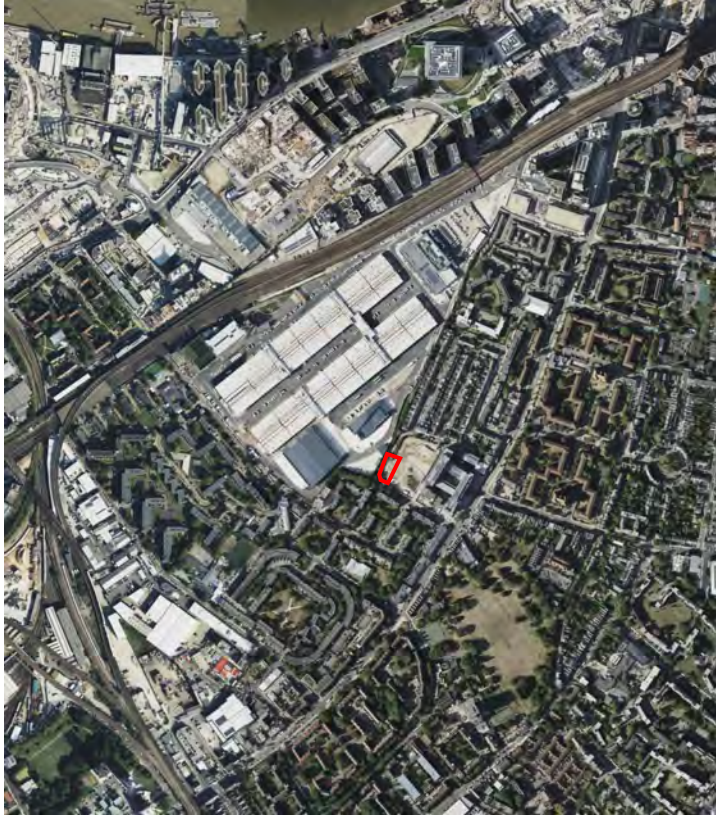


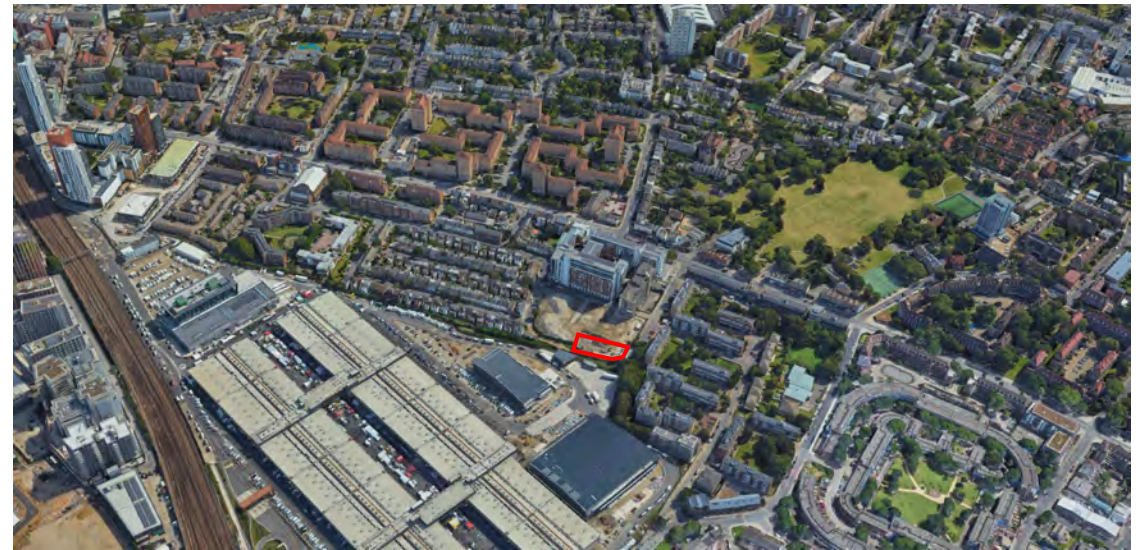
**Lambeth College Project
45 Clapham Common Southside &
Plot C Vauxhall Campus**

GLA Pre-app 1
26th November 2021

Plot C Vauxhall Campus







Aerial Photography



Site Photography

1755



1850



1868



1908



1938



1951

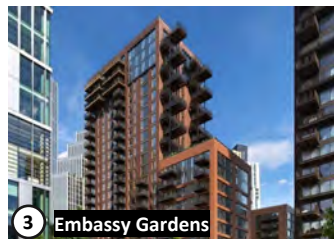




1 Riverlight Quay



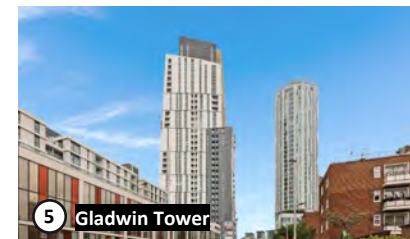
2 US Embassy



3 Embassy Gardens



4 Keybridge Tower



5 Gladwin Tower



14 Battersea Power Station Phase 2



6 Pinto tower Apartments



7 212 Wandsworth Road



13 Oswald Building



8 Sudbury Court



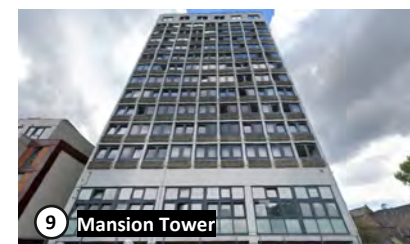
12 Valetta House



11 Battersea Power Station Phase 3



10 Chartwell House



9 Mansion Tower

Nine Elms Tall Buildings

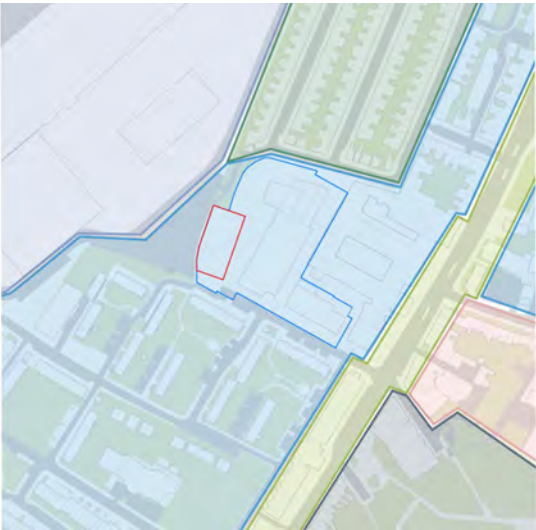
Environmental
Analysis



Character Areas



Character Areas



Green Space

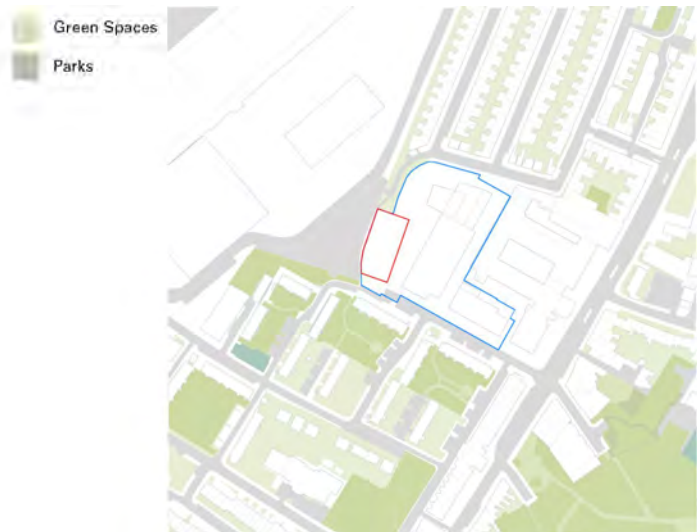


Figure Ground



Building Heights



Pedestrian Movement

Footpaths



Public Transport

- Bus Route
- Bus Stops
- Cycling Trails
- Dedicated Lanes
- Bicycle Friendly Roads
- Bicycle Parking



Vehicular Movement

- Main Road
- Private Road
- Site Access
- Parking

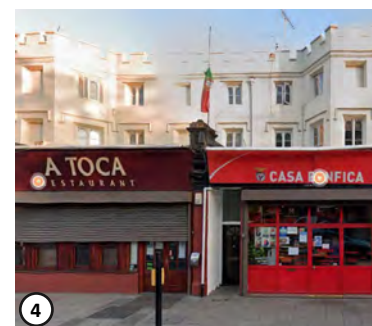
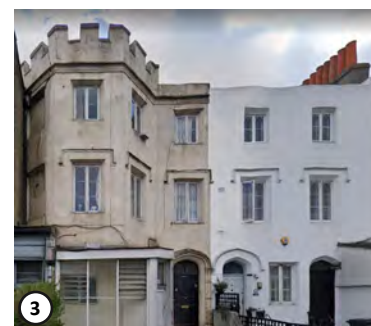
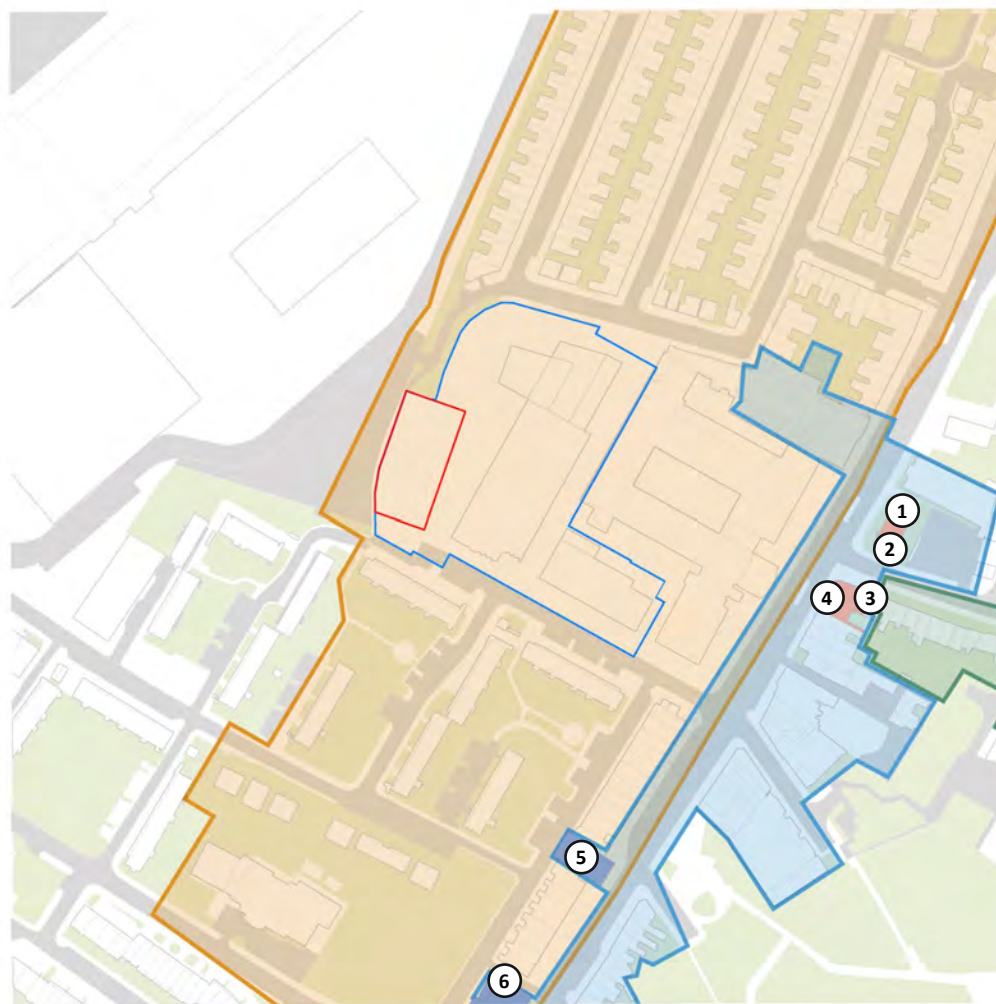


Building Uses

- Green Spaces
- Education
- Residential
- Community
- Commercial/Office
- Playgrounds
- Industrial



- Listed Buildings
- Locally Listed Buildings
- Conservation Area Larkhall
- Conservation Area Wandsworth Road
- Opportunity Area
Vauxhall/ Nine Elms/ Battersea

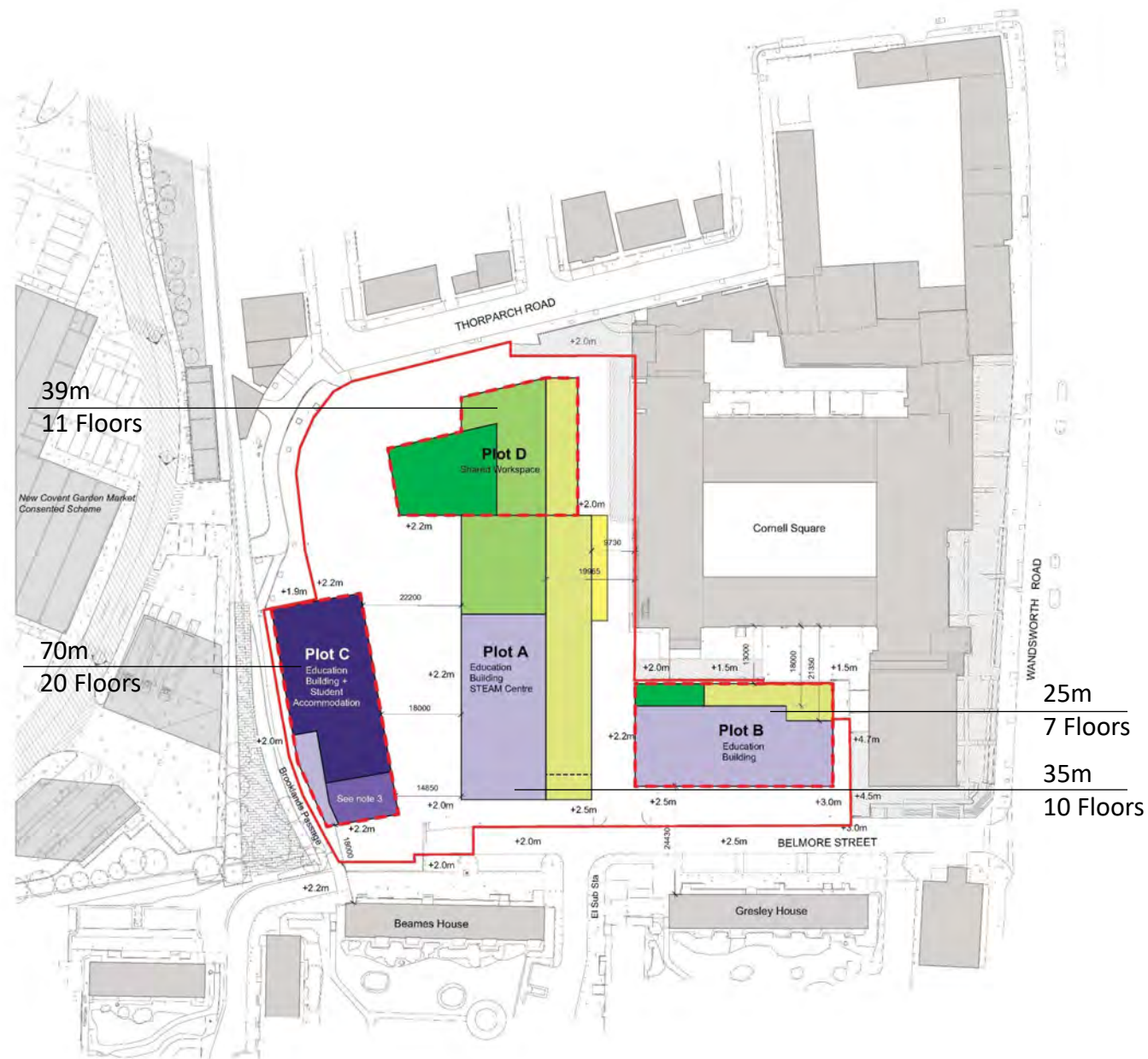


Listed Buildings



Outline Consent

c. 15,000 sqm College (Class D1)
 c. 272 student units
 c. 4,570 sqm shared workspace (Class B1)



Building Height & Layout Key

	Detailed application boundary
	Outline application boundary
	Max 1 storey (6m maximum height from ground level)
	Max 2 storey - flat roof (9m maximum height from ground level)
	Max 3 storey - flat roof (16m maximum height from ground level)
	Max 4 storey - flat roof (20m maximum height from ground level)
	Max 11 storey - flat roof (42m maximum height from ground level)
	Max 15 storey - flat roof (50m maximum height from ground level)
	Max 20 storey - flat roof (70m maximum height from ground level)
	+0.0m Approximate ground level in meters (AOD)

Outline Consent Parameters

London Plan Policy S4.

Play and informal recreation

For residential developments
10 sqm of play space per child should be provided.

Based on the GLA Population Yield Calculator:
Play space requirement for the site is 424 sqm.

Lambeth Local Plan Policy H5.

Housing Standards

10 sqm per flat either as a balcony/terrace/ private garden or communal amenity space.
For developments of 10 or more units a further 50sqm per scheme of communal amenity space.

Amenity space provision:

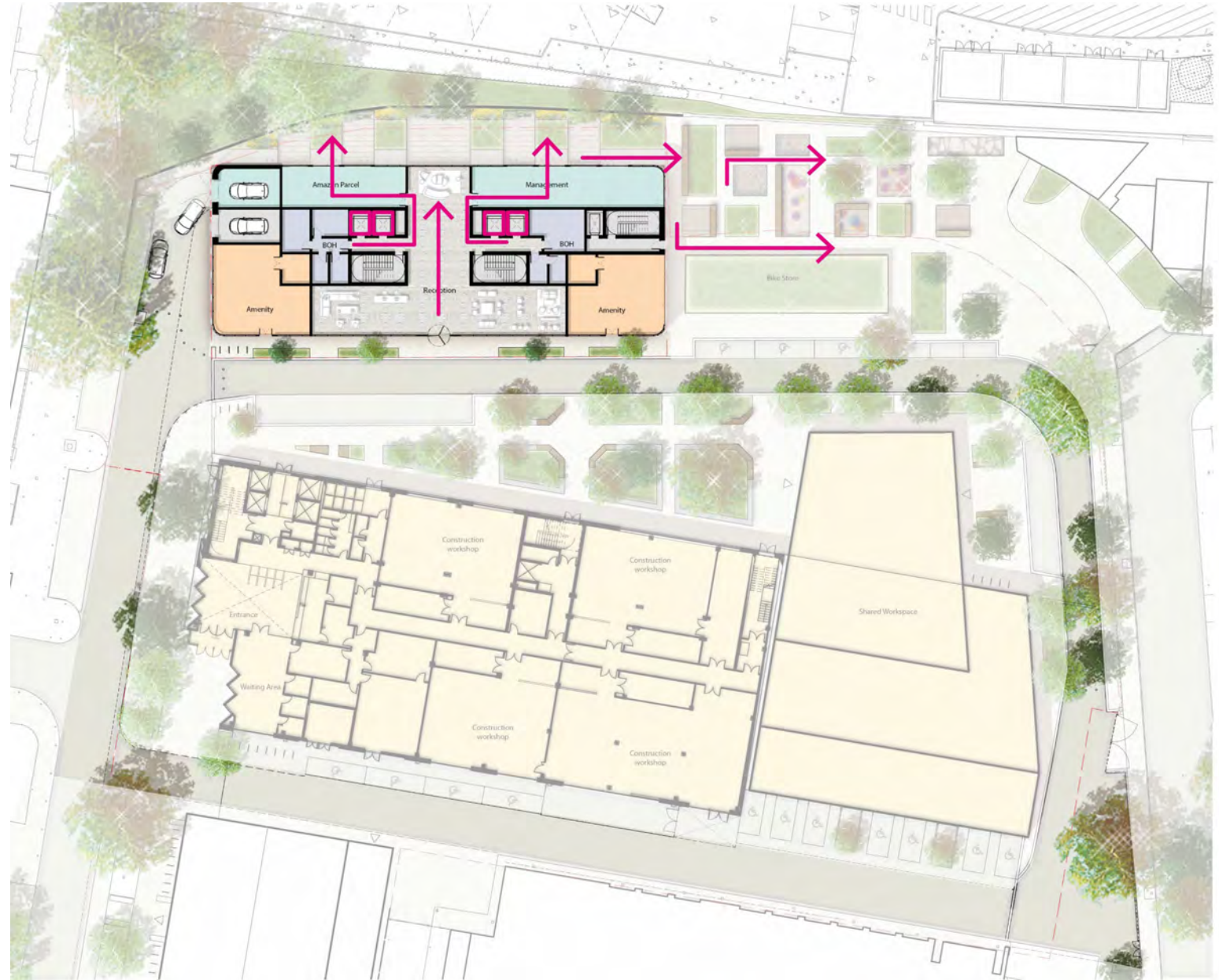
301 units x 10 sqm + 50 sqm = 3060 sqm amenity space

Including:

Private balconies 1668 sqm

Play space 424 sqm

Communal amenity space 968 sqm



Ground Floor amenity space



Ground Floor Plan



Public Realm

London Plan Policy T5.

Long- stay cycle parking space provision:

- 1.5 spaces per 2 person 1 bedroom dwelling
- 2 spaces per all other dwellings

301 Units:

1 bedroom	146 Units
2 bedrooms	147 Units
3 bedrooms	8 Units

- n. long - stay parking space:
- 529 long - stay cycle parking spaces

Lambeth refuse & recycling storage design guide.

Provision for Large Estate (more than 10 households)

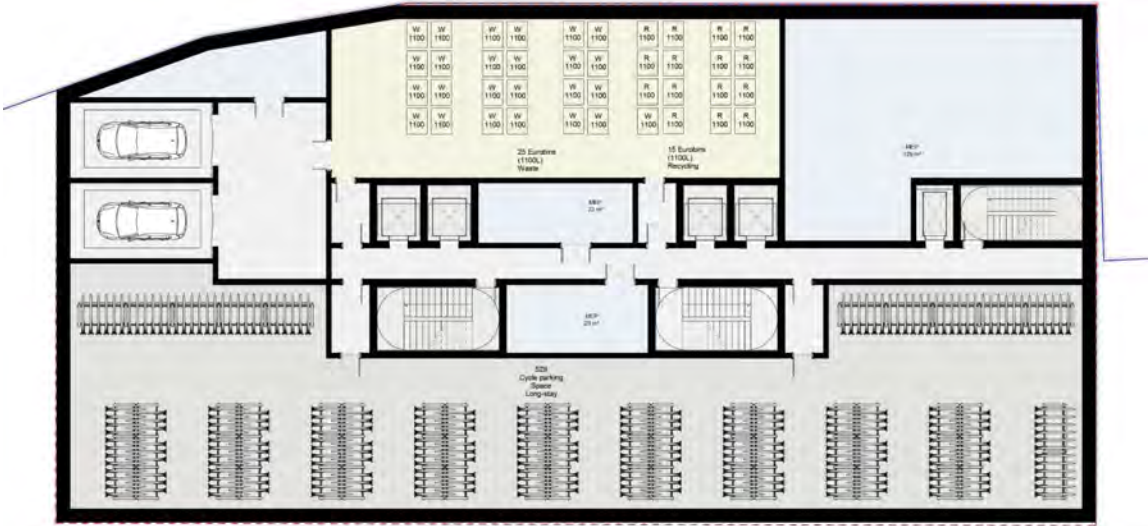
- 55L storage for waste for bedroom in the development
- 33L storage for recycling for bedroom in the development

Number of Eurobins capacity 1100L	25 Eurobins - Waste
	15 Eurobins - Recycling

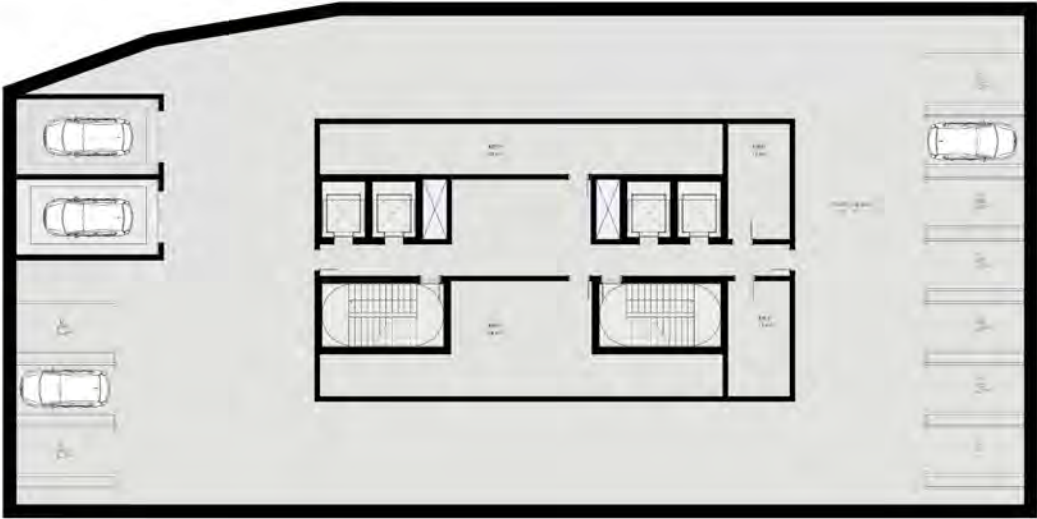
London Plan Policy T6.

Car parking provision:

- PTAL 2:
- Car free development
 - For 3% of dwellings has a disable persons parking bay
 - 10 blue badge car parking bays are provided.

