

# PRECEDENTS & INSIGHTS FOR SOUTHWARK LAND COMMISSION

MARCH 2023

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# Organisation and Participation

## Bologna Civic Imagination Office

- The City of Bologna has a strong track record in creating processes which support devolution of decision making and civic engagement.
- They set up a Civic Imagination Office which engages citizens in the challenges the city face, whilst supporting them to build their capacity to act.



## Margate Creative Land Trust

- A new trust set up to purchase physical space and secure it for the Margate culture sector in perpetuity; provision of affordable rents; and delivery of community programmes to support inclusive and sustainable practice in the creative industries.
- Taking inspiration from the model developed in London for a Creative Land Trust to protect creative space in central London when property values are rising, the role of the Trust in Margate is ensuring that creative space and programming is inclusive and supports underserved communities to access opportunities within the creative industries of leadership, jobs, training and enterprise development.
- The project was co-created by the community and local creative practitioners, and the organisation has been established as an independent charity by Thanet District Council on behalf of the Margate Town Deal Board, working with WorkWild, PRD and a group of independent land trust and creative industry specialists.



## Reimagining the Civic Commons

- Reimagining the Civic Commons is a national effort to create great public places that are shared by everyone, a neutral ground where common purpose is nurtured.
- National foundations in US and local partners are working together to foster civic engagement, socioeconomic mixing, environmental sustainability, and value creation.



“Go Mt. Airy Supper Sessions” in Philadelphia’s Mt. Airy neighborhood bring together people over food at communal tables in the center of the commercial district. Image credit: Albert Yee. Sourced from <https://medium.com/reimagining-the-civic-commons/>

## Civic Square Birmingham

- Civic square is a collectively owned and built 21st Century civic and social infrastructure. A place to gather, make, create, grow, organise, play and connect.
- It is an experimental social lab, focused on exploring, experimenting and testing and building resilient, regenerative neighbourhoods. Rooted locally and connected globally through partners and projects.



## Every One Every Day

- Every One Every Day is a network of 1000s of people living in Barking and Dagenham who are working together on different neighbourhood projects around the borough to make everyday life better for everyone.
- builds on the 'hands on' projects that people have been creating over the last few years in their own neighbourhoods. These types of projects welcome people from all walks of life.

These projects include:

- Sharing skills, spaces and resources.
- Families working and playing more together.
- Batch cooking and community meals.
- Food growing and tree planting.
- Trading, making and repairing.



# Flexible Community and Business Spaces



## Peckham Levels

- Peckham Levels has repurposed a multi-storey car park into a mixed hub for food, music, culture, enterprise and creativity.
- Levels 1 to 4 host co-working space and studios for independent businesses, with Levels 5 and 6 providing a food hall, cafe, bar and event spaces for live music, club nights, community workshops.
- The second SLC meeting will be hosted in this venue.



## International House, Brixton

- International House is London's largest affordable workspace. Located in a 12-storey former council building, the project provides over 65,000 sq ft of workspace.
- The building is operated by charity 3Space, with an innovative BuyGiveWork model - for every space sold on commercial terms, a space is given away for free.
- The building has 5 Give Hubs which include space for community events, youth entrepreneurship, community initiatives, a textiles workshop and a centre for photography services.



## Ebury Edge, Westminster

- Ebury Edge is a temporary work and community space at the heart of Westminster, providing affordable workspace and retail units, a cafe, community hall and a public courtyard.
- The scheme is scheduled to run from 2020 – 2024 whilst the surrounding area is in transition.
- Longer term Westminster Council's regeneration of the Ebury Bridge Estate will see the renewal of existing housing blocks and the creation of 750 new homes on Ebury Bridge Road, located between the former Chelsea Barracks and the River Thames.



## Folkehuset Absalon, Copenhagen

Absalon is a community space where locals and others come together through various activities.

They host community events every week —from life drawing to quizzes, to parties, to social dinners.



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# Food Systems

## Nourish Hub Shepherds Bush

- The Nourish Hub is operated by UKHarvest, which rescues good food destined for landfill and serves the community with education on nutrition, cookery skills and fighting food waste in the home.
- Located in the council owned space, it uses food as a means of bringing people together.
- The refurbishment sought to bring disused space to the back of Edwards Wood Estate back to life by providing an open facility for the local community to engage, learn about healthy cooking, and be served food on a 'pay as you feel' basis.



