



1.1 Executive Summary

Our Vision

The Executive Summary provides a high level overview of the complete Design and Access Statement. Further information is provided in subsequent chapters.

This Design and Access Statement has been prepared by Foster + Partners on behalf of Black Pearl Limited to accompany the applications for full planning permission and associated Listed Building Consent for the redevelopment of the Site known as 18 Blackfriars Road, London SE1 9JU in the London Borough of Southwark (LBS).

The Design and Access Statement describes the steps taken to appraise the site and its surroundings, the design evolution and principles that have been applied to the development, describes the proposal for the public realm and the individual buildings along with access arrangements and what has informed these.

18 Blackfriars Road has been designed to deliver a major new destination for Londoners, both locally and those from further afield. The design celebrates the identity of the Blackfriars Road neighbourhood, through its architectural heritage, its scale and density, and its diversity of community. It will aim to spread benefits throughout Southwark, whilst delivering significant opportunities to its new occupants.

The scheme has been developed around the principles of good placemaking, urban scale and density, biophilia and landscaping, whilst facilitating a diverse range of activities accessible to all. This new destination for Southwark will repair and reinforce the local urban fabric creating a new opportunity to integrate and celebrate the onsite listed buildings.

With placemaking principles at the heart of the Proposed Development and taking a holistic approach to environmental design it will create a thriving new mixed-use community in a development that is of its place, of Southwark.

Opposite:
Indicative aerial view showing the scheme in context.
Right:
Concept sketch.



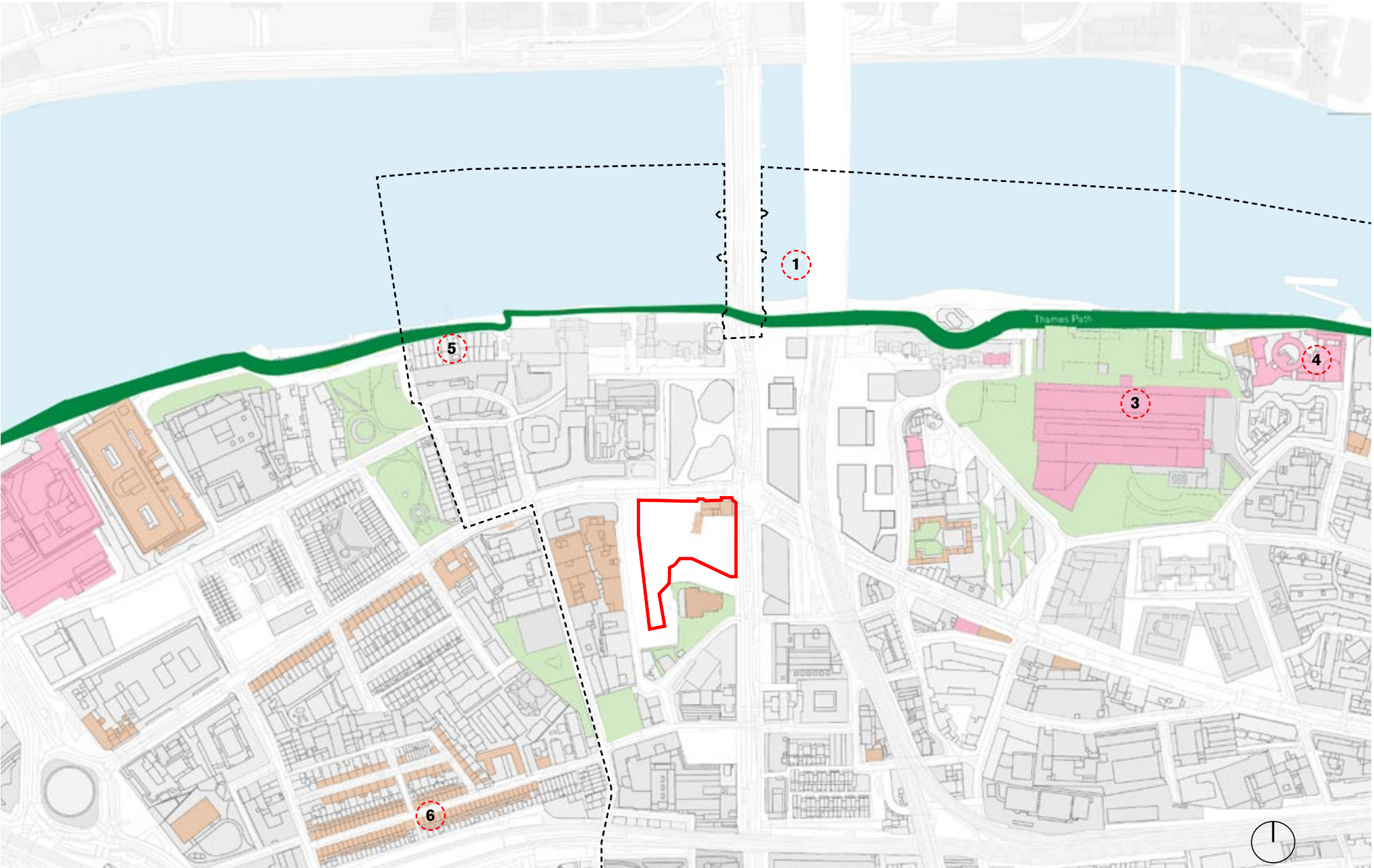
1.1 Executive Summary
Wider Site Context

The Site is situated in an area of landmark significance in the London Borough of Southwark, near to the River Thames. The Site is located at the intersection of two central urban thoroughfares: Stamford Street and Blackfriars Road.

Local Context
The local context contains a collection of historic buildings including Victorian terraces, warehouses and industrial buildings, alongside contemporary tall buildings near the Site. With a rich industrial history mixed with construction in the last decade, the emerging context reflects the importance and diversity of buildings of the Blackfriars cluster which define this part of Southwark.

An Area Rich in Culture and Diversity
The surrounding area is home to a number of museums, galleries, and theatres, including the Tate Modern, the Globe Theatre and the National Theatre. It is also known for its diverse food and drink scene, with numerous restaurants, bars, and cafes offering a range of cuisines.

The Site has presented the project team with the opportunity to add to the richness and diversity of the area, complementing the local context with a vibrant mixed-use development.



1. Old Blackfriars Railway Bridge



2. Borough Market



3. Tate Modern



4. Globe Theatre



5. Oxo Tower



6. Roupell Street

1.1 Executive Summary
Local Site Context

The Site acts as a gateway to the north of the borough, close to Blackfriars Bridge and local transport connections. It currently comprises of vacant land together with 1 and 3-7 Stamford Street (otherwise known as the Mad Hatter Public House and Hotel).

