

# Lambeth Local Development Framework

## Site Allocations

Development Plan Document (DPD):

Section 4: Oval Sites (Pages 79 to 112)



Issues and Options Consultation  
June - August 2009

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## Site 28: Alamo Car Rental, 68-86 Clapham Road

### Site Details

Address:	Alamo Car Rental, 68-86 Clapham Road/Palfrey Place
Site area:	0.10 ha
Ownership:	Not known
Existing use:	Car rental depot
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Parliament Hill to Palace of Westminster</li><li>• Conservation Area: St Marks</li><li>• Archaeological Priority Area</li><li>• Cross River Tram*</li></ul>
Source:	Preparation of Oval Public Realm Scoping Study
Preferred use according to OPRSS:	Mixed use, residential
Relevant planning history:	None.

\*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



## Site 29: Ashmole Estate Site 1

### Site Details

Address:	Ashmole Estate West.
Site area:	5.52 ha
Ownership:	London Borough of Lambeth
Existing use:	Housing estate
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Parliament Hill to Palace of Westminster</li><li>• Potential Hazard Zone</li></ul>
Source:	Preparation of Oval Public Realm Scoping Study
Preferred use according to OPRSS:	Community, residential. Plans for refurbishment over the next six years. Meadow Road Community Hall to be developed into flats.
Relevant planning history:	None



## Site 29: Ashmole Estate Site 1

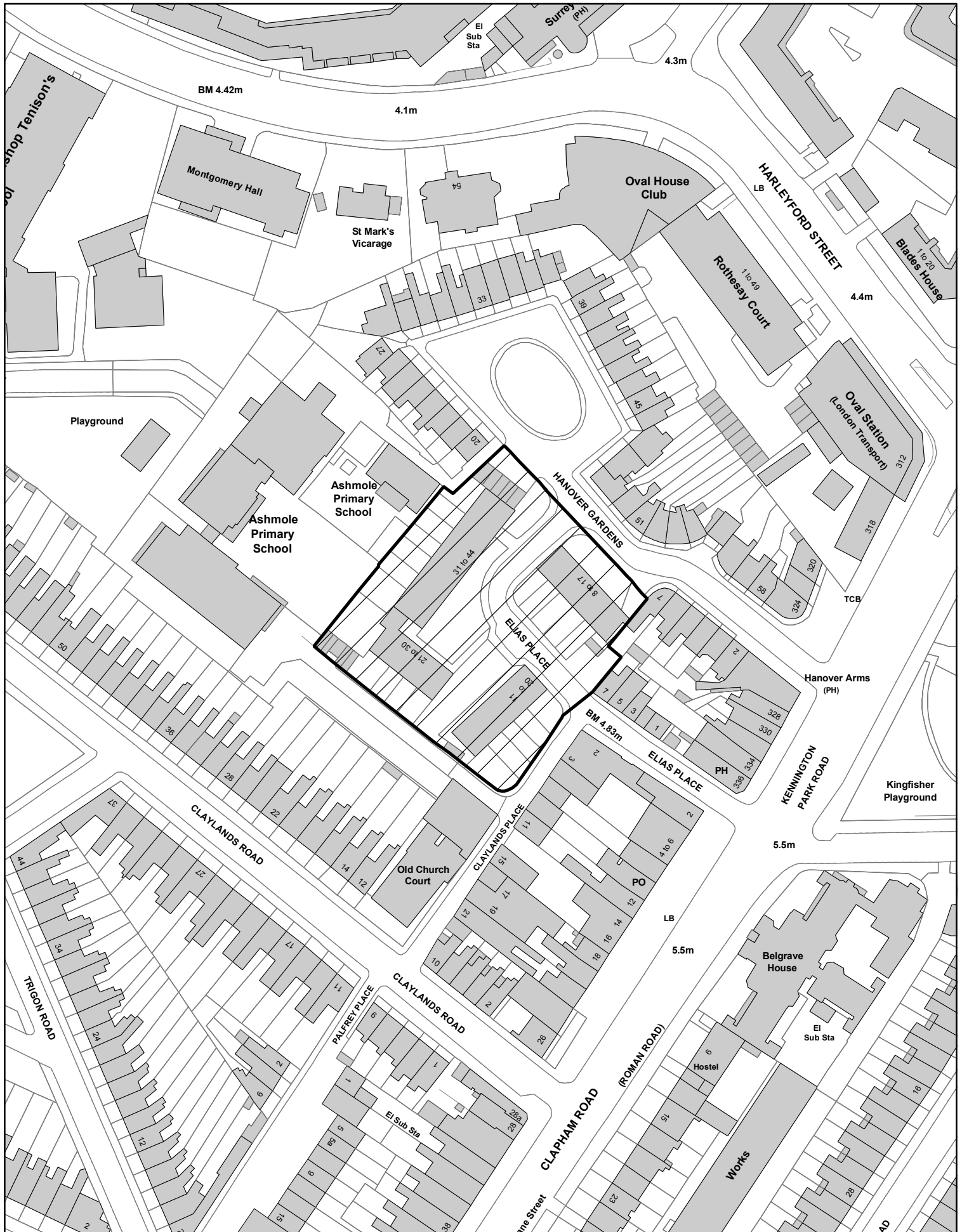


## Site 30: Ashmole Estate Site 2

### Site Details

Address:	Ashmole Estate — Hanover Gardens and Elias Place
Site area:	0.42 ha
Ownership:	London Borough of Lambeth
Existing use:	Housing estate
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Parliament Hill to Palace of Westminster</li><li>• Conservation Area — St Marks</li></ul>
Source:	Preparation of Oval Public Realm Scoping Study
Preferred use according to OPRSS:	Community, residential
Relevant planning history:	None





