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03/08/15	Lambeth	/	CC	CN	NA
22/10/15	Lambeth	1	ASu	CN	Updated to incorporate comments received from client
04/12/15	Lambeth	2	ASu	CN	Updated to incorporate comments received from client on 27.11.15





Introduction

The consultation activities in Stage One of Loughborough Junction Masterplan concentrated on gaining an understanding of Loughborough Junction, the place, its history, and most importantly its community.

A number of events were held to raise awareness of the masterplan process and to discover the issues, needs and aspirations of local people, for the area.

Alongside these consultation activities the masterplan team, led by masterplan design team Hawkins\Brown, in collaboration with the Council, commercial viability consultants DTZ and planning consultants CMA Planning conducted a number of studies of the area. These included looking at the various uses of buildings; assessing the movement flows of the area; analysing the vacancy rates of business premises and reviewing current planning applications in the masterplan area.

Combined, these studies and the important layer of local knowledge from community activities, have identified the priorities and principles underlining the emerging masterplan.

Stage Two events presented the current thoughts of the design team for local people’s input. This report notes the events that have taken place and the feedback received that continue to influence the masterplan for the area.

These findings have informed the masterplan options presented to the community in the second Community Reference Group Workshop, in Stage Three of the the co-production process, on 16th July.

Stage Two

Aims

- To feedback the findings from Stage One and check their validity
- Established the Community Reference Group which will act as a ‘sounding board’ to
  - » explore issues and ideas
  - » look at the balance between community benefit and development (commercial)
  - » enable differing views/voices to be heard
  - » consider community priorities
  - » look at other examples / best practice

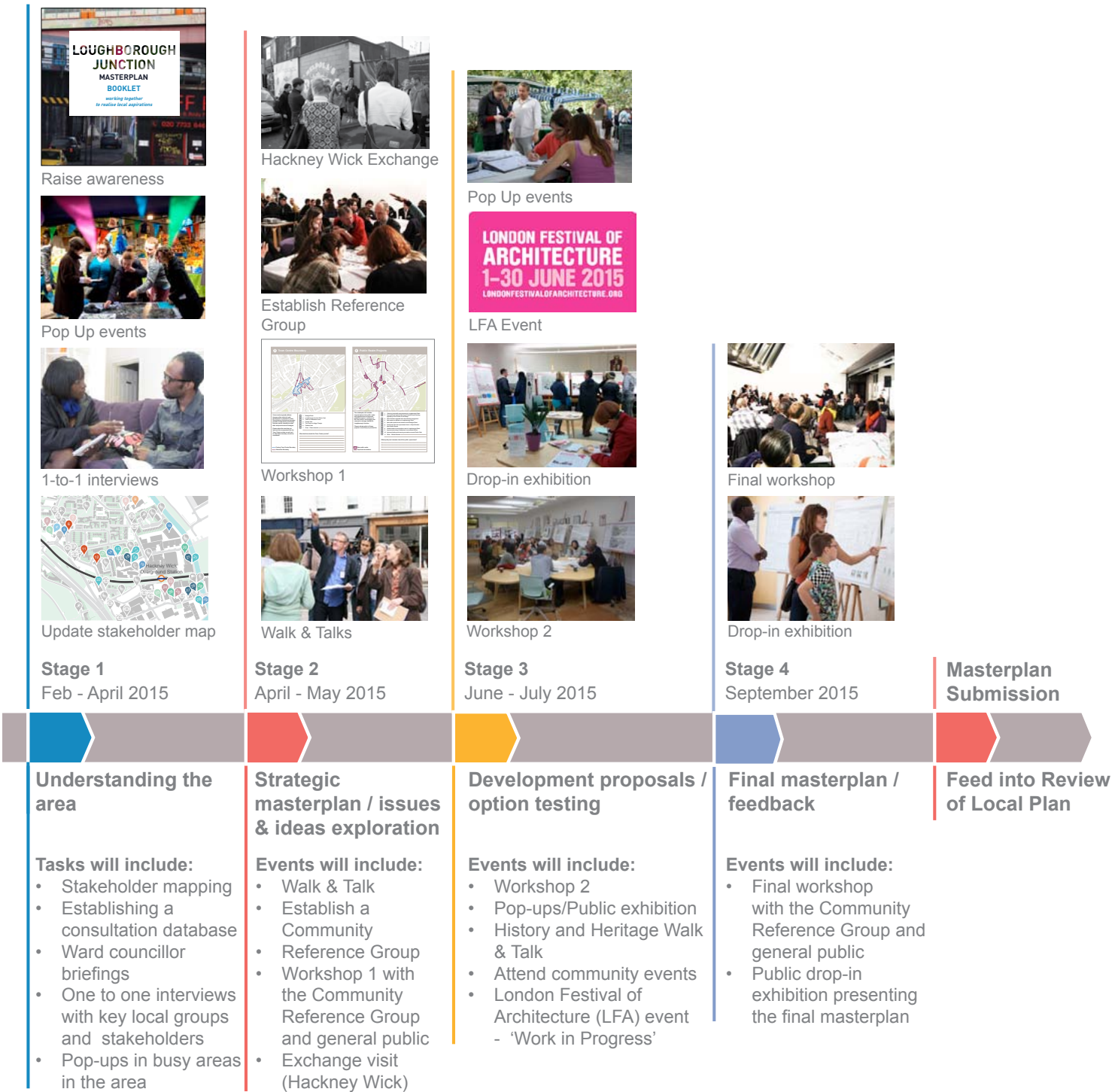
Objective is to

- 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

- Hands-on workshop (13.05.15)
- One to one interviews (continued)
- Outreach events (continued)
- Walk & Talk (08.05.15)
- Study trips and exchange visits (07.04.15)

Co-production Timeline



## Executive Summary

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The second stage of the consultation on the Loughborough Junction Masterplan gave participants the opportunity to explore further some of the aspirations identified in the first stage of consultation in conversation with the design team. Central to this second stage of the project was the inaugural Community Reference Meeting and Public workshop, held on 13th May, 2015. The key focus of the workshop was to develop priorities and aspirations that had been identified at the earlier popups and incorporated into the emerging ideas developed by the design team. This provides substantiation and community agreement before more detailed design work is undertaken.

The workshop attracted a cross section of the community, with representatives from local housing associations, businesses, faith and community groups coming together to discuss their area and the future plans for it.

The event began with the team responding to comments raised by stakeholders and consultees at Stage 1 whilst presenting the findings and assumptions that had emerged from this work. The team then outlined how these had informed the initial options and emerging masterplan that would be discussed within the workshop.

The workshop identified 15 key sites in the masterplan area that had potential for development and sought local people’s input in how these areas should evolve. As well as providing valuable feedback, these discussions afforded the design team the opportunity to gain further insights into the area, through anecdotal stories attendees shared and other topics the themes sparked.

Although there were many different opinions voiced in the workshop, a common theme in each consultation event is that people appreciate that the area needs improvement and investment and that they hope these improvements benefit the current local community and businesses. There was great support for improvements to Coldharbour Lane, especially around the entrance to the station, alongside ambitions to improve Loughborough Junction’s sense of identity.

Many people welcomed the emphasis on workspace in the emerging plans as it was felt that this was an important feature of Loughborough Junction and something to be celebrated.

The topics discussed at the workshop are outlined in the following pages of this document, alongside the feedback from the highly informative Walk & Talk led by community members.

For those wishing to receive further information on the events to date a report and feedback forms can be found on the Lambeth Council website:  
**<http://www.lambeth.gov.uk/ljmasterplan>**

If you wish to be informed of future events or to join the next Community Reference Group meeting please email: [ljmasterplan@fluidoffice.com](mailto:ljmasterplan@fluidoffice.com) or call: 020 7729 0770 and ask for the Loughborough Junction Masterplan Team.



## Walk and Talk event

**Meeting point:**  
Loughborough Junction Station

**Date:**  
Friday 8th May

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 images included here represent some of the areas of most interest to participants on the walk.

## LOUGHBOROUGH JUNCTION WALK & TALK

Photos will be taken at this event please let a member of the team know if you do not wish to be photographed

Name: \_\_\_\_\_

Address/Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone no: \_\_\_\_\_

Organisation: \_\_\_\_\_

Notes: \_\_\_\_\_

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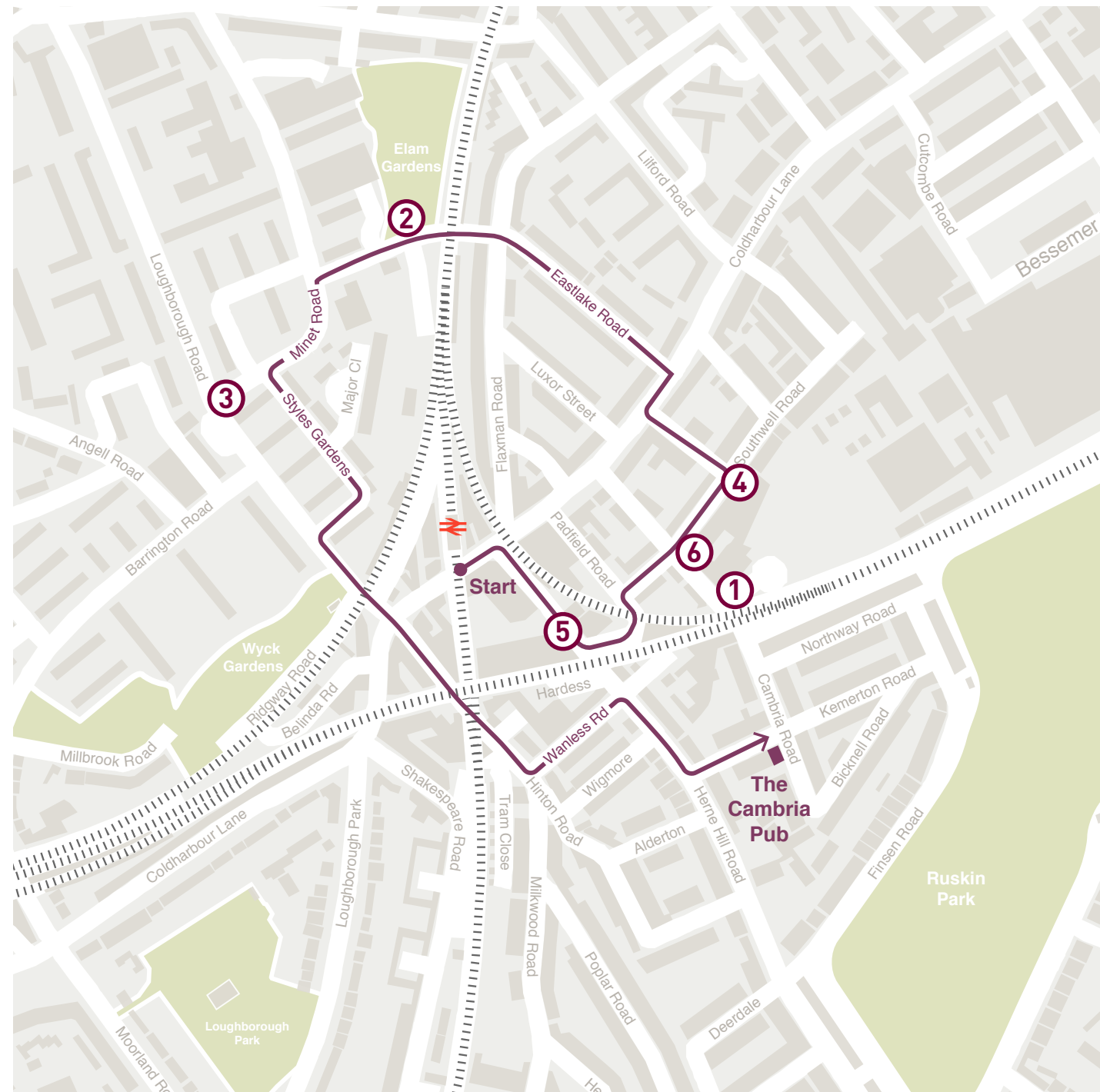
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### Key Sites:

- 1 Station Yard
- 2 Pufffield Yard
- 3 Camelia Yard
- 4 Youth Hub & Playground
- 5 Loughborough Farm

- 6 Rathgar Yard
- 7 Bolinda Yard
- 8 Central Yard
- 9 Home Hill Petrol Station
- 10 Hardens Yard

## Walk & Talk Worksheet



## Walk and Talk route map



People were impressed by improvements to the bridge and the heritage trail.





Parts of Elam Open Spaces felt run down and many people felt the wood should simply be removed.



Everyone agreed the space on the corner of Loughborough Road and Minet Road should have better use.



People were enthralled by the stories they learned about the studios and the area, such as Charlie Chaplin and Stan Laurel.



The unique identity of the area created by the intersection of the railway lines was noted as an asset to the area. One attendee explained the black marks on the wall were as a result of car exhausts.



Many people thought there could be a better use of the UKPN site and the building above.





## Community Reference Group/Public Workshop 1

Location: Marcus Lipton Youth Hub  
Date: 13th May, 2015

Having identified over 200 community and stakeholder groups in the area these groups were invited to join a Community Reference Group (CRG); a group of local representatives that would act as a sounding board for the development of the Loughborough Junction Masterplan.

The first CRG workshop took place on Wednesday 13th May at the Marcus Lipton Youth Hub; the event was also open to the public and was attended by 35 people.

The aim of the first CRG workshops was to explore community aspirations and principles for the masterplan.

### Outcomes

- Agreed the group was representative and there were no groups under represented
- Agreed the groups 'Terms of Reference'
- Provided feedback on the findings from Stage 1: 1-1's, Pop-ups and Walk & Talk
- Hands on exploration, sharing views of options presented under key themes

The event gave the Council and the design team the opportunity to receive feedback on

- proposed new routes and connections
- the area people consider the town centre;
- improvements to public spaces;
- identified opportunities sites in the area;
- workspace opportunities
- suitable locations for housing
- community benefits
- location of community benefits
- most suitable location of low/medium/high buildings

The evening began with a welcome and workshop overview from Fluid, which was followed by background information from the Lambeth Regeneration team who explained the reasoning behind the development a masterplan and the context of the masterplan. Fluid then presented the activities and feedback received to date. It was noted at the beginning of the event that the proposed road closures were separate to the masterplan and that the masterplan would provide options for both outcomes.

The group then broke into round table discussions guided by a facilitator from Fluid/Hawkins\Brown or the Council. The masterplan team Hawkins\Brown's gave a short explanation on each of the topics presented and the format of the group worksheets (included in Appendix).

