Consultation Statement

Muse & London Borough of Lambeth Council

Your New Town Hall
Brixton

30 March 2015

Prepared by

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originator and approved by a Business or Associate Director.

DATE
30 March 2015

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.
EXECUTIVE SUMMARY

1.1 This report outlines the public consultation programme undertaken by GL Hearn on behalf of Lambeth Council (LBL) and Muse between July 2014 and March 2015.

1.2 The Your New Town Hall project is part of the Council’s plans to regenerate a core 2.5 acre site around the Town Hall in Brixton between Acre Lane and Brixton Hill. Buildings included within this core site are Lambeth Town Hall, Hambrook House, Ivor House, Olive Morris House and Town Hall Parade.

1.3 By reducing Lambeth Council’s core office sites from 14 to 2 it is estimated the Your New Town Hall project will save at least £4.5m a year of local taxpayers money. The project will also deliver much needed new facilities and homes.

1.4 Consultation was undertaken across two distinct stages 1) Community Design Stage 2) Pre-Application Consultation Stage. This report outlines the activities carried out during both stages of the consultation programme, the level of feedback received and how the project team has sought to react to the comments made by the local community.

1.5 Feedback was received through a variety of means including notes taken at events/meetings and from phone calls; from letters and e-mails and through the use of feedback forms which could be posted, e-mailed or submitted via the website. In total we received 107 responses through feedback forms; 39 immediate neighbours attended our Community Design workshops; 22 immediate neighbours attended our pre-application consultation workshops; 130 people attended our pre-application consultation public exhibition, and the project team had direct contact with 22 local stakeholder groups.

1.6 The feedback received has helped to inform the development of the scheme and the final proposals that have been submitted as part of this planning application. These changes include the reduction in height of the proposal for Hambrook House from 20 storeys to 14 and the reconfiguration of the building to be more mindful of existing residents and protect their community garden.

1.7 Following submission, GL Hearn will inform local residents, stakeholders and councillors of the application’s progress and the amended scheme as part of the commitment to ongoing community engagement.
2 INTRODUCTION

2.1 The Your New Town Hall project is part of a long term commitment by Lambeth Council to the regeneration of this key site at the centre of Brixton. In March 2012 the Cabinet at LBL agreed to deliver the Office Accommodation Strategy to reduce core offices and deliver a campus solution around Brixton Town Hall. A decision was made to authorise the pre-procurement work required to commence an EU public procurement and select a development partner for the delivery of the Office Accommodation Strategy.

2.2 In order to deliver the ambitions set out in the Brixton SPD planning policy Lambeth Council established the Future Brixton programme as an umbrella group to ensure local people are informed about the future ambitions for the regeneration around Brixton. It was agreed from the outset that key aspects to the Your New Town Hall project would be communicated through the Future Brixton umbrella.

2.3 A series of coproduction community events were coordinated by Future Brixton from December 2012 to October 2013 where representatives from the local community and business groups were able to define the ideas and ambitions for the Your New Town Hall project to form a community brief which was issued to three developers in January 2013. In July 2013 a small closed (due to commercial confidentiality) project coproduction event was held to review the submission of trial tenders for an invited group of community members around 120 were invited but fewer than 20 turned up. The attendees were encouraged to complete feedback forms both on the developers’ proposals and engagement. Feedback received from this event covered 4 areas with the proposals submitted by Muse being awarded the highest score at 72%.

2.4 In October 2013, Lambeth Council unveiled the three proposals from developers to the public at an event in the Ritzy Cinema which was attended by 30 people and invited comments from the local community on the options. Following a competition, the Cabinet at LBC, in November 2013, approved the selection of Muse as preferred developer and agreed to enter into a conditional development agreement and progress the proposals. In April 2014, Lambeth Council signed an agreement with Muse to deliver the Your New Town Hall project with a focus of reducing the core office buildings from 14 to 2, saving at least £4.5m a year.

2.5 Muse Developments Ltd is one of the country’s leading names in mixed-use development and urban regeneration with regional operations in London, Leeds, Manchester and Glasgow. Muse is part of Morgan Sindall Group plc, a leading UK construction and regeneration group.

2.6 Briefly the proposals for the Your New Town project will:
- 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, including 40% ‘affordable’ homes

2.7 The proposals will be delivered across a number of Council-owned sites including the Town Hall which will be retained for democratic services, community, and start-up business space; the Town Hall Parade which will be redeveloped for the new council office building; Ivor House which will be refurbished for new homes; Hambrook House and Oliver Morris House which will both be redeveloped for new homes.
3 OVERARCHING METHODOLOGY AND PROGRAMME

3.1 The approach to the communication and public consultation on the YNTH project was outlined and agreed with LBL at the outset. The key objectives and principles followed throughout the community involvement and public consultation programme included:

- To consult those parties who will potentially be affected by the proposals
- To deliver meaningful engagement with opportunities to shape the development of designs for the public/civic/community elements of the plans
- To deliver best-practice pre-planning consultation
- To outline the timescales for consultation and how people can get involved
- To provide the opportunity for feedback on the proposals to be submitted and reviewed by members of the project team
- To report back on the feedback that has been received and how this was responded to
- To clearly outline timescales for the application

3.2 In order to implement the key principles above, a programme based around two stages of activity was agreed as follows:

- Community Design: Creative and inclusive, in depth involvement of the community to come up with its own ideas for how community spaces should be designed and used.
- Pre-Application consultation: Presentation of specific proposals for residential and office space for public feedback as part of the planning process; to support the evolution of designs into a planning application following team review of feedback received.

3.3 This consultation process not only responds to the advice laid out in the National Planning Policy Framework, but also that of Lambeth Council. Section 7.10 of the Lambeth Local Development Framework, Statement of Community Involvement (2009) states: “Consultation and community involvement is not a statutory requirement at the pre-application stage, but the Council strongly encourages developers with proposals for major developments to consult the community and appropriate stakeholders.”

3.4 As previously stated it was agreed that the YNTH vision and benefits would be communicated throughout in partnership with Future Brixton.

3.5 It was agreed that communications and consultation for the YNTH project would be borough wide and that the consultation should allow access to easily understood presentation materials across a number of days/evening/weekend public events.
3.6 In parallel with the public consultation programme LBL would run internal workshops with staff on operational/internal layout matters to help inform the design.

3.7 A project email address and telephone number was established by LBL. Enquiries regarding the public consultation or the proposals were to be managed by Muse and the project team. Where enquiries would relate to LBL’s corporate position on the scheme along with Community Design feedback or other issues such as funding or council services, GL Hearn would work closely with the LBL comms team to agree a response.
4  **STAGE 1: COMMUNITY DESIGN STAGE**

4.1 As previously discussed the Community Design Stage was carried out prior to any pre-application consultation to in order for the community to come up with its own ideas for how community spaces should be designed and used.

4.2 The purpose of this stage of consultation was to ensure the public were able to define and improve the design of the Your New Town Hall project and to give their thoughts in relation to the publicly accessible civic spaces.

4.3 This chapter outlines the activity undertaken during the Community Design Stage in our consultation programme for the YNTH project and the feedback received.

**PROMOTION**

4.4 It was important to promote the community design stage of the consultation programme to ensure as many people as possible were aware of how they could get involved. Promotional activities included:

**Flyer distribution**

4.5 The public drop-in events and Lambeth Country Show were promoted through the distribution of a flyer insert within the Lambeth Talk magazine which was delivered to all 33,000 business and residential addresses in the Borough of Lambeth. The flyer can be seen in Appendix G. This flyer was also distributed by hand to local community venues and organisations.

**Future Brixton Promotion**

4.6 The events were added to the “What’s on” pages on the [www.futurebrixton.org](http://www.futurebrixton.org) website.

**Letter of invitation to immediate neighbours**

4.7 Letters of invitation were sent to an agreed scope relevant to each neighbour workshop. These scopes were agreed in advance with Lambeth Council and can be viewed in Appendix C.

**Website holding page**

4.8 A website holding page was established with the details of the Community Design stage events as well as a contact form for residents to fill out and submit should they have any questions on the events. The website holding page can be seen in Appendix A.
WHAT WE DID

4.9 During the Community Design stage presentation materials were used to stimulate feedback on three key areas 1) Experiences today 2) Indoor Civic Areas and 3) Outdoor public spaces. The same material was presented at the public drop-in events, at the Lambeth Country Show and at the Town Hall permanent exhibition (with the latter two being a shorter version) and online.

a. Immediate Neighbour Workshops

4.10 A key objective of the consultation programme was to ensure those directly impacted upon would be consulted. As a result immediate neighbour workshops were carried out. Details of these sessions have been included below:

- Wanless Road Residents Meeting – Wednesday 2 July 2014 – 6.30pm – 8.30pm at the Sunshire International Arts Café
- Olive Morris House Residents Meeting – Saturday 5 July 2014 – 10.00am – 12.00pm at the Assembly Hall, Town Hall Brixton
- Porden Road & Acre Lane Residents Meeting – Saturday 5 July 2014 – 12.30pm – 2.30pm at the Assembly Hall, Town Hall Brixton
- Arlington Lodge Residents Meeting – Monday 14 July 2014 – 6.30pm – 8.30pm

4.11 The number of attendees at each workshop varied with a total of 39 residents across the 4 sessions. A breakdown of the attendance can be seen below:

<table>
<thead>
<tr>
<th>Session</th>
<th>Date</th>
<th>Attendees</th>
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<tbody>
<tr>
<td>Surrounding Wanless Road site</td>
<td>2 July</td>
<td>11</td>
</tr>
<tr>
<td>Surrounding Olive Morris House</td>
<td>5 July</td>
<td>10</td>
</tr>
<tr>
<td>Porden Road and Acre Lane</td>
<td>5 July</td>
<td>11</td>
</tr>
<tr>
<td>Arlington Lodge</td>
<td>14 July</td>
<td>7</td>
</tr>
</tbody>
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4.12 The feedback from these sessions is dealt with later in this report and full minutes of the meetings can be found in Appendix D.

b. Stakeholder Workshops

4.13 Dedicated stakeholder workshops were held during the Community Design stage of the consultation process. At the beginning of the process GL Hearn in conjunction with LBL, reviewed the development site and the surrounding area to draw up an appropriate list of stakeholders. These stakeholders were sent a dedicated letter of invitation to the workshops.

4.14 Details of the venue, date and timings of the sessions are included below:

**Venue:** Social Room, The Recreation Centre, 27 Brixton Station Road, London, SW9 8QQ

**Workshop 1:** Monday 7 July 2014, 6.30pm – 8.30pm
Workshop 2: Wednesday 9 July 2014, 6.30pm – 8.30pm

4.15 The structure of these workshops included a brief introduction from the project team and LBL providing context of the plans for YNTH and rationale behind why the project was happening. Three discussion sessions were then held, the first on the attendees’ experience of the Town Hall now, the second on the civic spaces (customer services; social services; enterprise centre; events space; democracy) to understand how these should work and the third session on public realm (routes through the site; leisure areas; green spaces and bicycle parking) to understand what these spaces would need for people to use them.

4.16 Representatives from the Brixton Society, Stop the War campaign and Loughborough Junction Action Group attended along with a ward councillor from LBL and two residents who were unable to make the dedicated neighbour workshops. 8 individuals attended in total over the 2 stakeholder workshop sessions.

4.17 Full minutes for the Community Design Stage Stakeholder Workshop sessions can be viewed in Appendix E.

c. Community Design Events

4.18 A number of Community Design Events were held during July 2014 where information on the project was displayed giving an overview of what Muse’s role was in the project; timescales of the project including indicative dates for the pre-application consultation, planning application submission and works to start and be completed on site; context of Future Brixton; the purpose of the Community Design stage of consultation and what was expected in terms of feedback.

4.19 Details of the events held have been included below:

- **Public drop-in events** – Wed 16 July 2014 10.00am – 3.00pm at The Brix & Thurs 17 July 2014 4.00pm to 8.00pm at the Karibu Education Centre
- **Lambeth Country Show** – Sat 19 July & Sun 20 July 2014 at Brockwell Park

4.20 During the Community Design Events, a questionnaire was distributed amongst attendees in order to capture their feedback. We received a total of 79 responses to our feedback process and a total of 92 people left their contact details in order to stay informed on the project as it progressed. The feedback from these events has been outlined later in this report.

4.21 Photos taken during the Community Design events can be seen in Appendix F.
d. Future Brixton – Photofusion video

4.22 As part of the community design stage of the consultation programme, the community outreach team at Brixton charity Photofusion worked with young people in Lambeth to ask them what they would like to see as part of the plans for the Your New Town Hall project. A small team of young people interviewed teenagers and produced a film to represent their canvassed opinions and ideas.

4.23 Briefly outlined below are a few key points raised through the feedback provided in the interviews for the video:

- **Outside Space:** Brixton would benefit from more open space like Windrush Square. Need to have spaces for younger people to socialise.
- **Activities for younger children:** Would like to see the new town hall include activities like book reading or theatre for young children.
- **“Open mic nights” / “cocktail bar”:** Would like the new town hall to host “open mic nights” to inspire young artists. Would also like to see a new cocktail bar.
- **New book shop:** Would like to see a new book shop incorporated into the plans.
- **Viewing platform:** Brixton would benefit from a viewing platform where people could socialise and view the city skyline.
- **City farm:** One comment suggested Brixton could benefit from a city farm where visitors could learn about the food chain.

e. Town Hall Permanent Exhibition

4.24 A permanent exhibition was established from the 14th of July at the Town Hall to display the information shown at the Community Design Events. Visitors were also given the opportunity to leave their comments and suggestions on pin-boards included in the permanent exhibition.

4.25 The information on display in the permanent exhibition included the contact details for the project to ensure visitors who may have had questions or required further information could contact a member of the project team.
FEEDBACK

4.26 Across these Community Design sessions, a number of issues were discussed and ideas raised. In summary, the main themes were as below.

<table>
<thead>
<tr>
<th>Key Themes</th>
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<tbody>
<tr>
<td>Parking – concern from immediate residents about overflow parking in local streets from new residential and civic development</td>
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<tr>
<td>Construction management - concern about disruption from local residents and clash with other schemes in the area being built at the same time</td>
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<tr>
<td>Height of proposed buildings in the centre – in relation to sunlight and general overdevelopment</td>
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<tr>
<td>Privacy – immediate residents being overlooked / overlooking new properties</td>
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<tr>
<td>Hambrook House – sense that this was too high for Brixton</td>
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<tr>
<td>Public Realm – needs to feel safe with good lighting, seating and more bins – planting and landscaping welcomed</td>
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<tr>
<td>Olive Morris House – the case for demolition hadn’t been shared with public</td>
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<tr>
<td>Affordable housing – queries over how much and where this would be</td>
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<tr>
<td>Civic Spaces – desire for quality, good public access, better signage, more light</td>
</tr>
<tr>
<td>Customer services – would like to see more efficient management and better accessibility</td>
</tr>
<tr>
<td>Social Services – supportive of design which allows sensitive and private discussions</td>
</tr>
<tr>
<td>Enterprise Centre – idea was supported with a desire for this to be high tech but affordable and include other features such as café</td>
</tr>
<tr>
<td>Event Spaces – would like to see these spaces updated, priced appropriately and integrated into the community for meeting/ event use</td>
</tr>
<tr>
<td>Democracy – support for the idea of live streaming and greater promotion of the public viewing gallery and opportunities for people to view important meetings; many didn’t know they could</td>
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4.27 As part of the Community Design Events we asked visitors to write their comments on cards provided and pin them on a panel using different colour pins to denote:

- **Green pins** – generally positive experiences of civic spaces now
- **Orange pins** – generally no real opinion on your experience or no real experience
- **Red pins** – generally negative experience of civic spaces now

4.28 A questionnaire asking questions relating to future indoor and outdoor civic spaces was also produced.

4.29 Below is a breakdown of the 79 responses received through the feedback period.

**Your Experiences**

*Please comment on your current experiences of the current public buildings*

**Green - themes/ comments**

- Love the Town Hall history and exterior. 3
- Town Hall Open House Weekend was really insightful – should be held more often. 2
- Pleased with new proposals. 2
- Want the window boxes back. 1
Future indoor civic spaces

1. Customer Services

Current customer services experience - themes/ comments

- Intimidating. 1
- Poorly managed - not good at all. 3
- Confusing systems/ unnecessary automated systems. 2
- OMH challenging space for staff and visitors to negotiate. 1
- Waited over an hour to be seen when an appointment had been made! 1
- More details should be released, I live nearby and did not know about this. 1

New customer service proposals - themes/ comments

- Better staff management and training needed – should be reliable and friendly. 9
- Like the proposals overall. 5
- Accessibility - design around disabled people, parking, counter height, open spaces. 6
- Appointment system sounds like a good idea. 3
- Introduce queuing tickets, not appointments as too many people miss appointments. 2
- Ensure staff can speak English. 2
- Don’t like designs. 2
- OMH only recently refurbished and now it’s being demolished 2
- Don’t want everything online, face to face is very important. 1
- Should have separate desks clearly marker for issues, i.e. parking permits/ housing issues. 1
- Should keep some capacity for walk in sessions. 1
- There should be lots of bicycle parking available. 1
- There should be a reward scheme for staff. 1
- Need toilets in the customer areas. 1
- Need to streamline services to reduce waiting time. 1
- Consider the whole borough not just Brixton. 1

2. Social Services

Themes/ comments

- Should have lots of sensitive private space. 3
- Create a feeling of confidence. Not too touchy-feely or intimidating – efficient and professional feel. 3
- Have an easy and comprehensible layout. 2
- More resources for disabled people, particularly children and those without visible disabilities. 2
- Accessibility very important. 2
- Can we find a friendlier name for it rather than Social Services. 1
- Include education and school services. 1
- Should distribute sites around the borough, related to demands and patterns. 1
- Need more and better trained staff. 1
- Include a children’s play area. 1

3. Enterprise Centre

**Themes/ comments**

- Good idea. 4
- Make it affordable. 3
- Good Wi-Fi. 2
- This should not be the Council’s focus or priority – not a front line service. They should be putting more time into housing/ tenant care – business is not their area. 2
- Should be subsidised for short periods during set up, and avenues provided for people to use as their business grows. 2
- Encourage work experience. 1
- Café. 1
- Could there be an intranet/ online noticeboard for users? 1
- Very Brixton focused, what about the rest of the borough. 1
- Engage with Universities with expertise on how to set this up and ensure the space is not ruined by ‘over-management’. 1
- Create a system for entrepreneurs to connect. 1
- Should be an experimental and innovative space. 2
- Should not just be office space but provide for businesses from light manufacturing to carpentry, maybe have a 3D printer? 1

4. Event Spaces

**General - themes/ comments**

- Needs updating. 3
- Would community be able to use space? 2
- More accessibility and affordability for local residents. 2
- Keeping important historical architecture. 2
- Encourage more access to Council meetings. 1
- Include something for youth i.e. Club room. 1
- Design looks too generic. 1
- Use colours to divide Zones and spaces.
- Include reading / training rooms. 1
- No need to make major changes, spaces is great already. 1
- Should be very profitable if managed properly. 1

Assembly Hall - themes/ comments

- Theatre space – regular program like Shoreditch Town Hall. 2
- Make the space more dynamic. 1
- Should hold more events for the elderly. 1
- Great space for weddings. 1
- Have flexible/ slopped seating. 1
### 5. Registry Office - themes/ comments

