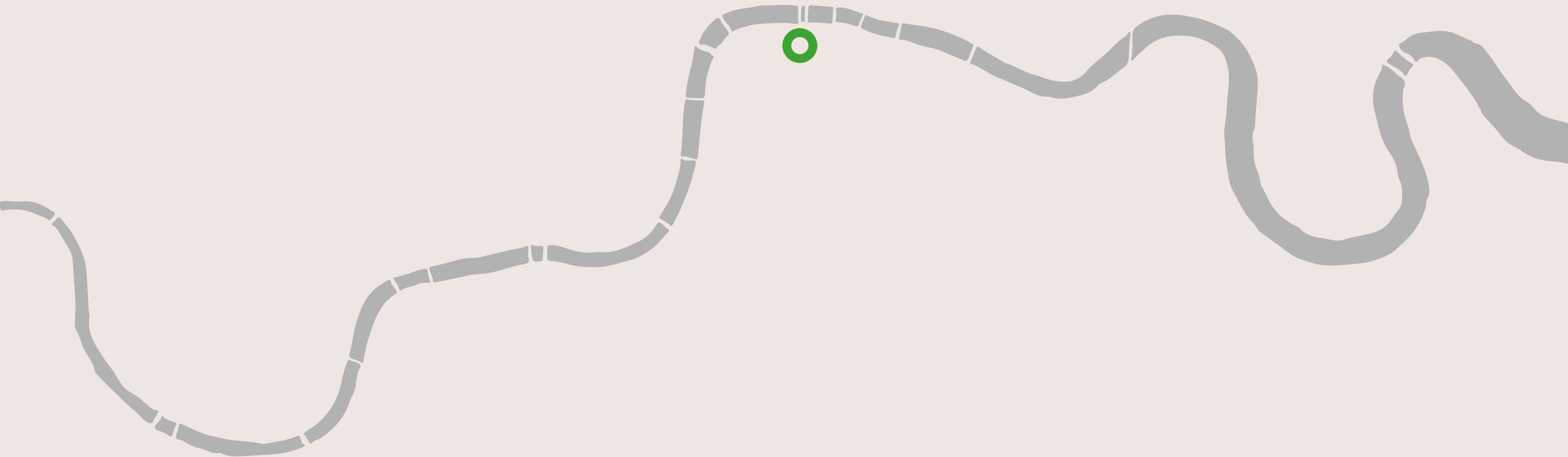




1.0

Introduction

Design and Access Statement

This Design and Access Statement (DAS) has been prepared by Foster + Partners on behalf of Black Pearl Limited to accompany the application for full planning permission and listed building consent for the comprehensive redevelopment of 18 Blackfriars Road also known as “the Site”.

Full Planning Permission is sought for:

“Part demolition to the rear of 1 and 3 – 7 Stamford Street together with: the erection of a ground plus three-storey podium comprising retail, leisure, office, education, gallery, library and assembly room uses; two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three; two residential buildings of 22 and 40 storeys above podium; an office building of 45 storeys above podium; improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works.”

Associated Listed Building Consent is sought for:

“Demolition of rear extension at 3-7 Stamford Street together with removal of roof-level plant and modern elements at 1 and 3-7 Stamford Street; internal and external renovation and alterations throughout including replacement of windows and stairs, works to connect the listed buildings including a glazed infill and all other associated and ancillary works.”

Together, the proposals are referred to as the ‘Proposed Development’ for the purposes of this Design and Access Statement.

This statement should be read in conjunction with the application drawings and the more detailed supplementary information submitted as part of the application, including the following:

- Arboricultural Impact Assessment
- Accessibility Statement
- Accommodation and Area Schedules
- Affordable Housing Statement
- Archaeological Desk Based Assessment
- Basement Impact Assessment
- Circular Economy Statement
- Drainage Strategy
- Flood Risk Assessment
- Economic Benefits Statement
- Electronic Interference Statement
- Energy Statement
- Environmental Statement (Volumes I, II, III)
- Fire Statement
- Fire Gateway One Statement
- Geo-Environmental and Geotechnical Study
- Health Impact Assessment
- Heritage Statement
- Heritage, Townscape and Visual Impact Assessment
- Housing Delivery Monitoring Schedule
- Internal Daylight Assessment
- Noise and Vibration Statement
- Draft Operational Management Plan
- Operational Waste Management Plan
- Outline Construction Environmental Management Plan
- Planning Statement
- Preliminary Ecological Assessment (including Biodiversity and Net Gain Assessment)
- Radar and Air Traffic Report
- Retail Statement
- Security Statement
- Outline Service Management Plan
- Statement of Community Involvement
- Sustainability Statement
- Transport Assessment
- Draft Travel Plan
- Ventilation and Extraction Statement
- Whole Life Carbon Assessment
- Open Space Strategy and Landscape Strategy



Planning permission red line referred to as 'the Site', which includes the Listed Building Consent Site (see adjacent).



Listed building consent red line, referred to as 'The Listed Building Consent Site.'

18 Blackfriars Road Design and Access Statement

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Images are indicative and for information only.

Final details of materials, colours, facades and landscaping remain subject to detailed design and are anticipated to be subject to a planning condition.

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Site

1.0.1 Vision

18 Blackfriars Road represents an opportunity to deliver one of the most sustainable developments in Southwark and more widely, London. The Site is one of the last remaining brownfield sites envisaged to come forward for redevelopment along Blackfriars Road, completing the cluster of tall buildings which have already been developed.

Our vision for 18 Blackfriars Road is to create a vibrant mixed-use development that is highly sustainable and employs excellent design standards. The proposal brings far-reaching benefits to this strategically significant site, including the creation of new jobs and affordable housing.

The design strategy unlocks and realises the extraordinary potential of the site, delivering new pedestrian routes to improve connectivity to key transport nodes.

The scheme has been developed around the principles of good placemaking, curating a central public open space 'The Rotunda'; facilitating a range of activities accessible to the local community, and visitors alike. This new focal point for Southwark will repair the urban fabric and enhances the listed buildings on the Site. It will represent a celebration of the local identity synonymous with Southwark, whilst delivering significant benefits. The design has been carefully developed to respond to the spirit and character of the local context.

The streetscape, material selection and variety of spaces define the rich character of the Podium. The upper buildings continue this materiality with expressive building forms and urban greening, a move away from 'all-glass' city architecture. This will define 18 Blackfriars Road as a new environmental approach to London's skyline.

A wide range of functions within the Podium will enhance and animate 18 Blackfriars Road. The new facilities will serve the office occupants, residents, visitors, and the wider local community, creating a thriving mixed-use development. The inclusion and renovation of 1 and 3 – 7 Stamford Street (otherwise known as the Mad Hatter Public House and Hotel), along with the opening up of their hidden facades, reinforces the authenticity and character of the scheme.

The Office Building will provide a next-generation workplace, with occupant wellbeing and sustainability at the heart of the design. The proposal will provide the spaces, services, and activities that make people, and businesses thrive. The Residential Buildings exemplify excellence in design quality and accommodation, providing much needed new homes for London. The units have been designed from the inside-out, ensuring they respond to residents' present and future needs.

The proposed 18 Blackfriars Road development represents an important and symbolic marker, celebrating innovation and sustainability.

Left:
Aerial view of
Southwark, looking
towards South



1.0.2 Project Team

Applicant

Black Pearl Limited

5 Welbeck Street
London
W1G 9YQ

Development Manager + Asset Manager

Hines UK Ltd

15 Stukeley Street
London
WC2B 5LT

Development Partner + Project Manager

Lipton Rogers Developments

33 Cavendish Square
London
W1G 0PW

Architect

Foster + Partners

Riverside
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London
SW11 4AN

Planning Consultants

DP9

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London
SW1Y 5NQ

MEP Engineer

Arup

8 Fitzroy Street
London
W1T 4BJ

Structural Engineer

Arup

8 Fitzroy Street
London
W1T 4BJ

Geotechnical

Arup

8 Fitzroy Street
London
W1T 4BJ

Facades

Arup

8 Fitzroy Street
London
W1T 4BJ

Townscape and Visual Impact Consultant

Tavenor Consultancy

36 Whitefriars Street
London
EC4Y 8BQ

Transport Planning Consultant

Arup

8 Fitzroy Street
London
W1T 4BJ

Cost Consultant

Alinea

90 Cannon Street
London
EC4N 6HA

Cost Consultant (Residential)

Gardiner & Theobald

10 South Crescent
London
WC1E 7BD

Daylight and Sunlight Surveyor

GIA

The Whitehouse
Belvedere Road
London
SE1 8GA

Landscape Architect

West8

Nico Koomanskade 1021
3072 LM Rotterdam
The Netherlands

Vertical Transportation

The Vertical Transportation Studio

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London
EC3V 0HR

Wind Engineer

Arup

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W1T 4BJ

Sustainability

Arup

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London
W1T 4BJ

Accessibility Consultant

David Bonnett Associates

Studio 1
32 Indigo Mews
Carysfort Road
London
N16 9AE

Heritage Consultant

Donald Insall Associates

12 Devonshire Street
London
W1G 7AB

Security Consultant

QCIC

13 Christopher Street
London
EC2A 2BS

Social Economics Advisors

Quod

8-14 Meard Street
London
W1F 0EQ

Urban Planning and Design

Space Syntax

81 Rivington St
London
EC2A 3AY

Environmental Consultants

Trium

The Whitehouse
London
SE1 8GA

1.0.3 The Applicant

Hines

The Applicant for both applications is Back Pearl Limited (the "Applicant"), the freehold owner of the Site and company that is 100% owned by an investment fund controlled by Hines. Hines has also been appointed as the Development Manager and Asset Manager for the Proposed Development, and it is intended Hines will also carry out ongoing property management on behalf of the fund.

Hines is one of the largest and most respected real estate organisations in the world. It operates across 30 countries and has an outstanding track record. Hines' current property and asset management portfolio includes 685 properties representing over 216 million square feet globally. The firm has more than 170 developments currently underway around the world and has a fundamental commitment to Environmental, Social and Governance (ESG), factors in its developments. Hines Europe established in 1991 is based in London with over 5 million square feet of assets in development or under asset management in the UK. Hines has a strong track record of developments in the Central London boroughs and is excited to be bringing forward its first project in the London Borough of Southwark (LBS).



Top Left:
Two Snowhill
Top Middle:
The Mint Building
Bottom Left:
Hanover Square
Bottom Middle:
Oxbourne House
Right:
Royal Exchange

1.0.3 The Applicant

Lipton Rogers

Alongside Foster + Partners and a variety of highly experienced professionals, Hines is working with Lipton Rogers Developments (LRD) who bring further design and delivery experience to the project. LRD was established by Sir Stuart Lipton and Peter Rogers CBE in early 2013 and is a boutique development company known for its expertise in the industry. Both Sir Stuart and Peter Rogers CBE have been actively engaged in the evolution of the proposal since inception. Over the past 35 years, their partners have successfully delivered major iconic developments in London and have a team with extensive experience.

LRD is dedicated to achieving outstanding outcomes and delivering buildings of high quality. With a deep understanding of occupier needs and the broader environmental and social considerations that shape cities, as well as meticulous attention to detail, the firm ensures that each development reflects its commitment to excellence.

LRD's projects are known for their innovation and ability to exceed expectations. A recent example of its commitment to quality is the successful development of 22 Bishopsgate, a remarkable 2 million square foot building in the heart of the City. This accomplishment demonstrates dedication to excellence and the ability to achieve leasing success even in challenging times.

Hines looks forward to its continued partnership with LRD and to continuing to work closely with the LBS and the wider Southwark community following submission of the application.



Top Left:
22 Bishopsgate
Top Right:
Holland Green
Bottom Left:
Central St Giles
Bottom Middle:
Paternoster Square
Bottom Right:
Broadgate

1.0.4 Design Team

Foster + Partners

Foster + Partners

Foster + Partners is a global studio for architecture, urbanism and design, rooted in sustainability, which was founded over 50 years ago in 1967 by Norman Foster. Since then, he and the team around him have established an international practice with a worldwide reputation for thoughtful and pioneering design, working as a single studio that is both ethnically and culturally diverse.

The studio integrates the skills of architecture with engineering, both structural and environmental, urbanism, interior and industrial design, model, and film making, aeronautics and many more – our collegiate working environment is similar to a compact university.

Foster + Partners has always been guided by a belief that the quality of our surroundings has a direct influence on the quality of our lives, whether that is in the workplace, at home or in the public realm.

The studio has established an international reputation with buildings such as the Hearst Headquarters in New York, 30 St Mary Axe, popularly known as The Gherkin, in London, Millau Viaduct in France, the German Parliament in the Reichstag, Berlin, The Great Court for the British Museum, and the Headquarters for HSBC in Hong Kong and London.

London is our home: it is where the highest concentration of our buildings and masterplans reside. We have extensive experience working in Southwark, on projects such as Colechurch House, More London and City Hall. Foster + Partners has also completed a diverse portfolio of successful projects in London, from the landmark Whiteleys building in Bayswater, Bloomberg's European Headquarters, a new residential quarter on City Road and the revitalisation of Old Spitalfields Market.

Today, the global challenges of population explosion, inequality, rapid urbanisation and environmental challenges present us with a unique and complex set of problems. As a multi skilled studio, driven by sustainability and led by architects, we can make an important contribution to the resolution of these conflicts.



Top Left: Bloomberg HQ
Top Middle: Principal Place
Top Right: St Mary's Axe
Bottom Left: City Road
Bottom Middle: Old Spitalfields Market
Bottom Right: Comcast Centre

1.0.4 Design Team

Arup

Arup

Founded in 1946 by philosopher and engineer Ove Arup and dedicated to sustainable development, Arup is a collective of 18,000 designers, advisors and experts working across 140 countries.

From the outset, Arup has been known for its close and exceptionally productive collaborations with leading architects on projects including the Lloyds Building, the Pompidou Centre, Saint Mary Axe and the Sydney Opera House. The firm expanded rapidly and earned a reputation for creative and economical solutions across the built environment – a reputation it still enjoys today.

London has been at the heart of Arup’s development since its creation, home to its global headquarters and more than 2,500 staff and the location of many of its most ground-breaking projects including the redevelopment of King’s Cross, and London 2012. Having been involved in the design of more than 650 tall buildings, Arup is the engineering firm that has contributed to the most tall buildings in the world.



Top Left:
V&A London
Top Right:
52 Lime Street,
Lloyds Building,
Leadenhall Building
Bottom Left:
St Mary Axe
Bottom Middle:
Coal Drops Yard
Bottom Right:
Television Centre

1.0.4 Design Team
West 8

West 8

West 8 is an award-winning international office for urban design and landscape architecture, founded in 1987 with offices in Rotterdam, North America and Belgium. West 8 has established itself as a leading practice with an international team of 70 architects, urban designers, landscape architects, and industrial engineers.

With a multi-disciplinary approach to complex design issues, West 8 has extensive experience in large-scale urban master planning and design, landscape interventions, waterfront projects, parks, squares, and gardens. In London, West 8 was responsible for the design and realisation of Jubilee Gardens, Holland Park Green, and Chiswick Park, and are currently involved in the design of two important South Bank open spaces: the Jubilee Gardens extension over the Hungerford carpark, and Bernie Spain Gardens.



Top Left:
Jubilee Gardens
Top Right:
Chiswick Park
Bottom Left:
Bernie Spain Gardens
Bottom Middle:
Chiswick Park
Bottom Right:
Holland Green

1.0.4 Design Team
Donald Insall Associates

Donald Insall Associates

Donald Insall Associates (DIA) is an award-winning architectural practice and historic buildings consultancy, specialising in the care, repair, adaptation and conservation of historic buildings, as well as designing new buildings for sensitive sites. DIA believes that historic buildings should be constantly maintained and sensitively adapted so that they might be lastingly used and enjoyed. For over 60 years, DIA have pioneered a creative approach to conservation, centred on the belief that change is continuous and buildings are, in effect, 'alive'. DIA's work is underpinned by rigorous analysis of the historic built environment, and they place a high value on their specialist expertise.

DIA's dedicated Historic Buildings and Townscape Consultancy team comprises architects, historians, former conservation, design officers and Historic England inspectors. DIA aims to discover what is special about a building or place, identify opportunities for change, guide interventions, and provide advice throughout the planning process. DIA's reports, advice and negotiation skills help to ensure the sustainability of development proposals and are instrumental in helping clients adapt their sites and buildings for modern needs.



Top Left:
106 Piccadilly
Top Right:
The Old War Office

Bottom Left:
33-35 Bury Street
Bottom Middle:
Rochelle School
Bottom Right:
Mill Road Library

Executive Summary



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

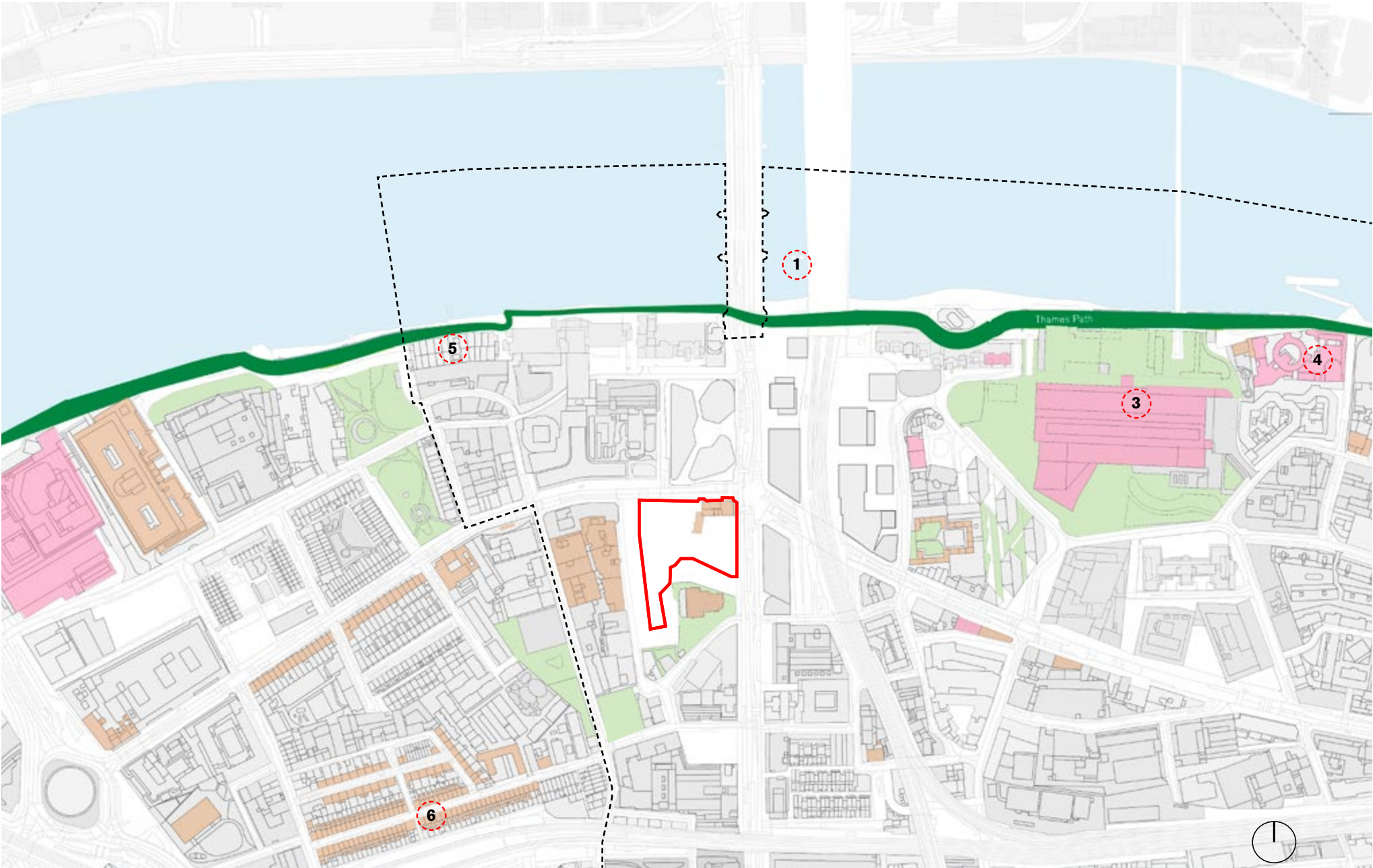
The local context contains a collection of historic buildings including Victorian terraces, warehouses and industrial buildings, alongside contemporary tall buildings near the Site. With a rich industrial history mixed with construction in the last decade, the emerging context reflects the importance 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.

-  The Site
-  Green Spaces
-  Listed Buildings
-  Cultural Buildings
-  Thames Path
-  Southwark Boundary



Right:
Annotated Site Location
Plan.



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



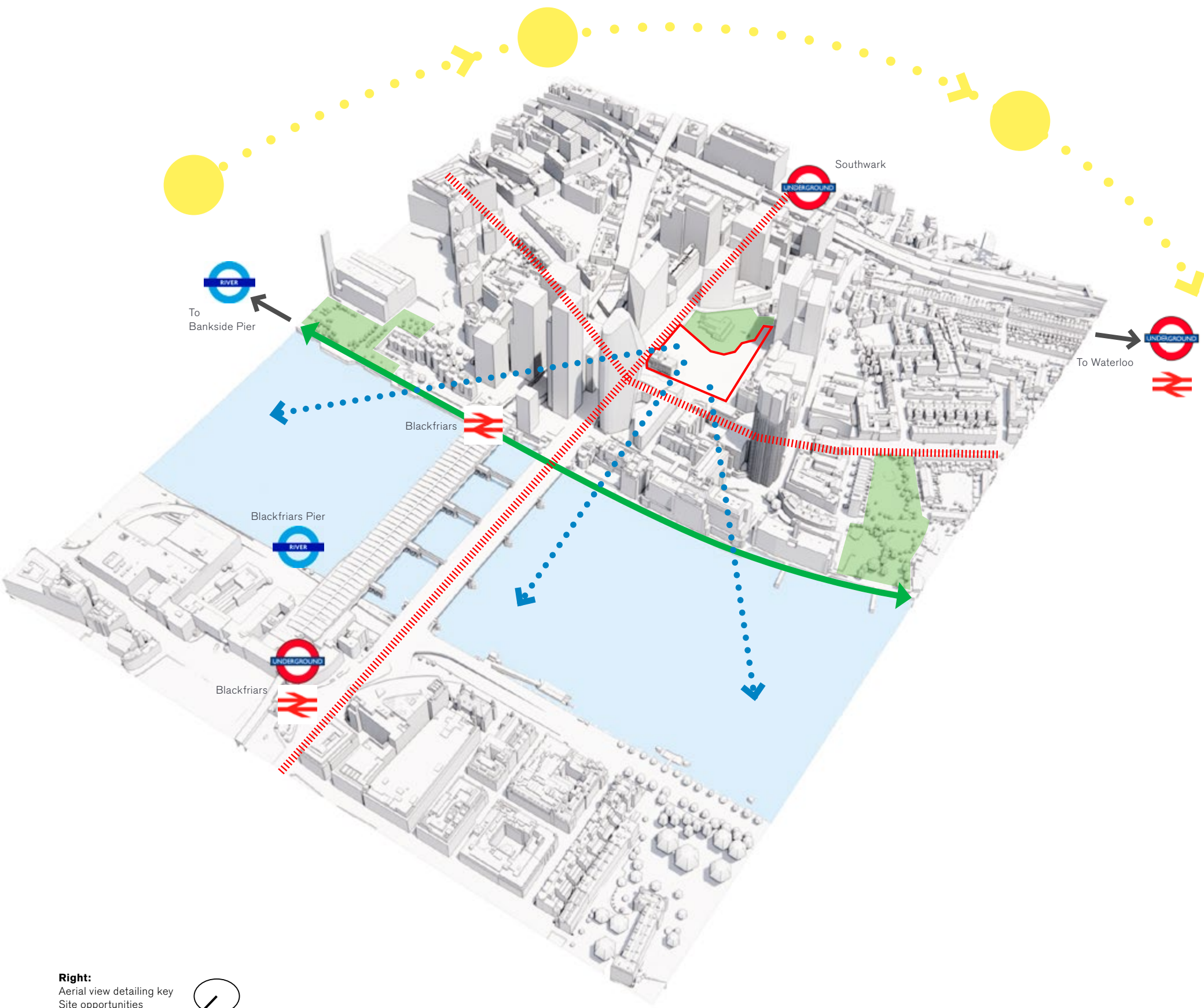
Underground stations



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.
- It 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.
- It 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.
- It 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 the golden thread 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

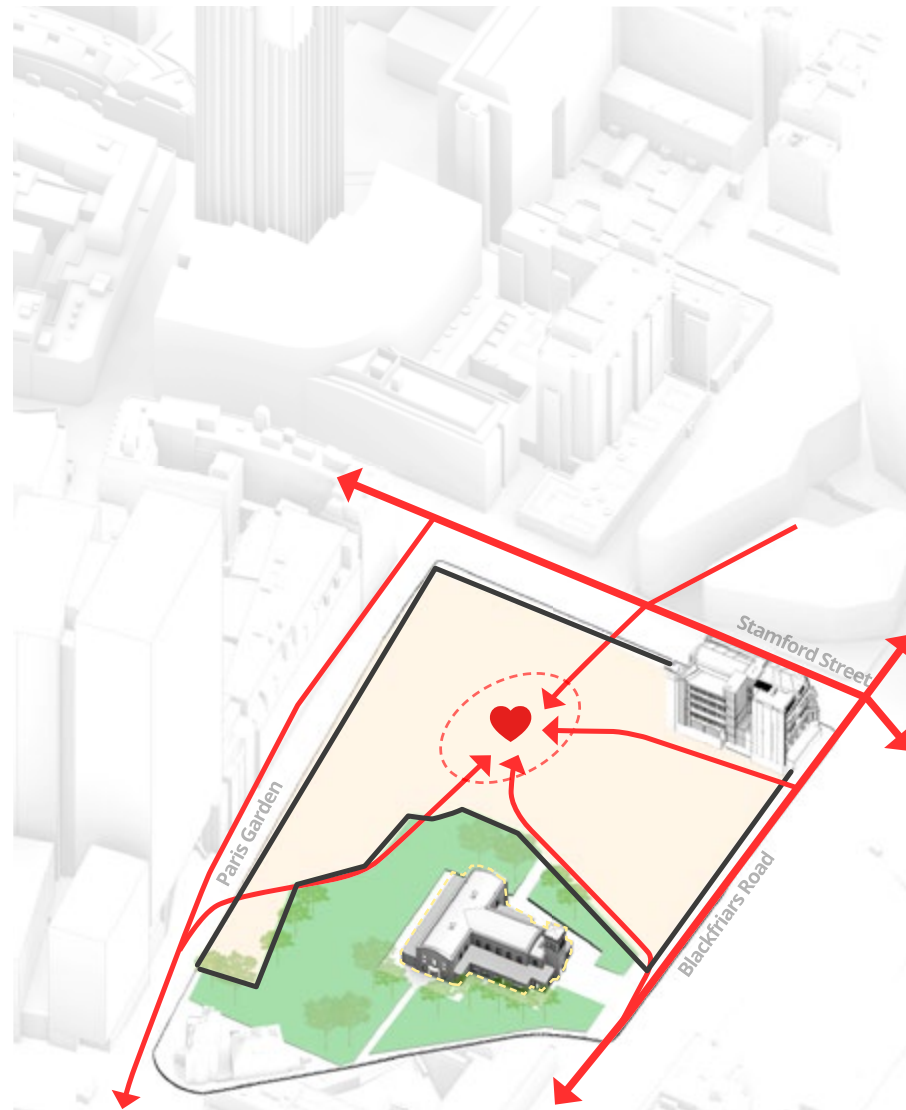
- The Proposed Development would sensitively respond to 1 and 3-7 Stamford Street, integrating the listed buildings within the public realm and ground floor animation.



1.1 Executive Summary

Site Wide Vision

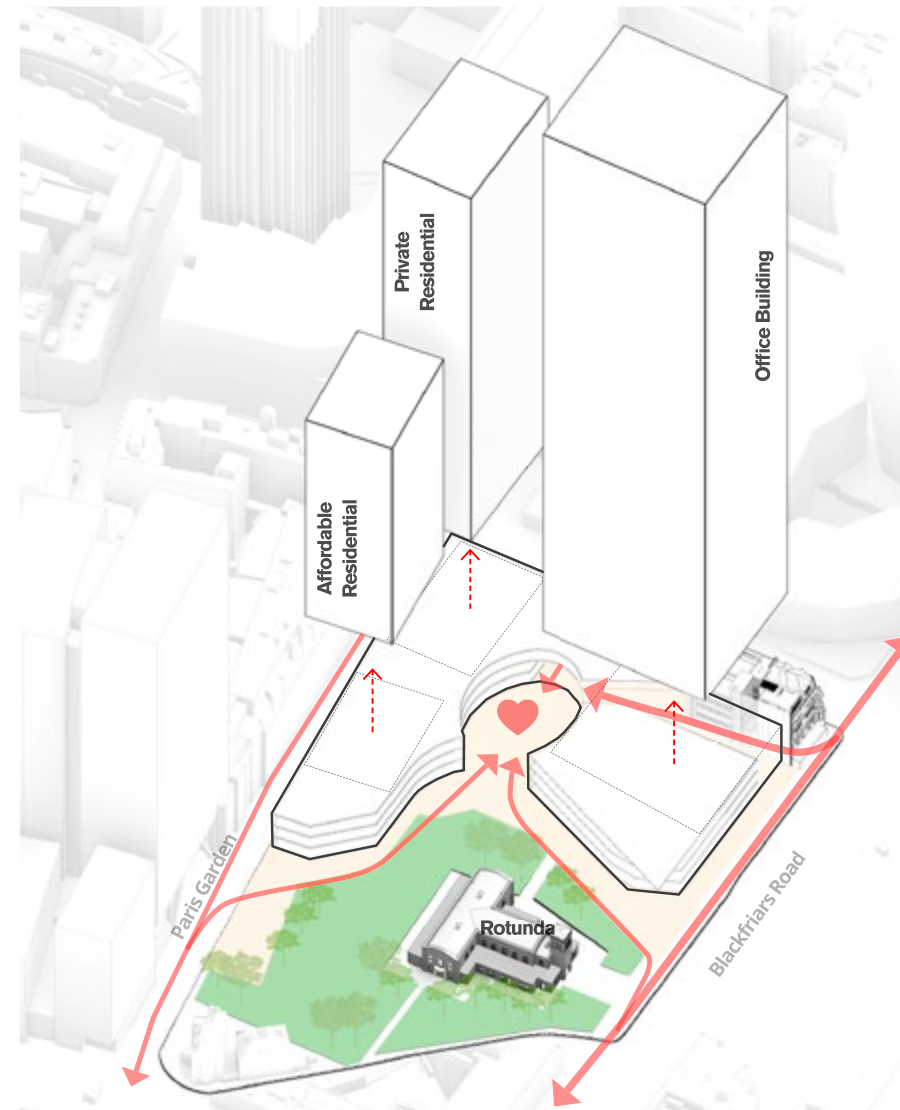
1. Creation of a new public realm and connection



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

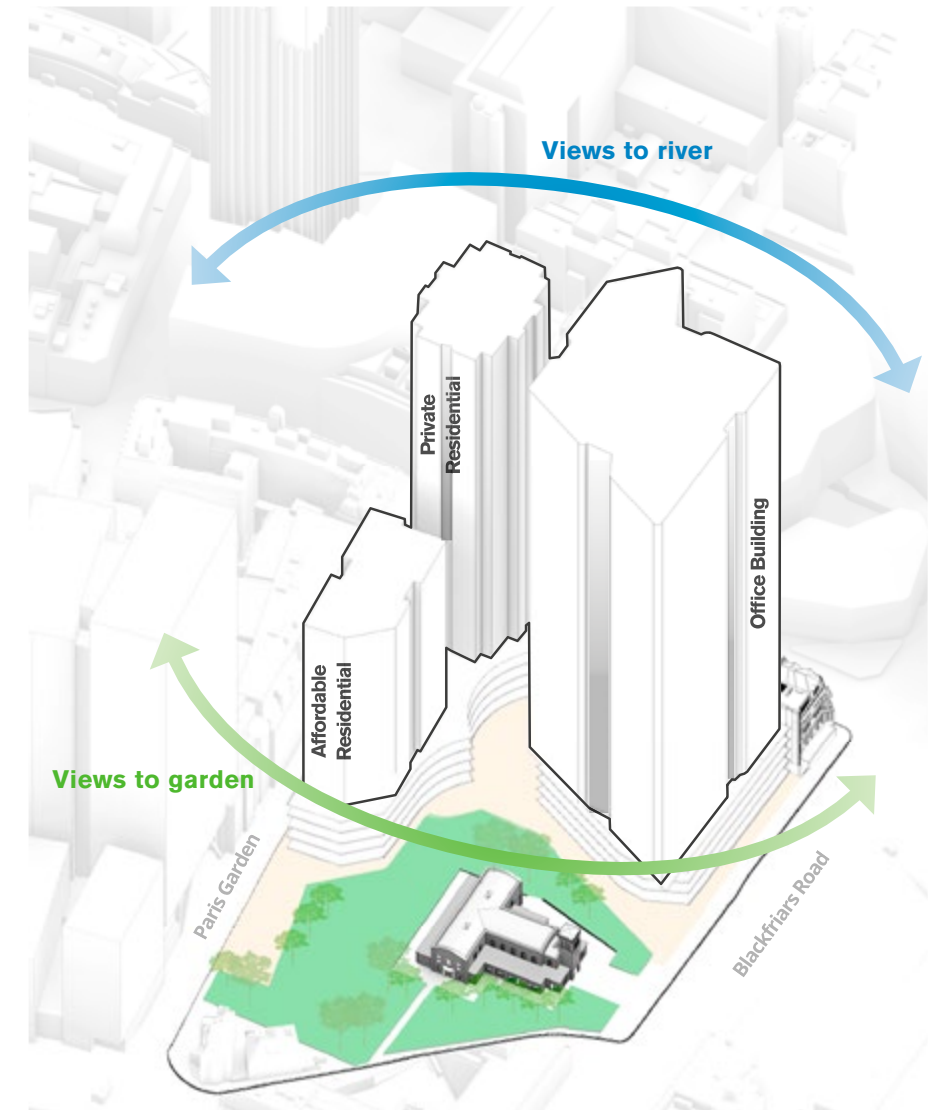


Raising the buildings to create a podium base allows the public realm and pedestrian routes to flow beneath. This aims to create a vibrant, local hub providing new retail, food and beverage, wellness and community spaces.

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.

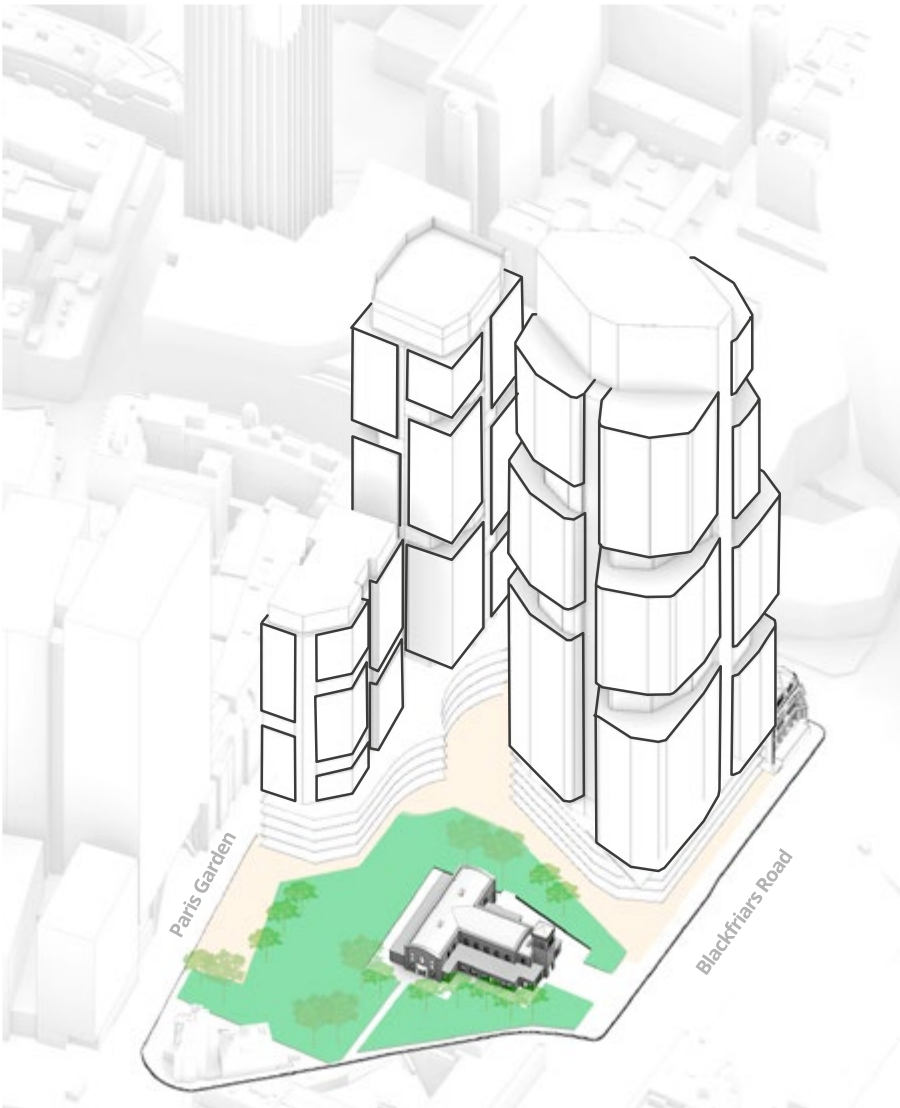
3. Articulating the facade



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

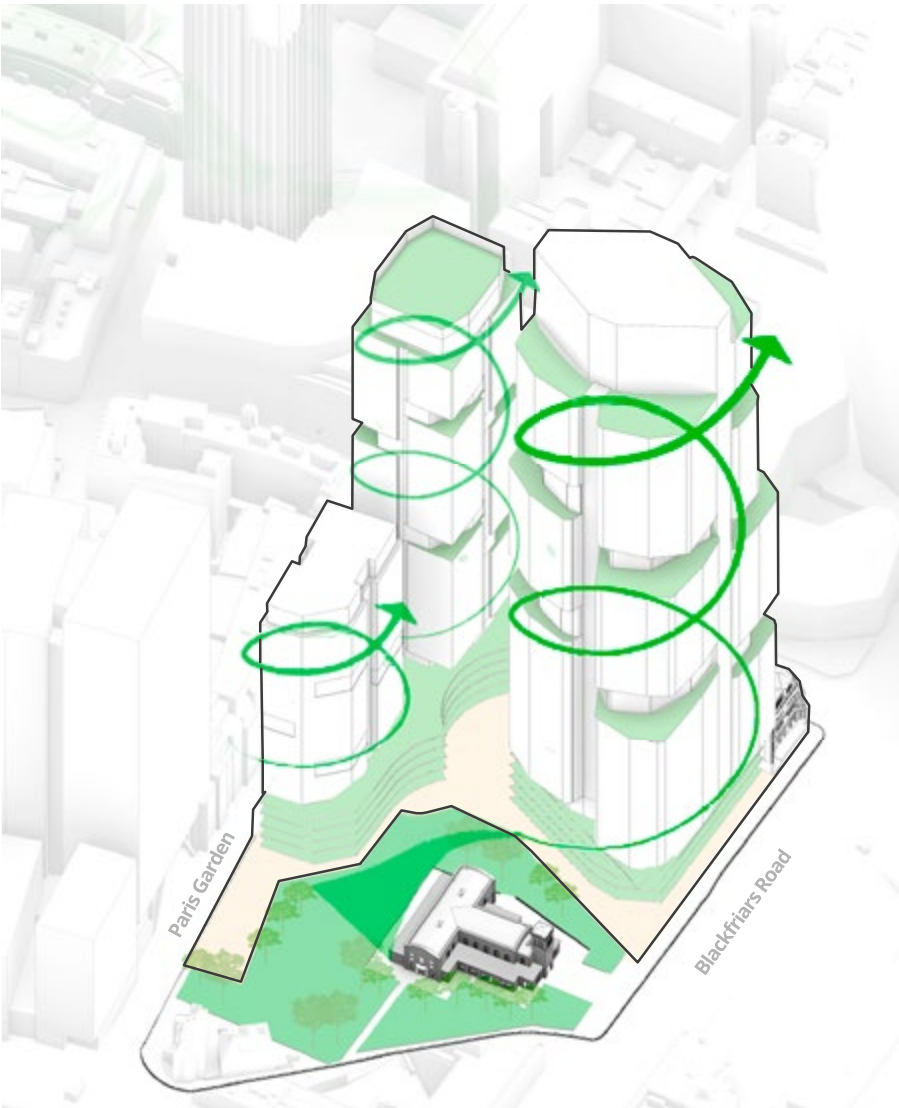
4. Breaking down the massing



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.

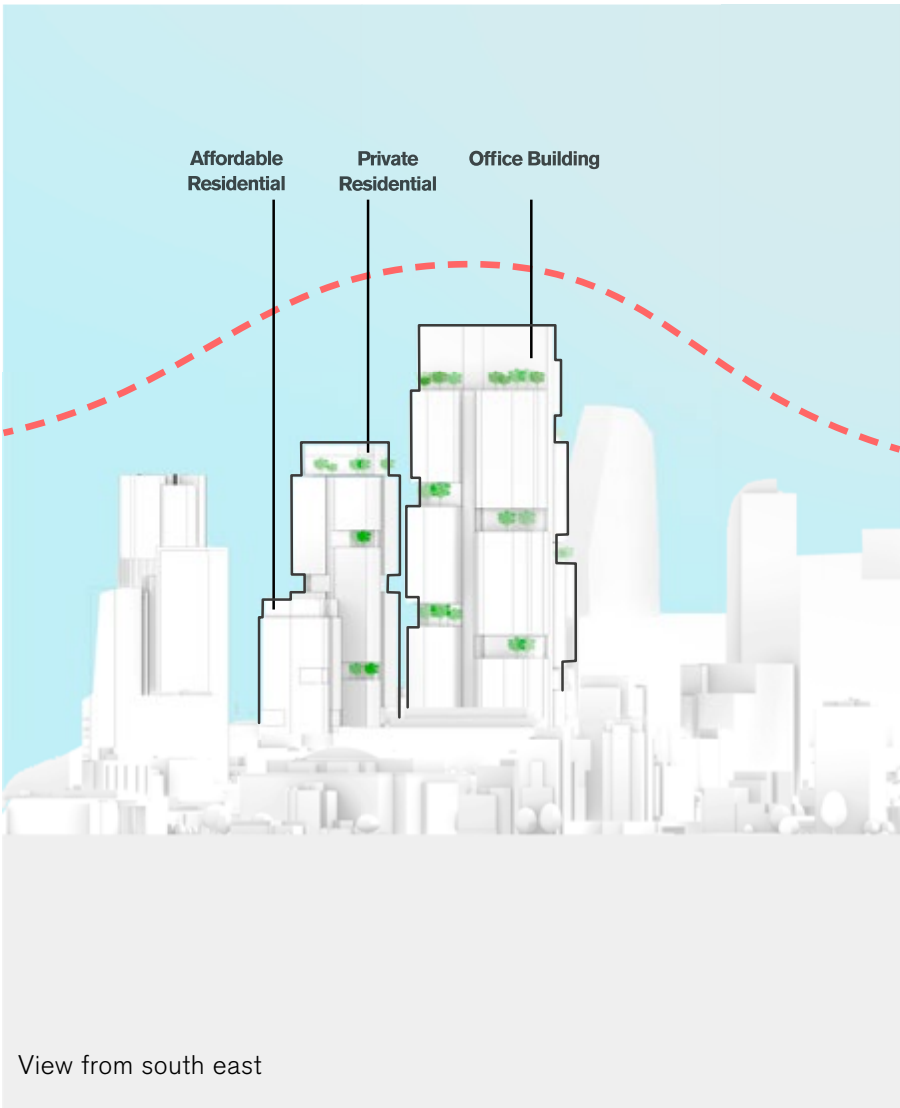
The horizontal breaks are common to all buildings, creating opportunities for terraces and Sky Gardens at regular intervals throughout the buildings.

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.



Office Building

Stamford Building

Private Residential

Paris Building

Affordable Residential

Podium

Placemaking and
Mixed Use

1 and 3-7 Stamford Street

Heritage Restoration

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.



Right:
Indicative view of The
Rotunda looking South.



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

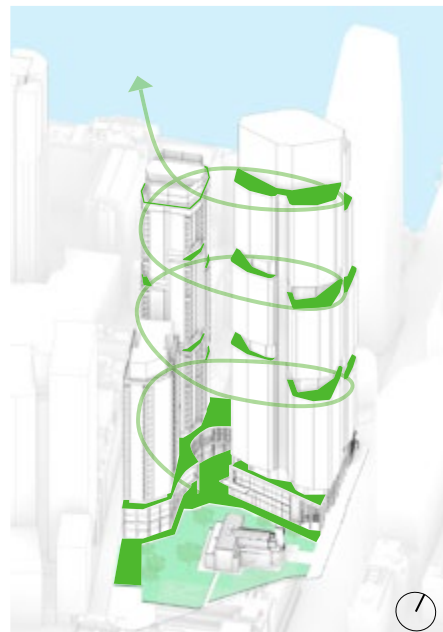
The landscape and public realm design spans the Site on multiple levels: a dynamic ground floor, podium and residential terraces, and office Sky Gardens. It also consists of proposed streetscape improvements that would augment the surrounding environment.

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.

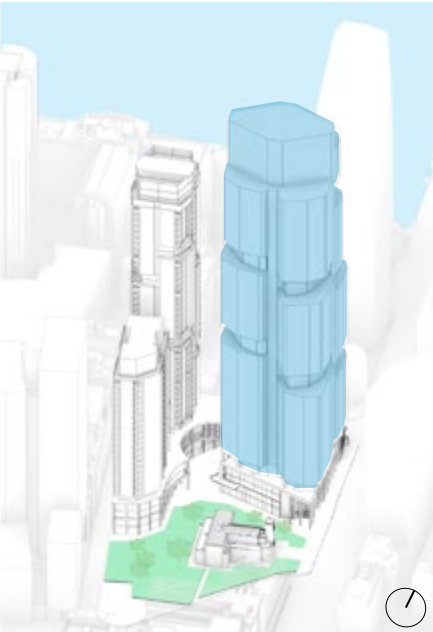


1.1 Executive Summary
Office Building Overview

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.



Right:
Indicative view of an
Office Building Sky
Garden looking east.



1.1 Executive Summary

Access and Servicing Strategy Overview

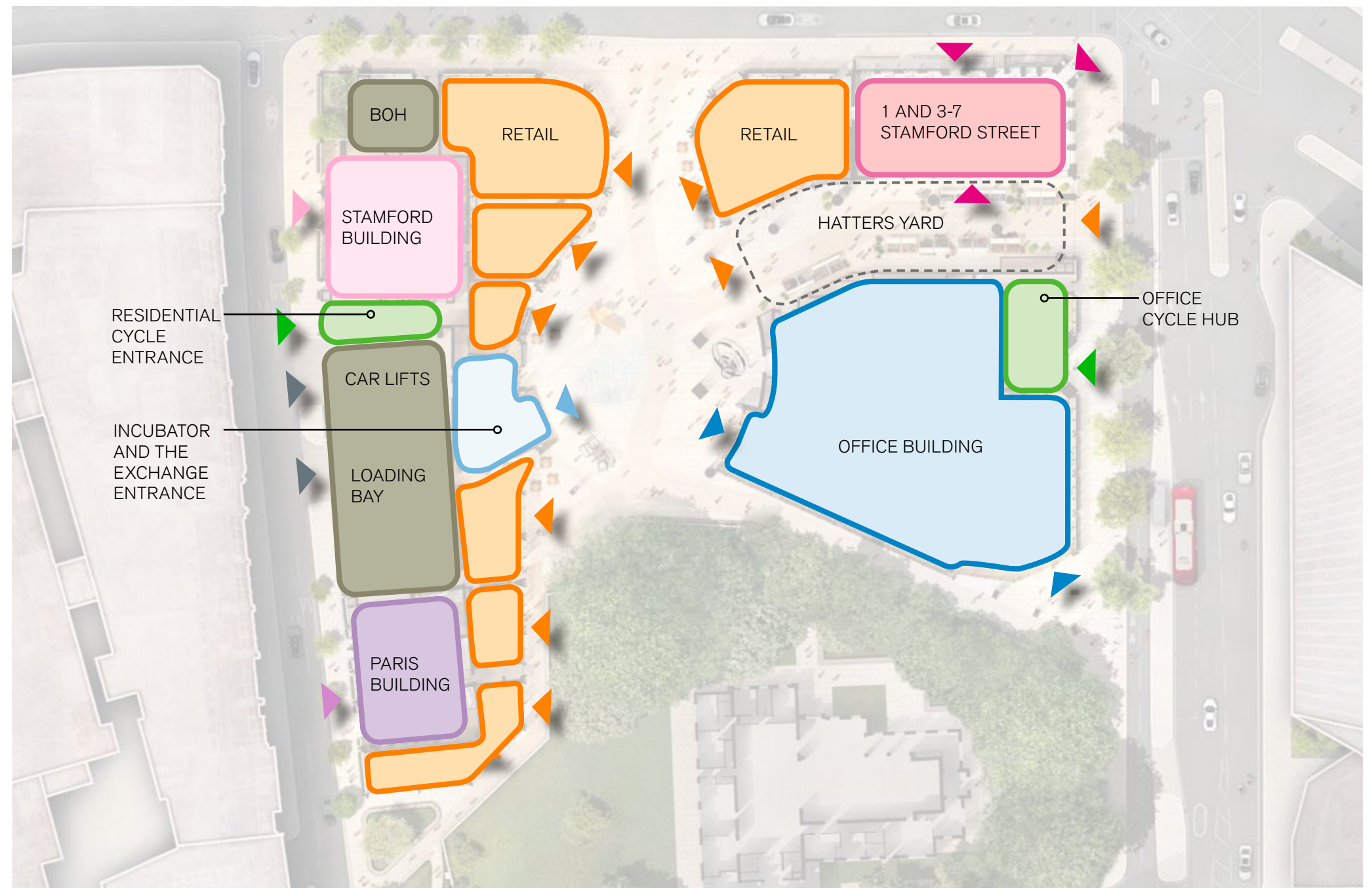
Ground floor services and vehicle access have been minimised to enhance the quality of the public realm and maximise active frontages, improving the experience for pedestrians.

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.

