

Streatham Hub

newsletter
September 2010



Work has stepped up a gear on the multi-million pound Streatham Hub regeneration project this summer. The developer, Tesco, has two additional planning applications in the pipeline – which could see building work commence early next year.

This progress was a result of the council's renewed negotiations with Tesco in light of the economic downturn. At the 29 March 2010 Council Cabinet meeting, the green light was given for Tesco's revised scheme, which includes additional floor space for their proposed new store and the provision of a temporary ice rink to be located off site.

Read on to find out more about the Streatham Hub project, how it affects you and how you can have your say.



Temporary ice rink planned for Brixton

As part of the Streatham Hub regeneration project, the site of the former Pope's Road car park in Brixton is to be used for a temporary ice rink that will operate whilst the new Streatham ice rink is built. The council-owned site is scheduled for demolition this year and residents could see the temporary ice rink open by this time next year.

Whilst a Streatham location was preferred by the council for the temporary rink, the Pope's Road site was chosen as the best option based on a number of factors – including ease of access for visitors, technical matters, such as drainage, along with timescales and costs of developing land.

Saki Hajnal from the Streatham Ice Skating Action Group said: “our

priority is continuity of ice skating provision. The revised plans mean losing the existing rink before the new leisure centre is built, so a temporary ice rink is essential, and needs to be big enough to allow all the existing activities to continue. We would have preferred a site in Streatham, but if the Pope's Road site means the project can go ahead without further delay that is good news.”

The site, on the corner of Pope's Road and Brixton Station Road, is next door to Brixton Rec and has excellent transport links so that people can come and use the rink easily. Parking arrangements within the town centre area will be reviewed to identify any additional parking spaces and to make provision for the market traders' parking needs.



A planning application for the temporary ice rink to be in Brixton for three years will be submitted this month. The temporary rink will aim to encourage new skaters and ice hockey enthusiasts in Brixton, as well as provide a temporary home for existing skater groups, such as the Streatham Redskins.

We will be discussing the plans with local residents and businesses over the next month, in addition to the public consultation that will accompany the planning process.



Demolition of existing car park

Pope's Road car park closed in December 2009 and health and safety concerns require the structure to be demolished. A contractor is expected to be appointed in the autumn and demolition to take approximately six months. The council is notifying all those immediately affected by the demolition and information will also be available via the website. The site itself is identified in the Brixton Masterplan for a mixed-use development and potential investors will be encouraged in preparation for the deconstruction of the temporary ice rink.

A meeting for residents living close to the Pope's Road site will be held in September – details to be confirmed.

A mezzanine floor for proposed Tesco store

In July, Tesco submitted a planning application to increase the retail floor space of their planned new store with a mezzanine floor. This will provide an additional 20,000 square foot of retail floor space, within the existing footprint of the proposed store. Tesco are likely to use this extra space for non-food goods (such as white goods).

This application will be considered by Lambeth Planning and you can comment on the application through the statutory planning consultation. The Planning Consultation for this application began on 13 August and will continue until 20 September. You can comment by email to jfullelove@lambeth.gov.uk or call 020 7926 1208.

A spokesperson from Spenhill, Tesco's wholly-owned regeneration subsidiary, said: "We want to make sure the Tesco store gives customers the best possible shopping experience and that the overall development delivers all the regeneration benefits previously promised. We are therefore making some changes to our plans.

"Importantly the basics stay the same; this is one of the most exciting regeneration projects in London. It will create hundreds of jobs and will see fantastic new leisure facilities built for the community."



Next steps for Streatham Hub

much-needed new leisure facilities will be the first priority.

Councillor Sally Prentice, cabinet member for regeneration, planning, employment and enterprise said:

“This is a complex project and as such it has taken a while to come together but agreeing to put forward the disused Pope's Road car park as a site for the temporary ice rink means that we have taken a step closer to the point where building will begin. We are excited about these prospects for Streatham and are convinced that we can continue to deliver a state-of-the-art regeneration project even during these difficult economic times”.

Streatham Hub is a multi-million pound regeneration project that aims to

breathe new life into the south of Streatham and provide top class leisure facilities for the whole community.

This substantial investment will bring increased visitors and shoppers to the area, as well as up to 600 new jobs. The Streatham Hub includes:

- a brand new leisure centre, including ice rink and swimming pool
- 250 new homes – 89 of which are earmarked for social housing
- an estimated 600 additional new jobs in Streatham.
- a major new Tesco store
- improvements to the local environment and local roads
- car parking facilities for 438 vehicles.

Success of these planning applications would mean full speed ahead for the Streatham Hub and the provision of exciting new leisure facilities for Streatham residents. Construction on site in Streatham could commence spring 2011, with the new leisure centre opening in 2013.

With the relocation of the ice rink on a temporary basis to Brixton, construction work for the scheme is expected to be quicker than previous estimates and the opening of the



Streatham Leisure Centre

The existing Streatham leisure centre had to close on 25 November 2009 due to health and safety concerns. A full structural survey identified that it would cost more than £3 million for the centre to re-open whilst the hub was being built. In March 2010, the council's Cabinet recommended that the centre be closed permanently, pending the development of the new facilities.

While the leisure centre is closed in Streatham, residents are encouraged to use the Brixton Rec as an alternative. The council website gives further details of alternative leisure facilities available locally. The new

leisure centre will include improved leisure facilities:

- a brand new ice rink with 950 spectator seats
- a new 6-lane, 25-metre swimming pool
- a new sports hall
- a new 13-metre teaching pool
- 100 gym stations (this is double the current number available).

Councillor Florence Nosegbe, Lambeth

Council cabinet member for culture, sport and the 2012 games said:

“Ensuring that the hub will include all the facilities residents need has always been a priority and central to negotiations. We are clear we want to build top class sports facilities including a swimming pool and ice rink, with a temporary rink while the old one is being demolished.”



Have your say

Lambeth Planning will be undertaking public consultation as part of their assessment of these planning applications. You can contact Lambeth Planning in the following ways:

Temporary ice rink

Application not yet submitted.

Mezzanine floor

Planning ref 10/02434/FUL
Contact Jonathon Fullelove at jfullelove@lambeth.gov.uk or 020 7926 1208.

The Streatham Hub project team also want to hear your views and you can have your say in a number of ways:

Online

Log on to www.lambeth.gov.uk/futurestreatham to view an online exhibition, learn more about the Streatham Hub and submit any comments.

Streatham Hub project team

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London Borough of Lambeth,
Lambeth Town Hall
London SW2 1RW
Email futurestreatham@lambeth.gov.uk
Website www.lambeth.gov.uk/streathamhub
Tel 0800 052 6336

Email

Email futurestreatham@lambeth.gov.uk or futurebrixton@lambeth.gov.uk to contact the project team.

You can also sign up to the e-mailing list to be kept up to date with the development.

Exhibition

Come and see a display at one of the following venues:

- Streatham Ice Rink, dates to be confirmed
- Streatham Library, 20 September to 11 October
- Brixton Library, 20 to 30 September
- Brixton Rec, 1 October to 11 October.

If you would like this information in large print, Braille, audio tape or another language please contact us on 020 7926 3026.