



CABINET

Date: **Monday 12 January 2015**

Time: **7.00 pm**

Venue: **Room 8, Lambeth Town Hall, Brixton Hill, SW2 1RW**

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Members of the Cabinet

Leader of the Council, Councillor Lib Peck

Deputy Leader (*Policy*), Cllr Imogen Walker

Deputy Leader (*Finance & Investment*), Councillor Paul McGlone

Cabinet Member for Children & Adult Services, Councillor Jackie Meldrum

Cabinet Member for Environment & Sustainability, Councillor Jennifer Brathwaite

Cabinet Member for Early Years, Youth & Families, Councillor Rachel Heywood

Cabinet Member for Health & Wellbeing, Councillor Jim Dickson

Cabinet Member for Housing, Councillor Matthew Bennett

Cabinet Member for Jobs & Growth, Councillor Jack Hopkins

Cabinet Member for Neighbourhoods, Councillor Jane Edbrooke

Further Information

If you require any further information or have any queries please contact:

Anne Rasmussen, Telephone: 020 7926 0028; Email: xxxxxxxxxx@xxxxxxxx.xxx.xx

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- Accordingly, the order of the agenda and time allowed for each item is decided by the Leader of the Council beforehand.
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- The time available may allow contribution(s) to be heard on reports on the agenda but this is entirely at the discretion of the Leader of the Council. Anyone wishing to speak must advise the Secretary to Cabinet before the day of the meeting, advising what aspect not covered in the report they wish to cover.
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AGENDA

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1. Declarations of Pecuniary Interest	
Under Cabinet Rule 1.5.2, where any Cabinet Member has a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct (para. 4)) in any matter to be considered at a meeting of the Council, a committee, sub-committee or joint committee, they must withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter unless a dispensation has been obtained from the Monitoring Officer.	
2. Minutes of Previous Meeting	1 - 10
To agree the minutes of the meeting held on 8 December 2014.	
3. Parks and Open Spaces Capital Investment Plan 2014/15 – 2018/19	11 - 100
(Report 129/14-15) Key decision, all wards	
Report Authorised by: Strategic Director, Commissioning: Helen Charlesworth-May	
Portfolio: Cabinet Member, Neighbourhoods: Councillor Jane Edbrooke	
Contact for enquiries: Natalie Thomsen, Programme Manager, Commissioning, 020 7926 6212, xxxxxxxx@xxxxxxx.xxx.xx	
4. New Alterations and Extensions Supplementary Planning Document	101 - 190
(Report No: 128/14-15) Key decision, all wards	
Report Authorised by: Sue Foster, Strategic Director Delivery	
Portfolio: Councillor Jack Hopkins, Cabinet Member for Business and Growth	
Contact for enquiries: Doug Black, Delivery Lead Conservation and Urban Design, 020 7926 4065, xxxxxxxxxx@xxxxxxxx.xxx.xx	

5. Flood Risk Management Strategy

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(Report No: 126/14-15)

All wards, key decision

Report Authorised by: Sue Foster, Strategic Director Delivery

Portfolio: Cllr Jennifer Brathwaite, Cabinet Member for Environment and Sustainability

Contact for enquiries:

Andrew Round, Commercial Services Development Officer, Delivery
Environmental Services, 020 7926 1253 xxxxxxx@xxxxxxx.xxx.xx

6. Council Tax Support Scheme

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(Report No: 127/14-15)

Key decision, all wards

Report Authorised by: Strategic Director Guy Ware

Portfolio: Deputy Leader/Cabinet Member for Finance & Investment, Cllr Paul McGlone

Contact for enquiries:

Tim Hillman-Brown, Head of Benefits and Customer Centres, BCS, 07852 167 416, xxxxxxxxxxxxxxxx@xxxxxxx.xxx.xx

**CABINET****Monday 8 December 2014 at 7.00 pm****MINUTES****PRESENT:****Cabinet Members:**

Councillor Matthew Bennett
Councillor Jennifer Brathwaite
Councillor Jim Dickson
Councillor Jane Edbrooke
Councillor Jack Hopkins
Councillor Paul McGlone
Councillor Jackie Meldrum
Councillor Lib Peck
Councillor Imogen Walker

Portfolio:

Cabinet Member for Housing
Cabinet Member for Environment & Sustainability
Cabinet Member for Health and Wellbeing
Cabinet Member for Neighbourhoods
Cabinet Member for Jobs & Growth
Deputy Leader (Finance and Investment)
Cabinet Member for Children & Adult Services
Leader of the Council
Deputy Leader (Policy)

Apologies for absence

Councillor Rachel Heywood

Also present:

Councillor Tim Briggs

*Action
required by*

1. DECLARATIONS OF PECUNIARY INTEREST

Councillor Jackie Meldrum, Cabinet Member for Children and Adults Services, declared a Disclosable Pecuniary Interest in item 4 on the agenda, Housing Revenue Account and Budget Setting 2015/16 and left the meeting during the discussion of this item.

2. MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the previous meeting held on 10 November 2014 be approved and signed by the Chair as a correct record of the proceedings.

**3. HOUSING REVENUE ACCOUNT RENT AND BUDGET SETTING
2015/2016**

(Agenda item 3) (Key Decision – call-in deadline ends on Friday 19 December 2014)

Councillor Matthew Bennett, Cabinet Member for Housing, introduced the report, which set out the proposed increases to rents and service charges and well as the position of the overall HRA. A 2.9 percent increase in rents was recommended as this level would help avoid a deficit within the HRA. Proposals had been developed in close consultation with Lambeth Living and Housing Area Forums. Tenants Council had also been consulted and had supported a 2.2 percent increase to rents however an increase at this level would bring the HRA into a deficit. A 5 percent reduction in communal service charges was also proposed.

Cabinet received the following representation:

- Ron Hollis, member of the Tenants Council Executive, noted that it was important to look at the broader context for the rent increase and the overall increase to costs to many tenants across the borough. Poverty was increasing in Lambeth, with many families not being able to afford the basics in life. Poor health arising from unfit housing conditions was also on the rise in the borough and it was crucial that the Council did everything in its power to protect the most vulnerable in the borough. He recommended that rents were increased no higher than 2.1 percent to protect those most at risk in the borough.

The Leader of the Council, Councillor Lib Peck, thanked Ron Hollis for his contribution which she felt described an accurate picture of the current situation for many people in the borough. She further noted that increasing rents at the recommended level had been a difficult decision for Members as they understood the difficulties that residents had to deal with in the current financial climate.

The Deputy Leader, Policy, welcomed the comments made by the Leader of the Council and noted that the proposed rent increase was understandably difficult for many residents but also stated that much proactive work was being carried out around financial resilience across the borough which would assist residents in coping with the continuing difficult financial situation.

RESOLVED:

1. To note the approach to setting tenant and leasehold service

charges, and garage and parking charges.

2. To increase rents by 2.9%, giving due regard to feedback from Area Forums and Tenants' Council.
3. To agree the proposed growth and savings for 2015/16.
4. To agree the HRA budget for 2015/16.

4. BUILDING THE HOMES WE NEED TO HOUSE THE PEOPLE OF LAMBETH

(Agenda item 3) (Key Decision – call-in deadline ends Friday 19 December 2014)

Councillor Matthew Bennett, Cabinet Member for Housing, introduced the report, noting that the report was a demonstration of the way in which the Administration was living up to its election manifesto in respect of building new homes for residents in the borough, where there continued to be a significant housing need. Thousands of people were currently on the waiting lists for housing in the borough and many families were living in overcrowded or unsuitable homes and it was important the Council continued to address such fundamental issues to enable residents to live in decent homes. Ensuring decent housing for residents had a number of benefits on other aspects of people's lives including children's education, growth, financial sustainability and security and jobs. The report set out further the funding available to build new homes over coming years and the funding gap faced by the council in future years. Finally, he noted that the council was committed to continuous co-production with residents in the bid to provide decent homes for residents in coming years.

Cabinet received the following representation:

- Ron Hollis, Member of the Tenants Council Executive, noted that certain estates in the borough continued to experience significant problems, including Clapham Park North and Myatts Field, and many tenants who had moved across to other estates had not been notified of the difference in rents. The borough was in dire need of decent affordable housing but what often happened was that housing was built which was not affordable to the majority of residents, therefore an increase in social housing was crucial going forward.

The Leader of the Council thanked Ron Hollis for his contribution and noted that many housing estates had been much improved and were no longer associated with crime and anti-social behaviour. This would not have been possible without the decent homes programme.

The Programme Director, Strategic Capital Programmes, addressed Cabinet, noting that residents who could demonstrate that they were paying rents at social housing level would be able to bid for housing first. In respect of reasonable rent levels, this was something which could be looked into further, potentially setting up a panel to look at rent levels going forward. He finally noted it was important to have absolute clarity on the chargeable level of rents and the formula used for charging rents.

The Cabinet Member for Neighbourhoods, Councillor Jane Edbrooke, welcomed the new innovative new ways of financing new builds in the borough, as set out in the report.

The Cabinet Member for Children and Adults Services, Councillor Jackie Meldrum, stated that she was pleased about the prospects of the new homes in the borough and in particular the effort made to allow people to live independently in their own homes for as long as possible, which was a very positive thing.

The Cabinet Member for Jobs and Growth, Councillor Jack Hopkins, thanked the Programme Director, Strategic Capital Programmes, and his colleagues for all their hard work in developing these proposals and noted that it was important the residents could see the benefits of regeneration of housing in the borough. 40 percent affordable housing would be built in the area of Somerleyton Road for example which was a really powerful message to be sending to residents. There were many opportunities across the borough for building new homes and this would benefit many residents including older people who would be able to stay longer in their own homes.

The Leader of the Council ended the debate by stating that it was very positive to see how the administration would be delivering on its manifesto pledges, by building many new homes across the borough, as promised. She also noted the good work led by the Deputy Cabinet Member for Housing, Councillor Jane Pickard, in respect of regeneration in the borough which was an excellent way of keeping older people in the borough engaged in the council's

plans. She finally noted that the council continued to be committed to building 40 percent affordable housing across the borough which was a much higher level compared to other boroughs and paid a special thanks to all those officers who had developed the proposals set out in the report.

RESOLVED:

- (1) To note the Council's commitment to improve the housing offer for Lambeth residents by:
 - a. delivering 1,000 new homes at council rent levels over the next four years;
 - b. investing an historic £490m over 5 years to bring our housing stock up to the Lambeth Housing Standard;
 - c. maximising our assets to deliver new homes through an estate regeneration programme;
 - d. progressing innovative mixed schemes, such as the Somerleyton Road project; and
 - e. continuing to work with developers to secure a minimum of 40% affordable housing on regeneration schemes in the borough.
- (2) To agree to progress phase 1 and phase 2 of the estate regeneration programme as set out in paragraph 2.11.
- (3) To agree that further estates are identified based on the criteria, agreed at Cabinet in October 2012, to be included within the programme as set out in paragraph 2.11.
- (4) To note progress on the small sites programme as detailed in this report.
- (5) To note the detailed progress on establishing a Special Purpose Vehicle or Vehicles.

(6) To note the draft regeneration Resident's Principles.

(7) To authorise service of appropriate legal notices suspending the Right to Buy on the identified estates in 2.11

**5. FINANCIAL PLANNING REPORT - REVENUE & CAPITAL BUDGET
2015/16-2017/18**

(Agenda item 6) (Key Decision – call-in deadline ends Friday 19 December 2014)

The Deputy Leader, Finance and Investment, introduced the report, noting that the recommendations in the report were asking for agreement to changes to agreed savings. The report set out the financial challenges faced by the Council, which were set to continue given the recent government announcement to continue the programme of austerity for some years to come. The political response to this at Lambeth was to harness the benefits of economic growth, building new homes and nurturing partnership working including work carried out with health partners and schools. A set of plans had been developed to deliver the required savings gap of £90m and the Council had managed to deliver a balanced budget over the next two years. He emphasised that an important contribution to closing the savings gap would come from an increase in council tax, and whilst it was fully understood that this was very difficult for residents given the overall financial constraints faced by many, it was important to generate additional income from council tax to enable the Council to continue to deliver the best possible outcomes for residents.

The Deputy Leader, Policy, noted that she did not agree with the government's continued attack on deprived areas; however, it was important to make every effort to continue to deliver the best outcomes for residents despite this and the Council was working closely with a range of partners to achieve this.

The Cabinet Member for Neighbourhoods, Councillor Jane Edbrooke, noted that revenue was being used wisely to produce the best outcomes for residents and additionally, the Council was continuously trying to generate additional income where possible to counterbalance the reduction in funding. She mentioned a recent decision to move to a new CCTV system across the borough which would save the Council a significant amount of money which could then be spent elsewhere. There would be some difficult decisions around community safety in coming months but she noted that the Council was working closely with key partners to continue to deliver

on key outcomes within the community safety area.

The Cabinet Member for Health and Wellbeing, Councillor Jim Dickson, noted that the current savings target was the largest that the Council had ever had to take out of its budget and the figure was set to increase still further. It was therefore anticipated that there would be some very difficult decisions to take over the next few months and years but officers and Members alike continued to work incredibly hard to ensure that the best possible outcomes continued to be delivered to residents in spite of this challenge. It would be important to continue to be honest and transparent with residents and key stakeholders in respect of the difficult decisions that would need to be made. Reconfiguration of services was a key part of being able to deliver excellent services, including for example the planned future integration of health and social care.

The Cabinet Member for Housing, Councillor Matthew Bennett, thanked the Deputy Leader, Finance and Investment, and officers for their extremely hard work in developing the proposals in the report.

The Cabinet Member for Environment and Sustainability, Councillor Jenny Brathwaite, noted all of the hard work carried out over recent months in addressing the financial challenges and the culture change required to withstand the continued financial challenges for the future. She highlighted recent work such as the Street Champion Scheme as one of many good initiatives developed recently which would make a real difference to people's lives.

The Cabinet Member for Children and Adult Services, Councillor Jackie Meldrum, mentioned the significant amount of money required within the social care budget which was necessary to protect those most vulnerable in the borough, and the need to transform these services going forward to ensure that the best possible outcomes were delivered to vulnerable residents also in the future. The Cabinet Member for Early Years, Youth and Families had done a tremendous amount of work in respect of the LEAP project which would make a real difference to children across the borough.

The Cabinet Member for Jobs and Growth, Councillor Jack Hopkins, noted that the borough was in many ways a rich borough in respect of the many thriving and upcoming businesses and industries and emphasised the need to take advantage of these to ensure continued economic growth for the future. It was important that the Council supported local businesses as this would enable many more people to get into work and therefore support themselves financial in future years.

The Leader of the Council, Councillor Lib Peck, stated that the financial climate in which the Council operated continued to be bleak, with continuing cuts, and that the Council would need to

make some very difficult decisions on the areas which were key priorities for residents, including the environment, social care provision and education. It was important that the Council continued to lobby central government on a cross-party basis in a bid to stop further cuts. She also noted the efforts which had gone into restructuring the Council recently and the focus on preventative strategies. She thanked all those involved with developing these proposals and paid a special thanks to the Director, Integrated Support, who had worked extremely hard on developing and finalising the robust proposals.

The Deputy Leader, Finance and Investment, ended the debate by noting that the decisions being made were very difficult but that the Council had worked very hard in developing proposals in good time and this was very positive.

RESOLVED:

- (1) To agree changes to existing savings proposals for 2015/16 and 2016/17 as set out in Appendix 2.
- (2) To agree the new savings proposals for 2015/16 – 2017/18 as set out in Appendix 2.
- (3) To note the September 2014/15 General Fund monitor position as set out in paragraphs 4.1 – 4.5.
- (4) To note the September 2014/15 HRA monitor position as set out in paragraphs 4.6 – 4.7.
- (5) To note the year to date capital position as set out in **Section 5**.

6. YOUR NEW TOWN HALL: 1 TOWN HALL PARADE, RESOLUTION TO MAKE A COMPULSORY PURCHASE ORDER

(Agenda item 5) (Key Decision – call-in deadline ends on the Friday 19 December 2014)

The Deputy Leader, Finance and Investment, introduced the report, noting that the proposals were necessary for the further development of the Town Hall parade site.

The Director of Corporate Affairs noted that it was hoped that negotiations regarding the piece of land currently owned by the Fridge Bar would be fruitful and the Compulsory Purchase Order powers would not need to be used. He also referred to a typo in the report – the last sentence should read ‘it is in the interests of the economic well-being of the *community*’ rather than ‘it is in the

interests of the economic well-being of the *country*'.

RESOLVED:

- (1) To authorise the making of the London Borough of Lambeth (1 Town Hall Parade, Brixton Hill) Compulsory Purchase Order pursuant to the powers in section 226(1) (a) of the Town & Country Planning Act 1990 as amended by the Planning & Compulsory Purchase Act 2004 (the "1990 Act") to acquire the land shown edged red and shaded pink on the plan at attached Appendix.
- (2) To authorise the Deputy Leader (Finance & Investment) to negotiate and enter into agreements which are needed to acquire the land and interests in the CPO by agreement in advance of, and subsequent to, the making of the CPO and to approve agreements and undertakings with the owners and/or occupiers of the land in the CPO so as to facilitate its acquisition.
- (3) To authorise the Head of Legal to arrange for a land referencing exercise (including the service of statutory requisitions) to be undertaken to identify all parties with interests in the land shown edged red on the plan at attached Appendix.
- (4) To delegate authority to the Head of Legal to settle the extent of the land to be included in the CPO and associated documentation including (but not limited to) the Statement of Reasons which will be served on affected parties following the making of the CPO and which will set out the justification for making the CPO.
- (5) To authorise the Deputy Leader of the Council (Finance and Investment) to take all the necessary steps to pursue the CPO and secure its confirmation.
- (6) To authorise the Deputy Leader of the Council (Finance and Investment), following the confirmation of the CPO to implement the CPO powers and acquire title to and/or take possession of the land.

The meeting ended at 8.05 pm

CHAIR
CABINET
Monday 12 January 2015

Date of Despatch: Friday 12 December 2014

Call-in Date: Friday 19 December 2014

Contact for Enquiries: Anne Rasmussen

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**Cabinet**

12 January 2015

Lambeth Parks and Open Spaces Capital Investment Plan 2014/15-2018/19

Wards: All

Report Authorised by: Strategic Director, Commissioning: Helen Charlesworth-May

Portfolio: Cabinet Member, Neighbourhoods: Councillor Jane Edbrooke

Contact for enquiries:

Natalie Thomsen, Programme Manager, Commissioning, 020 7926 6212,
xxxxxxxx@xxxxxxxx.xxx.xx

Report summary

When people have access to high quality parks, they exercise more, have improved psychological health, and feel more connected to their local neighbourhood. In recognition of this fact, we have put together the first ever capital investment plan that sets out our intentions for improving all our parks and open spaces. This is no small feat and to demonstrate our commitment, we are proposing to commit £9million over five years to match fund external contributions in order to help deliver the plan's priorities. Yet, this financial contribution only forms part of the picture. We will need to work with our communities to source the remaining funds. Using this plan as the framework, we plan to support local efforts by driving our initial investment towards:

- Delivery of the high priority projects in each neighbourhood
- Match funding the remaining projects listed in the plan
- Creating delivery support to work with communities on securing external funding

Promisingly, this plan has not only generated imaginative discussion about what is possible for our valued green spaces, but it has prompted more people to get involved; reviving local interest in the borough's parks and open spaces. Following public consultation, this report presents the parks capital investment plan 2014/15-2018/19 for approval and requests the commitment of £9million of capital funding.

Finance summary

This capital investment plan represents the biggest investment Lambeth have ever made in our parks and open spaces. Nearly £20million is needed to deliver this plan in full over the next five years, of which roughly £2million has already been secured in S106 and other external funding avenues.

Of the £18million funding gap, it is proposed that Cabinet approve the release of up to £9million as a match-funding contribution to help deliver the projects in each neighbourhood area. This sum was added into the capital pipeline by the Asset Management Cabinet Advisory Panel (AMCAP) on 21st October 2014 for allocation to schemes as capital funds become available. It should be noted that given current commitments in the Capital Investment Programme and other substantial sums earmarked on the pipeline, there are insufficient capital funds currently available to fund the full contribution immediately. This £9m is to be provided to support detailed proposals as they emerge and on the understanding that the schemes start to deliver increased revenue streams, a proportion of which can be recycled back to parks and open spaces. The resources will be released when available, and on the basis of detailed business cases for the specified projects.

The remaining £9million will be found externally in parallel over the term of the plan, in partnership with local communities. To support this ambition, roughly five percent of the council's total contribution of £9m will be apportioned towards capitalising staff costs; specifically the provision of project development officers to work with the community on delivering the schemes. In time, it is planned that these posts will be funded from external funding contributions.

This report sets out the strategic commissioning plan for improving Lambeth's parks and open spaces with a view to opening up new sources of revenue. It is proposed that the net income remaining after additional revenue costs arising from the capital schemes are covered off will be ring-fenced for reinvestment back into parks; an increasing priority in light of budget constraints.

Recommendations

- (1) To agree that the attached parks and open spaces capital investment plan 2014/15 – 2018/19 is the strategic commissioning framework for all future investment in parks and open spaces, as set out within this report.
- (2) To approve the release of up to £9million as a match-funding contribution on the basis of detailed business cases to be developed for specified projects to help deliver the parks capital investment plan and provide project delivery support for local communities.
- (3) To agree that a proportion of the net income generated from capital improvements in parks (after additional revenue costs are covered, and to be determined by the business cases) is ring fenced for reinvestment back into the park operations, and that these income streams will be used to support communities taking on increased responsibilities in parks.

1. Context

- 1.1 In principle approval to proceed with the development of the cooperative parks programme was granted by Cabinet on 09 December 2013. This included plans to develop an evidence-based framework for improving our parks and open spaces that provided the rationale for future investment, whilst also increasing residents sense of community ownership and stewardship for our green spaces. The main driver behind this work was to tackle some of the issues in relation to the capital planning and delivery process and ensure we are making best use of our parks.
- 1.2 It is recognised that the landscape for public service delivery, particularly in relation to cultural services, has now changed. Specifically with the scale of financial savings the council must make, we can not continue funding our services in the same way. This plan acknowledges the value green spaces can bring to the borough and prioritises schemes that offer greater opportunities for raising and reinvesting income back into parks.
- 1.3 The parks capital investment plan will deliver against several priority outcomes in the Community Plan 2013-2016, with a focus on:
 - More jobs and sustainable growth: this plan will act as the catalyst for area regeneration; increasing the opportunities for local jobs through project construction and management
 - People are healthier for longer: high-quality parks and open spaces have a positive impact on physical and psychological health, and will continue to further the public health agenda
 - People take greater responsibility for their neighbourhood: involving local communities in sourcing and applying for funding opportunities will lead to greater local ownership for parks and open spaces.

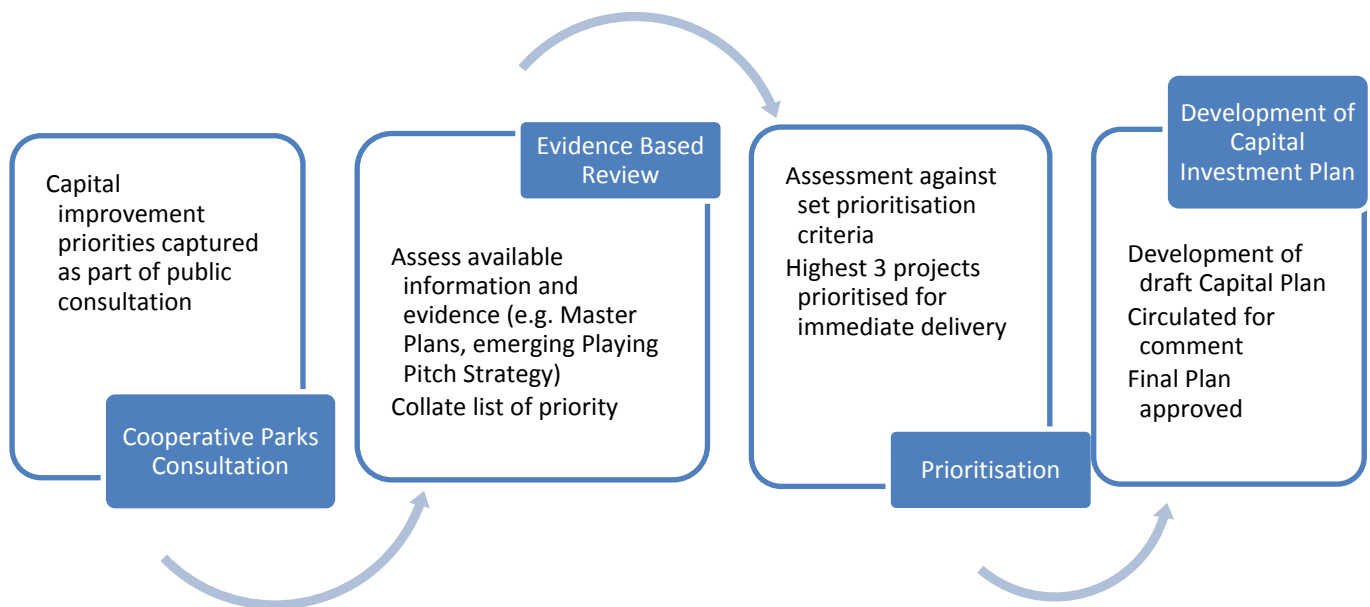
2. Background

- 2.1 Lambeth has over 68 parks and open spaces with more than 30 enthusiastic friends/management advisory committees as well as a host of social enterprises that are continually working to improve our parks and open spaces. The results from the latest Residents Survey reflect this commitment, with reports indicating 76% of local people judge our green spaces to be good or excellent.
- 2.2 The case for investing in our green spaces is compelling. In addition to the public health and quality of life benefits, there are significant financial arguments. The governments austerity programme has meant there will be substantial reductions to council budgets including parks and open spaces. This is where this parks capital investment plan steps in. The improvements proposed will increasingly open up new sources of revenue that will be ringfenced and reinvested back into parks and open spaces; alleviating some of the pressure on budgets and helping protect some of the smaller open spaces.
- 2.3 Borough-wide consultation on the draft parks capital investment plan took place from 15 September 2014 to 31 October 2014 and seeded over 300 comments. Headline findings from the public consultation are as follows:

- The majority of responses were in favour of proposals with 61% of respondents expressing the need to improve and modernise the play area in Streatham Common. Support for the refurbishment of the Ruskin Park stable block was the second most common observation.
- Many submissions specified the need to redress the imbalance in capital investment and welcomed a borough-wide, transparent approach to future investment in green spaces
- While there were many positive responses, concerns were also raised around the need for a longer and more in-depth period of public consultation and the importance of confirming the support available to communities to enable them to secure external funding targets set out in the plan.

3. Summary of Plan

3.1 The parks and open spaces capital investment plan is one of the strategic cooperative commissioning programmes to be delivered over the next five years that seeks to put in place a new evidence-based system for investing in parks and open spaces. It was prepared entirely in-house (including design), given the technical knowledge and expertise that already exists across the council and as a means of keeping costs down. Its process of development was as follows:



3.2 As highlighted, this parks capital investment plan was developed around a prioritisation framework that assessed the improvement needs of parks and open spaces in line with five neighbourhood areas – North Lambeth, Brixton, Clapham, Streatham, and Norwood. For each area, three individual schemes have been prioritised for immediate delivery based on an evidence based assessment, looking at the contribution to set criteria including:

- contribution to public health outcomes
- addresses health and safety issues
- supports longer term financial sustainability of a park
- meets identified local need or aspiration

3.3 The council proposes to deliver the immediate investment priorities in each neighbourhood as highlighted below in Table 1, using a combination of the council's initial investment and external funding contributions from grant agencies such as National Governing Bodies of Sports or developer contributions. Community groups along with the ward councillors will be involved in prioritising projects at a neighbourhood level.

Table 1: Immediate Investment Priorities in Parks

Neighbourhood	Priority Project	Estimated Cost
North Lambeth	<ol style="list-style-type: none"> Outdoor fitness equipment in Kennington Park <ul style="list-style-type: none"> Community driven scheme evident through petition received and high response to public consultation Equipment is currently unsafe and improvement would contribute to public health outcomes Modernised play provision in Vauxhall Park <ul style="list-style-type: none"> Expected high levels of population growth in area leading to pressure on host of park facilities Noted lack of investment in past and proposal seeks to redress balance Improved pathway infrastructure and landscaping in Vauxhall Pleasure Gardens <ul style="list-style-type: none"> Expected high levels of population growth in area leading to pressure on host of park facilities Potential to raise income from proposed scheme to go back into everyday park operations 	£600,000
Brixton	<ol style="list-style-type: none"> Refurbishment of stable block in Ruskin Park <ul style="list-style-type: none"> Community driven scheme with strong response in support of scheme in public consultation Proposal will open up a new source of revenue and be used for reinvestment back into the park Building provision to support education programme in Windmill Gardens <ul style="list-style-type: none"> Community driven scheme with strong response in support of scheme in public consultation Proposal will open up a new source of revenue and ensure the education programme linked to this historic asset is enhanced Provision of playground in Rush Common <ul style="list-style-type: none"> Identified need from local residents in consultation in an area of high deprivation Scheme contributes to public health outcomes by encouraging play in a natural environment 	£1.35million
Clapham	<ol style="list-style-type: none"> Refurbishment of depot building in Agnes Riley Gardens <ul style="list-style-type: none"> Community driven scheme with strong response in support of scheme in public consultation Proposal will generate income and be used for reinvestment back into the park with strong linkages to the park's sports offer 	£1.5million

	<ol style="list-style-type: none"> 2. Redevelopment of changing facility block in Clapham Common <ul style="list-style-type: none"> • Aligns with findings from emerging playing pitch strategy and has strong support from sports organisations and sports users • Proposed investment will support increased generation potential as it will improve the local sports offer 3. Conversion of building depot in Myatts Field Park <ul style="list-style-type: none"> • Potential to raise income from proposed scheme to go back into everyday park operations • Project aligns with the sustainability agenda and is located in an area of very high deprivation 	
Streatham	<ol style="list-style-type: none"> 1. Regeneration of play area in Streatham Common <ul style="list-style-type: none"> • Community driven scheme with extremely high response in support of scheme in public consultation • Redresses the lack of investment in the past and will begin to open up new sources of revenue 2. Conversion of public toilet block in Hillside Gardens <ul style="list-style-type: none"> • Proposed scheme will support increased income generation potential as it will link to the local sports offer in the park • Will address and bring a dilapidated currently unused building back into regular use 3. Regeneration of Streatham Green <ul style="list-style-type: none"> • As a town centre square, improvements will enhance the reputation of the borough; ensuring it makes a better contribution to local area • Proposed investment will also address historic issues of underinvestment 	£1.6million
Norwood	<ol style="list-style-type: none"> 1. Replace perimeter fencing for Rosendale Playing Fields <ul style="list-style-type: none"> • High level of local support for project as evident through business plan submission from the formed Community Interest Company • Proposed scheme will lead to increased income generation potential as it will ensure equipment and facilities can be secured, leading to an enhanced local sports offer 2. Upgrade sports facilities in Norwood Park <ul style="list-style-type: none"> • Local community and school support for proposed scheme • Will contribute to sustainable management structures given plans for the improvement to be at a minimum, self-sustaining 3. Modernise play facilities in Tivoli Park <ul style="list-style-type: none"> • Scheme contributes to public health outcomes by encouraging play in a natural environment 	£340,000
Total		£5.4million

3.4 Not only does this plan identify what infrastructure is needed, but it seeks to strengthen local partner relationships and inspire communities to work with the council to jointly explore new funding opportunities. We know there is a strong history of local communities actively participating in securing funding and this plan seeks to inspire our residents to do

more; to help us provide the best parks experience for those who live, visit, and work in Lambeth.

Funding Proposals

- 3.5 The draft plan has been estimated to cost £20million over five years. Available section 106 funding and other previously secured funding (e.g. grant contributions) has been matched to projects in this plan and is worth £2million. Of the remaining £18million, it is proposed that £9million is provided by the council; and £9million is secured externally in partnership with local communities. As stated above, initial contributions will fund and deliver the immediate investment priorities in each neighbourhood, which will include applications to National Governing Bodies of Sports or developer contributions as appropriate. Council funding will be profiled and released on a phased basis and used as match funding to support external, community-led bids.
- 3.6 Concerns about the burden imposed on our communities to help us raise the remaining £9million from external sources was repeatedly raised during discussions at the Lambeth Parks Forum and through formal feedback submissions during the consultation period. These comments have fed into the next iteration of the capital programme and have led to our proposal to apportion 5% of our £9million council investment to supporting communities by providing project delivery support. It is planned that these roles will be funded from external funding contributions within three years.

Project Delivery Process

- 3.7 Implementation of this capital plan will take place in two stages. Stage one will involve the development of Parks Capital Development Compacts for each neighbourhood which will be used to profile the necessary investment over the next five years against the projects prioritised for immediate investment. These will act as local implementation plans that will also review potential funding sources and include plans to apply for external bids through the project delivery process as a means of creating flexibility across the programme.
- 3.8 Stage two refers to the capital improvement delivery programme. The prioritised projects will be led by the Council, including the preparation of any potential funding applications, with input from local communities. All project management staff costs will be fully recovered from capital funds. Delivery of the remaining projects will be driven by local communities and groups who will work with the delivery support officers to apply for and secure external funding. At all stages, local groups will have the opportunity to get involved and feed into project development and delivery from funding applications and detailed design, to appointment of contractors and contract monitoring. Any appropriate and available S106 contributions will also be used as part of the match funding contribution to pump prime or stimulate community-driven capital schemes.
- 3.9 Alongside the roll out of the capital programme we will also work with colleagues in Public Health to measure the impact of the investment on the health of the local community and in turn how it has supported the delivery of the public health outcomes. Some of the feedback submitted throughout the consultation concerned the need for further local discussion on the detail behind the projects. This engagement with local communities and

groups on the scope and design of proposed capital schemes is an important part of the project delivery process and input will be sought and factored in to all new developments.

Stage 1: Setting the Scene

Development of Parks Capital Development Compacts, which will outline:
Timeline for delivery of neighbourhood priority schemes
Profiled spend over five years, including for the council's match funding contribution
Funding raising targets for external contributions

Stage 2: Delivery of Capital Projects

Council leads the implementation of high priority projects with local input on scope and design; all project delivery staff costs will be capitalised
Communities drive delivery of remaining projects with Project delivery community support officers
Profile and implementation plan for any residual funding, including S106 contributions for remaining community projects

3.10 The overarching capital project delivery model needs to be remoulded to support the strategic direction and local aspirations set out in this plan. We have already started recovering all project management costs through a set fee structure. Building on the principles set out in the Cooperative Parks Cabinet Report (agreed in December 2013), we now need to strengthen the capital delivery structure around those established characteristics to support the delivery of this plan. These are listed in Table 2:

Table 2: Parks Capital Project Delivery Principles

Cooperative Behaviours	The development of capital schemes will be shaped around the cooperative behaviours framework. Both the council, and parks pioneers and community-led partnerships will be responsible for adhering to this behaviours framework and have the right of redress if expectations are not upheld.
Project Engagement and Accountability	Project implementation will have a clear leadership and management accountability structure at a local level. Its delivery will embed engagement with local communities on the scope and design of any potential scheme. For community-led projects, our residents will take the lead and act as our conduit to understanding local opinions; they will be at the heart of all decision-making. All staff costs associated with capital projects will capitalised.
Transparency	All non-commercially sensitive information concerning cost, investment, and contractual arrangements will be made available upon request.
Social Value Focus and Stimulating Growth	Project designs and activities that support increased social value and innovation in our parks and open spaces will be the common thread running through the project development and delivery structure. This includes an enhanced focus on the role of parks in meeting our growth outcomes, such as the use of the local supply chain.
Technical	Technical advice related to parks and park management will be made

Competency	available to local groups as needed. This will include advice on compliance, value for money, and health and safety.
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- 3.11 Running in parallel to the development of this plan is the recently introduced community infrastructure levy (CIL) and the emerging local neighbourhood cooperative levy infrastructure plans (CLIP). Although this will result in an increase in CIL, it is likely that this will take place over the course of three-five years, suggesting S106 contributions are still relevant for the delivery of this plan. We will ensure that the priorities in this overarching parks capital plan feed in to the work around the allocation of CIL and are reflected in the local neighbourhood CLIPs.

New Model for Parks and Open Spaces

- 3.12 In the wake of the government's austerity programme, we are facing significant reductions to our revenue budgets. Instead of accepting this fact and reducing our services across the board, we have sought to use this capital plan as a means of setting out a five year comprehensive programme of investment that opens up new revenue funding streams; that brings more money back into the park to help sustain its everyday operations when our budgets inevitably reduce.
- 3.13 Our proposal is to use capital to provide new opportunities for generating income which forms part of the council's financial strategy. It is proposed that after covering off any additional revenue costs arising from the new capital schemes, the remaining net income is ring-fenced and recycled back into the park. It also follows that if communities take on greater responsibility for park management and maintenance, these new revenue streams will be needed to underpin that transition. Ultimately, this will help protect local interest in parks and is all part of our transformative vision to embrace innovation and reimagine our parks and open spaces for the future.

4. Finance

- 4.1 This parks and open spaces capital investment plan represents the biggest investment in green spaces that the council has ever made. The total cost of implementation is estimated to be £20million over the next five years. Roughly £2million in S106 and other contributions (e.g grant funding) has already been secured. This leaves a funding gap of £18million, of which £9million is to be secured externally, in partnership with local communities, and £9m will be contributed by the council. At their meeting on 21st October, AMCAP earmarked the council's contribution onto the capital pipeline so that it could be released when the capital funds become available. However, it should be noted that given the existing commitments within the Capital Investment Programme as well as substantial planned investment in the pipeline, there is currently insufficient capital funding available to fund the council's full intended £9m contribution to schemes immediately; although it is expected that sufficient funding will be available over the 5 year life of the plan.
- 4.2 The planned capital schemes will focus on delivering increased revenue streams in line with the council's financial management strategy. It is proposed that after covering off any

additional revenue costs arising from the new capital schemes, a proportion of the remaining net income will be ring-fenced and reinvested back into parks and open spaces.

- 4.3 Detailed business case proposals will be developed for each project within the overall investment strategy. Release of the capital investment required – up to the total of £9m proposed - together with match funding arrangements, future revenue implications, and the proportion of anticipated revenue income streams to be retained for investment in parks will be agreed by the council's Asset Management Cabinet Advisory Panel.
- 4.4 As part of the council's investment, the council intend to fund two officers who will support the community to deliver the capital schemes. This staffing cost will be covered from the council's capital contribution, up to a maximum of 5% of the total committed.
- 4.5 As sanctioned by Lambeth's Asset Management Cabinet Advisory Panel, all future S106 contributions received for parks will be matched to schemes in this capital plan as part of the council's contribution. Any proposed S106 or other capital project that falls outside of the remit of this plan is to be brought to the Asset Investment Management Group for approval, with an appropriate business case.

Revenue Implications

- 4.6 The ongoing revenue costs of individual projects is an important consideration of any scheme going forward and even more so now, in this financial climate. As a result, we only plan to invest capital monies in schemes that either already have revenue budgets attached or have an associated plan for generating income that can be used to cover the ongoing maintenance costs. Such approaches will include reviewing the opportunities for competitive tender packages (e.g. sports facilities) that factor in clear maintenance expectations.

5. Legal and Democracy

- 5.1 The Greater London Parks and Open Spaces Order 1967 sets out the powers and limitations on London Local Authorities in respect of their management of parks and open spaces including commons. In addition to the above Order, the commons are subject to the various Commons Acts and by local schemes such as the Metropolitan Commons Supplemental Act 1877 in respect of Clapham Common.
- 5.2 In carrying out capital works on parks, spaces and commons, members and officers will need to be mindful of the various limitations and prohibitions contained within the legislation.
- 5.3 Notice of the intention to take this key decision was published on the forward plan on 28 November 2014. The report will be published five days before the decision is due to be taken and will be subject to call-in for five days after the notice of the decision is published.

6. Consultation and co-production

- 6.1 A extensive desk based exercise was undertaken to inform the development of this capital investment plan, which included a review of wide range of information, including individual park master plans, management plans, as well as consultation results from the cooperative parks consultation held in 2013 and the recent consultation on the draft plan itself. This section sets out the key findings and themes that emerged during both public engagement periods and the describes how the plan has evolved as a result.

Cooperative Parks Consultation

- 6.2 Borough-wide public consultation on the cooperative parks programme took place from 26 July 2013 to 18 October 2013 with the intent of engaging and understanding local residents views on the future of the parks service. Local views on different and local management models for parks and open spaces were sought as well as an understanding of what capital improvements were needed for individual green spaces. This built on a lengthy period of wider engagement with the Lambeth Parks Forum.
- 6.3 In total, 1,477 responses to the consultation were received, excluding attendance at meetings, queries, and formal expressions of interest submissions. Focusing on the capital improvements, children's play areas were found to be the most popular choice of investment. However there was found to be considerable variation across parks and open spaces.
- 6.4 Although comments were received for the broad spectrum of Lambeth's parks, there were specific parks and schemes that respondents consistently fed back on. The key schemes proposed by respondents that featured prominently in consultation feedback are summarised below in Table 3.

Table 3: Summary of Key Capital Improvements by Park

Park	Capital Improvement Proposals with High Response Rates
Brockwell Park	<ul style="list-style-type: none"> Sports and fitness improvements
Clapham Common	<ul style="list-style-type: none"> Landscaping improvements, including improved pathways Enhanced toilet and changing facilities
Kennington Park	<ul style="list-style-type: none"> Complete renovation of outdoor fitness equipment Improved sports and fitness facilities
Myatt's Field	<ul style="list-style-type: none"> Improved café facilities
Ruskin Park	<ul style="list-style-type: none"> Building improvements, especially in relation to the stable block and portico Café provision including appropriate toilet facilities
Streatham Common	<ul style="list-style-type: none"> Complete refurbishment of childrens playarea Renovation of café Provision of sports and fitness facilities, specifically outdoor fitness equipment Better toilet facilities and changing rooms to support increased

	sporting provision
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Draft Parks Capital Investment Plan: Public Engagement

- 6.5 The Parks and Open Spaces Capital Investment Plan drew on the results of the cooperative parks consultation and sought to put a framework in place that enabled all residents to see what the priorities are for future investment. The draft plan was discussed at length with the Lambeth Parks Forum and released to the public from 15 September 2014 to 31 October 2014 as a means of testing the local priorities.
- 6.6 A variety of communication methods were used to employed to promote consultation on the plan and reach communities across the borough. These included:
- Engagement with Lambeth Parks Forum:
 - Circulation of the plan through the Forum's mailing list as a means of reaching all parks groups, including friends of parks and management advisory committees
 - Presentation and discussion at the quarterly Lambeth Parks Forum meeting
 - Online Promotion
 - Email notifications of plan and consultation period to the Lambeth Community Forum Network
 - Circulation to all ward councillors to promote the plan, given the breadth and location of green spaces
 - Posted online on the council's consultation webpage
 - Use of social media channels, including facebook and twitter
 - Formal and Informal Community Meetings
 - Upon invitation, attendance at community meetings to discuss the plan
 - Discussions with representatives of parks groups on the plan and potential implications
- 6.7 Formal responses on the listed priorities and the overall direction and structure were also received from the following groups:
- Jubilee Gardens Trust
 - South Bank Employers Group
 - Bankside Open Spaces Trust
 - Friends of Larkhall Park
 - Friends of Stockwell Skatepark
 - Friends of Norwood Park
 - Friends of Kennington Park
 - Heritage Lottery Fund
 - Friends of Agnes Riley Gardens
 - Friends of Ruskin Park
 - Streatham Vale Property Occupiers Association

- Stanthorpe Triangle Residents Association
- Friends of Windmill Gardens
- Windmill Schools Cluster
- Brixton City Farm
- Blenheim Gardens Resident Management Organisation
- Clapham Common Management Advisory Committee

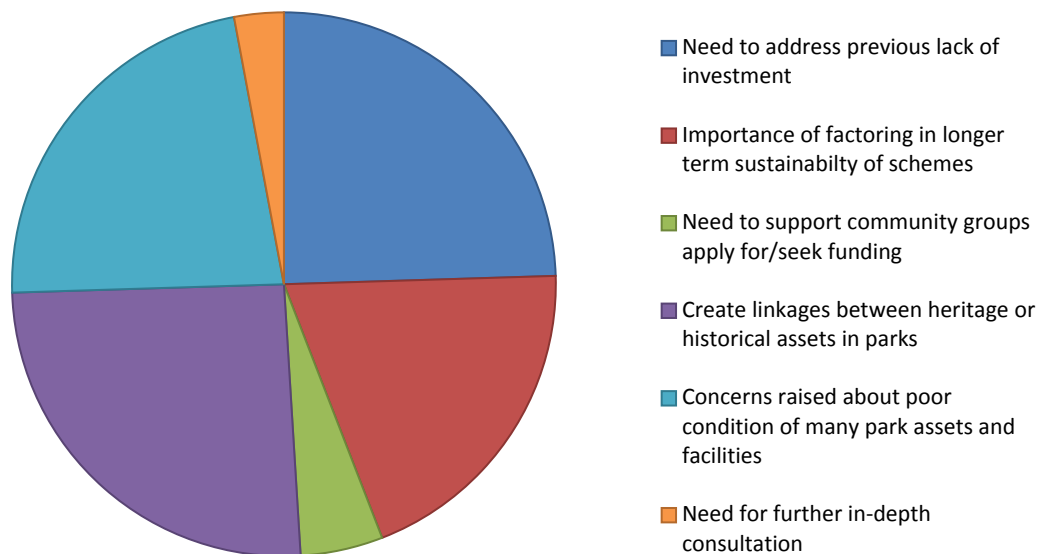
6.8 Over 300 responses and comments were received during this recent period of public engagement, which excluded any discussions and comments received during meetings. Common themes and messages that were expressed during the public consultation are summarised below in Table 4; further detail can be found in the accompanying consultation report in Appendix 1. It is also worth noting that the percentages do not reflect true levels of interest in individual parks as group submissions (e.g. Friends of Park groups) are considered equally to individual submissions.

Table 4: Key Messages by Park in Response to Consultation

Park	Summary of Key Messages	Percentage of Responses
Streatham Vale Park	<ul style="list-style-type: none"> • Strong need to improve the facilities within the park 	1%
Agnes Riley Gardens	<ul style="list-style-type: none"> • Detailed submission from the Friends was received that indicated strong support for improved sporting provision, namely floodlighting and outdoor fitness equipment, as well as development of the depot building to support community activities 	2%
Streatham Common	<ul style="list-style-type: none"> • Extremely high level of support for the regeneration of Streatham Common play area, including a cafe • Support for improved toilet and changing provision • Need to consider changing location of new play area • Need to accommodate additional sporting provision, including outdoor fitness equipment and a skate park 	61%
Windmill Gardens	<ul style="list-style-type: none"> • Detailed comments were submitted that described the urgent need for a building to enable continued provision of educational activities linked to Windmill • Support for a play area improvements 	10%
Rosendale Playing Fields	<ul style="list-style-type: none"> • A business case was submitted highlighting the poor and dangerous condition of the facilities and the potential to generate revenue with capital investment 	0.5%
Ruskin Park	<ul style="list-style-type: none"> • Strong support for improvements to the Ruskin Park stable block • The need to improve the sporting facilities in the park and renovate the portico was also reported 	20%

Jubilee Gardens	<ul style="list-style-type: none"> • There was a focus on the need for revenue; rather than capital investment • Detailed feedback that suggested amends to content in the north of the borough was provided 	0.5%
Kennington Park	<ul style="list-style-type: none"> • Comprehensive submission was received that reviewed the process of development of the plan in detail and made a number of comments relating to the financial ask from the community and the rationale behind project selection 	0.5%
Larkhall Park	<ul style="list-style-type: none"> • Feedback was submitted that highlighted the range of improvements needed in Larkhall Park • Importance of recognising impact of Vauxhall Nine Elms Development particularly in relation to this park and its facilities 	1.5%
Norwood Park	<ul style="list-style-type: none"> • Detailed feedback on proposals in the plan were provided, including need for further in-depth consultation on improvement schemes 	0.5%
Millennium Green	<ul style="list-style-type: none"> • Need to consider the needs of smaller parks in the very north of the borough, including Millennium Green 	0.5%
Clapham Common	<ul style="list-style-type: none"> • Detailed submission was received that highlighted concerns about balancing the use of the common between sports users and other visitors • The need to preserve the biodiversity and landscape architecture was highlighted 	0.5%
Other comments	<ul style="list-style-type: none"> • Small number of comments requesting skate park/BMX track provision in the borough • Headline comments were also made that were not in relation to specific parks 	1.5%

6.9 Although comments on the need for specific improvements were received for individual parks, there were also some overarching qualitative themes that were consistently reported across several parks and open spaces; both during meetings and in submissions sent across. Figure 1 presents some of the most common insights that emerged from various parks groups.

Figure 1: Key Themes expressed during Consultation

6.10 Finally, it is worth reiterating that the priorities listed in this plan are informed by an extensive review of evidence which has included all available park master plans. Part of the master plan development process requires significant stakeholder consultation to ensure the end product meets all the parks' users and visitors needs, meaning the development priorities included have already been locally tested.

7. Risk management

7.1 A broad risk assessment has been carried out on the cooperative parks programme as a whole as a means of defining the risk appetite and identifying potential risks and opportunities. It was found that the council and the community's appetite for increasing the level of responsibility in parks was high; although there were unanimous tolerances, which included safeguarding and transferring of risk. In addition, findings highlighted the need for the council to play a role given they are the custodian of public open space.

7.2 There are some headline risks that were identified through the public consultation on this parks capital investment plan, which are summarised below in Table 5.

Table 5: Potential Risks and Mitigation Strategies

#	Risk	Course of Action
1	Local groups do not have the capacity to raise necessary funding	Delivery Support Officers will be appointed to work with groups to secure funding
2	Communities are not interested in working with the council or officers on applying for/designing capital improvement schemes	Build engagement with local residents and groups from the outset so groups feel they are able to influence the outcome. Also, ensure updates are provided at quarterly Lambeth Parks Forum as a means of promoting

		activity
3	An overreliance on the input of 'Friends' groups which may become an issue if the group does not represent user interests	Ensure consultation with local communities on proposed schemes is as wide as possible to reach all sections of the community
4	Failure to effectively clarify roles and responsibilities, particularly in relation to the community-led capital projects	Not only firm up the project delivery process in the capital investment plan, but ensure the parks neighbourhood development compacts provide examples of how the implementation will work on the ground
5	Implementation of the plan costs more than what is estimated	The £9million in council funding will go towards delivering the priority projects and match funding the remainder. If project costs are higher, this will be met either through external funding applications or by S106 or CiL receipts that paid to the council for parks and open spaces

- 7.3 The council has never before had a strategic programme of capital investment that spans all the boroughs parks and open spaces. In this context, new approval mechanisms have also been introduced that ensure all available council funding (e.g. S106 payments) is spent in line with the priorities in this plan. This plan has also been made readily available to other services areas (e.g. planning) to ensure the priorities listed are consistent with other plans under development, such as the Local Plan.

8. Equalities impact assessment

- 8.1 The equalities impact assessment (to follow) complements the equalities impact assessment that has been prepared and presented to Cabinet already as part of the cooperative parks programme. This broader assessment is on top of individual equalities impact assessments that will be carried for any proposed capital improvement project to ensure all issues that may affect different equalities groups are considered.

9. Community safety

- 9.1 Section 17 of the Crime and Disorder Act 1998 imposes a general duty on local authorities as follows: "Without prejudice to any other obligations imposed upon it, it shall be the duty of each authority to exercise its various functions with due regard to the likely effect of the exercise of those functions, on and the need to do all it reasonably can to prevent crime, disorder and substance misuse in its area". Compliance with the requirements of s17 may therefore include a two fold consideration i.e. having due regard to the likely effect of a decision on crime and disorder and doing all it "reasonably" can to prevent crime and disorder. Successive surveys have shown that the level of crime in the Borough is the number one concern of residents. It is essential therefore that opportunity for crime and anti social behaviour is prevented.

- 9.2 An effective, busy, and well managed park has the potential to enhance community safety outcomes and act as safe and welcoming places for positive activities to take place. By investing funding in capital schemes that will improve the user experience and provide additional or more fit for purpose facilities, we will see a knock on effect in terms of the increase in people visiting our green spaces. This enhanced natural surveillance will positively impact community safety in our borough's parks and open spaces. 'Communities feeling safer and stronger' is also the primary Community Plan outcome for the parks service.

10. Organisational implications

The following sections must be considered, but are optional and each should be deleted if not relevant to the report. If there are no organisational implications, state "None".

10.1 Environmental

Any investment in our parks and open spaces will have environmental implications, given their open space nature. Many of the priorities listed in the plan aim to complement or improve existing facilities within our parks and will be designed in partnership with local communities and groups to ensure any improvements are in line with the quality and character of the park. Potential environmental implications will be considered and worked through on a case by case basis right from the development stage through to construction. Environmental sustainability principles are also included in the emerging parks capital investment plan.

10.2 Staffing and accommodation

As it stands, the capital delivery team are self-funding and are paid for through the recovery of project management fees. With this in mind, there should be no staff implications, other than to strengthen the principles underpinning the new staff structure model currently being introduced, as set out in the December 2013 cooperative parks cabinet report. Any further redesign or relocation of services or staff will be led by the Delivery Cluster and be aligned with these principles.

The proposed appointment of two project support officers should also not have any staffing and accommodation implications given our plans for the staff to be managed externally to the council.

10.3 Procurement

This parks and open spaces capital investment plan is the council's strategic commissioning plan that will act as the guide for all future investment in our green spaces. As such, there are no procurement implications associated with this plan; although it is assumed that once funding has been secured, the procurement of any services or goods to deliver the outlined capital projects will be in line with the council's procurement policies, including the consideration of any social value elements such as apprenticeships and London Living Wage.

10.4 Health

Lambeth health issues reflect it being an inner city urban area with a young population profile and a mix of deprivation and affluence. Roughly one in five household's has someone with a long-term health problem or disability and six percent of residents report that their day to day activities are significantly limited health or disability. For the first time, children's obesity levels at reception year are below the London average, although overall rates remain high. Recognition of the health value of high quality green space is growing with open spaces viewed clearly as contributors to improved physical health. Parks are also proven to play a role in improved psychological health, such as stress reduction, and to have a positive effect on symptoms related to depression and dementia.

As one of the cooperative commissioning programmes under the 'Healthier for Longer' work stream, the delivery of this capital investment plan will improve our parks which should lead to more regular use of open space. By encouraging more people to be outside and giving them access to higher quality parks and outdoor facilities, we are seeking to alleviate some of the physical and psychological pressures that living in an inner city borough can lead to.

We will work with colleagues in Public Health to measure the impact of the investment on the health of local communities and how it has supported the delivery of the public health outcomes.

11. Timetable for implementation

Table 6: Key Milestones for Delivery of Parks Capital Investment Plan

Activity	Start	End
Lambeth Cabinet Meeting	12 Jan 2015	12 Jan 2015
Parks Neighbourhood Development Compacts prepared	05 Jan 2015	31 Mar 2015
Delivery Support Officers (DSO) Appointed	13 Jan 2015	17 Apr 2015
Delivery of Priority Projects for each Neighbourhood	01 Apr 2015	31 Mar 2019
Delivery of Community-led Projects with Support from DSOs	01 Apr 2015	31 Mar 2019

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Guy Ware, Strategic Director	Enabling	19.12.14	23.12.14	
Adrian Smith, Commissioning Director	Commissioning	26/11/14	18/12/14	ALL
John Kerridge, Associate Director	Commissioning	26/11/14		
Donna Wiggins, Lead Commissioner	Commissioning	26/11/14	01/12/14	ALL
Carolyn Dwyer, Associate Director	Delivery			
Raj Mistry, Programme Director	Delivery			
Alastair Johnstone, Parks and Open Spaces Operations Manager	Delivery	26/11/14		
Christian Fleming, Head of Growth, Capital, and Tax	Enabling	04/12/14	08/12/14	ALL
Frank Higgins, Finance	Enabling: Business Partnering	01/12/14	24.12.14	
Greg Carson, Legal Services	Enabling: Integrated Support	01/12/14	01/12/14	Section 5
Katy Shaw, Democratic Services	Enabling: Corporate Affairs	01/12/14	01/12/14	ALL
Councillor Jane Edbrooke	Cabinet Member: Neighbourhoods		18.12.14	
Councillor Paul McGlone	Cabinet Member: Finance and Resources		18.12.14	
External				
Colette Thomas, Chair	Lambeth Parks Forum			

Report history	
Original discussion with Cabinet Member	10.11.14
Report deadline	01.02.15
Date final report sent	31.12.14
Report no.	129/14-15
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	28.11.14
Key decision reasons	Financial Meets community impact test
Background information	Cabinet report: Cooperative Parks Programme 09 December 2013
Appendices	Appendix 1: Parks and Open Spaces Capital Investment Plan 2014/15-2018/19

	Appendix 2: Consultation Report (to follow) Appendix 3: Equalities Impact Assessment (to follow)
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Parks and Open Spaces Capital Investment Plan

2014/15 – 2018/19

London Borough of Lambeth



Foreword

In Lambeth we have over 60 parks and open spaces. They enrich our lives and make Lambeth a better place to live, visit, and work. From major and local events and casual and competitive sports, to outdoor play spaces for children, we can see that parks are necessities in modern cities.

Our parks and open spaces have been experiencing a renaissance in recent years. We have seen our many active parks groups rise to become champions of our green spaces, exploring new models of devolved park management; we have 11 Green Flag Award winning parks, the highest number we've ever had; and the latest Residents Survey revealed that 76% of local people judged our parks and open spaces to be good or excellent.

And now, for the first time, we have a Parks Capital Investment Plan that puts a framework in place to help everyone see what the priorities are for improving all our parks and open spaces. It also provides the evidence and rationale for investing in parks and underpins the thinking behind future improvement schemes.

This plan represents the biggest investment we have ever made in our parks and open spaces. Our friends of parks and communities have shown us time and again the value of our parks, and this plan as a demonstration of our commitment, is in response to your efforts.

Yet while we have a vital role in delivering this plan, we cannot do it alone. This is a story of partnerships where the Council and local people work together to help shape and deliver these schemes. We can see the powerful impact our communities and local residents have had on the planning and design of improvements across our parks and open spaces and in the wake of the governments austerity programme, we are now calling on you to take an even greater role.

We know this is an enormous ask. To demonstrate our commitment, we will wrap support around you; use some of our initial investment towards creating targeted project delivery support capacity. All we need now is your help.

This plan shows us what really matters to the many people that use our parks and open spaces. Working together, we hope this plan will be the catalyst for stronger coordination to enhance the future of Lambeth's parks.

Thank you for joining our efforts to protect and improve our valuable green spaces and parks.

Cllr Jane Edbrooke
Cabinet Member, Neighbourhood

Introduction

Lambeth has the largest geographic area of any inner London borough, and 303,000 ethnically diverse people live here. Largely residential, it is one of the most densely populated places in the country, with more than twice the London population density and a projected increase of over 15% by 2030. Although we are fortunate to benefit from a wealth of open spaces of different types, ranging from parks, gardens, green corridors, nature reserves, and playing fields, we also know that this growing population needs to be served by sufficient quantity and high quality open spaces.

Our parks and open spaces are an integral part of daily life. From taking a walk in your local park with the benefits of fresh air, to playing sports in one of the facilities in the park, engaging in a family trip to the playground, or a picnic with old friends – our parks offer something for everyone. They have provided a cost effective means of promoting health and well-being; created a mechanism for increasing community and resident involvement in volunteering and service delivery; provided an excellent social return on investment. All of which, make Lambeth a more attractive place to visit, live, and work.

During times of economic hardship and in light of reductions to public sector funding, funds available to spend on cultural services such as parks are less. Against that backdrop, we know that we cannot continue funding our services in the same way. For example, rather than spend funds on creating new spaces, we could unlock new public spaces through existing estate regeneration plans, freeing up funds for alternative use. This is part of our renewed focus on value for money, innovation, and supporting new ways of working, which is where Lambeth's Cooperative Parks model steps in.

The Cooperative Parks Programme seeks to empower local communities to take on greater



Jubilee Gardens

decision-making and management responsibilities for their local park or open space in line with three core levels of management. In some cases, local groups will adopt a level three model and pursue independent management of their park or open space. For other green spaces, a level two joint management arrangement that brings together Lambeth and local people in a single decision-making body is preferred. And then again, some are happy to continue with Council management. Regardless of the cooperative parks model adopted, we hope to create an environment where our parks services are more accountable to the people who use them.

Supporting new management arrangements is a challenge. We know there is more to this than meets the eye. To ensure the development of successful independent management models, we need to open up new funding streams. We need to invest our resources wisely; towards schemes that will bring more money back into the park to help sustain everyday operations and fund future capital improvements. We need to ensure our communities seeking joint management play an active role in designing the park improvements and helping us raise money for schemes. We need to remember the needs of the parks that remain under Council management and make sure their capital improvements are met. Evidence-based planning is crucial to achieving all these goals.

This five year Parks Capital Investment Plan is the first time we have attempted to evidence and prioritise investment across all Lambeth's parks and open spaces. We have set out the criteria we used to prioritise the schemes. We spoke with our local communities to ensure we understood what is needed to support their cooperative and community-led management ambitions. And we now plan to invest £9million; the largest capital investment we've ever made across our parks and open spaces to help meet your aspirations.

But we can not do this alone. Nearly £20million is needed to deliver this plan in full, of which roughly £2million has already been secured through S106 and other funding avenues. This leaves us with an outstanding amount of £18million. Using our £9million investment, we will fund a range of improvement projects across the borough that have been assessed as highest priority. For the rest, we will need your help.

We know this is no small feat. In recognition of this fact, we will drive a portion of our initial

£9million investment towards supporting local communities meet this challenge. Specifically, we will provide additional capacity in the form of dedicated project delivery support officers whose remit will be to work with groups to raise or apply for external funding; to jointly explore new avenues for funding, which may range from partnership applications to National Governing Bodies of Sport or charitable foundations, to smaller fundraising events or activities.

Even so, delivering this plan will rely on us working together to step up to the challenge. There is already a history of Lambeth's communities actively participating in seeking funding and we hope this plan and its vision inspires you to do more to help us provide the best parks experience for those who live, visit, and work in Lambeth.

We hope you can see that meeting our collective ambitions for parks can only take place with your help.

Capital Plan Overview

Vision

‘All residents will have access to an attractive park and open space where they can enjoy and create opportunities to engage in leisure, heritage, and sports and learn new skills’

The development of this Parks and Open Spaces Capital Plan stemmed from the need to tackle some of the issues that have been raised in the past, including:

- lack of transparency and evidence-based decision-making
- inconsistent investment across the borough and across individual parks and spaces
- limited community involvement in decision-making process
- competing demands and priorities for investment – including grant applications
- overlapping and complex investment plans (e.g. Master Plans, Management Plans, Green Flag Award Plans)

Drafting a Capital Investment Plan to span all our parks and open spaces has never been done before. Trying to capture the significant number of parks, their individual characteristics, and the changing face of local people and user groups takes a concerted effort. However, we accepted the challenge and as a result, have produced for the first time a clear and transparent programme of investment for the next five years.

And we haven't stopped there. As part of our renewed commitment to parks and open spaces, we have taken this one step further. Through this plan we have committed to funding £9million of capital improvement works, which will deliver at a minimum, three schemes in each neighbourhood area that have been prioritised for immediate investment listed. It will also be used to match fund external contributions to help deliver the plan's remaining priorities; all of which are considered essential to improving our green spaces offer.

We know our financial contribution is not enough to deliver all the improvements needed and as such, only forms only part of the picture. Delivering this plan in its entirety will cost close to £20million. As stated, we have committed to funding £9million of improvements. On top of this, we have secured £2million of developer contributions which are matched to projects in this plan. This leaves us with a funding gap of £9million. Our communities have always taken very active roles in raising money to support park activities or events and helping to find match funding for capital projects. We hope to build on this foundation and ask you to work with us to meet this gap. To be our delivery partners across our parks and open spaces.

We know this is a challenge. To support our ambition, we will set aside a portion of our £9million investment to appoint two project delivery support officers to work with local communities on securing external capital funding. This plan will be the future framework we all sign up to and use to coordinate involvement to help us deliver a host of capital improvements across our parks and open spaces. In time, these improvements may even open up new funding streams that support joint or independent management structures and fund everyday operations in parks; an increasing priority in light of the current public sector budget constraints.

Process of Development

This Capital Plan seeks to put in place an evidence-based system for investing in our parks and open spaces over the next five years. It assesses each park's improvement needs and is framed around the following five neighbourhood areas:

- North Lambeth
- Brixton
- Clapham
- Streatham
- Norwood

Although individual projects are listed in this Plan for each green space, three specific projects have been pulled out as priorities for immediate delivery in each neighbourhood. This is based on the alignment to the prioritisation criteria listed in this plan and available evidence, ranging from consultation feedback to an extensive review of individual parks plans.

Importantly, these projects are not intended to replace individual park masterplans, which provide detailed information on park improvements. Instead, this Plan should be viewed as a broad, all-encompassing Plan that proposes areas for improvement and which recommend guiding principles for future developments. Where available, the detail behind the schemes should be provided by individual park masterplans and should be informed by discussions with local communities. Engaging with residents on the scope, layout, and design of capital improvements will be a key feature of any project being delivered and we expect our pioneering groups that are seeking joint or independent management to play an important role in this process.

To help us put this roadmap in place, we applied the following process:



Clapham Common Bandstand

1. Cooperative Parks Consultation

- Over 1,400 responses were received
- Locally identified schemes
- Captured the capital improvement priorities across our green spaces

2. Platform of Evidence

- Review of available information, including park master plans, management plans, and the open space strategy as well as demographic information such as the State of the Borough report
- Cross reference with findings from Lambeth's emerging playing pitch strategy
- Expand list of capital improvement projects

3. Build Framework

- Prioritisation criteria were developed and tested
- Projects were assessed against criteria
- Three projects for each neighbourhood were prioritised for immediate delivery

4. Draft Capital Plan

- Draft plan was prepared
- Draft plan underwent a round of public consultation to test priorities

5. Final Capital Plan

- Feedback from consultation was collated and built into this final version of the plan

This process of prioritisation has enabled us to not only draw on the vision established for our parks, locally tested through the cooperative parks consultation, but build in a means to address areas of historic underinvestment. We also took into account the growing importance of public open space, particularly in light of the future increase in residential density, different park management model requirements, and the Council's overall budget position.

