



BRIXTON CENTRAL

MASTERPLAN DEVELOPMENT BRIEF

fluid

AECOM


Lambeth


Network Rail



BRIXTON CENTRAL – MASTERPLAN
DEVELOPMENT BRIEF
CO-PRODUCTION REFERENCE GROUP MEETING

WORKSHOP 1: POTENTIAL LAND USE, VIABILITY
CONSIDERATIONS & COMMUNITY BENEFITS

27 March 2014, 7pm – 9pm
No.6 Somerleyton Road, Brixton, London, SW9

Agenda

7pm – Doors open

7.15pm – Welcome and Introductions (Steve McAdam, Fluid)

7.20pm – Intentions of the project (Cllr Pete Robbins, Lambeth Council Cabinet Member for Housing & Regeneration)

7.25pm – Project background (Tom Bridgman, Lambeth Council – Delivery Lead, Regeneration)

7.30pm – Setting the scene, Part 1, 3x3 minute talks
(Devon Hanson-Evelyn Grace Academy, Stuart Horwood-Market Traders Federation, Tom Shakhli-Brixton Pound)

7.40pm - Setting the scene, Part 2, Initial discussions & Workshop structure (Steve McAdam, Fluid)

7.45pm – Co-production Workshop 1, Table discussions on getting the right mix of uses and the best community/commercial balance (All present)

8.30pm – Feedback from the tables (Steve McAdam, Fluid and Table Spokespersons)

8.50pm – Close and next steps (Steve McAdam, Fluid)

BRIXTON CENTRAL – MASTERPLAN
DEVELOPMENT BRIEF
CO-PRODUCTION REFERENCE GROUP MEETING

WORKSHOP 2: POTENTIAL LOCATIONS FOR DIFFERENT TOWN CENTRE
ACTIVITIES ACROSS THE BRIXTON CENTRAL AREA

3 April 2014, 6.30pm – 8.30pm
No.6 Somerleyton Road, Brixton, London, SW9

Agenda

6.30pm Doors open

6.45pm Welcome
(Steve McAdam, Fluid)

6.50pm Project background
(Tom Bridgman, Lambeth Council – Delivery Lead, Regeneration)

7.00pm Setting the scene, Part 1- 3x3 minute talks
(David Duncan – Brixton Rec Users Group, Binki Taylor – Indoor Market Traders/ We Love Brixton/ Brixton Pound, Revd. Dr. Rosemarie Mallett (St John the Evangelist, Angell Town)

7.10pm Setting the scene, Part 2 - Initial co-production findings
(Steve McAdam, Fluid)

7.20pm Q&A Session

7.30pm Co-production Workshop 2 – Workshop structure
(Steve McAdam, Fluid)

7.35pm Table discussions on ‘what goes where’
(All present)

8.20pm Feedback from the tables
(Steve McAdam, Fluid and Table Spokespersons)

8.30pm Outline of next steps and close


PROJECT BACKGROUND

TOM BRIDGMAN
LAMBETH COUNCIL DELIVERY LEAD, REGENERATION

SETTING THE SCENE - FUTURE DEVELOPMENTS



 BRIXTON CENTRAL

 YOUR NEW TOWN HALL
- USES INCLUDE EMPLOYMENT,
START-UPS & TOWN HALL

 SOMERLEYTON RD DEVELOPMENT
- USES INCLUDE RESIDENTIAL, OVAL
HOUSE THEATRE

SPD - Brixton Central

Intensification of town centre uses

Higher density & tall buildings

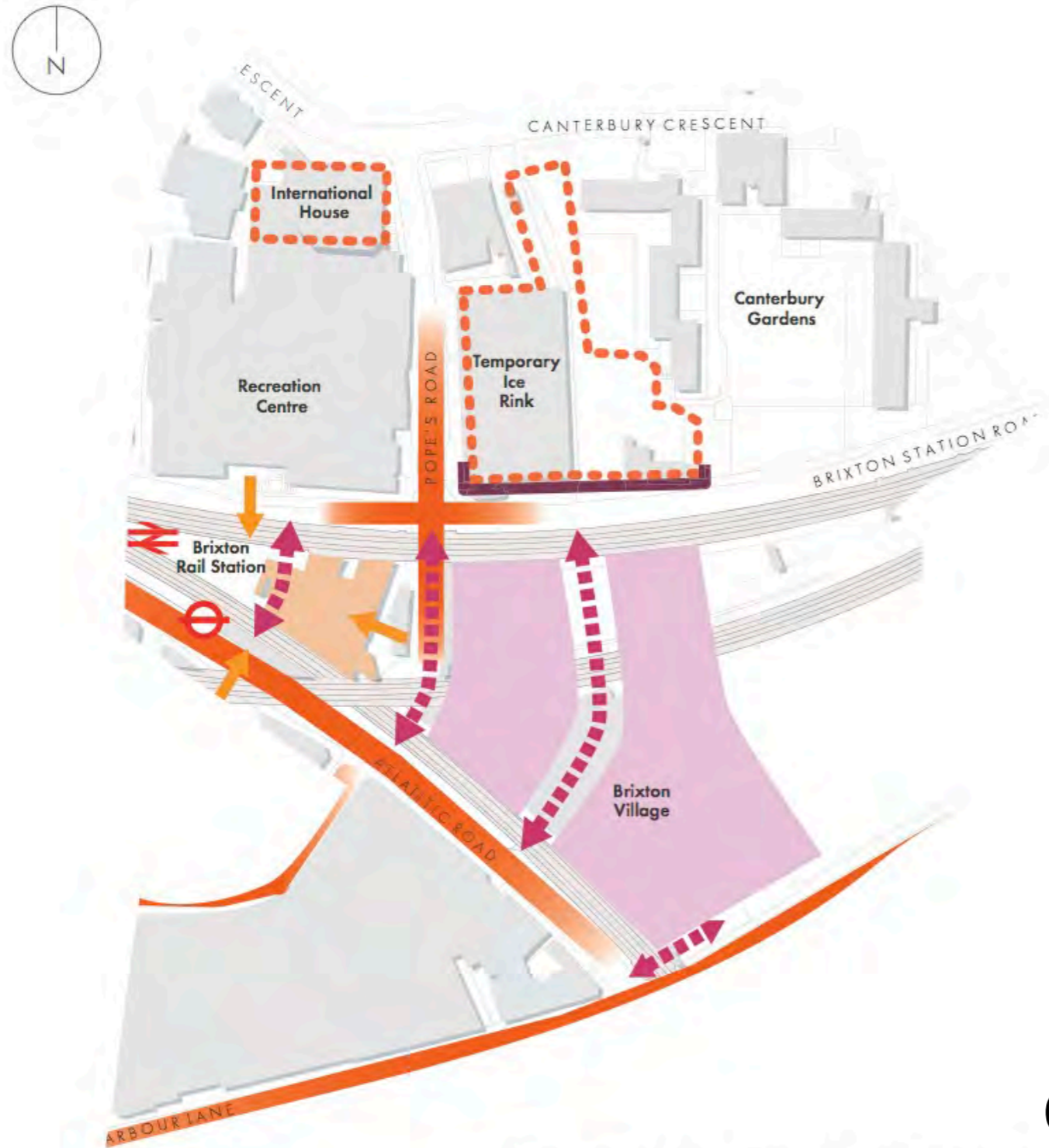
Off-street parking

Street and covered markets – protection & enhancement

Enhancements to arches & more into active use

Improve access to station & reopen entrance on Pope's Road

Open up land between the viaducts & create connections through from Brixton Village



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Brixton Central: area framework

- ←.....→ Opportunities to open up arches
- Opportunity to reinstate station entrance
- █ Extending commercial activity
- ▭ Key development sites
- ┌└ Focus of new high density development

A Brixton Central ‘masterplan development brief’

To build on and from the SPD

Establishing preferred development options through co-production
inc. land use, built form & delivery

