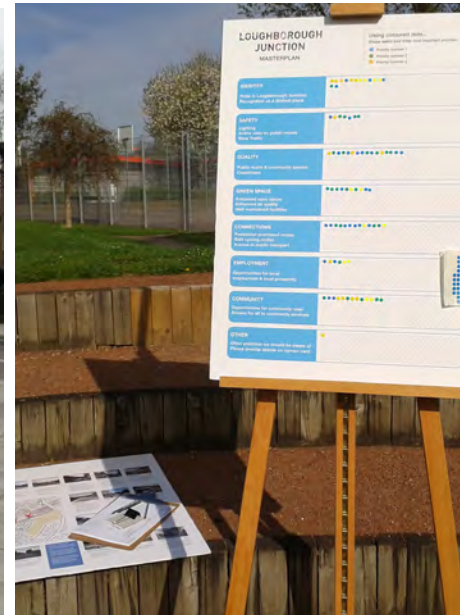


# LOUGHBOROUGH JUNCTION MASTERPLAN

*working together  
to realise local aspirations*



FLUID  
ARCHITECTURE  
URBANISM  
PARTICIPATION

Hawkins\Brown

Lambeth

Stage One Report  
May 2015

## Introduction

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In 2013 Loughborough Junction Action Group (LJAG) together with London Borough of Lambeth (LBL) produced the Loughborough Junction Plan.

LBL has now commissioned Hawkins\Brown, DTZ and Fluid, to create a masterplan for the area that will look at redevelopment opportunities for the area. Your input can help inform what happens.

The masterplan will build upon ambitions identified in previous consultations and is being produced to promote joined up thinking between the Council, the community and landowners.

It will also inform the Review of the Lambeth Local Plan and guide future development.

The aim is to provide a plan for enhancing the environment and public realm, bringing about further high quality development and to support the vitality of the area.

This report documents the initial Stage One activities, as part of a four stage consultation process.

## Executive Summary

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It is encouraging to see how engaged the people of Loughborough Junction are in future of their area. In this the first stage of the consultation activities on the development of a masterplan for Loughborough Junction, over 200 people have participated in either a one-to-one meeting, attendance at a community meeting or visited a pop up street event over a three months period from February-April 2015.

Conscious that many people had previously contributed their opinions on the area, during the production of the Loughborough Junction plan, we took the findings of this body of work as the baseline information when consulting people. We presented this information in a way that ensured a person unaware of the previous consultation was still able to give their opinions and add to the work already started.

The aim of this initial stage of consultation was to get a sense of the area past and present, to understand local people's aspirations for the area and to raise awareness of the masterplan process.

A thorough stakeholder map was created which identified over 200 community/amenity groups in the area who have been informed of the project and co-production process. The engagement strategy has been tested with Councillors, council officers and stakeholders and fine tuned to maximise opportunities for involvement that are appropriate and accessible.

The principle information we received through this stage of the consultation process was local people's priorities for the future of Loughborough Junction.

The priorities identified were:

- a quality public realm and community spaces with emphasis on cleanliness
- the need for a recognised identity for Loughborough Junction that sets it apart
- more employment opportunities for local people to prosper
- increased safety - better lighting, active uses on public routes, improvements to road safety
- enhanced green spaces, making the most of what is currently green and adding more planting and greenery to Loughborough Junction
- increased community services and amenities
- improved connections for both pedestrians and cyclists, improvements to access to public transport.

Other topics noted, was the need for greater variety of retail provision and restaurants. We received several comments from people opposing the proposed road closures and the uncertainty of the future use of the arches was of concern to many tenants we met. There is a genuine concern that local people and businesses will be priced out of the area.

This first stage of the consultation has identified many people who are keen to feed into the development of the masterplan going forward and become key members of the Community Reference Group to be established in Stage 2. People are very proud of their area but are aware of Loughborough Junction's short comings and are eager to help tackle these where possible through the masterplan.



## Co-production timeline



## Stage One

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### Aims

- To carry out a thorough stakeholder mapping
- To listen and respect all points of view
- To understand the place, people and history
- To uncover the issues, needs and aspirations
- To raise awareness of the process
  - » provide a background to the project
  - » communicate the drivers for change (including policy)
  - » constraints and opportunities
  - » introduce the team and (who's involved)

### Objective is to

- Establish who should be involved, their interest and influence
- Establish a Reference Group to act as a sounding board for the project
- Build a database and tracker of comments, communications and involvement
- Inform the development of masterplan ideas

### Activities

- Develop a project Identity
- Stakeholder mapping
- Introductory letters and communications
- One-to-one meetings
- Pop-ups / outreach events
- Walk about
- Visit to Hackney Wick

### Tools:

- » Intro Booklet
- » Ideas Map
- » Comment Card
- » Web site / facebook

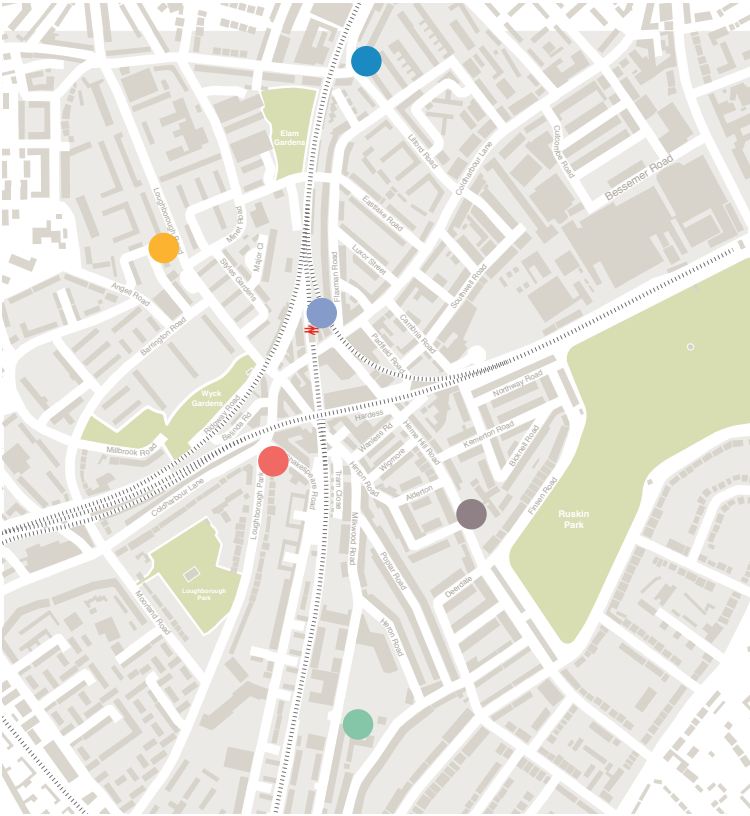
Pop Ups

A series of pop-up events located in and around Loughborough Junction were used to help build up a cross section of the communities’ opinions on Loughborough Junction and their feedback on key findings from the Loughborough Junction Plan. The purpose of the pop ups is to engage people who may not ordinarily be involved in a consultation process.

