

# Contents of Addendum

- 1.0 General introduction
- 2.0 Response to design-related assessment comments dated 16th July
- 3.0 Response to further design-related assessment comments dated 19th July
- 4.0 Variant Proposals for Council Offices 1, 2, 3 and 4 and Variant proposals for residential sites
- 5.0 Response to comments dated 17th July on Variant Proposals
- 6.0 Response to non-design assessment comments dated 16th July

#### Please note:

The design and technical submission in this section are our contractors proposals. We have fully complied with the Employers Requirements with the exception of the following:

- Affordable Housing is 20%
- · ICT works are excluded
- BREEAM Excellent on the Town Hall is not practical
- · Sourcing of materials restrictions not accepted

These items are detailed in Section 3 - Financial Viability and Credibility

#### 1.0 General Introduction

# 1.1 Purpose of this section

This Addendum provides further explanation of the Stage 2 bid proposals submitted by United House on 21st June 2013. It responds in particular to comments received on our June proposals and suggestions made in the course of recent dialogue meetings. It also contains variant proposals to illustrate the implications of potential changes to our Stage 2 proposals.

We have received in July 2013 post-submission written comments from the Council as follows:

Assessment comments dated 16th July on submitted Sections 1, 2 and 3.

Further assessment comments dated 19th July on submitted Section 2.

Summary of planning advice on International House reissued on 17th July.

Comments dated 17th July on Variant Proposals 1, 2 and 3.

We have received verbal comments and queries from the Council at the 28th June Programme Board presentation, and verbal comments from local residents at the 27th July Co-production Day. Where these seem to relate to areas already covered in the written comments we have also

referred to the verbal queries in our response.

# 1.2 Structure of this section

We deal first with a verbatim list of comments received. We have grouped these together where they seem to address the same or related issues and then added our response on each issue.

A number of comments imply that the commentator has not seen a relevant section of our original submission, where we feel we have already provided a full explanation. We appreciate that this is a complex project and that our Stage 2 submission is very detailed. To make it easier to navigate, we have provided a more detailed contents list and inserted subsection dividers to the original submission. We have also referred to specific page and figure numbers in our further responses below.

Where we consider that additional illustrations are required to provide a full and clear response to comments, we have integrated them with our answers below.

Finally we have appended our Variant Proposals. Variants 1, 2 and 3 were previously presented to the Council and we have added a response to the Council's comments on them.

We subsequently prepared Variant 4, which we now present as our preferred and compliant solution.

All quoted comments from the Council are shown in italics. Our responses are shown in plain text.

### 1.3 Status of Stage 2 Proposals and Variant Proposals

We believe that our Stage 2 proposals submitted in June provided a very high quality and deliverable response to the Council's brief.

We have received a wide variety of positive and negative comments on our proposals. The Council's brief is complex and ambitious, and successful delivery requires support from a wide range of parties within the Council and from stakeholders in the wider community. It is only to be expected that people will express different and sometimes contradictory views, and so it has proved to be with the comments received to date. It is not surprising, for example, that conservation officers and local residents have expressed concern about the impact of new building heights on surrounding properties and on the Conservation Area in general: on the other hand, the Council's financial advisors have

suggested increasing building heights to raise more crosssubsidy and close the overall funding gap.

We have listened carefully to all comments, and prepared the four variations to explore with the Council different ways of meeting the brief, in particular with regard to the best future for Ivor House. We have now agreed with the Council that we will submit Variant 4 as the preferred and compliant solution. This is described in Section 4.0 of this preface.

Our proposals provide a meticulous and imaginative response to the Council's original brief. They also carefully balance conflicting demands, such as the need for sensitive design in response to site context and the need to maximise floor space and cross-subsidy. We understand that the Council's priorities have changed and evolved in the course of the dialogue process and will probably continue to do so - it is in the nature of this complex undertaking that the brief will evolve over time.

Therefore we are very willing to continue to explore further variations on our proposals if we are selected as preferred bidder.

# 1.4 Further information on Variant Proposals

At the Council's request we had already prepared three sets of variants, and for this final ISDS submission we have prepared Variant 4. These all show different responses to the Council's request to see a version of our proposals which does not require Council accommodation in Ivor House. Although we believe there are significant advantages in using a remodelled Ivor House for part of the Council's own space requirement, we also accept that there are counterviews, which we have carefully considered and explored.

Another flexible part of our proposals is the Press Site and the associated public realm on Buckner Road. The Council's brief explicitly calls for a transformation of the public realm around the Town Hall. and we have put a great deal of time and ingenuity into this area and to the related requirement for connectivity between the Town Hall and other Council accommodation. This was a strong and successful part of our Stage 2 proposals, and has been well received and encouraged by the Council in the course of nine months of pre-submission dialogue. However, we recognise that alternative views have emerged

recently and are very willing to adapt our ideas. Variant 4 therefore excludes Council accommodation on the Press Site and assumes that movement between the Town Hall and new Brixton Hill offices will be via the main public street or the transformed mews street at the rear (Buckner Road).

### 2.0 Design-related assessment comments dated 16th July on submitted Sections 1 and 2.

Note: we have added paragraph numbering to the Council's comments to aid navigation.

#### 2.1

#### Section 1.1: Vision

The 2 reception points are confusing in the new building and there is no clear reception point in the Town Hall.

#### **UH Response**

For relevant details of our original bid please see:

- Page 10 for Wayfinding.
- Pages 13-15 for Accessibility, including location of reception points – see extract below.
- Pages 35 and 36 for sketch views of the main Enterprise Centre entrance and reception in the new office building.
- Pages 78-79 for Access and Movement Diagrams
- Page 89 for ground floor plan of new offices. A clarified version of this plan is included below.
- Pages 193-196 for Security.

Extract from bid page 13:

"The key public access points to the Enterprise Centre will be as follows:

 Main entrance for all visitors from Brixton Hill into the Gallery and Atrium of the new office building where the main Customer Service Centre and central reception for the whole complex will be found.

- Entrance into the same space from Acre Lane via The Triangle.
- Entrance to the refurbished Assembly Room via the existing ceremonial entrance on Acre Lane, which will be made step-free.
- Entrance to the relocated Registry Office and the democratic space of the Chamber and associated meeting and committee rooms via the existing main entrance to the Town Hall and the existing and adjacent disabled entrance."

"Access for members, staff and their invited visitors will be via the same public entrances plus the following, using swipe-card access controls:

- Entrances to Ivor House and to the rear of the Town Hall via The Triangle at street level.
- High level connection between all three buildings using the bridge link, which frames The Triangle.
- Direct access to Ivor House from Acre Lane using the existing main entrance if required.
- Access to the Brixton Hill wing of the Town Hall via the new garden.

 Occasional use of the Royal Entrance and its twin on Acre Lane if required."

Further response.

- · We include overleaf a revised version of the ground floor plan for the new offices showing the **Enterprise Centre main** reception keyed 3 and the **Customer Service Centre** enquiries desk keyed 4. The main reception will be the first help-point which visitors encounter on entering the new building from Brixton Hill or Buckner Road. From here they will be directed to the relevant part of the complex, including the Town Hall and Ivor House - or, if they have an appointment, they may wait to be conducted by their host member of staff.
- We include overleaf a revised version of the ground floor plan of the Town Hall showing more clearly the proposed reception point. This will double up as reception for the Registry Office during opening hours, for the Democratic Space during public events and for any other public uses of the Town Hall. It is located adjacent both to the existing disabled access point and to the main ceremonial entrance. The Council can choose also to locate security at the ceremonial entrance acting from the small room

off the first hallway.

 Access to the Town Hall is inevitably complex because of the existing layout and levels, and we are happy to explore other options. However, we believe the bid strategy combines convenience for visitors with efficient use of staffed reception areas.

# Revised version of the ground floor plan for the new offices

- st 3 Main reception for enterprise centre complex
- \*4 CUSTOMER SERVICE CENTRE ENQUIRIES DESK



# Revised version of the ground floor plan of the Town Hall



#### 2.5

# Section 2: Heritage & Design

#### 2.5.1

There appear to be no visuals on how International House might appear when converted?

#### **UH Response**

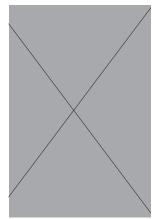
For relevant details of our original bid please see:

- Page 168 for description.
- Pages 172-173 for threedimensional massing model of International House before and after conversion and extension

#### Further response.

- We are proposing to convert the existing building and add one full floor plate identical to the main floors below. We will replace the windows with new aluminium or composite continuous ribbon glazing with power coated coloured finish. We aim to restore and upgrade the brickwork spandrel panels, but at detailed design stage will also consider over-cladding. We show some precedents below.
- On top, we propose set-back duplex flats in a 'glass box' extension. The glass will extend upwards to enclose a shared roof garden. We show a precedent below.
- We have kept the total height within the 15 storey parameter advised by the Council. A summary of planning advice on International House was reissued on 17th July and states that: Development in excess of 15 storeys is likely to have a significant adverse impact. We consider that redevelopment of a new building of equivalent height is not financially viable, and that conversion offers a simpler and cost effective solution which will provide high quality homes and improved external appearance.
- We will prepare more details of the proposed appearance if selected as preferred bidder.

#### PRECEDENTS FOR EXTERNAL TRANSFORMATION OF INTERNATIONAL HOUSE



EXTERIOR TREATMENT EMPHASISING THE HORIZONTAL WINDOWS AND SPANDRELS



GLASS BOX DUPLEX PENTHOUSES



ENTRANCE FOYER PRECEDENT



ROOF GARDEN

#### 2.5.2

There needs to be a bit more information on the roof top extension on the roof of the Town Hall assembly rooms and more convincing detail of the basement accommodation is appropriate for offices given the limited natural light.

#### **UH Response**

For relevant details of our original bid please see:

- Pages 22-23 for an artist's impression of the rooftop extension.
- Pages 68-71 for Activity Zone Diagrams.

Further response.

 The rooftop extension is proposed to be a glass-walled contemporary pavilion set back from the Acre Lane frontage behind the existing parapet. We will prepare more details of the proposed appearance if selected as preferred bidder. In the meantime we show some precedents below.

• The proposed basement meeting rooms will have glass walled openings to the corridors and will receive light from, and views to, the proposed sculpture gardens. The creation of large openings is of course dependent on permission for alterations to the Listed building. We show a clearer basement level plan overleaf to illustrate this point.

#### 2.5.3

There needs to be a clear selection process and a wider remit for the selection of local artists - LBL arts office needs to be involved.

#### **UH Response**

Comment noted and agreed.

For relevant details of our original bid please see:

 Page 12 for our public art strategy, including community engagement.  Pages 106-112 for proposed locations and precedents for public art.

