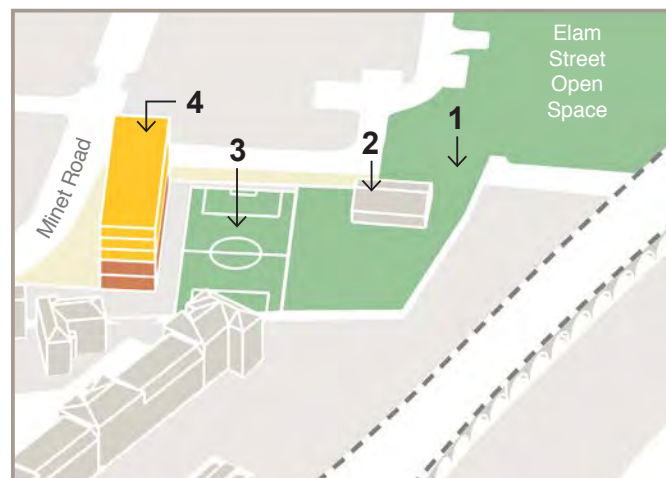


1 Youth Centre & Adventure Playground

— New connections
 Residential
 Community use

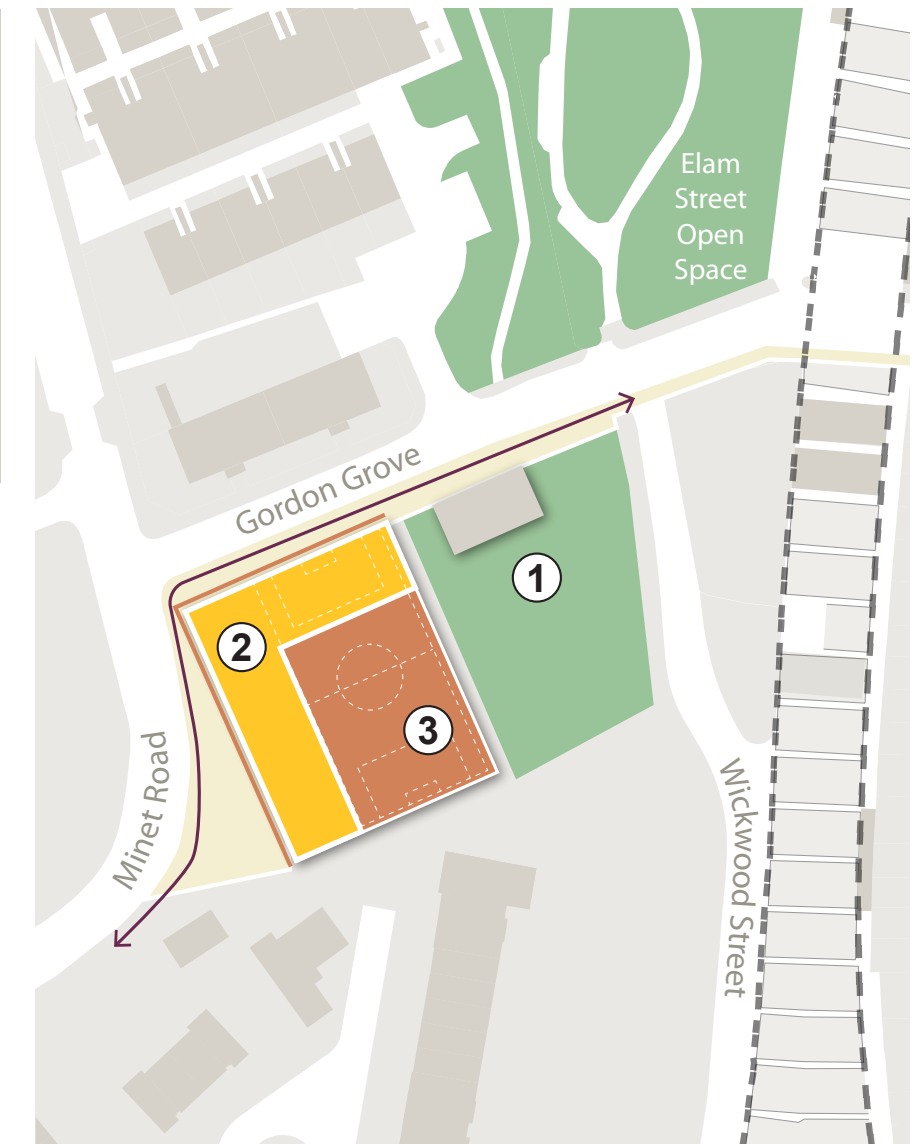
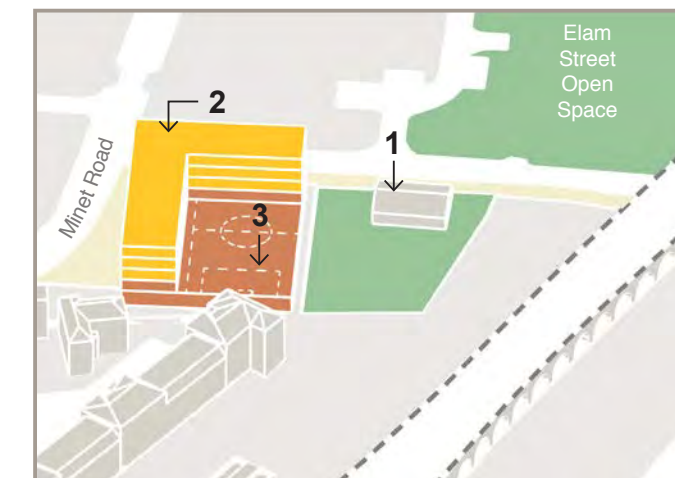
Probability of delivery Low ★ Medium ★★ High ★★★

1. Extension of Elam Street Open Space
2. Adventure playground retained
3. Youth centre playing field retained
4. New youth centre on ground floor, potential new GP on first floor and new residential above



- Benefits:**
- Improved youth centre
 - Potential new GP
 - New housing
 - Link between adventure playground and Elam Street Open Space
- Deliverability:**
- Residential-led scheme therefore very viable and generates good land value
 - 100% of site within Lambeth ownership therefore no land assembly issues.

1. Adventure playground retained
2. New youth centre with indoor sports pitch on ground floor, potential new GP on the first floor and new residential above
3. Youth centre playing field re-provided as indoor pitch

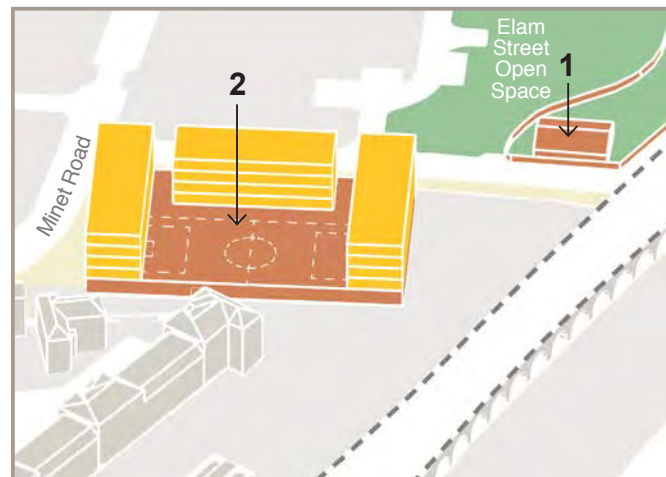


- Benefits:**
- Improved youth centre with indoor sports pitch
 - Potential new GP
 - New housing
 - Improved frontage on Gordon Grove
- Deliverability:**
- Comparable strengths to option one
 - Delivers the lower quantum of residential than options 3 and 4
 - Proximity of an indoor football pitch to residential units could be difficult. Potential noise issues which would need to be managed.

Option One

Deliverability ★★★

1. Possible relocation of adventure playground or provision of enhanced public play facility in Elam Street Open Space
2. New youth centre with indoor sports pitch and potential new GP on ground floor with new residential above

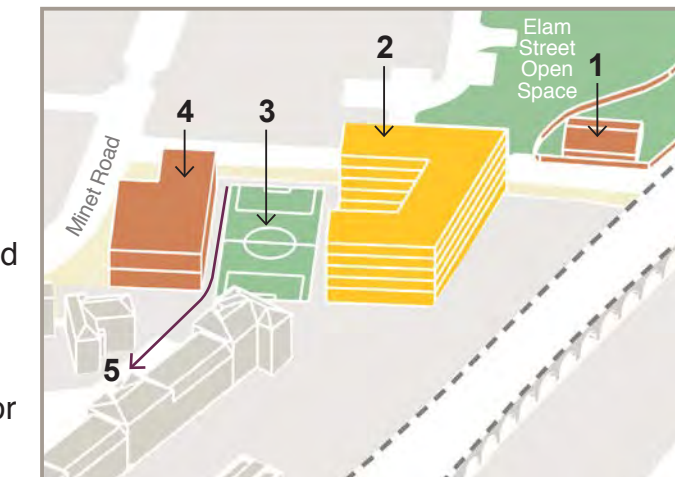


- Benefits:**
- Improved youth centre with indoor sports pitch
 - Potential new GP
 - Maximum new housing
 - Improved frontage on Gordon Grove
 - More activity in Elam Street Open Space
- Deliverability:**
- Comparable strengths to option one
 - Delivers the highest quantum of residential floorspace and value
 - Requires the possible relocation of the adventure playground
 - To deal with this issue and make more attractive to future residents would require relocation of the pitch to another location nearby

