

4.1

Placemaking Design

4.1.1 Podium and Public Realm Placemaking Strategy

This chapter discusses in detail the key functions and programmatic components which contribute to the character of the Podium and areas of public realm including the Rotunda and Hatters Yard.



4.1.2 Podium Uses
Main Functions

The Podium comprises of ground plus three storeys which includes ground floor retail together with a range of flexible spaces on the upper floors described briefly below (and in further detail in the sections that follow):

The Incubator: Affordable workspace on the first and second floors of the Podium below the Stamford Building. The space would be delivered as either affordable offices, retail or other cultural uses.

The Knowledge Hub: Affordable workspace above the Mad Hatter Public House on the ground floor of 1 and 3-7 Stamford Street. This space would be provided as either employment or educational space.

The Exchange: Flexible space on the first to third floors of the Podium. The space is designed to be flexible to enable them to be curated to suit the needs of potential occupiers. Uses may include co-working, maker space, galleries, library, performance, education and/or wellness facilities.

The Assembly Room: An auditorium on the second floor of the Podium for organised events and activities.

The full details of these spaces will be developed and managed prior to first occupation, with a view to delivering a tailored program that inspires, engages and connects the diverse communities of Southwark, bringing together individuals from the on-site offices, residential and members of the public from further afield.

Key:

Retail, Food & Beverage

Office & Office Lobby

Assembly Room

The Incubator

The Exchange

The Knowledge Hub

Stamford Building

Paris Building

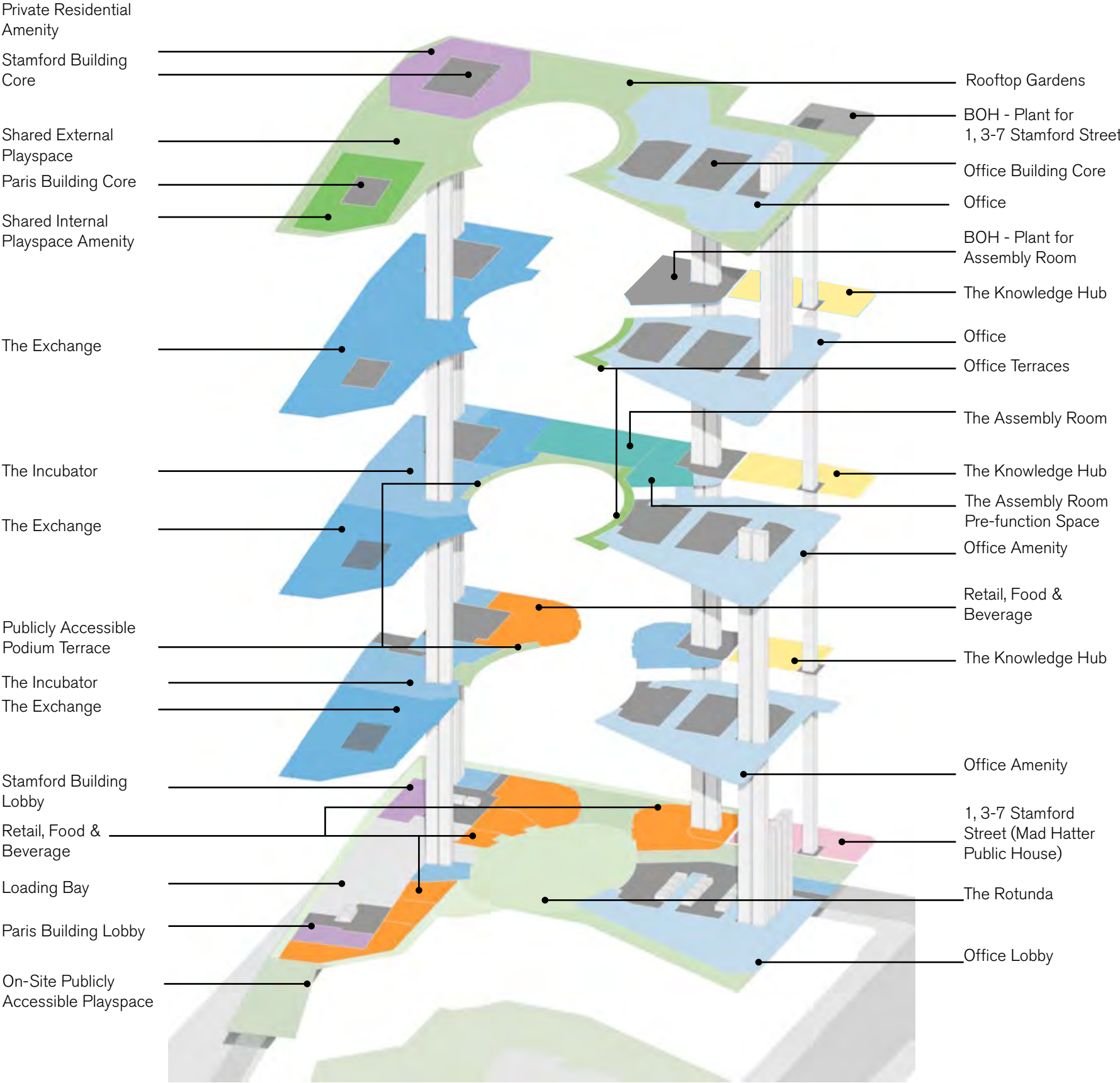
1, 3-7 Stamford Street (Mad Hatter Public House)

BOH (lift cores, plant and storage)

Loading Bay

Publicly Accessible Podium Terraces

Office terraces



Above:
Axonometric view of Podium levels and functions

4.1.3 Podium Uses
Ground Floor Layout

Enhanced connectivity via new pedestrian routes ensures the public realm is welcoming and inclusive. The proposed routes not only improve the Site's permeability, but benefit the local community by providing access to a new civic centre where people can gather, relax, celebrate and create. The ground floor public realm comprises of three main interconnected spaces: The Rotunda, Hatters Yard and the wider public realm, including playspace.