Further information from InSite Arts on the selection and management of artists:

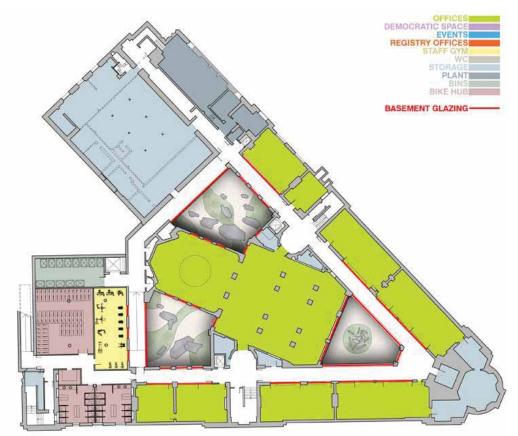
- · For the Brixton Enterprise Centre it is the intention that the artworks are commissioned through a selection process that is transparent and inclusive. The rich diversity of artists living and working in Lambeth and nearby boroughs will offer the project an exceptional resource of artists to be considered for all the commission opportunities. Artists will be appointed on merit and for their appropriateness to the specific commission opportunity. An artist's knowledge of, relationship with and commitment to the area will be key criteria when developing the selection methodologies for each commission
- InSite Arts will work with local arts providers and specialists including the Lambeth Arts Officer to ensure that the selection process generates the quality of practitioner appropriate to the project.
- An arts overseeing panel will be set up for the project, the terms of reference and make up of this group to be agreed on commencement of the project. However, it is the intention that this group is fully representative of the client, project team, local arts specialists and community representation. This group will be established at the earliest stages of the project, to support and guide the programme of arts commissioning. The panel will have broad experience of development, arts and community unique to the Lambeth.
- InSite Arts will establish a day to day relationship with Lambeth Arts to ensure an open dialogue with the arts specialists in the area.

#### PRECEDENTS FOR ROOFTOP EXTENSION TO TOWN HALL





# Basement level plan











Town Hall Plan Level -1

#### 2.5.4

There needs to be more detail on how the Town Hall interior design will actually work.

#### **UH Response**

We will be delighted to provide more detail at preferred bidder stage.

For relevant details of our original bid please see:

- Page 9 for Interior Design generally.
- Pages 113-119 for our Interior Design strategy, including typical furniture layout and precedents for the Town Hall.

#### 2.5.5

A more clearly defined pedestrian and vehicular realm will be necessary in Buckner Rd.

#### **UH Response**

For relevant details of our original bid please see:

- Pages 79-81 for vehicle movement diagrams.
- Pages 82-86 for details of The Triangle open space.

Further response.

- We will provide more details if selected as preferred bidder and are happy to discuss alternative solutions.
- However, we believe that Buckner Road can be transformed into a very attractive shared space, with pedestrians having priority while convenient access is provided for legitimate vehicles, including service access for the Council and Electric Club.

#### 2.6

# Section 2: Planning

#### 2.6.1

Lack of details of new residential units across the site (floorplans and elevations would be preferred).

#### **UH Response**

For relevant details of our original bid please see:

- Pages 146-157 for Hambrook Gardens.
- Pages 158-167 for Olive Morris House.
- Pages 168-176 for InternationalHouse.
- Pages 177-184 for Wanless Road.

For each site we have already provided: site plan, floor plans, massing model, schedule of accommodation. For Hambrook House we have provided a more detailed model with indicative elevations. We believe that we have therefore met and potentially exceeded the information required at this stage of the process. We will provide more details if selected as preferred bidder and are happy to discuss alternative solutions.

#### 2.6.2

New office proposal fails to maximise the potential of new building, inc existing basement.

#### **UH Response**

For relevant details of our original bid please see:

- Pages 34-41 for sketches of the new office building.
- Pages 87-97 for plans, sections, elevations of the new office building.

Further response.

In our June proposals we have included basement plant and ancillary space in the new offices, but not included basement workspace or other net area. We consider that some basement net area is justifiable to make effective use of existing basements in the Town Hall and Ivor House for meeting rooms, and some workspace where welllit. However, we have focused on providing top quality naturallylit net area in the new building, with a small amount of net area in the Variant 4 basement.

#### 2.6.3

Drawing inaccuracy as second, third and fourth floor plans show bridge link.

#### **UH Response**

The plan on page 91 is a combined plan showing all three floors. You are correct that the bridge link is only at second floor level. Please refer also to the sections and elevations on pages 94-97.

#### 2.6.4

Town Hall information fails to provide sufficient details regarding the interventions to the building.

#### **UH Response**

For relevant details of our original bid please see:

- Pages 21-33 for the overall Vision.
- Pages 43-45 for sketch views.
- Pages 49-51 for details of existing parts to be removed and to be restored.
- Pages 52-67 for complete floor plans.
- Pages 68-71 for activity zone diagrams
- Pages 72-78 for access and movement diagrams
- Pages 98-119 for landscape, public realm, exterior lighting, public art and interior design strategies.

We believe that we have therefore met and potentially exceeded the information required at this stage of the process. We will provide more details if selected as preferred bidder and are happy to discuss alternative solutions.

#### 2.6.5

Balconies to rear of OMH unlikely to be supported.

#### **UH Response**

Comment noted: we will provide more details if selected as preferred bidder and are happy to discuss alternative solutions. However, we note that the existing office building is closer to the boundary with existing residents than our proposed new residential building - see section on page 166. We are proposing high quality homes in accordance with the London Housing Design Guide and show most flats having two balconies: one on the sunnier but noisier side and one on the quieter side. Our scheme can still comply with balconies to the rear removed if necessary.

### 3.0 Design-related further assessment comments dated 19th July on submitted Section 2.

#### 3.1

#### General

The bidder has delivered a well considered scheme that has generally taken on board a number of the constraints and opportunities detailed with the planning brief. In particular, the proposed Brixton Hill frontages are of appropriate bulk, scale and mass. The layout and the proposal public realm is considered to be both practical and workable. The bidder has used the feedback provided at design workshops to develop a scheme that scores well against the listed design criteria.

#### **UH Response**

Comments noted with thanks.

# **3.2** Concept

Good - the bulk, scale and mass is appropriate.

Detailed and comprehensive analysis of site context including opportunities, threats and risks, which has helped to inform evolution of design response. Presented in a clear and legible manner that demonstrates that the site context for both the triangle site and the enabling sites has been investigated and resolutions have been arrived

at that are appropriate.

Good understanding and awareness of site in its context. Acknowledgement of wider townscape setting and key views.

Recognition of heritage designations and resultant site sensitivities. This includes an acknowledgement of the heritage value of Town Hall Parade.

Section provided within submission outlining the design development since the ISOS stage. This provides a clear explanation for design evolution of scheme.

Proposals fit well into existing neighbourhood. Proposal makes specific reference to the sensitive pinch-points to the west (Porden Road) and the south (Arlington Lodge).

Good understanding and awareness of site in its context.

Good understanding of wider area.

Proposals fit well into the existing neighbourhood.

Good use of models and sketches to illustrate proposals although sketches can be deceptive and simple massing blocks may be useful.

Good use of site sections although more context would be useful. Good explanation of vehicle servicing/access to the Electric – more detail required on Buckner/Porden Rds.

Good relationship with St Matthews.

#### **UH Response**

Comments noted with thanks. We will be happy to provide additional information if selected to preferred bidder stage.

# **3.3** Civic office

#### 3.3.1

Site layout is clear and well considered.

T-shaped circulation area with central atrium ('street gallery') provides legibility and is welcoming to both staff and the public. Also provides an adaptable, flexible space that could be used for civic functions.

Customer service centre to Brixton Hill frontage would enliven streetscene and provide a welcoming environment for future users.

#### 3.3.2

Use of setback to northern flank wall with Electric nightclub is welcomed, although would question why it needs to be 7.5m (seems excessive).

#### **UH Response**

The 7.5m gallery space provides a suitable generous top-lit main entrance, which serves not only the new office building, but the Enterprise Centre complex as a whole. However, we are happy to explore variations if selected to preferred bidder stage.

#### 3.3.3

Fails to maximise the potential of new building, as floorspace between lift core and atrium on upper floors does not appear to be functional space.

#### **UH Response**

The current plan allows a suitably generous area for circulation and informal meetings overlooking the atrium. We propose to focus the movement generated by the main lift core to maximise activity around the atrium. However, we are happy to explore variations if selected to preferred bidder stage.

#### 3.3.4

Drawing inaccuracy as second, third and fourth floor plans show bridge link.

#### **UH Response**

Please see our response to the same point under 2.6.3

#### 3.3.5

Proposal fails to maximise potential of basement area.

#### **UH Response**

Please see our response to the same point under 2.6.2

#### 3.3.6

Architecture good. Layout good.

#### 3.3.7

Stoa at first floor would need doors to manage noise, heat loss etc?

Stoa link at first floor seems to enter building straight into a WC wall.

#### **UH Response**

Stoa enters building at generous landing area (approx 6 x 5m) with direct access to stairs, lifts and wc's. Agreed that environmental performance of stoa will require careful details design, although preference is to minimise doors. We are happy to explore variations if selected to preferred bidder stage.

#### 3.3.8

Height to Brixton Hill frontage is acceptable and doesn't compete with Town Hall. However, failure to reduce height to Buckner Road frontage raises queries regarding rights to light, sense of enclosure and outlook to Porden Road properties.

#### **UH Response**

Agreed that impact on Porden Road properties is very sensitive and will require careful development of design and careful handling of preapplication negotiations. We have stressed this throughout the dialogue process. However, we do not think that the Council's brief can be met on this site without some impacts on Porden Road. We have also discussed the potential to acquire number 15 Porden Road, which is the property most affected - however, our proposals do not rely on this. We have scaled down our proposed residential development (called Porden Mews) to only two storeys height where it meets the existing houses.

#### 3.3.9

Entrance could be worked on as it doesn't have enough presence in the streetscene.

Detailed design is bland and fails to announce itself as a landmark building. Use of terracotta is questioned.

#### **UH Response**

We are puzzled by these comments, which seem to contradict comments above, for example: Customer service centre to Brixton Hill frontage would enliven streetscene and provide a welcoming environment for future users.

and the comments which follow:

Provision of active ground floors to south and west is welcomed.

Entrance area and ground floor well designed and clear.

Our proposals can be seen most clearly on pages 34-36 and 87-97 of the original bid.

The entrance area has been designed to provide a "show window" for the Council's activities with a scale which responds to the urban context. This provides a significant opportunity to create an entrance with a very effective presence in the streetscene and this opportunity will be explored in subsequent design stages.

However, we recognise that getting the detail of the main entrance absolutely right is crucial: it needs to be lively, welcoming and easy to find; it needs to announce itself and have civic presence, but avoid being monumental or intimidating. We look forward to working with the Council on this if selected to preferred bidder stage.