Option Two

Deliverability ★★★

1. Possible relocation of adventure playground or provision of enhanced public play facility in Elam Street Open Space
2. New residential development
3. Existing playing fields retained
4. New youth centre and potential new GP as stand-alone facility
5. New pedestrian route to Major Close



- Benefits:**
- Stand-alone youth centre and potential GP
 - Stand-alone new housing
 - New route from Major Close to Elam Street Open Space
 - Improved frontage on Gordon Grove
 - More activity in Elam Street Open Space
- Deliverability:**
- Comparable strengths to option one
 - Delivers the second highest quantum of residential floorspace thus generating positive land value
 - Requires the possible relocation of the adventure playground

Option Three

Deliverability ★★

Option Four

Deliverability ★★★

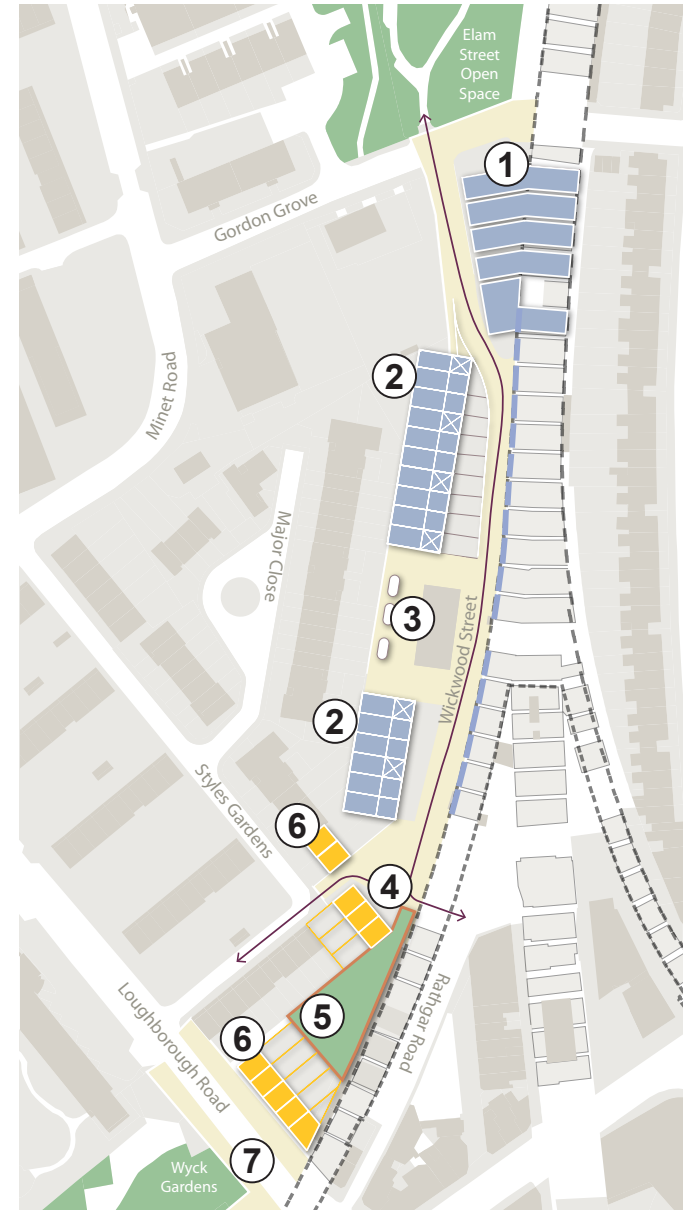
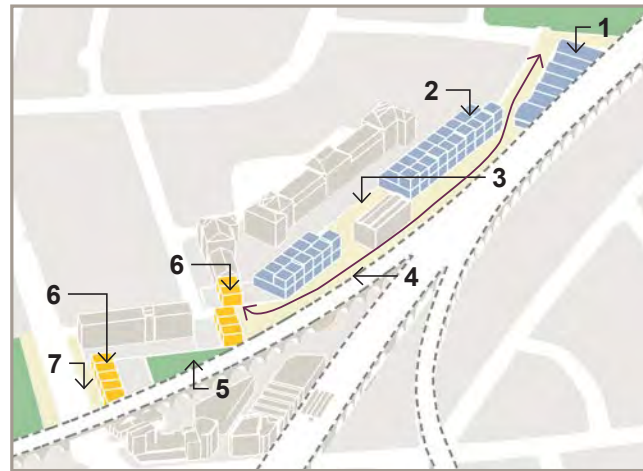
2 Wickwood Street KIBA

New houses non compliant with current policy due to KIBA designation *
Subject to road closures decision **

— New connections Residential Employment
— Retail at ground floor Community use - Farm / greenspace

Probability of delivery Low ★ Medium ★★ High ★★★

1. Extension of the arches for larger industrial units
2. Workshops above light industrial units
3. Lunch yard
4. New connection to Styles Garden and Rathgar Road
5. Loughborough Farm
6. *New houses with gardens**
7. *Wider pavements and reduced traffic on Loughborough Road***



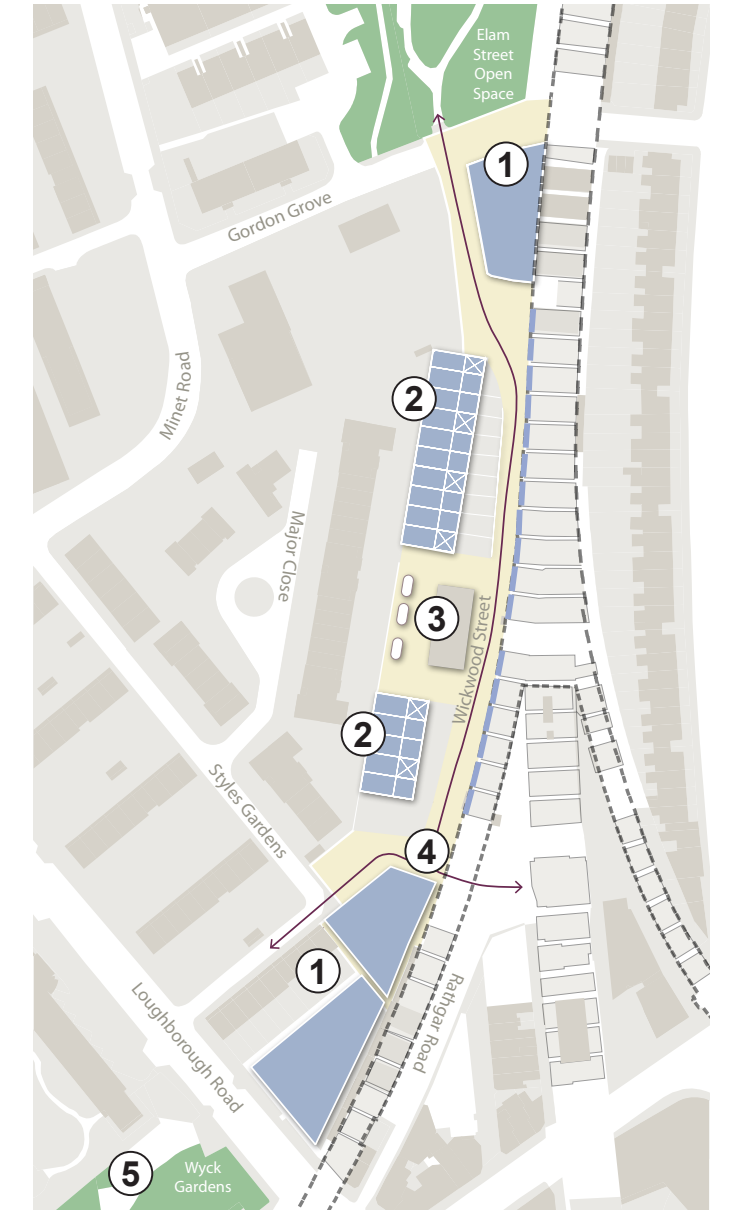
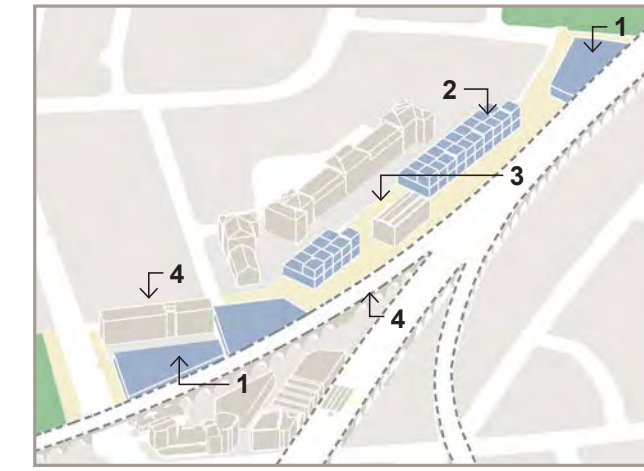
Benefits:

- New workspace for creative industries
- New housing
- New route from Elam Street Open Space to Rathgar Road and Styles Garden
- Improved public realm
- New housing and frontage along Loughborough Road
- Retains long-term future of Loughborough Farm

Deliverability:

- Delivers a reasonable amount of employment space and jobs
- Delivers industrial / commercial space configuration not commonly found in the market
- Industrial/commercial space on Plot 1 that connects into/abuts railway arches is on Network Rail land and will require NR consents
- *Residential houses would generate positive land value**
- Some land is owned by LB Lambeth. Other areas are in the ownership of NR and third parties thus agreement is needed to deliver
- The farm is not compliant with policy & the Council would need to make case for loss of land value