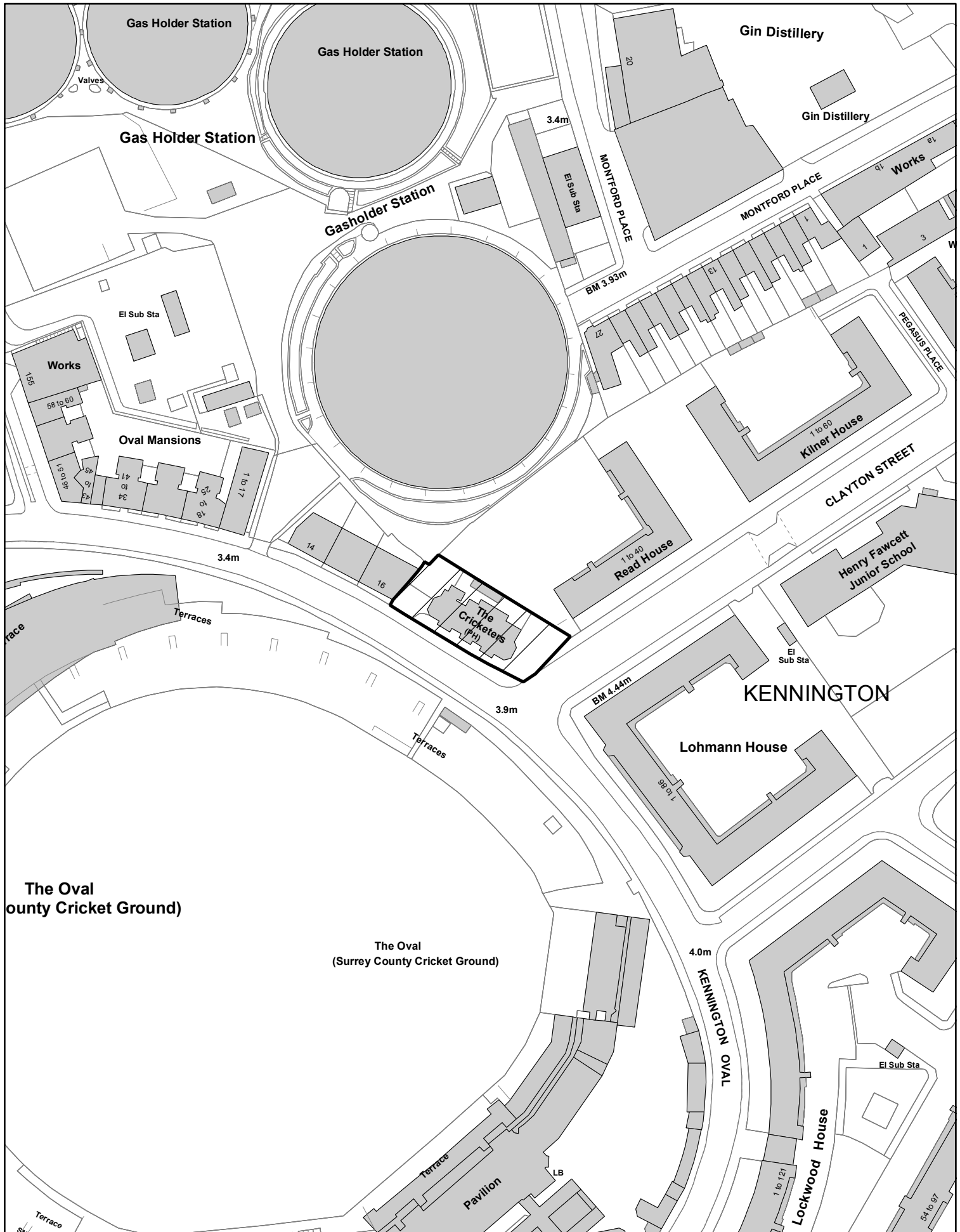
## Site 30: Ashmole Estate Site 2



## Site 31: The Cricketers, 17 Kennington Oval

### Site Details

Address:	The Cricketers, 17 Kennington Oval
Site area:	0.07 ha
Ownership:	Not known
Existing use:	Vacant public house
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li><li>• Potential Hazard Zone</li></ul>
Source:	Preparation of Oval Public Realm Scoping Study
Relevant planning history:	Application 08/02033/FUL Refused 01/08/2008  “Redevelopment of the site, involving demolition of existing building and erection of a part 4, part 5, part 6 storey building to contain 173 sqm of ground floor commercial floor space (either Class A1- retail, A2 - financial/ professional services, B1- offices or D1 - community uses), together with 29 self contained flats.”



