

SAMPSON HOUSE

PLANNING APPLICATION
APRIL 2018

STATEMENT OF COMMUNITY INVOLVEMENT

SAMPSON
HOUSE
LIMITED

TEAM

CLIENT
SAMPSON HOUSE LIMITED

PLANNING CONSULTANT
DP9

PROJECT MANAGER
GARDINER & THEOBALD

ARCHITECT
PLP ARCHITECTURE / MAKE ARCHITECTS

DAYLIGHT & SUNLIGHT CONSULTANT
GORDON INGRAM ASSOCIATES

RESIDENTIAL AGENT
KNIGHT FRANK LLP

AFFORDABLE HOUSING CONSULTANT
DS2

STRUCTURE ENGINEER
AKT II

SERVICES ENGINEER
SWECO

FIRE ENGINEER
JGA FIRE ENGINEERING

FACADE ENGINEER
THORNTON TOMASETTI

LANDSCAPE ARCHITECTS
GILLESPIES

TRANSPORT ENGINEER
WSP GROUP / CLEWLOW CONSULTING

ACCESS CONSULTANT
JANE SIMPSON ACCESS

TOWNSCAPE CONSULTANT
TAVERNOR CONSULTANCY

VISUALISATION SERVICE
MILLER HARE

ENVIRONMENTAL CONSULTANT
TRIUM ENVIRONMENTAL CONSULTING

PUBLIC RELATIONS
KANDA CONSULTING

Sampson House Statement of Community Involvement

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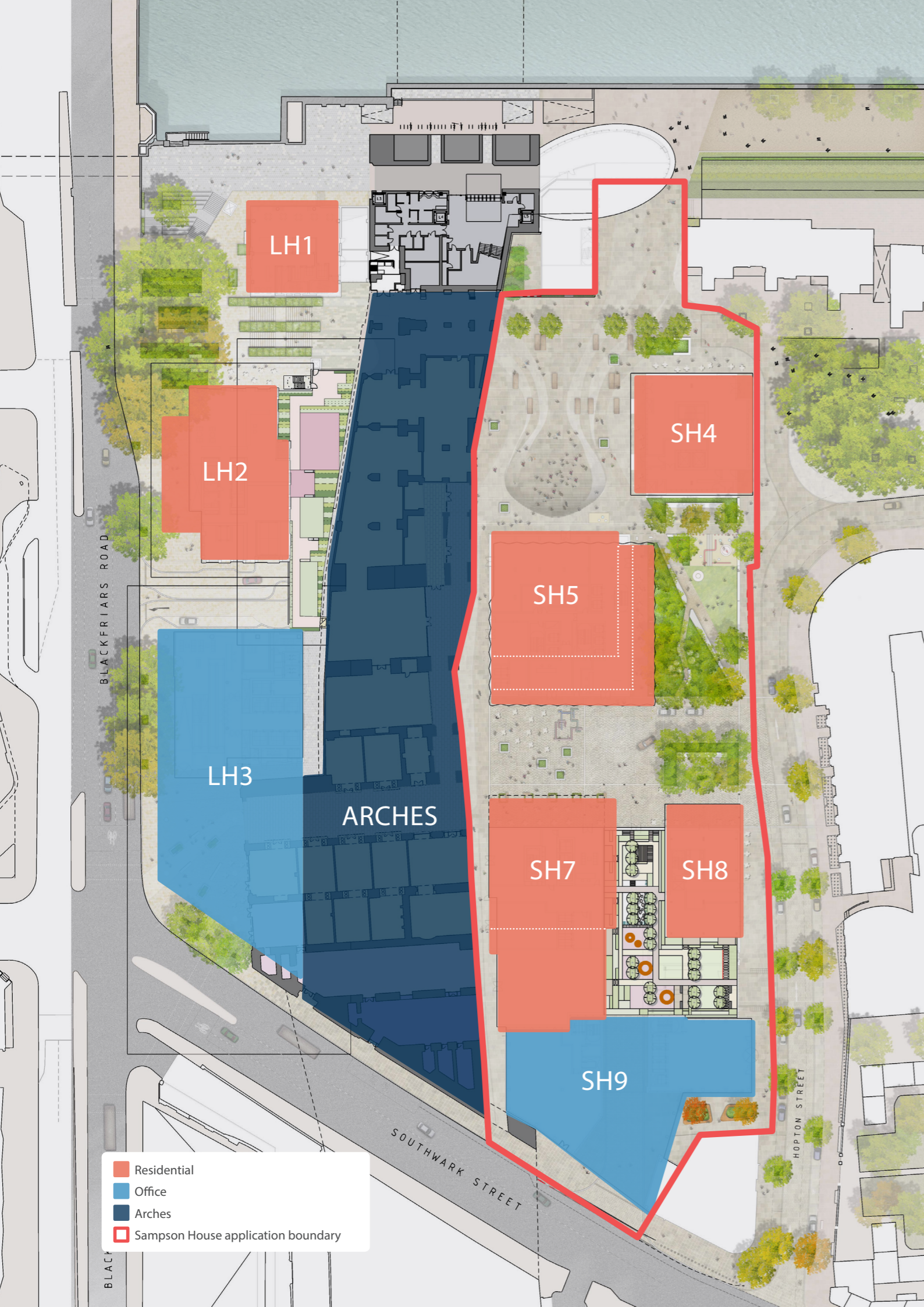
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Executive Summary

1.0



- Residential
- Office
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- Sampson House application boundary

1.0 Executive Summary

1.1 Sampson House Limited (The Applicant) appointed Kanda Consulting, a specialist public consultation company, to undertake the pre-application resident, community and stakeholder consultation for The Applicant's proposed planning application for the Sampson House site in Southwark.

1.2 This document provides a record of the pre-application public, resident and stakeholder engagement carried out on the proposals for the refurbishment and further development of Sampson House.

1.3 A programme of meetings with key stakeholder groups, representatives and local residents was put in place to facilitate dialogue and respond to questions.

1.4 Sampson House site comprise the footprints of the Sampson House building. There is already consented planning permission for both Sampson House and neighbouring Ludgate House. This application is focused on the Sampson House site.

1.5 Two public exhibitions, held over a total of three days, were organised to showcase the proposals and answer questions from attendees.

1.6 Feedback from attendees at public exhibitions found strong support for plans to create new landscaping and public spaces along with the provision of affordable housing and further employment opportunities onsite.

1.7 The Applicant is committed to maintaining a programme of engagement with the local community throughout the planning process as it progresses.

Consultation

2.0

2.1 Consultation Process

2.1.1 The consultation process was carried out in parallel with the pre-application meetings with Southwark Council's planning officers.

2.1.2 Engagement with residents and the wider community comprised of early discussions on changes to the existing consent via a Section 73 from October 2017 to a full consultation programme on detailed design proposals held from January – April 2018.

2.1.3 Activities undertaken as part of the consultation process have included:

- Local resident meetings to discuss the proposals;
- Two public exhibitions over three days on the detailed design proposals;
- Provision of feedback forms at the exhibition, enabling residents and local community members to provide feedback on the proposals;
- Meetings with ward councillors for Cathedrals Ward (where the site is located);
- Meetings with local stakeholder groups who have an interest in the site and proposals;
- A project website where all consultation material was made available to the public;
- A newsletter sent to residents in the local area.

2.2 Summary of Consultation

2.2.1 The key themes of discussion during consultation have been the level of disruption anticipated by the demolition and development of the site, changes to the public realm including the implementation of the Cultural Space, management of traffic and noise, and understanding the impact on the amended buildings.

2.2.2 Primarily, residents and representatives of the local area have sought reassurance on these points and a concerted effort was made to ensure that detailed information on these matters was included in the consultation process.

2.2.3 The majority of those involved in the consultation process appreciated the increased public realm.

2.2.4 Feedback on the initial design proposals recorded 91% support for the proposals to create a varied and managed landscape with a range of spaces and uses. 70% support was recorded for the provision of additional affordable housing on site. Full details from this stage of consultation are presented in Section 4 of this document.

2.2.5 There remain some outstanding areas where residents would like more information. This includes the logistics of the project and construction timescales. The Applicant will continue to work with residents throughout the planning process to provide updates on the logistics and timescales of the project.





Stage 1 Public Exhibition, February 2018

2.3 Stages of Consultation

2.3.1 Two phases of resident and community communication were completed over a seven-month period between October 2017 and April 2018, as follows:

Stage 1: Introductions to The Applicant and key local resident groups, primarily Hopton Almshouses, Bankside Lofts and Falcon Point, and discussed the principle of the consented proposals, and the Section 73 amendments to the existing consent (October – December 2017);

Stage 2: Consultation on the detailed design proposals (January – April 2018).

2.3.2 In this report, consultation activities are categorised as:

Stakeholder engagement – meetings with local councillors, local amenity groups and resident associations about the proposals to understand local views.

Public consultation - publicly advertised events for the wider Southwark community, and neighbours of the site (consultation area of c.738 addresses).

2.4 Consultation Area

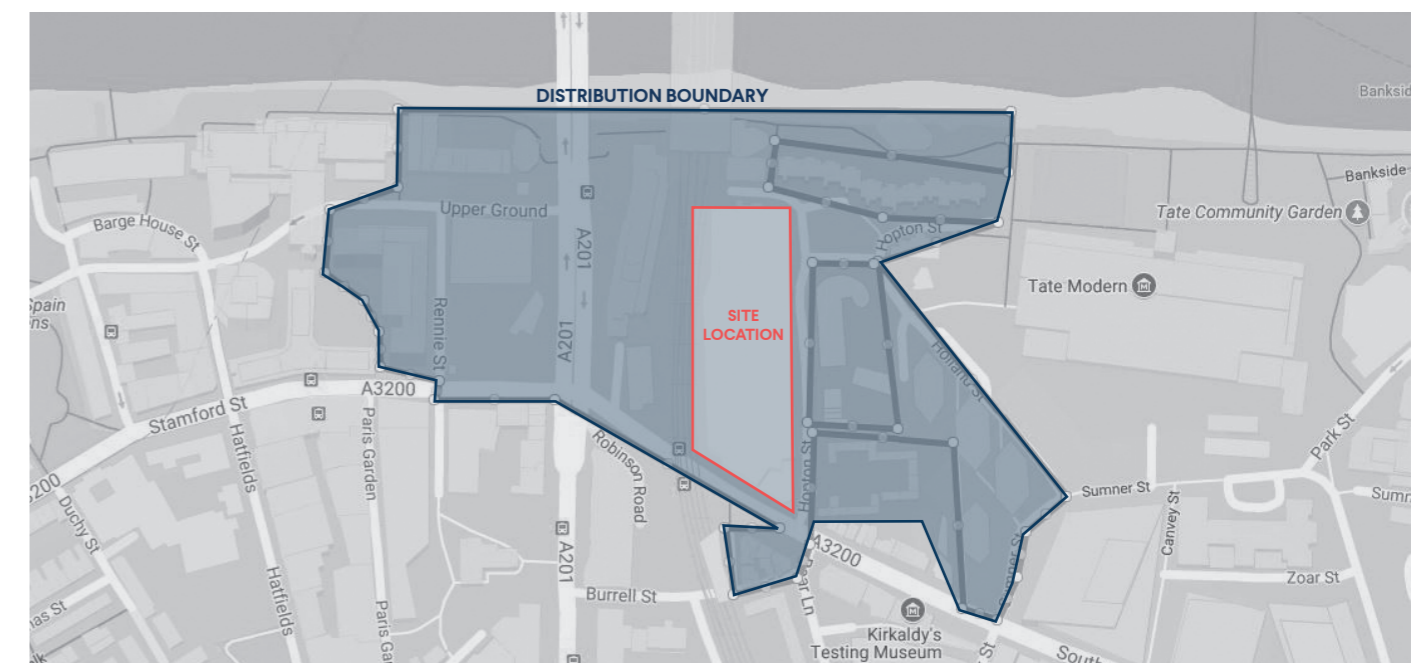
2.4.1 In addition to working with neighbours of the site and representative stakeholder groups in the area, the public exhibitions were advertised to c. 738 residents and business addresses in the Southwark area.

2.4.2 Below is a map showcasing the distribution area for leaflets advertising the public exhibitions.

2.5 Project Contact Methods

2.5.1 Throughout the consultation process, a telephone number and e-mail address were supplied and managed by Kanda Consulting, providing further information to residents, businesses and stakeholders on request. All consultation material was made available online at:

www.sampsonandludgatehouse.com



Stakeholder Engagement

3.0



3.1 Stakeholder Meetings

3.1.1 Following initial resident engagement and in advance of the first public consultation exhibition, Kanda Consulting offered meetings to local stakeholders to provide information about the project and understand local views on what was being proposed.

