

Welcome to Southwark Planning Committee A Majors

MAIN ITEMS OF BUSINESS

Item 6.1 - 23/AP/1854 & 23/AP/1855, 1 & 3-7 STAMFORD STREET TOGETHER WITH LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDEN, AND CHRIST CHURCH GARDENS, LONDON,



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Sam Dalton

The **PLANNING**
AWARDS 2019
Celebrating excellence in planning and placemaking

WINNER

Item 6.1

1 & 3-7 STAMFORD STREET TOGETHER WITH LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDEN, AND CHRIST CHURCH GARDENS, LONDON, SE1 8NY

Full Planning Application: Part demolition to the rear of 1 and 3 - 7 Stamford Street together with: the erection of a ground plus three-storey podium comprising retail, leisure, office, education, gallery, library and assembly room uses; two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three; two residential buildings of 22 and 40 storeys above podium; an office building of 44 storeys above podium; improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works.

Listed Building Consent: Demolition of rear extension at 3-7 Stamford Street together with removal of roof-level plant and modern elements at 1 and 3-7 Stamford Street; internal and external renovation and alterations throughout including replacement of windows, works to connect the listed buildings including a ground floor glazed infill between the buildings and all other associated and ancillary works.



Figure 2: Existing Site Location Plan (Full Planning Permission)

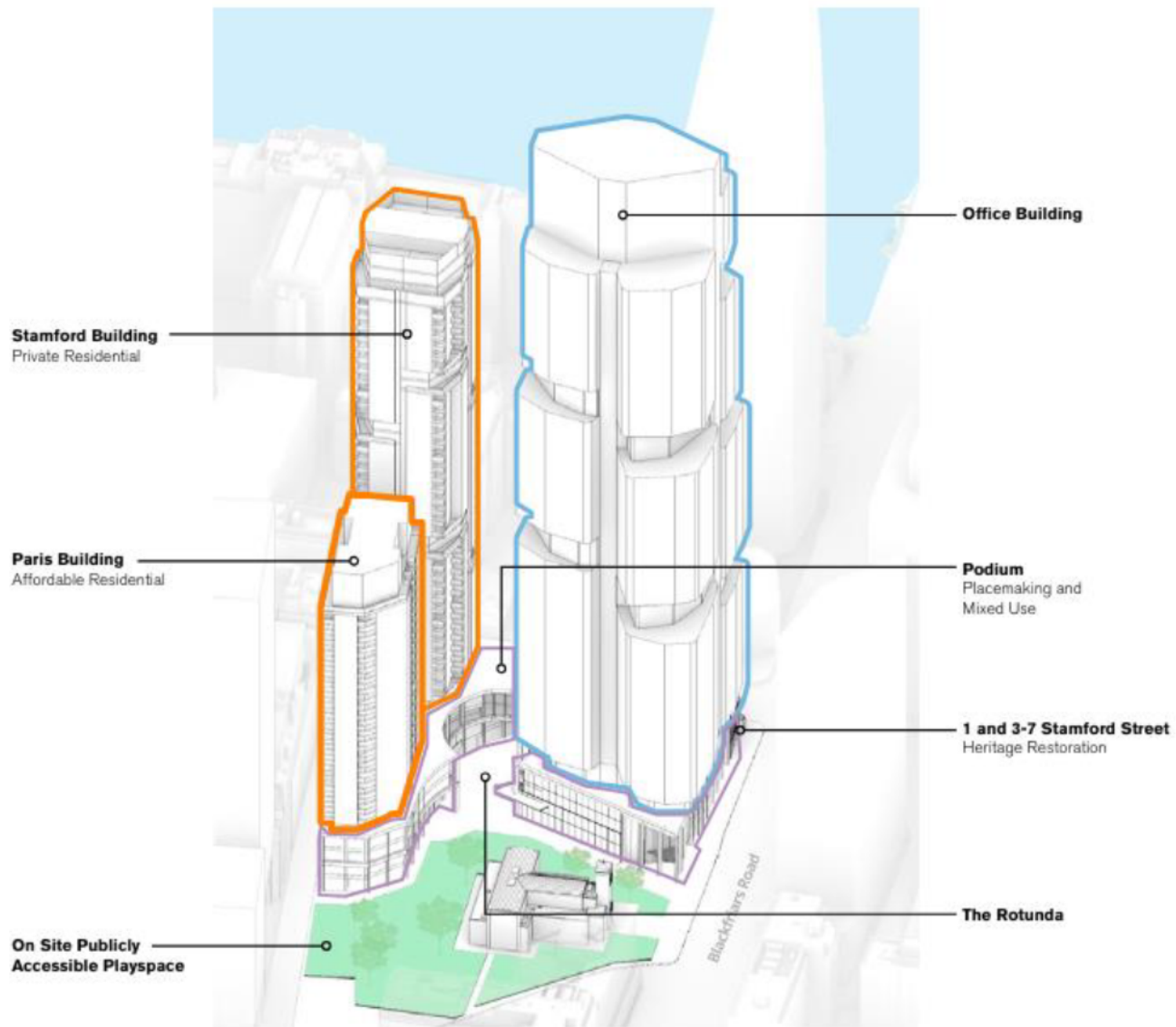


Figure 3: Existing Site Location Plan (Listed Building Consent)