## Site 31: The Cricketers, 17 Kennington Oval



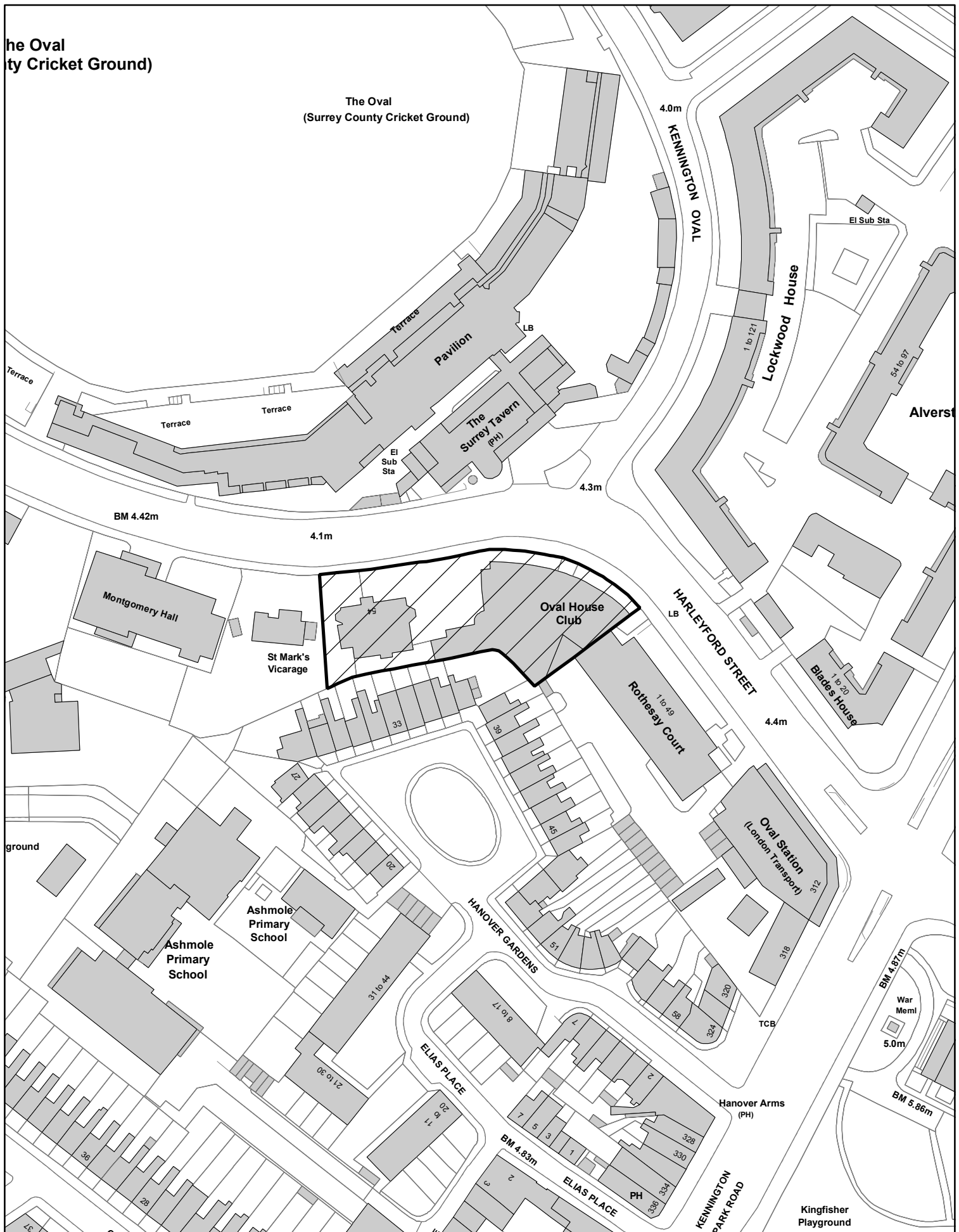
## Site 32: Oval House Theatre

### Site Details

Address:	Oval House Theatre, 52-54 Kennington Oval
Site area:	0.21 ha
Ownership:	Not known
Existing use:	Theatre
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Parliament Hill to Palace of Westminster</li><li>• Potential Hazard Zone</li></ul>
Source:	Preparation of Oval Public Realm Scoping Study
Relevant planning history:	None

the Oval  
County Cricket Ground)

The Oval  
(Surrey County Cricket Ground)



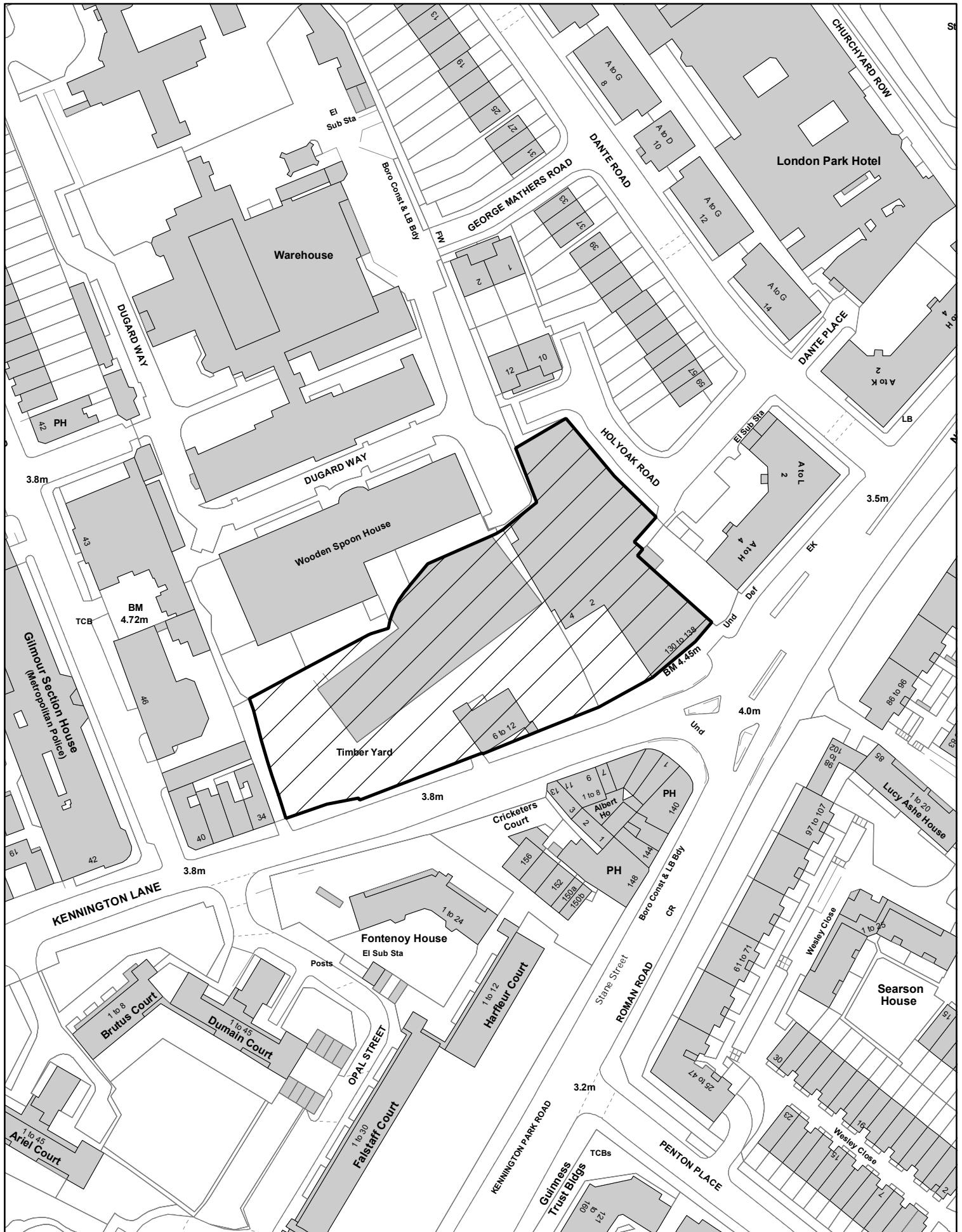
## Site 32: Oval House Theatre



## Site 33: 2-24 Kennington Lane

### Site Details

Address:	2-24 Kennington Lane (including 2-6 Holyoak Road and 130-138 Newington Butts)
Site area:	0.55 ha
Ownership:	Not known
Existing use:	Not known
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Major Development Opportunity Site</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 32
Preferred use according to UDP:	Development preserving or enhancing the setting of adjoining conservation area. Continuation and recreation of narrow street frontages.
Relevant planning history:	None



## Site 33: 2-24 Kennington Lane



## Site 34: Offley Works

### Site Details

Address:	Offley Works, Offley Road, SW9 0LS
Site area:	0.4 ha
Ownership:	Not known
Existing use:	Employment
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Parliament Hill - Westminster</li><li>• Cross River Tram*</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO50 & Preparation of Oval Public Realm Scoping Study
Preferred use according to UDP:	Conversion of buildings. Suitable for a mix of uses without loss of employment.
Relevant planning history:	None

\*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.