The central public amenity space also known as the "The Rotunda", is activated by a mix of ground-level retail, food and beverage units. The active frontages extend from The Rotunda onto Stamford Street, enriching the local area with an enhanced retail and leisure offer.

Within The Rotunda are entrances to Hatters Yard and the external feature staircase, which connects all the upper levels of The Podium. This area acts as a gateway to the publicly accessible parts of the Podium Terraces in the form of 'galleries' framing The Rotunda.

Hatters Yard represents a primary visual and physical connection between Blackfriars Road and The Rotunda. Designed as a flexible space, the yard provides opportunities for food stalls, pop-ups and events. In addition, 1 and 3-7 Stamford Street is given greater presence and is celebrated within Hatters Yard, while providing complementary functions, including the ground floor public house.

The office lobby is located on the south-eastern corner of the Site, with entrances on Blackfriars Road and in The Rotunda. Blackfriars Road is a main artery road connecting the Office Building to local transport hubs and the cycle highway. The entrances to the residential buildings are placed on the quieter street of Paris Garden. Paris Building entrance is located to the south and in close proximity to the on-site playspace, an ideal location for family-oriented tenants, whilst the Stamford Building entrance is placed at the north end of the street towards the city.

The centralised loading bay is also located on Paris Garden. The Proposed Development would introduce trees along footways of Blackfriars Road, Stamford Street and Paris Garden, providing an enhanced pedestrian experience throughout. For further information on The Podium waste, servicing, parking, and cycle strategy, please refer to Chapter 9.



Above:
Illustrative ground floor plan

4.1.4 Podium Uses
Podium Layouts



The Podium consists of ground plus three storeys with a landscaped roof. The above diagrams show the layouts of The Podium levels 01-03, which should be read in conjunction with the ground floor plan on the previous page, the level 04 plan on the following page and the description of the various spaces that follow.

- Key:**
- Retail
 - Office & Office Lobby
 - Assembly Room
 - The Incubator
 - The Exchange
 - Stamford Building
 - Paris Building
 - 1, 3-7 Stamford Street (Mad Hatter Public House)
 - BOH (lift cores, plant and storage)
 - Loading Bay