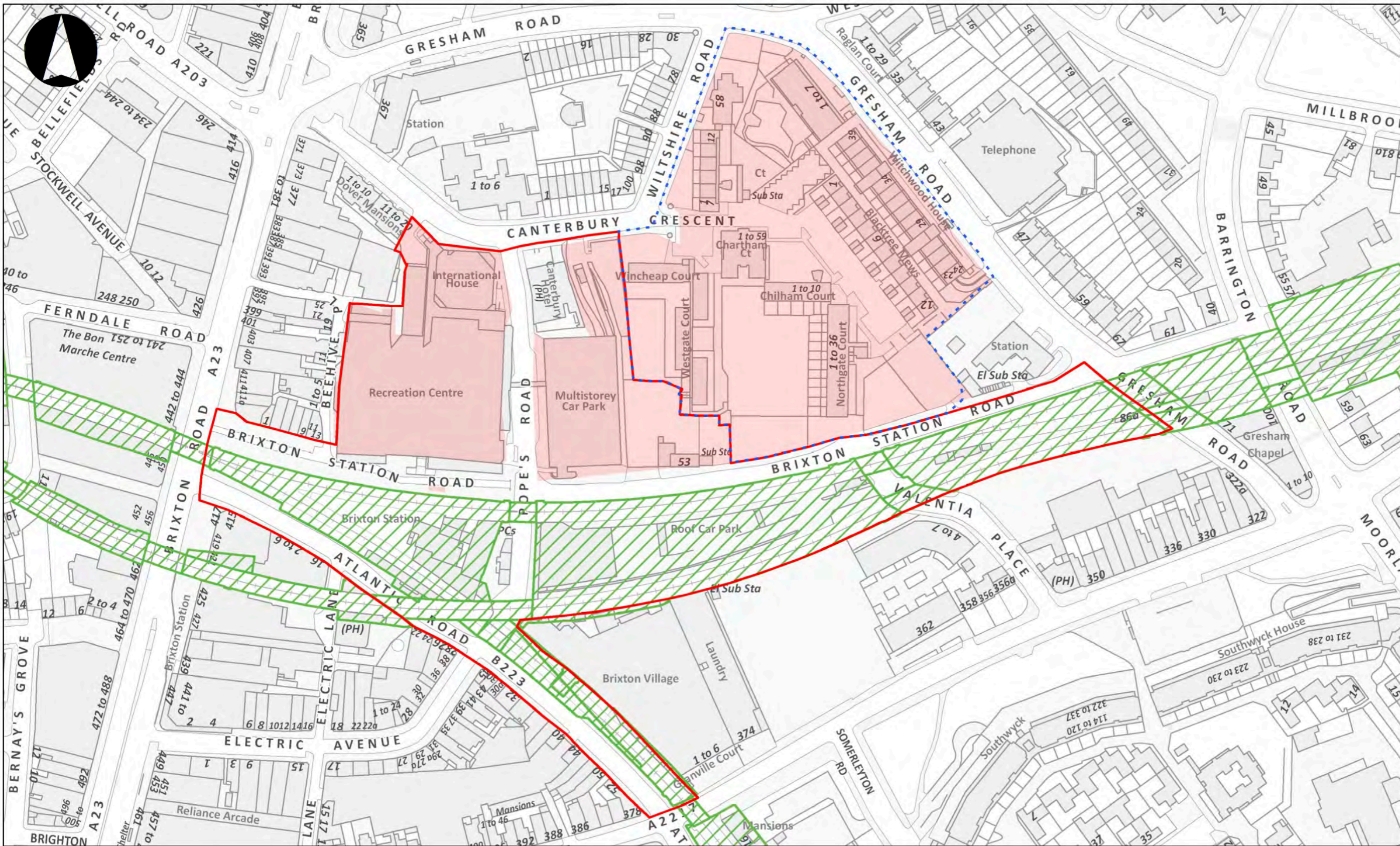
Funded by two major land-owners, Lambeth Council & Network Rail

Help to articulate & prioritise community benefits

Set out potential delivery approaches

Network Rail – positively engaging in co-production process to better understand community aspirations to inform their future proposals

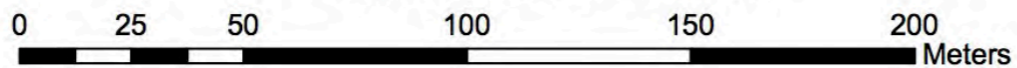
Final document will set the brief for future development



LBL and Network Rail land ownership - Brixton Central area plus Canterbury Gardens Estate

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- Canterbury Gardens Estate
- Brixton Central Area
- Network Rail
- Lambeth ownership



Related studies

Station refurbishment and London Overground
feasibility study

Brixton Rec surveys & building capacity study – to
be commissioned soon, working with the Brixton
Rec Users Group (BRUG)

Brixton Public Realm Strategy – 2 workshops held in
late 2013, report being drafted prior to consultation

WORKSHOP 1
SETTING THE SCENE - 3X3 MINUTE TALKS

**- DEVON HANSON,
EVELYN GRACE ACADEMY**

**- STUART HORWOOD,
MARKET TRADERS FEDERATION**

**- TOM SHAKHLI,
BRIXTON POUND**

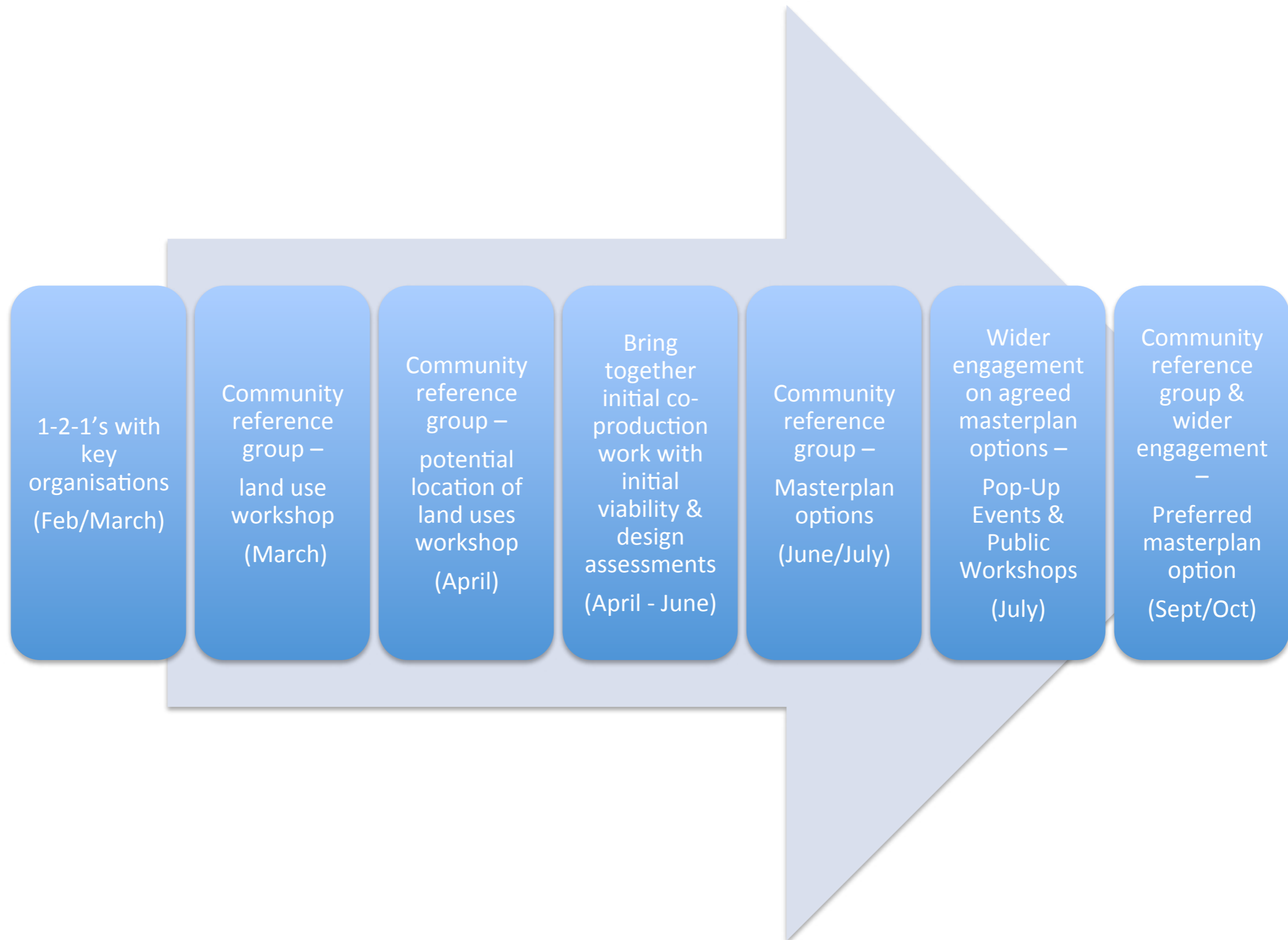
WORKSHOP 2
SETTING THE SCENE - 3X3 MINUTE TALKS

