



LOUGHBOROUGH JUNCTION

PLAN

September 2013

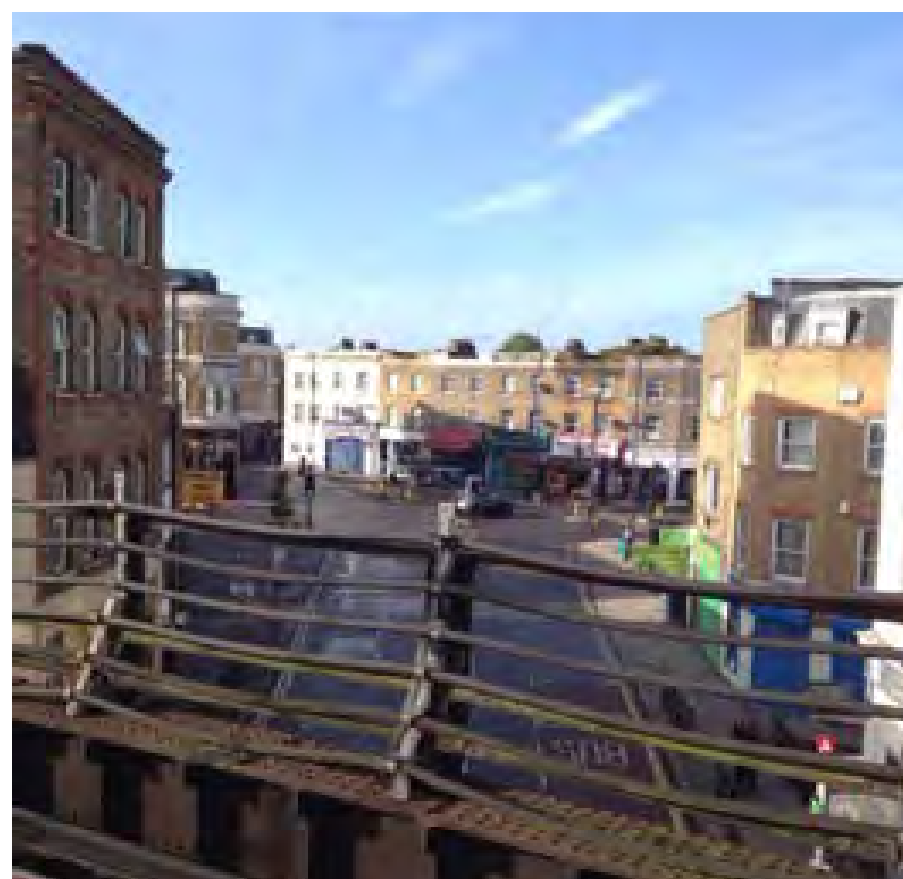
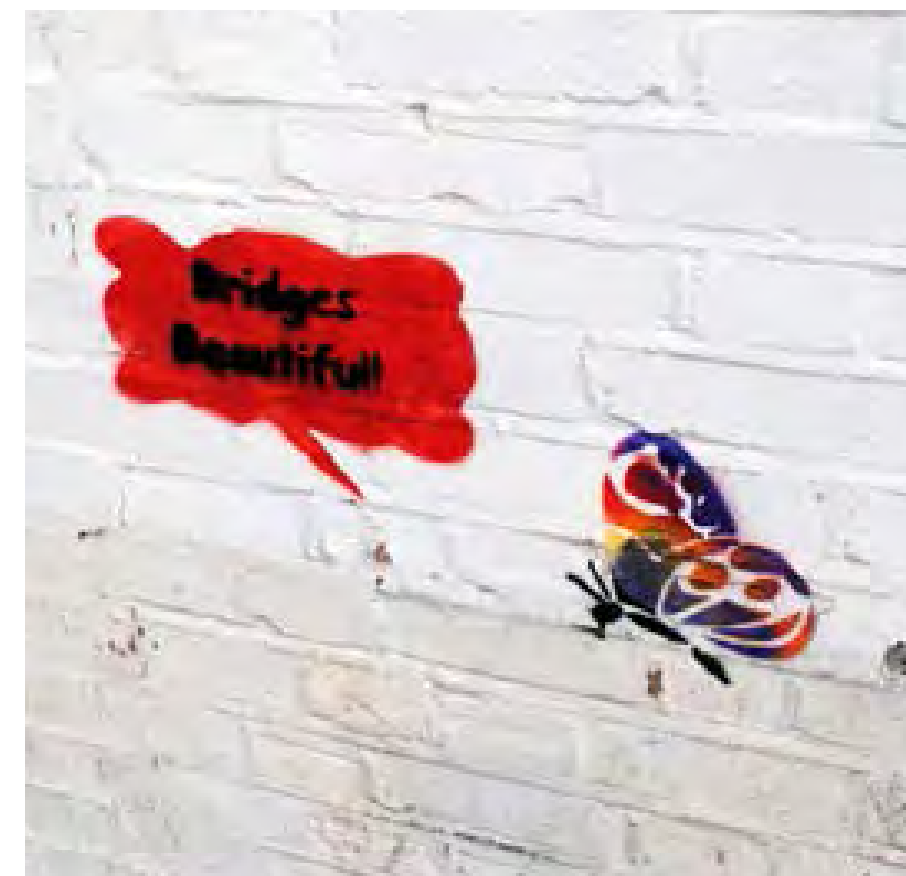
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“No performance so far, but tremendous promise.

This place is a busy road junction in the centre of a triangle of high-level railway lines. Each road has a bridge a few yards along it. This unique signature could so easily be enrichment instead of an embarrassment, the bridges accentuated and dramatised instead of disregarded.

It is a natural centre, so there would be no fear of tickling up an artificial relationship.”

Ian Nairn, ‘Nairn’s London’, 1966

Foreword
Executive Summary

1.0 Introduction
1.1 Introduction
1.2 Background
1.3 The Opportunity
1.4 Purpose of the Plan
1.5 Our Objectives
1.6 Partners
1.7 Related Projects
1.8 Improvements To Date
1.9 Consultation & Engagement

2.0 Site Context
2.1 Site Area
2.2 Asset Map
2.3 The Wider Area
2.4 Historic Context
2.5 The Railways - Ownership and Operation
2.6 Ward Boundaries
2.7 Conservation Areas
2.8 Planning Policy

3.0 Proposed Plan
3.1 The Vision
3.2 Loughborough Yards
3.3 Gateway Projects
3.4 Routes & Connections
3.5 Green Space Projects

4.0 Project Bank
4.0 Proposed Plan - Overview
4.1 Loughborough Yards
4.2 Gateway Projects
4.3 Routes & Connections

5.0 The Way Forward
5.1 Collaboration
5.2 Consultation
5.3 Challenges
5.4 Feasibility
5.5 Viability
5.6 Management
5.7 Sustainability

6.0 Consultation & Evidence Base
6.1 Happiness & Safety
6.2 Fear and Vulnerability
6.3 Improved Lighting
6.4 Tree Planing & Green Space
6.5 Traffic Conflicts
6.6 Refuse and Waste Concerns
6.7 Positive Characteristics
6.8 Negative Characteristics
6.9 Describing Loughborough Junction
6.10 Priorities
6.11 Defining ‘Loughborough Junction’
6.12 Defining ‘Neighbourhood’
6.13 Happiness Mapping
6.14 Fear Mapping
6.15 Mapping Daily Routes
6.16 Mapping of Retail Amenities

7.0 Appendices
7.1 Consultation Advertising
7.2 Consultation Material
7.3 BIG LOCAL Consultation Feedback
7.4 Yard References
7.5 Southwell Road Street Greening - Briefing Document

Foreword by the Loughborough Junction Action Group (LJAG)

The Loughborough Junction Action Group, or LJAG, is an independent group of people who live or work in Loughborough Junction in south-east London. We share the common aim of regenerating and improving the area and the lives of the people who live there.

We are embedded in our diverse and vibrant neighbourhood and hold festivals, street parties and monthly gatherings, literary and film events and organise arts activities in local schools. Our members work with many local organisations, such as tenants’ and residents’ associations, community initiatives such as Building Communities in Coldharbour and the Big Local, which are working on projects designed to empower local people, improve community cohesion and enhance neighbourhood facilities.

Our vision is for Loughborough Junction to have a strong sense of identity and to be recognised as a place in its own right, a place where people are happy and proud to live, work and visit.

Our mission is to improve Loughborough Junction by involving the community in projects which bring people together. We are making the area greener, organising events, pushing for better transport and public spaces and using art to inspire regeneration. We promote and raise the profile of Loughborough Junction with local, regional and national decision-makers, and form strategic partnerships with statutory bodies, community organisations, schools and businesses.

We believe that people have the right to live and work in places that are safe and attractive, that are easy to walk and cycle around and to socialise in. This engenders a sense of pride and a sense of belonging. To this end LJAG works to put Loughborough Junction on the map as a place distinct from Brixton, Herne Hill and Camberwell with its own character and sense of community. As a result of our awareness raising activities, Legible London will include Loughborough Junction as a place on the way-finding signs when they are installed in our area.

Anthea Masey and Tim Gaymer
Co-Chairs of LJAG

Foreword by the Leader of the London Borough of Lambeth.

I’m delighted to present the Loughborough Junction Plan.

It’s the result of close collaboration and consultation between the Loughborough Junction Action Group, the Council and the wider local community. I’d like to thank everyone who’s contributed to this document which is the first step towards a brighter future for Loughborough Junction.

It sets out a bold vision for the sort of place local people want Loughborough Junction to be. Loughborough Junction is an area of creativity, innovation and enterprise with much potential. New investment in the area will build on that foundation, bringing opportunities for local people, which the Council fully supports.

This plan is exciting and imaginative but the test now will be how many of the ideas are translated into action.

The Council’s made a start by improving Cambria Road, setting aside funds to design and develop some of the other route improvements identified.

We’re now looking to other landowners and partners to play their part creating a thriving and attractive town centre that the people who work and live in Loughborough Junction rightly deserve.

Councillor Lib Peck

Executive Summary

Loughborough Junction is a vibrant and important place. To continue improving its physical environment, Loughborough Junction needs ideas that can stimulate and guide its development.

This report was commissioned by the Loughborough Junction Action Group (LJAG) and the London Borough of Lambeth to define a **Public Realm Plan** for the future identity of Loughborough Junction, developed in close dialogue with the local community.

The Plan has sought to define the unique existing qualities of the area that should be protected and enhanced in any future development, consolidating previous community investment. The report has also set out to identify opportunities for the locally-determined future prosperity of the neighbourhood, which prioritises people over traffic, and places over roads. The Plan seeks to enhance connectivity for pedestrians and cyclists; provides high-quality community spaces distributed around the Junction, and sets out ambitions for the emerging identities of a series of ‘yards’, which can help to build a sense of local place and opportunity. This has been achieved by working at three scales:

- 1. To consolidate the shared **CENTRE** of Loughborough Junction to provide a catalyst for the whole community.
- 2. To establish priorities for improvements to **CONNECT** the individual neighbourhoods to the centre of Loughborough Junction with enhanced lighting, paving and greening strategies.
- 3. To identify a series of **GATEWAY PROJECTS**, which are embedded in the heart of smaller neighbourhoods, to help build local pride and ownership.

The process for developing the Plan began with the following questions:

What are Loughborough Junction’s best qualities?

What physical challenges does the area need to address?
Which areas represent opportunities for improvement?
How can these improvements take place?

The following pages address these issues and demonstrate a way in which they may be answered.

What is the Loughborough Junction Plan?

The Loughborough Junction Plan has been developed to:

- Provide a record of the views of those who live, work and play in the area
- Identify the main challenges and opportunities for Loughborough Junction
- Create a vision for Loughborough Junction that will regenerate the area without diluting the existing characteristics that define it as a ‘place’ with a distinct community.
- Propose a plan that will allow LJAG and Lambeth Council to bring forward improvements as and when funding is available and to allow private investment to be targeted.
- Provide suggestions for specific public realm enhancements that can be realised as ‘quick wins’ with funding that is available immediately.

How can real improvement take place?

The Loughborough Junction Plan provides suggestions for improvements to the physical environment. None of the projects have been developed in detail. Each project identified in the Plan will require detailed consultation, design development and funding. Most importantly each project will require the support of the community to define its successful outcome.

How have the ideas been informed by people in Loughborough Junction?

The final proposals for the Loughborough Junction Plan have been informed by a series of public consultations over an eight month period from October 2012 to May 2013. The schedule of consultation events is included in section 1.9 of this document and analysis of the feedback is recorded in section 6.0.

What was the process for developing the Loughborough Junction Plan?

Step 1 - Analysis

A significant amount of consultation has taken place in Loughborough Junction in recent years. The first task was to assimilate this information and carry out objective analysis of the current condition of Loughborough Junction’s public realm.

Step 2 - Listen

Consultation as noted above was carried out and people’s concerns and desires were recorded and analysed.

Step 3 - Identify key issues

Using the analysis and what people wanted 7 key areas for improvement were identified as follows:

IDENTITY • SAFETY • QUALITY • GREEN SPACE • CONNECTIONS • EMPLOYMENT • COMMUNITY

Step 4 - Develop a Plan to tackle the issues

A set of principles to tackle each of the key issues in the short-term, mid-term and long-term was developed as a guide to assist the overall improvement of Loughborough Junction.

Step 5 - Offer a ‘Project Bank’

Opportunity areas in Loughborough Junction were identified and added to a Project Bank to provide a list of future work that could be carried out to improve the immediate and wider area.

Step 6 - Demonstrate how development could take place

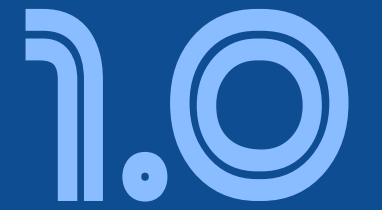
Section 5.0 of this document offers a way forward for the implementation of the Plan. This includes the development of a strategy for engaging local businesses and stakeholders in order to attract private funding.

Step 7 - Prove that the Plan can work

Even before the completion of the Plan, a public realm improvement scheme for Cambria Road was identified as a pilot project. Work has begun on site and will include enhanced paving, lighting, tree planting and works beneath the Cambria Road railway bridge.

It is anticipated that this will be the first of many projects to be implemented with the aim of enhancing the whole Loughborough Junction Area.





Introduction



1.1 Introduction

DSDHA were commissioned by the London Borough of Lambeth in September 2012 to develop a Public Realm Plan in collaboration with the Loughborough Junction Action Group (LJAG) and local residents.

Lambeth Council have acted as the fund holders of the project but are essentially acting on behalf of the local community in the role of facilitator.

The Plan will herald significant change for Loughborough Junction and is intended to be a comprehensive, long-range plan to guide the regeneration of the area, capturing the aspirations and intentions that people have to the future of Loughborough Junction.

The Loughborough Junction Plan is a community-led project and in keeping with this, has sought to preserve community character at its core.

1.2 Background

The Loughborough Junction area in south east London sits between the better-known neighbourhoods of Brixton, Camberwell and Herne Hill. It is named after a railway station on First Capital Connect’s Wimbledon and Sutton loop line which runs across central London to Bedford via Farringdon and St Pancras. The station is accessed over a million times each year.

The area is defined by its high level railway lines, railway arches and the many railway bridges which intersect it.

The potential of the area was noted by the architectural writer Ian Nairn in his 1966 book Nairn’s London:
“No performance so far but tremendous promise. The place is a busy road junction in the centre of a triangle of high level railway lines. Each road has a bridge a few yards along it. This unique signature could so easily be an enrichment instead of an embarrassment, the bridges accentuated and dramatised instead of disregarded. It is a natural centre, so that there would be no fear of tickling up an artificial relationship”.

1.3 The Opportunity

The development of this Plan has provided an exciting opportunity to identify options for improving Loughborough Junction’s public spaces.

A new area-specific policy for Loughborough Junction is needed for the emerging Lambeth Local Plan. This Local Plan will be the first time that Loughborough Junction is identified as a location in its own right and has allowed the development of strategies that are specific to the unique characteristics of the area.

This Plan provides informal planning guidance for the Loughborough Junction area. It has not been through the statutory planning process, but is the result of extensive local consultation and is generally consistent with the Lambeth Core Strategy and the emerging Lambeth Local Plan, and as such may be a **material planning consideration** in the assessment of planning applications in the area.

1.4 Purpose of the Plan

This Plan has been co-produced with LJAG for Lambeth Council and is intended to be a living document that identifies a bank of projects and partners for delivery over a sustained timescale.

The Plan considers the community as a key delivery agent, assisted by partner organisations.

It is intended that the document is owned by the local community and ensures that the delivery aspect is not wholly dependent upon the Council for funding, i.e. provides an opportunity for the local community to engage other organisations outside of the Council for funding.

1.5 Our Objectives

At the project’s outset, the Steering Group, comprised of representatives of Lambeth Council, the Loughborough Junction Action Group (LJAG), other local community groups, tenants, residents associations and representatives of the business community established a set of objectives for the project:

- Reflect the vibrant community in Loughborough Junction.
- Engagement of the widest possible section of the community in the development of the masterplan.
- Build Identity – ‘Loughborough Junction’ should be clear when you arrive. You should know that you are in Loughborough Junction.
- Get rid of association of Loughborough Junction as a ‘second-class’ neighbourhood to Brixton.
- Draw the wider population of Loughborough Junction into the centre.
- Prioritise business and employment opportunities.
- Push the boundaries ideologically.
- Realise potential value of the railway network. Future development to allow extension of London Overground.
- Success of schemes detailed in the masterplan should be measureable.

1.6 Partners

The resources for implementing the Plan will come from a variety of sources and will involve working in partnership with local and regional government, housing providers, Network Rail and private developers.

The Plan will initially guide public realm improvements, which Lambeth Council has undertaken to provide. Some £800,000 of funding has been allocated for the 2014-15 financial year.

The Plan also seeks to unlock development opportunities from private developers who will be expected to work with the community and the Plan proposals in submitting any planning application.

1.7 Related projects

This Plan has been developed in the context of a number of previous and ongoing local projects that have been established by LJAG and other local organisations, which aim to enhance the experience for people living and working in Loughborough Junction. The Plan builds on these existing projects which have been extensively consulted upon and are widely supported by the local community.

Seven Bridges Project

Loughborough Junction’s railway bridges are a historic reminder of the changes which the arrival of the railways brought to London’s inner suburbs. With six railways bridges visible from the junction of Coldharbour Lane and Loughborough Road, Loughborough Junction has a unique townscape and it is this townscape which the 7 Bridges project seeks to build upon. The aim of the project is to enhance the bridges with colour, light and art so that they become the area’s defining feature.

Greening/ Gardening

LJAG are improving the way Loughborough Junction looks while also giving local people and shopkeepers a sense of ownership. LJAG have held greening days and are supported by Lambeth Community Freshview. The aim is to significantly increase the amount of greenery – ie plants and trees – in Loughborough Junction.

The Loughborough Farm

The Loughborough Farm is a new community initiative led by LJAG and actively supported by Councillor Matt Parr and with invaluable advice from the Myatts Field Park Project. The project seeks to find spare pieces of land within the Loughborough Junction area to grow food for local consumption and sale; the project to provide volunteering, training and eventually employment opportunities. The first growing space is a spare piece of land belonging to Lambeth Living on Minet Road and access to the site is currently being negotiated.

Transport Campaign

LJAG is actively involved in campaigning for improved transport services for Loughborough Junction. The opening of the franchise negotiations for the Thameslink route, which runs through Loughborough

Junction, provided an opportunity to lobby the Department for Transport on Network’s Rail’s proposal to terminate all trains on the Wimbledon/ Sutton loop line at Blackfriars. A successful leafleting campaign was launched and over 1,500 signatures were collected. Other ongoing campaigns include highlighting the need for a lift at Loughborough Junction station, which is currently inaccessible to many, and for a stop at Loughborough Junction on the new Overground service. There is currently no stop between Denmark Hill and Clapham High Street.

We are Loughborough Junction

We are Loughborough Junction was an innovative outdoor photographic project, organised by local people and sponsored by LJAG and the SE5 Forum with local photographer Conor Masterson, which was held in February 2010. The previous summer Conor held photographic sessions in Ruskin Park when local people, from all walks of life, were invited to have their photographs taken.

The portraits were posted on walls, buildings and estate agents-type boards during the weekend of the exhibition with the intention to build a sense of identity for Loughborough Junction and its diverse community.

Building Communities in Coldharbour

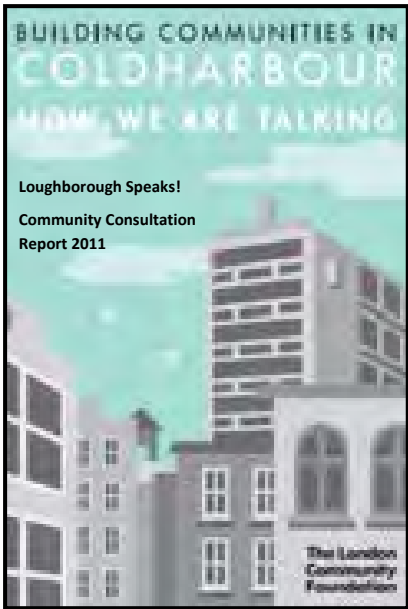
Building Communities in Coldharbour is a project of The London Community Foundation, which has a particular focus on the Loughborough Junction area in Coldharbour. The aim of the project is to support residents to find solutions to local issues and to bring investment to the area for the benefit of the whole community.

Following consultation, the “Loughborough Speaks” report was published in 2011 containing information to help develop an accurate picture of the people and families living in the area, to learn more about what they think of their neighbourhood and their quality of life, and help attract further investment and funding.

This project was financed by JP Morgan through the London Community Foundation in Coldharbour ward.



7 Bridges Identity



‘Building Communities in Coldharbour’ Report



‘We Are Loughborough Junction’ [photos by Connor Masterson]



Campaigning for continued train services beyond Blackfriars



Cycle maintenance training with Cycooldelic Revolution



Development of the artwork for the Cambria Bridge



Artwork in-situ



Cambria Road Pilot Project - View looking north towards Cambria Bridge

1.8 Improvements To Date

Cambria Bridge

With funding from Awards for All, LJAG embarked on a pilot project on the bridge over the Cambria Road. This is still a work in progress but in July 2012 six beautiful mosaics were mounted on the bridge. The mosaic artist Tamara Froud worked with students from three local schools: Jessop, St Saviour's and Michael Tippett, who were inspired by the fossils laid down in the Cambrian explosion, an era when there was an explosion of life forms. Further artworks have been commissioned and others are in the pipeline to be commissioned. A disappointment has been the inability to engage profitably with Network Rail to get this very small bridge painted, to date.

LJAG was thrilled that as a result of their work on the Cambria bridge, Lambeth Council chose the Cambria Road as a site for major road and pavement improvements. The road is part of one of Lambeth's proposed Green Routes; cycling and walking routes which link green spaces throughout the borough. In this case, a route is planned from Ruskin Park, through Elam Gardens Open Space, Myatts Fields Park, Kennington Park and finally Archbishop's Park.

The plans for the Cambria Road include new tree planting, raised tables at junctions, and new bollards at the entrance to the bridge and new paving and lighting under the bridge. Part of the project is being implemented in May 2013 but some works have to be phased as a result of UK Power Networks' plan to demolish a number of buildings on its Cambria Road site. No other access could be secured and with demolition lorries using the road there is the risk of damage to the new road and pavement surfaces.

Mural

At the junction of Coldharbour Lane and Loughborough Road, LJAG commissioned, with funding from Lambeth Council, a mural from Polish artist Jola Kudela. Her photomontage murals involve taking an old master painting and superimposing local people onto the painting to bring it up to date.

For Loughborough Junction she chose Ford Madox Brown's painting 'Work', a painting of a road being

dug up that is a social satire on the Victorian class structure. Kudela's up-dated version included a wide selection of well-known Loughborough Junction inhabitants including our councillor Rachel Heywood. Unfortunately the site chosen for the mural turned out to be much more exposed to the weather than expected and a heavy rain storm soon after it was erected, and before the glue had had time to properly dry, destroyed this beautiful and imposing work within days. LJAG is currently working with the artist on an alternative method of mounting the mural and hope to find a way of bringing it safely back to the junction soon.

Community Greening

LJAG voluntarily maintains the green space by the bill boards at the junction of Coldharbour Lane and Loughborough Road and the planters along Coldharbour Lane and by the Cambria bridge. A number of the shop keepers are now watering the planters during the summer. LJAG has worked with Lambeth Freshview and Lambeth Streetcare to improve the small pedestrian street Station Avenue. Beds have been built around the tree bases and these have now been planted with evergreen shrubs and Lambeth Streetcare has changed the dustbins. This has made a significant difference to the street and the fly-tipping problem, which regularly turned the street into an eyesore, has improved.

The Neighbourhood Enhancement Programme (NEP)

Lambeth Council's Neighbourhood Enhancement Programme will bring major public realm investment to a large area of north and central Lambeth including parts of Loughborough Junction. LJAG participated in a wide-ranging consultation event in Millbrook Road, on the edge of the Loughborough Estate at the end of April.

1.9 Consultation and Engagement

The development of this Plan was informed by an ongoing series of briefing meetings with the LJAG Steering Group and LB Lambeth, and with focused consultation at the following events:

10 11 12
Launch Event / Weekend consultation beneath the Cambria Road Bridge

14 11 12
Launch Event / Evening consultation beneath the Cambria Road Bridge

14 11 12
Door-to-door consultation with local shops along Coldharbour Lane and Loughborough Road.

08 12 12
'Big Local' consultation, the Loughborough Centre Masterplan consultation event, Hero Square

05 02 13
Consultation with Lambeth Departments

16 02 13
'Open Mic' event and Presentation at the Remakery, Lilford Road

Steering Group Meetings
The Steering Group met on a monthly basis throughout the development of the Plan.

Targeted consultation
Additional Consultation has been carried out with the following stakeholders:

- Network Rail - Dale Wilkins
- London Community Foundation - Cynthia Roomes
- King's College Hospital NHS Trust - Carolyn Ruston
- Biz Space - Natasha Walker
- Jessop Primary School - Hannah McKail
- Sunshine International Arts - Ray Mahabir,
- Cross Rover Partnership - Susannah Wilks & Marion Cugnet
- Matthew Betts, Local Landowner



Photographs from the series of consultation events undertaken during the development of the Plan



Word cloud generated from responses to the question, "What word would you use to describe Loughborough Junction?"



Consultation events on Cambria Road (left) and Hero Square (right)

Detailed feedback from the consultation events is included in Section 6.0 of this document and in the appendix, but the following key themes emerged to inform the development of the Plan:

Identity

- Reflect the vibrant community in Loughborough Junction.
- Build the identity of Loughborough Junction as a destination in its own right.
- Eliminate the association of Loughborough Junction as a 'second-class' neighbourhood to Brixton and Camberwell.

Local Opportunities

- Prioritise business and employment opportunities.
- Create affordable workspaces.
- Support local businesses.
- Enhance green space and leisure amenities.
- Realise potential value of the railway network.
- Revitalise the high street through improved lighting, paving and greening.

Local Community

- Engage the widest possible section of the community.
- Draw the wider population of Loughborough Junction into the centre.
- Create new public spaces for community enjoyment that feel safe and that are not dominated by traffic.
- Build on the existing 'community infrastructure' with improved community centres and hub.
- Improve accessibility, especially for old people - large areas of pavement are currently inaccessible, there are no benches and the station does not have a lift to the platform.



2.0

Site Context

2.1 Site Area

Loughborough Junction is in the London Borough of Lambeth but sits close to the boundary with Southwark. As an outlying area without a well-defined centre, it has historically suffered from a lack of investment from local, regional and national government and private investors.

The study area for the Loughborough Junction Plan is bounded by Lilford Road to the north; Max Roach Park and Wiltshire Road to the west; Lowden Road to the south, and Ruskin Park to the east.

In reality, the area is experienced mostly by passing through between the more legible neighbouring destinations of Camberwell, Herne Hill and Brixton.





The area is dominated by a number of large estates of social housing: the Loughborough Estate, a late 1950s estate of medium and low rise blocks and Old Loughborough, an inter-war former LCC deck access estate, containing over 1,200 units; the Hertford Estate, a 1980s low-rise central access estate; the Thorlands estate, a 1950s and 1980's low rise estate; the Lilford Estate, another inter-war former LCC deck access estate; and the Milkwood Estate, containing a renovated estate of small Victorian terrace houses.

Off Coldharbour Lane, east of the station there are streets of mainly privately-owned Victorian and Edwardian terrace houses, many of which are now divided into flats and both owner-occupied and privately rented.

The oldest houses dating from the 1840s are in the Loughborough Park Conservation area where there is a mix of social and owner-occupied houses and converted flats.

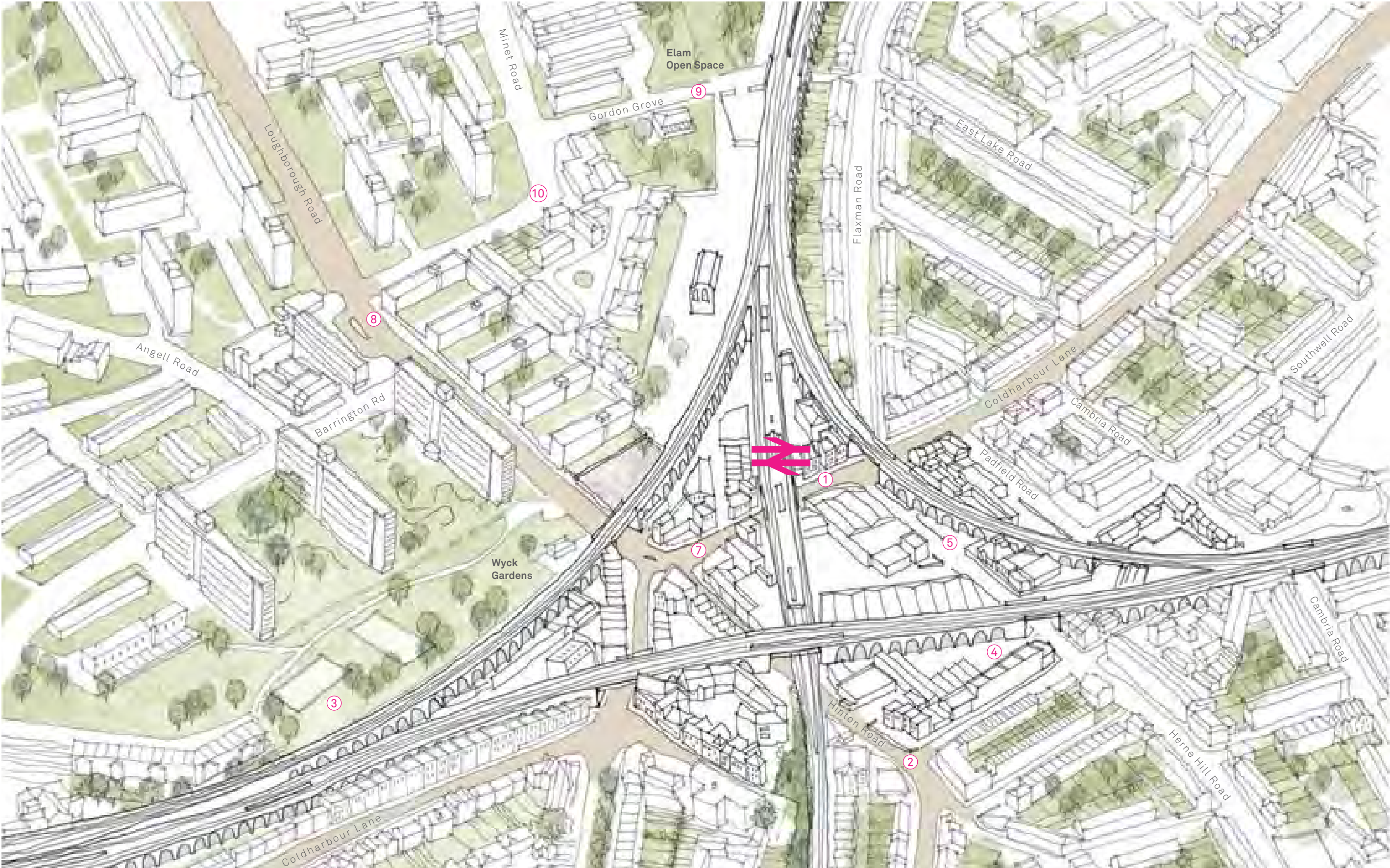
There has been significant infill development in the last 10 years including new social housing on former railway sidings off Shakespeare and Milkwood Roads, and Styles Gardens as well as backland development at Redwing Mews and a significant new development at 120 Coldharbour Lane, which consists of 108 dwellings.

The process of converting single family dwellings into a number of flats has recently been halted with a new planning constraint "streets under conversion stress" applied to much of the area.

As a result of the large estates, there are a number of residents' and tenants' groups and well as friends' groups in Loughborough Junction, all of which share the aspiration to see improvements in the local area.

The Plan seeks to build on the existing initiatives that have been developed by these groups in order to ensure local ownership of the proposals.

All groups should be consulted in the development of subsequent proposals for the Loughborough Junction area.

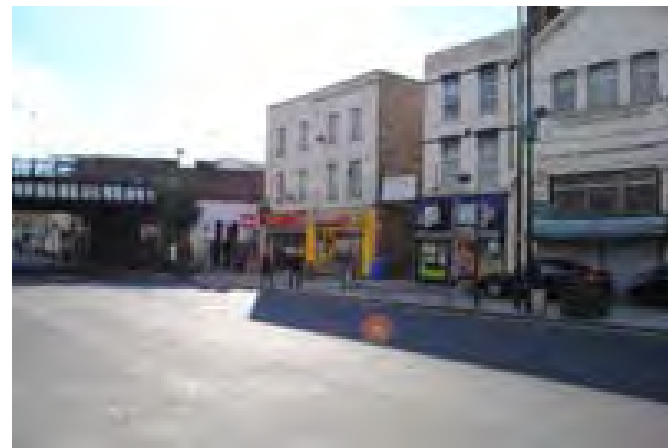


Birds-eye sketch of Loughborough Junction, as existing

2.0 Site Context

These site photographs show the diversity of Loughborough Junction's built environment.

The range of housing types, together with the ubiquity of the railway arches, has provided Loughborough Junction with a huge range of public realm conditions. A variety of responses are required to deal with these different conditions.



