



# LOUGHBOROUGH JUNCTION: PLAN FOR LOCAL EMPLOYMENT

2015 LONDON REGENERATION FUND APPLICATION  
SUPPORTING DOCUMENT 1

02/10/15

## PARTNERS:

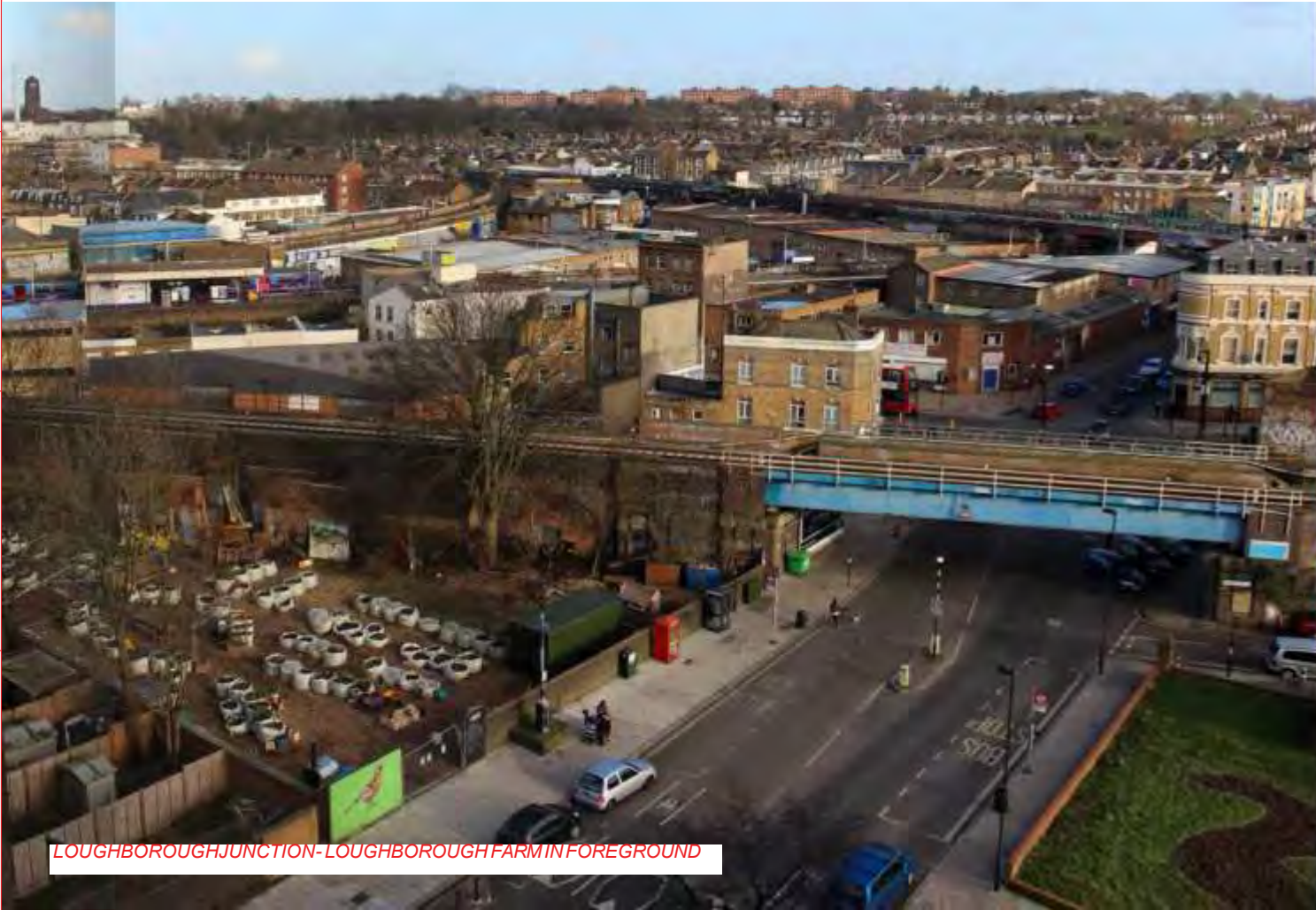
Lambeth Council  
Loughborough Estate Tenants and Residents Association  
Loughborough Junction Action Group  
Loughborough Farm  
Meanwhile Space  
NHS Collaborative  
Network Rail  
Tree Shepherd  
Green Man Skills Zone  
South London Maker Space