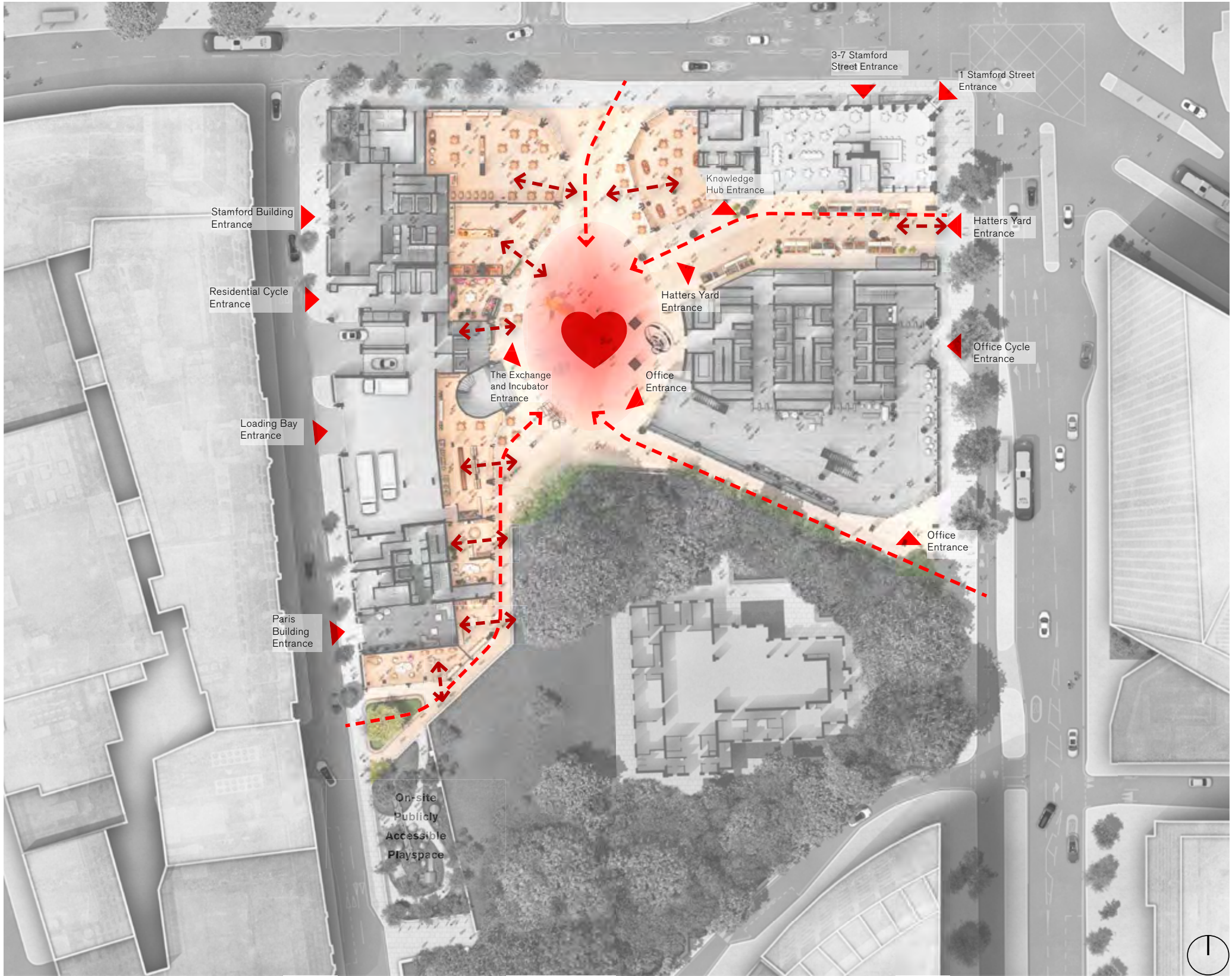
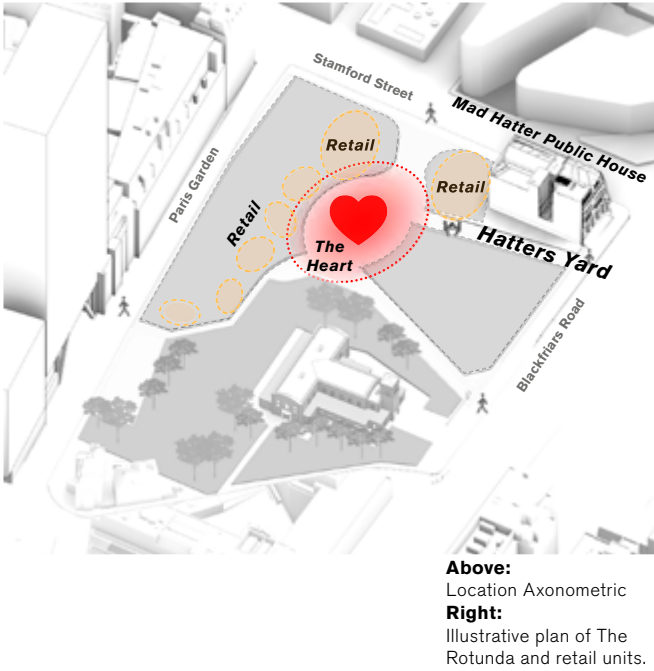
The Level 04 Terrace
The level 04 terrace, known as the Rooftop Gardens, provides generous amenity areas for the Paris, Stamford and Office Buildings. It serves as an outdoor space for residents and office tenants to enjoy play, wellbeing and nature through curated landscaped spaces. The Rooftop Gardens below the Office provide flexible break-out space for office tenants to work outdoors or socialise. The area below Stamford Building provides private amenity space for residents.

4.1.5 The Rotunda
The Heart of the Public Realm

At the heart of the scheme is The Rotunda, inspired by the "Rotunda Radicals" - a group of social and political reformers. The space seeks to build on this legacy by creating a publicly accessible space for the wider community to come together.

The Rotunda is the central public plaza at the heart of the proposal. It is the interchange between all building users and the public, offering cultural spaces, retail and events in a year round calendar.

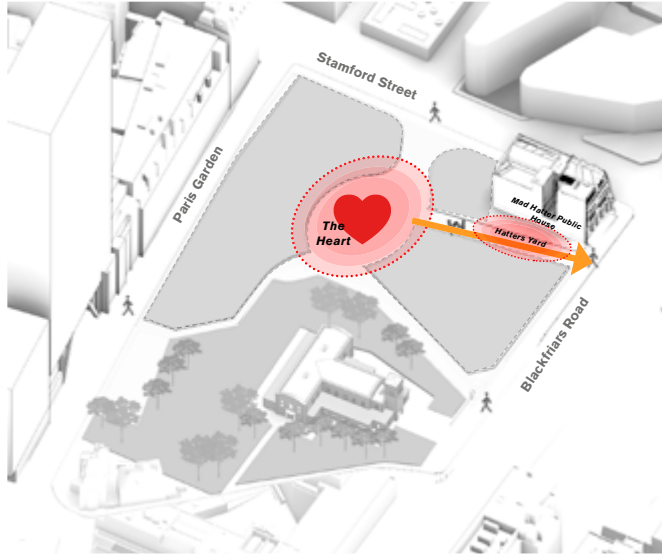
The proposal will welcome everyone with places to eat, drink, learn, relax, play, meet and gather, based on the three themes of food and hospitality, health and wellbeing, creativity and performance. The Rotunda offers a flexible space that could host a variety of functions throughout the year. The Rotunda benefits from vertical urban greening on the upper terraces.



4.1.6 Hatters Yard
Public Realm

Linked to The Rotunda, Hatters Yard forms a new pedestrian link to the rear of the Mad Hatter Public House and 1 Stamford Street. This links through to the desire-lines across the Site and the wider network, enlivening and creating a new 'discoverable' space which would enable a greater appreciation of the historic environment. Likewise, it may also provide opportunities for demountable stalls for local businesses to operate from and public art installations linking into the wider functions within the Proposed Development.

