

## Why is it happening?

Welcome to the third public exhibition on the Loughborough Junction Masterplan.

The masterplan is a document that identifies the type of development that should be encouraged on important sites in the area. It also looks at things like the height of buildings, the need for open spaces and connections and routes through the area.

The masterplan sets out proposals that can be implemented under current circumstances, as well setting out aspirations that need further consideration, such as those requiring changes to planning policy.

The masterplan is being produced as developers are showing increasing interest in Loughborough Junction and there is a need to consider how growth in the area can happen in a way that works for the existing and future population.

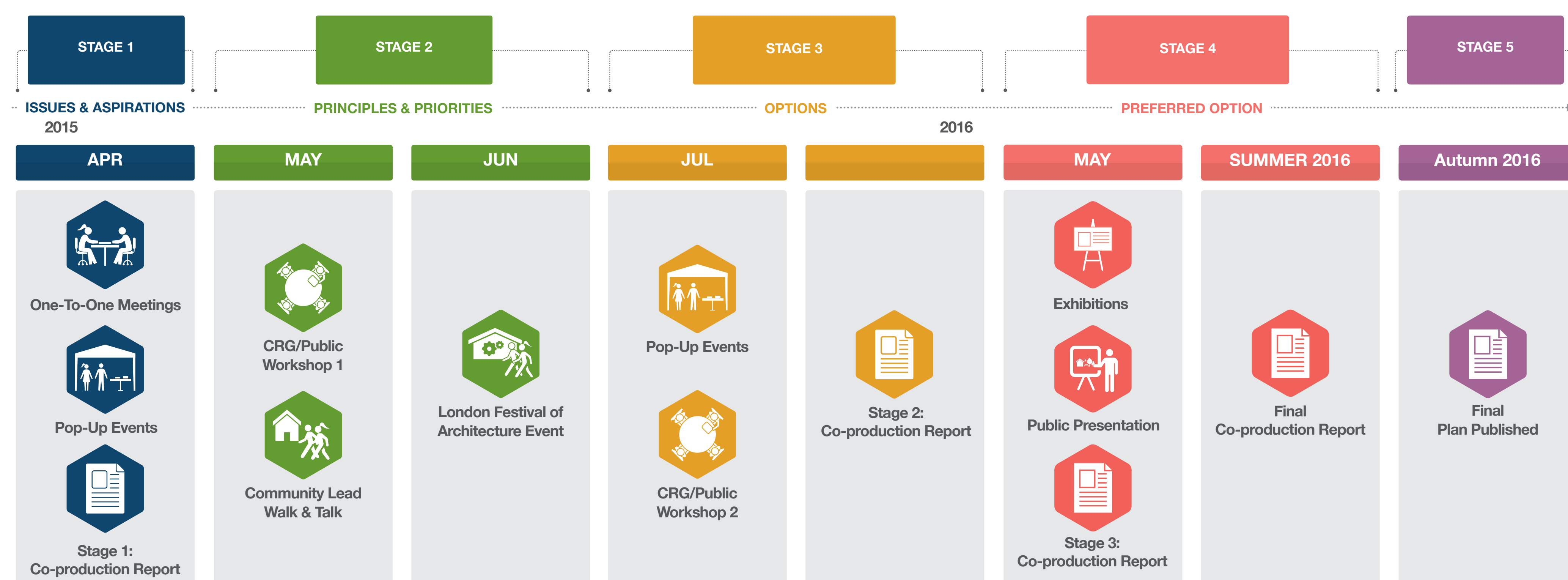
The masterplan has been developed in consultation with the community, landowners and local groups.

The masterplan will influence the review of the Lambeth Local Plan (which is the main document that influences future planning applications) and guide future development by assessing community aspirations alongside financial viability.

## What has happened so far?

In July 2015 (Stage 3) the community discussed options for key sites. Stage 4 looks at the preferred plan and proposed

improvements to check they meet local need and aspirations and are well supported.



## One-To-One Meetings

26 one-to-one meetings were held with local housing, community and business groups to get their opinions and some background information on the area.