produced by  
Tom Dobson



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LOUGHBOROUGH JUNCTION-LOUGHBOROUGH FARM IN FOREGROUND



VOLUNTEER SESSION AT LOUGHBOROUGH FARM



SOCIAL/GEOGRAPHIC CONTEXT

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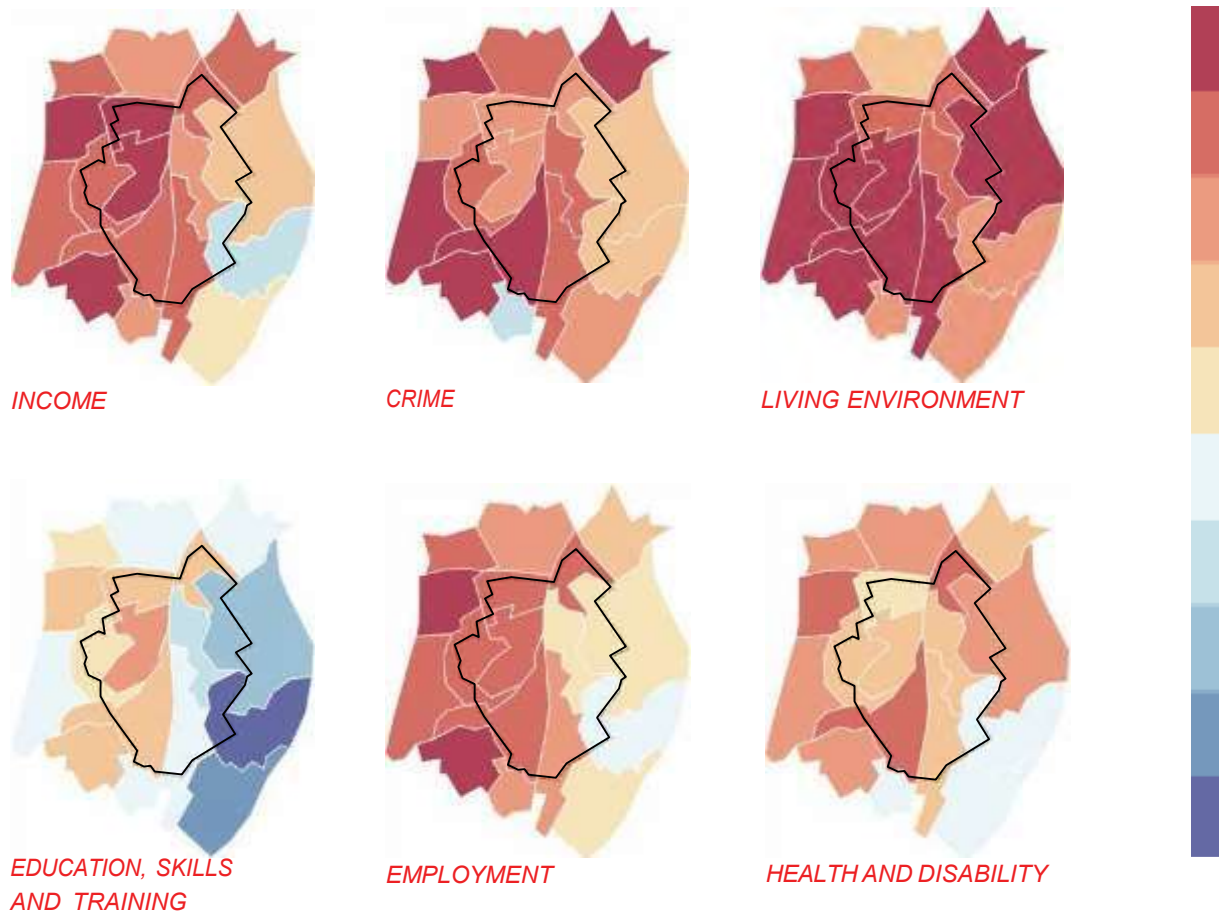
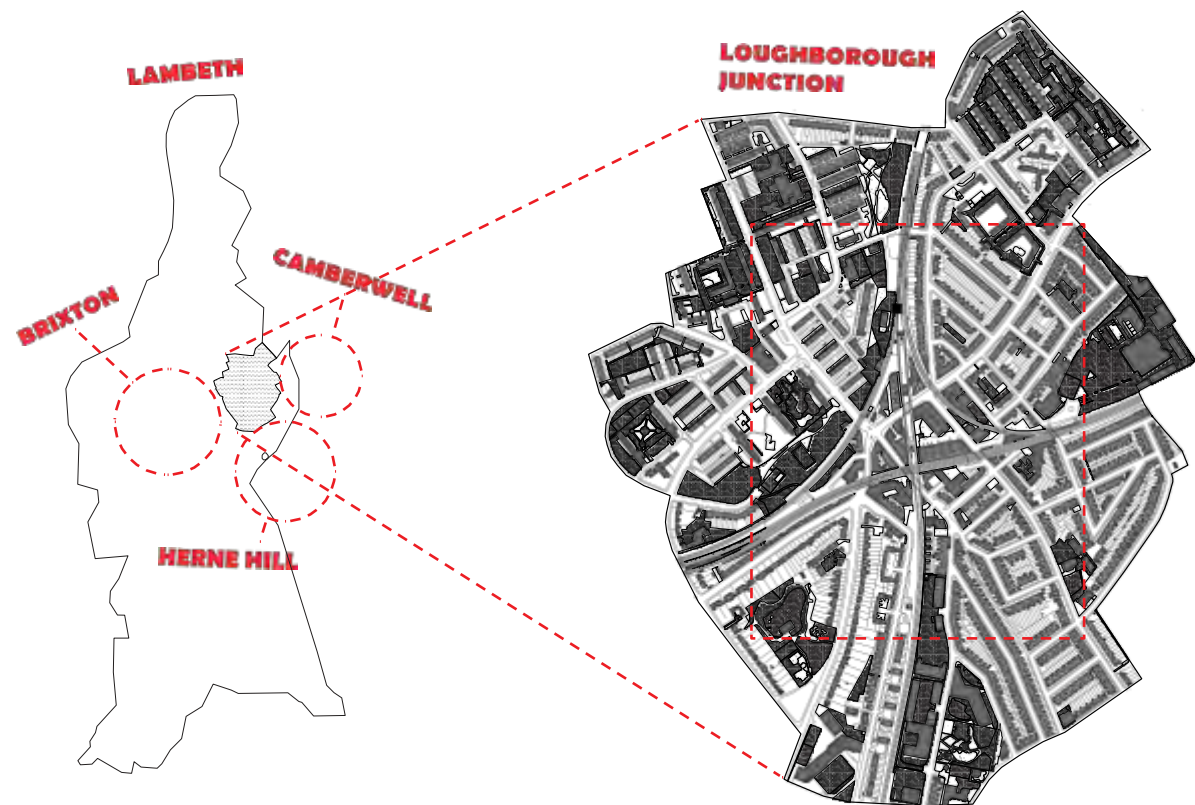
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SOURCE:  
'OPEN DATA COMMUNITIES' JUDGED AGAINST THE REST OF LONDON

