

Development Planning Unit



Transgressing Thresholds: Dialogues of Difference

Transforming Local Areas: Urban Design for Development

Carmen Abouamra • Paula Botella Andreu • Sunjin Byun
Marina Kolovou-Kouri • Marcela Torres • Dana Alshamali

Executive Summary

This report is an attempt at envisioning a new trajectory for the urban transformation process in Lee. It emerges out of a comprehensive analysis of the neighborhood that employed transit walks, interviews, and an emphasis on the collaborative nature of development and the complex social relations of the different actors.

The report is divided into three chapters: the first is focusing on the context and a synthesized critical urban analysis that identifies the different strengths, weaknesses, opportunities, and threats; followed by a collaborative vision production process that acknowledges the potentials of the multiple actors, and transforms the different visions into a set of design principles and guidelines that aims towards a just trajectory of the development; finally, a set of interventions that are informed by the collective visions and the design guidelines are introduced in different scales and timeframes, operating within the neighborhood, as well as the proposed sites.

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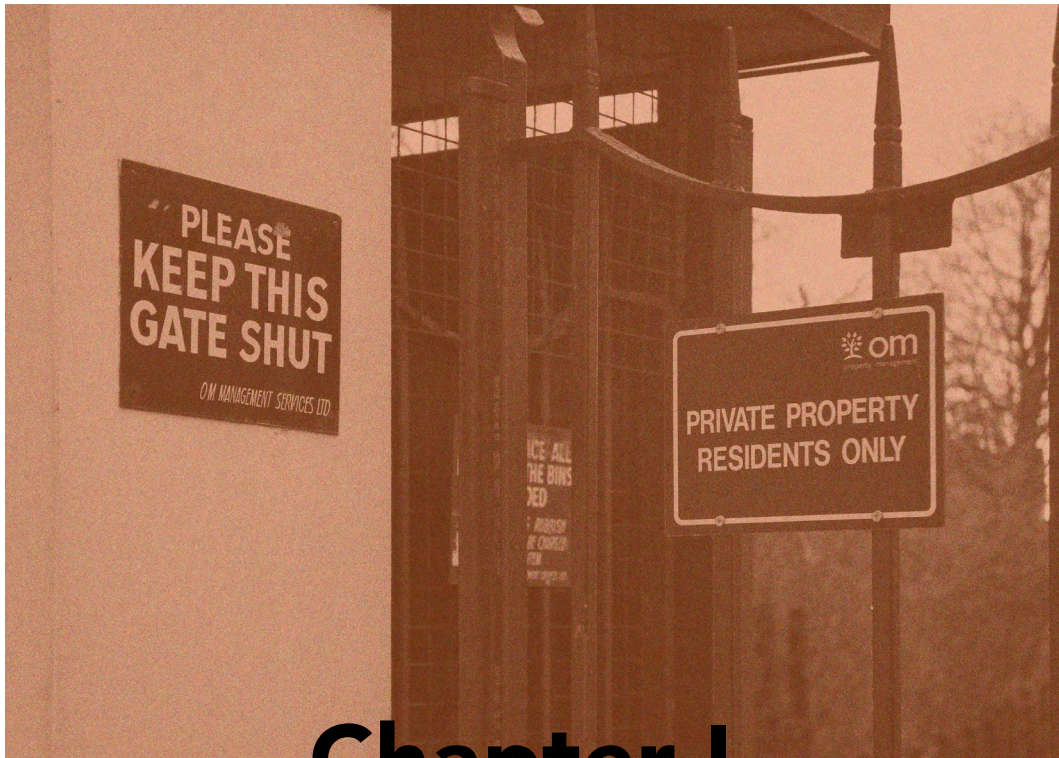
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I n t r o d u c t i o n

Located in south east London within the boroughs of Lewisham and Greenwich; Lee has seen a number of regeneration processes, with the latest being centered around the Leegate area, as well as a probable future development of the adjacent Sainsbury's and Vauxhall's garage. The transformation process has the potential of impacting the entire neighborhood.

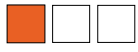
As such, the aim of this study is to propose alternatives to guide this transformation process. The intend is not to demonize or dismiss development possibilities completely; they are indeed necessary. However, the principles that guide the development are the ones in need of questioning. While those processes currently operate within a framework that is mostly focused on profit accumulation, this report will introduce alternative approaches that try to achieve a balance among the different visions that emerged out of the complex relations of the actors.



Chapter I.

Context and Urban Analysis

Potentialities and Weaknesses



Lee Green within London

The London Plan is the overall strategic plan for London, setting out a fully integrated economic, environmental, transport and social framework for development within the capital up to 2036. The Mayor's interest lies in enhancing river crossing in east London to improve accessibility and the resilience of local transport networks, support economic growth in the area and link local communities.

Lee Green, in the Borough of Lewisham, is classified as a District Center with "medium growth rates". This classification implies that there is scope for further intensification, setting an annual housing supply target of 1.385 units between 2015-2025, 13.847 in total. According to the Plan, Lee would also benefit from the improvement of the Lewisham DLR line and the connection to Victoria with bicycle lanes.

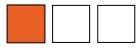
Interestingly, the Plan makes explicit reference to diversity, indicating that by 2036 Lewisham will be among the boroughs where ethnic minorities will be composing the majority of their population. This important transformation in the traditional demographics of the area becomes a crucial point of this report.

" London's population will also continue to diversify. Black, Asian and other minority ethnic communities are expected to grow strongly as a result of natural growth and continued migration from overseas."

London Plan, art. 1.12 (p. 15)

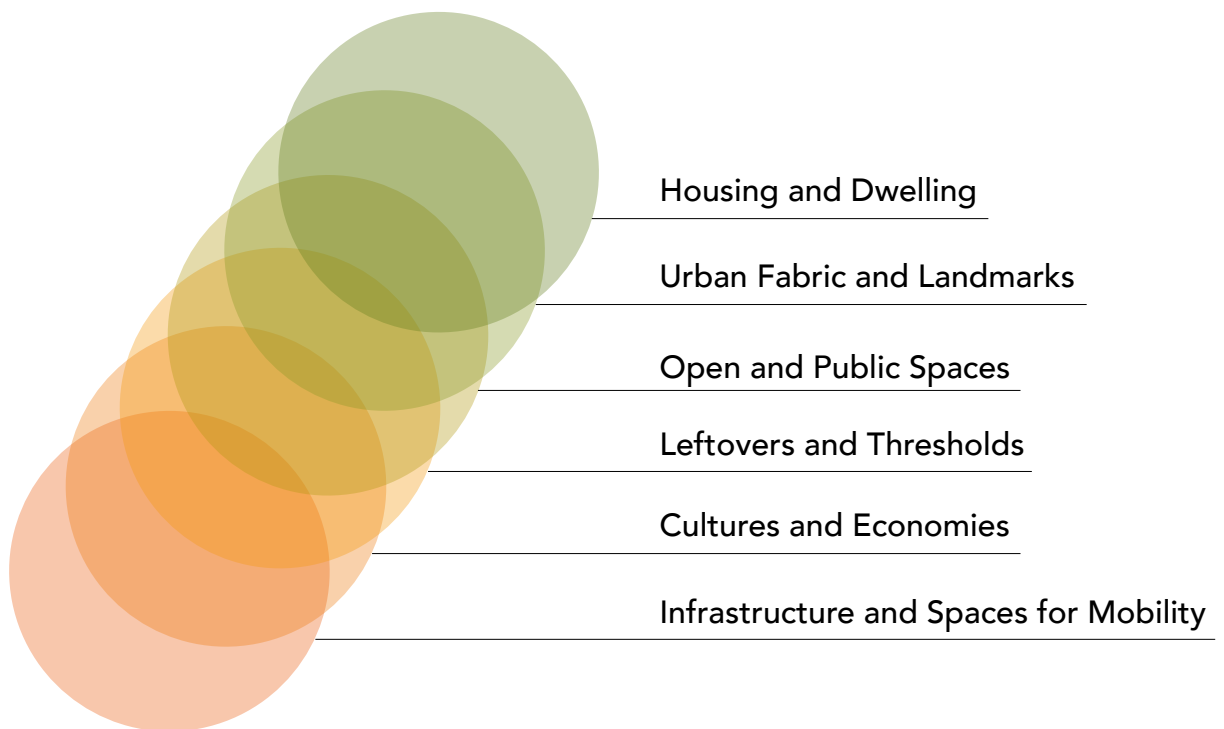


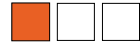
Figure 01 Map of Lee, London



Urban Analysis

This part will look at the findings of the previous stage of the exercise, to synthesize the urban characteristics of the studied area. The structure of the analysis follows the suggested six lenses Housing and Dwelling; Urban Fabric and Landmarks; Open and Public Spaces; Leftovers and Thresholds; Cultures and Economies and Infrastructure and Spaces for Mobility.





Housing & Dwelling

Real estate prices in Lewisham have been growing significantly over the past decade. Currently 46% of the community cannot afford to buy a house locally and this number is expected to increase further, raising the number of rented units. Considering the greater vulnerability to housing prices that renters face, and how the materialization of the current development schemes could affect the affordability of housing around Leegate, it can be anticipated that many households will have to leave Lee. With our proposal, we want to imagine an alternative based on affordable housing whereby the rent is linked to the neighborhood average income rather than the real state market.



Figure 02 Housing units

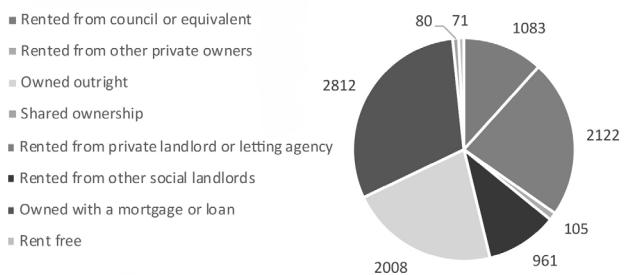


Figure 03 Households by tenure (Office for National Statistics, 2011)

Urban Fabric & Landmarks

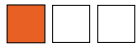
The Lewisham Local Development Plan identifies Lee as an area in which to “improve civic space and facilitate a more intensive mixed use development”, identifying densification as the means to achieve this purpose. We decided to challenge the current understanding of “mixed use development”, moving away from the concept of distribution of uses to the idea of inclusion of the users. Through this lens we realized that, while Leegate is viewed by as an abandoned dangerous place from some (well-off) members of the community, it is valued as “the place to go” for those left out of the neighborhood’s welfare system. We perceive the charities’ cluster accommodated in Leegate as the main landmark to preserve from the development, since they might not be able to afford spaces elsewhere, leaving the community lacking the services currently provided.



Figure 04 Leegate Shopping Center



Figure 05 Old Tiger's Head (Report Landmarks and Urban Fabric, 2018)



Open & Public Space

Lee Green benefits from a strong presence of community engagement, especially noticeable in Leegate and the local parks, where most of the cultural activities and events take place. However, we perceived an unintentional exclusion of certain groups in these spaces. The main goal of our proposal is therefore to increase the accessibility, interaction and equitable distribution of space among the different "groups". Next to that we observed a concentration of movement along the two main roads which makes it difficult to sustain uses (and users) besides residential. In addition, this creates a feeling of insecurity outside the main roads. For these reasons, we would focus on the connection of the center with the rest of the neighborhood, both physically and through the network of the different collectives operating within the area.



Figure 06 Café in Manor Park (ourhithergreen.com)



Figure 07 Street walking ratio (Report Open and Public Spaces, 2018)

Leftovers & Thresholds

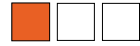
Abandoned or unused spaces can play an important role in the future development for two reasons. On the one hand, a shift could reveal their potential for an alternative development process based on the principle diversity and social interaction. On the other, the consideration of spatial leftovers as sites of alternative resistance could be a crucial point to contest the ongoing development regarding the Leegate Shopping Centre. Nonetheless, attention needs to be paid to these spaces, since their unclear development status could become a permanent situation; either to continuously be used temporarily (a strategy for developers to increase the value of the land) or to remain unused. Therefore, with our interventions we want to make sure that the community appropriates these spaces and any additional value is re-invested in the community.



Figure 08 Leftover spaces in Leegate



Figure 09 Ensemble of Leegate complex



Cultures & Economies

Art and creativity is a very noticeable aspect of the local culture; however, this could be threatened due to the development and the recomposition of local population. With our interventions, we are focusing on establishing new connections among the various local organizations or strengthening existing ones, attempting the preservation of the heritage of the area despite the development. In terms of local economies Lee presents a low activity and the analysis highlights unemployment in the age group 16-25. Additionally, out of the charities' cluster, many do not have sufficient budget and staff resources, a situation that could exacerbate from the commercial development. This is why our strategies focus on the creation of small-scale economies and the increase of employability of the local youth.



Figure 10 View of local shops and restaurants



Figure 11 Local parades uses (Report Cultures and Economies, 2018)

Infrastructure & Spaces for Mobility

Transportation is vital in Lee since most of the residents commute everyday to the city center to work. With the current policy framework, the council is trying to reduce the use of car, substituting it by public transport. We want to capitalize on this trend, improving the walkability of the area and enhancing the use of alternative modes of transport, especially bikes.

One of the main issues related to traffic is the junction of Lee High Street and Burnt Ash Road, whose current congestion might increase after the development as a consequence of the planned densification process. Therefore, with our intervention, we will try to divert some traffic to encourage the future revision of Lee High Street as an arterial road.



Figure 12 View of traffic-dominated junction

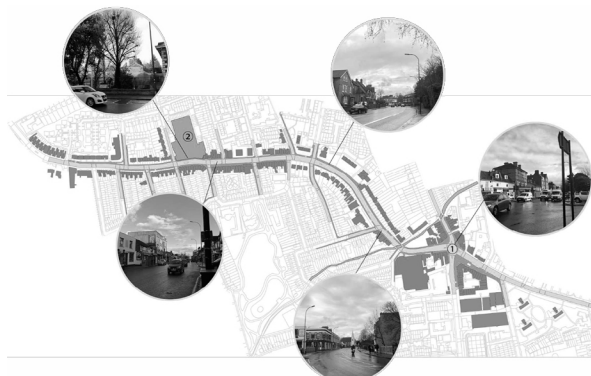
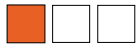


Figure 13 Study of Lee High Road (Report Infrastructure and Spaces for Mobility, 2018)



Identification of organizations

ACTOR	SCALE	ACTIVITIES, MANDATE, PROGRAM
1. Leegate Community Center / Lee Green Lives	Lee Green	Seniors exercise / knitters, sewing group / youth activities / publish your own book / coffee, cake and company / indian dance / computers for beginners / Tai Chi / get together club / children's parties
2. Lee Manor Society	Lee Green	Community organization / interest in the Lee Manor conservation area / stimulating discussion / planting trees on the streets / recycling
3. Lee Manor Community Garden	Lee Green	Community gardening / Manor House Garden Festival / development critique
4. Soul Refresh	Lee Green	Charitable community initiative / neighborhood cafe / mostly staffed by volunteers / Community Fun Day / live music / available to hire for events
5. Arts Network	Lee Green	Targets people with severe and enduring mental health support needs / arts and crafts / IT skills / facilitation training / exhibitions / workshops
6. Deaf is Cool	Lewisham	Charity / awareness about disabilities / workshops / sign language classes
7. Artful Pelican	Lee Green / London	Art gallery featuring the work of the homeless, ex-homeless and vulnerable / staffed by volunteers / 'Park Bench' studio / Street Souls
8. Lee Forum	Lee Green	Creates neighborhood plan / promote and improve the social, economic and environmental well-being / community walks & mapping
9. Manor House Library	Lee Green	Library / reading groups / digital inclusion classes / storytime and rhymetime for kids / French classes / yoga and pilates classes
10. Friends of Manor House Gardens	Lee Green	Maintenance and activation of Manor park / Johnny Cash evening + BBQ / outdoors camping for children / pop-up screens
11. Arts Cafe	Lewisham	Café in Manor park / skill-sharing among community members / yoga and Tai Chi classes / eco-projects, tree-planting / activities for children / theater / poetry
12. Forries Education	Lewisham	Outdoors activities for children in Manor Park, Manor House Gardens and Goldsmiths Community Center
13. Abbey Manor College	Lewisham	School for students that are excluded from mainstream schools / 72% black students / mainly from working class families / Student Voice Project
14. Transition Town Lewisham	Lewisham / intern. network	Online platform that links individuals who wish to start initiatives in Lewisham / online guide

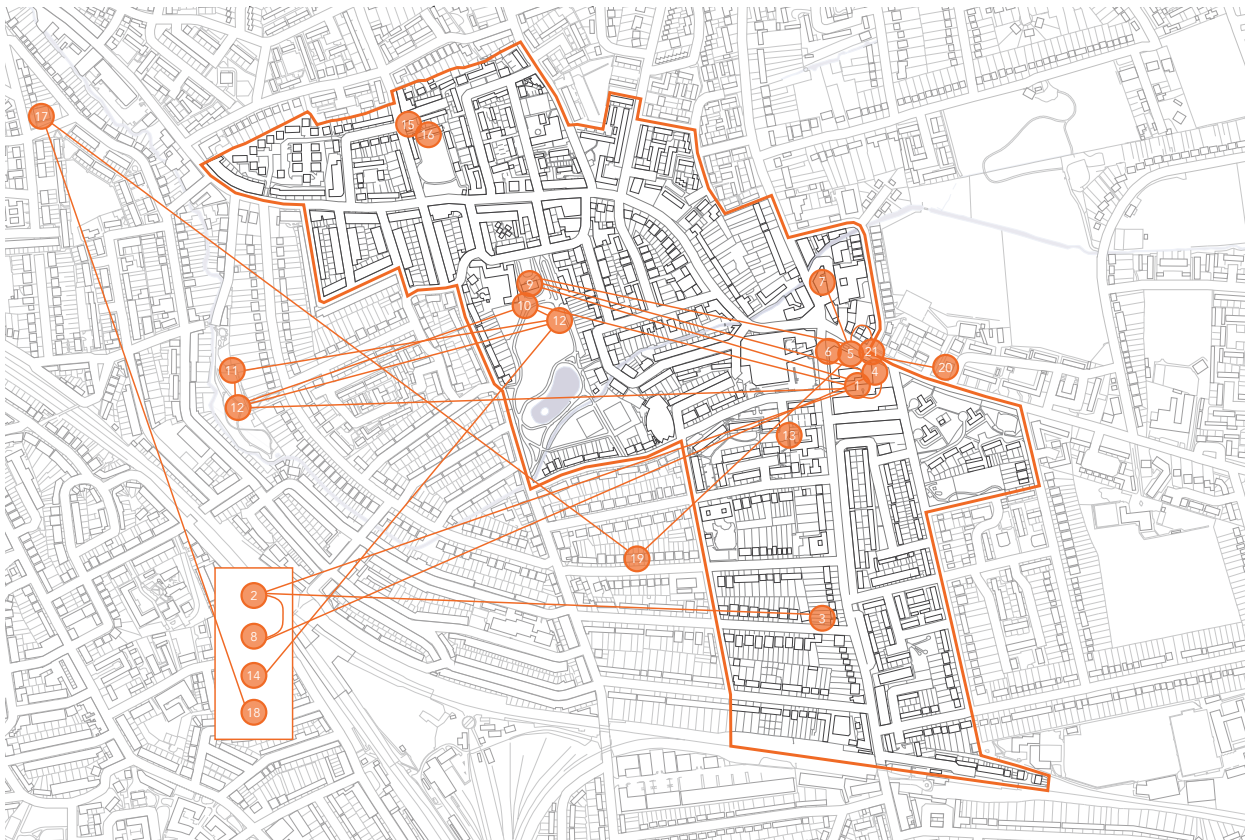
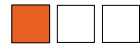
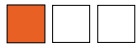


