

DETAILED SITE PROPOSALS

NOTE: WHILE THE FOLLOWING PROPOSALS HAVE BEEN SUBJECT TO HIGH-LEVEL VIABILITY APPRAISALS, IT IS IMPORTANT TO NOTE THAT FURTHER WORK IS NEEDED AS PART OF ANY INDIVIDUAL PROJECT DEVELOPMENT.

- RESIDENTIAL
- EMPLOYMENT
- RETAIL
- COMMUNITY FACILITIES

01

Marcus Lipton & Adventure Playground

OWNERSHIP | LB Lambeth

OPPORTUNITIES:

- 1. Provide new residential development with a mix of sizes and tenures (a mix of family sized and smaller homes, as well as a mix of social, affordable and private sector homes)
- 2. Provide an improved youth centre with at least equal floorspace to the current building
- 3. Provide more activity and overlooking along Gordon Grove & Minet Road
- 4. Provide a new pedestrian and cycle route from Styles Gardens / Major Close to Gordon Grove which is safe, overlooked and well lit
- 5. Grove Adventure Playground has now closed. Any re-provision would need to be subject to availability of funding and the council's wider strategy for service provision in the area. Provision for younger children may be considered within the new youth centre and/or as part of improvements to Elam Open Space.

DELIVERY CONSIDERATIONS:

- Lambeth Council working with Marcus Lipton, to identify a development partner and bring forward development (1-5 years). Delivery will be dependent on further viability work. Ongoing provision of facilities would need to be secured at no extra cost to the council. Therefore, additional income streams may need to be identified by the operator.



02

Wickwood Street Yard & Styles Gardens

OWNERSHIP | LB Lambeth & Network Rail

OPPORTUNITIES:

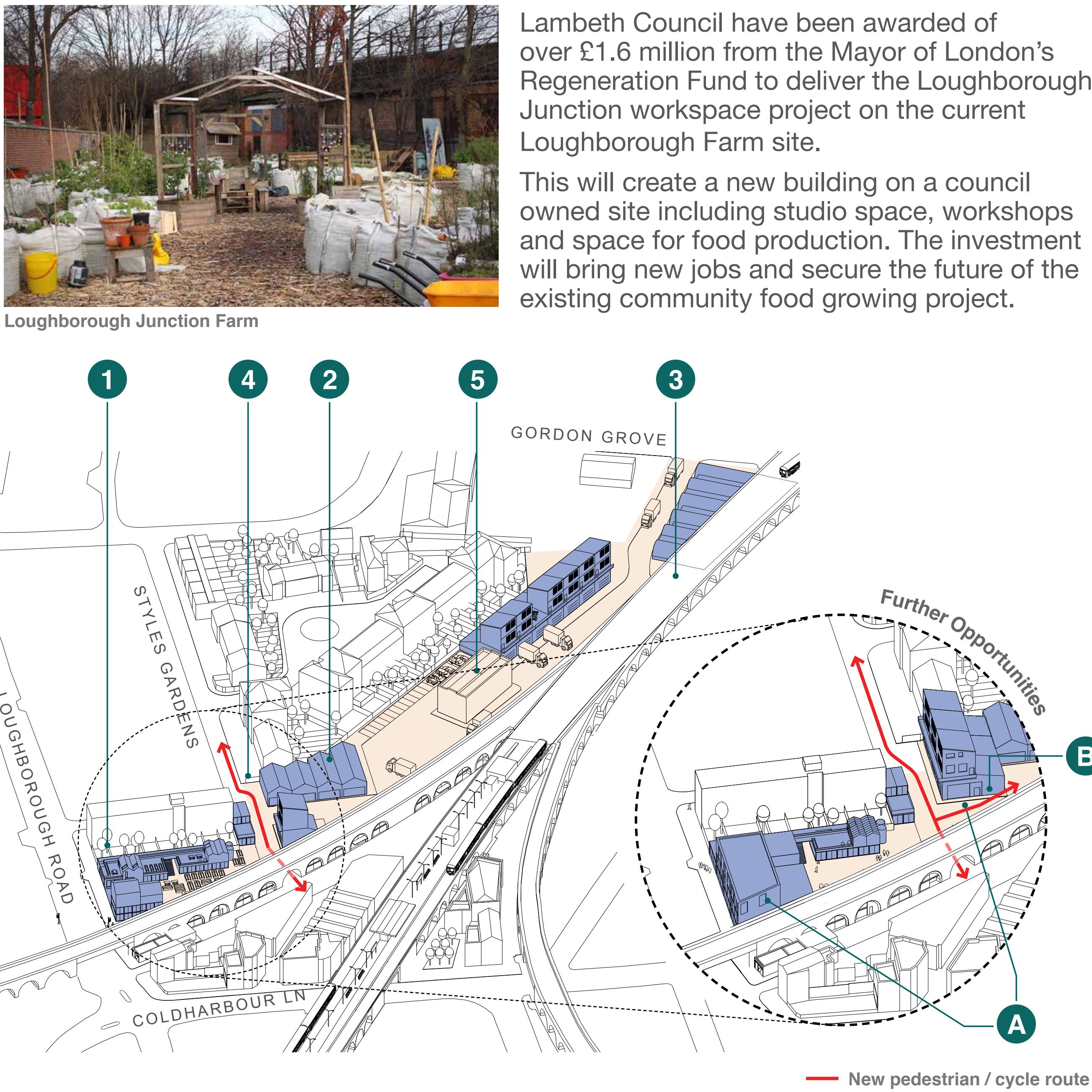
- 1. Loughborough Junction workspace project will provide activity through a built frontage to Loughborough Road, re-providing community growing space alongside workspaces
- 2. Provide a mix of employment spaces including light industrial, workshops and studio space
- 3. Retain & improve workspace in railway arches
- 4. Opportunity to create a new route from Styles Gardens to Station Avenue, subject to Network Rail opening an arch to facilitate the connection. The route should be lined by offices or co-working space with windows and doors opening directly onto the route and improved lighting to contribute to safety and encourage activity.
- 5. Retain the existing substation & provide parking and servicing facilities for light industrial workspace users