**- BINKI TAYLOR,
INDOOR MARKET TRADERS/WE LOVE BRIXTON/BRIXTON POUND**

**- DAVID DUNCAN,
BRIXTON REC USERS GROUP (BRUG)**

**- REVD. DR ROSEMARIE MALLET,
ST JOHN THE EVANGELIST, ANGELL TOWN**

MASTERPLAN CO-PRODUCTION TARGET DATES

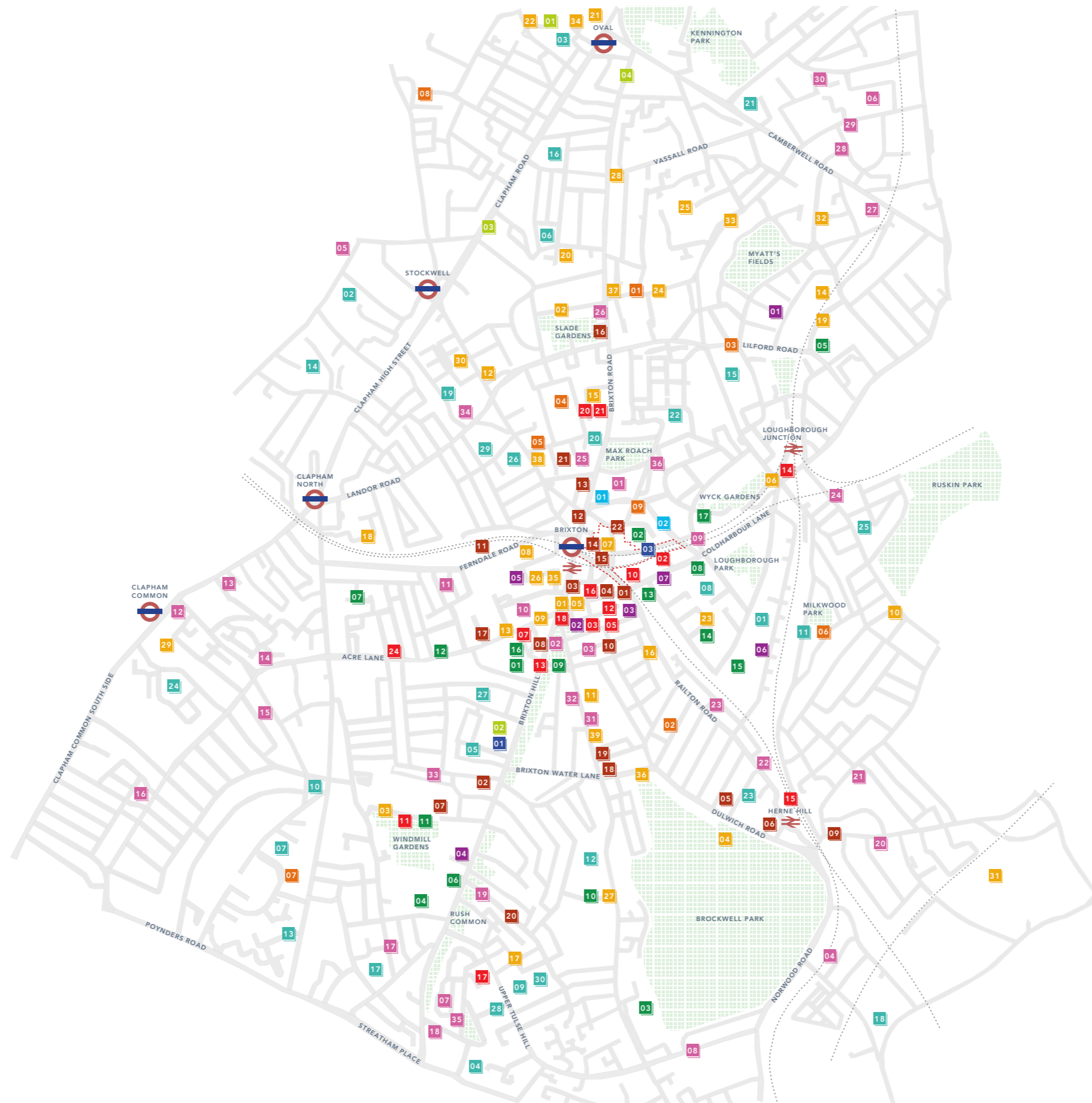


SETTING THE SCENE - INITIAL CO-PRODUCTION FINDINGS

STEVE McADAM
FLUID



WHERE & WHO?



TENANTS & RESIDENTS ASSOCIATIONS

- 01 ARLINGTON LODGE TRA
- 02 CANTERBURY GARDENS RA
- 03 CRESSINGHAM GARDENS TRA
- 04 DUMBARTON COURT TRA
- 05 LILFORD AREA RA
- 06 RENTON CLOSE TRA
- 07 SOLON NEW ROAD RA
- 08 SOUTHWYCK HOUSE RA
- 09 ST MATTHEW'S ESTATE TRA
- 10 TULSE HILL ESTATE TRA
- 11 WINDMILL VIEW RA
- 12 ACRE LANE RA
- 13 CARLTON MANSIONS HOUSING COP-OP
- 14 MOORLANDS ESTATE TRA
- 15 LOUGHBOROUGH PARK ESTATE
- 16 PORDEN ROAD RESIDENTS
- 17 MILLBROOK ROAD RA

SCHOOLS

- 01 EVELYN GRACE ACADEMY
- 02 ALLEN EDWARDS PRIMARY SCHOOL
- 03 ASHMOLE PRIMARY SCHOOL
- 04 CHRIST CHURCH C.E PRIMARY SCHOOL
- 05 CORPUS CHRISTI R.C. PRIMARY SCHOOL
- 06 DURAND PRIMARY SCHOOL
- 07 GLENBROOK PRIMARY SCHOOL
- 08 HILL MEAD PRIMARY SCHOOL
- 09 HOLY TRINITY C.E. PRIMARY SCHOOL
- 10 IQRA PRIMARY SCHOOL
- 11 JESSOP PRIMARY SCHOOL
- 12 JUBILEE PRIMARY SCHOOL
- 13 KINGS AVENUE PRIMARY SCHOOL
- 14 LARK HALL PRIMARY SCHOOL
- 15 LOUGHBOROUGH PRIMARY SCHOOL
- 16 REAY PRIMARY SCHOOL
- 17 RICHARD ATKINS PRIMARY SCHOOL
- 18 ROSENDALE PRIMARY SCHOOL
- 19 ST ANDREW'S C.E. PRIMARY SCHOOL
- 20 ST HELEN'S R.C. PRIMARY SCHOOL
- 21 ST JOHN THE DIVINE C.E. PRIMARY SCHOOL
- 22 ST JOHN'S (ANGELL TOWN) C.E. PRIMARY SCHOOL
- 23 ST JUDE'S C.E. PRIMARY SCHOOL
- 24 ST MARY'S R.C. PRIMARY SCHOOL
- 25 ST SAVIOUR'S C.E. PRIMARY SCHOOL
- 26 STOCKWELL PRIMARY SCHOOL
- 27 SUDBOURNE PRIMARY SCHOOL
- 28 HOLMEWOOD NURSERY SCHOOL
- 29 LANSDOWNE SCHOOL
- 30 ELM COURT SCHOOL

FAITH

- 01 BRIXTON MOSQUE & ISLAMIC CULTURAL CENTRE
- 02 ST MATTHEW'S CHURCH
- 03 BRIXTON UNITARIAN CHRISTIAN CHURCH
- 04 NEW TESTAMENT CHURCH OF GOD
- 05 ST FRANCIS DE SALES CHURCH
- 06 ST. MICHAEL'S CHURCH
- 07 STREATHAM FRIENDS MEETING HOUSE
- 08 HOLY TRINITY CHURCH
- 09 GRESHAM BAPTIST CHAPEL
- 10 UNIVERSAL PENTECOSTAL CHURCH
- 11 BRIXTON SEVENTH DAY ADVENTIST CHURCH
- 12 ST MARY'S RC CHURCH
- 13 CLAPHAM METHODIST CHURCH
- 14 SALVATION ARMY HALL
- 15 ST JAMES CHURCH CLAPHAM
- 16 HOLY SPIRIT CHURCH OF ENGLAND
- 17 ALL SAINTS CHURCH OF ENGLAND
- 18 BRIXTON HILL UNITED REFORMED CHURCH
- 19 BRIXTON HILL METHODIST CHURCH
- 20 HERNE HILL BAPTIST CHURCH
- 21 SAINT PAUL'S CHURCH
- 22 INTERNATIONAL FELLOWSHIP FOR CHRIST (CGWF)
- 23 RAILTON METHODIST CHURCH COMMUNITY CENTRE
- 24 THE CELESTIAL CHURCH OF CHRIST
- 25 THE ROSARY CATHOLIC CHURCH
- 26 C P M I
- 27 SACRED HEART OF JESUS R C CHURCH
- 28 CALVARY TEMPLE
- 29 BRANDON BAPTIST CHURCH
- 30 CAMBERWELL EVANGELICAL CHURCH
- 31 BRIXTON UNITARIAN CHURCH
- 32 TRINITY CONGREGATIONAL CHURCH
- 33 NTCG BRIXTON COMMUNITY CHURCH
- 34 ST ANDREWS CHURCH
- 35 FAITHS TOGETHER IN LAMBETH (FAITH FORUM)
- 36 THE PARISH OF ST JOHN THE EVANGELIST, ANGELL TOWN