Below :
Diagram of route through
Hatters Yard to The Rotunda
Right :
Illustrative plan of Hatters
Yard and 1-3-7 Stamford
Street entrance
Facing Page:
Indicative Hatters Yard
visualisation

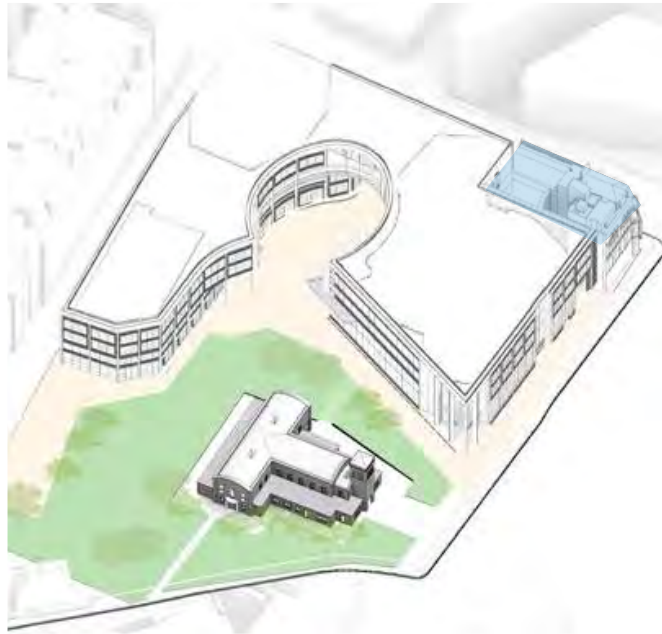


Above:
Hatters Yard View to
The Rotunda

4.1.7 The Knowledge Hub
Affordable Workspace

The Knowledge Hub is located on a prominent corner of the Site, above the ground floor of 1 and 3-7 Stamford Street and accessed from Hatters Yard. The Knowledge Hub would provide flexible affordable workspace that can be provided as employment and/or educational space to respond to current needs.

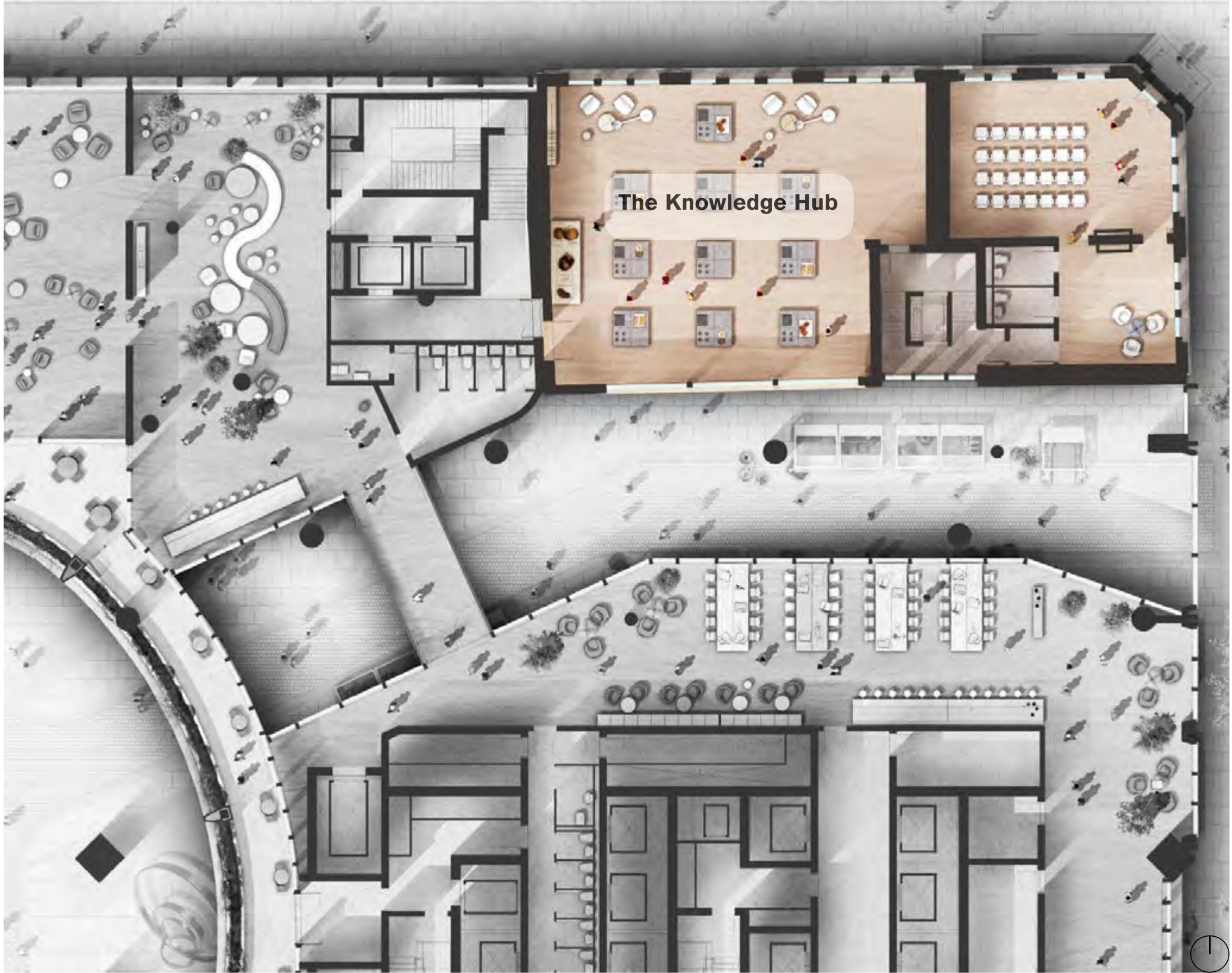
This space is being considered as a hospitality training centre that could use stalls in Hatters Yard for showcasing their skills and talents. This concept is subject to further development with the LBS to ensure the affordable workspace offers the greatest benefit for the needs of the borough.