The intention of the design is to provide a high quality façade with materials and a depth of modelling which reflects the richness of the facades in the best existing buildings of the town centre (Section 2 p 11). The facades indicate a combination of flush and recessed glazing, solid and perforated panels in order to

achieve this end. They also seek to achieve presence without ostentation: an important aspect of the brief for the Cooperative Council. The use of terracotta is at this stage a proposal subject to further discussion with the Council: our intention is that the facades should reflect in a contemporary manner the quality of historic terracotta and brickwork, rather than the sometimes bland modern terracotta systems.

We note the comment further down: *Materials well considered* in context of Town Hall.

#### 3.3.10

Design treatment to rear of Electric is unclear.

#### **UH Response**

Please refer to pages 82-85 for the layout and appearance of The Triangle, including proposed treatment of the rear of the Electric, and to pages 106-112 for proposed public art installation here.

Our proposal is to provide the Electric with an enclosed service yard, which will be screened from The Triangle and council buildings by a high wall decorated with art work and partly treated as a 'living wall'. At the centre, sliding doors will provide access for cars, vans and small lorries. Large vehicles serving special events will park within The Triangle and Buckner Road.

#### 3.3.11

Relationship between north elevation of Hambrook House site and south elevation of Civic Office remains to be defined.

#### **UH Response**

We acknowledge that there are potential privacy issues. However, all flats here are dual aspect, and so main rooms could be located away from the street. We anticipate at the detailed design stage some degree of visual screening either of the flats or offices or a combinations of both. The facade of the Civic Offices is based on a balance between solid and glazed areas together with deep reveals to reduce any sense of overlooking to the residential properties. Further privacy will be provided by the proposed tree planting within the street and, if necessary, translucent as well as clear glazing in office areas.

#### 3.3.12

Good customer service space and opportunities for private and informal conversations.

Service lift at rear of building enabling discrete servicing of building.

Youth offending could be more discrete but this can be handled at detail design.

Flexible floor plans at upper levels.

Detail of desk density might be useful.

The Civic Offices have been designed on the basis of 10m2 per person. An indicative layout (Section 2 p 113) illustrates how this might look in terms of desk density within the floor plate.

Urban context is well considered and general elevational scale is good. Ground floor elevation scale may be too grand relative to its use.

We have responded to the tall proportion of shops and properties within the town centre, typified by the existing Town Hall Parade, which achieve civic presence by including a mezzanine or first floor within the language of the ground floor. We feel this scale is necessary in the urban context but note the need to avoid monumentality.

Question over whether building could be higher. Sketches don't show much 'civic presence'.

The scheme submitted responds to the planning guidance that five stories would be acceptable, together with the need to minimise impact on Porden Road, respect the prominence of the listed Town Hall and St Matthew's church as the most significant monuments within the context. and the desire of the Council not to make an ostentatious statement regarding the new development. However, if these issues are not the priorities for the scheme then we can

envisage larger buildings on the site and have explored these in Variants 1 - 4.

Broader site sections/ evaluations might help to understand context.

Materials well considered in context of Town Hall.

Art well considered and opportunities are apparent.

Connections with Town Centre are clear.

Height and massing are appropriate but see above regarding potential to include more height.

Well conceived plan and considered well relative to existing context.

#### **UH Response**

Comments noted with thanks. We will be happy to provide additional information if selected to preferred bidder stage. Regarding additional height please refer to sections 4.0 and 5.0 below with Variant Proposals. These show the implications of additional height.

#### 3.4

### Ivor House

#### 3.4.1

There is a minor risk in the facade retention (will need conservation area consent and

EH support) but the absence of an additional storey is welcome. There is significant public benefit to justify this.

#### **UH Response**

Comments noted with thanks. Careful detailed work will be required on the facade solution.

#### 3.4.2

Stoa is still a concern. As a concept it is fun and practical and it could help define the public space in an interesting way. However, there is a significant impact on the Porden Road houses - overlooking and outlook.

The internal angle where it meets Ivor House is tight - a quadrant sweep would be much better.

Practical concerns where the ground floor element of the stoa at the back of Ivor House - a circulation route and main office entrance clash with the events space. This is far from ideal - events spaces need flexibility so that they can be contained and managed and not disturbed by coming and going.

Maintenance issues with the stoa - it could be costly to heat/ ventilate.

#### **UH Response**

The impact of the Stoa on Porden Road houses can best be seen in the section on Page 86. This shows that there is no overlooking and that the twostorey part is well set-back from the boundary, with the single storey green-roofed meeting rooms occupying the view from Porden Road houses. We have explored, and are happy to revisit, other sections, including a sloping roof version. It should be noted that the existing Press building presents the equivalent of a two-storey blank facade to the boundary with Porden Road, and therefore our proposals will be a significant improvement.

Regarding the junction with Ivor House, Page 82 does show a quadrant sweep rather than a sharp angle: we are happy to consider making this more emphatic.

Regarding the suitability of events spaces, our proposal is that the meeting room suite offers flexible closed or open rooms, and that the circulation is widened into an informal events space and cafe suitable for exhibitions etc. We are happy to consider alternative layouts.

#### 3.4.3

Practical and architectural concerns about the stoa where it meets the back of the public hall as this is ventilated naturally from only these rear windows. This needs to continue, therefore the stoa should pull away from the building to allow for this. Secondly the enclosed stoat ground floor along the back of the public hall seems unnecessary. Noise from activity

at the rear is a regular issue when the public hall is open to the public.

#### **UH Response**

We have assumed that we will install mechanical ventilation into the roof of the Assembly Room in order to improve its environmental performance, and therefore that the windows will be sealed shut and acoustically upgraded. We are happy to consider alternative solutions. We deal with the rationale for the Stoa under 3.4.5 below.

#### 3.4.4

The proposal of a 3 site council accommodation solution does not adequately address the cooperative council requirement to co-locate.

Major concerns over use of Ivor as office space – lack of even generic layouts suggests that this element is still not fully developed as a proposal.

Lack of detail around how new internal structure marries up with existing facades raises concerns (do the new floors line up with the old windows?)

Concerns how basement offices will work.

#### **UH Response**

We address the strategic question about the reuse of Ivor House in our introduction at 1.4 above.

We have already provided a sample fit-out plan for Ivor House on Page 117. This shows the potential for a flexible and efficient layout of desks and meeting space.

We have not been provided with an accurate dimensional survey, but we estimate that the existing floor to floor heights are suitable for office use, and therefore it would be possible to marry up the new and old levels.

We show on Page 68 part of the basement used as net area. This is lit from the basement level courtyard, which we propose to create at the rear by adapting the existing basement rooms there.

We have assumed that less well-lit basement area will be used for meeting rooms or other ancillary uses. Alternatively, we can explore further the ideas shown in our Stage 1 bid to open up the perimeter of the ground floor to admit more light into the basement.

#### 3.4.5

Stoa started life in ISOS as an innovative and sensitive link behind the Electric, cleverly linking Town hall and new offices, now seems overly complicated and expensive solution to link 3 buildings.

Elevated nature of stoa linkages

suggests elevated position of LBL offices (walking over residents).

Link Bridge started as a good idea but appears tortuous and unnecessary.

#### **UH Response**

We address the strategic question about the connectivity of the Council accommodation in our introduction at 1.4 above. We have been encouraged throughout the dialogue process to provide a secure and dry link between the Town Hall and the new offices on Brixton Hill: it was said that members and staff would welcome this and potentially require it. The inclusion of Ivor House provides the opportunity for a three-way connection focused on the Hub building and Triangle space. However, if on reflection the Council prefers a simple street level outdoor connection using the improved public realm then it is a simple matter to omit the bridges: this does not require radical change to our proposals and would attract a cost saving.

Regarding the ISOS solution for a simpler connection, this required the cooperation of the Electric Club. We had hoped to meet with the club owners and tenants during Stage 2, but have not been permitted to do so. Therefore we felt that this solution carried a risk that it might not be deliverable: we would be happy to revisit this if so instructed by the Council.

#### 3.4.6

Office space in Ivor House lacks detail and may not reach desk densities required.

Potential to raise height of new Civic Office may relieve Ivor House of office accommodation.

Physical connection between the 'Enterprise Centre' buildings through the use of a first/second floor level stoa. This could be a complementary and innovative design feature, but in functional terms there are question marks over its usability when considered against the required capital spend.

#### **UH Response**

Please see our responses to 3.4.2 – 3.4.5 above.

#### 3.4.7

Suggestion to locate Youth Offending Services (YOS) in this building merits further exploration and should not be discounted.

#### **UH Response**

Noted and agreed.

#### 3.4.8

No details of cycle parking provided.

#### **UH Response**

We are showing a large 'cycle hub' in the basement of the Town Hall: see Pages 15 and 68 and the enlarged plans

attached to this addendum. It will contain secure parking for around 80 bicycles, changing-rooms, showers, lockers and potentially a repair workshop. Our proposal is that this facility serves all of the Council accommodation in the Town Hall, Ivor House and Brixton Hill offices. There is also space for visitor cycle parking in the Triangle space.

#### 3.4.9

Facade retention with rebuilt modern offices could work if sensitively handled. Heritage advisor to comment further. Submission fails to discuss the potential heritage value of the existing internal building structure.

Worked up elevations and floor plans not provided, which limits comments that can be provided. Officers would question the ability of internal floor plates to match up with retained fenestration detailing in facades.

#### **UH Response**

Please see our response to 3.4.1 and 3.4.4 above.

Regarding the interior of the existing building we do not consider that it has any significant heritage value. The main stair and lift core may have had some value when intact, but has been much altered and also offers very poor disabled access. We would expect to justify demolition of the interior as part of a future planning application.

### 3.5

### Press Building

#### 3.5.1

Development of multipurpose event space, meeting room, cafe on ground floor is acceptable, with first floor level linkage to stoa.

Submission is unclear regarding the level of activity at ground floor level. It would have been beneficial to have elevations.

#### **UH Response**

Noted and agreed that further information will be provided at a future stage. In the meantime Pages 84-86 give a good idea of the design and use of this space.

# 3.6

### Town Hall

#### 3.6.1

Submitted information fails to provide sufficient details regarding the interventions to the building.

#### **UH Response**

Please see our response to 2.6.4 above and also Pages 49-51 of our bid, which clearly show the areas proposed for restoration and for removal

#### 3.6.2

In general terms, the ground floor layout is logical and practical.

More information needed about the roof top extension on the roof of the public hall.

Submission is unclear of extent of interventions.

#### **UH Response**

Please see our response to 2.5.2 above regarding the rooftop extension.

# 3.6.3 Location of registry office in unconvincing.

# UH Response

The logic for our proposed location of the registry office is as follows:

- The restored ground floor rooms on the Acre Lane frontage offer a variety of smaller spaces for offices, meetings and ceremonies plus ready access to the larger spaces in the Assembly Rooms, Council Chamber and rooftop events space.
- The registry office is also close to the proposed Town Hall Garden and Skylight Garden.