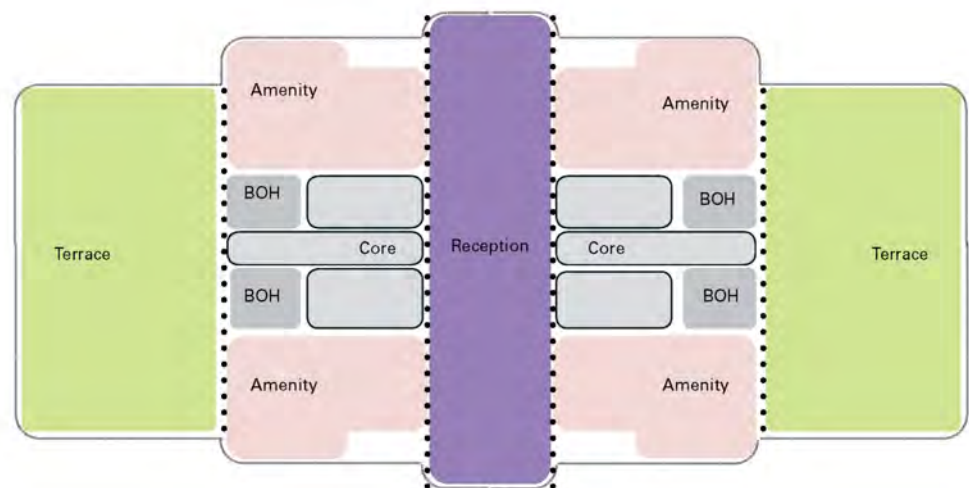


Basement 1

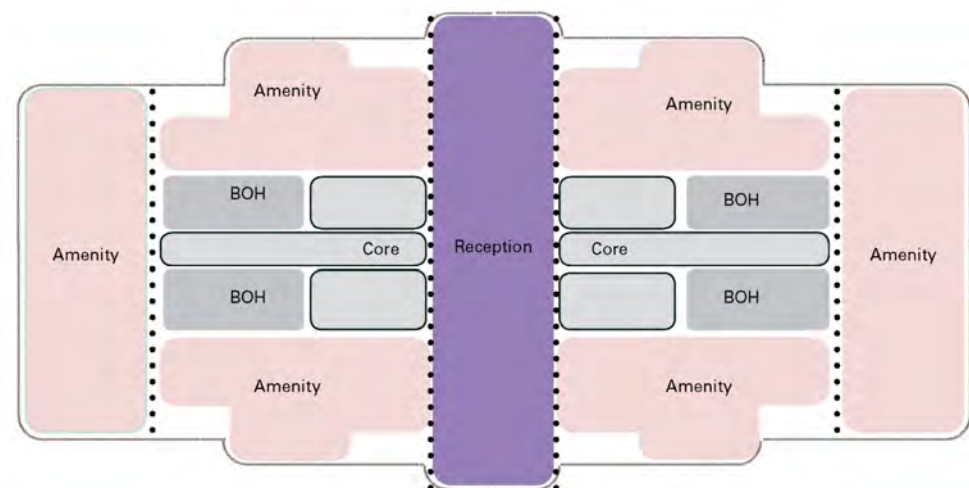


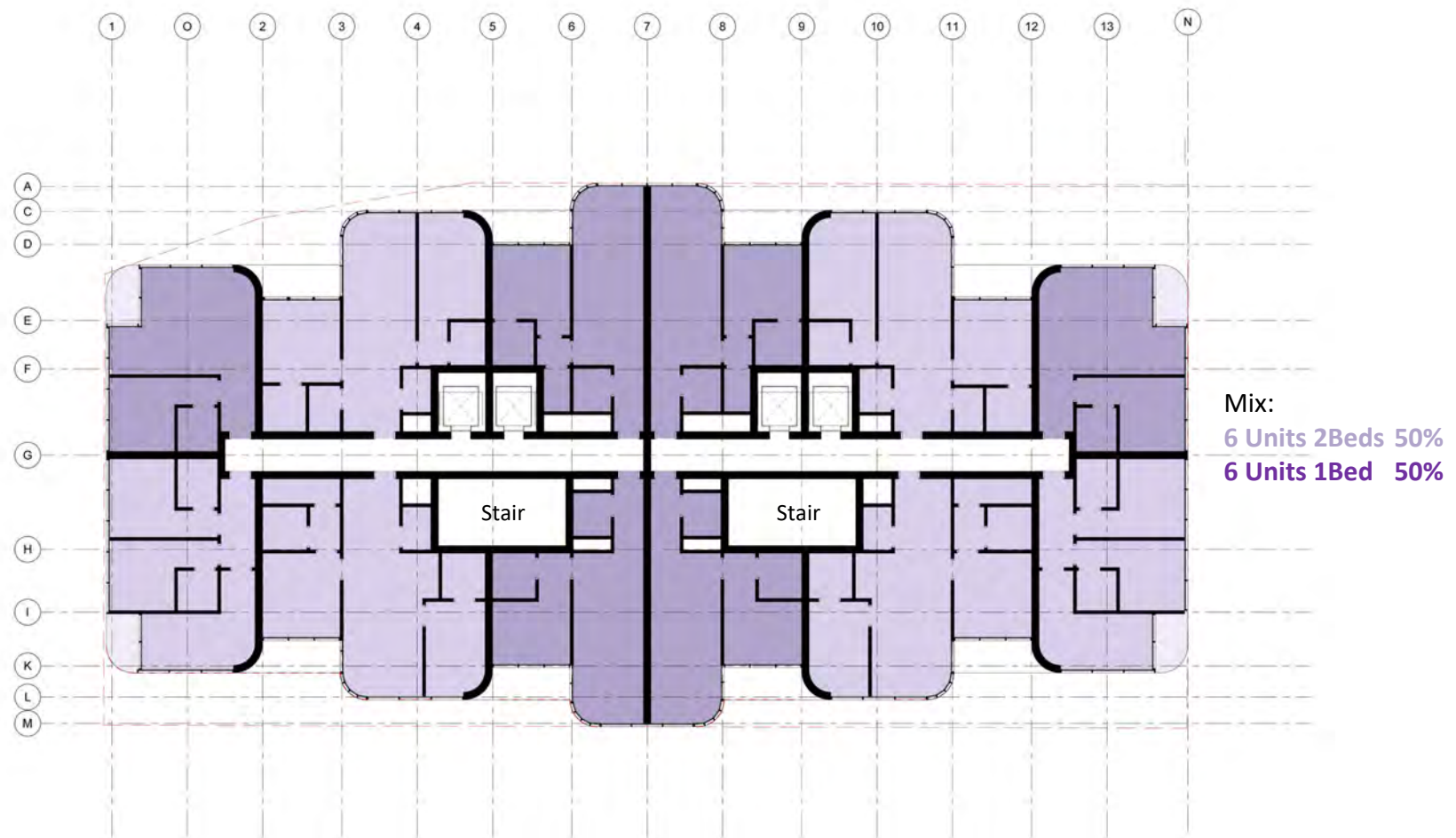
Basement 2

Amenity Level 28
Option 01

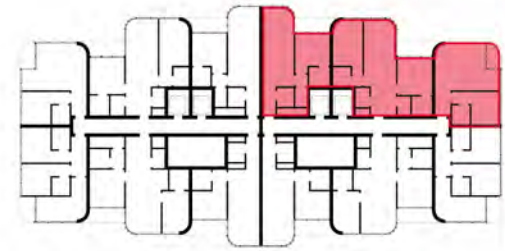


Amenity Level 28
Option 02

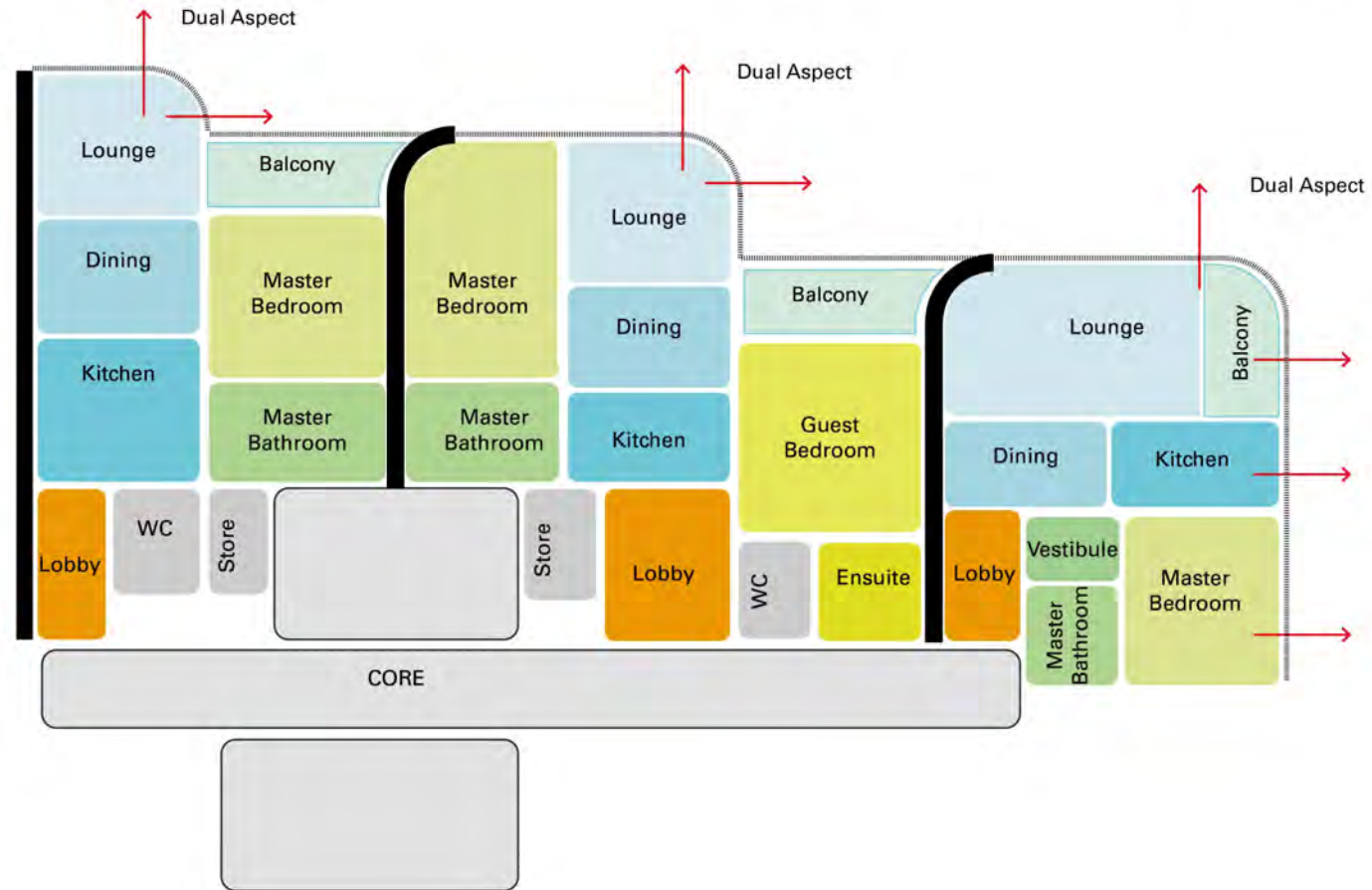




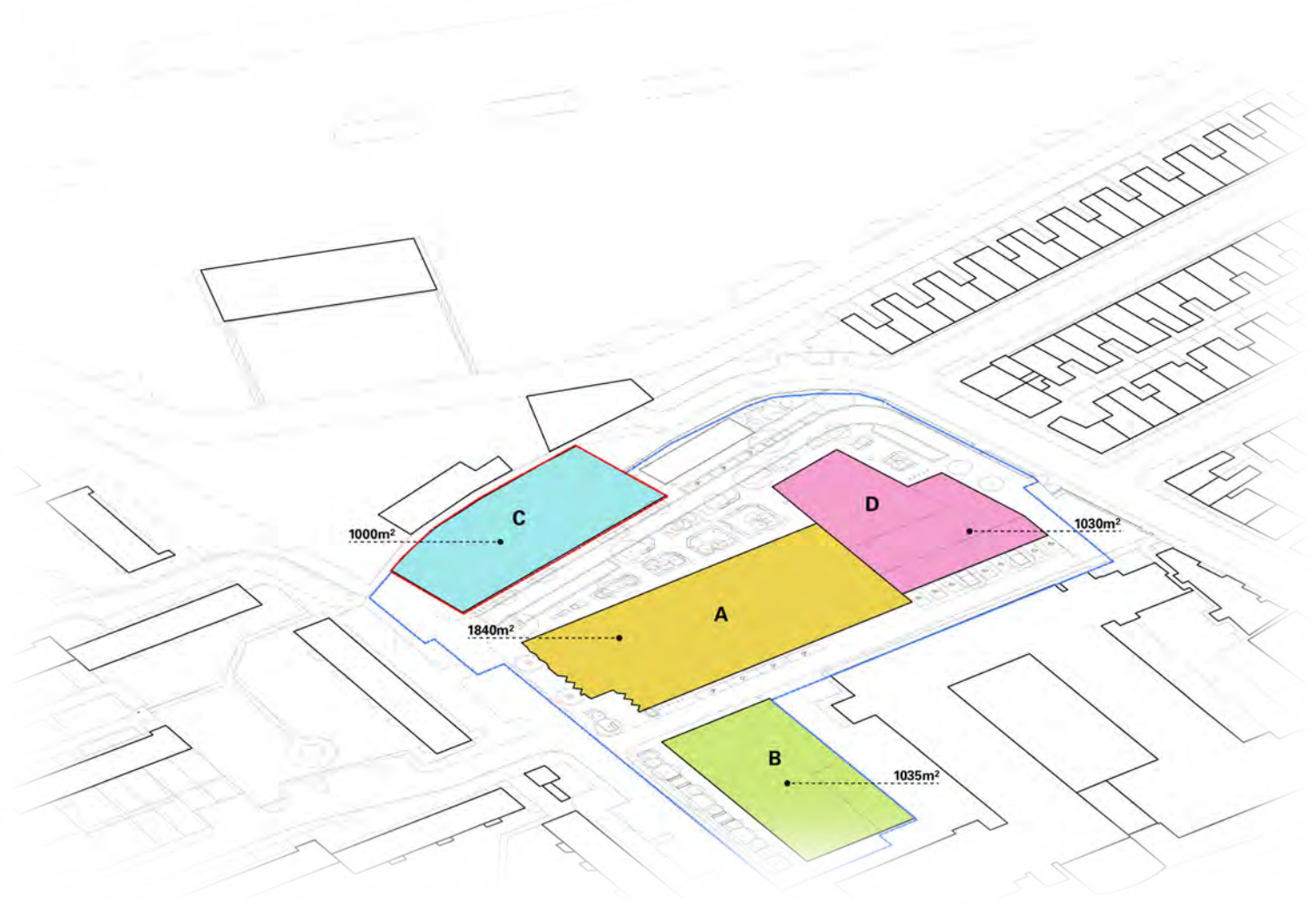
Typical Floor

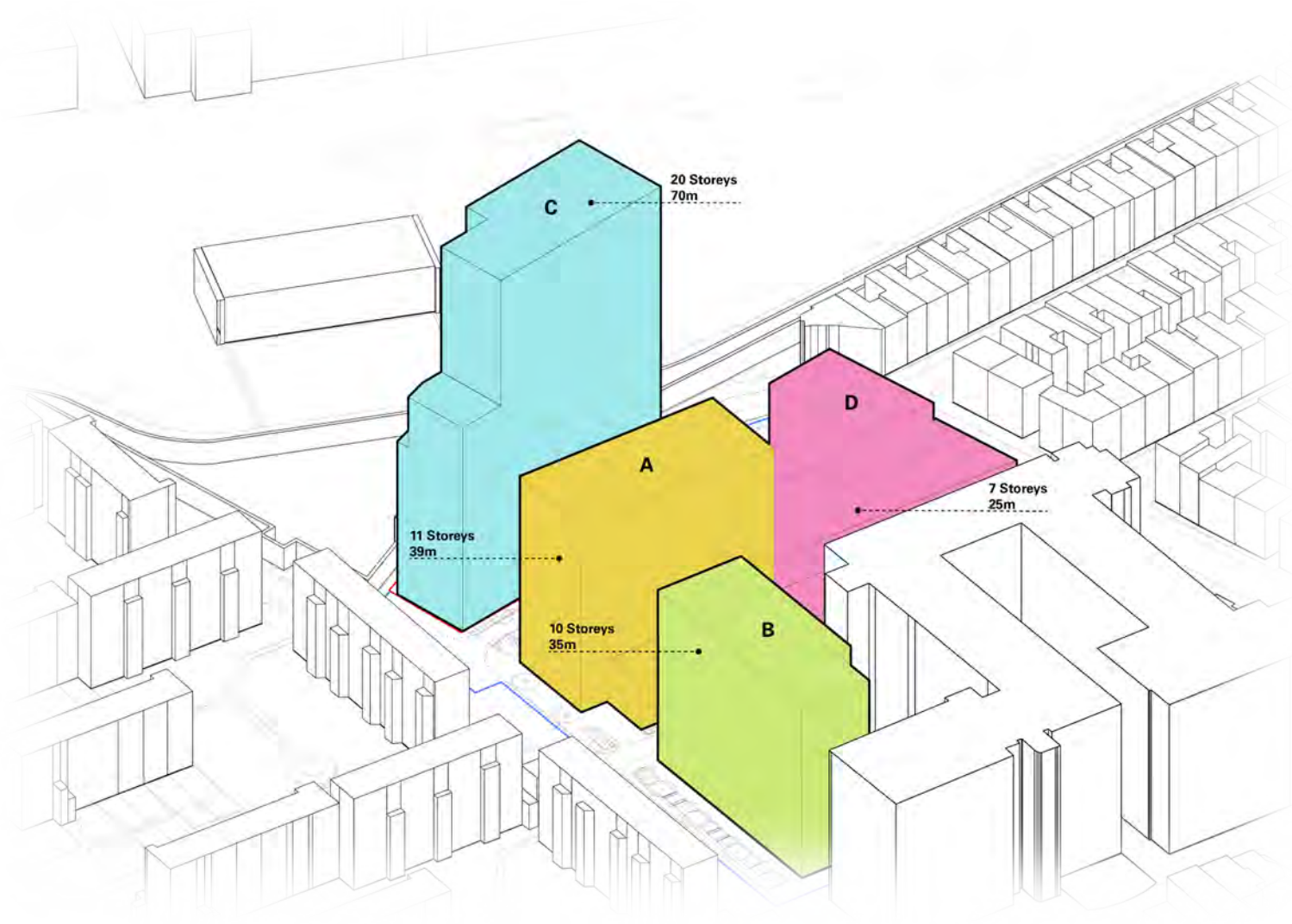


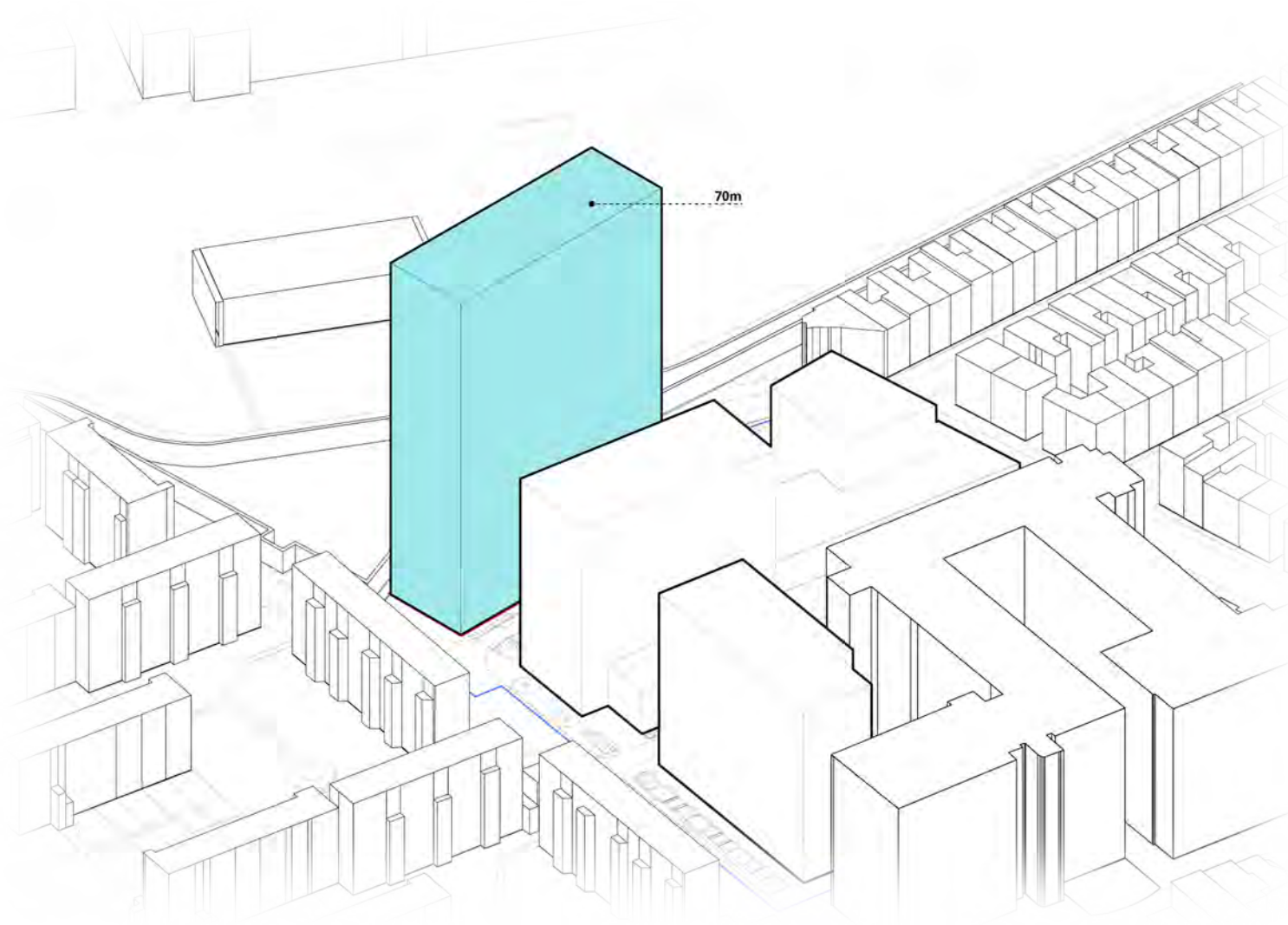
Key Typical Floorplan



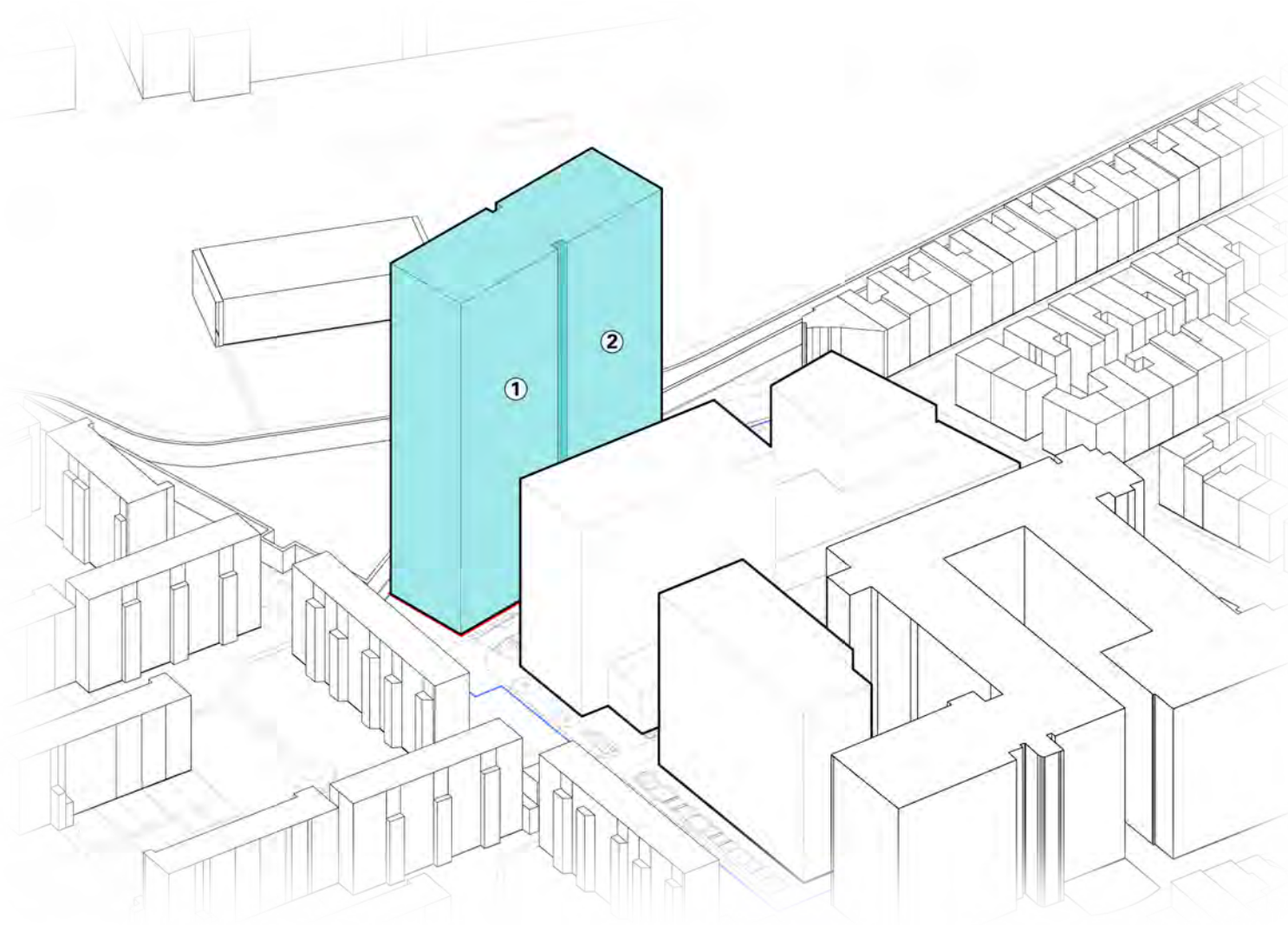
Typical Apartment Layout



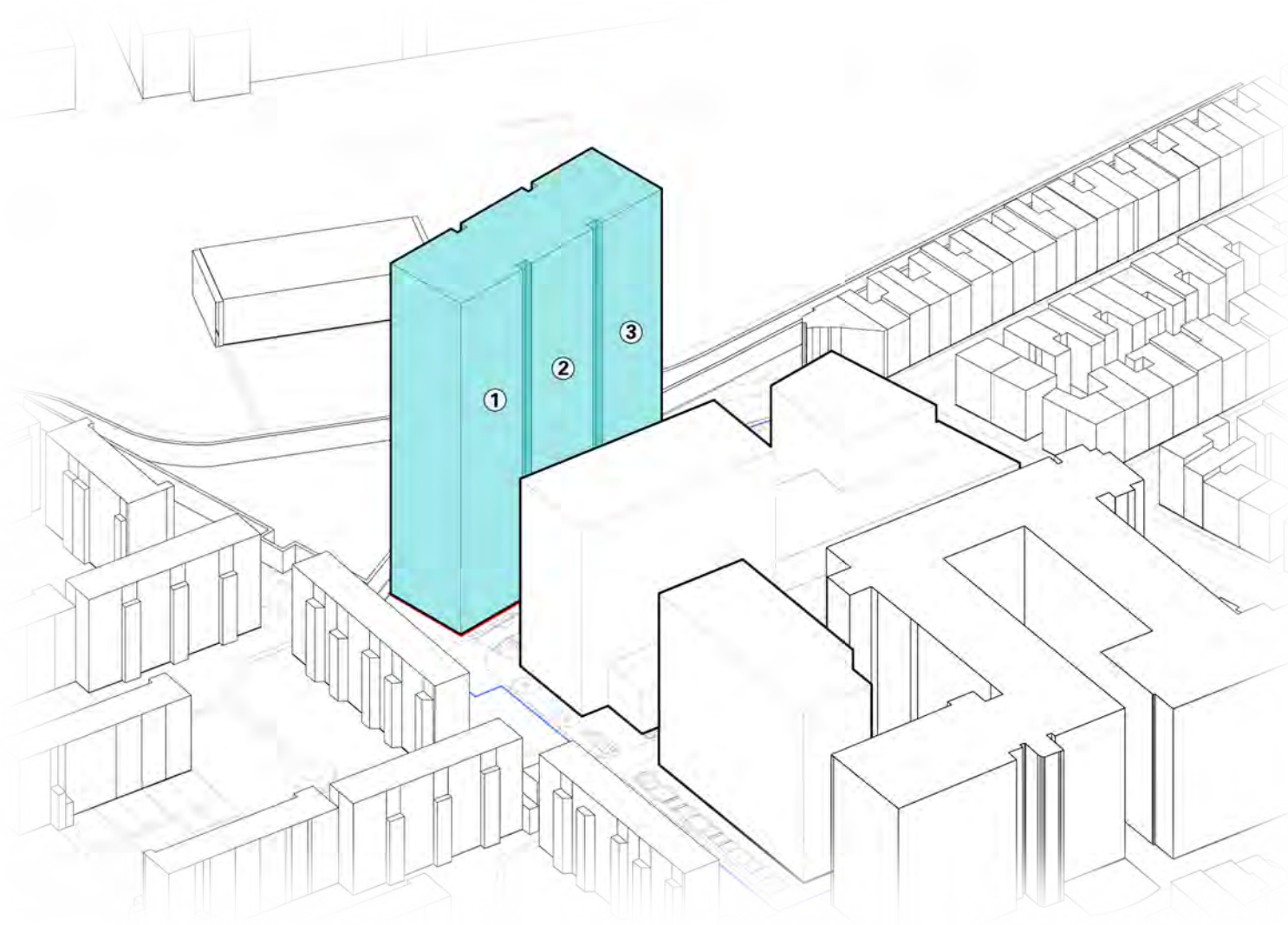




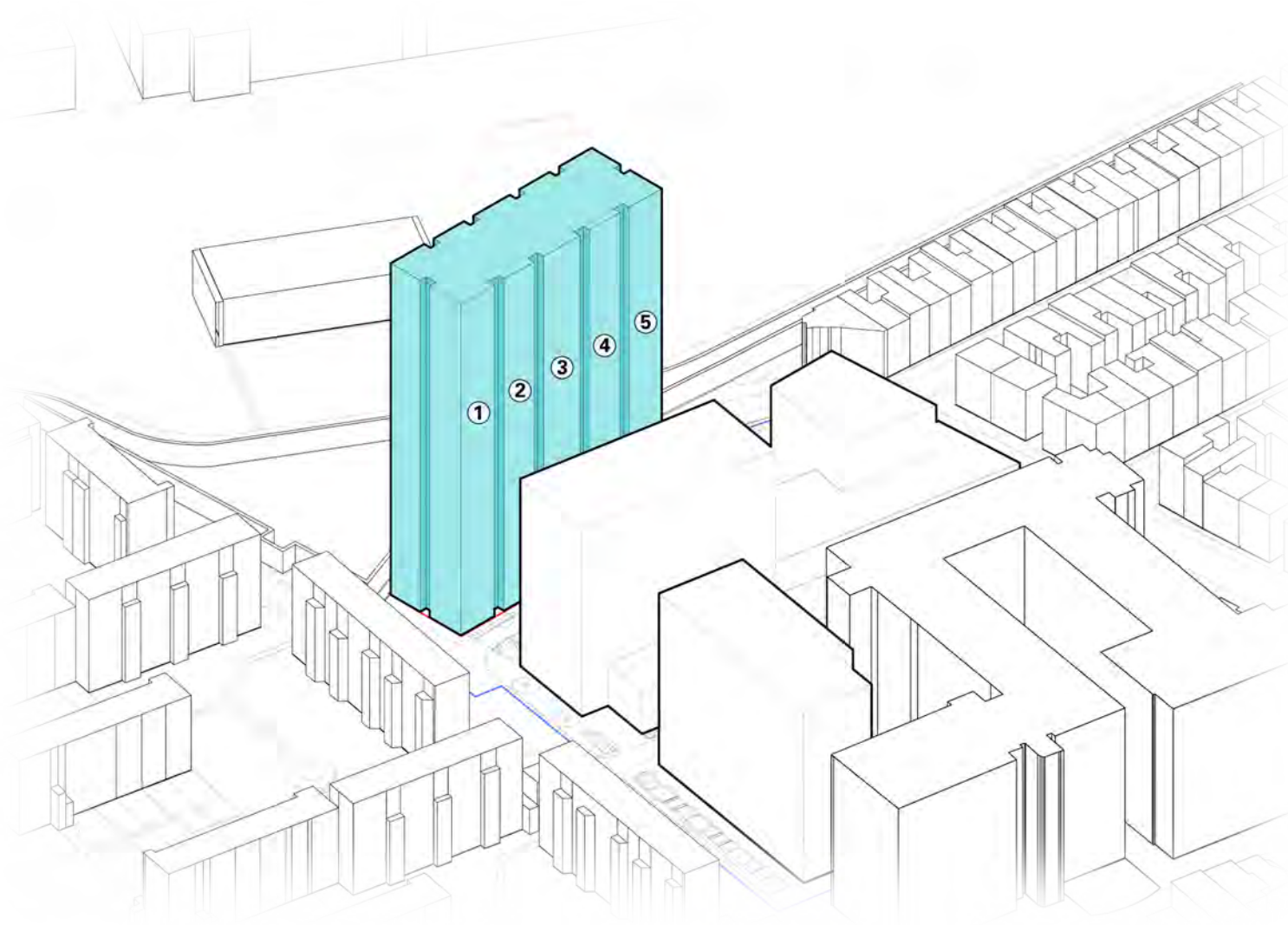
Previous diagrams Massing



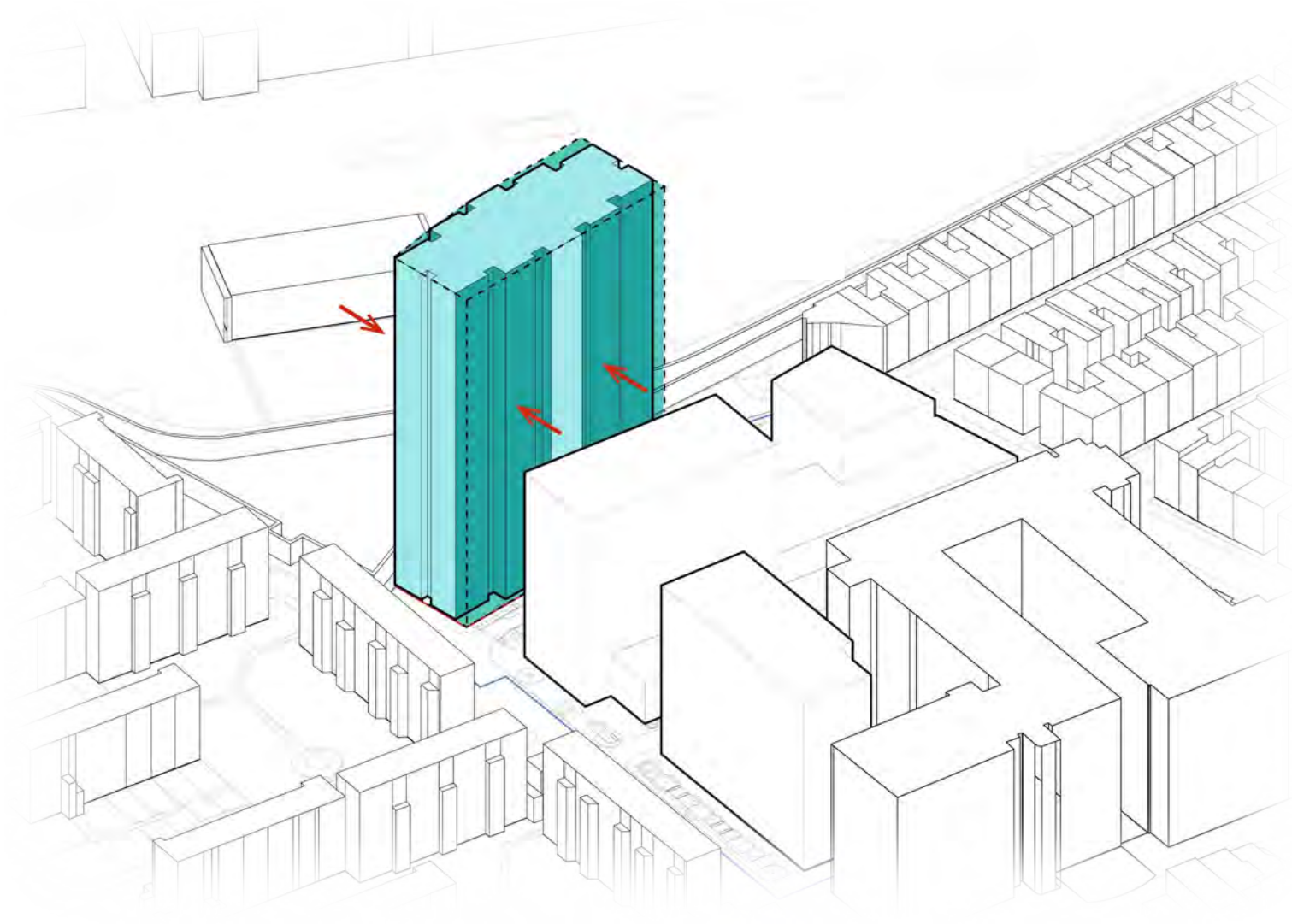
Breaking up the Mass



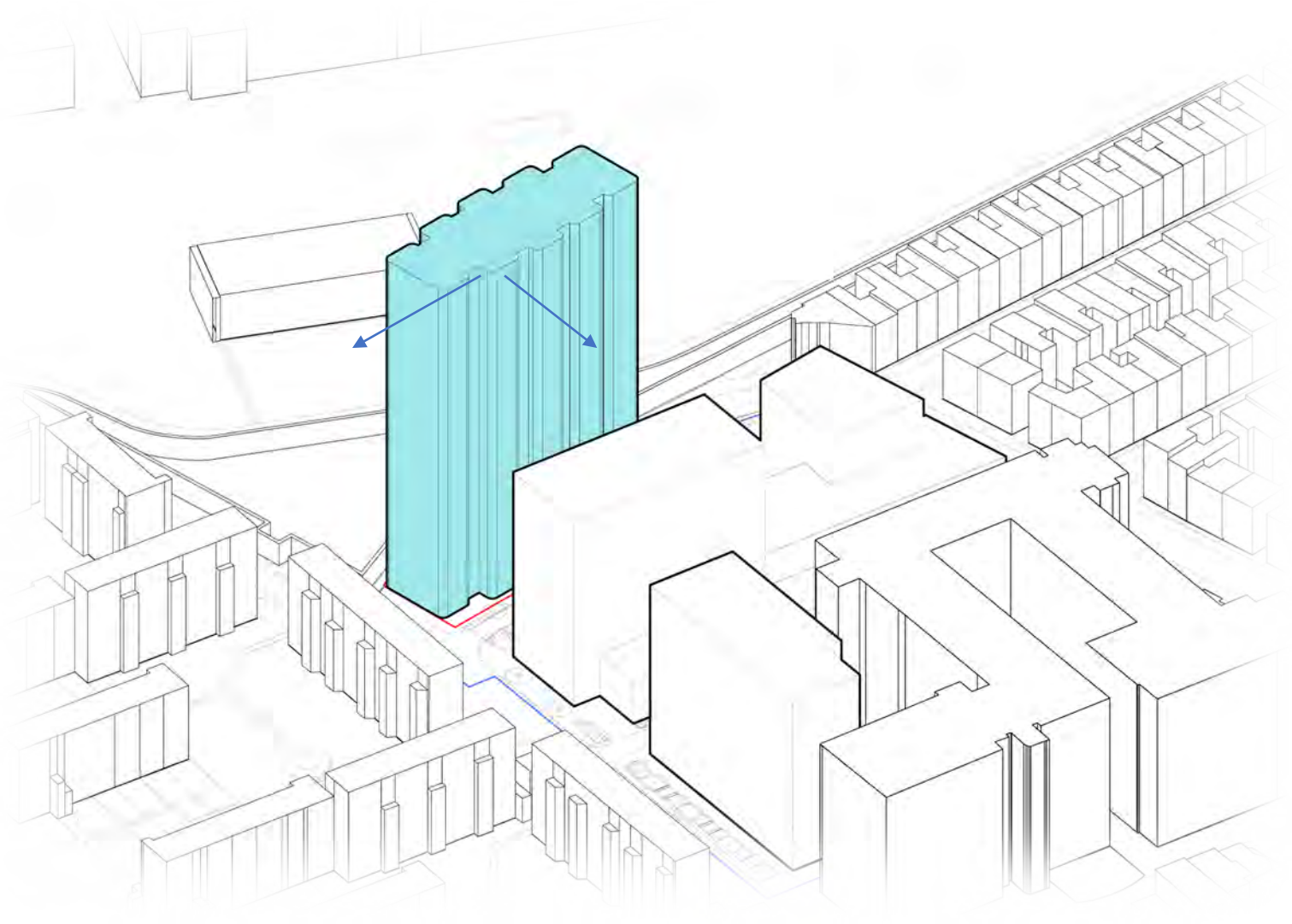
Breaking up the Mass



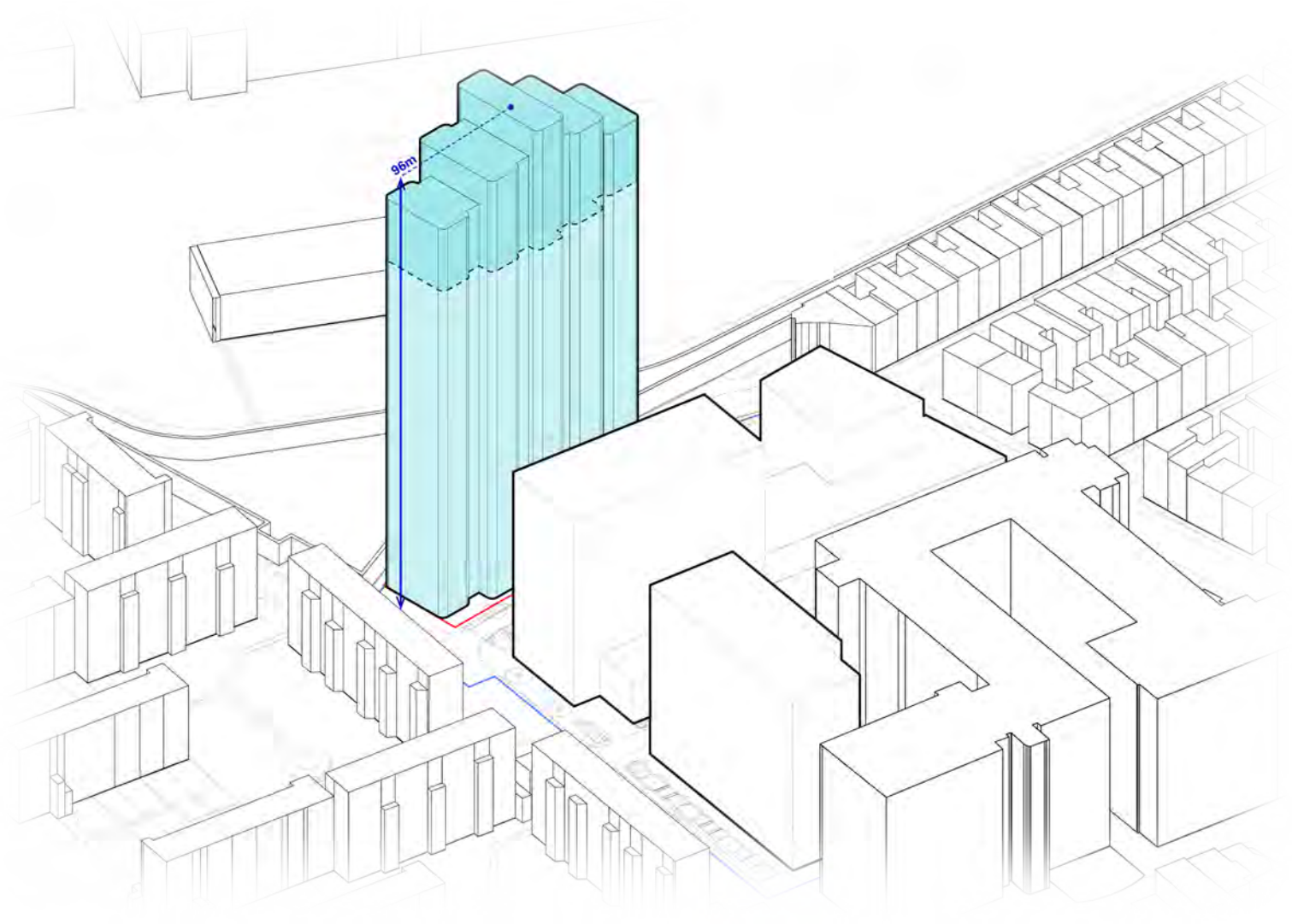
Breaking up the Mass



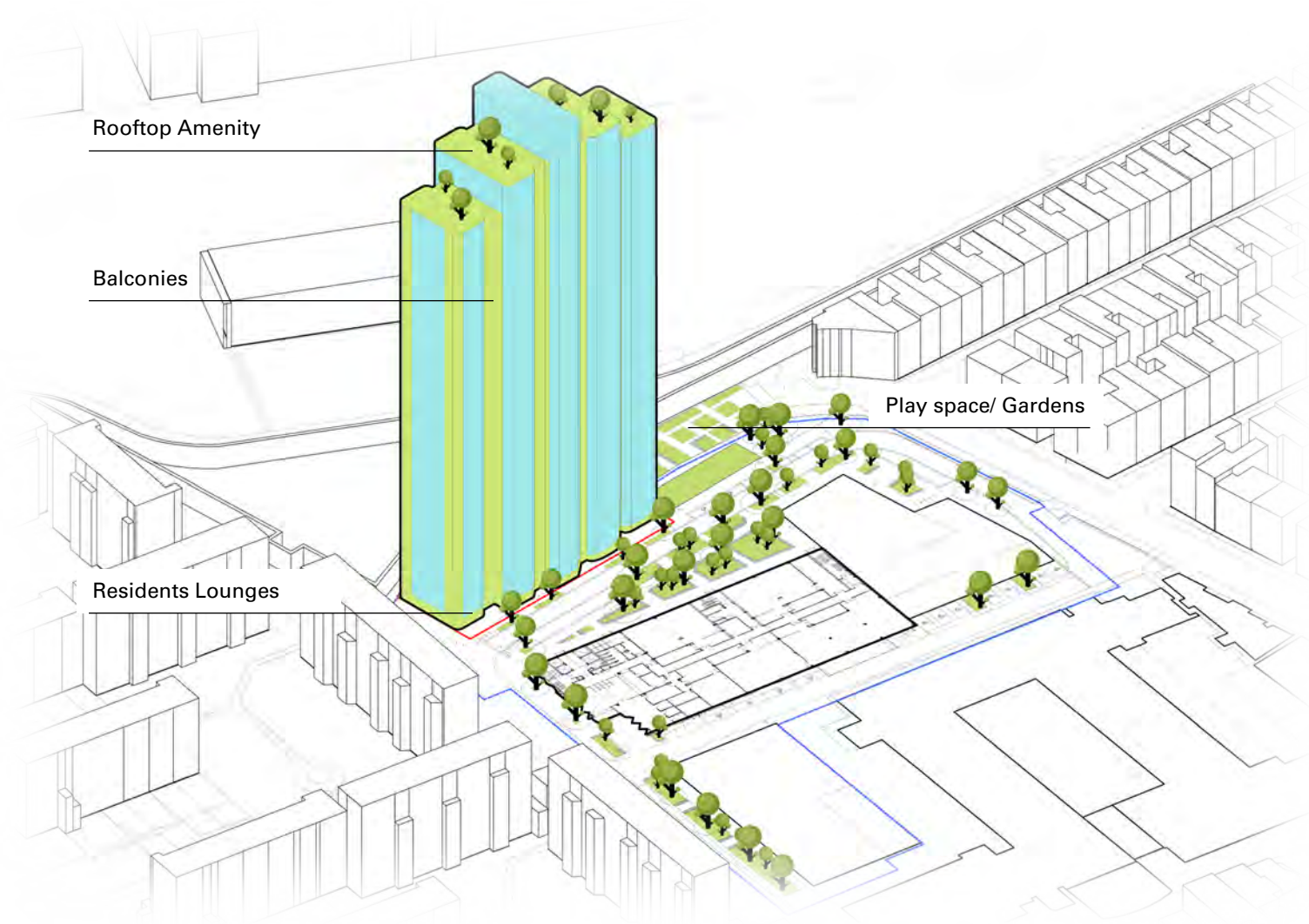
Reducing the Footprint

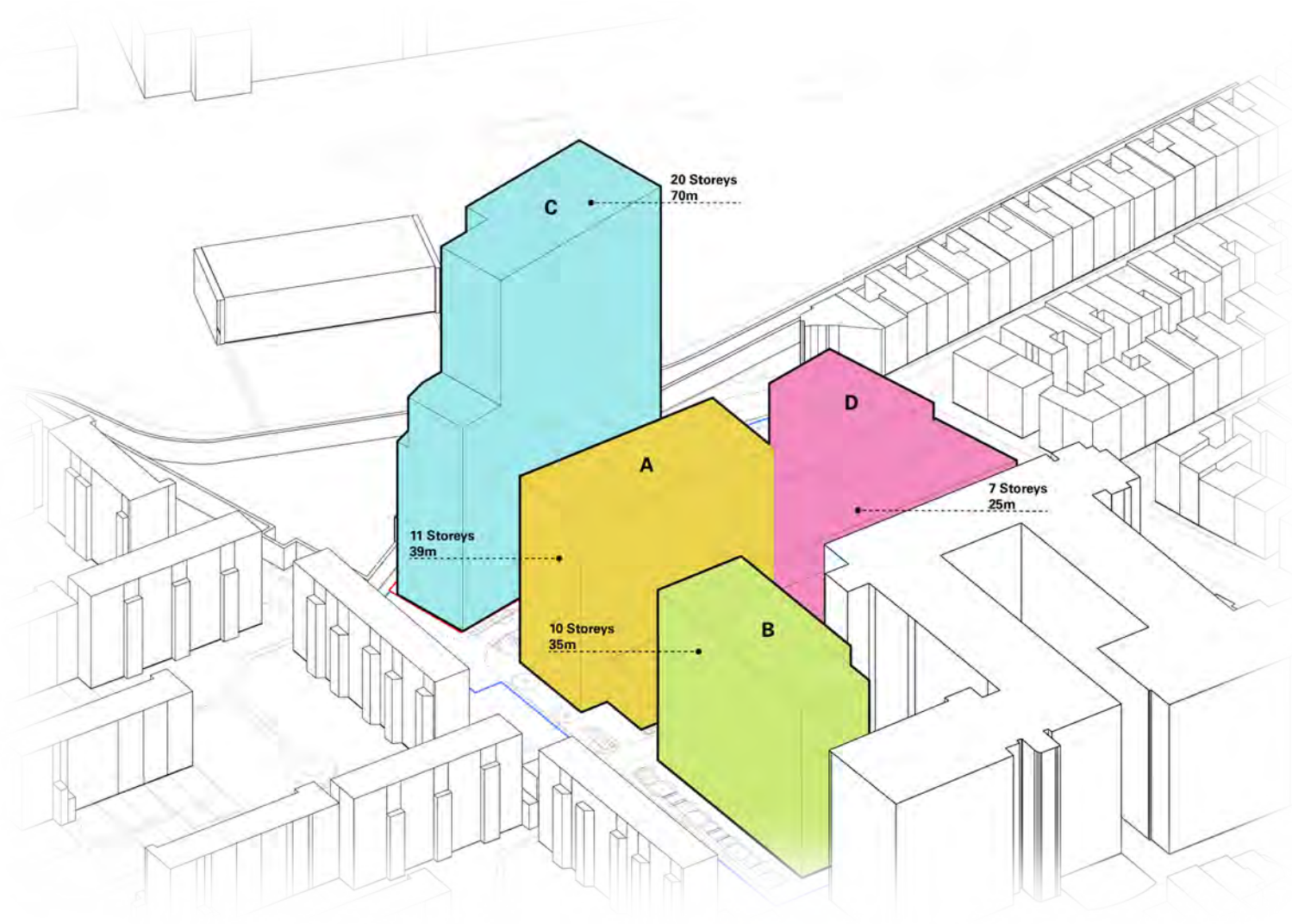


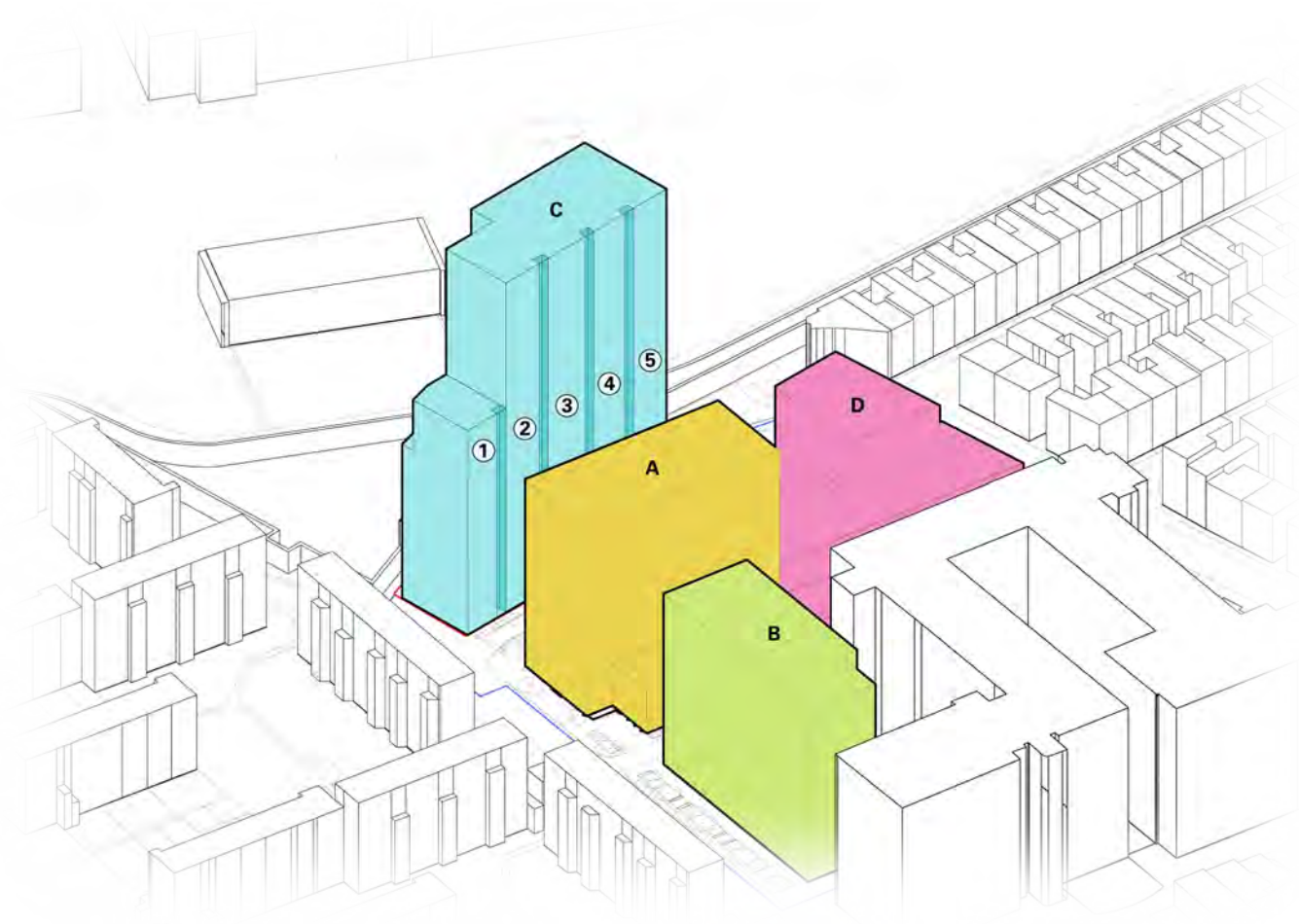
Dual Aspect



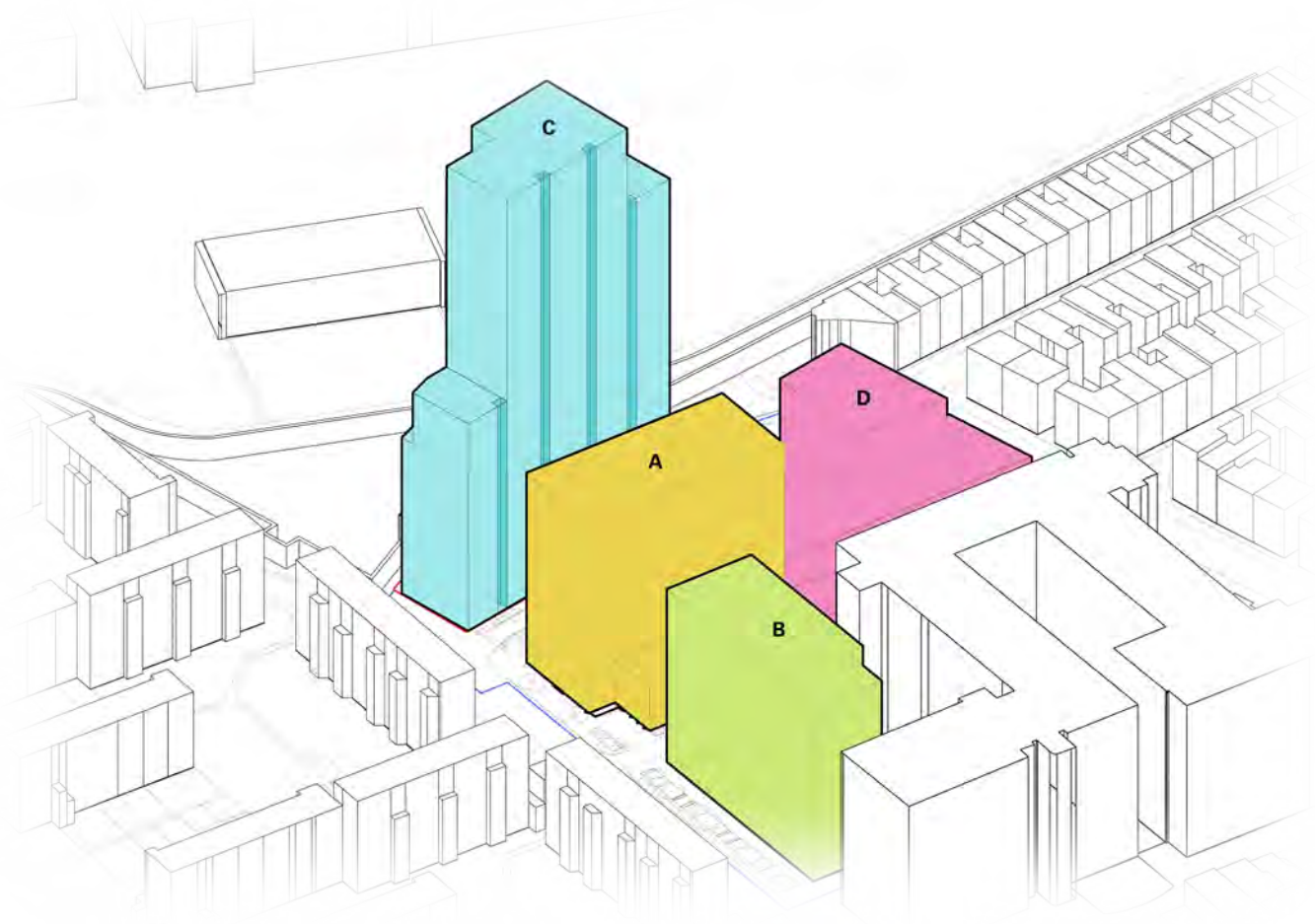
Enhancing the Proportions







Revised massing diagram



Revised massing diagram



Revised Heights

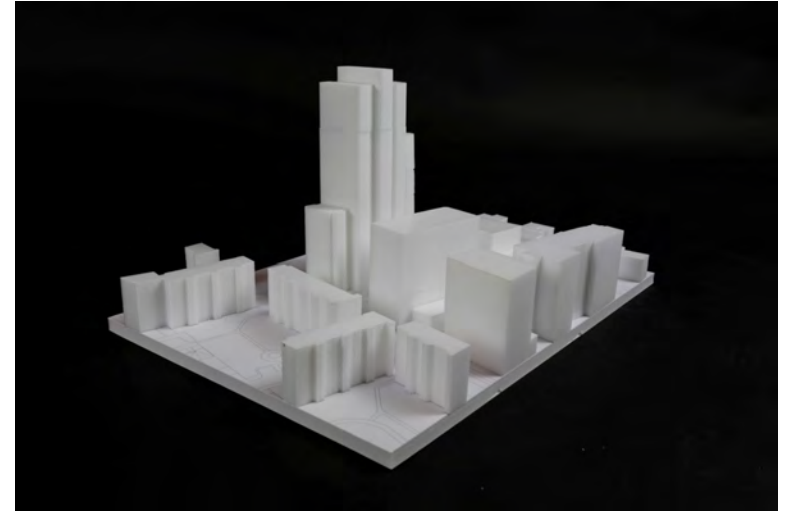


Consented



**Pre-App 01
Growth &
Investment**

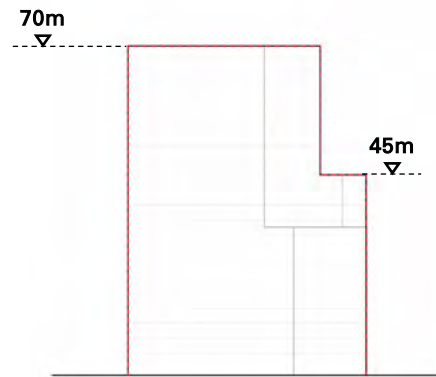
301 Units



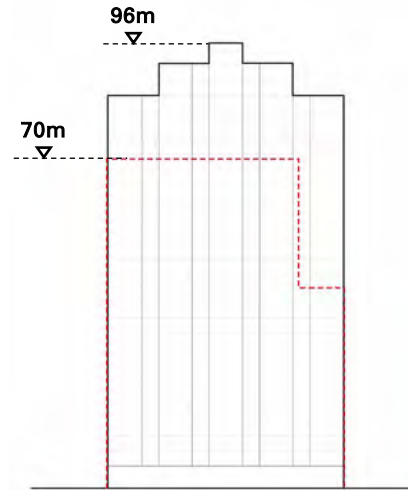
**Revised Mass
29.10.21**

256 Units

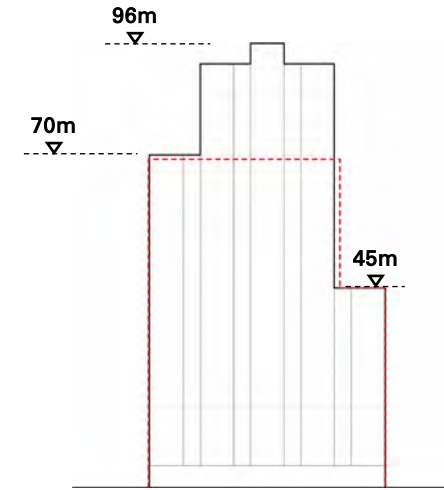
Massing Rationale



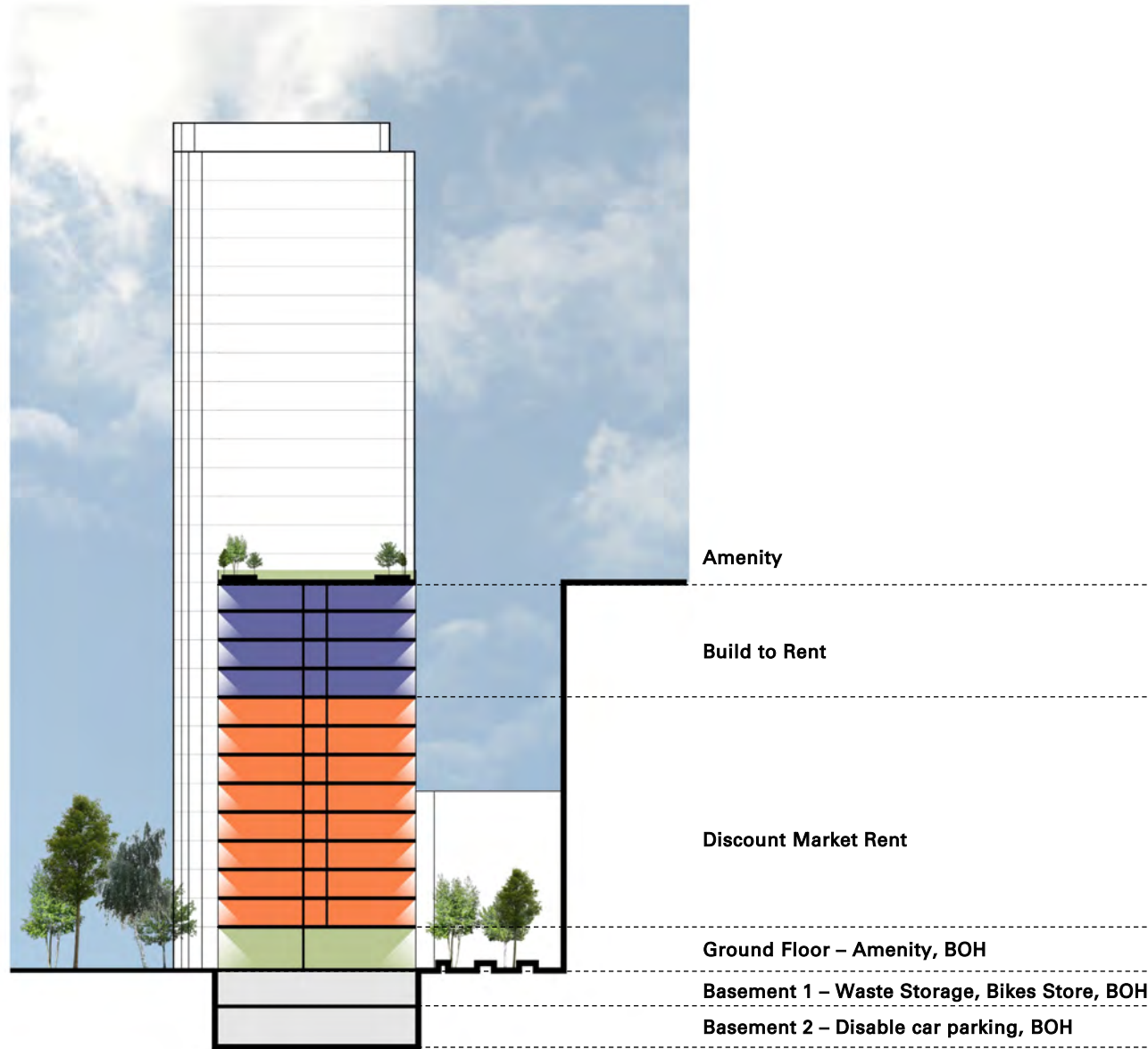
Consented

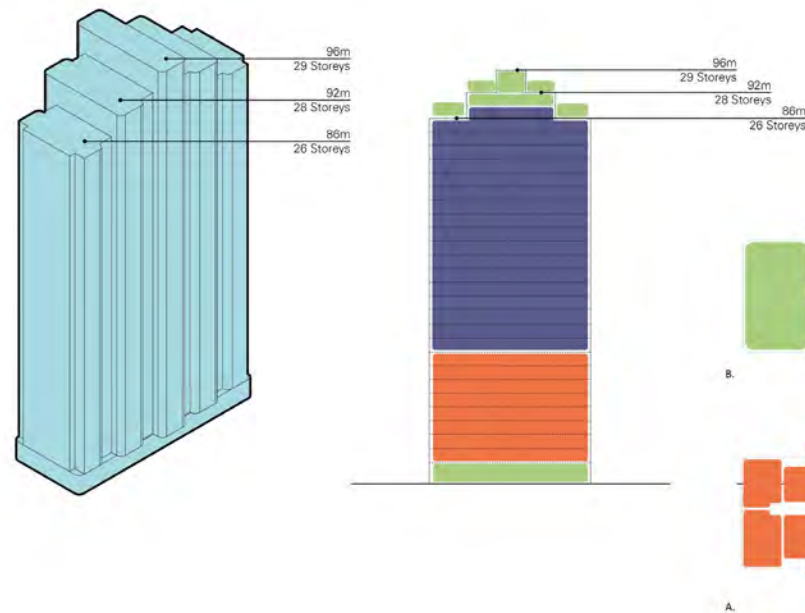


**Pre-App 01
Growth &
Investment**







**Revised Mass
29.10.21**



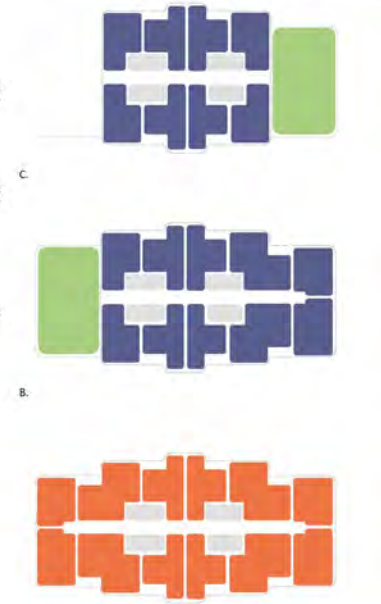
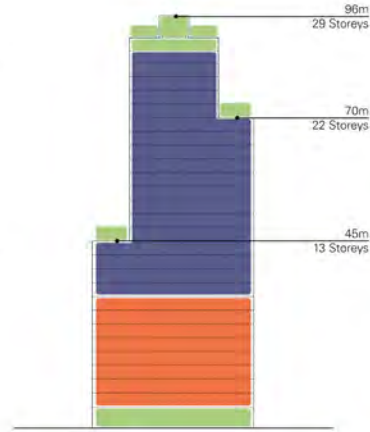
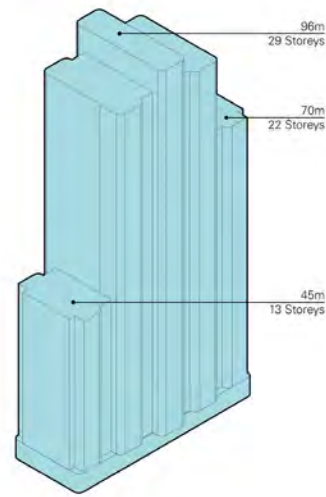


Target
 Build to Rent : 65% per hab room
 Discount Market Rent: 35% per hab room

All areas are indicative only and subject to change through design development





Tenure	GEA	GIA	NIA	1 Bed	2 Bed	3 Bed	Total
 Build to Rent	1,002 sqm x 20 Levels 20,040sqm	981 x 20 Levels 19,620 sqm	811 x 20 Levels 16,220 sqm	104 55%	105 40%	8 5%	217 63%
 Discount Market Rent	1,002 sqm x 7 Levels 7,014 sqm	981 x 7 Levels 6,867 sqm	811 x 7 Levels 5,677 sqm	42 50%	42 50%	0	84 37%
 Basement 1- 2	1,228 x 2 Levels 2,456 sqm	1,135 x 2 Levels 2,270 sqm	946 + 936 sqm 1,882 sqm				
 Amenity GF Amenity L 27	953 sqm 633 sqm	919 sqm 505 sqm	701 sqm 811 sqm				
Total	31,096 sqm	30,181 sqm	25,291 sqm	146 53%	147 44%	8 3%	301

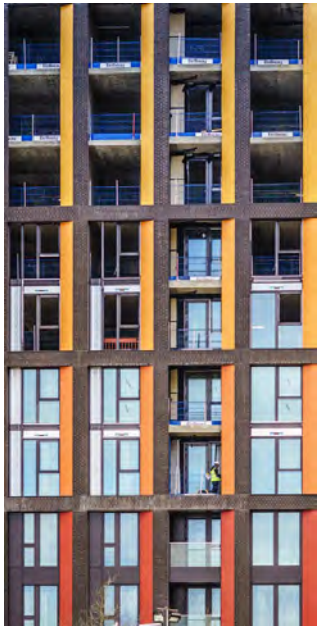
Total no. of units 301.



Target
Build to Rent : 65% per hab room
Discount Market Rent: 35% per hab room

All areas are indicative only and subject to change through design development

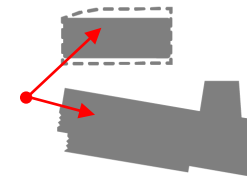
Tenure	GEA	GIA	NIA	1 Bed	2 Bed	3 Bed	Total
 Build to Rent	1002 sqm x 4 Levels 4,008 sqm 822 sqm x 9 Levels 7,398 sqm 638 sqm x 5 Levels 3,190	981 x 4 Levels 3,924 sqm 704 x 9 Levels 6,336 sqm 520 sqm x 5 Levels 2,600 sqm	807 x 4 Levels 3,216 sqm 623 x 9 Levels 5,608 sqm 440 x 5 Levels 2,200 sqm	60 43%	90 57%	8 5%	158 62%
 Discount Market Rent	1,002 sqm x 8 Levels 8,016 sqm	981 x 8 Levels 7,848 sqm	807 x 8 Levels 6,456 sqm	48 50%	48 50%	0	96 38%
 Basement 1- 2	1,228 x 2 Levels 2,456 sqm	1,135 x 2 Levels 2,270 sqm	946 + 936 sqm 1,882 sqm				
 Amenity GF Amenity L 27	953 sqm 633 sqm	919 sqm 505 sqm	701 sqm 440 sqm				
Total	26,654 sqm	24,400 sqm	19,802 sqm	108 43%	138 54%	8 3%	254
Total no. of units 254.							Pre App 2 - Areas



Nine Elms Cluster



Materials, Proportion & Scale



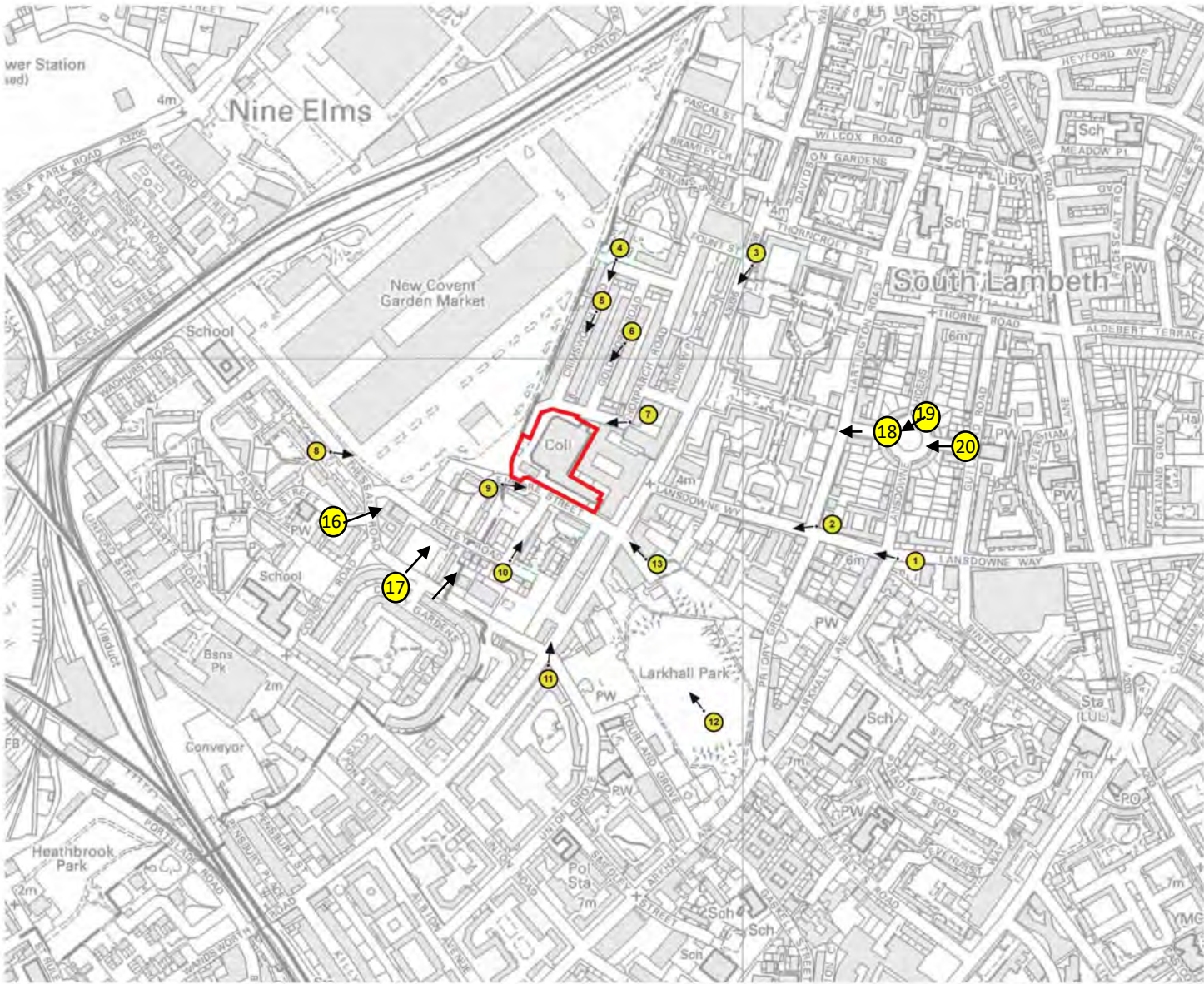
Sketch Perspective



Pre-App 1 4th October 2021



Pre-App 2 16th November



KEY

Application site 

Viewpoint location 

 **Nathaniel Lichfield & Partners**
Planning, Design, Economics.

Project **Lambeth College**
Belmore Street Vauxhall

Title **Figure C.5**
Representative
Viewpoints (Site)

Client **Lambeth College and Carillion Plc**

Date **January 2017**

Scale **1:5000 @ A3**

Drawn by **PC**

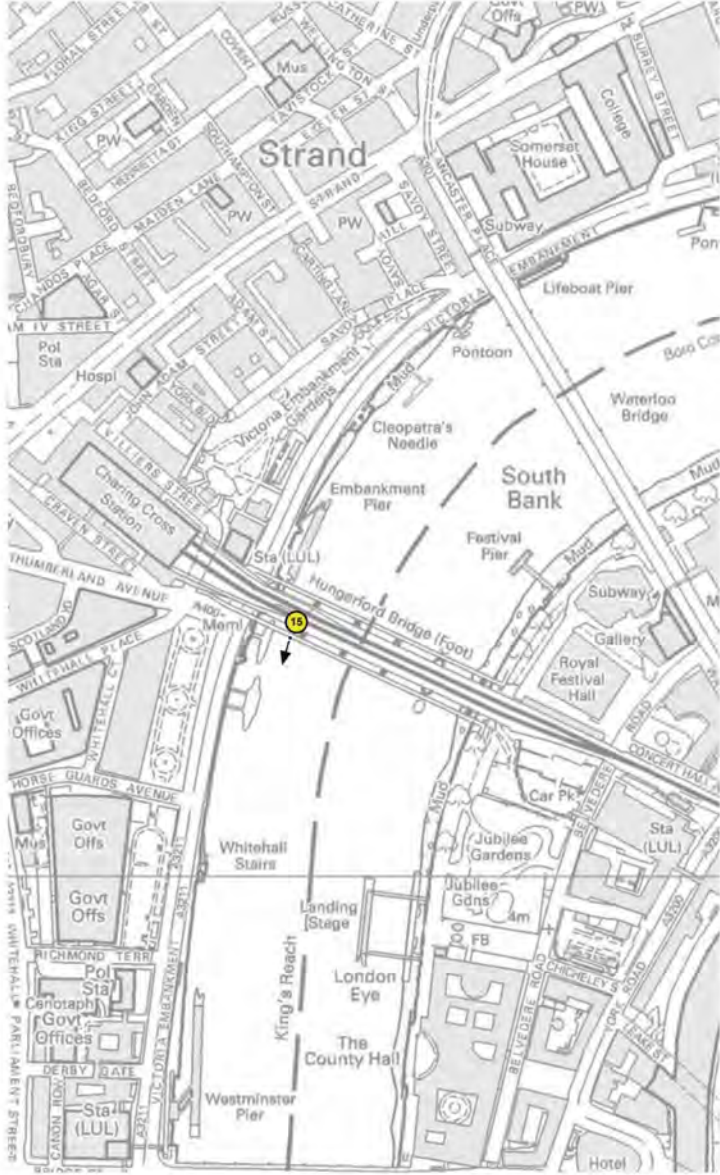
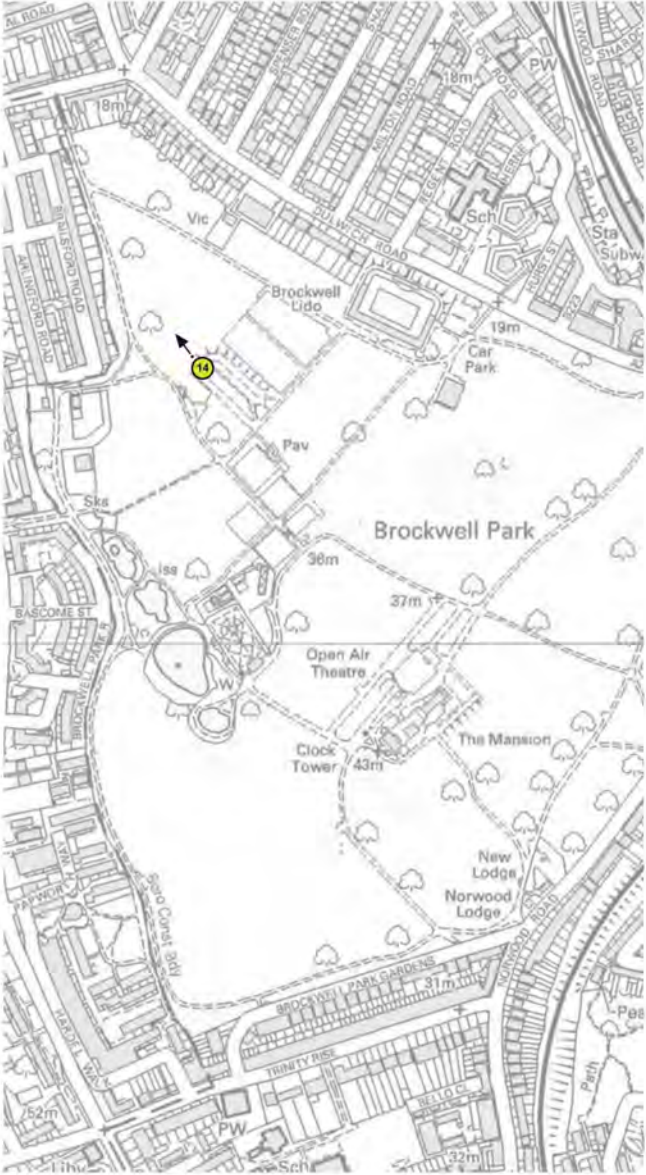
Orig. No. **IL07114_06-001 Rev C**

CL07114-06

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TVIA Views to follow

TVIA Views



KEY

Application site 

Viewpoint location 

nlp Nathaniel Lichfield & Partners
Planning, Design, Economics.

Project: Lambeth College
Belmore Street Vauxhall

Title: **Figure C.5a**
Representative
Viewpoints (Site)

Client: Lambeth College and Carillion Plc

Date: January 2017

Scale: 1:5000 @ A3

Drawn by: PC

Org. No: IL07114_06-001 Rev C

CL07114-06

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TVIA View 1 – Lansdowne Way – Pre-App 01



TVIA View 1 – Lansdowne Way – Pre-App 02



TVIA View 2 – Lansdowne Way – Pre-App 01



TVIA View 2 – Lansdowne Way – Pre-App 02



TVIA View 3 – Wandsworth Road – Pre-App 01



TVIA View 3 – Wandsworth Road – Pre-App 02



TVIA View 4 – Crimsworth Road – Pre-App 01



TVIA View 4 – Crimsworth Road – Pre-App 02



TVIA View 5 – Crimsworth Road – Pre-App 01



TVIA View 5 – Crimsworth Road – Pre-App 02



TVIA View 6 – Goldsboro Road – Pre-App 01



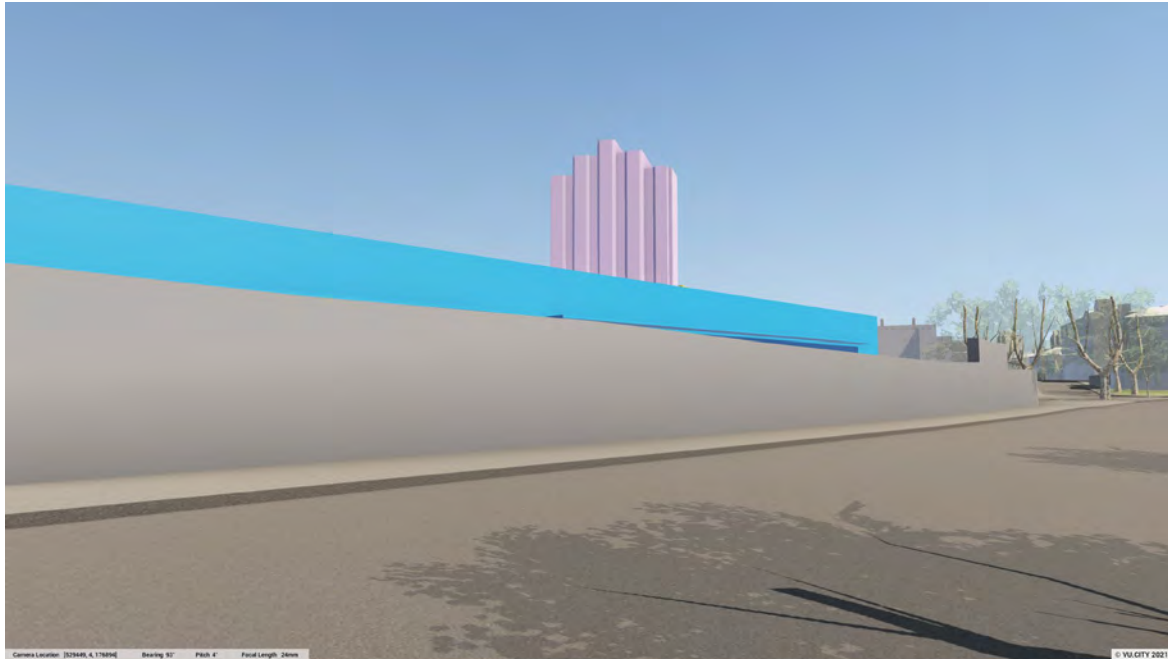
TVIA View 6 – Goldsboro Road – Pre-App 02



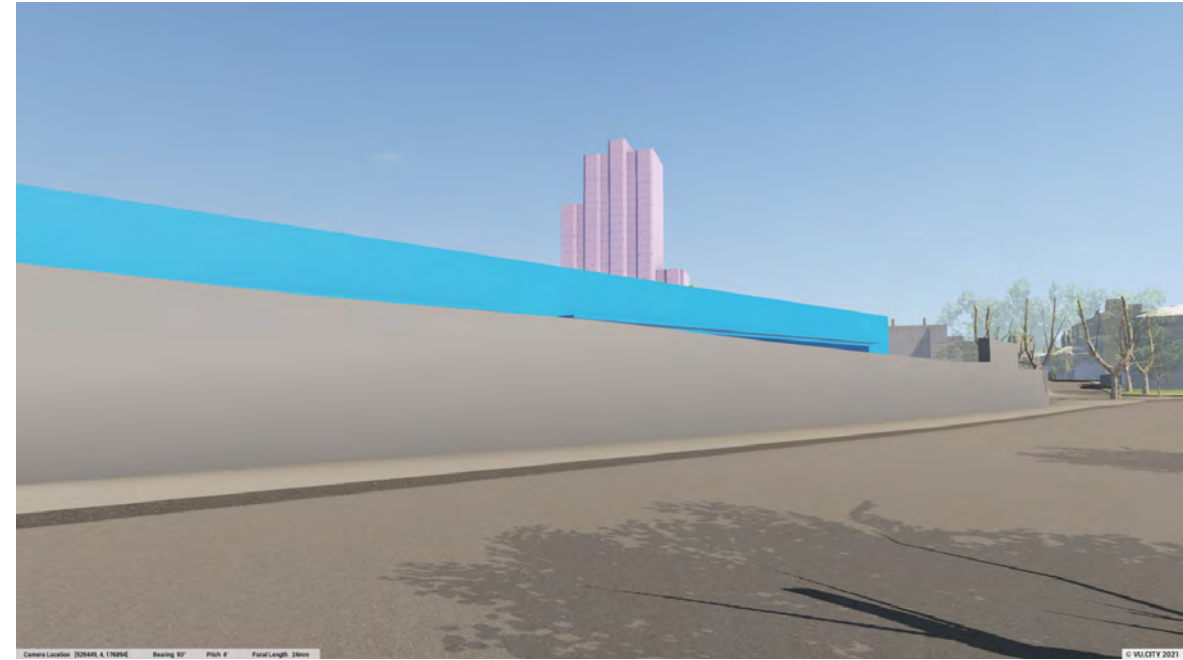
TVIA View 7 – Thorparch Road – Pre-App 01



TVIA View 7 – Thorparch Road – Pre-App 02



TVIA View 8 – Thessaly Road – Pre-App 01



TVIA View 8 – Thessaly Road – Pre-App 02



TVIA View 9 – Belmore Street – Pre-App 01



TVIA View 9 – Belmore Street – Pre-App 02



TVIA View 10 – Deeley Road – Pre-App 01



TVIA View 10 – Deeley Road – Pre-App 02



TVIA View 11 – Wandsworth Road – Pre-App 01



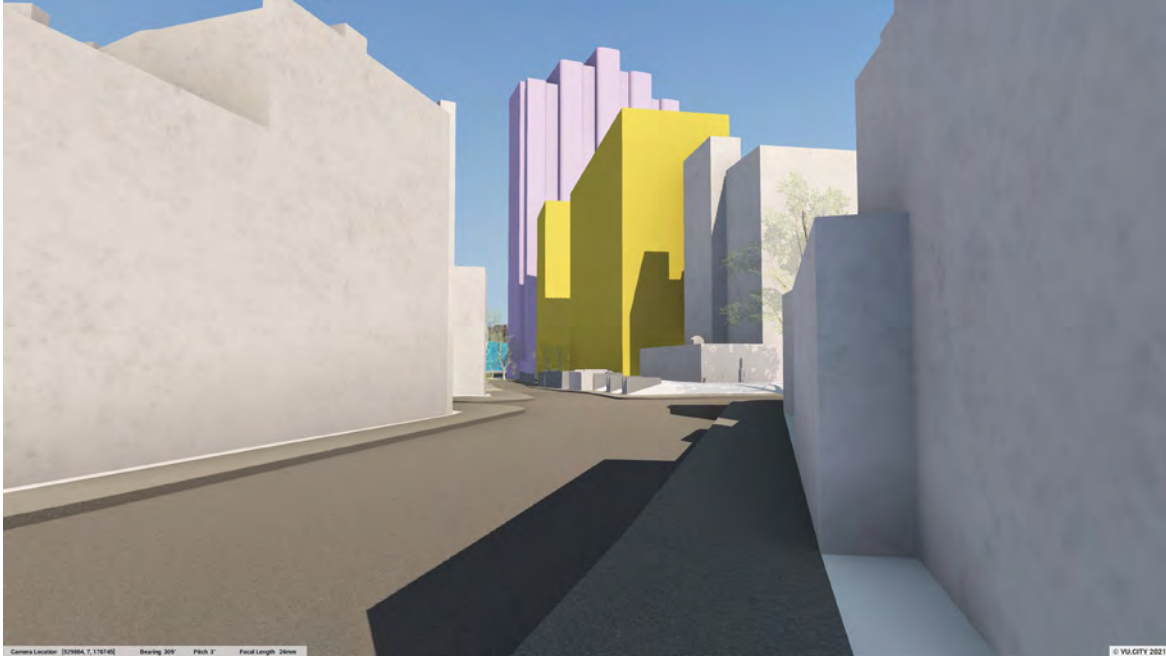
TVIA View 11 – Wandsworth Road – Pre-App 02



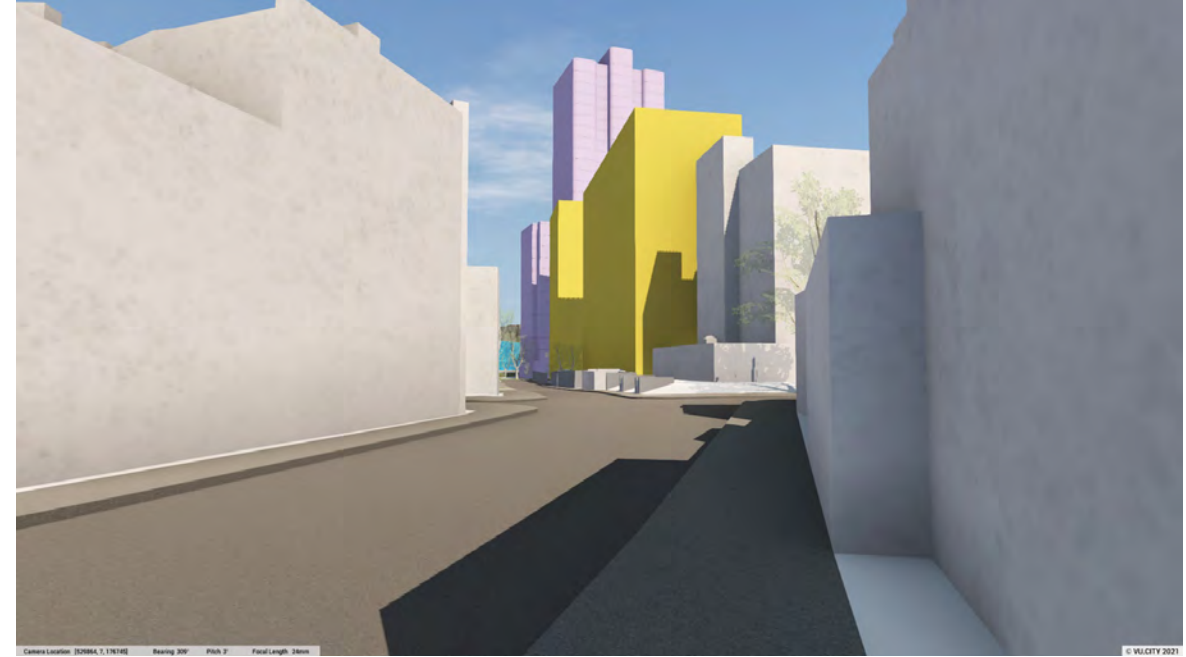
TVIA View 12 – Larkhall Park – Pre-App 01