(1) Loughborough Junction Station, Coldharbour Lane



(2) Hinton Road



(3) Ridgway Road, adjacent to Wyck Gardens



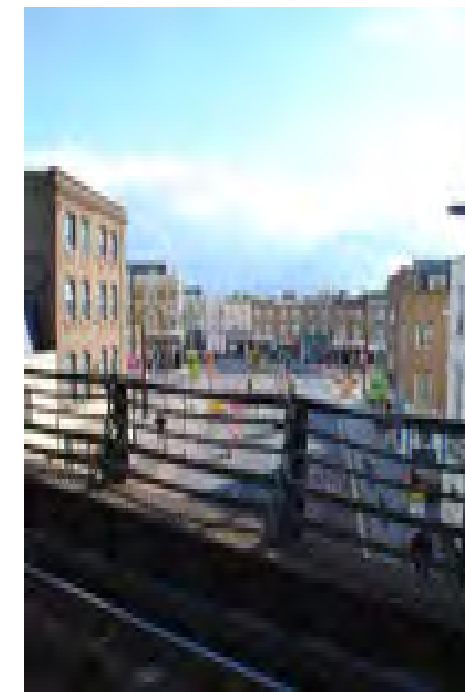
(4) Access to Hardess Street arches



(5) MOT Garages on Herne Hill Road



(6) Harry Caddick Centre, Thorlands Estate



(7) View from station to centre of junction



(8) Public space next to Hero of Switzerland, Loughborough Rd



(9) Grove Adventure Playground, Gordon Grove



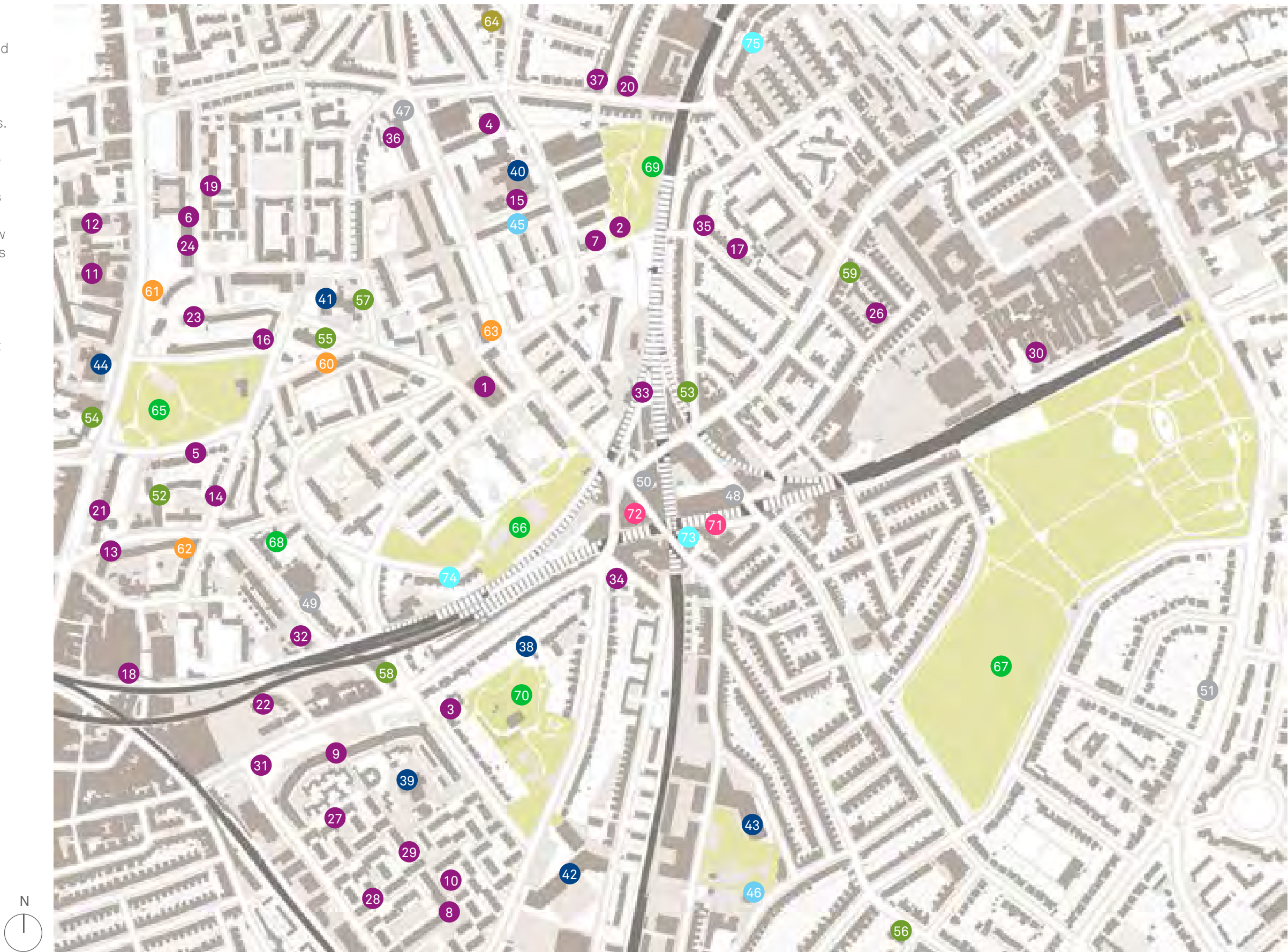
(10) Marcus Lipton Youth Centre, Minet Road

2.2 Asset Map

The adjacent map has been compiled through consultation with local residents, businesses, stakeholder and LJAG and provides a map of Loughborough Junction's key assets.

This map has been referred to in the development of the Plan in order to provide new routes and connections between existing assets; to determine appropriate areas for new development, and to target locations for new community infrastructure.

The map is intended to be a 'live' or working document that can grow and be added to over time, to reflect changes in Loughborough Junction.



Assets map

CommunityOrganisations:

Children & Young People’s Services

- 1. Ebony Horse Club
- 2. Grove Adventure Playground
- 3. Loughborough Park Play Project and One O’Clock Club
- 4. Marcus Lipton Youth Club
- 5. Max Roach Play Project
- 6. South Central Youth
- 7. Gordon Grove adventure playground
- 8. Nu-Breed Enterprise
- 9. Moorland Community Development

Older People’s Services

- 10. Moorlands Golden Age Club
- 11. Age Concern Lambeth Community Centres/ Buildings
- 12. GAIA Centre
- 13. Karibu Education Centre
- 14. Loughborough Community Centre
- 15. Loughborough Primary School & Children’s Centre
- 16. Loughborough Community Centre Pre-School
- 17. Lilford Day Centre
- 18. Brixton Recreation Centre
- 19. Boiler House
- 20. Transition Town Brixton, including Brixton Re-Use Centre

Other Community Organisations/Services/Assets

- 21. ARCHRO
- 22. Bureau Of Silly Ideas Ltd
- 23. Joy of Sound
- 24. Indo-American Refugee and Migrants Organisation (IRMO)
- 25. Invisible food
- 26. Loughborough Junction Action Group
- 27. Moorlands Estate Community Garden
- 28. Brixton Green
- 29. Moorlands Elderly Disabled Project
- 30. King’s College Hospital
- 31. Green Man Skills Zone
- 32. Gresham Road Fire Station
- 33. Seven Bridges
- 34. Warrior Pub
- 35. Thorlands TMO
- 36. Guinness Trust
- 37. Remakery

Schools

- 38. Hillmead primary school
- 39. Thomas Francis Academy (ages 2-16)
- 40. Loughborough Primary School & Children’s Centre
- 41. St John’s (Angell Town) CE Primary School
- 42. Evelyn Grace Academy
- 43. The Michael Tippett school
- 44. St Helen’s R C Primary School

Children’sCentres

- 45. Loughborough Primary School and Children’s Centre
- 46. Jessop Primary School and Children’s Centre

GPs and Dental Practices

- 47. Iveagh House Surgery
- 48. Herne Hill Road Medical Practice
- 49. The Gresham Dental Clinic
- 50. Camberwell Dental Surgery
- 51. Denmark Hill Dental Practice

Places of worship

- 52. Brixton Mosque & Islamic Cultural Centre
- 53. Celestial Church of Christ
- 54. Our Lady of the Rosary RC Church
- 55. St John the Evangelist
- 56. St Philip And St James Church
- 57. St John’s Church Of England
- 58. Gresham Baptist Church
- 59. Lambeth Masjid and Progressive

Housing Estates/TMOs/TMCs/EMBs:

- 60. Angell Park Gardens
- 61. Angell Town
- 62. Canterbury Gardens
- 63. Loughborough TMO

Libraries:

- 63. Minet Library/Lambeth Archives

Green Spaces:

- 65. Max Roach Park
- 66. Wyck Gardens
- 67. Ruskin Park
- 68. Gardens at Gresham Road
- 69. Elam Gardens
- 70. Loughborough Park

Arts and Entertainment

- 71. Whirled Arts
- 72. Red Gate Gallery

Activities

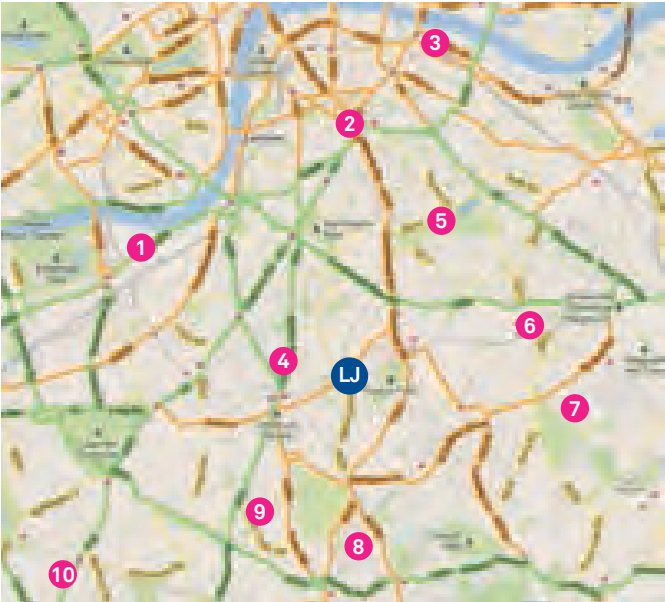
- 73. Miguel’s Boxing Gym
- 74. Ebony Horse Club
- 75. Flaxman Sports Centre

2.3 The Wider Area

Loughborough Junction is surrounded by areas of major strategic public and private investment, namely Vauxhall and Nine Elms, Elephant and Castle, and London Bridge. Loughborough Junction is also surrounded by areas of significant and recent GLA investment, including via the Mayor's Regeneration Fund and Outer London Fund (see map below).

In terms of Transport Infrastructure Investment, the East London Line Extension has stops at Denmark Hill and Clapham but not at Loughborough Junction. The Loughborough Junction area has therefore been overlooked until now.

- Key Areas**
Areas of Major Strategic Public and Private Investment close to Loughborough Junction:
1. Vauxhall and Nine Elms London Plan Opportunity Area
 2. Elephant and Castle London Plan Opportunity Area
 3. London Bridge London Plan Opportunity Area
- Areas of significant recent and current GLA investment close to Loughborough Junction:
4. Brixton Windrush Square
 5. Burgess Park
 6. Peckham Rye Station Mayor's Regeneration Programme
 7. Nunhead - Outer London Fund
 8. West Norwood - Outer London Fund
 9. Streatham - Outer London Fund
 10. Tooting - Outer London Fund





Junction of Coldharbour Lane and Loughborough Road, 1930



2003



Coldharbour Lane (looking south west), c.1900



2012



Loughborough Road (looking north), 1905



2003

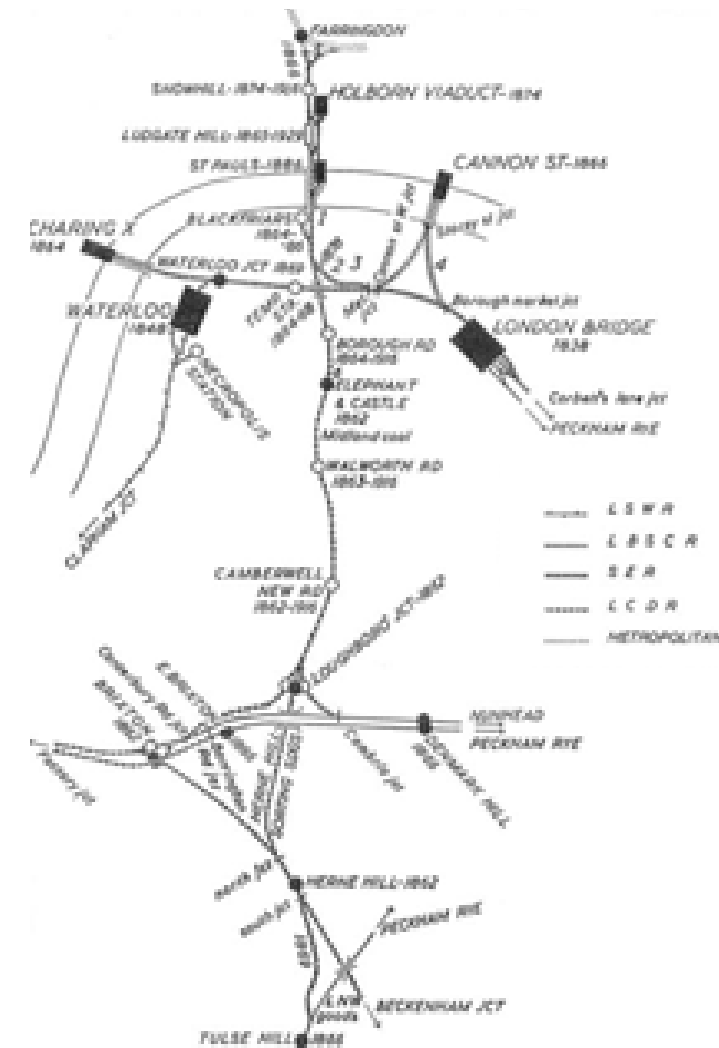


FIG. 6. The L.C.D.R. and S.E.R. approaches to City and West End: ownership of lines through Brixton and Denmark Hill shown as built. On completion the northern pair were taken over by the L.C.D.R. and the southern by the L.B.E.C.R. 1, Blackfriars Goods. 2, Southwark continental depot. 3, Evers Street locomotive depot. 4, Cannon Street locomotive depot. 5, West Street junction. 6, C.M.R. coal depot. 7, Midland coal depot.

2.4 Historic Context

The historic development of Loughborough Junction has been unquestionably defined by the construction of the railways.

In the 1860s the London, Chatham and Dover Railway (LCDR) opened its City Branch to central London. The line remains in use and since 1990 has been part of the Thameslink route. A second east-west line was also built from Peckham Rye towards Victoria and Clapham Junction. The two were connected by north-to-east and north-to-west curves which gave Loughborough Junction its name.

In October 1864 the LCDR opened Loughborough Road station on the north-to-west Brixton spur which connects the City branch to the Inner South London Line near Brixton station. On 1 December 1872 platforms were opened on the City branch and on the north-to-east spur (called the Cambria Road platforms and spur after nearby Cambria Road). The enlarged station was renamed Loughborough Junction. The Loughborough Road platforms closed permanently on 14 March 1916 as a wartime economy measure, and by 1916 all LCDR City branch stations south of the Thames had been closed except Loughborough Junction. Rationalisation of services in the Southern Railway's suburban electrification led to the closure of the Cambria platforms on 12 July 1925.

Since their construction, the layout of the railways have been the defining characteristic of Loughborough Junction's morphology.

2.5 The Railways - Ownership & Operation

The centre of Loughborough Junction is defined by 6 bridges, visible at the junction of Coldharbour Lane and Loughborough Road and a further three bridges (identified in section 3.2) lie in close proximity to Loughborough Junction Station.

The regeneration of the railway arches is of fundamental importance to the Plan, meaning that Network Rail are a key partner in its delivery.

The extent of Network Rail’s ownership is shown on the adjacent plan, highlighting the importance of a collaborative approach to the regeneration of the area.

The station at Loughborough Junction is managed by First Capital Connect, who are responsible for the staffing and operation of the station building.

The extension of the London Overground Network to include stations at Denmark Hill and Clapham High Street has bought additional trains through the Loughborough Junction area, however, the station in Clapham is the only place on the Overground network in Lambeth where trains stop. The East Brixton station, near Coldharbour Lane, closed in 1976.

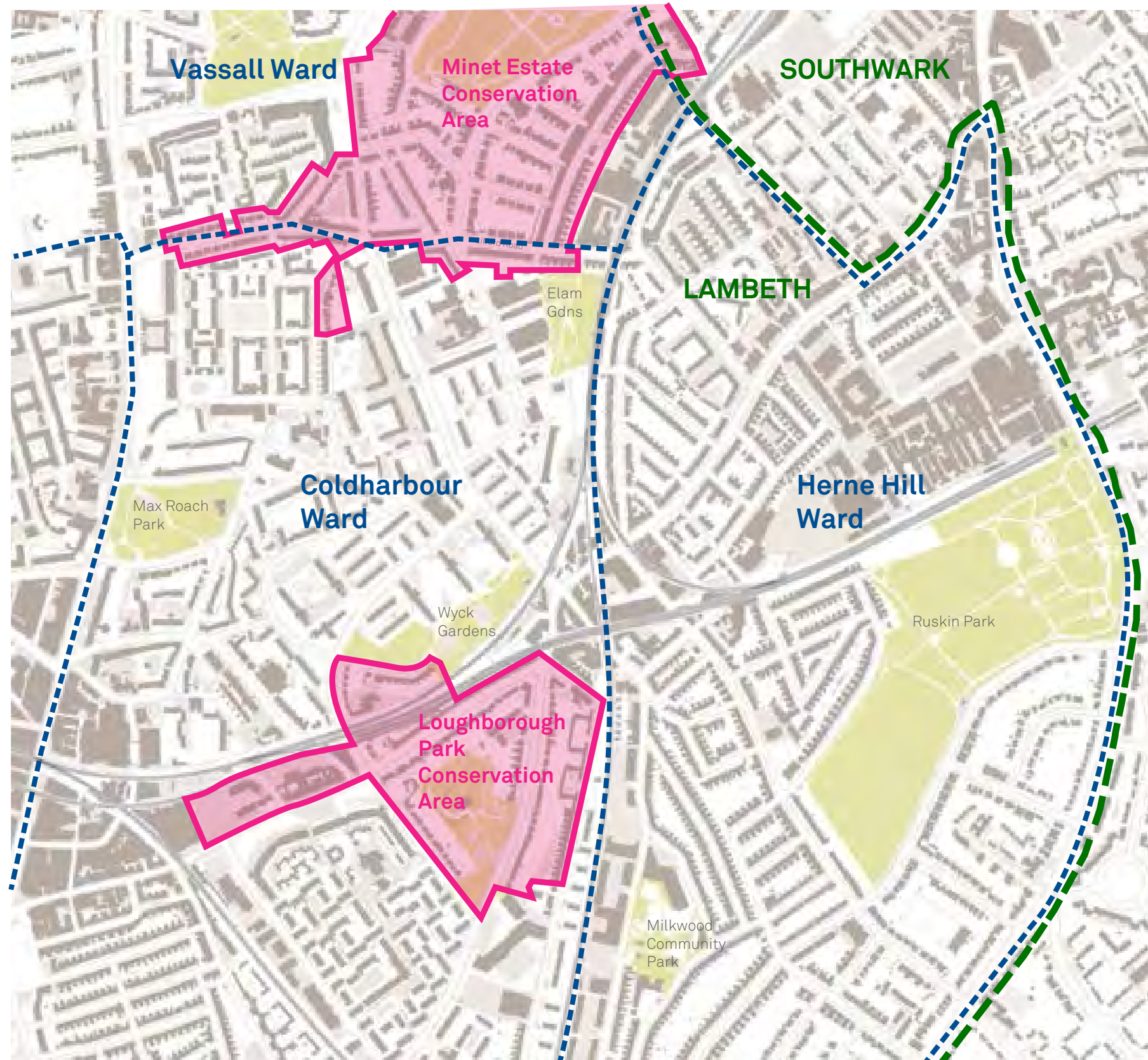
There is widespread support for a new station on the Overground Network in Loughborough Junction.



Current rail services through Loughborough Junction



Network Rail Ownership Plan (with vacant arches indicated in dark red - correct on 10 05 13)



Boundaries and Conservation Areas

2.6 Ward Boundaries

The boundary between the wards of Coldharbour and Herne Hill runs along the north-south branch of the railway network, through the centre of the Junction.

Both wards also share a boundary with the London Borough of Southwark.

The ward boundaries, together with the areas location on the edge of Lambeth have historically led to a lack of investment in Loughborough Junction at a local level and also the sense that it is a place between other more established places.

2.7 Conservation Areas

Within the Loughborough Junction area there are two designated conservation areas - the Loughborough Park Conservation Area, near the heart of the Junction, and the Minet Estate Conservation Area, to the north of the Junction.

Loughborough Park Conservation Area

The Loughborough Park conservation area includes Shakespeare Road, the east side of Moorland Road as well as Loughborough Park itself, and also the associated area fronting on to Coldharbour Lane.

Minet Estate Conservation Area

The Minet Estate is a successful example of a number of private housing estates which were built in the second half of the nineteenth century. Following the expansion of the railway services in South London, large numbers of people with modest incomes were attracted to live south of the river and work in Central London. This particular estate is historically connected with the Metropolitan extension of the London, Chatham and Dover Railway Company which was opened in 1863. The Estate is a very good example of "self sufficient" suburban developments of that period. Apart from a wide variety of house-types, it also provided schools, a community hall; a library which has been rebuilt after destruction during world war 2; a park with sports facilities; a number of churches, three of which still survive; shops and other amenities.

2.8 Planning Policies

Lambeth’s development plan comprises the Lambeth Core Strategy 2011, Saved UDP Policies 2007 and the Mayor’s London Plan.

Lambeth is currently reviewing the Core Strategy and development management policies to provide a new, up-to-date Lambeth Local Plan. The Draft Lambeth Local Plan was approved for consultation in February 2013 and includes an area-specific policy to support regeneration in Loughborough Junction (**Policy PN10**). Lambeth aims to adopt the Local Plan in early 2015, with the Plan supporting growth and improvements to quality of life across the borough.

Key Lambeth planning policies include:

- strong support for new housing and affordable housing across the borough;
- designation of Loughborough Junction as a Local Town Centre where a mix of retail uses will be protected and encouraged;
- supporting Lambeth’s economy through the protection of employment uses in Key Industrial and Business Areas (KIBA) of which there are several in the Loughborough Junction area;
- safeguarding waste management and transfer sites as required by the London Plan .

Key:

-  Loughborough Junction Station
-  Conservation Area
-  Local Town Centre
-  Key Industrial and Business Area (KIBA)
-  1 Shakespeare Road Business Centre KIBA
-  2 Loughborough Road KIBA
-  3 Coldharbour Lane Estate and Bengeworth Road Depot KIBA

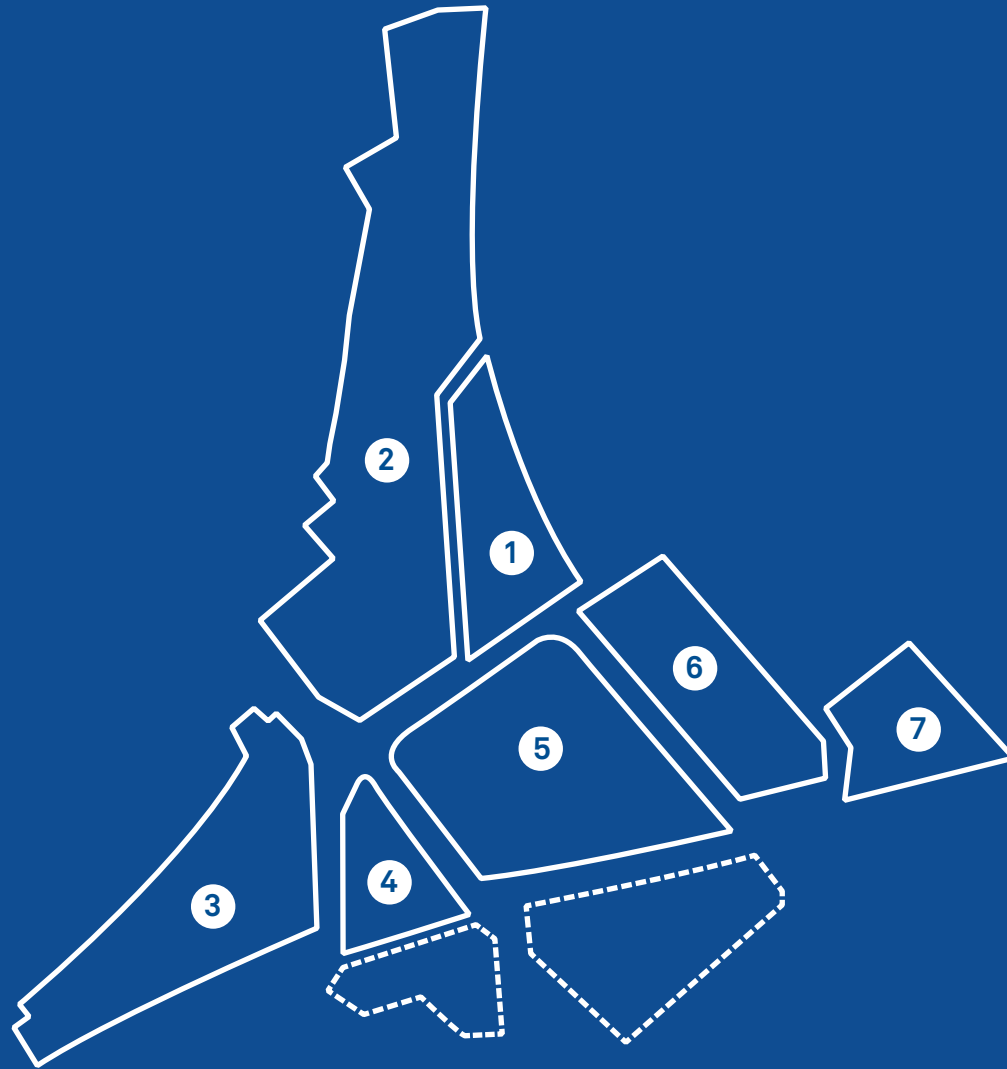


Places and Neighbourhoods Map



3.0

Proposed Plan





IDENTITY

Pride in Loughborough Junction
Recognition as a distinct place

Through significant consultation with the community, a list of 7 priorities for the Plan has been established. These priorities have been used to establish the Vision for Loughborough Junction.

SAFETY

Lighting
Active uses on public routes
Slow Traffic

In order to realise this vision, the Plan seeks to enhance connectivity for pedestrians and cyclists; provide high-quality community spaces distributed around the Junction, and sets out ambitions for the emerging identities of a series of ‘yards’, which can help to build a sense of local place and opportunity. The Plan has been developed by working at three scales illustrated on the following pages:

QUALITY

Public realm & community spaces
Cleanliness

- 1. **LOUGHBOROUGH YARDS:** To consolidate the shared centre of Loughborough Junction to provide a catalyst for the whole community.
- 2. **CONNECTIONS:** To establish priorities for improvements to connect the individual neighbourhoods to the centre of Loughborough Junction with enhanced lighting, paving and greening strategies.
- 3. **GATEWAY PROJECTS:** To identify a series of opportunities which are embedded in the heart of smaller neighbourhoods, to help build local pride and ownership.

GREEN SPACE

Enhanced open space and air quality
Well maintained facilities

The individual projects within these categories are expanded upon in the ‘Project Bank’ (section 4.0).

CONNECTIONS

Pedestrian prioritised routes
Safe cycling routes
Access to public transport

EMPLOYMENT

Opportunities for local employment & local prosperity

COMMUNITY

Opportunities for community uses
Access for all to community services

The adjacent page provides an overview of the Vision for Loughborough Junction, comprised of:

- Seven proposed ‘Yards’ located in the centre of the Junction to consolidate two existing yards.
- Nine ‘Gateway Projects’ located within residential areas throughout the Junction.
- Seven enhanced routes or new connections. These are intended to promote links between schools, cultural facilities, community facilities and green spaces.
- Four green space projects to enhance and promote greater use of existing green space.
- Opportunities for development or refurbishment of existing sites.

Examples of each of these projects are provided on this page and are expanded upon in section 4.0 of this document.



Loughborough Yards:
Station Yard - New Public Space at centre of Loughborough Junction



Routes and Connections:
Hinton Road to Loughborough Park



Gateway Projects:
Marcus Lipton Centre



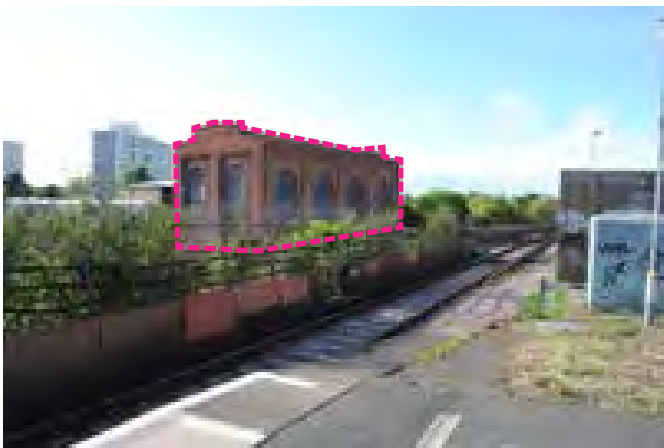
Public space on Loughborough Road



Public Space on Minet Road, Styles Gardens



Refurbishment Opportunities:
Former Station Building / Snopake Factory

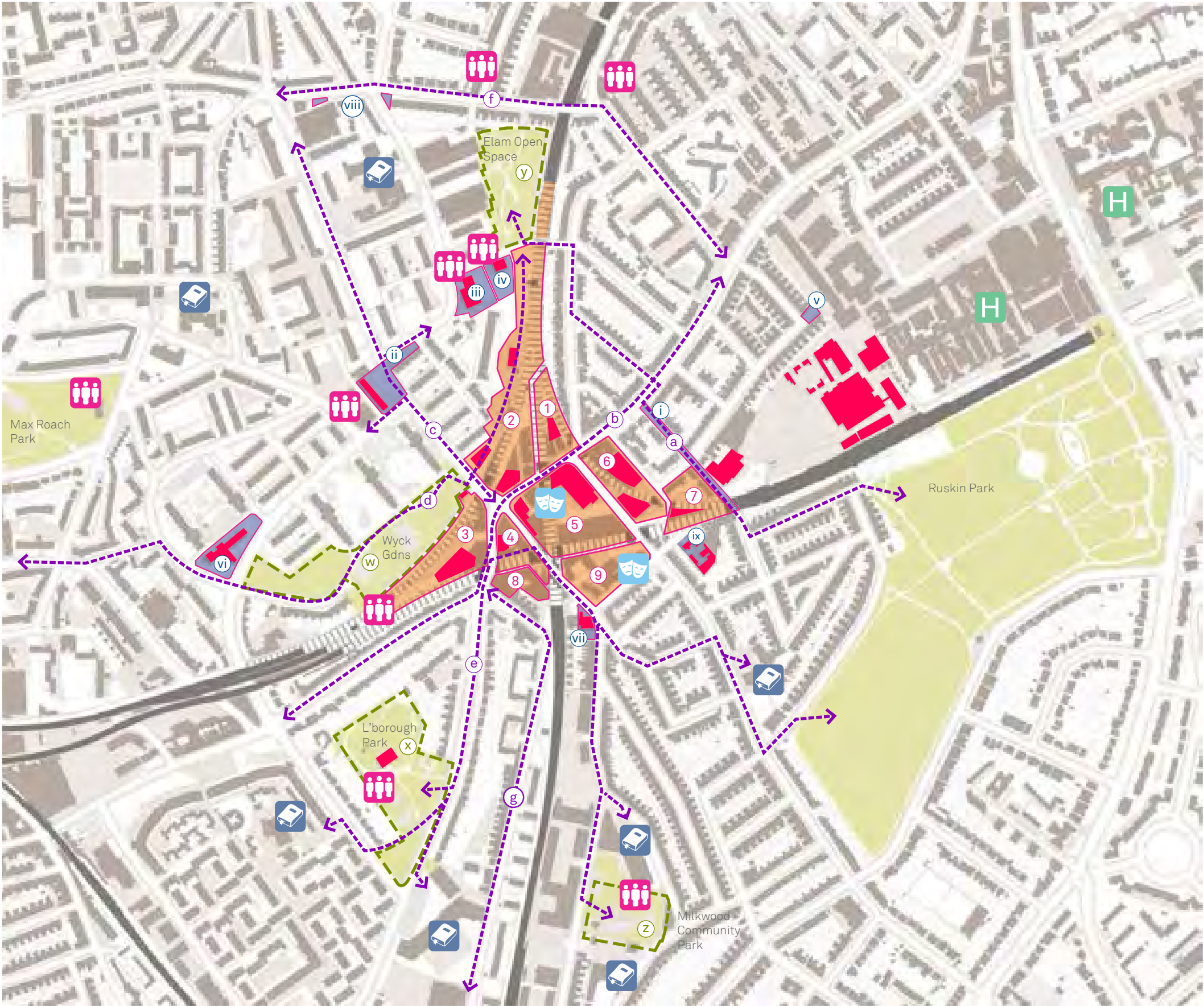


Network Rail Substation



Barrington Lodge. Former Care Home, Loughborough Estate

3.1 The Vision



Key:

- Yard Area
- Gateway Project
- Development/Refurbishment Opportunity
- Green Space Project
- Key Route / Connection

Existing Assets

- Community Facilities
- Arts and Cultural
- Schools
- Hospitals

Proposed Yards

- 1 Station Yard
- 2 Wickwood Yard
- 3 Belinda Yard
- 4 Green Man Yard
- 5 Higgs Yard
- 6 Padfield Yard
- 7 Cambria Yard

Existing Yards

- 8 Shakespeare Road Bizspace
- 9 Hardess Road/ Whirled Arts

Gateway Projects

- i Cambria Road Enhancement
- ii Hero Square Public Realm
- iii Marcus Lipton Refurbishment
- iv Grove Adventure Playground
- v Southwell Road Community Garden
- vi Care Home Redevelopment
- vii Herne Hill Petrol Station Redevelopment
- viii Lilford Road Community Growing Project
- ix Lambeth-owned site, Wanless Road

Routes and Connections

- a Gordon Grove to Ruskin Park (via Cambria Road)
- b Coldharbour Lane
- c Loughborough Road to centre of Junction
- d Elam Gardens to Brixton Road (via Wyck Gardens)
- e Loughborough Park to Ruskin Park
- f Coldharbour Lane to Five Ways (via Lilford Rd)
- g Shakespeare Road to Brockwell Park (via Evelyn Grace)

Green Space Projects

- w Wyck Garden
- x Loughborough Park
- y Elam Open Space
- z Milkwood Community Garden

N

Loughborough Yards

Loughborough Junction’s railway network has given the area a unique urban grain, comprised of yards, bridges and passageways. The Plan proposes to consolidate and expand upon this character to create a strong identity in the centre of the Junction, which can become a catalyst for the regeneration of the wider area.

Seven core projects - the ‘Loughborough Yards’ - are outlined, each containing a run of railway arches and at least one development opportunity.

These core projects consolidate the two existing yards in the area to target improved public realm, lighting, accessibility, greening, safety and local prosperity through the promotion of work and community spaces in the heart of the area.

The grouping of the improvement works into seven core projects is intended to offer multiple ways in which redevelopment can be bought forward by Lambeth Council or by private funding. For example, the yard can be developed as whole project, or the lighting across all yards can be prioritised.

The designation of yards is also intended to provide a mechanism for Network Rail to bring forward the refurbishment of sections of arches in conjunction with Lambeth Council, who might carry out surrounding public realm improvements concurrently.

