

Lambeth Local Development Framework

Site Allocations

Development Plan Document (DPD):

Section 1: Brixton Sites (Pages 3 to 52)



Issues and Options Consultation
June - August 2009

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* Please note that Sites 1a, 1b, 1c, 1d and 1e are contained within Site 1, East Brixton Regeneration Arc.

Site 1: East Brixton Regeneration Arc

Site Details

Address:	Brixton
Site area:	7.4 ha
Ownership:	Various Owners
Existing use:	Various Uses
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Conservation Areas: Brixton, Loughborough Park • Brixton Town Centre: Core and Edge • Brixton Area of Small Shops and Market • Key Industrial and Business Area: Somerleyton Road • Major Development Opportunity Site • East London Line Extension: Phase Two • Cross River Tram*
Source:	<ul style="list-style-type: none"> • Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 5. • Various sites from the preparation of the draft Brixton Masterplan fall within the boundary of MDO 5.
Preferred use According to UDP:	<p>(a) In line with the Mayor of London’s Transport Strategy, the redevelopment of Brixton overground station and the area around it as a high-quality strategic transport hub, with: excellent standards of access for pedestrians (including the elderly, young and disabled), and interchange between trains, buses, taxis and trams, and the creation of additional high and low-level platforms;</p> <p>(b) The creation of high-quality, safe north-south pedestrian corridors, including linking the overground and underground stations and linking and utilising space under the rail lines;</p> <p>(c) Any new development should complement and build upon the existing mix of uses and scale which characterise the uniqueness of Brixton as a centre and provide a fine-grain, high-density mix of uses with a strong focus on the creation and integration of creative and cultural industry uses. Any retail uses will be assessed in relation to the sequential test in PPS6 and Policy 59. Any mixed-use development should provide replacement / improved / new affordable housing;</p>

