

The future of the Lambeth Hospital site

We are now in a position to move forward with proposals to redevelop the Lambeth Hospital site. This follows a public consultation and decision by NHS South East London Clinical Commissioning Group which will see the transformation of adult acute inpatient mental health wards for Lambeth residents with facilities moved to a new fit-for-purpose building at the Maudsley Hospital, in Denmark Hill.



Entrance view of proposed development, along Landor Road.

The aim of this redevelopment is to release value from surplus estate at Lambeth Hospital to reinvest back into our current and future hospital and community facilities while creating much needed new homes, for local people in Lambeth. Our proposed development has been designed to integrate into the surrounding residential area with new community uses fronting Landor Road and well planned public spaces, for residents and those living nearby to enjoy.

We want to know what you think about the proposals. Your feedback will be considered as the designs for the site are finalised.

This can be provided by completing the feedback form at the back of this booklet or contacting us using the details on the right.

You are also invited to join one of our online discussion meetings:

Tuesday 4 August, 6-7pm

Monday 10 August, 6-7pm

To register your attendance please email or call:



lambethplanning@
londoncommunications.co.uk



0800 307 7650



Write to us using
our Freepost address

Our future vision for mental health care

In contrast to some other NHS Trusts in the country, most of our hospital buildings are old and in poor condition. Around 60% were built over 30 years ago.

To ensure the safety and quality of our mental health services for the people and communities we serve, there is an urgent need to improve our mental health hospital facilities.

There is little money available to make the improvements needed. We therefore need to use the proceeds from our surplus estate at Lambeth Hospital to invest back into our other current and future hospital and community facilities.

Then the process of modernising our inpatient facilities for patients, service users, their carers, friends and families and also our staff in Southwark, Lambeth, Lewisham and Croydon, can begin. This has been agreed as the most practical and economically sustainable way forward.



Lambeth Hospital, in Landor Road.

The proposed redevelopment of Lambeth Hospital is an important step in our vision to transform our inpatient facilities and create buildings fit to deliver world class mental health care in the 21st century - modernised, high quality, inpatient and community facilities.

We recognise there are sensitivities around the use of surplus NHS land. This is why we are actively looking at ways we can retain an interest in the site for the long term, while securing the essential capital we need to fund the development of vital new facilities for patients and service users.

Creating a new neighbourhood

Lambeth Hospital is on a 2.54 hectare site on Landor Road, in the heart of Stockwell.

The site is in a residential area and is currently enclosed by a high wall on three sides. It is well connected to public transport being within 5 minutes walking distance of Clapham North station and a 10 minute walk from Stockwell and Brixton stations.

Together with our architects ESA Architecture, we have been working on plans to replace the hospital with a high-quality new residential development including new green spaces with commercial and community uses fronting Landor Road.



Aerial view of the site.

1. Creating much needed new homes for Lambeth

Lambeth is in desperate need of new housing. The proposed scheme will create approximately 570 new one-, two- and three-bedroom homes, 50% of which will be genuinely affordable homes, making a significant contribution to meeting the housing demands of the local area. The plans are for around 220 one-bedroom, 300 two-bedroom and 40 three-bedroom homes.

The affordable homes will be compliant with Lambeth Council's housing policies, with the tenure split 70% social rented housing and 30% intermediate housing, providing new homes for local people and families.

This is important for the local community including our staff, who have a real issue with recruitment and retention given the high cost of living in the area.

10% of the homes will be able to accommodate disabled people with the remaining homes meeting 'lifetime homes' criteria, so that they can be adapted in the future if needed. There will be 3% disabled parking on site with potential for additional disabled spaces if required.

All homes will have immediate access to outdoor space in the form of private balconies or communal gardens.

The car-free development will have significant storage for circa 1,100 bicycles distributed across the site.



View of proposed character frontage on the east side of the development.



Detail of proposed tower at ground level.



Computer-generated images of the new Douglas Bennett House, at the Maudsley Hospital, which the Lambeth wards will move to.

2. New landscaping and greenery

We know that reconnecting with nature can have a huge impact on health, wellbeing and quality of life. Currently, the Lambeth Hospital site sits within a built-up area with few green spaces.

As part of these proposals a series of different spaces or 'character areas', will be created across the site including private gardens, communal areas and a central boulevard to introduce thriving and sustainable green amenity places.

Spaces for community interaction have been a primary focus for the architects. Some of the new public realm and community spaces will be open for existing local residents to enjoy and connect with the new residents living here.

A treasured feature in the local area is the Edible Bus Stop, on Landor Road, where dedicated local residents grow an array of edible and bee friendly plants and trees. The proposed scheme will expand

on this successful initiative with similar ideas running through the site, such as an ecological corridor stretching over 300m down one side.

Sustainable urban drainage systems will also be integrated across the site.

Children's play has been integrated into the overall design, with naturalistic elements such as felled trees, stepping stones and boulders encouraging safe play throughout the green areas.