## Walk & Talk Events

Local people were invited to lead a walk and talk around Loughborough Junction on Friday 8th May. 15 people participated on the walk and highlighted the areas they liked and areas they felt needed to improve along the route.

The London Festival of Architecture Event also incorporated a walk around the area visiting local businesses.



## Pop-Up Events

Over 200 people across 6 different locations participated in the first pop up events. People were invited to list their favourite places in Loughborough Junction, their hopes and fears for the future of the area and their priorities.

A second round of pop up events were held, to raise awareness and receive feedback on the emerging plans. Over 100 people took part.



## Community Reference Group

Representatives from over 150 community and amenity groups were invited to form a Community Reference Group [CRG] to act as a sounding board for the project.

Workshops were held to help develop ideas for the masterplan and consider different options for the main sites. Members of the CRG will be invited to the final exhibition and public presentation.



Masterplan Principles

- In consultation with the community a number of principles were established to guide the masterplan:
- Create a town centre that reinforces local identity and ensures Loughborough Junction is more than a through route
  - Ensure new homes are in the right place, of good quality and supported by improved local infrastructure
  - Provide a good mix of tenure (a mix of social, affordable and private sector homes) when building new homes
  - Reduce the number of vacant railway arches so they make a positive contribution to the area
  - Create safer streets and routes by encouraging more activity at street level and on ground floors
  - Improve existing open spaces and increase their use
  - Use town centre development sites to create new public spaces
  - Use the development sites to selectively create new routes through the area
  - Provide areas for light industrial uses away from residential areas
  - Provide variety of workspaces for different types of businesses
  - Support existing businesses and facilities valued by the community