TVIA View 12 – Larkhall Park – Pre-App 02



TVIA View 13 – Southville Road – Pre-App 01



TVIA View 13 – Southville Road– Pre-App 02



TVIA View 14 – Brockwell Park – Pre-App 01



TVIA View 14 – Brockwell Park – Pre-App 02



TVIA View 15 – Hungerford Bridge – Pre-App 01



TVIA View 15 – Hungerford Bridge – Pre-App 02



TVIA View 16 – Patmore Street – Pre-App 01



TVIA View 16 – Patmore Street– Pre-App 02



TVIA View 17 – Carey Gardens – Pre-App 01



TVIA View 17 – Carey Gardens – Pre-App 02



TVIA View 18 – Landsdowne Gardens – Pre-App 01



TVIA View 18 – Landsdowne Gardens – Pre-App 02



TVIA View 19 - Landsdowne Gardens – Pre-App 01



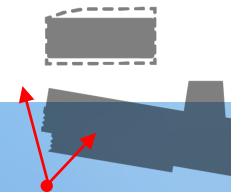
TVIA View 19 - Landsdowne Gardens – Pre-App 02



TVIA View 20 - Landsdowne Gardens – Pre-App 01



TVIA View 20 - Landsdowne Gardens – Pre-App 02



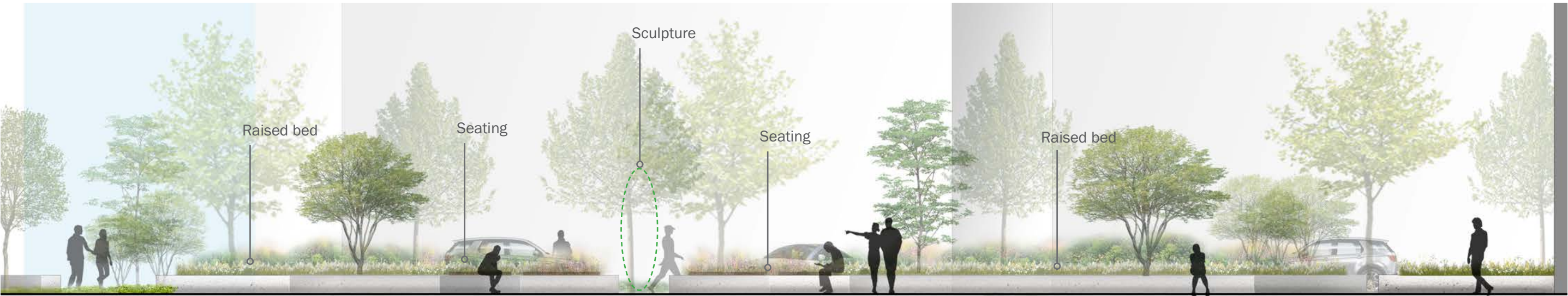
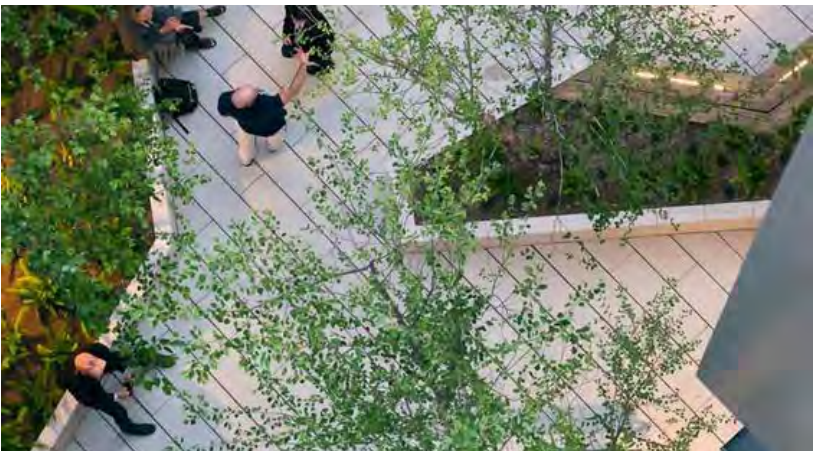
**Lambeth College Project
45 Clapham Common Southside &
Plot C Vauxhall Campus
DRAFT Pre-App
25th November 2021**

Landscape Masterplan

Plot C landscape ties into the wider landscape proposals in palette and design precedent from Blocks A B and D to the east and the existing Brooklands Passage to the west as it meets Thorparch Road.

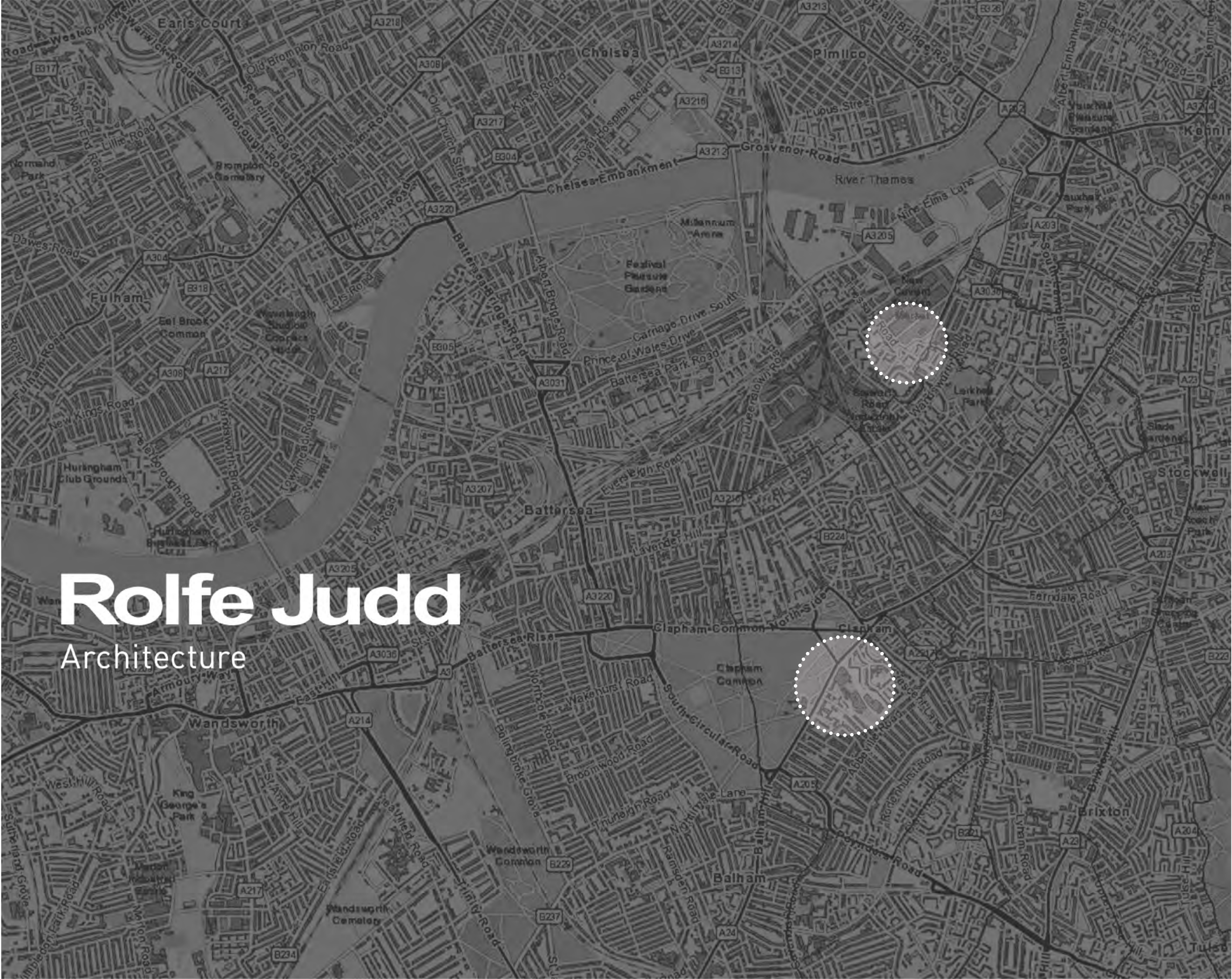
The design looks to maintain the sitewide palette with a simple approach permeating the banding detail across the shared surface to similarly styled planters and grassed area beyond.

A central focal point of public art and resting/contemplation areas in hardwood timber bring a warmer feel to the surrounding concrete paving for the users comfort. The hard landscape opens to the existing amenity grass edging Brooklands Passage creating a permeable and open space for residents.



Section F





Rolfe Judd

Architecture

Lambeth College Site: Clapham Southside/Nine Elms

Pre-App Document

London	Katowice	Warsaw
Old Church Court, Claylands Road, London, SW8 1NZ T +44 (0)20 7556 1500	40-043 Katowice, Ul. Podchorążych 1 T +48 32 251 03 74	00-519 Warszawa, Ul. Wspólna 35\13 T +48 22 331 49 22
www.rolfe-judd.co.uk	www.rolfe-judd.pl	

Contents

1.0	Introduction	2
2.0	Sites Location	3
3.0	Wider Context and Local Planning Policies	4
4.0	Lambeth College Clapham Centre Site	8
5.0	Clapham Common	12
6.0	Lambeth College Clapham Centre Site History	13
7.0	Lambeth College Clapham Centre Site As Existing	16
8.0	Lambeth College Clapham Centre Site Constrains / Opportunities	20
9.0	Lambeth College Clapham Centre Site As Proposed	24
10.0	Lambeth College Vauxhall Centre Site	28
11.0	Larkhall Park	30
12.0	Lambeth College Vauxhall Centre Site History	31
13.0	Lambeth College Vauxhall Centre Site as Existing	32
14.0	Lambeth College Vauxhall Centre Site as Consented	33
15.0	Lambeth College Vauxhall Centre - Plot C as Proposed	38
16.0	Proposed Initial Phasing	40
17.0	Precedents	41

1.0 Introduction

The following Pre-App Document has been prepared by Rolfe Judd Architects on behalf of Lambeth College and London Reality for proposed redevelopment of Lambeth College Clapham Centre Site together with Plot C of Lambeth College Vauxhall Centre Site in accordance with South Bank Colleges Development Strategy.

01 Lambeth College Vauxhall Centre Site:

The Vauxhall Campus is situated to the rear of the former Southbank University building developed for housing about ten years ago. The site comprised a series of 1960’s brutalist buildings of around five storeys in height facing on surrounding streets and backing onto New Covent Garden Market. Lambeth College has outline permission (Planning Permission reference 19/02643/OUT) for the redevelopment of the Vauxhall Campus to provide significantly improved educational facilities for the college. Four phases (or plots) were proposed including Plot C which lay to the west of the site backing onto the Market and comprising a 20 storey building with 7,010sqm of D1 College floorspace to be provided over the first 9 storeys. Block C also accommodated up to 272 student bedrooms over the next 11 storeys of which 35% (95 units) would be secured as affordable student accommodation. The outline permission for Vauxhall will create 25,000sqm of educational space and 4570sqm of workspace. This includes 7010sqm of educational space in Plot C.

02 Lambeth College Clapham Centre Site - Gateway Centre

The Clapham Common Campus is a large educational facility currently used by a range of further and higher education courses by Lambeth College. It is situated facing Clapham Common and lies adjacent to Thornton Park which London Realty is managing the development of 296 new homes and 5000sqm of new offices. The site borders lower level housing to the south and Lambeth Academy to the east.

03 Brixton Campus Site – Centre for Excellence in ESOL

Brixton Campus is already well established as a centre of excellence for ESOL directly meeting the needs of many Lambeth residents. Such is the reputation for provision at the centre that as well as meeting the needs of local residents many travel some distance to access the provision at Brixton.

Lambeth College has the following existing provision of educational space:

- Clapham Common Campus 17,800sqm
- Vauxhall Campus 15,238sqm
- Brixton Campus 2.012sqm

Summary of Proposal:

The College wishes to redevelop Clapham Common Campus, retaining 6000sqm of educational space in the scheme and develop the remainder as housing as enabling development to assist funding the works to Vauxhall. The scheme would deliver circa 550 homes. Associated with this would be amendments to Plot C at Vauxhall Campus to deliver a wholly residential scheme in the building to provide circa 160 to 180 homes. This would remove all of the student accommodation and 7010sqm of educational space.

