

PROJECT OVERVIEW & CONTEXT

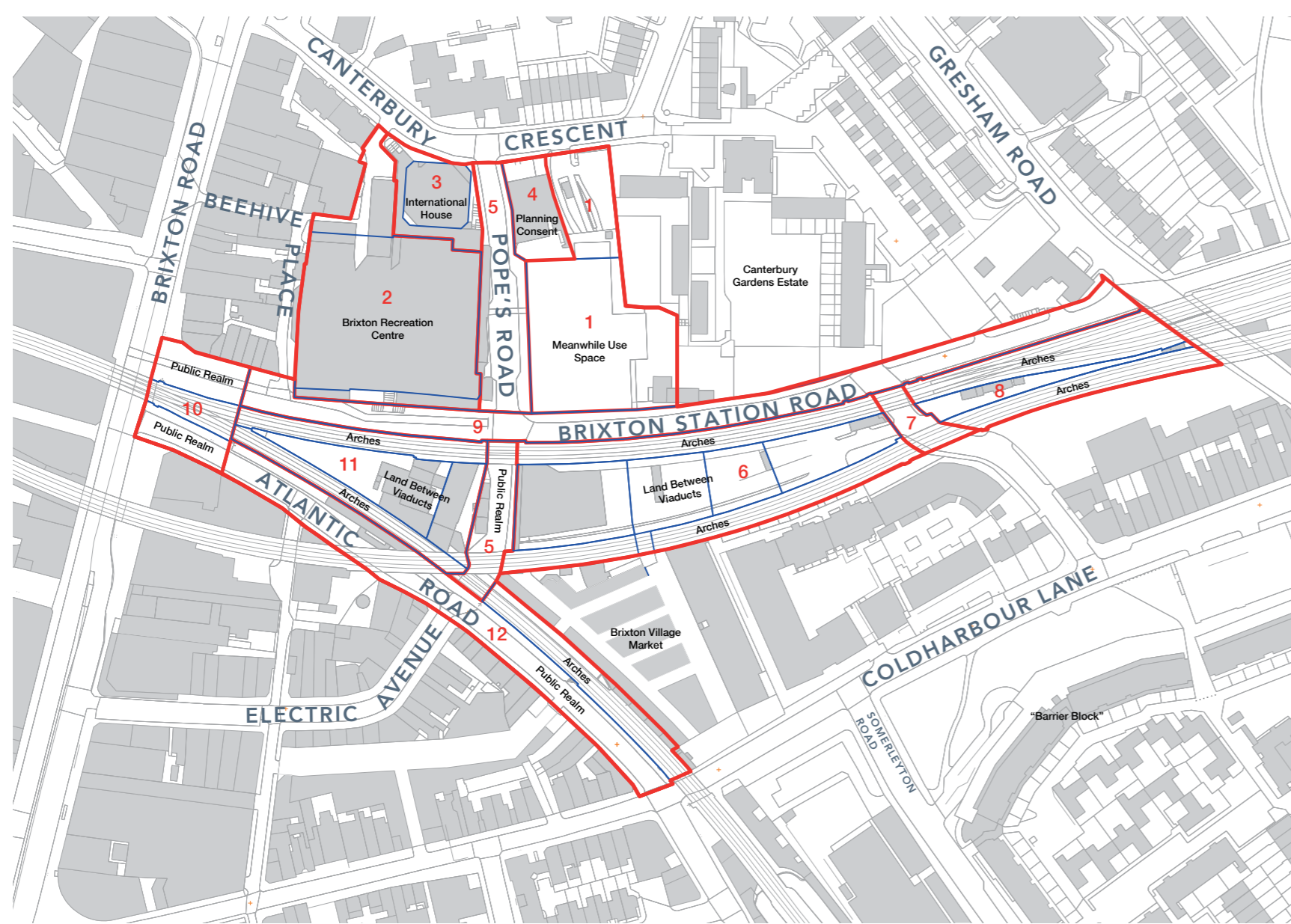
THE SITE & WHO IS INVOLVED

Client: London Borough of Lambeth & Network Rail

Masterplanners and Architects: AECOM & Fluid

Consultants (Value/Viability): DTZ

Lambeth Council and Network Rail have jointly appointed AECOM and Fluid to work with local people to produce a 'masterplan development brief' for Brixton Central. This will guide investment and change in this important part of the town centre.



PROJECT BACKGROUND

The Future Brixton Masterplan (2009) and Supplementary Planning Document (SPD) (2013) have been adopted by Lambeth Council as a guide for development. It sets down what local people and the Council felt was important as Brixton town centre changes and develops, and forms the background-planning context for the Brixton Central Masterplan.

Many individuals and local community groups were involved in shaping the concept and content of this through a consultation process.



THE WIDER REGENERATION CONTEXT

The Council has embarked on a major regeneration programme across Brixton, called Future Brixton.

This will see well over £200m of investment, deliver hundreds of affordable homes and local job opportunities. It will also provide new community and leisure space and improve the streetscape.

Along with Brixton Central (1), the Future Brixton regeneration programme also includes:

(2) Somerleyton Road (new uses include 300 residential units, and Oval House Theatre).

(3) Your New Town Hall (new uses include employment, start-ups, 270 residential units, Council offices and town hall).

As a parallel process, Lambeth Council are working closely with the Brixton Rec User Group to commission additional survey and capacity work for Brixton Rec, to understand the nature and scale of improvements that could be made to the centre.



GET IN TOUCH

 www.futurebrixton.org/brixton-central

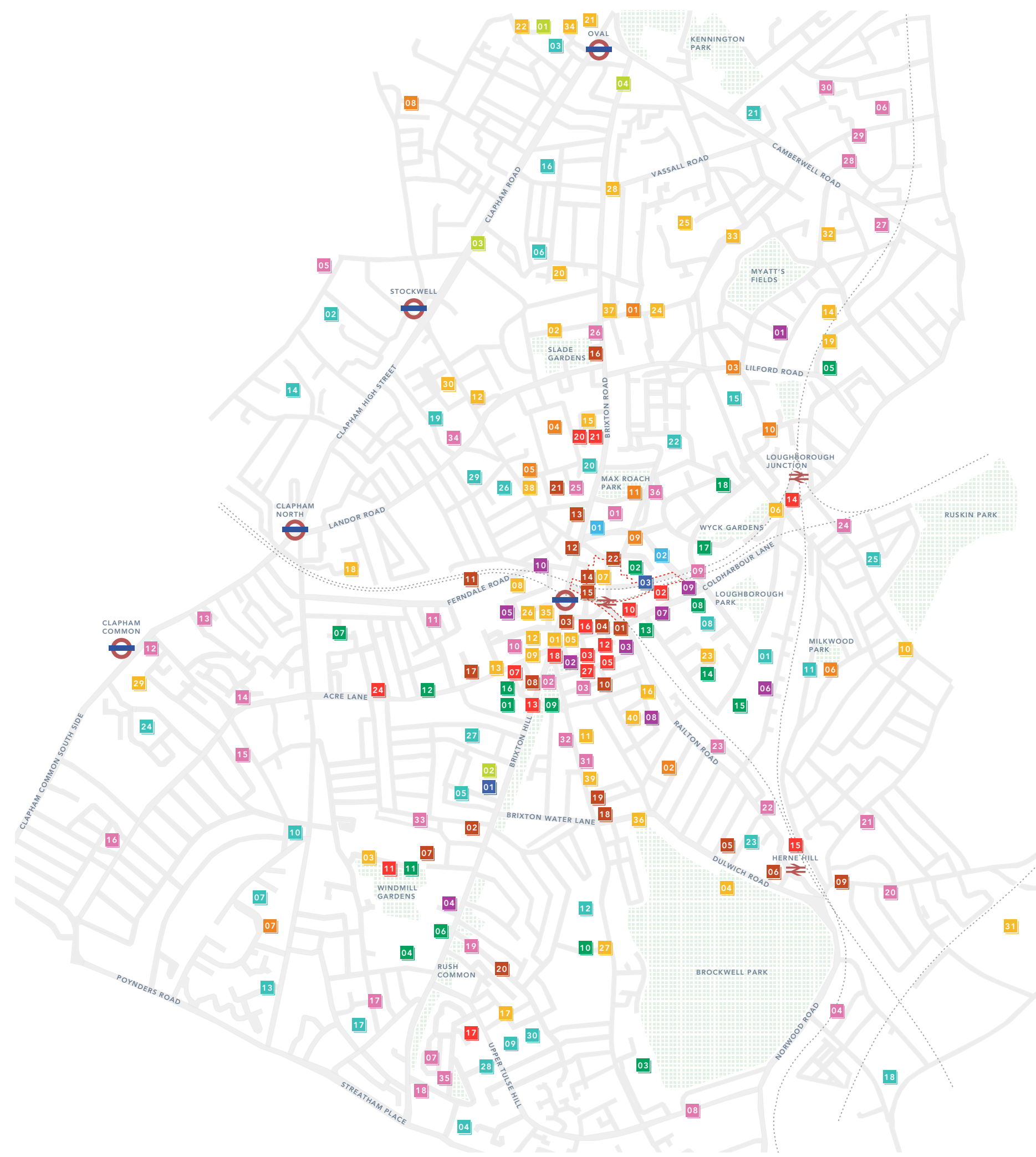
 futurebrixton@lambeth.gov.uk

 @FutureBrixton

WORKING TOGETHER

STAKEHOLDER MAPPING | WHERE & WHO

There are currently over 200 contacts who we ensure are fully informed throughout the process.



