



What's your **bright** idea?

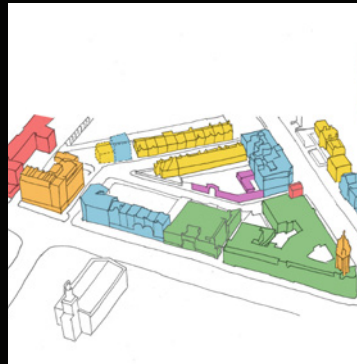
SW2 ENTERPRISE CENTRE
LAMBETH'S PROPOSED NEW CIVIC OFFICES
CO-PRODUCTION FORUM

1 October 2013

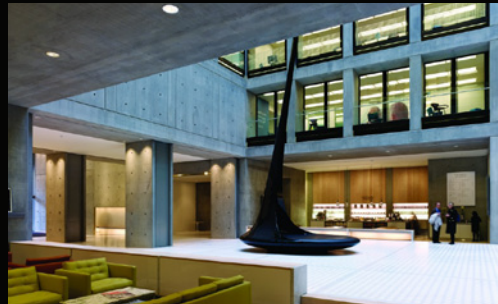


PROJECT OVERVIEW

- Transforming an early 20th Century civic building for a 21st Century Co-Operative Council
- Embrace heritage, enhance Brixton, enable Enterprise
- A catalyst for regeneration and investment



A WORLD CLASS TEAM



Kajima Partnerships (Developer)
Better Public Building Award
www.kajima.co.uk

Allford Hall Monaghan Morris (Civic Architect)
Sitrling Prize shortlist 2012
www.ahmm.co.uk

Atelier Ten (Sustainability Consultants)
Founding member of UK Green Building Council
www.atelierten.com

A WORLD CLASS TEAM



Grant Associates (Landscape)
Stirling Prize shortlist 2013
www.grant-associates.uk.com



Coffey Architects (The Triangle)
Small Project Architect 2012
www.coffeyarchitects.com

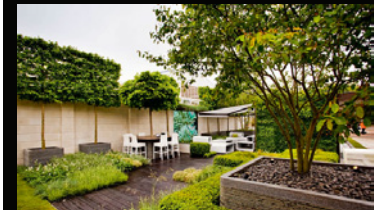
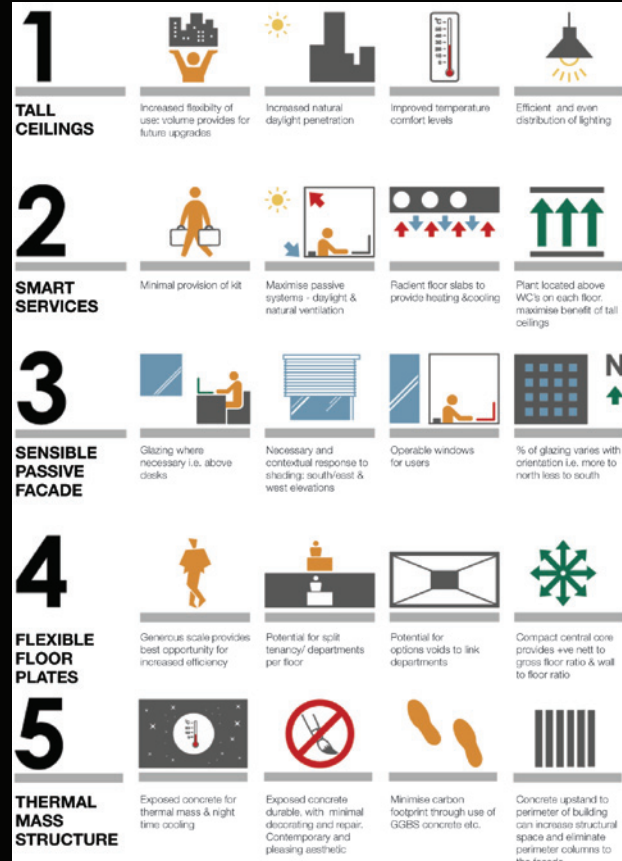


Studio Egret West
Stirling Prize shortlist 2013
www.egretwest.com



OUR VISION: A NEW CIVIC AND ENTERPRISE HUB FOR LAMBETH

- Open up the Town Hall for all Lambeth Citizens
- Physically incorporate and embrace One Planet Living and Co-Operative Council principles
- Create modern, value for money, efficient and sustainable office accommodation
- Shared spaces for Enterprise and Community use
- Civic space that is 'with' not 'for' Lambeth Citizens