Implementation

The significant reduction in public expenditure has cast a new light on how we fund and deliver improvements to our green spaces. This is an era where we focus on partnerships and driving investment towards projects that will open up new funding streams for parks. Where we all need to take responsibility for raising funding to contribute towards delivering the remaining capital improvement schemes in this plan.

We are supporting this community-driven activity in a number of ways. Firstly, through the appointment of two project delivery support officers whose sole remit will be to work with you to secure external funding to implement this plan; whether it be help in preparing grant applications or support in organising local fundraising events. And secondly, through our ongoing commitment to use this plan as the infrastructural framework for allocating all future funding received for green spaces.

In the past, section 106 (s106) agreements¹ have been a key vehicle for funding improvements in parks (e.g. building a new playground or basketball court) given its purpose to mitigate the impact of new developments. These S106 allocations have

¹ A funding stream that is tied to new developments to mitigate the impact of the growth in population as a result of the development. Funds are currently allocated by the Council, in consultation with local communities and councillors.

also been used to supplement major funding applications to help deliver park regeneration schemes.

From this point on, all S106 open space contributions will be matched to appropriate projects in this plan, as it is paid in to the council. In some cases, this may instigate possible grant applications as it can act as the match funding contribution. There will also be further funding opportunities that exist with the advent of the Community Infrastructure Levy (CIL) and the emerging local area cooperative growth plans, which will be integrated in a few years time in line with the steady increase in CIL receipts.

The road ahead is a difficult one. We hope that you will join us and with our pooled resources, help us deliver the much needed, modernised park infrastructure that better meets the evolving needs

How do my cooperative parks plans fit in?

There is a lot going on in our parks and open spaces, from sports and events through to the newly developed cooperative parks programme. This is all part of our transformation of the parks service and as this plan highlights, we have high hopes for delivering major capital improvements as well. However for many projects in this plan, we need your help.

Level 3: Independent pioneers will be better positioned to finance or secure funding for improvements as community-led enterprises, and will define what is delivered.

Level 2: Cooperative pioneers will, together with other partners, including members and the Council, agree what funding is used for what projects in this plan.

Level 1: Improvement projects in parks and open spaces managed by the Council will be delivered as funds become available.

of our local area neighbourhoods.

Prioritisation Criteria

Attempting to filter the many projects that could improve a park or open space requires a fair and reasonable system. On this basis, we developed a set of criteria that reflect the conversations we've had with local residents and groups, including local demand for facilities, previous underinvestment, income generation potential, and value for money. These criteria were applied to the list of projects sourced from the consultation and evidence based review.

Finally, we have also thought about the cooperative parks programme and what is needed to support groups pursuing alternative forms of park management. Where possible, we have described the impact and what is expected under each level of management, from:

- Level 1: council-led management
- Level 2: cooperative (joint) management
- Level 3: community-led (independent) management

Detail on the criteria applied and what it means for the cooperative parks programme is provided below in no particular order.

1. Addresses issues related to health and safety

Part of providing an effective parks service is about taking action to repair facilities or structures before they become unusable, or so dangerous that emergency financing measures are required. This category aims to capture those urgent works that need to take place as they may pose a threat to the health and safety of communities.

2. Supports sustainable management structures

Different projects can open up new sources of money and start to bring regular income into a park (e.g. construction of a café or sports facility). Bearing in mind the cooperative service delivery model and the overall declining public sector

purse, we have prioritised projects that generate income for the park. Schemes that will reduce or avoid the ongoing maintenance costs of facilities

What does this mean for our cooperative parks plans?

This is of particular importance for our pioneering parks groups who are seeking to take on greater management roles in their local park.

Level 3: Independent pioneers will be able to use income generated to continue providing parks services, activities, or fund further capital schemes as provided in business plan.

Level 2: Cooperative pioneers will, together with other partners, including members and the Council, agree what income is used for.

Level 1: Income generated for council-managed parks will go back into the park towards services identified by the Council.

are also captured here given the impact on budgets.

3. Contributes to delivering our public health outcomes

There are mixed health outcomes for Lambeth residents. Like other inner London boroughs the life expectancy and health of people in Lambeth is generally poorer than the England average. Mental health conditions, especially depressive and anxiety conditions are also highly prevalent.

There has been a significant amount of research, both in the UK and overseas, demonstrating the positive (and cost-effective) impact of parks on health and wellbeing outcomes. As inclusive environments, parks provide one of the few opportunities for whole-family activities. This criterion assesses the contribution individual capital projects can make to promoting healthy lifestyles and enhancing health.

4. Enhances reputation of borough

There are projects that promote Lambeth as a safe, clean, and green borough and ensure it is an exceptional place to live, work, and visit. For example, this could be achieved by providing high-quality facilities in parks that contribute to the sustainability agenda, ranging from the provision of recycling facilities to energy and water conservation measures within park buildings or dedicated on-site composting areas. Or perhaps even an increase in plants or trees given their role in improving air quality and offsetting carbon emissions. Capital schemes that have a positive impact on the borough are considered under this category.

5. Located in areas of deprivation

Areas experiencing multiple deprivation were a key consideration in this plan, in recognition that the outcomes for people living in these areas are often worse than those for people living in less deprived areas. In fact, those living in more deprived communities, who tend to have poorer health and suffer from the kind of illnesses that can be alleviated by regular exposure to green spaces, are also less likely to have good access to high quality parks and green spaces.

The location and surrounding demographics of proposed projects were factored in to the assessment process.

6. Addresses historic lack of investment

As part of the Cooperative Parks consultation, an assessment of capital improvement schemes



The Rookery, Streatham

across all the parks and open spaces over the past five years was carried out. This appraisal highlighted the significant difference in investment across different parks. To a certain extent, much of this is due to s106 investment and its restrictions around proximity to the development. However, by including this criterion in this plan, we are making a case for redressing some of this underinvestment.

7. Represents value for money

Evidence demonstrating the value of parks and open spaces is starting to be quantified, which has played an important part in assessing and prioritising projects in this plan. To name just a few examples of the value of high quality green space and its cross-cutting impact on a range of outcomes:

- living near a well maintained park has been found to increase the value of the average home by 6%
- owners of small companies rank recreation, parks, and open spaces as the highest priority in choosing new locations for the businesses
- monetary preventative health value through access to recreational opportunities in parks and the growing use of GP referral schemes; all of which contribute to saving the health service millions
- green space contributes to air pollution reduction by absorbing carbon dioxide and producing oxygen and filtering out harmful particulates

This criterion looks at proposed projects through a value for money lens in terms of its impact on a host of economic, health, and environmental outcomes.

8. Meets community goals and aspirations

The recent cooperative parks consultation asked local people and communities what physical developments were needed or would improve

their local park or open space. Over 1,400 responses to this consultation were submitted with the results subsequently held as a good indication of local demand. Where park masterplans exist, the information has also been included, as these plans are also consulted on locally.

More recently these priorities were tested locally through the public consultation on this plan. Those individual schemes that demonstrated strong support have also factored in to the prioritisation in this plan.

How do community aspirations fit in with cooperative parks plans?

The cooperative parks programme aims to help communities achieve their aspirations for joint or independent management. This includes taking into account local demand and need for capital improvements as well as considering the form of infrastructure that best supports the new and emerging models of management.

Level 3: Independent management of parks is an ambitious goal. The need to generate income and improve infrastructure to sustain and improve park services was a common theme from level three groups, which was a major consideration in this plan along with local demand.

Level 2: Cooperative pioneers fed back a host of capital development schemes and projects were selected based on consultation and local demand.

Level 1: Where available, capital projects proposed for council-managed parks have been based on evidence, including consultation. Where there is no parks-specific information available, Council officers and the Open Spaces Strategy have informed the plan.

9. Supporting major developments

Lambeth have some major regeneration schemes planned for local areas, which will have an impact on the local need and usage of a broad range of facilities in our parks and open spaces. Where known, these emerging developments have been mapped against local parks with a view to determining where local area population growth is expected. This assessment has been factored in to this prioritisation framework

These criteria are by no means the only way to prioritise capital projects in parks. However they have formed a good basis for us to start. It is assumed that this plan would be reviewed half way through its lifespan to allow us to see what has been delivered and understand where we need to focus our efforts in future. We also plan to refresh the plan after the five year period to ensure projects remain relevant.

This plan should also be seen as a live guide on where improvements should be made across Lambeth's parks and open spaces and what would represent value for money. It does not preclude community groups or other organisations independently applying for funding for specific projects outside the scope of this plan from external sources; this will only be the framework for council managed or administered funding.

Local Context

Lambeth has a suite of strategies and policies in place to help guide change in the borough, which have implications for the future of parks and open spaces. The plans which have helped shape this plan are listed below.

The Community Plan (2013-2016)

This plan provides the outcomes framework through which the council prioritises resources and drives all the activities that the Council commissions. At the heart of the Community Plan is a commitment to a cooperative approach. 'Working with the community, drawing much more closely on their experiences and putting residents at the heart of decision making will lead to much better, more cost effective and innovative solutions.'

Cooperative Parks Programme

Lambeth's Cooperative Parks Programme aims to support opportunities for local communities and residents to lead or have greater responsibilities for service delivery. The Council, in partnership with local Friends of Parks groups, proposed the following three distinct future management models:

- Level 1: Council-led management – traditional approach where the Council continues to maintain and manage parks;
- Level 2: Cooperative management – establishment of a joint partnership arrangement with wide representation, who together make decisions on services and resource allocation
- Level 3: Community-led management – independent management model; the Council adopts a monitoring role



Vauxhall Park

There has been a significant degree of interest in these (and other) alternative models of management from various groups and organisations across the borough. Lambeth are working with these groups to ensure viable service and financial models are explored as part of their development, including discussion on future capital investment options.

Lambeth Local Plan

Policies in planning documents are the basis on which all applications for planning permission are decided. The current local plan in Lambeth is the London Plan (July 2011), the Lambeth Core Strategy (January 2011) and the remaining saved, non-superseded policies in the Lambeth Unitary Development Plan (UDP): Policies saved beyond 5th August 2010. The new Lambeth Local Plan is

anticipated to be adopted in early 2015 and will replace the Lambeth Core Strategy and UDP. It involves a partial review of the Core Strategy and contains more detailed development management policies and site allocations. The new Lambeth Local Plan is intended to provide a framework which will guide development leading to significant growth and change in the borough over the next fifteen years. It puts forward a spatial vision and strategic objectives, which are of relevance to future capital spending decisions and negotiations on planning applications. Relevant open space policies include policy EN1 of the new Lambeth Local Plan, and policy S5 of the Core Strategy and saved policy 50 of the UDP. These planning policies seek to protect and maintain open spaces and their function, including biodiversity, and seek also to increase the quantity and quality of open space in the borough. Housing policies seek to make provision for children's play space.

Open Spaces Strategy

Lambeth's Open Space Strategy forms part of the evidence base for Lambeth's emerging key planning policy document, the new Local Plan (as described above). In brief, the Strategy provides an assessment of the quantity and quality of existing open spaces as well as their various functions and significance. It seeks to protect and improve open space provision, including quality, quantity, accessibility and safety; improve linkages within and between existing open space network; meet needs of local people and promote social inclusion; ensure open spaces enhance the quality of the local environment; and provide a framework for future investment priorities and actions to maintain quality and provision.

Sports and Physical Activity Strategy

Playing pitch assets are located in approximately one third of Lambeth's parks and open spaces. Lambeth Council, working with Sport England, have commissioned Knight, Kavanagh & Page (KKP) to complete a Playing Pitch Strategy for the borough from 2014 to 2026. This strategy is being developed with the local community including sports groups, cooperative parks groups, and other community organisations. The strategy is expected to be completed by October 2014 and will be developed working with the community to identify the sustainable management of existing and future sports facilities across the borough. This strategy is required to support our ambition to place the right facilities in the right places and enable the borough to access external funding to support the development of our future sports facilities.

Playing Pitch Strategy

The Playing Pitch Strategy will be used to assess relevant planning applications and will form part of the evidence base for future revisions of the Lambeth Local Plan. It will also support the introduction of a Lambeth Community Infrastructure Levy Charging Schedule to provide guidance and the mechanisms whereby new development will be required to contribute to new infrastructure facilities. This will ensure a joined-up approach as part of the planning process and ensure focused future developed against our identified sporting priorities and need.



Larkhall Park

Community Infrastructure Levy

CIL revenue must be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of local areas. Lambeth expects to adopt this levy in 2014.

Area Supplementary Planning Documents

There are a host of area supplementary planning documents that provide a clear vision for individual areas and provide a framework for delivering and managing change. For example, Vauxhall has been identified as an area for significant future growth with plans to create a green spine running through the area, connecting to the linear park.

Local Needs

Open space needs within the borough have been identified through a number of means, including the:

- commission of four area-based needs assessment reports to help build the evidence base for this Plan
- cooperative parks consultation – information was gathered during public events, completion of short and long questionnaires, and during focus groups
- review of current programmes and park master and management plans

An analysis of the evidence has been undertaken to identify areas where improvements will be of the most benefit. The key themes drawn from this review can be summarised as:

- Population - Lambeth will see an increase in size which will impact the demand and need for high quality spaces and facilities
- Density and deprivation – those living in more deprived communities tend to have poorer health and suffer from the kind of illnesses that can be alleviated by regular exposure to green spaces. Ensuring these areas have access to high quality parks and green spaces will help address these issues.
- Safety - high quality public spaces are integral to strategies for dealing with crime and anti-social behaviour issues. An increase in the number of people using parks and open spaces promotes natural surveillance and can result in reduced crime rates.
- Recreation - continued provision for sports and fitness within parks and open spaces to improve health and wellbeing and, where

appropriate, provide another source of income into a park

- Quality - maintaining current standards within parks and open spaces, including achieving 'Green Flag' status,
- Balance - the need for fairness and achieving a balance of investment across the borough, counteracting any suggestion that investment is concentrated in one location



Brockwell Park Walled Gardens

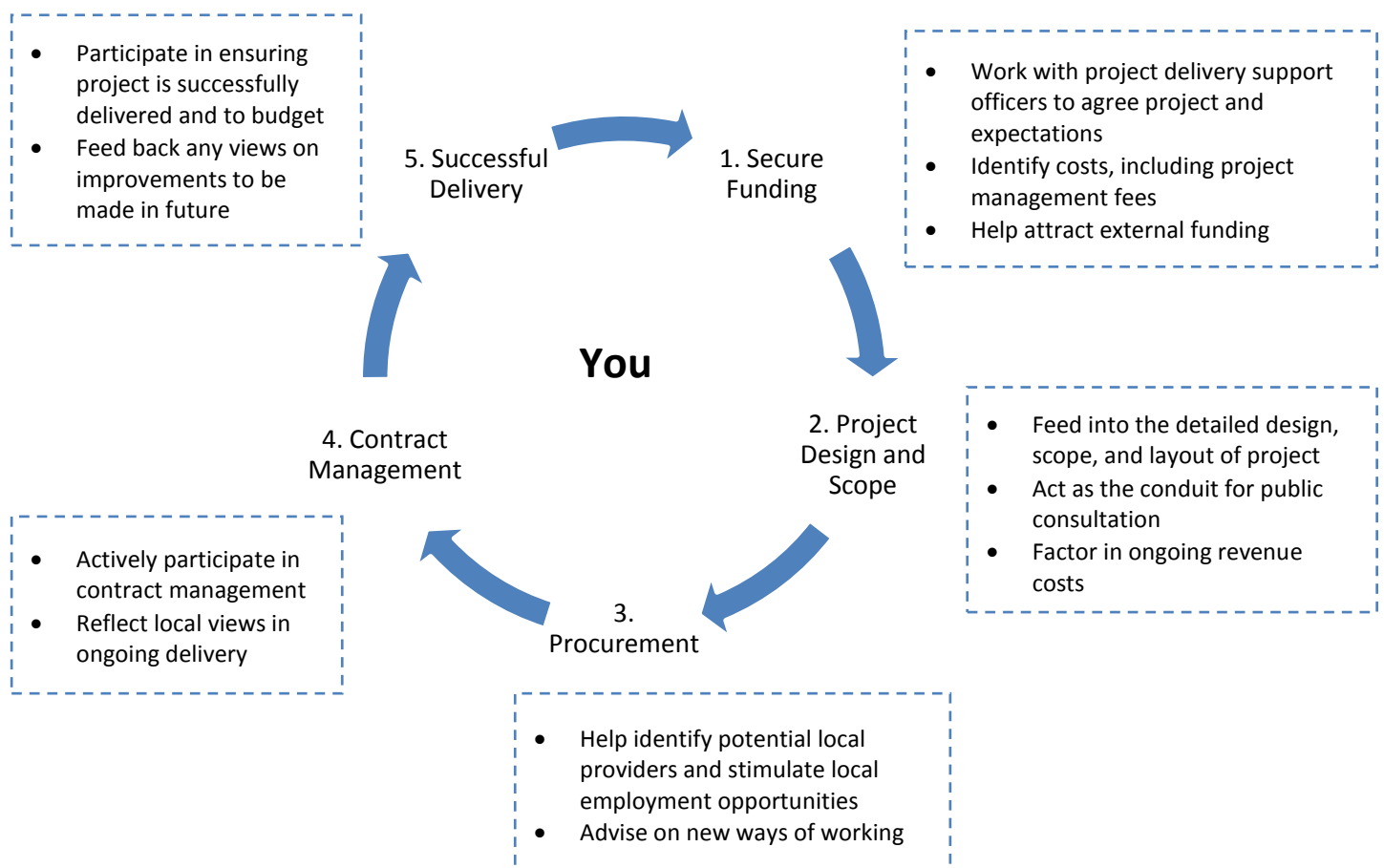
Your Involvement

Lambeth's shift to a cooperative commissioning model of delivery combined with the development of this Parks Capital Investment Plan has led to a change in the way we plan and deliver capital schemes in parks. No longer will it just be us making decisions about what capital projects are delivered in parks. This new era is about the added touch; about bringing local people in to the design and delivery process in recognition of the value they bring to the green spaces they use.

Local advocacy is not quite enough. As such, we have sought to embed opportunities for local engagement at each development stage, which includes the appointment of two project delivery support officers to work with groups on attracting external investment. This framework makes the case for local engagement and helps everyone understand the contribution communities can make throughout the process. It is a measure of our commitment to strengthen the relationship with residents and genuinely work with you on everything from funding applications to ensuring their successful construction.

Figure 1 depicts our new approach and perhaps more significantly describes how we think it should work. However, we appreciate that this can not be consistently applied for every project and expect flexibility to be built in to best meet the needs of individual groups.

Figure 1: Opportunities for Local Involvement



As this approach represents a new collaborative way of working, we have also generated a set of key principles that will ensure we are making the most of these opportunities. This bottom-up model is intended to help communities develop a sense of ownership and commitment to our parks and open spaces.

Core Principles

Value for Money

This principle is about having a continual focus on ensuring that money secured, either generated from the Council or otherwise, is spent efficiently and effectively. This is also about considering each scheme in terms of its impact on a range of outcomes from public health improvements to stimulating local growth, and tailoring schemes to maximise the potential.

Integrity

This values based principle reflects the borough's ambition to build trust in the community and expect the same in kind. To deliver the projects in this plan, we need to build a reputation for genuinely listening to your views and we in turn, expect to feel confident that you uphold the same values of trust, openness, and honesty.

Collaboration with all Users

We know this is not just about the council working with our dedicated parks groups. There are a host of residents that regularly use our parks who would be interested in what takes place and what is delivered in them. This principle seeks to capture these views and our expectation that you help us reach these groups; hear the perspectives of others.

Facilitates Local Growth Opportunities

As a borough, we are committed to supporting the local growth and development opportunities that exist across a range of sectors. Delivering the projects in this plan will begin to seed opportunities for local employment and we want to make sure we capitalise on this. Our communities' intelligence of local suppliers will be of huge benefit and we want to use this principle to tap into this knowledge base.

Where does my cooperative parks model fit in?

The capital delivery process may differ depending on the level of responsibility sought under the cooperative parks programme.

Level 3: Independent pioneers will need less Council and project delivery officer support and will not need to engage with Council structures to the same extent. Monitoring to ensure safety and legal compliance will remain.

Level 2: Cooperative pioneers may need to work more intensively with project support officers, within the Council structures, through each stage of the project delivery process.

Level 1: Projects will be delivered as funding or other opportunities become available for Council-managed green spaces (e.g. cross park applications).

North Lambeth

Bishops, Princes and Oval Wards

Area Profile

North Lambeth consists of several smaller places, including Waterloo, Kennington, Oval, and Vauxhall with distinct mainly non-residential neighbourhoods (e.g. Vauxhall and Waterloo), and deprived residential areas separated from the riverside by stations, viaducts and busy roads. As an area it is well known as an entertainment district, especially for the arts, and is a popular tourist destination. North Lambeth also expects the largest population growth over the next few years and is an area of high density development and a key business and cultural hub in the borough.

Waterloo, situated in Bishops ward is one of the borough's areas of national importance, with a dense concentration of important sites, including Lambeth Palace, a riverside walk that takes in the South Bank arts complex and the London Eye, as well as one of London's major hospitals, St Thomas'. Jubilee Gardens is also located in Waterloo and is a popular green space independently managed by the Jubilee Gardens Trust and which may see potential expansion into Hungerford Car Park in future².

Vauxhall forms part of the Vauxhall Nine Elms Battersea Opportunity area, the largest current regeneration development in London. This will bring significant numbers of homes and jobs to a currently largely industrial area (although most of this development is in Wandsworth). The intention is to link the waterside east of Battersea Park to Albert Embankment and the South Bank together in a linear park, and to give Vauxhall a stronger, more recognisable local identity - Vauxhall is in both Oval and Princes wards. Proposals for this new linear park include sports pitches, formal and informal children's play provision, and community growing areas.

Snapshot of Local Parks

Kennington Common in the southern part of the area was until 1800 a notorious site for public executions and meetings. In the Victorian period, the park was redesigned and reopened as Kennington Park and since then the park has been extended although much of the original design has been retained.

Lambeth Palace and Gardens has been the official London residence of the Archbishop of Canterbury since the 13th Century. The palace grounds were opened informally to the public in 1869 to allow local families access to fresh air and green space. The nine acres became known locally as 'Lambeth Palace Field' and in 1901 was leased indefinitely to the people of Lambeth and given its current name of Archbishop's Park.

A network of tree lined open space was later developed along the riverfront forming an extensive public realm, which comprises of the South Bank, Jubilee Gardens, the Albert Embankment and Gardens.

² Scheme to be enabled by Shell Development.

Oval is named after the prestigious cricket ground and has two major open spaces – Vauxhall Park and Kennington Park – both of which have Green Flag status. Vauxhall Pleasure Gardens is also nearby, and is a large open space in Princes ward which also houses Vauxhall City Farm.

Parks and open spaces in North Lambeth include:

Parks/Open Spaces	Ward	Park Plans	Green Flag
Kennington Park	Oval	<ul style="list-style-type: none"> Master Plan Green Flag Management Plan 	Y
Archbishops Park	Bishops	Green Flag Management Plan	Y
Vauxhall Pleasure Gardens	Princes	Master Plan	N
Vauxhall Park	Oval	Green Flag Management Plan	Y
Ufford Street Recreation Ground	Bishops	N	N
Lambeth Walk Doorstep Green	Princes	N	N
Old Paradise Gardens (formerly Lambeth High St Recreation Ground)	Princes	N	N
Pedlars Park	Princes	N	N
Jubilee Gardens	Bishops	N	N
St Johns Church Gardens	Bishops	Green Flag Management Plan	Y
Emma Cons Gardens	Bishops	N	N
St Marys Church Gardens	Bishops	N	N
Albert Embankment	Bishops/Princes	N	N
Hatfields Green	Bishops	N	N
Cleaver Square	Princes	N	N
Kennington Green	Oval	N	N
Kennington Oval	Oval	N	N
St Marks Churchyard	Oval	N	N
Claylands Rd Open Space	Oval	N	N
Waterloo Millennium Green	Bishops	N	N
Bernie Spain Gardens	Bishops	N	N

Where do we want to be in ten years?

A number of themes have been pulled out as relevant for the North Lambeth area. These themes are based on future needs and wrapped around longer-term planning information, including demographic trends, and available research exploring the contribution various capital improvements can make to local outcomes and the associated impact on quality of life.

By setting overarching themes by area, we have attempted to capture and present a strategic view of the future investment needs for local parks in the North Lambeth region, and use this information as the basis for where we should be harnessing and driving our resources over the next five - ten years.

Finally, it is worth bearing in mind that within the North Lambeth neighbourhood, there are two designated neighbourhood cooperative infrastructure levy areas (although these will be reviewed after three years). As mentioned earlier, the community infrastructure levy is a new charge that

allows the council to raise funds from developers undertaking new build projects. This income will be allocated to strategic projects³ (75% of funds generated) and local neighbourhood projects (remaining 25%), meaning that North Lambeth parks will eventually receive CIL income depending on which CIL area they are in, namely:

- Waterloo CLIP area: Bishops ward
- North Lambeth CLIP area: Prince's and Oval wards

Although local neighbourhood plans have yet to be developed, it is anticipated that this plan will act as the basis for these Cooperative Local Investment Plans. As such, additional schemes have been included for certain parks across both CLIP areas, where the evidence exists.

I. Increased or enhanced sports and fitness provision

The local area needs assessment for North Lambeth established that there is an under-provision of sports ground/playing fields and games courts in the north of Lambeth. The quantity of provision was found to be disproportionate to the high population density in the area, and that this density was likely to increase in line with the proposed developments in upcoming years.

Looking in detail at the results of the Cooperative Parks Consultation, sports facilities were chosen by almost a quarter of respondents and taken with the results such as those seen in Kennington Park, where users advocated for improved fitness provision in the park, we can see that it remains a key need for the future.

Improvements to sports and fitness provision in parks and open spaces can also provide an excellent social return on investment by influencing a range of outcomes including:

- Health: increased levels of local physical activity participation have a positive relationship with improved health outcomes. This is also a very cost-effective means of promoting health and wellbeing
- Local Decision-Making: provision of an additional revenue stream for reinvestment into park and support future running costs
- Youth Development: providing positive opportunities to divert young people from anti-social behaviour with access to fit-for-purpose sporting infrastructure
- Social Cohesion: parks and open spaces are known to promote community cohesion and sport activities played both formally or informally offer opportunities for this social inclusion to take place

The form of sport and physical activity provision in each park should be informed by the emerging Sports and Physical Activity Strategy and Playing Pitch Strategy, although all future schemes will factor in Lambeth's planning restrictions around turning open space into fenced sports areas.

II. Enriched horticulture and park architecture improvements

Contact with plants and participation in horticultural activities can bring a wide range of benefits to a diverse demographic; increasing local usage of parks and contributing to the uniqueness of an area. For example, it has been found that natural views – of elements such as trees and lakes – promote a

³ At the time of drafting this plan, decisions on how the strategic element of CIL had yet to be made.

drop in blood pressure and are shown to reduce feelings of stress.⁴ The recognised relationship between green environments and enhanced mental wellbeing lends itself to a focus on this theme in future.

In the cooperative parks consultation, requests for horticultural improvements tended to be largely grouped by park or vicinity. Respondents in the north of the borough for example, were mindful of highlighting the pockets of horticulture and tucked away gardens available as well as point out the local 'horticultural centres of excellence' in the Royal Horticultural Society and the Garden Museum as a guide for future improvements. As the population density increases, these centres should be maximised and brought in to help guide discussions that aim to build up and sustain the 'green lungs' of the area and create a collection of enriched parks and open spaces.

Investment in hard infrastructure and landscaping as part of a planned approach would also make major contributions to the quality of parks and open spaces. These range from the potential to generate future savings (e.g. from schemes such as improved drainage) to the provision of high quality built facilities that improve the accessibility or visual appearance and attractiveness of local parks, subsequently increasing their usage. Improving access routes for the purpose of promoting connectivity between the many small spaces in North Lambeth is also a future priority, given that the quantity of green space provision in this area is low. Bearing in mind the high and surging population density, the need for linkages across existing parks (particularly Vauxhall Pleasure Gardens, Vauxhall Park, and Larkhall Park in keeping with the VNEB development) becomes more important.

Finally, parks and open spaces have an important role to play in furthering the sustainability agenda. Given the number of green spaces in North Lambeth, there are some small interventions that can make a difference to the local environment, largely in terms of improving air quality in an urban environment and exploring the role green spaces can play in waste management. We know that plant life and trees help reduce pollutants in the air and there are also natural biological systems for waste (e.g. mulching with locally produced woodchip and compost) that can make an urban environment more self-sustaining.

III. Improvements to children's' play facilities

Play is an essential part of the physical, emotional, and psychological development of children and in urban environments, the opportunities for play are restricted. Today, parks are the primary outdoor environment that still remains for children to meet and play in a sociable and informal setting.⁵ Perhaps unsurprisingly, children's play area was identified as a need by the highest proportion of respondents to the cooperative parks Consultation for both the short questionnaire and the face to face survey (26% and 24%). This was of particular note by a number of Vauxhall Park users who identified the play area as being in need of improvement.

Well-designed play areas with a range of equipment and landscaping can provide places where whole families can enjoy quality time together. They also provide settings for family or neighbourhood interactions and as a free, outdoor activity, playgrounds allow local people to meet

⁴ Dunnett, N., Swanwick, C. & Woolley, H. (2002). Improving Urban Parks, Play Areas and Green Spaces. London, Office of the Deputy Prime Minister.

⁵ Urban Parks Forum. (2002). Your Parks: the benefits of parks and green space

and extend social networks. This will be especially important in the north of the borough which will experience major population growth in the coming years; a significant proportion of which will be comprised of affordable housing.

Where do we start?

Across our stock of parks and open spaces there are a range of capital improvement schemes already underway or in the pipeline, which contribute to improving the quality and accessibility of our parks and open spaces. These projects are often developed and delivered as part of either section 106 funding or larger Lottery applications and shaped in partnership with local communities. Table 1 presents these live capital schemes:

Table 1: Capital Projects in the Pipeline in North Lambeth

Park	Project/s	Indicative Cost (000)	Delivery Timeframe
Archbishops Park	Sports Facility Improvement Programme: <ul style="list-style-type: none"> • upgrade redundant football redgra pitches so fit for purpose • construct changing rooms • resurface tennis and netball courts • upgrade outdoor gym equipment • table tennis table provision 	£900	Oct 2015
Hatfields Green	Whole park redevelopment project to improve the open space, including pathways, seating, water installation (match funded by Southwark Council to tune of £100k)	£275	Mar 2015
Jubilee Gardens	Expansion into Hungerford car park		
Kennington Park	<ul style="list-style-type: none"> • Implementation of refurbishment of walled ornamental flower garden 	£500 in total: £375 of HLF; £82 of S106; £50 of in-kind from Friends KP	Mar 2016
	<ul style="list-style-type: none"> • Improved footpaths and pathway across park to Bolton Crescent and Mead Road 	£33 ⁶	Mar 2015
	<ul style="list-style-type: none"> • Relocation of composting area in Kennington Park (to be managed through waste reduction grant) 	£32	Mar 2016
Vauxhall Park	Park masterplan development	£33 ⁷	Mar 2015
Vauxhall Pleasure Gardens	Implementation of next stage of major regeneration scheme, including: <ul style="list-style-type: none"> • Reducing the mounds • Art installation statues on to of entrance columns 	£440	Mar 2016
	Goding Street Improvements project – exploratory scheme to look at means of animating spaces	£30	TBC
Total		£2,243	

However, alongside these developments are the host of capital improvement schemes that are currently unfunded (or partly funded) and which based on local evidence, park user feedback and existing park master plans, are of urgent need to improve local outcomes and help support the delivery of the cooperative parks programme. These schemes have been evaluated using the prioritisation criteria described earlier and narrowed down to key priority proposals for each park

⁶ Consists of 2 project specific S106 public realm agreements worth £10,790 and £23,745 respectively.

⁷ This sum is part of a bigger S106 agreement, which is being shared between a master plan and as a contribution to the Vauxhall Park children's play project.

and open space as listed in the Table 2. below. As might be expected, smaller green spaces have fewer projects assigned, unless there was a demonstrable need identified in the cooperative parks consultation or seen in available evidence. It is expected that this will be a live guide of priority projects, which is updated as funding becomes available. The aspiration is to deliver as much as possible over the next five years.

At the time of drafting this Plan, plans were underway to extend the Northern Line to Battersea. This is part of the broader regeneration of the area and will involve the sale of Kennington Lodge. The funding resulting from this will be ring fenced for investment in parks.

Guidance to Interpreting the Table

- Projects have been kept relatively broad to enable flexibility and discussion with local groups on detail
- Estimated Cost column is purely indicative and based on the cost of installing or building similar capital improvements in other parks
- S106 Available column refers to where S106 funding has and will continue to be matched to projects that meet the requirements. This will be updated as S106 funding comes in.
- Other Available column refers to Lambeth capital funding, grant funding, local contributions, or other funding streams that are made available. As discussed earlier in the plan, the Lambeth capital funding has been allocated to projects that most strongly meet the prioritisation criteria. Where other funding sources have been obtained (e.g. grant funding) this has been listed.
- Budget Needed column refers to the outstanding amount that needs to be raised or found externally to deliver the project.
- Funded column depicts the schemes that are able to be financed and delivered at the time of drafting this plan. This will be updated as schemes are completed.
- **Bolded rows** refer to the three highest priority projects for the neighbourhood area.

Table 2: North Lambeth Region Projects to be Delivered from 2014/15 – 2018/19

Park	Themed Outcome	Project/s	Estimated Cost (000)	Budget (000)			Funded
				S106 Available	Other Available	Needed	
Albert Embankment	Horticulture	Enhanced planting and horticultural improvements	£50	-	-	£50	
Archbishops Park	Access and Hard Landscaping	Improved entrances and landscaping	£100	-	-	£100	
	Horticultural and Biodiversity	Enhanced planting and bedding	£50	-	-	£50	
	Functional Building; Pioneer Revenue Support	Conversion of public toilet block into café	£150	-	-	£150	
Bernie Spain Gardens	Horticulture	Improved bedding and park furniture	£50	-	-	£50	
Cleaver Square	Park Architecture	Improved furniture and drainage works	£100	-	-	£100	
Emma Cons Garden	Park Architecture	Paving installation that differentiates the space	£300	-	-	£300	
Hatfields Green	Access and Park Architecture	Improved furniture	£25	-	-	£25	
Kennington Green	Refurbishment	As detailed in TFL design plans	n/a	n/a	n/a	n/a	Yes

Kennington Oval	Refurbishment	General improvements to create an attractive and welcoming environment	£100	-	-	£100	
Kennington Park	Sports and Fitness Provision	Outdoor fitness equipment	£50	£35.2	£14.8	£0	Yes
		Development of extension, including possible construction of sports pavilion	£800 ⁸	-	-	£800	
	Park Architecture and Landscaping	Improvements to pathways and land drainage, including public toilet provision	£800	-	TFL: £800	£0	Yes
	Children's Play	Improved and more modern children's play area	£250	£17.5	-	£232.5	
Lambeth Walk Doorstep Green	Access and Park Architecture	Improved signage and cycling route	£75	-	-	£75	
	Sports and Fitness Provision	Improved sports and leisure facilities	£25	-	-	£25	
Old Paradise Gardens	Access and Park Architecture	Restoration of surrounding listed walls	£50	-	-	£50	
		Improved entrances and pathways	£50	-	-	£50	
	Horticulture	Horticultural design improvements	£25	-	-	£25	
Pedlar's Park	Access and Park Architecture	Improved park furniture and signage	£50	-	-	£50	
	Children's Play	Improved play equipment for children	£150	-	-	£150	
St. John's Church Garden	Access and Park Architecture	Improved signage and furniture	£50	-	-	£50	
St. Mark's Churchyard	Children's Play	Installation of new play area	£150	-	-	£150	
	Landscaping and Infrastructure	Widened pathways, gravel, and railings that supports local activity	£50	-	-	£50	
St. Mary's Church Garden	Horticulture	Improved water feature systems, fencing, and improved pathways	£100	-	-	£100	
Ufford Street Recreation Ground	Horticulture	Improved bedding and furniture, including fencing and seating	£50	£9.5	-	£40.5	
	Children's Play	Improved children's playground	£150	-	-	£150	
Vauxhall Park	Children's Play	Modernised play area provision	£250	£25	£225	£0	Yes
	Sports and Fitness Provision; Pioneer Revenue Support	Improved sports and fitness facilities	£200	-	-	£200	
	Horticulture and Architecture	Horticultural designs, sustainability, and improved furniture and access	£200	-	-	£200	

⁸ Will explore potential to secure Sporting National Governing Body contribution to scheme

Vauxhall Pleasure Gardens	Hard landscaping and Access	Improved pathway infrastructure and landscaping	£250	£100.3 ⁹	£149.3	£0	Yes
	Sports and Fitness Provision; Pioneer Revenue Support	Improved sports and fitness facilities	£150	0.83	-	£149	
	Biodiversity	Enhanced wildlife and biodiversity areas	£25	-	-	£25	
Waterloo Millennium Green	Horticulture and Park Architecture	Improved bedding and park furniture	£50	-	-	£50	
Total			£4,925	£188.3	£1,188.8	£3,547.9	

This list of capital schemes are not exhaustive by any means; the proposals more provide an indication of each park's immediate capital investment needs, which include consideration of issues related to historical lack of investment or upcoming developments that may significantly impact on park usage. The proposed projects have also been suggested in the context of Lambeth's Local Plan (draft) Infrastructure Schedule which aims to support future growth.

However before we start, we also need to emphasise the importance of considering the ongoing revenue costs of individual projects going forward, particularly now, in this financial climate. We have committed to only investing capital monies in schemes that either already have revenue budgets attached or have an associated plan for generating income that can be used to cover the ongoing maintenance costs. Such approaches will include reviewing the opportunities for competitive tender packages (e.g. sports facilities) that factor in clear maintenance expectations.

The top three projects across North Lambeth parks (bolded in Table 2. above) assessed to be of highest priority are also provided in further detail below.

⁹ Sum consists of 2 S106 public realm improvement agreements consisting of £65,690 and £34,600 in local area.

Proposed Project Details:**Outdoor Fitness Equipment in Kennington Park****Description:**

Kennington Park's existing outdoor fitness equipment was installed in 2006 and needs urgent attention. Owing to its condition and regularity of usage, it needs to be replaced with more durable equipment.

Justification:

Kennington Park's outdoor fitness equipment is damaged or broken owing to overuse and has now become unsafe. There is a dedicated user group regularly using the equipment who have lobbied the Council both through the cooperative parks consultation and as a separate petition to have this equipment replaced. This scheme scored highly against the following prioritisation criteria:

- Assessed as an emerging health and safety issue based on independent assessments
- Meets community needs as evident by recent user group formed around the equipment and strong local support for scheme
- Contributes to positive opportunities for enhanced public health and wellbeing given the growing popularity of fitness equipment in parks and its obvious link to healthy living. Also, as a largely user managed facility, adds to community cohesion.

Capital Costs:

Estimated Operational Cost	Available Funds	Balance Needed
£50,000 for construction and installation	S106 sports and leisure contribution in area: £35,200	£14,800 to be found through community activity

Revenue Costs:

It is expected that any outdoor fitness equipment installed will include an associated revenue budget before construction commences or a plan to cover any ongoing costs through income generating activities (e.g. fitness training programmes). This budget should cover at a minimum, programmed safety inspections. Discussions with potential suppliers should include under warranty, any defects or major structural damage to equipment for at least ten years.

Proposed Project Details:

Modernised play area provision in Vauxhall Park

**Description:**

The proposed project acknowledges that the play area which was installed in 2004 is worn out and in need of refurbishment.

Justification:

Play areas have an acknowledged life span of between 10-15 years and the playground in Vauxhall Park is over 10 years old and has unfortunately reached the end of its life. As a result local discussions on the form and design of a new play area have begun with the Friends of Vauxhall Park, as part of work on a new masterplan for the park. This scheme scored highly against the following prioritisation criteria:

- Located in a major development area (Vauxhall Nine Elms area) which is expected to see a surge in residential population. This area regeneration will have a big impact on need and usage of park facilities and a modernised play facility will support the increased visitors.
- Scheme is supported by results of the cooperative parks consultation, which found local demand for improved play area in Vauxhall Park.
- The role a good playground can play in enhancing children's' health and wellbeing is well documented as it offers opportunities for interaction, space, and healthy activity
- There has been a historic lack of capital investment in the past and this project as well as the masterplan starts to address some of these issues

Capital Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£250,000 for design and construction	£25,000 of a £58,000 S106 Parks Improvement obligation remains (funds spent previously on park masterplan)	£225,000 from council investment and potentially other contributions

Revenue Costs:

It is expected that all play facilities that are designed and built will have a low maintenance specification attached (e.g. no sand or water based activity and low maintenance horticulture). In addition, there should either be an associated revenue budget attached or a plan for income generated from other activities or services in the park to be used to cover ongoing costs (e.g. café). This should cover programmed safety inspections (e.g. ROPSA) and any minor repairs to equipment. Discussions with potential suppliers should include under warranty, any defects or major structural damage to equipment.

Proposed Project Details:

Design and improve pathway infrastructure and landscape in Vauxhall Pleasure Gardens

**Description:**

Improvements to, and widening of, pathways and reduction of the mounds to support increased numbers and provide event space

Justification:

Vauxhall Pleasure Gardens has produced an urban design framework that aims to regenerate the park, bearing in mind the impact expected following the Vauxhall Nine Elms development. Although work has begun on some public realm improvements, improvements to landscaping infrastructure is needed to support the increased numbers and improve community safety (through reduction in mounds). This scheme scored highly against the following prioritisation criteria:

- Located in a major development area (Vauxhall Nine Elms area) which is expected to see a surge in residential population. This area regeneration will have a big impact on need and usage of park facilities and a modernised play facility will support the increased visitors.
- As part of the Urban Design Framework, this project will start to open up future revenue generation potential in line with plans to use the space as a natural amphitheatre for outdoor theatre performances
- Scheme will enhance the reputation of the borough based on the rising profile of the park and the increasing numbers of visitors that head to Vauxhall Pleasure Gardens for range of events, including summer fetes or outdoor cinema shows

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£250,000 for construction and installation	£100,290 made up of two S106 contributions: <ul style="list-style-type: none"> • Public realm improvements in local area 	£149,700 from council investment and potentially other contributions

Revenue Costs:

There is not expected to be any additional operational or revenue costs associated with this scheme as there is no additional grass, bedding, or new facilities being built. Despite this fact, revenue budgets remain under pressure so all improvement schemes are expected to have, or factor in, an associated revenue budget or include a plan for raising income from investment. In this case, the income generated from events or activities should be used to offset grass maintenance and potential damage costs.

Brixton and Herne Hill

Coldharbour, Herne Hill, Tulse Hill, Brixton Hill Wards

Area Profile

Brixton and Herne Hill is the most heavily populated area of the borough. Brixton is the main and most populous town centre at the heart of Lambeth with around 71,000 residents. It was once predominantly woodland, only marked by a stone, and was thought to have been a meeting place located on Brixton Hill. At the end of the 18th Century, settlement and villages began to enclose Brixton and the woodland was eventually cleared leaving farmland and market gardens, to serve the City of London and City of Westminster as the only open areas. It has since developed a reputation as a diverse cultural and creative centre, famous for its entertainment venues, thriving high street, and markets. It is identified in the London Plan as one of the 35 major centres and in recent years, has undergone re-development, including the redevelopment of Windrush Square, pavement widening, improved lighting and road systems, and the regeneration of Brixton market.

Although the most deprived areas are spread throughout the borough, there is a particular concentration in this area cluster as seen in Coldharbour ward.

Snapshot of Local Parks

Brockwell Park, situated between Brixton, Tulse Hill and Herne Hill, developed from the parkland associated with the Grade II* listed Brockwell Hall built in 1813. Residential settlement was focused on surrounding the park as Tulse Hill and Herne Hill became popular with business people in the late 18th – early 19th Century. Historic features include refurbished walled gardens, and a wide range of sports facilities including a refurbished 1930's Lido, a BMX track, and tennis courts. The park has hosted the Lambeth Country Show since 1974 and has been a recipient of Heritage Lottery Funding.

Ruskin Park, in Herne Hill, is a large Edwardian park (c.1907) which was laid out by J.J Sexby and named after John Ruskin. It has many intact heritage features alongside sports and community facilities and provides respite for workers, visitors, and patients of the adjacent Kings College and Maudsley Hospitals. Both Brockwell Park and Ruskin Park are Green Flag parks and residents from relevant ward are predictably more likely to visit parks and open spaces.

There are a range of other nearby open spaces in this central patch that have their own unique characteristics. For example, Rush Common, a remnant of common land, forms a corridor of green space through Brixton, through to St Matthew's Church Gardens and Windrush Square in the town centre and Loughborough Park and Wyck Gardens, home of Ebony Horse Club, as you move further north. Full list of parks in Brixton and Herne Hill region are as follows:

Parks/Open Spaces	Ward	Park Plans	Green Flag
Brockwell Park	Herne Hill	HLF Management and Maintenance Plan	Y
Ruskin Park	Herne Hill	Green Flag Management Plan	Y
Rush Common	Brixton Hill/Tulse Hill	N	N
Loughborough Park	Coldharbour	Masterplan	N
Windmill Gardens	Brixton Hill	N	N

St Matthews Church Gardens	Tulse Hill	N	N
Wyck Gardens	Coldharbour	N	N
Dumbarton Court Gardens	Brixton Hill	N	N
Milkwood Road	Herne Hill	Green Flag Management Plan	Y
Elam Street Open Space	Coldharbour	N	N
Max Roach Park	Coldharbour	N	N
Coldharbour Lane Open Space	Coldharbour	N	N
Holmewood Gardens	Brixton Hill	N	N
Windrush Square	Coldharbour	Management Plan	N

Where do we want to be in ten years?

A number of themes have been pulled out as relevant for the Brixton and Herne Hill area. These themes are based on future needs and wrapped around longer-term planning information, including demographic trends, and available research exploring the contribution various capital improvements can make to local outcomes and the associated impact on quality of life.

By setting overarching themes by area, we have attempted to capture and present a strategic view of the future investment needs for local parks in the Brixton and Herne Hill region, and use this information as the basis for where we should be harnessing and driving our resources over the next 10 – 15 years.

I. Improved play facilities, with a focus on areas of high population density and deprivation

Parks are renowned settings for play and exploration, both of which are essential means of education and connecting with the natural environment in a free and accessible classroom. However, upon review, many parks and open spaces in the central region of the borough do not appear to have play facilities that encourage usage, meaning that many residents are not obtaining the benefits that play can provide, including developing imagination and skills and encouraging risk taking. This finding was reinforced by the cooperative parks consultation that identified children's play areas as the greatest need by the highest proportion of respondents.

We know that play areas provide opportunities for free and accessible play interaction, which is particularly important where families are on low incomes. Those living in the most deprived areas are spread throughout the borough but are particularly concentrated in Coldharbour ward. For example, the percentage of dependent children receiving tax credits in lone parent families in Coldharbour was 63% compared to the borough average of 47.9%. The area based needs assessment for Brixton also highlighted the fact that there are very poor facilities in terms of open space in Tulse Hill ward, which also happens to be one of the most densely populated residential areas in the borough. In fact, a number of the respondents to the cooperative parks consultation specified improved play provision in Rush Common, a piece of open space that serves the residents of both Tulse Hill and Brixton Hill wards. Play provision in Windmill Gardens is an additional scheme that will warrant attention in future.

II. Improvements to heritage features and buildings

As a borough, Lambeth is fortunate to benefit from a range of historic buildings and sites that have the ability to retell our heritage and inject life into the build environment. Our parks are no

different, in that they have an element of historic association through monuments or buildings that tell the stories of local communities. There are a range of such heritage features in the Brixton and Herne Hill area, which imbue the local area with a distinctive charm and are worth reviving. Brixton Windmill or the Portico in Ruskin Park for example, are two such heritage features that increase sense of pride in a local area and enhance the reputation of the borough.

Whilst enhancing our historic park features are important to retaining the character of a park and creating a sense of place, improvements to park buildings can serve another useful purpose. We can see that the landscape for public service delivery is changing as local authority budgets inevitably reduce in line with reductions in overall public sector expenditure. This has meant that we can not continue funding our parks services in the same way. The cooperative parks programme is our response; it aims to support local decision-making or community-managed parks, as a means of ensuring that available monies are spent more effectively and to help mitigate the scale of financial cuts up ahead. However, to realistically support devolution to local communities, we need to explore alternative income generation models that allow new sources of revenue to be reinvested into the park. This is where reimagining of our park assets and their future use steps in.

Parks and open spaces in the Brixton and Herne Hill cluster have expressed a high level of interest in cooperative or community-led management models. There are also a host of assets which, with some innovative thought, could provide a new revenue stream that funds necessary maintenance and improvements. The cooperative parks consultation reinforced this point with the number of Ruskin Park users who highlighted the need for improved café facilities in the park whilst pointing out the potential of the old stable block.

Where do we start?

Across our stock of parks and open spaces there are a range of capital improvement schemes already underway or in the pipeline, which contribute to improving the quality and accessibility of our parks and open spaces. These projects are often developed and delivered as part of either section 106 funding or larger Lottery applications and shaped in partnership with local communities. Table 3 presents these live capital schemes:

Table 3: Capital Projects in the Pipeline in Brixton and Herne Hill Region

Park	Project/s	Indicative Cost (£000)	Delivery Timeframe
Wyck Gardens	Improved entrances, including planting and seating and signage	£9	Dec 2014

However, alongside these developments are the host of capital improvement schemes that are currently unfunded (or partly funded) and which based on local evidence, park user feedback and existing park master plans, are of urgent need to improve local outcomes and help support the delivery of the cooperative parks programme. For example, the Brixton and Herne Hill region is fortunate to benefit from several emerging cooperative parks pioneers who are exploring necessary capital investment requirements to help their longer term business planning and the development of viable financial plans. These schemes have been evaluated using the prioritisation criteria described earlier and narrowed down to key priority proposals for each park and open space as listed in Table 4. below. As might be expected, smaller green spaces have fewer projects assigned, unless there was a demonstrable need identified in the cooperative parks consultation or seen in available

evidence. It is expected that this will be a live guide of priority projects, which is updated as funding becomes available. The aspiration is to deliver as much as possible over the next five years.

Guidance to Interpreting the Table

- Projects have been kept relatively broad to enable flexibility and discussion with local groups on detail
- Estimated Cost column is purely indicative and based on the cost of installing or building similar capital improvements in other parks
- S106 Available column refers to where S106 funding has and will continue to be matched to projects that meet the requirements. This will be updated as S106 funding comes in.
- Other Available column refers to Lambeth capital funding, grant funding, or other funding streams that are made available. As discussed earlier in the plan, the Lambeth capital funding has been allocated to projects that most strongly meet the prioritisation criteria. Where other funding sources have been obtained (e.g. grant funding) this has been listed.
- Budget Needed column refers to the outstanding amount that needs to be raised or found externally to deliver the project.
- Funded column depicts the schemes that are able to be financed and delivered at the time of drafting this plan. This will be updated as schemes are completed.
- **Bolded rows** refer to the three highest priority projects for the neighbourhood area.

Table 4: Brixton and Herne Hill Region Projects to be Delivered from 2014/15 – 2018/19

Park	Themed Outcome	Project/s	Estimated Cost (000)	Budget (000)			Funded
				S106 Available	Other Available	Needed	
Brockwell Park	Functional Buildings; Pioneer Revenue Support	Brockwell Hall regeneration	£1,500	£46	VAMS: £10 Health and Safety: £170	£1,274	
	Sports and Fitness Provision Pioneer Revenue Support	Reconfiguration of park assets based on feasibility study	£1,000	£155	Grant: £355 VAMS: £448	£42	
		Improved sports and fitness facilities, including review of football redgra pitches	£250	-	-	£250	
Coldharbour Lane Open Space	General Improvements	Public art installation linked to local club activity	£75	-	-	£75	
Dumbarton Court Gardens	Hard Landscaping	Improvements to hard landscaping	£50	-	-	£50	
Elam Street Open Space	Diversified Usage	Provide capital investment linked to future community management model	£50	-	-	£50	
Holmewood Gardens	Horticulture and Hard Landscaping	Improved aesthetics, including planting and paths, fencing, lighting, and furniture	£75	-	-	£75	

Loughborough Park	Children's Play	Improvements to play facilities	£200	£21.6 ¹⁰	-	£178.4	
	Sports and Fitness Provision; Community Safety	Refurbishment of sports facilities to support increased use, including fencing	£80	£10.4 ¹¹	-	£69.6	
Max Roach Park	Hard Landscaping and Community Safety	Redesign of layout of park, including furniture and fittings	£150	-	-	£150	
Milkwood Road Open Space	Sports and Fitness Provision	Provision of outdoor gym	£40	-	-	£40	
	Building Infrastructure Provision	Explore building provision to support community management	£200	£57.3	-	£142.7	
Rush Common	Children's Play	Provision of play facilities	£150	£14.5¹²	£135.5	£0	Yes
	Hard Landscaping	Improved paths, walls, and seating	£100	-	-	£100	
Ruskin Park	Functional Buildings; Pioneer Revenue Support	Conversion of the stable block	£750	-	-	£750	
	Heritage Feature	Restoration of portico	£100	-	-	£100	
	Sports and Fitness Provision; Pioneer Revenue Support	Improved and upgraded sports and fitness facility offer across the park, including changing facilities	£800	£17.3	-	£782.7	
St Matthews Church Gardens	Improved Infrastructure	Restore fountain, including water recycling	£50	-	-	£50	
	Hard Landscaping and Infrastructure	Improved landscaping and infrastructure, including restoration of tombs and monuments	£200	-	-	£200	
Windmill Gardens	Building Infrastructure Provision Revenue Support	Explore new building provision to support education programme delivery	£350	-	£350	£0	Yes
	Children's Play	Improved and modernised children's play facilities	£250	-	-	£250	
	Visual Appearance Improvements	Work to improve aesthetics and facilitate use	£20	-	-	£20	
Windrush Square	Functional Buildings	Improvements to public toilet block to support use	£350	-	-	£350	
	Horticulture and Hard Landscaping	Improved planting and furniture and fittings, including bins	£100	-	-	£100	

¹⁰ Two S106 agreements valued at £116,500 in total but which are paid through phased payment schedule – sum listed is amount available at time of drafting plan.

¹¹ Sports and Leisure S106 grant is valued at £80,093 but which is paid through phased payment schedule. Listed sum is available at time of drafting plan.

¹² Consists of two S106 children and young peoples play space obligations worth £6,533 and £7,932 respectively.

Wyck Gardens	Hard Landscaping	Improved fencing surrounding park and park furniture	£150	-	-	£150	
Total			£7,040	£322.1	£1,468.5	£5,249.4	

This list of priority projects are not exhaustive by any means; the proposals more provide an indication of each park's immediate capital investment needs, which include consideration of cooperative or community-led management ambitions, community feedback, and the demographics of the local area to help us assess current and projected patterns of usage. The proposed projects have also been suggested in the context of Lambeth's Local Plan (draft) Infrastructure Schedule which aims to support future growth.

However before we start, we also need to emphasise the importance of considering the ongoing revenue costs of individual projects going forward, particularly now, in this financial climate. We have committed to only investing capital monies in schemes that either already have revenue budgets attached or have an associated plan for generating income that can be used to cover the ongoing maintenance costs. Such approaches will include reviewing the opportunities for competitive tender packages (e.g. sports facilities) that factor in clear maintenance expectations.

The top three projects across parks in the Brixton and Herne Hill region (in bold in Table above) that are assessed to be of highest priority are also provided in further detail below:

Proposed Project Details:

Conversion of the stable block in Ruskin Park

**Description:**

Stable Block is a remnant of the old villa landscape in the new park layout. It was abandoned as staff accommodation due to its poor condition but it has significant potential for re-use, with proposals from parks users to convert it into a community café with toilets and community facilities for hire.

Justification:

Transformation of this dilapidated building will not only ensure the historic heritage of the park is maintained, but it will provide a sheltered community space for visitors to relax whilst offering an additional revenue stream that can be reinvested back into the park; integral as a new management model for this park is being explored. This scheme scored highly against the following prioritisation criteria:

- The new development will not only bring an unused building back into regular use, but will support the park's plans for a new management structure; start to open up new sources of income through its plans to provide café provision and hire space for local arts or physical activity sessions (e.g. Pilates classes)
- Ruskin Park has received little investment in the past and has consequently slowly fallen into disrepair. This project starts to redress this underinvestment and bring more life back into the park
- Both the cooperative parks consultation and the recent period of consultation on the draft plan seeded a substantial amount of local support for this scheme. In fact, a user group has already formed around the scheme to explore designs and usage options.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£750,000 for construction/conversion costs	N/A	£750,000 to be found through council investment and other contributions

Revenue Costs:

There will be ongoing revenue maintenance costs associated with the building (e.g. utilities, building compliance, repairs, etc). The new management model for our parks looks to ring fence the income generated from parks and reinvest it back in to park operations and services. With this in mind, it is expected that the income generated from this new development will be recycled both back into the ongoing building expenditure as well as into Ruskin Park operational activities, given the pressures on revenue budgets. This revenue plan should be included in the overall capital development plans for this project and should cover programmed and reactive maintenance at a minimum. Discussions with potential suppliers should include under warranty, any defects or major structural damage to the new building.

Proposed Project Details:

Provision of play facilities in Rush Common

**Description:**

Currently Rush Common's play facilities include swings and a slide. Significant investment is needed to design and construct an innovative play area that brings enjoyment to local people and is of a high quality, promoting inclusivity across the green space.

Justification:

Rush Common is a central yet historically underinvested green space that warrants attention and feedback from the cooperative parks consultation specifically referenced the need to install a modernised playground. Ultimately this project aims to provide further opportunities for more positive use of this green corridor. This scheme scored highly against the following prioritisation criteria:

- Scheme is supported by results of the cooperative parks consultation, which found local demand for improved play area in Rush Common.
- The role a good playground can play in enhancing children's' health and wellbeing is well documented as it offers opportunities for interaction, space, and healthy activity
- There has been a historic lack of capital investment in the past and this project starts to address some of these issues
- Rush Common is located in an area of deprivation and given that outcomes tend to be worse than for people living in less deprived areas, providing a positive facility was prioritised.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£150,000 for design and construction	£14,466 across two S106 agreements: <ul style="list-style-type: none"> • Contribution to children and young people's play space 	£135,530 from council investment and potentially other contributions

Revenue Costs:

It is expected that all play facilities that are designed and built will have a low maintenance specification attached (e.g. no sand or water based activity and low maintenance horticulture) that seeks to minimise ongoing revenue costs (newer condition). In addition, the development plans should include an associated revenue budget that covers programmed safety inspections (e.g. ROPSA) and any minor repairs to equipment. Discussions with potential suppliers should include under warranty, any defects or major structural damage to equipment.

Proposed Project Details:

Construct a building in Windmill Gardens to support education programme

**Description:**

Working with the Friends, provide a building that supports Windmill's education programme and enables delivery of both community and hospitality events.

Justification:

Brixton Windmill was the recipient of an HLF grant to provide an educational activities programme focusing on the Windmill, which is soon to reach its end. To ensure this can continue, an education centre building that facilitates activities including flour milling, space for school children, offices, and the sale of bread, all of which will help generate revenue for the park is needed. This scheme scored highly against the following prioritisation criteria:

- Windmill Gardens is located in an area of severe deprivation and given that outcomes tend to be worse than for people living in less deprived areas, providing a positive facility that reaches out to all sections of the community is prioritised.
- The recent period of consultation on the draft plan seeded a substantial amount of local support for this scheme as a means of growing the programme and involving more local schools; to that effect, the friends have even put together proposals for the building.
- Education building will allow the friends to expand their education programme utilising this historic asset and start to open up new sources of income through its plans to bring in further schools, provide cooking and food education capacity linking to flour milling, and provide hire space for children's activities.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£350,000 for design and construction	N/A	£350,000 from council investment and potentially other contributions

Revenue Costs:

There will be ongoing revenue maintenance costs associated with the building (e.g. utilities, building compliance, repairs, etc). The new management model for our parks looks to ring fence the income generated from parks and reinvest it back in to park operations and services. With this in mind, it is expected that the income generated from expanded operations this new development will offer, will be recycled both back into the ongoing building expenditure as well as into Windmill Gardens operational activities, given the pressures on revenue budgets. This revenue plan should be included in the overall capital development plans for this project and should cover programmed and reactive maintenance at a minimum. Discussions with potential suppliers should include under warranty, any defects or major structural damage to the new building.

Clapham and Stockwell

Ferndale, Stockwell, Vassal, Larkhall, Clapham Town, Clapham Common, Thornton Wards

Area Profile

From the mid-19th Century, a pattern of residential development in Clapham began to emerge with housing laid out in loose grid patterns, crescents and squares with a focus on central gardens and shrubberies. Substantial redevelopment took place in the latter half of the 20th century as a consequence of bomb damage sustained during World War II. Stockwell and Larkhall comprise predominantly post-war high rise residential blocks, which form large clusters of buildings within planned estates set in a complex network of small amenity spaces. Small pockets of low rise industrial buildings remain within the area, located closer to the river.

Clapham and Stockwell are now areas of extremes with prosperous young commuters and less affluent tenants of social housing living in close proximity. There are roughly 43,000 residents in the town centre with some of Lambeth's most expensive housing in Clapham Town and Clapham Common wards. However, Clapham also contains large areas of social housing and pockets of deprivation, in particular within Thornton ward. Clapham Town has a vibrant night time economy. Stockwell is a mixed area with approximately 46,000 residents and is home to one of Britain's largest Portuguese communities.

There is also expected to be some knock-on impact in Stockwell from the planned Vauxhall regeneration development in London. Although parks in this neighbourhood are outside the set opportunity area, it is expected that parks such as Larkhall Park, which have well used sports facilities will be under pressure from the increased numbers of residents in the area.

Snapshot of Local Parks

There are a range of large, medium and smaller parks and open spaces in the Clapham and Stockwell area which have received varied levels of investment in recent years. Clapham Common was converted to public parkland in the late 19th century and is one of London's largest open spaces. The Common performs an essential role as both an area of biodiversity and one that supports a range of popular events and leisure and recreation opportunities. Myatt's Field Park is Victorian listed and has undergone major renovation following investment from the Heritage Lottery Funding as well as significant improvements recently delivered in Slade Gardens and Larkhall Park.

There are also smaller green spaces that are surrounded by residential areas and development patterns such as Grafton Square, Lansdowne Gardens, and the green flag award space - St. Pauls Churchyard.

Range of parks and open spaces include:

Parks /Open Spaces	Ward	Park Plans	Green Flag
Clapham Common	Clapham Common	Masterplan	N
Larkhall Park	Larkhall	Masterplan	N

Agnes Riley Gardens	Thornton	Masterplan	N
Stockwell Memorial Gardens	Stockwell	N	N
Slade Gardens	Vassal	Masterplan	N
Dan Leno Gardens	Vassal	N	N
Lansdowne Gardens	Stockwell	N	N
St. Pauls Churchyard	Clapham Town	Green Flag Management Plan	Y
Grafton Square	Clapham Town	N	N
Myatt's Field	Vassal	Green Flag Management Plan	Y
Trinity Gardens	Ferndale	N	N

Where do we want to be in ten years?

A number of themes have been pulled out as relevant for the Clapham and Stockwell area. These themes are based on future needs and wrapped around longer-term planning information, including demographic trends, and available research exploring the contribution various capital improvements can make to local outcomes and the associated impact on quality of life.

By setting overarching themes by area, we have attempted to capture and present a strategic view of the future investment needs for local parks in the Clapham and Stockwell region, and use this information as the basis for where we should be harnessing and driving our resources towards over the next five - ten years.

I. Enhanced sports and fitness provision

From the Cooperative Parks Consultation, sports facilities were chosen by almost a quarter of respondents. This finding is met by a growing understanding that as a borough, Lambeth does not have the number and range of sport and physical activity facilities to meet rising demand. For example, the need for changing rooms to support regular matches or games in Clapham Common is a common appeal by local sports clubs, which was again reinforced in the cooperative parks consultation. The emerging Sports and Physical Activity Strategy and Playing Pitch Strategy will help us understand where these gaps in sporting provision lie and will ultimately inform the sports development arm of this Plan; however it is also worth including here to ensure it remains a key guiding principle for the future, given the results of cooperative parks consultation, the established popularity of sporting activities in parks in the Clapham and Stockwell region, and the upcoming residential developments in Clapham.

Improvements to sports and fitness provision in parks and open spaces can also provide an excellent social return on investment by influencing a range of outcomes including:

- Health: increased levels of local physical activity has a positive relationship with improved health outcomes and represents a cost-effective means of promoting health and wellbeing
- Local Decision-Making: provision of an additional revenue stream for reinvestment into park and support future running costs, which will be of particular value for parks pioneers
- Youth Development: providing positive opportunities to divert young people from anti-social behaviour with access to fit-for-purpose sporting infrastructure
- Social Cohesion: parks are known to promote community cohesion and sport activities played both formally or informally offer opportunities for social inclusion to take place

During the public consultation on the draft plan, the council also received some comments specifically related to the need for further skate park provision. There is already a relatively new and well used skate park in Clapham Common; however local views were that the wealth of other skate parks, such as Stockwell skate park should be improved to meet local demand.

II. Improvements to horticulture and biodiversity

In the Clapham and Stockwell region, the range of public green spaces are extensive, ranging from large expanses of common land, to parks, community open spaces, gardens, and churchyards. This diversity in the local green environment makes them particularly valuable to the surrounding population and the wealth of wildlife it supports. In the cooperative parks consultation, requests for horticultural improvements tended to be largely grouped by park with users of Clapham Common for example, expressing a keen interest in horticulture and landscape improvements. Horticultural schemes are worthwhile as they can help improve the park or open space and raise its decorative value as well as bring a wide range of benefits to a diverse demographic. For example, participation in horticultural improvements is a useful environs for people with social care needs to engage in a park, as they provide a safe and risk-managed environment as well as providing natural therapy (e.g. therapeutic horticulture projects targeted at people with disabilities). Looking to the future, this would prove helpful for budding cooperative parks pioneers as a way of ensuring high levels of maintenance continue. Future focus for landscape infrastructure improvements in Clapham and Stockwell parks and open spaces should look to remove access restrictions to green spaces and promote connectivity.