TENANTS & RESIDENTS ASSOCIATIONS	SCHOOLS	FAITH	FURTHER & HIGHER EDUCATION	COMMUNITY GROUPS AND LOCAL FACILITIES	SAFETY	ARTS & CULTURE	COMMUNITY INTEREST GROUPS	YOUNG PEOPLE	BARNS, PUBS, RESTAURANTS, CLUBS
1. ARLINGTON LODGE TRA	11. EVELYN GRACE ACADEMY	21. BRITON MOSQUE & ISLAMIC CULTURAL CENTRE	31. ARCHBISHOP TENISON'S SIXTH FORM	41. BRIXTON LIBRARY	51. BRIXTON POLICE STATION	61. REMAKERY	71. THE BRIXTON SOCIETY	81. LIZ ATKINSON CHILDREN'S CENTRE	91. BOONSTAR
2. CANTERBURY GARDENS RA	12. ALLEN EDWARDS PRIMARY SCHOOL	22. ST MATTHEW'S CHURCH	32. LAMBETH COLLEGE	42. LOBN ROAD ALLOTMENTS	52. BRIXTON FIRE STATION	62. BITEY PICTUREHOUSE	72. BUREAU OF SILLY IDEAS (BOSI)	82. EFFRA CHILDREN'S CENTRE	92. THE WHITE HORSE
3. CREESINGHAM GARDENS TRA	13. ASHMOLE PRIMARY SCHOOL	23. BRITON UNITARIAN CHRISTIAN CHURCH	33. NACRO	43. BRIXTON WINDMILL ALLOTMENTS	53. THE BETTIE WORTON GALLERY	63. THE BETTIE WORTON GALLERY	73. BLACK CULTURAL ARCHIVES/ NATIONAL BLACK HERITAGE CENTRE	83. LOUGHBOROUGH CHILDREN'S CENTRE	93. THE PRINCE OF WALES
4. DUNMARTON COURT TRA	14. CHRIST CHURCH C.E. PRIMARY SCHOOL	24. NEW TESTAMENT CHURCH OF GOD	34. TEG LEARNING LAMBETH	44. BROOKWELL PARK LILO & CAFE	54. BRIXTON ART SPACE	64. BRIXTON ART SPACE	74. BRIXTON POUND	84. STOCKWELL PARK EARLY YEARS	94. THE PRINCE ALBERT
5. LILFORD AREA RA	15. COPPIN GREEN R.C. PRIMARY SCHOOL	25. ST FRANCIS DE SALES CHURCH		45. WINDRUSH SQUARE	55. WESTBURY MUSIC LTD	65. WESTBURY MUSIC LTD	75. BRIXTON SHELTERED STREET SCHEME	85. STOCKWELL CHILDREN'S CENTRE	95. THE PRINCE REGENT
6. BENTON CLOSE TRA	16. DURAND PRIMARY SCHOOL	26. ST. MICHAEL'S CHURCH		46. THE GREEN MAN SKILLS ZONE	56. TEEK BRIXTON	66. TEEK BRIXTON	76. TRANSITION TOWN BRIXTON/ LAMBETH SUSTAINABILITY FORUM	86. JESSOP CHILDREN'S CENTRE	96. THE FLORENCE
7. SOLON NEW ROAD RA	17. GLENBROOK PRIMARY SCHOOL	27. STREATHAM FRIENDS MEETING HOUSE		47. THE GREEN MAN SKILLS ZONE	57. BRIXTON YOUTH THEATRE	67. BRIXTON YOUTH THEATRE	77. BRIXTON REC CENTRE/ BRIXTON REC USERS GROUP (BRUG)	87. MATTHEW CHILDREN'S CENTRE	97. THE WINDMILL
8. SOUTHWICK HOUSE RA	18. HILL MEAD PRIMARY SCHOOL	28. HOLY TRINITY CHURCH		48. FERRISDALE SPORTS CENTRE	58. BRIXTON SPLASH FESTIVAL	68. BRIXTON SPLASH FESTIVAL	78. BRIXTON BLOG	88. ST STEPHEN'S CHILDREN'S CENTRE	98. ELECTRIC BRIXTON
9. ST MATTHEW'S ESTATE TRA	19. HOLY TRINITY C.E. PRIMARY SCHOOL	29. DRESHAM BAPTIST CHAPEL		49. LAMBETH TOWN HALL	59. BRIXTON YOUTH THEATRE	69. BRIXTON YOUTH THEATRE	79. BRIXTON BUSINESS FORUM	89. YOUNG LAMBETH COOPERATIVE	99. THE HALF MOON PUB
10. TULSK HILL ESTATE TRA	20. IORA PRIMARY SCHOOL	30. UNIVERSAL PENTECOSTAL CHURCH		50. CARNEGIE LIBRARY	59. BRIXTON EAST GALLERY	69. BRIXTON GREEN	79. BRIXTON GREEN	99. MARCUS LIPTON YOUTH CLUB	100. EFFRA HALL TAYLOR
11. WINDMILL VIEW RA	21. JESSOP PRIMARY SCHOOL	31. BRATON SEVENTH DAY ADVENTIST CHURCH		51. EFFRA DAY CENTRE	60. CHOCOLATE MUSEUM BRIXTON	70. FRIENDS OF WINDMILL GARDENS	70. FRIENDS OF WINDMILL GARDENS	100. MAX BOACH PLAY PROJECT	101. THE DUKE OF EDINBURGH
12. ACRE LANE RA	22. JUBILEE PRIMARY SCHOOL	32. ST MARY'S RC CHURCH		52. LAMBETH CHINESE COMMUNITY ASSOCIATION		71. BAKERWOOD BRIXTON	71. BAKERWOOD BRIXTON		102. THE BEHNSIE
13. CARLTON MANSIONS HOUSING CO-OP	23. KINGS AVENUE PRIMARY SCHOOL	33. CLAPHAM METHODIST CHURCH		53. LAMBETH ASSEMBLY HALL		72. LONDON CREATIVE LABS	72. LONDON CREATIVE LABS		103. PLAN B
14. MOORLANDS ESTATE TRA	24. LARK HALL PRIMARY SCHOOL	34. SALVATION ARMY HALL		54. FLAXMAN SPORTS CENTRE		73. LOUGHBOROUGH JUNCTION ACTION GROUP	73. LOUGHBOROUGH JUNCTION ACTION GROUP		104. CRAFT BEER CO
15. LOUGHBOROUGH PARK ESTATE	25. LOUGHBOROUGH PRIMARY SCHOOL	35. ST JAMES CHURCH CLAPHAM		55. LAMBETH ACCORD CONFERENCE CENTRE		74. HERNE HILL FORUM	74. HERNE HILL FORUM		105. ATLANTIS BAR
16. FORDEN ROAD RESIDENTS	26. SEAY PRIMARY SCHOOL	36. HOLY SPIRIT CHURCH OF ENGLAND		56. BRITON ST VINCENT COMMUNITY CENTRE		75. BRIXTON BUZZ	75. BRIXTON BUZZ		106. CROWN & ANCHOR
17. MILBROOK ROAD RA	27. RICHARD ATKINS PRIMARY SCHOOL	37. ALL SAINTS CHURCH OF ENGLAND		57. CARRIBAN HINDU SOCIETY		76. BRIXTON ENERGY	76. BRIXTON ENERGY		107. ELECTRIC SOCIAL
18. LOUGHBOROUGH ESTATE TRA	28. ROSSENDALE PRIMARY SCHOOL	38. BRITON HILL UNITED REFORMED CHURCH		58. PENWICK HALL		77. FRIENDS OF BRIXTON LIBRARY	77. FRIENDS OF BRIXTON LIBRARY		108. HOOTERNANNY
	29. ST ANDREW'S C.E. PRIMARY SCHOOL	39. BRITON HILL METHODIST CHURCH		59. HARRY CADDOCK COMMUNITY HALL		78. FRIENDS OF WINDRUSH SQUARE	78. FRIENDS OF WINDRUSH SQUARE		109. THE ELM PARK TAYLOR
	30. ST JOHN THE DAVINE C.E. PRIMARY SCHOOL	40. ST HELEN'S R.C. PRIMARY SCHOOL		60. KENNINGTON PARK COMMUNITY CENTRE		79. HASLEMERG ACTIVITY CENTRE	79. HASLEMERG ACTIVITY CENTRE		110. ELECTRIC SOCIAL
	31. ST JOHN'S LAMBELL TOWN C.E. PRIMARY SCHOOL	41. ST JOHN THE DAVINE C.E. PRIMARY SCHOOL		61. MONTGOMERY HALL		80. LAMBETH CYCLISTS	80. LAMBETH CYCLISTS		111. HOOTERNANNY
	32. ST JUDITH'S LAMBELL TOWN C.E. PRIMARY SCHOOL	42. INTERNATIONAL FELLOWSHIP FOR CHRIST (ICFC)		62. WOODLANDS COMMUNITY CENTRE		81. LAMBETH VOLUNTARY ACTION COUNCIL	81. LAMBETH VOLUNTARY ACTION COUNCIL		112. THE ELM PARK TAYLOR
	33. ST MARY'S R.C. PRIMARY SCHOOL	43. ST JAMES CHURCH CLAPHAM		63. BRITON ST VINCENT COMMUNITY CENTRE		82. LAMBETH VOLUNTARY ACTION COUNCIL	82. LAMBETH VOLUNTARY ACTION COUNCIL		113. BRIXTON OF ACADEMY
	34. ST SAUVOUR'S C.E. PRIMARY SCHOOL	44. HOLY SPIRIT CHURCH OF ENGLAND		64. CARRIBAN HINDU SOCIETY		83. BRIXTON PEOPLE'S KITCHEN	83. BRIXTON PEOPLE'S KITCHEN		114. CANTERBURY ARMS
	35. STOCKWELL PRIMARY SCHOOL	45. ALL SAINTS CHURCH OF ENGLAND		65. BRITON HILL UNITED REFORMED CHURCH		84. URBAN 75	84. URBAN 75		
	36. SUDBOURNE PRIMARY SCHOOL	46. ST PAUL'S CHURCH		66. BRITON HILL METHODIST CHURCH		85. VIDA WALSH CENTRE	85. VIDA WALSH CENTRE		
	37. HOLMEWOOD NURSERY SCHOOL	47. INTERNATIONAL FELLOWSHIP FOR CHRIST (ICFC)		67. ST HELEN'S R.C. PRIMARY SCHOOL					
	38. LANSDOWNE SCHOOL	48. ST JOHN THE DAVINE C.E. PRIMARY SCHOOL		68. ST JOHN'S LAMBELL TOWN C.E. PRIMARY SCHOOL					
	39. ELM COURT SCHOOL	49. ST JUDITH'S LAMBELL TOWN C.E. PRIMARY SCHOOL		69. ST MARY'S R.C. PRIMARY SCHOOL					
		50. ST SAUVOUR'S C.E. PRIMARY SCHOOL		70. STOCKWELL PRIMARY SCHOOL					
		51. SUDBOURNE PRIMARY SCHOOL		71. HOLMEWOOD NURSERY SCHOOL					
		52. HOLMEWOOD NURSERY SCHOOL		72. LANSDOWNE SCHOOL					
		53. ELM COURT SCHOOL		73. ELM COURT SCHOOL					

REFERENCE GROUP

A reference group has been formed to help develop ideas ahead of wider public consultation. Three meetings have been held so far, with between 30 and 40 people attending.

The group includes community groups, ward members, local businesses and residents. It will continue to meet as the project develops.

The group is open to all and you can register your interest for further meetings on the Future Brixton website.

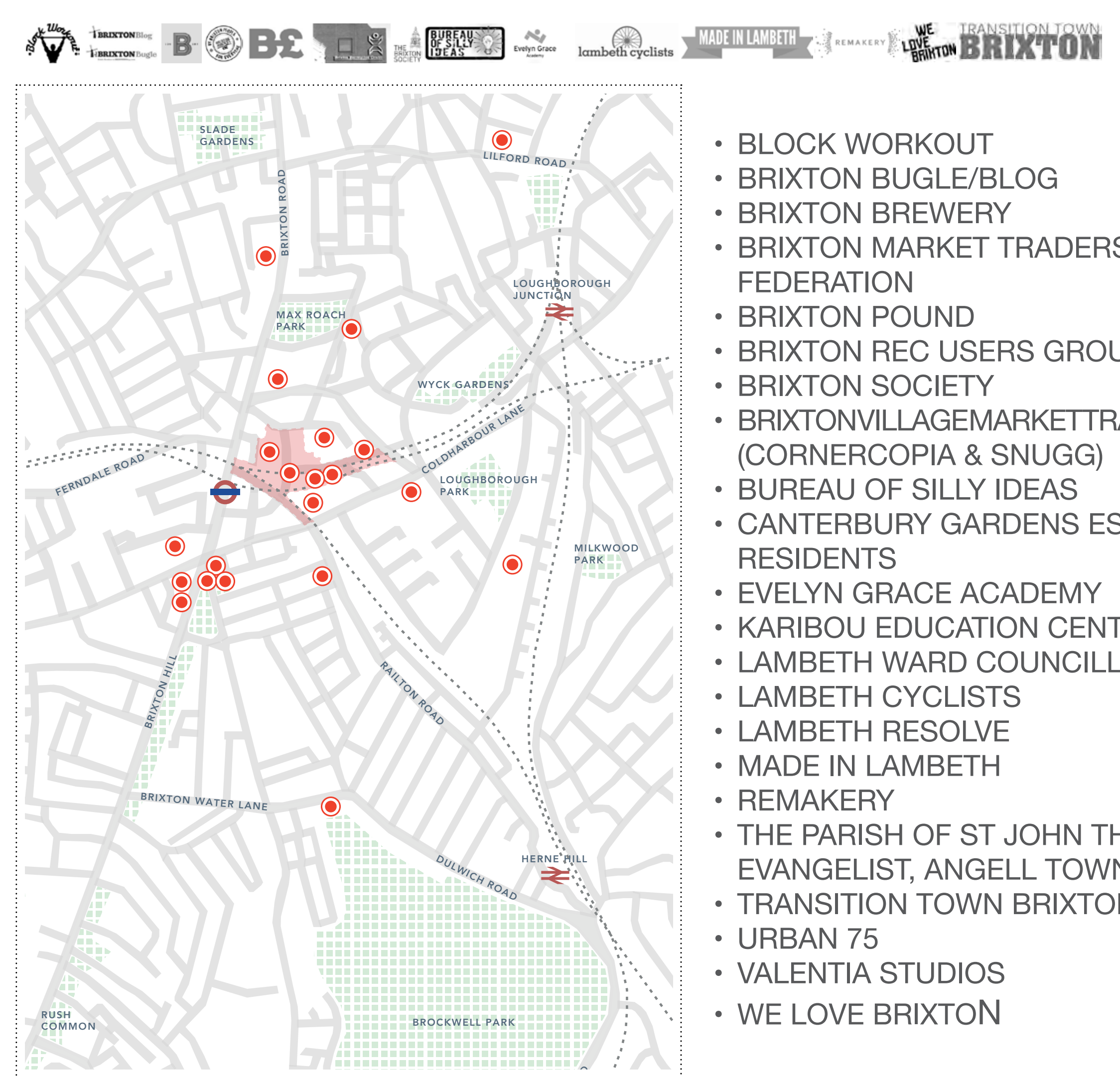


ONE TO ONE & GROUP MEETINGS

We have held one-to-one conversations with 22 local representatives of key organisations and with a number of interested individuals.

