



AYER ASSOCIATES

Inspired by the vision

MYATT'S FIELD, CAMBERWELL

DEPOT BUILDINGS AND EVENTS SPACE

DESIGN, ACCESS, HERITAGE AND PLANNING STATEMENT
JANUARY 2025

622m-DJA-XX-XX-RP-A-00004-Design, Access, Heritage and Planning Statement_P02



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1.0 INTRODUCTION

1.1 BACKGROUND - MFPP

Myatt's Fields Park Project (MFPP) is a charity (1139256) led by local people that supports the Myatt's Field Park. They have a management agreement with Lambeth Council to provide:

- * horticultural maintenance including flower beds, mowing and hedge maintenance. Lambeth is responsible for maintenance of trees and hedges above 6ft
- * contribution to reactive maintenance (e.g. mending equipment). Otherwise Lambeth is responsible for capital maintenance of the park.
- * income generation for the park
- * volunteering, training and employability opportunities for local people
- * point of contact for local people
- * engagement activities such as events - each year these can include the summer fair, Black History event, Pride picnic, harvest festival, Christmas carols and a market
- * host a range of local organisations including Lambeth Tigers football club, Mulberry Pre-school, Little Cat Cafe. Mulberry Pre-school offers two Stay and Play sessions per week for local families.

Lambeth remains the owner of the park and is responsible for setting and the enforcement of bye-laws.

The day to day operations of MFPP are overseen by a team of 9, with a Board of 11 and further advisory members forming a community engagement subcommittee. They are funded through donations, income generating activities as described above and grants from Lambeth Council such as that agreed to form a part of the funding for this proposed redevelopment of their Depot Buildings.

1.2 BACKGROUND - MYATT'S FIELD PARK

First opened to the public in May 1889, Myatt's Fields Park has a rich and interesting history. It was originally part of a 109-acre estate, inherited by Sir Edward Knatchbull in 1745 and purchased by Hughes Minet in 1770. The Minet Family were Huguenots who fled to England from France in the late 1600s, to escape religious persecution. At that time, the estate consisted of meadows, orchards and farmlands.

With the coming of railways to Camberwell in the 1860s, the demand for housing grew rapidly and the Minet family worked to ensure the estate was developed sympathetically in the interests of local residents. James Minet gifted the building of St James Church (now Black Roof Housing) in 1870 and in 1882 William Minet donated the land to create a new public park. He also built the original Minet Free Library and the Parochial Hall, now Longfield Hall, and planned and built the mix of town houses, terraces, schools and mansion flats that still surround the park.

The park, which lies at the heart of the present Minet Conservation Area (designated in 1979), is an unusual example of a surviving smaller-scale Victorian urban park. It is named after Joseph Myatt, a tenant market gardener, who grew strawberries and rhubarb here in the 19th century. The Park retains many of its original features including the layout of the paths, some of the flowerbeds, the bandstand and the roundhouse.

Fanny Wilkinson, one of the first professional women landscape gardeners and an active campaigner for women's suffrage, designed the park. The park was laid out by the Metropolitan Public Gardens Association at a cost of £10,000, with help from a grant from the Lord Mayor's Fund for the unemployed.

