

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



GILLESPIES

PLP/ARCHITECTURE

make



View from Blackfriars Bridge

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

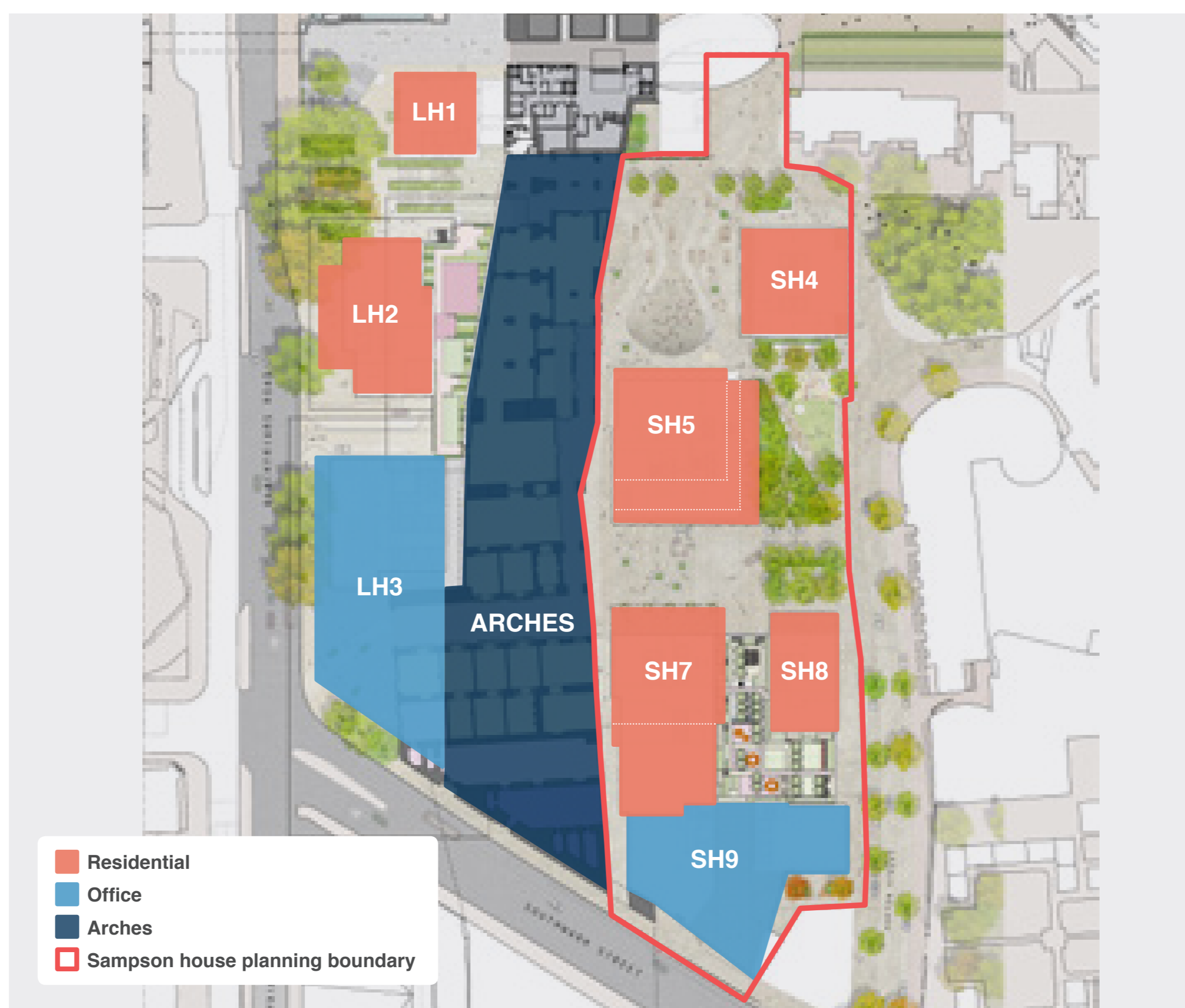


Residential Building
240 Homes


LH3
Consented and enabling works commenced



Office building
Institutional Workplace
221,000 sqft (nia)

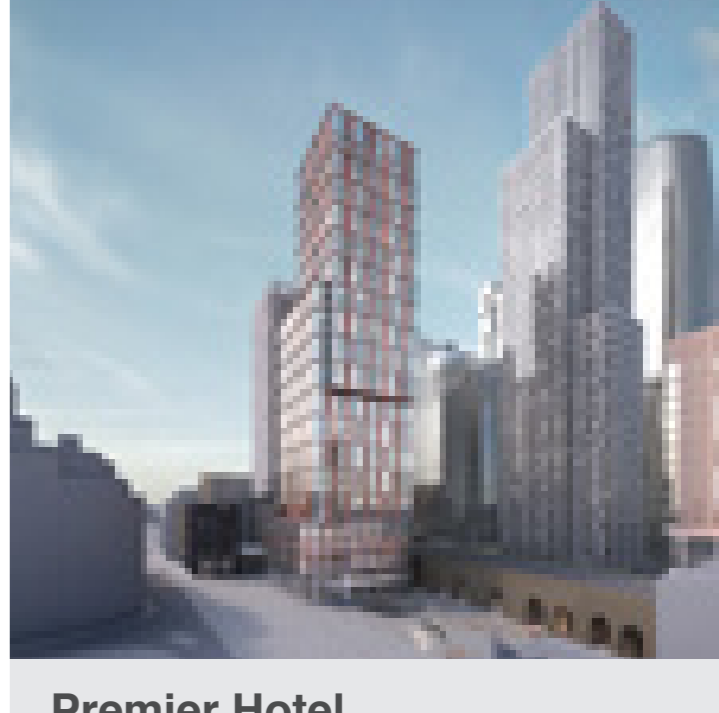


SH4



Residential Building
74 homes

SH5



Premier Hotel
+ Residential Building
58 homes, 126 hotel keys

ARCHES

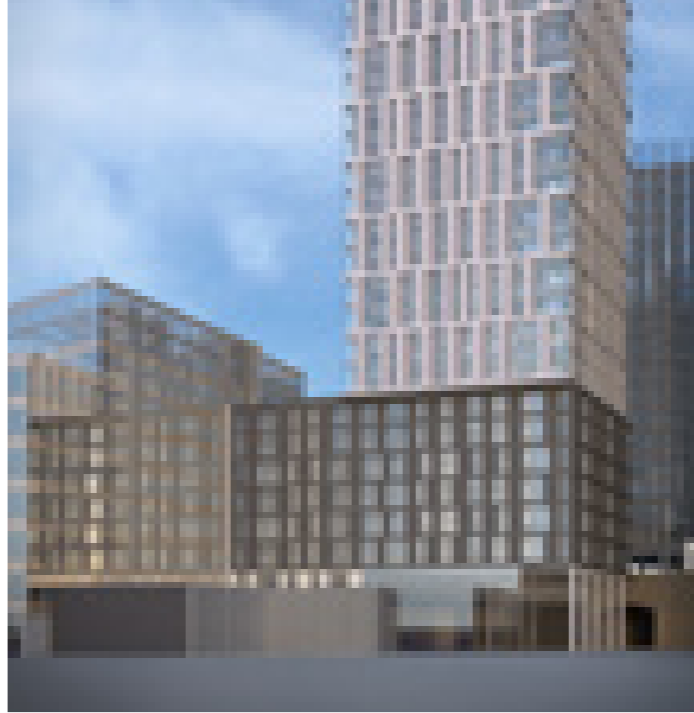


SH9




Office Building
SME Workplace
66,400 sqft (nia)

