

2.1

Local Site Analysis

2.1.1 Introduction
Site Description

This chapter describes and analyses the Site's immediate surroundings and the Site's potential. This analysis has been carefully considered and has informed our approach to an architectural design that seeks to respond positively to both the constraints and the opportunities of the Site.

The Site has an area of 0.923 Hectares (ha). With the exception of two Grade II Listed buildings, 1 and 3-7 Stamford Street, the previous buildings on the Site have been demolished and the Site now comprises cleared brownfield land which has been empty for a number of years.

The Site previously contained several buildings which were demolished in 2012 pursuant to the 2009 consented scheme, with the Site further cleared in 2021 as part of works to lawfully implement the 2018 consented scheme.

The Site is a large plot with a frontage on three streets, including Blackfriars Road to the east, Stamford Street to the north, and Paris Garden to the west. The Site is bounded by Christ Church Gardens to the south. Along its longest edges, the Site boundary is approximately 100m x 130m.

The surrounding buildings include a Grade II Listed church to the south of the Site and a mix of scale with mid to high-rise developments. In recent years many of the surrounding sites have been redeveloped including One Blackfriars, Bankside Hotel, Bankside Yards and 240 Blackfriars Road.

The majority of the Site is allocated in the New Southwark Plan (2022) for a mixed-use development (Ref: NSP22), delivering employment floorspace, together with ground floor active frontages including retail, community or leisure uses, together with the provision of new homes.

- LBS Boundary
- Site Boundary and Listed Building Consent Site Boundary

Right:
Site Plan - approximate dimensions.



2.1.2 Local Site Analysis

Urban Grain and Land Use - Blackfriars Road

The following pages will look at the character and urban grain of the three main streets framing the site, analysing their unique attributes, the range of architectural styles, and the key constraints that will influence the development.

As these site images around the immediate area show, there is a wide range of architectural styles around the Site, from Victorian terraces, warehouses and industrial buildings to the contemporary tall buildings near the Site. Historic buildings reflect the type and range of industries that once occupied this part of Southwark with its proximity to the River Thames.

Contemporary buildings, on the other hand, are representative of modern land uses in this area. There is a prevalence of contemporary metal and glass buildings towards the river, whilst the southern end of Blackfriars Road contains buildings of a more residential character with brick as a predominant material.

Blackfriars Road predominately features office uses, as well as residential, hotel and some industry. There is currently a lack of ground floor active frontage. It also has poor accessibility and whilst it houses the cycle highway it gives vehicular priority over pedestrians.

There are minimal visual connections to the River Thames and has limited public open space. Mature trees help soften the road and add visual interest.

Land Use

- Residences & Hotel
- Offices
- Retail & Servicing
- Community and Health
- Education
- Religious Institution
- Manufacturing
- Recreation & Leisure
- Unused Land