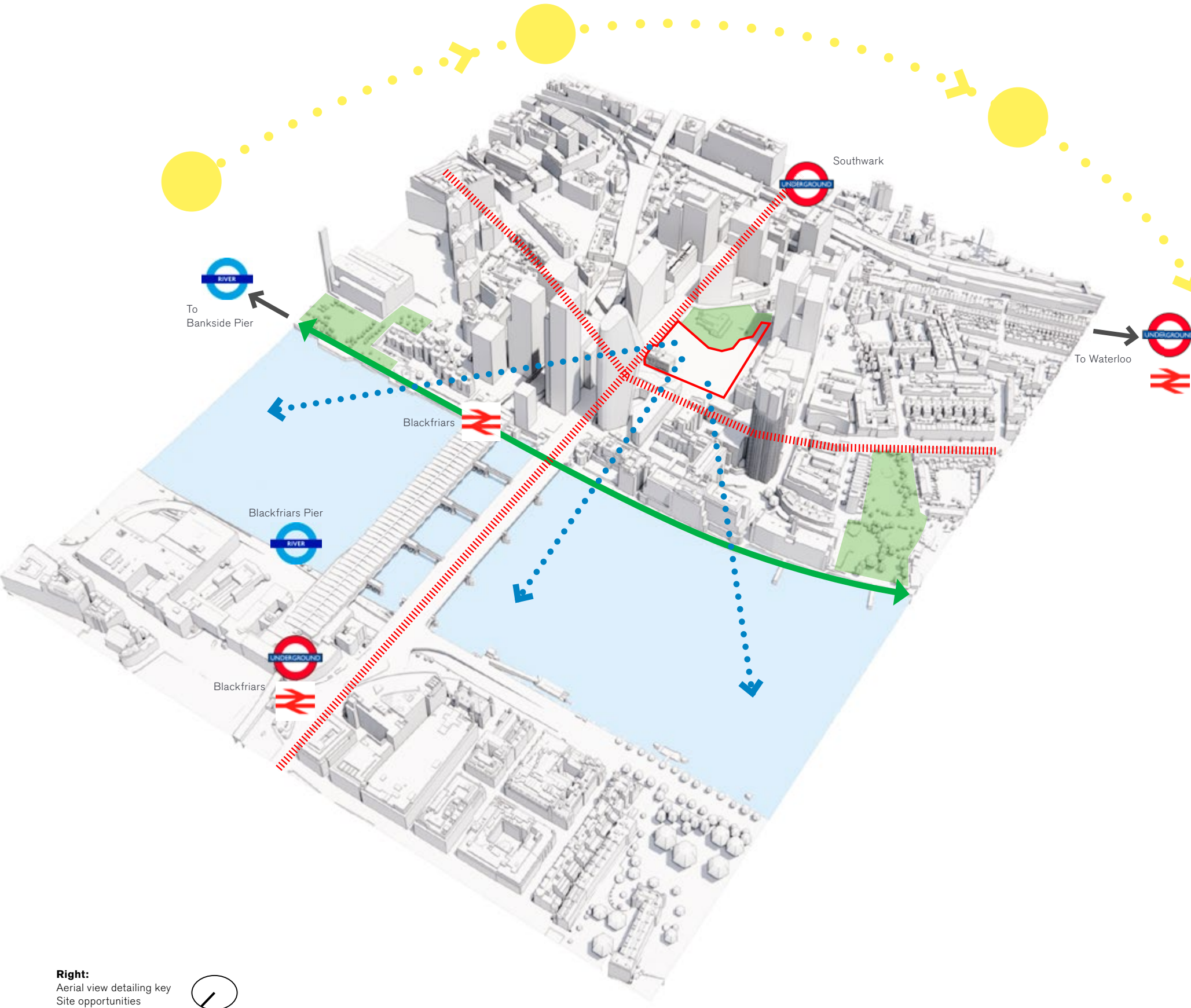
The proposals for the Site will make a significant contribution towards the transformation of the Blackfriars Road neighbourhood into a high quality destination for London.

Key opportunities presented by the Site and its immediate and wider context include connecting to the excellent public realm and pedestrian network along the riverfront, maximising the benefits of adjacent sustainable transport networks and restoring and enhancing the on-site listed buildings, 1 and 3-7 Stamford Street.

The Site benefits from excellent transport links, and is in proximity to the River Thames and the city to the north. It also benefits from good natural light access, which provides the opportunity to maximise daylight and sunlight into the Site.

Site Opportunities

- The Site
- Good sunlight access from the south, east and west
- Good views towards river and city, particularly from high levels
- Opportunity to provide connections between existing network of green spaces
- Underground stations
- National rail stations
- Riverboat services



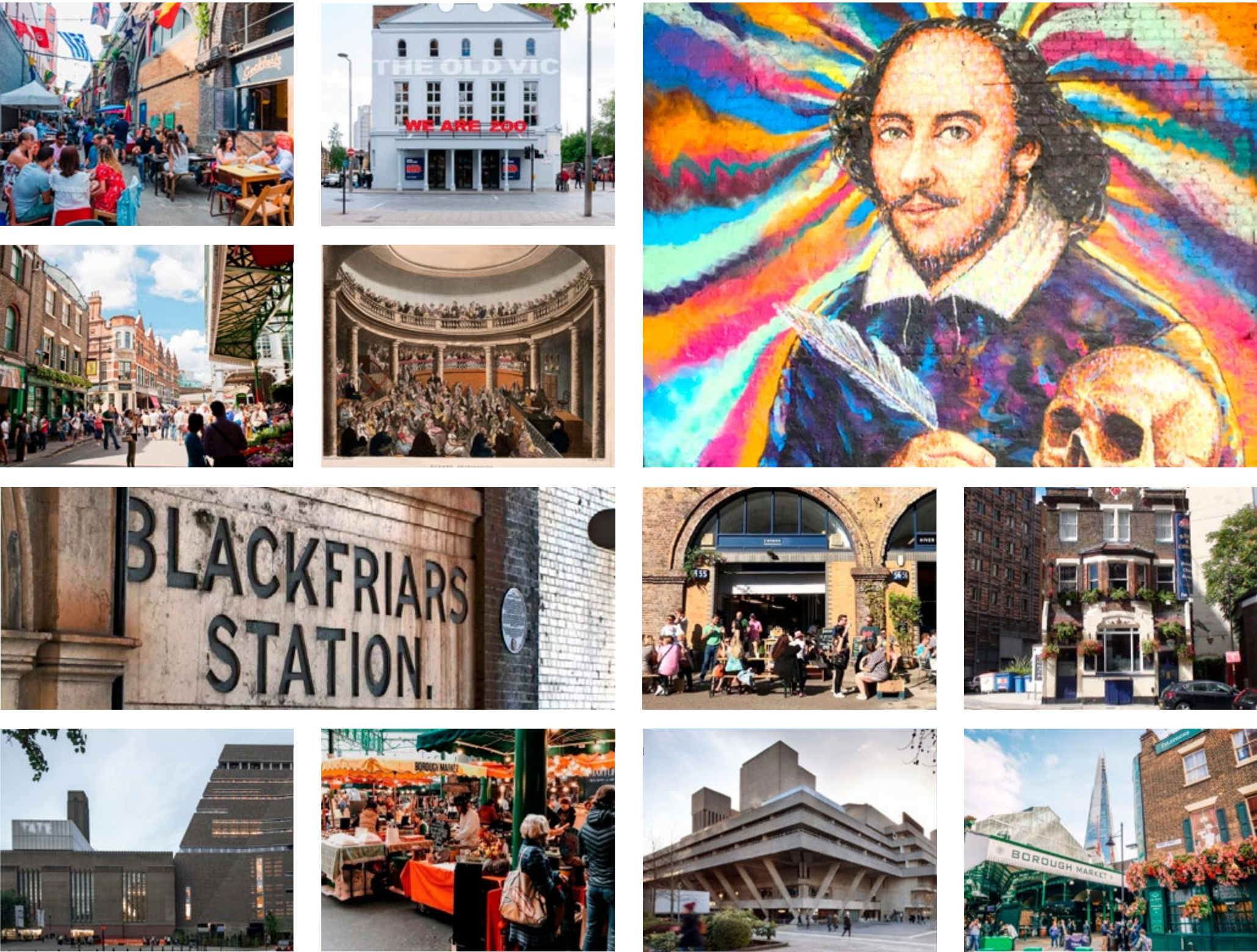
Right:
Aerial view detailing key
Site opportunities

1.1 Executive Summary

The Spirit of the Blackfriars Road Neighbourhood

The Blackfriars Road neighbourhood is an emerging and unique destination. It is a meeting point of the central city, an arts district and a vibrant residential community. Few other areas in London are as energetic and rich in diversity as the Blackfriars Road neighbourhood.

Set within a dynamic urban context, the Site has the benefit of being centrally located within the Blackfriars Road neighbourhood and within easy reach of numerous cultural activities, tourist spots, and transport hubs.



1.1 Executive Summary

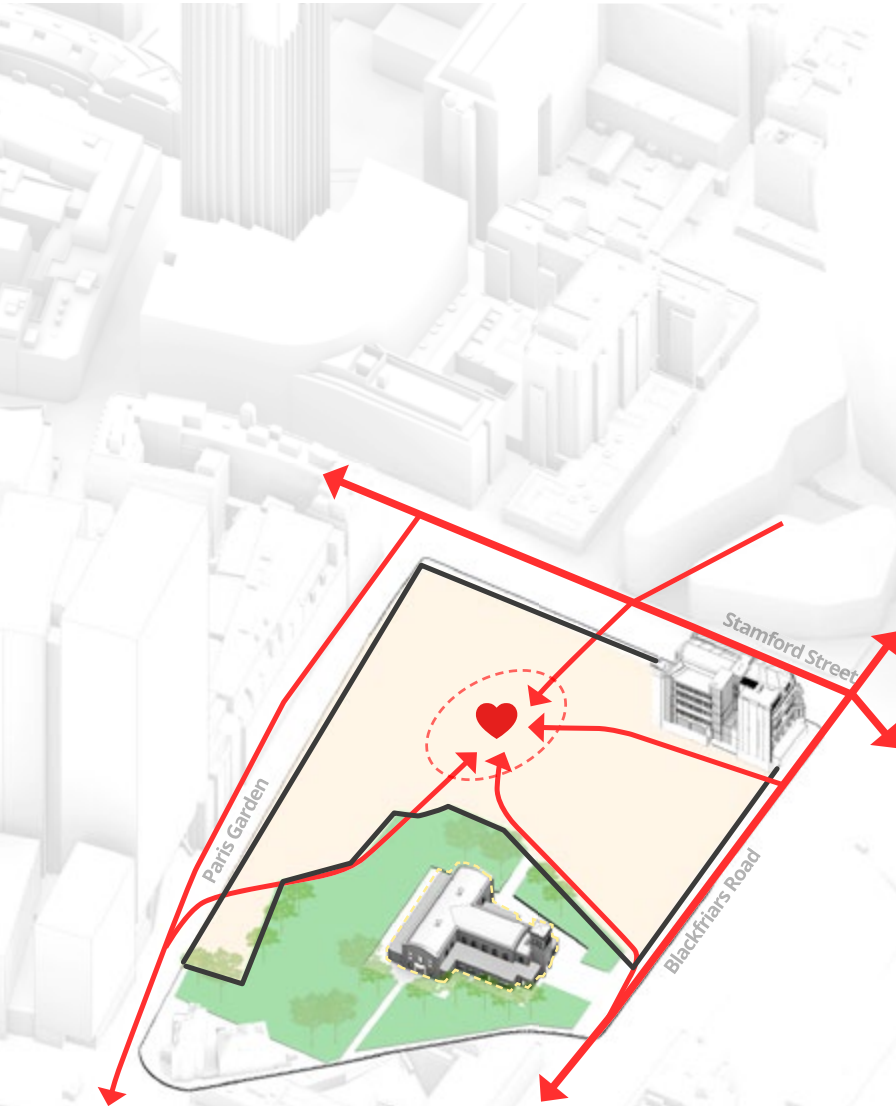
Key Development Principles

- Connectivity and Public Realm**
- The Proposed Development would establish new pedestrian routes across the Site.
 - The Proposed Development would enhance the public realm through a variety of retail, food and beverage, as well as cultural offerings.
- High Quality Design**
- The Proposed Development would provide buildings of exceptional architectural design and create a focal point for the Blackfriars cluster.
 - The Proposed Development would be sustainable and adaptable in design by utilising high quality materials and encompass intelligent detailing.
- Creating a place for the local community**
- The Proposed Development would embrace a strong place vision inspired by the local area, including offering a variety of uses.
 - The uses would enable the Proposed Development to serve communities across Southwark.
- Diversity**
- The Proposed Development would seek to bring vibrancy to the area and place design for all to access.
 - The Proposed Development would be accessible with spaces that are open to all.
- Sustainability**
- Environmental, Social and Governance (ESG) would be a guiding principle of design.
 - Sustainability is a key theme of the Proposed Development.
- Height, Massing, and Townscape**
- The approach to height across the Proposed Development would respond to the urban context, the Blackfriars cluster and townscape views.
 - The Proposed Development would seek to optimise daylight and sunlight into the public realm and buildings.
- Celebrate the historic architecture**
- The Proposed Development would sensitively respond to 1 and 3-7 Stamford Street.
 - The Proposed Development would integrate the listed buildings within the public realm and ground floor animation.



1.1 Executive Summary
Site Wide Vision

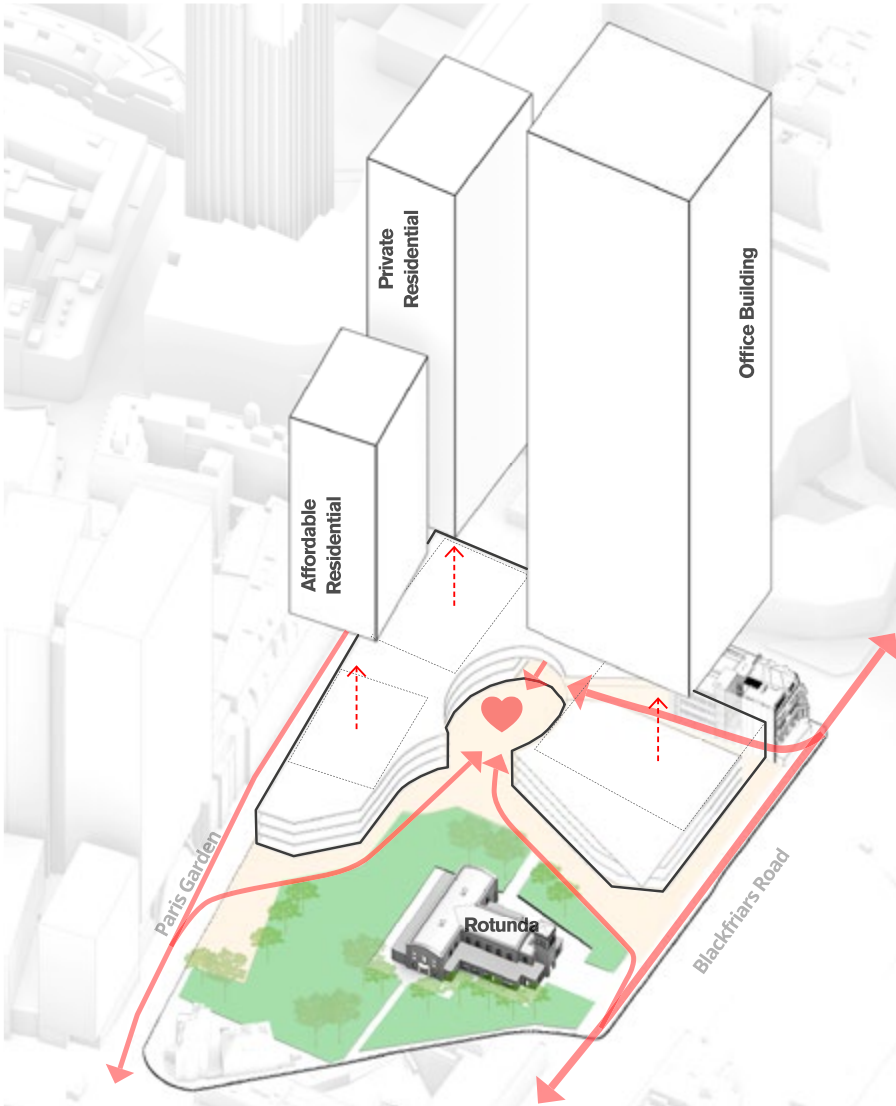
1. Creation of a new public realm and connection



A new plaza will be located at the centre of the proposal, interacting with the ground floor retail and cafe spaces, and other areas of public realm within the Site.

Key pedestrian routes have been identified across the Site connecting the new public realm into the wider community.

2. Raising the buildings and locations of key functions

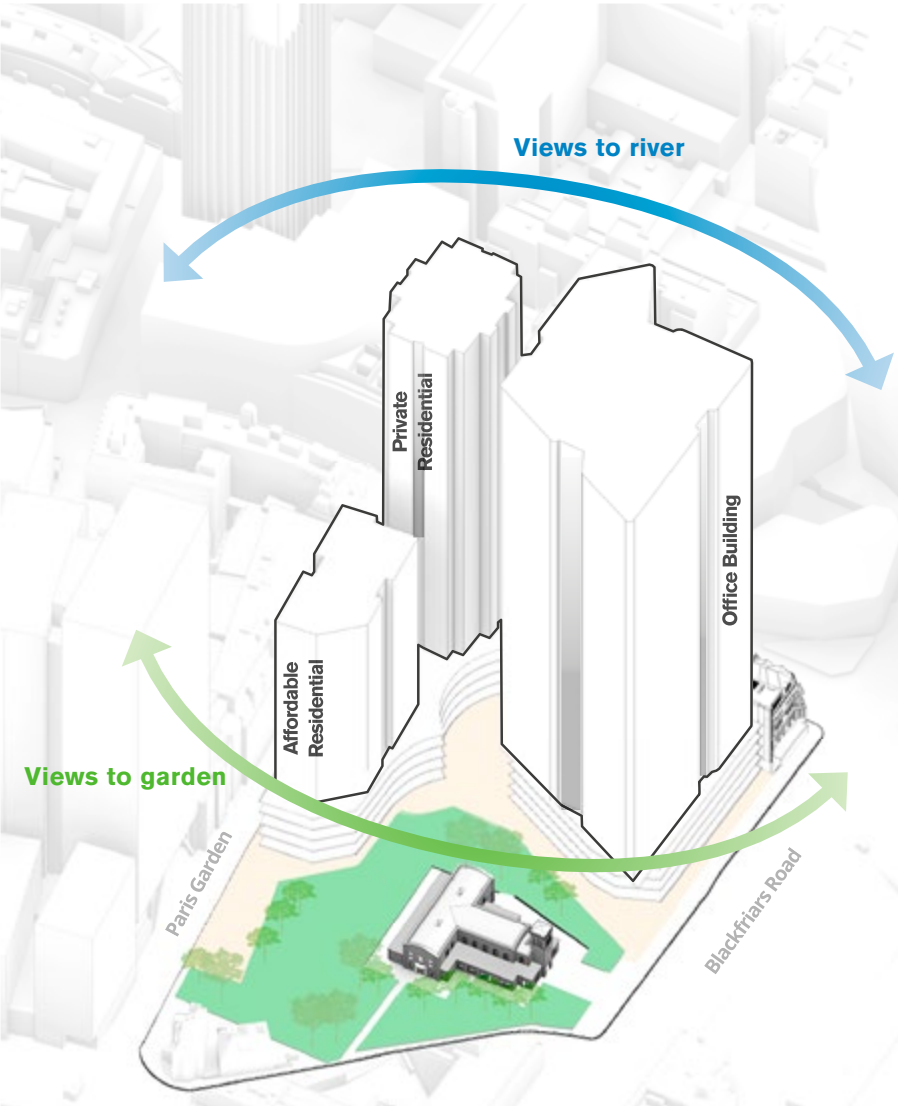


Raising the buildings to create a podium base allows the public realm and pedestrian routes to flow beneath. This aims to create a vibrant, local hub providing new retail, food and beverage, wellness and community spaces.

Located within the Blackfriars cluster, the Office Building has been positioned on the corner of two main transport routes, Blackfriars Road and Stamford Street. Its proximity to public transport and the cycle highway make it easily accessible and visible on approach.

The residential buildings are located on the quieter street of Paris Garden to the west of the Site.

3. Articulating the facade



The vertical slots are integrated into the design. They enhance the internal environmental conditions by delivering daylight deep into the floorplates, whilst the increased facade allows for greater views out for all occupants. The slots allow for glass corner windows in the residential buildings.

1.1 Executive Summary
Site Wide Vision

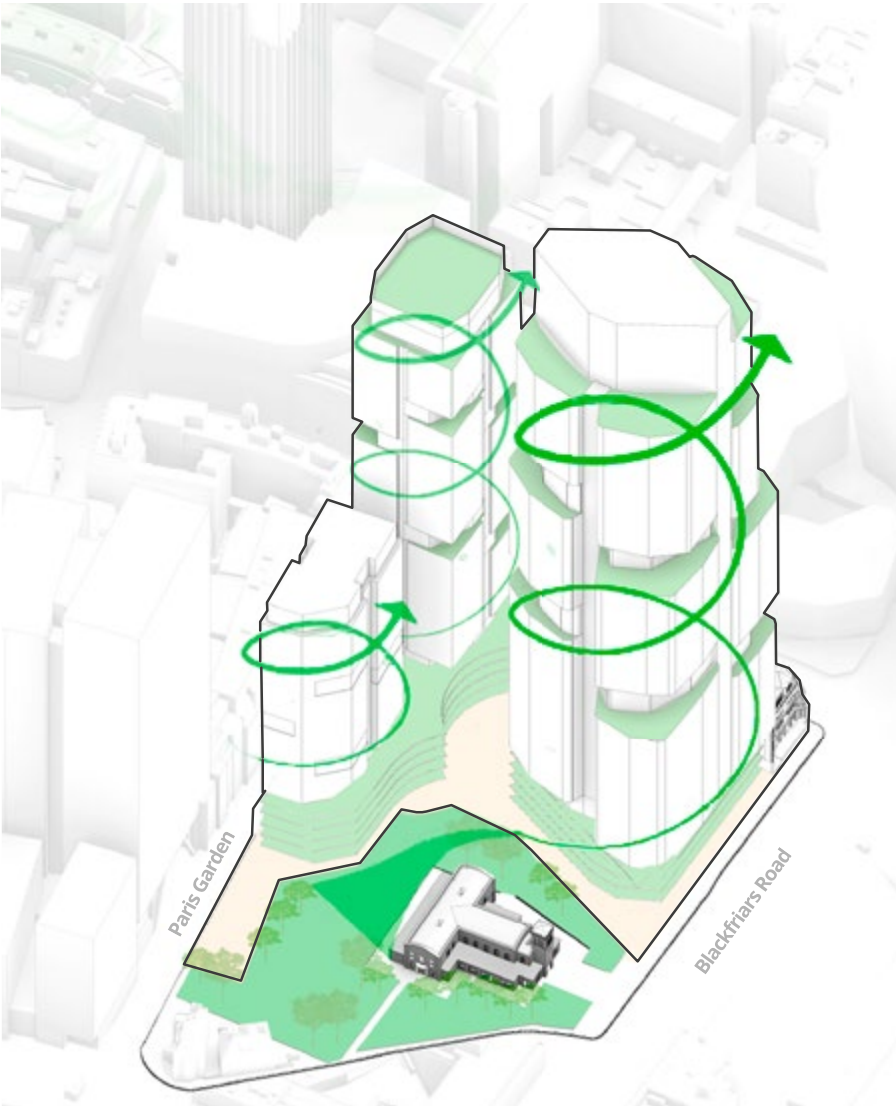
4. Breaking down the massing



Horizontal breaks are integrated into the design, breaking down the massing and scale by creating identifiable units of accommodation. These units, referred to as 'Bustles' provides a visual hierarchy when viewed locally and from further afield. The change in depth and orientation of each Bustle creates a rich variety of floor plate sizes, suitable for a range of businesses.

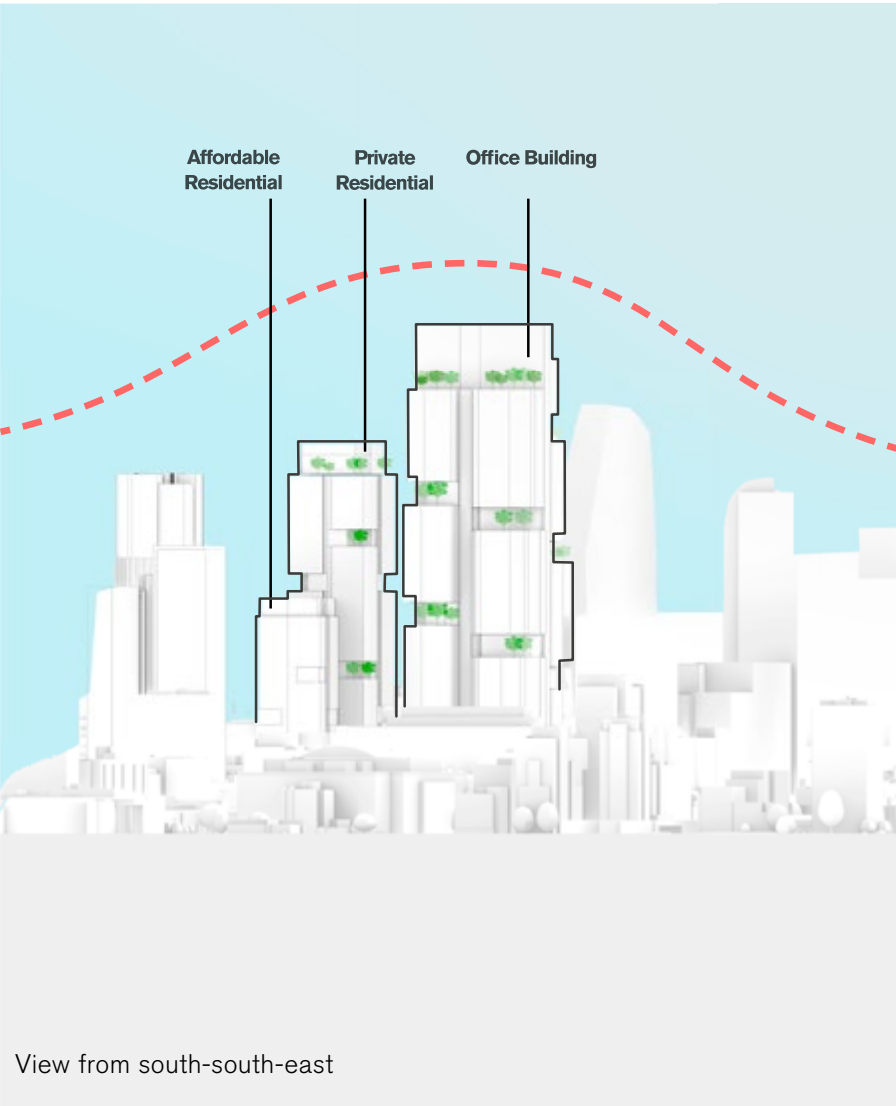
The horizontal breaks are common to all buildings, creating opportunities for terraces and Sky Gardens at regular intervals throughout the buildings.

5. Family of buildings



The development is tied together with a common language to create a family of buildings, with the green from Christ Church Gardens spiralling vertically up the buildings. By creating a series of terraces, steps, and cutaways in the buildings, an abundance of landscaped external spaces are created, providing a unique composition on the skyline.

6. Complementing the cluster



The Office Building and Private Residential building are located to the north of the Site to respond to the existing and proposed tall buildings of the Blackfriars cluster. Using a context appropriate scheme, 18 Blackfriars Road will be a unique and instantly recognisable landmark that enhances not only the Site itself but the Blackfriars cluster and surrounding streetscapes.

1.1 Executive Summary
Project Uses Overview

Responding to the brief and development drivers, the project team has developed a strategic approach in distributing the various functions across the development. The following attributes set out in the brief have been reflected in the proposed scheme:

Office Building
The Office Building provides a next generation workspace, with a focus on health, wellbeing and sustainability.

Stamford Building
The Stamford Building provides private residential apartments along with selected residents' amenities.

Paris Building
The Paris Building provides affordable residential apartments alongside amenities and playspace.

Podium and Public Realm
The Podium and public realm provide a variety of retail, leisure and playspaces, cultural and educational spaces, affordable workspace, office and residential amenity spaces, and other flexible spaces to cater for multiple demographics of the local community.

1 and 3-7 Stamford Street
1 and 3-7 Stamford Street (otherwise known as the Mad Hatter Public House and Hotel) are on Site Grade II listed buildings. They will be restored and incorporated as part of the Proposed Development.



Right:
Indicative view of the Proposed Development from the north.

1.1 Executive Summary
Placemaking Overview

The Placemaking strategy is focussed on a number of key uses within the Podium and public realm spaces, which provide opportunities for existing and future communities to grow and engage with each other.

Hatter's Yard
The Hatter's Yard provides a new pedestrian route to the rear of 1 and 3-7 Stamford Street, enabling a greater appreciation of the historic environment and providing opportunities for stalls and public art installations.

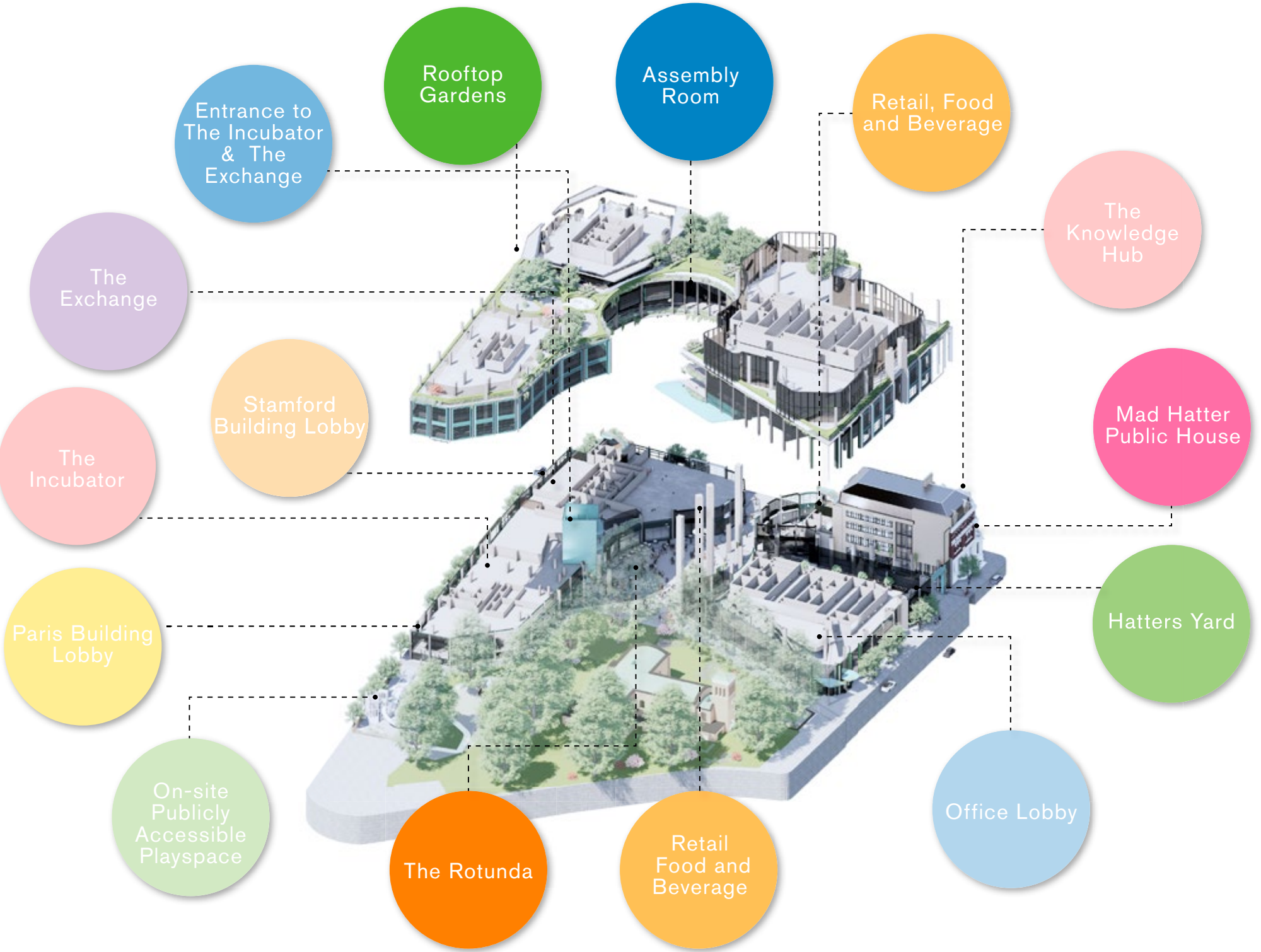
The Rotunda
The Rotunda is a central heart of the scheme and provides a generous new public space bordered by multiple levels of external terraces above.

The Assembly Room
An auditorium, which provides a flexible space for organised events and activities.

The Incubator
Affordable workspace on the first and second floors of the Podium below the Stamford Building. The space would be delivered as either affordable offices, retail or other cultural uses.

The Exchange
Flexible space on the first to third floors of the Podium. The space is designed to be flexible to enable them to be curated to suit the needs of potential occupiers. Uses may include co-working, maker space, galleries, library, performance, education and/or wellness facilities.

The Knowledge Hub
Affordable workspace above the Mad Hatter Public House on the ground floor of 1 and 3-7 Stamford Street. This space would be provided as either employment or educational space.



Above:
Model photograph.
Right:
Podium placemaking diagram.

1.1 Executive Summary
Podium Overview

The Podium is an interconnected mixed use element of the scheme that provides active frontages within The Rotunda and along Stamford Street and Blackfriars Road.

A range of retail, food and beverage, and cultural offerings occupy the Podium, as well as space for pop-ups, public art installations and flexible uses. These are complemented by The Exchange and The Incubator, which are able to host flexible commercial and cultural uses, and the auditorium space within the Assembly Room.

The Podium brings together the office and residential components to create a unified whole with complementary uses for both occupants and visitors of the Site. The public realm is activated on multiple levels via publicly accessible Podium terraces, brought to life by the mix of functions.

The design of the public realm will improve the quality of local streetscapes, by creating a sustainable, active and accessible community space with a rich mix of functions. All come together as the key ingredients to placemaking, creating a vibrant and successful place.



1.1 Executive Summary
Heritage: 1 and 3-7 Stamford Street

The Site includes two listed buildings (1 and 3-7 Stamford Street). The Proposed Development includes the proposed alteration, restoration and future uses of 1 and 3-7 Stamford Street. Retaining and restoring these important heritage assets will enable the people of Southwark to enjoy them for years to come.

The proposed alteration and restoration of 1 and 3-7 Stamford Street has been informed by a detailed survey and study completed by Foster + Partners in collaboration with Donald Insall Associates.

An enlarged Public House will remain on the ground floor, with new sensitively inserted entrances to the rear facade, allowing direct access to Hatters Yard. The upper levels will form The Knowledge Hub (part of the mixed-use podium), creating new physical and visual connections to The Rotunda. The proposed new uses aim to improve the access and user experience of these buildings; whilst aiming to secure their longevity.

Along with a change of uses, the listed buildings will be altered and restored through the removal of late 20th century additions, repairing of the existing fabric, along with a series of sensitively placed new interventions.



Above:
Historic photograph of 1 and 3-7 Stamford Street.
Right:
Indicative view of the Hatters Yard showing the restored rear facade of 1 and 3-7 Stamford Street.



1.1 Executive Summary
Landscape Proposals Overview

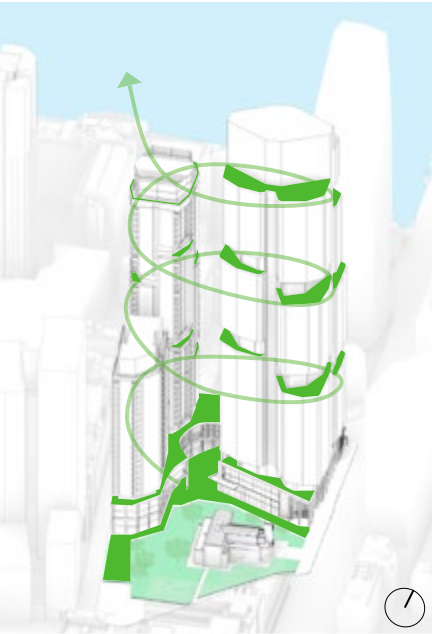
The landscape and public realm design spans the Site on multiple levels: a dynamic ground floor, podium and residential terraces, and office Sky Gardens. It also consists of proposed streetscape improvements that would augment the surrounding environment.

The landscape and public realm design focuses on three design objectives:

- Placemaking: creating a place with a Southwark driven identity, built from the ground up.
- Microclimate and Human Scale: suitable planting for a dense urban environment and a changing climate.
- Immersive and Impactful Nature: creating landmark urban greening that works at a metropolitan scale.

At ground level, the landscape proposals seek to enhance connectivity with the surrounding neighbourhood, including adjacent green and open spaces. At higher levels, the landscaping establishes biodiverse exterior terraces for the amenity of residents, workspace occupants and visitors.

Integrated with the landscape proposals are a variety of playspace offerings that would foster physical activity, socialising, and imagination among children. A new public playground is located on Paris Garden (the Children's Village), with informal playspace located in The Rotunda. Residents' only playspace is located on Level 04.



Right:
Indicative view of the
Children's Village
playground looking
north.



1.1 Executive Summary
Residential Buildings Overview

The residential elements of the scheme include two separate buildings comprising 433 new homes together, with ancillary residential facilities, integrated servicing, car parking, cycle storage, plant, external space, and landscaping. The residential elements include Stamford Building, a new-build private residential building, and Paris Building, a new-build affordable residential building.

Stamford Building contains 40 storeys above the Podium comprising 273 residential units with playspace and amenities on levels 04 and 33. Located on the north-west corner of the Site, it rises to 155.0m AOD.

Paris Building contains 22 storeys above the Podium comprising 160 residential units with playspace on level 04. Located on the southern side of the Site and with a lower and longer form that corresponds to the scale of the adjacent buildings, Paris Building rises to 97.91m AOD.

Both residential buildings are situated above the Podium containing retail and commercial uses, with playspace located on the ground floor and level 04.



Right:
Residential buildings
indicative exterior view.

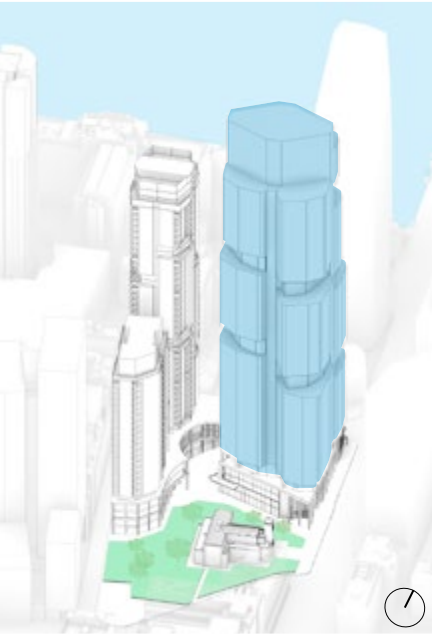


1.1 Executive Summary
Office Building Overview

The Office Building contains 45 storeys above the Podium. Located in the eastern part of the Site, it rises to a parapet height of 199.28m AOD.

