

Leigham
COURT ROAD

Welcome to our public consultation

Welcome to our public exhibition on proposals for new homes at Leigham Court Road, of which 50% by unit will be affordable.

We are keen to engage with the local community and hear your feedback on our proposals.



Meet the team

About Pocket Living

Pocket is a design-led developer. Our most recent scheme in Waltham Forest has won three design awards and been shortlisted for five more in 2024/25.

Pocket Living have entered into an agreement with Lambeth Council to deliver new affordable homes, including social rent homes for Lambeth Council, on the car park and disused former bowling green.

Since Pocket's inception, we have delivered almost 1,700 homes in partnership with the GLA across the capital, including 125 affordable homes across 3 schemes in Lambeth.

We have assembled a team of experienced consultants to help deliver the scheme and engage with the local community.



Our Project Team



Concilio Communications
Stakeholder and community
engagement consultants



Bell Phillips
Architects



DP9
Planning
consultants

The Site

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A

Car Park and former public conveniences site – partially open car park

Lambeth have identified this site for redevelopment and it is allocated in the emerging Site Allocations Development Plan Document which has been subject to consultation by the Council since 2022.

B

Vacant Synagogue Site

Closed in 2020.

C

Former Bowling Green

Ceased use in 2005 and is land locked. Pocket Living previously secured a permission for 35 homes on the site. It is identified on the Council's Brownfield Register.

The site is located at 35-37 Leigham Court Road and land to the rear of 39-49 Leigham Court Road.



AERIAL VIEW OF THE SITE

FEBRUARY 2022

Pocket receives planning for 35 homes

AUTUMN 2023

Build costs rose by almost 25% making the scheme unviable. Pocket open discussions with Lambeth Council to help unlock car park site and help deliver social rent homes.

MARCH 2024

Initial Meeting with Lambeth Planning Department

MARCH 2025

Lambeth Council approve partnership with Pocket to comprehensively develop car park and wider sites.

FROM APRIL 2025

Series of meetings with Lambeth Planning Department Commences

Tackling the Housing Crisis in Lambeth

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Lambeth is in urgent need of more affordable homes. There are currently **over 35,000 households** on the Council's housing waiting list and around **3,000 more** apply every year.

How This Proposal Helps

- 1 Circa **92 homes**, with 50% (by unit) affordable.
- 2 That includes at least **14 new Social Rent homes**, which could help 50 local people move out of temporary accommodation.
- 3 The Council could save up to **£700,000 every year** on temporary housing costs.
- 4 These homes contribute **6%** of Lambeth's 2030 affordable housing target.
- 5 Discount Market Rent homes will also be offered at a minimum of **20% below market rents**, making it easier for people to stay in the Borough.



Pocket Rent

A new rental offering for Lambeth's young professionals

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What is a Pocket Sharer Home?

The Pocket Sharer homes within the scheme will provide a new, market alternative for young professionals. En-suite bedrooms within homes are rented by the room, but tenants have shared access to their living, kitchen and dining room with their 2 or 3 housemates. The product has been developed with feedback from renters.

Our polling of 1,000+ young renters in London:



60% believe the current sharing options are poor value for money



2 in 3 feel that London is a lonely place



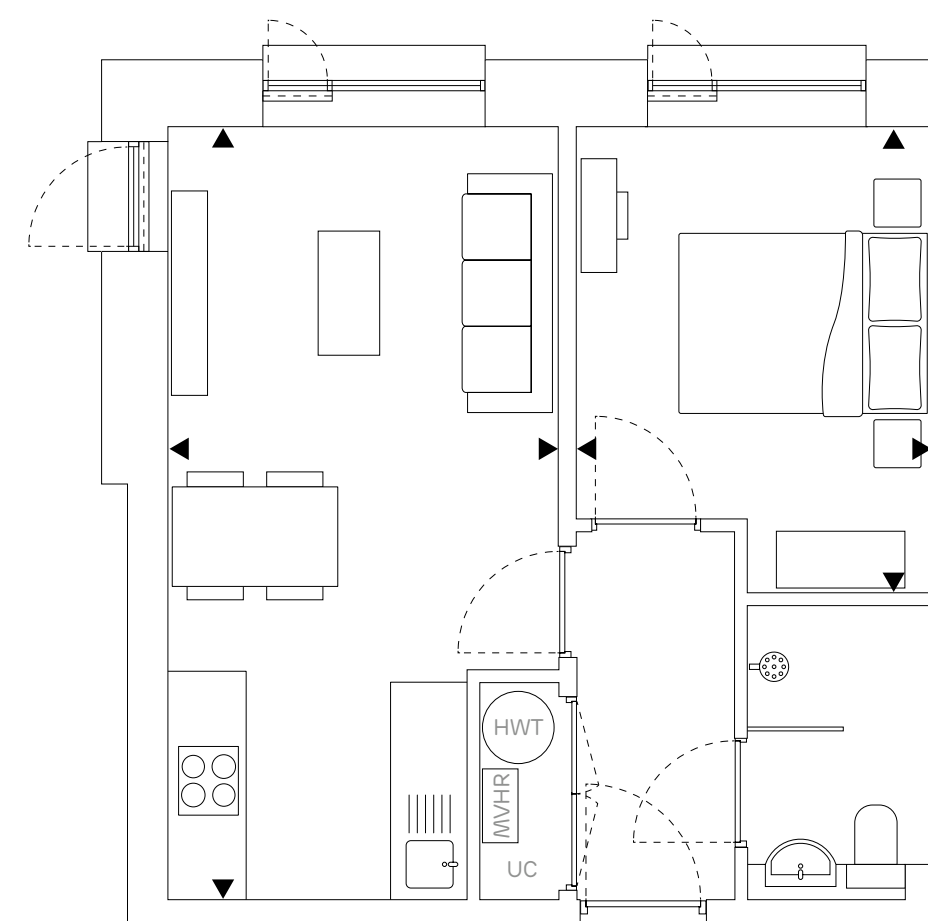
65% believe sharing with like-minded people would improve their mental health