LOUGHBOROUGH JUNCTION CENTRE

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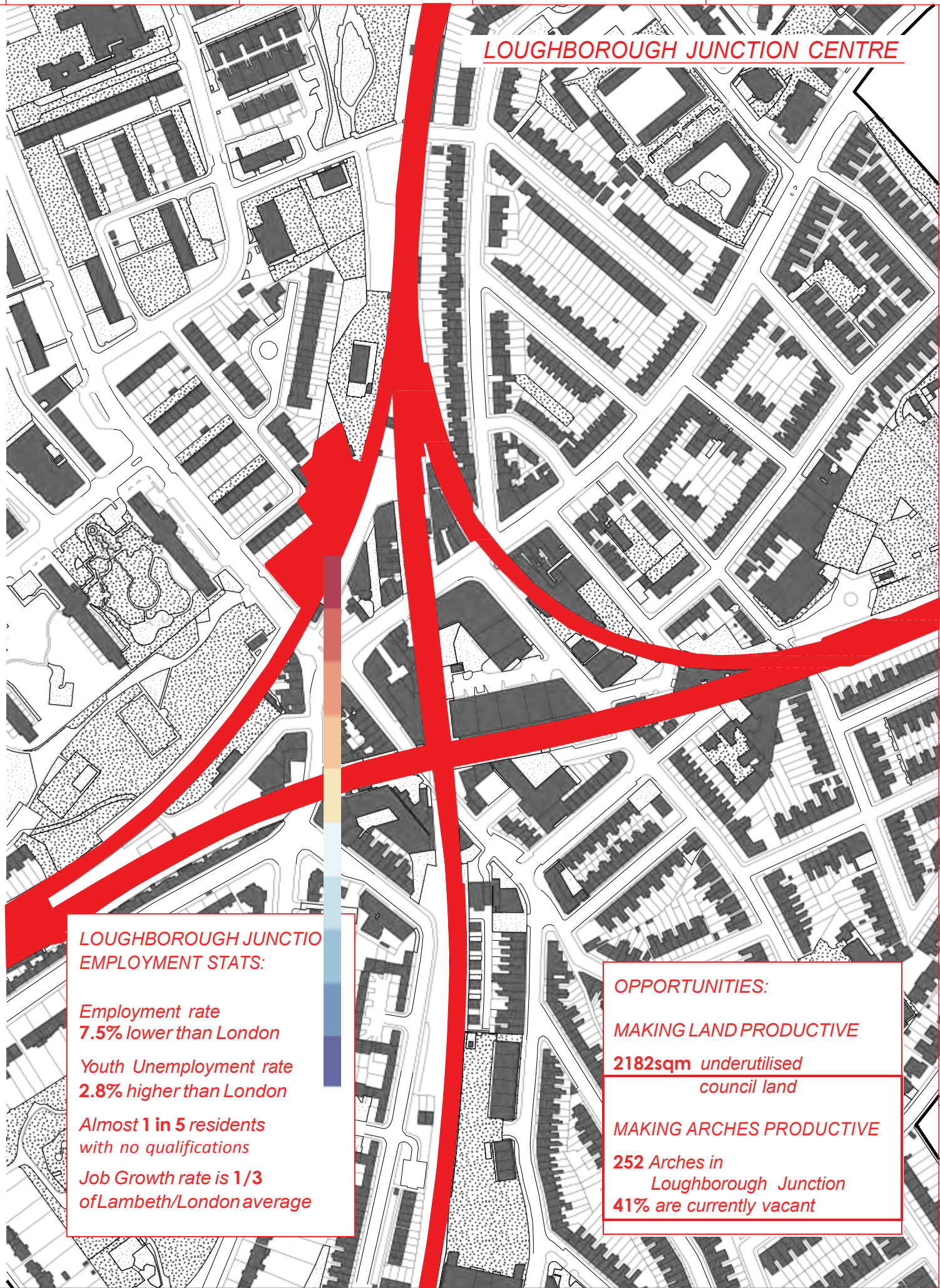
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LOUGHBOROUGH JUNCTION  
EMPLOYMENT STATS:

Employment rate  
7.5% lower than London

Youth Unemployment rate  
2.8% higher than London

Almost 1 in 5 residents  
with no qualifications

Job Growth rate is 1/3  
of Lambeth/London average

OPPORTUNITIES:

MAKING LAND PRODUCTIVE  
2182sqm underutilised  
council land

MAKING ARCHES PRODUCTIVE  
252 Arches in  
Loughborough Junction  
41% are currently vacant



## MASTER PLAN

The emerging Loughborough Junction masterplan sets out plans for wider growth and regeneration in the area and is currently being worked on collaboratively with Lambeth council, the local community and Hawkins/ Brown. This work would guide long-term redevelopment and inform the next iteration of the Local Plan. Further information on the masterplan can be found here:

<http://www.lambeth.gov.uk/housing/regeneration/loughborough-junction-masterplan>

This LRF bid project will kick start the wider programme of regeneration in two ways.