Proposed Yards

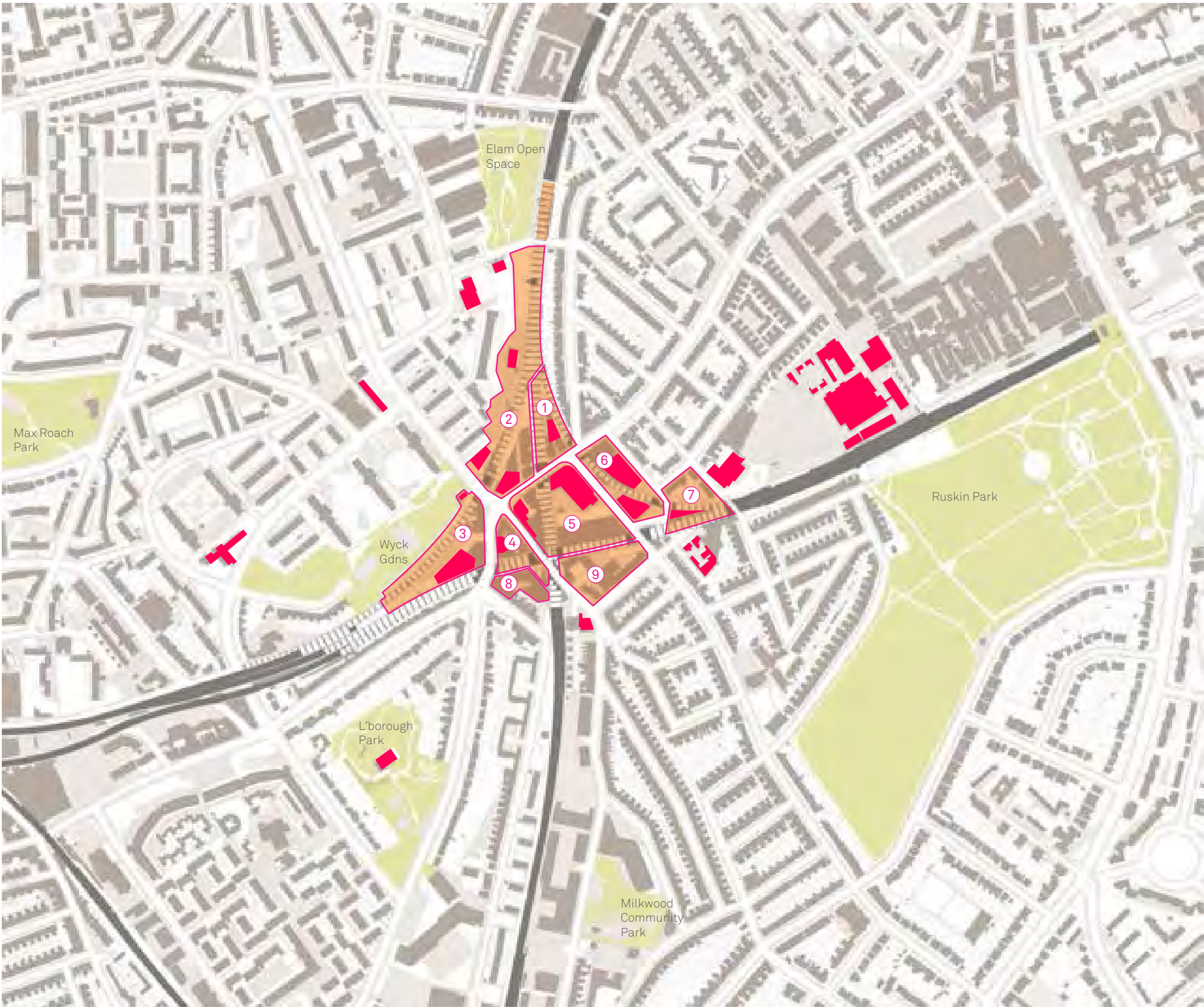
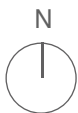
- ① Station Yard
- ② Wickwood Yard
- ③ Belinda Yard
- ④ Green Man Yard
- ⑤ Higgs Yard
- ⑥ Padfield Yard
- ⑦ Cambria Yard

Existing Yards

- ⑧ Shakespeare Road Bizspace
- ⑨ Hardess Road/ Whirled Arts

Key:

- Yard Area
- Development/ Refurbishment Opportunity



3.2 Loughborough Yards

The adjacent diagrams and aerial photographs indicate the seven new yards.

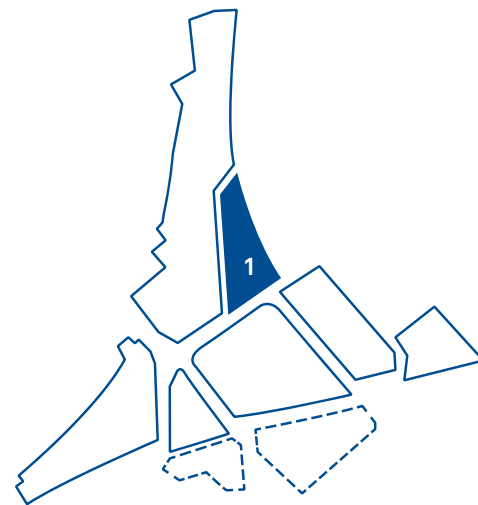
Consultation revealed that these areas are perceived as the most dangerous and as the areas where higher levels of criminal activity take place. They are also the areas that are experienced by all who live and work in Loughborough Junction.

Within each yard project, consideration has been given to the following:

- **Identity** - pride in Loughborough Junction
- **Safety** - lighting; active uses on public routes
- **Quality** - public realm, community space, cleanliness
- **Greening** - enhanced open space and planting
- **Connections** - pedestrian prioritised routes, safe opportunities for cycling, access to public transport
- **Employment** - opportunities for local employment and local prosperity
- **Community** - opportunities for community uses and access to community services for all

The development of each of the yards is described in further detail in the Project Bank (section 4.0).

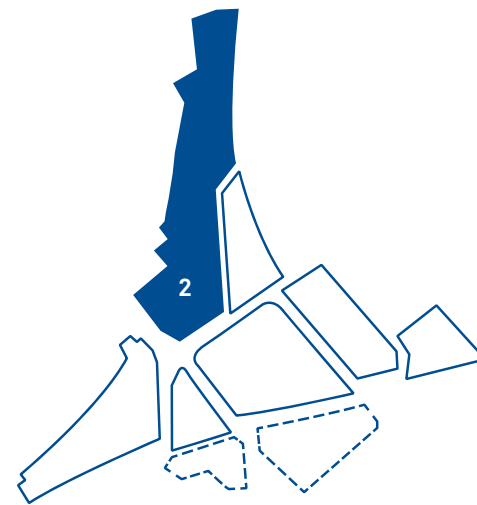
Precedents for yard typologies that are already successfully operating in London are included in section 7.4 of the appendix.



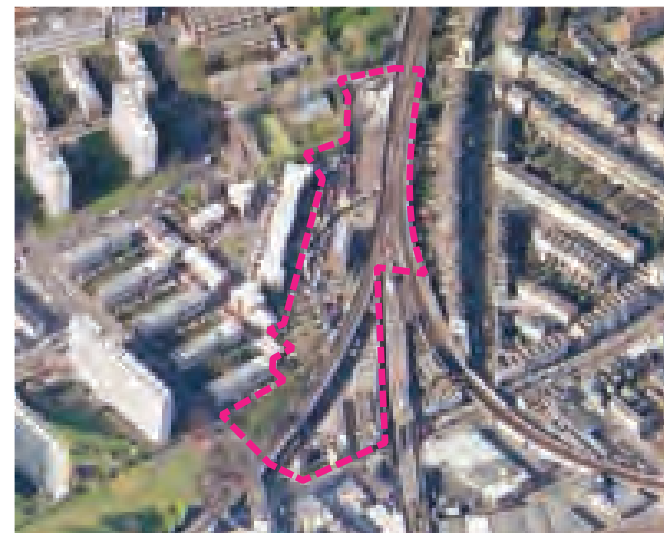
Station Yard



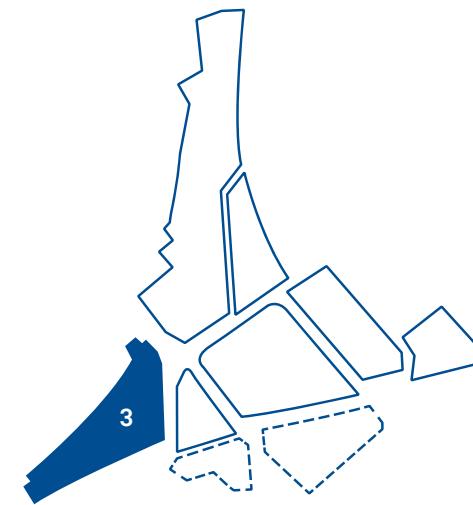
New public space outside Loughborough Junction Station and new pedestrian crossing



Wickwood Yard



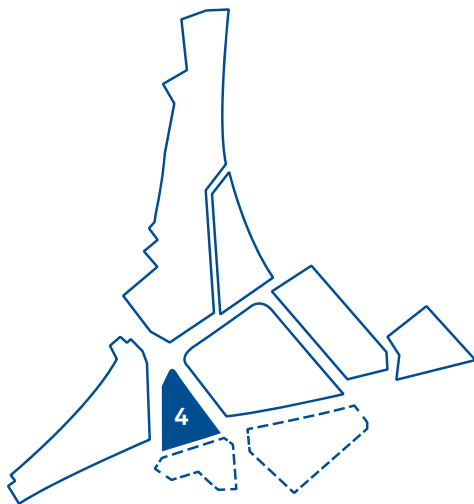
Entrance to Wickwood Street from Gordon Grove. Legible signage and highways improvements to provide new cycle route



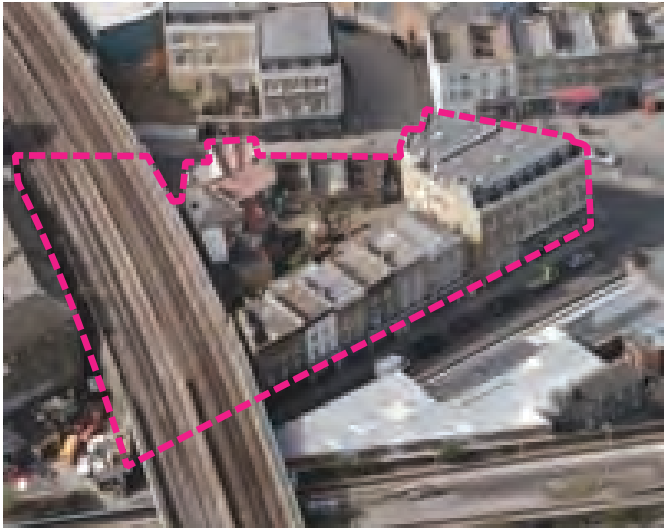
Belinda Yard



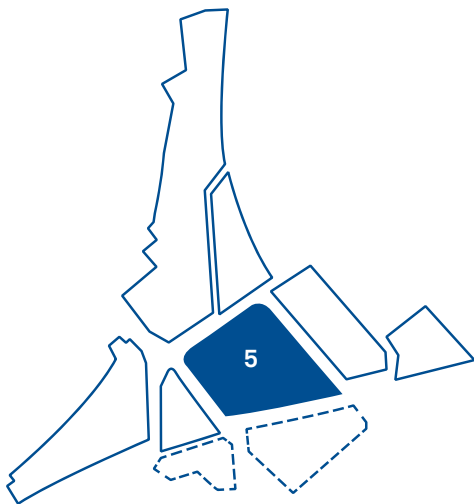
Entrance to Ridgway Road, showing proposed development of community building on site of (underused) Caribbean Cafe



Green Man Yard



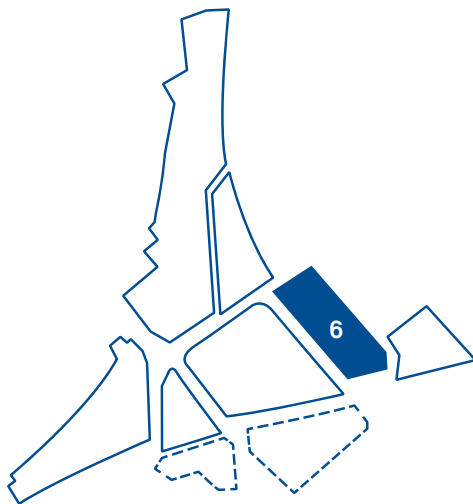
Proposed route from Hinton Road to Coldharbour Lane/ Loughborough Park, activating railway arches



Higgs Yard



Building the identity of Loughborough Junction through coordinate signage and wayfinding



Padfield Yard



Highways and public realm improvements to Padfield Road

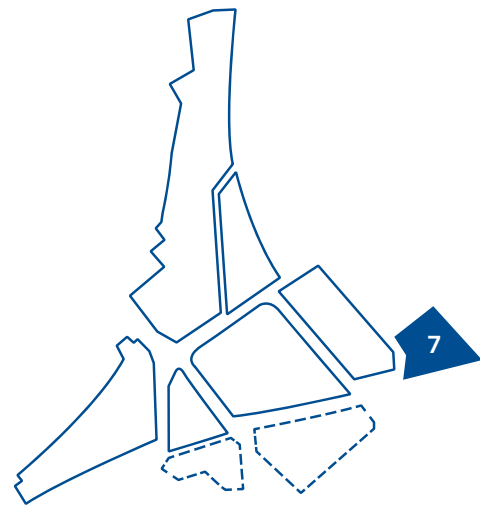
3.2 Loughborough Yards

Existing successful yards in Loughborough Junction

The development of the yard projects is intended to build upon the existing character of Loughborough Junction's central area.

A number of existing local businesses already promote a yard culture, including Sunshine International Arts, accessed from Coldharbour Lane, and the Whirled Arts building and Miguel's Boxing Gym, accessed from Hardess Street.

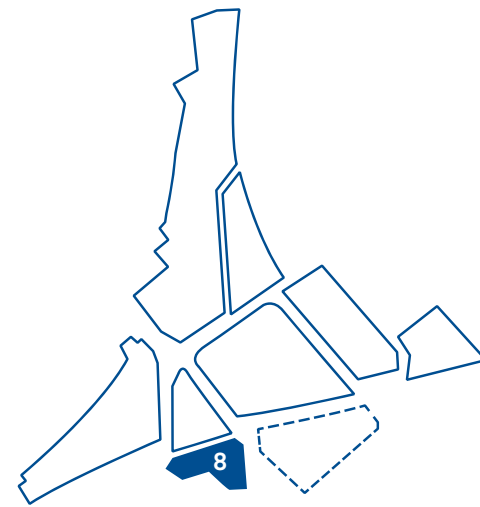
Through the creation of seven additional yards, a business culture is allowed to develop, promoting local prosperity and local management of assets.



Cambria Yard



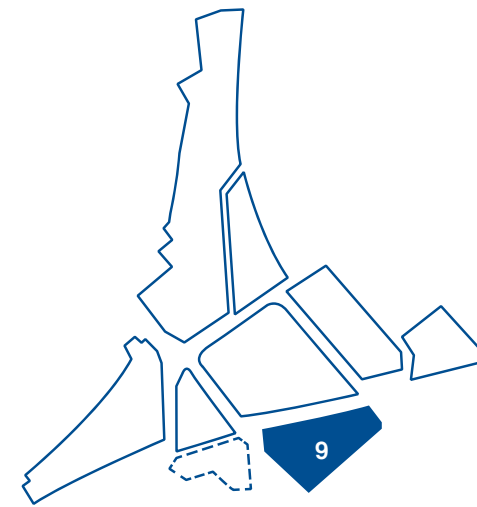
Cambria Yard, adjacent to Cambria Bridge



Shakespeare Road Bizspace



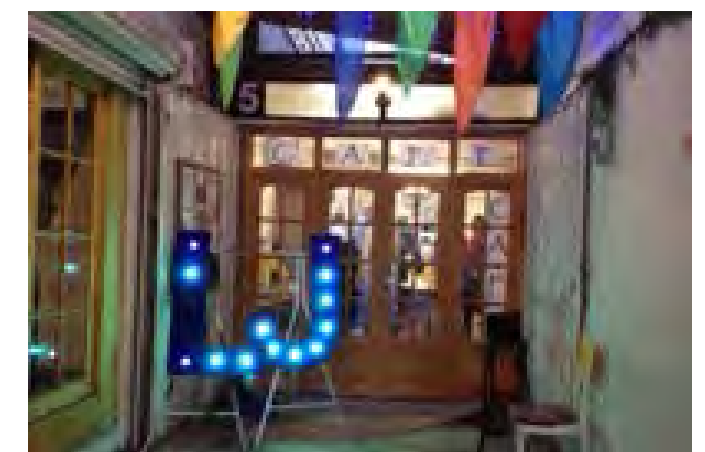
Biz Space, Shakespeare Road



Hardess Road/ Whirled Arts



Whirled Arts, Hardess Street



top: Whirled Arts, Hardess Street
above: Sunshine International Arts, Coldharbour Lane

Gateway Projects

The Loughborough Yards in the centre of Loughborough Junction are complemented by a series of ‘Gateway Projects’, which are embedded in the residential areas on the fringes of Loughborough Junction.

These will act to build identity within the community, activate the key routes into Loughborough Junction and to tie the different neighbourhoods together through shared community facilities.

These projects will specifically target the creation, refurbishment and enhancement of community facilities and public realm. Opportunities for training and education will also be created through these projects.

The sites of the Gateway Projects range from existing public amenities and spaces that provide an opportunity for improvement, to buildings sites that are likely to be available for development in the future, such as the Lambeth-owned property on Wanless Street and the Herne Hill petrol station.

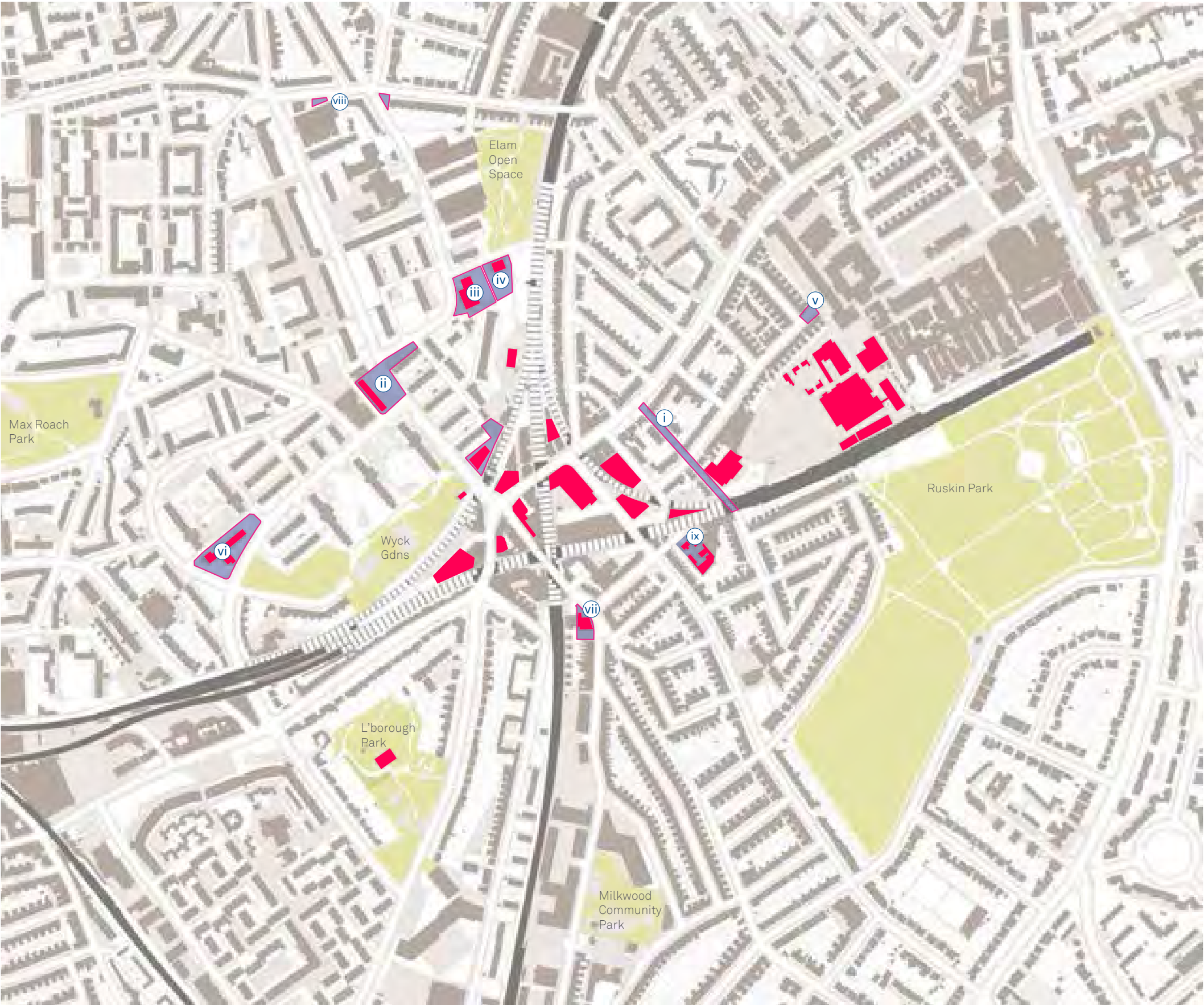
These sites have been identified so that future development can be geared towards the benefit of the community.

Gateway Projects

- i Cambria Road Enhancement
- ii Hero Square Public Realm
- iii Marcus Lipton Refurbishment
- iv Grove Adventure Playground
- v Southwell Road Community Garden
- vi Care Home Redevelopment
- vii Herne Hill Petrol Station
- viii Lilford Road Community Growing Project
- ix Lambeth-owned building, Wanless Road

Key:

- Gateway Project
- Development/ Refurbishment Opportunity



3.3 Gateway Projects



(i)
Cambria Road Public Realm Enhancement (Pilot Project)



(ii)
Public space on Loughborough Road



(ii)
Public Space on Minet Road, Styles Gardens



(iii)
Marcus Lipton Centre



(iv)
Grove Adventure Playground, Gordon Grove



(v)
Southwell Road Community Garden



(vi)
Care Home Redevelopment (Barrington Lodge)



(viii)
Lilford Road Community Growing Project (site A)



(viii)
Lilford Road Community Growing Project (site B)

A list of eight Gateway Projects has been provided, although this list is expected to grow and evolve with the involvement of community groups.

The eight projects currently shown have emerged through consultation and many of them are already being championed by members of the community.

These projects should be community-led, but supported by Lambeth Council and private investment.

Routes & Connections

The railway network in Loughborough Junction has contributed to the severance of communities. Due to known criminal and licentious activities, routes through the arches have been boarded up, further reducing permeability throughout the Junction.

To target this issue, key routes and connections have been identified to connect the local schools, cultural facilities and community amenities, as well as connecting Loughborough Junction to the surrounding areas of Brixton, Camberwell and Herne Hill.

These routes will be improved through greening, lighting, paving and general enhancements to the public realm.

It is proposed that these designated routes form the basis for a Loughborough Junction-wide cycle network.

Routes and Connections

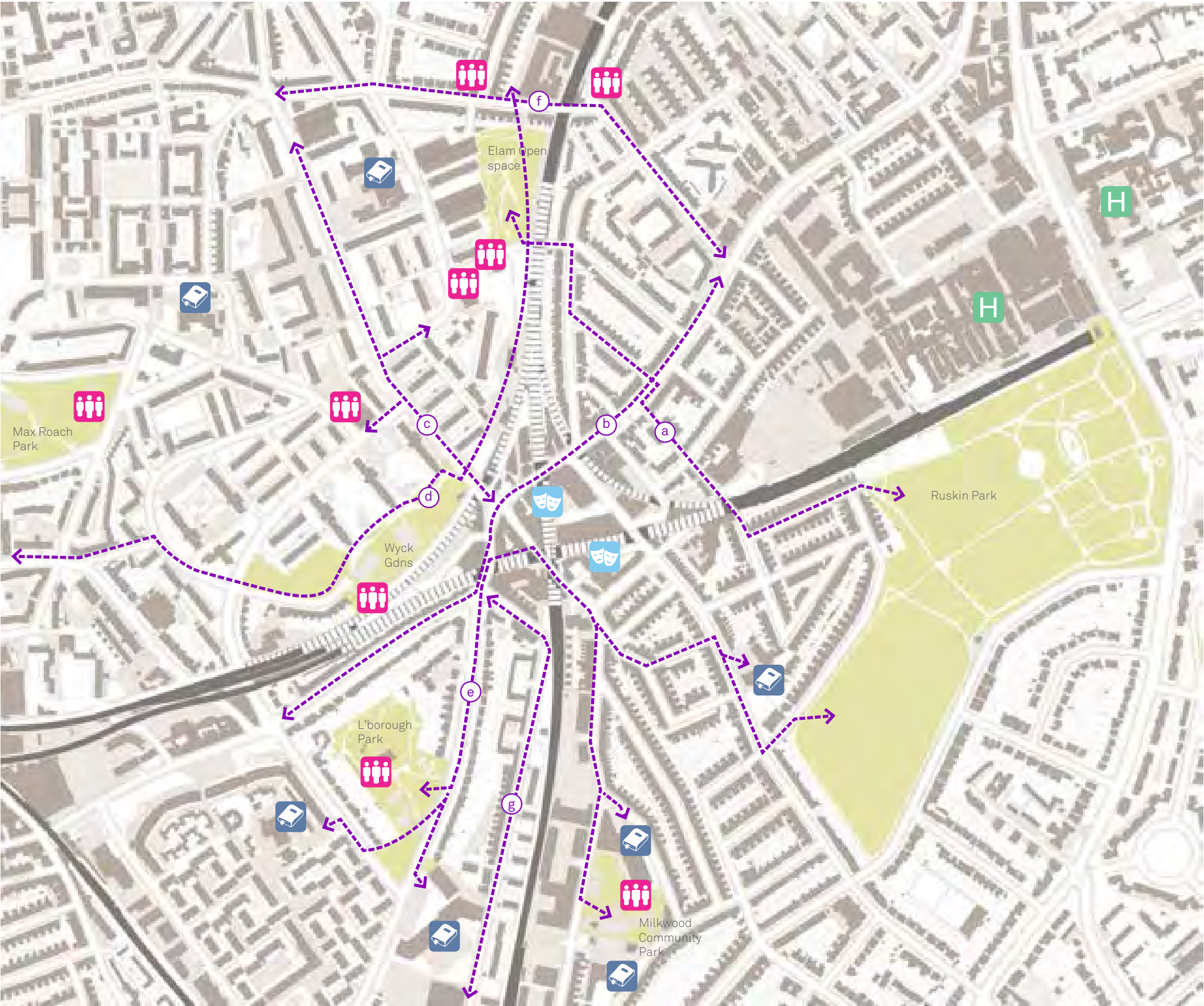
- a Gordon Grove to Ruskin Park (via Cambria Road)
- b Coldharbour Lane
- c Loughborough Road to centre of Junction
- d Elam Gardens to Brixton Road (via Wyck Gardens)
- e Loughborough Park to Ruskin Park
- f Coldharbour Lane to Five Ways (via Lilford Rd)
- g Shakespeare Road to Brockwell Park (via Evelyn Grace)

Key:

--- Key Route / Connection

Existing Assets

- Community Facilities
- Arts and Cultural
- Schools
- Hospitals



3.4 Routes & Connections



(a) Gordon Grove heading east
Cars parked both sides; restricted access for passing vehicles; particularly beneath railway bridge



(a) Gordon Grove railway bridge
Restricted view; restricted access for passing vehicles; no alternative for cyclists



(a) Gordon Grove pedestrian access
Unpleasant passage under bridge; poor lighting; restricted access for passing pedestrians



(a) Cambria Road looking south (proposed view)
Pilot project as part of the proposed green route between Elam Gardens and Ruskin Park.



(b) Coldharbour Lane
Busy junction; cars parked on pavement restricting access for pedestrians; no designated cycle lanes



(d) Access to arches adjacent to Elam Gardens
Potential to provide safe cycle access as part of a green route.



(d) Ridgway Road, adjacent to Wyck Gardens
Potential to provide safe cycle access as part of a green route. Currently congested with abandoned vehicles; uneven surface



(e) Route connecting Hinton Road to Coldharbour Lane
Potential to provide new pedestrian cut-through avoiding centre of junction



(f) Lilford Road looking west
Cars parked both sides of road; risk of dooring for cyclists; restricted access for passing vehicles

The adjacent photos show some of the problems currently experienced along Loughborough Junction's key routes, as well as providing suggestions for how improvements could be made.

The railway arches and associated yard spaces have the potential to connect different areas of the junction, often close to parks and green spaces.

Along with the many railway bridges, the arches present an additional opportunities for improved safety, which must be addressed through better lighting.

The seven routes identified through Loughborough Junction will further provide the opportunity for improved lighting, along with the planting and paving design to promote safer and more enjoyable journeys for pedestrians and cyclist travelling from school to home or to the local community centre.

Additional new routes and connections will become possible through the development of the Yard projects.

Green Space Projects

Loughborough Junction has several key green spaces, but these are often under utilised, poorly maintained, locations of antisocial behaviour and places that are avoided by many members of the community, especially at night time. These green spaces are identified for improvement as part of the Plan.

The existing green spaces are key to the improvement of routes and connections throughout the junction. They also provide much-needed green space for residents who do not have access to private gardens.

Inevitable development within the Loughborough Junction area will place existing green spaces under additional pressure. Individual plans should be co-produced with the community to target the spending of future funding towards long-term objectives for these spaces.

The Plan provides outline objectives for these green spaces.

Wyck Gardens

Wyck Gardens is the closest public green space for many residents of the Loughborough Estate. It hosts several community facilities such as a playground, sports pitch and the Ebony Horse Club.

The placement of these facilities within the park has not always considered the long-term use of the park. Wyck Gardens provide a key connection between Loughborough Junction and Brixton. Future spending should consider the following:

- Improvements to the boundary with Ridgway Road to promote this as a green route/ cycling route.
- Lighting to paths to improve safety.
- Extended routes from the junction to Brixton Road.
- The future conversion of the Caribbean cafe into a community facility in the park.

Loughborough Park

Green Space Project

Tree-lined routes between green spaces

N



3.5 Green Space Projects



Wyck Gardens
Entrance from Loughborough Road



Wyck Gardens
Entrance from Millbrook Road (adjacent to Ebony Horse Club)



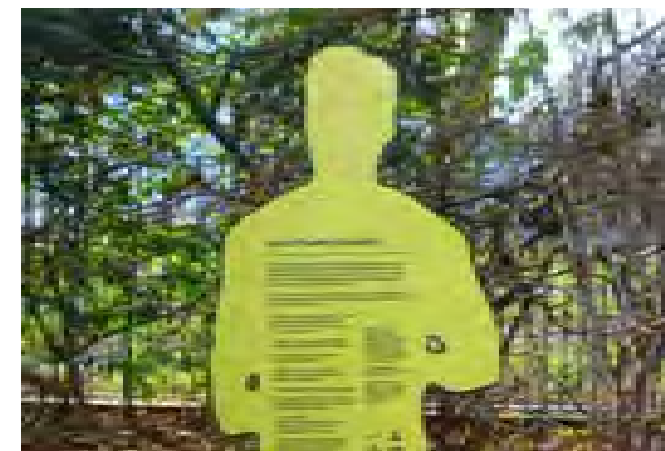
Wyck Gardens
Caribbean cafe (underused) on Ridgway Road



Elam Street Open Space (Elam Gardens)
Entrance from Gordon Grove



Elam Street Open Space (Elam Gardens)
Entrance from Gordon Grove



Elam Street Open Space (Elam Gardens)
Health Trail Signage



Loughborough Park



Loughborough Park
Adventure Playground / Community Building



Milkwood Community Park
Entrance from Milkwood Road

(x)

Loughborough Park is designated as part of the Loughborough Park Conservation Area. It is bounded by houses, so offers no opportunity for connection. It features many mature trees and should be regarded as a high-quality green space, having recently received investment in the region of £75,000. However, it has suffered from poor maintenance and neglect in the past, which remains evident.

Elam Street Open Space (Elam Gardens)

(y)

Elam Gardens provides the key green space at the north of the Junction. It is bounded to the east by railway arches. The refurbishment of these could provide a positive elevation to the park, which is not currently well overlooked. Future investment should consider:

- Maintenance of existing facilities, such as the Fitness Trail.
- Improvements to the boundary with the arches to make this a more positive relationship.
- Potential to create connections with the Minet Estate to the north and the community facilities (Michael Lipton Centre and Grove Adventure Playground) to the south.
- Potential for safe walking and cycling routes through the park.

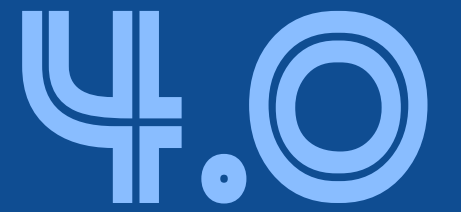
Milkwood Community Park

(z)

Milkwood Community Park is one of Lambeth Council's nine Green Flag Award sites. As well as landscaped areas and new fencing, it contains a children's playground, ball games court, seating, shelters and areas for wildlife, play and social interaction. Milkwood Community Park provides local residents, schoolchildren, youth and visitors alike with a safe and welcoming place to escape the demands of urban life.

Since 2003 Milkwood Residents' Association, Lambeth Council, London & Quadrant Housing Association and community consultants have been working in close partnership to secure significant inward investment in order to regenerate the Park. Similar partnerships would benefit Loughborough Junction's other green spaces.