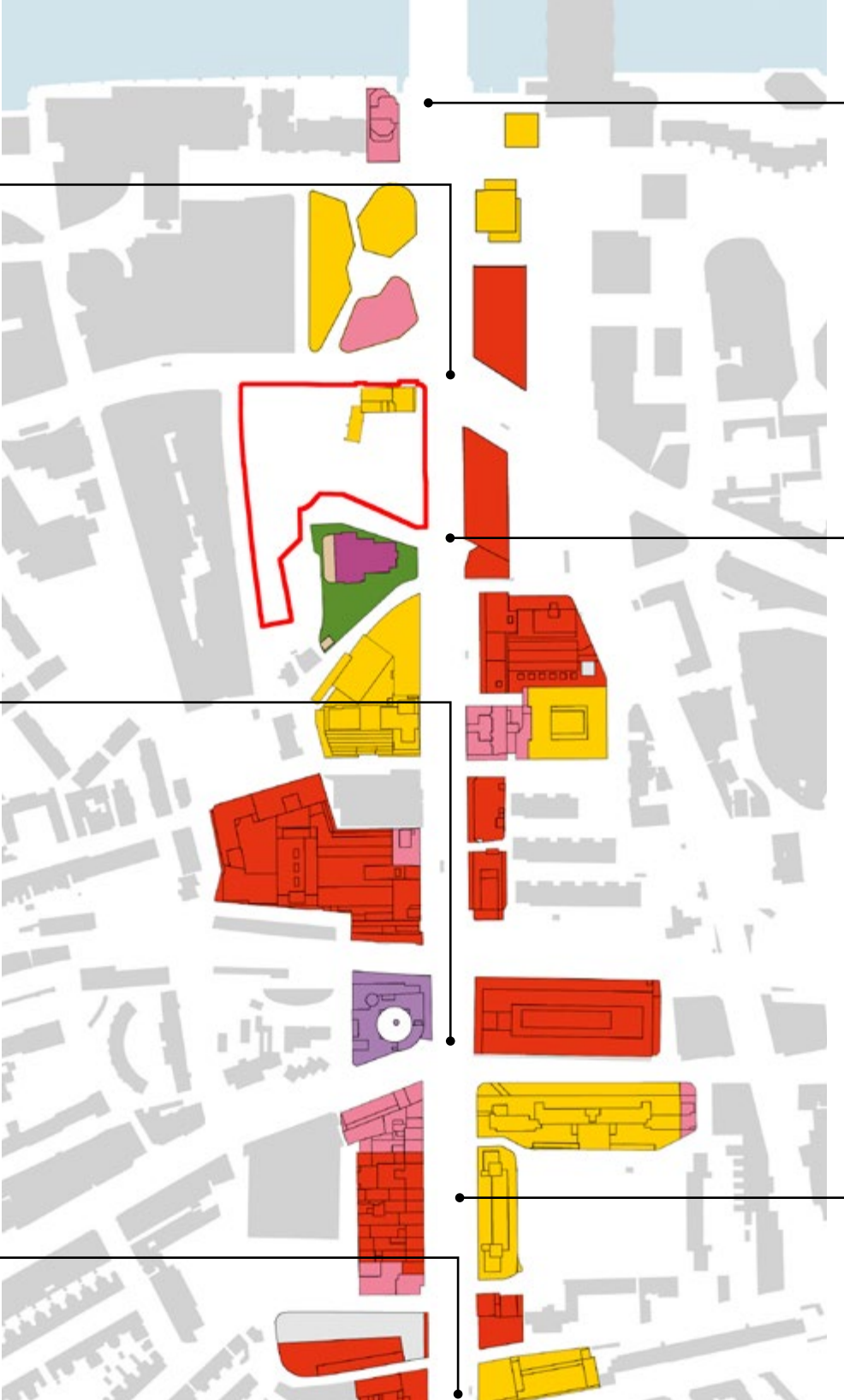
View looking south at 1 and 3-7 Stamford Street. Both are Listed Buildings and will be carefully considered throughout the design process.



View looking north-west at the bridge. There is considerable noise from trains and traffic, whilst the railway bridge acts as a visual barrier.



View looking north on Blackfriars Road from Premier Inn London Southwark (Southwark Station) hotel. Mature trees frame the street and provide urban greening.



View looking south on Blackfriars Road. Multiple lanes of traffic alongside the cycle highway.



View looking north-west towards the Site from 240 Blackfriars Road showing a large portion of un-activated street frontage.



View looking North at the railway bridge, which acts as a visual block and compresses the street scape and line of sight. One Blackfriars is a clear marker.

2.1.2 Local Site Analysis

Urban Grain and Land Use - Paris Garden

Paris Garden is a relatively narrow street running north-south to the west of the development. As the road is not a through road for traffic, it is generally a quiet street.

The main building on this road is the former Clay's Printing Works, a Grade II Listed Building now used as office space. Whilst it is a well proportioned building, it does not engage with the streetscape, with little breathing space between the building and the pavement, creating a small pathway for pedestrians.

The former Clay's Printing Works building, documented as being completed in 1909, is noted for its eclectic style which contains references to Chicago school commercial design. The building is known as an early example of reinforced concrete construction, and the facade expression is dominated by a clear grid with a powerful scale.

Further along the road is the Rose and Crown Pub and minor commercial buildings. This southern end of the site does however see the introduction of residential towers completed in the last 10 years.

Christ Church Garden, the remains of the medieval Paris Gardens, is located to the east and is a public amenity.

