

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Notes from Steering Group Review of Master Plan / Design with Met Works, and other business

10:30am; Wednesday, 13 August 2014 - Lambeth Town Hall, Rm 126

Attendees

Lambeth Council:

Neil Vokes
Bruce McRobie
Dilan Alpasha
Anna Quigley

Brixton Green:

Stephen Jordan
Brad Carroll

Oval House:

Igloo:

Robert Knight
Kym Shaen-Carter

Metropolitan Workshop

Nick Phillips

1. Design Review:

- a) Steering Group were shown several diagrammatic boards (soft copy of boards forwarded to the Steering Group to accompany these notes). These included:
 - Proportional Land Use Diagram
 - Use Adjacency Diagram showing synergies/links between various uses
 - Ground Floor Uses illustrating which uses need a GF e.g. convenience store, pharmacy, radio station (question raised regarding why radio needs to be on the GF – it was a request in the brief to be on ground or basement)
 - Site Connections and Linkages
- b) 3D model was presented with three options along with Capacity Massing Study boards (these options were presented only as an initial proposal / capacity study)



- c) Dual Aspect: Question raised regarding which options are more conducive to dual aspect flats: options 2 and 3 were considered better – slender towers on podiums with central core for services rather than option 1 – large “60’s style blocks”.
- d) Location of convenient store: In all 3 options Met Works located it near the Theatre/Cultural area. It was noted that the original idea was to have it along the Somerleyton Road passage. Might actually lead to more footfall as it is further away from competitor shops and the market on Coldharbour Lane and will service the surrounding communities further south which currently don’t have any shops close by
Action: Market study - Igloo to look into if convenient store can be supported further south on the site.
- e) Victoria Line Tunnel: Design needs to be cautious of the position of tower due to the existing TfL Victoria Line tunnel – Met Works advised that the towers can be positioned along the podium to ensure structural integrity.
- f) Planning: It was suggested that it would be worth having an early meeting with Planning to discuss the options being considered as well as issues around building heights, rights of light etc.
Action: Igloo, Met Works to arrange meeting with Planning
- g) Public Engagement: It was agreed that this is a key stage to talk to the community and get their feedback before moving further with the design.
- Brief needs to be shared with the public first
 - Opportunities of an enhanced proposal: Be clear about the benefits of increasing density – how many more affordable units can we get with extra height (how would that affect the Proportionality Diagram),
 - How to move from massing to design – concern raised that once public sees the 3D options there may be negative reactions – “People don’t see buildings, just blocks”
 - Suggestions made to use loose coloured (lego-type) blocks to allow public to “play around” with the master plan and make their own proposals. It would also allow the designers to better explain the constraints/limitations that exist on the site and why some uses cannot move to certain locations.
 - BC advised that Brixton Green is arranging an event with Brixton Come Together being held at the end of September (27th,28th) – an opportunity to engage with the public about these proposals
 - Drop in sessions along Coldharbour Lane (and elsewhere) and perhaps a design charrette can take place much sooner - within a week or two
 - We need to get info out as soon as possible! – Some of the diagrams/boards can go out on the next issue of the Brixton Bugle or on the Future Brixton website along with narrative
Action: Nick to provide a narrative/blog post to Anna
 - Narrative needed about how Carlton Mansions and Passageway are linked to the development
- h) Deborah to be advised about options being considered for Ovalhouse and Cultural space
- i) Phoenix Square tour in Leicester scheduled for 17 September - Igloo advised it is important for Ovalhouse and Livity to attend
- j) Brief: Formalising/Firming up the brief for the website, flagging up considerations around massing, site constraints etc.
- k) Discussion about the scheme to be had to with Safer Neighbourhood
- l) **More Actions**:
- Translation of the Brief
 - Nick to update boards based on Steering Group comments (by early next week)
 - Community engagement plan needs to be rolled out keeping in mind Master Plan sign off by end of Feb to start Stage C
 - Drop-in sessions to be organised

- Narrative for Carlton Mansions and Somerleyton Passageway to be prepared
- More thought needed on money and effort required for Somerleyton Passageway interim enhancements
- Financial model needs to be updated

2. Other Business:

- Organisational Structure: Igloo to update charts – one for Legal and one for Project Delivery.
Note: Dinah may not be able to attend Ops Team meetings
- Proxies for Housing Co-op: Housing Group (that meets to discuss tenancies and mix) should become the proxies of the Housing Co-op
- Housing Standing Committee: Suggestion to have a Standing committee/group for advice on housing issues such as pepper potting. An Independent sounding board of experts as a resource on best practice.
Actions: Terms of Reference of this committee to be developed by Dinah, Bruce and Tom Tyson
- Reporting – **Action**: Steering Group to review Igloo template of report and provide feedback (Igloo to circulate to all Steering Group)
- Decision making: **Action**: Governance structure needs to be established with regards to authority to make decisions. NV has sent out a document on decisions – to be used as a starting point
- Programme: Time for consents by the GLA, LUL, Network Rail etc. needs to be factored into the programme. **Action**: Igloo to consider and reflect on new programme
- Robert Knight's Leave: 22 Aug – 08 Sept. John Longe to cover Robert while he is on leave but also can be a longer term asset to the team particularly with regard to managing design