Participants were invited to work directly onto the worksheets. Each worksheet featured a map of the area and had either suggestions to comment upon or were left blank for the group to add their proposals.

The following pages present the information received.



Public workshop



Routes and Connections

From initial consultation and previous work it is evident that there is a great desire to see improved pedestrian connections throughout Loughborough Junction.

Attendees were invited to comment on some potential routes that have been identified and to draw any that had been missed.

Most tables were keen to see a night-time **connection across Ruskin Park**. Several of the tables supported the proposed **new connection between the station, Wickwood Yard and Elam Gardens**. A route connecting **Belinda Yard and Wyck Gardens** was welcomed, so long as it was well lit and felt safe. There was a request that the ‘scruffier’ businesses were not pushed out from here. There was support for a **connection between Sunshine Arts and Hardess Street**.

There was support from one table for route 7 and a suggestion that some new homes could be built to fund it.

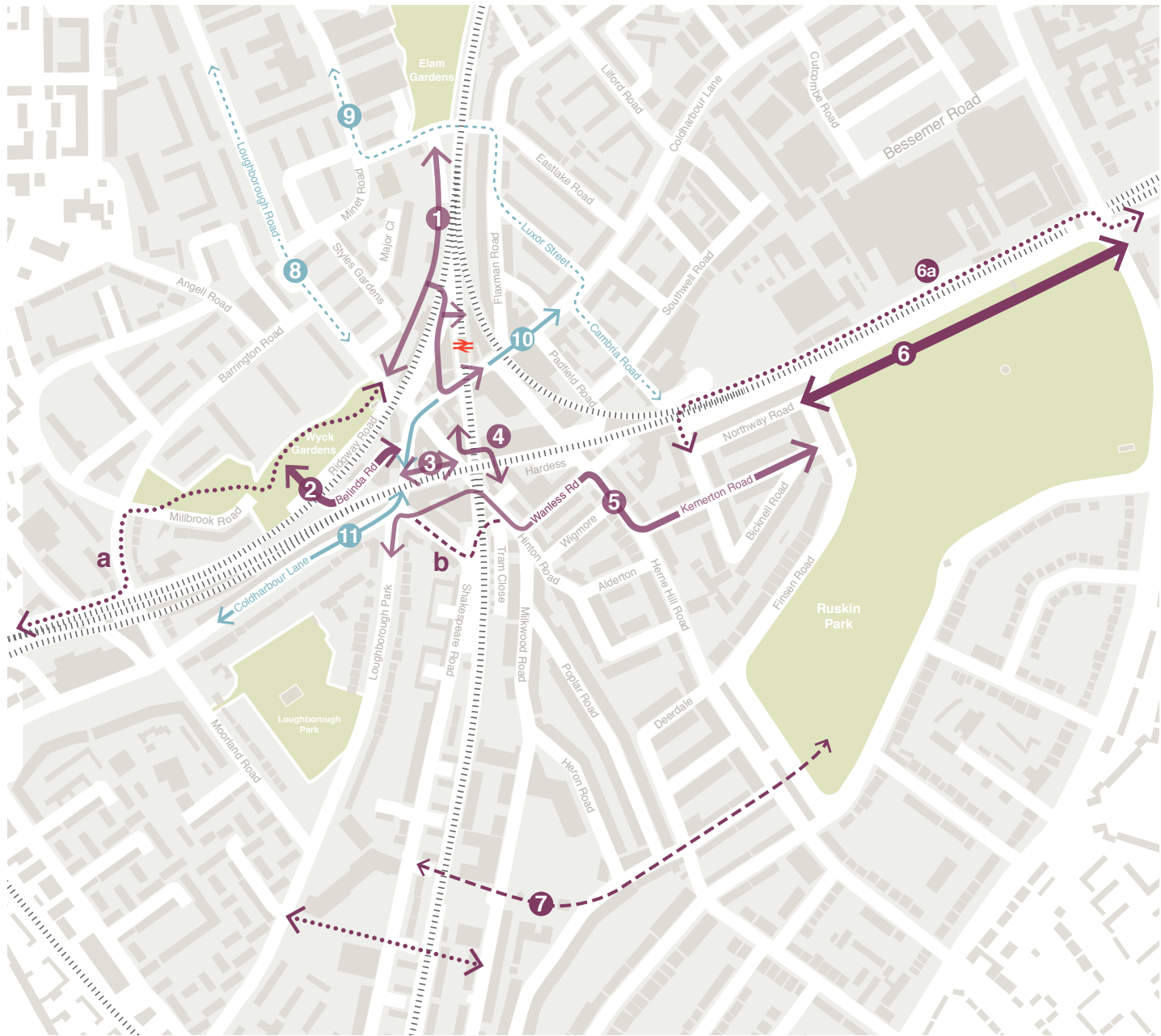
The need to make **improvements to Coldharbour Lane**, particularly at the junction with Loughborough Road was highlighted by one group.

One table discussed a **cycle route** that could follow routes 6, 5 and 2 through Wyck Gardens.

General comments included discussions on the **poor quality of the streets** and the difficulties caused by kerb heights for people with **mobility** issues and those with pushchairs.

There was support for **alleys being opened** up to improve safety, so long as it didn’t result in a loss of workspace. There was a suggestion to extend the ‘7 Bridge’ Project and public art installation.

**Safety and lighting** were seen as the critical consideration for any new routes or connections.



Combined suggestions from CRG

- Suggested routes
- Improved routes
- Alternative routes suggested at CRG
- Improved routes - identified by one individual via online worksheet

- Key**
1. Connection between the Station, Wickwood Yard and Elam Gardens
  2. Connection between Wyck Gardens and Belinda Yard
  3. Connection through Greenman Yard between Coldharbour Lane & Hinton Road
  4. Connection between Sunshine International Arts & Hardess Street (Central and Hardess Yards)
  5. Connection through Shakespeare Business space to Milkwood Road and onwards to Ruskin Park
  6. Improved lighting and evening connections across Ruskin Park
  - 6a. Alternative route suggested by CRG members if an evening route cannot be established through the park.
  7. East-west connection between Shakespeare Road, Milkwood Road and Ruskin Park\*
  8. ‘Greening’ and traffic improvements to Loughborough Road
  9. Improverments between Minet and Cambria Road including upgrading of Gordon Grove Bridge
  10. Improvements along Coldharbour Lane through the Town Centre
  11. Improvements along Coldharbour Lane towards Brixton
- a. Two tables selected this, one requested a cycle route through the park and the other suggested it was reinforced as a route towards Brixton
- b. One table suggested this could simply follow the existing road rather than take the complicated route through the courtyard

Masterplan Team’s Response

New Connections			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
<b>Route 6</b> - Night time link through Ruskin Park connecting to Denmark Hill This option emerged through the consultation process in Stage 1 and is the most popular			Acknowledged, introduced as an aspiration, but will require measures to make this route safe and activated through for example relocating floodlit sports pitches here. The masterplan identifies a potential link through Kings College Hospital (8) and this would also improve connectivity between Denmark Hill and Loughborough Junction.
<b>Route 2</b> - Wick Gardens to Belinda Yard – so long as well lit and safe			This route has not been carried forward as the necessary improvements and activation of Belinda Yard (including the relocation of PowerDay) is unlikely to happen in the short to medium term. This opportunity site has been carried forward as a long-term aspiration, delivering the pedestrian route with a new development to overlook and animate it.
<b>Routes 4</b> - Central Yard to Hardess Yard			Will be explored within the stage 3 proposals and will be discussed in detail at the second Community Reference Group/Public Workshop.
<b>Route 5</b> - Loughborough Park to Ruskin Park via Shakespeare Biz Centre (or alternative)		Alternative route suggested	The route through Shakespeare Biz Centre is difficult to deliver as a public route and would be closed at night time. The masterplan proposes an alternative route that can be delivered if and when development takes place to activate this route and make it public / safe.
<b>Route 1</b> - Wickwood Yard to Station Yard		Some thought it better to keep Wickwood Yard as a working space and improve Flaxman Road and existing streets linking to the Station	The masterplan supports this route as a key opportunity to improve connectivity north and provide better access to Rathgar Road and the Station. In the short term, the route will lead from Wickwood Street / Styles Gardens to Rathgar Road, with an opportunity to link to Station Yard in the longer term.
<b>Route 7</b> – emerged through the consultation process in Stage 1 - East west link from Evelyn Grace (EGA) to Ruskin Park, across railway embankment			This is very unlikely to be feasible due to the constraint of the railway line here, the height necessary to span over the railway which is on an embankment, the cost of the bridge and Network Rail restrictions. However, route 5 will deliver an alternative way to get to Herne Hill road without having to go back into the town centre.
		<b>Coldharbour Lane</b> - Support for improving Coldharbour Lane to improve the image of the area	Agreed – the masterplan proposes wider pavements in at least 2 locations, linked to the redevelopment of adjoining buildings. Furthermore, new buildings with ground floor retail, workspace or community uses will activate this important route through Loughborough Junction.
		<b>Loughborough Road</b> – Support for improving this road	Agreed – the masterplan proposes a variety of options to improve the southern end of Loughborough Road, with or without the road closures going ahead. These vary from activating the street with new retail, to wider pavement or a whole new public space. Furthermore, the masterplan will include recommendations for a new public square in from of the parade of shops at the junction with Minet Road.



Town Centre

The ‘Town Centre’ worksheet proposed the inclusion of several different sites in to what is currently defined as the town centre.

Tables supported the inclusion of

- Rathgar Road
- Tesco on Coldharbour Lane
- Central Yard and
- The Church on Higgs Triangle

This would increase the activity and reveal the hidden life of the area and improve its identity. One group felt the town centre should have the station as its nucleus and expand from there.

Another table recommended clustering activities in central areas and the possibility of re-location of certain uses to more appropriate locations so that businesses could be retained in the area. There was also a suggestion to relocate and combine the Farm and the Platform building on Loughborough Road.

There was concern from one group that if you went too far west it would begin to merge/encroach on Brixton.

Identity

Several people commented on the strong arts and culture identity currently in LJ that could be built upon. It was also noted the industrial/making tradition in the area was also part of the identity of the Loughborough Junction.

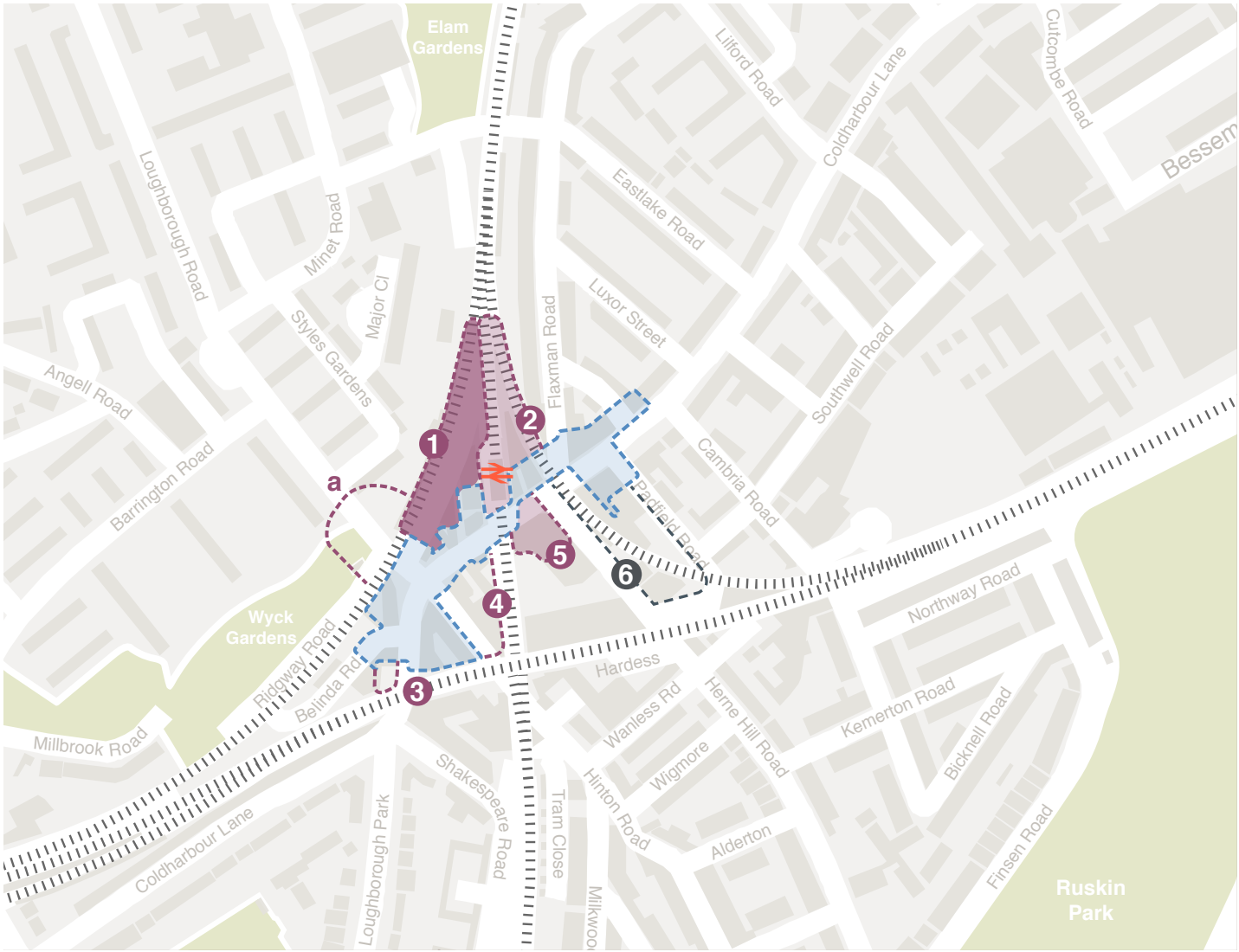
Provision

When asked what the town centre should provide there was a range of responses. There was a suggestion to open up what is currently there, as there is lots going on behind closed doors that could be celebrated. Many people wished to ensure that the current established business were retained – including the garages/mechanics.

Suggested retail included:

- Indoor market for fishmongers, temporary vendors, perhaps in Wyck Gardens
- Bars and some nightlife
- Cinema
- Large supermarket
- Post office
- Bank
- ‘Bazaar’ to exhibition local artists’ work

There was hesitation from some people to encourage a night-time economy in LJ as this is well catered for in Brixton and it was good that LJ was quiet in comparison. It was felt by one group that cafés and restaurants would naturally come with increased demand. It was noted that many current business such as Peace Hairdressing provide social space alongside their traditional business activity. People wished to ensure that any new shops that arrived in LJ were still affordable to local people.