This type of event is generally not advertised in favour of engaging people we happen upon at the busy locations but under advice from local community groups the final four pop-ups were advertised through A3 and A4 posters displayed in the area.

Through the six pop-up consultation events we attracted a large number of people from a diverse demographic that reside, work in, or visit Loughborough Junction.

We would estimate we met with over 200 people through these events. Of these 144 left their contact details or filled in comment cards; these have been added to the project database ensuring they will be kept informed about the project and future events.



Pop up dates and locations

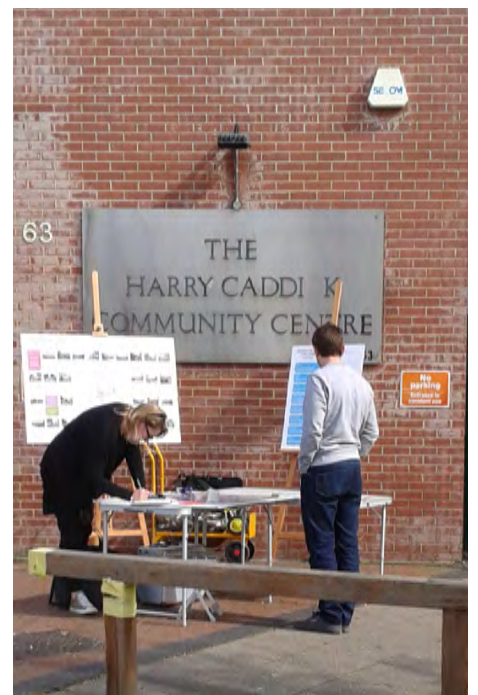
- **Wednesday 8th April**  
Shakespeare Business Centre,  
12-3pm
- **Outside Loughborough Junction Station,**  
5-7pm
- **Saturday 11th April**  
Loughborough Road, by Hero of Switzerland,  
11am-1pm
- **Friday 17th April**  
Milkwood Community Park  
(Opposite Jessop Primary School)  
8.30 - 10.00am
- **Harry Caddick Community Centre**  
11.00am - 1.30pm
- **St Saviour’s Primary School**  
3 - 4pm



Pop Up event outside Loughborough Junction Station



Pop Up event outside Jessops School



Pop Up event outside Harry Caddick Community Centre



Pop Up event outside shops on Loughborough/Herro Square

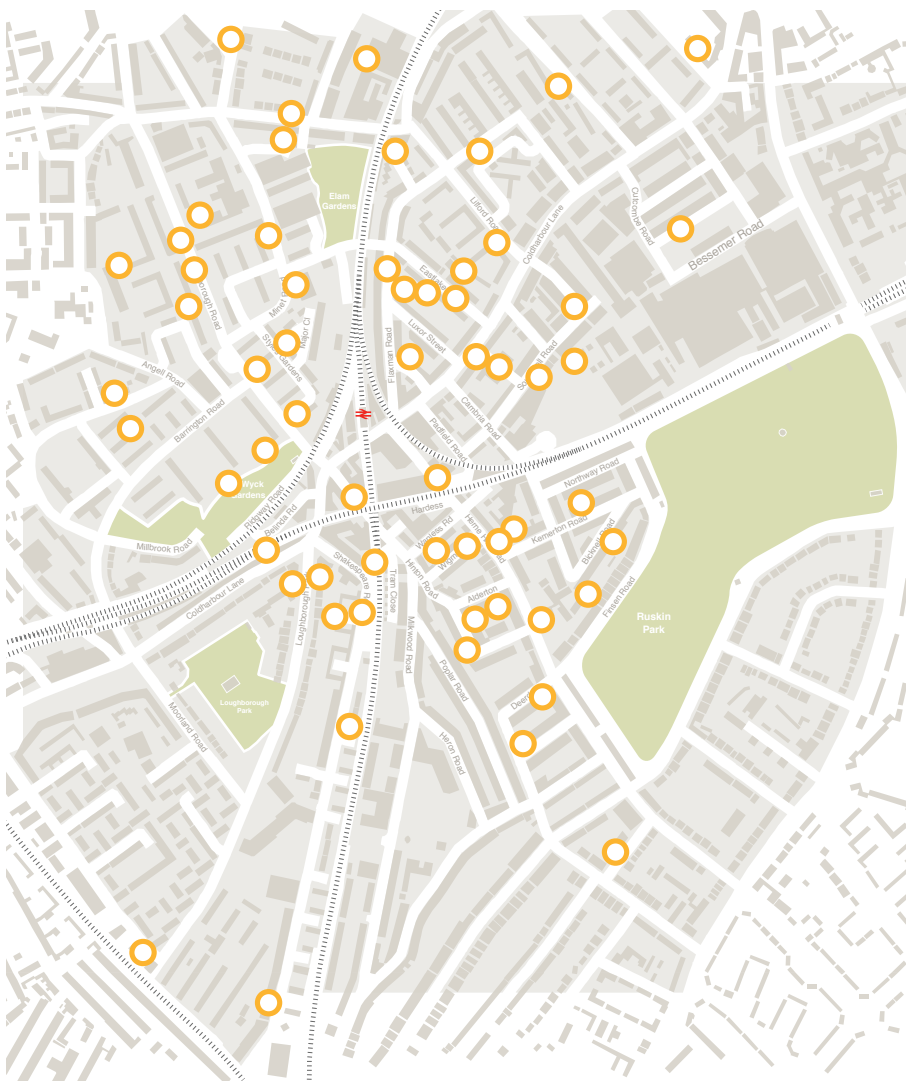


## Comment card findings

We asked the people we met at the Pop-Ups to spare sometime to fill in a comments card. These gathered information on participants current views on Loughborough Junction as well as questions that gained personal insight into the area, and their hopes and fears for the area.

The flip side of the card listed the seven priorities for the area that were identified through the consultation on the Loughborough Junction Plan. We asked people to identify their top three priorities from this list and for those who were involved in the previous consultation we asked them to highlight the opportunity areas that would deliver their chosen priority. Space was left for participants to input their own priorities and responses.

94 people filled in a comment card. The responses to each of the questions can be found on the following pages.