- 1: by bringing forward a site that is earmarked for development, but that is currently suffering from market failure, while maintaining its current use as a community growing project
- 2: By bringing a number of vacant railway arches into productive use

### Key:

- Yard Area
- Gateway Project
- Development/Refurbishment Opportunity
- Green Space Project
- Key Route / Connection

### Existing Assets

- Community Facilities
- Arts and Cultural
- Schools
- Hospitals

### Proposed Yards

- Station Yard
- Wickwood Yard
- Belinda Yard
- Green Man Yard
- Higgs Yard
- Padfield Yard
- Cambria Yard

### Existing Yards

- Shakespeare Road Bizspace
- Hardess Road/ Whirled Arts

### Gateway projects

- Cambria Road Enhancement
- Hero Square Public Realm
- Marcus Lipton Refurbishment
- Grove Adventure Playground
- Southwell Road Community Garden
- Care Home Redevelopment
- Herne Hill Petrol Station Redevelopment
- Lilford Road Community Growing Project
- Lambeth-owned site, Wanless Road

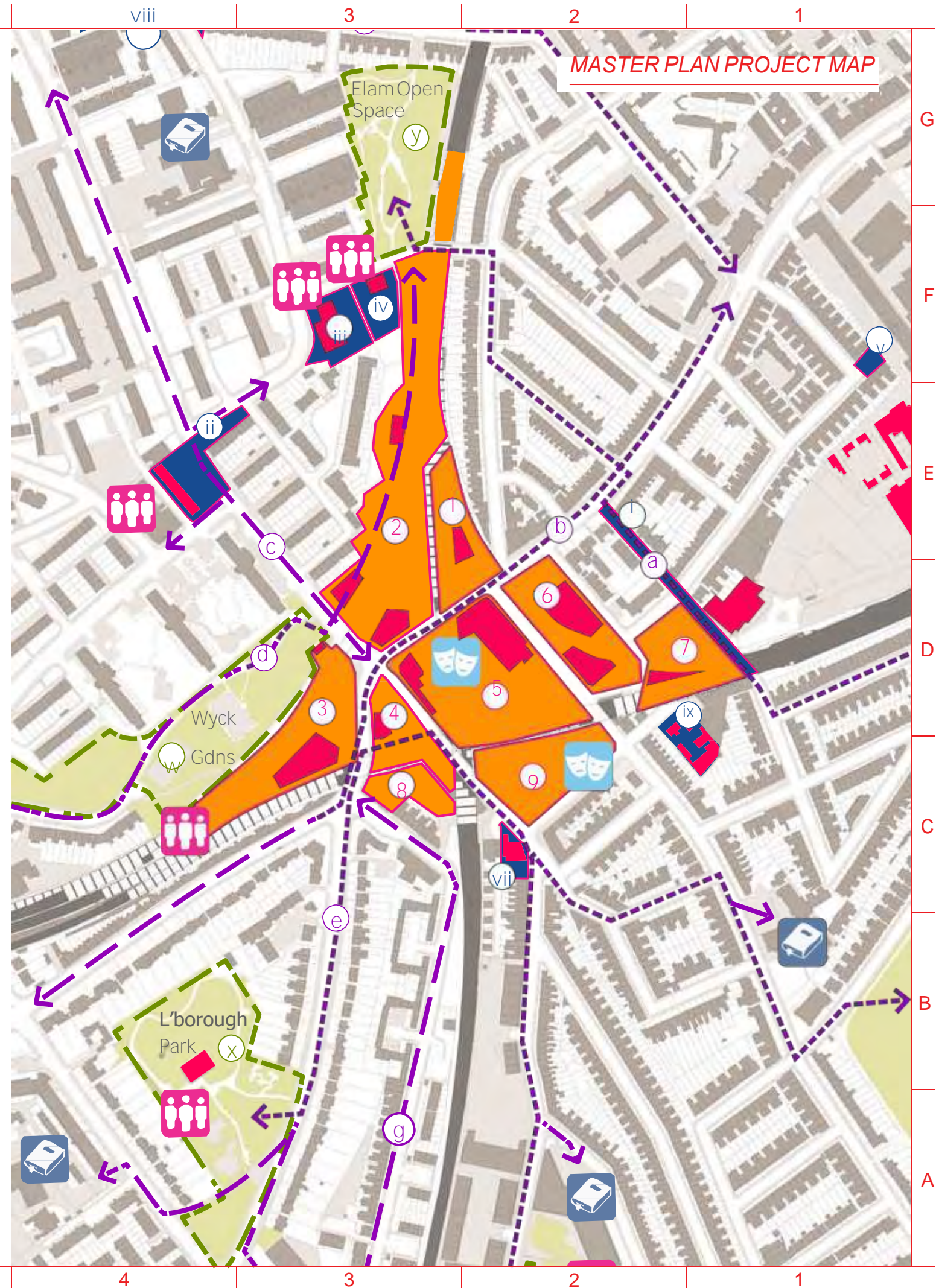
### routes and connections

- Gordon Grove to Ruskin Park (via Cambria Road)
- Coldharbour Lane
- Loughborough Road to centre of Junction
- Elam Gardens to Brixton Road (via Wyck Gardens)
- Loughborough Park to Ruskin Park
- Coldharbour Lane to Five Ways (via Lilford Rd)
- Shakespeare Road to Brockwell Park (via Evelyn Grace)