- It is accessible both from the main ceremonial entrance and from the Assembly Rooms entrance. As described in 2.1 it can share a convenient reception point with the rest of the Town Hall.
- By arrangement cars can drop off and pick up visitors, including wedding parties, in the safe and attractive environment of the Triangle and access the registry office via the ground level stoa.

#### 3.6.4

Site layout is clear and well considered.

Delineation of public and private spaces and access is clear.

Perhaps too much emphasis on private circulation. Question over whether more ground level site activity would improve urban environment.

Town Hall sculpture gardens appear to be inaccessible to public. Perhaps better use could be made of these spaces.

#### **UH Response**

Our proposals are flexible, and can accommodate different scenarios for public access, depending on the Council's requirements and the degree of active management. Happy to discuss further.

#### 3.6.5

Good cycling facilities in Town Hall basement.

Access between buildings and within Town Hall is overly complicated.

Drawings are not particularly clear as to individual uses of spaces in Town Hall.

Lots of what appear to be cellular offices in Town Hall – unresolved.

Question as to the reliability of cellular offices in office density calculation.

Way finding unresolved but consideration has been given to public/private delineation.

Same explanation of the space allocations in Town Hall would be useful.

#### **UH Response**

We believe that we have answered most of these points in our original bid and in the clarifications above.

Regarding cellular offices, we have been advised through the dialogue process as follows:

- There will be resistance from EH and conservation officers to the removal of original walls on the ground and first floors – we have therefore shown the original rooms restored.
- There is more flexibility on the basement and second floors

   we have therefore shown

more opening up on these floors.

- There are parts of the Council which positively require cellular offices – for example legal and HR and the Members' suite – therefore there will be suitable uses for some celluar offices as shown.
- We need to show flexibility at this stage rather than trying to allocate specific uses.

Regarding the measurement of net usable area (and therefore office density), it is important to note that we have taken a conservative view in applying the BCO guidance. We have therefore not included main circulation areas but only those parts which are genuinely usable as workspace or associated meeting space. We attach further drawings to illustrate this.

#### 3.6.6

Concrete flat slab planned on a 1.5m grid. Raised floors provided will help - how deep will they be though and what will be the % of capacity planned to be used from opening. Additional riser and spare containment (could do with what % spare provision) soft zones in floors - again it would be helpful to understand the quantum offered (eg % of floor slab). Minimal pillars noted - how committed are they to these positions? What does foundations and columns can be

designed to support the weight of additional floors at minimal cost actually mean? Would be helpful to understand what will be considered to be renewable design.

#### **UH Response**

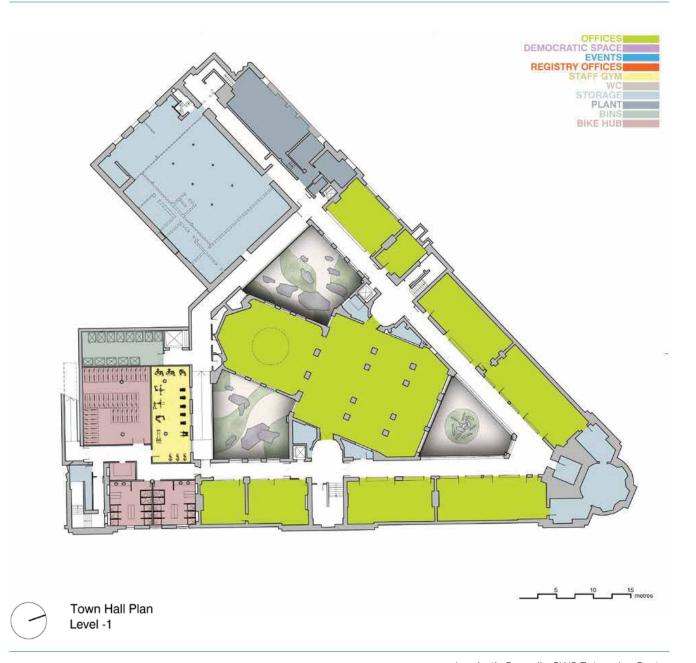
Queries noted, and we would be happy to provide additional information at preferred bidder stage.

#### 3.6.7

Concept fine. Need a bit more information on the roof top extension on the roof of the public hall. Not convinced the basement accommodation is appropriate for offices given the limited natural light. Use of the main town hall entrance primarily for the registrars is a good idea. Public access to the council chamber not shown in the space management / access plans.

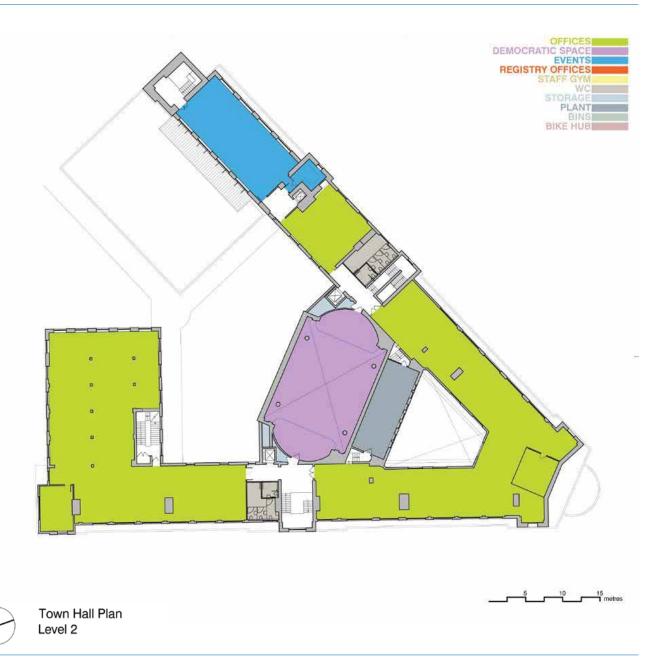
#### **UH Response**

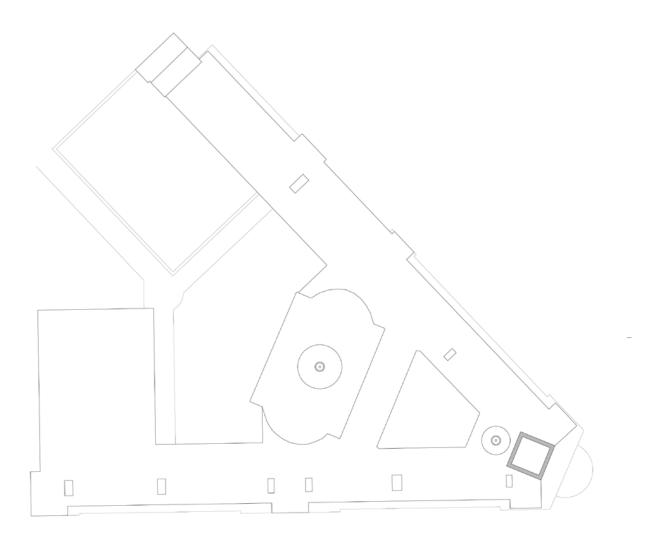
Please see our various clarifications above regarding the rooftop extension, the basement and the entrances. Regarding access to the Council Chamber we propose that the Acre Lane stair and new lift will link the public zone on the ground floor (main entrance and registry office and Assembly Room entrance) to the Council Chamber. For specific events staff will also oversee public access via the ceremonial stair to the Chamber and the gallery.





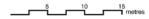








Town Hall Plan Level 3



### Net Usable Area





#### 3.6.8

Submission acknowledges that this will be a collaborative approach and flexibility of interior design for each of the specific buildings.

Acknowledgement that Town Hall will require specialist input due to its listing.

The aspirational images for the historic interiors are very attractive but can they really deliver concealed servicing etc to deliver this? Especially given the number of offices in the historic rooms. A bit more in the submission on this might be useful.

#### **UH Response**

Although we have limited information about the Town Hall construction, we are advised by our specialists that there appear to be existing ceiling voids which could be reused to conceal new services. We would expect to verify this through details surveys and some opening up of the fabric.

#### 3.6.9

Gardens and sculpture courts. A great idea.

#### **UH Response**

Noted with thanks.

#### 3.6.10

Triangle Space.

There is still a potential conflict between service vehicles and people using / enjoying this space. A more clearly defined pedestrian and vehicular realm will be necessary if the public space is to be genuinely populated by people and uses.

#### **UH Response**

Please see our response to 2.5.5 above.

#### 3.6.11

Lighting concept.
Looks interesting and fun.

#### **UH Response**

Noted with thanks.

#### 3.7

### Hambrook House/ Gardens

Carefully considered U-shaped footprint to Hambrook House site to address residential amenity concerns, minimise the number of single aspects units and to provide a well defined private amenity space and play

The replacement building is a good approach to the site. The dual aspect units are welcome. The garden is a good response to Arlington Lodge. This building could probably accommodate another 1 1/2 storeys comfortably given its location etc. without any harm to the over all composition.

Well conceived idea linked well

with Porden Road and Brixton Hill

Good aspect to dwellings with high degree of dual aspect flats.

Well defined private external space and play area.

Carefully considered U-shaped footprint to Hambrook House site to address residential amenity concerns, minimise the number of single aspects units and to provide a well defined private amenity space and play area.

Garden is good response to Arlington Lodge.

However, potential missed opportunity to increase building height to maximise development potential of site. Dual aspect units and separation from Arlington Lodge would allow scope for higher building.

Site coverage is more modest than other two schemes.

Hambrook Gardens would be the first choice for incorporation of affordable housing into the scheme. The provision of AH in such a high profile location would be welcomed.

#### **UH Response**

Comments noted with thanks. We noted some concerns at the Co-production Day from adjoining residents, which is only to be expected. We will consult in more detail prior to

any future planning application, with the expectation of allying any fears.

Our Variant 4 proposal incorporates additional height as advised.

#### 3.8

#### Porden Mews

Seems to fit in well to the overall scheme. Scale fine.

Details of mews development (Porden Way) is lacking in submission.

#### **UH Response**

We have kept the height of the mews houses on Porden Way down at two storeys to match the existing houses and soften the transition to the adjacent Hambrook Gardens apartments.

As predicted, comments by neighbours at the Coproduction Day confirmed the sensitivity of this boundary.

#### 3.9

#### Olive Morris House

The dual aspect scheme and increased height OK in principle but resi amenity will need to be carefully explored.

Site section with existing neighbouring buildings would be useful to illustrate potential impact.

Good degree of dual aspect flats.

Question over suitability of ground floor flats and gardens on Brixton Hill.

Interesting common spaces and sun deck.

Massing of replacement building (100% residential) appears to be acceptable.