### Map of Pop Up attendees



## LOUGHBOROUGH JUNCTION MASTERPLAN

*working together to realise local aspirations*

### ABOUT YOU...

Name \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Email \_\_\_\_\_

Telephone \_\_\_\_\_

Gender \_\_\_\_\_ Age \_\_\_\_\_

Ethnicity \_\_\_\_\_

Do you have any children?  
☐ No ☐ 1 ☐ 2 ☐ 3 ☐ more

Do you consider yourself to have a disability?  
☐ Yes ☐ No ☐ Prefer not to say

By filling in this card I hereby give permission for the personal details provided and my photograph to be stored on a database for the duration of the project.

### LOUGHBOROUGH JUNCTION IS WHERE I...

☐ Live

☐ Work - please expand \_\_\_\_\_

☐ Visit

☐ Shop

☐ Do sport / leisure activities

☐ Other - please expand \_\_\_\_\_

### FAVOURITES...

What is your favourite  
Hobby? \_\_\_\_\_

Possession? \_\_\_\_\_

Time of day? \_\_\_\_\_

Sound? \_\_\_\_\_

Place in Loughborough Junction? \_\_\_\_\_

### HOW DO YOU WISH TO BE INVOLVED IN THE SHAPING OF THE LOUGHBOROUGH JUNCTION MASTERPLAN?

TICK AS MANY AS APPLY TO YOU.

☐ Join mailing list for news, events and updates

☐ Visit public exhibitions, attend workshops/events

☐ Join the Reference Group

☐ Other ( Please state ) \_\_\_\_\_

### HOPES AND FEARS...

What are your **HOPES** for the future of Loughborough Junction?

What are your **FEARS** for the future of Loughborough Junction?

[ljmasterplan@lambeth.gov.uk](mailto:ljmasterplan@lambeth.gov.uk)

020 7729 6770

<http://love.lambeth.gov.uk>

@LJmasterplan

LJunctionMasterplan

Hawkins/Brown

PLD ARCHITECTURE URBAN PARTICIPATION

Lambeth

### WHAT ARE YOUR THREE PRIORITIES?

### SELECTED PROJECTS

Please select your three most important priorities from the list below: \_\_\_\_\_ and \_\_\_\_\_ link to the projects most likely to deliver them

Pride in Loughborough Junction Recognition as a distinct place	<b>IDENTITY</b>	1 Station Yard	<b>PROPOSED YARDS</b>
Lighting	<b>SAFETY</b>	2 Wickwood Yard	
Active uses on public routes		3 Belinda Yard	
Slow Traffic		4 Green Man Yard	
Public realm & community spaces	<b>QUALITY</b>	5 Higgs Yard	
Boundaries		6 Padfield Yard	
Enhanced open space	<b>GREEN SPACE</b>	7 Cumbria Yard	
Enhanced air quality		8 Shakespeare Road Bypass	<b>EXISTING YARDS</b>
Well maintained facilities		9 Hardess Road / Whited Arts	
Pedestrian prioritised routes	<b>CONNECTIONS</b>	i Cumbria Road Enhancement	<b>GATEWAY PROJECTS</b>
Safe cycling routes		ii Hero Square Public Realm	
Access to public transport		iii Marcus Lipton Refurbishment	
Opportunities for local employment & local prosperity	<b>EMPLOYMENT</b>	iv Grove Adventure Playground	
Opportunities for community uses	<b>COMMUNITY</b>	v Southwell Road Community Garden	
Access for all to community services		vi Care Home Redevelopment	
		vii Herne Hill Petrol Station Redevelopment	
		viii Lilford Road Community Growing Project	
		ix Lambeth owned site, Wanless Road	
Please provide a brief description below:	<b>OTHER</b>	a Gordon Grove to Ruskin Park	<b>ROUTES &amp; CONNECTIONS</b>
		b Coldharbour Lane	
		c Loughborough Road to centre of Junction	
		d Elam Gardens to Brixton Road	
		e Loughborough Park to Ruskin Park	
		f Coldharbour Lane to Five Ways	
		g Shakespeare Road to Brockwall Park	
		w Wyck Garden	<b>GREEN SPACE PROJECTS</b>
		x Loughborough Park	
		y Elam Open Space	
		z Milkwood Community Garden	

Comment card

Demographic information

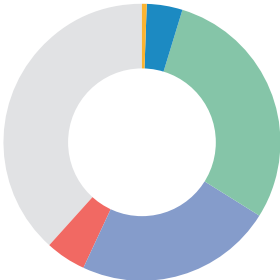
The following graphs represent the demographic information received from participants of the pop up events.

Gender



	Women	[46]
	Men	[53]
	No answer	[45]

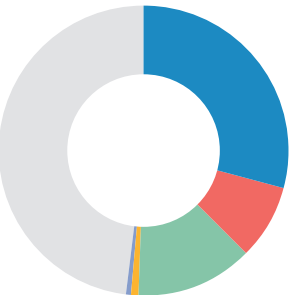
Age



	Under 16	[1]
	16-25	[6]
	25-44	[42]
	45-64	[33]
	65+	[7]
	No answer	[55]

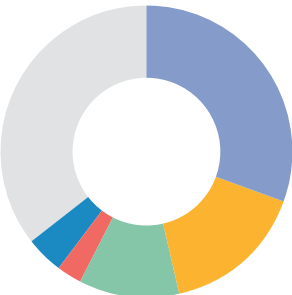
An outreach programme is being developed to engage under 25s

Ethnicity



	White British	[42]
	White Other	[12]
	Black	[19]
	Mixed white & Asian	[1]
	Asian	[1]
	No answer	[69]

Children



	No children	[41]
	1 child	[23]
	2 children	[16]
	3 children	[4]
	More than 3	[6]
	No answer	[51]

Disability



	Yes	[8]
	No	[90]
	No answer	[46]

### Question One

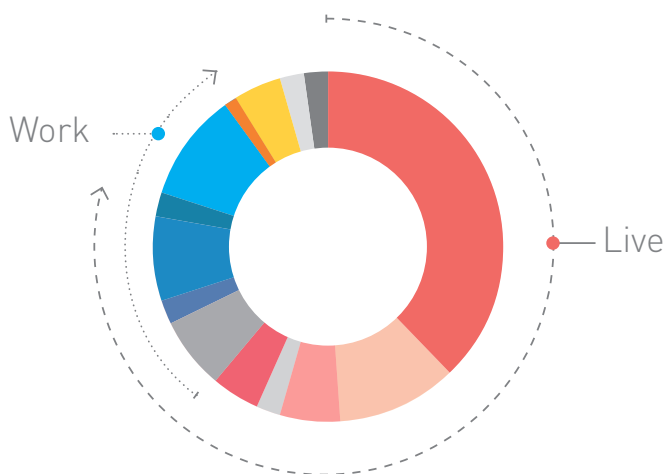
Loughborough Junction is where I:

- Live
- Work
- Do sport/leisure
- Shop
- Visit
- Other

The majority of people we met live in Loughborough Junction.