There are 3 types of rental home being provided on the site:

1. Social rent for the Council
2. Discount Market Rent
3. Pocket Sharer

Discount Market Rent homes (DMR)

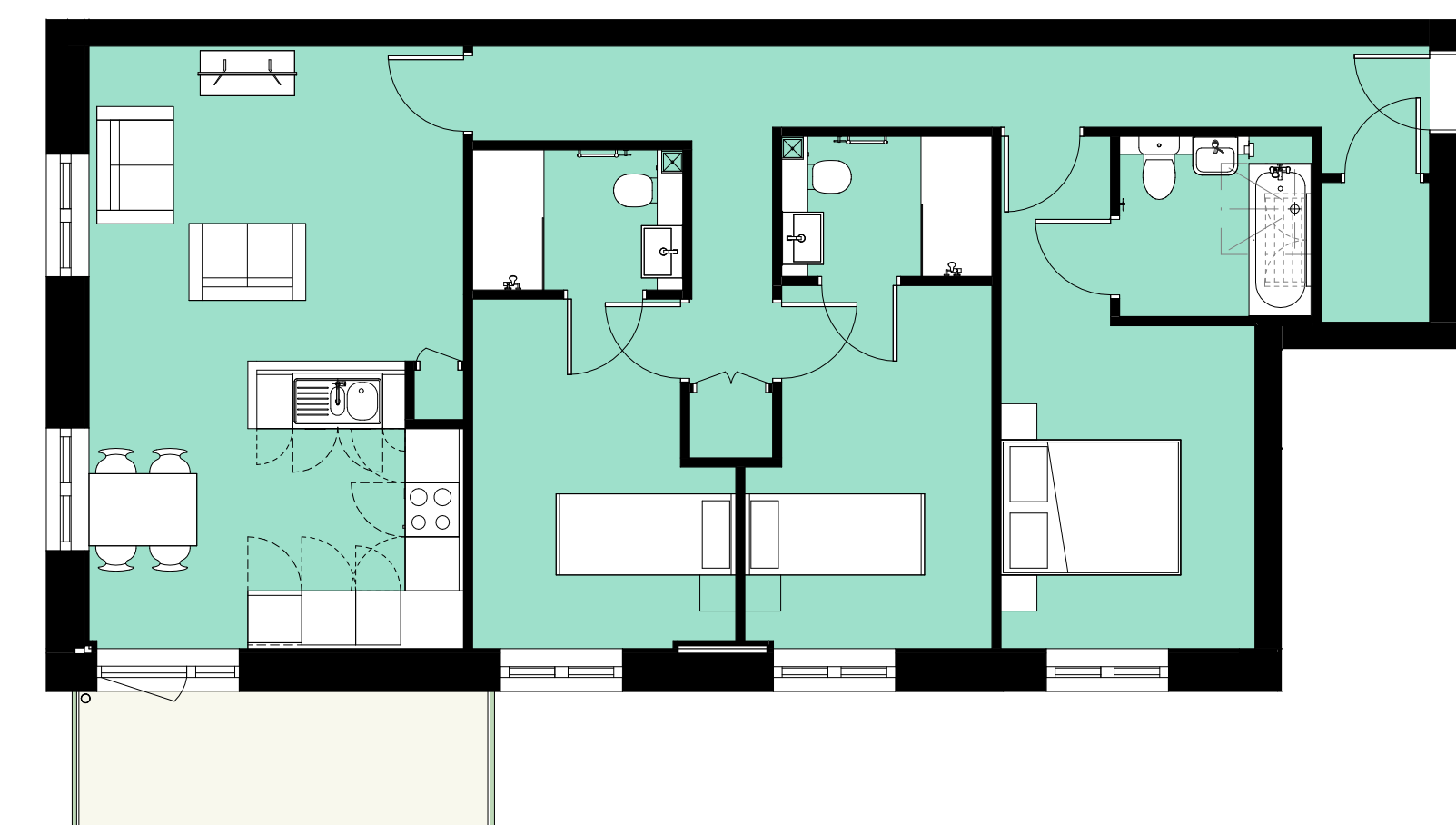
- 1-bedroom homes
- At least 20% discount to market and secured in perpetuity
- Available exclusively to people earning below the Mayor's income threshold
- People who live or work in the borough prioritised