The Office Building employs a stepped massing concept to provide a diversity of floorplate types and sizes. The stepped massing allows for set backs at high rise levels, which mitigate impacts on townscape views whilst providing for generous Sky Garden amenities. The top of the Office Building and vertical slots help unify and articulate the massing in townscape views.

With a massing composition and facade design that are both of their time, the scheme responds sensitively to the local vernacular historic setting and wider townscape. The Office Building seeks to form a high quality focal point within the emerging Blackfriars cluster, with health, wellbeing and sustainability as key themes.



1.1 Executive Summary
Access and Servicing Strategy Overview

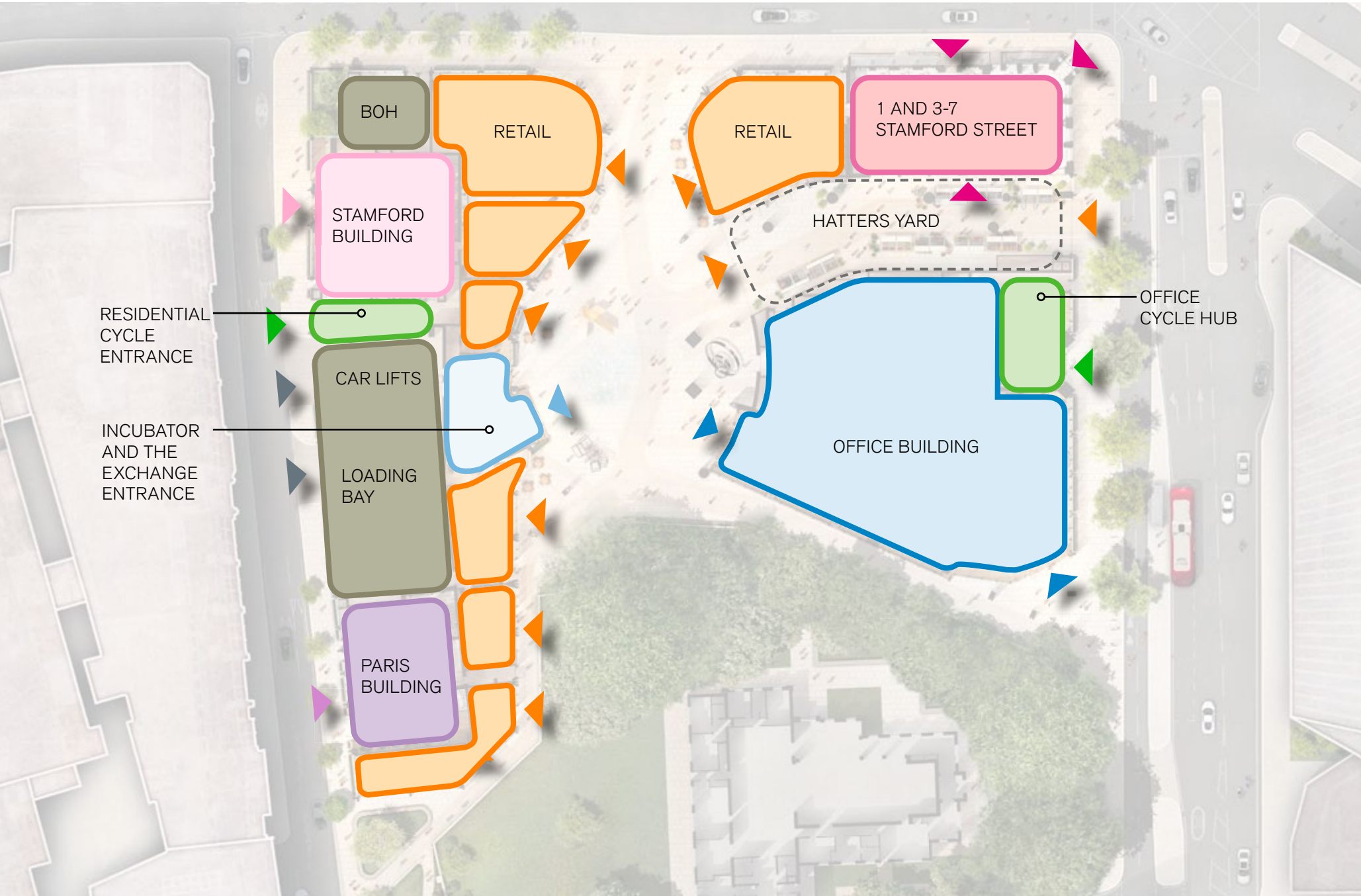
Ground floor services and vehicle access have been minimised to enhance the quality of the public realm and maximise active frontages, improving the experience for pedestrians.

The Proposed Development is excellently located for access from public transport and the cycle network and has a Public Transport Accessibility Level (PTAL) rating of 66 (excellent). The scheme would capitalise on this opportunity with appropriately located entrances.

Solutions related to access to the Site have been developed in consultation with stakeholders including LBS.

Across the scheme, accessibility principles have been implemented to ensure the buildings will be accessible to all. This supports the strategy to achieve a diverse, inclusive and sustainable development.

- **Retail Access:** Retail frontages provide direct access from The Rotunda and other areas of new public realm on the Site. Hatters Yard is also accessed from Blackfriars Road.
- **1 and 3-7 Stamford Street Access:** 1 and 3-7 Stamford Street are accessible from Blackfriars Road and Stamford Street. A new entrance from the rear facade from Hatters Yard is also proposed.
- **Office Building Access:** The Office Building main entrances are from Blackfriars Road and The Rotunda.
- **Cyclist access:** Office Building cyclist access is from Blackfriars Road. Cyclist access for the residential buildings is located on Paris Garden. Cycle storage is located in the basement with some visitor parking at ground level.
- **Stamford Building:** The Stamford Building is accessed from Paris Garden.
- **Paris Building:** The Paris Building is accessed from Paris Garden.
- **Vehicle Access:** vehicle parking is kept to a minimum (12 blue badge spaces and one 'car club' space) and is located in the basement, accessed via vehicle lifts approached from Paris Garden.
- **Loading Bay Access:** The centralised loading bay on Paris Garden serves the whole site and facilitates all site deliveries; all site waste collection; service, plant replacement and UKPN access.



Key

▶ The Incubator and The Exchange Access

▶ Retail Access

▶ 1 and 3-7 Stamford Street Access

▶ Office Building Access

▶ Cyclist Access

▶ Stamford Building Access

▶ Paris Building Access

▶ Vehicle and Loading Bay Access

Above:
Access ground floor diagram.