SH7



Residential Building
Private & Affordable Homes
184 homes

SH8



Residential Building
Affordable Homes
22 homes

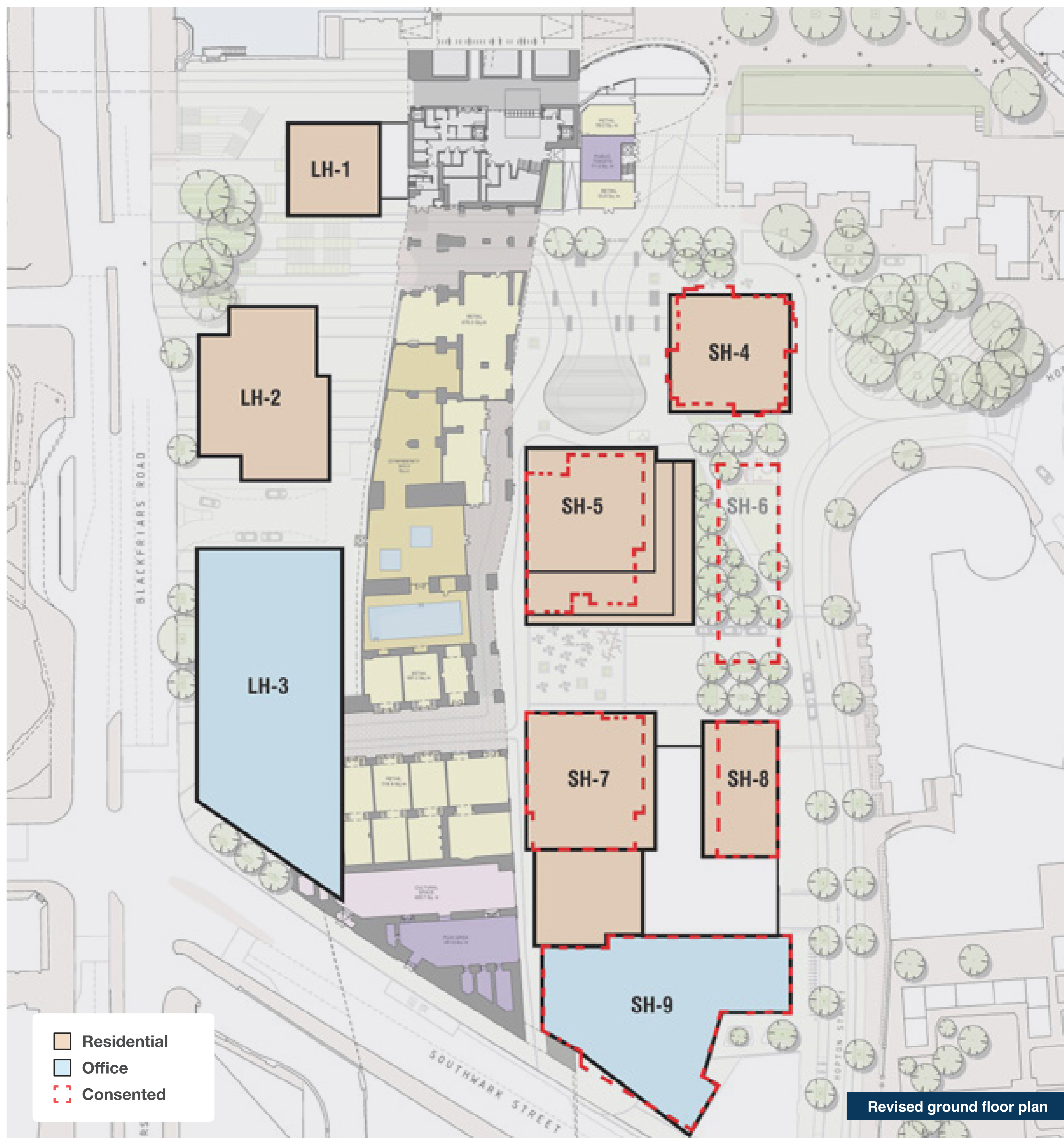
03 | Masterplan Comparison

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

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

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

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.

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

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 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.