### GreenSpace projects

- Wyck Garden
- Loughborough Park
- Elam Open Space
- Milkwood Community Garden

## MASTER PLAN PROJECT MAP

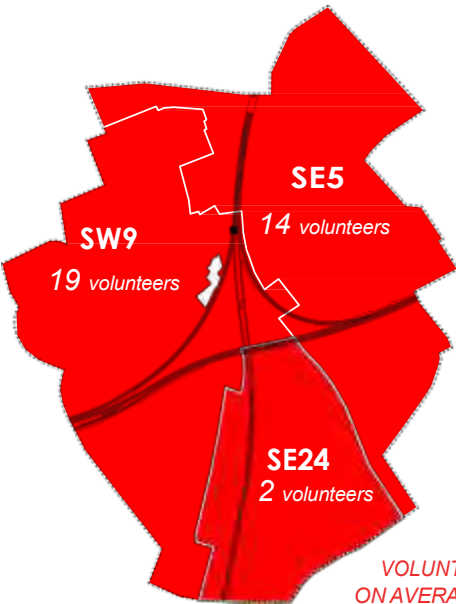




EXISTING LOUGHBOROUGH FARM (STYLES GARDENS SITE)

The Loughborough Farm is a volunteer-led community food growing project just off Loughborough Road. The project aim is to improve the environment of Loughborough Junction and the lives of the people who live there through a range of activities encompassing skill-sharing, greening, place-making and community events.

Our regular volunteers come mainly from the surrounding area and many live on the Loughborough Estate. They come from a range of different cultures and backgrounds and some come from farming backgrounds in Portugal, Africa, the Caribbean and Asia and bring their expertise to the Farm.



MAP OF LOCAL VOLUNTEERS WHO COME ON AVERAGE ONCE A WEEK



HORTICULTURE TRAINING



DIY WORKSHOPS AND GROUP BUILDING



CRAFT AND WELLBEING WORKSHOPS

MAIN FOCUS IS URBAN AGRICULTURE  
but there is high demand for a wider range of activities such as DIY

RUN BY VOLUNTEERS  
averages 166 volunteer hours a month

OPEN 2 SESSIONS A WEEK  
but there is high demand for it to be open more often or even full time