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.

Site 1: East Brixton Regeneration Arc

Site Details Continued

Preferred use
According to UDP:

d) The part of the area north of the high level railway should be developed comprehensively, with active frontages on ground floors and flexible mixed-use space on upper floors. A provision of through pedestrian links under the arches should be created before the northern part is developed providing it safeguards a 12 carriage length area for high-level platforms for the proposed East London Line extension;

(e) The development of Popes Road car park is permitted provided an appropriate level of short-stay shoppers/visitors car parking is provided on site and/or elsewhere to the satisfaction of the Council;

(f) The retention of small shops, arcades and the market;

(g) Creation of more street frontage and active frontage uses along Coldharbour Lane;

(h) The preservation or enhancement of the conservation areas;

(i) Creation and/or improvement of public open space(s), in particular to integrate with any new development and assuage any increased density or intensity of use in the town centre;

(j) Provision of facilities for small business, the community and voluntary sectors and arts and culture uses;

(k) Improvement of sports facilities within the Brixton Town Centre;

(l) Replacement and provision of civic functions;

(m) Replacement and retention of market storage and ancillary facilities within railway arches;

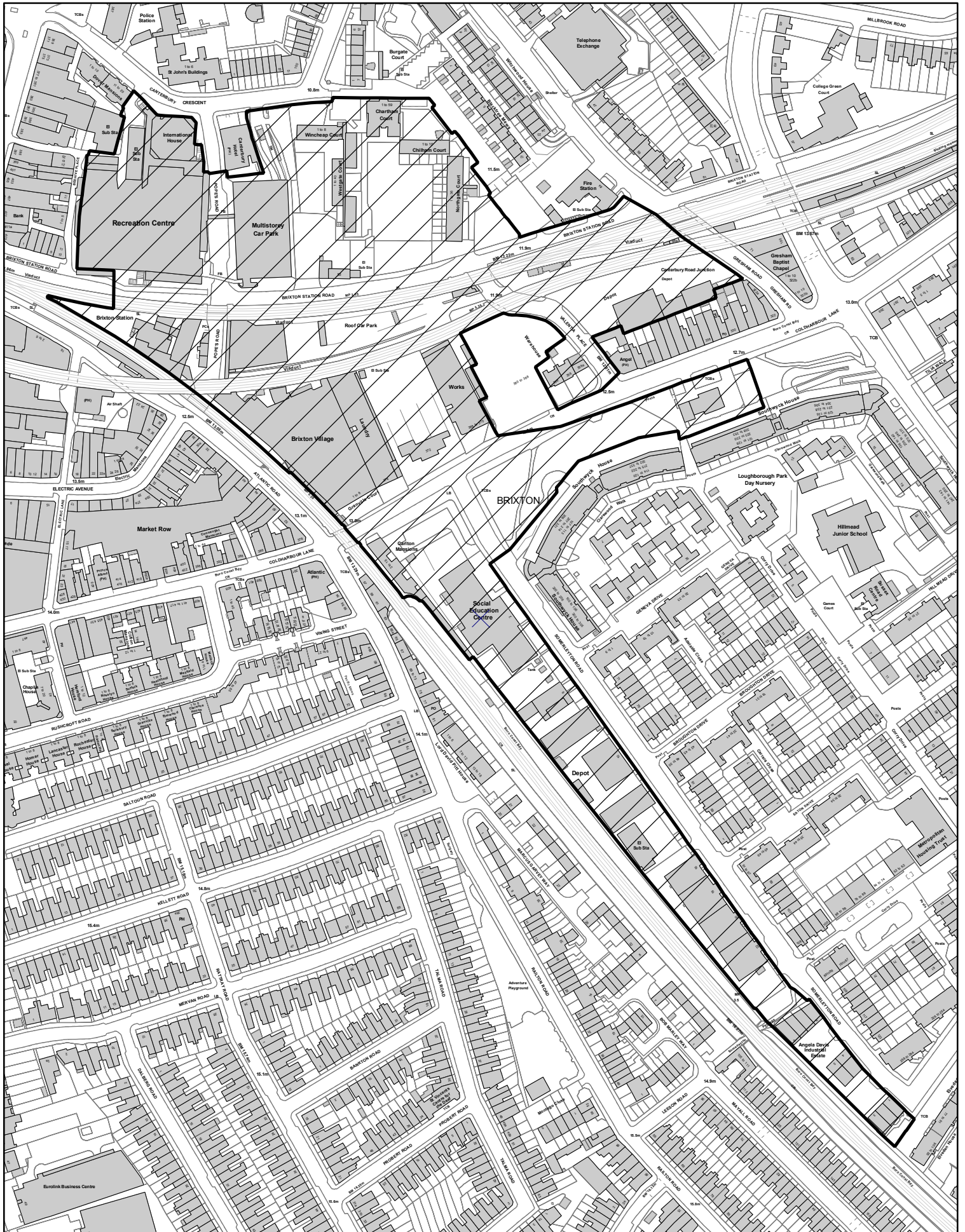
(n) Improvement of West side of Somerleyton Road as a Mixed-Use Employment Area;

