

18 BLACKFRIARS ROAD



WELCOME TO OUR FIRST 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 will be working with the local community to develop a new planning application for a mixed-use scheme 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. A place which raises the bar, and is sought-after – 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

'For more than half a century, Hines has championed sustainable urban development, demonstrating an approach to real estate that makes good business sense, helps the environment and creates genuinely better places for people.' – Gerald Hines

WHO IS HINES?

Hines is an global 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 80 New Bond Street in the heart of the West End on Oxford Street and Bond Street.

WHAT MAKES US DIFFERENT?

- We have a proven track record of real estate development, investment and management.
- We finish what we start. Even when the financial crisis hit and the property market slumped, Hines completed the developments it had begun.
- We have global reach and local market knowledge. We will bring the best practice and newest initiatives from around the world, while remaining sensitive to the local context
- Prioritising people has always been part of the way we do business and we are deeply committed to helping cities and communities thrive

HINES IN NUMBERS:

65 years
of operations
since 1957

£62 billion
in assets under
management

**4,850 team
members**
worldwide

27 countries
in which Hines
has a presence

Presence in
255 cities

**60+ Hines
employees**
in London



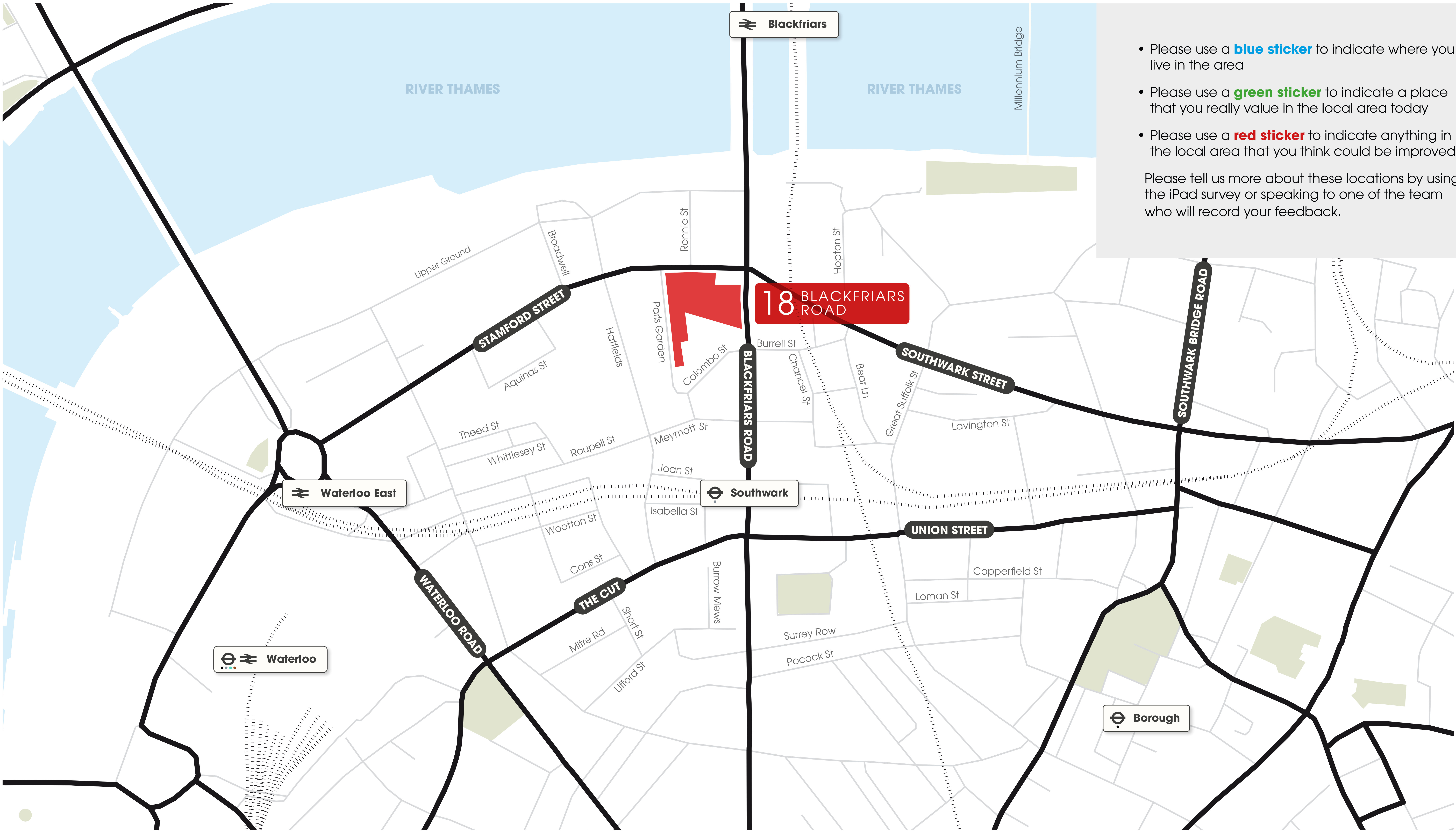
Lipton Rogers is the project consultant. Founded by Stuart Lipton and Peter Rogers, who together have designed and delivered a large number of major iconic developments in London over the past few decades, including Tate Modern.

Foster + Partners

Foster + Partners is a global studio for sustainable architecture, urbanism, engineering and design, founded by Norman Foster in 1967.



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.



- Please use a **blue sticker** to indicate where you live in the area
- Please use a **green sticker** to indicate a place that you really value in the local area today
- Please use a **red sticker** to indicate anything in the local area that you think could be improved

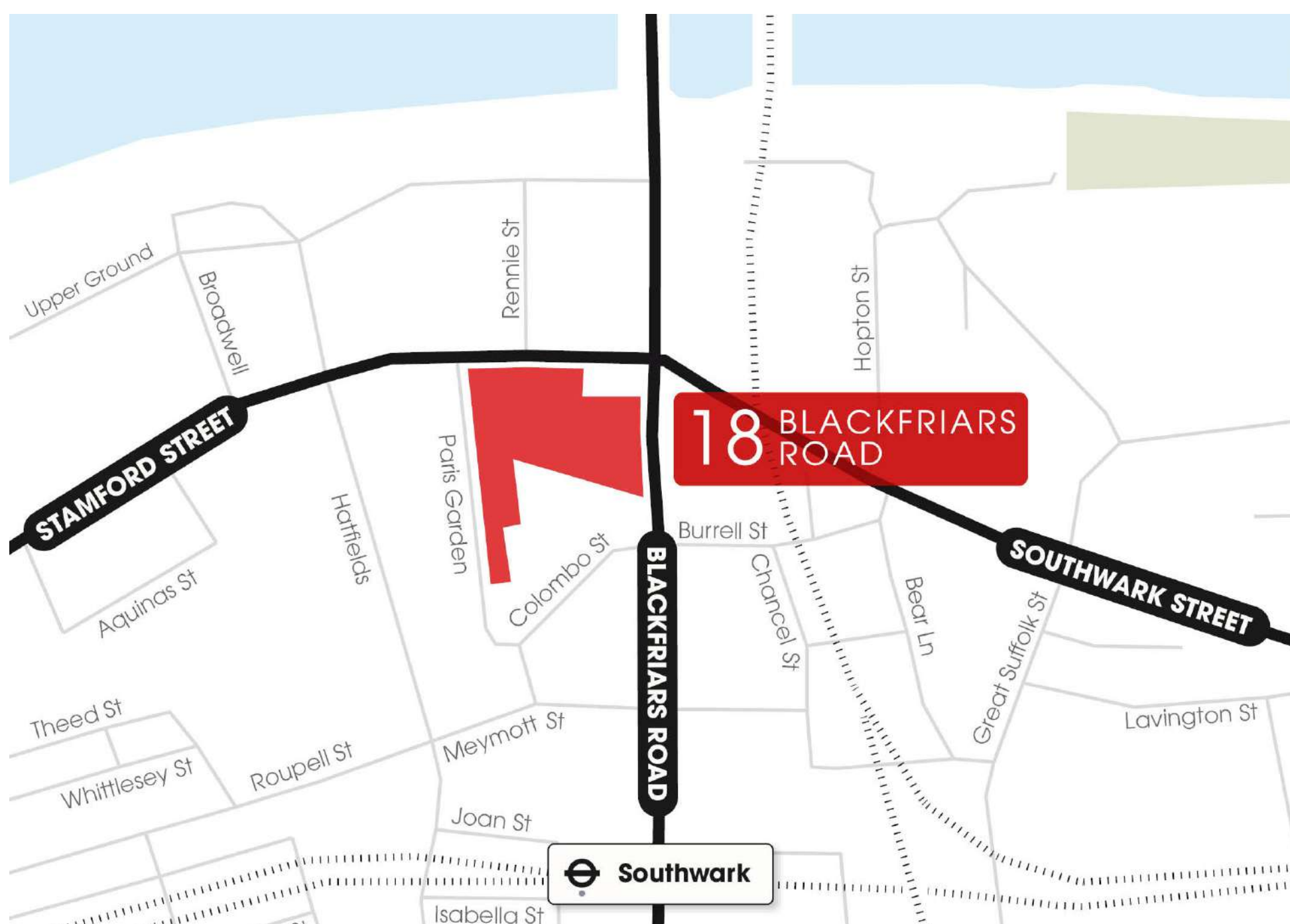
Please tell us more about these locations by using the iPad survey or speaking to one of the team who will record your feedback.

The current site is 0.8 hectares (1.8 acres) of land fronting Paris Garden, Stamford Street, and Blackfriars Road, which wraps behind Christ Church Garden. It has been cleared and empty since 2016. It is in the London Borough of Southwark and close to the border with the London Borough of Lambeth.

Immediately to the north of 18 Blackfriars Road, within the same urban block, are the Grade II listed Mad Hatter Hotel and 1 Stamford Street. Christ Church Garden, with the Grade II listed drinking fountain and the Grade II listed Christ Church, are located immediately to the south.

18 Blackfriars Road is in:

- **the Central Activities Zone:** London's vibrant centre and one of the world's most attractive and competitive business locations
- **the Bankside, Borough & London Bridge Opportunity Area:** which the Mayor of London has designated as suitable for intensification and development
- **an area designated for tall buildings:** Southwark Council's Blackfriars Road Supplementary Planning Document suggests tall buildings should cluster around the main junction of Blackfriars Road, Stamford Street and Southwark Street



Site map



Aerial view of the site



Aerial view from the south-west



Current site from Paris Garden, looking north-east



18 Blackfriars Road previously accommodated a mix of relatively low-rise office buildings and the Paper Moon Public House. The previous buildings were 18 Blackfriars Road, Rennie House, Wakefield House and 19 - 23 Blackfriars Road.

The site served as the headquarters for Sainsbury's supermarkets for over a century. The company moved to 11 Stamford Street in 1890, and the site accommodated offices, a training school and a factory. Sainsbury's left the Blackfriars Road area in 2001.

Blackfriars Road and Bankside has a rich and diverse history. Our team has been particularly interested to learn about the story of the 'Rotunda Radicals', a group of social and political radical reformers who assembled in the area around 1830. Since then the area has always been a place where diverse views, community organising and free speech are strongly valued.

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



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



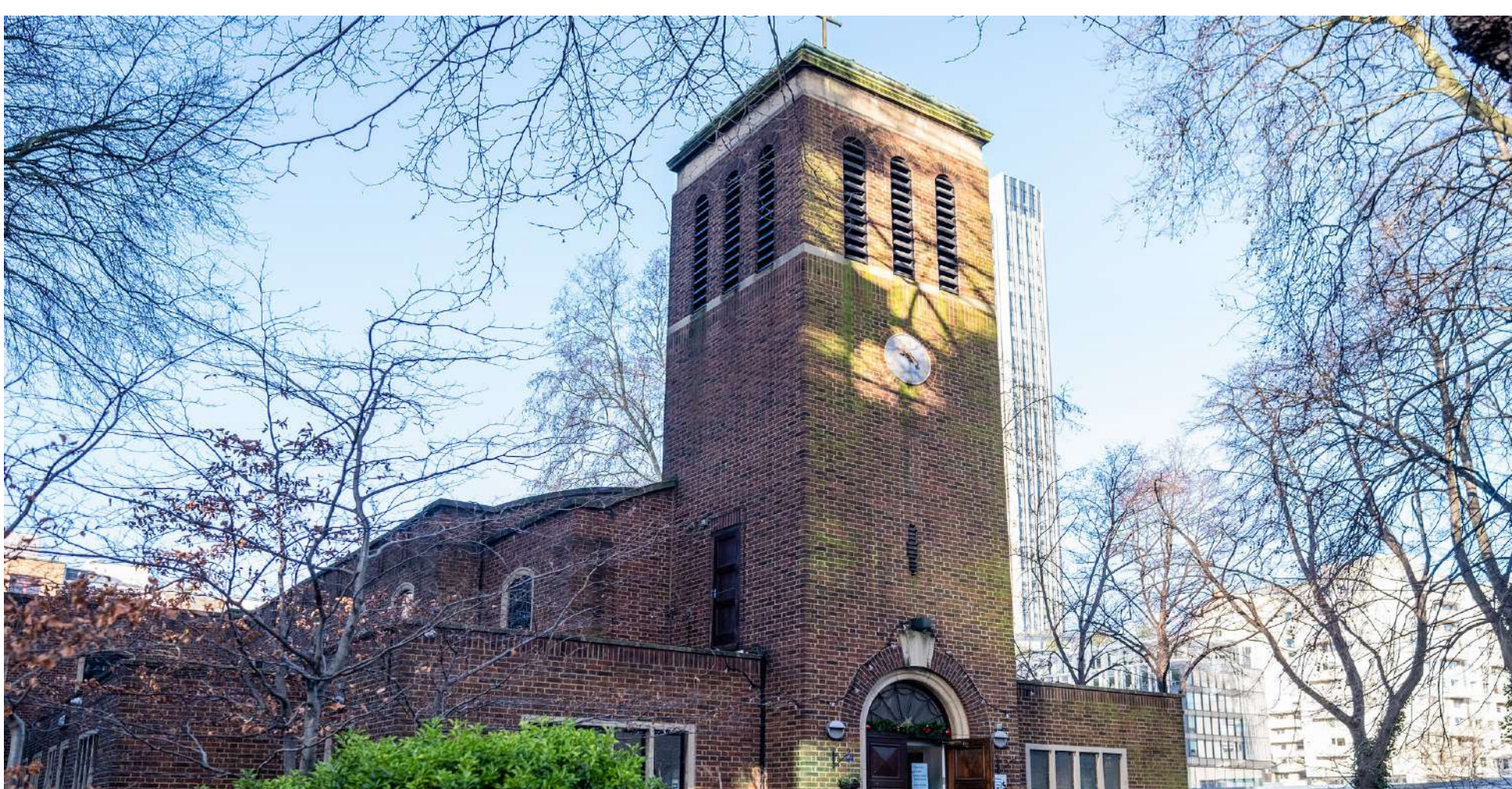
The first Blackfriars Station was only open for five years, in the 1860s.



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.

“What is your experience of the area?”



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.

