

UNIVERSITY COLLEGE LONDON FACULTY OF THE BUILT ENVIRONMENT BARTLETT
SCHOOL OF PLANNING

POP-UP HOUSING AS A MEANWHILE USE:
A CASE STUDY APPROACH TO LONDON'S HOUSING CRISIS

KATHERINE O'NEIL, BACHELOR OF SCIENCE

Being a dissertation submitted to the faculty of
The Built Environment as part of the requirements for the award of the
MSc Urban Design and City Planning at University College London:
I declare that this dissertation is entirely my own work and that ideas, data and images, as
well as direct quotations, drawn from elsewhere are identified and referenced.

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ABSTRACT

London is currently facing an urgent housing crisis with the need for more affordable housing. Due to economic hardships, interest in 'pop-ups' has increased as a temporary method of interim use. This dissertation explores 'meanwhile use' as temporary usage in empty sites and aims to analyse their use as a pop-up housing model. Furthermore, the dissertation will explore if pop-up housing can be part of a practical solution in the London context. The unique PLACE / Ladywell's pop-up village in Lewisham, South East London, will be the focused study site. It provides an in-depth ethnographic case study approach of this phenomena. The best and worst practices of PLACE / Ladywell will be further utilised as lessons learned for academic and practitioner purposes. Additionally, PLACE / Ladywell's impact on London's policy and planning processes along with more permanent social housing iterations, will be explored. The main dissertation findings highlight the precision manufactured housing technologies for high-quality temporary accommodation for homeless families and the next steps for the growing pop-up phenomenon.

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CHAPTER 1: INTRODUCTION

“A crisis is a terrible thing to waste.” ~ Paul Romer

1.1 MEANWHILE USE

Economic austerity and planning processes have caused an increase in temporary use of land with ‘meanwhile uses’, which are filling empty sites and emerging globally. Meanwhile use is regarded as the temporary land use until more permanent solutions are integrated (CREW, 2015). Lydon and Garcia (2015) found the increase in meanwhile use interventions are due to four trends of ‘shifting demographics, citizen frustration, the Great Recession, and radical connectivity’ (p.64). Meanwhile uses have been utilised in various short-term projects, impacting policies and cities (Lydon & Garcia, 2015). Despite the many positive aspects, planning systems find it challenging to incorporate meanwhile projects in the beginning (Bosetti & Colthorpe, 2018).

Meanwhile uses include pop-up shops and markets, events, temporary office spaces and more (CREW, 2015). Temporary uses can be creative solutions in derelict spaces (Stevens, 2018). These newly populated spaces can create buy-in for new developments, businesses, and/or public infrastructure. Meanwhile uses can test innovative ideas and prototype upcoming urban design concepts.

1.2 LONDON’S MEANWHILE USE AND HOUSING

Bosetti and Colthorpe (2018) reported ‘there are at least 51 active meanwhile sites across the capital, with over two and a half times the floorspace of Selfridges’ (p.4). Additionally, Bosetti and Colthorpe (2018) states ‘at least 20,000 commercial units in London have been empty for at least six months, and 11,000 for over two years’ (p.4). Therefore, there is a lot of untapped potential and opportunity for empty sites to be turned into meanwhile spaces in London.

These unused spaces, which could be utilised in a variety of ways, including temporary housing (Bosetti & Colthorpe, 2018). The Mayor of London (2017) states ‘London needs 50,000 new homes a year to meet its growing needs’ (p.6). A recent report summarised London’s population growth and the demand for housing, stating that:

‘While London’s population has grown rapidly over the last 10 years, its housing supply has not kept pace ... It is clear that tackling the housing challenge will play a central role in determining London’s growth over the next decade and in responding to the wider challenges posed by developing the city’s economy and infrastructure.’ (Lewisham Council, 2015, p.6)

With many empty sites in London, could pop-up housing as meanwhile use, be an approach to solving the current housing crises?

The Mayor of London (2018) stated ‘a recent study estimated that one in 50 Londoners are now homeless. This includes those living in temporary accommodation, single people in hostels, and around 8,000 people who last year were seen sleeping on the streets’ (p.15). This highlights a real issue requiring immediate solutions to provide quick, efficient housing for Londoners.



Figure 1: Image of tents for rough sleepers in London

According to Boff (2016) pop-up housing ‘can be built faster and cheaper than if traditional methods were used, and as the finished structure can be easily dismantled it could be re-used over a number of years in different locations’ (p.1). During London’s housing crisis, pop-up housing as a meanwhile use needs further research and analysis so that it can be a practical solution to this existing problem.

1.3 AIM / OBJECTIVES

During London's housing crisis, can pop-up housing as a meanwhile use be a viable option for the affordable housing continuum? The primary aim of this dissertation began with a background context of meanwhile use, followed by a deeper analysis into London's meanwhile use as pop-up housing with a single case study approach. The first objective explored meanwhile use globally before focusing on London's local context. The second objective centred on whether meanwhile use as pop-up housing impacts London's housing crisis. The final objective revolved around a single case study on PLACE / Ladywell to gain deeper knowledge of best and worst practices of this pop-up village model and long-term impact.

1.4 RESEARCH GAP

There has been extensive research on meanwhile use and a growing number of resources on prefabricated manufactured housing. However, pop-up housing with a moveable element is a newer model with less research and case studies. This gap in research demonstrates a valuable opportunity to explore all aspects of pop-up housing practices, usage and societal long-term impact.

1.5 KEY RESEARCH QUESTION(S)

Primary query:

- Can pop-up housing (as a meanwhile use) be a part of a long-term solution to London's housing crisis?
 - A Case Study of PLACE / Ladywell pop-up village as a new model of temporary accommodation

Sub queries:

- What best and worst practices of PLACE / Ladywell have occurred in this unique project?
- Has PLACE / Ladywell pop-up village, as temporary accommodation, led to a longer-term solution?

In the current *London Plan*, policy 3.14 states that for existing housing which relates to meanwhile uses that 'unless the existing floor space is satisfactorily re-provided to an equivalent or better standard, then the loss of housing to short-term provision (lettings less than 90 days) should also be resisted' (Mayor of London, 2016, p. 126). Therefore, for this dissertation, a long-term measurement of a meanwhile use is to provide housing longer than 90 days. This dissertation will explore if meanwhile use can provide long-term housing.

CHAPTER 2: LITERATURE REVIEW

2.1 INTRODUCTION

This literature review begins by defining meanwhile use and similar terminologies that are relevant to it. The literature review structure begins in a global context of meanwhile use, then focuses on the local context. The level of London's local meanwhile use and pop-up housing is further analysed, including information and exemplars.

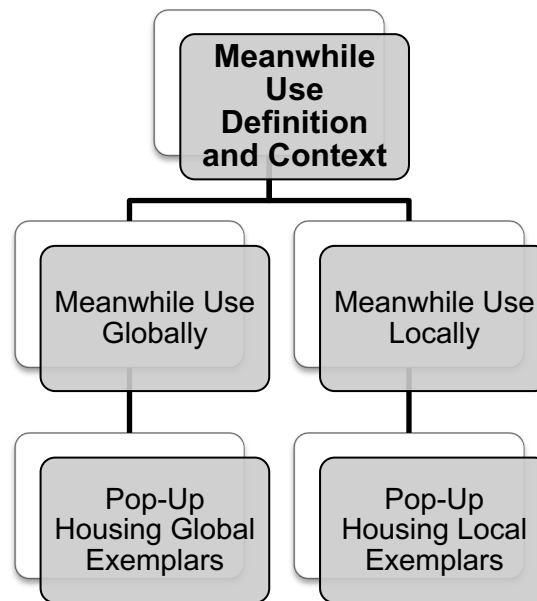


Figure 2: Meanwhile Use Literature Review Diagram

2.2 MEANWHILE USE DEFINITION

In regards to the term meanwhile use, it can be defined in many forms such as: 'pop-ups', 'tactical urbanism', 'do-it-yourself (DIY) urbanism', 'guerrilla urbanism' or 'temporary use' (Greco, 2012; Lydon and Garcia, 2015; Talen, 2015; Temel & Haydn, 2006). Lydon and Garcia (2015) define meanwhile use as 'activation using short-term, low-cost, and scalable interventions and policies' (p. 2). Since there is a variety of terminology for meanwhile use, a glossary and clear definitions need to be created to avoid confusion (Temel & Haydn, 2006). However, some authors share the opinion that meanwhile use is a 'short-term action for long-term change' (Lydon & Garcia, 2015).

2.3 MEANWHILE USE CONTEXT ANALYSIS

Urban economic austerity has seen a surge in meanwhile use, tackling longer planning processes and budget cuts. The creative solution addresses interim use quicker (Greco, 2012; Deslandes, 2013; Bishop and Williams, 2012). The benefits of meanwhile use for community groups and temporary space occupiers are 'low cost, low commitment, space for innovation and growth' (CREW, 2015, p. 6). Greco (2012) is in agreement with Project for Public Spaces (2019) that meanwhile uses are 'lighter, quicker and cheaper' solutions. These uses can also provide an alternative when commercial letting is not possible (Bishop and Williams, 2012)

Additionally, to commercial use, temporary space has become an urban trend in policy and academics (Bishops and Williams, 2012). Meanwhile use can also influence local governments and revise planning practices along with empowering communities. In current planning systems, meanwhile uses can be a starter in implementing change (Temel & Haydn, 2006). A UK report summarises the importance of community engagement by stating that 'successful projects are often in areas where there is structured recognition from a top-down agency as well as bottom up support' (CREW, 2015, p.5). A variety of community engagement participatory technologies have been utilised through pop-up interventions in public spaces (Fredericks *et al.*, 2018). Nonetheless, meanwhile use practices should be evaluated and analysed thoroughly to ensure this approach is successful (Madanipour, 2018).

2.4 GLOBAL MEANWHILE USE

Key authors of the meanwhile use topic discuss how top-down, bureaucratic-planning systems may cause sites to remain empty (Andres, 2013). Meanwhile use offers a practical and useful alternative to empty sites globally (Coaffee & Deas, 2008; Greco, 2012; Lydon & Garcia, 2015; Temel & Haydn, 2006). Urban sociologist William Whyte poignantly noted how a 'huge reservoir of space is yet untapped by imagination' (Lydon & Garcia, 2015, p.6). On this note, global exemplars utilised meanwhile uses in spaces through 'intersection repair, guerrilla wayfinding, Build a Better Block, Parkmaking, and Pavement to plazas', as a variety of ways to implement meanwhile use (Lydon & Garcia, 2015, p. 89). These case studies are a how-to for practitioners to emulate amongst their own communities. Meanwhile use projects have a 'build-measure-learn process' as per *The Streets Plans Collaborative test*

diagram (Lydon & Garcia, 2015, p. 200). Therefore, meanwhile use projects can be implemented as both a learning and a test-trial opportunity.

2.5 LOCAL LONDON'S MEANWHILE USE

In the United Kingdom, there are many 'meanwhile uses' in unused property or land sites (CREW, 2015). Bosetti and Colthorpe (2018) report there are '2,700 hectares of land – the equivalent of the London Borough of Lambeth – with planning permission to develop, but construction has yet to start' (p. 36).