1. Light industrial units
2. Workshops above light industrial units
3. Lunch yard
4. New connection to Styles Garden and Rathgar Road
5. Loughborough Farm re-located to Wyck Gardens



Benefits:

- New workspace
- New route from Elam Street Open Space to Rathgar Road and Styles Garden
- Improved public realm
- More activity in Wyck Gardens
- Only option that is policy compliant

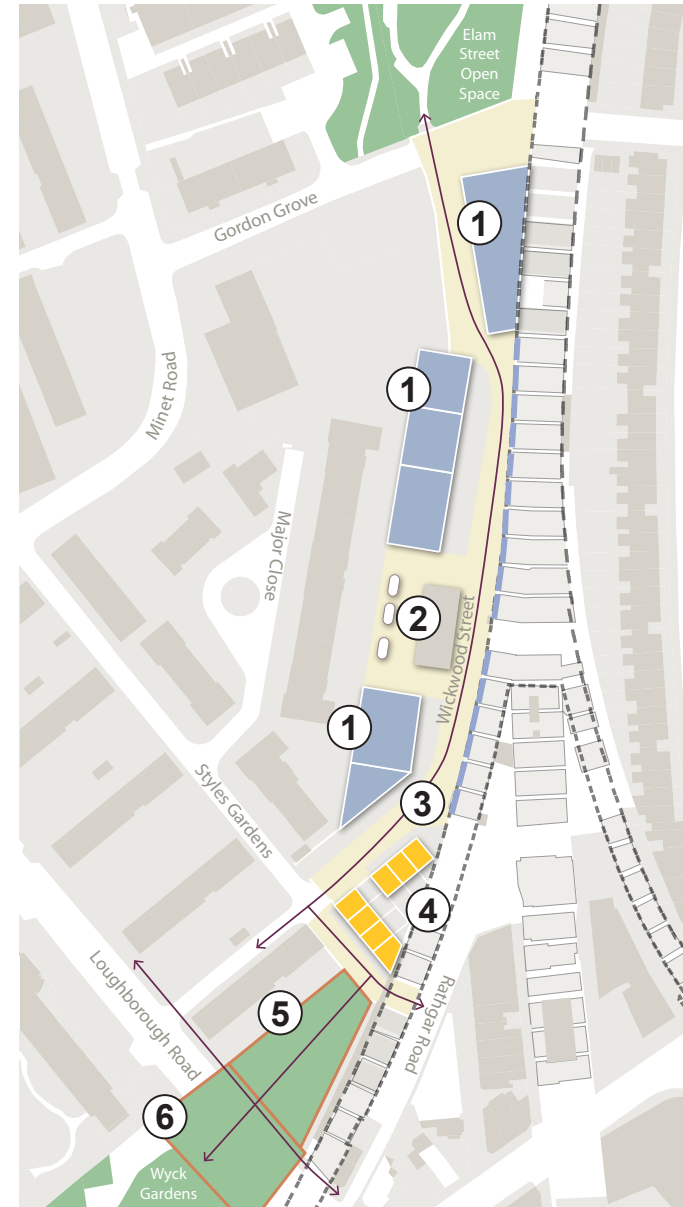
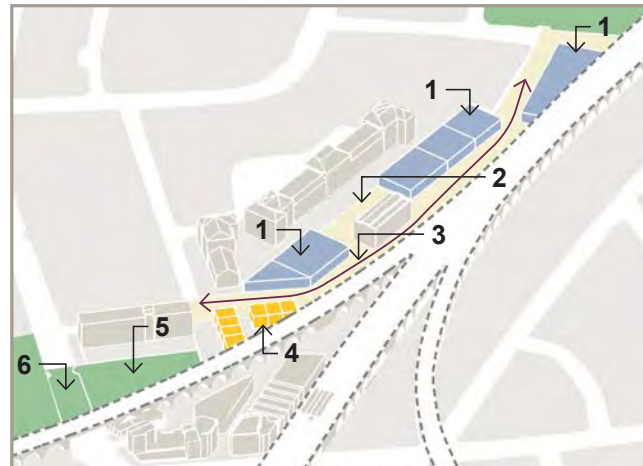
Deliverability:

- Delivers a high amount of employment space and jobs
- Delivers conventional commercial space that is likely to be more attractive to occupiers
- The smaller commercial units (no. 2) are not commonly found therefore may take longer to rent and as such represent a risk
- Requires NR and third party agreement
- Access to industrial unit on Loughborough Road is poor which could affect value

Option One

Deliverability ★★

1. Industrial units
2. Lunch yard
3. New connection to Styles Garden and Rathgar Road
4. *New houses with gardens**
5. Loughborough Farm retained
6. *Wyck Gardens and Loughborough Farm joined***



Benefits:

- New light industrial workspace
- New housing
- New route from Elam Street Open Space to Rathgar Road and Styles Garden
- Improved public realm
- More activity in Wyck Garden due to retained farm and green space extension
- Retains long-term future of Loughborough Farm

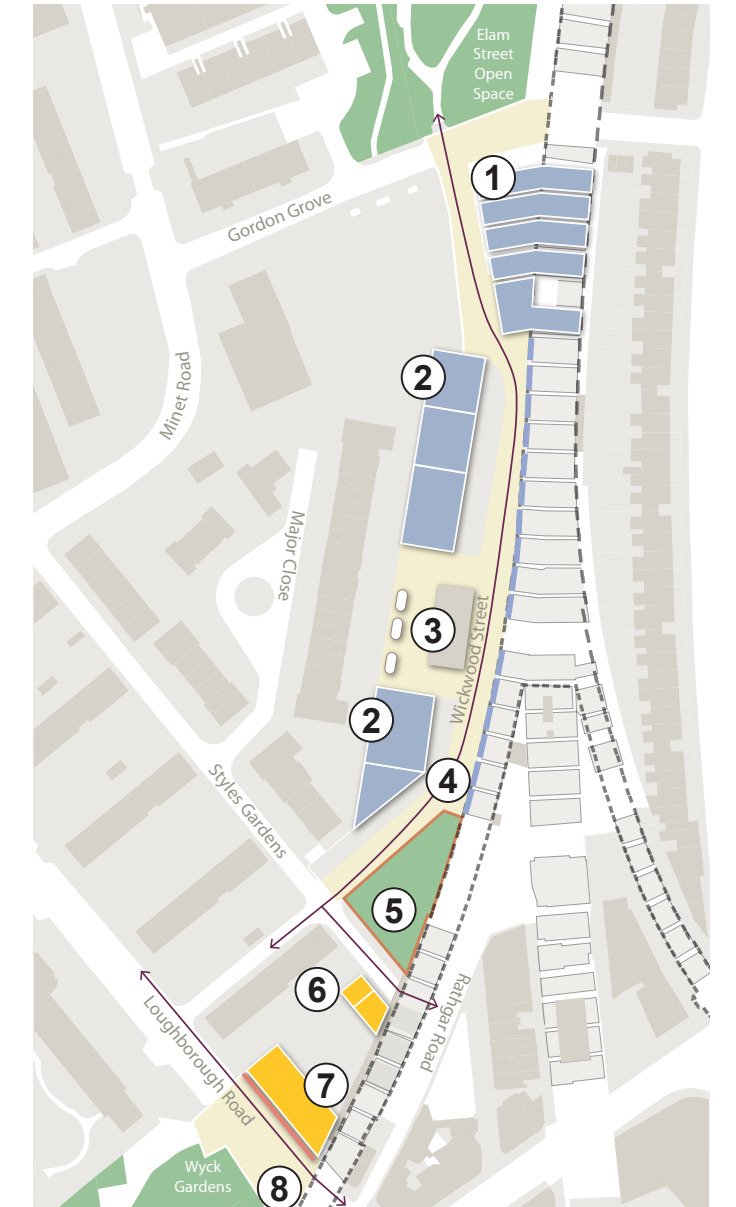
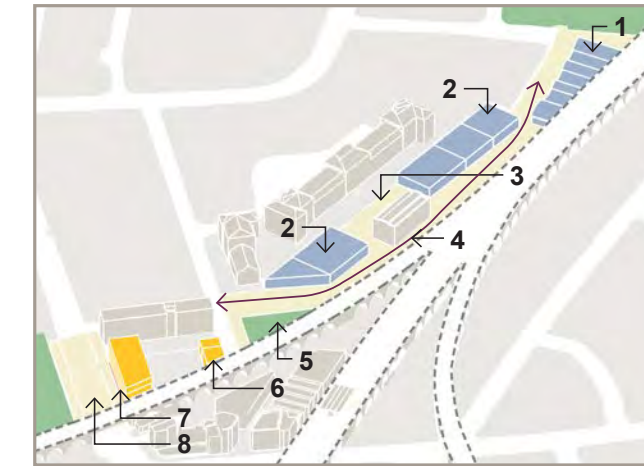
Deliverability:

- Delivers a good amount of employment space and jobs
- Delivers the most conventional commercial space, likely to be attractive to occupiers and therefore most viable
- *Residential houses generate positive land value**
- The farm is not compliant with policy & the Council would need to make case for loss on land value
- Requires NR and third party agreement

Option Two

Deliverability ★★

1. Extension of the arches for larger industrial units
2. Light industrial units
3. Lunch yard
4. New connection to Styles Garden and Rathgar Road
5. Loughborough Farm
6. *New houses with gardens**
7. *Retail on ground floor to activate closed road** with residential above**
8. *New pedestrian square***