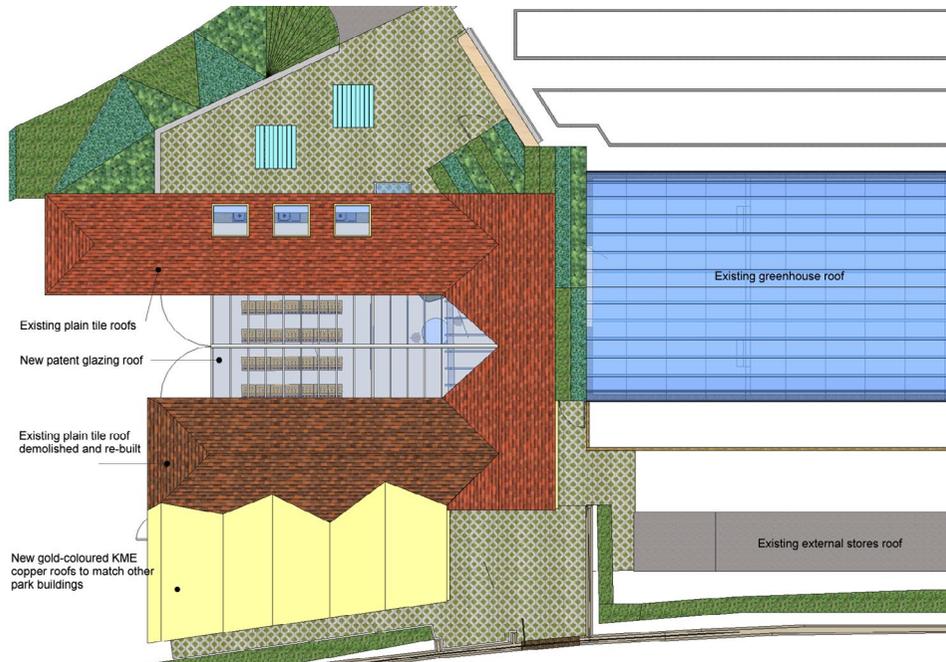
Now the Park hosts a number of events and activities every year, with a number of facilities including a family-run cafe, playground, water play area, sports courts, bee hives and, of course, the community greenhouse and park depot building. The Depot buildings are used for small-scale community enterprises and activities. By tailoring the Depot facilities to better suit MFPP's needs, MFPP aim to make these opportunities more visible and more accessible to local people.

Now the park is established as a successful community park, the challenge is to sustain this into the long term. To help achieve this, MFPP has offered to take over the horticultural maintenance of the park with a possible long term aim of taking over running of the park's buildings and facilities.

Recent improvements and additions include the nursery/daycare and public toilets, adjacent to the depot building at the Cormont Road entrance. Other structures include the cafe and a Grade II listed bandstand. The park itself is a Grade II listed Park & Garden and a Sites of Local Nature Conservation Importance.

1.3 BACKGROUND - MYATT'S FIELD PARK DEPOT PROJECT

16/00917/FUL - Full planning permission granted for a 'Re-development of the old depot buildings to provide a single storey building with associated parking'. Permission granted 22nd April 2016.



This scheme was developed on the basis of extensive consultation and stakeholder engagement. However, it was not implemented.

19/02865/FULL - Full planning permission granted for a 'Re-development of the old depot buildings to provide a replacement single storey building with associated parking (resubmission of planning permission 16/00917/FUL to allow for minor design changes)'. Permission granted 1st October 2019.



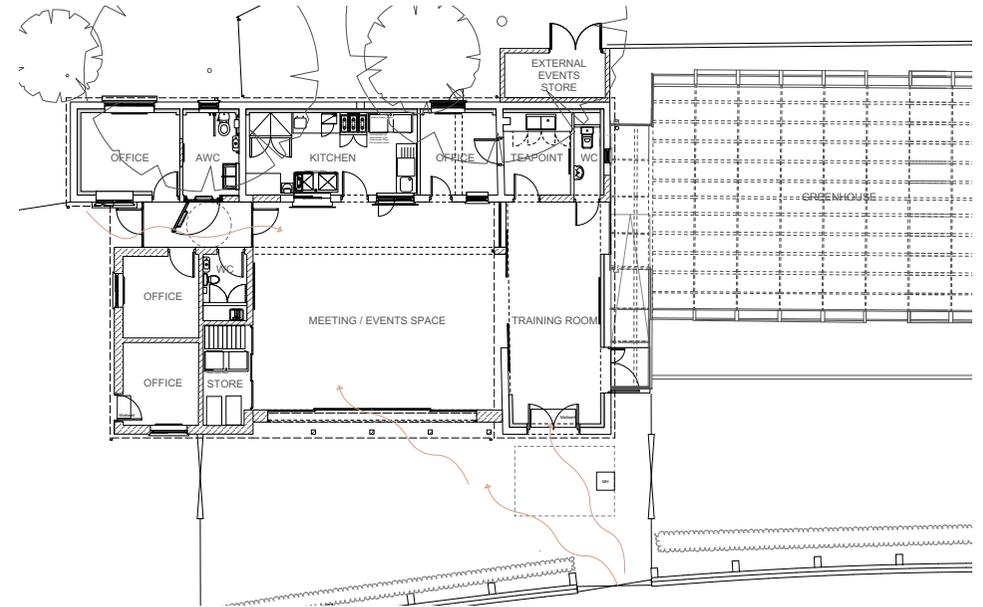
The principal design change was the reduction of glazing to the roof and internal layout changes. This scheme was on the basis of an extension and infill approach. Again, this proposal was not implemented.