Meanwhile use can provide a 'realistic, pragmatic and incremental approach to urban regeneration' (CREW, 2015, p. 4). However, there are some key barriers and challenges such as 'legal issues, aspiration of the local authority, planning processes in respect to change of use, changes in legislation, gentrification, and others' (CREW, 2015, p. 6). According to Coaffee and Deas (2008) England's local government innovation is 'trying to formalize partnership working, drawing on the supposedly exemplary experience of urban policy' (p.167).

Meanwhile use land leasing is another challenge facing British property and landowners (CREW, 2015). Meanwhile use can help empty sites to reduce vandalism whilst attracting potential tenants (CREW, 2015).

In central London, the current meanwhile use projects include the Blue House Yard, Tripod, Granby Space, and Central Parade affordable workspaces (Meanwhile Use, 2019). There are also pop-ups such as Queens Parade, Exmouth Market and Electric House (Meanwhile Use, 2019).

2.6 GLOBAL MEANWHILE USE AS POP-UP HOUSING

Various terms have been used to describe prefabricated housing such as 'modular housing', 'volumetric construction', 'offsite', 'pop-up', 'precision-manufactured homes' and more (Boff, 2016; Steinhardt & Manley, 2016; Mayor of London, 2018). These prefabrications have been used in Australian, Japanese, Swedish, German, Nordic, American, and British designs (Steinhardt and Manley, 2016, p. 1). This type of housing can be defined as 'the

manufacture and pre-assembly of components, elements or modules before installation into their final location’ (Pan and Goodier, 2012, p. 4).

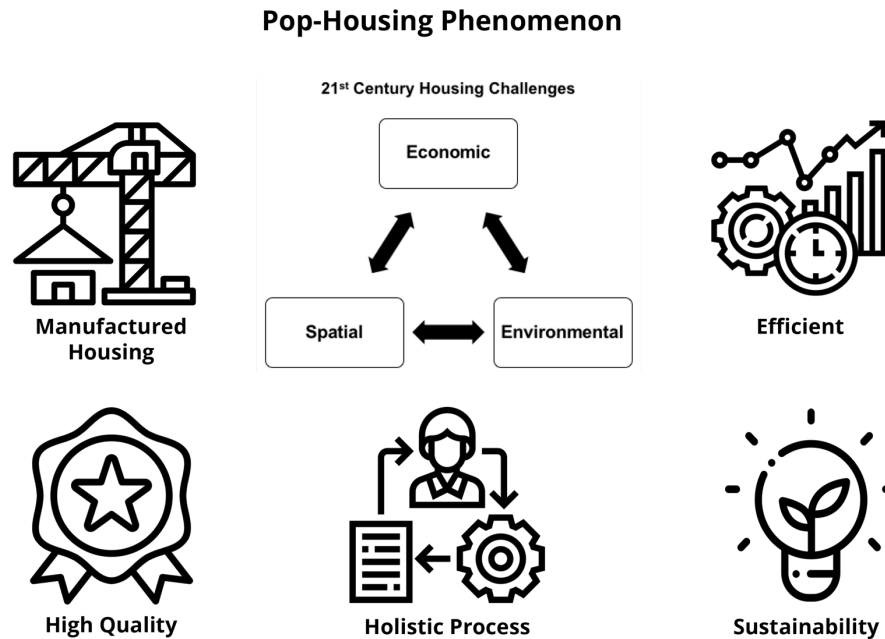


Figure 3: Pop-Up Housing Infographic

Internationally, prefabrication has not been ‘consistent, with a clear division between leading and laggard countries’ (Steinhardt & Manley, 2016, p. 1). In other parts of Europe, modular housing is further along than the UK. Specifically, Sweden has utilised modular housing for a long time and Germany has a vibrant modular market with a variety of buildings at different price points (JLL, 2019). In the United States, bungalows that were originally do-it-yourself housing, later became permanent housing, with many still standing today (Lydon & Garcia, 2015).

Therefore, pop-up housing research can lend a deeper understanding and analysis on gaining high-quality, sustainable, and efficient housing at both an affordable and quick delivery rate.

2.7 LOCAL LONDON AND LEWISHAM MEANWHILE USE POP-UP HOUSING

London has experienced meanwhile use as housing through the squatter accommodations movement (Bosetti & Colthorpe, 2018) and post-war prefabricated housing which had ‘a design life of 10–15 years, though many have lasted much longer’ (Vale, 1995, p. 5).

In modern times, the global financial crash caused a recession in the UK which depleted resources, whilst the cost of living remained high (Lewisham Council, 2015). Lewisham Council (2015) argues that 'the significant reduction in Government grants for affordable house building has pushed us to crisis point in terms of housing supply and demand' (p.6). The demand for housing is apparent across London due to:

'surging population and employment, housing supply has failed to keep pace with the growth of housing need and of market demand, or to achieve even the planned outputs of housing, especially of social and other 'affordable' housing, called for in successive London Plans.' (Edwards, 2016, p. 231)

Additionally, Lewisham Council (2015) clearly states that London has inadequate housing conditions which affects the 'quality of life, health and educational attainment' of citizens. In 2012, 22% of homes in London were estimated to fall below the Decent Homes standard' (p.12).

Since affordable housing is in demand and there are empty sites across London, meanwhile use for housing has become an addition in the *Draft New London Plan*. The Mayor of London (2018) defines meanwhile uses in Policy 4.4.1 as:

'a range of temporary uses on land and property awaiting longer-term development. Some vacant land is suitable for meanwhile use as housing. To make efficient use of land that would otherwise be left vacant, boroughs are encouraged to identify sites that are suitable for residential occupation to be used for meanwhile housing including land in both public and private ownership. Opportunities for the meanwhile use of land for housing on large-scale phased developments should be identified during the planning process.' (p.112)

Due to the lack of affordability, temporary accommodation is increasing across London (Lewisham Council, 2015). The definition of temporary accommodation as hostels and Bed and Breakfasts for emergency accommodations for homeless households (Lewisham Council, 2015). This shows the demand for more housing in London which is one of the reasons pop-ups have recently caught attention as being a potential solution. According to Harris (2015) pop-ups are created from urban austerity which then is 'increasingly used for temporary places of welfare provision, including pop-up social housing and legal advice clinics in London' (p.592).

Furthermore, Boff (2016) further analyses Pop-Up Housing stating it:

‘could be successful in meeting some of the urgent housing needs of Londoners in a cost-effective and timely way. This type of housing, which has the potential to rapidly increase the supply of quality new homes at an affordable cost, could benefit several types of housing tenures including private renters and self-builders. It could also help bring into use vacant and under-utilised sites across London, either on a temporary or permanent basis.’ (p.1)

In London, there are current affordable pop-up housing examples such as PLACE / Ladywell in Lewisham and Y:CUBE in Mitcham. In this dissertation, PLACE / Ladywell will be examined further as the main case study of meanwhile housing. *The Draft New Plan* states in policy 4.4.2 that ‘meanwhile housing can be provided in the form of precision-manufactured homes. This can reduce construction time and the units can potentially be reused at a later date on other sites’ (Mayor of London, 2018, p. 112). As per this dissertation’s preliminary findings, pop-up housing deserves further analyses as a potential fast, high-quality solution to the lack of affordable housing.

2.8 CONCLUSION

Overall, meanwhile use has shown to be a low-cost, efficient, and creative approach to vacant sites. This movement is embraced globally and locally. It can be a tool for testing solutions in times of need, such as London’s housing crisis. As meanwhile uses have been utilised in a variety of ways, further research on longer-term impact, especially when applied to pop-up housing, should be explored.

CHAPTER 3: METHODOLOGY

3.1 INTRODUCTION

This dissertation is based on a theory and practitioner perspective methodological framework. The main approach is ethnology research with one single-case study on phenomenology.

The primary step entailed a literature review for context analysis. Previous studies revealed key arguments, concepts, and background information. This approach provided the theoretical basis and summarized key challenges, gaps, and opportunities.

During this process, pop-up housing as a meanwhile use was less researched as an apparent gap. Once this gap was revealed, PLACE / Ladywell case study emerged as a novel site worthy of further research and exploration. Yin (1994) described case study research as 'an empirical enquiry that investigates a contemporary phenomenon within its real-life context' (p.13).

Three dissertation tutor meetings occurred to gather input and feedback into the process. The participant information sheet and consent form were examined by the dissertation tutor. Once approved and before the interviews began, the consent form was emailed and handed out to the interviewees to review and sign.

Throughout this process PLACE / Ladywell was visited multiple times for community events, interviews, observations, and photographs to collect empirical data.

The qualitative data was collected and analysed through three main methods: secondary data, observations from site visits, and in-person interviews with experts and non-experts involved with the PLACE / Ladywell project.

These methods showed different perspectives and implications of meanwhile use. It became apparent that the affordable nature of short-term pop-up housing had positive longer-term potential to tackle London's housing crisis.

3.2 PLACE / LADYWELL ONE CASE STUDY DATA FRAMEWORK

The focal point of this dissertation will centre on one main typology of meanwhile use as housing. The chosen case study for this housing typology is the PLACE / Ladywell pop-up village. It is a temporary housing accommodation project highlighting a short-term, quick solution. This dissertation will examine if any long-term solutions have developed from the initial short-term project. PLACE / Ladywell is a unique and unusual case study, as it is one of the only 'pop-up village' models with residential and commercial uses. In 2016, PLACE / Ladywell won the NLA / The Mayor's Award and the NLA Best Temporary Building award (Rodgers Stirk Harbour + Partners, 2019). Yin (1994) states that a 'unique case' can be an individual case for research methodology (p.23). In agreement, Flyvbjerg (2006) stated utilising one case study for a methodological framework. Flyvbjerg (2006) said 'one can often generalize on the basis of a single case, and the case study may be central to scientific development via generalization as a supplement or alternative to other methods' (p. 228).

The chosen methods are to create a narrative around this phenomenon to show a range of perspectives and all potential aspects that may evolve from the data collection. The research methods create a framework to reveal patterns and themes from the PLACE / Ladywell case study for deeper knowledge and understanding. This one chosen case study is an exploratory method as an unusual case. Yin (2018) emphasises 'a common research strategy calls for studying these unusual cases because the findings may reveal insights about normal processes' (p. 50). Therefore, the unique case of PLACE / Ladywell as one of London's first pop-up housing council-led initiative has been chosen for this dissertation. This case study has the potential to provide major insight into the pop-up phenomenon.

3.3 RESEARCH METHODS:

Yin (2018) further emphasises the benefit of single case studies whilst obtaining multiple sources for a strong result. In the diagram below, these research methods were utilised to answer the research aim and question.

