Welcome to our exhibition

In June this year we asked for your thoughts on our vision for the area bounded by Blackfriars Road, The Cut, Hatfields and Isabella Street. Your feedback has been used to inform the suggested designs we are showing today.

We are working with the London Borough of Southwark (LBS) and the Styles House Tenant Management Organisation (TMO) to progress designs for new council homes, offices, new public realm and shared space.

For this second phase of consultation we want to hear your thoughts on our suggested plans for a new building on Southwark station. These proposals form part of a masterplan, with proposals from LBS coming forward in due course.

Before leaving today please fill out one of our feedback forms. These give us the opportunity to consider your thoughts and ideas and incorporate them into our plans. If you have any questions, please ask a member of the team.
The story so far

There have been several plans and proposals for the area around Southwark station in previous years, though none have been considered suitable from a community or commercial perspective.

We have worked with LBS and Styles House residents to agree a set of principles that enabled a masterplan approach to the redevelopment of the wider site.

On Tuesday 30 April 2019, a meeting of LBS’s Cabinet agreed a number of principles that have been incorporated in the designs you see today. We have highlighted four of these principles below:

- A landswap between LBS and TfL was agreed, allowing separate proposals to be submitted by TfL and LBS alongside the TMO
- The overstation development (OSD) building will be set back from Styles House, giving a 28 metre gap between our new building and the easterly edge of Styles House
- The dotted red area will be provided as shared community space for the residents of Styles House and future office workers
- The westerly edge of the new building will be no higher than the existing height of Styles House

KEY
- LBS owned land
- TfL owned Land
- Shared space
The story so far

2016
A feasibility study commissioned by the TMO recognised that land owned by TfL was needed to deliver new council homes

October - December 2017
TfL and the TMO held a number of workshops to gain feedback on initial designs of the OSD

March 2018
The TMO provided feedback at a meeting with TfL on designs

April 2019
LBS’s Cabinet approved a land swap, unlocking the OSD and new council homes

September 2017
LBS signed off an engagement process from TfL with the TMO

January - February 2018
TfL held 1-2-1 meetings with residents

October - December 2017
TfL held the first public consultation on the principles of the vision for the OSD

June - July 2019
TfL held the second round of consultation, focusing on the building designs

2020
TfL submit a planning application for the Southwark OSD

LBS process post-submission by TfL

Public exhibition: Vision and masterplan (prior to submission 2020)
Your feedback

From 21 June to 29 July 2019, we invited residents, businesses, commuters and others to help us shape our plans by providing feedback on the principles behind our vision.

We’ve listened to this feedback and incorporated it into the designs you see today.

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<thead>
<tr>
<th>Heritage &amp; Legacy</th>
<th>Context &amp; Culture</th>
<th>Economic Growth</th>
<th>Health &amp; Wellbeing</th>
<th>Community Integration</th>
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<tbody>
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<td>You said:</td>
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<td>• Developments need to be more inviting</td>
<td>• It is important to celebrate and relay pride in the area’s artistic culture</td>
<td>• The independent nature of businesses on The Cut and Isabella Street is a major positive for the area</td>
<td>• More greenery in the area is particularly important</td>
<td>• There is a strong community feel in the area</td>
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<td>• An area ‘landmark’ is essential if Southwark is to become a vibrant destination</td>
<td>• The area does not have a central focal point that can act as a community hub</td>
<td>• OSD development will be providing affordable office space and employment opportunities</td>
<td>• Traffic in the area should be addressed</td>
<td>• A community space such as a square or garden would help improve the area</td>
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<td>• Our designs are inspired by Southwark’s culture, with an integrated open space on the ground floor that combines the civic and the social</td>
<td>• Anti-social behaviour is a challenge faced around Southwark station</td>
<td>• Our pioneering designs aim to contribute to Southwark’s status as a cultural hub, attracting people to the area to enjoy the arts</td>
<td>• We have incorporated greenery throughout our designs</td>
<td>• More social and affordable housing was seen as key to further community integration</td>
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<td>• Our designs seek to open up the public realm around Isabella Street and Blackfriars Road, improving pedestrian access to local businesses</td>
<td>• We intend to manage the public space, ensuring that it is well maintained and secure</td>
<td>• We are targeting the highest rating in environmental standards</td>
<td>• We are working with the Styles House TMO to ensure we are a good neighbour</td>
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<td>• Our inclusion of commercial space should encourage further investment in the local area</td>
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<td>• Our development will be providing affordable workspace suitable for local artistic groups, SMEs and startups</td>
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Southwark OSD

View from The Old Vic

View of station entrance

View from Waterloo East
Design principles

TfL is a pioneer of iconic station designs and first-class buildings across London, such as Palestra (Southwark) and 5 Endeavour Square (Stratford).

The building we are designing aims to add to Southwark’s unique history by combining modern features and public spaces filled with greenery, creating a place that people want to visit and work. By working with the Styles House TMO and taking public feedback into consideration, our designs have changed significantly from previous schemes.

