

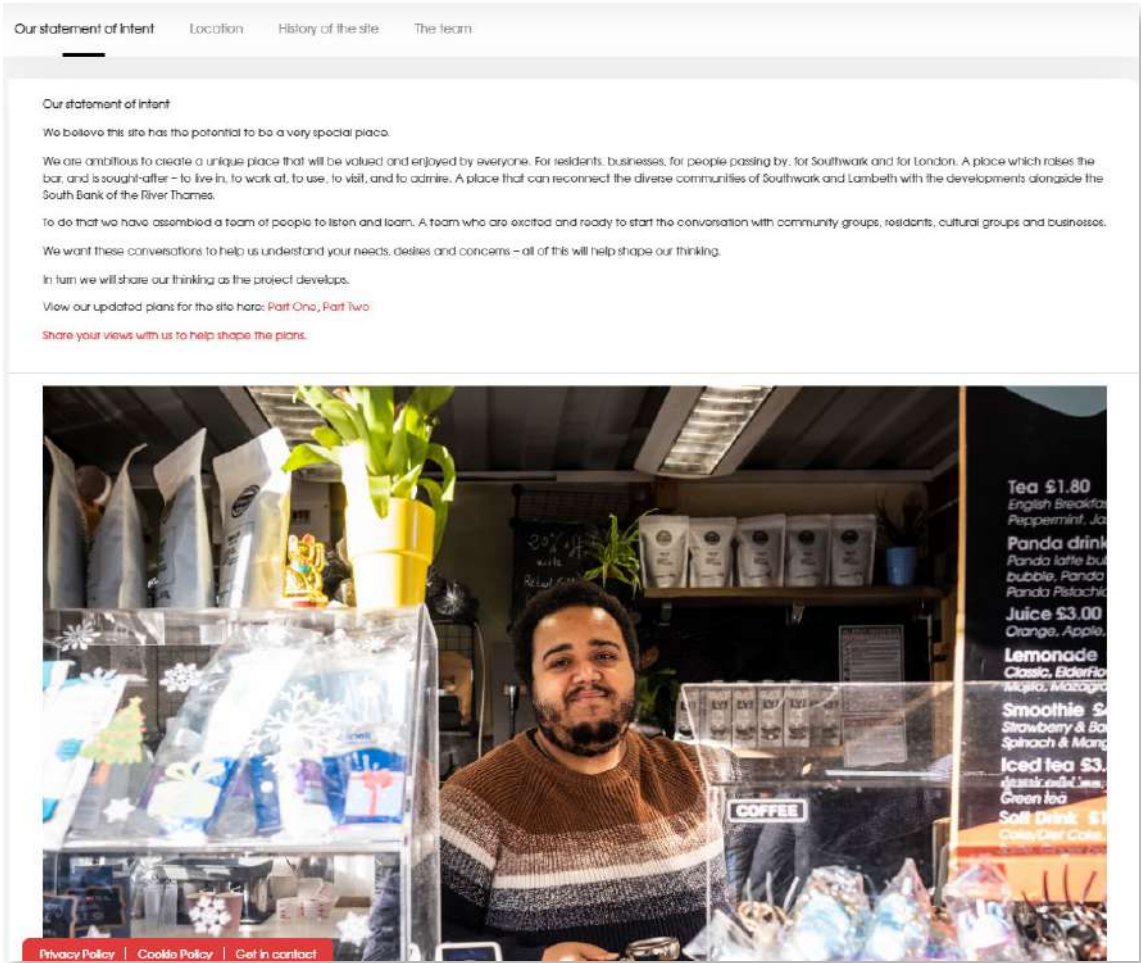
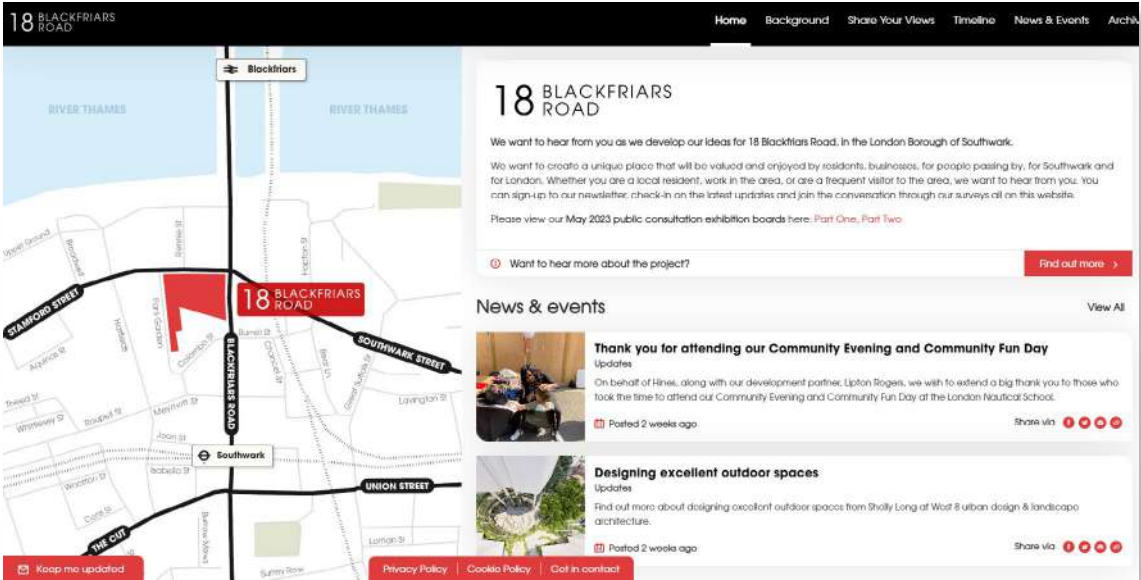
18 BLACKFRIARS ROAD



9. APPENDICES

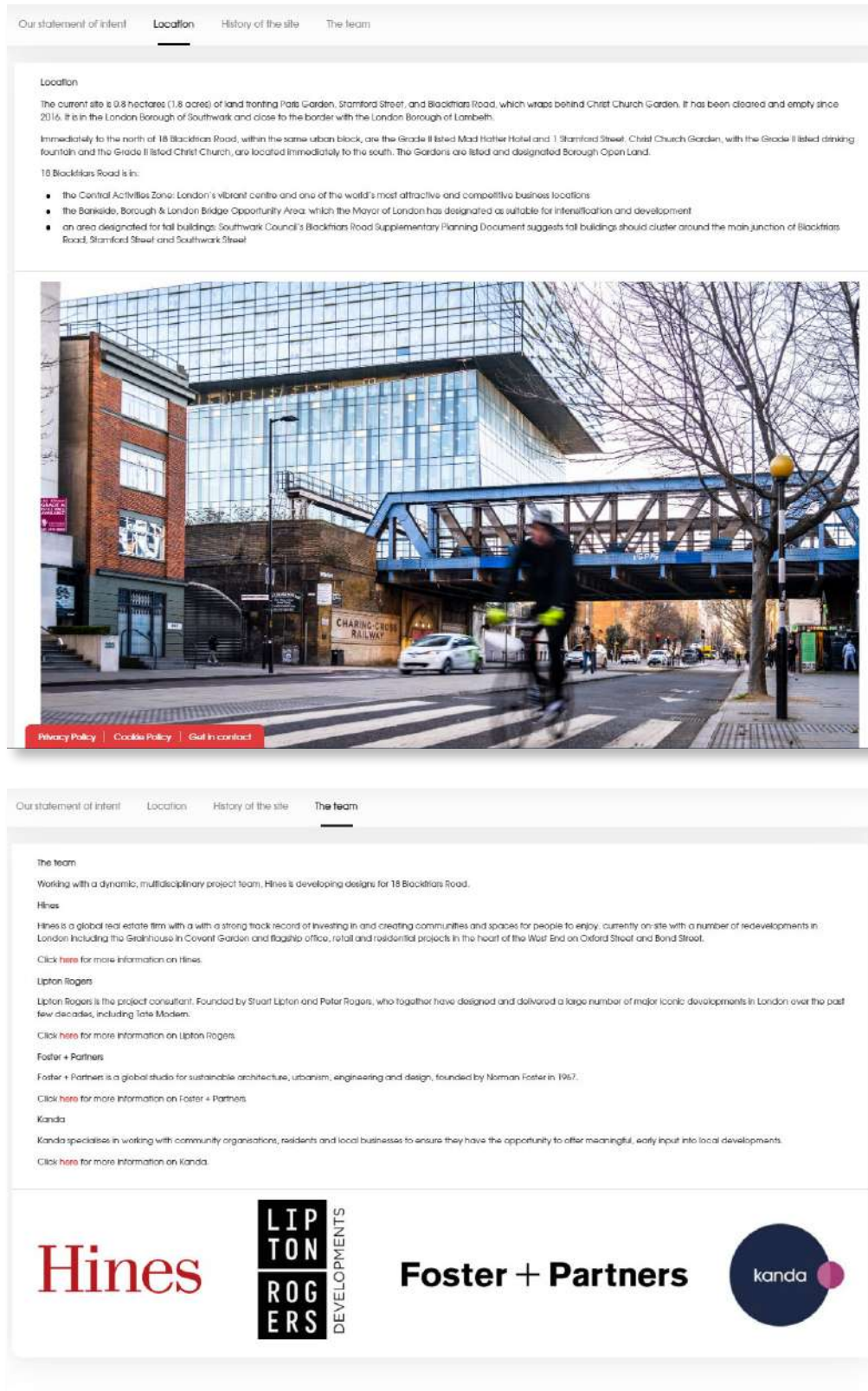
9. APPENDICES

Appendix I - Dedicated Project Website



9. APPENDICES

Appendix I - Dedicated Project Website



9. APPENDICES

Appendix I - Dedicated Project Website

AllDesign

Search Surveys

Share your views

Sort byMost Recent



18 Blackfriars Road - Updated Proposals

Survey

Share your views on our developed proposals for 18 Blackfriars Road.

165 responses

Share your views

Hines purchase 18 Blackfriars Road

October 2021

Hines completed acquisition of 18 Blackfriars Road.

Introductory public engagement

February 2022

The project team began early-stage engagement with the local community about the future of the site and how the existing planning consent can be improved.

Second round of public engagement

July 2022

We are sharing our initial ideas about our proposals for 18 Blackfriars Road.

Third round of public engagement

Spring 2023

Target date for submitting a planning application

Late-Spring 2023

The target date for submitting a planning application for the development of 18 Blackfriars Road to Southwark Council.

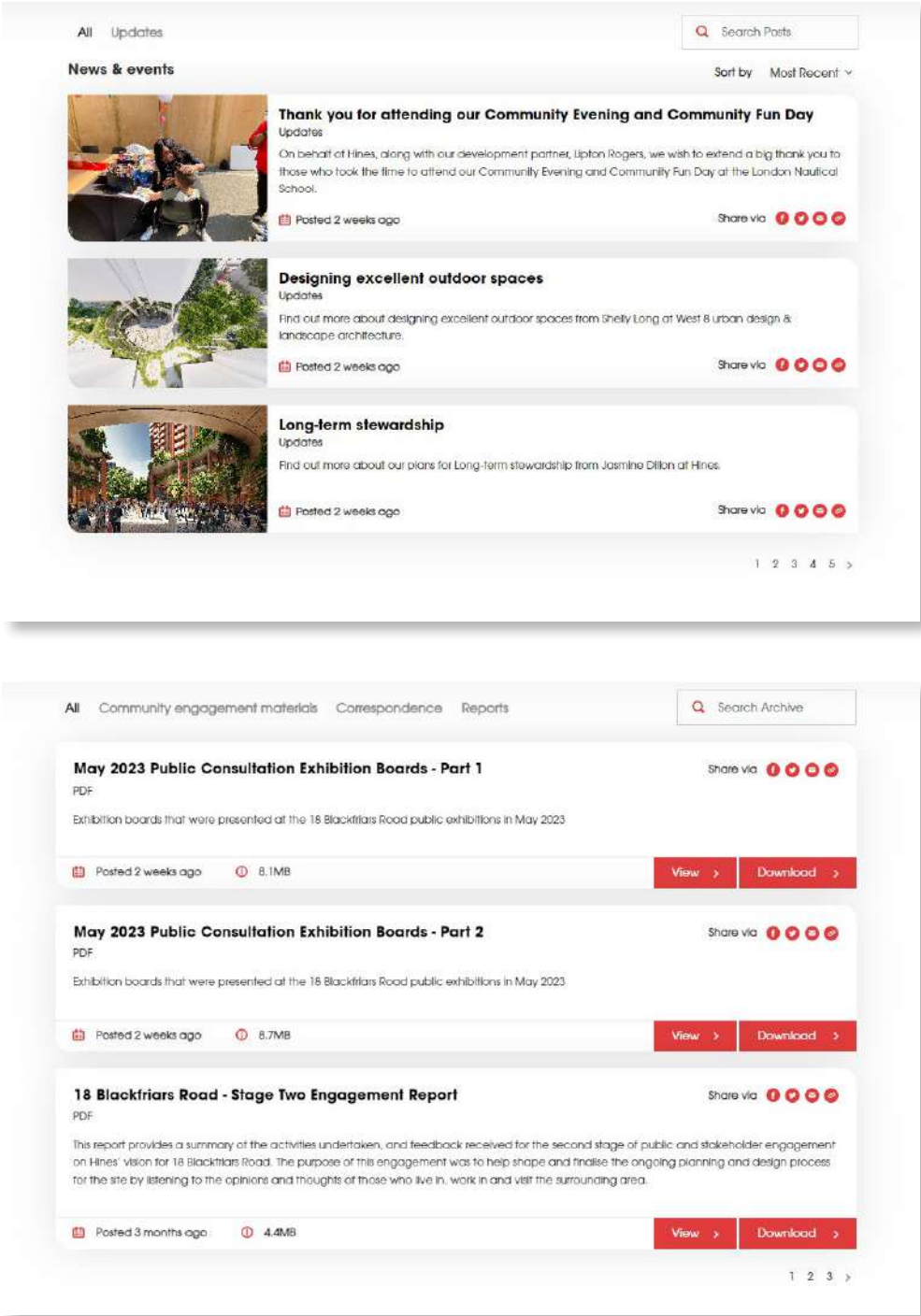
Target date for construction works to begin

2024

Target date to begin construction works (planning permission permitting).

9. APPENDICES

Appendix I - Dedicated Project Website



9. APPENDICES

Appendix II - Blog Post - Working with the local community

Working with the local community

Updates Posted 16 months ago

Welcome to our new website - your source of information on our ideas for the future of 18 Blackfriars Road with opportunities to share your views.

Last year, Hines completed on the acquisition of 18 Blackfriars Road, SE1 8NY - the 1.8 acre site fronting Pott's Garden, Stamford Street and Blackfriars Road, which wraps behind Christ Church Garden.

This is extremely exciting news for us as we look to bring forward a new planning application for a mixed use scheme in Southwark. We are assembling a world class design team including Foster + Partners who will be working with the local community to develop a set of proposals that delivers exceptional and sustainable buildings and public spaces including jobs, homes, community and commercial uses.

We have a lot to consider and with our development partner, Lipton Rogers, we intend to listen, learn and discuss all these issues with the Council and with local people over the coming months as we start to design this new place in Bankside.



The 18 Blackfriars Road site

Working with the local community

We are undertaking wide-reaching engagement with the local community as we develop our ideas for 18 Blackfriars Road. As a result of the COVID-19 pandemic and associated restrictions, we are undertaking engagement using a range of online and offline methods, safeguarding the health and wellbeing of the community. This includes:

- This website! Your source of information on our ideas for the future of 18 Blackfriars Road with opportunities to share your views.
- Newsletters distributed periodically to local addresses.
- Promotional materials advertising opportunities to engage in the project, including on social media.
- Meetings with local community groups and other key local stakeholders.
- In-person public events. The first events are taking place:
 - on Thursday 24 February 2022, 3pm-8pm, at Novotel London Blackfriars, 46 Blackfriars Road, SE1 8NZ
 - on Saturday 26 February 2022, 10am-1pm, at Christ Church Southwark, 27 Blackfriars Road, SE1 8NY

To be kept up-to-date with the project and be informed of any up-coming events, please consider signing up to our mailing list (click 'keep me updated' at the bottom of your screen) or by contacting us on:

hello@18blackfriarsroad.co.uk

0800 250 5965

Share your views

Whether you are a local resident, work in the area, or are a frequent visitor to the area, we welcome you to view the latest information on our project and to share your views. You can do so by clicking 'Share your views' above or by clicking [here](#). This section of the website includes all of our current surveys.



[Privacy Policy](#) | [Cookie Policy](#) | [Get in contact](#)

9. APPENDICES

Appendix III - Stakeholder Letters

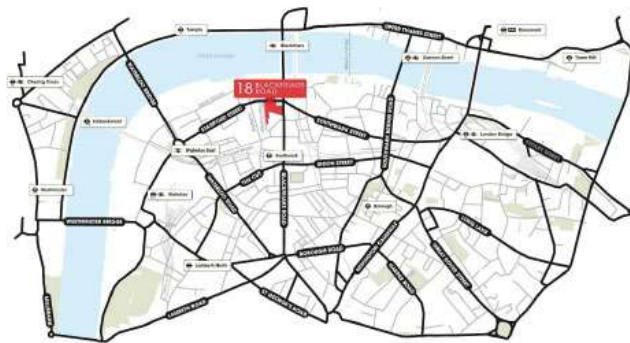
18 BLACKFRIARS ROAD

1 February 2022

Dear xx

I am writing on behalf of [Hines](#), the new owners of [18 Blackfriars Road, SE1 8NY](#), and our development partner [Lipton Rogers](#), to introduce ourselves.

We acquired the 1.8-acre site in October 2021 which you may know as the area of redundant, empty land which sits between Paris Garden, Stamford Street and Blackfriars Road and wraps behind Christ Church Garden.



Whilst the site already has an existing planning permission, we are proposing to bring forward an exceptional set of new proposals delivering a range of ambitious benefits to the local communities.

At this early stage, we want to listen – to find out what is important to you about the local area and the site – about the use and quality of future buildings and external spaces on the site, our sustainability approach and the wider social and community benefits we could incorporate.

And we want to explore with you what these ideas might look like and begin this conversation at the very earliest stages of our design process with our architects Foster + Partners.

We are launching an introductory phase of community conversation and engagement which will run throughout February 2022 both online and face-to-face. We would love to meet you in the

18 BLACKFRIARS ROAD

coming weeks and understand your thoughts about your neighbourhood, the site, and the benefits you believe will be important to deliver in this area.

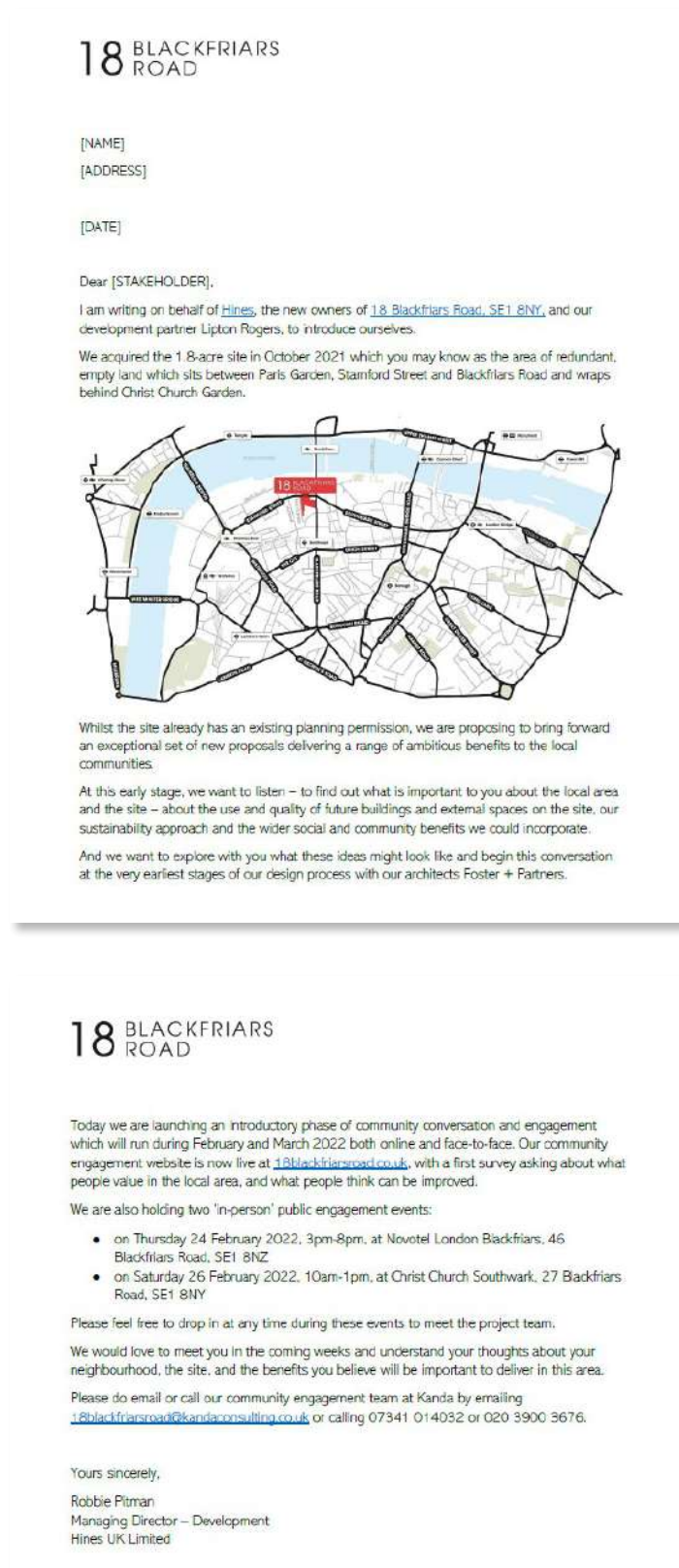
Please do email or call our community engagement team at Kanda by emailing 18blackfriarsroad@kandaconsulting.co.uk or calling 07341 014032 or 020 3900 3676.

Yours sincerely,

Robbie Pitman
Managing Director – Development
Hines UK Limited

9. APPENDICES

Appendix IV - Stakeholder Letters



9. APPENDICES

Appendix V - Newsletter



9. APPENDICES

Appendix VI - Social Media Advert

**Kanda**
Published by Sabrina Francis · February 21 at 3:54 PM · 

Are you interested in the future of 18 Blackfriars Road?

Drop-in at any time to join members of Hines' project team at two special community events taking place on:

Thursday 24 February 2022, 3pm-8pm, at Novotel London Blackfriars, 46 Blackfriars Road, SE1 8NZ,

and on Saturday 26 February 2022, 10am-1pm, at Christ Church Southwark, 27 Blackfriars Road, SE1 8NY,

Visit the website to find out more.



18BLACKFRIARSROAD.CO.UK

We want to hear from you
Come to a community event

Sign up

9. APPENDICES

Appendix VII - Stage One Exhibition Boards

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.

02

THE TEAM

18 BLACKFRIARS
ROAD

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 1947

\$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.

18 Blackfriars Road
Public Exhibition

CELEBRATING OUR AREA

18 BLACKFRIARS ROAD

- Please use a **blue sticker** to indicate where you live or work.
- Please use a **green sticker** to indicate a place that you rarely visit as the local area is busy.
- Please use a **red sticker** to indicate anything in the local area that you think would be improved.

Please tell us more about these locations by using the feedback cards available to one of the team who will record your feedback.

Blackfriars Road

04

LOCATION

18 BLACKFRIARS ROAD

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

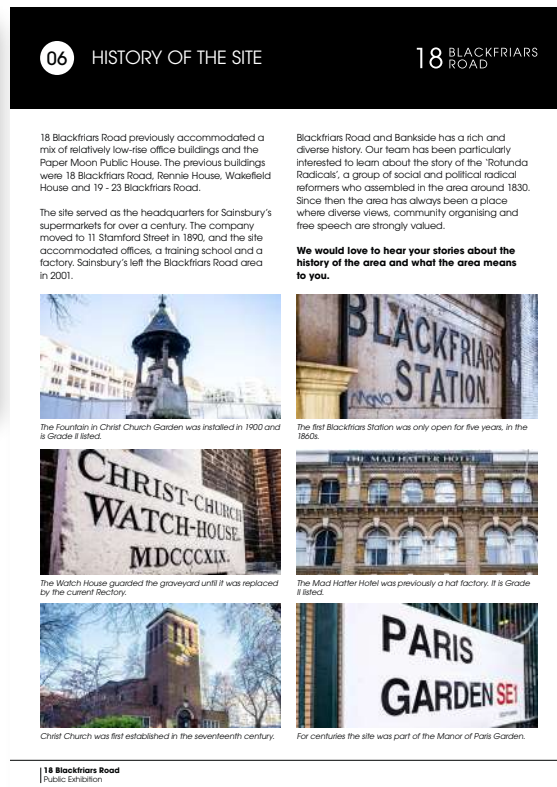
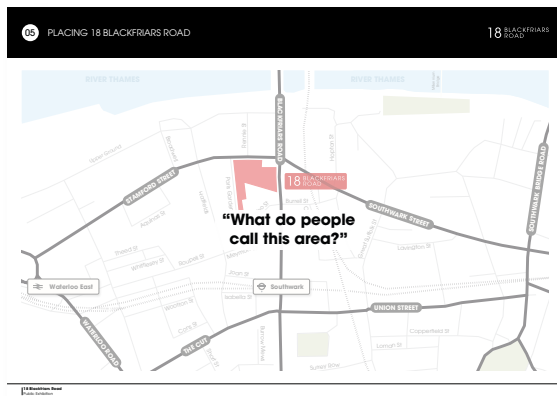
Aerial view from the south-west

Current site from Paris Garden, looking north-east

18 Blackfriars Road
Public Consultation

9. APPENDICES

Appendix VII - Stage One Exhibition Boards



9. APPENDICES

Appendix VII - Stage One Exhibition Boards

09

TIMELINE

18 BLACKFRIARS ROAD

Summer 2017

Previous planning consent granted

Southwark Council granted planning permission for a mixed-use development including two towers of 53 storeys and 34 storeys.

October 2021

Hines purchase 18 Blackfriars Road

Hines completed acquisition of 18 Blackfriars Road.

February 2022

Introductory public engagement

The project team will begin early-stage engagement with the local community about the future of the site and how the existing planning consent can be improved.

WE ARE HERE

Summer 2022

Target date for submitting a planning application

The target date for submitting a planning application for the development of 18 Blackfriars Road to Southwark Council.

Spring 2023

Target date for construction works to begin

Target date to begin construction works (planning permission permitting).

18 Blackfriars Road

Public Exhibition

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ENGAGING WITH YOU

18 BLACKFRIARS ROAD

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

18 Blackfriars Road

Public Exhibition

11

HELP SHAPE OUR EARLY IDEAS FOR 18 BLACKFRIARS ROAD

18 BLACKFRIARS ROAD

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 A300 markers or drawing on one of the sheets who will record your feedback.

18 Blackfriars Road

Public Exhibition

12

WHAT WOULD YOU LIKE TO SEE IN THE AREA?

18 BLACKFRIARS ROAD

FACILITIES	SERVICES	OPPORTUNITIES

18 Blackfriars Road

Public Exhibition

9. APPENDICES

Appendix VII - Stage One Exhibition Boards

13
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.



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



18 Blackfriars Road
Public Exhibition

Appendix VIII - Paper Feedback Form

95

9. APPENDICES

Appendix IX - Social Media Advert



Kanda

Published by Sabrina Francis · February 28 at 12:53 PM ·

Are you interested in the future of Blackfriars Road?

Hines has started engaging with the community about their plans for 18 Blackfriars Road.

Visit the website to find out more, register for email updates, and take part in the first survey on your thoughts about the local area.



18BLACKFRIARSROAD.CO.UK

Let us know what you think

We're keen to hear from you

Learn more

9. APPENDICES

Appendix X - Blog Post - Thank you for attending our in-person public engagement events

Thank you for attending our in-person public engagement events!

Updates

Posted 14 months ago

On behalf of Hines, along with our development partner, Upton Rogers, we wish to extend a big thank you to those who took the time to attend the public engagement events we hosted recently.



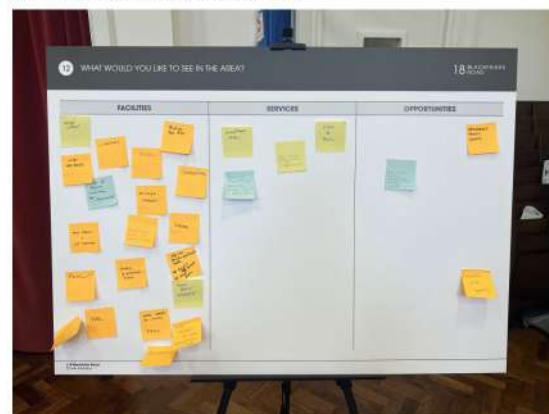
We hosted two events, one on Tuesday 28th February at the Novotel London Blacklins Hotel, and another on Saturday 26th February at the John Marshall Hall in Chislehurst Church Southwark.

It was great to talk to local residents, workers and visitors to the area about the identity of the local area and to hear their thoughts on the future development of the 18 Blacklion Road site. All of which will help us to shape a set of proposals for the site.

It was great to talk to local residents, workers and visitors to the area about the identity of the local area and to hear their thoughts on the future development of the 18 Blackthorn Road site. All of which will help us to shape a set of proposals for the site.

Do not worry if you missed the events! You can view our [exhibition boards](#) and our [survey](#) is still open for you to share your thoughts and feedback. We welcome you to view this latest information on our context and to share your views.

Do not worry if you missed the events! You can view our [exhibition boards](#) and our [welcome you to view the latest information on our project and to share your views.](#)



FoodExpo: what people would like to eat in the area



Feedback: what people call the need



Specific: what needs will the man



Feedback: Celebrating our area

9. APPENDICES

Appendix XI - Online Survey - Help shape our early ideas for 18 Blackfriars Road

1 QUESTION 1/5

What best describes your connection to the Blackfriars Road area?

☐ I live here ☐ I work here

☐ I live and work here ☐ I visit the area frequently

☐ None of the above

☐ Click if you have any additional thoughts on this question

Skip > Next >

2 QUESTION 2/5

Were you aware of the 2017 plans to develop the site?

☐ Yes ☐ No

☐ Not sure

Skip > Next >

3 QUESTION 3/5

Is there a place close to 18 Blackfriars Road that you think we should consider when developing our ideas?



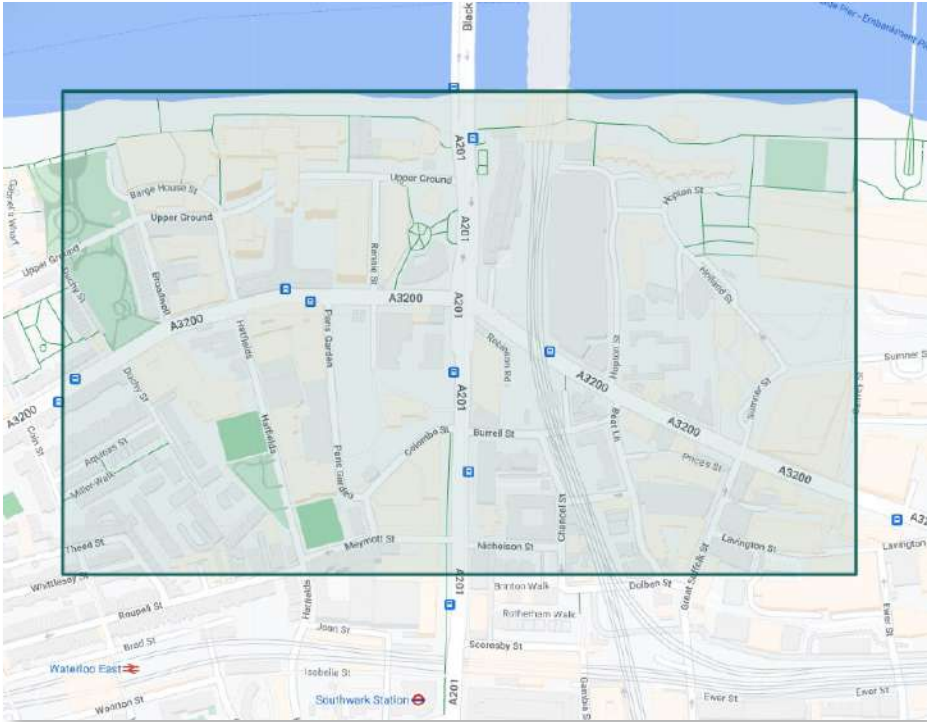
Tap on the map to drop a pin
Don't worry about being precise just the general area!

☐ Click if you have any additional thoughts on this question

Skip > Next >

9. APPENDICES

Appendix XI - Online Survey - Help shape our early ideas for 18 Blackfriars Road



4

QUESTION 4/5

Please give a reason for choosing this place.

Type your comment here

Skip >

Next >

5

QUESTION 5/5

Are there any benefits for the community (e.g., facilities, services, or opportunities) you would like our project to deliver?

Type your comment here

Skip >

Next >

9. APPENDICES

Appendix XII - Social Media Advert



Kanda

Published by Sabrina Francis · 22 March at 09:59 · 🌐

What places around 18 Blackfriars Road are important to you?

Hines wants to hear from you about the places and issues they should consider when planning development at 18 Blackfriars Road. They are committed to taking a fresh approach to listening to the community and are keen to engage widely to ensure all voices are heard.

Visit the project website to share your views.



18BLACKFRIARSROAD.CO.UK

18 Blackfriars Road

Let us know what you think.

Learn More

9. APPENDICES

Appendix XIII - Blog Post - An update on your feedback

An update on your feedback

Updates

Posted 12 months ago

A recap on our vision

We want to create a unique place that will be valued and enjoyed by residents, businesses, for people passing by, for Southwark and for London. Our vision for the site is to create a place which rates 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.



Your Feedback

Thank you to everyone who has shared feedback on our vision for the future of 18 Blackfriars Road. To date, the team have sent a newsletter to 15,947 addresses, have knocked on around 200 doors and welcomed 40 people to our public exhibitions. Between the launch of the website on 17th February and the end of April, over 2,400 people visited the website and we received over 120 responses to both of our initial surveys.



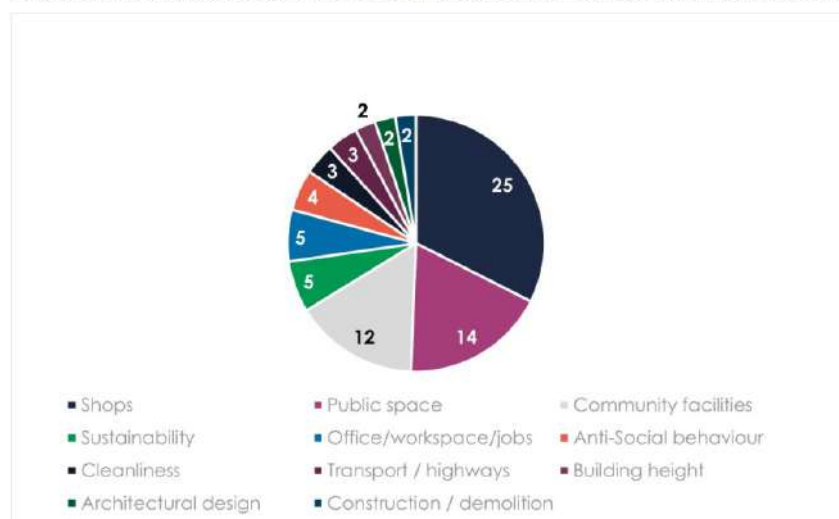
Consultees and members from the project team at our public exhibition on Saturday 26th February

9. APPENDICES

Appendix XIII - Blog Post - An update on your feedback

We greatly appreciate the high level of engagement to date, which has provided our team with some valuable and insightful feedback on the local area and what people want to see in a new development. We will provide many more opportunities for you to share your views on our emerging designs throughout the coming year – and are still open to your comments in the meantime.

The chart below illustrates responses to our question asking people to identify what respondents to our first survey wished to see improved in the local area:



Is there anything in your local area that you think could be improved?

Key themes of feedback from this initial stage of community engagement include:

- The importance of community engagement throughout the consultation process;
- Support for improved retail – including a wider variety and quality of shops and leisure uses;
- Support for the provision of more and better-quality green and open spaces in the area and
- Support for the movement away from hotel use on site

Retail and Leisure Offer

Throughout the first stage of the consultation process, retail was identified as a hugely important issue by a wide range of consultees in a range of ways. In the online surveys shops and retail was the most common theme when respondents were asked what they valued in the area and what they would like to see improved close to 18 Blackfriars Road. Leisure, sports facilities and market space were also popular potential benefits noted by consultees.

Green and open spaces

Many of you have made it clear that although you highly value the green and open spaces near 18 Blackfriars Road you would like to see improvements to the quantity and quality of the local public realm. We will continue to develop the proposals in response to the feedback received on public spaces, and will communicate these actions in the upcoming stages of our consultation.

Next steps

Thank you to everyone who has provided feedback so far on our vision for the 18 Blackfriars Road. We are considering your comments and thoughts as we continue to develop our proposals. We will also allow future opportunities to have your say and share further information throughout the engagement process.

If you want to find out more about feedback from our initial survey, a more detailed report can be found in the archive section of this website or viewed [HERE](#).

In the meantime, please get in touch with us via the contact details below if you have any questions or comments.

✉ hello@18blackfriarsroad.co.uk

☎ 0800 368 7363

P.S. Do not worry if you missed the events! You can view our [exhibition boards](#) from the public exhibitions in the archive section of this website or viewed [HERE](#).

9. APPENDICES

Appendix XIV - Event Flyer

18 BLACKFRIARS ROAD



JOIN US AT OUR COMMUNITY FUN DAY AND PUBLIC EXHIBITION EVENTS

We are delighted to invite you to our community consultation events at London Nautical School, 61 Stamford Street, SE1 9NA.

18 Blackfriars Road Community Fun Day

📅 Saturday 16 July 2022 | 10am - 2pm

Drop by for a Community Fun Day to meet with the project team and tell us your priorities as a user of the area.

- Free ice cream*
- Free coffee*
- Free face painting
- Plant giveaway
- Exhibition on 18 Blackfriars Road early plans

*The first 200 people who complete a feedback form will be issued with a token for a free coffee or free ice cream

18 Blackfriars Road Exhibition

📅 Monday 18 July 2022 4pm - 8pm

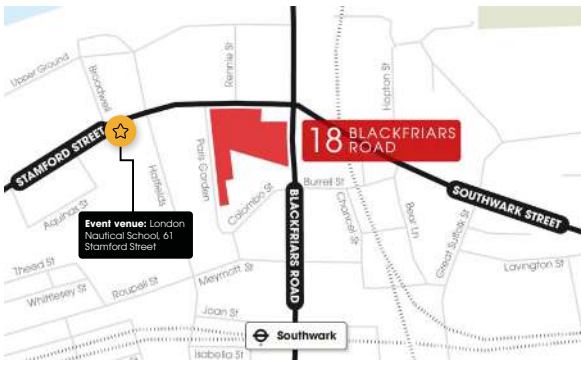
Our project team will be holding a second exhibition to give the local community an opportunity to drop by to say hello and to discuss your priorities and ideas for the site.

more details overleaf ➡

18 Blackfriars Road was acquired last year by Hines, an experienced developer with a strong track record in creating buildings, communities and spaces for people to enjoy.

We are working with the local community to develop a new planning application for a mixed use scheme for the site that delivers **exceptional and sustainable buildings and public spaces including jobs, homes, community and commercial uses.**

📍 *We are ambitious to create a unique place that will be valued and enjoyed by everyone who lives in, works at, uses and visits the site.*



scan the code to see the website




Contact Us

Please visit the project website www.18blackfriarsroad.co.uk to read more about the site and to tell us your feedback.

✉ hello@18blackfriarsroad.co.uk

☎ 0800 368 7363

18 BLACKFRIARS ROAD

9. APPENDICES

Appendix XIX - Blog Post - Our ideas for 18 Blackfriars Road - Improving Christ Church Garden

Our ideas for 18 Blackfriars Road Part I - Improving Christ Church Garden

Updates Posted 9 months ago



Artist's impression of the improved Christ Church Garden looking from 18 Blackfriars Road

Improving Christ Church Garden

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

In our community consultation and through meeting with Christ Church Southwark and the John Marshall Chartry we have discovered the following problems associated to the Garden that we can look to help address:

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

Our Aspirations for Christ Church Southwark

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

- 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



Our aspiration is for the improved Christ Church Garden to be 'screened off' from the lively public spaces

Our feedback survey has now closed, however should you have any further questions or comments, please get in touch with us via the contact details below.

hello@18blackfriarsroad.co.uk

0800 260 5965

P.S. Do not worry if you missed our two public events in July! You can view our [exhibition boards](#) from the public exhibitions in the archive section of this website.

9. APPENDICES

Appendix XV - Blog Post - Join us at our community fun day and public exhibition events

Join us at our community fun day and public exhibition events

Updates Posted 10 months ago

Since we held our first engagement events back in February we have been working hard on developing our initial plans for 18 Blackfriars Road, in close consultation with planning officers at Southwark Council. We're excited to be ready to share some of these plans for the first time at two events we are planning on:

Saturday 16 July
10am – 2pm
Community Fun Day

In addition to our exhibition about the proposals, there will be:

- Free ice cream*
- Free coffee*
- Free face painting
- Plant giveaway
- Exhibition on 18 Blackfriars Road early plans

Drop by any time between 10am and 2pm to speak to the team, share your views, and enjoy the summer atmosphere.

**The first 200 people who complete a feedback form will be issued with a token for a free coffee or free ice cream.*

Monday 18 July
4pm – 8pm
Public Exhibition

Another opportunity to view the public exhibition and meet the project team. Drop by to say hello and to discuss your priorities and ideas for the site.

Both events will take place at London Nautical School, 61 Stamford Street, SE1 9NA

Information from the exhibition will be made available on the 18 Blackfriars Road website following the events.

9. APPENDICES

Appendix XVI - Stage Two Exhibition Boards

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.**

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 2010. 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

THE TEAM

18 BLACKFRIARS ROAD

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.



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.

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.



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.

HISTORY OF THE SITE

18 BLACKFRIARS ROAD



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



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



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



Christ Church was first established in the seventeenth century.

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



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



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



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

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Appendix XVI - Stage Two Exhibition Boards

PREVIOUS SCHEME

18 BLACKFRIARS ROAD

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



Previously consented scheme

OUR ENGAGEMENT TO DATE

18 BLACKFRIARS ROAD

OUR ENGAGEMENT TO DATE

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



RESPONDING TO YOUR FEEDBACK

18 BLACKFRIARS ROAD

YOU SAID:

You didn't want a hotel.

You wanted affordable housing on site.

You wanted us to maximise affordable rented homes.

You wanted to see improvements to Christ Church Garden.

You wanted more facilities for children.

You wanted a high quality public space.

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

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

WE DID:

There will be no hotel.

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

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

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

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

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.

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.

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

OUR VISION FOR 18 BLACKFRIARS ROAD

18 BLACKFRIARS ROAD

OUR VISION FOR 18 BLACKFRIARS ROAD

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



OUR FIRST ROUND OF ENGAGEMENT

130 responses
to our first survey

122 responses
to our second survey via the website

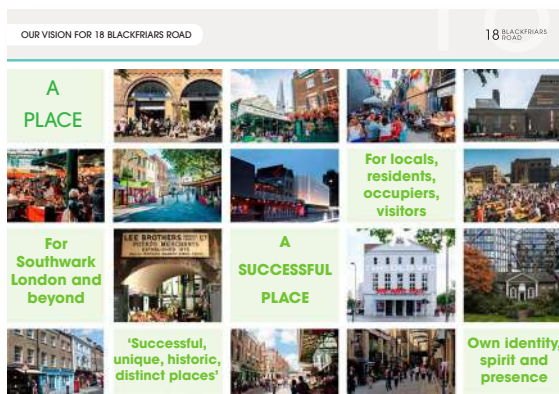
18 detailed conversations
with key stakeholders

38 very engaged attendees
at the two public exhibitions

50 detailed conversations
that took place in our first door-knocking session

9. APPENDICES

Appendix XVI - Stage Two Exhibition Boards



9. APPENDICES

Appendix XVI - Stage Two Exhibition Boards

IMPROVING CHRIST CHURCH GARDEN

18 BLACKFRIARS ROAD

CHURCH GARDEN VISION

We are working in partnership with John Abbott, Church and Christ Church Southwark to transform Christ Church Southwark's lovely walled garden into a beautiful public green space that supports wellbeing.

WHAT WE WOULD LIKE THE GARDEN TO PROVIDE:

- A place to pause and practice mindfulness
- A garden of mental health support
- A garden with the nature and transition routes to a better urban environment
- Community gathering
- Sanctuary, spirituality
- Aesthetics, access
- Have the look and feel of the trees

APPROPRIATE

- A place to pause and practice mindfulness
- A garden of mental health support
- A garden with the nature and transition routes to a better urban environment
- Community gathering
- Sanctuary, spirituality
- Aesthetics, access
- Have the look and feel of the trees

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.

IMPROVING CHRIST CHURCH GARDEN

18 BLACKFRIARS ROAD



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.

OUR VISION FOR 18 BLACKFRIARS ROAD - DESIGNED FROM THE GROUND UP

18 BLACKFRIARS ROAD

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

A palette of warm materials inspired by the local context.

1. Conventional Glass building



2. Lifting the Tower



3. Creating a variety of floor plates



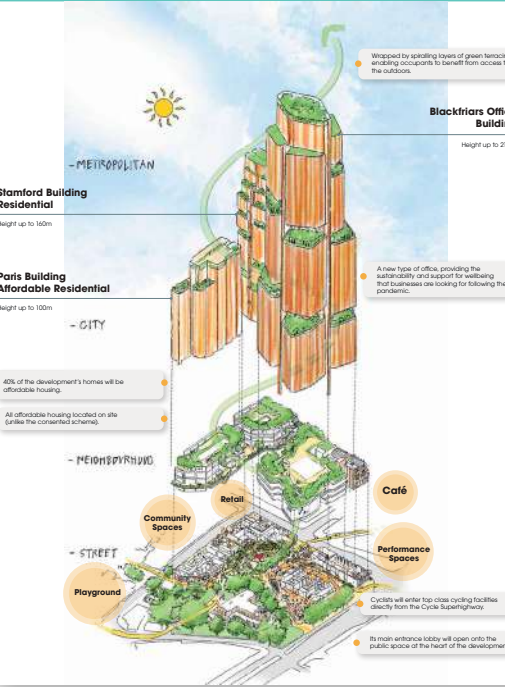
4. New typology of building





OUR VISION FOR 18 BLACKFRIARS ROAD

18 BLACKFRIARS ROAD



Blackfriars Office Building
Height up to 210m

Stamford Building Residential
Height up to 160m

Paris Building Affordable Residential
Height up to 100m

45% of the development's homes will be affordable housing.

All affordable housing located on site (in line with the consented scheme).

Wrapped by spiralling layers of green terracing avoiding overlooking to benefit from access to the outdoors.

A new type of office, providing the authority and support for wellbeing that businesses are looking for following the pandemic.

Cyclists will enter top class cycling facilities directly from the Cycle Superhighway.

Its main entrance lobby will open onto the public space at the heart of the development.

Community Spaces

Playground

Retail

Café

Performance Spaces

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Appendix XVI - Stage Two Exhibition Boards



GREEN IN CONCEPT, GREEN IN REALITY 18 BLACKFRIARS ROAD

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

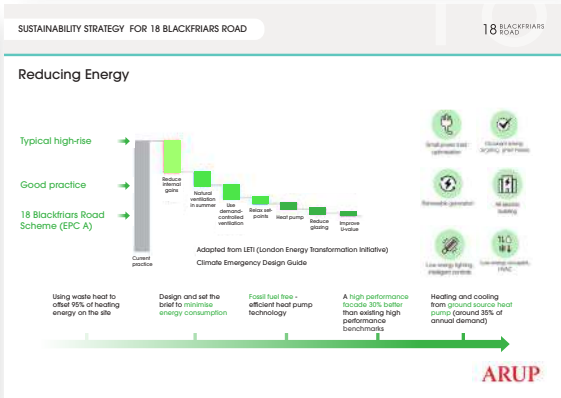
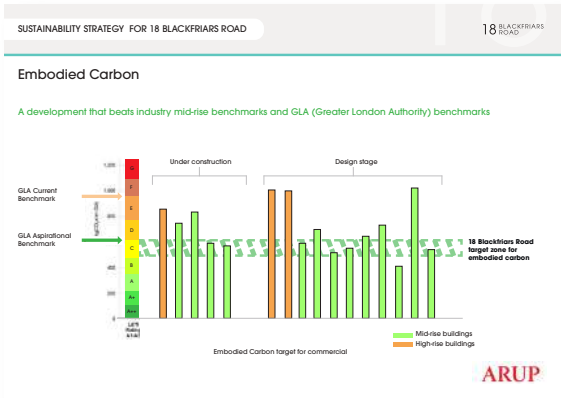
- Sustainability
- Carbon reduction
- Low energy performance
- Planting and greening
- Social contribution to the new and existing community

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



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Appendix XVI - Stage Two Exhibition Boards

SUSTAINABILITY STRATEGY FOR 18 BLACKFRIARS ROAD
18 BLACKFRIARS ROAD

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


188F 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

ARUP

TIMELINE
18 BLACKFRIARS ROAD

Summer 2017
October 2021
February 2022
July 2022
Autumn 2022
Late 2022
Spring/ Summer 2023

Previous planning consent granted
Southwark Council granted planning permission for a mixed-use development including two towers of 53 storeys and 34 storeys.

Hines purchase 18 Blackfriars Road
Hines completed acquisition of 18 Blackfriars Road.

Introductory public engagement
The project team began early-stage engagement with the local community about the future of the site and how the existing planning consent can be improved.

Second round of public engagement
We are sharing our initial ideas about our proposals for 18 Blackfriars Road.

Third round of public engagement

Target date for submitting a planning application
The target date for submitting a planning application for the development of 18 Blackfriars Road to Southwark Council.

Target date for construction works to begin
Target date to begin construction works (planning permission permitting).

WE ARE HERE

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 plans for the building around the site to make them more attractive for our neighbours and environmentally friendly. It will be able to be located in existing buildings please ask a member of the project team.

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

hello@18blackfriarsroad.co.uk
0800 368 7363



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9. APPENDICES

Appendix XVII - Paper Feedback Forms



**Public Exhibition – July 2022
Feedback Form**

We would be grateful if you could take a few moments to provide your views on the proposals for 18 Blackfriars Road. If you have any questions, or would like assistance, please ask a member of the team.

CONTACT DETAILS

Name _____

Address _____

Postcode _____

Email _____

I am interested in taking part in the hoardings art project ☐

I would like to suggest an organisation you should meet with ☐ _____

All information you give us will be treated confidentially and only used in connection with the project. If you would like us to keep you updated on the project by email, please tick this box ☐

1. What is your relationship to the site and the local area?

a. I live here ☐

b. I work here ☐

c. I live and work here ☐

d. I visit the area frequently ☐

e. Other: ☐

2. 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 do you think of our initial ideas?

a. I support them ☐

b. I am unsure ☐

c. I don't support them ☐

Comments:

3. Public space will be at the heart of our new place. What do you think is needed to create a successful public space here?

a. A children's playground ☐

b. Spaces for performance ☐

c. Outdoor seating for café and restaurants ☐

d. Trees and planting ☐

e. Public art ☐

f. Other: ☐ _____

4. 18 Blackfriars Road will be a place that enables a thriving community to come together, with activities on the ground levels that appeal to everyone. What are your thoughts on these ideas:

a. Spaces for performance

b. Spaces for creating and making

c. Spaces for the community

d. Services that address loneliness, mental health issues and wellbeing

e. Community study space

5. We are planning a mixed use scheme, with public and community spaces, offices, housing, and affordable housing. We won't be providing a hotel. do you support this mixture of different uses and spaces?

a. I support it ☐

b. I am unsure ☐

c. I don't support it ☐

Comments:

6. Do you support the ambition to deliver 40% of the homes on site as genuinely affordable with the majority of those homes provided at socially rented levels?

a. I support it ☐

b. I am unsure ☐

c. I don't support it ☐

Comments:

7. We want to create buildings that are unique but draw inspiration from the surrounding Bankside context. Please share your views on our design to date and how you think we can improve it?

Comments:

8. Please let us know if you have any other questions or comments about the proposals for 18 Blackfriars Road.

9. APPENDICES

Appendix XVII - Blog Post - Thank you for attending our community fun day and public exhibition events

Thank you for attending our community fun day and public exhibition events

Updates

Posted 10 months ago

On behalf of Hines, along with our development partner, Upton Rogers, we wish to extend a big thank you to those who took the time to attend our community fun day and public exhibition events at the London Nautical School.



Inside at our Saturday 16th July Consultation Event.

The first of our two events was a community fun day and public exhibition on Saturday 16th July, held at the London Nautical School, where alongside detailed information about the scheme there was:

- Free ice cream
- Free coffee and refreshments
- Free face painting
- Plant pot painting workshop and seed giveaway
- A model and informational posters detailing the latest designs of 18 Blackfriars Road



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Appendix XVII - Blog Post - Thank you for attending our community fun day and public exhibition events

Our second event on Monday 18th July was also held at the London Nautical School, and served as a public exhibition, where attendees were able to learn about and discuss the early designs of the scheme.

It was great to talk to local residents, workers and visitors to the area about the development of our initial plans for 18 Blackfriars Road, and to hear your thoughts on the future development of the site. All of which will help us to shape a set of proposals for the site.

We are really pleased to have welcomed 81 attendees and received 40 completed feedback forms at these recent events and would like to thank all those who were there for braving the heat! We are keen to understand what the community would like to see incorporated into the development and your responses will help inform our plans.

We are currently compiling and considering your feedback and will shortly be publishing an article and report to summarise the thoughts and feelings of residents and the community at these July events.



Residents and visitors enjoying the activities at our Saturday session

Next Steps

Please do not worry if you were not able to make it to either of our events, you can view the exhibition boards that we displayed at both events [here](#) or by visiting the [archive tab](#) of our website. Throughout the summer, we will be publishing blogs and surveys for you to share your thoughts and feedback. We welcome you to view the latest information on our project and to share your views.

We will also allow future opportunities to have your say and share further information throughout the engagement process and will be hosting more exhibitions and events in Autumn this year.

In the meantime, please get in touch with us via the contact details below if you have any questions or comments.

✉ hello@18blackfriarsroad.co.uk

☎ 0800 260 5965

9. APPENDICES

Appendix XX - Online Survey - Improving Christ Church Garden

1 QUESTION 1/6

What is your relationship to the site and the local area?

☐ I live here ☐ I work here

☐ I live and work here ☐ I visit the area frequently

☐ Other (please describe in 'additional thoughts')

☐ Click if you have any additional thoughts on this question

Skip > Next >

2 QUESTION 2/6

Have you shared your views with us about 18 Blackfriars Road before?

☐ No, I have not submitted feedback yet ☐ Yes, at a public event

☐ Yes, when you knocked on my door ☐ Yes, via the website

☐ Yes, in another way (please describe in 'additional thoughts')

☐ Click if you have any additional thoughts on this question

Skip > Next >

3 QUESTION 3/6

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 do you think of our initial ideas?

☐ I support them ☐ I am unsure

☐ I don't support them

☐ Click if you have any additional thoughts on this question

Skip > Next >

4 QUESTION 4/6

These proposals represent a fantastic opportunity to enhance Christ Church Garden. We wish to engage with the local community to define this space. Which, if any, of the following would you support? (You can choose up to three options.)

☐ Open green or grass spaces ☐ Outdoor areas to socialise

☐ Water features ☐ Good lighting

☐ Play spaces for children ☐ Public art and sculpture

☐ Places to relax/ meditate ☐ Spaces for nature and wildlife

☐ Other

Skip > Next >

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Appendix XX - Online Survey - Improving Christ Church Garden

The image displays two sequential screenshots of an online survey. Both screenshots feature a vertical progress bar on the left with a circle indicating the current question number. The first screenshot is for 'QUESTION 5/6' and asks: 'If you answered 'Other', to the previous question, please describe what you would like to see.' It includes a large text input area with the placeholder 'Type your comment here' and two buttons at the bottom right: 'Skip >' and 'Next >'. The second screenshot is also for 'QUESTION 5/6' and asks: 'Please let us know if you have any other questions or comments about the proposals to improve Christ Church Garden.' It features a similar large text input area with the placeholder 'Type your comment here' and a single 'Next >' button at the bottom right.

QUESTION 5/6

If you answered 'Other', to the previous question, please describe what you would like to see.

Type your comment here

Skip > Next >

QUESTION 5/6

Please let us know if you have any other questions or comments about the proposals to improve Christ Church Garden.

Type your comment here

Next >