

Future

Clapham

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Revised regeneration plans for Clapham



“These buildings will have an impact on everyone living and working in Clapham, both visually and in terms of the facilities they offer. We've argued for improvements, and although we haven't got all we wanted, we think Cathedral and the architects have really listened and taken on board what we and others said.”

Alison Macnair, Chair of the Clapham Society

Ambitious plans to regenerate Clapham, benefiting the environment and improving the quality of life for local residents and businesses, have been submitted to Lambeth Planning Authority. The multi-million pound Future Clapham scheme, provided at zero cost to council tax payers, will deliver new, high quality 21st century public facilities.

The scheme involves the re-development of two key sites in Clapham.

- Mary Seacole House will be re-developed to provide a new community library, healthcare centre and 136 homes.
- The existing leisure centre site will be transformed to create a new leisure centre and 63 apartments.

Cathedral Group, the Council's development partner, submitted their planning application in January 2009 to deliver a new leisure centre and swimming pool embracing modern sustainable building techniques as well as a new library and healthcare centre.

While the global economic situation is causing major disruption to regeneration schemes across the country, the council has been working successfully with Cathedral to overcome the effects of the downturn. Although a high degree of uncertainty remains over economic conditions, which may continue to disrupt the project timetable in the coming months, the council is committed to ensuring the scheme is delivered.

As the new public facilities will be funded through the sale of the new housing, a number of changes have been made to overcome difficulties in the housing market whilst maintaining and enhancing the quality of the new public facilities. Lambeth Planning will hold consultation on the plans. For information visit www.lambeth.gov.uk/planning

The new leisure centre is scheduled to open in February 2011, whilst the healthcare centre and library is due to open in Summer 2011.

NewsFeb09

For further information visit
www.lambeth.gov.uk/futureclapham

Lambeth

State-of-the-art facilities



Artist's impression of the library building



The new library will have a specially designed children's area

Mary Seacole House on Clapham High Street will be demolished and replaced by a breathtaking new multi-purpose civic building. Designed by architects Studio Egret West, the innovative and inclusive spiral building will provide the community with a library, customer centre, performance space and a healthcare centre. A new library on the high street will be easily accessible to the wider community, and will result in an estimated 150,000 extra visits a year.

Features include:

- a wide range of books, DVDs, CDs and access to online media
- a café to relax in away from the bustle of the high street
- informal study area with desks, computers and provision of periodicals
- easy access terminals to download music, pod casts and information online
- a safe, secure and specially-designed children's area
- a flexible community space that can be used for performances or cultural events
- exhibition area to display local art
- access to a range of council services with one visit to the customer centre
- expanded Clapham Family Practice and healthcare centre.

The library service will continue to operate from Clapham Old Town until the new building is ready to open in summer 2011.



"The Future Clapham scheme will deliver state-of-the-art public facilities that will make a real difference to the lives of families in the area. People of all ages will be able to enjoy a new 6-lane pool suitable for training and gala swimming, a four-court sports hall, and a new library that will offer a range of 21st century facilities."

Councillor Christopher Wellbelove,
Ward Member for Clapham Town



"The innovative design of the Mary Seacole House development will make it a worthy addition to Clapham High Street. Sustainable building techniques are employed throughout the scheme, offering building performance of a very high standard, particularly in terms of lowering the level of carbon emissions."

Councillor Nigel Haselden, Design Champion
and Ward member for Clapham Town

Programme Timeline

Dates are indicative of expected programme timescale



Future Health



A vital part of the Future Clapham project is the construction of a new healthcare centre on the ground floor of the development on Mary Seacole House site. Lambeth Primary Care Trust (PCT), which oversees the delivery of local NHS services, has been working in partnership with Lambeth Council to transform health and social care services across the borough.

The PCT intends to set up a new healthcare centre on the Mary Seacole House site on Clapham High Street, where a range of healthcare services will be on offer. When the work is complete, the Clapham Family Practice will move there from its current base further along Clapham High Street.

This is one of a number of new centres that the PCT wants to develop across the borough where you will be able to use a variety of different services, including some that are currently provided in hospitals, such as St Thomas' and Guy's.

Clapham Family Practice GP, Dr Paul Heenan, is excited about the prospects and says:

"We're working closely with the architects and designers to develop a new centre that's truly fit for 21st century healthcare."

Future Living

Artist's impression of the affordable homes adjacent to the new leisure centre



Additional quality homes

To ensure that the development is still viable the number of quality homes built across the two sites has increased from 172 to 199.

