

Table to show how draft masterplan consultation material is proposed to be reflected in PN10 of Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020 (DRLLP PSV 2020) – LB Lambeth September 2019

Section of draft masterplan consultation board	How it is proposed to take this forward
<b>Detailed Site Proposals</b>	
<p>01 – Marcus Lipton &amp; Adventure Playground</p> <p>OPPORTUNITIES:</p> <ol style="list-style-type: none"> <li>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)</li> <li>2. Provide an improved youth centre with at least equal floorspace to the current building</li> <li>3. Provide more activity and overlooking along Gordon Grove &amp; Minet Road</li> <li>4. Provide a new pedestrian and cycle route from Styles Gardens / Major Close to Gordon Grove which is safe, overlooked and well lit</li> <li>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.</li> </ol>	<p>As stated in the letter from the Leader of the Council on 23 May 2019, it has been confirmed that the development proposals for the Grove Adventure Playground and Marcus Lipton Youth Centre, as contained in the draft Loughborough Junction Masterplan, will now no longer go ahead. Moreover, the development options on the Marcus Lipton, Grove Adventure Playground and Elam Street Open Space sites, are no longer being considered, and those sites will be protected for youth and play provision and enhancement.</p> <p>It is proposed that the DRLLP PSV 2020 Policy PN10 will state ‘the council will ensure an adequate supply of community facilities in the area to meet need for local users, including children and young people.’</p> <p>It is proposed that the supporting text recognises the importance of the Marcus Lipton Youth Centre and the Grove Adventure Playground by stating ‘The Marcus Lipton Youth Centre and the Grove Adventure Playground are particularly important to the Loughborough Junction area by providing facilities and activities for children and young people.’</p>
<p>02 – Wickwood Street Yard &amp; Styles Gardens</p> <p>OPPORTUNITIES:</p> <ol style="list-style-type: none"> <li>1. Loughborough Junction workspace project will provide activity through a built frontage to Loughborough Road, re-providing community growing space alongside workspaces</li> <li>2. Provide a mix of employment spaces including light industrial, workshops and studio space</li> </ol>	<p>Continue to designate as KIBA in the Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020 (DRLLP PSV 2020). DRLLP PSV 2020 policy supports intensification of KIBAs for industrial and employment uses in accordance with the Draft London Plan.</p> <p>DRLLP PSV 2020 Policy PN10 on Loughborough Junction proposes to specifically support improvements to existing workspace in the railway arches and new servicing facilities in this location.</p>

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<p>3. Retain &amp; improve workspace in railway arches</p> <p>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.</p> <p>5. Retain the existing substation &amp; provide parking and servicing facilities for light industrial workspace users</p> <p>FURTHER OPPORTUNITIES:</p> <p>A. Increasing workspace and further enhancing the route from Styles Gardens to Wickwood Street</p> <p>B. Create new route to Rathgar Road and consolidate access and servicing arrangements</p>	<p>Potential for new and enhanced pedestrian and cycle routes will be identified on the mini 'key diagram' for Loughborough Junction in the DRLLP PSV 2020.</p>
<p>03 – Rathgar Road &amp; Station Avenue</p> <p>OPPORTUNITIES:</p> <p>1. Provide new residential development with a mix of sizes and tenures and retail on the ground floor</p> <p>2. Provide residential development with employment workspace at ground level</p> <p>3. Retain and improve workspace in the railway arches</p> <p>4. Create larger workspace in the northern railway arches across the 3 railway branches</p> <p>5. Create new pedestrian &amp; cycle route to Styles Gardens - subject to Network Rail opening arch for connection</p> <p>6. Improve public space with wider pavements and provide more activity and overlooking onto Rathgar Road and Station Avenue</p>	<p>The extension to the town centre to Rathgar Road is not proposed to be taken forward in the DRLLP PSV 2020 due to the potential impact on the existing retail offer in the local centre. This was in response to a number of concerns raised through the Issues consultation on the LPR, including from LJAG. However, policy PN10d in the DRLLP October 2018 supported the opportunity for comprehensive refurbishment of the arches as follows:</p> <p>'An opportunity exists to comprehensively refurbish and convert the Rathgar Road railway arches and associated public realm to achieve a mix of space for small businesses, that include B1 workspace and maker space; community facilities; and cafes and restaurants that complement the nearby local town centre and are supported by environmental and accessibility improvements. The council will support proposals that achieve these objectives as part of a comprehensive approach, subject to the following requirements:</p>