(o) Provision, if necessary, for the Cross River Tram.

Site 1: East Brixton Regeneration Arc

Site Details Continued

Relevant Planning History:	<p>Application 06/04037/FUL Permitted 15/03/2007</p> <p>368 To 372 Coldharbour Lane</p> <p>“Redevelopment of the site to provide 155 residential units and 923 sqm of commercial floorspace (Class A1, A2, and B1). “</p> <p>Application unimplemented</p>
	<p>Application 03/00200/FUL Permitted 01/06/2006</p> <p>360-366 Coldharbour Lane And Buildings Known As 9-13 Valentia Place</p> <p>“Redevelopment involving the demolition of 3 light industrial buildings and the erection of 5 storey building, a 7 storey building and a part 4/part 6 storey building surrounding a central court raised over a car park, to contain 60 residential units, including 21 units as affordable housing, and 9 x B1 office units (varying in size between 23m2 and 195m2) with associated landscaping and works.“</p> <p>Application currently Under Construction. MDO 5 boundary redrawn as a result of development.</p>



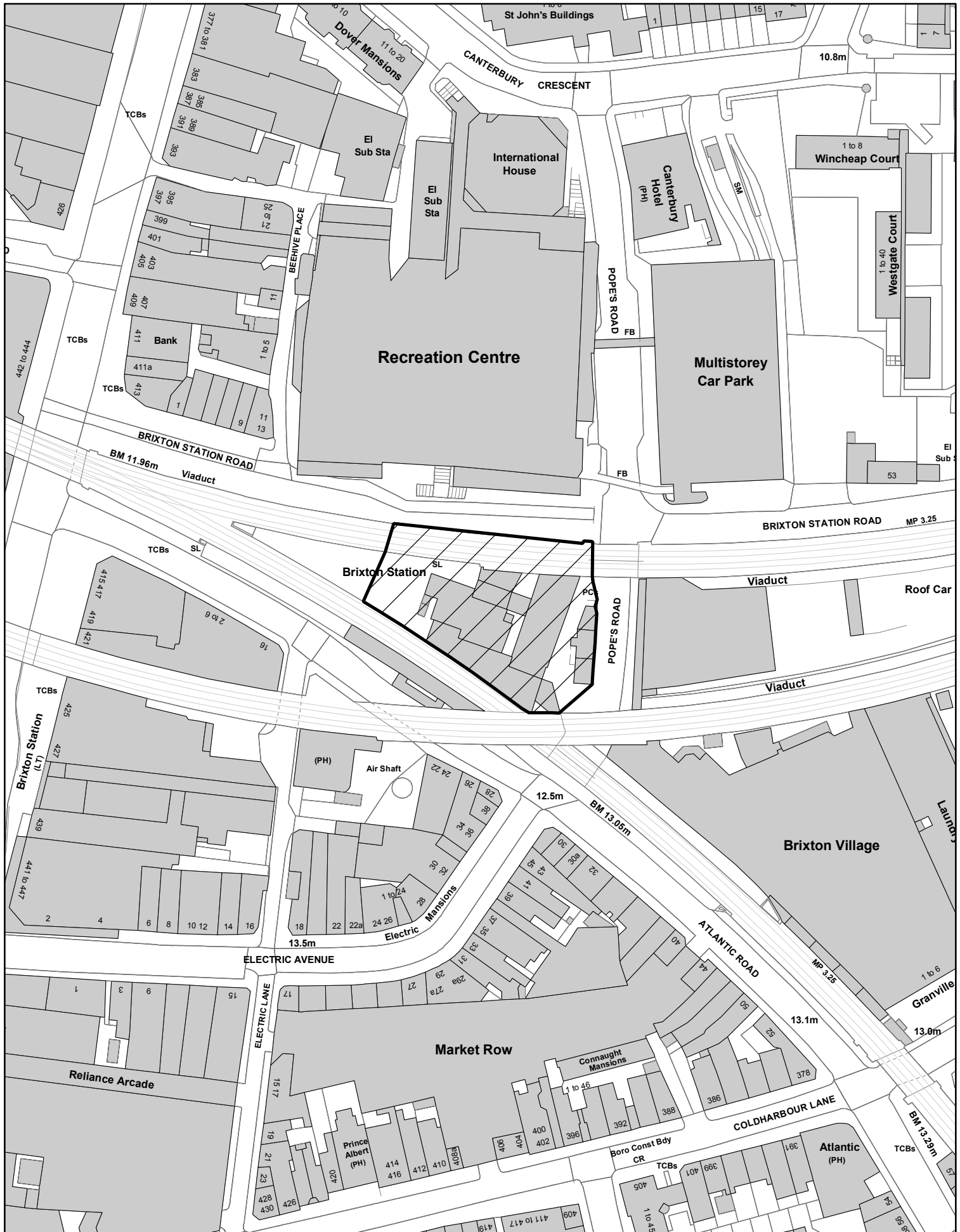
Site 1: East Brixton Regeneration Arc



Site 1a: Brixton Overground Station

Site Details

Address	Atlantic Road
Site area:	0.21 ha
Ownership:	Network Rail
Existing use:	Railway Station
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Conservation Areas: Brixton • Brixton Town Centre: Core • Brixton Area of Small Shops and Market • Major Development Opportunity Site • East London Line Extension: Phase Two
Source:	<ul style="list-style-type: none"> • Preparation of draft Brixton Masterplan • Lambeth Unitary Development Plan 2007 Part of Major Development Opportunity Site: MDO 5
Preferred use according to UDP:	<ul style="list-style-type: none"> • In line with the Mayor of London’s Transport Strategy, the redevelopment of Brixton overground station and the area around it as a high-quality strategic transport hub, with: excellent standards of access for pedestrians (including the elderly, young and disabled), and interchange between trains, buses, taxis and trams, and the creation of additional high and low-level platforms; • See also text of Site 1.
Preferred use according to Masterplan:	Promote mixed use development above the station.
Relevant planning history:	None