PROJECT BOUNDARY



TOWN CENTRE



ROUTES AND CONNECTIONS



NEW & IMPROVED PUBLIC SPACES



COMMUNITY BENEFITS



WORKSPACES



ACTIVATE ARCHES

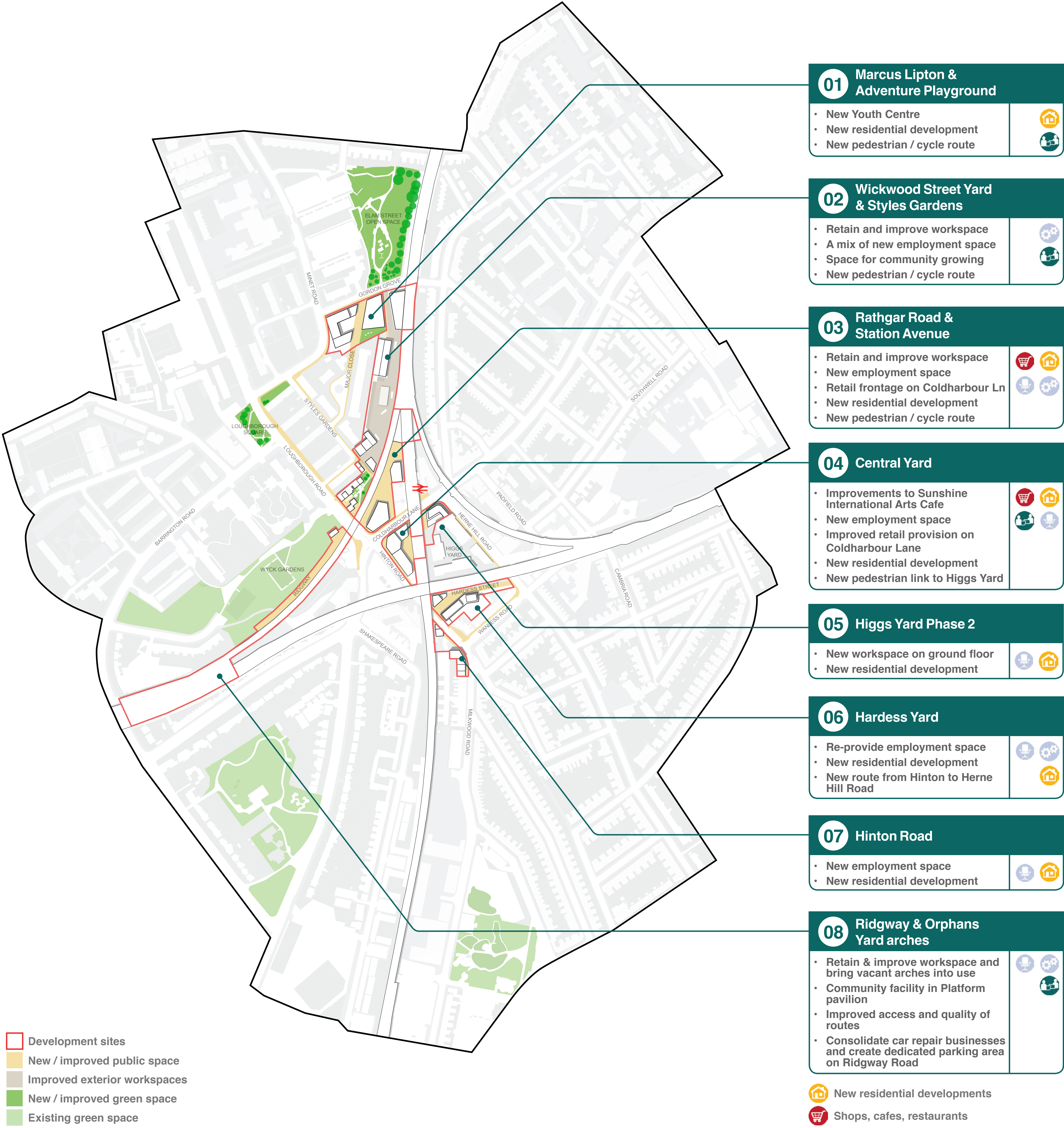


HOMES



The masterplan targets sites that are considered deliverable within the next 5 years and in accordance with existing planning policy.

They are seen as important sites as they can contribute towards key public realm (streets and public spaces) improvements and/or they are currently facing high development pressure as part of a changing town centre. Some sites are owned and can be delivered by Lambeth Council and others by landowners with the financial power to develop the sites. The “Detailed Site Proposals” boards contain more information on each proposal.