3.2 Invitations to meet to discuss the project were sent to the following local stakeholders:

- 3.2.1 Cllr Peter John (leader)
- 3.2.2 Cllr Maria Linforth-Hall (Vice Chair Planning Sub Committee B)
- 3.2.3 Cllr Adele Morris (Planning Committee)
- 3.2.4 Cllr David Noakes (Planning Sub Committee A)
- 3.2.5 Neil Coyle (MP, Bermondsey & Old Southwark)
- 3.2.6 Southbank Employers Group - Nic Durston (Chief Exec)
- 3.2.7 Better Bankside and Bankside Urban Forest/Tate - Donald Hyslop (Chair)
- 3.2.8 Bankside Residents Forum Planning Group - Amir Eden (Chair)
- 3.2.9 Coin Street Builders - Scott Rice (Chair)
- 3.2.10 Bankside Open Spaces Trust - Tim Wood (Chair)
- 3.2.11 Waterloo Community Development Group - Michael Ball
- 3.2.12 Southbank Forum - Neil Coyle and Kate Hoey (joint chairs)
- 3.2.13 Falcon Point Tenant Management Organisation - Hazel Tasker
- 3.2.14 Bankside Residents for Appropriate Development - Jane Levi (secretary)
- 3.2.15 St Saviours Housing - Jude Leighton (Head of Housing)
- 3.2.16 St Saviours Housing - Martyn Craddock (Chief Executive)

3.3 The following meetings were held as a result:

- 3.3.1 Falcon Point Tenant Management Group (2nd October 2017)
- 3.3.2 Falcon Point Tenant Management Group (19th January 2018)
- 3.3.3 Jude Leighton, St Saviours Housing (22nd January 2018)
- 3.3.4 Bankside Open Spaces Trust (2nd February 2018)
- 3.3.5 Cllr Adele Morris and Cllr David Noakes (5th February 2018)
- 3.3.6 Waterloo Community Development Group (6th February 2018)
- 3.3.7 Bankside Residents Forum (9th February 2018)
- 3.3.8 Residents of Hopton Almshouses (9th February 2018)
- 3.3.9 Bankside Residents for Appropriate Development (9th February 2018)
- 3.3.10 Falcon Point Tenant Management Group (19th February 2018)
- 3.3.11 Tate Modern (22nd February 2018)
- 3.3.12 Southbank Forum (8th March 2018)
- 3.3.13 Upper Ground Monitoring Group (26th March)

3.4 The main programme of stakeholder meetings took place over a three-month period, and on occasion certain groups were met more than once. Present at these meetings were Annabel Pryke, Senior Account Executive at Kanda Consulting and Dan Clarke, Development Director at Native Land. The following summary provides an account of the key points raised at the consultation meetings.

3.5 Timescales

3.5.1 At every meeting questions were asked pertaining to the timescale of the development, particularly in relation to when the demolition of Sampson House would commence and how long it would take. As accurate timescales as possible have been given to stakeholders and we are committed to updating them as plans develop.

3.6 Height

3.6.1 A minority of meetings involved discussions about the increased height of the buildings in the proposed scheme. For example, the Tate Modern sought clarification that it was the residential buildings increasing in height rather than the office buildings. Stakeholders were reassured that the appropriate daylight/sunlight studies will be undertaken as part of the application.

3.7 Landscaping

3.7.1 All consultees liked the additional public realm and looked forward to having green spaces to use. The garden next to SH-4 was popular and individuals felt this was an improvement on the consented scheme. Consultees also expressed appreciation for how the public spaces interact with each other and the connectivity throughout the plans.

3.8 Cultural Space

3.8.1 Consultees were interested in the Cultural Space and were eager to be involved in discussions about what the space would be used for. Popular suggestions included a theatre, a gallery, a ballet hall, arts classes and a farmer's market to name a few. However, neighbours of the site, particularly Falcon Point and Bankside Loft residents, were keen that the space be sensitive to noise and so, for example, an open-air concert venue would not be preferable.

3.9 Parking

3.9.1 The issue of parking was raised at several meetings. Consultees were concerned that with additional residents moving into the area, on-street parking would be exacerbated. The Applicant clarified to consultees that the consented scheme makes provision for 90 parking spaces. Consultees were reassured by this.

3.10 Affordable Housing

3.10.1 It was explained at all meetings that as a result of the additional homes there would be affordable housing on site. Tate Modern commented that it was in their interest to have a diverse population, and most consultees liked that there would be affordable units on site, as well as the affordable housing contribution agreed under the previously consented scheme.

3.11 Falcon Point Piazza

3.11.1 The small piece of land outside Falcon Point, known as the "piazza", is a key issue to residents. Residents feel that currently the area is disused and invites anti-social behaviour. They like the existing trees; however, the ground is uneven and often used by builders to sit in and smoke and residents are concerned that if nothing is done with it and the development goes ahead it may become a walk through for the public.

3.11.2 The Applicant has explained to residents that they are happy to improve the piazza and landscape it. Further consultation is required on the detail of this.

3.12 Amplified Busking

3.12.1 A majority of stakeholders raised the issue of amplified busking in the area and the potential for noise to worsen under the proposed plans.

3.12.2 Residents of Falcon Point particularly have raised concerns pertaining to the current issue of buskers/street musicians performing at all hours of the day and night, and the sound being amplified in the train station and in alleyways and along the river.

3.12.3 The Applicant has explained that there will be a management company in place who will manage the area and provide security, including managing busking. The example of neighbouring Neo Bankside was cited where there are no buskers. Consultees are happy with this solution in principle.

3.13 Hotel

3.13.1 It was explained at all stakeholder meetings that one of the key changes to the proposals from the consented scheme is the inclusion of a hotel.

3.13.2 Consultees were generally positive about this and liked that the proposals are for an upmarket hotel rather than a budget hotel. Several consultees raised concerns about hotel parking/drop off congesting the area however the Applicant has explained that the proposals include a turning circle for drop-offs off from Hopton Street and underground parking and loading bays via Southwark Street, which reassured consultees.

3.14 The Arches

3.14.1 Consultees liked the proposals for the neighbouring railway arches and that these would be utilised and opened up for shops and leisure. It was felt that this was sympathetic to the history of the area and consultees were very positive about this aspect of the proposed development.

3.15 The Applicant is committed to continuing its engagement with the community and key stakeholders throughout the planning application process.

Initial Consultation on the
Design Proposals

4.0



4.1 Consultation on Design Proposals

4.1.1 Consultation on the design proposals consisted of a public exhibition on 20th and 23rd February 2018, open to the public and advertised to the surrounding residents.

4.1.2 The exhibition was staffed by representatives from The Applicant, DP9 (Planning Consultant), Make (Architect), PLP, (Architect) and Kanda Consulting.

4.2 The public exhibition included the following information:

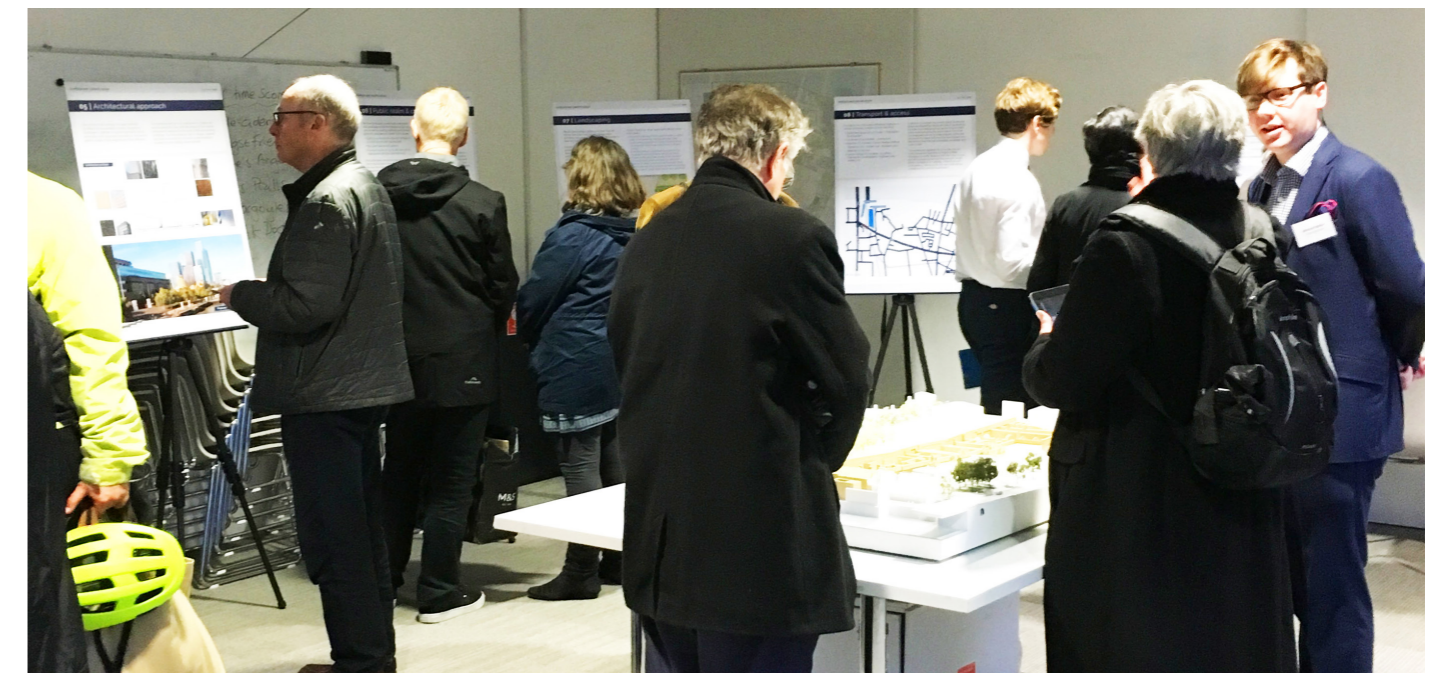
- 4.2.1 Local history
- 4.2.2 Principles of the proposed development
- 4.2.3 Details on the proposals
- 4.2.4 Details about the construction progress
- 4.2.5 Information about the architectural approach
- 4.2.6 Details about the proposed public realm and culture
- 4.2.7 Information on the landscaping proposals
- 4.2.8 Details about transport and access to the development
- 4.2.9 A physical model showing the proposed public realm detail

4.3 A total of 79 people attended the February 2018 public exhibition.

4.4 Quantitative Feedback on the Initial Proposals

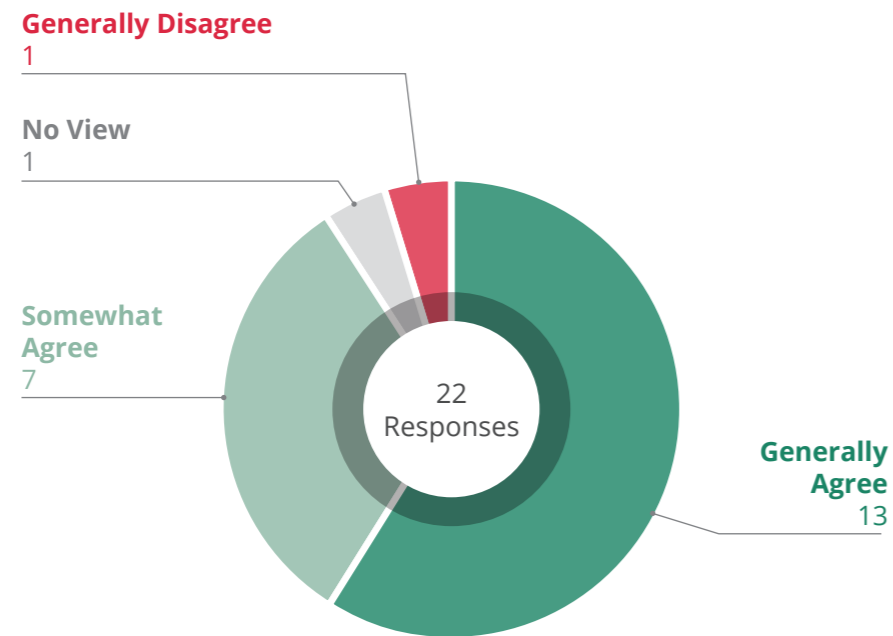
4.4.1 Members of the public who attended the exhibition were asked to complete a feedback form on the proposals to record their views on key aspects of the proposals, in order to obtain structured feedback. The forms also allowed space for more detailed comments and feedback.