Key themes discussed included:

- start-ups, enterprise & a localised economy
- markets and retail
- history & culture
- environmental, social and economic sustainability
- maintaining a mix of old and new
- employment and education
- affordable housing
- community consultation process
- key landmarks
- car and bicycle parking



- BLOCK WORKOUT
- BRIXTON BUGLE/BLOG
- BRIXTON BREWERY
- BRIXTON MARKET TRADERS FEDERATION
- BRIXTON POUND
- BRIXTON REC USERS GROUP
- BRIXTON SOCIETY
- BRIXTONVILLAGEMARKETTRADERS (CORNERCOPIA & SNUGG)
- BUREAU OF SILLY IDEAS
- CANTERBURY GARDENS ESTATE RESIDENTS
- EVELYN GRACE ACADEMY
- KARIBOU EDUCATION CENTRE
- LAMBETH 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
- WE LOVE BRIXTON

WORKING WITH YOUNG PEOPLE

In partnership with Evelyn Grace Academy, with facilitation from a representative from the Stephen Lawrence Trust bursary, pupils of all ages participated in a workshop where we discussed, "what is your community meant to look like?"

"that it becomes a safe, clean, happy, affordable and accessible place for all people"

"facilities for a wide range of people of all ethnicities, rather than one specific group"

"changes that benefit our generation and the next generations of Brixton"

"that Brixton can develop while keeping its originality and diversity"

"for the crime rate to decrease and for the reputation of the area to be more positive"

Popularity of Uses

- 1st (most popular) land use: Youth Community Space / Youth Hub
- 2nd (most popular) land use: Public Toilets
- 3rd (most popular) land uses: Health (clinic | dentist | wellbeing | practitioner), Residential Block (Affordable), Learning | Knowledge
- 4th (most popular) land use: Car Parking, Shops (Market)
- 5th (most popular) land use: Performance Space, Residential Block (Market), Student Accommodation

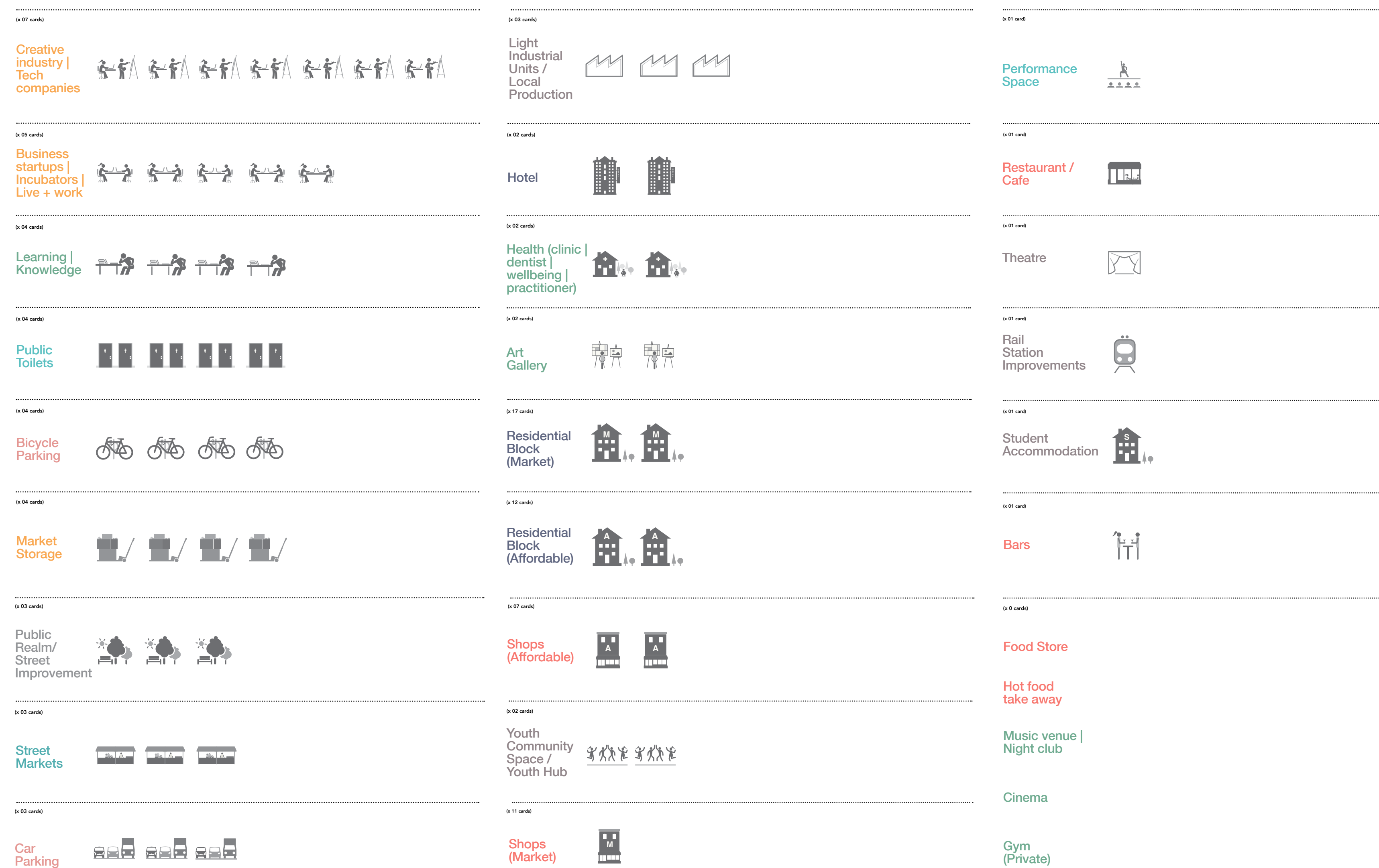


WHAT LOCAL PEOPLE HAVE TOLD US SO FAR...

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

At the first Reference Group meeting on 27th March 2014, we looked at different types of town centre activities, alongside their potential commercial viability and community benefit.

The group split into 8 separate tables for discussion. A summary of the findings is set out on the right, with each icon representing the preference of a table.



THE EMERGING OPPORTUNITIES

From this engagement work, the masterplan team has developed a number of emerging opportunities. They are set out in the two scenarios described on later boards.

These scenarios have taken account of:

- The findings from earlier engagement
- The Brixton Supplementary Planning Document and planning policies
- Good urban design practice
- Financial viability

A number of opportunities have emerged that are common to each scenario and these are clearly shown.

There are also a number of alternative emerging opportunities.

SCENARIO A

This is focused on bringing forward more studios & workspace for the community to come together, including outdoor events, and a new square.

The scenario also provides space for new cultural, leisure, learning and community activity, as well as new homes and shops.

SCENARIO B

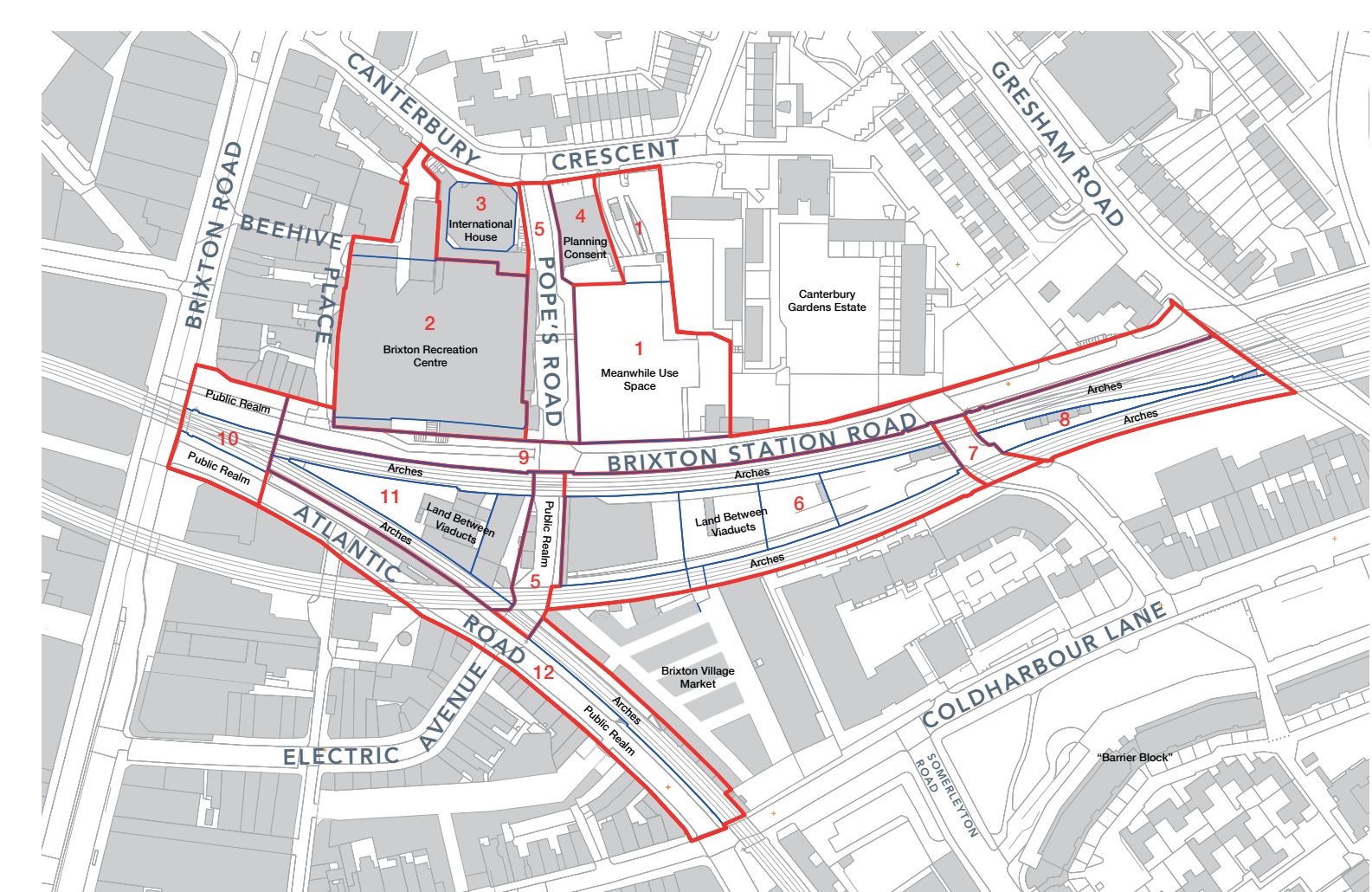
This is focused on extending the indoor markets, with a mix of retail opportunities. Studios and workspace are provided on the upper floors as well as on Pope's Road.

The scenario also provides additional employment in a refurbished International House, as well as new homes and shops.

WORKSHOP 2: POTENTIAL LOCATIONS FOR DIFFERENT ACTIVITIES ACROSS BRIXTON CENTRAL

At the second Reference Group workshop on 3rd April 2014, we looked at where the different types of activity might best be located.

A summary of the findings is set out in the table on the right.



LAND USE	AREAS											
	Former temporary car park site	Brixton Ice Centre	International House	Canterbury Arms Pub (Planning Consent)	Pope's Road	Land between the railway & canal (East of Pope's Rd)	Waverley Place	Land between the railway & canal (East of Waverley Place)	Brixton Station Rd	Arches & public realm at entrance to station (East of Brixton Station Rd)	Land between the railway & canal (West of Pope's Rd)	Atlantic Rd
Use Class I A												
• Food Store												
• Shops (Market)												
• Shops (Affordable)												
• Restaurant Cafe												
• Bars												
• Hot food take away												
Use Class I B												
• Business startups, incubators, Live + work												
• Creative Industry & Tech companies												
• Storage Space												
Use Class I C												
• Residential (Market)												
• Residential (Affordable)												
• Hotel												
Use Class I D												
• Health (Clinic dentist wellbeing practitioner)												
• Learning knowledge												
• Art Gallery												
• Gym (Private)												
• Night Club Concert Hall												
• Cinema												
Use Class I Su Ge												
• Performance Space												
• Street Markets												
• Public Toilets												
Use Classes I Other												
• Car Parking												
• Bicycle Parking												
• Light Industrial Units/ Local Production												
• Youth Community Space/ Youth Hub												
• Theatre												
• Rail Station Improvements												
• Student Accommodation												



EMERGING OPPORTUNITIES: SCENARIO A

Studios & workspace, outdoor events, the potential for new cultural, leisure and community activity, all supported by new homes and shops.

International House demolished and replaced with a new residential block with commercial activity, such as a cafe.

Pedestrianise Pope's Road with features for play, recreation and seating adjacent to the markets.
Common to both scenarios.

The Rec enhanced to help meet current and future leisure needs in the area.
Common to both scenarios.