25/27% of the people, who filled in the comment card worked in the area. With 18% living and working in Loughborough Junction.

The people who noted 'other' reason for visit were primarily parents who brought their children to school in the area.

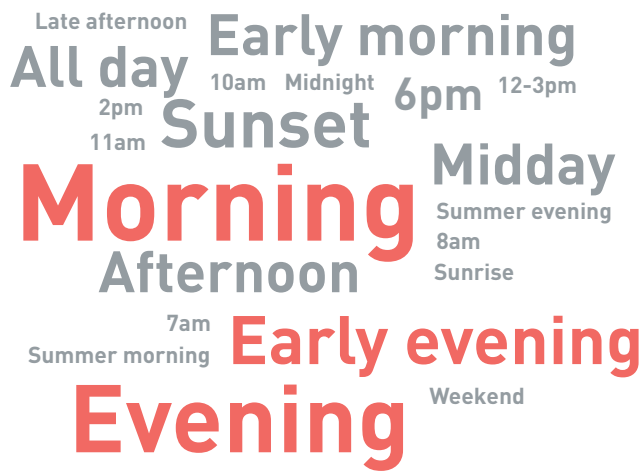


- |                                |                                      |
|--------------------------------|--------------------------------------|
| • Live                         | • Live, work                         |
| • Live, shop                   | • Live, work, shop, do leisure/sport |
| • Live, shop, do sport/leisure | • Work                               |
| • Live, do sport/leisure       | • Work, shop                         |
| • Live, shop, other            | • Visit                              |
| • Live, work, do sport/leisure | • Other                              |
|                                | • No answer                          |

Question Two

What is your favourite...  
Time of Day?

Of the 54 people who answered this question there was a variety of times of day noted as people's favourite.



Question Two

What is your favourite...  
Possession?

Of the 38 people who answered this question 'my home' and 'my bike' proved the most popular possessions.



Question Two

What is your favourite...  
Sound?

Of the 49 people who answered this question 14 people noted music as their favourite sound, one person specified jazz and another classical music but most listed music/all types. Birds singing and birdsong was the second most popular sound.





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### Question Two

What is your favourite...  
Hobby?

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Many people noted several hobbies rather than simply one, these included:



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### Question Two

Favourites...  
Place in Loughborough Junction?

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Of the 57 people who answered this question 14 noted Ruskin Park as their favourite place. The other places noted are presented below.



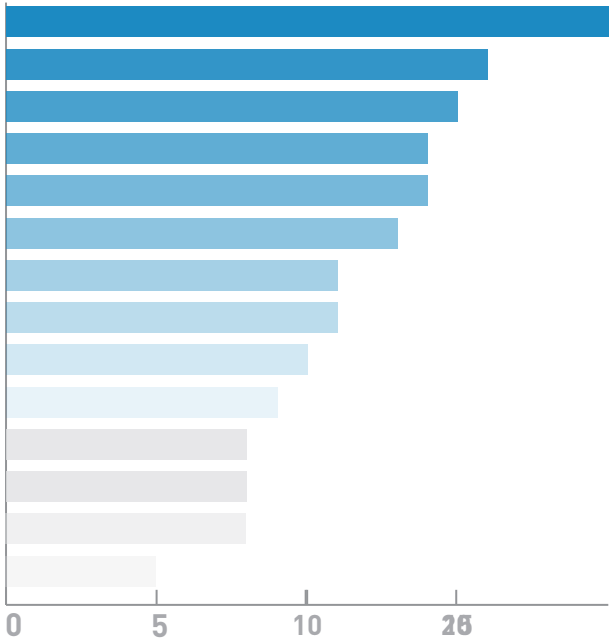
Question Three  
Hopes and Fears

What are your HOPES for the future of Loughborough Junction?

The most common hope of those who answered this question is the hope that the community will retain its diversity and a better sense of community develops in the area.

Improved opportunities and support for employment and local businesses was mentioned a lot as was well maintained and improved green spaces.

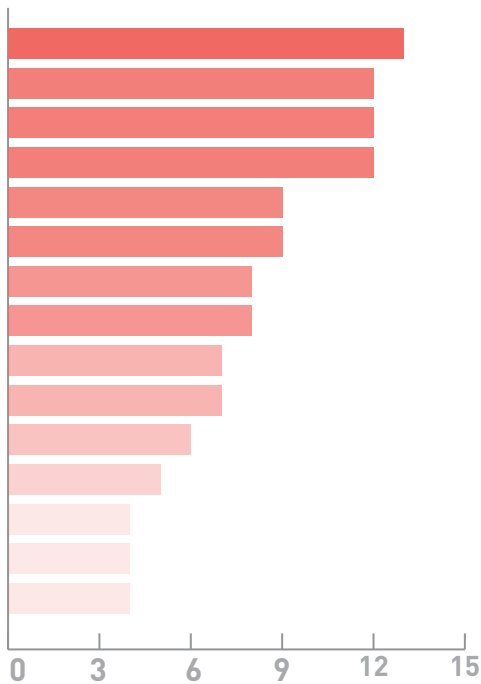
- Community cohesion
- Employment & business
- Maintenance & improvements to green spaces
- Retail mix
- Safety
- Other
- Identity
- Public realm improvements
- Social infrastructure
- Regeneration
- Affordability
- Quality design
- Cleaner environment
- Improved transport



What are your FEARS for the future of Loughborough Junction?

There was concern that regeneration will create large scale changes to Loughborough Junction, There is also concern that changes will make the area too expensive for local people and cause a change to the community. There was also concern about the effect more people would have on the buses, train etc. There was a fear employment spaces would be lost.

Regeneration  
Affordability  
Community  
Safety  
Other  
Transport infrastructure  
Employment and business  
Loss of business space & community  
Gentrification  
Public realm  
Density  
Road closures  
Architectural design  
Community/identity  
Influx of high street retail

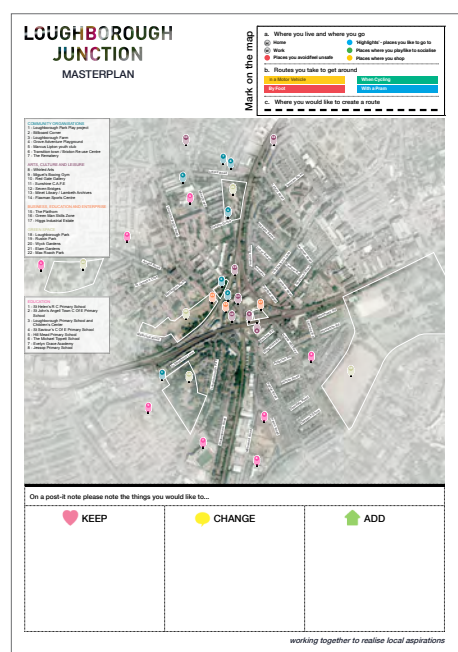


## Route Map findings

Visitors to the Pop-up event were asked to mark on the map where they live and where they go.