## Site 34: Offley Works



## Site 35: 43-55 Clapham Road

### Site Details

Address:	43-55 Clapham Road, SW9 0JD
Site area:	0.2 ha
Ownership:	Not known
Existing use:	Not known
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Conservation Area: St Marks</li><li>• Background Consultation Area: Parliament Hill - Westminster</li><li>• Cross River Tram*</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 51
Preferred use according to UDP:	Redevelopment of buildings which detract from the character of the conservation area would be preferred, thereby providing buildings that relate better to adjoining listed Georgian buildings.
Relevant planning history:	None

\*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



## Site 35: 43-55 Clapham Road

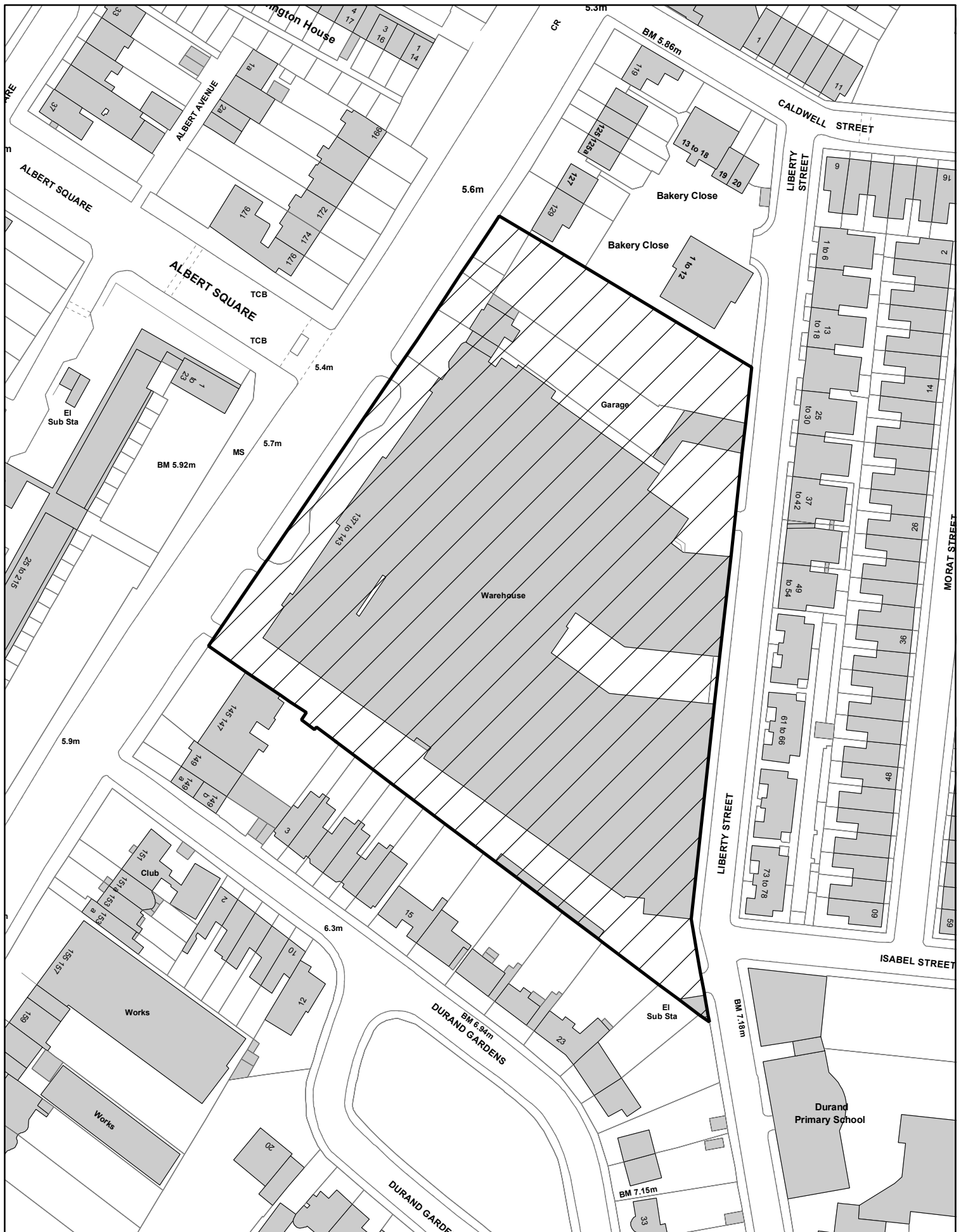


## Site 36: Freemans, 137-143 Clapham Road

### Site Details

Address:	Freemans Development Site 137-143 Clapham Road
Site area:	1.63 ha
Ownership:	Not Known
Existing use:	Vacant
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> <li>• Conservation Area: Stockwell Park</li> <li>• Major Development Opportunity Site</li> <li>• Key Industrial and Business Area: Freemans</li> <li>• Cross River Tram*</li> </ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 52
Preferred use according to UDP:	Retention and restoration of listed building at risk to frontage of site, and development to respect setting of adjacent listed buildings. Retention and restoration of original print-works building to Clapham Road frontage in Stockwell Park conservation area, with complementary design, setting and materials. Its later rear additions may be demolished.
Relevant planning history:	<p>Application 06/02044/FUL Permitted 12/01/2007</p> <p>131-143 Clapham Road</p> <p>“Redevelopment providing 260 residential units, retail (Class A1), financial and professional services (Class A2), restaurants and cafe's (Class A3), drinking establishments (Class A4), and business (Class B1).”</p> <p>Application unimplemented.</p>

