Our plans for Somerleyton Road

Welcome and thank you for attending Higgins Partnerships' public exhibition on our updated proposals for the second phase of development at Somerleyton Road.

Today, you will be able to:

- Meet and speak to members of the project team
- View our updated plans for Somerleyton Road, Phase 2
- Share any feedback and comments you may have



CGI view from Somerleyton Road

Project team

Site Freeholder	Delivery Partner	Planning Consultants	Design Team Lead	Landscape Architect	Community Engagement Consultants	Community Review Panel Lead
Lambeth	Higgins Partnerships	SPHERE 25 Planning Consultancy	BPTW	LUC	LCA	newman francis building strong communities

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Story so far

Somerleyton Road is located in central Brixton, known globally for its unique character, rich diversity and cultural heritage.

Phase 1 Delivered

In 2017, planning permission was granted for Somerleyton Road.

Phase 1 delivered the refurbishment of the locally-listed Carlton Mansions into affordable workspace and the construction of the new Brixton House Theatre. Phase 1 was completed in 2022.

The completion of Phase 1 represents Lambeth Council's commitment to empowering local communities through cultural and creative spaces for fledgling businesses to flourish inside Brixton's Creative Enterprise Zone.

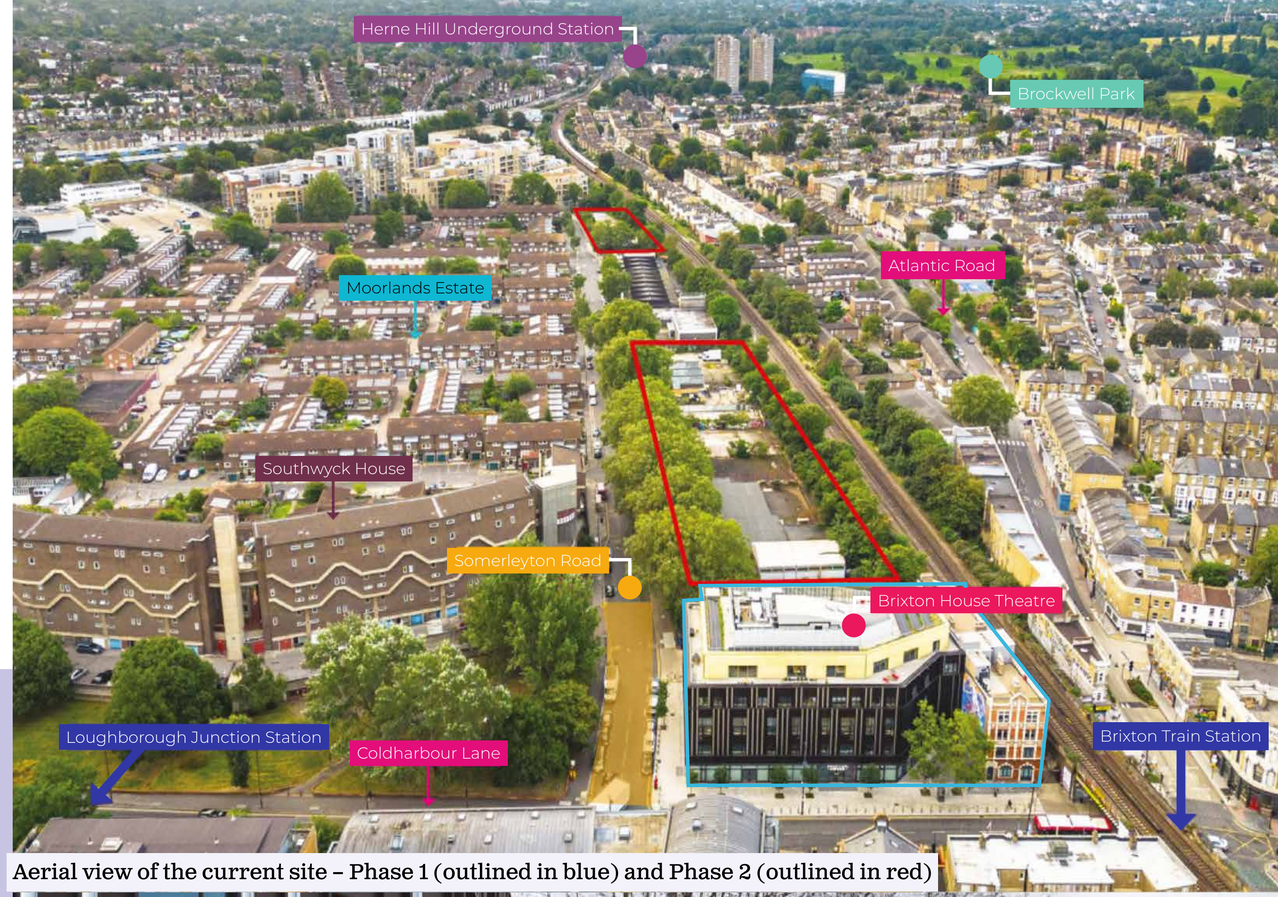
Higgins will build on this success to continue delivering for the Brixton community with new affordable homes, community spaces and better public spaces and routes.

Phase 2 What we are delivering

Lambeth Council owns the land which Somerleyton Road lies on and Higgins are leading on Phase 2 as the Council's delivery partner. Our plans will propose the redevelopment of Phase 2 at Somerleyton Road.

Phase 2 of the wider masterplan site is bordered by Moorland and Southwyck House estates to the east, a railway line serving Brixton to the west, and Brixton House Theatre to the north (where this exhibition is taking place).

Within the site sits a building owned by a third party. Our plans for Somerleyton Road do not cover this area but we are discussing how best to use routes around this land to connect the northern and southern end of Somerleyton Road.



Aerial view of the current site – Phase 1 (outlined in blue) and Phase 2 (outlined in red)



View of Brixton House, winner of the RIBA London Award in 2023

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How we've addressed your feedback

We have been busy progressing the designs for Somerleyton Road using the community's feedback.

In January we spoke to the community to understand:

Your priorities for the local area.

What you wanted more information about.

How we could create a neighbourhood with new high quality homes for Brixton, as well as well-used places for the community and green spaces that are safe and beautiful.

You shared	We did
We would like attractive outdoor areas for intergenerational use and improvements made to Somerleyton Passage.	We will be providing new play facilities for future residents aimed at children aged 0–11 years of age. The Civic Square will provide flexible spaces for teenagers, linked to the gym and other uses. We will be renewing Somerleyton Passage with upgraded lighting, new planting and paving while retaining opportunities for public art, located near Block E, providing great benefit for older residents. We will make the communal open spaces more accessible for all, including areas to engage in gardening activities.
The community spaces should be affordable and able to facilitate wellbeing, art and educational activities for different age groups.	We have reviewed the existing community spaces on Somerleyton Road to understand the community needs. We will continue to work with the community to develop a space that is most useful and meet the needs of the local area. These will be high quality, functional units.
Retail spaces that support enterprise in Brixton, such as incubator units for new businesses, workspaces for nearby residents, and a local post office.	We are creating retail spaces that will support local businesses whilst ensuring they are reflective of the need in the local area. We will continue to work with the community on the retail offer.
Design details of the proposed buildings and homes, including the housing offer and level of affordability.	We are delivering 379 new high quality homes of which will be 56% affordable. We have reduced the overall size of the development whilst keeping the same target of affordable housing on site, to minimise the impact on our neighbors.
How the re-provided gym could look and how it will be operated.	We are working with Lambeth to ensure the space is developed with the needs of the gym in mind, and will have more to share on this as the project progresses.

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New green neighbourhood for Brixton

We see the opportunity to develop a new, sustainable green neighbourhood in the heart of Brixton.



View of the extra care block

The opportunity

We have studied Somerleyton Road to explore how its unique layout can transform the site into a vibrant neighbourhood that enriches both long-established and new communities.

Our proposals at-a-glance:

- 379 new homes, including 56% affordable homes and extra care housing for local people
- A green corridor, complemented by green spaces, which introduces new trees and planting to Somerleyton Road
- Welcoming public spaces, connected walking and cycling routes with local uses, better lighting and locally influenced public art to enliven Somerleyton Passage
- Community spaces designed for and by local residents and groups, investing in Brixton's existing cultural scene

Our design principles

We know that the area has immense historical value, which is deep-rooted in the community. That's why we've developed a set of reflective design principles that we will aim to follow as the plans progress for Somerleyton Road. These include:

- Heritage and history, central to the vision and respecting the local context in Brixton
- Inclusive and diverse community, providing a range of home sizes and tenure, including affordable housing, accommodating an intergenerational community
- High quality green spaces, delivering a landscape which can facilitate community and council-led initiatives
- Variety of uses, building an array of community and public spaces that support the local community's needs
- Sustainability and well-being, encouraging active travel through attractive and accessible routes for everyone

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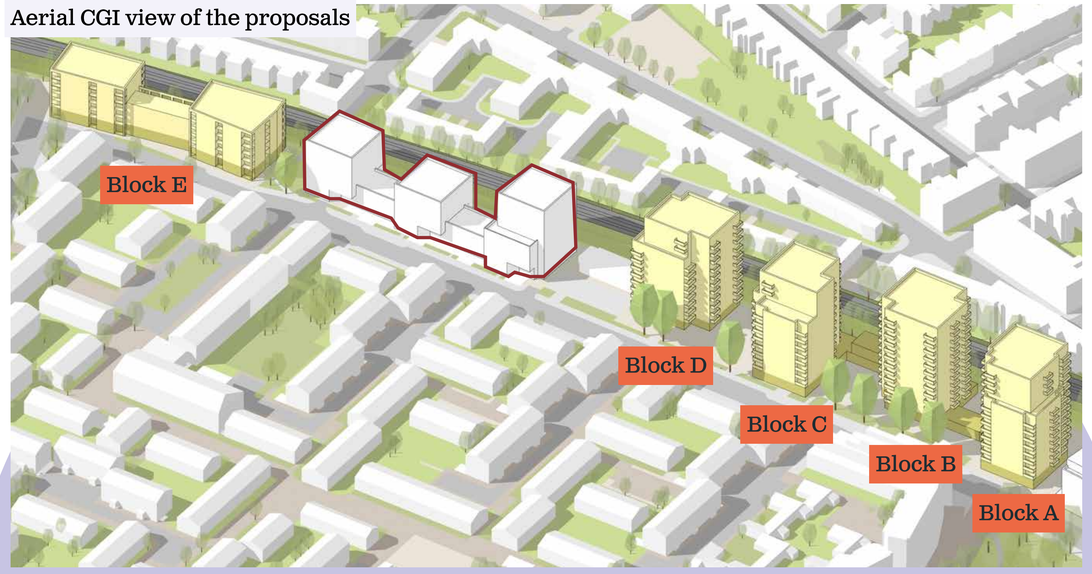
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New generation of homes

A family of new buildings providing much-needed homes for Brixton and Lambeth.

Aerial CGI view of the proposals



Views of potential homes layouts



A new townscape

We want to maximise the site's potential to deliver a significant number of new homes, which means developing up as well as out.

We have extensively studied the local area to minimise the impact on neighbours.

As a result our building heights are between 4 and 13 storeys which is in keeping with its close proximity to Brixton.

The proposed buildings will be strategically located and staggered to add to the Brixton skyline and will use a range of materials appropriate to the site's context.

High-quality, inclusive homes

We are bringing forward a range of new high-quality homes that can support a variety of people in the local community at different stages of life.

- Blocks A to D at the northern end of the site have been identified **for new studio to family-sized homes,** including one-bed, two-bed and three-bed homes.
- Block E at the southern end of the site is seen as a suitable location for the **extra-care housing,** allowing older residents to live independently but with the reassurance that care is not far away if needed.
- The **majority of the new homes will be dual aspect,** meaning they will have natural light entering the home from at least two angles.
- **56% of the new homes will be affordable,** available for council rent and shared ownership.

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Investing in outdoor areas and connections

Our plans follow a set of guiding principles for public open spaces which aim to benefit existing and new communities.

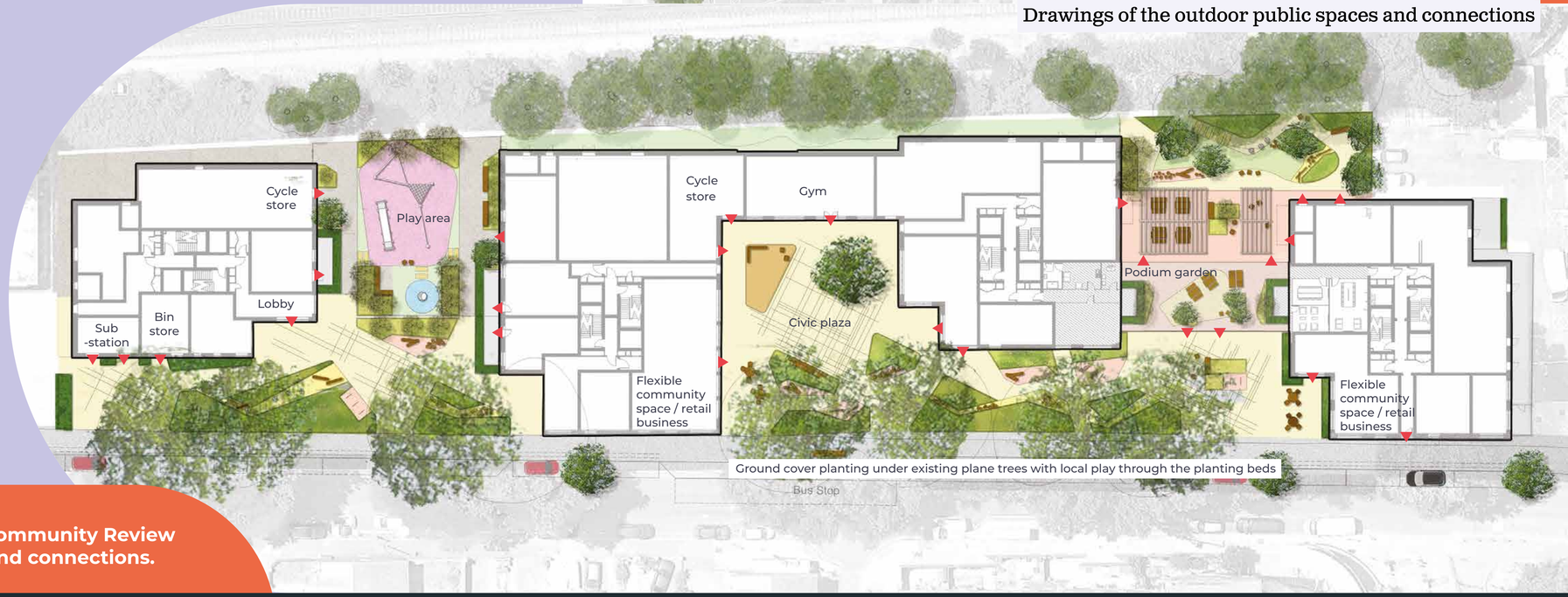
We are delivering:

Beautiful green spaces such as gardens and play spaces

Accessible connections including green corridors and cycle routes

A new civic plaza





Drawings of the outdoor public spaces and connections

Please speak with NewmanFrancis, who are leading the Community Review Panel for the opportunity to influence the outdoor areas and connections.

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Energy-efficient masterplan

Sustainability is built into the fabric of the masterplan and flows through every aspect of the development.

Eco-friendly homes

- Reduce carbon emissions both in construction and operation.
- Providing dual aspect aspect homes.
- Methods to minimise energy waste.

Sustainable travel

- Including cycle storage.
- Electronic vehicle charging points.

A green neighbourhood

- New diverse planting and greening that will exceed GLA urban greening policies.
- Retaining as many mature trees as possible and planting new ones.
- A green corridor for wildlife to safely move around the site.

Community spaces

We are proposing a series of accessible ground floor spaces that will to cater for what the community needs. We have been working closely with our Community Review Panel who have helped us create and design these spaces.

