Appendix A: London meanwhile space knowledge base

Name	Borough	Opening date	Use type	Estimated area/ floorspace (sqm)
Beacon Garden	Barking and Dagenham	2016	Garden	150
The Granville	Brent	2018	Workspace	550
Collective Auction Rooms, Camden Collective	Camden	2017	Workspace	1,046
Skip Garden, King's Cross	Camden	2014	Garden	400
Boxpark Croydon	Croydon	2016	Mix	2,011
Marston Court, Hanwell	Ealing	2017	Housing	1,000
Meath Court, Acton	Ealing	2017	Housing	1,200
Cultivate London	Ealing	2016	Garden	2,012
Greenwich Peninsula Golf Driving Range	Greenwich	2015	Leisure	40,000
The Meantime Nursery	Greenwich	2011	Garden	8,000
Street Feast - Woolwich	Greenwich	2018	Food/drink	1,345
Boxpark Shoreditch	Hackney	2011	Mix	1,441
BL-NK, Curtain Road	Hackney	2015	Mix	470
Eastern Curve Garden	Hackney	2010	Garden	2,500
Cordwainers Garden	Hackney	2014	Garden	250
The Mill Co project	Hackney	2014	Workspace	1,400
Street Feast - Dinerama	Hackney	2016	Food/drink	1,600
Old Laundry Site, Shepherd's Bush Market (U+I)	Hammersmith & Fulham	2018	Mix	4,222
The Prince London / West Brompton Crossing	Hammersmith & Fulham	2018	Food/drink	218
Bluehouse Yard, Wood Green	Haringey	2017	Workspace	307
Tulip House & Station Road Carpark	Haringey	2016	Workspace	580
LJ Works, Loughborough Junction	Lambeth	2018	Workspace	1,759
Pop Brixton	Lambeth	2015	Mix	1,064
International House	Lambeth	2018	Workspace	6,500

The Platform, Loughborough Junction	Lambeth	2016	Workspace	60
Loughborough Junction Arches	Lambeth	2015	Workspace	1,050
Tripod	Lambeth	2018	Workspace	1,675
The Workshop, Vauxhall	Lambeth	2017	Community	18,580
Oasis Farm Waterloo	Lambeth	2015	Community	2,000
Waterloo Library, Lower Marsh	Lambeth	2016	Mix	335
PLACE / Ladywell	Lewisham	2016	Housing	229
Catford town centre	Lewisham	2017	Mix	1,111
The CT Building / Silver Building	Newham	2018	Workspace	4,645
Richmond Library Workspace	Richmond	2016	Workspace	80
Granby Space	Southwark	2016	Workspace	235
The Artworks	Southwark	2014	Mix	1,370
Peckham Levels	Southwark	2017	Mix	8,731
Mercato Metropolitano	Southwark	2016	Food/drink	4,180
Canada Water	Southwark	2016	Community	250
The Printworks	Southwark	2017	Mix	11,075
Hotel Elephant	Southwark	2016	Mix	250
Arebyte Camberwell	Southwark	2017	Housing	2,400
The Biscuit Factory	Southwark	2014	Mix	32,800
Nomadic Community Garden	Tower Hamlets	2015	Garden	4,000
Royal London Hospital Community Garden	Tower Hamlets	2017	Garden	2,000
Arebyte London City Island	Tower Hamlets	2017	Arts	760
Central Parade, Walthamstow	Waltham Forest	2016	Mix	1,173
South Leytonstone Pop-up	Waltham Forest	2018	Retail	32
Switchboard Studios	Waltham Forest	2018	Workspace	8,785
The Magistrates	Waltham Forest	2018	Workspace	750
Battersea Power Station	Wandsworth	2013	Leisure	45

Appendix B: Estimating the potential of meanwhile use

Commercial vacancy

- We use London boroughs' data on properties that are liable for empty property business rates. Data is available from FOI requests.

Data complete	Data on vacancy incomplete*	No data on vacancy	Refusal to release
Barking and Dagenham Barnet Bexley Brent Bromley Camden Croydon Ealing Hammersmith and Fulham Haringey Harrow Kensington and Chelsea Lambeth Lewisham Redbridge Southwark Waltham Forest Wandsworth	Greenwich^ Havering Hillingdon Kingston upon Thames Richmond upon Thames Sutton Tower Hamlets	City of London Enfield Hackney Hounslow Islington Merton Newham	Westminster

**Data on vacancy length deficiently recorded*
^Data on use type of vacancies deficiently recorded

- We estimated vacancies in the 8 boroughs missing data using average vacancy for 24 industry classes in each borough with data on vacancy (25 boroughs). Average inner/outer vacancy rates by industry were applied to the total commercial stock for incomplete boroughs.
- We estimated length of vacancy in the 15 boroughs missing data using individual property data from 18 boroughs for which data was available, and extrapolated to the whole London stock.
- Total London vacancies (and rates) by industry were calculated on top of this to give London-wide (excluding Westminster) figures.