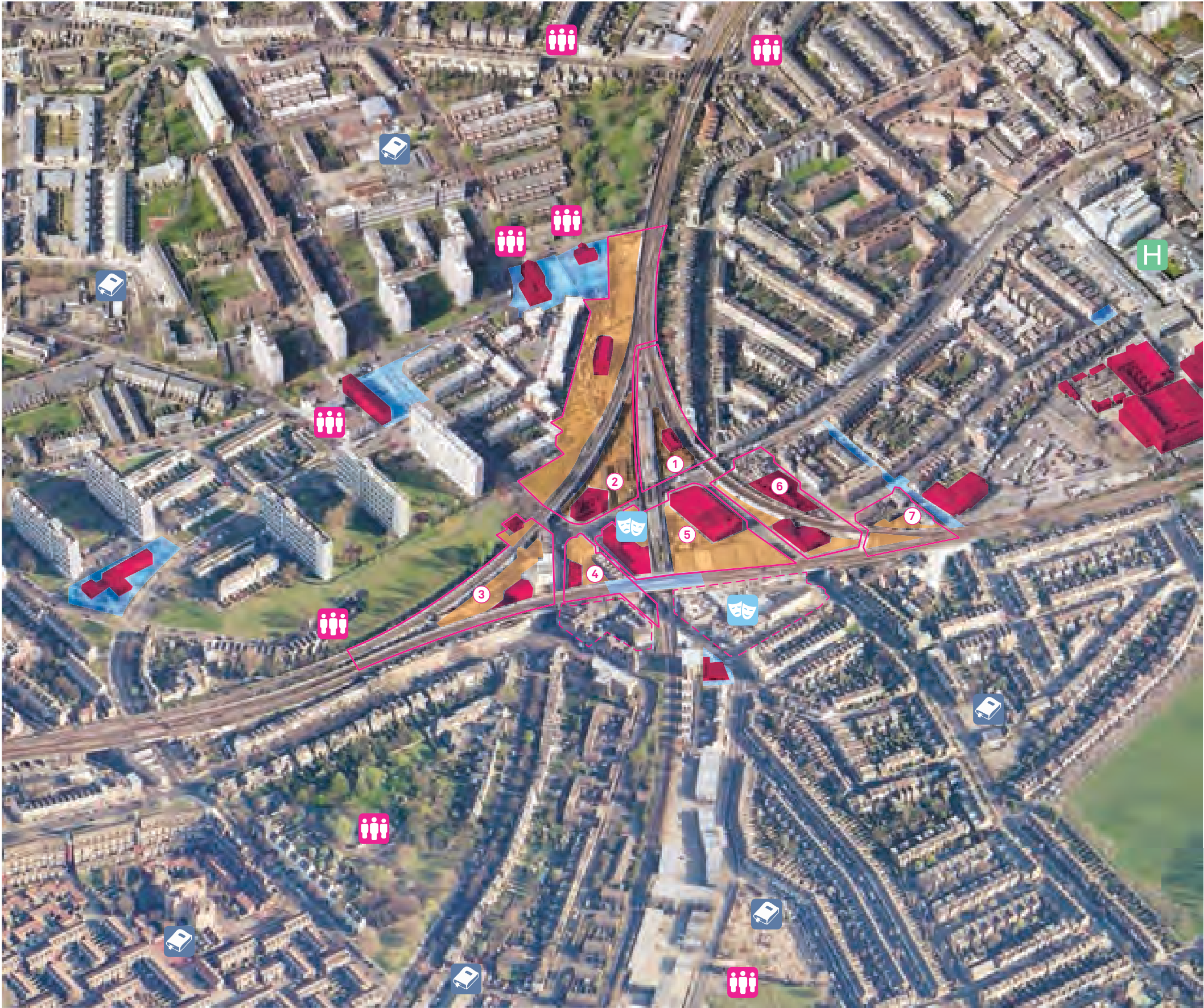


Project Bank

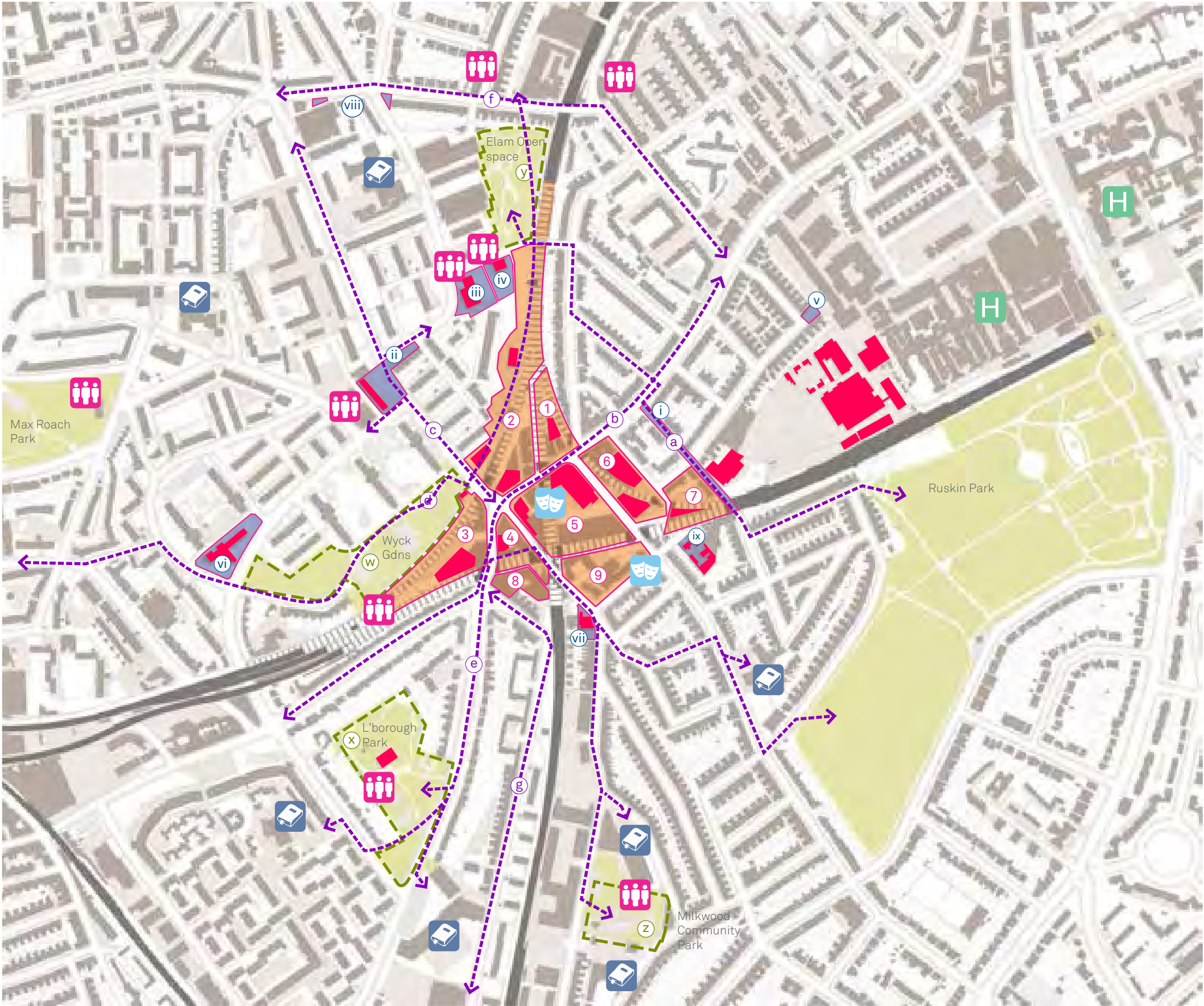
4.0 Project Bank

To achieve the Vision, the core components of the Plan must be broken down into a bank of potential projects that could be delivered in the short-term, medium-term and long-term providing funding was available and the community was in agreement upon consultation.

The following pages illustrate these projects in brief and aim to identify how, when and who could potentially implement the work required.



4.0 Project Bank



Key:

- Yard Area
- Gateway Project
- Development/Refurbishment Opportunity
- Green Space Project
- Key Route / Connection

Existing Assets

- Community Facilities
- Arts and Cultural
- Schools
- Hospitals

Proposed Yards

- 1 Station Yard
- 2 Wickwood Yard
- 3 Belinda Yard
- 4 Green Man Yard
- 5 Higgs Yard
- 6 Padfield Yard
- 7 Cambria Yard

Existing Yards

- 8 Shakespeare Road Bizspace
- 9 Hardess Road/ Whirled Arts

Gateway Projects

- i Cambria Road Enhancement
- ii Hero Square Public Realm
- iii Marcus Lipton Refurbishment
- iv Grove Adventure Playground
- v Southwell Road Community Garden
- vi Care Home Redevelopment
- vii Herne Hill Petrol Station Redevelopment
- viii Lilford Road Community Growing Project
- ix Lambeth-owned site, Wanless Road

Routes and Connections

- a Gordon Grove to Ruskin Park (via Cambria Road)
- b Coldharbour Lane
- c Loughborough Road to centre of Junction
- d Elam Gardens to Brixton Road (via Wyck Gardens)
- e Loughborough Park to Ruskin Park
- f Coldharbour Lane to Five Ways (via Lilford Rd)
- g Shakespeare Road to Brockwell Park (via Evelyn Grace)

Green Space Projects

- w Wyck Garden
- x Loughborough Park
- y Elam Open Space
- z Milkwood Community Garden

N

Existing Site Plan



Proposed Plan

Core Public Realm Objectives

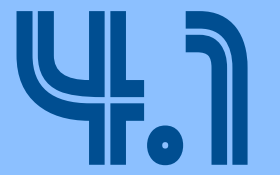
- **Identity:** Expand public space outside the station to build civic identity of Station Square.
- Raised table throughout junction to mark the heart of Loughborough Junction.
- **Safety:** Improved lighting throughout, making use of the arches and rail infrastructure to mount lighting.
- **Quality:** High-quality, appropriate materials used throughout. Bespoke design for key public spaces - Station Square, Hero Square, etc.
- **Greening:** Tree planting used to mark green routes and connections between community facilities, schools and greenspaces. Sustainable urban drainage systems (SUDS) specified wherever appropriate.
- **Connections:** Promotion of Loughborough Junction-wide cycle network.
- Investigate opportunity for London Overground Station at Loughborough Junction.
- New routes and connections created for pedestrian permeability.
- Improvements to bus stops
- **Employment:** Legibility and permeability of arches improved to promote local prosperity and to realise the potential of Loughborough Junction's arches.
- **Community:** Existing 'community infrastructure' refurbished and new public buildings created.

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Proposed demolition







Loughborough Yards

4.1.1 Station Yard

The Station Yard has the potential to become the key civic space in the centre of Loughborough Junction and, as such, should embody the area’s identity.

Existing Character

Characterised by low-quality buildings, advertising signage and street clutter. The existing shops do not contribute positively to the street scape and are poorly maintained.

The pavement is wide enough to provide generous room for pedestrians, but is currently used for informal parking, which can not currently be prohibited due to the patchwork of land ownership.

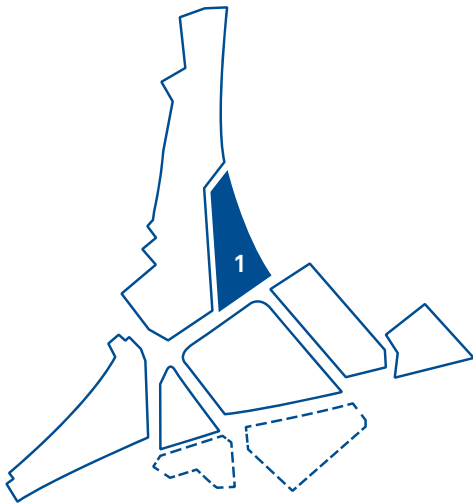
The street scape features a number of different types of signage (including community notice boards, advertising boards, way finding), a variety of bollards and street furniture and a number of paving types. As such it does not provide a legible public realm for people arriving in the Junction by train.

Objectives

- Provide a high-quality public realm in the centre of the Junction that embodies the identity of Loughborough Junction.
- Provide a place for people to meet and congregate.
- Provide legible signage to the station and Loughborough Junction’s surrounding amenities.
- Improve accessibility to the station building
- Provide additional planting and greening.
- Improve the crossing for pedestrians.
- Improve safety for cyclists and to provide sufficient space for securing bicycles outside the station.
- Enhance the retail and commercial offer, particularly by improving access to hidden arches.
- Refurbish the old station building/ Snopake factory as a public amenity.

Potential Partners

Network Rail
First Capital Connect (responsible for the station building)



Station Yard



Existing Site Plan



View from station platform



Coldharbour Lane, adjacent to station entrance



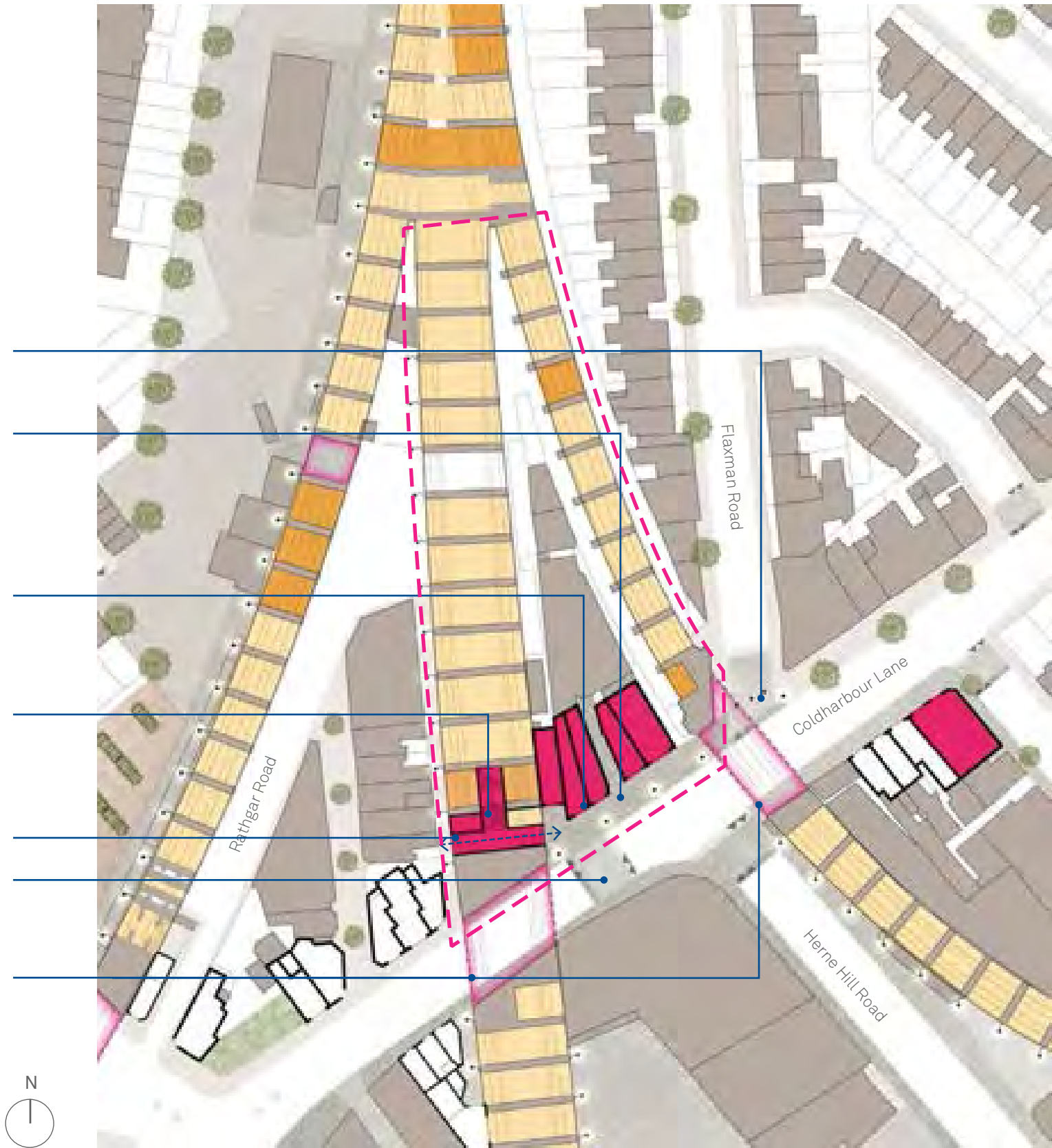
Proposed view of new Station Square

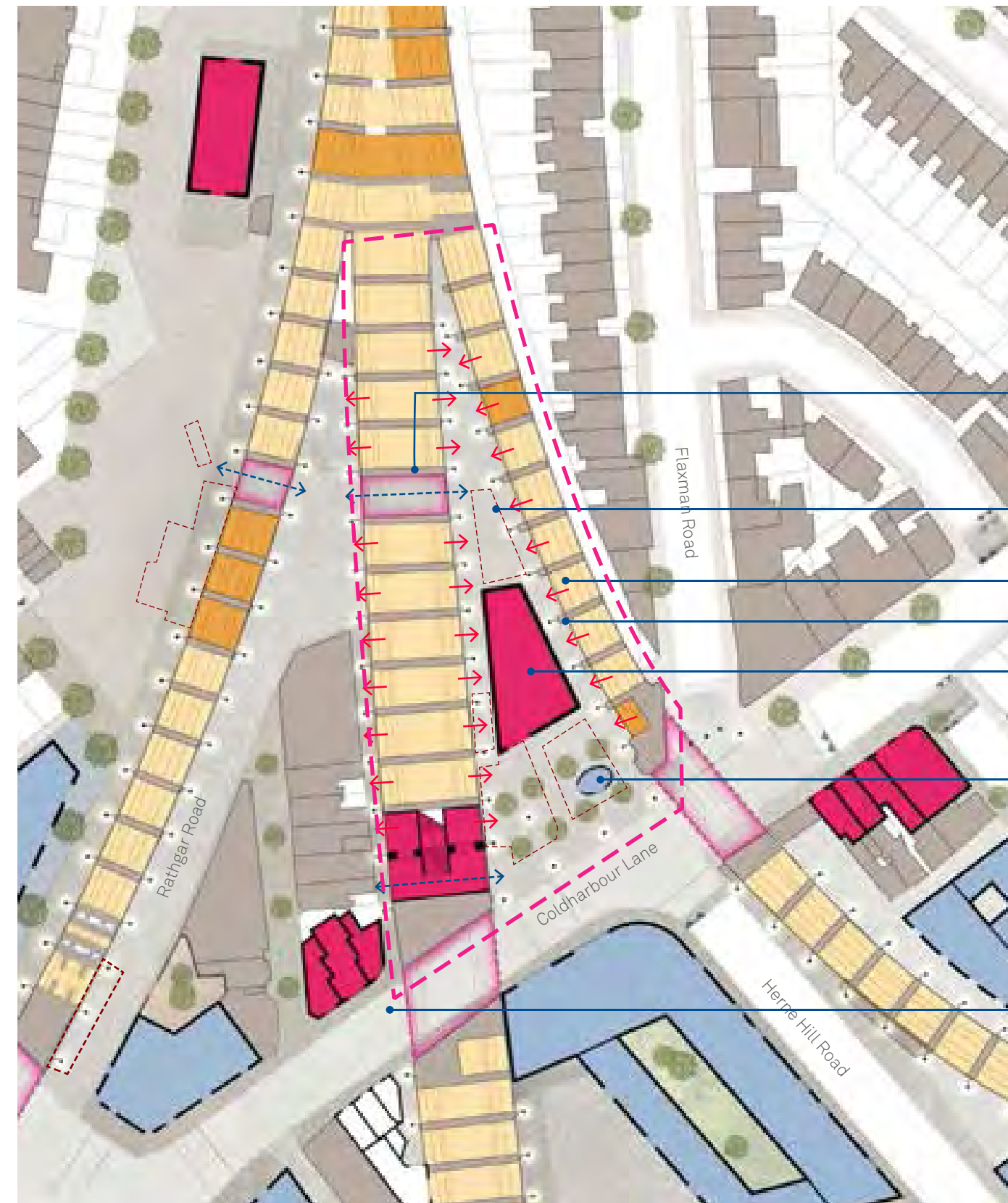
Short-term / Light touch

Priorities

- **Identity:** Improved public space outside the station to strengthen identity at the heart of Loughborough Junction.
- Enhanced bridge lighting as part of 7 Bridges project.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Improved lighting to public spaces
- **Quality:** Reduce street clutter outside station and prevent parking on pavement through tree planting.
- **Connections:** Improve legibility with new signage and way finding.
- Provision of cycle parking outside the station to promote access to public transport.
- Improved pedestrian crossing on Coldharbour Lane.
- Improved bus stops throughout central area.

- South end of Flaxman Road closed to traffic.
Raised table to improve pedestrian crossing.
- New public space created outside station , with high-quality paving, lighting and tree planting.
- LJAG are currently installing planters to prevent parking on footway.
- Refurbishment of existing shop fronts to enhance new public space
- Loughborough Junction Station refurbished to improve access.
New entrance from the east side of arches and ticket office at ground floor level.
- Open route through station
- Enhanced crossing outside station
- Enhanced bridge lighting as part of 7 Bridges project





New route connecting to Wickwood Yard

Demolish existing building to expand the Station Square

Improved access and permeability to arches

New arch-mounted lighting

Refurbishment of old Station building / Snopake Factory

Demolish one or all of existing buildings to create generous public space with high-quality paving, lighting and tree planting.

Potential location for new kiosk if all buildings demolished

Traffic calming (raised table) throughout junction to improve safety for pedestrians and cyclists

Long-term

Priorities

- **Identity:** Expand public space outside the station to build civic identity of Station Square.
- **Identity/ Quality:** Raised table throughout junction to help define heart of Loughborough Junction.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic. Traffic calming (raised table) throughout junction.
- Improved lighting to new squares and along railway arches.
- **Quality:** New, fully accessible entrance to the station with enhanced facilities for users.
- **Greening:** Tree planting and use of SUDS within enlarged public space.
- **Connections:** Increase accessibility and legibility of arches.
- **Employment:** Increase permeability of yard to promote local business presence.
- **Community:** Refurbish old station building/ Snopake factory as public building amenity.

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch (correct on 10 05 13)
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Demolition

4.1.2 Wickwood Yard

Wickwood Yard lies to the west of the station and is the largest of the proposed yards. The development of the yard would allow better connections between Loughborough Junction’s green spaces.

Existing Character

The yard currently operates as a series of separate zones that have the potential to be connected through opening up the arches.

Rathgar Road, to the south of the yard, is occupied largely by car garages. It is regarded as a criminal hot spot and has been raided by police on a number of occasions. Station Avenue, which connects to Rathgar Road, provides a better quality street scape, but is under used because no through route is currently possible.

To the north, the existing arches on Wickwood Street are occupied by more industrial uses and car breakers. There is no pedestrian or vehicular route through the yard, making it intimidating.

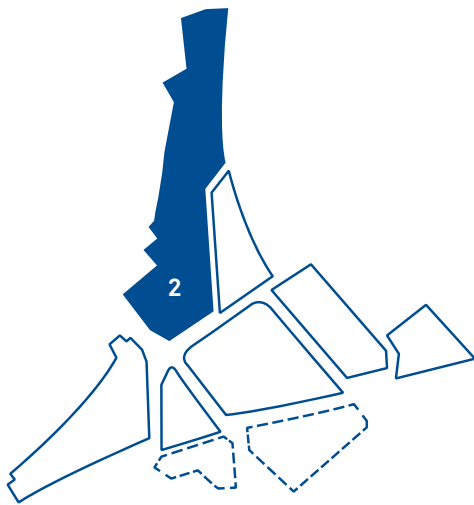
The site is a designated KIBA and there is safeguarded waste management use in Arch 439.

Objectives

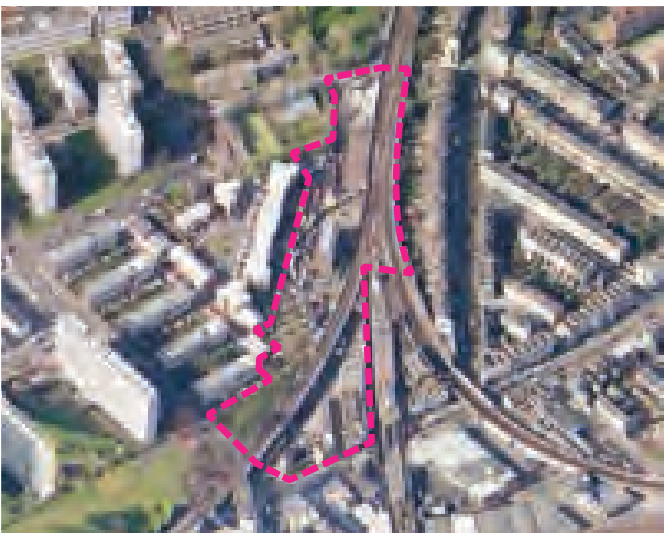
- Consolidate the identity of the yard, while allowing a variety of different uses to exist together within different zones.
- Increase permeability through the arches to connect to the station.
- Provide a route connecting Wyck Gardens with Elam Gardens.
- Improve sense of safety through improved lighting and permeability.
- Refurbish the large building (currently operational as a substation for the rail network) as a public building.
- Realise potential of development sites.

Potential Partners

Network Rail
Private developers



Wickwood Yard



Existing Site Plan



Billboard site, junction of Coldharbour Lane and Loughborough Road



Entrance to Wickwood Street, Gordon Grove



View towards Rathgar Road, showing raised table in centre of Junction and development opportunity on billboard site



North entrance to Wickwood Yard with enhanced signage and proposed cycle route on Gordon Grove



Historic view (c.1930) showing building on current billboard site, providing a positive presence in the junction



Proposed refurbishment of substation (still in use) as new public building

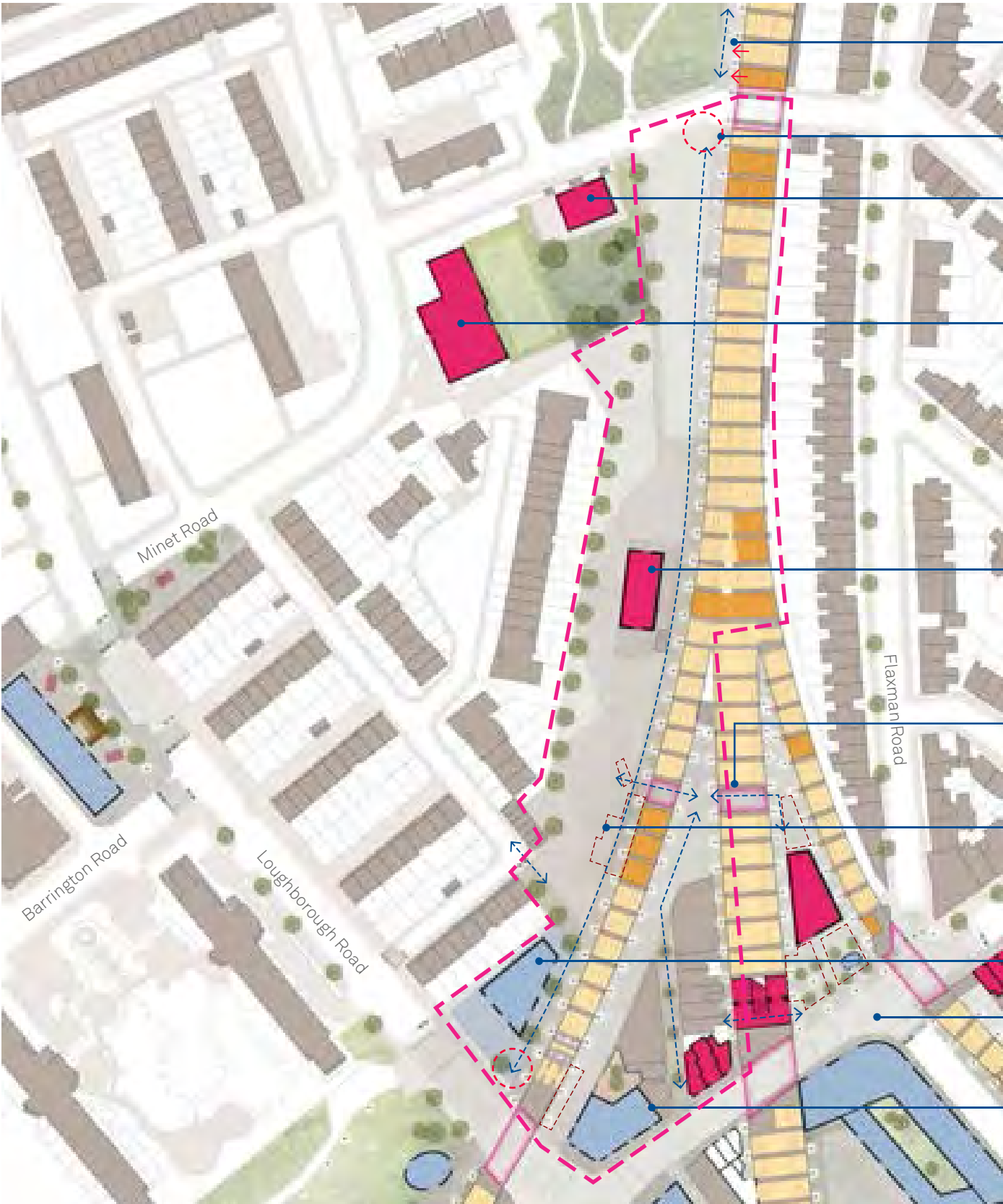
Short-term / Light touch

Priorities

- **Identity:** Improve signage, wayfinding and identity of yard to promote local businesses within.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Improved lighting along new route.
- Improved lighting to Rathgar Road.
- **Quality:** Enhanced bridge lighting as part of 7 Bridges project.
- **Greening:** Tree planting and SUDS along new route.
- **Connections:** Increase permeability through yard with new pedestrian/ cycle route to connect Wyck gardens and Elam Gardens.
- **Community:** Loughborough Triangle site used for interim or temporary use, such as community growing project.

- Enhanced bridge lighting as part of 7 Bridges project
- Extended pedestrian/ cycle route connecting Wyck gardens to Elam Gardens
- Repaving of yard to create pedestrian / cycle route
- New arch-mounted lighting
- Tree planting along edge of yard
- Hero Square improvements
- New route through arches to Rathgar road
- New connection to Styles Gardens
- Access to arches from both sides
- Community farm project as temporary use
- New crossing on Loughborough Road to access Wyck Gardens
- New entrance to yard for pedestrians/ cyclists
- Enhanced bridge lighting as part of 7 Bridges project





- Extended pedestrian/ cycling route connecting Wyck gardens to Elam Gardens
- New gates to yard
- Refurbish Grove Adventure Playground
- Refurbish Marcus Lipton Centre
- Refurbishment of existing Substation as public building
- Access to Station Square
- Demolish informal lean-to structures to unify arches
- Development opportunity
- Traffic calming (raised table) throughout junction to improve safety for pedestrians and cyclists
- Development opportunity

Long-term

Priorities

- **Identity/ Quality:** Raised table throughout junction to help define heart of Loughborough Junction.
- **Quality/ Employment:** Establish development brief for Loughborough Triangle site to ensure high-quality, mixed-use development.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic. Traffic calming (raised table) throughout junction.
- **Connections:** Increase permeability through yard, connecting to Elam Gardens at the north and Rathgar Road to the south.
- **Community:** Refurbish existing community facilities - Marcus Lipton Centre and Grove Adventure Playground.
- Refurbish existing substation building to create new public amenity.

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch (correct on 10 05 13)
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Demolition

4.1.3 Belinda Yard

Belinda Yard is sandwiched between two stretches of railway arches, accessed by either Belinda Road or Ridgway Road. It is the western most yard, and has the potential to promote stronger pedestrian and cycle routes to Brixton.

Existing Character

A large part of Belinda Road is currently a safeguarded Waste Site. Under Lambeth planning policy the waste management capacity must either be replaced on the site, or re-provided elsewhere in the borough if the site is redeveloped. As such, Belinda Road has an industrial feel. It is regarded as a criminal hot spot and has been raided by police on a number of occasions.

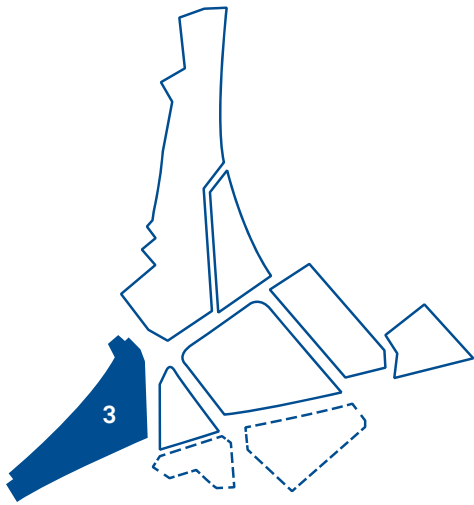
To the north, the arches face onto Ridgway Road and Wyck Gardens. This relationship with the park is not currently celebrated, and the arches are seen as having a negative impact on safety in the park.

Objectives

- Consolidate the identity of the yard, while allowing a variety of different uses to exist together within different zones.
- Increase permeability through the arches to connect to the station.
- Provide a route connecting Wyck Gardens with Elam Gardens.
- Improve sense of safety through improved lighting and permeability.
- Refurbish the large building (currently operational as a substation for the rail network) as a public building.
- Realise potential of development sites.

Potential Partners

Network Rail
Private developers



Belinda Yard



Existing Site Plan



Ridgway Road



Belinda Road



View from Loughborough Triangle site, Loughborough Road, towards Ridgway Road showing proposed refurbishment of Caribbean cafe and improved crossing

Short-term / Light touch

Priorities

- **Identity:** Improve the identity of the yard through public realm enhancements to Ridgway Road. Arches promoted as positive elevation to park.
- Enhanced bridge lighting as part of 7 Bridges project.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Additional lighting through Wyck Gardens to improve safety of pedestrian route.
- **Quality:** Improved licencing of highways/ parking restrictions to prohibit dumping of vehicles on Ridgway Road.
- **Greening:** Tree planting and use of SUDS along Ridgway Road.
- **Connections:** New route connecting Belinda Road and Rathgar Road to increase permeability.
- New pedestrian/ cycle route to Brixton Road.





- Caribbean cafe refurbished, or demolished to allow new park pavilion at the entrance to Wyck Gardens
- Enhanced bridge lighting as part of 7 Bridges project
- Traffic calming (raised table) throughout junction to improve safety for pedestrians and cyclists
- Improved boundary to park along Ridgway Road
- Activate frontage
- Belinda Road re-routed to create site for development
- Development opportunity
- Enhanced bridge lighting as part of 7 Bridges project

Long-term

Priorities

- Identity/ Community:** Caribbean cafe refurbished or demolished to allow construction of new park pavilion/ community facility.
- Identity/ Quality:** Raised table throughout junction to help define heart of Loughborough Junction.
- Quality/ Employment:** Establish development brief for industrial site to ensure high-quality, mixed-use development.
- Safety:** Traffic calming (raised table) throughout junction to improve safety for pedestrians and cyclists.
- Additional lighting along Belinda Road.
- Greening:** Tree planting, greening and use of SUDS on Belinda Road.
- Connections:** Re-route Belinda Road to increase development opportunity of industrial site.
- Employment:** Relocation of industrial uses to allow double-aspect units in arches fronting Wyck Gardens.
- Investigate options for relocating Designated Waste Site.

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch (correct on 10 05 13)
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Demolition

4.1.4 Green Man Yard

Green Man Yard occupies a key site in the centre of the Junction. It contains a small number of arches, which separate it from the neighbouring Shakespeare Business Centre.

Existing Character

The former Green Man pub defines the character of the centre of the Junction. The building is owned and managed by Lambeth Council as a skills zone and was recently refurbished, returning some of its civic quality.

The building is soon to be handed over to a private sector operator, who will maintain the building as a training centre.

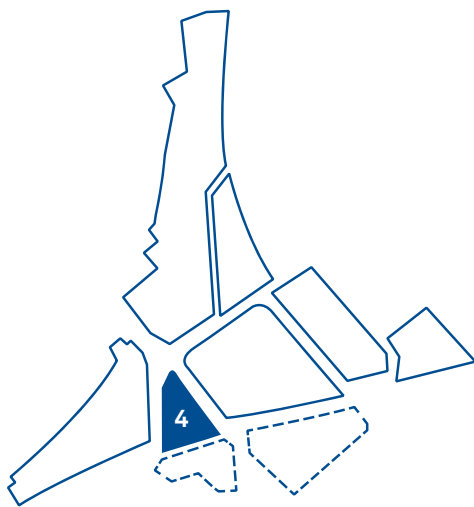
The buildings to the south of the Green Man (on both Coldharbour Lane and Hinton Road) are of lower quality, and offer potential for development.

Objectives

- Create a new pedestrian route along the arches connecting Hinton Road and Coldharbour Lane.
- Businesses in the arches to benefit from increased permeability and foot fall.