The route map also afforded visitors the opportunity to identify and locate other comments they wished to make on the area.

Key routes included the links Ruskin Park, east west links thought the industrial areas and pathways through from Shakespeare Road to Millwood.



Route Map

On the board there was also space for people to note what they would KEEP, CHANGE or ADD to the area. They included:

A number of different subject came through:

### KEEP

- Green spaces: Keep the area green, Elam Open Space wild, Loughborough Park as it is; Ruskin Park
- Retail: The filling station, independent shops
- Feel of the area
- Roads open
- Diversity of community
- Green Man as is
- Shakespeare Business Park
- More trains

### ADD

- Public realm: More small maintained play areas; More bins and enforcements for rubbish; More cycle parking by Tesco, NISA, bike shop, Blue Turtle coffee shop; Public space in the centre of Loughborough Junction
- CCTV to Shakespeare Road to prevent fly-tipping
- Residents only parking on Loughborough Park
- Free ATM
- Station manned at all time
- Transport: Cycle routes for safer cycling; bus down Shakespeare Road
- Better pubs and social spaces
- More green areas and more flower
- Activities for young people; something to catch their attention, boxing at Wooley House is good; hobbies for all ages

### CHANGE

- Retail provision: upgrade shop fronts, less chicken shops
- Green spaces: keep spaces clean; program more activities; expand Loughborough Park; trees on Coldharbour Lane
- Traffic: Plans to close roads, speed limits
- Public realm: improve cleanliness; lighting; remove unnecessary street furniture; improve the junction; more bins
- Lift for Loughborough Junction Station



## Priorities for the area

The consultation on the Loughborough Junction Plan identified seven priorities for the area going forward. Visitors were asked to choose their first, second and third priority for the area going forward.

When the 'votes' were weighted with priority 1 awarded 3 points, priority 2 receiving 2 points and the third priority receiving 1 point. We got the following results:

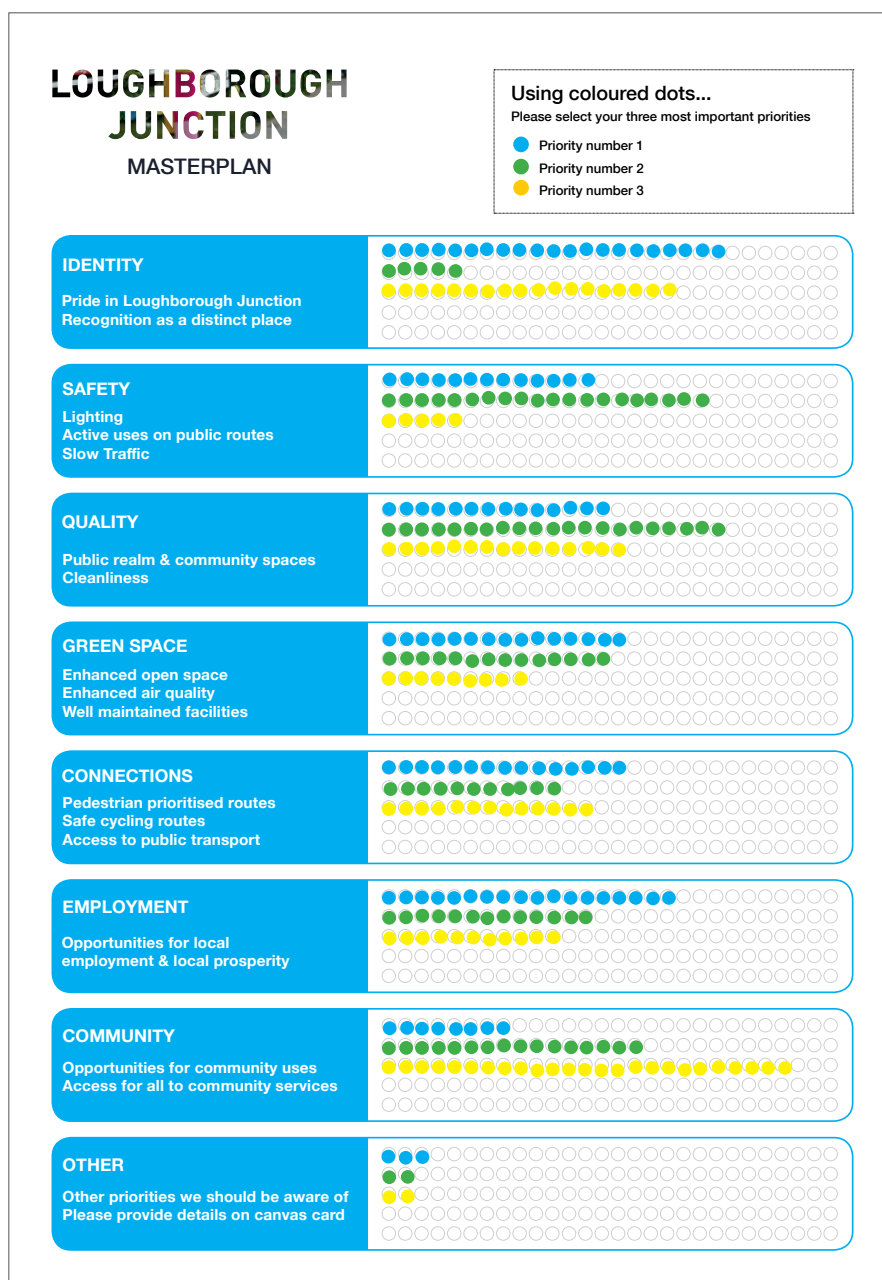
1. Quality (141)
2. Identity (91)
3. Employment (91)
4. Safety (84)
5. Green Space (82)
6. Community (81)
7. Connections (80)
8. Other (15)

When the number of 'votes' each priorities were counted up, including those of the one-to-one conversations quality scored highest.