In total the scheme would provide:

- 550 homes – Clapham
- Minimum 240 homes – Vauxhall
- 6000sqm of educational accommodation

Lambeth College Clapham Centre Site:

- Residential Buildings 1, 2, 3, 4 - 550 Flats
- College Building 5 - Gateway Centre - 6.000sqm
- Commercial Space facing Clapham Common South Side at Ground / 1st Floor
- Linear Park, Public Square, College Square

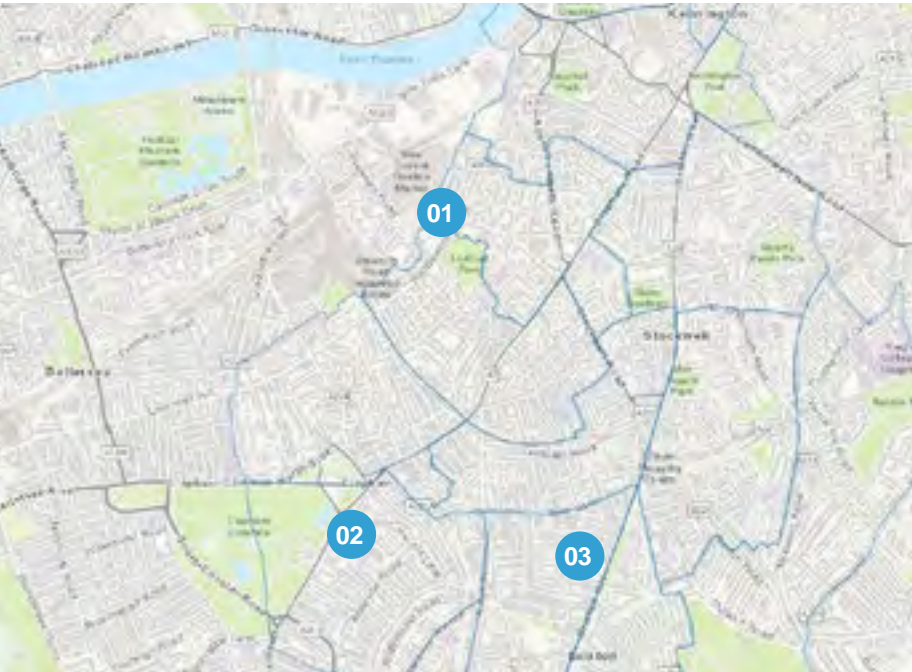
Lambeth College Vauxhall Centre Site - Plot C:

- Residential Buildings - 240-260 Flats
-

The Team

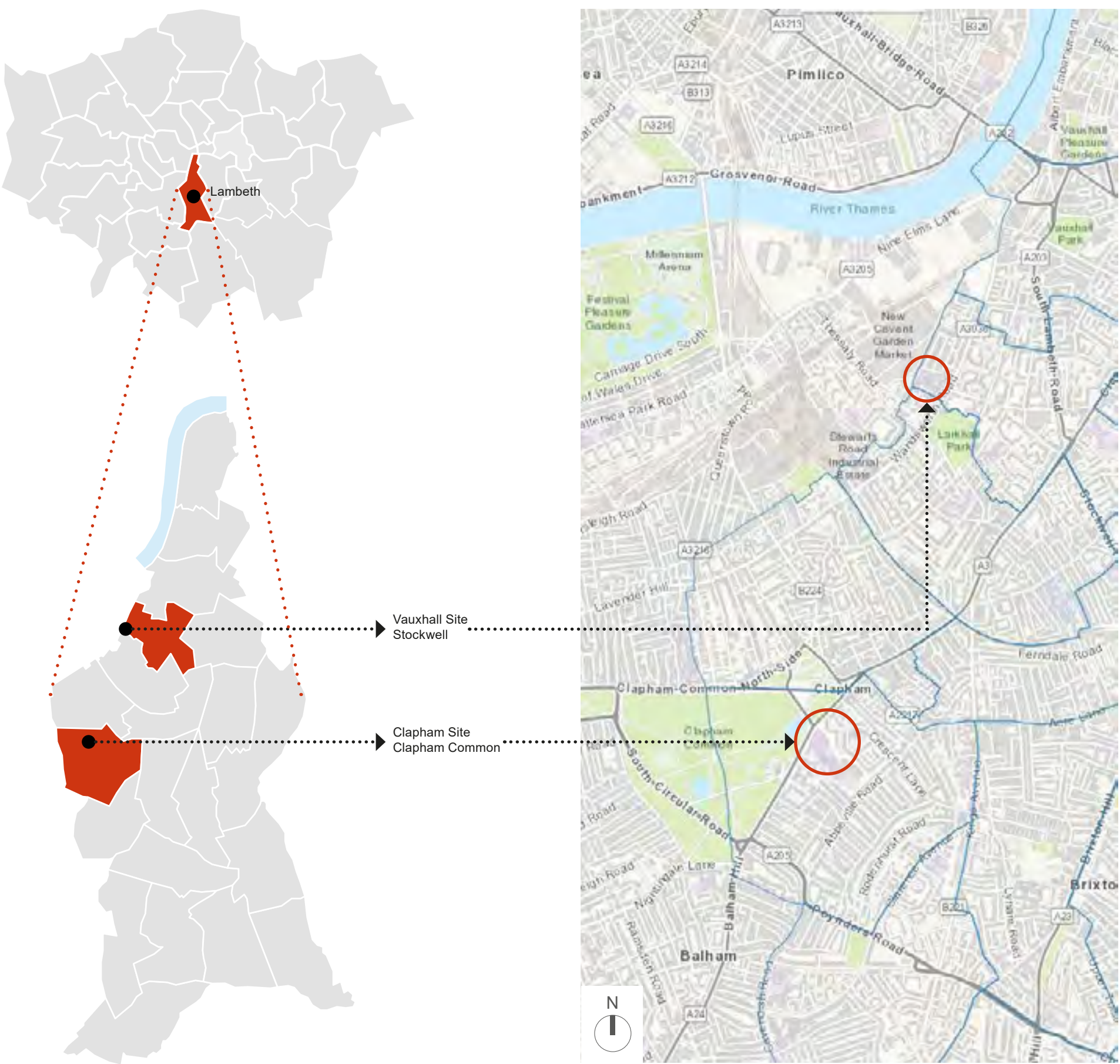
Development Team: Lambeth College, London Realty

Consultant Team: Rolfe Judd Architecture, Rolfe Judd Planning



CURRICULUM PLAN				BLOCK A	BLOCK B	BLOCK D		BLOCK S	ESOL	
SUMMARY	SGLH	FTE STUDENT NUMBERS	AREA REQUIRED	STEAM AREA	Health & Life Sciences	Business & Employer Engagement	TOTAL NINE ELMS	CLAPHAM Gateway	BRIXTON	TOTAL
Arts & Media	455,861	760	4,857	1,462	-	3,395	4,857	-	-	4,857
Business and Computing Total	117,961	197	1,031	791	-	240	1,031	-	-	1,031
Construction Total	152,967	255	1,461	1,461	-	-	1,461	-	-	1,461
Engineering Total	107,448	179	1,284	1,284	-	-	1,284	-	-	1,284
English Total	176,160	294	1,967	1,469	299	-	1,767	199	-	1,967
ESOL Total	309,580	516	2,174	-	-	-	-	522	1,652	2,174
Accountancy Total	18,000	30	184	-	-	184	184	-	-	184
Go 2 Work – JCP Total	17,505	29	147	-	-	-	-	147	-	147
Hair & Beauty Total	73,038	122	573	-	-	-	-	573	-	573
Health Care & Early Years Total	193,757	323	1,679	-	1,679	-	1,679	-	-	1,679
Additional growth in Health & Life Sciences	145,318	242	1,259	-	1,259	-	1,259	-	-	1,259
Guys & St Thomas Partnership work	TBC	-	1,588	-	1,588	-	1,588	-	-	1,588
Hospitality & Catering Total	40,101	67	291	-	-	-	-	291	-	291
Maths Total	204,267	340	1,462	412	630	-	1,042	420	-	1,462
Science Total	240,585	401	2,318	2,318	-	-	2,318	-	-	2,318
Sport, Uniformed Public Services & Travel	67,994	113	1,052	-	1,052	-	1,052	-	-	1,052
Supported Learning Total	67,189	112	719	-	-	-	-	359	359	719
YPE & Schools Partnerships Total	180,000	300	1,563	-	-	-	-	1,563	-	1,563
Apprenticeships	76,398	127	858	858	-	-	858	-	-	858
Allowance for Sports Hall Volume	-	-	1,400	-	1,400	-	1,400	-	-	1,400
Allowance for area for Nursery	-	-	550	-	-	275	275	275	-	550
Apprenticeship & Employer Innovation	-	-	500	-	-	500	500	-	-	500
Space	-	-	1,500	-	-	-	-	1,500	-	1,500
Headquarters										
TOTAL	2,644,126	4,407	30,416	10,054	7,907	4,594	22,555	5,849	2,012	30,416
PLANNED AREAS IN MASTER PLAN				10,050	7,940	4,570	22,560	6,325	2,000	30,885
Difference				4	(33)	24	(5)	(476)	12	(469)

2.0 Sites Location



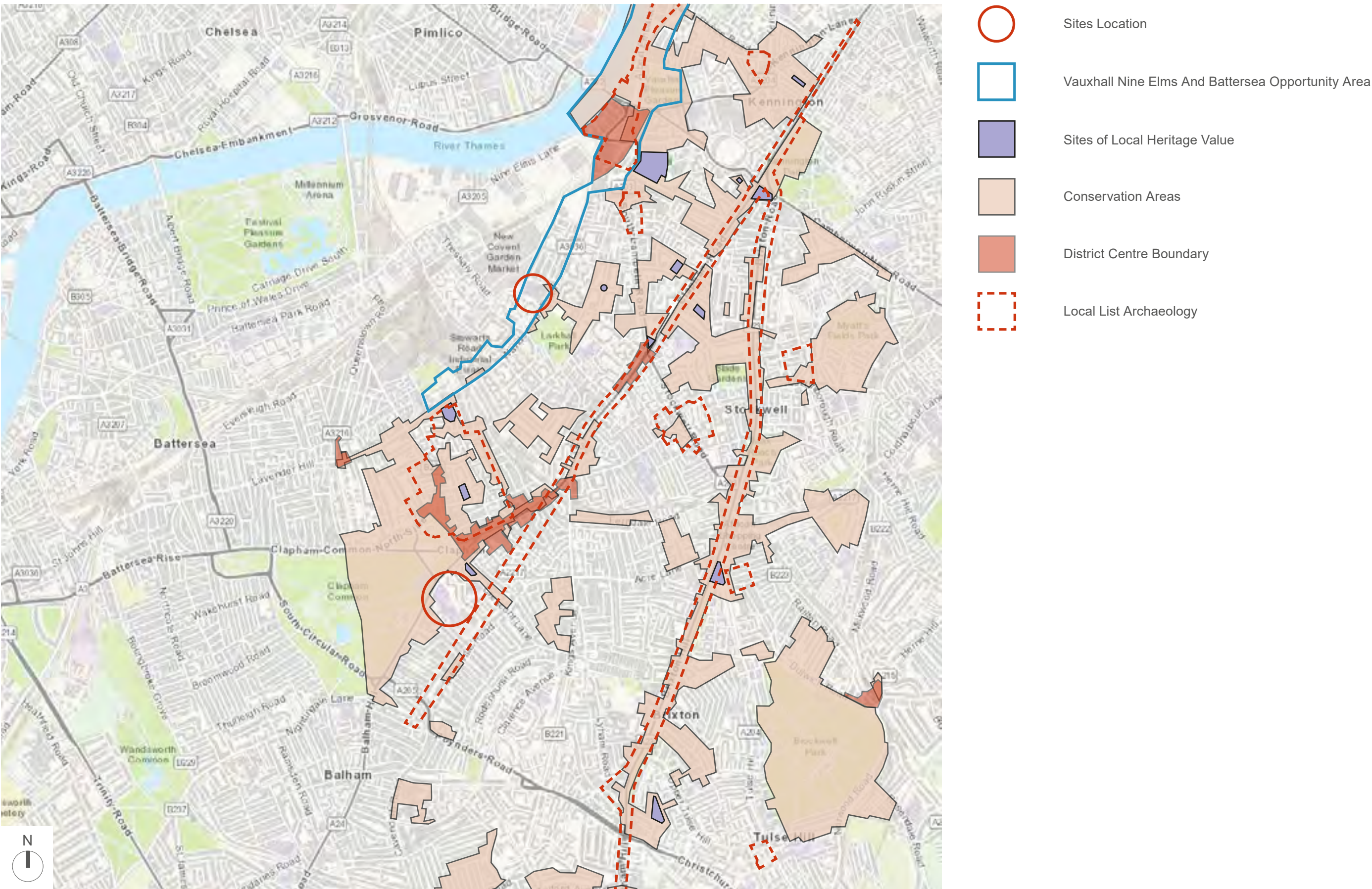
Lambeth College Vauxhall Centre Site, Stockwell
 Plot C Boundary 19/02643/OUT Application Boundary



Lambeth College Clapham Centre Site, Clapham Common
 Site Boundary Clapham Southside Scheme Boundary

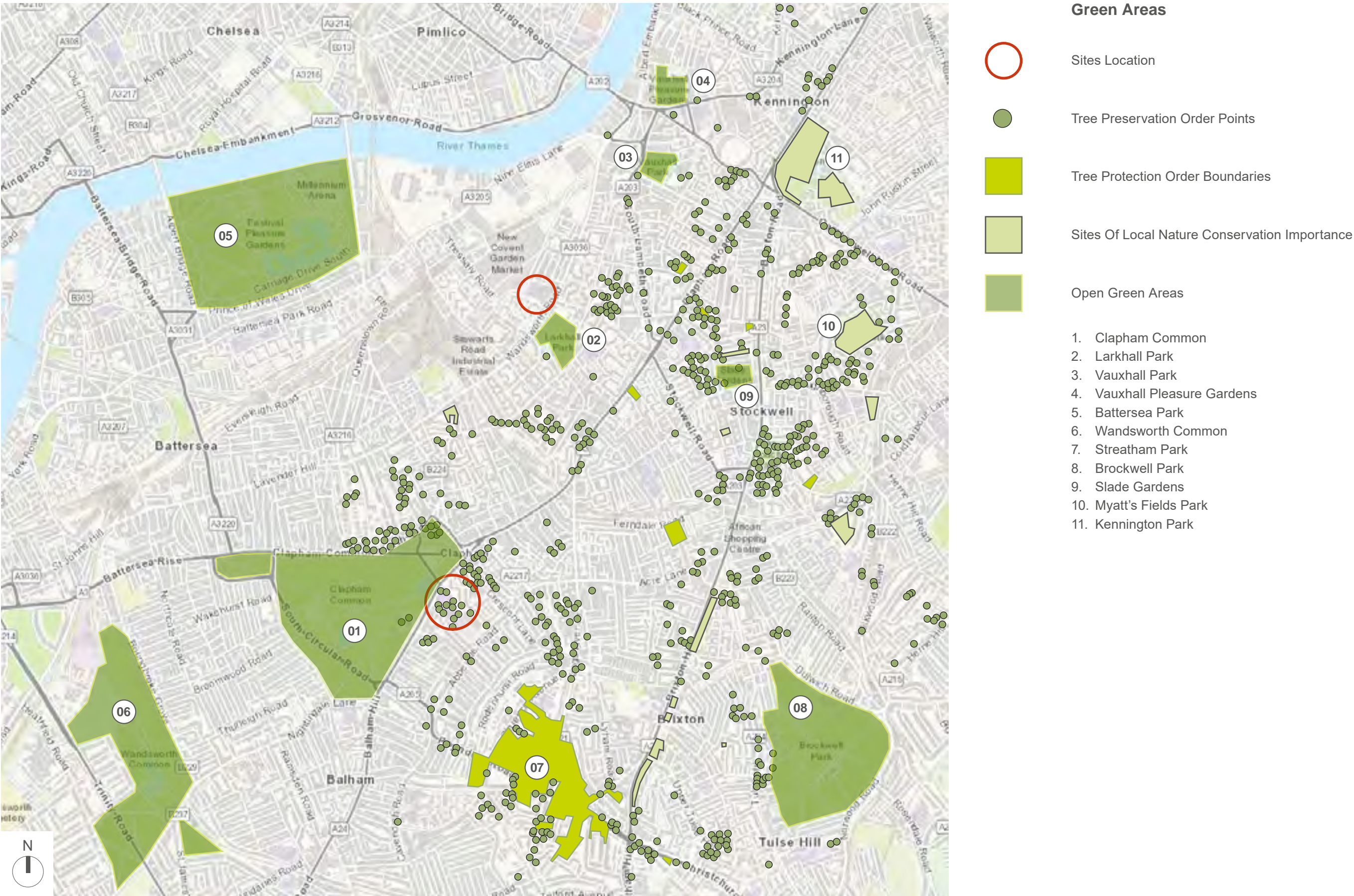
3.0 Wider Context and Local Planning Policies

3.1 Local Planning Policies Map



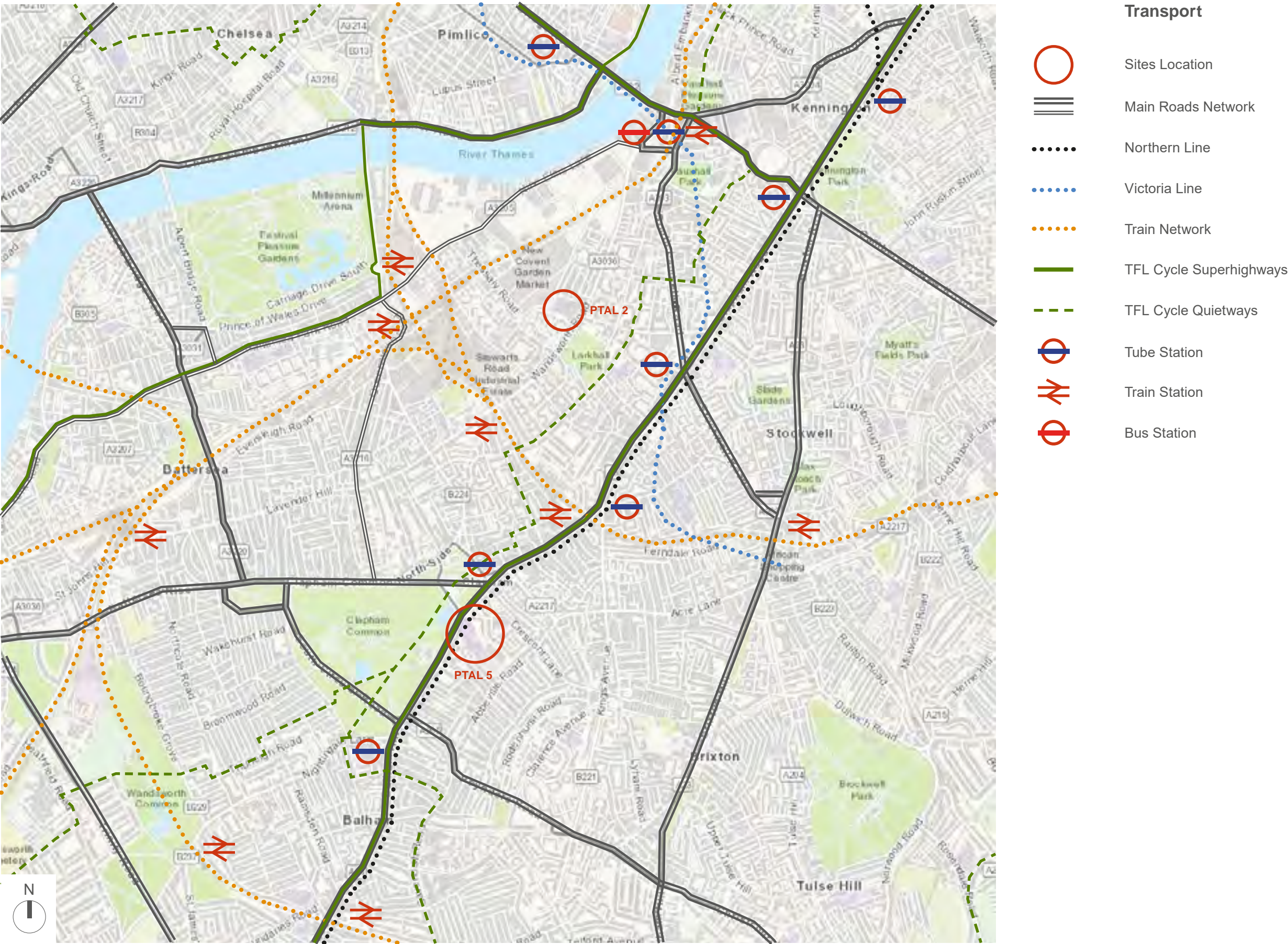
3.0 Wider Context and Local Planning Policies

3.2 Local Planning Policies Map - Green Areas



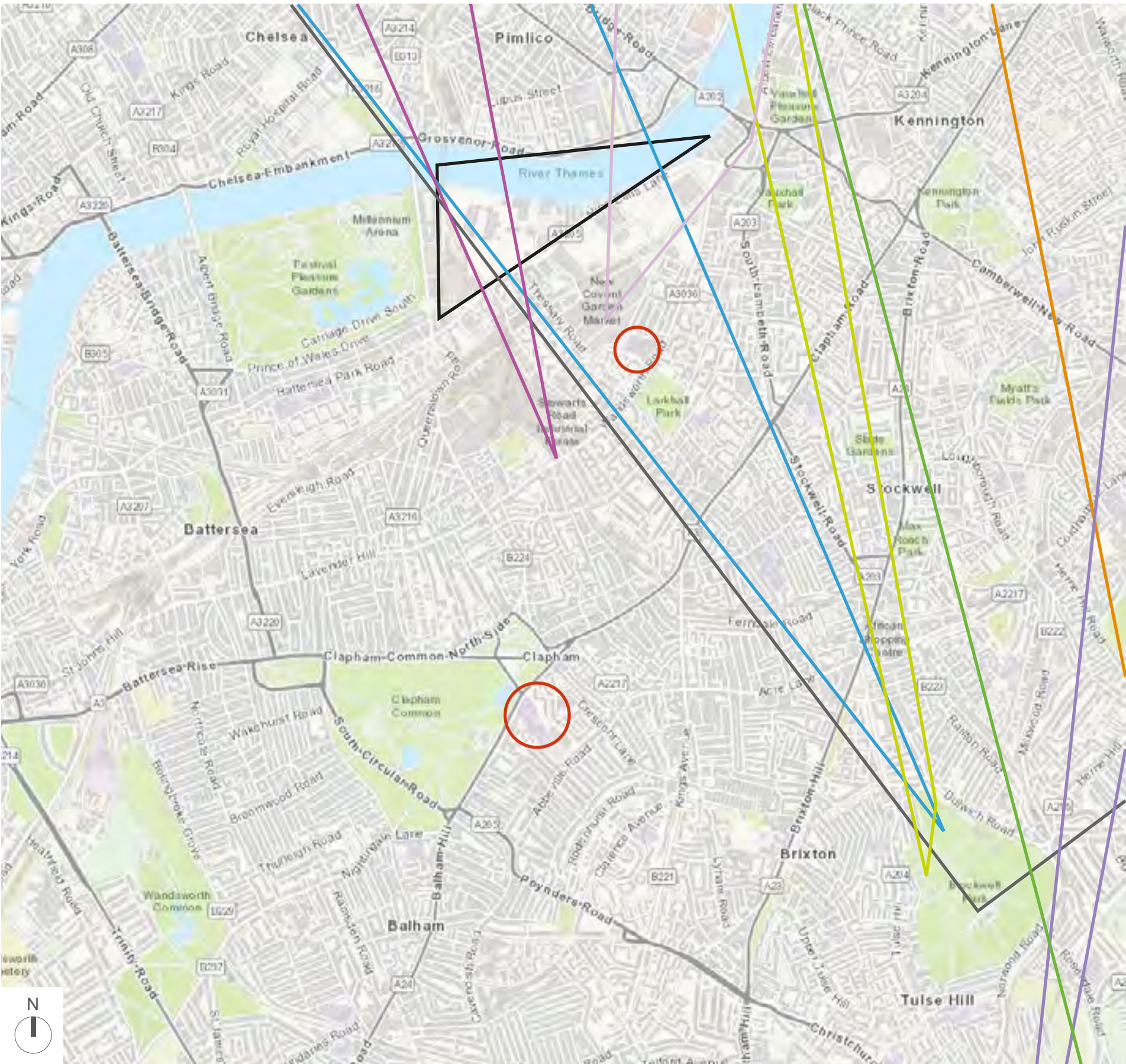
3.0 Wider Context and Local Planning Policies

3.3 Local Planning Policies Map - Infrastructura and Transport



3.0 Wider Context and Local Planning Policies

3.4 Local Planning Policies Map - Local Views



Local Views

- Sites Location
- Local View Battersea Power Station
- Local View Brixton Historic Towers
- Local View Brixton Panoramic
- Local View Brixton Rooftop View
- Local View County Hall
- Local View Gypsy Hill
- Local View Knights Hill
- Local View Norwood Park
- Local View Wandsworth Road Station

4.0 Lambeth College Clapham Centre Site

4.1 Site as Existing in Wider Context - Aerial Views



- Lambeth College Clapham Centre Site Boundary
- 44 Clapham SouthSide Scheme Site Boundary
- Clapham Common
- Lambeth College
- Lambeth College Extension
- Lambeth Academy
- Clapham SouthSide Scheme (Under Construction)
- Notre Dame Estate Community Centre
- St. Mary's Primary School
- Crescent Grove
- Grade II Listed Orangery Building
- St. Mary's Church
- St. Mary's Church Hall
- The Fields Cafe
- The Windmill Pub

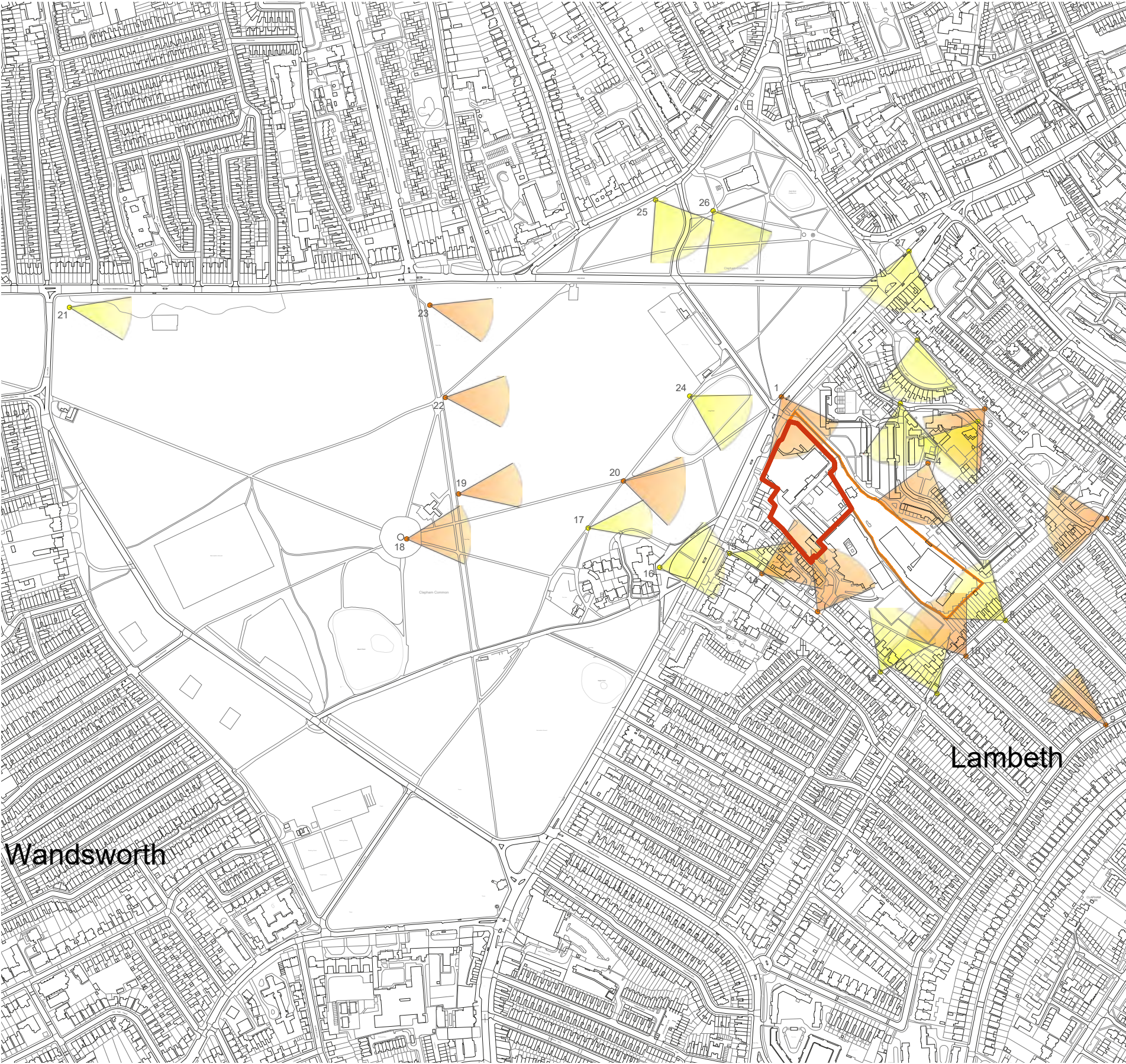
4.0 Lambeth College Clapham Centre Site

4.1 Site as Existing in Wider Context - Aerial Views



4.0 Lambeth College Clapham Centre Site

4.2 Site Views



4.0 Lambeth College Clapham Centre Site

4.2 Site Views



01



04



06



07



09



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13



14



18



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5.0 Clapham Common

Clapham Common is an amazing public amenity including green space, sports fields, public house, cafes, lakes, events space, listed bandstand and playground. Half in the London Borough of Wandsworth and half in London Borough of Lambeth this tree lined park is a valuable outdoor space. Served by both Clapham Common and Clapham South Tube Station it is well connected to the wider London residents and visitors.



Clapham Common Bandstand



Clapham Common view looking East towards Lambeth College



Clapham Common festivals and public events



Clapham Common Windmill Drive group of properties aerial view



Clapham Common The Windmill Public House, Windmill Drive



Clapham Common Bowling Pavilion

6.0 Lambeth College Clapham Centre Site History

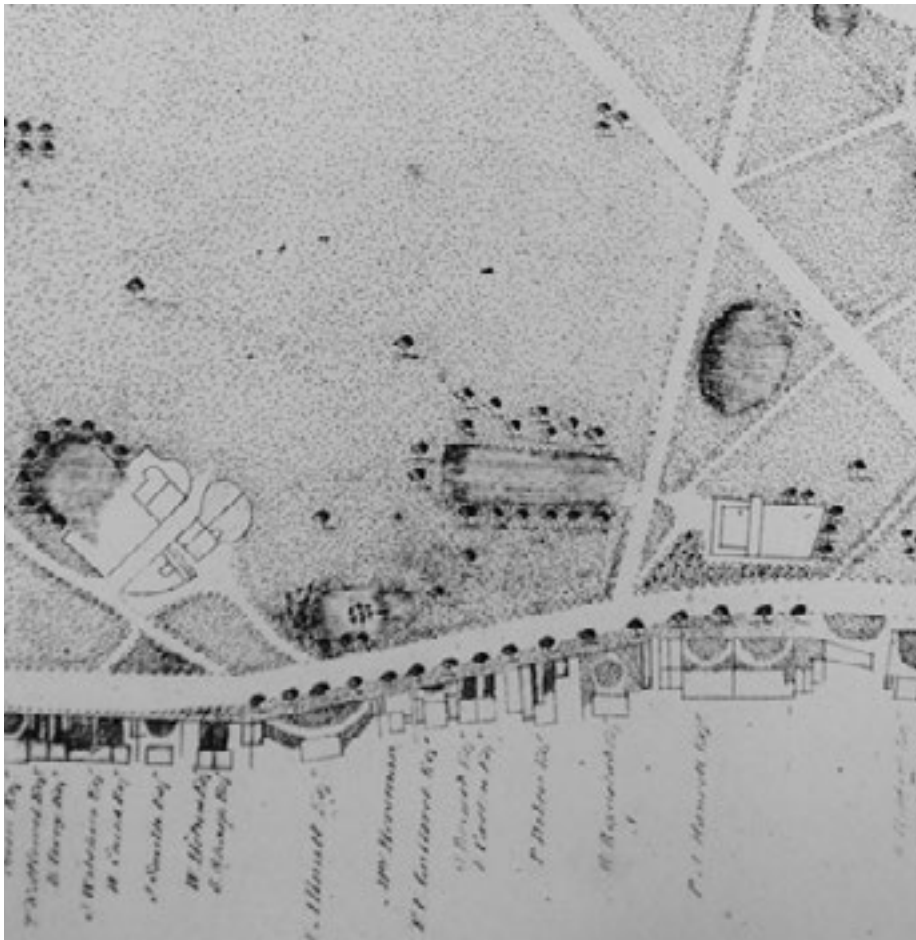
6.1 Historic Maps



John Rocque's Map of London, c.1741-45



Milne's Land Use Map of Wandsworth and District, 1801



Gould's Map of Clapham Common showing South Side, 1815

6.0 Lambeth College Clapham Centre Site History

6.3 The Thornton's Estate & The Clapham Sect

Up until the 18th century Clapham Common had retained much of its rural character when several large mansions were built on its borders. 44 South Side was part of an estate belonging to the influential Thornton family who acquired a collection of adjoining plots to the south of the Common in the 18th century. The current site area is located behind the original Georgian houses owned by John Thornton (1720–1790), a philanthropist and member of the 'Clapham Sect', and his son Robert Thornton (1759–1826).

John Thornton's other son, Samuel, inherited his father's house during the 1790's. His brother Robert, who lived next door, "made his gardens the most beautiful and extensive in Clapham" with a summer house at its centre. The portico of this summer house, the Orangery, still survives on Worsopp Drive within the Notre Dame Estate.



Gould's Map Clapham Common South Side, 1815



Orangery, Gardens of the Convent, c.1910



Robert Thornton's Former House (Demolished c.1947), Convent of Notre Dame in Background

The Clapham Sect

The Clapham Sect was a group of evangelical Christians, prominent in England from about 1790 to 1830, who campaigned for the abolition of slavery and promoted missionary work at home and abroad. They also worked for prison reform, prevention of cruel sports, and the suspension of the game laws and the lottery. They believed in the preservation of the ranks and orders within society and preached philanthropic benevolence from above. Though their espousal of several "sentimental" causes brought upon them the derisive nickname of "Saints," they were responsible in large part for the abolition of the slave trade and slavery in England.



Robert Thornton's Garden and The Orangery, N.D.

6.0 Lambeth College Clapham Centre Site History

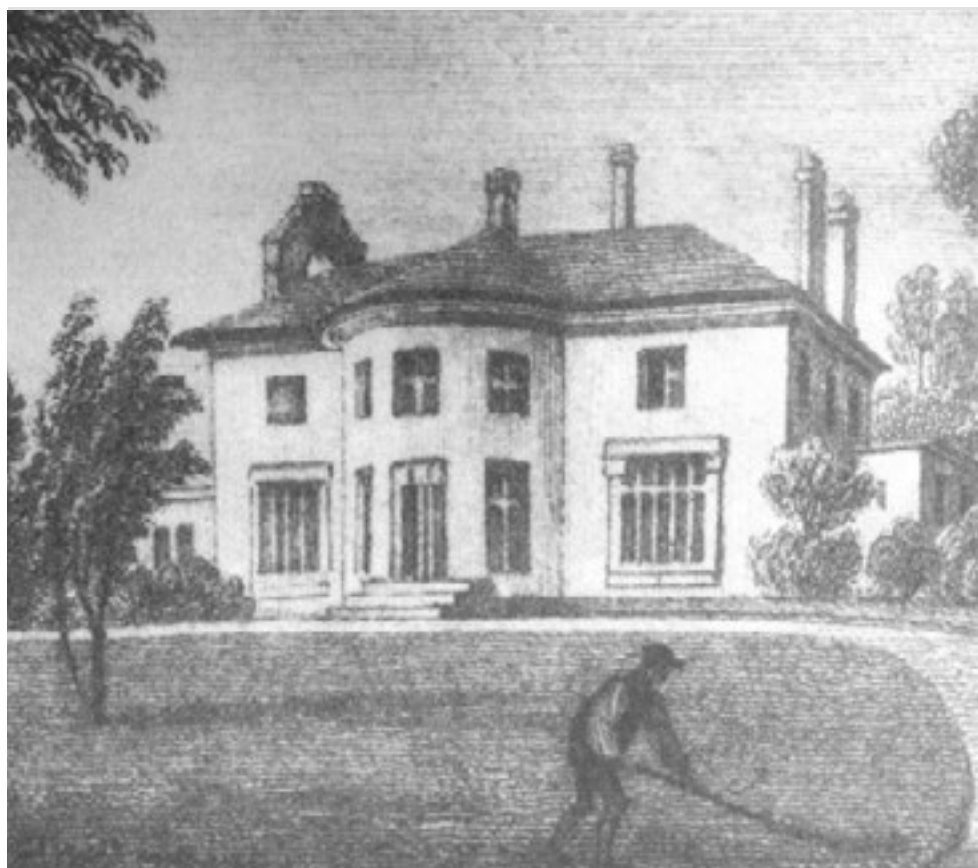
6.3 Notre Dame Convent School, Clapham Lodge & The Confectionary

In 1851 an order of Belgian nuns purchased the Thornton family's former residences and gardens to the North and East of the site and opened the Notre Dame Convent School. In 1939 the nuns left the adjacent convent, the buildings fell into disrepair and were demolished c.1947, leaving just The Orangery. The Notre Dame Estate was built across the former gardens in 1952.

In the early to mid-20th century, a large confectionary factory was built at the South end of the site. The gardens to either side were school playing fields until the late 20th century when the Notre Dame Estate and Lambeth Academy were built. The demolition of Clapham Lodge in 2005 marked the last large detached villas from this quarter of Clapham Common's South Side, though its historic garden setting had long since been eroded by commercial, industrial and high-rise development.



Pen and Ink Drawing of South Lodge (Demolished 1966), on the Lambeth College Site



Engraving of the South Elevation of Clapham Lodge (demolished c.2005), 44 South Side, 1822



Factory Employee Distributing Free Sweets, Celebrating the End of Rationing, 1953



Pupils Playing Croquet in the grounds of the Convent of Notre Dame, c.1920



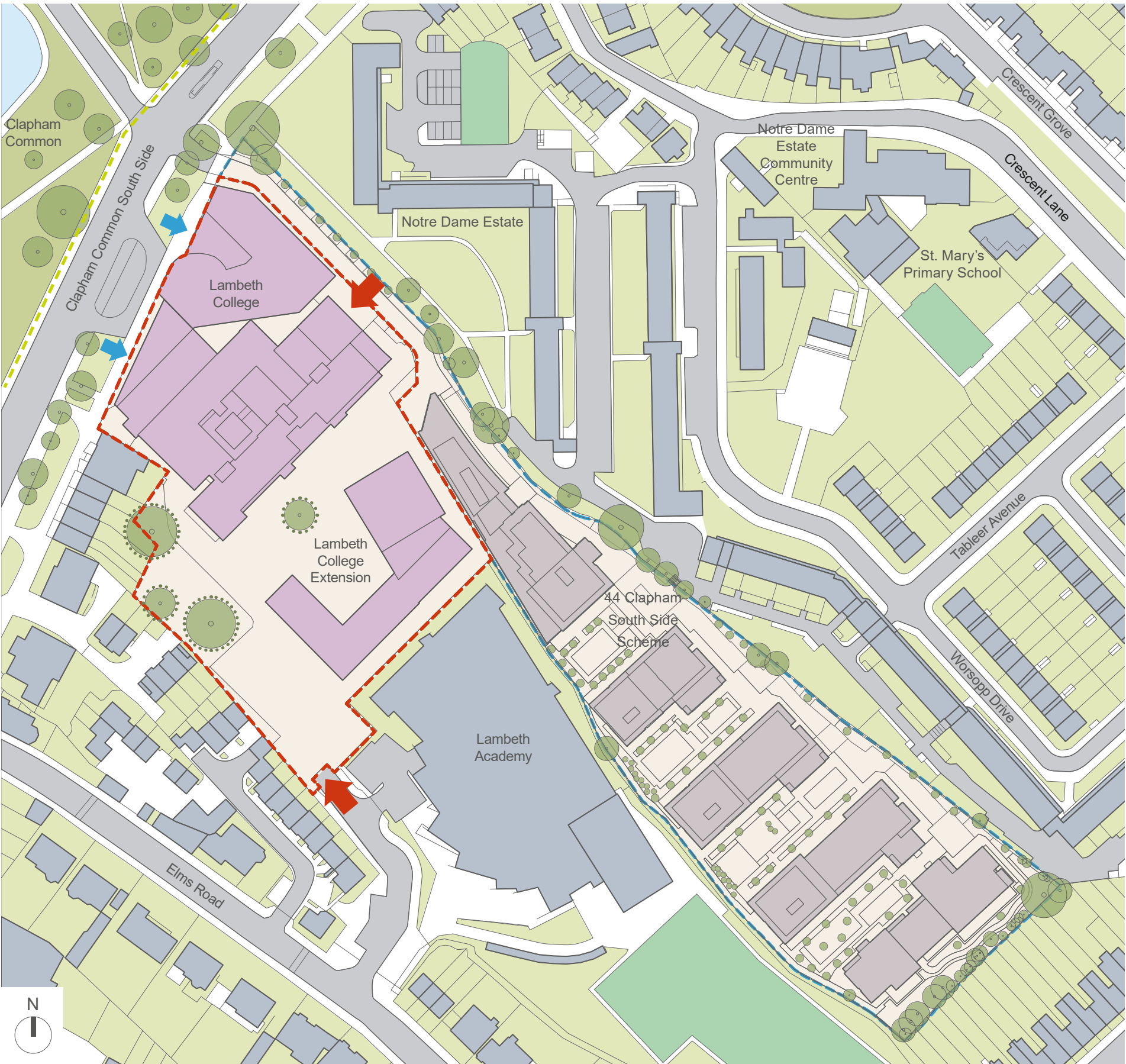
Pupils Boating on the Lake at the Convent of Notre Dame, c.1920



Southern End of Site Showing the Confectionary Works with the Notre Dame Estate and The Orangery in the background, 1948

7.0 Lambeth College Clapham Centre Site As Existing

7.1 Existing Site Summary



- Lambeth College Clapham Centre Site Boundary
- 44 Clapham SouthSide Scheme Site Boundary
- Clapham Common Boundary
- Site Access
- Lambeth College Entrance
- Trees under TPO

The site is approximately 1.4 hectares of educational use in the London Borough of Lambeth. It is located adjacent to Lambeth Academy to the South-East, Notre Dame estate to the North-East, Clapham South Side residential led mixed use scheme (currently under construction) to the East and residential terraced housing to the South-West.

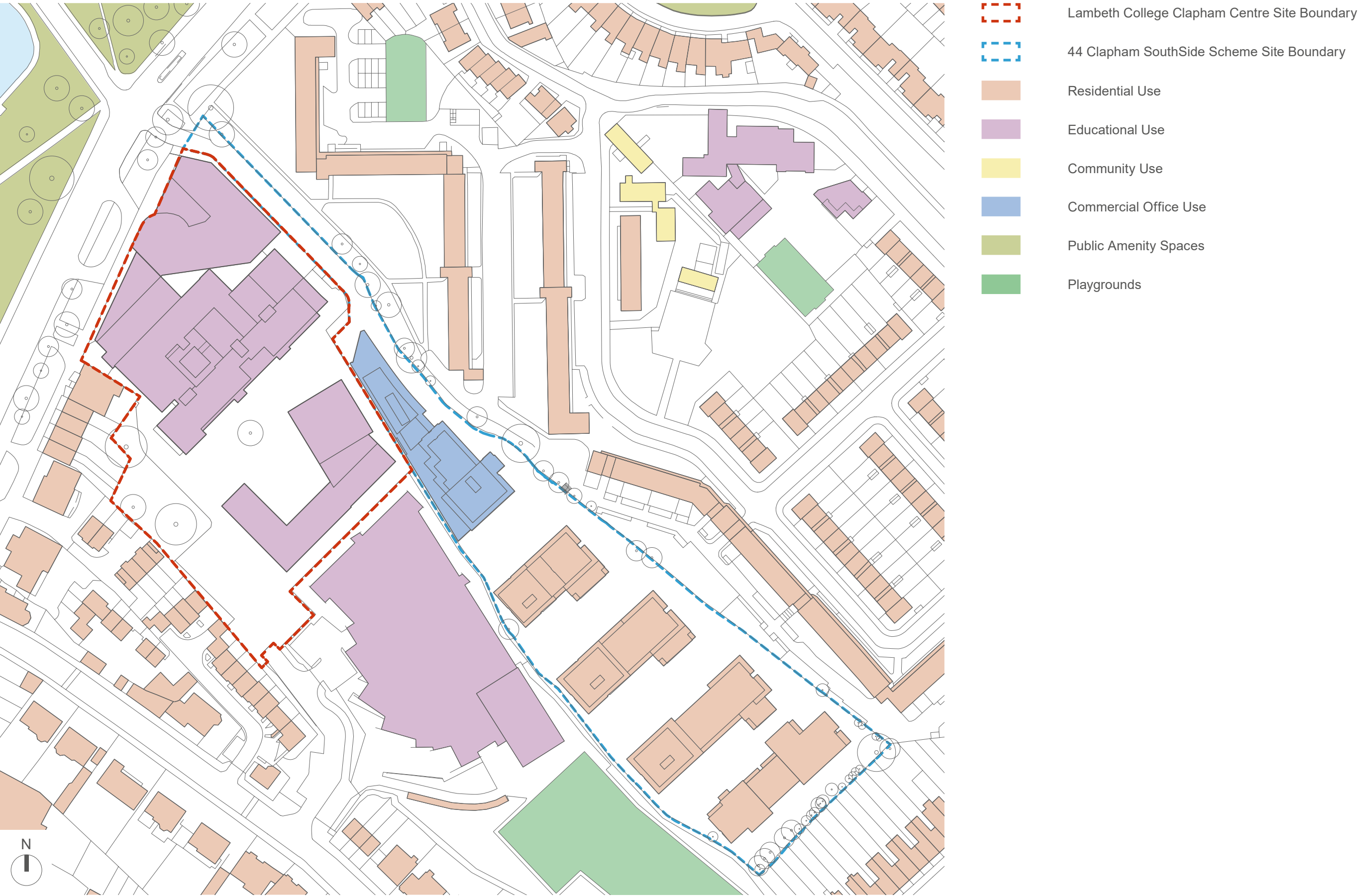
The site is accessed from Clapham Common South Side from the North and Elms Road from the South.