\*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



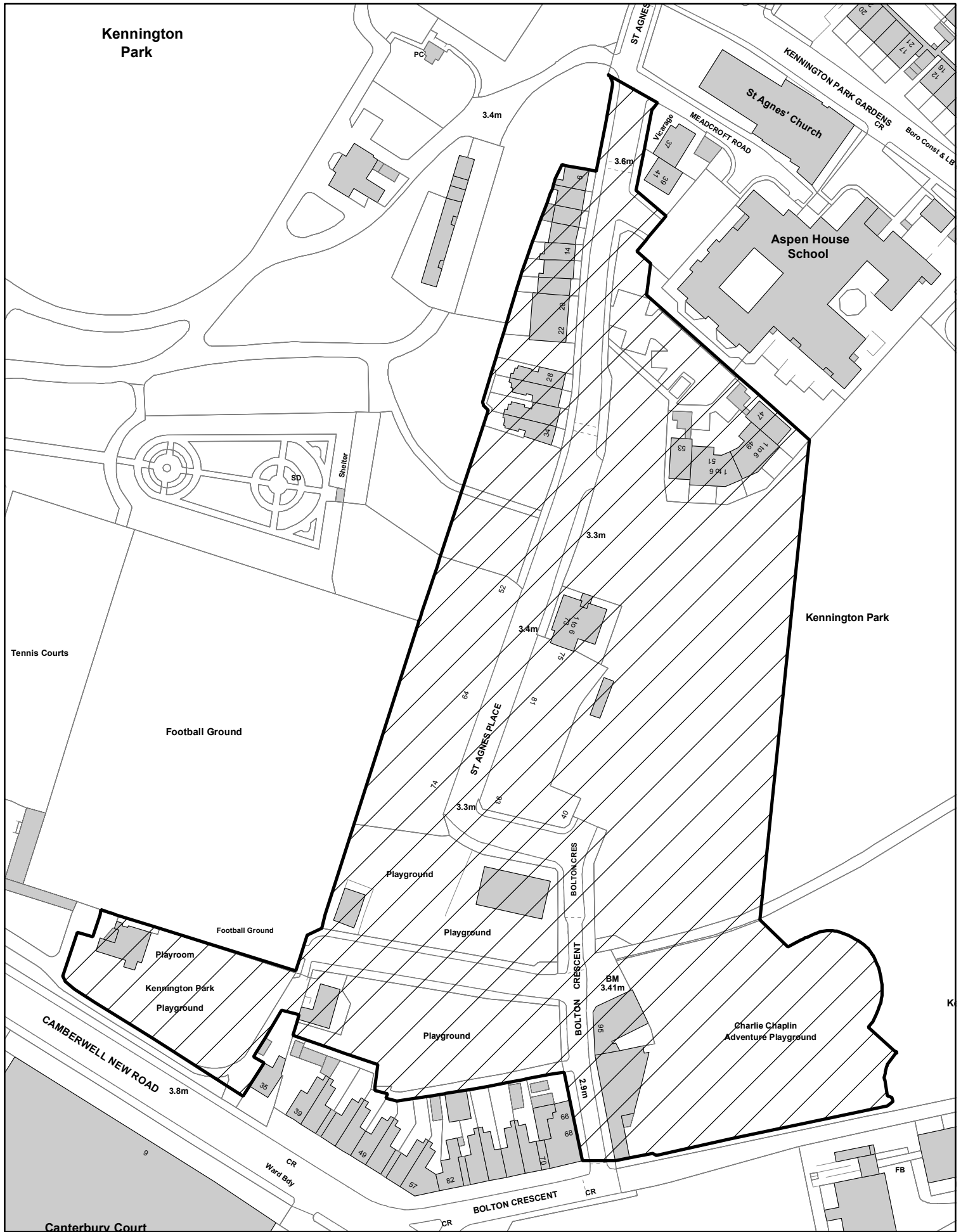
## Site 36: Freemans, 137-143 Clapham Road



## Site 37: St Agnes Place

### Site Details

Address:	St Agnes Place, Area to East of Kennington Park
Site area:	3.1 ha
Ownership:	Not known
Existing use:	Residential/community use
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li><li>• Major Development Opportunity Site</li><li>• Historic Park and Garden (On English Heritage Register)</li><li>• Park : Kennington Park</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 53
Preferred use according to UDP:	Restoration of street pattern. Development of housing. Creation of a better link from Kennington Park to Kennington Park extension. Improvement of adjoining children's play facilities. Improvement of community facilities.
Relevant planning history:	07/01560/RG3 Application Permitted 19/04/2007  28, 30, 32 and 34 St Agnes Place.  "Demolition of the existing dwellinghouses."  Application implemented.



## Site 37: St Agnes Place



## Site 38: Stannary Street

### Site Details

Address:	Stannary Street (various Commercial sites between Milverton Street and Stannary Street)
Site area:	1.5 ha
Ownership:	Not known
Existing use:	Mixed use employment area
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li><li>• Archaeological Priority Area</li><li>• Kennington Local Centre</li><li>• Major Development Opportunity Site</li><li>• Key Industrial and Business Area: Stannary Street</li><li>• Conservation Area: Kennington</li><li>• Potential Hazard Zone</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 54
Preferred use according to UDP:	Mixed use employment area. Part of the site, and much of the surrounding area, is in a conservation area, development should address Stannary Street as an additional front, not a back. No additional floors to buildings onto Stannary Street.
Relevant planning history:	Application 03/01530/FUL Approved 14/06/2004  33 Stannary Street,  “Redevelopment of site involving the demolition of the steel framed warehouse buildings to rear and erection of a three storey rear extension to the remaining building with conversion to form four work-live units and six commercial units (Use Class B1), together with the erection of a part three / part four storey building to the rear of the site, comprising fourteen self contained flats, together with a central courtyard with eight on site parking spaces and associated landscaping.”  Development completed. MDO54 boundary redrawn as a result of development.



