

9. APPENDICES

Appendix XXI - Social Media Advert



Kanda
Sponsored · 

...

X

The 18 Blackfriars Road team 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.

Help them supplement these conversations and share your thoughts on the emerging plans for the future of the Christ Church Garden.



18blackfriarsroad.co.uk
18 Blackfriars Road
Join the conversation

[Learn More](#)

 Like

 Comment

 Share

9. APPENDICES

Appendix XXII - Blog Post - Our ideas for 18 Blackfriars Road Part II - Ground Floor Space

Our ideas for 18 Blackfriars Road Part II – Ground Floor Space

Updates

Posted 8 months ago

A successful place for Southwark, South London and beyond

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 raises the bar, and is sought-after – to live in, to work at, to use, to visit, and to admire. We want to create an exceptional place that can reconnect the diverse communities of Southwark and Lambeth with the developments alongside the South Bank of the River Thames.

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. With the proposals being designed from the ground up, public space at the ground floor level will be at the heart of our new place.

This ground floor space will be for locals, residents, occupiers and visitors and will help give 18 Blackfriars Road and the wider Bankside area a unique identity, spirit and presence.



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

9. APPENDICES

Appendix XXIII - Online Survey - Ground Floor Space

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

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

Next >

3 QUESTION 3/6

We are exploring a range of options for the public place that will be able to create a unique identity for 18 Blackfriars Road, a place for everyone, from near and far. What do you think is needed to create a successful public space here? (Select as many as you wish.)

☐ A children's playground ☐ Spaces for performance

☐ Outdoor seating for café and restaurants ☐ Trees and planting

☐ Public art ☐ Other (please specify in 'additional thoughts')

☐ Click if you have any additional thoughts on this question

Next >

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Appendix XXIII - Online Survey - Ground Floor Space

4 QUESTION 4/6

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 do you think is needed to enable this? (Select as many as you wish.)

☐ Spaces for performance

☐ Spaces for creating and making

☐ Spaces for community

☐ Services that address loneliness, mental health issues, and wellbeing

☐ Community study space

☐ Other (please describe in 'additional thoughts')

☐ Click if you have any additional thoughts on this question

Next >

5 QUESTION 5/6

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?

☐ I support this

☐ I am unsure

☐ I don't support it

Next >

6 QUESTION 6/6

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

Type your comment here

Next >

9. APPENDICES

Appendix XXIV - Blog Post - An update on your feedback

An update on your feedback

Updates Posted 3 months ago

Your Feedback

Thank you to everyone who engaged in the second round of public consultation on our vision for the future of 18 Blackfriars Road. We held two public exhibitions including a Community Fun Day, hosted two online surveys on our dedicated project website, and met with a number of important local stakeholders. All of this has helped to further shape our plans for 18 Blackfriars Road.

Across the second round of public consultation, the team have distributed newsletters to 7,610 addresses close to the site, and welcome over 80 people to our public exhibitions, where we received 40 completed feedback forms. We also hosted two online surveys on our project website, focusing on **Improving Christ Church Gardens** and the **Ground Floor Space** at 18 Blackfriars Road, which were completed 45 times by local residents.

We greatly appreciate the high level of engagement to date, which continues to provide our team with invaluable insight and feedback on the local area and what people want to see at 18 Blackfriars Road.

There will be more opportunities for you to share your views on our emerging proposals in the coming months – and we are still open to hearing your thoughts in the meantime.

The chart below illustrates responses to our question asking people what they thought makes a successful public space at 18 Blackfriars Road:

Category	Count
Trees and Planting	27
Outdoor seating for cafes and restaurants	25
Children's Playground	21
Spaces for Performance	14
Public art	11
Other	11

Key themes of feedback from the second round of public consultation include:

- The provision of green spaces within the development
- The importance of forming partnerships and continuing to engage with the local community
- A good mix of retail and leisure offerings
- Ensuring that the development is sustainable

Next steps

Thank you to everyone who has provided feedback so far on our vision for 18 Blackfriars Road. Your thoughts and comments will continue to help develop and shape our proposals. There will be more opportunities to provide feedback on our updated proposals in the coming months.

If you want to find out more about the feedback from our initial survey, a 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

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Appendix XXVI - Online Survey - Community Benefit Themes

18 Blackfriars Road

We want 18 Blackfriars to be a showcase for better living, working, sharing and coming together.

It will welcome everyone with places to eat, drink, learn, relax, play, meet and gather all based on our three themes of food & hospitality, health & wellbeing, creativity & performance.

Please answer the following three quick questions so we can better understand your priorities.

Continue press Enter ↵



Powered by **Typeform**

1 → What makes you happy? *

Please select two options.

Choose 2

 A Gigs	 B Clubs	 C Urban farming	 D Cooking together
 E Art classes	 F Exercise classes		

OK ✓

Powered by **Typeform**

9. APPENDICES

Appendix XXV

2 → What makes you happy? *

Please select two options.

Choose 2



A Recording



B Film nights



C Exploring new foods



D Training



E Being active



F Learning

OK ✓

^ v Powered by Typeform

3 → What makes you happy? *

Please select two options.

Choose 2



A Performance



B Theatre



C Relaxing



D Sharing skills



E Gardening



F Eating together

OK ✓

^ v Powered by Typeform

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Appendix XXVI

4→ What is your name?

Type your answer here...

OK ✓

^ v Powered by Typeform

This is a screenshot of a survey question on a solid orange background. The question is '4→ What is your name?'. Below the question is a text input field with the placeholder text 'Type your answer here...'. Underneath the input field is a small blue button with the text 'OK ✓'. In the bottom right corner of the orange area, there are two small arrows (one pointing up, one pointing down) and the text 'Powered by Typeform'.

5→ What is your address?

Type your answer here...

OK ✓

^ v Powered by Typeform

This is a screenshot of a survey question on a solid orange background. The question is '5→ What is your address?'. Below the question is a text input field with the placeholder text 'Type your answer here...'. Underneath the input field is a small blue button with the text 'OK ✓'. In the bottom right corner of the orange area, there are two small arrows (one pointing up, one pointing down) and the text 'Powered by Typeform'.

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Appendix XXVI

6+
What is your postcode?

Type your answer here...

OK ✓

^
v
Powered by Typeform

7+
What is your email?

name@example.com

Submit

^
v
Powered by Typeform

9. APPENDICES

Appendix XXVII - Event Flyer

18

BLACKFRIARS ROAD

FREE FOOD, MUSIC AND WELLBEING ACTIVITIES FOR ALL THE FAMILY.