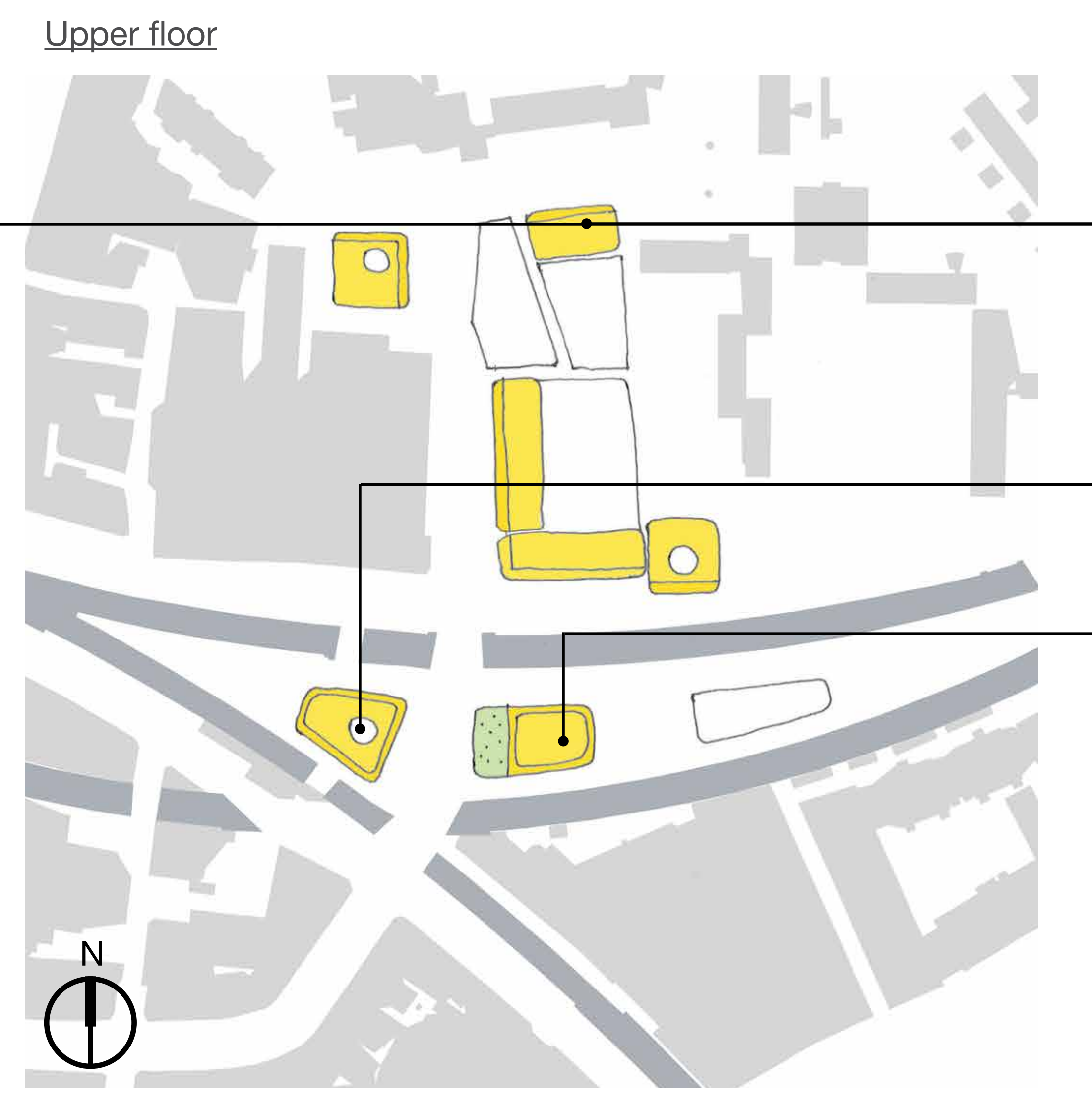
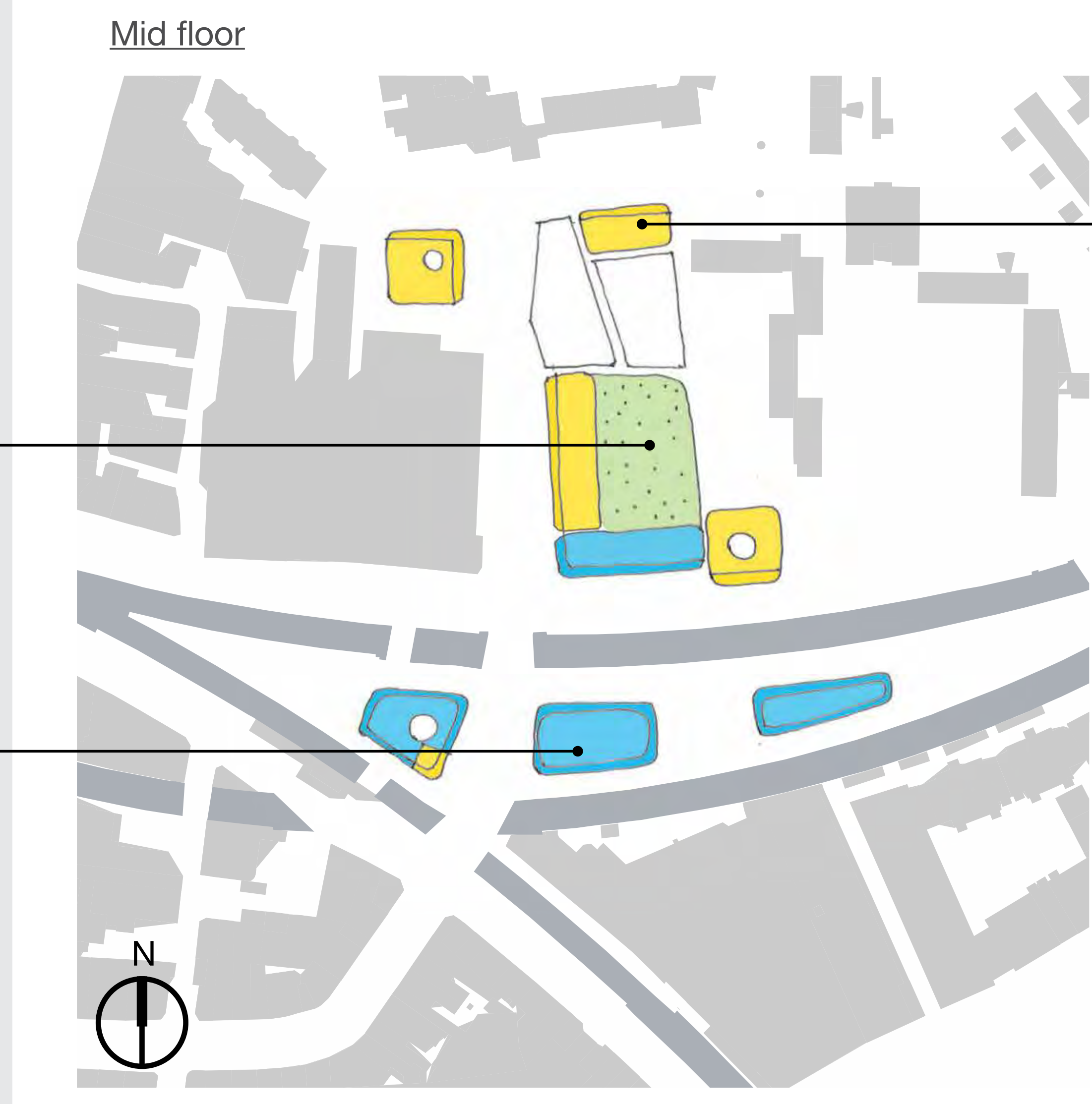
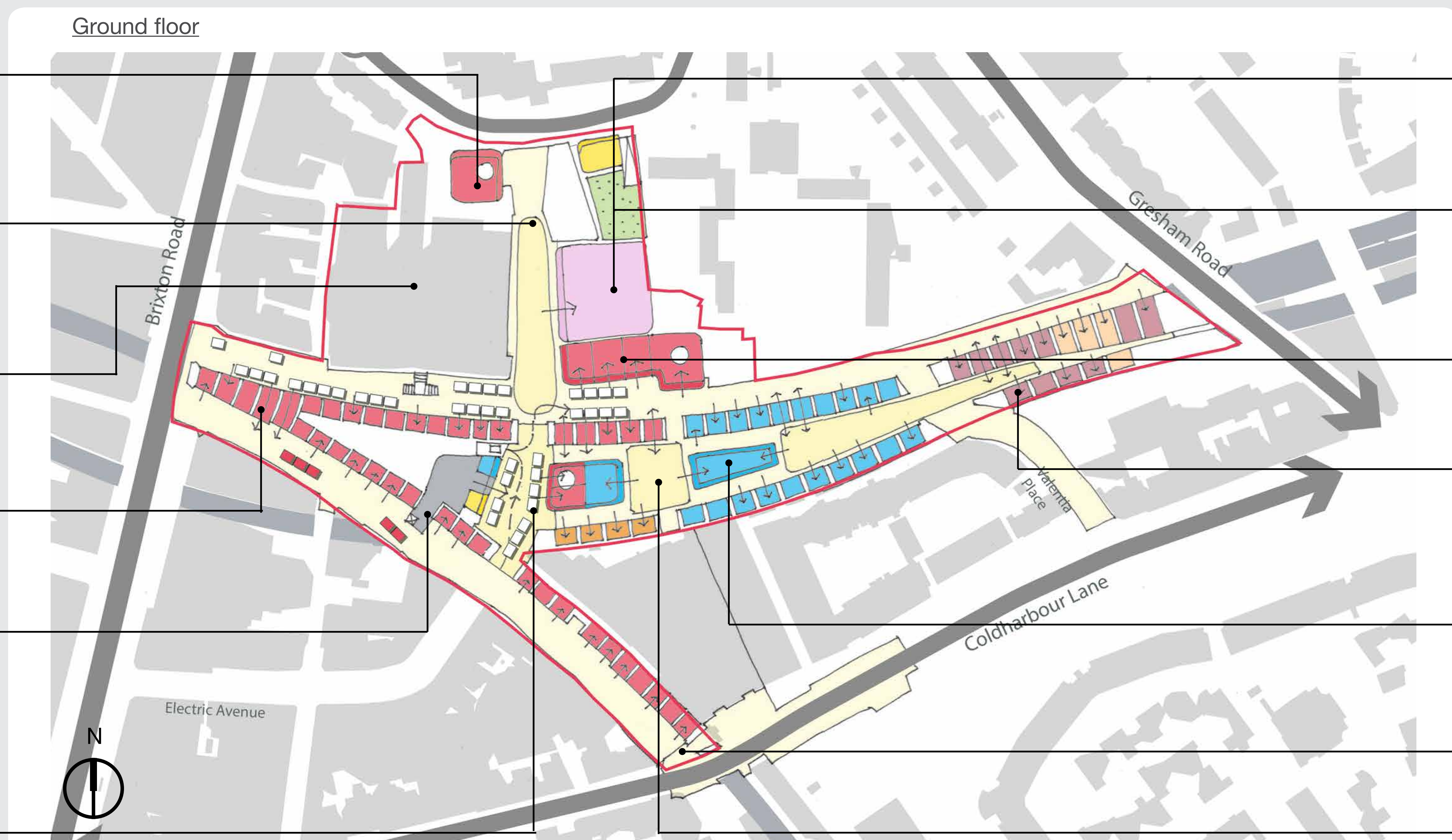
Retail and cafés - potential for future investment in arches along Brixton Station Road and Atlantic Road.
Common to both scenarios.

Potential in later phase for station refurbishment, supported by funds from wider development. Could include lift access to platforms and new entrance onto Pope's Road. Opportunity to re-provide waste compressor for the street market and public toilets as part of redevelopment.
Common to both scenarios.

Improvements to street market pitches as part of new public realm, including better access to power and water.
Common to both scenarios.

Amenity space for residential use provided above the community use.

The provision of studio and workspace at mid floor.



Basement off street car parking for both market traders and public use.

Additional community uses, including leisure, cultural and education, providing a sustainable business plan is developed.

Retail fronting onto Brixton Station Road.
Common to both scenarios.

An outdoor yard with units for market storage and waste transfer station as well as workshops and light industry. Opportunity for products to be made and sold.
Common to both scenarios.

Studio and workshop space around a new public square.

Potential to pedestrianise Atlantic Road during the day, while allowing buses through.
Common to both scenarios.

A new public square located between the viaducts – opportunities for programming events, including outdoor performance, special markets, outdoor exhibitions and public art.

Residential use with opportunity to incorporate family housing.
Common to both scenarios.

Residential use is located above the station.

Residential use between the viaducts above the employment space.
Common to both scenarios.