## Birmingham Slow Food

- Birmingham Slow food is a series of proposals for urban farms in Birmingham. The phase one of the urban farm atop the Vyse Street car park in the Jewellery Quarter is in planning.
- Set to feature an urban farm, glass houses, a community space and garden, education hub and cafe, we hope that the project will foster valuable conversations about the city's food system and create a model for change, championing hyper-local food production and education.
- The urban farm will provide fresh, locally grown produce for the community, while also promoting sustainable agriculture and reducing carbon emissions.



## Urban farming on multi-storey carparks, Singapore

- Singapore Food Agency (SFA) is planning the rooftops of nine multi-storey car parks managed by the Housing and Development Board (HDB) to be made available for urban farmers to rent the space and grow crops.
- The sites shall be used to farm vegetables and other food crops, as well as for other related purposes, such as the packing or storage of produce.





## Brooklyn Grange

- Brooklyn Grange is a rooftop farming and intensive green roofing business in the US, operating the world's largest rooftop soil farms, located in New York City.
- Brooklyn Grange promotes sustainable urban living by building green spaces, hosting educational programming and events, and widening access to locally grown produce in New York City communities.
- They sell their produce at farmers markets and through sliding scale CSA program. Through our Equitable Distribution Program, they work with community based organisations to send 30%+ of the harvest to community members with limited access to wealth at no cost.



## The Real Food Junk Project

They are UK's largest environmental charity redistributing surplus food from right across the food industry.

They feed schools, organisations in the third sector and individuals as well as offering bespoke catering for corporate events, weddings and other celebratory events.

The food that is intercepted is delivered to a 'hub' in Bevendean which is open to 'shoppers' on weekdays. They also have pop-up cafes and community hubs.



# Circular Economy

## Yodomo Circular Hub

- Yodomo is a social venture on a mission to increase wellbeing and promote the understanding of reuse of materials by facilitating wider participation in making and crafts. We believe that making is good for you and good for the planet.
- Launched in July 2022, the Hackney Creative Reuse Project connects Hackney businesses, makers and communities, finding innovative solutions to creatively reuse pre-consumer waste and surplus materials.
- Premised on the logic of the circular economy, we seek to provide practical solutions to reusing waste while benefiting the creative community and local businesses of Hackney.
- The first Yodomo Circular Hub is based at Hackney City Farm.



## De Ceuvel

- De Ceuvel is a sustainable planned workplace for creative and social enterprises on a former shipyard off the river IJ in Amsterdam North.
- In 2012, the land was secured for a 10-year lease from the Municipality of Amsterdam after a group of architects won a tender to turn the site into a regenerative urban oasis.
- The former industrial plot hosts creative workspaces, a cultural venue, a sustainable café, spaces to rent, and a floating bed & breakfast.
- Old houseboats have been placed on heavily polluted soil, the workspaces have been fitted with clean technologies and it has all been connected by a winding jetty. Around the houseboats phyto-remediating plants work to clean the soil.



## Urban Market Garden – Locavore, Glasgow

- As part of the Scottish Land Commission, an overgrown tennis court was converted into an urban market garden has helped Locavore build a successful social enterprise – supplying their shop, delivering veg boxes to local customers, as well as wholesale supply of fresh veg to cafés and restaurants.
- To scale up to a large social enterprise grocery store which offers a viable alternative to supermarkets, they aim to shape a food system which is better for society and our environment.
- This includes supporting local growers by providing starter plots, facilitating volunteering and informal training opportunities, and reinvesting profits locally.