Key issue will be perceived overlooking to Beverstone Road, Hayter Road and Sudbourne Road properties.

Balconies to rear unlikely to be supported.

#### **UH Response**

Comments noted with thanks.

Please see also our response to 2.6.5 above regarding balconies to the rear.

#### 3.10

# Accessibility including Disabled Access

Use of Buckner Road as principal access/egress point could be achievable, but further details need to be provided to ensure no conflict with pedestrian safety.

Cycle route to Brixton Hill appears to be too far north. Would potentially bring cyclists into conflict with north-bound traffic. Transport colleagues to provide further advice.

Acknowledgement of servicing requirements for Electric nightclub.

Details of vehicle tracking would have been welcomed.

Large facility for cycle storage proposed in Town Hall basement is a positive intervention.

#### **UH Response**

Comments noted with thanks.

Please see response to 2.5.5 above regarding Buckner Road shared surface.

The location of the cycle route (between the new offices and Hambrook Gardens) is consistent with advice received during the dialogue process, and Variant 4 locates the route very close to its existing position.

### 3.11

### Flexibility

Submission fails to satisfactorily details the requirements of the brief with respect of flexibility in user and minimisation of cost impact associated with changes that may happen over time.

Floorplans of 'Enterprise Buildings' showing flexible arrangements for differing operational requirements would have been welcomed. Submission is relatively silent on ability of buildings to evolve.

#### **UH Response**

Please see pages 16-18, 89-91 and 113-117 of our bid.

We believe that the new office building on Brixton Hill and the rebuilt Ivor House will provide flexible and efficient workspace.

We will be happy to provide more information if selected to preferred bidder stage and look forward to working with the Council and our specialist space planners to optimise the building layouts to suit your requirements.

#### 3.12

# Landscaping & Public Realm

Generally well considered and designed, although some questions regarding functionality of internal Town hall gardens at basement level and bridge link.

Gating of Town Hall Garden is welcomed, especially secondary entrance from Brixton Hill. Further details would be required to ensure this is an effective security measure.

#### **UH Response**

We will be happy to provide more information if selected to preferred bidder stage.

# 4.0 Variant Proposals for Council Offices 1, 2, 3 and 4 and Variant Proposals for Residential Sites.

#### Contents

#### Introduction

Stage 2 Submission – summary of proposals

Variant 1

Variant 2

Variant 3

Comparison of the three variants

#### Variant 4

The Triangle – bid proposal and variant

Ivor House – residential conversion

Hambrook Gardens – bid proposal and variant

Olive Morris House – bid proposal and variant

Following feedback on Variants 1,2 and 3 (on which we comment in Section 5.0 below) we prepared Variant 4. This shows all of the Council's accommodation in the new Brixton Hill building plus the Town Hall, with no reliance on Ivor House or the Press site. The Brixton Hill building footprint is extended south and one additional full storey is added (with no penthouse). This scheme is shown on pages 40 - 49.

#### Introduction

This presentation responds to initial feedback received on our Stage 2 Detailed Solutions submitted in June 2013. It should be read in conjunction with the detailed information in our tender document, from which some relevant extracts are reproduced here for convenience.

The presentation contains a number of possible further revisions to our proposals and illustrates the implications of these.

In order to understand the implications of further change it is important to bear in mind the rationale behind our Stage 2 proposals. During our dialogue meetings over the past nine months, certain key principles have emerged and have guided our Stage 1 and Stage 2 proposals. Among many others objectives, these include four of particular relevance to the current dialogue. These are the objectives to:

- Create enjoyable and practical (dry and secure) connections between the Town Hall and any new civic accommodation. This is solved by the stoa and bridge links and the Hub building on the Press site.
- Transform the environment of Buckner Road by turning an unpleasant service road into

- a really positive experience. This is solved by the civic space called The Triangle, which unites the proposed Council accommodation in the Town Hall, Ivor House and the new offices on Town Hall Parade.
- Respect the setting of the Town Hall, St Matthew's Church and the wider Conservation Area, especially with regard to building heights. This is solved by building new offices at Ivor House behind its facade and by setting the main new office building on Brixton Hill at roughly the height of the existing Hambrook House.
- Express the ethos of the Cooperative Council in a welcoming set of buildings, which achieve very high quality without being too 'grand' or imposing. In a sense the Brixton Hill buildings will be the 21st Century Town Hall – as such they need to avoid the potentially intimidating swagger of their Edwardian predecessor. The project name SW2 Enterprise Centre expresses the sensitivity around this issue, by departing from the conventional descriptions of town hall or civic centre.

The Council has asked the United House team to carry out a further review of our proposals looking at the impact of reducing the importance of these objectives. We are therefore presenting here proposals which:

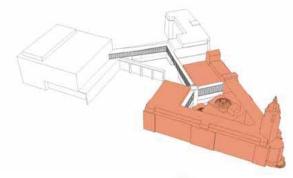
- Add additional height to the new office building on Brixton Hill. We show three options for this.
- Remove all Council accommodation from Ivor House by transferring this to the enlarged building on Brixton Hill.
- Omit any internal connections between the new offices and Town Hall.
- Include more modest improvements to Buckner Road, without a civic space.

The first two changes are directly linked. The second two are separable decisions. For example, it would be simple to remove the bridge links without changing the rest of the Stage 2 proposals. It would also be possible to omit The Triangle space while still transforming the character of Buckner Road.

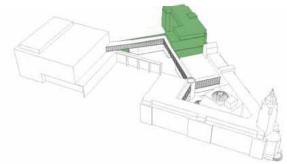
We have also looked at adding additional height to our proposed new residential blocks at the Hambrook House and Olive Morris House sites

# Stage 2 Submission (June 2013) - Floor plans and office accommodation schedule

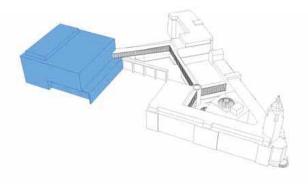
### TOWN HALL



#### **IVOR HOUSE**



#### **NEW OFFICES**



#### Office Accommodation

Building	Net Usable
Floor	Floor Area (m2)

Town Hall	
В	822
G	912
1	895
2	975
Total	3604

Ivor House	
В	600
G	963
1	614
2 3	626
3	618
Total	3421

New Council Building	
В	200
G	1500
1	1100
2 3	1250
3	1250
4	1250
5	450
Total	7000

Total:	14025
Target total:	13980

# Stage 2 Submission (June 2013) - Aerial massing views



AERIAL VIEW OF MASSING FROM ACRE LANE



AERIAL VIEW OF MASSING FROM NORTH EAST



AERIAL VIEW OF MASSING FROM BRIXTON HILL



AERIAL VIEW OF MASSING FROM SOUTH EAST

# Stage 2 Submission (June 2013) - Aerial massing views



AERIAL VIEW OF MASSING FROM ACRE LANE



AERIAL VIEW OF MASSING FROM NORTH EAST



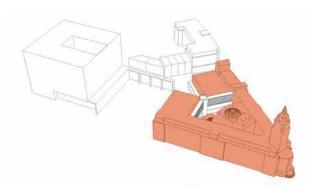
AERIAL VIEW OF MASSING FROM BRIXTON HILL



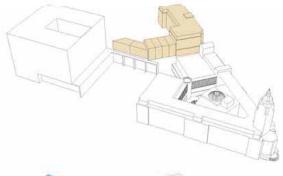
AERIAL VIEW OF MASSING FROM SOUTH EAST

# Variant 1 - Revised floor plans and accommodation schedule

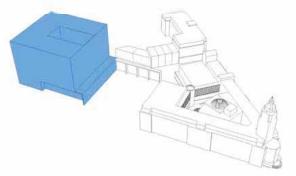
# **TOWN HALL** AS STAGE 2 SUBMISSION



IVOR HOUSE AND PRESS SITE RESIDENTIAL, AS STAGE 1 SUBMISSION



NEW OFFICES THREE EXTRA FLOORS (PENTHOUSE REMOVED)



#### Office Accommodation

Building	Net Usable
Floor	Floor Area (m2)

Town Hall	
В	822
G	912
1	895
2	975
Total	3604

New Council Building	
200	
1510	
1110	
1260	
1260	
1260	
1260	
1260	
1260	
10380	

Total:	13984
Target total:	13980

# Variant 1 - Aerial massing views



AERIAL VIEW OF MASSING FROM ACRE LANE



AERIAL VIEW OF MASSING FROM NORTH EAST



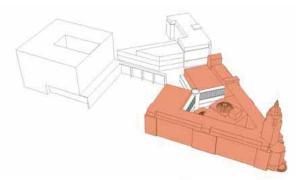
AERIAL VIEW OF MASSING FROM BRIXTON HILL



AERIAL VIEW OF MASSING FROM SOUTH EAST

# Variant 2 - Revised floor plans and accommodation schedule

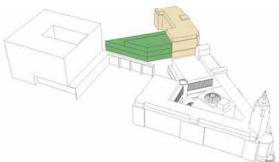
# **TOWN HALL**AS STAGE 2 SUBMISSION

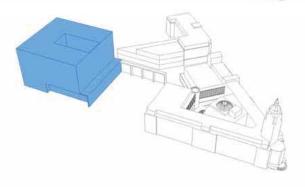


IVOR HOUSE RESIDENTIAL, AS STAGE 1 SUBMISSION

PRESS SITE COUNCIL 'HUB'

NEW OFFICES TWO EXTRA FLOORS (PENTHOUSE REMOVED)





#### Office Accommodation

Building	Net Usable
Floor	Floor Area (m2)

Town Hall	
В	822
G	912
1	895
2	975
Total	3604

The Hub (Press Site)	
G	550
1	550
2	226
Total	1326

New Council Building		
В	200	
G	1500	
1	1100	
2	1250	
3	1250	
4	1250	
5	1250	
6	1250	
Total	9050	

Total:	13980
Target total:	13980

# Variant 2 - Aerial massing views



AERIAL VIEW OF MASSING FROM ACRE LANE



AERIAL VIEW OF MASSING FROM NORTH EAST



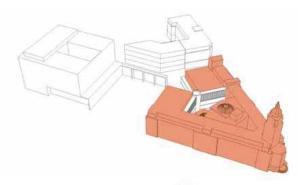
AERIAL VIEW OF MASSING FROM BRIXTON HILL



AERIAL VIEW OF MASSING FROM SOUTH EAST

# Variant 3 - Revised floor plans and accommodation schedule

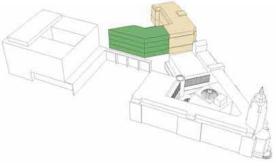
# **TOWN HALL**AS STAGE 2 SUBMISSION

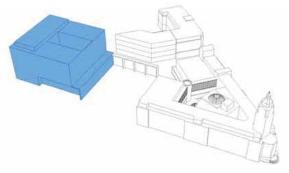


IVOR HOUSE RESIDENTIAL, AS STAGE 1 SUBMISSION

PRESS SITE ENLARGED COUNCIL 'HUB'