21/04180/RG3 - Full planning permission granted for a 'Re-development of the Old Depot building to provide a single storey community centre building'. Permission granted 14th January 2022.



The principal design change was the addition of a covered veranda area to the west of the building. In this scheme, the proposal was a demolition and new build proposal. Again, this proposal was not implemented.

24/01857/VOC - Amendments to the approved plans sought to reduce the scope of demolition and overall size of the scheme, whilst delivering largely the same brief. Permission granted 7th October 2024.



The previous scheme (opposite) demolished all of the existing depot buildings, with the exception of the greenhouse, amounting to 100 sqm of demolition. A new build single storey structure of approximately 210 sqm footprint was proposed to replace it to provide a winter cafe, a training kitchen, an education room, work space, a meeting/event space and an accessible WC; all to support MFPP's work in the park.

The updated proposal indicated under this variation was a smaller-scale, less intrusive scheme. Demolishing only the southern range (approx. 39 sqm) and infilling the courtyard and this footprint (95 sqm), together with 2no. small extensions to form an accessible route into the greenhouse (7.5sqm) and a new external equipment store (6.5sqm).

Unfortunately, the planning permission for this project lapsed before it could reach site. However, it largely forms the basis of this renewed application.

1.4 PLANNING CONTEXT

The Depot Buildings and Greenhouse are not listed, but are within the curtils Myatt's Fields, which is a Grade II Listed Park and Garden. It is also located within the Minet Conservation Area. Planning and Building Control are regulated under The Town & Country Planning Act (1999), the Building Control Act (1991) and Local Government and Building Control (Amendment) Act (2016) together with associated secondary legislation.

Nearby listed buildings are:

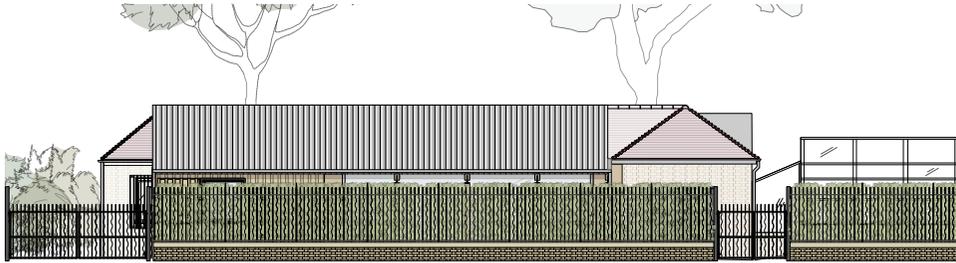
- Grade II Church of St James (1080369), 115m away;
- Grade II Longfield Hall (1080368), 112m away;
- Grade II Kennington Boys School (1184669), 98m away;
- Grade II Bandstand (1357895), 158m away.