Potential Partners

Network Rail
Private developers



Green Man Yard



Existing Site Plan



Passageway connecting Hinton Road and Coldharbour Lane



Entrance to Mayflower Yard from Hinton Road



Enhanced pedestrian route providing access from Hinton Road to Coldharbour Lane/ Loughborough Park
Businesses benefit from more legible address and improved access

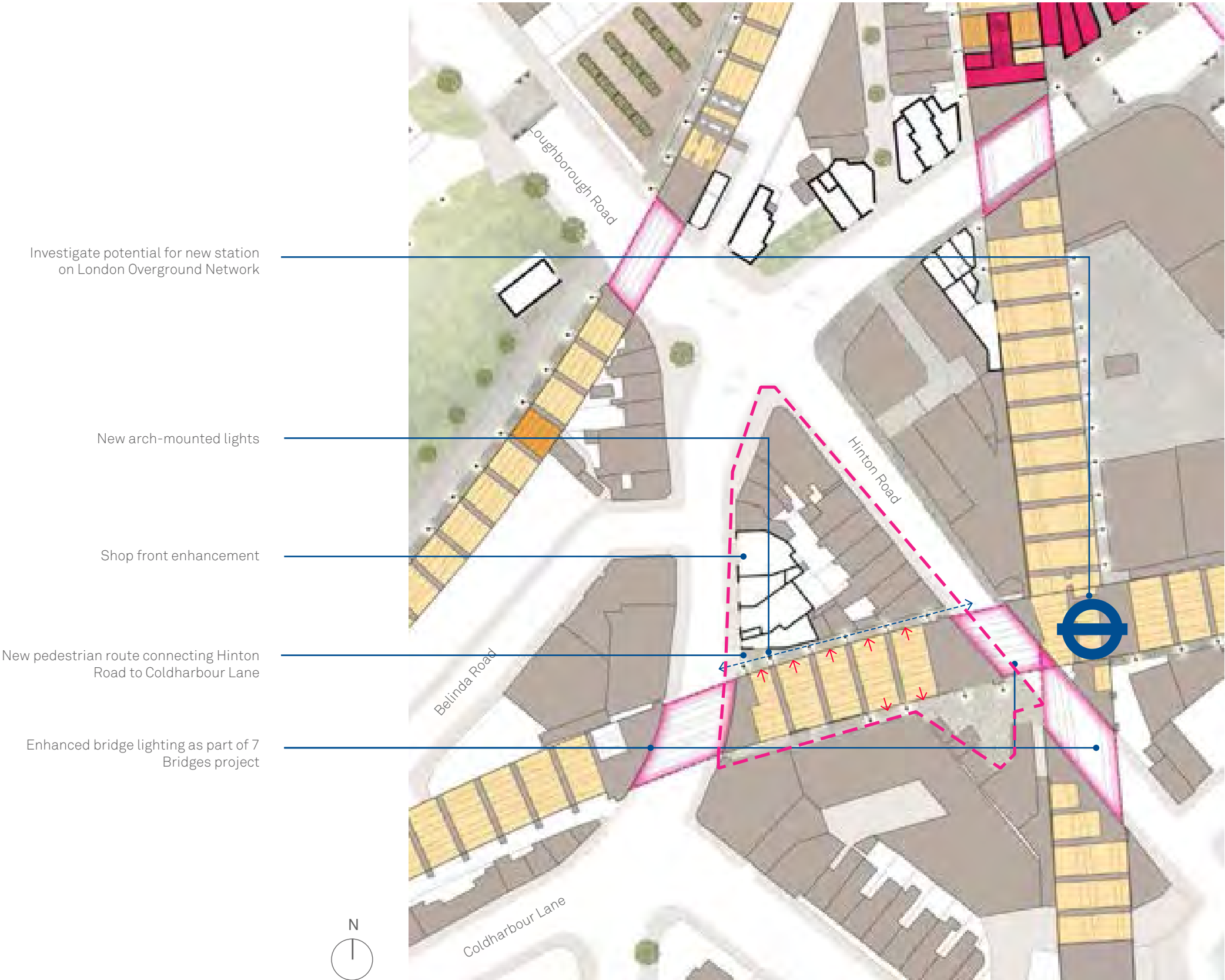


Improvement to access to south side of arches. Potential to create double frontage

Short-term / Light touch

Priorities

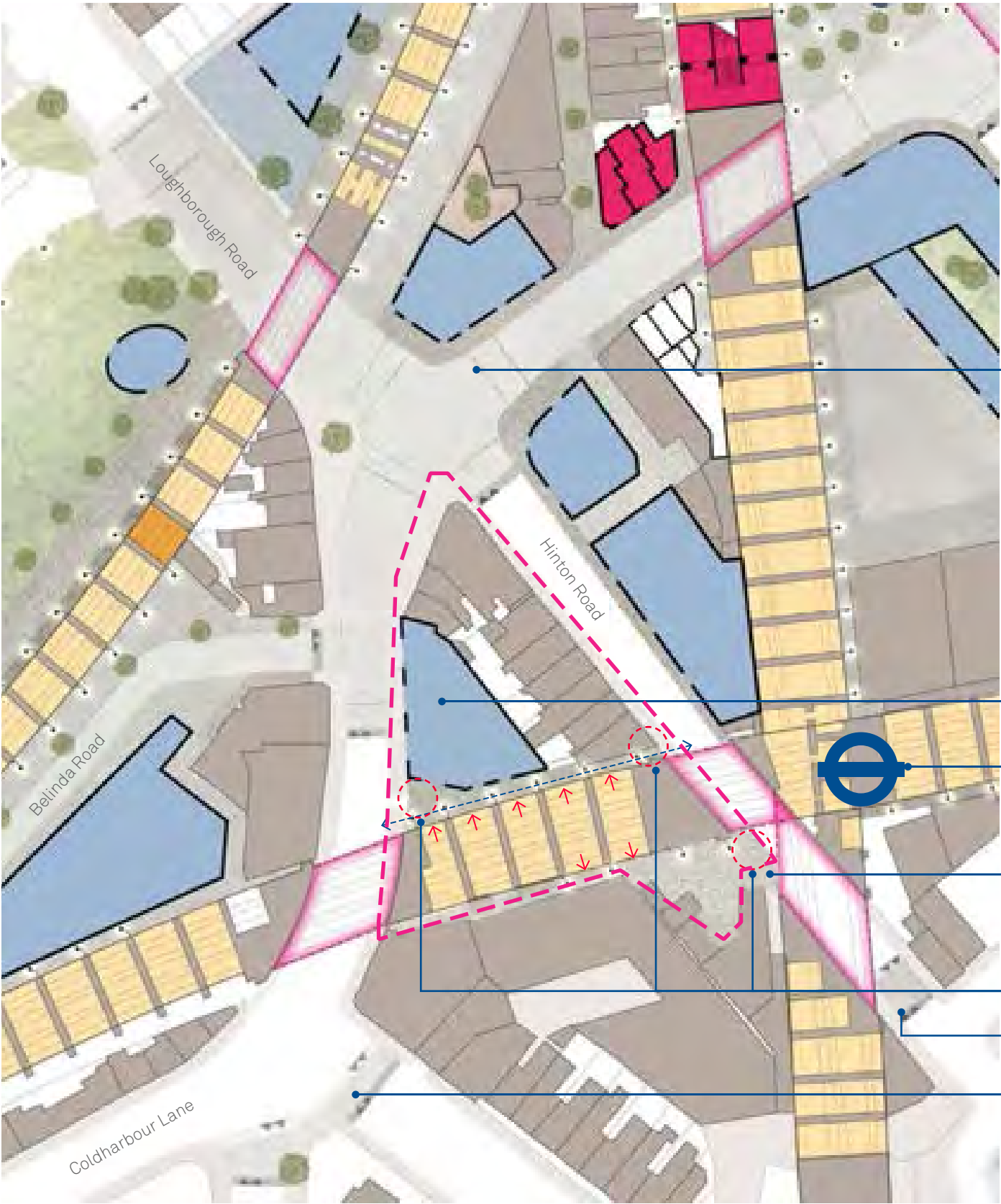
- **Identity:** Enhanced bridge lighting as part of 7 Bridges project.
- **Connections:** New route along arches to provide connection between Hinton Road and Coldharbour Lane/ Loughborough Park.
- Investigate wider connections via potential new station on London Overground Network.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- New lighting along route
- **Quality:** Shop front renewal to enhance existing retail offer.



Long-term

Priorities

- **Identity/ Quality:** Raised table throughout junction to help define heart of Loughborough Junction. New gate to yard to enhance wayfinding and identity.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Traffic calming (raised table) throughout junction.
- **Employment:** increase permeability and footfall to businesses withing the arches.



Traffic calming (raised table) throughout junction to improve safety for pedestrians and cyclists

Development opportunity

Investigate potential for new station on London Overground Network

Improved access to rear yard
Arches accessible from both sides
Improved paving and lighting

New gates to yard

New raised crossing on Hinton Road

Raised tables at junctions with Shakespeare Road and Loughborough Park

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch (correct on 10 05 13)
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Demolition

4.1.5 Higgs Yard

Higgs Yard occupies a large central section of the junction. The yard is divided by both a north-south and east-west stretch of railway arches.

A number of successful businesses operate from the yard, including MDM Props and Sunshine International Arts. Both contribute positively to the character of Loughborough Junction.

Existing Character

The yard currently operates as a series of smaller yards. The Sunshine International Arts cafe provides a model for the development of future yards, showing how these can be both a community amenity and successful independent business.

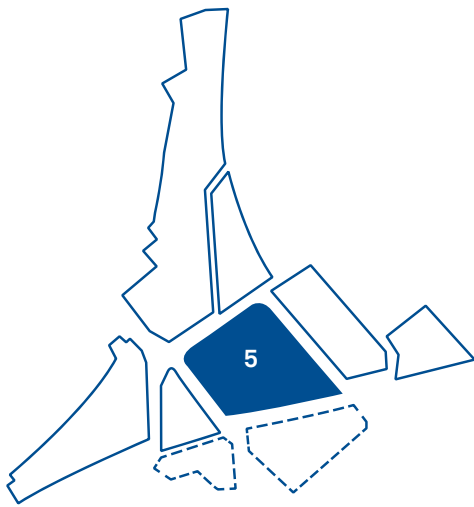
To the east of the railway arches, larger industrial spaces are occupied by a variety of tenants, including a church that fronts onto Coldharbour Lane. The buildings are window-less at ground floor level and do not contribute positively to the street. The site provides huge development potential, so it is essential to define the mix of uses that could occupy this site.

Objectives

- Consolidate existing identity of the yard and promote local manufacture and employment within the centre of the junction.
- Create a more positive aspect onto Coldharbour Lane, opposite the station.
- Increase permeability.
- Enhance highways and public realm through improved lighting, greening and paving.
- Establish desired use of future development sites to protect neighbouring amenity and identity.

Potential Partners

Network Rail
Local businesses, including Sunshine International Arts and MDM Props.
Private developers



Higgs Yard



Existing Site Plan



Entrance to Sunshine International Arts from Coldharbour Lane



Entrance to Higgs Yard from Herne Hill Road



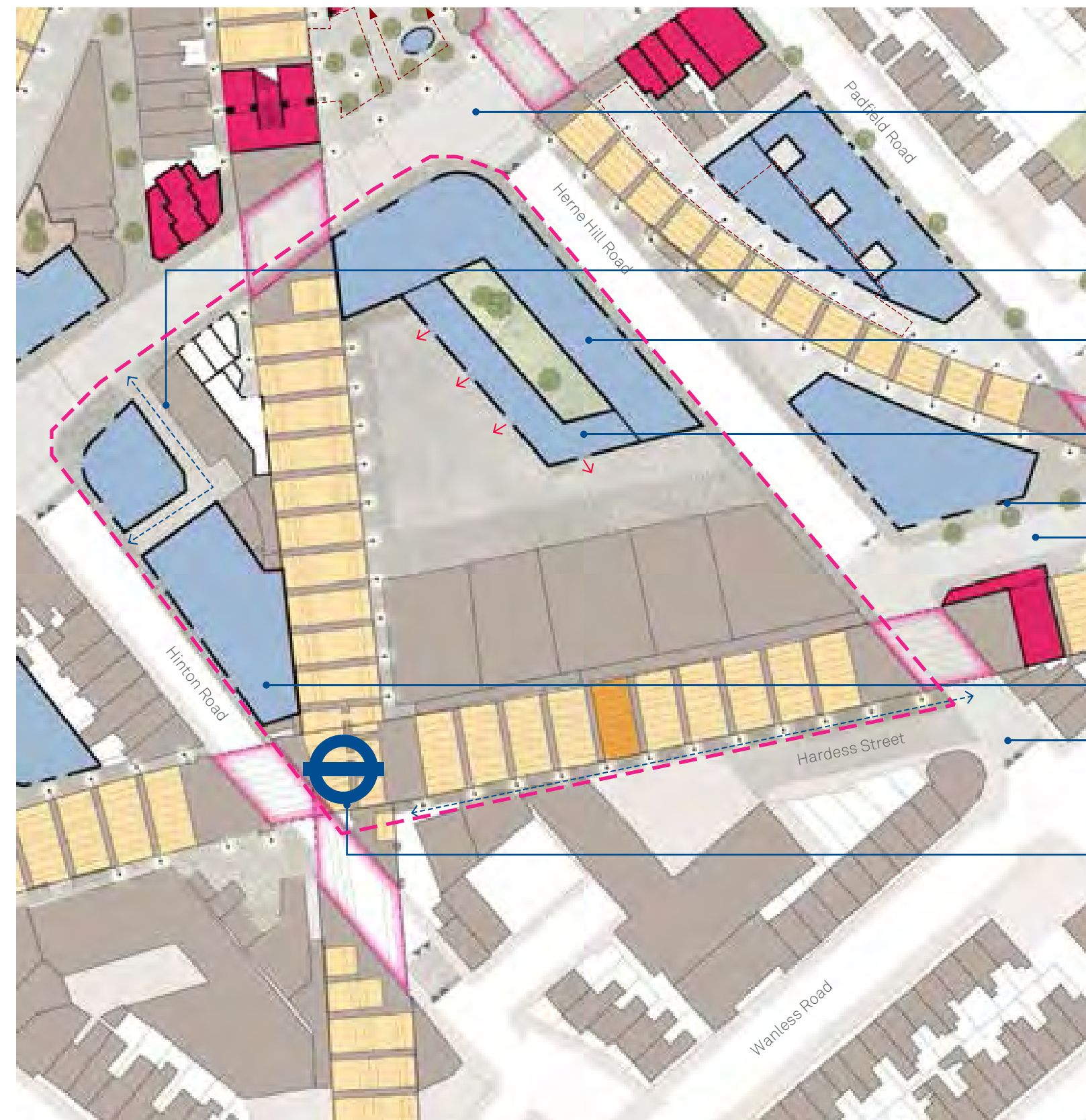
Consolidating and building upon the existing identity with improved signage

Short-term / Light touch

Priorities

- **Identity:** Build on identity of existing yards in order to promote local businesses.
- Enhanced lighting to railway bridges as part of 7 Bridges Project.
- Improve legibility of yards through signage and way finding.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Improved lighting along arches.
- Raised tables at junctions to improve safety of pedestrians and cyclists and to calm traffic.





Traffic calming (raised table) throughout junction to improve safety for pedestrians and cyclists

Entrance and exit to yard retained to maintain yard identity

Development opportunity: Commercial units at ground floor level on Coldharbour Lane with residential above

Studio/ workspaces facing arches

Raised table and traffic calming to improve pedestrian and cycling facilities and to discourage 'rat-running' on Padfield Road

Development opportunity

Raised table at junction of Hardess Street/ Herne Hill Road / Padfield Road

Investigate potential for new station on London Overground Network

Long-term

Priorities

- **Identity/ Quality:** Raised table throughout junction to help define heart of Loughborough Junction.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic. Traffic calming (raised table) throughout junction.
- **Quality/ Employment:** Establish development brief for industrial site to ensure high-quality, mixed-use development.
- **Greening:** Promote tree planting, greening and SUDS as part of any development.

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch (correct on 10 05 13)
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Demolition



4.1.6 Padfield Yard

Padfield Yard is bounded to the north by Coldharbour Lane; to the west by Herne Hill Road, and to the east and south by Padfield Road. As such is has both residential, industrial and commercial characteristics.

Existing Character

The character of Padfield Road is defined by the colourful signage of the MOT garages on Herne Hill Road. A former pub on the corner of Padfield Road and Coldharbour Lane is soon to open as a supermarket.

Padfield Road is a well-used cut-through between Herne Hill Road and Coldharbour Lane, which is reported as having a detrimental impact on the residential amenities.

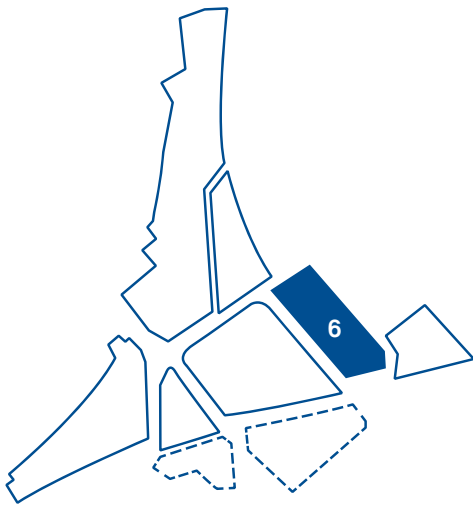
A industrial site occupies a large proportion of Padfield Road on the west of the arches, which is a prime site for future development.

Objectives

- Improve highways around the yard to manage the use of Padfield Road as a cut-through.
- Promote Padfield Road as an alternative cycle route to the main junction.
- Improve street scape along Herne Hill Road through improved lighting, greening and paving.
- Establish desired use of future development sites to protect neighbouring amenity and identity.

Potential Partners

Network Rail
Private developers



Padfield Yard



Existing Site Plan



Junction of Padfield Road and Herne Hill Road



Padfield Road



View towards Padfield Road from Herne Hil Road showing highways improvements (road narrowing, raised table) and public realm enhancements

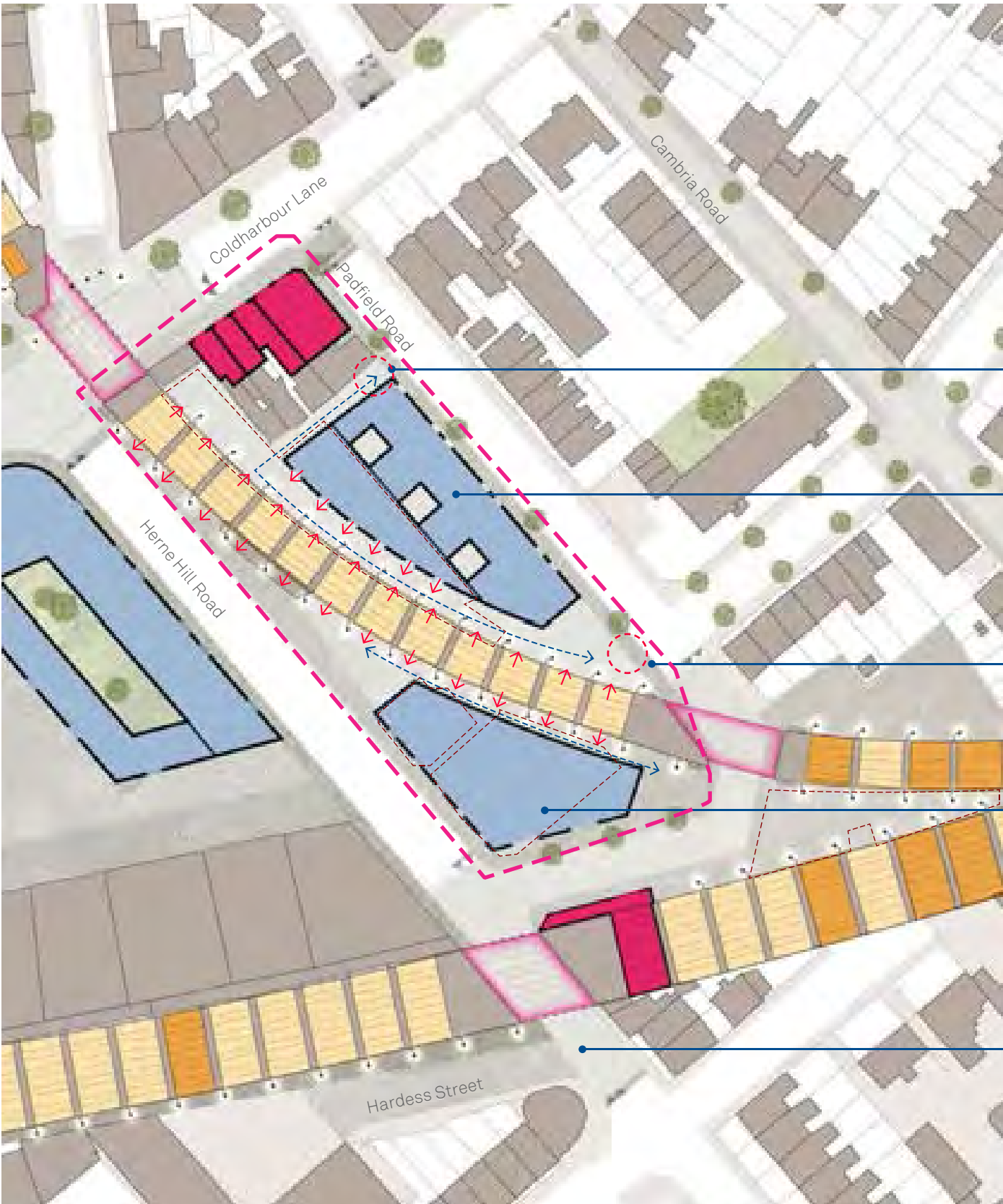
Short-term / Light touch

Priorities

- **Identity:** Enhanced lighting to railway bridges as part of 7 Bridges Project.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Raised tables at junctions to improve safety of pedestrians and cyclists and to calm traffic.
- **Greening:** Tree planting and SUDS to Padfield Road and Southwell Road.

- Raised tables at junctions
- Current refurbishment of former pub
- Enhancement of high street to support local businesses - paving, lighting, planting.
- Greening of neglected area adjacent to housing on Cambria Road to create community garden
- Raised table at junction
- Greening of Southwell Road, Vaughan Road and Harbour Road
- New arch-mounted lighting to Padfield Road and Herne Hill Road
- New bridge lighting / art installation to compliment 7 Bridges project
- Padfield Road narrowed and resurfaced to discourage use at cut-through





- New gates to yard
- Development opportunity:
Residential units facing Padfield Street to consolidate residential identity; commercial units/ studios facing arches
- New gates to yard
- Development opportunity
- Raised table at junction of Hardess Street/
Herne Hill Road/ Padfield Road

Long-term

Priorities

- **Identity/ Quality:** Raised table throughout junction to help define heart of Loughborough Junction. Improve identity and wayfinding with new gates to yard.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic. Traffic calming (raised table) throughout junction
- **Quality/ Employment:** Establish development brief for industrial site to ensure high-quality, mixed-use development.
- **Greening:** Tree planting and SUDS to Padfield Road and Southwell Road.
- Promote tree planting, greening and SUDS as part of any development.

Key:

	Refurbished Existing Building
	Development Opportunity
	Occupied Railway Arch
	Vacant Railway Arch (correct on 10 05 13)
	Bridge Lighting/ Artwork (7 Bridges Project)
	Street Lighting
	Arch-mounted Lighting
	Street Tree
	Demolition

4.1.7 Cambria Yard

Cambria Yard is a small yard, accessed predominantly from Cambria Road. It has the potential to be a positive presence on the street, adjacent to the Cambria Road bridge and opposite the UK Power Networks site, which is a designated KIBA and likely to be developed in the future.

Existing Character

The yard is small in scale and residential in character. The yard offers potential to provide a connection through to Padfield Road, where a low-quality taxi shelter occupies an infill site between two stretches of railway arches.

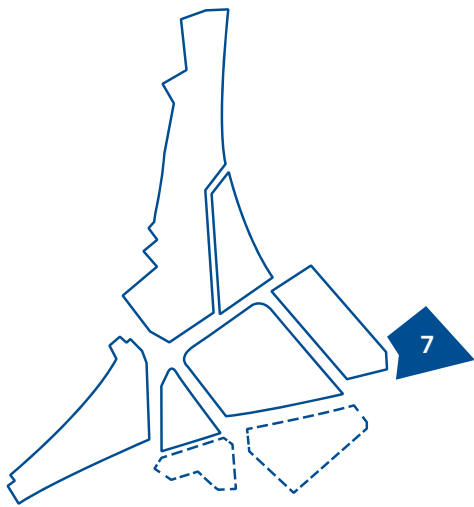
The yard connects at the south to Wanless Road, which provides access to a collection of Lambeth-owned buildings that accommodate the Council's Public Health & Pest Control and Stray Animals & Pests facilities. This site is a safeguarded waste site.

Objectives

- Enhance the public realm around the Cambria Road bridge and yard to create a legible connection from Coldharbour Lane to Ruskin Park.
- Improve lighting in the yard and beneath the bridge.
- Promote permeability through the yard, with a possible future connection through the UK Power Networks site.
- Enhance the presence of the yard on the street to promote local businesses and mixed-use communities.

Potential Partners

Network Rail



Cambria Yard



Existing Site Plan



Entrance to Cambria Road Yard



Padfield Road, view towards Taxi shelter infill building, backing onto Cambria Yard arches



Cambria Yard - providing a positive presence on Cambria Road, adjacent to the railway bridge

Short-term / Light touch

Priorities

- **Identity:** Continued improvements to Cambria Bridge - lighting, artworks, etc as part of 7 Bridges Project.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Raised tables at junctions to improve safety of pedestrians and cyclists and to calm traffic.
- **Greening:** Tree Planting and SUDS to Cambria Road.
- **Connections:** Open up route through Cambria Yard to provide cut-through to Cambria Road, Cambria Pub and Ruskin Park.

- Pilot Project:
Public realm and highways improvements to Cambria Road. Tree planting and improved lighting.
- Greening of Southwell Road, Vaughan Road and Harbour Road
- New gates to yard
- Land adjacent to arches cleared and consolidated as 'Cambria Yard'
- New arch-mounted lighting
- Refurbishment of arches adjacent to Cambria Bridge.
- Padfield Road narrowed and resurfaced to discourage use at cut-through
- Enhanced bridge lighting





Future development of UK Power Networks site could provide route to King's College Hospital

Demolition of existing structure to increase access to arches and to provide dual aspect units on both Padfield Street and Cambria Yard

Long-term

Priorities

- **Employment:** Establish guidance for development of the UK Power Network site in line with its KIBA designation.
- **Identity:** Continued improvements to Cambria Bridge - lighting, artworks, etc as part of 7 Bridges Project.
- **Safety:** To improve safety for pedestrians and cyclists. Pedestrian and cycle routes on local roads with local access and delivery traffic.
- Traffic calming to Cambria Road and Padfield Road to improve safety for pedestrians and cyclists.
- **Greening:** Tree Planting and SUDS to Cambria Road.
- **Connections:** Raised table to the junction of Herne Hill Road and Padfield Road to enhance connection to Cambria Yard.
- Promote future connection through UK Power Networks site to King's College Hospital.
- Increase potential to use double aspect arches for employment off enhanced public realm.

Key:

- Refurbished Existing Building
- Development Opportunity
- Occupied Railway Arch
- Vacant Railway Arch (correct on 10 05 13)
- Bridge Lighting/ Artwork (7 Bridges Project)
- Street Lighting
- Arch-mounted Lighting
- Street Tree
- Demolition



4.2

Gateway Projects

Gateway Projects

The seven core projects in the centre of Loughborough Junction are complemented by a series of ‘Gateway Projects’, which are embedded in the residential areas on the fringes of Loughborough Junction.

These will act to build identity within the community, activate the key routes into Loughborough Junction and to tie the different neighbourhoods together through shared community facilities.

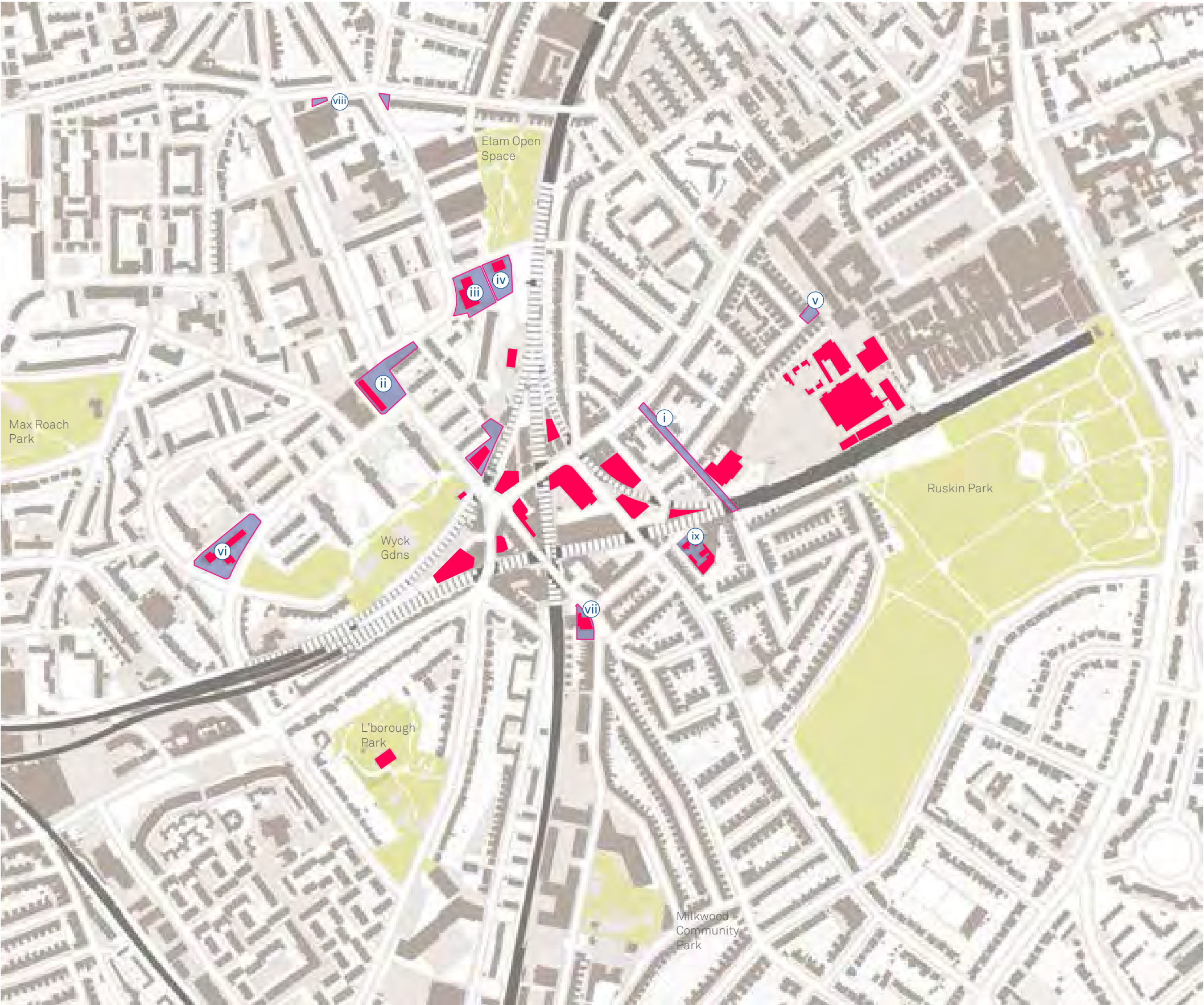
These projects will specifically target the creation, refurbishment and enhancement of community facilities and public realm. Opportunities for training and education will also be created through these projects.

Gateway Projects

- i Cambria Road Enhancement
- ii Hero Square Public Realm
- iii Marcus Lipton Refurbishment
- iv Grove Adventure Playground
- v Southwell Road Community Garden
- vi Care Home Redevelopment
- vii Herne Hill Petrol Station Redevelopment
- viii Lilford Road Community Growing Project
- ix Lambeth-owned site, Wanless Road

Key:

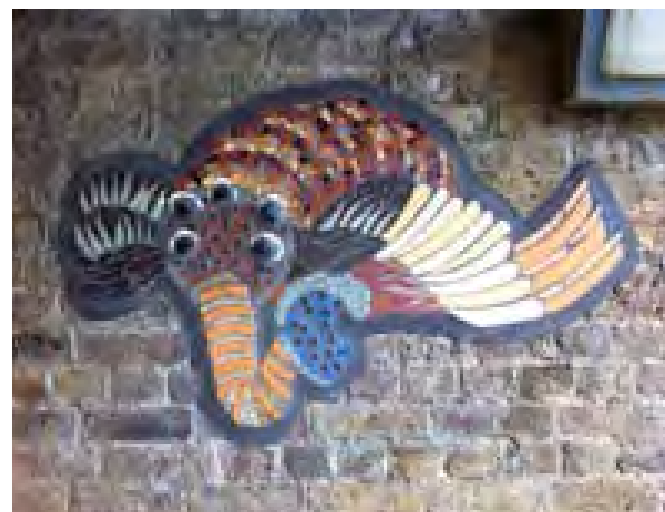
- Gateway Project
- Development/ Refurbishment Opportunity



4.2.1 Cambria Road Public Realm & Highways Improvements



Development of the artwork for the Cambria Bridge



Artwork in-situ



Cambria Road Pilot Project - View looking north from Coldharbour Lane



Cambria Road Pilot Project - View looking north towards Cambria Bridge



Consultation on the Cambria Road improvements, October 2012

Cambria Road has been identified as an ideal pilot project for the Plan. Of Loughborough Junction's nine bridges, it is the only one blocked off from traffic. As a pedestrian route it was regarded as a dark, forbidding and dismal tunnel, but a crucial link between the heart of the Junction and Ruskin Park.

As part of the 7 Bridges Project, the installation of artworks beneath the bridge has already commenced, with a series of fossil inspired mosaics by the artist Tamara Froud.

Cambria Road has now been designated as a green link - part of a wider network of connected routes in Lambeth.

The proposed improvements were consulted upon as part of the wider consultation for the Plan.

Work has now commenced to improve the public realm and highways, including raised tables at junctions; a cycle route; improved lighting; tree planting; SUDS, and feature lighting beneath the bridge.

Through consultation, two underused spaces adjacent to the Hero of Switzerland pub have been identified as important public spaces close to the Loughborough Estate.

The two spaces are separated by Loughborough Road, but have the potential to be enhanced through a scheme of hard and soft landscaping to create positive settings for community activities.

The space on Loughborough Road is already used by LJAG to host community events, such as the Big Lunch, but is also frequently used for parking. Recycling and refuse bins on the edge of the space reduce visual permeability and attract waste to collect on the corner of the site.

Through the relocation of parking and recycling facilities, the space could hold an expanded programme of community activities.

The existing housing block on the site has also been identified as a potential development opportunity.

Champions

LJAG, LETRA

Potential Partners

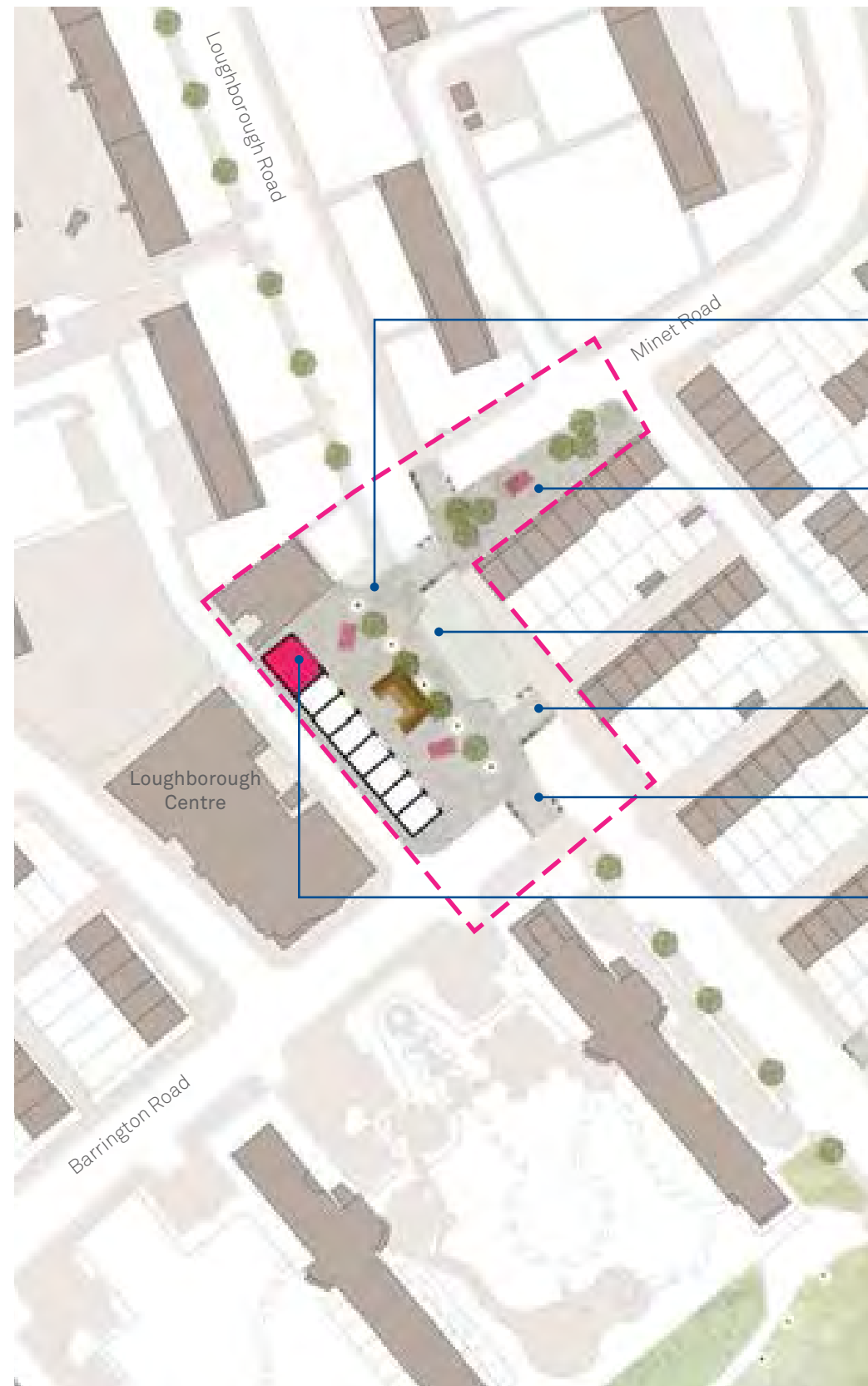
BIG LOCAL, Private Investors
Private Developers



Existing view from Loughborough Road



Hero Square - new public space adjacent to the Hero of Switzerland pub.