- Individual property data – using boroughs from columns 1 and 2 – were mapped using QGIS software alongside Town Plan town centres (as defined by the London Plan 2015). 500 metre buffer zones were created around the middle point of each centre, and the proportion of vacancies falling within these boundaries was used to estimate the total number of vacancies within all town centres.
- Combined vacancy length data with location data – for boroughs in column 1 – was used to provide the basis for an estimate of how many longer-term vacant properties were near town centres, and interpolated to the rest of the boroughs.

London Development Database

- This section uses data from the London Development Database (LDD), updated to 31/03/2017 and downloaded from the London Datastore on 30/04/2018.
- We estimated meanwhile use potential by:
  - Removing all sites which have been completed, who have expired planning permission, which have incomplete/partial planning permission, or have a total site area below 0.05ha.
  - Splitting sites up into very small (0.05 – 0.25ha), small (0.25 – 1ha), medium (1 – 5ha) and large (>5ha).
  - We used repeated randomised stratified sampling to select 10% and 50% of sites that might be suitable for meanwhile within each site size band.
  - We assumed that sites can provide a percentage of their site area and/or floorspace to meanwhile, based on their overall site size – for high and low trajectory figures (see *note*)

	Total sites	Trajectory	% of sites	% of area/ floorspace to MU	MU area opportunity (ha)	Existing floorspace MU opportunity (000 sqm)
Very small	3311	High	50	50	86	490
		Low	10	40	14	88
Small	812	High	50	60	120	735
		Low	10	40	16	90
Medium	316	High	50	40	125	325
		Low	10	20	13	33
Large	85	High	50	20	70	100
		Low	10	10	10	9

TOTAL	**High**	401	1,650
	Low	53	220

- A further stage involved mapping all the 'selected' sites using QGIS, extracting data on sites that were within 500m of the midpoint of a Town Centre, and applying the same calculations as above.

High	Total sites	Trajectory	% of sites	% of area/ floorspace to MU	MU area opportunity (ha)	Existing floorspace MU opportunity (000 sqm)
Very small	739	High	50	50	18	165
		Low	10	40	3	24
Small	174	High	50	60	24.5	175
		Low	10	40	3.5	29.5
Medium	52	High	50	40	20	70
		Low	10	20	1.5	4
Large	11	High	50	20	3.5	10
		Low	10	10	0.8	5.5
TOTAL				High	66	420
				Low	8.8	63

SHLAA

- This section used data from the Mayor of London's Strategic Housing Land Availability Assessment, which identifies 'the amount of housing capacity that can be brought forwards during the timescale of the new London Plan' – over a 25-year period from 2017 to 2041. Our estimates focus on sites identified for development in Phase 2, from April 2019 to March 2024.

- There is an overlap between potential figures of the SHLAA and LDD, as a high proportion of sites (56 per cent) identified for SHLAA Phase 2 already have planning permission and so may be on the London Development Database – this is especially true for larger sites (76 per cent of sites over 5ha have permission). The LDD does, however, also include non-housing permissions.
- Using a similar methodology to current development sites (although very small sites are not identified), we estimated how much meanwhile space could come from opening some of the land on 10% and 50% of future development sites to meanwhile use (using again a repeated randomised stratified sample)

High	**Total sites**	**Trajectory**	**% of sites**	**% to meanwhile use**	**Meanwhile use potential (ha)**
Small	430	High	50	60	63
		Low	10	50	10
Medium	193	High	50	40	74
		Low	10	40	16
Large	34	High	50	20	15
		Low	10	10	2
			TOTAL	High	**152**
				Low	**28**

- As before, further calculations were completed only for 'selected' sites within 500m of the middle of Town Centres.

High	**Total sites**	**Trajectory**	**% of sites**	**% to MU**	**MU potential (ha)**
Small	159	High	50	60	22.5
		Low	10	50	3.5
Medium	53	High	50	40	18

		Low	10	40	4
Large	6	High	50	20	3.5
		Low	10	10	0
			TOTAL	High	**44**
				Low	**7.5**

- *Note: high trajectory figures assume widespread take up of meanwhile use, buy-in from landowners, and an increased ease of delivering meanwhile schemes. Low trajectory numbers assume a more business as usual case, but continued growth and evolution of the sector (as we have seen in the last few years)*