Myatts Field Park is also a 'Local Site of Importance for Nature Conservation' (SINC). London's equivalent of Local Wildlife Sites, these sites are recognised for the important habitats they support. SINC's are designated by a panel of local ecological professionals. This is a non-statutory designation, although SINC's are still afforded protection within the planning system. Development that negatively impacts on a SINC will only be permitted in exceptional circumstances and where mitigation can be proven from the beginning. As such, careful consideration as to how the proposals can minimise harm and even improve provision and quality of habitat have been carefully considered throughout the design and will continue to be an important consideration during the construction process.

There are no TPOs on or adjacent to the site, though there are a number of mature and well-established trees and shrubs to the north of the site which provide landscape impact and screening of the site from the rest of the park.

2.4 SCALE

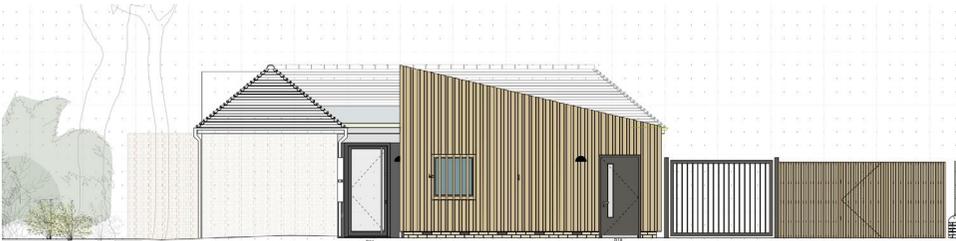
The proposal is 197sqm in total, excluding the greenhouse, including all the existing building areas. The infill extension is formed of a walkable flat roof and a large, continuous monopitch form; the ridge of which will not exceed the existing ridges. The other small extensions to the north and east will be subordinate in scale and sit below eaves level.