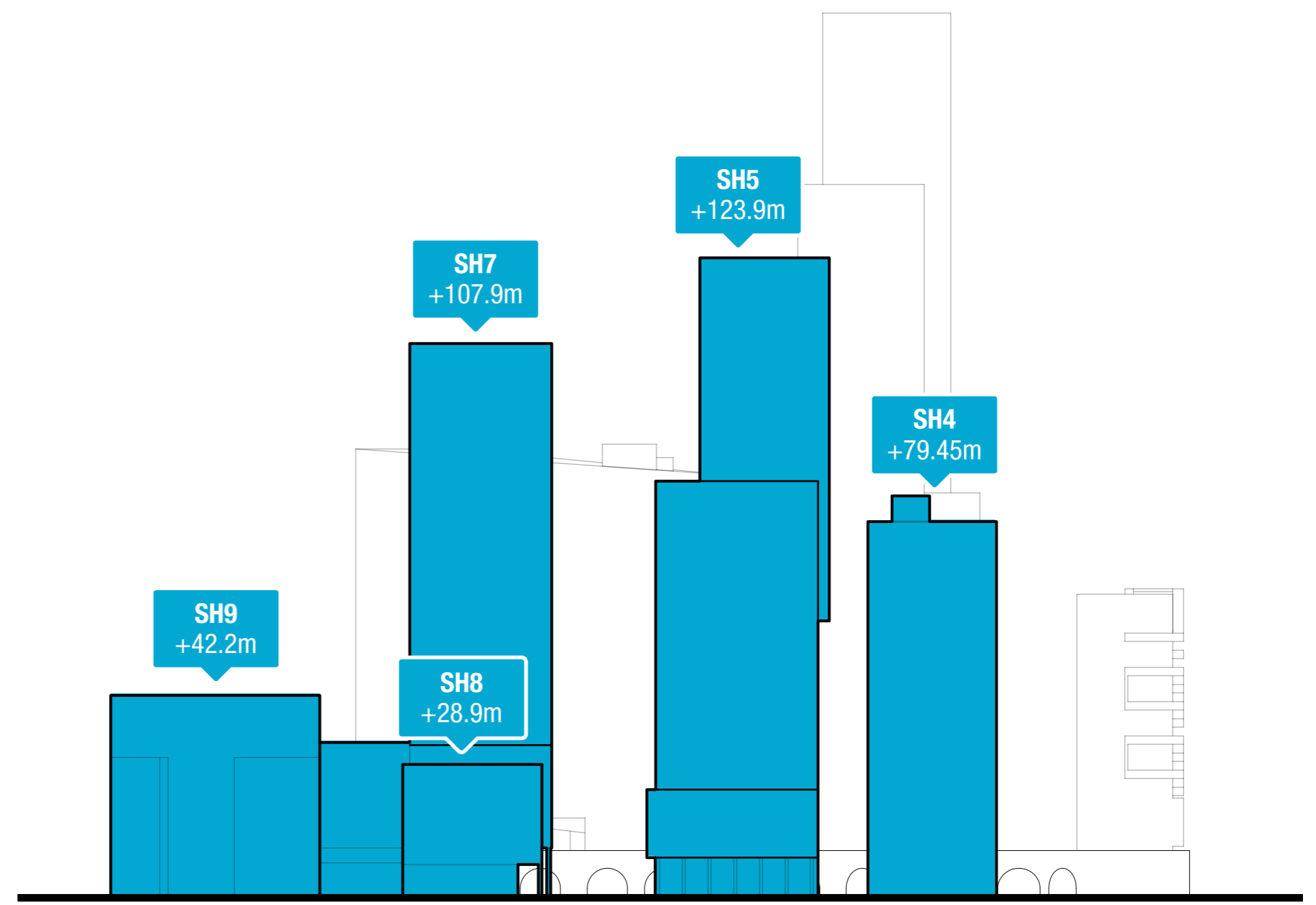
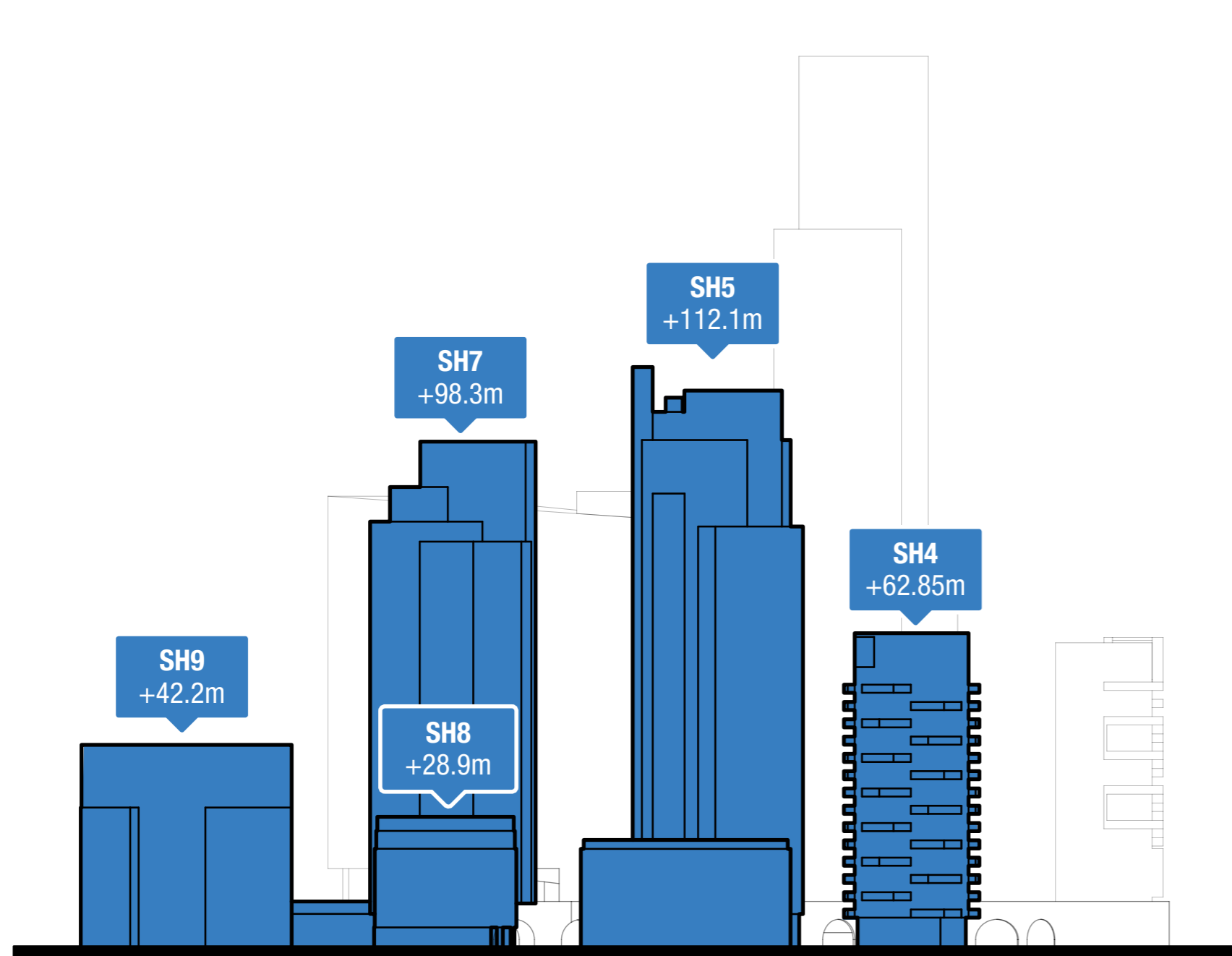
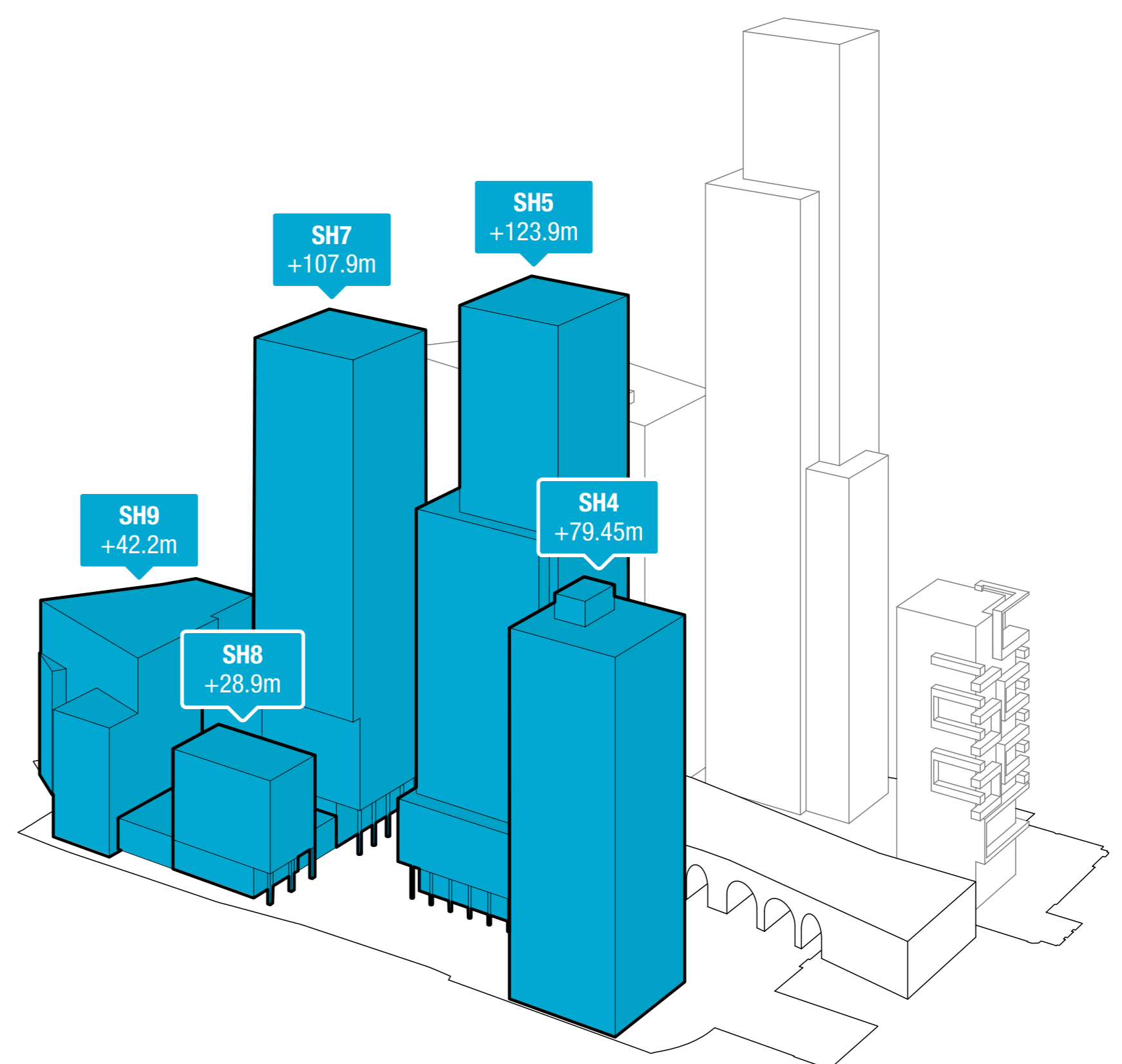
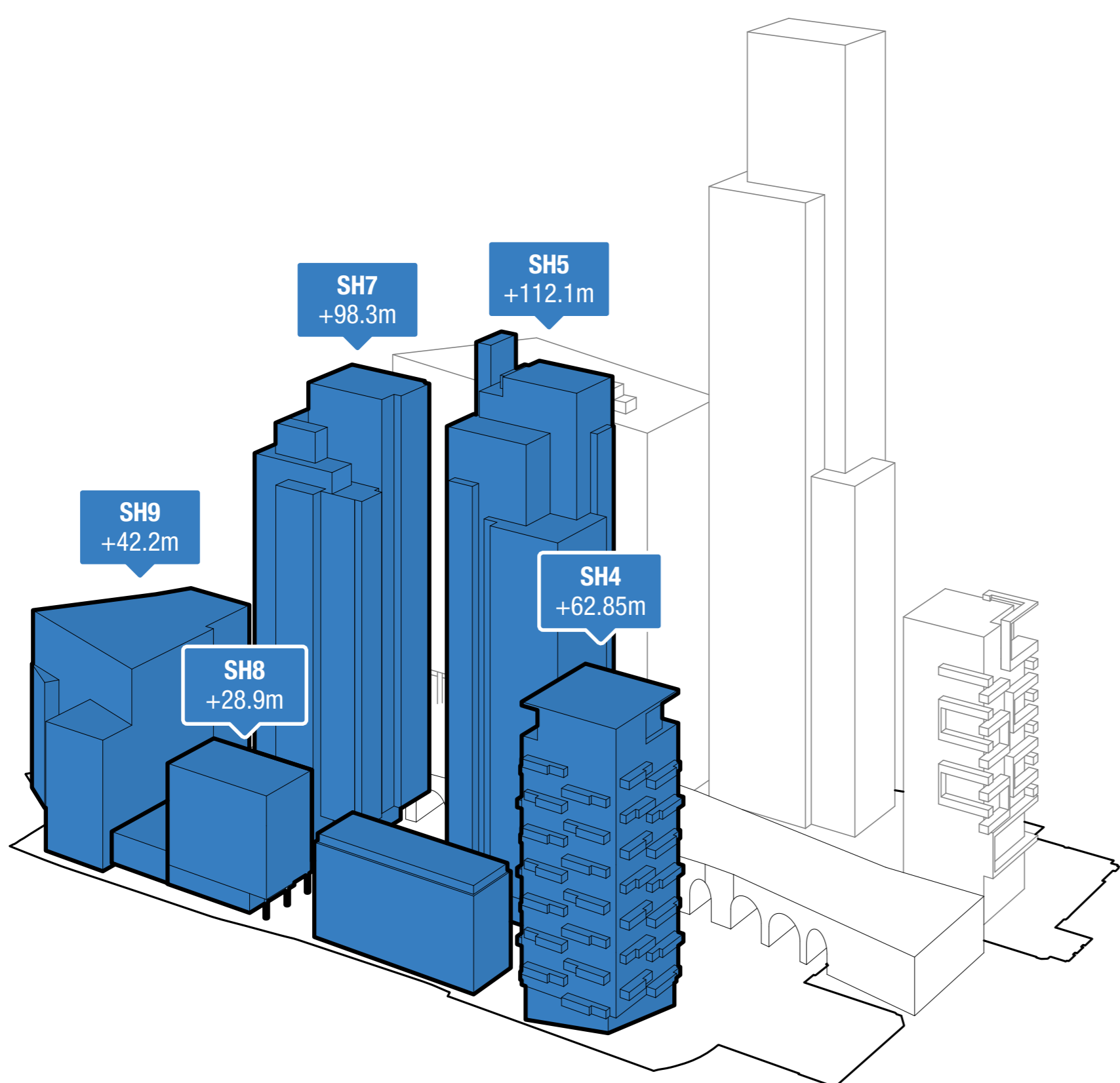
05 | Proposed Cluster