4.4.2 The results presented in this section are drawn from the 24 feedback forms received from attendees.

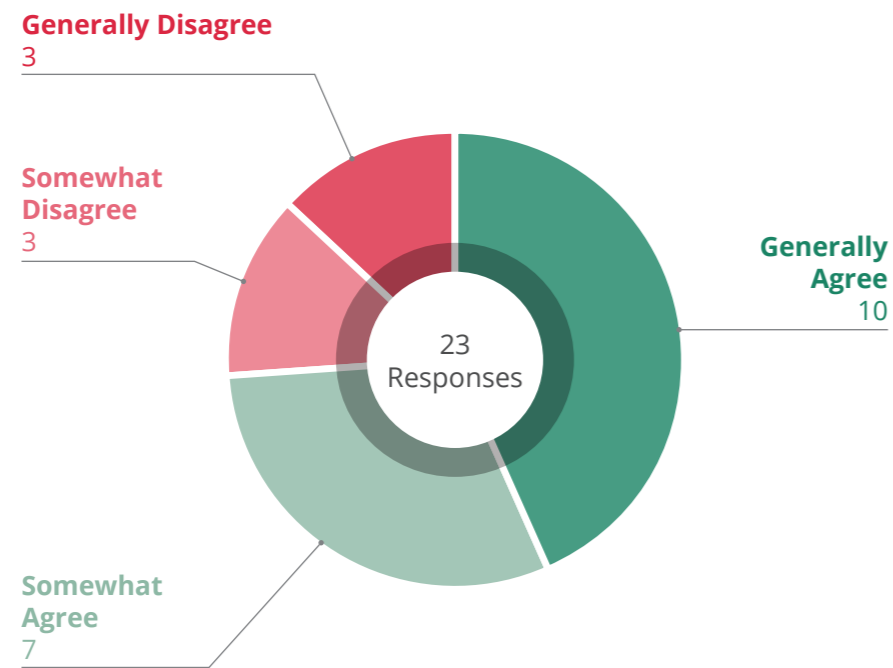


Stage 1 Public Exhibition, February 2018

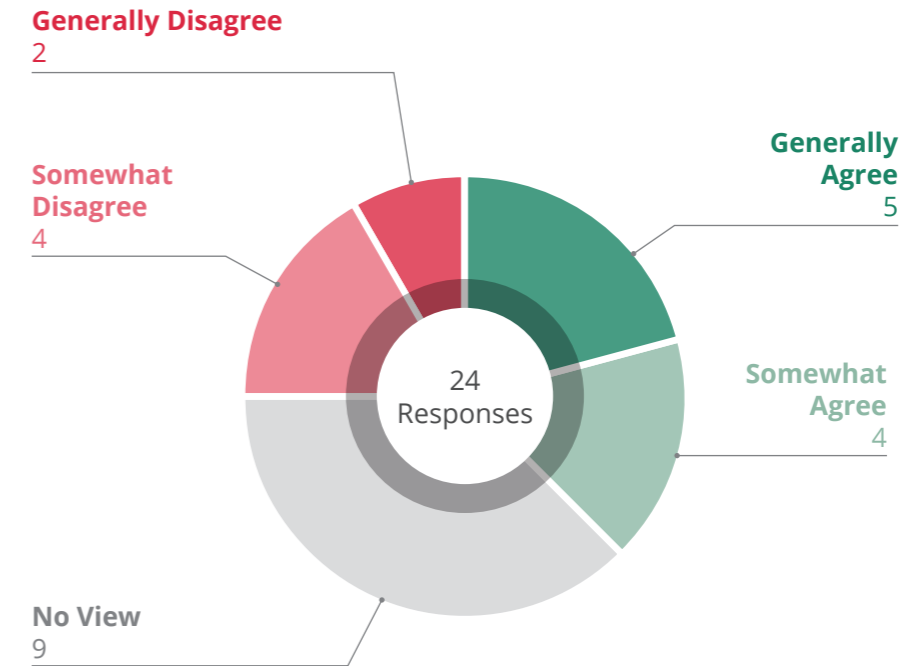
Q1: I welcome the plans to create a varied and managed landscape with a range of spaces and uses



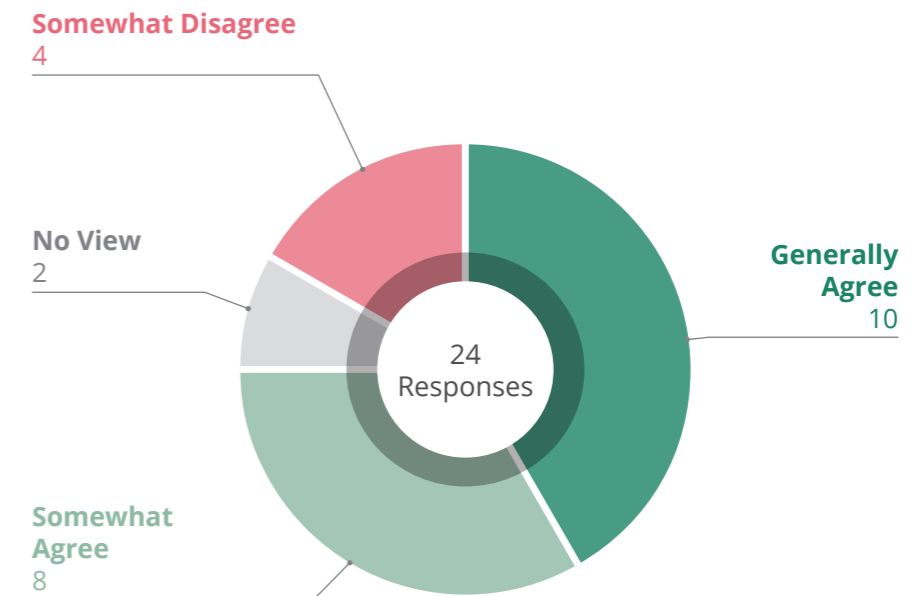
Q2: I support the increase in public realm within the site



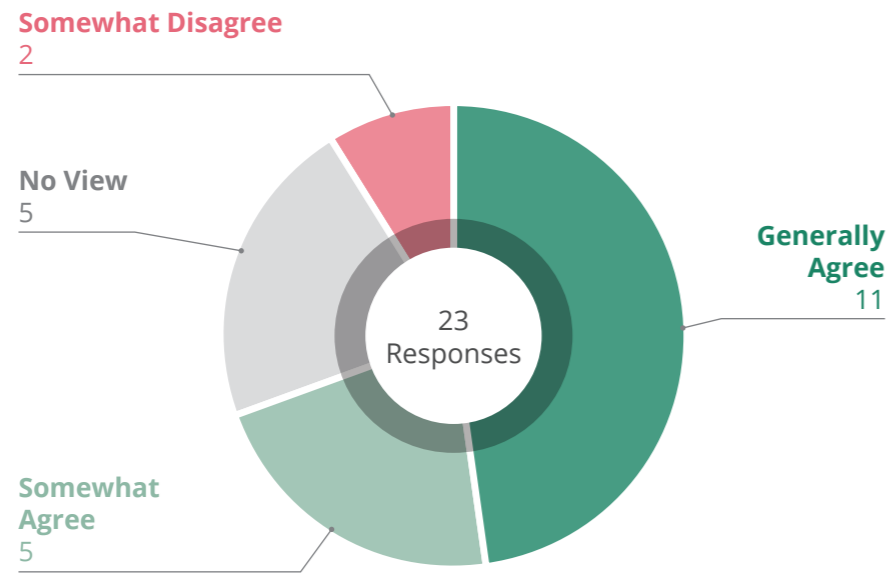
Q3: The designs are an improvement on the previously consented scheme



Q4: I support the range of employment opportunities in the proposals including offices for SME, established companies, and a range of shops, cafés and restaurants

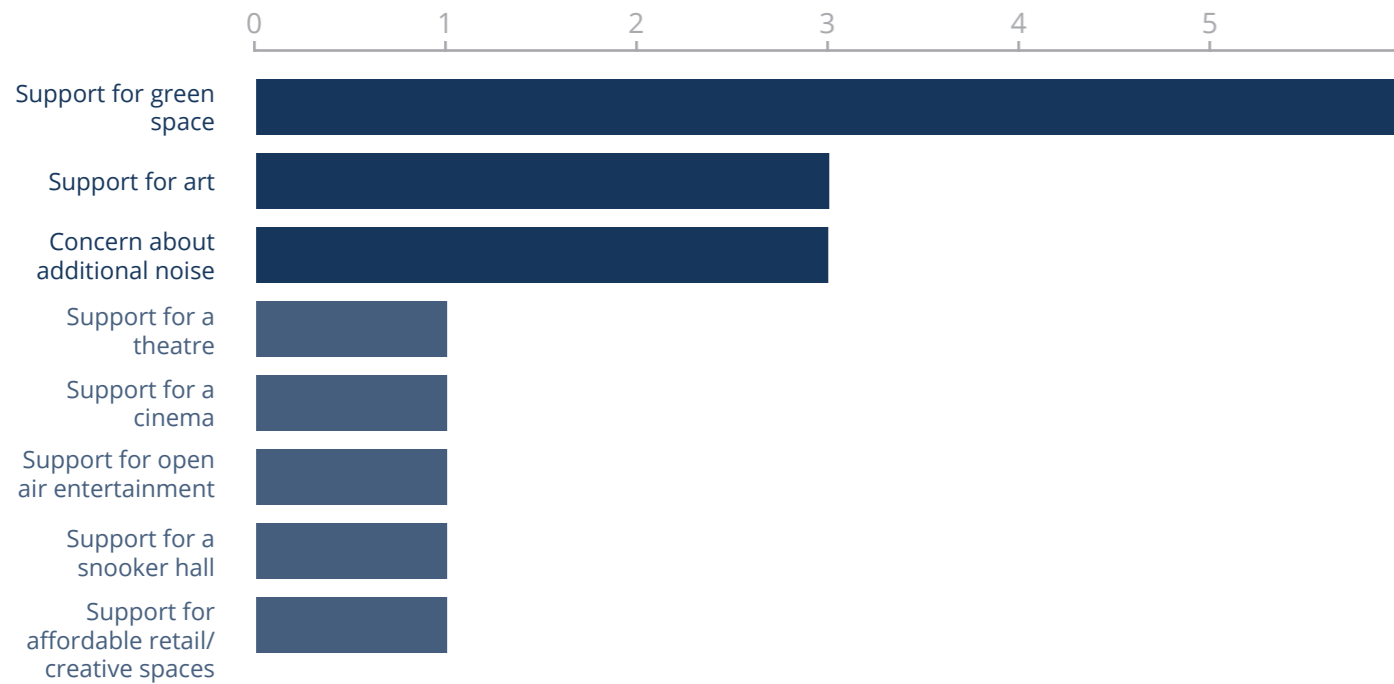


Q5: I support the additional affordable housing to be provided on the site



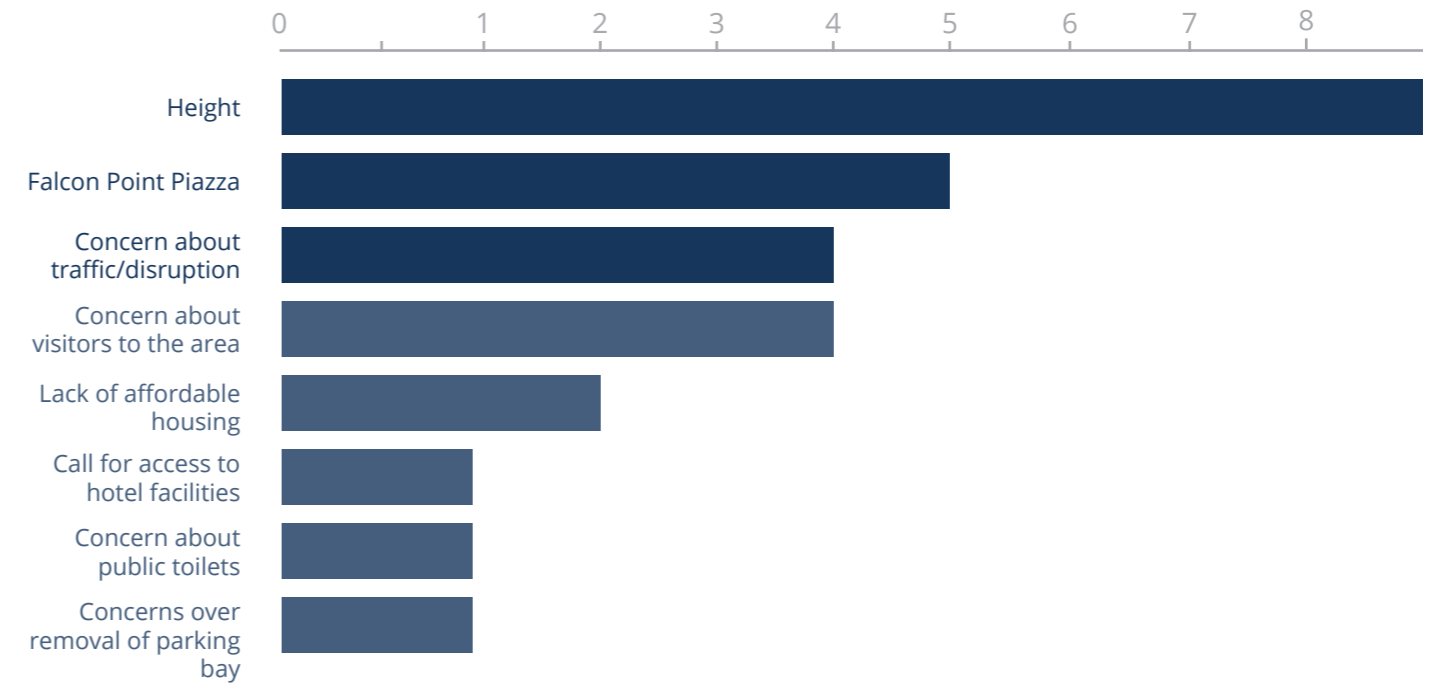
Q6: Please share your thoughts on the types of cultural offers (art, theatre, dance, others) we should consider as our proposals develop.