- Divide? Hard to wait to register a death when surrounded by people there for happier reasons. 1
- Currently functions well but feels awkward. 1
- Have interview room for marriage/ civil partnership in nice setting – currently not. 1
- Need a nice place for wedding pictures. 1
- Need good linking access between Registry Office and Assembly Hall. 1

### Reception - themes/ comments

- Need better internal management. 1
- Need better greeting staff. 1
- Currently very open – makes people feel exposed. 1

### 6. Democracy

#### Themes/ comments

- Should stream to screens elsewhere in Council buildings and public space (screenings in Assembly Hall?). 8
- Was not aware of a public viewing gallery/ currently feels hidden away. 3
- Better notifications / publicising of meetings. 2
- Make public and disabled access as easy as possible. 2
- Should stream to policy review websites. 1
- Should create comfortable, casual spaces to stream debates, where people can be on laptop/ reading/ having a coffee whilst listening to the debate – often people aren’t interested in every topic so good if they can do something else as well. 1
- Should have overflow space for popular meetings. 1
- Encourage civic pride through democracy. 1
- Democracy really about transparency not spaces, so someone show us the calculations behind £4-5m savings per annum. 1

### 7. General Comments

#### Themes/ comments

- Good idea. 6
- Glad old historical architecture is being kept. 2
- This will bring Brixton community to the future. 1
- Encourage youth involvement throughout development process. 1
- Will council staff be hit with redundancies? Job losses should be minimised. 1
- There should be no outsourcing. 1
- Proposals look uninspired and fragmented. 1
- Overall design need work, try take inspiration from University campuses and how they link. 1
- Rotate the Council meetings around the Borough during rebuild. 1
- Stop selling Council land and damaging potential necessary infrastructure space that will be needed in 30 years. 1
- Infrastructure – North Brixton should be reopened or extend Brixton so it interchanges with over ground, South Eastern services. Rebuild Camberwell rail station. 1
- More information should be shared about the financial deal made with Muse. 1
- Any new building should comply with the highest standards of sustainability, CSH level 6 for residential and BREEAM outstanding for commercial. 1
**Hambrook House - themes/ comments**

- 22 Storeys too high. 7
  - Ruins view of Brixton. 1
  - Overshadows Brixton’s listed buildings. 1
  - Should be maximum 5/6 storeys. 1
- Proposals too high/ too dense and surrounded by traffic – not encouraging a community feel. 1

**Residential Development - themes/ comments**

- Affordable housing will not be affordable. Please demonstrate it will be genuinely affordable. 3
- 40 % affordable housing is too low across the scheme. 2
- Concerned residential development will not attract native Brixtonians. 2
- Social housing level is good. 1
- Make affordable housing part-purchase. 1
- Focus on affordable housing for the elderly. 1
- Olive Morris House should retain the name. 1
- Build more social housing on ex NCP land / end of Brixton Market. 1

**Civic Buildings - themes/ comments**

- Good idea to have council in one building. 2
- To put staff into one building is too small and will be hard on Council staff. 2
- A registry office with no parking or at least a drop of zone will discourage weddings. 1
- Town Hall space needs to have affordable hire rates. 1
- Lambeth should have a museum, the Council should take the opportunity to show history/ art they are in possession of. 1
- Hope there won’t be too much conflict between the Electric and new residential development. 1
- Civic Centre should be designed in a way that means it can be for a variety of functions and evolve. This building could be too small for the future – build higher. 1

**Reception - themes/ comments**

- Need better internal management. 1
- Need better greeting staff. 1
- Currently very open – makes people feel exposed. 1

**Future outdoor public spaces**

a. Access and security

**General - themes/ comments**

- Should be plenty of lighting. Design to prevent dark corners that could attract crime. 3
- More CCTV in dark spots and on housing estates. 2
- Proposals are a good idea. 2
- Allow for some disabled parking. 1
- Removed security guards / security gates from public areas as they are intimidating. 1
- Serious concerns about emergency access for Porden Road/ Buckner Road – proposals will make this worse. 1

**Pedestrianised area - themes/ comments**

- Good idea to create pedestrian walk through in the area behind the Town Hall. 2
- Include lots of cycle paths. 2
- Pedestrianised areas need to be easy to navigate for disabled pedestrians. 1
- Pedestrianise Buckner Road. 1
- Include a crossing on Brixton Hill across to St Matthew’s. 1
Anti-Social behavior - themes/ comments

- Porden Road and Buckner Road plagued by drug dealers – More CCTV and restricted night access. 2
- Like the idea of secure outdoor areas, should be closed by 8pm in the week. 2
- Don’t close roads due to anti-social behavior – do the opposite, invite everyone, get the community involved and tackle anti-social behavior. 1
- A public campaign to discourage harassment would be much more effective than extra CCTV. 1
- Anti-social behavior is so bad here, not sure it will ever feel safe. 1

b. Leisure and Public Art

Themes/ comments in order of frequency with number of times raised in brackets

- Strongly support public art. 4
  - Link to Lambeth’s history. 1
  - Ensure quality and durability is the focus. 1
- Get local artists involved. 3
  - On a rotating basis. 1
  - Hold borough wide competitions. 2
  - Introduce a loan scheme to help artists develop. 1
  - Include artwork by community groups. 1
- Well thought out plan. 3
- Should hold outdoor theatre. 2
- Include children’s play area. 2
  - Wooden adventure playground. 1
- Include more planting. 2
- Should be more cover/ shelter, maybe a glass canopy. 2
- Other parts of the Borough need this more than Brixton. 1
- Ensure it feels like a place for people to gather. 1
- Make accessible and inviting. 1
- Provide something for special needs children. 1
- The Town Hall is not a children’s playground so do not try make it one. 1
- Have peaceful child-free garden space. 1
- Needs to be well maintained. 1
- No graffiti. 1
- Include lots of tables and chairs. 1
- Include lots of bins. 1
- Have adult entertainment space, i.e. an outdoor gym. 1

c. Outdoor spaces for staff and visitors

Themes/ comments in order of frequency with number of times raised in brackets

- Great idea. 4
- No space should be exclusive to staff, promote inclusivity. 2
- What will be the right to assemble / protest in these areas? 2
- Need to ensure good disabled access, visual triggers, level flooring. 2
- Needs to be more green/ restful space. 1
- Need to change the open bin system, which results in a disgraceful eyesore. 1
- Include theatre/ music events/ films. 1
- Locking off some roads is unnecessary and too problematic for Lambeth motorists. 1
- Lambeth really needs a bowling alley. 1
- Concerned about air quality – should try and improve this. 1
### d. Planting and green spaces

#### Themes/comments in order of frequency with number of times raised in brackets

- As much green spaces as possible. 6
- Good proposals. 5
- Needs to be regularly and well maintained. 4
- Lots of trees. 3
- Wild flowers. 2
- Scented flowers. 1
  - Get community enterprise / project to maintain, lots of local talent. 2
  - Tree planted in the borough less than a year ago are dying due to lack of care. Do not let this happen here. 1
- Great proposals to provide relaxing access to the public. 1
- Include sculptures. 1
- Include lots of bins. 1
- Is there anything in particular you can include to absorb pollution? 1
- Put greenery along the Town Hall roof and use the structure to keep beehives. 1
- Include seating. 1

### e. Street furniture

#### Themes/comments in order of frequency with number of times raised in brackets

- Lots of bins and regularly cleared. 3
- Timber benches / make sure seating is comfortable. 3
- Make cycle racks part of the artwork is a great idea. 2
- Alphabets, sculptures are fantastic ideas. 2
- Lots of cycle paths. 3
- Base on Windrush Square. 2
- Make sure carefully planned. 1
- Interactive art features? 1
- Amphitheatre seating. 1
- How can we stop alcoholics colonising here? 1
- Lots of signage – please make sure it is all simplified. 1
- Needs maintenance. 1
- Include solar panels on roof. 1
Demographic information

Around 80 people submitted comments to as part of the Community Design process. We also had a total of 92 people leave their information in order to stay informed on the progress of the project. Outlined below are the details of those who completed the demographic information from the 92 people who left their details.

Age group

- 16-25: 4
- 26-39: 11
- 40-59: 14
- 60-74: 2
- 75+: 18
- not disclosed: 29

Gender

- Male: 19
- Female: 44
- Other: 1
- not disclosed: 29
4.31 The map below highlights where feedback responses were received from, using postcode data provided. Please note it is indicative of entries from within the immediate area only and does not represent quantity, as a postcode is represented only once.

Postcodes
5.1 Following the Community Design Stage of the consultation programme the project team took on board the comments received when working up the detailed plans for the site. As previously discussed the pre-application consultation stage presented the specific proposals for residential and office space to the public and allowed the community to comment on the designs.

5.2 This chapter outlines the activity undertaken during Pre-Application Consultation stage of our programme for YNTH and the feedback received.

5.3 The Wanless Road plans previously consulted upon at the Design Stage were put on hold. As such no further consultation was carried out on these plans.

WHAT CHANGES WERE MADE TO THE SCHEME

5.4 As a result of the consultation carried out through the Community Design Stage a number of changes were made to the scheme between July 2014 and November 2014. A breakdown of what the feedback said and what the project team did has been included below:

Parking:
   **What you said**: Possible overflow in local streets
   **What we did**: Car-free development with new residents not allowed to obtain a parking permit

Construction:
   **What you said**: Disruption to local residents
   **What we did**: 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:
   **What you said**: Some too tall
   **What we did**: The height of Hambrook House has been reduced from 20 to 14 storeys

Landscaping:
   **What you said**: Safety, more plants, good lighting, seating and more bins
   **What we did**: All of the issues raised have been responded to. Planting will be incorporated across the site with areas of lighting focus to create a safe environment alongside high quality public spaces which will have attractive and strong seating, bins, cycle racks and other “street furniture”

Olive Morris House:
   **What you said**: Why not refurbish?
   **What we did**: A thorough study has been undertaken with findings showing refurbishment would be too costly

Affordable Housing:
   **What you said**: Need for as much as possible
   **What we did**: Across all the ‘Your New Town Hall’ development sites, 40% affordable housing will be delivered
Customer Services:
What you said: Better access, shorter queues
What we did: All of the issues raised have been responded to. An appointment booking service being considered for increase efficiency

Civic Spaces:
What you said: Quality spaces, good public access, better signage and more light
What we did: The Civic space will be a light, bright and welcoming environment with easy access for all. The space will have good signage and will provide safe but friendly spaces for private conversations.

Event Spaces:
What you said: Should be updated and reasonably priced
What we did: Register Office and Assembly Hall to be upgraded and meeting rooms will be available to hire

Enterprise centre:
What you said: High tech, affordable with other features, such as a café
What we did: This will be high tech, affordable and with discounts for community groups. A new cafe is provided nearby

Democracy:
What you said: Possible live streaming of big meetings to get more people involved
What we did: Streaming of big meetings is being considered by the council

PROMOTION

5.5 It was important to promote the pre-application consultation stage of the communications programme to ensure as many people as possible were aware of this part of the process and how they could get involved. Promotional activities included:

Letters to residents for neighbour workshops

5.6 To promote the immediate neighbour workshops a letter of invitation was hand delivered to all of the relevant neighbouring properties inviting them to the specific dedicated workshop. The number of letters sent to each session is broken down below:

- Porden Road & Acre Lane – over 40 residential properties (delivered by LBL)
- Olive Morris House and surrounding residents – c. 300 residential properties (delivered by LBL)
- Arlington Lodge residents – over 120 residential properties (delivered by LBL and residents’ association rep)

A5 flyer distribution

5.7 Muse sent out a promotional YNTH A5 flyer (Appendix P) to 6,552 residential and business addresses around the site to promote the consultation activities. The scope of the mailout area
(Appendix Q) was agreed with LBL planning department. In addition to promoting the consultation event the flyer also included a brief description of the proposals and contact details for the project team.

5.8 In order to ensure the event was accessible to the widest audience possible a language box was included in the copy overleaf on the flyer in the 4 most widely spoken languages within Lambeth being Spanish, Portuguese, Yoruba and Twi. The text which was translated for the flyer was as follows: "This leaflet provides important information about forthcoming public consultation events for the ‘Your New Town Hall’ project: the Council’s proposal to bring all its services into one new civic office and deliver new homes. For more information please call 0207 926 2414"

Future Brixton Promotion

5.9 As part of the promotion of the Future Brixton event during which the public exhibition for the YNTH project was held, Future Brixton promoted the events in a number of different ways outlined below:

- Two-page advertorial in November Brixton Bugle (Appendix J)
- Two-page feature in November Lambeth Talk (Appendix K)
- Future Brixton website blog posts, online calendar of events, online questionnaire and online exhibition material
- Future Brixton e-newsletters – sent to >1,200 mailing list (Appendix L)
- Promotion via Brixton BID and Brixton Green email lists
- Postcard flyers distributed around town centre and to market traders
- Posters around the town centre, Brixton Rec, library, etc.
- Advertorial in The Weekender (Appendix N)
- Love Lambeth e-newsletter to >6,000 mailing list (Appendix O)

WHAT WE DID

5.10 During the Pre-Application stage of the consultation programme the project team presented materials through various events/meeting of the specific proposals for the YNTH project. Below is a breakdown of the different ways in which the project team engaged with the local community and stakeholders.

a. Immediate neighbour workshops

5.11 Residents’ meetings were held on the evenings of 11th – 13th November 2014 for those living closest to the site, to provide them with a more focussed session on the latest proposals and to offer the opportunity for feedback to be discussed in greater detail as a group.
5.12 Material was taken to all three sessions by the project team including updated drawings / plans for the proposals to help guide discussion during the event.

5.13 Letters were hand delivered by members of LBL’s comms team to local residents inviting them to sessions to be held for:

- **Olive Morris House residents** – Tuesday 11 Nov 2014, 7.00pm – 9.00pm in Room 125, Lambeth Town Hall
- **Porden Road and Acre Lane residents** – Wednesday 12 Nov 2014, 7.00pm – 9.00pm in Room 125 – Lambeth Town Hall
- **Arlington Lodge residents** – Thursday 13 Nov 2014, 7.00pm – 9.00pm in the Ante Chamber, Lambeth Town Hall

5.14 Feedback from the immediate neighbour workshop from the pre-application consultation stage of the programme can be found later in this report. Copies of the minutes from these meetings can be found in Appendix T.

b. **Stakeholder Engagement**

5.15 A significant amount of effort has been put into stakeholder engagement and reaching hard to reach groups in the area. As part of the programme, GL Hearn spoke directly to 22 community interest groups (a list is provided in Appendix I) to encourage their involvement in the consultation and to offer a meeting with, or presentation by, the YNTH project team to their members at a time and location to suit them.

5.16 As part of this second stage of consultation, a small number of meetings were held with specific groups that responded to our invitation to get involved:

**Young Lambeth Cooperative – 12 Nov 2014**

- A membership organisation set up as a partnership by young people, community members and Lambeth Council.
- A specific briefing of key individuals in the group on the details of the proposals.

**Faiths Together – Faith and Wellbeing Event – 18 Nov 2014**

- An event in Inter Faith Week celebrating the contributions that faith groups in Lambeth are making to the community.
- A stall with information on the proposals and how to provide feedback was displayed with members of the project team available to answer any questions.

**The Brix – 20th Nov 2014**

- A local organisation who manage the community aspects of St Matthew’s Church in Brixton.
- A meeting with specific key members to discuss the details of the proposals.
The Brixton Society – 24 Nov 2014
- An amenity group covering the whole of Brixton area aimed at making Brixton “a better place to live and work in”.
- Briefing of members with updated plans (members previously attended Stakeholder Workshops)

- A charitable community group based on Brixton Road which offers free legal advice and assistance.
- A briefing of key members of the group with updated plans

St Matthews Tenants and Residents Association – 10 March 2015
- A residents association formed by Brixton Water Lane, Brixton Hill and Effra Road
- A briefing of members with a short presentation and brief q & a session, attended by 9 residents and a Lambeth Councillor for Tulse Hill ward.

c. Public Exhibitions

5.17 As part of a wider consultation exercise for Future Brixton, a two day public exhibition held on Saturday 22nd November and Monday 24th November 2014 was attended by over 130 people over the two days. Details of the events are included below:
- **Saturday 22nd November**: 11am – 4pm at Impact Hub Brixton, Lambeth Town Hall, Brixton Hill, London, SW2 1RW
- **Monday 24th November**: 2pm – 8pm at Assembly Room, Lambeth Town Hall, Brixton Hill, London, SW2 1RW.

5.18 For the same wider consultation exercise for Future Brixton two pop up market stalls were established on the 15th and 18th of November where the leaflets where questionnaires were handed out and discussion points raised with over 100 people.
- **Saturday 15th November pop-up market stall Brixton Station Road 11am – 3 pm**
- **Tuesday 18th November pop-up market stall in Electric Avenue 11am – 3pm.**

5.19 Alongside information on other schemes included in the Future Brixton regeneration plans for Brixton, exhibition boards on the YNTH project were displayed. These consultation materials and discussions covered the following points.
- Welcome: An overview of what the ‘Your New Town Hall’ plans will provide
- What you said – what we did: overview of the feedback from the Community Design Stage and how the project team has responded
Renovating your town hall: floor plans for the proposed changes to the town hall including indicative images of committee room and the ‘processional route’

Delivering a new Civic Centre; overview of what the new Civic Centre will comprise and indicative images of the outside and inside of the new building

New homes; Olive Morris House site: artist’s impression of the proposed new Olive Morris House building. Also included indicative types of architecture and a plan showing the building heights across the new development

New homes; Hambrook House site: Information on the proposed reduction in height of Hambrook House from 20 to 14 storeys. Indicative images of the proposed building as well as a plan on the numbers of new homes and types

New homes; Ivor House & The Press: Images of the proposed changes to the Ivor House building including the additional, set back storey. Information also included on cycle storage space for council workers

Transport and Sustainability: Information on the approach to transport and parking with specific information on Olive Morris House, Hambrook House and Ivor House site. Information also included on energy proposals, building materials, waste, travel, water and biodiversity.

Landscaping & public spaces: Indicative images on the types of planting and ‘street furniture’ to be included in the public spaces. Image of proposed new public space to be created at the back of the Town Hall.

What happens next: Overview of why the scheme is important and how people could get involved including the deadline for feedback

5.20 Feedback was recorded by members of the consultancy team and through feedback forms completed at the exhibition or returned via the provided freepost address. Photos from the sessions can be viewed in Appendix R.

d. **Town Hall Permanent Exhibition**

5.21 Following the Public Exhibition sessions held in November the material on display at the permanent exhibition within the Town Hall was updated. Feedback forms and freepost envelopes were also left at the permanent exhibition to allow visitors to complete a form and send back their comments.

6 **PRE-APPLICATION CONSULTATION FEEDBACK**

IMMEDIATE NEIGHBOUR WORKSHOP FEEDBACK

6.1 During the pre-application consultation stage the immediate neighbour workshops provided an opportunity for local residents to view the plans in a more focussed group. The feedback received during these events has been provided below and broken down into key themes

*Olive Morris House – 11th November 7pm – 9pm*
6.2 A total of 6 local residents attended the workshop. The discussions focused around seven main areas:

- **Accountability and transparency**: there was a desire from residents to understand more about how decisions were taken in relation to the need for a development like Your New Town Hall. Residents also wanted to understand how the Council’s expected savings figures were calculated.

- **Design of Olive Morris House**: the revised proposals were presented and discussed, a number of concerns including road safety at the front of the building were considered.

- **Retail and commercial usage**: ground floor retail or commercial provision – types of uses residents would like to see there were discussed but the lack of parking was a concern and it was felt that this could limit the types of uses for the site.