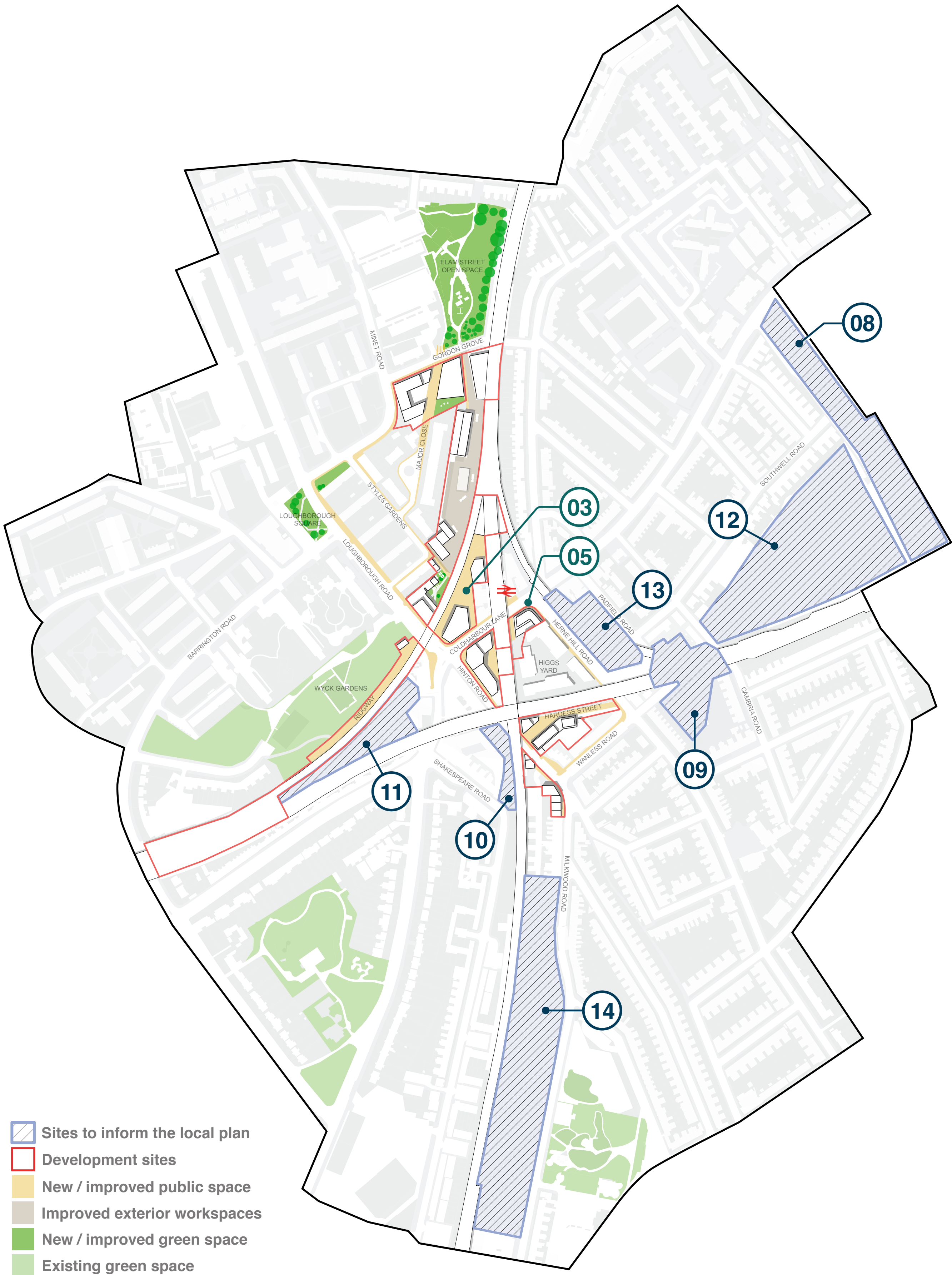
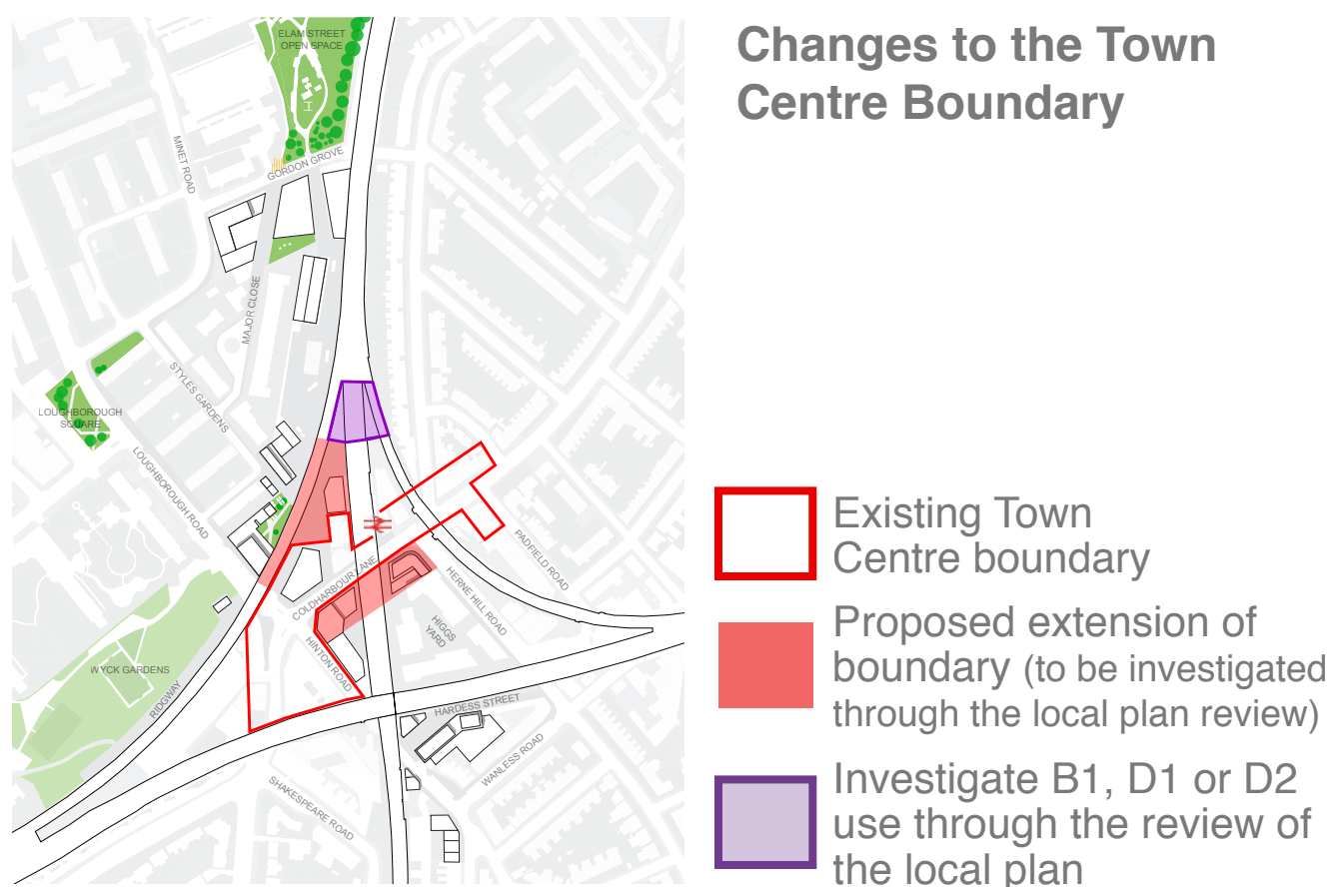