NEW OFFICES ONE EXTRA FLOOR (PLUS PENTHOUSE)





#### Office Accommodation

Building	Net Usable
Floor	Floor Area (m2)

Town Hall	
В	822
G	912
1	895
2	975
Total	3604

The Hub (Press Site)		
В	425	
G	425	
1	425	
2	425	
3	425	
Total	2125	

New Council Building		
В	200	
G	1500	
1	1100	
2	1250	
3	1250	
4	1250	
5	1250	
6	451	
Total	8251	
Total	0231	

Total:	13980
Target total:	13980

### Variant 3 - Aerial massing views



AERIAL VIEW OF MASSING FROM ACRE LANE



AERIAL VIEW OF MASSING FROM NORTH EAST

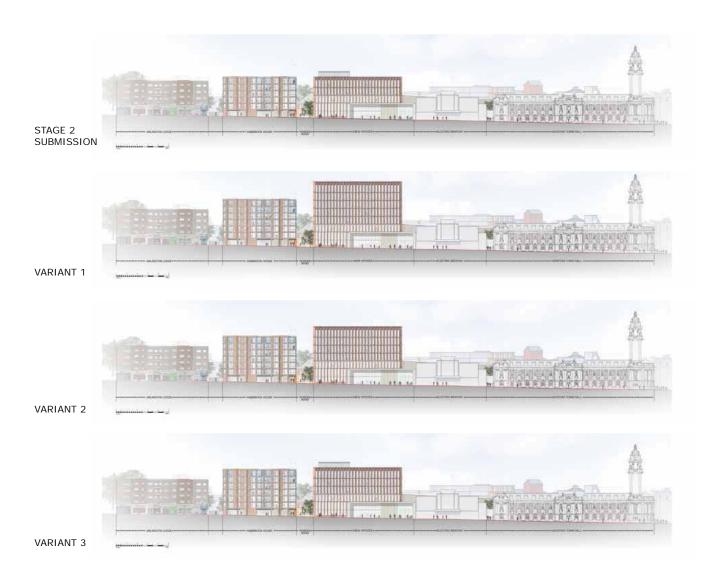


AERIAL VIEW OF MASSING FROM BRIXTON HILL



AERIAL VIEW OF MASSING FROM SOUTH EAST

### Revised Brixton Hill elevation



### Comparison of the three variants

We show here the Brixton Hill elevation of the three variants and the Stage 2 submission. Please refer also to the A1 size version of this and of the comparative model views.

Impact on the Conservation Area and Heritage Buildings

We consider that our Stage 2 proposals provide a robust and deliverable solution, which has evolved in response to planning policy and in dialogue with planning and conservation officers.

Clearly any increase in height introduces a degree of planning risk and may be resisted during the planning process by the local authority, English Heritage and / or local conservation groups.

We consider that the justification for a taller building should be unapologetic, and should be about 'standing out' rather than 'fitting in'. It will be essential to present a detailed design which achieves exemplary quality and which provides an outstanding 21st Century civic space to complement the grandeur of the Edwardian town hall.

Therefore we are sceptical about Variant 3, the most modest of the three options presented, because it may be 'neither one thing nor the other'. We think that Variants 1 and 2 could be successful. Their success will

depend in part on intensive pre-application collaboration with the Council's design and conservation officers.

# Impact on Porden Road residents

The Stage 2 proposals and all of the Variants will have impacts on the residential properties to the read – it is impossible to meet the Council's brief on these sites without doing so. Generally speaking the taller variants will have the most impact. Detailed consideration of daylight, sunlight, rights of light, privacy and outlook is required, and appropriate mitigation and / or compensation needs to be agreed.

New Council Offices: one building or two?

Variant 1 (and final Variant 4 – see below) provides all of the Council's new accommodation in one building, in addition to the remodelled Town Hall.

We fully understand the attraction of being in one new building. However, we also think that there is a good alternative justification for splitting the new accommodation into two buildings, whether or not this includes a rebuilt Ivor House:

 Provides a different type of flexibility by offering the potential to vacate the smaller building in the future or transfer it to 'arms length' service providers.

- Provides an environment of distinctive buildings linked by high quality open space.
- Provides a 'bridge' to the Town Hall, whether this is a literal bridge (as in our Stage 2 proposals) or a figurative one.
- Provides an active Council use at street level looking on to Buckner Road and the rear of the Town Hall.

cafe and business support services.

None of the variants assume that any of the Council's space requirements are met in Ivor House. However, a Hub could be linked to the commercial ground floor and basement of the remodelled Ivor House, which could be let to local businesses and benefit from shared services in the Hub.

See over for further option, Variant 4.

#### Transformation of Buckner Road

All three variants can provide a transformed public realm in Buckner Road, albeit a more modest one than in our Stage 2 proposals. This is essential because many people will choose to move between the Town Hall and new office building using this route rather than Brixton Hill

#### The Hub

Variants 2 and 3 include a flexible 'Hub' building for the Council overlooking the street as described above. Although this could simply be an office annexe, it could also have a distinctive purpose as the meeting place between the Council and local enterprise: meeting and seminar space, Following feedback on Variants 1,2 and 3 (on which we comment in Section 5.0 below) we prepared Variant 4. This shows all of the Council's accommodation in the new Brixton Hill building plus the Town Hall, with no reliance on Ivor House or the Press site.

The Brixton Hill building footprint is extended south by about 10.5 metres and one additional full storey is added (with no penthouse). Given the negative feedback on the taller options this is the best way to accommodate all the Council's requirements in two buildings only.

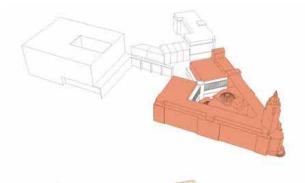
The Hambrook Gardens residential site is reduced by an equivalent amount. However, a similar U-shaped layout is retained. The flats lost on the lower floors are gained back by adding height, as encouraged in the feedback. We show seven storeys generally and nine storeys on the Brixton Hill frontage. (Other massing options are possible).

I vor House is converted into residential above commercial and the Press site is developed for mews housing – as per our Stage 1 bid.

There is no change to our Town Hall proposals other than the omission of the bridge link from Ivor House.

### Variant 4 - Revised floor plans and accommodation schedule

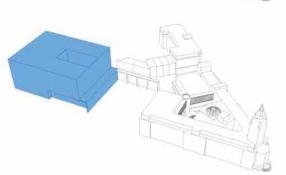
### TOWN HALL



IVOR HOUSE (CONVERTED TO RESIDENTIAL OVER COMMERCIAL)



### **NEW OFFICES**



### Office Accommodation

Building	Net Usable
Floor	Floor Area (m2)

Town Hall	
B G	822
G	912
1	895
2	975
Total	3604

New Council Building	
В	386
G	1910
1	1520
2 3	1640
3	1640
4	1640
5	1640
Total	10,376

Total:	13,980

### Variant 4 - Aerial massing views



AERIAL VIEW OF MASSING FROM ACRE LANE



AERIAL VIEW OF MASSING FROM NORTH EAST



AERIAL VIEW OF MASSING FROM BRIXTON HILL



AERIAL VIEW OF MASSING FROM SOUTH EAST

# Variant 4 - Design development



Variant 4 - Site layout



# Variant 4 - Revised Brixton Hill elevation (shows options of 7 or 9 storeys to Hambrook Gardens)

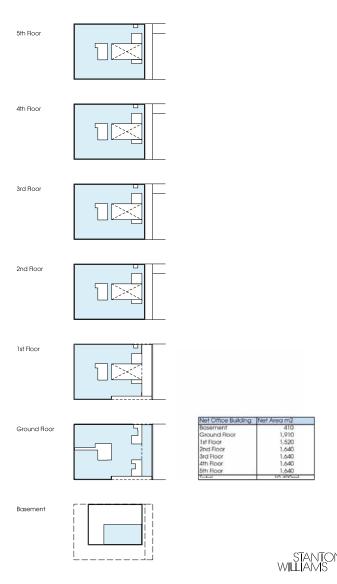


VARIANT 4

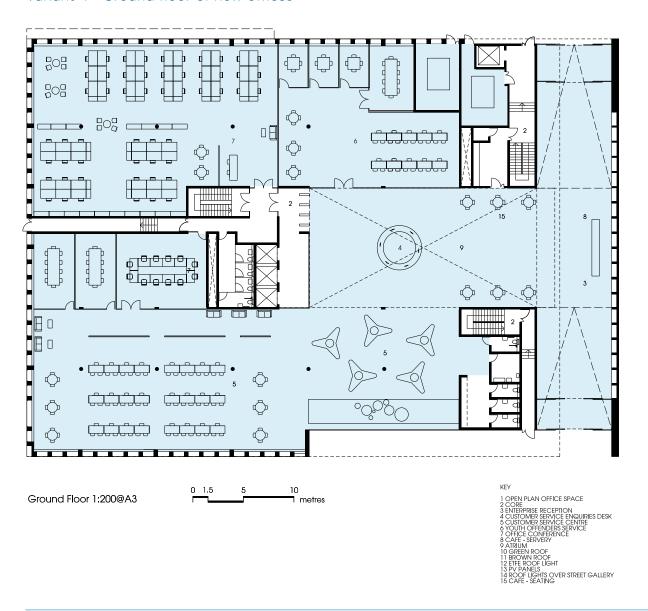
# Variant 4 - Landscape plan



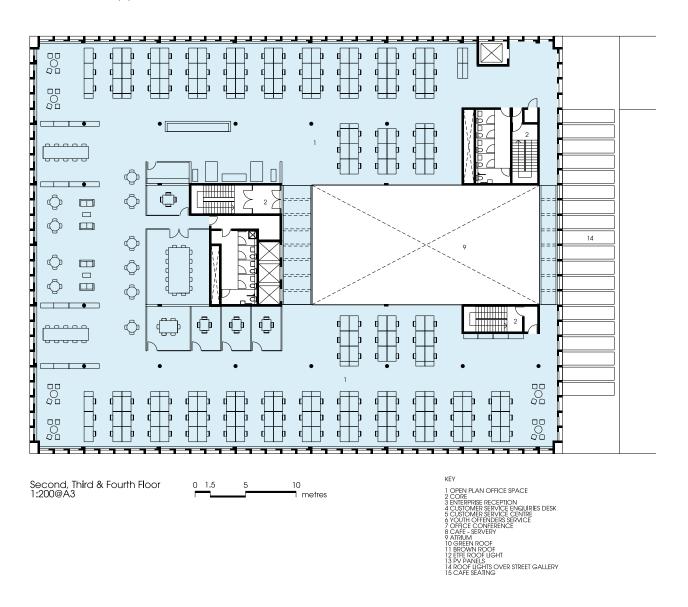
### Variant 4 - Area schedule for new offices