Site1a: Brixton Overground Station

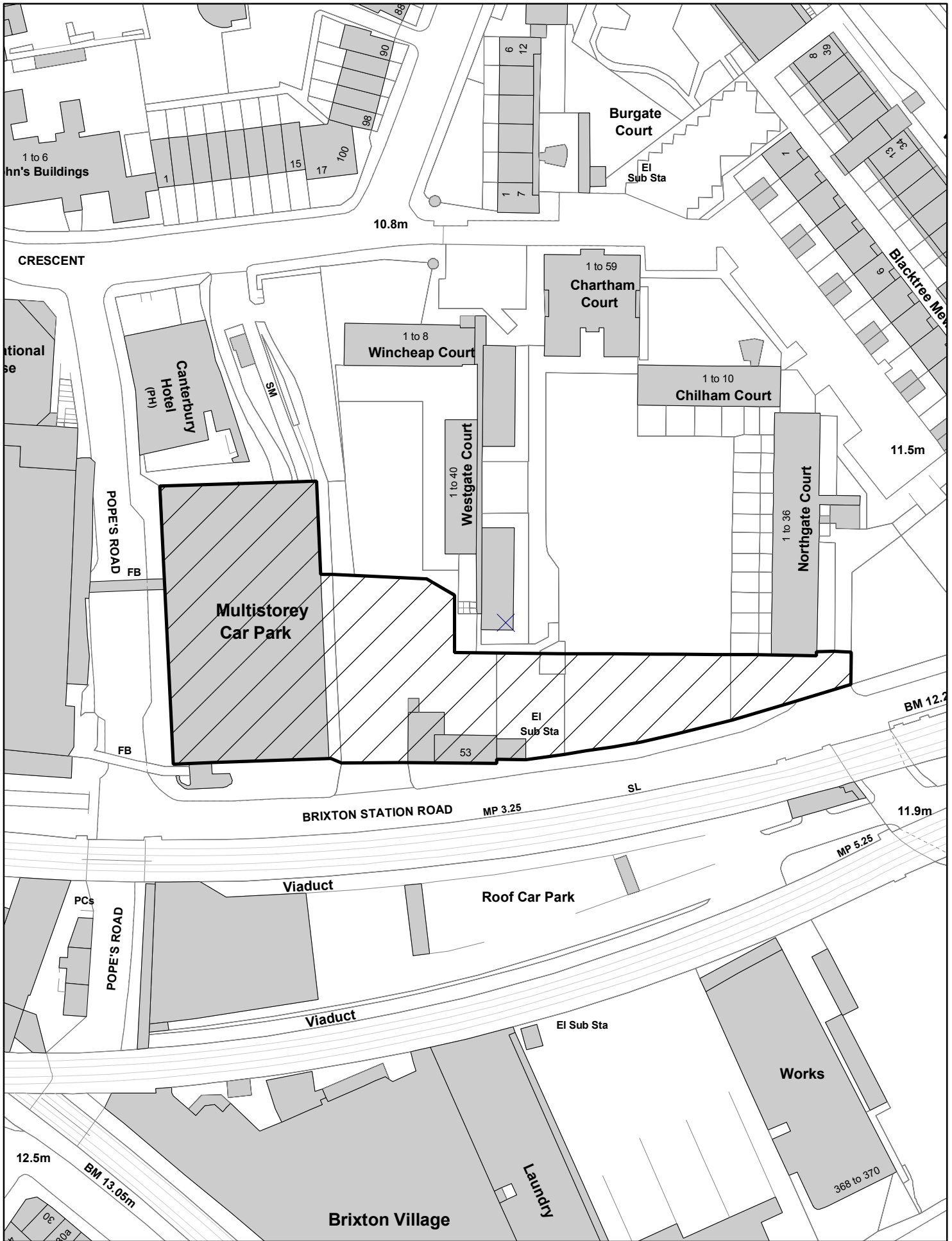


Site 1b: Pope's Road Car Park and 53 Brixton Station Road

Site Details

Address:	Pope's Road Car Park, 53 Brixton Station Road & Recreation Area Canterbury Gardens Estate
Site area:	0.41 ha
Ownership:	London Borough of Lambeth
Existing use:	Multi storey car park
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Major Development Opportunity Site • Major Town Centre: Edge • Cross River Tram*
Source:	<ul style="list-style-type: none"> • Preparation of draft Brixton Masterplan • Lambeth Unitary Development Plan 2007 Part of Major Development Opportunity Site: MDO 5
Preferred use according to UDP:	(e) The development of Popes Road car park is permitted provided an appropriate level of short-stay shoppers/visitors car parking is provided on site and/or elsewhere to the satisfaction of the Council.
Preferred use according to Masterplan:	Retail, residential and town centre uses.
Relevant planning history:	None

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



Site 1b: Popes Road Car Park and 53 Brixton Station Road i

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Site 1c: Somerleyton Road

Site Details

Address:	Somerleyton Road
Site area:	1.6 ha
Ownership:	London Borough of Lambeth
Existing uses:	<ul style="list-style-type: none"> • While the Shakespeare Road Academy is being built, Somerleyton Road Social Education Centre is being used as a temporary school between September 2008 and June 2009. • Angela Davis Industrial Estate • Council vehicle parking and storage
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Brixton Town Centre: Edge • Major Development Opportunity Site • East London Line Extension: Phase Two • Key Industrial and Business Area: Somerleyton Road Estate
Source:	<ul style="list-style-type: none"> • Preparation of draft Brixton Masterplan • Lambeth Unitary Development Plan 2007 Part of Major Development Opportunity Site: MDO 5
Preferred uses according to Masterplan:	Mix of workspace, training, residential, recreation uses as well as improved green spaces and a district energy centre.
Relevant UDP MDO 5 text:	Improvement of West side of Somerleyton Road as a mixed-use employment area.
Relevant planning history:	Application 08/00610/RG3 Approved 15/05/2008 2 Somerleyton Road “Erection of a part one, part two storey building to provide temporary accommodation to house the 1st year intakes for the Evelyn Grace Academy during construction, together with two external sports pitches and boundary fencing.” Development completed.

Site 1c: Somerleyton Road

Site Details continued

Relevant planning history:

Application 06/03615/RG3 Approved 25/04/2007

Angela Davis Industrial Estate, Somerleyton Road

"Partial redevelopment of the site including change of use from industrial estate (B1/B2/B8) to a council vehicle maintenance depot (B2) for a temporary period of three years, and the demolition of units 4 - 5 and erection of two storey extensions to units 1-3 and 6-9 to provide workshop facilities for refuse and recycling fleet, together with provision of car parking spaces, new vehicle and pedestrian entrance access, boundary and landscaping treatments."

Development completed.