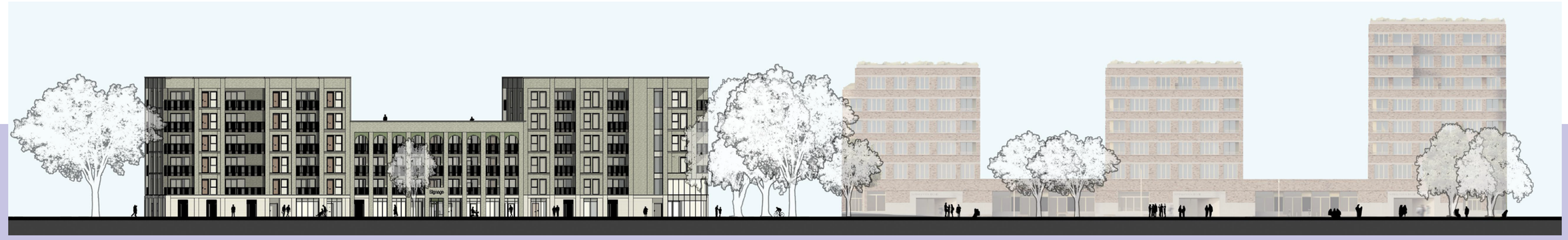
These include:

Functional, high quality community spaces to meet the local need

New shops to expand the community's existing offer

Our development design

Below you can see the elevations of the buildings and their proposed architecture.



Parking Court | Extra Care Homes | Somerleyton Passage | Approved Block E

Drawings showing the facades across the development



Block D | Block C | Civic plaza and re-provided gym | Block B | Block A | Brixton House

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Jobs for local people

Through the redevelopment of Somerleyton Road we can create more employment opportunities for local people.





We are a long-term investor in areas where we develop new places.

Higgins Partnerships' are committed to delivering meaningful social value within the Lambeth community throughout the duration of the Somerleyton Road project.
We are already engaging with local schools and residents to deliver enjoyable projects, provide employment and skills opportunities and leave a lasting legacy.

We look forward to continuing to work with the Community Review Panel and the community to open up opportunities for as many people as possible.



Higgins Partnerships' work in the local community

Construction job opportunities

We expect the redevelopment programme to create 50 apprenticeships as well as wider job opportunities.

Through construction alone, there will be jobs formed and opportunities for apprenticeships, work experience and learning roles for local community members. We will be looking to hire at least 25% of the workforce from the local area.

Jobs at Somerleyton Road

Once built, Somerleyton Road will need a workforce influx made up of people and businesses willing to learn and grow across a range of roles.

We see residents fulfilling roles in the new retail spaces, re-provided gym, community spaces, and extra-care housing. More information on this will be available closer to the construction start date and will be found on our website.

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Next steps

Thank you for coming to our event today.

Tell us what you think

Please let us know what you think of our plans, or if you have any questions by:

- Completing a feedback form today
- thisissomerleyton@higginspartnerships.co.uk
- ThisIsSomerleyton.co.uk
- 0800 307 7578

Share your feedback on our website

Join our Community Review Panel!

If you are a member of the local community and have an interest in the future of the site, you can join the Community Review Panel. The panel brings their local knowledge and understanding of the area to help shape some of the plans.

If you are interested in joining the panel, or would like to know more you can read the FAQs and register you interest via the QR code, or please contact Sarah-Jane at NewmanFrancis via email **sarah-jane@newmanfrancis.org** or telephone at **0800 644 6040**

Timeline

Early 2025

Public consultation, including a design workshop, on our proposals for Somerleyton Road.

March 2025

Community update on our detailed designs.

Spring 2025

Planning application submitted to Lambeth Council.

Autumn 2025

Expected determination date.

Being a good neighbour

We are committed to carefully managing construction throughout the build period at Somerleyton Road. We will keep the community up to date with regular bulletins on work that has taken place and what's coming up.

Strict monitors tasked with tracking levels of dust, noise and vibration will be placed across the site, and traffic marshalls will be positioned along Somerleyton Road to manage construction traffic and keep residents safe.

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