- **Access and parking**: access and parking arrangements were discussed – there were further concerns surrounding the retail or commercial provision regarding parking (as above) and if an increase in deliveries would affect local traffic, particularly as many of the roads are narrow and can be difficult to access.

- **Height**: one of the main concerns of residents was the height of the building and sunlight being blocked to surrounding buildings.

- **Sustainability of development and future economy**: concern that the viability of this development is based on current market prices of residential developments which may not be the same in 2018/19, there were concerns that this could mean that the development is left unfinished.

- **Wider proposals**: the residents felt that Hambrook House was too tall for the surrounding area, the density of the development in general was too large for the area, and some were concerned that the local identity of Brixton would be changed with this level of development.

- **Construction management**: some residents were concerned about the management processes at the development sites, particularly with the noise and dust created by the demolition of Olive Morris House. Some information was presented and discussed and residents were assured that they would be kept informed as the process develops.

**Porden Road and Acre Lane – 12th November 7pm – 9pm**

6.3 A total of 6 local residents attended the workshop. The discussions focused around seven main areas:

- **Hambrook House**: changes to the designs were presented. The main concerns related to overlooking and the implications for prospective residents of living at height including issues with fire safety. There were remaining concerns from residents regarding being overlooked.

- **Civic Centre and The Press**: residents were also concerned with overlooking issues in this development, particularly from council employees who may work
outside usual hours. In addition the height may block sunlight for surrounding houses.

- **Access:** residents broadly supported the changes to access arrangements including the gating off of Buckner Road but there were concerns about accessibility for vehicles such as emergency services. A number of further changes to the road layout were suggested in order to make this less accessible for the public and more accessible for the residents who live on these roads.

- **Parking:** residents were concerned with the proposed changes to the parking including staggering spaces across the road to calm traffic and the overall reduction in parking spaces in the area.

- **Night-economy:** anti-social behaviour is a problem for residents and they wanted better security provisions to be put in place through more lighting, CCTV and other security measures.

- **Wider proposals:** more needs to be done in policing the noise and disturbance from the Town Hall and Electric Brixton.

- **Construction management:** some residents were concerned about the management of construction processes at the development sites, particularly with the noise of piling. Some information was presented and discussed but residents were assured that they would be kept informed as if the process develops.

**Arlington Lodge – 13th November 7pm – 9pm**

6.4 A total of 10 local residents attended the workshop. The discussions focused around seven main areas:

- **Affordable housing:** it was felt that the proposals should include more affordable housing and that housing should genuinely be affordable to those that need it.

- **Overseas investors:** residents were concerned that much of the development would be sold to overseas investors and not to local people.

- **Sustainability of development and future economy:** concerns regarding the long-term viability of this development.

- **Hambrook House:** residents were still concerned that the provision of balconies for the flats would mean that they are overlooked and would increase noise. Overall, the height was the main concern particularly in regards to blocking out sunlight and it was felt that this may affect the quality of life for surrounding residents.

- **Local transport:** residents felt local transport links needed to be improved given the potential influx of new people to the area.

- **Local house prices:** some residents were concerned that the development would be of detriment to the surrounding house prices and felt that the Hambrook House taller element should be built away from residential areas in the centre of Brixton.
- **Construction management**: some residents were concerned about the management processes at the development sites, particularly with the noise of demolition and piling of Hambrook House. Some information was presented and discussed but residents were assured that they would be kept informed as/if the process develops.

**STAKEHOLDER ENGAGEMENT FEEDBACK**

6.5 As part of the pre-application stage of the consultation programme stakeholder groups were approached

6.6 Due to the nature of the different groups met/briefed on the proposals, a variety of feedback was received on the plans with various interests represented. The key topics provided below is a broad overview of feedback received.

- **Olive Morris House** - What will happen with OMH? Suggest it is of sound construction and could be refurbished instead of demolished and rebuilt.
- **Height of Tower** – A building over ten storeys will attract criticism
- **Affordable Housing** – What is the level of affordable? What is meant by affordable?
- **Secure public realm** – Need to have a secure public realm element. Needs to be managed / monitored regularly – Maximise sunlight where possible for locals to use.

**PUBLIC EXHIBITION FEEDBACK FORM RESPONSES**

6.7 Feedback forms were produced and distributed during the public exhibition sessions. All attendees were encouraged to either complete the form during the event or to return it via the freepost address.

6.8 The feedback form contained nine questions – eight with tick boxes and space for comments, the last question only required comments. Some questions were left blank so the total number of responses varies from question to question. In total we received **28** completed feedback forms – **11** via the website; **17** via postage and collection on the day. A copy of the feedback form is provided in **Appendix S**.
Q1. How do you feel about the regeneration principle of the ‘Your New Town Hall’ project?

<table>
<thead>
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<th>Opinion</th>
<th>Count</th>
</tr>
</thead>
<tbody>
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<td>Support</td>
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<td>Some concern</td>
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</tr>
<tr>
<td>Object</td>
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<tr>
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<td>1</td>
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Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets

- General desire to see regeneration in the area (6)
- Would rather that a private developer was not developing the site and that it was publically owned (3)
  - Cautious of the source of funding and if savings to the taxpayer will actually be made (3)
- Good cycling infrastructure provision and glad to see that the development aims to be as car free as possible (2)
- The development needs to be ‘future-proofed’ in design and practicality (2)
  - Upkeep and maintenance of the development needs to be ongoing (2)
- Support the notion of saving taxpayer money (1)
- Not enough affordable housing in the plan (1)
Q2. What is your view of the proposed new Civic Centre?

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>Very good</td>
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</tr>
<tr>
<td>Good</td>
<td>4</td>
</tr>
<tr>
<td>OK</td>
<td>6</td>
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<tr>
<td>Not very good</td>
<td>2</td>
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<tr>
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<td>3</td>
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<tr>
<td>Don't know/no opinion</td>
<td>3</td>
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<tr>
<td>N/A</td>
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</table>

Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets

- Architectural design not in keeping with local area (5)
  - Too large (2)
- Questions surrounding the practicality of using this site for civic uses and its sustainability as a civic centre in the centre of Brixton (5)
- The development needs to be ‘future proofed’ in design (3)
- The design is good (3)
  - Good design if this saves money for the taxpayer (1)
- The Town Hall should stay as it is (1)
- Would rather the money spent on the civic centre was spent on a large affordable housing provision (1)
- Would be nice if Register Office did not open out onto the road (1)
Q3. What do you think of the approach taken in protecting the heritage of the Town Hall?

<table>
<thead>
<tr>
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<th>Count</th>
</tr>
</thead>
<tbody>
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<td>4</td>
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<tr>
<td>OK</td>
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<td>1</td>
</tr>
<tr>
<td>Not good at all</td>
<td>2</td>
</tr>
<tr>
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<td>2</td>
</tr>
<tr>
<td>N/A</td>
<td>2</td>
</tr>
</tbody>
</table>

Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets

- Important to retain the heritage of the Town Hall (7)
- Internal features should be preserved too (2)
- Query of how sustainable the new Council offices will be (2)
- Good to have more rooms and areas opened to the public (1)
- More rooms should be opened up including more access to the Clock Tower (1)
- The maintenance of the building needs to be kept up (1)
Q4. What is your view of the designs and proposed height of the building at Hambrook House?

Very good 4  Good 1  OK 2  Not very good 5  Not good at all 12
Don’t know/no opinion 2  N/A 2

Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets

- Too high and not in keeping with surroundings (15)
- Architectural design is undesirable (5)
- Good to change this building (3)
- Understanding of the need for housing (1)
- More affordable housing is required on the site (1)
- The housing provision on this site could be provided elsewhere in Brixton in homes that are currently empty (1)
- Concerns about pressures on local amenities including schools (1)
- Sustainable factors such as solar panels should be included in design (1)
Q5. What is your view of the proposals for the Olive Morris House site including the provision of 40% affordable housing?

<table>
<thead>
<tr>
<th>View</th>
<th>Count</th>
</tr>
</thead>
<tbody>
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<td>OK</td>
<td>5</td>
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<td>Not very good</td>
<td>2</td>
</tr>
<tr>
<td>Not good at all</td>
<td>4</td>
</tr>
<tr>
<td>Don’t know/no opinion</td>
<td>2</td>
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<tr>
<td>N/A</td>
<td>3</td>
</tr>
</tbody>
</table>

Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets

- Ensure that the affordable housing provision is at least 40% (5)
  - Concerns that ‘affordable housing’ will not be affordable for many local people living in the area (2)
- The proposals will block views and create light issues by being too high (3)
- Architectural design is undesirable (3)
- Good to change this building (2)
- More homes should be provided on site (2)
- Makes more sense to retain and refurbish the current structure (1)
- Concerns about pressures on local amenities (1)
- Ensure that surrounding existing green areas are preserved (1)
- Concerns regarding the lack of parking provision (1)
- Good that this is a ‘car free’ development (1)
Q6. What do you think of the approach taken to refurbishing Ivor House?

<table>
<thead>
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<th>Count</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
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<td>5</td>
</tr>
<tr>
<td>OK</td>
<td>3</td>
</tr>
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<td>3</td>
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<tr>
<td>N/A</td>
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</tbody>
</table>

Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets:

- Good that the heritage aspects of this building are being dealt with sensitively and being retained (4)
- This building should not be altered and the proportions should not be changed (2)
Q7. What do you think of the proposed new café and cycle hub to be provided in The Press building?

<table>
<thead>
<tr>
<th>Response</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>5</td>
</tr>
<tr>
<td>Good</td>
<td>6</td>
</tr>
<tr>
<td>OK</td>
<td>7</td>
</tr>
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<td>Don’t know/no opinion</td>
<td>6</td>
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<tr>
<td>N/A</td>
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</table>

Total 28

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**Main themes of additional comments in order of frequency with number of times raised in brackets**

- Cycle hub is a good idea in principle (2)
- Café should be an independent establishment (2)
- Already lots of cafes in Brixton (2)
- Uncertainty of how this area will be used by locals (2)
- Good to have more community spaces (2)
- Roads too narrow for increased cycle use which may in turn cause more traffic (1)
- Concerns about the height of all the buildings in general (1)
Q8. What is your view of the landscaping and public open space being proposed around the Town Hall and Civic Centre?

<table>
<thead>
<tr>
<th>View</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>6</td>
</tr>
<tr>
<td>Good</td>
<td>10</td>
</tr>
<tr>
<td>OK</td>
<td>5</td>
</tr>
<tr>
<td>Not very good</td>
<td>1</td>
</tr>
<tr>
<td>Not good at all</td>
<td>0</td>
</tr>
<tr>
<td>Don’t know/no opinion</td>
<td>4</td>
</tr>
<tr>
<td>N/A</td>
<td>2</td>
</tr>
</tbody>
</table>

Total 28

Main themes of additional comments in order of frequency with number of times raised in brackets

- Good to include as much greenery in the proposals as possible (3)
- Use Windrush square as a good example of what works well in Brixton (2)
- Include Effra Road as part of the area for landscaping and open space (1)
- This area needs to continue to be maintained after development (1)
- Potential for urban food production (1)
- Hopefully the area will not be clouded by the height of Hambrook House (1)
- Traffic should not be pushed into residential areas (1)

Q9. Do you have any additional comments about changes to access on Porden and Buckner Road?

Main themes of additional comments in order of frequency with number of times raised in brackets

- Concerns that making Porden Road a two-way road will reduce the parking provisions (1)
- This new arrangement could encourage more anti-social behavior (1)
- Surrounding houses in Porden Road will be overshadowed by the new developments – should use a CPO (1)
Demographic Information

As part of the feedback form we requested information on the individuals completing the form including; name, address and age. Below is a breakdown of these demographics of those who completed a form.

Age

Age in years

- Under 16: 53%
- 16 - 25: 18%
- 26 - 39: 18%
- 40 - 59: 11%
- 69 - 74: 7%
- 75+: 32%
- N/A: 7%

Gender

Gender

- Female: 61%
- Male: 32%
- N/A: 7%
Reason for interest

- Live locally: 79%
- Work locally: 18%
- Other: 3%
Feedback responses by postcode

The map to the left shows the approximate location of the residents who submitted feedback responses and also gave their addresses. In total we received 28 postcodes from the senders of feedback forms, e-mails and letters.

20 responses are around 500m away from the development site (indicated in red) and are shown on the map to the right.

These maps are taken from Google Earth.
Other feedback

We accepted feedback in all forms, not just via the prepared questionnaire or through the residents' meetings. The feedback below represents a breakdown of the key themes which emerged in the emails, phone calls and letters received. In total we received representations from 6 different local groups and residents.

<table>
<thead>
<tr>
<th>Themes/ comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hambrook House</strong></td>
</tr>
<tr>
<td>• Hambrook House is too high</td>
</tr>
<tr>
<td>o Concerns about loss of light</td>
</tr>
<tr>
<td>o Could have a detrimental impact on the visual amenity and skyline locally</td>
</tr>
<tr>
<td>o Potential overlooking problems and loss of privacy</td>
</tr>
<tr>
<td>o Purportedly against local and national plan guidelines</td>
</tr>
<tr>
<td>o Out of keeping with surrounding area</td>
</tr>
<tr>
<td>• Increases in noise at Hambrook House</td>
</tr>
<tr>
<td>• Increases in traffic around Hambrook House</td>
</tr>
<tr>
<td>• Concerns about detriment to community feel</td>
</tr>
<tr>
<td>• Should build this tower away from Brixton Centre</td>
</tr>
<tr>
<td><strong>Olive Morris House</strong></td>
</tr>
<tr>
<td>• Olive Morris House is too high</td>
</tr>
<tr>
<td>o Concerns about loss of light</td>
</tr>
<tr>
<td>o Potential overlooking problems and loss of privacy</td>
</tr>
<tr>
<td>o Out of keeping with surrounding area</td>
</tr>
<tr>
<td>o Could have a detrimental impact on the visual amenity and skyline locally</td>
</tr>
<tr>
<td>• Better road safety measures required on Brixton Hill</td>
</tr>
<tr>
<td>• Concerns that the local infrastructure including gas, water etc. cannot withstand further population pressure</td>
</tr>
<tr>
<td>• More affordable housing needed at Olive Morris House</td>
</tr>
<tr>
<td>• Local shop should not be a supermarket</td>
</tr>
<tr>
<td>• Concerned about the increases in pollution and traffic this development would cause</td>
</tr>
<tr>
<td>• Unconvinced that Olive Morris House could not be refurbished given that a few years ago, a new customer service center was installed.</td>
</tr>
<tr>
<td>• Also unconvinced that this building could not be used as offices for the Council and therefore potentially reduce the height of the Civic Centre</td>
</tr>
<tr>
<td>• Security concerns with the proposal of a community garden</td>
</tr>
<tr>
<td><strong>Town Hall, The Press and Civic Centre</strong></td>
</tr>
<tr>
<td>• Proposed Civic Centre height purportedly conflicting with Lambeth Local Plan and out of keeping with surrounding area</td>
</tr>
<tr>
<td>• Facades of Town Hall parade should be preserved</td>
</tr>
<tr>
<td>• Would like to see The Press turned into a local museum</td>
</tr>
</tbody>
</table>

**General comments**

• Would like to see more information from the Council on how the decision to have such a development came to be and how the savings figures have been calculated
• Would like more information to be provided on sunlight, noise and traffic impacts
• Concerns about the construction management of the development
### RESPONSES TO PRE-APPLICATION CONSULTATION KEY THEMES

<table>
<thead>
<tr>
<th>Key Theme</th>
<th>Team Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRINCIPLES OF REGENERATION / DEVELOPMENT</strong></td>
<td></td>
</tr>
<tr>
<td>There was a general desire to see the regeneration of the area</td>
<td>Muse and Lambeth Council welcome the positive comments on the regeneration of the Town Hall and its surrounding area. The majority of feedback supported the regeneration principles behind the Your New Town Hall project (57% strongly support or support).</td>
</tr>
<tr>
<td>General concerns were expressed that the density across the project is too high for the area</td>
<td>There is an acute need for housing within Lambeth. The approach to Hambrook House enables a significant number of much needed new homes to be delivered. A wider strategy for the regeneration of Brixton included in the “Future Brixton” programme outlines the need for housing in the area. With over 20,000 people on Lambeth’s housing waiting list and over 1,600 families in temporary housing, new homes are desperately needed in the Borough. The Future Brixton developments will see about 750 new homes built over the next 10 years with the aim for at least 300 (or 40%) to be affordable housing.</td>
</tr>
<tr>
<td>Questions were raised about the process of decision making on progressing with the plans.</td>
<td>Lambeth Council went through a thorough and democratic process to decide the best way to make savings and a number of options were considered. Lambeth Council will produce a document to summarise the decision making process and the workings behind the cost of the project as well as the projected savings. The investment will enable the Council to maximize efficiency in the remaining offices and provide significant savings on the annual property costs. The document being produced by the Council will be made public. The decision to develop the YNTH project was taken by the Cabinet at the Council several times and this information can be found on the Council’s website. After this, Muse was selected as the developer through a competitive process during which the public were invited to get involved.</td>
</tr>
<tr>
<td><strong>CIVIC CENTRE</strong></td>
<td></td>
</tr>
<tr>
<td>Positive response to the design approach for the Civic Centre</td>
<td>Of the feedback forms received 57% felt that the approach to the Civic Centre was very good, good or ok. Muse and Lambeth Council welcome the positive feedback received regarding the approach to the new Civic Centre.</td>
</tr>
<tr>
<td>Negative response to the design approach for</td>
<td>Some comments received suggested that the design of the building outlined in the proposals are not in</td>
</tr>
<tr>
<td><strong>the Civic Centre and how it fits with wider Brixton</strong></td>
<td></td>
</tr>
<tr>
<td>Keeping with the local area. The architects for the project have worked hard to ensure the approach to this building will be an efficient, modern and attractive environment whilst the colour, texture and format of the bricks used on the outside of the Civic Centre building will be chosen to complement the Town Hall and the heritage of this building.</td>
<td></td>
</tr>
</tbody>
</table>

| **There is a need for the Town Hall to be retained for civic uses and be made more efficient** |
| Comments received through the feedback process indicated the need for the civic space to be functional for those using it and some questioned whether these services are required in this location. |
| The Town Hall in Brixton is an iconic location and the need to retain the building for use by Lambeth Council is a clear ambition for this project as this is a central and convenient location for the community it serves. |
| The Design Stage of public engagement and some feedback received during the pre-application consultation indicated the need for an appointment booking service to be incorporated to increase efficiency and less queueing – this has been taken on board by the project team. |
| A comment received also indicated the need to ensure council workers are protected from any potential noise coming from the public areas of the proposed building which has been taken on board by the team in finalising the plans. |

| **HERITAGE** |
| **General consensus that the heritage aspects of the Town Hall should be retained** |
| A significant majority of feedback received through the consultation process suggested the approach taken to protecting the heritage of the Town Hall is very good, good or ok (75%). |
| The project team has worked hard to ensure the heritage aspects of the Town Hall are protected whilst opening up the building for greater public use. |

| **Need for the Town Hall to be retained and enhanced** |
| The refurbished Town Hall will create more attractive indoor and outdoor spaces and incorporate a “processional” route through the ground floor ensuring visitors are able to see all the way through the opened up building to public open space beyond. Making the space within the Town Hall attractive and easily accessible to the wider public ensures that it is used more effectively and efficiently, therefore securing its future use. |

| **Need to ensure the proposals as a whole respect the context of Brixton Hill and the wider area** |
| Feedback received by local stakeholders brought specific attention to the need to ensure the proposals sit within the wider context of Brixton. The architects have worked hard to ensure that whilst an efficient, quality space which is easily accessible to residents is created, the materials used and approach to the façade of the buildings will need to respond appropriately to the sites location and context. |
## ADDITIONAL TRAFFIC

### Concerns expressed over the potential additional traffic as a result of the new homes proposed

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 encouragement of the use of greener forms of travel by residents and workers. This site is perfectly placed to support this aim with excellent pedestrian access to many bus routes, the underground station and a mainline train station. With this in mind Lambeth’s policy for new development within Brixton is for these to be car free.