Figure 14 Map of Actors in the wider area of Lee Green

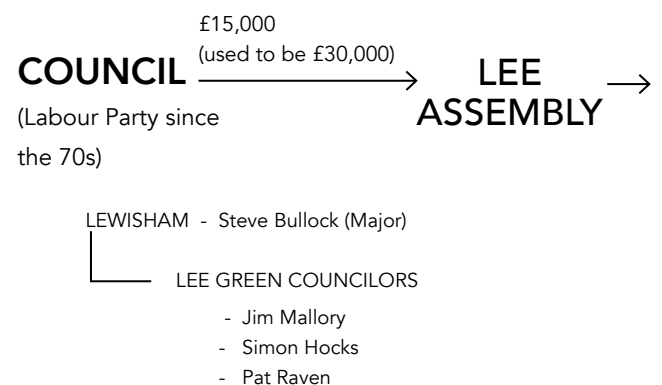
15. Brandram Road Community Center	Lewisham/ Blackheath	Space for after-school activities / children's theatre / yoga, pilates & Jujitsu classes / faith groups / sound baths
16. Almshouse Merchand Taylors	Lewisham / Greenwich	Offers housing for people in need / administered by the Merchant Taylors' Boone's Charity
17. Action for Refugees in Lewisham	Lewisham	Grassroots charity for refugees / aiming at relieving poverty and isolation / education / family support services / access to emergency supplies / advice service / cookery class / Rainbow Club for children
18. Lewisham Foodbank	Lewisham	Helping local people in crisis / receiving food donations and distributing them to people in need
19. Good Shepherd's Church	Lee Green	Anglican church / inclusive church / different events every month e.g. fair-trade bake off in February 2018
20. Baldwin Gallery	Lewisham	Art Gallery / representing contemporary artists specializing in Canadian First Nations art / music events / performances
21. WAR Gallery	Lewisham	Art Gallery/

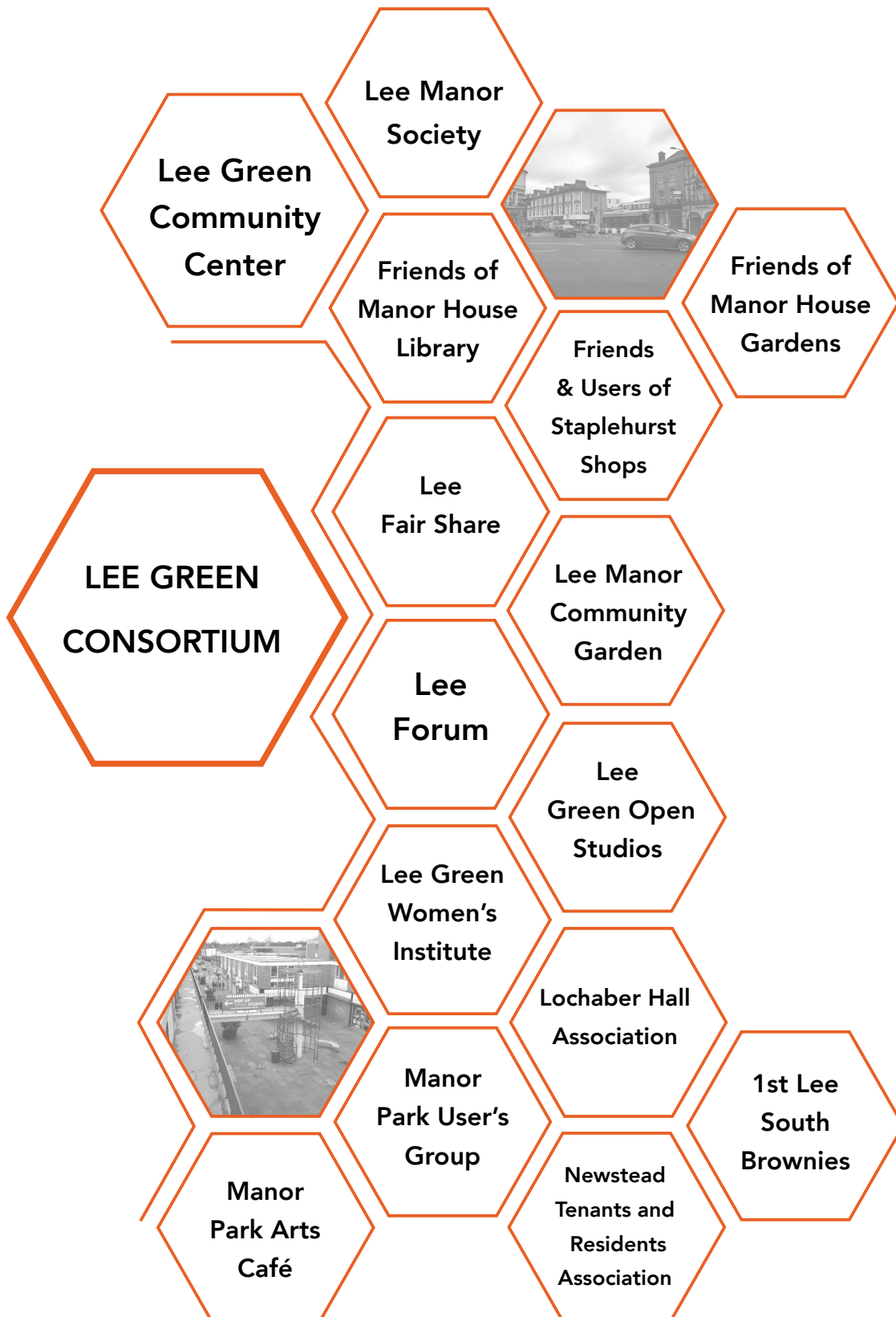


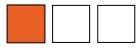
Understanding the stakeholders

Our approach is grounded in the ideals of situated practice, and as such we tried to understand as much as possible the context of Lee and the different dynamics that shape it. We envisioned our interventions as representations of “what is already there”, bringing to the front what we understood as the foundation of Lee Greens’ community: the network of charities that, despite the withdrawal of the public sector and the lack of resources, operates towards the benefit of certain marginalized groups.

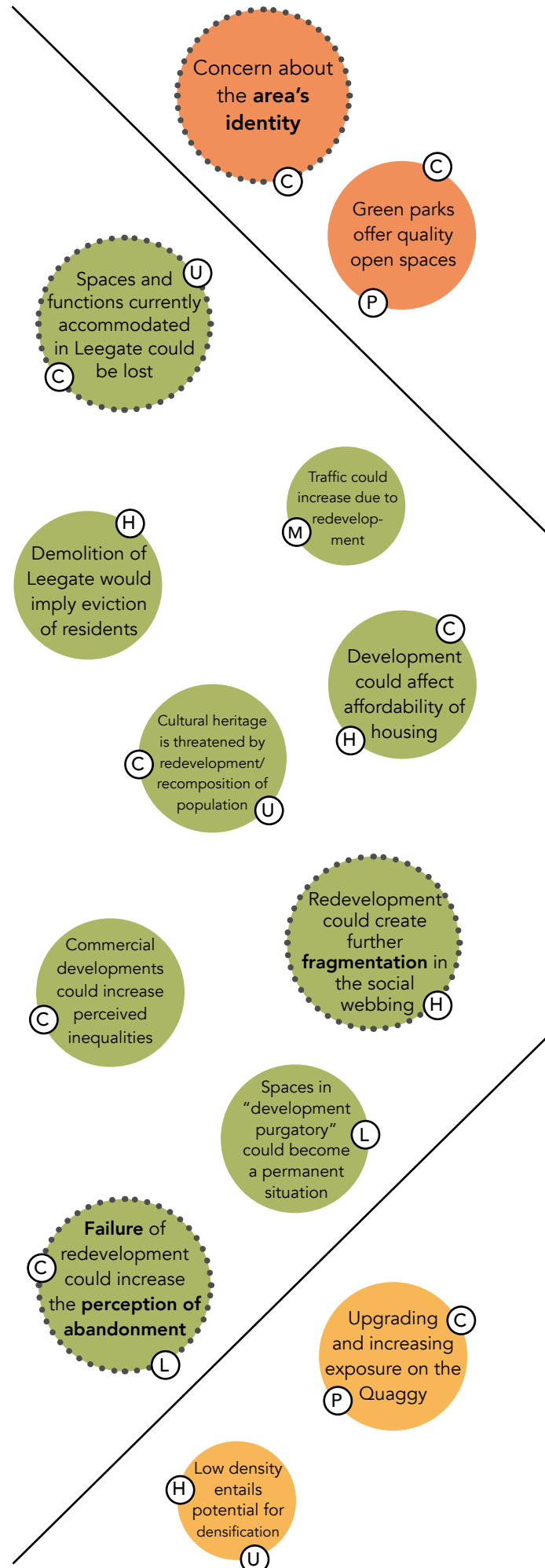
This multi-layered reading of the area was gained through some fruitful visits to Lee and conversations with several community and charities members. More important than understanding the context, these conversations made it possible to extract the needs and future visions of (some of) the present organizations. Our aim is to enhance the discussion among the already existing actors in order to first, make sure that the current network is open to the continuous process of revision and inclusion and second, to challenge the traditional charities’ financial mechanisms, opening up the conversation for long-term sustainable alternatives.



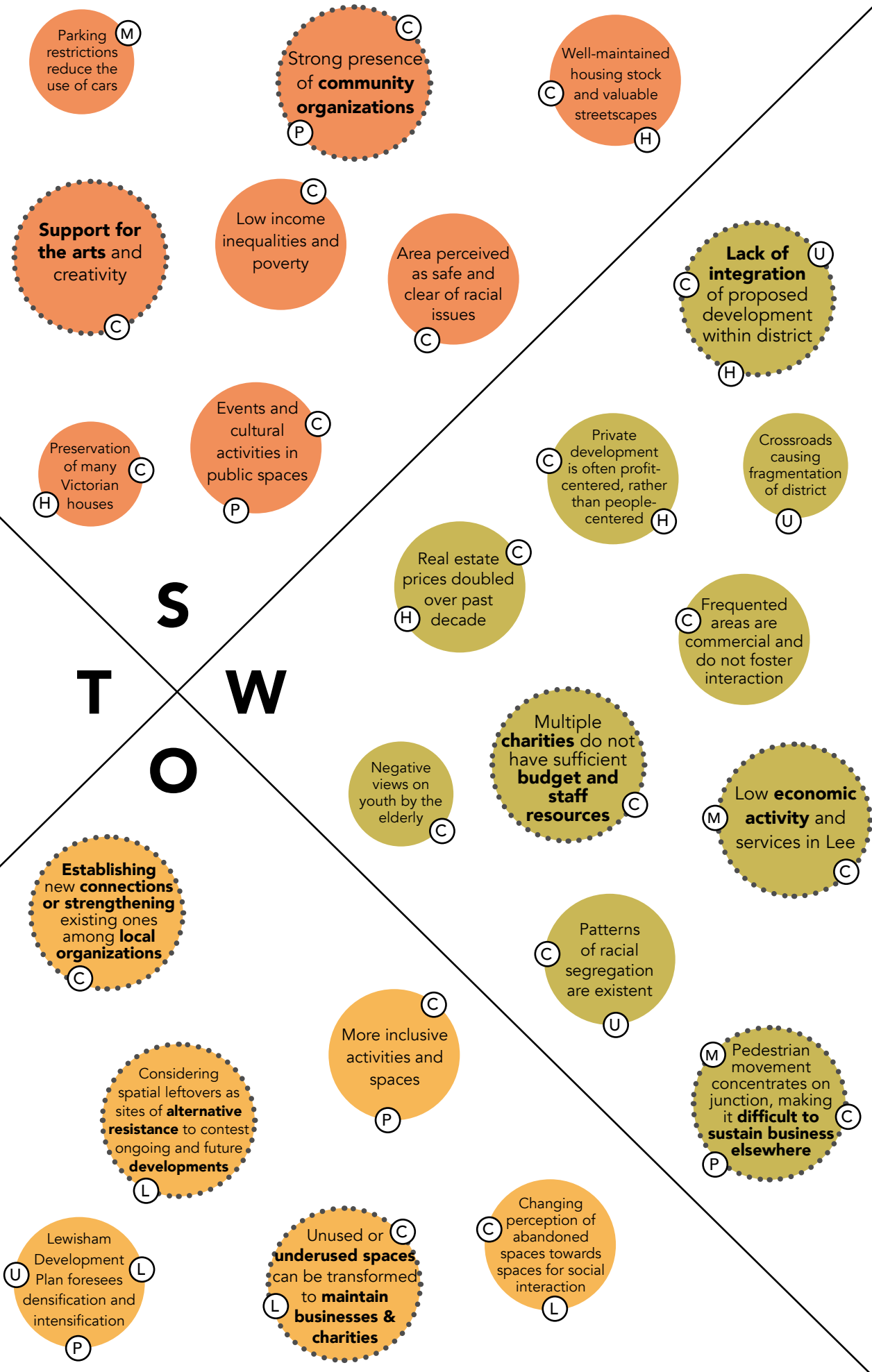
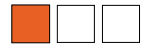


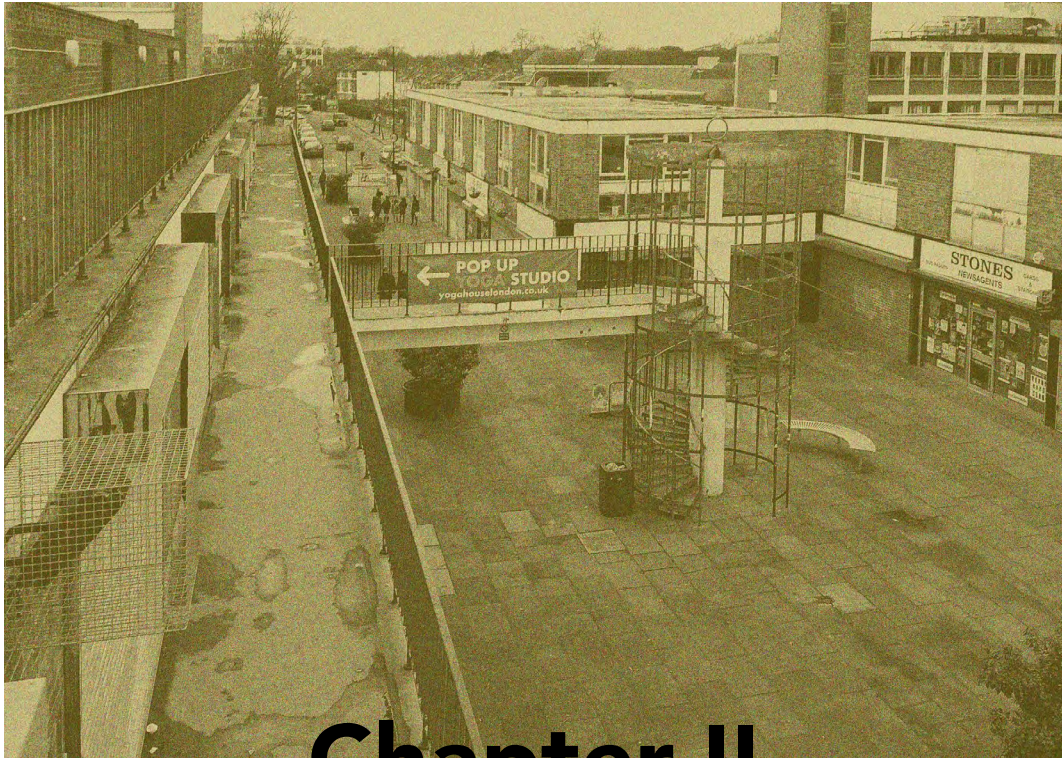


S . W . O . T . a n a l y s i s



- (H) Housing and Dwelling
- (U) Urban Fabric and Landmarks
- (P) Open and Public Spaces
- (L) Leftovers and Thresholds
- (C) Cultures and Economies
- (M) Infrastructure and Spaces for Mobility

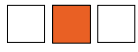




Chapter II

Visions for Lee Green

Principles and Guidelines





Theoretical Framework

Lee is an example of a wider transformation process in London, one that in a cyclical fashion utilizes and leads to the privatization of space, enclosure and the erasure of the commons, as well as a number of unintended consequences of development, all happening within a repeated development cycle, leaving space in a development purgatory, where its status, use, and identity are not clear (Sevilla-Buitrago, 2015).

Understanding how this process is the sustained and how is it countered; the concept of the post-political condition can be of use (Swyngedouw, 2011). The post-political condition of the city, based on Rancière's conceptualization of politics, is one where the public sphere as political proper is evacuated of its political dimension. As such, the urban as a political space that allows for the emergence of dissensus is depoliticised, compromising its potential of opening up the "spaces of possibilities" towards more inclusive urban trajectories (Swyngedouw, 2011, p. 14). In this process apparatuses of experts are utilized to designate space as dead and lacking life, in need of revitalization, with the life there seen as unfit, developing the new revitalization as stage sets, pieces for consumption and spectacle, devoid of the politics proper and dissensus (Jacques, 2011).

If dissensus can be seen as the catalyst for opening up spaces of possibilities towards inclusive urban futures, then this can allude to the introduction of new forms of life, images, subjects, and uses that do not belong to the existing order (Boano & Talocci, 2014). In doing so, resisting the assumptions about and the assigned order of spaces and subjects, unlocking new modes of politics, or what is referred to as the "redistribution of sensible" (Rancière, 2010).

This process of resisting the assigned order of spaces and bodies can be seen as twofold: on the one hand through dissensus opening up new possibilities, while on the other simultaneously

allowing for the conditions of those possibilities to emerge in an equitable manner. As such, a discussion of recognition and redistribution can be seen as necessary for those possibilities' fruition. Therein, recognition of difference and material redistribution are working together rather than in opposition, allowing for difference to emerge, while at the same time examining how that difference relates to access to material and immaterial resources, with recognition and redistribution seen as precursors to the ability to participate is social and political life, being a part of a truly political community (Fraser, 2000).