Protecting and enhancing biodiversity also lends itself to attracting volunteers as a tangible and visible means of helping preserve our valuable natural habitats for all forms of wildlife. This investment specifically refers to sustaining ecosystems which develop around a local natural habitat, which in urban parks are invariably woodlands, ponds, allotments, and other environs that support a rich variety of life. Initial suggestions for parks and open spaces have revolved around drainage, soil, and grass improvements, which would again help reduce ongoing maintenance costs and long-term reliance on Council funding.

The recognised relationship between green environments and enhanced mental wellbeing lends itself to a focus on this theme in future. Its attention in future would also make major contributions to the visual appearance and attractiveness of local parks, subsequently increasing their usage.

How do we start?

Across our stock of parks and open spaces there are a range of capital improvement schemes underway or in the pipeline, which contribute to improving the quality and accessibility of our parks and open spaces. These projects are often developed and delivered as part of either section 106 funding or larger Lottery applications and shaped in partnership with local communities. Table 5 presents these live capital schemes:

Table 5: Capital Projects in the Pipeline in the Clapham and Stockwell Region

Park	Project/s	Indicative Cost (000)	Delivery Timeframe
Clapham Common	<ul style="list-style-type: none"> Outdoor fitness equipment installation across Common Refurbishment of Rookery Road courts to ensure 	£235	Nov 2014

	facilities are fit for purpose		
Larkhall Park	<ul style="list-style-type: none"> • Modernised and upgraded children's under 5 play area 	£40	Sep 2014
	<ul style="list-style-type: none"> • Improved landscaping and provision of park furniture and equipment, including gym equipment and benches 	£31	Mar 2016
Slade Gardens	Implementation of Phase 2 of Master Plan: <ul style="list-style-type: none"> • Improvements to Ingleborough Street • a nature trail • path networks • trim trail • park furniture, including benches and interpretative signs • new central paved area 	£399	Mar 2015
Stockwell Memorial Gardens	Landscaping improvements, including series of small projects to upgrade assets	£30	Aug 2014
Total		£777.4	

However, alongside these developments are the host of capital improvement schemes that are currently unfunded and which based on local evidence, park user feedback and existing park master plans, are of urgent need to improve local outcomes and help support the delivery of the cooperative parks programme. As highlighted above, Clapham and Stockwell contain a variety of parks of different sizes and needs, which again cater for different audiences. It is clear that aside from the Clapham Common ward, the accessibility of open space in this area is poor and that a focus on facilities is needed, either from the addition of new facilities or the replacement or repair of existing infrastructure. These schemes have been evaluated using the prioritisation criteria described earlier and narrowed down to key priority proposals for each park and open space as listed in Table 6. below. As might be expected, smaller green spaces have fewer projects assigned, unless there was a demonstrable need identified in the cooperative parks consultation or seen in available evidence. It is expected that this will be a live guide of priority projects, which is updated as funding becomes available. The aspiration is to deliver as much as possible over the next five years.

Guidance to Interpreting the Table

- Projects have been kept relatively broad to enable flexibility and discussion with local groups on detail
- Estimated Cost column is purely indicative and based on the cost of installing or building similar capital improvements in other parks
- S106 Available column refers to where S106 funding has and will continue to be matched to projects that meet the requirements. This will be updated as S106 funding comes in.
- Other Available column refers to Lambeth capital funding, grant funding, or other funding streams that are made available. As discussed earlier in the plan, the Lambeth capital funding has been allocated to projects that most strongly meet the prioritisation criteria. Where other funding sources have been obtained (e.g. grant funding) this has been listed.
- Budget Needed column refers to the outstanding amount that needs to be raised or found externally to deliver the project.
- Funded column depicts the schemes that are able to be financed and delivered at the time of drafting this plan. This will be updated as schemes are completed.
- Bolded rows refer to the three highest priority projects for the neighbourhood area.

Table 6: Clapham and Stockwell Region Projects to be Delivered from 2014/15 – 2018/19

Park	Themed Outcome	Project/s	Estimated Cost (000)	Budget (000)			Funded
				S106 Available	Other Available	Needed	
Agnes Riley Gardens	Building Improvements: Pioneer Revenue Support	Refurbish depot building	£250	-	£250	£0	
	Sports and Fitness Provision	Provision of outdoor gym/fitness circuit	£40	-	£40	£0	Yes
		Improve sports and fitness provision, including potential for floodlighting	£150	-	Clapham Park Master Plan: £150	£0	Yes
Clapham Common	Sports and Fitness Provision	Redevelopment of changing facilities and toilets	£1,000¹³	-	£1,000	£0	Yes
	Landscape Infrastructure and Biodiversity	Restoration of historic infrastructure and improved landscaping and biodiversity	£800	-	-	£800	
	Children's Play	Improved and modernised children's play provision	£250	£21.3 ¹⁴	-	£230	
Dan Leno Gardens	Redesign and Landscaping	Re-landscape and redesign space to support community garden	£50	-	-	£50	
Grafton Square	Children's Play	Improved and modernised play area	£200	-	-	£200	
Lansdowne Gardens	Soft Landscaping	Horticulture improvements to support residents taking on management	£20	-	-	£20	
Larkhall Park	Horticulture and Landscaping	Improved bedding, furniture and landscaping	£100	-	-	£100	
	Sports and Fitness Provision	Improved sports and fitness provision	£100	£27.5	-	£72.5	
	Children's Play	Improve the quality of the play area, including expansion of over 5's play area	£150	£40	-	£110	
Myatt's Field Park	Building Improvements; Pioneer Revenue Support	Convert building depot to support wider use and community management	£250	-	£250	£0	Yes
		Modernised and extended café and catering facilities	£150	-	-	£150	
	Biodiversity and Heritage	Green waste composting facility provision	£25	-	-	£25	
Slade Gardens	Sports and Fitness Provision	Installation of a MUGA (or other sports facility) that meets local need and demand	£100	£45.6	-	£54.4	
	Horticulture and Ecological Improvements	Provision of horticultural and planting areas, including amenity space	£50	-	-	£50	

¹³ Will explore potential to secure large scale external sporting contribution for this scheme.

¹⁴ Consists of 2 S106 community facilities and public realm obligations worth £20,000 and £1,250 respectively.

St. Paul's Churchyard	Hard Landscaping	Improved infrastructure and furniture	£25	-	-	£25	
Stockwell Memorial Gardens	Horticulture and Hard Landscaping	Improved quality of horticulture and pathways, bins, signage, and furniture	£25	£25	-	£0	Yes
Trinity Gardens	Hard Landscaping	Improved landscaping, signage, and perimeter fencing	£50	-	-	£50	
Total			£3,785	£159.4	£1,690	£1,935.6	

This list of priority projects are not exhaustive by any means; the proposals more provide an indication of each park's immediate capital investment needs, which include consideration of issues related to facility improvement needs and park user demographics that may significantly impact on park usage. The proposed projects have also been suggested in the context of Lambeth's Local Plan (draft) Infrastructure Schedule which aims to support future growth.

However before we start, we also need to emphasise the importance of considering the ongoing revenue costs of individual projects going forward, particularly now, in this financial climate. We have committed to only investing capital monies in schemes that either already have revenue budgets attached or have an associated plan for generating income that can be used to cover the ongoing maintenance costs. Such approaches will include reviewing the opportunities for competitive tender packages (e.g. sports facilities) that factor in clear maintenance expectations

The top three projects across parks in the Clapham and Stockwell region (in bold in Table above) that are assessed to be of highest priority are also provided in further detail below:

Proposed Project Details:

Construction of changing facilities on Clapham Common

**Description:**

New, fit-for-purpose sports changing facilities that align with and meet the current and future needs of local sports clubs and groups as laid out in the emerging Playing Pitch Strategy.

Justification:

Clapham Common is a highly used site that contains a host of sports facilities and groups playing regularly on site. Constant issues raised are in relation to the lack of changing facilities to support existing levels of use. Construction of changing facilities would support increased use and create an enhanced competitive sports management offer, which may help generate a more substantial revenue stream. This scheme scored highly against the following prioritisation criteria:

- Cooperative parks consultation found local support behind this scheme – particularly from local sports clubs as a means of encouraging regular use of the sports facilities; initial designs have also been prepared that begin to scope options for the works.
- As the project will lead to more commercial use of the sports facilities by sports clubs, it will present a better competitive tender package for potential operators; resulting in higher revenue generation potential for the Common
- Encouraging higher levels of sports and physical activity is a priority for the borough given its obvious links to health and wellbeing. Parks are the home of grassroots participation in sport and providing changing rooms will help meet local demand and attract new users.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£1,000,000 for design and construction	N/A	£1,000,000 from council investment and other contributions

Revenue Costs:

This cost is based on Sport England guidelines related to preferred size of facility, which would put Lambeth in good position to bid for external funds.

There will be ongoing revenue maintenance costs associated with changing rooms (e.g. utilities, building compliance, repairs, etc). It is expected that as part of the new service model for our parks, we will include these changing rooms and some nearby sports facilities as part of a broader sports management package that includes cover of the ongoing maintenance costs. It is likely that this will also include an expectation that a portion of the income generated is reinvested back in to park operations and services, given the pressures on revenue budgets. This operator package should consider grounds maintenance and programmed and reactive maintenance at a minimum, and discussions with potential suppliers should include under warranty, any defects or major structural damage to the new building.

Proposed Project Details:

Refurbishment of depot building in Agnes Riley Gardens

**Description:**

Agnes Riley is a well used local park with a range of facilities, including a depot building which has over time fallen into disrepair and is rarely used. With substantial refurbishment, this building could better support sports activities opposite and create a new revenue stream for reinvestment back into the park.

Justification:

The central location of the building within the park provides a real opportunity to provide activities and services that complement the park, contributing to positive opportunities for community cohesion. The Friends have started exploring possible uses for a new building, including linking to the sports facility, space for youth activities, and café provision. This scheme scored highly against the following prioritisation criteria:

- Agnes Riley Gardens is also located next to the new Clapham Park development which will result in significant increase in population density in the area, meaning facilities to cater for demand are needed
- Potential for new scheme to open up new sources of revenue for the park with plans to bring an unused building back into action and use it as a means of managing and increasing sports bookings and provide space for local activities or services
- Recent consultation on the draft capital plan demonstrated strong support for this scheme in terms of the need to bring the building back into regular use and integrate it with the park

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£250,000 for design and construction	N/A	£250,000 from council investment and potentially other contributions

Revenue Costs:

There will be ongoing revenue maintenance costs associated with the building (e.g. utilities, building compliance, repairs, etc). The new management model for our parks looks to ring fence the income generated from parks and reinvest it back in to park operations and services. With this in mind, it is expected that the income generated from use of this refurbished and functional building will be recycled both back into the ongoing building expenditure as well as into Agnes Riley's operational activities, given the pressures on revenue budgets. This revenue plan should be included in the overall capital development plans for this project and should cover programmed and reactive maintenance at a minimum. Discussions with potential suppliers should include under warranty, any defects or major structural damage to the new building.

Proposed Project Details:

Conversion of Myatt's Field building depot to support wider use

**Description:**

The building depot in Myatt's Field is currently serving as a storage area. With conversion this could be a functional space that contributes financially to the park and broadens the activities on offer.

Justification:

Myatt's Park is a renowned centre for community food growing and in line with its popularity, needs to expand its offer and diversify to better meet local needs. This is to be achieved by converting the building depot to create a space for further growth and income potential; of increasing importance in light of budget constraints and given this park is one of our parks pioneers. This scheme scored highly against the following prioritisation criteria:

- Proposed scheme will support the park's plans for a new management structure; start to open up new sources of income through its plans to expand its already popular food growing operation and provide further services
- Myatt's is located in an area of severe deprivation and given that outcomes tend to be worse than for people living in less deprived areas, building on and expanding what is already a positive facility that reaches out to all sections of the community is prioritised
- In recent years there has been an upsurge in growing your own food, which in many cases has come in the form of community food growing areas. This proposal seeks to expand upon their greenhouse operation, which given its existing levels of popularity, will have a knock on effect in terms of local people achieving health and wellbeing benefits from the fresh food they grow or produce.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£250,000 for construction	N/A	£250,000 from council investment and potentially other contributions

Revenue Costs:

There will be ongoing revenue maintenance costs associated with the building (e.g. utilities, building compliance, repairs, etc). The new management model for our parks looks to ring fence the income generated from parks and reinvest it back in to park operations and services. With this in mind, it is expected that the income generated from this building conversion will be held by the pioneer group and recycled both back into the ongoing building expenditure as well as into Myatt's Park's operational activities, given the pressures on revenue budgets. This revenue plan should be included in the overall capital development plans for this project and should cover programmed and reactive maintenance at a minimum. Discussions with potential suppliers should include under warranty, any defects or major structural damage to the new building.

Streatham

Streatham Hill, St. Leonards, Streatham Wells and Streatham South Wards

Area Profile

From mid 18th to 19th century, houses and developments were established in Streatham (or 'hamlet on the street') and during the inter-war period, Streatham became known as the 'west-end of south London' and was a focus of entertainment and subsequently a popular shopping centre. This development also led to the planned development of high-rise residential blocks on Streatham High Street in the 1930s. Following the Second World War, Streatham had the longest and busiest shopping street in south London.

Streatham is now a mixed residential area with around 57,000 residents and is identified in the London Plan as one of the 35 major centres. Recent population growth has increased the diversity of the area with a large Somali community in Streatham South and a Polish community in Streatham Vale. Streatham is home to the largest concentration of Asian residents in the borough and it is relatively affluent compared with other areas of the borough; population density and deprivation are both lower than average.¹⁵

Snapshot of Local Parks

Streatham contains many leafy residential areas. There are scattered pockets of open space, such as Streatham Common, Hillside Gardens, and Streatham Vale Park and several nature conservation spaces, which are valuable resources and habitats worth preserving in inner London. For example, Palace Road Nature Garden and Eardley Road Sidings are both areas that require certain forms of ongoing management to ensure they are maintained as areas of sanctuary, wildlife, and biodiversity.

Streatham has received investment in recent years through the Mayor's Outer London Fund, an initiative intended to revitalize high streets in the outer areas of London. However investment in local parks has been less consistent. For example, through the cooperative parks consultation, a very strong theme emerged in relation to capital investment, namely the historic lack of investment in open spaces in the south of the borough. This is evidenced by results which found that residents in the south of the borough were least likely to be satisfied with physical improvements in their local park or open space, with Streatham Common presenting the highest number of dissatisfied users. It is accepted that this is largely due to the restrictions associated with section 106 and its allocations being bound to the proximity to the development.

Full list of parks and open spaces in the area include:

Park/Open Space	Ward	Park Plans	Green Flag
Streatham Common	Streatham South	<ul style="list-style-type: none"> Vision Document Woodland Ecological Management Plan 	N
Hillside Gardens	Streatham Hill	<ul style="list-style-type: none"> Masterplan 	Y

¹⁵ State of the Borough Report (2012)

		• Green Flag Management Plan	
Streatham Vale Park	Streatham South	Masterplan	N
Streatham Rookery	Streatham South	Green Flag Management Plan	Y
Palace Road Nature Garden	Streatham Hill	Ecological Management Plan	N
Kirkstall Gardens	Streatham Hill	N	N
Sherwood Avenue	Streatham South	N	N
Streatham Memorial Gardens	Streatham Wells	N	N
Valley Road Playing Fields	Streatham Wells	N	N
Eardley Road Sidings	Streatham South	Ecological Management Plan	N
Stockport Playing Fields	Streatham South	N	N
Unigate Woods	Streatham Wells	Ecological Management Plan	N
Streatham Green	St Leonards	N	N

Where do we want to be in ten years?

A number of themes have been pulled out as relevant for the Streatham area. These themes are based on future needs and wrapped around longer-term planning information, including demographic trends, and available research exploring the contribution various capital improvements can make to local outcomes and the associated impact on quality of life.

By setting overarching themes by area, we have attempted to capture and present a strategic view of the future investment needs for local parks in the Streatham region, and use this information as the basis for where we should be harnessing and driving our resources towards over the next five - ten years.

I. Improvements to buildings and related assets in parks

Area bound restrictions in relation to major developments have led to significant differences in funding distribution across the borough. This has meant that areas of Lambeth that have attracted little development, such as the south of the borough have not seen as much investment or improvements, which has resulted in local park facilities falling into disrepair. The Streatham Common playground is one such example where the play area complex, which includes a run-down and unused building, is dilapidated and in need of urgent replacement. This was also supported by the cooperative parks consultation where there were more comments and requests for improved play facilities expressed than seen at any other park.

Notwithstanding the recognised benefits of converting unused buildings or features into functional spaces are the financial benefits that can be realised through a well considered transformation. Looking ahead, we can see that the landscape for public service delivery is changing as local authority budgets inevitably reduce in line with reductions in overall public sector expenditure. This has meant that we can not continue funding our parks services in the same way. The cooperative parks programme is our response; it aims to support local decision-making or community-managed parks as a means of ensuring that available monies are spent more effectively and to help sustain provision against a backdrop of depleting financial resources. However, to realistically support devolution to local communities, we need to explore alternative income generation models that allow new sources of revenue to be reinvested into the park. This is where the reimagining of our park buildings and assets and their future usage can have a valuable impact.

There has been significant interest in the cooperative model of management from parks in the Streatham cluster, with a particular enthusiasm and interest from cooperative parks pioneers in Streatham Common and the Rookery, and Hillside Gardens, who are proposing to lead the formation of a potential cluster of smaller local parks. Within our parks there are a host of assets which, with some innovative thought, could provide a new revenue stream for our pioneers to help fund necessary maintenance and improvements. The cooperative parks consultation reinforced this point with a number of Streatham Common and Rookery users highlighting the need for improved café facilities in the park, as well as improved community meeting rooms as a means of raising income.

Finally, we know that improvements to park buildings and assets will enhance the reputation of the borough and preserve unique characteristics of its open spaces, which alone is worth future attention.

II. Improved sports and fitness provision

From the Cooperative Parks Consultation, sports facilities were chosen by almost a quarter of respondents, and was the most popular option (joint with facilities for children) in the face to face survey (24%) and the second most popular option in the short questionnaire. This finding is met by a growing understanding that as a borough, Lambeth does not have the number and range of sport and physical activity facilities to meet rising demand. In the south of the borough, there is also a need to understand who the local sports clubs are that are seeking facilities. As seen in the area based needs assessment, facilities are of varying quality and in many cases may need to be upgraded to support increased use. Similar to the building improvements, investment in sports and fitness provision will have dual benefits; improved physical and mental health as well as the possibility of bringing further sources of revenue into the park, which can in turn be reinvested back into service provision.

The emerging Sports and Physical Activity Strategy and Playing Pitch Strategy will help us understand where these gaps in sporting provision lie and will ultimately inform the sports development arm of this Plan; however it is also worth including here to ensure it remains a key guiding principle for the future, given the potential growth of sporting activity in the Streatham region and the local spaces available that would suit an increased offer. Improvements to sports and fitness provision in parks and open spaces can also provide an excellent social return on investment by influencing a range of outcomes including:

- Health: increased levels of local physical activity participation have a positive relationship with improved health outcomes and as such represents a very cost-effective means of promoting health and wellbeing
- Local Decision-Making: provision of an additional revenue stream for reinvestment into park and support future running costs, which will be of particular value for cooperative parks pioneers
- Youth Development: providing positive opportunities to divert young people from anti-social behaviour with access to fit-for-purpose sporting infrastructure
- Social Cohesion: parks and open spaces are known to promote community cohesion and sport activities played both formally or informally offer opportunities for this social inclusion to take place.

III. Enhanced biodiversity and ecological habitat development

Lambeth as a whole, has little in the way of ecological areas and natural greenspace, with the main concentration in the centre and south of the borough. Streatham in particular, is fortunate to benefit from several areas of biodiversity in their local green environment, which makes them particularly valuable to the surrounding population and the wealth of wildlife they support. The assumption is that by supporting ecological status of conservation parks and increasing local access, we can create a sense of environmental responsibility and interest in wildlife and nature conservation.

Protecting and enhancing biodiversity also lends itself to attracting volunteers and local schools' as a tangible and visible means of learning and helping preserve our valuable natural habitats for all forms of wildlife. Looking to the future, this would prove helpful for budding cooperative parks pioneers as a way of encouraging good practice whilst keeping associated maintenance costs down. Proposed investment under this theme specifically refers to sustaining ecosystems which develop around a local natural habitat, which in urban parks are invariably woodlands, ponds, allotments, and other environs that support a rich variety of life. Additional recommendations have revolved around drainage, soil, and grass improvements, which would again help reduce ongoing maintenance costs and long-term reliance on Council funding.

The recognised relationship between green environments and enhanced mental wellbeing serves to illustrate their value. Attention to increasing ecological value and enhanced green networks that support the interdependency of species in future would also make major contributions to biodiversity conservation objectives. Parks and open spaces also have an important role to play in furthering the sustainability agenda. Given the number of green spaces in the Streatham area, there are some small interventions that can make a difference to the local environment, largely in terms of improving air quality in an urban environment and exploring the role green spaces can play in waste management. We know that plant life and trees help reduce pollutants in the air and there are also natural biological systems for waste (e.g. mulching with locally produced woodchip and compost) that can make an urban environment more self-sustaining.

How do we start?

Across our stock of parks and open spaces there are a range of capital improvement schemes underway or in the pipeline, which contribute to improving the quality and accessibility of our parks and open spaces. These projects are often developed and delivered as part of either section 106 funding or larger Lottery applications and shaped in partnership with local communities. Table 7 presents these live capital schemes:

Table 7: Capital Projects in the Pipeline in the Streatham Neighbourhood

Park	Project/s	Indicative Cost (000)	Delivery Timeframe
Palace Road Nature Garden	Public art project to repaint the mural on the adjacent wall	£10.8	Dec 2014

However, alongside these developments are the host of capital improvement schemes that are currently unfunded and which based on local evidence, park user feedback and existing park master plans, are of urgent need to improve local outcomes and help support the delivery of the cooperative parks programme. We can see from the area-based needs assessment that the quality of parks and open spaces vary considerably in Streatham. It is also clear from the strong and consistent messaging in the cooperative parks consultation that dedicated attention towards significantly improving park facilities is needed to address the historic lack of investment (largely driven from funding restrictions) and the deep-seated community need. Potential schemes have been evaluated using the prioritisation criteria described earlier and narrowed down to key priority proposals for each park and open space as listed in Table 8. below. As might be expected, smaller green spaces have fewer projects assigned, unless there was a demonstrable need identified in the cooperative parks consultation or seen in available evidence. It is expected that this will be a live guide of priority projects, which is updated as funding becomes available. The aspiration is to deliver as much as possible over the next five years.

Guidance to Interpreting the Table

- Projects have been kept relatively broad to enable flexibility and discussion with local groups on detail
- Estimated Cost column is purely indicative and based on the cost of installing or building similar capital improvements in other parks
- S106 Available column refers to where S106 funding has and will continue to be matched to projects that meet the requirements. This will be updated as S106 funding comes in.
- Other Available column refers to Lambeth capital funding, grant funding, or other funding streams that are made available. As discussed earlier in the plan, the Lambeth capital funding has been allocated to projects that most strongly meet the prioritisation criteria. Where other funding sources have been obtained (e.g. grant funding) this has been listed.
- Budget Needed column refers to the outstanding amount that needs to be raised or found externally to deliver the project.
- Funded column depicts the schemes that are able to be financed and delivered at the time of drafting this plan. This will be updated as schemes are completed.
- Bolded rows refer to the three highest priority projects for the neighbourhood area.

Table 8: Streatham Region Projects to be Delivered from 2014/15 – 2018/19

Park	Themed Outcome	Project/s	Estimated Cost (000)	Budget (000)			Funded
				S106 Available	Other Available	Needed	
Eardley Road Sidings	Enhanced Biodiversity	Improved public access and prevent or reduce flood damage on site	£100	-	-	£100	
Hillside Gardens	Building Improvements; Pioneer Revenue Support	Conversion of public toilet block	£600	£21.7	£578.3	£0	Yes
	Sports and Fitness Provision Pioneer Revenue Support	Improve sporting provision to support increased use	£50	£7	-	£43	
	Improved	Improved entrances to park	£100	-	-	£100	

	Accessibility						
Kirkstall Gardens	Improved Horticulture	Horticulture and planting with focus on community orchards	£50	-	-	£50	
Palace Road Nature Garden	Environmental Education	Develop space as educational environment facility, including information boards and a pond dipping platform	£25	-	-	£25	
Sherwood Avenue	Horticulture	Visually attractive horticulture and planting	£25	-	-	£25	
Stockport Playing Fields	Improve Provision and Quality	Major drainage works to alleviate flooding to fields and nearby property	£200	-	-	£200	
Streatham Common	Enhanced Children's Play; Building Improvements; Pioneer Revenue Support	Regenerate play area and adjacent building	£1,000	£58.3¹⁶	£941.7	£0	Yes
	Landscaping and Access	Improved landscaping around the park to support larger events	£100	-	-	£100	
	Sports and Fitness Provision	Improved sports and physical activity facilities	£200	-	-	£200	
Streatham Green	Improved Access and Condition	Regeneration of park, including improved entrances, access, and furniture	£250	-	£250	£0	Yes
Streatham Memorial Gardens	Hard Landscaping and Access	Upgraded park furniture and access, including paths, benches, and possible planting (rose beds)	£100	-	-	£100	
Streatham Rookery	Improved Infrastructure Pioneer Revenue Support	Explore alternative uses of Rookery, to support outdoor theatre and events, including fittings or pergola	£50	-	-	£50	
	Hard Landscaping	Improved pathways, furniture, and perimeter fencing	£250	-	-	£250	
	Building Improvements; Pioneer Revenue Support	Regeneration of yard area to include community/hire space	£150	-	-	£150	
Streatham Vale Park	Sports and Fitness Provision	Improved sports facilities	£100	-	-	£100	
	Children's Play Refurbishment	Improved children's play area	£250	-	-	£250	
Unigate Woods	Access and Landscaping	General access and landscaping improvements, including providing gravel footpaths and better signage	£50	£50	-	£0	Yes

¹⁶ Consists of a combination of 3 S106 public realm and children and young peoples play agreements in the local area worth £8,682, £19,328, and £30,280.

	Enhanced Biodiversity	Enhance grassland habitat and encourage new growth and diverse species	£50	£50 ¹⁷	-	£0	Yes
Valley Road Playing Fields	Sports and Fitness Provision	Improved playing pitch condition, including exploring changing room provision	£200	£44.4 ¹⁸	-	£155.6	
	Improved Access	Improved entrances and perimeter fencing	£200	-	-	£200	
Total			£4,100	£231.4	£1,770	£2,098.6	

This list of priority projects are not exhaustive by any means; the proposals more provide an indication of each park's immediate capital investment needs, which include consideration of issues related to previous investment, generating additional revenue, and improving quality of park provision with a view to significantly increasing park usage. The proposed projects have also been suggested in the context of Lambeth's Local Plan (draft) Infrastructure Schedule which aims to support future growth.

However before we start, we also need to emphasise the importance of considering the ongoing revenue costs of individual projects going forward, particularly now, in this financial climate. We have committed to only investing capital monies in schemes that either already have revenue budgets attached or have an associated plan for generating income that can be used to cover the ongoing maintenance costs. Such approaches will include reviewing the opportunities for competitive tender packages (e.g. sports facilities) that factor in clear maintenance expectations.

The top three projects across parks in the Streatham region (bolded in Table above) that are assessed to be of highest priority are also provided in further detail below:

¹⁷ Unigate Woods improvements are funded through the same S106 agreement, worth £100.7 in total.

¹⁸ Consists of two S106 sports and leisure site specific contributions worth £4,141 and £40,260 respectively

Proposed Project Details:

Renovation of the play area and adjacent building in Streatham Common

**Description:**

Provision of accessible, modernised play area to replace the existing run-down playground as well as the conversion of the existing derelict building into a café and changing room to support both increased income generation and increased usage of sports facilities.

Justification:

Proposed scheme will help generate a significant revenue stream for the Common (including sports pitch bookings), which as one of our pioneer parks is of importance. Play provision in Streatham Common was also the most requested capital scheme improvement and coupled with historic lack of capital investment explains its high priority position. This scheme scored highly against the following prioritisation criteria:

- The new development will not only bring a dilapidated and highly visible building back into regular use, but will support the park's plans for a new management structure; start to funnel new income streams into the park through its plans to provide café provision and hire space for activity sessions (e.g. Pilates classes) or local groups
- Streatham Common has received very little investment in the past and its facilities have consequently slowly fallen into disrepair; in particular the play area. This project starts to redress this underinvestment and will lead to a significantly higher number of visitors to the Common
- Both the cooperative parks consultation and the recent period of consultation on the draft plan seeded the highest levels of local support for this scheme. In fact, local users have already mobilised around this project and held consultation events and commissioned draft design options.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£1,000,000 for design and construction	£58,290 in three S106 contributions: <ul style="list-style-type: none"> • Two general park improvements in local vicinity • One children and young peoples play space 	£941,700 from council investment and potentially other contributions

Revenue Costs:

It is expected that all play facilities that are designed and built will have a low maintenance specification attached (e.g. no sand or water based activity and low maintenance horticulture) that seeks to minimise ongoing revenue costs, given its newer condition. There will also be ongoing revenue maintenance costs associated with the refurbished building (e.g. utilities, building compliance, repairs, etc). The new management model for our parks looks to ring fence the income generated from parks and reinvest it back in to park operations and services. With this in mind, it is expected that the capital development plan build in expectations around reinvesting the income generated to cover the programmed safety inspections (e.g. ROPSA) and any minor repairs to equipment, given the pressures on revenue budgets.

Proposed Project Details:

Conversion and expansion of public toilet block in Hillside Gardens

**Description:**

Conversion of public toilet block to provide community facilities to support community use/hire and encourage complementary activity in the park that links to the community garden and provides a space for alternative physical activity sessions

Justification:

The building is in a poor condition and requires investment to bring it up to a standard that is fit for purpose and contributes to the park's overall offer. Situated near to the existing tennis courts and community garden, facilities could provide further revenue that contributed towards ongoing running costs of the park; supporting this pioneer park's future management ambitions. This scheme scored highly against the following prioritisation criteria:

- Scheme will support a more sustainable management structure; start to funnel new income streams into the park through its plans to provide community hire space for activity sessions (e.g. Pilates classes) or as a hired educational space for local schools
- Represents value for money as it will help build engagement in the park by local schools given the planned link to education. It will also bring a dilapidated and currently unused building back into regular use
- Creating a space for learning about nature can not only help broaden children's education; but the hands-on nature of the work is recognised to have an important effect on health and wellbeing.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£600,000 for refurbishment	£21,753 in S106 general park improvements in local area	£578,240 from council investment and potentially other contributions

Revenue Costs:

There will be ongoing revenue maintenance costs associated with the refurbished building (e.g. utilities, building compliance, repairs, etc). The new management model for our parks looks to ring fence the income generated from parks and reinvest it back in to park operations and services. With this in mind, it is expected that the capital development plan build a plan for meeting the ongoing revenue costs whether by reinvesting the income generated to cover planned and reactive building costs or by recycling income generated from other areas of the park (e.g. tennis courts); given the pressures on revenue budgets. This recycling and sharing of the income can be carried out by the pioneer group. Discussions with potential suppliers should include under warranty, any defects or major structural damage to the new building.

Proposed Project Details:

Regeneration of Streatham Green

**Description:**

Streatham Green is a central town centre space that regularly hosts markets and local events. Substantial investment is needed to regenerate and redesign this space to improve its overall quality and value and facilitate it making a greater contribution to the local area.

Justification:

By regenerating this green space and involving local communities in its redesign, we will be fostering a sense of local ownership with long-term benefits of building the capacity of the local community and community cohesion. This scheme scored highly against the following prioritisation criteria:

- This local space is already a hub where local residents come together; building community cohesion. This proposal will improve a central space and continue to ensure residents have the opportunity to get some fresh air and enjoy surroundings that are more attractive; subsequently having a positive effect on health and wellbeing.
- The contribution and added value regeneration of green space can have on a local area is well established and this scheme will ensure this open space contributes to this urban area; enhancing the reputation and feel of the local area.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£250,000 for regeneration	N/A	£250,000 from council investment and potentially other contributions

Revenue Costs:

It is expected that the area designs and landscaping will have a low maintenance specification attached (e.g. no water features and low maintenance horticulture) and look to incorporate more modern designs and infrastructure that lower revenue costs. As a regeneration scheme, there is also an expectation that sustainable planning principles will be bedded in. In addition, there should either be an associated revenue budget attached or a plan for income generated from other activities or services in the park to be used to cover ongoing costs (e.g. income from stalls or small events using the space).

Norwood

Thurlow Park, Knight's Hill, and Gipsy Hill Wards

Area Profile

During the 19th Century common land in Lambeth was enclosed and the woodland north of Croydon became the suburb Norwood. Norwood is a mainly residential area with around 42,000 residents and contains Lambeth's only remaining industrial area. As an area, Norwood does not have the wide ranges of income and deprivation found in other areas of Lambeth and is well known for its high quality of life and popular town centre in West Norwood. Norwood's arts attractions are popular with locals and visitors alike and its cemetery is an increasingly popular attraction which draws people in from all over.

Snapshot of Local Parks

Similar to Streatham, Norwood has also benefitted from recent investment from the Mayor's Outer London Fund dedicated to help revitalise the area. Norwood also benefits from different parks and open spaces, including the conservation area Knight's Hill Wood, through to the churchyard in St. Luke's Church Gardens. West Norwood Feast is a local community initiative held on a monthly basis, aimed at drawing visitors to the area and comprises of fresh produce and retro markets.

Norwood Park is the biggest park in the area and is well renowned for its spectacular panoramic views over south London and range of play and sports facilities as well as wildflower areas. West Norwood Cemetery is known for its historical, landscape, and architectural importance. Rosendale Playing Fields is another important resource that caters for different sports activities and is regularly used by local schools and leased to the Council.

Full list of parks and open spaces in the area include:

Park/Open Space	Ward	Park Plans	Green Flag
Norwood Park	Gipsy Hill	Management Plan	N
Tivoli Park	Knights Hill	Masterplan	N
Rosendale Playing Fields	Thurlow Park	N	N
St Lukes Church Gardens	Knights Hill	N	N
Becondale Road Open Space	Gipsy Hill	N	N
Knight's Hill Wood	Knights Hill	Ecological Management Plan	N

Where do we want to be in ten years?

A number of themes have been pulled out as relevant for the Norwood area. These themes are based on future needs and wrapped around longer-term planning information, including demographic trends, and available research exploring the contribution various capital improvements can make to local outcomes and the associated impact on quality of life.

By setting overarching themes by area, we have attempted to capture and present a strategic view of the future investment needs for local parks and open spaces in the Norwood region, and use this information as the basis for where we should be harnessing and driving our resources towards over the next five - ten years.

I. Improved sports and fitness provision

From the Cooperative Parks Consultation, sports facilities were chosen by almost a quarter of respondents, and was the most popular option (joint with facilities for children) in the face to face survey (24%) and the second most popular option in the short questionnaire. This finding is met by a growing understanding that as a borough, Lambeth does not have the number and range of sport and physical activity facilities to meet rising demand. In the south of the borough, there is also a need to understand who the local sports clubs are that are seeking facilities. As seen in the area based needs assessment, facilities are of varying quality and in many cases may need to be upgraded to support increased use. Similar to the building improvements, investment in sports and fitness provision will have dual benefits; improved physical and mental health as well as the possibility of bringing further revenue into the park, which can in turn be reinvested back into service provision.

The emerging Sports and Physical Activity Strategy and Playing Pitch Strategy will help us understand where these gaps in sporting provision lie and will ultimately inform the sports development arm of this Plan; however it is also worth including here to ensure it remains a key guiding principle for the future, given the potential growth of sporting activity in the Norwood region and the local spaces available that would suit an increased offer. Improvements to sports and fitness provision in parks and open spaces can also provide an excellent social return on investment by influencing a range of outcomes including:

- Health: increased levels of local physical activity participation have a positive relationship with improved health outcomes and as such represents a very cost-effective means of promoting health and wellbeing
- Local Decision-Making: provision of an additional revenue stream for reinvestment into park and support future running costs, which will be of particular value for parks pioneers
- Youth Development: providing positive opportunities to divert young people from anti-social behaviour with access to fit-for-purpose sporting infrastructure
- Social Cohesion: parks are known to promote community cohesion and sport activities played both formally or informally offer opportunities for this social inclusion to take place.

We can see that West Norwood in particular, is starting to become a focus for sports and physical activity provision with the recent leisure centre that has been built and highly popular outdoor gym in Norwood Park. This theme aims to capitalise on this growing need for further sporting provision.

II. Improved play facilities that meet a variety of local needs

Parks provide an important role in serving the community including providing children's play opportunities for different age groups and facilitating a connection with the natural environment. It is widely acknowledged that children's play contributes towards child development and the development of a wide range of physical, social, and emotional skills and abilities and as parks are often the settings for play, there is a need to ensure the available facilities are fit for purpose and provide for different types of play experiences. This finding was reinforced by the cooperative parks consultation that identified children's play areas as the greatest need by the most respondents.

We know that children need to be able to access play provision closer to their home. It is often difficult for children to travel long distances to use play areas. In the Norwood neighbourhood

region, there are fewer parks and open spaces, which lends itself to a greater focus on the form of dedicated children's play and social interaction that is currently available to meet local needs. Stakeholder engagement in the Open Space Strategy (2013) found that although play space provision was generally adequate for certain groups (e.g. young children), it was not inclusive for all and a greater variety of play facilities was needed to cater for all groups. A strong link was also seen between poor quality play facilities and open spaces that were suffering from vandalism.

How do we start?

Across our stock of parks and open spaces there are a range of capital improvement schemes underway or in the pipeline, which contribute to improving the quality and accessibility of our parks and open spaces. These projects are often developed and delivered as part of either section 106 funding or larger Lottery applications and shaped in partnership with local communities. Table 9 presents these live capital schemes:

Table 9: Capital Projects in the Pipeline in the Norwood Area

Park	Project/s	Indicative Cost (000)	Delivery Timeframe
Norwood Park	Improved biodiversity, including pond improvement works and provision of a wildflower meadow	£12	Mar 2015

However, alongside these developments are the host of capital improvement schemes that are currently unfunded and which based on local evidence, park user feedback and existing park master plans, are of urgent need to improve local outcomes and help support the delivery of the cooperative parks programme. We can see from the area-based needs assessment that the quality and nature of parks and open spaces vary considerably in Norwood. There are also fewer green spaces, emphasising the need to ensure those available are of a high quality. Potential schemes have been evaluated using the prioritisation criteria described earlier and narrowed down to key priority proposals for each park and open space as listed in Table 10. below. As might be expected, smaller green spaces have fewer projects assigned, unless there was a demonstrable need identified in the cooperative parks consultation or seen in available evidence. It is expected that this will be a live guide of priority projects, which is updated as funding becomes available. The aspiration is to deliver as much as possible over the next five years.

Guidance to Interpreting the Table

- Projects have been kept relatively broad to enable flexibility and discussion with local groups on detail
- Estimated Cost column is purely indicative and based on the cost of installing or building similar capital improvements in other parks
- S106 Available column refers to where S106 funding has and will continue to be matched to projects that meet the requirements. This will be updated as S106 funding comes in.
- Other Available column refers to Lambeth capital funding, grant funding, or other funding streams that are made available. As discussed earlier in the plan, the Lambeth capital funding has been allocated to projects that most strongly meet the prioritisation criteria. Where other funding sources have been obtained (e.g. grant funding) this has been listed.
- Budget Needed column refers to the outstanding amount that needs to be raised or found externally to deliver the project.
- Funded column depicts the schemes that are able to be financed and delivered at the time of drafting this plan. This will be updated as schemes are completed.
- **Bolded rows** refer to the three highest priority projects for the neighbourhood area.

Table 10: Norwood Region Projects to be Delivered from 2014/15 – 2018/19

Park	Themed Outcome	Project/s	Estimated Cost (000)	Budget (000)			Funded
				S106 Available	Other Available	Needed	
Becondale Road Open Space	Enriched Horticulture	Focus on horticulture and planting schemes to improve attractiveness	£25	-	-	£25	
Knights Hill Wood	Improved Hardstanding and Access	Improve fencing, paths, and entrances	£150	-	-	£150	
Norwood Park	Sports and Fitness Provision	Upgrading sports and fitness facilities	£150	-	£150	£0	Yes
	Children's Play	Improvements to children's play area, particularly wet play	£50	-	-	£50	
	Building Improvements: Revenue Support	Explore café improvements, including seating provision	£150	-	-	£150	
Rosendale Playing Fields	Access and Safety Improvements	Replace perimeter fencing around site, including secure gates	£40	£20.4	£19.6	£0	Yes
	Sports and Fitness Provision	Upgrade/resurface hard courts with synthetic pitch	£150	-	-	£150	
St. Luke's Church Gardens	Improved Hardstanding	Improvements to Church surrounds, railings, and access roads	£100	-	-	£100	
Tivoli Park	Children's Play	Improved and more varied play facilities for children	£150	-	£150	£0	Yes
	Improved Access	Rebuilding boundary retaining walls, drainage improvements (including flood management), and access	£250	-	-	£250	
Total			£1,215	£20.4	£319.6	£875	

This list of priority projects are not exhaustive by any means; the proposals more provide an indication of each park's immediate capital investment needs, which include consideration of issues related to previous investment, generating additional revenue, and improving quality of park provision with a view to significantly increasing park usage. The proposed projects have also been suggested in the context of Lambeth's Local Plan (draft) Infrastructure Schedule which aims to support future growth.

However before we start, we also need to emphasise the importance of considering the ongoing revenue costs of individual projects going forward, particularly now, in this financial climate. We have committed to only investing capital monies in schemes that either already have revenue budgets attached or have an associated plan for generating income that can be used to cover the ongoing maintenance costs. Such approaches will include reviewing the opportunities for competitive tender packages (e.g. sports facilities) that factor in clear maintenance expectations

The top three projects across parks in the Norwood region (bolded in Table above) that are assessed to be of highest priority are also provided in further detail below:

Proposed Project Details:

Replacement of perimeter fencing in Rosendale Playing Fields



Description:

The Fields are currently owned by Dulwich Estate and leased to Lambeth Council at a rate of £18k per annum until 2026 (although this figure is incrementally increased over time). The fencing around the perimeter of the playing fields is in incredibly poor condition and in parts, has collapsed leading to fly tipping and vandalism. There is a need to install secure metal perimeter fencing with access gates to improve and prevent anti-social behaviour and facilitate regular use of the fields.

Justification:

Fencing issues pose a rising health and safety and security threat to users of the facility as well as creating an associated revenue cost related to graffiti, dog litter, and repairs. Assuming the fencing is replaced, the Rosendale Community Interest Company (a parks pioneer) is interested in potential reassignment of the lease with a view to taking on independent management of this site. This will lead to more regular use of these fields by local schools and sports groups, which will increase revenue potential. This scheme scored highly against the following prioritisation criteria:

- The condition of the fences is such that the entire site has no security leading to community safety issues and regular fly tipping in the middle of the fields. Not only is this an additional revenue burden on the council, but it is deteriorating a valued site for local schools.
- With proposed investment, the site would be much more secure, protecting the facilities and allowing for stored equipment. This would support a more commercial operation for sports clubs and groups and a more regular revenue stream, leading to an eventual reassignment of the lease.
- Playing fields are valued local resources, particularly for schools, and encourage higher levels of sports and physical activity, which is a priority for the borough given its obvious links to health and wellbeing. Better use of these fields will support grassroots participation in sport and help meet local demand.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£40,000	£20,393 of a S106 public realm obligation in the local area	£19,607 from council investment and potentially other contributions

Revenue Costs:

It is expected that the installation of metal as opposed to wooden fences will have a lower maintenance cost attached. There will nevertheless need to be consideration of meeting any unplanned reactive repair costs. It is assumed that once new fences are provided, the site will start generating income through sports court hire, which can then be recycled back into the fields to meet these ongoing costs. In time, the case should be made to reassign the lease for this site (pending landlord agreement), which will save the council money in ongoing lease payments.

Proposed Project Details:

Upgrade sporting facility provision in Norwood Park

**Description:**

Norwood Park currently has a hard surface multi-use games area that is not fit for purpose for the majority of sporting activities. Project proposes to upgrade and modernise facility to support greater and more varied sports activity.

Justification:

The emerging Playing Pitch Strategy demonstrates a need for at least nine artificial turf pitches to meet local demand. By improving the existing facility, we will be supporting increased physical activity as well as ensuring there is a good distribution of high quality sports facilities across the borough. There is also local support for improvements, which has included schools in the area. This scheme scored highly against the following prioritisation criteria:

- Providing further sports provision and linking to local schools in the area contributes to our public health outcomes by encouraging higher levels of sports and physical activity; a priority for the borough. Creating a more fit for purpose facility will support grassroots participation in sport and help meet local demand.
- The sports pitch is located in an area of severe deprivation and given that outcomes tend to be worse than for people living in less deprived areas, providing a positive facility that reaches out to all sections of the community is prioritised
- Potential for scheme to open up new sources of revenue with plans to encourage more frequent use of the pitch with a view to supporting sustainable management of the park.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£150,000	N/A	£150,000 from council investment and other contributions

Revenue Costs:

There will be ongoing revenue maintenance costs associated with sports facility provision in terms of both planned and unplanned repairs and maintenance. It is expected that as part of the new service model for our parks, we will include this site in a sports management package that includes cover of the ongoing maintenance costs. It is also possible that this will include an expectation that a portion of the income generated is reinvested back in to park's operations and services, given the pressures on revenue budgets. This operator package should consider grounds maintenance and programmed and reactive maintenance at a minimum, and discussions with potential suppliers should include under warranty, any defects or major structural damage to the pitch.

Proposed Project Details:

Modernise existing children's play facilities in Tivoli Park

**Description:**

Tivoli Park is a well used, local park whose children's play facilities are in need of modernisation to better support and develop varied play opportunities in the Norwood area.

Justification:

This proposal aims to create more modern play environments within parks that are accessible, of a high quality, and encourage children and young people to use them. Using the existing footprint, we can ensure the natural character of the park is retained. This scheme scored highly against the following prioritisation criteria:

- The role a good playground can play in enhancing children's' health and wellbeing is well documented as it offers opportunities for interaction, space, and healthy activity
- More modern play area will enhance the reputation of the borough and will provide an accessible, engaging, and free opportunity for children to be outside; building a healthy knowledge of the outside environment.

Cost:

Estimated Operational Cost	Available Funds	Balance Needed
£150,000	N/A	£150,000 from council investment and potentially other contributions

Revenue Costs:

It is expected that all play facilities that are designed and built will have a low maintenance specification attached (e.g. no sand or water based activity and low maintenance horticulture). In addition, there should either be an associated revenue budget attached or a plan for income generated from other activities or services in the park to be used to cover ongoing costs. This should cover programmed safety inspections (e.g. ROPSA) and any minor repairs to equipment. Discussions with potential suppliers should include under warranty, any defects or major structural damage to equipment.

Playground Renewal Projects

We know that in addition to delivering new projects, we need to renew our existing stock of assets. This is of particular importance for play areas. Play grounds have a typical lifespan of 10-15 years and part of this plan involves renewing these areas on a cyclical basis to ensure they remain safe to use and fit for purpose.

Listed below in Table 11 are our play areas in parks and when they were installed. These will need to be considered when this capital plan undergoes its midway review.

Table 11: Playgrounds in Parks

Park/s	Playground Condition	Installation Date	Included in Plan
Agnes Riley Gardens	Medium	2003	
Archbishops Park	Good	2006	
Brockwell Park	Good	2001	
Clapham Common – Windmill Drive	Good	2001	
Clapham Common - Westside	Good	2005	
Elam Street	Medium	2005	
Grafton Square	Medium	2005	
Hillside Gardens	Good	2005	
Holmewood Gardens	Medium	2004	
Kennington Park	Poor	2008	Yes
Lambeth High Street Recreation Ground	Good	2013	
Larkhall Park - Union Grove			
Larkhall Park – Priory Court	Good		
Loughborough Park	Poor	2004	Yes
Max Roach Park	Medium	2005	
Milkwood Road	Medium		
Mostyn Gardens	Good	2002	
Myatt's Field Park	Good	2008	
Norwood Park	Good	2005	
Pedlar's Park			
Rush Common	Poor		Yes
Ruskin Park	Medium	2009	
Slade Gardens	Good	2010	
St. Marks Churchyard	Poor		Yes
St Matthews Churchyard	Poor		
Streatham Common	Poor		Yes
Streatham Vale Park	Medium		
Tivoli Park	Medium	2005	Yes
Ufford Street Recreation Ground		2008	
Vauxhall Park	Poor	1994	Yes
Windmill Gardens	Poor		Yes
Wyck Gardens	Poor		

Borough-Wide Priority Projects

Despite the fact that an important case can be made for investing in individual parks or open spaces, there is a clear need to consider projects that are of strategic significance to the borough. In the past this has included the regeneration of Brockwell Park which has benefitted from large scale investment from the Heritage Lottery Fund and is now home to both the Lambeth Country Show and the Lambeth Fireworks; as well as Myatt's Field Park, a another HLF recipient that has now become one of the borough's most popular and regularly visited parks.

As a council, we recognise that what is now needed is a clear plan of action to help potential funders that are interested in these borough-wide projects focus their investment. Essentially, a capital programme that articulates what type of investment in our parks would make the most impact for our residents. In responding to this need, we have outlined in the broadest sense what capital improvements would add value to local areas and maximise the full spectrum of green spaces that are available for communities to enjoy.

As with the neighbourhood projects, this does not preclude groups from applying for externally funding independently from the council; the list of projects below represent the schemes the council will actively support.

Guidance to Interpreting the Table

- Projects have been kept relatively broad to enable flexibility and discussion with local groups on detail
- Estimated Cost column is purely indicative and based on the cost of installing or building similar capital improvements in other parks

Table 12: Priority Borough-Wide Projects

Park/s	Themed Outcome	Project/s	Estimated Cost (000)
Brockwell Park	Functional Buildings; Pioneer Revenue Support	Brockwell Hall regeneration	£1,500
Clapham Common	Park Architecture and Landscaping	Restoration of historic infrastructure and improved landscaping and biodiversity	£800
Ruskin Park	Functional Buildings; Pioneer Revenue Support	Restoration of the historic features including the stable block and portico	£850
Streatham Rookery	Park Architecture and Landscaping	Preserving the historic walled garden and improving the hard and soft landscaping	£500
Vauxhall Park	Park Architecture and Landscaping	Revitalising the horticultural and historic character and design of the park	£500
Vauxhall Pleasure Gardens	Park Architecture and Landscaping	Revitalising the space and preserving its historic character	£500
Total			£1,290

Financial Profile

Delivering this plan in full will cost over £20million. As highlighted, we are committed to investing £9million of Council funds; the most money we have ever invested in our parks and open spaces.

Our initial contribution will help deliver the immediate investment priorities in each neighbourhood, which will include applications to National Governing Bodies of Sports or developer contributions as appropriate (e.g. construction of Clapham Common changing rooms). This funding will also be profiled and used as match funding to support external, community-led bids.

The spend profile to deliver these priority projects for each neighbourhood area is described below in Table 13.

Table 13: Financial Profile by Neighbourhood

Neighbourhood	Project Costs (000)	Committed Funding
North Lambeth	£550	£160
Brixton	£1,250	£14.5
Clapham	£1,500	£0
Streatham	£1,850	£80
Norwood	£340	£20.4
Total	£5,490	£274.9
Balance Needed		£5,215

As mentioned, external contributions will be sought to help us reduce the total cost of delivering these high priority projects. There is also a high expectation placed on our communities to help us finance the remaining projects; join us in attracting a substantial amount of external investment. Following feedback received during the consultation phase, we are also proposing to apportion part of our initial investment towards supporting communities plug this gap; namely by providing project delivery support. It is planned that these roles will be funded from external funding contributions within three years.

Hand in hand with our aspiration that our communities work with us to help secure money for capital schemes in parks, is the need to implement a form of ring-fencing of the raised funds to the park, and facility concerned. It is recognised that this is a prerequisite to communities before any new partnerships are taken on. In effect, this approach will help protect local interest and buy-in to individual green spaces.

As described, delivering this plan relies on your help. We will continue to match available S106 that comes in to projects in this plan. And we need your support to fund the rest. To proactively work with the project delivery support officers and raise money either using the new funding streams that have opened up as a result of previous investment or through external grant funders.

Some examples of potential funding sources we need to explore to help us finance this plan include:

- Heritage Lottery Fund – using money raised through the National Lottery, the Heritage Lottery Fund gives grants to sustain and transform our heritage through innovative investment in projects with a lasting impact on people and places. Roughly £375million is available to invest in new projects each year.
- Big Lottery Fund – again, money raised from the National Lottery are allocated to good causes and specifically, community groups and projects that improve health, education, and the environment. Agency distributes approximately £600million each year and 80/90% of funding tends to be awarded to voluntary and community sector organisations. Includes administering funding programmes such as Awards for All (supporting participation in art, sport, heritage and community activities, and projects that promote education, the environment and health in the local community); Parks for People (improving historic spaces), and Reaching Communities: England (funds capital and revenue schemes that help people most in need).
- Biffa Awards – this multi-million pound fund awards grants to community and environmental projects across the UK that will be of lasting environmental benefit, increase or maintain biodiversity, improve quality of life, and foster vibrant communities.
- Community Development Foundation – national organisation that focuses on community development and engagement, which funds projects that aim to improve local areas
- London Marathon Charitable Trust – Trust awards grants to recreational projects primarily in London that support increased sports or physical activity participation.
- Community/private partnerships – there is opportunity for commercial or social enterprise organisations to work with the voluntary sector to design and deliver a mutually beneficial capital improvement scheme for use of the general public, which potentially brings in revenue. For example, Veolia have invested in local schemes across a number of Lambeth parks.
- Sport England – Sport England allocate funding for both sporting activities and capital facility improvement projects that increase levels of participation. This ranges from improving primary school sports facilities through to bringing playing fields back into use.
- Esmée Fairburn - foundation focuses on the cultural life of the UK, including the natural environment and has recently supported allotments and city farms.
- Age UK – Age UK offer grants for organisations aiming to make life better for older people and address their needs.
- National Governing Bodies of Sport – there are a host of National Governing Bodies of Sport (NGBs) that support over a hundred sports, including providing capital investment to support increasing grassroots community sports development.

- Charitable Trusts – charities are another recognised route to accessing funding. For example, the national parks charity GreenSpace was launched to safeguard the future of public green spaces by allowing community groups and philanthropists to give and influence locally. In addition, the Ernest Cook Trust is a leading educational charity that offers grants to not for profit organisations that actively encourage children and young people interest in the countryside, environment, or the arts.
- Landfill Tax Credit Scheme – this scheme aims to distribute funds generated from Landfill Tax in the UK as a means of helping mitigate the effects of landfill upon local communities. Western Riverside Environment Fund is one example of an organisation that delivers environmental objectives.
- Capital Growth – organisation offers practical help, training and support to people wanting to grow their own food, whether at home, on an allotment or as part of a community group.
- Trust Organisations – there are a range of Trusts in the UK that provide grants and funding to communities. For example, Tudor Trust is an independent grant making trust that supports smaller voluntary and community-led groups that are supporting marginalised residents.

Next Steps

Already, this plan has started generating imaginative discussion about what is possible for our valued green spaces and has prompted more people to get involved; reviving local interest in the borough's parks and open spaces. The fact that we have earmarked the largest investment ever made in our parks and open spaces speaks volumes for our commitment to our green spaces and to your local efforts to raise the profile of our parks time and again. Implementation of this capital plan will take place in two stages, which are described below and illustrated in Figure 2.

Stage One: Setting the Scene

Stage one will involve the development of Parks Capital Development Compacts for each neighbourhood which will be used to profile the necessary investment over the next five years. These compacts will not only allow us to plan our annual spend and determine our timelines, but will help us see where there are similar capital projects planned for different parks that we could combine to achieve economies of scale in terms of architects or project management fees.

These neighbourhood compacts will act as local implementation plans that will also review potential funding sources and include plans to apply for external bids through the project delivery process as a means of creating flexibility across the capital programme. We expect these will be prepared in early 2015.

Stage Two: Project Delivery

Stage two refers to the delivery of this capital programme. Delivery of the prioritised projects will be led by the Council, including the preparation of any potential funding applications, with input from local communities. Delivery of the remaining projects will be driven by local communities and groups who will work with the community project delivery support officers to apply for and secure external funding. As depicted in the 'Your Involvement' section, at all stages local groups will have the opportunity to get involved and feed into project development and delivery from funding applications and detailed design, to appointment of contractors and contract monitoring. Any appropriate and available S106 contributions will also be used as part of the match funding contribution to pump prime or stimulate these community-driven capital schemes.

Figure 2: Project Delivery Process



Have we got it right?

Already, this plan has generated much discussion about what is needed in our parks and open spaces and how we plan to spend our funding to best meet local needs. Using the information available to us, we have made the best assessment we can; drawing on both consultation feedback and strategic parks plans. However, as with most plans and with the best intentions, we know that we may not have got it entirely right first time.

In recognition of this, we have built in to the plan a system where you can challenge the priorities set for your park and make a case for an alternative scheme that you consider would have a greater and more positive impact.

What to do

All you need to do is send an email entitled 'Parks Capital Investment Plan Proposal' to:

cooperativeparks@lambeth.gov.uk

Include a description of your alternative capital project and why you think it will better meet local demand and we will invite you along to a panel discussion to look at your idea in further detail.

Who can apply

We know there is a large call on our capital investment and a great many things we could do improve them for everyone. While we recognise that many groups may wish to discuss individual schemes, given the breadth of parks and open spaces across the borough, we will only look to receive alternative capital improvement proposals from our parks pioneers, working towards level 2 (cooperative management) or level 3 (community-led management).

The profile of the cooperative parks programme is growing every day with local groups starting to build the foundations needed to successfully take on greater roles in their respective park or open space. If this is something you're interested in, write to the cooperative parks email address above to find out how you can join the movement and become one of our parks pioneers.



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**Cabinet**

12 January 2015

Draft Building Alterations and Extensions Supplementary Planning Document (SPD)

Wards: All

Report Authorised by: Sue Foster, Strategic Director Delivery

Portfolio: Councillor Jack Hopkins, Cabinet Member for Business and Growth

Contact for enquiries:

Doug Black, Delivery Lead Conservation and Urban Design, Planning Division, Business Growth and Regeneration, 020 7926 4065, xxxxxxxxx@xxxxxxxx.xxx.xx

Report summary

Currently the Council has in place a Supplementary Planning Document (SPD) on Residential Alterations and Extensions (2008) which supports the policies in the Unitary Development Plan (UDP), saved policies, 2010. That SPD has proved an effective and useful tool for the management of development in Lambeth.

When the new Local Plan replaces the UDP (currently scheduled to be in May 2015) that SPD will need to be replaced with an up-to-date SPD reflecting the new Local Plan policies and other relevant planning policy.

In order to inform the new draft SPD an officer review of the building alterations and extensions topic area has been carried out – taking into consideration the current property market, development activity in the borough, and also considering representations and anecdotal evidence from officers, members, residents, residents' groups and responses received during the Local Plan consultation process. The result, a new draft SPD, is the topic of this report.

This report summarises the key changes on approach to extensions and alterations between the current document (2008) and the proposed draft (2014) and recommends a way forward for public consultation of the SPD, for agreement.

Finance summary

The preparation of the draft Building Alterations and Extensions SPD has been accommodated within existing budgets. The new document, once adopted, will be available as a pdf on the Council's website. There will be no publication costs.

Recommendations

- (1) To note and agree the content of the draft Alterations and Extensions SPD (2014) in Appendix 1.
- (2) To note and agree the proposals for public consultation.

1. Context

- 1.1 The Lambeth Residential Alterations and Extensions Supplementary Planning Document (SPD), adopted April 2008, has proved a valuable guide to residents undertaking work within the borough. Its replacement is required to take account of the changing planning policy context as set out in the National Planning Policy Framework (2012), the London Plan (2011) and in particular the emerging Lambeth Local Plan (presently due for adoption May 2015). Once the new draft Alterations and Extensions document is adopted it will be used in the determination of appropriate planning applications.
- 1.2 In recent years Lambeth has seen a significant change in its housing market. Rising property prices and stamp duty are discouraging many residents from moving to larger properties and there is increasing interest to enlarge existing properties rather than move. This 'don't move – improve' approach is one that is increasingly common across London and the South East.
- 1.3 A number of consultees on the emerging Local Plan reiterated this position and asked the Council to consider a more pro-development approach to extensions than is currently taken. As a result Policy Q11 is more permissive in terms of rear extensions and roof extensions than was previously the case. Only minor changes to the text in Policy Q11 resulted from the Examination in Public. The new draft SPD will allow the Council to establish standards that reflect this new policy approach. It is anticipated that both the emerging Local Plan and the draft SPD will be adopted together.
- 1.4 In preparing the new guidance officers have noted the trends outlined in para 1.2 and looked at the current approaches of comparable boroughs – Camden, Islington and Wandsworth.
- 1.5 This report highlights the key changes being proposed between the existing Residential Alterations and Extensions SPD (2008) and the draft Alterations and Extensions SPD (draft 2014).

2. Proposal and Reasons

- 2.1 One key difference is that the draft SPD will apply to all property types unlike the current document which relates solely to residential properties. This approach will allow the document to be more widely applied; thus assisting in the determination of a greater number of applications.

- 2.2 The following paragraphs set out the key changes in the revised version of the SPD:

Balcony additions

- 2.3 Paragraph 2.11 of the draft SPD sets out new considerations for applicants regarding the provision of new projecting balconies on existing buildings. New projecting balconies should generally have solid floors and soffit treatments of quality design, robust materials and be properly drained and should be limited to rear elevations. This addresses an omission in the 2008 document.

Rear extensions – Closet returns

- 2.4 A closet return is a modest extension which is commonly found off the staircase half-landing level on terraced houses dating from the 19th Century. These can be single or multiple storeys. Paragraph 3.4 of the draft SPD proposes new guidance regarding additional floors to existing closet returns. Previous guidance allowed for additional floors to terminate one storey below the eaves of existing closet returns. The proposed guidance sets out that additional floors to existing closet returns may terminate half a storey below the eaves. This approach addresses an inconsistency in the previous SPD and is a more accurate reflection of the existing character and form of closet returns in Lambeth.

Rear infill extensions

- 2.5 Paragraph 3.10 of the draft SPD relates to the infilling of the gaps along the side of rear returns (infill extensions). It now allows infill extensions to wrap-around the rear of the return on non-heritage asset buildings. The 2008 approach, which prevented infill extensions from wrapping around, was considered too restrictive.

Full width 2 storey extensions

- 2.6 Previous policy and the 2008 SPD resisted proposals for two storey full width rear extensions. The new policy approach does not specifically state that these types of extensions are unacceptable. Reflecting this the draft SPD states that issues of adjoining amenity, subordination and a design integrated with the host building will be key considerations where such extensions are proposed. This approach will thus support two storey full-width extensions where appropriate.

Side extensions

- 2.7 The 2008 SPD set out that side extensions should maintain a 1m gap between completed structures and the side boundary to avoid visual terracing. The proposed guidance paragraph 3.16 of the draft SPD maintains a minimum 1m side space at first floor level and seeks to ensure the extension is setback and the roof design is integrated with the main roof in a subordinate manner. On heritage assets side spaces will continue to be protected where they are considered important.

Mansard roof extensions

- 2.8 The 2008 guidance took a restrictive approach to mansard roof extensions. It stated that *“a mansard roof addition would not be acceptable where it is not a part of the established character of the street or where it would harm the appearance of the building.”* The proposed guidance still seeks to maintain uniformity but this is achieved by only supporting mansards at the rear and insisting each follows a prescribed design approach. Paragraph 3.43 of the draft SPD sets out the starting point for rear mansards which must be that the front pitch and existing ridge height remain unaltered so that change is not noticeable from the street. The clear design guidance will ensure that rear mansards are subordinate in form and uniform in appearance. This approach relates to non-heritage properties; rear mansards will continue to be unacceptable on heritage assets.

Full Mansards extensions replacing London Roofs

- 2.9 This is perhaps the most contentious of all the proposed new approaches. It is long-established practice in Lambeth, and indeed in comparable boroughs across London, to protect London roofs as part of London’s local distinctiveness; and it is still the intention to protect such roofs where they are on heritage assets. However, on non-heritage buildings paragraph 3.48 of the draft SPD proposes that the replacement of a London roof with a traditional mansard roof will be acceptable, so long as each property follows traditional design rules to ensure that the visual unity of the group is reinforced over time.

New dormer windows

- 2.10 The approach to dormers in the 2008 SPD did not differentiate between ordinary properties and heritage assets. That approach is considered too restrictive for non-heritage properties; limiting the opportunities for householders to utilise existing under-used attic space. As a result paragraph 3.34 of the draft SPD sets out the following design approaches for the provision of dormers; giving particular emphasis to subordination and their appropriate siting. The following may now be acceptable:

- Two individual dormers
- Two individual dormers with a thin linking part
- Inset dormer/s (are formed by cutting into the roof slope)
- Single subordinate box dormer

3. Finance

- 3.1 The preparation of revisions to the draft Building Alterations and Extensions SPD has been undertaken from existing budgets.

4. Legal and Democracy

- 4.1 The National Planning Practice guidance, reflecting the National Planning Policy Framework, provides that “*supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.*”

The preparation of revisions to the draft SPD is consistent with the above guidance as contained in national planning policy.

- 4.2 The proposed publication of the draft SPD reflects the statutory requirement for a local planning authority to consult on the preparation of supplementary planning documents.
- 4.3 Notification of this key decision was published on the Forward Plan on 5 December 2014 so the statutory 28 days’ notice has been given. The report was published five working days before the decision is due to be taken and will be subject to call-in for five days once the decision is published.

5. Consultation and co-production

- 5.1 A working draft version of document was considered by the cross-party Planning and Development Cabinet Advisory Panel on 20 November 2014. The panel is supportive of the approach taken and minor amendments were made in light of Panel feedback.
- 5.2 Upon receipt of Cabinet approval the draft SPD will be subject to a public consultation which it is proposed to run for six weeks over February and March 2015.
- 5.3 The draft document will be made available in pdf format on the Council website. The consultation will also be publicised through Lambeth Life, a press release and the Council’s online consultation diary.
- 5.4 It is also proposed to consult specific individuals with a stated interest in the issue, especially those parties that made representations on the extensions policy in the emerging Local Plan, as well as local amenity societies, residents’ and community groups and stakeholders identified in the planning policy team’s consultation database.
- 5.5 Detailed consideration will given to the consultation representations and final amendments made before the final draft of the SPD is reported back to Cabinet. This is presently scheduled to be Spring / Summer 2015 subject to any change to that timetable arising from the progress of the emerging Local Plan.