GROUP BUILDING OF THE GREENHOUSE AT LOUGHBOROUGH FARM

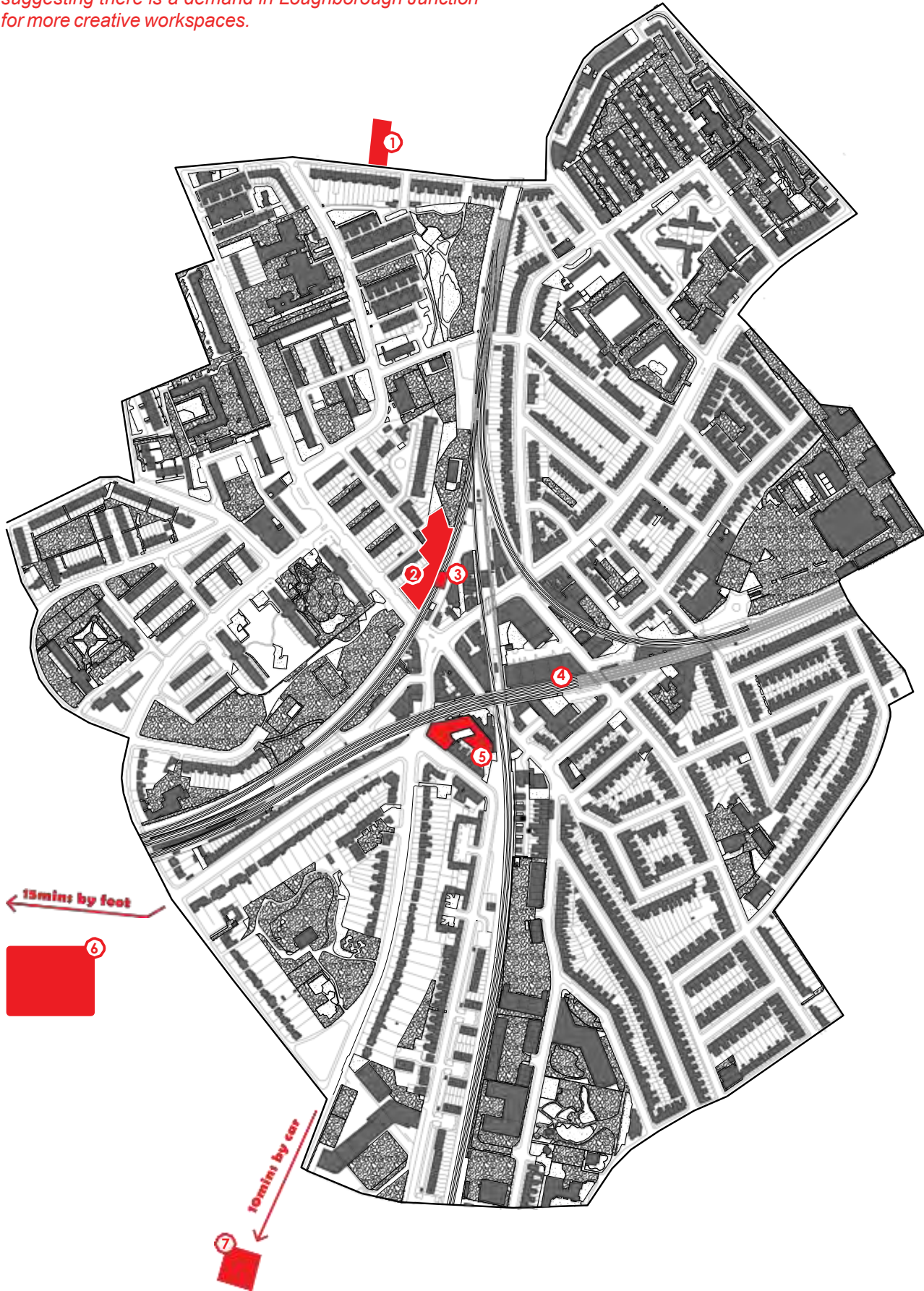


TEA TIME DURING A VOLUNTEER SESSION AT LOUGHBOROUGH FARM



LOCAL OPEN WORKSPACES

All open workspaces the area are over subscribed suggesting there is a demand in Loughborough Junction for more creative workspaces.



**①THEREMAKERY**  
Charitable organisation managed by 8 elected trustees and volunteers.  
  
-1000sqm  
- 5 spaces for craft based business  
- Emphasis on re-use  
- NOT FULLY OPERATIONAL YET



**③MEANWHILE SPACE**  
Meanwhile space act as short term landlords to put the huge number of derelict arches in Loughborough Junction to productive use, as affordable workspace, before they are refurbished.  
  
- Currently occupying 12 arches with 8 more soon to be opened  
- Meanwhile Space provides business coaching  
- OVER SUBSCRIBED



**⑤POPBRIXTION**  
A project to support local jobs training and enterprise.  
  
- Over 50 container units  
- Roughly 50% business/ 50% foodandretail  
- 10 units at between 20% and 50% of market rate  
- OVER SUBSCRIBED

**②THE LOUGHBOROUGH FARM**



**④WHIRLEDART STUDIOS**  
Artist studios that have been operating for over 15 years. Studio space vary from a desk space to studios 40sqm.  
  
- 2 Archways containing 9 self contained studios and 9 open plan studios  
- 30 craftsman/artists currently in residence  
- OVER SUBSCRIBED



**③SHAKESPEARE BIZ SPACE**  
Flexible space for entrepreneurs  
  
- 78 commercial units (8 to 232sqm), 52 studios (17 to 232sqm), 17 offices (8 to 83sqm), co-working space capacity of 40  
- OVER SUBSCRIBED



**⑦SOUTH LONDON MAKERSPACE**  
South London Makerspace is a non-profit, social community workshop. All members have a say in how the space is run, and get full access to the space and all its facilities.  
  
- Over 80 members  
- Members pay £20pcm for access and share facilities  
- No permanent desk space however often have requests for it



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ILLUSTRATIVE PROPOSAL

① **PURPOSE BUILT WORKSHOP**  
Timber frame construction over two floors

 **OPEN WORKSHOP AND MAKERSPACE**  
Makerspace, Open Workshop and Food Production Space available to people renting workspace on site and members of the public pay as you go

 **PRIVATE STUDIO SPACE**  
Purpose built studios attached to the workshop where people can start craft based businesses

 **PROJECT SPACE**  
Project space for rent during the day. Free training, workshop, ancillary event space at night

② **LOCAL ENTERPRISE SPACE**  
Container units at reduced rent for local start-up with food growing on the rooftops

 **PRIVATE STUDIO SPACE**  
For local entrepreneurs and craftsman who can use the shared facilities in the Makerspace


 **GROWING SPACE**  
Rooftop growing space


③ **GROWING SPACE RETAINED**

 **GROWING SPACE**  
Raised beds

 **COMMUNITY SPACE**


④ **LOCAL ENTERPRISE / CO-WORKING SPACE**  
Timber frame construction on top of containers to create co-working space and larger work-spaces for successful businesses to grow into

