



# Somerleyton Road Statement of Community Involvement

April 2025

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## 1. Introduction

This Statement of Community Involvement (SCI) is submitted on behalf of Higgins Partnerships 1961 plc (hereafter ‘the Applicant’). It accompanies the planning application for Land at Somerleyton Road, London, SW9 8ND (‘the Site’) within the London Borough of Lambeth. The description of development (‘the Proposed Development’) is as follows:

*“Demolition of existing buildings and redevelopment to provide a residential-led mixed use development comprising residential dwellings (Class C3), flexible commercial, business and service uses (Class E) and flexible community floorspace (Class F1 / F2), together with servicing, car parking, public realm and associated works.”*

This SCI demonstrates that a considered approach has been taken to consult around these proposals with local residents and community groups, as well as engagement with councillors and officers at the London Borough of Lambeth.

Specifically, it outlines the pre-application public and stakeholder consultation strategy developed for this planning application, the activities and engagement that took place with key stakeholders and the local community, the comments that were received throughout the consultation period and how the Applicant sought to address the feedback raised by amending the development design.

The Applicant held a variety of in-person events, promoted through a mix of promotional and digital engagement tools to reach a wide-cross section of local people. These included four in-person exhibitions at a venue close to the Site across both phases, which provided various opportunities to give feedback on the proposals, and a community workshop during phase one leading to the creation of the Community Review Panel.

All engagement activities outlined in this document were undertaken by the Applicant and its core project team which included the lead architects BPTW, planning consultants Sphere25, landscape architects Land Use, Community Review Panel lead NewmanFrancis and community consultation specialists LCA (‘the project team’).

The consultation activities that have taken place are in accordance with the London Borough of Lambeth’s updated Statement of Community Involvement 2020 and reflect the principles for consultation in the National Planning Policy Framework (2024).



## 2. Consultation and feedback at-a-glance



**At a glance, our outreach to the local community has included:**



**10,592**

Flyers delivered locally across both phases of consultation promoting the events



**1,320**

Visitors to the consultation website



**11**

Calls and emails responded to across both phases



**118**

People attended all consultation events across both phases



**75,000+**

Social media views for each ad across both phases



**2**

Community Review Panel meetings



**34**

Pieces of feedback received at events or digitally



**Topline results from our surveys during the consultation:**



**73% of respondents support the scheme.**



**Respondents support the security improvements proposed for Somerleyton Passage and wider area.**



**Respondents support the offer of green open space, improvements to the wildlife corridor and affordable community space.**



**Respondents welcome the creation of new jobs and retail opportunities for the local area.**



### 3. The site & proposals

## The site and its context

The Site is land at Somerleyton Road, London, SW9 8ND and lies within the Brixton Windrush ward.

It is located to the southeast of Brixton and bounded by Brixton House Theatre and Coldharbour Lane (A2217) to the north, Somerleyton Road and the Moorland Estate to the east, Loughborough Park Estate to the south and the mainline railway to the west.



*Aerial view of the current Site – phase one (outlined in blue) phase two (outlined in red)*

Lambeth Council owns the land which Somerleyton Road lies on and the Applicant is leading on Phase 2 as the Council's delivery partner.

The Site comprises approximately 0.9 hectares and is split into two rectangular parcels of brownfield land (hereafter referred to as the 'Phase 1' and 'Phase 2'). Phase 2 comprises a vacant building previously used as a temporary school, and Brixton Street Gym. Phase 1 is vacant following clearance in 2017. The Site excludes the land between the two parcels at 16-22 Somerleyton Road.

The surrounding area is characterised by mostly residential homes, with commercial and cultural uses to the north along Coldharbour Lane. Building heights in the local area are mixed; Brixton House Theatre is 6 storeys, Southwyck House to the east is 9 storeys, the Moorlands Estate is generally 2-3 storeys and the Loughborough Park Estate to the south is part 4, part 5 storeys. Buildings to the west across the railway are between 2 – 4 storeys.

The Site is located within close proximity to Brixton Station (approximately 0.3 miles or a 6-minute walk), providing access to southeastern services, and Brixton Underground Station, providing access to Victoria underground line services. The area is well served by numerous shops, restaurants and local amenities within Brixton Town Centre, the boundary of which includes the northern section of the Site.



## Planning history

Full planning permission for the redevelopment at the Site was granted on 23 March 2017 (known as phase 1, ref. 15/05282/RG3) with the following description of development:

*“Demolition of existing buildings on-site (with the exception of Carlton Mansions which is retained and refurbished) and redevelopment to provide a residential-led, mixed use development comprising 304 new dwellings (50% affordable) and approximately 8,000 sq.m (GIA) of non-residential uses including a theatre (Sui Generis) and employment, retail and community uses (Use class B1/D1/A1/A2) with associated parking, landscaping and ancillary works.”*

The Original Permission was subject to a Section 73 application (ref. 19/00671/VOC) permitted on 27/01/2021 for a number of amendments including the reduction of office and increase in theatre floorspace. Phase one (Blocks A and B) of the Original Permission includes the refurbishment of Carlton Mansions and a new theatre building, which is completed; the above permission is therefore lawfully implemented and considered a material consideration to the subsequent full planning application.

This phase was completed in 2022 and the Applicant is bringing forward the remainder of the wider masterplan. This excludes a building on the Site owned by a third party. The Applicant is currently exploring how best to incorporate routes around it.

## The proposals



CGI of new plans for Somerleyton Road

A high-level summary of the submitted proposals for the Site is as follows:

- Demolition of any existing buildings.
- Redevelopment of the Site to provide buildings of 4 - 13 storeys, comprising:
  - 378 residential homes and residential ancillary (Class C3), including 63 extra care homes (56% affordable by hab room).
- 170.s sqm flexible commercial, business and service uses (Class E).
- 200 sqm for the repurposed gym (Class E).
- 168.8 sqm flexible community floorspace.
- Associated landscaping and play space.



## 4. Our approach



LCA was appointed by the Applicant to lead a programme of consultation on the proposals. This was undertaken alongside consultation with planning officers and statutory consultees.

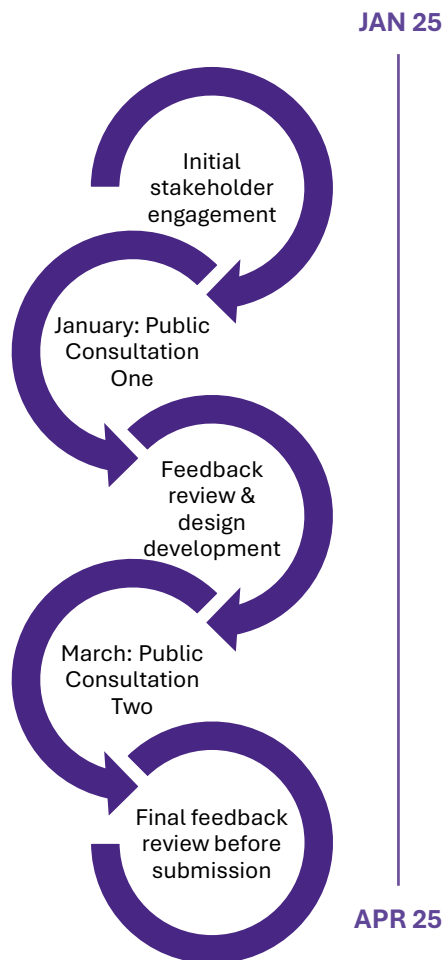
The objectives of the consultation were:

- A. To conduct a targeted two-phase consultation**, engaging with the residents living closest to the Site and surrounding estates, including various resident and community organisations, as well as local politicians and businesses.
- B. To explain clearly the aims behind the proposals following the completion of phase one of the masterplan and how they would benefit the area**, exhibiting all the proposals with as much detail available at the time.
- C. To be honest and transparent, sharing detailed information about the plans as they are developing** not least about the issues that are known to be of interest already.
- D. To provide opportunities for people to express their views** through various communications channels, in-person exhibitions, a consultation website, social media ad campaigns, freephone and email correspondence and opportunity to join the Community Review Panel.
- E. To ensure the Applicant and consultant team engaged directly with the public**, reflecting how committed the team is to consultation and understanding people's views.
- F. To work closely with planning officers and councillors as well as the Greater London Authority**, so that they are aware of the proposed development, key consultation activities and outcomes.



## Consultation timeline

The timeline below shows the activity undertaken from initial stakeholder engagement in January 2025 to submitting a planning application to Lambeth Council in April 2025.



## 5. Consultation activities

This section details all the consultation activities undertaken over the two phases in advance of planning submission. Phase one took place in January 2025 displaying the emerging proposals and phase two following in March 2025 displaying the detailed designs.

Lambeth Council and the GLA has also been consulted and involved in the design throughout the development of the scheme and have been kept up to date on our public consultation plans.

This engagement was undertaken in two distinct phases below. A length of time was allowed for after each phase for the design team to reflect on feedback and make amendments to the proposals in response where appropriate.

- **Phase one:** Emerging proposals (**January 2025**)
- **Phase two:** Detailed designs (**March 2025**)

### Phase one: Emerging proposals (January 2025)

Phase one of public consultation took place in January 2025 and set out the Site context, the Applicant’s vision and early designs. The consultation activities undertaken in phase one are set out below and detailed throughout his section.

Consultation activities in phase one included:

- Two in-person public exhibitions at Brixton House, Coldharbour Lane attended by 62 people.
- A consultation website ([thisissomerleyton.co.uk](http://thisissomerleyton.co.uk)) included comprehensive information on the proposals and a digital survey to collect feedback. The website was viewed 2,182 times by 1,320 users across both phases.
- A flyer sent to 5,252 local residents and businesses surrounding the Site.
- Emails to political and community stakeholders to introduce the consultation launch.
- Online press adverts in the Brixton Blog and Facebook page.
- Targeted social media advert campaign reaching 31,616 accounts and generated 1,105 clicks.