Land Use

- Residences & Hotel
- Offices
- Retail & Servicing
- Community and Health
- Education
- Religious Institution
- Manufacturing
- Recreation & Leisure
- Unused Land



View looking West from the Site towards Paris Garden, with the a part of the former Clay's Printing Works visible.



View looking towards the rear of Christ Church Gardens and the Rose & Crown Pub.



View from Colombo Street looking at the Rose & Crown Pub.



Site Plan



View looking into Christ Church Gardens. Grade II listed fountain and church and TPO.



View looking towards The Hoxton Hotel.

2.1.2 Local Site Analysis

Urban Grain and Land Use - Stamford Street

Stamford Street is the main thoroughfare east-west at the northern edge of Southwark. As such, it is heavily used by cars and buses, as well as pedestrians.

The architecture of Stamford Street is varied, reflecting the different periods of development and redevelopment in the area. To the north of the street, there is a mix of modern commercial, residential, and cultural buildings, as well as newly converted hotel blocks. To the south of the street are situated older buildings, including Dorset House which was completed in the interwar period in a neo-classical style, and the London Nautical School which contains buildings dating to 1820.

The new high-rise development of Banksides Yards will be located on Stamford Street to the north-east of the Site.

As with Blackfriars Road, a railway bridge blocks direct views of the site from certain vantage points.

Land Use

- Residences & Hotel
- Offices
- Retail & Servicing
- Community and Health
- Education
- Religious Institution
- Manufacturing
- Recreation & Leisure
- Unused Land



View looking east along Stamford Street from The London Nautical School. New taller developments are visible on the north side of the road in the distance.



View looking north towards Kings Reach Building on Stamford Street. New retail activation on Stamford Street.



View looking west towards the railway bridge from the corner of Holiday Inn Express London, Southwark.

2.1.3 Historic and Listed Buildings

Listed Buildings - Neighbouring Christ Church and Fountain

Christ Church is a historic Grade II Listed Building located to the immediate south of the Site. The church has a rich history, with the original one sinking shortly after construction in 1671 and the second church constructed in 1738 suffered significant bomb damage during World War II and was left as a "bomb-damaged shell."

In 1958-9, the existing church was erected in a simple neo-Georgian style, using fragments salvaged from the earlier church. The church now features a stone niche with a statue of Christ and four carved stone medallions symbolizing the Evangelists on the southern façade of the church hall.

One of the most notable features of Christ Church is the series of ten stained-glass nave windows by F W Cole, installed shortly after the church opened in 1960. These contemporary stained-glass windows depict people, both contemporary and historical, at work in local business and industry, and in local situations. They are the principal reason for the building's statutory listing designation.

In 1900 the Metropolitan Public Gardens Association laid out the churchyard of Christ Church as a public garden and it was opened by the Bishop of Rochester. The works undertaken included construction of a drinking fountain donated by the philanthropist John Passmore Edwards. The drinking fountain was Grade II Listed in 1998

The Christ Church fountain is one of several drinking fountains in London that Edwards funded through the Metropolitan Drinking Fountain and Cattle Trough Association, now the Drinking Fountain Association.

Located within the Site Boundary are the listed buildings 1 and 3-7 Stamford Street, details of which can be found in the Heritage Chapter 5.

Further information on both Christ Church, the drinking fountain and 1 and 3-7 Stamford Street can be found in the Heritage Assessment by Donald Insall Associates.