Above :
Axonometric view of the Knowledge Hub

Right :
Illustrative plan of the Knowledge Hub

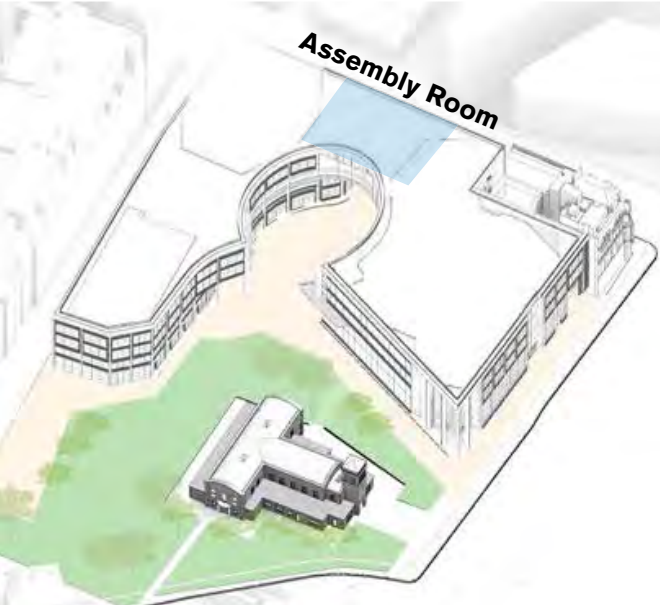
Facing Page:
Blackfriars Road Visualisation



Above:
View along Blackfriars Road

4.1.8 The Assembly Room

The Assembly Room will be a dedicated auditorium space within the podium at the second floor above the entrance to the site along Stamford Street for performance and events. This will be available to office tenants as well as community groups and schools.



Above :
Axonometric view of The Assembly Room

Facing Page:
Stamford Street Visualisation

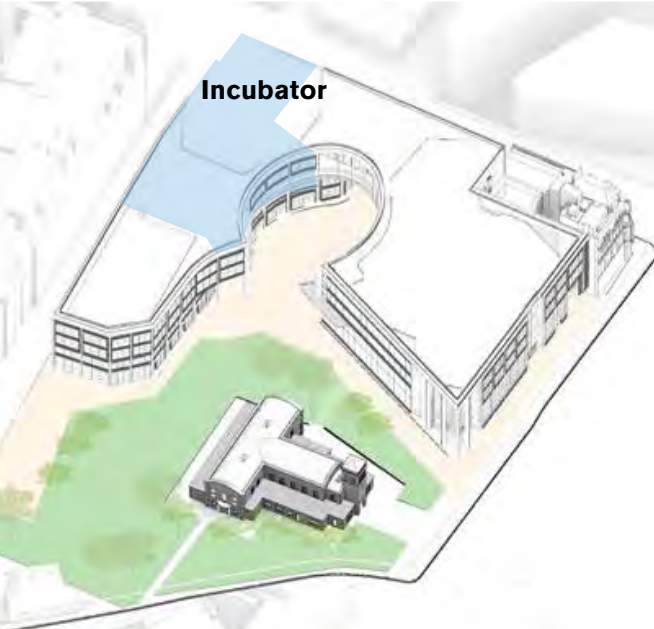
Right :
Illustrative plan of The Assembly Room



Above:
Indicative view of The Assembly Room from The Rotunda

4.1.9 The Incubator

Located under Stamford Building, on the first and second floors of the Podium, this space will include affordable workspace and flexible uses. This space will be delivered as either affordable offices, retail or other cultural uses. The Incubator is accessed from the feature staircase and Podium Terraces making it easily accessible to the public. It is also located adjacent to The Assembly Room.