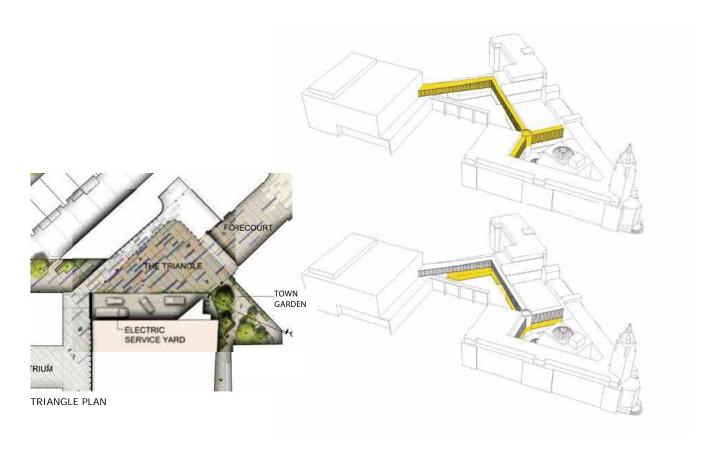
Variant 4 - Ground floor of new offices



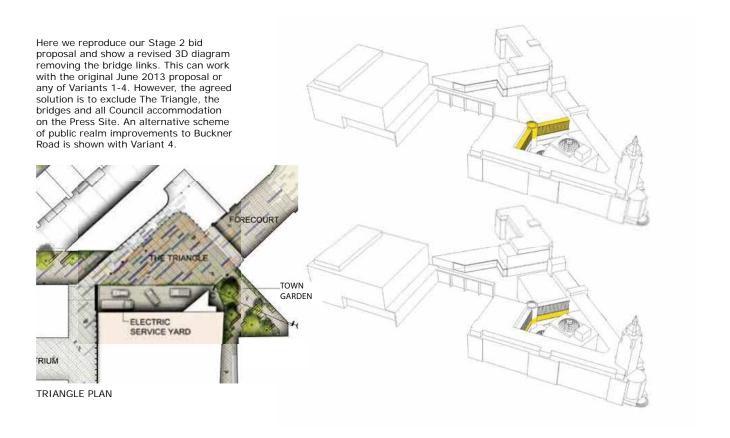
Variant 4 - Upper level of new offices



# The Triangle - Stage 2 Submission (June 2013)



### The Triangle - Variant



# Ivor House - residential conversion Applies to Variants 1, 2, 3, 4

The agreed ISDS solution is consistent with our Stage 1 bid proposal for residential use of Ivor House and the Press Site.

This includes six mews houses on the Press site..

The main building fronting Acre Lane is retained, refurbished and converted.

The proposal retains commercial or retail space at the ground and lower ground floors. There are two large units provided either side of the central core. It is proposed that the ground floor slab is cut away in part to open up and provide natural light to the basement, and as such make it more useable space. These units are accessed directly from the street.

The upper floors are converted to residential accommodation, and it is proposed that the top floor is remodelled as a double-mansard set back from the building face and containing larger duplex units. The residential accommodation is accessed by 3 cores – the main one from Acre Lane, and the other two from Buckner Road and Porden Road.

The new flats have an uplift in area from that recommended in the London Housing Design Guide, to take account of the lack of private external amenity space. Further detailed investigation of the building will establish whether there is an opportunity for some communal amenity space at ground floor level at the rear.

### **GROUND FLOOR**



WORK SPACE

RESIDENTIAL



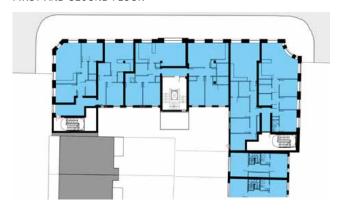


**IVOR HOUSE** 

WELLINGTON PLACE, LIVERPOOL, PTEa



### FIRST AND SECOND FLOOR



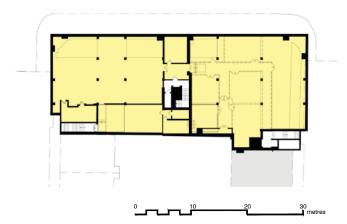
### THIRD FLOOR



### FOURTH FLOOR

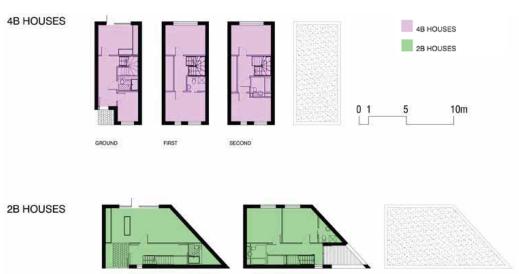


### BASEMENT



# Buckner Road Applies to Variants 1 & 4 only

A mixture of new flats and houses are proposed on Buckner Road and Porden Road, which is envisaged as a mews street with active frontages mediating in scale between the new Council Office Building and the existing residential block to the west. There are 4no. 3-storey houses and 2no. 2-storey mews houses proposed on Buckner Road with gardens backing on to the gardens of existing Porden Road houses. These provide a new frontage along Buckner Road and will provide passive surveillance to the street.





# Hambrook Gardens - Stage 2 Submission

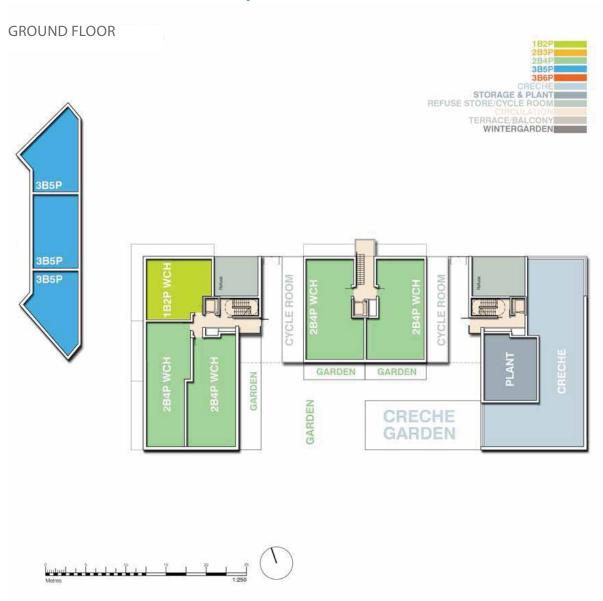


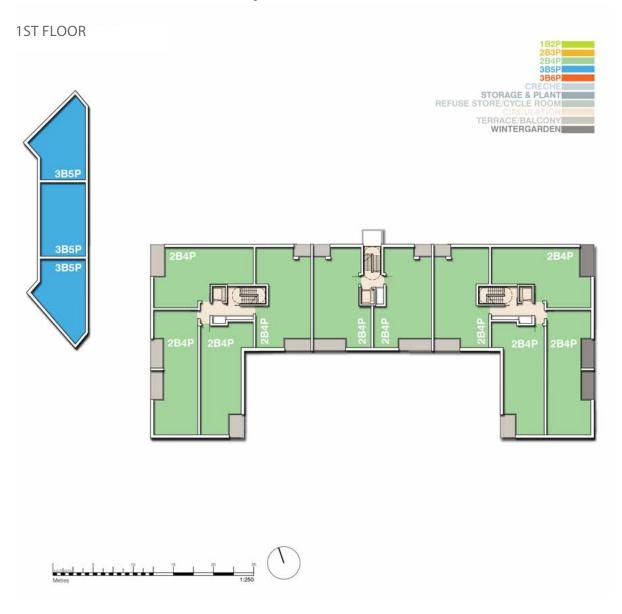
### Hambrook Gardens - revised Bid Scheme and Variants 1, 2, 3

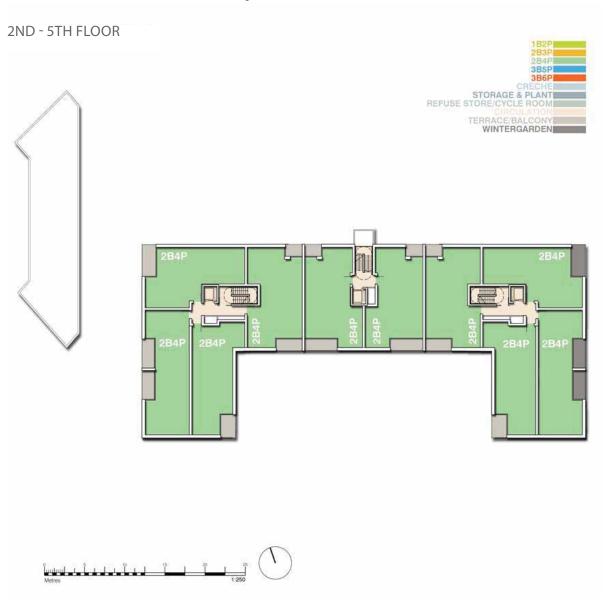
This shows one additional floor compared to our Stage 2 proposals. This would cover the whole of Hambrook Gardens.

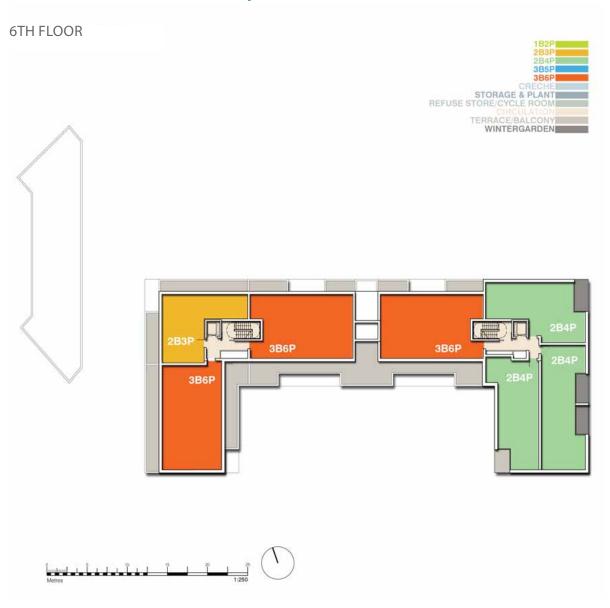
We also show the option of two further floors to the Brixton Hill frontage only. This would take the building height to nine storeys and approx 29m.