Combined suggestions from CRG

- Existing Town Centre Boundary
- Alternative Boundary
- Unsupported site

Key

- 1. Rathgar Road
- 2. Loughborough Junction Station Yard
- 3. Tesco on Coldharbour Lane
- 4. Central Yard
- 5. The Church on Higgs Triangle
- 6. Padfield Yard

Masterplan Team’s Response

Town Centre			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
(In order of preference)			
Area 1 – Rathgar Road			Agreed – this is being taken forward in the masterplan
Area 3 – To include Tesco			Agreed
Area 5 – To include the Church Site on Higgs Triangle on the south of High Street			Agreed – this is being taken forward in the masterplan
Area 4 – Central Yard (Hinton Road)			Agreed – this is being taken forward in the masterplan
	Area 2 – Station Yard – would be supported but consultees generally felt this would be unrealistic		Has been omitted due to the need to the acquire many land interests which will take considerable time and assuming it is a public space, there is likely to be limited direct income from the proposed scheme to pay for it.
	Area 6 – Padfield Yard considered inappropriate by consultees		Has been omitted due to concerns over the viability of retail use in this location, over the viability and market demand for ground floor employment space that would require significant subsidisation from residential development and the resulting loss of employment space that would be difficult to re-provide. None of the participants at the CRG supported Padfield Yard as a location that could be included within an extended Town Centre boundary.
		Suggestion to extend TC boundary to include the Farm site and Wick Gardens around the Platform site with TC uses in the rail arches	<p>The Loughborough Farm is currently located in a KIBA, which is a policy designation that is not compatible with retail and town centre uses. The Town Centre boundary can only be extended to this location if this part of the KIBA is de-designated. This is currently under consideration.</p> <p>The Town Centre can be extended to include the Platform building. However, priority for town centre uses should be given to Rathgar Road as it is unlikely that there will be sufficient demand to fill the arches in both Rathgar Road and Ridgway Road. The masterplan considers the arches in Ridgway Road as a valuable opportunity to have workspace close to the centre of Loughborough Junction and thus secure space for small businesses in the area.</p>
		Opportunity to reveal and celebrate the hidden life and productivity / creativity of Loughborough Junction	The Masterplan improves access to and visibility of workspaces in Loughborough Junction. Public realm improvements along railway arches in Rathgar Road, Wickwood Street and Ridgway Road will create a better frontage for these businesses. New walking routes through Shakespeare Yard, Hardess Yard, Higgs Yard and Central Yard will increase footfall in these areas and reveals the businesses and activity in those areas.



		Local identity should be based on culture and arts	<p>The Masterplan proposes to improve and enhance existing cultural facilities in the area:</p> <ul style="list-style-type: none"> <li>Improved entrance and interior spaces for Sunshine International Arts café</li> <li>A new cultural venue or a cluster of cultural uses in the arches in Rathar Road with evening activity</li> <li>A theatre or similar cultural venue in a refurbished industrial building in Hardess Yard to complement the Whirled Cinema</li> <li>A new walking route from Sunshine International Arts café to the new facility in Hardess Yard</li> <li>Provision of new studio and workshop space catering to artists and creative industries in Wickwood Street and Belinda Road</li> </ul>
		Markets – Indoor / outdoor market place, fishmongers, temporary vendors possibly at Wick Gardens. A bazaar to showcase local talent and work	The Masterplan proposes a new public space at Rathgar Road. This will be linked to the new shops, cafés and restaurants in this location and therefore is well suited to host occasional street markets in the Town Centre.
		Bars and some night-life although there was some concern from individuals that a large increase in the night time economy would cause disruption.	A variety of uses will be considered to ensure a diverse and well-balanced high street can develop. Whilst the masterplan cannot prescribe particular uses beyond the official planning uses classes care will be taken to ensure that the ratio and balance of particular uses will align with wider community ambitions.
		A Cinema – (showing mainstream films and not an exclusive club)	A commercial cinema typically includes 8-10 screens and would require a large new building. This is unlikely to be viable in Loughborough Junction and there are no suitable development plots for this scale of development. However, the cultural venue identified in Rathgar Road could include space for independent film screenings.
		Affordable shops	A supermarket could come forward as a Town Centre use within one of the locations identified as retail on the ground floor (Higgs Church, Central Yard, corner block on Coldharbour/Loughborough). However, the size of the supermarket depends on the operator and requires good servicing and parking space which are difficult to accommodate in a close-knit town centre such as Loughborough Junction.
		Post Office	This can be delivered as a Town Centre use within one of the locations identified as retail on the ground floor (Higgs Church, Central Yard, corner block on Coldharbour/Loughborough Road). However, it is important to note that whilst this can be supported within the masterplan, the Council and design team do not have any control over where Royal Mail choose to locate post offices.
		Protection and appreciation of the social functions of some retail businesses such as black hairdressers	Agreed – please note that the masterplan cannot prescribe particular uses beyond the official planning uses classes.
		Ensure the enlargement of the TC does not become divisive excluding some and raising inequality. There was particular concern that new retail offers could ‘price-out’ existing residents or not cater for the existing community.	Agreed – please note that the masterplan cannot prescribe particular uses beyond the official planning uses classes.

Public Realm Projects

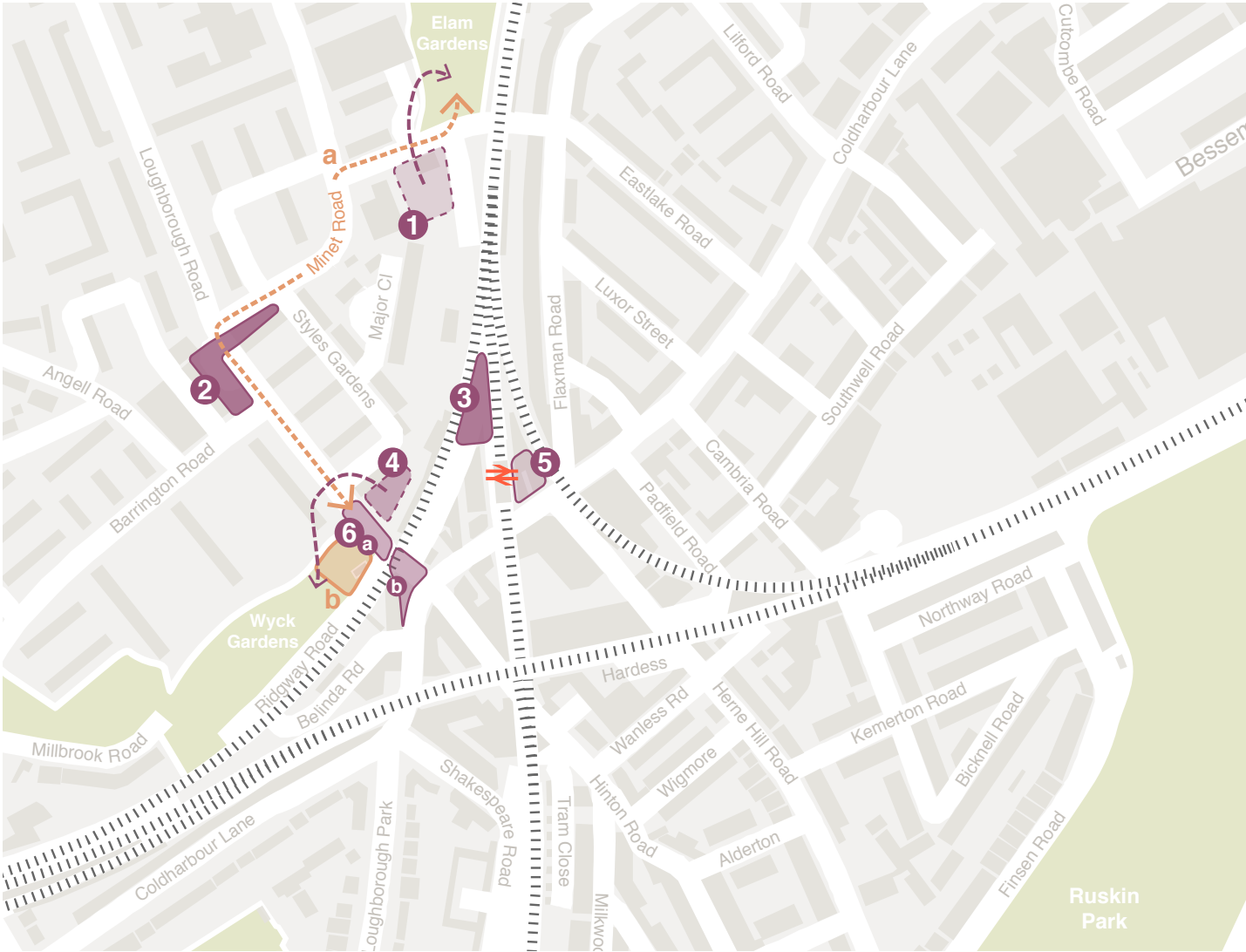
The masterplan will consider improvements to the public realm and opportunities for improved pedestrian space in and around the town centre, encouraging new uses and a stronger identity for Loughborough Junction. We asked consultees which of the projects were most likely to deliver this.

There was support to animate Loughborough Square (2) on the Loughborough Estate and a suggestion that a car boot sale could be held there. People were aware of the constraints and challenges of the Station Square but felt as an arrival space this was an important area, in need of attention. One group felt this could be done in the existing space. Many tables noted that **improved access to the station** was critical. It was felt that a **new public space at the northern end of Rathgar Road** could be linked with changes to the station square.

It was suggested that a **route linking Elam Open Space to Hero Square and onto Wyck Gardens** would be beneficial, as this would renew existing green spaces by linking them.

One table noted the opportunity to provide a new **public space at the top of Wyck Gardens** where it meets Loughborough Road that could incorporate The Platform. Several people noted the need for **improvements to the adventure playground**; there was a discussion on its placement in Elam Open Spaces where it had been previously. Many tables were supportive of this move.

Several tables brought up the current issues with **rubbish**; one group also felt that windows with **shutters** gave a bad impression. One individual noted the ‘inhomogeneous environment’ of Loughborough Junction between the **juxtaposition of chicken shops and art galleries** and wondered how this will work in the future.



Combined suggestions from CRG

- Key**
- 1. Elam Gardens upgraded with new adventure playground
  - 2. New square or gardens on Loughborough Road
  - 3. New public space at the northern end of Rathgar Road
  - 4. Community farm has a permanent home in Wyck Gardens
  - 5. New Station Square
  - 6. a. Improvements to the public realm, without road closures\*  
b. Improvements to the public realm, with road closures\*
- a - Green link connecting Elam and Wyck Gardens  
b - New public space at the head of Wyck Gardens

- New public realm
- Alternative suggestions by community

\* The road closures are subject to a separate decision making process and the masterplan will respond to either outcome.



Masterplan Team’s Response

Public Realm Projects			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
2 – Animate Loughborough Square and link this with improvements to the set back space on Minet Road opposite		Consider activities such as car boot sale	Agreed
3 – Rathgar Road – positive response to provision of a new public space here		Potential to link this with improvements to the station environment and a new station entrance	Agreed
4 – Loughborough Farm – moving to Wick Gardens – generally the farm is considered a great success and has huge local support and should be retained.		Create a new public space at the entrance to Wick Gardens where it meets Loughborough Road and incorporate the Platform.	Four detailed studies were completed to discuss in detail at the second Community Reference Group / Public Workshop looking specifically at the Wickwood Street KIBA and options for the Loughborough Farm including both retention on site and relocation to Wyck Gardens.
5 – Station Square – there is agreement that the space in front and entrance to the station should be improved		Aware of challenges and constraints of creating a square in front of the Station  Provide a market here	The ambition to create a public square and arrival space connected to the railway station would be beneficial to the place making of Loughborough Junction- however this involves demolition of existing buildings under renovation and is highly unlikely in the short term. The location is also a wind trap and situated on the busy and polluted Coldharbour Lane making it environmentally challenging. General public realm / public art could enhance the appearance. The masterplan proposes an alternative suggestion of a public square opposite the station entrance. This is linked to the re-development of the Sureway Church which is a long-term aspiration.
6 – Junction of Coldharbour lane and Loughborough Road –Support for public realm improvements at this junction not including the closure of the road and busy junction		Create a new public space at the entrance to Wick Gardens where it meets Loughborough Road and incorporate the Platform	The Road Closure programme is not part of the Loughborough Junction Masterplan. The Masterplan proposes a series of scenarios with and without the road closures. These vary from activating the street with new retail, to wider pavement or a whole new public space.
		Focus on renewing and animating existing green spaces and linking them together, for example Elam Street Open Space to Loughborough Square to Wick Gardens. Adventure playground equipment used to be on Elam Street Open Space for example	Agreed – the Masterplan proposes to: <ul style="list-style-type: none"><li>• Animate and/or extend Elam street open space with the adventure playground</li><li>• Explore creating new walking routes from Major Close and Wickwood streer to Elam street open space to increase its usage</li><li>• Improve the frontage of Ridgway street to animate Wyck Gardens</li><li>• To extend and or animate Wyck Gardens with the Loughborough Farm</li><li>• To create smaller, more urban spaces to enhance the network of open spaces throughout the neighbourhood (Rathgar Road, junction with Minet Road, Station Square)</li></ul>
		Issues with rubbish, roller shutters and potential conflicts between many chicken shops and art galleries	The Masterplan can only propose public realm improvements which need to be adequately designed to allow for rubbish collection. Maintenance and operational issues cannot be addressed through the masterplan.

