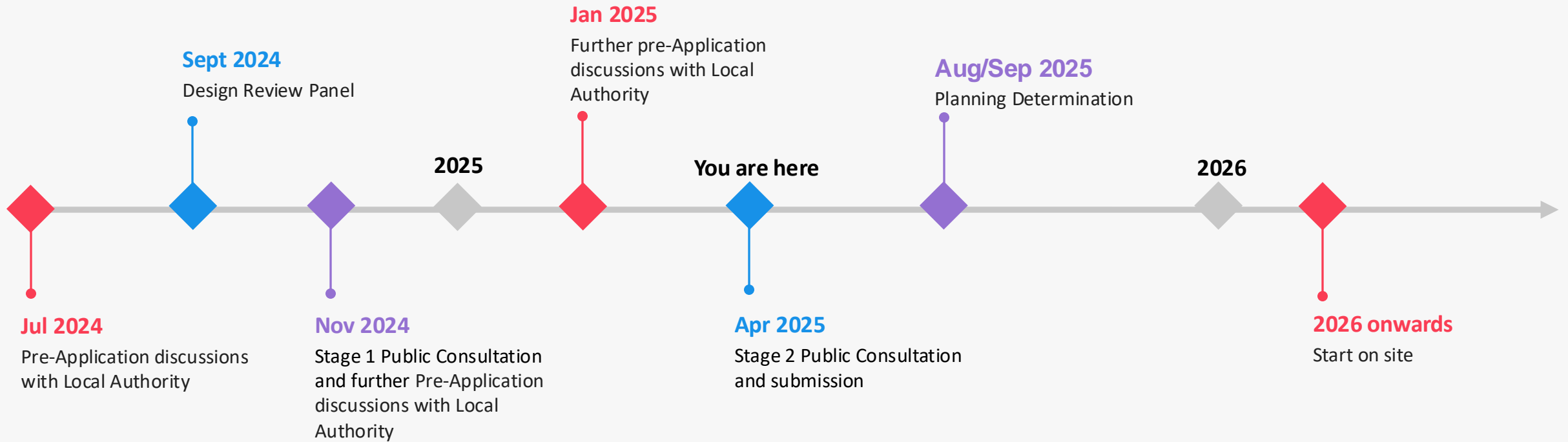


# Welcome

**Proposals for Land at New Park Road**  
For final submission to Lambeth Council



# Journey to date



# New Park Road Context

MASTERPLAN  
BOUNDARY



SITE

New Park Road in relation to the Masterplan



# The Site



Current site from above

Current site



Current site

# How We Responded to Your Comments

Height	The project team has worked hard to develop a scheme which keeps heights as low as possible and in-keeping with the surrounding context.
Green Space	Trees have been retained where feasible alongside additional planting across the site. All spaces will be open and accessible with the orchard only being open for future residents.
Provision of a school	The decision that a school was no longer needed on this site was taken by Lambeth Council following a review of its future needs, and residential use of the site has been discussed at length.
Affordable housing	The scheme is 100% affordable, with a tenure split of 35/65 social rent and intermediate.
Car parking	Car parking on site has been delivered in accordance with relevant planning policy and guidance.



# Key Benefits

- **Delivering 129 homes**
- **100% affordable homes**
- **Effective use of land**
- **Responding to local context**
- **Green space and a new orchard**
- **New play space for under 11s**



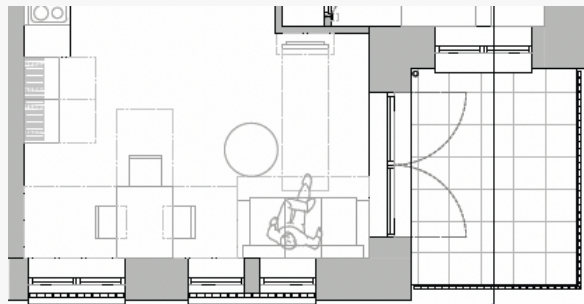


# Layout

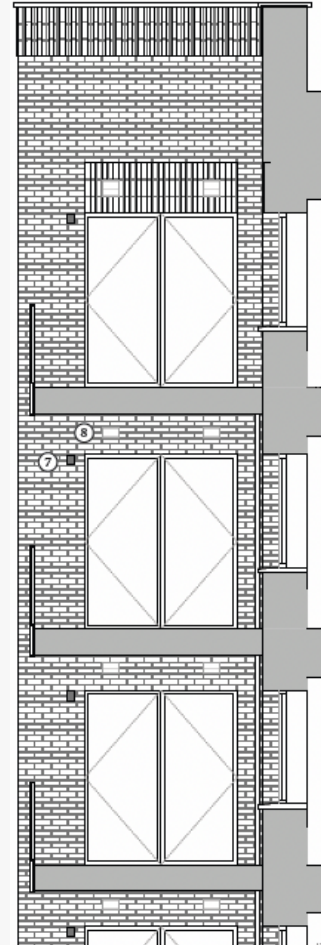
- Care has been taken in producing a scheme that best responds to the local context.
- Since the Stage 1 consultation, changes to the massing of some of blocks has decreased the height in real terms.