FURTHER OPPORTUNITIES:

- A. Increasing workspace and further enhancing the route from Styles Gardens to Wickwood Street
- B. Create new route to Rathgar Road and consolidate access and servicing arrangements

DELIVERY CONSIDERATIONS:

- Network Rail to develop their land (1-5 years)
- Affordable workspaces on council-owned land at Styles Gardens to be funded by the GLA's London Regeneration Fund. Council to bring forward development (1 year)
- Joint working between the council and Network Rail could help to improve the proposals.



03

Rathgar Road & Station Avenue

OWNERSHIP | Network Rail & private owners

OPPORTUNITIES:

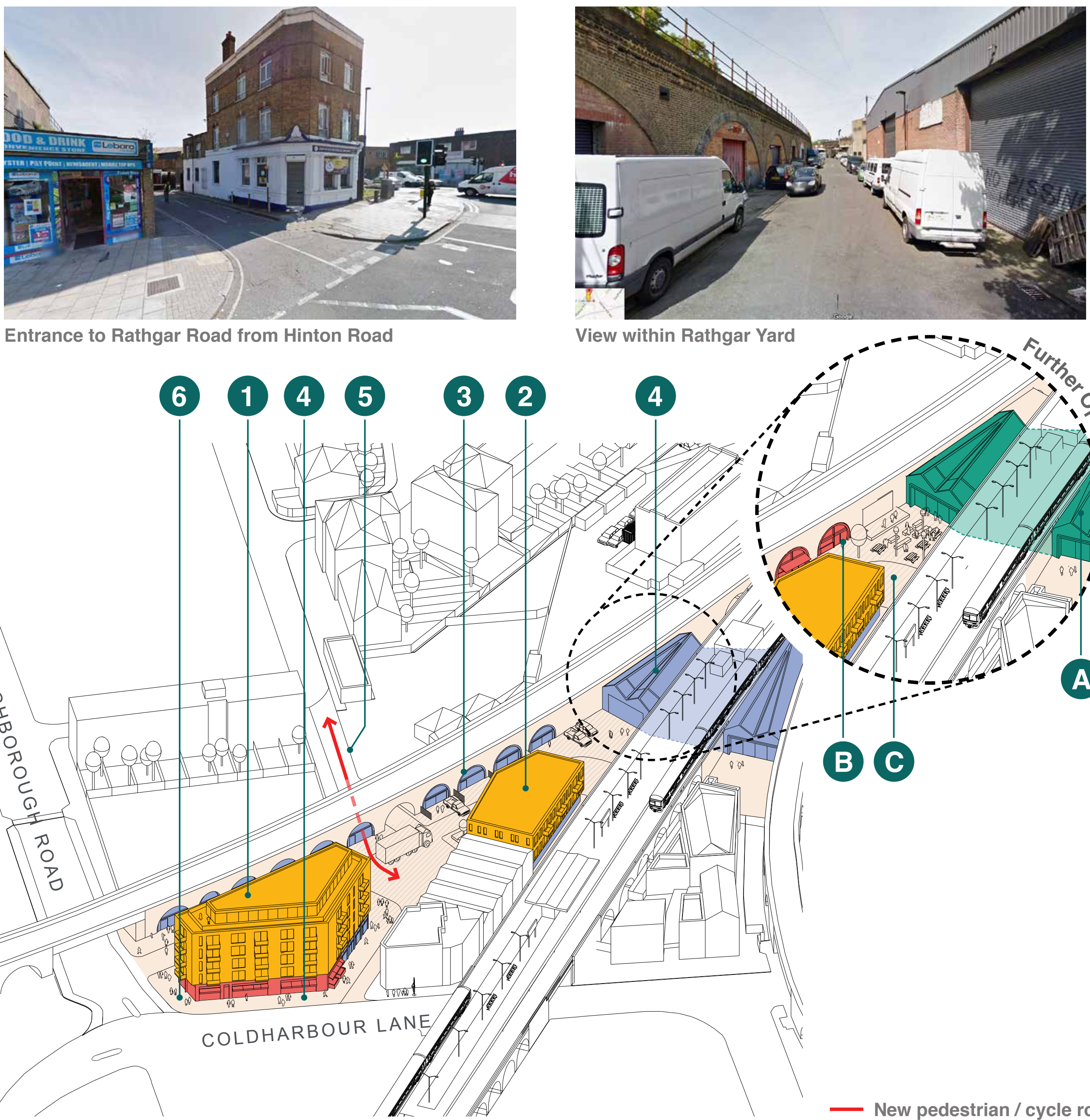
- 1. Provide new residential development with a mix of sizes and tenures and retail on the ground floor
- 2. Provide residential development with employment workspace at ground level
- 3. Retain and improve workspace in the railway arches
- 4. Create larger workspace in the northern railway arches across the 3 railway branches
- 5. Create new pedestrian & cycle route to Styles Gardens - subject to Network Rail opening arch for connection
- 6. Improve public space with wider pavements and provide more activity and overlooking onto Rathgar Road and Station Avenue

FURTHER OPPORTUNITIES:

- A. Altering the town centre boundary within the local plan could increase the vibrancy of this area allowing it to support a significant new community or cultural facility in the northern railway arches
- B. Introduce more active high street uses into the arches
- C. Create new public space on Station Avenue fronted by the activities mentioned above

DELIVERY CONSIDERATIONS:

- Developments to be brought forward by private land owners (5-10 years)
- Extension of town centre to be explored through the Local Plan review. If supported, Network Rail to bring forward high street uses in arches and larger community/cultural/education/leisure facility (1-5 years)
- New developments to fund public space improvements