DISCOUNT MARKET RENT HOME TYPICAL FLOORPLAN

Pocket Sharer homes

- A mix of 3- and 4-bedroom sharer homes
- Pocket Sharer homes: affordable for over 26,000 Lambeth residents — twice as many as co-living
- Our design will deliver 30% more personal space than current sharing options in London



POCKET SHARER HOMES TYPICAL FLOORPLAN

Emerging Proposals

The 92 home proposal will deliver a minimum of 14 social rent homes for Lambeth Council, plus well-designed 'Pocket Sharer' homes for rent and Discount Market Rent homes – offered at least 20% below market rent for people who live and work in the borough.

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Our promises:



Nearly 50% of the homes (by unit) in this development will be affordable.



Circa £2 million in S106 and CIL payments to be spent on local initiatives.



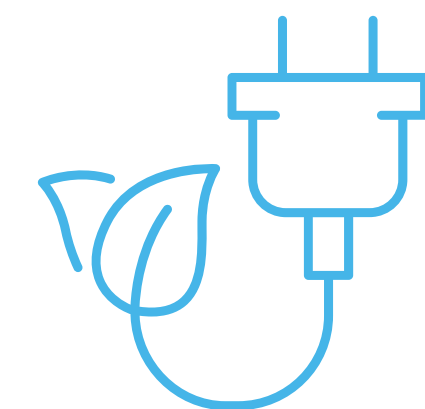
Provide community space, anticipated to be a nursery.



Car-free development, with disabled parking bays only.



Minimum of 14 social rent homes to be provided.



A target to deliver EPC B-rated homes through energy-efficient, sustainable design. On site urban greening and active travel will be key priorities.



Retain the Locally listed building (49B) (earmarked to be demolished under previous scheme).



Bring a brownfield site into productive use, creating jobs and social value. Our diverse team will work with Lambeth Council to reflect the area's cultural diversity.

Site plan

Our proposals are for a residential led scheme, with a community building likely to come forward as a nursery.

KEY

Non-residential spaces

Residential blocks

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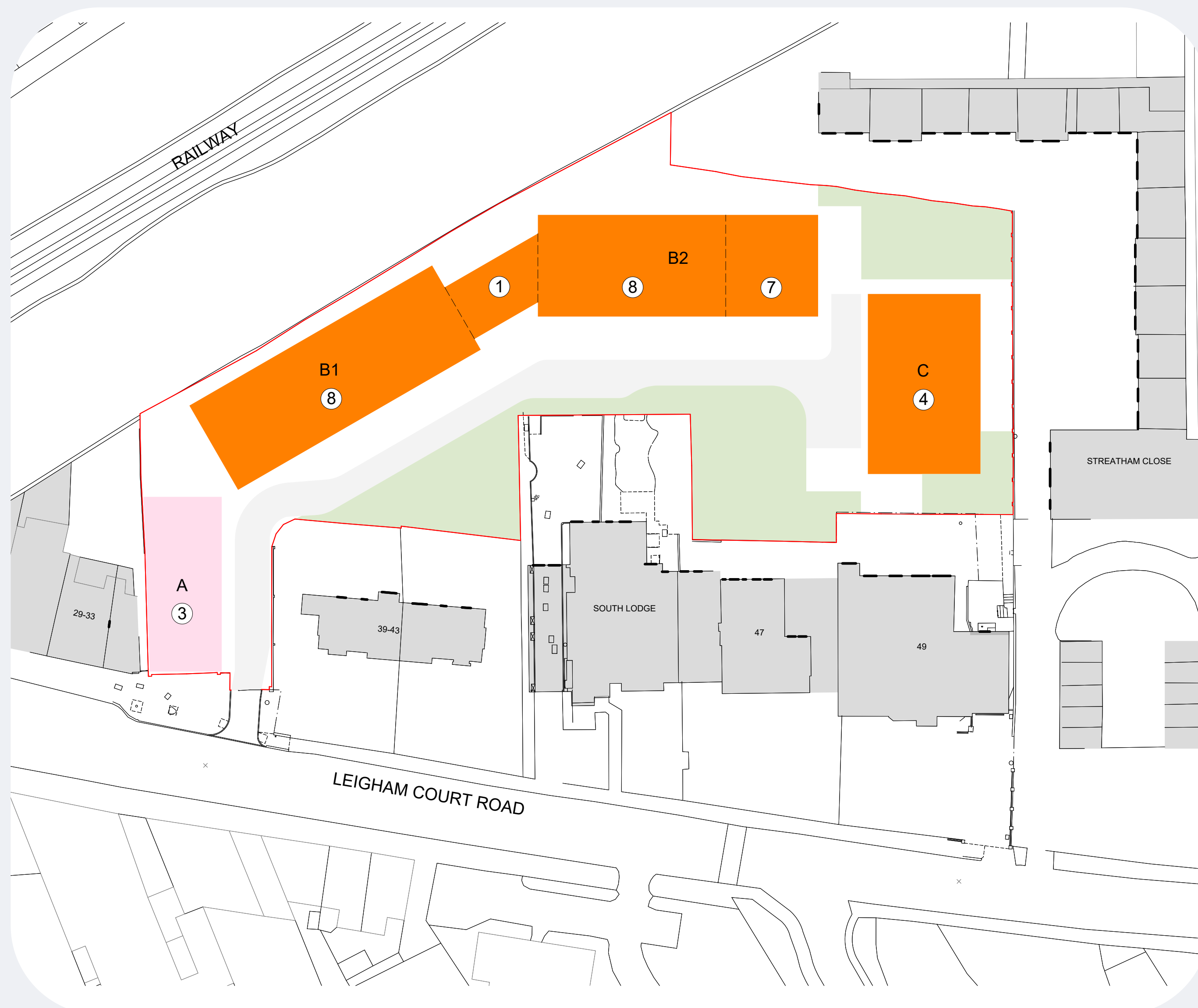
Design Development