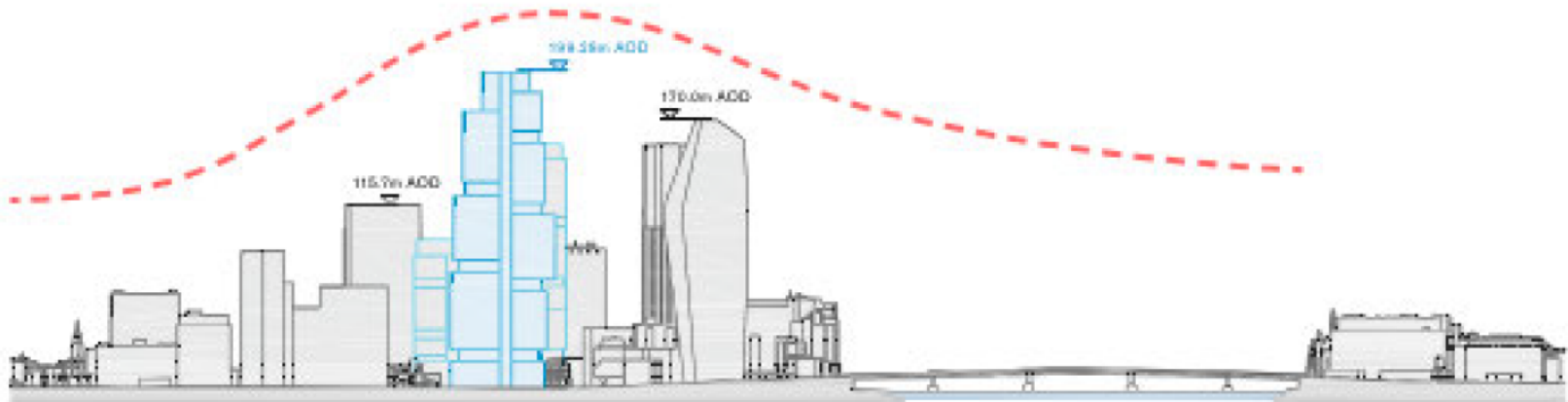


Aerial view looking south

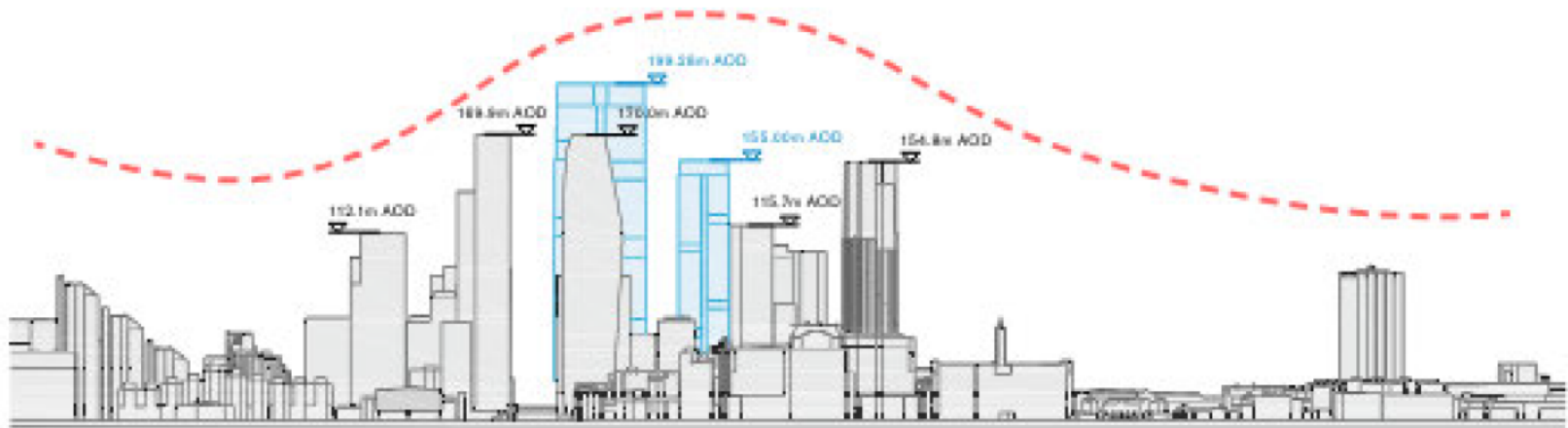




Building breakdown

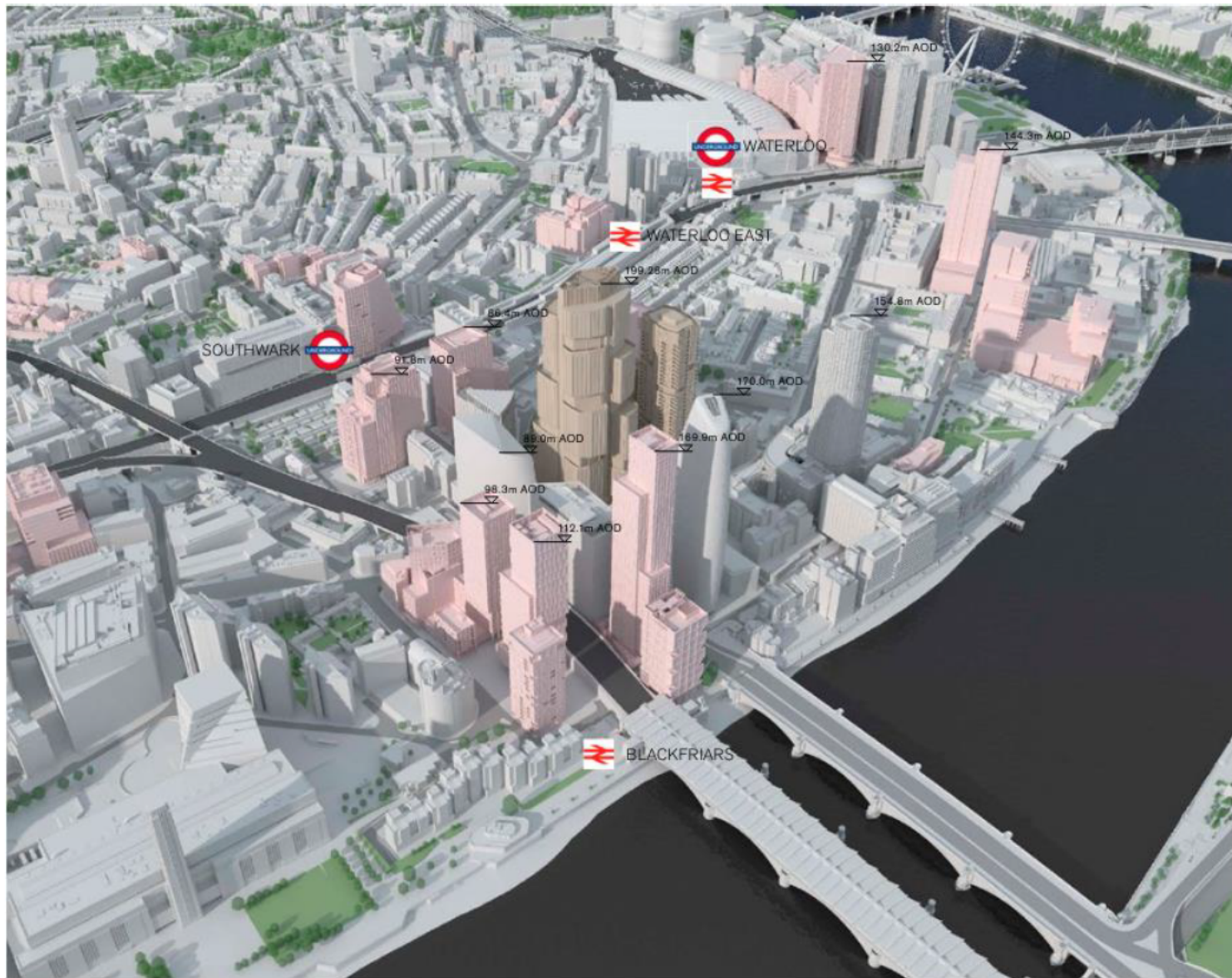


01 East Site Elevation



02 North Site Elevation

Blackfriars cluster context



3D visual of proposal with approved and built towers



Context: proposal in future Blackfriars cluster



Ground floor layout



PLAYSPACE

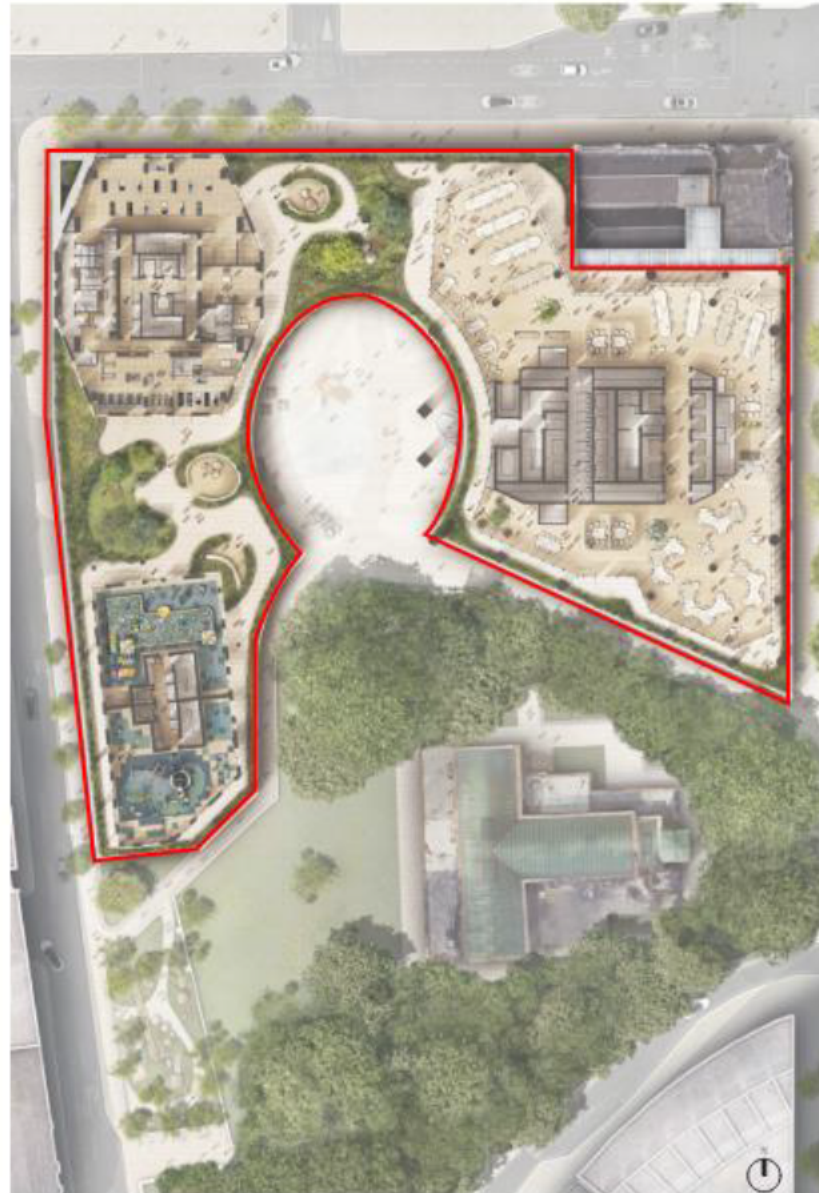
NEW CHILDREN'S
PLAYSPACE FOR LOCALS
& RESIDENTS

HATTERS YARD

NEW MARKET HALL AT THE
HEART OF BLACKFRIARS

CULTURE

EVENT SPACE FOR THE
LOCAL COMMUNITY



THE ROTUNDA

GENEROUS PUBLIC REALM

RETAIL OFFERING

HIGH QUALITY DESIGNED

AFFORDABLE OFFICE SPACE

THE EXCHANGE

THE INCUBATOR

THE KNOWLEDGE AND
COMMUNITY HUB

CYCLE HUB OF THE FUTURE

INSPIRING A GREENER
JOURNEY THROUGH THE
CITY

433 HOMES

40% ON-SITE AFFORDABLE

65.2% SOCIAL RENT

34.8% INTERMEDIATE OWNERSHIP
(BASED ON HABITABLE ROOMS)

A VARIETY OF FLOORPLATES

8 UNITS
PER FLOOR (AVERAGE)

4 UNITS PER CORRIDOR

96% DUAL & ENHANCED SINGLE ASPECT

SINGLE ASPECT SOUTH-FACING
STUDIOS ARE ONLY LOCATED IN
STAMFORD TOWER



PRIVATE AMENITY

100 %
FAMILY UNITS (2BED+)
HAVE A BALCONY

86%
EXTERNAL PRIVATE
AMENITY PROVISION
ACROSS THE SCHEME

77%
EXTERNAL PRIVATE AMENITY
IN STAMFORD

100%
EXTERNAL PRIVATE AMENITY
IN PARIS

SHARED AMENITIES

PLAYGROUND,
COMMUNITY
OFFERING IN PODIUM
LEVELS

VARIETY OF FLOORPLATES

MASSING SETBACKS CREATE A VARIETY OF FLOORPLATE SIZES FOR A DIVERSE RANGE OF TENANTS.