We suggest our development should be approximately 70m high, in line with the Blackfriars SPD, and needs to embrace the structural constraints across the site. This produces designs that avoid the closure of Southwark station and create a landmark development.

We have tried to minimise potential impacts by ensuring the westerly portion of our building would be no higher than the existing Styles House tower. We achieved this through our innovative stepped down design and by setting the building 28 metres away from Styles House.
Our masterplan looks to contribute to Southwark’s legacy as a cultural hub. We would like to provide affordable workspace for local groups.

Our consultation feedback showed a number of respondents like the green and open character of Isabella Street. We are considering extending the link with Blackfriars Road and the area around the skylight, improving the public space.

We could also provide retail space to promote the local economy and help attract more independent businesses to the area. Residents have told us they feel strongly about this.

An agreed land swap with LBS will unlock the delivery of at least 24 new council homes. The Styles House TMO are working with LBS and a dedicated design team on these plans.

“I think one of the strengths of South Bank area is the mixed use of spaces, there are commercial spaces, residential buildings, offices, academics, art spaces, hotels, and more. That makes the area to be interesting and alive 24/7.” – Consultation One respondent
Urban greenery

Much of the feedback we received in our first consultation focused on the need to provide more green space in the area.

We are using innovative design to incorporate greenery across the building’s terraces, making it a landmark building for the future.

As requested by the TMO, these terraces will also limit overlooking into the Styles House estate and will be populated with a diverse range of plants.

In response to the first round of consultation, our proposals will strengthen the existing greenery on Isabella Street, providing more trees and foliage.

“Ecological sound development, solar panels, green walls - cooperating with local people in an involved way as partners, not top down. A positive example of how development could happen in London.”

– Consultation One respondent
Part of the community

We are committed to being a good neighbour and have tried to incorporate local needs throughout this project.

People told us during the first consultation that safety and anti-social behaviour is an issue around Southwark station. In response, our building is to be made secure by design, with well-lit open spaces discouraging anti-social behaviour.

We also intend to manage the public space, ensuring that it is well lit, maintained and secure. A comprehensive management strategy that includes CCTV and security guards on site 24 hours a day will also be part of the proposals. Similarly, we have tried to ensure that noise is mitigated as much as possible through our designs. Our aim is to remove the ventilation shaft that sits between Styles House and the station.
Connectivity

Our vision looks to create an area that is part of the community and accessible to all.

We want to ensure that Southwark remains a destination. It is important that the building celebrates the area’s cultural significance.

Our plans for the OSD will not impact the Southwark station ticket hall. Construction works required within the ticket hall are envisaged to take place during non-operational hours and the station will remain open.

Our masterplan is in line with the Mayor of London’s Healthy Streets initiative, which aims to make London’s communities greener and healthier. Our vision aims to encourage everyone to use cars less and to walk, cycle and use public transport more.
Building for the future

TfL aims for architect-led designs that stand the test of time.

The Southwark OSD will be assessed under the highest sustainability standards, known as the BREEAM assessment. We are aiming to achieve an Outstanding BREEAM rating. From construction through to operation, our objective is to create a sustainable and Net Zero Carbon Building.

- During construction, we will decrease the number of building elements and minimise the need for disruptive work on site to ensure the amount of construction traffic is reduced, making the roads safer.

- While most large buildings have historically been built using concrete, we will be using a hybrid steel frame and cross-laminated timber, which consumes less energy in construction.

- The building interior will be designed with simplicity in mind, encouraging a sustainable work place, with tenants required to meet zero-carbon obligations. We also aim to achieve a Platinum WELL Building Standard, which focuses on the health and wellness of the building occupants.
Our commitment

TfL has been a part of Southwark for decades, with the station and one of our headquarters being part of our legacy. We want to continue to invest in your area through this building.

We believe this development will create new opportunities for an already vibrant community, through new jobs, affordable workspace and by facilitating the delivery of new council homes. However, it may also impact certain groups differently.

We are undertaking an Equality Impact Assessment (EqIA) to understand what effects the OSD project may have and who may experience them. This is an ongoing process and we want to work with you to ensure we continue to consider the impact of our development on people with the nine protected characteristics, as set out by the Equality Act 2010.

These characteristics are:

- Age
- Race
- Disability
- Religion and belief
- Gender reassignment
- Sex
- Marriage and civil partnership
- Sexual orientation
- Pregnancy and maternity

From the outset, we have integrated elements into our project that cater to those who fall within these protected characteristics. Should we receive planning permission, we will also implement strategies that ensure the building of our project minimises negative impacts before, during and after its construction.
Next steps

Your views
Please fill out one of our feedback forms and post it in the comment box to let us know what you think needs to be considered for the masterplan.

Alternatively, if you would like to provide feedback on the project online, or would like further information, please visit our website: tfl.gov.uk/southwark-station-development

Questions?
If you have any questions or want to stay up-to-date with the planning application, you can also get in touch with us via:

Email
southwarkosd@tfl.gov.uk

Post
FREEPOST TFL CONSULTATIONS

Phone
0343 222 1234

Thank you for visiting