— Brixton Central Boundary	Station
Retail and Cafés	Basement car parking
Market	Market storage
Studio / Workspace	New public realm
Workshops	Market stalls
Community	
Residential	

Principles related to Scenario A only
 Principles common to both scenarios

VIEW: SCENARIO A

Studios & workspace, outdoor events, the potential for new cultural, leisure and community activity, all supported by new homes and shops.

These drawings are to give a general idea of potential heights and are not the proposed building design. Windows and balconies have been included to give an idea of scale only.

The area is identified in the Brixton SPD as well placed to accommodate tall buildings. Each scenario seeks to conform to current planning policy, which states that tall buildings should:

- Address the street with active ground floor uses
- Create pedestrian friendly spaces and high quality public realm
- Improve the sense of place and identity
- Have a harmonious relationship when viewed in context with surrounding buildings (existing tall buildings have been used as a reference point)
- Not impair surrounding buildings

The masterplan sets a high-level design framework for the area. Future development proposals will also need to:

- Be of the highest quality architecture and construction
- Enhance the skyline through profile and use of material
- Not be bulky, solid structures or buildings with unsightly roof plant



International House is replaced with new homes (potential for around 16 storeys, which is a similar height current building).

New cultural, community, leisure or learning space, with frontage onto Pope's road and opposite the Rec. Potential for around 6 - 9 storeys.

New employment space and homes above a refurbished train station. Potential for around 15 storeys.

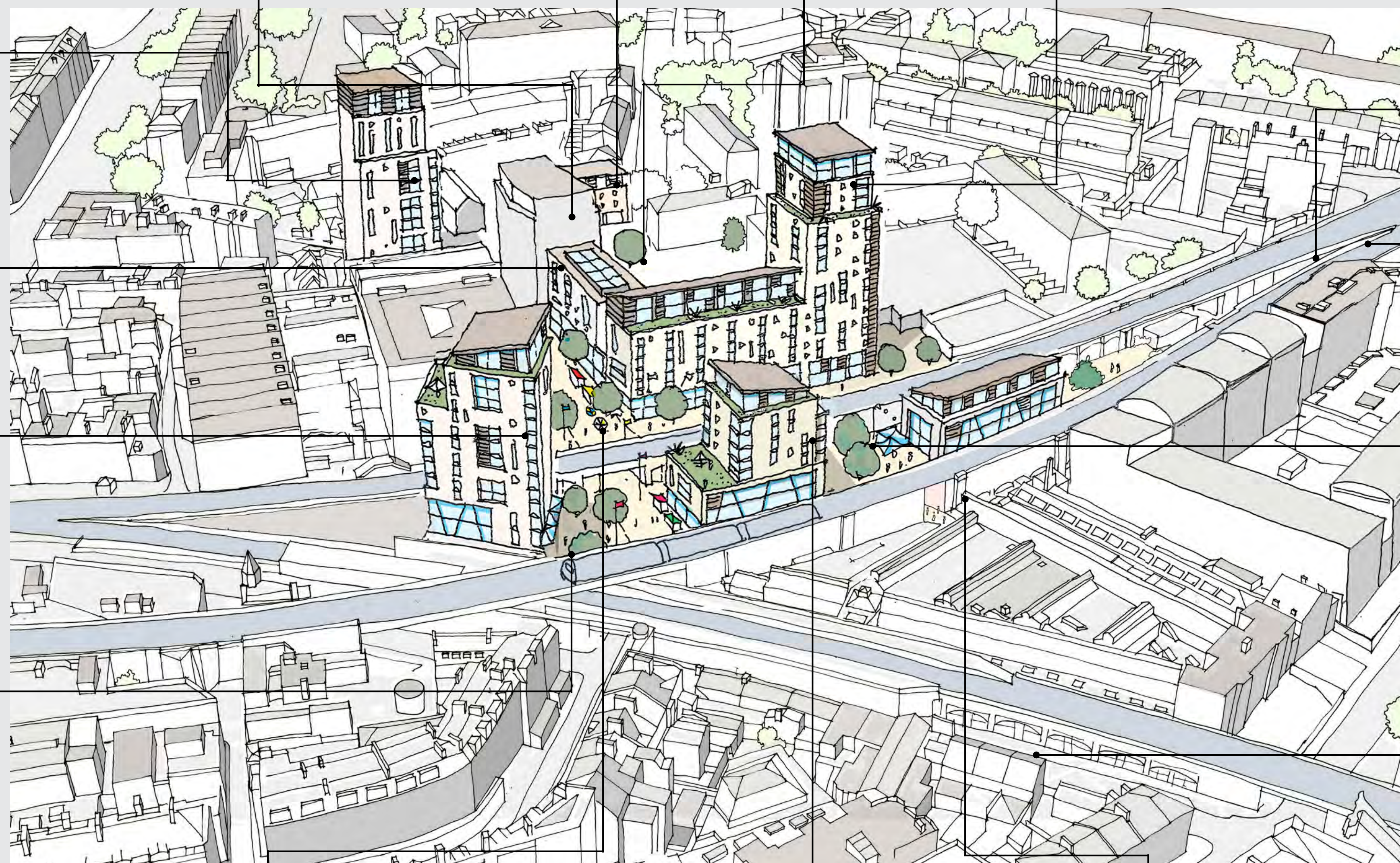
Creation of a new station entrance onto Pope's Road, with improved street market facilities.

Canterbury Arms redevelopment as per planning permission (9 storeys).

Height of development to the north is lower to relate to surrounding buildings at 6 storeys.

Basement parking for market traders and public use.

New homes on the former ice rink site, with retail on the ground floor facing Brixton Station Road and workspace above. Potential for around 18 storeys set back an appropriate distance from existing buildings.



Arches used for studios and workshops.

An outdoor yard with units for market storage and workshops and light industry.

A flexible new public space for both quiet contemplation and a programme of outdoor events, depending on the time of day.

Potential to pedestrianise Atlantic Road during the day, with access for local buses.

Potential to pedestrianise Pope's Road, creating opportunities for planting and outdoor activities linked to the Rec.

New shops, studios and workspace between the tracks, with homes above. Potential for around 9 storeys.

Open up arches to create new entrance into Brixton Village.

EMERGING OPPORTUNITIES: SCENARIO B

Studios & workspace on Pope's Road and above an extended indoor market, all supported by new homes and shops.

International House refurbished and retained for employment space.

Pedestrianise Pope's Road with features for play, recreation and seating adjacent to the markets.
Common to both scenarios.

The Rec enhanced to help meet current and future leisure needs in the area.
Common to both scenarios.

Retail and cafés - potential for future investment in arches along Brixton Station Road and Atlantic Road.
Common to both scenarios.

Potential in later phase for station refurbishment, supported by funds from wider development. Could include lift access to platforms and new entrance onto Pope's Road. Opportunity to re-provide waste compressor for the street market and public toilets as part of redevelopment.
Common to both scenarios.

Improvements to street market pitches as part of new public realm, including better access to power and water.
Common to both scenarios.

A hotel located above the station.

Studio and workspace at mid floor above the market.

Multi-storey off street car parking for both market traders and public use.

Canterbury Arms site included in wider development with workspace at street level.

Retail fronting onto Brixton Station Road.
Common to both scenarios.

An outdoor yard with units for market storage and waste transfer station as well as workshops and light industry. Opportunity for products to be made and sold.
Common to both scenarios.

Extended covered market between viaducts with additional studio and workspace above.

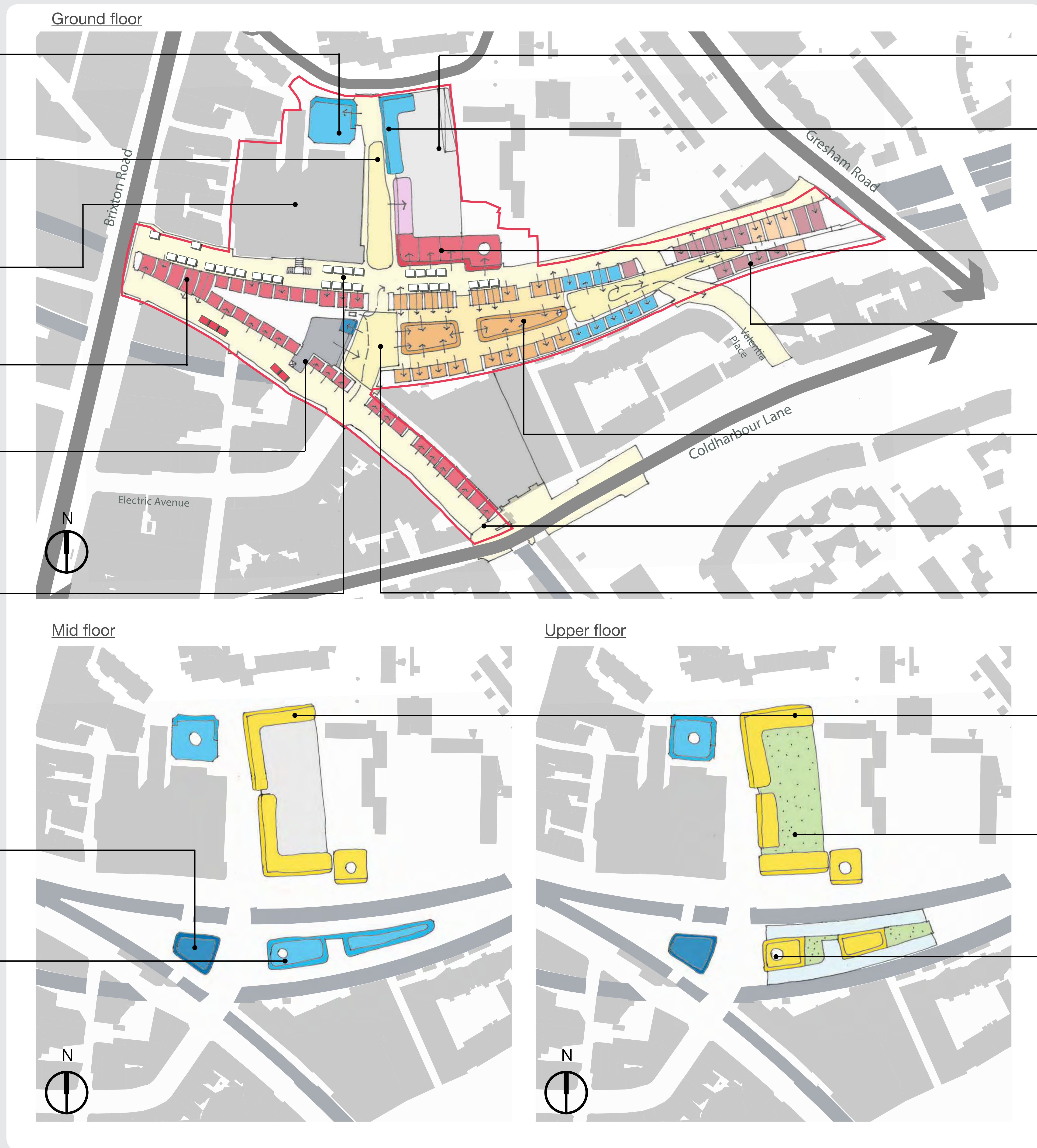
Potential to pedestrianise Atlantic Road during the day, while allowing buses through.
Common to both scenarios.

A new public square located adjacent to the market on Pope's Road.

Residential use with opportunity to incorporate family housing.
Common to both scenarios.

Amenity space for residential use is provided above the car park.

Residential between the viaducts, above the extended market and employment space.
Common to both scenarios.



Principles related to Scenario B only
Principles common to both scenarios

— Brixton Central Boundary	 Hotel
 Retail and Cafés	 Station
 Market	 Multi storey car parking
 Studio / Workspace	 Market storage
 Workshops	 New public realm
 Community	 Market stalls
 Residential	

VIEW: SCENARIO B

Studios & workspace on Pope's Road and above an extended indoor market, all supported by new homes and shops.

These drawings are to give a general idea of potential heights and are not the proposed building design. Windows and balconies have been included to give an idea of scale only.

The area is identified in the Brixton SPD as well placed to accommodate tall buildings. Each scenario seeks to conform to current planning policy, which states that tall buildings should:

- Address the street with active ground floor uses
- Create pedestrian friendly spaces and high quality public realm
- Improve the sense of place and identity
- Have a harmonious relationship when viewed in context with surrounding buildings (existing tall buildings have been used as a reference point)
- Not impair surrounding buildings

The masterplan sets a high-level design framework for the area. Future development proposals will also need to:

- Be of the highest quality architecture and construction
- Enhance the skyline through profile and use of material
- Not be bulky, solid structures or buildings with unsightly roof plant



Opportunity to redevelop Canterbury Arms as part of wider redevelopment of ice rink site.