South Elevation from Cormont Road



South Elevation



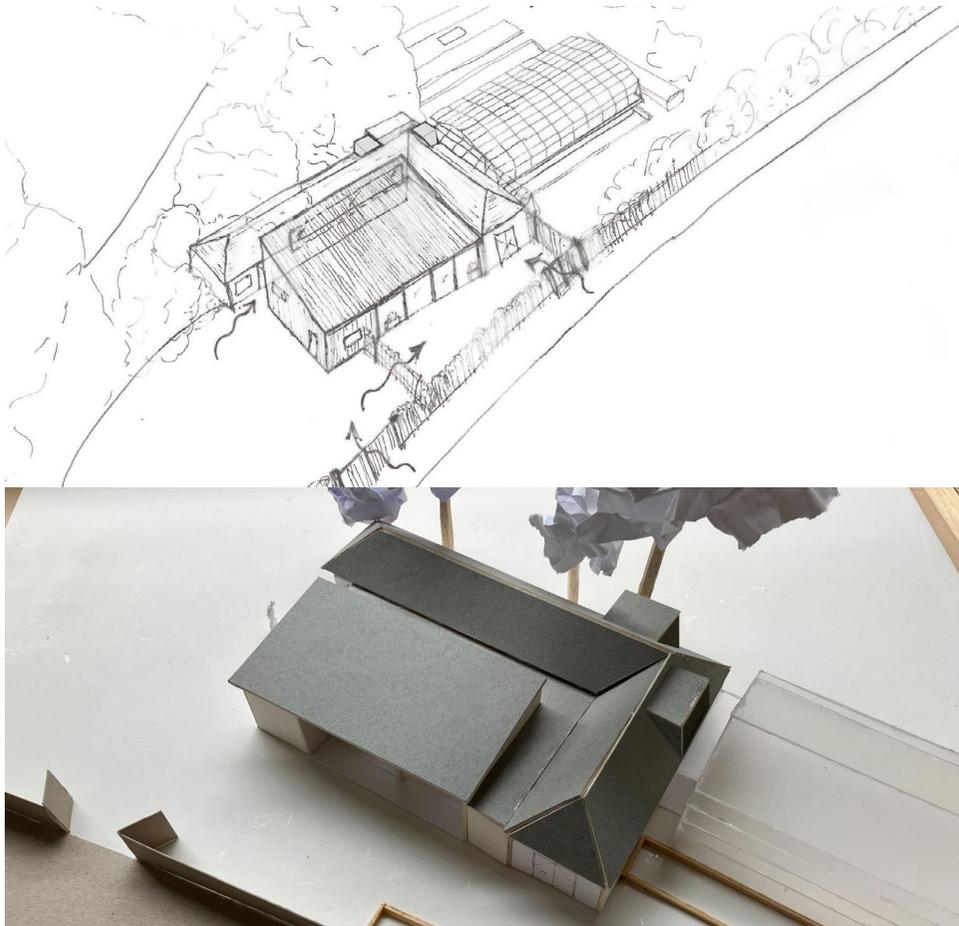
West Elevation

2.5 LANDSCAPING

A key consideration for the design was the retention of existing large trees on the site; protecting any habitats within them and their visual amenity to the park, provision of shade to visitors etc. Their visual screening also allows for the new dormers to the existing roofs to largely be concealed from public view. The spillout/entry area to the south of the building is proposed to be resurfaced and planters to be introduced.

2.6 APPEARANCE

The proposal aims to introduce legible and 'tidy' additions; using a single monopitch-roofed volume, separated from the existing plain tile roofs with a walkable flat roof to allow safe access for maintenance. The materiality for the monopitch roof, together with the 2no. services dormers is to be standing seam metal roofing in a matt PPC finish to emulate a natural steel colour. The greenhouse link will be framed and glazed to tie-in with the greenhouse itself. The small, rear store will be brick-built with a parapet to a flat roof to stitch it into the existing north range. All other new elements will be timber framed and clad to tie-in with the 2010s park buildings such as the adjacent public conveniences. Large glazed elements at the entry points to the building look to create the sense of openness and accessibility.



Proposed and Retained External Finishes



FSC open jointed Western Red Cedar cladding with alternating board widths



Profiled metal roofing (note finish will be matte)



Timber frame construction with fitch connections



'Floating' timber columns to south connections



Velfac triple glazed windows and doors, secured By Design



Retained brick walls



Retained clay plain tile

For window details, please refer to the following drawings:
622m-DJA-DR-A-61001-New Triple Glazed Window Details_P03

Together with the following manufacturers' specifications:
VELFAC product catalogue

We also enclose (by post) the following samples:

- Red cedar cladding
- Trisobuild 13.5/3 roofing sheet (please note that the colour of this sample is not as proposed for the scheme)
- Colourcoat Prisma, Matt, Sirius Matt (RAL 9006m) – proposed finish to roof sheet and exposed rainwater goods
- RAL 7021 swatch. This is the proposed external colour to new aluminium windows and doors; retained double steel door in south elevation; and colour for redecoration of retained and relocated existing timber windows and their grilles.

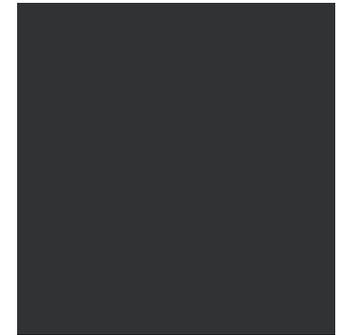
A photographic record of these samples is opposite.



Trisobuild 13.5/3 roofing sheet (please note that the colour of this sample is not as proposed for the scheme). With sample of Colourcoat Prisma, Matt, Sirius Matt (RAL 9006m) – proposed finish to roof sheet and exposed rainwater goods



RAL 9006m (under warm light)



RAL 7021



Wester Red Cedar cladding sample

2.7 ACCESS

A key driver for the proposed layout was the requirement for ease of use and circulation by various users with simultaneously without impacting one another - for example the access to offices needed to be independent of the need to enter the multi-use place during events. We were also keen to avoid the introduction of corridors, so as to maximise the space available for events use. A further strand to the considerations was accessibility, particularly to the greenhouse, which is currently only accessible up a short, sharp ramp, without hand rails. There is also currently a lack of accessible bathroom provision, apart from in the nearby public toilet block.