Above :
Axonometric view of The Incubator

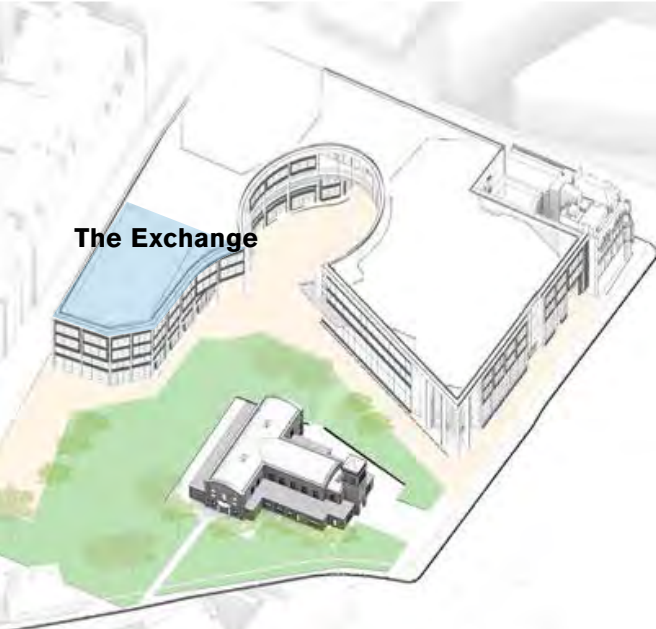
Right :
Illustrative plan of The Incubator



4.1.10 The Exchange

Located under the Paris Building, on the first to third floors of the Podium, The Exchange consists of flexible spaces. Flexible uses are required to ensure that the spaces can be curated to suit the demands of post Covid living and working, but may include co-working, maker space, galleries, library, performance, education and/or wellness facilities.

The Exchange is also accessed via the feature staircase and Podium Terraces.



Above :
Axonometric view of The Exchange

Right :
Illustrative plan of The Exchange





4.1.11 Landscape Summary

The landscape design is an integral part of the placemaking vision, and has been carefully developed alongside West8 to ensure it complements and enriches the existing neighbouring greenery, the streetscape and the local context of Southwark and Blackfriars.

The strategy is centred around a hardscaped Rotunda suitable for flexible programming. The Rotunda is connected to the surrounding streets by a series of pathways and Hatters Yard (inspired by Southwark's medieval heritage). Elevated terraces facing The Rotunda double up as viewing galleries.

Inspired by the scale and richness of the greenery in Christ Church Gardens, the ground plane and the terraces would be planted with perennials and climbers. The landscaping becomes the key green link between all three levels of The Podium, both inwardly in The Rotunda, as well as outwardly along the streetscape, which offers the overall building a soft green touch and sense of human scale.

For further information on the landscape proposals, refer to Chapter 8.



Illustrative Ground Floor Landscape Plan
(Provided by West 8)



Illustrative First Floor Landscape Plan
(Provided by West 8)



Illustrative Second Floor Landscape Plan
(Provided by West 8)



Illustrative Third Floor Landscape Plan
(Provided by West 8)



Illustrative Fourth Floor Landscape Plan
(Provided by West 8)

Left:
View of On-Site Publicly
Accessible Playspace

4.1.12 Access and Servicing
Basement Functions

To enable the Podium and public realm to operate seamlessly, a well thought out service and access strategy has been developed. Further details of the strategy are provided in Chapter 9 and the 'Outline Delivery and Servicing Management Plan'.

A shared service yard and two-storey basement (with a partial third basement level for pit access) ensures back of house operations are out of the way of users, leaving building entrances clear and easy to access.

Pedestrian access is provided to the residential units from Paris Garden and the office from Blackfriars Road and the Rotunda. The Site promotes active travel and as such, provides a large quantity of cycle spaces. The majority of spaces are located within the basement levels accessed via clear cycle entrances in close proximity to the building entrances. Residential blue badge parking is located in the basement with access from Paris Garden.

Basement Level 01 accommodates most of the cycle provision for the proposal, whilst Level 02 accommodates parking, waste and delivery facilities. Technical plant and other supporting back of house facilities is spread between both levels.

A shared loading bay is located off Paris Garden, reducing the impact on road users while also avoiding having to cross the cycle lanes on the busier Blackfriars Road and Stamford Street.

Key

Car Lift

Cycle Lift/Stair with Bike Gully and Cycle Lobby

Goods Lift

Office

Office Cyles

Commercial (Retail)