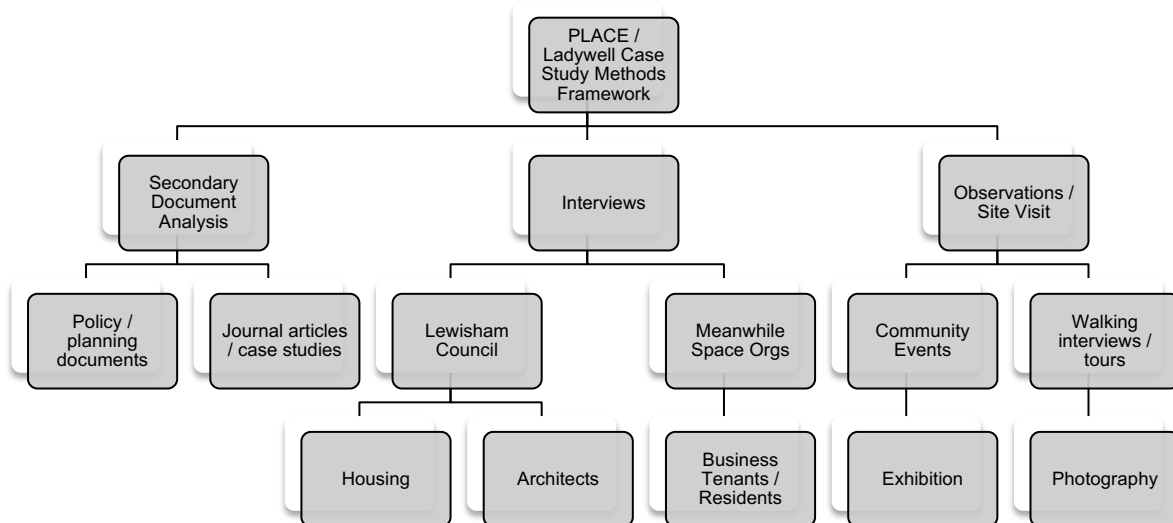


Figure 4: Methodology Diagram

3.3.1 Secondary Data

Publicly accessible policy records and secondary data documents in London were examined to gather data and the impact of meanwhile use. This data was analysed to show different perspectives and implications.

For content analysis on the unique case study of PLACE / Ladywell as the core site, research was sourced from reports, news articles, policy documents, websites, organisations, exhibitions, journal articles, case studies, and social media. This secondary data was reviewed from a variety of sources on meanwhile use and pop-up housing especially throughout London. This exploratory case study aims to reveal best and worst practices of the project's process as a phenomenon.

3.3.2 Site Visits / Observations

Site visit tours and observations contributed to the full understanding of how this 'pop-up village' operated as a meanwhile use. In June, attendance of exhibitions and community events occurred onsite at PLACE / Ladywell to witness and learn how the space operated and contributed to the surrounding areas and local organisations. The RUSS Annual General Meeting (AGM) and Exhibition Viewing was on Lewisham's community-led housing projects, as part of the London Festival of Architecture. In July and August, five observations

occurred as in-person reflections and synopsis of the activities, behaviours, head counts, usage, and physical elements of PLACE / Ladywell. Detailed diary field notes along with photography were taken and thoroughly examined for data collection and analysis (see Appendix A).

3.3.3 Interviews

As a part of the one case focus, six to ten site visit interviews were attempted with the PLACE / Ladywell project's partners. Seven quality interviews were achieved for this dissertation. The interviewees were a mix of experts and non-experts who all had a role with the project. These interviews were the main source for qualitative data in developing the foundation from a variety of different perspectives. Interviews were the main method source for the case study analysis as they 'can help in the generation of hypotheses or theories that lead to further studies' (Nunkoosing, 2005, p. 701).

The interview questions were semi-structured with a conversational aspect. The interview questions had the overall themes and goals of analysing temporary housing as meanwhile use. Furthermore, the interviews aimed to establish any community-led approaches, private-public partnerships, policies and processes impacting on the PLACE/ Ladywell project.

Each of the interviews occurred in person either on-site at PLACE / Ladywell, at a café, or on the phone (see Appendix D). All the interviews were recorded and transcribed in confidentiality. A sample of the transcription, as per the appendix, always maintained the interviewee's anonymity.

During three of the on-site interviews, tours also occurred of the ground floor workspace, two housing flats, and a second iteration of the manufactured housing model to the rear of the vacant site. The tours consisted of walking interviews, photography, and videos along with detailed field notes. During the site visits, a couple of business owners were interviewed regarding their experience of the project process and management.

3.4 ANALYSIS

On completion of the interviews, tours/site visits, and secondary data, qualitative analysis followed through exploring the phenomenon of PLACE / Ladywell and how it connected to literature and the research questions.

Entries from the field-note observations were analysed and a table created to gather further understanding of site context. Additionally, photography of the tours and exhibits, as well as secondary data and interview information, were gathered to gain deeper qualitative analysis.

To enhance analysis, a WordCloud generator and a Computer-Assisted Qualitative Data Analysis (CAQDAS) ATLAS.ti software was utilised to create the pie-chart and word cloud. In doing this, the main interview themes and pattern matching were revealed (see Figures 12 and 13). This approach utilised the transition from building explanation into the exploratory phase of the case study.

The interviews amounted to 3 hours: 36 minutes: 73 seconds of audio recording. For the seven quality interviews, confidential means of transcribing audio recordings were taken in the best use of time. The sixty-two pages of transcripts were edited, corrected and notetaking occurred with thorough reflection. Themes, key terms and quotations were incorporated into the narrative of this case study phenomena to produce a large qualitative sample. Interview quotations were analysed for similarities and differences throughout the narrative of the case study. Quotations were placed into themes based on the interview questions, research questions and literature.

3.5 LIMITATIONS / GAPS

Focus groups and questionnaires to determine resident's experiences and input were not possible due to time restrictions. Despite several attempts in contacting Lewisham Homes, no interview materialised. However, six site visits occurred during business hours only. To counteract this lack of primary input, a case study by (Harris, Nowicki and Brickell, 2019) focused on interviews with PLACE / Ladywell residents and their experiences were incorporated.

3.6 ETHICAL CONSIDERATIONS

Firstly, all interview questions were approved by the dissertation tutor. Prior to the interviews, informed consent was gained from all interviewees and participating organisations. All personal details, data and transcripts were stored safely and securely. This ensured anonymity, confidentiality and integrity. On completion of the dissertation, all data will be disposed of as per university guidelines. This dissertation's research adhered to a high standard of respect and consideration to ensure the best results.

CHAPTER 4: PLACE / LADYWELL CASE STUDY'S DATA AND ANALYSIS

4.1 PLACE / LADYWELL SECONDARY DATA INFORMATION

To produce a comprehensive ethnographic account of the PLACE / Ladywell case study, secondary data was collected and analysed through various relevant documents along with site observations and interviews.

4.1.1 Lewisham Temporary Accommodation and Housing Strategy

According to Lewisham Council (2015), homelessness and rough sleeping was the 'most extreme form of housing need' (p.12). In temporary accommodation, the conditions for homeless families were unsuitable due to the lack of affordability (Lewisham Council, 2015).

Lewisham residents and communities have been the 'driving force of innovation to housing problems' (Lewisham Council, 2015, p. 20). To meet residential long-term needs, Lewisham Council has begun building homes after thirty years (Lewisham Council, 2015). The Council's focus is on sustainability, accessibility, and flexibility of new homes to meet high standards of design (Lewisham Council, 2015).

4.1.2 PLACE / Ladywell Context

In response to Lewisham's housing needs, the Council utilised new assembled factory housing technologies to provide temporary accommodation at the former site of the Ladywell Leisure Centre. Three to four years later, relocation to the boroughs took place (Lewisham Council, 2015). Lewisham Council (2015) said they 'are the first Local Authority to develop a 'pop-up' village using this technology. This approach allows us to provide much needed housing quickly, without compromising the long-term use of the site' (p.20).



Figure 5: Image of PLACE / Ladywell Site

The Place / Ladywell pop-up village consists of 24 temporary housing units for 24 homeless families (PLACE / Ladywell, 2019). It is located at 261 Lewisham High Street, Lewisham, London SE13 6AY (see Figure 6 for exact location).



Figure 6: PLACE / Ladywell Google Earth Location Map

This temporary housing accommodation was placed on site in 2016 (Lewisham Council, 2019). The PLACE / Ladywell's scheme cost £4.3 million (Boff, 2016). The development was led by Lewisham Council with various organisational involvement in the PLACE / Ladywell project (see Table 1).

Organisations Involved	Association
Lewisham Council	Project lead / Site owner
Mayor of London	Public partner
SIG Build / Urban Splash	Contractors
Rogers Stirk Harbour + Partners	Architect
AECOM	Consultant
Lewisham Homes	Residential Management
Tenants	PLACE / Ladywell
Meanwhile Space	Tenant Management

Table 1: PLACE / Ladywell Team

For PLACE / Ladywell, this new construction method had a tenure blind approach regarding the design and flexibility of these modular housing units (Rogers Stirk Harbour + Partners, 2019).

PLACE / Ladywell is currently managed by Meanwhile Space, spanning the ground-floor space for community and business space (Boff, 2016). This development is to be deconstructed and placed elsewhere as another meanwhile use in Lewisham (Boff, 2016). Until 2020, the Lewisham Council planning document shows planning permission for PLACE / Ladywell until its subsequent relocation (Lewisham Council, 2019).

4.1.3 Residents Data

According to the *On-edge in the impasse: Inhabiting the housing crisis as structure-of-feeling* journal article, the research of PLACE / Ladywell occurred in 2016 and 2017 with seven out of twenty-four residents and stakeholders being interviewed (Harris, Nowick and Brickell, 2019). Harris, Nowicki and Brickell (2019) states that PLACE / Ladywell 'has received multiple awards, been highly praised in the media, and cited by the Greater London Authority as prototypical of pop-up housing as a 'solution' to London's housing crisis' (p.1). However, when analysing secondary data on PLACE / Ladywell, residents 'expressed a feeling that PLACE/Ladywell had not been designed with them in mind' (Harris, Nowicki and Brickell, 2019, p.6). Due to the housing crisis and Grenfell Tower fire, residents had anxieties with the housing system (Harris, Nowicki and Brickell, 2019). The residents expressed their concerns of being on display for being part of the PLACE / Ladywell's new pop-up model. The research findings stated that the attention had been 'augmented by the media presence at PLACE/Ladywell and residents' knowledge that they are 'pioneers' of pop-up housing...' (Harris, Nowicki & Brickell, 2019, p.7). Also, a resident was quoted being frustrated that the high-quality housing was not being made permanent and that it was for 'temporary access' (Harris, Nowicki and Brickell, 2019, p.7). Therefore, the residents at PLACE / Ladywell felt 'the temporary solutions offered cannot hold the weight of their hopes or alleviate their anxieties' (Harris, Nowicki & Brickell, 2019, p.8). Overall, the PLACE / Ladywell research found the resident's needs to be unmet due to the temporary nature and unknowns of their permanent housing situation in a time of a crisis.

4.2 PLACE / LADYWELL SITE OBSERVATIONS AND FIELD NOTES

In July and August, site observations were collected numerous times, to analyse the PLACE / Ladywell site and develop a deeper understanding of the development.