New public space adjacent to the Hero of Switzerland pub, including tree planting, new paving, lighting and potential activity space. Waste and recycling bins relocated to improve visual permeability

New public space created in Styles Gardens Estate, including tree planting, new paving, lighting and potential activity space.

Parking relocated to maximise public space

Enhanced crossing facilities providing level access across Loughborough Road

Raised table at junction with Barrington Road

Existing building reclad and refurbished, or demolished to allow improved housing provision.

Potential to create community cafe/facility in previous Post Office unit.



Underused public space on Minet Road - Gateway to Styles Gardens



Proposed new public space with potential for activity

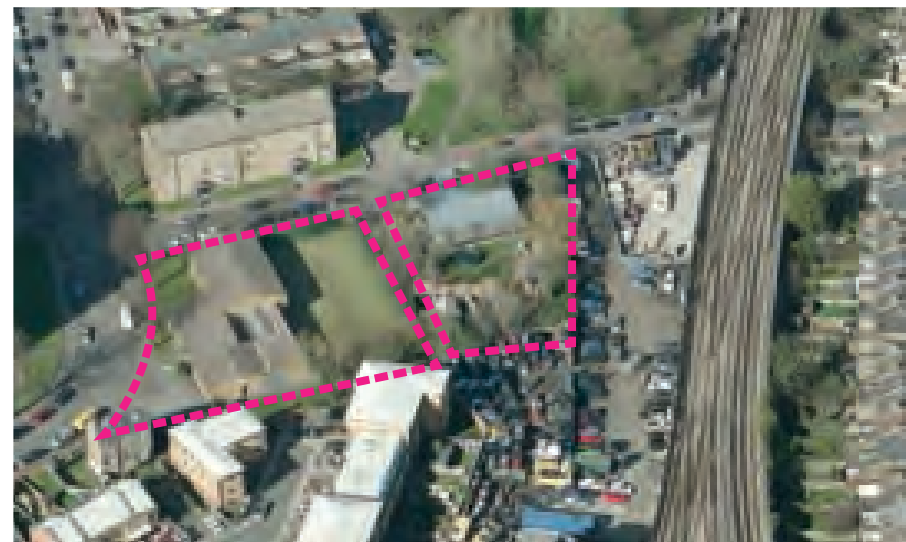
4.2.3 Marcus Lipton Centre

The Marcus Lipton Youth Centre and the Grove Adventure Playground are located on adjacent sites on Gordon Grove and Minet Road. Both are in need of refurbishment and improved management.

The Marcus Lipton Centre serves an important local need, but is under used by the wider community. Improvement to both its external sports pitch and internal facilities are required to realise the potential of this community building.

Champions
LJAG

Potential Partners
BIG LOCAL, Private Investors



4.2.4 Grove Adventure Playground

The Grove Adventure Playground is one of Lambeth's 14 adventure playgrounds. It has suffered from poor maintenance and waste discharge from a neighbouring site and is now temporarily closed.

Champions
LJAG

Potential Partners
BIG LOCAL, Private Investors



4.2.5 Southwell Rd Community Garden

The residents of Southwell Road and surrounding roads are championing a greening project for their streets. Design work and consultation has been undertaken, but a bid to the mayor for Pocket Parks funding has been unsuccessful. A Briefing document is included in appendix 7.5.

Champions
Walter Reed, Paul Adlam - Local Residents

Potential Partners
Future Pocket Parks funding



4.2.6 Care Home Redevelopment

Barrington Lodge, part of the Loughborough Estate, is a former Care Home that is no longer used. The site provides a development opportunity in the heart of the Loughborough Estate that could include community facilities.

Champions

Cynthia Roomes, London Community Foundation, LETRA

Potential Partners

LEMB, Private Developers



4.2.7 Lilford Road Community Growing

The local community have identified two sites on Lilford Road with the potential to host urban food growing projects.

Champions

Cllr Matt Parr, LJAG

Potential Partners

LJAG, The Remakery, Lambeth Poly



4.2.8 Lambeth Properties, Wanless Rd

Lambeth currently owns a collection of buildings that accommodate the Council's Public Health & Pest Control and Stray Animals & Pests facilities. At some point in the future, these buildings may no longer be required by the Council. Opportunities for the redevelopment of the site should therefore be considered.

Champions

LJAG

Potential Partners

Lambeth Council, Private Developers





4.3

Routes & Connections

4.3 Routes & Connections

The Plan identifies seven key routes or connections for Loughborough Junction. These are intended to link schools, community facilities, green spaces and cultural amenities.

The routes are also intended to connect Loughborough Junction to its wider context - Brixton, Camberwell and Herne Hill.

Additional micro routes are also created or enhanced through the Yards, Gateway and green space projects.

Outline routes are proposed, which form the basis for a Loughborough Junction-wide walking and cycling network. Each of these routes should be developed individually to consider the following:

- Lighting
- Safety
- Surface treatment
- Signage & way finding
- Greening
- Bike storage & security
- Access to future Barclays Cycle Hire docking stations

There is an aspiration both within Lambeth Council and the local community to introduce **Barclays Cycle Hire** stations to Loughborough Junction. Potential locations that could be considered are included on the adjacent plan.

Routes and Connections

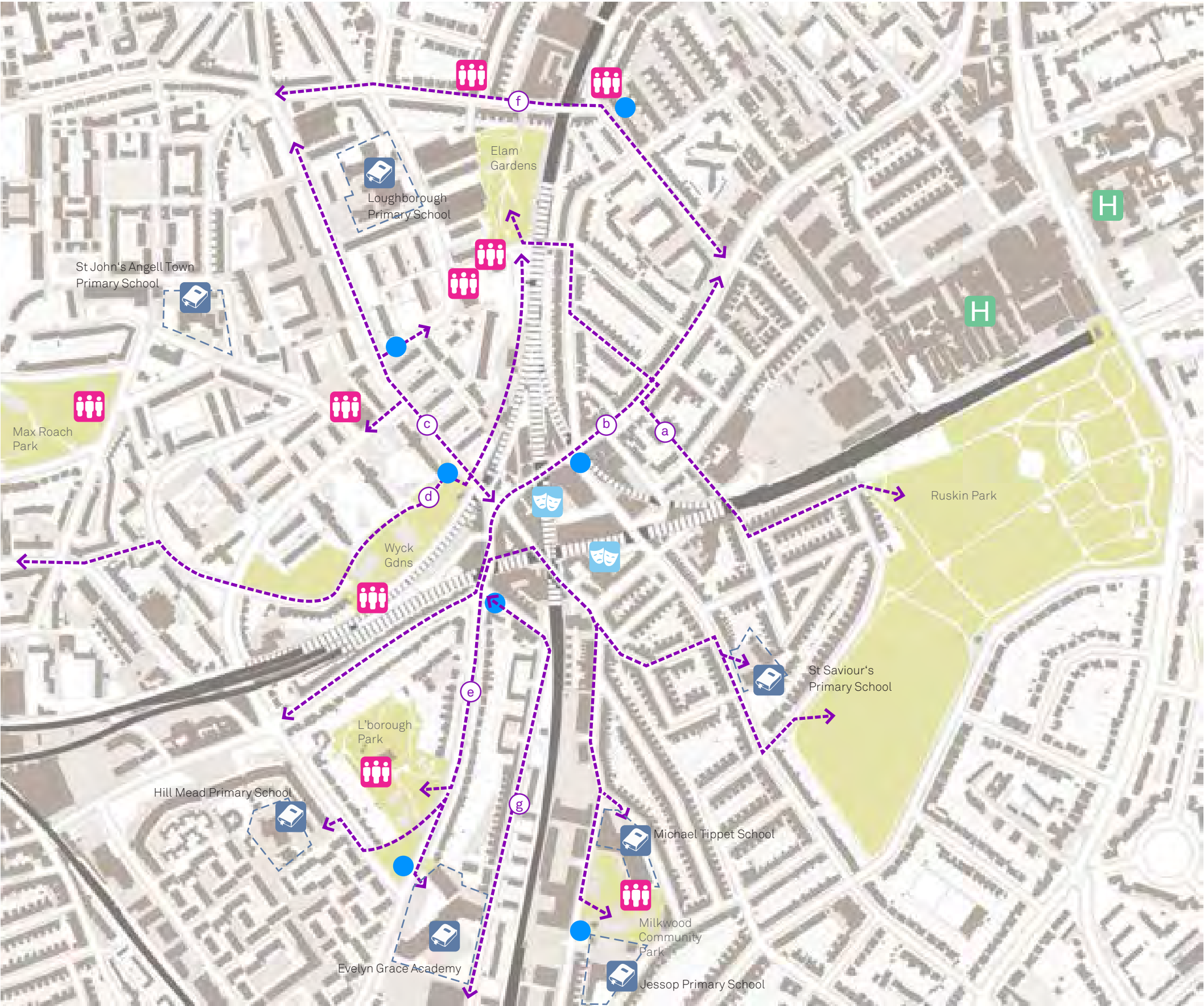
- (a) Gordon Grove to Ruskin Park (via Cambria Road)
- (b) Coldharbour Lane
- (c) Loughborough Road to centre of Junction
- (d) Elam Gardens to Brixton Road (via Wyck Gardens)
- (e) Loughborough Park to Ruskin Park
- (f) Coldharbour Lane to Five Ways (via Lilford Rd)
- (g) Shakespeare Road to Brockwell Park (via Evelyn Grace)

Key:

- Key Route / Connection
- Potential Locations for Cycle Hire Docking Station

Existing Assets

- Community Facilities
- Arts and Cultural
- Schools
- Hospitals





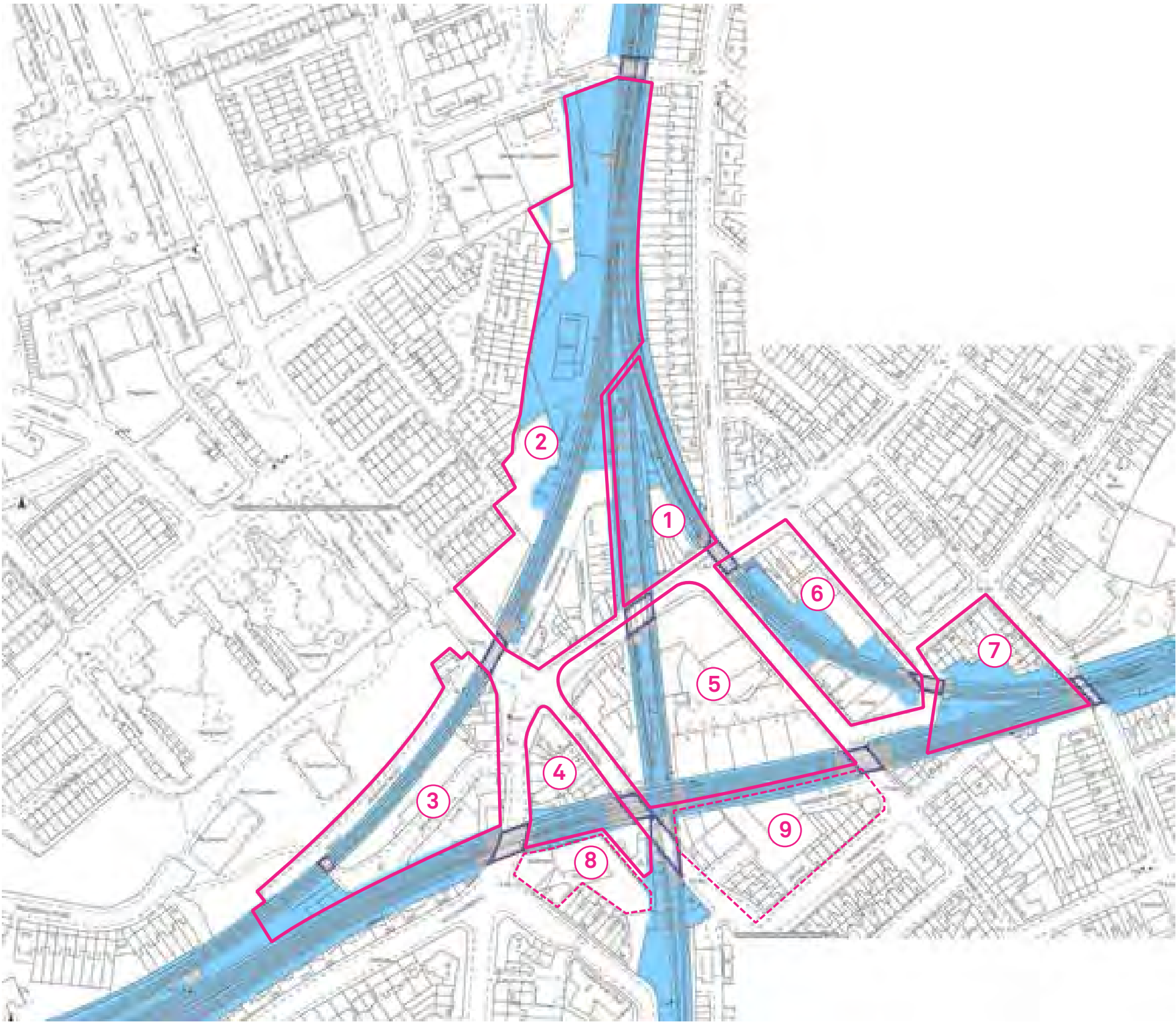
Rickshaw rides - used in consultation to determine common journeys through the Junction

A Loughborough Junction-wide cycling network, making use of yards and new routes adjacent to arches



5.0

The Way Forward



- Seven Yards
- ① Station Yard
 - ② Wickwood Yard
 - ③ Belinda Yard
 - ④ Green Man Yard
 - ⑤ Higgs Yard
 - ⑥ Padfield Yard
 - ⑦ Cambria Yard
- Existing Yards
- ⑧ Shakespeare Road Bizspace
 - ⑨ Hardest Road/ Whirled Arts

 Network Rail Ownership



Network Rail Ownership Plan with proposed Loughborough Yards indicated

5.0 The Way Forward

An inspirational project is borne out of creative working relationships and open communication between the stakeholders, the public, the Local Authority and the design team.

5.1 Collaboration

A critical factor of this collective team approach is the need to work collaboratively, both with the client group and also with the wider stakeholders and members of the public. Bringing forward champions for the project is vital, as is the wholesale support of all members of the Loughborough Junction Action Group, and Lambeth Council and key landowners, such as Network Rail.

5.2 Consultation

We believe that community participation and ownership of proposals is key to successful place making. From the earliest stage, continuous research and consultation are required to underscore and develop ideas.

Extensive community consultation has informed the development of this Plan. However, further consultation should be carried out with local businesses and landowners to ensure maximum support. It is suggested that a strategy be developed for consulting local businesses, specifically the tenants of the railway arches.

5.3 Challenges

The regeneration of the railway arches is of fundamental importance to the Plan, meaning that Network Rail are a key partner in its delivery.

The extent of Network Rail’s ownership is shown on the adjacent plan, highlighting the importance or a collaborative approach to the regeneration of the area. The Plan should act as a key document for Network Rail as they assess options and the viability of redeveloping their estate.

5.4 Feasibility

The aim of this Plan is to provide a vision for Loughborough Junction that is deliverable. All aspects of the vision would need to be interrogated technically to provide enhanced confidence, and to underscore LJAG’s determination to see quality design that is appropriate to Loughborough Junction’s character. This ranges from planning and conservation issues, traffic management, cycling and pedestrian accessibility, to landscape specifications, water run-offs, street furniture and way finding and interpretation.

5.5 Viability

It is in everyone’s interests that the project is both culturally and commercially successful, so that the proposals can withstand changes in the financial climate and be future-proofed to provide a legacy befitting the location.

The Project Bank is intended to provide a means for the vision to be realised through incremental, phased development, as and when financing is available. As a major landowner, the input of Network Rail is crucial. This document is intended to provide a starting point for the assessment of financial viability by stakeholders such as Network Rail, which may allow larger projects to come forward with private financing. A partnership agreement between Lambeth Council, LJAG and Network Rail is suggested to provide a mechanism for bringing forward improvements in a way that is mutually beneficial, locally championed and financially viable.

The Project Bank provides a breakdown of the priorities at each stage. It should be used to obtain more detailed cost advice and to establish an outline programme for improvements in conjunction with Lambeth Council’s funding.

5.6 Management

A commitment to urban regeneration has to be demonstrated at both a strategic design level and at

the level of ongoing management commitments and future planning. As such, in their capacity as a local action group and guardians of the vision, LJAG can spearhead the ambition to see Loughborough Junction achieving the same high quality environment as the other areas.

LJAG’s stewardship is critical both in the immediate future and in the long-term development of the Plan. A steering group should be established to ensure that the Plan is promoted amongst local people and organisations; that the document is available to as wider an audience as possible, and to oversee the continued updating of the document so that it continues to meet the challenges of the area.

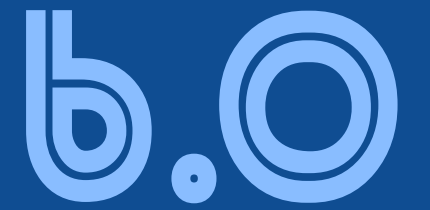
5.7 Sustainability

Lambeth and LJAG should strive to should set a benchmark for sustainable design. Every effort needs to be made to lead by example and to use sustainable development as a vigorous process to empower people and improve quality of life while simultaneously protecting and maintaining the vital natural systems of our environment.

Brixton Energy has demonstrated the potential of locally generated, renewable energy that can provide financial benefits to local residents. The housing estates of Loughborough Junction offer opportunities for exploiting such benefits, as well as other forms of communal heating and power sources. Funding is also available through the Government’s ‘Green Deal’, which allows improvements to be made to a home or business without having to pay all the costs up front. The opportunities are enormous.

This Plan has established the need for improvement works and provides a framework for bringing these improvements forward. What is now needed is the adoption of this Vision by LJAG, Lambeth Council and key stakeholders, whose support and endorsement is required to ensure the successful regeneration of Loughborough Junction.





Consultation & Evidence Base



6.0 Consultation & Evidence Base



The development of this Plan was informed by a regular series of briefing meetings with the LJAG Steering Group and LB Lambeth, and with focused consultation events held between November 2012 and March 2013.

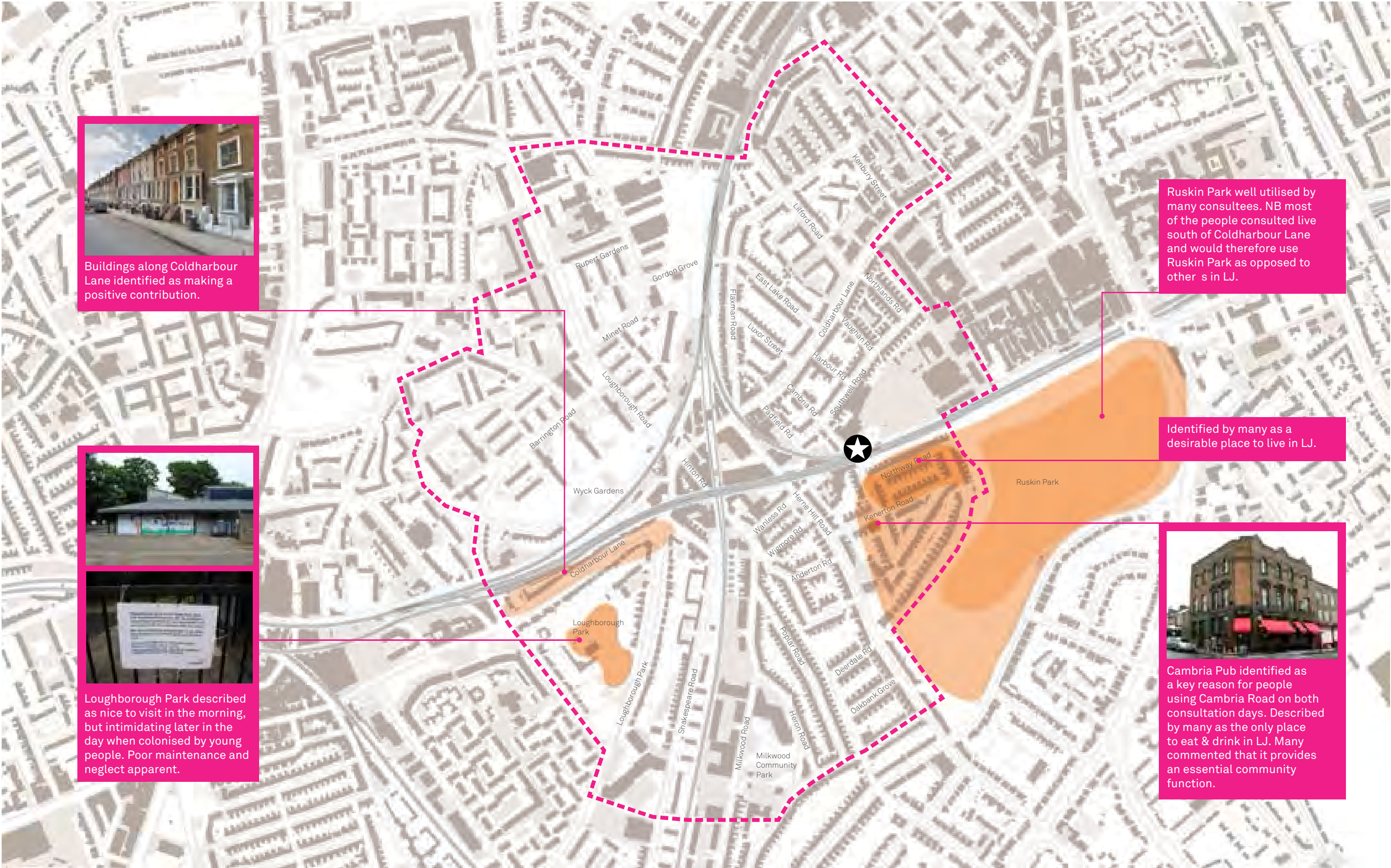
A schedule of consultation events is included in Section 1.9 of this document.

The feedback received at these events has been translated into a series of maps, graphs and diagrams in order to represent the data visually and to make it accessible for future use.

The location of the consultation event at which the feedback was obtained is highlighted with a star on each of the maps.

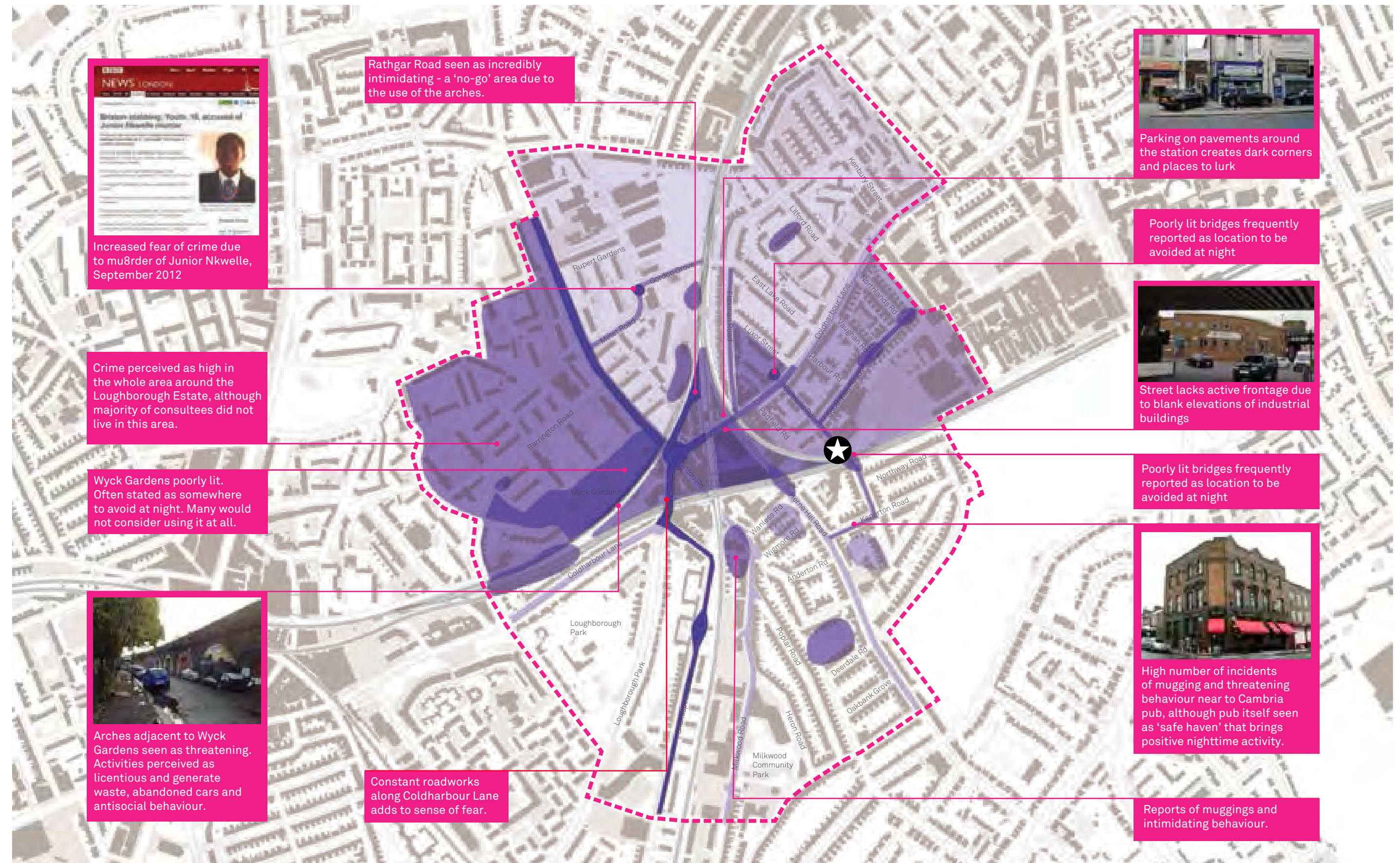


Consultees were asked to indicate on a map the areas of Loughborough Junction where they felt most happy or safe



Consultation undertaken on Cambria Road, 10.11.12 & 14.11.12

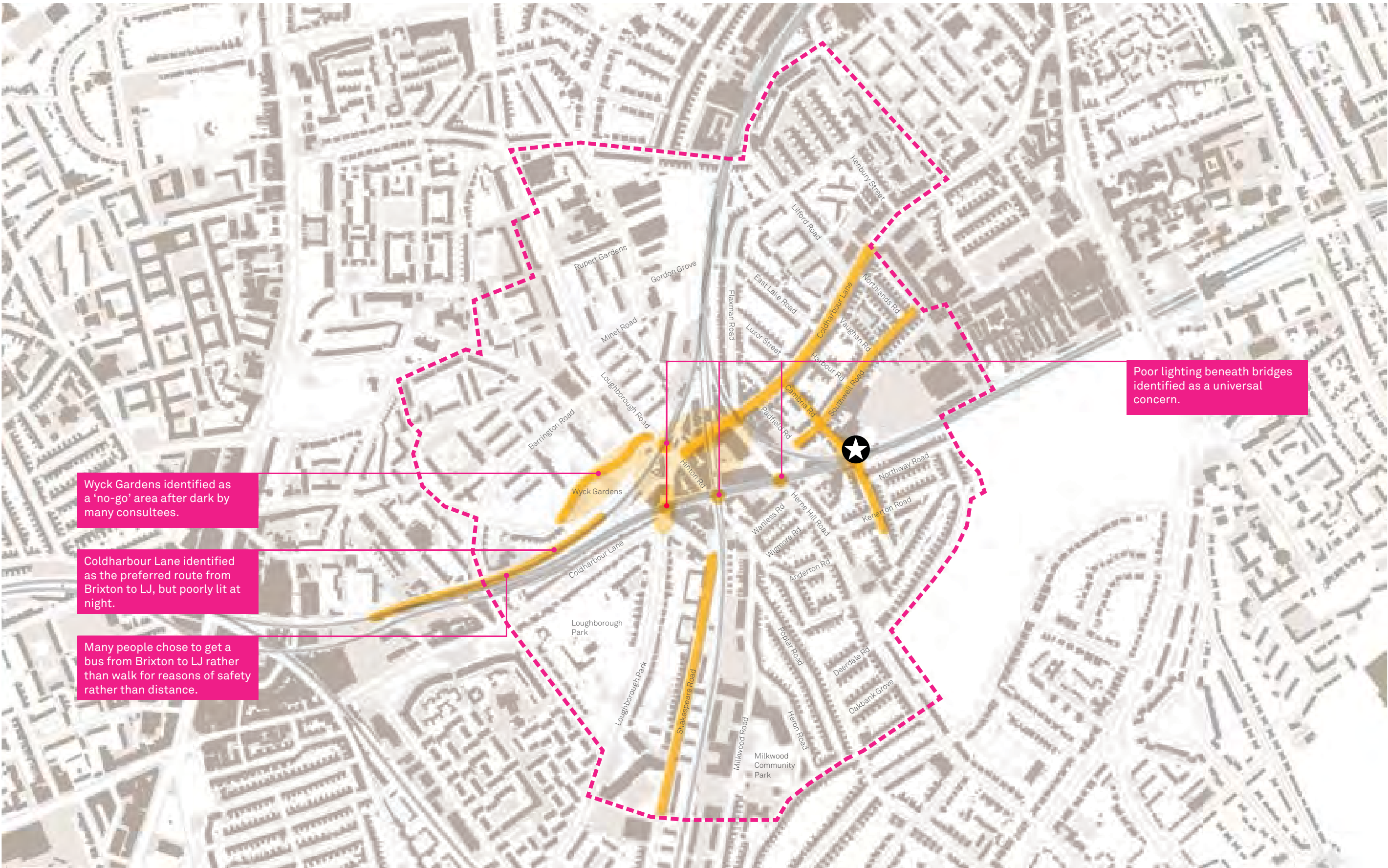
Consultees were asked to indicate on a map the areas of Loughborough Junction where they feel afraid or vulnerable



Consultation undertaken on Cambria Road, 10.11.12 & 14.11.12

6.3 Improved Lighting

Consultees were asked to indicate on a map the areas where they believe improved lighting is necessary



Wyck Gardens identified as a 'no-go' area after dark by many consultees.

Coldharbour Lane identified as the preferred route from Brixton to LJ, but poorly lit at night.

Many people chose to get a bus from Brixton to LJ rather than walk for reasons of safety rather than distance.

Poor lighting beneath bridges identified as a universal concern.