FURTHER & HIGHER EDUCATION

- 01 ARCHBISHOP TENISON'S SIXTH FORM
- 02 LAMBETH COLLEGE
- 03 NACRO
- 04 TBG LEARNING LAMBETH

COMMUNITY GROUPS AND LOCAL FACILITIES

- 01 BRIXTON LIBRARY
- 02 LORN ROAD ALLOTMENTS
- 03 BRIXTON WINDMILL ALLOTMENTS
- 04 BROCKWELL PARK LIDO & CAFÉ
- 05 WINDRUSH SQUARE
- 06 THE GREEN MAN SKILLS ZONE
- 07 BRIXTON REC CENTRE/ BRIXTON REC USERS GROUP (BRUG)
- 08 FERNDALE SPORTS CENTRE
- 09 LAMBETH TOWN HALL
- 10 CARNEGIE LIBRARY
- 11 EFFRA DAY CENTRE
- 12 LAMBETH CHINESE COMMUNITY ASSOCIATION
- 13 LAMBETH ASSEMBLY HALL
- 14 FLAXMAN SPORTS CENTRE
- 15 LAMBETH ACCORD CONFERENCE CENTRE
- 16 BRIXTON ST VINCENT COMMUNITY CENTRE
- 17 CARIBBEAN HINDU SOCIETY
- 18 FENWICK HALL
- 19 HARRY CADDICK COMMUNITY HALL
- 20 HASLEMERE ACTIVITY CENTRE
- 21 KENNINGTON PARK COMMUNITY CENTRE
- 22 MONTGOMERY HALL
- 23 MOORLANDS COMMUNITY CENTRE
- 24 MOSTYN CENTRE
- 25 MYATTS FIELD COMMUNITY CENTRE
- 26 SOUTH LONDON CREATIVE ENTERPRISE
- 27 TULSE HILL ESTATE COMMUNITY FLAT
- 28 VASSALL YOUTH & COMMUNITY PROJECT
- 29 WILLIAM WILBERFORCE COMMUNITY
- 30 YMCA OF LAMBETH
- 31 HERNE HILL VELODROME
- 32 BROOKE HALL
- 33 LONDON CITY MISSION
- 34 OVAL HOUSE THEATRE
- 35 BRIXTON THERAPY CENTRE
- 36 BLOCK WORKOUT
- 37 CYCOOLDELIC
- 38 BRIXTON CYCLES
- 39 MOSAIC CLUBHOUSE

SAFETY

- 01 BRIXTON POLICE STATION
- 02 BRIXTON FIRE STATION

ARTS & CULTURE

- 01 REMAKERY
- 02 RITZY PICTUREHOUSE
- 03 THE BETTIE MORTON GALLERY
- 04 BRIXTON ART SPACE
- 05 WESTBURY MUSIC LTD
- 06 TEDX BRIXTON
- 07 BRIXTON SPLASH FESTIVAL

COMMUNITY INTEREST GROUPS

- 01 THE BRIXTON SOCIETY
- 02 BUREAU OF SILLY IDEAS (BOSI)
- 03 BLACK CULTURAL ARCHIVES/ NATIONAL BLACK HERITAGE CENTRE
- 04 BRIXTON POUND
- 05 BRIXTON SHELTERED STREET SCHEME
- 06 TRANSITION TOWN BRIXTON
- 07 BRIXTON NEIGHBOURHOOD FORUM
- 08 BRIXTON BLOG
- 09 BRIXTON BUSINESS FORUM
- 10 BRIXTON GREEN
- 11 FRIENDS OF WINDMILL GARDENS
- 12 MAKERHOOD BRIXTON
- 13 LONDON CREATIVE LABS
- 14 LOUGHBOROUGH JUNCTION ACTION GROUP
- 15 HERNE HILL FORUM
- 16 BRIXTON BUZZ
- 17 BRIXTON ENERGY
- 18 FRIENDS OF BRIXTON LIBRARY
- 19 FRIENDS OF WINDRUSH SQUARE
- 20 DASL
- 21 LAMBETH RESOLVE
- 22 LAMBETH BLACK FAMILIES' FORUM
- 23 LAMBETH CYCLISTS
- 24 LAMBETH VOLUNTARY ACTION COUNCIL
- 25 BRIXTON PEOPLE'S KITCHEN
- 26 URBAN 75

YOUNG PEOPLE

- 01 LIZ ATKINSON CHILDREN'S CENTRE
- 02 EFFRA CHILDREN'S CENTRE
- 03 LOUGHBOROUGH CHILDREN'S CENTRE
- 04 STOCKWELL PARK EARLY YEARS
- 05 STOCKWELL CHILDREN'S CENTRE
- 06 JESSOP CHILDREN'S CENTRE
- 07 MAYTREE CHILDREN'S CENTRE
- 08 ST STEPHEN'S CHILDREN'S CENTRE
- 09 YOUNG LAMBETH COOPERATIVE

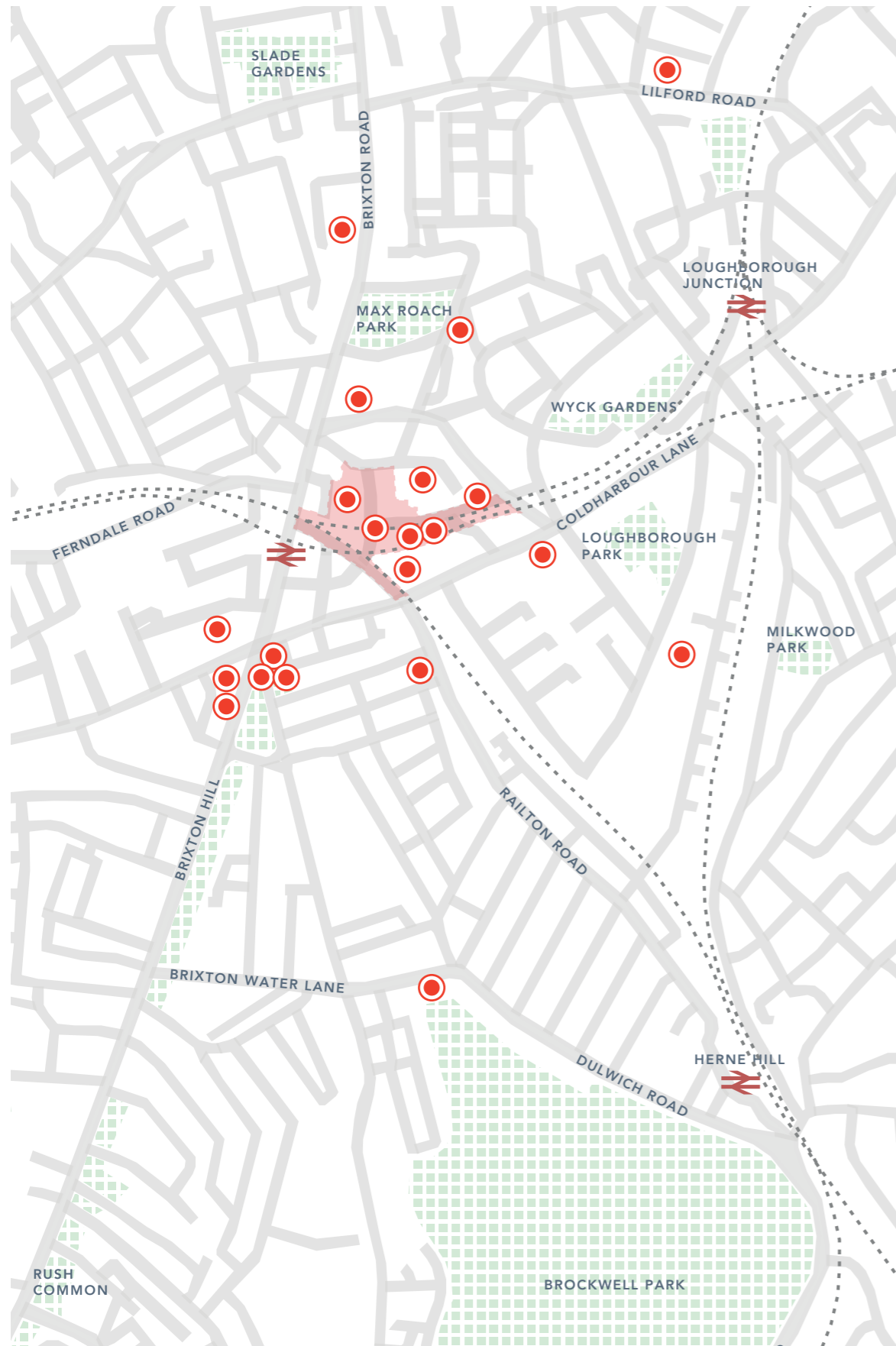
BARS, PUBS, RESTAURANTS, CLUBS

- 01 DOGSTAR
- 02 THE WHITE HORSE
- 03 THE PRINCE OF WALES
- 04 THE PRINCE ALBERT
- 05 THE PRINCE REGENT
- 06 THE FLORENCE
- 07 THE WINDMILL
- 08 ELECTRIC BRIXTON
- 09 THE HALF MOON PUB
- 10 EFFRA HALL TAVERN
- 11 THE DUKE OF EDINBURGH
- 12 THE BEEHIVE
- 13 PLAN B
- 14 CRAFT BEER CO
- 15 ATLANTIS BAR
- 16 CROWN & ANCHOR
- 17 ELECTRIC SOCIAL
- 18 HOOTENANNY
- 19 THE EFFRA SOCIAL
- 20 THE ELM PARK TAVERN
- 21 BRIXTON O2 ACADEMY
- 22 CANTERBURY ARMS