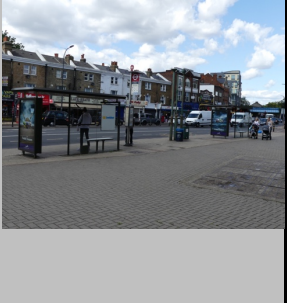
Date / Time:	Context:	Head Count / Activities:	Demographics:	Photography:
23 July 2019 13:00	Hot, sunny weather; quiet on site except for loud busy traffic; no seating, security gates for residents, large planters, welcome signage for stores, large sidewalk, café closed	<ul style="list-style-type: none"> • Activity on edge of street not near PLACE / Ladywell • 6 people walking • 5 at bus stop • 1 security guard • 1 resident on balcony • Constant footfall, but not entering shops on ground floor • Friendly passer-bys 	All ages: children, families, young adults to elderly, diverse from all socio-economic and racial backgrounds	
30 July 2019 13:40	Cloudy, windy; Empty feeling except traffic loud, but quiet on-site	<ul style="list-style-type: none"> • Constant footfall, but not entering shops on ground floor • Few at bus stop • Few walking by site • 1 Vespa • No sitting except bus stops and crossing 	All ages: children, families, young adults to elderly, diverse from all socio-economic and racial backgrounds	
2 August 2019 11:15	Partly cloudy & warm; Quiet on-site, lot of traffic; A-frames inviting into shops, large physical planters, but no places to sit	<ul style="list-style-type: none"> • 7 family members crossing street • 1 cyclist • 9 bus stops • 1 smoking • 1 phone call • 1 family with pram • 10 walking through site • No people going into shops 	All ages: children, families, young adults to elderly, diverse from all socio-economic and racial backgrounds	
9 August 2019 12:30	Sunny hot; site is a place for coming and going – busier; doors open, A-frames out, half the development empty – need patio	<ul style="list-style-type: none"> • 1 window shopper • 5 waiting for bus • 14 walking through site • 1 resident on balcony • 1 Lewisham Homes truck • 1 business worker • 1 resident leaving site • 2 cyclists 	All ages: children, families, young adults to elderly, diverse from all socio-economic and racial backgrounds	
15 August 2019 16:00	Partly sunny; activity focused on sidewalk and along bus stop edge, constant buses; empty near development	<ul style="list-style-type: none"> • 2 families with prams • 2 cyclists • 4 waiting for bus • 1 wheelchair passer-by • 7 walking through site • Footfall low for businesses • 3 residents going in gate with children • 1 protective resident 	All ages: children, families, young adults to elderly, diverse from all socio-economic and racial backgrounds	

Table 2: PLACE / Ladywell Site Observations

The five site observations collected the context, head counts, activities, demographics, photography and day-to-day activities during business hours at the PLACE / Ladywell site. The collected data depicts most of the activity to be along the edge of Lewisham High Street. The footfall is limited to residential users, rather than for the businesses. These observations and findings validate that PLACE/ Ladywell is a quiet development for residents and business owners. This is reinforced by the empty café and the outside barriers between residents and tenants. Additionally, there was no outdoor integrated space for community engagement. Primary data interviews alongside secondary data literature further highlighted abandoned amenities, also negatively impacting business and site usage. On conversing with site residents, they validated the developments uniqueness, as well as points for discussion and improvement.

4.2.1 Exhibit

In June, the RUSS community-led housing exhibition at PLACE/Ladywell displayed projects in the Lewisham Borough for the London Festival of Architecture (Lewisham Council, 2019). The exhibit highlighted Lewisham's approach to solving the housing crisis, such as with PLACE / Ladywell, whereby the pop-up village temporarily accommodates homeless families (Lewisham Council, 2019). Riding on the success of PLACE / Ladywell, Lewisham Council plans to build four more comparable pop-up housing developments (Lewisham Council, 2019).



Figure 7: Image of Community Exhibit at PLACE / Ladywell

4.2.2 PLACE / Ladywell Tours

Tours of PLACE / Ladywell's commercial use ground level, current flat model, and next iteration model showcased the high-quality design features of the development. The photography from the tours highlight the unique aspects of the model with focus on the people in need to have a 'safe, secure place to live' (Interviewee Four, 2019).



Figure 8: Collage of PLACE / Ladywell Tour

During the tour, Interviewee Four (2019) stated the reasons for current flat design:

- People in 'extreme housing need' do not have 'quality of privately available temporary accommodation' because it is usually 'damp, not the right size and very expensive'
- Attempts to provide 'high-quality' for people during a 'stressful point in their lives'
- When people first moved in, architects recorded 'health benefits from the residents'
- Units were 'cheaper than concrete frame buildings' so 'more money to make them nicer' along with 'high standard modular construction' to have 'bigger' units through this 'modern method' of 'using factory built manufactured housing'
- Won a 'political argument to do it in the first place' to 'persuade politicians to take a risk and do something different'

4.2.3 PLACE / Ladywell Current Flat Design Features



Figure 9: Collage of Current PLACE / Ladywell Flat Model

- Volumetric factory manufactured construction techniques with simple assembly
- Flat modules were all assembled in the factory whilst balconies, stairwell, and hallway flooring were built on-site
- High-quality materials
- Less waste and soundproofing for noise
- Up-to-code and accessible in all flats

(Source: Interviewee Three, 2019 and Interviewee Four, 2019)

Next Iteration Tour



Figure 10: Collage of Next Iteration Model

- Better and faster delivery (each module takes 10 days in factory)
- Balconies built in the factory alongside flat module
- Many design improvements based on first iteration of PLACE / Ladywell for the next three iterations in Lewisham (all permanent social housing)

(Source: Interviewee Three, 2019)

4.3 QUALITATIVE INTERVIEWS

The main interviews consisted of the key team members for the PLACE / Ladywell site to share the background context of the project timeline, key design elements, themes, and quotations of the narrative regarding this pop-up village phenomenon.

4.3.1 Schedule of Core Interviews

Interview Reference	Role in Relation to Meanwhile Use and PLACE / Ladywell	Date / Time of Interview	Method	Location
Interviewee One, 2019	Managing space and tenants	23 July 13:45	Face-to-face, tour, audio recorded	PLACE / Ladywell, Lewisham
Interviewee Two, 2019	Complete the process of the project until running	24 July 9:11	Face-to-face, audio recorded	Café, London
Interviewee Three, 2019	Design / Architecture	30 July 12:14	Face-to-face, tour, audio recorded	PLACE / Ladywell, Lewisham
Interviewee Four, 2019	Housing management and on-site project for the entire process	2 August 10:03	Face-to-face, tour, audio recorded	PLACE / Ladywell, Lewisham
Interviewee Five, 2019	PLACE / Ladywell tenant	9 August 12:40	Face-to-face, audio recorded	PLACE / Ladywell, Lewisham
Interviewee Six, 2019	Designer / Engineering	12 August 15:20	Phone call, audio recorded	London
Interviewee Seven, 2019	PLACE / Ladywell tenant	15 August 14:30	Face-to-face, audio recorded	PLACE / Ladywell, Lewisham