This is achieved by pushing the office spaces to the perimeter, allowing them to be accessed without needing to pass through the multi-use space. Staff have access to their own tea point and toilet through the training room or shared entrance lobby.

A small side extension and relocation of access door between the depot and the greenhouse allows for a 1:21 slope to form a shared, accessible access to the greenhouse, from the training room. In the recent changes, a similar new entry from the road is proposed for visitors and users of the events and training spaces, as well as the greenhouse. However, no new access is proposed to/from the park, with a view to minimise impact on the existing landscaping. An accessible WC and an additional WC is introduced into the scheme. Vehicular and emergency access to the site remains unchanged.

Please refer to:
622m-DJA-DR-A-19003-Access Plan

2.8 SAFETY AND SECURITY

Safety and security are considered through the creation of new access-controlled entrances directly from the road and the park, with secure boundaries around both to avoid out-of-hours access from the depot to the park or vice versa.

The proposed scheme also addresses concerns raised in stakeholder development, by integrating external PIR lighting, intruder alarms, CCTVs, roller shutters to the new glazed entries, Secured By Design new glazed elements (doors and windows), new galvanised-strapped timber shutters as a deterrent to new windows and retained metal window grilles to the retained windows. The direct entry from the road is still proposed for visitors. The paved 'spill-out' area to the south of the building, at the new entrance from the road, is proposed to be separated from the park and food production area by a secure fence line with gates.

2.9 SUSTAINABILITY

Sustainability has been a key consideration for the alterations to the scheme. Demolition is the least preferred option in the waste hierarchy in terms of sustainability with prevention of the need to stop using the building being the most preferable, as such the reduction in demolition area is beneficial to the overall sustainability of the proposal.

By infilling the existing courtyard, the external surface area of the building in ratio to volume will be decrease; reducing heat losses. The southern range of the Depot is proposed for demolition and replacement with the new extension with far greater thermal performance, in line with current building regulation requirements. The retained existing structure will be thermally upgraded including internal solid wall insulation and secondary glazing. Where possible re-usable elements of the demolished building will be retained for re-use (including windows and bricks). New windows and glazed doors are to be triple glazed.

The placement and sizing of glazing has been carefully considered to ensure daylighting throughout the building, whilst avoiding excessive solar gains

The greenhouse demands large quantities of water to run, particularly in the summer months when this resource becomes scarce. To limit demand on mains water, we have integrated a 7500 litre capacity rainwater collection tank and system. This rainwater, stored underground will be the source of water not only for the greenhouse, but also the greywater system proposed to the 3no. new WCs within the building.

An MVHR unit is proposed to ventilate, heat and cool the larger spaces which will improve air quality and reduce energy consumption. Passive ventilation is proposed to the smaller office spaces. Heating is to be by radiant panels which provide uniform warmth, reducing the likelihood of cold spots and energy wasted heating the air at the top of the spaces, particularly in the large, open-to-eaves events space. They are energy-efficient as they heat objects directly, which minimises heat loss through drafts and ventilation.

FSC timber structures and cladding and infinitely recyclable metal roofing add to the sustainability of the project.

2.10 WASTE & REFUSE

The proposed overarching waste strategy is as existing, with collections being from the existing position for both recycling and refuse. All spaces of waste creation (apart from sanitary waste), will have bins for waste separation (i.e. designated recycling and refuse bins). As per the management plan, bins will be emptied daily, to the larger wheelie bins in the existing location, in readiness for collection. Compostable waste will also be separated and composted on site. It is proposed to enclose the existing waste store in vertical timber slatted fencing, with a gate (no overhead cover). This is to improve the visual presentation of the area, but also reduce the risk of fly-tipping / unauthorised use of the bins by the public.