Opportunity Sites

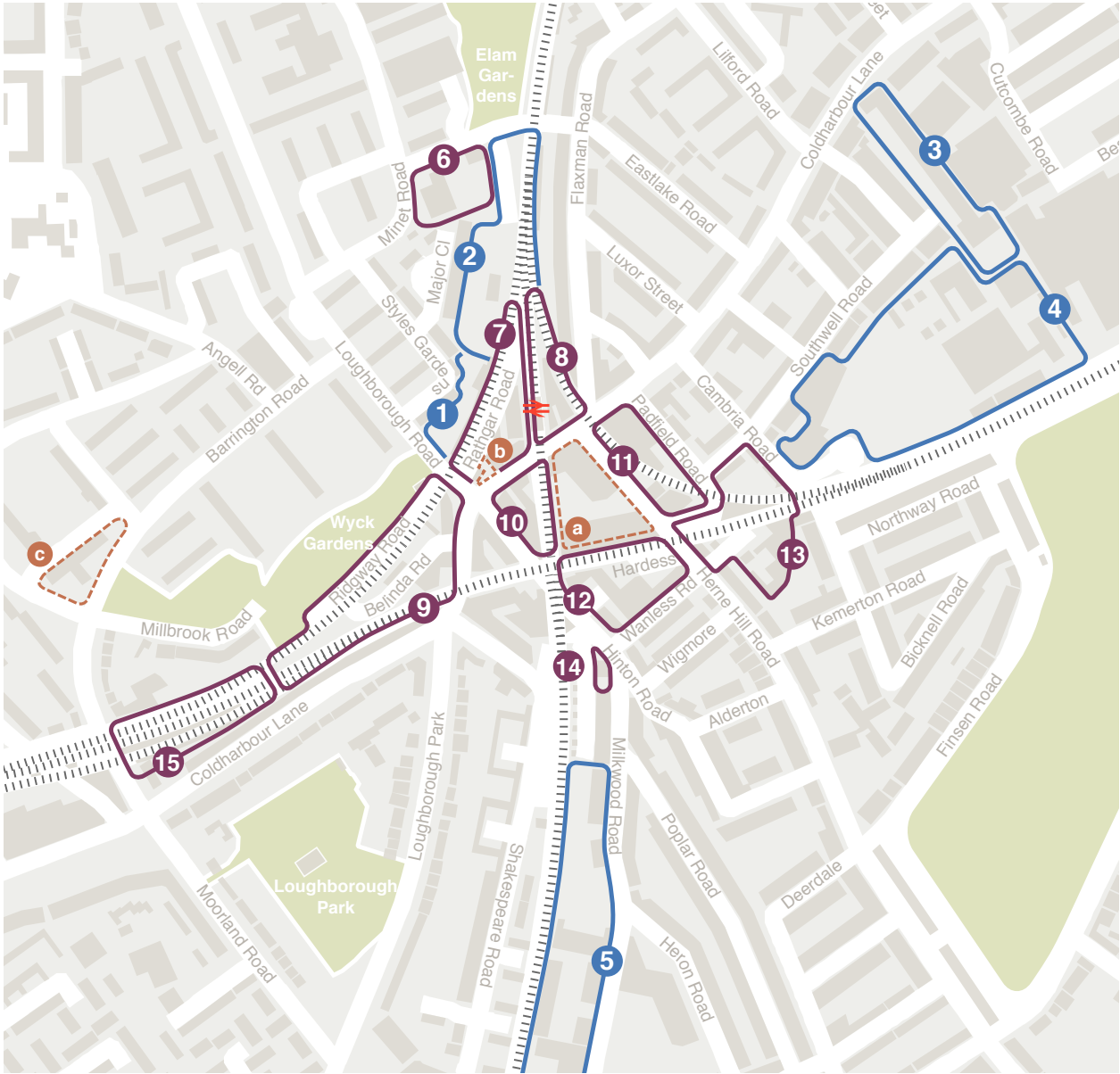
After a short break, Hawkins\Brown talked through the opportunity sites that had been identified for consideration as part of the masterplan.





These sites were seen as optimal locations for future development and the next section of the workshop sought people’s input on the activity type and architectural quality that would be best suited to each site.

The sites are:












- 1. Loughborough Farm (KIBA)
- 2. Wickwood Yard (KIBA)
- 3. Kings College Business Park (KIBA)
- 4. Coldharbour Lane Estate (KIBA)
- 5. Mahatma Ghandi Estate (KIBA)
- 6. Youth Hub & Adventure Playground
- 7. Rathgar Yard
- 8. Station Yard
- 9. Belinda Yard
- 10. Central Yard
- 11. Padfield Yard
- 12. Hardess Yard
- 13. Cambria Yard
- 14. Herne Hill Petrol Station Site
- 15. Moorland Yard

- Planning Applications
  - a. Higgs Triangle - Approved
  - b. ‘Billboard Site’ - Approved
  - c. Barrington Lodge - Pending



<p><b>1. Loughborough Farm</b></p> <p>A successful community led growing project currently occupies the southern end of Wickwood Yard.</p> <p>This site is designated as a KIBA and also falls under the Council’s ownership.</p> 	<p><b>2. Wickwood Yard</b></p> <p>To the west of the station this area has a close relationship with both Loughborough Farm and Rathgar Yard.</p> <p>It is designated as a KIBA.</p> 
<p><b>3. Kings College Business Pk</b></p> <p>Long narrow site housing various support services linked to the hospital.</p> <p>Sits on the boundary between the hospital and residential neighbourhoods and within the KIBA boundary.</p> 	<p><b>4. Coldharbour Lane Ind Est</b></p> <p>This area is owned and operated by UKPN and sits within the KIBA boundary. It contains strategically important electrical equipment and logistics facilities</p> <p>Adjacent to the railway and the KC hospital and framed by residential properties to the north.</p> 



<p><b>5. Mahatma Ghandi Estate</b></p> <p>Mahatma Gandhi Industrial Estate provides commercial property to let in the form of light industrial/storage units.</p> <p>It is designated as a KIBA.</p> 	<p><b>6. Youth Hub &amp; Adventure Playground</b></p> <p>The youth centre and playground are closely related to Wickwood Yard and this is the largest Council owned site in Loughborough Junction.</p> <p>Both will have to be replaced in a more appropriate and beneficial manner should any development come forward on this site.</p> 	<p><b>7. Rathgar Yard</b></p> <p>Rathgar Road, to the south of the yard, is occupied largely by car garages and is recognised as an area of frequent criminal activity.</p> <p>There are some large inaccessible arches to the North that could be revealed and activated within the masterplan.</p> 	<p><b>8. Station Yard</b></p> <p>Includes access to railway arches framing the yard to the east and west as well as large arches at the junction of the 3 railway tracks.</p> <p>Opportunity to upgrade and improve station entrance and accessibility as part of new development.</p> 	<p><b>9. Belinda Yard</b></p> <p>Sandwiched between two stretches of railway arches, Belinda Yard is accessed by either Belinda or Ridgway Road.</p> <p>The Powerday Waste Facility is located on this site and must either be replaced on the site, or re-provided elsewhere in the borough if the site is redeveloped.</p> 	
<p><b>10. Central Yard</b></p> <p>Although located in the centre of the area, the existing buildings have large blank frontages and contribute little to the town centre experience.</p> <p>The yard holds the Sunshine International Arts café which operates as both a community amenity and successful independent business.</p> 	<p><b>11. Padfield Yard</b></p> <p>Bounded by key roads, Padfield Yard sits between residential, industrial and town centre uses with narrow development sites either side of the railway.</p> <p>An existing NHS surgery, shops and a pub are located on Coldharbour Lane.</p> 	<p><b>12. Hardess Yard</b></p> <p>Hardess Yard, home to Miguels Gym and Whirled Cinema, has developed its own cultural identity.</p> 	<p><b>13. Cambria Yard</b></p> <p>To the north, Cambria Yard is accessed from Cambria Road and set around railway arches.</p> <p>To the south the site is accessed via Wanless road where there is a significant waste transfer site. New development is only possible if the waste facility is relocated elsewhere within the borough.</p> 	<p><b>14. Herne Hill Petrol Station</b></p> <p>Herne Hill Petrol Station represents a significant area for development at the entrance to LJ town centre. The cost of removing petrol tank and remediating site is a key consideration for new development</p> <p>There are few alternative petrol stations in the local area and this has raised concern.</p> 	<p><b>15. Moorland Yard</b></p> <p>A series of arches, some interlinked, with generous interiors to the north with access via Coldharbour Lane and a series of smaller units on the southern face with narrow access via Moorland Road.</p> 

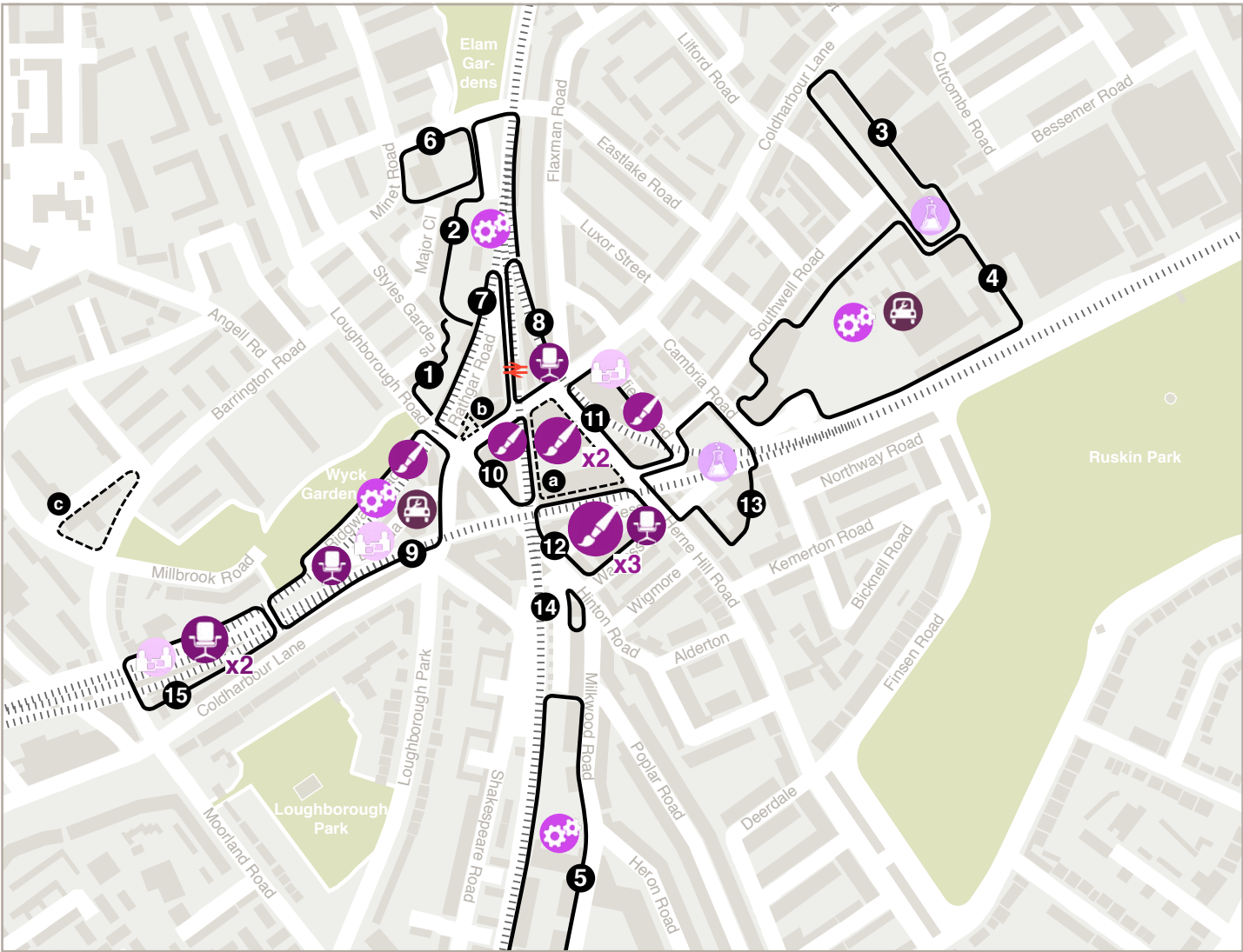
Workspace

Attendees were invited to select their top three, workspace types from the list below:

- Co-working
- Research and development
- Light industrial
- Workshop & studios
- Office space
- Garages
- Other

Then having looked at the different opportunity sites, they were encouraged to mark on the map where they thought was the most appropriate location for this type of workspace. The results can be seen on the diagram right.

**Studio spaces** proved the most popular workspace type. Many tables felt affordable co-working spaces would be very appropriate for LJ and would allow small businesses the opportunity to expand. There was a suggestion that existing spaces such as the Loughborough Centre could become **accessible workspace**. A similar suggestion was to have a **social community space** that could combine workspace for start-ups and business incubation with links to youth provision. The Mahatma Gandhi with its proximity to the railway was seen as an area that could be intensified for industrial use. The western side of the north-south railway line was identified as somewhere that needs job opportunities to lift it economically.



Key

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- 15. Moorland Yard

Workshop attendee suggestions for:

Co-working

Light Industrial

Office Space

Other

Research & Development

Workshops & Studios

Garages

Note: The larger the icon the more frequently the workspace type was selected by participating tables.



Masterplan Team’s Response

Workspace			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
The most popular workspace use was for workshops and studio space identified as appropriate for 5 sites with the largest number of tables mentioning this category		Accessible workspace to be available to the community in existing spaces such as the Loughborough Centre.  Provide social community space combined with workspace for start ups and business incubation with links to youth provision	Agreed – this ambition underpins the masterplan proposals, particularly in Wickwood Street, Belinda Road and Shakespeare Road.
The next most popular choice located on 4 sites was for office space			Market testing indicates lack of demand for traditional single employer large office space, but rather suitability of a more flexible and adaptable workspace provision
Intensification of light industrial uses on Mahatma Ghandi Industrial Estate			Agreed – long term objective
Co-working space was the next most popular choice identified on 3 sites		Idea of affordable co-working spaces for small business that wish to expand	Agreed – this is a use that is also proposed through refurbishing existing buildings such as the one on Cambria Road
Garages (e.g. car mechanics) were recognised in Ridgeway Road		Car mechanics on UKPN KIBA site	The KIBA is owned by UKPN who can control use on their site. Garages and mechanics are low value tenants and unlikely to be attractive users for UKPN.