Lee Forum



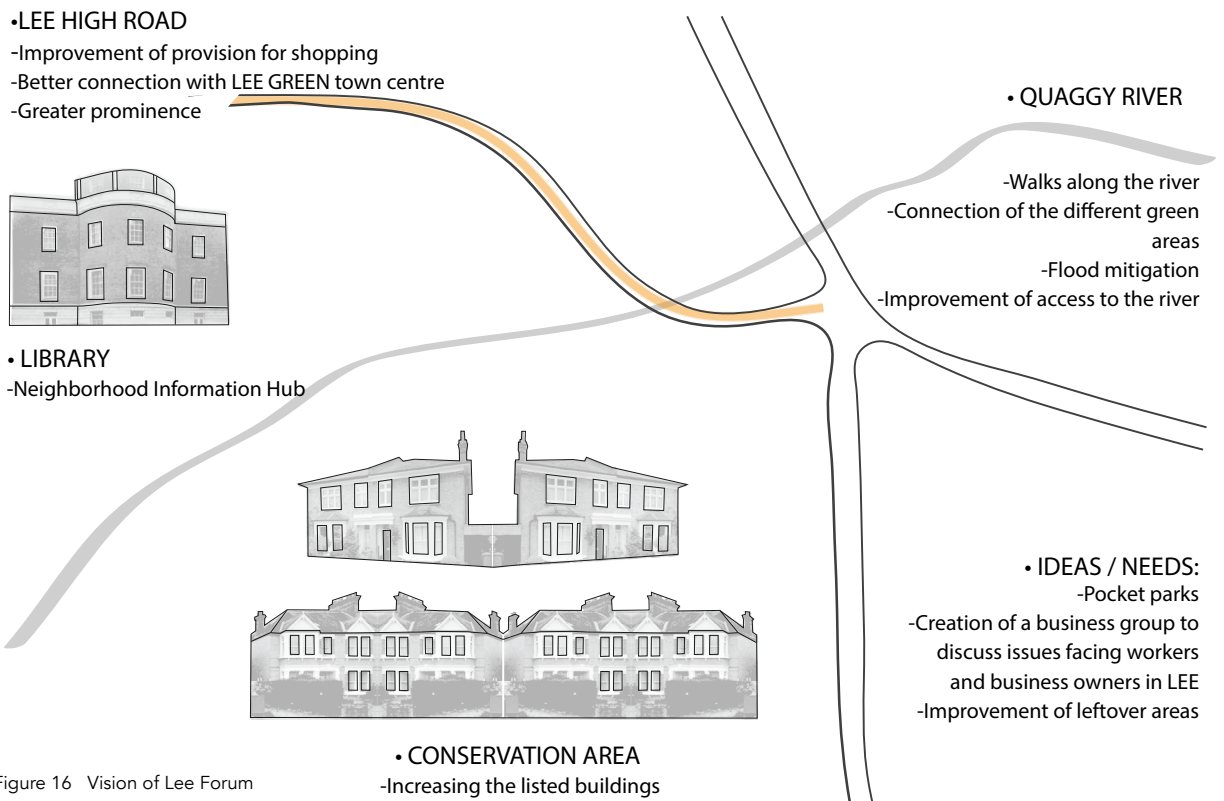
Figure 15 Assembly of Lee Forum (facebook.com/leeneighbourhoodforum/)

PROJECTS / AREAS OF EXPERTISE

- Survey and community consultation
- Community mapping
- Community walks
- Tag the map (coming soon)
- Open source

EXISTING PARTNERSHIPS

- The Lee Manor Society
- Lee Green Local Assembly
- Lee Fair Share
- The Users and Friends of Manor House Library



Lee Community Center



Figure 17 Youth Summer Club (ourhithergreen.com)

PROJECTS / AREAS OF EXPERTISE

- Leegate Redevelopment working group
- Youth activities
- Sewing and Knitting group
- Computer classes
- Seniors' exercise, Tai Chi, dance

EXISTING PARTNERSHIPS

- Lee Green Assembly
- St Modwen

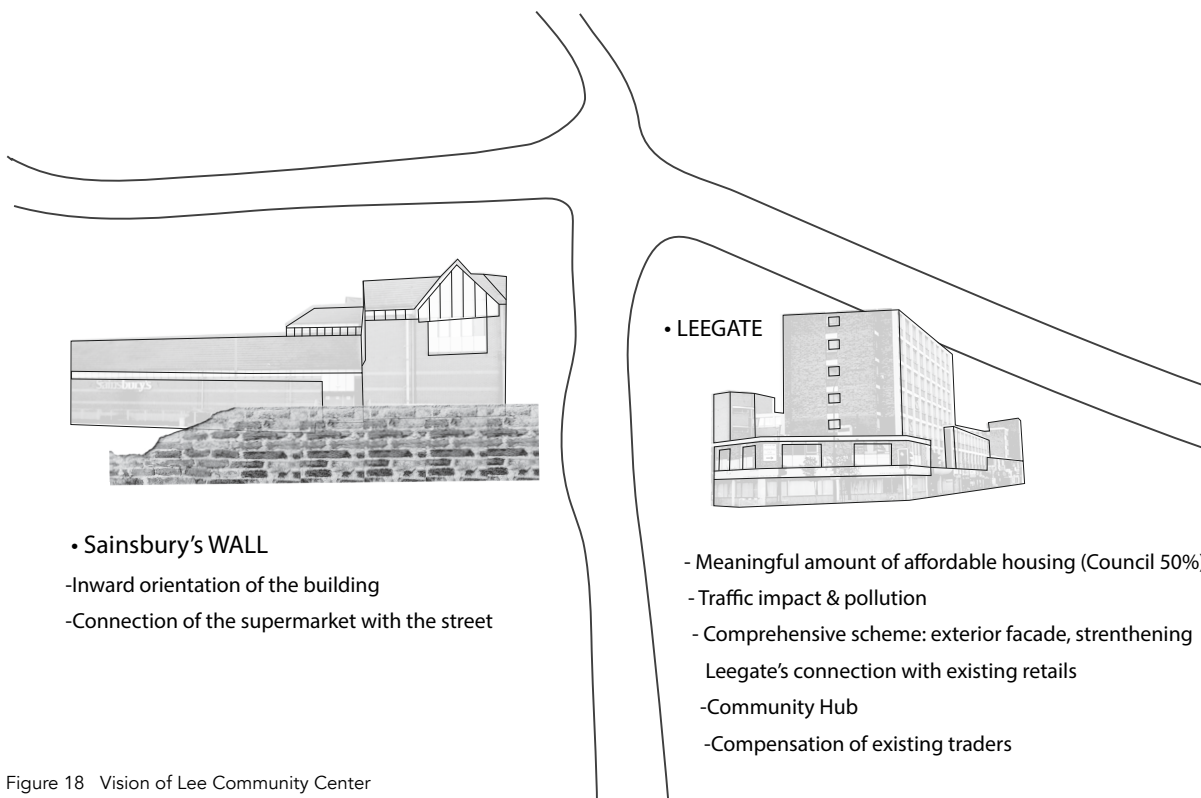


Figure 18 Vision of Lee Community Center



Lee Manor Society



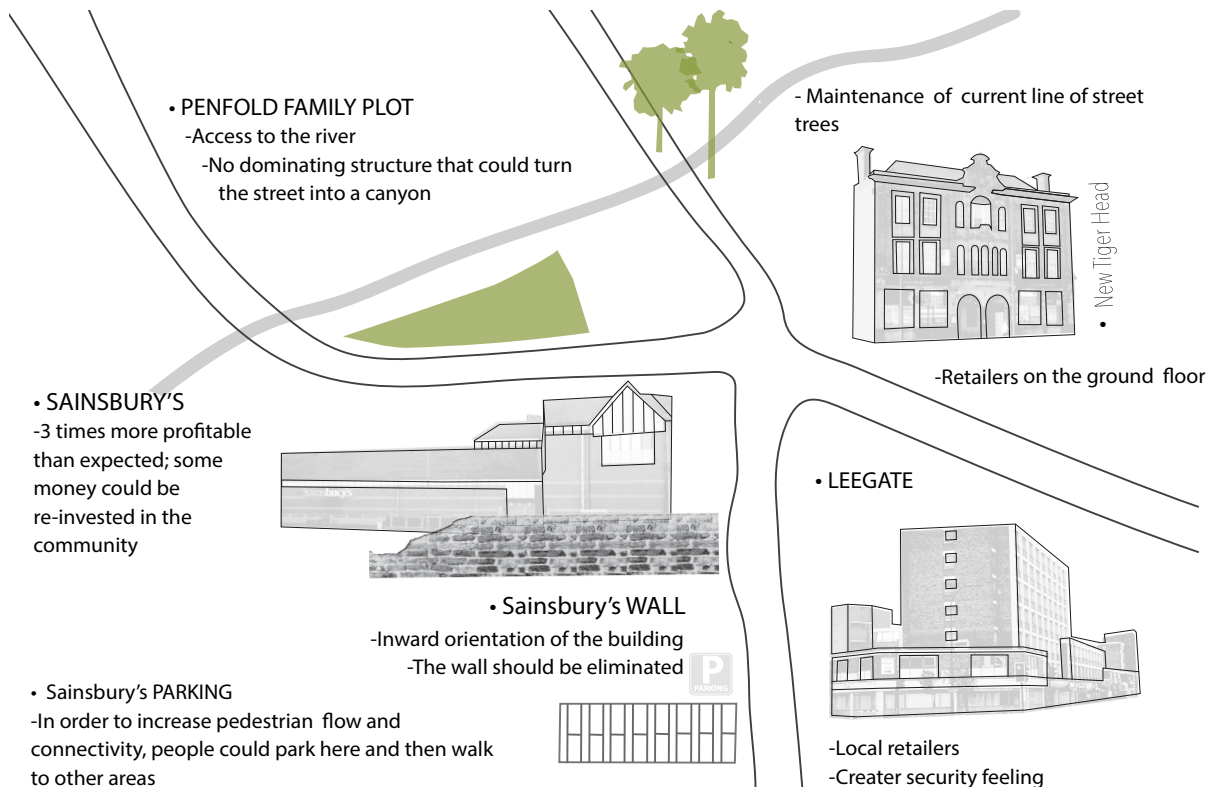
Figure 19 Lee Manor Community Garden (facebook.com/LewishamGardens/)

PROJECTS / AREAS OF EXPERTISE

- discussion on conservation area
- planting trees
- recycling
- community gardens
- planning

EXISTING PARTNERSHIPS

- Lee Manor Community Garden
- Lewisham Council





Deaf is Cool



Figure 21 Workshops and classes at Deaf Is Cool (facebook.com/pg/deafiscoolapparel/)

PROJECTS / AREAS OF EXPERTISE

- Sign language classes
- Exhibitions
- Advocacy and awareness

EXISTING PARTNERSHIPS

-none-

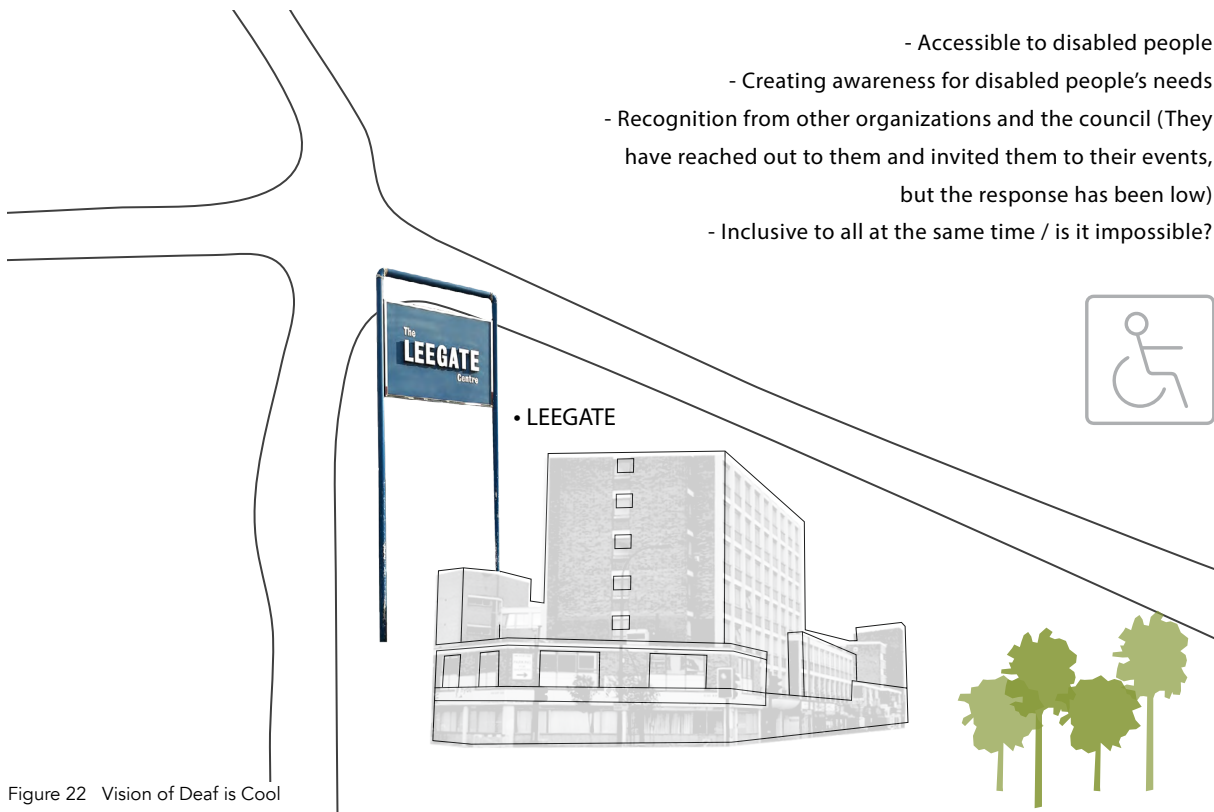


Figure 22 Vision of Deaf is Cool



Arts Network



Figure 23 Working space in Arts Network (artsnetwork.com)

PROJECTS / AREAS OF EXPERTISE

- Installations/ Exhibitions
- Gallery Events
- Craft Fairs & Stalls
- Teaching Workshops
- Lee Green Open Studio

EXISTING PARTNERSHIPS

- Lewisham Council
- Artful Pelican
- **WAR Gallery**
- Manor House Library
- Good Shepherd's Church





Artful Pelican



Figure 25 Entrance of Artful Pelican (artfulpelican.com)

PROJECTS / AREAS OF EXPERTISE

- Working with homeless people
- "Park Bench" studio
- Art exhibitions
- Events

EXISTING PARTNERSHIPS

- Arts Network



Figure 26 Vision of Artful Pelican



Soul Refresh



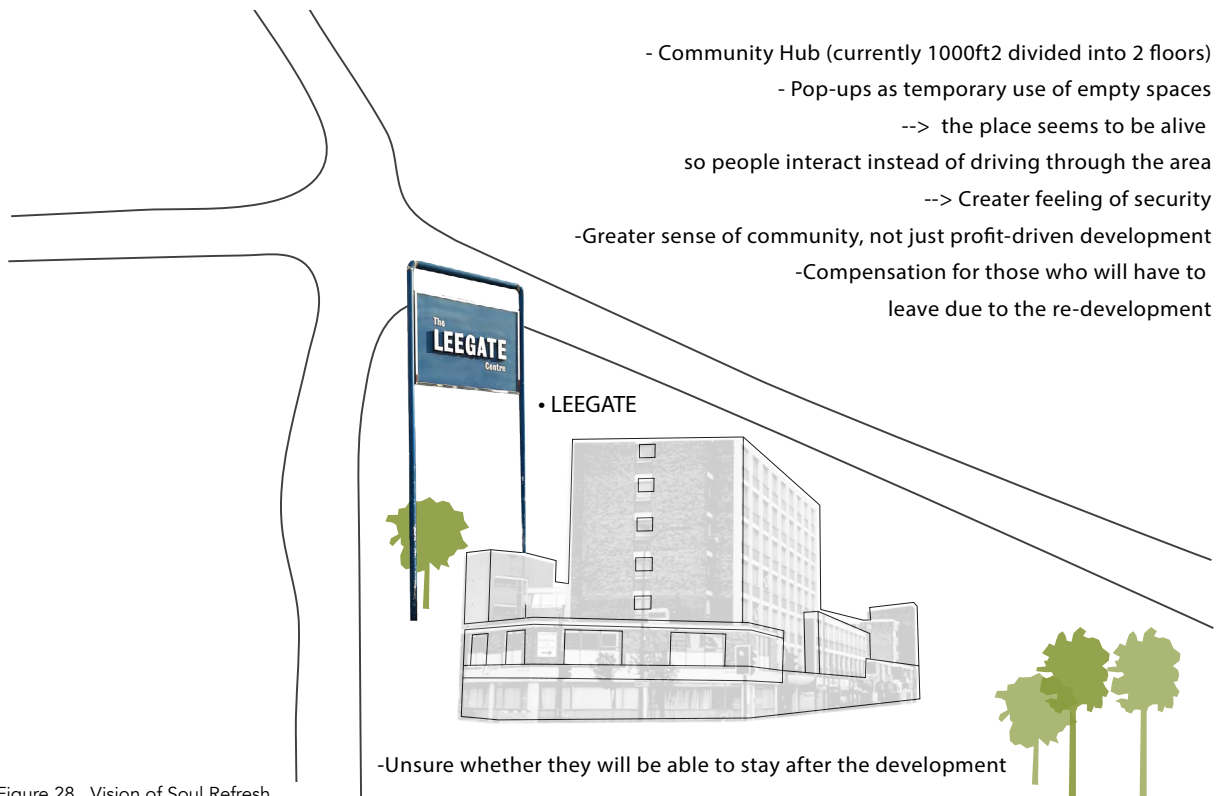
Figure 27 Community Fun Day 2016 (facebook.com/soul.refresh.uk/)

PROJECTS / AREAS OF EXPRETRTISE

- Community café
- Hosting trainings & workshops
- Christmas lunch for Community Centre & the homeless
- Community "Fun Day" (annually)

EXISTING PARTNERSHIPS

- Lee Forum
- Lee Manor Society
- Lee Green Lives
- Lee Green Community Network



Old Tiger's Head



Figure 29 View of the pub from across the street

PROJECTS / AREAS OF EXPERTISE

- Become a family oriented space
- Work with local charities and fund-raisers

EXISTING PARTNERSHIPS

-none- The new manager has only been there for a week.