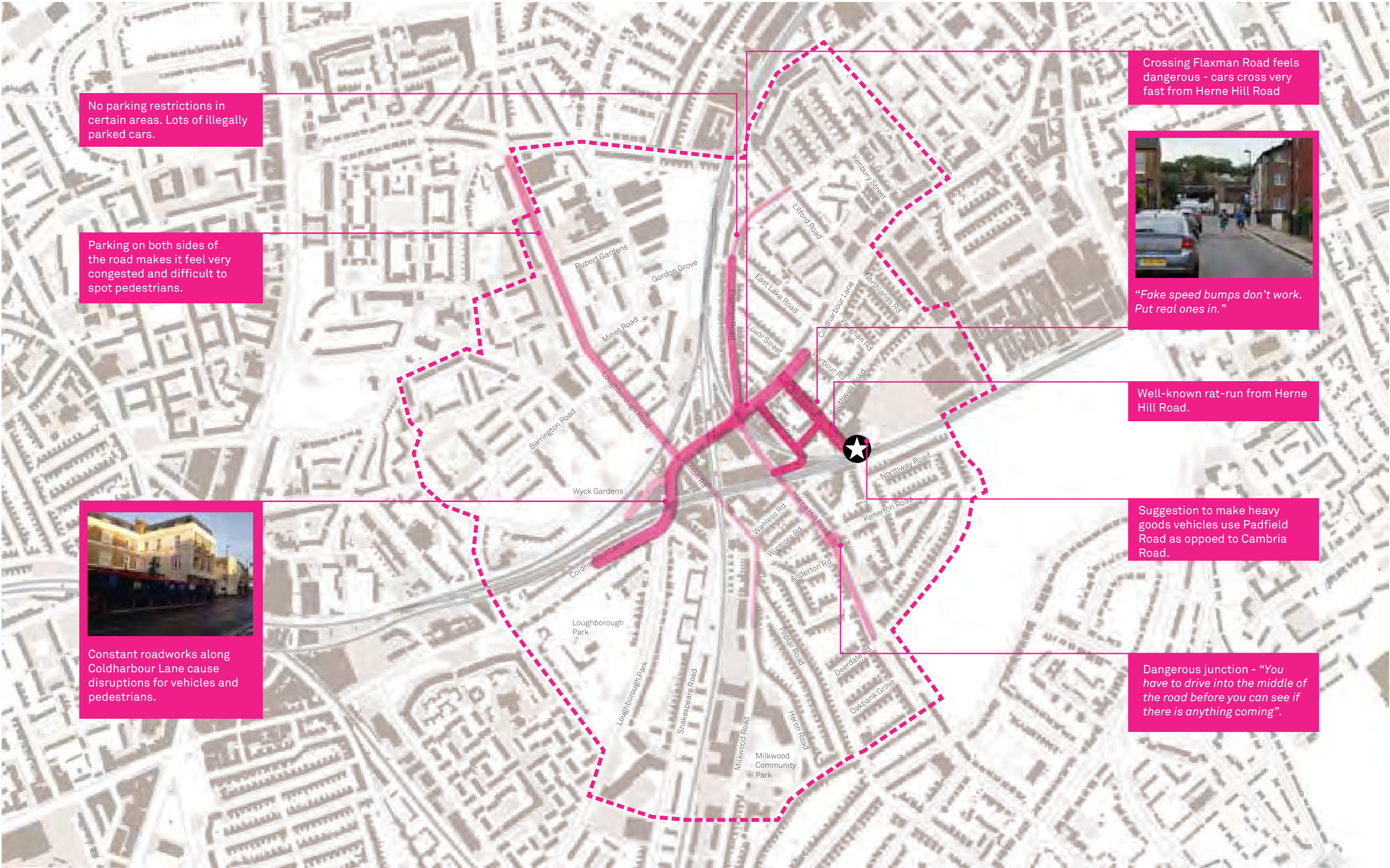
Consultation undertaken on Cambria Road, 10.11.12 & 14.11.12

Consultees were asked to indicate on a map the areas where they would like to see additional planting or greenery



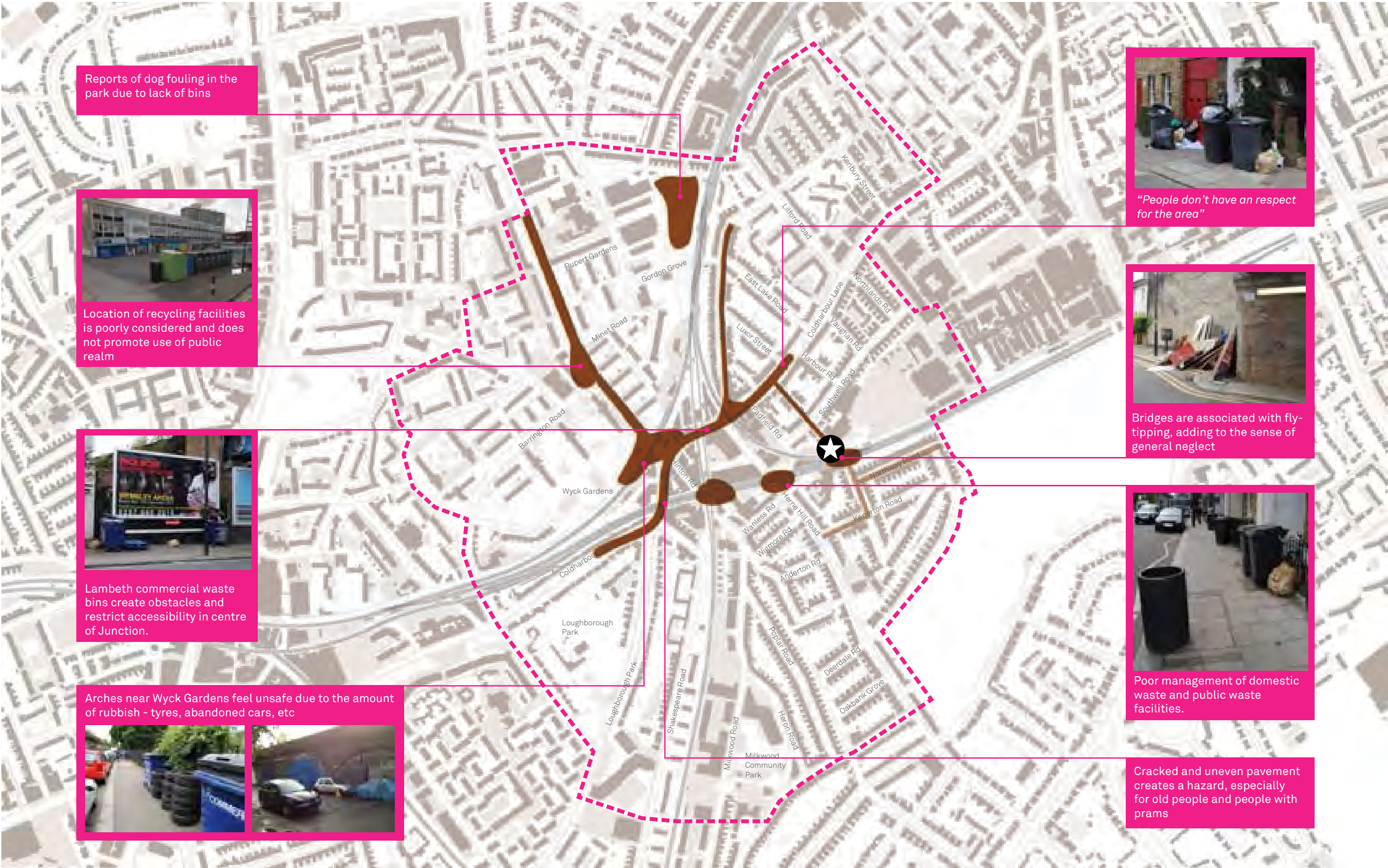
Consultation undertaken on Cambria Road, 10.11.12 & 14.11.12

Consultees were asked to indicate on a map where they have experienced problems with vehicular traffic



Consultation undertaken on Cambria Road, 10.11.12 & 14.11.12

Consultees were asked to indicate on a map the areas where they have concerns regarding refuse or waste



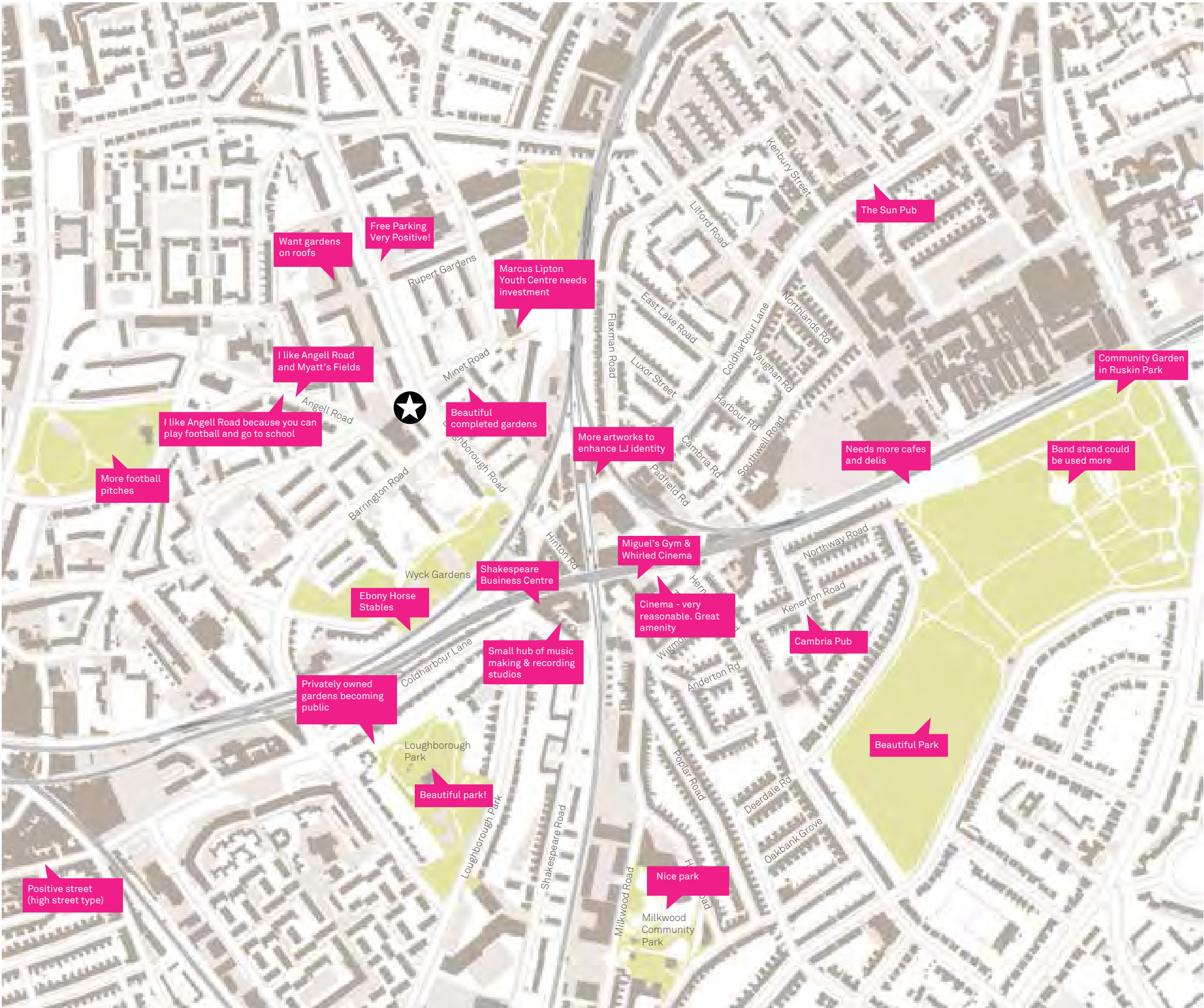
Consultation undertaken on Cambria Road, 10.11.12 & 14.11.12

6.7 Positive Characteristics

Responses to the question: Tell me what you like about Loughborough Junction?

Responses were transcribed onto labels which were then pinned to a map of Loughborough Junction in the relevant location (see below).

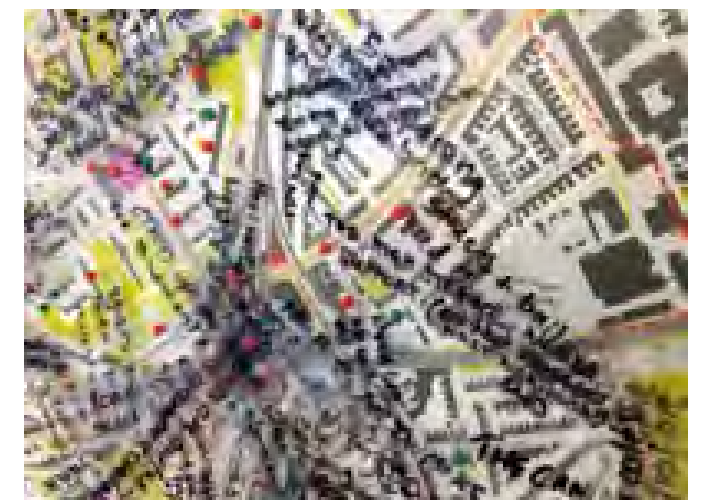
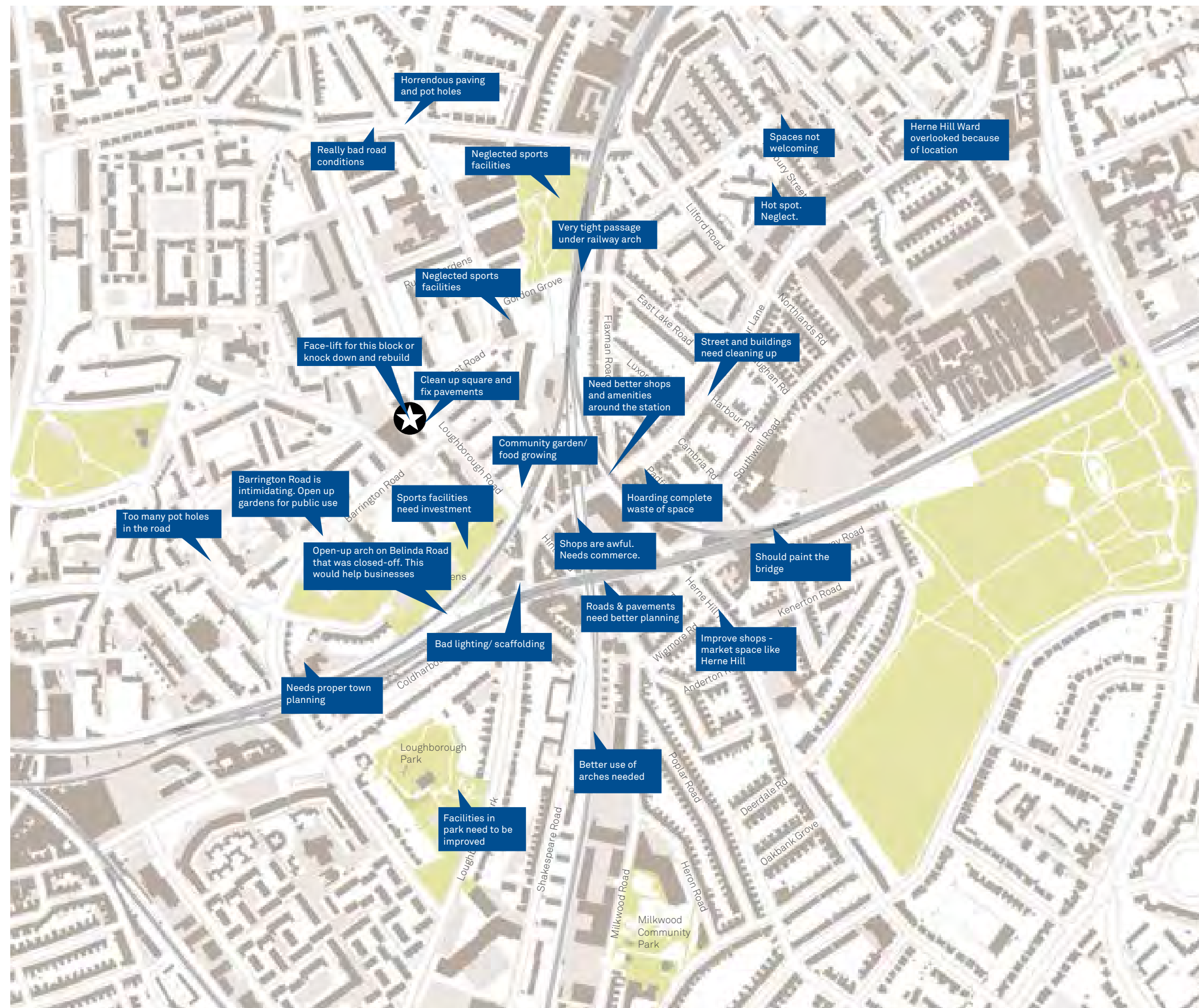
The feedback has been translated to the adjacent map as a record of the positive characteristics that were described during the event.



Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

6.8 Negative Characteristics

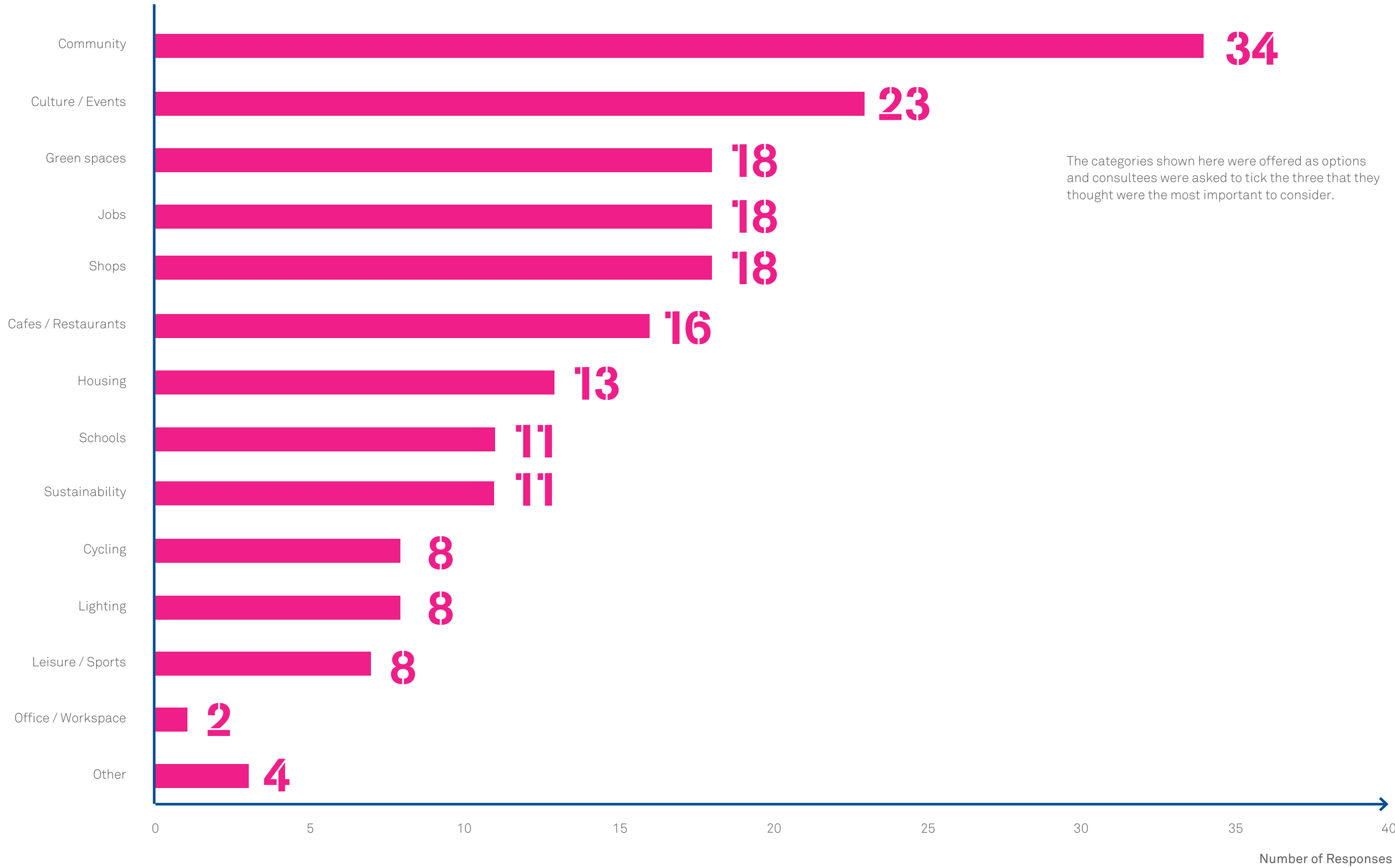
Responses to the question: Tell me what you don't like about Loughborough Junction?



Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12



Responses to the question: What are the three most important things to consider in the Masterplan?



Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

Consultees were asked to draw a line around the area that they would describe as ‘Loughborough Junction’

The outlines provided by consultees have been translated to the adjacent map to give an overall impression what people feel is the extent of Loughborough Junction. The extent of the study area is shown with a red dotted line for comparison.

As shown, there is little consensus over where the boundary lies, with many people focusing on quite an immediate area around the train station. Others have focused on the area around Loughborough Road and the Loughborough Estate.

The map also indicates that many people feel that Ruskin Park is a part of the area, indicating that it is viewed as an important amenity space.



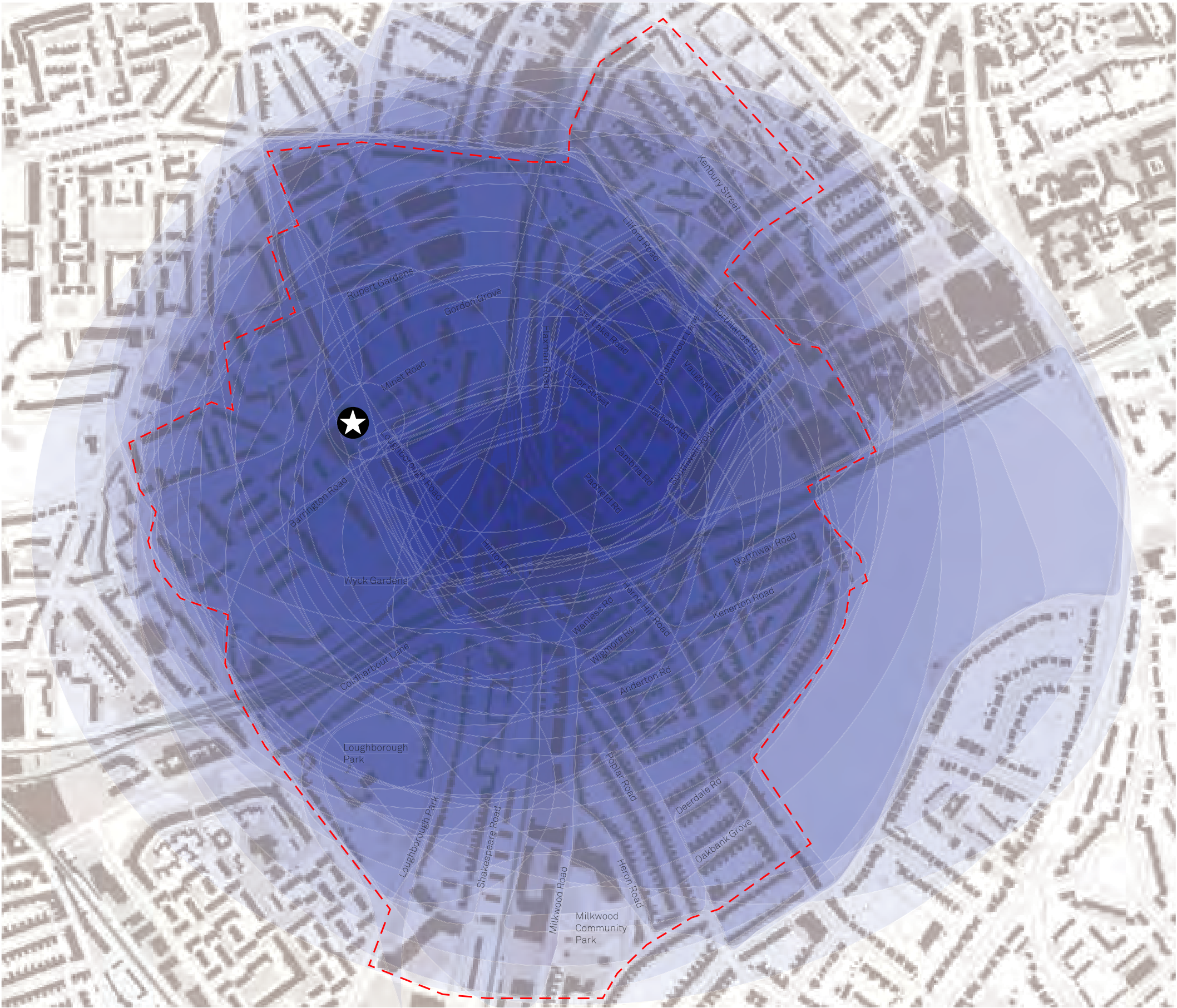
Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

6.11 Defining ‘Loughborough Junction’

Consultees were asked to draw a line around the area that they would describe as ‘Loughborough Junction’

[Data represented as a gradient]

The outlines indicated on the previous page have been converted to a gradient in order to analyse the area that the majority of people agree is Loughborough Junction, indicating that the junction and the station are identified as the heart of the area.



Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

Consultees were asked to draw a line around the area that they would describe as their ‘neighbourhood’

Responses indicate that many feel that their ‘neighbourhood’ area is smaller in comparison to the area of Loughborough Junction. This highlights the sense that within Loughborough Junction there are a number of distinct neighbourhoods.

To some extent, these neighbourhoods correspond with the large housing estates of the Loughborough Estate, Thorlands Estate and Hertford Estate.

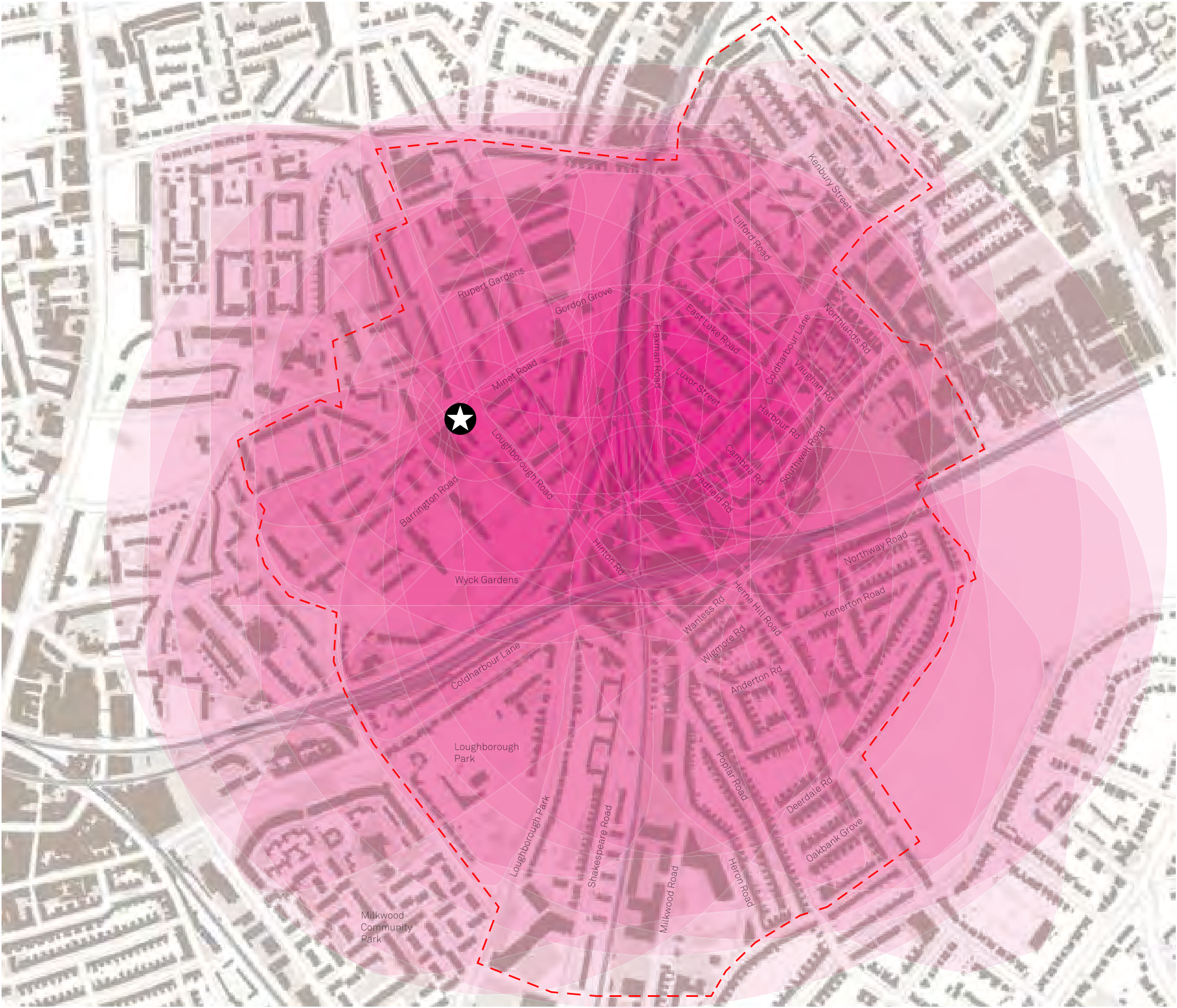


Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

6.12 Defining 'Neighbourhood'

Consultees were asked to draw a line around the area that they would describe as their 'neighbourhood'

[Data represented as a gradient]

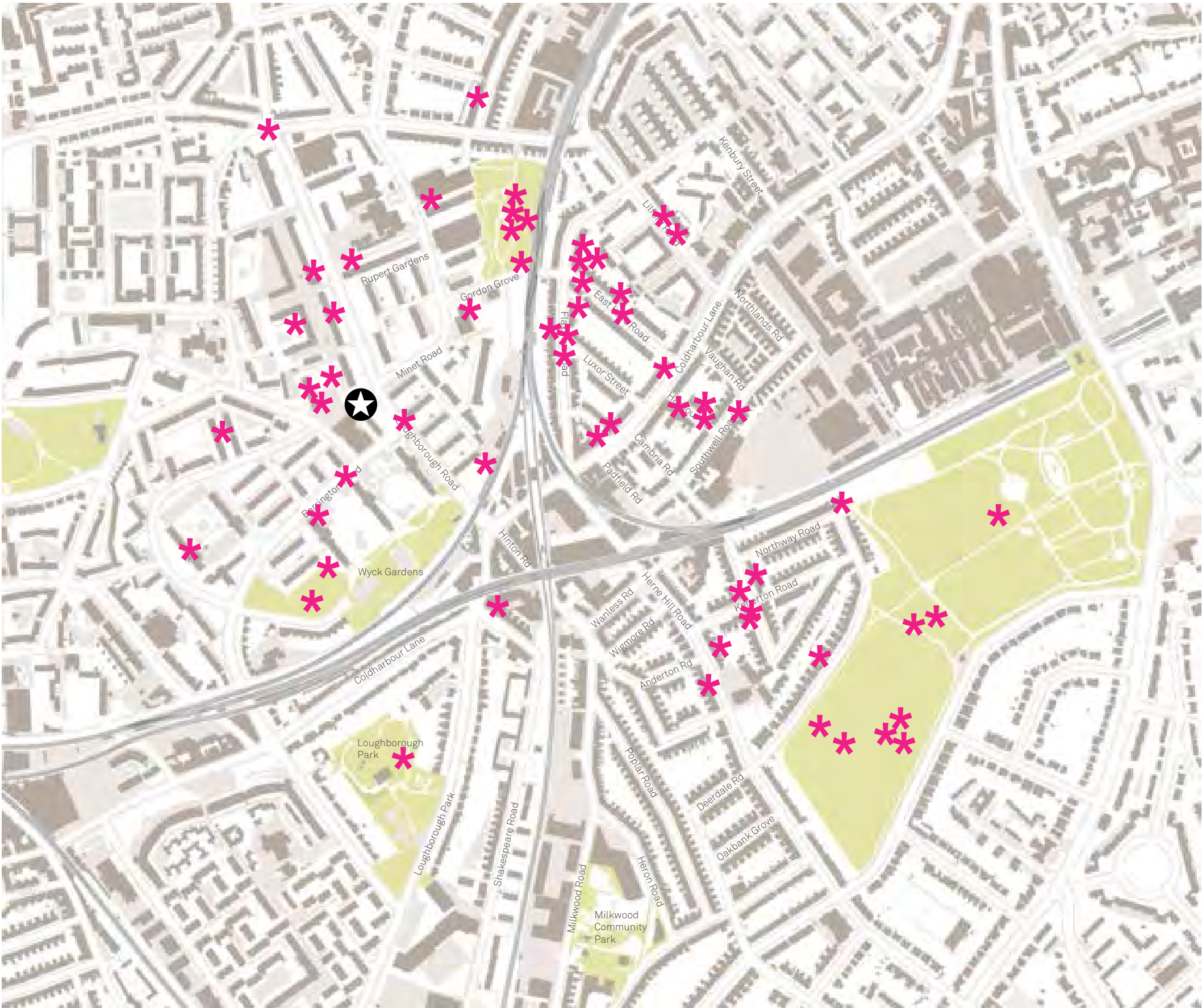


Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

Consultees were asked to draw a ★ where they felt happiest

It was frequently noted that the places people indicated were schools, green spaces and their homes.

The distribution of happy places across the study area suggests that there is no single place where large groups of the community agree are successful.



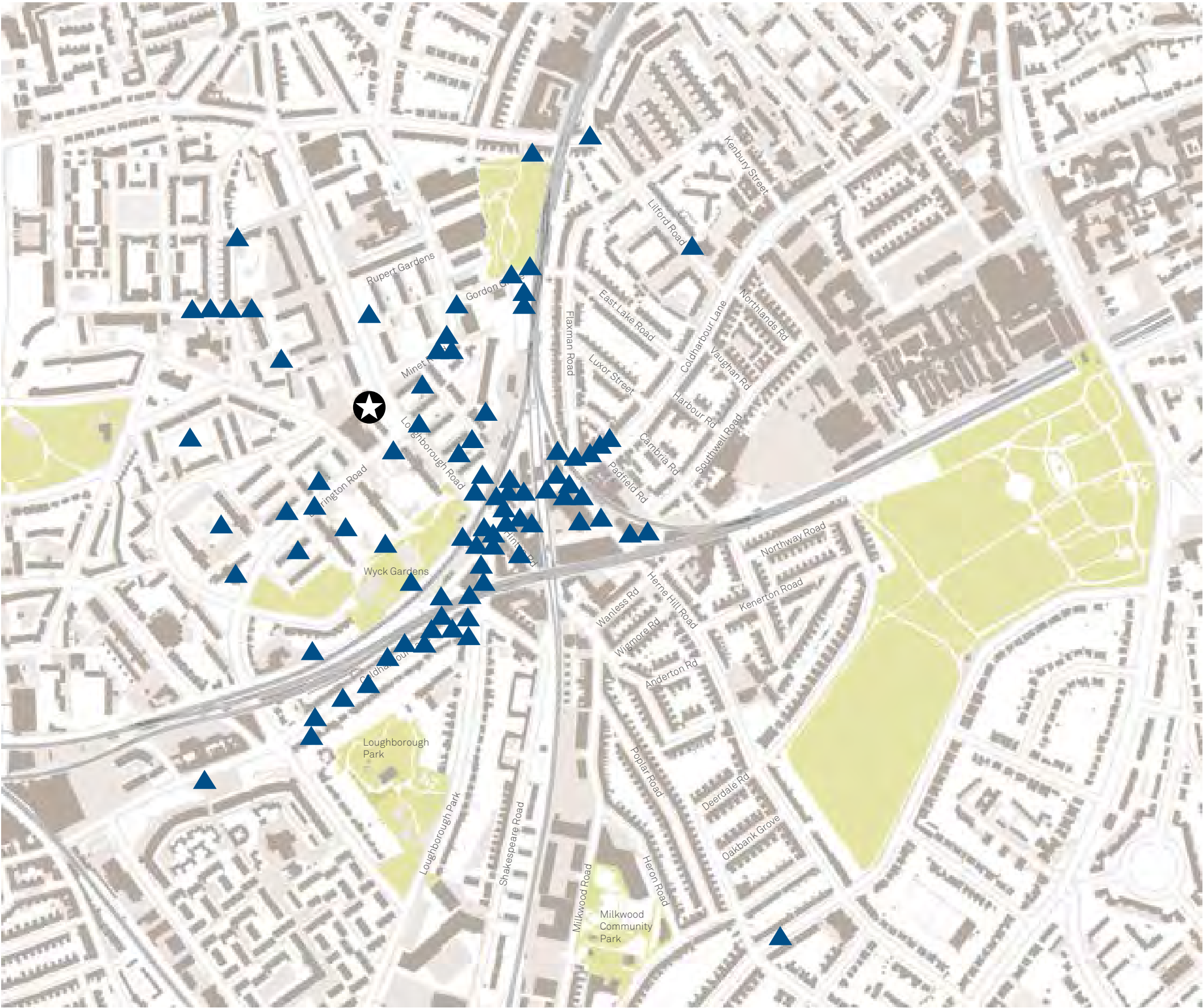
Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12

Consultees were asked to draw a  where they feel afraid or unsafe

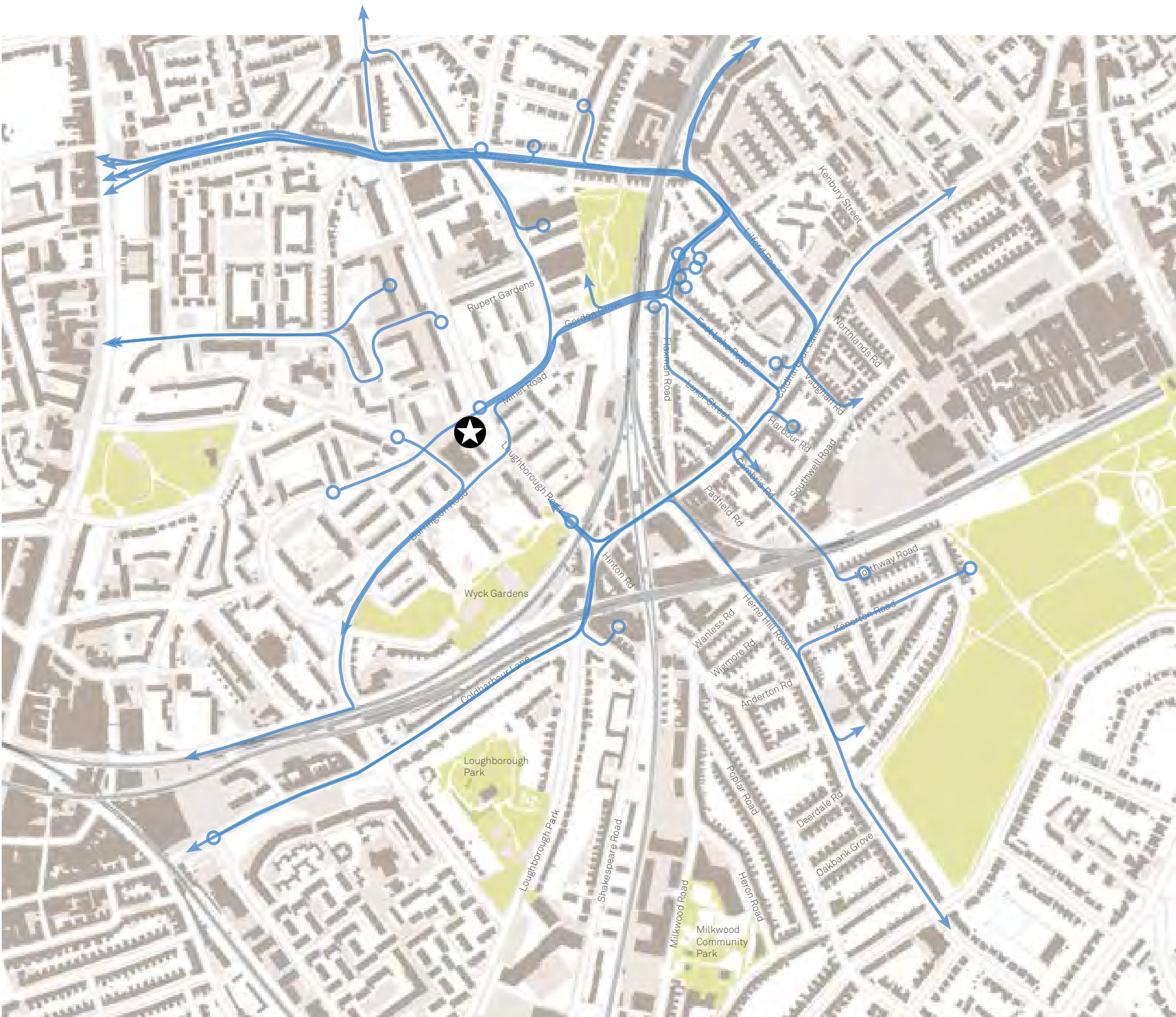
Conversely to the map on the previous page, there was greater agreement amongst respondents regarding places that are seen as unsafe.

