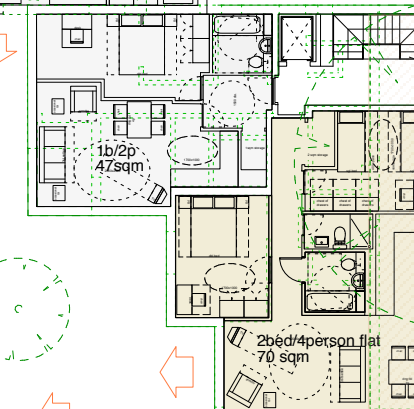
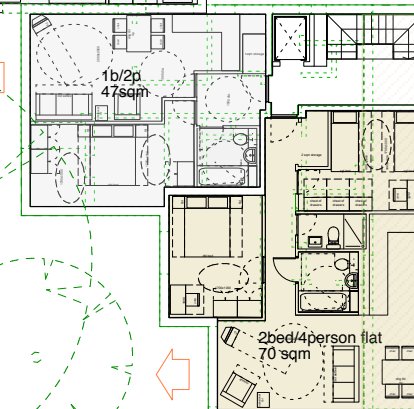
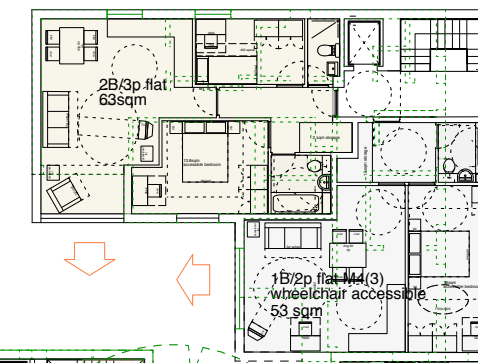
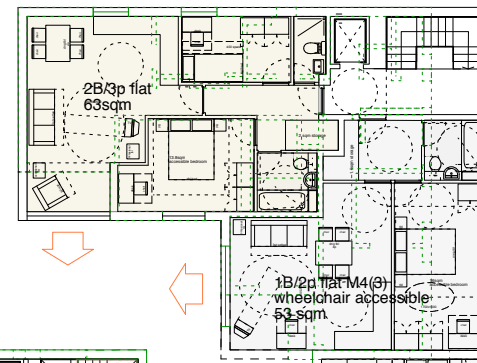
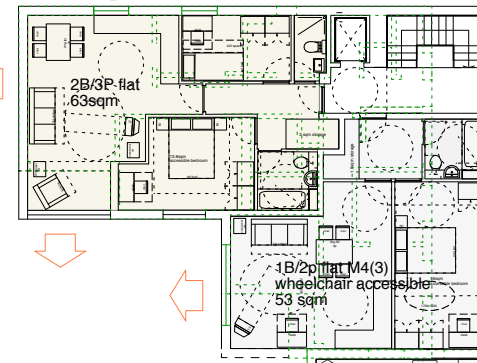
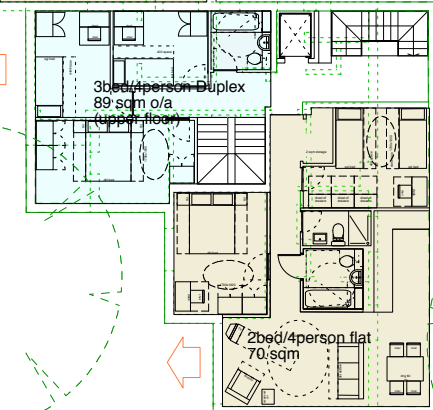
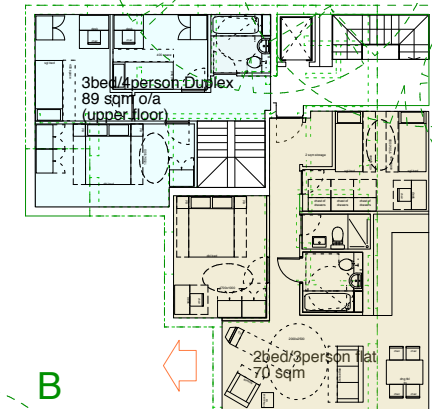
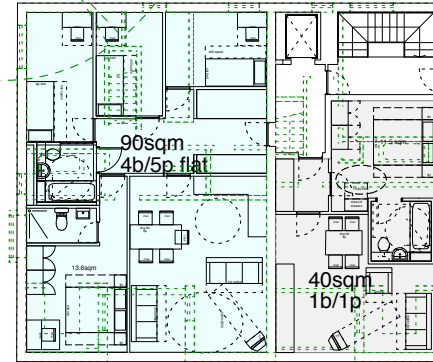
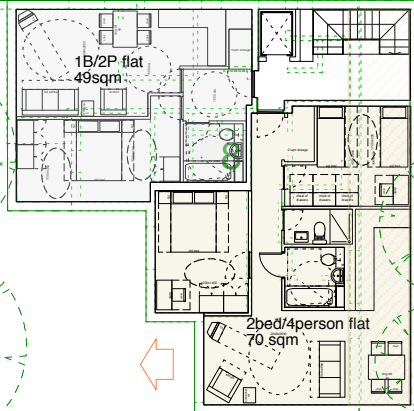
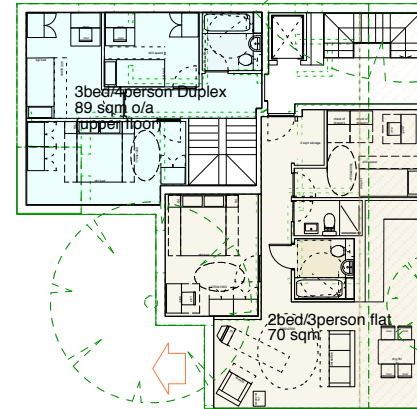


TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN (NEW BUILD FLOORS 1-5)

57 UNITS OVERALL (33 x 2B/4P) + (8 x 3B/5P)

Alternative Scheme: 141 units o/a
 389 Hab. rooms
 57x 1beds
 10 x 2bed/3ps
 55 x 2bed/4ps
 11 x 3beds
 4x 3bed duplexes
 4 x 4bed flats



RETROFIT PLANS - FLOORS 1-3
EXISTING BLOCKS + 2 FLOORS

84 UNITS OVERALL
 41x 1Beds
 32 x 2Beds
 7 x 3Beds
 4 x 4Beds

HFL scheme: 141 units o/a
 395 Hab. rooms
 45 x 1b
 27 x 2b/3p
 57x 2b/4p
 4 x 3b
 3 x 3b duplex
 5 x 4b duplex.

Retrofit & new build Alternative 141 units

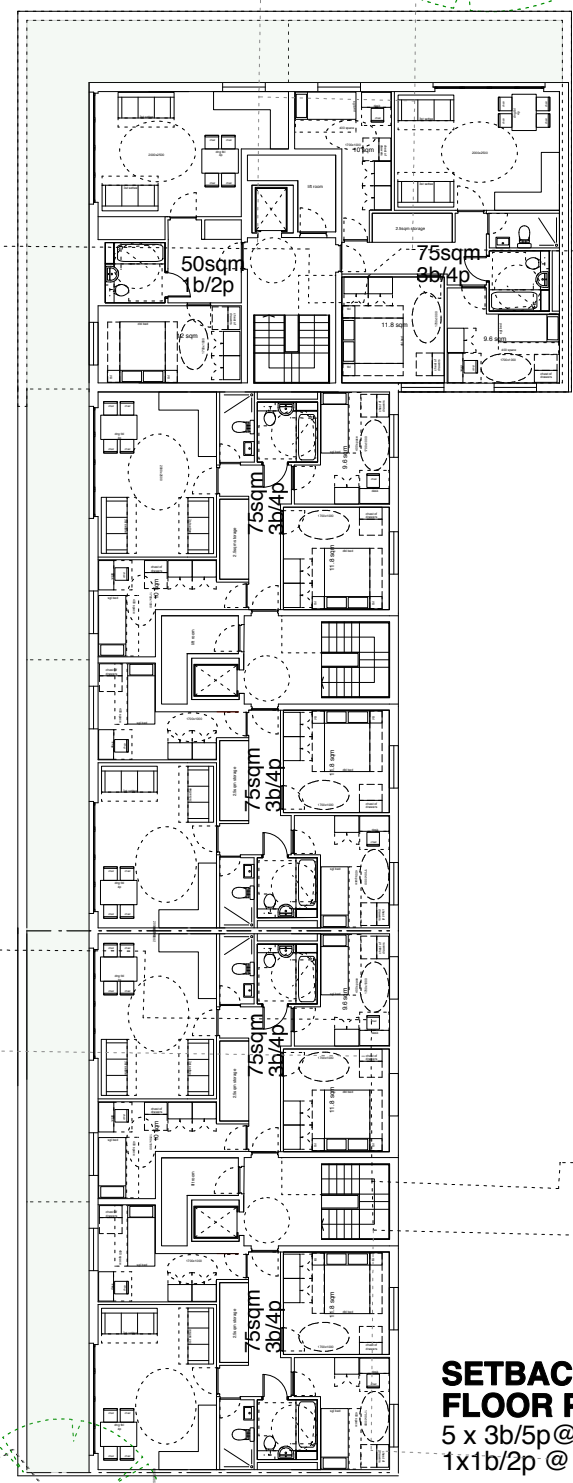
HFL scheme provides 141 units in total

LAMBETH WALK

L A M B E T H W A L K

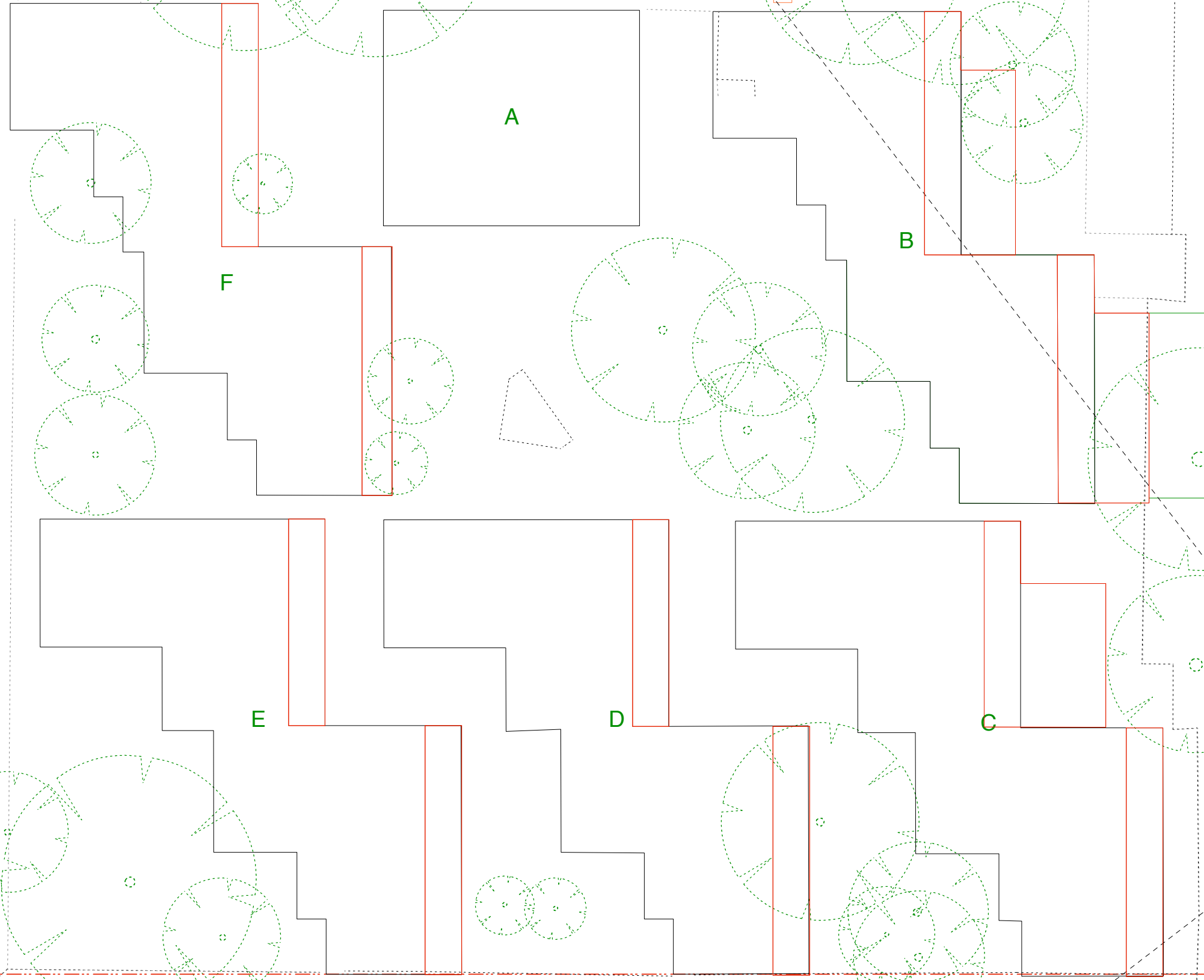
L O L L A R D S T R E E T

F I T Z A L A N S T R E E T



SETBACK 6TH FLOOR PLAN
 5 x 3b/5p @ 75sqm
 1x1b/2p @ 50 sqm

SIXTH FLOOR PLAN
 (NEW BUILD ONLY)