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The design has moved through several iterations in response to feedback from Lambeth Planning Department.

1st Iteration

- 8 – 4 storey residential buildings
- 3 storey nursery
- c. 125 homes
- c. 55% affordable by unit
- 15 social rent homes



2nd iteration (reduced density)

- Reduction of height to 7 – 4 storey residential buildings
- c. 105 homes
- c. 50% affordable by unit
- 15 social rent homes



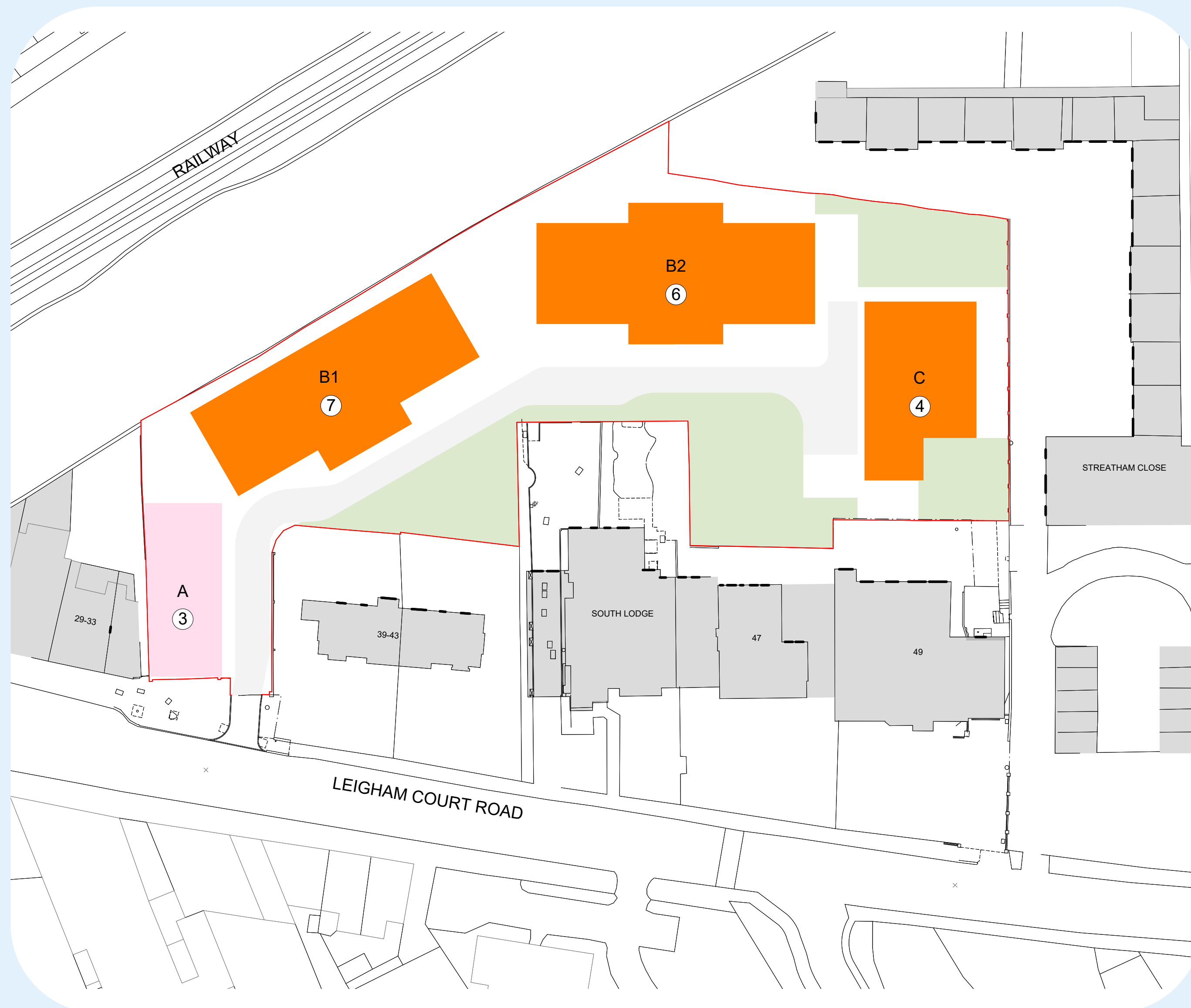
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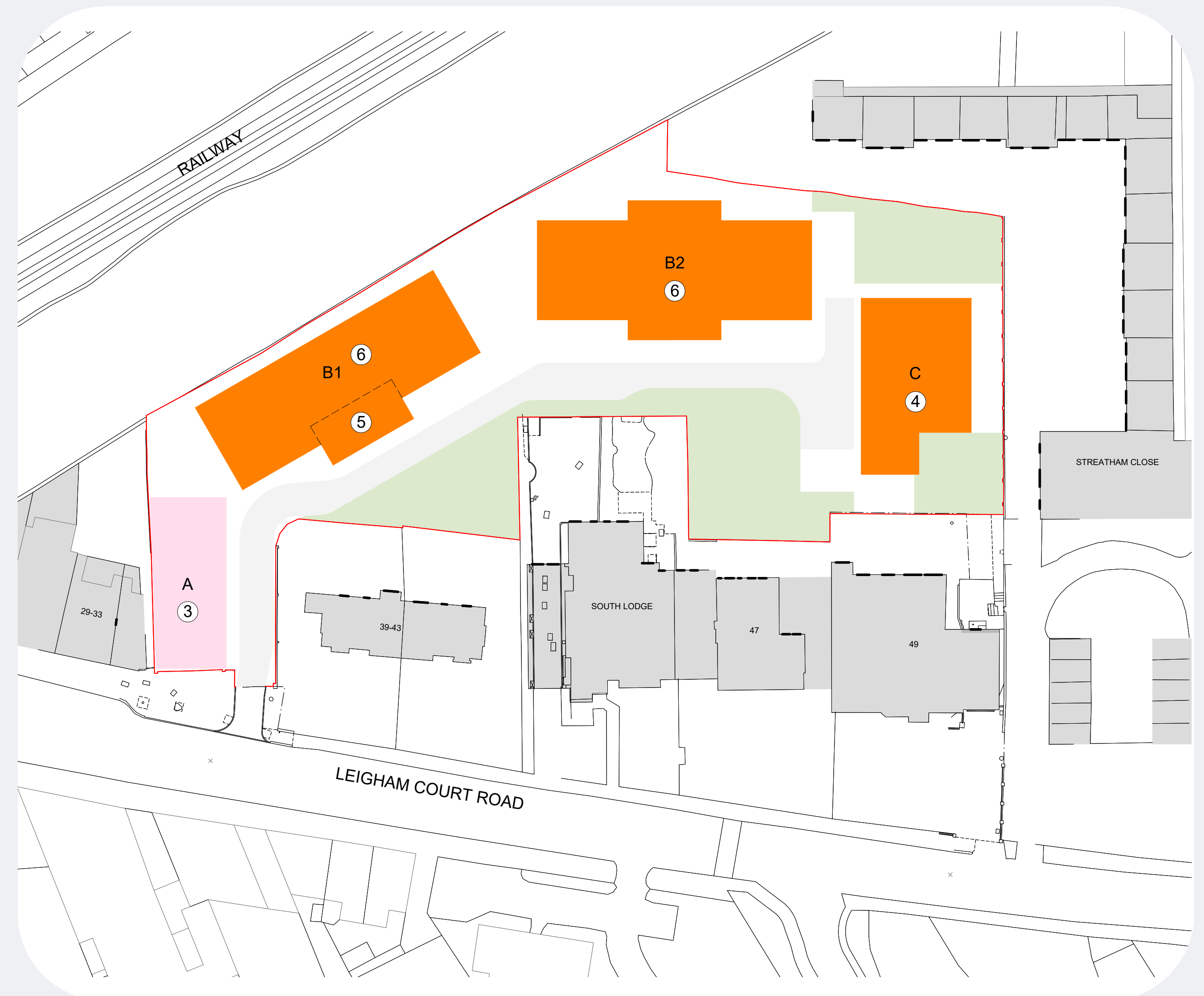
3rd iteration (further reduced density)