19 discrete comments were left in response to this question as follows:

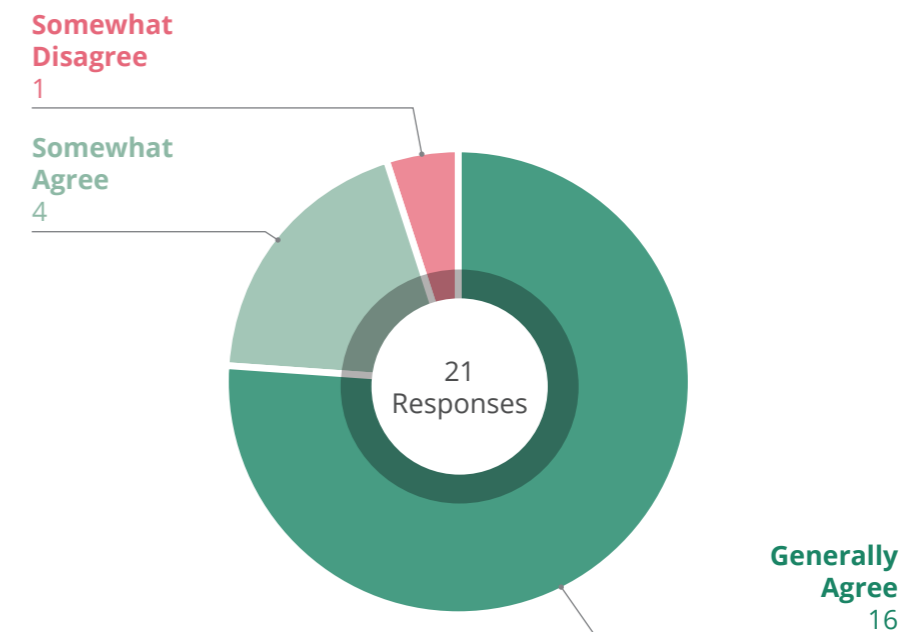


Q7: Please let us know if you have any additional views on the proposals

22 discrete comments were left in response to this question as follows:



Q8: I have found it useful to be consulted on these proposals



4.5 Qualitative Feedback

4.5.1 A number of topics were raised by attendees at the exhibition through conversation with members of the project team. The following summary provides a record of the key themes that came up.

Issue	Our Response
<p>Masterplan / Configuration of buildings</p> <p>The location of the buildings was raised with comments about their proximity to other buildings and the height.</p>	<p>Project team explained how the proposals have evolved from the consented scheme, removing one building completely allowing greater and enhanced public space and allow the area along Hopton Street to benefit from landscaped pedestrian areas.</p>
<p>Public and Cultural Space</p> <p>The Cultural Space was appealing to attendees, and they felt this would enhance the area and provide opportunities for local people. Attendees also appreciated the opportunity to make suggestions, ranging from art spaces to snooker halls.</p> <p>A small number of attendees; in particular residents who live close to the site, asked that the cultural space did not host anything too noisy, for example, an open-air concert hall.</p> <p>The area outside Falcon Point, known locally as the “piazza”, is very important to residents of Falcon Point who wish for it to become a private garden.</p>	<p>The Applicant advised that the Cultural Space proposals are still in development and welcome the opportunity to engage with the community on how to bring this forward.</p> <p>Representatives from the Applicant have explained to residents that they are happy to improve the piazza and landscape it. Further consultation is required on the detail of this.</p>
<p>Cycling and traffic</p> <p>Attendees wanted additional clarity on the traffic arrangements to the site, including what would happen to Hopton Street.</p> <p>Some attendees asked questions pertaining to cycle access, with concerns that access via the western side of the site was down stairs rather than a cycle ramp.</p>	<p>Hopton Street is proposed to be one-way as set out in the consented scheme. Servicing vehicles would access the site underground via Southwark Street.</p> <p>It was explained that the stairs were serviced by a lift for cyclists and wheelchair users, and that if there was a ramp instead of stairs, cyclists may enter the site at great speed, which may be dangerous.</p>
<p>Timescales</p> <p>Attendees sought further information on the timescales for demolition and construction of both buildings.</p>	<p>Timescales for overall constructions were not available at the time of the exhibition.</p>

<p>Daylight / sunlight</p> <p>Residents raised questions on the impact of daylight / sunlight on their homes.</p>	<p>Residents who have raised this issue and have provided their details have been shared with the daylight / sunlight consultant GIA.</p>
<p>Shadowing</p> <p>Consultees said they were concerned that the additional height would affect the light and though they liked the public realm, were worried the open areas would be dark.</p>	<p>Consultees have been assured that light studies would be undertaken to ensure sufficient light penetrates common areas.</p>
<p>Wind</p> <p>Consultees were keen that wind studies were undertaken to mitigate against a wind tunnel.</p>	<p>It was explained that studies are being undertaken as part of the planning application.</p>

Pre-Application
Consultation

5.0



5.1 Additional Exhibition

5.1.1 A public exhibition was held on 17th April 2018 to provide clarification on key issues raised from the public exhibition in February 2018 and meetings including height, traffic management and comparison to the existing consented scheme.

5.1.2 The exhibition was staffed by representatives from the Applicant, DP9 (Planning Consultant), Make (Architect), PLP (Architect), Clewlow Consulting (Transport) and Kanda Consulting.

5.1.3 The public exhibition included the following information:

- Masterplan and key progress so far
- Comparison to the consented scheme
- Site access and traffic
- Proposed cluster and height
- Proposed architecture and materials
- Public realm layout
- Planting and landscaping strategies
- Physical models showing the architecture, the consented scheme, the public realm and the wider context

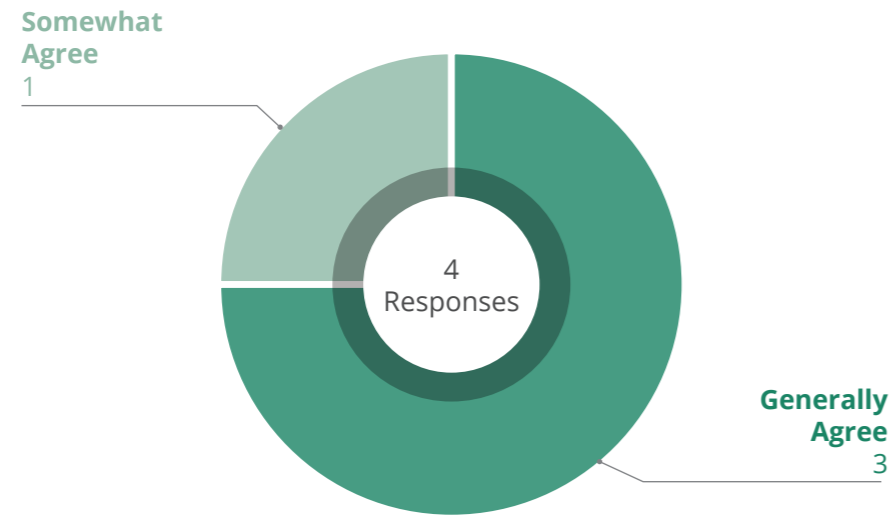
5.1.4 A total of 28 people attended the public exhibition held in April 2018.

5.2 Quantitative Feedback on the Initial Proposals

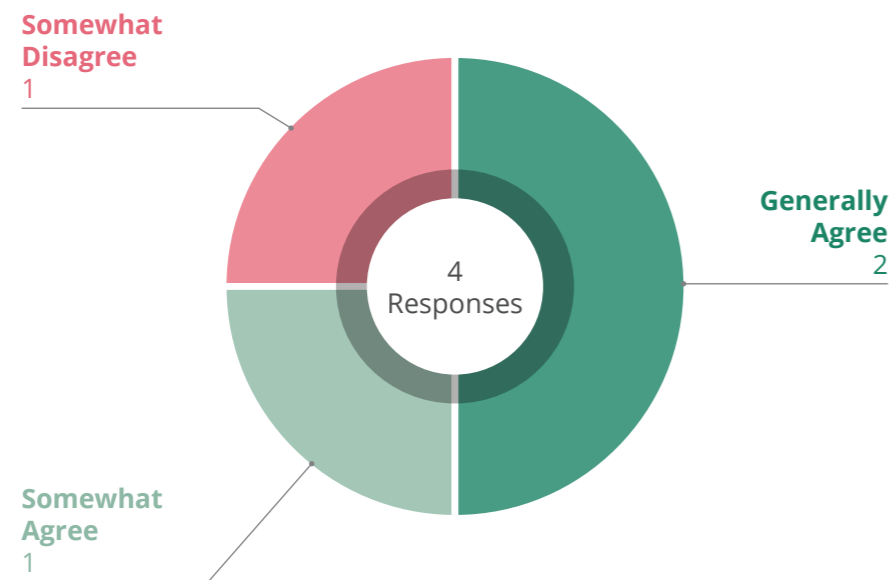
5.2.1 Members of the public who attended the exhibition were asked to complete a feedback form on the proposals to record their views on key aspects of the proposals, in order to obtain structured feedback. The forms also allowed space for more detailed comments and feedback.

5.2.2 The results presented in this section are drawn from the four feedback forms received from attendees.

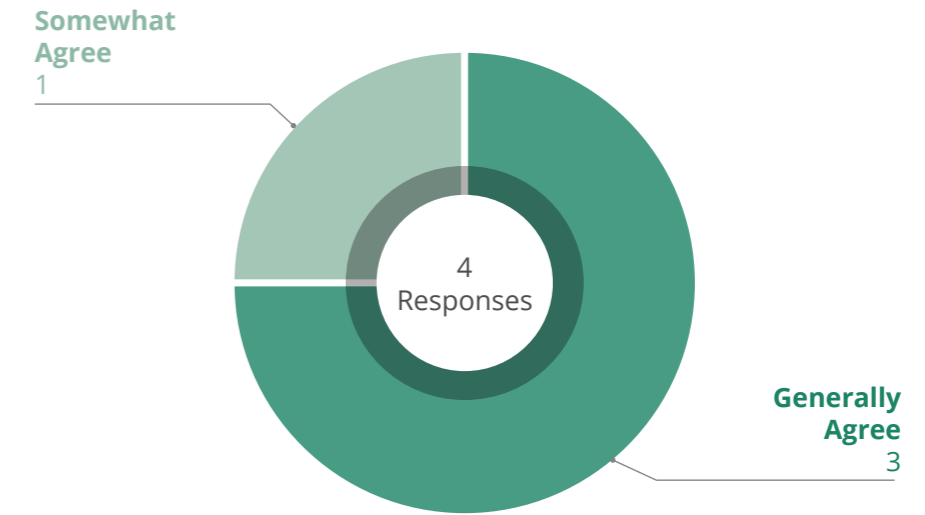
Q1: I support the proposed landscaping and additional public realm within the proposals



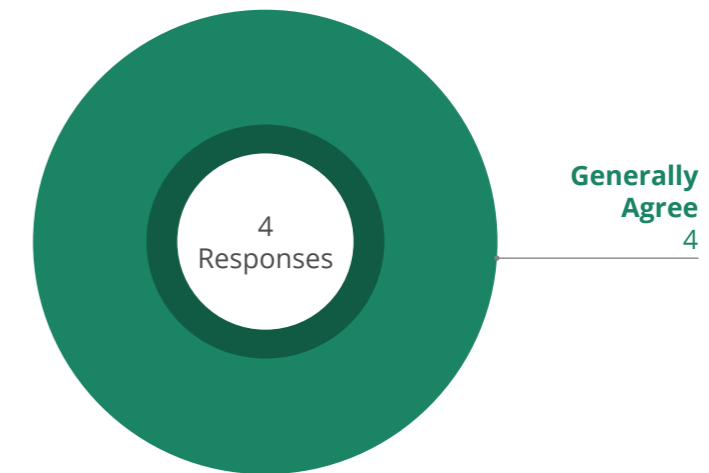
Q2: I support the retention of the proposals from the consented Carlyle Scheme for Hopton Street to be one-way and limiting servicing vehicles to underground access to the site via Southwark Street



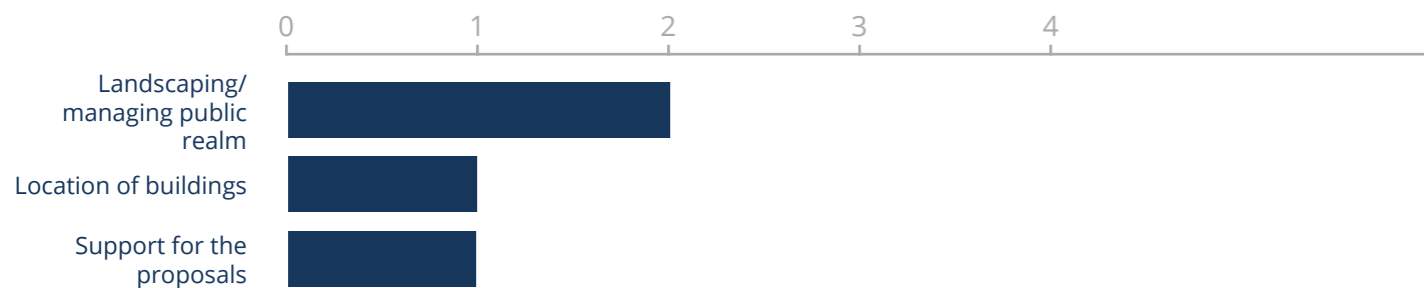
Q3: I support the range of employment opportunities in the proposals including offices for SME, established companies, and a range of shops, cafés and restaurants



Q4: I have found the models and additional information available useful



Q5: Please let us know if you have any additional views on the proposals



5.6.1 Three comments were left which ranged from the location of the buildings, to ground surfacing and considering Falcon Point landscaping.