Height of development to the north is lower to relate to surrounding buildings at 6 storeys.

New development surrounding decked car park for public and market traders.

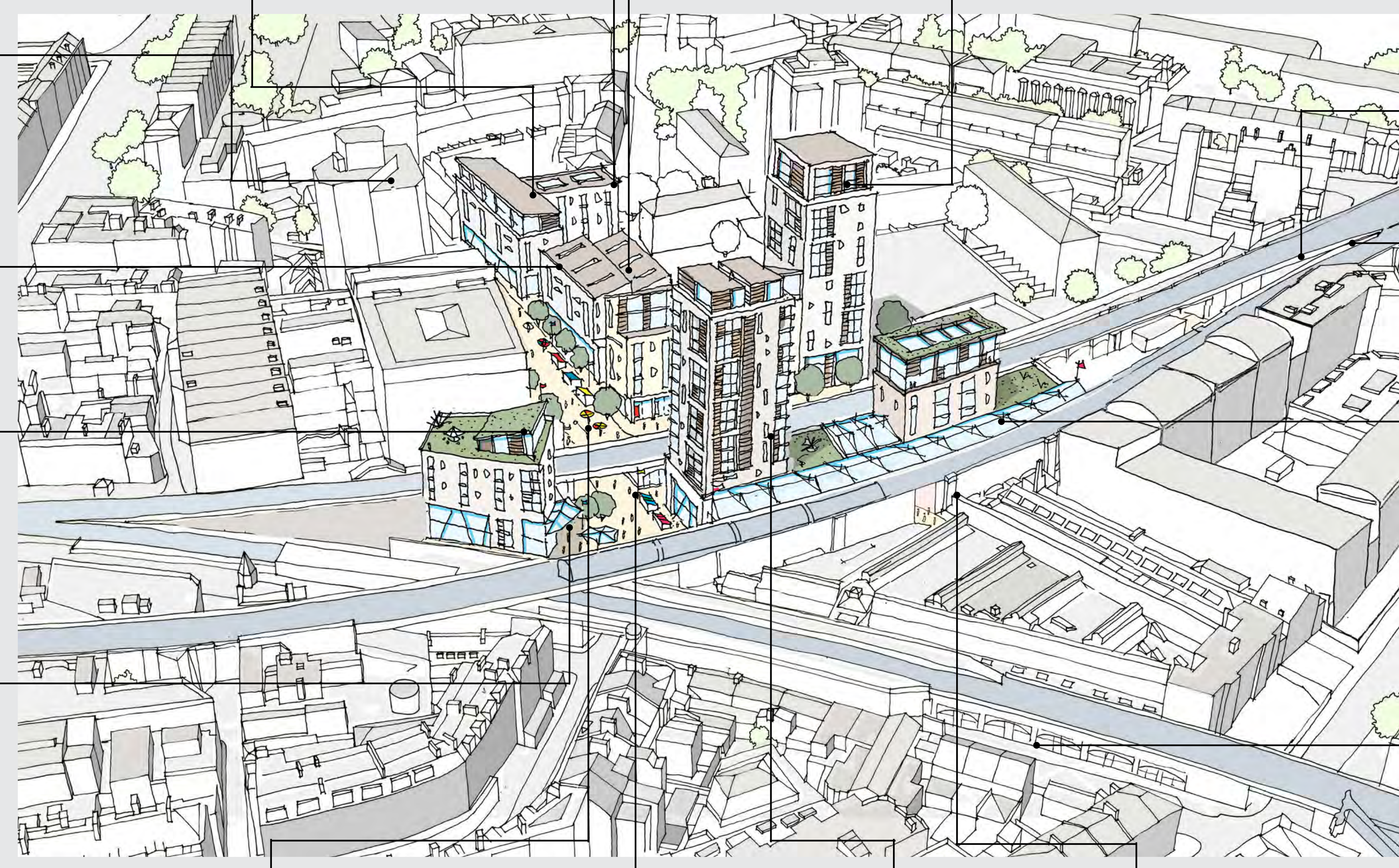
New homes on the former ice rink site, with retail on the ground floor facing Brixton Station Road. Potential for around 18 storeys set back an appropriate distance from existing buildings.

International House refurbished for new workspace.

New homes with frontage onto Pope's road and opposite the Rec. Potential for around 6 - 9 storeys.

Hotel use above a refurbished train station. Potential for around 6 - 9 storeys.

Creation of a new station entrance onto Pope's Road, with improved street market facilities.



Arches used for studios and workshops.

An outdoor yard with units for market storage and workshops and light industry.

A new indoor market is located between the viaducts with connection through to Brixton Village.

Potential to pedestrianise Atlantic Road during the day, with access for local buses.

Potential to pedestrianise Pope's Road, creating opportunities for planting and outdoor activities linked to the Rec.

A new public square on Pope's Road, fronting onto a new train station entrance and improved facilities for the street market.

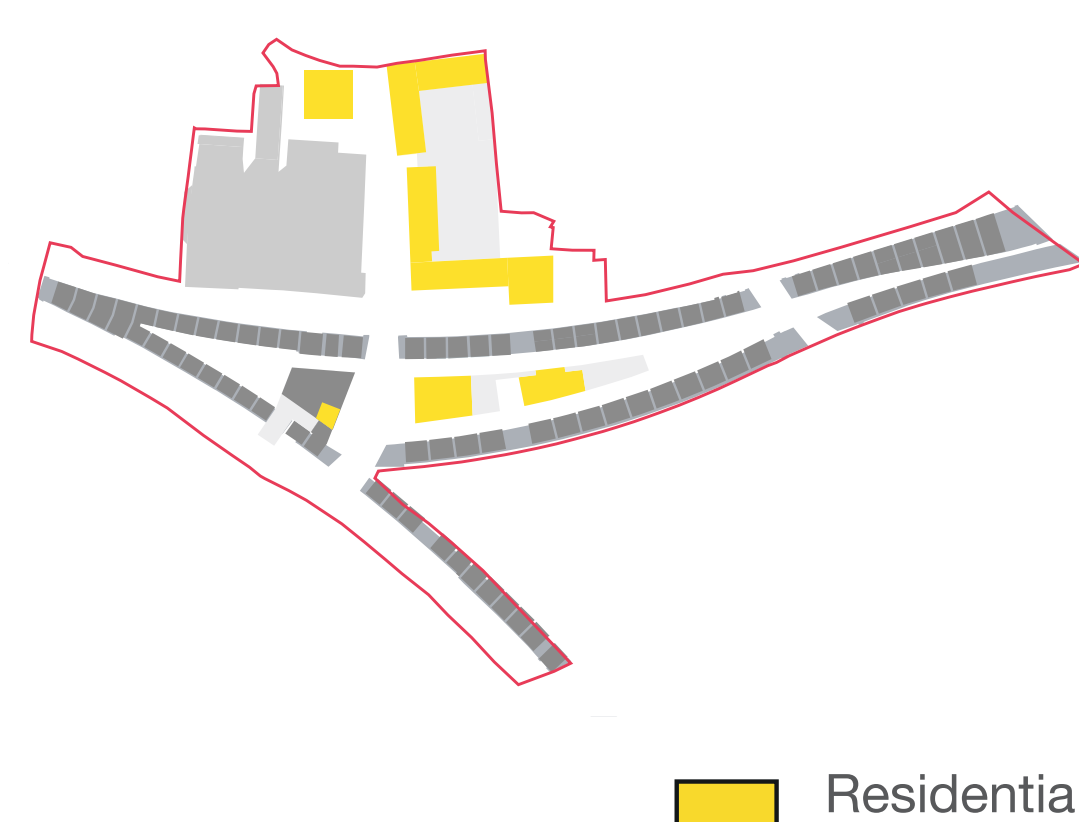
New homes and workspace above an extended indoor market. Potential for around 15 storeys.

Open up arches to create new entrance into Brixton Village.

EMERGING DEVELOPMENT PRINCIPLES

1) AFFORDABLE HOUSING

- Planning policy is for 40% of new homes to be affordable.
- Providing more genuinely affordable homes is a key priority for the Council.
- All new homes will bring additional spend to the local economy.



2) LOCAL JOBS

- The Council will look to secure at least 20% of jobs for local people, from both the construction and final occupiers of the new development.
- It will also work towards 20% of the total value of all contracts for goods and services being procured locally.



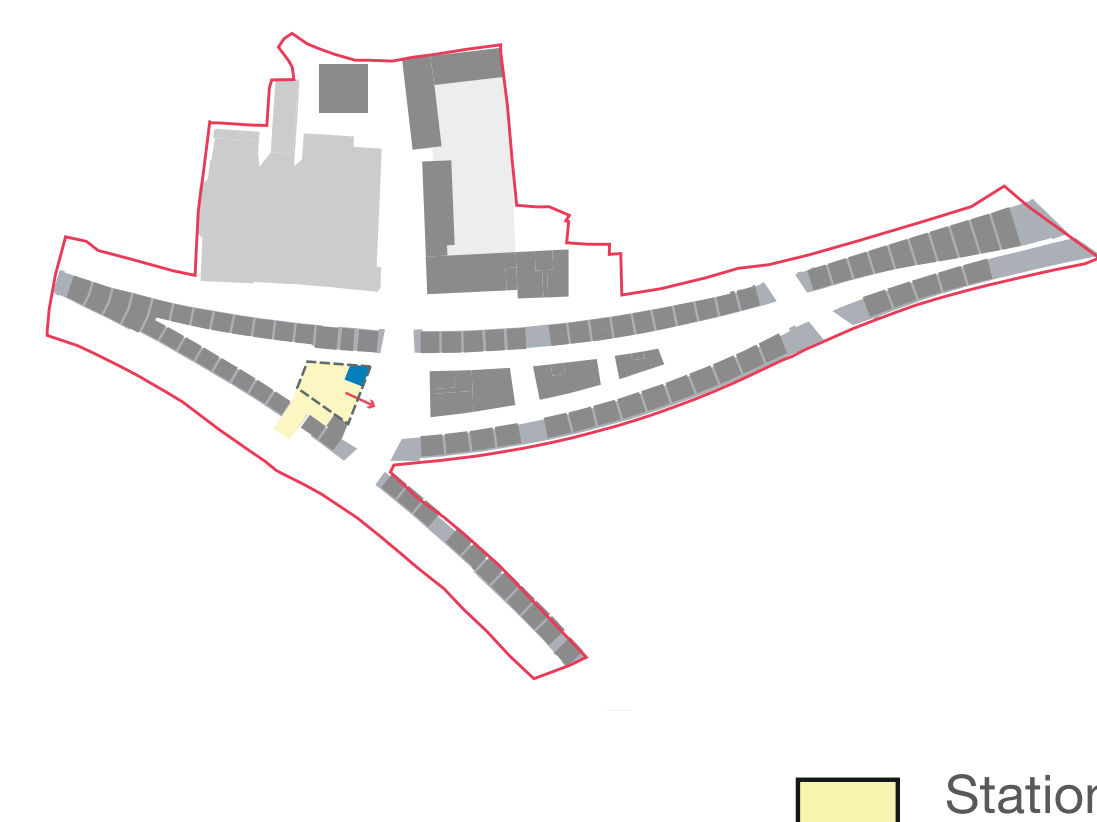
3) AFFORDABLE WORKSPACE & RETAIL

- There is an opportunity to offer an element of subsidised space to new or growing businesses.
- This could be for either a limited time period, or until they make a certain level of profit.
- Network Rail, along with the Council could have a key role to play in this.
- All new employment space will bring additional spend to the local economy.