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	+112.1m

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

Compared to consented	-	-	+9.6m	+11.8m	+16.6m
Additional storeys compared to consented	-	-	+3 flrs	+3 flrs	+3 flrs

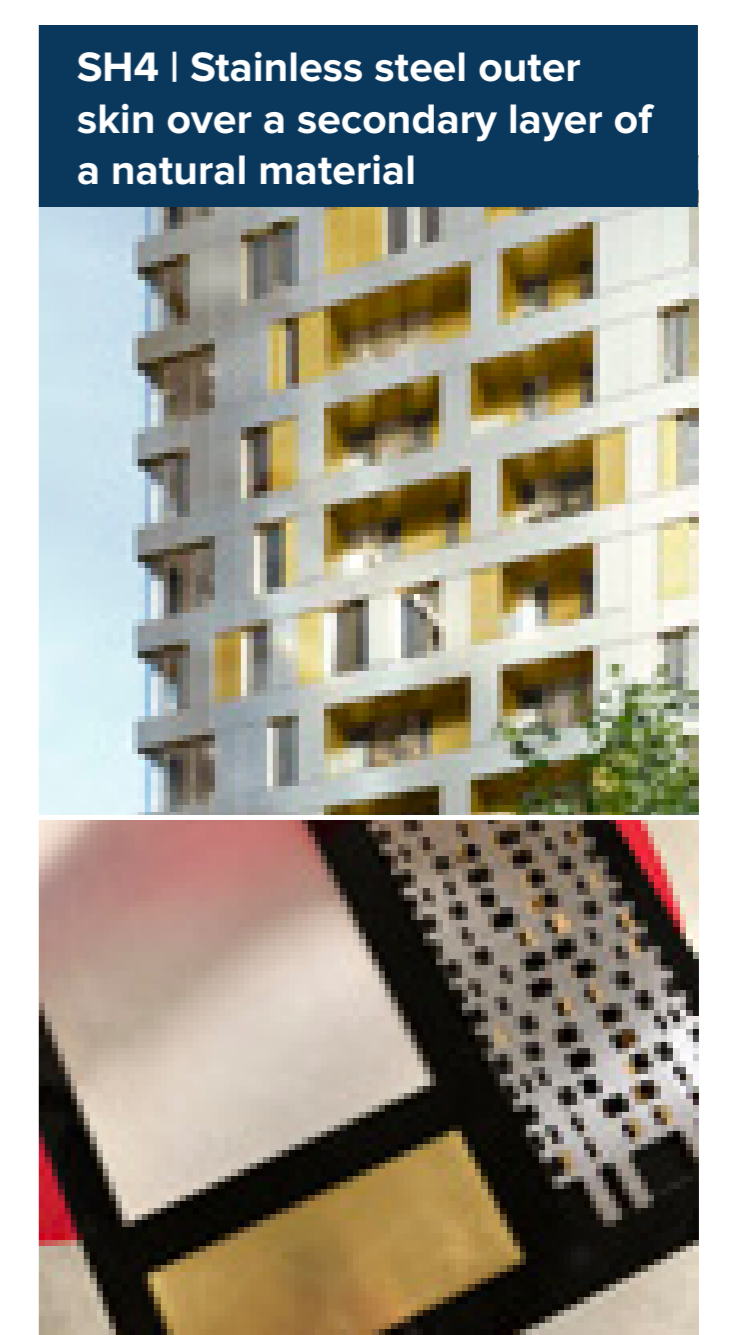
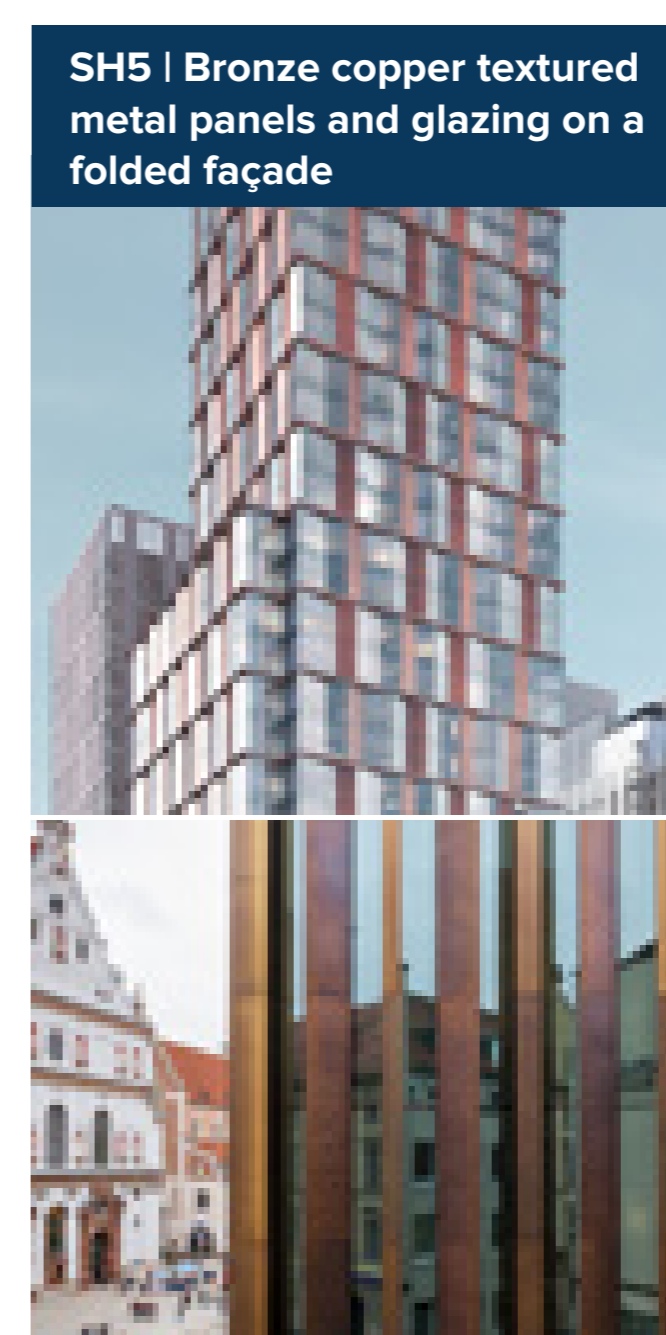
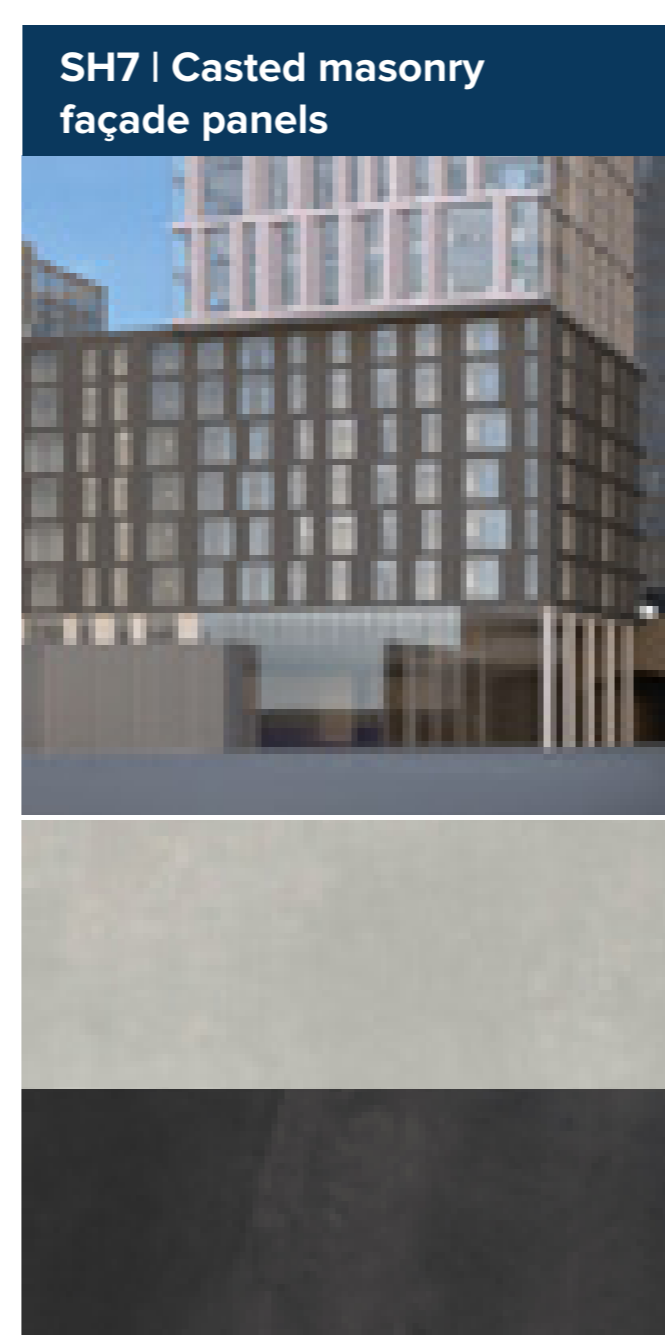
06 | Proposed Architecture