Residential - Stamford

Residential - Stamford Cycles

Residential - Paris

Residentail - Paris Cycles

Visitor Cycles

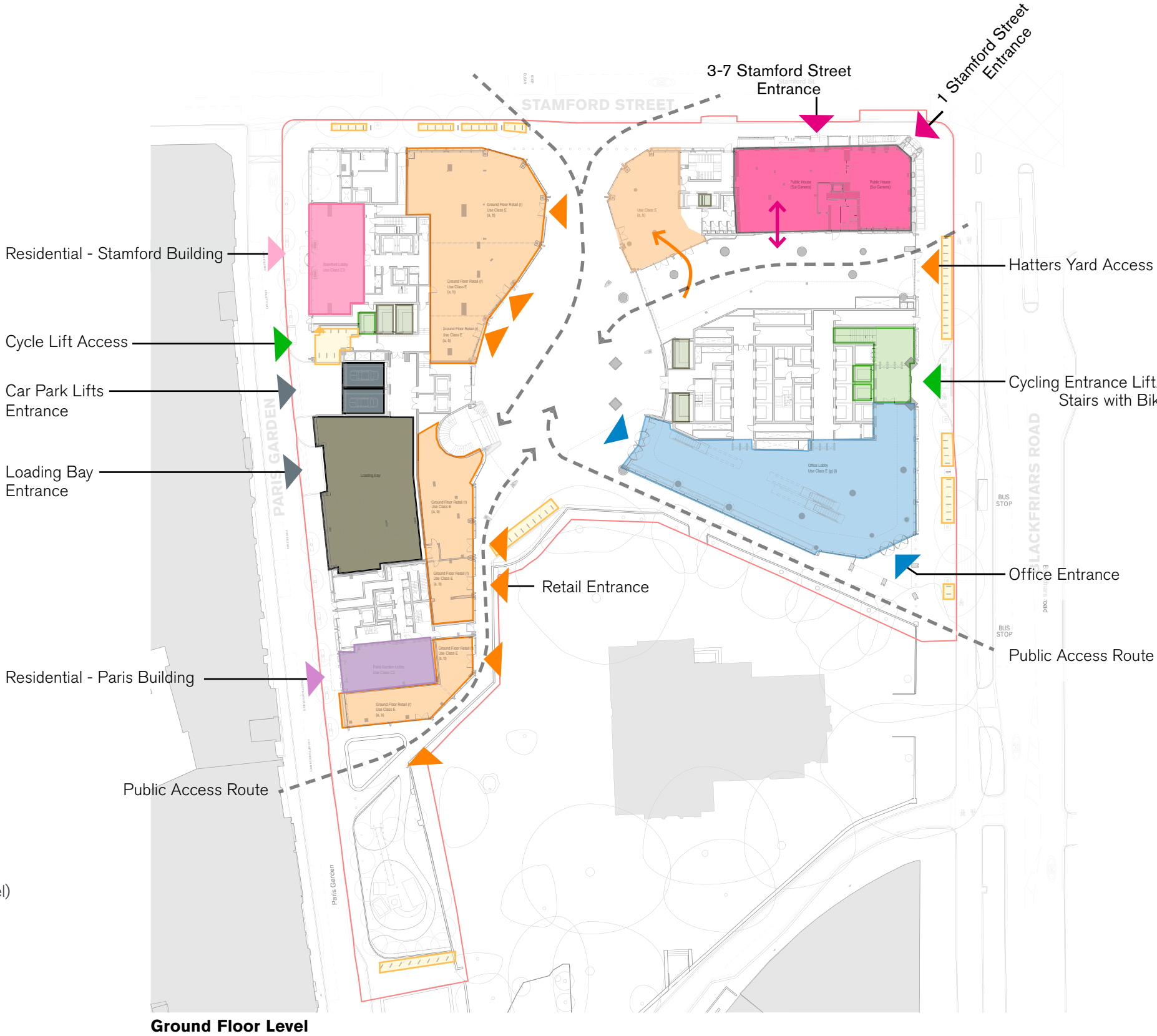
1 and 3 - 7 Stamford Street (Mad Hatter Public House and Hotel)