# Housing and New Development

## Vienna's Actions for Affordable Housing

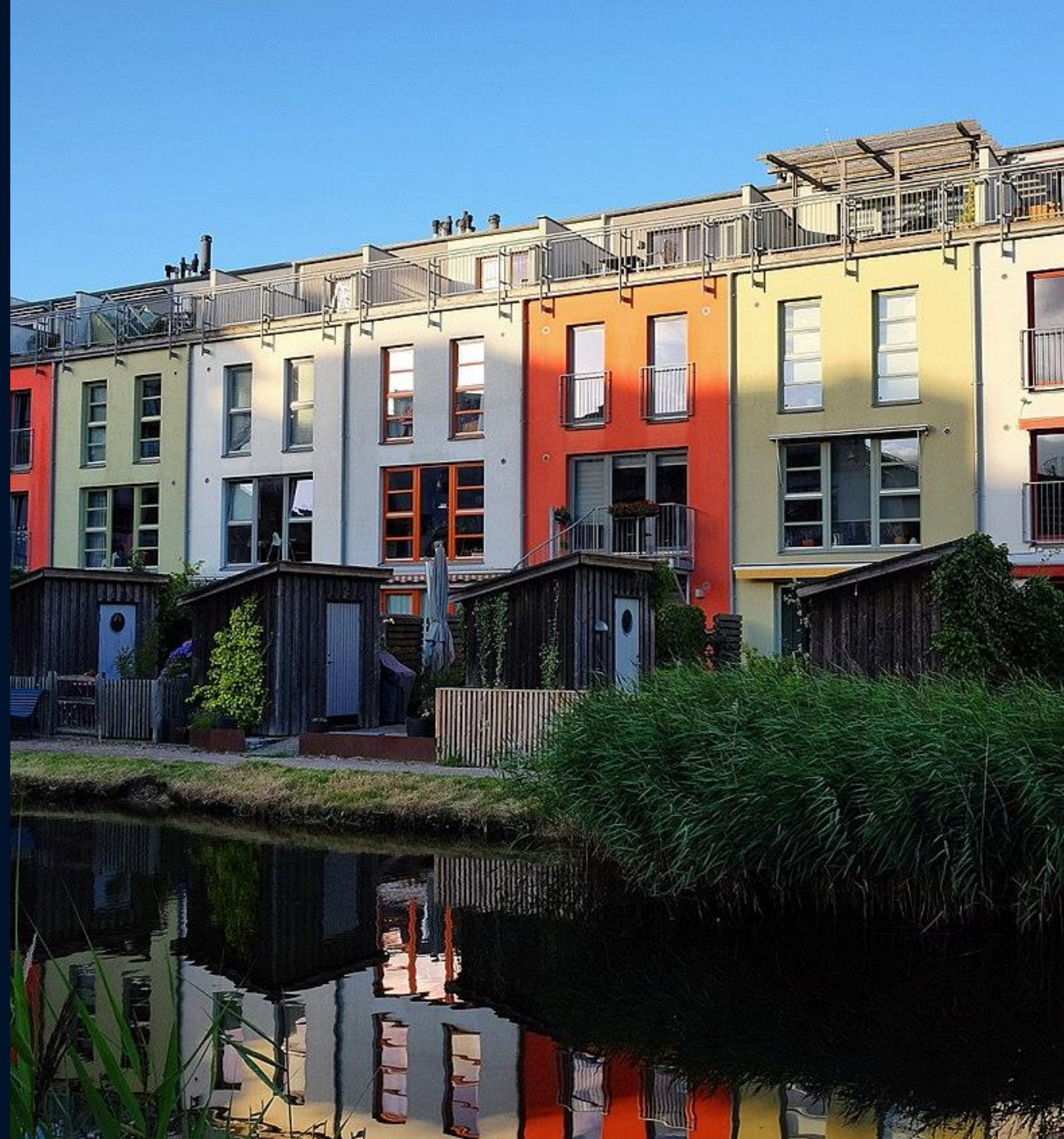
- Vienna's social housing system is known as an effective and innovative model for providing superior, affordable housing to the city's residents.
- More than 60 percent of the city's 1.8 million inhabitants live in subsidized housing and nearly half of the housing market is made up of city-owned flats or cooperative apartments.
- Sustainable and high quality living with selections based on clearly defined quality criteria such as economy, social sustainability, ecology and architecture.
- Newer builds have prioritized the values that are hallmarks of Vienna's Gemeindebauten: aesthetics, quality materials and social diversity.
- The objectives of their active land policy are: Promote/Defend an Inclusive Housing Policy, Strengthening the Non-Profit Sector, Work on a Prospective Land Policy, Ensure Sustainable Funding and Fostering Innovation and Quality





## Malmö BO01

- Bo01 is a new neighbourhood in Malmö, known for its sustainable development and design. Bo01 began as part of the European Housing Exposition in 2001 and served as a prototype for new approaches to housing.
- Known for its holistic approach to incorporate sustainable design into high-quality living, as well as for spaces that foster social interactions at the city, neighbourhood, and street level.
- Designed by Klas Tham, Bo01 is the first neighbourhood in the world to declare that 100% of its energy is sourced entirely from renewable sources.