Boulevard.



Public realm.



Communal Gardens.



Plan of landscaped character areas.



Greenway.



Communal Courtyard Greens.



Ecological Corridor.

3. Sensitive and modern design referencing local heritage and architectural character

The design of the new homes references local site heritage and the architectural character of the area, providing variety and character across the site.

The characteristic U-shape of the existing hospital buildings has influenced the layout of the homes, although smaller blocks will increase the amount of light, green space and access around them. The buildings have been designed to maximise the number of dual aspect homes, ensuring good natural daylight, natural ventilation, better views and greater flexibility in the use of rooms.

The scheme has been developed to minimise the impact on the existing terraced residential properties surrounding the site. The new buildings would be set back from the site boundary and are mostly five to seven storeys high, with one tall building of 18 storeys in the centre of the site.

The locally listed existing hospital gateposts will be retained and re-used at the entrance of the new development. We also intend to retain the existing brick wall around the site boundary.

4. Addressing the climate emergency

Ensuring that this development has a minimal impact on the environment is a key focus for the Trust. A number of sustainability initiatives are therefore being considered as part of the development around carbon reduction, energy consumption, structural adaptability, and sustainable lifestyles.



View to the southern end of avenue.



Courtyard view looking east.

Early engagement and feedback

As part of the consultation about the proposals to move adult acute inpatient mental health services from Lambeth Hospital to new high quality facilities at the Maudsley Hospital, a number of people expressed views about the future of the Lambeth site.

We have also received feedback from planning officers at Lambeth Council, Council Members at the Growth and Investment Panel, an Independent Design Review Panel, the Met Police Design Out Crime Officer and the Greater London Authority.

Following consultation, the heights of the buildings are now more evenly distributed across the development replacing several tall buildings with just one central taller building surrounded by generous public realm.

Our plans have evolved in response to the feedback we have received.

- + We have sought to include as much amenity space as possible.
- + We have altered the layout to better reflect the surrounding streets and re-orientated the buildings to provide secure courtyards with enhanced sunlight and daylight.
- + Following consultation the heights of the buildings are now more evenly distributed across the development with one central taller building surrounded by a range of other buildings of between three and nine storeys, and generous public realm.
- + More variation has been introduced across the site in terms of character spaces, architecture and green space.

Summary of our proposals

- + Approximately 570 new homes
- + A policy compliant scheme, delivering 50% affordable housing
- + Around 220 one-bedroom, 300 two-bedroom and 40 three-bedroom homes
- + 10 min walk from Stockwell and Brixton
- + Extensive landscaping and amenity space, creating a wildlife-friendly environment for current and new residents to enjoy
- + A car-free development with approximately 1,100 cycle parking spaces
- + 3% onsite parking for disabled residents, with scope to increase as required
- + Commercial and community uses fronting Landor Road

I think it would be great to further build the community on Landor Road with new homes and facilities.

Changes to Lambeth Hospital are critical to revitalising the area.

This area needs more green space. I hope there is more green space included in any proposals.

We need more affordable housing in Lambeth.

I don't want more building work and flats in this area.



Masterplan of site showing building heights.

Freepost RTZX-GRSR-BLXR Future of the Lambeth Hospital site planning consultation

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Berkshire House
168-173 High Holborn
London
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Timeline

Summer 2020

Planning consultation on proposals for Lambeth Hospital site

Autumn 2020

Submit a planning application to London Borough of Lambeth

Winter 2020/21

Anticipated planning committee decision

Spring 2024

Anticipated construction start (subject to planning permission), once all patients have been moved to new facilities at Maudsley Hospital

Thank you – how to share your views with us

We want to get our new building development proposals right.

Due to the current Covid-19 restrictions we are unfortunately unable to host a physical public exhibition. We still want to provide an opportunity to speak with the project team and have organised two online discussion meetings at the times shown on the front cover. To register, please email or call us using our contact details.

Contact us

We would like to hear your views and look forward to hearing from you. Please share your feedback with us using the comments form below, or get in touch using the details on the front cover.

If you would like a copy of this newsletter translated, or a Braille version provided please do let us know and we would be happy to provide.

Thank you for taking the time to read this booklet. We hope you have found the information provided helpful and we welcome your views on our proposals.



Have your say

We want to hear your thoughts on the proposals we have set out in this booklet. Please use the space below to tell us your views. Once complete, you can tear off the comments form and post it back to us with the freepost address on the rear. You do not need to use a stamp. If you would like to provide additional comments or ask questions, please use the contact details on the front page.

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Name:

Address:Postcode:

Email:Phone:

If you wish to be kept informed about progress with this consultation and development, please tick this box. We are required to collect consultation data in respect of these proposals so that feedback from the local community can be assessed and summarised within the planning application documents. Please be assured however that we will not hold or use your data for any other purpose whatsoever.