### Parking for new residents in Olive Morris House, Ivor House and Hambrook House

These developments will be car free with anyone coming to live there made aware that it 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 along with ample cycle parking.

## HAMBROOK HOUSE

### Concerns expressed about the height of the building and it being out of character to wider Brixton

The majority of feedback received through the pre-application consultation on Hambrook House commented on the proposed height of the building with a significant level of feedback indicating the plans were not good or not good at all (67%). Following the Design Stage of engagement the approach to Hambrook House saw the height of the proposed building being reduced from 20 storeys to 14. The height of the building has been assessed from all the strategic viewpoints and agreed with the design and heritage officers at Lambeth Council.

### Concern at loss of light to existing properties

Assessments of the impact on light as a result of the proposed development on all neighboring properties will be carried out as part of the planning application and will be submitted alongside the planning application. Work has been undertaken to minimize impact where possible.

### Concern at overlooking of existing properties

Designs for Hambrook House have had a number of revisions throughout the consultation programme. The plans being submitted as part of the planning application include setting back parts of the proposed building to minimize the overlooking of existing properties.

### Comments received that Hambrook House is in need of regeneration

Hambrook House at present is in need of regeneration and redevelopment. A limited number of comments received indicated that this site might be a suitable location for a building of height being the centre of Brixton.

The approach to Hambrook House has been considered in context of the redevelopment of the entire site for the 'Your New Town Hall' project and is believed to be an appropriate location for residential development and to deliver much needed affordable homes.
<table>
<thead>
<tr>
<th><strong>OLIVE MORRIS HOUSE</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Need to deliver affordable housing</strong></td>
<td>61% of respondents felt that the proposals for Olive Morris House, including 40% affordable housing, were very good, good or OK. Comments included the need to ensure that the site does actually deliver the 40% outlined. The commitment to providing 40% affordable housing on this site will be included within legal agreements between the application and Lambeth Council in order to ensure this element will be delivered. The precise mix of this affordable housing is not yet determined however is will be a combination of rented and shared ownership.</td>
</tr>
<tr>
<td><strong>Concerns expressed over the potential of loss of light to existing properties as a result of the plans for Olive Morris House</strong></td>
<td>Assessments of the impact on light as a result of the proposed development of Olive Morris House will be carried out as part of the planning application and will be submitted alongside the planning application. Work has been undertaken to minimize impact on any existing properties.</td>
</tr>
<tr>
<td><strong>Olive Morris House existing design</strong></td>
<td>A limited number of comments received cover the specific design of the proposals for Olive Morris House. Design of any building is a subjective issue and the comments received on this aspect in relation to Olive Morris House indicated that whilst some felt the existing building was “drab” others commented on how it is a “beautiful” building. The designers of the scheme have carefully considered the approach for Olive Morris House and believe the scheme as it stands is appropriate for this location.</td>
</tr>
<tr>
<td><strong>Why could Olive Morris House not have just been refurbished?</strong></td>
<td>A full analysis has been undertaken to understand the potential of refurbishing Olive Morris House compared to redeveloping the site. Due to the internal layout of the existing building and its inefficiencies this analysis indicated it would be too costly to refurbish the building. High quality new homes are proposed on this site to replace the existing building. The full costing of the proposals has previously been set out by Lambeth Council in reports to Cabinet.</td>
</tr>
<tr>
<td><strong>Concern express regarding overlooking of existing properties</strong></td>
<td>The height of the proposed building will be 7 storeys with the top floor stepped back. The layout of the proposed new homes has been considered with the orientation of outward facing terraces/windows and living rooms carefully considered to minimize any overlooking where possible.</td>
</tr>
<tr>
<td><strong>Access and parking concerns around Olive Morris House</strong></td>
<td>Concerns were expressed that any retail or commercial uses at the ground floor of Olive Morris House could have an impact on the local roads, specifically if there is an increase in deliveries. The proposals have been drawn up with all service routes being considered for this element of the scheme. An assessment of the local road network has been undertaken which indicates there will be no significant impact as a result of the proposals.</td>
</tr>
<tr>
<td>IVOR HOUSE</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Positive response to the approach taken to Ivor House</strong></td>
<td></td>
</tr>
<tr>
<td>61% of respondents felt that the approach taken to Ivor House was very good, good or OK. We are pleased that a majority of comments received indicated support for the approach taken.</td>
<td></td>
</tr>
<tr>
<td>The sensitive refurbishment of the locally listed building with an additional storey stepped back will provide twenty-six, high quality, one and two bedroom flats. Also included will be retail or restaurant uses at the ground and basement levels.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC OPEN SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Supportive comment on the approach. Look to existing spaces for inspiration</strong></td>
</tr>
<tr>
<td>Muse and Lambeth Council welcome the general support to the proposals for public open space and landscaping. A number of responses pointed to Windrush Square (the space outside of “The Ritzy”) as an indicative preferred approach to the public open space and this has been taken on board when considering the strategy for the open spaces incorporated across the ‘Your New Town Hall’ development sites.</td>
</tr>
<tr>
<td>A new public space will be created at the back of the Town Hall which can be used for community leisure as well as photography opportunities for events of ceremonies in the Town Hall, Registry Office or Assembly Hall.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Need for planting and street furniture to be incorporated across the site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planting will be incorporated across the sites 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. These high quality public spaces will incorporate seating, bins, cycle racks and other ‘street furniture’.</td>
</tr>
<tr>
<td>The overall approach to public open space and landscaping is to create an attractive, useable and high quality environment to benefit the local community. The project team believes the approach being taken achieves this ambition.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>THE PRESS BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The approach taken to the press building was positively received</strong></td>
</tr>
<tr>
<td>64% of the responses thought the approach to The Press building was Very Good, Good or OK. ‘The Press’ will be revitalized with a new café looking onto more attractive public space and outdoor seating area.</td>
</tr>
<tr>
<td>‘The Press’ building will also include cycle storage for council workers plus changing rooms, showers and lockers to encourage more cycling.</td>
</tr>
<tr>
<td>The operator of the café should be independent</td>
</tr>
<tr>
<td>------------------------------------------------</td>
</tr>
<tr>
<td><strong>PORDEN ROAD / BUCKNER ROAD</strong></td>
</tr>
<tr>
<td>The approach to parking would result in a reduction of parking for existing residents.</td>
</tr>
<tr>
<td>The proposals could lead to the area surrounding Porden Road and Buckner Road being used for anti-social behaviour.</td>
</tr>
<tr>
<td><strong>CONSTRUCTION MANAGEMENT</strong></td>
</tr>
<tr>
<td>Immediate neighbours to the site were concerned about how construction would be managed</td>
</tr>
</tbody>
</table>
8 CONCLUSION

8.1 Consultation was undertaken across two distinct stages 1) Community Design Stage 2) Pre-Application Consultation Stage. This report outlines the activities carried out during both stages of the consultation programme, the level of feedback received and how the project team has sought to react to the comments made by the local community.

8.2 Broadly the principle of regeneration of this site in a key location in the centre of Brixton was welcomed. By reducing Lambeth Council’s core office buildings from 14 to 2 the Your New Town Hall project is estimated to save at least £4.5m a year of local taxpayers’ money. The project will also deliver much needed new facilities and homes.

8.3 The efforts being made to retain the heritage aspects of the Town Hall by the project team has been positively received whilst opening up the building for greater public use.

8.4 The overall approach to public open space and landscaping to create an attractive, useable and high quality environment to benefit the local community has also been welcomed.

8.5 Key concerns raised throughout the consultation process included:

- Concern about the height of the proposals for Hambrook House
- The design approach needs to be considerate of the surrounding area
- Heritage aspects of the Town Hall should be retained and enhanced where possible
- A need to ensure overlooking of existing properties is minimised
- The need to ensure affordable housing is delivered as part of these proposals

8.6 As a result of the consultation process the key changes to the scheme include:

- A reduction in height of the Hambrook House proposals from 20 to 14 storeys
- The project team have worked hard to ensure the heritage aspects of the Town Hall are retained and enhanced. The external features of the new buildings will use materials and palettes which are in keeping with the character of the surrounding area
- The storey heights across the new Hambrook House development have responded to the concerns of overlooking neighbouring properties with elements now being set back
- Muse and Lambeth have made a commitment to deliver 40% affordable housing across the Your New Town Hall project

8.7 Further details on the evolution of the design for the project can be found in the Design and Access Statement submitted with the planning application.
8.8 Muse and Lambeth are committed to community engagement and have sought to engage neighbours and the local community throughout the pre-application process. The project team will continue to engage with neighbouring residents, local stakeholders and the wider community in order to keep them informed of the proposals.
APPENDICES

APPENDIX A: WEBSITE HOLDING PAGE
APPENDIX B: FULL PROJECT WEBSITE

(Information displayed as of 5th March 2015)
APPENDIX C: COMMUNITY DESIGN STAGE: IMMEDIATE NEIGHBOUR MAILOUT SCOPES
Wanless Road Residents Meeting

- 15 Heme Hill Road also to be included
APPENDIX D: COMMUNITY DESIGN STAGE: IMMEDIATE NEIGHBOUR WORKSHOP MINUTES

Wanless Road Residents’ Meeting

Meeting details

Attendees:
- YNTH Project team
- Invited as per agreed scope.
- Total number of residents - 11 attended

Date: 2 July, 6:30pm-8:30pm
Venue: Sunshine International Arts Café

Meeting notes

1. Following a presentation by the YNTH team, each individual was invited to raise an issue/topic for discussion. The following is a list of issues raised and comments.

- Construction comments
  - Impacts from dust and noise
  - Asbestos concerns
  - Issue of site contamination and how this will be dealt with securely
  - Security during construction – site needs to be kept secure to prevent people accessing it as a means to access neighbouring properties i.e. a cut-through
  - Construction traffic impact – lorries, heavy load on roads and where they will be parked
  - Construction management
  - Timings – how long will construction take – impact on neighbours

- Proposed new homes
  - Question what is meant by 40% affordable housing and will it be 40% or up to 40%
  - Questioned whether Wanless would carry its 40% affordable allocation or whether it would be 100% affordable to allow more private accommodation on the other sites.

- Design comments
  - Height of the proposed new homes, where they are positioned on the site in relation to neighbouring properties.
  - The height of the new build properties (varying views):
    - 4 of the houses were ok at 3 stories but the house closest to Herne Hill road should be restricted to 2 stories
    - 2 stories with a room in the roof would be acceptable if the windows in the roof were velux to protect privacy to properties behind.
  - Height should not impact on view of neighbouring homes
  - Impact on party wall – to the rear of the site where the new town houses are proposed
  - Should use existing buildings. The residents would like to see this wall retained if possible.
  - Permeability of the site – would like to see the site secure in order to prevent people using it to access the rear of neighbouring properties – security concern
  - Overlooking – do not want new homes overlooking the existing gardens on Cambria Road, Kemerton Road etc
  - Design needs to be sympathetic to neighbouring area

- Use of the site
  - Site was originally allocated (not in policy terms) for community use – Loughborough Junction Action Plan
  - Want to see other options for the site – i.e. not houses
Consideration needs to be given to the well-established business next door

- Environment
  - New homes should be sustainable – sustainable materials

- Transport, parking and Access
  - Wanless Road already suffers with parking problems – it is a busy road
  - Question the use of parking permits – will this scheme impact existing permit use?
  - Marshall House (Victorian Villa owned and used by the Society of Engineers) – want to ensure they retain vehicle access to the rear of their property
  - Wanless Road is a busy and dangerous road – would like to see a crossing introduced

- Planning application
  - Will this site be part of a wider planning application for the Your New Town Hall project, or will it be separate?

2. A round table discussion on the key issues took place; key notes from the residents’ views are summarised as follows.

1) Principal of new homes.

Community should be given a choice as to what should go on the site, not just told they will be new homes. No consideration has been given to the Loughborough Junction area as a whole, site has been viewed purely in isolation – there needs to be a more joined up, wider masterplan. Existing buildings should be reused for community purposes.

General view from residents was that the proposals need to be reviewed against the Loughborough Junction Action Plan. Although the Wanless Road site is part of the wider YNTH project, the YNTH project does not have a great impact on the immediate area – whereas the Wanless Road site does.

2) Height and overlooking

Suggested by one resident that Velux style windows are used on the town houses rather than windows on the rear elevations to protect their privacy on Kemerton Road.

Discussion about the distance from the existing party wall to the new house as residents wanted to know the exact dimensions.

3) Parking

Some residents viewed the existing CPZ as negative and felt it didn’t really work for them, was an inconvenience and cost them money. They felt the proposals would add to this, but did not want the proposals used as a justification for extending the CPZ. There was however at least one person who favoured an extended CPZ.

The view was that the neighbouring roads were already suffering badly with commercial vehicles (from the Wanless Road yard) and church goers etc. because of parking; again the proposals would add to this. Assessments need to be carried out on the impact of parking.

Residents also felt the amount of traffic currently is dangerous. On Brixton Hill Road there is a section where the pavement is closed so people walk on the road. Residents felt this was especially unsafe considering there is a school further along the road and a suggestion was made that there should be a new crossing introduced.

Muse confirmed that it would be written in the lease that you cannot own a car if you own one of the new homes. However, it was questioned how it would be policed and enforced.
One resident questioned why 1 bedroom flats were being proposed in the villa as this would surely mean more cars. A comment was that if more family housing is needed then it should be 2 bedroom homes at least.

4) Environment

Concerns that there is asbestos on the site and questioned whether a survey has been undertaken. All information on survey results must be shared with the local residents prior to an application being submitted – they need to be well informed.

Question whether the trees at the front of the site will be retained.

5) Construction impact

There needs to be regular contact with the residents prior to and during the construction phase.

Concerns that the proposals will cause damage to the neighbouring properties; the railway already causing many of them to shake and cracks are appearing in homes.

The party wall at the rear of the site needs to be rebuilt first so that existing buildings are shielded from the building site. The use of materials was also considered for the wall and general feeling was that should be rebuilt using old materials.

Compensation for neighbours should be considered;

Questioned whether the construction management plan will work.

6) Loughborough Junction area

The area is very densely populated already, no need for more homes on this site.

Money from the development must go back into the area for much needed items such as bins, rather than going to improvements in central Brixton as happens with a lot of development in Loughborough Junction.

The Loughborough Junction Area Plan considers an alternative community use for the site, i.e. artist studios, training centre. The existing sheds on the site would suit this purpose well and it feeds into Lambeth’s plans for the YNTH project to create such enterprise spaces.

There has been a lack of communication and joined up thinking. The Loughborough Junction Action plan was agreed in principal with the council in January 2014, but residents are now being told that proposals to redevelop the site for new homes has been in place since last year (YNTH bid process).
Olive Morris House Resident’s Meeting

Meeting details

Attendees:
- YNTH project team
- Invited as per agreed scope
- Total number of residents - 17 attended

Date: 5 July, 10am-12pm
Venue: Assembly Hall, Town Hall

Meeting notes

Following a presentation by the YNTH team, each individual was invited to raise an issue/topic for discussion. The following is a list of issues raised and comments made by residents.

- Infrastructure
  - Brixton is already saturated – parking, roads, buses, pedestrians – it will not cope with adding more to it
  - Schools and GP’s are already over-subscribed – they will not be able to cater for more people.
  - What surveys have been undertaken to ascertain infrastructure capacity – have you already had discussion with TFL?
- Construction comments
  - Noise and dust disruption
  - Transport – how will construction vehicles access the site? Impact on neighbours
  - Timescales
- Proposed new homes
  - What is meant by 40% affordable housing – will there be some included on this site?
  - Family housing means greater impact on infrastructure (see above)
- Impact on neighbouring residents
  - Height – how much higher will the new building on the Olive Morris House site be? Why are you allowed to go above the existing height?
  - Sunlight and daylight access – what impact will the proposals have?
  - Overlooking impact – privacy of existing back gardens
- Design comments
  - Why aren’t you presenting options for the site/design to the residents?
  - Why can’t the existing building be refurbished?
  - Architecture needs to respect neighbouring buildings – not have an impact on them
- YNTH project/general comments
  - Why not sell the existing Town Hall and turn that into new homes in order to fund the new Civic Office?
  - Is cost and funding the deciding factor for the proposals?
  - Wider concern about Brixton and Lambeth’s plans for more homes – there are a shortfall of offices and these are rapidly being replaced with new homes
  - Issue with contact – not been able to get straight answers when asking Lambeth. Local ward councillors also appear to not be kept updated. Development of this site has a negative history - a lack of transparency.
A round table discussion on the key issues took place; key notes from the residents’ views are summarised as follows.

1) Infrastructure

More family homes mean a greater number of bedrooms and will therefore have wider impacts. Schools are a major concern in the area, Sudbourne primary is being extended to cope with the existing oversubscription – the proposals will add even more to it. Need to have detail of how the scheme’s financial contribution to education will be spent and where.

Brixton is at capacity, it is often gridlocked. The buses already can’t cope. If more people are going to move to Brixton then we need to have proper facilities – suggest a real Brixton bus station, this will ease congestion and increase capacity. Is there land that can be used for this?

Will there be any changes made to the existing road infrastructure to increase capacity? It was a mistake closing off Baytree Road as this has added even more pressure on to the junction outside the town hall as local cars are now no longer able to cut through from Brixton Hill to Acre Lane and vice versa.

2) YNTH project

The conversion of office to residential use is short sighted. Whilst it is good to included business start-up spaces in the town hall, this does not cater for the office need. One resident has been searching for suitable office space in Brixton for her husband’s business, but has been forced to look outside of the borough.

Looking at the wider plans, the proposals for Hambrook House are out of place in Brixton, unsympathetic. The height should limited – are there any height restrictions in the area?

3) Design

The design should be an extension of the mansion house design of Effra Court and Brixton Hill Court with similar materials. This will allow it to fit in better.

4) Privacy (height also)

The new building should be limited in height to be the same as Effra Court and Brixton Hill Court. Otherwise it will have a considerable impact on privacy due to overlooking. Top floor should be set back to minimise overlooking.

Will there be windows at the back of the new building, if so what will they be for? Want to see no windows, or very limited at the back. Especially do not want to see balconies – will oppose.

5) Parking and access

The no parking policy is a good idea, but will make it hard for residents if they have to move if they want/need a car.

People currently use the existing site to park their cars – where will they go, will there be provision for them?

6) Construction

Residents around Olive Morris House are going to be living in a work site for many years. There are already several developments proposed in the area – College extension and Sudbourne school extension. These will be happening at the same time as Olive Morris House – has there been any
consideration given to this? Need to consider the children of Sudnourne who will have to put up with noise from the school extension all day and then additional noise when they get home from Olive Morris House.

Construction needs to be limited to reasonable hours, i.e., not evening and not the weekend as this will prevent residents from enjoying their gardens and homes. Access also to the construction site needs to be well considered – do not want loads of heavy vehicles accessing the site outside neighbouring properties.