Join us at London Nautical School and view the latest plans for 18 Blackfriars Road.

18 Blackfriars Road Community Evening

Join us to learn more about our plans for 18 Blackfriars Road and enjoy some complementary refreshments, yoga, massages and plant giveaways.

Thursday 18 May 2023

4pm - 8pm

18 Blackfriars Road Community Fun Day

Join us to learn more about our plans for 18 Blackfriars Road and enjoy some complementary refreshments, yoga, massages and plant giveaways.

Saturday 20 May 2023

10am - 1pm

Free yoga sessions

Free face painting

Free massages

Plant giveaway

Free coffee

Arts and crafts

Free smoothies

Cooking demonstration

more details overleaf

We have previously hosted public exhibitions, pop-up events, Community Fun Days and more to make sure your views for the site are heard. Your feedback has been vital in shaping our plans which we are excited to share with you!

We are delighted to invite you to our latest pair of community consultation open days at

London Nautical School

61 Stamford Street, SE1 9NA.

18 Blackfriars Road Community Evening

Thursday 18 May 2023

4pm-8pm

18 Blackfriars Road Community Fun Day

Saturday 20 May 2023

10am-1pm

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

scan the code to visit website

18

BLACKFRIARS ROAD

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Appendix XXVIII - Blog Post - Join us at our public exhibition and Community Fun Day

Join us at our public exhibition and Community Fun Day

Updates Posted 4 weeks ago

Since we held our community events in July last year we have been working hard on developing our plans for 18 Blackfriars Road, in close consultation with planning officers at Southwark Council. We have also carried out a number of pop-up events around the site to hear the local community's views on the community themes for 18 Blackfriars Road.

We're excited to share our latest plans for 18 Blackfriars Road along with free food, music and wellbeing activities for all the family at our upcoming community events:

Thursday 18 May

4pm-8pm

18 Blackfriars Road Community Evening

The first opportunity to find out more about our proposals for the site will be taking place on Thursday 18 May. Come along to view our latest plans, chat to the project team and enjoy a free yoga session or a free massage!

Saturday 20 May

10am-1pm

18 Blackfriars Road Community Fun Day

As well as the chance to view our proposals for the site, we are also hosting a Community Fun Day, with lots of free activities to be enjoyed by all the family:

- Yoga sessions
- Massages
- Cooking demonstrations
- Coffee
- Face painting
- Plant pot painting
- Seed giveaway
- Live music

**18 Blackfriars Road
Community Evening**

 **Thursday 18 May 2023**
4pm-8pm

**18 Blackfriars Road
Community Fun Day**

 **Saturday 20 May 2023**
10am-1pm



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

If you are unable to attend the events and would like more information about our proposals, or wish to speak to a member of the project team, please do get in touch with us using the details below:

hello@18blackfriarsroad.co.uk

020 3900 3676

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Appendix XXIX - Blog Post - We are growing a native wildflower meadow

We are growing a native wildflower meadow

Updates

Posted 3 weeks ago

As part of our ongoing proposals to develop this site we are working alongside [Vertical Meadow](#) to provide a green living wall on our hoardings that will grow native UK wildflowers.

This wall has been specifically designed to improve biodiversity and is endorsed by the [London Wildlife Trust](#) and [Buglife](#). As the plants grow and change through the seasons they attract birds, bees, butterflies and other insects that are so important to our natural ecosystems.

Our development is committed to being a lasting partner and neighbour to the community whilst also ensuring that sustainability is at the very heart of what we would like to achieve.

If you have any questions about our Vertical Meadow, please get in touch using the details below:

hello@18blackfriarsroad.co.uk

020 3900 3676

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Appendix XXX - Blog Post - Designing excellent outdoor spaces

Designing excellent outdoor spaces

Updates

Posted 3 weeks ago

Read more about designing excellent outdoor spaces from Shelly Long at West 8 urban design & landscape architecture below.



How important is good landscaping in creating a central place for all different users of 18 Blackfriars Road to come together?

Good landscaping is critical – the landscaping for the project encourages social interaction by placing emphasis on a central ‘heart’ suitable for daily meeting, special gatherings, and events. It won’t be a design which encourages just passing through. This idea of the ‘shared commons’ is not new, it is quite a medieval concept. What will be special about the Rotunda is its unique green character in a dense urban environment and coming together of podium and ground floor uses.

What makes a high-quality outdoor space?

Diversity. High quality outdoor public spaces should give people choice. That means the ability to sit in the sun or shade in different comfortable microclimates; to engage in shopping or eating or just enjoy people watching; to play, to meet strangers, to discover something new. Designing at the human scale and eye level experience is also really important to help people feel comfortable and make high density development work appropriately in an existing urban fabric.

How will the landscaping at 18 Blackfriars Road enhance biodiversity and improve the building’s sustainability?

The landscaping proposals include over six new types of trees and more than 40 herbaceous shrub and perennial species specifically adapted to their microclimate (sun/shade, wind, elevation) in relation to the building. More than half will have flowers (with bloom times varying at different times throughout the seasons) to support pollinator populations and birds. The proposals also include integration of habitat hedging. The choice for emphasis on plants that change colours and forms throughout the seasons is deliberate to support our connection to and sensitivity to nature. Deciduous planting also lets more light and warmth into the building in the winter months and creates shade in the summer. The planting will be watered with recycled rainwater.

How do you create a successful children’s play space?

A successful children’s play space is one full of children! Not unlike good public spaces, they should provide a diversity of experiences. Our play space design aims to give children the opportunity to move creatively, engage with different natural textures and colours (including plants), get low, or get up high. It should stimulate the imagination and provide space for parents to socialise and supervise comfortably.

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Appendix XXXI - Blog Post - Long-term stewardship

Long-term stewardship

Updates

Posted 3 weeks ago

Read more about our plans for Long-term stewardship from Jasmine Dillon at Hines.



What is Hines' long-term vision for 18 Blackfriars Road impact on the local Southwark community?

18 Blackfriars Road is one of the last significant unused sites left in central London and we are excited by the opportunity to truly weave the project into the fabric of the local community. We believe strongly in our vision to breathe new life into the area, create opportunities for local people including jobs, and truly connect, and be of benefit to, the Southwark community.