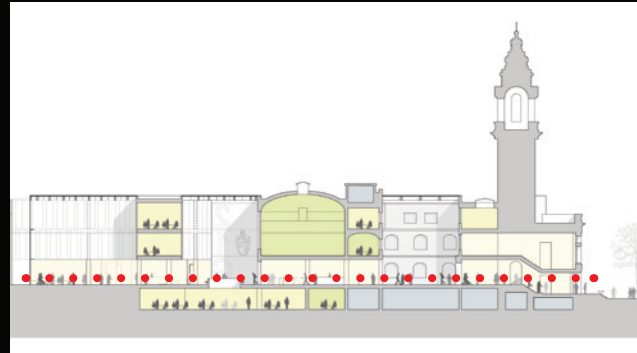
- 1 Lambeth Town Hall
- 2 New civic offices
- 3 Ivor House: Residential redevelopment
- 4 New residential block to Porden Road
- 5 New entrance to Lambeth Town Hall
- 6 Formal setting for St. Matthew's Church
- 7 The Electric Brixton
- 8 New public realm & The Triangle
- 9 Existing Entrance to Lambeth Town Hall



- 1 Lambeth Town Hall
- 2 New civic offices
- 3 Ivor House: Residential redevelopment
- 4 New residential block to Porden Road
- 5 New entrance to Lambeth Town Hall
- 6 Formal setting for St. Matthew's Church
- 7 The Electric Brixton
- 8 New public realm & The Triangle
- 9 Existing Entrance to Lambeth Town Hall

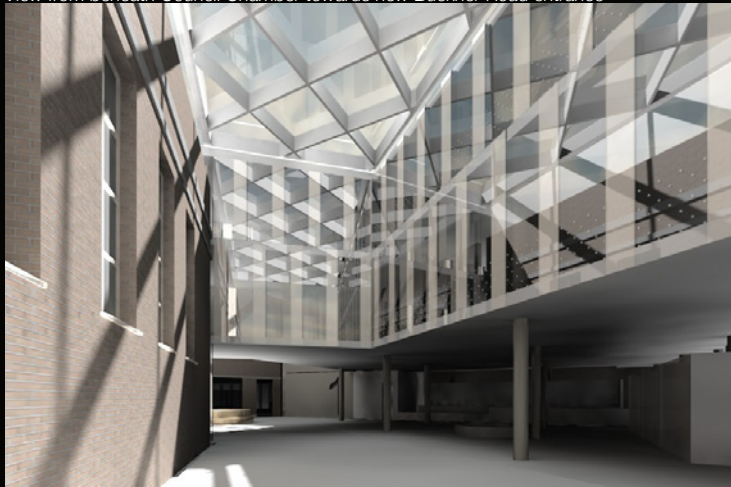
A RE-IMAGINED TOWN HALL

- Restoration, modernisation and extension
- A new public route through the building, opening up the Town Hall for all Lambeth citizens, celebrating and embracing its heritage - a space for everyone
- Dramatically improved environmental performance
- Customer services located on the ground floor, accessed from the new route through the building
- Serviced enterprise and community space available to hire for meetings, and for use as office/workshop enterprise space
- Registry functions co-located with the Assembly Hall functions, with access from both the new route through the building and from Acre Lane





View from beneath Council Chamber towards new Buckner Road entrance



View into Town Hall from new Buckner Road entrance



New atrium revealing the rear of Council Chamber and showing Customer Services and retained Oculus