PLANNING HISTORY

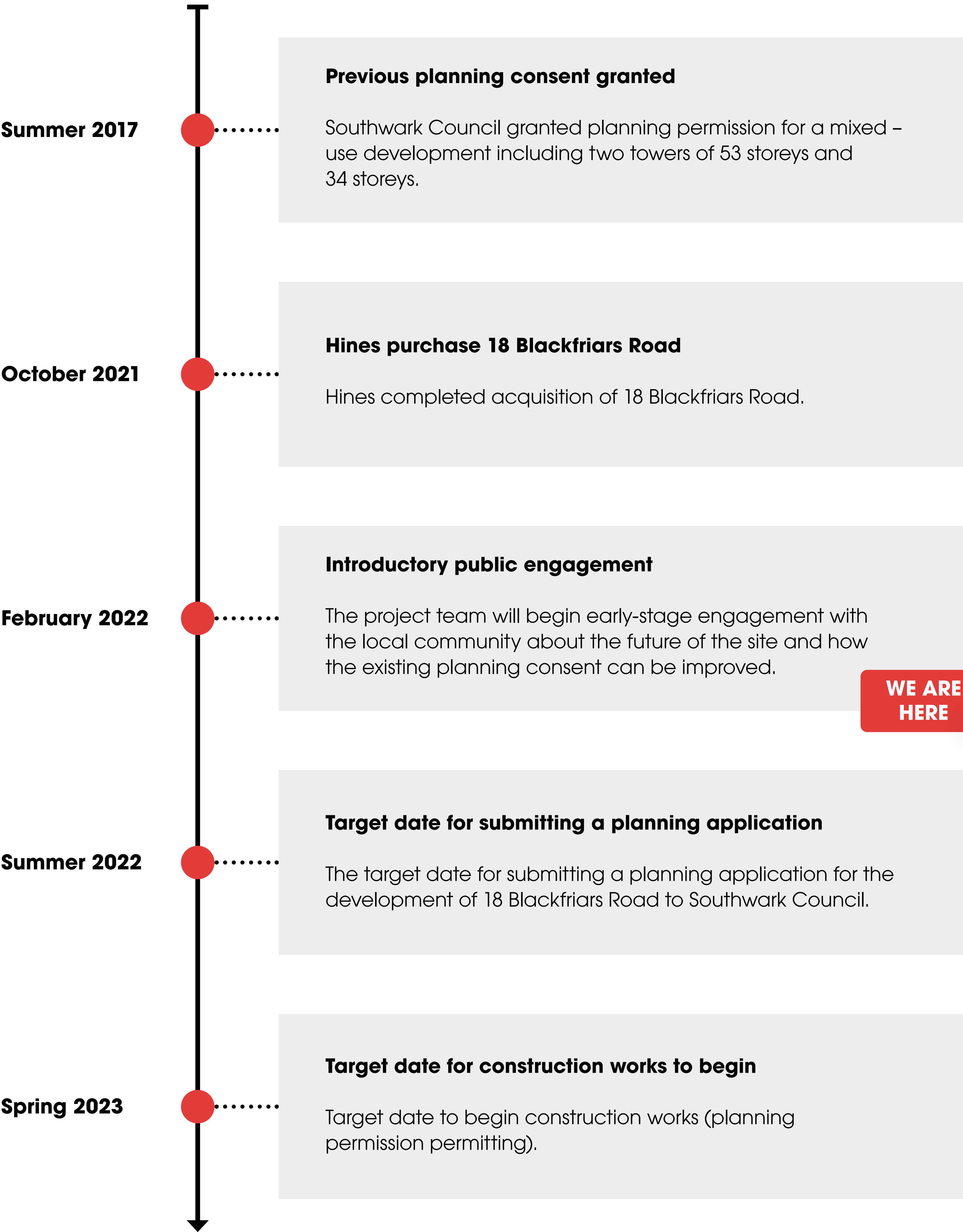
In 2007, planning permission was granted for a mixed-use development including a residential tower of 42 storeys and an office tower of 23 storeys.

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
- 288 residential units, with 37% affordable - housing - 24% of the total delivered on-site, with the remainder to be delivered offsite
- flexible retail uses
- a restaurant
- a music venue
- storage
- new landscaping and public realm



Previously consented scheme



OUR STATEMENT OF INTENT

We believe this site has the potential to be a very special place.

We are ambitious to create a unique place that will be valued and enjoyed by everyone. For residents, businesses, for people passing by, for Southwark and for London. A place which raises the bar, and is sought-after – 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.

To do that we have assembled a team of people to listen and learn. A team who are excited and ready to start the conversation with community groups, residents, cultural groups and businesses.

We want these conversations to help us understand your needs, desires and concerns – all of this will help shape our thinking.

In turn we will share our thinking as the project develops.

GETTING TO KNOW OUR LOCAL AREA





Are there places close to 18 Blackfriars Road that you think we should consider when developing our ideas? Why?

Please tell us more about these locations by using the iPad survey or speaking to one of the team who will record your feedback.

FACILITIES	SERVICES	OPPORTUNITIES

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.



SCAN ME

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**

 **020 3900 3676**