One of the ways we intend on doing this is by 'bringing in' and connecting local businesses, organisations, charities, social groups, and entrepreneurs to share space at 18 Blackfriars Road for mutual benefit. We believe people are truly passionate about their local area and want to find deep connection with the communities they operate in, which is why we are actively creating opportunities for ideas sharing, mentorship and uniting people together.

Ultimately, we want to create a place that welcomes everyone, where people have more in common than difference and where there are opportunities to learn, create, be inspired, embrace wellbeing and have fun!

What is Hines' previous experience in creating community-led developments and how have you learnt from these previous experiences?

We strongly believe in communities and have a deep-rooted history in bringing people and place together. As an investor, developer and manager of real estate, we feel it is our responsibility to ensure our projects promote health and wellbeing while creating places that people want to live, work, play and stay. So our focus is on making 18 Blackfriars Road relevant to the local community and reciprocally also attractive to it. After all, communities are at the heart of our developments given it's the people that make a destination not just the buildings!

Furthermore, we have a strong track record of delivering social impact to encourage interaction, the best use of amenities, and ensure our projects entwine seamlessly into the surrounding city, improving the quality of life for our residents and occupiers alike, while adding long term value.

We're in a really strong position to create spaces that are specifically tailored to allow people to flourish. We learn from the 120 million square feet of properties under our management worldwide to see how people use our spaces, which in turn allows us to design and develop the best places for people to enjoy. We couple this with a deep local neighbourhood understanding, working with local people and our specialist experience team to connect and inspire people, which ultimately delivers places that people love.

What does social value mean to Hines and how will this be implemented at 18 Blackfriars Road?

At Hines, social value is about societal impact, and how our work touches people, local communities and the planet. It means we have an ever increasing sense of urgency regarding the impact our investments are having on local communities, which filters into how we design and develop our projects.

Furthermore, we promote diversity, equity and inclusion across our workforce with the aim of being inclusive of, and attractive to, the next generation of leaders. For us it's about diversity of talent and inviting such talent into Hines to learn, develop and have a real sense of belonging.

At project level, such as at Blackfriars, significant attention is paid to the development of public spaces, and how these interact with private spaces, resulting in an attractive, dynamic, sustainable, inclusive, and community-oriented destination.

What are your aspirations for 18 Blackfriars Road?

We want to deliver quality homes, offices, retail, leisure, play space and most importantly a thriving public space that welcomes all and creates opportunities for connection. By doing this, jobs will be created, people will follow and the area will thrive and become aspirational for the long-term providing further opportunities for all.

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Appendix XXXI - Blog Post - Long-term stewardship

How have you engaged with the different groups within the Blackfriars/ Bankside community?

We recognise that there are various community members, each with a bespoke way of engaging. This is why we have ensured everyone continues to have the opportunity to share their views and ideas as we want 18 Blackfriars to be of benefit to all. To this end, we have communicated extensively, run public exhibition events, attended community groups, held relaxed art sessions and visited people at home and in their local community group settings, as well as hosting online surveys.

We've really enjoyed speaking to so many members of the local community and a diverse range of organisations across community groups, arts and culture organisations, schools and specific interest groups. The people of Southwark are not short of ideas and they have really inspired and shaped our way of thinking.

How did you decide on the three potential themes for 18 Blackfriars Road?

We have undertaken extensive research into what the needs of the community and end users of the space are, and reviewed what exists locally and what is missing. This has been a huge listening exercise, and we have spoken to many members of the local community and organisations, along with Southwark Council. Southwark is a very diverse community and the themes we have developed are able to meet a range of needs for locals and those that will be attracted to the place we are developing.

What is the importance of engaging with the local community when developing proposals for a scheme like 18 Blackfriars Road?

It is critically important to engage with the local community, they know their area best and are able to share incredibly useful insights about what would be most beneficial. It is important to us at Hines to be part of the community, so we enjoy connecting with locals and have experienced the benefit of working together to create and maintain great places.

How has the feedback you have received helped to shape the plans for the site?

The feedback we have received so far has allowed us to develop key themes focused on health and wellbeing, creativity, performance, food and hospitality. Locals have been able to share what opportunities there are to provide activities and spaces that are in demand and we have accordingly worked these into our proposals and discussions with Southwark Council.

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Appendix XXXII - Stage Three Exhibition Boards

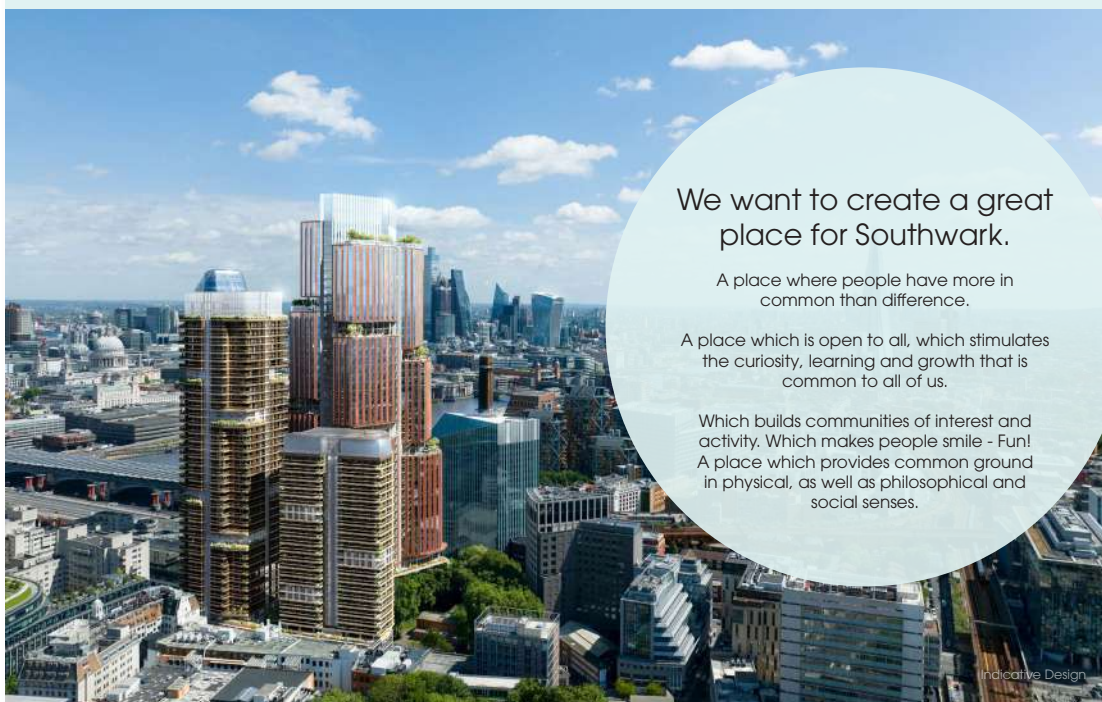
Welcome to our consultation on the
future of 18 Blackfriars Road



18 BLACKFRIARS
ROAD

OUR VISION

18 BLACKFRIARS
ROAD



We want to create a great
place for Southwark.