Top Left:
Christ Church: Modern Day
Top Right:
Existing Stained Glass

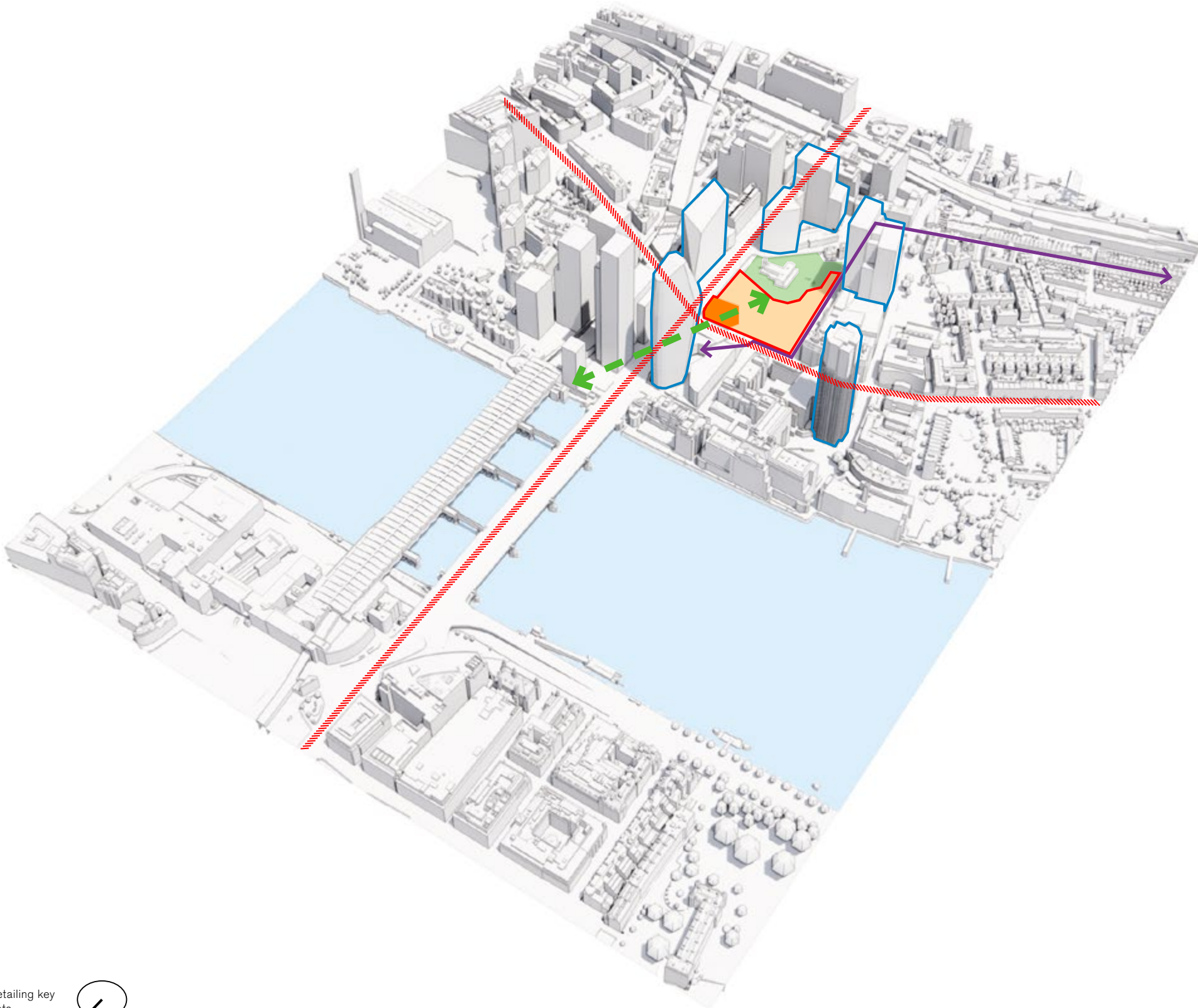
Bottom Left:
Drawing of Christ Church 1738
Bottom Middle:
Christ Church interior -2021
Bottom Right:
Photograph of the Christ Church drinking fountain



2.1.4 Site Constraints
Local Area

The analysis within this chapter identifies the key characteristics of the Site, the immediate context, and the wider urban environment. This has uncovered a number of particular constraints and opportunities that are unique to the Site.

- Site Constraints
- The Site does not contribute to connection between Blackfriars Cluster and Waterloo and Waterloo East stations.
- There is noise pollution on surrounding streets.
- A poor connection between riverbank and Christ Church Gardens green space.
- High rise buildings and consented buildings around the Site may impact views.
- Limited active street frontages.
- The Site. Currently a vacant site restricting access and not contributing to the area.
- Poor setting for Listed Buildings in local area.
- Christ Church Gardens to be respected.



