

Welcome

Legal & General (L&G) has partnered with the South London and Maudsley NHS Foundation Trust (SLaM) to bring forward the redevelopment of the former Lambeth Hospital site.

L&G is committed to the long-term stewardship of new neighbourhoods. This means we don't just build and leave – we manage homes for the future, ensuring they remain high-quality, safe, and well-maintained for the community.

BACKGROUND

The site has existing planning permission granted in 2023 for 551 new homes and new community spaces. Since then, there have been changes to building safety regulations, including the requirement of a second staircase on buildings over 18 metres tall, which mean that we need to review the designs.



Existing aerial photograph of the site

THE TEAM



Developer partner

Legal & General (L&G) has partnered with South London and Maudsley NHS Foundation Trust (SLaM) to help bring the scheme forward.



Current landowners

South London and Maudsley NHS Foundation Trust (SLaM) are the current owners of the Lambeth Hospital site and will be working alongside Legal & General to deliver the updated proposals.

SUPPORTED BY



Architects and landscape architects

ROLFE JUDD

Planning consultants

Delivering in partnership with the NHS

SECURING THE FUTURE OF MENTAL HEALTH CARE

The South London and Maudsley NHS Foundation Trust (SLaM) is currently modernising its estate to ensure it can provide high-quality, therapeutic environments for patients.

As part of this strategy, hospital services are moving from the Landor Road site because the existing buildings are no longer fit for purpose for 21st century mental health care.



Current site



Douglas Bennett House

The old wards were built in a way that did not support the privacy, dignity, or safety that modern service users expect. Key issues included:



Safety risks

Structural designs that were unsafe for treating mental health.



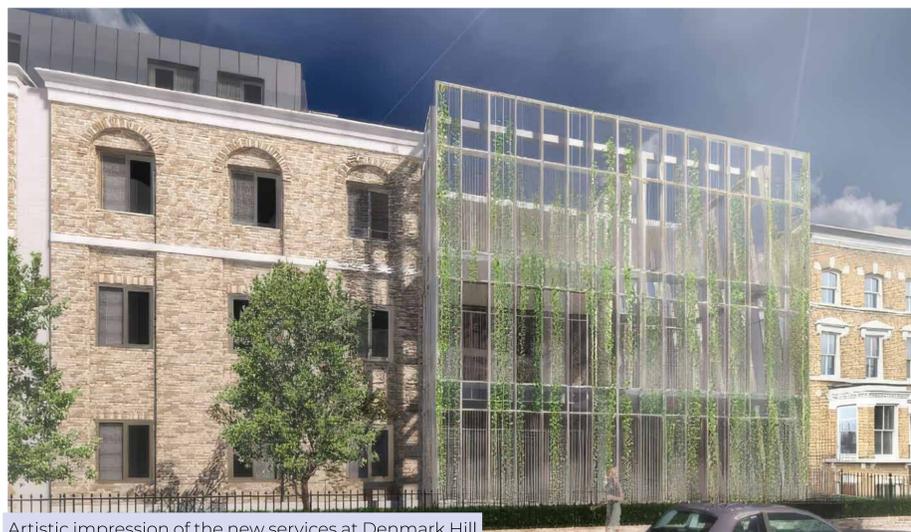
Poor visibility

Difficult lines of sight which made it harder for staff to monitor and protect people.

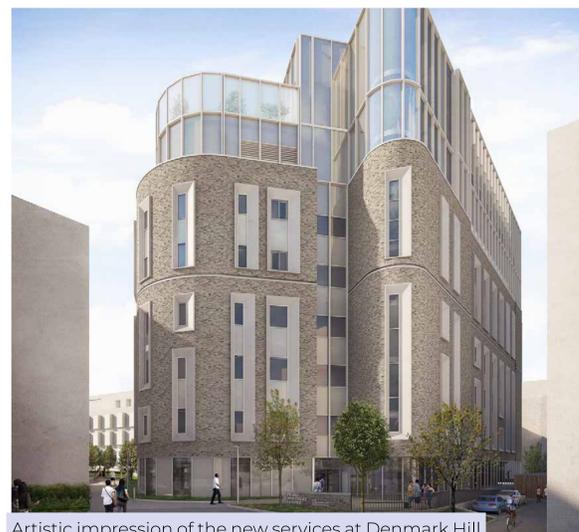


Inadequate facilities

A lack of ensuite bathrooms and purpose-designed spaces for therapeutic activities.