- Further reduction of height to 7, 6 and 4 storey residential buildings
- Footprint of buildings reduced
- c. 100 homes
- c. 50% affordable by unit
- 14 social rent homes – reduced as overall numbers drop



4th iteration (current design)

- Further reduction to height – 6, 6 and 4 storey residential buildings
- Building massing reduced
- c. 92 homes
- c. 50% affordable by unit
- 14 social rent homes



What do you think?

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Following extensive engagement with the Lambeth Planning and Urban Design team we would like to hear your thoughts on your preference for the scheme.



Original Design

- 125 home scheme
- Four buildings
- 3 storey nursery
- 3 residential buildings - 8, 7 and 4 storeys
- c. 55% affordable by unit
- 15 social rent homes



Current Design

- 92 home scheme
- Four buildings
- 3 storey nursery
- 3 residential buildings - 6, 6 and 4 storeys
- c. 50% affordable by unit
- 14 social rent homes

Access, Transport and Servicing

Vehicle and pedestrian access will be from Leigham Court Road, with a vehicle turning head point to allow for efficient refuse collection.

The development will be car free except for two disabled parking bays, with ample cycle parking for each block to encourage active travel.

Refuse collection will take place from the dedicated bin stores. A full management plan and schedule will be in place to ensure any bin collection minimises disruption to residents and surrounding neighbours. The bin store will also be designed with a double leaf wall lining and resilient linings within the door frames to minimise noise.

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Landscape and Gardens

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The proposals will include the **creation of as much green space and gardens on site as possible**, taking inspiration from the surrounding area's residential Victorian villas and hidden "secret gardens".

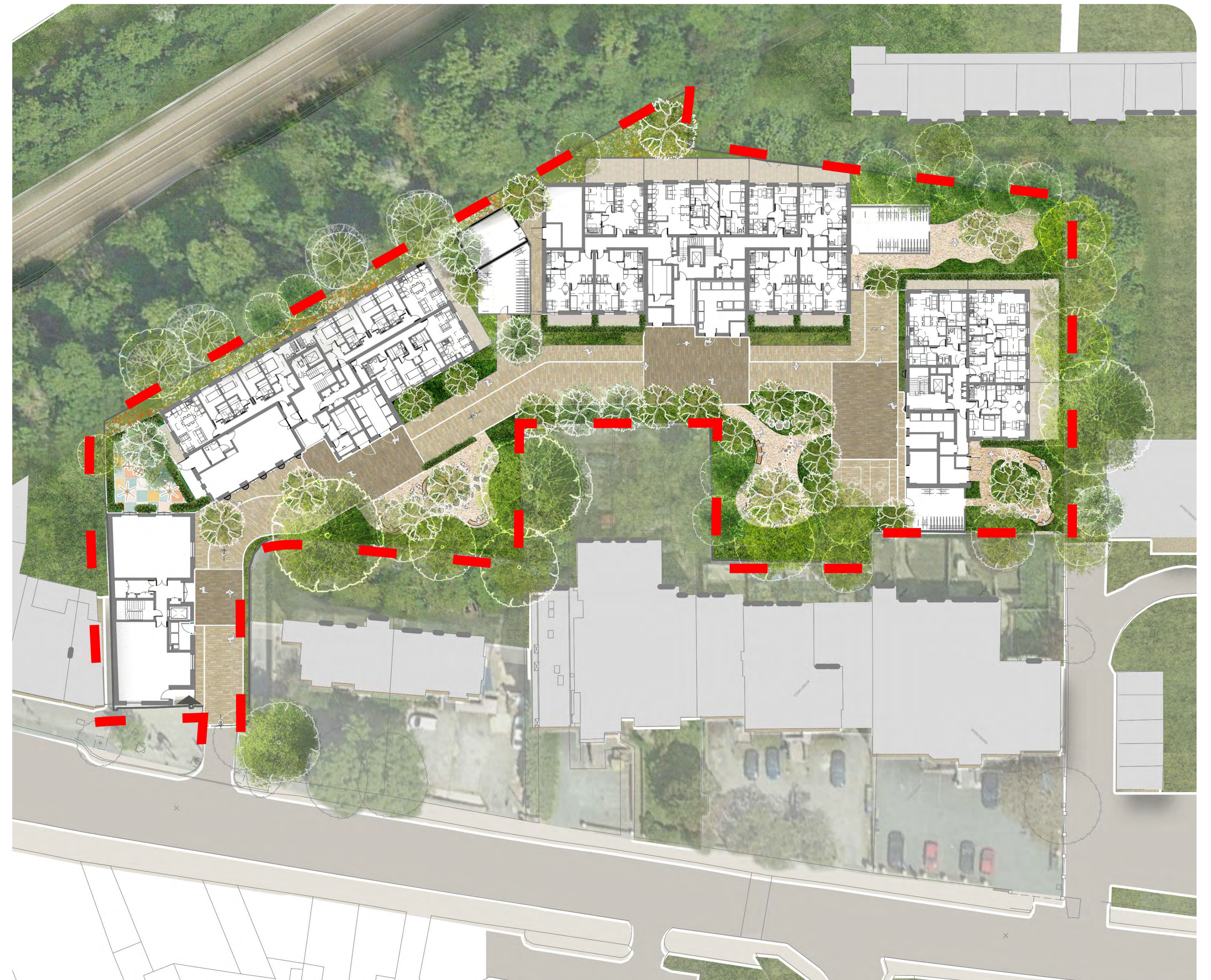
Key routes will be carved into the site while maintaining as much green space as possible and **maintaining key views**. The existing and proposed landscaping will be used to create appropriate screening and buffers between neighbouring properties, ensuring the privacy of residents.

