Your New Town Hall

Welcome

Why we are here today
This exhibition is part of the next stage of public consultation on an exciting regeneration project called: ‘Your New Town Hall’.

What is ‘Your New Town Hall’?
It is a regeneration project launched by Lambeth Council, to reduce its core office buildings from 14 to two, saving at least £4.5 million of taxpayers’ money per year. It is also part of the ‘Future Brixton’ family of regeneration projects.

The main part of this project is being delivered by development partner Muse Developments who were selected following a competitive process.

What will it provide?
As well as saving the council £4.5 million per year, the ‘Your New Town Hall’ project means Lambeth can:
- preserve Lambeth’s iconic Town Hall, making it more open and accessible to residents
- provide quality office space for local enterprise and start-ups
- build an energy efficient civic building with customer centre and council offices
- create new landscaped public areas
- build much-needed new homes for the borough including 40% affordable homes

Wanless Road plans changed
In summer, it was proposed that a site at Wanless Road, in Loughborough Junction, would also form part of this project. Proposals for this council-owned site are not moving forward at the current time. For more information please contact the Your New Town Hall team – contacts on the last board.
In summer this year, many of you gave us your views on how the new civic building and public spaces would work for you.

At the consultation events held, we also showed some illustrations of how the new residential development may look. Here are the main things you raised.

### What you said

- **Parking:** Possible overflow in local streets
- **Construction:** Disruption to local residents
- **Height of new buildings:** Some too tall
- **Landscaping:** Safely, more plants, good lighting, seating and more bins
- **Olive Morris House:** Why not refurbish?
- **Affordable housing:** Need for as much as possible
- **Customer services:** Better access, shorter queues
- **Civic spaces:** Quality spaces, good public access, better signage and more light
- **Event spaces:** Should be updated and reasonably priced
- **Enterprise centre:** High tech, affordable with other features, such as a café
- **Democracy:** Possible live streaming of big meetings to get more people involved

Since summer, the design team has been working to respond to your ideas and concerns.

### Consultation Programme

Throughout the project programme, up until a planning decision is made, there will be further opportunities for the community to get involved in shaping proposals.

See below for where we are now.

### What we did

- **Parking:** Car-free development with new residents not allowed to obtain a parking permit – see Transport board
- **Construction:** A Construction Management Plan will be submitted with the planning application and one point of contact provided for residents to report issues
- **Height of new buildings:** The height of Hambrook House has been reduced from 20 to 14 storeys
- **Landscaping:** All of the issues raised have been responded to – see Landscape board
- **Olive Morris House:** A thorough study has been undertaken (which is available to view) with findings showing refurbishment would be too costly
- **Affordable housing:** Across all the ‘Your New Town Hall’ development sites, 40% affordable housing will be delivered
- **Customer services and civic spaces:** All of the issues raised have been responded to – see Civic Centre board
- **Event spaces:** Register Office and Assembly Hall to be upgraded, and meeting rooms will be available to hire
- **Enterprise Centre:** This will be high tech, affordable and with discounts for community groups. A new café is provided nearby
- **Democracy:** Streaming of big meetings is being considered by the council

See how designs have developed over the next few boards...
The proposals aim to protect the heritage of this important building, whilst opening it up for greater public use. Indoor and outdoor spaces are to be made more attractive and offer many more opportunities for the community and small local businesses. Lift access will be improved, giving disabled access to all floors.

Floor plans for the refurbished Town Hall showing the different ways the space will be used.

Ground floor plan showing the ‘processional’ route through the Town Hall. This new route allows people to see all the way through the opened up Town Hall to public open spaces beyond.

Proposed committee room

A section of the Town Hall showing the different uses at each level.

Bridge looks down onto the new Enterprise Zone, for small business and community use, in the Town Hall basement. The atrium provides lots of light for this thriving space.
Your New Town Hall

Delivering a new Civic Centre

The new Civic Centre will replace this part of Town Hall Parade

The proposed new Civic Centre on Brixton Hill, outside (above) and inside (right)

The new Civic Centre will help to bring all public services to a central and convenient location, providing:

- A light, bright and welcoming environment for all
- Easy access for all, especially those with mobility issues or families
- Good signage so everyone can easily find where to go
- Appointment booking services for increased efficiency and less queuing
- Safe but friendly spaces for private conversations
- Modern, attractive, comfortable and durable furniture

Examples of informal, welcoming and private meeting rooms and spaces

Modern, clean, inviting and efficient spaces and technology

The colour, texture and format of the bricks used on the Civic Centre will be chosen to complement the Town Hall

The Town Hall with the new Civic Centre to the left

The Town Hall with the new Civic Centre to the left
High quality new homes are proposed on the site of the current Olive Morris House which is being redeveloped as it is too costly to refurbish. This will include 40% affordable homes on this site. There will, of course, be conversations about how Brixton continues to honour the memory of Olive Morris, a community leader and activist.

A commercial unit is also proposed for the ground floor which could house a gym, offices, creche, convenience store, NHS surgery or other business use.
In summer this year, Hambrook House was presented as 20 storeys. On the basis of concerns raised, this has now been reduced to 14 storeys. New homes and quality landscaping are being proposed.

Examples of the types of architecture which is being considered for the new Hambrook House

View of proposed new development from Porden Road

View of proposed new development south along Brixton Hill

View of proposed new development north along Brixton Hill

Plan showing the number of storeys across the new new Hambrook House development

Landscaping proposed around Hambrook House

Proposed numbers of new homes and types.
The Ivor House proposals see the sensitive refurbishment of the locally listed building with an additional storey stepped back. Twenty-six, high quality, one and two bedroom flats will be provided with retail or restaurant uses at the ground and basement levels.