Benefits:

- New light industrial workspace
- New housing and improved public realm
- New route from Elam Street Open Space to Rathgar Road and Styles Garden
- New retail and housing along Loughborough Road
- Retains long-term future of Loughborough Farm

Deliverability:

- Delivers a high amount of employment space and jobs
- *Residential houses generate positive land value**
- Retail on ground floor activates frontage onto Loughborough Road
- The farm is not compliant with policy & the Council would need to make case for loss of land value
- Delivers industrial / commercial space integrated into the arches which may or may not appeal to industrial/workshop occupiers
- The remainder of the development delivers more conventional commercial space likely to be more attractive to occupiers
- Requires NR and third party agreement

Option Three

Deliverability ★★★

Option Four

Deliverability ★★

3

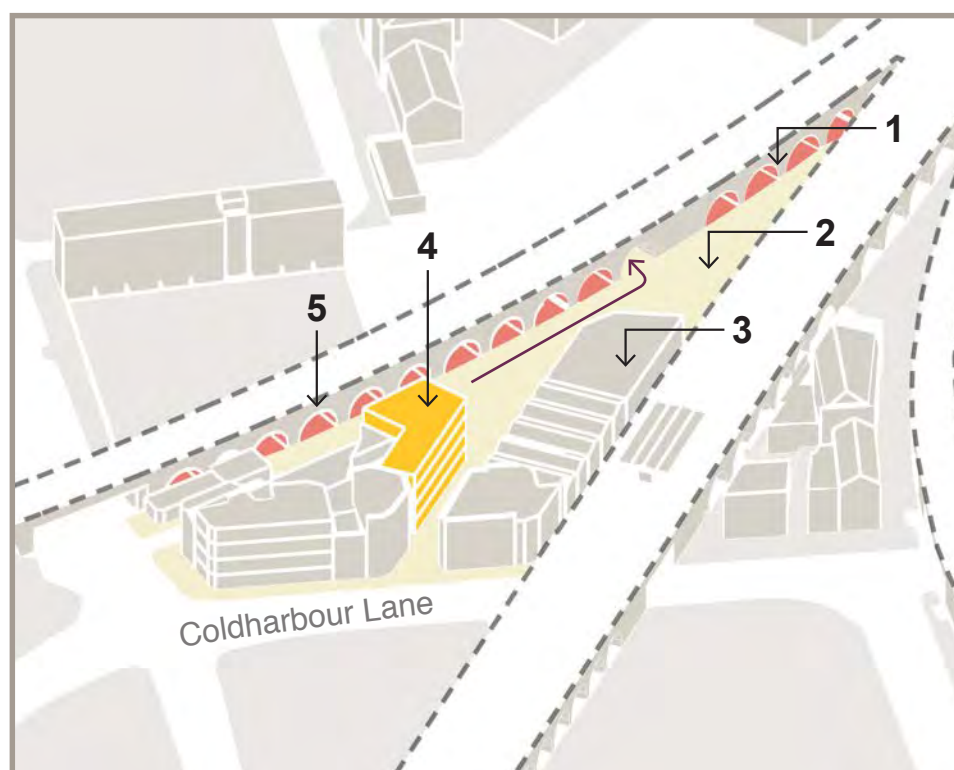
Rathgar Road & Station Avenue

— New connections
— Town centre uses / retail
— Employment / workspace

Residential
Leisure and culture

Probability of delivery Low ★ Medium ★★ High ★★★

1. Cafes, bars and restaurant units in railway arches around new square
2. New public space with connection to Wickwood Street
3. Existing building retained with church
4. New residential building
5. Retail units between the new square and Loughborough Road

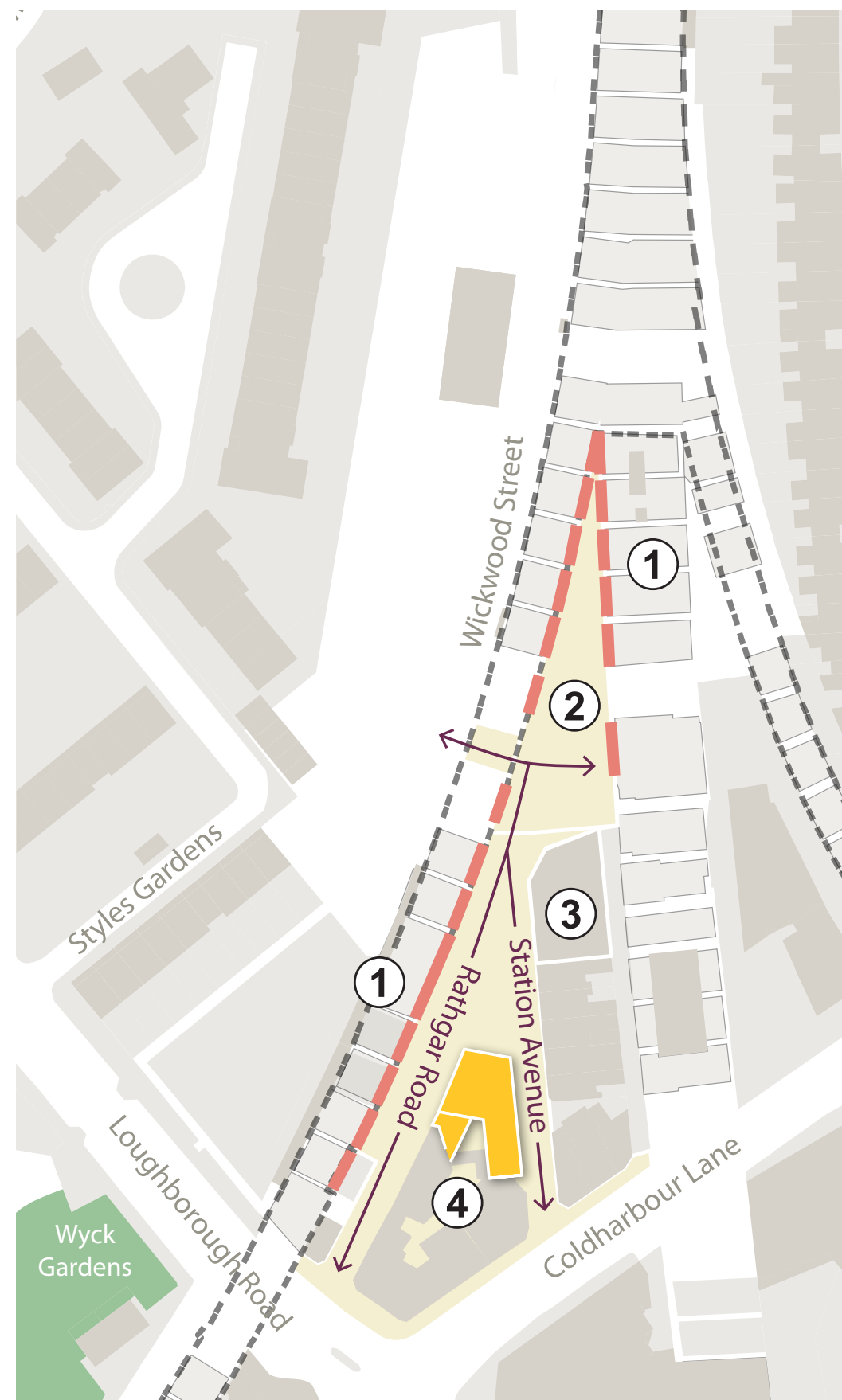


Benefits:

- New connection to Wickwood Street
- New public realm and market square
- Improved frontage on Station Road
- New evening uses
- New housing
- Increased railway arch frontage

Deliverability:

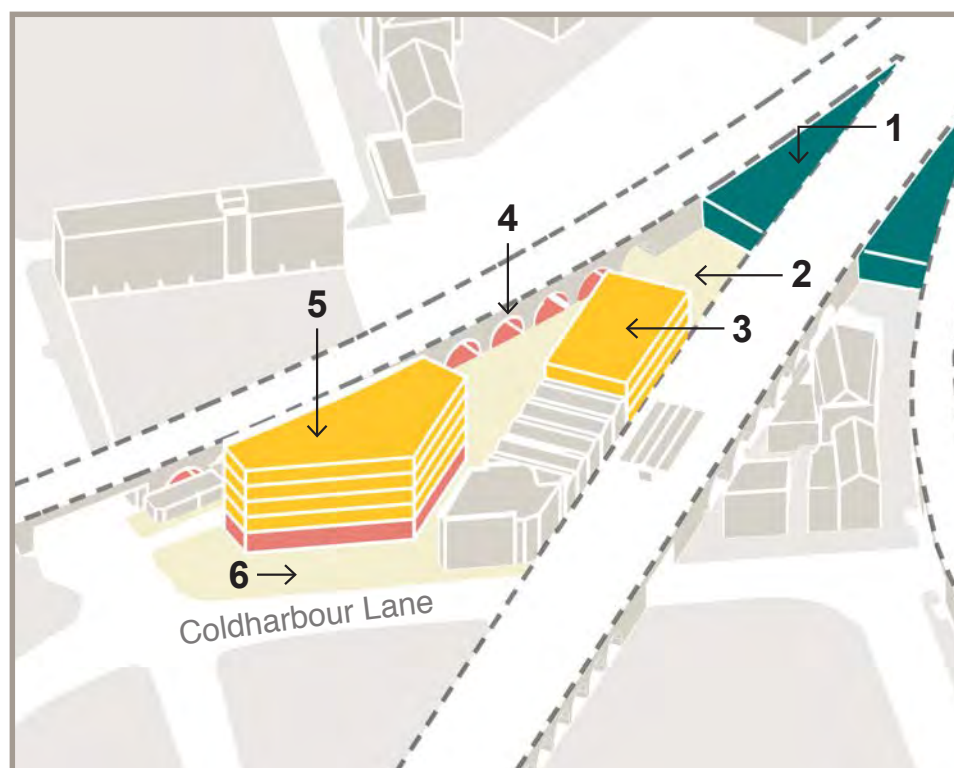
- Redevelopment requires less land assembly and would be quicker to deliver
- Arches in NR ownership would require agreement
- Need to consider relocation/decant of existing tenants/business owners
- Area is outside town centre boundary - impact of retail, bars & shops would need to be assessed