5.3 Qualitative Feedback

5.3.1 A number of topics were raised by attendees at the exhibition through conversation with members of the project team. The following summary provides a record of the key themes that came up.

Issue	Our Response
<p>Masterplan / Configuration of buildings</p> <p>The location of the buildings was raised with comments about their proximity to other buildings and the height</p>	<p>Project team explained how the proposals evolve on the consented scheme, removing one building to provide additional public space and allow the area around Hopton Street to benefit from landscaped pedestrian areas.</p> <p>Models were available to show how the design has evolved from the consented scheme, as well as the wider public realm and height of the cluster.</p>
<p>Materials</p> <p>Residents raised concerns about the materials and cladding proposed for the new towers and the impact this would have through issues such as glare.</p>	<p>The project team discussed the process behind the materials and advised that a design and access statement would measure the impact of the materials</p>
<p>Cultural space and public realm</p> <p>Residents asked whether the main public realm space close to the cultural square would be an open-air music venue due to the design.</p>	<p>Project team confirmed there the proposals for the public square did not include a permanent music and arts venue.</p> <p>The design and future of the piazza was agreed to be discussed as part of ongoing liaison between the Applicant and residents as part of the planning process</p>
<p>Cycling and traffic</p> <p>Attendees wanted additional clarity on the traffic arrangements to the site, including what would happen to Hopton Street.</p> <p>Some attendees asked questions pertaining to cycle access, with concerns that access via the western side of the site was down stairs rather than a cycle ramp.</p>	<p>Hopton Street is proposed to be one-way as set out in the consented scheme. Servicing vehicles would access the site underground via Southwark Street.</p> <p>It was explained that the stairs were serviced by a lift for cyclists and wheelchair users, and that if there was a ramp instead of stairs, cyclists may enter the site at great speed, which may be dangerous.</p>

Conclusion

6.0



6.0 Conclusion

6.0.1 The consultation strategy sought to engage with statutory and non-statutory consultees, including local stakeholders and local residents living both in close proximity to the site and in the wider area.

6.0.2 The pre-submission stakeholder meetings and public consultation exhibitions provided an opportunity for constructive engagement with leading members of the development team, including representatives from the Applicant, DP9, Make, PLP and Kanda Consulting; a dialogue the team hopes to extend throughout the planning process.

6.0.3 The consultation events have seen high attendance from long term residents of Falcon Point and those most affected by the proposals.

6.0.4 Stakeholders are supportive of the design elements of the scheme and generally regard it as an improvement on the consented scheme.

6.0.5 Stakeholders were broadly in agreement that the increased public realm is beneficial. The project team provided additional materials in order to discuss and demonstrate the proposed height and massing in response to feedback.

6.0.6 Written feedback on the initial proposals showed majority support for the key principles of the proposed development and the proposed approach.

6.0.7 The Applicant responded to queries raised in early consultation by holding an exhibition on the detailed proposals and providing additional information on the areas where more detail was sought by residents.

6.0.8 Both local and political stakeholders sought reassurance over the construction impact of the development. The Applicant will continue to keep residents and stakeholders informed of the construction management plans.

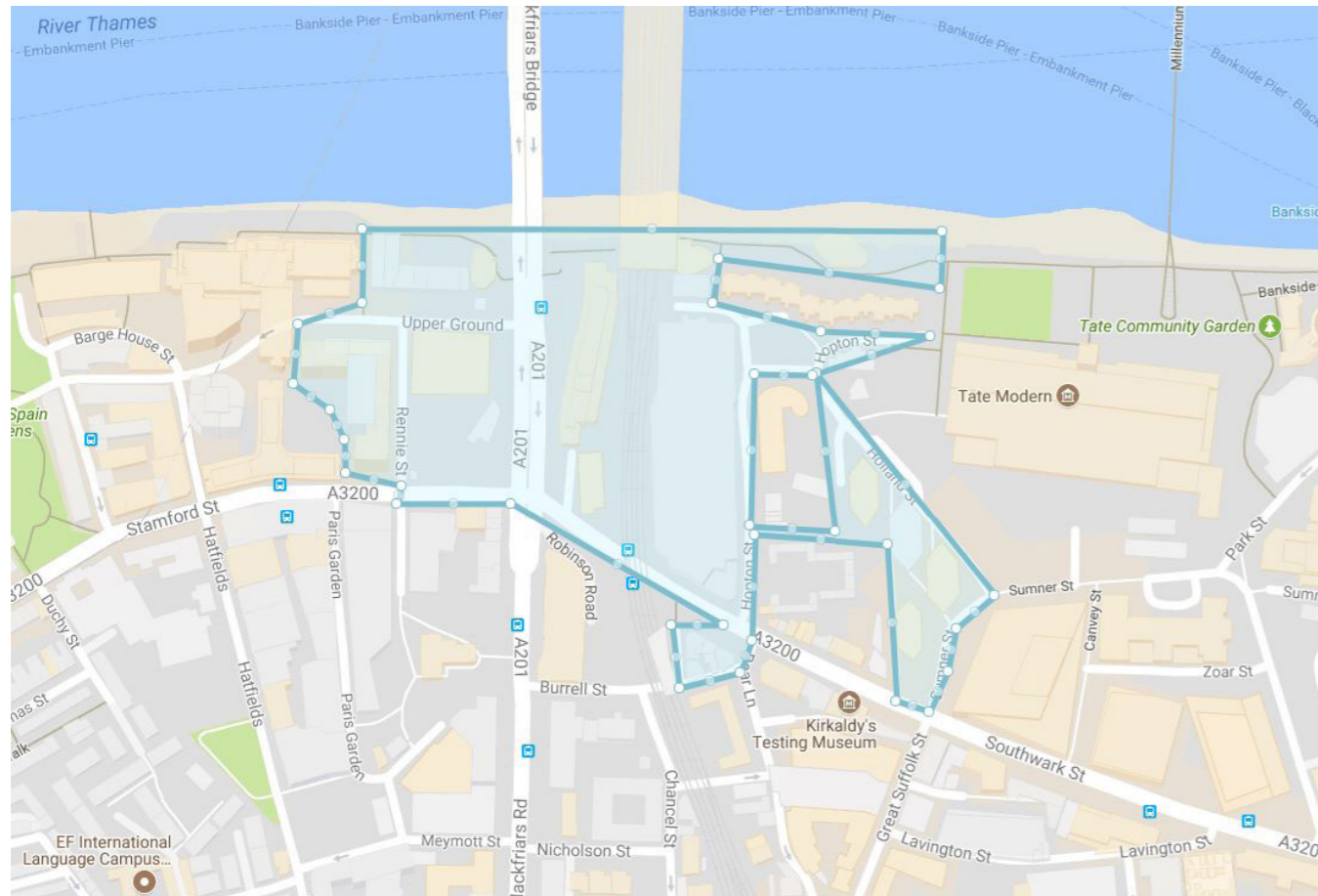
6.0.9 Ongoing engagement will be undertaken to address the detail of the demolition and construction timetable.

6.0.10 The Applicant is committed to continuing its engagement with the neighbours of Sampson House, the community and other key stakeholders throughout the planning application process.

6.0.11 Further to the first exhibition, the Applicant and Kanda Consulting responded to feedback by holding subsequent consultation activities to ensure residents could share their feedback and discuss the proposals with the project team.

Appendices

Appendix I Distribution boundary for communications



Appendix II Newspaper Advert - February 2018

SAMPSON AND LUDGATE HOUSE

PUBLIC EXHIBITION

Native Land is holding a public exhibition on the proposals for the Sampson and Ludgate House, Hopton Street.

About the Sampson and Ludgate House Consultation

Native Land are proposing to update the original consent to the Sampson and Ludgate House, in order to create additional public realm, affordable housing provision and a new, exciting part of Bankside which will deliver many benefits to both existing and new workers, residents and visitors.

The exhibition will be an opportunity for you to meet the team, see and hear our vision for the site and tell us your own views about how the future of this hugely important site should be shaped.

EXHIBITION DATES

Better Bankside Community Space
18 Great Guildford Street (junction with Zoar Street)
London SE1 0FD

EXHIBITION LOCATION

Tuesday 20th February: 4pm - 8pm
Friday 23rd February: 4pm - 8pm

GETTING IN TOUCH

If you are unable to attend the exhibition or would like to contact us for any reason, please use the details below:

✉ annabel.pryke@kandaconsulting.co.uk
☎ 0203900 3676
📍 <http://www.sampsonandludgatehouse.com>



Appendix III Community Newsletter - July 2017



Dear Neighbour,

Welcome to our first newsletter to update you on our progress regarding the Sampson and Ludgate House site. As you may know, a Native Land led consortium bought the buildings from The Carlyle Group in 2016, who had obtained planning permission in 2014.

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 believe the consented scheme will 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, a major uplift of employment space for both large businesses as well as space for start-ups and small to medium business sizes.

Work to Commence on Site

Preparations are underway for the demolition of Ludgate House, which sits on Blackfriars Road. The work will be undertaken by specialist contractor McGee and are programmed to complete by April 2018.

From 6am on Saturday, 15th July to 10pm on Sunday, 16th July the south bound lanes of Blackfriars Road between Upper Ground and the Stamford St/Southwark St junction will be closed. To maintain access for vehicles during this period, a temporary traffic light system will filter traffic flow via the north bound carriageway.

This is to allow a crane to be delivered and erected to commence demolition work of Ludgate House. We apologise for any disruption during this period. If you have any questions over the weekend please contact the McGee team on 07810 513756.

Our Proposals Include:

- Reconnecting of the space between the Tate Modern and Blackfriars Road
- New offices designed to attract established large employers as well as small to medium sized businesses and start ups
- Complementary shops, leisure and cultural space
- New public realm and improved permeability



Above:
Existing aerial image of Ludgate House (1) and Sampson House (2)



SAMPSON & LUDGATE HOUSE

We want to make sure the scheme delivers the best and most flexible office space that responds to local employment needs.

To achieve this we have now submitted a 'Minor Material Amendment' (Section 73) to the planning consent which will enhance and improve the larger office building along Blackfriars Road, making it attractive to established businesses.

The current amount of floorspace will remain the same. However, by revising the design of two of the office buildings, we are creating two distinct but complementary buildings offering very different spaces for businesses to occupy.

We are therefore also proposing to significantly reduce the size of the office building on Southwark Street/

Hopton Street which is being re-designed to attract the growing co-working and small to medium business sector.

Below:
Image of consented Central Square on the Sampson House site



Get in Touch

We are committed to talking to local residents regularly. We will be sending out a regular newsletter and updating our website www.sampsonandludgatehouse.com. For further information and to be kept updated as our plans develop, please email: info@sampsonandludgatehouse.com or Call +44 (0)20 3900 3676

Information disclaimer

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer not to be kept informed please tick this box.

Appendix IV Community Newsletter - December 2017

Sampson and Ludgate House Newsletter

DECEMBER 2017
EDITION 2



Proposed View of Invicta Plaza, looking East along Stamford Street

CONSTRUCTION UPDATE

PLANNING UPDATE

Dear Neighbour,

The demolition of the Ludgate House site continues, and we are doing everything we can to ensure this causes minimal disruption for residents. We aim for this to be completed by the end of March 2018.

We are also in the early stages of thinking about how we approach the demolition of Sampson House. Whilst it is too early to put a timescale in place, we do know that demolition will not take place until summer next year at the earliest when the current occupiers vacate this building.



Proposed View from Stamford Street, looking East

You may remember we submitted an amendment to the original planning consent earlier this year.

We are pleased to confirm Southwark Council has now approved this, giving permission to develop a larger office building alongside Blackfriars Road as well as a smaller building on Hopton Street specifically designed for small and medium sized enterprises.