## Naked House

- Naked House is a not-for-profit housing developer that build genuinely affordable homes for people on modest incomes.
- Their design approach strips back to the bare essentials, creating homes that are personalised. Naked House buyers will complete their home's fit-out themselves, to suit their own budget.
- A Naked House is a flat or a house that is complete in a minimalist sense. It is habitable and comes with electricity, heating, and a basic bathroom.
- The homes are well designed and have high environmental performance.



# Rewilding

## Städte wagen Wildnis" (Cities Dare Wilderness or Cities Venturing into Wilderness)

- It is a concerted effort to provide opportunities for natural succession processes to take place on various urban green spaces aimed at improving species and habitat diversity as well as quality of life for the inhabitants of the three German cities: Hannover, Frankfurt am Main, and Dessau-Roßlau.



## Landschaftspark Duisburg-Nord, Germany

- The landscape park Duisburg-Nord in Germany's Ruhr area was created in the 1990s as one of about 100 projects that were implemented in the course of ten years in the framework of the 'Internationale Bauausstellung (IBA) Emscherpark'.
- The park was created in order to give a new ecological, economic, social and cultural impulse to the old industrial Ruhr area by means of these restructuring projects.
- The landscape park Duisburg-Nord has an area of 230 hectares and is located on the premises where once the Thyssen iron smelters were located.
- This property and several adjacent locations have been transformed into a large, cohesive landscape zone in which a large part of the original industrial buildings, part of which are industrial monuments, homes and company buildings have been included.



## Catharijnesingel, Utrecht

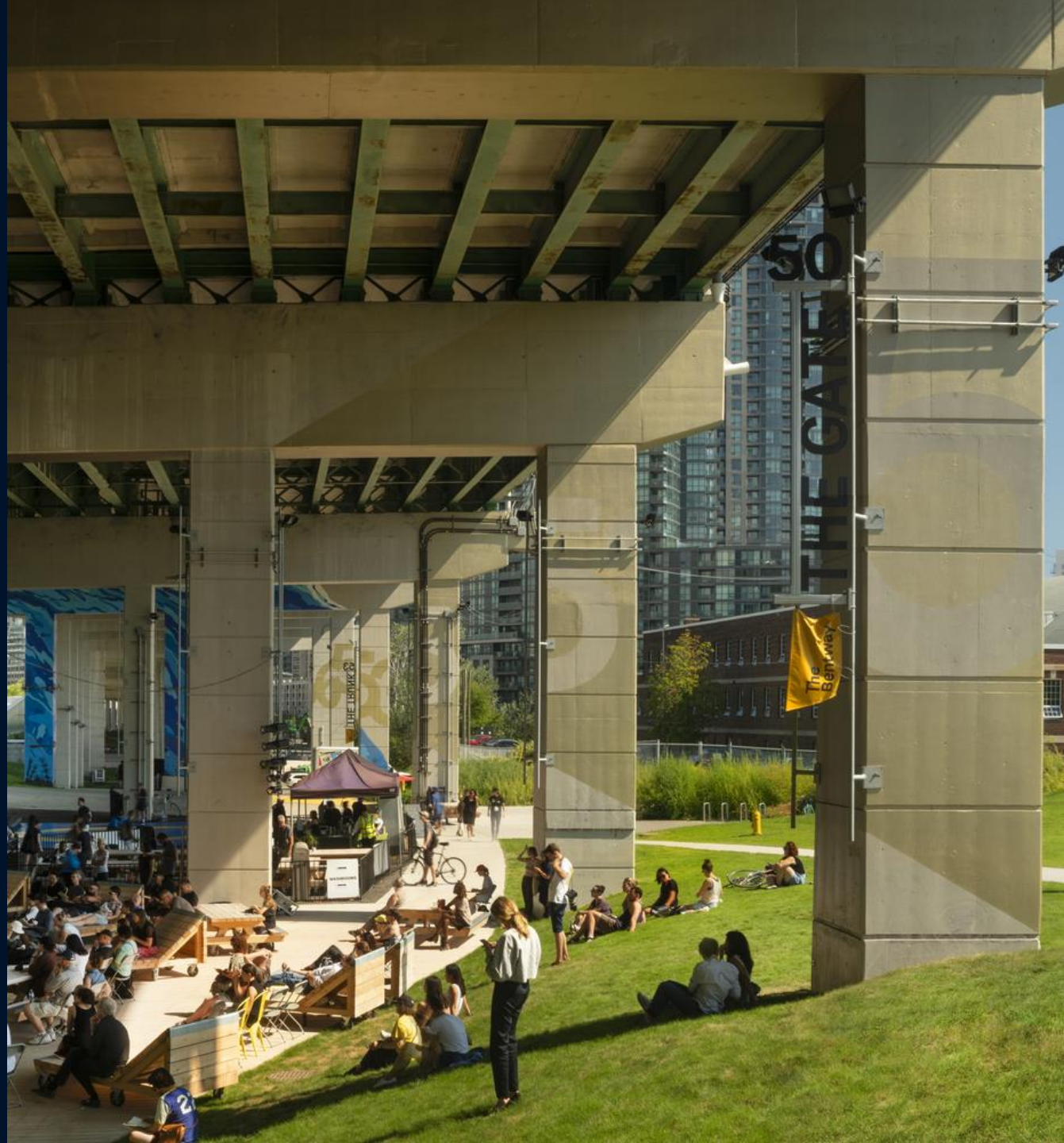
- Restoration of Catharijnesingel removes vehicular traffic and brings back water to rewind a new public space for the city.
- The goal was to create a better connection between the historic centre and the station, improving habitability and pedestrian connections through public space, while reducing vehicle traffic in the city centre to make room for cyclists and pedestrians.
- This project included the restoration of the Catharijnesingel, closing the road created in 1969, and recovering the canal as a recreational space for the city's inhabitants.