Artistic impression of the new services at Denmark Hill



Artistic impression of the new services at Denmark Hill

THE MOVE TO DENMARK HILL

Services are consolidating into the new, state-of-the-art Douglas Bennett House at the Maudsley Hospital site in Denmark Hill, which is due to open in 2026. This location is better for patients because:

- **Integrated care**
It maintains critical links to the acute physical health services provided at King's College Hospital, located directly across the road.
- **Better access**
A transport study confirmed that the Denmark Hill site is more accessible, with 90% of service users in Lambeth being within a 45-minute journey, compared to 82% for the Landor Road site.

WHAT THIS MEANS FOR THE LAMBETH HOSPITAL SITE

Because the Landor Road site is now substantially underutilised, it has been identified as surplus land. Selling the site for redevelopment provides the NHS with the vital funds (capital receipts) needed to pay for the new facilities at Denmark Hill. While the hospital moves, the Trust is ensuring that care remains local:

- **Community services**
Outpatient and community support services are staying within the borough, moving to a series of local Living Well Centres.
- **Residential legacy**
In partnership with Legal & General, the vacant site will be transformed into a new residential neighbourhood, delivering much-needed homes for Lambeth.

Reviewing the existing permission

We've been reviewing the existing planning consent to ensure that the scheme meets the latest building safety regulations, is deliverable and offers real benefit to the local community.

THE CONSENTED SCHEME

The planning permission granted in September 2023 allowed the former Lambeth Hospital site to be redeveloped as a residential-led neighbourhood, replacing the old hospital buildings with new homes and landscaped spaces.

-  The scheme included **551 new homes**, with about half of those targeted as affordable housing.
-  Buildings were arranged around **green space** to support outdoor amenity and play areas for residents.
-  The tallest buildings reached up to around **18 storeys towards the south of the site**, stepping down towards neighbouring streets.
-  The approved design was organised along a **central route through the site** with public and private outdoor space shaped around it.

Site plan showing extant consent



CGI of Landor Road

WHAT WE'VE REVIEWED

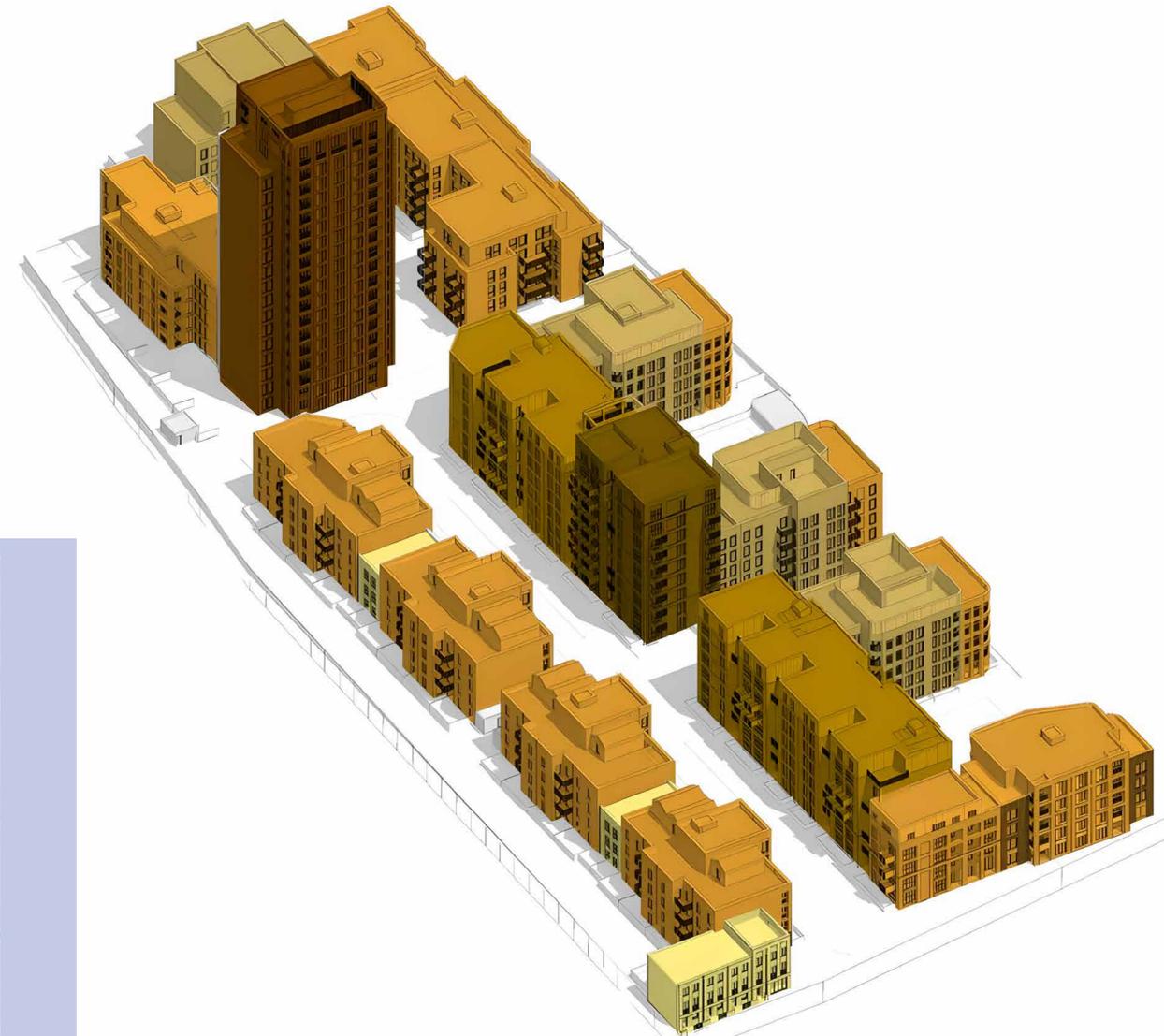
We have focused on three main areas:

- **Safety**
Making sure homes meet today's fire safety standards, including second staircases on buildings over 18 meters.
- **Design**
Improving how buildings are arranged so they are more sustainable, energy-efficient and better suited to the site.
- **Outdoor spaces**
Enhancing open green space across the site, providing more usable landscaped areas and play spaces for existing residents. These improvements will create welcoming places where people can meet, play, relax and spend time outdoors.



CGI of tower down boulevard

Illustrative sketch of the previous masterplan



The updated proposal

These proposals set out a deliverable, high-quality scheme that provides new homes, green spaces and community facilities.

THE UPDATED VISION FOR LAMBETH HOSPITAL



An enhanced Landor Road streetscape, restoring the street edge and introducing more trees and greenery.

New green spaces and improved public areas for both existing neighbours and future residents.

A range of play spaces will be provided on site, with a focus on children aged 0 to 11. These will include secure courtyards, play areas along the new boulevard, and informal "play on the way" routes woven through the site.

A tenure-blind neighbourhood, with affordable homes thoughtfully integrated and located at the site's main gateway.

A new public square providing flexible community space for local events, markets and small performances.

A clearer, greener route through the site, including a new central green boulevard and additional open spaces.

A new community-focused space, The Foundry, creating active frontages and supporting local activity along Landor Road.

Around 700 new homes, helping to meet local housing needs including a high proportion of affordable homes with a focus on social rent.

The introduction of Build-to-Rent homes designed with simpler, more efficient building forms that respect the surrounding area.

A reviewed housing mix, including more larger three-bedroom homes within the social rent offer.

Ground Floor Illustrative Plan

A greener, more welcoming neighbourhood

This scheme is designed around people, not just buildings. Streets and spaces are greener, safer and more active, supporting everyday life for residents and visitors.

LANDOR ROAD: A MORE WELCOMING STREET

- **A greener entrance to the site** with new trees and planting to soften the street edge
- **More front doors and active ground-floor uses** facing the street including new maisonettes facing onto Landor Road, helping create life, movement and natural surveillance
- **Better pavements and streetscape improvements** to make walking easier and more pleasant
- **New wellness facility, The Foundry, and cafe** creating active frontages and supporting activity along Landor Road

Together, these changes aim to create a street that feels safer, more sociable and better connected to the surrounding neighbourhood.



Illustrative sketch of the proposals from Landor Road



Illustrative sketch of the Green Boulevard

THE GREEN BOULEVARD: A PLAYFUL STREET FOR EVERYDAY JOURNEYS

- Rows of trees and rain gardens help to **manage surface water and reduce flood risk**
- **Shaded routes to make walking and cycling more comfortable** in warmer weather
- 'Play on the way' features integrated along the street, encouraging informal play as part of daily journeys
- **A car-free development**, prioritising walking, cycling and play, with some Blue Badge parking where needed

SPACES FOR NATURE, PLAY AND EVERYDAY LIVING

- **More planting and trees** across the site, improving biodiversity and air quality
- **Play space** that is designed as part of the landscape rather than fenced-off areas and located where they can be easily overlooked from homes and paths
- A layout that allows **more sunlight into streets and spaces**, reducing overshadowing
- **Private resident courtyards** providing safe doorstep play for children aged 0 - 4 and quiet areas for sitting, relaxing and enjoying greenery



Illustrative sketch new play spaces

The Square: a space for everyday life.