Option One

Deliverability ★★★

1. New culture / leisure venue or other active town centre use with evening activity
2. New public space
3. New residential building with lower floors for church or commercial use
4. Shops, cafes, restaurants and retail units in railway arches
5. Demolish existing buildings for new residential block with retail and workspace on ground floor
6. Additional set-back and larger pavement

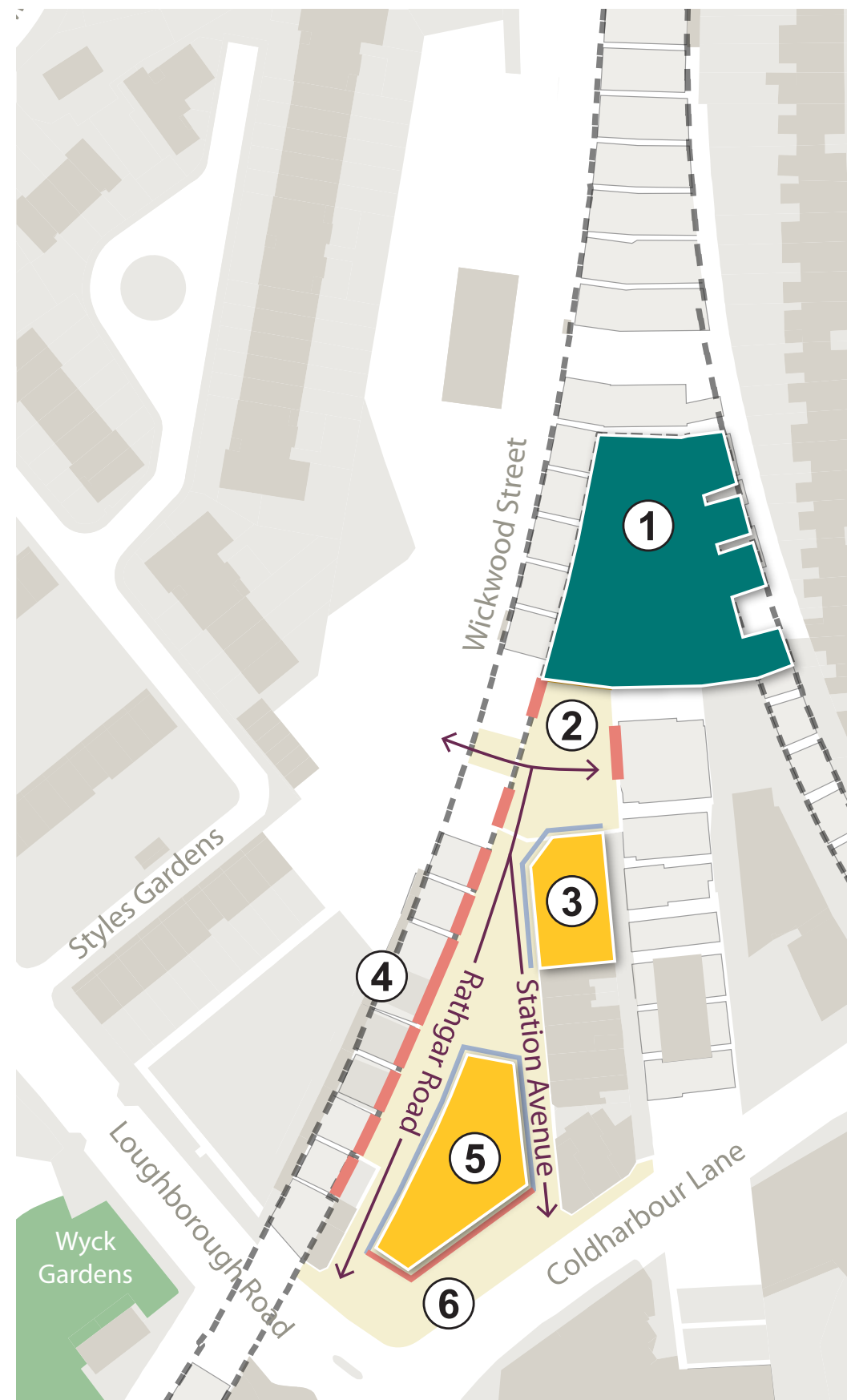


Benefits:

- Opportunity for landmark development in central location
- New connection to Wickwood Street
- New leisure/culture venue
- New public realm and event space
- Improved frontage on Station, Rathgar Road and Coldharbour Lane
- Wider pavements
- New housing

Deliverability:

- Delivers highest quantum of residential floor space generating good land value
- Redevelopment of whole blocks will require complex land assembly
- Slower to deliver but increased physical regeneration benefits
- Arches in NR ownership would require agreement
- Need to consider relocation/decant of existing tenants/business owners
- Area is outside town centre boundary - impact of retail, bars & shops would need to be assessed

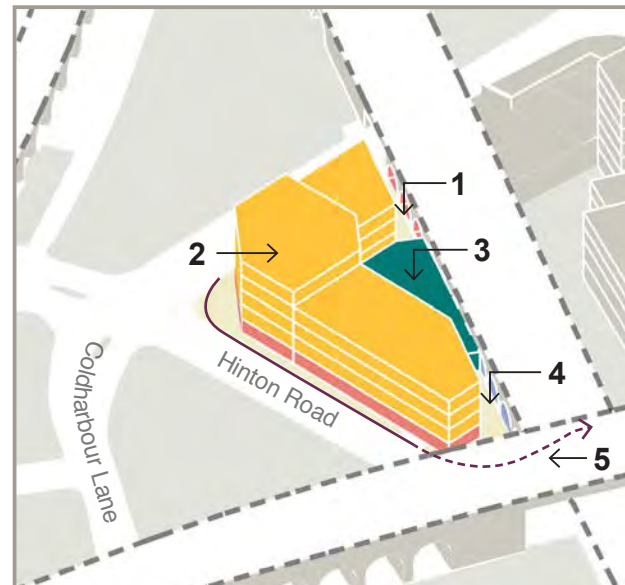


Option Two

Deliverability ★★ ★

4 Central Yard

1. Improved forecourt to Sunshine International Arts Cafe
2. New residential development above retail
3. Increased space for Sunshine Arts Cafe with windows facing Higgs Yard
4. New access to arches and potential garden for Sunshine Arts Cafe
5. New pedestrian route to Higgs and Hardess Yards

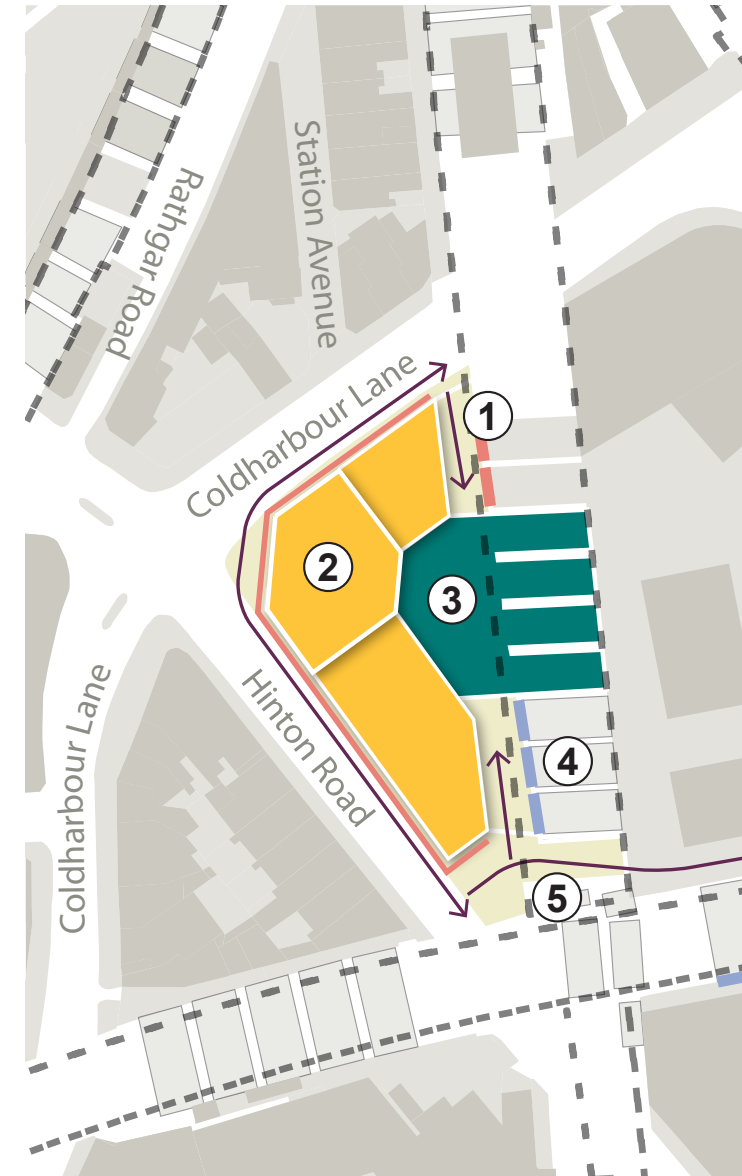


Benefits:

- Improved frontage on Coldharbour Lane and Hinton Road
- New housing
- New retail
- New pedestrian connection to Higgs Yard and Hardess Yard

Deliverability:

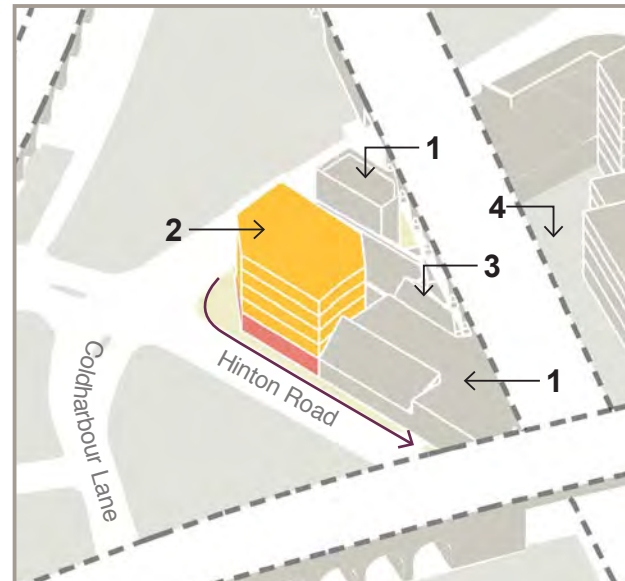
- Good location for high density residential
- Residential scheme with retail or commercial space is very viable
- Redevelopment of whole site requires complex land assembly thus may take longer with a risk to delivering whole scheme
- Integration of arch space increases risks to delivery, will depend on the agreement and consent of NR
- Need to consider relocation/decant of existing tenants/business owners



Option One

Deliverability ★★☆☆

1. Existing buildings retained and refurbished
2. New development on corner with retail on ground floor and residential above
3. Sunshine International Arts Cafe retained
4. Railway arches facing towards Higgs Yard



Benefits:

- Improved frontage on corner of Coldharbour Lane and Hinton Road
- New housing
- New retail

Deliverability:

- As above the use mix is very viable
- Redevelopment of part of site requires less land assembly
- Fewer plots to acquire should improve scheme deliverability
- Close proximity of railway line may require consents from NR
- Need to consider relocation/decant of existing tenants/business owners



Option Two

Deliverability ★★☆☆

5 Higgs Yard

— New connections
 ■ Residential
 ■ Town centre uses / retail
 ■ Employment
 ■ Leisure and culture
 ■ Church

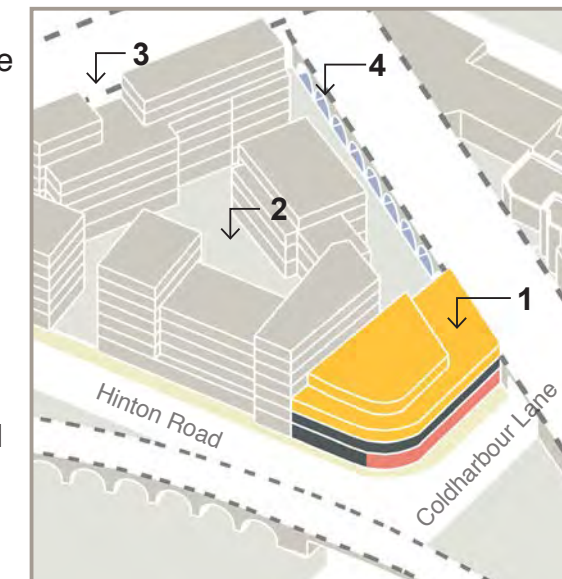
Probability of delivery

Low ★

Medium ★★

High ★★★

1. Partial re-development of Church with retail along Coldharbour Lane and residential above
or
Church retained and frontage improved with new residential above but no retail as per the recent planning application
2. Higgs Yard planning permission
3. New connection to Hardess Yard
4. Arches facing towards Higgs yard

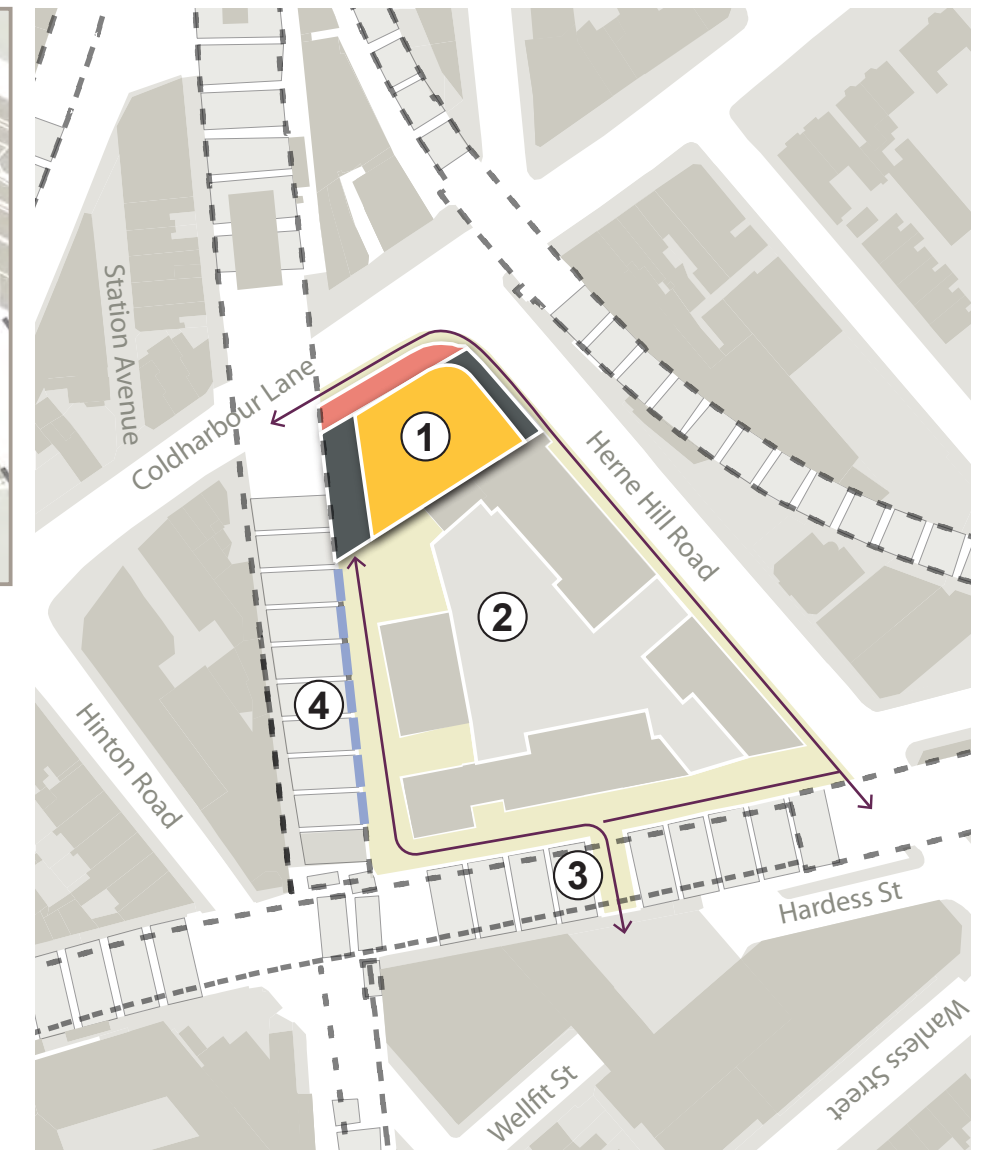


Benefits:

- Improved frontage on Coldharbour lane
- New housing
- New retail

Deliverability:

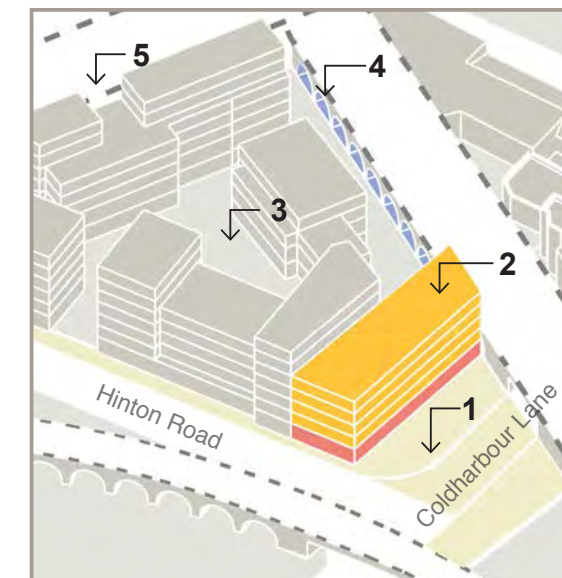
- Viable although residential units above a church is less conventional
- Subject to reaching agreements with the church
- Currently just outside town centre boundary, so retail use would require impact assessment