Table 3: Interviewee Schedule

4.3.2 PLACE / Ladywell Timeline:

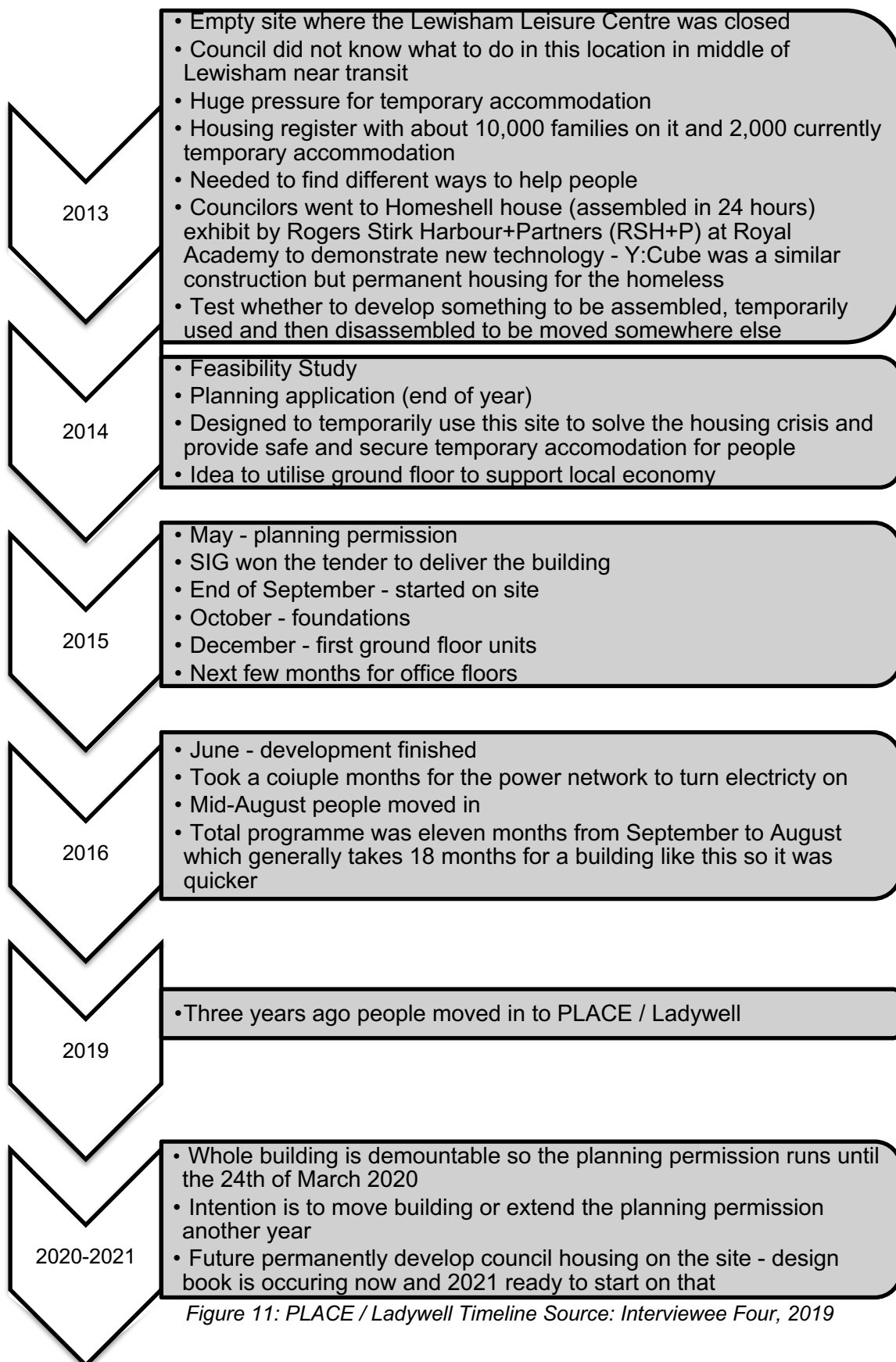


Figure 11: PLACE / Ladywell Timeline Source: Interviewee Four, 2019

4.3.3 Interview Coded Themes

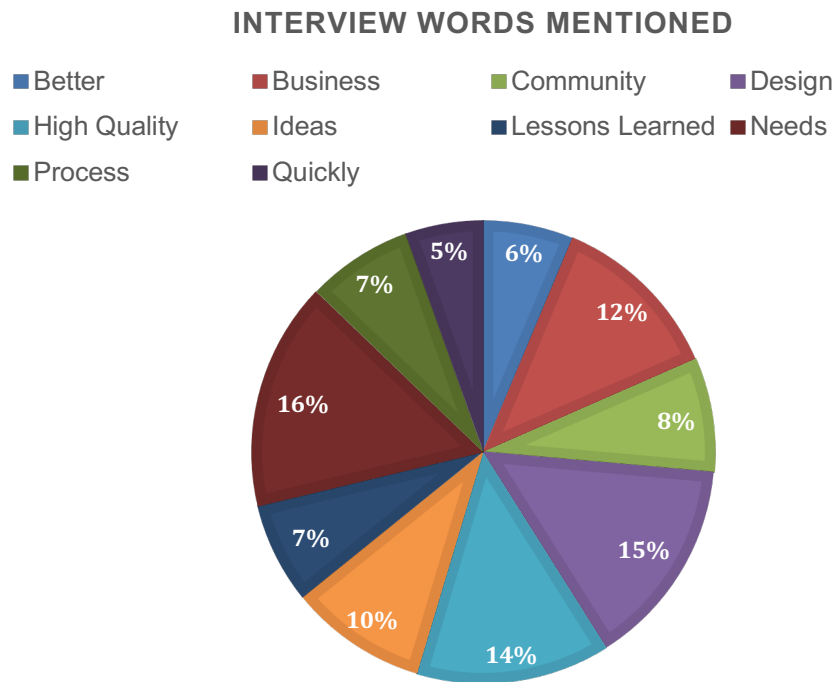


Figure 12: Interview Codes Pie Chart

Through analysing the interview transcripts, key themes and patterns emerged from coding the main phrases used by interviewees. Once the codes were entered in ATLAS.ti computer software programme, the top words used during the interviews were generated. The top words show that the intangible measures were important to residents, such as the 'process' and 'ideas' for the project. Noteworthy of mentioning, are the most commonly used words, 'needs' at 16%, 'design' at 15%, 'business' at 12%. Interviewees heavily focused on the quick, high-quality and design features during site development. In the end, the 'lessons learned' to make the project 'better' for the current and future 'needs' were also an apparent theme from the coding.

The themes which came from the literature, portray how an idea, such as meanwhile use, can develop from idea to product, as well as gaining lesson learned for future development.

4.3.5 PLACE / Ladywell Interview Narratives

Why PLACE / Ladywell Pop-Up Village:

In discussing why Lewisham considered PLACE / Ladywell, interviewees discussed the location of the empty site and how it was a "... plot of land just there waiting and nothing was happening ... so in the meantime, the [Lewisham] Council thought they would have a pop-up, PLACE / Ladywell, as pop-up housing" (Interviewee Six, 2019). Due to the main location on the high street in Lewisham, this site was utilised as an opportunity of a meanwhile use to address the housing needs in the area. As another interviewee stated, "They [Lewisham Council] still have massive problems with homelessness and cost overruns of housing people temporarily in poor conditions with not great landlords. We were looking at innovative ways to try and meet that demand" (Interviewee Two, 2019). As this interviewee clearly described, the development was due to the location and transit lines as well as lack of quality housing:

"... there was nothing on the site and they needed something on the site. Well, firstly they [Lewisham Council] had a lot of homeless families in very expensive, poor quality private rental. Secondly, they had a site [near the] Ladywell station [and they were waiting to see if it] was going to be part of the Metropolitan line ..." (Interviewee Three, 2019)

The same interviewee felt it was as much about the empty site as to test out modern housing technology with a meanwhile use as pop-up housing:

"But, also the nature of the meanwhile use for Ladywell, that it was going to move in five years' time, meant they could actually take a bit of a punt on the technology ..." (Interviewee Three, 2019)

These reasons for meanwhile use correlate to the literature review on the usage, to work efficiently with empty sites to meet a temporary result along with a chance to test something novel out.

Pop-up Village Tenants:

After discussing the pop-up village model with tenants, the interviewees who offered their experience were two businesses that have been with the project since the opening of PLACE / Ladywell. Two interviewees mentioned the need for more business support,

especially for start-ups, experiencing a steep learning curve due to lack of footfall in the area:

“They’re almost pre-businesses and there was a huge amount of work. We provided some support for the people running the space, but probably not enough support that they actually needed to become full businesses ... was very footfall dependent ...” (Interviewee Four, 2019)

“It depends on where they are and if they’re well advertised, if there’s enough footfall ... making sure that there is enough support from meanwhile or whoever organizes them so that they aren't kind of left to it.” (Interviewee Seven, 2019)

As PLACE / Ladywell was supposed to be a pop-up village with a variety of community and civic uses, one of the interviewees felt that, “I do not know if I would call it a pop-up village anymore because it did not seem to work ... ” (Interviewee Seven, 2019).

However, a couple of interviewees felt their success and flexible workspace was a benefit to them because it “... runs quite well by itself... as the needs of tenants have changed or as the environment has changed, we have adjusted the spaces ...” (Interviewee One, 2019).

The other interviewee said, “I feel my success at the moment thanks to meanwhile space” (Interviewee Five, 2019).

A recommendation for future iterations with pop-up villages, one interviewee pointed out that “who they attract as their target market for businesses or talents if it's going to work for them otherwise this can be quite frustrating” (Interviewee Seven, 2019).

PLACE / Ladywell Residents:

As discussed in the secondary data, the ethnography journal of the residents was utilised to analyse the resident’s experience at PLACE / Ladywell. As one interviewee agreed with the findings by saying:

“... some students of the Royal Holloway basically did an ethnography with some of the residents...[the residents felt] everyone knows I'm homeless cause I'm living in this building ... they felt like they were some sort of like experiment ... well that could have been better for them.” (Interviewee Two, 2019)

However, another interviewee’s perspective shows the success of the temporary accommodation because:

“...most of the people currently living here are on the second or third let of the flats ... most of the families that originally moved in here have now moved on into permanent housing and their flats are to be re-let to new families. But there's a few people that have been here from the beginning still.” (Interviewee Four, 2019)

As discussed in the literature review, temporary accommodation can place homeless households all over the Borough, keeping these households in Lewisham Borough retains stability.

Community Engagement and Social Sustainability:

An important aspect of the PLACE / Ladywell project was the effort to have a social and community aspect to the pop-up village. Due to its temporary nature, one interviewee felt as though they tried to invite residents to join in to ground floor activities by efforts such as:

“...we did go and leaflet about certain things that we were doing here. But I do not think there has been a huge takeover because there is quite a lot of people that move, transit, or do not live here long.” (Interviewee Seven, 2019)

The same interviewee said there have been some efforts for socials “which has been really nice to meet some of the other tenants” (Interviewee Seven, 2019). However, there appears to be a desire for more “intentional organising around events and opportunities to meet one another” and “having a community hub, having the café ... social enterprise” (Interviewee Seven, 2019). Lastly, the interviewee stated, “I do not ever see the people on the other side or residents ... there is not a place where you cross...having this could make it better” (Interviewee Seven, 2019).

As analysed in the literature and secondary data, the importance of community events and spaces are a main part of meanwhile use and a potential to create a greater impact for the tenants and residents.

PLACE / Ladywell's Best Practices:

A few interviewees provided these main viewpoints when it came to PLACE / Ladywell's best practices being that it “is providing high-quality homes for homeless families that need it” (Interviewee Four, 2019), it has “flexibility in the space” (Interviewee One, 2019), and “... it's very distinctive ... it has been a good use of space ...” (Interviewee Seven, 2019).

Another good practice was the project putting “design [as a focus] cause it's always nice to have good looking buildings rather than having derelict spaces ... something nice on the high street” (Interviewee One, 2019).

When discussing meanwhile use and pop-up housing, the high-quality design and flexibility for meeting the needs of the people have been re-occurring themes in the overall qualitative data collected.

PLACE / Ladywell's Worst Practices:

Overall, the closure of the coffee shop on the ground floor was the recurring improvement needed as per the residents. The next main negative/challenging aspect of the project stated by a couple of the interviewees, was the “security and burglaries” (Interviewee One, 2019 & Interviewee Seven, 2019).

However, another interviewee felt that the slowest part, “tends normally to be planning and procurement” (Interviewee Three, 2019). Another practice for improvement was discovered later when it came to teaching residents the modern housing technologies. So, there was some “issues with maintenance. We learned how to do better next time ... [because] housing management was not incredibly set up to run new buildings ...” (Interviewee Four, 2019)

When it comes to meanwhile use, a reoccurring theme is the unseen circumstances that arise with new projects, while having to adjust and learn as seen in the PLACE / Ladywell project. However, it appears lessons are being learned in the process. Also, as the literature stated, the planning process can slow down projects too.

PLACE / Ladywell Team:

A few interviewees emphasised the importance of having the team together in the beginning of the process of the project “to maximise the amount that is done in a controlled environment, the level of collaboration so that the engineer, the assembler, [architect] and the clients are in the room at the very beginning ...” (Interviewee Three, 2019). For PLACE / Ladywell an interviewee thought “this development... and the team worked really well together to design something that was exciting, good for the people” (Interviewee Four, 2019).

When coding the main words from the interviewees, the 'people' who live, work, and partner at PLACE / Ladywell, was the most commonly used word. This shows that people are the place.

Reason for winning awards...

When asked why PLACE / Ladywell has won awards, one interviewee said, "people liked it, resonated with this idea, not just pop-up, taking high design aspirations and investing in high-quality for people that need it most" (Interviewee Two, 2019). Since it was a unique project that was taken on by a public entity, one reason was that, "... an innovative council led project at a time when counsellors are only just starting to build again. It was a risk, but it was something that we knew would work. We knew we had a need for" (Interviewee Four, 2019). In the literature, it discussed how meanwhile use is a way for governments to take these risks and test something in an interim use to meet needs.

Unique Case Study:

Additionally, most of the interviewees agree that PLACE / Ladywell was a unique case study because "it shows that you can make it happen" (Interviewee Two, 2019) and "... how to deliver good quality homes and by using all the best bits of the manufacturing industry so far ... (Interviewee Three, 2019). A couple of interviewees also felt 'innovation' stood out to them. The project "... delivered a high-quality scheme ... meeting the needs ... a council using an innovative approach to solve a problem in a way that other people had not at the time" (Interviewee Four, 2019).

This pop-up housing model as a meanwhile use was as much about the product as the ideas and approach that led to modern technologies. This proves the literature's point, of meanwhile use being a technique for public entities to do something unique with empty sites.