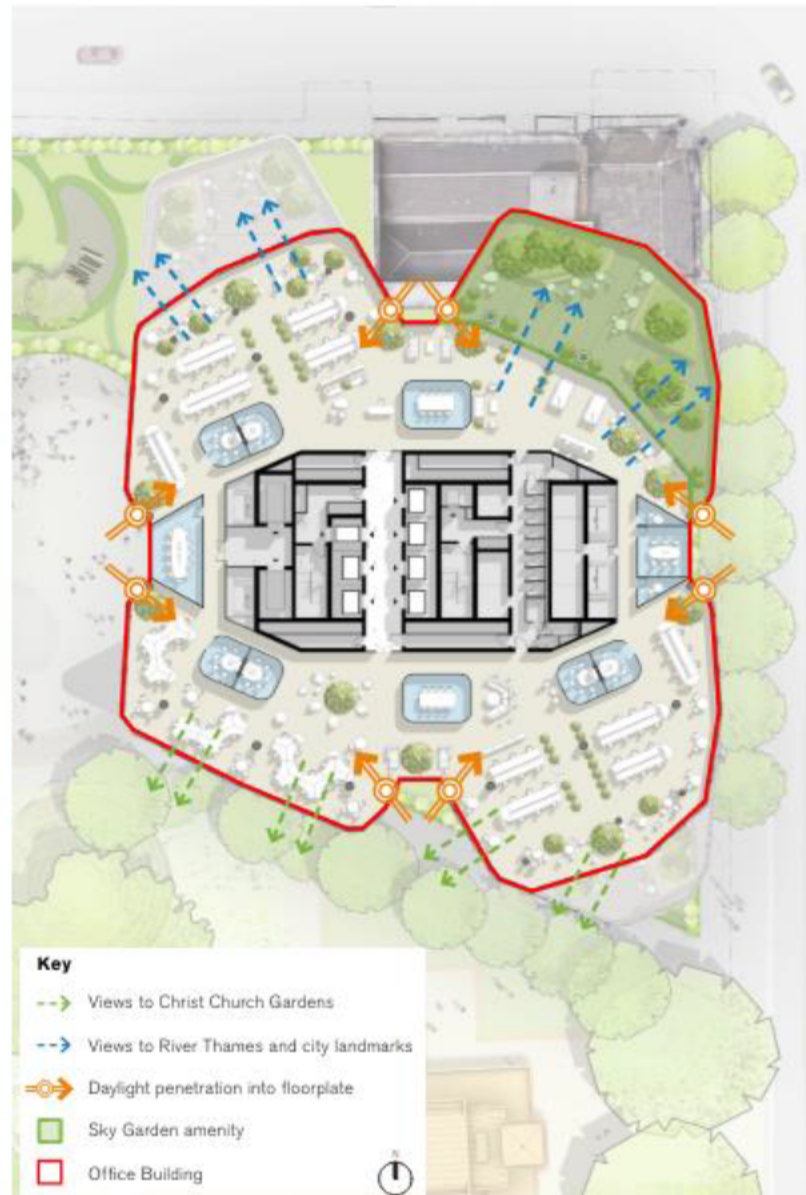
LOWER FLOORS HAVE THE ABILITY TO BE SUBDIVIDED.

MAXIMISED VIEWS

ANGLED FACADES PROVIDE DIVERSE VIEWS TO RIVER THAMES, CITY LANDMARKS + CHRISTCHURCH GARDENS

DAYLIGHT

VERTICAL SLOTS IN TOWER INCREASE DAYLIGHT PROVISION IN INTERNAL WORK SPACES



SKY GARDENS

SKY GARDEN AMENITIES BREAK DOWN THE MASSING AND IMPROVE OCCUPANT WELLBEING

SUSTAINABLE DESIGN

REDUCED SOLAR HEAT GAIN AND OPERATIONAL CARBON

NEIGHBOURHOODS

4 'NEIGHBOURHOODS' ON EACH LEVEL ALLOW THE FLOORPLATES TO BE USED IN A DIVERSE WAY

Public spaces

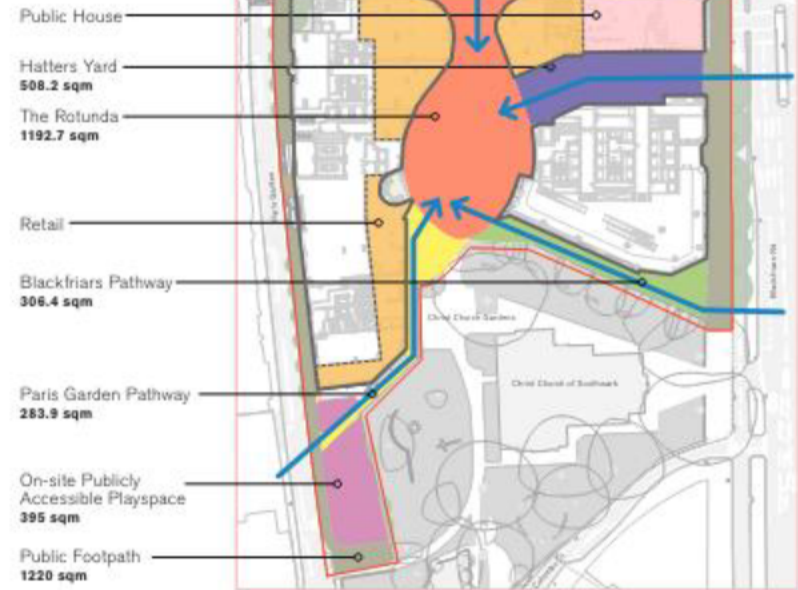
Public Footpath
710 sqm

Publicly Inaccessible

- Key:**
- The Rotunda
 - On-site Publicly Accessible Playspace
 - Paris Garden Pathway
 - Blackfriars Pathway
 - Hatters Yard
 - Retail
 - Public House
 - Publicly Inaccessible
 - Public Footpath
 - Site Boundary



Current Publicly Accessible Area : 710 sqm



Proposed Publicly Accessible Area : 3906.2 sqm
(Excluding Retail and Public House)



The Rotunda



On-Site Publicly Accessible Playspace



Paris Garden Pathway



Blackfriars Pathway



Hatters Yard



Hatters Yard (original submission)



Public play space



The 'Rotunda'



Street level view from Stamford Street

1 and 3-7 Stamford Street: Existing condition



Stamford Street Elevation

- New fire escape door which also provides level access to the building



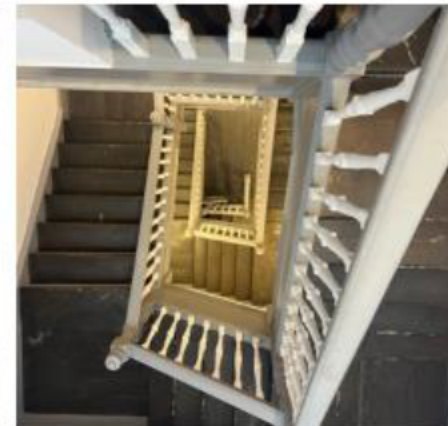
South Facade Elevation

- Neighbouring building demolished, exposing poor condition party wall
- Facade and chimney breasts currently covered up and quality unknown



Typical Interiors

- Empty Building
- Falling into disrepair with removed skirting, evidence of leaks and tired finishes



Victorian Staircase

- Existing stair with original handrails from L1 upwards
- Stair from GF to L1 not original



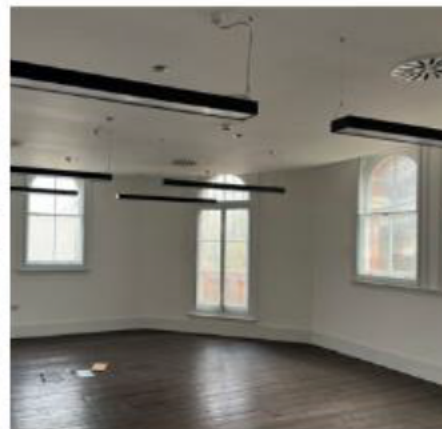
Blackfriars Road Elevation

- Modern dormer window inconsistency with rest of roofscape



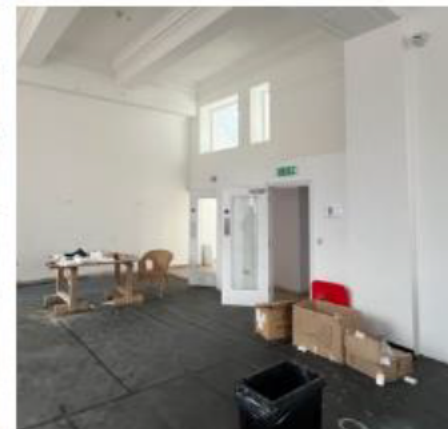
East Facade - Modern Infill

- A modern lift core has been built in the lightwell
- The rear elevation features modern infills,



Typical Layouts

- Poor quality internal secondary glazing and modern ceilings and mechanical, electrical and plumbing additions