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.



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

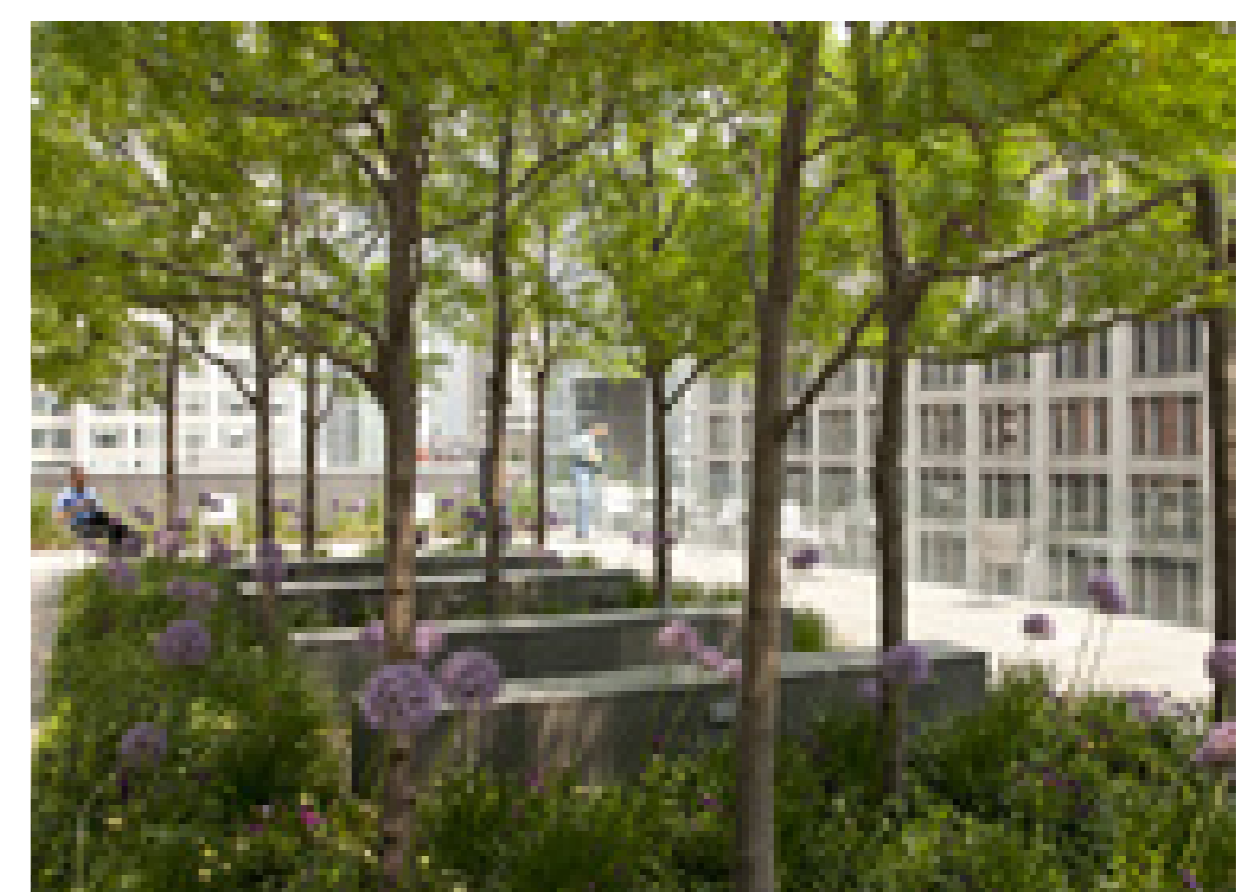
LANDSCAPE CHARACTER TYPOLOGY



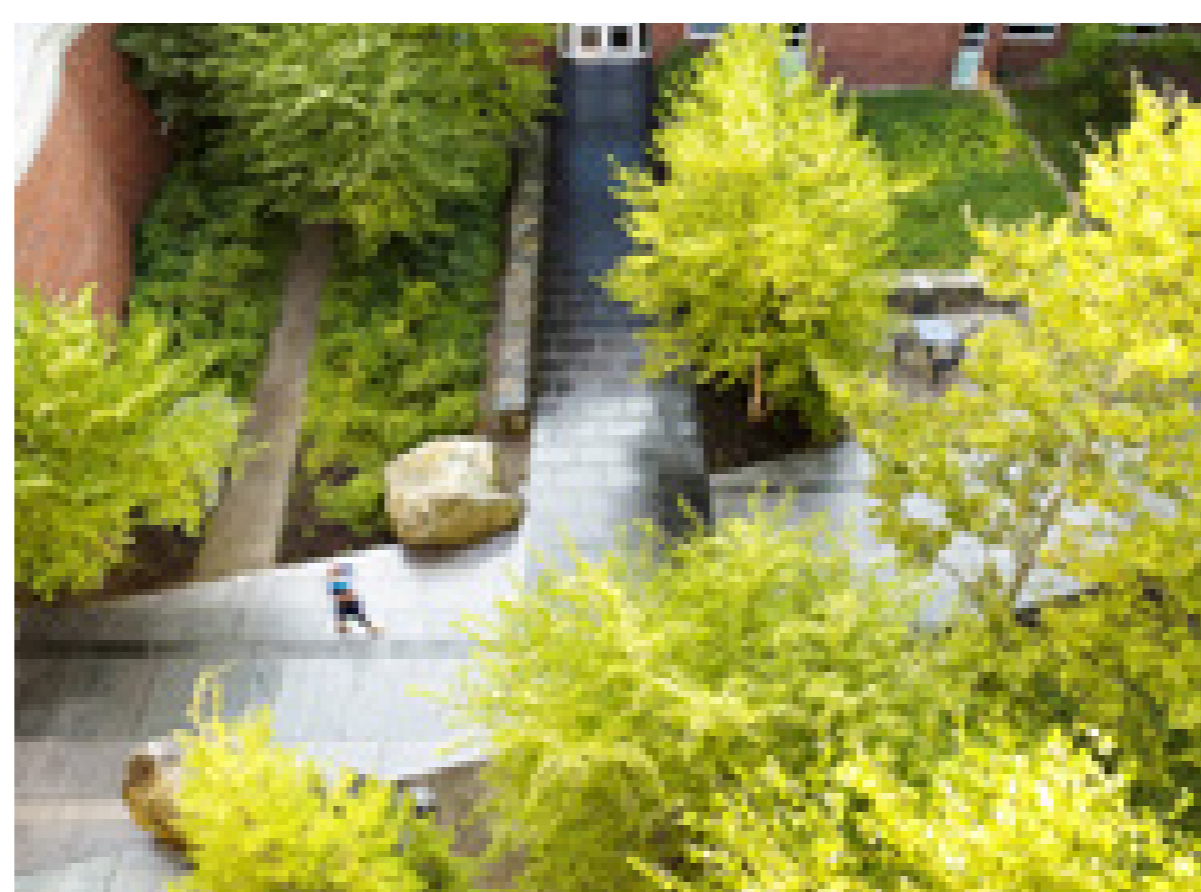
Below are landscape concepts that we will draw on to create the character for the new public realm.