6. Risk management

- 6.1 Changes in the property market locally and across London have led to an intensification of demand for alterations and extensions to existing properties. The existing SPD document is an invaluable planning tool. To proceed without a new, replacement, document presents a significant risk as its absence would provide greater uncertainty for residents, planning staff and decision makers. The result is likely to be more cases

being contested at planning appeal. Decisions may be more difficult to defend if there is no up to date SPD in place.

7. Equalities impact assessment

- 7.1 No separate equalities impact assessment has been undertaken or is proposed to be undertaken in relation to the proposed revisions to the SPD. The emerging Lambeth Local Plan is subject to various statutory impact assessment procedures.

8. Community safety

- 8.1 None for the purposes of this report.

9. Organisational implications

- 9.1 None.

10. Timetable for implementation

Stage in plan preparation	Date
Cabinet approval of SPD content and agreement to proceed to public consultation.	12 January 2015
Public consultation	February/March 2015
Final edits	April 2015
Final draft SPD reported back to Cabinet for adoption.	Spring / Summer 2015

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Sue Foster	Strategic Director Delivery	01.11.14	23.12.14	
Finance	Business Partnering	28.11.14	1.12.14	
Legal Services	Enabling: Integrated Support	28.11.14	30.12.14	
Democratic Services	Enabling: Corporate Affairs	28.11.14	01.12.14	
Councillor Jack Hopkins	Cabinet Member for Jobs and Growth	3.10.14	18.12.14	
Councillor Diana Morris	Chair of the Planning Applications Committee	20.11.14	20.11.14	
External	N/A	N/A	N/A	N/A

Report history	
Original discussion with Cabinet Member	02.10.14
Report deadline	19.12.14
Date final report sent	19.12.14
Report no.	128/14-15
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	05.12.14
Key decision reasons	Meets community impact test
Background information Supplementary Planning Document (SPD) on Residential Alterations and Extensions	http://lambeth.gov.uk/sites/default/files/pl-adopted-residential-alterationsand-extensions-spd_1.pdf
Appendices	Appendix 1 – Residential Alterations and Extensions SPD, April 2008 Appendix 2 - Draft Building Alterations and Extensions SPD, November 2014

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**London Borough of Lambeth
Unitary Development Plan**

Supplementary Planning Document

Residential Alterations and Extensions

Adopted April 2008

Status and Application of this SPD

(i) This Supplementary Planning Document (SPD) has been prepared in accordance with Sections 17; 19; 23; and 24 of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, and the guidance in Planning Policy Statement 12.

(ii) This SPD was approved by the Council in April 2008 following public consultation. The comments received were taken into account in finalising the guidance and advice contained within it. The details of the consultation and responses are available on the Council's web site

<http://www.lambeth.gov.uk/moderngov/ieDocHome.aspx?Categories=&J=2>

(iii) The SPD provides guidance for applicants in the preparation of schemes. It explains and provides further guidance to the interpretation and application of Lambeth UDP policies, the London Plan and relevant Government policies. It is a material consideration in the determination of relevant planning applications.

(iv) Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that Local Planning Authorities must determine planning applications in accordance with the statutory development plan, unless material considerations indicate otherwise. The SPD is linked to policies in the adopted Lambeth UDP (2007). It provides guidance on the meaning and implementation of these policies and is an important document as it provides detailed guidance on what is sought by UDP policies.

Section	Contents	Page	Relevant UDP Policies
1	Introduction	1	
	Planning Policy	1	Policies 32, 33, 35, 36, 38, 39, 46 & 47
	Application	1	
	Guidance	2	
	Permissions Explained	2	
	Further Information	3	
2	Extensions	4	Policies 36, 38, 46 & 47
3	Roof Extensions and Alterations	9	Policy 36, 46 & 47
4	Roof terraces and Balconies	13	Policies 33 & 36
5	Satellite Dishes, Aerials and Plant	14	Policy 36
6	Renewable Energy Systems	16	Policy 36
7	Gardens, Boundaries, Paving, Parking and Refuse	17	Policies 17(c)(d), 32, 36, 39, & 47
8	Basements, Basement Areas and Lightwells	21	Policies 17(c) & 39(e)
9	Shop Conversions	23	Policies 27, 36 & 37
10	Windows	26	Policies 35, 36, 46 & 47
11	Appearance and Detail	28	Policies 33, 35, 36, 46 & 47
12	Glossary	30	
13	Contacts and Further Information	32	
Appendix 1		36	
	Character of Lambeth's Existing Development		

Supplementary Planning Guidance

This Supplementary Planning Document (SPD) provides guidance for applicants in the preparation of schemes and assists Lambeth planning officers in making decisions on planning applications. It explains and provides further guidance on the interpretation and application of Lambeth UDP policies and relevant Government policies. It is a material consideration in the determination of applications involving extensions and alterations to residential dwellings.

It also provides design advice for household alterations which do not require planning permission.

This document has been subject to public consultation in accordance with the Lambeth Statement of Community Involvement and as required by PPS12. The comments received have been taken into account in finalising the guidance and advice contained within it.

Updates

In October 2008 the General Permitted Development Order was amended which resulted in changes to permitted development rights. The introduction to this section was amended accordingly. However, the guidance and best practice laid out in the rest of the document remains unaltered from adoption in April 2008.

The document was illustrated in November 2008.

Introduction

1

Planning Policy

- 1.1 The Council requires planning proposals for the alteration or extension of houses and flats to be of good quality, to be well designed and built to a high standard. The Government is clear that design which is inappropriate to its context or which fails to improve the character or quality of an area should not be accepted (PPS1, paragraph 34 and PPS3, paragraph 13).
- 1.2 In relation to design, proposals for extensions or alterations should comply with the requirements of UDP Policy 36 Residential Extensions and Alterations, and also may need to take account of other policies, such as: -

Policy 32 Community Safety/Designing Out Crime,
 Policy 33 Building Scale and Design,
 Policy 35 Sustainable Design and Construction,
 Policy 38 Design in Existing Residential / Mixed Use Areas,
 Policy 39 Streetscape, Landscape and Public Realm
 Policy 46 Buildings of Local Merit; and
 Policy 47 Conservation Areas

Application—Using this document

- 1.3 This guidance applies to the design of extensions, loft conversions, lightwells and other associated alterations to residential dwellings. It will be used by the Council when determining planning proposals.

In addition, where planning permission is not required, it is intended that this guidance should be used as best practice to promote high quality extensions and alterations.

In designing extensions or proposing alterations fullest consideration of energy conservation issues is encouraged from the outset.

- 1.4 The advice is applicable throughout the borough, including conservation areas where there is a statutory duty to preserve or enhance the special character or appearance of such areas. This document is not intended to provide specialist advice on statutory listed buildings but may be relevant in many cases. Alterations or extensions to listed buildings require separate consent for internal and external works; applicants proposing internal or external works to statutory listed buildings should consult Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and the Council's Conservation & Urban Design team.

Guidance

- 1.5 Alterations to houses and flats that are well considered and complement the existing appearance of a property can increase their value and contribute to the quality and character of the local area. Extensions and alterations to existing buildings also make effective use of urban land. Good design is particularly important in order to avoid harm to the amenity of neighbours through increased noise, disturbance and activity caused by an intensification of use.
- 1.6 When assessing a planning application for a residential extension or alteration the Council will therefore consider:
- the quality of the design of the proposal;
 - the scale of the proposal in relation to the main dwelling;
 - how much of the overall garden or yard area will be covered;
 - the effect on the character and pattern of the area;
 - parking levels and the layout of front gardens;
 - the effect on amenity of neighbouring property;
 - safety and security issues; and
 - sustainability and environmental issues.
- 1.7 Appendix 1 provides an overview of the various residential building types in Lambeth which is useful for anyone considering building alterations.

Permissions Explained

- Planning Permission**
- 1.8 Planning permission is required for most external alterations to flats irrespective of whether they are purpose built or in converted houses / buildings. Permission is also required for some changes and extensions to single family dwelling houses.
- Some works to houses do not require planning permission; this is known as 'permitted development'. In such cases the use of this document is encouraged in order to achieve high quality design.**
- Regardless of any need to gain formal approval from the Council it is good practice to consult and inform neighbours who might be affected by the proposals.**
- 1.9 In conservation areas the planning permission controls are greater and there is a presumption in favour of retaining buildings and features that positively contribute to the special character or appearance of the area. However, single family dwelling houses still have some permitted development rights. In some conservation areas, in order to manage incremental change better, the Council has removed permitted development rights by using an Article 4 Direction to control certain external changes to dwelling houses. In some in-

stances tailored guidance is available on a number of Lambeth's conservation areas in the form of 'Conservation Area Statements' which are available on the 'Conservation Area Profiles' section of the Planning pages of the Council's web site – www.lambeth.gov.uk/planning

- 1.10 For formal confirmation that works are permitted development a Certificate of Lawful Development can be sought from the Planning Division.

Conservation Area Consent

- 1.11 Conservation Area Consent is only required for total or substantial demolition of structures in conservation areas, including some boundary enclosures depending on their height and location. It is not required for alteration or extension works.

Listed Building Consent

- 1.12 Listed building consent is only required for alteration, extension or demolition (internal and external) of statutory listed buildings.

Further Information

Planning

- 1.13 To check what permissions are required visit www.planningportal.gov.uk or the Council's website www.lambeth.gov.uk/planning.

For more detailed advice please contact the Lambeth Town Planning Advice Centre on 020 7926 1180 or by e-mail at xxxx@xxxxxxxx.xxx.xx.

Built Heritage

- 1.14 Information on conservation areas, Article 4 Directions and statutory listed buildings and buildings of local merit is available from Conservation & Urban Design by e-mail at planningconsxxxxxxxx@xxxxxxxx.xxx.xx.

Building Control & Energy Conservation

- 1.15 Structural works and some other alterations such as window replacements normally require separate Building Regulations approval from Lambeth Building Control which can be contacted on 020 7926 7000 or by e-mail at build-xxxxxxxx@xxxxxxxx.xxx.xx Building Regulations set out requirements for energy conservation. The Council's SPD on Sustainable Design & Construction and House owners guide to renewables provide further advice and guidance as well as references to information on good practice.

Extensions

2

Design Principles

- 2.1 Extensions should:
- Be subordinate to the main building and in keeping with it;
 - Be located on the least important elevation and not obscure important architectural features;
 - Not have an unacceptable effect on the amenity of neighbouring property;
 - Use matching or complimentary materials;
 - Reinstall lost or damaged detailing where possible;
 - Have a roof form in keeping with the main building; and
 - Locate any required plant and services discretely.
- 2.2 These principles relate to UDP Policy 36 parts (A-D) and parts (H-J2), and consideration should also be given to the Council's SPD 'Guidance and Standards for Housing Development and House Conversions' with particular reference to daylight, sunlight and privacy.

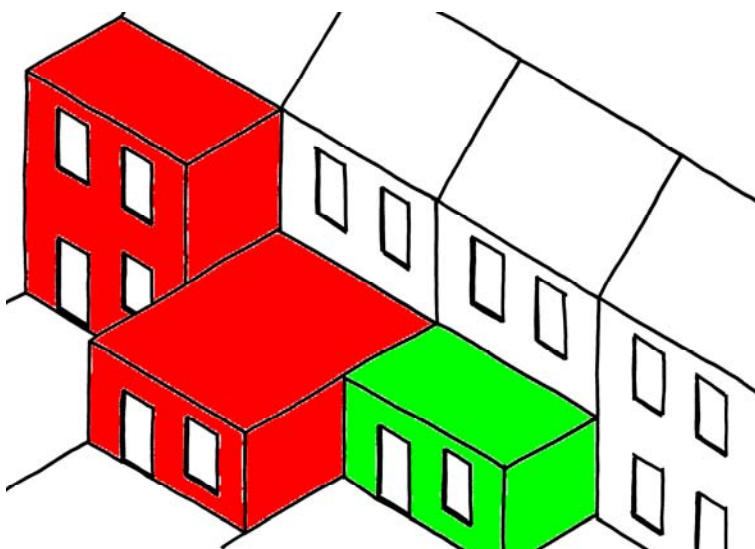
Design Advice

- Front Extensions**
- 2.3 Extensions beyond the front building line will not usually be appropriate if there would be an adverse impact on the main building and its contribution to the street scene.
- 2.4 Where considered appropriate, front porches and canopies should be of a height, design and footprint that is proportionate to the size of the dwelling and the front garden. In conservation areas porches or canopies may not be acceptable in principle if they would be out of character with the building or area.
- New Rear Extensions**
- 2.5 Single storey rear extensions are normally the maximum that will be acceptable on small 2-storey terraced, semi-detached and detached dwellings. On buildings of 3 or more storeys (basement included), a higher rear extension may be acceptable so long as it is at least one storey below the existing roof eaves level.
- 2.6 In conservation areas extensions over 1 storey will normally only be appropriate if they preserve or enhance the character and appearance of the area.
- Depth and Width of New Rear Extensions**
- 2.7 A maximum extension depth of 3 metres for a terraced house and 4 metres

for a semi-detached or detached house will usually be acceptable subject to the size of the garden and the impact on the amenity of neighbouring properties. Anything greater than this is likely to be out of keeping, fail to integrate with the main building and have an adverse impact on neighbouring property. Exceptions will need to be supported by an adequate justification and respond to their immediate context.

Full width rear extensions should be avoided on buildings with a rear return or with a rear elevation of particular architectural character. Full width extensions should be:

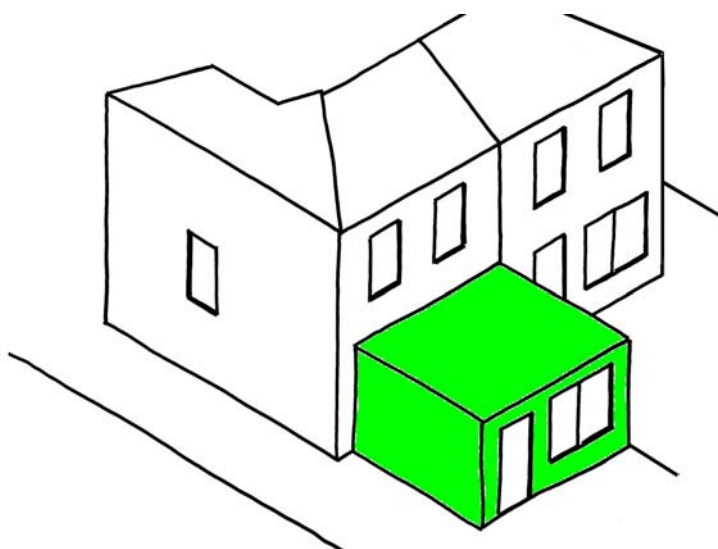
- Single storey;
- Of appropriate proportions and scale;
- Roofed with a roof form in keeping with the main building;
- Set back slightly from the sides of the main building; and
- Designed to relate to the pattern of adjoining development.



Terraced

The full width rear extension shown in green (right) is the only one that is likely to be acceptable.

Roof design should respond to the host building and immediate context.



Semi-detached

This full width extension is set back from the side of the main house.

Roof design should respond to the host building and immediate context.

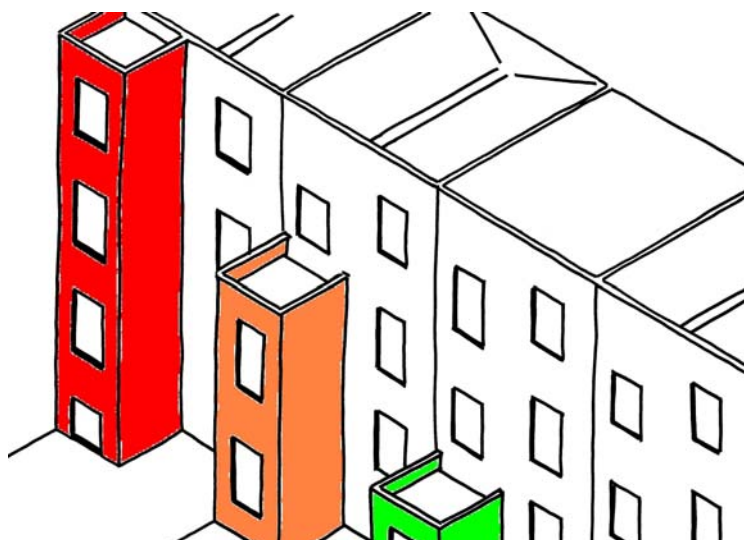
2.9 In conservation areas rear elevations can be particularly important in reflecting the aspiration of the original design, the style of the period and historic pattern of development. In such instances rear extensions will also need to:

- Be compatible with the character and appearance of the main building / conservation area;
- Respect original features and details; and
- Conform to the prevailing rear building line.

2.10 In some conservation areas there may be cases where any extension would harm the character or appearance of the area.

Closet Additions

2.11 Many terraced buildings have historic ‘closet additions’ on their rear elevation. It may be acceptable to extend these upward if they do not damage the architectural unity of the group and if the resulting extension would still be one storey below the eaves / roofline of the main roof.



The closet addition shown in red (left) is too tall.

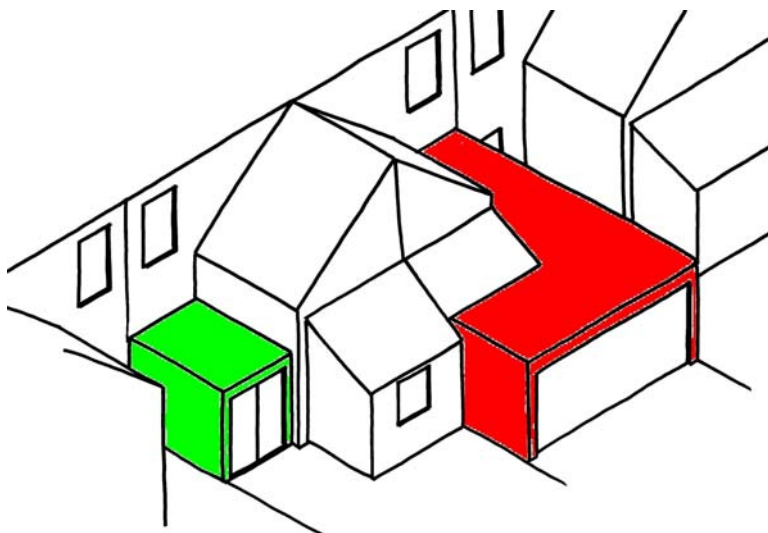
That shown in orange (centre) may be acceptable if there is no harm to neighbouring amenity.

That shown green (right) is likely to be acceptable.

Existing Rear Returns

2.12 Many buildings have an original rear return with a passage / space to one side. Alterations to the general form of the rear return, especially if part of a group, are likely to be resisted. Infilling this remaining space with a single storey extension is usually acceptable when:

- The new work has a mostly glazed or visually lightweight form;
- The roof is designed to minimise adverse impact on neighbouring properties;
- It does not project beyond the end of, or wrap-around, the original return. Ideally it should be set back slightly to give the original return visual superiority; and
- It does not have an adverse impact on the appearance of an end of terrace property when viewed from the street.



The extension shown in red (right) is too large.

That shown green (left) is likely to be acceptable.

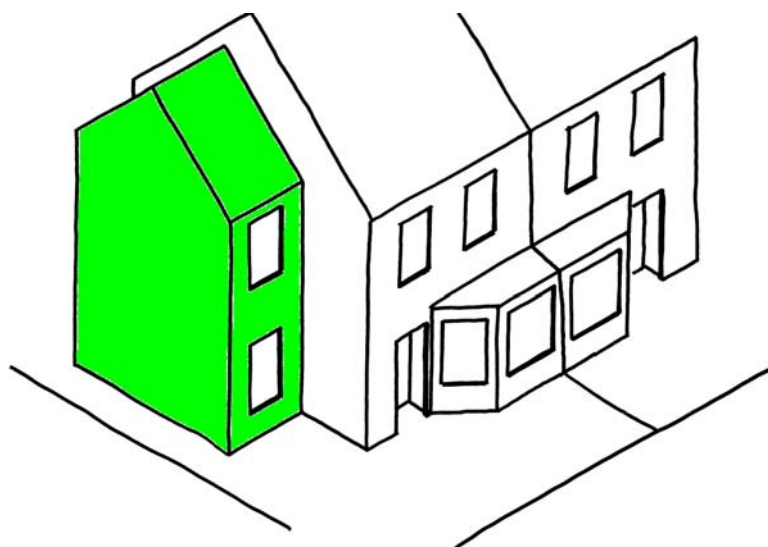
Roof design should respond to the host building and immediate context.

Conservatories

- 2.13 In addition to the advice above, glazed extensions such as conservatories should always be single storey and located at ground or garden level, to the rear of the buildings, without obscuring original architectural detailing.
- 2.14 In conservation areas the detailed design of conservatories requires particular attention to ensure it is in keeping with the main building.

Side Extensions

- 2.15 Infilling a gap to the side of a building with an extension can have a significant visual impact as it can change the character of buildings in the street scene. Schemes for end of terrace buildings and those with unusually shaped side plots will be considered on their merits in relation to their context. The effect of all extensions on the amenity of neighbouring properties should always be considered.



Where deemed appropriate in principle side extensions should normally be:

Subsidiary in height.

Set back from the front of the house.

Set back from the side boundary.

2.16 A side extension should normally:

- Be subsidiary to the main dwelling in scale, height and position;
- Be set back from the front building line;
- Maintain a 1m gap between the completed structure and the side boundary to avoid visual terracing and maintain side space between properties; and
- Designed so that the roof design is compatible with that of the main building or adhere to an established design in the surrounding area.
N.B Dummy roof slopes (those concealing a flat roof) should have a sufficient size and pitch to give them design integrity.

2.17 In conservation areas gaps and spaces between buildings are often important to the character and appearance of the street and contribute to the special interest of the area. Infilling with a side extension will be inappropriate where:

- The gap contributes to a development pattern of interest, including any views and spaces of importance to the character of the area;
- The architectural symmetry of a building or group of buildings would be impaired; or
- An important feature would be obscured.

Roof Extensions and Alterations

3

Design Principles

- 3.1 Roof extensions and alterations should create good roofscapes and integrate well with the main building and the surroundings without causing harm to amenity.
- 3.2 These principles relate to UDP Policy 33 parts (D-H) and Policy 36 (C and F) and proposals will also need to take into account guidance in the SPD on Sustainable Design and Construction.

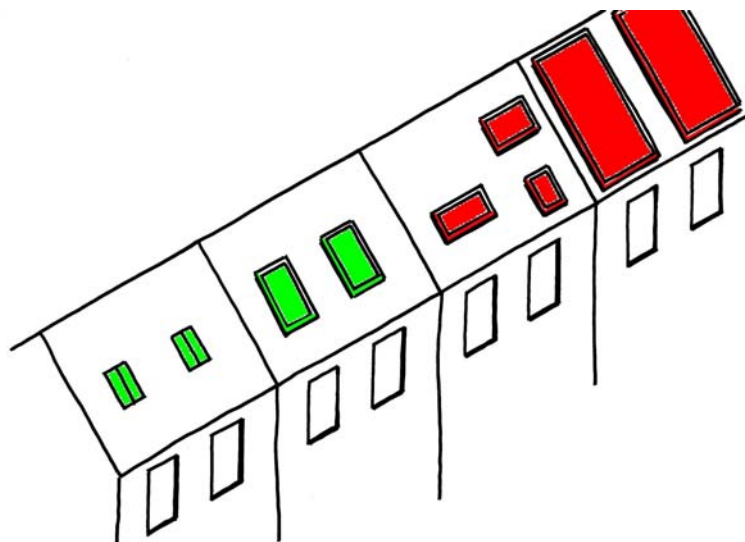
Design Advice

- Rooflights**

3.3 Rooflights are the most sympathetic way of providing daylight to a habitable attic space as they follow the line of the roof. In most instances proposed rooflights should:

 - Be subordinate features on the roof; and
 - Align with, or reflect the window pattern of the building below.
- 3.4 However, rooflights are not a traditional feature of Lambeth's residential areas and uncluttered / unaltered roofs can be especially important to the character and appearance in conservation areas. Front or other prominent roof pitches should be avoided and less sensitive alternative locations considered. Rooflights should also be avoided on the steep slopes of traditional mansard roofs as they can look out of place. It is difficult to accommodate rooflights on roofs with complex asymmetrical forms such as gables, hips and turrets as they usually would be over dominant and visually out of place and should be avoided.
- 3.5 Rooflights should be set flush with the roof plane and as small as possible. On traditional buildings a cast iron rooflight with a vertical glazing bar, often known as a 'conservation rooflight' should be used.
- 3.6 Sometimes rooflights are necessary on front roof pitches at low level to provide means of escape. Other less visually intrusive methods of escape should also be considered if possible, for example the upgrading of internal staircases to provide a suitable escape route through the building.
- Other Forms of Roof Glazing**

3.7 Lantern lights, glazed domes and other roof additions will only be appropriate where they do not harm the architectural integrity of the main building or its wider context. The installation on prominent roof pitches should be avoided.

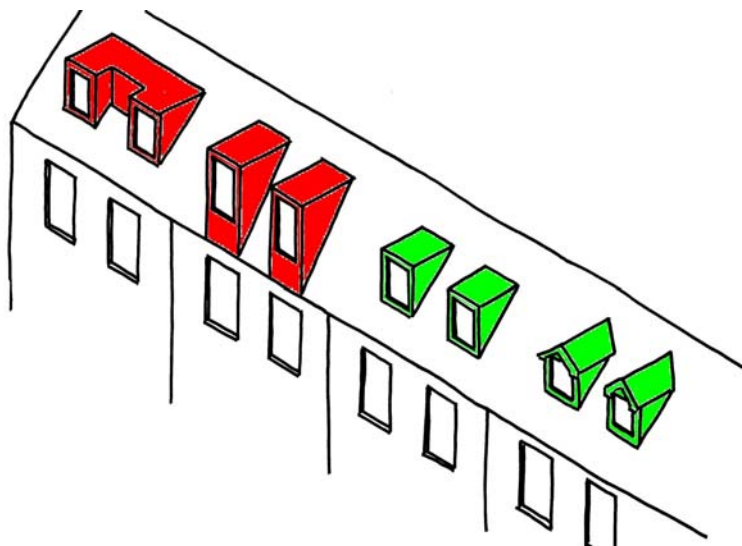


The rooflights shown in red (two right houses) are unlikely to be acceptable.

Those shown green (two left houses) are more likely to be acceptable.

Dormer Windows

- 3.8 With the exception of mansard roofs, dormers were not a feature of residential development in Lambeth before the late 19th Century. Their introduction requires a careful approach to ensure compatibility with the main building and their wider context and for that reason dormers are best located on rear roof pitches and features such as chimneys and parapet walls should not be removed or obscured by the dormers.
- 3.9 Irrespective of the location the following design advice normally applies:
- Dormers should normally align with, be no wider than, and be subordinate in height to the windows on the elevation below;
 - The window cill should rest on the roof slope and should be around 1 metre from the attic floor level (or eaves level of the roof if the floor has been lowered) and the roof slope;
 - The window type should be in keeping with those on the main building;
 - The materials, construction detailing and form should all be carefully considered. Bulky construction detailing should be avoided; and
 - The dormer should sit well within the roof slope and its roof should be lower than the roof ridge.
- 3.10 The linking of small individual dormers together to make one wide dormer is unlikely to be acceptable unless it is part of the established building form in the area. Blank dormers (those without windows) are not considered acceptable.
- 3.11 Dormers that are formed by cutting into the roof slope (inset dormers) generally provide restricted outlook and reduced daylight. The inset, if large enough, can provide amenity space. For further advice see Section 4 'Roof Terraces and Balconies'.
- 3.12 In conservation areas, where dormers are deemed appropriate, the dormer style, size and materials should be based on traditional local precedents, be characteristic of the area and be appropriate to the period of the building.



The dormers shown in red (two left houses) are unlikely to be acceptable.

Those shown green (two right houses) are likely to be acceptable if the design suits the house.

Detailed design advice and historic examples can be found in English Heritage's Listed Building Guidance Leaflet '*Dormer Windows*'.

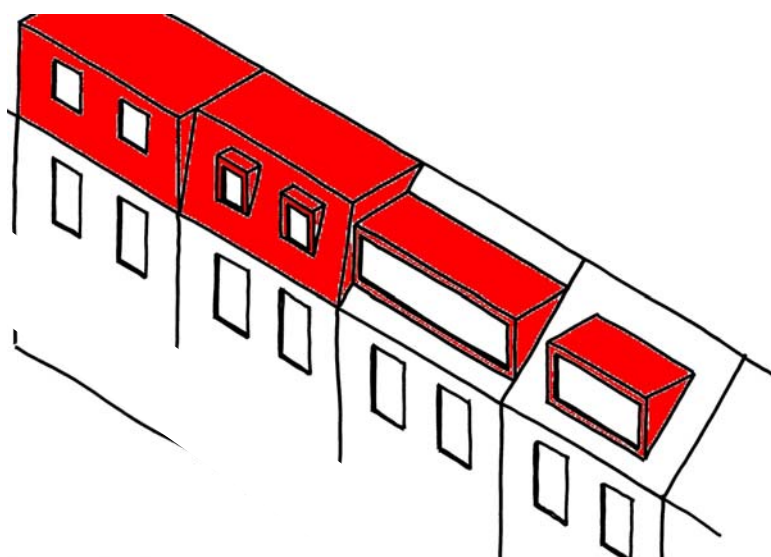
Hipped End to Gabled End Roof Enlargements

3.13 Proposals to alter existing roof profiles from a hipped end to a gabled will normally need to comply with the following: -

- Not harm the design integrity of the main building;
- Not undermine proportions, balance or character of the building or group; and
- Not result in the loss of a roof of historic interest; particularly on a building in a conservation area.

Mansard Additions

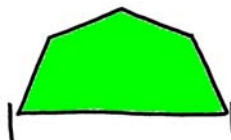
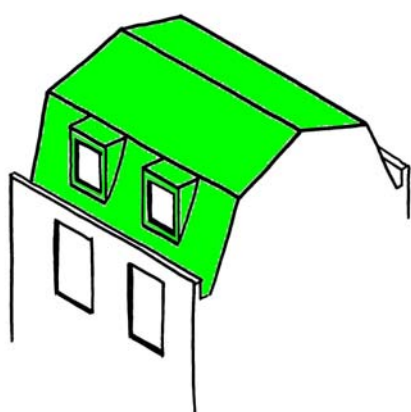
3.14 A mansard addition is unlikely to be acceptable where mansards are not part of the established character of the street or where it would harm the appearance of the building. Mansard roofs that compromise the architectural integrity of the main building and neighbouring buildings by virtue of their bulk, design or treatment should be avoided.



The mansard roofs and dormers shown in red are unacceptable due to their bulk, design and treatment.

3.15 The following guidance should normally be followed for mansards on traditional buildings:

- A mansard roof addition should have steep front and rear pitches and shallow top pitches meeting at a central ridge. This should follow a basic semi-circular section (taken front to rear);
- The exact angles and pitch will vary according to the depth of the building and the established patterns in the street;
- Dormers should be used on a traditional mansard addition.



This illustration shows a traditional mansard. The roofs of the dormers are often in line with the shallow mansard roof slope or continuation with it.

3.16 In conservation areas mansards may not be appropriate if they would result in the loss of contributory roof forms or cause harm to the main building / wider character and appearance.

Additional Storeys

3.17 Additional storeys require a considered approach to ensure they are well integrated with the main building. Building straight up off the existing front and rear elevations (or flanks if exposed) is unlikely to be successful. Subservient additions with reasonable set-backs to reduce bulk are advisable.

3.18 Contemporary design approaches may be acceptable on 'stand alone' buildings and modern buildings or in locations where there is no unifying built form or building height. In these circumstances the design and detailing will be expected to be of an appropriately high quality and responsive to its context.

Other Roof Alterations

3.19 Proposed alterations that introduce alien roof configurations (cut-outs and add-ons) or which propose to raise the roof ridge in a manner that would adversely affect the appearance of the building or its contribution to the wider street scene are unlikely to be considered appropriate.

Living Roofs

3.20 Green/brown roofs can be very efficient in reducing rainwater run-off, providing new habitats for wildlife in urban areas, helping to reduce heat loss and reduction in energy use and can be visually attractive. Careful consideration will need to be given to ensure that green/brown roofs integrate with the parent building and the wider context. Green/brown roofs should not be considered an adequate mitigation for the loss of rear gardens; each has its own unique ecological character.

Roof Terraces and Balconies

4

Design Principles

- 4.1 Due to the high residential density in most of Lambeth terrace and balcony additions to existing buildings are often unacceptable because of their harm on the amenity of neighbouring property. Terraces and balconies will only be supported where there is no adverse impact on the amenity of adjoining property and no harm caused to the appearance of the building.
- 4.2 These principles relate to UDP Policy 33 parts (D) and Policy 36 (A, C and F).

Design Advice

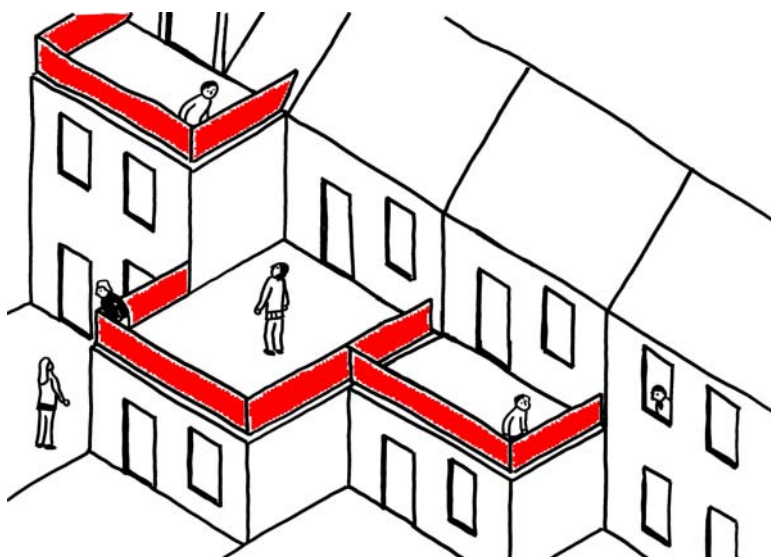
- 4.3 Any balcony or terrace addition must be well designed to ensure it integrates with the main building. Balconies and roof terraces are not considered appropriate for buildings within conservation areas if the proposal would harm the integrity of the building or the character and appearance of the locality.

Amenity

- 4.4 Unacceptable levels of overlooking, loss of privacy, noise disturbance and/or enclosure should be avoided. In order to avoid harm to the amenity of neighbouring property it may not be possible to use the entire area of a flat roof as a terrace. In these instances handrails or other enclosures should be carefully located to minimise adverse impact. Screening or planting appropriate to the building should be used to prevent overlooking of habitable rooms or nearby gardens, without resulting in visual clutter or loss of daylight, sunlight or outlook for neighbouring property.

Terraces on Shop Roofs

- 4.5 Terraces created on the flat roofs above traditional shopfronts are not considered acceptable due to the visual intrusion they cause to the street scene.



The adverse impact of overlooking on the amenity of adjoining neighbours is an important consideration.

Satellite Dishes, Aerials and Plant

5

Design Principles

- 5.1 A range of equipment installations can be required for the functioning of residential buildings. Though this can be perceived to be of little importance these features can have a detrimental affect if installed in an ill-considered manner. The key to successful installation is appropriate siting and appearance. Policy 36 (E) is relevant here.

Design Advice

Satellite Dishes

- 5.2 Satellite dishes (and associated equipment) should not be visually prominent, especially within conservation areas. Alternatives such as cable TV may be considered preferable. Where this is not possible equipment should be as small as possible, of material, colour and location which minimises visual impact.

Other Equipment

- 5.3 The installation of plant and other equipment is likely to require planning permission on buildings containing flats and may require permission on houses; depending on what is proposed and where it is located. Irrespective of the type of property or the requirement for permission the following should always be sought:

- Discrete positioning, such as concealed roof slopes, between parapet walls, on rear elevations, or behind chimney stacks;
- Use of the smallest practical size and an unobtrusive colour;
- The sharing of equipment between flats to reduce clutter; and
- Using effective screening to minimise visual impact.



This air conditioning unit has been painted to mimic the adjoining brickwork.



This extractor vent inappropriately cuts through the window joinery.

A traditional air brick in the wall would be more appropriate.

Services and pipes

- 5.4 The consideration of the location of minor elements such as downpipes, extractors and boiler flues, is advisable at an early stage of a design proposal, particularly in conservation areas. Locating these elements on the front of buildings should be avoided as they add visual clutter and often detract from the appearance of a building. Downpipes should be run vertically – awkward bends and diagonal runs should be avoided.

Meter Boxes

- 5.5 The positioning of meter boxes in prominent positions next to the main entrance doors can be visually intrusive and have a harmful effect on the appearance of properties. An inconspicuous location to the side of a property should be sought or the meters set flush into the ground. Where there is no alternative but a highly visible location the box should be painted out to match the wall colour or screened by planting.



This meter box is located out of sight and coloured so as to be unobtrusive.

Renewable Energy Systems

6

Design Principles

- 6.1 The Council supports efforts to reduce energy consumption and generate energy from sustainable sources where appropriate. This is particularly relevant in the case of residential extensions or alterations.
- 6.2 It is advisable to carry out an energy audit as a first step to identify the most energy efficient options for the building. These might include measures to reduce energy consumption such as the installation of a condensing boiler, additional insulation and the upgrading windows to minimise draughts and cut carbon emissions.
- 6.3 Policy 36 of the UDP is relevant here in relation to its advice on plant and other building services equipment as well as Policy 35 on sustainable design and construction and the accompanying SPD.

Design Advice

Photovoltaic (PV) Cells and Solar Thermal Equipment

- 6.4 For highest efficiency of photovoltaic (PV) cells and panelling for solar water heating systems, an unshaded south facing aspect is best although an unshaded southeast and southwest aspect can still be viable. The cells or panels should preferably be integrated into the existing roof tiling systems or laid to the same angle as the roof pitch.

Wind Turbines

- 6.5 Wind turbines are not very efficient in urban areas and other options for generating renewable energies can be more effective. They are normally also visually prominent and vibration can make integration into existing buildings difficult. When considering a wind turbine there is also a need to assess issues such as siting, structural loading, vibration, noise generation, height, prevalent wind direction and average speed, proximity to trees and other buildings or structures. Noise and visual 'strobe' effect may be an amenity issue.

Conservation Areas

- 6.6 Planning legislation states that within conservation areas particular consideration must be given to the impact of installations, fixed to buildings or stand alone, on the character and appearance of the area. Proposals will normally be appropriate where their form and appearance preserve the special character or appearance of the building / area or where they are not visible from a highway.
- 6.7 Further guidance on the forms of renewable energy systems such as heat source pumps is contained in the SPD on Sustainable Design and Construction.

Gardens, Boundaries, Paving and Refuse

7

Design Principles

- 7.1 This guidance relates to UDP Policy 17(c)(d(v)), Policy 32, UDP Policy 39 parts (B-F), UDP Policy 36 part (J) and UDP Policy 47 parts (E-F) and takes account of the guidance in Chapter 7 of 'By Design: A Better Place to Live' a Government publication referenced by national policy in PPS1 and PPS3.

Design Advice

Gardens

- 7.2 Gardens are important for amenity, habitats and natural drainage; their importance in Lambeth is highlighted in the Lambeth Biodiversity Action Plan (Lambeth BAP). Any new development should respect amenity, habitats and natural drainage wherever possible. The value of rear gardens is increased where they collectively make up a large tract of green space. Front gardens and forecourts are particularly important as they provide a landscaped setting for the building and mediate between public and private space. The loss of soft landscaping should therefore be avoided wherever possible.

Trees

- 7.3 Trees have important amenity value and habitat significance and should be retained for those reasons. Before undertaking works to a tree it is advisable to check whether it is protected. Tree Preservation Orders are in place to protect the best examples. Nearly all trees in conservation areas are protected automatically; full details are available on the Planning pages of the Council's web site www.lambeth.gov.uk/planning

Boundaries

- 7.4 Existing boundary treatments such as walls, fences and hedges / shrub planting should be retained where they are appropriate to the character of the area. If walls, fences or railings are rebuilt care should be taken to reflect the established boundaries on the street in terms of height, design and materials. Where there is no consistent boundary pattern to follow, simple enclosures consisting of iron railings and/or brick are usually preferred. Most historic residential railings are about 1m in height. In residential locations, new front boundaries should not exceed 1 metre in height unless it is consistent with the boundary treatments of the immediate locality or there are special circumstances. Ideally boundaries between front gardens should not exceed the height of the front boundary and where a change of height is required between houses the boundary should increase gradually at a point back from the street frontage.
- 7.5 Boundaries are a very important to the character and appearance of conservation areas. Original boundary treatments especially those shared by a group of houses should not be altered or demolished. Every effort should be made to authentically reinstate missing boundaries in these instances.



Reproduction railings can be made to match the historic boundary treatments along the street.

- 7.6 Between most rear gardens boundaries should not exceed 2 metres in height. Anything higher (including trellis additions) will require planning permission. Where garden rear boundaries front a street, care should be taken to ensure the materials and details are appropriate. Brick walls are relatively common in urban areas and vertical close-boarded fencing with a dark stained finish is common in suburban areas.

- 7.7 Where possible gardens should be retained without sub-division.

Refuse Storage

- 7.8 In many subdivided properties, dustbins and recycling boxes crowd the front garden causing clutter and visual intrusion. These should be given a dedicated storage place, preferably out of sight behind the building line. Where this is not possible, an enclosure of adequate size should be integrated into the front or side garden and carefully screened with soft planting so that its visual impact is minimised. These bin store enclosures should be flexible enough to cope with any future increases in recycling needs.

For more information please see the Council publication *'Waste Recycling Storage and Collection Requirements; Guidance for Architects and Developers'*.

Cycle Storage

- 7.9 Bicycles should preferably be stored at the rear of the property or inside as cycle storage in front gardens can be a harmful visual intrusion as well as being easily accessible to criminals. Cycle storage sheds in front gardens require planning permission. The acceptability of proposals will depend on their impact. Factors determining this are:

- The size of the shed, the building and the garden;
- Its location;
- Level of screening; and
- The nature of the materials used.

Garden Paving, Driveways and Vehicle Hard-Standings

- 7.10 When forming a new driveway or vehicle hard standing it is essential that there is sufficient space to allow a car to be parked without compromising highway safety.
- 7.11 To improve the appearance and performance of new paving / hardstanding consideration should always be given to the following:
- Securing natural drainage by using permeable paving and soakaways. Impermeable surfaces increase run off and contribute to local flooding problems;
 - Maintaining a sense of enclosure through the use of appropriate boundaries, gates, or planting. Open expanses of hard standing are generally unattractive and should be avoided;
 - The provision of a separate entrance path to the front door; and
 - Avoiding car parking spaces immediately adjacent to the windows of habitable rooms, to prevent visual intrusion, noise disturbance and fumes.
- 7.12 The use of appropriate traditional surfaces such as natural stone or granite setts is strongly encouraged especially in conservation areas; along with suitable soak-aways. The texture and colour of any new materials should be sympathetic to the setting of the building and wider street scene.



This large parking area has destroyed the front garden setting of the house and results in cars being parked in front of the windows.

Structures in Gardens

- 7.13 Garden structures such as garages, summer houses and swimming pool enclosures can affect neighbouring gardens and the character of an area. Therefore the following advice should be followed regardless of whether planning permission is required:
- Coverage of no more than 25% of the current garden area will maintain a generous proportion of open space;
 - Setting back by at least 1m from all boundaries and preferably 5m from the rear building line of the main house will minimise the visual impact on adjoining properties and the general surroundings;

- Buildings should not unacceptably overshadow neighbouring properties or gardens. A maximum height no greater than 4m for a pitched roof structure or 3m for a flat roof structure, when the boundary between neighbours is greater than 1.7m in height will generally achieve this; and
- Retaining mature trees and planting additional vegetation will help soften any adverse visual impact.

Access to Rear Gardens

7.14 Direct access from the upper floor to the rear garden via an external staircase is often desirable to residents but can have an adverse impact on the amenity and security of neighbouring property. External staircases should:

- Be of an appropriate form, design and scale for the building,
- Avoid excessive rearward projection; and
- Be positioned to avoid / minimise overlooking into neighbouring properties and gardens.

Basements, Basement Areas and Lightwells 8

Design Principles

- 8.1 Alterations to existing basement 'areas' and lightwells and new examples should respect the character of the main building and its context.

Design Advice

- 8.2 Policy 17(c) and Policy 39(e) are applicable here.
- New Basement Accommodation**
- 8.3 The outward appearance of new basement accommodation is very important and should relate sensitively to the main building in terms of its architectural form, windows and other detailing. The enclosure of basement areas and lightwells with railings or balustrades may be required on health and safety grounds and require good design solutions.

Existing Lightwells and Basement Areas

- 8.4 The infilling of existing light wells and basement areas should normally be avoided on design grounds.
- 8.5 Generally, roofing over or enclosure of existing basement areas and lightwells harm the appearance of buildings and should be avoided.
- 8.6 Front garden levels are often designed to screen the basement to provide privacy and give the rest of the building visual prominence. The re-grading of front gardens to slope to a basement or their excavation of a new basement area can improve daylight to basement accommodation. However, this should be done carefully to ensure that the overall appearance of the building is not harmed. If excavation works affect protected trees the Council's consent may be required.



Existing basement areas should not be infilled or roofed over as the effect is rarely acceptable.

Proposed Lightwells and Basement Areas

- 8.7 New excavations in front gardens may be acceptable where:
- Basement areas/ lightwells are part of the established character of the street.
 - A significant portion of the garden space in a small garden is retained at ground level to allow for adequate screen planting and boundary enclosures.
 - The design details complement the appearance of the dwelling in terms of window design and proportion.
 - The lightwell is suitably protected to comply with Building Regulations. In places where railing enclosures are deemed unacceptable pavement grilles or structural glass paving may present an alternative.
- 8.8 Where houses have very small front gardens it may not be possible to accommodate basement areas and light wells satisfactorily. Where schemes excavations are acceptable the enclosure should be well screened with shrub planting etc.

Shop Conversions

9

Design Principles

- 9.1 Redundant shop premises, where appropriate, may be suitable for conversion to residential use. Many conversions undertaken in the past have been poorly executed and have resulted in development which harms the main building and the wider locality and fails to provide decent residential accommodation. Poor examples should not be used to inform the design of new schemes. The key is to ensure that the design is sympathetic to the main building and provides for refuse and cycle storage in an appropriate manner. Policies 27, 36 and 37 of the UDP apply here.

Design Advice

De-Conversion

- 9.2 In cases where the property was originally residential and the shopfront is a later addition it may be possible to return the façade to its original appearance. This approach will be welcomed where adjoining properties provide a clear indication of how the restoration should be undertaken. Of particular importance is securing the right proportions – shopfronts are normally tall and therefore need tall windows with low cills.

Retention of Characterful shopfronts

- 9.3 It is Council policy to seek the retention of shopfronts (including pub fronts, bank fronts etc) of architectural and historic interest. This is particularly important on buildings in conservation areas where the shopfront contributes to their special interest. Careful design stage ingenuity should allow for the retention of such frontages when conversion is proposed.

Surviving Architectural Details

- 9.4 Often when the original shopfront is long gone the structural elements that frame it survive in-situ – the pilasters console, fascia and cornice. The quality and contribution of these elements to the main building, and their contribution to general character of the street scene should determine whether or not they are retained. On de-conversion removal may be desirable. Piecemeal retention of fragments rarely results in successful schemes.

Design of the Shopfront Infill

- 9.5 The following issues need to be considered when designing the infill / conversion: -
- Appearance of the main building;
 - Refuse Storage;
 - Cycle Storage;
 - Meter Boxes;
 - Communal entrances;
 - Provision of daylight to basements; and
 - Forecourt treatment.

- 9.6 The provision of a brick infill with a door and a window will rarely address all of these matters. Similarly recessing the infill to provide a small forecourt is rarely visually successful or practical. In some cases it may be worth considering a replacement that looks like shopfront. For example traditional shopfronts often have a separate door leading to the upstairs accommodation – thus two doors on a shop frontage are not unusual. Similarly the ground floor residential accommodation is often quite deep (having been a former shop) and would benefit from a large window.



This infilled shopfront has retained the best elements of the original shop and replicated the materials and detailing of the window on the upper floor.

Refuse Storage

- 9.7 The on-street storage of refuse and recycling is unacceptable – it results in footway obstructions and is generally unsightly. Where a forecourt area exists a discrete refuse store may be possible for one or two units but large refuse enclosures are unacceptable. In these instances consideration should be given to the provision of refuse storage within the envelope of the building and preferably accessed from the front through a separate vented door.

Cycle Storage

- 9.8 Bicycle storage should be provided in a dedicated space within the envelope of the building. Forecourt storage may not be acceptable if there is an adverse impact on visual amenity.

Meter Boxes

- 9.9 Discrete installations which cause no visual intrusion should be sought on shop conversions. In sensitive locations a meter cupboard can be incorporated into a shopfront stallriser or the meters can be sunk into the ground. Meter boxes surface mounted on the front elevation will not be accepted.

Communal Entrances

- 9.10 These should be well designed and spacious – providing for access with bicycles and refuse where necessary.

Lighting Basement Accommodation

- 9.11 Basement areas and lightwells will not be accepted where they look incongruous on the shopfront or infilled frontage. A glazed stallriser or pavement lights are the traditional way to light a shop basement and this approach should be considered for residential conversions.

Forecourt treatment

- 9.12 Where a property is being de-converted the front garden should be reinstated and enclosed to match adjoining residential properties. Enclosure of the forecourt may not be deemed appropriate if the enclosed space would too small to be practical or the resulting enclosure would look out of place in the street scene.



This example has retained only the pilasters and infilled the front with good quality brickwork.

The forecourt has been enclosed as a front garden.

Windows

10

Design Principles

- 10.1 Windows are an important feature of a dwelling. It is good practice to:
- Restore, repair and maintain existing original windows in the first instance;
 - Carefully consider window details and materials where alterations or additional windows are proposed; and
 - Ensure that new windows complement the appearance and character of an existing building / terrace, closely matching original details and materials where possible.
- 10.2 These principles relate to UDP Policy 33, UDP Policy 36 parts (D) and (G) and UDP Policy 47 part (D).

Design Advice

- 10.3 The replacement of windows requires separate consents under the Building Regulations.

Retention and Maintenance

- 10.4 Many old windows are finely detailed and well constructed using good quality timber; their retention generally adds to value of period properties. Repairing and upgrading original windows is more environmentally sustainable and often more economical than fitting new ones, and this should always be the first option. Where repair or upgrading is not possible replacements should match the style and materials of the original windows as closely as possible.
- 10.5 In conservation areas historic windows are part of the special interest and should be retained and repaired rather than replaced. Historic windows should not be removed if they are capable of repair / refurbishment.

Energy Saving for Existing Windows

- 10.6 Traditional single glazed windows can be upgraded though:
- Draught proofing, which is simple, cheap and effective;
 - Using internal shutters; and
 - Internal secondary glazing, which is removable and comes in different styles. This type of glazing does not generally require permission.

Replacement Windows

- 10.7 New and replacement windows have to comply with thermal insulation standards as set out in the Building Regulations and to meet these standards new windows will usually need to be double glazed.

- 10.8 Many of Lambeth's buildings are part of formal terraces or groups which share common window detailing. Similarly the windows of individual flats are often identical within the whole block. Any replacement window should accurately replicate the detailing and form of the originals; powder coated aluminium or plastic (PVCu) replacements therefore may not be acceptable, especially in conservation areas where accurate like-for-like replacements will normally be required in order to preserve the character and appearance of the area.
- 10.9 Buildings in conservation areas may be exempted from the Building Regulation requirement for double glazing where double glazing would harm the special interest of the building or the area. Replacements in these cases should pay great attention to details including the thickness of glazing bars and the reuse of original glass. Visible trickle vents should be avoided.
- 10.10 New or replacement windows should:
- Complement the existing rhythm and pattern of openings in terms of window positioning, size and orientation.
 - Follow the existing style of opening - such as sliding sash or a side or top opening casement.
 - Reproduce the pattern and size of glazing bar where appropriate. "Stick on" or non-integral glazing bars are a poor substitute for authentic glazing bars and should be avoided (they can drop-off).
 - Have locks and fittings that meet 'secured by design' minimum standards.
 - Be set within the established reveal depth and relate/fit in with the brickwork arches above windows.



Replacement windows should accurately replicate the detailing and form of the originals.

Appearance and Detailing

11

Design Principles

- 11.1 Minor alterations and extensions will be more successful if the construction detailing is carefully considered to ensure the highest quality of design.
- 11.2 New work should replicate original details, where possible. It is important to look at the separate elements of the existing building including windows, doors, roof and materials, and understand how they are executed.
- 11.3 A contemporary design should still take its cue from the main building, and complement its appearance in terms of proportion and materials.
- 11.4 These principles and the advice below relate to UDP Policy 33 parts (A) and (C), UDP Policy 35, UDP Policy 36 , UDP Policy 38, and UDP Policy 47 part (D), regarding the use of high quality, well detailed sustainable materials in extensions, alterations and repairs to dwellings. It is offered as good practice. Advice should also be sought from the Council's 'SPD on Sustainable Design and Construction' and 'Householder Guidance for Renewables'.

Planning / Design Advice

Materials and finishes

- 11.5 The predominant traditional materials in Lambeth are brick (yellow stocks with dressings often in red brick or stone), natural slates, clay tiles, painted joinery and smooth render. When considering facing materials the colour, texture and size should be taken into account to ensure a high quality design led approach that is appropriate for both the original building and wider area.
- 11.6 For brickwork, the mortar, pointing technique, brick bond, and whether the bricks are hand or machine made can make a significant difference to the final appearance of the masonry. Existing unpainted brickwork should not be painted or rendered as it can cause damage to the material and is very difficult to remove and in most cases is irreversible. It also detracts from the architectural integrity and aesthetic quality of a building. The rendering, cladding or painting of exterior surfaces require continual maintenance as it can often weather badly.
- 11.7 For roofs, slates and clay tiles can often be reused. When replacing them the shape, texture, colour and size are important considerations.
- 11.8 For dormers, materials should blend with the main roof. Slate, clay tile, zinc, lead or copper should be used with fascia boards in stained or painted timber if appropriate.
- 11.9 The re-use of existing materials is encouraged. This is more sustainable,

cheaper and the weathered appearance will usually be more attractive. And where possible, timber should be from sustainable sources such as those accredited by the Forest Stewardship Council, see www.fsc-uk or contact Lambeth's Sustainability Team.

- 11.10 In conservation areas appropriate materials should be used to preserve or enhance the character or appearance of the area. This does not preclude a contemporary approach however, all materials must be of a high quality and sensitive to the character or appearance of the area and the wider context. Consideration should always be given to reinstating previously lost original materials and details.
- 11.11 For information on repairs refer to English Heritage (Section 7), www.maintainyourbuilding.org.uk and "*Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money*" available from www.ihbc.org.uk

Glossary

12

Article 4 (Direction)		A form of town planning control where Permitted Development Rights are removed so that the Council can better control change. Normally only use in Conservation Areas.
Basement Area		An excavated area at basement level of a property. It is normally larger than a lightwell.
Building of Local Merit		A building on Lambeth's list of buildings of local architectural or historic interest. Sometimes known as the 'Local List'.
Building Control		The Lambeth department responsible for ensuring construction work and development accord with the Building Regulations.
Building Regulations		National construction standards.
Closet Addition		A small historic addition to the rear of a house; typically accessed from the stairwell half-landings.
Conservation Area		An area designated for its special architectural or historic interest. The Council has a statutory obligation to seek the preservation or enhancement of its character or appearance.
Conservation Area Consent		Formal approval for demolition in a conservation area from Lambeth. These applications carry no fee
Consoles		The decorative brackets which terminate either end of a traditional shop fascia sign and support / terminate the cornice.
Contemporary style		The architectural / building style which prevails at the time of writing.
Cornice		The architectural moulding, often in timber or stone, which projects out above a shop sign to protect it from the weather.
Dorma		An incorrect term for dormer (see below)
Dormer		A structure placed on a roof to accommodate a vertical window.
Fascia		The area immediately over a shopfront for the presentation of signage
Forecourt		A paved area to the front of a building
Georgian		A general term used to define architectural style from the 18 th Century through to the early – mid 19 th Century.
Half-landing		The landings on a stairwell which are placed halfway between the principal floor levels.
Half-landing window		A window serving a stairwell half-landing.
Hardstanding		An external hard surface.
Hipped End		Where the end of a roof finishes in a roof slope rather than a gable end.

Juliet Balcony		A balcony which is flush with the face of a building rather than projecting from it.
Lightwell		An small excavated area to provide light to a basement window.
Listed Building		A building on the government's statutory list of buildings of special architectural or historic interest.
Listed Building Consent		Formal approval from Lambeth for demolition, alteration or extension of a statutory listed building
Local List		Another name for the Lambeth's List of Buildings of Local Merit.
Permitted Development Rights		Works of alteration or extension to a single family dwellinghouse that do not require planning permission.
Pilaster		A pillar which is partly attached to a wall – often frames either side of a shopfront and supports the console.
Planning Permission		Formal approval for development from Lambeth. This requires the submission of an application which carries a fee.
Planning Policy Guidance (PPG)		A national planning guidance document. A range of these provide detailed guidance on particular issues. These are gradually being replaced by new PPS documents.
Planning Policy Statement (PPS)		A national planning guidance document. A range of these provide detailed guidance on particular issues.
Planning Portal		A national web resource for planning.
Return		A rear wing of a building that normally dates from when the building was built.
Rooflight		A window in a roof which follows the slope of the pitch.
Semi-basement		Basement accommodation which is partially above ground level.
Single Family Dwellinghouse		A single family home which is not subdivided into flats or units.
Stallriser		The area of wall immediately beneath a shop window.
Standard Plan		Most common plan form for a terraced house with stairs immediately ahead on entry though the front door. Stairwell lit by half-landing windows on the rear elevation.
Supplementary Planning Document (SPD)		A document produced by Lambeth Council to provide interpretation and guidance on its UDP policies.
Unitary Development Plan		Lambeth's own strategic planning document outlining the Council's planning policies.
Vehicular Cross-over		The route across the pavement a vehicle must take to enter a property.
Victorian		A general term used to describe architecture from the mid 19 th Century until the First World War.
Velux		A product name for a type of rooflight. This term should only be used when that particular product is proposed.

Contacts and Further Information

13

Council Contacts

For advice on making planning applications and all planning related enquiries:

Town Planning Advice Centre
xxxx@xxxxxxxx.xxx.xx
 020 7926 1180

Lambeth Planning
 First floor Phoenix House
 10 Wandsworth Road
 London SW8 2LL

Council website: www.lambeth.gov.uk

For design advice, advice on buildings of local merit (locally listed buildings), statutory listed buildings and conservation areas:

Conservation & Urban Design (within Lambeth Planning)
planningxxxxxxxxxxxxxx@xxxxxxxx.xxx.xx
 020 7926 1180

For advice on works to trees within conservation areas, contact:

Planning Arboricultural Officer (within Conservation & Urban Design)
xxxxxxxxxxxxxxxxxxxxxx@xxxxxxxx.xxx.xx
 020 7926 1191

For advice on crossover works and highways approval:

Lambeth Transport and Highways
transportandhighways@lambeth.gov.uk
 020 7926 9000

3rd Floor Blue Star House
 234-244 Stockwell Road
 Brixton SW9 9SP

For advice on energy efficiency and Building Regulations approval:

Lambeth Building Control
buildingcxxxxxx@xxxxxxxx.xxx.xx
 020 7926 9000

For advice on renewable energy:

Sustainability & Regeneration
xxxxxxxxxxxxxx@xxxxxxx.xxx.xx
020 7926 1258

Other Contacts

The government's online service for planning:

Planning Portal
www.planningportal.gov.uk.

For advice on finding an architect:

Royal Institute of British Architects
www.architecture.com
090 6302 0440

The government's advisors on the historic built environment:

English Heritage
www.english-heritage.org.uk
0870 333 1189

For advice on repairs to traditional buildings:

Society for Protection of Ancient Buildings
www.spab.org.uk
020 7247 5296

For advice on renewable energy technologies:

Department of Trade and Industry
xxx.xxxxxxxxxx@xxx.xxx.xxx.xx
020 7215 5000

Creative Energy Network
enquiries@cen.org.uk
020 8683 6600

Energy Saving Trust
xxxxxxxxxxxxxx@xxx.xxx.xx
0845 120 7799

For advice on reducing crime through good design: -

Lambeth's Crime Prevention Design Advisers

xxxxxxxxxx@xxxxxxxx.xxx.xx

Secured by Design

<http://www.securedbydesign.com/index.aspx>

Amenity societies:

The Georgian Group (advice on Georgian buildings)

www.georgiangroup.org.uk

0871 750 2936

The Victorian Society (advice on Victorian buildings)

www.victorian-society.org.uk

020 8994 1019

The Twentieth Century Society (advice on modern buildings)

www.c20society.org.uk

020 7250 3857

Other Sources of Information

General Advice on Planning Regulations is available from the Department for Communities and Local Government from Planning Portal

www.planningportal.gov.uk

Document—*Better Places to Live: by design* (September 2001)

Department for Transport Local Government and the Regions

A guide to thinking creatively about the design and layout of new housing development

www.communities.gov.uk

Building Control

LB Lambeth

www.lambeth.gov.uk/Services/HousingPlanning/BuildingControl

Document—*Sustainable Design and Construction Supplementary Planning Document*

LB Lambeth

www.lambeth.gov.uk/planning

How to reduce the environmental impact of existing buildings

www.parityprojects.com

London Plan (2008)

Greater London Authority

www.london.gov.uk

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 3: Housing (2005)

Planning Policy Guidance 15: Planning and the Historic Environment (1994)

All statutory planning documents such as planning policy statements and national guidance can be viewed at www.communities.gov.uk.

Town & Country (General Permitted Development) Order 1995 (As amended).

www.communities.gov.uk.

Lambeth Unitary Development Plan

LB Lambeth

www.lambeth.gov.uk/planning

Appendix 1

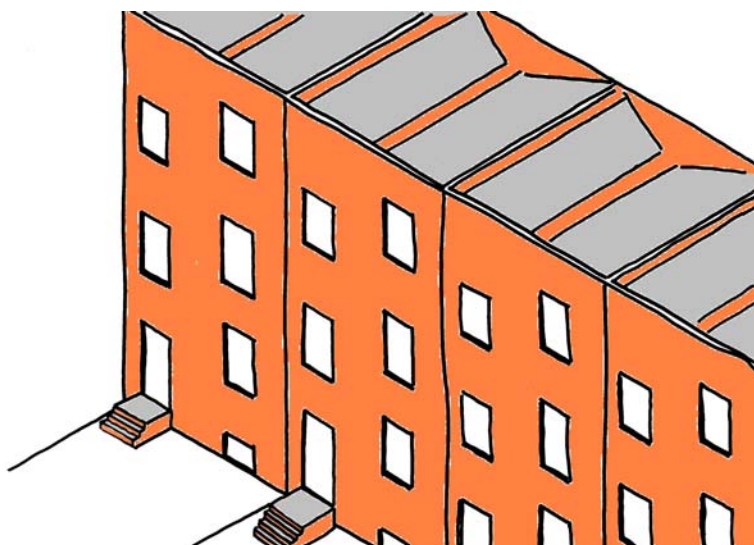
Character of Lambeth's Existing Development

- 1.1 Lambeth's residential building stock is generally a product of the 19th Century when London expanded rapidly. Generally the housing stock is at its oldest in the North of the borough as this area urbanised first; however, surviving historic settlements / groups of building such as Clapham are exceptions to this general development.

Irrespective of the date some characteristics are common such as front and rear gardens, developments sharing a unified architectural appearance front and rear. However, there are subtle changes which have developed with time: -

Early – Mid 19th Century (Georgian)

- 1.2 In the early 19th Century grand terraced houses and suburban villas developed in areas of Stockwell and Kennington. Stock brick and stucco predominate. Terraces from this period typically have semi-basements, flat front and rear elevations and London (butterfly) roofs. Mansards and dormers are common but not prolific. Internally the 'Standard' plan form (a room to front and rear on each floor with entrance and staircase to one side).



Early—mid 19th Century terraced houses in Lambeth often have a semi-basement, a flat façade and a London roof.

Originally the rear elevation often had no rear return (as illustrated here).

It is not uncommon for 'closet additions' to have been added at the rear. These are small extensions which were built with off the half-landings on the staircase; they can be one, two or even three storey but nearly always stop half a storey below the eaves of the house. Small single storey outhouses were often attached to these at ground floor.

- 1.3 Semi-detached and detached houses are common from this period. These often have flat front and rear elevations without closet additions. However, modest single storey rear returns often serve as the kitchen.

- 1.4 The majority of buildings pre-dating 1840 are protected by statutory listing and are likely to also be situated in conservation areas.

Mid – Late 19th Century / Early 20th Century (Victorian)

- 1.5 Building forms changed gradually and from the mid decades of 19th Century basements were no longer incorporated into new terraced houses became more ornate and generally, as the decades progressed, the houses get smaller. There is also a general shift from stock brick and stucco to red brick, terracotta and tile. The Standard plan form continued in use and it is not unusual to have a two storey rear return which is subservient to the main bulk of the house and under a lower roof. On modest terraced houses this often leaves only space for a small garden passage down the side.

20th Century

- 1.6 In the inter-war years suburban development in the form of short terraces and symmetrical semidetached pairs can be found in the southern parts of Lambeth. These properties are typically two storeys high. There is normally amenity space to the side of end terrace and semi-detached properties. Purpose built blocks of flats also became common at this time.

Post war housing provision varies greatly. Infill on bomb-damaged sites is common throughout Lambeth. So too are large housing estates with a mix of flats and houses in parkland settings.

Recent Residential Development (Contemporary)

- 1.7 Small infill developments of terraces and ‘mews’ style houses have been common in the central and northern parts of the borough in recent decades; these tend to be in limited sites often with very small areas of garden / amenity space. High density building in recent years has resulted in more flats than houses being constructed but the redevelopment of some post-war estates has led to a return to traditional terraced housing with front and rear gardens.
- 1.8 See Table 9 of the UDP for explanation of Lambeth’s character.