 **GROWING BUSINESSES**  
Space for established businesses that are need a larger space

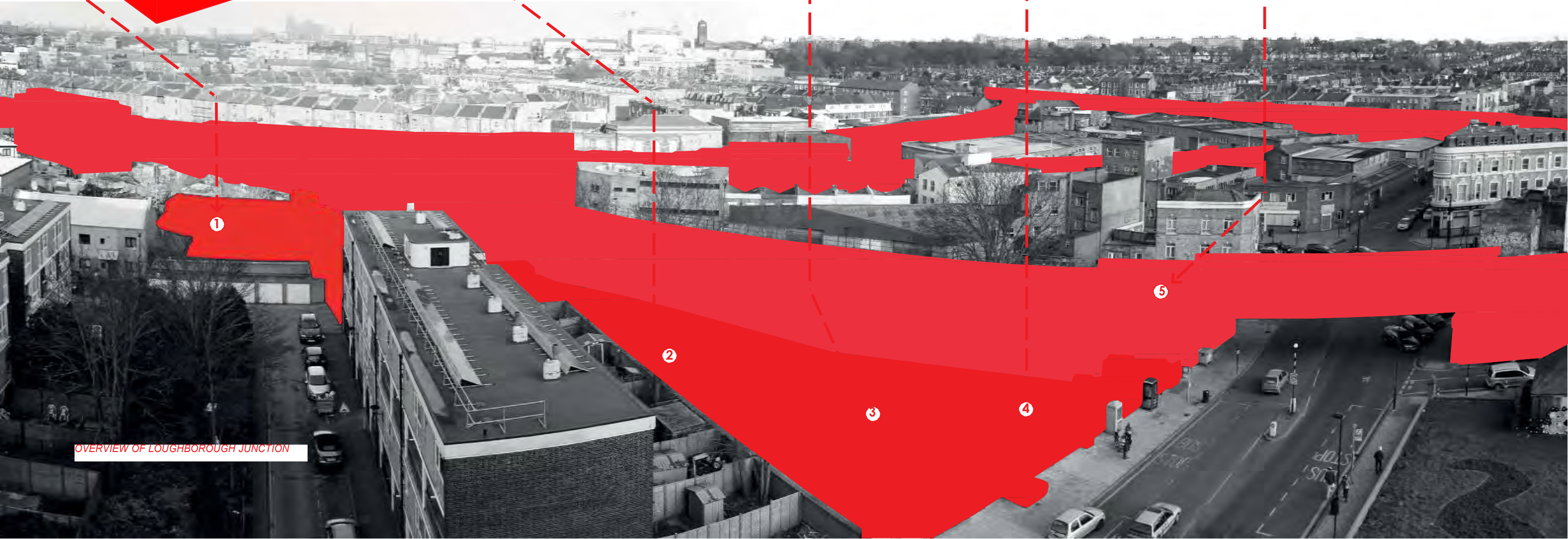
 **DESK SPACE**  
Desk space that can be rented on a weekly or monthly basis

 **CAFE**  
Cafe to serve users

⑤ **PRODUCTIVE ARCHWAYS**  
Demountable structure to make arches productive on a short term basis

 **GROWING BUSINESSES**  
Space for established businesses that are need a larger space

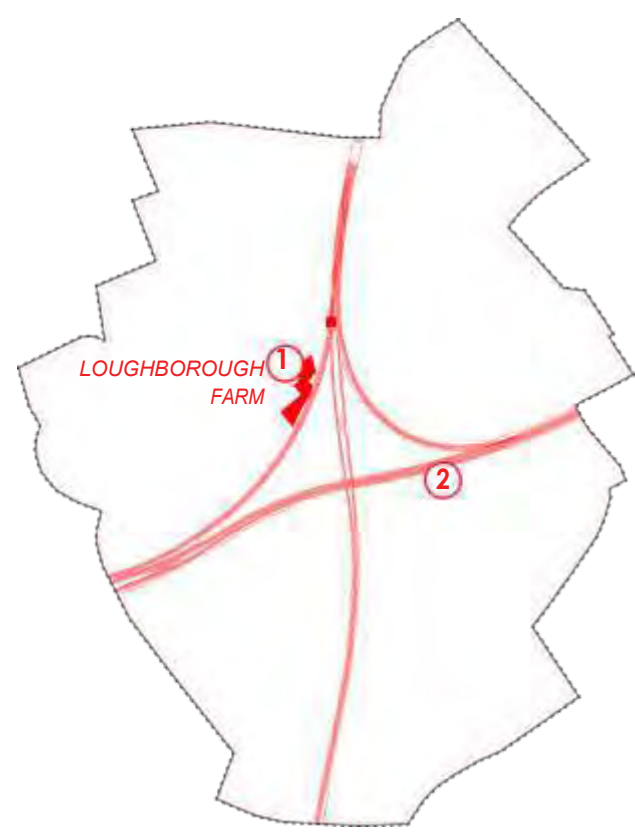
 **ARCHWAYS**  
Network rail have committed 8 more archways to this project



OVERVIEW OF LOUGHBOROUGH JUNCTION



MAKING ARCHES PRODUCTIVE



② NETWORK RAIL/MEANWHILE SPACE

Approximately 41% of the 252 arches in the area are currently vacant as they require significant investment to make habitable, but are not available for enough time to see a return that would warrant a significant outlay for their refurbishment. Moreover, Network Rail will only allow independently delivered works to the arches if they do not touch the walls of the arches. By creating a series of demountable structures we will be able to quickly make dilapidated arches habitable and economically productive for local business.



Some of the arches currently vacant in Loughborough Junction



LOUGHBOROUGH FARM PROPOSAL - AXO

- 1 PURPOSE BUILT WORKSHOP - Total floor area 600sqm
  - Two storeys
  - Flexible workshop space
  - Space for industrial food production
  - Use existing hard standing as foundation
- 2 PUBLIC SPACE
  - Phase 2 of project as currently Network rail land
  - Mutual benefit in creating usable public space
- 3 STUDIO BLOCK 1
  - 10 entrepreneur/studio spaces in converted containers with windows and insulation - 144sqm
- 4 GREENHOUSE
  - 50sqm greenhouse for agricultural research
- 5 WELLBEING
  - Wellbeing space to aid partnership with NHS
- 6 ARCHWAYS
  - 2 Archways which are currently available
- 7 STUDIO BLOCK 2
  - 11 entrepreneur/studio spaces in converted containers with windows and insulation - 160sqm
  - 1 two storey space with 75sqm floor area.
- 8 GROWING TERRACE
  - 260sqm growing space on top of containers
- 9 AMPHITHEATRE STAIRCASE
  - 20sqm
- 10 RAMP ACCESS
  - DDA compliant - access behind containers - 50sqm
- 11 GROWING BUSINESS SPACE
  - 150sqm timber construction on top of containers
- 12 CO-WORKING SPACE
  - converted containers with insulation and windows - 174sqm
- 13 PLANTERS
  - 20 3mx0.75m Raised planting beds
- 14 ACCESS TRACK
  - Gravel path 2mx70m