Communication – residents need to be kept updated as to when things will be happening on the site and what will be undertaken so that they can plan accordingly.

Want a document that details the construction management plan issued to all residents, including contact details. **Muse promised to issue the draft construction management plan to residents in November prior to submitting a planning application for their review and comment.**

Will the development be phased?

Garden wall at the rear of the properties that border the site needs to be rebuilt exactly as it is. **Muse told residents that they will have a surveyor to represent them on party wall matters, paid for by Muse.**

7) New homes

Need a greater understanding about what is meant by affordable housing and what the borough's needs are.

Do not want to see the homes sold to overseas investors, they need to be for Brixton residents, especially families.

One resident put forward a suggestion that he has seen used elsewhere as an incentive to encourage owner-occupiers and limited the but to let tendency which often results in the homes not being used for local residents. After a number of years of proven owner-occupation the owners are given a small financial reward – this could be a small contribution to paying off your mortgage.
Porden Road & Acre Lane Resident’s Meeting

Meeting details

- YNTH Project team
- Invited as per agreed scope.
- Total number of residents 17 attended – most residents were from Porden Road including a Landlord, Paddy Harrower. There was also a resident from Arlington Lodge.

Date: 5 July, 12:30pm – 2:30pm
Venue: Assembly Room, Lambeth Town Hall

Meeting Notes

Following an update by the YNTH team each individual was invited to raise an issue/topic for discussion. The following is a list of issues raised and comments made by residents.

General

- Residents will be increasingly overlooked due to increased footfall
- No.20 Porden Road – is the new building on the Hambrook House site going to be attached as this would be a concern?
- Porden Road residents have tried to get the Controlled Parking Zone extended already but do not think it is a solution.
- Hambrook House – how many flats? (seems luxurious to have only two on each floor)
- Can a GP surgery be included in the new development?

The Civic Centre/ Town Hall/ The Press

- Overlooks gardens (particularly no.15) – staggered height would be better.
- Marble in the Town Hall should be retained.
- Height of The Press building would be of concern if this were above one or one / part two storey building.
- Party wall issues would be of concern with The Press
- Potential for green roof on top of The Press building?

The Tower

- 20 storeys not an answer for Brixton - residents would like to keep the more suburban feel
- Foundations for Hambrook House at 20 storeys – drilling down will impact the existing neighbouring houses, what will be done about this?
- Tower will overlook/ overshadow/ restrict sunlight access onto Porden Road
- Residents will feel closed in on Porden Road
- Would prefer to see stepped design as current proposal is too high – but height at end of current stepped design is also too high. YNTH team explained that previous scheme was taller in the middle section, this scheme is lower to the rear were adjoining Porden Road.
- Would tower affect TV aerials?

The Brixton Electric

- Appearance at the back unacceptable
- Noise from emptying bottle bins – need something to block the noise (The Press does this now)
- Night time research into acoustics from Brixton Electric needs to be investigated and heard.
- Green roof on the press would be good – something to absorb the sound.
Parking

- Need to consider parking for ALL housing on Porden Road (just because some residents do not use their parking now does not mean they should be restricted – residents may decide they require one, and option should be there for new buyers on the street)
- Porden Road will have to be two-way therefore parking should only be permitted on 1 side.
- Lambeth workers parking on Porden Road is not an option. Parking already dire, cannot accommodate any council parking needs.

Public Realm

- Public realm – how it is going to be used with extra residents?
- Questioning the pedestrian gate location.
- Protected cycle route should be opened for contractors.
- Swept path for Buckner Road needs to be considered.
- Would like to see direct access to Tesco, although other resident’s disagreed with this.
- Landscape – ‘play’ area is a concern due to noise pollution.
- Would like more trees
- Need more bins on the street
- Can local artist create gates – similar to example in Vauxhall?
- Perhaps an artists screen could be created that would be soundproofed and act as a buffer

Lighting

- There are problems with existing lights from Buckner Road and Tesco
- Need clearer, lower lighting (if used at night) but not flood lighting

Security

- Security? CCTV? Surveillance? Onsite security 24/7?
- Security of pedestrianised area? Currently Porden Road is subject to severe anti-social behavioural problems, for example drug dealing and front gardens being used as toilets.

Construction

- Construction traffic/ noise – concerned about 24 hour working and impact on those working at home;
  - Where will construction materials will be kept? Were kept on Porden Road before and there was damage to properties due to this.
- Impact of disturbance on our lives for 2 years, what will be done about this?
- Construction Management Plan – should be issued to residents for review prior to planning submission, currently anticipated this will be ready in November
- Would want 24 hour security on site
- How would construction and servicing vehicles enter the site - Buckner Road bend would prevent them getting through

Note: Lambeth Talk Flyers not received on Porden Road.
Arlington Lodge Resident’s Meeting

Meeting details

Attendees:
- YNTH project team
- Invited as per agreed scope.
- Total number of residents -7 attended

Date: 4 July, 6:30pm – 8:30pm (No Attendees) Revised Date: 14 July, 6:30pm- 8:30pm
Venue: Room 8, Lambeth Town Hall

Meeting notes

All comments below were those expressed by residents.

Brixton Community
- Brixton is what it is today because of what the residents already here have done and there is a lot of history to understand
- Asking prices of the flats further up will be unaffordable to local residents. The value of properties will push existing Brixton community members out. General concern about the type of person moving in. Are flats going to be sold to foreign investors?

Hambrook House
- Demolition is environmental damage, it should be refurbished instead.
- The project is all about making money.
- Proposed architectural design is not in keeping with the local area.
- Part of the reason why the Council believes it is necessary to demolish the buildings relates to poor maintenance
- Several Council owned properties in Arlington Lodge have damp and these have not been properly managed by the Council with

Arlington Lodge General
- The Garden in Arlington Lodge is an award winning community project that has become a focal point for residents. It should not be impacted by the new development
- We need more Council housing in the area
- There are no anti-social issues at Arlington Lodge because of the strong sense of community and the involvement of everyone
- Many people have lived in Arlington Lodge all their lives
- Council housing department need to do more to stay in touch with residents and to respond to requests about maintenance
- Level of day light in gardens is important

The Tower
- 20 storeys is too high; it would be four times the height of Arlington Lodge
- Height and glass being focal features is just a fashion – building should retain features and character
- Concern about whom and where the tower will impact
- There should be no balconies facing Arlington Lodge
The new Hambrook House

- Will there be a small unit for people to use i.e. bakery / gift shop (focus on pop-up shops) affordable for local businesses?
- Could there be a community centre – i.e. somewhere for young people to go?
- Landscaping is important – think there should be a good view from Arlington Lodge.
- What is the true impact of demolition and construction?
- Why not build across the road?

Traffic

- A car free development is a good idea
- Blocking off Porden Road is a good idea as it is subject to anti-social behaviour in the evenings

Surrounding area

- Exterior appearance of The Electric needs to be improved
- Residents would be very happy to see The Fridge Bar go
- The Civic Centre frontage is important, it should reflect history and the future and it needs to complement Town Hall
APPENDIX E: COMMUNITY DESIGN STAGE: STAKEHOLDER WORKSHOP MINUTES

Stakeholder Meeting 1

Meeting Details

- YNTH project team
  - Thomasin Renshaw – Muse
  - Lorna Young – Lambeth Council
  - Sophie Tarnoy – Lambeth Council
  - David Roberts – Cartwright Pickard
  - Nick Jones – GL Hearn
  - Harriet Loughlin – GL Hearn
- Invited as per agreed in stakeholder audit research/ Council stakeholder database.
- Total number of Stakeholder – 4 attended

Date: 7 July, 6:30pm- 8:30pm
Venue: Social Room 5, Brixton Recreation Centre

Please note in this document

- S – is indicative of points raised by stakeholders
- YNTH – is indicative of responses made by members of the YNTH team present.

Meeting Notes

Discussion on Olive Morris House

- S - Raised concerns about the demolition of Olive Morris House (OMH) as they believe it to be a sound structural building and demolition would have negative ecological and economic implications
- YNTH - OMH is an expensive building to maintain and the layout does not lend itself to efficient modern office space or conversion to residential.
- S – Concerned about OMH being replaced with flats which may be expensive and the overall effect this would have on the prices of property in Brixton
- YNTH – The scheme aims to save money for the Council and this will in part be generated by the market housing. Furthermore the scheme is currently aiming to deliver a high level of affordable housing – at 40% across the scheme
- S - Would like to see more detail / a public explanation as to why OMH needs to be demolished; particularly looking for justification for the £3.1 million spent on the customers service centre in 2008
- YNTH – The overall objective of the scheme is to save the Council money in the long term; running costs and efficiency of the Council will be improved by consolidating offices into one central location and by not having to spend further on repairs to OMH. In addition much of the £3.1 million spent was on IT infrastructure, within IT these systems last 7-8 years at best before they become outdated. So it is likely a reinvestment on IT services would be necessary in the coming years, regardless of the office move. The cost spent on IT can be justified by what it saves the Council overall.
• **S** – Would like to see comparative floor dimensions for current customer services space in OMH and in the new proposals.
• **YNTH** – By taking a lot of services online, the footfall in the customer service centre has decreased and will continue to do so, particularly with the introduction of an appointment system. So the customer services team will have enough space, but that may be less than is currently required; details are still be worked out.

**Discussion on the proposed tower**
• **S** – Above ten storeys raises alarm bells.
• **S** – Twenty storey tower is likely to attract a lot of controversy.
• **S** – The tower would visually compete with the Town Hall.
• **S** – Concerned about the cultural and community implications on Brixton with regard to those who will purchase the high-end residential properties in the tower.
• **YNTH** – London is a diverse city and communities should welcome new comers. The height of the tower is currently under consideration.

**Outcome of discussion**
• Stakeholders would like to see an independent review and reasoned case for the demolition of OMH.
• Stakeholders would like to see more effort from the Council to provide affordable housing in the area.
• Thought should be put into paying tribute to OMH when naming the building that will replace it.
• Twenty storey tower is an unpopular idea, stakeholders felt ten would be more acceptable.

**Workshop 1 – How do you currently use the Town Hall and what do you like/ not like about it currently?**
• **S** – Like using the Town Hall because:
  ▪ Good central location for Lambeth-wide groups to meet.
• **S** – Do not like using it because:
  ▪ **Cost** – It is expensive to hire rooms, and other local venues, particularly community spaces are considerably cheaper.
  ▪ **Security** – Town Hall security is difficult to manage, particularly when inviting people to meetings, there is a risk of making a wrong turn and ending up trapped between locked doors. Stakeholders understand there should be security where necessary for the offices but need easier access to public areas.
  ▪ **Advance booking** – Town Hall rooms need to booked well in advance and other venues can be booked with shorter notice so are favourable for many.
  ▪ **Amenities** – Could improve on amenities as other local venues have more on offer.
  ▪ **Kitchen & drink facilities** for meeting rooms could very much be improved.

**Workshop 2 – Civic Spaces**
• **S** – **Quality** - Holding meetings in run down offices can diminish the authority people feel the Council should hold. They would therefore like to see the following from the New Town Hall:
  ▪ Good quality of finishes
  ▪ Smart
- Modern
- Not cold / clinical – welcoming feel
- Good furniture
- More access to councillors and their offices

- S – Major point referencing the earlier trouble security can cause in the Council offices, therefore stakeholders would like to see **two separate entrances** to the Town Hall; one with easy open access to public space and one for secure offices.
- S – **Meeting Rooms** – Could be improved via the following points:
  - Amenities
  - Easy Access
  - Comfortable seating
  - Tea/ Coffee / Water provisions / Access to Kitchens
  - Better presentation facilities
  - Versatile/ Reactive space – point was raised that often users do not know how many people they are expecting at meetings, it would therefore be useful to have flexible arrangements in meeting rooms that can be quickly adapted according to number of people in attendance.

- S – **The Press** – although the use has not been determined yet, it was suggested this would not be a good place for a GP surgery as there is one in very close proximity.
- S – It was suggested that stakeholders and others that rent out the small offices from time to time would find it useful to have some storage space for documents.
- YNTH – Advised this last point is very likely to be opposed as the Council has a target to cut its own storage space by 70% and is encouraging paper free working.
- S – Do not know why Council is including an enterprise hub, there are several existing ones in close proximity.
- YNTH – The Council is currently running a small trial enterprise hub and it has been very popular and received very good feedback.

**Public Realm/ Open Spaces**

- S – **Security for the public realm:**
  - The space would need to be managed/ monitored regularly, some areas in Brixton are prone to attract dinking on the street; managing the areas appropriately would avoid this.
  - In reference to the above, some spaces can be over managed and people can find security imposing and are therefore deterred from using the space; need to find a balance.

- S – **Gardening and planting:**
  - Keep landscaping attractive but simple, over-fussy designs and plants are harder to maintain and therefore often not as well maintained as simple designs.
  - Social gardening / incorporating enthusiasts – An initiative inviting the community to directly engage with the space is likely to help keep the area attractive and cared for.

- S – **The Courtyard:**
  - The British Library courtyard is a good example of what people would like to see this space used for and how they would like it designed.
  - Maximise sunlight and general lighting.
- Somewhere that can be used for locals to sit and eat lunch on a nice day, so benches and furniture.
- It was raised that the courtyard will be in a nice position, protected from the main road, as it is hard to find a quiet spot in that area.
- Generally happy with current proposals for access and proposed gates.

**Stakeholder Meeting 2**

**Meeting Details**

- **YNTH project team**
  - Thomasin Renshaw – Muse
  - Polly Green – Lambeth Council
  - Sophie Tarnoy – Lambeth Council
  - James Pickard – Cartwright Pickard Architects
  - Nick Jones – GL Hearn
  - Harriet Loughlin – GL Hearn

- Invited as per agreed in stakeholder audit research/ Council stakeholder database.
- Total number of Stakeholder – 4 attended

**Date**: 9 July, 6:30pm- 8:30pm
**Venue**: Social Room 5, Brixton Recreation Centre

**Please note in this document**

- **S** – is indicative of points raised by stakeholders
- **YNTH** – is indicative of responses made by members of the YNTH team

**Meeting Notes**

**Discussion on initial overview of proposals**

- **S** – Suggested car access should be introduced along existing cycle/ pedestrian path leading from Brixton Hill to Porden Road, meaning people could avoid queuing at the traffic lights in the town centre.
- **S** - Three other stakeholders present disagreed with this point, highlighting it would make the area a cut-through and significantly affect the residential streets around it. Agreed that the majority of people would like this path to remain cycle and pedestrian only.
- **S** – Is the financial case for redevelopment public information?
- **YNTH**- Yes that information is available in the cabinet minutes.
- **S** – The Council currently occupies 5 floors of Blue Star House, will it be moving out?
- **YNTH**- Yes, the services currently in these offices will be moved into the new civic building
- **S** – Is Blue Star House therefore at risk of becoming derelict?
- **YNTH**- There has always been significant commercial interest in Blue Star House, and enquiries are common, so that it is extremely unlikely Blue Star House will fail to gain occupiers. In addition, the Council will move out floor by floor, releasing space slowly.
Olive Morris House (OMH)

- S – What will happen to OMH
- YNTH – OMH is no longer suitable for efficient modern office space and it would be very costly to bring the space up to modern standards. The ratio of desks to council employees in OMH is poor, amenities are poor and facilities need expensive maintenance, workers within OMH currently struggle daily with aspects of the building
- S – Wanted to know why a building that had recently had a lot of money spent on it was now deemed necessary for demolition, believes developers are shortening the life span of buildings for their own gain
- YNTH – There are evident signs of poor build quality, externally evident in visible cracks in the cladding. Money was spent on the customers services centre IT system and on patch u repairs to the roof.

Affordable housing

- S – Would like to know the mix of private and affordable housing?
- YNTH – Aiming for there to be 40% across the scheme
- S – What does affordable mean?
- YNTH – Within the 40% affordable we are currently looking at delivering be 30% shared ownership and 70% social rented
- S – Wanted more detail on rental cost figures
- YNTH – The priced be determined by many factors and cannot not be known at this stage; however costs will conform to the Council’s social housing framework and policies
- S – Is the Council retaining all freehold?
- YNTH – Yes and long leases will be granted
- S – Who will own the affordable housing?
- YNTH – The Council or a housing association would own the housing

Wanless Road

- S – (Anthea, chair of Loughborough Junction Action Group (LJAG)) expressed dissatisfaction about the lack of consultation offered to Loughborough Junction residents before the Wanless Road site was determined for residential development
- YNTH – Apologised for not having the LJAG on their initial list of stakeholders, had they known about the group they would have made contact sooner
- S – (Anthea) – pointed out that the LJAG have been working with the Council on local traffic and regeneration plans. Stated she believed the handling of the Wanless Road site was poor
- YNTH – Apologised for mishandling the situation and stated they hoped a private meeting with the LJAG could include discussions on how the YNTH project can incorporate some public realm improvements for Loughborough Junction

Workshop 1 – How do you currently use the Town Hall and what do you like/ not like about it currently

- S – Like using the Town Hall because:
  - Good central location for Lambeth-wide groups to meet
  - Main attraction is no charge for room hire for some community groups (if a Councillor is present)
Council Chamber is good and should remain similar to how it is.

- **S** – Do not like using the Town Hall because:
  - Cost – It is expensive to hire rooms, and other local venues are considerably cheaper. A small Town Hall meeting room can be rented in the evening for £51 whereas average rates in alternative local venues are £17.50. The alternative venues often have to include costs for staff to unlock and lock up the venue for meetings; the Council does not have to do this as they have night time security, yet it still charges more. Council has priced itself out the market. The Town Hall meeting rooms are permanently sitting empty and the cost is so high local residents do not even consider it as a venue for group meetings.
  - Reception in relation to staircase - Some users found it irritating that one has to walk into the main entrance and up to the reception desk, before being told where the meeting is, at which point they are then directed back to the main entrance to use the stairs to the immediate left and right on the entrance.
  - Temperature – A councillor in attendance, who often uses the Town Hall rooms to work in, noted they can get very hot and there is no easily accessible thermostatic control.
  - Kitchen & drink facilities for meeting rooms could be improved.
  - Too gloomy but has some great period features – Overall the Town Hall is too gloomy, dull, drab – reference made to ‘shabby blue nylon carpets’. However the structure, marble floors, brass and oak doors are great features of its previous grandeur; unfortunately dull finishes diminish the impressive aspects.
  - Very limited experience - Two attendees advised, as residents, they were not members of any civic groups and therefore had visited the Town Hall once or twice in 13 years. There is no reason for them to.

**Assembly Hall**

- **S** – Do not like using the Assembly Hall because:
  - Thermostat issues
  - Acoustic issues
  - Plumbing in dire need of replacing

**Workshop 2 – Civic Spaces**

- **S** – Signage and direction – People often start by heading to the Town Hall main reception when they actually need to be in another service building. The New Town Hall and surrounding buildings should incorporate good signage. Each aspect of the scheme should be identified clearly by its name - buildings should be named after their purpose i.e. The Customer Service Centre rather than Olive Morris House.
- **S** – Meeting rooms – Could be improved via the following points:
  - Simple
  - Easy access
  - Light
  - Clean
  - Tea/ coffee / water provisions / access to kitchens
  - Better presentation facilities
  - Versatile/ reactive space – point was raised that often users do not know how many people they are expecting at meetings, it would therefore be useful to have flexible arrangements in meeting rooms that can be quickly adapted according to number of
people in attendance. It was mentioned that often groups are cautious about promoting events when booking smaller rooms.