**For further information contact:
Lambeth Council Planning Division**

Phoenix House
10 Wandsworth Road
London
SW8 2LL

Telephone: 020 7926 1181
Email : PlanningPolicy@lambeth.gov.uk
Web : www.lambeth.gov.uk/Planning

Building Alterations & Extensions

Supplementary Planning Document (SPD)

draft December 2014

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1. Introduction

- 1.1 The Council is committed to supporting development that allows everyone in Lambeth the opportunity to make the most of their property in a positive way, not just for them but for their neighbours and the community as a whole. Currently there is great local interest in the 'don't move—improve' approach and the Council wishes to help residents and businesses stay in their properties by accommodating their changing needs. Good new work can increase the amount and quality of accommodation and enhance the appearance of buildings. The improvement and conversion of existing buildings also make effective use of urban land and is good sense environmentally. Carefully considered alterations and extensions have the potential to improve and enhance the borough just as poorly considered proposals can potential cause harm. The Lambeth Local Distinctiveness Study (2012) is a useful reference point for anyone trying to understand the character and built form of the borough.
- 1.2 Planning applications are assessed on their merits against national and local planning policies. Guidance is prepared to assist with the interpretation of those policies. This draft Supplementary Planning Document (SPD) provides guidance for those preparing to alter or extend their properties. It is written to provide further interpretation and application of the Quality of the Built Environment 'Q' Policies within the emerging Lambeth Local Plan (adoption date May 2015) and will be a material consideration in the determination of relevant planning applications.
- 1.3 This draft guidance is subject to public consultation in accordance with the Lambeth Statement of Community Involvement. The comments received will be taken into account in finalising the content prior to adoption.
- 1.4 The advice has been prepared with specific reference to the character of Lambeth and the common types of development proposals seen in the borough. However, it is general in nature and can't necessarily be applied to every circumstance.

Planning Permission

- 1.5 It is impossible here to outline what does and does not require planning permission. Some works to houses and other premises do not require planning permission; that work is known as 'permitted development'. In very general terms planning permission is required for most external alterations to flats irrespective of whether they are purpose built or in converted buildings. Planning permission is also required for some changes and extensions to single family dwelling houses. To check what permissions are required please refer to the government's planning website—www.planningportal.gov.uk and the planning pages of the Council's web site—www.lambeth.gov.uk.
- 1.6 For those considering undertaking works that do not require planning permission it is recommended that a Certificate of Lawful Development is sought from the Council as this provides official confirmation that planning permission was not required.
- 1.7 In some conservation areas, in order to manage change better, the Council has removed permitted development rights by using an Article 4 Direction to control certain external alterations. These additional planning controls mean that planning permission is required for an identified list of works. It should be noted that there is no fee for an application which is required as a result of an Article 4 Direction. Information on Article 4 Directions can be found on the Council's website by checking the 'constraints' tab when doing a property search using the planning applications database. Each Article 4 Direction, which contains a list of controlled works, can be viewed in the Conservation Area Profiles section of the website.

Heritage Assets

- 1.8 The basic presumption with all heritage assets (registered landscapes, statutory listed building, conservation areas, locally listed assets etc.) is to conserve their special interest. When assessing development affecting designated heritage assets the Council has a legal duty to pay '*special regard*' to protecting the special interest of statutory listed buildings and conservation areas. This document is not intended to provide specialist advice on statutory listed buildings but its content may be relevant in some cases. The advice relating to heritage assets thus largely relates to properties on the local list and those within conservation areas. However, this advice is general and may not be applicable in each case; careful judgement is

Building Control

- 1.09 Structural works and some other alterations such as window replacements normally require separate Building Regulations approval or compliance with those regulations. Lambeth Building Control can advise on these matters; telephone - 020 7926 7000 or e-mail buildingcontrol@lambeth.gov.uk.

Planning Policy

- 1.10 The Government has attached great importance to design as set out in Section 7 of the National Planning Policy Framework (NPPF), 2012. Para 58 states:
- ‘Planning policies and decisions should aim to ensure that developments... ..respond to local character and historic, and reflect local identity of surroundings and materials, while not preventing or discouraging appropriate innovation.’*
- Para 60 states:
- ‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.’*
- 1.11 Policy Q11 of the Council’s draft Local Plan requires proposals for the alteration or extension of buildings (including conversions) to be well designed and built to a high standard. This policy has informed the content of this document. However, proposals will also have to comply with the requirements of the other Local Plan policies including:
- Policy H6 Residential Conversions
 - Policy Q1 Inclusive Environments
 - Policy Q2 Amenity
 - Policy Q5 Local Distinctiveness
 - Policy Q8 Design quality—construction detailing
 - Policy Q9 Landscaping
 - Policy Q10 Trees
 - Policy Q12 Refuse / recycling storage
 - Policy Q13 Cycle Storage
 - Policy Q14 Development in gardens and on backland sites
 - Policy Q15 Boundary treatments
 - Policy Q20 Statutory listed buildings
 - Policy Q22 Conservation Areas
 - Policy Q23 Undesignated Heritage Assets—local heritage list

2. Building Alterations

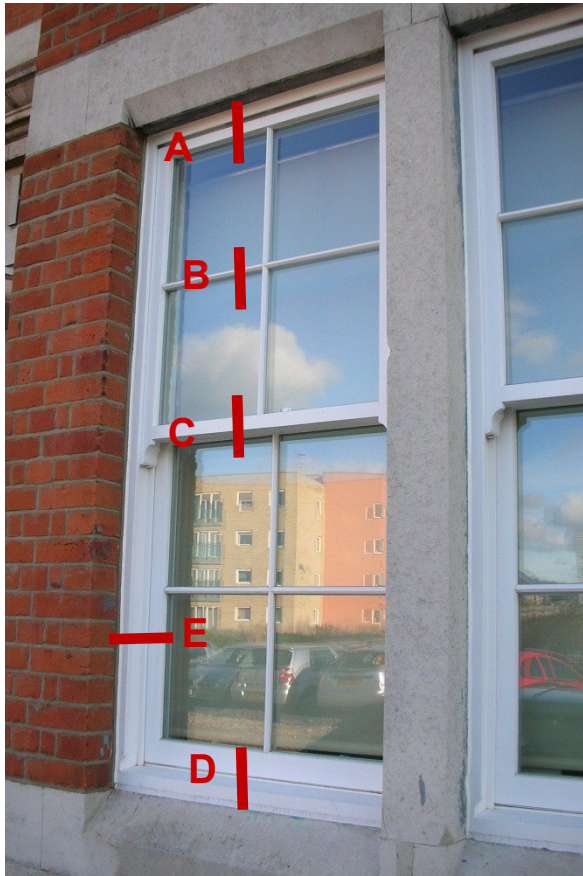
- 2.1 Policy Q11 (a) seeks alterations to be designed in a way that positively responds to the character of the host building, respecting locally distinct forms and detailing. The Council's Lambeth Local Distinctiveness Study (2012) has been prepared to assist in this respect; so too are the character appraisals contained within conservation area statements. These documents should be consulted where necessary to inform proposals.
- 2.2 Lambeth's building stock dates largely from the 19th and 20th Centuries. The vast majority of buildings in Lambeth have been carefully designed, many are designed as part of a building group, street, estate or unified development. Great care will have been taken by the original designer to ensure that the building looks good and performs well. Attractive and well designed buildings are an asset for everyone in Lambeth and they contribute to our local distinctiveness.
- 2.3 Unsympathetic alterations (whether by poor design or inappropriate materials) can harm the appearance of buildings and adverse impact is often experienced by all. That is why care should be taken to ensure that all alterations positively respond to the host building, respecting important features.

Windows - Retention and Refurbishment

- 2.4 Many old windows are finely detailed and well constructed using good quality timber; their retention generally adds to value of period properties. Repairing and upgrading original windows is also more environmentally sustainable than fitting new ones, and this should always be the first option—especially where the complexity of the original design will be difficult to accurately replicate in new work. English Heritage research has shown that minor repairs, draught proofing and secondary glazing can improve their thermal performance without harming their appearance. The use of internal shutters, blinds and curtains can further improve thermal performance. For more information see: <http://www.climatechangeandyourhome.org.uk/live/>.
- 2.5 On listed buildings the Council will generally always seek the retention and repair of existing windows (including historic glazing) in accordance with best practice.

Replacement Windows

- 2.6 Replacement windows generally have to comply with thermal insulation standards as set out in the Building Regulations and to meet these standards new windows will usually need to be double glazed; although there are exemptions for heritage assets. It is important that the new windows match the originals that they replace as many of Lambeth's buildings are part of terraces or groups which share common window detailing. Similarly the windows of individual flats are often identical to those within the whole building.
- 2.7 In order to protect the character of the building any replacement windows should replicate the appearance, detailing and opening type of the originals. This is particularly important on heritage assets. If replacement windows for heritage assets do not accurately reproduce the originals permission is likely to be refused and retention of the originals sought. On statutory listed buildings this includes glazing type.
- 2.8 As a general rule replacement windows should:
- Fit neatly into existing openings, recessed into the established reveal depth above windows.
 - Follow the original style of opening - such as sliding sash or hinged casement.
 - Replicate frame dimensions and detailing as closely as possible. "Stick on" or non-integral glazing bars should be avoided—they are a poor substitute for authentic glazing bars and can loosen and fall-off. Glazing should generally have a treatment externally which accurately reproduces a traditional putty finish.
 - Have unobtrusive locks and fittings.
 - Avoid trickle-vents on heritage assets.
 - Use the same material as the original windows on heritage assets.



A = top rail and sash box

B = glazing bar

C = meeting rail

D = bottom rail and cill

E = jamb (side rail)

Fig. 1. Image above shows the locations on a sash window where section drawings should be made.

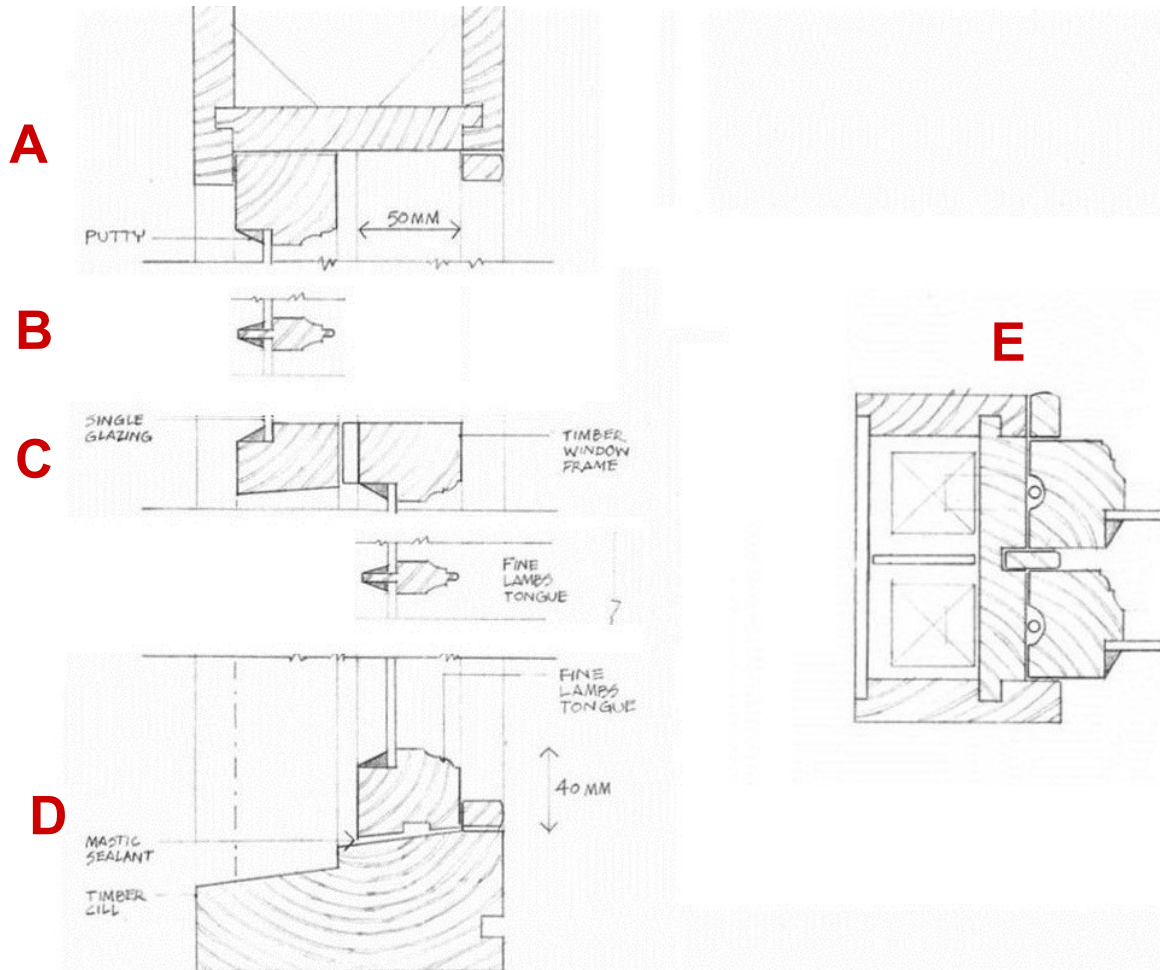


Fig. 2 Example of detailed section drawings of a single-glazed sash window.

- 2.9 Planning applications for replacement windows should contain detailed drawings (1:20 scale elevations and larger scale 1:5 or 1:2 detailed cross sections) of the original and proposed windows to aid easy comparison. The cross sections should show how the window unit sits within the window reveal. Section drawings for sash windows should include top rail (including sash box), glazing bar, meeting rail (of both sashes), bottom rail and cill (including sash box). See illustration provided.
- 2.10 A failure to include adequate information can result in a refusal of permission on the basis of insufficient information or could delay the timely consideration of applications whilst additional information is sought.

Balconies and External staircases

- 2.11 Balconies are not characteristic features of Lambeth's pre-war building stock. When it comes to existing buildings balcony additions have the potential to significantly alter the architectural composition and appearance of the host building or its group; as a general rule they should normally be limited to rear elevations.
- 2.12 New projecting balconies should generally have solid floors and soffit treatments of quality design and robust materials and be effectively drained. The Council will expect glazed balustrades to have an opaque treatment to protect amenity. Permanent screening can be used to prevent overlooking of habitable rooms or nearby gardens. However, if the resulting appearance of this mitigation is itself poor the balcony proposal may be resisted on design grounds alone. It may similarly be resisted if the amenity value of the balcony itself was seriously compromised by the provision screening. Plants are not considered permanent screening solutions. Sheds and enclosures on balconies will be resisted if they are considered to harm visual amenity.
- 2.13 Direct access from upper floor accommodation to the rear gardens is often highly desirable on convenience grounds but can have an adverse impact on the amenity and security of neighbouring property. External staircases should be of an appropriate form, design and scale for the building, avoid excessive rearward projection (this includes any access balcony); and should be positioned to avoid unacceptable overlooking into neighbouring properties and designed to ensure they do not provide easy access over adjoining garden boundaries.

Terraces over Shop Roofs

- 2.14 There are numerous examples in Lambeth of single storey extensions having been built in the front gardens of houses to provide shop units. Most of these date from the 19th Century and have flat roofs at first floor level. The use of these roofs as terraces is not normally considered acceptable due to the poor visual impact of balustrading and screening and on the amenity of residents in the adjoining properties.

Painting and Rendering

- 2.15 The vast majority of properties in Lambeth are constructed of brick which is the most common building material. Brick unifies whole streets and areas as the prevailing material, its appearance does not degrade with age and it is largely maintenance free.
- 2.16 The painting of brickwork should be avoided. It noticeably alters the appearance, often to the detriment of the building and wider street scene and it requires regular redecoration to retain a neat appearance; this places an unnecessary maintenance burden on the building owner. Where brick surfaces have been over-painted consideration should be given to paint removal.
- 2.17 Rendering and cladding (stone, tile etc.) of buildings can also have a similar adverse impact on their appearance—covering up original materials and features and changing the outward appearance drastically. Such an approach will generally not be supported by the Council if it is considered a harmful impact will result. For guidance on insulating render please see Section 4.

Building Conversions

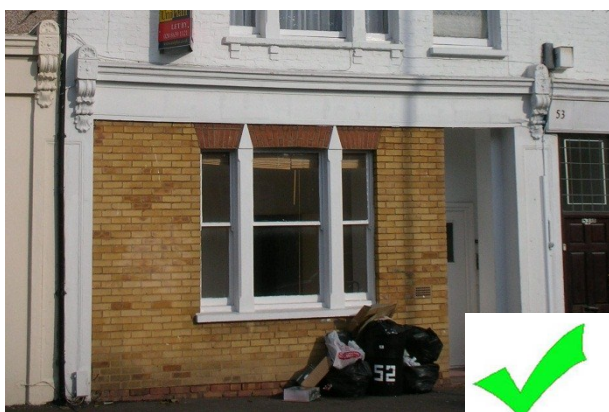
- 2.18 The sympathetic conversion of a building can continue its life and provide interesting and varied accommodation. Aside from the aesthetic impact of alterations conversions bring with them particular issues that need careful attention in relation to amenity and quality of life especially in relation to residential amenity space, refuse storage and cycle storage.

Shop Conversions

- 2.19 The conversion of shop premises to residential units needs careful consideration. Some conversions undertaken in the past have a poor appearance which harms the host building and the wider locality and the interior accommodation provided is often poor quality also. Such poor examples, where they can be found, should not be used to inform the design of new schemes. Part conversion (for example the conversion of the rear storage area to residential use) should not compromise the long term viability of the remaining shop unit. Conversions of upper floor premises should not compromise the future use of the commercial use below. For example on public houses sufficient external space needs to be provided for meaningful servicing, refuse storage etc. of the premises.
- 2.20 In cases where the property was originally residential and the shop front / shop unit is a later addition it may be possible to return the house to its original appearance / and reinstate the front garden. This approach will be welcomed where nearby / adjoining properties or historic photographs etc. provide a clear indication of how the restoration should be undertaken. It is Council policy to seek the retention of shop fronts (including pub fronts, bank fronts etc.) of architectural / historic interest. This is particularly important with heritage assets where the shop front contributes to their special interest. Design ingenuity should allow for the retention of such frontages whilst ensuring the provision of high quality housing.

Replacing the shop front with a new residential frontage.

- 2.21 In cases where the shop front is a later alteration it is possible to reinstate the historic residential elevation in line with surviving original frontages nearby. Some historic shop fronts may be of such quality that they warrant retention; obscured glazing can be used to protect residential amenity. In other cases consideration should be given to the appropriateness of retaining all or some the framing elements—pilasters, fascia and cornice if they are an important part of the building, parade or terrace. However, piecemeal retention of fragments rarely results in successful schemes.



Basement Accommodation in shop conversions

- 2.22 Like all basement conversions the appropriateness of residential accommodation in the basements of converted shops will be based on the quality of the accommodation, amenity, outlook and daylight. The excavation of forecourts of premises where shop fronts have been retained is unlikely to be supported if the retained shop front is left 'floating' above the new basement area. Large light wells of this nature can often look incongruous and offer little amenity value to residents; especially in busy urban locations. Small light wells with pavement grilles or pavement lights are often preferable.

Forecourt treatment in shop conversions

- 2.23 The character of adjoining premises will dictate the treatment of the forecourt of converted premises. In some cases the erection of boundary railings and a gate and the creation of a front garden will be essential to provide amenity space for new occupants. However, enclosure of the forecourt should be avoided if the resulting enclosed space would too small to be practical or would look out of place in the street scene.

New and Replacement Plant

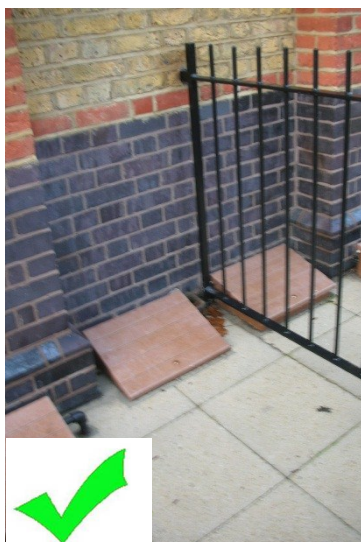
- 2.24 Policy Q11 (a) (ii) seeks to ensure that new and replacement plant (meter boxes, pipes, cables, antennas, air conditioning units etc.) is fully integrated into buildings in unobtrusive locations; avoiding the front. Installations of this nature, often perceived to be of little importance, can often have a detrimental effect on the appearance of the building. The key to successful installation is unobtrusive siting and an acceptable / robust appearance. This section provides further guidance.

Meter Boxes

- 2.25 Wall-mounted meter boxes in prominent positions are not acceptable. Their obtrusive appearance is often worsened by the associated pipes and cables that serve them and is often worsened still with the inevitable loss, over time, of the meter box doors. Meter boxes should be sunk into the ground—taking them out of sight. In large blocks or conversions consideration should be given to placing them in a dedicated meter room.

Pipes and Cables

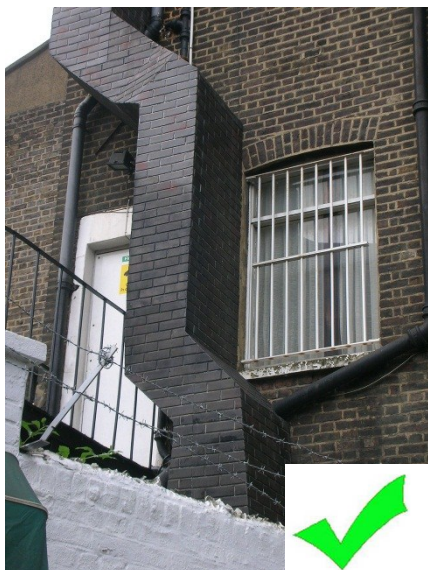
- 2.26 Pipes, extractors, boiler flues, cables etc. should not be added to the front or other prominent locations. Down-pipes should be run vertically – awkward bends and diagonal runs should be avoided. The following should always be sought:
- Discrete positioning away from prominent elevations, such as concealed roof slopes, between parapet walls, on rear elevations, or behind chimney stacks;
 - Use of the smallest practical size and an unobtrusive colour to blend in with background;
 - The sharing of equipment between properties; and
 - Using colour to blend in or effective, permanent screening to minimise visual impact.



- 2.27 To be effective screening must hide the plant from view and look appropriate for its context—solid enclosures or metal louvers (appropriately angled) can be effective; mesh panels or perforated metal panels much less so. Timber screening is not considered robust as it is vulnerable to decay.

Satellite Antennas (dishes)

- 2.28 Multiple satellite dishes on premises add visual clutter which is rarely acceptable. Where planning permission is required the Council will resist dishes on prominent elevations. Unobtrusive locations such as at low level on rear elevations and roof valleys (where the dish will not be visible) will be encouraged. In buildings containing a number of units a communal satellite system will be strongly encouraged; this allows everyone to share one satellite dish. Ideally all installations of this nature should be in unobtrusive locations at the rear of properties—either fixed to the building at low level or on a pole in the garden.



Air Vents

- 2.29 New external vents are often required for the mechanical ventilation of bathrooms and kitchens. Care should be taken with the siting of the vent and its external appearance to minimise harm to the exterior of the building. In most cases a traditional air-brick (colour matching the wall) is the preferred solution. Vents should only be set into window glazing if they can be accommodated in a neat and unobtrusive manner. For roofs flush in-line vents should be used.



3. Extensions

- 3.1 Policy Q 11 (a) seeks design that positively responds to the character of the host building. Policy Q 11(b) states that subordination is key to achieving good design. Physical subordination (modest built forms and where necessary, utilising set backs) ensures that the extension does not dominate the host building or overwhelm its form and composition. Using light weight structures or contrasting materials can often be an effective way of improving perceived subordination.
- 3.2 Other relevant policies include Q2—Amenity, Q5—Local distinctiveness, Q8—Design Quality, Q10—Trees, Q14 Development in gardens.

Rear Extensions—Closet Returns

- 3.3 Many early/mid 19th Century buildings originally had flat rear elevations. Where these survive on heritage assets they may be considered worthy of preservation. Many other early/mid 19th Century properties have historic 'closet additions' on their rear elevation—these often date from the 19th Century, and are associated with 'standard' plan properties with rear staircases. The closet addition generally comes off the stairwell at half-landing level (the stairwell window becomes a doorway) and is generally about the same width of the stairwell itself. Closet returns are generally no deeper than they are wide; and because they are at half landing level their roofs terminate a half storey below the main roof. The combined mass and height generally make them subordinate to their host building.
- 3.4 Where new closet returns are considered acceptable (amenity / outlook will be key considerations) Policy Q11 (c) requires that they follow the established pattern. Additional floors to existing closet returns may be acceptable if there is no harm to amenity and if they terminate half a storey below eaves. On heritage assets the acceptability of extending will be judged on a case-by-case basis based on the asset and its context.



Fig 3. The closet return on the left (red) is not acceptable because it does not terminate half a storey below eaves level.

Rear Extensions—Returns

- 3.5 Rear returns are common on buildings in Lambeth from the mid to late 19th Century. They were seen as preferable to providing habitable basement accommodation which had been hitherto common. Therefore it is unusual for properties with purpose-built semi-basements to have rear returns; they tend to have closet returns instead. The return is typically linear in form and projects at right angles from the rear elevation. They vary greatly depending on the age and scale of the property from modest single storey structures to those with the same eaves height as their host building. Subordination is common—a combination of the width, rearward projection and lower roof ridge heights. Rear returns are never full width thus allowing for windows and doors on the rear elevation of the host building. However, the amount of space retained down the side of the return varies greatly from place to place.
- 3.6 Policy Q11 (d) supports new rear returns where they are characteristic of the building type and locality; subordination is key. Policy Q2 (Amenity) will be a key consideration when considering new returns—especially the impact of party walls on the outlook and amenity of adjoining neighbours.

Rear Returns—Infill, End and Wrap-around Extensions

- 3.7 Alterations to the basic form of the rear return (extending them sideways to be full-width, adding extra storeys etc.) are likely to be resisted; especially in groups where there is some uniformity. Single storey infill extensions (infilling the side space), single storey end extensions (on the end of the return) and wrap-around extensions (combined infill and end) are all options so long as subordination can be achieved and there is no harm to amenity. However, it should be noted that wrap-around extensions are not considered appropriate on heritage assets.
- 3.8 Policy Q11 (e) states that infills should be single storey. The extent of rearward projection beyond the gable end of the return is not specified in policy. However, subordination will still be required and issues of amenity, prevailing character and retention of sufficient garden space will be important considerations. Side spaces are quite narrow and amenity issues (especially daylight and outlook) in relation to adjoining properties will always be an important consideration. Property no. 1, Figure 4 (below) shows a typical infill extension. Infills should have a light-weight appearance in order to give the return visual primacy. However, end extensions and wrap-

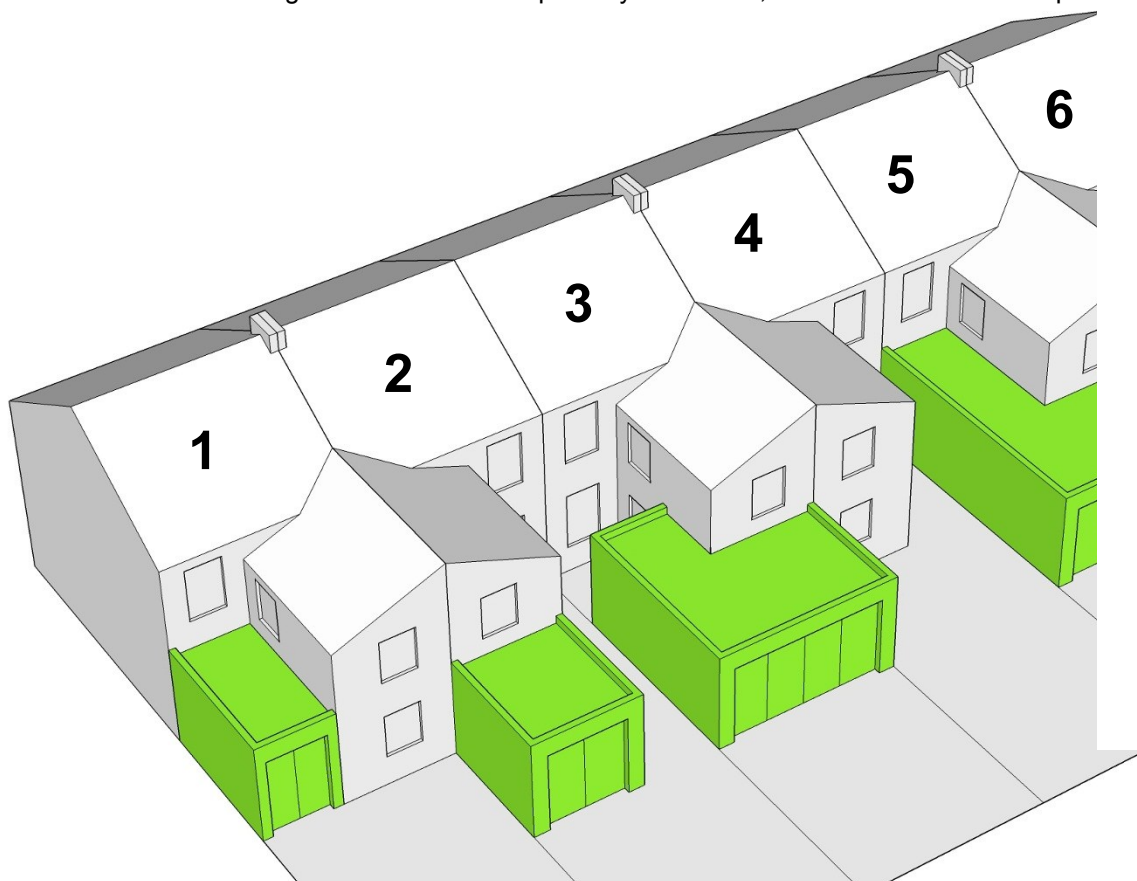


Fig. 4. Indicative infill, end and wrap-around extensions for non-heritage properties. The prevailing characteristics of the adjoining properties, especially the rear building line and size of the rear garden are likely to be a material consideration when assessing the extent of the rearward projection.

arounds are best treated in the same material as the main return. To minimise adverse impact the party wall of any rear extension should be as low as possible. The fascia and gutters should not overhang onto neighbouring property; for this reason parapet walls are the recommended option.

- 3.9 Property no. 5, Figure 4 (previous page) shows a conventional wrap-around extension. The down-side of this approach is the long flank wall which presents to the adjoining property. The longer the wrap-around the greater the flank and thus the greater the impact. Impacts will be greatest where they are closest to adjoining property windows. One solution is shown in property no. 3, Figure 4. This example leaves a small courtyard space adjoining the rear wall of the host building—allowing good daylight and ventilation to the rear room of the property. This approach is beneficial to the adjoining property too as it removes built mass from the flank.
- 3.10 Infill extensions on properties with semi-basements and closet returns are difficult to achieve because of the differing floor levels. The single storey requirement of Policy Q11 (e) limits infills to basement level in these instances. Wrap around infill extensions where there is a closet return is often problematic due to the differing internal floor areas; again such wrap-arounds are not considered appropriate on heritage assets.
- 3.11 Figure 5 (below) sets out appropriate extension types for heritage assets. All the extensions stop short of existing corners to better emphasise their subordination; this need only be a single brick—just enough to retain the corner. Properties no. 1 and 3 have infills and property no. 4 and 5 have end extensions. Although not shown an infill and end extension may be acceptable in some instances so long as they are both set back from the corner of the original return. Varied roof forms are shown for illustration purposes only. In reality roof profiles within terraced groups will be expected to follow a uniform pattern. The party wall to the adjoining property should be as low as possible. Gutters and fascias on party walls should be avoided in favour of parapet gutters of similar.



Fig. 5. Acceptable infill extensions for heritage assets such as locally listed buildings and buildings in conservation areas. The prevailing characteristics of the adjoining properties, especially the rear building line and size of the rear garden are likely to be a material consideration when considering the extent of the rearward projection. Any prevailing characteristic of roof slopes should be respected.

Full Width Two Storey Extensions

- 3.12 Policy Q11 (f) states that full-width two-storey extensions will be resisted if they fail to meet the design requirements in policy Q11 (a) (i) or the subordination required in policy Q11 (b). Policy Q2 will also be a key consideration in relation to adjoining neighbours. It should be noted that this policy will be applied to any full width extension two storeys or above. Design integration with the host building (especially its roof) and the amenity of adjoining properties will be key considerations.

Conservatories

- 3.13 Conservatories and fully glazed extensions such as conservatories should normally be limited to single storey and located at ground or semi-basement level, to the rear of the buildings. This is because fully glazed forms are not characteristic above ground floor level and the building type, at high level often presents issues of overlooking and perceived overlooking which affect the amenity of neighbours.

Front Extensions

- 3.14 Policy Q11 (g) states that such extensions will not usually be appropriate if there would be an adverse impact on the host building or the building line. The existing contribution to the locally distinct forms, including any prevailing design uniformity on the street, will be key considerations; especially on heritage assets. Where considered appropriate, porches and canopies should be of a height, design and footprint that is proportionate to the size of the dwelling and the front garden.

Side Extensions

- 3.15 The space between buildings can be an important characteristic of the street scene and is a key characteristic of many parts of Lambeth. Side spaces allow for views between buildings and thus prevents overbearing enclosure along the street frontage. These are especially important in relation to heritage assets where spatial character is important or the architectural symmetry / composition of a appearance building or group of buildings is of value; but also in urban areas where development is dense and in suburban areas which rely on generous spacious standards as a key aspect of their spatial character. Side spaces also have value as visual amenity and domestic storage areas too and allow residents direct access to rear gardens without the need to pass through the property.
- 3.16 Policy Q11 (h) seeks, as a general rule, to retain sufficient side space above ground floor level. It identifies that the minimum retained space should be 1m between the extension and the property the boundary. There will be many instances where much more than 1m will be required; especially in areas where side space is important to local character. With heritage assets loss of side space may not be acceptable in principle where it contributes to the special interest. Side extensions that unacceptably imbalance existing building compositions (especially semi-detached properties) is likely to be unacceptable.

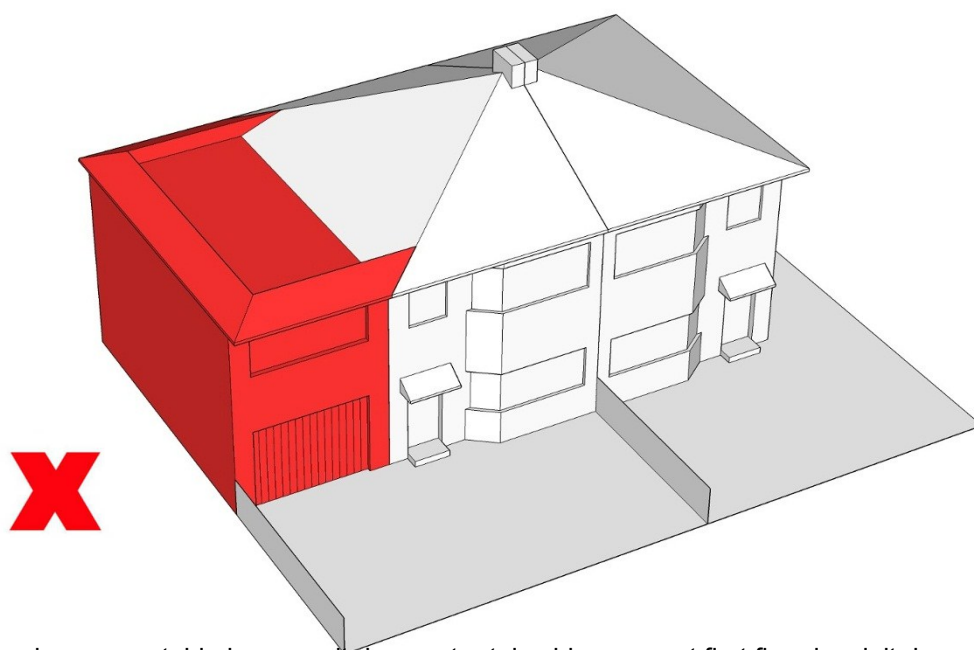


Fig. 6. This side extension is unacceptable because it does not retain side space at first floor level, it does not show subordination in relation to the host building façade and the roof design is poor.

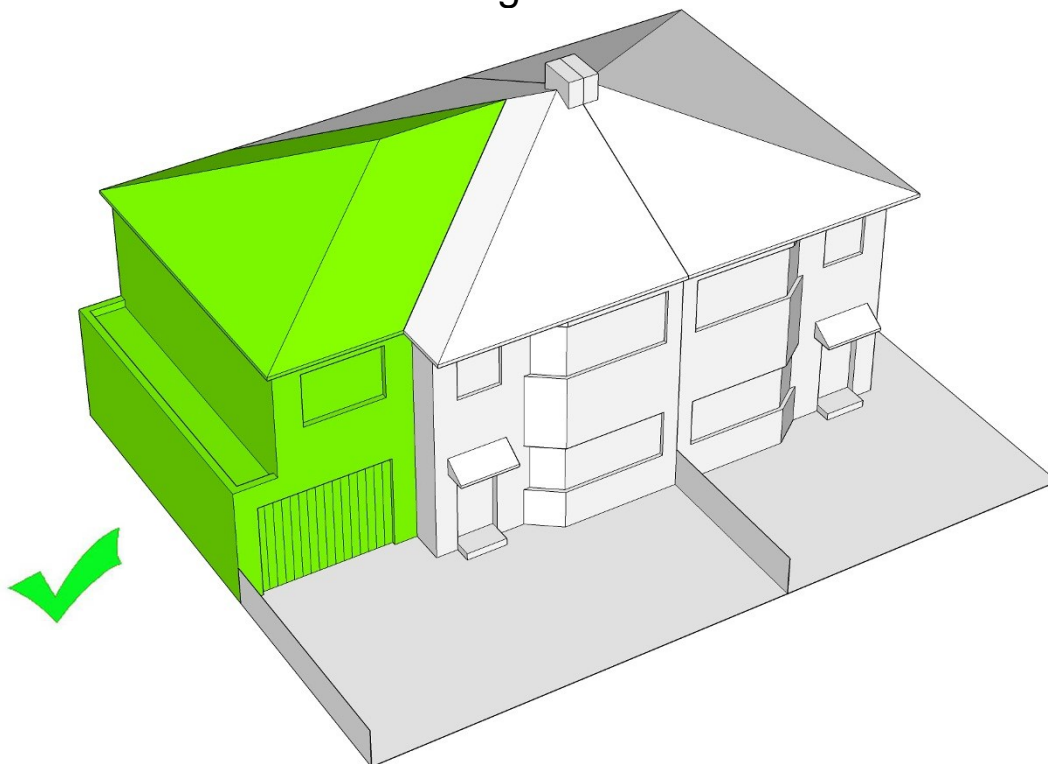


Fig 7. This side extension is acceptable because it retains the minimum 1m side space at first floor level, it is set back from the façade of the host building to achieve subordination and the roof design is integrated with the main roof in a subordinate manner. On heritage assets the desire to maintain the design integrity of buildings and their spatial setting may preclude side extensions in some instances.

- 3.17 In order to achieve subordination it may be necessary to set back side extensions on the corners and provide lower roofs. However, in some cases this type of subordination may not be appropriate; the approach will be dependant on the character of the host building and its surroundings. Dummy roof slopes (those concealing a flat roof) should have a sufficient size and pitch to give them design integrity, should be finished with conventional ridge tiles and drain discretely to the rear.

New Basements and Basement Alterations / Extensions

- 3.18 Policy Q11 (i) is supportive in principle of the provision new basement accommodation below existing buildings. However, the outward appearance of new basement accommodation is very important and will be expected to relate sensitively to the main building, its architectural form and materials, windows and other detailing.
- 3.19 Policy Q11 (j) seeks to minimise the impact of the new basement on the host building and general street scene. The enclosure of basement areas and light wells with railings or balustrades may be required on health and safety grounds and require good design solutions. Railing enclosures to basement areas can be visually obtrusive in front gardens and should generally be avoided in favour of pavement grilles or glass paving. Access steps should be avoided where possible at the front to minimise impact. The landscape integrity of front gardens should be retained and, where necessary additional planting used to screen new works.
- 3.20 The loss / alteration or roofing over of existing basement areas will be resisted. On many buildings with existing semi-basements the front garden levels often ramp up to screen historic semi-basement accommodation. The re-grading of front gardens to slope to a basement or their excavation of a new basement area may improve daylight to basement accommodation but such excavation may be inappropriate if exposing the lower levels of the building and changing the levels have an adverse impact on the property or street scene. Excavations and re-grading of rear gardens is less sensitive but still needs careful consideration to ensure the host building retains its design integrity and boundary walls are maintained. Simple layouts are most effective. Where existing area railings / ironwork is of interest it should be sympathetically retained; especially on heritage assets.



- 3.21 Extensions below front gardens that prohibit soft landscaping from thriving will be resisted. Policy Q10 makes a presumption in favour of retaining existing trees of value. If excavation works affect protected trees the Council's formal consent may be required.

Building Repairs

- 3.22 For information on repairs refer to www.maintainyourbuilding.org.uk and "Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money" available from www.ihbc.org.uk/publications/stitch/stitch.html. English Heritage's 'Practical Building Conservation' publications are particularly good documents for those considering repairs and alterations to traditional buildings and heritage assets.

Building Materials and detailing

- 3.23 The use of locally distinct materials is strongly encouraged for building alterations, especially on heritage assets. However, this is not considered to preclude a contemporary / innovative approach to design. The predominant traditional construction materials in Lambeth are brick, natural slates, clay tiles. When considering facing materials for extensions the colour, texture and size should be taken into account to ensure a high quality design led approach that is appropriate for both the original building and wider area. Render and timber cladding should generally be avoided on new work because neither weathers well in urban environments and they require regular redecoration to maintain a smart appearance—placing a maintenance burden on property owners.
- 3.24 For brickwork, the mortar, pointing technique, brick bond, and whether the bricks are hand or machine made can make a significant difference to the final appearance of the masonry. Existing unpainted brickwork should not be painted or rendered as it can cause damage to the material and is very difficult to remove and in most cases is irreversible. It also detracts from the architectural integrity and aesthetic quality of a building and places a maintenance burden on the owner. The re-use of existing brick and other materials is encouraged. Re-use is sustainable, often cheaper and the weathered appearance will usually be more attractive. For roofs, slates and clay tiles can often be reused on the cheeks of dormers or on new sections of roof. When replacing roofing materials the shape, texture, colour and size are important considerations to ensure a close match. For dormers, materials should blend with the main roof. Slate, clay tile, zinc, lead or copper should be used.

- 3.25 Simple designs based on local precedents are often much easier to construct and detail than unusual forms and shapes. Where the latter are proposed the Council will seek to ensure sufficient consideration has been given to construction and maintenance. Policy Q8 sets out the Council's commitment to good quality design and construction. Designers are encouraged to consider issues such as long-term maintenance and repair when designing schemes—in order to minimise the maintenance burden on future occupiers.



Complex form with bulky detailing



Crude detailing

4. Roof Alterations and Extensions

4.1 Lambeth's roofscape is rich and varied. However, there are a number of key roof forms that are seen across the borough:

4.2 London Roofs— Two pitches normally concealed behind a front parapet and sloping into a central valley that drains to the rear. These are common in Lambeth buildings built between 1800 and 1850. London roofs are a key aspect of London's local distinctiveness. Variations on this type (often running parallel to the façade) are normally always concealed behind parapets and drain to the rear. The absence of front rainwater pipes was a design objective. The basic effect is that these roofs are hardly visible from ground level thus reducing the perceived bulk of the building.

Mansard Roofs— Typically rise from behind parapets and drain to the rear through concealed rainwater pipes. The absence of front rainwater pipes was a design objective. They typically have four roof pitches—two steep (70 degrees) lower slopes and two shallow (up to 30 degrees) upper slopes. On end properties mansards typically terminate in full gables but can sometimes be half-hipped or fully hipped. Some properties have a double mansard with a central roof valley running parallel to the façade; this feature is rarely discernible from ground level. The dormers heads and internal ceiling height on traditional mansards typically align with the junction between the steep and shallow roof pitches. There are often fewer dormers than windows on each floor below in order to achieve visual subordination.

Double Pitched Roofs— Comprise a front pitch and a rear pitch and gabled ends. These can drain to parapet gutters but more commonly have conventional gutters and down pipes.

Hipped roofs - Comprise front, rear and side roof pitches. Half hipped rooms have a half gable.

Flat roofs - Are not common as the main roofs on traditional buildings (up to 1914) but can be found on extensions and closet returns. Traditionally they are concealed by parapet walls. Many of Lambeth's post-war buildings have modern flat roofs.

Chimney stacks are a feature common to most Lambeth properties built before 1939. They are a key aspect of Lambeth's roofscape. Decorative gables, dormers hips, turrets, towers and ventilators also add important richness and ornamentation in places.



London roof



Mansard roof



Hipped roof



Double-pitched roof

- 4.3 Policy Q11 (a) requires alterations to be respectful of the character of the existing building. In this respect the Council will normally resist changes to roofs that would be detrimental to their appearance. Policy Q 11 (b) seeks subordination in extensions. This is essential at roof level given the visibility and thus potential wider impact of proposals. The design unity of architectural groups and the prevailing uncluttered character of many roofscapes mean that most roof alterations are best located to the rear and features such as chimneys and parapet walls should not be removed or obscured by them.

New Dormer Windows

- 4.4 With the exception of mansard roofs, dormers were not a particularly common feature of traditional buildings in Lambeth. Their introduction requires a careful approach to ensure compatibility with the main building and their wider context. Dormers are considered the most appropriate way to provide additional roof accommodation in conservation areas.
- 4.5 Policy Q11 (k) seeks to ensure dormers are appropriately sited and subordinate to the host building; where dormers are not characteristic front pitches should be avoided. The following design advice normally applies to dormers:
- They should be of a subordinate height to the windows on the elevation below and set in from the sides (the roof must remain the dominant element);
 - The window cill should rest on the roof slope (around 1 metre above the attic floor level or above eaves level if the floor has been lowered) and the head should run flush with the room ceiling height (normally 2.1m);
 - The window type and style should be in keeping with those on the main building;
 - The materials, construction detailing and form should all be simple and robust. Bulky construction detailing, timber fascias etc. should be avoided in order to achieve subordination; and
 - On sensitive buildings (including heritage assets) they should be of modest size and aligned with the openings below.
- 4.6 Property no.1, Fig. 8 shows modest dormers which are considered most appropriate on heritage assets. In conservation areas where the attics are small and where floor space is limited, the linking of small individual dormers together to make one wide dormer may be an acceptable way of increasing head-room (see property no. 2, Fig. 8). Care needs to be taken to ensure that the link element is subordinate to the dormers—recessed back from the front of the dormer by 1/3 of the depth of the dormer roof. Its front should be clad to match the roof material and the roof should be a continuation of the dormer roof. This solution is unsuitable for listed buildings. In conservation areas it is only really suitable for small roofs where the dormers are close together. Otherwise the linking element can be inappropriately wide and visually obtrusive as a result.

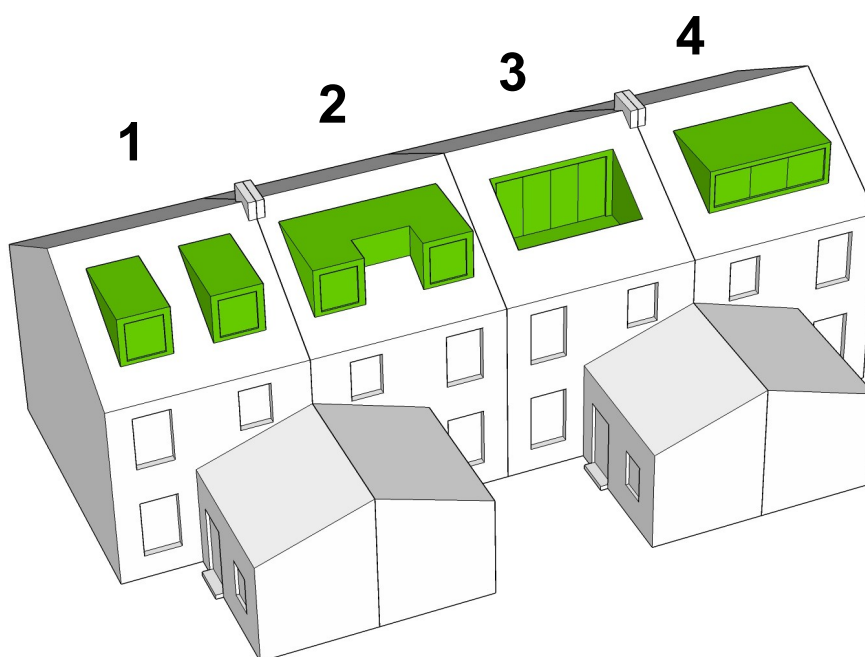


Fig 8. Examples of dormers types that may be acceptable.

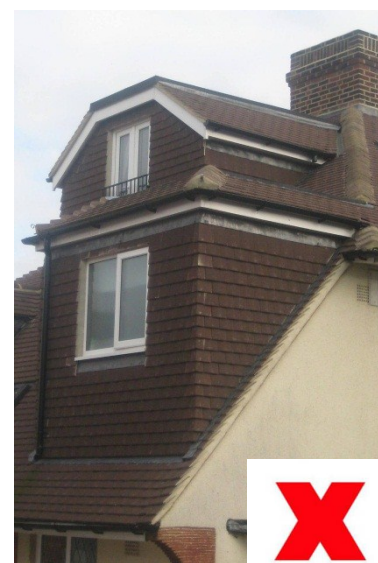
- 4.7 Property no. 4, Fig.8 shows a horizontal dormer, set well in from the edges of the roof to achieve subordination; anything larger is unlikely to be considered subordinate and thus would fail to meet Policy Q11 (k) (ii). Blank dormers (those without windows), irregularly shaped dormers (wrapping around hipped roofs etc.) and large, insubordinate box dormers are rarely considered acceptable. Dormers that are formed by cutting into the roof slope (inset dormers) reduce the area of the interior accommodation but can, if large enough, can provide amenity space. This approach is best suited to the conversion of large buildings with big roofs otherwise the effect on internal floor space can make them prohibitive. An inset dormer is shown on property no. 3, Fig 8. Where appropriate they should be enclosed by a retained section of roof to minimise their visibility. They are not normally considered appropriate on heritage assets.
- 4.8 With all dormers careful design and construction detailing is essential. Forms should be graceful and considered; slim enough to accommodate insulation but not bulky. The dormer front face should contain windows only no wall surfaces. Timber fascias and bargeboards should be avoided as they are difficult to access for painting. Thought should be given to the careful selection of materials, the design of rainwater gutters (if required at all) etc.
- 4.9 On heritage assets, where dormers are deemed appropriate, the dormer style, size and materials should be based on traditional and historic local precedents, be characteristic of the area and be appropriate to the period of the building. Detailed design advice and historic examples can be found in English Heritage's Listed Building Guidance Leaflet '*Dormer Windows*' which is available on request from the Council's website.



Slender forms and neat construction



Too solid on the front and roofs adds additional bulk.



Too solid, bulky and poorly detailed.

Roof lights

- 4.10 Roof lights are generally not an original feature of Lambeth's traditional buildings. Where they do exist historically they tend to be very small and placed at the rear—to light attic spaces and tank areas. Policy Q11 (A)(i) and (L) seek to minimise the adverse impact of roof lights through careful placing and alignment.
- 4.11 Rooflights are the most sympathetic way of providing daylight and natural ventilation to a habitable attic space as they follow the line of the roof. In most instances proposed roof lights should:
- Be subordinate features on the roof. See property no. 1, fig. 9 below.
 - Align with window or other features on the elevations below. See property nos. 1 & 2, Figure 9, below.
 - In sensitive locations, including heritage assets, rooflights will be resisted on front and other prominent roof slopes.

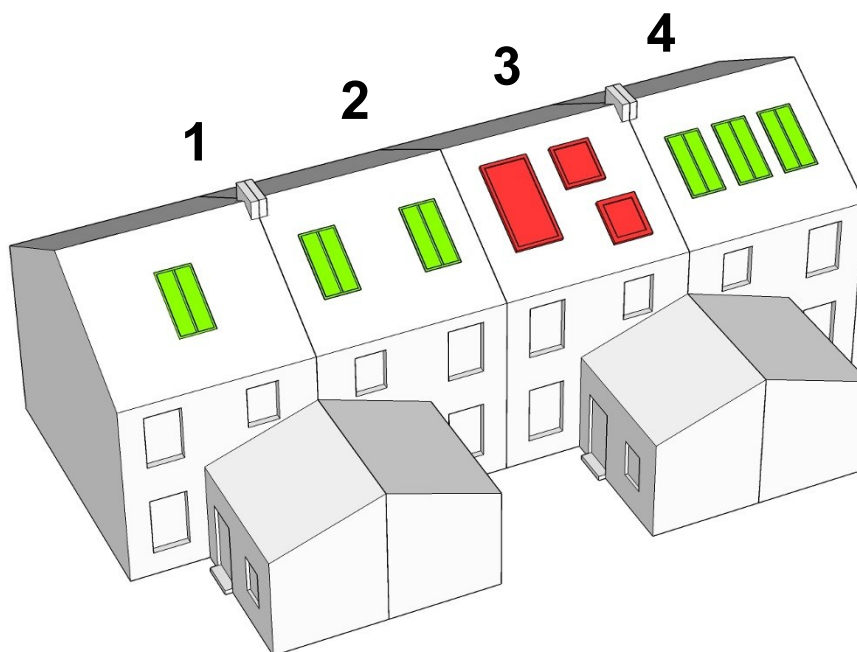


Fig. 9 Dormers at property nos. 1, 2 and 4 are considered appropriate as a general rule. On heritage assets noticeably smaller rooflights than those illustrated will normally be sought.

- 4.12 Roof lights at low level on front roof pitches to provide means of escape rarely have a positive impact on the appearance of the building. Other less visually intrusive methods of escape should also be considered; for example the upgrading of internal staircases to provide a suitable escape route through the building.
- 4.13 The insertion of roof lights on roofs with complex asymmetrical forms such as gables, hips and turrets should be avoided. They should also be avoided on the steep slopes of traditional mansard roofs as their appearance here is incongruous.
- 4.14 On heritage assets roof lights should be small and set flush into the roof. Traditional roof lights are most appropriate in these instance; these are a cast iron type, black painted with a vertical glazing bar set flush into the roof slope.

Light tubes / light pipe

- 4.15 These bring light internally by reflective tube from an outside (normally roof) source. The outward appearance is normally that of a small glass dome. They can be particularly effective in bringing natural day light to windowless spaces such as stairwells and bathrooms; reducing the need for artificial lighting. In some instances a flexible tube may allow a rear light tube to light a front attic space. Their use is encouraged where they can be accommodated in unobtrusive locations; as a general rule front or side roof slopes should be avoided in favour of rear locations.

Roof Extensions and Mansards

- 4.16 The Council supports the principle of the optimising of attic accommodation through the use of roof additions and mansards within the constraints of achieving subordination and protecting the design integrity of the host building. Policy Q11 (B) seeks subordination of extensions and is applicable to roof additions. Policy Q 11 (M) is clear that such additions will be resisted where harm would result to the building or its group. On heritage assets a presumption in favour of retaining historic roof forms means that there is little scope for roof additions or mansards; in these instances attic conversions with dormers or flush rooflights are likely to be the only solution.
- 4.17 Roof extensions that extend over rear returns and closet returns will be resisted in order to maintain their subordination. When considering proposals for roof level terraces or projecting balconies as part of extensions consideration will be given to the amenity and privacy of neighbouring properties.

Rear mansards

- 4.18 On traditional properties with double pitched roofs which are not heritage assets; a rear mansard is encouraged. The starting point must be that the front roof pitch and existing ridge height remain unaltered so that change is not noticeable from the street. The face of the mansard should have a 70 degree pitch (in order to maintain subordination with the host building) and a flat top which terminates just below ridge level (allowing adequate room for flashing and retention of existing ridge tiles. The slope and cheeks should be in the prevailing roofing materials; in this way gable ends do not have to be rebuilt. Fascias and bargeboards should be omitted in favour of traditional lead detailing. See properties 1 & 2, Fig. 10 (below).
- 4.19 Dormers on these mansards should have a cill height 1m above floor level and a maximum height of 2.3m (to accommodate a standard internal ceiling height of 2.1m). These heights are sought in order to ensure visual unity with similar adjoining mansards in the group.
- 4.20 This rear mansard approach should allow each property in a group to extend in a continuous and uniform manner without gaps between them. However, it is not suitable for properties with hipped roofs. Where there are brick up-stand wall between properties these should be extended in matching brickwork and brick-on-edge coping (following the 70 degree slope) both between properties and on flanks.

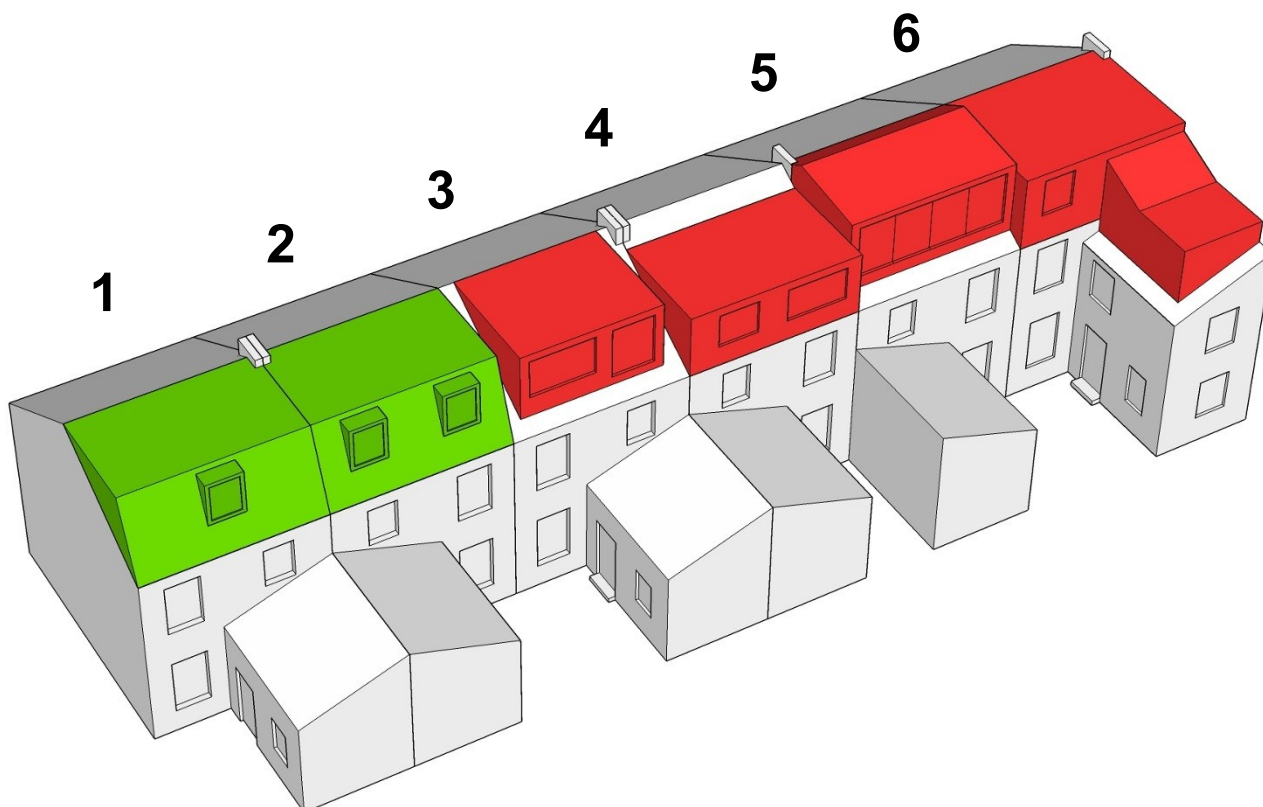


Fig. 10 Rear mansards at property nos, 1 & 2 have a 70 degree pitch to a subordinate appearance, terminate below the main ridge and join up to present a unified appearance. The examples at nos. 3, 4, 5 and 6 illustrate what is not considered acceptable; the irregular forms producing a discordant appearance.

Extensions to hipped roofs

- 4.21 Hipped roofs are common on detached houses, at the ends of some terraces and on semidetached pairs. The hip is a means of achieving subordination and creating a sense of spaciousness between buildings and is often a key aspect of character on some estates and in suburban development. On semi-detached pairs symmetry is often an important consideration; where one property has already been extended at roof level the adjoining property should generally mirror that approach. Hip to gable extensions should not harm the design integrity of the host building or its group or lead to a loss of spaciousness. On residential properties with clay tiled roofs (a characteristic largely limited to suburban locations) a half-hip solution may be preferable. On heritage assets the loss of hipped roofs is likely to be resisted.

Full Mansard Additions

- 4.22 Full (front and rear) mansards are mostly characteristic of early 19th Century properties; the other common roof of this period is the London roof. London roofs are part of Lambeth's and London's local distinctiveness and the loss of such roofs will be resisted on heritage assets. Elsewhere the Council will be supportive of the replacement of a London roof with a traditional mansard roof addition. However, it is essential that each property follows the traditional rules to ensure that the visual unity of the group is reinforced over time.
- 4.23 Full mansards are unlikely to be acceptable where they would disturb the group value of properties. Similarly they will be resisted on heritage assets where they would lead to the loss of important established roof forms.

Design of Traditional Mansards

- 4.24 As a general rule the mansard should have two front and two rear pitches—steep (70 degrees) lower slopes and shallow (30 degrees) upper slopes. However, where an existing traditional mansard already exists in the group its roof pitches and other detailing should be replicated. The steep slope should terminate externally 2.3m above internal floor level. Pitches should be in slate with a lead flashing at the junction of the two slopes and lead on the dormer cheeks. Dormers should be fewer in number than the windows on the elevations below (to achieve subordination) and be aligned between them. The dormer window should normally be subordinate in height when viewed with the windows below. The cill height should generally not be lower than 1m above floor level and its head should terminate where the steep and shallow slopes meet (this should be in line with internal ceiling level—2.1m). Windows should match those on the rest of the building. Mansards at end properties should be hipped as shown on property no. 5, Fig 11 (below).

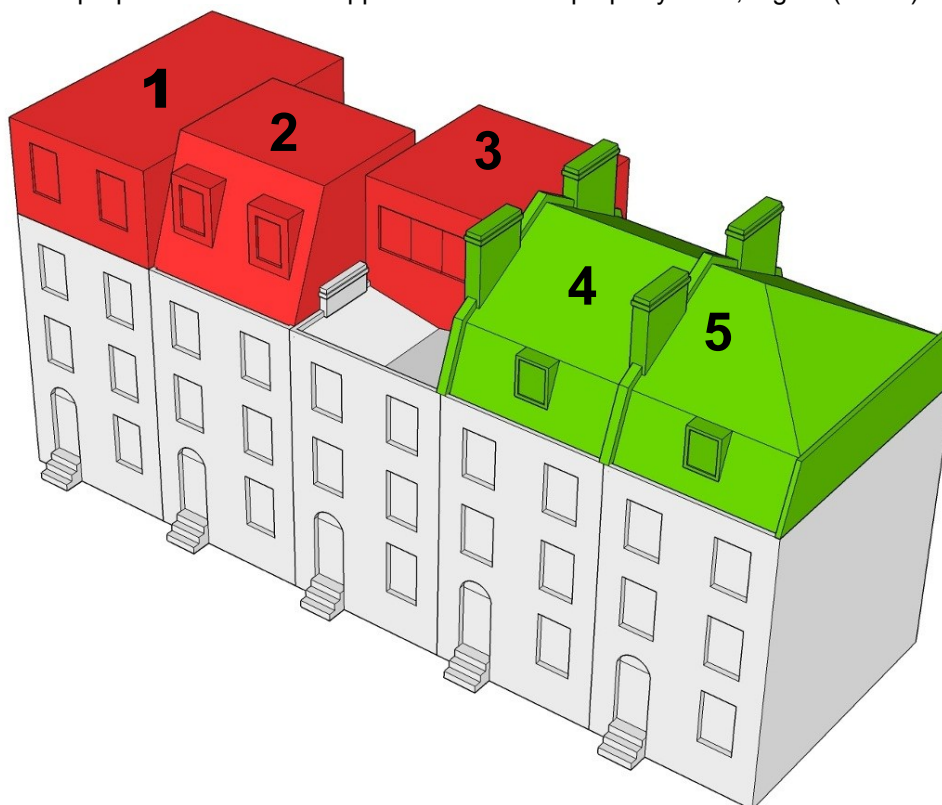


Fig. 11 This shows roof additions to a terrace with London roofs which is not a heritage asset. Property nos. 1, 2 & 3 represent discordant types of roof extensions (in red) which are unacceptable. Property nos. 4 & 5 (in green) show the preferred traditional mansard approach which can, over time, result in a unified appearance.

- 4.25 Traditional mansards should rise from behind existing parapets. Adequate space should be provided behind parapets for parapet gutters. Existing parapets should not be raised. Where parapets do not exist (often at the rear) they should not be created; here careful eaves detailing will be required. Party walls should be raised in brick following the profile of the roof, and copped with bricks on edge. Chimney stacks on both sides should be continued in brickwork rising six Imperial brick courses above ridge, then two projecting courses, two normal courses and a cement flaunching to pots.



Appropriate chimney and parapet detailing for traditional mansard roofs.

Inappropriate mansard form.

- 4.26 On end properties traditional mansards terminate in either full gables, half gables or have a hipped end. The dormers heads and internal ceiling height on traditional mansards typically align with the junction between the steep and shallow roof pitches.
- 4.27 In order to achieve subordination on end terraces and on semi-detached properties full gables are not considered appropriate for new mansards. They should generally either be half-hipped—the flank wall being built up to the height of the 70 degree slope See property no.5 on Fig. 11) or fully hipped—with a parapet gutter to the flank. The built up flank should be in matching materials. Where parapet coping stones are required they should have a single surface sloping into the parapet gutter. Saddle copings are never acceptable on parapets. On the façade there should be fewer dormers than there are windows on the floors below in order to achieve visual subordination. Flank dormers are discouraged.

Other Roof Additions

- 4.28 One-off buildings with flat roofs are best suited to accommodating roof additions. Additional storeys require a considered approach to ensure they are well integrated with the main building. Building straight up off the existing front and rear elevations (or flanks if exposed) is unlikely to achieve the subordination required in Policy Q11 (b). Policy Q11 (n) seeks subordination of form (set backs, scale, treatment) and robust, low maintenance materials (timber, render and painted surfaces will be resisted).
- 4.29 Proposed alterations that introduce alien roof configurations (cut-outs and add-ons) or which propose to raise the roof ridge in a manner that would adversely affect the appearance of the building or its contribution to the wider street scene are likely to be resisted.

