

SAMPSON AND LUDGATE HOUSE

PUBLIC EXHIBITION

Welcome to our public exhibition on updates to the masterplan for the proposed development at Sampson & Ludgate House.

The Sampson & Ludgate House site will play a crucial role in transforming the southern stretch of the Thames by opening up and connecting the district between the Tate Modern and Blackfriars Station.

Our vision is to enhance the area’s vibrant cultural offer by delivering a major mixed-use scheme that provides high-quality new homes, affordable housing and enriches the public space around a new hotel for the enjoyment of residents and visitors alike.

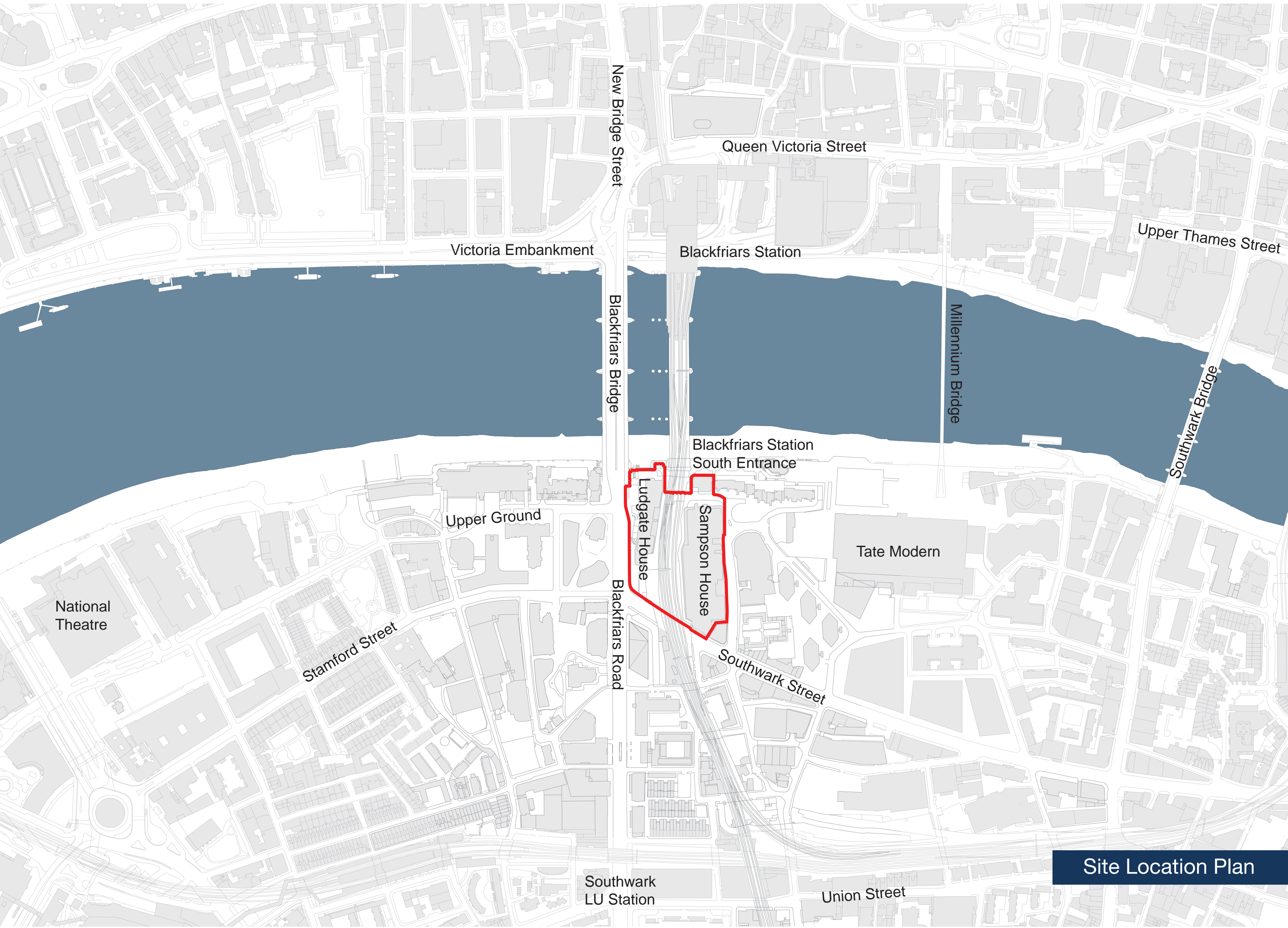
The team behind the proposals



GILLESPIES

PLP/ARCHITECTURE

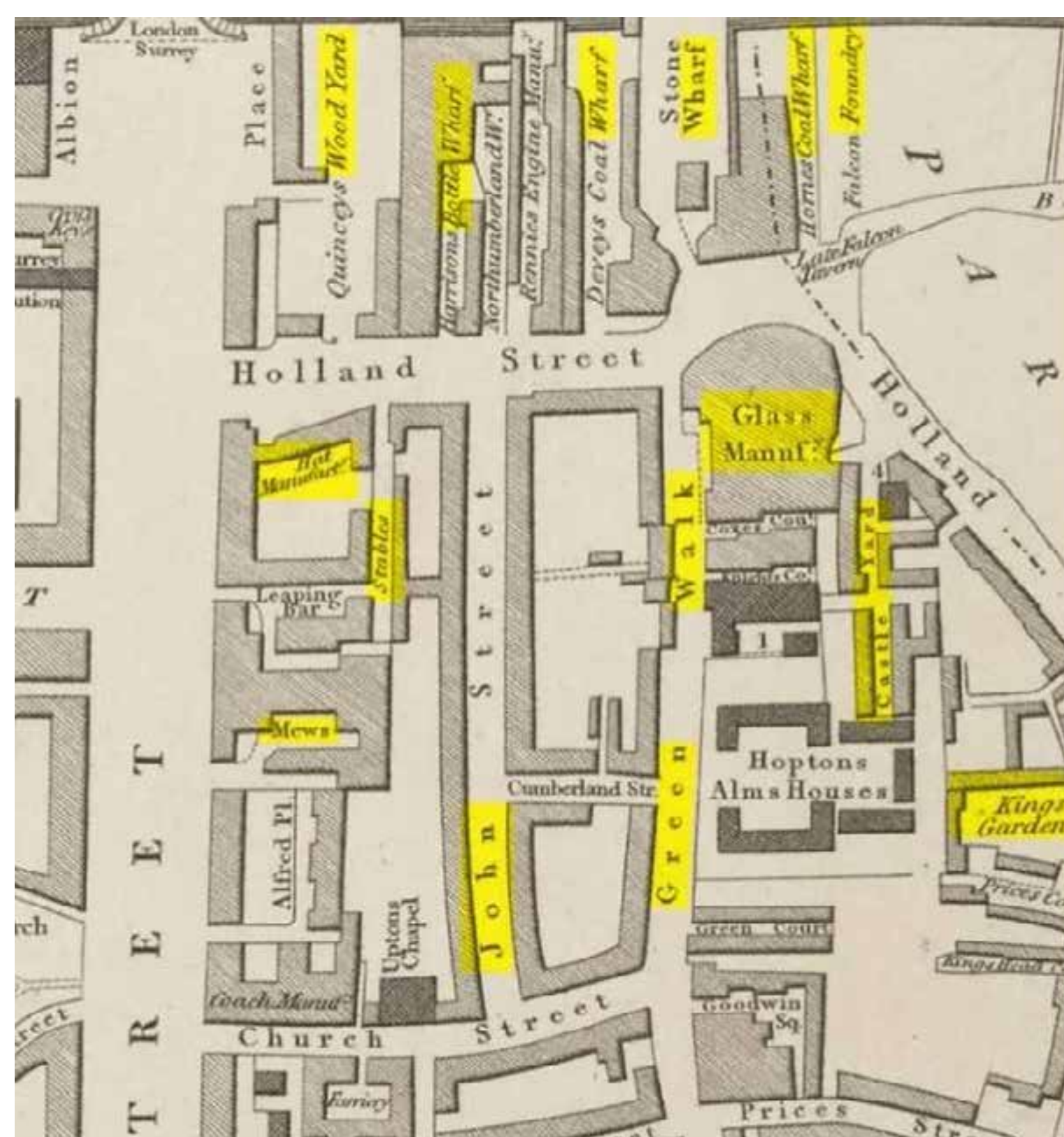
make



Site Location Plan

Research shows that this area of Southwark has a diverse history that has evolved over many years. Drawings from the 16th Century show many bustling open spaces providing a variety of uses. Previously, the site has been home to animal baiting pits, theatres, frost fairs in the Winter and beer brewing, as well as commercial uses such as Timber Yards, Glassworks, a Hat Maker, an Iron Yard and the Phoenix Gas works.

Today this area is an established arts and cultural destination, boasting a range of attractions including the Tate Modern, independent art galleries, theatres, Borough Market, and restaurants and shops. It is bounded by the Thames Path and the southern entrance to Blackfriars Station to the north, along with homes at Falcon Point and Bankside Lofts.



02 | The story so far

In 2016, Native Land led a consortium to buy the site from The Carlyle Group, who previously had obtained planning permission in 2014 for 489 residential units across five buildings, along with 300,000 sq ft of office space, 25,000 sq ft of ground floor retail and 16,000 sq ft of cultural facilities.

Since we bought the site, we have been working to consider how best to bring forward the very best architecture, public realm and community benefits.

We want the scheme to deliver many benefits to the area including the delivery of high quality offices, shops, community spaces and homes, an enhanced public realm and permeability across the site and employment space for large businesses, start-ups and small to medium enterprises.

As such, we are submitting an application to update the masterplan with London Borough of Southwark which will promote the outlined benefits along with a scheme of diverse architectural character.

Last summer, we submitted a 'Minor Material Amendment' (Section 73) to the original 2014 planning consent to reduce the office space off Hopton Street. Southwark Council granted permission in 2017 to develop a larger office building alongside Blackfriars Road for large institutional companies and a smaller building on Hopton Street specifically designed for small and medium sized enterprises.



Sampson and Ludgate House site

03 | Our proposals

Our planning application proposes a total of 581 homes, 287,000 sq ft office space and a world-class hotel. This update includes approximately 92 additional homes, of which 35% will be affordable.

We want to promote in the rich and varied history of the site and our updated masterplan will develop a range of well managed and publicly accessible spaces that link up different areas within the site, with considered landscaping and public art, while a new world-class hotel will make the most of Bankside’s enviable cultural offer and well-connected transport links.

The affordable housing provision is in addition to the existing Section 106 commitments Native Land has agreed with the London Borough of Southwark, and the make-up of the homes will be brought forward in consultation with Southwark Council to ensure it is appropriate for the community.

Updated Masterplan

LH1
RESIDENTIAL BUILDING
17 HOMES



LH2
RESIDENTIAL BUILDING
240 HOMES



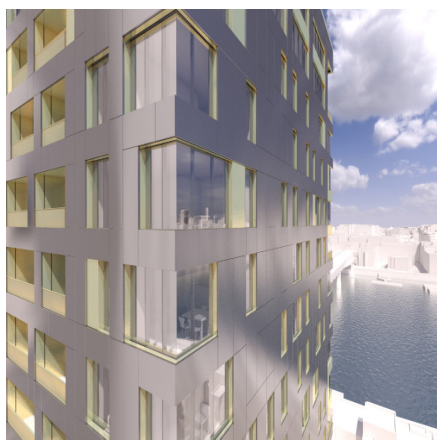
LH3
OFFICE BUILDING
INSTITUTIONAL WORKPLACE
220,000 SQFT (NIA)



ARCHES



SH4
RESIDENTIAL BUILDING
74 HOMES



SH5
PREMIER HOTEL
+ RESIDENTIAL BUILDING
52 HOMES
126 HOTEL KEYS



SH7
RESIDENTIAL BUILDING
PRIVATE AND AFFORDABLE HOME
180 HOMES



SH8
RESIDENTIAL BUILDING
AFFORDABLE HOME
18 HOMES



SH9
OFFICE BUILDING
SME WORKPLACE
66,500 SQFT (NIA)



04 | Construction progress

Demolition of the Ludgate House site is now complete, and we are preparing to commence demolition of Sampson House in October. We are currently waiting for the current occupiers, IBM, to vacate the building and will keep the community updated on timescales for this work.