Anecdotal evidence suggests that the centre of the junction is seen to be particularly unsafe at night with many choosing to travel relatively short distances by bus to avoid walking through the junction. Coldharbour Lane is identified as problematic for many, as well as Wyck Gardens and many areas around the Loughborough Estate.

Cars parked on pavements and advertising signs in the middle of the pavement were highlighted as features that provide a large number of hiding places for antisocial behaviour.



Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12





Consultees were asked to draw a  where they shop

The locations indicated by consultees show the shops in Loughborough Junction, but it was frequently stated that the retail provision in Loughborough Junction is inadequate and many prefer to shop in surrounding areas.

Many consultees suggested that they would prefer to do all their shopping, particularly grocery shopping, locally, if this options was available.

Many were keen to see council use licencing powers to prevent more fast food outlets opening in the area.

Consultation undertaken on Loughborough Road, outside the Hero of Switzerland Pub, 08.12.12





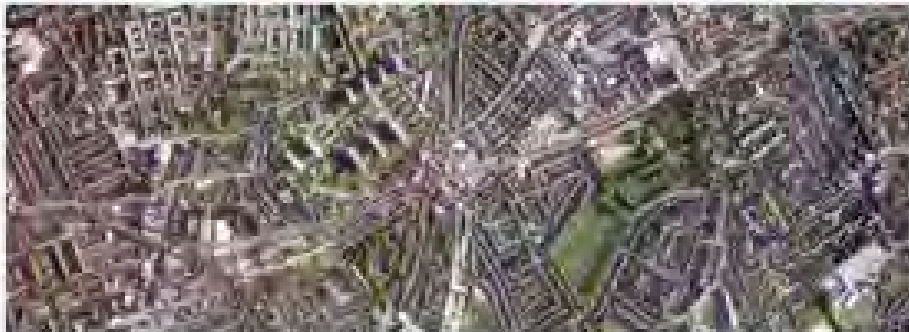
Appendices

A graphic identity was developed for the project that was similar to that used for the 7 Bridges posters.

This was intended to build an identity for the project and help residents identify events that were being held regarding the development of the Plan.

This graphic language was used across all leaflets, advertising posters and consultation material.

LOUGHBOROUGH JUNCTION MASTERPLAN



Aerial photograph, Loughborough Junction

Lambeth Council and Loughborough Junction Action Group (LIAG) are working together to develop a masterplan, which could attract funding and lead to major improvements in the Loughborough Junction area. Architectural practice DSDHA have now been appointed to work with LIAG and will be conducting consultation with residents and businesses in the coming months.

The masterplan is at an early stage and everybody in the local community is invited to get involved.

What is a Masterplan?

A masterplan is intended to guide the physical improvement of an area, bringing together the vision, aspirations, ideas, suggestions and intentions that people have for their neighbourhood.

A plan can include ideas such as new paving, public squares, better lighting, tree planting and greening, improved walking and cycling routes, new building developments and community facilities.

It is important that a masterplan works to retain community character, so that it is based on public input and consultation with people who live and work in the area.

Have Your Say...

Please come and find out more - share your ideas and suggestions for Loughborough Junction at the masterplan consultation events (overleaf).

Everybody welcome!



PUBLIC CONSULTATION EVENTS

Saturday 10th November 11am - 3pm
Wednesday 14th November 3pm - 7.30pm
Location: Under Cambria Bridge, Cambria Road SE5
Free refreshments • Fun art activities for children • Everybody welcome!

Saturday 8th December 12pm - 5pm
Location: Loughborough Centre, Barrington Road SW9



Visual for a new public square adjacent Loughborough Junction Station

Loughborough Junction Action Group (LIAG)

LIAG is a community-led neighbourhood action group working to improve Loughborough Junction and its environment for people who live and work in the area. This Loughborough Junction masterplan builds on the work of '7 Bridges' - a LIAG project that aims to create a sense of place, community and identity.

DSDHA

DSDHA is an architectural practice established by Deborah Saunt and David Hill in 1995, which has won many design awards for its innovative architectural and urban design projects. DSDHA are currently working on a number of public realm projects in Lambeth, including the long-term phased regeneration of both Stockwell and Vauxhall Spring Gardens.

Contact

Come along to one of the consultation events being held in November and December to view the proposals and to find out more about the masterplan. If you can't come to these events but would like more information, or to give us your suggestions, please contact:

Anthea Massey - LIAG T: 07769 621 582 E: antheamassey@btinternet.com	Tom Greenall - DSDHA T: 020 7703 3656 E: tgreenall@dsdha.co.uk
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For additional information visit:
www.loughboroughjunction.co.uk
www.lambeth.gov.uk/Services/Transport/Consultation.htm



First leaflet sent out to residents of Loughborough Junction advertising consultation events

HAVE YOUR SAY ABOUT THE FUTURE OF

LOUGHBOROUGH

JUNCTION

& LOUGHBOROUGH ESTATE



Public Square adjacent to Hero of Switzerland, Loughborough Road

PUBLIC CONSULTATION EVENT

People who live and work in Loughborough Junction are invited to share their ideas and suggestions for local area improvements.

Saturday 8th December, 12noon - 5pm

Location: The Loughborough Centre, Barrington Road, SW9
and on the square outside the Hero of Switzerland, Loughborough Road, SW9

LOUGHBOROUGH JUNCTION

7

Free hot lunch at 1pm
Everyone welcome!

LETRA

Lecol Trust

Big Local

DSOHA

Lambeth

HAVE YOUR SAY ABOUT THE FUTURE OF

LOUGHBOROUGH

JUNCTION

& LOUGHBOROUGH ESTATE



Proposed photograph from the corner of Loughborough Junction

Come to events taking place on Saturday 8th December, 12noon - 5pm

MASTERPLAN

On the square outside the Hero of Switzerland, Loughborough Road, SW9
An area improvement plan - called a masterplan - is being developed by LJIAG working with Lambeth Council and architectural design company DSOHA.

This plan will bring together the vision, aspirations and ideas people have for Loughborough Junction, and will be used to attract funding to make area improvements happen. The plan might include new playing, public squares, better lighting, tree planting and greening, improved walking and cycling routes, new building developments and community facilities - share your suggestions with us -

www.loughboroughjunction.co.uk www.dsoha.co.uk

BIG LOCAL

Loughborough Centre, Barrington Road, SW9
Big Local - a project led by local residents - has allocated £1million from the Big Lottery Fund to spend in North Brixton over the next 10 years on projects promoted by local people. Tell us how you think the money should be spent!

www.biglocal.org.uk

If you would like more information contact:

Anthesa Massey (LJIAG)

T: 07759 621 562

E: anthesamassey@btinternet.com

Tom Greenall (DSOHA)

T: 020 7700 3555

E: tgreenall@dsoha.co.uk

Angela (Big Local)

T: 07985 636 662

E: ala.ajm@btshop.co.uk

LOUGHBOROUGH JUNCTION

7

Loughborough Junction Action Group (LJIAG) is a community-led neighbourhood action group working to improve Loughborough Junction and its environment for people who live and work in the area.

LETRA

Lecol Trust

Big Local

DSOHA

Lambeth

Advertising on Prime Sight board

Badges were handed out at all consultation events

DSOHA

121

7.2 Consultation Material

Consultation material used at Cambria Road Consultation



LOUGHBOROUGH JUNCTION MASTERPLAN

PLEASE provide your comments, suggestions and feedback below:

Name: _____

Address / Email: _____

Date: _____

DSDHA

LOUGHBOROUGH JUNCTION ACTION GROUP

7

Feedback form used at Cambria Road consultation

LOUGHBOROUGH JUNCTION MASTERPLAN

HAVE YOUR SAY...

01 What 3 words would you use to describe Loughborough Junction?

02 What brings you here today?

☐ I live here
☐ I work here
☐ I shop here

☐ Travelling through
☐ Other

03 What is the best thing about Loughborough Junction?

04 What are the 3 most important things to consider in the masterplan?

☐ Jobs
☐ Community
☐ Green Space
☐ Culture / Events
☐ Shops
☐ Cafe / Restaurants
☐ Schools

☐ Office / Workspace
☐ Housing
☐ Leisure / Sports
☐ Sustainability
☐ Lighting
☐ Cycling
☐ Other

05 Where have you come from today?

06 Where are you going after filling in this form?

07 Please mark on the map (on the reverse):

- Draw a dotted line around the area that you would describe as Loughborough Junction
- Draw a solid line around the area that you would describe as your neighbourhood
- Draw your route on an average day
- Draw a ★ where you feel happiest
- Draw a ⚠ anywhere that you feel unsafe
- Draw a ● where you shop

08 Tell us about you:

Name: _____

Address: _____

Post code: _____

Email: _____

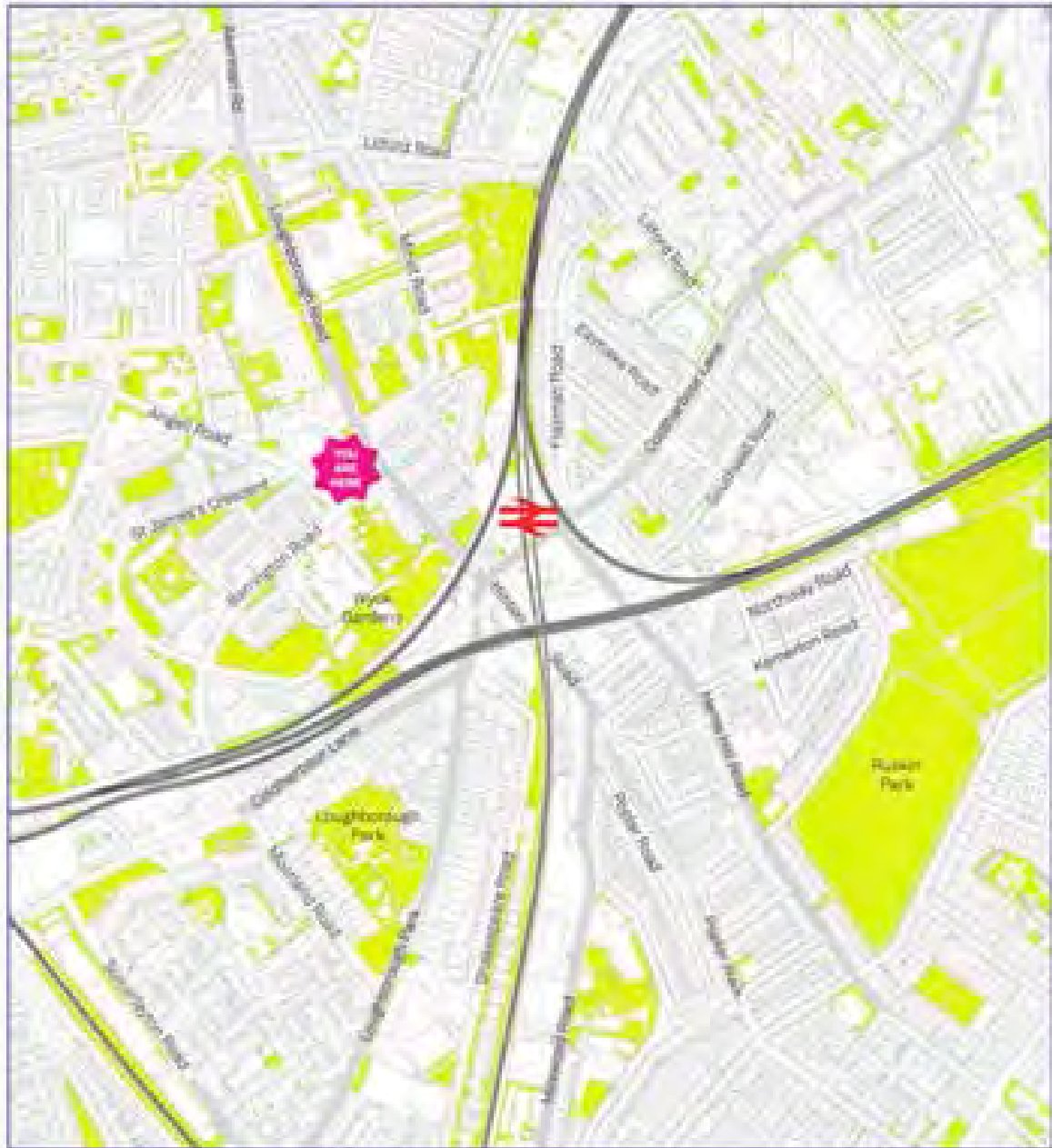
Age: _____

Gender: ☐ M ☐ F

☐ Please tick here if you would like to be kept informed about area improvements, the masterplan and other local projects.

If you do not wish to leave all your details, just your postcode is very helpful to us. Thank you!

LOUGHBOROUGH JUNCTION MASTERPLAN



If you would like more information please contact:

Tom Greenall
T 020 7703 3555 E tgreenall@dsdha.co.uk

DSOHA

**LOUGHBOROUGH
JUNCTION
MASTERPLAN**

SATURDAY 8th DECEMBER 2012, The Loughborough Centre
Loughborough Estate Area of the larger NORTH BRIXTON BIG LOCAL Area
Background and consultation results

PRE-EVENT PUBLICITY

Much work was done by spreading the event by word of mouth but there were lessons to be learnt by combining the publicity on a leaflet given widespread distribution throughout the local area and paid for by Lambeth Council. The leaflet featured on one side information about the consultation on the MASTERPLAN for the area – this is for ideas about public realm improvements for the area - a wider area which includes the Loughborough Estate - for the area now identified as Loughborough Junction – “ the area lying between Brixton and Camberwell and traditionally much neglected.”The other side featured information about the BIG LOCAL - covering North Brixton and within it the much smaller sub area of the Loughborough Estate going towards Angell Town. Both events were held on the same day - the Masterplan outside on the square by the Hero of Switzerland and the Big Local inside the Loughborough centre. Both benefitted with additional numbers of people attending but for some the different ends may have been confusing. Also there were no additional flyers printed to give out on walkabouts, at events etc. However both results from the consultations are invaluable.

Lesson learnt: Future Big Local events will be advertised exclusively and clearly demonstrate where the Big Local area is and for whom it is relevant.

THE DAY ITSELF - Saturday 8th December – WHO CAME?

Over 100 people of all ages - from young people to senior citizens dropped in, not all signed in but everyone enjoyed the opportunity to find out more about Big Local as well as eat the delicious food and meet people. Some of the older people stayed all day and one said that the day “had been better than his birthday and Christmas put together” - indicating a need for more social occasions especially intergenerational, as he also said that it was “so nice to meet people of all ages and join in”.

Of particular interest were teenagers, who although not signing in and looking as if the event was of little interest, did actually leave their views and concerns – safety, things to do, training, apprenticeships, jobs – a future. The mosaic workshop was especially enjoyed as some residents would like to see the extensive mosaic community project which took place on the Loughborough Estate some 20 years ago, and which has now fallen into disrepair, returned to its former glory. It was mentioned that by working together on the project it had brought the estate together as all ages had taken part and the way that it was managed had been so much fun.

Another element during the day was the impromptu music session that was led by a Big Local resident who would very much like to extend the work he already does with all ages across Lambeth more directly with his immediate local community.

A similar view was expressed by participants and the family film team documenting the events, who are also local residents in the Big Local area, who would also like to do more in their own local community, leading workshops and sharing their skills.

Along with other local skills that were apparent during the day – some examples - catering, gardening and food growing, social group organising for women, older people and crafts, the local voluntary football league (without a home), small business and shop skills, it was obvious that there was much local talent wanting to develop projects and ideas to benefit the community and improve their own employment opportunities.

ANALYSIS OF DATA

- 38 people signed in and indicated that they would like to hear more.
31 people returned anonymous monitoring background info forms.
- Location – all were local and in the relevant postcodes but indicated differing ideas as to where they lived – either Loughborough or Loughborough Junction. (Loughborough Junction is increasingly being given as the name of the area and described as being between Brixton and Camberwell.)
 - Everyone gave English as first language except for 1 Yoruba first language speaker and 1 Krio first language speaker.
 - 8 White British 1 Irish 4 white other.
 - 2 white/black Caribbean
 - 11 Black British/ Caribbean 3 Black African 2 other black
 - 13 Female 11 male
 - 3 people with disabilities
 - Participants across all ages from small children to the elderly

How people see The Loughborough area of North Brixton:

The Coldharbour Ward and the Loughborough Estate area have one of the highest unemployment and lowest scores for wellbeing both in Lambeth and in the whole country. Coldharbour Ward is the poorest ward in Lambeth and 3 in 5 residents are in social housing. Residents are culturally diverse and often experiencing disadvantage – family members unemployed or on low income. There is a fairly stable population – some people who were moved here came from areas in Lambeth demolished some 50 years ago. Whole families have been raised on the estate. There are many senior residents, some in sheltered housing and there are also a large number of young children and teenagers. People feel that although they like the area it does have problems.

The area has both private and public green spaces between both high and mid rise 1950’s blocks as well as lower rise sheltered housing. Part of the estate is older ex GLC 1930’s blocks with less green space. Some public park areas at the edge of the estate are not felt to be safe. Others have unsupervised play facilities. Wyck Gardens that runs along the south of the Estate is not well lit and attracts drinkers even during the day. However it is also home to the Ebony Horse Club which provides riding for local school children and for those young people who would particularly benefit.

There are few large employers in the area - there are small businesses in the railway arches – mainly car repair and workshops. A large amount of employment opportunities are about to come on stream in the north of Lambeth as the Battersea Power station project and the US Embassy gets built and people are hoping that Lambeth residents will be able to take opportunity of these developments and get some of the jobs.

Local shopping parades are limited in what is supplied and increasing units are becoming empty. Both Tesco’s and Sainsbury are about to open ‘Locals’ on Coldharbour Road – which will possibly lead to further small shop units becoming empty. Neither Tesco or Sainsbury’s are at present planning to include free cash machines – local people feel this is a pity – as at present, the few cash machines there are in the area involve a fee. There is an abundance of chicken shops. The market and smaller shops in Brixton town centre can be reached on foot but for those with disabilities and shopping with children not all of the estate is near a bus stop.

There is one bus that goes through the estate and buses towards central London and into Brixton are not far away. There is the overground station at Loughborough Junction and Brixton is the nearest underground – walkable, if fit, from the estate. However transport is seen as expensive for many people. There is low car ownership. Many more people would like to cycle but there are few safe secure places to keep a bicycle, especially in the high rises and no cycle paths. People would like a more reliable and frequent bus service through the estate.



Two artists (one a local resident) were employed to capture individual ideas and visions pictorially

The only community facility, the Loughborough Centre, has never been finished. It needs sound insulation and upgrading of kitchens so as to provide proper extractor facilities in order to allow food cooking to take place - both necessary so as not to disturb the flat occupants above. There were also plans to build raised boxed beds in the courtyard so that seniors and people with disabilities could garden – this has not yet been put in place either. This is the main facility in the local area for community use, other than the run down Marcus Lipton Youth Club, which is also in need of extensive work. However groups do meet in the Centre, despite the lack of facilities and often no heating!

There are many small groups in the area, often unfunded and lacking a home. There are also many church and religious organisations in the area and some good projects on the periphery of the estate. Actually on the estate are both the newly formed Loughborough Estate Tenants and Residents Association (LETRA) and the Loughborough Women’s Group (LWG) and an embryonic Community Hub network.

For additional information the Loughborough Speaks! Consultation held February/March 2011 that particularly highlights local issues, concerns and visions and involved key local stakeholders may be useful.

The following methods were used throughout the day to help people develop the vision for their part of the Big Local area as well as the area’s profile:-

1. Two artists (one a local resident) were employed to capture individual ideas and visions pictorially
2. A family (local residents) were asked to capture views and an understanding of the Big Local on film (link to follow)
3. Questions were out on the wall and people were encouraged to use Post-its and write up their views and suggestions.
4. A map of the Big Local area was placed on the wall for comment and to aid discussion
5. A large scale map of the area. A number of previously raised local ideas and issues were available on small flags as well as blanks for people to fill in themselves. Drawing pins that were colour coded according to age group were provided and people were asked to pin the flags onto the map in appropriate places about issues they would like to raise, improve or change.
6. A signing in register and also for people who would like further information on the Big Local.
7. An anonymous questionnaire was available in order to gauge areas in which people thought they lived and where they lived, gender, ethnicity, age, disability and language.

WHAT WE LOVE ABOUT THE AREA

- The COMMUNITIES
- The POTENTIAL
- What’s great about living here - I’m ALIVE - Hallelujah!
- What’s great about living here – LIFE
- The thing I love is that people relate to each other not just because they are related – because we understand
- Diverse community
- I like having the community centre across the road, meeting up with other people from different community groups.
- The location – in relation to transport, to Brixton, getting to know my neighbours, local parks, Myatt’s Fields.

WHAT WE DON’T LIKE

- People get killed or die here
- Drug dealers and police turning a blind eye to the problem
- I don’t see how drugs can be sold right next to the police station in Coldharbour Lane.

- Non resident (outsider) yardies and drug dealers in the area
- Open drinking to excess and drug taking all over the area – known hotspots mapped
- Red Tape – there always seem to be obstacles to making changes and improvements
- Too many blocks to developing our own ideas into business i.e. shops etc
- Businesses do not reflect what the area needs – “No More Chicken Shops”
- Road traffic through the area – speed
- Traffic calming – filter the traffic to make it go slower
- Poor lighting
- Being stuck (30 years and counting) in over priced accommodation - can’t move out - we are paying to live in prison blocks
- Lack of positive role models – too many negative examples on display – i.e. drugs, poverty, low hopes etc.
- Not being able to let my son go out to play in the garden because sometimes older teenagers take over the space in the summer
- Barrington Lodge – overgrown, derelict, unsafe, risky.

WHAT’S MISSING LOCALLY and STOPS IT BEING A GOOD PLACE TO LIVE

- A local post office – I don’t understand why the one on the estate was closed down
- Lack of shops
- Beautification in housing, parks and gardens and improvements – forestation!
- We need a youth club and centre because there are plenty of young people hanging around with nothing to do. Some of them would benefit from having a hobby.
- Loughborough Parade of shops – no chicken and chip shops – we need independent community shops/spaces/ workshops.
- No Indoor and outdoor sports – self defence, training and career advice
- No apprenticeships 4 experience, confidence and CVs

YOUNG PEOPLE and CHILDREN’S VIEWS

- Don’t forget “US” when planning – signed The Youths
- Fear - lack of opportunities
- I agree with everything written here
- Include the people and the children when planning anything in the Loughborough area.
- Young teenage mothers 16-18 year olds need support
- Children have opportunity for scholarships for further education
- Bring in more programmes like football and arts.
- We’ve got nothing to do in the area, bored and need activities or clubs to be occupied
- No jobs for local people - no future
- One parent homes, no dads - influence of peer pressure - lack of exposure to alternative lifestyles.
- Residents should get first priority when building projects for the area
- Not enough parks
- Poor quality local food
- Not enough facilities, funds and LOVE

IMPROVING LOUGHBOROUGH – if the sky was the limit

- Regular Police Surgeries in community centre
- Family workshops and /or parenting classes
- Local businesses and work being done in the area would provide apprenticeships including some 12 weeks long so that 14-20 year olds could go on them
- Training needs to be less formal and local – so as to remove blocks.



A large scale map of the area. A number of previously raised local ideas and issues were available on small flags as well as blanks for people to fill in themselves. Drawing pins that were colour coded according to age group were provided and people were asked to pin the flags onto the map in appropriate places about issues they would like to raise, improve or change.

- Being able to have enough money so that I could do my own business in the local community
- Poor high street and shop parades - need support to improve
- Less boarded up shops
- A community shop run by and for local people
- Make the area by Hero of Switzerland into a Piazza.
- Affordable accommodation
- Some tennis courts and improve the ones in Ruskin Park
- Community centre to address cultural needs
- More Allotments - and garden those that are derelict
- Plant more trees along the roads
- Domino Clubs
- Roller skating for the youths and adults in the community centre
- A minibus run by local people who are paid - for local people - Cheap!

VISIONS for THE FUTURE

- People to feel part of something - then they will love it
- I'd have enough money to give lots away
- Build a peaceful loving community
- We can all contribute our skills and talents together
- Reduction in drugs , trafficking and child abuse
- Beautification in housing, parks and gardens and improvements - forestation of the area!

An idea from two residents:-

LOUGHBOROUGH ESTATE ROOF GARDENS -

- Make the roofs in Loughborough Estate accessible
- Lay grass for communal areas and compost for allotment spaces, let the residents look after and pick the produce
- Have a community shop in one or all the blocks (maybe something different for each block (for example bee jay laundry). Could sell the produce made from roof allotments.
- Get local people from Loughborough Junction area to help with the building
- Get someone to film it! Lots in interest in the Loughborough Estate, it's been on TV in Top Boy and other programmes. Programme could be about the transformation of an area, bringing people together, reducing crime etc.

PROS

- Community space would bring the residents together and develop a stronger community feel to the entire area. Right now there are also gardens downstairs which are not really used.
- People would spend time on the roofs because of the beautiful views
- There would be a massive amount of sun for the crops (and for sunbathing)

CONS

- Legal issues
- BARRINGTON LODGE (derelict building and gardens on Barrington Road - more than 1 resident put forward ideas and identified the place unsafe)
- Lambeth Council to Compulsory Purchase
- Make the grounds into a park with sports provision
- Demolish the building and build a state of the art sustainable community facility.

SUMMARY – KEY THEMES and VISIONS emerging

1. All ages – from youngest to oldest - to be included in putting ideas forward to Big Local and to spread the word about it in every way possible.
2. Plan ways of dealing with open drinking, drug taking and drug dealing in order to make Loughborough feel safer.
3. Improve possibilities of local people running businesses, taking over local shops and generally making access to jobs, training and apprenticeships a real possibility
4. Create better social amenities and facilities for all ages
5. Green the area with more trees, allotments, plants – including on the roof tops of the blocks – and an urban orchard and forest.
6. Improve local public transport, a community minibus scheme , more cycle and safe walk areas together with improved lighting and traffic calming throughout the area.

WE ARE PEOPLE WHO CARE!



WE NEED ENCOURAGEMENT!! PUBLICITY!! INFORMATION!!
SPREAD THE LOVE - for A PEACEFUL LOVING COMMUNITY

Lois Acton 15/1/13

7.4 Yard References

A network of yards currently operate informally throughout Loughborough Junction. The Plan consolidates this existing characteristic to build a strong identity at the heart of the Junction.

The yard typology is intended to support local businesses; enhance the provision of workspaces; allow local ownership and management of public realm, and provide a mechanism for realising the ambitions of the Plan in an incremental fashion.

The adjacent images offer a series of reference projects across London, which provide guidance for how the Loughborough Yards could operate and be developed.



Pullens Yards, Southwark SE17 - Iliffe, Peacock & Clements Yards



Clements Yard



Iliffe Yard



Iliffe Yard



Columbia Road Yards, Tower Hamlets E2



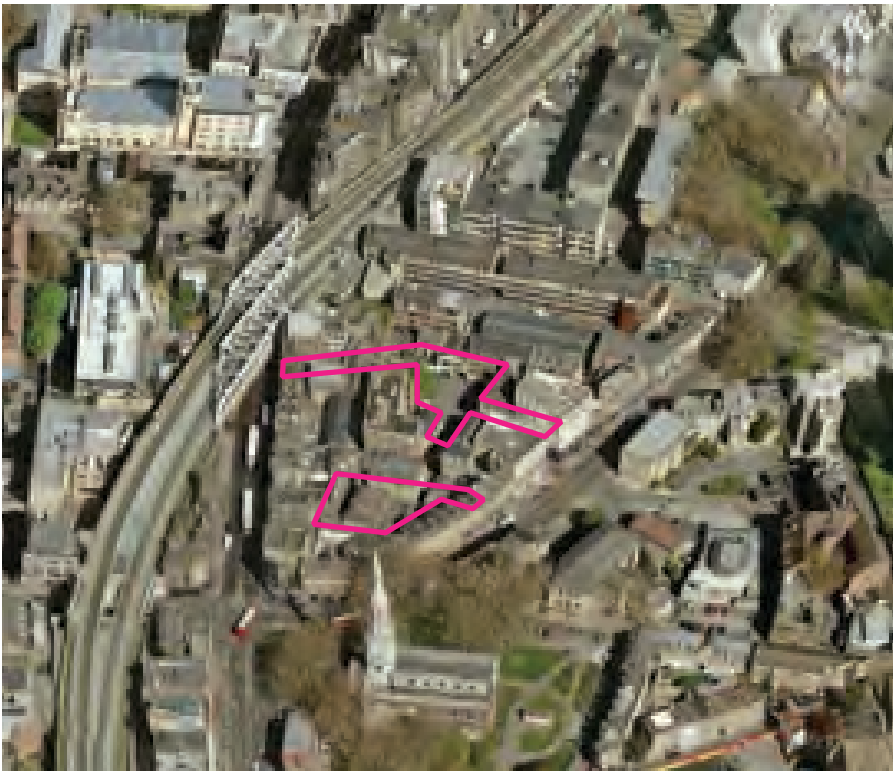
Ezra Street / Providence Yard



Columbia Road



Neal's Yard, Camden WC2



Hackney Road Yards, E2 - Perseverance Works & Printing House Yard



Southwell Road lies to the south of Coldharbour lane to the east of Loughborough Junction station. The majority of the buildings at the eastern end of Southwell Road are 3-storey houses which were built for nurses in Kings Hospital around the turn of the 20th Century. All of these have been turned into flats which are both privately owned and council accommodation. A significant number are sheltered accommodation. The majority of these houses have been split into 3 flats but some have been split further into 4 units, so at least two thirds of the residents at this end of the street do not have access to a garden. As relatively small two bedroom flats they are not ideally suited for families, however there are a significant number of families with small children in the area.



Garden space is limited generally to the rear of ground floor flats. There are small gardens to the front which are communal and generally used to store wheeled bins leaving little usable garden space and no space to dwell for any length of time. The front garden spaces are often unattended as there is no sense of ownership where the flats are rented.

Children are either kept indoors or play on the streets as there is no safe area for them to gather and play. Southwell Road is often used as a rat run for cars going between Coldharbour Lane and Herne Hill Road and traffic calming has done little to stop speeding traffic so children play on the street at considerable risk.



This proposal is to seal off the cul-de-sac at the eastern end of Southwell Road in order to create a community garden where residents can have some outdoor space and to interact with their neighbours. It will also provide a space for children to play safely off the road.



A small food growing space aims to provide local children with a taste of horticulture and a community BBQ at the end of the space can be utilised by residents individually or for community parties during the summer. The culmination of the food growing project in late summer/early autumn could be a community BBQ where the food is cooked and shared by local residents.

**SKETCH PROPOSAL**

This proposal aims to create a single space with two different objectives.

1. **A Courtyard Garden** would provide a space which could be used for children to play, adults to sit and enjoy the sun, a water feature, flower garden and flowering trees to provide an air of contemplation, and natural materials to soften the urban nature of the space.
A secure bicycle park constructed from steel and timber with a green sedum roof is also proposed as bicycle theft is endemic on the street.
Planters would be slightly raised but open to the earth below to help with water retention. They could be constructed from railway sleepers which would be economical, robust, easily kept and reflect the railway heritage in Loughborough Junction. Bench seating would be integral with the planters, also utilising railway sleepers.
The water feature would provide the main focus for the courtyard garden. As a central feature it would also be raised using railway sleepers and would include bench seating around the feature. The water feature would be simple and minimal but would help to provide a small amount of animation to the space and could be powered from the Kitchen garden shed. Agreement would be needed with Lambeth council about the power provision.
Additional smaller raised flower beds would help to soften the space.
2. **A Kitchen Garden** to the rear of the cul-de-sac is proposed, to engage the local children and adults in a food growing project. The space is too small to be of any real practical purpose but growing food would be educational as well as social. A community BBQ and picnic benches are also proposed in this part of the garden

to encourage neighbours to use the space and to interact with each other. The food growing scheme could culminate in a harvest BBQ where food which has been grown can be cooked and shared by the community. A community BBQ would give people from different backgrounds the opportunity to share their culinary ideas. The practical requirement of keeping a garden going at this end of the street would be dealt with by the inclusion of a garden shed which can be used for storing equipment, providing power to the water feature and growing seedlings. It would also have a green sedum roof. A water tap could also be provided within the shed, however the proposal also includes two water butts at each side of the end of the garden, which would be connected to the rainwater down pipes from the adjacent properties to provide the majority of the water for the garden and to raise awareness of green issues. Agreement would be required with the freeholders to connect these to their rainwater down pipes.

A central store for the wheelie bins from the houses facing onto the gardens could be provided behind the garden shed and a shared composting bin could also be provided to minimise waste and to help maintain the garden.

The loss of parking in this area is minimised by creating 3 or 4 face in parking spaces. This area of the street is underused for parking and is rarely full. Car ownership on the street is generally quite low.

STRENGTHS

Provide garden space to those with no access at present.
Provide space for children to play off the road.
Provide an outdoor space for contemplation and to enjoy the sun.
Social space for eating and cooking.
Central location for bin storage to the surrounding dwellings.

WEAKNESSES

Upkeep of the gardens.
Control of the BBQ and garden equipment.
Upkeep of the bin storage to ensure that it isn't likely to attract vermin.
Loss of car parking spaces.

OPPORTUNITIES

Improve the overall feel of the street and improve a neglected cul-de-sac.
Provide outdoor space for community get togethers.
A meeting place for neighbours with small children.
Education about growing and cooking food.
Education about green issues.
Reduce the threat of bicycle theft in the area.

THREATS

Possible location for anti-social behaviour.
Noise may be an issue with the immediate neighbours.
Council issues with transferring rubbish bins through the garden to the road.
Permission to access rain water from the private roofs.



'Take Me Somewhere in Loughborough Junction', a community project by House in the Junction, Lizon Tijus and Margherita Poggiali



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