We are now in a position to build out the West side of the site once the demolition of Ludgate House is completed by April next year.

We are also developing our placemaking and meanwhile uses and look forward to sharing our plans over the coming months.



Existing aerial image

1 Ludgate House
2 Sampson House



SAMPSON & LUDGATE HOUSE



Proposed View of the Central Square looking North

SOUTHWARK AND ITS PAST




The street now known as Hopton Street was originally part of a route called Green Walk.

The site has been home to Timber Yards, Glassworks, a Hat Makers, an Iron Yard, the Albion Mill, Paris Gardens, Cocoa Works and the Phoenix Gas works.

We want to tie in the rich and varied history of the site into employment and leisure uses that are complementary to the site and fit within the fabric of the place as well as developing a range of well managed public spaces that link up different areas within the site, with considered landscaping and public art.

Wishing you a very happy Christmas!

As we develop our plans for this site, we have spent time researching this area of Southwark and its rich history.

Today this area is an established arts and cultural destination, boasting a range of attractions including Borough Market, Tate Modern, independent art galleries, theatres as well as many restaurants and shops.

Drawings of Southwark in the 16th Century show many diverse and bustling open spaces. Previously, the site has been home to animal baiting pits, theatres, frost fairs in the Winter and beer brewing.

Ludgate itself was the site of a significant railway station and was used as a Goodsyard until 1964. The area around Sampson is also rich in manufacturing history including wood, coal, stone and bottles.

GET IN TOUCH

As our plans develop, we will ensure we send regular updates and meet local residents regularly. We will be sending out newsletters and continue to update our website at: www.sampsonandludgatehouse.com.

For further information and to be kept updated as our plans develop, please email: info@sampsonandludgatehouse.com or call +44 (0)20 3900 3676

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Appendix V Exhibition Flyer - September 2017

SAMPSON AND LUDGATE HOUSE

INVITE TO A PUBLIC EXHIBITION



XX February 2018

Dear Resident,

UPDATE TO SAMPSON AND LUDGATE HOUSE

You may remember that a Native Land led consortium bought Sampson and Ludgate House from The Carlyle Group in 2016, who had obtained planning permission in 2014.

Since we bought the site, we have been looking at the existing consent and considering how best to bring forward the very best architecture, public realm and community benefits.

I therefore wanted to invite you to a public exhibition on our plans to update the consented Sampson and Ludgate House scheme. The event will be held at Bankside Community Space on the 20th and 23rd February, 4pm-8pm. The venue will be fully wheelchair-accessible, and senior members of the project team will be on hand to answer any questions you may have about the proposals.

Native Land prides itself on its focus on quality and innovative design. We commission world-renowned architects and designers to create places which contribute positively to those that live, work and enjoy them.

We are committed to delivering a new and exciting part of Bankside which will deliver many benefits to both existing and new workers, residents and visitors, including reconnecting the space between the Tate Modern and Blackfriars Road, an exciting new cultural area for Bankside with complementary shops and leisure space and new offices designed to attract established large employers as well as small to medium businesses and start-ups.

We are mindful that not everyone has the time to attend a public exhibition. To ensure that our consultation with the public is as thorough as possible, we have also launched an interactive consultation website at: <http://www.sampsonandludgatehouse.com>

We very much look forward to seeing you at the public exhibition event. Should you have any concerns or questions in advance of the exhibition, please don't hesitate to contact me on 020 3900 3676, and I will be happy to assist you.


Kind Regards,

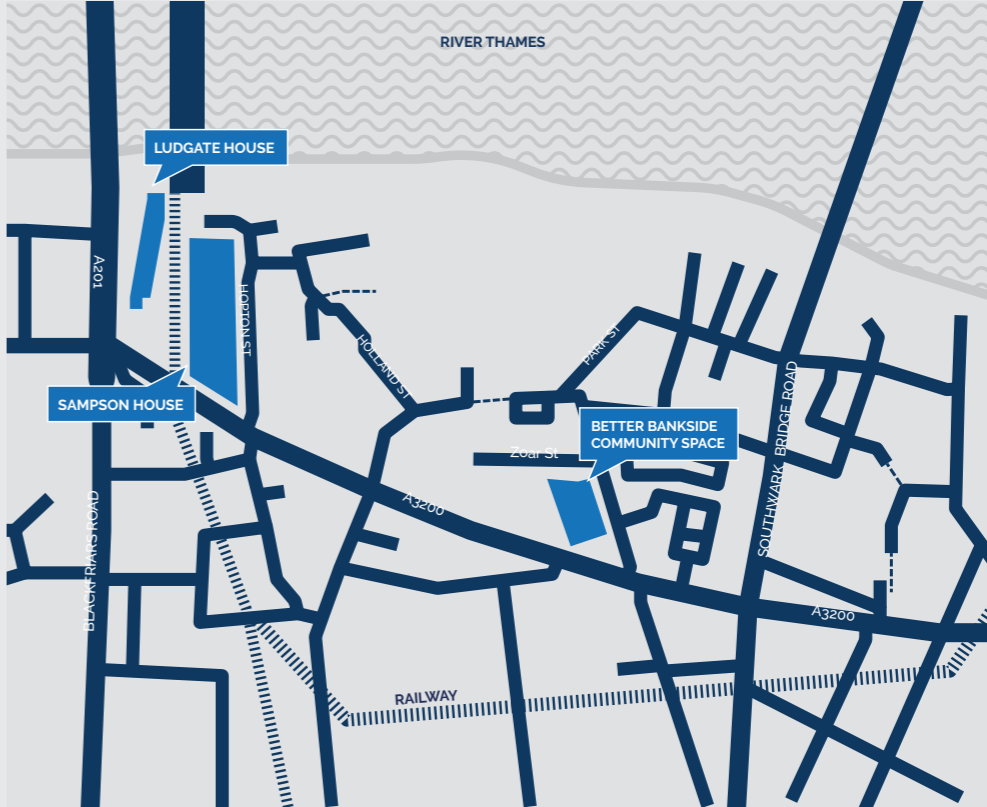
Dan Clarke
Senior Development Director
Native Land

Existing aerial image
1. Ludgate House
2. Sampson House



Exhibition Details





Better Bankside Community Space **Where?**
18 Great Guildford Street (junction with Zoar Street)
London SE1 0FD

Tuesday 20th February: 4pm - 8pm **When?**
Friday 23rd February: 4pm - 8pm

If you are unable to attend the exhibition or would like to contact us for any reason, please use the details below: **Contact**

✉ annabel.pryke@kandaconsulting.co.uk
☎ 0203900 3676
🌐 <http://www.sampsonandludgatehouse.com>

Appendix VI Exhibition Boards - February 2018

SAMPSON AND LUDGATE HOUSE

FEBRUARY 2018

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.

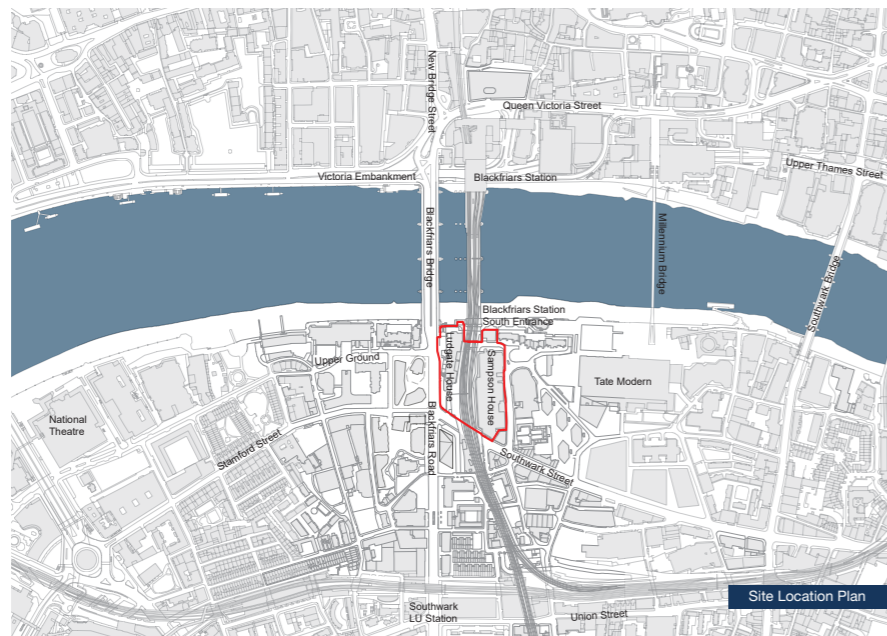
The team behind the proposals



GILLESPIES

PLP/ARCHITECTURE

make



Site Location Plan



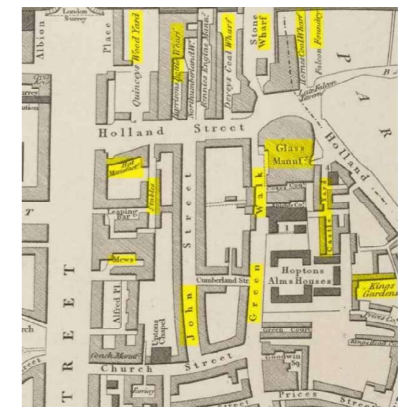
SAMPSON AND LUDGATE HOUSE

FEBRUARY 2018

01 | Local History

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.



Historic Area Maps



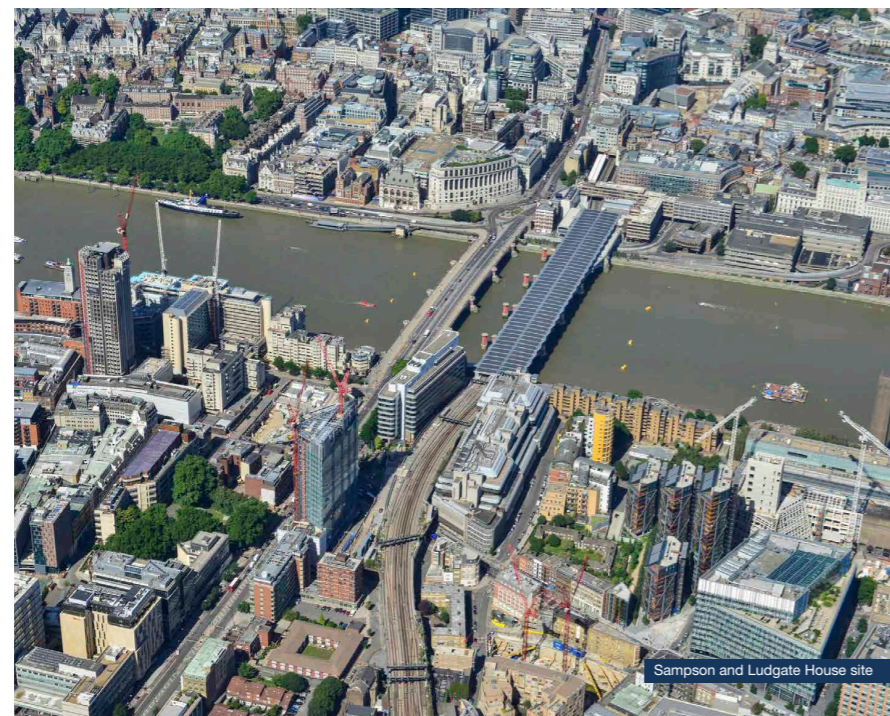
02 | The story so far

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



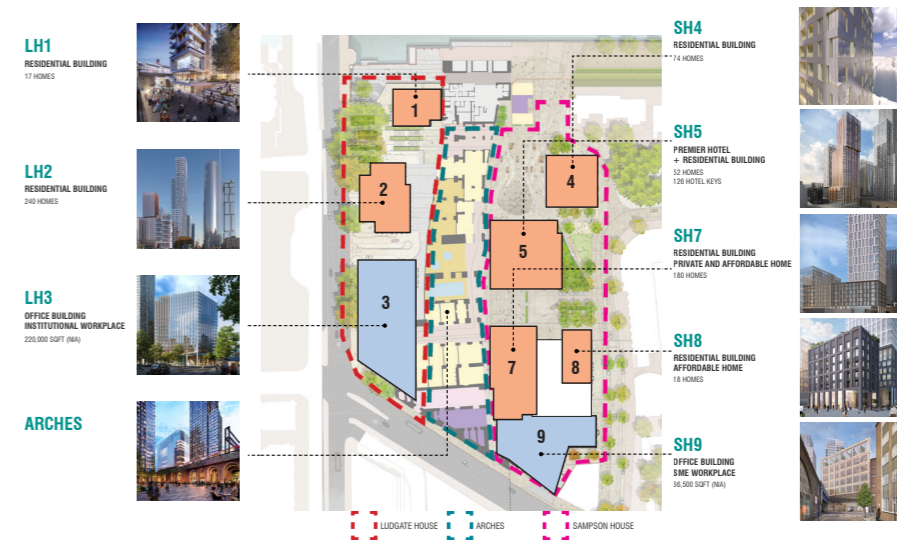
03 | Our proposals

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



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



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.