Site 1c: Somerleyton Road

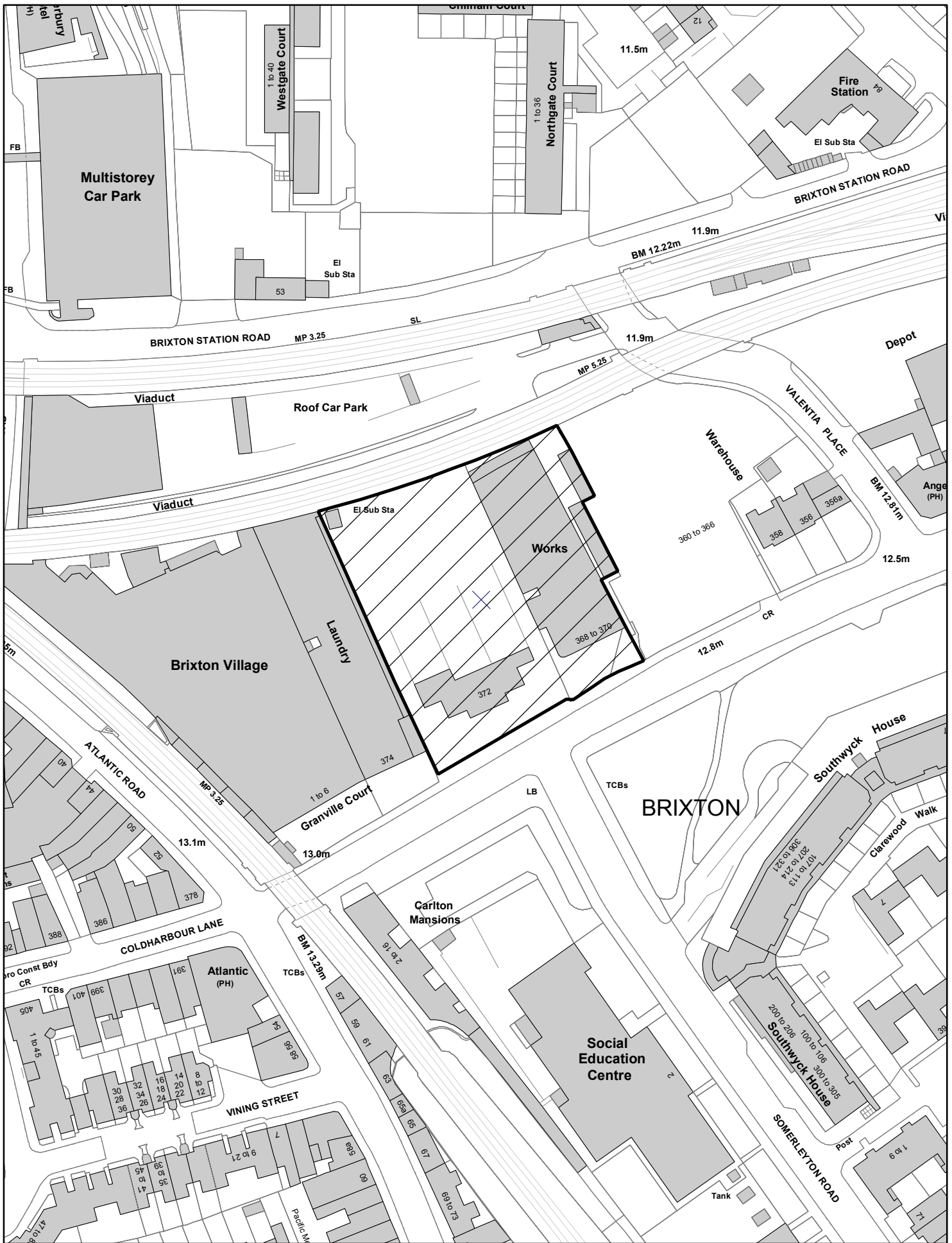


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Site 1d: 368-372 Coldharbour Lane

Site Details

Address:	368-372 Coldharbour Lane, Brixton
Site area:	0.56 ha
Ownership:	Not known
Existing use:	Residential
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Brixton Town Centre: Edge • Conservation Area: Brixton • East London Line Extension: Phase Two
Source:	<ul style="list-style-type: none"> • Preparation of draft Brixton Masterplan • Lambeth Unitary Development Plan 2007 <p>Major Development Opportunity Site: MDO 10</p>
Preferred use according to Masterplan:	Implement an integrated retail and movement strategy, drawing pedestrian movement through the town centre, using a system of attractors and connections to encourage greater footfall through the major retail destinations.
Relevant planning history:	<p>Application 06/04037/FUL approved 15/03/2007</p> <p>368 To 372 Coldharbour Lane</p> <p>“Redevelopment of the site involving demolition of the existing buildings and erection of part-five and part-seven storey building with a lower ground floor to provide 155 residential units comprising 54 x 1 bed, 90 x 2 bed, 6 x 3 bed and 5 x 4 bed and 923 sqm of commercial floorspace (Class A1, A2, and B1), together with provision of internal courtyard, with 2 disabled car parking spaces, cycle stores, refuse store, a roof garden at first floor level, landscaping and boundary treatment.”</p> <p>Development unimplemented.</p>