Modern Cores

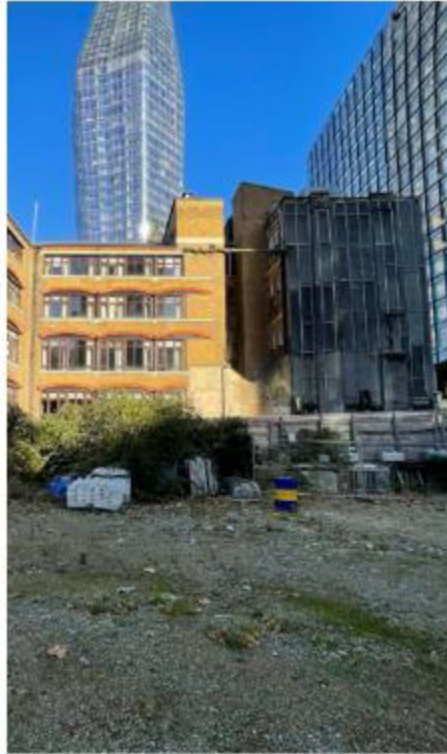
- Modern core detrimental on the building
- Existing ceiling still visible in the banking hall

1 and 3-7 Stamford Street: Existing condition



Stamford Street Elevation

- Stepped access and ramp at entrance
- Modern interventions such as signage and planters



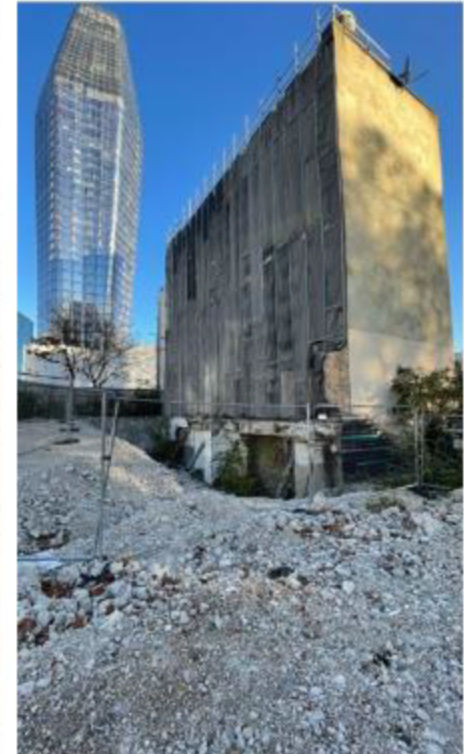
South Elevation - Modern Infill

- Modern infill of lift core currently covers part of last window bay
- New windows in the existing industrial openings
- Basement openings infilled with access doors



South Facade - Rear Wing

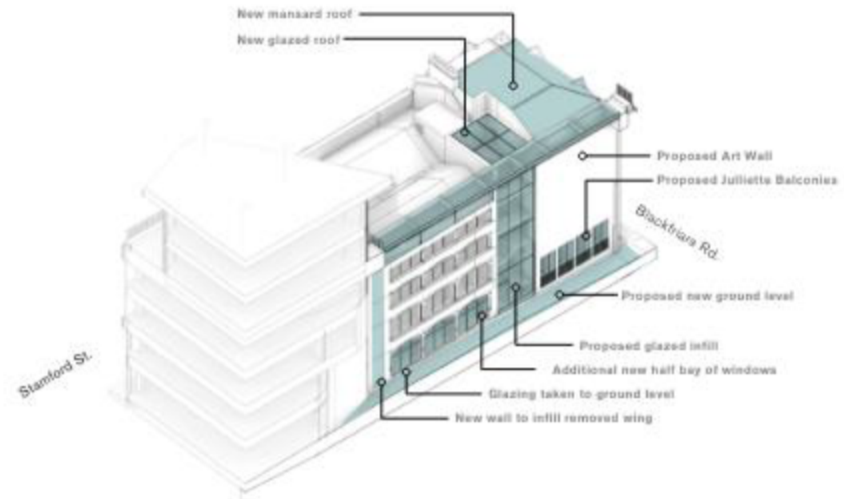
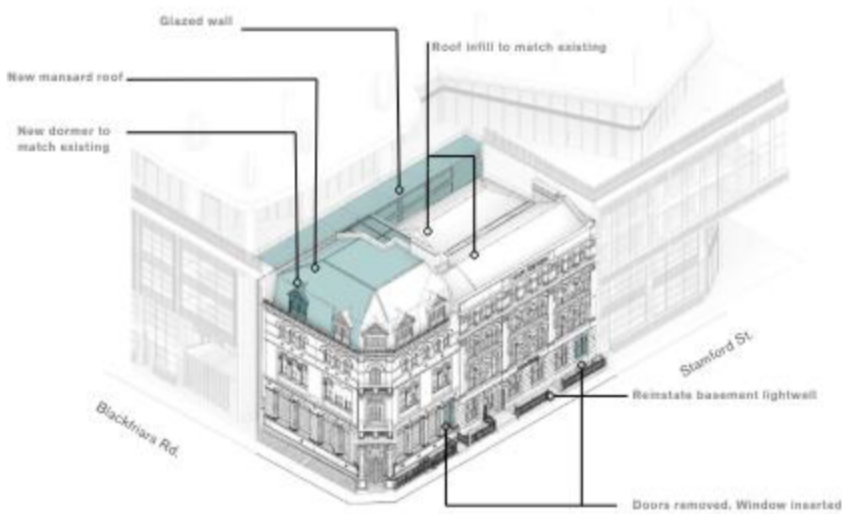
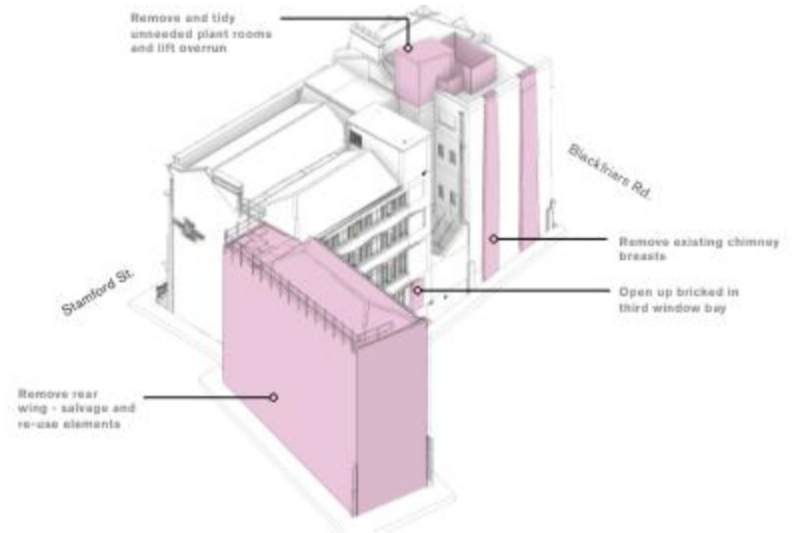
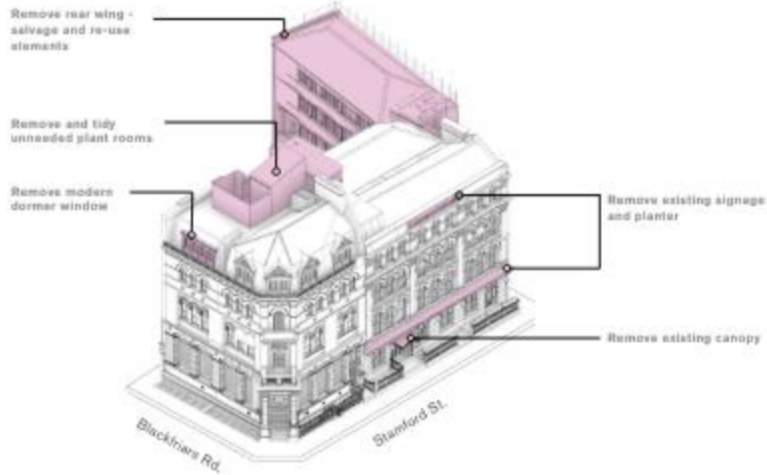
- Modern infill of lift core currently covers part of the last window bay
- Basement windows covered
- Area used for service and Back of House functions



External Facade - Rear Wing

- Facade currently covered following demolition of neighbouring building

LBC Original proposal



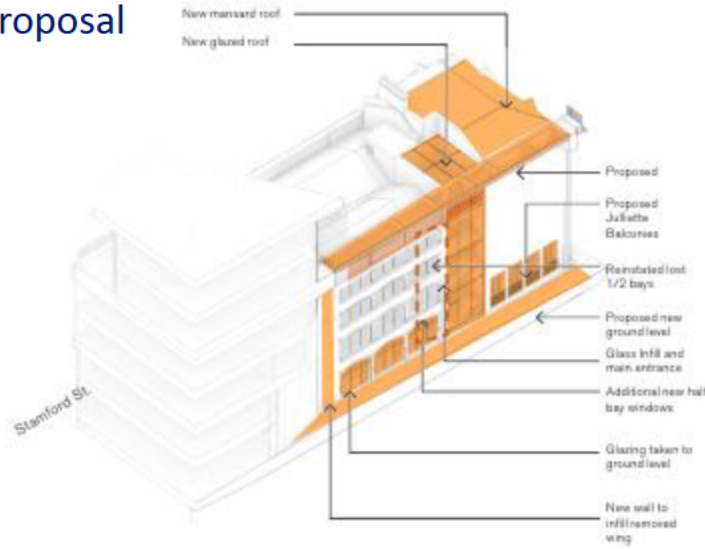
Top:
Existing Axonometric - From North East

Bottom:
Proposed Axonometric - From North East

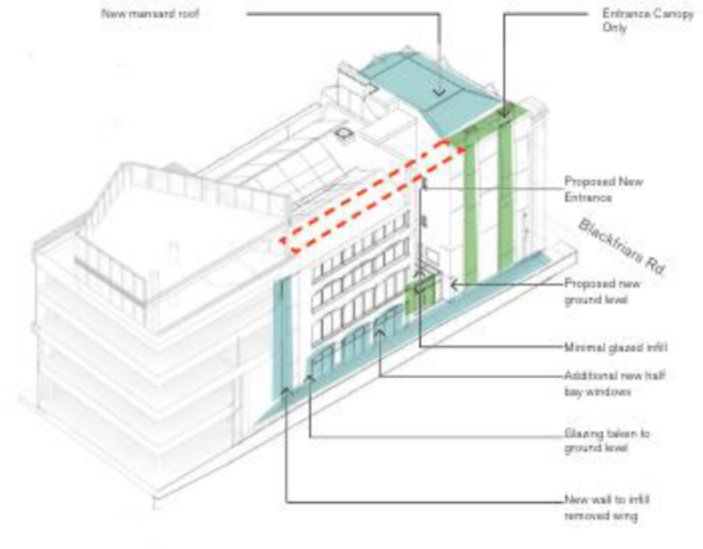
Top:
Existing Axonometric - From South West

Bottom:
Proposed Axonometric - From South West

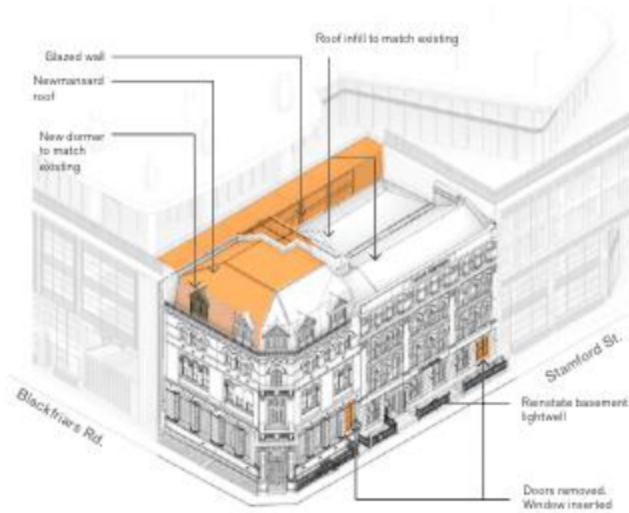
LBC Revised proposal



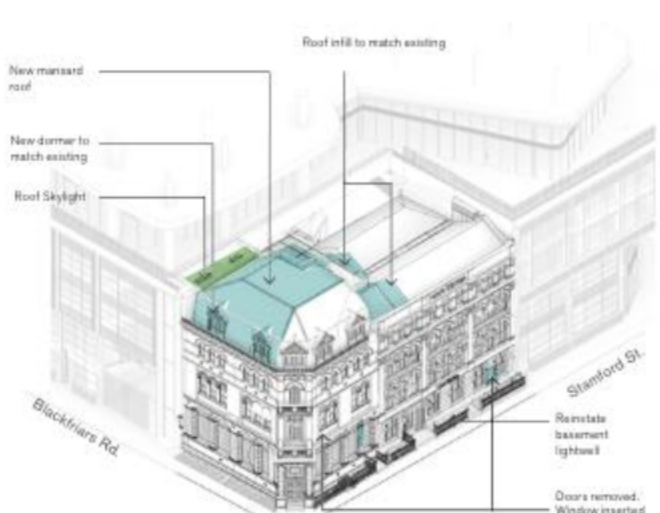
SW Axonometric - Original Submission



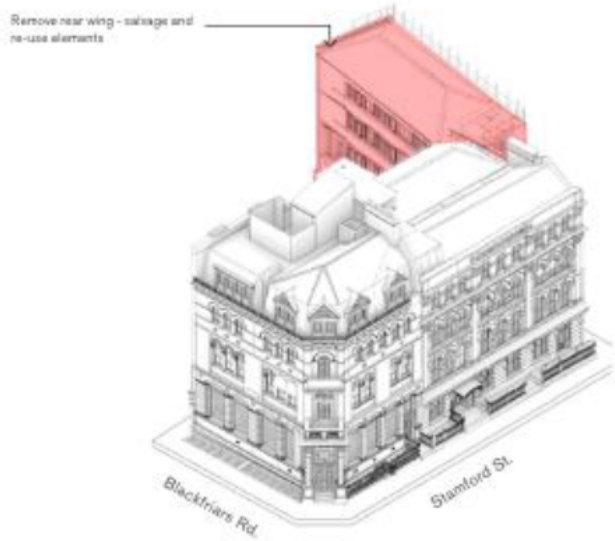
SW Axonometric - Addendum Submission



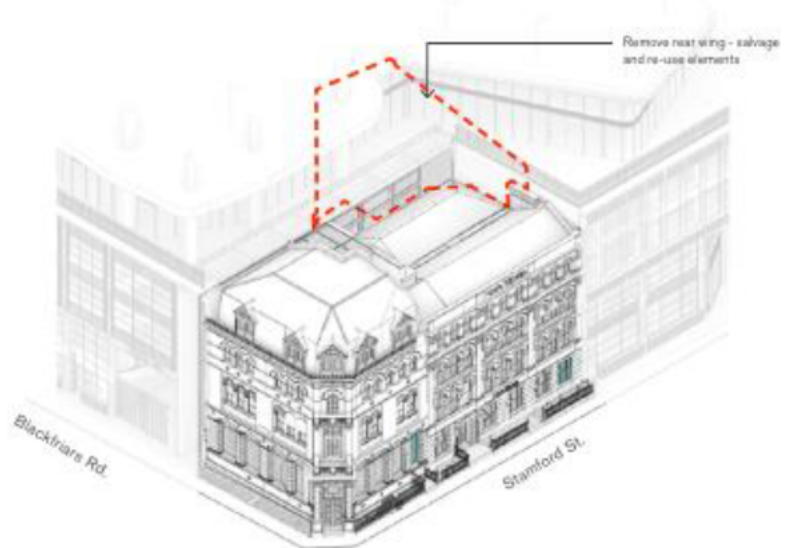
NE Axonometric - Original Submission



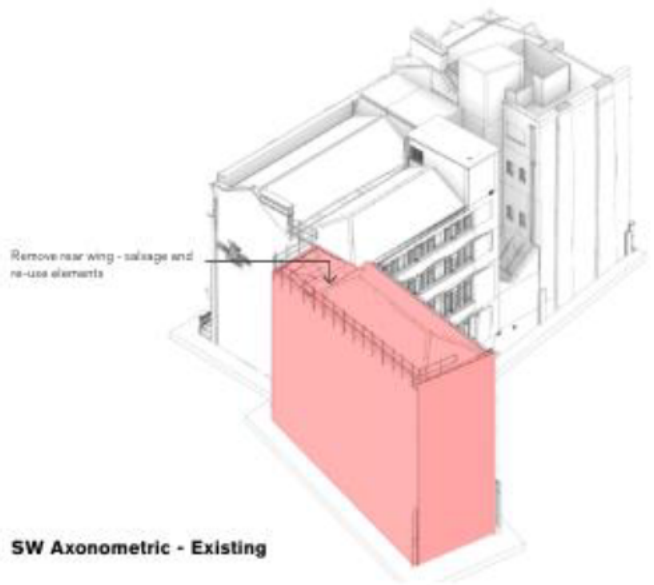
NE Axonometric - Addendum Submission



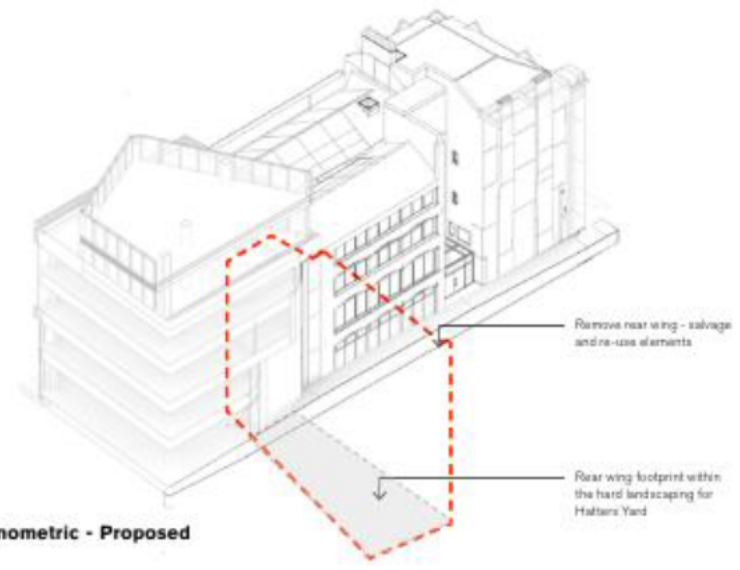
NE Axonometric - Existing



NE Axonometric - Proposed



SW Axonometric - Existing

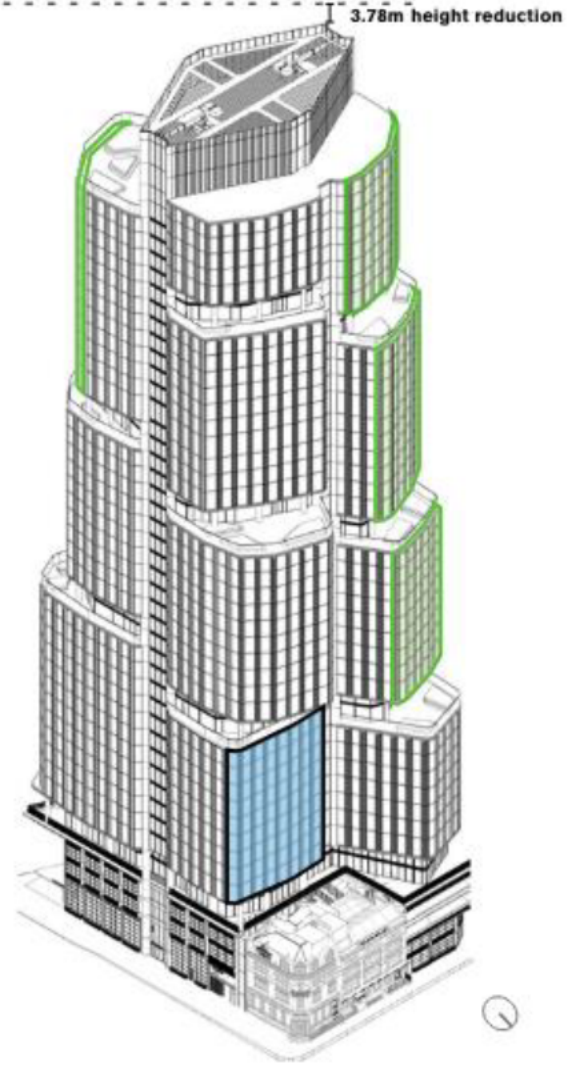
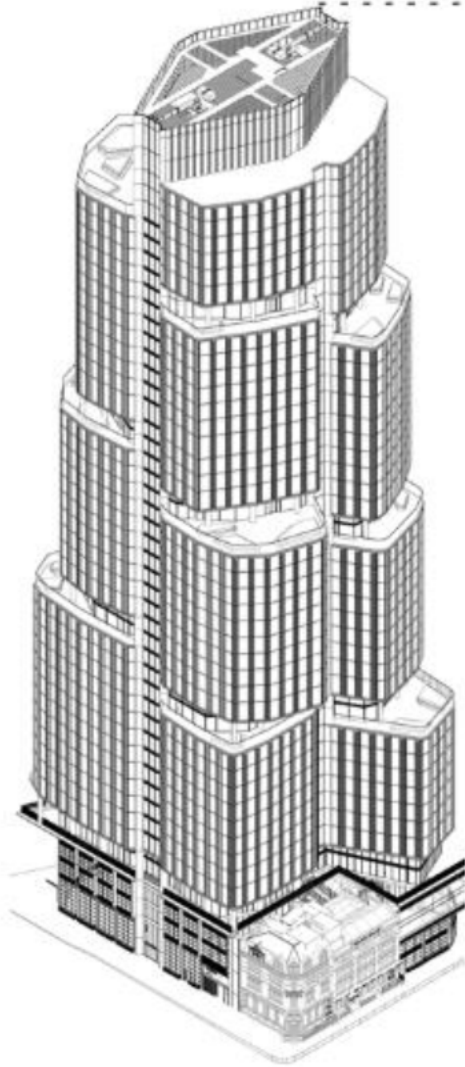


SW Axonometric - Proposed

Original Submission

Addendum Submission

Highlighting changes to the Office Building massing



Wider Setting and Townscape Views: Office Building Reduced Height

LVMF Townscape View 26, 'Blue Bridge View'

Original Submission

199.28m AOD Parapet height, LVMF Townscape View 26



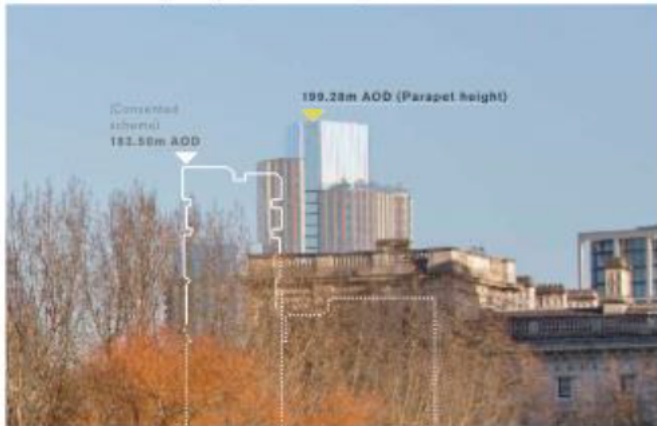
Addendum Submission

195.50m AOD Parapet height, LVMF Townscape View 26



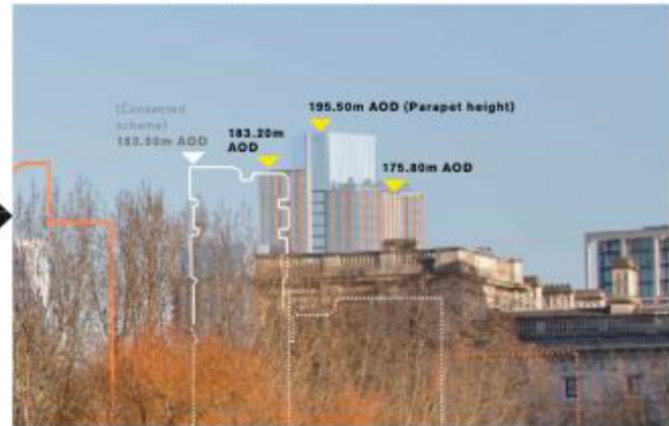
Original Submission Zoom-in

199.28m AOD Parapet height, LVMF Townscape View 26 zoom-in



Addendum Submission Zoom-in

195.50m AOD Parapet height, LVMF Townscape View 26 zoom-in

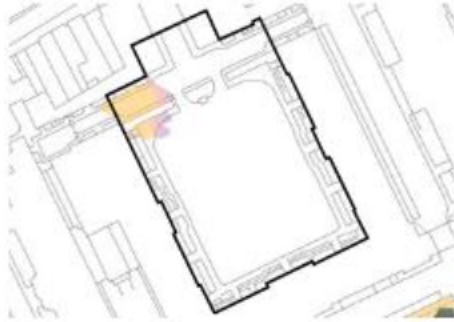


Wider Setting and Townscape Views: Office Building Reduced Height

Somerset House Inner Courtyard View

Addendum Submission

Zone of Visual Influence



Legend: zone of Visual Influence

Addendum Submission (195.50m AOD)

Existing

Consented (183.50m AOD)

Extent of Somerset House Inner Courtyard

Original Submission

199.28m AOD Parapet height, view from northwest corner of inner courtyard



Addendum Submission

195.50m AOD Parapet height, view from northwest corner of inner courtyard



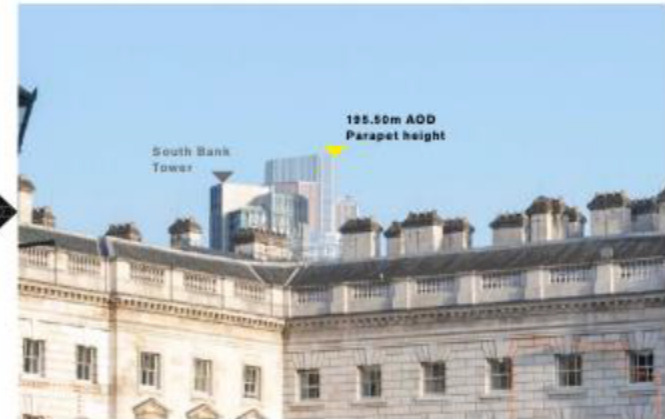
Original Submission Zoom-in

199.28m AOD, view from northwest corner of inner courtyard zoom-in

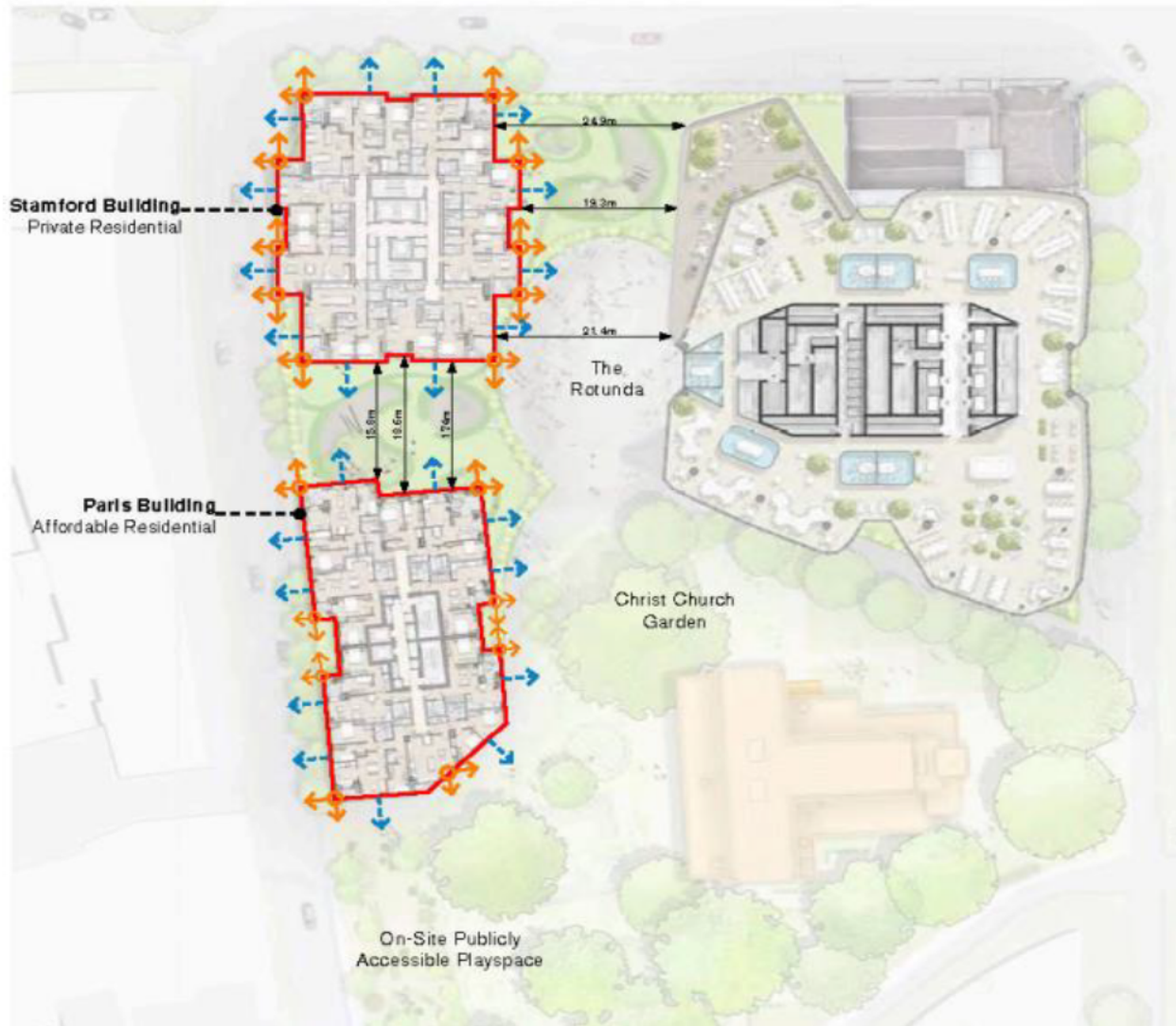


Addendum Submission Zoom-in

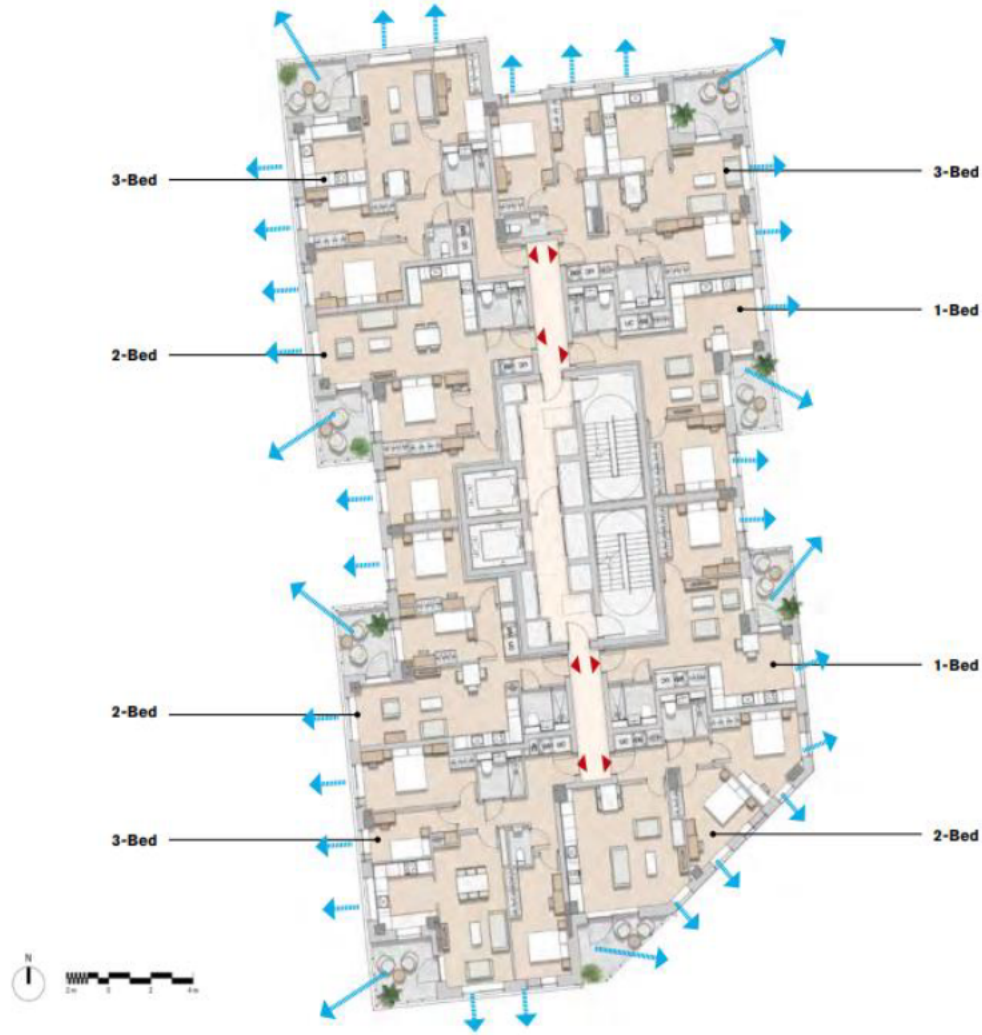
195.50m AOD, view from northwest corner of inner courtyard zoom-in



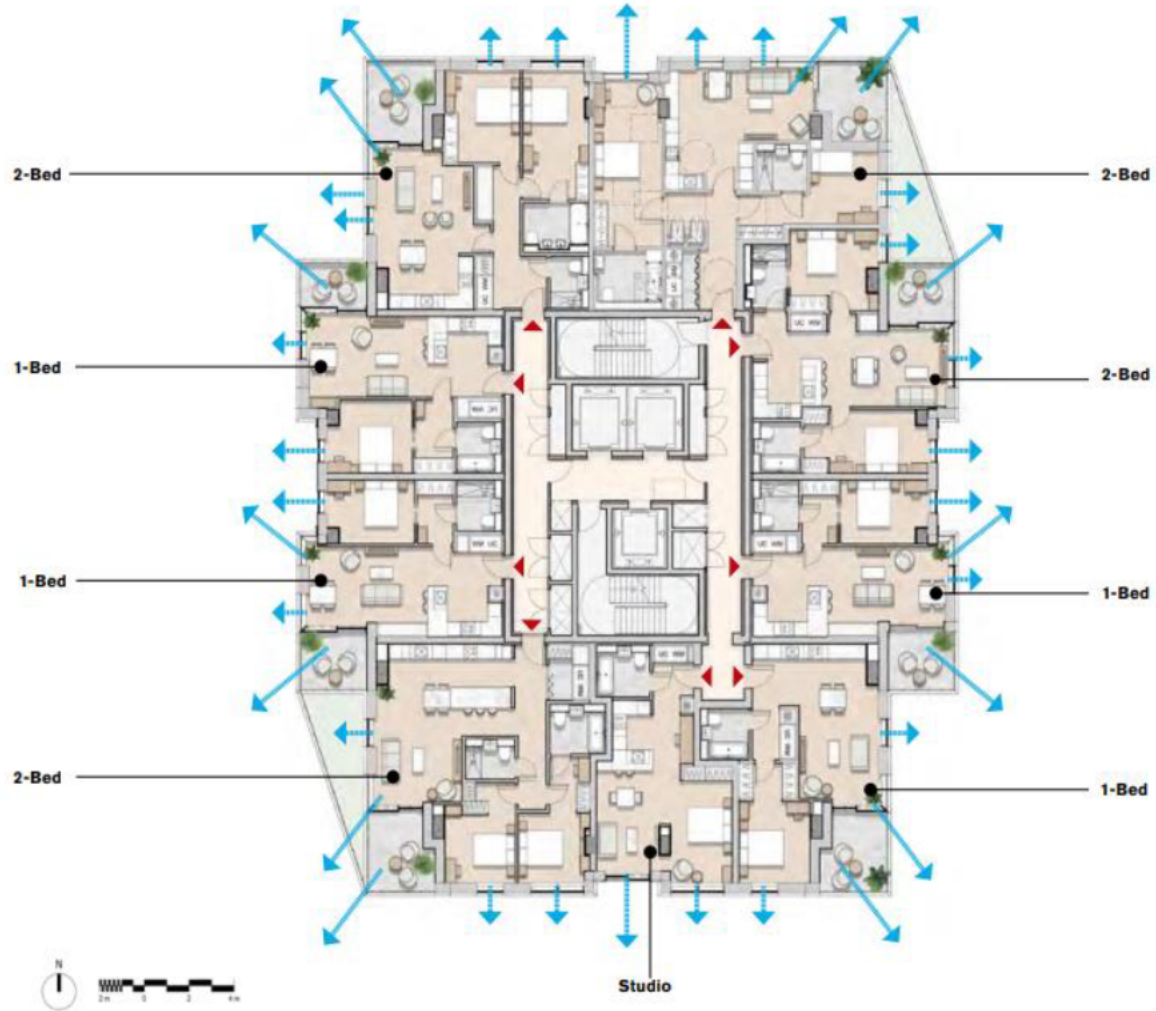
Residential quality- Separating distances