DOORSTEP GREEN COMPARATIVE PROFILES



FITZALAN STREET

LOLLARD STREET

LAMBETH WALK ELEVATIONS OVERLAY

DENBY COURT: CARBON FOOTPRINT COMPARISON



HOMES FOR LAMBETH:

PLUS 5,860 TONNES OF CO2*

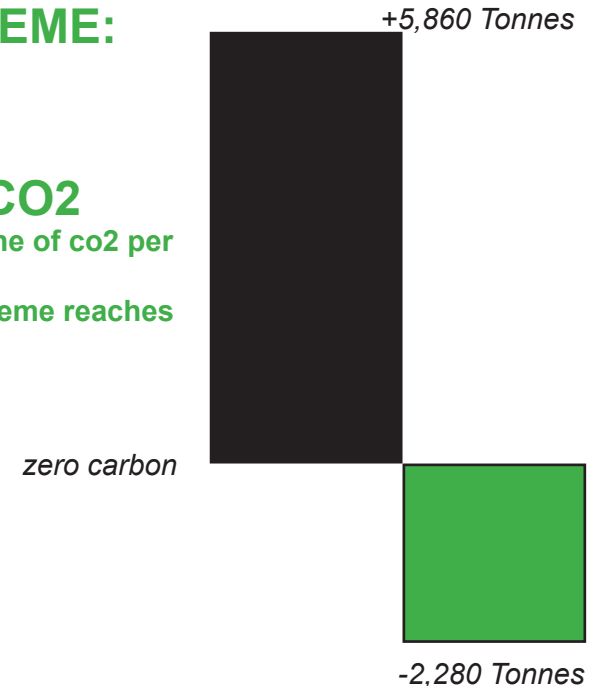
*the lowest of several contradictory figures stated in HFL's submitted Energy Report and Whole Life Carbon Statement

**A modern 2 bed flat would typically emit 1T of Co2 eq. PA
5,860 tonnes = 41.5 years of energy usage for the proposed 141 flats*

SAVE LAMBETH WALK SCHEME:

MINUS 2,280 TONNES OF CO2

2,280 cubic metres of CLT which sequesters 1 tonne of co2 per cubic metre
ie 16 years of carbon sequestration before the scheme reaches zero carbon



Lambeth Council has declared a climate emergency and has committed to being carbon neutral borough by 2030

ACCOMMODATION COMPARISON:



**HFL scheme: 141 units o/a
395 Hab. rooms**

**45 x 1 bedroom flats
27 x 2 bedroom, 3person flats
57x 2 bedroom, 4person flats
4 x 3 bedroom flats
3 x 3 bedroom duplex
5 x 4 bedroom duplex.**



**Alternative Scheme: 141 units o/a
389 Hab. rooms**

**57 x 1 bedroom flats
10 x 2 bedroom /3person flats
55 x 2 bedroom /4person flats
11 x 3 bedroom flats
4 x 3 bedroom duplexes
4 x 4 bedroom flats**

Both HFL and Sustainable Alternative Designs > Financially Viable

!Lambeth & HfL refuse to share business case/financial appraisal FOI request blocked (being appealed/referred to ICO)!
Desktop assessment by experienced professional based on local market sales date/cost benchmarks/published rentals
78 Private / 18 Shared / 45 Social (Council Rent) = Same as HfL (141 Total)

• Receipts / Income

- At least £50m **capital receipt** from 78 private flats and 18 shared ownership flats (probably much more)
- **Rent** from shared ownership and council flats > of perhaps £15m+ debt raised paid off out of rental incomes (or “staircasing” capital receipts as shared ownership become 100% private)

• Comparison

- HFL top floor flats might attract premium but Alternative has some 3 beds for which demand
- Overall value similar – both could be flexed (and HFL might do this!)

• Costs /HfL Profit

- Both schemes provide about 9,000m² (accommodation before circulation space)
- Costs (incl demolition, grounds, utilities etc 20% risk allowance, including 20% developer margin to HfL)

• Comparison

- Alternative scheme savings
 - Private gym optional
 - Reduced demolition/no tree replanting
 - Avoid highrise foundations/and related plant cost
 - Reduce carbon offset payments
 - Potentially more efficient and less disruptive construction programme
- Alternative additional cost
 - Professional fees for refurb design
 - 5% VAT on some (not all) elements of reused buildings [limited impact on overall costs]
- Balanced
 - Re-use saving v bespoke, mitigated by offsite production

KEY POINT: BOTH schemes viable with significant surplus to Lambeth Council (as land owner)