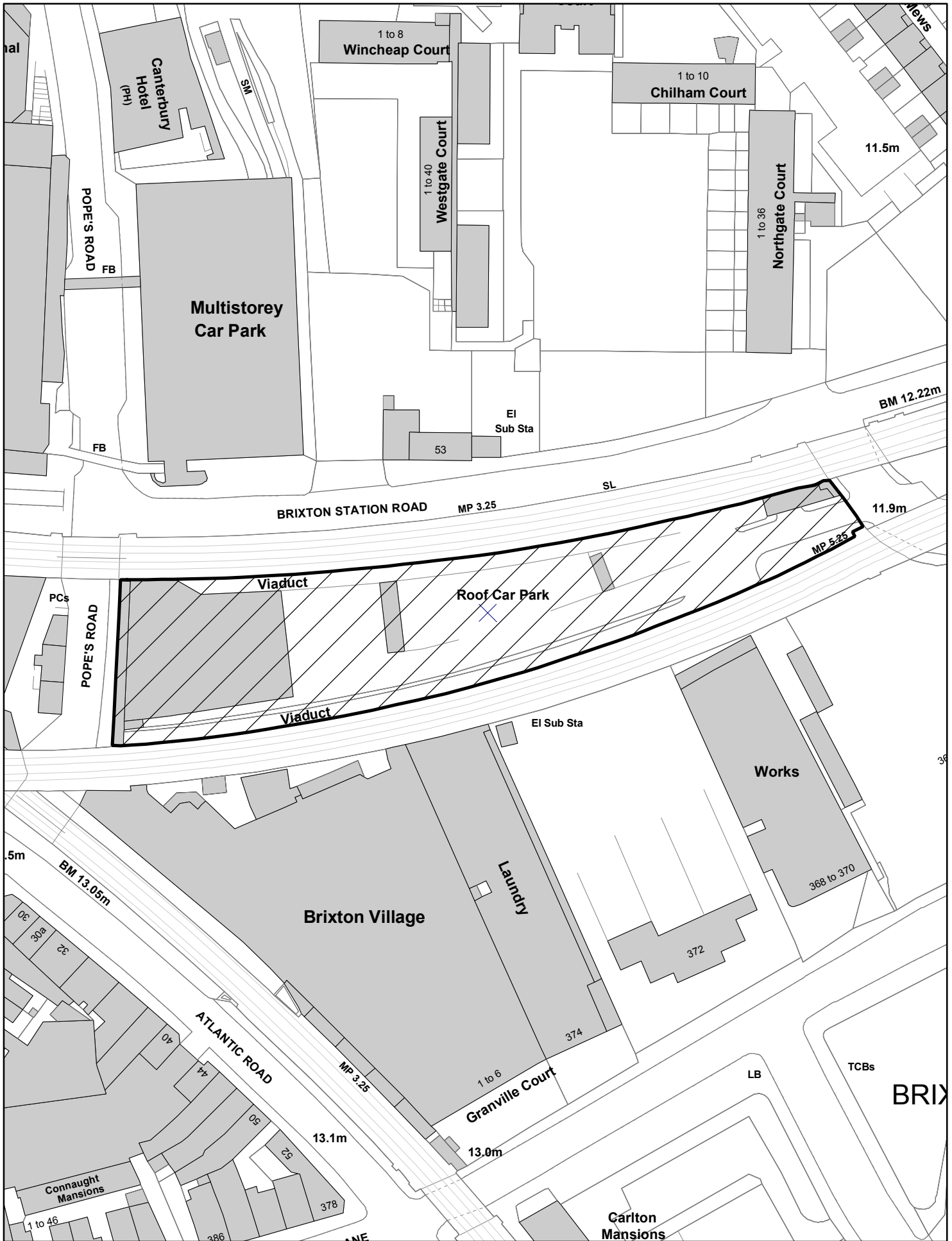
Site 1d: 368-372 Coldharbour Lane



Site 1e: Brixton Exchange Site

Site Details

Address:	Land between Brixton Station Road, Popes Road and Valentia Place
Site area:	0.39 ha
Ownership:	Network Rail
Existing use:	Disused car park
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Major Development Opportunity Site• Major Town Centre: Core and Edge• East London Line Extension: Phase Two
Source:	<ul style="list-style-type: none">• Preparation of draft Brixton Masterplan• Lambeth Unitary Development Plan 2007 Part of Major Development Opportunity Site: MDO 5
Preferred use according to UDP:	See text of site 1.
Preferred use according to Masterplan:	Creation of public square, creative and community uses sui generis building with associated B uses at ground floor. Market infrastructure with residential at upper levels.
Relevant planning history:	None