Option One

Deliverability ★★☆☆

1. Improved public realm with wider pavements and traffic calming table linking to Station Square
2. Church re-located, new development with retail on the ground floor and residential above
3. Higgs Yard planning permission
4. Arches facing towards Higgs Yard
5. New connection to Hardess Yard

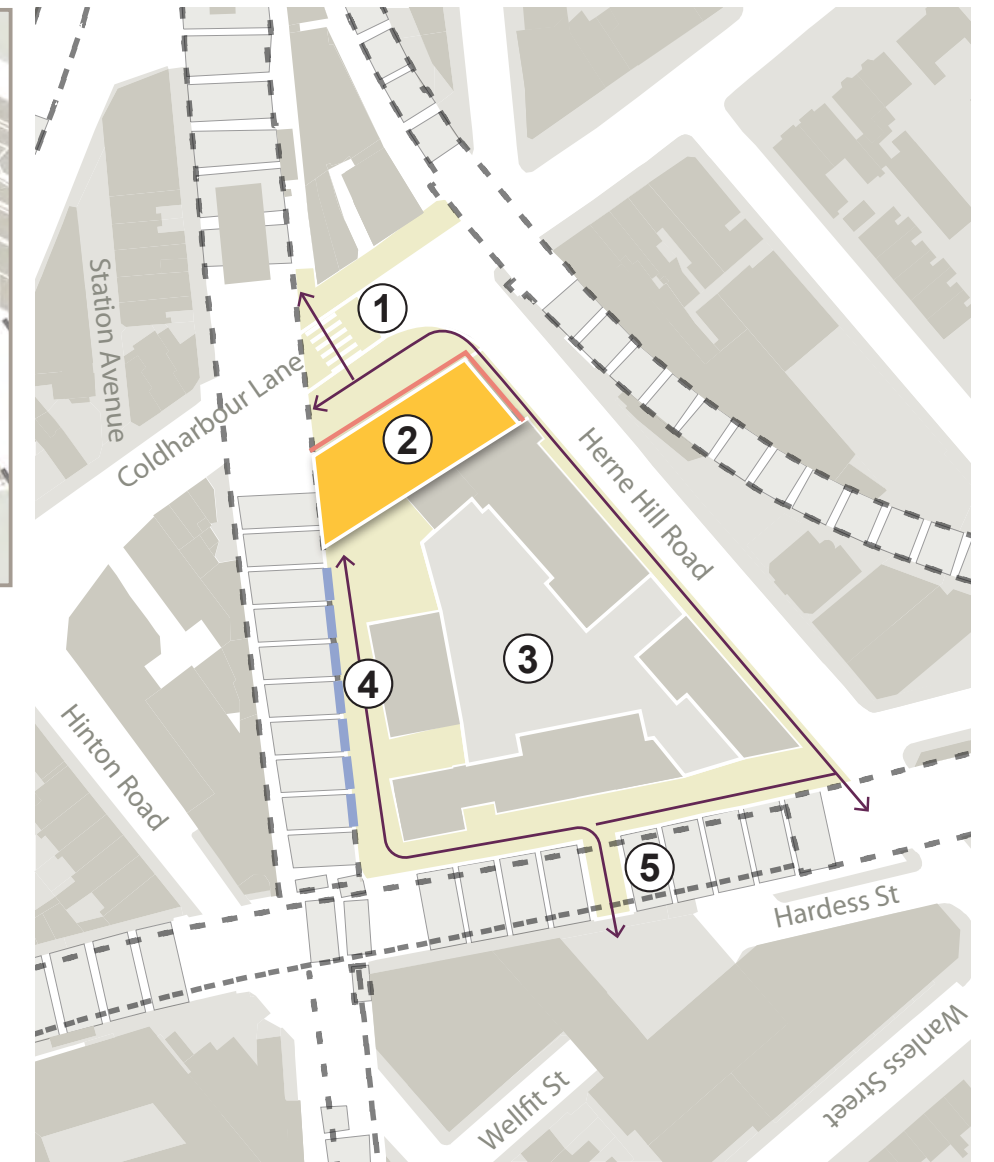


Benefits:

- Improved frontage on Coldharbour Lane
- New housing
- New retail
- Wider pavements
- Improved public realm and traffic calming

Deliverability:

- Requires the purchase / relocation of the existing church and is subject to reaching agreements with the church
- Currently just outside town centre boundary, so retail use would require impact assessment

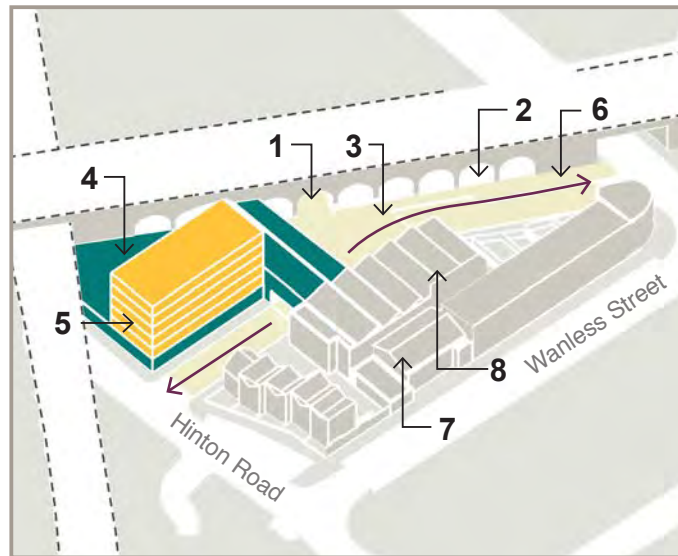


Option Two

Deliverability ★★☆☆

6 Hardess Yard

1. New pedestrian connection
2. Existing uses retained facing Hardess Street
3. New public space
4. Ground floor cultural use
5. Residential above
6. New public access
7. Existing residential block and church retained
8. Existing warehouse retained as workspace



Benefits:

- New housing
- Active frontage on Hinton Road
- Potential for cultural facility subject to operator and business case
- New route through Hardess Yard and public space

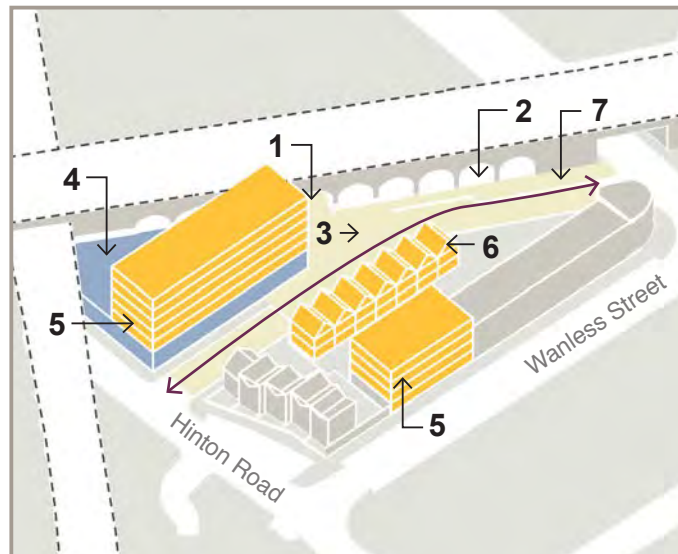
Deliverability:

- Cultural use only likely to be viable if subsidised by residential
- Complex land ownership
- Need to consider relocation/decant of existing tenants/business owners
- Proximity of railway line and arches will require consents from NR

Option One

Deliverability ★★☆☆

1. New pedestrian connection
2. Existing uses retained facing Hardess Street
3. New public space
4. Ground floor reversion of employment space
5. New residential block
6. New residential houses
7. New public access



Benefits:

- New housing
- Active frontage on Hinton road
- Improved frontage on Wanless Street
- Potential to provide affordable workspace, cross subsidised from residential value
- New route through Hardess Yard and public space

Deliverability:

- New build residential houses are very viable
- Loss of commercial will need to be replaced, most likely on the site
- Need to consider relocation/decant of existing tenants/business owners
- Complex land ownership land assembly may take some time.
- Proximity of railway line and arches will require consents from NR