- **S** – The Enterprise Hub – Has the Council considered managing the space via a third party or commercial partnership?
- **YNTH** – Council has looked into it but more profitable for them to manage themselves. However they are currently preparing a business plan to ensure the space is managed properly and efficiently.
- **S** – Raised again that regardless of these design aspects of the Town Hall, there was no reason why they would need to visit, and believe that is the case for a majority of residents in Lambeth
- **S** – The Press - Suggested that the building could be used for a Lambeth Museum. Other local boroughs have such museums i.e. Wandsworth, why not Lambeth? Lambeth has an extensive collection of art and items of historical interest in the archives. Also fits with the requirements of the site, particularly to have a building that would only be operational during the day. Additionally the idea also fits in with the aspirations for the site, as it would encourage community pride, education and act as a pull for people to visit the Town Hall and surrounding public realm.
- **S** – Ground floor commercial space – slight concern amongst stakeholders that the units would not be occupied as there is not a massive amount of footfall in those locations.
- **YNTH** - Confident that occupiers would see the value in the site, but no further information can be provided on occupiers at this stage.
- **S** – The Tower - Would like to see the visual impact on St Matthews Church and Brixton Hill.
- **YNTH** – These are being worked on and will be available at the next round of consultation.

**Public Realm/ Open Spaces**

- **S** – Security of the public realm:
  - Thought the gates that would be used at night to close the public realm should be moved closer to the road.
- **YNTH** – the entrance can be set back from the road and natural surveillance from buildings around the area will prevent anti-social behaviour. Plus the space needs to allow cars to turn around if they accidentally take the turn.
  - Keep landscaping attractive but simple, over fussy designs and plantations are harder to maintain and therefore often not as well maintained as simple designs.
  - Social gardening / incorporating enthusiasts – An initiative inviting the community to directly engage with the space is likely to help keep the area attractive and cared for.
- **S** – The Courtyard:
  - There should be no changes in levels
  - Should potentially include floor lighting – but would maybe depend on what time of night the gates were closed.
  - Agreed it would be a nice spot for council workers or visitors to have their lunch.
- **S** – The Press: one attendee stated they would rather see The Press removed and a larger public space provided.
- **YNTH** – Explained following the consultation with Porden Road residents, the building was requested to serve as added protection for their back gardens, which have often been broken into and subject to anti-social behaviour.
APPENDIX F: PHOTOS OF COMMUNITY DESIGN STAGE
APPENDIX G: DESIGN EVENT FLYER

Your New Town Hall

Your invitation to join in the project

Lambeth Council and Muse Developments need your help to define and improve the design of the Your New Town Hall project. Get in touch and tell us your thoughts and ideas about the proposals for the Town Hall development.

The Your New Town Hall project will reduce the Council’s core office buildings from 14 to 2, saving at least £4.5m a year. The development will pay for itself through the redevelopment of old office buildings that are increasingly expensive to run.

Your New Town Hall project will:
- Preserve the current, historic Town Hall and open it up extensively for use by local people
- Deliver a purpose-built, energy efficient, new council office
- Create space for start-up businesses to encourage innovation and entrepreneurial spirit
- Create new community spaces
- Deliver around 275 much-needed new homes for the borough, of which the aim is to secure 40% as ‘affordable’
- Generate hundreds of construction jobs, including around 45 apprenticeships.

Find out how to get involved overleaf...

You can get involved by...

Attending
one of two public open days:
The Brix
St Matthews, Brixton Hill, SW2 1JF
Wednesday 16 July 10am – 3pm
Kariou Education Centre
Gresham Road, SW9 7PH
Thursday 17 July 4pm-8pm

Visiting
www.yournewtownhall.org
or the permanent exhibition at the Town Hall

Writing to us
Freepost RT19-UXZT-SABG,
GL Hearn, 280 High Holborn,
London WC1V 7EE

Emailing us
yournewtownhall@lambeth.gov.uk

Calling us
020 7926 2414

You will also find us at the Lambeth County Show on Saturday 19th and Sunday 20th July.

The feedback we receive during the community design exercise will be considered by the Council and Muse’s design team as we work up the detail of the proposals, prior to a further round of public consultation and engagement in the autumn.
Your New Town Hall

Your invitation to join in the project

Lambeth Council and Muse Developments need your help to define and improve the design of the Your New Town Hall project. Get in touch and tell us your thoughts and ideas about the proposals for the Town Hall development.

The Your New Town Hall project will reduce the council's core office buildings from 14 to 2, saving at least £4.5m a year. The scheme will also create new jobs and homes, deliver a purpose-built new council office building and refurbish and free up space in the iconic Town Hall for businesses and community use. The development will pay for itself through the redevelopment of old office buildings that are increasingly expensive to run.

How to get involved

You can get involved by...

Calling us
020 7926 2414

Writing to us
Freepost RTTHZ-AKZT-SABG,
GL Hearn, 280 High Holborn,
London WC1V 7EE

You can also register using any of these ways if you’re interested in being kept informed throughout the project.

You will also find us at the
Lambeth Country Show on
Saturday 19 July and Sunday
20 July.

Attending
one of two public open days:
The Brix St Matthews,
Brixton Hill, SW2 1UF
Wednesday 16 July, 10am – 3pm

Karibu Education Centre
Greatham Road, SW9 7RH
Thursday 17 July, 4pm – 8pm

Visiting
www.yournewtownhall.org
or the permanent exhibition at
the Town Hall

Emailing us
yournewtownhall@lambeth.gov.uk
APPENDIX I: STAKEHOLDER GROUPS CONTACTED DIRECTLY

- Lambeth Black Families' Forum
- Lambeth Chinese Community Association
- The Nation of Islam
- Ruach Radio
- Faiths Together
- Caribbean Hindu Society
- Brixton Youth Forum
- Lambeth Somali Community Association
- Caribbean African & Latin American Association
- Brixton Inclusive
- The Youth Caterpillar Project
- Lambeth Youth Council
- The Baytree Centre
- Young Lambeth Coop
- Brixton Road Youth Centre
- Lambeth Senior Citizen Centre
- Senior Community Group - St Pauls Church
- Age UK Lambeth
- Marcus Lipton Youth Club
- Radio King
- Brixton Radio
- Lambeth Youth Opportunities Alliance
Be part of Brixton’s future

The public ownership of land and buildings in the town centre means we’ve all got a greater say in how Brixton changes. This isn’t a quick fix, but it is a chance to create opportunities for local people whilst preserving Brixton’s unique character.

There are concerns about the impact of development, but there is the potential to build over 600 desperately needed new homes in the most heavily populated area of the borough. Estimates that these new developments will also be home to 650 new jobs will be good news too.

It’s also about supporting local businesses and an increased spend of over £2 million every year in the local economy is anticipated. Building space to encourage enterprise is important and this is being tested through the Impact Hub in the town hall. If you’re a Lambeth-based business, market trader or self-employed resident your experiences and concerns are vital to making Brixton a great place to do business.

What can I do?

1. Find out more – visit futurebrixton.org to find out about the projects
2. Keep yourself and others up to date – sign up to the email list on the website, follow us @futurebrixton and tell your friends
3. Share your thoughts – come to an Open Day, market stall or workshop, take part in a consultation or leave a comment on the website

Brixton Central Masterplan – next steps

Hundreds of people have fed back ideas on proposals for developing the Brixton Central area, which includes the station, Brixton Station Road, Atlantic Road and the land between the viaducts.

This has helped to clarify the key priorities for any development and whether people like the idea of extending the markets or concentrating more on providing workspace for new enterprise.

Workshops with the Community Reference Group, market stalls and challenge events with local young people have all led to lively discussions and we want to keep people talking.

The council and Network Rail, the two major landowners in the area, now want to know what you think about the draft masterplan proposals. During November there will be open days, market stalls, an exhibition and workshops for people to discuss the masterplan. You’ll also be able to read all about it and send us your comments online at futurebrixton.org/brixton-central.

Dates for your diary

Future Brixton market stalls

Our market stall events aim to entice you away from shopping for a few minutes to make sure you know about the projects and the open days. You can find us:

- Saturday 15 November, 11am to 3pm on Brixton Station Road
- Tuesday 18 November, 11am to 3pm on Electric Avenue.

Future Brixton open days

People on the project teams for Somerleyton Road, the Brixton Central Masterplan and your New Town Hall will be on hand to talk you through the proposals so far, how we’ve got here and what’s happening next. They’ll want to know what you think and how you want to continue to be involved.

- Saturday 22 November, 11am to 4pm at the Impact Hub in the basement of Lambeth Town Hall
- Monday 24 November, 2 to 8pm in the Assembly Hall at Lambeth Town Hall

Brixton Central workshop

A community reference group workshop about the masterplan proposals. Open to all.

- Tuesday 2 December, 6.30 to 9pm at the Impact Hub

Please check all event details on the website
Come to an Open Day this month

Somerleyton – a road for all ages

Brixton Green, Ovalhouse and Lambeth Council are working with local people to create a road for all ages that will be run by the people who use it. We want to see fair rents for homes and workspaces, jobs and training opportunities, as well as a new theatre.

Rather than partner with a private developer, the council has chosen to act as its own developer to make sure the council and the community have more control over what is built. This means the Somerleyton Road project stays focused on building new affordable homes and a thriving local community rather than making a profit.

Ignite has been appointed as the development management team and delivery partner for the project. They are working to a project brief that has come out of hundreds of conversations with local people and you can read this on the website at www.futurebrixton.org/somerleyton-road.

Non-residential uses for the road include the theatre, a school, street gym, children’s centre, nursery and a dementia centre. Some of these ideas are already starting to happen at Number Six, which is a converted former kitchen building now run by Ignite.

Sixty of the 300 new homes are earmarked as extra care homes for older people, some of which will be new residents from Hitch Court. Mr Guy Miter told us how the residents want to participate in the process even though it is particularly difficult for older people to think about moving home.

“I am a very optimistic person. What the council has got to prove to us is that they will involve us in the regeneration and listen to us – that we matter as residents and as a community of people and that it’s not just about a building.”

The final development will be owned and managed by a new community body in which the residents, community and business occupants and the wider community have a say. The homes will all be for rent and will be set up as a new housing cooperative to make sure tenancies and rents are fair.

We want to hear from you if you’re interested in any of the non-residential uses, the new community body or housing elements of the development. There will also be an event to discuss the work of the masterplanners who are looking at the initial design of the street.

Visit futurebrixton.org • follow @futurebrixton

Your New Town Hall

Brixton is the civic centre of Lambeth and the town hall its focal point. The project works hand in hand with the cooperative council vision to open up local decision making. Creating a new centre around the town hall will save at least £4.5 million a year, improve customer experiences and provide better spaces for community and business use.

During the summer Muse and Lambeth Council held a number of Community Design events to improve the design of the Your New Town Hall project through local involvement. The workshops, meetings and exhibitions led to comments on a wide range of topics, including parking, building heights, affordable housing and the design of civic spaces.

The design team have used these to develop and improve the proposals which Muse will be consulting on this month. The team will want to know what you think and will be meeting residents living close to the site and local community groups as well as holding public exhibitions open to all and running an online consultation at www.yournowntownhall.org.
APPENDIX K: PUBLIC EXHIBITION PROMOTION: NOVEMBER LAMBETH TALK FEATURETTE

Be part of Brixton’s future

The public ownership of land and buildings in the town centre means we’ve all got a greater say in how Brixton changes. This isn’t a quick fix, but it’s a chance to create opportunities for local people whilst treasuring Brixton’s unique character.

There are concerns about the impact of development, but there is the potential to build over 800 desperately needed new homes in the most heavily populated area of the borough. Estimates that these new developments will also create 850 new jobs will be good news for Coldharbour too.

Electric Avenue as it was in 1912.

£2.6 million boost to Brixton’s heritage

The Heritage Lottery Fund has awarded a grant of £1.95 million to the Brixton Townscape Heritage Initiative.

Combined with the £550,000 committed by Lambeth Council, this funding will help to restore the iconic Electric Avenue, revitalising businesses and bringing vacant first floor spaces back into use.

A pot of £75,000 will fund a range of community activities to get people thinking about and experiencing Brixton’s heritage. These include “Brixton Voices” - oral histories heard as hidden soundtracks around the town centre; and a month-long pop-up museum.

Brixton Central Masterplan

Hundreds of people have fed back ideas on proposals for developing the Brixton Central area, which includes the station, Brixton Station Road, Atlantic Road and the land between the viaducts.

This has helped to clarify the key priorities for any development and whether people like the idea of extending the markets or concentrating more on providing work space for new enterprise. Workshops, market stalls and Challenge events with local young people have all led to lively discussions and we want to keep people talking.

The council and Network Rail, the two major landowners in the area, want to know what you think about the draft masterplan proposals.

During November there will be a drop-in exhibition, workshop and pop-up events for people to discuss the ideas in person. You’ll also be able to read all about it and send us your comments online at futurebrixton.org/brixtoncentral.

Somerleyton Road

In the 1950s and 1960s Somerleyton Road was at the heart of Brixton’s West Indian and Irish communities. Forty years ago the homes were demolished and it became harder for local businesses and the community to thrive.

Brixton Green, Ovalhouse and Lambeth Council are now working with local people to create a road for all ages that will be run by the people who use it. Fair rents for homes and workspaces, jobs and training opportunities, as well as a new theatre are part of the agreed aspirations.

Some ideas for community and cultural activities are already starting to happen at Number Six, which is run by Brixton Green. These include Block Workout’s Street Gym, community gardens and South American radio station, Acuico.

Your New Town Hall

Brixton is the civic centre of Lambeth and the town hall is its focal point. The project works hand in hand with the cooperative council vision to open up local decision making and service delivery to residents and businesses in the borough.

Creating a new centre around the town hall will save at least £3.5 million a year, improve customer experiences and provide better spaces for community and business use.

During the summer Muse and Lambeth Council held a number of Community Design events to improve the design of the Your New Town Hall project through local involvement.

The workshops, meetings and exhibitions led to comments on issues ranging from parking to the height of new buildings.

There was also a film made by young people with Photofusion.

Your comments have helped to improve the scheme. You’ll be able to see the final scheme and talk to us at meetings and exhibitions later this month. For more information, visit www.yournewtownhall.org.

To find out more and to share your thoughts, visit futurebrixton.org

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GL Hearn
FUTURE BRIXTON EVENTS

What's happening?

FUTURE BRIXTON MARKET STALLS
Take a break from shopping to have a chat.
- Saturday 15 November
  11am-3pm, Brixton Station Road
- Tuesday 18 November
  11am-3pm, Electric Avenue

FUTURE BRIXTON OPEN DAYS
People will be on hand to talk you through the proposals so far, how we've got here and what's happening next. They'll want to know what you think.
- Saturday 22 November
  11am-4pm, Impact Hub Brixton, Lambeth Town Hall
- Monday 24 November
  2pm-6pm, Assembly Room, Lambeth Town Hall

WORKSHOPS
Anyone can attend but please register via the website to reserve your place.
- Designing Somerleyton Road exhibition and workshop
  Thursday 27 November, 3pm-6pm, Six Brixton, 6 Somerleyton Road
- Brixton Central ‘Masterplan’ Workshop
  Tuesday 2 December, 6:30-9pm, Impact Hub, Lambeth Town Hall
- Future Brixton Business Workshop
  Wednesday 3 December, 5pm-7:30pm, Impact Hub, Lambeth Town Hall

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- Future Brixton Business Workshop
  Wednesday 3 December, 5pm-7:30pm, Impact Hub, Lambeth Town Hall

Can change be good for Brixton?

Event for the opening of the new Windrush Square, 2010

How do I get involved?

1. Find out more – read this newsletter, visit futurebrixton.org or visit one of our Market Stalls to find out about the projects.
2. Tell your friends and keep up to date – sign up to the email list on the website, follow us @futurebrixton.
3. Share your thoughts – feed back on the website, come to an Open Day or complete the enclosed response card.

We're interested in how you like to be involved and find out about the projects. If you have any ideas of how we can do things better, please let us know on futurebrixton@lambeth.gov.uk
Why Future Brixton?

Bringing new jobs to Brixton

New development will mean hundreds of construction jobs, training opportunities and apprenticeships. About 1,500 will be needed across the Future Brixton programme and we will work with developers to try and recruit at least 50% of the workforce locally.

We expect the new developments to bring around 1,000 new jobs into Brixton. Making sure local residents can get these jobs will be really important and Lambeth Working, the council’s job brokerage, will help employers recruit as well as local candidates.

Rather than new spaces lying empty until they’re developed, we’re working with partners and local organisations so that projects like Greenefield (on the former ice rink site), the Impact Hub in the Town Hall and Six Brixton (on Battersea Road) can contribute to the town centre (read more about all of these inside).

What’s good for business?

We think there is huge opportunity for new enterprise in the town centre. Future Brixton aims to make a real difference to the fortunes of local business.

These developments could see the creation of around 10,000 sq ft of new workspace to support enterprises. This, along with more space for shops, could lead to around 1,000 new jobs in the town centre.

Developers will be expected to build local supply chains as they build and then manage the new buildings and spaces. This will mean that the construction will directly benefit local businesses.

We also estimate that people moving into the new homes will spend an extra £20 million in Brixton every year, which will be good news for retailers.

Desperately needed new homes

With over 20,000 people on Lambeth’s housing waiting list and over 1,600 families in temporary housing, new homes are desperately needed. Since 1997, the council has lost almost 40% of its council housing stock, largely as a result of right to buy and of properties transferred to Registered Providers.

Over the same period council rent levels have increased by approximately 200%, private rents and house prices have increased by much more and the population of Brixton has risen by almost 18% to over 75,000 (according to the 2011 census).

The Future Brixton developments will see about 750 new homes built over the next 10 years with the aim of at least 300 (40%) to be affordable housing.

At Somerleyton Road, building new homes for rent is the priority and as many of these as possible will be at social rent levels. It’s expected that all of the 300 new homes here will be managed by a housing cooperative. Read more about this on page 8.

Our current timeline

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It’s Your New Town Hall

ABOUT

Lambeth Town Hall has been central to the borough’s political and civic life for more than 100 years. As the council changes the way it works, so the role the town hall plays in the life of the community is also set to change.

The council is reducing the number of office buildings it uses from 14 to 2. When completed, the majority of council staff will be located in a new purpose-built office building on Brixton Hill, freeing up space in the town hall for use by community groups and small businesses.

By reducing the number and improving the energy efficiency of the buildings we use, the council will save £5.5 million pounds a year. The new office building will also house our new customer centre, designed to give customers a better service.

Your New Town Hall will provide much needed new homes and boost the local economy. It includes 800 construction jobs and around 45 apprenticeships and we expect 60% in every £1 to be spent locally.

Who was Olive Morris?

Olive Morris House is home to the council’s customer centre and offices and due to be rebuilt as new homes. It is much cheaper to build and run a new building that it would be to renovate both and run the existing building that is in poor condition and prone to leaks.

It was named in remembrance of Olive Morris, who died in 1970 at the tragically early age of 22. Olive Morris was a community leader and activist, particularly around housing, and she established the Brixton Black Women’s Group. She is also commemorated on the first edition Brixton Pound B31 note.

There will, of course, be conversations about how Brixton continues to honour the memory of Olive Morris.

Entrepreneurs flourish at Impact Hub Brixton

The Impact Hub Brixton is pioneering a more open town hall. It provides a business base for a range of existing entrepreneurial ventures, including music videos, web design and chocolate.

Setting out on your own, whether as a freelance or as your own business, can be tough. The hub members agree they are far more motivated and productive when working at the Hub than at home. They enjoy the energy and sense of community that comes from the creative environment and peer-to-peer support network. Membership at Impact Hub is also much cheaper than paying for standard office space.