A place where people have more in
common than difference.

A place which is open to all, which stimulates
the curiosity, learning and growth that is
common to all of us.

Which builds communities of interest and
activity. Which makes people smile - Fun!
A place which provides common ground
in physical, as well as philosophical and
social senses.

Indicative Design

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Appendix XXXII - Stage Three Exhibition Boards

YOU SAID, WE DID

YOU SAID	WE DID
You didn't want a hotel.	There will be no hotel.
You wanted affordable housing on site.	All of the affordable homes we are providing will be on-site.
You wanted us to maximise affordable rented homes.	The development includes 40% affordable housing, including the majority being for social rent in line with Southwark Council.
You wanted more facilities for children.	We will build a large children's playground adjacent to Christ Church Garden, provide water play in the plaza fountains, and other informal play spaces throughout the ground floor of the site.
You wanted a high quality public space.	High quality public spaces are at the heart of our proposals for 18 Blackfriars Road, and they include a central plaza and upper terrace alongside more intimate spaces, all of which will be publicly accessible.
You wanted a better range of retail and leisure facilities serving different incomes and interests.	The current proposals include a range of retail and leisure spaces that have been designed around the needs of the local community and we would welcome your feedback on these spaces.

18 BLACKFRIARS ROAD

THREE THEMES

Our conversations with local residents and businesses have highlighted three themes where 18 Blackfriars Road could make the area a better place to live and work

The three themes are:

Food & hospitality

Health & wellbeing

Creativity & performance

?

What do you think about these themes? Read our next few boards to find out more.

View from Stamford Street
Indicative Design

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Appendix XXXII - Stage Three Exhibition Boards

OPTION 1

FOOD & HOSPITALITY

Food can bring different cultures and communities together.

A dedicated food and hospitality hub could provide education and employment opportunities to anyone looking to break into the industry and a great place for all to socialise and enjoy.

18 BLACKFRIARS ROAD



Cooking together



Food hall



Supper clubs



Food and hospitality training centre



Outdoor dining

OPTION 2

HEALTH & WELLBEING

Our personal health and wellbeing has become increasingly important to us all over recent years.

18 Blackfriars Road could be home to the first dedicated wellbeing hub in Southwark and London.

18 BLACKFRIARS ROAD



Art classes



Sharing skills



Exercise class



Relaxing



Being active

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Appendix XXXII - Stage Three Exhibition Boards

OPTION 3

CREATIVITY & PERFORMANCE

18 BLACKFRIARS ROAD

The performing arts bring us together to share experiences.

18 Blackfriars Road could be home to community events, performance and training in Southwark, providing spaces to inspire and support the next generation of artists.



Community theatre



Recording



Gigs



Clubs



Performance

YOUR VISION

POTENTIAL ACTIVITIES

18 BLACKFRIARS ROAD

18 Blackfriars Road will welcome everyone and could provide places to eat, drink, learn, relax, play, meet, gather, exercise, create and perform.

You have read about what 'could' be possible, but **what ideas do you like? What ideas do you have for some of our flexible spaces?**

It's your community and we want to hear from you.



Write on a post-it note and add it to the diagram



For more inspiration scan the QR code below or talk to a member of the team.

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Appendix XXXII - Stage Three Exhibition Boards

SUPPORTING SOCIAL VALUE

18 BLACKFRIARS
ROAD

We are committed to delivering benefits for local communities at 18 Blackfriars Road through:

1 Commitments as part of our planning application

2 Providing frameworks for our tenants and partners

3 The continual measurement of success



Our commitments include:

- 1** Empower local and diverse business – affordable space and incubators
- 2** Inclusive public spaces – public access guaranteed
- 3** Access to affordable housing – 40% on site affordable housing
- 4** Health & education – programmes and activities
- 5** Skills & training – apprenticeships, training opportunities, local employment targets, schools programmes



Our tenant & partner frameworks will aim to:

- 1** Empower local and diverse business – tenant mentorship programmes
- 2** Inclusive public spaces – volunteering programmes in public spaces
- 3** Access to affordable housing – internships and opportunities for residents of social housing
- 4** Health & education – affordable food and drink options
- 5** Skills & training – commitment to taking on local apprenticeships

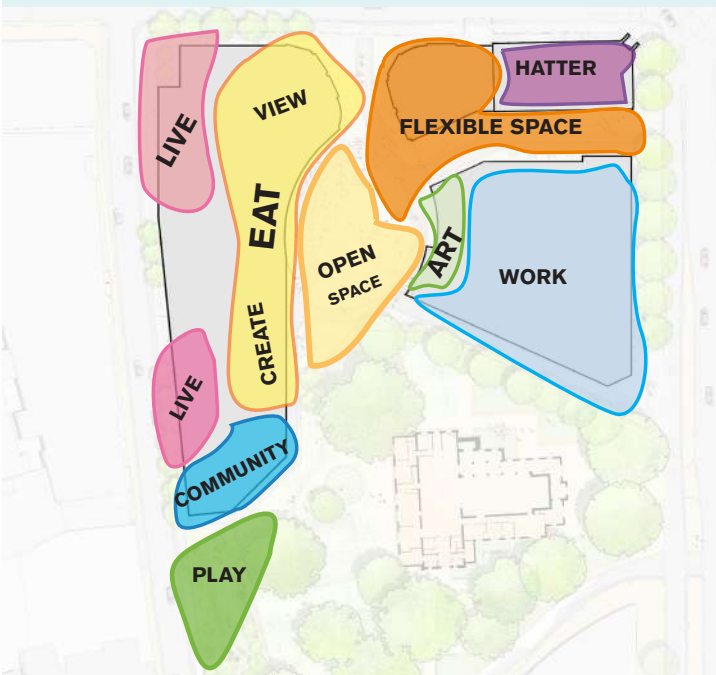


Our measures of success:

- 1** Empower local and diverse business – the number of local businesses supported
- 2** Inclusive public spaces – community user satisfaction rates
- 3** Access to affordable housing – new homes delivered for Southwark residents
- 4** Health & education – improved health & wellbeing for Southwark residents
- 5** Skills & training – the number of local people employed

SITE MASTERPLAN

18 BLACKFRIARS
ROAD



Most of the site has been unused for 20 years, with two previous planning consents for tall buildings unbuilt.