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<p>FURTHER OPPORTUNITIES:</p> <p>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</p> <p>B. Introduce more active high street uses into the arches</p> <p>C. Create new public space on Station Avenue fronted by the activities mentioned above</p>	<ul style="list-style-type: none"> <li>i) no fewer than six railway arches are for B/D class use and no more than six railway arches are for A class uses;</li> <li>ii) it is demonstrated to the satisfaction of the council that proposed A class uses in the arches would complement the existing local centre and they could not be provided within existing vacant premises in the local centre;</li> <li>iii) it is demonstrated to the satisfaction of the council that appropriate engagement with and support for existing tenants would be provided, including consideration of alternative locations;</li> <li>iv) potential harm to neighbouring residential uses is assessed and appropriately mitigated; including through controls on opening hours;</li> <li>v) the proposal would deliver appropriate public realm improvements along Rathgar Road;</li> <li>vi) improve connectivity to the local centre and through railway arches where possible and support integration with and connectivity to the local centre; and</li> <li>vii) the proposal would include improvements to the back of the arches facing the LJ works site, including façade and lighting improvements.</li> </ul> <p>Proposals for the Rathgar Road arches that do not achieve these objectives in a comprehensive way will be assessed against all other relevant Local Plan policies, including ED6 Railway arches.'</p> <p>It is not proposed to change this text in the DRLLP PSV 2020.</p>
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<p>04 Central Yard</p> <p>OPPORTUNITIES:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Create a communal courtyard garden and improved forecourt to Sunshine Arts Cafe</li> <li>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</li> <li>4. Re-provide or increase the amount of employment space</li> <li>5. Create frontage onto Coldharbour Lane &amp; Hinton Rd</li> <li>6. Create new pedestrian and cycle route to Higgs Yard</li> <li>7. Improve public space by widening pavements</li> <li>8. Be sympathetic to existing development - in particular the Green Man pub (now Green Man Skills Zone)</li> </ol>	<p>This site will be considered for inclusion in the Site Allocations DPD. Note that the Site Allocations DPD will not include all development sites in Lambeth therefore not all sites that will be considered will be included in the final document.</p>
<p>05 Higgs Yard Phase 2</p> <p>OPPORTUNITIES:</p> <ol style="list-style-type: none"> <li>1. Provide new mixed-use development with workspace on ground floor &amp; 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)</li> <li>2. Create activity on Coldharbour Lane &amp; Herne Hill Road</li> <li>3. Improve public space by widening pavements</li> </ol>	<p>It is proposed that PN10 of DRLLP PSV 2020 will support pedestrian crossings to the station and traffic calming measures that improve the pedestrian and cycling environment and improved relationship with the adjacent railway arches.</p> <p>This site will be considered for inclusion in the Site Allocations DPD. Note that the Site Allocations DPD will not include all development sites in Lambeth therefore not all sites that will be considered will be included in the final document.</p>

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<p>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)</p> <p>5. Improve access and visibility of railway arches facing into Higgs Yard</p> <p>2 FURTHER OPPORTUNITIES:</p> <p>A. An alteration to the town centre boundary through changes to the Local Plan would allow new retail development on the ground floor.</p>	
<p>06 – Hardess Yard</p> <p>OPPORTUNITIES:</p> <ol style="list-style-type: none"> <li>1. Reprovide, and aim to increase, the amount of employment space</li> <li>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)</li> <li>3. Reinstate the route from Hinton Road into Hardess Street</li> <li>4. Create activity on Hinton Road</li> <li>5. Create a shared surface (space where priority is given to pedestrians) public space for pedestrians and vehicles with opportunity for parking</li> <li>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</li> <li>7. Retain minimum 3m wide access along railway</li> </ol>	<p>It is proposed that PN10 of the DRLLP PSV 2020 will support improvements to existing workspace and the reinstatement of the route from Hinton Street to Hardess Street; and state that working with the freeholder of the arches and leaseholders, the council will explore the potential to create dual aspect units in the railway arches.</p> <p>This site will be considered for inclusion in the Site Allocations DPD. Note that the Site Allocations DPD will not include all development sites in Lambeth therefore not all sites that will be considered will be included in the final document.</p>
<p>07 Hinton Road</p> <p>OPPORTUNITIES:</p>	<p>This site will be considered for inclusion in the Site Allocations DPD. Note that the Site Allocations DPD will not include all development sites in Lambeth therefore not all sites that will be considered will be included in the final document.</p>

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<ol style="list-style-type: none"> <li>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</li> <li>2. Provide activity on Hinton Road &amp; Milkwood Road</li> <li>3. Provide parking and landscaped setting for adjacent development</li> <li>4. Improve public space with wider pavements</li> <li>5. Retain vehicular access to Tram Close</li> <li>6. Retain 3m wide access along railway</li> </ol>	
<p>08 Ridgeway &amp; Orphans Yard arches</p> <p>OPPORTUNITIES:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Refurbish arches and encourage office/studio uses to provide activity and improve the relationship with Wick Gardens</li> <li>3. Improve the quality of Ridgway Road and create a shared surface (where pedestrians and vehicles have equal priority) for pedestrians and vehicles</li> <li>4. Create a community facility within the existing building facing onto Loughborough Road and an improved relationship with Wick Gardens</li> <li>5. Create new / improve existing workspaces within the arches in Orphans Yard</li> </ol>	<p>It is proposed that PN10 of the DRLLP PSV 2020 will support the retention of and improvements to existing arches in Ridgway Road and Orphans Yard, improving the relationship with Wyck Gardens and the pedestrian environment on Ridgway Road. Working with the freeholder of the arches and leaseholders, the council will explore the potential to group car repair businesses to towards the western end of Ridgway Road, enabling other types of small business to occupy the eastern arches.</p>
<p><b>Masterplan Principles</b></p>	
<ul style="list-style-type: none"> <li>• Create a town centre that reinforces local identity and ensures Loughborough Junction is more than a through route</li> </ul>	<p>These principles are proposed to be reflected in PN10 of the DRLLP PSV 2020.</p>