Meanwhile Use / Pop-up Housing and Village:

During London's growth, one interviewee strongly discussed why they felt meanwhile use is a need:

"Especially in cities with a lot of regeneration going on, so the meanwhile space buildings may create a good balance between that and all of the high rises ... Especially for councils, it's a good way of like supporting the

communities that already exist in the spaces as well as creating new spaces ... ” (Interviewee One, 2019)

In agreement, another interviewee thought meanwhile use can be:

“... to use land as most efficient as possible ... using this technology that everything is a meanwhile site ... flats that could respond to their community ... you can swap some modules around ... allow it to grow or shrink to all sorts of things because it's changeable.” (Interviewee Three, 2019)

On the contrary, some interviewees had concerns when it came to the temporary status and meanwhile use uncertainty. One interviewee thought because “... it's a temporary building not everything's going to be perfect. And there is always a question if, because you are not there very long, not everyone wants to then invest ...” (Interviewee Seven, 2019). Another concern from an interviewee who has had experience in meanwhile projects said it's, “... really difficult to have a good meanwhile use in a way that people are happy with it being a temporary use for a site ... in a way that doesn't delay or detract from the permanent use of the site ...” (Interviewee Four, 2019). As examined in the research, meanwhile use both positive and negative/challenging outcomes due to the interim nature.

Manufactured Housing Technology:

When discussing the manufacture housing technology, one interviewee said positively, that it:

“looks like a normal flat, quite cheap, quick. It is a lot safer as well for construction ... They are all fitted out in the factory and then they just drive them to site and put them in place ... construction times much quicker, which is good when you need homes for people to move into quickly.” (Interviewee Six, 2019)

The next interviewee was in agreement with the technology being quicker, but felt cost is not always cheaper:

“So, these [PLACE / Ladywell] ended up being cheaper than traditionally constructed units. Generally speaking, this type of manufactured home is not normally cheaper than a traditional constructed home. What you do get is control, so you have a lot less risk in terms of cost because everything is built in a controlled way ... there's way less waste ... Also, you get the speed in that you can have a building built in sometimes half the time even. And that means you get people moved in and living there and paying rent a lot quicker ...” (Interviewee Four, 2019)

In addition to cost and efficiency, two interviewees discussed the manufacturing technology benefits “around the environment and sustainability ... getting into a carbon neutral position in build and in use” (Interviewee Two, 2019) and having “... carbon neutral homes that people love to live in because they're generous, spacious, and ultimately fun for anybody that lives there ... but nobody actually knows what they've come from” (Interviewee Three, 2019).

Therefore, this modular housing construction technology is a way to produce many houses quickly in a controlled manner, which is needed during London's housing crisis.

Project Larger Impacts:

A few of the interviewees did not know if policy was impacted from the PLACE / Ladywell project. However, Lewisham Council policy has been influenced from this project by “... an approach where every development going forward, we ask ourselves ... is it good to use precision manufactured technology on it ... it's a fairly simple policy change in terms of how we hand over properties ...” (Interviewee Four, 2019).

Additional to policy, “the increase in meanwhile spaces like councils and like community groups are a lot more open to looking at ways to make use of their empty spaces or empty buildings” (Interviewee One, 2019). Meanwhile space can take a larger movement impact, as shown in PLACE / Ladywell, similar to other exemplars globally.

Lessons Learned:

One interviewee thought it is important that “everybody has a way of communicating their needs or what they think the space needs to do” (Interviewee One, 2019). Another said there “... needs to be some frameworks which we can access where [architects] don't have to procure for every job” (Interviewee Three, 2019). Overall one's sentiment was that overall “hopefully better quality delivered much more efficiently to everybody and there shouldn't be a stigma for a social rate or a private rent ... I think the ambition is tenure blind, high-quality flats for everyone ...” (Interviewee Three, 2019).

These points correlate with the literature, when it comes to meanwhile space and pop-ups, temporary use can be a challenge, but also rewarding when applying the 'build-measure-learn process' (Lydon and Garcia, 2015, p. 200).

Next Steps of PLACE / Ladywell and Iterations:

The next plans for PLACE / Ladywell are, "...moving this in 2021... not finally identified the location, but we've got a few good ideas ... probably change it aesthetically ... same inside though" (Interviewee Four, 2019). "The development is guaranteed for 60 years ... it should last just as long as a traditional building. But within that 60 years it is guaranteed to be moved five times ..." (Interviewee Four, 2019). Therefore, even though it is pop-up housing, it can be utilised as long as a traditional building.

When interviewing the tenants (Interviewee Five, 2019 and Interviewee Seven, 2019, 2019), they discussed the uncertainty regarding the next steps and what their long-term plans are with PLACE / Ladywell moving locations. Interviewee Seven, 2019 stated: "We've been growing, but we do want something more permanent and more visible..." (Interviewee Seven, 2019). Whilst another tenant said they would move with it, "Why not? If it is not too far ... if it is in my living area" (Interviewee Five, 2019).

For more future social housing "based on PLACE / Ladywell they've commissioned three more projects" (Interviewee Six, 2019). In agreement of the longer-term impacts, another interviewee said, "in terms of the legacy of this scheme, obviously there's the next three schemes that are coming forward based on the next iterations of this technology using the lessons we've learned" (Interviewee Four, 2019). The three next iterations of social housing developments include Mayfield, Home Park and Edward Street in Lewisham. The difference is these developments are permanent not temporary housing. However, one interviewee made clear that, "the next iteration should know more from the residents ... just want to be sure that people experienced a good quality of life there ..." (Interviewee Two, 2019).

Additionally, a few interviewees talked about touring and educating other counsellors about PLACE / Ladywell and that caused the London Council's to create similar modular housing called PLACE (Pan-London Accommodation Collaborative Enterprise). It is "a new approach to tackling homelessness through acquiring modular temporary accommodation" (London Councils, 2019). One interviewee said PLACE "... which is so much based on Ladywell to do

this pool of 200 units which could go on meanwhile sites ...” (Interviewee Three, 2019) and another one remarked, “they are working on that same idea of moveable temporary accommodation ... where they are looking to build kind of 200 units that can then be kind of rented out across London” (Interviewee Four, 2019).

Therefore, it appears that PLACE / Ladywell has had a larger, more long-term impact on the future. With future focus on Lewisham’s housing iterations and London’s Councils PLACE scheme.

In Conclusion: Meanwhile Use as Pop-Up Housing:

The hurdles and barriers discussed by most of the interviewees centred around having to physically move PLACE / Ladywell as a modern method of construction. As one interviewee said, “one of the hurdles is when you actually build these things because you need a big factory or warehouse ...” (Interviewee Six, 2019) and another interviewee thought “... moving it will add more cost to its payback time” (Interviewee Four, 2019).

Even though PLACE / Ladywell has been successful, the process of meanwhile use as housing has been, “not a simple solution. And I think that is why you do not see it everywhere. I don't think it's something we're going to do really again, or at least not on a large scale again, because you still need to get planning permission” (Interviewee Four, 2019).

One interviewee was unsure what to think of meanwhile housing, but felt providing housing was a necessary use in the crisis:

“I'm not sure what I think about meanwhile housing ... it will be interesting to see when it's finished and moved... how it stands up to the move, how much it costs to move it, whether a site can be found to move it to or whether they've just stored up a whole lot of the problems there ... but the flip of that I will say is that there's an awful lot of vacant land around London and London has a housing crisis and there has to be a way of accessing that land to provide housing.” (Interviewee Two, 2019)

The same interviewee went on to state some further issues that need to be addressed with future research on pop-up housing:

“So, I think there is two things, there's pop-up housing, which I'm less convinced about until we seen it moved and until we've taken into account what the residents feel about living in a sort of transitory environment ...

Can you create nice places, great places if they're only going to be there for three or four years?" (Interviewee Two, 2019)

However, this interviewee felt differently about manufactured housing as part of London's housing solution:

"So, there is the pop-up aspects of it which I am not so sure about, but then there is the technical aspect, can you manufacture housing, which may or may not move? The answer is yes, that's definitely part of the housing solution for London. So, high-quality precision manufactured in factory-controlled conditions ... having people work indoors with much greater design and tolerances and building better buildings. That has to be a part of the solution. But it may just be as Lewisham is doing, it starts to feed into its core build programme rather than integrates into a pop-up agenda." (Interviewee Two, 2019)

Interviewee Two and Interviewee Four are in agreement that they agree it is part of the solution, but not the whole solution:

"It could be part of the solution ... I think it could be a useful way of providing temporary accommodation on big development sites. They get stalled for a long time. There are some private sites in Lewisham, they've just been left empty for a very long time and there's no reason you couldn't have a development like this on the site providing temporary homes. What the only way to solve it though is permanent council homes that are actually genuinely affordable... that could not be provided by meanwhile use, that needs permanent development." (Interviewee Four, 2019)

Lastly, pop-up housing is "... really quite fast to build and obviously that's what you need if you are looking to help solve the housing crisis, a lot of homes to be churned up quite quickly. The quality of the build is better, faster, and they are cheaper" (Interviewee Six, 2019).

CHAPTER 5: CONCLUSION AND RECOMMENDATIONS

In conclusion, meanwhile use as pop-up housing is part of the solution for London's housing crisis. London has many empty spaces to be utilised by meanwhile uses for pop-up housing to open more opportunities and create a more stable quality of life from homeless households to private renters.

When reflecting on the research aims and findings, PLACE / Ladywell may have some challenges being that it was the first iteration. However, the process has allowed this type of model to gain attention, improve and undergo development for future iterations. The interviews revealed the tangible aspects of the design build to be just as important as the intangible aspects of the approach, ideation, and process. The people who are central to the project were the largest impact.

The first research sub-query investigated the best and worst practices of the PLACE /Ladywell, for this unique case study. This dissertation's ethnographic research revealed these practices through the interviews, observations, and tours by creating a narrative and deeper understanding of this pop-up phenomenon.

In answering the other sub-query questions, such as if PLACE/Ladywell's pop-up village as a temporary accommodation led to a longer-term solution, it proved to provide a more long-term solution than other temporary accommodations. This pop-up village has existed for three years, with relocation plans to another site in the Lewisham Borough. As stated in the interviews, it is guaranteed for sixty years and can move up to five times. Therefore, it could last longer in comparison to post-war prefabricated housing in London. Currently, the lessons learned, and larger project impacts of this pop-up village model can be seen through similar, but permanent three social housing iterations in Lewisham. The project's education has also impacted the London Council's interest in a similar approach to take on homelessness with modular precision manufactured housing.

This in-depth PLACE/Ladywell case study research shows learning is by doing. It has highlighted solutions to moving forward. This pop-up phenomenon as stated reveals how the planning process can be restrictive and take a long-time. Meanwhile use as housing can encourage the process of change in building and delivering social and private housing. The

approach to meanwhile use is gained through the process and responses it gathers from experience. Academics and practitioners can benefit from our research of meanwhile use as housing sites to learn the best and worst practices. The tours and interviews revealed much about the PLACE / Ladywell project and how to move forward literally and figuratively.

Future research can focus on creating meanwhile use as a housing framework to make it easier for implementation for all involved in these projects. In order to further how to best achieve quick and high-quality housing for all, meanwhile use opportunities can test precision manufactured housing for implementation by private and public entities. These discoveries may be temporary but can have influence on longer-term development and policy influence such as in Lewisham or PLACE in London. Meanwhile use as housing can be a temporary or become a permanent solution, as seen with the next three iterations of this typology in Lewisham.

As suggested in the interviews, social enterprise and places to connect for the community were emphasised in the feedback for pop-up villages. Placemaking and community events should be utilised to ensure their success and positive associations with these sites. As shown in this dissertation, meanwhile uses can impact regeneration. Furthermore, creating a happy community is integral, be it a short or long-term solution. To have successful meanwhile uses as housing, the main recommendations of support can be shown through community engagement, funding, efficient planning processes, local authority relevant policy alternations, and boroughs creating opportunities for empty sites awaiting development. Overall, larger development sites that are stalled for some time, can host meanwhile uses, especially housing. To achieve London's long-term housing demand needs in these economic times, meanwhile uses can provide short-term value until the housing goals are met. As mentioned in the interviews, affordable permanent council housing should also be part of meeting the housing demand in this crisis.

Another recommendation is that London's public and private developers should continue to support precision manufactured housing. This housing technology continues to become a more efficient, sustainable, and quicker delivery method through a holistic process. However, since moving pop-up housing from site to site is an unknown endeavour, further research should be focused on the process, what works and what does not.

Pop-up housing may begin as temporary accommodation; however, the units can adapt as needs grow. Their flexibility and quick response to the housing crisis is a valuable part of the solution. However, making sure the residents and tenants involved in these pop-ups have support in making their living and working existence more permanent should be a priority.

Since the PLACE / Ladywell case study proved positive with a willing and skilled team, it is proven possible to build high-quality social housing even in a challenging environment. This dissertation answers the research question, to solve a part of London's housing crisis, simply engage the right team and let the factory build your precision manufactured housing.

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7. APPENDIX

Appendix A. Participant Information Sheet

Taking Part in an Interview - UCL Research into London's Pop-Up Housing as a Meanwhile Use Dissertation

Katherine O'Neil
Urban Design and City Planning Graduate Student 2019
The Bartlett School of Planning
University College London (UCL)
<mailto:Katherine.oneil@ucl.ac.uk>
+44 (0) 7737 826344

What is the purpose of this dissertation research?

During economic urban austerity along with longer planning processes, a new movement has emerged throughout the world called 'meanwhile use'. Interim uses can offer a temporary solution by allowing pop-up activities, which can lead to transformation and regeneration. The meanwhile use may include pop-up markets and shops, art installations, community activities and events, housing, workspace studios, start-ups, and more. These approaches can be utilised as creative solutions to empty spaces, shops, and public realm. These newly populated spaces can create buy-in for new developments, businesses, and / or public infrastructures. Meanwhile use can be a chance to try something new and test it out.

According to the Mayor of London, in the London Housing Strategy report, "A recent study estimated that one in 50 Londoners is now homeless. This includes those living in temporary accommodation, single people in hostels, and around 8,000 people who last year were seen sleeping on the streets" (Greater London Authority, 2018). Therefore, meanwhile use utilised as temporary housing should be further explored as part of the potential solution to London's housing crisis.

The purpose of this research is to reveal if pop-up housing as a meanwhile use in London is a viable option for the affordable housing continuum. The aim of this dissertation's research is to analyse a background context of 'meanwhile use' whilst focusing in on a pop-up housing exemplar. This dissertation will research if meanwhile use can lead to a longer-term impact in regards to affordable housing. It will be explored further with a chosen case study of PLACE / Ladywell in Lewisham. The main objective is to investigate this case study in order to gain a deeper knowledge and understanding of Lewisham's 'pop-up village'. For more information on PLACE / Ladywell, go to <https://www.placeladywell.co.uk>.

What is the data collection for and who is responsible?

In this research, information will be gathered on London's pop-up housing as a meanwhile use and if it is a model to be utilised during the housing crisis. The data collection will be retained from analysis of secondary data, collected audio interviews for transcripts, and field notes observations with photography. The main focus will be on a one case study approach on the pop-up village on PLACE / Ladywell for further exploratory purposes.

As a Urban Design and City Planning Graduate Student at The Bartlett School of Planning's University College London (UCL), Katherine O'Neil will be leading the interviews along with the data collection and analysis for this Master's dissertation.

Why have you been chosen?

Due to your role or experience with meanwhile use in London and / or your involvement in the PLACE / Ladywell project (or live / work there), your knowledge and expertise to understanding this topic would be greatly appreciated.

What is involved in the interview?

In July and August 2019, interviews will take place to collect the data on meanwhile use and temporary pop-up housing especially with the focus on the PLACE / Ladywell project. Interviews can take place in person, on the phone, or Facetime. If possible, walking interviews with a tour of PLACE / Ladywell would be beneficial too. The interviews will be recorded and transcribed. For onsite interviews, observations and photography will be utilised as a data collection method too. However, all interviewees' involvement will remain anonymous (see risks below).

What are participant's rights?

To be a part of this research is voluntary and you may choose to stop being involved at any point of the dissertation process.

Any risks involved in the research study?

Informed consent will be reached for any and all interviewees before it begins with a consent form and signature from both parties. The interviewee's anonymity and confidentiality will remain throughout the dissertation's process and finished work. The interview questions will remain sensitive and the interviewee does not have to answer if they choose not to. The audio and transcript records after the research will be disposed. This dissertation will adhere to a standard of integrity to retain a high-quality of research and findings.

For more information:

This dissertation research has been reviewed and approved by the University College London's Bartlett School of Planning. If you have any further questions and / or concerns about this dissertation, please contact me at:

Katherine O'Neil
Urban Design and City Planning Graduate Student 2019
The Bartlett School of Planning
University College London (UCL)

<mailto:Katherine.oneil@ucl.ac.uk>
+44 (0) 7737 826344

You can also contact this dissertation's supervisor:

Dr. Michael Short BSc(Hons) MA PhD MRTPI IHBC
Senior Teaching Fellow in Planning and Urban Conservation |
Programme Director for new two-year MPlan City Planning

The Bartlett School of Planning <<http://www.bartlett.ucl.ac.uk/planning>>
University College London (UCL)
Room 527
Central House
14 Upper Woburn Place
London WC1H 0NN

michael.short@ucl.ac.uk
+44 (0)20 3108 9650

Appendix B. Interview Consent Form

UCL Research into London's Pop-Up Housing as a Meanwhile Use Dissertation

Katherine O'Neil
Urban Design and City Planning Graduate Student 2019
The Bartlett School of Planning
University College London (UCL)
<mailto:Katherine.oneil@ucl.ac.uk>
+44 (0) 7737 826344

Thanks for being a part of this dissertation's research with your informational interview. The interview will take place for an hour slotted time. As part of the ethical standards for UCL, the interviewees need to consent to being a part of this research and informed how the data will be utilised. There should not be any unforeseen risks for these interviews, but you have the right to withdraw from the interview or research at any time.

This interview consent form is to provide necessary information for your involvement and an agreement to your participation. Please read the participation information sheet along with this consent form before you sign it.

Details on the interview and data collection:

- the interview will be recorded and a transcript will be created afterwards
- the interview transcript will be analysed by Katherine O'Neil
- access to the interview transcript will be only available to Katherine O'Neil and the academic supervisor Dr. Michael Short during the dissertation process
- the interview content and direct quotations in this dissertation will remain anonymous and will not reveal any identity
- the recording will be erased after the 2nd of September 2019

By signing this consent form, I agree to:

1. I agree to take part in this research project;
2. I understand my participation is voluntary and I can withdraw at any time;
3. The interview and data collection may be utilised as stated above;
4. I have read the participant information sheet and consent form;
5. I understand there is no payment or direct benefits for my participation in this interview;
6. I can request a copy of the transcript of my interview and the finalised dissertation;
7. I can contact the researcher at any time and ask any questions regarding my participation in this dissertation

Printed Name

Participant's Signature

Date

Researcher's Signature

Date

Contact Information

This dissertation research has been reviewed and approved by the University College London's Bartlett School of Planning. If you have any further questions and / or concerns about this dissertation, please contact me at:

Katherine O'Neil
Urban Design and City Planning Graduate Student 2019
The Bartlett School of Planning
University College London (UCL)
<mailto:Katherine.oneil@ucl.ac.uk>
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You can also contact this dissertation's supervisor:

Dr. Michael Short BSc(Hons) MA PhD MRTPI IHBC
Senior Teaching Fellow in Planning and Urban Conservation |
Programme Director for new two-year MPlan City Planning

The Bartlett School of Planning <<http://www.bartlett.ucl.ac.uk/planning>>
University College London (UCL)
Room 527
Central House
14 Upper Woburn Place
London WC1H 0NN

michael.short@ucl.ac.uk
+44 (0)20 3108 9650

Appendix C. Interview Questions

PLACE / Ladywell Project Partners:


1. What is (was) your role for the PLACE / Ladywell project?
2. How involved were you in the process of the project?
3. In your opinion, what are the best and worst practices (or positive / negative) of the project?
4. What are the key lessons learned from working on the PLACE / Ladywell project?
5. What features have led PLACE / Ladywell to win awards?
6. What makes PLACE / Ladywell a unique case study?
7. Do you think PLACE / Ladywell should be a showcase model for meanwhile space / pop-up housing in the future?
8. Would you say this model as led to policy changes?
9. Has this project impacted how the planning and policy process works?
10. Was this project a 'bottom-up approach' and/or a private-public partnership?
11. For the PLACE / Ladywell project, what are the next steps for it?

Meanwhile Use / Pop-up housing:

1. Has the meanwhile use movement impacted planning and policies in regards to affordable housing? If so, how?
2. What hurdles and barriers are there when it comes to pop-up housing and meanwhile use?
3. In your opinion, can pop-up housing lead to a longer-term solution for London's housing crisis? If so, why?