Whilst not deliverable at the current time these sites offer various opportunities and remain as objectives for future consideration and consultation.

Many of these sites are not deliverable in the short-term as in some instances the proposals currently conflict with existing planning policy or the sites themselves have complex land ownerships.

A number of the opportunities require alterations to the town centre boundary. The plan to the right shows the combined effect of these changes, which will all need to be considered through the review of the council's Local Plan.



+ The opportunity - Current status

Sites related to changing the town centre boundary

- 03 Rathgar Road & Station Avenue**  
Ownership: Network Rail & private owners

  - + New community, cultural, educational or leisure facility in the northern railway arches
  - Slight amendment to KIBA (Key Industrial Business Area) boundary required
- 05 Higgs Yard Church**  
Ownership: Private owners

  - + New retail development fronting Herne Hill Rd & Coldharbour Ln
  - Retail uses are only permitted within the town centre boundary and this site currently sits outside

Sites for future consideration and consultation

- 08 KCH Business Park**  
Ownership: King's College Hospital & UK Power Networks

  - + Additional employment space
  - Plans are at the discretion of landowner, council to work with KCH on future expansion plans
- 09 Cambria Yard**  
Ownership: LB Lambeth & private owners

  - + New homes & improved pedestrian access
  - Part of the site is designated a waste treatment facility. An alternative location for this must be found prior to development. Council to work with GLA and landowners to explore opportunities for co-locating waste uses away from residential areas
- 10 Shakespeare Yard**  
Ownership: Private owners & Network Rail

  - + Extend Shakespeare Business Centre and create route linking Shakespeare and Hinton Road
  - Development is constrained by issues such as need to re-locate railway equipment. Council will work with landowners to understand future opportunities.
- 11 Belinda Yard**  
Ownership: Private owners & Network Rail

  - + More efficient use of site either as a dedicated waste site or for alternative uses. Improved access may also be possible.
  - Part of the site is currently designated as a waste facility in the Local Plan. Any changes must be considered as part of a borough wide strategy. The council will continue to work with the landowner and the GLA to explore potential opportunities.
- 12 Coldharbour Lane KIBA**  
Ownership: UK Power Networks (UKPN)