Figure 30 Vision of Old Tiger's Head

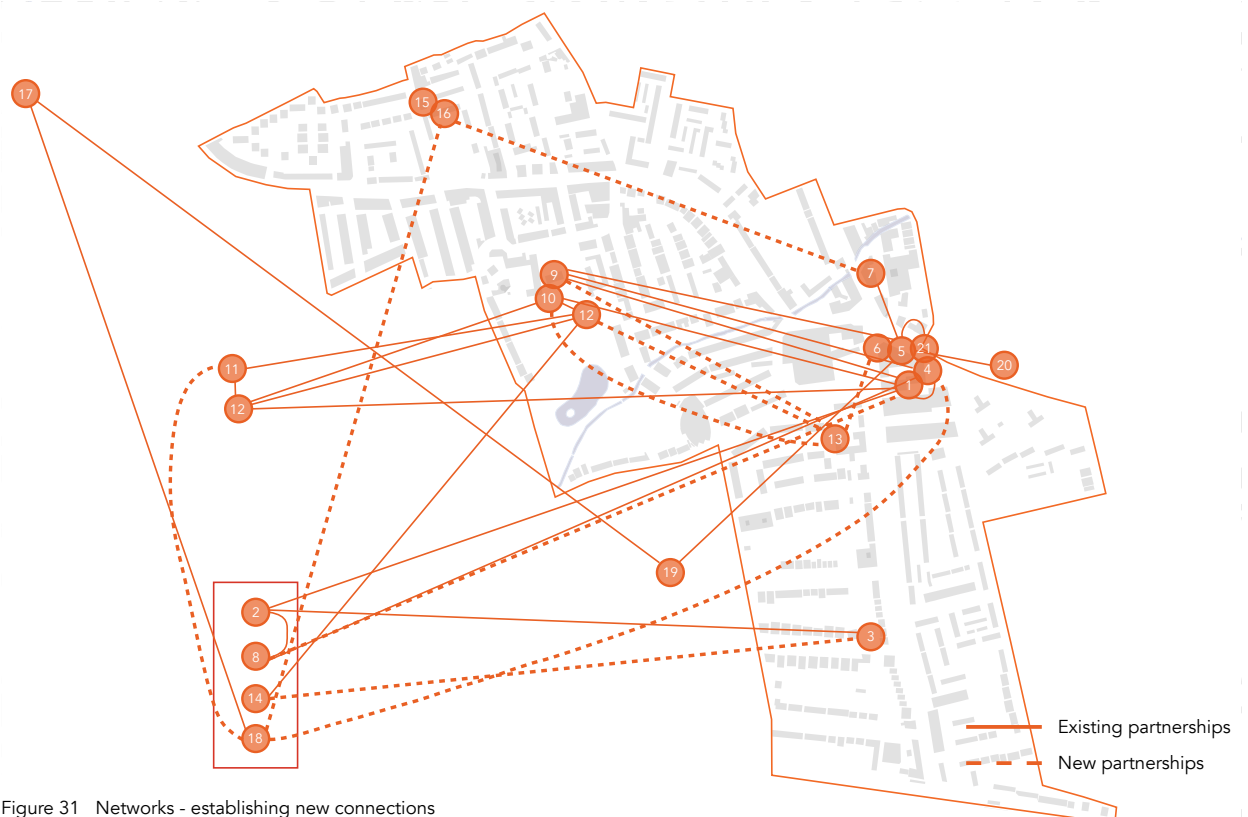


O u r V i s i o n

The staging and framing of the urban transformation in Lee is currently envisioned to be one of densified commodification; a vision that is portrayed to be out of consensus, an inevitable path that is simultaneously depoliticised by the developers, yet immensely political in its trajectory and implications. Contesting this vision of Lee requires a different framing of transformation, one that is already manifesting in different fragments of opposition and alterities. Those fragments constitute their own visions, some contradictory, some completing each other, and it is through this difference that we envision a process of transformation through resistance induced by dissensus.

Manifesting this dissensus requires a (re)distribution of time, space, and experience, through which other previously unexperienced possibilities are introduced, bringing what was once unseen, unheard, and unspoken to the forefront. Through interventions that encompass

both communication and materiality, the introduction of **subjects** that were once excluded into spaces they are deemed unfit to use; material **objects** that defy their pre-constituted use and functionality; **networks** that challenge the assumptions of hierarchical forms and connections; **speech** and voices of the other as a legitimate partner; and finally, **aesthetics** that can be seen as a delimitation of space and time, framing politics itself at the core of experience and the senses.



30 Figure 31 Networks - establishing new connections

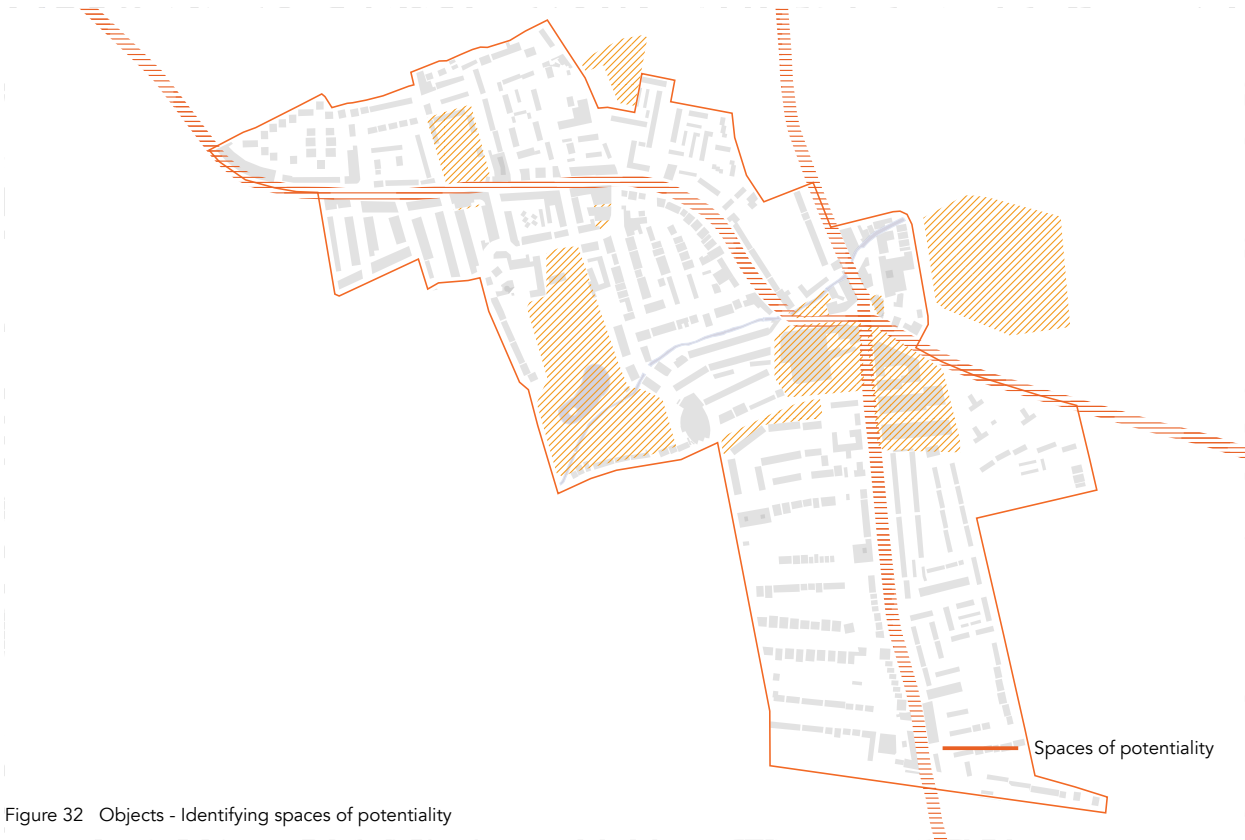
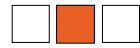


Figure 32 Objects - Identifying spaces of potentiality

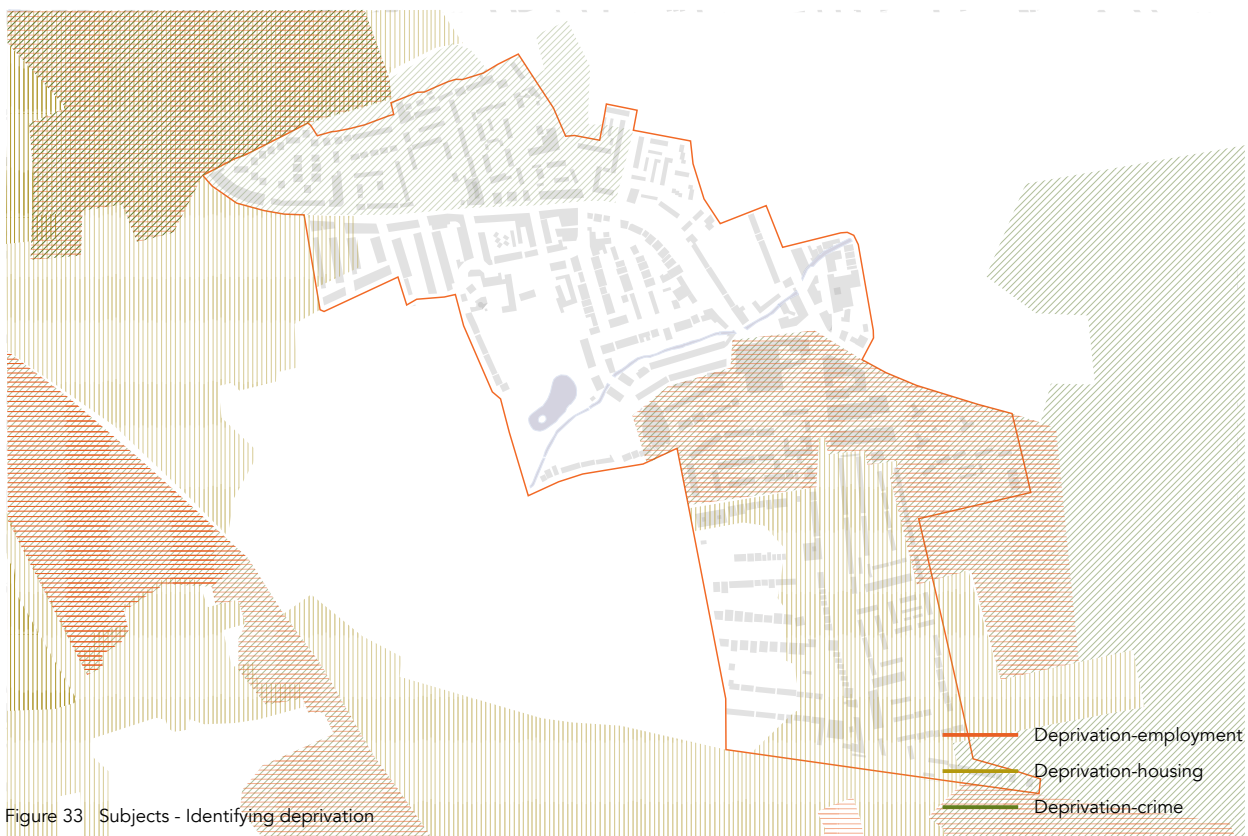


Figure 33 Subjects - Identifying deprivation



Figure 34 Aesthetics - Perception of spaces



32 Figure 35 Speech - Relation to Council

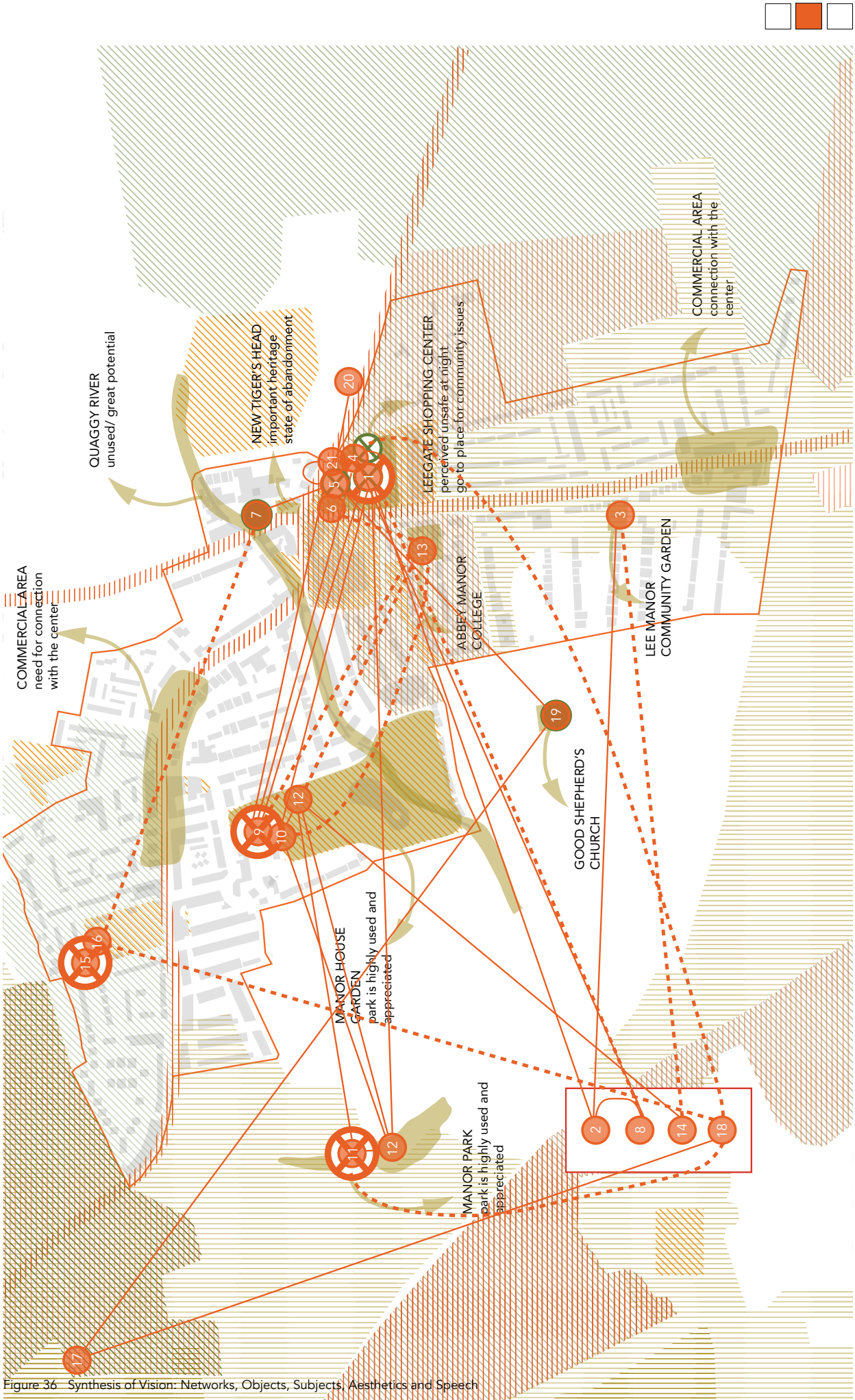


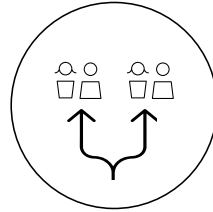
Figure 36 Synthesis of Vision: Networks, Objects, Subjects, Aesthetics and Speech



V i s i o n

P r i n c i p l e s

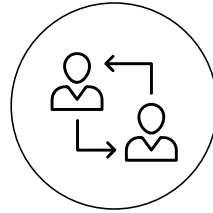
GOAL
 Politicization of Space



DISTRIBUTIVE JUSTICE

O B S T A C L E S
 From Spectacle for Consumption, to Social Space

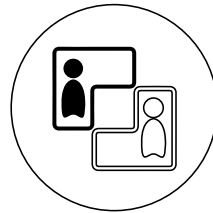
O B S T A C L E S
 Emancipating Bodies and Space of their Assigned Order



ENCOUNTERS AND INTERACTIONAL JUSTICE

H O W
 Design for Dissensus

H O W
 Variety of Objects, Networks, Uses, Images, Voices, and Subjects



RECOGNITION AND DIFFERENCE

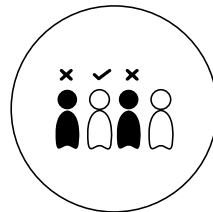
R E S U L T S
 Experience in Space

R E S U L T S
 Places of Encounter

R E S U L T S
 Transgressing Thresholds

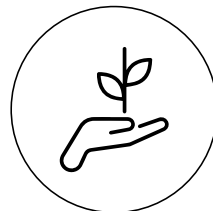


SOCIAL AND URBAN CARE

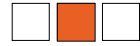


PROCEDURAL JUSTICE AND COLLECTIVE DECISION MAKING

GOAL
 Collective Resistance



ECOLOGY AND ENVIRONMENTAL PROTECTION



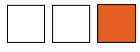
Guidelines

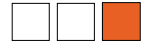
- Enabling profit circulation mechanisms
- Supporting the local economy
- Enhancing territorial distribution of services
- Ensuring access to urban resources
- Initiating inclusive design process
- Collectively managing community spaces
- Ensuring affordability of community spaces
- Reuse of leftover spaces and abandoned buildings
- Creating spaces with use flexibility
- Ensuring intersectional inclusivity
- Establishing horizontal decision making structures
- Enhancing urban connectivity
- Recognizing multiple identities
- Removing barriers that prevent marginal groups from engaging
- Ensuring access of non-able bodies/individuals in need of care
- Providing access to care givers
- Collective maintenance of space
- Improving and protecting natural ecology
- Ensuring access to information and knowledge sharing
- Connecting existing networks
- Using existing networks to create community plans



Chapter III

Intervention Sites and Design Responses



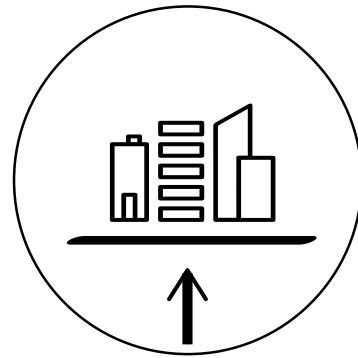


Scale of Design Interventions

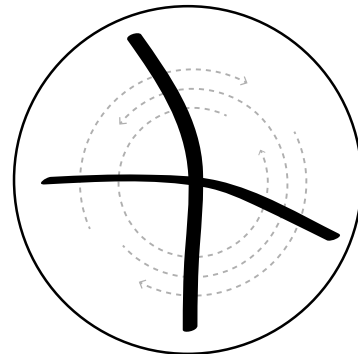
Our interventions are structured in three different scales of operation, the "sites", as specific plots undergoing development or expected to do so; the "center", which we defined as the core of Lee extending beyond the junction; and finally the "district" as the wider area of Lee, within Lewisham and London. Each intervention illustrates a possible progression in time, divided into three stages that follow the short-term, mid-term and long-term visions.

Every intervention also makes explicit the principles that were set up above, as well as the actors that could be involved at present, and the ones that could integrate with time.