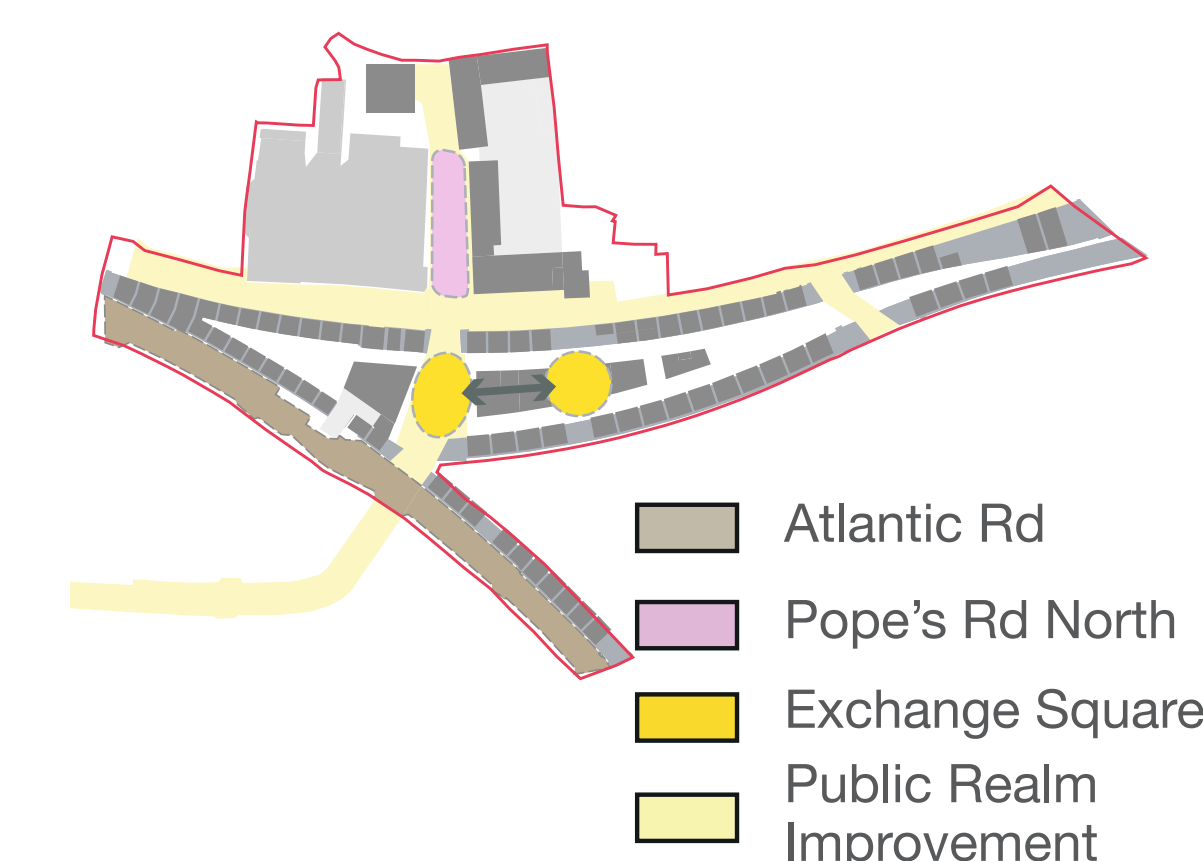
4) A REFURBISHED & IMPROVED RAILWAY STATION

- Access to the station, including for disabled users, could be significantly improved, including lift access to the platforms.
- There is an opportunity to establish a new entrance and concourse off Pope's Road.



5) NEW PUBLIC REALM

- A draft public realm strategy for Brixton has been developed.
- It promotes the pedestrianisation of Atlantic Road during the day (with the option for buses to still use the road) and of the section of Pope's Road next to the Rec.
- It also sets out improved infrastructure for the street market.



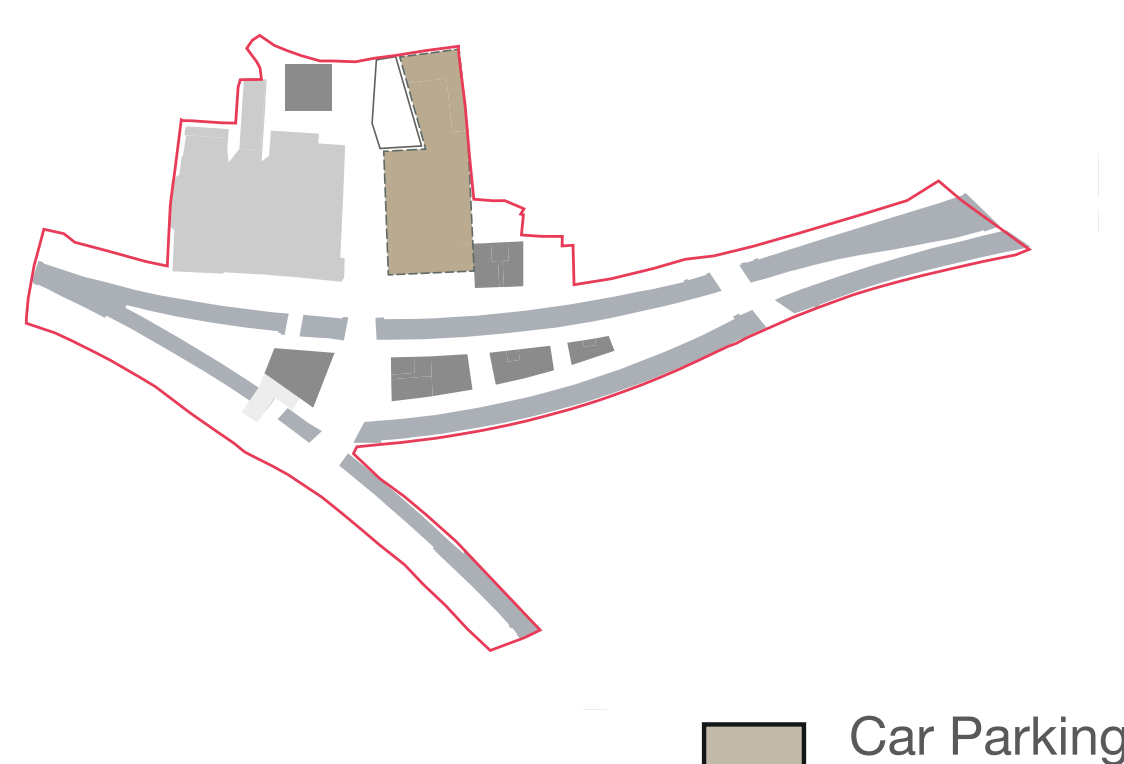
6) A SUSTAINABLE MIX OF RETAIL & EMPLOYMENT

- Much of the new retail opportunity is on Network Rail owned land.
- It will be important that new retail and employment that comes forward promotes a good mix, including maximising the opportunity for independent retailers and local businesses.
- Maintaining such a mix is key to ensuring Brixton retains its identity.



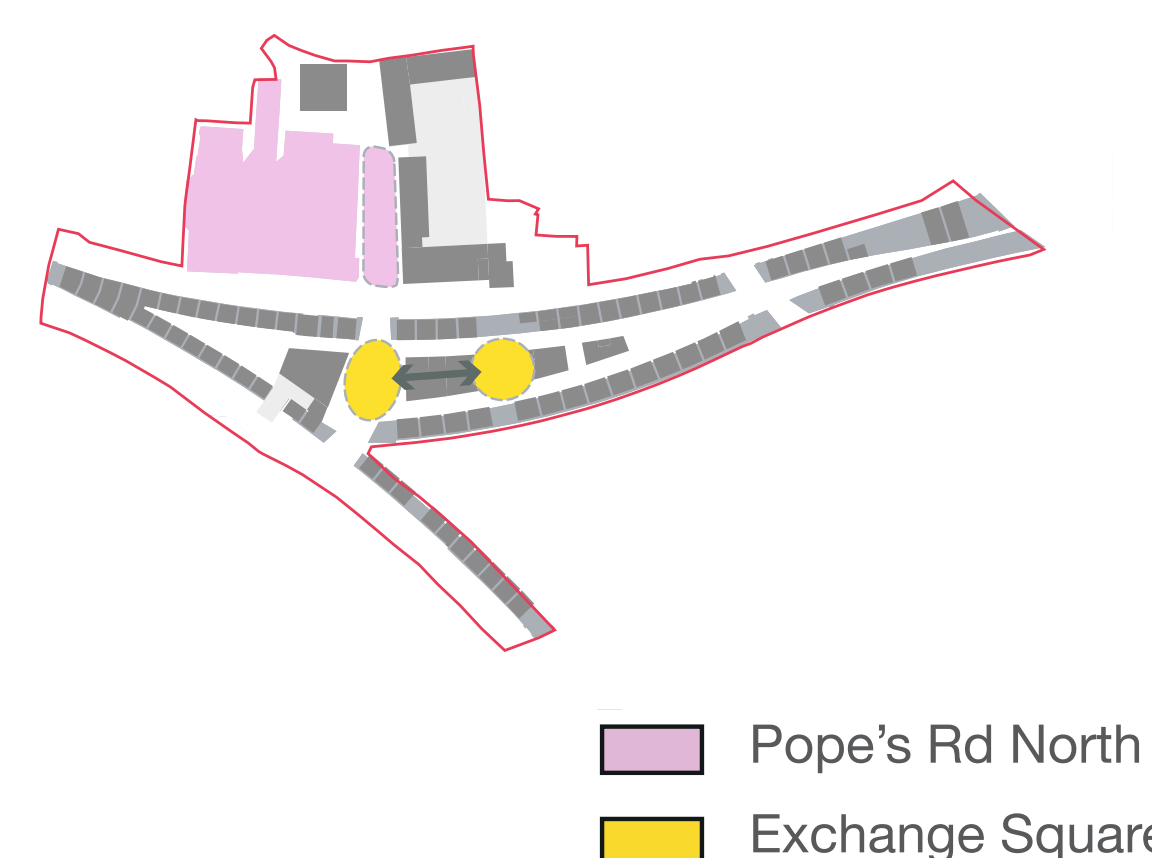
7) TOWN CENTRE CAR PARKING

- The Brixton Supplementary Planning Document (SPD) identifies this area as most suitable for car-parking.
- The need has been promoted by local traders as key to Brixton's competitiveness as a retail centre.
- However, some other groups feel that it will lead to more car trips and could add to congestion in the town centre.



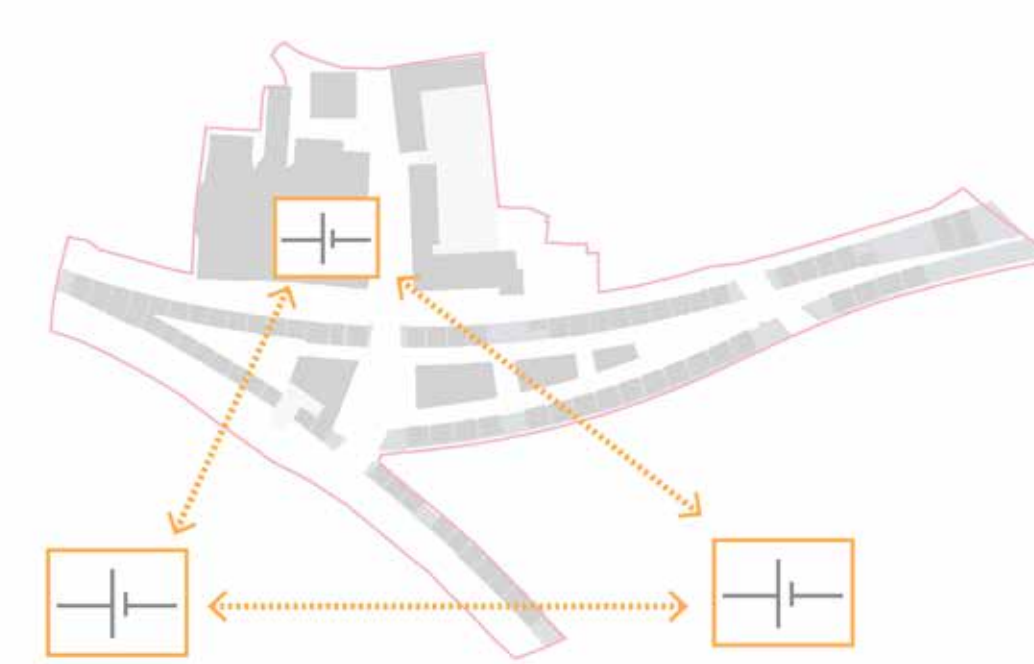
8) CULTURE & COMMUNITY

- New development should present opportunities to enhance Brixton's cultural, leisure and community offer, providing outdoor and indoor spaces to bring people together.



