



## Residents at the heart of Clapham Park regeneration



**After several months of working with residents, carrying out surveys, planning and designing alongside a range of expert consultants, we have now submitted our detailed planning application to Lambeth Council.**

Submitting a detailed application, as opposed to the original 'outline' one, has two key benefits: it provides a clear delivery plan for the regeneration; and, once approved, it means we can get started quicker on the first sites.

We invited you to work with us at a series of events and hundreds of you came and gave your input and ideas. Many thanks to everyone who helped us, especially the four resident Consultation Assistants, whose work over the last six months has been invaluable. Emmanuel, one of the assistants, told us: "I had no idea so much work was involved in a regeneration of this scale – we've learned so much!"

The culmination of all the further investigations, discussions and drop-in events is a revised masterplan,

and detailed building and open space designs that we believe will bring significant benefits to people living across the whole of Clapham Park and beyond. We hope the submission will be heard by Lambeth Council's Planning Committee towards the end of the year.

Linda Robinson, Metropolitan's Executive Director of Development, is clear about why the application is so important: "Our aim is for Clapham Park to be a desirable, revitalised, vibrant and affordable area that residents will feel proud to call home. Having worked closely with residents and our partners throughout the project, I believe we now have a masterplan that will achieve that."

### **What will the new plan mean for me?**

Please read on inside to find out more about the benefits that the plan will deliver, including:

- more quality affordable homes
- a new park and network of open spaces
- greener and safer streets
- a range of retail and community facilities
- local job opportunities

# Building more affordable homes for Lambeth

Addressing the shortage of locally affordable homes is something that we and Lambeth Council are committed to doing and the plans will go some way to doing just that. Once the regeneration is complete, there will be 4,080 homes in Clapham Park, 53% of which will be affordable.

The number of affordable homes at Clapham Park will increase by almost 500 compared to the original masterplan. This is almost double the number proposed back in 2008.

These additional homes will be a mix of properties for rent, shared ownership (providing more opportunities for people looking to get onto the housing ladder), and retirement living for older residents.



Private  
47%



Social/affordable rent  
41%

Shared ownership/shared equity  
12%



## Keeping the park in Clapham Park

There are already lots of green open spaces across the neighbourhood and we know from what you told us at the consultation events that these are really important to you.

From the outset we have tried to increase the amount of open space provided for in the previous masterplan; we are now proposing to deliver 4.81 hectares compared to 4.18 before. This means that, when completed, 15% of Clapham Park will comprise parks, play areas, gardens and quiet spaces, linked together by a network of green avenues.

We've listened to your feedback and have designed a range of public spaces. We're going to be providing almost 40,000 square metres of dedicated play space, with age-appropriate facilities, for children and younger people – that's more than three times the required amount for a neighbourhood the size of Clapham Park.

## Just the job

A construction programme of this scale will bring hundreds of new jobs to the area, as well as having a positive knock-on effect on local businesses and suppliers.

An estimated 575 construction and related jobs will be created during the building phase and we will be working with all partners involved in delivering the regeneration to maximise the opportunities available for local residents. In addition we estimate an additional 350 jobs beyond the contractors on-site.

## Looking towards a greener future

We have put environmental consideration at the heart of the design. We have carried out surveys covering a whole range of key issues, including noise and vibration, air quality, water, ecology, energy, sustainability archaeology and heritage, and transport, to name just a few.

What we are proposing will bring benefits to residents through energy efficient homes and also a level of biodiversity that will ensure an environmentally sustainable future for Clapham Park:

- Living roofs to support birds and insect diversity
- Podiums and green avenues with lots of extra planting
- A bat or bird box on every building
- 1,173 solar panels will provide power for lighting in communal areas.

# Hang out at the hub



**Kings Avenue is going to become a real hub and a focal point for the local community. It will be home to new retail spaces, places to eat and drink, the permanent community resource centre and a new retirement living scheme.**

It will also be more pedestrian-friendly, with a super crossing and traffic calming measures, making it a more pleasant area to take a stroll, meet up with friends, browse

the shops, take a walk in the new park, or get involved in some of the varied activities that will be on offer at the community resource centre.

We've already made a start on improving the former Pop-Up Shop. Due to open any day now, the space has been revamped and transformed into MetHub, which will start to host regular masterplan exhibitions and repairs surgeries – you can find out more about these overleaf.

## Ways to get around

We have proposed a much more pedestrian-friendly neighbourhood, with improved walking and cycle routes for those who don't rely on a car. With air pollution a key issue affecting people's health, particularly in London, we hope more residents will look to cleaner, healthier ways to travel.

We're committed to doing our bit to address air quality and promote healthier living and are providing 4,300+ new bike spaces.

There will of course still be parking for cars. We plan to offer a wider range of parking options, as well as



significantly more disabled parking spaces, up from 15 to 108. We also propose for 20% of car parking spaces to be served by an electric vehicle charging point, and to introduce up to 10 new car club bays.



# Find out more

We are holding a series of events this month where you can look at the information we've submitted in the detailed planning application and we hope you can come and join us. You'll be able to find out more about:

- the heights of buildings and what they'll look like
- when the new homes will be built and where you may move

Please come and join us at **MetHub** (formerly the Pop-Up Shop), next to Sainsbury's on Kings Avenue, SW4 8EU on Tuesday **15 August** (3-8pm) and Wednesday **16 August**

(9am-12pm). We'll also be at the Clapham Park fun day on Saturday **19 August** (1-5pm) and look forward to seeing you there.

### Masterplan exhibition and repairs surgeries

From Thursday, **24 August** we'll be holding fortnightly drop-in surgeries at the new **MetHub**. Members of staff will be on hand to answer any queries about the masterplan and also to deal with any housing or repairs issues you might have. Please feel free to come along – we'll be there every other Thursday from 3-5pm.



## Contact us

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