01 | Hopton Garden



02 | Street-scape



03 | Podium Garden



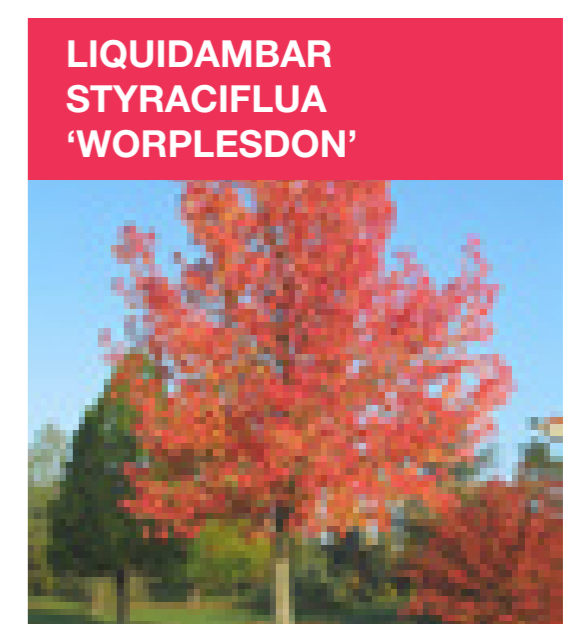
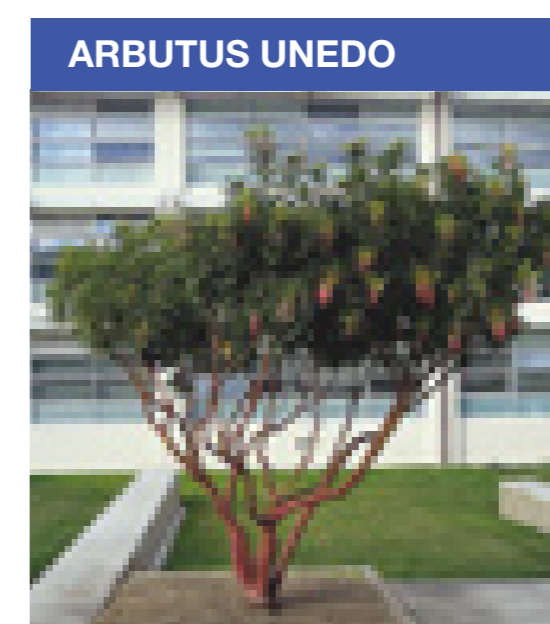
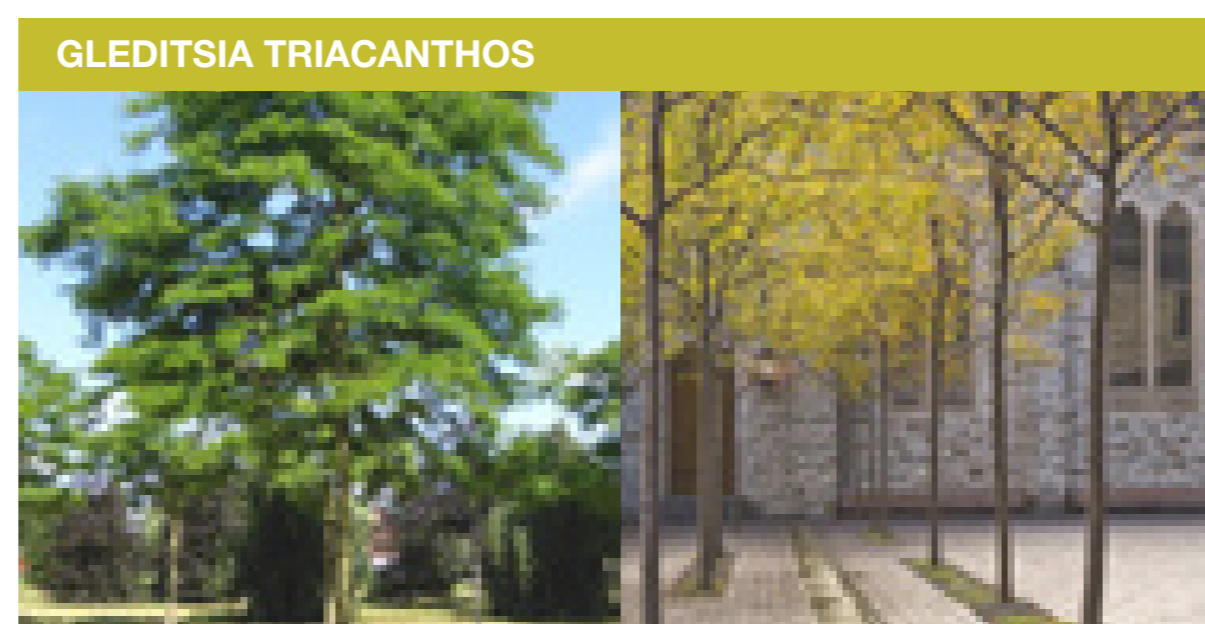
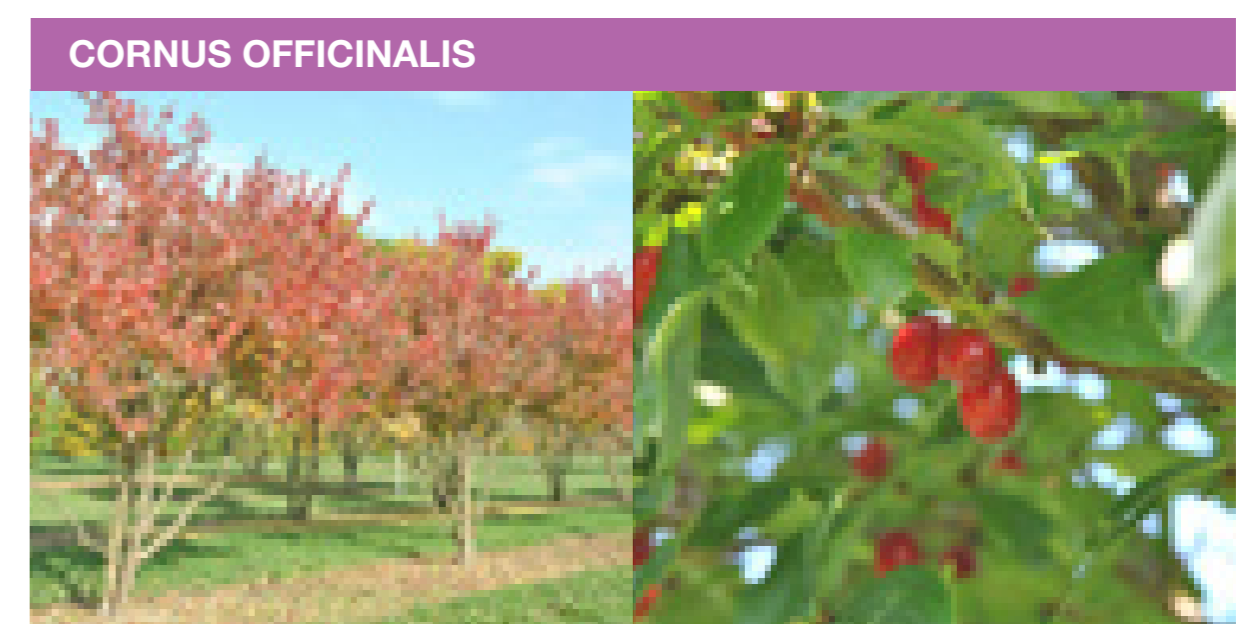