#### A. STAKEHOLDER ENGAGEMENT

In January 2025, an introductory email (Appendix A) was issued to key local political and community stakeholders (detailed below in Figure 1), inviting them to attend the consultation events and learn more about the developing designs for the Site following on from the 2017 consented scheme. This stakeholder list was developed by LCA at the start of the project to ensure the widest possible consultation and added to throughout the pre-application process where needed.

Type	Name	Role
POLITICAL STAKEHOLDERS	Councillor Claire Holland	Leader of the Council
	Councillor Danny Adilypour	Deputy Leader of the Council and Cabinet Member for Housing, Investment and New Homes
	Councillor Rezina Chowdhury	Deputy Leader of the Council and Cabinet Member for Sustainable Lambeth and Clean Air
	Councillor Jacqui Dyer	Cabinet Member for Healthier Communities (job share)



	Councillor Timothy Windle	Cabinet Member for Healthier Communities (job share)
	Councillor Donatus Anyanwu	Brixton Windrush ward member and Cabinet Member for Stronger Communities
	Councillor Scarlett O'Hara	Brixton Windrush ward member and Planning Committee substitute member
	Councillor Jim Dickson	Herne Hill and Loughborough ward member
	Councillor Pauline George	
	Councillor Deepak Sardiwal	
	Bell Ribeiro-Addy MP	MP for Clapham and Brixton Hill
	Helen Hayes MP	MP for Dulwich and West Norwood
	Councillor Marina Ahmed	Assembly Member for Lambeth and Southward
<b>COMMUNITY GROUPS</b>	Brixton Society	
	Carlton Mansions Residents' Associations	
	Mural Preservation Society	
	Moorland Residents' Association (Community Trust/Centre)	
	Southwyck House Tenants' & Residents' Association	
	The Stockwell Partnership	
	Brixton Neighbourhood Forum	
	St Vincent Centre	
	Building Young Brixton	
	Tate Central Free Public Library	
	Ferndale Community Sports Centre	
	We Rise Brixton	
	Brixton BID	
	Age UK Lambeth	
	Historic England (London & South East)	
	20th Century Society	
	Canterbury Gardens Estate	
	Brixton Rec Users Group	
	Brixton Market Traders' Federation	
	Church of Our Lady of the Rosary	
	Caribbean Hindu Cultural Society	
	Brixton Mosque	
	Dwayne Simpson Foundation CIC	
	Oxygenarts Marsha	
	3Space International	
	Brixton Energy	
	Brixton Project	
	Brixton Buddhist Community	
	Disability Advice Service Lambeth	
	MTBD Panel	
	Mostyn Road Methodist Church	
	North Brixton Islamic Cultural Centre	
<b>SCHOOLS</b>	Hill Mead Primary School	
	Trinity Academy	
	Ark Evelyn Grace Academy	
<b>BUSINESSES</b>	Brixton Street Gym	



	Brixton House
	Brixton Youth Theatre
	Lark Grave Care
	Black Cultural Archives Museum
	Electric Brixton
	O2 Academy Brixton
	Brixton Recreation Centre

Figure 1: List of stakeholders kept updated during the consultation

## B. PROMOTION

### Consultation website

The consultation website (Appendix B) for the proposals, [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk), was launched at the start of the phase one consultation on 9 January 2025. The website showed information about the consultation events and early information on the proposals as well as contact information (email and freephone) to get in touch with questions.

On the day of the first public events the website was updated to include the consultation materials and an online survey, where visitors were encouraged to share specific feedback on the plans.

### Consultation flyer

An A5 double-sided flyer was sent via door-to-door delivery to 5,252 local residential and business addresses on 11 January 2025. The flyer is shown in Appendix C and its distribution area is shown in Appendix D. Both are also shown below.

The flyer introduced the proposals and invited local residents and businesses to attend the public events to learn more about the redevelopment of the rest of the wider masterplan. A link to the project website and feedback channels (freephone and email address) were also included for people to get in touch with any questions or comments they had, and the opportunity to receive the materials in a different language if required.

**Our early plans**  
A new green neighbourhood at the heart of Brixton  
Although our proposals for Somerleyton Road are still emerging, we are looking to deliver:

- c.390 new safe and secure homes**, including over 50% affordable and extra care housing to support residents at every stage of life
- A sustainability-led scheme**, with energy-efficient homes, active travel facilities and places that nurture nature
- A green corridor, complemented by gardens and courtyards** which retain and introduce new trees and biodiverse planting to Somerleyton Road
- Improved local connections**, with clear wayfinding, better lighting and locally-influenced public art to enliven Somerleyton Passage
- Vibrant community and retail spaces** designed and framed for local residents and businesses to invest in Brixton's cultural scene, including the repositioning of the existing on-site gym
- Welcoming open spaces**, with a new Civic Square and Arrival Plaza surrounded by a green ribbon to provide a central area for the neighbourhood to gather and hold events

**Get in touch**  
 ✉ [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)  
 🌐 [ThisIsSomerleyton.co.uk](https://ThisIsSomerleyton.co.uk)  
 ☎ 0800 307 7578

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 Se deseja esses materiais em outro formato, envie-nos um e-mail usando os detalhes acima  
 Si desea estos materiales en otro formato, envíenos un correo electrónico utilizando los detalles anteriores.  
 Haddi aad u baahan tahay agabkan qaabi kale fadlan noogu soo dir email aado: iticmaalaya tafaadisha kore







A screenshot of the promotional flyer for phase one



A screenshot of the distribution area the flyer was sent to

### Local newspaper advertising

At the same time as the flyer was launched, the Applicant also started an advertising campaign to raise awareness of the consultation locally. An advert was placed in the Brixton Blog which promoted the website and the dates of the consultation events. The advert ran for one week online on the homepage of the website and was advertised on their Facebook page. The advert is shown in Appendix E and below:





*A screenshot of the press ad on the front webpage of the Brixton Blog*



## A new neighbourhood at the heart of Brixton



Come and see Higgins Partnerships' plans to bring forward new homes, with affordable and extra care housing as well as high quality green spaces at Somerleyton Road.

### Meet our team and learn more



Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback.



### Public exhibitions

Thursday 23 January, 4pm – 7pm

Saturday 25 January, 10am – 1pm

Brixton House, 385 Coldharbour Lane, London, SW9 8GL

If you are unable to attend one of our events you can view our detailed plans on our website and provide feedback at [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)

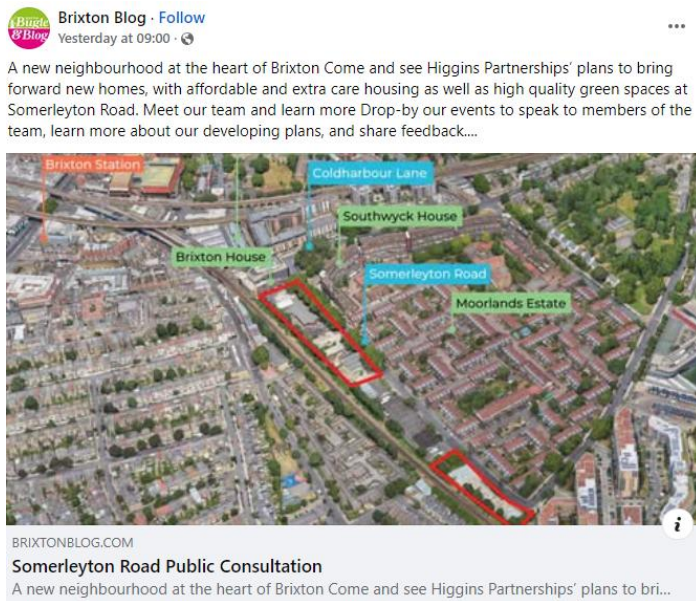
### Get in touch

Website: [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)

Email: [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)

A screenshot of the press ad in the Brixton Blog including details of the consultation events

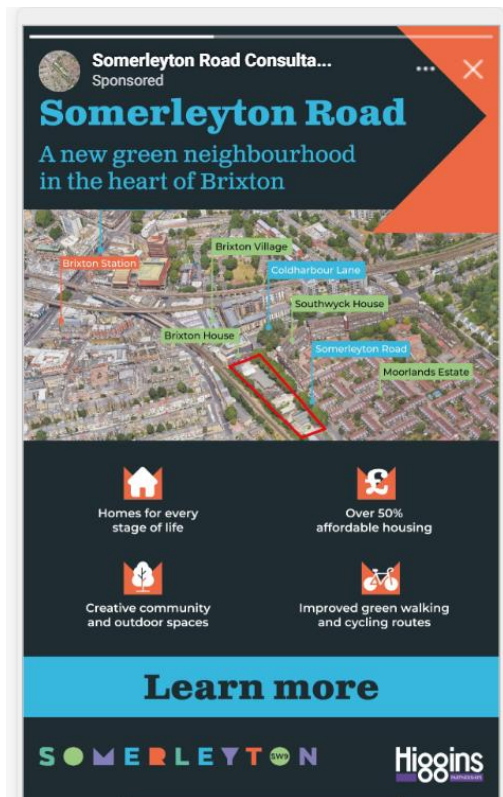




A screenshot of the press ad posted on the Brixton Blog Facebook page

### Social media advertising

The Applicant also undertook social media advertising campaign on Instagram, which ran from Thursday 16 January – Thursday 23 January. This promoted the consultation website and public events, and led to 1,135 click-throughs to the website. Overall, advertising reached over 32,000 people and the majority of people sat within the 25-34 age group.



A screenshot of the Instagram story promoting the consultation events





## Email inbox and freephone line

At the launch of consultation, a dedicated freephone line and email address were established (and remain open) for the public to write to or speak with the project team regarding the scheme. At all times before planning submission, our consultation inbox and freephone line was monitored to respond to any residents who got in touch with us. The promotional materials included these contact details for members of the public to contact us with any questions or feedback.

In phase one the project team have responded to one email answering questions about the scheme. No phone calls were received.

## C. CONSULTATION EVENTS

### In-person public exhibitions

The Applicant held the public exhibition across two days. A weekend and weekday, at different times were purposely chosen to ensure a wide cross-section of local people would be able to attend the events.

Date	Time	Number of attendees
Thursday 23 January	4pm – 7pm	33
Saturday 25 January	10am – 1pm	29
<b>Total</b>	6 hours	62

The exhibition was held at Brixton House, Coldharbour Lane, which is located adjacent to the development Site. The venue is near to the Site and easy to get to for all nearby residents. In addition, the location was well-signposted around the venue with an A-board and posters providing signage. The venue was fully accessible to the disabled, and a map showing the venue location was printed on our flyers and website.

The proposals were displayed on ten exhibition boards (Appendix F), the contents of which are outlined in the table below:

Board	Content
<b>Our plans for Somerleyton Road</b>	An introduction to the purpose of the exhibition and the project team delivering the scheme.
<b>Story so far</b>	Background information on the delivery of phase one and what is being delivered for phase two, introducing Lambeth Council as the landowners and distinguishing between the delivered phase and developing phase.
<b>Masterplan changes</b>	Detailed information on what the previously consented 2017 scheme included and what the emerging proposals are bringing forward in comparison.
<b>New green neighbourhood for Brixton</b>	Overview of the opportunity to provide a sustainable green neighbourhood and the design principles the proposals will follow.
<b>New generation of homes</b>	Information on the types of homes that will be provided for different blocks and different stages of life.



<b>Investing in outdoor areas and connections</b>	An overview of the guiding principles the proposals will follow for public open spaces to benefit existing and new residents.
<b>Spaces for the community</b>	A brief summary of the mixed-use community spaces that will be included as part of the proposals.
<b>Energy-efficient masterplan</b>	A high-level summary of the developing energy-efficient masterplan.
<b>Jobs for local people</b>	A summary of local job opportunities as part of the proposals both throughout construction and once completed.
<b>Next steps</b>	A graphically designed timeline outlining the key milestones for the project and opportunities to provide feedback and join the Community Review Panel.

The events attracted local residents and a number of key stakeholders including:

- Councillor Donatus Anyanwu (Lambeth – Cabinet Member for Stronger Communities and Brixton Windrush ward member)
- Brixton Bugle editor
- Brixton BID members
- Brixton Street Gym representatives
- Brixton Society members
- Meet the Bidders members
- Executive Principal of South Bank Colleges

A series of A4 comment cards (Appendix G) were also available at the events for attendees to fill in. In total, 23 were completed and returned to the project team. The majority of attendees were curious to see the development in plans for Somerleyton Road and showed an interest in the future homes – this feedback was noted down and summarised along with written comments. All feedback has been summarised in Section 6.



*Images of the public events*





## Phase two: Detailed designs (March 2025)

Phase two of public consultation took place in March this year and set out how the design has evolved and responded to feedback from phase one.

Consultation activities in phase two included:

- Two in-person public exhibitions at Brixton House, Coldharbour Lane attended by 56 people.
- The consultation website ([thisissomerleyton.co.uk](http://thisissomerleyton.co.uk)) was updated again with details of the upcoming events, comprehensive information on the proposals and a digital survey to collect feedback. The website was viewed 2,182 times by 1,320 users across both phases.
- A flyer sent to 5,340 local residents and businesses, in an area surrounding the Site.
- Emails to political and community stakeholders to introduce the consultation launch.
- Online and print press adverts in the Brixton Blog.
- Targeted social media advert campaign reaching 26, 232 accounts and generated 747 click-throughs to the website. The majority of these clicks were from people ages 25-34.

### A. STAKEHOLDER ENGAGEMENT

#### Stakeholder letters

An update email was sent on Friday 28 February to our key stakeholders for the Site, the full list of which is set out in the table in Figure 1. This is shown in Appendix H.

The email included an update on the progress of the design work and offered a further briefing on the detailed proposals, as well as informing them of the dates of the public consultation events.

### B. PROMOTION

#### Consultation website

Our consultation website for the proposals, ([www.thisissomerleyton.co.uk](http://www.thisissomerleyton.co.uk)) was updated for phase two consultation on Thursday 13 March. It included updated information on the proposals, including CGIs and new building plans, and a second digital survey to submit feedback to the Applicant.

#### Flyer

An A5 flyer was delivered via door-to-door delivery to 5,340 local addresses around the Site on 1 March 2025. The flyer (see below and Appendix I) was distributed to the same area as phase one.

The flyer reminded local people what the proposals will offer, the design progress since phase one and invited the public to visit the consultation website to view the new materials and give feedback via the survey. It also invited them to attend our second round of consultation events, with a map showing the exhibition venue.





A screenshot of the promotional flyer for phase two



A screenshot of the distribution area the promotional flyer was sent to

### Local newspaper advertising

At the same time as the flyer was launched, the Applicant also started an advertising campaign to raise awareness of the consultation locally. As in phase one an advert was placed in the Brixton Blog which promoted the website and the dates of the consultation events. The advert ran for one week online and in print and was advertised on their Facebook channel. The advert is shown in Appendix J and is shown below:



## Somerleyton: come and see our updated plans

By Ad Administrator · 6 March 2025



### SPONSORED POST

## SOMERLEYTON SW9



### Come and see our updated plans

Following our public consultation in January, we're sharing an update on our proposals. Come and see Higgins Partnerships' updated plans for a new green neighbourhood in the heart of Brixton.

### Meet our team and learn more

Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback.

### Public exhibitions

Thursday 13 March, 4pm – 7pm


Saturday 15 March, 10am – 1pm

Brixton House, 385 Coldharbour Lane, London, SW9 8GL


If you are unable to attend one of our events you can view our detailed plans on our website and provide feedback at [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)

### Get in touch

*A screenshot of the press ad in Brixton Blog online*


**Brixton Blog**
6 March at 14:20 ·

Come and see our updated plans Following our public consultation in January, we're sharing an update on our proposals. Come and see Higgins Partnerships' updated plans for a new green neighbourhood in the heart of Brixton. Meet our team and learn more Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback....



BRIXTONBLOG.COM

**Somerleyton: come and see our updated plans | brixtonblog.com**

Come and see our updated plans Following our public consultation in January, we're sharing a...

Like
Comment
Send
Share

*A screenshot of the advert posted on the Brixton Blog Facebook page*







A photo of the print ad in the Brixton Blog

## Social media advertising

The Applicant also undertook a social media advertising campaign on Instagram, which ran from Thursday 6 March – Thursday 13 March. This promoted the consultation website and public events and led to 747 click-throughs to the website. Overall, advertising reached over 26,000 people and the majority of people sat within the 25-34 age group.



A screenshot of the Instagram story promoting the consultation events



## Email inbox and freephone line

As with phase one, our consultation email inbox and freephone were monitored and we promptly responded to all members of the public who contacted us about the proposals. In phase two, no emails were received and one phone call was responded to with information on how to provide feedback

## C. CONSULTATION EVENTS

### In-person exhibitions

The Applicant held the public exhibition across two days. A weekend and weekday, at different times were purposely chosen to ensure a wide cross-section of local people would be able to attend the events.

Date	Time	Number of attendees
Thursday 13 March	4pm – 7pm	30
Saturday 15 March	10am – 1pm	26
<b>Total</b>	6 hours	56

The exhibition was held at Brixton House, Coldharbour Lane the same venue used for the phase one exhibition.

The proposals were displayed on ten exhibition boards (Appendix K), the contents of which are outlined in the table below:

Board	Content
<b>Our plans for Somerleyton Road</b>	An introduction to the purpose of the exhibition and the project team delivering the scheme.
<b>Story so far</b>	Background information on the delivery of phase one and what is being delivered for phase two.
<b>How we've addressed your feedback</b>	Detailed responses to feedback raised during phase one.
<b>New green neighbourhood for Brixton</b>	Overview of the opportunity to provide a sustainable development and the design principles which the plans aim to follow.
<b>New generation of homes</b>	Information on the types of homes that will be provided for different blocks and stages of life.
<b>Investing in outdoor areas and connections</b>	An overview of the new connections, green space and civic plaza offer.
<b>Energy efficient masterplan and community spaces</b>	A brief summary of the sustainable aspects of the scheme and community space offer.
<b>Our development design</b>	A diagram showing the building elevations and architecture.
<b>Jobs for local people</b>	A summary of local job opportunities during construction and once the development is complete.
<b>Next steps</b>	A graphically designed timeline outlining the key milestones for the project and opportunities to

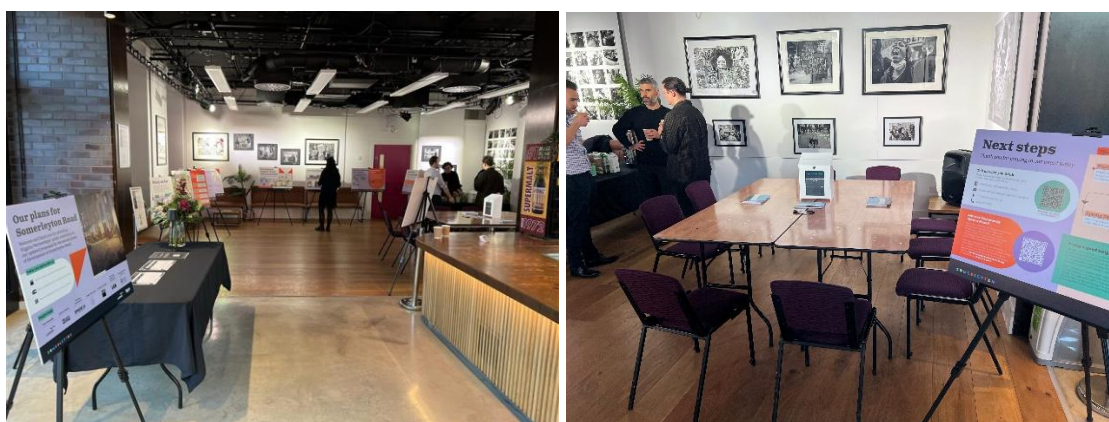


	provide feedback and join the Community Review Panel.
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The events attracted local residents and a number of key stakeholders including:

- Brixton BID
- Brixton Society
- St Paul's Church Brixton
- Metropolitan Thames Valley Housing representative on the Moorlands Estate

A series of A5 comment cards (Appendix L) were also available at the events for attendees to fill in. In total, 11 were completed and returned to the project team. The majority of attendees generally support the proposals and submitted requests for new homes and asked questions regarding the retail space, building heights and timeline of construction. All feedback has been summarised in Section 6.



*Photos taken at the consultation events*





## Community Review Panel

The Community Review Panel was established to work with the Applicant and its partners to offer lived experience insight to the project, as well as offer local stakeholders tangible influence over certain factors of the new development.

A drop-in community workshop was held at the first consultation event on Thursday 13 March. The workshop covered two main areas:

- Purpose and use of the proposed community spaces.
- Features or activities local people would like to see in the proposed outdoor spaces.

Respondents wrote down ideas and suggestions on sticky notes and placed these on three boards. The feedback received is summarised in Section 6.

A scope of influence has since been created with the group, which was shaped by their input and what was practically deliverable for the project team, this includes:

- Community engagement strategies and plans.
- Social value initiatives including community initiatives, apprenticeships, training and employment.
- Art and commissioning.
- Public realm.
- Outdoor and indoor community spaces, design and activation of spaces.
- Construction and onsite day to day activity.

The intention is for the group to meet regularly for the lifetime of the project to have input on the above areas. These meetings will be developed and facilitated by NewmanFrancis, in collaboration with the Applicant and its project partners.

The group consists of local residents and local organisations such as the Street Gym, Community Pantry and Brixton Bookstop.



*Photo of the workshop at Brixton House*



## Community Review Panel – Meetings Summary

The group has met twice and below is a summary of those meetings:

Date / attendees	Discussion points	Outcomes	Next steps
<b>Thursday 30 January</b>  4 attendees	An introduction to the group, project and how the group will be governed going forward.	The group are interested in discussing community engagement, social value and further ideas for the project.	Suggested topics for the next meeting include an engagement plan, project overview, timeline and process discussion.
<b>Wednesday 26 February</b>  8 attendees	A detailed project overview including: <ul style="list-style-type: none"> <li>• Size/number of homes</li> <li>• Massing</li> <li>• Public realm</li> <li>• Community / retail space</li> <li>• Details of joint venture</li> <li>• Section 106</li> <li>• Engagement events</li> <li>• Social value</li> <li>• Planning and submission details</li> </ul>	Questions asked by the group include: <ul style="list-style-type: none"> <li>• How the social housing is determined</li> <li>• What trees will be retained / removed</li> <li>• Details of any underpass improvements</li> <li>• Potential to include outdoor seating / furniture</li> <li>• Details about the future gym</li> <li>• Suggestion to keep stakeholders updated and encourage local artists to paint external walls</li> <li>• Suggestion to identify groups who could benefit from social value initiatives</li> </ul>	Plans to be summarised on the project website for ease of access.  Group to send over suggestions of organisations who could benefit from social value contributions.



## 6. Phase one feedback

This section includes a summary and analysis of all feedback received throughout phase one consultation.

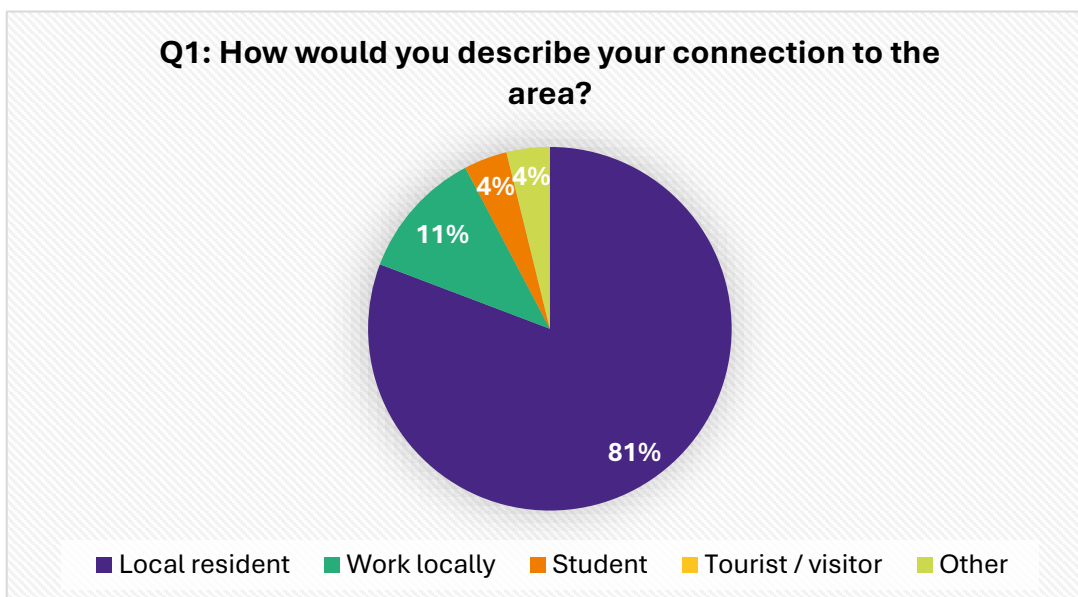
Following phase one, all comments received were analysed and fed back to the project team to inform the designs for the Site. In addition, any questions asked were responded to by the team.

The Applicant has endeavoured to respond in detail to all comments and questions received and will continue to keep its consultation channels open so that local residents can ask questions and contact the team if needed during the remainder of the planning process.

## Survey feedback

Our survey in phase one was open on our consultation website from Thursday 23 January and closed on Thursday 6 February. A total of 23 people completed the survey, with identical questions also used for the digital feedback form.

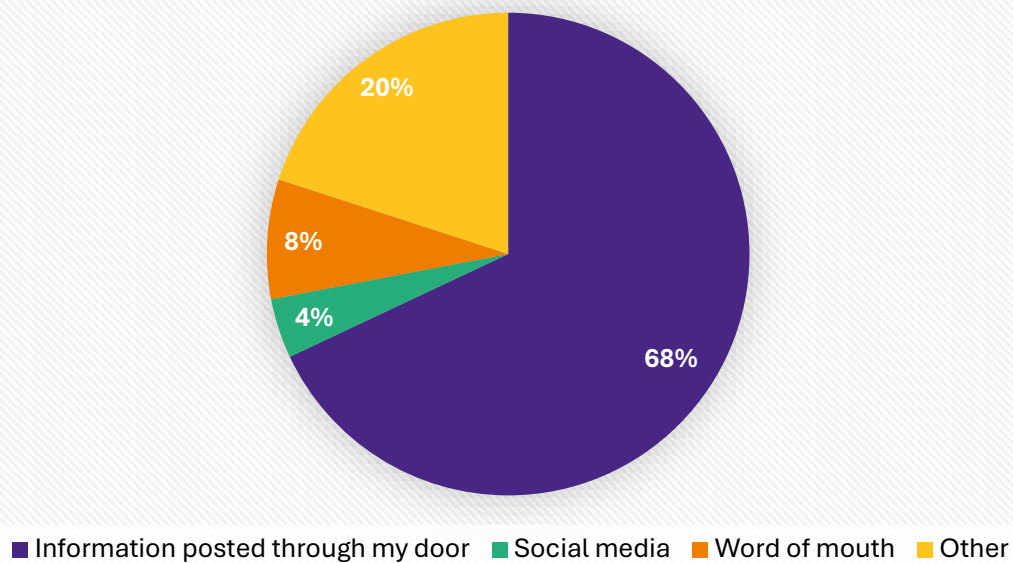
The results of each question are shown below:



In response to Question 1 some respondents ticked more than one answer. The result shows that 80% of respondents are local residents, three respondents work locally, one respondent is a student and the 'Other' response has a relative that lives on Somerleyton Road.

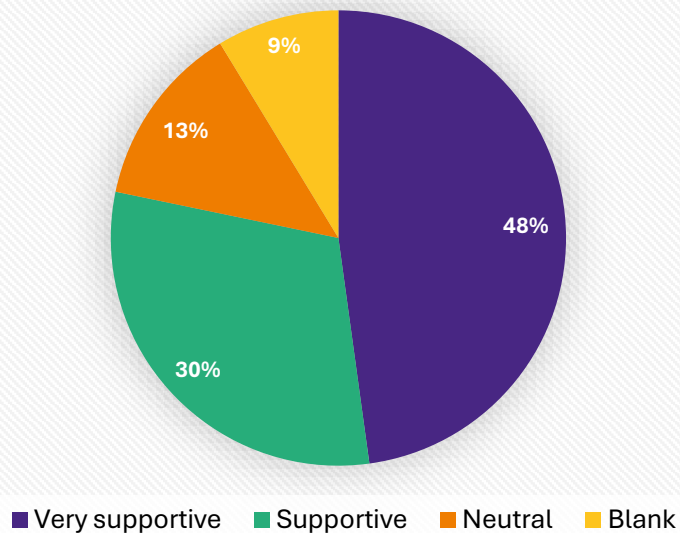


**Q2: How did you hear about this consultation?**



In response to Question 2, most respondents heard about the consultation via the flyer distribution. Three respondents that ticked 'Other' were passing through the venue at the time of the events, one respondent is involved in the Meet the Bidders group and one respondent heard about the consultation via the Brixton Society.

**Q3: To what degree are you supportive of new homes with affordable and extra care housing and green space at Somerleyton Road?**



In response to Question 3, 78% of respondents are either very supportive or supportive of the proposals, 13% are neutral and 9% of respondents left this question blank. No respondents ticked unsupportive or do not support at all.



#### Question 4: What would you like more information on in our next exhibition?

In response to Question 4, respondents requested further information on the following topics:

- **Security:** General support for improving security measures around the Site and interest in what these measures would be.
- **Community space for all ages:** Whether the community spaces will be able to facilitate all age groups.
- **Retail:** What the retail spaces will include.
- **Housing:** The housing offer and level of affordability.
- **Gym:** What the re-provided gym will look like and who will operate this.

#### Question 5: Do you have any other comments?

In response to Question 5 other comments included:

- **Security:** Support for the proposed improvement to the security around the Site, specifically in relation to Somerleyton Passage.
- **Site improvements:** Support for the proposed improvements to the wider landscape and whole area.
- **Design:** Support for the design of the scheme.
- **Redeveloping an underused site:** Support for the redevelopment of an underused site.
- **Retail and housing offer:** Respondents welcome the offer of more retail units and affordable housing offer.
- **Loss of light:** Some neighbouring residents were concerned about the loss of light to their homes.
- **Green and community space:** Some respondents would like to see more green open space and affordable community space as part of the proposals.





## Community Workshop feedback

NewmanFrancis held the first Community Workshop on Thursday 23 January and asked for feedback on two main areas:

- Community space
- Outdoor areas

Below is a summary of the workshop and feedback received:

### Community space

The objective of this exercise was to gather information on what community facilities or activities, people access locally now, what is missing and what factors make a community space feel welcoming. Participants were encouraged to add their feedback on the board with post it notes.

#### Question: What is here now? (15 responses)

- **A local community hall** which hosts activities such as the community pantry.
- **Well-being activities** such as yoga and a gym.
- **Retail and leisure provision** such as local markets, grocery shops, cafes and places to eat.
- **Public library.**
- **Educational facilities** for tutoring school age children.

#### Question: What is missing? (24 responses)

- **Affordable community facilities** that allow community run activities such as skill sharing, activities for older people, mother and baby sessions and facilities for local young people.
- **Local grocery provision** including space for a farmers' market and affordable shops.
- **Business support** such as reduced rate retail spaces to grow small local businesses, incubator spaces for new businesses and affordable workspaces / hot desks.
- **The arts** including an arts centre, messy creative spaces, artist studios, affordable creative spaces.
- **Training facilities** for local people.
- **A post-office**
- **Support for local people** in any way that benefits for the community.

#### Question: What would make you want to visit? (13 responses)

- **Safety and security including** well-lit spaces and no loitering.
- **Improved transport links** which are well-connected and easy to get to.
- **Inclusive and diverse offering** of classes and workshops and accessible facilities.
- **Clean and well-maintained spaces.**
- **Opportunities for independent organisations.**



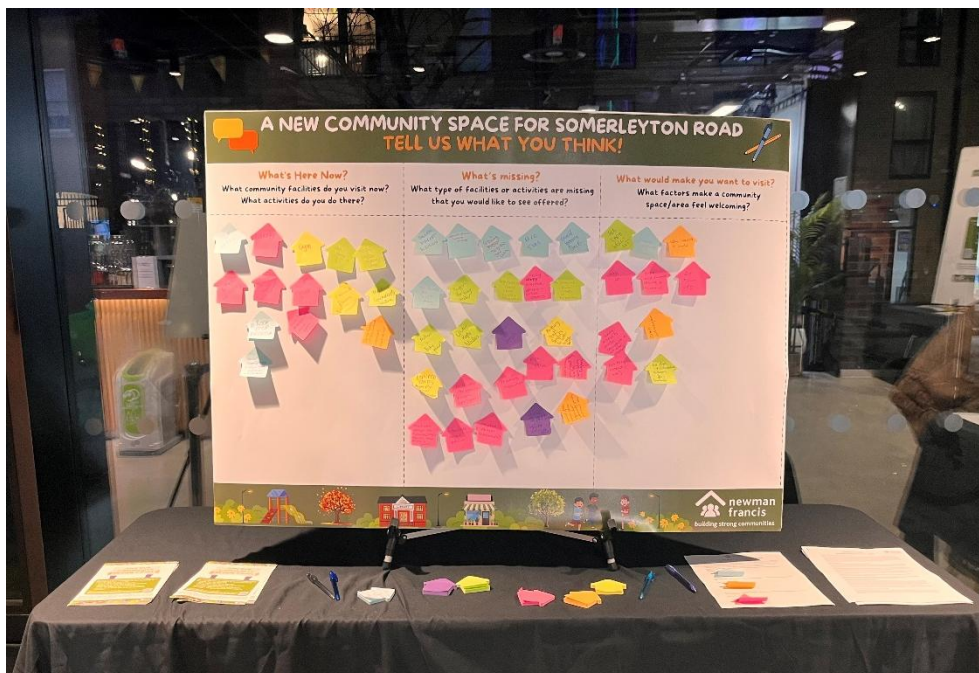


Photo of the community spaces feedback

## Outdoor space

The objective of this exercise was to gather ideas around what activities or facilities the communities would like in the proposed shared communal outdoor spaces.

**Question: What activities or features would you like to see in the shared outdoor spaces?**

- **Improvements to Somerleyton Passage**, as people feel it is not safe, clean or well-lit.
- **Spaces for community events**, including a mobile library, spaces for exercise classes, outdoor workshops, mobile coffee van.
- **Communal growing spaces** including mini allotments, communal planters and space for food recycling and composting.
- **Spaces for children and young people** such as play provisions, a dedicated play park and spaces for older children.
- **Cycle storage** that is secure and easy to access.
- **Seating** including places to sit and read, and places to eat outside.
- **Biodiversity** to support the local wildlife and a variety of tree and plant species.
- **Easy to look after plants** that do not require too much maintenance and are therefore easy to manage.

Some participants raised issues which fell outside of our themes, and these are summarised below:

- **Improve walkways and pavements** and ensure these are well-maintained as there is an issue with uneven paving in the area.
- **Encouragement for residents to look after the outdoor spaces** through positive reinforcement.
- **Well-maintained green spaces.**
- **Minimise noise and air pollution.**
- **Minimise impact on those living in the tower blocks.**
- **Continue community engagement and conversation.**



- **Concerns around safety** and anti-social behaviour particularly on Somerleyton Passage.
- **Ensuring all spaces are accessible.**

Those who engaged with the workshop were positive and interested in giving their ideas and suggestions. Many people mentioned the need for 'affordable' spaces for the community as facilities in Brixton felt inaccessible to many of those who live in the Somerleyton Road area. Safety was also raised as a key concern particularly in relation to Somerleyton Passage.

All the above ideas continue to be explored in further details as the Community Review Panel progresses.



## 7. Phase two feedback

This section includes a summary and analysis of all feedback received throughout phase two of the consultation.

Following phase two, all comments received were analysed and fed back to the project team to inform the designs for the Site. In addition, any questions asked were responded to by the team.

## Survey and verbal feedback

The survey in phase two launched on the consultation website on Thursday 13 March and closed on Thursday 27 March. A total of 12 people completed the survey, with identical questions also used for the digital feedback form.

A summary of the feedback provided are shown below:



- Respondents were pleased to see the land used for new housing and excited for green space and improved connections to come to fruition, especially along Somerleyton Passage.
- There was a sense of appreciation for more homes being delivered in Brixton and support for the scheme's benefits and jobs created.

### Support for the scheme

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- Some residents enquired about the size of the buildings and if their size could be reduced.

### Building heights

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- Residents were keen to hear what aspects of the development have changed since the first consultation events.

### Developing designs and feedback from phase one

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- Some respondents raised concerns over rising anti-social behaviour as the population increases in the area. Respondents are keen to see extra security and policing in the neighbourhood.

#### **Anti-social behaviour**

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#### **Retail space queries**

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- Residents and groups were interested to hear how the operators will be chosen for the new retail spaces and were keen to support with helping connect the Applicant with potential organisations.



#### **New home requests and extra-care housing**

---

- Consultees wanted clarity on how extra-care housing was defined; who would be likely to occupy such homes; and how this building would be operated.
- Many attendees asked how to sign up to be considered for the affordable and private homes.
- There were also queries on the cost of the new affordable homes and how this is set.









## 8. Design response to feedback

At the end of each phase of public consultation, all feedback received was passed on to the design team for review and consideration. This informed the design process in the periods following the first and second phases of consultation and resulted in changes to the scheme in response to community feedback.

In the table below, we have provided an overview of the key themes received and the Applicant's response:

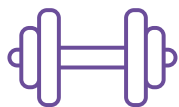
Summary of common feedback theme	Applicant response
 <p><b>Space for outdoor activity</b></p>	<ul style="list-style-type: none"> <li>New play facilities will be provided for future residents aimed at children aged 0–11 years of age. The Civic Square will provide flexible spaces for teenagers, linked to the gym and other uses.</li> <li>The communal open spaces will be made more accessible for all, including areas to engage in gardening activities.</li> </ul>
 <p><b>Improvements to Somerleyton Passage</b></p>	<ul style="list-style-type: none"> <li>Somerleyton Passage will be renewed with upgraded lighting, new planting and paving while retaining opportunities for public art, located near Block E, providing great benefit for older residents.</li> </ul>
 <p><b>Affordable community space for different age groups</b></p>	<ul style="list-style-type: none"> <li>The existing community spaces on Somerleyton Road have been reviewed to understand the community needs. The Applicant 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.</li> </ul>
 <p><b>Retail spaces that support local enterprise</b></p>	<ul style="list-style-type: none"> <li>The Applicant is creating retail spaces that will support local businesses whilst ensuring they are reflective of the need in the local area and will continue to work with the community on the retail offer.</li> <li>Once built, the workforce influx will be made up of local people and businesses willing to learn and grow across a range of roles including the new retail spaces, re-provided gym, community spaces, and extra-care housing.</li> </ul>
	<ul style="list-style-type: none"> <li>The Applicant is delivering 378 new high quality homes of which will be 56% affordable. We have reduced the overall size of the development whilst keeping the same</li> </ul>





**Design information about the new buildings  
and housing offer**

target of affordable housing on Site, to  
minimise the impact on our neighbours.



**Further information about the re-provided gym**

- The Applicant is working with Lambeth Council 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.
- The gym will be re-provided and offer a more modern building with new equipment and opportunities.



## 9. Conclusion

The Applicant has undertaken an extensive programme of consultation including pre-application discussions with the London Borough of Lambeth and meetings with the Site's neighbours, political stakeholders, the local community and interest groups through two phases of public consultation.

The Applicant has carried out a thorough consultation with a range of digital and physical consultation methods to reach a wide cross-section of local people, including face-to-face consultation events and information available online. The dedicated project website was kept updated with the latest information on the scheme and an email address and phone number to contact the Applicant and the project team.

A series of public events were organised from in-person exhibitions to opportunities to work on the dedicated Community Review Panel. The consultation was well advertised with a mix of digital and physical promotion, including flyers, email, social media advertising and print and digital newspaper adverts. Stakeholders were able to give feedback over the phone, in written form or at our in-person public exhibition if they preferred.

Overall, the feedback received shows that the majority of respondents are supportive of the scheme and are excited to see the remainder of the masterplan coming forward. There is strong support for the opportunity for local businesses in the proposals, creation of jobs and new community spaces for existing and new residents. Local residents are also pleased to see safety and security improvements are being made to Somerleyton Passage and surrounding the Site more generally and support the development of an underused site. There is lots of interest particularly during phase two in requesting further information on the new homes and to be considered for these in the future.

Concerns raised during the consultation and Community Review Panel workshop / meetings focused on how well the area will be secured to tackle anti-social behaviour and the impact of the proposed building heights. The other themes that emerged during the consultation have all been summarised and responded to in Section 7 of this report and publicly during phase two.

The Applicant has committed to maintaining close engagement with the local community after the application has been submitted and throughout the planning and construction process. This will include continued engagement with the Community Review Panel.

The Applicant would like to thank all members of the local community and others who have taken the time to participate in the consultation, ask questions and provide feedback to the project team. They will continue to keep their consultation channels open for questions during the remainder of the planning process.



# Appendix



Appendix A: Stakeholder email – phase one

Subject      Invitation to public consultation for Somerleyton Road, Phase 2

Dear Councillors,

I am writing to you on behalf of Higgins Group, Lambeth Council's appointed delivery partner for Phase 2 of the Somerleyton Road development.

We would like to invite you to see our emerging plans to bring forward a new [mixed use](#) development at Somerleyton Road and hear your thoughts. Our proposals include much needed affordable housing, later living accommodation and community uses including open green space and other benefits.

We will be displaying our early plans during our public exhibitions hosted at **Brixton House, 385 Coldharbour Lane, SW9 8GL**, and want to hear from you and the local community. The events will take place on:

- **Thursday 23 January 2025 from 4pm – 7pm**
- **Saturday 25 January 2025 from 10am – 1pm**

At our events, you can meet the team behind the project, learn more about our emerging plans, and share your thoughts with us in a range of different ways including through interactive design feedback activities. We have also attached a flyer which will be sent to the local community with the event details and information on our early plans.

As you may already be aware, a planning application was approved by Lambeth Council in 2017 for Phase 1, which consisted of 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.

Since our appointment as delivery partner, 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.

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

Although our proposals are still developing, we are looking to deliver:

- **c.390 new safe and secure homes**, including over 50% affordable and extra care housing to support residents at every stage of life
- **A green corridor, complemented by gardens and courtyards** which retain and introduce new trees and biodiverse planting to Somerleyton Road
- **Welcoming open spaces**, with a new Civic Square and Arrival Plaza surrounded by a green ribbon to provide a central area for the neighbourhood to gather and hold events
- **Improved local connections**, with clear wayfinding, better lighting and [locally-influenced](#) public art to enliven Somerleyton Passage
- **Vibrant community and retail spaces** designed and framed for [local residents](#) and businesses to invest in Brixton's cultural scene, including the reprovision of the existing on-site gym
- **A sustainability-led scheme**, with energy-efficient homes, active travel facilities and places that nurture nature

We would welcome the opportunity to discuss our plans with you in more detail, if this is of interest do let us know your availability for a meeting either online or in-person.

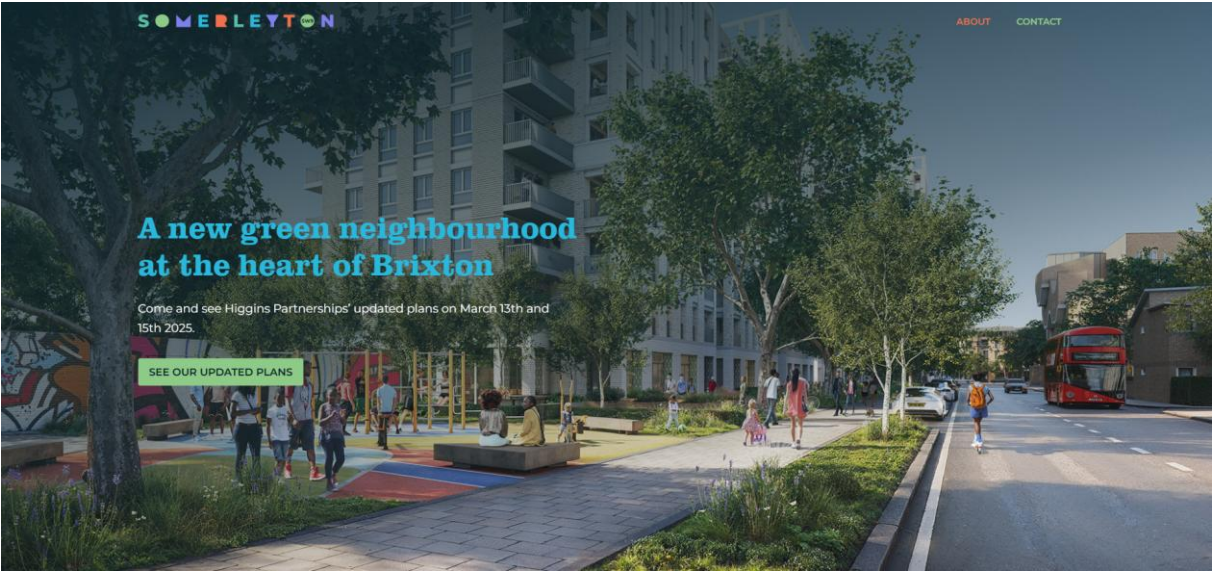
In the meantime, if you have any questions, please do let us know by emailing [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk) or phoning 0800 307 7578.

Yours sincerely,

Somerleyton Road Consultation Team



Appendix B: Consultation website



Somerleyton - Pride of Place

Higgins has entered into a bespoke development partnership agreement with Lambeth Council to deliver the regeneration of the Somerleyton Road sites in consultation with the local community.



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SOMERLEYTON

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Public Consultation

Downloads

-  [Public Consultation Flyer](#)
-  [January Event Consultation Boards](#)
-  [March Event Consultation Boards](#)

A new green neighbourhood at the heart of Brixton

Higgins Partnerships have emerging plans to bring forward new homes, with affordable and extra care housing as well as high quality green spaces at Somerleyton Road.

Reflecting on the previously consented scheme in 2017, we have made improvements to offer more for people who live and work in Brixton. 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.

See our updated plans

Thank you to everyone who came to our events in January and provided feedback. Following our public consultation, we're sharing an update on our proposals.

Drop-by events at Brixton House (385 Coldharbour Lane, SW9 8GL) to speak to members of the team, hear how we've considered the community's feedback and learn more about next steps.

-  Thursday 13 March, 4pm – 7pm
-  Saturday 15 March, 10am – 1pm


Alternatively, please see our consultation boards below and leave your feedback [here](#).



## March Event Consultation Boards



## Appendix C: Promotional flyer – phase one



### Somerleyton Road Public Consultation

A new green neighbourhood  
in the heart of Brixton

January 2025

**Come and see Higgins Partnerships' plans to bring forward new homes, with affordable and extra care housing as well as high quality green spaces at Somerleyton Road.**

Reflecting on the previously consented scheme in 2017, we have made improvements to offer more for people who live and work in Brixton.

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.

**Meet our team and learn more**


Drop-by our events to speak to members of the team, learn more about our developing plans and engage in interactive feedback activities and tell us what you think.

**Public exhibitions**

- Thursday 23 January, 4pm – 7pm
- Saturday 25 January, 10am – 1pm

Brixton House, 385 Coldharbour Lane, SW9 8GL

If you are unable to attend one of our events you can view our detailed plans on our website and provide feedback at [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)



Site boundary outlined in orange







**SOMERLEYTON**

**higgins**

### Our early plans


A new green neighbourhood at the heart of Brixton

Although our proposals for Somerleyton Road are still emerging, we are looking to deliver:

- **c.390 new safe and secure homes,** including over 50% affordable and extra care housing to support residents at every stage of life
- **A sustainability-led scheme,** with energy-efficient homes, active travel facilities and places that nurture nature
- **A green corridor, complemented by gardens and courtyards** which retain and introduce new trees and biodiverse planting to Somerleyton Road
- **Improved local connections,** with clear wayfinding, better lighting and locally-influenced public art to enliven Somerleyton Passage
- **Vibrant community and retail spaces** designed and framed for local residents and businesses to invest in Brixton's cultural scene, including the re-provision of the existing on-site gym
- **Welcoming open spaces,** with a new Civic Square and Arrival Plaza surrounded by a green ribbon to provide a central area for the neighbourhood to gather and hold events

**Get in touch**

- [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)
- [ThisIsSomerleyton.co.uk](https://thisissomerleyton.co.uk)
- 0800 307 7578



**Translation services**

Se desajar esses materiais em outro formato, envie-nos um e-mail usando os detalhes acima  
Si desea estos materiales en otro formato, envíenos un correo electrónico utilizando los detalles anteriores.  
Haddii aad u baahan tahay agabkan qaab kale fadlan noogu soo dir email adoo isticmaalaya tafasiisaha kore





Appendix D: Flyer distribution area



## Appendix E: Local newspaper advert – phase one



### A new neighbourhood at the heart of Brixton



Come and see Higgins Partnerships' plans to bring forward new homes, with affordable and extra care housing as well as high quality green spaces at Somerleyton Road.