## Site 38: Stannary Street

### Site Details Continued

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Relevant planning history:

Application 05/00321/FUL Approved 18/04/2008

373 Kennington Road

“Demolition of existing building and the erection of a mixed use development of up to 5 storeys, comprising of 4 use class B1 units, 6 work/live units and 14 self contained flats of 4 x 1 Bed and 10 x 2 Beds with private and shared amenity spaces. The introduction of 29 secure cycle parking spaces, 7 Car Parking Spaces (1 disabled) on site loading/unloading area and opening of pedestrian entrance to Aulton Place.”

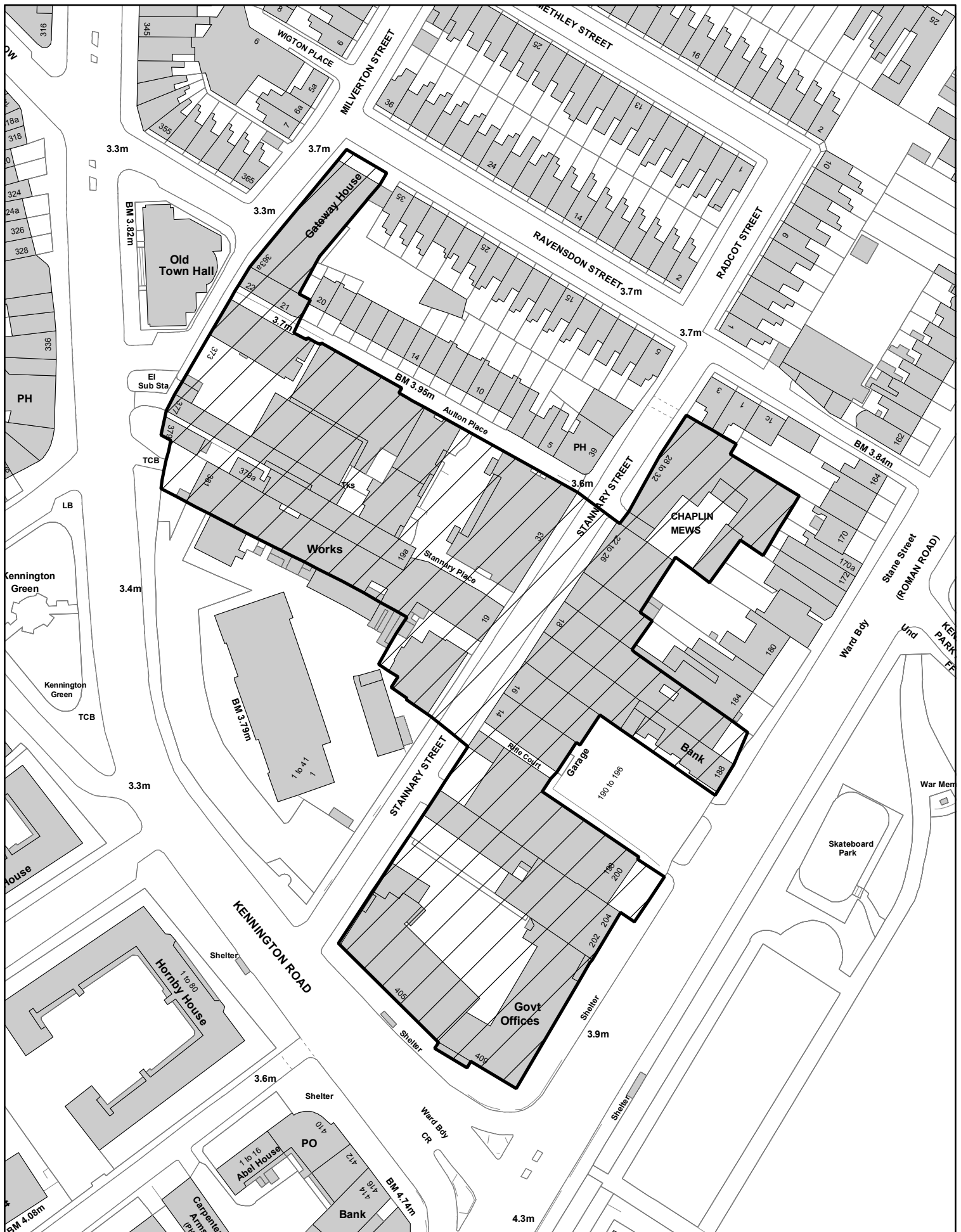
Application unimplemented.

Application 07/05042/FUL Approved 13/02/2008

16A Stannary Street

“Redevelopment of site to provide a new building comprising ground and three upper floors with ground and first floor office/workshops and 2 x 2 bed apartments on second and third floor level, provision of four cycle parking stands.”

Application unimplemented.