- 136 new homes will be built on the Mary Seacole House site
- 63 new homes are proposed for the leisure centre site.

The percentage of new homes for social housing has reduced but remains above 30 per cent. These will be built in partnership with Notting Hill Housing Trust. 70 per cent will be affordable rented properties and 30 per cent will be shared ownership.

To accommodate the additional homes being built, Cathedral is

proposing to increase the height of the Mary Seacole House development on Clapham High Street. The proposed height of the middle section will be 12 floors (an increase of two storeys) and the blocks on either side will be 10 floors (an increase of one storey).

Future Leisure



*Artist's impression
of the new leisure centre*

“These plans represent an exciting opportunity to transform and redevelop Clapham, providing much needed state-of-the-art facilities and good quality housing. The delivery of these important 21st century public facilities is a priority and we have made sure that the changes made to this scheme do not have a negative impact on the public facilities.”

Councillor Lib Peck, Lambeth Council Cabinet Member for Regeneration and Housing

Below: The new leisure centre will have a climbing facility

Below right: Artist's impression of the new pool

The current leisure centre will be replaced by a new leisure centre that is easily accessible for everyone, especially people with disabilities and young swimmers. The design makes the best possible use of the space, natural light and ventilation.

Features include:

- a 6-lane, 25m pool in a tall, elegant space enabling a wide variety of activities like competitive swimming, scuba-diving and canoe training
- a moveable floor in the deep end that can come up to surface level or down to 2.5 meters
- easily accessible main and learner pools with pool side stairs providing improved access for people with

mobility problems and a hoist allowing for safer and better disabled access

- a 4-court sports hall providing a bigger space for team sports, racquet sports, gymnastics and alternative uses such as seated events and large functions
- 100-station gym with more exercise equipment
- an indoor climbing facility
- two purpose-built studios with bespoke floors for dance, yoga, exercise classes, martial arts and community groups
- options to separate the pool and sports hall into different areas for private use
- café to relax and socialise in after a sports session.



Brixton Recreation Centre on your doorstep



Free crèche in the Brixton Recreation Centre



Swimming pool at Brixton Recreation Centre

In readiness for the closure of Clapham Leisure Centre, Lambeth Council is working closely with Greenwich Leisure Limited (GLL) to transfer as many classes and activity programmes as possible to alternative sites. This means many of the classes and activities you currently enjoy at Clapham Leisure Centre will be held at either Brixton Recreation Centre or Ferndale Sports Centre during the 17 month closure of facilities in Clapham. As soon as the details of the programme of alternative classes has been finalised it will be put on the website and displayed in the centre. To minimise disruption and to ensure activities are not interrupted halfway through the term time, schools swimming sessions and other group club activities have been moved to alternative facilities.

For activities such as swimming and gym use we are suggesting customers use the newly refurbished Brixton Recreation Centre. Following Lambeth Council's investment of £2.85 million, the Rec now

boasts first class facilities including:

- a well equipped gym with 120 exercise stations
- a free crèche
- a purpose-built climbing wall
- multi-level children's play area
- indoor bowls
- café selling hot and cold food.

If you haven't been to Brixton Rec since the refurbishment, you'll be surprised by the changes. It's been transformed into a first-class family friendly facility boasting London's biggest purpose built area for children to enjoy sport and activities safely. Since the refurbishment the Rec has benefitted from a steady flow of users, yet there is still enough space to accommodate extra people. Brixton Rec is only 10 minutes on a bus or a 30 minute walk from Clapham High Street.

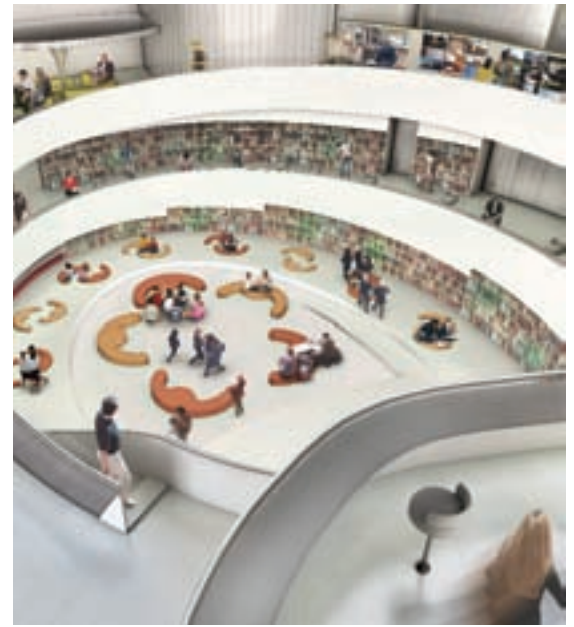
For more information about Brixton Recreation Centre visit
www.lambeth.gov.uk/brixtonrec