Although the site is not located within a Conservation Area, it is situated in close proximity to many historical residential areas such as Abbeville Village and Crescent Grove (including its with its garden square). There is also a Grade II listed structure within the Notre Dame Estate called the Orangery, which was originally described as a green house and formed part of the gardens of the Robert Thornton's Estate.

Clapham Common lies only 25m away from the Northern site boundary. The site is located within a short walking distance from Clapham Common and Clapham South tube stations. In addition there are a number of bus services running along Clapham Common South Side.

7.0 Lambeth College Clapham Centre Site As Existing

7.2 Building and Land Uses



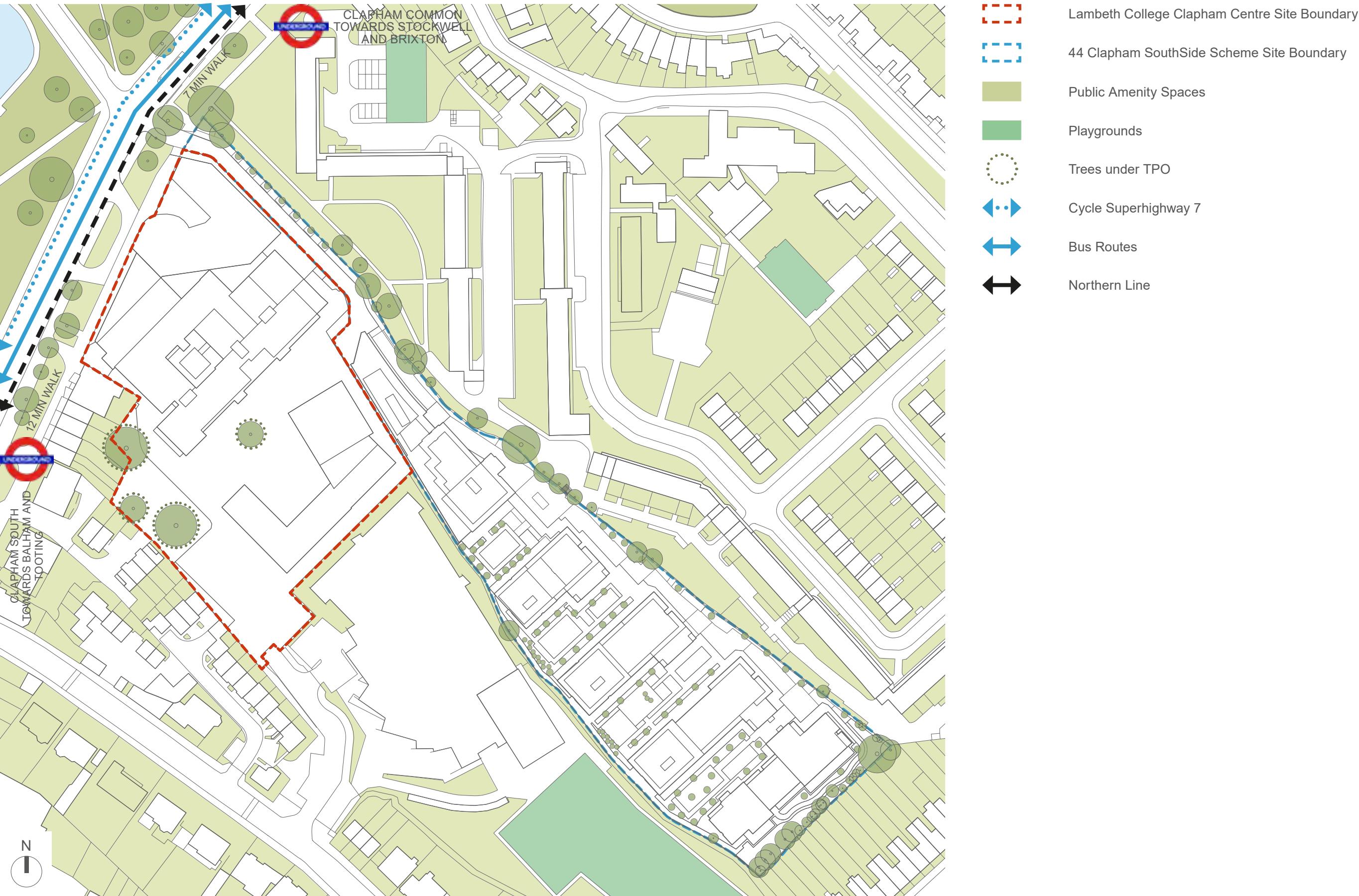
7.0 Lambeth College Clapham Centre Site As Existing

7.3 Existing Building Heights



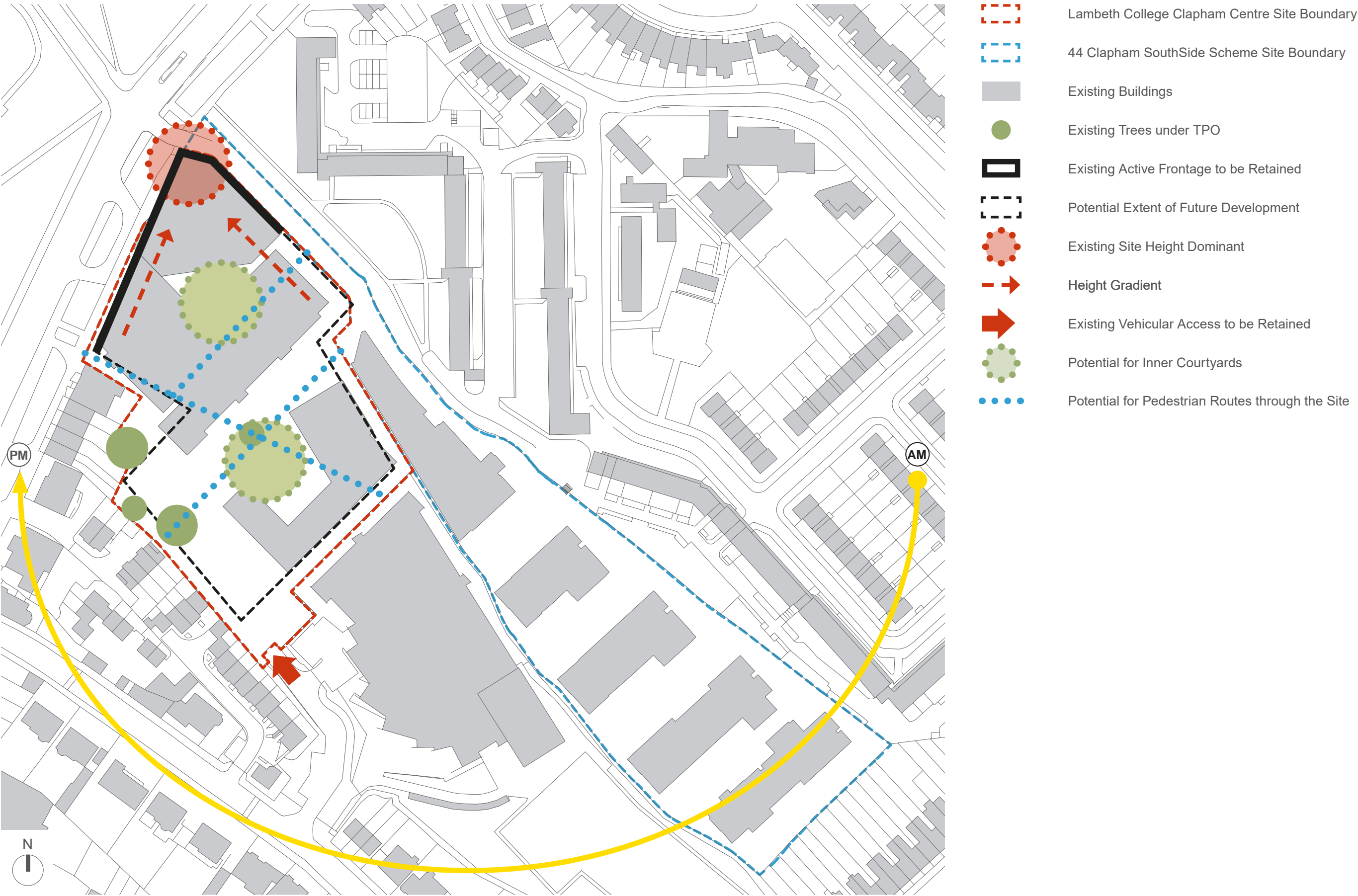
7.0 Lambeth College Clapham Centre Site As Existing

7.4 Transport and Amenities



8.0 Lambeth College Clapham Centre Site Constrains / Opportunities

8.1 Site Constrains and Opportunities



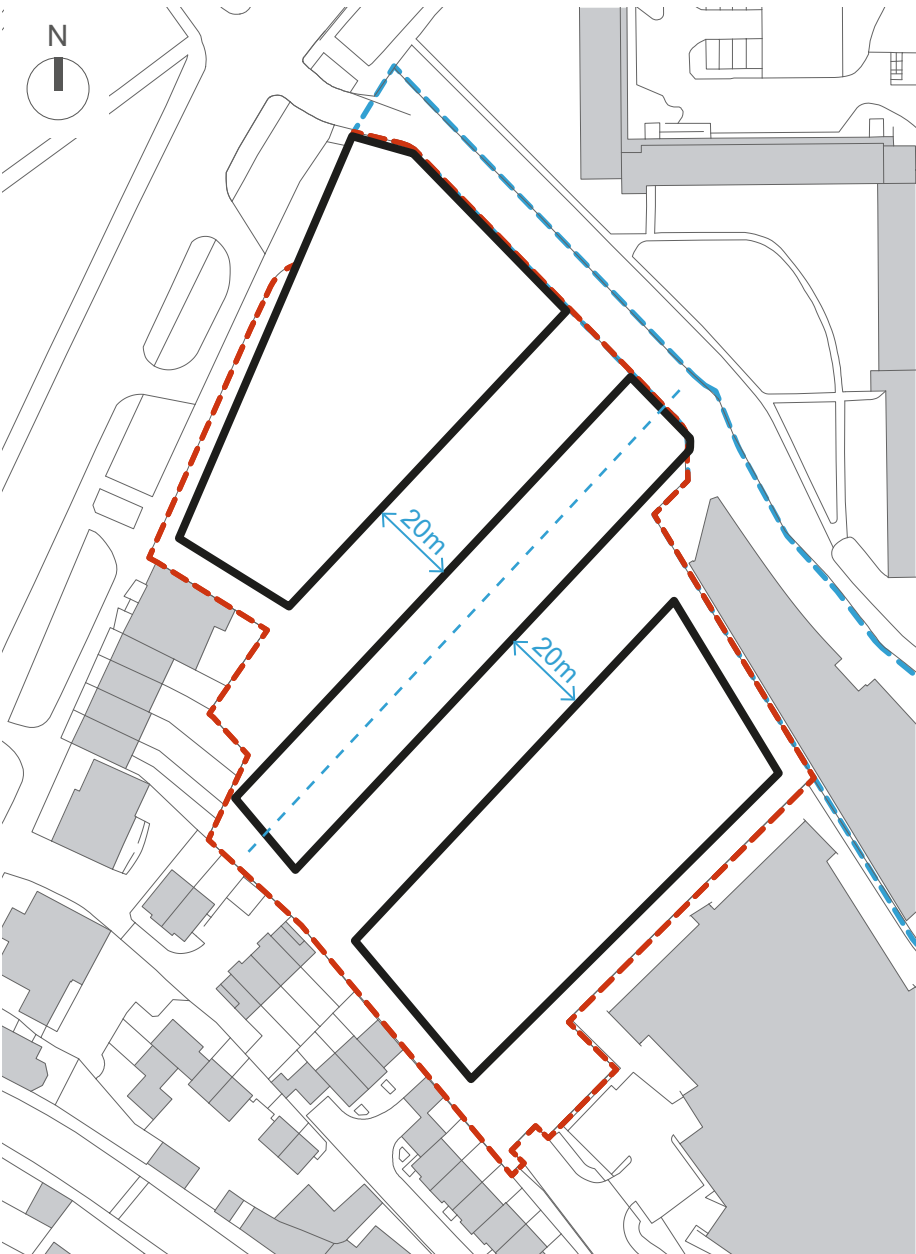
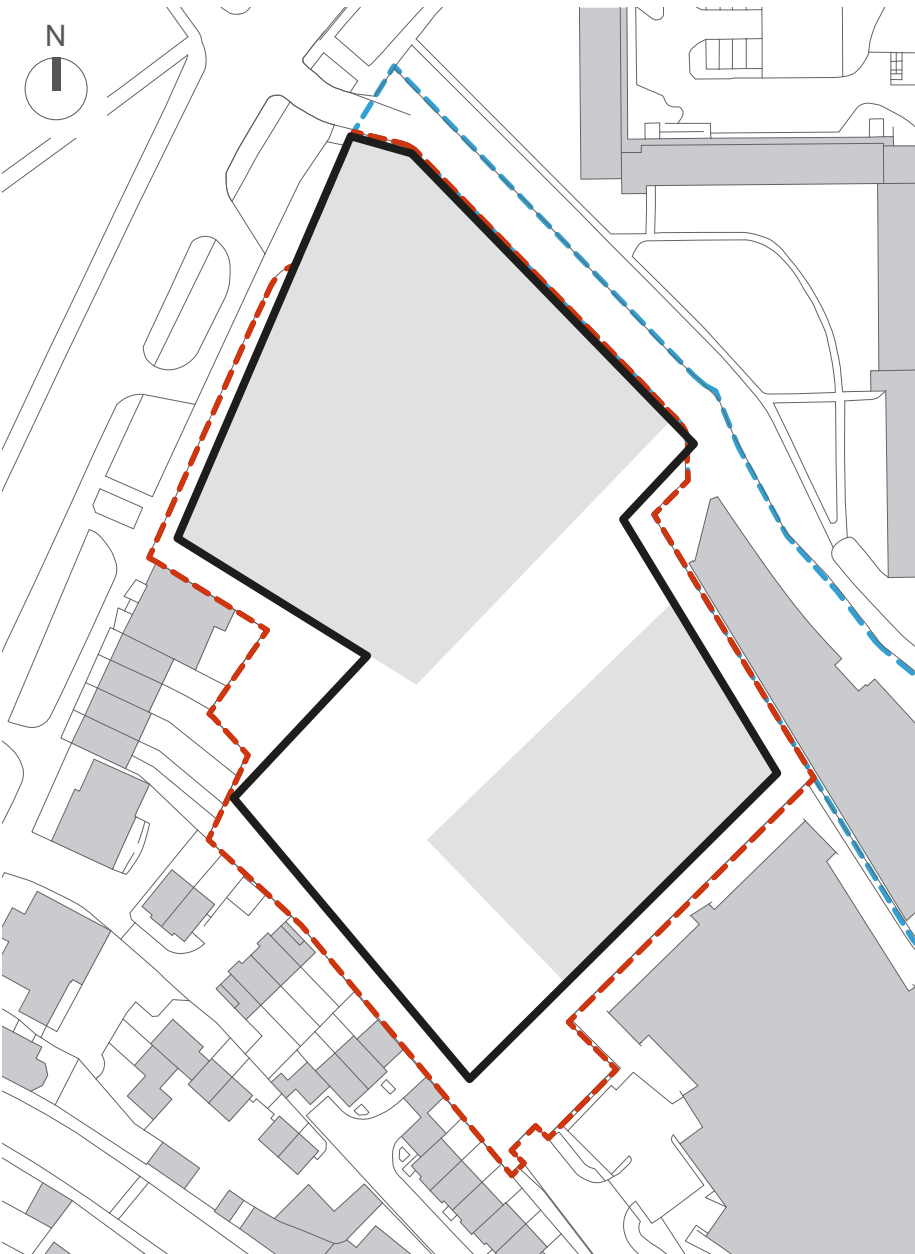
8.0 Lambeth College Clapham Centre Site Constrains / Opportunities

8.2 Scheme Development Diagrams

Proposed Building Lines Determined by Existing Footprint and Existing Terrace to Clapham Common South Side.

Opportunity for Atrial Form

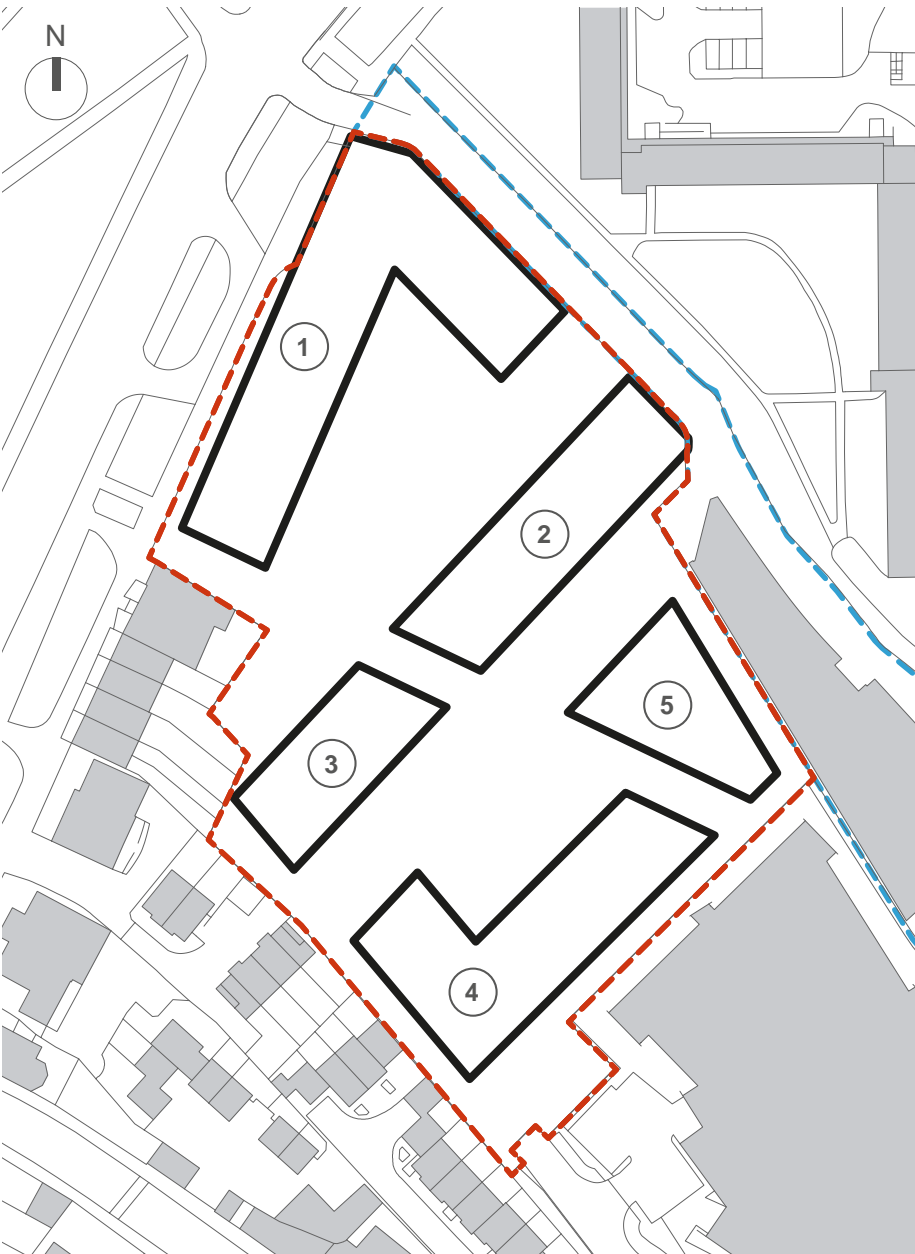
Amenities and Access



8.0 Lambeth College Clapham Centre Site Constrains / Opportunities

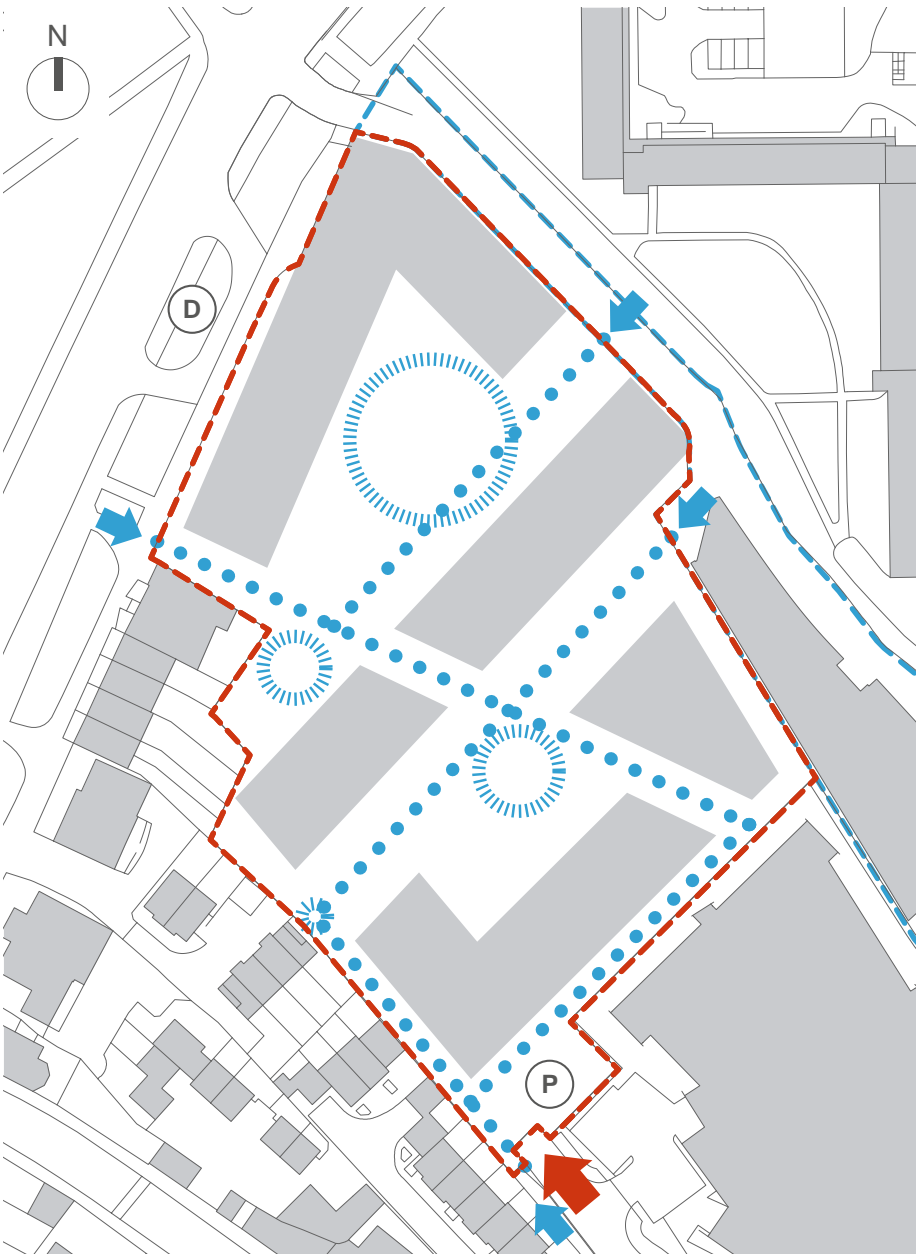
8.2 Scheme Development Diagrams

Define Building Blocks



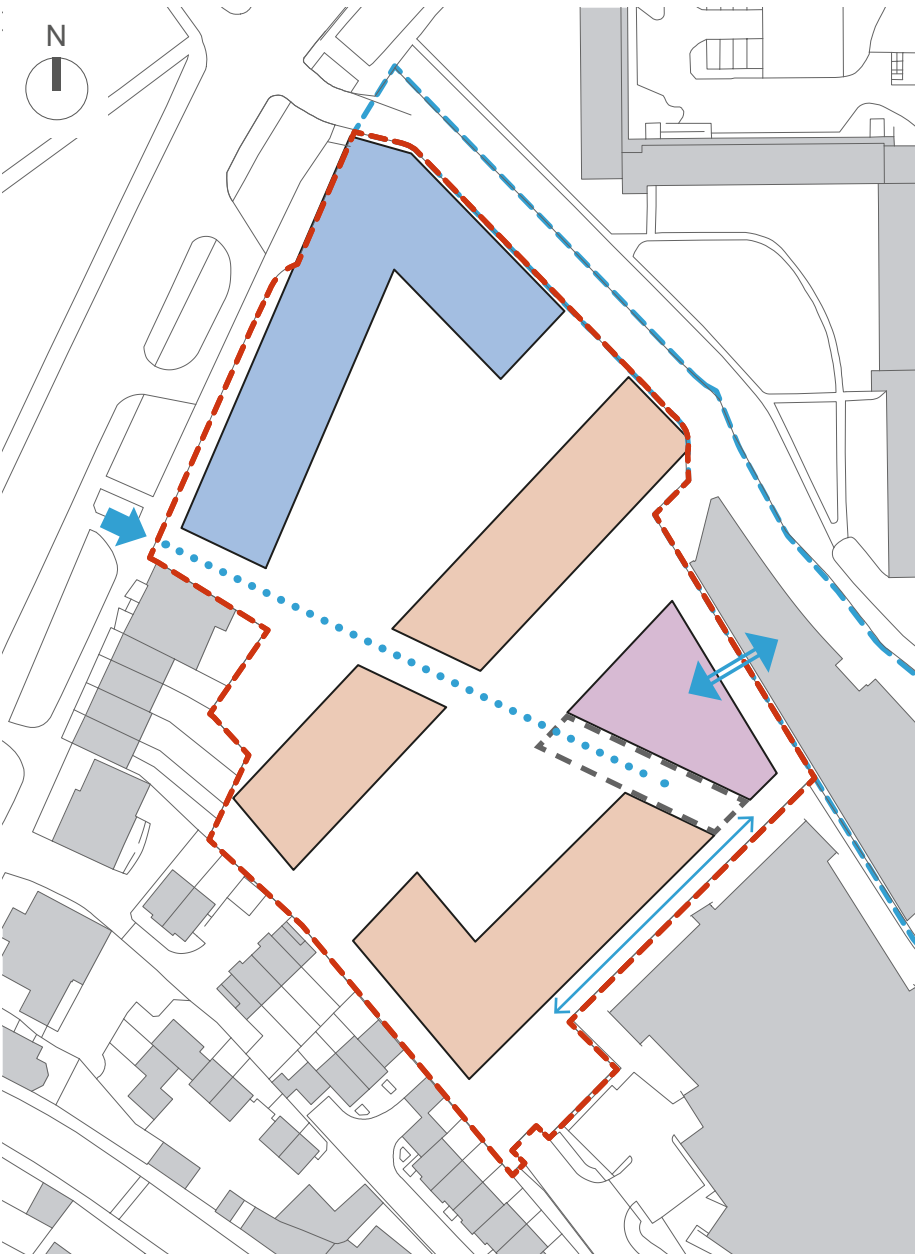
Access, Circulation and Inner Spaces

- Pedestrian Access to Site
- Main Pedestrian Routes through the Site
- Inner Focal Points
- Existing Vehicular Access
- Parking, Deliveries, Service
- Existing Drop-off to be Retained



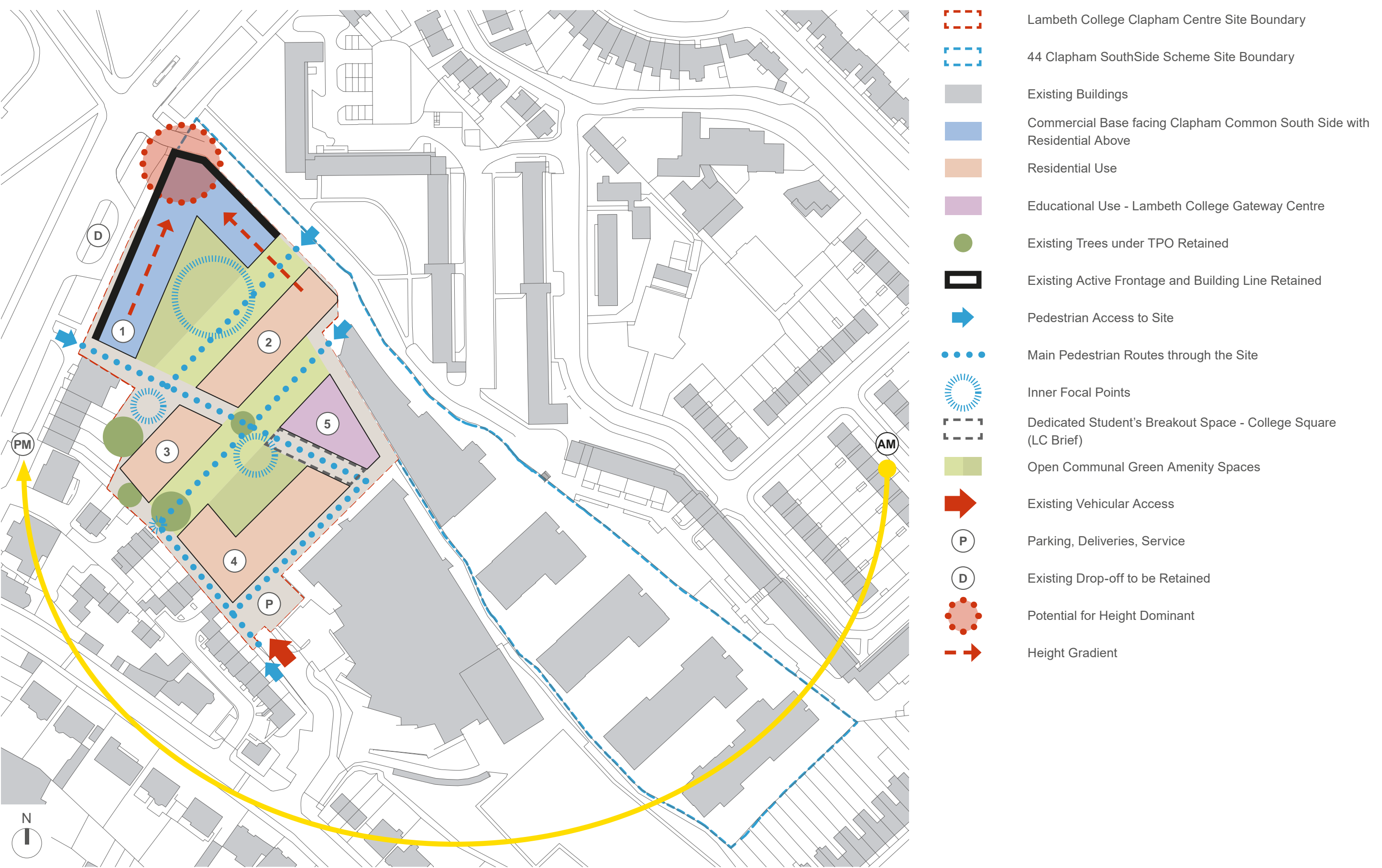
Building Uses

- Commercial Base facing Clapham Common South Side with Residential Above
- Residential Use
- Educational Use - Lambeth College Gateway Centre
- Close Proximity to Thornton Park Commercial Building (LC Brief)
- Access to Parking & Deliveries (LC Brief)
- Dedicated Student's Breakout Space - College Square (LC Brief)



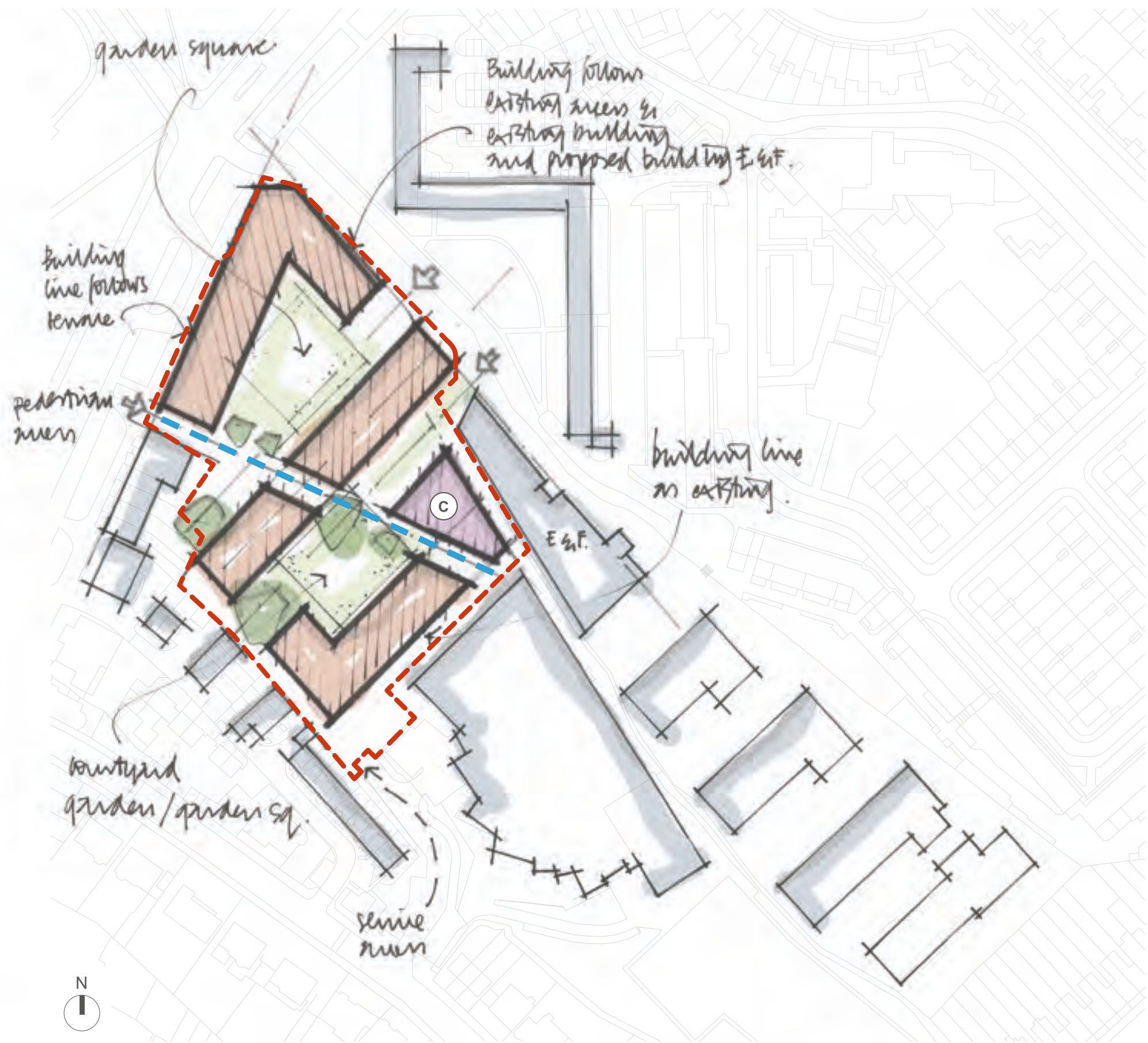
8.0 Lambeth College Clapham Centre Site Constrains / Opportunities

8.3 Proposal Summary Diagram



9.0 Lambeth College Clapham Centre Site As Proposed

9.1 Site Masterplan Sketch Proposal

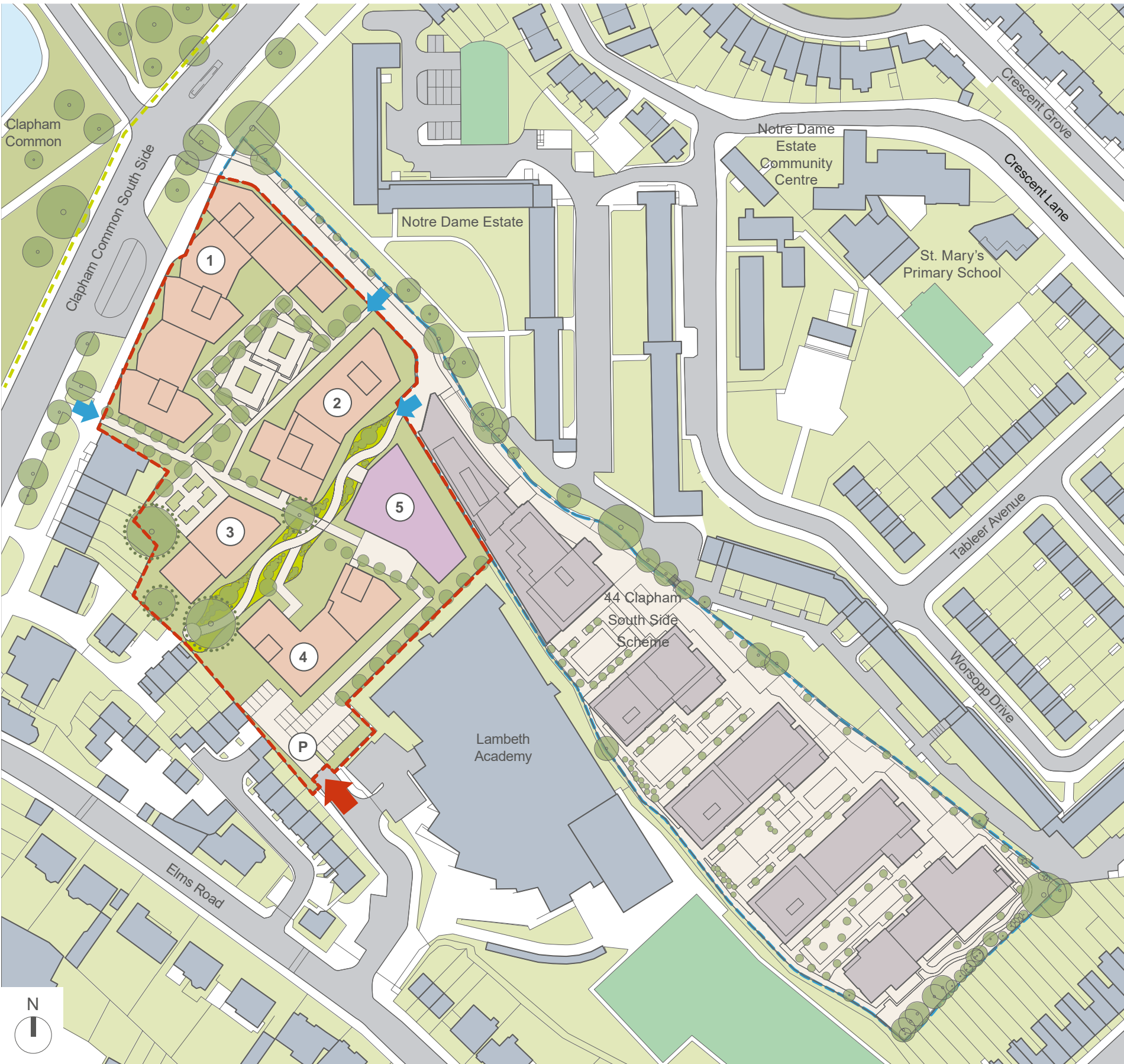


 Lambeth College Clapham Centre Site Boundary

- C Rationale for the location of the new College Building:**
- Positioned to be close to the existing servicing yard off Elms Road for college deliveries, servicing of the kitchen and canteen, college supplies, refuse management and secure bicycle parking.
 - The position allows for a new College Square providing safe and contained amenity space.
 - As the college building is a new 6th form college the location next to the office building at Thornton Park will be an inspiring setting for students and the close proximity will provide opportunities for work experience, internships, networking and mentoring.