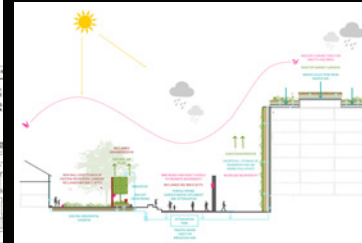
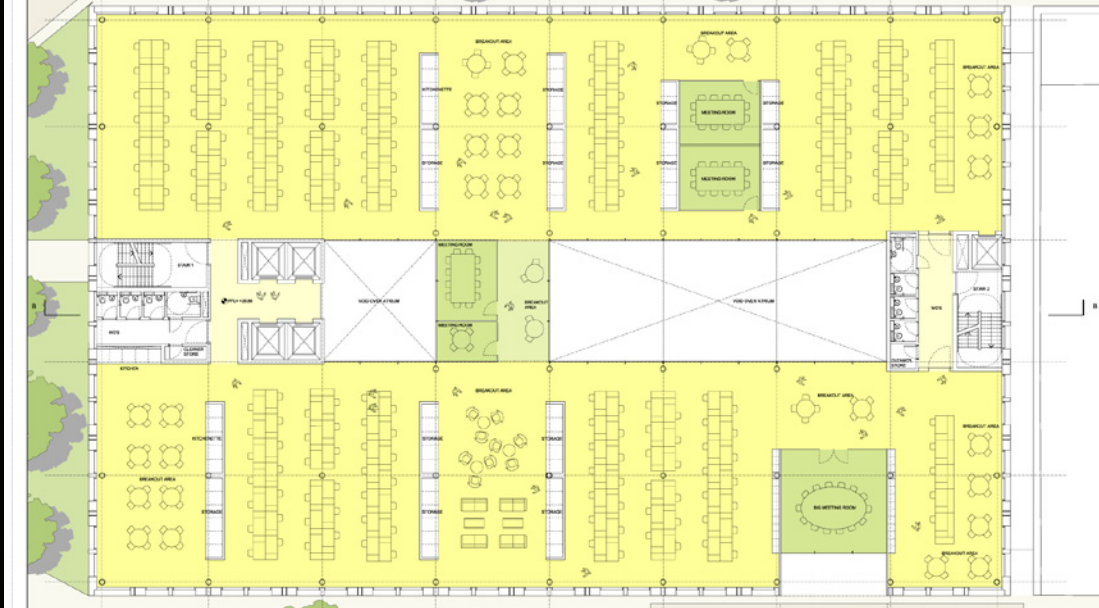


NEW CIVIC OFFICES: SUSTAINABLE, FLEXIBLE, EFFICIENT

- Creation of new fit for purpose, efficient and flexible civic office space fronting on to Brixton Hill
- A new entrance framing the setting of the Grade II listed St Matthew's Church, and linking Brixton Hill visually and physically with Buckner Road and The Triangle
- Organised around a central atrium space to allow natural light, ventilation and a visual connection across and between floors
- Designed to sensitively respond to the lower scale residential nature of Porden Road and Buckner Road
- Opportunities for community use and enterprise space on the ground floor and on the roof at third floor level