Car park

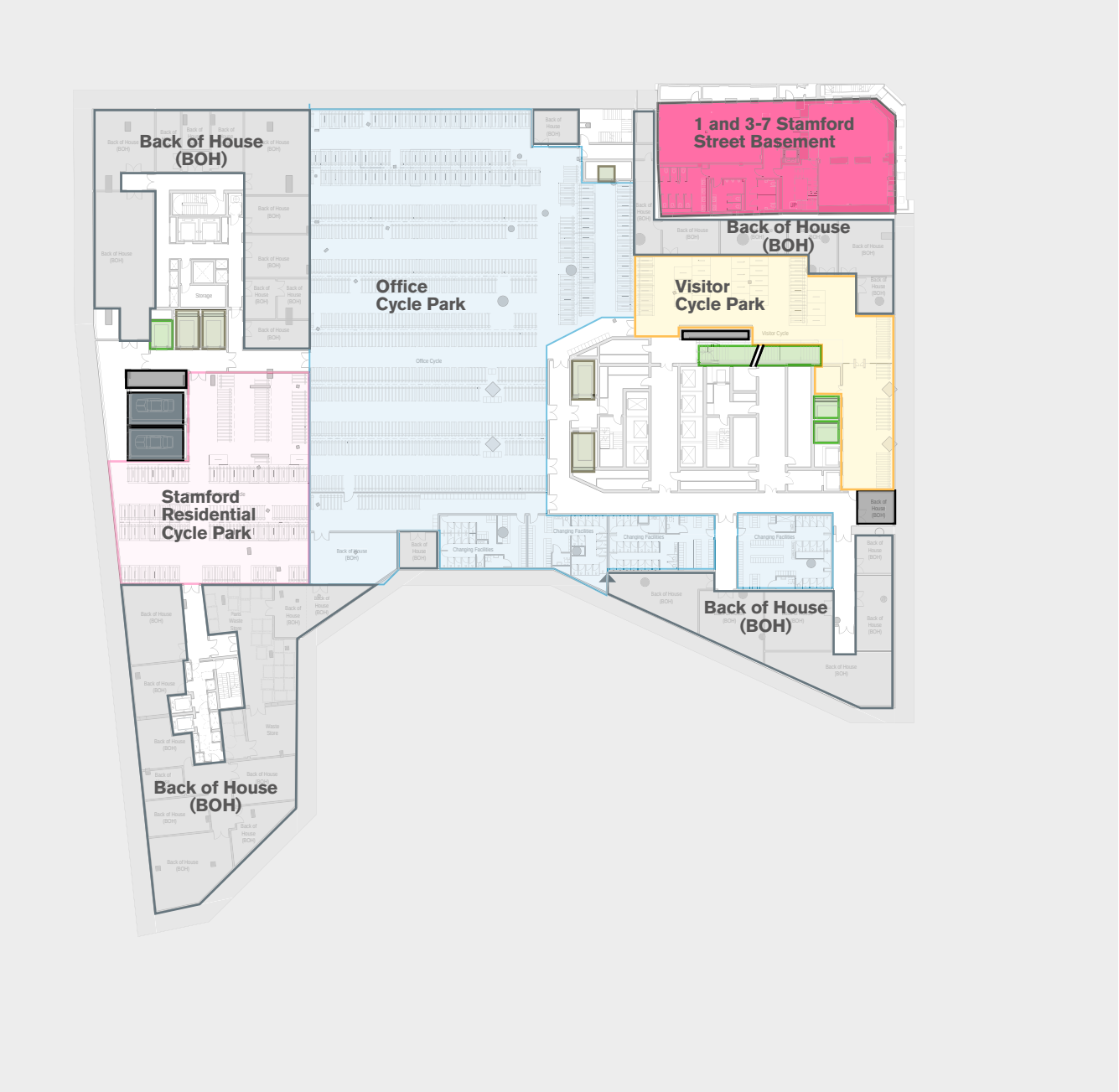
BoH

Loading Bay

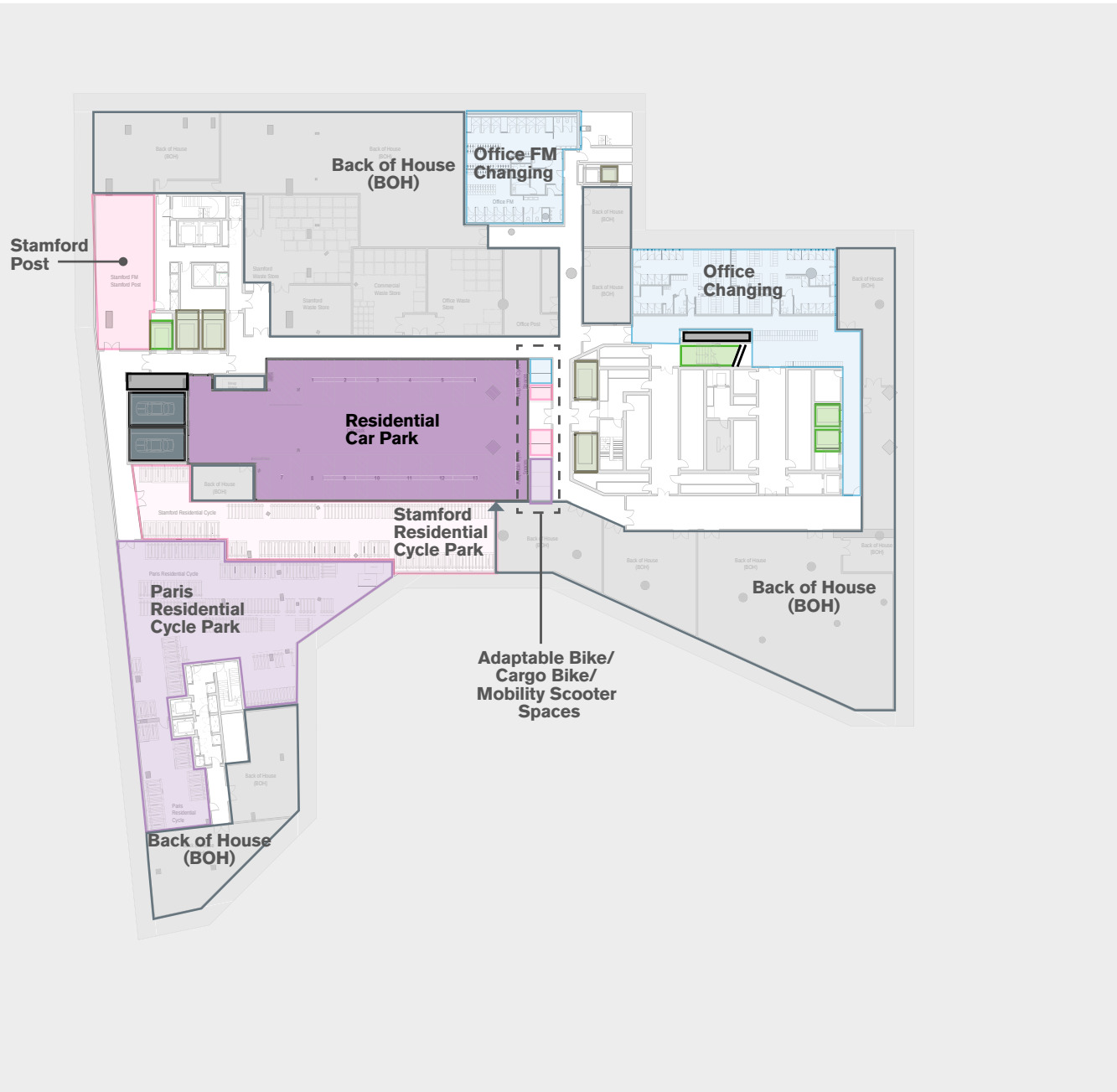
Public Access Route



4.1.12 Access and Servicing
Layout of Spaces



- Basement Level 01**
- Main cycle hub for the office, visitors and residential
 - Back of House - Plant and electrical rooms



- Basement Level 02**
- Blue badge parking
 - Additional cycling and adaptable/cargo bike/Mobility Scooter storage
 - Back of House - Tank rooms and other plant