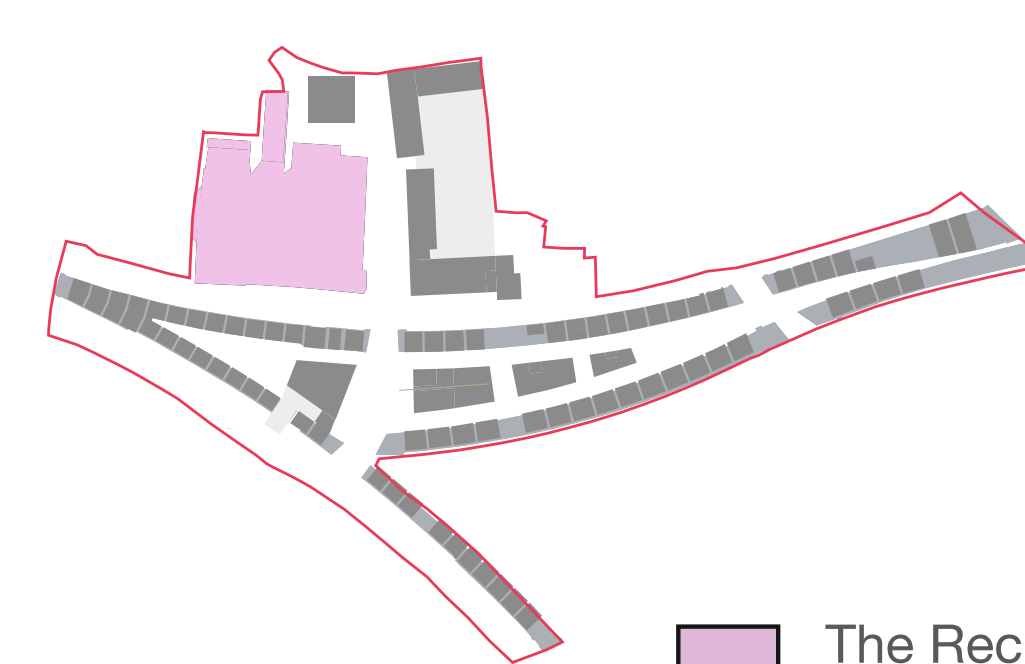
9) LOCAL ENERGY NETWORK

- To develop a Combined Heat and Power (CHP) network, providing a more sustainable and efficient source of energy.
- The Council could explore different options for delivering and managing it.
- Opportunity to consider how the network could connect into the proposed CHPs at the Somerleyton Road and Your New Town Hall developments.



10) ENHANCING THE REC

- The Council is working closely with the Brixton Rec User Group to commission additional survey and capacity work for Brixton Rec, to understand the nature and scale of improvements that could be made to the centre.
- It will also publish a borough-wide leisure needs assessment in the autumn.
- Once both studies are complete a series of costed options for refurbishment will be developed in partnership with local people and an investment strategy agreed and implemented.



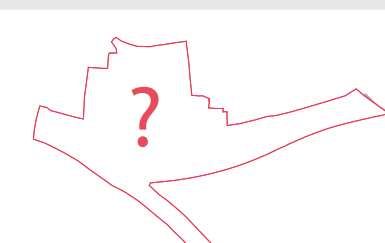
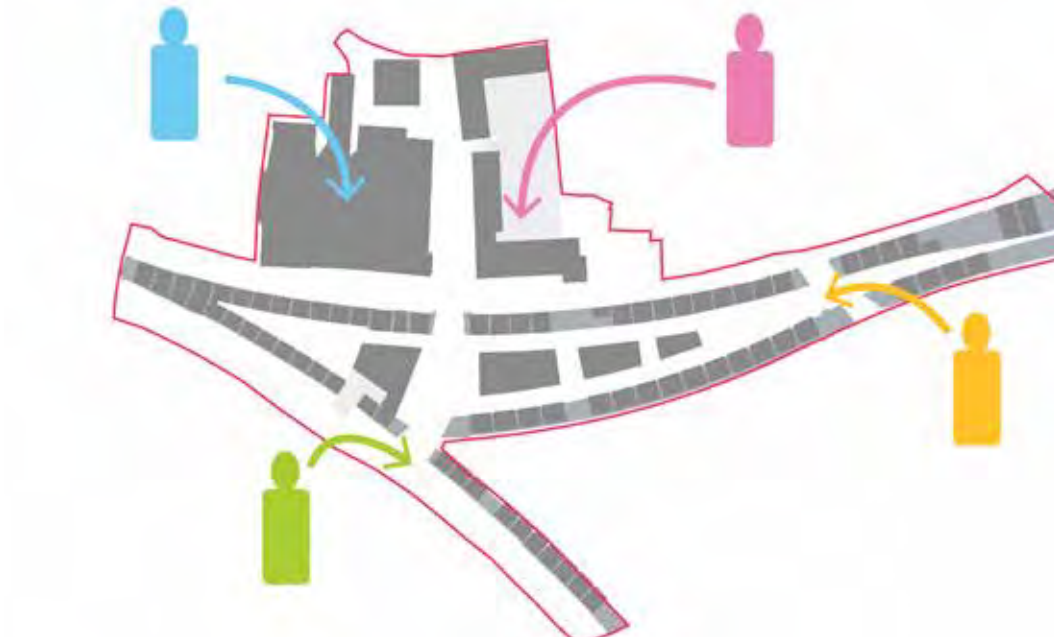
11) A LONDON OVERGROUND STATION

- Recent work undertaken for the Council suggests the best potential location could be the old Brixton East station on Gresham Road. The cost will be high and unlikely to be met by the masterplan development.
- However, the Council and partners will continue to explore alternative funding routes.

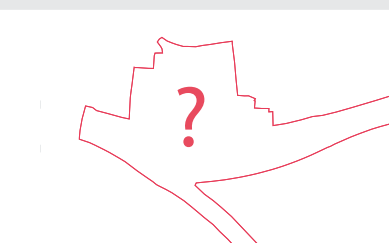


12) CONTINUED COMMUNITY INVOLVEMENT

- As details of the different uses and activities emerge, the Council will explore options for local people to get more involved in the design, construction and management of different aspects of its proposals.
- The Reference Group and Stakeholder Map will be used to help facilitate this process and the continued engagement with locals people.



WHAT OTHER COMMUNITY BENEFITS COULD THERE BE?



ONE PLANET LIVING PRINCIPLES: OPPORTUNITIES

ZERO CARBON



- Design to allow natural sunlight and shading.
- Low carbon renewable energy via Solar Panels.
- Low carbon renewable energy via development of a district heat network that connects surrounding development sites.

ZERO WASTE



- Construction materials should be reused and recycled. Where possible this should occur on site.
- Once built, recycling and compost bins should be included within residential and business developments.

SUSTAINABLE TRANSPORT



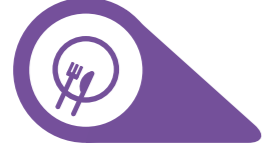
- Provide new local cycle routes and potential for a cycle hub – a secure parking facility for town centre.
- Improvements to the existing Rail Station will be made.
- New buildings to include cycle facilities, inc. parking, changing and convenient entrance.
- Potential for a consolidation centre for local deliveries.

SUSTAINABLE MATERIALS



- Construction will be expected to first recycle and reuse as much of the existing material as possible.

LOCAL & SUSTAINABLE FOOD



- Enhanced public realm provides the potential for local food growing. This could have strong links to the outdoor and indoor markets.

SUSTAINABLE WATER



- Sustainable drainage systems should be used to minimise surface water flow. This could include green roofs, rain gardens, tree pits, and permeable paving.
- The potential to recycle water could be promoted. This could include surface water, rainwater, and greywater and be used for irrigation and utility services.

LAND USE & WILDLIFE



- Introducing green infrastructure, such as sustainable urban drainage could help to enhance biodiversity in the area.
- Green roofs can also provide a natural habitat for local wildlife while providing enhanced building efficiencies.

CULTURE & COMMUNITY



- An extended market area and additional opportunity for local and independent traders could support the local culture and community.
- New public spaces could be used for local events and community groups.

EQUITY & LOCAL ECONOMY



- New affordable housing and workspace will support the local economy and retain local businesses.

HEALTH & HAPPINESS



- Investment into Brixton Recreation Centre will support health and well-being in the area.
- The mixed use environment and enhanced public realm will ensure Brixton Central becomes a place for the local community and visitors alike of all ages.

FEEDBACK ON EMERGING OPPORTUNITIES

Please tell us about your pros and cons for the emerging opportunities in Scenario's A & B. Which do you prefer?

"SCENARIO A"

PROS & CONS

"SCENARIO B"

PROS & CONS

FEEDBACK ON EMERGING DEVELOPMENT PRINCIPLES - ESTABLISHING PRIORITIES & BALANCING NEEDS

Which of these emerging development principles do you like and don't you like? What are your priorities?

1) AFFORDABLE HOUSING

2) LOCAL JOBS

3) AFFORDABLE WORKSPACE
& RETAIL

4) A REFURBISHED &
IMPROVED RAILWAY STATION

5) NEW PUBLIC REALM

6) A SUSTAINABLE MIX OF
RETAIL & EMPLOYMENT

7) TOWN CENTRE CAR
PARKING

8) CULTURE & COMMUNITY

9) LOCAL ENERGY NETWORK

10) ENHANCING THE REC

11) A LONDON OVERGROUND
STATION

12) CONTINUED COMMUNITY
INVOLVEMENT

WHAT OTHER COMMUNITY BENEFITS COULD THERE BE?

DELIVERY & NEXT STEPS

DELIVERY

Preferences for the final masterplan will be based on all the community events taking place in July, with local people, as well as an assessment of financial sustainability, provided by our technical advisors.

The masterplan area includes land owned by both LB Lambeth and Network Rail and the Canterbury Arms pub, which is in private ownership, and has a planning permission for a 9-storey residential led block.

As a co-operative council, Lambeth Council will look to further engage with local citizens in relation to its own land, to consider how to get the most out of its assets through ‘enabling more jobs and sustainable growth’, ‘ensuring communities feel safer and more resilient’ and ‘providing cleaner, greener streets’.

Across all sites, an important consideration will be the community benefits that can be achieved through development. These include community spaces (including leisure, culture and education), affordable housing, affordable workspace, potential for a refurbished train station and improved public realm.

These will help deliver against the priorities, but will reduce the amount of income from the developments that the council can spend delivering services elsewhere.

Design will also need to respond to the special character of Brixton, its community and its heritage.



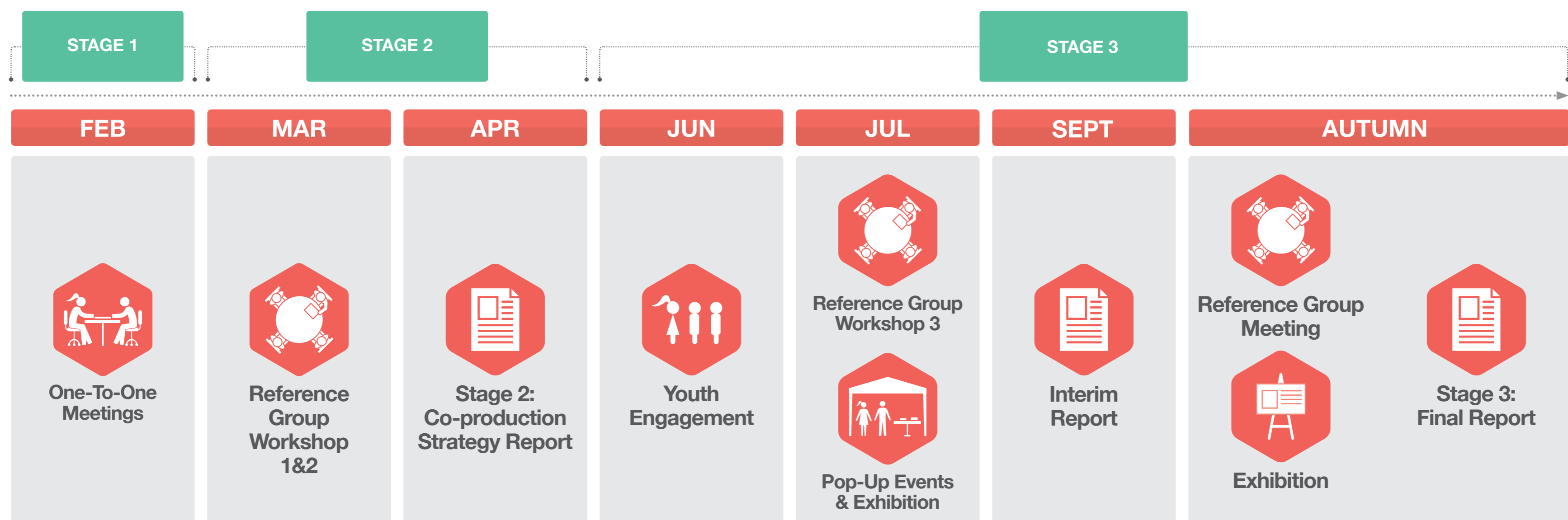
TARGET DATES & NEXT STEPS

We will be keeping the local community informed at regular intervals, and updated with details of these future engagement and consultation events through interim reports and website updates.

Next steps:

- July
 - Reference Group Meeting (Public Workshop)
 - Pop-Up Consultation Events
 - Drop-in Exhibition

- September
Interim Report
- Following feedback a final draft masterplan development brief will be drawn up and presented back to the community for review.
- Autumn
“Final Masterplan / Draft Development Brief”
 - Reference Group Meeting (Public Workshop)
 - Drop-in Exhibition
- Autumn
Final Report



GET IN TOUCH