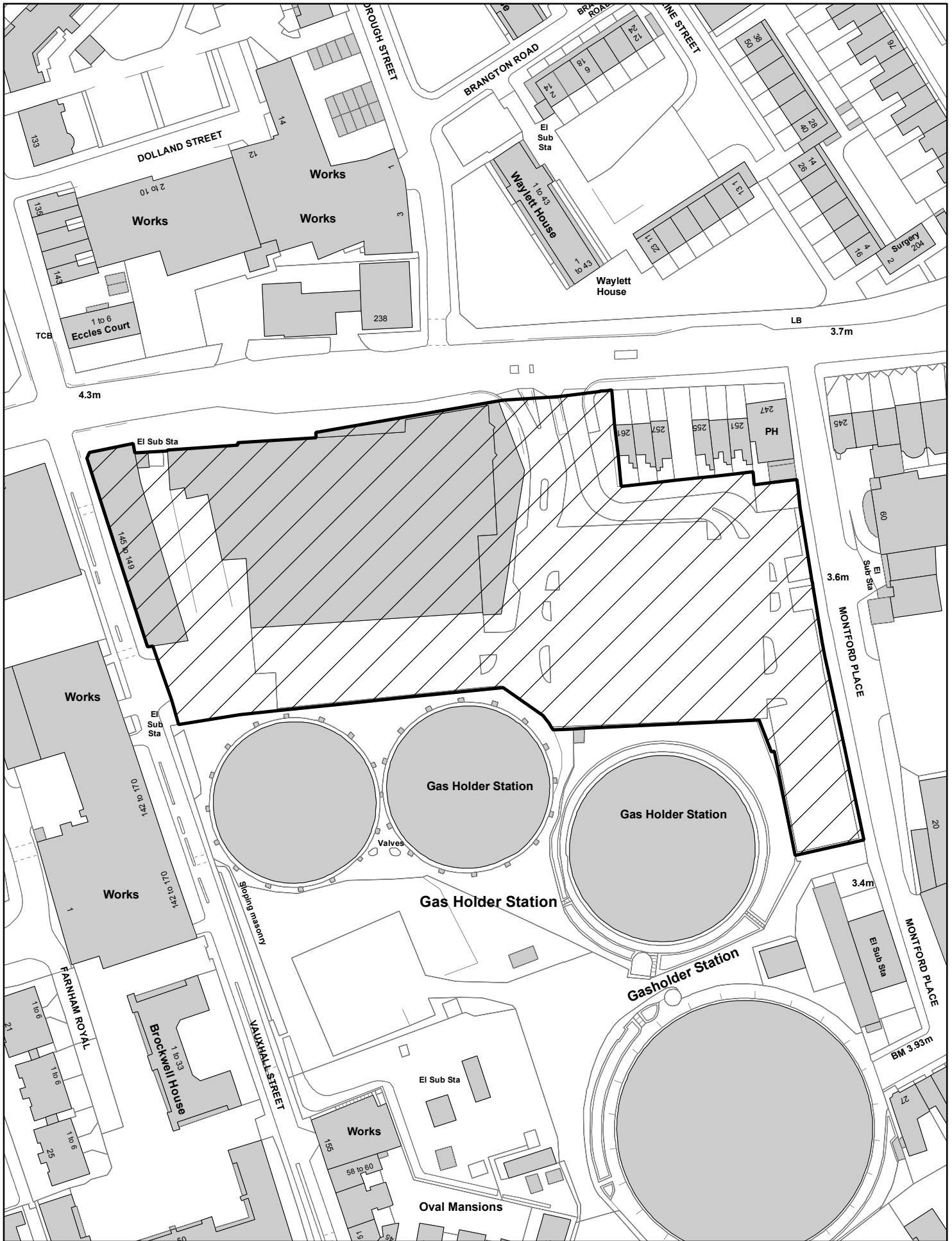
## Site 38: Stannary Street



## Site 39: Tesco Supermarket – Kennington Lane

### Site Details

Address:	Tesco Store, Kennington Lane
Site area:	1.31 ha
Ownership:	Tesco
Existing use:	Supermarket
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li><li>• Major Development Opportunity</li><li>• Potential Hazard Zone</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 55
Preferred use according to UDP:	Potential for more intensive development above store and in car park area. Creation of street frontage complementing area with improved entrance.
Relevant planning history:	None



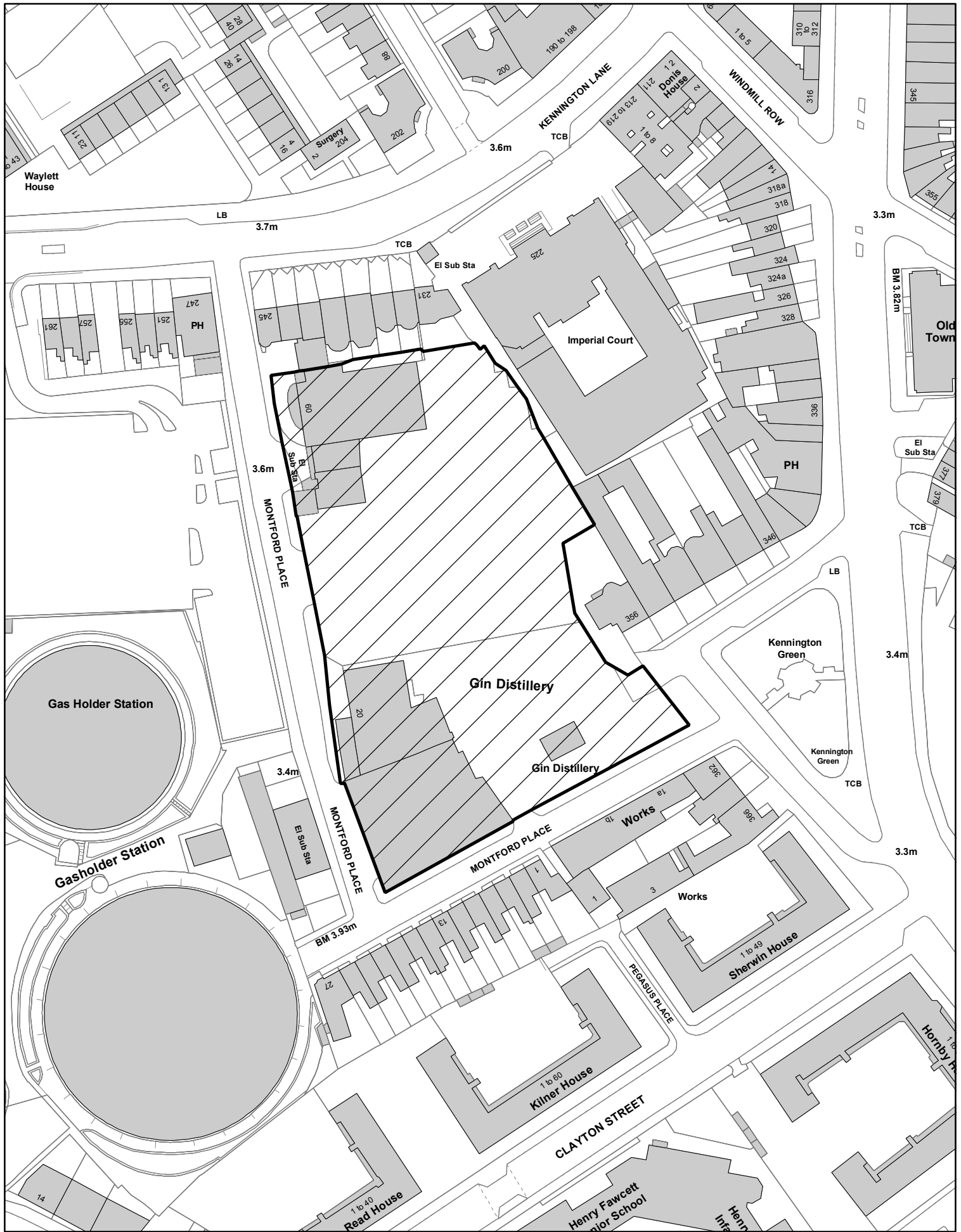
# Site 39: Tesco Supermarket Kennington Lane