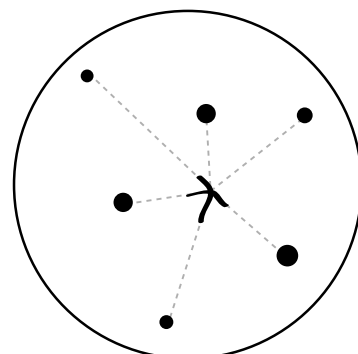
THE SITES

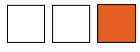


THE LEE CENTER



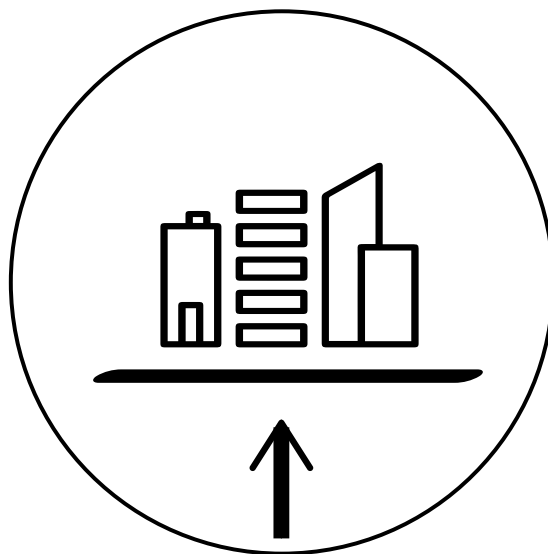
THE DISTRICT



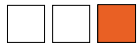


THE SITES

-development-



On this scale we focused on the sites that are currently or will undergo a development process: Leegate, Sainsbury's and Vauxhall Garage. The aim is to critically examine the current plans (based on the documents that some of the organizations provided, including: Lee Forum, Lee Green Lives, and Lee Manor Society), to understand the consequences for the neighborhood, and provide an alternative that can contribute to a more equitable development.



Densification & Social Housing

According to the London Plan, the council of Lewisham should be able to provide 1,385 new housing units between 2015-2025. Lee Green accounts for 5% of Lewisham, which means that 700 new units should be created over the following 10 years within the neighborhood.

The current plans for Leegate include 390 units. We have estimated that 200 more could be created by densifying the site across the road (where Sainsbury's is currently located). Therefore, there is a mismatch of 110 units (15%) that should be accommodated in different areas.

We consider the affordability of those units as one of the main issues the different groups within the community should lobby for. We have taken the Citizens Housing Manifesto as a reference; advocating for social rent as the main source of affordable housing, that rent should be linked to the average council income rather than market rates, on the principle that Londoners should

PRICIPLES



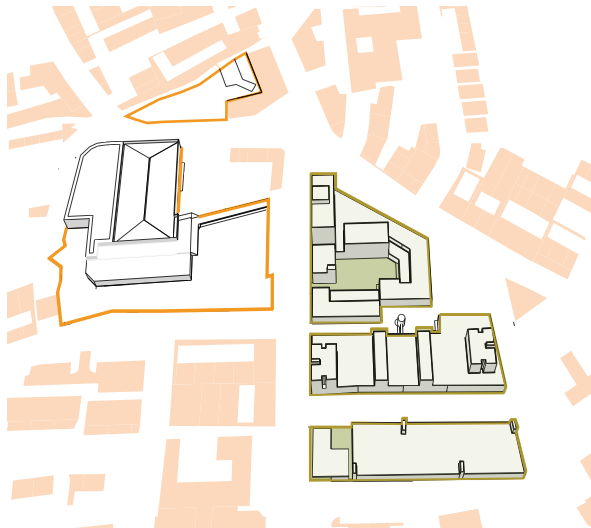
TARGET

- provision of the needed social housing
- higher community lobbying capacity

ACTORS

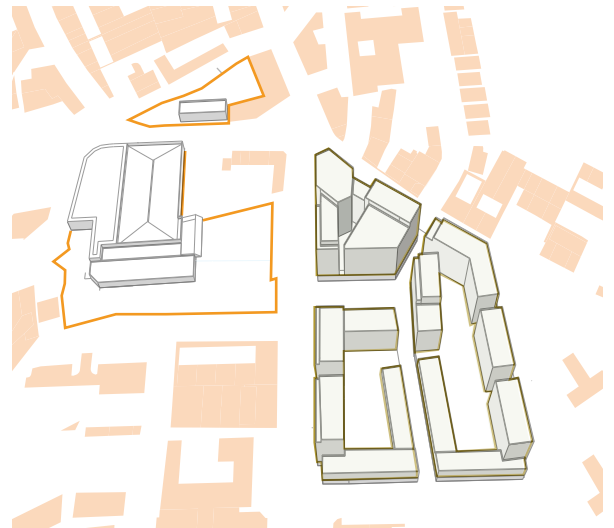
- Lee Manor Society
- Lee Forum
- Lee Green Lives
- Lee Assembly as unified community

STAGE I



- Currently there is a lack of 700 units that need to be created in the area

STAGE II



- According to the current plans for Leegate, 390 new units will be created, equivalent to 55% of the total demand

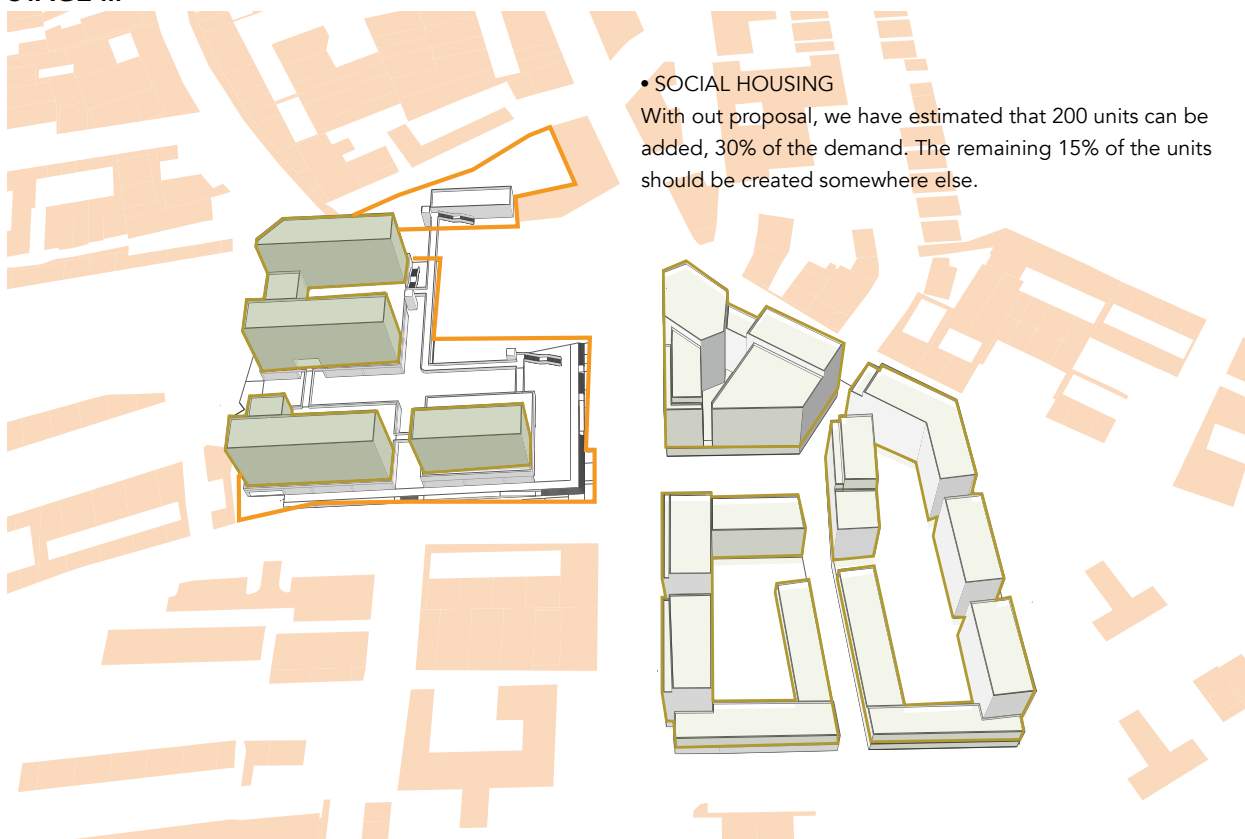
never spend more than 1/3 of their income. Based on this report: 50% of the units should be affordable renting units, 70% of those for households within the 25% lowest income and the remaining 30% for those between the 25-50% lowest income; in addition at least 30% should be 3-bedrooms.

In order to succeed, the Lee Assembly could increase its connections with the existing housing associations operating within Lewisham, mainly: Housing Action Greenwich & Lewisham (part of the Radical Housing Network), Lewisham Affordable Housing Group, Lewisham Homeless Forum, Lewisham Tenants Fund, Regenter B3 and South East London Housing Partnership. Additionally, the attitude of the council towards social housing is supportive, as it can be seen on their planning strategies: "The Council will seek the maximum provision of affordable housing with a strategic target for 50 per cent affordable

housing from all sources." Considering the council's commitment and their role in approving development plans, we want to capitalize on this opportunity to increase the leverage capacity of the community(s).

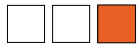
Finally, the establishment on a communal committee that advise on housing rights can aid in future developments. They can be hosted within the HUB and their contact should be on the website (see following relevant strategies).

STAGE III



- SOCIAL HOUSING

With out proposal, we have estimated that 200 units can be added, 30% of the demand. The remaining 15% of the units should be created somewhere else.



Charities' HUB

Different communal and non-profit organizations operate in Lee. While they fill in a necessary role due to the withdrawal of the welfare state, they can also have a bigger role in collective action in regards to issues like development. Currently a number of those organizations will be moved from Leegate; as such, having a collectively managed space to host them can be of value.

After identifying and interviewing the different organizations, we understood that the required space would be:

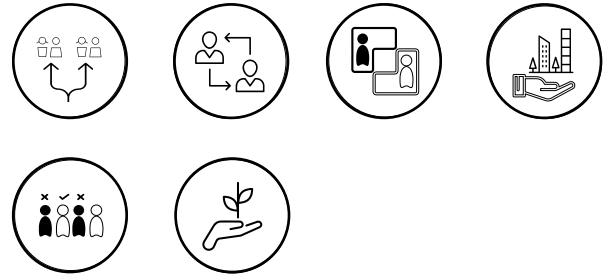
2 meeting rooms	2x50 m2
2 multipurpose room	2x100 m2
1 classroom	100 m2
1 studio	100 m2
1 café (kitchen and dining room)	100 m2
TOTAL	600 m2

Currently the development plans only provided 280 m2 to be used as a community space. This space will need to be doubled, either within the new Leegate development, or temporarily on empty or leftover sites.

Finally, this space should be developed according to the following principles of accessibility:

1. Physical accessibility will necessitate that the space is in the ground floor.
2. Anyone should have access to participate in the governance and use of the space.

PRICIPLES



TARGET

- Guarantee the long term sustainability of the different charities
- Integration of mutual care of different community groups

ACTORS

- Lee Green Lives
- Soul Refresh
- Arts Network
- Deaf is Cool
- Lee Manor Society
- ...

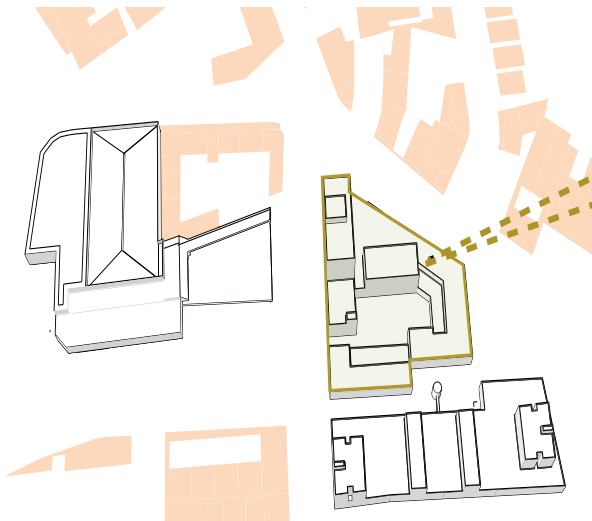
ACTIVITIES

- Social housing information point
- Lee Assembly information point
- Affordable food
- Selling point for local community gardens
- Entrepreneurship and employability workshops
- Activities organized by the different charities

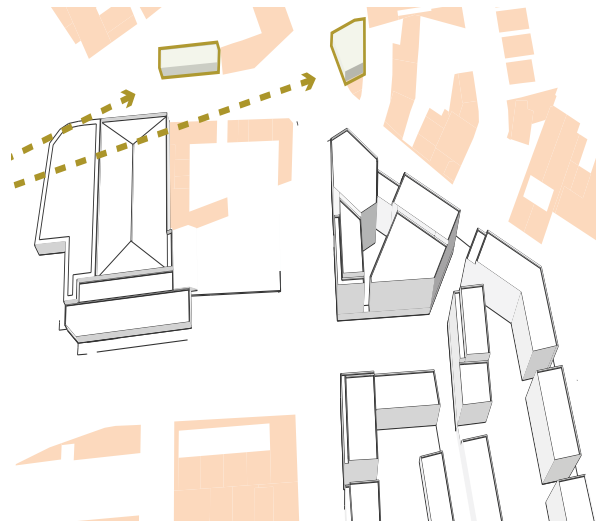


Figure 37 Temporary location of the HUB, before the development of Sainsbury's site.

STAGE I



STAGE II



- Leegate currently host many non-for-profit organizations that might have to stop operating because of the development.

- During the development of the two sites (Leegate and Sainsbury's) those organizations can temporary located in the Vauxhall garage site, with some activities happening in the New Tiger's Head.

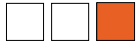
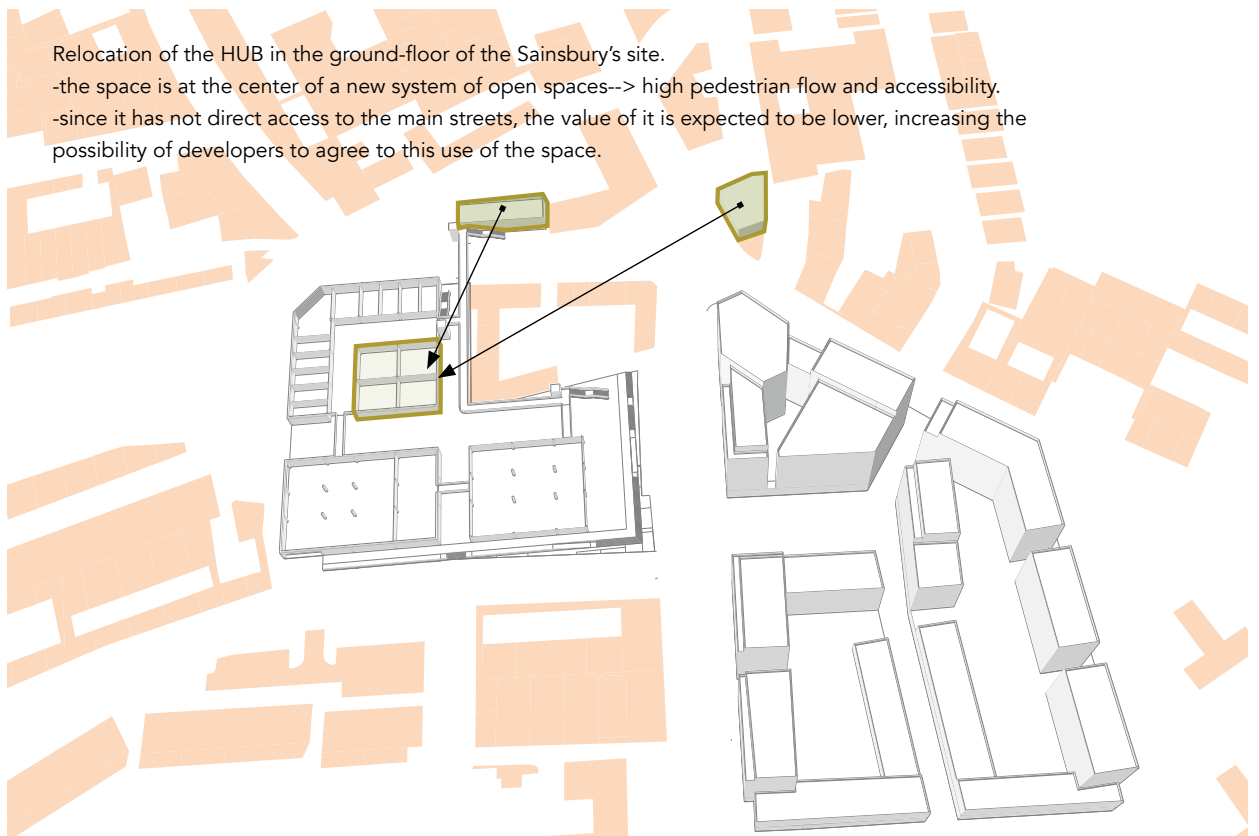


Figure 38 Final location of the charities and community HUB.

STAGE III

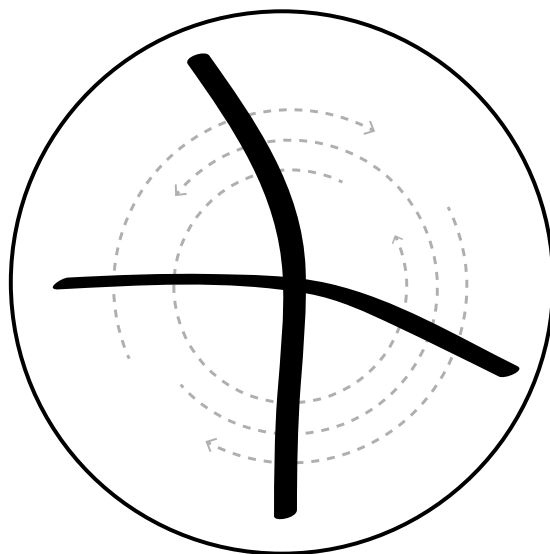
Relocation of the HUB in the ground-floor of the Sainsbury's site.

- the space is at the center of a new system of open spaces--> high pedestrian flow and accessibility.
- since it has not direct access to the main streets, the value of it is expected to be lower, increasing the possibility of developers to agree to this use of the space.

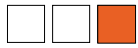


THE CENTER

-circulation-



On this scale, we focused on improving the circulation and connectivity among the the different sites seperated by the junction. We want to understand the motivation of the different existing flows in order to analyse how the changes introduced by each stage of the development process would affect them, to then prioritise and protect those who we view to be more beneficial in the long run through our design and the connection of the different spaces, leading to more social encounters.

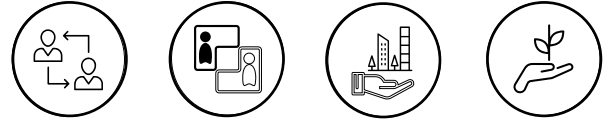


Open Spaces

In order to increase the connectivity of the different sites, it is important to create a complementary system of public spaces, with the capacity to attract the different users in the area.

Public spaces are not merely spaces for gatherings, they do serve a social and a political role that extend beyond the assumed parameters of publicness, having an impact within the private spheres of life, with the dichotomy between the two being blurred. Additionally, public spaces can work as a catalyst for encounters between different actors, introducing new possibilities, transgressing previously upheld thresholds, and facilitating the mobilization towards more equitable development trajectories.