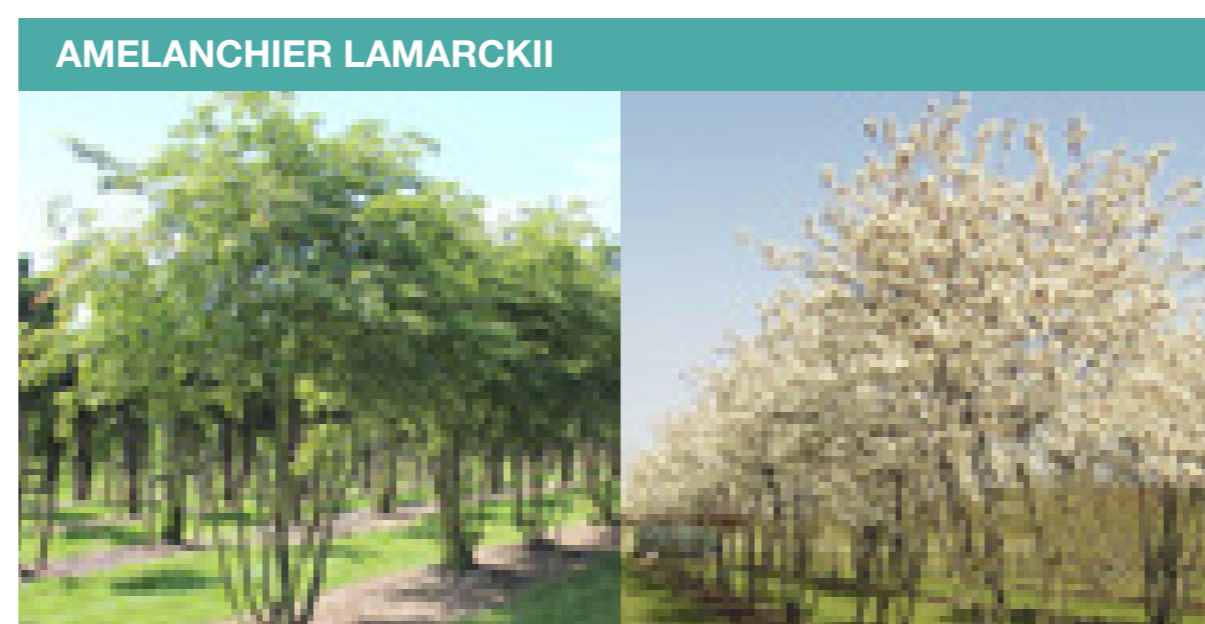
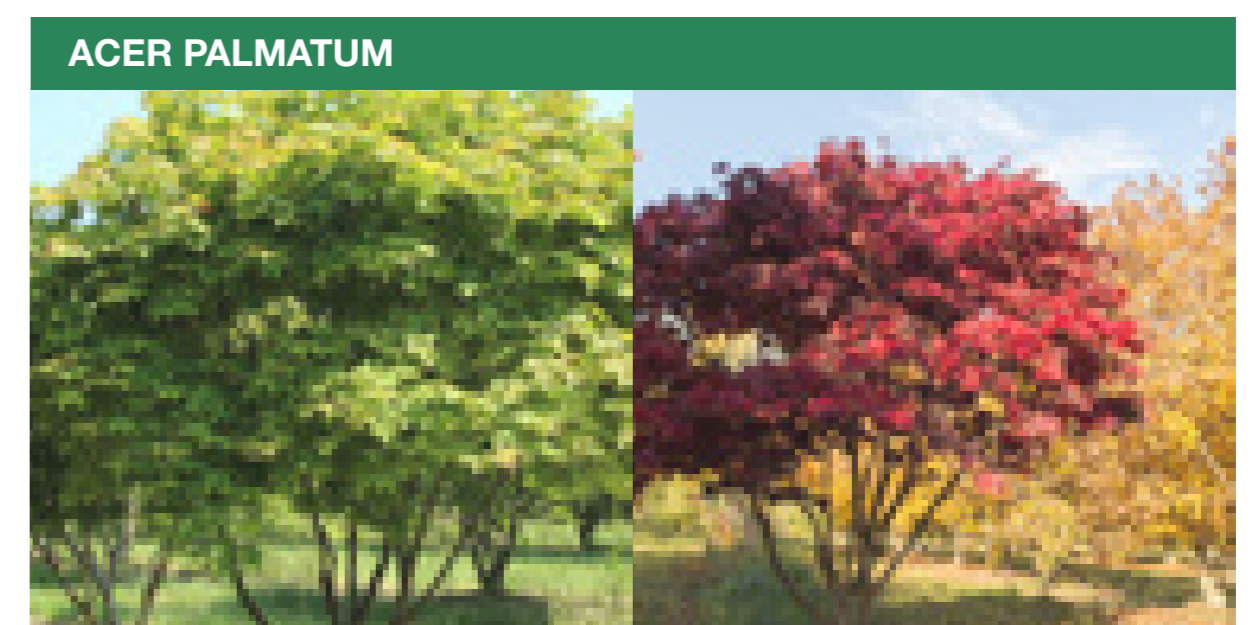
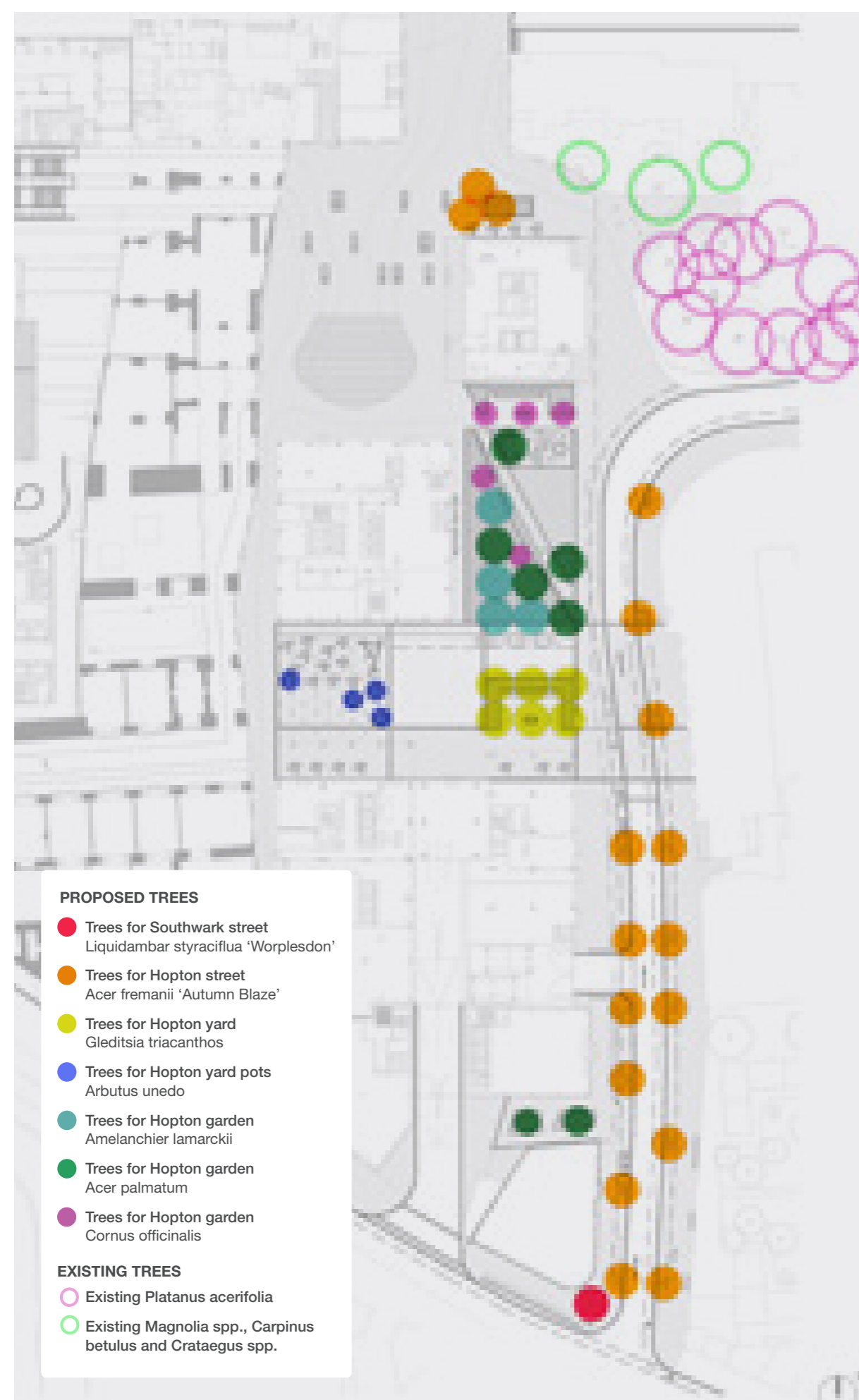
04 | Hopton Yard

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.