Sampson House site



Ludgate House site

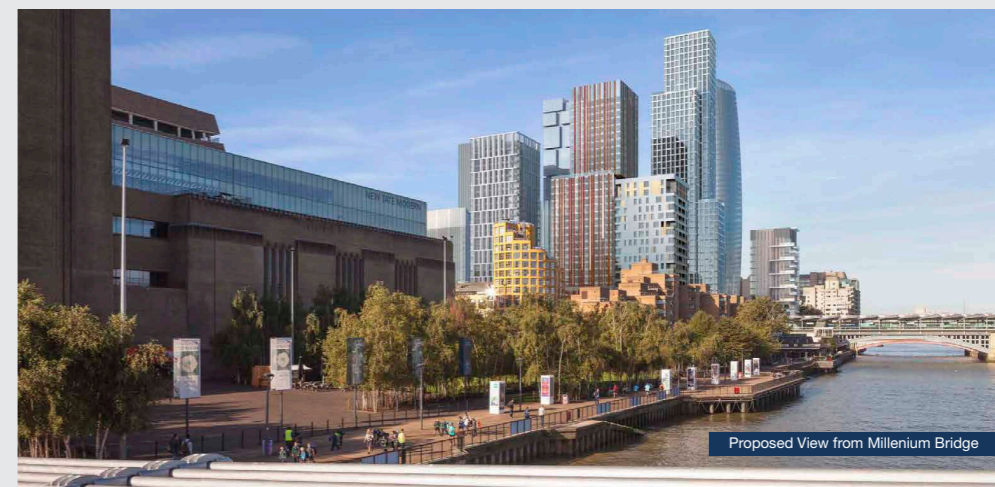
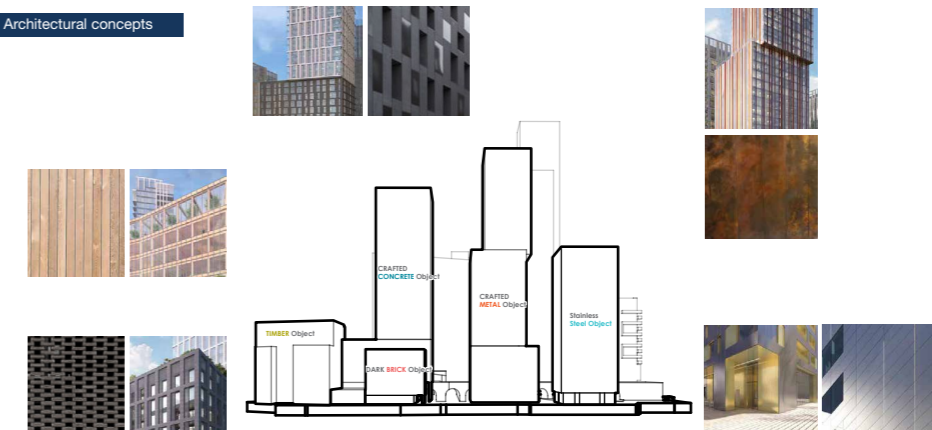


05 | Architectural approach

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



Proposed View from Millenium Bridge



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.



Cultural Square concept



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 cafes 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.



Illustrative Landscape Masterplan



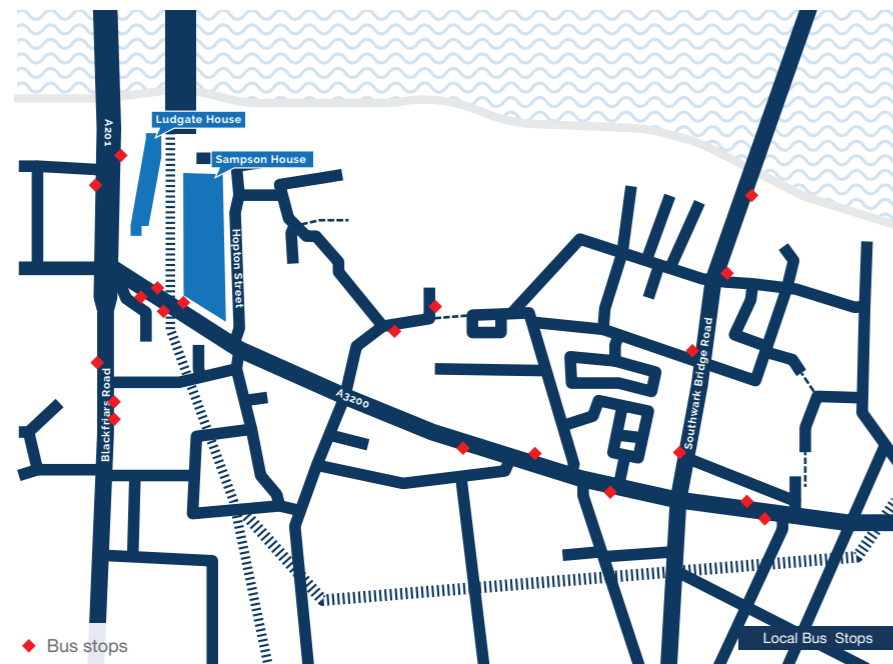
08 | Transport & access

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

To get in touch with us following the exhibition, please email:

annabel.pryke@kandaconsulting.co.uk

or phone us at: 020 3900 3676.

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

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



Appendix VII Feedback Form - February 2018

Sampson & Ludgate House
PUBLIC EXHIBITION
February 2018

FEEDBACK FORM

We would be grateful if you could take a few moments to provide your views on the proposals for Sampson & Ludgate House. If you have any questions, or would like assistance, please ask a member of the team.

CONTACT DETAILS

Name _____

Address _____

Postcode _____ Telephone _____

Email _____

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated please tick this box

Please provide your views on the following statements by ticking the relevant box. Space for additional comments is provided overleaf.

1. I welcome the plans to create a varied and managed landscape with a range of spaces and uses.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

2. I support the increase in public realm within the site.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

3. The designs are an improvement on the previously consented scheme.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

4. I support the range of employment opportunities in the proposals including offices for SME, established companies, and a range of shops, cafes and restaurants.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

Questions continued overleaf...

5. I support the additional affordable housing to be provided on the site.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

6. Please share your thoughts on the types of cultural offers (art, theatre, dance, others) we should consider as our proposals develop.

.....

.....

.....

.....

7. Please let us know if you have any additional views on the proposals.

.....

.....

.....

.....

8. I have found it useful to be consulted on these proposals.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

Please hand your completed form to a member of the team or you can send it back to us via post or email by 6th March 2018, at:

Kanda Consulting
69 - 85 Tabernacle Street
London
EC2A 4BD



[Get in Touch](#)

We are committed to talking to local residents regularly.

We will be sending out a regular newsletter and updating our website www.sampsonandludgatehouse.com.

For further information and to be kept updated as our plans develop, please email: info@sampsonandludgatehouse.com or call +44 (0)20 3900 3676.

Appendix VIII Exhibition Flyer - April 2018

INVITATION TO DROP-IN EVENT

ABOUT SAMPSON AND LUDGATE HOUSE

Dear Neighbour,

4th April 2018

INVITATION TO DROP-IN EVENT ABOUT SAMPSON AND LUDGATE HOUSE

You can also find all the material from the previous exhibition on the website too.

In February, we held two public exhibitions on our plans to update the consented Sampson and Ludgate House scheme. These proposals include a new hotel, cultural space and increased public realm to create a new and exciting part of Bankside.

We very much look forward to seeing you at the drop in. Should you have any concerns or questions, please don't hesitate to contact the team on 020 3900 3676, and we will be happy to assist you.

Both during the exhibition, and in the weeks afterwards, we received lots of constructive feedback from residents, as well as additional questions which we have spent time considering.

Kind Regards,

Dan Clarke
Senior Development Director
Native Land

As a result of this and as part of our commitment to staying in touch with our neighbours, we would like to invite you to a Neighbourhood Drop-In on the 17th April, between 5pm and 8pm at the Bankside Community Space, 18 Great Guildford St, London SE1 0FD. The venue will be fully wheelchair-accessible.

Existing aerial image
1. Ludgate House
2. Sampson House

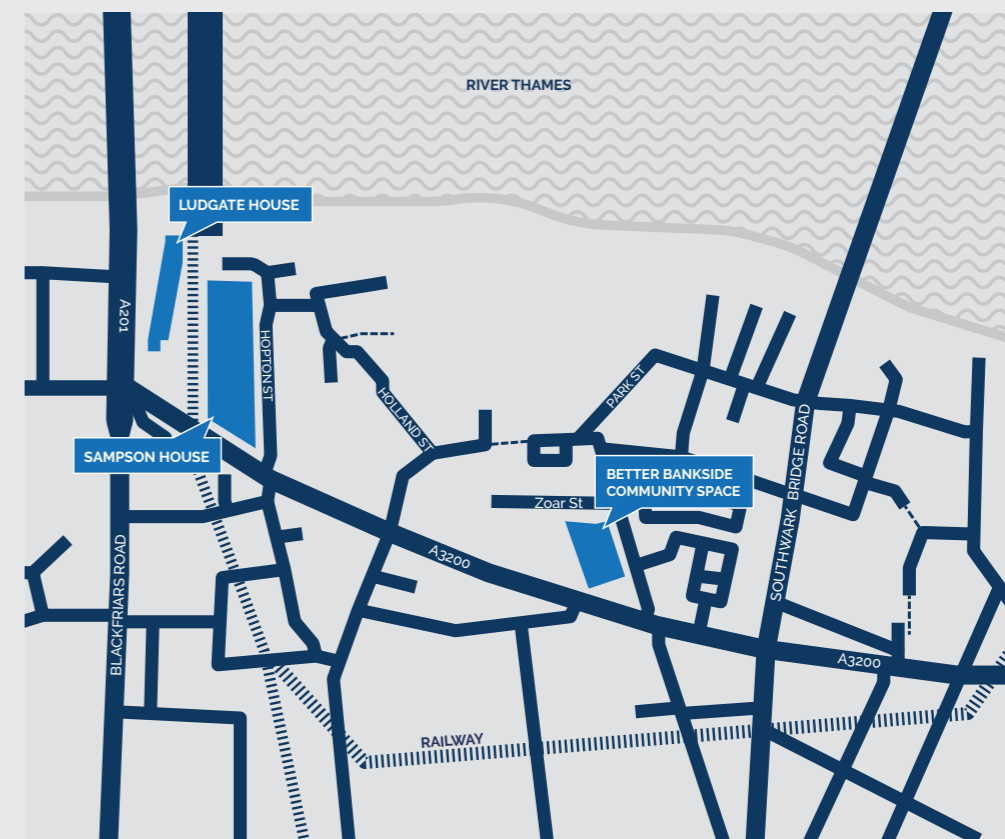


This event is for neighbours of the site and will be an opportunity for you to speak to members of the team, ask questions and hear responses to the feedback we have received.

We are mindful that not everyone has the time to attend a drop in. To ensure that our consultation is as thorough as possible, we have also launched an interactive consultation website at:
<http://www.sampsonandludgatehouse.com>



Exhibition Details



Better Bankside Community Space
18 Great Guildford Street (junction with Zoar Street)
London SE1 0FD

Venue

Tuesday 17th April: 5pm - 8pm

Date

If you are unable to attend the exhibition or would like to contact us for any reason, please use the details below:

Contact

✉ jack.thompson@kandaconsulting.co.uk
☎ 0203900 3676
🌐 <http://www.sampsonandludgatehouse.com>

Appendix IX Exhibition Boards - April 2018

SAMPSON & LUDGATE HOUSE
Public Exhibition
April 2018


01 | Welcome

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.

This exhibition is being held following feedback from residents and neighbours who requested additional detail about key issues including management, traffic and the location of the new buildings. We hope you find the event useful and encourage you to provide feedback through the forms provided.


THE TEAM BEHIND THE PROPOSALS




NATIVE
LAND


GILLESPIES

PLP/ARCHITECTURE





View from Blackfriars Bridge


NATIVE
LAND

SAMPSON & LUDGATE HOUSE
Public Exhibition
April 2018

02 | The Story So Far

In 2016, Native Land led a consortium to acquire the Sampson & Ludgate House site from The Carlyle Group. This consortium is now submitting a new planning application to the London Borough of Southwark.

There is already consented planning permission for both Sampson House and Ludgate House. Ludgate House has now been demolished and we have begun enabling works on that section of the site.

The overall development of the Sampson and Ludgate sites will include office space for a large institution, comprising 220,000 sq ft, as well as a smaller of 70,000 sq ft office building for start-ups and SMEs. A new world-class hotel will make the most of Bankside's enviable cultural offer and well-connected transport links whilst providing high quality management for the surrounding public spaces.