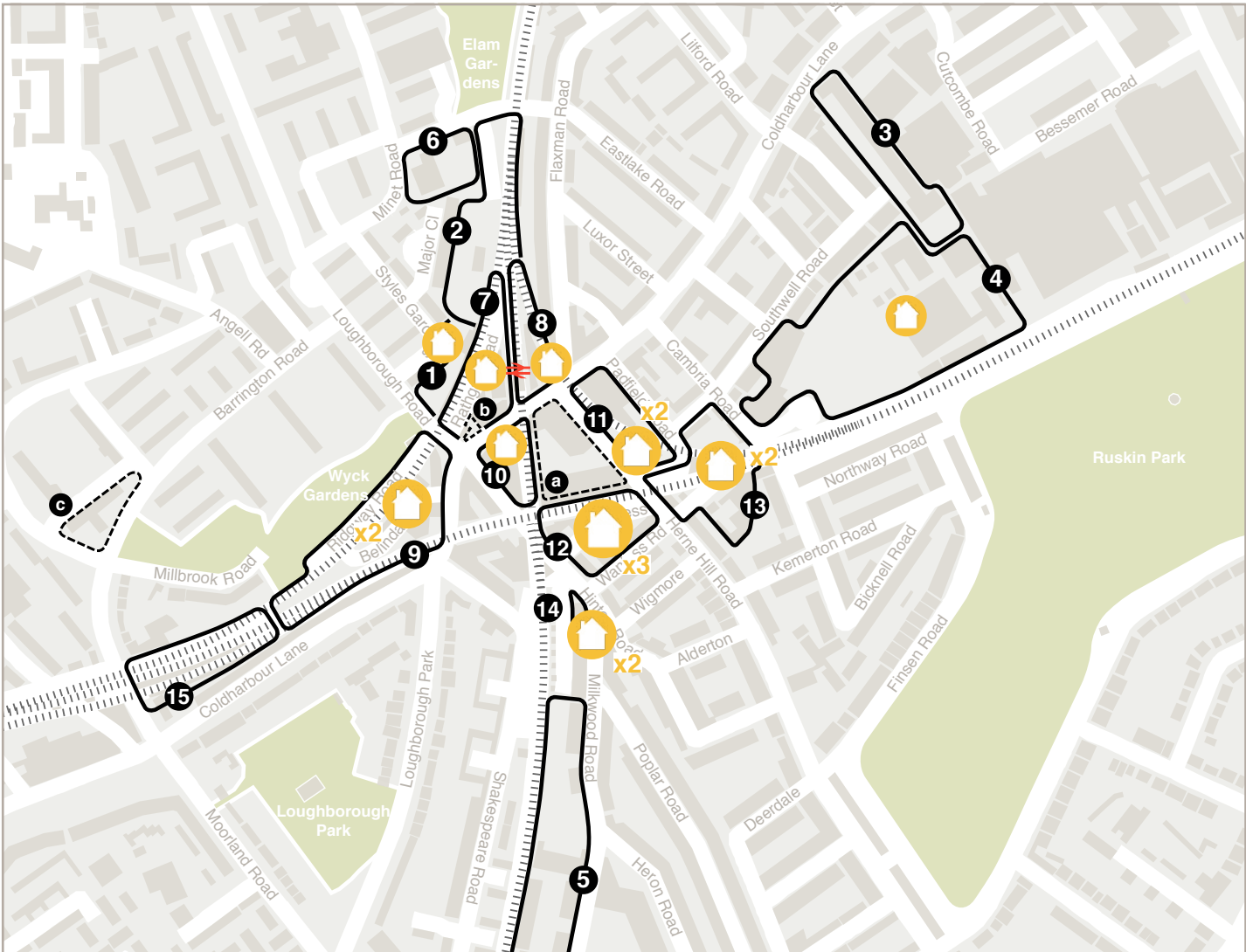
Housing

In a similar fashion to the workspaces activity, people were invited to mark on the map where they thought housing was most appropriate. The KIBAs (Key Industrial Business Area) were differentiated in a different colour from the other opportunity sites and it was notes that these are areas protected for employment uses only and that any alteration to their boundary or land-use would require solid justification.

The diagram, right, presents the locations selected at the workshop:

Several tables supported the inclusion of housing on the Rathgar Yard and Station Yard sites if it would mean greater contributions to station improvements. A number of people identified the KIBA site of Coldharbour Lane Estate as a potential location for housing. People were reluctant to see houses built on the farm site.

In relation to housing, a frequent comment and concern was that Loughborough Junction was already a densely populated area (many referring to the Loughborough Estate as an example of this) and therefor further housing was not a key need and that any increase would put pressure on already stretched services such as transport. Another person noted the need for further social housing in the area.



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- 15. Moorland Yard

Workshop attendee suggestions for:



Note: The larger the icon the more frequently the site was selected by participating tables.

Masterplan Team’s Response

Housing			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
Most supported: (by three tables) Hardess Yard			Agreed, however this should not inhibit the development of a leisure and cultural cluster building on the success of the Whirled Cinema and the Boxing Gym.
Next most supported: (by two tables) Petrol Station Belinda Yard Padfield Yard Cambria Yard			Agreed, however some of these site are not considered immediately deliverable and hence remain as long term targets.
Some support: (each by one table) Central Yard Station Yard Rathgar Road / triangle Loughborough Farm	Housing on the Farm Site		The Farm is part of a protected employment zone (KIBA) and so to build housing on it (or keep the farm as a permanent use) the policy will need to be changed requiring a very strong justification. Housing will be explored on Rathgar Road and Central Yard during Stage 3. Station Yard has been omitted primarily due to the need for compulsory purchase orders to redevelop the site. The community aspiration for the square in front of the station can only be achieved if one or all of the buildings fronting Coldharbour lane are demolished. There is also an issue with access to the site, it could only be developed holistically if all land owners joined together.
[UKPN – KIBA]	Housing on Mahatma Ghandi, Wickwood Yard KIBA & Kings College		As protected employment sites (KIBAs) housing is not allowed on these sites
	Housing on Marcus Lipton youth centre site		This is council owned land that is not utilised to its full potential, the youth centre is out of date and this is already a residential area that could benefit from improvements both in the environmental and building quality. Crucially, development here will raise money for the Council which can be re-invested into other projects in Loughborough Junction (such as improving open space for instance). Any new development would reprovide an improved youth centre.
		Need for social housing	A proportion of affordable housing, including social housing, will be delivered with all residential developments in line with LB Lambeth’s policy.
		No new housing until social and transport infrastructure is improved including capacity on trains.	This concern was raised by one table. It has been noted but Network Rail currently have no plans to improve LJ Station. It should however be noted that residential development could help to fund additional infrastructure through direct provision or through planning obligations, such as S106 and CIL contributions.



Community Benefits

Any private development in Loughborough Junction will need to respond to certain planning obligations such as Section 106 agreements. These will provide financial contributions towards projects of community benefit such as improved infrastructure, services or affordable housing.

Attendees were invited to suggest their own benefits also. Once the group had selected five potential benefits they wished to see in the future, they were asked to link the selections to locations on the map. The map below presents the results of this activity.

Priorities that were identified can be broadly included under 6 themes with employment support and community facilities being the most popular. Suggestions included:

Employment:

- Affordable co-working spaces for small business that wish to expand
- Follow on spaces for businesses establishing themselves through ventures such as platform
- Affordable workspace in the Loughborough Centre
- Skills and training centre linking schools with businesses on Mahatma Gandhi Estate
- Youth training and apprenticeship schemes

Community facilities:

- Improved youth centre at Marcus Lipton
- Youth provision that is more widely accessible – there is a sense that Marcus Lipton is uninviting to 16-18 year old girls for example.
- Increased provision of essential services
- Affordable childcare
- Greenspace:
- Wyck Garden improvements and a cafe
- Streetscape improvements and ‘pocket parks’ in areas that suffer from flytipping
- Enhancement of existing greenspace

Evening economy:

- A wider evening offer particularly more restaurants
- Reintroducing pubs that have been lost in the area and once served as social hubs

Leisure facilities:

- Improved play spaces for children

Cultural facilities:

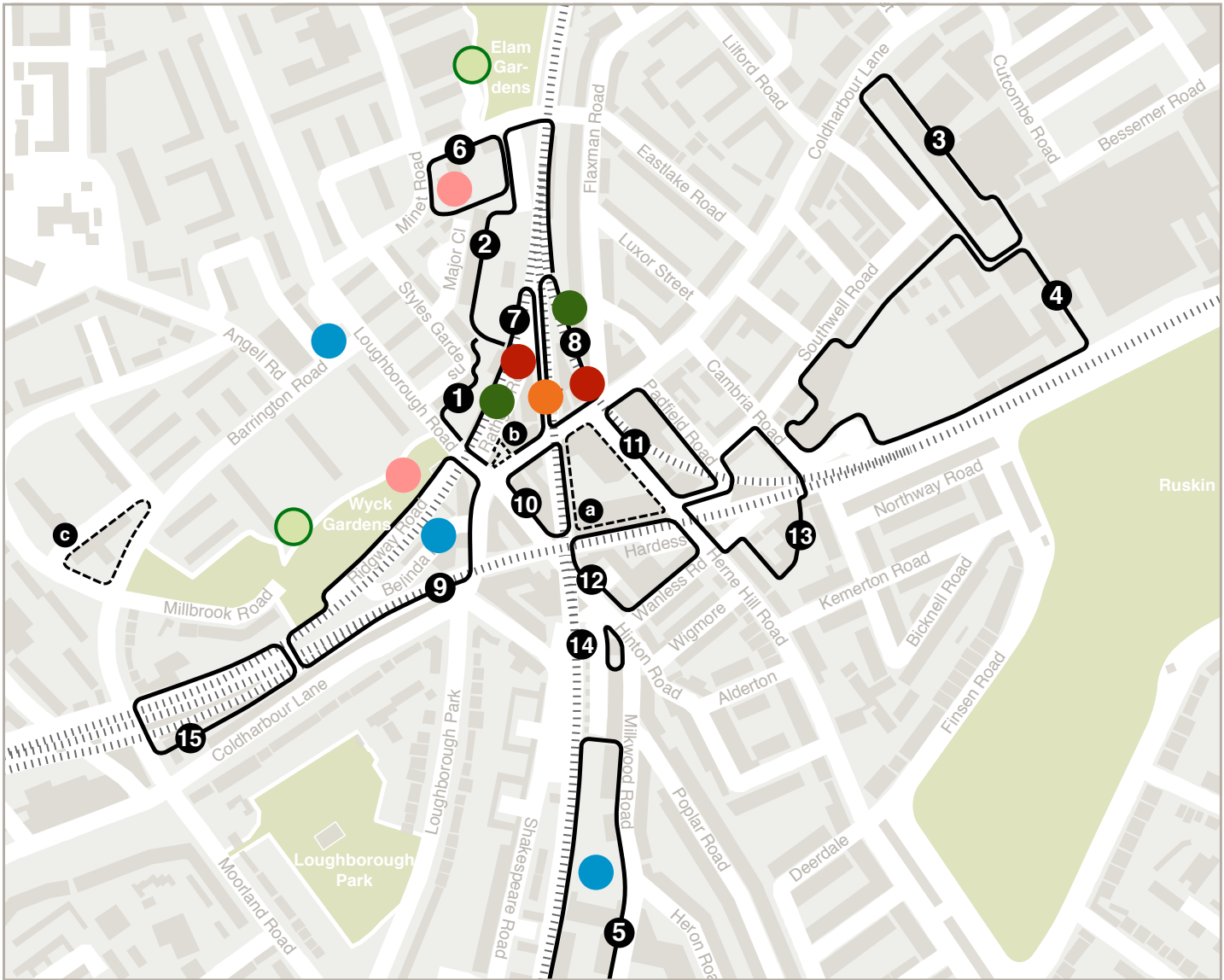
- A shared space used for public events

Other:

- Improvements to station

Key

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Workshop attendee Community Benefit priorities:



Masterplan Team’s Response

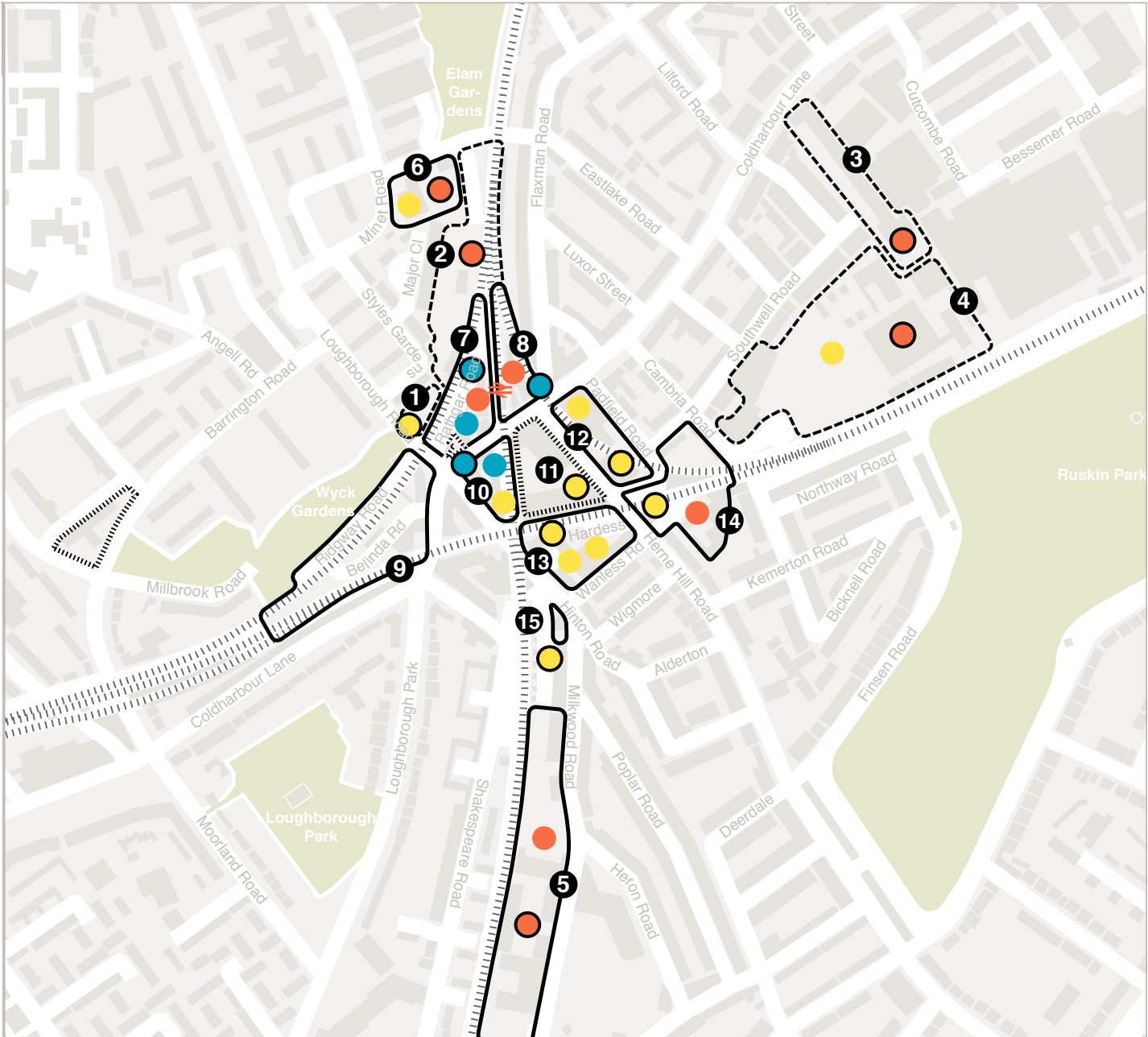
Community Benefits			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
Improvements to the Station in particular the setting and arrival points, access for disabled passengers and improved capacity to accommodate current and future demand at peak times.		Consider match funding with Network Rail	At present Network Rail has no plans to improve LJ Station – it is not considered a priority. However the masterplan recognises the importance of this and impact improvements would make to the area, the station acting as a gateway and signifying quality as well as need.
Affordable co-working spaces for small businesses that wish to expand and provision of growth spaces for successful start ups			The Masterplan proposes co-working space in a number of locations: <ul style="list-style-type: none"><li>• Next to Shakespeare Biz space, to expand this successful employment centre. However, this is currently unviable and is therefore a long-term aspiration.</li><li>• In Belinda yard, in combination with studios for creative industries and workshops. This is dependent on the re-location of Powerday which is difficult to achieve in the short to medium term.</li><li>• In Wickwood Street, in combination with light industrial units and workshops on the ground floor. This is a new combination of workspace that is not very common and therefore demand for this type of space is difficult to estimate.</li><li>• In Cambria Road as a temporary use in the refurbished building at the entrance of UKPN’s site.</li></ul>
Evening economy on High Street and Town Centre (inc pubs)			Please see response above
Wyck Gardens improvements and a restaurant / café			The masterplan supports improvements to Wyck Gardens.
Improved youth centre at Marcus Lipton			Improved facilities have been incorporated into stage 3 proposals and will be discussed in detail at the second Community Reference Group/Public Workshop.
Affordable workspace on Loughborough Centre			This location has not been considered for affordable workspace as it is currently residential and as such not deemed compatable with such a use. Consultees have reported problems with the sound-proofing within the building that makes holding events in the existing community space (that would have been the ideal location for workspace) difficult.
Skills and training in Mahatma Ghandi			The masterplan proposes an intensification of the Mahatma Ghandi industrial estate and wider KIBA. The proposals include additional office space on top of industrial units which can be used as skills and training facilities.
		Increased provision of essential services and dentists in particular and to replace lost GP surgery	Improved facilities have been incorporated into stage 3 proposals and will be discussed in detail at the second Community Reference Group/Public Workshop.