Please refer to:

622m-DJA-DR-A-19110-Site Plan with Waste Proposal_P01

622m-DJA-DR-A-19111-Waste Storage Proposal_P01

Myatt's Field Park Community Centre MP 2025-2030

2.11 CYCLE PARKING

We have referred to the London Plan 2016 Parking Addendum to Chapter 6 – cycle parking, Table 6.3 Cycle Parking minimum standards to determine the minimum provision of cycle parking for this development.

The site is land use D2. This dictates a requirement of 1 long stay space per 8 staff and 1 short stay space per 100 sqm.

The depot is proposed to be occupied by the equivalent of 5 full time staff. The total GIA of the development is 177sqm. This dictates 1 long term space and 2 short term spaces as a minimum requirement. We are proposing 6no. spaces provided by 3no. 'Sheffield' tubular stands.

Please refer to 622m-DJA-DR-A-19060-Cycle Parking_P01 for set out, in alignment with London Cycling Design Standards Chapter 8 Version 2 (2016).

For loop specification, please refer to:

BXMW_GS_Sheffield_Cycle_Stand_Spec_Sheet

BXMW_GS0-TB_Sheffield_Cycle_Stand_with_Tapping_Bar_Spec_Sheet

3.0 HERITAGE STATEMENT

3.1 SUMMARY OF DESIGNATIONS

Local Site of Importance for Nature Conservation (SINC) (SINC33 LaL33)
Grade II Listed Park & Garden (1000822)
Conservation Area – CA25: Minet Estate Conservation Area

The buildings are themselves unlisted. There are no TPOs within or immediately adjacent to the site. The nearest listed building is Grade II Kennington Boys School (1184669), 98m away as the crow flies.

3.2 SIGNIFICANCE OF ASSETS

Local Site of Importance for Nature Conservation (SINC) (SINC33 LaL33)

Sites of Local Importance, the lowest tier of the London hierarchy of SINC designations are: Sites which are, or may be, of particular value to people nearby (such as residents or schools). These sites may already be used for nature study or be run by management committees mainly composed of local people. Local sites are particularly important in areas otherwise deficient in nearby wildlife sites. Since Myatt's Field is in an Area of Deficiency in Access to Nature, any intervention within the landscape should endeavour to minimise impact on any of these potential habitats.

Grade II Listed Park & Garden (1000822)

The park's listing entry refer to its history as a market garden and later development into public park. Key reference is made to the perimeter railings and 4no. entries; the bandstand (which is separately listed); serpentine paths; ornamental planting, mature trees and shrubberies. The depot buildings are not specifically mentioned, though reference is made to 'land adjacent to the superintendent's lodge and extending onto the site of C19 glasshouses, a low wooden fence encloses a grassed area decorated with cut beds, annual bedding plants, and some specimen trees.', which describes the area to the east of the depot buildings. It should be noted that the existing greenhouse is not believed to be the original C19 glasshouse, though is likely situated in a similar location.

Conservation Area – CA25: Minet Estate Conservation Area

Significant as 'A late 19th century private housing estate. The estate is uniquely 'self-sufficient' with schools, a community hall, a library, churches and a public park. The residential buildings have a strong character with unifying materials and common detailing. Good garden planting and mature trees add to the special character.' In its designation report it was described as being 'characterised by warm, friendly looking, small scale red brick Victorian buildings with mature planting of trees and walled gardens, grouped around a small, well landscaped park.'

In the 2016 character appraisal Myatt's Field Park is highlighted as 'central to the William Minet's vision and it remains the heart of the area today. It takes its name from Joseph Myatt a wellrespected local market gardener who farmed the land from 1818 until 1869. The park is an excellent example for its period and historically important because it was designed by Fanny Wilkinson who is reputed to be Britain's first professional female landscape gardener. In 1882 William Minet gifted Myatt's Fields to the Metropolitan Board of Works for public use and it formally opened in May 1889.'