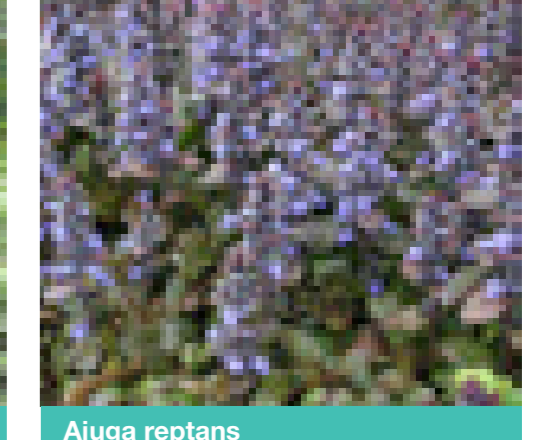
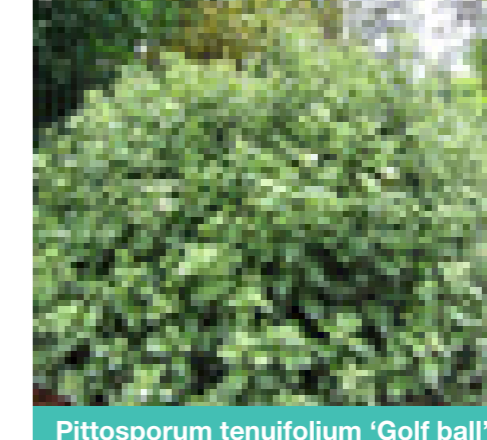
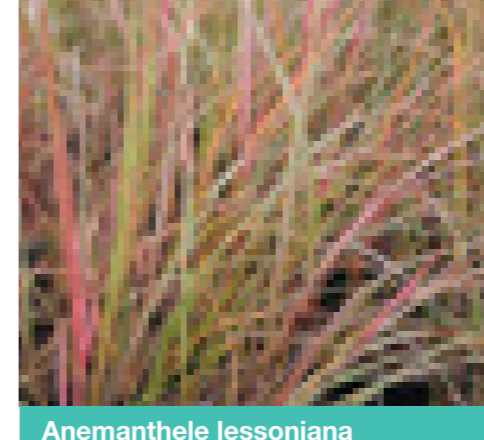
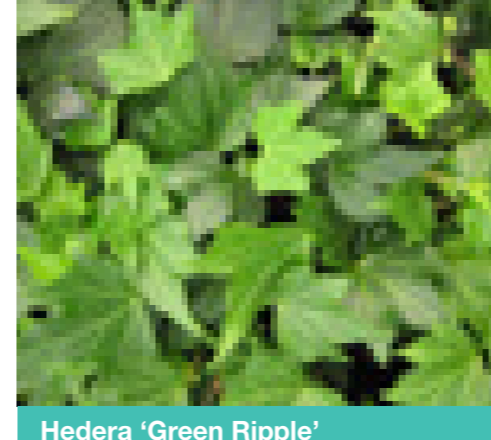
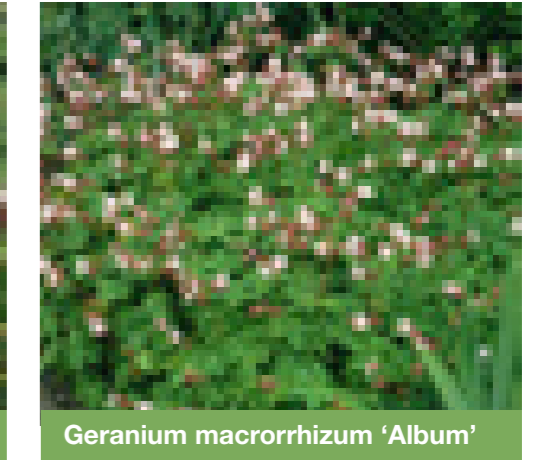
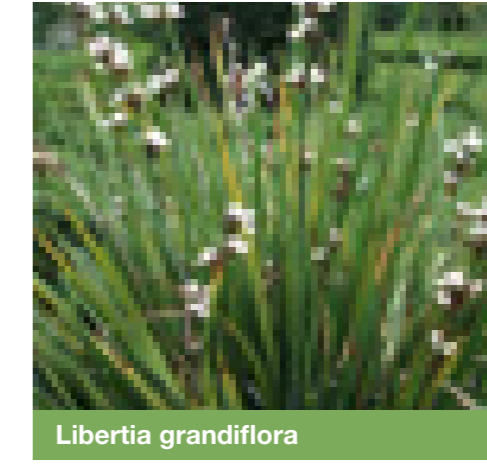
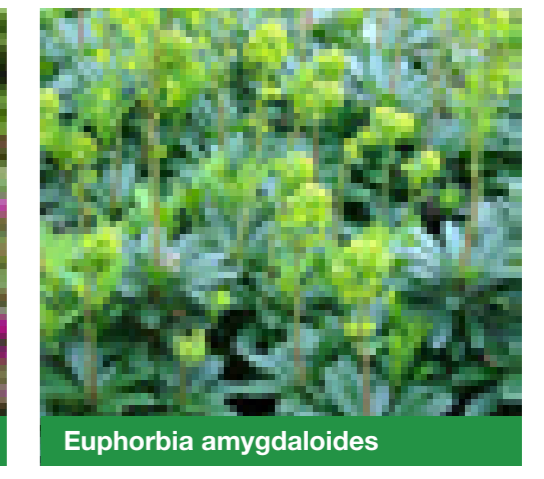
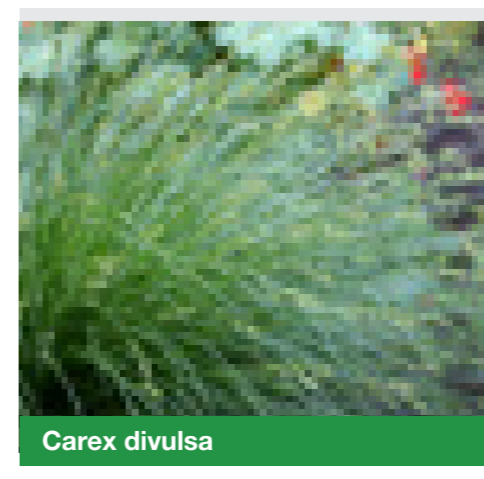
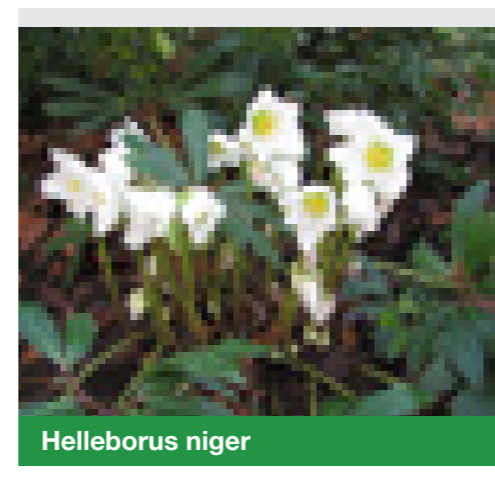
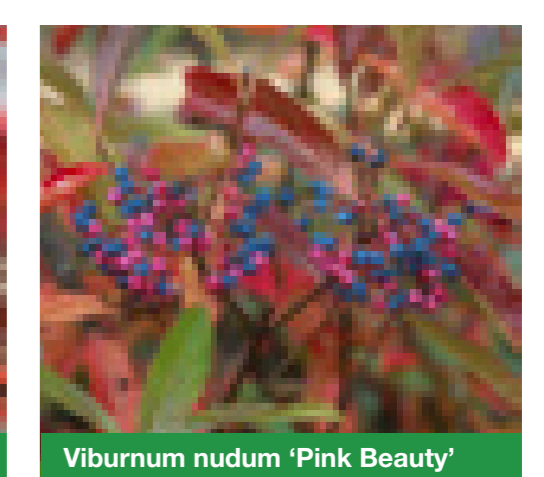
TREE PLANTING STRATEGY



PLANTING STRATEGY



- KEY**
- Woodland planting**
Mix of shade tolerant shrubs (evergreen and deciduous) with ferns, perennials, grasses and bulbs.
 - Pocket planting**
Mix of shrubs and ground-cover species, both shade tolerant and robust.
 - Lawn**
Shade tolerant and hard-wearing lawn turf.
 - Hedge**
Hedge planting around planting area
 - Planting in planters**
Evergreen low shrubs and perennials



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:

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

🌐 | sampsonandludgatehouse.com