Building Heights

As the workshop was over running at this time only a few tables completed this worksheet. This activity presented participants with a map shows existing building heights around the key development sites, and asked them to indicate where they would consider placing low (1-3 storeys), medium (4-7 storeys) or high (8+ storeys) buildings.

There were quite different responses to height at each table. For those that currently lived in higher buildings they were seen as a positive addition to an area whilst others did not wish to see any buildings higher than 7 storeys. Taller buildings were seen as acceptable in areas where they would have less visual impact. The station and rail lines were seen as possible locations for taller buildings. People favoured a spread of heights rather than a concentration in any one area.

Note: the black outline to the dots represents selections made via online submissions.



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- Low (1 - 3 Storeys)
- Medium (4 - 7 Storeys)
- High (8+ Storeys)

Note: Each dot represents one table response. Those with a black outline indicate selections made via the online feedback form following the event.



Masterplan Team’s Response

Building Heights			
Masterplan suggestions supported by consultees	Masterplan suggestions unsupported by consultees	Recommendations / Comments by consultees	Design team response following workshop
Taller buildings (up to 2 storey above the highest neighbour			The masterplan makes a general recommendation for building heights, considering the adjoining buildings, the proposed uses and the site’s context. However, final development height will be set through the detailed design process as each site comes forward for planning.
Tall buildings (8+ storey) in areas where less visual impact		No higher than 7 storeys	Agreed - The masterplan makes a general recommendation for building heights, considering the adjoining buildings, the proposed uses and the site’s context. However, final development height will be set through the detailed design process as each site comes forward for planning.
		Avoid concentration in any one area, particularly around the Loughborough Estate	Agreed, the masterplan acknowledges that locating height in one location such as this would not be appropriate.
		Provide private balconies in taller buildings	Agreed – this is a planning policy requirement

Masterplan developments following workshop

Following the workshop the design team undertook more detailed analysis on the selected sites and concluded that a number were not deliverable in the short term. They remain as long-term objectives for future consideration and appropriate consultation.

- Broad reasons for omission are:
- Complex land ownerships and the need for acquisition
  - Constraints such as railway infrastructure
  - Concerns over viability of use and market demand
  - Need to relocate existing uses designations such as the Wanless Road waste site. This is a complex and time consuming process that is not immediately realisable

These sites included the list below and reasons for omission are provided in the following table.

- Station Yard
- Padfield Yard
- Belinda Yard / Ridgeway
- Shakespeare Business Centre
- Mahatma Ghandi (KIBA)
- Cambria Yard
- UKPN (KIBA)
- Kings College Hospital (KIBA)

The following sites were Identified for further exploration at Stage 3:

- Marcus Lipton Youth Hub
- Wickwood Street (KIBA)
- Rathgar Road
- Central Yard
- Higgs Church Site
- Hardess Yard
- Hinton Road Petrol Station

- The broad reasons for inclusion were:
- They contain a number of vacant sites that can be developed early
  - They are linked to and can contribute towards key public realm improvements in the town centre
  - They contain sites that are owned by the council and can be delivered by Lambeth
  - They contain sites owned by Network Rail, a large landowner with the financial power to develop the sites
  - They are close to the station and have a higher land value
  - They face high development pressure in the short term as part of a changing town centre

### Selected site analysis and reasons for omission

OPPORTUNITY SITES	COMMUNITY BENEFITS / DESIGN	DELIVERABILITY	MEDIUM TERM OBJECTIVE	LONG TERM OBJECTIVE
STATION YARD	<ul style="list-style-type: none"> <li>Public space in front of station</li> <li>Access to railway arches behind existing buildings</li> <li>Connection to Rathgar Road</li> <li>Potential for second station entrance including lifts to platform</li> </ul>	<ul style="list-style-type: none"> <li>Requires the acquisition of many land interests which will take considerable time</li> <li>Purchasing necessary land will be expensive</li> <li>Assuming it is a public space, there is likely to be limited direct income from the proposed scheme to pay for it.</li> </ul>	<ul style="list-style-type: none"> <li>Open pedestrian routes along railway arches on both sides so that they can be used for cafes and shops</li> <li>Open one arch to connect through to Rathgar road at the northern end</li> </ul>	<ul style="list-style-type: none"> <li>Create additional public realm around the centre of the Station</li> <li>Study potential for a second station entrance with lifts to platform</li> </ul>
PADFIELD YARD	<ul style="list-style-type: none"> <li>Potential for new and improved GP facilities</li> <li>New housing and workspace</li> <li>New retail units, possibly a supermarket (dependent on town centre extension in the long term)</li> <li>Improved frontage to enhance town centre experience</li> </ul>	<ul style="list-style-type: none"> <li>Site divided by railway line.</li> <li>Concerns over the viability of retail use in this location</li> <li>Concerns over the viability and demand for ground floor employment space. Delivering new B1 space is challenging in this area as it is not an established office location and rental values are low. Delivery would require a significant quantum of housing.</li> <li>Loss of employment space, difficult to re-provide</li> </ul>	<ul style="list-style-type: none"> <li>Retain as existing uses</li> </ul>	
BELINDA YARD / RIDGEWAY	<ul style="list-style-type: none"> <li>New housing or workspace</li> <li>New connection to Wyck Gardens</li> </ul>	<ul style="list-style-type: none"> <li>Relocation of Powerday requires reprovision of the same amount of floorspace for waste transfer elsewhere in Lambeth - this is a London Plan policy.</li> <li>A suitable site of the same size will be difficult to find</li> <li>Future development would need to cover these costs</li> <li>Unlikely to get value driving residential in this location, and employment uses may not cover costs of relocating Powerday.</li> </ul>	<ul style="list-style-type: none"> <li>Consolidate Powerday sites and improve boundary conditions</li> <li>Support existing businesses in Belinda Yard by providing improved access, lighting and visibility</li> </ul>	<ul style="list-style-type: none"> <li>Re-locate Powerday Waste facility and re-develop subject to viability</li> <li>Implement pedestrian connection to Wyck Gardens</li> </ul>
SHAKESPEARE BIZ CENTRE	<ul style="list-style-type: none"> <li>New café to animate Hinton road</li> <li>Opening up of arches for small businesses</li> <li>New route from Shakespeare Road to Hinton Road</li> <li>New workspace to extend Shakespeare Biz space</li> <li>Potential for skills and training facilities to be included as part of new development</li> </ul>	<ul style="list-style-type: none"> <li>A café at this location is not considered viable as the cost of delivery is higher than value generated by use.</li> <li>Query whether this is the optimum location for a café as it is a low footfall area</li> <li>Would require acquisition/relocation of business</li> <li>Employment space not likely to be viable without residential development, which would not conform to policy.</li> </ul>		
MAHATMA GHANDI (KIBA)	<ul style="list-style-type: none"> <li>Intensification of site to allow more business space</li> <li>Office or studio space on top of industrial units</li> <li>New skills and training facilities</li> </ul>	<ul style="list-style-type: none"> <li>Scope to intensify the site is limited</li> <li>Land in private ownership</li> </ul>	<ul style="list-style-type: none"> <li>Dependent on owner's initiative</li> </ul>	
CAMBRIA YARD	<ul style="list-style-type: none"> <li>New housing</li> <li>New pedestrian route from Herne Hill Road to Cambria Road and Ruskin Park</li> </ul>	<ul style="list-style-type: none"> <li>Relocating the waste use designation requires identifying an alternative site in Lambeth which is very challenging</li> </ul>		<ul style="list-style-type: none"> <li>If an alternative location for Wanless Road waste facility can be found, site can be re-developed for housing</li> </ul>
UKPN (KIBA)	<ul style="list-style-type: none"> <li>Aspiration to locate Powerday Waste and the Wanless Road waste facility here</li> <li>Potential for larger industrial units away from residential areas and close to the railway</li> </ul>	<ul style="list-style-type: none"> <li>UKPN own the site and state that they need all of it for operational requirements and will not consider selling</li> <li>Site serves the electricity infrastructure for the whole of South East London</li> <li>Access requirement for Powerday would create problems for surrounding neighborhood</li> <li>Continue to explore with UKPN a meanwhile use for building on Cambria Road</li> </ul>	<ul style="list-style-type: none"> <li>Explore opportunity for meanwhile use of building on Cambria Road</li> </ul>	<ul style="list-style-type: none"> <li>Review aspirations of UKPN on regular basis</li> </ul>
KINGS COLLEGE HOSPITAL (KIBA)	<ul style="list-style-type: none"> <li>Additional employment uses linked to the Hospital</li> <li>New walking route through KCH campus to Denmark Hill as an alternative to route through Ruskin Park</li> </ul>	<ul style="list-style-type: none"> <li>Hospital have their own masterplan proposals for the site that will deliver key clinical, research and administrative space</li> <li>KCH will lead any proposals and will not sell any of their land for alternative development</li> </ul>	<ul style="list-style-type: none"> <li>Dependent on KCH's initiative</li> </ul>	



**General feedback on workshop and format**

Participants at the workshop were invited to give feedback on the event though feedback forms or by suggesting changes to a facilitator.

- Attendees advised that it would be helpful to receive the workshop material prior to the meeting so they could be thinking about the topics before hand.
- There was a request that the information be available to reference on line after the event.
- There was varying opinion to the pacing of the workshop, some attendees were grateful of the swift nature of the topic changes, whereas others felt the themes were covered too quickly.

RESPONSE

In response to this feedback, the information presented at the next workshop was exhibited at pop ups in several locations in Loughborough Junction over the two days preceding the workshop. This activity also gave us the opportunity to raise awareness of the workshop and to encourage more people to attend,

The information from the workshops and the stage 1 report are available to view on line.



Workshop presentation

**Next Steps**

From the feedback received through these consultation events and findings from feasibility studies, the masterplan team will develop options for the sites presented in the workshop and set the principles that will guide the masterplan development.

The next workshop on the 16th July 2015 will give people the opportunity to review this information and provide their comments for consideration.

Further details on the information presented in this report and other activities pertaining to the masterplan can be found on the Lambeth Council website:

[www.lambeth.gov.uk/ljmasterplan](http://www.lambeth.gov.uk/ljmasterplan)

Since this report was first written the second workshop has taken place. The options presented at the workshop are now available for review online. The feedback from this event and the other stage three events will form the Stage Three Report, due to be published in late 2015.

Appendix

The following pages show the worksheets that were used in the inaugural Community Reference Group / Public Workshop on 13th May, 2015 to obtain the information detailed in this report. Alongside each of the worksheets are the responses received from each table.





## Worksheet 1 - Overview of opportunity sites

[illegible]



## Worksheet 2 - New Routes &amp; Connections

## 2 New Routes & Connections

We know from initial consultation and previous work that there is a great desire to see improved pedestrian connections throughout Loughborough Junction.