Right:
Aerial view detailing key
Site constraints



2.1.5 Site Opportunities
Local Area

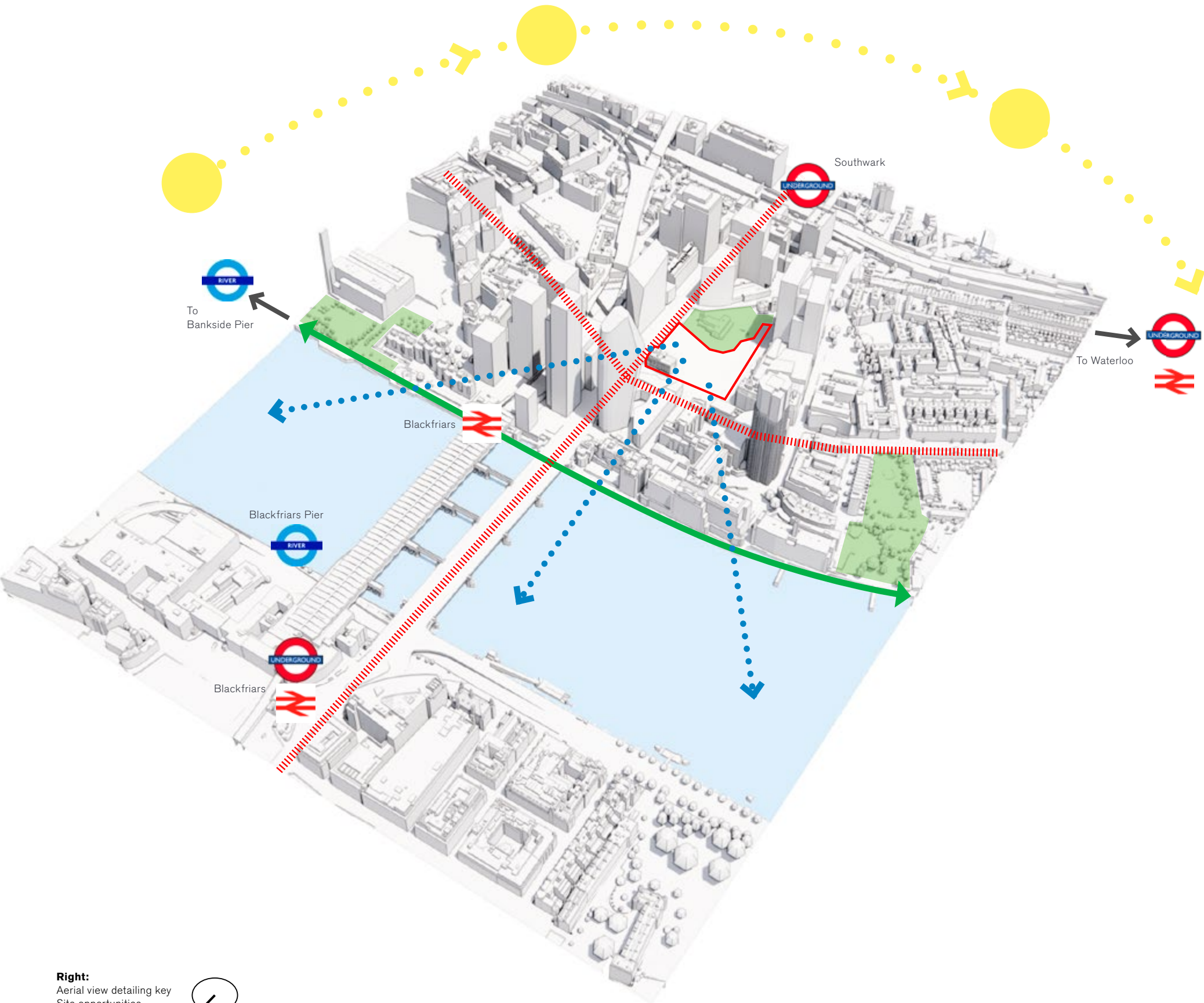
The Site acts as a gateway to the north of the borough, close to Blackfriars Bridge and local transport connections. It currently comprises of vacant land together with 1 and 3-7 Stamford Street (otherwise known as the Mad Hatter Public House and Hotel).

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

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

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

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



Right:
Aerial view detailing key
Site opportunities