1. Quality (50)
2. Community (49)
3. Identity (44)
4. Safety (38)
5. Employment (42)
6. Connections (39)
7. Green Space (38)
8. Other (7)

Participants were invited to add their own priority if they thought something was overlooked. Four people left the following priorities:

- Independent shops / restaurants.  
Fewer fast food places
- Connections & traffic management
- No road closures
- Parking
- An attraction for the area

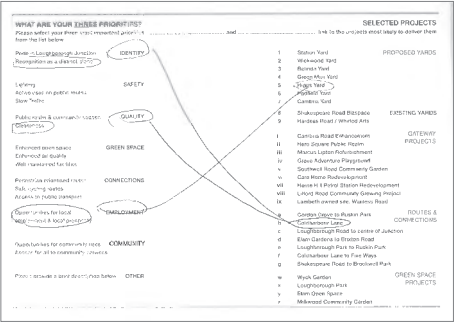


A diagram presenting all priorities recorded

## Feedback on Opportunity Areas



Board displayed at Pop Ups



Example comment card

Alongside the route map and priorities board, a large print out of the opportunity sites identified in the Loughborough Junction Plan\*\* were displayed with a short description of the spaces.

\*\* As the Loughborough Junction Plan was published in 2013 there have been some changes to some of the sites.

When asked to identify which opportunity sites delivered their priorities we received the following feedback.

**STATION YARD**  
Of the 15 people who identified which project would deliver their top priority, one third had changes to the Station Yard as number one. This site was primarily seen to deliver the priority of 'identity', one person also felt it would deliver 'quality'.

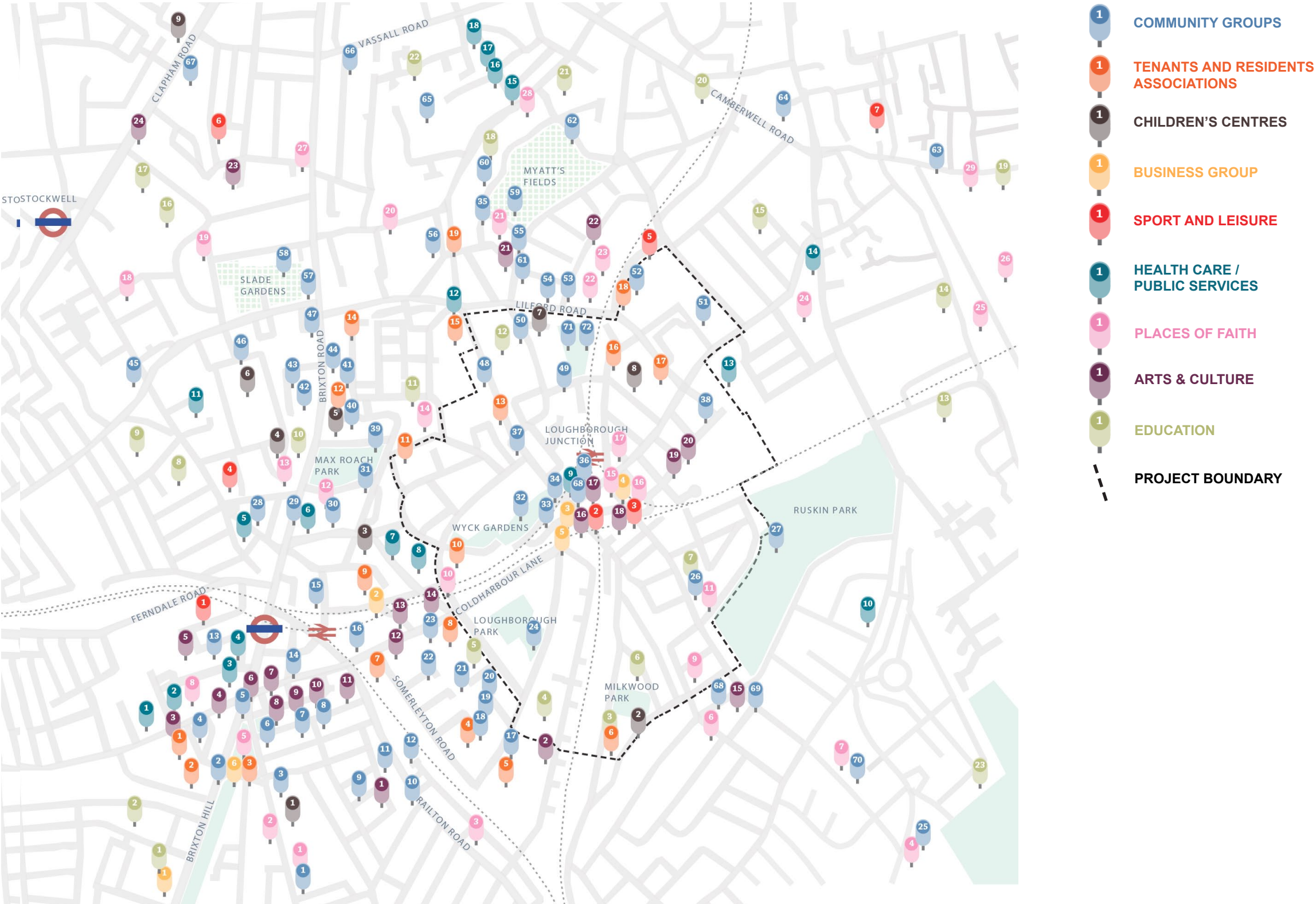
**HARDESS ROAD/WHIRLED CINEMA**  
This was tied as the second top priority with HIGGS YARD. They were identified as delivering identity and employment.

Followed by the:  
**GREEN MAN YARD,**  
**COLDHARBOUR LANE,**  
**LOUGHBOROUGH PARK,**  
**LOUGHBOROUGH PARK TO RUSKIN PARK,**  
**SHAKESPEARE ROAD** and  
**WYCK GARDENS.**

Stakeholder Map

Initial research identified over 200 groups in the area which are marked on this map. This map will evolve throughout the co-production process as more groups are identified.

All groups featured on this map have been invited to input into the development of the masterplan for Loughborough Junction.