A flexible, welcoming public square designed for daily use – a place to meet, pause and come together.

THE SQUARE: A FLEXIBLE SPACE FOR THE COMMUNITY

- **A calm, open place** to sit, meet friends and spend time
- **Space that can adapt** for community events, pop-up markets and small performances
- **Active edges**, to bring life into the space throughout the day



Illustrative sketch of the civic square

Please use the sticky notes to share your feedback on your priorities for the new public square.

Your feedback will inform both the design and long-term management of this space.

How would you like to use this square in everyday life?

What would help the space feel safe and welcoming, especially after dark?

What kinds of community activities or events would you be likely to attend here?

What features should the space include, such as seating, planting, play, lighting or activities?

Are there any concerns or issues you think the design should address?

What would make you feel comfortable spending time here, during the day and in the evening?

Place sticky notes here

The Foundry

We are proposing 15 studio spaces to support local people who run small, independent businesses.

The new spaces would range from 80 to 200 sq ft and be designed to support health, wellbeing and lifestyle businesses that serve the local community.

TRIED AND TESTED IN REAL PLACES

- The Foundry is not a new or untested idea. **Similar spaces are already operating successfully in towns and neighbourhoods across the UK, including at L&G's New Acres Studio in Wandsworth.**
- Since 2022, Foundry spaces have been **supporting independent workers and small businesses** in a range of settings, from high streets to former industrial buildings. Together, these sites support **over 1,500 members**, helping local people work, train, meet clients and grow their businesses close to home.

WHAT THIS MEANS

Our intention is to:

- Support local, independent businesses
- Bring life and activity to the ground floor along Landor Road
- Create welcoming places that people can use throughout the day
- Provide convenient access to wellness services locally



New Acre Studios, Wandsworth



A PLACE TO MEET

At the heart of The Foundry would be a new local coffee shop.

This space is designed as a welcoming meeting place for all the community, not just new residents. It would offer a place to relax, meet friends, and spend time.

WHO COULD USE THE STUDIOS

Below are examples of some of the types of businesses that could use this space. The final mix would be shaped by local need and demand.

HEALTH

Physiotherapists, chiropractors and podiatrists



WELLBEING AND FITNESS

Yoga, Reformer Pilates and personal training



EVERYDAY SERVICES

Hair salons, dog grooming and life coaching



Delivering much needed homes

Lambeth needs homes. We are proposing to deliver around 700 new build-to-rent homes, including affordable homes, making a significant contribution to the borough's housing targets.



Tenure blind design

The design is tenure-blind, meaning affordable homes share the same high-quality architectural principles as private homes. Affordable units are positioned prominently at the gateway of the site.



Family living

The scheme includes more larger 3-bed homes within the social rent provision, and maisonettes with individual front doors along Landor Road to support family life.



A modern take on the London mansion block

The updated design moves towards simpler, more traditional London "mansion block" forms. These building shapes help the development sit more comfortably within its surroundings, improve construction and energy efficiency, and support long-term quality.



Materiality and detail

The buildings are proposed with durable brick façades that will age well over time, complemented by:

- Metal balconies that add rhythm and interest to the façades
- Clearly defined and welcoming entrances that signal "home"



Landor Road central



Bay elevation-base



Central Street balcony view

Next steps

Thank you for viewing our exhibition material about the updated proposals for the former Lambeth Hospital site.

We look forward to continuing to develop these plans with your input, to ensure the scheme delivers safe, high-quality homes, welcoming public spaces and real benefits for the local community.

All of the information you have seen today is available on our website at lambethhospitalredevelopment.co.uk

HOW TO GET INVOLVED



Speak

To a member of the project team here today.



Review

The materials and ask questions about the changes.



Feedback

Scan the QR code or fill out a form to give us your views to help shape the new public spaces.



Illustrative sketch of the updated proposals for Lambeth Hospital

PROJECT TIMELINE



GET IN TOUCH

lambethhospitalredevelopment.co.uk

lambethhospital@thisislca.com

0800 307 7401

Scan here to visit our website