Energy zone at Brixton Recreation Centre with interactive games for children



Artist's impression of the new gym



Artist's impression of the new library

Further information

Public exhibition

See drawings of the Clapham development and find out more at the following venues:

- **Early February 2009** at Clapham Leisure Centre, Clapham Manor Street, SW4 6DB
- **Late February 2009** at Clapham Library, 1 Northside, Clapham Common, SW4 0QW

Minimising disruption during construction

Cathedral are committed to minimising disruption and ensuring safety during the construction phase of the new leisure centre and the library.

As part of the information submitted in the planning application for the development of the two sites, Cathedral submitted a construction management plan, which identifies how the scheme will be managed during the construction phase.

Cathedral promise environmentally and socially responsible construction.

This includes:

- signing up to the considerate constructors scheme
- minimising dust, rubbish and site waste
- avoiding noise nuisance
- adhering to agreed working hours
- involving the community and keeping them informed
- employing apprentices and utilising local labour
- treating people fairly and ensuring equal opportunity
- ensuring the health, safety and welfare for all workers, visitors and members of the public during the construction phase.

Open day

Cathedral Group will hold an open day at Mary Seacole House, 91 Clapham High Street, London SW4 7TF

Once the date is confirmed details will be available at www.lambeth.gov.uk/futureclapham and on posters in Clapham. Come and see the development plans and meet members of Cathedral.

Modern methods of construction are proposed so that much of the building work is completed off site. Large elements are brought to site pre-manufactured to minimise noise, dust and site waste whilst speeding up the construction process.

Cathedral will also keep local residents informed of the status of the building works and will be sending out a 'neighbourhood information pack' to residents who live near the two development sites. They will also be setting up a website for residents to be able to access important information about the development.

For further information visit www.claphamone.com



Clapham library

Transforming Clapham library into a **community hub**

Residents have said they want to keep the old library building located on the edge of Clapham Common, in community use.

Lambeth Council is continuing to work with a local community group, OCLsw4, to develop a proposal for the building when the library service moves to its new home on Clapham High Street in 2011. We are currently

reviewing a range of community activities that will be available in this much loved building so that it can be enjoyed by local people for years to come.

If you would like to get involved please email ocls4@toucansurf.com or write to OCLsw4, 1 Northside, London SW4 0QU.

New venue for **Clapham Pottery**

Clapham Pottery currently based on the top floor of the Clapham Leisure Centre will be moving to their new accommodation at The Old Chapel on Rectory Grove in early 2009.

Managed by the North Street Potters, a group of professional potters, they run daytime, evening and weekend

classes for all ages and abilities.

Built in 1929, the Old Chapel is a distinctive building and is an ideal venue for classes for all ages to learn and create pottery. Naine Woodrow, Clapham Pottery co-ordinator says, "The new space, which is similar in size, will be used much more

creatively and we will all enjoy teaching there. We have made links with the community garden next door and we look forward to some joint projects."

For more information visit www.claphampottery.co.uk



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If you would like this information in large print, braille, audio tape or another language, please contact us on **0800 052 6336**.

Spanish

Póngase en contacto con nosotros si desea recibir información en otro idioma o formato: 0800 052 6336

Portuguese

Se deseja obter informação noutra idioma ou formato, diga-nos: 0800 052 6336

French

Si vous souhaitez des informations dans une autre langue ou sous un autre format, veuillez nous le demander: 0800 052 6336

Bengali

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।: 0800 052 6336

Somali

Haddii aad rabtid in warar lagugu siyo hab luuqadeed o kale, fadlan na soo waydiiso: 0800 052 6336

Polish

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać: 0800 052 6336



Contact us

If you would like to register your details for information updates then please complete the form and send it to:

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Brixton Hill
London SW2 1RW

Futureclapham@lambeth.gov.uk
0800 052 6336
www.lambeth.gov.uk/futureclapham

Name: _____

Address: _____

Phone: _____

Email: _____

Comments: _____

Please include extra pages if needed.

I would like to be kept informed of Future Clapham developments

All details will be held on our database and by sending your contact details to us you are permitting the council or organisations working with us to contact you in the future. If you want to be removed from the database at any time please contact us using the details provided.