  - + New employment space & improved connectivity to wider area
  - UKPN have no aspiration to develop the site, which they currently require for operational purposes. However, the site remains a key opportunity and the council will continue discussions with UKPN, particularly with reference to the vacant premises fronting Cambria Rd.
- 13 Padfield Yard**  
Ownership: Private owners & Network Rail

  - + New workspace & homes alongside an improved health facility
  - Railway line limits land value & the health centre must stay open during construction making new development difficult. Council will work with owners to make more efficient use of site
- 14 Mahatma Gandhi Industrial Estate**  
Ownership: Private owners

  - + New employment space & pedestrian connections
  - Site is privately owned & existing business must not be disrupted



The masterplan suggests a number of improvements to public spaces such as key streets, pathways and parks in order to create an environment in Loughborough Junction that is enjoyable to live, work and spend time in.



Example images



Freely available public play spaces in existing parks



Wider, greener and brighter pavements and streets



Seating, landscaping and lighting form a new public square



Shared surface crossings adjacent to existing public space



Allotments and planting areas on the roofs of buildings



What happens next?

The Loughborough Junction Masterplan is intended to guide development and other changes (for example to streets and public spaces) in the area. The comments received during this consultation will inform the production of the final masterplan that will be adopted by the council later this year.

The masterplan will inform the revision of Lambeth’s Local Plan (see below diagram), both in terms of suggestions for changes to planning

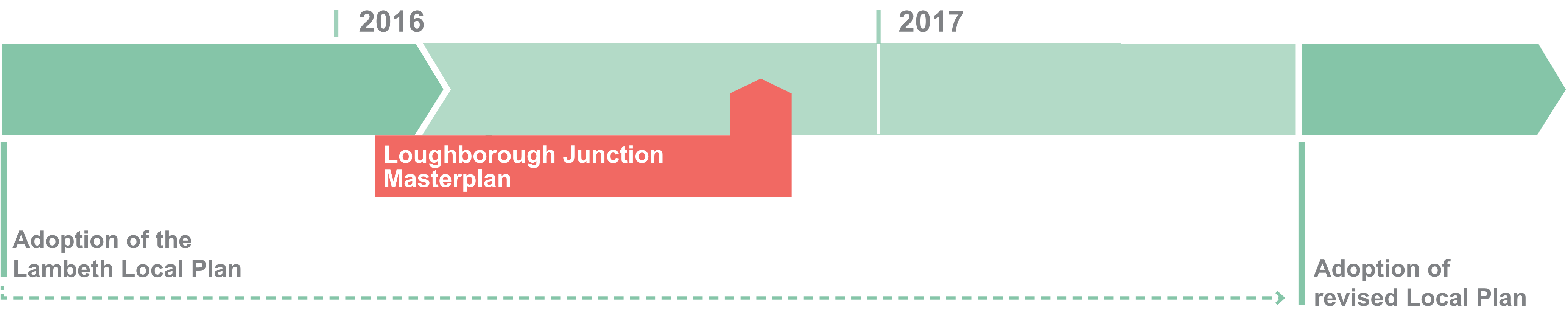
policy (such as the town centre boundary) and any policies setting out principles for individual development sites. These policies are what are used by the council to determine what can be built.

Each proposal still requires design work and detailed proposals for development that will need to be led by the relevant land owner. These proposals will then be subject to a planning application.

Indicative timescales for each proposal are provided in this consultation. The council will pursue the projects located on their land in order to begin development as quickly as possible. It will also work with private land owners and encourage them to do the same.

Lambeth Local Plan Timeline

All dates are indicative



Great London Authority [GLA] funding

As outlined on board 05, Lambeth Council are delighted to announce an award of over £1.6 million from the Mayor of London’s Regeneration Fund to bring forward the Loughborough Junction workspace project, in partnership with Network Rail and Meanwhile Space CIC.

This aims to re-energise Loughborough Junction’s places of work by embracing the areas incredible talent for creativity and technological innovation. Based at the end of Wickwood Street Yard facing Loughborough Road, the project will create new

buildings on a council owned site including studio space, makerspace, coworking offices and shared workshops/food production.

The investment will bring new jobs and secure the future of community food growing project the Loughborough Farm.