PRICIPLES



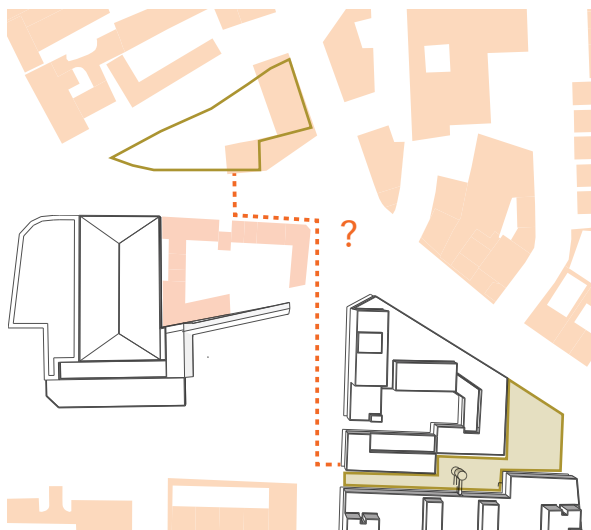
TARGET

- Greater connection among the different open spaces
- Facilitating encounters between residents

ACTORS

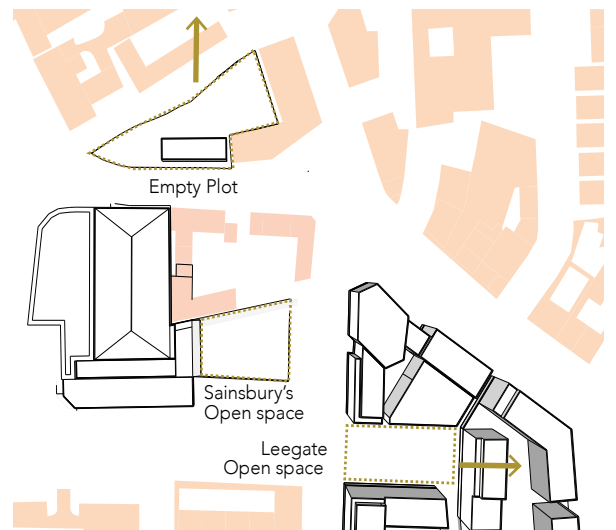
- Stores located on the ground-floor of the different development sites
- Residents
- Charities

STAGE I



- Currently there is not a clear system of open spaces: the one of Leigate is perceived as unsafe by the community, the wall isolates Sainsbury's site and there is not access to the Quaggy river

STAGE II



- The first step would be to open the access to the river, to demolish the upper part of the wall so there is visual connectivity between the street and the site, and to use the backyards of the northern part of the site as open space

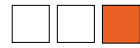
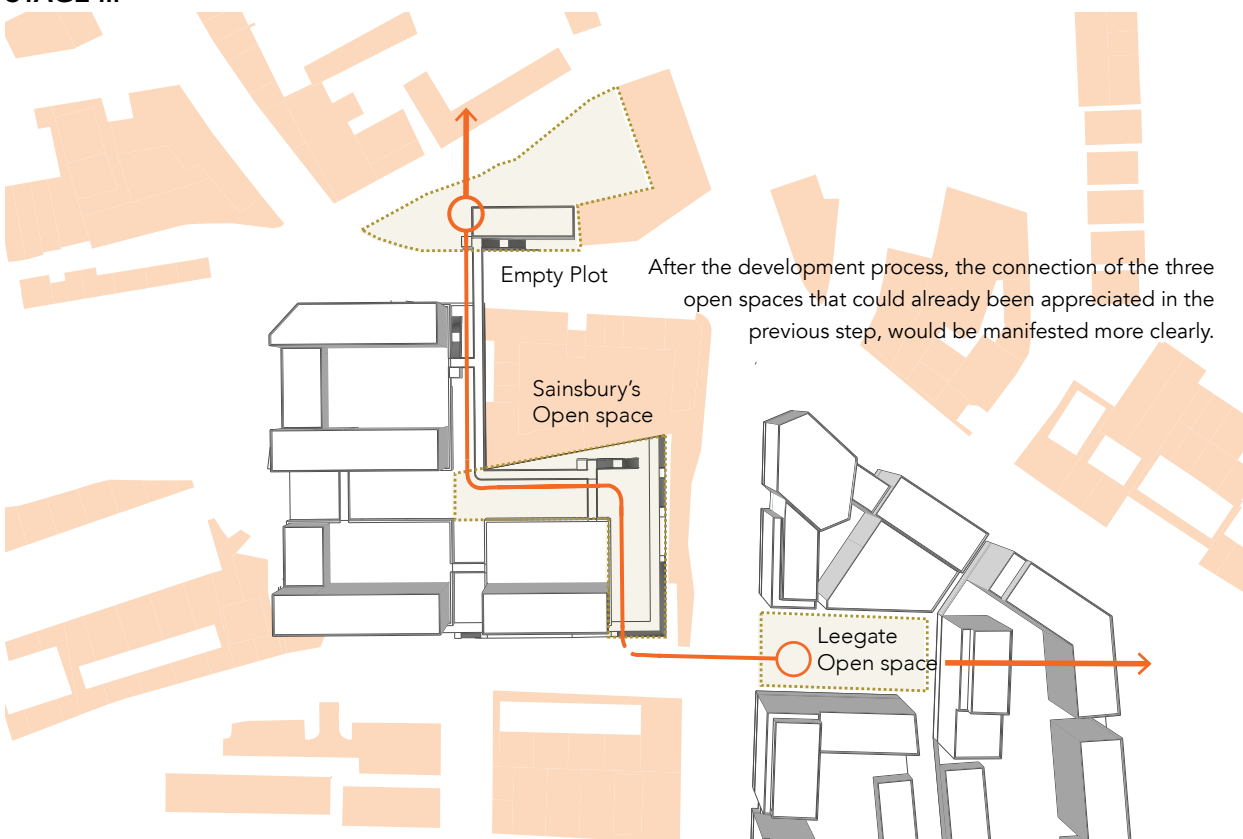
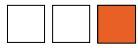


Figure 39 Temporary situation, open space created with the partial demolition of Sainsbury's wall.

STAGE III





Ground floor (re)Organisation

The changes on the ground floor introduced by each of the development processes will influence the circulation of vehicles and pedestrians around the junction. With the current state reducing possibilities of social and physical connectivities; however in the medium and long term changes to the organisation of form in the different sites, as well as the creation of new paths can enhance the circulation.

Additionally, those change in flows could have a positive impact on the small shops and restaurants and the open spaces.

Legend - Circulation

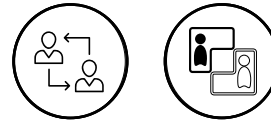
- Pedestrian movement (ground floor)
- - - Pedestrian movement (first floor)
- Car movement
- - - Service car movement
- B Bus bay

STAGE I



- Pedestrians - currently the main flow is connected to Sainsbury's
- Vehicles - the congestion of the junction is noticeable

PRICIPLES



TARGET

- Increase circulation of different users
- Better connection private stores and open spaces
- Reduction of motorized modes of transport

ACTORS

- Stores located on the ground-floor of the different development sites
- Residents
- Charities

STAGE II



- Pedestrians - the partial demolition of the wall and the connection with the river will increase the flow among the three open spaces

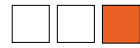
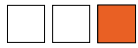


Figure 39 Final vision of one of the internal streets of the developed sites

STAGE III





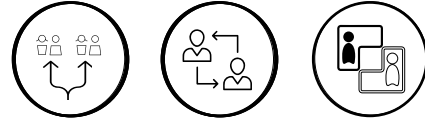
Art Galleries & New Tiger's Head

One of the most remarkable characteristic of the area around the junction is the presence of numerous art galleries, which act as an attraction mechanism for many residents of Lee. And more importantly, their involvement with marginal groups within society (disabled, homeless..etc) provides necessary services and spaces of refuge.

The New Tigers Head is located in the middle of this art galleries' network. The space is currently empty, but, due to its privileged position, it seems reasonable and feasible to envision its transformation into a cultural venue.

In this section, we want to analyse possible uses of the New Tigers Head during the different phases of the development process.

PRICIPLES



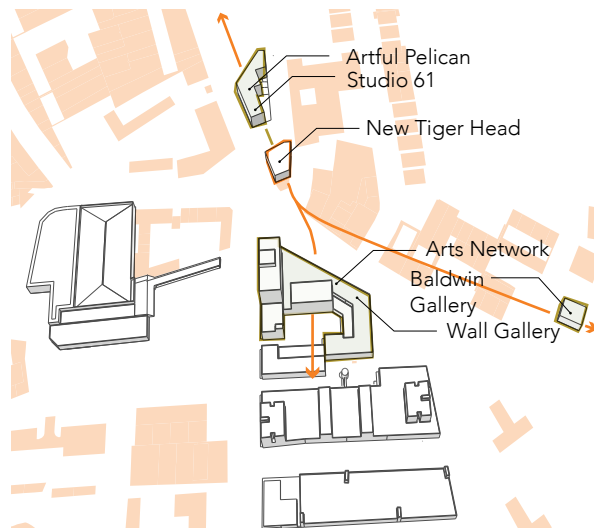
TARGET

- Re-activation of heritage
- Temporary use
- Increase of the culture options for the resident

ACTORS

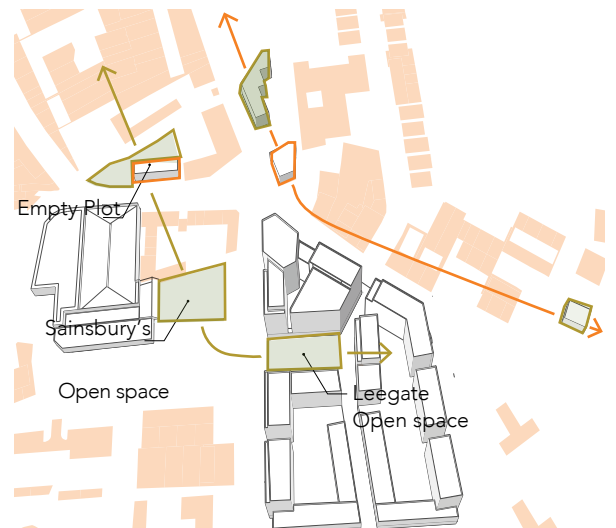
- Studio 61
- Artful Pelican
- Arts Network
- War Gallery
- Baldwin Gallery

STAGE I



- Currently the building is empty and there is no plan for its near future

STAGE II



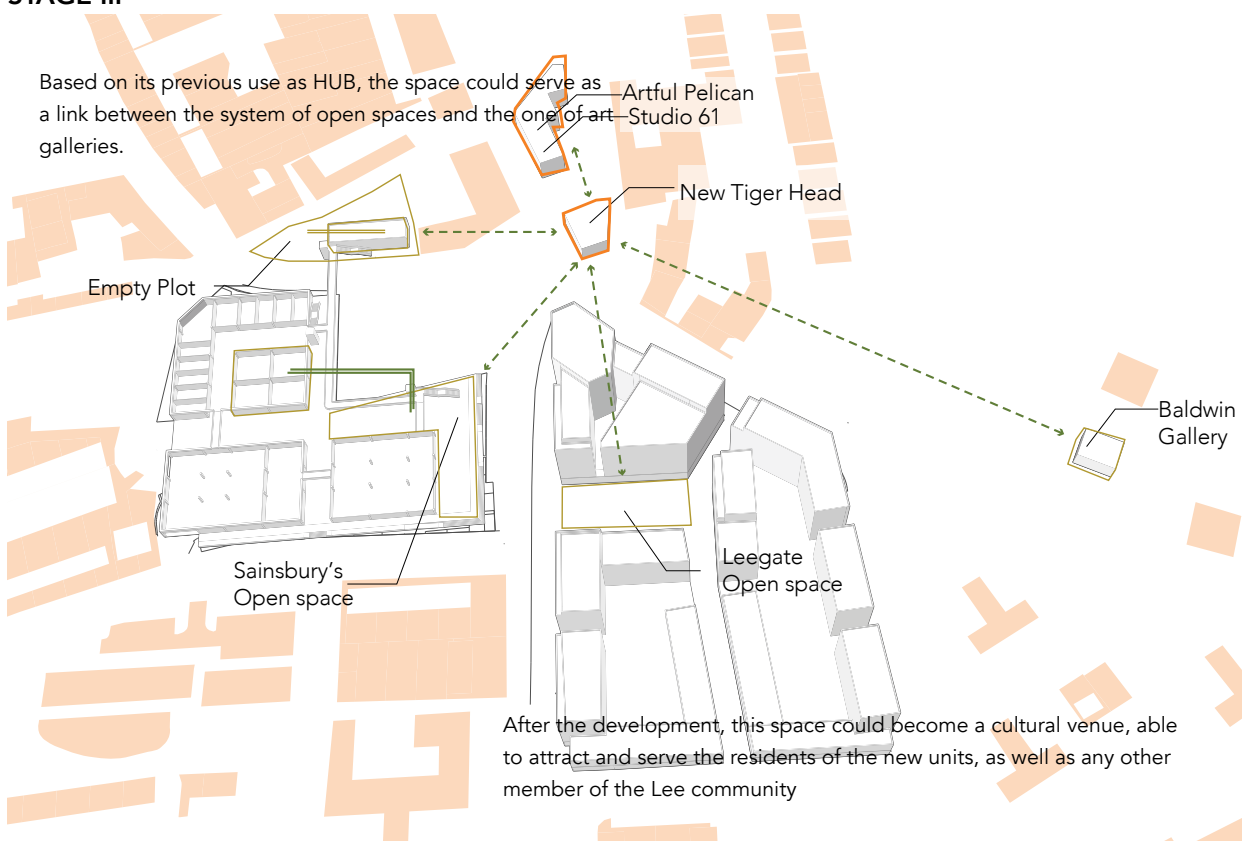
- During the first stage of the development, the building could be used provisionally as HUB, especially for those activities related to art run by charities from this sector



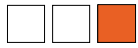
Figure 40 Possible activities to be held in the New Tiger's Head

STAGE III

Based on its previous use as HUB, the space could serve as a link between the system of open spaces and the one of art galleries.



After the development, this space could become a cultural venue, able to attract and serve the residents of the new units, as well as any other member of the Lee community



T r a f f i c & Accessibility

The traffic at the junction has been signalized as one of the main issues of the area and the intended densification would most likely worsen the situation. Acknowledging the current use of Lee High Rd as an arterial road, with our intervention we would like to contribute to reducing the current traffic flow by diverting traffic before it enters the junction.

In addition, improving the walkability of the space, the areas designated for pedestrians to cross these streets should be expanded, especially during the celebration of seasonal and annual street events.

Finally, we consider that the access to all individuals should be guaranteed, which could be facilitated by introducing the right elements at the crossing areas, as well as the necessary amount of signals, which would also contribute to better connect the center with other areas of the neighborhood.

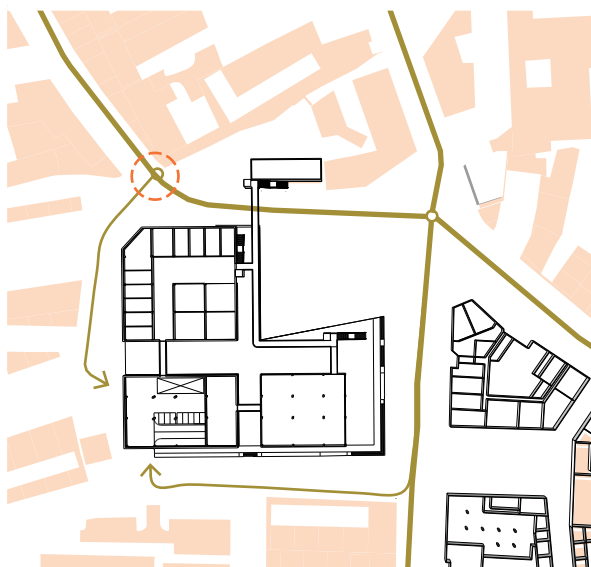
PRICIPLES



TARGET

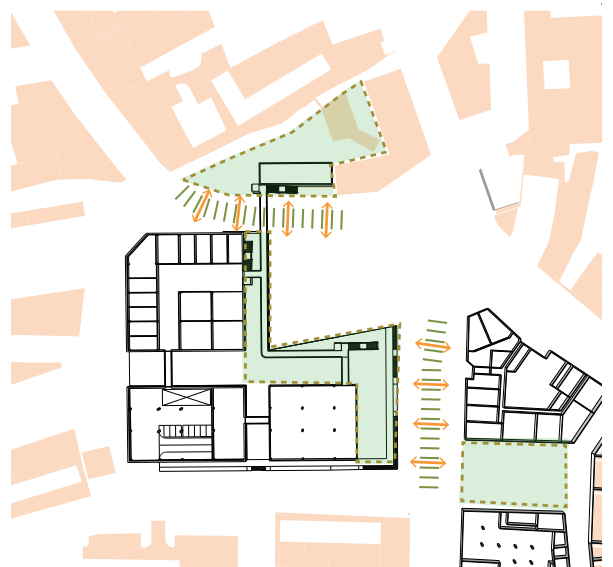
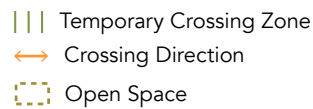
- Reducing motorized traffic
- Increasing walkability of area
- Ensuring accessibility for all

TRAFFIC 1

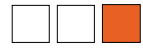


Adding car flow for visitors

TRAFFIC 2

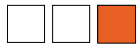


Adding pedestrian flow for events



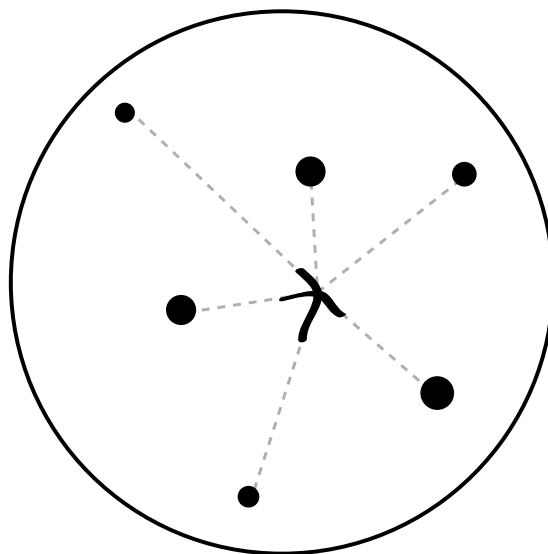
ACCESSIBILITY



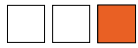


THE DISTRICT

-connection-



Finally, on this scale, we focused on improving the connections, both physically and socially among residents, between the center and those areas of the neighborhood that were identified as the ones with the highest potential. These areas can be classified into two categories: those that are currently seen as very active spaces, such as parks; and those who are perceived as leftovers and could become new possible areas for development. The rationale is to redistribute and balance the activities among them, increasing the opportunities and spaces for different communities to manifest and interact. Nonetheless, we are aware of the risk of gentrification that this redistribution could bring; therefore, we will emphasize the creation of control mechanisms that could guarantee that any increase in the land value would be captured by the local community(s).