Gated private gardens are proposed for residents and the nursery building, whilst **the majority of the landscape remains accessible to all**.

The open communal gardens will be secure, with dedicated gardens and playspaces for the social rent block.



PRECEDENT IMAGE



LANDSCAPE PLAN

Sustainability

The proposals will support the Council's ambitious Climate Action Plan.



A target to deliver EPC B-rated homes.



The average annual bill (for one beds) up to 30% lower than typical 1 bed flats (data from Pockets most recent scheme).



We will use sustainable construction methods and materials.



The proposals are car free except for two disabled bays and will prioritise sustainable travel methods.



There will be space for cycle parking.



Planting and green spaces will help to contribute to local biodiversity.



NEW GREEN SPACE CGI

Considerate construction and operational management

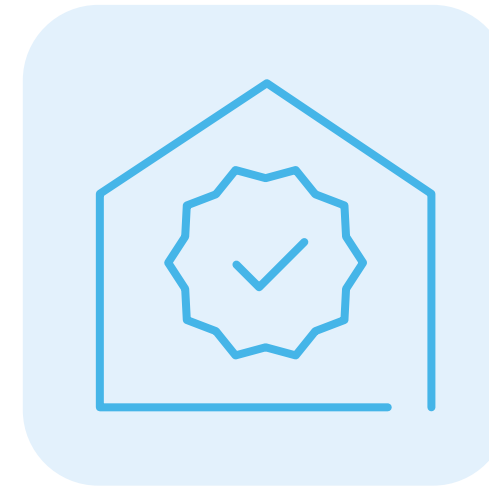
The contractor we choose for the scheme will be registered with the Considerate Construction scheme and adhere to local and national guidelines.

Pocket Living has extensive experience in property management. A comprehensive operational management plan will be submitted with the planning application, outlining management and servicing strategy.

Pocket Living is also committed to supporting the wellbeing of its residents, providing professional amenities and services.

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Amenity & Services



Professionally
managed building.



Parcel lockers for
peace of mind.



On-site Community
Manager acts as a
point of contact for
residents.



Security of tenure -
availability of longer
tenancies to all tenants
with appropriate breaks.



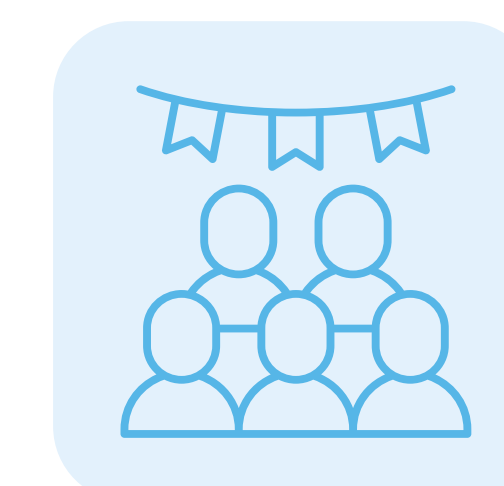
Fortnightly cleaning
included in rent for
sharer homes.



Amenity Spaces – which
could include co-working
spaces and/or exercise
rooms on-site to keep active
and support wellbeing.



Bills aggregation – bills
are combined into one
monthly payment. For
sharers, this is divided
equally.



Community led, low-cost
events with an emphasis
on resident leadership.