NEW CIVIC OFFICES: SUSTAINABLE, FLEXIBLE, EFFICIENT



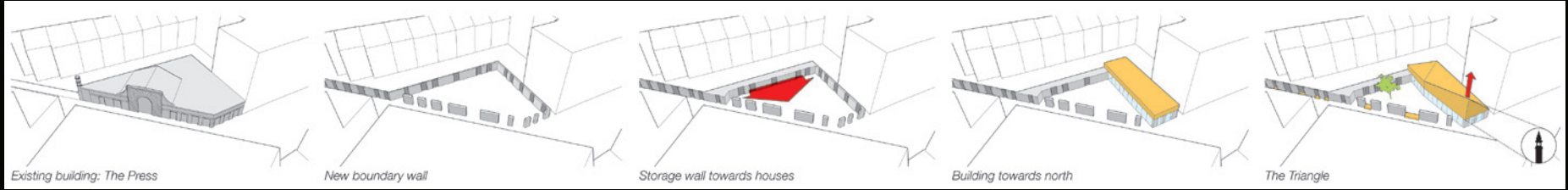


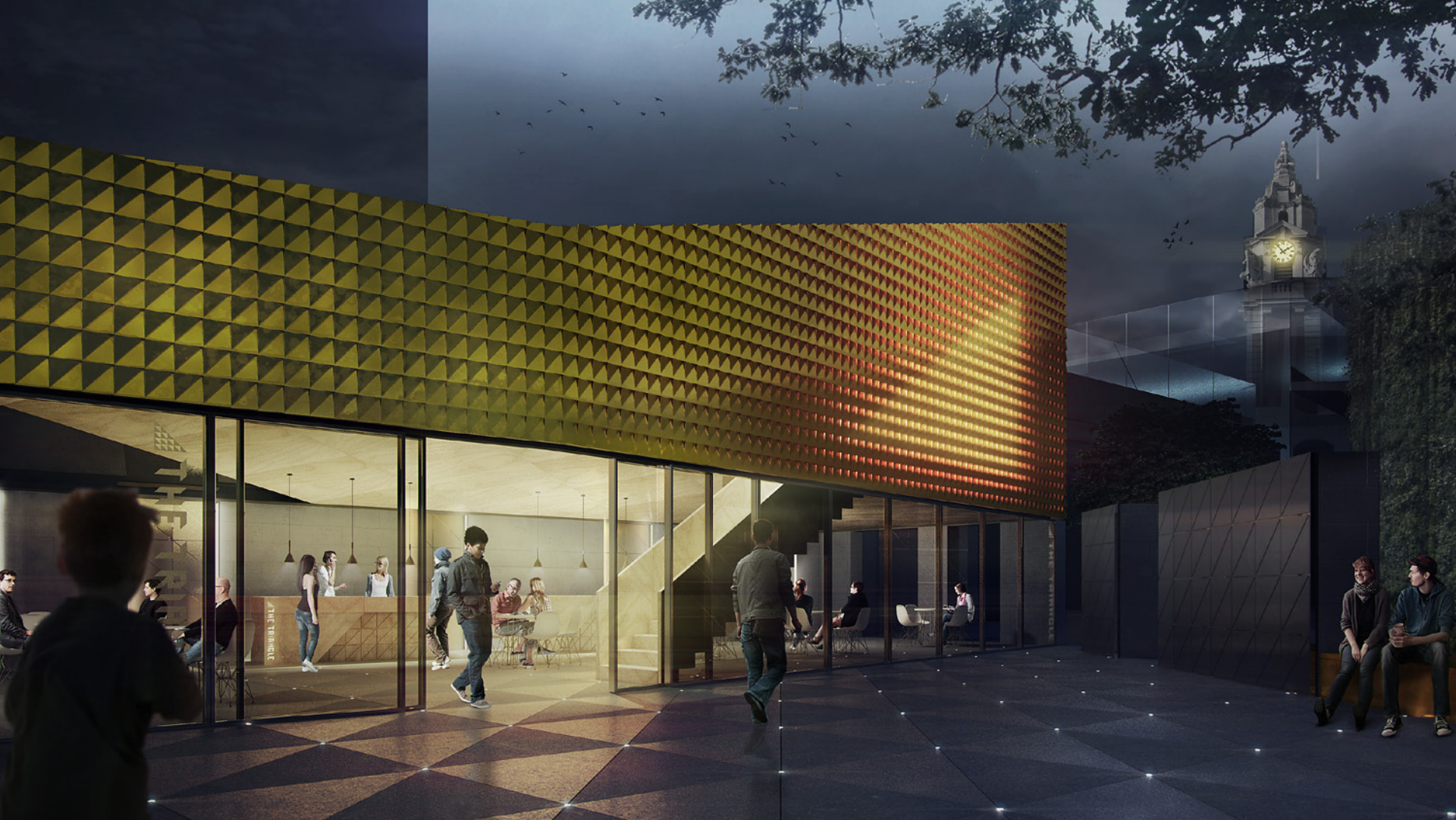
PUBLIC REALM: CREATING A NEW DESTINATION

- New internal and external routes, increasing the permeability and security of the site and creating a journey through the new civic quarter
- Increased passive surveillance of routes and spaces
- A shared surface for pedestrians and cyclists, terraces for seating, opportunities to integrate artwork and lighting, and linear seating edges.
- Green walls and roofs to encourage biodiversity and rainwater capture



THE TRIANGLE: A SPACE FOR EVERYONE





AN EXEMPLAR OF SUSTAINABLE DEVELOPMENT

TARGETTING ZERO CARBON

- BREEAM Excellent
- Code for Sustainable Homes Level 4
- Zero carbon by 2020

TARGETTING ZERO WASTE

- >90% construction waste recycled
- >80% commercial waste recycled

LOCAL AND SUSTAINABLE MATERIALS

- Construction materials – 50% from within 50 miles and 20% recycled
- Residential developments achieve A+ to B from the BRE Green Guide to Material Specification

