

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA291118-9399

19 December 2018

Dear [REDACTED]

Thank you for your request for information which the GLA received on 29 November 2018. Your request has been dealt with under the Environment Information Regulations (EIR) 2004.

You asked for:

Request for any information relating to pre-application discussions regarding development of the former Woodlands Nursing Home, Dugard Way, Lambeth, London, SE11.

For the avoidance of doubt please provide:

*Pre-application advice reports or notes
The times and dates of any meetings held
Notes of any meetings held
Notes of any telephone conversations
Email or written correspondence*

The above includes, but should not be limited to, internal discussions and advice as well as correspondence with the developer 'Anthology'.

Please find attached the information we have identified as within scope of your request. Please find attached the information you have requested. Please note that some of the content is exempt from disclosure under Regulation 13 (Personal information). Personal information relating to the names and contact information of staff members and constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual.

It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject. It is considered that none of the conditions allow the processing of the information apply in this case as the subjects have not consented to the use of their data for an alternative purpose (namely disclosure under the EIR).

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

Paul Robinson
Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

Paul Robinson

From: [REDACTED]
Sent: 10 October 2018 18:59
To: [REDACTED]
Cc: John Finlayson; Planning Support
Subject: 4819 Woodlands and Masters site, preapp in principle advice note
Attachments: 4819 Woodlands and Masters site preapp in principle advice note.pdf

Dear [REDACTED]

Further to our pre-application "in principle" meeting on 19th September, please see the attached advice note.

Kind regards,

[REDACTED]

[REDACTED]

Team Leader – Development Management

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
Phone: 020 7983 [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk) | www.london.gov.uk

10 October 2018

Woodlands and Masters Site

in the London Borough of Lambeth

The proposal

Redevelopment for a residential-led scheme

The applicant

The applicant is **Anthology** and the architect is **Rolfe Judd**

On 19 September 2018 a pre-application "in principle" meeting was held at City Hall to discuss the above proposals with the following attendees:

Meeting attendees

GLA

- [REDACTED], Team Leader – Development Management

Applicant team

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Summary of meeting discussions

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.

Scheme overview:

- 1 The 0.7 hectare site is bounded by Renfrew Road to the east and Dugard Way (an internal road which forms part of the site) to the north and east. To the south are residential blocks within the Bellway redevelopment of part of the former hospital site and houses on Castlebrook Road and Dante Road form the northern and eastern boundaries. The site forms the remaining part of the former Lambeth Hospital site and is currently occupied by Woodlands – a former nursing home, and Master's House – a two storey Grade II listed building. Masters House is currently occupied by the Cinema Museum on a rolling one year lease from the NHS.

- 2 There are two locally listed lodges at the entrance gates into the site from Dugard Way, and the water tower to the former Lambeth Workhouse is also a Grade II listed structure. Part of the site is within the Renfrew Road Conservation Area, and there are further listed structures and buildings close by to the south of the site, including the former fire station and the former Lambeth Magistrates Court.
- 3 The site is on the eastern boundary of the London Borough of Lambeth and adjoins the London Borough of Southwark, which also marks the boundary with the Elephant and Castle Opportunity Area and the Central Activity Zone (CAZ). Due to its proximity to public transport, the site has a high PTAL of 6a/6b.
- 4 The applicant presented proposals for the redevelopment of this site, which would involve the retention of Masters House, to form permanent premises for the Cinema Museum, and the redevelopment of Woodlands House to provide buildings between 3 and c.30 storeys for residential use.

Key comments and considerations raised by the GLA:

Principle of proposed land uses

- 5 With regard to the existing land uses, it is understood that the former Woodlands nursing home is vacant, having ceased to operate in 2013. In accordance with draft London Plan Policy S1 (part F and para. 5.1.6), where social infrastructure providers are undertaking an agreed programme of social infrastructure re-provision or service reconfiguration, losses of social infrastructure from redundant sites may be acceptable. As such, the GLA would expect any application to be accompanied by a statement from the NHS setting out why the nursing home is redundant and how the closure of the facility fits into the wider strategy for healthcare provision.
- 6 The applicant's intention to offer a permanent home to the Cinema Museum within Woodlands House is strongly supported. This use would not only secure an active use for the Grade II listed building, but would also ensure that the future of an important local cultural and community asset is secured.
- 7 The introduction of a significant amount of residential development is also supported in line with London Plan and draft London Plan policy. It should be noted that the site is public land, and the GLA will expect the redeveloped site to deliver its full potential in terms of its affordable housing provision, as outlined further below.

Affordable housing

- 8 The applicant must note the Mayor's strategic target of achieving at least 50% affordable housing on public land, and the relevant threshold for meeting the Fast Track Route (where viability information and late stage reviews would not be required) would be 50% in this case.
- 9 The applicant is advised that where 50 per cent affordable housing is delivered on public land, the tenure of additional affordable homes above the 35% is flexible. However to follow the Fast Track Route then at least 35% of the housing should follow the Mayor's preferred tenure split of a minimum 30% low cost rent, a minimum 30% intermediate and the remaining 40% determined by the borough in accordance with its own local need. Should 50% affordable housing threshold not be proposed at application stage,

then the scheme would be subject to rigorous independent viability testing, and late stage review mechanisms would be required.

Principle of scale and massing

- 10 The applicant presented a scheme involving a single tall building surrounded by low rise (3-5 storey) perimeter buildings. The proposed approach to massing appears logical, striking an appropriate balance between optimising the development density and potential of the site whilst respecting the boundary conditions with neighbouring properties and heritage assets.
- 11 Whilst the tall building would need to be fully tested in terms of its localised impact on heritage assets, and wider townscape views, officers are supportive of the principle of a tall building on this site. The site is on the periphery of the Opportunity Area, and a tall building of exemplary design could relate appropriately to the existing and emerging context of tall buildings around Elephant and Castle.
- 12 The proposed arrangement of development on the site could also be beneficial to heritage assets by optimising the development quantum (with the associated planning benefits in terms of affordable housing delivery and permanent provision of the community asset) whilst offering breathing space to the retained Masters House which would be surrounded by public space. This effect would be reinforced by the provision of high quality public realm using materials sensitive to the historic context.
- 13 Detailed designs for the proposals would be expected to demonstrate how the tall building will exhibit exemplary architecture, how the proposed buildings would relate to adjacent sites (for instance the need to preserve amenity to the adjacent residential units) and that development at ground floor level provides for high quality, activated public realm which acts as an appropriately high quality setting for the listed buildings on the site.

Next steps

- 14 The applicant is advised that this is in-principle advice only, and is strongly encouraged to seek a full GLA pre-app meeting at an appropriate time prior to the submission of any related application, so that the full range of potential strategic issues and detailed design advice may be scoped out and discussed. GLA officers would welcome the attendance of Lambeth Council planning officers at the GLA pre-app meeting.

for further information, contact GLA Planning Unit (Development Management Team):

Juliemma McLoughlin, Chief Planner

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John Finlayson, Head of Development Management

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