Responsible Contractors



Sampson House site

The demolition work is being undertaken by McGee, and the site is registered with the national Considerate Constructors Scheme (CCS). The CCS is based around five cornerstones:

- Care about Appearance
- Respect the Community
- Protect the Environment
- Secure everyone’s Safety
- Value their Workforce

As part of this initiative, McGee provides regular updates on the project to neighbours and ensures that the hoarding is kept clean and tidy.



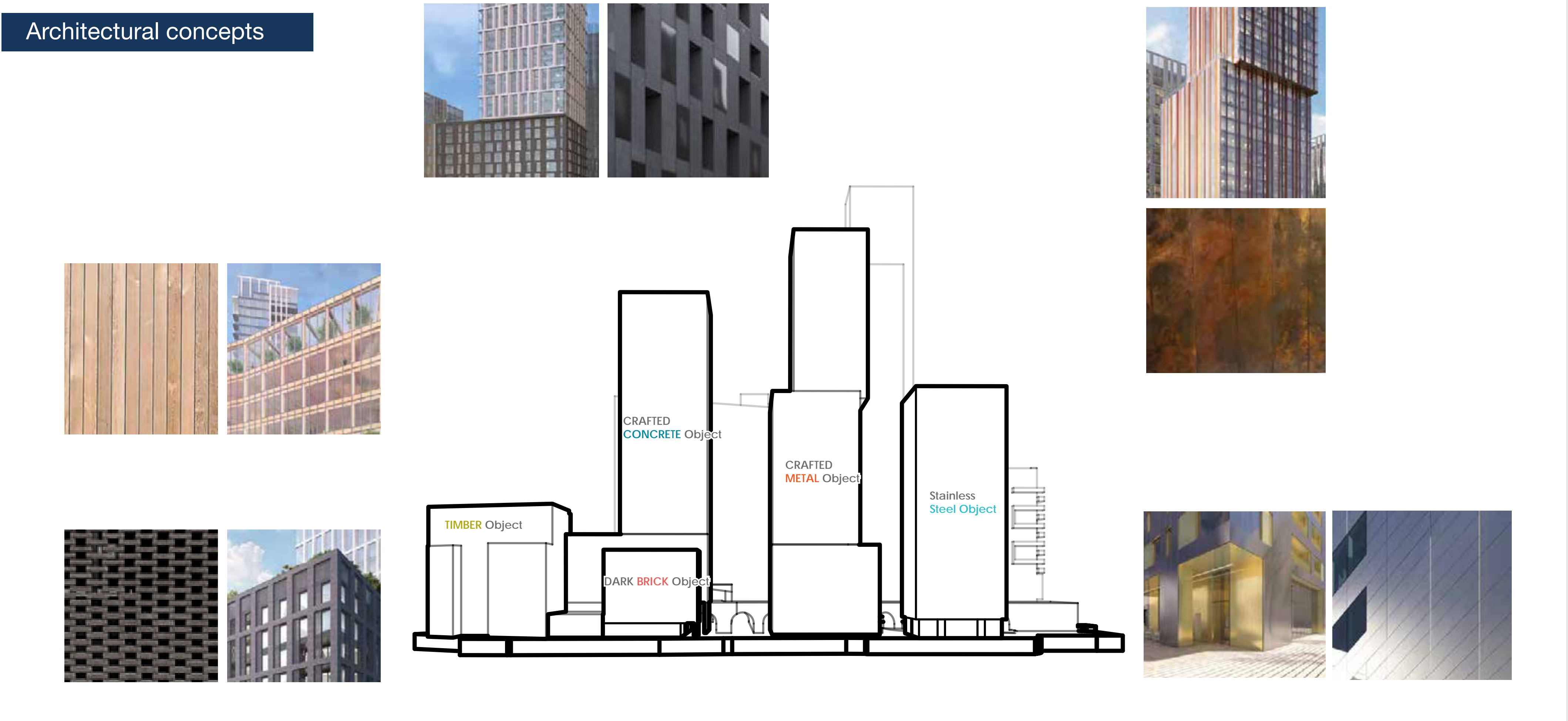
Ludgate House site

05 | Architectural approach

Our architectural strategy has been defined to reflect the surrounding context, drawing on Southwark’s defined industrial materiality which promotes brick, steel and concrete as well as the artistic quality of the neighbouring Tate Modern.

The development aims to contribute to a balanced skyline along the river, with the shape of the cluster designed to respond to the scale of the surrounding buildings. The five buildings vary in shape, material and size to provide an important scale transition toward the surrounding urban context.

Architectural concepts



06 | Public realm & culture

We have developed a public realm masterplan with landscape architects Gillespies as part of our commitment to creating dedicated and curated places for residents and visitors. This includes:

- Opening up the arches under the rail lines for commercial and retail opportunities
- New green spaces and gardens
- A cultural square for use by arts and culture organisations and the local community

The public realm framework plays a fundamental role in the success of the masterplan by providing new and improved connections across the development, effectively opening up the latent potential of the site and the viaduct, creating new high-quality public spaces and reconnecting it with the wider Bankside and Tate campus areas. The creation of a new cultural plaza on the northern

portion of the site forms an important new civic space close to the waterfront that is framed by cafe and restaurants. The space provides a new cultural destination along the consented public route which is set-back from the Thames Riverpath, connecting the Tate Campus, Blackfriars Station southern entrance and westward via the viaduct colonnades to Blackfriars Road.

Public routes will be created through the site by opening-up the historic railway arches, creating three east-west links and one central north-south link which will dramatically improve connections through what has previously been an impermeable urban block. The archways beneath the viaduct themselves will be lined with shops and is characteristic of the quality of spaces found in the wider Bankside area.



Previous public realm projects by Gillespies

07 | Landscaping

We are developing a landscaping plan that will deliver new trees, hedging and green areas, providing natural and curated spaces for people to relax and enjoy.

Hopton Garden will establish a new local greenspace fronting onto Hopton Street with seasonal, evergreen shrub and groundcover planting, ornamental and street trees. The garden will provide long benches along footpaths to encourage people to pause, sit, relax and enjoy the lush planting. A play space will be provided for young children and is located to the north.

Hopton Yard is an urban space split between three main areas:

- A pocket-park sited to the east providing a green area of enclosure for seating amongst trees and planting adjacent to Hopton Street forming an extension of the tree cover found in Hopton Garden
- A shared surface space serving as the arrival court at the entrance to the proposed Hotel.
- A hard-landscaped yard space at the centre of the scheme will allow surrounding cafés and eateries to spill out and occupy the public realm. Temporary seat and movable planters will provide flexible use for small-scale events and gatherings.



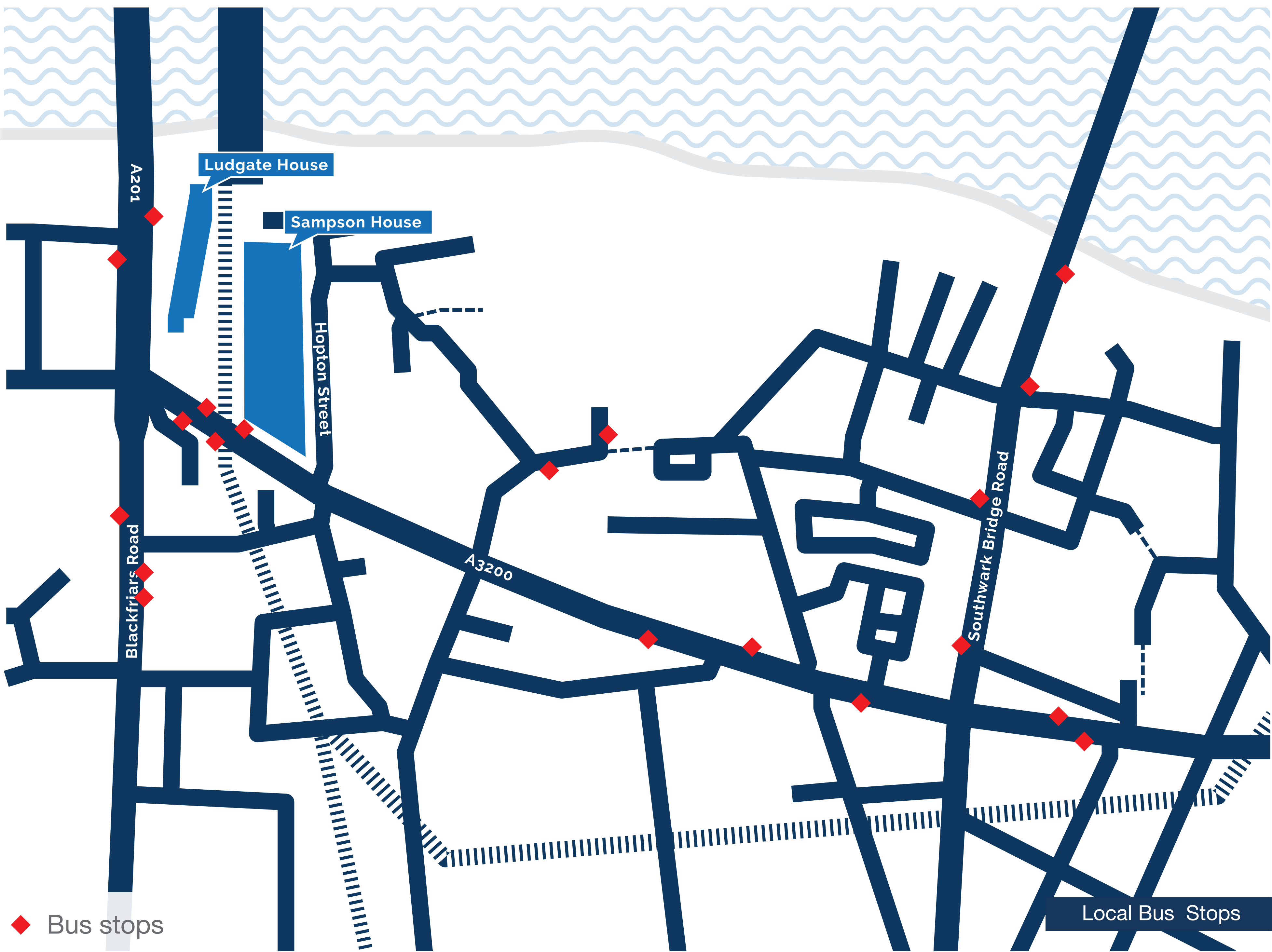
08 | Transport & access

The site is one of the best-connected locations in London, including multiple rail and tube links:

- Blackfriars Station (four minutes) – Thameslink / Southeastern
- Southwark (five minutes) – Jubilee Line
- Waterloo (12 minutes) – South Western Railway / Bakerloo Line / Jubilee Line / Northern Line / Waterloo & City Line
- London Bridge (16 minutes) – Southern / Thameslink / Southeastern / Northern Line / Jubilee Line

In addition to multiple bus routes along Southwark Street and Blackfriars Road, the site is bordered by the Millennium Bridge as well as the Thames Path which stretches along the south bank of the river. Our proposals will link to these popular routes and reconnect the space between the Tate Modern and Blackfriars Road through accessible pedestrian and cycle routes.

The masterplan respects the principles set out in the Consented Scheme for Hopton Street, changing the traffic direction from two-way to one-way and increasing tree planting along its length whilst maintaining car parking, motorcycle and cycle parking. Servicing for the new hotel will be underground to vehicle movements.



09 | Next steps

Thank you for visiting the exhibition.

We hope to submit our planning application to Southwark Council in the next couple of months. Your feedback is essential to us as we prepare our proposals and we welcome your comments.

We would be grateful if you could take the time to fill out a feedback form or put any questions you may have to members of our project team, who would be delighted to discuss the proposals with you.

Contact

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You can also view the exhibition material or contact us through our website:

<http://www.sampsonandludgatehouse.com/>

