

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Steering Group – Notes from Design Update

10:30am; Wednesday, 24 June 2015 – Council Chambers

Attendees

Lambeth Council:
Cllr Jack Hopkins
Neil Vokes
Stuart Dixon
Bruce McRobie
Dilan Alpasha
Anna Quigley

Brixton Green:
Stephen Jordan
Dinah Roake
Brad Carroll

Ovalhouse:
Deborah Bestwick

Igloo:
John Long
Kym Shaen-Carter

Architects
Nick Phillips (Met Works)
Zac Monro (ZMA)
Ed Wilson (Foster Wilson)
Sabine Hogenhout (Mae)
Chris Fellner (Howarth Tompkins)

Item	Description	Notes
1.	<u>Update by JL (Igloo) on PPA6 and GLA pre-app meetings</u>	<ul style="list-style-type: none"> - PPA6 meeting was very positive. According to John, Richard Saunders from Planning said the “Scheme is looking excellent”. - GLA pre-app meeting went very well. According to John, the GLA rep said, “We wish all other schemes/developments could be like this”. Dialogue needs to continue on parking. With regard to energy, GLA arguing that the scheme needs a CHP – discussions ongoing.
2.	<u>Overview of scheme design by NP (Met Works) followed by updates on each Plot/Block by each architectural practice</u>	<ul style="list-style-type: none"> - Designs being presented are based on approved masterplan Iteration 10 - Stage C design, work in-progress - Block A: Carlton Mansions refurbishment by Zac Monro - Block B: Theatre and creative offices by Foster Wilson - Block C: 125 Homes + chef school by Met Works - Block D: 65 Extra Care homes designed by Mae - Block E: 71 new homes, a nursery, children’s centre and community space designed by Howarth Tompkins - Block F: 41 new homes plus retail by Met Works - Public Realm including improvements to Somerleyton Passage, Community Garden, Street Gym & Theatre Yard by Met Works (GrossMax now appointed as landscape architects)
3.	<u>Stage C report</u>	<ul style="list-style-type: none"> - Igloo advised that the report (which is design and planning orientated) will be issued in mid July - Financial modelling will be updated following
4.	<u>Steering Group Reaction to latest design</u>	<ul style="list-style-type: none"> - All parties within the Steering Group are very positive about the design subject to viability; comfortable with direction of travel of Stage C and happy for Stage C report to be issued.
5.	<u>Financial Modelling</u>	<ul style="list-style-type: none"> - Igloo to have more visibility and input in to Grant Thornton model
6.	<u>Street Party and Public Realm consultation event (27th June)</u>	<ul style="list-style-type: none"> - Street Party / Public Realm engagement event discussed. Some nervousness expressed by architects due to local tensions, but all agreed to proceed following work behind the scenes by SD and Brixton Green to resolve. - Each plot will have its own stall/colour-coded table and architects for each plot will be there. There will be various ways to feed back views/opinions
7.	<u>Heads of Terms, end-user agreements</u>	<ul style="list-style-type: none"> - Bruce and John to begin negotiation of H.o.T’s for third party non-residential end-users. BC keen to be involved with discussions with Westminster Kingsway.