## Site 40: Beefeater Distillery

### Site Details

Address:	Beefeater Distillery, 20 Montford Place and Other Sites to the East of Montford Place
Site area:	0.9 ha
Ownership:	Not Known
Existing use:	Distillery
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> <li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li> <li>• Major Development Opportunity Site</li> <li>• Key Industrial and Business Area: Montford Place</li> <li>• Potential Hazard Zone</li> </ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 56
Preferred use according to UDP:	Mixed use employment area. Original distillery building fronting Montford Place (West) should be retained. Completion of street pattern in character with Georgian terrace on Montford Street (south) and facing Kennington Green.
Relevant planning history:	<p>Application 09/00233/FUL Pending Consideration</p> <p>“Partial change of use at ground and second floor level to a visitor centre together with the erection of 2 storey extension and installation of a new lift.”</p>



## Site 40: Beefeater Distillery



## Site 41: Oval Gasworks

### Site Details

Address:	Oval Gasometers, Kennington Oval
Site area:	2.1 ha
Ownership:	Not known
Existing use:	Gasometer
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"><li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li><li>• Major Development Opportunity Site</li><li>• Key Industrial and Business Areas: Montford Place</li><li>• Potential Hazard Zone</li></ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 57
Preferred use according to UDP:	Contaminated site. Development should create street frontage to Vauxhall Street. Should retain a view from Oval Cricket ground to Houses of Parliament and create a new public space within the site. Oldest gasholder should be retained and may be listable.
Relevant planning history:	None



## Site 41: Oval Gasworks

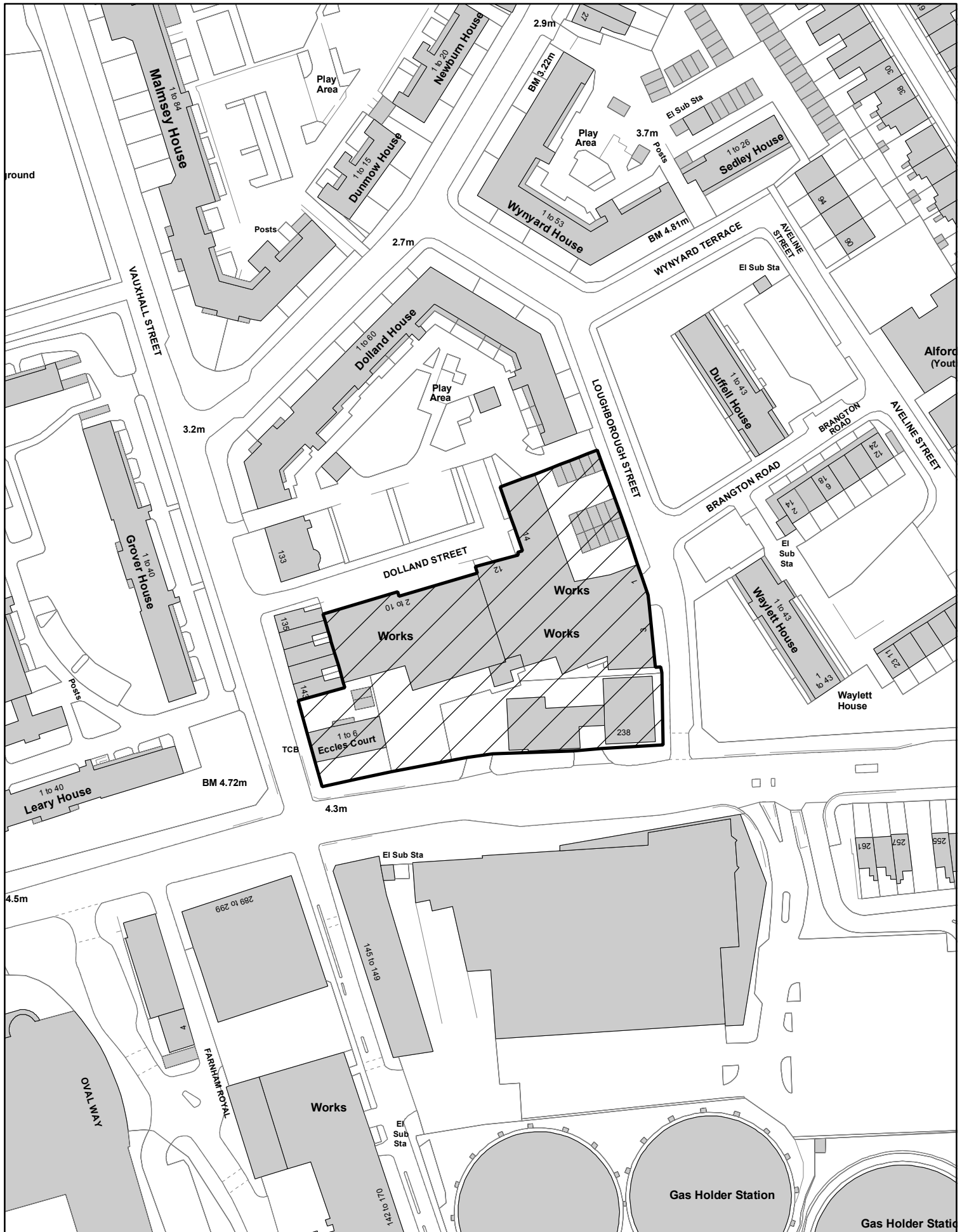




## Site 42: 238 Kennington Lane/2-14 Dolland Street and 1-3 Loughborough Street

### Site Details

Address:	Kennington Lane/2-14 Dolland Street and 1-3 Loughborough Street
Site area:	0.5 ha
Ownership:	Not known
Existing use:	Not known
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> <li>• Major Development Opportunity Site</li> <li>• Background Consultation Area: Primrose Hill to Palace of Westminster</li> <li>• Potential Hazard Zone</li> </ul>
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 58
Preferred use according to UDP:	Sites behind petrol filling station should not be developed separately from filling station itself. Retention or relocation of arts uses.
Relevant planning history:	None



Site 42: 238 Kennington Lane/2-12 Dolland St i

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