Next door, the building known locally as ‘The Press’ will be revitalised with a new cafe looking onto more attractive public space and outdoor seating area. It will also include cycle storage space for council workers plus changing rooms, showers and lockers to encourage more cycling.
Transport and Sustainability

Your New Town Hall

Transport and parking: Lambeth Council’s green approach

Lambeth Council, as with many London councils, has sustainability very much at the top of its agenda. A key part of this is the reduction of car-use in the borough and the use of greener forms of travel by its residents and workers.

Brixton, and these sites, are perfectly placed to support this aim with its excellent pedestrian access to many bus routes, the underground station and a mainline train station. From this site, a leisurely 25 minutes bike ride will take cyclists to Waterloo, Southwark and Pimlico and a number of neighbouring areas in south London.

With this in mind, Lambeth’s policy for new development within Brixton is for these to be car free.

New homes: Olive Morris House, Hambrook House and Ivor House sites

These developments will all be car free with anyone coming to live here made aware that this is a condition of purchase or tenancy. To ensure the development does not impact on local roads, no parking permits will be issued to residents living in these developments.

Some disabled parking will be provided within the scheme along with ample cycle parking.

Access improvements

Buckner Road becomes pedestrian priority and incorporates 4 disabled parking spaces

• Delivery and drop off points are provided including to the rear of The Electric Brixton venue

• A new cycle hub is provided in The Press building which includes showers and changing facilities for council workers

• Visitor on street cycle parking provided

• The existing cycle route along Porden Road is better defined and traffic calming measures introduced

Sustainability: A greener Lambeth

Lambeth is committed to delivering greener buildings for a healthier environment. Key features of the sustainable approach to development include:

Energy

• High performing homes and Civic Centre in terms of lighting, heating, ventilation and insulation

• Target ‘Excellent’ for ‘Building Research Establishment’s Energy Assessment Method’ (BREEAM) for new Civic Centre

• Target ‘Level 4’ (out of 6) for ‘Code for Sustainable Homes’ for new homes

Waste

• Target – 95% construction waste to be recycled

• Target – 80% commercial waste to be recycled

• Target – 70% residential waste to be recycled

Water

• Rainwater collected from roofs and used to flush toilets and irrigate new trees and green spaces

• New homes fitted with water saving appliances and metering

• Use of water during construction minimised

Building Materials

• Target – 50% to come from a 50 mile radius and 20% recycled

• Priority for products which use low energy for their production

Travel

• No car parking for construction workers and careful consideration of how materials come into the site

• Car-free development and no parking permits allowed

Biodiversity

• Green and brown roofs to encourage birds and insects

• Planting throughout the site to attract wildlife.

“BREEAM’ and ‘Code for Sustainable Homes’ are the UK development industry’s standards for measuring the energy efficiency of buildings
Landscaping & public spaces

Planting will be incorporated across the site to make spaces more welcoming and to attract wildlife. The right trees, bushes and flowers will be chosen for their location to create a range of characters for public spaces throughout the development.

High quality public spaces will have attractive and strong seating, bins, cycle racks and other "street furniture".

Examples of the type of modern, attractive lighting to create safe areas whilst also minimising light pollution.

A new public space (below) will be created at the back of the Town Hall which can be used for community leisure as well as photography opportunities for events or ceremonies in the Town Hall, Register Office or Assembly Hall.

There are opportunities to encourage biodiversity with a green roof on top of the Town Hall (above) and a brown roof on top of the Civic Centre. The right planting and the creation of wildlife homes (see right) will also encourage more insects and birds.

The new development provides the opportunity for public art in the larger public spaces. Here are some examples of what could be provided.

Landscape plan showing new tree and flora/fauna planting around the Town Hall and Civic Centre. Purple circles show areas of lighting focus to create a safe environment.
What happens next...

Why is this project so important?
The Your New Town Hall project provides a once in a lifetime opportunity for Lambeth Council to provide:

- Better council services through locating them all together under one roof
- High quality civic buildings promoting health and wellbeing
- A welcoming environment with easy access for all
- Substantial tax-payer savings of £4.5 million per year
- Transformation and refurbishment of the Grade II listed Town Hall
- Large-scale town centre regeneration strengthening Brixton town centre
- Cost-neutral regeneration through the redevelopment of offices no longer needed
- New buildings with excellent sustainability credentials
- Significant public spaces and landscaping improvements
- Up to 200 new homes, both private and affordable, with a total of 40% affordable homes across all of the Your New Town Hall development sites

This is an important project for everyone and we want your input. You can get involved in lots of ways:

- Attend any one of the events being held – see flyer (right)
- Fill in a comments form at one of the exhibitions and either hand it in to the welcome desk or post back to us using the freepost envelope provided
- Click and comment on the project website www.yournewtownhall.org
- Send us comments on email or using the freepost address – see below.

DEADLINE FOR COMMENTS FORMS TO BE SENT BACK – 8 DECEMBER 2014

If you run a Brixton business or are a local entrepreneur you might want to come along to the Future Brixton Business Workshop on Wednesday 3rd December to discuss how “Your New Town Hall” and the other Future Brixton projects could support local enterprise.

Speak to a member of the Future Brixton team for more information.

Images from a consultation film made by Photofusion’s Youth Council in conjunction with the Your New Town Hall project. See www.yournewtownhall.org