Initial vehicle entrance point

Future vehicle access point TBC

Pedestrian short cut to LJ station TBC

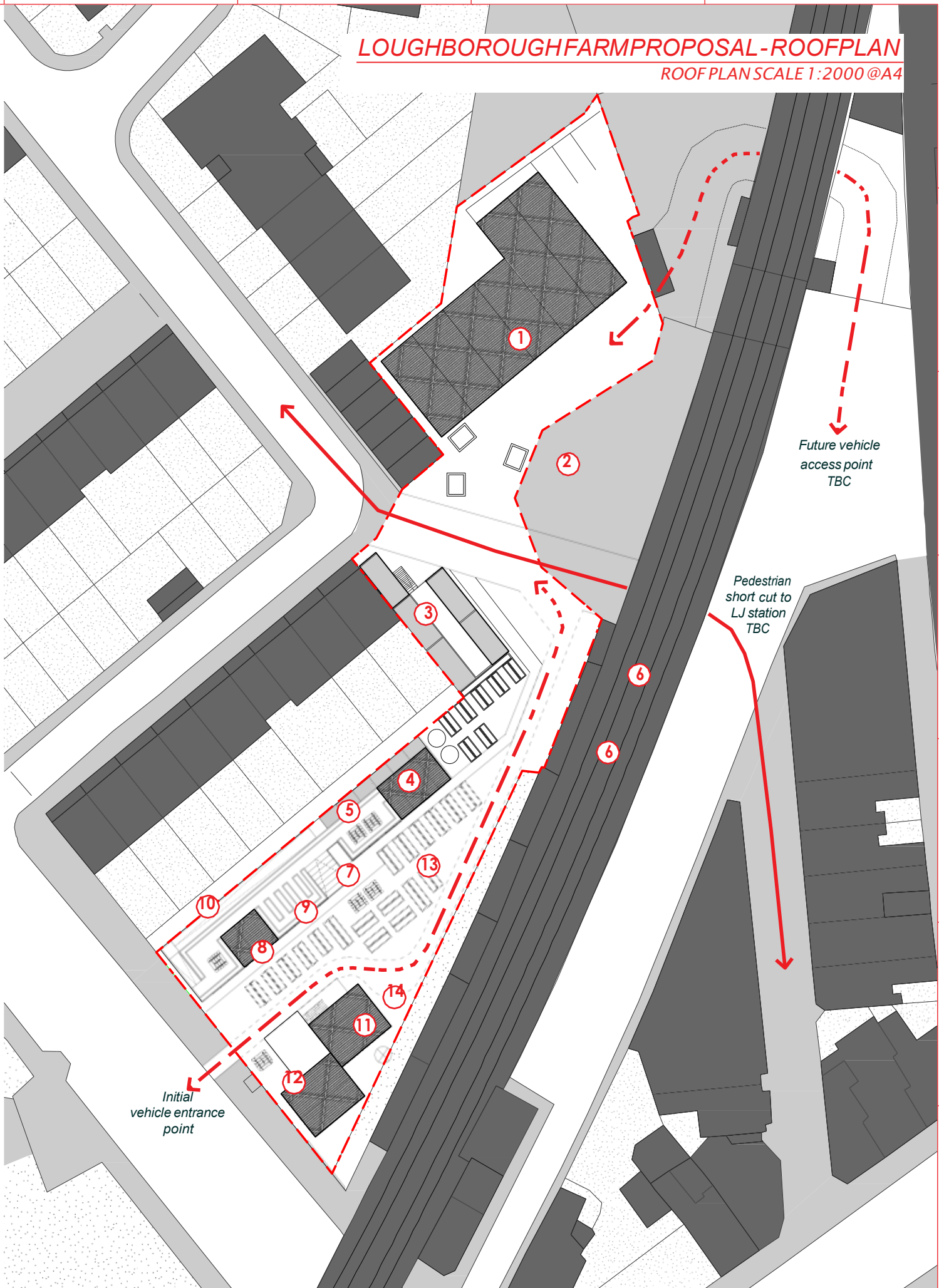


LOUGHBOROUGH FARM - EXISTING



LOUGHBOROUGH FARM PROPOSAL - ROOF PLAN

ROOF PLAN SCALE 1:2000 @A4





PRECEDENTS**YARD HOUSE - ASSEMBLE**

Affordable workspace in Newham that was constructed through self-build techniques on an extremely tight budget

**RECYCLAB - R-URBAN**

Shipping containers provide a foundation level for timber construction giving a more forgiving and permanent finish to the usual container aesthetic

**AGROCITE - R-URBAN**

A growing project in Colombe that aims to improve local resilience and sustainable enterprise and integrates a built program into a green environment

**BUILDING BLoQS**

A shared use workshop operating on a credit based system where volunteering can be counted against rent

**NDSMWHARF**

Anex-industrial warehouse turned workspace in Amsterdam. Users are given an empty frame with the freedom to create a workspace within it. This keeps costs down and promotes individuality.

**POP BRIXTON**

Shipping container construction finished to a high level