Urban Gardening

Currently, the 31 allotments located on Dacre Park have a waiting list of 143 people and an estimated waiting time of 8 years. In addition, the council has allowed different communities (Lee Manor Society, Friends of Manor House Garden and the Manor Garden Community) to self-manage small plots of land. Finally, Forries education is also promoting the importance of nature among children.

Based on this information we understand there is a local interest for community gardening and ecology. With our intervention we want to recognize this network and to promote it so new actor could be linked and benefit from it. Our vision is the creation of an alternative food production system and market based on the principle of affordable food for all, connecting it with the foodbank and refugees network that operate within Lee through the Good Shepherd's Church.

PRICIPLES



TARGET

- Activation of unused/ underused green spaces
- Bring community together
- Creating new economies
- Increasing sensitivity about sustainability

ACTORS

- Lee Manor Society
- Lee Manor Community Gardens
- Forries Education
- Friends of Manor House Gardens
- Leegate Community Center
- Lewisham Foodbank
- Action for Refugees in Lewisham
- Abbey Manor College

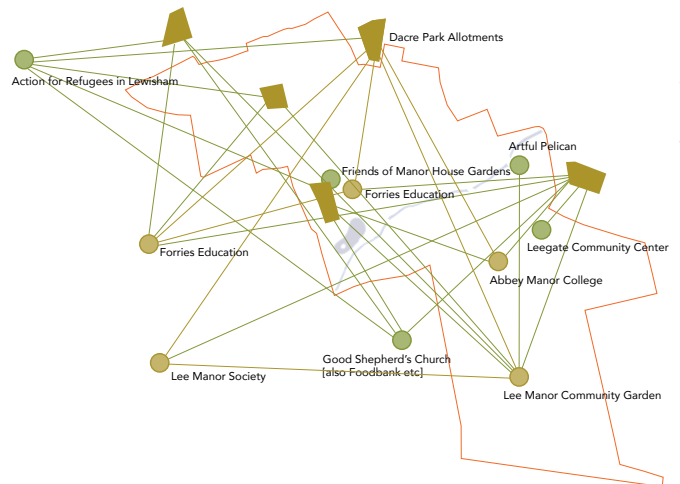
STAGE I



Allotment activation

- Workshops for children/ teenagers (e.g. local primary schools, Abbey Manor College etc)
- Cultivation by Lee Manor Society and Community Garden

STAGE II



Expansion of gardens to multiple spots

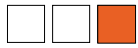
- Individual gardening for household production
- Expansion of workshops
- Cultivation on a collective basis (e.g. for Lewisham Foodbank, Action for Refugees etc)



Figure 41 Urban gardening site in a previously underused area

STAGE III





Connectivity

Capitalizing on the evident creative culture of the neighborhood and how relevant parks seem to be for the community, our intervention attempts to increase the connectivity of the different areas and promote alternative modes of transportation.

As an example, we identified leftover spaces where local artists connected to the Artful Pelican and Arts Network could create street art; yet these spaces would be ideally identified by the community itself. Next to that we suggest the introduction of co-designed signage that represents the diverse heritage and current life of the area. The final goal is the materialization of new walking routes and bicycle lanes to connect the junction with the different parks while contributing to the re-activation of less central areas and the emergence of new activities and interactions. The focus on alternatives modes of transport is connected with the shared interest in reducing the use of motorized vehicles within Lee.

PRICIPLES



TARGET

- Improving the physical connection of the area
- Encouraging environmentally-friendly circulation
- Enhancing local identity and memory
- Culturally bringing the community together

ACTORS

- Lee Manor Society
- Lee Forum
- Lewisham Council
- Arts Network
- Artful Pelican
- WAR Gallery
- Baldwin Gallery
- Friends of Manor House Garden

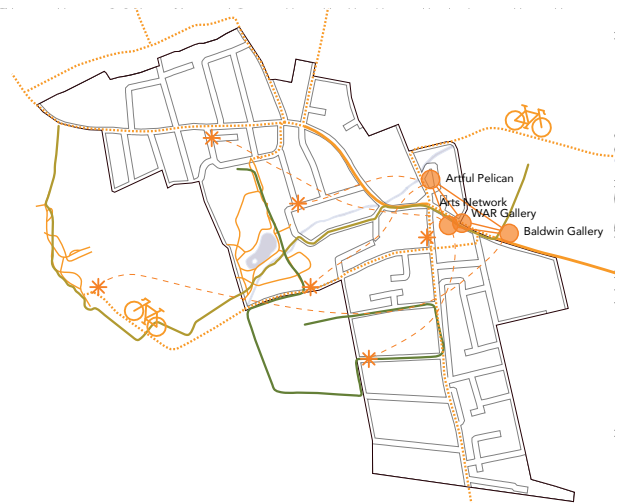
STAGE I



Improving physical connection

- Negotiation with the Council for extension of existing bicycle lanes

STAGE II



Strengthening cultural connections

- Identification of different walking routes
- Participatory design and implementation of signage
- Call for local (street) artists by Artful Pelical, Arts Network etc to produce art in chosen spots

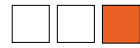
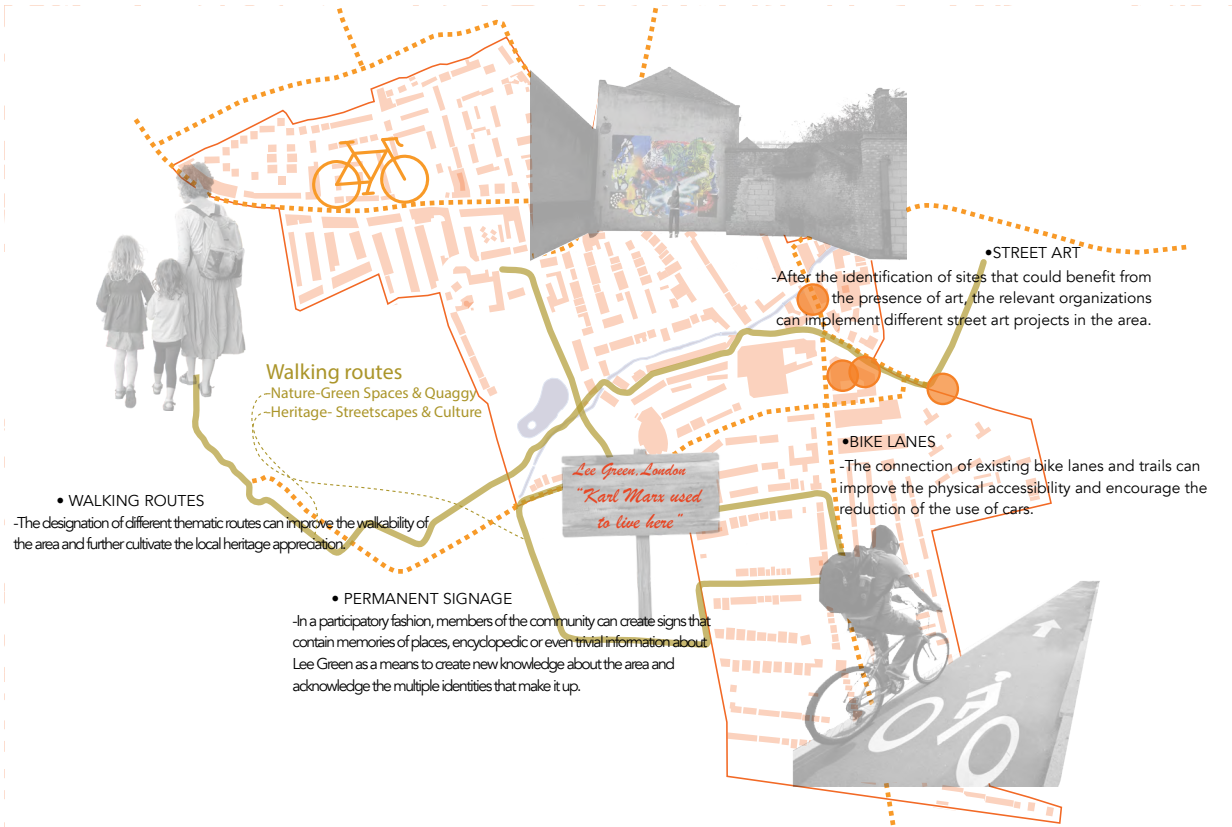
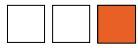


Figure 42 Different landmarks of Lee can be highlighted and nurtured

STAGE III



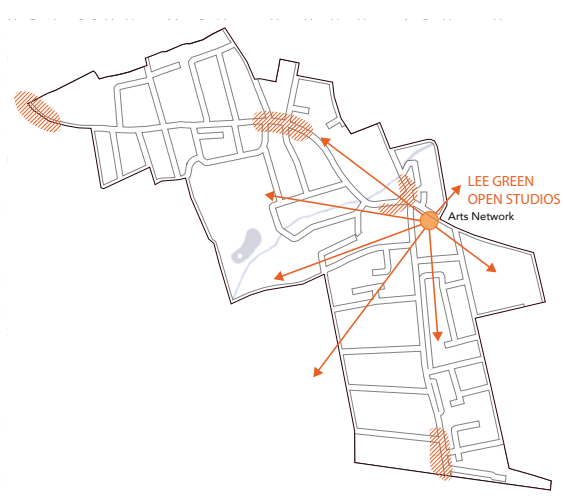


Street Events

Streets have the potential to become the spaces where different local charities, organizations and businesses can reclaim the recognition they deserve from the community. For that reason, we consider the organization of street events as an important strategy, which, in addition, could contribute to the re-activation of leftover spaces.

The first type of events could be Street Markets that occur seasonally, in which restaurants in the area would set stalls to sell their food; potentially working in tandem with the urban gardening network. The stalls could be located along Lee High Road and Burnt Ash Hill, enhancing the connectivity of the center and the other commercial areas located on these streets. Additionally, building on the Lee Green Open Studio event, an annual "Culture Night" could be established. An all-day cultural celebration where art galleries and local businesses would remain open, as well as hosting live street art, performances, music and dance in the streets and parks.

STAGE I



Involving community

- Identification of places of interest
- Potential connection to already existing Lee Green Open Studios

PRICIPLES



TARGET

- Activation of High Roads
- bring community together
- creating new economies
- increasing sensitivity about sustainability

ACTORS

- Leegate Community Center
- Lee Manor Society
- Lee Manor Community Gardens
- Lewisham Council
- Urban gardeners
- Local restaurants and pubs
- Individuals

STAGE II



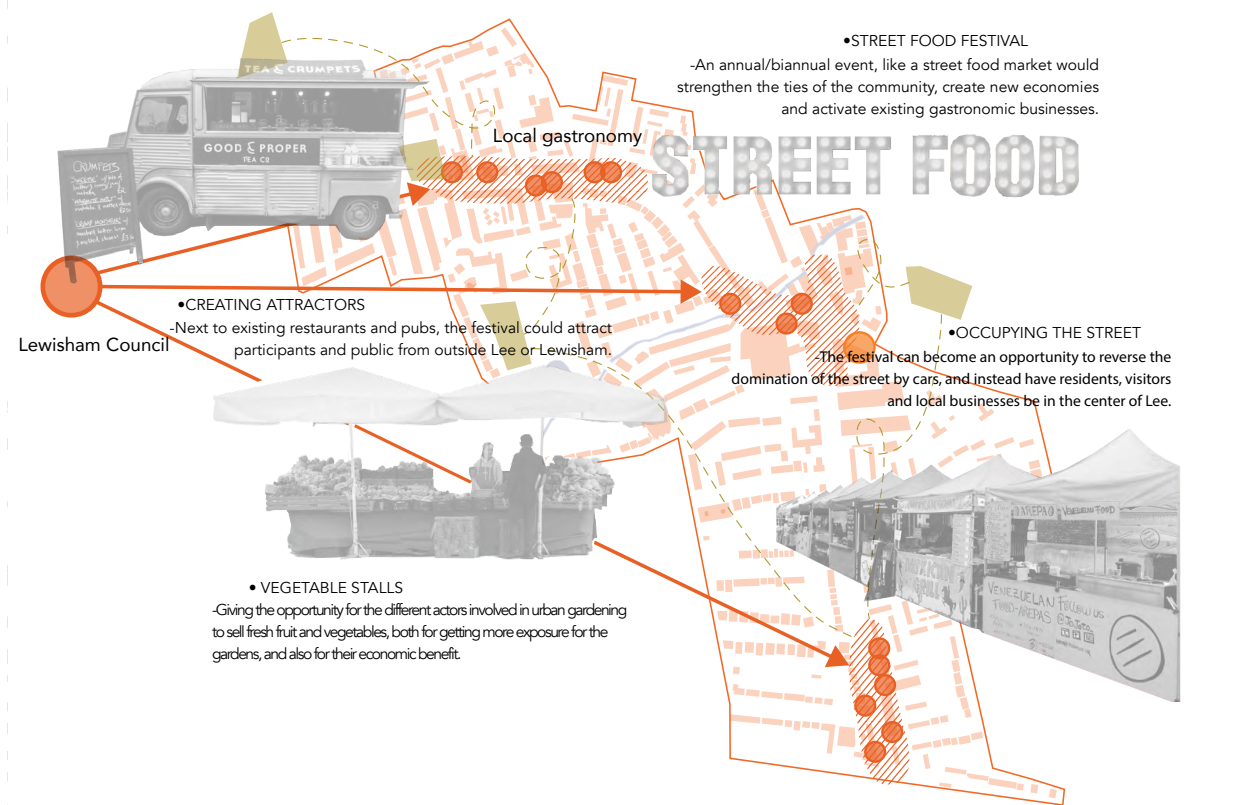
Implementation of festival

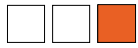
- Arranging for closure of the streets for the event
- Connection to urban gardeners (e.g. stalls for selling vegetables)
- Charities and schools can also get involved to raise money



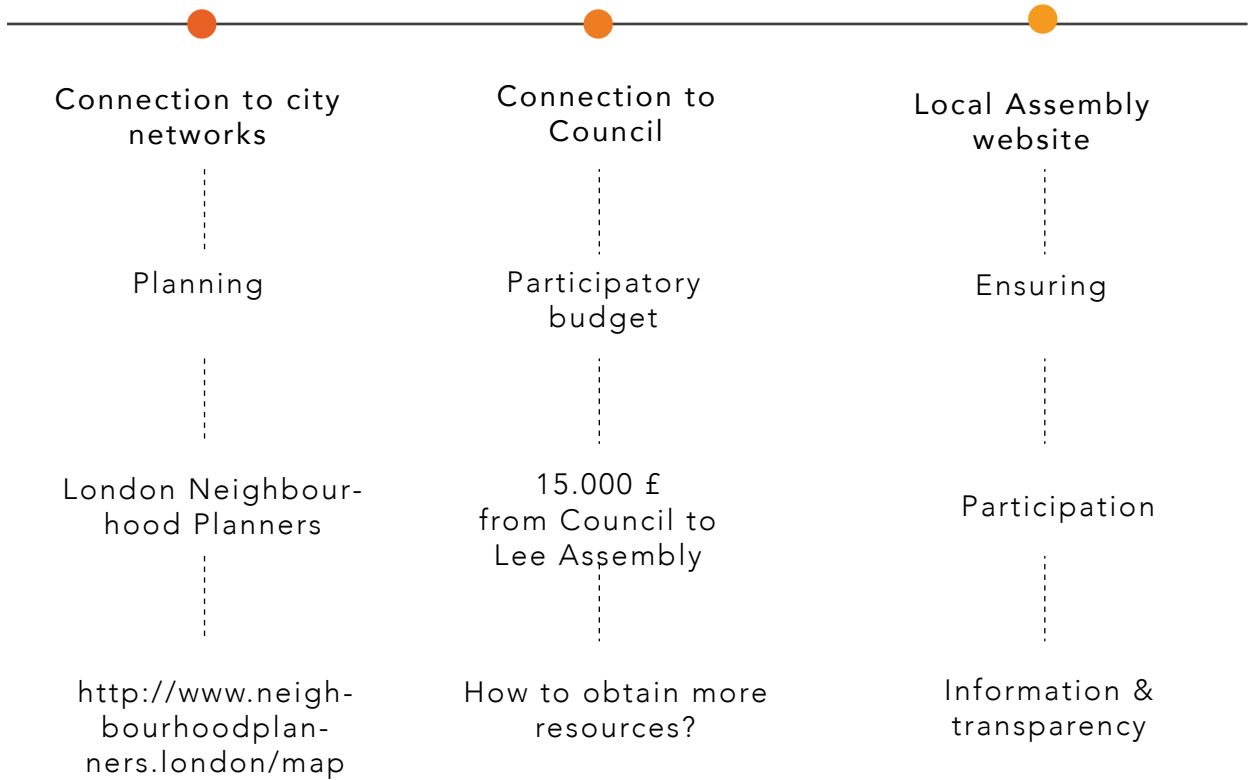
Figure 43 Seasonal street food market on Lee High Road

STAGE III



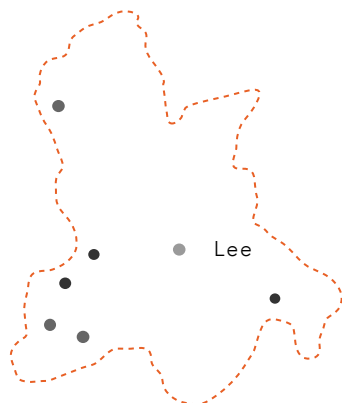


Lobbying Capacity



Connection to city networks

LeeGreen assembly should join the London neighbourhood planners network. An initiative that supports local driven planning and citizen participation design. Some of the Lewisham neighbourhoods are already part of the initiative; others have shown interest to join.



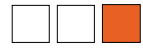
Lewisham

Connection to Council

It is recommended to establish a participatory budgeted action in which community dwellers can contribute on how to use the resources from the 15.000 pounds budgeted of the LeeGreen assembly.

Local Assembly website

A platform to facilitate community activities and sharing of information of local initiatives. * Extended information on this document.



Local Assembly Website

This strategy aims at digitally connecting all interested present organizations and charities. It presents an exemplary template for a new (or improved) website, that could eventually be decided upon through a participatory process with the various organizations can contribute on what to improve or be included. Attention would have to be paid to the inclusion of organizations that work closely with community. After the implementation of the website, a local person could be hired to maintain and update its content.

PRICIPLES



TARGET

- Connect various organizations
- Platform for comprehensive activities presentation
- Increase lobbying capacity



Who are we?