Site 1e: Brixton Exchange Site

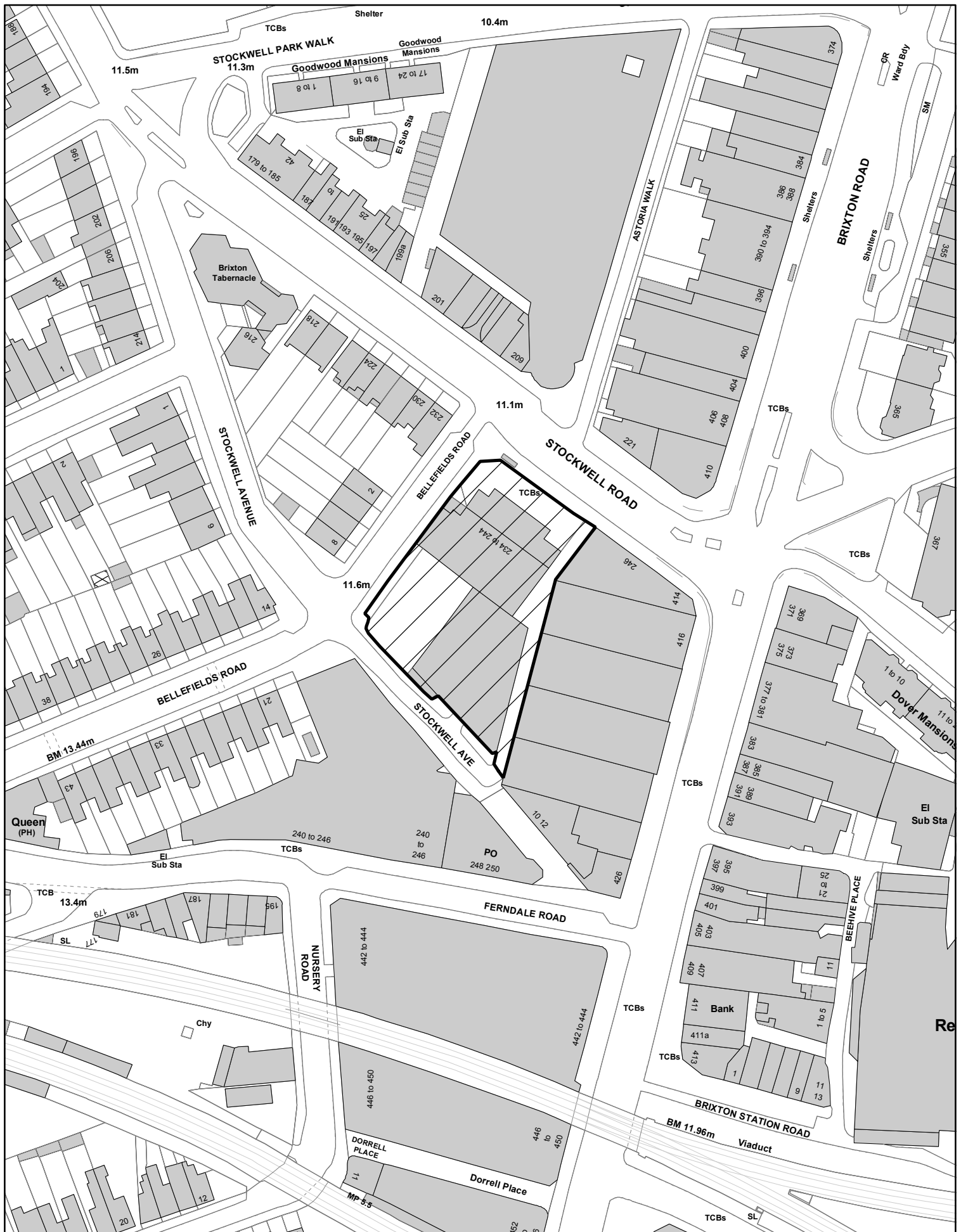
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Site 2: Site bounded by Stockwell Road, Bellefields Road, Stockwell Avenue

Site Details

Address:	Site bounded by Stockwell Road, Bellefields Road, Stockwell Avenue
Site area:	0.25 ha
Ownership:	Not known
Existing use:	Retail units
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Brixton Town Centre: Edge• Archaeological Priority Area• Cross River Tram Scheme*
Source:	<ul style="list-style-type: none">• Preparation of draft Brixton Masterplan
Preferred use according to Masterplan:	Retail use at ground floor frontage. Creation of workspace across rest of site.
Relevant planning history:	None