04

Central Yard

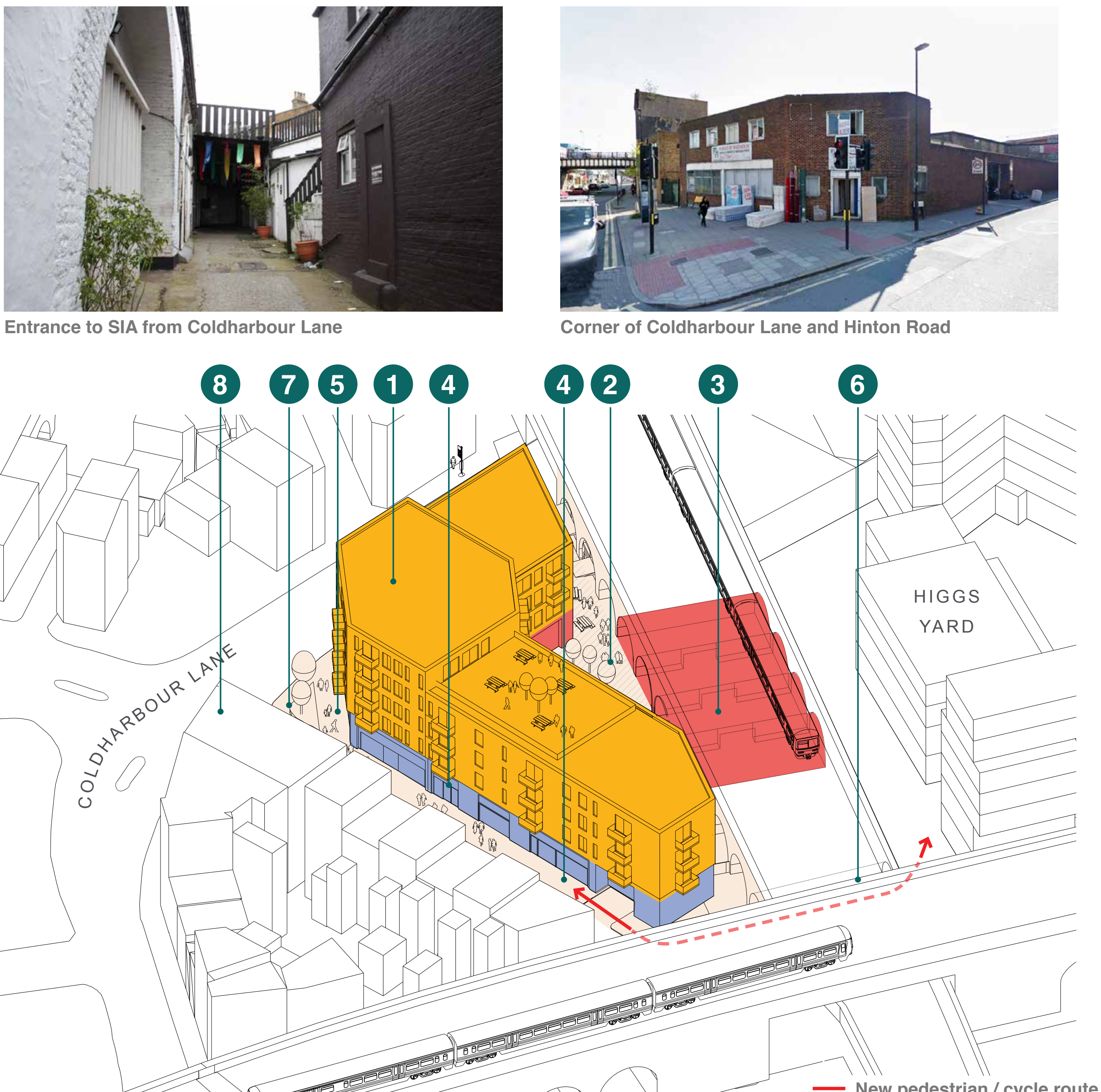
OWNERSHIP | Network Rail & private owners

OPPORTUNITIES:

- 1. Create a mixed use development re-providing retail fronting Coldharbour Lane and employment fronting Hinton Road. Residential located above with a mix of sizes and tenures
- 2. Create a communal courtyard garden and improved forecourt to Sunshine Arts Cafe
- 3. Create more space within the existing arches to re-provide Sunshine International Arts Cafe or re-provide facility in the new block with frontage to Coldharbour Lane
- 4. Re-provide or increase the amount of employment space
- 5. Create frontage onto Coldharbour Lane & Hinton Rd
- 6. Create new pedestrian and cycle route to Higgs Yard
- 7. Improve public space by widening pavements
- 8. Be sympathetic to existing development - in particular the Green Man pub (now Green Man Skills Zone)

DELIVERY CONSIDERATIONS:

- Developments to be brought forward by private land owners. Consolidation of land parcels required
- Work with existing businesses to find suitable alternative premises



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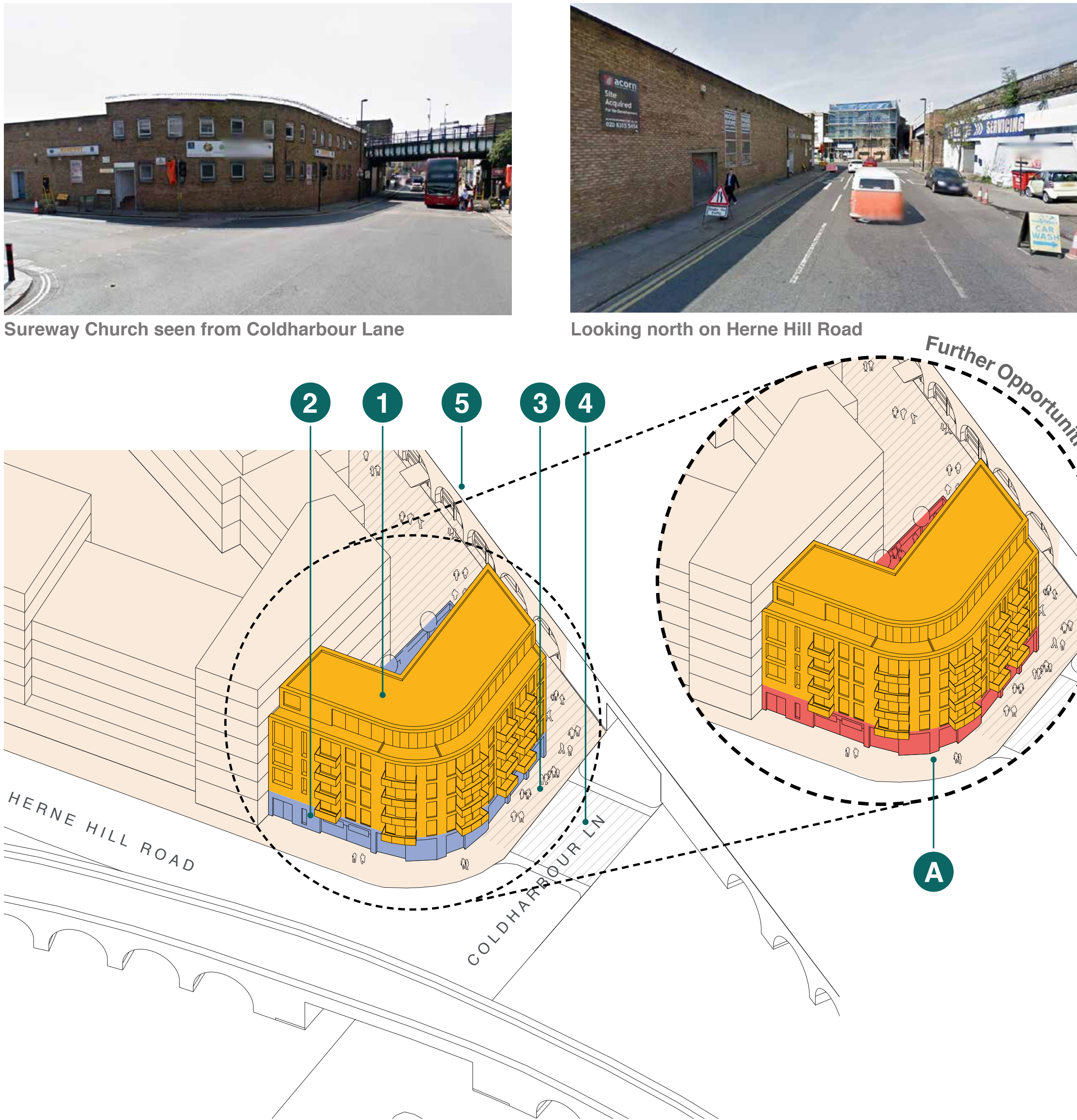
05 Higgs Yard Phase 2

OWNERSHIP | Private owners

- OPPORTUNITIES:
1. Provide new mixed-use development with workspace on ground floor & residential above with a mix of sizes and tenures (a mix of family and smaller homes, as well as a mix of social, affordable and private sector homes)
 2. Create activity on Coldharbour Lane & Herne Hill Road
 3. Improve public space by widening pavements
 4. Improve pedestrian crossing points to station and introduce traffic calming measures such as the introduction of a raised table (a small section of the road raised to pavement level)
 5. Improve access and visibility of railway arches facing into Higgs Yard

- FURTHER OPPORTUNITIES:
- A. An alteration to the town centre boundary through changes to the Local Plan would allow new retail development on the ground floor.

- DELIVERY CONSIDERATIONS:
- Development to be brought forward by private land owners (1-5 years)
 - Extension of town centre to be explored through the Local Plan review



06 Hardess Yard

OWNERSHIP | Network Rail & private owners

- OPPORTUNITIES:
1. Reprovide, and aim to increase, the amount of employment space
 2. Provide new residential development with a mix of sizes and tenures (a mix of family and smaller homes, along with a mix of social, affordable and private sector homes)
 3. Reinstate the route from Hinton Road into Hardess Street
 4. Create activity on Hinton Road
 5. Create a shared surface (space where priority is given to pedestrians) public space for pedestrians and vehicles with opportunity for parking
 6. Encourage occupiers of the railway arches to flip entrances to the north or create dual aspect units (where windows face in more than one direction) where possible
 7. Retain minimum 3m wide access along railway

- DELIVERY CONSIDERATIONS:
- Developments to be brought forward by private land owners. Consolidation of land parcels required (5-10 years)

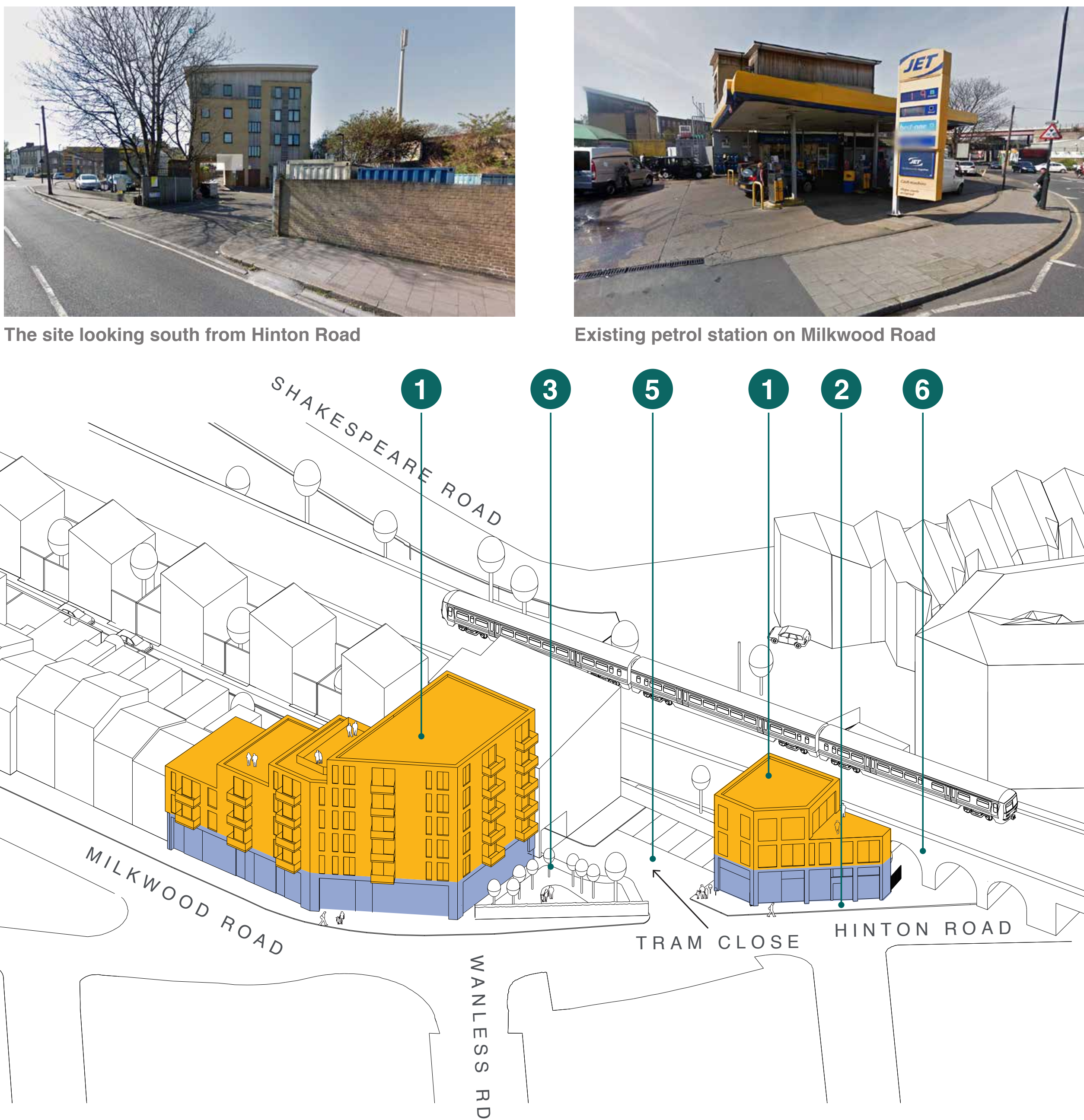


07 Hinton Road

OWNERSHIP | LB Lambeth & Network Rail

- OPPORTUNITIES:
1. Provide new residential development with a mix of sizes and tenures (a mix of family and smaller homes, along with a mix of social, affordable and private sector homes) and employment workspace on the ground floor
 2. Provide activity on Hinton Road & Milkwood Road
 3. Provide parking and landscaped setting for adjacent development
 4. Improve public space with wider pavements
 5. Retain vehicular access to Tram Close
 6. Retain 3m wide access along railway

- DELIVERY CONSIDERATIONS:
- Lambeth Council (majority land owner) to bring forward development (5-10 years)



08 Ridgeway & Orphans Yard arches

OWNERSHIP | Network Rail

- OPPORTUNITIES:
1. Consolidate all existing car repair uses within the western arches on Ridgway Road, providing a dedicated parking area and alternative access through Belinda Yard
 2. Refurbish arches and encourage office/studio uses to provide activity and improve the relationship with Wick Gardens
 3. Improve the quality of Ridgway Road and create a shared surface (where pedestrians and vehicles have equal priority) for pedestrians and vehicles
 4. Create a community facility within the existing building facing onto Loughborough Road and an improved relationship with Wick Gardens
 5. Create new / improve existing workspaces within the arches in Orphans Yard

- DELIVERY CONSIDERATIONS:
- Continue to work with Network Rail to make better use of the arches in Ridgway and Orphans Yard and use development to fund improvements to Ridgway Road (1-5 years)
 - Lambeth Council to investigate options for use of the Wick Gardens building.