Relationship with neighbours

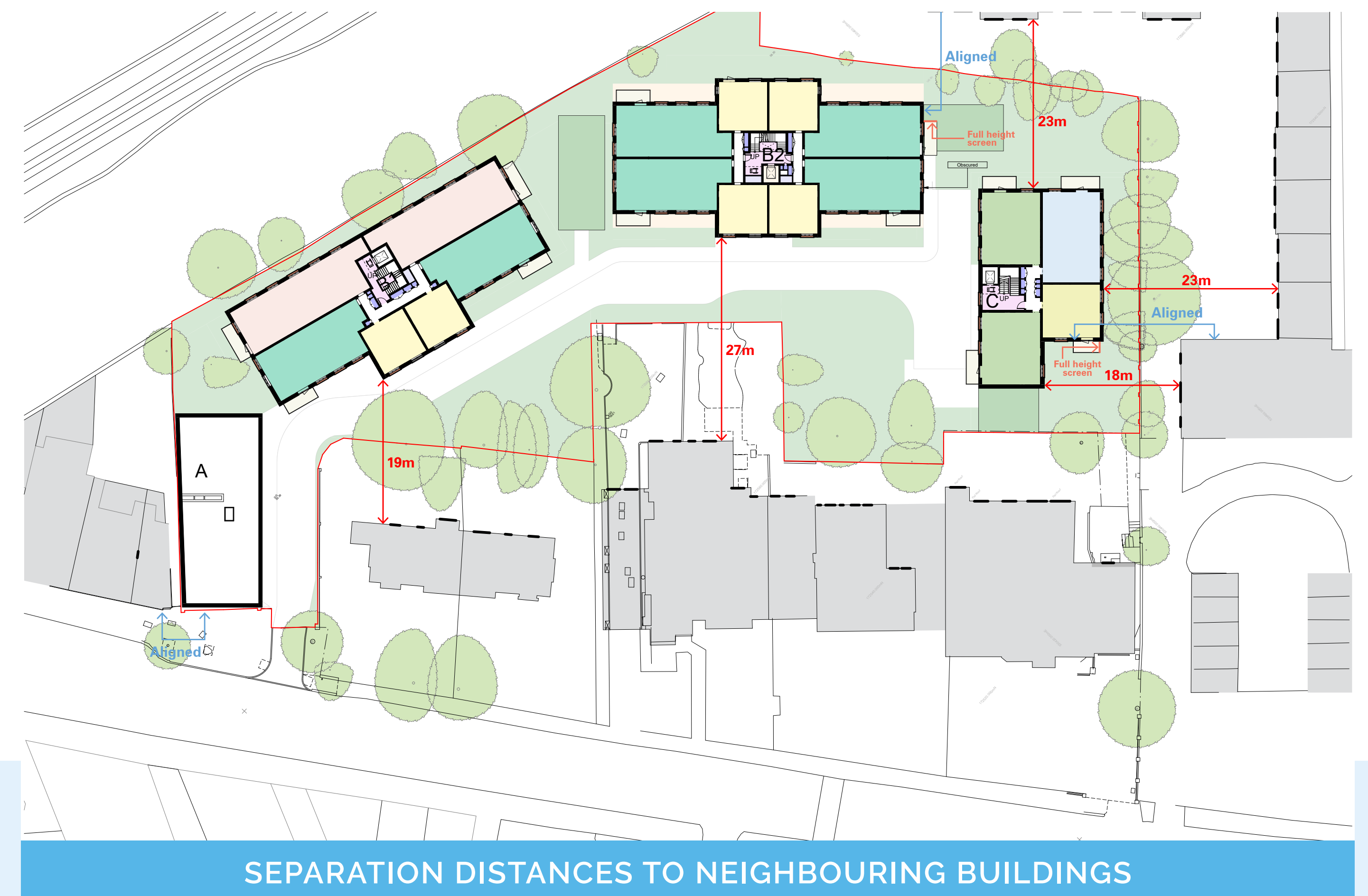
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This diagram shows the height of our proposals in comparison with the surrounding townscape, showing that is in keeping with the area's typical building heights and character.

- **The design team prioritised amenity and privacy** for existing residents throughout the process.
- **Building placements** were carefully considered to minimise impact.
- **Block B2 and Block C were reduced in size** to improve separation distances.



- **Most separation distances exceed 18m.** Where less, appropriate privacy measures (e.g. screening, window orientation) have been integrated.
- **Daylight and sunlight studies** informed early design changes to limit overshadowing.
- **Ground-floor boundary treatments**—will be designed to respect new adjacencies.



Have Your Say

Thank you for joining us at our public exhibition today.

We would love to hear your feedback on our proposals. If you'd like to share your thoughts, please fill in a paper survey or scan the QR code below to complete the survey online.

www.leighamcourtrroad.co.uk



PLEASE SCAN THE QR CODE TO SHARE YOUR FEEDBACK

Timeline:

