

18 BLACKFRIARS ROAD



WELCOME TO OUR SECOND SET OF COMMUNITY CONSULTATION EVENTS DISCUSSING PLANS FOR THE FUTURE OF **18 BLACKFRIARS ROAD**

Last year, Hines acquired 18 Blackfriars Road, SE1 8NY.

Hines has assembled a world class design team who are working with the local community to develop a new planning application for a mixed-use place that delivers exceptional and sustainable buildings and public spaces creating jobs, homes, community and commercial uses.

We are ambitious to create a unique place that will be valued and enjoyed by everyone.
An exceptional place:



A place to live in, to work at, to use, to visit, and to admire.



A place that can reconnect the diverse communities of Southwark and Lambeth with the developments alongside the South Bank of the River Thames.

Hines

WHO IS HINES?

Hines is a global, family-led real estate firm with a strong track record of investing in and creating communities and spaces for people to enjoy. Hines is currently on-site with a number of redevelopments in London including the Grainhouse in Covent Garden and flagship office, retail and residential projects in the heart of the West End on Oxford Street and Bond Street.

Hines invests, develops and manages places, with a long term interest in their success.

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Lipton Rogers

Lipton Rogers is the project consultant. Founded by Stuart Lipton and Peter Rogers, who together have designed and delivered a large number of major iconic developments in London over the past few decades, including the Tate Modern.



Kanda

Kanda specialises in working with community organisations, residents and local businesses to ensure they have the opportunity to offer meaningful, early input into local developments.

Foster + Partners

Foster + Partners

Foster + Partners is a global studio for sustainable architecture, urbanism, engineering and design, founded by Norman Foster in 1967 and have designed a number of London landmarks.

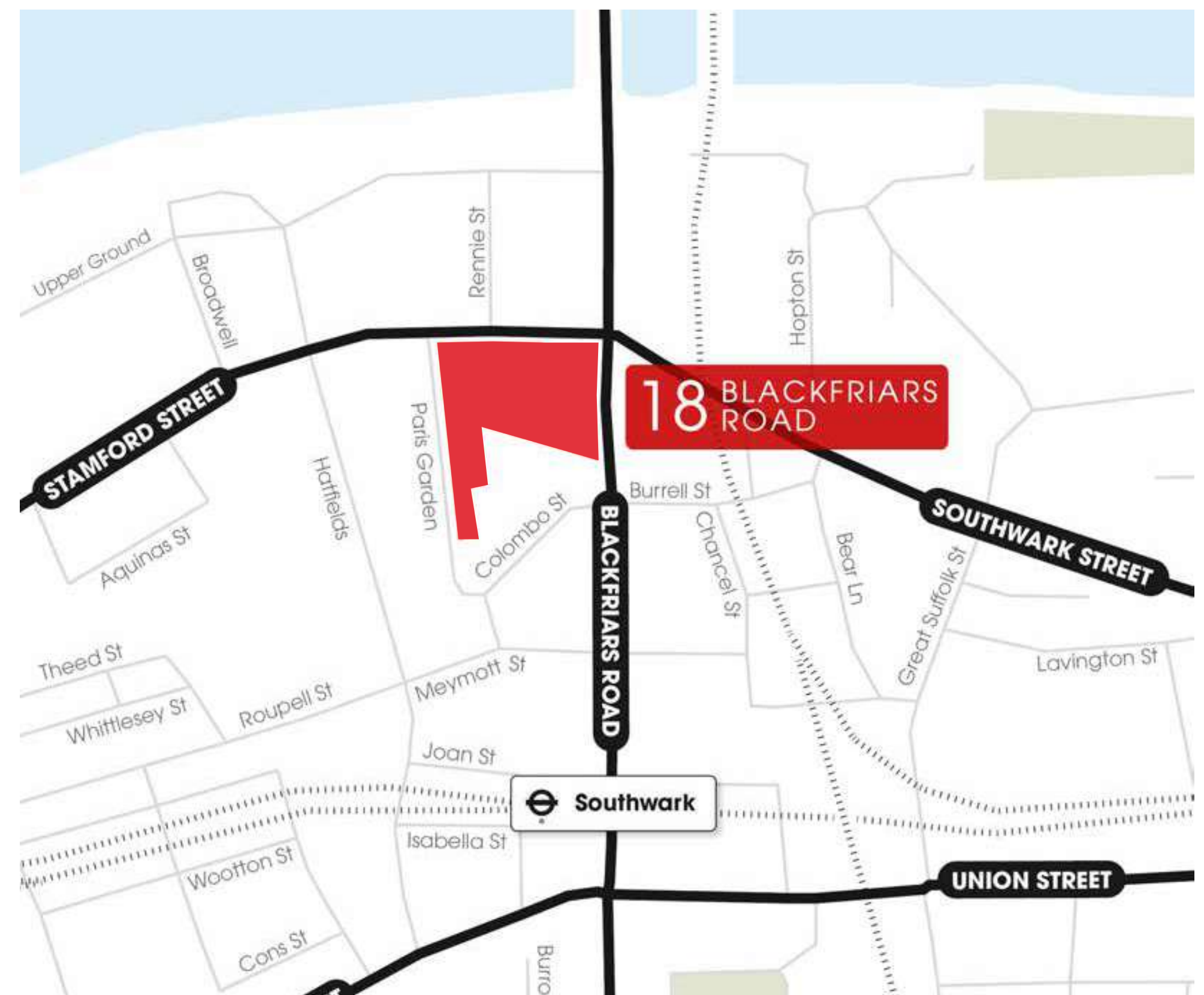
LOCATION

18 BLACKFRIARS ROAD

SITE LOCATION

The current site is 0.8 hectares of land fronting Paris Garden, Stamford Street, and Blackfriars Road, which wraps behind Christ Church Garden. The majority of the site has been cleared and empty since 2016. Hines acquired the Mad Hatter public house and One Stamford Street in early 2022 which have been incorporated into the site.

It is in the London Borough of Southwark and close to the border with the London Borough of Lambeth.



Aerial view of the site



Aerial view from the South-West

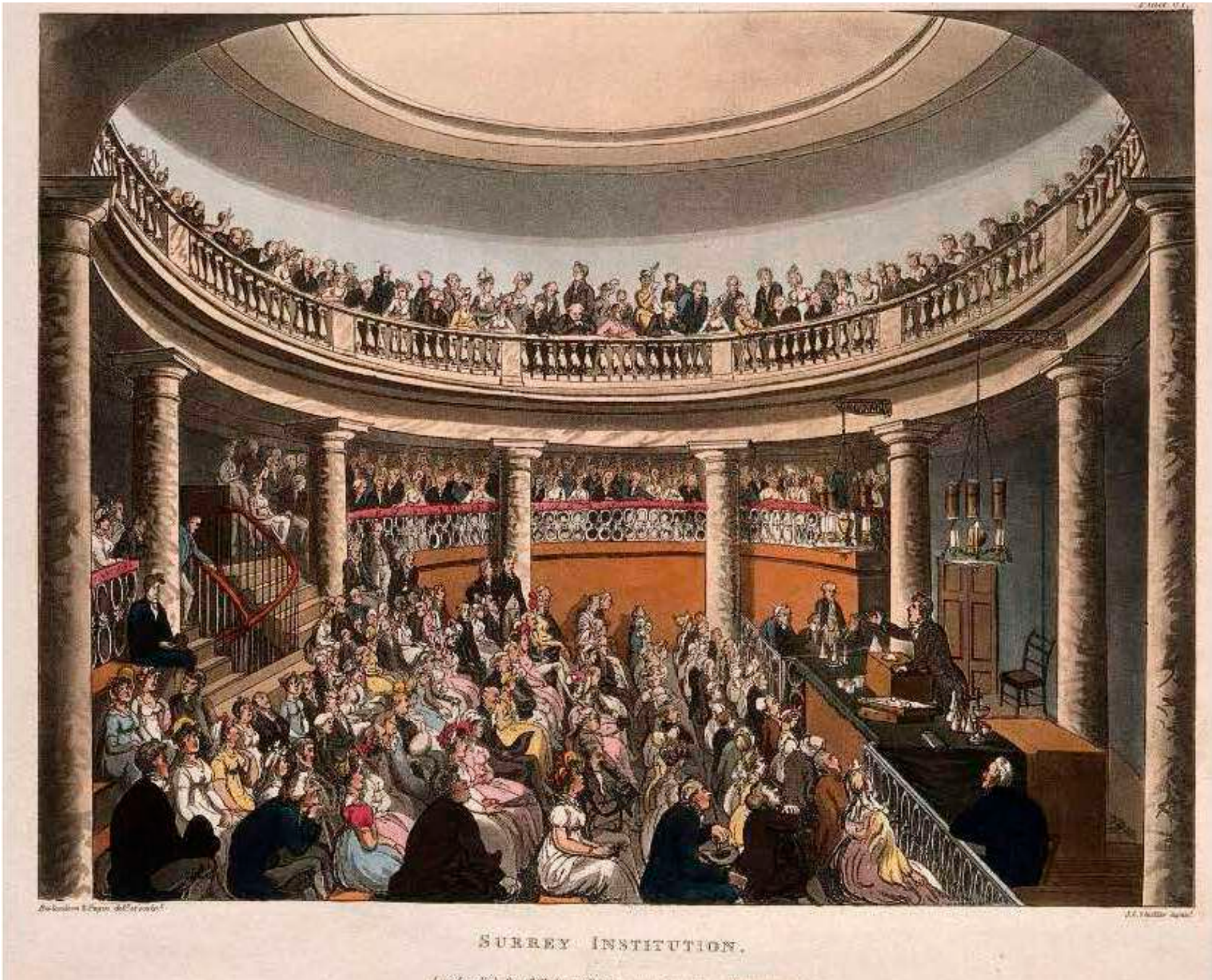
HISTORY OF THE SITE

18 BLACKFRIARS ROAD

SHARE YOUR THOUGHTS



We would love to hear your stories about the history of the area and what the area means to you.



The site was home to the Rotunda Radicals - a group of social and political radical reformers who assembled in the area.



The site served as the headquarters for Sainsbury's supermarkets for over a century, between 1890-2001.



The Fountain in Christ Church Garden was installed in 1900 and is Grade II listed.



The first Blackfriars Station was only open for five years, in the 1860s.



The Watch House guarded the graveyard until it was replaced by the current Rectory.



The Mad Hatter Hotel was previously a hat factory. It is Grade II listed.



Christ Church was first established in the seventeenth century.



For centuries the site was part of the Manor of Paris Garden.

Last year Hines acquired 18 Blackfriars Road from its previous owners. We want to completely rethink the existing planning consent and prepare a new planning application that is ambitious and transformative.

Today we would like to hear your thoughts about the existing planning consent and what you would like to see from our new planning application.

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PLANNING HISTORY

In 2007, planning permission was granted for a mixed-use development including a residential tower of 42 storeys and an office tower of 23 storeys.

In 2017, planning permission was granted for a mixed-use development including a residential tower of 53 storeys and an office tower of 34 storeys. It included:

- ✓ a 548 bedroom hotel
- ✓ 24% affordable housing delivered on site
- ✓ flexible retail uses
- ✓ a restaurant
- ✓ a music venue
- ✓ office tower
- ✓ new landscaping and public realm



OUR ENGAGEMENT TO DATE

18 BLACKFRIARS
ROAD



We have been working with local groups and individuals over the past 9 months, the feedback of which has helped inform our proposals for 18 Blackfriars Road. We have also supported local events including the BOST Festival and are exploring ways in which to collaborate with community organisations including the Central Ballet School, the Art Academy as well as local schools.

Moving forward, we are keen to continue working in partnership with the community to help shape our scheme and help out with local initiatives.

If you have thoughts on who we should collaborate with, please do let us know.

GETTING TO KNOW OUR LOCAL AREA



YOU SAID:

WE DID:

You didn't want a hotel.

There will be no hotel.

You wanted affordable housing on site.

We are committed to providing all affordable homes on-site.

You wanted us to maximise affordable rented homes.

We are committed to 40% affordable housing, including the majority being for social rent in line with Southwark Council.

You wanted to see improvements to Christ Church Garden.

We are working with the Church and the John Marshall Charity on plans to dramatically improve the Garden and protect and enhance its tranquillity, biodiversity and beauty.

You wanted more facilities for children.

We plan for a large children's playground adjacent to the Garden.

You wanted a high quality public space.

Public spaces are at the heart of our proposals for 18 Blackfriars Road, and they include a central plaza alongside more intimate spaces, all of which will be publicly accessible.

You wanted a better range of retail facilities serving different incomes and interests.

The current proposals include a range of retail and performance spaces which have been designed around the needs of the local community and we would welcome your feedback on these spaces.

You said there was a lack of suitable family homes in the area.

We are providing a mix of new homes including family-sized dwellings (3 bedroom plus) in accordance with Southwark's requirements.

OUR FIRST ROUND OF ENGAGEMENT

130 responses

to our first survey

122 responses

to our second survey via the website

18 detailed conversations

with key stakeholders

38 very engaged attendees

at the two public exhibitions

50 detailed conversations

that took place in our first door-knocking session



We want to create a place, a new type of place with a unique identity, a place for everyone, from near and far.



A place with performance at its heart, a place for bringing together communities.



A place which is green in concept and practice.



A place which addresses the new world of work with a new type of workplace.



A place enhanced by embracing and including the Church, Christ Church Garden and the Mad Hatter.



A place for wellness and mindfulness. A place that is alive and active..... all day every day.



A
PLACE

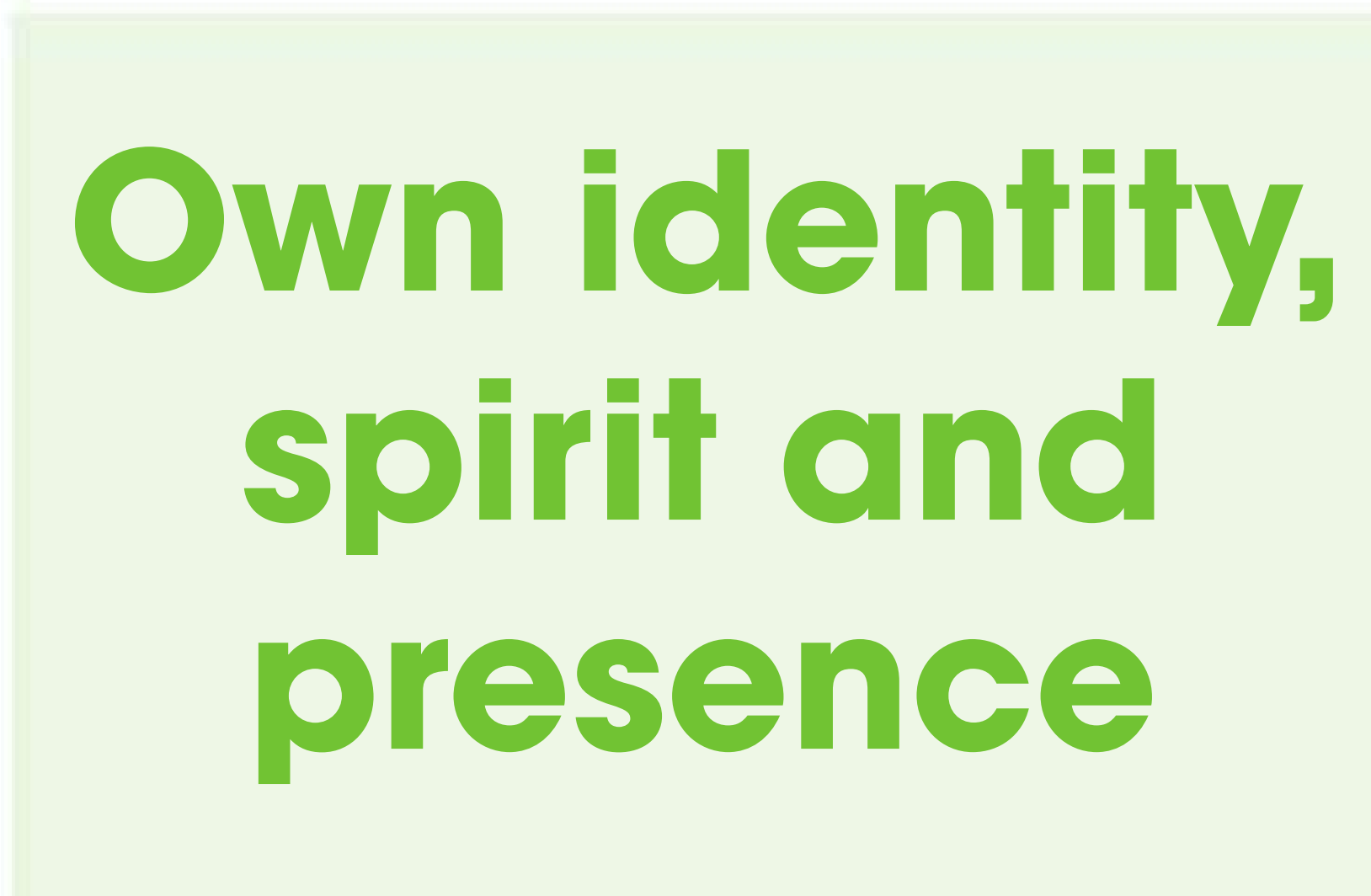
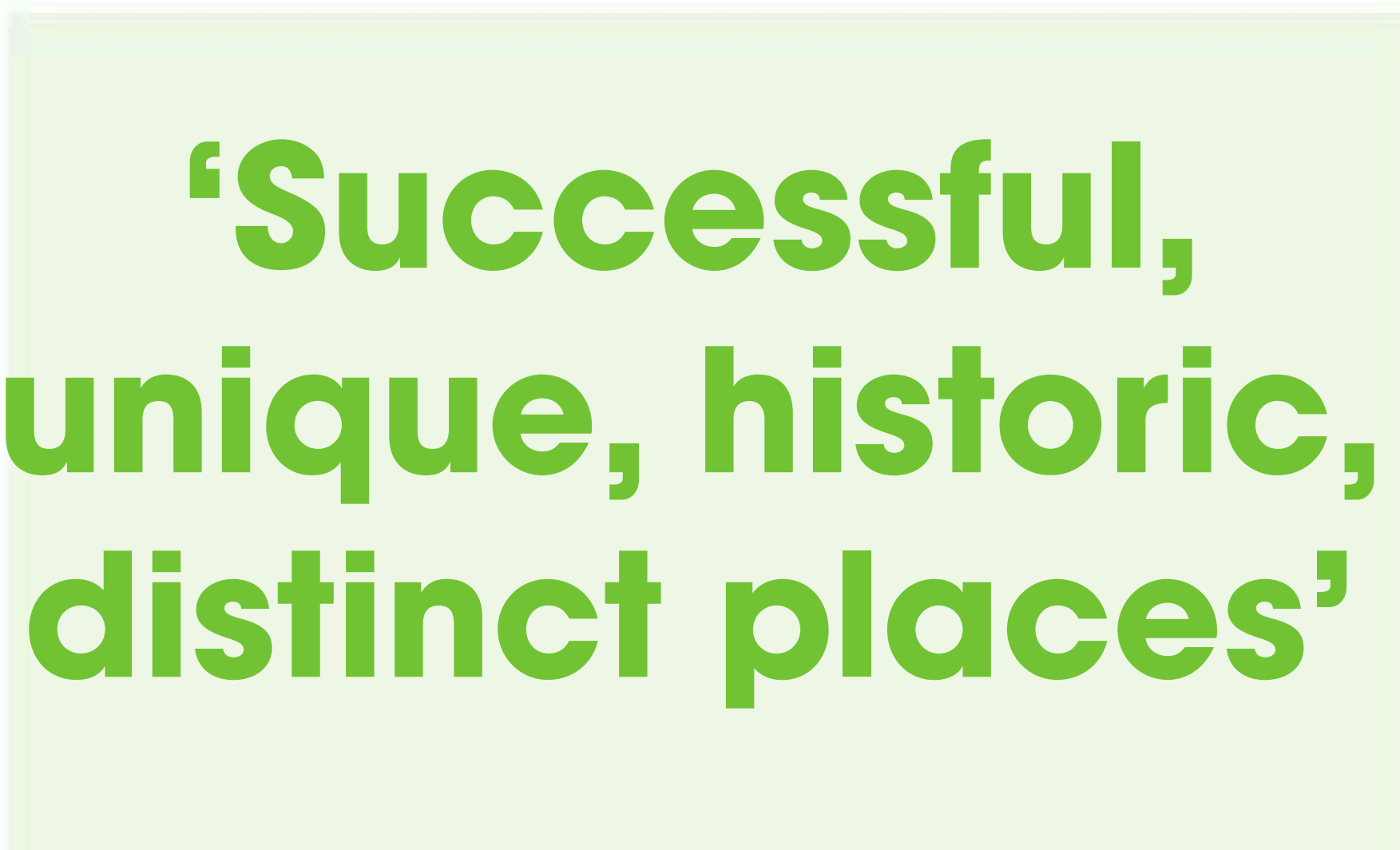


For locals,
residents,
occupiers,
visitors

For
Southwark
London and
beyond



A
SUCCESSFUL
PLACE



‘Successful,
unique, historic,
distinct places’

Own identity,
spirit and
presence

Artist's impression of what the central plaza might look like.





A **space for performance**, drawing on and complementing the cultural riches of the area, adding colour and activity to the public heart of the development.



A **space for creating and making**
Affordable creative maker spaces and studios.



A **space for coming together, growing and wellbeing**, with public spaces and services that meet the identified needs of the local community, including:

- A community study space – a well-managed, public, neutral, quiet space for people to study and use the internet – welcoming all
- Services and activities that address loneliness and mental health issues
- Space for learning and training services

Artist's impression of what the landscape might look like.





CHIRST CHURCH GARDEN

We are working in partnership with John Marshall Charity and Christ Church Southwark to transform Christ Church Garden to create a safe, inclusive, biodiverse and beautiful public green space that supports wellbeing.



WHAT WE HEARD FROM THE CHURCH - CURRENT PROBLEMS:

- Drug and alcohol-related antisocial behaviour
- Range of mental health issues in the community
- Disconnections and fractures in the community



ASPIRATIONS:

- A place to pause and practice mindfulness
- A curated calendar of cultural events
- Connection with the seasons and immersion in nature in a dense urban environment
- Community gathering
- Sanctuary, spirituality
- Restoration, peace
- Hear the birds and rustle of the leaves

Encouraging meditation and calmness will be a key theme.



Extensive planting will introduce flowers and seasonal interest.



The Garden will be fenced and gated, so it maintains its peacefulness and can be closed at night.



The northern lawn will be enhanced to enable more people to enjoy the sunshine at lunchtime.



The Blackfriars Road entrance will be enhanced, and allow wedding cars and funeral hearses to enter.



The trees will be carefully pruned to allow more light into the Garden.



Botanic Ridge Walk with Meditation gardens on West Side

Sunny Lawn on North Side



Church Garden Entrance

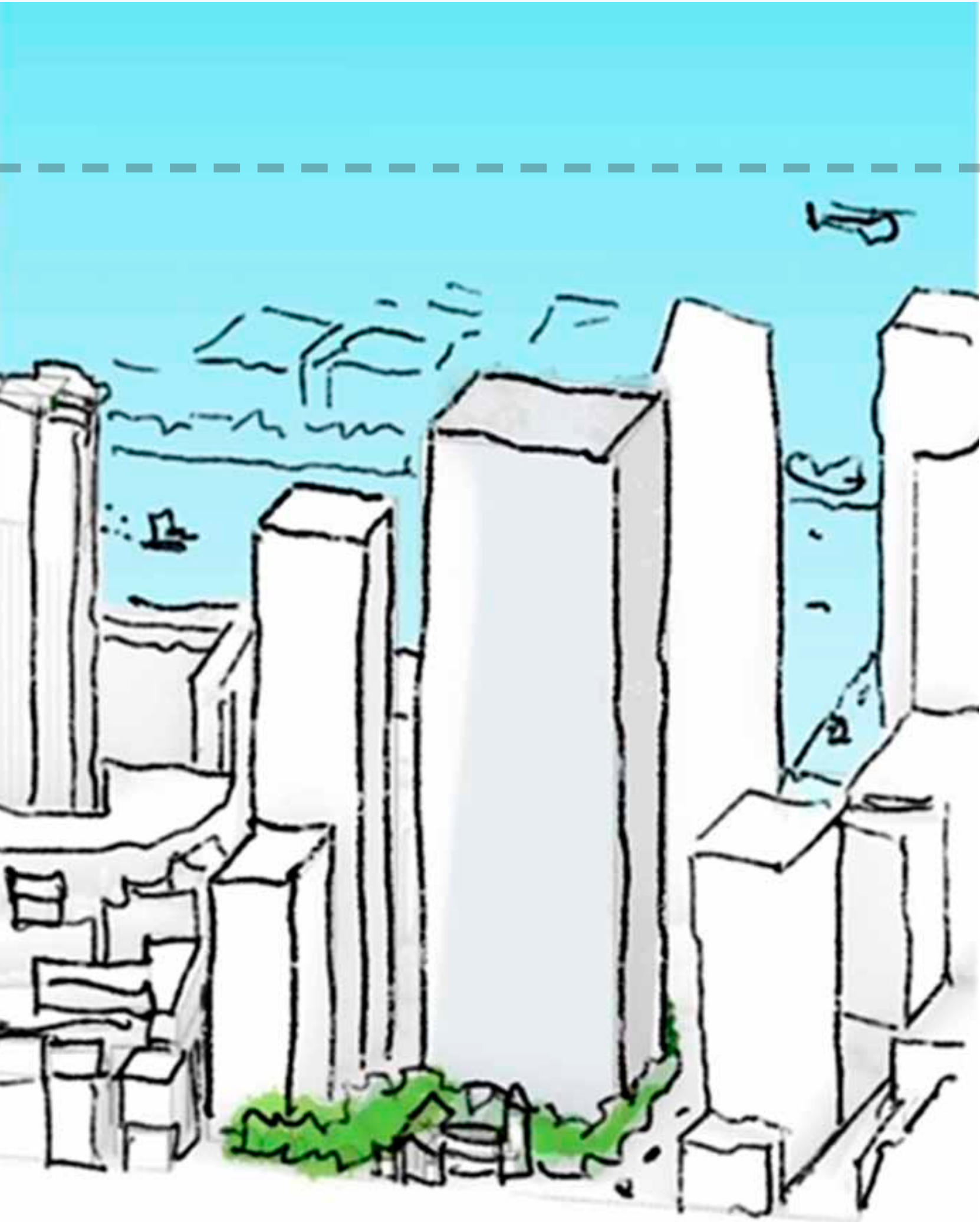


We propose that Christ Church Garden be 'screened off' from the lively public space at the heart of 18 Blackfriars Road.

The following diagrams explain how we have approached the design for the buildings. Moving away from a conventional all-glass building to a new sustainable design approach that opens up at the ground to enliven the public space and includes a series of open terraces introduced up the buildings to improve natural light and ventilation.

A palette of warm materials inspired by the local context.

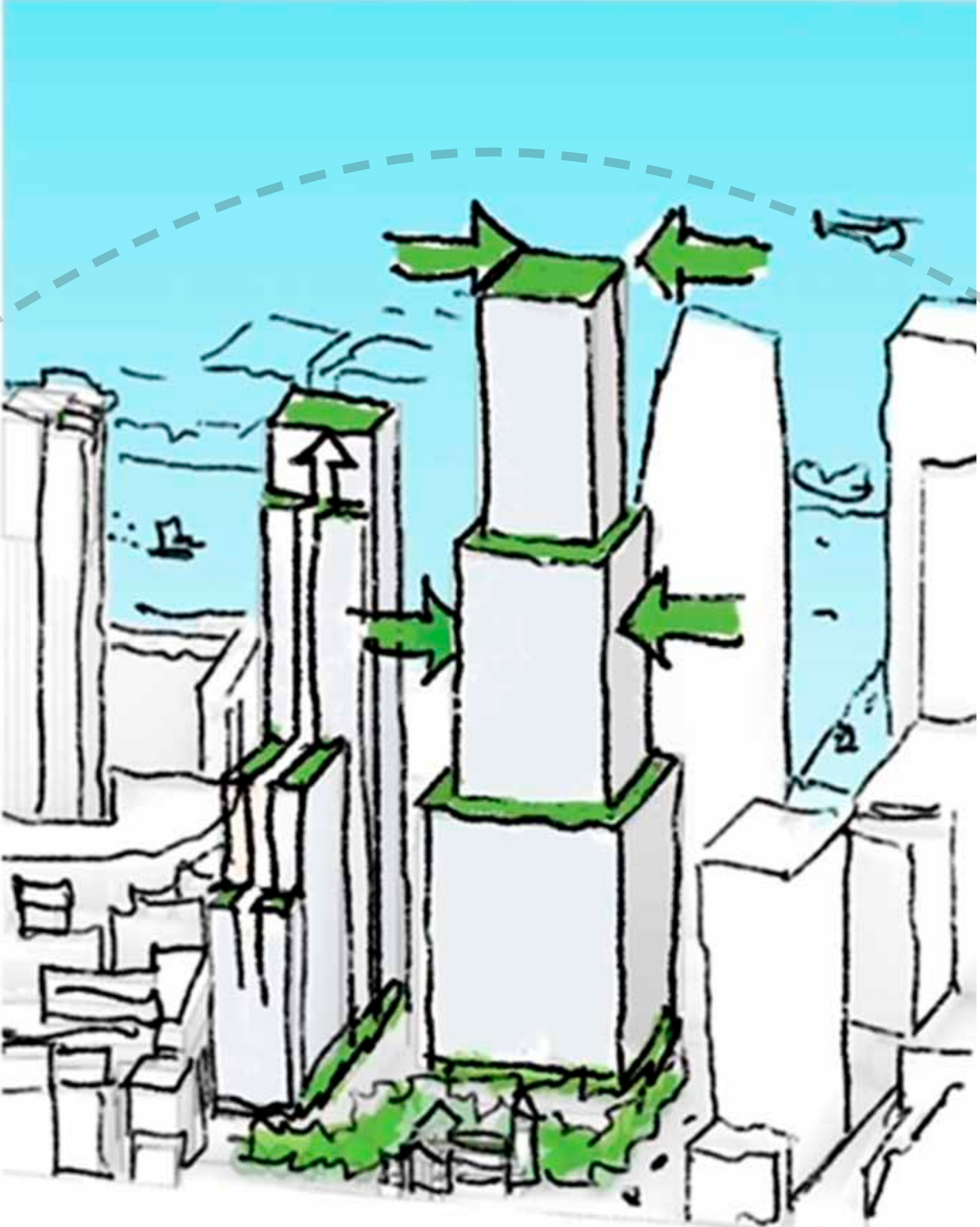
1. Conventional Slab building



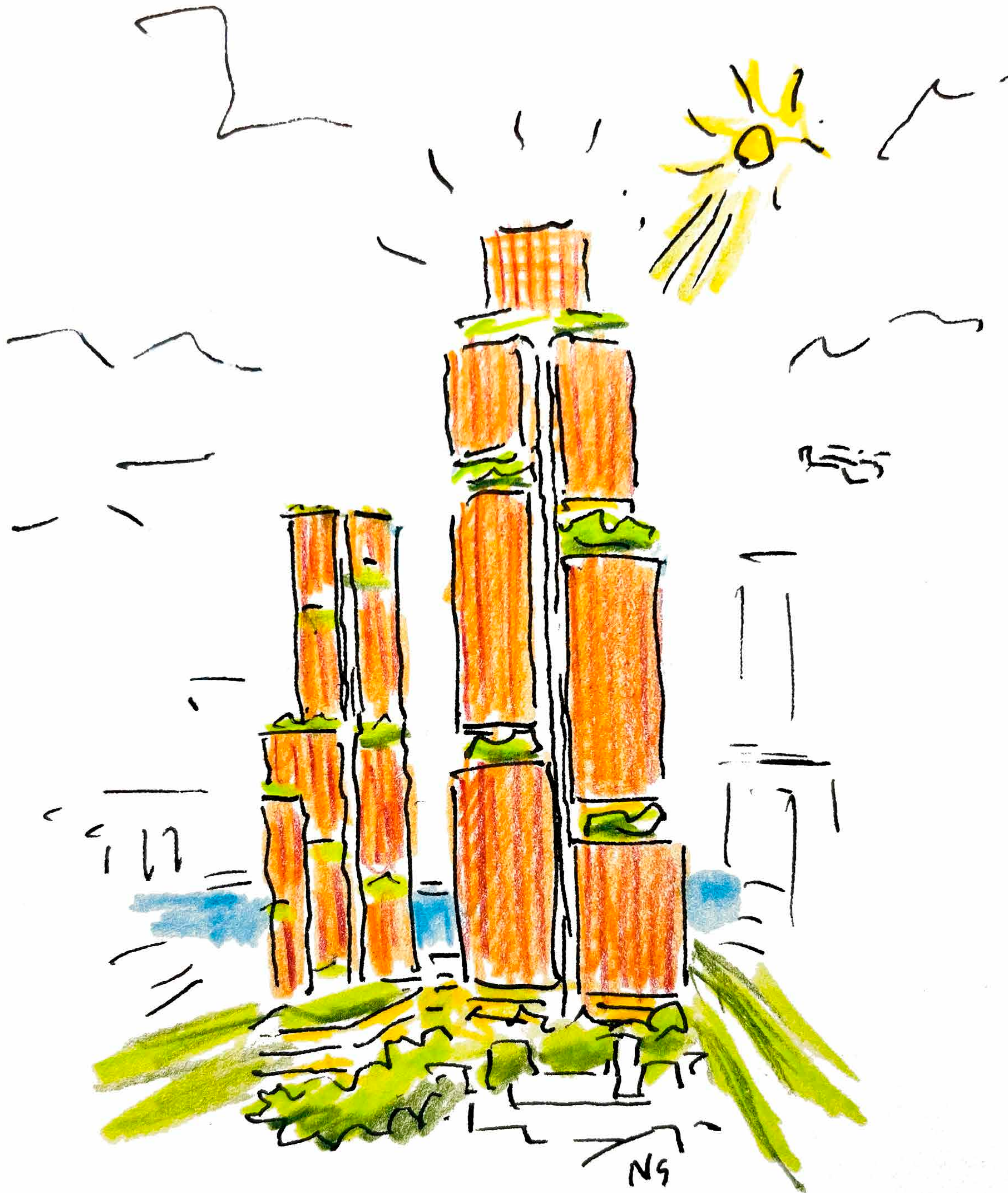
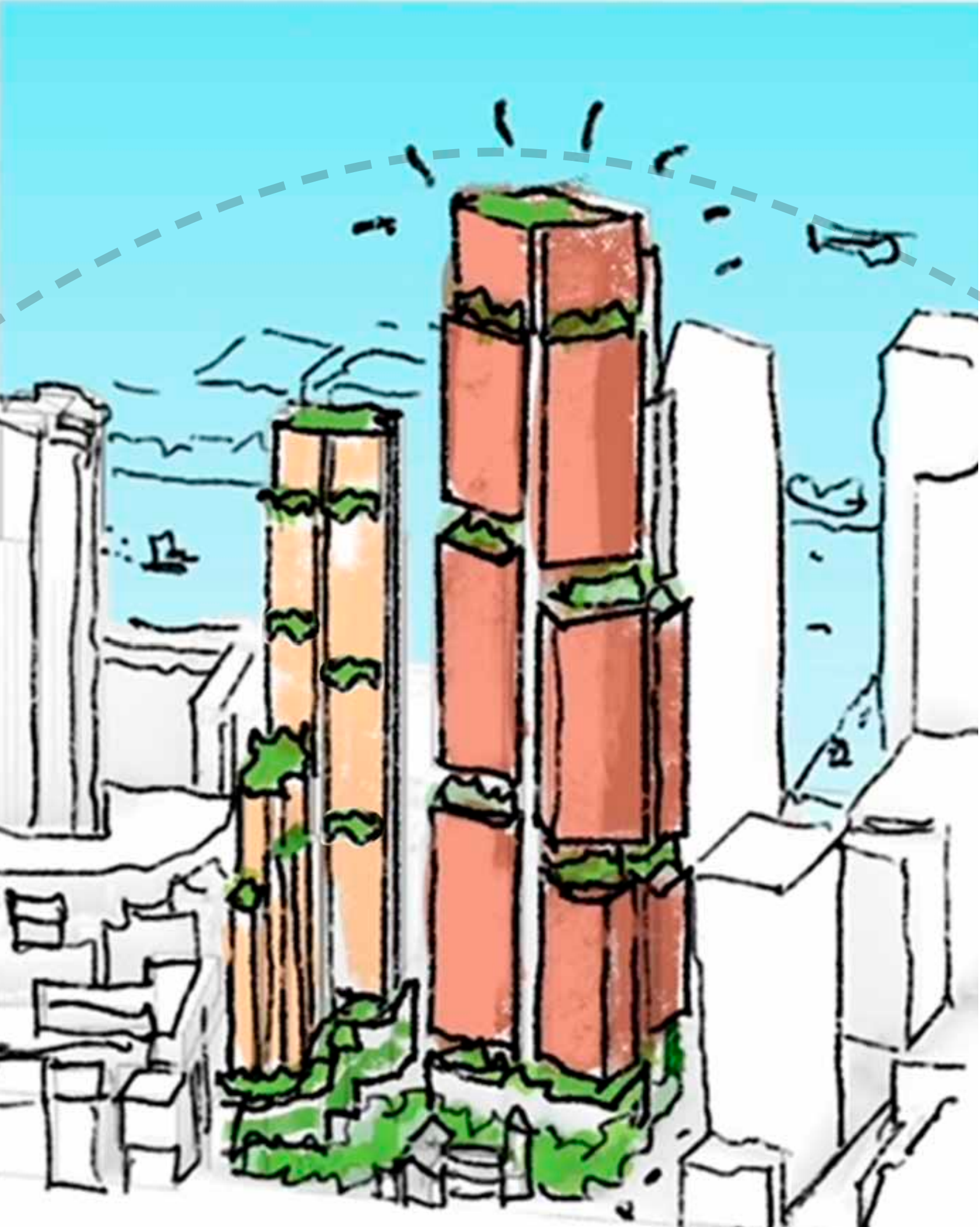
2. Lifting the Tower



3. Creating a variety of floor plates

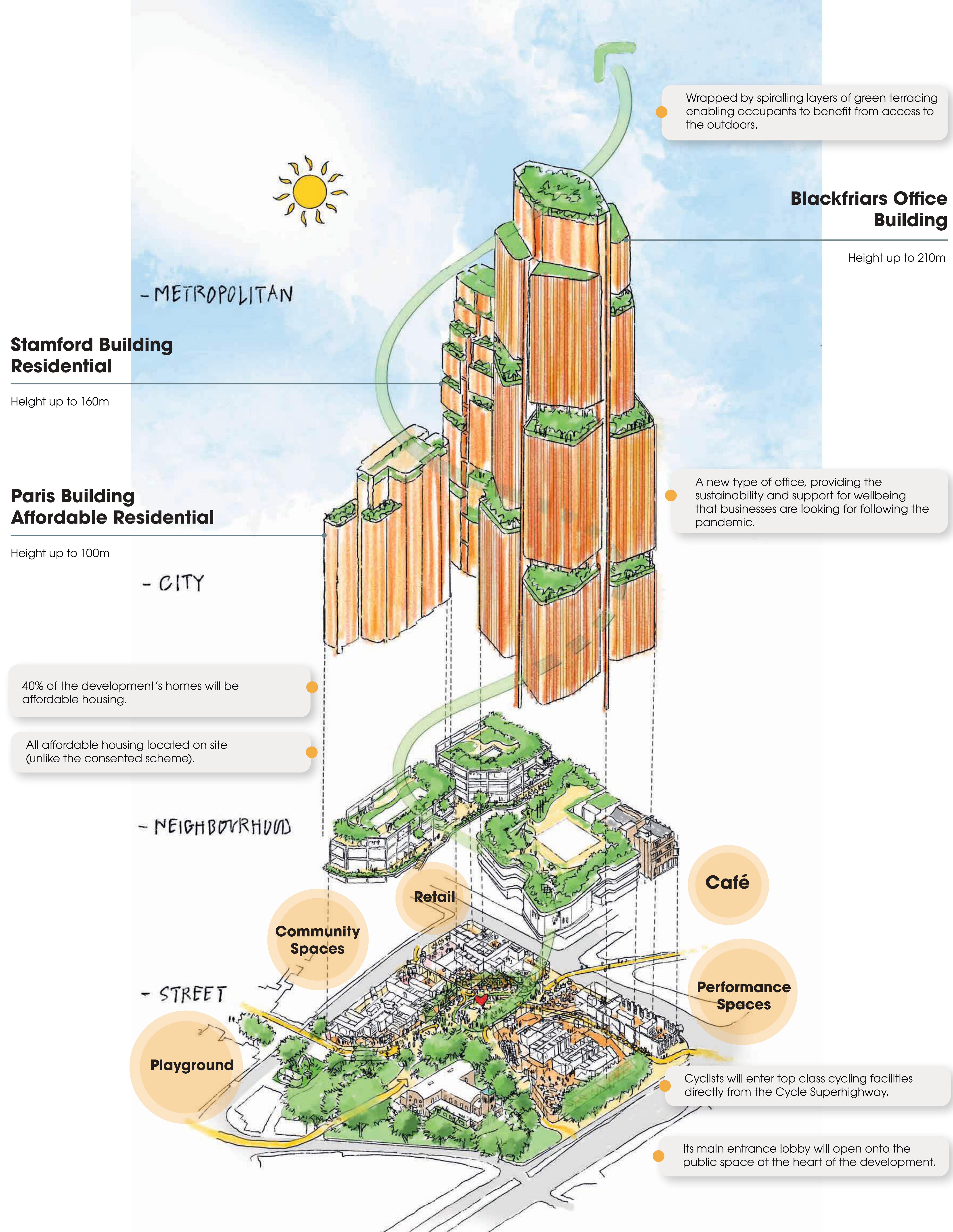


4. New typology of workplace



OUR VISION FOR 18 BLACKFRIARS ROAD

18 BLACKFRIARS ROAD



Drawing inspirations from the range of colours in local surroundings, we are developing a warm palette of sustainable materials to be used on the buildings throughout the scheme.



Tate Modern

Stamford Building Residential

Oxo Tower

Blackfriars Office Building

Paris Building Affordable Residential

Christ Church

Our buildings will be green from bottom to top, through:



Sustainability



Carbon reduction



Low energy performance



Planting and greening



Social contribution to the new and existing community

Less than half of the energy use in operation (than current benchmarks)
– net zero carbon in operation:



Only use clean green electricity – no fossil fuels



Exploring sharing waste energy between the buildings



Designing high performance façades



Using intelligent systems to monitor and adapt to always use the least amount of energy possible

Half the carbon to construct (than current benchmarks):



Carbon measurement to reduce material usage and select low carbon solutions



Targeting the GLA’s aspirational figure of 600kg of CO2 per square metre in the office



Targeting savings of 50% of the carbon in columns and floor compared to lean benchmarks



Using a specific type of steel beam which uses less CO2 than typical beams used in high rise buildings



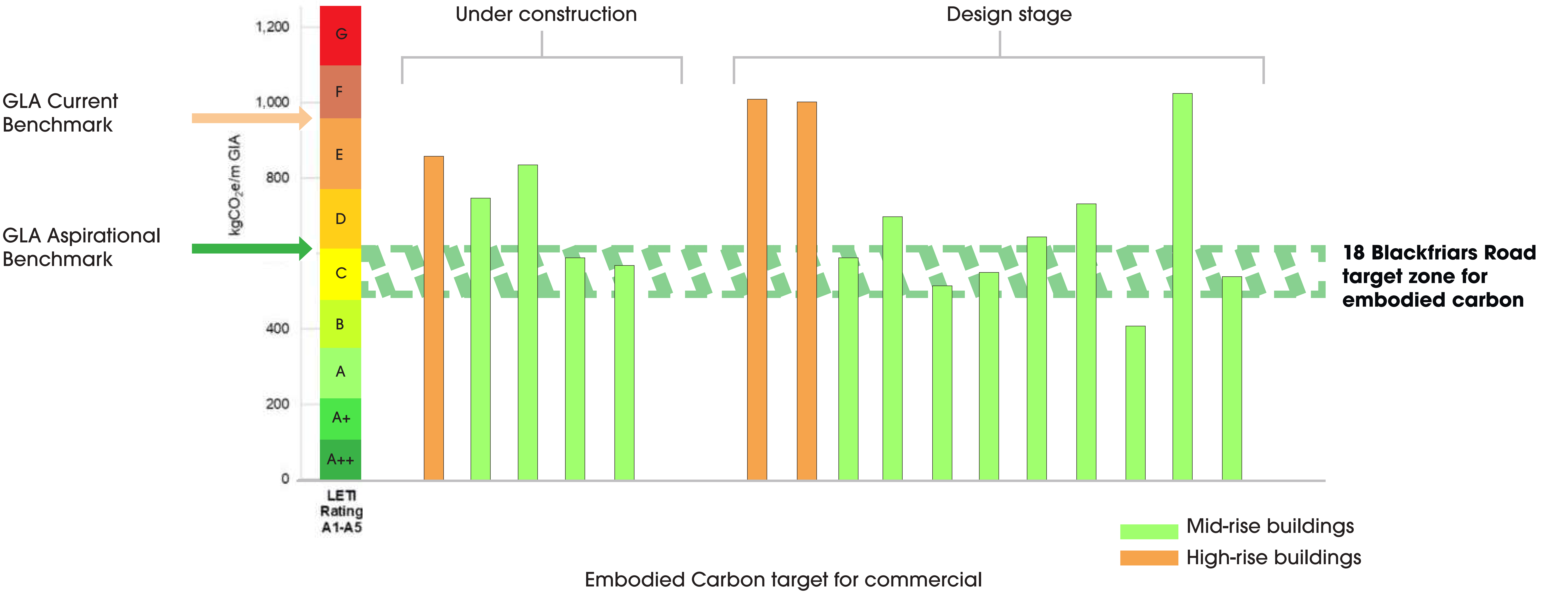
Exploring reuse and adaptable designs which increase the buildings lifespan



Using low carbon concrete which uses recycled materials

Embodied Carbon

A development that beats industry mid-rise benchmarks and GLA (Greater London Authority) benchmarks

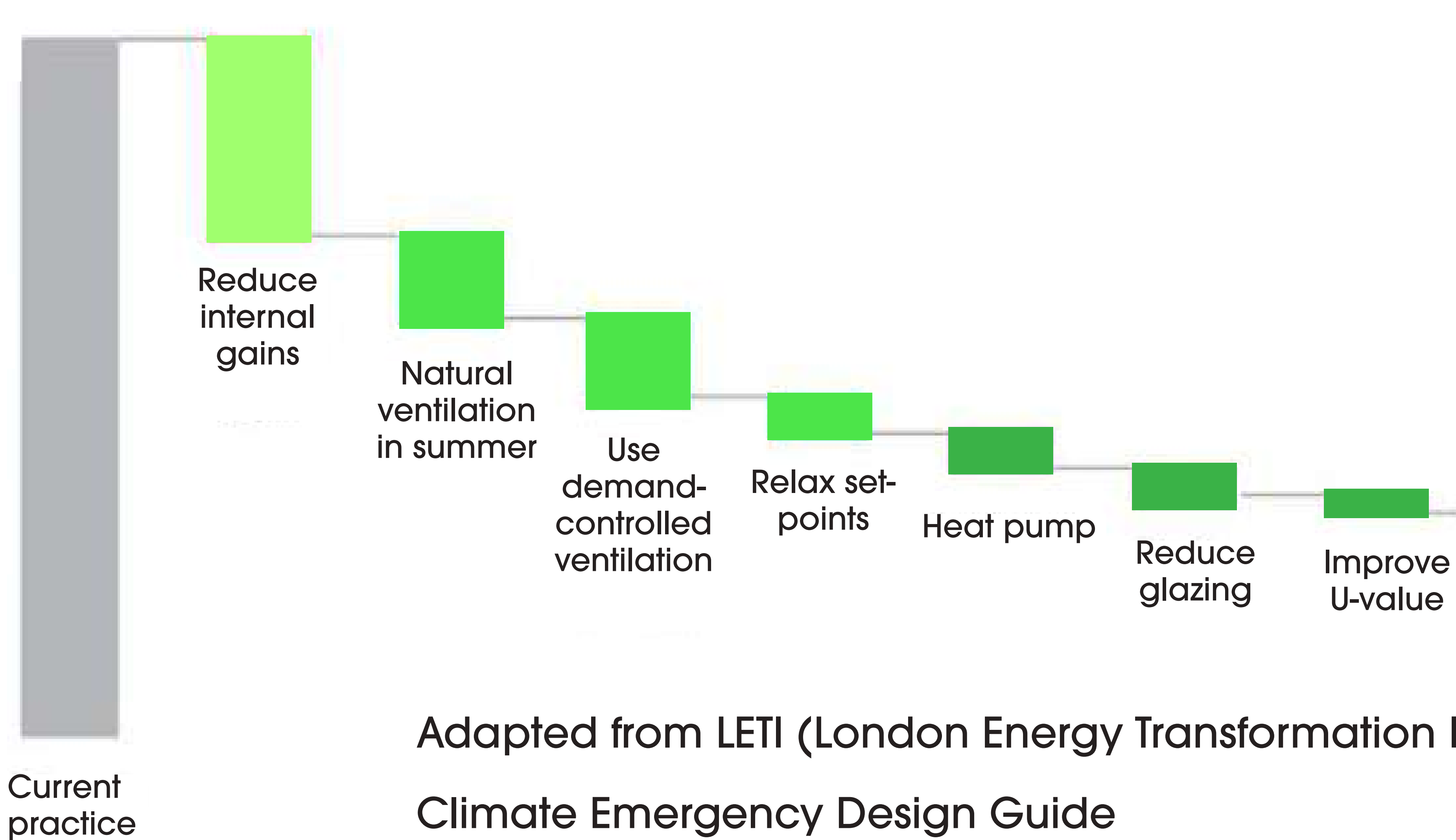


Reducing Energy

Typical high-rise

Good practice

18 Blackfriars Road Scheme (EPC A)



- Small power load optimisation
- Occupant energy targeting, green leases
- Renewable generation
- All electric building
- Low energy lighting, intelligent controls
- Low energy occupant, HVAC

Using waste heat to offset 95% of heating energy on the site

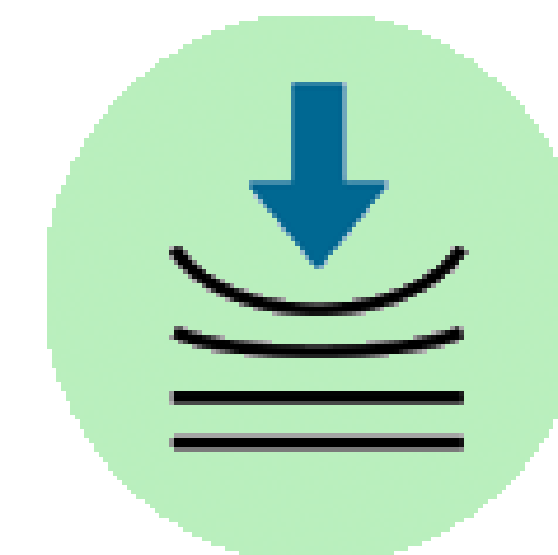
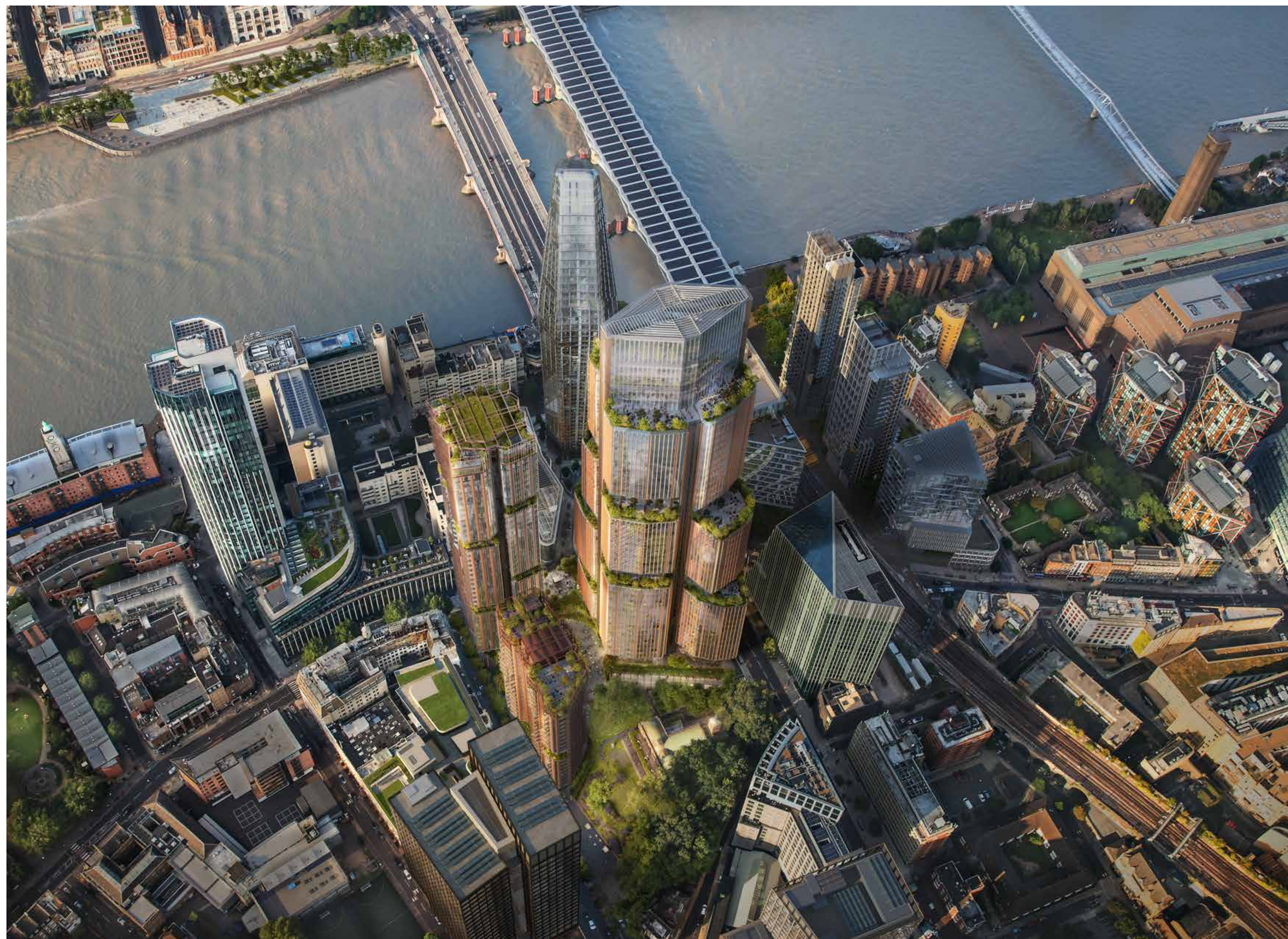
Design and set the brief to minimise energy consumption

Fossil fuel free - efficient heat pump technology

A high performance facade 30% better than existing high performance benchmarks

Heating and cooling from ground source heat pump (around 35% of annual demand)

Bringing a world leading **Sustainability** and **Social Value** vision to the heart of Southwark



Half of the **carbon** to construct

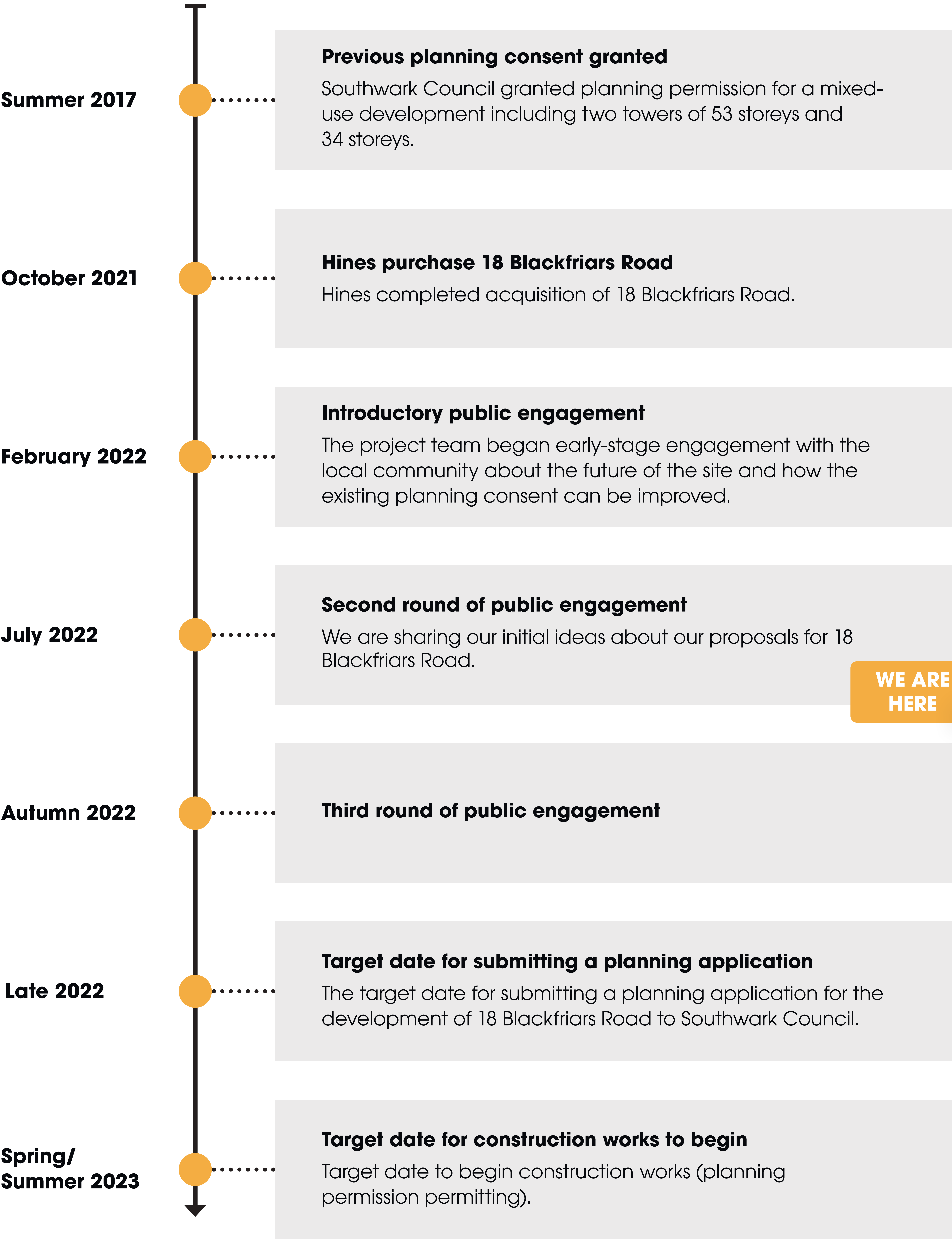
Less than **half of the energy use** in operation than current benchmarks



A place and buildings with both **environmental integrity** and a **social purpose**



18BF to become the **global epicentre for low carbon development** and education leading the london and international route map, engaging with the community through construction and life long operation



THANK YOU – NEXT STEPS

18 BLACKFRIARS ROAD

PLEASE VISIT THE PROJECT WEBSITE
WWW.18BLACKFRIARSROAD.CO.UK TO FIND OUT
MORE ABOUT OUR UPCOMING PUBLIC EXHIBITIONS,
PROVIDE YOUR FEEDBACK AND SIGN UP FOR
UPDATES ABOUT THE CONSULTATION.



We are currently developing ideas for the hoarding around the site to make them more attractive for our neighbours and environmentally friendly. If you'd like to be involved in creative workshops please ask a member of the project team.

Should you require hard copy materials, know any community groups or individuals that require translations, or have any questions, please contact us on:



hello@18blackfriarsroad.co.uk



0800 368 7363



SCAN ME