BUSINESS

- 01 BRIXTON BID
- 02 BRIXTON BUSINESS BREAKFAST NETWORK
- 03 BRIXTON MARKET TRADERS FEDERATION
- 04 CARRIBEAN BUSINESS NETWORK

21 KEY STAKEHOLDER MEETINGS SO FAR



- BLOCK WORKOUT
 - BRIXTON BLOG
 - BRIXTON BREWERY
- BRIXTON MARKET TRADERS FEDERATION
 - BRIXTON POUND
 - BRIXTON REC USERS GROUP (BRUG)
 - BRIXTON SOCIETY
- BRIXTON VILLAGE MARKET TRADERS (CORNERCOPIA, CIRCUS)
 - BUREAU OF SILLY IDEAS (BOSI)
- CANTERBURY GARDENS ESTATE RESIDENTS
 - EVELYN GRACE ACADEMY
 - KARIBU EDUCATION CENTRE
- LABOUR WARD COUNCILLORS
 - LAMBETH CYCLISTS
 - LAMBETH RESOLVE
 - MADE IN LAMBETH
 - REMAKERY
- THE PARISH OF ST JOHN THE EVANGELIST, ANGELL TOWN
 - TRANSITION TOWN BRIXTON
 - URBAN 75
 - VALENTIA STUDIOS

KEY CONSIDERATIONS, PRIORITIES, CONCERNS AND ASSETS SO FAR

MARKETS



Maintaining a mix of retailers in both the covered and street markets

REDEVELOPMENT



Creating a coherent development with the growth that is occurring in the wider Brixton area

AFFORDABLE HOUSING



Providing the required amount of affordable housing on any residential development

MAINTAINING A MIX OF OLD & NEW



Forming a well balanced combination of new and old

HISTORY & CULTURE



Guaranteeing the history and culture, and the affordable and social aspect of the area is retained

ENVIRONMENTAL, SOCIAL & ECONOMIC SUSTAINABILITY



Ensuring that sustainability drives new development in Brixton

KEY CONSIDERATIONS, PRIORITIES, CONCERNS AND ASSETS SO FAR

START-UPS, ENTERPRISE & A LOCALISED ECONOMY



Supporting local start up businesses and promoting a localised economy

CAR & BICYCLE PARKING



Offering an adequate number of car and bicycle parking for traders and visitors to the area

EMPLOYMENT



Integrating young local people into employment

KEY LANDMARKS



Maintaining and enhancing key existing local facilities and buildings

COMMUNITY CONSULTATION PROCESS



Involving the "native" Brixton community and "hard-to-reach" groups in the consultation process

WORKSHOP 1:

POTENTIAL LAND USE, VIABILITY CONSIDERATIONS AND COMMUNITY BENEFITS

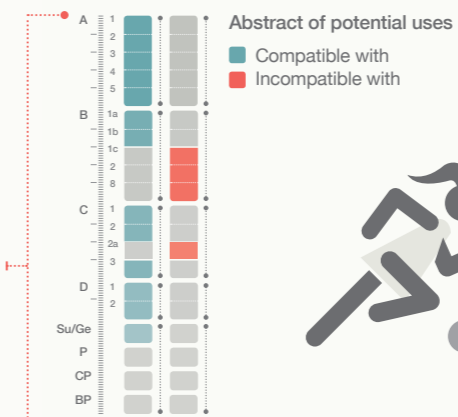
Town & Country Planning Association Use Classes Order | 2006

| | Use Classes (TCPA) | Use/Description of Development | Permitted change |
|-------|-----------------------------------|---|---|
| A1 | Shops | Includes post offices, travel agencies, dry cleaners - everything you would find on a typical high street | None |
| A2 | Financial + Professional services | Includes banks, building societies, estate agents - where goods are not directly sold | A1 (where there is a ground floor display window) |
| A3 | Restaurants + Cafés | Excludes internet cafés (which are A1) | A1 or A2 |
| A4 | Drinking Establishments | Pubs, wine bars and drinking establishments | A1, A2 or A3 |
| A5 | Hot Food Take-away | | A1, A2 or A3 |
| B1a | Business | Live/work units | |
| B1b | Business | Research & development | B8 (where no more than 235m ²) |
| B1c | Business | Light industry | |
| B2 | General Industrial | Industry | B1 (where no more than 235m ²) |
| B8 | Storage + Distribution | | B1 (where no more than 235m ²) |
| C1 | Hotels | Hotels & guesthouses | None |
| C2 | Residential Institutions | Nursing homes, college centres, etc | None |
| C2A | Secure residential Institutions | Prisons or young offenders centres | None |
| C3 | Dwelling Houses | Affordable & Market Housing | None |
| D1 | Non-residential Institutionals | Places of assembly - day time e.g. clinics, galleries and museums | None |
| D2 | Assembly + Leisure | Places of assembly - night time e.g. cinemas, concert halls, gymnasiums | None |
| Su-Ge | Sui-Generis | Theatres, nightclubs and amusement arcades | None |
| P | Public Space | Streets and squares | |
| CP | Car Parking | | |
| BP | Bike Parking | | |

01 | Compatibility

Use this bar to check for compatibility with your other cards **use classes** - given at the bottom of the card.

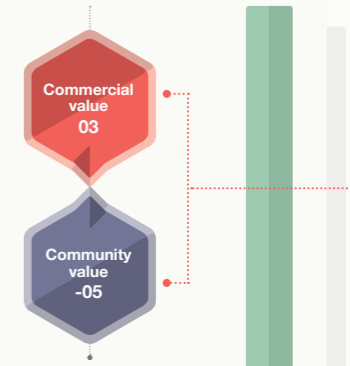
You can check what these mean on the reverse of this sheet.



Gym (Private)
Location : Mid | Upper
Use class : D2



Coproduction



02 | Community & commercial value

Use these numbers in your score sheet.

When you add up all the values you need to end up with both numbers **above 0**.

Kit

- **Deck of cards** - See example above
- **Description of use classes** - See reverse of sheet
- **Scoring sheet** - A table to help work out the commercial and community scores

This card system is intended to stimulate and provoke discussions about the right mix of uses on the Brixton Central site, their viability and thoughts about enhancements to public space, cycle and car parking facilities.

Each card represents a particular use, within the established, though slightly curious 'use classes order' [01] stipulated by the government (see reverse of sheet).

Against these uses indicative **commercial and community values** [02] are prominently displayed on each card, ranging from +10 to -10. The overall idea is to select a mix of cards across all use classes representing your preferred mix for the site. The scores are then totalled up, and so long as they are both positive, and of a similar order, the mix should be both commercially and socially viable.

If the scores are badly mismatched (say by more than 10 or 15 points), or if either of the scores is negative, cards will have to be removed and added to balance the figures. This may take two or three attempts to get right.

Note - this does not yet locate what goes where, which will be a separate, follow-on exercise.

Once the balance has been achieved we then look to see which uses are compatible and cluster these together. This is indicated on the left hand border of each card. We can also see from the card which uses can go at ground, mid or upper levels, and further sub-divide the clusters of cards, if your selection allows this.

Getting started

To begin with, as the scheme will accommodate a good amount of housing, we would suggest that three Market (private) Residential Block cards are selected, and that the next selection should add two Affordable Residential Blocks as a proportion considered sustainable. We also suggest that two Market Retail cards, one Affordable Retail card and the Public Toilets card are selected at this point, as the scheme will accommodate these uses.

After this, the further appropriate 'C' land use can be considered (C1 = Hotel). If you think a hotel would be appropriate, add it with the housing cards selected. You then run through the 'A', 'B', 'D' and 'Sui Generis' (without classification) classes, and again select from these what you think would be appropriate. Apart from housing, and retail spaces (shops etc, in the 'A' use class) which will have multiple units, a single card should suffice for all other uses, as these are likely to be one off elements. However, if you would like two 'performance spaces', or any other multiple, you can add it in, though it is very unlikely that this will be viable commercially. In addition to internal uses we also want you to consider public space / street upgrades, public conveniences, car and cycle parking, and cards have been produced for all of these.

During the 'trading' session, when cards are being added and omitted, discussions are likely to be at their most intense. Make sure these are recorded (papers are provided), as this is as much part of the process as is achieving a viable mix.

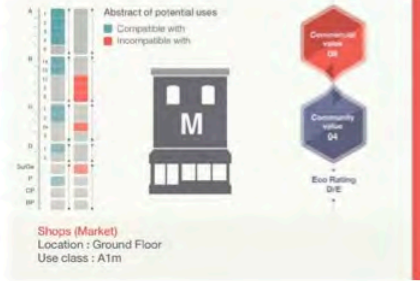
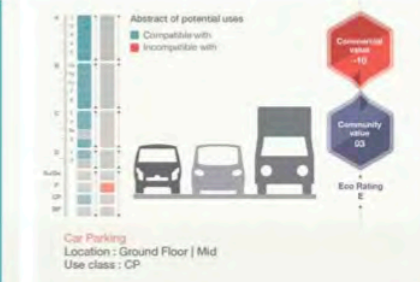
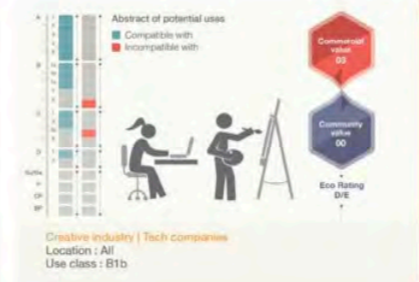
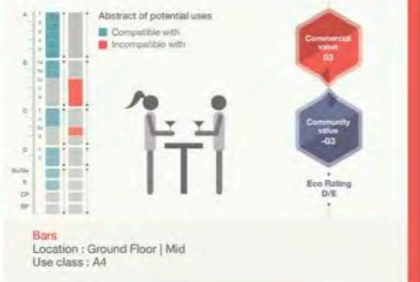
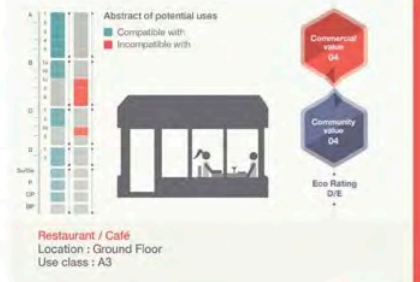
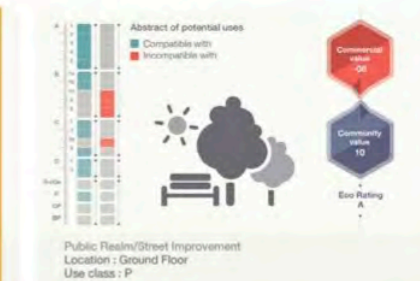
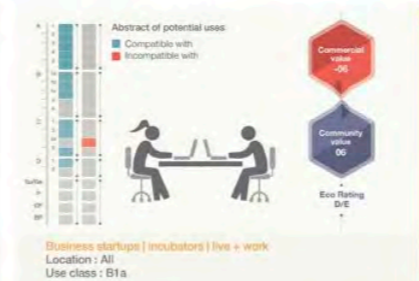
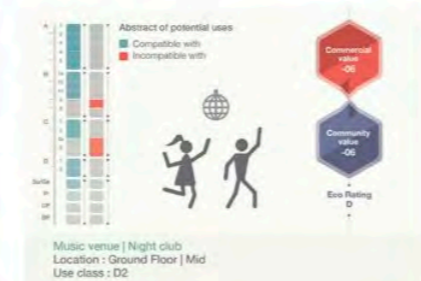
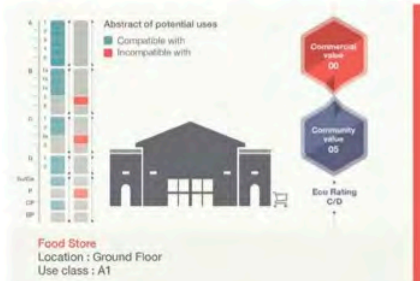
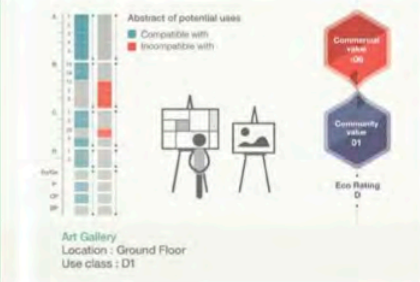
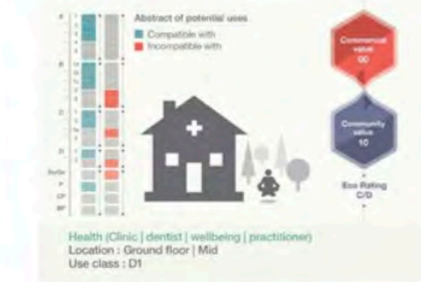
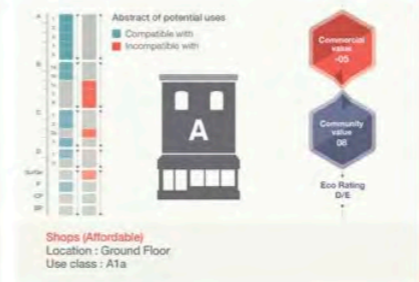
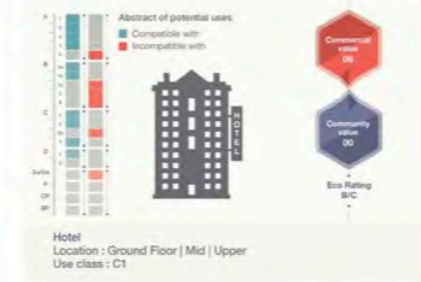
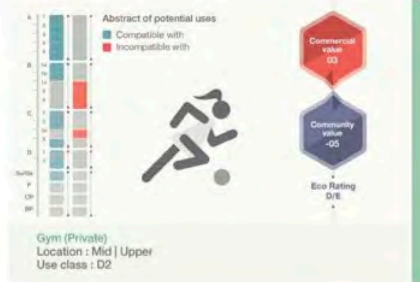
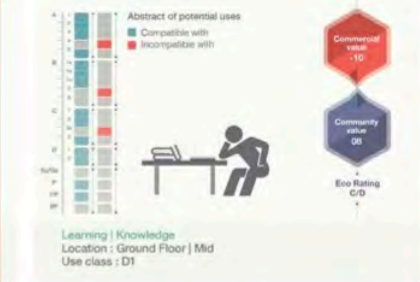
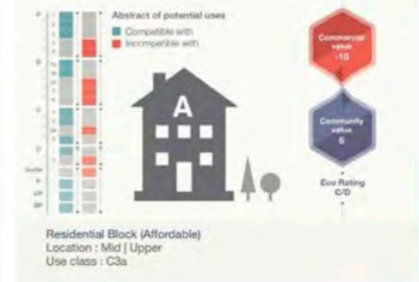
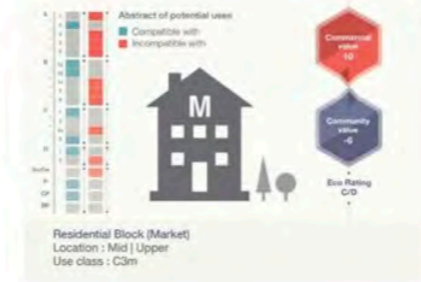
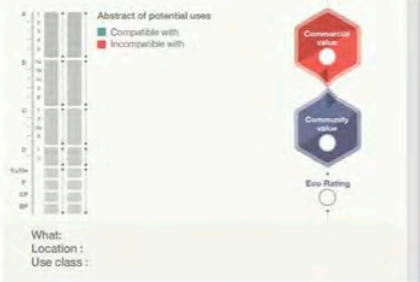
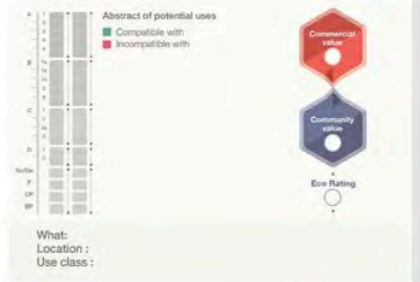
Finally, when you have arrived at the balanced selection, take a photograph with your mobile phone, or ask one of the facilitators from Fluid or AECOM to do so. You may want to do this more than once to explore various mixes that would be considered appropriate. This will be very helpful for the masterplanning process.

Please note that the values given are not 'scientific'. If the whole group strongly believe that some commercial and community scoring is not appropriate this can be adjusted. However, before contemplating this we would suggest that at least one 'hand' is played first.

Commercial Value



| Use Class I A | | | Eco Rating |
|-----------------------|--|--|------------|
| 01 | | Food Store | C/D |
| 02 | | Shops (Market) | D/E |
| 03 | | Shops (Affordable) | D/E |
| 04 | | Restaurant Café | D/E |
| 05 | | Bars | D/E |
| 06 | | Hot food take away | E |
| Use Class I B | | | Eco Rating |
| 07 | | Business startups, incubators, Live + work | D/E |
| 08 | | Creative industry & Tech companies | D/E |
| 09 | | Storage Space | E |
| Use Class I C | | | Eco Rating |
| 10 | | Residential (Market) | C/D |
| 11 | | Residential (Affordable) | C/D |
| 12 | | Hotel | B/C |
| Use Class I D | | | Eco Rating |
| 13 | | Health (Clinic dentist wellbeing practitioner) | C/D |
| 14 | | Learning knowledge | C/D |
| 15 | | Art Gallery | D |
| 16 | | Gym (Private) | D/E |
| 17 | | Night Club Concert Hall | D |
| 18 | | Cinema | D/E |
| Use Class I Su Ge | | | Eco Rating |
| 19 | | Performance Space | C |
| 20 | | Street Markets | B/C |
| 21 | | Public Toilets | A |
| Use Class I P | | | Eco Rating |
| 22 | | Public Realm/ Street Improvement | A |
| Use Classes I CP BP | | | Eco Rating |
| 23 | | Car Parking | E |
| 24 | | Bicycle Parking | A |



SUMMARY OF WORKSHOP 1 FINDINGS

(x 17 cards)



Residential Block (Market)

(x 12 cards)



Residential Block (Affordable)

(x 11 cards)



Shops (Market)

(x 07 cards)



Shops (Affordable)



Creative industry | Tech companies

(x 05 cards)



Business startups | Incubators | Live + work

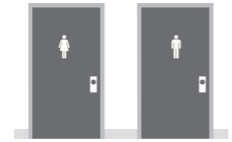


Learning | Knowledge



Market Storage

(x 04 cards)



Public Toilets



Bicycle Parking



Street Markets



Car Parking

(x 03 cards)



Public Realm/Street Improvement



Hotel

YOUTH
COMMUNITY
SPACE/
YOUTH HUB

LIGHT INDUSTRIAL
COMMERCIAL UNITS

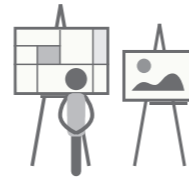
(x 02 cards)



Health (clinic | dentist | wellbeing | practitioner)



Bars

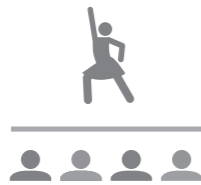


Art Gallery



Restaurant / Cafe

(x 01 card)



Performance Space

RAIL STATION
IMPROVEMENTS

THEATRE

STUDENT
ACCOMMODATION

SMALL LOCAL
PRODUCTION



Food Store



Hot food take away



Cinema

(0 cards)



Gym (Private)

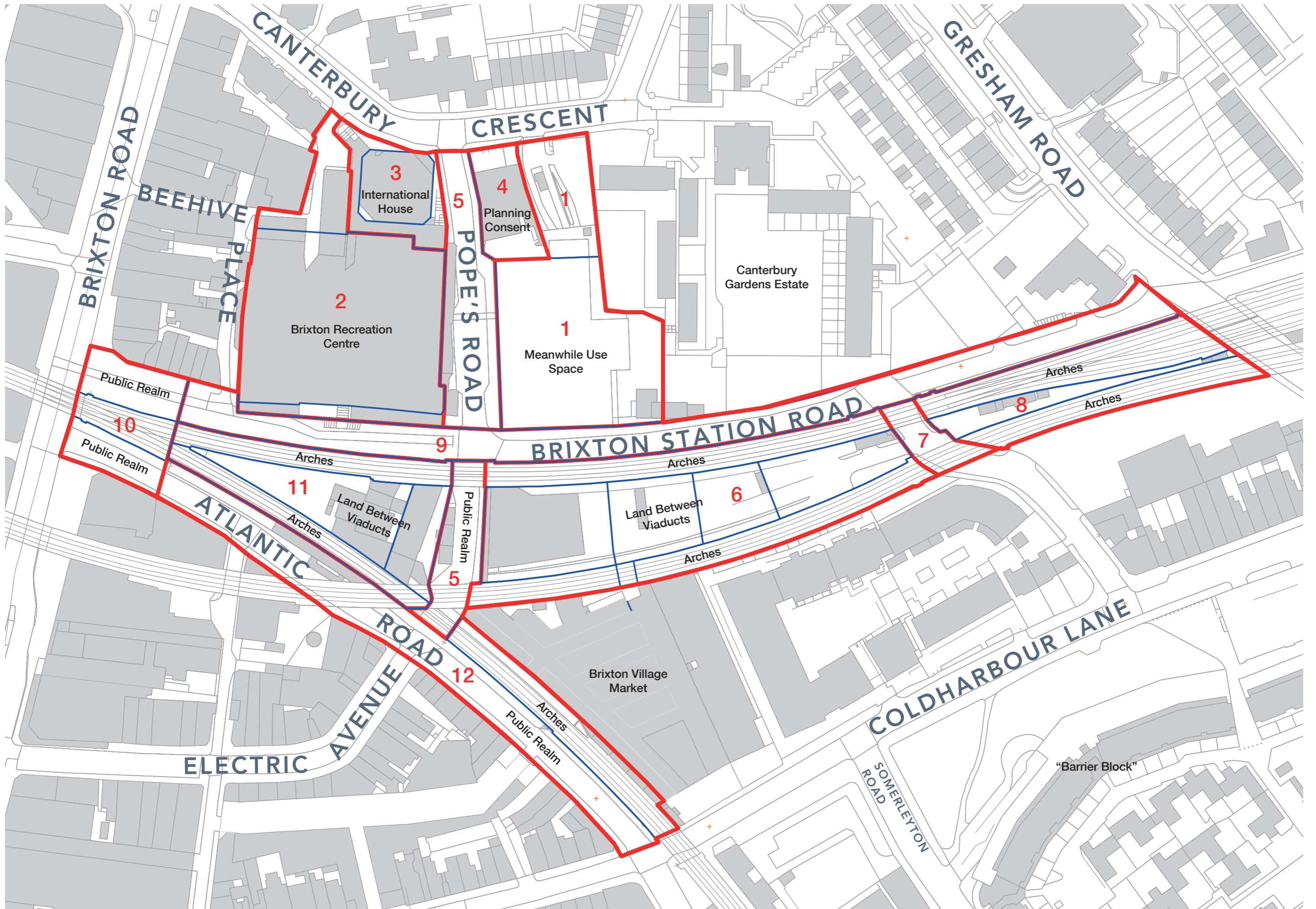


Music venue | Night club

WORKSHOP 2

**POTENTIAL LOCATIONS FOR DIFFERENT TOWN CENTRE
ACTIVITIES ACROSS THE BRIXTON CENTRAL AREA**

WORKSHOP STRUCTURE



CANTERBURY
CRESCENT

GRESHAM ROAD

BRIXTON ROAD

BEEHIVE PLACE

3
International House

4
Planning Consent

1
Meanwhile Use Space

2
Brixton Recreation Centre

Canterbury Gardens Estate

Arches

Arches

5
POPE'S ROAD

BRIXTON STATION ROAD

Public Realm

10

Public Realm

Arches

9

Arches

7

ATLANTIC ROAD

11

Arches

Land Between Viaducts

5

Public Realm

Land Between Viaducts

6

Arches

AVENUE ROAD

12

Public Realm

Brixton Village Market

COLDHARBOUR LANE

ELECTRIC ROAD

SOMERLEYTON ROAD

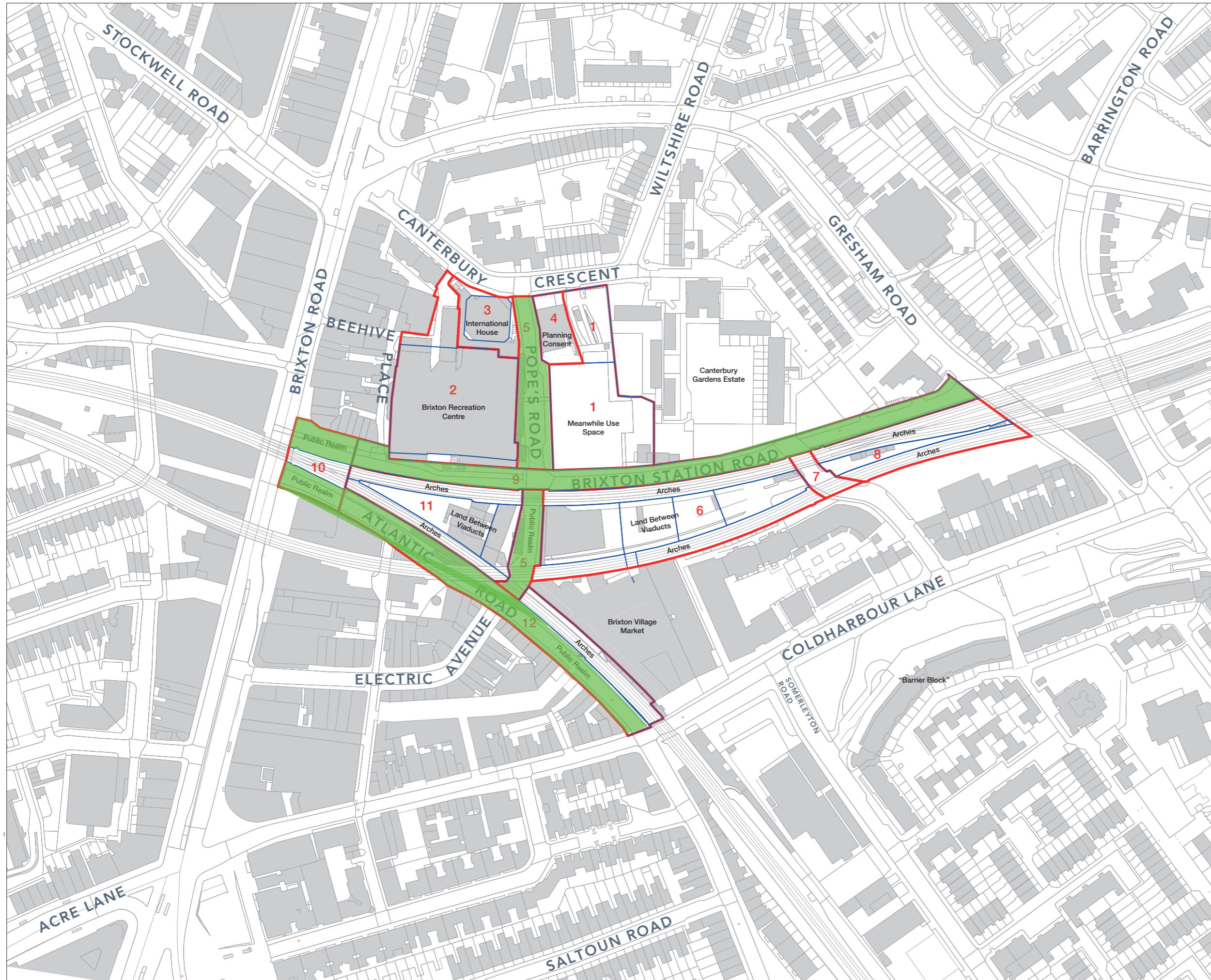
"Barrier Block"

Plot description

| Plot Nr | Ownership (freeholders) | Potentials |
|----------------|--------------------------------|--|
| 1 | Lambeth | Meanwhile and later new-build use for the ice rink site |
| 2 | Lambeth | Potential further additional uses for the REC in discussion with BRUG |
| 3 | Lambeth | Retrofitting of International House – use to be agreed |
| 4 | Private Ownership | Planning Consent for 9 story residential block with 31 units (1,2 and 3 bed and 11 'affordable' units) and 1,750 sq ft of commercial / community use at the base |
| 6,8,11 | Network Rail | Potential to build over the low level units between the arches and to open up the mix of uses catered for by the arches |
| 10 | Network Rail | Possible public realm improvements and potential to open up the mix of uses catered for by the arches |

| Street Plot Nr | Ownership (freeholders) | Public realm improvements |
|-----------------------|--------------------------------|--|
| 5,7,9,12 | Lambeth | Streets around / through the site currently the subject to separate study for possible public realm improvements |

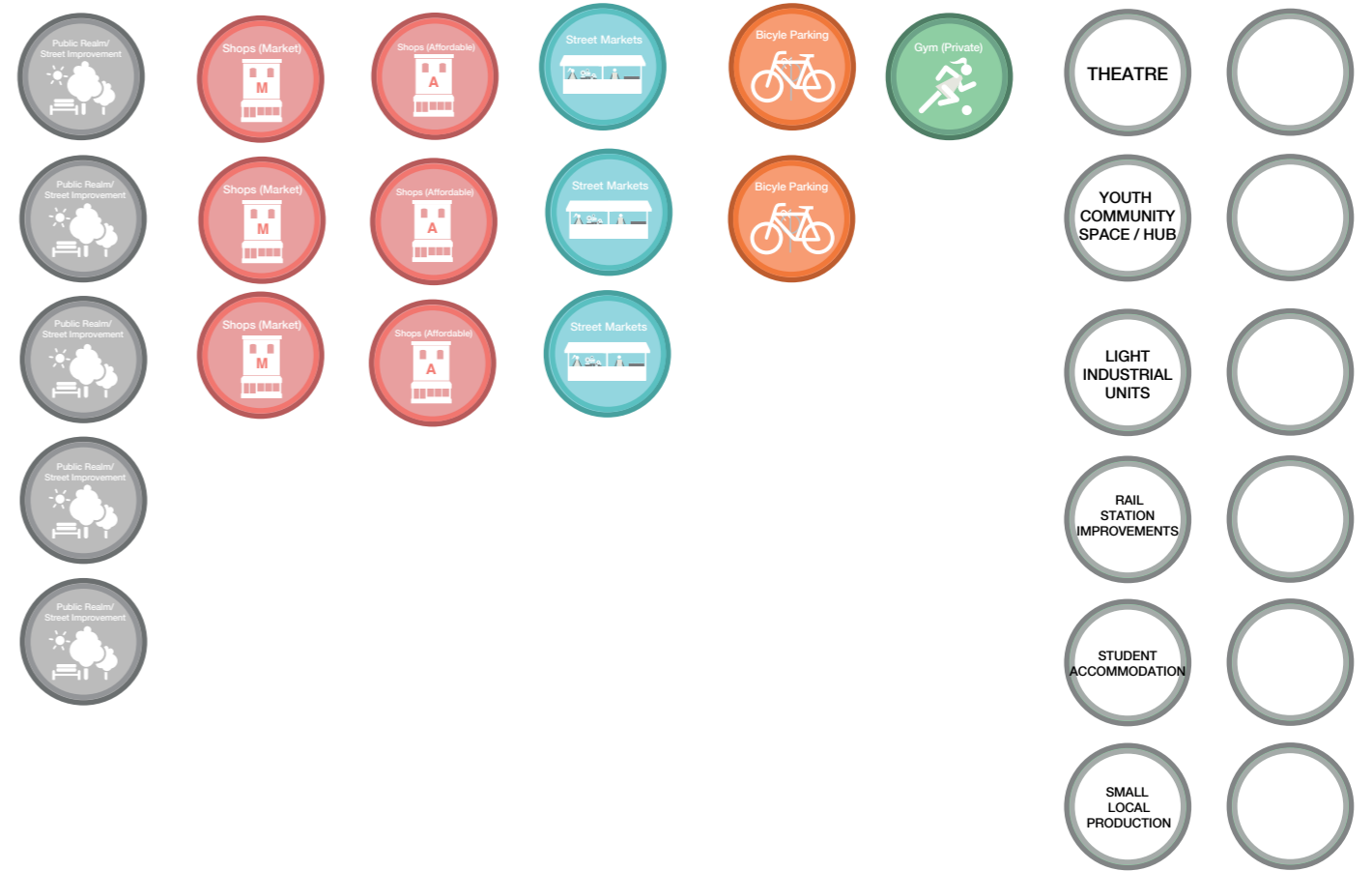
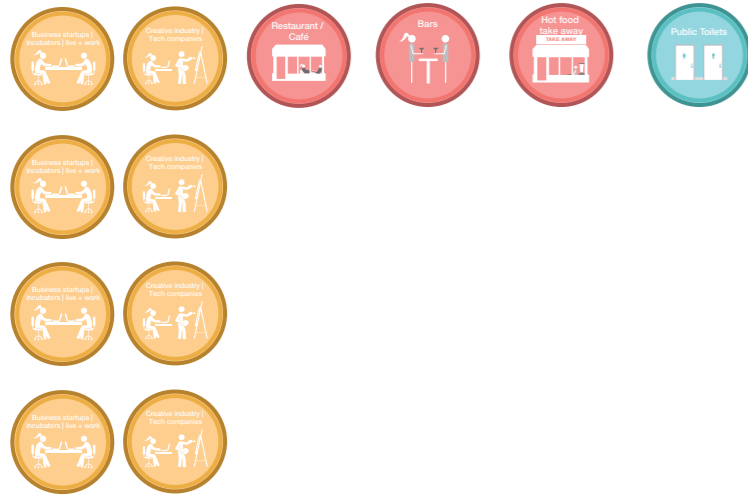
BRIXTON CENTRAL -
SITE PLAN, PUBLIC
REALM



— Site boundary

SCALE - 1:1000 @ A1

LAND USES - DISCS



**Group Feedback
Locations**

| Parcel | Land Use(s) & Comments |
|---------------|-----------------------------------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |

CLOSE & NEXT STEPS