Block A



Block A flat layout



Block A cross section of balcony



Street View

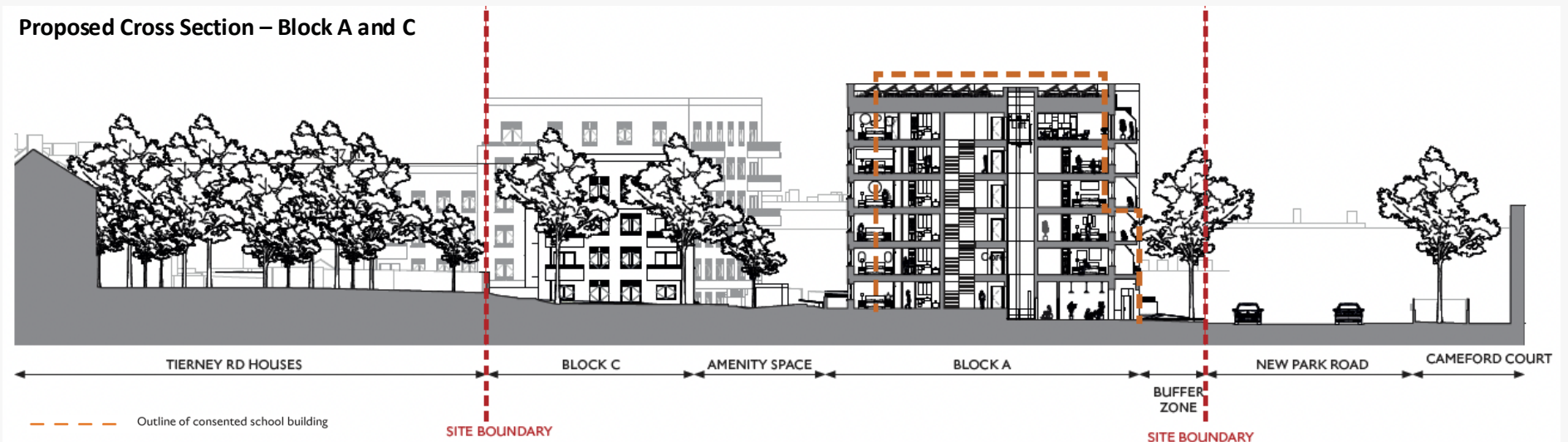
# Layout

- Height has been considered where possible to decrease impacts on light and shadow for neighbours.
- Extra attention has been given to the views into the back gardens of the Tierney Road homes.

Cross section showing access to communal entrance lobby



Proposed Cross Section – Block A and C





# Green Space

- The proposals will provide open green space and landscaped gardens for the public.
- A new orchard will be provided towards the back of the site.
- Families will be able to enjoy natural play spaces for under 11s



North Courtyard



# Green Space



Entrance to the orchard



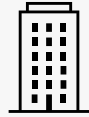
Site plan for green spaces



# Key Details

## Residential scheme

129 Affordable Homes  
max 6 storey height



for Social Rent (35%) 45 Units  
and Intermediate (65%) 84 Units

## Transport

Car free with 10% Blue Badge parking spaces (3% delivered up front/ future proof for 7%)

### Cycle spaces:

1.5 cycles per 2 person / 1 bedroom  
2 cycles per all other dwellings



## Playspace & Amenity

0-11 years provided on site  
11+ years off site



Amenity provision in accordance with Local Plan policy

Remaining external amenity space consolidated with communal amenity spaces.

## Landscape

Existing trees in good and fair condition are prioritised for retention



Flood Risk Zone 1

Incorporate SUDS and raingardens



# Thank you for attending

We hope you found these proposals informative and interesting.

We will be submitting our application this month, please visit our website for more information:

Project email address: [info@MTVHNewParkRoad.co.uk](mailto:info@MTVHNewParkRoad.co.uk)

Project website: [www.mtvhnewparkroad.co.uk](http://www.mtvhnewparkroad.co.uk)