9.0 Lambeth College Clapham Centre Site As Proposed

9.2 Proposal Summary



- Lambeth College Clapham Centre Site Boundary
- 44 Clapham SouthSide Scheme Site Boundary
- Clapham Common Boundary
- Vehicular Site Access
- Pedestrian Site Access
- Trees under TPO
- Proposed Building 1 - Residential with Commercial Space at Ground and First Floor facing Clapham Common
- Proposed Building 2 - Residential
- Proposed Building 3 - Residential
- Proposed Building 4 - Residential
- Proposed Building 5 - College (Gateway Centre)
- Parking and Delivery

Preliminary Accommodation and Areas Summary:

Residential Use:

- Buildings 1, 2, 3, 4 - in total approx. 520 - 540 Flats

Commercial Use:

- Building 1 - 3.142msq (Ground and 1st Floor facing Clapham Common South Side)

Educational Use:

- Building 5 - 5.677msq (Gateway Building)

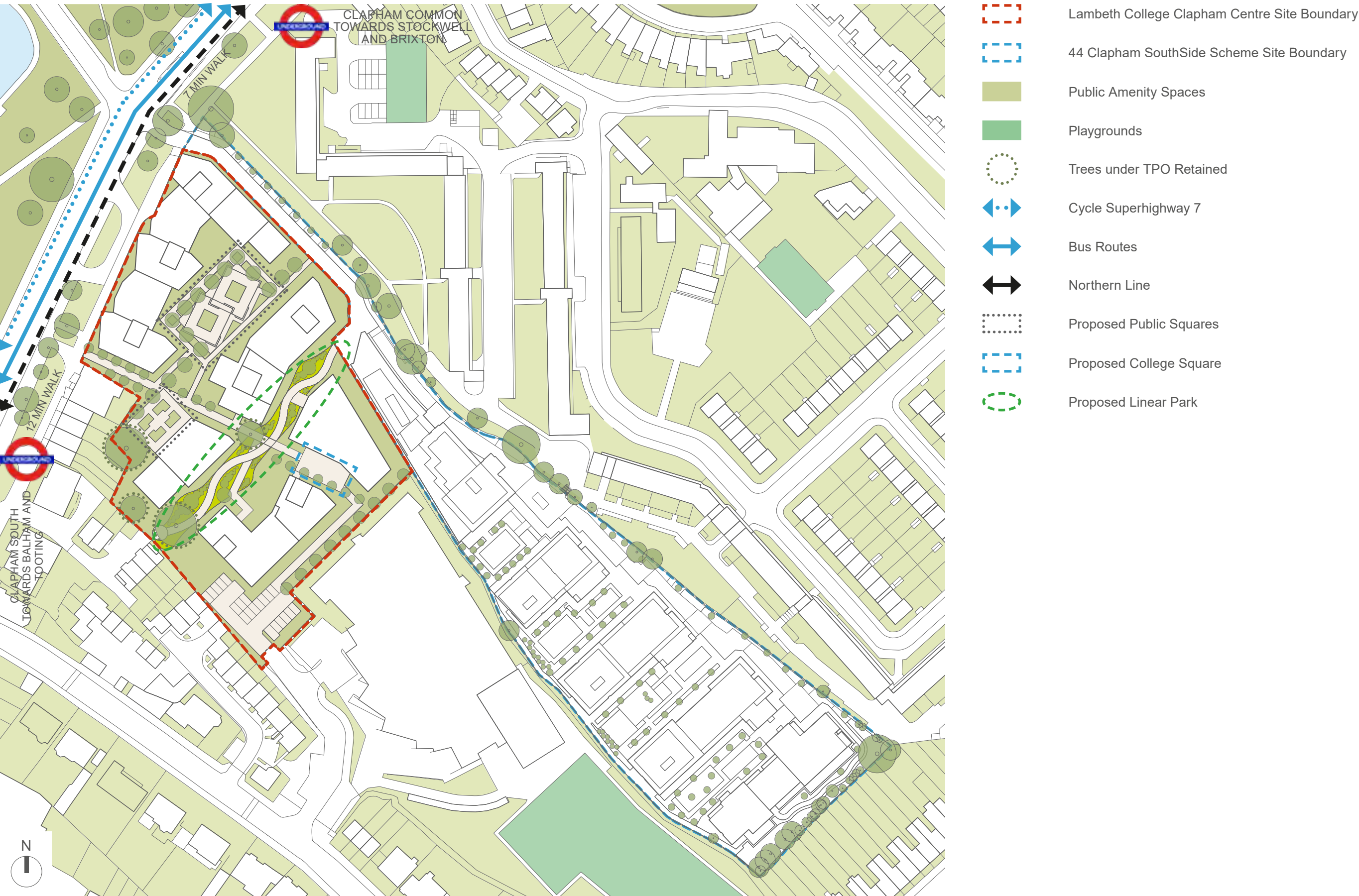
9.0 Lambeth College Clapham Centre Site As Proposed

9.3 Building and Land Uses



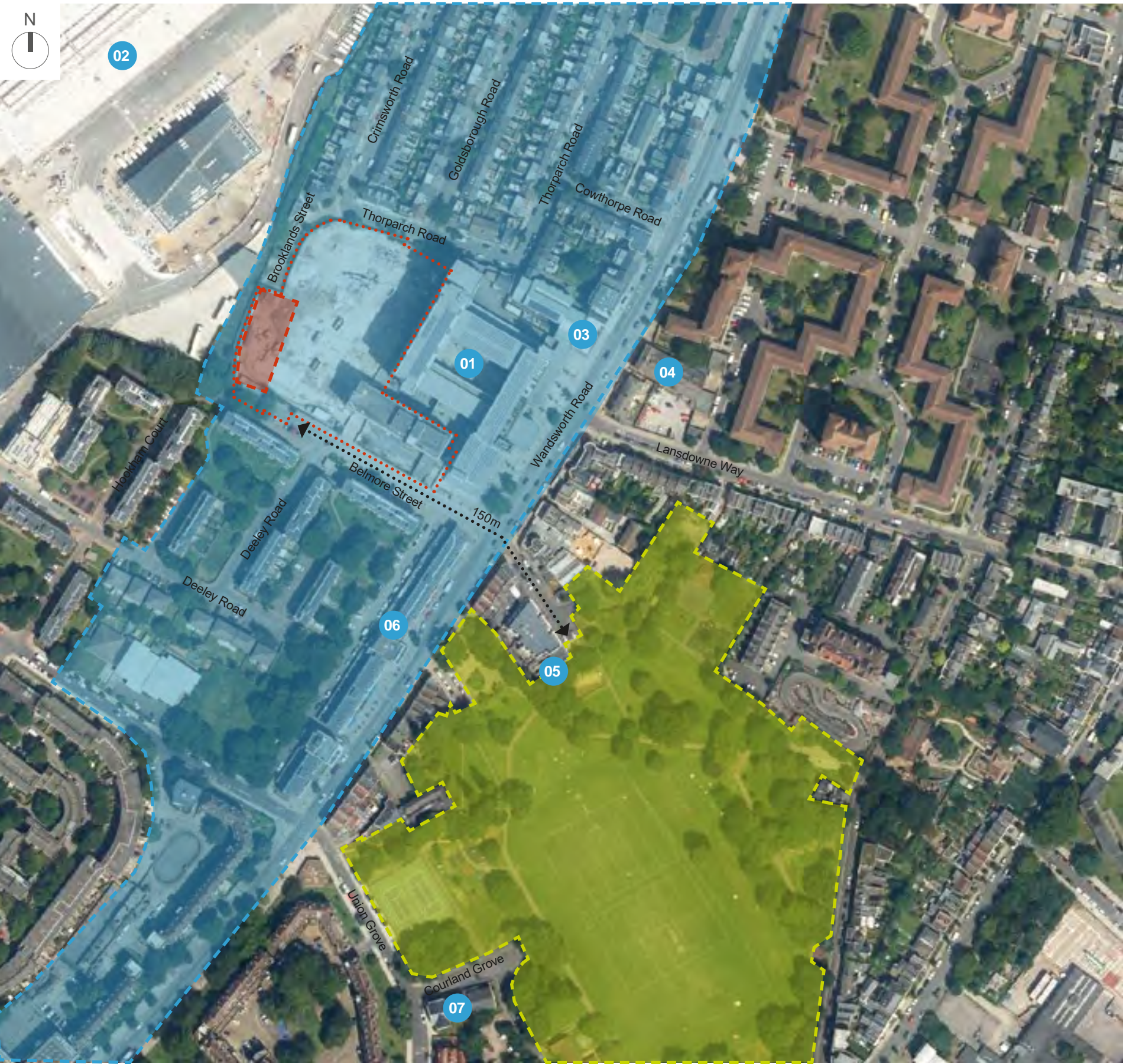
9.0 Lambeth College Clapham Centre Site As Proposed

9.4 Transport and Amenities



10.0 Lambeth College Vauxhall Centre Site

10.1 Site as Existing in Wider Context - Aerial Views



- Lambeth College Vauxhall Centre Site 19/0264/OUT Application Boundary
- Lambeth College Vauxhall Centre Site Plot C Boundary
- Vauxhall Nine Elms And Battersea Opportunity Area
- Larkhall Park
- 01 Mount Anvil residential led mixed-use development including partly retained 1967 building
- 02 New Covent Garden Market
- 03 Springfield Methodist Church
- 04 Royal Mail South Lambeth Delivery Office
- 05 The Surprise Pub
- 06 South Lambeth Post Office
- 07 Courland Grove Baptist Chapel

The Lambeth College Nine Elms campus is located off Wandsworth Road, with New Covent Garden Market to the north-west and the emerging Nine Elms redevelopment area beyond.

Vauxhall, with its Underground, bus and train connections, lies to the north east, whilst Stockwell is located on Clapham Road to the east.

The immediate context of the Nine Elms site comprises a high density mixed-use development to the east, containing housing, a supermarket and gym, flatted housing to the south and terraced houses to the north.

Larkhall Park 5.25 hectares public amenity space lies only 150m from the site to south-east.

The application site lies within the Vauxhall, Nine Elms, Battersea Opportunity Area, indicated by the orange boundary line running along Wandsworth Road on this site location plan.

10.0 Lambeth College Vauxhall Centre Site

10.1 Site as Existing in Wider Context - Aerial Views



Aerial View 1 Looking East



Aerial View 2 Looking South



Aerial View 3 Looking West



Aerial View 4 Looking North

11.0 Larkhall Park



1 - Tennis court



7 - Community growers' project



2 - All weather playing pitch



6 - Playground for older kids



3 - Grass playing pitch



4 - Park Cafe



5 - Playground for younger kids

Larkhall Park is a beautiful park tucked away behind the Wandsworth Road in Lambeth, close to Nine Elms, Vauxhall, Battersea Power Station and Clapham. It has a wide variety of natural features including wildflower beds and bird boxes and is a great space for both parents and their children to get active.

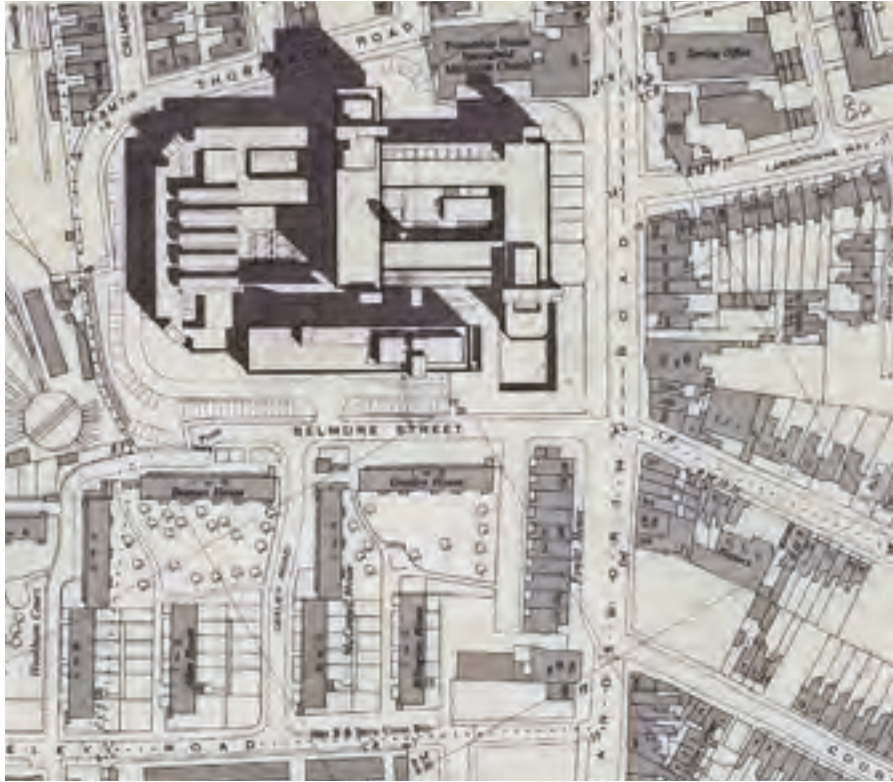
Although Larkhall Park opened in 1973, plans for a public open space here dated from around 1943 and it formed part of the County of London Plan to provide improved housing, transport and open spaces for Londoners. The LCC began purchasing land in 1952, and the park's completion was planned in three phases. In 1971 c.5.25 hectares were cleared and responsibility for laying out the park transferred to Lambeth Council, who worked with local tenants to grass over the area. Temporary facilities for recreation were provided by 1973 and development of the new park began in 1974. In 2006 the park underwent major improvement works.

The 1951 County of London Development Plan had proposed that a new park should be created to serve 'an area due for redevelopment on the borders of Lambeth and Wandsworth and to be sited between Wandsworth Road, Larkhall Lane, Lansdowne Way and Union Grove'. It was known as Wandsworth Road Open Space until 1967 when it was renamed Larkhall Park by the GLC. There may have been a mansion called Lark Hall, which was later a tavern and tea gardens on the site of the present Larkhall Tavern. Larkhall Park underwent a major transformation in 2006 to improve its physical and natural environment and raise its public profile in the borough. The Friends of Larkhall Park, Stockwell Partnership and Metropolitan Police were all consulted, ensuring that Larkhall Park had facilities that met the needs of the local community.

Features: Ornamental garden, Bird box, Flowerbed, Wildflower meadow

Facilities: 1 - Tennis court, 2 - All weather playing pitch, 3 - Grass playing pitch, 4 - Park Cafe - indoor and outdoor seating, 5 - Playground for younger kids, 6 - Playground for older kids, 7 - Community growers' project

12.0 Lambeth College Vauxhall Centre Site History



The Brixton School of Building and Vauxhall College for Further Education was built in 1967 on the newly-formed site bounded by Wandsworth Road, Belmore Street and Thorparch Road.

In 2008 the eastern section of the college site was redeveloped as a residential-led mixed use building, 202 - 230 Wandsworth Road by developer Mount Anvil, retaining the college lecture theatre within the development's Wandsworth Road facade

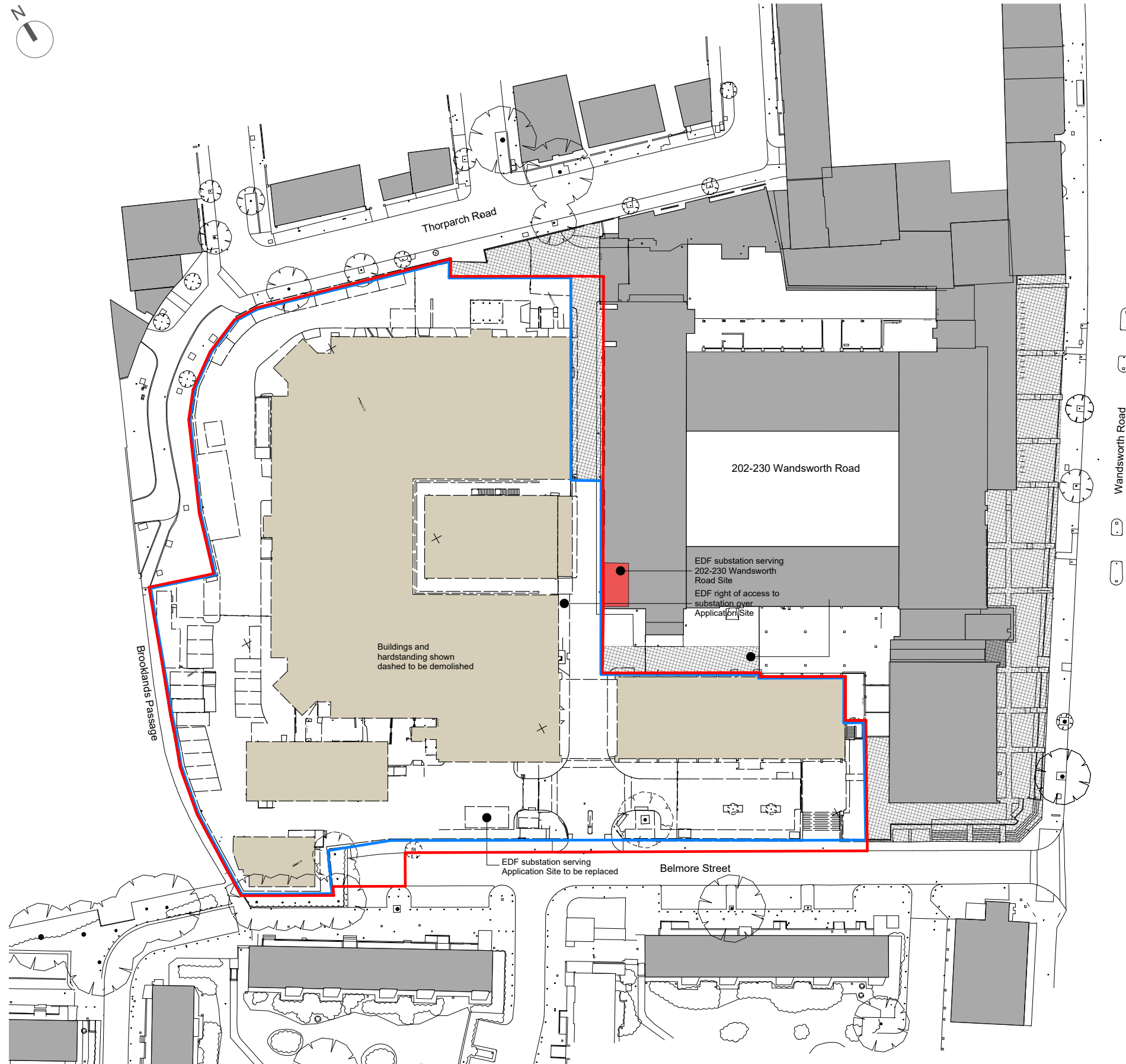
Brixton School of Building and Vauxhall College for Further Education - Site Plan & Perspective from Wandsworth Road



Mount Anvil mixed-use development including partly retained 1967 building

13.0 Lambeth College Vauxhall Centre Site as Existing

13.1 Site as Existing



The site itself is currently occupied by college buildings which are unsuitable for contemporary teaching. The vacant buildings are in a poor state of repair and, with their large footprint, make inefficient use of the available site and offer limited potential for re-use and extension. The existing College buildings are currently being demolished.

The site sits between Belmore Street to the south and Thorparch Road to the north. Both roads contain residential properties, ranging from two storey terraced houses to five storey flatted blocks. The development by developer Mount Anvil to the east - at 4 to 11 storeys - contains further residential dwellings, with a number facing towards the site.

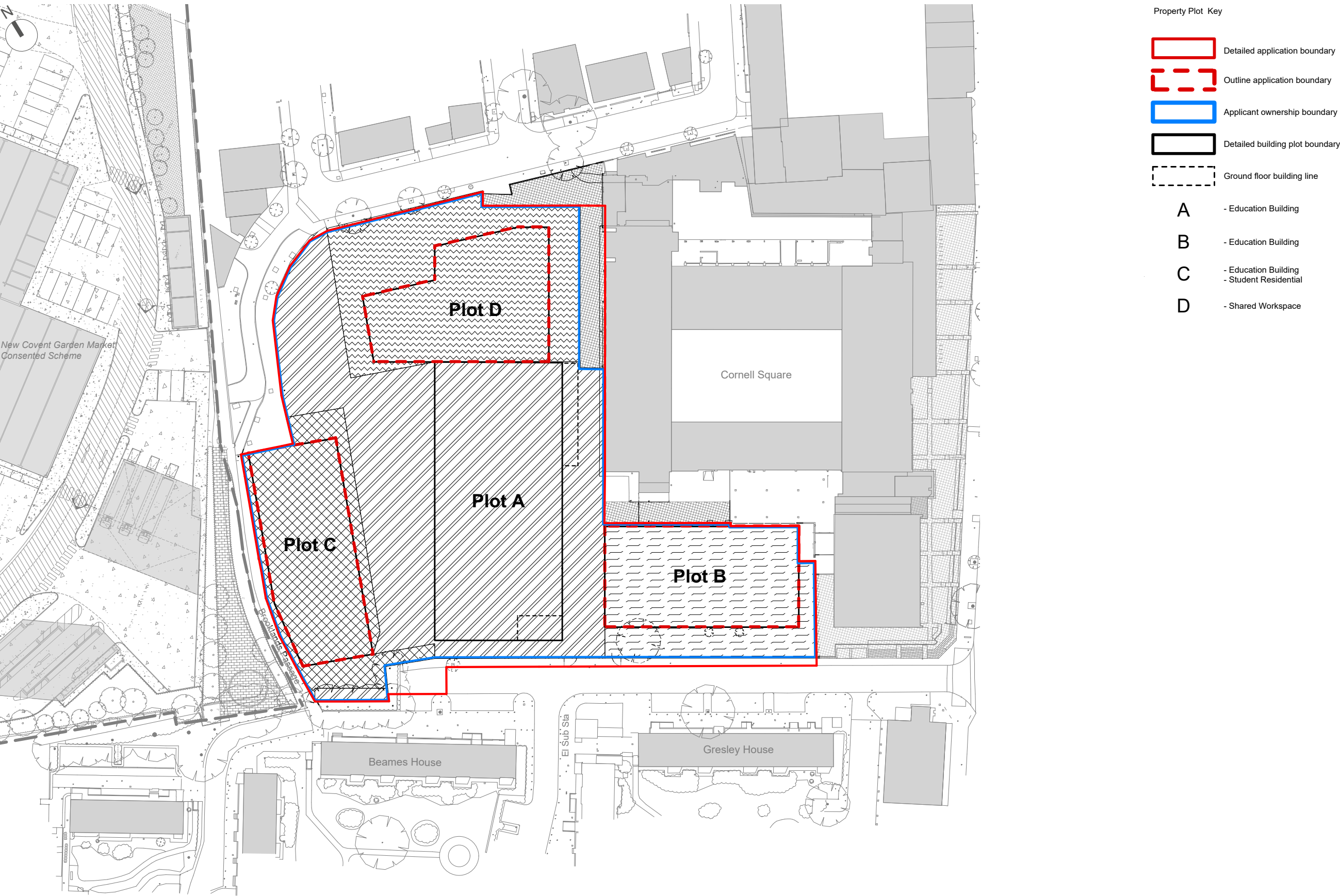
A pedestrian and vehicular right of access to the rear of 202-230 Wandsworth Road, to access the residents car park and service the rear of retail space, passes across the college site. This will need to be maintained throughout construction and following completion of the proposed development.

The existing college building occupies a large proportion of the site area and does not contribute to an open and visually permeable site. The nature of the existing site and in its relationship with 202-230 Wandsworth Road, creates a large urban block without public through-routes, leaving Brooklands Passage as the sole connection between Belmore Street and Thorparch Road.

Source: 19/0264/OUT Application Design and Access Statement by Architecture PLB dated June 2019.

14.0 Lambeth College Vauxhall Centre Site as Consented

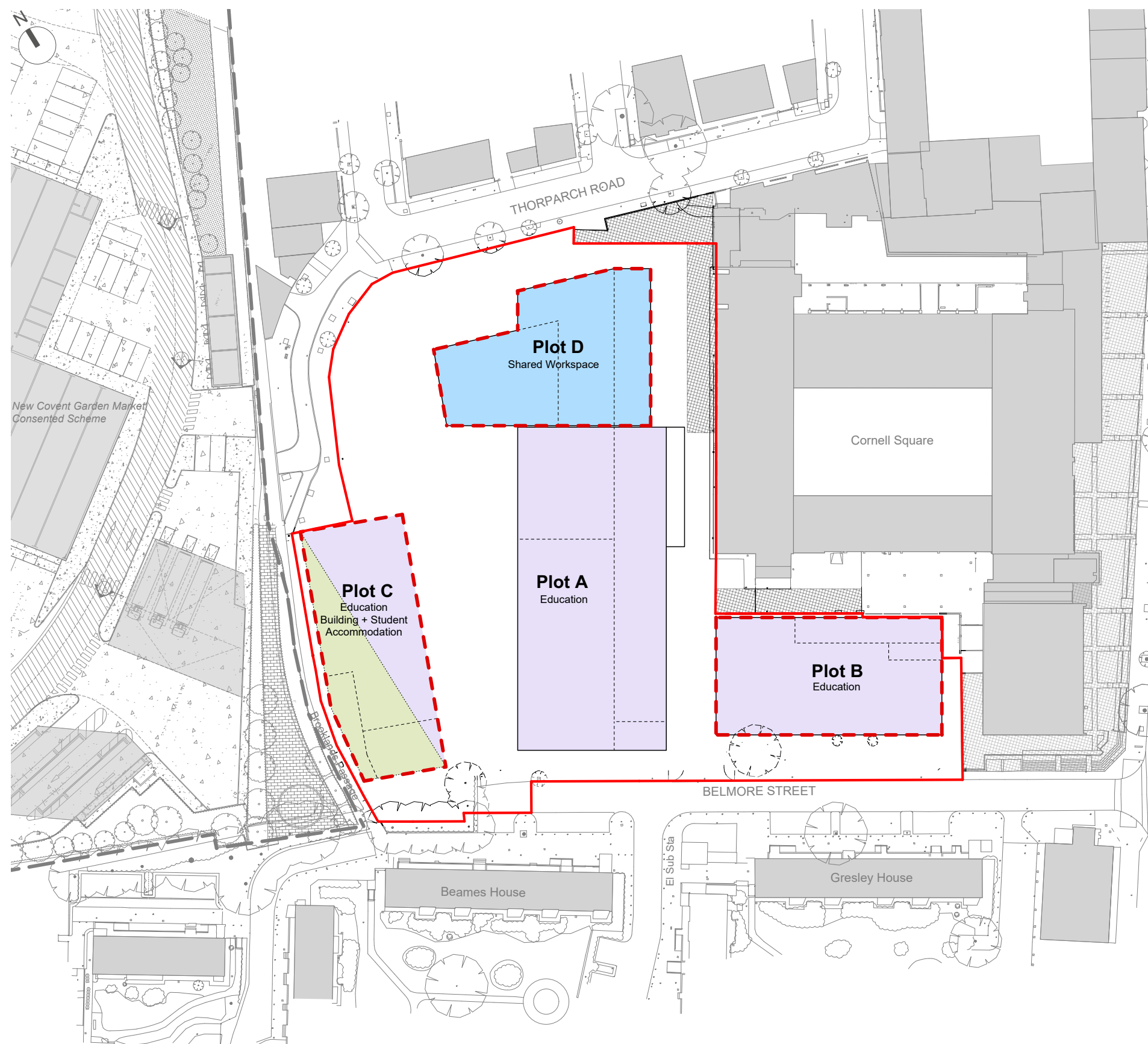
14.1 Application Site - Plot Plan



Source: 19/0264/OUT Application Design and Access Statement by Architecture PLB dated June 2019.

14.0 Lambeth College Vauxhall Centre Site as Consented

14.2 Application Site - Land Use



Land Use Key

- D1 land use - Educational facilities
- D1 land use - Educational facilities at lower floors; Sui generis land use - student accommodation at upper floors
- B1 land use - Shared workspaces
- Line of upper storey setback within building footprint
- Detailed application boundary
- Outline application boundary

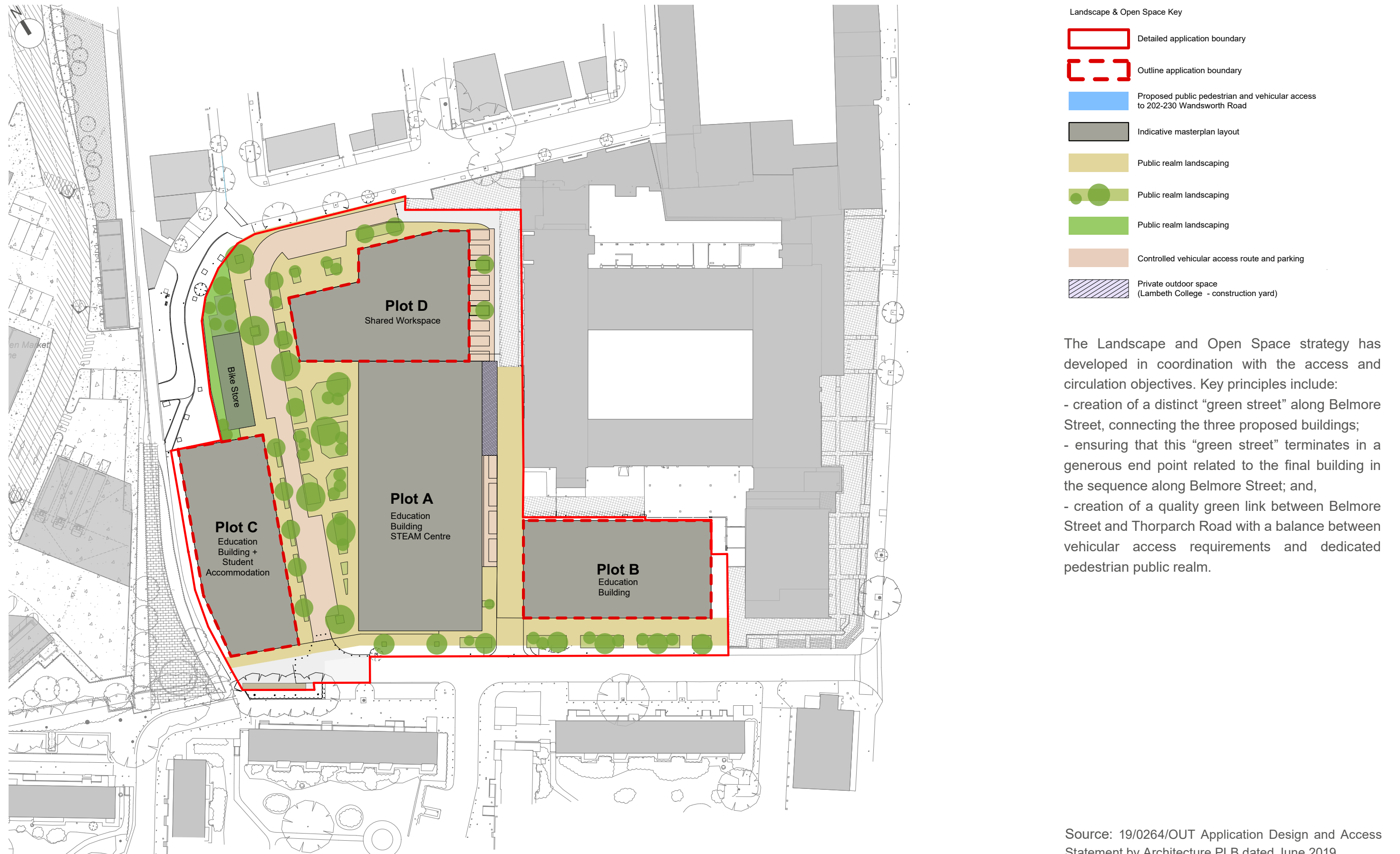
The Building Layout and Land Use have been influenced by the following objectives:

- create a coherent college campus with entrances, active frontages and external circulation concentrated to the south along Belmore Street;
- create an open and permeable street frontage onto Belmore Street, with generous views through the site towards the north;
- create an engaging pedestrian through-route to connect Belmore Street with Thorparch Road, re-establishing the north to south connection present until the redevelopment of the site in the late 1960s and provide an alternative route to Brooklands Passage;
- enhance the site's relationship with the Thorparch Road pocket park to the north west;
- maintain and improve the vehicular and pedestrian right of way from Belmore Street to the rear of 202-30 Wandsworth Road to the south of the application site;
- create separation of proposed buildings to one other and neighbours to ensure privacy, outlook and daylighting are considered; and,
- locate student residential use within the masterplan to establish its own identity and provide privacy relative to areas of college use.

Source: 19/0264/OUT Application Design and Access Statement by Architecture PLB dated June 2019.

14.0 Lambeth College Vauxhall Centre Site as Consented

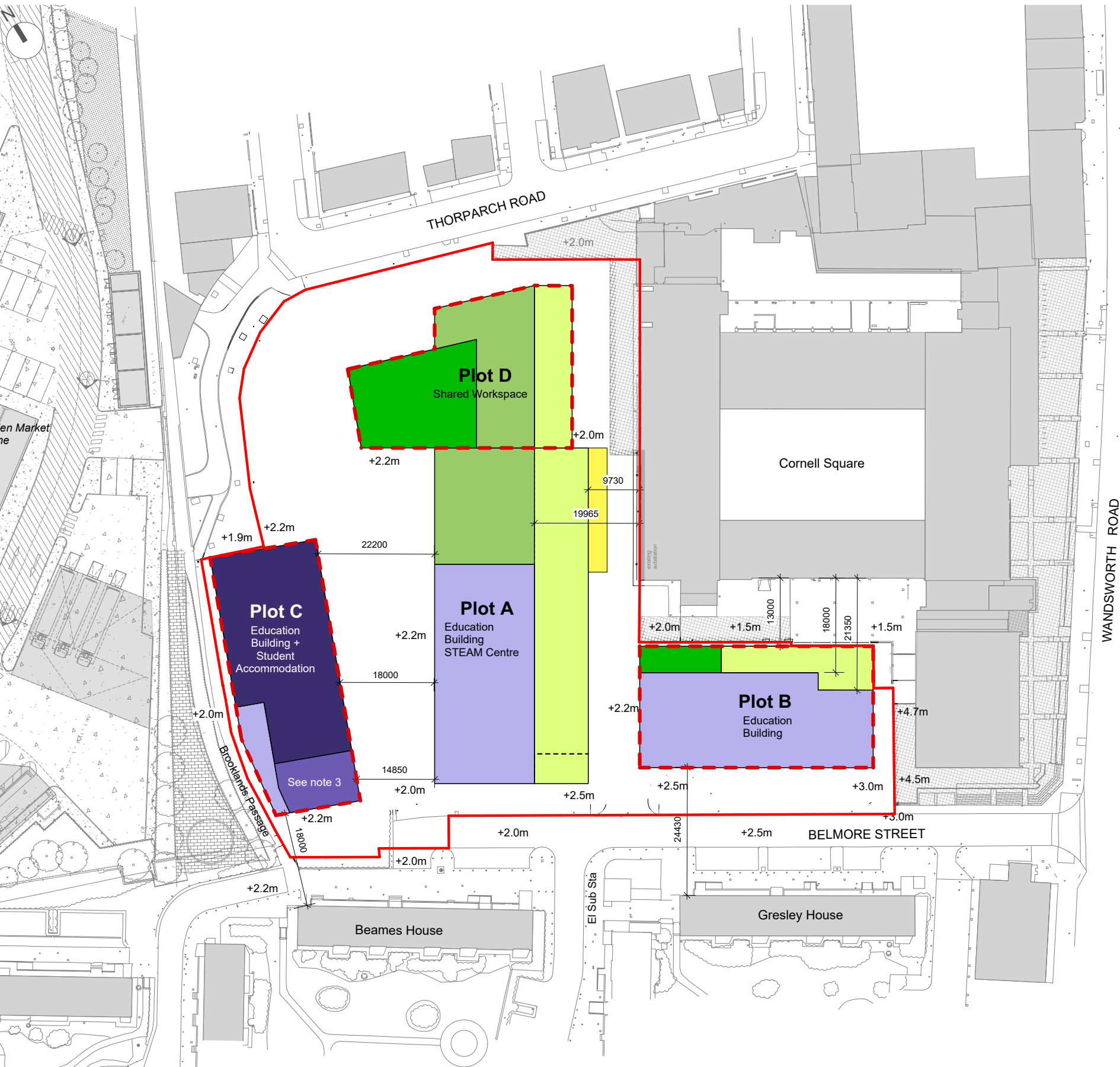
14.3 Application Site - Landscape Plan



Source: 19/0264/OUT Application Design and Access Statement by Architecture PLB dated June 2019.

14.0 Lambeth College Vauxhall Centre Site as Consented

14.4 Application Site - Parameter Plan



Building Height & Layout Key

- Detailed application boundary
- Outline application boundary
- Max 1 storey (6m maximum height from ground level)
- Max 2 storey - flat roof (9m maximum height from ground level)
- Max 5 storey - flat roof (18m maximum height from ground level)
- Max 8 storey - flat roof (30m maximum height from ground level)
- Max 11 storey - flat roof (42m maximum height from ground level)
- Max 15 storey - flat roof (50m maximum height from ground level)
- Max 20 storey - flat roof (70m maximum height from ground level)
- +0.0m Approximate ground level in meters (AOD)

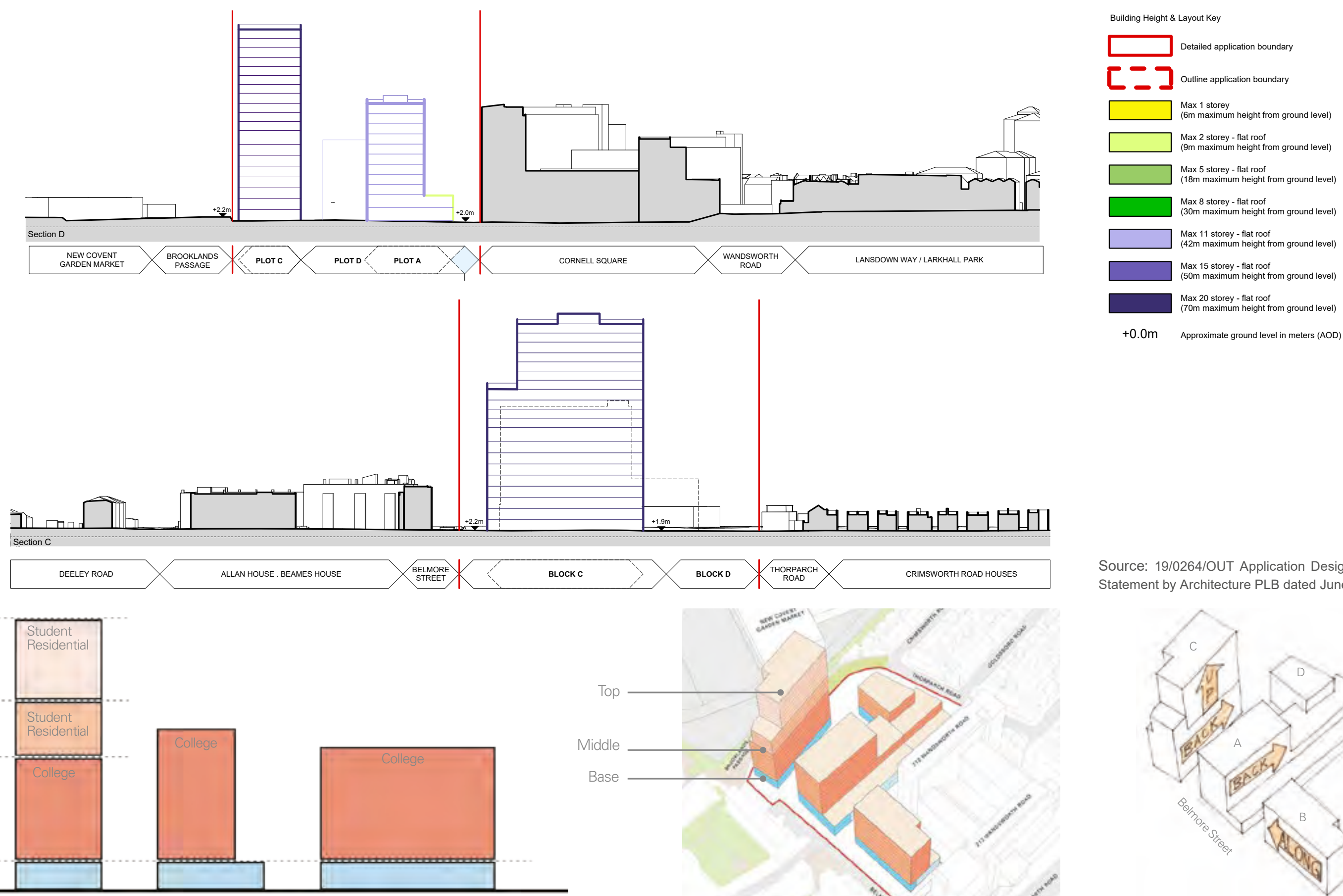
Proposed outline building heights and separation distances have been informed by daylight and sunlight analysis, overlooking and privacy considerations, creating a coherent group of new buildings within the existing townscape and ensuring a quality of new and enhanced public realm.

Zones of increased height within the proposed masterplan have been informed by consideration of opportunities for higher density relative to neighbours and through townscape analysis.

Source: 19/0264/OUT Application Design and Access Statement by Architecture PLB dated June 2019.

14.0 Lambeth College Vauxhall Centre Site as Consented

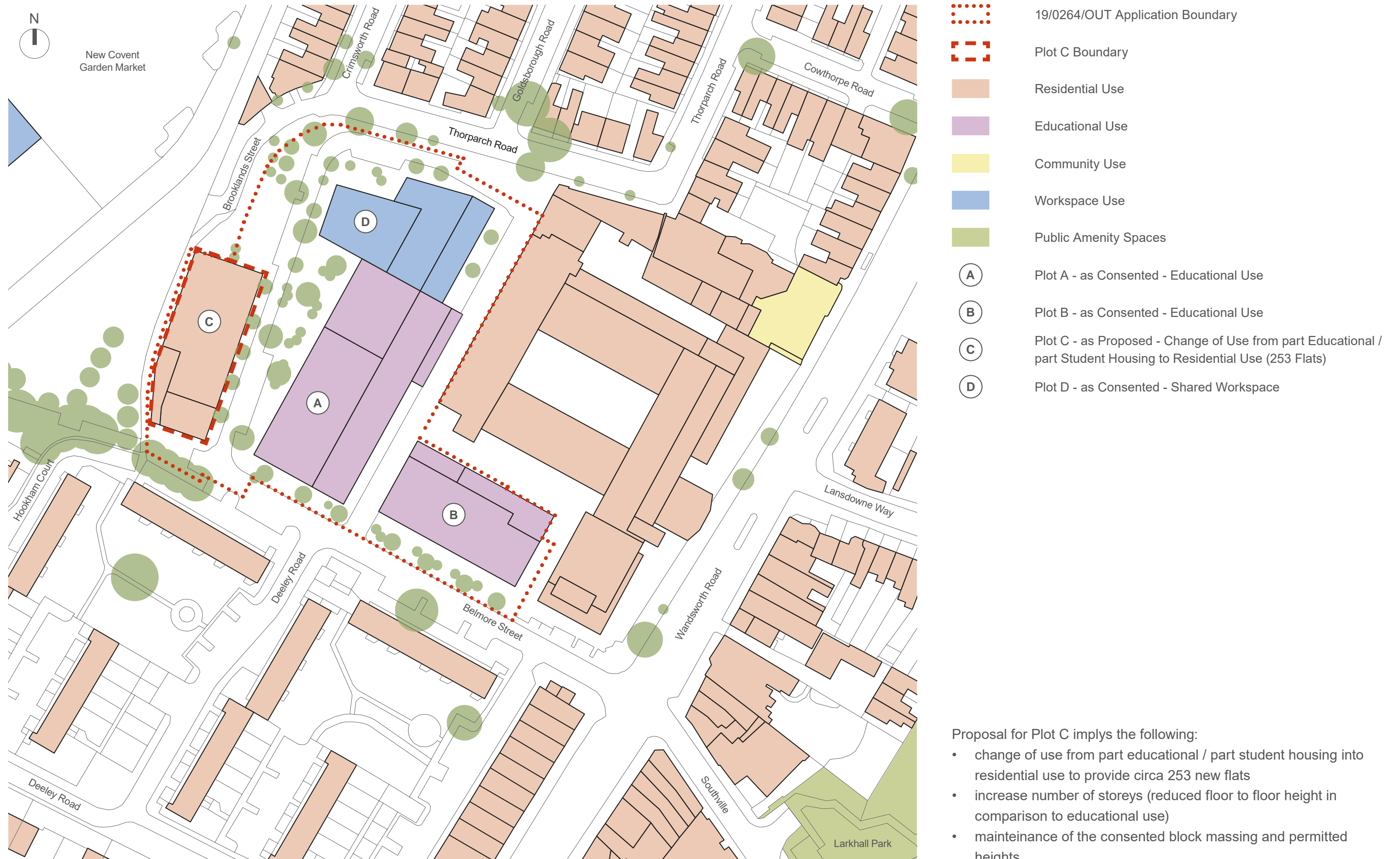
14.5 Application Site - Block Heights and Massing



Source: 19/0264/OUT Application Design and Access Statement by Architecture PLB dated June 2019.