The contrast of the scale of the houses to the perimeter roads of the park is also noted: 'The imposing scale and impressive architectural quality of these large buildings act as visual focal points for the wider neighbourhood especially when glimpsed in the from within Myatt's Fields park. The presence of soft landscaping and large mature trees does much to soften its over all effect.'

Importantly the boundary treatment is original: 'Myatt's Fields park is enclosed by simple modern iron railings on a brick plinth with plain coping which gives definition to the streetscape. Some sections of railing, for instance flanking the principal entrances, have a wavy profile shared with the park keeper's lodge, and influenced by designs of R.N. Shaw. The entrances feature very fine examples of wrought ironwork.'

3.3 NATURE AND SCOPE OF PROPOSAL

As outlined in previous sections, it is proposed to part-demolish the existing modern, unlisted depot buildings and create a new infill extension to provide greater community amenity and flexibility and capacity for use by MFPP. The proposal also looks to form a new entrance in the existing boundary for pedestrians, whilst retaining the existing Cormont Road entrance for vehicles to the car park. The proposals are in an architectural language similar to that of the park amenity buildings constructed with NHLF funding in 2010s (public conveniences and the Mulberry Centre), and of an appropriate and subordinate scale to both the existing volumes and the significance of the streetscapes which surround it.

3.4 ANTICIPATED IMPACT OF PROPOSAL ON HERITAGE ASSETS

The proposals aim to conserve and enhance what is considered by many to be a charismatic set of existing facilities and are an exercise in breathing new life and environmental sustainability into a valuable, existing community asset.

There will be little to no visual impact from the park and a more welcoming facade created from the car park and road. No sightlines will be affected to other heritage assets. Whilst there is a proposal for alteration of the historic boundary, it is the intention to minimise this to a pedestrian access. The new gates will be created to match those found elsewhere.

The proposed new build will be in materials found elsewhere in the park, whilst being appropriate for the function and history of the depot buildings and the horticultural function of its wider context. The depot buildings themselves are relatively modern and so alterations are deemed to be of no significant harm on the site and wider conservation area.

3.5 JUSTIFICATION

The design has been developed to respond respectfully to its Minet Estate Conservation Area context, and creates a domestic-scaled building with relatively modest intentions between the Cormont Road boundary and Myatt's Fields Park itself. The concept of a 'friendly' building, as described in the Conservation Area Character Appraisal has been kept in mind; creating more approachable and welcoming facades to the public sides of the building.

The proposed buildings are 'low-slung', single storey and are deliberately designed with modest height in mind.

The roof forms of the Old Depot buildings to the north and east are retained. The 2010 buildings' timber cladding and standing seam roofs are echoed though not copied in infill extension's roof - this altered interpretation of the material palette speaks to the working function of the building as a place of production. This aims to communicate to Park visitors that the park buildings are all linked, and access is permitted to all.

The original boundary railings to the park, low brick wall and masonry coping, are proposed to be carefully re-used and adapted into a new pedestrian gate for the building, giving access into the Depot and allowing for its more flexible use out of park hours.

Most importantly, these proposals support the work of MFPP who are central to the daily maintenance and care for the Grade II listed Park so significant to the Minet Estate Conservation Area. They also provide various community events, horticultural training and cultivation of food and plants for the area; a direct link to the historic use of the park as a market garden and, later, a central civic point for the public to enjoy.

The retention of the majority of the Old Depot buildings and greenhouse, is key not only to the sustainability of the proposals and their functionality, but also in the story-telling of the wider park. The design endeavours to create visual connection through the extension walls to the neighbouring buildings and courtyard with glimpsed viewing through the west wall two open façades.

3.6 CONCLUSION

Being diminutive in scale and impact on any listed or otherwise significant fabric and, indeed, less visually and physically intrusive than the current scheme, we believe that the proposed scheme offers greater benefit than loss or harm to the Conservation Area, SINC or listed Park.