Appendix D. Site Observations Field Notes Sample

Site Visit - ①
Afternoon July 23
~~Hot, sunny~~ beginning end:
Time: 1:23 pm photos
observations: quiet
head count: 6 people
walking
↳ bus stop ~~Actual~~ Tidewater
1 balcony
all ages, diverse
1 security guard
- constant walking
- no traffic
sitting, lounging
mother, couple
kids - mending
exercise bike
vices/socks etc



Appendix E. Sample Interview Notes

Interview #2:

- Design - great design features and high standard - intent of the design - great building for people who need it most
- Meanwhile use - high design aspirations and investing in policy for people who need it most
- Homelessness project - awards - people who did not have a place to live had the second-best place to live in London to stay
- Ground floor - issues with businesses - online presence, security, cafe - start-ups - from Lewisham
- Community consultation
- Construction issues - balconies, mostly needs to be off site - weather, pigeons, flooding, delivery of site, power - assembled on site - temporary building
- Residents - journal - ethnography of their experiment
- New council doing - inexperienced
- Showed other councils in London, housing associations, private developers - massive interest
- Risks - gusto to take on the project
- Why did not anyone else copy it - Look up PLACE - 200 homes and move around London
- Three more to come in Lewisham - similar, better standard, new lessons learned - but permanent housing – new methods of construction
- Technology - prefabricated / manufactured housing
- Manufactured housing - part of the solution - won awards
- Awards - runner up in the best new place in London to Live in the London Planning awards
- Unique case study - innovation and gusto - drive - people who need it the most - made it happen - we did it
- Meanwhile use housing - how it stands up to the move - however lots of vacant land around London - London has a housing crisis
- Recommendations - asking residents - their experience - strategy to move in and out
- No impact for planning process - proactive planners - design process - helped to share the buildings the way it is
- Policy - no change - so you can do projects like place ladywell - led to general willingness to look at ideas like this - doing something similar with different technology - interest in politicians and clients
- Start the process of moving the building - find site and doing mainstream housing
- Finances - own model - made sense to build a building and move it - leap of faith.
- Rent savings, assessment of how much it would cost to move - models came back and said this would not stack up - but can show receipts
- cautious with future move of it - financing it is the
- Biggest challenges of doing more of it:
 - biggest one - good London counsellors are good are what they are doing
 - is it possible to move it, it is the real test
 - commercial model - risk - find a builder who warranty that the building can move - financially - non-standard and who takes the risk
- 60-year design life as warranty – code and can move five times - warranty
- Solution - pop up housing - less convinced about until its moved and how the residents felt about living in transitory environment
- Pop-up vs technical aspect - manufacture housing that may or may not move
- hHgh-quality precision manufactured factory, controlled conditions - greater design, building better buildings
- Pilot, prototyping projects - it exists and test - RND project
- Environmental, sustainability - massive separate angle
- You can manufacture housing - it can be really high-quality, it can be for people who need it, it can be a step towards better environmental performance and carbon neutrality and you can do this stuff - it's possible, you can take things on and make them happen

Appendix F. Data Analysis Coding

	Interview #1 Transcript Gr=77	Interview #2 Transcript Gr=128	Interview #3 Transcript Gr=202	Interview Transcript Gr=37	Interview Transcript #7 Gr=49	Transcript Interview #4 Gr=260	Transcript Interview #6 Gr=29	Totals
o Access Gr=13	3	2	3	2	0	3	0	13
o Adaptability Gr=1	0	0	1	0	0	0	0	1
o Approach Gr=18	2	2	2	2	2	5	3	18
o Better Gr=35	5	6	12	0	2	8	2	35
o Business Gr=67	2	10	3	22	13	17	0	67
o Carbon neutral Gr=5	0	2	3	0	0	0	0	5
o Collaboration Gr=3	0	1	2	0	0	0	0	3
o Communication Gr=12	6	0	2	0	0	4	0	12
o Community Gr=44	13	7	7	3	6	8	0	44
o Controlled Gr=7	0	1	4	0	0	2	0	7
o Design Gr=81	4	19	8	0	0	47	3	81
o Effectively Gr=6	0	0	4	0	0	2	0	6
o Efficient Gr=25	0	4	13	0	0	8	0	25
o Empty Gr=9	2	0	2	0	0	5	0	9
o Environment Gr=11	1	5	4	0	0	0	1	11
o Flexibility Gr=20	6	1	1	4	1	6	1	20
o High Quality Gr=75	2	11	35	0	0	24	3	75
o Idea Gr=53	9	8	17	0	2	15	2	53
o Lessons Learned Gr=39	8	4	8	2	0	17	0	39
o manufactured housing Gr=14	0	7	3	0	0	4	0	14
o Model Gr=30	4	10	9	0	2	4	1	30
o Needs Gr=88	7	6	16	2	7	46	4	88
o Partnership Gr=19	2	6	6	0	0	3	2	19
o Planning Gr=21	0	4	9	0	0	6	2	21
o Process Gr=41	7	10	9	0	3	10	2	41
o Quickly Gr=30	0	0	14	0	0	10	6	30
o Regeneration Gr=5	3	0	0	0	0	2	0	5
o Relationship Gr=13	3	0	3	3	4	0	0	13
o Risk Gr=18	0	6	6	0	1	5	0	18
o Social Gr=14	0	0	9	0	3	1	1	14
o social housing Gr=1	0	0	0	0	0	0	1	1
o Support Gr=22	3	2	0	3	10	4	0	22
o Sustainability Gr=8	0	2	3	0	0	3	0	8
o Technology Gr=28	0	7	8	0	0	13	0	28
Totals	92	143	226	43	56	282	34	876

Appendix G. Sample Interview Transcript

Speaker: 02:42:13 You still need to do design work. You still need to build the building is, it is a lengthy process and there is an argument where you could spend so long. In the meanwhile use that delays the final development anyway. I could not give a non-qualified answer to that. Really the three next iterations are those meanwhile yes and no. So, they are built using the same technology but are not intended to move. What that actually means in terms of the technology would depend slightly on the final manufacturer. But almost they've kind of been designed the same. So theoretically we could unbolt them and move them, but we are not expecting to do that. We are just using this technology and leaving it there permanently.

Speaker: 02:43:13 Would you say this model has led to any policy changes in London?

Oh, Lewisham, yes. We are having the kind of an approach where every development coming forward, we ask ourselves a question, consider formally like wherever it is good to use particular manufacture technology on it. And it is something that is chief in our minds. It is a fairly simple policy changes in terms of how we hand over properties because like I say, this was one of the first ones you brought forward and it highlighted. I think that we did not really have a lot of those processes in place, did not know how to let new properties. There is been some issues with us not really telling the tenants how modern homes work ...

Appendix H. Risk Assessment

RISK ASSESSMENT FORM FIELD / LOCATION WORK



The Approved Code of Practice - Management of Fieldwork should be referred to when completing this form

<http://www.ucl.ac.uk/estates/safetynet/guidance/fieldwork/acop.pdf>

DEPARTMENT/SECTION BARTLETT SCHOOL OF PLANNING, URBAN DESIGN AND CITY PLANNING

LOCATION(S) LEWISHAM, LONDON

PERSONS COVERED BY THE RISK ASSESSMENT KATHERINE O'NEIL

BRIEF DESCRIPTION OF FIELDWORK Case study and site visit interviews in Lewisham London at PLACE / Ladywell pop-up village and site visits to 'meanwhile use' exemplars in London for photography and observations.

Consider, in turn, each hazard (white on black). If **NO** hazard exists select **NO** and move to next hazard section.

If a hazard does exist select **YES** and assess the risks that could arise from that hazard in the risk assessment box.

Where risks are identified that are not adequately controlled they must be brought to the attention of your Departmental Management who should put temporary control measures in place or stop the work. Detail such risks in the final section.

The environment always represents a safety hazard. Use space below to identify and assess any risks associated with this hazard

e.g. location, climate, terrain, neighbourhood, in outside organizations, pollution, animals.

Examples of risk: adverse weather, illness, hypothermia, assault, getting lost.
Is the risk high / medium / low ?

Low

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

- work abroad incorporates Foreign Office advice
- participants have been trained and given all necessary information
- only accredited centres are used for rural field work
- participants will wear appropriate clothing and footwear for the specified environment
- trained leaders accompany the trip
- refuge is available
- work in outside organisations is subject to their having satisfactory H&S procedures in place
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

Where emergencies may arise use space below to identify and assess any risks

e.g. fire, accidents

Examples of risk: loss of property, loss of life

CONTROL MEASURES**Indicate which procedures are in place to control the identified risk**

- participants have registered with LOCATE at <http://www.fco.gov.uk/en/travel-and-living-abroad/>
- fire fighting equipment is carried on the trip and participants know how to use it
- contact numbers for emergency services are known to all participants
- participants have means of contacting emergency services
- participants have been trained and given all necessary information
- a plan for rescue has been formulated, all parties understand the procedure
- the plan for rescue /emergency has a reciprocal element
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

FIELDWORK

1

May 2010

Is equipment used?**NO****If 'No' move to next hazard****If 'Yes' use space below to identify and assess any risks***e.g. clothing, outboard motors.*

Examples of risk: inappropriate, failure, insufficient training to use or repair, injury. Is the risk high / medium / low ?

CONTROL MEASURES**Indicate which procedures are in place to control the identified risk**

- the departmental written Arrangement for equipment is followed
- participants have been provided with any necessary equipment appropriate for the work
- all equipment has been inspected, before issue, by a competent person
- all users have been advised of correct use
- special equipment is only issued to persons trained in its use by a competent person
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

Is lone working a possibility?**YES****If 'No' move to next hazard****If 'Yes' use space below to identify and assess any risks***e.g. alone or in isolation lone interviews.*

Examples of risk: difficult to summon help. Is the risk high / medium / low?

Low

CONTROL MEASURES**Indicate which procedures are in place to control the identified risk**

- the departmental written Arrangement for lone/out of hours working for field work is followed
- lone or isolated working is not allowed
- location, route and expected time of return of lone workers is logged daily before work commences
- all workers have the means of raising an alarm in the event of an emergency, e.g. phone, flare, whistle
- all workers are fully familiar with emergency procedures
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

[Redacted]
e.g. accident, illness, personal attack, special personal considerations or vulnerabilities.

The possibility of ill health always represents a safety hazard. Use space below to identify and assess any risks associated with this Hazard.

Examples of risk: injury, asthma, allergies. Is the risk high / medium / low?

Low

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

- an appropriate number of trained first-aiders and first aid kits are present on the field trip
- all participants have had the necessary inoculations/ carry appropriate prophylactics
- participants have been advised of the physical demands of the trip and are deemed to be physically suited
- participants have been adequate advice on harmful plants, animals and substances they may encounter
- participants who require medication have advised the leader of this and carry sufficient medication for their needs
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

[Redacted]
e.g. hired vehicles

Will transport be required

NO	
YES	X

Move to next hazard

Use space below to identify and assess any risks

Examples of risk: accidents arising from lack of maintenance, suitability or training
 Is the risk high / medium / low?

Low

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

- only public transport will be used
- the vehicle will be hired from a reputable supplier
- transport must be properly maintained in compliance with relevant national regulations
- drivers comply with UCL Policy on Drivers http://www.ucl.ac.uk/hr/docs/college_drivers.php
- drivers have been trained and hold the appropriate licence
- there will be more than one driver to prevent driver/operator fatigue, and there will be adequate rest periods
- sufficient spare parts carried to meet foreseeable emergencies
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

[Redacted]

Will people be dealing with public

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If 'No' move to next hazard

If 'Yes' use space below to identify and assess any

e.g. lifting, carrying, moving large or heavy equipment, physical unsuitability for the task.

Examples of risk: strain, cuts, broken bones. Is the risk high / medium / low?

CONTROL MEASURES

Indicate which procedures are in place to control the identified risk

- the departmental written Arrangement for MH is followed
- the supervisor has attended a MH risk assessment course
- all tasks are within reasonable limits, persons physically unsuited to the MH task are prohibited from such activities
- all persons performing MH tasks are adequately trained
- equipment components will be assembled on site
- any MH task outside the competence of staff will be done by contractors
- OTHER CONTROL MEASURES: please specify any other control measures you have implemented: