

# News

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## Planning applications submitted for Lambeth regeneration project

Muse Developments, one of the country's leading names in mixed-use development and urban regeneration, has submitted planning applications for a major Brixton town centre redevelopment called 'Your New Town Hall'. The applications follow twelve months of design work and two stages of public consultation in summer and winter 2014.

The planning applications, for 'The Triangle' and 'Olive Morris House' sites facing onto Brixton Hill, are part of a project which will ultimately reduce Lambeth Council's core office buildings from 14 to 2, saving taxpayers at least £4.5m a year. Following a successful selection process, Muse signed an agreement with Lambeth Council in April 2014 to deliver the project.

Thomasin Renshaw, development director at Muse Developments, said: "The decision to dispose of ageing and expensive buildings the Council no longer needs, and use the proceeds to bring much-needed new homes and jobs to the borough demonstrates Lambeth's common-sense approach to development. The project includes an exciting refurbishment of the Town Hall to enable more community use, and new fit-for-purpose offices that will improve services for residents."

Proposals are for the redevelopment of the Town Hall Parade, Hambrook House and Olive Morris House along with the refurbishment of Ivor House and the Town Hall to deliver:

- A refurbishment of the Grade II listed Lambeth Town Hall, more open and accessible to residents
- Quality office/meeting spaces for local enterprise, start-ups and the community
- A new 120,000 sq ft, energy efficient civic building with much improved customer centre and council offices
- 194 new homes including 40% affordable housing
- New landscaped public areas
- A new cycle hub with changing/ shower facilities and a cafe

The project will provide around 600 new jobs including 35 apprenticeships and work placements.

Continues Renshaw: "After over a year of design development, technical studies and further consultation, we are very excited that the applications have now been submitted. We want to thank everyone who took the time to get involved in the development of the project which we believe will be a fantastic opportunity to create something that everyone in the borough can benefit from. Brixton and Lambeth as a whole have hugely diverse and thriving communities; we want this development to be very much a part of enhancing this vibrant experience of living, working or visiting Brixton or the borough."

With the planning applications now submitted, a period of statutory consultation will be undertaken by Lambeth Council's planning department. It is anticipated that the applications will be considered by councillors on the planning committee this summer.