Option Two

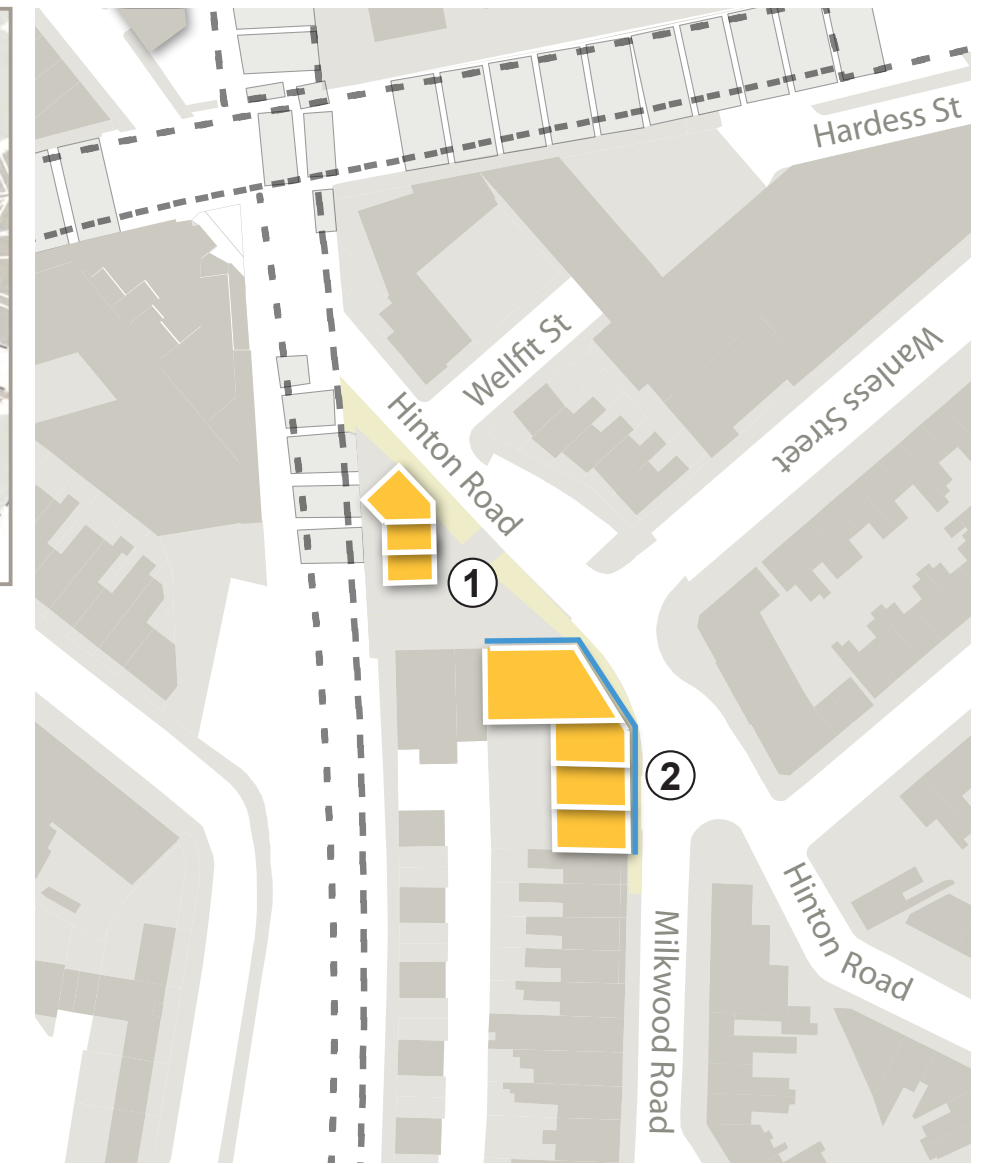
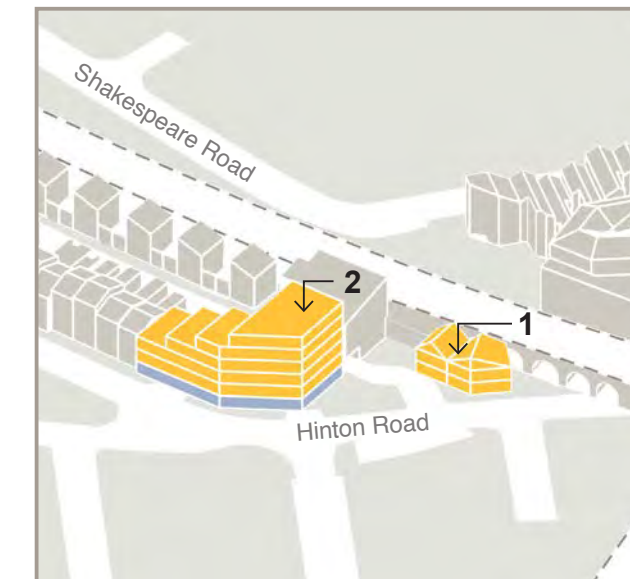
Deliverability ★★☆☆

7 Hinton Road Petrol Station

— New connections
 ■ Employment
 ■ Residential
 ■ Leisure and culture

Probability of delivery Low ★ Medium ★★ High ★★★

1. New residential block
2. Ground floor employment - office space with residential above



Benefits:

- New housing
- Active frontage on Hinton Road
- Employment space on ground floor

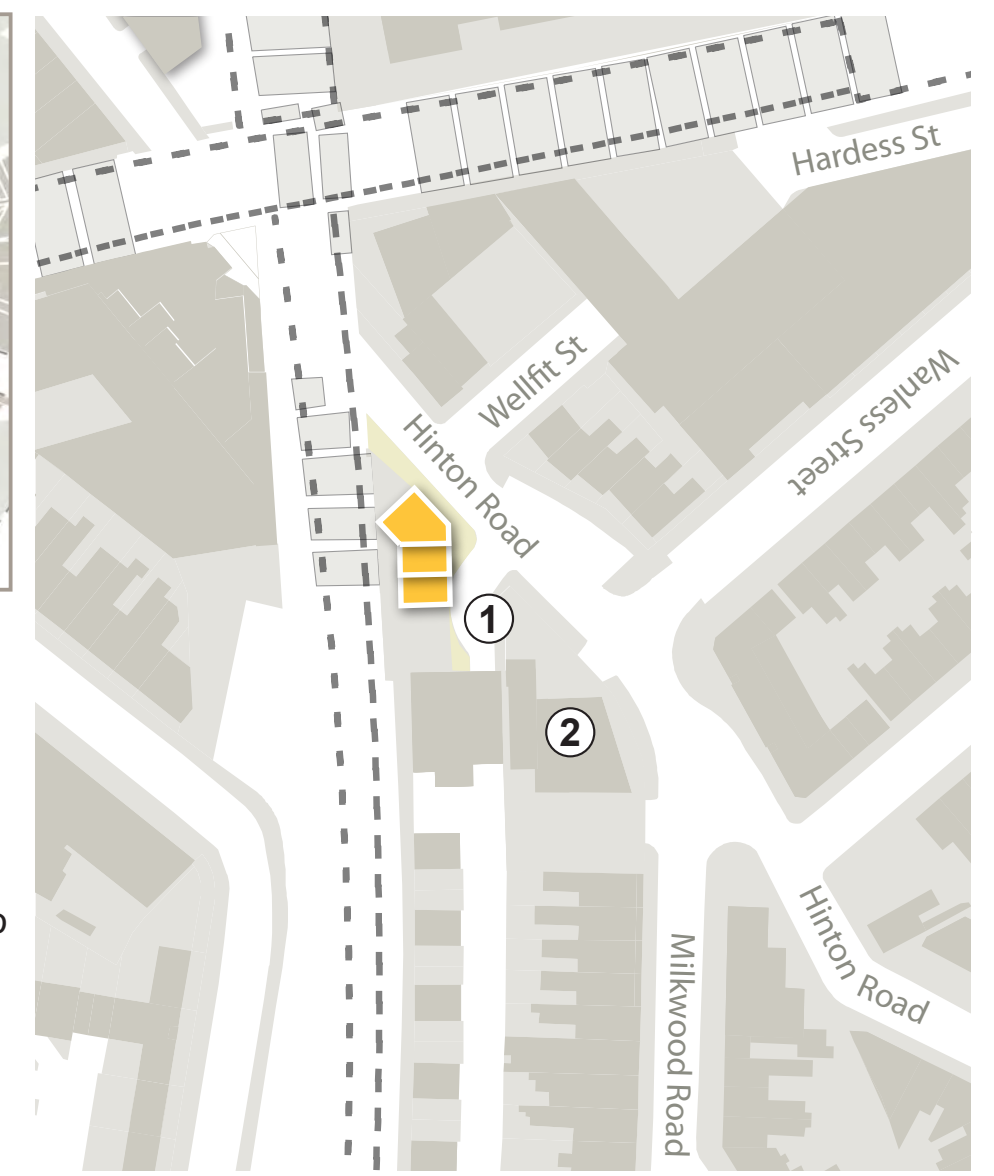
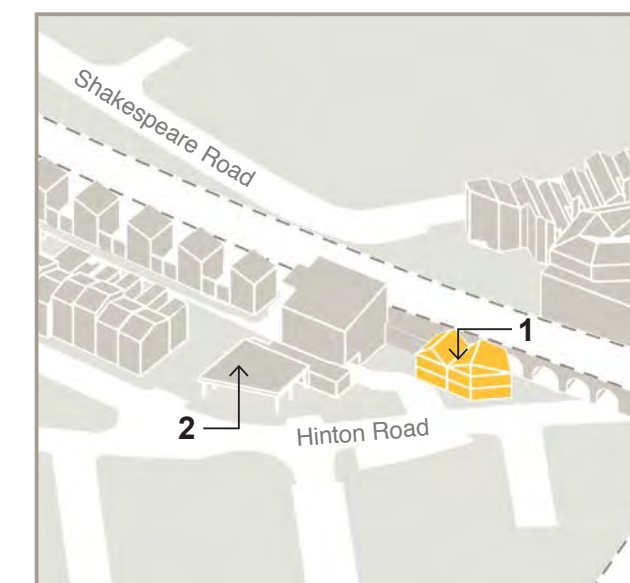
Deliverability:

- Viability of employment use on ground floor of new block alone is likely to be marginal and may require some subsidisation from residential value
- Freehold owned by Lambeth but delivery of scheme is subject to negotiation with tenant to terminate a 20 year lease earlier.
- Land remediation may be required

Option One

Deliverability ★★★

1. New residential block
2. Petrol station retained



Benefits:

- New housing
- Active frontage on Hinton Road
- Petrol station retained

Deliverability:

- Residential development is a good value generator
- Freehold owned by Lambeth but delivery of scheme is subject to negotiation with tenant to terminate a 20 year lease earlier

Option Two

Deliverability ★★★