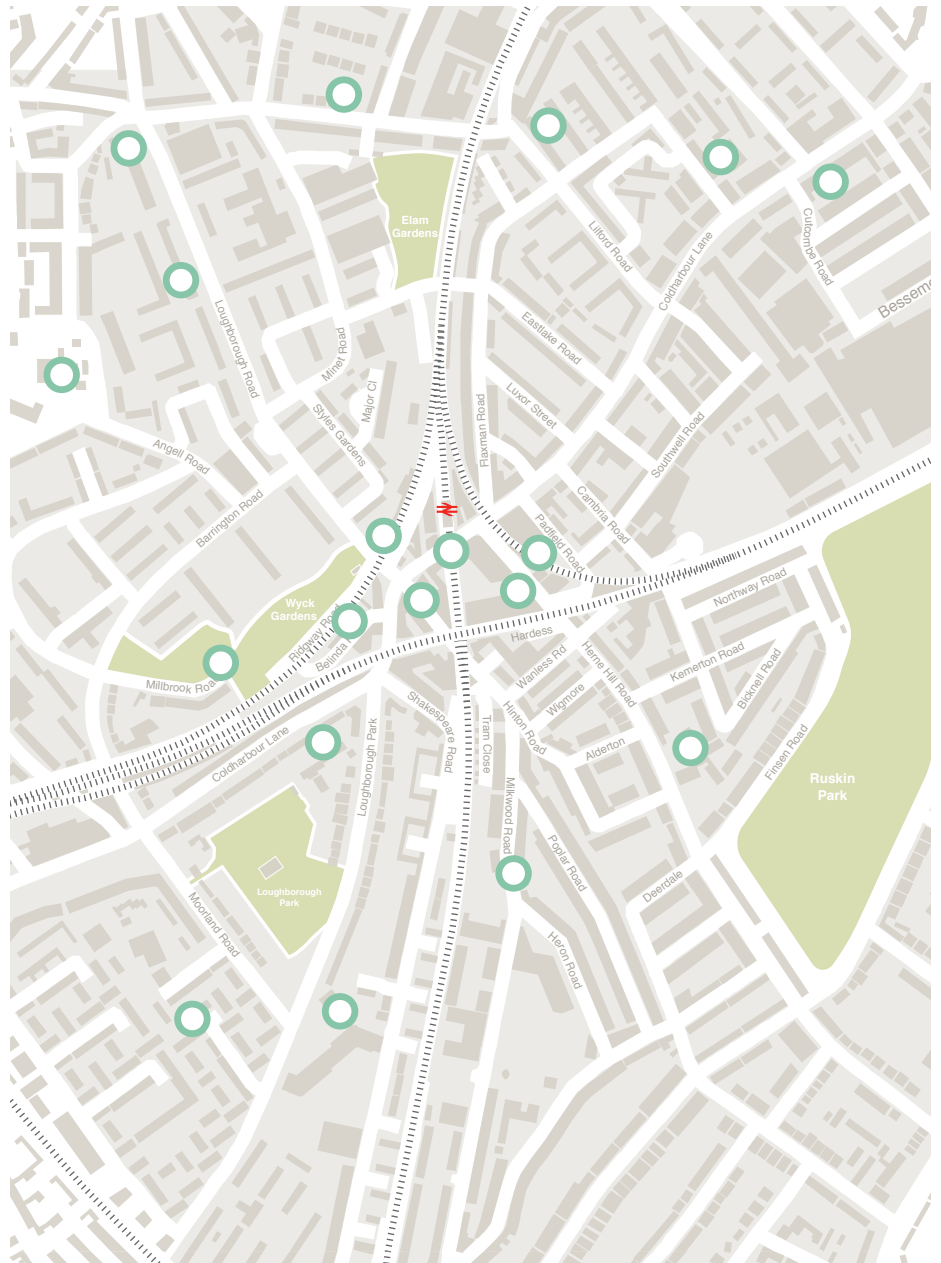
## One-to-one conversations

To further understand the area, 25 one-to-one meetings were set up with local community groups, schools, faith groups, business, residents associations and youth groups between April and May 2015.

The groups included:

- BizSpace, Shakespeare Business Centre
- Brixton Society
- Ebony Horse Club
- Evelyn Grace Academy
- Gaskell Quartz
- Greenman Skills Zone
- Kids Venture
- LEAF TRA
- Loughborough Estate Management Board (EMB)
- Loughborough Estate Tenants Association (LETRA)
- Loughborough Junction Business Forum
- Loughborough Junction Action Group (LJAG)
- Meanwhile Spaces/The Platform
- Milkwood RA
- Moorlands Golden Centre
- Network Rail
- Remakery
- St Saviours Church/Primary School
- Sunshine International Arts
- Sureways Ministries
- Tree Shepherd
- Whirled Cinema

A number of the recurring themes emerged from these conversations are outlined over the following pages.



Location of one-to-one meetings, some groups are located off the map



## Change



The arches are seen as an asset to the area, particularly as they afford local businesses space they wouldn't get anywhere else.

Comments included:

- Regeneration should be sensitive to what is already here
- Fear changes will lead to the gentrification of the area
- Support development but have concerns over density of future development
- Investment is needed on current properties and shop fronts not just new properties
- There needs to be something that would attract people to Loughborough Junction, give people pride in the area
- Concern that people will be priced out of the area
- There needs to be feasibility studies and business plans developed for everything proposed
- Wyck Gardens was left as a gift to the community, it didn't specify for what use. Council housing should be built here
- The vision for the area should be bold
- Need for a sense of identity in Loughborough Junction, no one knows where it is at present
- Suggest land swap for church in Higgs Triangle - enabling town centre use

## Community



Many people felt there is a disconnect between the different communities in the area and hoped changes to the area might break down these barriers.

Comments included:

- There is a lack of community cohesion
- More social spaces are needed to encourage community spirit
- Rise in eviction notices for council tenants causes unease in the community
- There is a sense that the local community has been fragmented and a sense of history has been lost
- Need to pool local resources and work together
- There is a lack of community spaces in the area
- Quality of life, inclusion, participation, choice and control are all people want
- Ethnic cleansing is a big concern
- Affordability is important, future plans need to consider the socio-demographic
- There is an absence of spaces for young people in the area
- I would like the area to be like the old photos on Coldharbour Lane with shops on both sides and people interacting with one another on the street
- There are currently no places for families

## Public realm



It was acknowledged that there is a need for improvements to the public realm in the area.

Comments included:

- Radical change is needed to unlock the junction
- Public realm improvements would give the place a lift
- The history of the area should be retained and recorded
- A design competition could be held in the area to give locals a chance to influence the design for a space
- Windrush Square is a good example of a balance between motorists and pedestrians
- I support the idea of a public square at Loughborough Junction but not the road closures
- A better quality of environment and investment is needed but not at the expense of local people
- Open up Station Yard; it would create an improved arrival point for visitors
- The area is run down looking at present, we have lost potential customers as a result
- The area needs a facelift, even small interventions would work such as fixing up or simply painting shop façades

## Employment & business

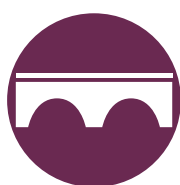


Many groups noted Loughborough Junction's unique character as an area rich in workspaces for light industry, creatives and motor repair.