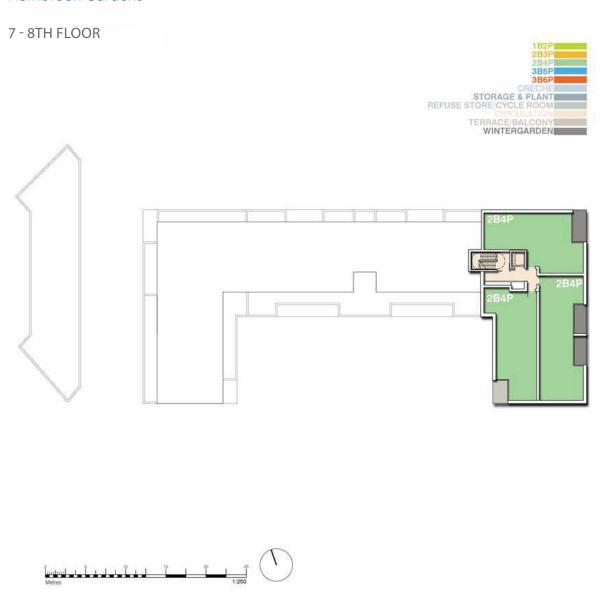




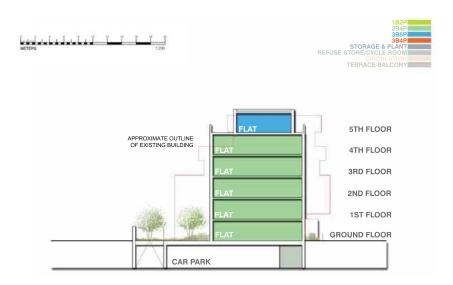




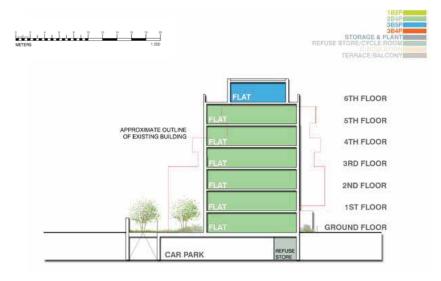
### Hambrook Gardens



### Olive Morris House section - Stage 2 Submission (June 2013)



### Olive Morris House section - Variant



### Olive Morris House massing - Stage 2 Submission



### Olive Morris House massing - see revised Bid Scheme and Variants 1, 2, 3, 4



This shows one additional floor compared to our Stage 2 proposals. We consider this is justifiable in relation to Brixton Hill. However, the impacts on the low-rise housing to the rear will require very careful consideration.

### 5.0 Comments dated 17th July on Variant Proposals 1, 2 and 3 - plus UH response.

Please see below LBL comments on United House's further revised proposals (presented 12 July, hard-copy received 15 July)

#### General Comments

There appears to be no uplift in useable floorspace to Town Hall within three variant bids. Is it possible to make better use of the internal floorspace?

#### **UH Response**

It is correct that we have not shown an uplift: we consider that our proposals are robust and meet the Council's brief for high quality office space. If the Council wishes, we are happy to consider including some of the more marginal areas of the Town Hall (as other bidders may have done).

Please note point 3.6.5 above, repeated here for convenience:

'Regarding the measurement of net usable area (and therefore office density), it is important to note that we have taken a conservative view in applying the BCO guidance. We have therefore not included main circulation areas but only those parts which are genuinely usable as workspace or associated meeting space. We attach further drawings to illustrate this.'

It is accepted that the current variant designs are to a greater degree massing exercises rather than finished design proposals. Therefore comments below should be viewed as guidance for design progression.

#### Variant 1

- Height and massing of New Council Building appears excessive, and would be difficult to support in design and heritage terms due to its monolithic appearance relative to Town Hall to the north. Building is too blocky and is overly dominant within the submitted massing views (especially Porden Road or from Town Hall junction (looking south)). Would fail to respect the townscape setting on Brixton Hill. Would carry a relatively high degree of planning risk
- Overwhelms the existing 6 storey Arlington Lodge and the proposed 7 storey Hambrook House replacement building. The step up in building height from south to north fails to pay due regard to the sloping nature of the surrounding townscape on Brixton Hill.
- Rights to light and sense of enclosure concerns to Porden Road properties from rear of new building. Would question lack of set-backs along this sensitive elevation.
- Two-storey residential

properties to **The Hub (Press Site)** likely to be acceptable subject to appropriate setbacks and mitigation measures to address amenity concerns with Porden Road properties (sense of enclosure, overlooking, etc). Three storey buildings may be problematic, and would require further assessment regarding amenity conflict.

- Noise disturbance concerns to The Hub (Press site) due to proximity to the Electric. Would question residential accommodation at this location.
- Additional floor to Brixton Hill frontage of Hambrook House site may be supportable subject to appropriate design treatment. Question why rear element of scheme isn't increased by an additional storey.
- Question why 'Porden Mews' is only developed to 2 storeys. May be scope for some 3-4 storey element.
- Loss of multi-purpose hub building on The Hub (Press Site) and civic space/ public realm interventions is regrettable in variant 1.
- Summary: Interventions to Brixton Hill frontage highly unlikely to be supported. Proposed residential accommodation to The Hub also carries a degree of risk due to amenity concerns from potential conflict with

Electric (noise disturbance from live music and servicing arrangements).

#### **UH Response**

We prepared this (and other) variants at the specific request of the Council. Clearly we are aware that they carry increased planning risk. We carefully designed our Stage 2 proposals to make maximum use of the Council's site while avoiding undue planning risk.

Regarding the Press Site, we think that residential use is helpful in easing the relationship to Porden Road houses and in providing out-of-hours surveillance and activity on Buckner Road. Our proposals to screen the rear of the Electric Club, and the mews houses can be detailed to mitigate nuisance from vehicles servicing the club.

Regarding Hambrook House we have added to our financial proposals the options for additional height

#### Variant 2

- Height and massing comments for New Council Building similar to Variant 1, although the reduction in height is acknowledged.
- Rights of light and sense of enclosure concerns as with Variant 1.
- Massing to The Hub

(Press Site) likely to be unacceptable due to residential amenity conflicts with Porden Road properties. A flexible space is supported in principle, but the level of floorspace proposed is unlikely to be deliverable. Bidder's proposal to investigate compensation offer to adjoining properties is highly questionable and introduces uncertainty into process.

- Additional floor to Brixton Hill frontage of Hambrook House site may be supportable subject to appropriate design treatment. Question why rear element of scheme isn't increased by an additional storey.
- Question why 'Porden Mews' is only developed to 2 storeys. May be scope for some 3-4 storey element.
- Summary: Interventions to Brixton Hill frontage raise concern and would require further intensive dialogue with Council officers. Proposed massing/bulk of flexible accommodation to The Hub carries a degree of risk and is unlikely to be supported due to amenity concerns.

#### **UH Response**

Council's comments and our response similar to Variant 1.

Regarding the Hub, our

proposals are comparable in height to the existing Press building where it meets the boundary to Porden Road gardens. We show one additional storey (three in total) set well back from the boundary and with windows facing away from it

#### Variant 3

- Most acceptable of three variant options in terms of height to Brixton Hill frontage of New Council Building. Concerns regarding massing, blocky and overly dominant appearance still apply.
- Rights of light and sense of enclosure concerns as with Variant 1. Set-back would probably be required.
- · Height and massing to The Hub (Press Site) is wholly unacceptable and would result in unacceptable residential amenity conflicts with Porden Road properties. A flexible space is supported in principle, but the level of floorspace proposed is unlikely to be deliverable. Bidder's proposal to investigate compensation offer to adjoining properties is highly questionable and introduces uncertainty into process.
- Additional floor to Brixton Hill frontage of Hambrook House site may be supportable subject to appropriate design

treatment. Question why rear element of scheme isn't increased by an additional storey.

- Question why 'Porden Mews' is only developed to 2 storeys.
- Summary: Interventions to Brixton Hill frontage are relatively modest compared to variants 1 and 2, but would require further intensive dialogue with Council officers. Proposed massing/bulk of flexible accommodation to The Hub carries a strong degree of risk and is unlikely to be supported due to amenity concerns.

#### **UH Response**

Council's comments and our response similar to Variant 1.

Regarding the Hub, we acknowledge that the degree of risk is greater. This is not our preferred solution.

#### The Triangle

- Removal of bridge links supported.
- Revised 3D diagrams fails to accurately show the proposed revisions to The Hub (Press Site) (p15 of submission)

### **UH Response**

We were asked to show the

implications of removing the bridges and have show this as a simple diagram at this stage.

Please see above our response to 3.4.5, repeated here for convenience:

'We have been encouraged throughout the dialogue process to provide a secure and dry link between the Town Hall and the new offices on Brixton Hill: it was said that members and staff would welcome this and potentially require it. The inclusion of Ivor House provides the opportunity for a three-way connection focused on the Hub building and Triangle space. However, if on reflection the Council prefers a simple street level outdoor connection using the improved public realm then it is a simple matter to omit the bridges: this does not require radical change to our proposals and would attract a cost saving."

#### Ivor House

- No concerns re: retention of basement/ground floor commercial or retail space.
- Conservation officer has advised that removal of highly ornamental roof and replacement with a two storey lightweight roof level extension carries significant heritage and design risk in light of earlier comments.
- Gap between existing building and new mews terrace is questionable. Dead

space created which could be a dumping ground.

 Lack of amenity space would need to be justified within any future planning submission due to lack of policy compliance.

#### **UH Response**

It is proposed that the existing roof is remodelled as a doublemansard in keeping with the existing details.

The 'gap' is a drawing error based on incomplete survey information. There will be no gap.

Any courtyard spaces at rear should be clearly demised to the adjoining accommodation and screened from neighbouring properties – we need a proper survey and better access before making detailed proposals for this area.

#### **Buckner Road**

- Noise disturbance concerns to residential units in Variant 1as detailed above due to proximity to Electric and new civic space created to rear of Town Hall.
- However, the flip-side is that a residential use would be the most conforming use for the adjoining Porden Road properties.

#### **UH Response**

Please see our response to Variant 1 above.

#### Hambrook Gardens

 Would question the bidder's assertion that any more than one additional storey would weaken the justification of the Brixton Hill offices as a special case. The failure to explore a taller residential building hasn't been properly justified in the submission. (p20)

#### **UH Response**

As discussed we e have incorporated additional height at seven storevs overall and nine to Brixton Hill. However, we are aware of the sensitivity of neighbouring properties at Arlington House and Porden Road - and the feedback from residents at the Co-production Day. We are happy to pursue additional height, but consider that this adds some planning risk, both in terms of impacts on neighbours and in relation to the Town Hall and Conservation Area context.

### Olive Morris House

- Please see earlier comments.
- Key issue will be perceived overlooking and sense of enclosure to Beverstone Road, Hayter Road and Sudbourne Road properties.

- A 7 storey building at this location, without an appropriate setback to the rear, carries an inherent planning risk and should be brought to the bidder's attention.
- Increased massing to rear when compared to existing building envelope is a cause for concern
- Balconies to rear unlikely to be supported.

#### **UH Response**

Please see our response to 2.6.5 and 3.9 above.