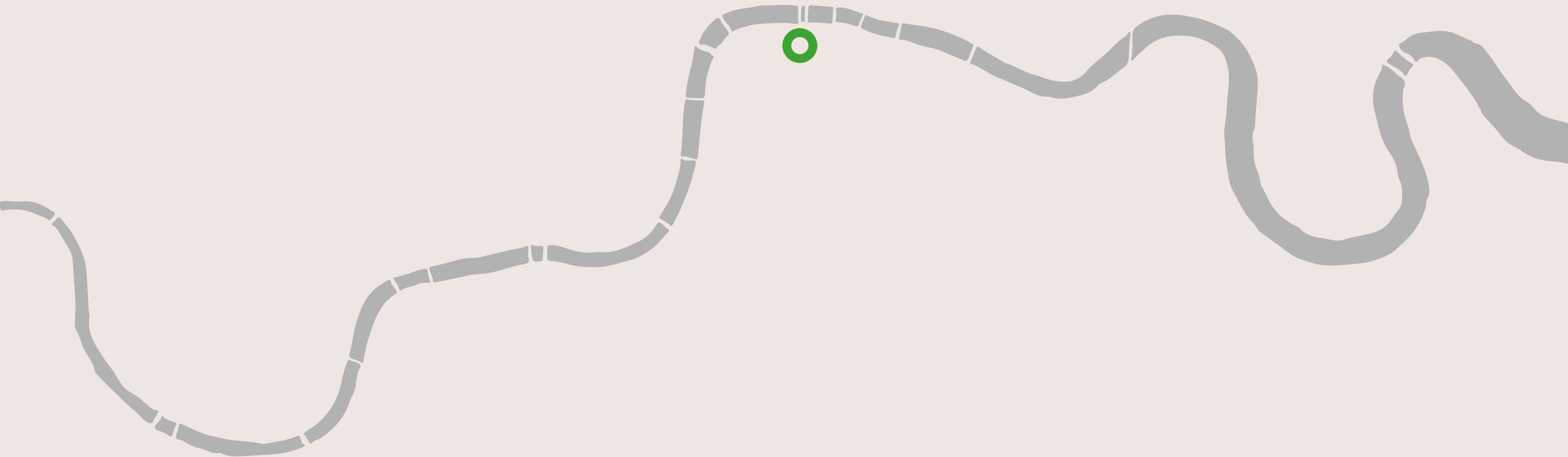




3.0

Design Process

3.0.1 Introduction
Design Process

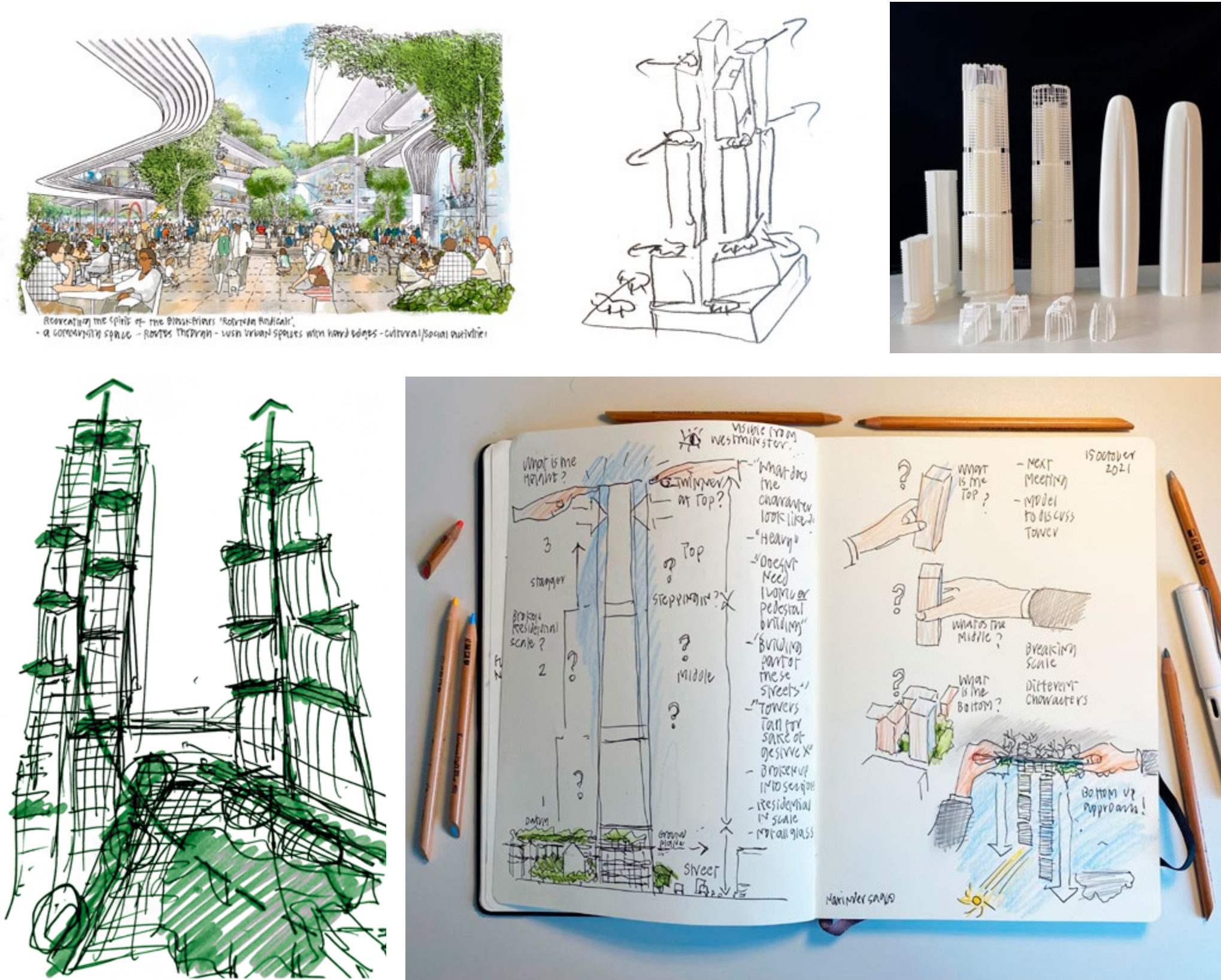
Following the completion of Site analysis, the design team began to develop ideas and approaches that would seek to respond positively to the context of the site and its opportunities.

The analysis of the Site and its surroundings led to the core design principles and concepts that have been applied to the Proposed Development and are centred on the desire to create a sense of place specific to this location, its surrounding conditions, both present and future, and to support a new integrated, inclusive, and sustainable community. These principles are further defined in the following chapter.

The design evolution has been an iterative process with concepts and ideas being discussed and reviewed with the design team and Applicant. Consultations were undertaken with the local authority, statutory bodies, stakeholders and other local interest groups.

Ideas were tested both two and three dimensionally and detailed analysis of the design was undertaken to ensure that the proposals achieved the design objectives for the project, met key sustainability goals and addressed issues raised by the consultation process, Applicant and design team.

Throughout the process, Foster + Partners have been led by the core aspirations that guide every project; namely, creating a unique, site-specific response that works in both a local and a city-wide context.



Right:
Selected early concept
sketches and concept
models.

3.0.2 Consultation Process

Meetings with Stakeholders

Throughout the development and evolution of the proposals, the project team has actively sought to involve Statutory Authorities and other stakeholders in the design process, including the LBS. This has been an integral part of the design process and has helped to ensure the proposal is representative of the interests of those involved and responds to the surrounding context.

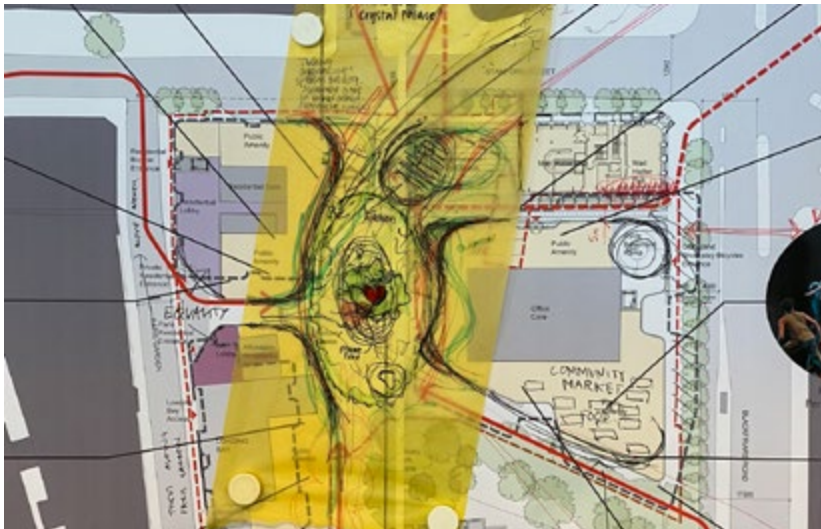
The consultation process has resulted in amendments to the design and informed the planning application submission.

Some of the topics that have been covered include:

- Access and Servicing
- Land Use
- Public Realm
- Materiality
- Townscape
- Heritage
- Accessibility
- Daylight and Sunlight

The proposals have sought to positively respond to the feedback from stakeholders as part of an iterative and collaborative design process. This includes addressing desires regarding, but not limited to:

- Improving the quality of the public spaces
- Encouraging pedestrian movement and cycling
- Servicing strategies and minimising traffic
- Accessibility and usability
- Place making and Land uses
- Townscape
- Housing quality
- Landscape design



Right: Images showing meetings between the Design Team, and Southwark planning team

3.0.2 Consultation Process

Public Consultations

In total, six different in-person public events, exhibitions and community days were held between February 2022 and May 2023.

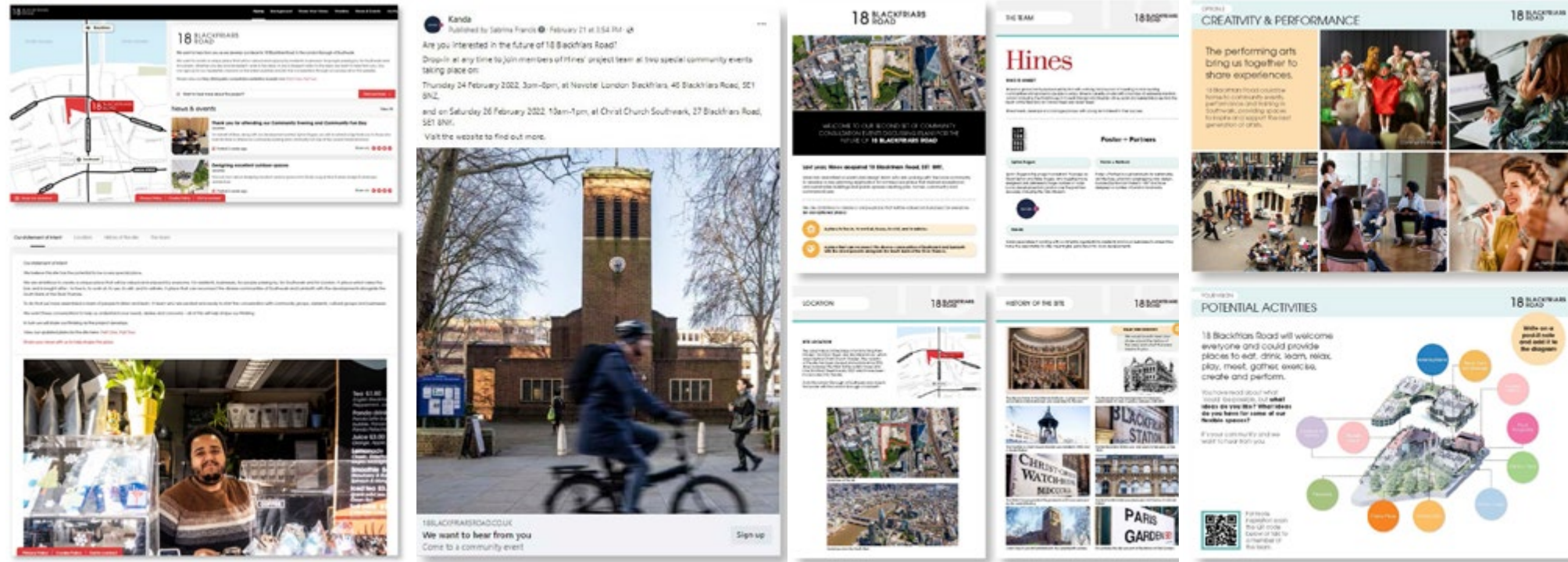
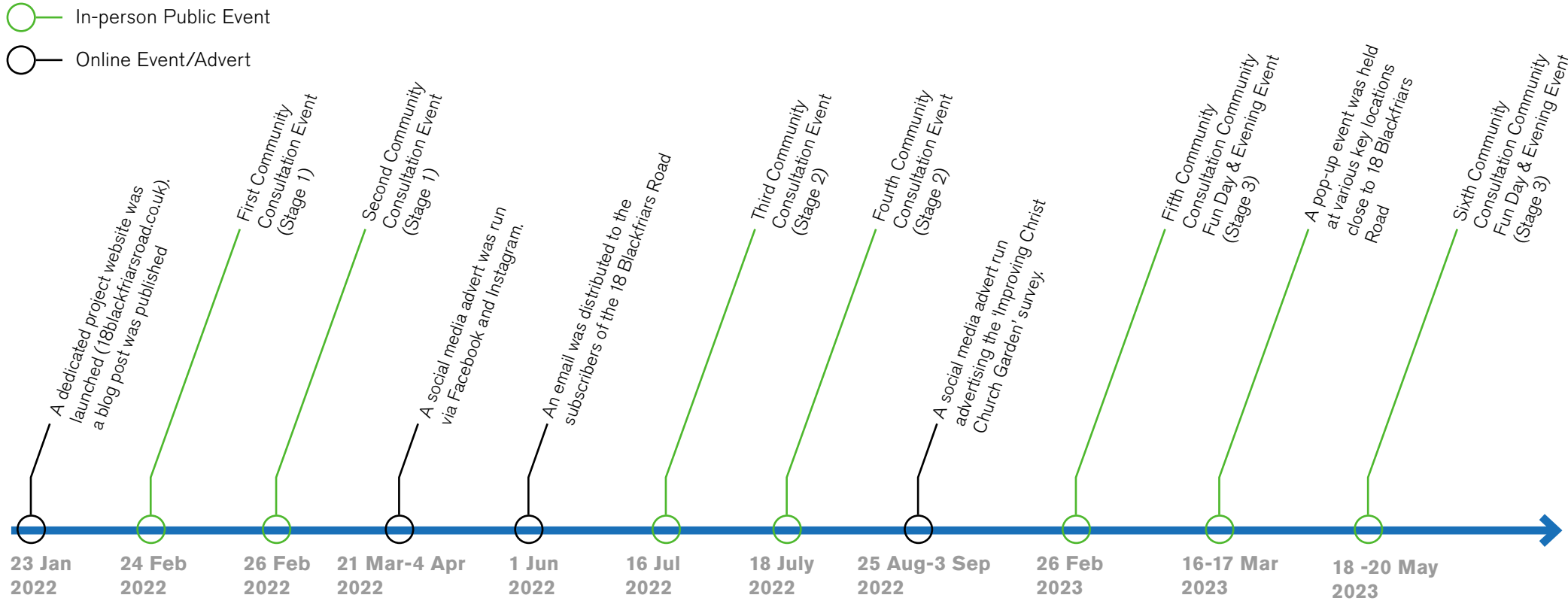
The Applicant's commitment to providing community benefits and consulting with the public on these has been welcomed by the local community as they believe that the proposals will provide genuine benefits for them. Individual aspects of the proposals such as the affordable housing offer and overall design of the buildings were also received very positively with the local community.

The initial early consultation confirmed that almost all stakeholders wanted to see a policy-compliant affordable housing offer delivered on site, and that they did not want a hotel as part of the proposals. These have been fundamental principles that the Applicant has followed throughout. Most stakeholders wanted to see improvements to green spaces and public spaces. The Applicant is committed to delivering a large children's playground and a vibrant public space in the centre of the development.

The public consultation approach has been managed through a number of channels to ensure access to the process for different members of the community:

- Website with opportunities for the public to share their views.
- Newsletters distributed periodically.
- Opportunities to engage with the project promoted on social media.
- Meetings with local community groups and key local stakeholders.
- In-person public events.

For further information, refer to the Statement of Community Involvement prepared by Kanda.



Top Right: Public Consultation Timeline.
Right: Images of the Website, Online Advert and Exhibition Boards.



Right: Photographs of the public consultation in-person public event, July 2022 and May 2023