#### Meet our team and learn more



Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback.



#### Public exhibitions

Thursday 23 January, 4pm – 7pm

Saturday 25 January, 10am – 1pm

Brixton House, 385 Coldharbour Lane, London, SW9 8GL

If you are unable to attend one of our events you can view our detailed plans on our website and provide feedback at [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)

#### Get in touch

Website: [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)

Email: [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)







Wednesday, 15 January, 2025

8.8 Brixton

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PLANNING & HOUSING  
Somerleyton Road Public Consultation



CHARITY & VOLUNTEERING  
Community Connectors



CAN YOU HELP  
Help us to secure the future of the Brixton Bugle



Brixton exhibition – 20 years of the St Matthews Project



Speakers announced for sixth Herne Hill Kids' Lit Fest



Brixton community heroes honoured



Brixton Blog · Follow

Yesterday at 09:00 · 🌐

A new neighbourhood at the heart of Brixton Come and see Higgins Partnerships' plans to bring forward new homes, with affordable and extra care housing as well as high quality green spaces at Somerleyton Road. Meet our team and learn more Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback....



BRIXTONBLOG.COM

## Somerleyton Road Public Consultation

A new neighbourhood at the heart of Brixton Come and see Higgins Partnerships' plans to bri...





# Our plans for Somerleyton Road

Welcome and thank you for attending Higgins Partnerships' public exhibition on 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 emerging designs for Somerleyton Road, Phase 2
- Share any feedback and comments you may have
- Take part in interactive engagement activities



View of the re-provided gym within the emerging proposals

## Project team

### Site Freeholder



### Delivery Partner



### Planning Consultants



### Design Team Lead



### Landscape Architect



### Community Engagement Consultants



### Community Review Panel Lead



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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 consisted of 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 and activation 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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# Masterplan changes

Due to new Government regulations, the previously consented scheme couldn't be built. We are now bringing forward a new scheme which will offer more for Brixton.



Plan showing the 2017 previously consented scheme

## Previously consented scheme - 2017

The previous scheme was granted consent by Lambeth Council in 2017, before Higgins were appointed as the delivery partner, this included:

- Heights ranging from 3 to 11 storeys
- 89% of new homes dual aspect
- Planning permission was granted for 506 homes (including Block E)
- 594 sqm of community and retail space

Apart from the number of homes, the figures above exclude Block E (the current third-party building) to provide a comparison with the emerging proposals.



CGI of the new plans for Somerleyton Road

## Our emerging proposals - 2025

The early plans have been developed to maximise the available site space and have been driven by new Government regulations requiring second staircases across buildings over 18m. In comparison to the consented scheme, our new plans will deliver:

A reduced building footprint, with 5 blocks and without the third-party building.

- Heights ranging from 4 to 13 storeys
- 93% of new homes dual aspect - an uplift of 4%
- c.390 new homes, including 55% affordable and more family-sized housing - an uplift of around 84 new homes
- 654 sqm of community and retail space - an uplift of 60 sqm

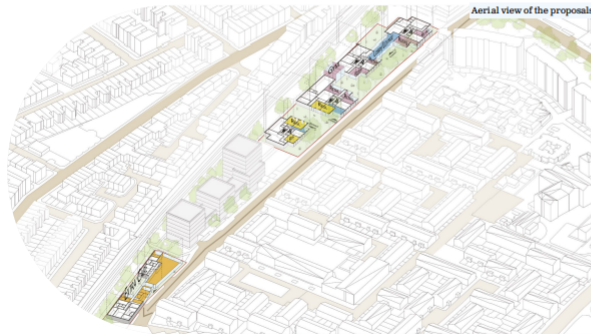
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# New green neighbourhood for Brixton

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



Aerial view of the proposals

## 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 emerging proposals at-a-glance:

- Around 390 new homes, including 55% 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 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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# New generation of homes

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

Views of potential homes layouts



## High-quality, inclusive homes

We want to bring 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.
- 55% of the new homes will be affordable, available for council rent and shared ownership.

View of the new buildings in the townscape



## 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 are currently undertaking extensive studies of the local area to ensure we minimise the impact on neighbours.

At the moment, we are exploring the possibility of between 4 and 13 storeys as the maximum height at Somerleyton Road, 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.

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# Investing in outdoor areas and connections

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

## Better outdoor spaces

We want to create public spaces everyone can spend time in, whether coming together to exercise or relax.

This could include a civic square and arrival plaza providing a central area for the neighbourhood to gather and hold small events, a green corridor, and multifunctional play features and outdoor exercise equipment for children and adults.

## Nurturing nature

We understand the need to provide a neighbourhood where nature as well as residents can thrive long into the future.

That's why we will retain as many established trees as possible, introduce a diverse range of planting and encourage residents to interact with the green spaces.

## Accessible connections

We are looking to provide seamless links throughout the site, which are safe, accessible and attractive, with improvements to Somerleyton Road Passage, and developing green, easy transitions across the site with clear wayfinding.

## Respecting local heritage

We see the new public spaces reflecting Brixton's vibrancy and rich cultural heritage, with areas for locally influenced art installations with nearby artists and inclusive spaces for cultural activities owned and led by local people.

Please speak with NewmanFrancis, who are speaking with the community about their thoughts on the new outdoor areas and connections.

Plans showing where the new outdoor areas and routes could be



Connections through the site and to Leeson Road



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## Spaces for the community

**We plan to introduce a range of mixed-use spaces for the community at Somerleyton Road.**

## Community

As well as our commitment to re-providing the current community gym, we are proposing a series of accessible ground floor spaces that will be built to cater for what the community needs. This could be meeting rooms for work and leisure, or retail spaces and post rooms for local businesses.

We would like to hear from you on what we should include as part of our effort to support local organisations using the new spaces and bringing forward the right spaces that will be used by the local community.

**Please speak with NewmanFrancis, who are speaking with the community about their thoughts on the new outdoor areas and connections. Don't forget to also complete one of our feedback forms!**



## Energy-efficient masterplan

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



## Eco-friendly homes

- Reducing carbon emissions both in construction and operation, including maximising power from renewable energy sources, such as solar panels.
- Dual aspect homes with generous daylight levels and natural ventilation to avoid overheating.
- Intelligent methods of utilising surplus energy and minimising energy waste.



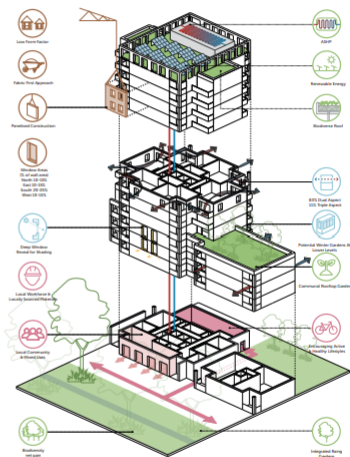
## A green neighbourhood

- A minimum biodiversity net gain of 10% through the introduction of green spaces and diverse planting, to achieve a urban greening factor of 0.4.
- Retaining as many mature trees as possible and planting new trees for generations to come.
- A green corridor for wildlife to safely travel through and around the site.



## Sustainable travel

- Within the well-connected site, we will be encouraging sustainable travel through the inclusion of cycle storage and electronic vehicle charging points.



### Plan representing our sustainability ambitions

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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 looking forward to engaging with local schools and residents to deliver enjoyable projects, provide employment and skills opportunities and leave a lasting legacy.

## 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.



Higgins Partnerships' work in the local community

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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!

We are also inviting members of the local community and those with an interest in the future of the site to join a Community Review Panel. The panel will bring 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 please contact Sarah-Jane at NewmanFrancis via email [sarah-jane@newmanfrancis.org](mailto:sarah-jane@newmanfrancis.org) or telephone at 0800 644 6040



### Timeline

#### Early 2025

- Public consultation, including a design workshop, on our emerging plans for Somerleyton Road.

#### March 2025

Community update on our detailed designs.

#### Spring 2025

Application submitted to Lambeth Council.

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# Somerleyton Road

A new green neighbourhood  
in the heart of Brixton

## Have your say

Name \_\_\_\_\_ Post code \_\_\_\_\_

Email \_\_\_\_\_

- ☐ Please tick to confirm you are happy for your feedback to be captured for the purpose of the consultation.
- ☐ Please tick this box if you wish to be added to our mailing list and updated with any future news about this project.

### 1. How would you describe your connection to the area? (tick all that apply)

- ☐ Local resident ☐ Tourist / visitor
- ☐ Work locally ☐ Other (please comment)
- ☐ Student \_\_\_\_\_

### 2. How did you hear about this consultation?

- ☐ Information posted through my door ☐ Word of mouth
- ☐ Social media ☐ Other (please comment)
- \_\_\_\_\_

SOMERLEYTON SW9

Lambeth

Higgins  
ARCHITECTS

LCA is collecting feedback for the Somerleyton Road consultation in line with the terms of the  
LCA Privacy Policy [thisislca.com/consultation-privacy-policy](https://thisislca.com/consultation-privacy-policy)



## The proposals

1. To what degree are you supportive of new homes with affordable and extra care housing and green space at Somerleyton Road?



Very  
supportive



Supportive



Neutral



Unsupportive



Do not  
support at all

2. What would you like more information on in our next exhibition?

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3. Do you have any other comments?

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### Translation services

Se desejar esses materiais em outro formato, envie-nos um e-mail usando os detalhes acima

Si desea estos materiales en otro formato, envíenos un correo electrónico utilizando los detalles anteriores

Haddii aad u baahan tahay agabkan qaab kale fadlan noogu soo dir email adoo isticmaalaya tafaasilsha kore

🖱️ [ThisIsSomerleyton.co.uk](https://thisissomerleyton.co.uk)

✉️ [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)

☎️ 0800 307 7578





## Appendix H: Stakeholder email – phase two

Subject      Update on proposals for Somerleyton Road, Phase 2

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Dear Councillors,

I am writing to invite you to our upcoming public exhibition events where we plan to update the community on how our proposals have progressed for Somerleyton Road, Phase 2.