Comments included:

- The maintenance of local projects/interventions is key
- Need better signage
- The area needs an upgrade it looks tired at the moment
- Need more public space around the station, a Sunday market like at Herne Hill would be good
- A big asset of Loughborough Junction is the quantity and quality of the workspaces
- Need to link businesses and organisations to improve the areas efficiency
- There is a need for follow on spaces for start-ups
- Introduce a policy that a percentage of jobs from development goes to local people
- There is a large demand for workspaces in the area
- Lack of parking is inhibitive to business
- Plans should protect established local businesses
- Pubs were allowed to disappear, the same shouldn't happen to businesses
- Embed a policy into the masterplan that looks at business rates, establish an enterprise zone similar to those in industrial estates
- Employment and self sufficiency is important to young people
- There are no support services/ resource centre for local businesses
- Training is very important as is employment and business support
- The council should explore the boundaries of the KIBA
- Camberwell and Brixton are sellers markets, Loughborough Junction is a place of making, policies need to be adopted to safeguard this and to encourage this use
- Need loading bays for businesses
- I would like to see a network of workspaces for the area

## Arches



The arches are seen as an asset to the area particularly as they afford local business they wouldn't get anywhere else.

Comments included:

- A piecemeal rather than 'wholesale development' would work best for current tenants
- Mechanics are well suited to the arches
- Lack of basic facilities in many of the arches
- Uncertainty around their tenures has meant businesses are reluctant to invest in their spaces
- Their designated planning class needs clarification
- They are under utilised
- There needs to be a policy on their management
- The council should lease all the arches off Network Rail
- The arches lend themselves to light industry, these type of spaces are important
- Tighter restrictions are required to ensure occupiers are legitimate businesses
- No development in Loughborough Junction could accommodate the quantum and quality of space provided by the arches
- There is concern over access to the arches with future changes and potential loss of business

## Retail



Many people felt there was a need to improve the appearance of the current shops and to open up the junction shops frontages to make the area more appealing. People wish to see greater choice but not at the expense of current businesses.

Comments included:

- There is a demand for retail and leisure in the area
- Shops are needed that are vital to the wider population not just art shops and studios, need bakeries, veg shops, etc.
- Demand for visibility, active frontages; open façades needed
- The only businesses people see in the area are chicken shops and corner shops; there is so much more going on in the area
- The existing shop fronts look cheap and the shutters increase the perception of crime, they need upgrading
- New development will alter the demographic of the area, need to give them somewhere to spend their money locally e.g. a market or they will spend it elsewhere. There are many businesses in the area that could benefit from this.
- Would like greater choice in shops
- Lots of critical services have been lost such as Midlands Bank
- Retail led development similar to East Dulwich would work

## Crime & anti-social behaviour



Fly-tipping, street drinking, drug taking and dealing and occasional graffiti were all cited as problems in the area that need addressing.

Comments included:

- Improvements in the area should reduce the opportunity for anti-social behaviour
- The area is greatly improved but fly-tipping and drug use is still a big problem
- Vehicles are just abandoned in the streets, some become the site of drug dealing
- Gang crime is of concern to young people
- Rubbish is a real problem in the area and should be enforced
- Area can feel dangerous or dingy at night

## Connections & transport



Many groups noted Loughborough Junction's unique character as an area rich in workspaces for light industry, creatives and motor repair.

Comments included:

- Could the tram be re-introduced
- I support the quietway
- The area doesn't have a history of safety issues for cyclists
- Neither Brixton Station or Loughborough Junction are accessible for older people and disabled people, Brixton East Station should be reopened
- The area is well connected by public transport
- It is a quiet area and seldom has traffic jams
- Opening up the East Brixton Station would have a great impact on the area
- Permeability will be key, improved access via Rathgar to Gordon Grove
- The new zebra crossing is great
- A route through Belinda Yard would be good if it was safe
- More speed cameras are needed particularly on Milkwood Road, the speed limits should be enforced
- Need more buses into Milkwood area, would be helpful for the workforce at Mahatma Gandhi
- Its difficult to navigate the junction, pedestrian safety is a major consideration

## Road closures



As a subject of keen local interest we received a lot of comments on the proposed road closures in the area.

Comments included:

- The road closures will attract street drinkers and encourage crime
- Changes in the location of bus stops will make it difficult for residents of the estate
- They will have a negative effect on local businesses
- The area will become a place people avoid, particularly at night
- They will cause delays in emergency services
- Barrington Road should close at the Brixton end

## Consultation



There was concern that previous consultation events in the area did not reach the whole community and we were advised on different ways to include different members of the community in the co-production process.

Comments included:

- Make sure and include businesses
- Make sure everyone is included
- Truly include people
- There needs to be better communication between Lambeth and the community
- Young people should be involved in the process
- Lack of communication with regards to road works is a problem



## Other comments



- Concern over the effect of the phone mast on Wooley House on local people's health
- Need for an affordable large MUGA (Multi-Use Games Area) for young people to use outside of school



Loughborough Junction



Rathgar Road

## Complementary events

### Story Jam

The Platform  
2 Ridgway Road, Loughborough  
Junction, London SW9 7AH

Saturday 28th March

Design collective Eclective held a residency in Loughborough Junction from March 22nd-28th.

On Saturday 28th March they hosted a dinner in The Platform space on Loughborough Road and invited local resident, community groups and businesses to attend the dinner.

Eight people including members of the Loughborough Junction Masterplan team attended the dinner and engaged in a lively debate about:

- *How can creative practitioners have a positive impact on the quality of a city or community?*
- *Why is it important to capture the social life of urban spaces?*
- *How do we get our findings to the right people?*



Dinner By... Eclective event in The Platform space

## Hackney Wick Exchange Event

Hub 67  
67 Rothbury Road, Hackney Wick,  
London, E9 5HA

Tuesday 7th April

Hackney Wick in east London shares many similarities with Loughborough Junction and it too has growing pressures with regards development. A masterplan is currently being developed to identify where housing can be delivered whilst retaining the central creative and light industry workspaces in the area.

The LLDC, the governing body and a key land owner in the area, hosted an exchange between the council, the masterplan team and local community group LJAG.

LLDC gave a short presentation on their research into workspaces and the principles guiding the Hackney Wick Neighbourhood Centre. This was followed by short talk on the Loughborough Junction project before the group were given a tour of the Hackney Wick masterplan area including a visit inside The Yard theatre.

The event gave both teams the opportunity to discuss common challenges and different approaches to developing a masterplan for an area.



Talk by members of the LLDC



Walking tour of Hackney Wick



Visit to Yard Theatre



Hawkins\  
Brown

Report produced by:

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