# Urban Parks

## The Bentway, Toronto

- The Bentway – under the Gardiner from Strachan Avenue to Fort York Blvd – opened in 2018 and knits together seven local neighbourhoods with nearly 100,000 residents, creating a gateway to the Waterfront, while providing access to important attractions and destinations – from Fort York National Historic Site, Ontario Place and Exhibition Place to Harbourfront Centre and the CN Tower.
- The Bentway offers year-round activities and events, public art installations, recreational amenities and programs, community programming, performances, and more.
- The area surrounding The Bentway is rich with layered histories and futures.
- The site follows the original shoreline of Lake Ontario, when it was an important junction for trade, and a hunting and a gathering place for Indigenous peoples.





## Cheonggyecheon restoration project, Seoul

- The Cheonggyecheon restoration project was centered on revitalizing the Cheonggyecheon Stream that had been covered for decades by a highway overpass.
- The city of Seoul used its own resources to bring new life to the downtown by enhancing the urban environment and unleashing the potential for green public space.



## The Highline, New York

- The High Line is a public park built on a historic freight rail line elevated above the streets on Manhattan's West Side.
- Saved from demolition by neighbourhood residents and the City of New York, the High Line opened in 2009 as a hybrid public space where visitors experience nature, art, and design.



## Mayfield, Manchester

- Mayfield is a transformational mixed-use city centre regeneration project reviving a former industrial heartland into a modern innovation quarter.
- Mayfield is a 24-acre brownfield site packed with heritage and the River Medlock flowing through its core. The site has an industrial history of innovation spanning back to the 1700's with previous lives as a parcel depot, relief railway station and textile mill. The site was left derelict for over 30 years before the next phase of its revival began.
- The Mayfield Partnership – comprised of U+I, Manchester City Council, Transport for Greater Manchester and LCR – formed in 2016 with a shared vision to deliver a modern neighbourhood at the heart of Manchester.
- Overall, the brownfield site will provide over 2.3m sq ft GIA office space facilitating 16,000 new jobs, 1,500 homes, 56,000 sq ft of retail and leisure, a new 300-bed hotel and 13-acres of public realm, including Mayfield Park – the city's first new park in over 100 years.



# Play and Fun

## Play KX

- Play KX was a free to access play project based near King's Cross, London, run by Assemble Play. Set up with the support of the areas developer.
- Play KX served the communities that use the area to the north of King's Cross Station and beyond. It closed roads and took over parks, creating a critical mass of play related activity.



## Wishawhill Wood Pump Track project, Wishaw

- Transformed a previously derelict site in an area of multiple deprivation to a skate park.
- Long term vision of providing an outlet for positive engagement with young people and discouraging anti-social behaviour in the area.
- The Wishawhill Wood Pump Track facility has also brought the community together, and inspired the launch of a new social enterprise to support track based activities.



## Parking House + Konditaget Lüders, Copenhagen

- Konditaget Lüders aka. "PARK'N'PLAY" is a hybrid structure between parking house and playground.
- It rethinks the monofunctional parking house and transforms what is often an infrastructural necessity into a public amenity.
- Located on the rooftop – 24 meters above ground – it provides a recreational area and a view of the horizon.



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