Roof Terraces and Roof Balconies

- 4.30 Policy Q11 (o) seeks to resist roof terraces and roof balconies on building types where they would be uncharacteristic or on street facing roofs. Consideration also needs to be given to Policy Q2 which seeks to protect amenity. The removal of pitched roofs on existing buildings and their replacement with flat roofs will be resisted where it would lead to the loss of locally distinctive roof forms or harm the integrity of the host building or its group.

Living Roofs

- 4.31 Green/brown roofs can be very efficient in reducing rainwater run-off, providing new habitats for wildlife in urban areas, helping to reduce heat loss and reduction in energy use and can be visually attractive. Careful consideration will need to be given to ensure that green/brown roofs integrate with the parent building and the wider context. Green/brown roofs should not be considered an adequate mitigation for the loss of rear gardens; each has its own unique ecological character.

5. Sustainability

- 5.1 The Council supports efforts to reduce consumption and generate energy from sustainable sources. The three most important influences on a buildings energy use in operation are:

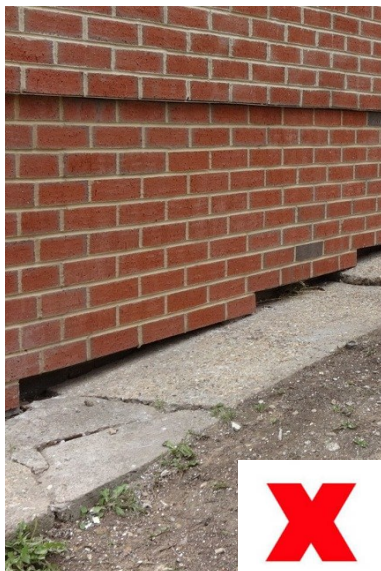
Built Fabric—the effectiveness of the building envelope in providing a suitable indoor environment. Heating and cooling, natural ventilation, lighting etc.

Equipment—the users of the energy— building services (heating, lighting, hot water etc.) and appliances / electrical goods.

People—how the building is occupied and used.

Built Fabric

- 5.2 The built fabric of an existing building should be assessed to understand its strengths and weaknesses are. For example a conservatory is generally wasteful of energy because its poor thermal performance. It can be upgraded to help its performance and to reduce its energy demand.
- 5.3 Improved insulation can significantly reduce heat loss and energy consumption. With all insulation care must be taken to ensure buildings remain ventilated and that the insulation does not pose a risk of condensation etc. Cavity wall insulation and internal insulation are strongly recommended in the appropriate circumstances. Externally applied insulation normally comprises an insulation layer with a weatherproof finish (render, brick slips, cladding panels). It needs very careful consideration because it can have a significant impact on the outward appearance of buildings; obscuring architectural detailing to ill effect and potentially offers high technical risks as the loss of original mouldings and details can lead to water ingress. The build-out needs to be accommodated where it meets the roof, adjoining buildings and boundary walls. External pipes and vents also need to be removed and repositioned to ensure continuity of insulation.
- 5.4 Over insulating is unlikely to be considered acceptable if it is likely to be damaging to the appearance of traditional buildings (especially those built up to 1939) as these tend to be the most architecturally ornate. Furthermore, it is not considered appropriate on heritage assets. Where it is proposed care must be taken to ensure that the design integrity of the building is retained and or improved. In most cases reproducing the colour palette, finishes and textures of the original architecture will generally be expected; Where change of treatment, design colour is proposed care must be taken with the treatments on large and tall buildings as they have a significant visual presence over their wider localities. Colours and treatments will generally be expected to reflect local distinctiveness; especially in the settings of heritage assets. Proposals will only be considered acceptable if it can be shown that they will address Policy Q11 (a) (i).



- 5.5 Draught proofing (doors, floors and windows) and making the most of heaving curtains, blinds and carpets are important steps towards minimising heat loss. For information on window upgrades, secondary glazing and double glazing see paras 2.4—2.10.

Equipment

- 5.6 Energy consumption can be significantly reduced by using efficient appliances and equipment. It is advisable to carry out an energy audit to identify current consumption; smart meters (gas, water, electricity) can assist with this. Measures to reduce energy consumption can include the installation of a condensing boiler, efficient appliances and using low energy lighting. Water efficient toilets, taps and shower heads can also significantly reduce water usage. When it comes to new boilers care needs to be taken to ensure that flues are not on front or other visible elevations; policy Q11 (a) (ii) needs to be considered.

People

- 5.7 For all these measures to be effective building occupiers must be aware of their own energy use and seek, where possible, to reduce it. Switching off lights, appliances and gadgets when not in use, adjusting thermostats, wearing adequate clothing etc. are simple measures that everyone can make. Drying clothes outside prevents problems of condensation internally and reduces the need to use tumble dryers. Water butts reduce the need to use the mains water supply to water plants.
- 5.8 When making changes to properties internally consideration should be given to their heating etc. The removal of internal doors and walls to create open-plan interiors makes it more difficult to heat spaces. Removing doors and walls to stairwells will allow heat to rise unimpeded. By contrast traditional cellular rooms can be individually heated to suite the user's personal needs.

Energy Generation

- 5.9 For highest efficiency of photovoltaic (PV) cells and panelling for solar water heating systems, an unshaded south facing aspect is best although an unshaded southeast and southwest aspect can still be viable. The cells or panels should preferably be integrated into the existing roofing systems or laid to the same angle as the roof pitch. On heritage assets panels will generally only be supported if they can be located in places that are not readily visible.
- 5.10 Wind turbines are not particularly efficient in urban areas and other options for generating renewable energies can be more effective. They are normally also visually prominent and vibration can make integration into existing buildings difficult. When considering a wind turbine there is also a need to assess issues such as siting, structural loading, vibration, noise generation, height, prevalent wind direction and average speed, proximity to trees and other buildings or structures. Noise and visual 'strobe' effect may be an amenity issue. Turbines are not normally considered appropriate on heritage assets.

6. Gardens

- 6.1 Policy Q14 of the Local Plan recognises the importance of gardens to amenity and biodiversity in Lambeth, Policy Q9 seeks to secure high quality landscaping, Policy Q10 recognises the importance of, and seeks to retain, existing trees and encourages the planting of new trees, Policies Q12 and Q13 set out the Council's approach to refuse storage and bicycle storage respectively; whilst Policy Q15 provides the policy approach to boundary treatments. The Council does not consider gardens to be development opportunities

Gardens

- 6.2 Gardens are important for amenity, habitats and natural drainage. The value of rear gardens is increased where they collectively make up a large tract of green space. Front gardens and forecourts are particularly important as they provide a landscaped setting for the building and mediate between public and private space. Gardens are particularly important to the character and appearance of conservation areas, their settings and the settings of heritage assets generally.

Parking and Crossovers

- 6.3 The amenity value of front gardens, especially small urban front gardens, is particularly vulnerable to hard paving and car parking with its associated loss of soft landscaping and boundary walls. The paving itself can be problematic as it often prevents natural drainage. Many small front gardens are no bigger than a parking bay and when a vehicle is parked it often affects the outlook of residents and can restrict daylight into habitable rooms. The creation of a cross-over assess often leads to the loss of an on-street parking bay. On-street parking is an amenity to the whole community. Their loss of such parking in order to provide a cross-over for private parking bay in front gardens thus has an adverse impact on the community as a whole. In extreme cases locally the impact goes well beyond visual amenity. The loss of all or the majority of on-street parking bays removes parked cars from the road and the resulting open carriageway encourages motorists to drive faster. The Council wishes to resist this from happening across the borough.
- 6.4 For the reasons outlined above the Council will generally resist car parking proposals in front gardens unless it can be demonstrated that no harm will result to amenity and local character, (including the special interest and setting of heritage assets that the resulting parking bay meets the Council's minimum standards— 2.4m x 4.8m and can be accessed without risk to highways or pedestrian safety.

Paving and Hard Standing

- 6.5 To improve the appearance and performance of new paving / hardstanding consideration should always be given to securing natural drainage by using permeable paving and soak-aways, maintaining a sense of enclosure through the use of appropriate boundaries, gates, and soft landscaping. The use of appropriate traditional surfaces such as natural stone or granite setts is strongly encouraged especially in conservation areas; along with suitable soak-aways. The texture and colour of any new materials should be sympathetic to the setting of the building and wider street scene.



Front garden parking leads to the loss of on-street bays and often has a detrimental impact on visual amenity.

Development affecting Gardens

- 6.6 Front gardens and side gardens (return frontages) are not considered appropriate for development. Any development proposals that come forward in these locations will be required to meet the requirements of Policy Q2, Policy Q11 (a) and (b), Policy Q14 (d); the latter is considered relevant to new extensions as well as stand-alone development proposals. Development that leads to unacceptable loss of garden, harms amenity, is poorly designed or does not respect established building lines etc. will not normally be acceptable. Development proposals that entail the creation of a new separate plot by the subdivision of an existing rear garden will be expected to keep 70% of the rear garden with the original host property in order to protect the residential amenity of existing residents. Indeed, as a general rule the Council will seek to ensure that 70% of any garden is left undeveloped when it considers proposals for extensions and garden structures etc. This is particularly relevant in city centre and urban locations where even small gardens are of high amenity value.

Structures in Gardens

- 6.7 The Council wants all residents to be able to enjoy their gardens and optimise their use as private amenity space. It is supportive in principle of development such as garden sheds / greenhouses, domestic garages, summer houses / home offices etc. However, structures in gardens need to be carefully considered to ensure that they don't harm visual amenity, lead to the unacceptable loss of garden space or harm the amenity of adjoining neighbours etc. For that reason Policy Q14 (c) seeks, amongst other things, to keep such structures 1m from boundaries with neighbours; this removes the physical bulk of structures away from neighbouring properties and allows adequate space around the structure for the maintenance of it and the boundary treatment.

Refuse and Recycling Storage

- 6.8 Policy Q12 recognises the importance of well designed refuse storage in terms of visual and residential amenity. Issues include visual blight caused by storage containers can be extreme; the impact of bins standing in forecourts and front gardens can be adverse both for residents of these premises and the passing public, threat to public health and amenity by inadequate refuse storage, vermin are attracted to uncontained refuse bringing the potential for disease and infection, unpleasant odours emanating from bins and storage areas can blight the residential amenity of adjoining residents; and highway obstruction due to bins standing permanently on the street and thus restricting the footway. This can be particularly problematic for wheelchair users and people with pushchairs and restricting the view of drivers and thus have the potential to impact adversely on highway safety. For more information please see the Council guidance '*Refuse and Recycling Guidance, 2013*'.



Cycle Storage

- 6.9 The Council encourages cycling and considers that one of the best ways to support it is to ensure that cycle storage is secure, convenient and attractive. Policy Q13 of the Local Plan sets out the standards necessary in achieving this. One key issue is the storage of cycles in front gardens. Low 'bike boxes' are preferable in these instances because they can sit unobtrusively behind garden walls and hedges. Garden sheds and other structures in front gardens (especially small front gardens) are rarely considered appropriate due to their adverse impact on amenity (below left). The Council has developed a secure on-street bike locker which is being installed in barking bays across the borough (below right). This provides a viable alternative to front garden bike storage sheds and its use will be encouraged for that reason.



Trees

- 6.10 Policy Q10 recognises that trees have important amenity value and habitat significance and should be retained for those reasons. Before undertaking works to a tree it is advisable to check whether it is protected. Tree Preservation Orders (TPOs) are in place to protect the best examples and nearly all trees in conservation areas are protected automatically. Details of TPOs and conservation area designations are available from the Council's website.

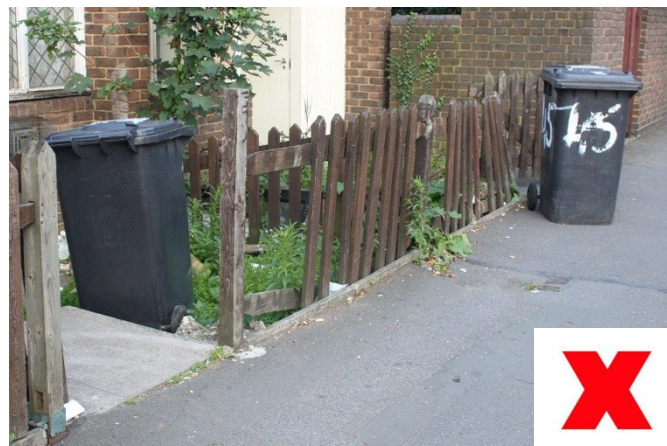
7. Boundary Treatments

- 7.1 These vary in form and detailing depending on their date and purpose but general patterns can be found. See Lambeth local Distinctiveness Study (2012). Late 18th to mid 19th Century urban properties tended to have front railings (with matching gates) on a stone plinth (total height about 1.1m). The great majority of these were lost for the war effort during the Second World War but examples survived around basement areas etc. Between front gardens a traditional estate rail is common. A significant amount of reinstatement of these railings occurred in the 1970s and 1980s as part of conservation initiatives. Rear gardens tend to be enclosed by brick walls about 2m in height.
- 7.2 Urban properties from the mid 19th Century to c1914 often had cast iron front boundary railings (with matching gates) on a cast iron plinth or a brick dwarf wall. Heights, again, are around 1.1m and again, these were largely lost during the Second World War. Between front gardens a traditional estate rail remained common. Rear gardens tend to be enclosed by brick walls about 2m in height. Whilst surviving fragments can be found there has been little reinstatement of this boundary type (presumably on grounds of cost). Suburban properties often exhibit ornamental timber gates and close-boarded timber fences to reinforce a semi-rural character. These survive in some places.

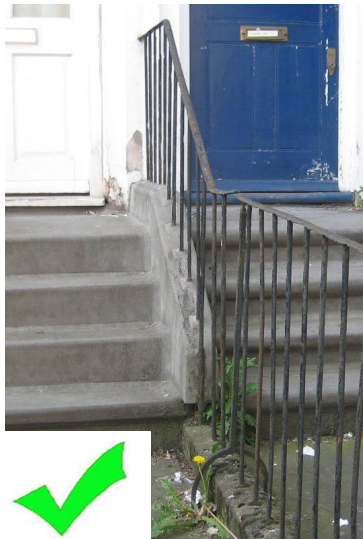


- 7.3 Twentieth Century development often has brick dwarf walls enclosing front gardens and or verge rails. Timber gates and post and chain detailing can be found in suburban locations. Rear gardens are typically enclosed by timber fences. On some housing estates surplus iron stretchers were re-used after the war as boundary treatments. Many estate renewal projects have introduced hoop railings in communal areas in order to better define space and improve security. In recent decades there has been a tendency towards installing boundary railings across the borough. In places these have exceeded the traditional heights to ill effect on visual amenity. High front boundaries are not characteristic of Lambeth and their presence can have a detrimental impact on the character of a street—creating an overtly defensive environment and restricting natural surveillance.
- 7.4 Policy Q15 relates to boundary treatments. It seeks to retain treatments that are characteristic of the locality, limit heights to street frontages and between properties and to secure good quality design solutions when boundaries are being raised. Boundaries are especially important to the character and appearance of heritage assets. Every effort should be made to authentically reinstate missing boundaries in these instances.

- 7.5 Generally street facing boundaries should not exceed 1m in height for the reason outlined above. Timber should be avoided unless it as an essential characteristic of that particular street; because it rots, looking un-attractive and placing a maintenance burden on the owner.



- 7.6 Ideally boundaries between front gardens should not exceed the height of the front boundary and where a change of height is required between houses the boundary should increase gradually at a point back from the street frontage; ideally between the properties themselves. Traditionally these boundaries are plainer than the front treatment— the vertical bars without spikes or finials (below left); and often took the form of a simple estate rail (below centre and right); these have a more neighbourly character than the street boundary. New boundaries between traditional properties should replicate this approach if possible.
- 7.7 Where garden rear boundaries front a street, care should be taken to ensure the materials and details are appropriate. Low brick walls are generally encouraged as they are much more robust than timber fences. Where fences are considered appropriate (in some conservation areas for example) they should be very carefully detailed and constructed using a ship-lap detailing rather than more light-weight panel types.



- 7.8 In relation to blocks of flats care must be taken when reconfiguring landscaping and gardens in order to protect visual amenity and community safety. Where communal gardens line a street frontage their subdivision into private spaces for the ground floor flats will generally be resisted. This is because the loss of communal landscaping would harm visual amenity and the privatisation of the spaces normally bring with them associated alterations in the form of higher boundaries (for privacy) and sheds and outbuildings—the resulting harm to visual amenity and reduction in natural surveillance will, in the vast majority of most cases, be considered unacceptable.

Annex 1

Lambeth's Built Character

- 1.1 The Lambeth Local Distinctiveness Study, 2012 is a useful starting point for anyone wishing to understand Lambeth's character. Section 5 of that study provides a detailed explanation of the borough's built form and character, looking closely at common building types, detailing and materials. Much of the stock of purpose-built houses is a product of the 19th Century when London expanded rapidly. Developments of flats are largely a product of the 1920s onward. Tall buildings began to appear from the late 1950s onward.

Early – Mid 19th Century (Georgian)

- 1.2 Generally the housing stock is at its oldest in the North of the borough as this area urbanised first; however, surviving historic settlements / groups of building such as Clapham are exceptions to this general development. In the early 19th Century grand terraces houses and suburban villas developed in areas of Stockwell and Kennington. Stock brick and stucco predominate. Terraces from this period typically have semi-basements, flat front and rear elevations and London (butterfly) roofs. Mansards are common but not prolific. It is not uncommon for 'closet additions' to have been added at the rear. These are small extensions which were built with off the half-landings on the staircase; they can be one, two or even three storey but nearly always stop half a storey below the eaves of the house. Small single storey outhouses were often attached to these at ground floor. Internally the 'Standard plan' form (a room to front and rear on each floor with entrance hall and staircase to one side) is most common.
- 1.3 Semi-detached and detached houses are common from this period. These often have flat front and rear elevations without closet additions. However, modest single storey rear returns often serve as the kitchen.
- 1.4 The majority of buildings in Lambeth pre-dating 1840 are heritage assets. Many are protected by statutory listing, others are given recognition through inclusion on the local heritage list. Where they are situated in a conservation area the vast majority will be considered to make a positive contribution to the character and appearance of that area.

Mid – Late 19th Century / Early 20th Century (Victorian & Edwardian)

- 1.5 Building forms changed gradually and from the mid decades of 19th Century basements were no longer incorporated into new terraced houses became more ornate and generally, as the decades progressed, the houses get smaller. There is also a general shift from stock brick and stucco to red brick, terracotta and tile. The 'standard plan' form continued in use and it is not unusual to have a two storey rear return which is subservient to the main bulk of the house and under a lower roof. On modest terraced houses this often leaves only space for a small garden passage down the side. London roofs and mansards generally fell out of favour with pitched and hipped roofs prevailing.
- 1.6 There is quite a lot of development in the borough from this period and much of it is of good quality. The very best examples are generally statutory listed. For inclusion on the local heritage list examples from this period generally need to be of recognisable high quality or distinct from similar development of the period. Again, where they are situated in a conservation area the vast majority will be considered to make a positive contribution to the character and appearance of that area. Conservation areas largely containing development from this period have often been designated because the area is a good representative example of a common type across the borough. In such instances, the presumption in favour of preservation is in order to protect the very ordinary, often modest character of the buildings and wider area.

20th Century

- 1.6 In the inter-war years suburban development in the form of short terraces and symmetrical semidetached pairs can be found in the southern parts of Lambeth. These properties are typically two storeys high. There is normally amenity space to the side of end terrace and semi-detached properties. Purpose built blocks of flats also became common at this time. Post war housing provision varies greatly. Infill on bomb-damaged sites is

common throughout Lambeth. So too are large housing estates with a mix of flats and houses in landscaped parkland settings. Lambeth's Council housing, designed under Ted Hollamby from the 1965—1980, is considered to be some of the best in London from that period. Much of its work is carefully considered in brick and slate in order to reinforce local character.

- 1.7 Only the very best buildings of this period are statutory listed. Inclusion on the local heritage list is reserved for the best examples, the same goes for conservation area designation. The Council has identified a need for better understanding of the post-war period, especially Lambeth Council housing, in order that future designation decisions can be made in an informed manner.

Recent Residential Development (Contemporary)

- 1.7 Small infill developments of terraces and 'mews' style houses have been common in the central and northern parts of the borough in recent decades; these tend to be in limited sites often with very small areas of garden / amenity space. High density building in recent years has resulted in more flats than houses being constructed but the redevelopment of some post-war estates has led to a return to traditional terraced housing with front and rear gardens. The Council seeks to ensure that new development responds well to the established local character through the use of building forms and materials.

Glossary

Amenity		A useful place or facility.
Article 4 (Direction)		A form of town planning control where Permitted Development Rights are removed so that the Council can better control change. Most commonly used in conservation areas.
Basement Area		An excavated external area at basement level. It is normally larger than a lightwell.
Building Regulations		National construction standards.
Closet Return		A small addition often found at the rear of early to mid 19 th Century houses. The closet return is typically accessed from the stairwell half-landings, square in plan and generally no wider than the stairwell.
Conservation Area		An area designated for its special architectural or historic interest. The Council has a statutory obligation to seek the preservation or enhancement of the character or appearance of the area, and its setting when making planning decisions.
Contemporary style		The architectural / building style which prevails at the time of writing.
Cornice		The architectural moulding, often in stucco, stone or timber, which can be found running at parapet level or across the top of shop fronts.
Dormer		A structure which protrudes from a sloping roof and which contains a window.
Edwardian		The period between 1900 and 1914.
Forecourt		A paved area to the front of a building.
Flank wall		The side wall of a building.
Georgian		A general term used to define architectural style from the 18 th Century through to the early – mid 19 th Century.
Half-landing level		The level of the landings on a stairwell which is halfway between the principal floor levels. Sometimes there are winders on the stair at this level rather than a landing.
Hardstanding		An external paved surface.
Hipped end		Where the end of a roof finishes in a roof slope rather than a gable.
Jamb		A vertical element forming the side of a door or window.
Juliet balcony		A balcony which is flush with the face of a building rather than projecting from it.
Lambeth Building Control		The Lambeth department responsible for ensuring construction work and development accord with the Building Regulations.
Lightwell		An external excavated shaft providing daylight to a basement window.
Listed Building Consent		Formal approval from Lambeth Council for any works of demolition, alteration or extension to a statutory listed building that the Council considers would affect the special interest of the building.
Local Heritage List		Archaeology, buildings of designed spaces / landscapes identified by Lambeth Council as being of local (or greater than local significance). Also known as the 'Local List'.
Local List		See above.

Glossary continued

Local List	See above.
Local Plan	Lambeth Council's planning policy.
London Plan	The Mayor of London's planning policy
National Planning Policy Framework	The government's planning policy for England.
National Planning Policy Guidance	The government's planning guidance for England.
Permitted Development Rights	Works of alteration or extension to a single family dwellinghouse that do not require planning permission.
Pilaster	A pillar which is partly attached to a wall – often frames either side of a shop front or building entrance.
Planning Permission	Formal approval for development from Lambeth Council. This requires the submission of an application form, drawings and associated documents. Fees apply.
Planning Portal	The national web resource for planning.
Return	A rear wing of a building that normally dates from when the building was built. Also sometimes known as an 'outrigger'.
Reveal	The vertical side of a projecting element.
Rooflight	A window in a roof which follows the slope of the pitch.
Semi-basement	Basement accommodation which is partially above ground level.
Single Family Dwellinghouse	A single family home which is not subdivided into flats or units.
Standard Plan	Most common plan form for a terraced house with stairs immediately ahead on entry though the front door. Stairwell lit by half-landing windows on the rear elevation.
Statutory Listed Building	A building on the government's statutory list of buildings of special architectural or historic interest.
Supplementary Planning Document (SPD)	A document produced by the Mayor of London to provide interpretation and guidance on London Plan policies.
Supplementary Planning Guidance	A document produced by Lambeth Council to provide interpretation and guidance on Local Plan policies.
Vehicular Cross-over	The dropped kerb and associated route across a pavement over which vehicles drive to enter a property.
Victorian	The period from the mid 19 th Century until the turn of the 20 th Century.
Visual amenity	Something which has an attractive quality which contributes to our appreciation or enjoyment of the environment.
Velux	A product name for a type of rooflight. This term should only be used when that particular product is proposed.

Further Information

Planning Information

For advice on the need for permission, on making planning applications, on policy:

Planning Portal — www.planningportal.gov.uk

For information on planning and heritage designations in Lambeth, planning policy and guidance:

Lambeth Council — www.lambeth.gov.uk

Planning Agents

For independent planning agents:

Royal Town Planning Institute—www.rtpi.org.uk

Heritage Agents

For independent heritage consultants:

Building Conservation — www.buildingconservation.com

This document was prepared by

Lambeth Planning Division

Draft December 2014

**Cabinet**

12 January 2015

Flood Risk Management Strategy

Wards: All

Report Authorised by: Sue Foster, Strategic Director Delivery

Portfolio: Cllr Jennifer Brathwaite, Cabinet Member for Environment and Sustainability

Contact for enquiries:

Andrew Round, Commercial Services Development Officer, Delivery Environmental Services,
020 7926 1253 xxxxxx@xxxxxxxx.xxx.xx

Report summary

Up to 46,000 properties have been identified as at risk of flooding in Lambeth. As Lead Local Flood Authority, Lambeth has a statutory duty to develop, apply, maintain and monitor a strategy for local flood risk management.

A strategy has been developed in co-production with citizens and URS Infrastructure & Environment UK Limited. There has been a two month consultation on the draft strategy with citizens, members, risk management agencies such as Thames Water and the Environment agency, and the Greater London Authority. The feedback received from the consultation has been incorporated into the strategy. During the consultation a number of residents requested an easy to read guide summarising the strategy; this document has now been produced.

The report recommends that the strategy is approved by Cabinet and is recognised as the Local Flood Risk Management Strategy for Lambeth

Finance summary

There is £290,976 of funding available in 2014-15 and a further £244,017 in 2015-16. As a result, there is sufficient funding to cover the activities detailed in the action plan for the next two years. After this period it is not envisaged that any funding will come from the Council. Instead applications will be made to DEFRA, the Environment Agency, and other relevant organisations for grants to continue to deliver strategy recommendations.

Recommendation

- (1) To approve and recognise the Local Flood Risk Management Strategy as the Local Flood Risk Management Strategy for Lambeth.

1. Context

- 1.1 The Flood and Water Management Act 2010 defines Lambeth as a Lead Local Flood Authority. Our responsibility is to lead and co-ordinate local flood risk management, which includes risk from surface water run-off and flooding from groundwater and small watercourses.
- 1.2 Due to climate change, flooding is becoming a serious threat. As an inner London borough with underground rivers, such as the river Effra, there is a real risk Lambeth could experience increased flooding problems in the future.
- 1.3 The Local Flood Risk Management Strategy relates to the cleaner, greener streets aspects of the Community Plan 2013 -16 by encouraging people to lead environmentally sustainable lives and take greater responsibility for their neighbourhoods.
- 1.4 In August 2013 there was flooding in Herne Hill due to a burst water pipe, this was the responsibility of Thames Water.

2. Proposal and Reasons

- 2.1 It is proposed that the Lambeth Flood Risk Management Strategy is approved to ensure compliance with our legal obligation.
- 2.2 The strategy has been co-produced with citizens, URS Infrastructure & Environment UK Limited, which is a specialist in this field, and other risk management agencies. There has been a wide consultation with all key stakeholders regarding the strategy. Any feedback received has been incorporated into the document.
- 2.3 Further development of the strategy would further reduce council resources and there has been no feedback from any stakeholder that further development is needed.

3. Finance

- 3.1 The Lead Local Flood Authorities grant has been split into two elements since 2013/14. One part totalling £150,100 was rolled into the Settlement Funding Assessment (the equivalent of the old Revenue Support Grant) and is now treated as cash limit. This is now part of the base budget for the service. The other element of the grant is paid through the Local Services Support Grant. The allocations for this are £140,876 for 2014/15 and £93,917 for 2015/16 and, as an unringfenced grant, will be drawn down to Corporate Items with a temporary virement done in-year.
- 3.2 There is therefore £290,976 of funding available in 2014-15 and a further £244,017 in 2015-16. As a result, there is sufficient funding to cover the activities detailed in the action plan for the next two years. After this period, the service will apply for grants from DEFRA, the Environmental Agency and other relevant agencies and so it is not expected to cost the Council additional funds to enact this strategy.
- 3.3 It should be noted that the annual payment to the Environment Agency (in 2014-15, this was £212,440) is separate from the above and is an annual statutory payment for the Flood and Coastal Erosion Management Levy in the Thames area. The budget for this payment is within the council's cash limit.

- 3.4 The damage from flooding to property and disruption to citizens' lives could be a significant cost for the Council especially if it is argued that we have not fulfilled our statutory obligations under the Flood and Water Management Act 2010.

4. Legal and Democracy

- 4.1 It is a statutory obligation under the Flood and Water Management Act 2010 that the strategy is produced.
- 4.2 The intention to make this key decision was entered onto the Forward Plan on 21 November 2014 so therefore the necessary 28 days notice has been given. In addition the report will be published five days before the Cabinet is due to make a decision and will be subject to call in for five days after the Cabinet's decision has been published.

5. Consultation and co-production

- 5.1 A workshop was held with citizens at the Oval in January 2014 to allow us to develop the strategy objectives and the format of the strategy. The evening consisted of an introduction to the strategy and local flood issues; followed by small discussion groups on strategy objectives and a series of interactive break-out sessions to generate suggestions and feedback. We also held two workshops with other risk management agencies.
- 5.2 After the strategy was designed, we held a second consultation to ensure that we had taken into account the feedback and comments received during the workshop. Details of the consultation were widely publicised on social media and featured in Lambeth Talk. In addition, we wrote to approximately 2,000 households and ward councillors in areas at high-risk of flooding.
- 5.3 Due to the technical nature of the main strategy document we commissioned a Residents' Guide. The 13 page guide, which was available to download from the consultation page on our website, provided an easy to read and concise alternative to the main Strategy document.
- 5.4 Hard copies of the documents were available as an alternative to digital copies and we provided a contact telephone number and email address.
- 5.5 We received a small number of responses to the consultation despite the level of communication. We received some negative comments regarding the inaccessibility of the main document, however, we had already commissioned the Residents' Guide and signposted to this where relevant. In addition, we have now produced an easy to read guide summarising the strategy.

6. Risk management

- 6.1 We have a legal obligation to implement this strategy. There are no risks arising from the implementation.

7. Equalities impact assessment

- 7.1 During the EIA it was identified that certain groups, such as older and younger citizens, pregnant women, and disabled citizens may be more at risk of flooding. There will therefore be a communication campaign to inform these citizens that the strategy exists and to highlight key information.

8. Community safety

- 8.1 None

9. Organisational implications

- 9.1 Environmental

The implementation of the strategy will benefit the environment through increasing green infrastructure with its associated benefits.

- 9.2 Staffing and accommodation

None

- 9.3 Procurement

None

- 9.4 Health

Green infrastructure will also have health benefits and there may be additional benefits from reducing damp caused by groundwater penetration of basements and other flooding.

10. Timetable for implementation

- 10.1 See Action Plan

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Sue Foster	Strategic Director	31/10/14	23/12/14	
Finance	Business Partnering	31/10/14	24/11/14	Finance Summary, 3.1, 3.2, 3.3
Carolyn Dwyer	Delivery Director Communities, Housing and Environment	31/10/14	31/12/14	
Raj Mistry	Programme Director Environment	31/10/14		
Kevin Crook	Delivery Lead Environmental Services	31/10/14	03/11/14	Throughout
Legal Services	Enabling: Integrated Support	31/10/14	31/10/14	None
Democratic Services	Enabling: Corporate Affairs	31/10/14	27/11/14	
Councillor Jennifer Brathwaite	Cabinet Member for Environment and Sustainability	31/10/14	26/11/14	

Report history	
Original discussion with Cabinet Member	31.10.14
Report deadline	02.01.15
Date final report sent	31.12.15
Report no.	124/14-15
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	21.11.14
Key decision reasons	Will amend Community Plan Outcomes Framework or Budget and Policy Framework Meets community impact test
Background information	The Flood and Water Management Act 2010 http://www.legislation.gov.uk/ukpga/2010/29/contents
Appendices	Lambeth Flood Risk Management Strategy Action Plan Easy to read Guide

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Lambeth Local Flood Risk Management Strategy 2014 - 2020

Final

October 2014



This Local Flood Risk Management Strategy and accompanying documents were produced in October 2014 by URS Infrastructure & Environment UK Limited ('URS'), for the sole use of the London Borough of Lambeth. The conclusions and recommendations contained within this report are based upon information provided by other parties under the understanding that such information is accurate and complete. Certain statements within this report may constitute estimates, projections of other forward-looking statements. As such there may be uncertainties and limitations to such assumptions which may differ from actual results.

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FOREWORD

Lambeth Council, as the Lead Local Flood Authority for the London Borough of Lambeth, has responsibilities to lead and co-ordinate local flood risk management in Lambeth; namely the flood risk arising from surface water runoff, groundwater and small watercourses and ditches. This Strategy offers the first opportunity for us to formalise our longer term flood risk management priorities and shape a Strategy that delivers the greatest benefit to the people, property and environment of Lambeth. The Strategy also forms the Flood Risk Management plan for the London Borough of Lambeth.

Lambeth has a history of surface water flooding with the earliest recorded incident occurring in 1911. Most recently Herne Hill experienced significant surface water flooding in April 2004, when properties and businesses were impacted. Lambeth is at risk of flooding from surface water and groundwater sources and it is predicted that this will increase in the future; influenced by climate change and increasing pressures on development and housing need.

Since April 2011 we have been working closely with communities, businesses, and other risk management authorities, including our neighbouring boroughs, the Environment Agency and Thames Water, to improve our understanding of flood risk in Lambeth and deliver measures that improve community resilience alongside nationally funded strategic schemes that deliver flood and environmental benefits to communities, businesses and infrastructure.

In developing this Strategy, we have consulted with communities, businesses, neighbouring boroughs and risk management authorities to develop a coordinated Strategy for local flood risk management across Lambeth. The Strategy outlines the priorities for local flood risk management and provides a delivery plan to manage the risk over the next six years. We have given consideration to the roles and responsibilities of other risk management authorities in Lambeth, including the Environment Agency and Thames Water, who have responsibility for managing the risk arising from Main Rivers, including the River Thames, and sewer flooding respectively, which interact and influence surface water and groundwater flood risk.

The Strategy has been developed in accordance with our three guiding principles for local flood risk management in Lambeth:

- Building community resilience through empowering residents to help themselves.
- Maximising benefits through holistic water management and working in partnership with others.
- Delivering sustainable and proportionate mitigation for existing and future communities.

The Strategy is accompanied by complementary guidance documents for residents, businesses, elected members and developers in Lambeth.

Over the next six years we will continue to work with communities and businesses to help them understand the risks they face and what can be done to manage them. A range of individual, community and council-led actions and improved awareness will help manage both the likelihood and impact of flooding and consequently lead to social, economic and environmental benefits to Lambeth's communities.

Longer term strategic development across Lambeth will integrate consideration of flood risk and sustainable drainage into planning and development control systems. Inappropriate development which could increase flood risk will be avoided, as will inappropriate development in areas of significant flood risk.

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1 INTRODUCTION

1.1 Flood Risk in Lambeth

In England, 5.2 million properties are at risk of flooding. Of these, 1.4 million are at risk from rivers or the sea, 2.8 million are at risk from surface water and 1 million are at risk from both¹. This risk was realised in many parts of the country during the summer floods of 2007, which resulted in 55,000 properties flooding, 7,000 rescues by emergency services, 13 deaths and an estimated £3 billion of damages. The severity of this event drove changes in the way flooding should be managed by local and national organisations.

As a central London borough, Lambeth is characterised by heavily urbanised areas served by an aging Victorian sewer system. There are risks of flooding from a range of sources, including surface water runoff and ponding, groundwater, sewer surcharging, rivers and tidal watercourses (the River Graveney and River Thames) and reservoirs. Often more than one of these sources can combine to cause a flood event. The borough does benefit however from a number of open green spaces that offer opportunities for flood storage and the delivery of wider environmental benefits.

Risk from fluvial and tidal flooding is well understood and has been managed at a national scale for many years by the Environment Agency. However, flood risk from more local sources, including surface water runoff and ponding, groundwater and small ditches and land drains is less well informed, being very localised, often difficult to predict, with sparse historical records available to provide supporting evidence.

Historically, Lambeth has been affected by flooding from a range of flooding sources. Historical records show that Lambeth experienced surface water flooding as early as 1911 and most recently in April 2004 in Herne Hill which impacted residential and commercial properties. Climate change and continued urbanisation are likely to increase flood risk in the future unless action is taken to mitigate or adapt to that risk.

Modelling undertaken as part of the pan-London Drain London Project in 2011 shows that the risk of surface water flooding to properties in Lambeth is significant. Up to 43,740 residential properties are at risk of flooding during a rainfall event that has a 1 in 100 chance of occurring in any given year, with much of the flood risk shared with the adjacent London boroughs of Wandsworth, Southwark and Croydon.



Flooding in Lambeth in 1914²



Flooding In Herne Hill in 2004³

1.2 Flood Risk Management in Lambeth

In response to the significant flooding in summer 2007, the Government commissioned Sir Michael Pitt to undertake a review; the outcome of this, [‘The Pitt Review – Learning Lessons from the 2007 Floods’](#) outlined

¹ Flooding in England: A National Assessment of Flood Risk, 2009. Environment Agency.

² Floods in Lambeth 1911 to 1956. 1956. Lambeth Council.

³ Floods in Southwark - Report of the Investigation of Sewer Flooding in Dulwich, April 2004. London Borough of Southwark.

the need for changes in the way the UK is adapting to the increased risk of flooding and the role different organisations have to deliver this function.

[The Flood and Water Management Act 2010](#), enacted by Government in response to The Pitt Review, designated Lambeth Council as a Lead Local Flood Authority (LLFA) for the London Borough of Lambeth. As a Lead Local Flood Authority, we have responsibilities to lead and co-ordinate local flood risk management. Local flood risk is defined as the risk of flooding from surface water runoff, groundwater and small ditches and watercourses, collectively known as Ordinary Watercourses.

The Act also formalised the flood risk management roles and responsibilities for other organisations including the Environment Agency, water companies and highways authorities. Further information on these in relation to their flood risk management functions in Lambeth are outlined later in this Strategy.

Since designation as a Lead Local Flood Authority in April 2011, we have been working with local communities, neighbouring boroughs and stakeholders to build an evidence base of, and deliver, local flood risk management in Lambeth. The development of this Strategy provides the first opportunity for us to formalise our longer term flood risk management priorities and actions and shape a Strategy that delivers the greatest benefit to our residents, businesses and environment.

1.3 The Lambeth Local Flood Risk Management Strategy

As a Lead Local Flood Authority, we have a statutory duty to develop, maintain, apply and monitor a strategy for local flood risk management. The Lambeth Local Flood Risk Management Strategy (“the Strategy”) sets out our approach to managing flood risk from local sources in both the short and longer term, with proposals for actions that will help to manage the risk.

The Lambeth Strategy outlines:

- [assessment of flood risk](#) (including surface water, groundwater, fluvial and sewer flood risk)
- [Risk Management Authorities](#) and their functions
- [objectives](#) for managing local flood risk
- proposed [measures](#) to deliver the objectives
- [timescales](#) to implement measures
- how the measures will be paid for, identifying [costs and benefits](#)
- how the Strategy contributes to achievement of [Environmental Objectives](#)
- how and when the Strategy will be [reviewed](#).

The Strategy complements and supports the [National Strategy](#), published by the Environment Agency, which outlines a National framework for flood and coastal risk management, balancing the needs of communities, the economy and the environment.

As well as our duties under the Act, we have legal obligations under the [EU Floods Directive](#), which was transposed into UK Law through the [Flood Risk Regulations 2009](#). As part of the Greater London Flood Risk Area we have to deliver assessments, maps and plans outlining significant flood risk, receptors and consequences across Lambeth. This Strategy will form the key part of these, and has been produced to meet the requirements of the Regulations to avoid duplication of future work.

In delivering flood risk management we have the opportunity to deliver wider environmental objectives and requirements, as set out in European legislation including the [Water Framework Directive](#). Our approach to this is outlined in the Strategy under ‘[delivery of wider environmental objectives](#)’.

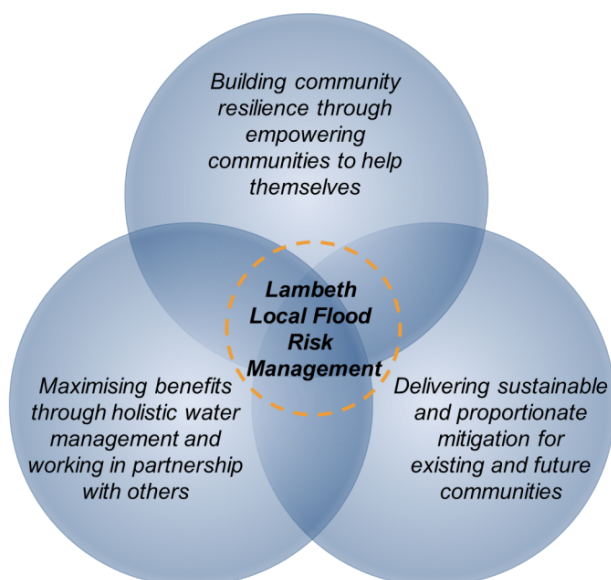
Further information on the legislative background for our flood and water management activities is provided in the [Elected Members Guidance Document](#).

Addressing Local Requirements

Flood risk in Lambeth will increase in the future; influenced by climate change and increasing pressures on development and housing need. Funding is limited to address the increased risk through traditional flood

defence or drainage capacity improvement works. Therefore we must capitalise on opportunities to mitigate risks in more affordable ways and where multiple benefits can be delivered.

It is not possible to prevent all flooding; however, over time, we will use our Strategy to increase the level of understanding of local flood risk posed to the community and to take the lead in effectively implementing measures to manage the risk where appropriate.



Guiding Principles of Local Flood Risk Management in Lambeth

This Strategy outlines the priorities for flood risk management in the borough and provides a delivery plan to manage the risk. It builds on the outcomes of the [Lambeth Surface Water Management Plan](#) and [Preliminary Flood Risk Assessment](#).

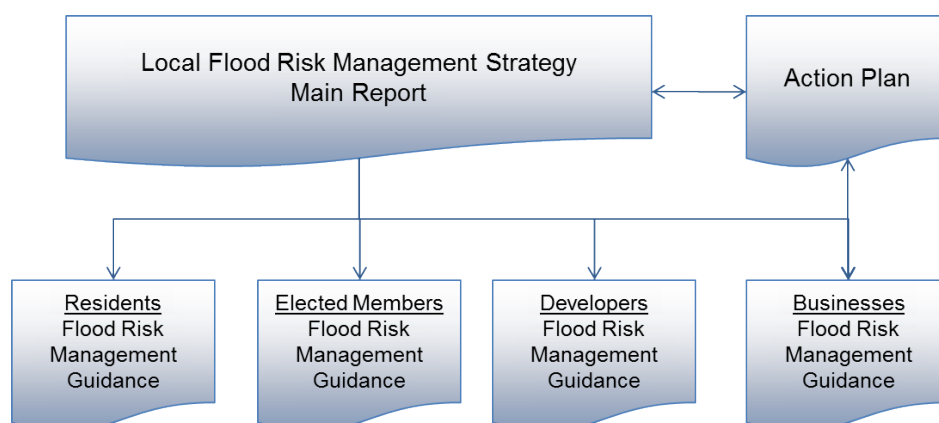
Although the Strategy's remit is to address flooding from surface water, groundwater and ordinary watercourses, the Strategy provides guidance on other forms of flooding, such as rivers and sewers, recognising that though a responsibility of external organisations, understanding the interactions and risk posed to communities by these will allow us to deliver management measures that provide the greatest benefit and resilience to communities and businesses in Lambeth.

The Strategy is guided by three principles for the delivery of local flood risk management in Lambeth (illustrated).

Development of the Strategy

This Strategy has been developed by Lambeth Council in partnership with local communities and risk management authorities, including neighbouring London boroughs, the Environment Agency and Thames Water. As part of developing the strategy, an online survey was undertaken and a Residents Workshop was held, offering communities the opportunity to shape the development of the Strategy and future flood risk management priorities.

The Strategy is accompanied by four complementary guidance documents for different stakeholders in Lambeth and an Action Plan outlining how we will deliver the Strategy over the next six years.

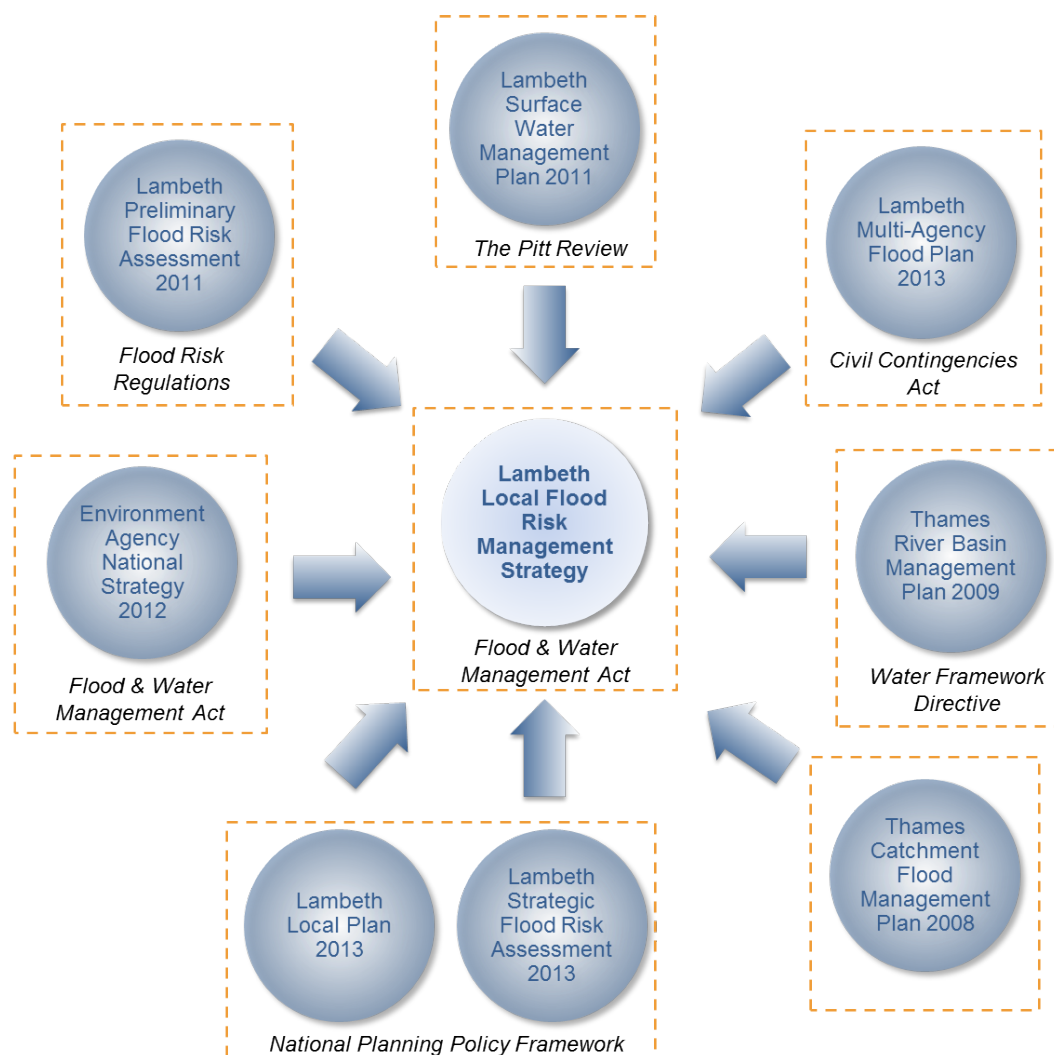


Lambeth Local Flood Risk Management Strategy Document Structure

Complementary Existing Plans

The Strategy forms a key document in Lambeth's suite of flood risk management plans, drawing together existing flood risk studies and plans into a single document that outlines how we will manage local flood risk

in the future. It links closely to existing Lambeth flood risk planning and emergency response plans and wider environmental plans across the River Thames catchment to ensure a coordinated approach to flood risk management in Lambeth.



Studies and Plans Informing the Lambeth Local Flood Risk Management Strategy

Linkages to the Flood Risk Management Plan

The Strategy has been developed in partnership with the Environment Agency to ensure consistency with the draft Thames River Basin District Flood Risk Management Plan (FRMP).

The Flood Risk Regulations implement the [European Floods Directive](http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32007L0060:EN:NOT)⁴ which aims to provide a consistent approach to managing flood risk across Europe. Under the Regulations, the Environment Agency will produce a set of Flood Risk Management Plans (FRMPs) at the river basin district level. FRMPs describe the risk of flooding from rivers, the sea, surface water, groundwater and reservoirs. They set out how Risk Management Authorities will work together, with communities, to manage flood risk and are important for delivering the aims of the Environment Agency's [National Strategy](#).

LLFAs in Flood Risk Areas need to prepare FRMPs covering 'local' sources of flooding and the Environment Agency need to prepare FRMPs covering flooding from main rivers, the sea and reservoirs. The first cycle of FRMPs will be published by December 2015. In addition, the Environment Agency will be updating their RBMPs to ensure they comply with the Water Framework Directive and they will go to public consultation aligning both of these plans. This will enable people to look at proposals for managing flood risk alongside issues such as water quality.

⁴ European Union (2007) EU Floods Directive <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32007L0060:EN:NOT>

Under the requirements of the Regulations, all of the LLFAs within the London 'flood risk area' have a statutory responsibility to develop and consult on a FRMP for local flood risk and this covers the 33 London Boroughs and Surrey County Council. As part of the London Flood Risk Area, Lambeth Council, as the LLFA for the London Borough of Lambeth, is required to contribute to the preparation of a FRMP for the Thames River Basin District outlining significant flood risk, receptors and consequences across their administrative area.

The Strategy has been produced in partnership with the Environment Agency to comply with the requirements of the Regulations as well as the Act, to avoid duplication of work, and with the aim of aligning and integrating the findings of the Strategy with the wider river basin objectives. The Strategy forms the FRMP for the London Borough of Lambeth, and the findings of this will be included in the Final Thames FRMP when it is published in December 2015.

2 OVERVIEW OF FLOOD RISK IN LAMBETH

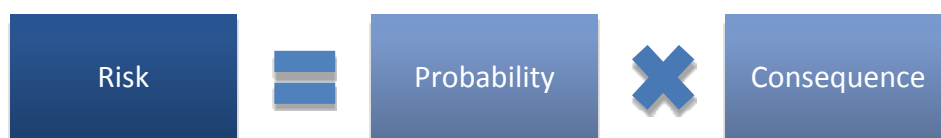
2.1 What Do We Mean by Flood Risk?

Flood risk is not just the likelihood of flooding occurring, but also the possible damage a flood could do.

Assessing risk in quantifiable, financial terms can help us to prioritise where available funding should be directed as well as to support applications for additional external funding. However, it should also be borne in mind that the consequences of flooding can be far reaching and not always easy to value, particularly the social impacts of displacement, loss and fear of repeat events. All available information and past experiences have been considered in developing our objectives for managing future flood risk.

What is Flood Risk?

Flood Risk is the likelihood of a particular flood happening (probability) e.g. 'there is a 1 in 100 chance of flood in any given year in this location.' multiplied by the impact or consequence that will result if the flood occurs.



The evaluation of risk takes into account the severity of impacts from a flood event, which can be highly variable in terms of social, economic and environmental consequences. Consequences are often measured by number of properties flooded and level of economic damage. It will also be influenced by vulnerability (i.e. a basement flat or a key emergency service station is more vulnerable than a commercial warehouse)

There will only be a risk if there is means (pathway) of connecting the source of the flood with the people, property, land etc. (receptors). Source, pathway and receptor must all be present for there to be a risk.



2.2 Sources of Flood Risk

Lambeth is at risk of flooding from a number local sources (surface water runoff and groundwater) and other sources (fluvial, sewer, highways and reservoir).

A flood event can often be caused by a combination of factors, whilst responsibility for managing these different sources can lie with different organisations. Effective communication and partnership working between risk management authorities is essential to ensure risk to people, property and the environment remains as low as possible.

Over the last three years we have been building effective working relationships with our neighbouring boroughs and risk management authorities; we will continue to develop these over future years to deliver coordinated management of flooding in Lambeth.

Overview of Flood Risk in Lambeth

Flooding from Local Sources

Source	Description
Surface Water Runoff or Ponding (also known as pluvial flooding)	<p>This usually occurs when high intensity rainfall generates runoff which flows over the surface of the ground and ponds in low lying areas, before the runoff enters a watercourse or sewer. It can be exacerbated when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with the additional flow.</p> <p>Surface water flooding is the most prevalent form of flooding in Lambeth with water ponding in low-lying areas such as underpasses as well as topographical low points, railway embankments and ancient river valleys, sometimes known as the 'lost' rivers of London where the watercourse has been culverted underground as a sewer.</p>
Groundwater Flooding	<p>Groundwater flooding occurs as a result of water rising up from the underlying aquifer or from water flowing from springs. This tends to occur after much longer periods of sustained high rainfall and can be sporadic in both location and time often lasting longer than a fluvial or surface water flood. High groundwater level conditions may not always lead to widespread groundwater flooding; however, they have the potential to exacerbate the risk of pluvial and fluvial flooding by reducing rainfall infiltration capacity, and to increase the risk of sewer flooding through sewer / groundwater interactions.</p> <p>Basements and other below ground level installations are particularly vulnerable to groundwater flooding although property and land above ground level can also be at risk. Instances of groundwater flooding have been reported in a number of areas within Lambeth and in particular along the 85m contour spring line that runs through the south of the borough.</p>
Flooding from Ordinary Watercourses (including small ditches and land drains)	<p>Ordinary watercourses include every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows, above ground or culverted, which is not designated as a main river (see fluvial flood risk opposite). The responsibility for these fall to riparian owners who typically own land on either bank and therefore are deemed to own the land to the centre of the watercourse.</p> <p>There are no identified ordinary watercourses located in Lambeth.</p>

Managing flood risk from local sources is the responsibility of Lambeth Council in our role as a Lead Local Flood Authority

Other sources of flooding

Source	Description
Flooding from rivers (also known as fluvial or tidal flooding)	<p>Flooding to low lying land from the sea and tidal estuaries is caused by storm surges and high tides. Where tidal defences exist, they can be overtopped or breached during severe storms, which may become more likely with climate change. The Tidal River Thames runs along the northern boundary of Lambeth and is actively defended by raised embankments, hard defences and the Thames Barrier that protects the north of Lambeth up to a 1 in a 1000 (0.1%) annual probability event.</p> <p>River (or fluvial) flooding occurs when rivers overflow and burst their banks, due to high or intense rainfall which flows into them. A Main River is defined by the Environment Agency on its Main River Map and is usually a larger river or stream. Within Lambeth, the River Thames and River Graveney (running through Streatham to the south west of the borough) are identified as Main Rivers. The River Graveney is a tributary of the River Wandle and runs through urban areas where the natural watercourse has historically been heavily modified. Properties in south west Lambeth are located in the floodplain of the River Graveney; flooding was reported in this vicinity in 1981.</p> <p>Tidal and fluvial flood zones are split up into different probability zones for flooding ranging from Low Probability (Flood Zone 1) to High Probability (Flood Zone 3). Further information is available through the Environment Agency's website and our Strategic Flood Risk Assessment.</p>
Sewer flooding	<p>During heavy rainfall flooding from the sewer system may occur if (a) the rainfall event exceeds the capacity of the sewer system / drainage system, (b) the system becomes blocked by debris or sediment and/or (c) the system surcharges due to high water levels in receiving watercourses. Sewer flooding generally results in localised short term flooding.</p> <p>Management of sewer flooding is the responsibility of Thames Water as the sewerage undertaker in Lambeth, although it is often difficult to disassociate from surface water runoff.</p>
Artificial Sources	<p>Artificial sources include any water bodies not covered under other categories and typically include canals, lakes and reservoirs. There are two covered reservoirs located in the borough though these are not considered to be a risk to flooding. A small area in the north west of the borough is mapped by the Environment Agency to be at risk should there be a failure of the Queen Mary or Queen Mother reservoirs in Surrey.</p>

2.3 Available Evidence and Assessments of Flood Risk

A number of studies have been undertaken to inform and improve the understanding of flood risk in Lambeth. These have identified and quantified risk across the borough from different sources of flooding using best available information and modelling at the time. However, evidence and assessment methods are constantly evolving to enable improved assessment of the risk facing communities in Lambeth and we will continue to collate and use this information as appropriate to build a better understanding of flood risk across Lambeth.

Study	Summary and further links
<u>Lambeth Strategic Flood Risk Assessment (SFRA) 2013</u>	Each local planning authority is required to produce a SFRA under the <u>National Planning Policy Framework</u> . This provides an important tool to guide planning policies and land use decisions in the borough. The SFRA provides an overview of flood risk issues in Lambeth and analyses specific locations where development is proposed in areas at risk from flooding
<u>Lambeth Preliminary Flood Risk Assessment (PFRA) 2011</u>	PFRA provides a high level summary of significant flood risk from surface water, ordinary watercourses and groundwater through collection of information on past (historic) and future (potential) floods. They are a requirement of the Flood Risk Regulations 2009 and must be produced every 6 years.
<u>Lambeth Surface Water Management Plan (SWMP) 2011</u>	SWMPs were a key recommendation of The Pitt Review and Defra commissioned these in areas deemed at high risk from flooding. They assess the surface water flood risk across an area using both historical information and undertaking pluvial modelling to determine the future flood risk for a range of rainfall events. These identify the areas of significant surface water and groundwater risk, options to address the risk and an Action Plan for taking these options forward.

2.4 Historic Flooding in Lambeth

Records of historic flooding from local sources across the borough have been summarised in the [Lambeth Preliminary Flood Risk Assessment](#). Historic fragmented management of surface water flooding means that there is a little available information regarding consequences of these events. The Flood Risk Regulations require Preliminary Flood Risk Assessments to report detailed information on past flood events that had 'significant harmful consequences'. However, there is no national definition of what constitutes 'significant harmful consequences'; it is a matter for local decision based on local information collected. Based on the information available at the time of the assessment it was concluded that, although there is evidence of properties flooding in Lambeth, overall none of the events are considered to have significant harmful consequences for human health, economic activity, the environment or cultural heritage. We will continue to record and monitor flooding incidents as part of our Local Flood Risk Management activities.

Recorded Surface Water Flooding Events in Lambeth (1901 – 2013)

- 1901 – Herne Hill.
- 1901 – 1911 - borough-wide.
- 11th May 1911 and 27th July 1911 - borough-wide and Dulwich.
- 14th June 1914 - Norwood.
- 1st September 1926 - borough-wide.
- 4th July 1938 - borough-wide.
- 31st July 1951, 7th August 1952, 18th July 1953, 19th June 1956 – borough-wide.
- 9th August 2001 - borough-wide.
- 27th April 2004 - Herne Hill, Dulwich, Streatham Hill and Brixton areas.
- 29th June 2005 - Major roads in Stockwell and Oval areas.
- 20th July 2007 - Clapham Common, Kennington, Stockwell and Vauxhall railway stations.
- Regular Flooding (Surface Water) - basements in Herne Hill, West Norwood and Streatham Vale.
- Regular Flooding (Groundwater) - Central Brixton, West Norwood, Streatham, Streatham Hill, east of Clapham Common and Brixton.

2.5 Understanding Future Flood Risk

To inform the development of the Strategy, existing risk assessments and modelling outputs have been used to identify areas at greatest risk in the borough and how future flood risk may be managed. Summaries have been provided below for each of the main sources of flood risk facing the borough. The [Residents Guidance Document](#) outlines the flood risk facing individual Wards in Lambeth.

Appendix A provides figures illustrating the risk and potential receptors at risk in Lambeth.

Surface Water Flood Risk

Surface water modelling was undertaken for the [Lambeth Surface Water Management Plan](#) to identify those areas at greatest risk of flooding from surface water runoff and ponding. Those areas identified to be at greater risk were delineated into fourteen Critical Drainage Areas within or crossing the administrative boundary of Lambeth. The surface water modelling outputs provide a good indication of the areas at risk of flooding within Lambeth however, they do not provide detail on individual properties.

The chief mechanisms for surface water flooding in Lambeth can be broadly divided into the following categories:

- **River Valleys** - across the borough, the areas particularly susceptible to overland flow are formed by narrow corridors associated with topographical valleys which represent the routes of the 'lost' rivers of London including the River Effra, Falcon Brook and Clapham River. This results in large areas of deep surface water ponding in the Norwood, West Dulwich, Herne Hill, Brixton and Kennington areas.
- **Low Lying Areas** - areas such as underpasses, subways and lowered roads beneath railway lines are more susceptible to surface water flooding.
- **Railway Embankments** - discrete surface water flooding locations along the up-stream side of the raised network rail embankment (running roughly west to east through the South of the borough).
- **Topographical Low Points** – areas which are at topographical low points throughout the borough which result in small, discrete areas of deep surface water ponding.
- **Sewer Flood Risk** – areas where extensive and deep surface water flooding is likely to be the influence of sewer flooding mechanisms alongside pluvial and groundwater sources including the areas of Herne Hill, Clapham and Streatham.

The [Surface Water Management Plan](#) analysed the number of properties at risk of surface water flooding for a rainfall event with a 1 in 100 probability of occurrence in any given year (1% Annual Exceedance Probability, AEP). A review of the results demonstrate that

- **43,740 residential** properties and **2,715 non-residential** properties in Lambeth could be at risk of surface water flooding during a 1% AEP rainfall event.

Of those,

- **1,295 residential** properties and **50 non-residential** properties could be at risk of flooding to a depth of greater than 0.5m during the same modelled rainfall event.

A review of these flood risk statistics coupled with local knowledge of the study area identified that the following Critical Drainage Areas are at greatest risk of significant flooding from the 1% AEP rainfall event.

Critical Drainage Area	Flooded Receptors (>0.03m)			Flooded Receptors (>0.5m)		
	Residential	Non-Residential	Total	Residential	Non-Residential	Total
Brixton (Group7_033)	7,043	398	7,441	651	5	656
Herne Hill (Group7_032)	6,201	339	6,540	158	33	191
Nine Elms (Group7_028)	3,939	337	4,276	82	0	82
Streatham (Group7_026)	1,741	112	1,853	42	8	50
Clapham South (Group7_027)	3,176	154	3,330	40	5	45
East Norwood (Group7_031)	1,560	49	1,609	43	0	43

Within Lambeth, the greatest number of receptors are at risk from significant surface water flooding along the route of the 'hidden' River Effra, which runs south to north through the borough. Historic surface water flooding records support the modelling predictions in the West Dulwich and Herne Hill areas. Additionally, significant ponding of surface water is predicted to impact Norwood, Nine Elms, Brixton and Kennington. The Herne Hill, Brixton and Norwood areas are impacted from upstream surface water flows from the London boroughs of Southwark and Croydon, and it will therefore be important that the flood risk is managed at a catchment scale and in partnership by all Councils.

Surface water flooding is influenced across much of Lambeth through complex interactions between urban watercourse routes, direct surface water ponding, overland flow paths, groundwater springs and the combined sewer system.

Groundwater Flood Risk

Due to the nature of the flood risk, information on susceptibility to groundwater flooding and modelling of this is fairly sparse. Therefore, potential mechanisms for flooding are identified through a review of historic flooding incidents, geology, springs, land use and potential receptors.

The [Lambeth Surface Water Management Plan](#) assessed the potential risk of groundwater flooding in Lambeth and reported that across the majority of the borough the risk from groundwater flooding is low given that Lambeth is underlain by the impermeable London Clay. The majority of the groundwater flooding incidents recorded in Lambeth are located in close proximity to the 'lost' rivers and are thought to be related to the river terrace deposits associated with these, particularly in topographic low points where perched groundwater tables are likely to be close to ground surface so that there is an increased susceptibility to groundwater flooding. Other areas of increased susceptibility to groundwater flooding are associated with flows from groundwater springs located in the south of Lambeth.

The historical records show that many of the flooding incidents report flooding of cellars or basements, which is a common outcome of a rising water table following a period of heavy or persistent rainfall, particularly where superficial deposits, such as river terrace deposits, are present. Basements and cellars are susceptible to future groundwater flooding and use of structures such as sheet piling may exacerbate the problem if they intercept the water table.

Groundwater flooding may increase in the future as a result of climate change or changes to water management. More intense rainfall events could lead to further groundwater flooding in Lambeth due to increased groundwater levels,

Fluvial and Tidal Flood Risk

Fluvial and tidal flood risk has been modelled by the Environment Agency to assess the risk to properties.

The [Environment Agency Flood Zone maps](#) provide predictions of flood extent across Lambeth without the provision of flood defences. These Flood Zones clearly show that the north of the borough is at risk from tidal flooding from the River Thames. However, this area is defended to a 1 in 1000 year return period event by defences that are in good condition, strengthened with concrete and sheet piling and that are maintained and inspected regularly by the Environment Agency. This means that the risk of failure of the Thames Tidal Defences is very low and therefore the risk to properties in the north of the borough from tidal flooding is considered to be low. However, there is some residual risk that these defences may fail or overtop.

Properties in close proximity to the River Graveney, located in Streatham in south west Lambeth, are shown to be at risk of fluvial flooding during a rainfall event with an annual probability of less than or equal to 1 in 100 (1% AEP).

The [Strategic Flood Risk Assessment](#) provides further information on the fluvial and tidal flood risk in Lambeth.

Sewer Flood Risk

Modern sewer systems (post-1970) are typically designed to accommodate rainfall events with a 1 in 30 year return period. Therefore, rainfall events with a rainfall probability of greater than 1 in 30 years would be expected to result in surcharging of some of the sewer system. While Thames Water, as the sewerage undertaker, is concerned about the frequency of extreme events, it is not economically viable to build sewers that could cope with every extreme.

Older sewer systems were often constructed without consideration of a design standard therefore some areas of Lambeth may be served by Victorian sewers with an effective design standard of less than 1 in 30 years. Much of Lambeth's sewer network is a 'combined system' with storm and foul drainage served by a single sewer. As a result, sewer flooding events, where they occur, can often be frequent, although the scale of consequence is generally small.