15.0 Lambeth College Vauxhall Centre - Plot C as Proposed

15.1 Proposal Summary - Building and Land Uses



15.0 Lambeth College Vauxhall Centre - Plot C as Proposed

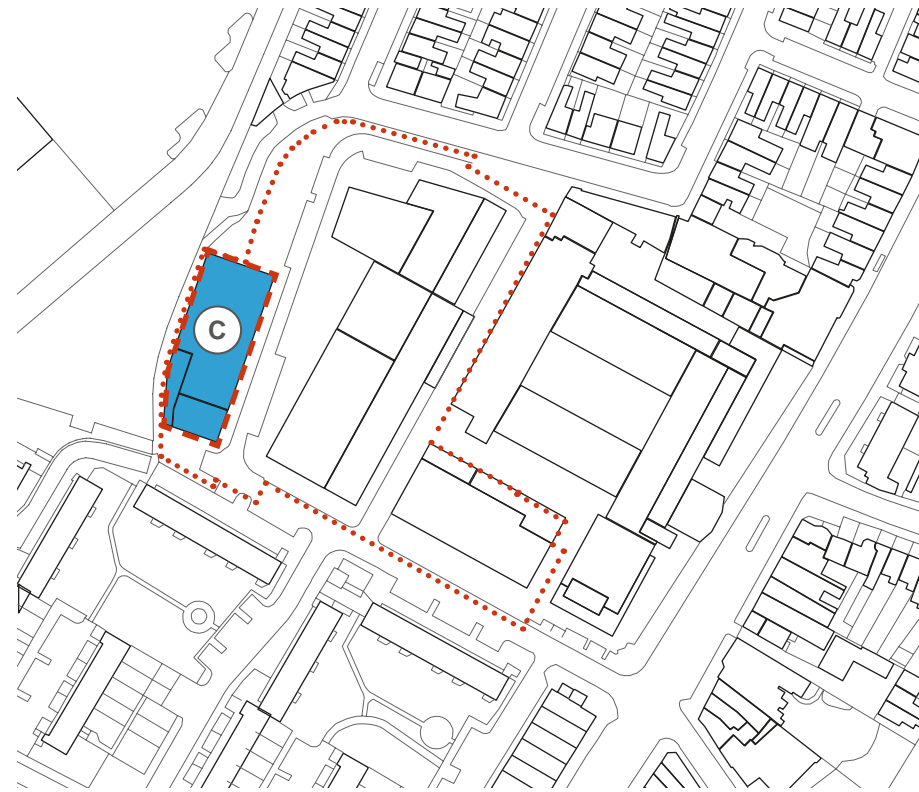
15.2 Proposal Summary - Existing and Proposed Building Heights



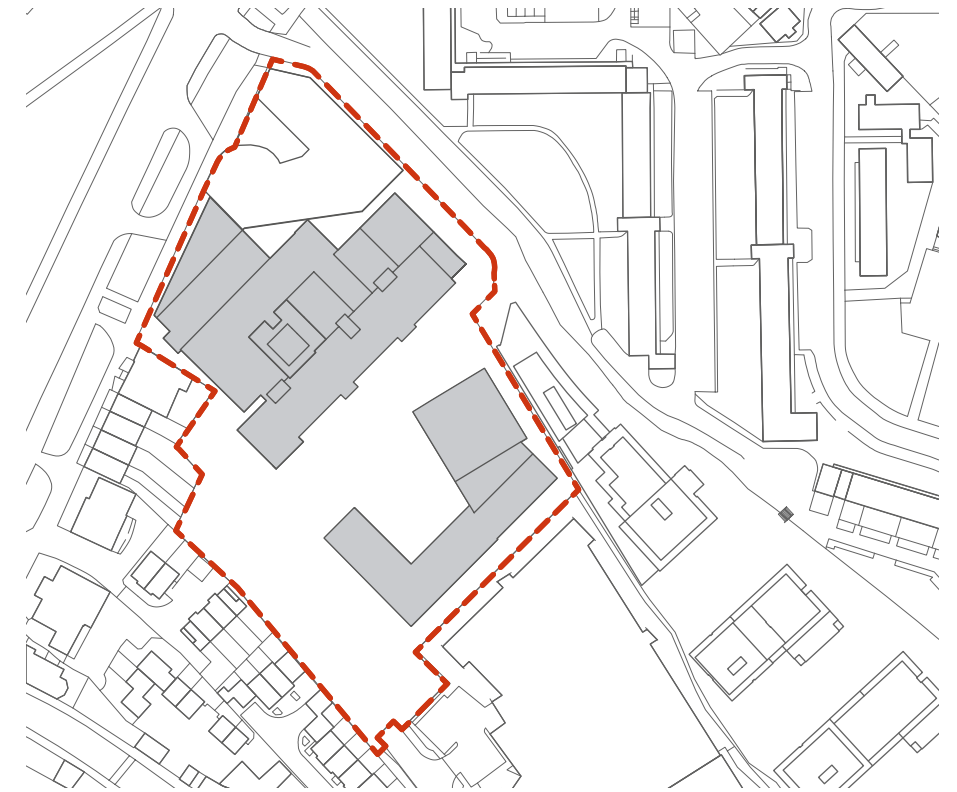
16.0 Proposed Initial Phasing



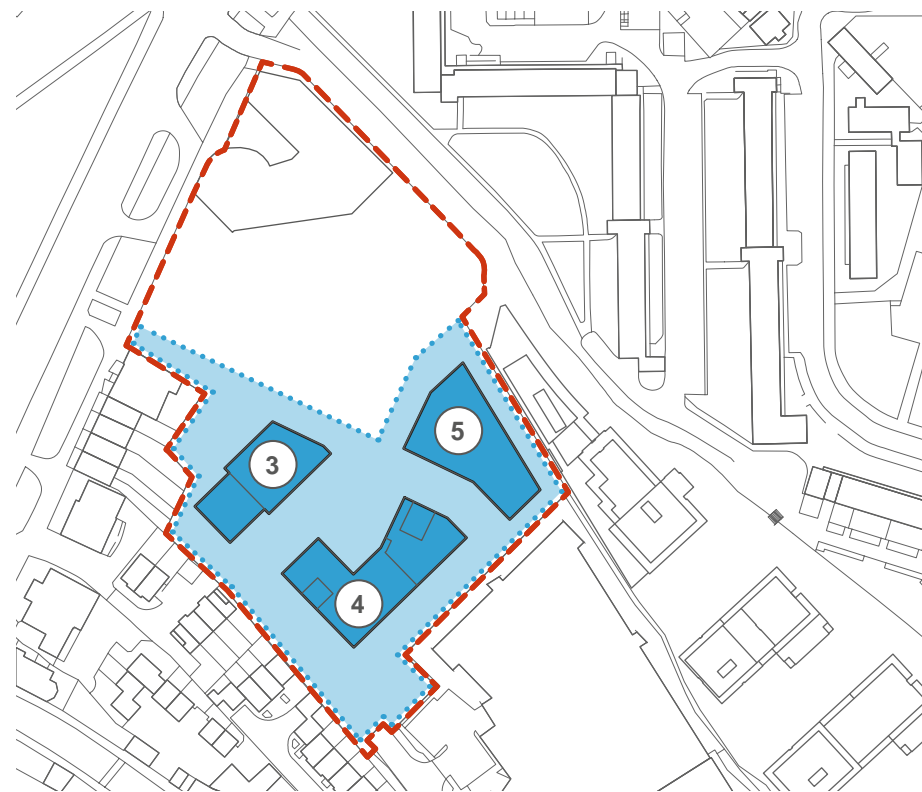
1 - Completion and Handover Vauxhall STEAM Centre Building (Plot A).



2 - Development of Vauxhall Site Plot C.



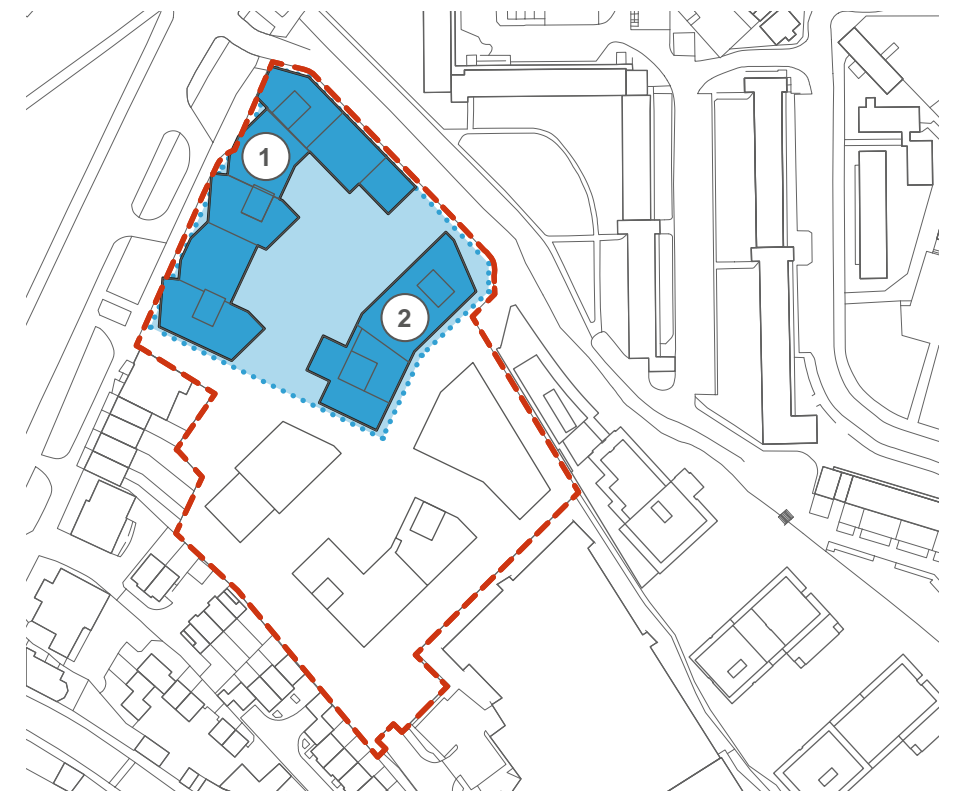
3 - Rear of Clapham Centre Site Vacant - College Relocated to Vauxhall STEAM Building.



4 - Development of Clapham Centre Site Phase One - Buildings 3, 4 and 5 (Gateway Centre).



5 - Front of Clapham Centre Site Vacant - College Relocated to Gateway Centre Building.



6 - Development of Clapham Centre Site Phase Two - Buildings 1 and 2.

17.0 Precedents

17.1 Rolfe Judd Local Experience



01 Thornton Park, Clapham Southside Regeneration
44 Clapham Common South Side, Lambeth



02 Thornton Park, Clapham Southside Regeneration
44 Clapham Common South Side, Lambeth



02 Nine Elms Point Vauxhall
62 Wandsworth Road, Lambeth



02 Nine Elms Point Vauxhall
62 Wandsworth Road, Lambeth

17.0 Precedents

17.2 Rolfe Judd Local Experience



03 Kennington Park
5 Cranmer Road, Lambeth



04 Oval Hotel & White House
52-54 Kennington Oval, Lambeth



05 The KIA Oval
Kennington Oval, Lambeth



06 Oval Gas Works
Kenington Lane, Lambeth

17.0 Precedents

17.3 Rolfe Judd Local Experience



07 Shakespeare Road
UPC Shakespeare Road, Lambeth



08 Durham Street
47 Durham Street, Lambeth



09 One Oval Square
Kennington Oval, Lambeth



10 Vox Studios
1-45 Durham Street, Lambeth

ST/P08000
6th September 2021

██████████
Head of Development Management
GLA
City Hall,
The Queen's Walk,
London
SE1 2AA

pre-applications@london.gov.uk

Dear ██████████

**Future Regeneration of Lambeth College
Clapham Common Campus and Plot C Belmore Street Vauxhall Campus**

Request for a Strategic Level 1 meeting

We are instructed by London Realty, who is acting as proposed developer with Lambeth College (part of LSBU Group) regarding the future development proposals at their Clapham Common Campus and Plot C on the Vauxhall Campus.

Lambeth Council and the College first engaged with regards to these proposals in February 2021 and these discussions were positive and the proposal for the redistribution of educational facilities for the College across its current campus locations was broadly supported. We have continued this dialogue with Lambeth with a meeting on 28th April 2021 with Rob O'Sullivan and other senior planners.

We are progressing a schedule of meeting with Lambeth Planning through a Planning Performance Agreement (PPA) and as part of this wish to have a strategic in-principle meeting (Level 1) to discuss our proposals for these two major sites. The two schemes together would provide a successful consolidation of the College's educational accommodation meeting the Department of Education (DfE) long term needs whilst delivering new workspace and approximately 800 homes including 35% affordable housing across both sites.

Lambeth College is a college that sits at the very heart of the community in Lambeth. As a Careers College it has excellent facilities for young people and adults looking to get the qualifications they need to build strong and successful careers. It forms part of the London South Bank University (LSBU) Group and through its partnership with LSBU is working to provide access to opportunity through education with the success of its students having a real impact on those that live, learn and work in south London.

London Realty has offered its development expertise to assist the College in securing their

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

T 020 7556 1500

www.rolfe-judd.co.uk

DD ██████████

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3 September 2021

objectives. London Realty is a major development company which has delivered extensive schemes across London and is delivering the adjoining development of Thornton Park (also known as 44 Clapham Common Southside). London Realty is expertly placed to understand the key constraints and opportunities on the Clapham Common Campus which forms the largest of the two development sites as well as providing its development knowledge to ensure the process is undertaken in a viable and effective manner.

Rolfe Judd Planning are working with London Realty and the College to develop exciting project objectives. Rolfe Judd is a Lambeth based organisation with over 50 years' experience of working in the borough and we are currently engaged on a range of development schemes across the borough including Thornton Park.

Following a number of successful meetings with Lambeth Council, we wish to set up a high level meeting with the GLA at which we, London Realty and the College can discuss the principles of the scheme, the key constraints and opportunities and key strategic issues around the consolidation of uses (specifically the education floorspace), and the delivery of affordable housing. In line with the objectives of Level 1 advice we would not be seeking detailed guidance on points of detail including much of the architectural input, however opinions on the principles related to scale and massing and height would be extremely helpful.

We have set out below a description of the two sites and the policy constraints and opportunities that both sites have. Plot C at the Vauxhall Campus forms part of a wider development scheme which has outline approval and the link between the Clapham Common and Vauxhall Campus sites and the link to the approved scheme at Vauxhall are important to understand.

Appended with this letter is a Design Document prepared by Rolfe Judd which explains the context of the site, its history and how the schemes for both sites can deliver successful outcomes.

Site Descriptions

Clapham Common Campus is a large educational facility currently used by a range of further and higher education courses by Lambeth College. It is situated to the south east of Clapham Common and lies adjacent to Thornton Park where London Realty is developing 296 new homes and in excess of 5,000 sqm of new offices. The campus site borders lower level housing to the south and Lambeth Academy to the east.

The site is neither nationally nor locally listed and is not located within a conservation area, however the Common is a conservation area. The Campus has good transport links with Clapham Common Underground Station 200m to the north, a range of bus routes passing the site and is within walking distance to Clapham Junction rail station. This accessibility is indicated by the site having a PTAL rating of 5.

Vauxhall Campus is situated to the rear of the former Southbank University building developed for housing about ten years ago. The site did comprise of a series of 1960's brutalist buildings of around five storeys in height facing on surrounding streets and backing onto New Covent Garden Market. The Vauxhall Campus is currently under construction and the site has been cleared.

3 September 2021

Lambeth College has a hybrid (part detailed and part outline) permission (reference 19/02643/OUT) for the redevelopment of the Vauxhall Campus to provide significantly improved educational facilities for the college.

“Hybrid planning application for the demolition of existing buildings and the erection of a mixed-use development comprising 1) detailed planning application for a new College facility (Class D1) with associated parking, servicing, new public realm, hard and soft landscaping and other associated works and 2) outline planning application for up to 15,000sqm of College floorspace (Class D1), up to 272 student accommodation units (Class C2) and up to 4,570sqm of shared workspace (Class B1) with associated parking, servicing and other works.”

Four phases (or plots) were proposed including Plot C which lay to the west of the site backing onto New Covent Garden Market. Plot A (detailed) includes 10,050sqm of educational space (Class F1), Plot B (outline) includes 7,940sqm of educational space (Class F1) and Plot D includes 4,570sqm of workspace (Class E).

Plot C in the outline permission comprised a 20 storey building with 7,010sqm of D1 College floorspace to be provided over the first 9 storeys and 272 student bedrooms on the upper 11 storeys of which 35% (95 units) would be secured as affordable student accommodation in line with NLP Policy H15.

The hybrid permission for Vauxhall will create 25,000sqm of educational space and 4,570sqm of workspace. This includes 7,010sqm of educational space in Plot C at the lower floors (Ground to 9th).

Policy Considerations

The current Development plan comprises the following:

- New London Plan (NLP) 2021
- Lambeth Local Plan 2015
- Draft Lambeth Local Plan – Post EIP Version Feb 2021 (DLLP)

The Council received the Inspectors Report on the Lambeth Local Plan on 22 July 2021. The inspector's report states that the plan is 'sound', subject to recommended main modifications. The policies of the DLLP therefore carry very significant weight at this stage and would be treated by the development team going forward as adopted policy.

Policy S1 of the Lambeth Local Plan (Safeguarding existing community premises) and DLLP Policy S1 (Safeguarding existing social infrastructure) state that the Council will support and encourage the most effective use of community premises. Existing community buildings will be safeguarded unless replacement facilities are proposed on or off site to a better size or quality. DLLP Policy S1 encourages replacement facilities to be of an equivalent or better functionality.

Policy S2 (New or improved community premises) states that proposals for new or improved premises for childcare or other community uses will be supported where the site is appropriate for the intended use, the location or nature of the proposal does not unacceptably harm the amenities of the area and the building is designed to be flexible and adaptable. DLLP Policy S2 (Safeguarding existing social infrastructure) notes these uses will also be supported where they promote social inclusion.

3 September 2021

In accordance with the NPPF, Local Plan Policy H1 (Maximising housing growth) states that the Council will seek to maximise the supply of additional homes in the borough to meet and exceed the annual housing target set out for Lambeth in the London Plan. This is echoed by DLLP Policy H1, which includes the NLP target of 13,350 homes over the ten year period 2019/20 to 2028/29. DRLLP Policy H1 states that this will be achieved by encouraging development on appropriate windfall sites not identified in the development plan, and supporting the delivery of well-designed new homes on small sites.

Policy H2 (Delivering affordable housing) of the Local Plan states that the Council will seek the maximum reasonable amount of affordable housing on individual mixed-use schemes, with at least 40 percent affordable housing provided on sites without public subsidy. 70% of new affordable housing should be social and affordable rent and 30 percent intermediate provision. The Council will take into account the specific circumstances of individual sites, including development viability, when considering the nature of affordable housing sought. DLLP Policy H2 states that mixed-use developments should provide affordable housing through the threshold approach set out in London Plan policy H5.

Policy H5 of the NLP states that the strategic target is for 50 percent of all new homes delivered across London to be affordable. Specific measures to achieve this aim include requiring residential and mixed-use developments to provide affordable housing through the threshold approach. Policy H6 (Threshold approach to applications) states that a minimum level of affordable housing for private sites is set at 35 percent or 50% for land in public ownership. Applications will be required to provide a viability assessment where they do not meet or exceed the relevant threshold or are not consistent with the relevant tenure split.

The sites themselves are not in public ownership. The freeholder London South Bank University (LSBU) are not classified as a public sector body by the ONS - please see the link below.
<https://www.ons.gov.uk/methodology/classificationsandstandards/economicstatisticsclassifications/introductiontoeconomicstatisticsclassifications>.

At our meeting we would seek to confirm your agreement on this important point.

Proposals

The College wishes to redevelop the Clapham Common Campus, retaining circa 6,000sqm of educational floorspace in the scheme, provide additional 3,000sqm of commercial workspace and develop the remainder as housing as enabling development to assist funding the works to Vauxhall. The scheme would deliver circa 550 homes.

Associated with this would be amendments to Plot C at Vauxhall Campus to deliver a wholly residential scheme in the building to provide circa 250 homes. This would remove all of the student accommodation and 7,010sqm of educational space.

In total the scheme would provide:

- 550 homes – Clapham
- Minimum 250 homes – Vauxhall
- 6,000sqm of educational accommodation – Clapham
- 3,000sqm of commercial workspace – Clapham

3 September 2021

The scheme would provide 35% affordable housing spread across the two sites.

These proposals would decrease the educational provision at Vauxhall by 7,010sqm. This would mean 17,990sqm of educational accommodation and 4,570sqm of educational workspace would be retained as agreed with the DfE.

This would provide the following educational and workspace provision for the College:

- | | |
|-------------------------|-------------------------------------|
| • Clapham Common Campus | 6,000sqm educational accommodation |
| • Vauxhall Campus | 17,026sqm educational accommodation |
| • Vauxhall Campus | 4,570sqm of educational workspace |
| • Brixton Campus | 2,012sqm educational accommodation |

This would mean overall 27,038sqm of educational space and 4,570sqm of educational workspace would be delivered by the College on its three campus sites in the borough.

The breakdown of new uses across the two development sites is scheduled below:

Clapham Common:

- Residential (four buildings) - 550 homes
- College Building 5 - Gateway Centre – 6,000sqm
- 3,000sqm Commercial Space facing Clapham Common South Side at Ground / 1st Floor
- Linear Park, Public Square, College Square

Vauxhall Centre Site - Plot C:

- Residential - 250 homes

Planning Considerations for discussion at Level 1 Meeting

It is envisaged the initial 'in-principle' meeting will be a review of the key principles of the scheme and it is not envisaged that detailed analysis of the key planning matters for the scheme will be undertaken until a level 2 'full' pre-application meeting takes place. However it is important for the College that the GLA supports many of the key planning principles which underpin the scheme as agreed with the DfE. We would therefore be seeking guidance from Senior Officers on the following key planning considerations:

Distribution and provision of educational accommodation

The key driver of the College's Property Strategy has been to rationalise the College Estate to reduce the existing poor quality floorspace across its three centres (at Brixton, Clapham and Vauxhall) and to reduce running costs thus releasing funding to support learners. The approved Lambeth College Estates Strategy concludes, based on a detailed analysis of the future curriculum plan that the College requires circa 29,805sqm of educational space in order to deliver its strategic plan.

The approved redevelopment of the Vauxhall Campus provides the majority of the accommodation that the College requires for future needs. A smaller element of provision was relocated to the Brixton site which re-opened as part of a multi-use education campus in 2017.

The College considers the following distribution meets its long term future needs:

3 September 2021

- Clapham Common Campus 6,000sqm educational accommodation
- Vauxhall Campus 17,026sqm educational accommodation
- Vauxhall Campus 4,570sqm educational workspace
- Brixton Campus 2,012sqm educational accommodation

The first phase of the redevelopment at Vauxhall will be the Nine Elms STEAM Centre (NESC) (Block A), which represents a significant investment of £47m in London's Further Education infrastructure. Construction of the NESC needs to be completed by 2022 as a condition of the £20m grant funding secured towards this project from the Mayor of London and the London Economic Action Partnership (LEAP).

The scheme will thus meet the long term needs of the College for educational space, provide a range of new workspace at Vauxhall and Clapham whilst freeing up most of the Clapham Common Campus and part of the Vauxhall Campus for residential development to assist in the long term funding for the College.

This detailed strategy or relocation and consolidation of educational buildings and floorspace, including the evaluation of existing assets is in accordance with the aims and objectives of **NLP Policy S1**.

NLP Policy S1 C sets out that development proposal which address a local or strategic need and supports service delivery strategies should be supported. And **S1 D** seeks to ensure the best use of land, including the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities.

S1 E states that New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres. Both sites are in highly accessible locations with high PTAL levels.

Whilst the proposals will result in an overall reduction in education floorspace **S1 F** confirms that any loss can be justified if there is wider transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.

Officers' views on the principles behind the changes in land use and the consolidation strategy would be welcomed.

Provision of new homes

The redevelopment of the Clapham Common Campus will deliver circa 550 homes whilst the scheme for Plot C at Vauxhall Campus would deliver circa 250 homes. This will deliver circa 800 homes which would assist meeting housing need. It is intended that 35% of the homes would be affordable with a policy compliant tenure provision of 70/30 rented and intermediate (subject to viability). The location of tenures will be established as the design scheme evolves however it is likely at this stage that the rented units would be located at Clapham.

The 272 student rooms at Plot C would have equated to 109 homes using the ratio of 2.5:1 in Policy H1 of the NLP. As these units would already have been counted in housing targets, this means overall an increase in homes of circa 690 to assist the Council in meeting its NLP housing targets.

3 September 2021

Lambeth College does not have a requirement for student homes and the provision within Plot C in the hybrid scheme was for the wider LSBU Group. The LSBU requirements are being met elsewhere, and the change to residential should, we consider be supported by the Council as meeting the more pressing housing need within the borough for conventional homes.

Officers' views on the principle for delivering homes on both sites and the removal of the student housing would be welcomed.

Density and Massing

In order to provide a viable scheme for the redevelopment of the Clapham Common Campus that delivers the financial return to support the redevelopment and deliver 35% affordable homes, the proposed scheme must deliver approximately 550 homes. Based on a site area of 1.4ha this would equate to a density of 392 dwellings per hectare for Clapham. The site has a PTAL of 5 and is within 200m of Clapham Common Underground Station.

In order to deliver the density and quantum of development required, a number of taller elements are proposed in the scheme. These are indicated on the attached design document.. Whilst the design is currently at an early stage and will be subject to review with the local community, Lambeth and their Design Review Panel, taller components are proposed to be sited both at the centre of the site and at key nodes on the Clapham Common frontage. Detailed townscape and heritage analysis of these locations will be undertaken. For Plot C at Vauxhall, it is proposed to work within the permitted envelope and retain the height of and massing of the building. There will be elevational changes and internal layouts would be wholly revised.

The development of the Clapham Common Campus will include the opportunity to provide a range of high quality open spaces, a linear park and play areas. Given this generous open space and the proximity to Clapham Common, the proposed residential mix will favour family units at Clapham and smaller units at Vauxhall where the opportunity for external amenity spaces is more limited.

Officers' views on the principle of a high density scheme and taller components at Clapham Common and on the proposed changes to Plot C would be welcomed.

Programme and form of development

The College has an ambitious programme to submit the applications in May 2022 and secure permission in Autumn 2022. Whilst Plot C benefits from an outline permission it is unlikely that a Reserved Matters application could be utilised given the very significant changes that are needed. Thus a new planning application will be required for Plot C as well as at Clapham Common. These would be linked through a S106. The application for the Clapham Common Campus would be a full detailed application, and we expect the application for Plot C to be a detailed application.

Initial Discussions with Lambeth LPA

Our initial discussions with Lambeth thus far have been positive. These are largely centred on the key issues of education floorspace across the two sites as well as the principle of housing tenure and housing mix.

3 September 2021

Lambeth noted that the emerging Local Plan seeks to safeguard existing social infrastructure (Policy S1 (b)). However, section (ii) of Policy S1 states that a reduction of educational floor areas may be allowable where replacement facilities were proposed on or off site of equivalent or better functionality to serve the needs of the area. Section (iii) of Policy S1 also states that a further justification for a reduction in floor area may be development of the site/premises for other uses, or with the inclusion of other uses, which will enable the delivery of approved strategies for service improvements.

Discussions were had around the existing buildings at Clapham and it was noted that the DfE had looked very carefully at the various buildings on Clapham Common and had come to the conclusion that the buildings were not fit for purpose and a better approach would be to focus activity at Vauxhall. Many of the buildings were original built in the 1950's and 60's and it would be more sustainable to demolish and rebuild in this instance.

Lambeth advised that Policy S1 (iii) was considered to hold greater weight in this situation, as the proposed scheme was delivering a range of uses that would help enable the delivery of the educational uses.

Lambeth welcomed the offer of 35% affordable housing on both sites, and noted that further discussion regarding the tenure mix and unit mix across the two sites together may be needed. For example, it may be more appropriate to have a higher proportion of family sized units at the Clapham Site given the close proximity of good quality open space and amenities.

Lambeth confirmed that they would be willing to enter into a formal PPA, and this is about to be signed. The PPA would likely contain the following -

- Series of pre application meetings
- Attendance at GLA meetings
- DRP
- Initial Ward Councillor Meeting
- Followed by initial local stakeholder meeting chaired by Ward Councillor
- Growth and Investment Panel Meeting
- Technical Briefing for Committee
- Dedicated officer.

Summary

Lambeth College wishes to deliver lasting long term improvements to its campus sites and the proposed schemes for Clapham Common and Vauxhall will help it meet these objectives. It requires high density enabling development at Clapham Common to be secured and the viability of this is vital to the scheme as are the changes to Plot C at Vauxhall to deliver a change from student housing to homes.

Overall the changes to the schemes will still deliver circa 29,805sqm of educational floorspace across three campus locations as agreed with the DfE, deliver 3,000sqm of commercial workspace and provide approximately 800 homes (including 35% affordable housing) to meet housing need.

We look forward to meeting with you and other relevant colleagues at the earliest opportunity in order

[REDACTED]
3 September 2021

to kick start these discussions.

Yours sincerely

[REDACTED]

For and on behalf of
Rolfe Judd Planning Limited

cc: Lambeth College
London Realty

5 October 2021

Lambeth College Project: Clapham Southside / Nine Elms

in the London Borough of Lambeth

The proposal

Redevelopment of the Lambeth College Clapham Common Campus and Plot C Lambeth College Vauxhall Campus to provide 800 homes, 6,000 sqm of educational accommodation and 3,000 sqm of commercial space across the two sites, following consolidation of the college estate.

The applicant

The applicant is **Southbank University**

1 On 4 October 2021, a virtual pre-application “in principle” meeting was held to discuss the above proposals with the attendees set out below.

Meeting Attendees:

GLA group

- [REDACTED] – Case Officer
- [REDACTED] – Head of Development Management

Applicant

- [REDACTED] - London South Bank University
- [REDACTED] - Director London Realty
- [REDACTED] - Director London Realty
- [REDACTED] - Planning and design manager at London Realty

Summary of meeting discussion

2 The advice given by officers does not constitute a formal response or decision by the Mayor regarding future planning applications. Any views or opinions expressed are without prejudice to the Mayor’s formal consideration of the application.

Scheme Overview

3 The applicant team provided background on its proposals and confirmed that it was looking for GLA pre-application advice on its proposal for the consolidation of education provision across two sites – Clapham Common Campus and Vauxhall Campus – as part of London South Bank wider configuration plans to provide more efficient and fit for purpose educational offer and housing and commercial space.

4 On the Vauxhall Campus, there is currently an extant permission for 4 phase development for new College facility (Class D1) with associated works and an outline planning application for up to 15,000sqm of College floorspace (Class D1), up to 272 student accommodation units (Class C2) and up to 4,570sqm of shared workspace.

5 Plot C in the outline permission on the Vauxhall Campus site comprises a 20 storey building with 7,010sqm of D1 College floorspace to be provided over the first 9 storeys and 272 student bedrooms on the upper 11 storeys of which 35% would be secured as affordable student accommodation. Plot C is now being submitted for full planning application but with a revised offer for create 25,000sqm of educational space and 4,570sqm of workspace and 250 homes.

6 The second site, Clapham Common Campus, is currently used for a range of further and higher education courses by Lambeth College. The proposal for this site will involve the consolidation of educational floorspace to provide circa 6,000sqm of educational, an additional 3,000sqm of commercial workspace with the remainder of the site for circa 550 homes.

7 It is intended that the Clapham Common site will continue to provide education services for students during the reconfiguration works.

Key comments and considerations

Principle of Land Use

8 London Plan Policy SI 1 states that development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities. Part G also states that redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan.

9 The applicants set out the case for the rationalisation of the college's campus to provide a more efficient and fit for purpose educational offer. As part of that rationalisation, it will free up land that can be used for housing, commercial and other public uses to cross fund the rationalisation programme. The applicants also explained that they have been in discussion with DFE about the proposals, who were supportive of the approach.

10 Policy SI 1 Part E also states that new facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres. Both campuses are in highly accessible locations.

11 The principle of the consolidation of education floorspace across the two sites and the respective provision of 550 homes and 250 homes with commercial floorspace is supported.

Affordable housing - Threshold

- 12 London Plan Policies H4 and H5 seek to maximise the delivery of affordable housing, setting a strategic target of 50% affordable housing. The Mayor's Affordable Housing and Viability SPG and Policy H5 set out the 'threshold approach' whereby schemes that meet or exceed a threshold of 35 per cent (by habitable room), with an appropriate tenure split, without public subsidy and which meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor, are eligible to follow the fast track route. Those proposals that do not meet these criteria are required to follow the viability tested route. Policy H5 also states that for public sector land where there is no portfolio agreement with the Mayor, sites are required to at least 50% affordable housing provision.
- 13 London South Bank are the landowner. As per Public Sector Classifications Guide published by ONS, universities and further education institutions are not classified as public sector land. Therefore, subject to the other criteria in Policy H5, the two sites are required to provide at least 35% affordable housing to follow the fast track approach.
- 14 A practice note on the definitions on the threshold approach is set out on the GLA website.
[practice_note_on_threshold_approach_to_affordable_housing_on_public_land_july_2018.pdf](#) (london.gov.uk)

Affordable housing - Tenure Mix

- 15 London Plan Policy H6 sets out a tenure mix of at least 30 per cent low cost rent (social or affordable rent) and at least 30 per cent intermediate (with London Living Rent and shared ownership being the default tenures). The remaining 40 per cent can then be determined by the Council.
- 16 The applicants explained that it is intended that the scheme would provide 35% affordable across the two sites with a tenure split of 70/30 rented and intermediate (subject to viability). The Vauxhall site would provide all intermediate with the Clapham site providing all of the social rent.
- 17 The applicants are advised that this would not be acceptable as it does not meet the overall objective of mixed and balanced communities. The applicants queried whether the portfolio approach would be acceptable, however the applicants are advised that the portfolio approach is only applicable to public sector land that is providing 50% affordable housing across all their sites; and whilst within the portfolio approach, different sites may provide different levels of affordable housing, it is still expected to be an appropriate tenure mix within each site.
- 18 As the applicant has argued that it is not to be considered public sector land for the purpose of the threshold approach; it therefore cannot be considered for the portfolio approach. The applicants should also note that the portfolio approach also requires the applicant to enter into an agreement with the Mayor as per Part B2 in Policy H5.

For further information, contact the GLA Planning Team:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

GREATER **LONDON** AUTHORITY

Good Growth

London Realty
By email

Our ref: 2022/0133/P2F
Date: 31 March 2022

Dear **[REDACTED]**

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Lambeth College Project: 45 Clapham Common Southside Campus and Vauxhall / Nine Elms Campus, Plot C

LPA: Lambeth

Our reference: 2022/0133/P2F

Further to the pre-planning application meetings held on 26 November 2021 and 9 March 2022, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely

[REDACTED]
Head of Development Management

cc **[REDACTED]**, Deputy Head of Development Management
[REDACTED], TfL

31 March 2022

Lambeth College Project: 45 Clapham Common Southside Campus and Vauxhall / Nine Elms Campus, Plot C

Local Planning Authority: Lambeth

The proposal

Redevelopment of two sites via separate linked planning applications:

- 45 Clapham Common Southside: Consolidation of the education uses and redevelopment to provide circa 5,220 sq.m. of educational use and 494 homes with building heights of 5 to 12-storeys;
- Plot C Vauxhall / Nine Elms Campus: the construction of a building ranging in height from 15 to 26-storeys comprising 258 homes.

The applicant

The applicant is **London Realty** and the architect is **Squire and Partners**

Assessment summary

- **Land use principles:** The consolidation of the existing education infrastructure use at 45 Clapham Common Southside and the provision of a residential-led mixed use development can be accepted given the proposals form part of a wider social infrastructure transformation programme and would make the best use of land in line with the London Plan. The phasing of the development should ensure continuity of social infrastructure provision. Further information should be provided at submission stage to set out the overall net position in terms of further education provision across the two linked College sites.
- **Affordable housing:** Both applications would be subject to the 35% threshold for affordable housing. Taking into account the specific circumstances, GLA officers consider that both applications could be eligible for the Fast Track Route for the reasons detailed in this report. Early stage review mechanisms will be required. The proposal for social rent and London Living Rent affordable housing tenures is supported.
- **Play space:** Further information should be provided in relation to play space requirements and provision as part of a more detailed play strategy.
- **Urban design:** The design, layout, height and massing and residential and architectural and materials quality of both schemes is supported. In relation to Clapham Common Southside, further information and discussion is required to resolve detailed design issues highlighted in this report in relation to the public realm, landscaping, servicing, ground floor

entrances and lightwells. The approach to public access and tenure distribution needs to be should be justified in more detail based on the site specific circumstances.

- **Tall buildings:** Tall buildings could be supported, subject to the qualitative assessment criteria in London Plan Policy D9 being met in respect of visual, heritage, functional, environmental and cumulative impacts. The architectural and materials quality of tall buildings must be of an exemplary standard.
- **Heritage:** The revised massing and initial views studies suggest that harm to heritage assets has been largely avoided. However, it is likely that some less than substantial harm identified following further scrutiny of the applicant's TVIA. This will need to be justified when balanced against the public benefits associated with the scheme.
- **Transport:** A number of transport matters are highlighted which require further discussion and engagement as part of the applicant's Transport Assessment (TA). In particular, further discussion is required in relation to the delivery and servicing strategy to address potential impacts on the TLRN and CS7.
- **Climate change:** The proposed energy strategies are supported subject to further discussion and clarification regarding the energy efficiency, overheating, solar PV provision, the specification of the proposed Air Source Heat Pump system and the potential to connect to a wider district heat network.
- **Whole life cycle carbon and circular economy:** Some of the buildings at 45 Clapham Common Southside are relatively modern and were constructed quite recently. The applicant should therefore set out why these buildings are no longer fit for purpose and are not being retained as part of the wider transformation and modernisation programme. The applicant should set out the implications in relation to whole life cycle carbon emissions, embodied carbon and embed circular economy principles in the proposed development.
- **Urban greening:** The approach to tree retention at Clapham Common Southside is supported. Urban greening factor assessment should be provided for both sites, noting the London Plan benchmark.

Context

1. On 26 November 2021 a pre-planning application meeting to discuss a proposal to develop the above site for the above uses was held online with the following attendees:

GLA group

- [REDACTED] - Principal Strategic Planner, GLA (GLA planning case officer and urban design officer)
- [REDACTED] – Team Leader, Development Management, GLA
- [REDACTED] – Principal Transport Planner, Transport for London

Applicant team

- [REDACTED] – London Reality (applicant)
- [REDACTED] – London Reality (applicant)

- [REDACTED], London Realty
- [REDACTED] – Rolfe Judd (planning agent)
- [REDACTED] – Rolfe Judd (planning agent)
- [REDACTED], Rolfe Judd (planning agent)
- [REDACTED] – Squire and Partners (architect)
- [REDACTED] Squire and Partners (architect)
- [REDACTED], Squire and Partners (architect)
- [REDACTED] – RMA heritage
- [REDACTED] - Caneparo Associates (transport consultant)
- [REDACTED] – DS2 (affordable housing)

Lambeth Council:

- [REDACTED], LB Lambeth, Development Management (LPA case officer)
- [REDACTED], LB Lambeth, Development Management (LPA case officer)

2. On 9 March 2022, a further follow-up pre-planning application meeting was held online to discuss proposals for the redevelopment of the above site for the above uses, with following attendees:

GLA group

- [REDACTED] - Principal Strategic Planner, GLA (GLA planning case officer and urban design officer)
- [REDACTED]ments – Team Leader, Development Management, GLA
- [REDACTED] – Principal Transport Planner, Transport for London

Applicant team

- [REDACTED] – London Reality (applicant)
- [REDACTED] – London Reality (applicant)
- [REDACTED] London Realty
- [REDACTED] – Rolfe Judd (planning agent)
- [REDACTED], Rolfe Judd (planning agent)
- [REDACTED] – Squire and Partners (architect)
- [REDACTED], Squire and Partners (architect)
- [REDACTED], Squire and Partners (architect)
- [REDACTED] - Caneparo Associates (transport consultant)
- [REDACTED] – Buro Happold (energy consultant)

Lambeth Council:

- [REDACTED] - LB Lambeth (Development Management)

3. Prior to both of these pre-application meetings, a pre-application ‘in principle’ meeting was held online with GLA officers on 4 October 2021.
4. The advice given by GLA officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor’s formal consideration of an application.

Site description

Lambeth College, 45 Clapham Common Southside

5. The site is approximately 1.4 hectares in size and is located next to Clapham Common, to the west of Clapham Common Station and Clapham District Town Centre. The site currently comprises a series of buildings in further education use which range in height from one to five storeys. This includes the relatively recently constructed main Lambeth College entrance building fronting Clapham Common Southside as well as Lambeth College Extension to the south of the site. The other buildings are older and have a more dated appearance.
6. The site is bounded by the Notre Dame Estate to the east; Lambeth Academy to the South; and Clapham Southside to the north; and residential properties to the west. The Thornton Park development is under construction to the south and is being brought forwards by London Realty. This is residential-led mixed use scheme comprises buildings between four and 10-storeys, including an office and replacement waste transfer facility at basement level. The wider context to the south, east and west is predominantly residential comprising properties ranging in height from 2 to 5-storeys.
7. The site is immediately adjacent to the Clapham Conservation Area. The Abbeville Road Conservation Area is to the south. There are a number of Grade II listed buildings in the immediate and wider vicinity of the site. This includes the adjacent Grade II listed Icehouse, 53 Clapham Common South Side, Linton House and the Windmill Public House. There are also a number of listed buildings to the east, although these are visually buffered from the site by the Notre Dame Estate.
8. The Public Transport Access Level (PTAL) of the site is 5 to 6a, on a scale of 0 to 6b, being close to Clapham Common Underground station, which is an interchange between London Underground (LU) and bus services. A number of high frequency bus routes available in close proximity to the site.
9. The site is well located for the Strategic Cycle Network (SCN) with Cycleway 7 (CS7) running directly passed the site on Clapham Common South Side, which is key cycle route from southwest London to the City.
10. Clapham Common South Side forms part of the Transport for London Road Network (TLRN) and TfL is the highway authority. TfL also owns the footway of Clapham Common South Side directly adjacent to the site.

Vauxhall / Nine Elms Campus (Plot C)

11. The site falls within the wider Lambeth College Vauxhall Centre development which has planning permission for mixed use development and is currently under construction (LPA Ref: 19/02643/OUT). Plot C is currently a cleared brownfield site. New buildings in education and workspace use are currently being constructed on the adjacent plots as part of the approved wider Lambeth College development.

12. The site is part of the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area and lies just outside the Central Activities Zone. Wandsworth Road and Larkhall Park is to the south. A relatively recently constructed Mount Anvil development is to the south on Wandsworth Road. This comprises a residential-led mixed use scheme over 6 to 10-storeys. New Covent Garden Market is to the north-east. A series of Victorian terraced streets are to the north. The Patmore Estate is to the west. Brooklands Passage and Thorparch Road Pocket Park are to the north.
13. The Wandsworth Road Conservation Area, Larkhall Conservation Area and Landsdowne Gardens Conservation Area are to the south-west. The PTAL of the site is 2. However, the site is close to a PTAL 5 location, with bus stops on Wandsworth Road and the new Nine Elms station on the Northern line extension within reasonable walking distance.

Details of the proposal

Lambeth College, 45 Clapham Common Southside

14. The scheme proposes the demolition of the existing buildings and the comprehensive residential-led mixed use redevelopment of the site to provide the following:
 - A new Gateway Educational Centre for Lambeth College within a stand-alone 6-storey building (with circa 5,219 sq.m. internal floorspace GEA).
 - Approximately 494 new homes, including 35% affordable housing (comprised entirely of social rent accommodation). The market element would comprise a mix of senior living accommodation (in Class C3 use) and Build to Rent accommodation. The senior living block would include communal residential amenity at lower ground floor level.
 - Building heights ranging from 5 to 12-storeys with basement levels.
 - Associated public open space, communal open space, play space, public realm, car parking, cycle parking, access and landscaping and servicing.

Vauxhall / Nine Elms Campus (Plot C)

15. The scheme proposes the construction of a residential tower ranging in height from part 15-storeys to part 24, 25 and 26-storeys, with a basement level. This would comprise Build to Rent accommodation, with 258 homes in total, with associated communal amenity space at ground and roof top level, cycle parking and disabled car parking. Affordable housing is proposed in the form of approximately 96 Discount Market Rent homes. This would equate to 35% by habitable room.
16. The applications would need to be referred to the Mayor under the following categories of the Schedule to the Mayor of London Order 2008:
 - Category 1A: "Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats".
 - Category 1B - Development (other than development which only comprises the provision of houses, flats, or houses and flats) which comprises or includes

the erection of a building or buildings outside Central London with a total floorspace of more than 15,000 square metres.

- Category 1C - Development which comprises or includes the erection of a building that is more than 30 metres high and is outside the City of London.

Case history

17. Vauxhall / Nine Elms Campus (Plot C) has outline planning permission for a part-15, part 20-storey building (50 to 70 metres from ground level), comprising education floorspace over the first 9-storeys and student accommodation above, with permission for up to 272 student bedrooms, of which, 35% are required to be affordable student accommodation. The other Plots are summarised as follows:
 - Block A comprises an 11-storey building in education use. This is under construction and comprises the new Nine Elms Science, Technology, Engineering, Arts and Maths (STEAM) Centre.
 - Block B is also under construction and comprises a college building fronting Belmore Street which would range in height up to 10-storeys.
 - Block D would comprise office workspace use in a building ranging in height from 2 to 7-storeys.
18. As noted above, a pre-application 'in-principle' meeting took place on 4 October 2021 in relation to which a GLA pre-application advice note was issued on 6 October 2021. GLA officers supported the principle of the consolidation of education floorspace across the two sites and the proposed housing and commercial floorspace provision and provided advice regarding the London Plan Fast Track Route criteria.

Strategic planning issues and relevant policies and guidance

19. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Lambeth Local Plan (2021) and the London Plan (2021).
20. The following are relevant material considerations:
 - The National Planning Policy Framework (2021);
 - National Planning Practice Guidance; the National Design Guide; the National Model Design Code;
 - Vauxhall Nine Elms Battersea Opportunity Area Planning Framework (2013);
 - On 24 May 2021 a Written Ministerial Statement (WMS) was published in relation to First Homes. To the extent that it is relevant to this particular application, the WMS has been taken into account by the Mayor as a material consideration when considering this report and the officer's recommendation. Further information on the WMS and guidance in relation to how the GLA expect local planning authorities to take the WMS into account in decision making can be found [here](#).