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



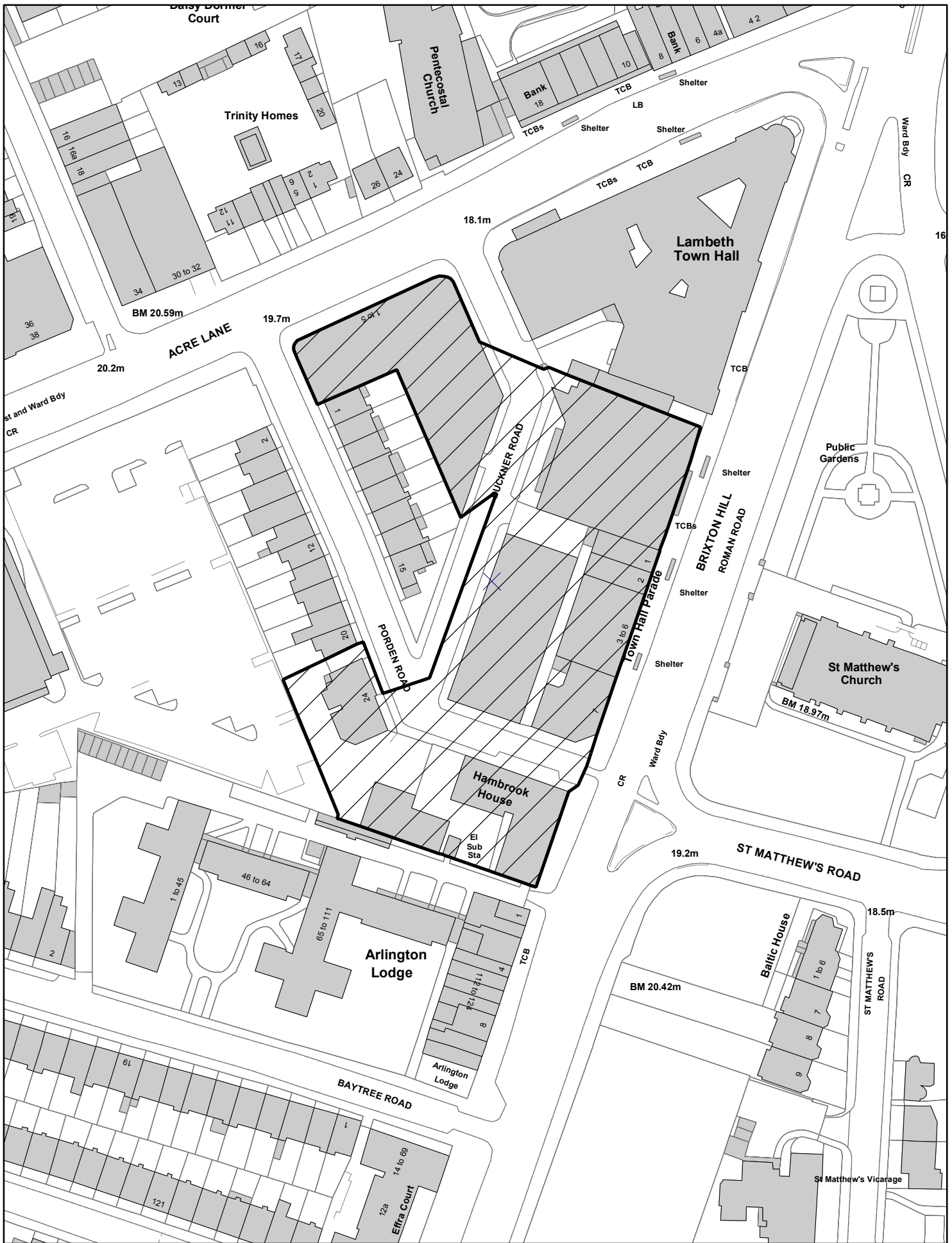
Site 2: Site bounded Stockwell Road,
Bellefields Road & Stockwell Avenue



Site 3: Ivor House, Hambrook House, The Fridge & 1-7 Town Hall Parade

Site Details

Address:	Ivor House 1-5 Acre Lane, The Fridge, Brixton Hill Hambrook House, 24 Porden Road & 1-7 Town Hall Parade
Site area:	0.8.4 ha
Ownership:	Predominantly London Borough of Lambeth
Existing use:	Council offices / Nightclub
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Brixton Town Centre: Core and Edge • Conservation Area: Brixton • Archaeological Priority Area • Major Development Opportunity Site
Source:	Preparation of draft Brixton Masterplan Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 10
Preferred use according to UDP:	MDO 10: Development should be compatible on either side of Porden Road, have active frontage uses to Brixton Hill, maintain consistency of setting of St Matthews Church and preserve setting of Town Hall.
Preferred use according to Masterplan:	Employment, cultural uses and health uses.
Relevant planning history:	<p>Application 08/03282/GDOO Approved 08/12/2008</p> <p>24 Porden Road</p> <p>“Prior notification for demolition of a part four storey, part two storey office building (applies to 24 Porden Road).”</p> <p>Development unimplemented.</p>



Site 3: Ivor House, Hambrook House, The Fridge & 1-7 Town Hall Parade



Site 4: Loughborough Park Estate

Site Details

Address:	Guinness Trust Buildings, Loughborough Park
Site area:	2.5 ha
Ownership:	Guinness Trust
Existing use:	Residential estate
Lambeth UDP (2007) policy context:	None
Source:	
Preferred use according to Masterplan:	Residential
Relevant planning history:	None



Site 4: Loughborough Park Estate

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Site 5: Kings College Hospital

Site Details

Address:	Kings College Hospital, Denmark Hill, SE5 9RS
Site area:	8.57 ha
Ownership:	Kings College Hospital NHS Foundation Trust
Existing use:	Hospital and associated medical facilities.
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• East London Line Extension: Phase Two• Key Industrial and Business Area: Coldharbour Lane Industrial Estate
Source:	Preparation of Kings College Masterplan (KCMP)
Preferred use according to KCMP:	Enhancement of medical / hospital uses.
Relevant planning history:	<p>Application 08/04822/FUL Pending Consideration Received 24/12/2008</p> <p>Kings College Hospital</p> <p>“Partial removal of existing hospital wing in south west corner of the site and the erection of a four storey building to be used as a Haematology Centre.”</p> <p>Application 08/04821/FUL Pending Consideration Received 24/12/2008</p> <p>Kings College Hospital</p> <p>“Redevelopment of a site to provide 3 storeys of accommodation in an extension adjoining existing hospital buildings for university research.”</p>