As you are already aware, we held our first community consultation for Phase 2 of the Somerleyton Road development earlier this year. We welcomed over 60 people to our events and received feedback through our conversations with attendees, exhibition workshop, and surveys. We were pleased to hear that almost 80% of survey respondents support the proposals and our vision to develop the underused site.

We have spent the past month carefully considering all the feedback received and we are now ready to share an update on the proposals. We will be holding two events where we will present our latest plans at **Brixton House, 385 Coldharbour Lane, SW9 8GL** on:

- **Thursday 13<sup>th</sup> March 4pm – 7pm**
- **Saturday 15<sup>th</sup> March 10am – 1pm**

At our events, you can meet the team behind the project and learn more. We have also attached a flyer which will be sent to the local community with the event details and site proposals.

As before, [all](#) of the information shared at our in-person events will be made available to view on our website: [thisissomerleyton.co.uk](http://thisissomerleyton.co.uk)

We would welcome the opportunity to discuss our plans with you in more detail. If this is of interest, do let us know your availability for a meeting either online or in-person and we can arrange accordingly

In the meantime, if you have any questions, please do let us know by emailing [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk) or phoning 0800 307 7578.

Yours sincerely,

Somerleyton Road Consultation Team





## Somerleyton Road

### See our updated plans

March 2025

Following our public consultation in January, we're sharing an update on our proposals for a new green neighbourhood in the heart of Brixton at Somerleyton Road.

**Join Higgins Partnerships and the project team to see the updated proposals which include:**

- Affordable new homes
- Extra care housing
- Places for the community
- High quality green spaces

**Meet our team and learn more**

Drop-by our events to speak to members of the team, hear how we've considered the community's feedback and learn about the next steps.

**Public exhibitions**

- Thursday 13 March, 4pm – 7pm
- Saturday 15 March, 10am – 1pm

**Brixton House, 385 Coldharbour Lane, SW9 8GL**

If you are unable to attend one of our events, you can view our detailed plans on our website and provide feedback at [thisissomerleyton.co.uk](mailto:thisissomerleyton.co.uk)



**SOMERLEYTON** **Lambeth** **Higgins**

## Our plans

A new green neighbourhood at the heart of Brixton

Our proposals for Somerleyton Road will deliver:



**c.379 new safe and secure homes,** including over 50% affordable and extra care housing to support residents at every stage of life



**A sustainability-led scheme,** with energy-efficient homes, active travel facilities and places that nurture nature



**A green corridor, complemented by gardens and courtyards** which retain and introduce new trees and biodiverse planting to Somerleyton Road



**Improved local connections,** with clear wayfinding, better lighting and locally-influenced public art to enliven Somerleyton Passage



**Vibrant community and retail spaces** designed and framed for local residents and businesses to invest in Brixton's cultural scene, including the re-provision of the existing on-site gym



**Welcoming open spaces,** with a new Civic Square and Arrival Plaza surrounded by a green ribbon to provide a central area for the neighbourhood to gather and hold events

**Get in touch**

[thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)

[ThisIsSomerleyton.co.uk](mailto:ThisIsSomerleyton.co.uk)

0800 307 7578



**Translation services**

Se desejar esses materiais em outro formato, envie-nos um e-mail usando os detalhes acima

Si desea estos materiales en otro formato, envíenos un correo electrónico utilizando los detalles anteriores.

Haddii aad u baahan tahay agabkan qasab kale fadlan noogu soo dir email adoo isticmaalaya tafaasiisha kore



Appendix J: Local newspaper advert – phase two



CAMPAGNS  
'Frankenchicken' protest at Brixton KFC



PLANNING & HOUSING  
Somerleyton: come and see our updated plans



EDUCATION  
AI and venture capital among new Miranda Brown diversity leadership scholarships



CAMPAGNS



BUSINESS  
Brixton Street Wear will keep its name



BUSINESS  
Diverse owner takes over Brixton Wholefoods



BUSINESS  
Brixton's new M&S: 'they've done it because of the community'



BUSINESS

Read the Brixton Bugle online  
(mobile friendly, click article for text-only version)  
BACK NUMBERS ...

FREE ADS



USED cat litter required



New BookLove Carnival Bookshop online!

Place a small ad – free for Brixton businesses and



## Somerleyton: come and see our updated plans

By Ad Ministrator 6 March, 2025



## SPONSORED POST

# SOMERLEYTON SW9



### Come and see our updated plans

Following our public consultation in January, we're sharing an update on our proposals. Come and see Higgins Partnerships' updated plans for a new green neighbourhood in the heart of Brixton.

### Meet our team and learn more

Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback.

### Public exhibitions

**Thursday 13 March, 4pm – 7pm**

**Saturday 15 March, 10am – 1pm**

**Brixton House, 385 Coldharbour Lane, London, SW9 8GL**

If you are unable to attend one of our events you can view our detailed plans on our website and provide feedback at [thisissomerleyton.co.uk](https://thisissomerleyton.co.uk)

### Get in touch







**Brixton Blog**

6 March at 14:20 · 🌐



Come and see our updated plans Following our public consultation in January, we're sharing an update on our proposals. Come and see Higgins Partnerships' updated plans for a new green neighbourhood in the heart of Brixton. Meet our team and learn more Drop-by our events to speak to members of the team, learn more about our developing plans, and share feedback...



[BRIXTONBLOG.COM](https://brixtonblog.com)

**Somerleyton: come and see our updated plans | [brixtonblog.com](https://brixtonblog.com)**

Come and see our updated plans Following our public consultation in January, we're sharing a...



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## Somerleyton Road

Come and see our updated plans

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### Get in touch

🖱️ [ThisIsSomerleyton.co.uk](https://thisissomerleyton.co.uk)

☎️ 0800 307 7578

✉️ [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)



Lambeth

Higgins  
Partnerships





# 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



SOMERLEYTON



# 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.

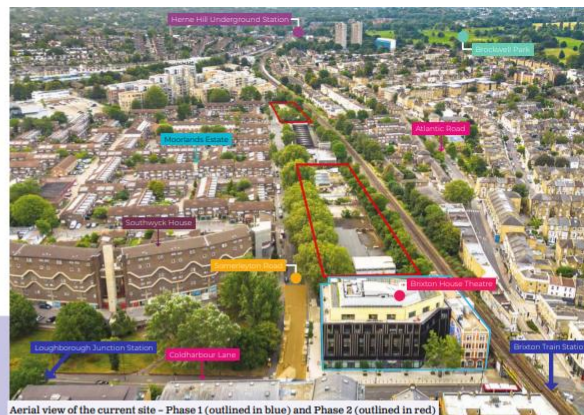
Higgins will build on this success to continue delivering for the Brixton community with new affordable homes, community spaces and better public spaces and routes.

## 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 would like attractive outdoor areas for intergenerational use and improvements made to Somerleyton Passage.

The community spaces should be affordable and able to facilitate wellbeing, art and educational activities for different age groups.

Retail spaces that support enterprise in Brixton, such as incubator units for new businesses, workspaces for nearby residents, and a local post office.

Design details of the proposed buildings and homes, including the housing offer and level of affordability.

How the re-provided gym could look and how it will be operated.

## We did

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.

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.

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.

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.

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.



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## 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:

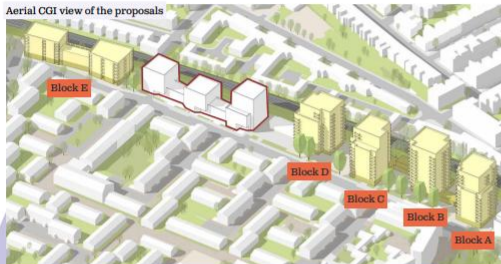
- Heritage and history, central to the vision and respecting the local context in Brixton
- Inclusive and diverse community, providing a range of home sizes and tenure, including affordable housing, accommodating an intergenerational community
- High quality green spaces, delivering a landscape which 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



# New generation of homes

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

Aerial CGI view of the proposals



## 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.

Views of potential homes layouts



## 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

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



Drawings of the outdoor public spaces and connections



Ground cover planting under existing plane trees with local play through the planting beds

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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.



## 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.



## Sustainable travel

- Including cycle storage.
- Electronic vehicle charging points.

# Community spaces

We are proposing a series of accessible ground floor spaces that will 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

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# Our development design

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



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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.

## 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.

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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.



Higgins Partnerships' work in the local community

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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

## 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.

## 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 your interest via the QR code, or please contact Sarah-Jane at NewmanFrancis via email [sarah-jane@newmanfrancis.org](mailto:sarah-jane@newmanfrancis.org) or telephone at 0800 644 6040



## 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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## A new green neighbourhood in the heart of Brixton at Somerleyton Road

**Thank you for attending Higgins Partnerships' exhibition,  
to view our updated proposals for Somerleyton Road.**

Name \_\_\_\_\_ Post code \_\_\_\_\_

Email \_\_\_\_\_

- ☐ Please tick to confirm you are happy for your feedback to be captured for the purpose of the consultation.
- ☐ Please tick this box if you wish to be added to our mailing list and updated with any future news about this project.



LCA is collecting feedback for the Somerleyton Road consultation in line with the terms of the LCA Privacy Policy [thisislca.com/consultation-privacy-policy](https://thisislca.com/consultation-privacy-policy)

1. Please provide any comments you have on the proposals in the space provided:

## Get in touch

🖱️ [ThisSomerleyton.co.uk](http://ThisSomerleyton.co.uk)

☎ 0800 307 7578

✉ [thisissomerleyton@higginspartnerships.co.uk](mailto:thisissomerleyton@higginspartnerships.co.uk)



## Translation services

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noogu soo dir email adoo isticmaalaya tafaasiisha kore