For the purposes of assessing sewer flood risk for the [Surface Water Management Plan](#) and [Strategic Flood Risk Assessment](#), Thames Water provided their DG5 database which details the total number of properties at risk of sewer flooding (both externally and internally) based on historic flooding over the previous 10 years and those properties deemed to be at risk. As the DG5 dataset is provided on a four-digit postcode area, risk is assessed at this scale. It should be noted that Thames Water focus their efforts on removing properties from the DG5 register, and therefore this dataset may no longer accurately represent those properties which are currently at risk.

The DG5 Register highlights the wards of Herne Hill, Tulse Hill, Streatham and Thornton as being at greatest risk of sewer flooding. Climate change is expected to increase the potential risk from sewer flooding as summer storms become more intense and winter storms more prolonged. This combination will increase the pressure on existing sewer systems effectively reducing their design standard, leading to more frequent localised flooding incidents.

3 ROLES AND RESPONSIBILITIES FOR FLOOD RISK MANAGEMENT

3.1 Who Has Responsibility for Managing Flood Risk in Lambeth?

The [Flood and Water Management Act 2010](#) defined responsibilities for the management of flood risk by different organisations. Designated as Risk Management Authorities (RMAs), these organisations have a legal responsibility for managing flood risk. However, a number of other organisations also have a role to play in delivering local flood risk management.

As a Lead Local Flood Authority (LLFA), we have a new duty to take the lead in the management of local flood risk.

Organisations with a **legal responsibility** for managing flooding across or adjacent to Lambeth:

- Lambeth Council as the Lead Local Flood Authority
- Environment Agency
- Thames Water Utilities Ltd as the water and sewerage company
- Lambeth Council as the Highways Authority
- Transport for London as a Highways Authority
- As neighbouring Lead Local Flood Authorities:
 - Southwark Council
 - Wandsworth Council
 - Croydon Council
 - Merton Council
 - City of Westminster Council
 - Bromley Council
 - City of London Council

Groups or organisations who have **roles and functions** in flood risk management in Lambeth:

- Lambeth Council as the Local Planning Authority
- Lambeth Council as a Category 1 Emergency Responder
- Thames Regional Flood and Coastal Committee (RFCC)
- Network Rail
- London Fire Brigade
- Port of London Authority
- Greater London Authority
- Network Rail
- Land owners and land managers
- Property owners and residents
- Housing and social landlords
- Businesses
- Riparian owners

Risk Management Authorities

The specific duties relating to each Risk Management Authority are outlined overleaf. All Risk Management Authorities have a duty to cooperate with us, as the Lead Local Flood Authority, and other Risk Management Authorities when exercising their flood risk management functions.

Risk Management Authority	Roles and Responsibilities under the Flood and Water Management Act 2010	Responsibility for Managing Flood Sources
Lambeth Council as the LLFA	<ul style="list-style-type: none"> • Lead on local flood risk management and develop a local flood risk management strategy • Maintain a register of structures and features which are likely to have a significant effect on flood risk • Investigate and report on significant flood incidents • Act as a SuDS Approving Body • Power to designate structures and features that affect flooding • Responsibility for consenting and enforcement of ordinary watercourse regulation 	Responsible for managing risk from: <ul style="list-style-type: none"> • Surface Water • Groundwater • Ordinary Watercourses
Environment Agency	<ul style="list-style-type: none"> • Responsible for managing flooding from main rivers or the sea • Strategic overview for all flooding sources and coastal erosion 	Responsible for managing risk from: <ul style="list-style-type: none"> • Main Rivers • Estuaries • The Sea • Reservoirs

Risk Management Authority	Roles and Responsibilities under the Flood and Water Management Act 2010	Responsibility for Managing Flood Sources
Thames Water Utilities Ltd.	<ul style="list-style-type: none"> Responsible for maintaining, improving and extending their water mains and other pipes Duty to provide and maintain a system of public sewers so that the areas they are responsible for are effectively drained 	Responsible for managing risk from: <ul style="list-style-type: none"> Sewer Flooding
Neighbouring LLFAs (Southwark, Wandsworth, Croydon, Merton, Bromley, City of Westminster and City of London)	<ul style="list-style-type: none"> Mutual duty to co-operate with Lambeth LLFA as a neighbouring RMA in the undertaking of flood risk management functions Must work in partnership with Lambeth LLFA to address cross boundary Flood management issues Carry out duties under FWMA within their own borough boundaries 	Responsible for managing risk from: <ul style="list-style-type: none"> Surface Water Groundwater Ordinary Watercourses
Transport for London (TfL)	<ul style="list-style-type: none"> Responsible for maintaining any drainage and ditches associated with Red Routes in London 	Responsible for managing risk from: <ul style="list-style-type: none"> Surface Water drainage from TfL adopted roads and red routes Gully maintenance
Lambeth Council as the Highways Authority	<ul style="list-style-type: none"> Responsible for maintenance of all public roads Under Highways Act 1980, responsible for provision and maintenance of highways drainage and ditches 	Responsible for managing risk from: <ul style="list-style-type: none"> Surface Water drainage of highways not covered by TfL Gully maintenance

Property Owners and Residents

It is the responsibility of householders and businesses to look after their property, including protecting it from flooding. It is important that householders, whose homes are at risk of flooding, take steps to ensure that their home is protected. Information on how householders can protect their properties can be found in the [Resident's Guidance Document](#).

Riparian Owners

If you own land which is adjacent to a watercourse or land which has a watercourse running through it, you are a riparian owner and you have certain legal responsibilities to maintain the watercourse. Where a watercourse marks the boundary between adjoining properties, it is normally presumed the riparian owner owns the land up to the centre line of the watercourse.

Risk Management Authorities have powers and responsibilities to manage flood risk and work with others to improve river environments. This may often affect riparian owners, who must also adhere to certain responsibilities including:

- To maintain the watercourse and to clear any obstructions (natural or otherwise) so the normal flow of water is not impeded.
- To maintain the banks and bed of the watercourse and any flood defences that exist on it.
- To accept the natural flow from you upstream neighbour and transfer it downstream without obstruction, pollution or diversion.
- To maintain any structures on your stretch of watercourse including culverts, weirs and mill gates.

Further information is available in the Environment Agency's '[Living on the Edge](#)'.

Responsible organisations for drainage of surface water

The Highways Authority (Lambeth Council and Transport for London (TfL) in the case of red routes) are responsible for the effectual drainage of surface water from adopted roads insofar as ensuring that drains, including kerbs, road gullies and the pipe network which connect to the sewers, are maintained.

Thames Water, as the sewerage undertaker, is responsible for surface water drainage from development via adopted sewers and are responsible for maintaining public sewers into which much of our and TfL's highway drainage connects.

In October 2011 water and sewerage companies in England and Wales became responsible for private sewers which were previously the responsibility of property owners. However, not all private sewers were included; there are some cases where the property owners remain responsible for the sections of pipe between the property / building and the transferred private sewer. Further information is available via [Thames Water's website](#).

3.2 Our Role in Managing Flooding...

...as a Lead Local Flood Authority

Under the Flood and Water Management Act, we have a number of new duties which we must legally implement as outlined in Section 3. We have also been given certain powers to enforce local flood risk management practices in Lambeth.

...as a Category 1 Responder (Emergency Planning)

We have a statutory duty under the Civil Contingencies Act 2004 to prepare for risks and respond to any incidents resulting from them in the most effective ways possible. We have prepared a [Multi-Agency Flood Plan](#) for Category 1 responders should a serious flood event occur affecting any part of Lambeth.

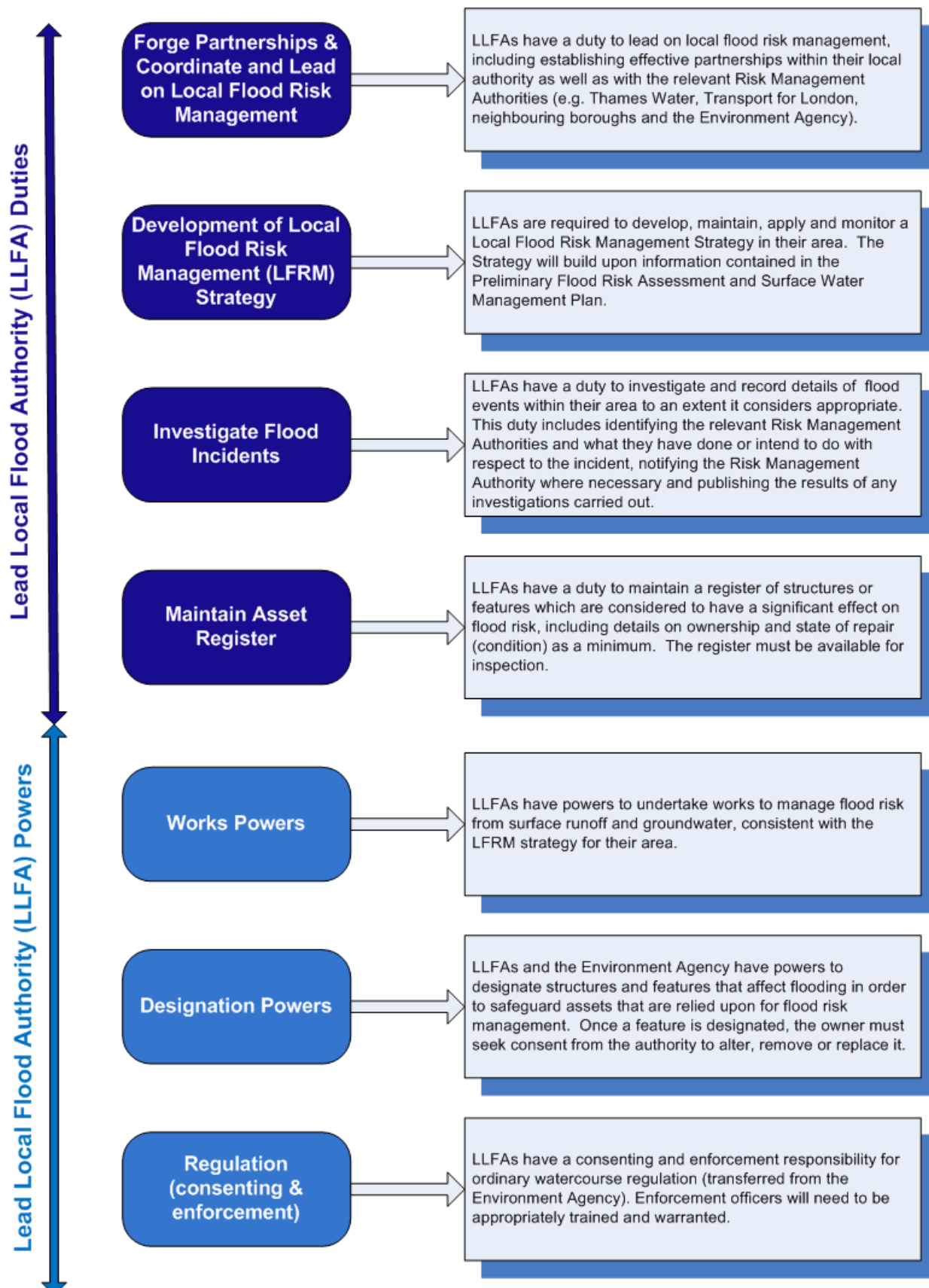
...as the Highways Authority

We have a duty to maintain the public highway network; excluding red routes which are managed by Transport for London (TfL). The highway drainage system is integral in the management and behaviour of surface water during heavy rainfall events. The [Highways Act 1980](#) requires us, as the Highways Authority, to ensure that highways are drained of surface water and where necessary maintain all drainage systems.

...as the Planning Authority

As the Planning Authority for the London Borough of Lambeth, we have a responsibility to;

- **Consider flood risk in Local Plans** - We must prepare, publish and use a Local Plan, which directs how land can be used. The National Planning Policy Framework (NPPF) and supporting guidance require Local Planning Authorities to undertake Strategic Flood Risk Assessments and to use their findings, and those of other studies, to inform strategic land use planning including the application of the Sequential Test which seeks to steer development towards areas of lowest flood risk prior to consideration of areas of greater risk. The [Lambeth Strategic Flood Risk Assessment](#) was updated in 2013 to support the [Lambeth Local Plan](#).
- **Consider flood risk when assessing applications for development** - Site-specific flood risk assessments are a requirement of the NPPF. Local requirements for these are outlined in the [Lambeth Strategic Flood Risk Assessment](#). Further guidance for developers is included in the [Developers Guidance Document](#).
- **Consider sustainable drainage when assessing application for development** – in line with Schedule 3 of the Flood and Water Management Act 2010, and Government advice at the time of the Strategy publication. From April 2015 we will be required to review and approve sustainable drainage systems proposed through new development in line with the National Standards. This will include there are long-term maintenance plans in place to manage the systems in line with their design, post construction.



Lead Local Flood Authority Duties and Powers under the Flood and Water Management Act 2010, in line with Government proposals as of October 2014

3.3 How Are We Working with Others to Deliver Local Flood Risk Management?

Lambeth Residents

As a [Cooperative Council](#), we aspire to do more with local people and involve the community in the development of new initiatives. A number of flood risk management and awareness activities involving community groups are already underway to deliver multiple benefits for water management and the wider environment in Lambeth, including hosting a Water Summit in September 2012 and working with residents to depave their front gardens (see Case Study below) and install green roofs. Further information on initiatives we have recently undertaken is provided later in the Strategy under [‘How is local flood risk management currently being delivered’](#).

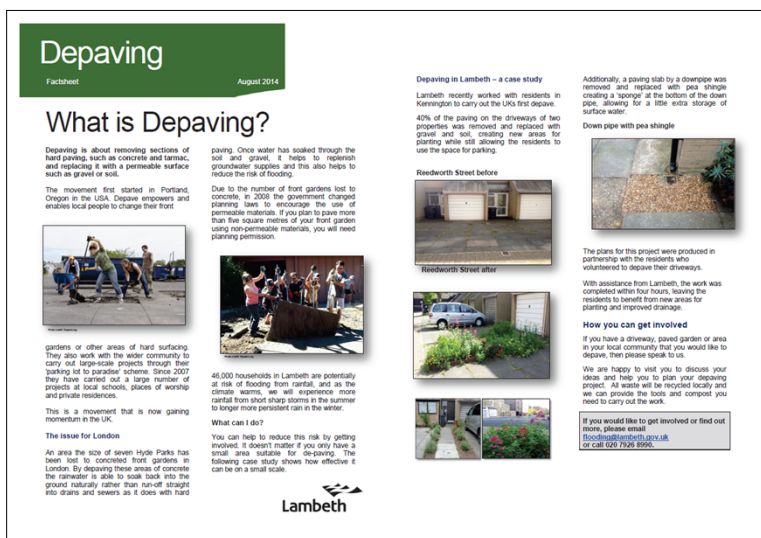
As part of Strategy development, we undertook an online questionnaire and held an evening workshop to seek input and feedback from residents on how they would like to see local flood risk managed in Lambeth.

Case Study - Kennington Depave Retrofit

We have been working with residents to encourage and assist them in de-paving their front gardens to reduce hard standing areas and return driveways and gardens to permeable surfaces that can help to reduce and slow surface water runoff, providing local flood risk benefits.

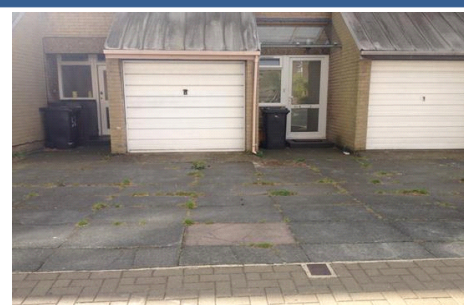
In September 2012, we undertook a workshop with residents in worth Street where two paved front gardens had 40% hard surface removed and permeable and planting areas were introduced.

We have produced a leaflet explaining how residents can depave their front gardens. This is available from Lambeth Council officers and via the Lambeth website.



Depaving Guidance Sheet (Lambeth Council)

The scheme has been published as a case study on the Susdrain website.



Reedworth Street before Depave Retrofit



Reedworth Street after Depave Retrofit

Further information is available here: [Kennington depave retrofit](#)

Neighbouring Boroughs and other Risk Management Authorities

We are working closely with our neighbouring boroughs, the Environment Agency, Thames Water and other Risk Management Authorities to forge partnerships and take forward local flood risk management initiatives. Workshops have been held with neighbouring boroughs and Risk Management Authorities through the course of producing this Strategy to ensure management approaches are aligned where interests crossover, best practice is shared and relationships are developed.

South Central London Flood Risk Management Partnership

Surface water flood risk in Lambeth is a widespread problem, shared along much of its eastern border with the London Borough of Southwark. As such, in partnership with the London Borough of Southwark, we have formed the South Central London Flood Risk Management Partnership, comprised of Lambeth and Southwark Lead Local Flood Authorities and other Risk Management Authorities including the Environment Agency and Thames Water. The Partnership reports to the Thames Regional Flood and Coastal Committee through the Partnership's Councillor representative. Further information is provided in the [Elected Members Guidance Document](#).

Elected Members in Lambeth

Community leadership and local government are central in developing effective flood risk management. Members have a key role in achieving effective outcomes, helping bring service areas together and securing budget priorities as well as promoting Lambeth through the Thames Regional Flood and Coastal Committee. Elected Members in Lambeth have been engaged through the development of this Strategy and consulted on the greatest concerns of their constituents. Further information on Elected Members duties and the legislative context for the Strategy are outlined in the [Elected Members Guidance Document](#).

4 OBJECTIVES FOR MANAGING LOCAL FLOOD RISK

4.1 Guiding Principles for Setting Objectives

The objectives for future local flood risk management in Lambeth have been developed taking into account the historic and predicted flood risk across the borough, the overall aims for local flood risk management in Lambeth, the Environment Agency's national objectives for flood risk management, objectives and aims set out in complementary plans and strategies and in consultation with local residents, businesses, Risk Management Authorities and Elected Members.

National Flood Risk Management Objectives

The objectives for the Lambeth Local Strategy have been developed in line with the Environment Agency's [Flood and Coastal Erosion Risk Management Strategy for England](#). This sets out the following National objectives for flood risk management;

- **Understand the risks** - understanding the risks of flooding and coastal erosion, working together to put in place long-term plans to manage these risks and making sure that other plans take account of them.
- **Prevent inappropriate development** - avoiding inappropriate development in areas of flood and coastal erosion risk and being careful to manage land elsewhere to avoid increasing risks.
- **Manage the likelihood of flooding** - building, maintaining and improving flood and coastal erosion management infrastructure and systems to reduce the likelihood of harm to people and damage to the economy, environment and society.
- **Help people to manage their own risk** - increasing public awareness of the risk that remains and engaging with people at risk to encourage them to take action to manage the risks that they face and to make their property more resilient.
- **Improve flood prediction, warning and post-flood recovery and the risks** - improving the detection, forecasting and issue of warnings of flooding, planning for and co-ordinating a rapid response to flood emergencies and promoting faster recovery from flooding.

Complementary Plans and Strategies

A number of plans and strategies are already in existence which outline how flood risk management and the achievement of wider environmental objectives will be delivered in Lambeth. We have considered the objectives set out in each of these to ensure that our Strategy complements and seeks to deliver these through local flood risk management. A summary of the key plans and strategies influencing the Strategy are provided below.

Plan / Strategy	Main Objectives
National FCERM Strategy for England 2011	Sets out the Environment Agency's overview role in Flood and Coastal Erosion Management (FCERM) encouraging more effective partnership working between national and local agencies and local communities.
Lambeth Strategic Flood Risk Assessment 2013	Provides a general assessment of flood risk across Lambeth, focussing on risk from the River Thames and River Graveney. The Strategic Flood Risk Assessment is a tool to help direct planned development towards those areas of lowest flood risk.
Thames River Basin Management Plan 2009	The delivery mechanism for Water Framework Directive objectives. The plan focuses on the protection, improvement and sustainable use of the water environment in the Thames River Basin District.
Thames Catchment Flood Management Plan 2009	Produced by the Environment Agency, proposing catchment-wide, long-term measures, the Catchment Flood Management Plan considers all types of flooding and sets the context and direction for more local, delivered plans.
Lambeth Surface Water Management Plan 2011	An evidence plan for the reduction of risk from surface water and groundwater flooding across the borough
Lambeth Preliminary Flood Risk Assessment 2011	Required under the Flood Risk Regulations 2009. Quantifies the level of flood risk from all sources across the borough, highlighting areas of significant risk.
Lambeth Multi-Agency Flood Plan 2011	Outlines the multi-agency response to flood incidents in Lambeth, including a community-level assessment of flood risk from rivers, defence failures and extreme rainfall events

Objectives For Managing Local Flood Risk

Plan / Strategy	Main Objectives
<u>Lambeth Open Spaces Strategy (reviewed 2013)</u>	Identifies open spaces in Lambeth with the most need for improvement that should be prioritised for management actions.
<u>Local Plan (submitted for independent examination in March 2014)</u>	<p>The Lambeth Local Plan sets out the council's spatial strategy, policies and site proposals for the development and other use of land.</p> <p>The Local Plan contains two policies of particular relevance to flood risk management in Lambeth, and all new development in Lambeth will be required to accord with these:</p> <ul style="list-style-type: none"> • <i>Policy EN5 – Flood Risk</i> • <i>Policy EN6 – Sustainable Drainage Systems and Water Management</i> <p>The Council aims to adopt the Local Plan in early 2015.</p>
<u>Lambeth Sustainability Charter</u>	The overall aim of the Council's Sustainability Charter is to improve the sustainability performance of the council steadily over time, to minimise resource use, minimise waste and reduce carbon emissions.
<u>The Thames Estuary 2100 (TE2100) Project</u>	Sets out a tidal flood risk management plan for the Thames Estuary until the end of the century. The plan recommends the required flood risk management measures and when and where these will be needed, based on climate changes and sea level rises.
<u>The Mayor's Water Strategy 2011</u>	The Strategy identifies ways in which present water resources could be used more effectively in order to tackle problems such as water supply, waste water generation and flood risk.
<u>The London Plan: Spatial Strategy for Greater London 2011</u>	The London Plan is the overall strategic plan for London, and sets out a fully integrated economic, environmental, transport and social framework for the development of London to 2031.

Public Expectations of Flood Risk Management

A consultation exercise with residents and businesses gave an indication as to their understanding of flood risk and their preferences and priorities for Flood Risk Management actions. An online questionnaire, promoted through the Council website, sought the opinions of Lambeth residents on their experience and perceptions of flood risk, their priorities for how to manage the risk and their preferred measures to achieve those priorities, as well as seeking their opinion on how they would like to be communicated with in the future. Additionally, a workshop was held with residents to inform the development of objectives for local flood risk management and to guide the development of the Residents Guidance. Feedback from the online consultation and workshop has been fed into the objectives for this strategy as well as the [Residents Guidance Document](#) which addresses communities' concerns in greater detail.

The Residents and Businesses Survey (January - March 2013) identified strong support among residents for:

- Better information about the risks in their areas.
- Delivery of sustainable water management measures such as rain gardens and greening of the streetscape, and restrictions on concreting over gardens and green space.
- Better information about what residents can do to minimise their own risk.
- Improving communications with Thames Water to help manage sewer related floods.
- Improving Lambeth's road drainage network.

Lambeth Local Flood Risk Guiding Principles

As set out in the introduction to this Strategy, we have developed three guiding principles for the long term management of local flood risk management in Lambeth;

- **Building community resilience through empowering residents to help themselves** - this was a key outcome of the consultation exercise with residents and businesses.
- **Maximising benefits through holistic water management and working in partnership with others** - this recognises the inter-relationships between managing water use, water pollution and flooding, and the importance of open communications between managing authorities, communities and businesses.
- **Delivering sustainable and proportionate mitigation for existing and future communities** – recognising the importance of mitigating and adapting for the impacts of Climate Change in planning decisions whilst providing mitigation that is proportionate and risk based to ensure that funding is targeted to those areas of greatest benefit.

4.2 Lambeth's Local Flood Risk Management Objectives

Our objectives for managing local flood risk in Lambeth are set out below.

Building community resilience through empowering residents to help themselves

- **Improve knowledge and understanding** of local flood risk in Lambeth.
- Work with local **communities, businesses** and landowners to increase public **awareness** of flood risk and promote individual and community level **resilience** by making risk and benefits more meaningful to people.
- Use available information on local flood risk to identify communities at risk, in order to inform emergency planning and emergency response priorities and support community level flood **response** and **recovery**.
- Use available information on flood risk as a tool for **flood prediction** and **warning**.

Maximising benefits through holistic water management and working in partnership with others

- Work in **partnership** with Risk Management Authorities, communities and businesses to deliver local flood risk management, including sharing of information and management plans.
- Seek opportunities for delivering **multi-beneficial** measures that deliver social, economic and environmental benefits whilst addressing the impacts of **climate change** and enhancing the Natural Environment.
- Seek opportunities where future **cross-council infrastructure works or improvements** (such as highways and public realm works) could be used to deliver local flood risk management benefits.
- Adopt a **holistic** approach to **water management** which addresses the need to slow surface runoff, lower threats to water pollution and ease pressure on water resource consumption.

Delivering sustainable and proportionate mitigation for existing and future communities

- **Maintain**, and improve where necessary, local flood risk management infrastructure and systems to reduce risk as part of an agreed maintenance programme.
- Proactively **encourage and implement sustainable drainage solutions** to protect the water environment and manage flood risk.
- Adopt a **proportionate, risk-based** approach to **investment** in new infrastructure, seeking contributions from national, regional and local **funding sources** to deliver identified flood risk management interventions.
- Ensure planning and allocation of land avoids **development** in inappropriate locations, accounts for the cumulative impact of development and climate change, and has a positive or nil effect on flood risk.

5 DELIVERY OF LOCAL FLOOD RISK MANAGEMENT OBJECTIVES

5.1 How is Local Flood Risk Management Currently Being Delivered?

Since becoming a Lead Local Flood Authority in April 2011, we have been working with communities, businesses, neighbouring boroughs and Risk Management Authorities to deliver local flood risk management for Lambeth. This Strategy provides the first opportunity for us to outline our ongoing and future local flood risk management activities. We will eventually provide a rolling programme of affordable, funded schemes and initiatives which will help to reduce flood risk in Lambeth.

We have provided a summary of schemes and activities that we have recently completed or are in progress. For the up to date status of these, please consult the [Action Plan](#).

Flood and Water Management Act 2010 Duties

Under the Flood and Water Management Act 2010, we have a range of new responsibilities in our role as a Lead Local Flood Authority. Progress on these responsibilities is being tracked in the [Action Plan](#) and our progress is summarised below.

Lambeth LLFA Delivery of Flood and Water Management Act 2010 Duties (as of June 2013)

- **Forge Partnerships and Coordinate and Lead on Local Flood Risk Management** - we are actively working with other Risk Management Authorities to manage local flood risk, attending the South Central London Flood Risk Management Partnership meetings quarterly, and plans are in place to form a cross-council Lambeth Flood Risk Management Group in 2013, who will also meet on a quarterly basis.
- **Investigation of flooding incidents** - we have developed a protocol which sets out basic information to be captured, and this will be developed further.
- **Asset Management** - at present, there are not considered to be any significant assets to record in the Lambeth Asset Register. We are continuing to monitor and review existing assets and will update the Register as required.
- **Designation of Features** - at present, no assets or features have been identified as posing a significant influence on local flood risk such that they should be formally designated to control any future alterations. We will continue to monitor and review this as more information on local flood risk is made available.
- **Regulation of ordinary watercourses** – as we have no identified ordinary watercourses, there is currently not a requirement for us to undertake consenting or regulation duties for these.

Flood Risk Regulations 2009

Under the Flood Risk Regulations we are required to produce the following:

- **Preliminary Flood Risk Assessment** - we completed our first Preliminary Flood Risk Assessment in June 2011 and it was published by the Environment Agency in December 2011. This is due for review and update by June 2017.
- **Flood Risk and Hazard Maps** – published by the Environment Agency in December 2013. As part of the development of these maps we have had an opportunity to review the initial outputs and provide comments on how well we consider these represent surface water flood risk and hazard in Lambeth.
- **Flood Risk Management Plan** – this must be prepared for each flood risk area to detail the management of significant flood risk by June 2015. This will use the outcomes of this Strategy to report our priorities and progress in delivering those for local flood risk management in Lambeth.

In December 2013 the Environment Agency published a national dataset of surface water flood risk. We will use this alongside our existing local pluvial modelling outputs from the Surface Water Management Plan to inform our assessments on local flood risk and identify areas to investigate in further detail.

*Working with communities to build resilience and empower them to help themselves***Case Study – Ardlui Road and Chatsworth Way**

'On-Street' Community Engagement at Ardlui Road and Chatsworth Way (October 2012)

Ardlui Road and Chatsworth Way, located in Thurlow Park, are identified as an area of higher risk in Lambeth's Surface Water Management Plan (SWMP).

Building on options identified through the SWMP, we are looking to improve surface water management, deliver green infrastructure and improve the local streetscape in and around Ardlui Road and Chatsworth Way. The scheme includes introducing rainwater gardens into the public highway using the Sustrans DIY Streets approach to community engagement.

The scheme is being taken forward through a series of community engagement 'On-Street' events with residents to gain their input and buy-in to the proposed designs whilst raising awareness of flood risk and resilience measures with residents.



Public Involvement in Decision Making for Ardlui Road and Chatsworth Way (November 2012)

Further information is available [on the Susdrain website](#).

*Maximising benefits through holistic water management and working in partnership with others***Case Study - Streatham Common South SuDS**

Streatham Common South, located in Streatham South, falls within the Streatham Common Critical Drainage Area identified in the Lambeth Surface Water Management Plan.

We have implemented a SuDS scheme in Streatham Common South through standard maintenance works, seeking opportunities to deliver multi-beneficial flood risk management schemes that 'green the grey' and provide mitigation benefits.

The scheme includes installation of:

- A rainwater garden on the existing build out of Streatham Common South
- Grass verges at the back of the footpath to deliver benefits to slow down surface water runoff and provide amenity improvements
- Permeable paving on the footway.

Modelling undertaken as part of the project has demonstrated that the schemes could deliver significant local benefits for surface water management, attenuating or intercepting up to 100% of runoff entering the SuDS feature during normal rainfall events (up to the 1 in 2 year rainfall event).

During more extreme events the performance of the schemes will reduce; however, a 30% reduction in volume of water entering the sewer compared to volume of runoff entering the rainwater garden feature could still be achieved and the grass verges will still contribute to reducing volumes of overland flow and provide local benefits.



Streatham Common South before SuDS Scheme



Streatham Common South after SuDS Scheme

Delivering sustainable and proportionate mitigation for existing and future communities

Case Study - Central Hill Highway Retrofit



Central Hill before retrofit

Central Hill (A214), located in Gipsy Hill, falls within the Norwood Critical Drainage Area identified in the Lambeth Surface Water Management Plan.

Identified as requiring standard footway maintenance, it was realised there were opportunities to achieve multiple benefits, for no additional cost to that for a like for like footway maintenance scheme.

The following outcomes were achieved:

- Installation of a SuDS grass verge
- Change to the cross-fall of the footway to encourage surface water to run off into adjacent park
- Enhancing the public realm by extending the park into the road.

The scheme has been published as a case study on the Susdrain website.



Central Hill after retrofit

Further information is available here: [Central Hill Highway retrofit](#)

5.2 How Will We Deliver Our Strategy Objectives?

We have considered a wide range of actions and measures over the short, medium and longer term to deliver the objectives of the Strategy. Some actions are considered to be on-going rather than discrete tasks whilst others are individual measures with defined timescales. Measures can be structural such as the implementation of Sustainable Drainage Systems (SuDS) and altering designs of highway drainage or non-structural such as planning controls, improved community engagement or communication.

We have determined which measures are most appropriate for Lambeth, which measures offer or have the potential to offer best value for money and how a blend of structural and non-structural measures can be used to give a balanced approach to mitigating flood risk in the borough. We have sought to promote measures where multiple benefits for the water environment and biodiversity can be delivered and the outcomes are pragmatic, deliverable and supported by partners and stakeholders.

Several of the actions build on those identified through our existing risk assessments and plans, including the Surface Water Management Plan. The linkages between these plans are outlined the Strategy [Action Plan](#).

Improving knowledge and understanding of local flood risk in Lambeth

Collating historic flooding information from stakeholders, communities and businesses

Engaging with others to understand the greatest uncertainties with regards to future flood risk

Increasing understanding of mechanisms & risks from surface water & groundwater sources

Analysing significant areas of risk through a programme of investigations

Updating our website to allow residents and businesses to upload historical or current flood risk information

Using available information on flood risk as a tool for flood prediction and warning

Using meteorological data, including Brixton Weather Station, to analyse rainfall characteristics

Maintaining and updating surface water & groundwater flood mapping for the Borough

Maintaining & enhancing existing surface water models, to assist predictions in areas of greatest risk

Promoting the use of warning systems and resilience measures to communities

We will build community resilience through empowering residents to help themselves by...

Promoting and supporting local flood risk management action groups

Disseminating existing evidence and studies, e.g. PFRA & SWMP, through Council website

Promoting best practice case studies to communities, businesses and land owners

Using social media to communicate events and key messages

Identifying vulnerable communities and infrastructure to inform emergency planning & response

Proactively engaging with significant land owners, including social landlords

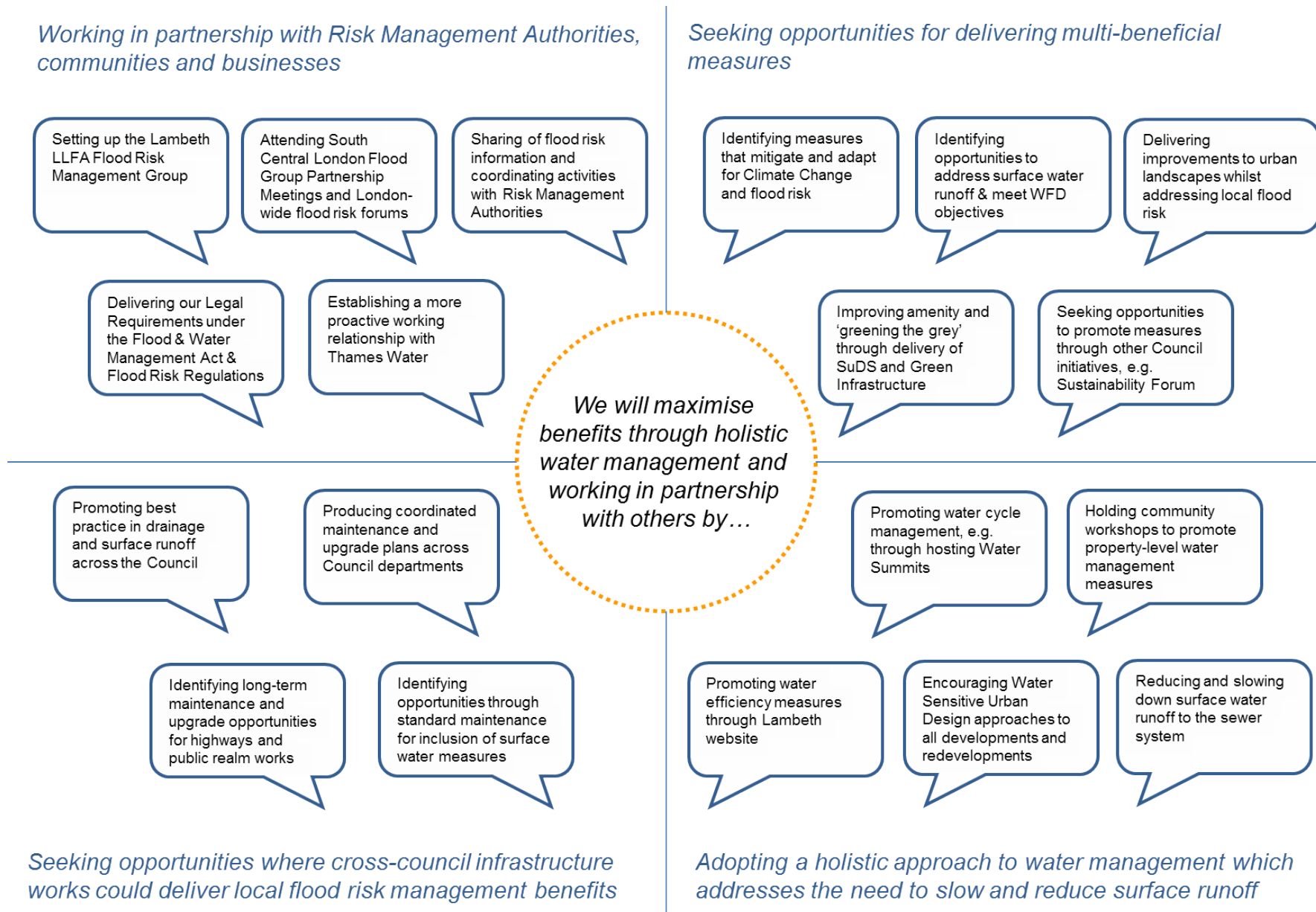
Establishing Community Flood Wardens for areas at greatest risk

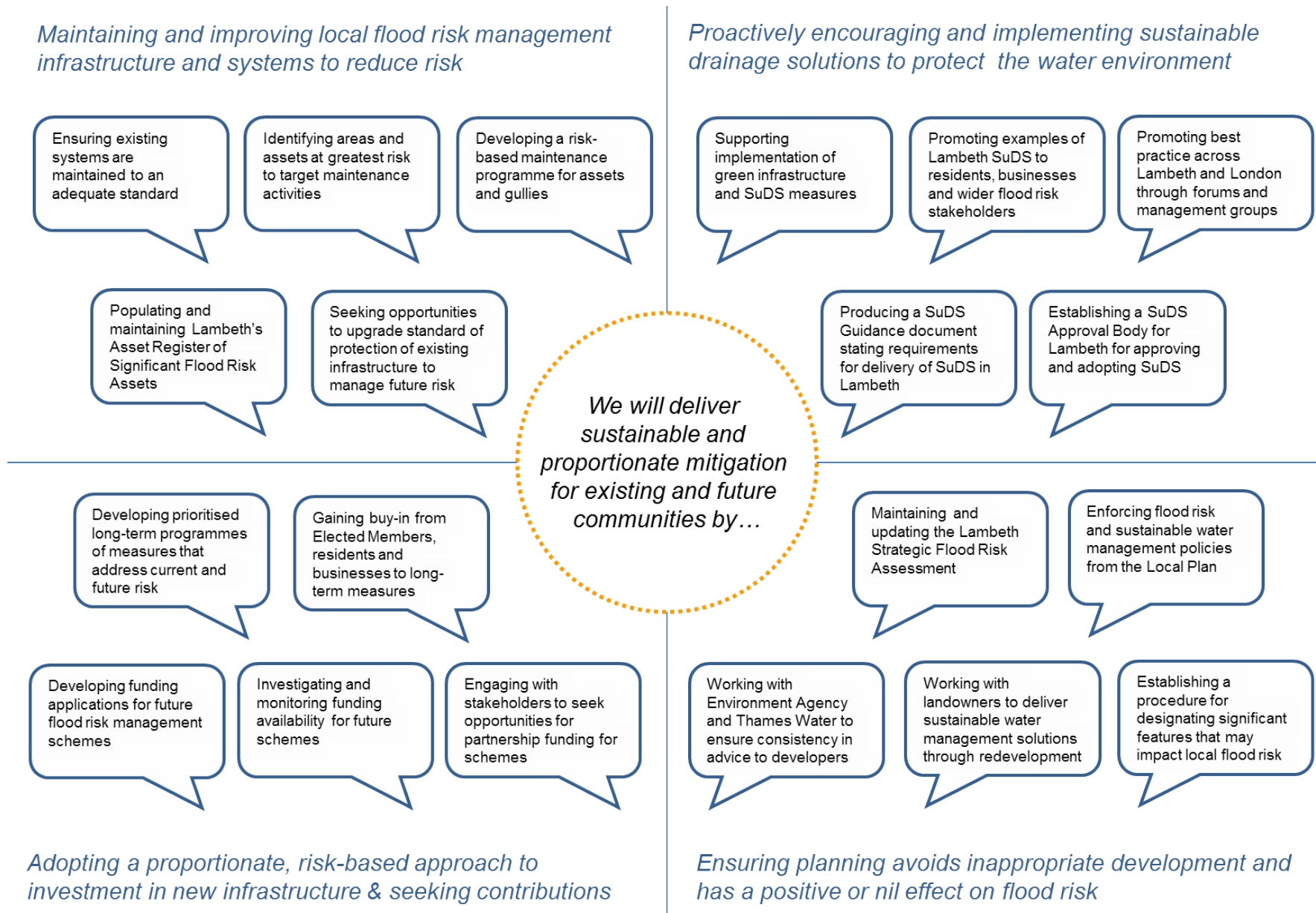
Working with communities to produce Community Flood Plans for vulnerable areas

Formalising procedures for recording and investigating flooding incidents

Increasing public awareness of flood risk and promoting individual and community level resilience

Using available information to identify communities at risk to inform emergency and community level response





5.3 How Will We Prioritise Flood Risk Management Activities?

To ensure resources and funding are targeted to those areas and activities of highest importance we will prioritise our activities based on the following, where:

- there is a historic and ongoing flood risk from local flooding sources (surface water and groundwater)
- funding is available
- there is an identified benefit to properties, communities, businesses and / or infrastructure
- funding is made available by partners, where perhaps traditional funding sources are not available, or cannot fully fund the cost of the measure
- there is strong community engagement for delivery of mitigation measures
- the scheme delivers benefit and mitigation to areas identified as being at risk through Lambeth's Surface Water Management Plan, Strategic Flood Risk Assessment or Preliminary Flood Risk Assessment
- schemes deliver multiple benefits, including wider environmental benefits.

5.4 How Will These Activities be Funded?

The Government has committed funding annually to support Lead Local Flood Authorities in their new flood management roles up to 2015. These 'Area Based Grants' have been allocated by the Department for Environment and Rural Affairs (Defra) based on the individual risk each local authority faces.

There are many types of actions which could be implemented to address flood management objectives. A key aspiration for us is to maximise multi-beneficial outcomes of new schemes or activities. This could open up more avenues of internal revenue than purely flood risk management, particularly where measures address existing core activities for the Council.

In taking forward flood risk management activities we will need to secure funding from alternate sources, including central Government, other risk management authorities and stakeholders and private beneficiaries.

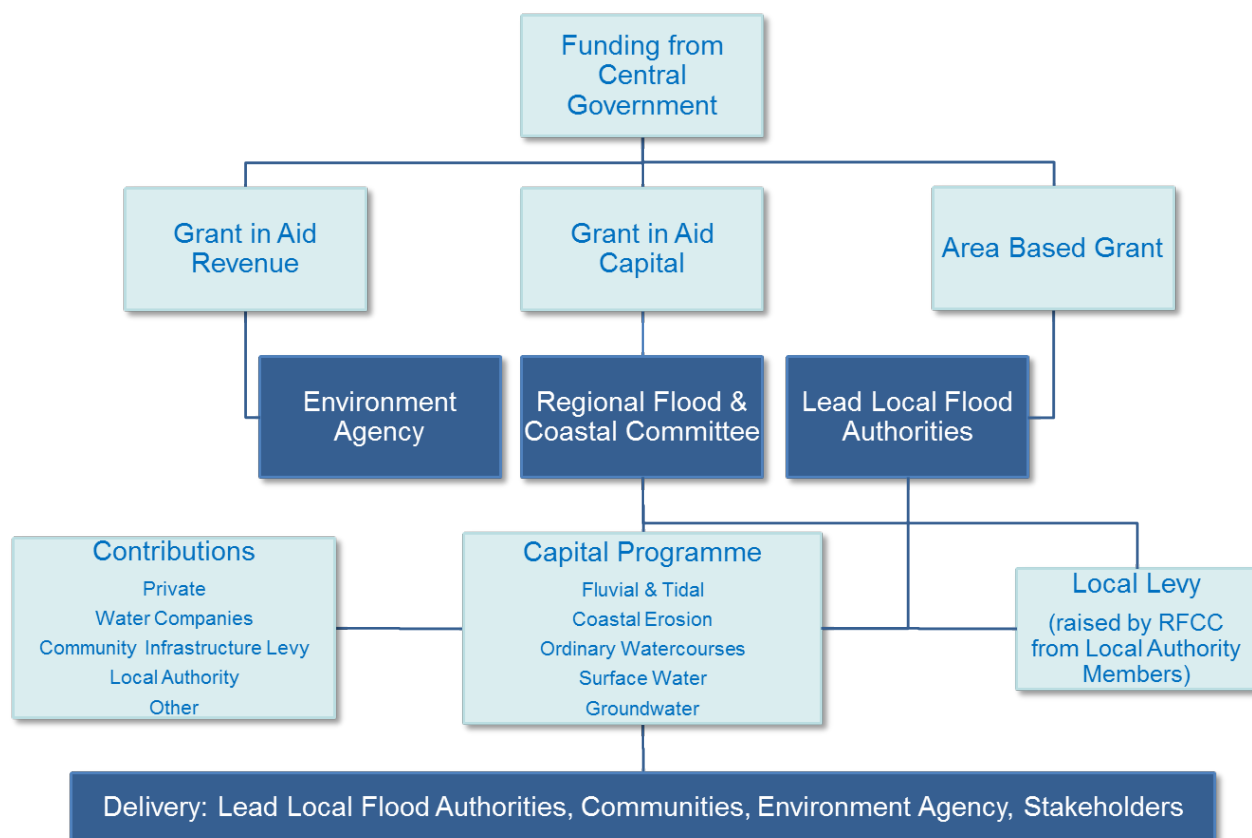
Sources of Funding for Flood Risk Management

There are a number of routes through which central government funding may contribute towards flood risk management activities. Different sources of funding are detailed in the figure and table overleaf. Timescales for accessing required funding sources will strongly influence decisions to implement measures as well as the viability and timing of certain options. Certain types of funding will also require engagement of additional partners to maximise the likelihood of accessing them.

Thames Regional Flood and Coastal Committee (RFCC)

The [Thames Regional Flood and Coastal Committee](#) was established under the Flood and Water Management Act 2010 and is composed of elected members appointed by each Lead Local Flood Authority and independent members appointed by the Environment Agency with relevant experience in the Thames Region. The Committee have three primary functions:

- To ensure there are coherent plans for identifying, communicating and managing flood and coastal erosion risks across catchments.
- To promote efficient, targeted and risk-based investment in flood and coastal erosion risk management that optimises value for money and benefits for local communities.
- To provide a link between the Environment Agency, Lead Local Flood Authorities, other Risk Management Authorities, and other relevant bodies to engender mutual understanding of flood and coastal erosion risks in its area.



Summary of Lead Local Flood Authority Funding Stream

Funding Source	Description	Most appropriate for
<u>Flood and Coastal Erosion Risk Management Grant in Aid (FCRM GiA)</u>	Funding raised through general taxation for flood and coastal erosion risk management projects	All types of project, large and small
Local Levy	Money raised from LLFAs for additional flood risk and coastal erosion management priorities not funded by FCRM GiA. Administered by the Regional Flood and Coastal Committee.	Supporting projects where FCRM GiA (full or partial amount) not available or more difficult to access.
Defra Area Based Grant	Grant provided to LLFAs annually to support them in delivering their new roles under the Flood and Water Management Act 2010.	Supporting local flood risk management duties.
Private beneficiary investment ('beneficiary pays')	Voluntary contributions from private beneficiaries of flood risk management. Could include local businesses and landlords.	Projects that deliver tangible reductions in future risk to major local business interests or landowners.
Water Company investment	Funds raised through the price review process. Water companies are able to invest in some types of surface water management, and increased resilience for their assets.	Projects providing increased surface water drainage capacity, which can be shown to offer tangible benefits to water company customers.
<u>Community Infrastructure Levy</u>	A locally set general charge which authorities can choose to implement. Levied on developers, per m2 of most new development across an authority's area.	Long-term approaches to flood alleviation and regeneration, hand in hand
Local Authority fees and charges	Money raised from specific beneficiaries of defences	Projects that protect small numbers of easily identifiable properties, where there is strong support for the project.
Other	There are a multitude of alternative funding sources available depending on the type of activity or scheme being proposed. These could include delivery of Water Framework Directive objectives.	This will be dependent on the activity or scheme seeking funding. See Defra's ' Partnership Funding and Collaborative delivery of local flood risk management ' guidance for further information.

5.5 When Will These Actions be Taken Forward?

Timeframes for measures have been proposed in the [Action Plan](#) but the programme will remain dynamic so that available resources can be used for maximum benefit to the community. The Action Plan outlines an initial timeline for delivery of measures over the next six years and mechanisms for these to be monitored and reviewed.

Lambeth Local Flood Risk Management Strategy Action Plan

The Action Plan outlines:

- The actions identified through this Strategy and how we will deliver these.
- The location of each scheme or action, including geo reference, Ward and Critical Drainage Area (if applicable).
- Who is leading on the delivery of each action and any partners involved in these.
- The timeframes for delivery, including financial year, start and end date.
- The review date for each action.
- The estimated costs, source and status of funding (i.e. secured, allocated, requested or to be confirmed).
- The benefits each action delivers in terms of meeting the objectives of our long-term vision for local flood risk management.
- If applicable, how each action links to those identified through the Surface Water Management Plan.
- Links to published case studies, where available.

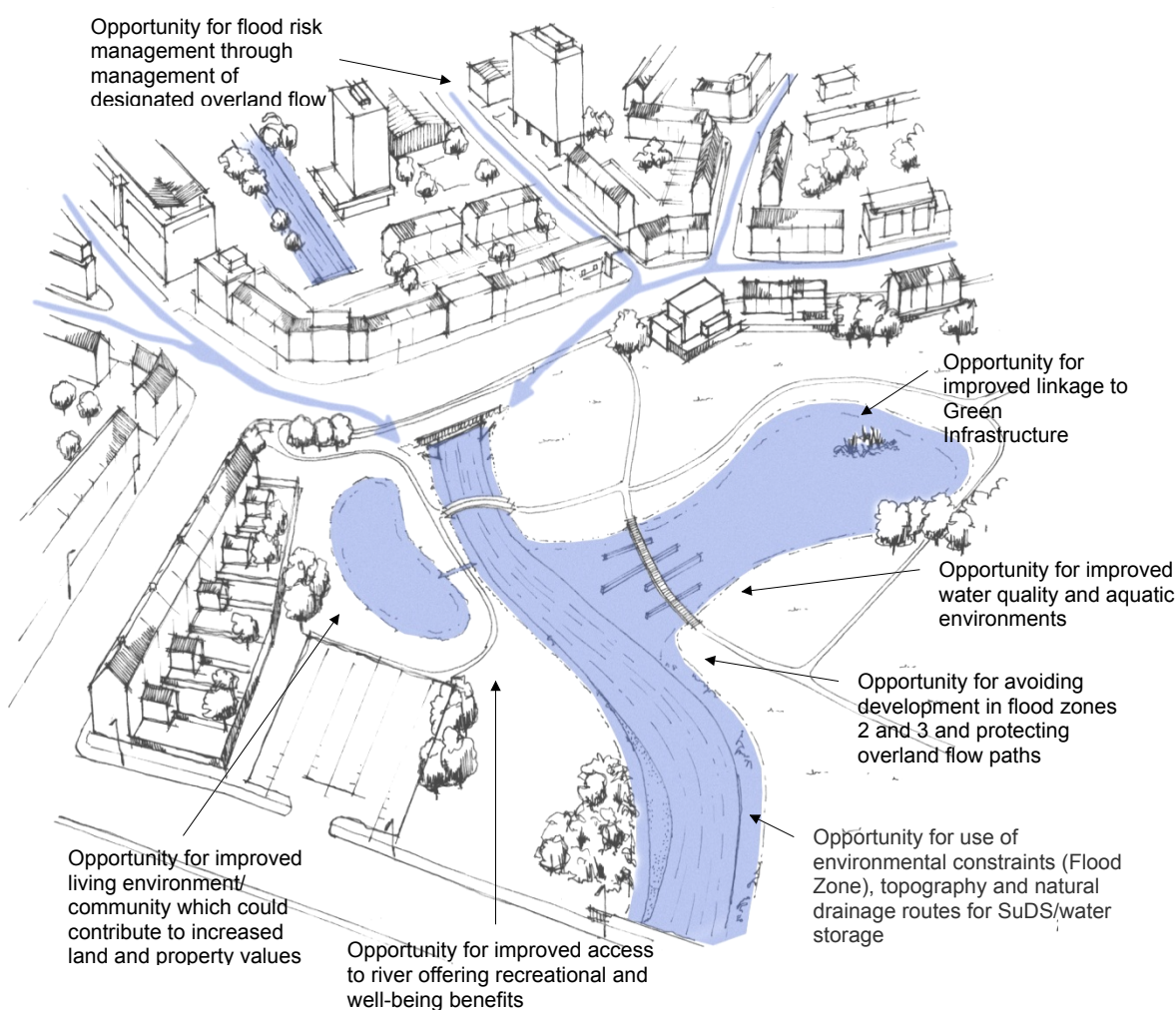
The outcomes of each action are linked to the objectives of our Strategy so that we can monitor how we are delivering our local flood risk management activities against our agreed Strategy. These are set out in the supporting guidance for the Action Plan.

6 DELIVERY OF WIDER ENVIRONMENTAL OBJECTIVES

6.1 Identification of Environmental Opportunities

Delivery of Wider Benefits

Flood Risk Management offers the opportunity to deliver wider benefits to improve the environment, amenity and social wellbeing of communities. Defra's Developing Urban Blue Corridors study identified how management of local flood risk offers opportunities to enhance the local environment.



Delivery of Multiple Benefits through Flood Risk Management (Developing Urban Blue Corridors)

Wherever possible, we will seek to deliver wider social and environmental benefits through the implementation of our flood risk management activities through:

- providing a reduction in the volume of water returning to the sewer network
- improvement in amenity and aesthetics
- improvement in health and wellbeing
- reduction in urban heat island effect, as part of climate change adaptation
- increase in biodiversity
- increase and improvement in place and space, making public realm for all to enjoy
- reduction in pollution, helping to deliver objectives of the Water Framework Directive.

Environmental Sites in Lambeth

Though Lambeth has no designated European environmental sites or Sites of Special Scientific Interest (SSSI), we do have a number of parks, open spaces and Borough and Local Grade Sites of Importance for Nature Conservation (SINC) that are rich in wildlife.

Borough Grade SINC and Local Grade SINC are sites that have value for wildlife conservation and biodiversity, as well as being close to communities with a genuine need for access to natural open space. Within Lambeth these include:

- Streatham Common Borough SINC,
- Eardley Road Sidings Borough SINC,
- Brockwell Park Borough SINC,
- Knight's Hill Wood Local SINC,
- Palace Road Nature Garden Borough SINC, and
- Unigate Wood Borough SINC.

Parks and open spaces play a critical role in mitigating for climate change as well as acting as sinks for carbon capture and reduction. They also play a pivotal role in flood management and providing opportunities for both passive and active storage of surface water runoff.

6.2 Complementary Environmental Plans and Strategies

A number of environmental plans and strategies exist that we will draw on through the delivery of local flood risk management to ensure consistency with and achievement of wider environmental objectives in the borough. These have formed a key part in developing the objectives and measures for managing local flood risk over the coming years as part of the Strategy.

6.3 Delivery of Wider Environmental Objectives

The primary focus of the Strategy is to reduce flood risk from local sources where it threatens public and private property and local infrastructure. We are committed to maximising opportunities to carry out sustainable flood risk reduction in ways which complement national and council environmental priorities, are affordable and recognise social demographic differences across the borough, delivering flood risk reduction across all vulnerable communities.

We will seek to adopt a sustainable approach and wider benefits for all measures we deliver through local flood risk activities and in particular seek to deliver wider environmental objectives as identified through both existing and emerging environmental plans and strategies.

To achieve this we will:

- manage and mitigate for the impacts of Climate Change
- maintain and improve the quality of water bodies in Lambeth
- reduce water consumption
- conserve and improve biodiversity and enhance the natural environment
- promote sustainable development, including water sensitive urban design.

The table overleaf sets out how we will contribute to the delivery of wider environmental objectives through delivery of our Local Flood Risk Management Strategy.

Strategy Environmental Objectives	Context	European or National Legislation	Local Relevant Plans	Delivery of objectives through the Local Flood Risk Management Strategy
Manage and mitigate for the impacts of Climate Change	Current projections of future rainfall indicate that we should expect increasing numbers of severe and extreme weather events in the future. Intense storms are the main cause of surface water flooding, which would also increase in frequency. It is predicted that the frequency of heavy rainfall events could double by the 2080s according to the UK Climate Impacts Assessment 2009. Consequently, the number of properties, business and critical infrastructure at risk will also increase.	<p><u>Climate Change Act 2008</u> <i>Requires a UK-wide climate change risk assessment every five years, accompanied by a national adaptation programme that is also reviewed every five years. The Act has given the Government powers to require public bodies and statutory organisations such as water companies to report on how they are adapting to climate change.</i></p> <p><u>National Planning Policy Framework 2012</u> <i>Sets out the Government's planning policies for England and how these are expected to be applied. The key theme is the contribution to the achievement of sustainable development.</i></p>	<p><u>Lambeth Strategic Flood Risk Assessment</u></p> <p><u>Lambeth Preliminary Flood Risk Assessment</u></p> <p><u>Lambeth Surface Water Management Plan</u></p> <p><u>Thames Catchment Flood Management Plan</u></p> <p><u>Thames River Basin Management Plan</u></p>	<p>Existing studies and plans, covering Lambeth and the wider catchment, have assessed the impacts of climate change and flood risk in the borough and provide the evidence base for understanding how this may impact current and future communities and businesses.</p> <p>The Strategy has taken a flexible approach to allow changes in approach and adaptation dependent on the eventual degree of climate change that occurs. We will seek to use the best available information and evidence on climate change to inform our ongoing local flood risk management.</p> <p>In taking forward local flood risk management measures over the coming years we will:</p> <ul style="list-style-type: none"> • Seek to understand how climate change might impact flood risk to communities and businesses, • Assess how climate change impacts on flood risk may affect our objectives for managing flooding over the longer term, and • Explore what options could be used to manage those impacts of climate change on flood risk.
Maintain and improve the quality of water bodies in Lambeth	As a Lead Local Flood Authority we have a role to play in delivering the Water Framework Directive on the ground and ensuring that any activities we undertake do not cause the deterioration of any water body and/or prevent the achievement of water body objectives. In particular, through our local flood risk management activities we can reduce and treat surface runoff to protect water bodies from diffuse pollution in urban environments.	<p><u>Water Framework Directive 2000/60/EC</u> <i>Requires all countries throughout the European Union to manage the water environment to consistent standards to achieve 'good ecological status'.</i></p> <p><u>Water White Paper 'Water for Life' 2011</u> <i>Outlines how the Government will work with others to drive change, support growth and protect the environment to deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction.</i></p>	<u>Thames River Basin Management Plan</u>	<p>Through our flood risk management activities we will seek to deliver the overall requirements of the Water Framework Directive and the local requirements of the Thames River Basin Management Plan, by:</p> <ul style="list-style-type: none"> • Improving water environments through better land management, • Protecting water environments from diffuse pollution in urban areas, • Promoting wiser, sustainable use of water as a natural resource, • Creating better habitats for wildlife that lives in and around water; and • Creating a better quality of life for everyone. <p>Our target to reduce surface runoff to the sewer system by 5% will assist in the delivery of Water Framework Directive targets, recognising that highway surface water runoff is one of the largest polluters of urban water bodies.</p>

Strategy Environmental Objectives	Context	European or National Legislation	Local Relevant Plans	Delivery of objectives through the Local Flood Risk Management Strategy
Reduce water consumption	Water use is likely to increase across Lambeth in future years as a result of new development and changing customer behaviour. As well as reducing water use to ensure water availability for future generations, managing and reducing water use can deliver a reduction in the wastewater entering the sewer system to provide an increased level of capacity in the sewer system to mitigate surface water flooding.	<u>Water White Paper 'Water for Life' 2011</u> <i>Outlines the Government's vision for future water management in which "the water sector is resilient, in which water companies are more efficient and customer focused, and in which water is valued as the precious and finite resource it is".</i>	<u>Mayor's Water Strategy for London</u> <i>Action 18 encourages the use of green roofs, rainwater harvesting, grey water recycling and sustainable drainage to relieve the pressures on the drainage systems, thereby reducing flood risk and water demand.</i> <u>Efficient Water Management in London</u> <i>Outlines water efficient management approaches for London.</i>	Reduction in water consumption will be delivered through local flood risk management activities by: <ul style="list-style-type: none"> Promoting water cycle management and raising awareness of future water demand through council-led initiatives such as Water Summits, Holding community workshops to promote property-level water management measures, including water efficiency, Promoting water efficiency measures through the Lambeth website, and Encouraging Water Sensitive Urban Design approaches to all developments to implement water efficient fixtures, fittings and practices.
Conserve and improve biodiversity and enhance the natural environment	Urban areas can support many Biodiversity Action Plan habitats and species, contributing to national and local targets. Local flood risk management can support and enhance this capacity; for example, maintaining and creating wetlands and providing connectivity to reduce / reverse fragmentation.	<u>The Natural Environment and Rural Communities Act 2006</u> <i>Recognises that biodiversity is core to sustainable communities and that public bodies have a statutory duty that states that "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"</i> <u>The Habitats Directive 92/44/EEC and Conservation of Habitats and Species Regulations 2010</u> <i>Promotes the maintenance of biodiversity taking account of social, economic, cultural and regional requirements and requires the assessment of projects and plans likely to have a significant effect on an internationally designated wildlife site.</i>	<u>Lambeth Biodiversity Action Plan (2006)</u> <i>Our commitment to protect Lambeth's wildlife and biodiversity.</i> <u>Lambeth Sustainability Charter</u> <i>The Charter aims:</i> <ul style="list-style-type: none"> <i>To protect, improve and enhance the biological diversity of Lambeth</i> <i>To protect, create, extend and improve access to and quality of Lambeth's parks and open spaces</i> <i>To protect, increase and improve Lambeth's tree stock within the public realm</i> 	We will seek to maintain and improve biodiversity in Lambeth through enhancing the natural environment through our local flood risk management activities by: <ul style="list-style-type: none"> Delivering improvements (amenity and biodiversity) to urban landscapes whilst addressing local flood risk, Improving amenity and 'greening the grey' through delivery of SuDS and Green Infrastructure, Identifying opportunities to address surface water runoff and meet Water Framework Directive objectives, which include creating better habitats for wildlife that lives in and around water, and Implementation of 'natural' SuDS measures such as swales that can attenuate surface water runoff and provide deep porous soils that are important to wildlife habitats.

Strategy Environmental Objectives	Context	European or National Legislation	Local Relevant Plans	Delivery of objectives through the Local Flood Risk Management Strategy
Promote sustainable development, including water sensitive urban design	<p>Sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. In relation to water management this means ensuring that activities undertaken today address current and future water issues across the water cycle, from water availability to discharge and disposal and flood risk.</p> <p>Water Sensitive Urban Design can assist in sustainable development through integrating water cycle management with the built environment through planning and urban design.</p>	<p><u>Future Water, 2008</u> <i>Sets the Government's vision for water in England to 2030. The strategy sets out an integrated approach to the sustainable management of all aspects of the water cycle, from rainfall and drainage, through to treatment and discharge, focusing on practical ways to achieve the vision to ensure sustainable use of water.</i></p> <p><u>National Planning Policy Framework 2012</u> <i>The key theme is the contribution to the achievement of sustainable development, across economic, social and environmental dimensions.</i></p> <p><u>Water Act 2014</u> <i>Reforms the water industry to promote an innovative, responsive approach to customers and also to increase the resilience of water supplies. Brings forward measures to address affordability of insurance for homes at high flooding risk.</i></p> <p><u>Water Resources Act 1991 Protection of the quantity and quality of water resources and aquatic habitats.</u></p>	<p><u>Lambeth Local Plan 2013</u></p> <ul style="list-style-type: none"> • <i>Policy EN5 - Flood Risk</i> • <i>Policy EN6 - Sustainable Drainage Systems and Water Management</i> <p><u>Lambeth Strategic Flood Risk Assessment</u></p> <p><u>Lambeth Surface Water Management Plan</u></p>	<p>Delivery of sustainable development will be achieved by working in partnership cross-Council and with Risk Management Authorities, to ensure that consideration is given to all aspects of water management and the wider social and environmental benefits flood risk mitigation and new or redevelopment can achieve.</p> <p>Our evidence base sets out the current and future flood risk across Lambeth, and coupled with our Local Plan, will guide development over future years.</p> <p>To promote and enforce sustainable development we will:</p> <ul style="list-style-type: none"> • Work with landowners to deliver sustainable water management solutions through redevelopment, • Support implementation of green infrastructure and SuDS measures, • Produce a SuDS Guidance document stating our requirement for delivery of SuDS in Lambeth, and • Establish a SuDS Approval Board for approving and adopting SuDS (when legislation is enacted by Government).

7 IMPLEMENTATION, MONITORING AND REVIEW OF THE STRATEGY

7.1 How Will the Strategy be Implemented?

The Strategy is based on the latest information available at the time of its preparation. It will be updated, in consultation with other organisations and individuals in managing flood risk, and should be considered a 'live' document which will evolve over time as new information becomes available and flood events occur.

We will work in partnership with stakeholders, including local communities and businesses, to deliver the objectives of this Strategy. Through continuing to work with our partners to build relationships and deliver the actions identified, we will ensure that measures promoted achieve social, economic and environmental benefits for the community, and seek to meet future climate conditions.

The Strategy will provide the framework for the Council's delivery of its flood risk management responsibilities. It will be formally approved by the Council's cabinet and adopted as a Council Strategy. It is a 'living document' that will develop as new information, expertise and resources influence the delivery of the actions outlined in the Strategy.

7.2 How Will the Strategy be Monitored?

We will review the Strategy against its objectives annually and present a monitoring report to the Lambeth Flood Risk Management Group. This will be published on the Lambeth Council website. We will also continue to gather information and investigate significant flood events as appropriate.

The Strategy will be monitored by officers at the regular Lambeth Flood Group Meeting and the South Central London Partnership Meetings where progress against measures will be assessed. All actions undertaken and any proposed actions will be reported to the Cabinet Member for Environment and Sustainability on a quarterly basis.

7.3 How will the Strategy be reviewed?

The Strategy and the supporting Action Plan will remain live documents over the Strategy period, and will be reviewed as understanding of risk increases to ensure they are still appropriate.