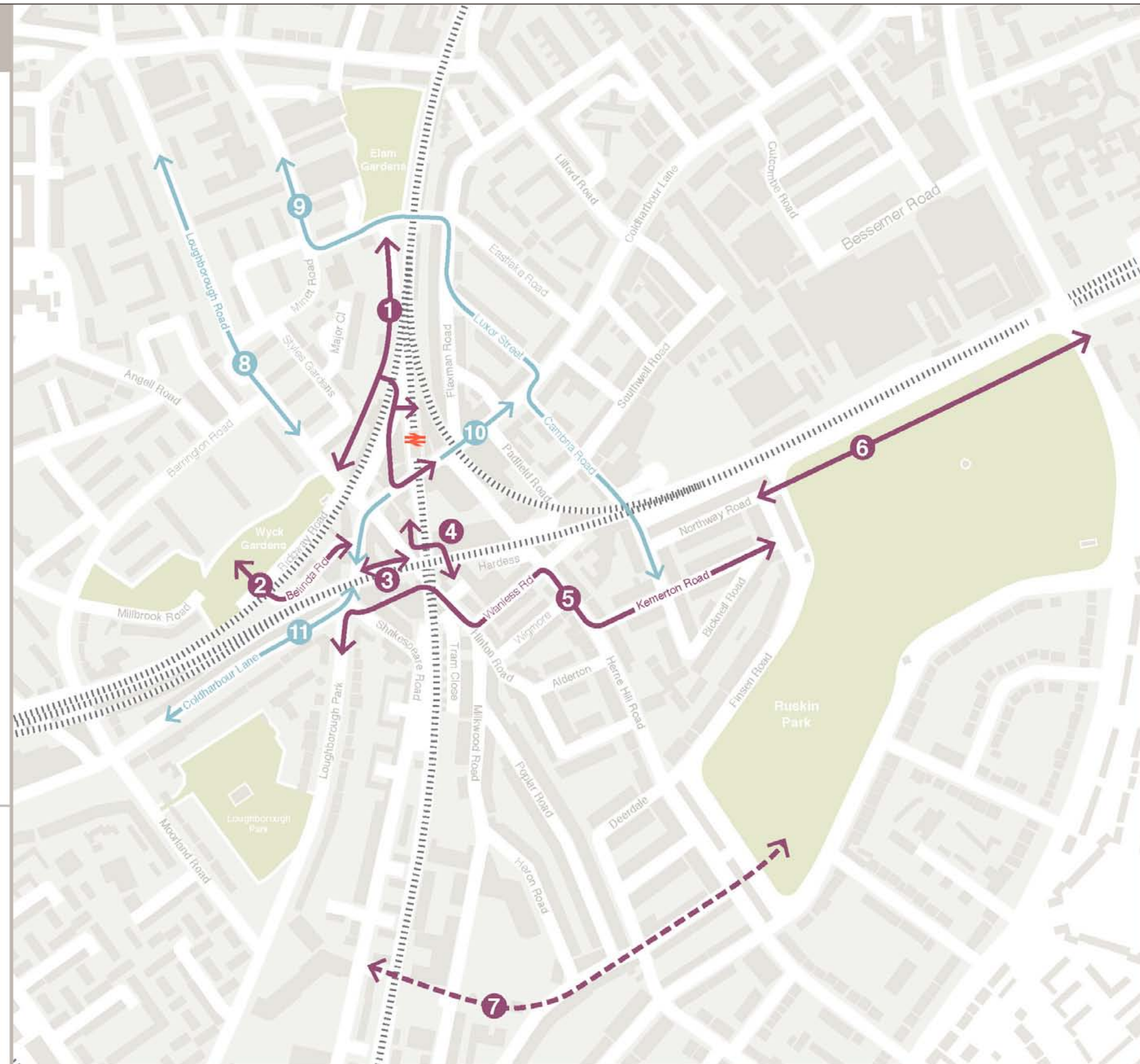
This map shows some potential routes that have been identified, please indicate which is your most desirable route or draw one that has been missed.

- ☐ 1. Connection between the Station, Wickwood Yard and Elam Gardens
- ☐ 2. Connection between Wyck Gardens and Belinda Yard
- ☐ 3. Connection through Greenman Yard between Coldharbour Lane & Hinton Road
- ☐ 4. Connection between Sunshine International Arts & Hardess Street (Central and Hardess Yards)
- ☐ 5. Connection through Shakespeare Business space to Milkwood Road and onwards to Ruskin Park
- ☐ 6. Improved lighting and evening connections across Ruskin Park
- ☐ 7. East-west connection between Shakespeare Road, Milkwood Road and Ruskin Park \*
- ☐ 8. 'Greening' and traffic improvements to Loughborough Road
- ☐ 9. Improvements between Minet and Cambria Road including upgrading of Gordon Grove Bridge
- ☐ 10. Improvements along Coldharbour Lane through the Town Centre
- ☐ 11. Improvements along Coldharbour Lane towards Brixton
- ☐ 12. Other - Please describe .....

— New connections  
— Improved routes

*\* Please note this is an aspirational route identified during consultation. It is not currently considered viable but please indicate if this is seen as an important connection.*

### Comments



New Routes and Connections		
Table Number	Selections	Comments
One	<p><b>Route 5</b> - The route is welcomed but the Mayflower garage could be affected by route through Shakespeare Business Centre as it goes through the railway arch. Alternatively it could just follow around Shakespeare Road and connect to Wanless Road this way.</p> <p><b>Route 6</b> - Alternatively this could run parralel to this suggested link but to the north of the railway track if agree-ment can be reached with UKPN to use their land - possible safety improvements.</p> <p><b>Route 7</b> - a connection is suggested further south all the way from loughborough Park through to Milkwood Road.</p> <p><b>Other</b> - A cycle route is suggested through Wyck Gardens with a possible connection via Belinda Yard (Route 2)</p>	<p><b>Route 1</b> - A destination survey of railway users and routes they take could help to explore options for this route.</p> <p><b>Route 3</b> - People in the arches oppose the opening of this link. It is a very good shortcut but the problems relate to security and fears it will increase NR's interest to redevelop.</p> <p><b>Route 8</b> - keep this open (no road closures) and do not re-route the P5 bus."</p>
Two	<p><b>Route 1</b> - Footfall here would help busnisses and improving station access very useful.</p> <p><b>Route 2</b> - A pedestrian route would be nice as its only cars and the brewery at the moment. Concern however that this would lead to 'scruffy' businesses being removed.</p> <p><b>Route 4</b> - Like the idea of a cultural area</p> <p><b>Route 6</b> - Makes sense, a possible cycle route?</p> <p><b>Route 7</b></p>	<p><b>Route 8</b> - Wider cycle routes, the pavements are wide enough to give up some space. Greening is an option, larger trees to the south near the junction.</p> <p><b>Route 9</b> - Gordon Grove bridge needs at the very least to have no parking on one side to facilitate two-way traffic. Better lighting for pedestrians would help provide a sense of security and it feeling less enclosed.</p>
Three	<p><b>Route 6</b> (with lighting) and...</p> <p><b>Route 5</b> are priorities. However if link through Shakespeare Business Centre is not 24 hours then Route 3 would be a preference on the basis that the existing workspaces are relocated to more suitable locations and more town centre activities are placed here</p> <p><b>Route 2</b> had mixed views – only if safety issues are addressed, need to be mindful of people's concerns con-nected to historical anti-social behaviour issues)</p>	<p><b>Route 1</b> not supported as people felt it better to keep this as a working space and improve route 9, which exists and could provide the same linkage down Flaxman Road to the station.</p> <p>Discussed improving Coldharbour Lane as it winds its way through LJ to give it a different identity</p>
Four	<p><b>Route 2</b></p> <p><b>Route 4</b> - Needs access</p>	
Five	<p><b>Route 6</b> is the priority - new lighting is critical but how do you provide passive surveillance on such a route to ensure safety and usage – should the link be a new 'street' or a 'typical path' that is in keeping with its park setting?</p> <p><b>Route 10 &amp; 11</b> well received - currently a dusty and unwelcoming route for pedestrians with little pavement space. Improvements are needed at the head of Coldharbour Lane and Loughborough Road as it is very dan-gerous to cross.</p> <p>Other - improvements were suggested to a route through Wyck Gardens. The journey from Loughborough Road, via the Gardens and west along Millbrook Road is the most enjoyable route to Brixton. It was suggested that opening up Belinda Road and providing better access to places such as the Brewery from the park could help this.</p> <p><b>Route 1</b> was initially seen as unfeasible as its very unsafe with little surveillance. After working our way through all the boards this started to emerge as a route with great possibility.</p>	<p>During the early stages, routes through the existing ally's / arches were difficult to visualise because of the current issues – darkness and safety and if opening more of these up could exacerbate the problem.</p> <p>More connections like opening up access to yards must be done in tandem with new uses and improved lighting in order to make safe and give people a reason to go there.</p> <p>It was noted that there were no connections either linking to or improving routes towards the KCH site</p>



Worksheets 3 - Town Centre

3

Town Centre

A town centre typically defines the area within which all retail development is required to locate. Reconsidering the existing boundary provides an opportunity to diversify the town centre, intensify its retail offer and provide active frontages.

Please select the area that you feel could be incorporated into the Town Centre or draw a new line if an alternative boundary should be considered.

1.

Rathgar Road

☐

2.

Loughborough Junction Station Yard

☐

3.

Tesco on Coldharbour Lane

☐

4.

Central Yard

☐

5.

The Church on Higgs Triangle

☐

6.

Padfield Yard

☐

7.

Other - Please describe

☐

What is LJ's Identity? Should it be / is it a destination?

What should the Town Centre provide?

Existing Town Centre Boundary

Alternative Boundary

Town Centre			
Table Number	Selections	What is LJ's Identity? Should it be / is it a destination?	What should the Town Centre provide?
One	<p>Town Centre boundary should include sites 1, 4 and 5</p> <p>Site 2 is unrealistic and 6 inappropriate</p> <p>Tesco's extension on 3 would be welcomed</p>	<p>Mechanics, light industrial, gutsy appearance, creative studios - all should be retained.</p>	<p>Support for the town Centre boundary to include sites 1, 4 and 5</p> <ul style="list-style-type: none"> <li>- Site 2 is unrealistic and 6 inappropriate</li> <li>- Tesco's extension on 3 would be welcomed</li> <li>- Mixed clusters of activities including culture, sport, workshops, art, industrial and gusty uses, retaining existing operators.</li> <li>- Hero Square shopping parade not to be forgotten and reactivated.</li> <li>- Active frontages at the ground floor</li> <li>- Support nighttime economy introduce pubs / drinking establishments.</li> <li>- Space to display art work</li> </ul>
Two	<p><b>Boundary should be extended to include 1 &amp; 2</b></p>	<p>Visual arts destination. Creative / making, flexible space. Identity should be based on arts and culture.</p>	<p>Outdoor meeting space.</p> <p>Square</p> <p>Bakery</p> <p>Exhibition and event space</p> <p>Occasional art market</p> <p>Something like the Platform</p>
Three	<p>Support for town centre uses in 1, 3 and 5, with the suggestion that it also be extended up Loughborough Road to include the Farm and Platform Space and first part of Wyck Gardens as a space for markets, potentially covered.</p>	<p>Black hairdressers perform an important social function.</p>	<p>Keep a good mix / provide more diversity of retail</p> <p>Suggestions include – speciality food shops and delicatessens, drycleaners, a big supermarket, post office, chemist and the market. Ensure that new shops don't alienate the existing community.</p> <p>An idea to create a social / community space combined with workspace for start-ups and business incubation with links to youth.</p> <p>There used to be 4 pubs on the high street – need for bars and some more nightlife.</p> <p>No one used / knows about Whirled Cinema – would like a normal cinema.</p> <p>Another suggestion for a 'bazarre' a central exhibition for local artists to display and sell their wares.</p>
Four		<p>A Junction where people come home - a residential area</p> <p>Transport links - people do not visit the area</p> <p>Don't want tourists - they should go to brixton Village</p>	<p>It shouldn't look like everywhere else.</p> <p>A wide range of businesses, maximise variety</p> <p>Schemes to keep local money in the area - The Loughborough Pound?</p> <p>Restaurants &amp; Cafes</p> <p>Creative industries</p> <p>A post office</p> <p>No retail frontage should be given over to office space</p>
Five	<p>Boundary extended to include 1 &amp; 2 - could tie in with a new station and mixed use development.</p>	<p>The bridges and arches give character but the culture will give identity. Currently this is disjointed wealth to the east and need for employment on the west. The inequality of wealth and opportunity needs to be addressed.</p>	<p>Should be a nicer place to spend time and dwell. A post office at station would be a draw – area must cater for locals it's a residential area. Entertainment needed.</p> <p>Must be easier to circulate around the town centre - issues crossing existing roads makes Tesco a more attractive offer for quick purchases than independent stores near the station.</p> <p>Don't compete with Brixton, but encourage a diversified offer for local residents, eg indoor marketplace for fishmongers, temporary vendors.</p>



4

New and Improved Public Spaces

The masterplan will consider improvements to the public realm and opportunities for improved pedestrian space in and around the town centre, encouraging new uses and a stronger identity for Loughborough Junction.

Please indicate which of these projects is most likely to provide this.

1. Elam Gardens upgraded with new adventure playground

2. New square or gardens on Loughborough Road

3. New public space at the northern end of Rathgar Road

4. Community farm has a permanent home in Wyck Gardens

5. New Station Square

6. a. Improvements to the public realm, **without** road closures

b. Improvements to the public realm, **with** road closures\*

7. Other - Please describe

What quality and character should the public space have?

What activities should happen in the public space?

\* Please note: The road closures will be subject to a separate decision making process and the masterplan will respond to either outcome.

New public realm

Improved connections



New and Improved Public Spaces			
Table Number	Selections	What activities should happen in the public spaces?	What should the Town Centre provide?
One	<p>1 - not to be moved and to be made more accessible by extending opening hours from what it is now. Moving 1 would mean limited access to Elam Gardens.</p> <p>3 - to be improved to support town centre uses and 5 an important aspiration but awareness of challenges and constraints.</p> <p>4 - Moving Loughborough farm was supported as something to activate Wyck gardens and attract people there.</p> <p>6a/b - In favour of improvements</p> <p>Other - Green snake to connect Elam and Wyck gardens animating hero square - a CRG member involved in putting together an early 'green snake' proposal stated that it was likely to require £100,000</p>		Keep housing off Loughborough Farm (4) could this be listed as a community asset?
Two	<p><b>2</b></p> <p><b>4 - Move farm to protect it long-term</b></p> <p><b>5</b></p> <p><b>6a - without closing road"</b></p>		Public gym No need for further cafes and recognise that restaurants and shops will come with demand
Three	<p>"3 - if Rathgar is populated with more retail uses and has a link though to Styles Garden and the Station</p> <p>2 - Well supported</p> <p>6b - without road closures, this is a mess and could be improved by tidying it up, removing wheelie bins and extending the pavement and providing some quality landscaping and public art even a fountain. This is a key opportunity to create a public realm that offers the area an identity."</p>		Public art
Four			
Five	<p>2 - The square could be a lot nicer.</p> <p>3 - Rathgar road later recognised as a good opportunity (following discussions around building height and station upgrades) would be nice to have high quality public space around the arches.</p> <p>Other - The head of Wyck Gardens could become a better public space, improve connectivity and provide a better setting for platform. Could provide space for gathering without the road closures.</p> <p>5 - New station square could be very problematic, there was consensus that improvements to the station setting could still be achieved working with the existing forecourt. The pavements are very narrow and are the key issue that must be addressed.</p>	The enviroment must be uplifting with active frontages at ground level. The abundance of security shutters kill the area at the moment and create a desolate enviroment. A strategy that deals with this aesthetic issue alongside security concerns would be well received. Lighting is a key issue causing problems for the current street scene, as is rubbish collection.	Public space that can develop its own identity - Wyck Gardens offers an ideal location to pause or have a drink - generally enjoy being in a town Centre.