Get involved



Career Opportunities



Lee_nformation



News & Activities



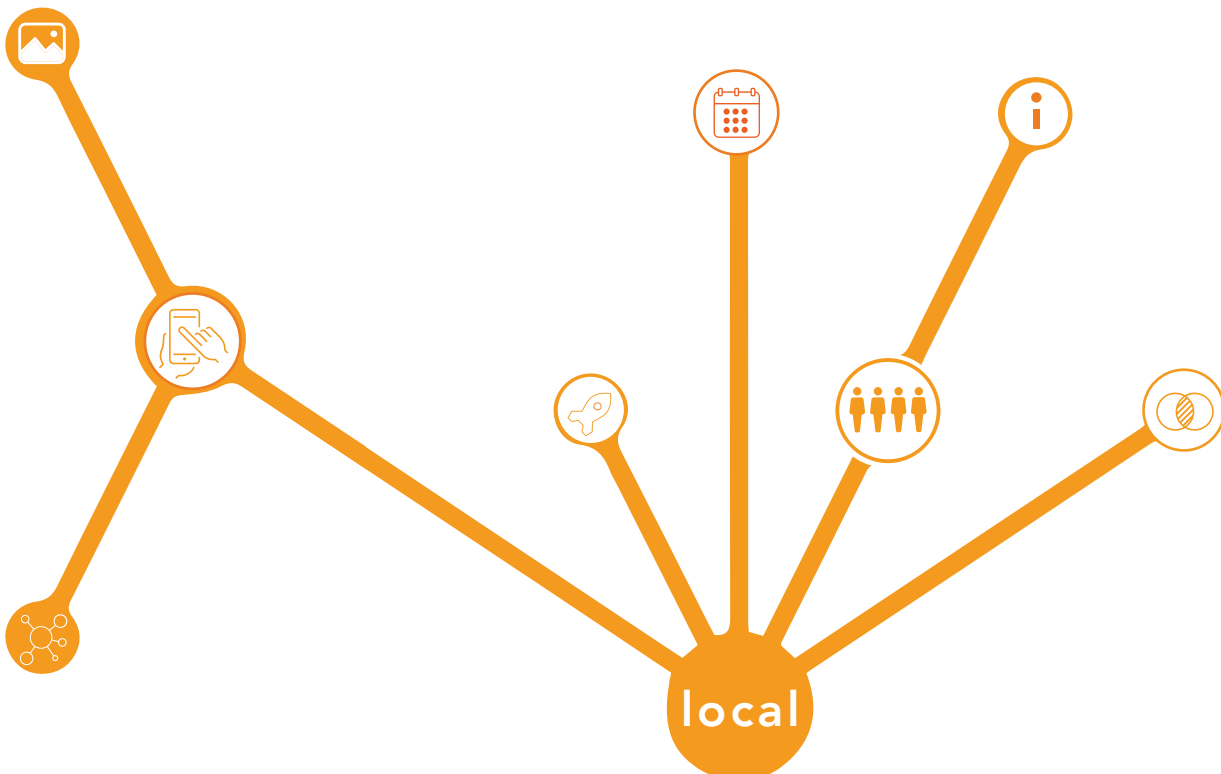
Contact us

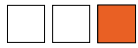


Gallery



The HUB





Workshops

We believe that the current economic dependency of the multiple charities operating in the area need to be contested. However, the knowledge that these organizations have acquired throughout the years is very valuable; we want to capitalize on it, through the organization of different workshops held on the HUB, to promote the creation of small business run by local entrepreneurs.

This process would lead to a more equitable redistribution of the extra profit that densification would bring to the area; as well as to the creation of job opportunities for the young adults (15-25 years old) of the neighbourhood, a groups that has been identified as the most vulnerable by different organizations.

PRICIPLES



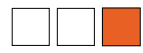
TARGET

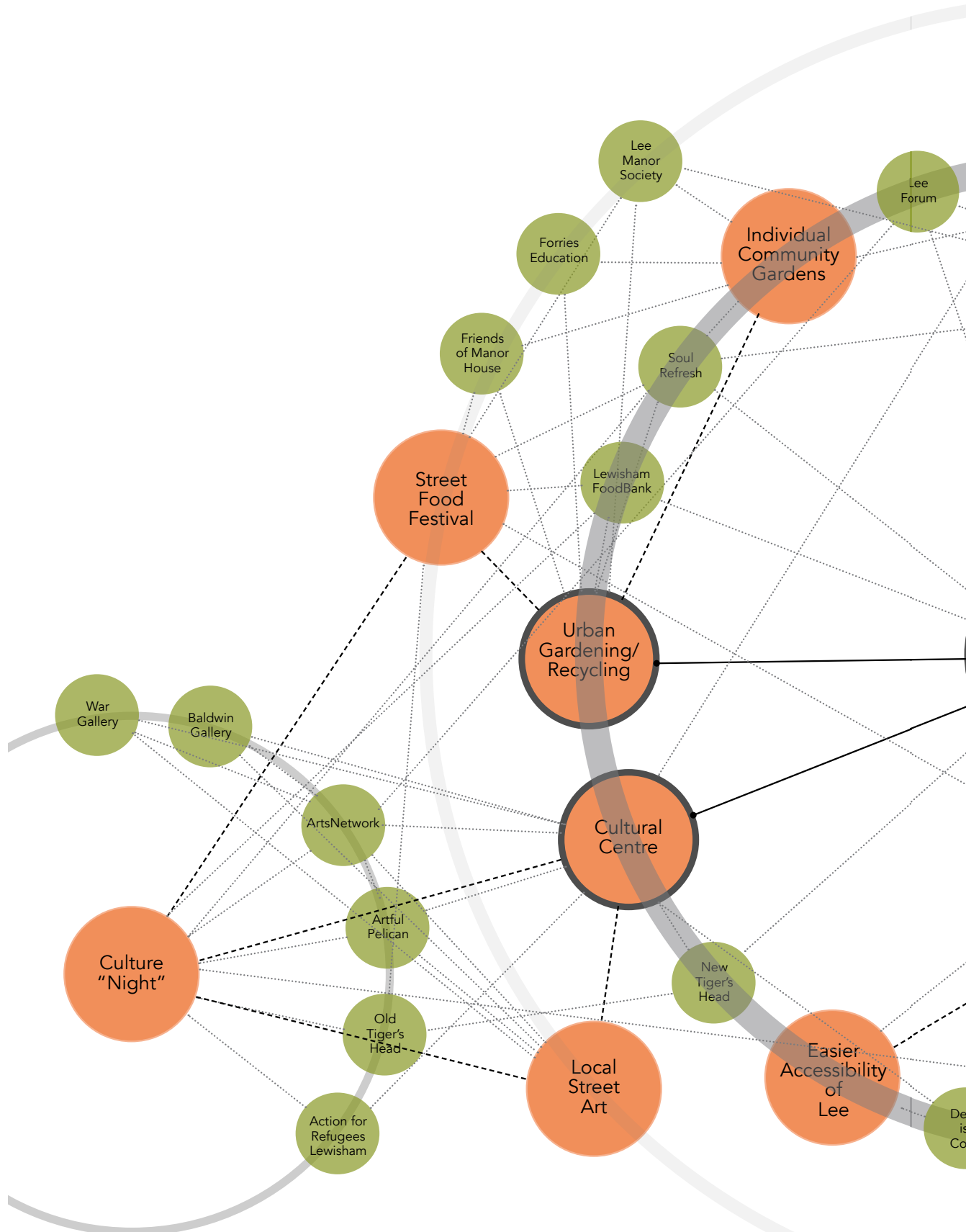
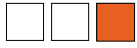
- Bring community together
- Addressing youth unemployment
- Make use of existing capacities

ACTORS

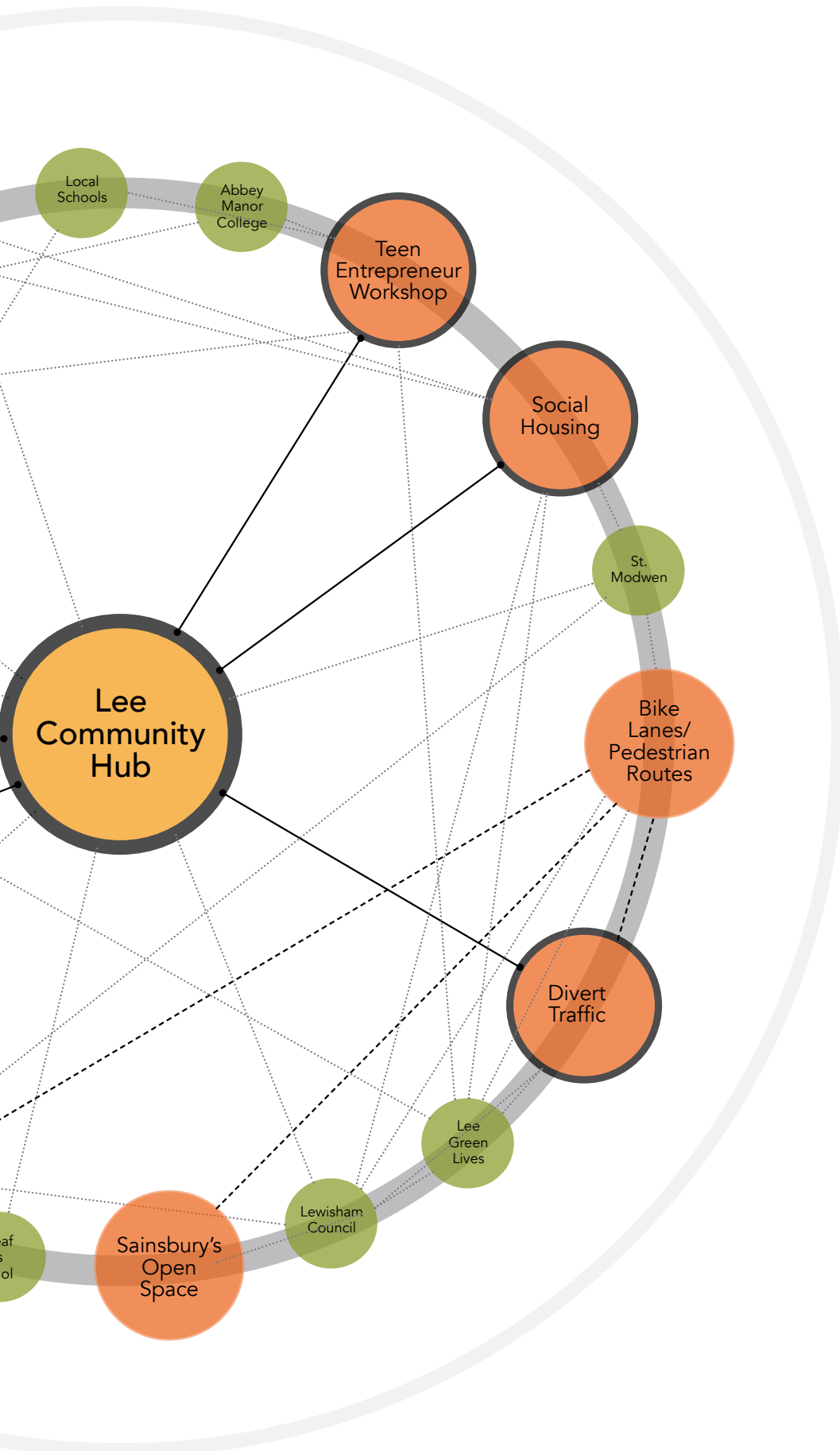
- Leegate Community Center
- Lee Manor Society
- Lee Manor Community Gardens
- Lewisham Council
- Urban gardeners
- Local restaurants and pubs
- Individuals







68 Figure 44 Comprehensive diagram of connections among actors and interventions



C o n c l u s i o n s

This report is trying to offer an alternative vision for the development of Lee, one that emerges out of combined efforts by multiple actors, acknowledging the opportunities that can be amplified through collective action, without homogenizing or romanticizing the notion of community, or imposing a consensus. A vision that embraces difference and dissensus as a strength, aiming at reconfiguring the spatial infrastructure in order to facilitate encounters. However, through this process it is necessary to acknowledge the constraints and the possible issues that might arise: the possibility of the emergence of gentrifying practices, increases in rents, or the co-option of temporary uses by developers for more profit accumulation. As such, a few controlling mechanisms and frameworks were introduced through the report with the hope of preventing those issues from manifesting, with an understanding of the dominant hegemonic development discourses in London that those frameworks are proposing an alternative for.

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A n n e x

The actors' visions

Vision- Lee Forum

The Lee Forum vision is one of community engagement. As a community organization they are committed to promoting and improving the living conditions of Lee's residents, as well as the overall social, economic, and environmental conditions of the neighborhood. In their efforts to achieve this vision, they utilize neighborhood planning practices, ensuring a community wide participation process. The forum hopes to use the community neighborhood plan to influence the development decision making process, regarding housing, commercial activities, community facilities, and heritage conservation. Additionally, the forum supports and aids in the establishment of local initiatives by facilitating planning permissions.

Vision- Lee Community Center

The Lee Community Center and its initiative Lee Green Lives is a community organization within the Leegate shopping center. They hope to see its revitalization through the introduction of a variety of activities that attracts residents into the space, with the eventual goal being communal benefit. As such, the center cooperates with other local groups to provide services directed to the most marginalized within the neighborhood. Additionally, they provided consultation to St. Modwen through the Leegate redevelopment process; their efforts, along with other local groups, led to the revision of the original plans. However, the center still has concerns regarding the current proposal, hoping for a more balanced mix of activities and spaces.

Vision- Lee Manor Society

The Lee Manor Society is a heritage conservation and an environmental organization working mainly within the Lee Manor conservation area, which stretches from Old Road down to Lee Station and from Manor Lane to Burnt Ash Road and forms part of the ancient Manor of Lee. The society aims at enhancing the conservation of both heritage and environmental assets, as well as improving the conditions of the neighborhood, engaging in the current development process. As such, the society engages with Lee's residents through monthly meetings, usually held in one of the members' home, as well as holding various activities, including community gardening, rehabilitation of street furniture, and planting new trees.

Vision- Deaf is Cool

Deaf is Cool is an inclusive space working with deaf and other differently able groups. Its focus is the generation of a creative and inclusive environment that promotes healthy activities and interactions, as well as promoting more awareness about disabled groups within the neighborhood. Through their different programs they reduce the gap of services caused by governmental organizations' withdrawal. They hope that any future development of the area will be inclusive and conscious of disability. Finally, they offer British sign language classes, along with exhibitions of local art, available studio spaces, and a variety of games and activities for the participants.

Vision- Arts Network

The Arts Network is a community organization built around the arts. The network is specifically aimed at people with severe and enduring mental health needs; a decision in part relates to providing services that are no longer provided by the state. The organization provides a supportive welcoming space for participants to explore their creativity, learn new art practices, crafts and IT skills, put structure into their days, make preparations for training, volunteering and paid work, engage in exhibitions, as well as recreational activities, connect to other residents, and belong somewhere as part of a community. They are also the organizers of the Lee Green Open Studio, an annual exhibition that connects art-related organizations throughout Lee Green.

Vision- Artful Pelican

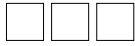
Artful Pelican is a community oriented, charity, and a non-profit art gallery in Lee Green. The charity works with homeless, ex-homeless, and vulnerable artists, aiming at providing them with a welcoming space to produce and display their work. The studio space is completely run by volunteers, providing free supplies and resources for homeless artists, and eventually displaying their work, which if sold the majority of the sale goes towards the artist and other charities. Additionally, the charity provides food, clothes, and other supplies for vulnerable groups in Lee, and London in general. The charity hopes to see a development of Lee is more inclusive and accessible, as well as allowing for more community organisations to collaborate.

Vision- Soul Refresh

Soul Refresh is a community initiative of Christ the Rock Ministries, and a registered charity. They are located within the Leegate shopping centre, they operate as a café along with being a charity, collaborating with food banks and volunteers to provide food for vulnerable groups. The charity also provides other services including, training, workshops, and space for community organisations. Additionally, they are part of the Lee Assembly, working in collaboration with other organisations to assess the redevelopment plans, taking an active role in contesting and providing suggestions for the developer, as well as lobbying for temporary activities during the planning period, such as using three floors of the building for art organisations.

Vision- Old Tiger's Head

The Old Tiger's Head is part of the local economy of Lee, being one of its oldest pubs. It is located in the junction between Lee High Rd / Eltham Rd and Burn Ash Rd. While the management of the pub changed over the years, it kept its family and community oriented nature. Additionally, the pub provides performance space for community artists, as well as others from neighbouring boroughs to play music. The space is also used for local events, community meetings, presentations, and social gatherings. The current management of the pub showed their interest in collaborating with charitable organisations to host their events and provide services for Lee's residents as well.



- Explanation of the structure of The Lee Green assembly and complete list of the organizations that are part of the consortium
- Organizations to be included: Lee Green Lives, Lee Fair Share, Lee schools (incl. Abbey Manor College), Manor House library (*not on an independent tab), Friends of Manor House Gardens, Lee Manor Society, Users and Friends of Manor House Library, Fuss, Lee Forum, Lee Green Open Studio, Lee Green Women's Institute, Lochaber Hall Association, Manor Park User's Group, Manor Park Arts Café, Newstead Tenants and Residents Association, 1st Lee South Brownies.
- Each organization should have:



- Lewisham Council information and a direct link to their website
 - "Environment and building" section that could include information and events related to planning matters and environmental issues
 - "Housing in Lee" section could incorporate information about different organizations related to housing matters* and the Lewisham Council Housing Association
- *existing networks: London Neighbourhood Planner, Radical Housing Network, Housing Action Greenwich and Lewisham, Lewisham Affordable Housing Group, Lewisham Homeless Forum, Lewisham Tenants Fund, Recentre 83, South East London Housing Partnership



- Information about how to get involved with Lee Green assembly projects, as well as how to actively participate in community processes, activities and budget decisions



- News (planning, recreation, culture etc)
- Calendar and timetables for community and organizational activities



- Helpful guidelines and information on how to establish a new business or charity related to the Lee Green community
- Career counseling for young people between the ages of 15 and 25 (could include both a job bank and a timetable for some job haunting workshops and activities)



- Hub address- location
- Name of a person in charge
- Phone number
- Facebook
- Twitter
- Volunteer opportunities



The Community Hub. * Complete information on this document



As the current website has photo-gallery this could be transformed into a section to incentivize people to take and expose their pictures of the community. This could be a collective gallery that documents the life and events around Lee.



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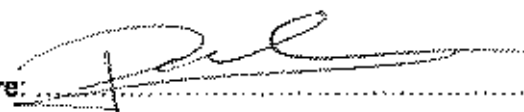
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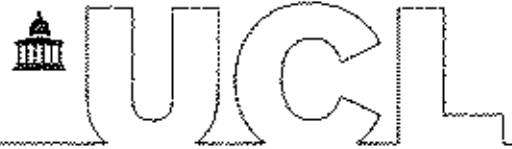
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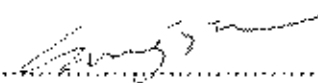
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Module: BUI MSc Programme: BUPD

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