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<ul style="list-style-type: none"> <li>• Ensure new homes are in the right place, of good quality and supported by improved local infrastructure</li> <li>• Provide a good mix of tenure (a mix of social, affordable and private sector homes) when building new homes</li> <li>• Reduce the number of vacant railway arches so they make a positive contribution to the area</li> <li>• Create safer streets and routes by encouraging more activity at street level and on ground floors</li> <li>• Improve existing open spaces and increase their use</li> <li>• Use town centre development sites to create new public spaces</li> <li>• Use the development sites to selectively create new routes through the area</li> <li>• Provide areas for light industrial uses away from residential areas</li> <li>• Provide variety of workspaces for different types of businesses</li> <li>• Support existing businesses and facilities valued by the community</li> </ul>	
<b>Options for future consideration</b>	
<p>Rathgar Road &amp; Station Avenue</p> <p>New community, cultural, educational or leisure facility in the northern railway arches. Slight amendment to KIBA (Key Industrial Business Area) boundary required.</p>	<p>Continue to designate as a KIBA in the DRLLP PSV 2020. The KIBA boundary has been reviewed and no change is proposed at this point.</p>
<p>Higgs Yard Church</p> <p>New retail development fronting Herne Hill Rd &amp; Coldharbour Ln. Retail uses are only permitted within the town centre boundary and this site currently sits outside.</p>	<p>This site will be considered for inclusion in the Site Allocations DPD. Note that the Site Allocations DPD will not include all development sites in Lambeth therefore not all sites that will be considered will be included in the final document.</p>

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<p>KCH Business Park</p> <p>Additional employment space. Plans are at the discretion of landowner, council to work with KCH on future expansion plans.</p>	<p>Continue to designate as a KIBA in the DRLLP PSV 2020. Additional employment/industrial space in KIBAs is supported in principle.</p>
<p>Cambria Yard</p> <p>New homes &amp; 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.</p>	<p>Part of the area identified as Cambria Yard is in council ownership and is currently used by council contractors as a waste transfer facility.</p> <p>The remainder of the area identified as Cambria Yard is in separate ownerships. Any proposals affecting these sites will be considered under borough-wide planning policies.</p>
<p>Shakespeare Yard</p> <p>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.</p>	<p>Continue to designate as a KIBA in the DRLLP PSV 2020. Extending Shakespeare Business Centre acceptable in principle.</p>
<p>Belinda Yard</p> <p>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.</p>	<p>Waste site. Proposed as new KIBA in the DRLLP PSV 2020. This site provides low cost industrial accommodation suitable for lower-value industrial uses and other industrial related businesses important to the local economy, particularly, but not exclusively, the waste sector. It already accommodates one safeguarded waste transfer use, along with another nine businesses. By virtue of being surrounded by railway lines, it is fully screened from neighbouring residential uses so provides a suitable location for ‘bad neighbour’ uses that otherwise find it difficult to locate in inner London and Lambeth.</p>
<p>Coldharbour Lane KIBA</p> <p>New employment space &amp; 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</p>	<p>Continue to designate as a KIBA in the DRLLP PSV 2020. Intensification of this KIBA for industrial uses is encouraged in accordance with Draft London Plan.</p>



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<p>council will continue discussions with UKPN, particularly with reference to the vacant premises fronting Cambria Rd.</p>	
<p>Padfield Yard New workspace &amp; homes alongside an improved health facility. Railway line limits land value &amp; the health centre must stay open during construction making new development difficult. Council will work with owners to make more efficient use of site</p>	<p>This site will be considered for inclusion in the Site Allocations DPD. Note that the Site Allocations DPD will not include all development sites in Lambeth therefore not all sites that will be considered will be included in the final document.</p>
<p>Mahatma Gandhi Industrial Estate New employment space &amp; pedestrian connections. Site is privately owned &amp; existing business must not be disrupted.</p>	<p>Continue to designate as a KIBA in the DRLLP PSV 2020.</p>
<p><b>Public Realm Improvements</b></p>	
<p>It is proposed to reflect these on the key diagram for PN10.</p>	<p>It is proposed to reflect these on the mini key diagram for PN10 in the DRLLP PSV 2020.</p>