Worksheet 5 - Workspace

5

Workspace

1. Loughborough Farm (KIBA)

2. Wickwood Yard (KIBA)

3. Kings College Business Park (KIBA)

4. Coldharbour Lane Estate (KIBA)

5. Mahatma Gandhi Estate (KIBA)

6. Youth Hub & Adventure Playground

7. Rathgar Yard

8. Station Yard

9. Belinda Yard

10. Central Yard

11. Padfield Yard

12. Hardless Yard

13. Cambria Yard

14. Herne Hill Petrol Station Site

15. Moorland Yard

Co-working

Research & Development

Light Industrial

Workshops & Studios

Office Space

Garages

Other

The masterplan will look to optimise Loughborough Junctions employment offer by consolidating existing businesses, increasing capacity and resolving uneasy adjacencies between industrial uses and housing.

The icons above represent key employment spaces that exist in Loughborough Junction. Please connect your top three workspace types to the opportunity areas that you believe are best suited to supporting them.

**Please note:** Due to a nationwide Network Rail policy car garages will no longer be permitted within railway arches.

Comments

DECEMBER 2015

Workspace		
Table Number	Selections	Comments
One	Workshops & Studios - Site a - Higgs Triangle Church, Site 9, Site 12 - Hardess Yard Arches & Site 15 Office Space Site 9 - Meanwhile uses and intensification of property & Site 15	
Two	<b>Co-working - Site 11</b> <b>Research &amp; Development - Site 3</b> <b>Light Industrial - Sites 4 &amp; 9</b> <b>Workshops &amp; Studios - Sites 10 &amp; 12</b> <b>Office Space - Site 15</b> <b>Garages - Site 4 - Want to retain car garages in the area as they are a part of LJ's identity</b>	
Three	Light Industrial - Site 2 Workshops & Studios - Site a Other: Retail - Sites 7, 8 or 10 - put retail space at the heart of LG so people shop and use the Junction. “	“Office Space – not needed, Garages – a problem  Consider combining a youth facility and co-working space  Platform considered very successful in supporting prototype projects and involving the community”
Four	Co-working - Sites 9 & 15 Research & Development - Site 13 Light Industrial Workshops & Studios - Sites 11 & 12 Office Space - Sites 8 & 12 Garages - Site 9	Garages should be spread out and intergrated, not all re-located to one place.  Potential for a community use inside a dissused electrical building in Wyck Gardens.  A gym would be great for office spaces - good synergy with B2 uses in Higgs.
Five	Light Industrial Site 5 - intensification of industrial estate to increase jobs and prosperity. A business that can benefit from proximity to railway line.  Other: Affordable Workspace Workspace for businesses / study spaces for young children within existing spaces such as Loughborough centre. Opportunity to get school children working closer / alongside busnissess to build skills when leaving school.”	There is a need to make industrial spaces more visible both to highlight work occuring in LJ and to build aspirations / skill sets of school aged children.



## Worksheet 6 - Housing

## 6 Housing

### New Homes

The masterplan will look to provide a mix of private and affordable housing. Bearing in mind the previous conversations on the town centre boundary, public realm and workspaces, where to ensure varied activity clusters?

Affordable housing is defined as social rented, affordable rented and intermediate (shared ownership or similar) housing.

**Please note:** KIBA's are areas protected for employment uses only. Any alteration to their boundary or land-use will require solid justification.

### Comments

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Housing		
Table Number	Selections	Comments
One	Housing Suggested on: Site 1* Site 4* Site 10 Site 11 Site 12 Site 13 Site 14	1 view was that any housing should be placed away from the arches and town centre - these areas should be almost exclusively for retail and employment.  * These are KIBA's - no justification provided for this.
Two	Site 9	Better transport links needed before building more homes
Three	Potentially housing could be located on: Site 12 Site 13 Site 14	The Farm is hugely supported and there will be great resistance to developing this site The physical nature of LJ doesn't easily accommodate housing.
Four	Site 11 Site 12	Comments surrounding infrastructure capacity in light of increased residential provision. Services such as schools and doctors must be considered. Space for elderly people - pensioners need recreation Must be provision for social housing
Five	Site 7 Site 8	Consensus that housing could be located here with proximity to station. Must be a contribution towards affordable housing. Density would be acceptable at places where less visual impact, like on top of station/rail lines

## Worksheet 7 - Community Benefits

Community Benefits			
<p>Any private development in Loughborough Junction will need to respond to certain planning obligations such as Section 106 agreements. These will provide financial contributions towards projects of community benefit such as improved infrastructure, services or affordable housing.</p> <p>The list opposite provides an idea of the projects that could be delivered by such funding. Please select five benefits that you would like to see incorporated into the masterplan.</p>	<p><b>Greenspace enhancement</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Elam Open Space</li> <li><input type="checkbox"/> Ruskin Park</li> <li><input type="checkbox"/> Wyck Gardens</li> <li><input type="checkbox"/> Loughborough Park</li> </ul> <p><b>Leisure Facilities</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cinema</li> <li><input type="checkbox"/> Gym</li> <li><input type="checkbox"/> Children's play-space</li> <li><input type="checkbox"/> Indoor sports centre</li> <li><input type="checkbox"/> Public sports pitches</li> <li><input type="checkbox"/> Other .....</li> </ul> <p><b>Cultural Facilities</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Library</li> <li><input type="checkbox"/> Space for public events</li> <li><input type="checkbox"/> Public art</li> <li><input type="checkbox"/> Other .....</li> </ul>	<p><b>Community facilities</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Improved youth centre</li> <li><input type="checkbox"/> Community projects</li> <li><input type="checkbox"/> Healthier food offer</li> <li><input type="checkbox"/> Community spaces</li> <li><input type="checkbox"/> Other .....</li> </ul> <p><b>Evening Economy</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Bar / Pub</li> <li><input type="checkbox"/> Restaurant</li> <li><input type="checkbox"/> Entertainment venue</li> <li><input type="checkbox"/> Other .....</li> </ul> <p><b>Employment</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Business parking</li> <li><input type="checkbox"/> Affordable workspace</li> <li><input type="checkbox"/> Skills and training facility</li> <li><input type="checkbox"/> Other .....</li> </ul>	
<p>Please provide a brief description of your selections.</p> <hr/> <hr/> <hr/> <hr/> <hr/>			
<p>Which existing local assets should be preserved?</p> <hr/> <hr/> <hr/> <hr/> <hr/>			



Community Benefits			
Table Number	Selected Benefits	Please provide a brief description of your selections	What existing local assets should be preserved?
One	Wyck Gardens - could be a focal point like Windrush Square Childrens play space Library - keep at least one open Bar / Pub Affordable workspace		The green spaces could be linked together
Two	<b>Elam Open Space</b> <b>Space for public events</b> <b>Improved Youth Centre</b> <b>Bar / Pub</b> <b>Affordable Workspace</b>	Youth centre should incorporate the adventure playground and offer improved facilities.	Want to retain car garages in the area as they are a part of LJ's identity
Three	Improvements to the Station – extra link and access, a new lift – Network Rail confirmed there was no budget allocation for this – however might be possible to consider if other match funding could be provided through planning obligations for example.  Evening economy - bar / pub and a dry cleaner  Wyck gardens - link to community uses and the arches more, including things like cafes		
Four	Elam Open Space Outdoor gym Library Public Art - space for local people to exhibit Improved youth centre - catering for all ages Community projects Community spaces Evening economy - a sound proof space for people to have parties in the parks		Minet Library Longfield Hall Sunshine Café
Five	Wyck Gardens - opportunity for a significant public space Improved Youth Centre - Girls wont use Marcus Lipton, currently has a perception problem Restaurant / Cafe Affordable workspace Skills and training facility		The area should be 'beautified' it will remove opportunities for dumping etc and ensure local people feel pride and can develop a sense of ownership over an area.

Worksheet 8 - Locating Community Benefits

8

Locating Community Benefits

1. Loughborough Farm (KIBA)

2. Wickwood Yard (KIBA)

3. Kings Collogo Business Park (KIBA)

4. Coldharbour Lane Estate (KIBA)

5. Mahatma Gandhi Estate (KIBA)

6. Youth Hub & Adventure Playground

7. Rathgar Yard

8. Station Yard

9. Belinda Yard

10. Central Yard

11. Padfield Yard

12. Hardess Yard

13. Cambria Yard

14. Herne Hill Petrol Station Site

15. Moorland Yard

The map shows a residential area in Loughborough with various streets and parks. 15 numbered locations are marked: 1 (Loughborough Farm), 2 (Wickwood Yard), 3 (Kings Collogo Business Park), 4 (Coldharbour Lane Estate), 5 (Mahatma Gandhi Estate), 6 (Youth Hub & Adventure Playground), 7 (Rathgar Yard), 8 (Station Yard), 9 (Belinda Yard), 10 (Central Yard), 11 (Padfield Yard), 12 (Hardess Yard), 13 (Cambria Yard), 14 (Herne Hill Petrol Station Site), and 15 (Moorland Yard). Five areas are highlighted with thick purple lines and labeled 'Selection 1' through 'Selection 5'. Selection 1 is a large area in the center, Selection 2 is a small area near Selection 1, Selection 3 is a small area near Selection 1, Selection 4 is a small area near Selection 1, and Selection 5 is a small area near Selection 1. Lines connect the selected areas to each other and to the numbered locations.

Selection 1

Selection 2

Selection 3

Selection 4

Selection 5

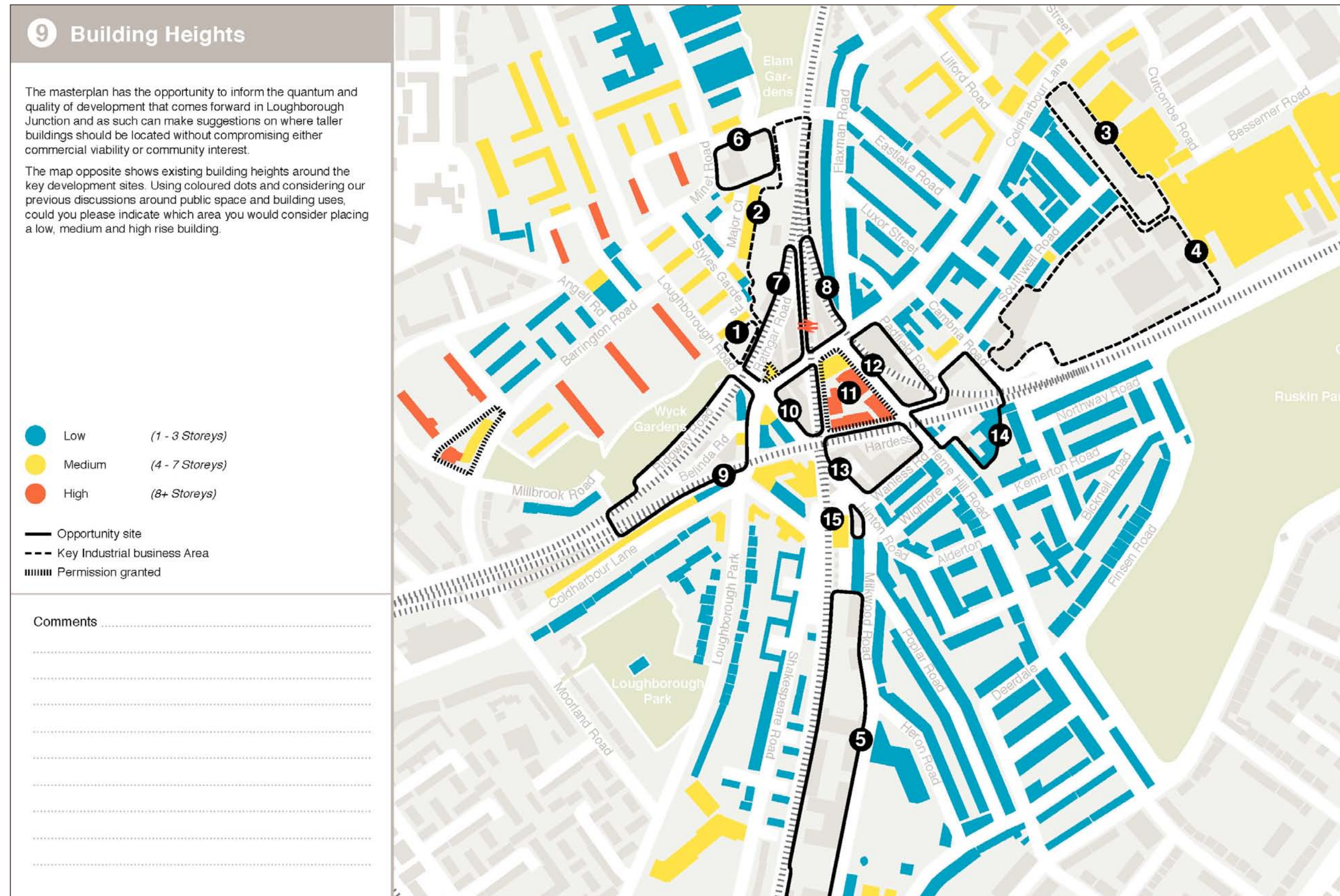
Comments

Having selected five community benefits, please connect these to the opportunity sites best suited to either supporting them or where demand is highest.  
**Please note:** KIBA's are areas protected for employment uses only. Any alteration to their boundary or land-use will require solid justification.

Locating Community Benefits		
Table Number	Selections	Comments
One		6 - Marcus Lipton should be more accessible
Two	Improvements to Elam Open Space - Focus on renewing and animating existing green spaces and linking them together. Improved youth centre - Site 6 Space for public events - Site 7/8 Bar / Pub - Site 7 Affordable Workspace - Site 9	
Three	Improvements to Station - Sites 7/8 (Station Yard) Evening Economy - High Street Improvements to Wyck Gardens	
Four		
Five	Improved Youth Centre - Site 6 Restaurant / Café - in Wyck Gardens, linked to new public space Affordable workspace - In existing spaces such as the Loughborough Centre, intensify their use Skills and training facility - Mahatma Ghandi estate, capitalise on its proximity to secondary schools	More essential services needed, especially dentists.



Worksheet 9 -Building Heights



Building heights		
Table Number	Selections	Comments
One	Low - Sites 7 & 10 Medium - Sites 4, 6 & 13	Plenty of room to just have medium height
Two		
Three	Medium - Sites 10, 12 & 13 High - Sites 5* & 14	Site 5 is a KIBA - No justification given
Four		Keep it low People need private balcony, gives a sense of freedom Trees on balconies like in Westminster or Barcelona
Five	High - Sites 7 & 8 - market housing can pay for station redevelopment and in an area where it wont have too high an impact. Will increase local prosperity and remove capacity issues. New public realm and connections in and around Rathgar could then be provided with increased footfall ensuring safety improves.	



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