21. The relevant strategic issues and corresponding policies are as follows:

- | | |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • Land use principles | <i>London Plan;</i> |
| • Housing, affordable housing and play space | <i>London Plan; Affordable Housing & Viability SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG; the London Housing Strategy; Good Quality Homes for All Londoners draft LPG;</i> |
| • Urban design and heritage | <i>London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Public London Charter LPG; Good Quality Homes for All Londoners draft LPG; Fire Safety D12(A) pre-consultation draft LPG; Fire Statements D12(B) pre-consultation draft LPG; Fire Evacuation Lifts D5(B5) pre-consultation draft LPG;</i> |
| • Inclusive access | <i>London Plan; Accessible London: Achieving an Inclusive Environment SPG;</i> |
| • Climate change and sustainable development | <i>London Plan; the London Environment Strategy; The control of dust and emissions in construction SPG; Circular Economy Statements draft LPG; Whole-life Carbon Assessments draft LPG; 'Be Seen' Energy Monitoring LPG; Urban Greening Factor pre-consultation draft LPG; Air Quality Positive pre-consultation draft LPG;</i> |
| • Transport | <i>London Plan; the Mayor's Transport Strategy; Sustainable Transport, Walking and Cycling draft LPG.</i> |

Summary of meeting discussion

22. The pre-application meetings on 26 November 2021 and 9 March 2022 included a presentation and general update from the applicant on the scheme. This was followed by discussions covering a range of strategic issues with respect to land use principles; housing and affordable housing; play space; urban design; residential quality; public realm and landscaping; tall buildings; urban greening; transport; and climate change. GLA pre-application advice is provided in respect of these issues below.

Land use principles

23. London Plan Policy S1 states that development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities. The loss of social infrastructure facilities should only be permitted where these facilities are being reprovided or where the loss of facilities on site is part of a wider public service transformation and modernisation plan led by a particular social infrastructure provider which seeks to improve service provision. In these particular instances the loss of social infrastructure facilities for alternative forms of development can potentially be

accepted. However, this is subject to an applicant setting out full details of their transformation programme.

24. London Plan Policy S3 seeks to ensure that there is sufficient supply of good quality education facilities to meet demand and ensure educational choice. Development should ensure there is no net loss of education facilities unless there is no ongoing or future need.
25. The applicant has set out initial details of the college's long-term vision. This aims deliver a flagship Technical College at the Vauxhall campus and a new Gateway College at Clapham. This overarching vision is underway, with STEAM centre at Vauxhall Campus now under construction, as well as Blocks B and D. The wider project is being enabled by the rationalisation and release of land assets at Clapham Common Southside, as well as through the GLA's Further Education Capital Transformation Fund. This overarching transformation programme has been informed by a comprehensive review of the College building assets and further education provision in terms of student programmes and floorspace requirements.
26. In terms of the further education facilities proposed at Clapham Common Southside, a new Gateway Educational Centre would be provided within a stand-alone 6-storey building (with circa 5,219 sq.m. internal floorspace GEA). GLA officers understand that this facility would be provided prior to the residential use to ensure continuity of social infrastructure provision on site. This is supported and would need to be secured via phasing obligation, in line with London Plan Policy SI1.
27. At submission stage, the applicant should provide further information summarising the existing and proposed college / education floorspace areas at both sites and details regarding the capacity and scale of education services provided in terms of student numbers, lesson hours and courses to enable GLA officers to compare the transformation proposals to the pre-existing situation in terms of social infrastructure provision. This information is required to demonstrate that the Lambeth College Project as a whole is in line with the London Plan objectives in terms of no net loss. When assessing net loss, GLA officers would assess this taking into account the overall education provision in terms of courses, hours and students. Floorspace figures would inform this overarching assessment but would not be central to the overall conclusions.
28. The two schemes combined would provide approximately 800 new homes, of which, 35% would be affordable. The proposals would therefore make a substantial contribution towards meeting the minimum local and strategic housing targets in the London Plan which is strongly supported.

Conclusion – land use principles

29. In summary, the consolidation of the existing social infrastructure use at Clapham Common Southside and the provision of a residential-led mixed use development can therefore be accepted given that the proposals form part of a wider social infrastructure transformation programme and would make the best use of land in line with the London Plan. The phasing of the development should ensure continuity of social infrastructure provision. Further information should be provided

at submission stage to set out the overall net position in terms of education provision across the two linked College sites.

Housing and affordable housing

Affordable housing, viability and tenure mix

30. The Mayor has set a strategic target for 50% of all new homes to be affordable, as set out in Policy H4 of the London Plan 2021. Policy H5 of the London Plan 2021 identifies a minimum threshold of 35% affordable housing (by habitable room), with a threshold of 50% applied to public sector owned land and industrial sites where there is a net loss of industrial capacity.

Affordable Housing Threshold

31. Both sites are subject to the 35% affordable housing threshold set out in the London Plan as they do not comprise either industrial or public sector owned land, noting the following considerations:
- London South Bank are the landowner who are a university.
 - Public sector land is defined in the London Plan as being land that is owned or in use by a public sector organisation, or company or organisation in public ownership, or land that has been released from public ownership and on which housing development is proposed.
 - [The GLA's practice note \(2018\)](#) advises on the application of the threshold approach to affordable housing on public sector land. This states that public ownership will be determined by reference to the Public Sector Classifications Guide which is published by the Office of National Statistics (ONS).
 - This ONS list does not include London South Bank.

The Fast Track Route

32. To be eligible for the Fast Track Route, applications must meet the applicable affordable housing threshold (by habitable room) without public subsidy, in line with the relevant tenure mix requirement.
33. In terms of tenure, London Plan Policy H6 sets out the Mayor's minimum tenure split requirement for new development. This requires at least 30% low cost rent (social rent or London Affordable Rent) and 30% as intermediate housing products, with the remaining 40% to be determined by the Council (and comprising either low cost rented homes or intermediate based on identified need). In this case, Lambeth Local Plan requires a 70:30 tenure split between low cost rent housing and intermediate housing.
34. London Plan Policy H11 confirms that different tenure split expectations apply to stand-alone Build to Rent schemes in terms of potential eligibility for the Fast Track Route. For these types of schemes to be eligible for the Fast Track Route the affordable housing may be entirely comprised of intermediate Discount Market Rent (DMR) accommodation, provided that at least 30% of this is comprised of DMR at London Living Rent levels.

35. GLA officers note that Lambeth's Local Plan has a policy on Build to Rent developments (Policy H12). This confirms that the London Plan tenure split requirements for Build to Rent developments only apply where an applicant can demonstrate that it is not feasible in design terms to include a separate residential core and/or block within a Build to Rent development. Where this cannot be demonstrated, Lambeth's standard tenure mix 70:30 requirement weighted towards low cost rent accommodation should be applied (eg. where it is possible to provide a separate block or core within a scheme).

Eligibility for the Fast Track Route

36. At Vauxhall / Nine Elms Campus (Plot C) the applicant is proposing 35% affordable housing by habitable room, within a stand-alone Build to Rent tower. The affordable housing would be comprised entirely of intermediate DMR. All of the 35% DMR units would be provided at London Living Rent levels. This is strongly supported and would meet the London Plan Fast Track Route criteria set out in the London Plan Policy H7 and H11. GLA officers would consider the Lambeth Local Plan tests in relation separate cores / blocks and tenure to be met in this particular case, but would welcome clarification from the local planning authority on this issue.
37. At Clapham Common Southside the applicant is proposing 35% affordable housing by habitable room, comprised entirely of low-cost rent (social rent) accommodation. No intermediate housing provision is proposed at Clapham Common Southside. This is acceptable. The affordable housing proposal at Clapham Common Southside would exceed the minimum quantum of required low cost rent accommodation. London Plan Policy H5, Part B confirms that applications can follow the Fast Track Route where applicants elect to provide low-cost rented homes in place of intermediate homes, providing the relevant threshold level is met. This requirement would be met in this instance. GLA officers also note that the affordable housing proposals would maximise the provision of social rent within a mixed tenure development, with the social rent homes proposed alongside circa 254 private Build to Rent homes and 96 private senior living homes.
38. The applicant is providing a further note to support their affordable housing proposals in terms of tenure. GLA officers understand that this will set out why the applicant considers a wholly intermediate affordable housing proposal is appropriate in Vauxhall Campus Plot C and a wholly low-cost rent proposal is appropriate in Clapham Common Southside. Based on the discussion at the pre-application meeting, this is expected to highlight a number of factors including core and management constraints in the Plot C building in Vauxhall and broader factors relating to both sites including the typology of housing proposed and the existing tenure make-up of the wider surrounding areas in both cases. This is noted and does not raise any particular strategic planning concerns. The rationale for the proposed tenure distribution is recognised and supported, noting the specific circumstances.
39. In summary, both applications could therefore be considered eligible for the Fast Track Route. Early stage review mechanisms will be required, in line with the GLA's standard formula approach.

Housing affordability

40. Policy H6 of the London Plan 2021 sets out the Mayor's preferred affordable housing tenures, which includes social rent/London Affordable Rent; London Living Rent and London Shared Ownership.
41. GLA officers understand that the affordable housing proposals would comprise social rent at Clapham Common Southside and London Living Rent at Vauxhall Campus. This should be secured. Eligibility for London Living Rent accommodation should be restricted to households on incomes up to a maximum of £60,000, in line with the London Plan.

Build to Rent accommodation

42. The proposal for Build to Rent units is supported, subject to the proposed units being secured under a covenant for a least 15 years, in line with London Plan Policy H11. Other provisions including unified ownership and management, length of tenancy and certainty over rent levels, should also be secured. GLA officers note that Lambeth's Build to Rent policy requires a 25-year covenant.
43. London Plan Policy H11 also requires a clawback mechanism to be secured, which would be triggered in the event that the covenant is broken during the covenant period and units sold as market sale homes. The purpose of the clawback mechanism is to ensure that there is no financial incentive to break to covenant. It also seeks to ensure that any affordable housing contributions which may have been negated as a result of the provision of Build to Rent units (as opposed to market sale units) can be recouped to provide additional affordable housing in the event that the covenant is broken.

Specialist housing accommodation for older people

44. London Plan Policy H13 states that specialist housing developments for older people should deliver affordable and accessible housing, incorporate the highest standards of inclusive design and include suitable internal storage facilities and pick up and drop off parking provision. Policy H13 does not apply to care home accommodation, which is not subject to planning policy requirements for affordable or accessible housing.
45. The Clapham Common Southside scheme proposes a block of senior living accommodation, with 96 self-contained homes in Class C3 and ancillary communal residential facilities at lower ground floor level. The 96 homes are included within the overall housing and affordable housing figures cited above and it is agreed that these are subject to affordable housing requirements.

Housing mix

46. Of the social rent housing proposed at Clapham Common Southside, approximately 23% would be 3-bedroom units providing family sized homes. The remainder of proposed housing on both sites would predominantly comprise one and two-bedroom units. This is reflective of the proposed housing type, which comprises Build to Rent accommodation and senior living. Therefore, the overall housing mix proposed on both sites is considered to be acceptable, taking into

account the range of factors set out in London Plan Policy H10 and noting the site PTAL, location and density and housing typology proposed.

Children's play space

47. Policy S4 of the London Plan 2021 states residential developments should incorporate high quality, accessible play provision for all ages, of at least 10 sq.m per child. Play space provision should normally be provided on-site; however, off-site provision may be acceptable where it can be demonstrated that this addresses the needs of the development and can be provided nearby within an accessible and safe walking distances, and in these circumstances contributions to off-site provision should be secured by Section 106 agreement.
48. Play space provision should be available to all housing tenures within the immediately adjacent blocks and courtyards to promote social inclusion. The GLA's updated play space calculator should be used to assess provision. Further quantitative and qualitative information will need to be provided in relation to play space provision within blocks and the public realm.

Urban design

Design, layout, public realm and landscaping

49. Policies D1-D3 and D8 of the London Plan and the Mayor's Housing SPG apply to the design and layout of development and set out a range of urban design principles relating to the quality of public realm, the provision of convenient, welcoming and legible movement routes and the importance of designing out crime by optimising the permeability of sites, maximising the provision of active frontages and minimising inactive frontages.
50. The following urban design comments are provided. The outstanding design issues should be discussed and addressed prior to submission:

Clapham Common Southside

- The overall masterplan layout approach is supported and responds appropriately to the site opportunities and constraints. The permeability of the site and quality of public realm would be significantly enhanced. A new urban square is proposed featuring the retained mature London Plane tree which would be fronted and appropriately enclosed by the new Gateway College Building and adjacent residential blocks.
- The applicant has undertaken an appropriate design-led masterplanning process with a range of land use and massing arrangements considered and tested which have culminated in the current proposals. This overall design-led approach is welcomed.
- The residential blocks would have well-defined two-storey base featuring bay windows and private terraces and balconies. This would generally ensure good levels of natural surveillance and positive overlooking of the adjacent public realm and private courtyard spaces (subject to the applicant addressing potential downsides associated with lightwells as noted below).

- Blocks 4, 5 and 6 have residential core entrances directly onto the square and main north-south access route. This is supported.
- The core entrances serving Blocks 1 and 2 would be located along Clapham Common Southside, which follows the prevailing urban pattern. This is supported.
- As discussed during the pre-application meeting, the communal entrance to Block 3 should be reconfigured to ensure residents within this block are provided with a direct entrance into the private courtyard to avoid occupants needing to circumnavigate the entire block via the surrounding streets and public square in order to gain access to the outdoor communal amenity space.
- Block 3 would also benefit from having a direct communal core entrance fronting the public square to help activate this important area of the proposed public realm.
- Blocks 3, 4, 5 and 6 have been slightly sunken below ground level in order to reduce the height and scale of buildings and avoid visual impact on Clapham Common. This results in the two main residential courtyard spaces being sunken and a series of lightwells provided serving residential homes at lower ground floor level. Whilst GLA officers do not object to this approach, the applicant must ensure that a strong and positive relationship is achieved between the homes at ground floor level and the public realm in spite of the gaps in the ground floor and level changes. Most successful examples of this typology ensure lightwells are interspersed with direct entrances to ground floor homes and communal cores from the street in order to help generate a sense of ownership and to avoid blocks feeling like they are surrounded by a moat of lightwells which would impact the quality of the public realm.
- Further clarification and design detail for the lightwells and the interface with the public realm should therefore be provided.
- Direct front door entrances to ground floor residential duplex homes and flats should be provided to activate the public realm and increase the sense of ownership.
- The communal courtyard serving Blocks 1, 2 and 3 is shown as being entirely private. During the meeting the applicant stated that this approach seeks to generate a sense of ownership. GLA officers would recommend that a degree public access should be considered during the day to ensure permeability improvements are maximised. As a minimum, all residents should be given access to the two courtyards to ensure integration of tenures.
- The tenure distribution proposed would create two relatively separate courtyards with different tenures. This approach requires further justification given the need to ensure mixed and inclusive communities and avoid unnecessary segregation by tenure. GLA officers do recognise that a tenure blind approach is proposed in which the architectural and materials quality of housing blocks and entrances would be indistinguishable which is supported. GLA officers also note that the tenure distribution proposed may stem from the overall height strategy and other management considerations associated with

Build to Rent and senior living accommodation. These site specific factors should be clearly set out in the applicant's Design and Access Statement.

- A concern set out during the pre-application meeting is in relation to the proposed principal one-way vehicle service route through the urban square and the knock on effect this is likely to have on the overall quality and function of the public realm and landscaping both within the square and within the new east-west public route from Clapham Common Southside, which will be the key route for students accessing the college building. Whilst GLA officers recognise that each block will require sufficient servicing provision, an appropriate balance should be struck to ensure that the servicing needs of the site can be accommodated in line with London Plan Policy T7 but without compromising the overall masterplanning principles for the site which the applicant has set out in relation to providing a new high quality square and ensuring significantly improved permeability and pedestrian access through the site.
- The proposed vehicle exit route which would be situated between Block 1 and 47-48 Clapham Common Southside is relatively narrow with the spacing between buildings only 8.8 metre wide. This access route is likely to be used by a high number of residents and students, so the applicant should demonstrate that there is sufficient space for pedestrians, cyclists and delivery vehicles, avoiding any conflicts with more vulnerable road users.
- Preferably, vehicle access should be limited within the majority of space within the proposed public square particularly in front of the college building. This would enable increased seating and soft landscaping to be incorporated and a high quality public realm to be created in line with overarching masterplan and place making vision. However, GLA officers note that there are a number of site constraints in this particular case which have culminated in the proposed delivery and servicing strategy. This has to do with the applicant's inability to utilise the private southern access onto Elms Road, as well as the site's location on the TLRN, the proposed CS7 improvements along the A24 and the need to ensure cycle safety along this route. Two main options are being considered in relation to deliveries and servicing, taking into account these constraints. GLA officers would welcome further discussion on these matters, as the scheme progresses and the servicing strategy for the site is finalised.

Vauxhall Campus, Plot C

51. The layout and design of the ground floor of the tower is supported. The southern ground floor elevation of the building would be well-activated with the provision of a generously sized lobby entrance and with ancillary residential lounges proposed on both corners of the building. Generous floor to ceiling heights are proposed at ground floor level with appropriate glazing to ensure a positive relationship between the base of the tower and surrounding public realm. This is supported.
52. Brooklands Passage is a very narrow unwelcoming existing pedestrian route which runs adjacent to Plot C linking to Thorparch Road Pocket Park to the north. If this is to be retained as a public right of way, this route should be enhanced as much as possible via the proposals. The spacing and landscaping of the route should be set out in the planning submission and security measures incorporated.

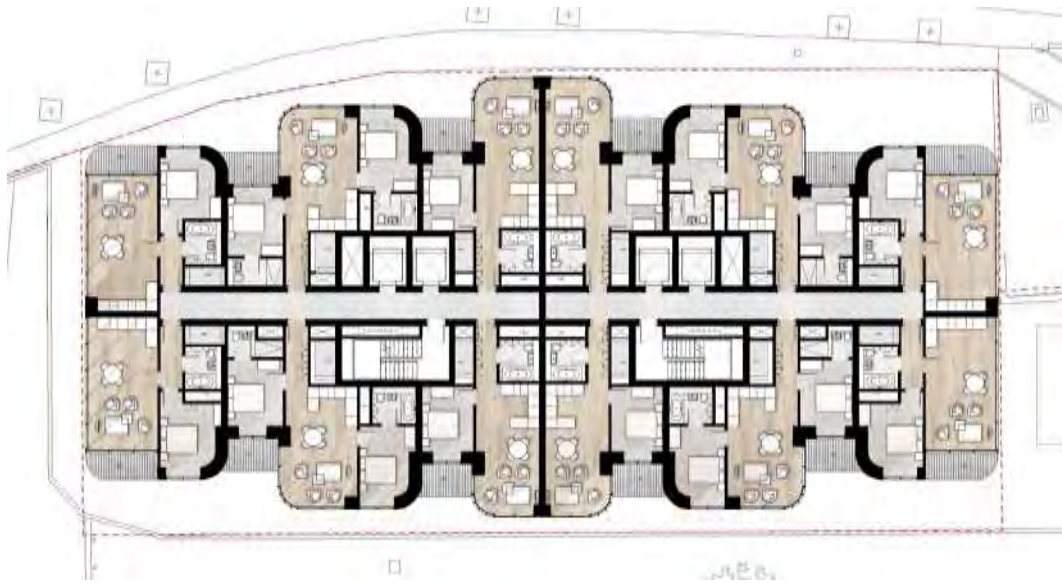
Residential quality

Clapham Common Southside

53. The applicant has stated that the proposed scheme would ensure 52% dual aspect provision. No directly north facing single aspect units are proposed. The majority of the single aspect units on the scheme would be smaller units and are predominantly found within the private Build to Rent and senior living block. Angled bay windows are proposed within Blocks 1, 2 and 3 to provide views of the common and communal garden and help optimise the potential daylight levels within the single aspect units. This approach to providing 'enhanced single aspect' homes is supported and would to some extent help to mitigate a number of the downsides commonly associated with single aspect units in terms of residential quality.
54. The unit per core per floor ratio is acceptable and complies with the Housing SPG benchmark for all blocks apart from the senior living block, which would be justified given the housing typology proposed in that case and presence of higher levels of management and lower occupancy levels. Natural daylight into the communal corridor spaces has been provided which is strongly supported.
55. The overall residential quality of the scheme and proportion of dual aspect homes is considered to be of an acceptable standard taking into account the specific circumstances and would comply with London Plan Policy D6. Matters relating to noise and air quality will need to be further considered and appropriate mitigation measures incorporated where required, in accordance with the London Plan.

Vauxhall Campus, Plot C

56. The provision of dual aspect units has been optimised within the tower through the proposed plan form which incorporates a series of rounded projecting bay elevations. Each residential unit would consequently have a living space benefiting from wrap around bay window with outlooks in two directions linking to the balcony, as shown below. Potential privacy issues have been addressed through careful attention to detail to avoid any overlooking from bay windows and balconies into bedrooms of adjacent units. No north facing units are proposed. The unit per core per floor ratio is acceptable. Private amenity space is proposed in the form of balconies serving each home.
57. External communal amenity space is proposed at rooftop level on levels 15, 24 and 25 of the building, with further internal shared amenity proposed at the base and top of the building. This totals approximately 3,600 sq.m. This approach is acceptable, taking into account the site constraints. The overall residential quality is acceptable and would accord with London Plan Policy D6.



Architectural and materials quality

45 Clapham Common Southside

58. The architecture and materiality of both schemes has been substantially developed since the last pre-application meeting and strongly supported. The proposals at Clapham Common Southside would comprise a series of brick and stone clad mansion blocks with metal cladding proposed within the recessed top floor. Good levels of detailing and depth are proposed within the facades to emphasise key features such as bay windows and ground floor entrance and openings. The arrangement and design of the bay windows, horizontal stone spandrels and the proposed differentiation of the lower levels is well-considered. Together with the generally consistent brick materiality and quality of the scheme as a whole, this would ensure the provision of a visually distinctive and cohesive overall scheme which would respond positively to the surrounding townscape character. This is strongly supported.
59. The College building would be distinctive and contrasting in its design with a pre-cast concrete grid structure proposed. This is appropriate and the emerging design proposals are supported. The entrance of the building should be made as legible as possible, with a strong relationship formed with the public square and public realm to the north.

Vauxhall Campus, Plot C

60. The approach proposed on the tower at Plot C, Vauxhall Campus is generally supported. This would feature curvaceous projecting bay elevations grouped in a highly ordered vertical arrangement, with a combination of black and grey metal cladding proposed alongside glazing. This approach would provide articulation, rhythm and depth to the proposed elevations, helping to break up the overall massing of the building into visually discrete vertical groupings.
61. The proposed architecture and materiality should be tested and refined further in the wider townscape views. Attention to detail is required to ensure key features proposed such as copper coloured balcony bases and profiled and ribbed cladding are carried through to detailed design and submission stage. In addition

to this, the design of the side elevations of the towers will require careful attention to detail to draw the high architectural quality around the entire building, noting that these facades will be highly prominent role in views from the north and south (eg. Crimsworth Road, Goldsboro' Road and Belmore Street).

Height, massing and tall buildings

62. London Plan Policy D9 seeks to ensure that there is a plan-led and design-led approach to the development of tall buildings across London and that the visual, functional, environmental and cumulative impacts of tall buildings are addressed to avoid adverse or detrimental impacts. The architectural and materials quality of tall buildings should be of an exemplary standard.

Vauxhall Campus Plot C

63. In terms of the Vauxhall Campus Plot C, the site does not fall within the specifically identified locations which Lambeth has identified as being suitable for tall buildings which are listed in Annex 10 of the Lambeth Local Plan (2021).
64. The height of the proposed scheme has been substantially reduced since the initial pre-application meeting and is now broadly aligned with that of the existing outline permission. The top central sections of the tower would exceed the maximum height parameter set in the outline permission. This helps to articulate the massing and the top of the building. As such, this is supported and considered to be an appropriate architectural and townscape response in this case, as demonstrated in the emerging TVIA views.
65. In terms of the scheme's overall compliance with Policy D9, GLA officers consider that the application would not comply with the locational, plan-led principle set out in Part B of Policy D9. However, the existing outline planning permission would be a material planning consideration. This has established the principle of a tall building of this approximate height being located on the site. As such, the height proposed is acceptable, subject to the qualitative criteria in London Plan Policy D9 being met.
66. Whilst a more detailed assessment would need to be undertaken at planning submission stage, GLA officers have not identified any particular concerns in relation to visual, townscape, heritage or cumulative impact based on the pre-application material and initial views study. As detailed above, the emerging architectural and materials quality of the proposal is supported and could meet the requirements set out in London Plan Policy D9. That said, the site constraints and immediate surroundings mean that the environmental and residential amenity impact of the proposal will require close scrutiny and more detailed assessment, particularly in relation to the impact on the public realm, wind microclimate and daylight and sunlight.

Clapham Common Southside

67. Building heights would range from 5 to 12-storeys with basement levels. It's unclear whether the scheme would be considered to comprise 'tall buildings' or 'mid-rise', given the definitions set out in Lambeth Local Plan Policy Q26 and site location. GLA officers would welcome clarification from Lambeth planning officers

on this particular point to ensure local and strategic planning assessments are aligned. It is noted that the location is not identified as suitable for tall buildings in the Lambeth Local Plan.

68. Notwithstanding this, GLA officers support the overall height and massing of the proposal. This has been refined and substantially amended as part of a design-led pre-application process, with the maximum heights reduced from 23-storeys down to 12-storeys. The proposals now appear to sit more comfortably within the surroundings, based on the initial visualisations and townscape views which have been tested. The blocks fronting Clapham Common would be read as 8 and 9-storey mansion blocks with a recessed upper storey. This would be broadly comparable to the tallest blocks on the Notre Dame Estate and set just below the tree line in views from the Clapham Pond boating lake.
69. The massing strategy sites the taller 11 and 12-storey blocks towards the south of the site. This is an appropriate strategy taking into account the topography which slopes towards Abbeville Road to the south and noting the emerging townscape context being constructed on the adjacent Thornton Park development. The taller elements would be largely concealed behind blocks 1 and 2 in views from Clapham Common. The College Building and Block 6 would be stepped down in height to 5 and 6-storeys. This responds appropriately to the immediate residential context to the south-west. Impacts on the Notre Dame Estate to the north will need to be reviewed but the layout and orientation of these blocks in relation to Blocks 2 and 3 and set back distances would seem to be acceptable.
70. Based on the block layout and massing proposals and the general orientation of the site, GLA officers would expect that the public square would benefit from direct sun during the afternoon. However, this should be confirmed, with BRE overshadowing and sun on ground findings provided.
71. Assuming the proposal would be considered to comprise tall buildings in this location in terms of the Local Plan definition, GLA officers would expect to conclude that the scheme would not accord with the locational and plan-led principle set out in Part B of London Plan Policy D9. As such, the scheme would need to be justified in terms of the overall architectural and materials quality, ensuring compliance with the qualitative assessment criteria for tall buildings in terms of visual, heritage, environmental, functional and cumulative impacts. The initial TVIA assessment and views provided do not raise any strategic planning concerns, though further accurate views will need to be assessed at submission stage.

Density and design review

72. This would be triggered in this instance. GLA officers note that the scheme has evolved through a rigorous design-led process, with a number of design quality reviews undertaken, including a series of pre-application meetings with planning and design officers at the GLA and Council. This accords with the London Plan and is strongly supported.

Heritage

73. In line with London Plan Policy HC1 the development should be sympathetic to the significance of the nearby heritage assets and seek to avoid harm, whilst also identifying enhancement opportunities. The revised massing and initial views studies suggest that harm to heritage assets has been largely avoided. However, it is likely that some less than substantial harm identified following further scrutiny of the applicant's TVIA. This will need to be justified when balanced against the public benefits associated with the scheme.

Fire safety

74. In line with Policy D12 of the London Plan the future application should be accompanied by a fire statement, prepared by a suitably qualified third party assessor, demonstrating how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel.
75. Further to the above, Policy D5 within the London Plan seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the buildings.

Inclusive access

76. Policy D3 of the London Plan seeks to ensure that new development achieves the highest standards of accessible and inclusive design (not just the minimum). The future application should ensure that the development: can be entered and used safely, easily and with dignity by all; is convenient and welcoming (with no disabling barriers); and provides independent access without additional undue effort, separation or special treatment.
77. Policy D5 of the London Plan requires that at least 10% of new build dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' (designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users); and all other new build dwellings must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. The applicant would provide 10% of the rooms as wheelchair accessible, which would be acceptable.
78. The future application should include plans that show where the wheelchair accessible homes would be located and how many there would be. These should be distributed across tenure types and sizes to give disabled and older people similar choices to non-disabled. This information and typical flat layouts and plans of the wheelchair accessible homes should be included in the design and access statement. The Council should secure M4(2) and M4(3) requirements by condition as part of any permission.

Transport

45 Clapham Common Southside

Transport Assessment

79. Key policies that will need to be supported by the development are Healthy Streets and Vision Zero, and the transport assessment (TA) should accord with TfL's Healthy Streets-based TA guidance¹. Given the high PTAL, adjacency to CS7 and the proposed car-free scheme (bar limited Blue Badge spaces), the development is well positioned to have a high active travel mode share.
80. An Active Travel Zone (ATZ) assessment should identify key destinations and identify appropriate improvements, for example pedestrian routes to and from Clapham town centre, Clapham South and connections to the SCN. The development should be integrated into the local Legible London signage system to support this. Financial contributions towards off-site Healthy Streets improvements would be supported, for example footway improvements on the TLRN.
81. Public transport services in the area can be crowded at peak times. The TA should provide a trip generation assessment and public transport impact assessment, and contributions may be sought for public transport capacity improvements.
82. The TA should contain an outline travel plan for each land use, focussed on measures to encourage active travel mode share, for example publicity to highlight health benefits of walking and cycling, advertising local walking and cycling options and promoting Santander Cycles. Local policy requires 3 years
83. Free membership of Santander Cycles to be made available for initial households for a 3-year period. Subsidy of business accounts for commercial occupiers and discounts for students should be considered.

Cycling

84. Building entrances should be easily accessible for cyclists and pedestrians from all key arrival directions and the design of the public realm should provide safe and adequate space. The cycle parking should be easy and safe to use, secure and accord with London Plan policy and the London Cycle Design Standards (LCDS)².
85. The site lies on the edge of the Santander Cycles area. Given the scale of the proposed development, it is likely that TfL will seek funding for capacity expansion, most likely a new docking station, though this will be confirmed. A new docking station within the site could help activate the public realm.

Deliveries and servicing and site access

86. Servicing arrangements should be detailed in the TA, focussing on safety for pedestrians and cyclist, and maximising use of low and zero emission vehicles/cargo bikes.

¹ <https://tfl.gov.uk/info-for/urban-planning-and-construction/guidance-for-applicants>

² <https://tfl.gov.uk/corporate/publications-and-reports/streets-toolkit>

87. Any proposal to use the existing layby accessed off Clapham Common South Side will need to be assessed in terms of vehicle movements and consequent safety risk for cyclists and pedestrians, and to ensure that it has adequate capacity and its use as a servicing area would not create risks of vehicles queuing back onto Clapham Common South Side and potentially blocking CS7..
88. Given the current arrangement of three accesses in close succession off Clapham Common South Side crossing CS7 (ie the Southside Business Park access road and the 'in' and 'out' of the existing layby), the applicant is encouraged to explore and present options that would allow the layby to close, for example utilising the existing rear site access off the Southside Business Park access road. Reducing the number of crossovers on Clapham Common South Side would have benefits in terms of Healthy Streets and Vision Zero accident reduction.
89. The two main options which are currently being considered at this stage are utilising the existing Southside Business Park Road (in and out) and the existing slip road; or using the Southside Business Park Road (in only) with a new access (out only) proposed between Block 1 and 47-48 Clapham Common Southside. In this latter option, the existing slip road would be closed. A comparative 'benefits verses disbenefits' assessment should be undertaken. The scenario that would not be supported would be one in which the current slip road is retained, with 2 existing crossovers, and a new access provided off the Clapham Common Southside.
90. Both scenarios should be coupled with restrictions and management of the hours of deliveries and servicing to avoid peak periods, particularly the AM and PM school/college/commuter peak periods to reduce the potential impact on cycle movement and safety on the CS7. Given the growing number of home deliveries that are hard to control, this will require careful planning, and removals will also need to be considered.

Construction

91. An outline construction logistics plan should be also included in the TA, focussing on pedestrian and cycle safety, and maximising use of low and zero emission vehicles/cargo bikes. Any potential impacts on the TLRN and CS7 for example footway/lane closures, will need to be discussed and agreed with TfL at an early stage, as will traffic management arrangements for the TLRN generally, for example any construction vehicle movement across CS7 and the TLRN footway will need to be managed by traffic marshals. Timing restrictions on vehicle movements may be sought to avoid clashes with peak cycle movements on CS7.

Infrastructure asset protection

92. Given the proximity of Northern line tunnels that run under Clapham Common South Side, the London Underground Infrastructure Protection team ([Email: SMBLocationEnquiries@tfl.gov.uk](mailto:SMBLocationEnquiries@tfl.gov.uk)) should be engaged at an early stage to determine if they will need to approve the demolition, excavation, piling and construction methodology.

Vauxhall Campus, Plot C

93. The Belmore Street site lies in a lower PTAL area (2) but is close to a PTAL 5 location, adjacent to the bus stops on Wandsworth Road, and is within reasonable walking distance of the new Nine Elms station on the Northern line extension. Improving walking facilities to these should be a priority, such as improved crossings, assessed via the ATZ assessment. Other key destinations include Battersea Power Station, Stockwell, Vauxhall and Wandsworth Road Overground station.
94. The site is not directly on the SCN, so the ATZ assessment should look at links to/from the nearest parts of the SCN (Quietway 5, CS7, CS5 at Vauxhall). The comments on cycle parking above are valid for this site.
95. The development proposal is smaller than the Clapham Common site, however a public transport capacity assessment will still be required. Financial contributions towards additional bus and Santander Cycles capacity, cycle routes and Legible London may be requested, in line with opportunity area transport policy. Bus stops should be audited and improvements identified, noting that there is no shelter at the nearest northbound bus stop on Wandsworth Road.
96. The development is proposed to be car-free, bar 10 Blue Badge spaces in the basement accessed via a car lift. As explained at the meeting, we would support flexibility in this provision, balanced against the requirement/cost of provision of the basement/lift. Car ownership generally, and Blue Badge uptake specifically, is much lower than average in inner London, buses along Wandsworth Road are fully accessible and could be supported by bus stop accessibility improvements, and Nine Elms and Vauxhall Underground stations are both category A stations, with the smallest gap between platform and train, suitable for wheelchair users. Vauxhall National Rail station is also a step-free category A Station, with step-free access to all platforms.
97. Delivery and servicing and construction arrangements will need to be outlined in the TA, again focussing on pedestrian and cycle safety and maximising use of low and zero emission vehicles/cargo bikes. The roads surrounding the site are borough roads so the detailed access and management arrangements will need to be agreed with Lambeth.
98. The TA should contain an outline travel plan focussed on measures to encourage active travel mode share, for example publicity to highlight health benefits of walking and cycling, advertising local walking and cycling options and promoting Santander Cycles. Free membership of Santander Cycles should be made available for initial households for a three-year period.

Sustainable development

Energy strategy

99. Applicants should follow the GLA Energy Assessment Guidance 2020 which sets out the information that should be provided within the energy assessment to be submitted with a planning application.

Net zero carbon target

100. The London Plan 2021 requires all major developments (residential and non-residential) to meet a net-zero carbon target. This should be met with a minimum on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations with any carbon shortfall to net zero being paid into the relevant borough's carbon offset fund using the GLA's recommended carbon offset price (£95/tonne) or, where a local price has been set, the borough's carbon offset price.
101. Applicants should submit a completed Carbon Emissions Reporting spreadsheet alongside any planning application to confirm the anticipated carbon performance of the development and should clearly set out the carbon emission factors they are proposing to use in their energy assessment. Although results for both sets of carbon emission factors should be submitted, applicants are encouraged to use the SAP 10.0 carbon emission factors for referable applications when estimating carbon dioxide emission performance against London Plan policies. For developments in Heat Network Priority Areas with the potential to connect to a planned or existing district heating network (DHN) the SAP 2012 emission factors may be used provided that the heat network operator has developed, or is in the process of developing, a strategy to decarbonise the network which has been agreed with the GLA.
102. The carbon emission figures should be reported against a Part L 2013 baseline. Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets for all stages of the energy hierarchy should be provided to support the savings claimed.

Be Lean

103. Applicants are expected to meet the London Plan energy efficiency targets:
- a. **Residential** – at least a 10% improvement on 2013 Building Regulations from energy efficiency measures alone
 - b. **Non-residential** – at least a 15% improvement on 2013 Building Regulations from energy efficiency measures alone
104. At the moment the based on the information presented the Be Lean results for the domestic element of Plot C, show an increase of 28% compared to a 2013 Building Regulations compliant development.
105. The applicant will be expected to consider and minimise the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. See the guidance for further detail.

Cooling and overheating

106. The proposal appears to be highly glazed. The applicant should reduce the glazed area where feasible to reduce the overheating risk and improve the energy efficiency, taking into account residential quality and daylight requirements. The applicant should consider reducing glazing from areas which do not help with daylighting, such as in the corner of rooms and less than 700 mm above the floor.

107. The Good Homes Alliance (GHA) Early Stage Overheating Risk Tool should be submitted to the GLA alongside any planning application to identify potential overheating risk and passive responses early in the design process
108. Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the cooling hierarchy. Dynamic overheating modelling in line with CIBSE Guidance should be carried out (TM59 for residential and TM52 for non-residential) for all TM49 weather scenarios.
109. The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

Be Clean - Heating Infrastructure

110. Applicants should investigate opportunities for connection to nearby existing or planned district heating networks (DHNs) using the London Heat [Map](#). Where such opportunities exist, this should be the priority for supplying heat to the site in line with the London Plan 2021 heating hierarchy. Evidence of this investigation should be provided including evidence of active two-way communication with the network operator, the local authority and other relevant parties. This should include information on connection timescales and confirmation that the network has available capacity.
111. For Plot C site the applicant has identified the proposed VNEB district heating network within the vicinity of the development and the site wide heat network proposed during Phase 1. Connection to these networks should be prioritised and evidence of active two-way correspondence with the network operators should be provided. This must include confirmation or otherwise from the network operator that the network has the capacity to serve the new development, together with supporting estimates of the CO₂ emission factor, installation cost and timescales for connection.
112. For 45 Clapham Common, the applicant has carried out an investigation and there are no existing or planned district heating networks within the vicinity of the proposed development. They should contact relevant stakeholders including the borough energy officer, local heat network operators and nearby developers and ask whether they know of any local heat network connection opportunities. Evidence of the correspondence should be submitted.
113. The applicant has suggested there are height restrictions especially for 45 Clapham Common and ASHP might not be possible to be situated on the roof. Alternative position for ASHP should be explored and further justification should be provided.
114. The sites should be provided with a single point of connection and a communal heating network where all buildings/uses on site will be connected. Relevant drawings/schematics demonstrating the above should be provided.

Be Green – renewable energy

115. All major development proposals should maximise opportunities for renewable energy generation by producing, using, and storing renewable energy on-site. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.
116. Solar PV should be maximised. Applicants should submit the total PV system output (kWp) and a plan showing that the proposed installation has been maximised for the available roof area and clearly outlining any constraints to further PV. The applicant is expected to situate PV on any green/brown roof areas using biosolar arrangement and should indicate and justify any particular roof constraints.
117. Should heat pumps be proposed, the applicant will be expected to demonstrate a high specification of energy efficiency measures under Be Lean, a thorough performance analysis of the heat pump system and, where there are opportunities for DHN connection, that the system is compatible.
118. Should an ambient loop heat network be proposed, the applicant will be required to engage with local DHN stakeholders and demonstrate that proposals will be compatible and commercially viable for future connection to district heating.

Carbon offsetting

119. The applicant should maximise carbon emission reductions on-site. Where it is clearly demonstrated that no further carbon savings can be achieved, but the site falls short of the net-zero carbon reduction targets, applicants are required to make a cash-in-lieu contribution to the relevant borough's carbon offset fund using the GLA's recommended carbon offset price (£95/tonne) or, where a local price has been set, the borough's carbon offset price. Energy strategies should provide a calculation of the shortfall in carbon emissions and the offset payment that will be made to the borough.

Be Seen

120. London Plan Policy SI2 requires the energy performance of completed developments to be monitored, verified and reported following construction ('Be Seen'). The development should be designed to enable post construction monitoring and to ensure that the information set out in the 'be seen' guidance is submitted to the GLA's portal at the appropriate reporting stages.

Whole Life-Cycle Carbon Assessment

121. In accordance with London Plan Policy SI12 the applicant will be expected to calculate and reduce whole life-cycle carbon emissions to fully capture the development's carbon footprint. The applicant should submit a whole life-cycle carbon assessment to the GLA as part of any planning application submission, following the Whole Life-Cycle Carbon Assessment Guidance and using the GLA's reporting template. A post-construction assessment report on the development's actual WLC emissions should also be required. The assessment guidance and template are available on the GLA [website](#)

122. As noted during the pre-application meeting, some of the buildings at 45 Clapham Common Southside are relatively modern and were constructed quite recently. The applicant should therefore set out why these buildings are no longer fit for purpose and are not being retained as part of the wider transformation and modernisation programme. The applicant should set out the implications in relation to whole life cycle carbon emissions, embodied carbon and embed circular economy principles in the proposed development.

Circular economy

123. London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement. London Plan Policy D3 requires development proposals to integrate circular economy principles as part of the design process. Therefore, the applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance. The GLA has released draft guidance for developers on how to prepare Circular Economy Statements and a 'Design for a circular economy' Primer that helps to explain the principles and benefits of circular economy projects.

Environmental issues

Urban greening

124. Policy G5 of the London Plan requires new development to contribute towards urban greening. London Plan Policy G7 requires development proposals to ensure that, wherever possible, existing trees of value are retained and that the loss of trees as a result of development is mitigated through the provision of replacement trees of an adequate value. London Plan Policy G6 states that development proposals should manage the impact on biodiversity and aim to secure net biodiversity gain.
125. The approach to tree retention at 45 Clapham Common Southside is supported. The emerging landscaping proposals at this site are generally supported and would comprise urban greening within courtyard open spaces, roof top level, boundary landscaping incorporated around the perimeter of blocks and within defensible set back areas. This approach is welcomed. Further details should be provided to confirm the hard and soft landscaping approach within the public square. An urban greening factor (UGF) assessment should be undertaken to set out the site's overall UGF score, noting the 0.4 UGF benchmark in the London Plan.
126. The opportunity to provide substantial urban greening within the Plot C Vauxhall Campus site is more limited, given that the entire site boundary would be covered by the proposed tower. However, urban greening opportunities at roof top level and within the surrounding public realm should be optimised and an UGF assessment provided.

Sustainable drainage and flood risk

127. The drainage strategy should aim to reduce surface water discharge from the site to greenfield rates in accordance with London Plan Policy SI13. Where greenfield

runoff rates cannot be achieved and robust justification is provided, a discharge rate of three times the greenfield rate may be acceptable.

128. The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measure at the top of the drainage hierarchy, as set out in London Plan Policy SI13. Roofs and new public realm areas present an opportunity to integrate SuDS such as green and blue roofs, tree pits, and permeable paving into the landscape, thereby providing amenity and water quality benefits.

Air quality

129. London Plan Policy SI1 states that development proposals should not lead to further deterioration of existing poor air quality and should not create unacceptable risk of high levels of exposure to poor air quality. New development is expected to be at least air quality neutral. Proposals which are subject to an EIA assessment should be accompanied by an air quality positive statement. This should demonstrate how the applicant has considered ways to maximise benefits to local air quality and what measures or design features will be put in place to reduce exposure to pollution and how it will achieve this, in line with London Plan Policy SI1. Further information is available in the pre-consultation draft Air Quality Positive guidance [here](#).

Conclusion

- **Land use principles:** The consolidation of the existing education infrastructure use at 45 Clapham Common Southside and the provision of a residential-led mixed use development can be accepted, given the proposals form part of a wider social infrastructure transformation programme and would make the best use of land, in line with the London Plan. The phasing of the development should ensure continuity of social infrastructure provision. Further information should be provided at submission stage to set out the overall net position in terms of education provision across the two linked College sites.
- **Affordable housing:** Both sites would be subject to the 35% threshold for affordable housing. Taking into account the specific circumstances, GLA officers consider that both applications could be eligible for the Fast Track Route for the reasons detailed in this report. Early stage review mechanisms will be required. The proposal for social rent and London Living Rent affordable housing tenures is supported.
- **Play space:** Further information should be provided in relation to play space requirements and provision, as part of a more detailed play strategy.
- **Urban design:** The design, layout, height and massing and residential and architectural and materials quality of both schemes is supported. In relation to Clapham Common Southside, further information and discussion is required to resolve detailed design issues highlighted in this report in relation to public realm, landscaping, servicing and level changes. The tenure distribution and approach to public access should be justified in more detail.