Our planning application on the Sampson House site proposes a total of 338 homes, 70,000 sq ft office space and a world-class hotel. This includes 106 additional homes, of which 35% will be affordable.

The proposals we are consulting on at this time are focused on the east part of the site where Sampson House is currently located (buildings SH4, SH5, SH7, SH8 and SH9 in the masterplan below).

If granted planning permission, this will revise the consent to deliver affordable housing, office space, an upmarket hotel and improved public realm.

THE MASTERPLAN

LH1
Consented and enabling works commenced

Residential Building
17 Homes

LH2
Consented and enabling works commenced

Residential Building
240 Homes

LH3
Consented and enabling works commenced

Office building
Institutional Workplace
221,000 sqft (n/a)



■ Residential
■ Office
■ Arches
 Sampson house planning boundary

SH4

Residential Building
74 Homes

SH5

Premier Hotel + Residential Building
58 homes, 126 hotel keys

SH9

Office Building
SME Workplace
66,400 sqft (n/a)

SH7

Residential Building
Private & Affordable Homes
184 homes

SH8

Residential Building
Affordable Homes
22 homes


NATIVE
LAND

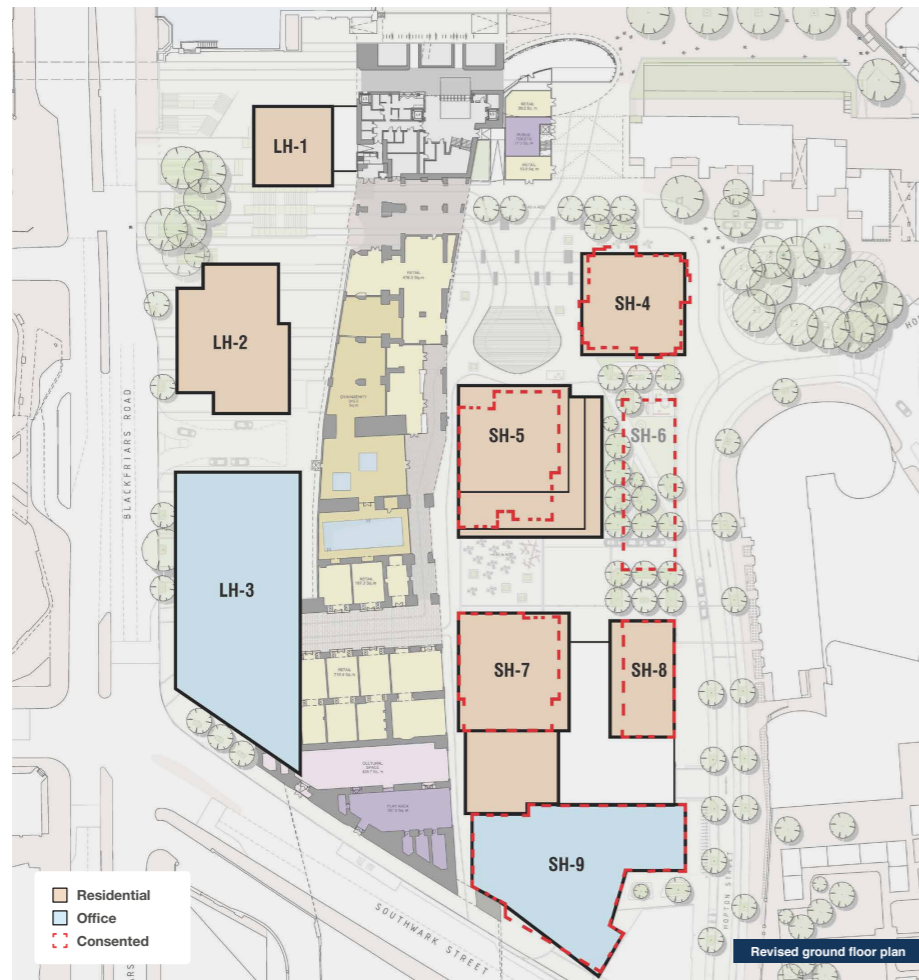
03 | Masterplan Comparison

At the previous exhibition, residents wanted to know how our proposals would compare to the consented scheme.

Our proposals will remove one building (SH6) from the current consented scheme, creating additional landscaped public space along Hopton Street.

The ground floor plan shows how our proposed building footprints compare to the existing consent.

We have also produced models that provide context of where the buildings are located and how they relate to the surrounding area.



04 | Site Access and Traffic

Our proposals are designed to minimise impact on residents and maintain a primarily pedestrian landscape that links to the surrounding amenities.

During the construction phase, Hopton Street will be two-way in order to ensure construction vehicles can travel safely and quickly to and from the site. Following construction, Hopton Street will return to being one-way.

The 2014 consented scheme is for Hopton Street to be one-way. Our proposals are entirely consistent with this.

THE PROPOSALS

We are increasing cycle parking provision and cyclist facilities, with 645 spaces provided in line with the 2016 London Plan, an increase of 233 spaces from the consented scheme. There will be 107 car parking spaces on site.

It is not proposed to reduce the width of Hopton Street, however, a cycle lane maybe introduced if acceptable to Southwark Borough Council. This is yet to be confirmed and we are very happy to discuss your concerns further when we next meet. Finally, there are no plans to pedestrianise any part of Hopton Street.

VEHICLE ACCESS

Servicing access to take goods in and waste out for the site will be underground via Southwark Street, with only car parking access and hotel drop-off via Hopton Street, minimising vehicle movements through the area. There will be a servicing management strategy in place to support this.



SAMPSON & LUDGATE HOUSE

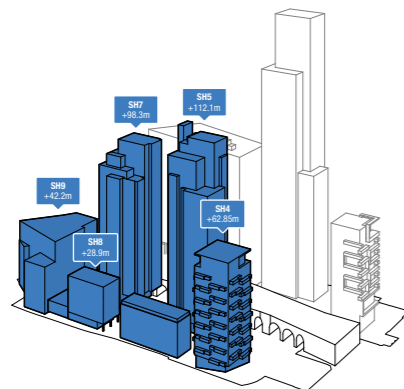
Public Exhibition
April 2018

05 | Proposed Cluster

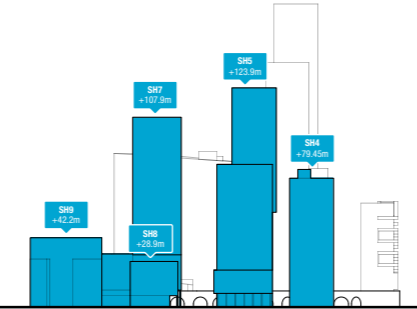
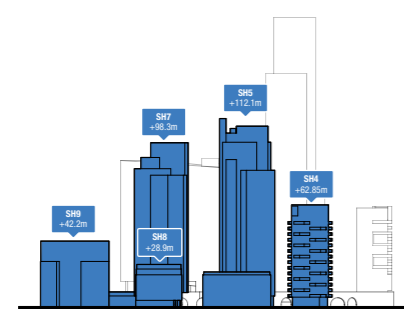
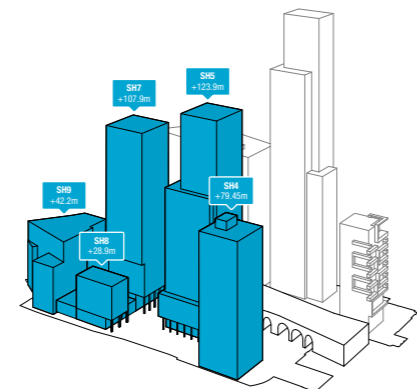
We have designed our proposals to respond to the emerging Blackfriars cluster. By removing one building from the masterplan to maximise the public realm and landscaped areas, we have added three floors to buildings SH4, SH5 and SH7.

Residents at the previous exhibition wanted to understand the height of the proposals in the context of the consented scheme and surrounding area. The below diagrams show details about these changes.

CONSENTED (NOV 2017)



CURRENT SCHEME (APR 2018)



SH8	SH9	SH7	SH5	SH4
+28.9m	+42.2m	+98.3m	+112.1m	+62.85m

SH8	SH9	SH7	SH5	SH4
+28.9m	+42.2m	+107.9m	+123.9m	+79.45m

	SH8	SH9	SH7	SH5	SH4
Compared to consented	-	-	+9.6m	+11.8m	+16.6m
Additional storeys compared to consented	-	-	+3 flrs	+3 flrs	+3 flrs



SAMPSON & LUDGATE HOUSE

Public Exhibition
April 2018

06 | Proposed Architecture



View approaching Sampson House 4 from Northern public route through viaduct

MASSING AND MATERIAL

Drawing on crafted materials such as brick, steel, concrete, timber and glass to deliver distinct styles.



SH9 | Glazed facade over timber frame



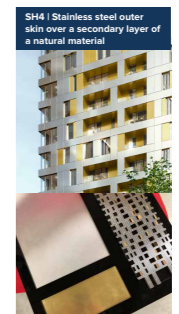
SH8 | Layered brick grid frame facade with recessed balcony



SH7 | Casted masonry facade panels



SH5 | Bronze copper textured metal panels and glazing on a folded facade



SH4 | Stainless steel outer skin over a secondary layer of a natural material



07 | Public Realm

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

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.

We understand that further work will need to be done with residents to ensure the occupier is a good neighbour as well as becoming a new and exciting cultural destination.

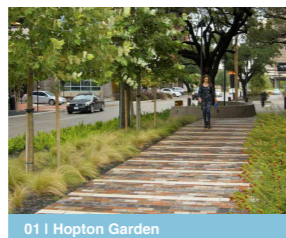


Landscaping and public realm CGI

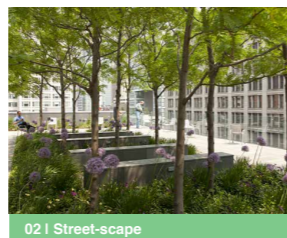
LANDSCAPE CHARACTER TYPOLOGY



Below are landscape concepts that we will draw on to create the character for the new public realm.



01 | Hopton Garden



02 | Street-scape



03 | Podium Garden



04 | Hopton Yard

08 | Planting and Landscaping

A comprehensive planting strategy will introduce a mixture of plants and trees that create an attractive and diverse public realm.

This includes a mix of evergreen and deciduous shrubs, hedging, ferns, grasses and bulbs.

TREE PLANTING STRATEGY



ACER FREEMANII 'AUTUMN BLAZE'



ACER PALMATUM



AMELANCHIER LAMARCKII



CORNUS OFFICINALIS

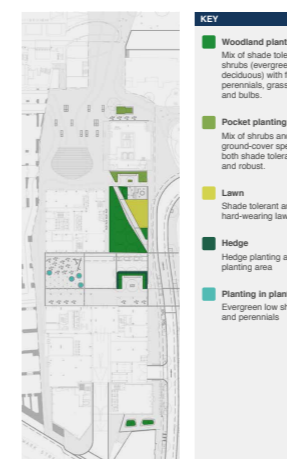


GLEDITSIA TRIACANTHOS



LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'

PLANTING STRATEGY



SAMPSON & LUDGATE HOUSE

Public Exhibition
April 2018

09 | Thank You and Next Steps

Thank you for visiting the exhibition.

We hope to submit our planning application to Southwark Council shortly. We are committed to maintaining ongoing communication and conversation with residents and stakeholders throughout the process.

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.

To get in touch with us following the exhibition, please email or phone us:

✉ | jack.thompson@kandaconsulting.co.uk
☎ | 020 3900 3676

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

🌐 | sampsonandludgatehouse.com





Appendix X Feedback Form -April 2018

Sampson & Ludgate House

PUBLIC EXHIBITION
April 2018

FEEDBACK FORM

We would be grateful if you could take a few moments to provide your views on the proposals for the Sampson & Ludgate site. If you have any questions, or would like assistance, please ask a member of the team.

CONTACT DETAILS

Name _____

Address _____

Postcode _____ Telephone _____

Email _____

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated please tick this box

Please provide your views on the following statements by ticking the relevant box. Space for additional comments is provided overleaf.

1. I support the proposed landscaping and additional public realm within the proposals.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

2. I support the retention of the proposals from the consented Carlyle scheme for Hopton Street to be one-way and limiting servicing vehicles to underground access to the site via Southwark Street.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

3. I support the range of employment opportunities in the proposals including offices for SME, established companies, and a range of shops, cafes and restaurants.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

Questions continued overleaf....

4. I have found the models and additional information available useful.

Generally agree Somewhat agree No view Somewhat disagree Generally disagree

5. Please let us know if you have any additional views on the proposals.

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Please hand your completed form to a member of the team or you can send it back to us via post or email by 20th April 2018, at:

Kanda Consulting
69 - 85 Tabernacle Street
London
EC2A 4BD



Get in Touch

We are committed to talking to local residents regularly.

We will be sending out a regular newsletter and updating our website www.sampsonandludgatehouse.com.

For further information and to be kept updated as our plans develop, please email: info@sampsonandludgatehouse.com or call +44 (0)20 3900 3676.