Impact Hub would like to invite anyone with their own venture to come in for a few days of co-working. Get in touch to book your first day: brixton.hoosting@impacthub.net

You can get 25% off your first month’s membership by quoting ‘Future Brixton’.
What Your New Town Hall can achieve

As well as saving millions of pounds a year, in regenerating this part of the borough we will:
- 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 "affordable" homes.

What you said

In summer this year, many of you gave us your views on how the new civic building and public spaces should work for you.

At the consultation events held, we also showed some illustrations of how the new residential development may look.

The main things you raised were:
- Parking: possible overflow in local streets
- Construction: disruption to local residents
- Height of new buildings: some too tall
- Landscaping: safety, more plants, good lighting, seating and more bins
- Civil works: 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.

What we’re doing

We’ve taken all of your feedback on board and in response to your ideas and concerns have developed more detailed proposals.

Through this next public consultation, we will explain how we have explored and responded to your concerns:
- One big change being the reduction in height of the new Hammond House from 20 storeys to 14.

All the information will be online at www.yournowntownhall.org from 25 November but we’d really like you to come to the Future Brixton Open Days (23 and 24 November) to see the Your New Town Hall proposals and speak to the design team.

From 25 November, there will also be an exhibition in the Town Hall – just ask at reception – until the end of January 2015.

It’s important to have your say now.

For the next step Muse aims to submit a planning application in the spring.

www.Yournowntownhall.org
Your New
Town Hall

Your invitation to join in the project

Come to the Future Brixton public exhibitions to see the Your New Town Hall proposals and speak to the design team on:

Saturday 22\textsuperscript{nd} November 2014,
11am – 4pm
Impact Hub Brixton, Lambeth Town Hall

Monday 24\textsuperscript{th} November 2014,
2pm – 8pm
Assembly Room, Lambeth Town Hall

From the 25th November, there will also be an exhibition in Lambeth Town Hall until the end of January 2015, please ask at reception for directions.

Visit our project website
www.yournewtownhall.org
Be part of Brixton’s future

Future Brixton is about local people being part of an exciting future. It isn’t a quick fix but it is a chance to help residents and businesses achieve their ambitions whilst treasuring Brixton’s unique character.

Three of the biggest projects are Your New Town Hall, Somerleyton Road and the Brixton Central Masterplan. These are all at an important stage.

What can I do?
This month there are lots of ways to find out more and get involved. Please tell your friends and come and share your thoughts.

Future Brixton market stalls
Take a break from shopping to catch up with all the projects.
- Saturday 15 November, 11am to 3pm on Brixton Station Road
- Tuesday 18 November, 11am to 3pm on Electric Avenue

Future Brixton open days
People from the three project teams will be on hand to talk you through the proposals so far, how we’ve got here and what’s happening next. They’ll want to know what you think and how you want to continue to be involved.
- Saturday 22 November, 11am to 4pm
- Monday 24 November, 2pm to 8pm

For full information and to sign up to the newsletter, visit www.futurebrixton.org

Somerleyton community day
APPENDIX O: PUBLIC EXHIBITION PROMOTION: LOVE LAMBETH ENEWSLETTER

Share your Vauxhall stories
Feel free to celebrate, endorse or shout about the people and places that you think make Vauxhall the wonderfully eclectic place it is today by contributing to the Love Vauxhall Blog.

Sign-up to post on our blog, or email your Vauxhall stories to lovevaux@gmail.com

Streatham Leisure and Ice Rink - a year on
Less than a year after opening, the centre is proving a hit with some 400,000 visitors annually. The ice rink is especially popular with many young people attending weekly lessons.

Local seven-year-old Alexandra Snowdon became the youngest ever skater to enter the British National Ice Skating Championships.

Complete your family - adopt with Lambeth
Ian and Andy adopted their five year old son in March and have found it a wonderful experience. They share their story.

Lambeth events
- Have your say on future services at Clapham Leisure Centre
- High streets across Lambeth are celebrating Small Business Saturday on 6 December
- Have a chilly dip and freeze for Trees at Brockwell Lido on Saturday 11 December
APPENDIX P: PUBLIC EXHIBITION PROMOTION: A5 FLYER

Your New Town Hall
It’s for everyone – come and get involved!

We’re starting to prepare a planning application for submission in the new year. Before we do that we’d like more of your feedback on the latest version of the design proposals.

Public Consultation Exhibitions
Join us at:
Impact Hub Brixton, Lambeth Town Hall, Brixton Hill, London, SW2 1RW
Saturday 22 November, 11am – 4pm
Assembly Room, Lambeth Town Hall, Brixton Hill, London, SW2 1RW
Monday 24 November, 3pm – 6pm
Permanent exhibition at the Town Hall – ask at reception
From Tuesday 25 November – January
9am – 5:30pm Monday to Friday
or click and comment at:
www.yournewtownhall.org

What is ‘Your New Town Hall’?
By reducing the number of offices the council owns and manages from 14 to 2 Lambeth can save at least £4.6 million a year. This exciting project will also:

- preserve Lambeth’s iconic Town Hall, making it more open and accessible to residents
- provide quality office space for local enterprises 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 ‘affordable’ homes.

Muse Developments and Lambeth Council are working in partnership – please come and talk to us!
The consultation story so far...

Over the summer we spoke to a number of residents about how the future civic spaces need to work. We listened carefully, and have been working to address many of the issues and ideas you raised.

As well as talking you through how we’ve responded, we also want to hear your thoughts on how we’ve developed the designs for the new civic spaces and new homes.

We do hope you will be able to come to one of our events or get in touch online.

Working with ‘Future Brixton’

If you come along to one of the public exhibitions, you will also be able to see the latest proposals for other developments in Brixton – Brixton Central and Somerleyton Road – and speak to the teams involved.

Contacts

You can get in touch in any of the following ways:

**Calling us**
020 7829 2414

**Writing to us**
Freepost RTHZ-AKZT-SABQ,
GL Hearn, 290 High Holborn,
London WC1V 7EE

**Emailing us**
yournwtownhall@ambeth.gov.uk

Mr A B Sample
Sample Address 1
Sample Address 2
SAMPLE TOWN
Sample County
AB1 2CD

Portuguese: Esta folha contém informações importantes sobre consulta pública para a proposta da Comissão de construir um novo edifício público em algumas partes. Para mais informações contacte o 020 7829 2414.

**Spanish:** Este folleto ofrece información importante sobre la consulta pública en relación con la propuesta del Ayuntamiento de construir nuevas oficinas municipales. Para obtener más información, llame al 020 7829 2414.
APPENDIX Q: PUBLIC EXHIBITION PROMOTION: A5 FLYER DISTRIBUTION AREA
(flyer distributed to every address within the red line)
APPENDIX S: PUBLIC EXHIBITION FEEDBACK FORM

Feedback form

Now you have had the opportunity to review the proposals, we want to hear your views on how we’ve developed the designs.

Deadline for you to send back completed forms is Monday 9th December 2014.

Where requested, please tick your response and provide any comments. Please tick only one box.

1. How do you feel about the regeneration principle of the ‘Your New Town Hall’ project?
   - Strongly support
   - Support
   - Some concern
   - Object
   - Neither support nor object
   - Don’t know/no opinion

2. What is your view of the proposed new Civic Centre?
   - Very good
   - Good
   - OK
   - Not good
   - Not good at all
   - Don’t know/no opinion

Please add any comments:

3. What do you think of the approach taken in protecting the heritage of the Town Hall?
   - Very good
   - Good
   - OK
   - Not good
   - Not good at all
   - Don’t know/no opinion

Please add any comments:

4. What is your view of the designs and proposed height of the building at Hambrook House?
   - Very good
   - Good
   - OK
   - Not good
   - Not good at all
   - Don’t know/no opinion

Please add any comments:

You can return your comments or speak to us...

1. by phone
   020 7926 2414

2. by post
   Freepost RTHZ-AKZT-SABG, GL Hearn, 280 High Holborn, London WC1V 7EE

3. by email
   younewtownhall@lambeth.gov.uk
5. What is your view of the proposals for the Olive Morris House site including the provision of 40% affordable housing?

- [ ] Very good
- [ ] Good
- [ ] OK
- [ ] Not good
- [ ] Not good at all
- [ ] Don't know/no opinion

Please add any comments:

6. What do you think of the approach taken to refurbishing Ivor House?

- [ ] Very good
- [ ] Good
- [ ] OK
- [ ] Not good
- [ ] Not good at all
- [ ] Don’t know/no opinion

Please add any comments:

7. What do you think of the proposed new café and cycle hub to be provided in The Press building?

- [ ] Very good
- [ ] Good
- [ ] OK
- [ ] Not good
- [ ] Not good at all
- [ ] Don’t know/no opinion

Please add any comments:

8. What is your view of the landscaping and public open space being proposed around the Town Hall and Civic Centre?

- [ ] Very good
- [ ] Good
- [ ] OK
- [ ] Not good
- [ ] Not good at all
- [ ] Don’t know/no opinion

Please add any comments:

9. Do you have any comments about changes to access on Porden Road and Buckner Road?

Please add any comments:

Your details

Please note the following information will be used by Muse Developments and GL Hearn Consultancy Engagement Consultants for the purpose of the Your New Town Hall consultation only and your details will not be passed on to any other organisation.

NAME

ADDRESS

POSTCODE*

EMAIL

*Required – in order to validate your response you must provide your full postcode.

Age Group
- [ ] Under 18
- [ ] 18-25
- [ ] 26-39
- [ ] 40-59
- [ ] 60-74
- [ ] 75+

Reason for interest
- [ ] Live locally
- [ ] Work locally
- [ ] Other (please specify)
- [ ] Other

Gender
- [ ] Male
- [ ] Female
- [ ] Other

If you would like to be kept informed about the project, tick here
Arlington Lodge Residents’ Meeting

Attendees:

YNTH project team
Nick Jones – GL Hearn
Charlotte Wills – GL Hearn
Thomasin Renshaw – Muse Developments
Mike Pocock – Lambeth Council
Dan Murray – Lambeth Council
James Pickard – Cartwright Pickard Architects (CPA)

Councillor Martin Tiedemann – Brixton Hill ward

Total number of residents – 10 attended

Date: 13th November 7pm - 9pm
Venue: Ante-Chamber, Town Hall

Meeting notes

1) Welcome and introductions
Residents felt that the agenda was sufficient but made a caveat that if other things come up, they could be addressed at the time.

No changes were proposed to the minutes from the previous meeting.

2) Brief summary on the project
The YNTH project team gave a brief summary of the history of the project. During this discussion, a number of issues were raised:

- Affordable Housing
  - The scheme is proposed to be 40% affordable housing.
  - Affordable housing is split 70/30 between housing that is rented up to a maximum of 80% market value (this is the definition of affordable rent housing) and shared ownership.
  - The largest homes (3 bedrooms) will be in the part of the building that will go to a housing association, whereas more of the smaller flats (1 - 2 bedrooms) will be for sale. The larger homes will be in the lower levels of the building in Hambrook House, along Porden Road, so that it would only be those who chose to live at height who would do so.
  - The requirement for affordable housing from Lambeth Council is 40%.
  - Some residents felt that there should be more affordable housing.
  - Lambeth will not retain the affordable housing – it will be sold to a housing association.

- There were concerns that many of the properties would go to foreign investors as locals would not be able to afford the flats in the YNTH development. Muse adheres to the Mayor’s Concordat, a voluntary commitment by developers to market new homes in London to Londoners first.
• Some residents were concerned that the project was based on the recent surge in house prices, and that by the time the development was complete, markets may have changed. It was advised that construction costs have also risen and residents then questioned what would happen if the scheme became unviable due to rising construction costs; Muse advised that they had taken into consideration the risks before bidding and therefore were committed to the project. Developing residential schemes is a common way for councils to deliver significant capital projects without investing public funds.

3) Timescales and where we are now

Since July, as part of the public consultation, Muse has attempted to balance elements of the feedback and alleviate the issues including overlooking, height, and architectural style. It took longer than originally planned but the planning application is now expected to be submitted in February 2015 not December 2014.

Post meeting note January 2015: The planning submission is now likely to be at the end of March.

4) Local issues

Hambrook House

• Design
  o Muse has tried to reduce the height as much possible to reflect the comments and thoughts from residents during the Community Design phase - the height has been reduced from 20 to 14 storeys.
  o Part of the proposed plans for Hambrook House, directly opposite Arlington Lodge’s garden, has been reduced to three storeys. This was welcomed by some of the residents.
  o The proposed development will be made largely out of brick instead of glass which was originally proposed, so it will be more in keeping with existing buildings along Brixton Hill.
  o There were still concerns from residents about being overlooked and noise; it was noted that there has to be a provision for ‘outside space’ for every flat due to GLA requirements. ACTION: Muse to ensure that the balconies are situated in areas which will create the least impact for neighbours.
  o The ground level on Brixton Hill is proposed to be high quality retail to create activity.
  o The frontage is set back from Brixton Hill to create space for public space with added greenery, similar to that of the new Civic Centre entrance off Porden Road – CPA felt that the approach to Brixton from Arlington Lodge would be much more pleasant if proposals are accepted.

• Height and Sunlight
  o Residents felt that the proposed development of Hambrook House would be out of keeping with the local area and dramatically taller than any other building in the vicinity. Many residents wondered how the proposed height of the building would not be affected by local policy as there are very few buildings that are taller than six storeys in the area. It was advised that planning officers and the planning committee assess height on a case-by-case basis.
  o Although many residents were happy that part of the building had been reduced to three storeys to allow light through, others would prefer to have no tower and to have a similar height across the whole development. Nonetheless, many residents also felt that even this would be too high for the area.
  o A lot of residents were concerned about the reduction in sunlight, particularly in the mornings. It was felt that the sunlight study was necessary to help understand the full extent of the issue. ACTION: Muse to share sunlight studies with residents once completed.
  o Residents wanted to understand the thought process as to why the tower had to be placed where it was proposed. Muse explained that the tower was in the most appropriate location, to the north of existing residents and next to the new civic offices. Muse explained that there were impacts from the
development on all those around the site and the work had been focused on reducing these across the board.
  o Many residents felt that tall buildings should be built away from existing residential areas and that this may affect quality of life. There were concerns that the proposed tower at Hambrook House follows a building style characteristic of the 1960s. There were many issues with this type of architecture but CPA advised that these problems were largely due to poor architectural techniques, poor quality materials and poor construction practices. These faults have since been identified and developers have learned from these mistakes. CPA pride themselves on designing quality developments.

- Hambrook House is proposed to be a car free development.

- It is hoped that the presence of Hambrook House will help to improve the surveillance of Porden Road and make it a safer place to live.

- Some residents were concerned about the impact on house prices from this development. However, the YNTH team felt that regeneration usually has a positive effect on surrounding house prices.

- Residents felt there was a sense that Brixton is spreading out and that new developments are engulfing Brixton Hill – there was a question asked if Arlington Lodge would be demolished. It was explained there are no plans to demolish Arlington Lodge.

- Public transport in the area needs to be improved. Muse has commissioned a report to see how the proposed development would affect pressure on public transport and this will be a component of the planning application. **ACTION – Muse to circulate the Transport study to residents once completed.**

5) Wider proposals

**The Civic Centre**

- This building is planned to be six storeys high.
- The building would have its own energy centre on the roof which will provide hot water and heating for the offices. Some residents asked if solar power had been considered but were told that these details are yet to be decided.
- The materials suggested for construction are reconstituted stone and brick infill panels which will tie into the Town Hall's architecture.
- The centre would act as the core offices for Lambeth Council.
- There was clarification that it would be the Fridge Bar affected by the Compulsory Purchase Order, not Electric Brixton. All but one resident was supportive of this.

**Town Hall**

- This is to be refurbished and retain its original character - the Register Office will be accessible from the proposed new courtyard.
- In the Town Hall and Assembly Room, the noise levels should be reduced as mechanical cooling provisions will hopefully mean that windows should not be opened.
- Any further acoustic work could mean the replacement of the whole ceiling in the Assembly Hall which may not be possible for heritage and cost reasons.

**Ivor House**

- The current roof would be removed and replaced by a two storey mansard roof.
• Above ground floor this building would be residential and composed of largely hi-spec apartments.
• There are commercial spaces proposed for the ground floor and basement. Muse felt it could be best utilised for restaurants. If the occupier of this space wished to have a late license, this would have to be applied for by the occupier. In addition, Muse will not be applying for A5 (takeaway establishments) for this space.
• The entrance would be through the existing door and the façade and structure retained. The extended storeys would be sympathetic to the current design.

6) What happens next?

• It is expected that the planning application will be submitted in February 2015. Residents will then be given statutory notification of planning and a statutory consultation period will commence. Residents will be kept updated of these milestones.

• Providing planning permission is granted, construction could start in late 2015/early 2016 and would take roughly 18 – 21 months.

• Construction Management
  o Muse Developments is currently working up a Construction Management plan which was circulated. Residents were asked to raise any concerns or comments on this to help shape the plan. **ACTION: Residents to give comments on Construction Management plan and feedback to yournewtownhall@lambeth.gov.uk.**
  o The Civic Centre is to be pre-fabricated and built off site as much as possible. It will then be craned in and fixed from inside into place without the use of scaffolding.
  o Measures will be taken to reduce dust and dirt. Construction practices are heavily regulated, for example, everything has to be wetted down and lorry wheels washed. Tarpaulin will be put over the buildings to contain the dirt further. Once the outer shell is fixed together the building should be water and dust proof.
  o There were concerns about how much noise there would be during construction. Some of the residents are retired so will be more exposed to noise, dust and the vibrations from construction.
  o There were issues from residents regarding vehicles reversing – Muse had already spoken to contractors and there is a policy in place so that reversing on site is reduced to an absolute minimum.
  o Residents will be provided with the contacts for the Site Manager, contacts at Morgan Sindall, Andy Boyle and Thomasin Renshaw – both at Muse Developments.
  o What compensation will be given for those in Arlington Lodge for construction due to the noise, dust and close proximity of construction? **ACTION: Muse to look into the statutory requirements for this.**

• Muse are still working out the details but hope there will be opportunities for employment for locals with roughly 35 apprenticeships being offered through the YNTH project. At least one of these will be with Morgan Sindall who will be constructing this development. Residents agreed that this should be a key part of the scheme - creating employment for local people. Muse aims to liaise with schools and colleges, if planning permission is provided, to find the best ways of providing apprenticeships. **ACTION – Residents to feed back if they know of any organisations interested to get involved with the apprenticeships. Post meeting note January 2015: London Borough of Lambeth skills and enterprise team are working directly with the developer to ensure that new jobs and apprenticeships are sourced locally and that the maximum benefit is achieved for local residents.**
7) AOB

- Residents were concerned that the Council is not considering the importance of quality of life for locals. However, the YNTH project team emphasised that no concerns from residents are dismissed. Land use in London has to be very efficient and has to maximise its potential with the growing pressures of an increasing population, and Muse hopes that the project leaves a long-lasting, positive legacy for the local community of Brixton.

- All residents were encouraged to come to the public exhibition events at the end of November.