A full update of the Strategy is planned for 2018, following the review of the Lambeth Preliminary Flood Risk Assessment. However the Strategy may need to be updated within this period if:

- there are significant flood events that challenge the conclusions of the risk assessment
- there are significant changes to any of the datasets that underpin the risk assessment
- there are significant policy changes that amend the roles and responsibilities of the Risk Management Authorities
- the annual monitoring identifies that the Strategy is not achieving its objectives
- there is a change in funding availability which has a significant effect on the actions proposed in this Strategy.

The Action Plan will be reviewed every six months. The review of the Action Plan will:

- Assess if measures have been delivered that mitigate risk.
- Assess if there have been any material impact that changes the prioritisation of activities.

The Strategy has been developed to deliver a short to medium term (5-year) improvement plan to establish a sound evidence and knowledge base to develop a longer-term investment programme for flood risk management activities across the borough.

7.4 Consultation

The Strategy has undergone a formal consultation in 2014 with the public, businesses and risk management stakeholders. The Strategy has been updated following review of comments received.

GLOSSARY

Term	Definition
Attenuation	In the context of this report - the storing of water to reduce peak discharge of water.
Breach	An opening – For example in the sea defences.
Catchment Flood Management Plan	A high-level planning strategy through which the Environment Agency works with their key decision makers within a river catchment to identify and agree policies to secure the long-term sustainable management of flood risk.
Category 1 Responders	As defined under Schedule 1 of the Civil Contingencies Act, Category 1 responders are "core responders" in the event of an emergency and include emergency services, local authorities, health bodies and Government agencies including the Environment Agency.
Civil Contingencies Act 2004	Aims to deliver a single framework for civil protection in the UK and sets out the actions that need to be taken in the event of a flood. The Civil Contingencies Act is separated into two substantive parts: local arrangements for civil protection (Part 1) and emergency powers (Part 2)
Critical Drainage Area	A discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding during severe weather thereby affecting people, property or local infrastructure.
Culvert / culverted	A channel or pipe that carries water below the level of the ground.
Drain London Project	The Drain London Project was commenced in 2010 by the Greater London Authority to bring together all London boroughs and risk management authorities to help manage and reduce surface water flood risk, through development of Surface Water Management Plans and Preliminary Flood Risk Assessments for each borough and delivery of further investigations for areas at greatest risk across London.
DG5 Register	A water-company held register of properties which have experienced sewer flooding due to hydraulic overload, or properties which are 'at risk' of sewer flooding more frequently than once in 20 years.
Flood Zone 1	Low probability of flooding , as defined by the Environment Agency.
Flood Zone 2	Medium probability of flooding. Probability of fluvial flooding is 0.1 – 1%. Probability of tidal flooding is 0.1 – 0.5 %, as defined by the Environment Agency.
Flood Zone 3a	High probability of flooding. Probability of fluvial flooding is 1% (1 in 100 years) or greater. Probability of tidal flooding is 0.5%(1 in 200 years), as defined by the Environment Agency.
Flood Zone 3b	Functional floodplain, as defined by the Environment Agency.
Environment Agency	Environment regulator for England and Wales. Risk Management Authority responsible for management of flood risk from fluvial (main rivers), tidal and coastal sources of flooding and Reservoirs.
Flood Defence	Infrastructure used to protect an area against floods as floodwalls and embankments; they are designed to a specific standard of protection (design standard).
Floodplain	Area adjacent to river, coast or estuary that is naturally susceptible to flooding.
Flood Resilience	Resistance strategies aimed at flood protection
Flood Risk	The level of flood risk is the product of the frequency or likelihood of the flood events and their consequences (such as loss, damage, harm, distress and disruption)
Flood Risk Assessment	Considerations of the flood risks inherent in a project, leading to the development actions to control, mitigate or accept them.
Flood Storage	A temporary area that stores excess runoff or river flow often ponds or reservoirs.
Flood Zone	The extent of how far flood waters are expected to reach.
Fluvial	Relating to the actions, processes and behaviour of a water course (river or stream)
Fluvial flooding	Flooding by a river or a watercourse.
Functional Floodplain	Land where water has to flow or be stored in times of flood.
Greenfield	Previously undeveloped land.
Groundwater	Water that is in the ground, this is usually referring to water in the saturated zone below the water table.
Highways Act 1980	Sets out the main duties (management and operation of the road network) of highways authorities in England and Wales. The Act contains powers to carry out functions / tasks on or within the highways such as improvements, drainage, acquiring land etc.
Hydraulic Modelling	A computerised model of a watercourse and floodplain to simulate water flows in rivers too estimate water levels and flood extents.

Term	Definition
Infiltration	The penetration of water through the grounds surface.
Infrastructure	Physical structures that form the foundation for development.
Land Drainage Act 1991	Sets out the statutory roles and responsibilities of key organisations such as Internal Drainage Boards, local authorities, the Environment Agency and Riparian owners with jurisdiction over watercourses and land drainage infrastructure. Parts of the Act have been amended by the Flood and Water Management Act 2010.
Local Flood Risk	Defined in the Flood and Water Management Act as flooding from surface runoff, ordinary watercourses and groundwater
Lead Local Flood Authority (LLFA)	The statutory body defined under the Flood and Water Management Act responsible for the management of local flood risk, namely surface water runoff, groundwater and ordinary watercourses.
Local Planning Authority	Body that is responsible for controlling planning and development through the planning system.
Main River	Watercourse defined on a 'Main River Map' designated by DEFRA. The environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for Main Rivers only.
Mitigation Measure	An element of development design which may be used to manage flood risk or avoid an increase in flood risk elsewhere.
National Strategy	National Flood and Coastal Erosion Risk Management (FCERM) Strategy for England, developed by the Environment Agency.
Ordinary Watercourse	A watercourse that does not form part of a Main River. This includes "all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows" according to the Land Drainage Act 1991.
Overland Flow	Flooding caused when intense rainfall exceeds the capacity of the drainage systems or when, during prolonged periods of wet weather, the soil is so saturated such that it cannot accept any more water.
Overtopping	Water carried over the top of a defence structure due to the wave height exceeding the crest height of the defence.
Residual Flood Risk	The remaining flood risk after risk reduction measures have been taken into account.
Return Period	The average time period between rainfall or flood events with the same intensity and effect.
Riparian Owner	Anyone who owns land or property alongside a river or other watercourse. Responsibilities include maintaining river beds/banks and allowing flow of water to pass without obstruction.
Risk	The probability or likelihood of an event occurring.
River Catchment	The areas drained by a river.
Sewer Flooding	Flooding caused by a blockage or overflowing in a sewer or urban drainage system.
Standard of Protection	The flood event return period above which significant damage and possible failure of the flood defences could occur.
Sustainability	To preserve /maintain a state or process for future generations.
Sustainable Drainage System (SuDS)	Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations meeting their own needs.
The Thames Estuary 2100 (TE2100) Project	An Environment Agency run project with the aim of developing a tidal flood risk management plan for the Thames estuary until the end of the century. The plan will recommend the flood risk management measures required in the estuary, when these will be needed and where they will be needed. This will be based on climate changes and sea level rises.
Tidal	Relating to the actions or processes caused by tides.
Tributary	A body of water, flowing into a larger body of water, such as a smaller stream joining a larger stream.
1 in 100 year event	Event that on average will occur once every 100 years. Also expressed as an event, which has a 1% probability of occurring in any one year.

REFERENCES

	Reference	Date	Author	Web Link
Legislation	Sir Michael Pitt Report 'Learning Lessons from the 2007 Floods'	2008	Cabinet Office	http://webarchive.nationalarchives.gov.uk/20100807034701/http://archive.cabinetoffice.gov.uk/pittreview/_media/assets/www.cabinetoffice.gov.uk/flooding_review/pitt_review_full%20pdf.pdf?bcsi_scan_AB11CAA0E2721250=1U9BFWqXcEpBsysLtu0OCCGeFX4YAAAAP2+OJQ=&bcsi_scan_filename=pitt_review_full%20pdf.pdf
	National Planning Policy Framework	2012	Communities and Local Government	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
	Planning Practice Guidance	2014	Communities and Local Government	http://planningguidance.planningportal.gov.uk/
	The Flood and Water Management Act	2010	HM Government	http://www.legislation.gov.uk/ukpga/2010/29/contents
	The Flood Risk Regulations	2009	HM Government	http://www.legislation.gov.uk/uksi/2009/3042/contents/made
	Land Drainage Act	1991	HM Government	http://www.legislation.gov.uk/ukpga/1991/59/contents
	The Highways Act	1980	HM Government	http://www.legislation.gov.uk/ukpga/1980/66/contents
	EU Flood Directive	2007	European Union	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32007L0060:EN:NOT
	The Water Framework Directive	2000	European Union	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32000L0060:EN:NOT
	The Climate Change Act	2008	HM Government	http://www.legislation.gov.uk/ukpga/2008/27/contents
	The Natural Environment and Rural Communities Act	2006	HM Government	http://www.legislation.gov.uk/ukpga/2006/16/pdfs/ukpga_20060016_en.pdf
	The Habitats Directive	1992	European Union	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31992L0043:EN:NOT
	Conservation of Habitats and Species Regulations	2010	HM Government	http://www.legislation.gov.uk/uksi/2010/490/contents/made
	The Water Act	2003	HM Government	http://www.legislation.gov.uk/ukpga/2003/37/contents
	Water Resources Act	1991	HM Government	http://www.legislation.gov.uk/ukpga/1991/57/contents
	Water White Paper 'Water for Life'	2011	HM Government	http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf
	Future Water	2008	HM Government	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69346/pb13562-future-water-080204.pdf
Guidance / Information	Living on the Edge	2012	Environment Agency	http://www.environment-agency.gov.uk/homeandleisure/floods/31626.aspx
	Private Sewers Information	2013	Thames Water Website	http://www.thameswater.co.uk/help-and-advice/8654.htm
	Developing Urban Blue Corridors – Scoping Study (FD2619)	2011	URS, Kingston University London and Croydon Council for Defra	http://randd.defra.gov.uk/Document.aspx?Document=FD2619_10152_FRP.pdf

Glossary

	Reference	Date	Author	Web Link
Catchment or National Assessment and Plans	Water Matters - Efficient Water Management in London	2012	Greater London Authority	http://www.london.gov.uk/sites/default/files/Water%20management%20report%20pdf.pdf
	The Mayor's Water Strategy	2011	Greater London Authority	http://www.london.gov.uk/sites/default/files/water-strategy-oct11.pdf
	The London Plan	2011	Greater London Authority	http://www.london.gov.uk/priorities/planning/london-plan
	Thames River Basin District River Basin Management Plan	2009	Environment Agency	https://www.gov.uk/government/publications/thames-river-basin-management-plan
	Thames Catchment Flood Management Plan	2009	Environment Agency	http://www.environment-agency.gov.uk/research/planning/127387.aspx
	Thames Estuary 2100 Plan (TE2100)	2012	Environment Agency	http://www.environment-agency.gov.uk/homeandleisure/floods/125045.aspx
	National Flood and Coastal Erosion Risk Management Strategy	2012	Environment Agency	http://www.environment-agency.gov.uk/research/policy/130073.aspx
	Flooding in England: A National Assessment of Flood Risk	2009	Environment Agency	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/geho0609bqds-e-e.pdf
	Drain London Project	2010 - 2013	Greater London Authority Website	http://www.london.gov.uk/priorities/environment/looking-after-londons-water/drain-london
	Updated Flood Map for Surface Water	2013	Environment Agency Website	http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?lang=_e&topic=ufmfs&layer=default&scale=1&x=357682&y=355133#x=357682&y=355133&scale=1
Lambeth Assessments and Plans	Lambeth Surface Water Management Plan	2011	Capita Symonds / URS for Lambeth Council	http://www.lambeth.gov.uk/sites/default/files/rr-surface-water-management-plan.pdf
	Lambeth Preliminary Flood Risk Assessment	2011	Capita Symonds / URS for Lambeth Council	http://www.lambeth.gov.uk/sites/default/files/rr-preliminary-flood-risk-assessment.pdf
	Lambeth Strategic Flood Risk Assessment	2013	URS for Lambeth Council	http://www.lambeth.gov.uk/sites/default/files/rr-flood-risk-assessment-report.pdf
	Lambeth Local Plan	2013	Lambeth Council	http://www.lambeth.gov.uk/planning-and-building-control/local-plan
	Lambeth Multi-Agency Flood Plan	2011	Lambeth Council	Available to Category 1 and Category 2 responders under the Civil Contingencies Act and key voluntary response organisations who operate in Lambeth.
	Lambeth Biodiversity Action Plan	2006	Lambeth Council and the Lambeth Biodiversity Partnership	http://www.lambeth.gov.uk
	Lambeth Open Spaces Strategy	2013	Lambeth Council	http://www.lambeth.gov.uk
	Lambeth Sustainability Charter	2013	Lambeth Council	http://www.lambeth.gov.uk
	Lambeth Local Flood Risk Management Strategy Supporting Documents	2014	Lambeth Council	http://www.lambeth.gov.uk
	Floods in Lambeth 1911 to 1956'	1956	Lambeth Council	Available via Lambeth Council Archives.
	Floods in Southwark - Report of the Investigation of Sewer Flooding in Dulwich	2004	Southwark Council	Not available.

Glossary

	Reference	Date	Author	Web Link
Case Studies	Lambeth Community Engagement 'On-Street' Events	2013	Susdrain Website	http://www.susdrain.org/community/blog/59/ http://www.susdrain.org/community/blog/doing-the-lambeth-walk-delivering-green-streets-in-lambeth-no-2/ http://www.susdrain.org/community/blog/doing-the-lambeth-walk-delivering-green-streets-in-lambeth-no-3/ http://www.susdrain.org/community/blog/doing-the-lambeth-walk-delivering-green-streets-in-lambeth-no-4/
	Central Hill Retrofit	2013	Susdrain Website	http://www.susdrain.org/case-studies/case_studies/central_hill_highway_retrofit_london.html
	Kennington Depave Case Study	2013	Susdrain Website	http://www.susdrain.org/case-studies/case_studies/kennington_residential_de-pave_retrofit_london.html
Funding Information	Flood and Coastal Erosion Risk Management Grant in Aid (FCRM GiA)	2013	Environment Agency Website	http://www.environment-agency.gov.uk/research/planning/135234.aspx
	Community Infrastructure Levy	2013	Inside Government Website	https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/community-infrastructure-levy
	Partnership Funding and Collaborative delivery of local flood risk management: a practical resource for LLFAs	2012	Halcrow Group Limited for Defra	http://randd.defra.gov.uk/Document.aspx?Document=9958_FD2643_Partnershipfundingguide.pdf
	Thames Regional Flood and Coastal Committee	2013	Environment Agency Website	https://www.gov.uk/government/groups/thames-regional-flood-and-coastal-committee

APPENDIX A – KEY DATA SOURCES

Historical Flooding Incidents and Flood Risk

Flooding Source	Dataset / Reference
Surface Water	Lambeth Surface Water Management Plan (2011) Lambeth Preliminary Flood Risk Assessment (2011) Environment Agency updated Flood Map for Surface Water (2013)
Groundwater	Lambeth Surface Water Management Plan (2011) Lambeth Preliminary Flood Risk Assessment (2011) Lambeth Strategic Flood Risk Assessment (2013)
Fluvial and Tidal	Lambeth Strategic Flood Risk Assessment (2013) Environment Agency website
Sewer	Lambeth Strategic Flood Risk Assessment (2013) Direct from Thames Water
Artificial Sources	Reservoir inundation mapping: Environment Agency website

Planning Information

Dataset	Dataset / Reference
Surface Water Critical Drainage Areas	Lambeth Surface Water Management Plan (2011)
Lambeth Lost Rivers	Lambeth Surface Water Management Plan (2011)

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Lambeth Local Flood Risk Management Strategy Action Plan

This Action Plan supports the Lambeth Local Flood Risk Management Strategy (v2.0) October 2014.

The reader should refer to the Main Strategy document for information relating to the objectives, flood risk in Lambeth, measures and potential

Measure / Scheme	Information relating to the measure or scheme for each action
Delivery	Proposed lead and partners for delivery of the action
Programme	Proposed start, finish and review timescales for the action, along with its current status
Funding	Estimated cost, source of funding and information on funding allocation
Outcomes	Identification of which objectives of the Strategy the action delivers
Other	Any additional information relating to the action including links to case studies or articles where these have been published.

Item	Description	
Measure / Scheme	ID	The individual action ID. This is automatically generated when a new action is added.
	Type	Type of action. These include: * <u>Legal Requirement</u> - Duties and actions as required by the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009. * Policy / Development Control - Spatial planning or development control actions. * <u>Management</u> - Actions relating to the management of flood risk across the borough, including collating information, emergency planning / response and identifying funding sources etc. * <u>Communication / Partnerships</u> - Actions to communicate risk internally or externally or create / improve flood risk related partnerships. * <u>Investigation of Flood Risk</u> - Further investigation of flood risk, this could be through a defined study or review of existing knowledge and risk. * <u>Flood Mitigation</u> - Capital or maintenance works undertaken to mitigate flood risk, including preliminary stages of feasibility and design of measure.
	Name	The name of the measure or scheme.
	Description	A description of the measure or the scheme to explain its purpose
	Location	The location of the scheme; this could be a specific property, park, road, area or borough-wide.
	Ward	The Ward in which the measure or scheme is located.
	X	The approximate easting (X) coordinate of the scheme location.
	Y	The approximate northing (Y) coordinate of the scheme location.
	CDA	The surface water Critical Drainage Area (CDA) in which the measure or scheme is located (if appropriate). See the Lambeth Surface Water Management Plan for an explanation of CDAs and their locations in Lambeth.
	SWMP Action ID	ID of the relevant action(s) from the Lambeth Surface Water Management Plan (if appropriate). Please refer to the Lambeth Surface Water Management Plan for further information.
Delivery	Lead	Organisation who will lead the measure or scheme.
	Partners	Organisations who will be supporting or have a key role to play in delivering the measure or scheme.
Programme	Start	Start date (financial year) for the measure or scheme.
	Finish	Proposed finish date (financial year) for the measure or scheme.
	Review	Review date for the measure or scheme. These are quarterly so stated at Month - Year.
	Status	Status of the measure or scheme: Not Started, In Progress, Planning, Community Engagement, Investigation, Feasibility, Design, Implementation or Completed.
Funding	Est. Cost (£)	Estimated cost of the measure or scheme.
	Source	Identified source of funding for delivering the measure or scheme.
	Status	Funding status of the scheme: Secured, Allocated, Requested, To be Confirmed or Unsuccessful.
Outcomes	CR1	Improved knowledge and understanding of local flood risk in Lambeth
	CR2	Increased public awareness of flood risk and promotion of individual and community level resilience
	CR3	Improved emergency planning and emergency response, both strategic and community level
	CR4	Improved flood prediction and warning
	MB1	Improved delivery of local flood risk management through partnership working with RMAs, Communities and Businesses
	MB2	Delivery of multi-beneficial measures that deliver social, economic and environmental benefits and enhance the Natural Environment
	MB3	Delivery of cross-council infrastructure works or improvements that deliver local flood risk management benefits
	MB4	Delivery of measures that address the need to slow surface runoff, lower threats to water pollution and ease pressure on water resource consumption
	DM1	Maintenance and improvement of local flood risk management infrastructure and systems
	DM2	Implementation of sustainable drainage solutions to protect the water environment and manage flood risk
	DM3	Securing investment to deliver flood risk management interventions
	DM4	Delivery of development that has a positive or nil effect on flood risk
	EO1	Management and mitigation for the impacts of climate change
	EO2	Delivering requirements of the Water Framework Directive
	EO3	Reducing water consumption
Other	EO4	Conserving and improving biodiversity and enhancing the natural environment
	EO5	Promoting sustainable development
	Case Studies	Links to any published case studies or articles relating to the measure or scheme.
	Comments	Any additional comments of information on the measure or scheme.

Measure / Scheme										Delivery		Programme				Funding			Outcomes															Case Studies	Comments			
ID	Type	Name	Description	Location	Ward	X	Y	CDA	SWMP Action	Lead	Partners	Start	Finish	Review	Status	Est. Cost (£)	Source	Status	CR1	CR2	CR3	CR4	MB1	MB2	MB3	MB4	DM1	DM2	DM3	DM4	EO1	EO2	EO3	EO4	EO5			
001	Legal Requirement	Investigating Flooding Incidents	Formalising procedures and undertaking investigations for significant flooding incidents as required under the Flood and Water Management Act 2010.	-	Borough Wide			All	LAM3	Lambeth LLFA	All Risk Management Authorities	2012-2013	2020 onwards	Dec-14	In Progress	£4,000 / yr	Area Based Grant	Allocated	X		X																	
002	Legal Requirement	Sharing of Information	Sharing of flood risk information and coordinating activities with other Risk Management Authorities as required under the Flood and Water Management Act 2010.	-	Borough Wide			All	LAM8, LAM12, LAM13, LAM14	Lambeth LLFA	All Risk Management Authorities	2012-2013	2020 onwards	Dec-14	In Progress	Unknown	Area Based Grant	Allocated					X															
003	Legal Requirement	Lambeth Asset Register	Populating and maintaining Lambeth's Asset Register of Significant Flood Risk Assets as required under the Flood and Water Management Act 2010.	-	Borough Wide			All	LAM1	Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	£2,000 / yr	Area Based Grant	Allocated									X											
004	Legal Requirement	Lambeth SuDS Approval Body	Establishing a SuDS Approval Body for Lambeth for approving and adopting SuDS in line with the Flood and Water Management Act 2010.	-	Borough Wide			All		Lambeth LLFA	Lambeth Planning Authority, Lambeth Highways	2014-2015	2015-2016	Dec-14	Not Started	£5,000	Area Based Grant	Allocated										X										
005	Legal Requirement	Designation of Significant Flood Features	Establish a procedure for designating significant features that may impact local flood risk as required under the Flood and Water Management Act 2010.	-	Borough Wide			All		Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	£2,500 / yr	Area Based Grant	Allocated												X								
006	Legal Requirement	Flood Risk Depth and Hazard Mapping	Produce Flood Risk Depth and Hazard mapping to EA under Flood Risk Regulations 2009.	-	Borough Wide			All	LAM9	Environment Agency		2013-2014	2014-2015	-	Completed	No Cost	Not Applicable	Secured	X				X															
007	Legal Requirement	Lambeth Flood Risk Management Plan	Produce Lambeth's Flood Risk Management Plan under Flood Risk Regulations 2009.	-	Borough Wide			All	LAM10	Lambeth LLFA	Environment Agency	2014-2015	2015-2016	Dec-14	In Progress	£7,500	Area Based Grant	To be confirmed	X				X															
008	Legal Requirement	Lambeth Preliminary Flood Risk Assessment	Update Lambeth's Preliminary Flood Risk Assessment under Flood Risk Regulations 2009.	-	Borough Wide			All		Lambeth LLFA	Environment Agency	2016-2017	2017-2018	Jun-16	Not Started	£5,000	Area Based Grant	To be confirmed	X				X															
009	Policy / Development Control	Water Sensitive Urban Design	Encouraging Water Sensitive Urban Design approaches to all developments and redevelopments.	-	Borough Wide			All	LAM51, LAM55, LAM110			2015-2016	2020 onwards	Jun-15	Not Started	Unknown	To be confirmed	To be confirmed								X												
010	Policy / Development Control	Lambeth SuDS Guidance	Producing a SuDS Guidance document stating requirements for delivery of SuDS in Lambeth.	-	Borough Wide			All		Lambeth LLFA	Lambeth Planning Authority	2014-2015	2014-2015	Dec-14	In Progress	£15,000	To be confirmed	To be confirmed									X											
011	Policy / Development Control	Lambeth Strategic Flood Risk Assessment	Update the Lambeth Strategic Flood Risk Assessment.	-	Borough Wide			All		Lambeth Planning Authority	Lambeth LLFA	2017-2018	2017-2018	-	Not Started	£10,000	Internal (Other)	To be confirmed	X				X							X								
012	Policy / Development Control	Enforcement of Local Plan Policies	Enforce flood risk and sustainable water management policies from the Local Plan.	-	Borough Wide			All	LAM50	Lambeth Planning Authority	Lambeth LLFA	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	Internal (Other)	To be confirmed												X								
013	Policy / Development Control	Provision of Consistent Advice to Developers	Work with Environment Agency and Thames Water to ensure consistency in advice to developers.	-	Borough Wide			All		Lambeth Planning Authority	Lambeth LLFA	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	Internal (Other)	To be confirmed												X								
014	Policy / Development Control	Delivery of Sustainable Water Management through Redevelopment	Work with landowners to deliver sustainable water management solutions through redevelopment.	-	Borough Wide			All		Lambeth Planning Authority	Lambeth LLFA	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	Internal (Other)	To be confirmed												X								
015	Management	Collation of Historic Information	Collation of historic flooding information from stakeholders, communities and businesses.	-	Borough Wide			All		Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed	X																			
016	Management	Implement and Maintain a Flood Incident Log	Implementing a standardised flood incident log to record historic and future flooding incidents within the borough, including surface water and groundwater incidents.	-	Borough Wide			All	LAM3	Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	£2,000 / yr	Area Based Grant	Allocated	X																			
017	Management	Improving Understanding of Uncertainties of Flood Risk	Engaging with others to understand the greatest uncertainties with regards to future flood risk.	-	Borough Wide			All		Lambeth LLFA	All Risk Management Authorities	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed	X																			
018	Management	Improving Understanding of Mechanisms of Flooding	Increasing understanding of mechanisms and risks from surface water and groundwater sources.	-	Borough Wide			All	LAM12, LAM13	Lambeth LLFA	All Risk Management Authorities	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed	X																			
019	Management	Community Flood Wardens	Establishing Community Flood Wardens for areas at greatest risk.	-	Borough Wide			All		Lambeth LLFA	Lambeth Emergency Planning	2014-2015	2017-2018	Dec-14	Not Started	Unknown	To be confirmed	To be confirmed		X	X																	
020	Management	Identification of Vulnerable Communities	Identifying vulnerable communities to inform emergency planning and response.	-	Borough Wide			All		Lambeth Emergency Planning	Lambeth LLFA	2014-2015	2015-2016	Dec-14	Not Started	Unknown	Internal (Other)	To be confirmed			X																	
021	Management	Identification of Vulnerable Infrastructure	Identifying vulnerable infrastructure and critical services, including stations, red routes, underpasses, substations etc., to determine resilience and inform emergency planning and response.	-	Borough Wide			All	LAM29, LAM30, LAM31, LAM32	Lambeth Emergency Planning	Lambeth LLFA	2014-2015	2015-2016	Dec-14	Not Started	Unknown	Internal (Other)	To be confirmed				X																
022	Management	Analysing Rainfall Characteristics	Use meteorological data, including Brixton Weather Station, to analyse rainfall characteristics.	-	Borough Wide			All		Lambeth LLFA	Lambeth Emergency Planning	2015-2016	2020 onwards	Jun-15	Not Started	Unknown	To be confirmed	To be confirmed				X																
023	Management	Maintaining Flood Mapping	Maintaining and updating surface water and groundwater flood mapping for the Borough as more information becomes available.	-	Borough Wide			All		Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed				X																

Measure / Scheme										Delivery		Programme				Funding			Outcomes															Case Studies		Comments		
ID	Type	Name	Description	Location	Ward	X	Y	CDA	SWMP Action	Lead	Partners	Start	Finish	Review	Status	Est. Cost (£)	Source	Status	CR1	CR2	CR3	CR4	MB1	MB2	MB3	MB4	DM1	DM2	DM3	DM4	EO1	EO2	EO3	EO4	EO5			
024	Management	Maintaining Surface Water Models	Maintain and enhance existing surface water models (produced as part of SWMP), as more information becomes available to assist predictions in areas of greatest flood risk.	-	Borough Wide			All	LAM26, LAM27, LAM28	Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed					X															
025	Management	Promoting Warning Systems	Promoting the use of warning systems and resilience measures to communities.	-	Borough Wide			All		Lambeth Emergency Planning	Lambeth LLFA	2015-2016	2020 onwards	Jun-15	Not Started	Unknown	To be confirmed	To be confirmed					X															
026	Management	London-wide Flood Risk Forums	Supporting and attending London-wide flood risk forums including Drain London and LoDEG.	-	Borough Wide			All		Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	£2,000 / yr	Area Based Grant	Allocated					X															
027	Management	Risk-based Maintenance Programme	Identifying areas and assets at greatest risk and developing a risk-based maintenance programme for assets and gullies, e.g. targeting flooding hotspots and determining optimum timing for gully cleansing.	-	Borough Wide			All	LAM39, LAM43	Lambeth Highways	Lambeth LLFA	2014-2015	2015-2016	Mar-15	Not Started	£3,000	Internal (Maintenance)	Allocated									X											
028	Management	Monitor Highways Gullies Maintenance Programme	Undertake a monitoring programme and liaise with Veolia client team to ensure the contract specification is being adhered to.	-	Borough Wide			All	LAM39, LAM43	Lambeth Highways	Lambeth LLFA	2014-2015	2020 onwards	Mar-15	Not Started	£2,000 / yr	Internal (Maintenance)	Allocated									X											
029	Management	Improve Capacity for Residents to Report Blocked Drains	Improve capacity for reporting blocked drains through the Customer Access programme.	-	Borough Wide			All	LAM39, LAM43	Lambeth Highways	Lambeth LLFA	2014-2015	2015-2016	Mar-15	Not Started	£2,500	Internal (Maintenance)	Allocated									X											
030	Management	Lobby TfL to Ensure Regular Maintenance of Red Route Drains	Lobby TfL to ensure drains on Red Routes are regularly cleaned and maintained.	-	Borough Wide			All	LAM39, LAM43	Lambeth Highways	Lambeth LLFA	2014-2015	2020 onwards	Mar-15	Not Started	£2,000 / yr	Internal (Maintenance)	Allocated									X											
031	Management	Coordinate Maintenance Plans	Produce coordinated maintenance and upgrade plans across Council departments.	-	Borough Wide			All		Lambeth LLFA	Lambeth Highways, Lambeth Parks	2015-2016	2016-2017	Jun-15	Not Started	Unknown	Internal (Maintenance)	To be confirmed							X													
032	Management	Long-Term Programme of Flood Risk Mitigation Measures	Developing prioritised long-term programmes of measures that address current and future risk.	-	Borough Wide			All		Lambeth LLFA		2013-2014	2014-2015	Dec-14	In Progress	£2,500	Area Based Grant	To be confirmed											X									
033	Management	Buy-in to Long-Term Flood Risk Management Activities	Gaining buy-in from Elected Members, residents and businesses to long-term measures.	-	Borough Wide			All	LAM20	Lambeth LLFA		2015-2016	2020 onwards	Jun-15	Not Started	£3,000 / yr	Area Based Grant	Allocated											X									
034	Management	Funding Applications	Developing funding applications for future flood risk management schemes.	-	Borough Wide			All		Lambeth LLFA	Environment Agency, Thames Water	2013-2014	2020 onwards	Dec-14	In Progress	£2,000 / yr	Area Based Grant	Allocated											X									
035	Management	Investigating and Monitoring Funding Availability	Identifying and monitoring opportunities through internal and external, existing and future, funding initiatives and mechanisms.	-	Borough Wide			All	LAM17	Lambeth LLFA	All Risk Management Authorities	2012-2013	2020 onwards	Dec-14	In Progress	£1,000 / yr	Area Based Grant	Allocated											X									
036	Management	Seeking Partnership Funding	Engage with stakeholders to seek opportunities for partnership funding for schemes.	-	Borough Wide			All		Lambeth LLFA	Environment Agency, Thames Water, Other Funding Partners	2012-2013	2020 onwards	Dec-14	In Progress	£2,000 / yr	Area Based Grant	Allocated											X									
037	Communication / Partnerships	Council Website Update	Update Council website to allow residents and businesses to upload historical or current flood risk information.	-	Borough Wide			All	LAM34, LAM37	Lambeth LLFA		2015-2016	2016-2017	Jun-15	Not Started	Unknown	To be confirmed	To be confirmed	X																			
038	Communication / Partnerships	Local Flood Risk Management Action Groups	Promote and support local flood risk management Action Groups.	-	Borough Wide			All		Lambeth LLFA		2014-2015	2017-2018	Dec-14	Not Started	Unknown	To be confirmed	To be confirmed		X																		
039	Communication / Partnerships	Publishing Existing Studies	Disseminating existing evidence and studies, e.g. PFRA and SWMP, through Council website.	-	Borough Wide			All		Lambeth LLFA		2014-2015	2014-2015	-	Completed	N/A	Not Applicable	Secured			X																	
040	Communication / Partnerships	Promoting Best Practice	Promoting best practice case studies to communities, businesses, land owners and across the Council, and through London Forums.	-	Borough Wide			All		Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	Unknown	Area Based Grant	Allocated			X				X			X										
041	Communication / Partnerships	Public Awareness and Promotion	Using social media to communicate events and key messages.	-	Borough Wide			All		Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	Unknown	Area Based Grant	Allocated			X																	
042	Communication / Partnerships	Engagement with Land Owners	Proactively engaging with significant land owners, including social landlords.	-	Borough Wide			All		Lambeth LLFA		2014-2015	2017-2018	Dec-14	Not Started	Unknown	To be confirmed	To be confirmed				X																
043	Communication / Partnerships	Community Flood Plans	Working with communities to produce Community Flood Plans for vulnerable areas.	-	Borough Wide			Multiple	LAM38, LAM75, LAM89, LAM102	Lambeth LLFA	Lambeth Emergency Planning	2014-2015	2017-2018	Dec-14	Not Started	Unknown	To be confirmed	To be confirmed				X																
044	Communication / Partnerships	Lambeth LLFA Flood Risk Management Group	Setting up the Lambeth LLFA Flood Risk Management Group and hosting quarterly meetings.	-	Borough Wide			All	LAM5	Lambeth LLFA	Lambeth Internal Departments	2015-2016	2020 onwards	Mar-15	Not Started	£2,000 / yr	Area Based Grant	Allocated					X															
045	Communication / Partnerships	South Central London Flood Partnership	Attending the quarterly South Central London Flood Group Partnership Meetings.	-	Borough Wide			All	LAM6	Lambeth LLFA	Southwark LLFA, Environment Agency, Thames Water	2012-2013	2020 onwards	Dec-14	In Progress	£1,000 / yr	Area Based Grant	Allocated					X															
046	Communication / Partnerships	Improved Working with Thames Water	Establishing a more proactive working relationship with Thames Water and identifying joint projects for areas at risk of surface water and sewer flood risk.	-	Borough Wide			All	LAM13	Lambeth LLFA	Thames Water	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	Area Based Grant	To be confirmed					X															
047	Communication / Partnerships	Promotion of activities through Lambeth Sustainability Forum	Seeking opportunities to promote measures through other Council initiatives, e.g. Sustainability Forum.	-	Borough Wide			All	LAM51	Lambeth LLFA	Lambeth Sustainability	2012-2013	2020 onwards	Dec-14	In Progress	£1,500 / yr	Area Based Grant	Allocated						X														
048	Communication / Partnerships	Promotion of Water Cycle Management	Promoting water cycle management and water efficiency measures, e.g. through hosting Water Summits.	-	Borough Wide			All	LAM51, LAM55, LAM110	Lambeth LLFA		2012-2013	2020 onwards	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed								X							X					
049	Communication / Partnerships	Community Workshops for Water Management	Holding community workshops to promote property-level water management measures.	-	Borough Wide			All	LAM51, LAM55	Lambeth LLFA		2014-2015	2016-2017	Dec-14	Not Started	Unknown	To be confirmed	To be confirmed								X												

ID	Type	Name	Measure / Scheme							Delivery		Programme				Funding			Outcomes															Case Studies	Comments			
			Description	Location	Ward	X	Y	CDA	SWMP Action	Lead	Partners	Start	Finish	Review	Status	Est. Cost (£)	Source	Status	CR1	CR2	CR3	CR4	MB1	MB2	MB3	MB4	DM1	DM2	DM3	DM4	EO1	EO2	EO3			EO4	EO5	
050	Communication / Partnerships	Green Roof Capacity Training	Delivery of workshops to build capacity within Lambeth for residents and groups to deliver green roof's themselves.	Borough Wide	Borough Wide			All		Lambeth LLFA	Lambeth Community Freshview, Green Community Champions Programme	2012-2013	2012-2013		Completed	£2,000	Area Based Grant	Secured		X			X															
051	Communication / Partnerships	Lambeth Water Summit	Hosting a Water Summit to promote awareness of Water Use and Consumption to water stakeholders in Lambeth.	-	Borough Wide			All		Lambeth LLFA	Thames Water	2012-2013	2012-2013		Completed	Unknown	To be confirmed	Secured							X							X						
052	Investigation of Flood Risk	Clapham Junction Critical Drainage Area	Undertaking a feasibility study to understand the flooding sources, mechanisms and risks and potential options for addressing these throughout the Falcon Road catchment .	Clapham Junction CDA (Group7_022) inc. Falcon Road (London Borough of Wandsworth)	Multiple	527491	174664	Group7_022	LAM61	Wandsworth LLFA	Lambeth LLFA Thames Water Environment Agency	2014-2015	2015-2016	Dec-14	Planning	£950,000	FCRM GIA	Requested	X				X														CDA intersects Thornton, Clapham Common and Streatham Hill Wards. Funding application submitted by London Borough of Wandsworth to the Environment Agency in May 2013.	
053	Investigation of Flood Risk	Streatham Common Critical Drainage Area	Undertaking further investigation into the flooding sources and mechanisms identified in the SWMP to confirm flood risk in the CDA and potential measures that could be implemented to address these.	Eardley Road, Railway Line East and West of Streatham Common Railway Station	Multiple	530047	170942	Group7_025	LAM78, LAM79, LAM80, LAM81	Lambeth LLFA	Lambeth Highways	2016-2017	2017-2018	Dec-14	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X														CDA intersects St. Leonard's, Streatham South and Streatham Wells Wards.	
054	Investigation of Flood Risk	Streatham Critical Drainage Area	Undertaking further investigation into the flooding sources and mechanisms identified in the SWMP to confirm flood risk in the CDA and potential measures that could be implemented to address these.	Stanhope Road, Railway Line East of Streatham Railway Station	Multiple	530450	171438	Group7_026	LAM83, LAM84, LAM85, LAM86, LAM87	Lambeth LLFA	Lambeth Highways Lambeth Park	2016-2017	2017-2018	Mar-16	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X														CDA intersects Streatham Wells and St. Leonard's Wards.	
055	Investigation of Flood Risk	Nine Elms Critical Drainage Area	Undertaking a feasibility study to understand the flooding sources, mechanisms and risks and potential options for addressing these throughout the Nine Elms catchment.	Wandsworth Road, Larkhall Park, Heathbrook Park	Multiple	529357	176378	Group7_028	LAM90, LAM91, LAM92, LAM93	Lambeth LLFA	Wandsworth LLFA	2015-2016	2016-2017	Mar-15	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X														CDA intersects Clapham Town, Larkhall and Clapham Common Wards.	
056	Investigation of Flood Risk	Probyn Road Critical Drainage Area	Undertaking further investigation into the flooding sources and mechanisms identified in the SWMP to confirm flood risk in the CDA and potential measures that could be implemented to address these.	Probyn Road, Leigham Vale	Multiple	531320	172530	Group7_029	LAM94, LAM95, LAM96, LAM97	Lambeth LLFA		2017-2018	2020 onwards	Mar-17	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X														CDA intersects Streatham Hill, Knight's Hill and Streatham Wells Wards.	
057	Investigation of Flood Risk	Norwood Critical Drainage Area	Undertaking further investigation into the flooding sources and mechanisms identified in the SWMP to confirm flood risk in the CDA and potential measures that could be implemented to address these.	Norwood Park, Convent and St. Joseph's Primary School,	Multiple	532480	170970	Group7_030	LAM98, LAM99	Lambeth LLFA	Lambeth Parks, Croydon LLFA, Thames Water, Environment Agency	2015-2016	2016-2017	Mar-15	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X														CDA intersects Gipsy Hill and Knight's Hill Wards.	
058	Investigation of Flood Risk	East Norwood Critical Drainage Area	Undertaking further investigation into the flooding sources and mechanisms identified in the SWMP to confirm flood risk in the CDA and potential measures that could be implemented to address these.	Berridge Road	Gipsy Hill	533005	171270	Group7_031	LAM100, LAM101	Lambeth LLFA		2015-2016	2016-2017	Mar-15	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X															
059	Investigation of Flood Risk	Norwood Cemetery Investigations	Investigations of condition and potential for utilising forgotten culvert running under Cemetery for flood alleviation purposes.	Dunbar Street, Norwood Cemetery	Gipsy Hill	532260	172110	Group7_032	LAM67	Lambeth LLFA	Thames Water	2012-2013	2014-2015	Dec-14	Investigation	£26,000	Area Based Grant	Secured	X				X			X												
060	Investigation of Flood Risk	Waterloo Station Critical Drainage Area	Confirm flood risk identified in SWMP following drainage improvement works in the vicinity of Waterloo Station and St. Thomas Hospital.	Waterloo Station, St Thomas Hospital	Bishop's	531035	179695	Group7_034	LAM108	Lambeth LLFA	Lambeth Highways	2017-2018	2017-2018	Mar-17	Not Started	To be confirmed	To be confirmed	To be confirmed	X				X															
061	Flood Mitigation	Climate Change Mitigation and Adaptation	Identifying measures that mitigate and adapt for Climate Change and flood risk.	-	Borough Wide			All		Lambeth LLFA	Lambeth Sustainability	2016-2017	2017-2018	Mar-16	Not Started		To be confirmed	To be confirmed						X														
062	Flood Mitigation	Reducing Surface Water Runoff	Identifying opportunities to reduce surface water runoff to the sewer system and meet WFD objectives.	-	Borough Wide			All		Lambeth LLFA	Lambeth Highways	2012-2013	2020 onwards	Dec-14	In Progress		Multiple	Allocated						X		X						X						
063	Flood Mitigation	Urban Landscape Improvements	Delivering improvements to urban landscapes whilst addressing local flood risk.	-	Borough Wide			All		Lambeth LLFA		2013-2014	2020 onwards	Dec-14	In Progress	Unknown	Multiple	To be confirmed						X														
064	Flood Mitigation	Delivery of SuDS and Green Infrastructure	Improving amenity and 'greening the grey' through delivery of SuDS and Green Infrastructure.	-	Borough Wide			All		Lambeth LLFA	Lambeth Parks, Lambeth Highways	2012-2013	2020 onwards	Dec-14	In Progress	Unknown	Multiple	Allocated						X			X											
065	Flood Mitigation	Implementation of Surface Water Measures through Standard Maintenance	Identifying opportunities (short and long-term) through standard maintenance for inclusion of surface water measures.	-	Borough Wide			All				2012-2013	2020 onwards	Dec-14	In Progress	Various	Internal (Maintenance)	To be confirmed							X													
066	Flood Mitigation	Maintaining Existing Infrastructure Standard of Protection	Ensuring existing systems are maintained to their designed standard.	-	Borough Wide			All		Lambeth LLFA	Lambeth Highways	2013-2014	2020 onwards	Dec-14	In Progress	Unknown	Internal (Maintenance)	Allocated								X												
067	Flood Mitigation	Upgrading Existing Infrastructure Standard of Protection	Seeking opportunities to upgrade standard of protection of existing infrastructure to manage future risk.	-	Borough Wide			All		Lambeth LLFA	Lambeth Highways	2014-2015	2020 onwards	Dec-14	Not Started	Unknown	To be confirmed	To be confirmed								X												
068	Flood Mitigation	Brockwell Park Flood Alleviation Scheme	Installation of swales to the north of the Park to alleviate flooding to Dulwich Road area.	Brockwell Park	Herne Hill	531830	174340	Group7_033	LAM64, LAM103, LAM104, LAM105	Lambeth LLFA	Environment Agency, Thames Water	2011-2012	2014-2015	Dec-14	Feasibility	£310,000	FCRM GIA	Secured	X				X		X	X	X	X		X	X							
069	Flood Mitigation	Norwood Road Green Roofs	Supporting Urban Wild Project to work with business to provide and install green roofs on the shops along Norwood Road and Railton Road.	Norwood Road	Herne Hill	532026	174262	Multiple		Urban Wild Project	Lambeth LLFA	2012-2013	2012-2013		Completed	£10,000	Area Based Grant	Secured		X			X		X		X					X						

Lambeth Local Flood Risk Management Strategy Action Plan

Date 23/10/2014
Financial Year 2014-2015
Version 2.0



Measure / Scheme										Delivery		Programme				Funding			Outcomes															Case Studies	Comments			
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070	Flood Mitigation	Ruskin Park Flood Alleviation Scheme	Development of solutions to divert surface water into Ruskin Park.	Ruskin Park	Herne Hill	532545	175919	Group7_036	LAM76,77	Lambeth LLFA	Environment Agency, Thames Water	2011-2012	2014-2015	Dec-14	Feasibility	£250,000	Local Levy	Secured	X					X		X	X	X	X		X	X						
071	Flood Mitigation	Lambeth Green Streets	Introduction of rain gardens into the public highway using Sustrans DIY Streets approach to community engagement to deliver flood alleviation and other benefits.	Ardlui Road, Chatsworth Way	Thurlow Park	532182	172630	Group7_032	LAM66	Lambeth LLFA		2012-2013	2014-2015	Dec-14	Community Engagement	£120,000	Multiple	Secured		X				X	X		X		X	X			X				http://www.susdrain.org/case-studies/case_studies/central_hill_highway_retrofit_london.html	
072	Flood Mitigation	Ingleborough Street SuDS Scheme	Implementation of a swale and rain garden in the existing road and Slade Green Park.	Ingleborough Street	Vassall	531041	176336	Group7_033		Lambeth LLFA		2012-2013	2012-2013		Completed	£60,000	Multiple	Secured						X	X	X		X				X						
073	Flood Mitigation	Tulse Hill Flood Alleviation Scheme	Implementation of rain gardens along Tulse Hill where there is the wide footway toward Jubilee Primary School.	Tulse Hill	Tulse Hill	531176	174297	Group7_033		Lambeth LLFA		2013-2014	2013-2014		Completed	To be confirmed	Multiple	To be confirmed						X	X	X		X				X						
074	Flood Mitigation	Old Town (Clapham Gateway) SuDS Scheme	Implementation of permeable areas around the Polygon incorporating SuDS.	Old Town	Clapham Town	529209	175515	Group7_028		Lambeth Highways	TfL	2013-2014	2013-2014	Dec-14	Completed	To be confirmed	TfL	Secured							X	X		X		X					X			
075	Flood Mitigation	Streatham Common South SuDS Scheme	Implementation of rainwater garden, grass verge and highways scheme in Copley and Covington Roads in Streatham Common South.	Streatham Common South	Streatham South	530631	170824	Group7_025		Lambeth LLFA		2012-2013	2013-2014		Completed	To be confirmed	Internal Maintenance	Secured	X					X	X	X		X			X							
076	Flood Mitigation	Central Hill SuDS Scheme	Implementation of grass verge with SuDS and changing profile of footway for surface water to fall into Park.	Central Hill	Gipsy Hill	532528	171032	Group7_030		Lambeth LLFA	Lambeth Highways	2011-2012	2012-2013		Completed	£30,000	Internal Maintenance	Secured							X	X		X								http://www.susdrain.org/case-studies/case_studies/central_hill_highway_retrofit_london.html		
077	Flood Mitigation	Cambria Road SuDS Scheme	Introduction of permeable paving under railway bridge to remove water flowing down from further up Cambria Road and also water running down walls under bridge.	Cambria Road	Herne Hill	532180	175780	Group7_036		Lambeth LLFA		2012-2013	2012-2013		Completed	To be confirmed	Multiple	Secured							X	X		X										
078	Flood Mitigation	Tivoli Park Flood Alleviation Scheme	Improvement to existing groundwater and surface water management scheme in Park through implementation of swales and landscaping.	Tivoli Park	Knights Hill	532046	171264	None		Lambeth LLFA	Friends of Tivoli Park	2012-2013	2014-2015	Dec-14	Design	£20,000	GLA (Drain London)	Secured						X		X	X		X		X	X						
079	Flood Mitigation	Streatham Common SuDS Scheme	Implementation of attenuation at end of land drainage runs to hold water back	Streatham Common	Streatham South	530244	170865	Group7_025		Lambeth LLFA		Pre-2011	Pre-2011		Completed	Unknown	Internal (Other)	Secured							X		X											
080	Flood Mitigation	Kennington Alley Way SuDS Scheme	Planting areas implemented and the surface re-graded to shed surface water into the planting areas with the community and the local school to undertake planting and maintain planting.	Alley way between Oakden Street and Wincott Street	Prince's	531380	178775	None		Lambeth LLFA	Residents and School	2012-2013	2012-2013		Completed	£10,000	Area Based Grant	Secured		X			X	X	X	X		X			X							
081	Flood Mitigation	Kennington Depave	Depaving front gardens for two properties in Kennington to remove 40% hard surface. Council provide materials and residents undertake works.	Reedworth Street	Prince's	531382	178590	None	LAM47	Residents	Lambeth LLFA	2012-2013	2012-2013		Completed	N/A	Not Applicable	Secured		X			X			X		X		X						http://www.susdrain.org/case-studies/case_studies/kennington_residential_depave_retrofit_london.html		
082	Flood Mitigation	Ashmole Estate Depave	Depaving of areas in the Ashmole Estate and consideration of wider SuDS implementation as part 2 of the refurbishment / regeneration.	Ashmole Estate	Oval	530789	177613	Group7_033	LAM47	Lambeth LLFA		2013-2014	2014-2015	Dec-14	In Progress	Unknown	To be confirmed	To be confirmed		X				X		X		X		X								
083	Flood Mitigation	Streatham Vale Flood Alleviation Scheme	Surface water alleviation scheme and WFD improvement for River Graveney, including raising community awareness of flooding in the area, inc. River Graveney.	Streatham Vale, River Graveney	Streatham South	529880	169960	Group8_049	LAM82	Lambeth LLFA	Environment Agency, Thames Water	2014-2015	2017-2018	Dec-14	Planning	£725,000	FCRM GIA	Requested	X	X	X		X	X		X		X	X			X						
084	Flood Mitigation	Herne Hill Critical Drainage Area	Undertaking a feasibility study and scheme design to address surface water flood risk in the Herne Hill catchment.	Herne Hill, Dulwich, West Dulwich	Multiple	533163	172657	Group7_032	LAM63, LAM69, LAM70, LAM71, LAM72, LAM73, LAM74	Southwark LLFA	Lambeth LLFA Thames Water Environment Agency	2011-2012	2014-2015	Dec-14	Feasibility	To be confirmed	FCRM GIA	Secured	X				X				X	X	X		X					CDA intersects Thurlow Park, Gipsy Hill and Herne Hill Wards. Funding granted by Environment Agency to London Borough of		
085	Flood Mitigation	Stockwell / Oval Area	Investigate opportunities for implementing 'urban greening' measures in the Stockwell / Oval area, in the vicinity of Fentiman Road.	Stockwell / Oval area, Fentiman Road	Oval	430660	177490	Group7_033	LAM106, LAM107	Lambeth LLFA		2016-2017	2017-2018	Mar-16	Not Started	To be confirmed	To be confirmed	To be confirmed	X					X		X		X			X	X		X				
086	Flood Mitigation	Clapham South Critical Drainage Area	Investigate opportunities to provide source control, attenuation and SuDS measures in existing green areas where there is greater flood risk north of Clapham Park, specifically within the council estates to the northwest of Abbeville Road.	Abbeville Road	Multiple	529659	174662	Group7_027	LAM88	Lambeth LLFA	Lambeth Housing	2014-2015	2015-2016	Dec-14	Not Started	To be confirmed	To be confirmed	To be confirmed	X	X				X	X	X	X		X			X	X		X		CDA intersects Clapham Common, Clapham Town, Brixton Hill, Thornton and Ferndale Wards.	

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Lambeth Draft Flood Risk Management Strategy.

A summary for citizens.

The risk of flooding in Lambeth

Up to 43,740 residential properties in Lambeth are at risk of flooding from a range of sources, including [surface water runoff](#) and [ponding, groundwater, sewer surcharging](#), rivers and tidal watercourses (the River Graveney and River Thames) and reservoirs. Often more than one of these sources can combine to cause a flood event.

Flooding is likely to increase in the future as we see the effects of climate change and the demand for development and housing grows.

The Flood Management Act 2010 names Lambeth Council as a Lead Local Flood Authority (LLFA) for the London Borough of Lambeth. This means that we now have a responsibility to lead and co-ordinate local flood risk management.

The Lambeth Local Flood Risk Management Strategy

We are required by law to create, maintain, introduce and monitor a strategy to manage flood risk in Lambeth.

The strategy explains:

- The current level of flood risk in the borough
- [Risk Management Authorities](#) and their responsibilities
- Our plans for managing local flood risk
- How we will fund these projects
- How long it will take
- How the changes will impact on the local environment
- How we will monitor and review projects to make sure they are working

The strategy is based on three main principles. We want to:

- Enable citizens to prevent flood risk in their local areas
- Introduce sustainable solutions that will benefit present and future generations
- Work with others to make sure that we have a complete understanding of water related issues in the borough and identify the best ways of reducing risk together.

How will we do this?

- We have already started working with citizens on [Depaving](#), [green roof](#) and [sustainable drainage \(SuDS\)](#) projects. We will continue to work with you to introduce measures such as these in your local communities.
- We will work more closely with our neighbouring boroughs, and external organisations such as Thames Water to identify and solve problems quickly.
- We will use the information that we already have and information we are currently gathering, such as rainfall data, to help us to predict areas at risk.
- We will improve communication with you around flood risk and highlight easy ways in which you can work with us to prevent flooding.

You can see a full list of the planned projects, proposed timescales and funding details in our Action Plan.

How will you make sure that the strategy is working?

We'll look at the strategy each year and produce a report which will be published on our website for you to download. The report will also be presented to the Lambeth Flood Risk Management Group. Elected Members will assess whether the measures are working and action will be taken accordingly.

How will the strategy be reviewed?

As we learn more about the flood risks facing Lambeth we will review the documents to make sure that they are still appropriate. A full update of the strategy is due in 2018; however it may need to be updated before this date if there is, for instance, a major flooding event or a significant change to our funding.

Environmental benefits

Many of the proposed projects have environmental benefits in addition to reducing flood risk. A good example is rain gardens and green roofs which provide an opportunity to improve [biodiversity](#) and the appearance of your local area.

To support these benefits, we will look to:

- Manage and plan for the impacts of Climate Change
- Maintain and improve the quality of water bodies in the borough
- Reduce water usage
- Promote sustainable development

If you would like to download the full Strategy and supporting documents, you can do so at www.lambeth.gov.uk/flooding

If you have any questions or comments on the contents of the Strategy, please contact us at xxxxxxx@xxxxxx.xxx.xx

Glossary:

Surface water runoff – surface runoff is water from rain, melted snow or other sources that flows across the surface of the ground. It is more common in urban areas where permeable or absorbent surfaces such as soil and grass have been replaced by non-permeable surfaces such as paving and concrete.

Ponding – When water gathers on the surface of the ground without draining away.

Groundwater – Water beneath the surface of the ground that supplies wells and springs.

Sewer Surcharging – The overloading of a sewer system beyond its capacity which leads to water escaping through manhole covers and other outlets.

Risk Management Authorities – other organisations e.g. Thames Water and the Environment Agency, with responsibility for flood risk management.

Depaving – replacing surfaces such as concrete which water cannot drain through, with surfaces that allow water to seep back into the ground such as soil and gravel.

Green Roof - A green roof is a roof partially or completely covered with vegetation.

Water bodies – Areas of water such as rivers, reservoirs and streams.

Biodiversity – the variety of wildlife and plant life in an area.

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Cabinet 12 January 2015

Council - 28 January 2014

Council Tax Support

Wards: All

Report Authorised by: Strategic Director Guy Ware

Portfolio: Deputy Leader/Cabinet Member for Finance & Investment, Cllr Paul McGlone

Contact for enquiries:

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Report summary

Council Tax Support (CTS) replaced Council Tax Benefit (CTB) from April 2013. All councils were given the option of developing their own CTS scheme or taking on board a default scheme defined by DCLG. The council took the option of developing a local scheme in consultation with residents specifically engineered with the intention of ensuring vulnerable people were protected from changes to their help with Council Tax (CT) costs

The council is legally required to make a scheme on an annual basis if it is to avoid taking on board the default scheme and for the 2015/16 scheme this must be made by 31 January 2015.

This report looks back at the performance of the CTS scheme in 2013/14 and 2014/15 and following the extensive review, makes a recommendation to maintain the existing scheme for 2015/16.

Finance summary

Funding for CTS was rolled into the Settlement Funding Assessment (SFA) and the indicative allocation was £20m. However, as the grant has now been subsumed within core funding, it is subject to the same reductions as the rest of the SFA.

Recommendations

- (1) To adopt an unamended Council Tax Support scheme for 2015/16 subject to annual uprating and adjustments for inflation, which are already catered for in the existing 2014/15 scheme
- (2) To note the requirement to change the scheme for 2016/17 to accommodate universal credit and other changes which align with the financial resilience strategy and income and debt policy.

1. Context

- 1.1 The council's Council Tax Support (CTS) scheme was developed with the intention of ensuring vulnerable residents are protected from changes to the help they receive with Council Tax (CT) costs, those with more income would contribute more towards their CT costs and the scheme would operate within the financial envelope of the budget allocated by government.
- 1.2 The key features of the scheme which protect vulnerable residents on low income, from changes to their help with CT costs as a result the universal reduction are;
 - Pensioners
 - All disabled people protected
 - Carers protected
 - Families affected by the overall benefits cap protected
 - War widows and widowers protected

Lambeth's scheme is unique in London in providing protection from a reduction in CTS to this whole group of vulnerable residents. Residents of pension age are automatically protected from any changes to the levels of CTS they receive by law. CTS spend and cost of protected groups for 2013/14 is detailed below.

CTS protected group	Number of households	CTS spend (£m)	Cost of protected characteristics (£m)
Benefit Cap	300	0.2	0.03
Disabled residents	5,200	3.0	0.45
Carers	1000	0.7	0.10
War Widows	0	0	0
Pensioners	10,000	6.6	1.00
CTS non protected groups			
Working age	21,000	8.6	0
Total	37,500	19.1	1.58

The original scheme changed aspects of the assessment process compared with council tax benefit to help meet the costs of the protected groups. The council proposes not to change these for 2015/16.

Also, a new addition, the universal reduction, was built in to the local scheme. The universal reduction reduces support by a set percentage for all working age, unprotected residents. The council proposes to maintain the current universal reduction level for 2015/16.

- 1.3 The council is required by law to maintain and manage a CTS scheme to help less well-off residents meet their CT costs. We are able to either take on a national default scheme which effectively mirrors CTB and means we would have to pick up the cost of the cut made by government when localising support for council tax. For Lambeth this cost was approximately £2.4m. Conversely we can create our own scheme which gives flexibility of how the scheme works, and what action is taken (if any) to pass on the governments saving either in part or in full. In 2013 the council agreed a CTS scheme as laid out in 1.2 above through January 2013 cabinet and full council. This report proposes continuing that scheme for the third year running.
- 1.4 From the perspective of awarding council tax support there are 6,500 vulnerable working age households in Lambeth that we have fully protected via the CTS scheme from any form of Council Tax liability. There are a further 21,000 receiving some degree of assistance from CTS in meeting their full obligation. In addition 10,000 residents of pension age are protected from any reduction in CTS support.
- 1.5 The first year collection rates of CTS are shown in the table below, demonstrating that CTS collection is marginally lower than CTB collection rates. However, it is important to note that contained within the higher collectible debit of £8m, £1.4 relates to those clients who would previously have collected CTB and the remainder to technical reforms and new properties. The relative stability of council tax collection for residents in receipt of either CTB/CTS indicates that there has not been a significant shift in behaviour. Households in receipt of financial assistance have maintained a collection rate of approximately 80%. This is also comparable to Southwark, and indeed most other London boroughs, as the impact on collection rates have been limited.

	2013-14 (CTS)	2012-13 (CTB)
Combined Collection Rate	94.50%	94.70%
Non CTS/CTB accounts	95.70%	95.50%
CTS/CTB accounts	78.80%	81.20%

In year CTS collection rates remain consistent with those of 2013/14.

2. Proposal and Reasons

- 2.1 It is recommended that the CTS scheme approved in 2013 should be re-adopted for 2015/16, the third year running. Although the council is entitled to change the scheme on an annual basis no clear need has been identified for doing so. The current scheme still achieves its original objectives of protecting vulnerable residents as well as meeting Lambeth's financial requirements.
- 2.2 The CTS scheme is part of the overall financial resilience offer from the council and is also integral to the income and debt strategy which is under review currently. The CTS scheme will be reviewed in detail in the light of both strategies. Recommendations for the 2016/17 scheme to take effect will be made at the appropriate time. It is proposed that a consultation with GLA, members, residents and stakeholders, regarding these recommendations takes place in the summer of 2015. It is important that the work on financial resilience, CTS review, and income and debt strategy is co-ordinated to ensure hard pressed residents receive the best and most complimentary support possible.
- 2.3 Residents experiencing difficulty meeting their council tax costs and at risk of bailiff action are supported via our financial resilience offering to see what help the council can give them moving forward. This means council tax debt is considered along with other debts to the council (such as rent arrears) so a joined up support offering can be made to residents to help them mitigate financial hardship.

3. Finance

- 3.1 The cost of the scheme falls in to two discrete areas covering the scheme expenditure and scheme administration.
- 3.2 The cost of administration is linked to the costs associated with the processing of housing benefit. These costs are met by grants from DCLG and DWP in addition to revenue top up from the general fund, which sits within cost centre D10521. The revenue top up is subject to savings requirement and will have provided £400k in savings over 2014/15 and 2015/16. The 2015/16 budget for benefits administration will be agreed through the budget setting process, where the level of grants and committed savings will be taken into account.
- 3.3 The costs of the council tax support are met through funding incorporated into the Council's Settlement Funding Assessment. Anticipated scheme costs are reflected below.

Year	Spend (£m)	Comment
2013/14	19.1	Year one actual scheme cost
2014/15	18.5	Welfare reform and economic recovery causes a decrease in CTS spend
2015/16	18.0	DWP Fraud and Error reduction activity and incentives (Real Time Information and Fraud Error Reduction Incentive Scheme) will cause CTS spend to reduce further still.

- 3.4 Unlike the previous CTB arrangements, the cost of the scheme arises from the discounts the council awards to residents, which in turn reduces council tax income. At the point of transition from CTB to CTS the government made a one off transfer of resources into the council's settlement funding assessment, with a reduction of 11%, which helped to deliver national government savings, yet transferred risk (but also potential benefit) to local councils.

4. Legal and Democracy

- 4.1 The Local Government Finance Act 2012 provides for the introduction of local council tax reduction (CTS) schemes to replace council tax benefit from April 2013. The Council Tax Reduction Scheme (Prescribed Requirements) (England) Regulations 2012 contains the mandatory elements for any local scheme and details the scheme that must be adopted for pensioners. The Council adopted its current CTS scheme in 2013 and it is considered lawful.
- 4.2 The Council is under a statutory duty to review its CTS scheme annually and must by 31 January 2015; adopt the scheme to take effect in 2015-16. The Council must also undertake consultation if it proposes to revise or replace its scheme.
- 4.3 This report recommends no change to the current CTS scheme other than the application of annual uprating which ensure cost of living increases in income from state benefits do not adversely affect CTS entitlement. Since such items are already catered for within the terms of the existing scheme, there are no changes to the terms of the scheme for 2015/16, therefore all that is required is that full Council agree the scheme for its continuing adoption from 1 April 2015 for the full 2015/16 council tax year.
- 4.4 As required by the Council's Constitution, notice of the intention to make this key decision was first published on the forward plan on 5 December 2014. The report will be published five working days before the meeting and the decision will be available for call-in for five days after the notice of the decision has been published.

5. Consultation and co-production

- 5.1 Consultation to set the scheme was undertaken in 2012/13 but as there are not any proposed changes to the scheme, a repeat consultation is not required. Consultation is only warranted if the scheme is to be changed. The scheme will be amended for 2016/17 to take in to account UC roll-out and also recommendations from the financial resilience strategy review. This will require a consultation with residents, GLA, and other stakeholders in the summer of 2015.

6. Risk management

- 6.1 The risks associated with this decision are deemed as minimal. We already know that the scheme does what it was designed to do in terms of meeting financial requirements as well as protecting our most vulnerable residents. Only a very significant increase in caseload is likely to cause pressure to the CTS budget.

6.2 The risks that sit around the scheme as opposed the decision per se appear limited although the DCLG guidance around CTS is open to interpretation and case law is minimal. We believe our consultation and original scheme are robust as both were reviewed by CIPFA and Counsel for challenge with only positive response. Additionally Lambeth has not received a negative decision via Valuation Tribunal.

6.3 The council will take the opportunity of the scheme review required in 2015 to further consider any technical amendments necessitated by emerging case law to ensure we mitigate against future risk.

7. Equalities impact assessment

7.1 A recent review of the initial equalities impact assessment identified that there has been little change to the demography of the CTS caseload and the initial findings still apply, in that the abolition of council tax benefits impacts all working age, low income groups similarly. Moving forward additional work will be required with the introduction of Universal Credit and the changes to the CTS scheme in 2016/17.

8. Community safety

8.1 None.

9. Organisational implications

None.

10. Timetable for implementation

Action	By
Recommendation to retain current scheme to be considered by Cabinet	12.01.15
Recommendation to retain current scheme to be considered agreed by full council	28.01.15
Software supplier notified of retention of current scheme	01.02.15
Publish 2015/16 CTS scheme	01.03.15

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Guy Ware	Strategic Director	20/11/14	20.11.14	
Finance	Business Partnering	24.11.14	26.11.14	throughout
Legal Services	Enabling: Integrated Support	24.11.14	01.12.14	throughout
Democratic Services	Enabling: Corporate Affairs	24.11.14	26.11.14	throughout
Cllr Paul McGlone	Cabinet Member:	20/11/14	18.12.14	

Report history	
Original discussion with Cabinet Member	20.11.14
Report deadline	02.01.15
Date final report sent	30.12.15
Report no.	127/14-15
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	05.12.14
Key decision reasons	Expenditure, income or savings in excess of £500,000 Meets community impact test
Background information	Report to Cabinet - 17 December 2012 Localisation of Council Tax Support including Equalities Impact Assessment http://moderngov.lambeth.gov.uk/documents/s52850/06.1a%20CTS%20Cabinet%20Report%20Dec%2012%20-%20Final.pdf
Appendices	None.

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