Our proposals have been carefully considered which will enable us to start on site immediately.

They include:

-  Circa. 440 new homes.
-  40% on-site affordable housing.
-  Affordable, community and flexible spaces.
-  New restaurants and pop ups as part of our Hatter food hall.
-  World class buildings providing 800,000 sq. ft of office space.
-  New playground adjacent to church gardens.

9. APPENDICES

Appendix XXXII - Stage Three Exhibition Boards

PUBLIC SPACES

We are proposing three landscaped public spaces at ground floor: The Rotunda, Hatter's Yard, and the Children's Playground.

Planting and landscaping will help make the public space a more enjoyable place to spend time and meet people.

Our focus is on creating a place where people have more in common than difference. A place which is open to all.

The Rotunda
A new public space at the centre of the development.

Hatter's Yard
A space for art with places to eat and drink

Children's Playground

Find out more about designing excellent outdoor spaces from Shelly Long at West 8 urban design & landscape architecture

Children's Playground

The Rotunda

Mad Hatter's Yard

THE ROTUNDA - OUR HISTORY

The proposed Rotunda public plaza will be open to residents, workers, and the wider public.

The Blackfriars Rotunda, originally near the southern end of Blackfriars Bridge, was a popular meeting place in the 1830s for the 'Rotunda Radicals' - a group of social and political reformers.

The venue went on to be used as a museum, music hall, concert rooms and a warehouse, until it was eventually demolished in 1958.

Our space will seek to build on this legacy by being open to the public, a space for the wider community to come together.

Indicative Design

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Appendix XXXII - Stage Three Exhibition Boards

HINES:

Creating and managing places for PEOPLE

18 BLACKFRIARS ROAD

For more than 60 years, Hines has delivered property management services with an individualised approach that creates memorable experiences and inspiring destinations for residents and local communities.

When you walk into a Hines-managed project, you experience the difference—every time.

We manage properties and portfolios with a personal touch, transforming places into spaces people love that have a long term impact.

What makes a building memorable? People return to a space when it makes them feel valued, connected, and inspired. With our focused experience team, we provide those memorable experiences time and time again.

We focus on the social impact to encourage interaction, the best use of amenities to allow our projects to weave seamlessly into the fabric of the surrounding city, improving the quality of life and adding long term value for all.



Hines



Find out more about our plans for long-term stewardship from Jasmine Dillon at Hines



Beckett House, Dublin

Caton Court, Lancaster

Fleet Place, London

FOSTER + PARTNERS: INSPIRING ARCHITECTURE

18 BLACKFRIARS ROAD

Fosters + Partners is a global studio for architecture, urbanism and design, rooted in sustainability, which was founded over fifty years ago in 1967 by Lord Foster.

Since then, the practice has established an international 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 and many more – the collegiate working environment is similar to a compact university.

These diverse skills make Foster + Partners capable of tackling a wide range of projects, particularly those of considerable complexity and scale. Design is at the core of everything the practice does, from products and buildings to cities, always maintaining a commitment to listening, questioning, and innovation.



British Museum



Millennium Bridge



Trafalgar Square

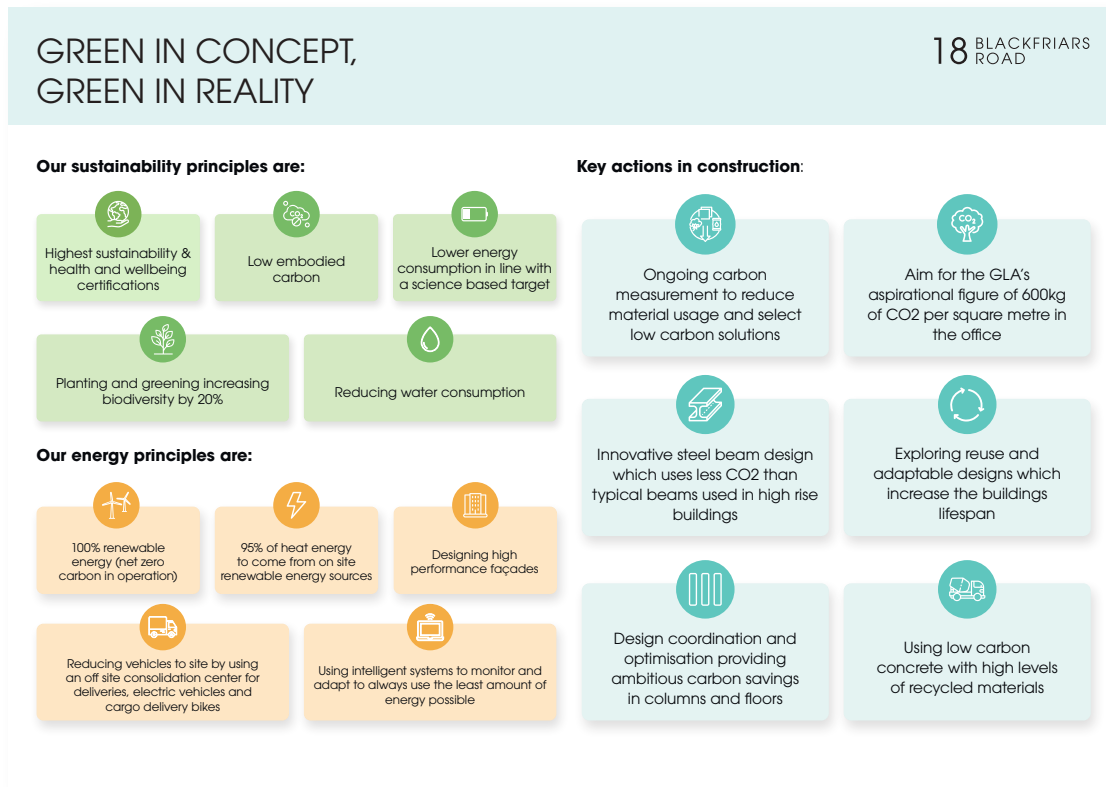


The Gherkin

Foster + Partners

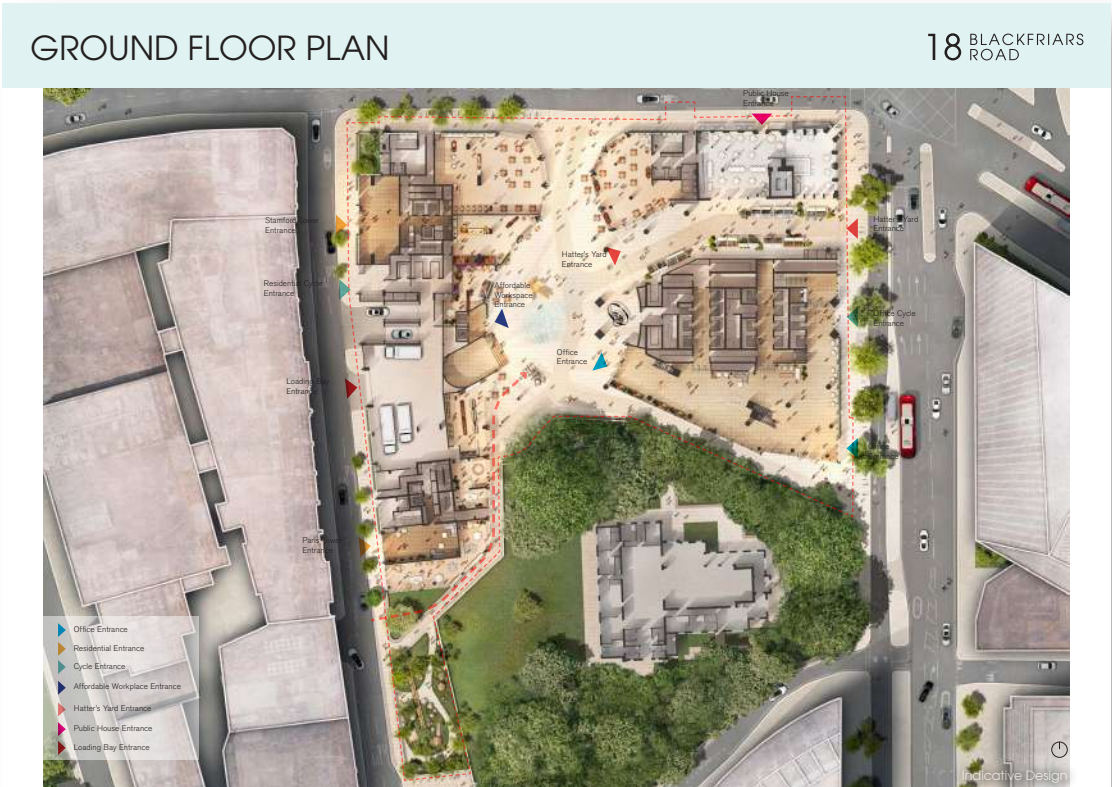
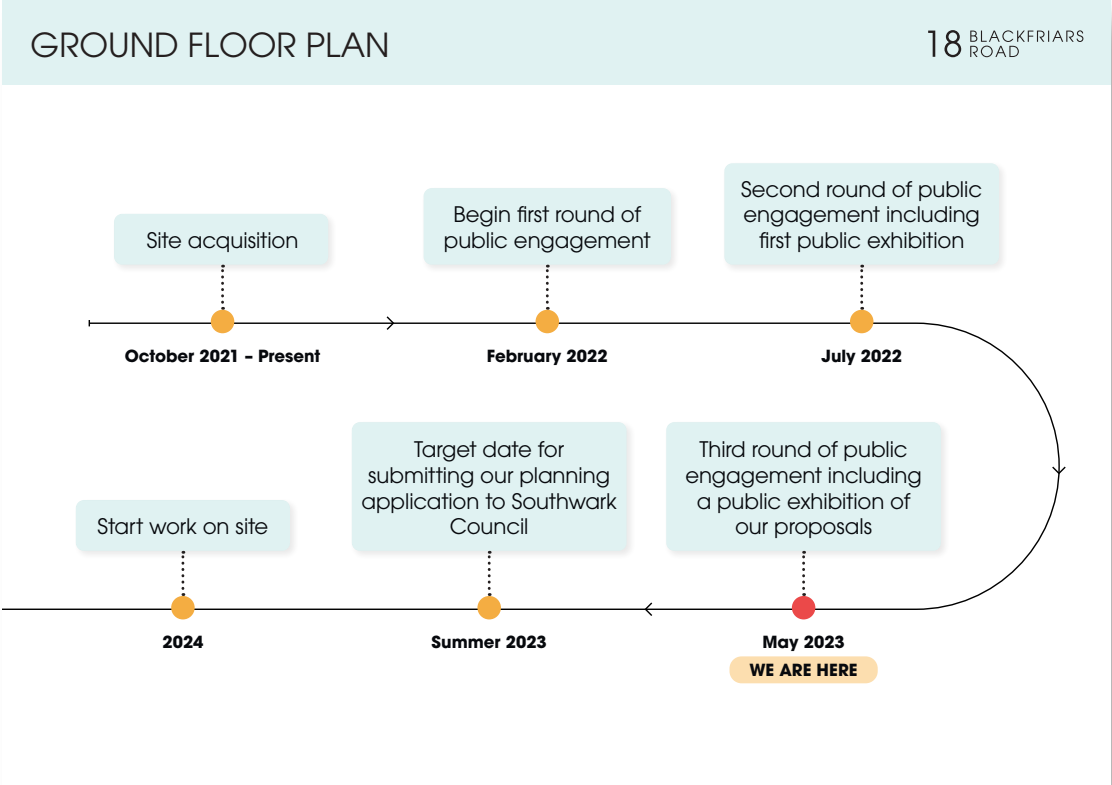
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Appendix XXXII - Stage Three Exhibition Boards



9. APPENDICES

Appendix XXXII - Stage Three Exhibition Boards



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Appendix XXXII - Stage Three Exhibition Boards

THANK YOU AND NEXT STEPS

18BLACKFRIARSROAD

Thank you for taking the time to look through our proposals for 18 Blackfriars Road.

Please visit the project website www.18blackfriarsroad.co.uk to find out more about the proposals, provide your feedback and sign up for updates about the consultation.

We are interested in hearing your feedback on our three proposed themes for the ground levels of 18 Blackfriars Road and any other comments you may have.

If you have any further questions or require any other information, please contact us on:

hello@18blackfriarsroad.co.uk

0800 368 7363



Scan here to find out more



Indicative Design

CHILDREN'S PLAYGROUND

18BLACKFRIARSROAD



Indicative Design

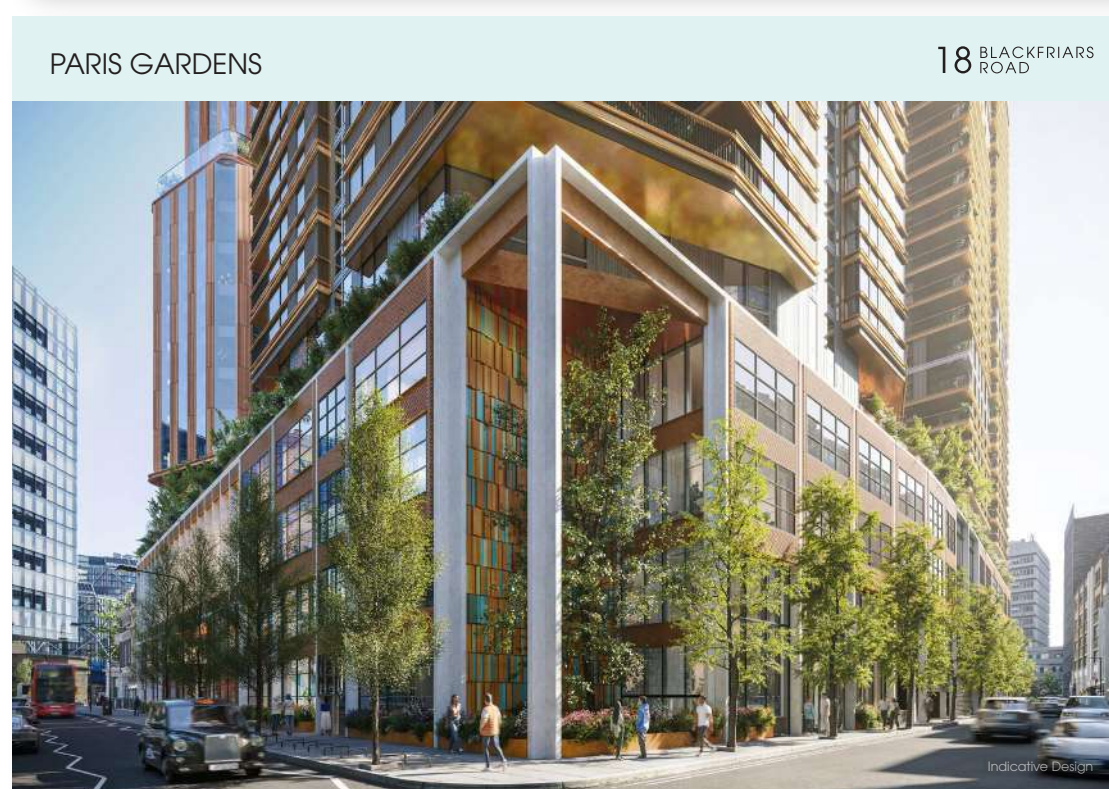
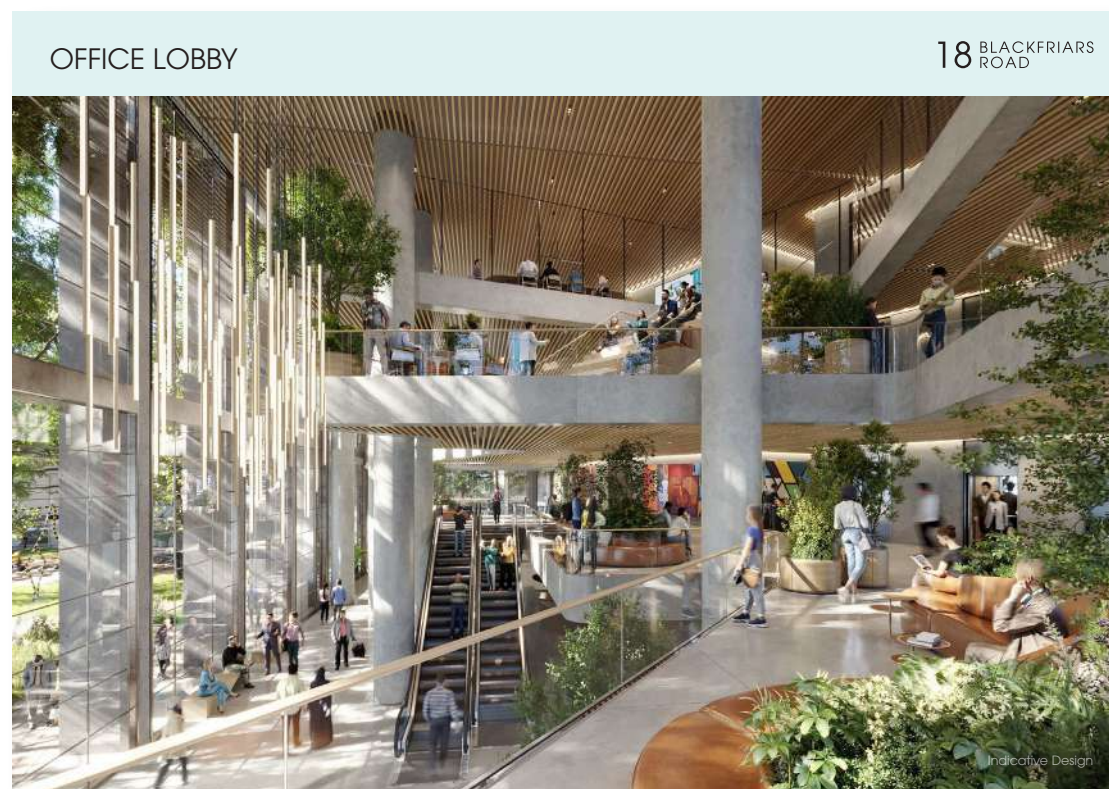
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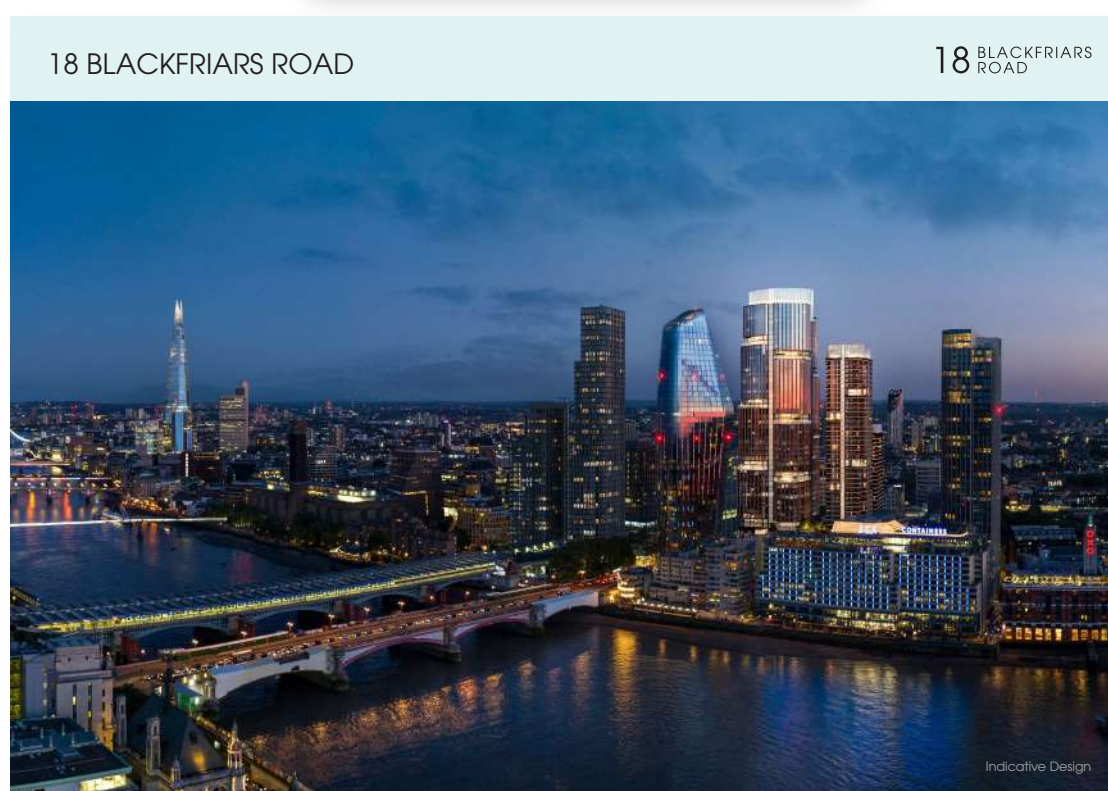
9. APPENDICES

Appendix XXXII - Stage Three Exhibition Boards



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9. APPENDICES

Appendix XXXII - Online Survey

1

QUESTION 1/10

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

Next >

2

QUESTION 2/10

What do you like about our proposals for 18 Blackfriars Road?

Type your comment here

Next >

3

QUESTION 3/10

What would you change about our proposals for 18 Blackfriars Road?

Type your comment here

Next >

9. APPENDICES

Appendix XXXII - Online Survey

QUESTION 4/10

Which of these three themes is your top priority for 18 Blackfriars Road?

☐ Food & Hospitality ☐ Health & Wellbeing

☐ Creativity & Performance

☐ Click if you have any additional thoughts on this question

Next >

QUESTION 6/10

We are proposing a mixed-use development, with public and community spaces, offices, private housing, and affordable housing. Do you support this mixture of different uses and spaces?

☐ I support it ☐ I am unsure

☐ I don't support it

☐ Click if you have any additional thoughts on this question

Next >

9. APPENDICES

Appendix XXXII - Online Survey

7 QUESTION 7/10

Following consultation with local residents, our proposals for the site will not include a hotel. Do you support this decision?

☐ I support it ☐ I am unsure

☐ I don't support it

☐ Click if you have any additional thoughts on this question

Next >

8 QUESTION 8/10

Are there any local organisations, community groups or individuals that you think we should get involved with to help make 18 Blackfriars Road more beneficial to the community?

Type your comment here

Next >

9. APPENDICES

Appendix XXXII - Online Survey

9 QUESTION 9/10

Do you have any comments on the look and feel of the proposed buildings?

Type your comment here

Next >

10 QUESTION 10/10

Please let us know if you have any other questions or comments.

Type your comment here

Next >

9. APPENDICES

Appendix XXXIV - Blog Post - Thank you for attending our Community Evening and Community Fun Day

Thank you for attending our Community Evening and Community Fun Day

Updates

Posted 2 weeks ago

On behalf of Hines, we wish to extend a big thank you to those who took the time to attend our Community Evening and Community Fun Day at the London Nautical School.

The first of our two events was a Community Evening and public exhibition on Thursday 18 May, held at the London Nautical School, where alongside detailed information about the proposals for 18 Blackfriars Road, we ran some complimentary wellbeing activities to give a flavour of what is to come including yoga sessions and massages. 77 members of the public attended the Community Evening, while 24 of those completed our feedback form.



Inside at our Thursday 18th May Community Evening

9. APPENDICES

Appendix XXXIV - Blog Post - Thank you for attending our Community Evening and Community Fun Day

Our second event was a Community Fun Day, held on Saturday 20 May at the London Nautical School, where alongside the information about the proposals, there was a range of activities to test interest in our themes of wellbeing, performance and creativity and food and hospitality, including:

- Complimentary yoga sessions
- Massages
- Coffee
- Arts and Crafts
- Facepainting
- Food demonstrations
- Live music



Face painting was one of the many free activities available on our Community Fun Day

We were really pleased to welcome 81 attendees to our Community Fun Day with the activities being enjoyed by all, while another 24 feedback forms were completed.

We would like to thank everyone who took the time to come along to either of the events to find out more about more about our proposals for 18 Blackfriars Road, share thoughts and feedback with us, and enjoy all of the complimentary activities. All of the feedback we have received will continue to shape our plans for the site, helping to make 18 Blackfriars Road beneficial to the local community.

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 Community Events.

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 by visiting the [archive](#) tab of our website. Once you have viewed and considered our proposals, we would greatly appreciate it if you could take the time to complete our [online feedback form](#) to share your thoughts with us.

You can also find out more from the team behind the proposals in our interviews with Jasmine Dillon of Hines, discussing Hines' plans for [long-term stewardship](#), and Shelley Long of West 8, about how the [outdoor spaces](#) have been designed to flourish.

We will be publishing more blogs and interviews with members of the project team over the coming days.

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

18 BLACKFRIARS ROAD