**Olive Morris House Resident’s Meeting**

**Attendees:**

YNTH project team  
Jo Sistern – GL Hearn  
Charlotte Wills – GL Hearn  
Thomasin Renshaw – Muse Developments  
Mike Pocock – Lambeth Council  
Dan Murray – Lambeth Council  
Steve Durn – Cartwright Pickard Architects (CPA)

Councillor Martin Tiedemann – Brixton Hill ward

Total number of residents - 5 attended

**Date:** 11\textsuperscript{th} November 7pm-9pm  
**Venue:** Room 125, Town Hall

**Meeting notes**

3) Welcome and introductions

A resident felt that Cllr Martin Tiedemann should chair the meeting for the purpose of transparency and accountability. As prior arrangements had been made for GL Hearn to chair the meeting, this arrangement was continued but all residents were invited to make changes to the agenda; financial and contractual information had been requested on the agenda prior to the meeting.

There were no changes requested to the minutes from the previous meeting. For this meeting, it was requested that timelines of when actions should be completed are shown in the minutes.

4) Brief summary on the project

The YNTH project team gave a brief summary of the history of the project. During this discussion, a number of key issues were raised:

**Accountability and transparency**

- A concern for some of the residents was how the Council can represent both the local residents’ interests as well as its own when they are working jointly with Muse Developments on this.
- The Council responded to say that they had gone through a very thorough and democratic process in order to decide the best way to make savings; many options were considered. The decision to develop the YNTH
project was taken to the Cabinet several times and this information can be found on the Council’s website. After this, Muse was selected as the developer through a competitive process which the public were invited to be involved in.

- Residents wished to know how the financial saving figure (£4.5m per annum) had been calculated.
  
  *Post meeting note January 2015*: The figure of £4.5m is the difference in running costs between the existing fourteen offices and the cost of running just two offices; this included savings achieved with the larger office being a new, energy efficient building, along with energy efficiency works to the Town Hall and the demolition of other older, inefficient buildings. The current cost of running offices (heating, cleaning, rents, rates, etc.) is taken from Lambeth’s accounts and the estimated cost of running the new buildings is based on conservative estimates of comparable data.

- The designs and proposals themselves will have to go through the planning committee who have to act independently of the council. Additional protection to the public is that the plans will need to be assessed by the Greater London Authority planning authority (GLA) which is an independent body.

- The Council stated that the fact that they are involved with this development ensures that the developer adheres to very high standards, especially in making considerations for the local public in Brixton and making sure these developments are suitable for the local community.

- Residents then asked for a document which summarises the decision process for YNTH, including what the aims of the Council were, what each of the options were and the financial implications and factors that were considered. *ACTION: Lambeth Council to create a short document that includes this information and to confirm when this will be issued.*

- Some residents felt that communication between the YNTH team and the residents needed to be improved as some e-mails went unanswered. This may have increased concerns from residents towards this development.

5) Timescales and where we are now

Since July, as part of the public consultation, Muse have attempted to balance all elements of the feedback and alleviate the issues that were raised including overlooking, height and architectural style. It took longer than originally planned to do this but it is expected that the planning application will now be submitted in February 2015 not December 2014.

*Post meeting note January 2015*: The planning submission is now likely to be at the end of March.

6) Local issues at Olive Morris House (OMH)

During this discussion a number of issues were raised:

- Design
  - The proposed height of the new building is six storeys with a seventh pushed back from the front and rear; the new building will be separated from the neighbouring buildings.
  - The proposed building along Sudbourne and Hayter Road will be set further back than the current Olive Morris House.
  - The communal garden is now at ground floor instead of the first floor.
  - Unlike the current building, the proposed frontage no longer ‘overhangs’ onto the pavement which makes the walkway in this area narrower in some locations – this could be a safety concern for children especially with new schools and colleges being built nearby. There was also some concern from residents that the bus stop nearby is also unsafe - local councillors are looking into this. *ACTION: The residents requested a diagram showing the existing frontage vs the new frontage – CPA to issue this by end of January.*
  - There will be no balconies and living rooms on the back of OMH, only at the front, to reduce overlooking issues as requested previously by residents. This was welcomed by residents.

- Access and parking
  - Only one access in and out of the building is proposed - vehicles will go down a ramp into the basement of the new building on the OMH site.
  - The basement space will be used for deliveries, bike storage and disabled parking.
There will be no car parking for residents or for the people who use the retail facilities.
Any delivery lorries will turn around in the basement of the building and there would be a system to coordinate incoming and outgoing vehicles. There were concerns from residents that this access might be too narrow.
Residents were concerned about the number of deliveries to the retail units because as Sudbourne Road is narrow with lots of cars parked on either side, there would not be a lot of manouevrability. However, as the unit sizes are relatively small, there would not be the need for several deliveries a day.
Sudbourne Road is not an easy junction to come out of as views are blocked from buildings both sides and the curbs are fashioned so that two cars are not able to get past each other.
It was therefore agreed that Muse would look into using both exits from the basement to create a one-way route.

- Retail and commercial usage
  - The ground floor of the building is planned for commercial or retail purposes, largely because it is part of Brixton's protected retail frontage.
  - The ground floor of OMH was deemed unsuitable for residential. This is because it is not as set back away from the road as the surrounding buildings, which would create a poor quality environment in the homes and would encourage a fast turnaround of residents.
  - As factors like footfall in this area could be an issue, Muse advised that this was considered when putting together the plans and the planning application would therefore be for flexible use. Muse thought that this space could be best utilised as a crèche, gym or something of a similar vein in order to ensure long term commercial sustainability. However, residents raised concerns that if this were to be a crèche, parking could be a real issue and the lack of it could make this type of use unviable.
  - Interest for this commercial space has not been gauged yet as it is too early to approach potential occupiers.
  - Residents were keen to ensure that this does not become another supermarket.
  - Residents thought that more office space would be welcomed in the area.

- Height
  - Height is still one of the main concerns for residents.
  - Residents requested a 3D massing diagram of OMH. ACTION: CPA to produce diagram by the end of January.
  - Residents felt that Hambrook House is still out of scale with the surrounding area. The YNTH project team outlined that the new OMH development is higher than Effra Court due to revised building policies which require higher floor to ceiling heights.
  - There were also concerns regarding sunlight being blocked. ACTION: Muse to share sunlight study with residents when completed.
  - Residents were also interested to understand how much each floor of the new building on the OMH site would be worth commercially to justify the height.
  - The residents requested a diagram which shows the elevation of Brixton Hill. ACTION: CPA to prepare diagram to show elevations of Brixton Hill by end of January.

The YNTH development will deliver 40% affordable homes in the OMH site development alone – Affordable housing is split 70/30 between housing that is rented up to a maximum of 80% market value (this is the definition of affordable rent housing) and shared ownership.
Affordable rent housing will be composed of 1-3 bedroom flats, and shared ownership housing will be mainly composed of 1-2 bedroom flats. Affordable housing will be located in the same area of the development on the Housing Association’s request to allow them to keep service charges to a minimum.

5) Financial and contractual

- It was confirmed that the Council is buying the freehold of OMH which is fairly standard practice for a council. Both Muse and the Council share risks in this development - Muse faces market risk and the Council faces issues and risks with income and savings.
- Some residents still did not understand why OMH could not be refurbished. A document was circulated and Muse explained that in order to build high quality and highly efficient flats, the building would have to be built from scratch. Costs for a new development versus the benefits of keeping the existing building was not looked
into in great depth as it was established very quickly that keeping the old building would not work in practical terms. **ACTION: Residents to give comments on document which explains why OMH was not refurbished.**

- Questions were also asked why the Council’s resources couldn’t be spread over a large area rather than condensing the offices into two. Does the Council have to stay in the Town Hall?
- There were concerns from some residents about the state of the housing market in 2018/19 when these developments would come to the market and what the implications would be to both the Council and the locals. There were also concerns that Muse could leave the site unfinished. Muse is committed to this development and has already taken into account all of the risks from this project when entering their bid and committing to this project.

6) Wider proposals

- Clarification was given on the Compulsory Purchase Order that it will include the Fridge Bar and **not** Electric Brixton.
- Hambrook House
  - It has been reduced from 20 storeys to 14.
  - There will be no parking allocation at this development due to parking policies enforced by the GLA.
  - Concerns that this would be the main ‘iconic’ building of Brixton, therefore changing the identity of the district.

- CPZs in the area are undergoing a major review.

- There were concerns from residents about the density of the overall YNTH scheme, although there is a general understanding that there is pressure from the Government for increased residential developments.

7) What happens next?

- It is expected that the planning application will be submitted in February 2015. Residents will then be given statutory notification of planning and a statutory consultation period will commence. Residents will be kept updated of these milestones. **Post meeting note January 2015:** The planning application submission is now likely to be at the end of March.
- Providing planning permission is accepted, construction on the OMH site would start in late 2017/2018 and would take roughly 18 – 21 months.
- Sudbourne School construction will be finished before the works on OMH would take place.
- Muse Developments is currently working up a Construction Management Plan – an outline of the key points will be shared with residents in the next month. Residents were encouraged to raise any concerns or comments on this to help shape the plan. **ACTION: Muse to circulate Construction Management Plan (sent to Stacey Henshaw on 27/01/15)**
- Morgan Sindall who will be constructing this development, intends to offer apprenticeships to locals. **Post meeting note January 2015:** London Borough of Lambeth skills and enterprise team are working directly with the developer to ensure that new jobs and apprenticeships are sourced locally and that the maximum benefit is achieved for local residents.
- Residents were keen to understand how impacts to neighbours were being assessed and managed. **ACTION: YNTH group to report on what studies will be submitted as part of the planning application e.g. traffic impact assessment, sunlight, noise.**
- All residents were encouraged to come along to the public consultation events to see all of the other projects and give feedback.
Porden Road and Acre Lane Resident’s Meeting

Attendees:

YNTH project team
Jo Sistern – GL Hearn
Charlotte Wills – GL Hearn
Thomasin Renshaw – Muse Developments
Rebecca Drinkwater – Lambeth Council
David Roberts – Cartwright Pickard Architects (CPA)

Councillor Martin Tiedemann – Brixton Hill ward

Total number of residents - 6 attended

Date: 12th November 7pm-9pm
Venue: Room 125, Town Hall

Meeting notes

7) Welcome and introductions
A brief summary of the history of the project was not required since all of the attendees had been to the last residents' meeting in July 2014.

Concerns about the height of the Civic Centre had not been fully documented in the minutes from the previous residents’ meeting.

8) Timescales and where we are now

Since July, as part of the public consultation, Muse has attempted to balance elements of the feedback and alleviate issues raised including overlooking, height and architectural style. It took longer than originally planned but the planning application is now expected to be submitted in February 2015 not December 2014.

Post meeting note January 2015: The planning submission is now likely to be at the end of March 2015.

9) Local issues

Hambrook House

- The height has reduced in size from 20 storeys to 14, and now has more of a staggered approach across the building.
- The building will no longer be physically linked to any of the surrounding housing; any small gaps between houses will be fenced off and secured. One resident who lives adjacent to the proposed development requested a brick wall with a trellis on top or a high hedge. ACTION: Muse to try and factor this into the plans.
- Hambrook House is proposed to have 94 apartments with between 33 – 40% affordable housing.
• 40% of the whole YNTH development is proposed to be allocated as affordable housing. Affordable housing is split 70/30 between housing that is rented up to a maximum of 80% market value (this is the definition of affordable rent housing) and shared ownership.

• All of the units will be flats; private housing will be made up of 1 - 2 bedroom flats and affordable housing will be 1 - 3 bedroom flats. All of the affordable housing will be on the lower floors at the rear of the building so that only people who choose to live at height, do so. This will also all be in one area of the building, as requested by the Housing Association, to help with administration and maintenance.

• Residents were concerned about fire safety in the tower – CPA advised that each flat will have sprinklers and the tower will be provided with a wet riser in line with building regulations. The fire brigade will also be consulted during the planning process.

• There will be no parking facilities as per GLA guidelines. Disabled parking will be provided in the Olive Morris House development as the disabled units will be in this building.

• There were still concerns about overlooking. There would still be some balconies and terraces at the back of Hambrook House, as there has to be a provision of ‘outside space’ for every flat due to GLA requirements. Residents stressed that balconies on the four storey part of the building should not overlook a resident’s house (the one that was originally conjoined to the building). Residents requested that windows in the new Hambrook House development that directly overlook the rear gardens of the even numbered side of Porden Road be high level or opaque glass.

• There will be retail in the ground floor of Hambrook House, fronting onto Brixton Hill.

• The public realm area in front of Hambrook House will be expanded and improved, adding trees to act as a natural acoustic buffer. A series of green and brown roofs will be included on Hambrook House where possible and parts of the Civic Centre and Town Hall. Space in the YNTH scheme has been allocated to Edible Lambeth or another similar organisation. ACTION: Muse to find out the examples of the types of trees and vegetation being proposed on the development.

Civic Centre and The Press

• The Civic Centre is planned to be six storeys high.

• The building will have its own energy centre on the roof which will provide clean energy to the whole of the triangle site, including hot water to the residential properties.

• The materials suggested are reconstituted stone and brick infill panels.

• The Civic Centre will act as the core offices for Lambeth Council.

• Residents were concerned that the offices would overlook their houses and wanted to understand more about working hours and internal policies. It was advised that council officers will be hot-desking and it is unlikely that people will be using the offices 24/7, although, it is likely some will work late hours and weekends. However, there are ways the staff can be managed so that they do not overlook residents during out of office hours. It was suggested that as the design develops, view out of the Civic Centre could be generated to show the local residents how overlooking issues have been mitigated. ACTION: Muse to produce views from the Civic Office as part of the application.

• Residents were concerned because the building is SE facing and may block sunlight for the surrounding houses. ACTION – Muse to share sunlight study with residents once completed.

• The Press will be converted into a new exemplar cycle hub with shower facilities. The building will remain single storey and used as part of the Council’s internal push for people to cycle to work. A small area of the Press has been allocated as a café and will front onto Buckner Road; residents stressed the importance of not having ducts on this development.

• Ivor House will no longer be air conditioned (as that is not required for residential development) therefore the plant on the roof of the Press will be removed.

• Regarding issues in the media about a potential Compulsory Purchase Order, this relates to The Fridge Bar not The Electric.

Access

• The proposals are for Buckner Road to be gated off which was broadly supported by the residents; there were potential concerns about how emergency services would access the area if this were put in place, however there will be space for vehicles to turnaround at the point in the road where Porden Road and Buckner Road
connect. It was also suggested that the roads could be signalled as ‘residents only’, but there was concern that this will be difficult to police, nonetheless this could still act as a deterrent to some.

- Residents also stressed that none of the roads should be constrained to one lane of traffic only.
- The entrance to Porden Road from Brixton Hill will continue to be a cycle only route with additional bollards to inhibit any cars from entering.

Parking

- The extent of parking on Porden Road will be reduced and the remaining spaces staggered to create a chicane to calm traffic. The spaces as currently drawn are located adjacent to residents who have children and it was agreed that this was the best approach. It was hoped this could be just for residents but this would be difficult to police outside of working hours for wardens. **ACTION: Muse to ask if it is possible to install a ‘Residents only’ parking sign and/or to look at whether Porden Road can be designated within the ‘BIR’ CPZ.**
- The Council themselves are reviewing the amount of ‘essential car users’ in their staff which will hopefully reduce traffic and parking problems in this area.
- A parking survey, commissioned by Muse, is being carried out at various times including at night between 12am – 3am. Some residents suggested this also be done on a Sunday.

Night – time economy

- Anti-social behaviour in this area is a problem with drug use, dealing being undertaken in the road and drugs and weapons hidden in private gardens.
- Residents felt that a dead end road could stop people parking their cars there for a night out. It was hoped that with the Fridge Bar being shut down, this would also contribute to a reduction in this type of behaviour.
- The residents commented that with the gating off of Buckner Road, this could make the behaviour better with people having nowhere to run from law enforcement and less attractive as a place to congregate.
- There is an urgent need for more lighting and security measures like CCTV in this area.
- There are requests for the Electric Brixton to soundproof the building more and tidy up the back space.
- There were also complaints about the waste disposal times from local night clubs in the early hours of the morning – it was hoped that this could be influenced and changed by the YNTH development. **ACTION: Residents requested that Muse speak to the owners of the Electric to ask if waste collection can be managed at times that do not disturb the neighbours.**

10) Wider proposals

**Town Hall**

- This is to be refurbished, retaining and enhancing its original character.
- In the Town Hall Assembly Room, the noise levels should be reduced as mechanical cooling provisions will be provided which will mean that windows do not need to open.
- Any further acoustic work could mean the replacement of the whole ceiling in the Assembly Hall which may not be possible for heritage and cost reasons.
- Residents want more to be done in policing the noise levels from events held at the Town Hall.

**Ivor House**

- The entrance will be through the existing door and the façade and structure will be retained.
- The current roof will be removed and replaced by a two storey mansard roof.
- This building will be residential and composed largely of high-spec apartments.
• Residents raised concerns with regards to overlooking of their gardens from the rear of properties in Ivor House. It was noted that the majority of living spaces are orientated towards Acre Lane but Muse will look to review the layout of the flats to reduce overlooking to a minimum.
• There are commercial spaces proposed for the ground floor and basement. Muse felt it could be best utilised for restaurants. If the occupier of this space wished to have a late license, this would have to be applied for by the occupier. In addition, Muse will not be applying for A5 (takeaway establishments) for this space.
• Issues with coaches parking outside Ivor House on the chevrons, making it difficult for the public to cross roads. ACTION: Muse to look into this.

11) What happens next
• It is expected that the planning application will be submitted in February 2015. Residents will then be given statutory notification of planning and a statutory consultation period will commence. The YNTH project team will also be keeping residents updated of these milestones.
• Providing planning permission is accepted, construction could start in late 2015/early 2016 and would take roughly 18 – 21 months.
• Muse Developments is currently working up a Construction Management Plan – an outline of the key points will be shared with residents shortly. Residents will be asked to raise any concerns or comments on this to help shape the plan. ACTION: Muse to circulate Construction Management Plan (sent 17/11/14 to Porden Road Residents’ Association).

During Construction
• The Civic Centre is to be pre-fabricated and built off-site as much as possible. It will then be craned in and fixed from inside into place without the use of scaffolding.
• Measures will be taken to reduce dust and dirt. Construction practices are heavily regulated; for example, everything has to be wetted down and lorry wheels washed. Tarpaulin will be put over the buildings during demolition to contain the dirt where possible. Once the outer shell is fixed together, the building should be water and dust proof.
• The pile foundations for the civic centre will be roughly 20 – 30 meters deep and a similar depth for Hambrook House, this will reduce for the lower storey buildings towards the Porden Road houses. ACTION: Muse and Morgan Sindall will notify the neighbours when “noisy works” (e.g. piling foundations) are to be carried out, giving reasonable notice.
• Planning conditions stating when construction can take place will exist. It is likely these will be along the lines of: 8am – 5pm, Monday – Friday and 8am – 1pm on Saturdays. The residents requested that no building takes place on Saturdays but accepted that building intensity would increase towards the end of the project. ACTION: Muse to take note of this request.
• Muse/Morgan Sindall would be liable to pay for any damage caused to homes through the construction process. ACTION: Muse will liaise with Morgan Sindall with regard to inspections inside the properties along Porden Road prior to a construction start.
• New parking regulations would come into force as construction is about to take place. ACTION: The residents asked to see more information about the temporary road traffic order that will be necessary to carry out the construction works, Muse to send over this information when available.
• The use of Porden Road for construction access will be minimised during the construction process.

Post meeting note January 2015: London Borough of Lambeth skills and enterprise team are working directly with the developer to ensure that new jobs and apprenticeships are sourced locally and that the maximum benefit is achieved for local residents.

All residents were encouraged to come to the public exhibition events at the end of November.