

1.0 Introduction

1.1 Overview

In June 2005 Glenn Howells Architects were appointed by Southwark Council to prepare a Masterplan outlining the future development potential for Site C, establishing the design principles that will support the creation of an exemplar sustainable, mixed use development.

Site C is rich in character and well located for public transport and access to Central London. It has the potential to become a unique place to live, work and play.

The 9.06 acre site has many attributes, including some buildings of interest, and good links to local amenities especially the nearly completed Bermondsey Spa Gardens.

The development intends to create a successful and coherent mix of streets and spaces fully integrated into the overall regeneration of the area as set out in the Bermondsey Spa Masterplan:

“In all Bermondsey Spa will have become an established place of real quality, variety, interest and fun. A place in which people wish to live, work and visit for recreation, with stimulating new architecture, tree lined streets and highly landscaped spaces. A place proud to call home.”

This document will set out overarching design principles to ensure that the vision for Site C is maintained over the long term, to be delivered to the highest quality and encompassing each phase of development.

The ‘public realm’ drawing in Chapter 5 highlights the potential of the site to provide a range of high quality spaces that will create a lasting and memorable image as the site develops over time.

Future proposals will be expected to comply with the urban design ‘Development Guidelines’ included in Chapter 4.

Key to unlocking the potential of the site is the creation of a high quality ‘public realm’, which is formed by the organisation of the streets and spaces and building form.



Aerial View of Site C

In response to the site's potential, the contents of this report:

- sets out the key aims of the masterplan
- outlines the context of the site
- investigates the opportunities for development that the site provides
- shows a design approach
- formulates site development guidelines

In addition there are a number of supporting documents that are listed below:

- Transport Assessment
- Rights to Light Survey
- Building/Structural Surveys
- Environmental Desk-Top Study
- Topographical Survey
- Build Cost Information
- Parking Beat Surveys

The Rights to Light Survey is in Appendix of this report, and the other documents are held by the Projects Team within Southwark Council's Regeneration and Development Division, and will be available to view on request.

Introduction

1.2 Key Aims

Creating a New Quarter

The central aim of the Masterplan is to create a successful new place that will enhance the unique character of the area and become a fully integrated, vibrant new urban quarter.

Creating a Destination

For many years areas of the site have been closed off from the surrounding community. The site's proximity to the new Bermondsey Spa Gardens means that it has the potential for the area to become a popular destination with retail, leisure and community activities, essentially becoming the new heart of a revived neighbourhood.

Improving Permeability

Historically the site has been closed off from the surrounding streets, hard to access, and impossible to travel through. Opening up the site by re-instating historic streets and creating new public spaces will improve access to the site and encourage use by residents and visitors.

Creating Successful Streets and Spaces

Successful streets bring people into close proximity to meet and interact. It is important that Site C builds an understandable, permeable and successful network of streets and spaces, or 'public realm'.

Supporting a Rich Mix

Creating mixed-use mixed tenure communities of appropriate density is vital to establishing successful neighbourhoods that come alive at different times of the day to create a more secure environment. Retail and community uses will be encouraged in key locations on the site, that compliment, not compete, with the existing uses to provide spaces that are active during both the day and night.

Creating an Environmentally Sustainable Development

The Masterplan intends to particularly stress the importance of technical environmental sustainability.

For example, the management of specific, building related environmental issues such as energy usage, waste, water, air quality, and carbon emissions will all be crucial to the successful, sustainable development of the site. Appropriate strategies to deal with these issues should form an essential part of all development proposals for the site.



Introduction

1.3 Consultation

Participatory Design Process

This aim for Site C is to create a scheme that works for the people it is designed for, whether they be existing local residents, newcomers to the area, businesses, service providers or landowners.

The masterplan was prepared in response to information from a cross-departmental team of Southwark Council Officers (including Planning Policy, Development Control, Design & Conservation, Transport, Property, Housing and others), as well as feedback gathered as part of a consultation exercise with the local residents.

An exhibition/consultation was held over a two day period at the 'One Stop Shop' in Site C, where a display board showing the potential developed scheme was exhibited and questionnaires were handed to the local community for feedback. The exhibition was staffed by officers from Southwark Property Projects Team and the Bermondsey Area Housing Office with Glenn Howells Architects and a total of 59 people visited the exhibition over the two days.

Any consultation carried out so far has been in addition to the consultation that will be required by statute at a later stage in the development of the site, when planning permissions are being sought.

Overall, local stakeholders have supported the approach being taken. Details of the feedback provided can be found in Appendix 6.2.



Consultation at the One Stop Shop

AT THE MOMENT

- Historic street pattern
 - The historic street pattern on the site consisted of cobbled streets and a network of tannery yards
 - Some of this remains but there are lots of dead-ends and no through routes
- Industrial character
 - In the 19th century the tanning industry co-habited on the site with densely-packed terraced housing and large civic buildings
 - At the moment there are existing buildings that have an industrial character

IN THE FUTURE

- Re-using existing buildings
 - The industrial buildings would be retained where possible to reinforce the character of the site
 - Our proposals would work around and complement the listed buildings on Spa Road
- Opening-up pedestrian and cycle routes
 - The design would use the historic street pattern to create pedestrian and cycle routes through the site that link its surroundings together
 - A series of inter-connected public spaces with different characters would be created as a backdrop for living, working, and playing
- Improving the environment
 - New buildings would be included to provide a mix of activities, and to conceal parking from the street.
 - Our proposals would create a vibrant, safe, environment where public space is active and inviting

THE EXISTING SITE

Glenn Howells Architects

BERMONDSEY SPA SITE C

Display Board for Consultation Period