Residential quality- Paris Building



Residential quality- Stamford Building



Residential quality- Publically accessible play space



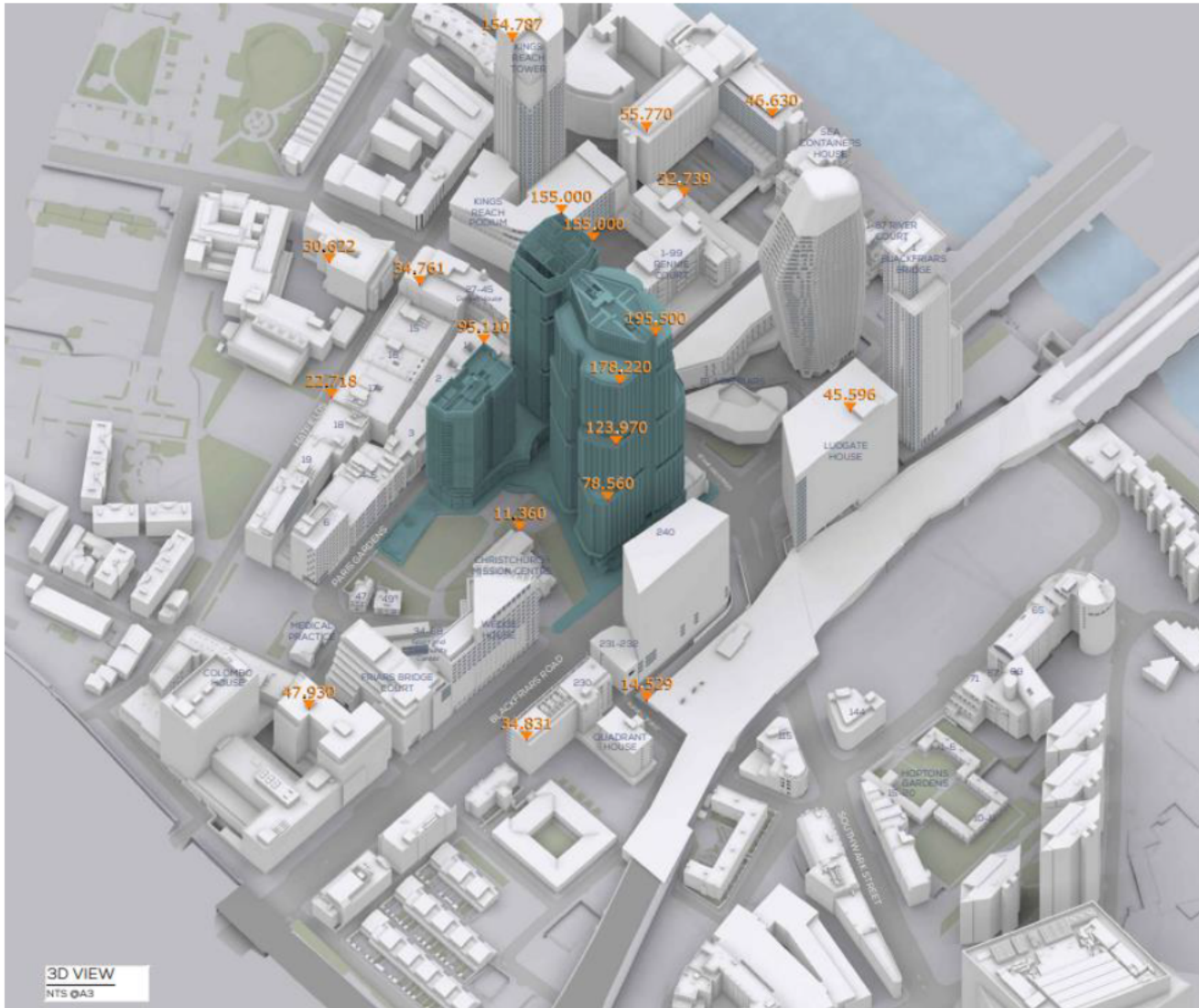
Daylight and sunlight: Pre-demolition



Daylight and sunlight: Extant scheme



Daylight and sunlight: Proposed scheme



Daylight and sunlight: Vertical Sky Component

Address	VSC					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines			Total
			20.1-29.9% Reduction	30-39.9% Reduction	>40% Reduction	
6 Paris Garden	175	128	28	19	0	47
231-232 Blackfriars Road	26	10	0	0	16	16
One Blackfriars	656	339	86	22	209	317
1-6 Hopton South Gardens	39	39	0	0	0	0
7-9 Hopton South Gardens	18	18	0	0	0	0
10-11 Hopton South Gardens	18	18	0	0	0	0
15-20 Hopton South Gardens	41	41	0	0	0	0
12-14 Hopton South Gardens	21	21	0	0	0	0
1-87 River Court	259	137	57	26	39	122
49 Columbo Street	30	11	0	1	18	19
47 Columbo Street	16	9	7	0	0	7
Christ Church	86	30	1	7	48	56
Kings Reach Tower	497	491	6	0	0	6
Rennie Court	203	114	56	1	32	89
Bankside Yards - LH2	272	153	46	17	56	119
Total	2,357	1,559	287	93	418	798

Daylight and sunlight: No Sky Line

Address	NSL					
	Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	Below BRE Guidelines			Total
			20.1-29.9% Reduction	30-39.9% Reduction	>40% Reduction	
6 Paris Garden	122	110	0	4	8	12
231-232 Blackfriars Road	10	9	1	0	0	1
One Blackfriars	303	278	17	5	3	25
1-6 Hopton South Gardens	20	20	0	0	0	0
7-9 Hopton South Gardens	9	9	0	0	0	0
10-11 Hopton South Gardens	7	7	0	0	0	0
15-20 Hopton South Gardens	21	21	0	0	0	0
12-14 Hopton South Gardens	9	9	0	0	0	0
1-87 River Court	187	168	10	1	8	19
49 Columbo Street	11	10	1	0	0	1
47 Columbo Street	7	6	1	0	0	1
Christ Church	6	3	2	0	1	3
Kings Reach Tower	106	106	0	0	0	0
Rennie Court	140	136	3	1	0	4
Bankside Yards - LH2	101	101	0	0	0	0
Total	1,059	993	35	11	20	66

Residential summary

Homes	Private Homes	Private HR	Aff. SR Homes	Aff. SR HR	Aff. Int Homes	Aff. Int HR	Homes Total (% of total)	HR Total
Studio	19	30	0	0	0	0	19 (4.4%)	30 (2%)
1-bed	96	192	29	61	11	23	136 (31.4%)	276 (19.3%)
2-bed	98	306	43	159	33	120	174 (40.1%)	585 (40.6%)
3-bed	56	290	32	160	12	60	100 (23.1%)	510 (35.3%)
4-bed	4	40	0	0	0	0	4 (1%)	40 (2.8%)
Total and % of total	273 (63%)	858 (59.5%)	104 (24%)	380 (26.4%)	56 (12.9%)	203 (14.1%)	433 (100%)	1,441 (100%)

Non-residential summary

Use Class	Existing sqm	Proposed sqm	Change +/-
E (a, b, d) and F1 (a, b, d) retail/ restaurant	0	5,045	+5,045
E (a and b)	0	1,830	+1,830
Use Class E(g)(i) and Use Class F1(a)	0	+926	+926
E (g)(i) office	684.7	110,617	+109,932.3
F1 (e)	0	+858	+858
C1 Hotel	1,205.1	0	-1,205.1
C3 Dwelling houses	0	52,229	+52,229
Sui Generis Public House	4056	770	+364.4
BOH	0	4,264	+4,264
TOTAL	2,295.4	176,539	+174,243.6
Affordable workspace	0	2,421	+2,421
Play space	0	1,210 (external) 330 (internal)	+1,540
Jobs	N/A (Low)	c. 6,160	c. +6,130

Southwark CIL (estimated)	£42m
MCIL (estimated)	£29m
Section 106 contributions	c. £15m