SUSTAINABLE TRANSPORT

LOCAL AND SUSTAINABLE FOOD

SUSTAINABLE WATER

LAND USE AND WILDLIFE

CULTURE AND HERITAGE

EQUITY AND LOCAL ECONOMY

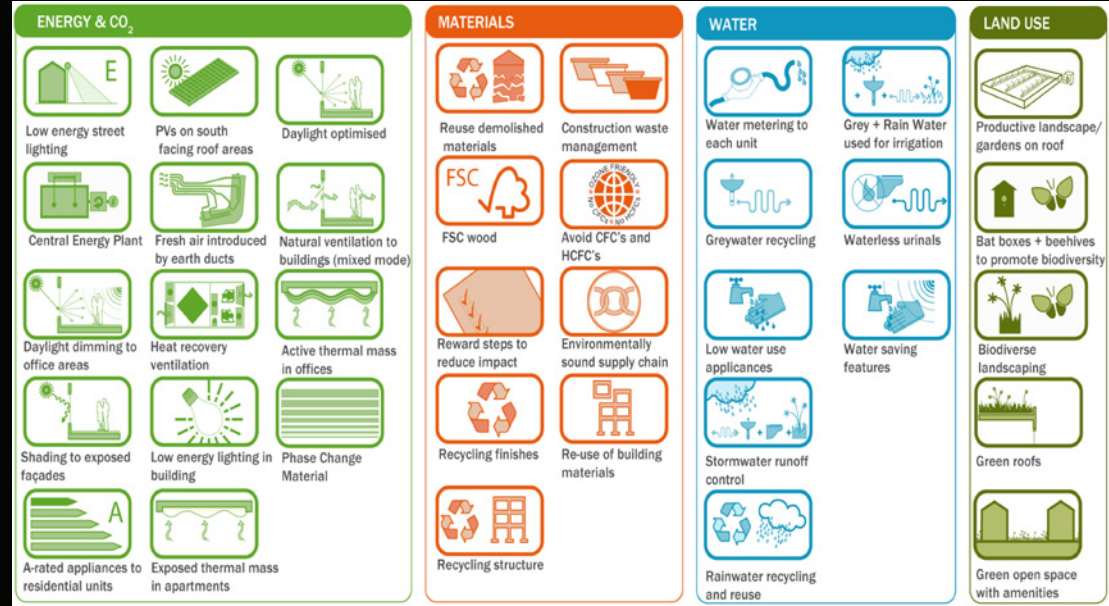
HEALTH AND HAPPINESS

inKAJIMA



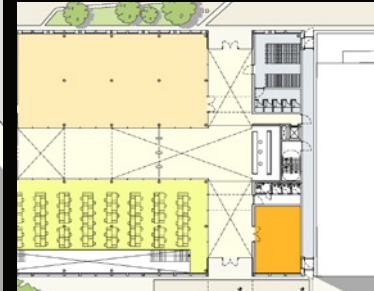
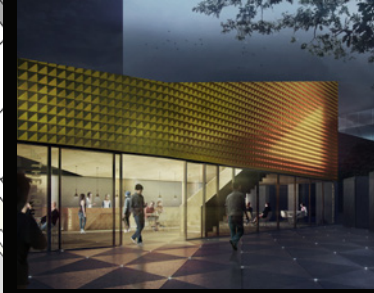
ONE PLANET LIVING

- Natural ventilation to the new Civic Offices (mixed mode)
- Heat recovery ventilation
- Exposed thermal mass
- Daylight optimised
- Greywater recycling
- Productive landscaping
- Green roofs
- Reuse demolished materials



ENABLING ENTERPRISE AND COMMUNITY USE

- Managed meeting rooms and office space available for use by Council and for hire for enterprise and community use on the ground floor and lower ground floor of the Town Hall
- Workshop enterprise space in the lower ground floor of the Town Hall
- Registry functions usefully co-located with assembly room facilities, accessible both from Acre Lane and from the new route through the Town Hall
- Multi-function enterprise and community space at The Triangle
- Enterprise/commercial space on ground floor of new Civic offices
- Community accessible roofgarden/allotments on third floor of new Civic Offices



inKAJIMA
COMMUNITY



A SENSE OF INCLUSIVENESS, A SENSE OF PLACE



An open, inclusive public Town Hall



A new destination for Brixton



Space for you to use and define



Public space



Enhancing heritage

To compliment, not compete with, the town centre



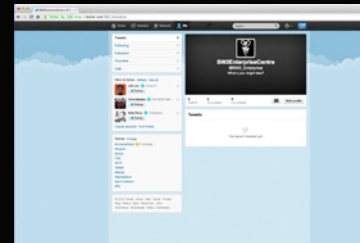
THE NEXT STEPS

We have positively responded to the December 2012 and July 2013 events. Our proposals offer opportunities for:

- Enterprise space
- Community space
- Cultural space
- Meeting space
- Flexible multifunctional space

We want to hear your ideas for these opportunity spaces and future community engagement and how we can best engage moving forward.

Kajima is about engaging with our clients, and for us that is you.





What's your **bright** idea?

SW2 ENTERPRISE CENTRE
LAMBETH'S PROPOSED NEW CIVIC OFFICES
CO-PRODUCTION FORUM

Thank you.

