

SAMPSON
HOUSE

WELCOME TO THE **SAMPSON HOUSE** COMMUNITY LIAISON GROUP DROP-IN.

We submitted our planning application in May 2018 and consulted widely on the planning application in 2018 and 2019. A planning committee hearing is now confirmed for **24th February**. We felt it would be useful to provide neighbours with a refresher on our proposals as we appreciate it has been some time since our last public exhibition..

We hope you find the session useful and please speak to members of the project team if you have any questions.



Background to the site



There is currently existing planning permission to develop the former-Sampson House site. This was granted by Southwark Council to the previous owners, The Carlyle Group, in 2014.

We led a consortium to buy the site in 2016 and believed there was an opportunity to refine the plans for Sampson House to better provide affordable housing, new public realm and a range of uses suitable to this part of Bankside.

Following consultation, we submitted a new planning application for the Sampson House site in 2018.

We have also implemented the existing consent for the Ludgate House site and are in the process of developing that site. We also completed the demolition of Sampson House in January, to help facilitate this and underline our commitment to delivering the masterplan across both the Ludgate and Sampson sites.

LH1
Consented and enabling works commenced



Residential Building
17 Homes

LH2
Consented and enabling works commenced



Residential Building
240 Homes

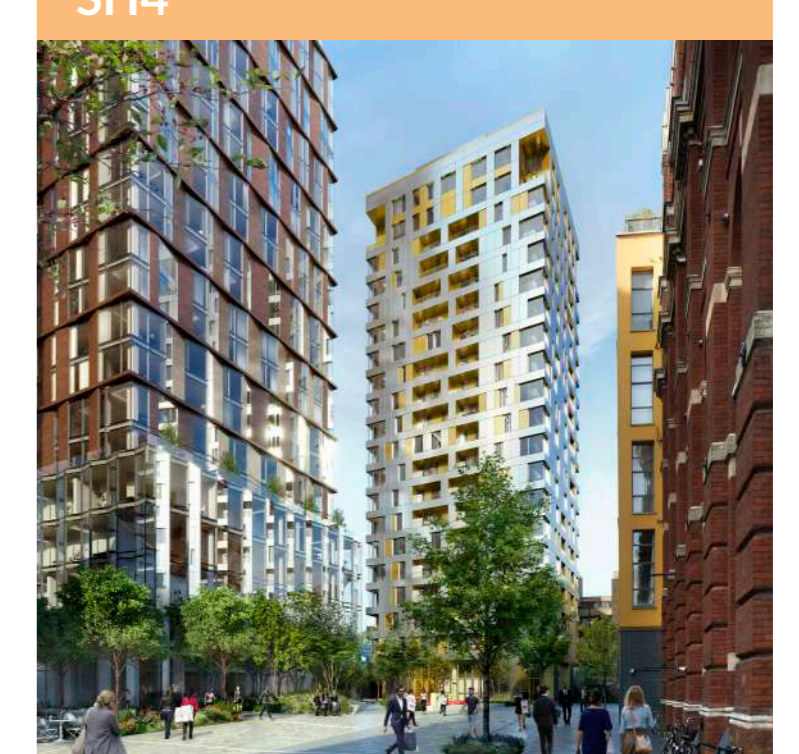
LH3
Consented and enabling works commenced



Office building Institutional Workplace
221,000 sqft (nia)




SH4



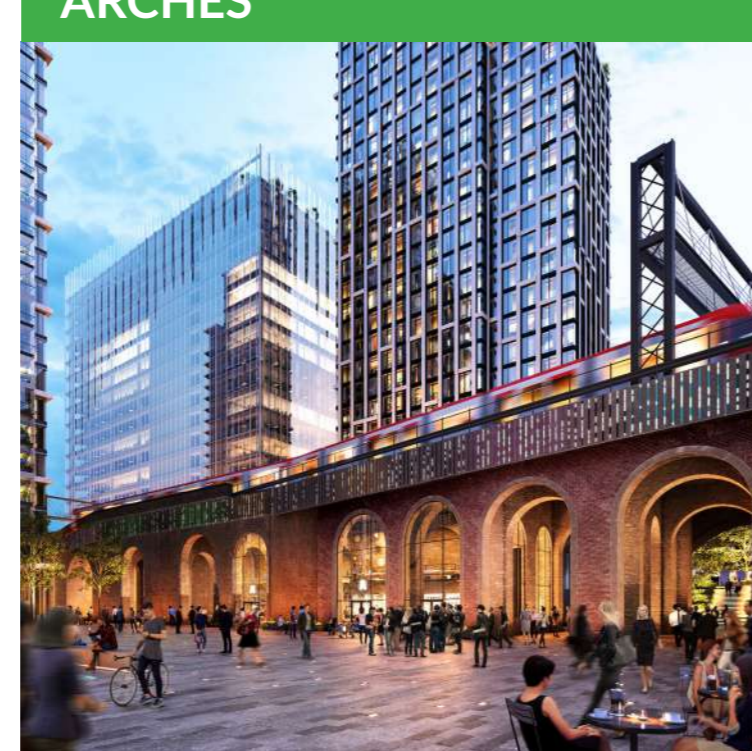
Residential Building
74 homes

SH5




Premier Hotel + Residential Building
58 homes, 126 hotel keys

ARCHES



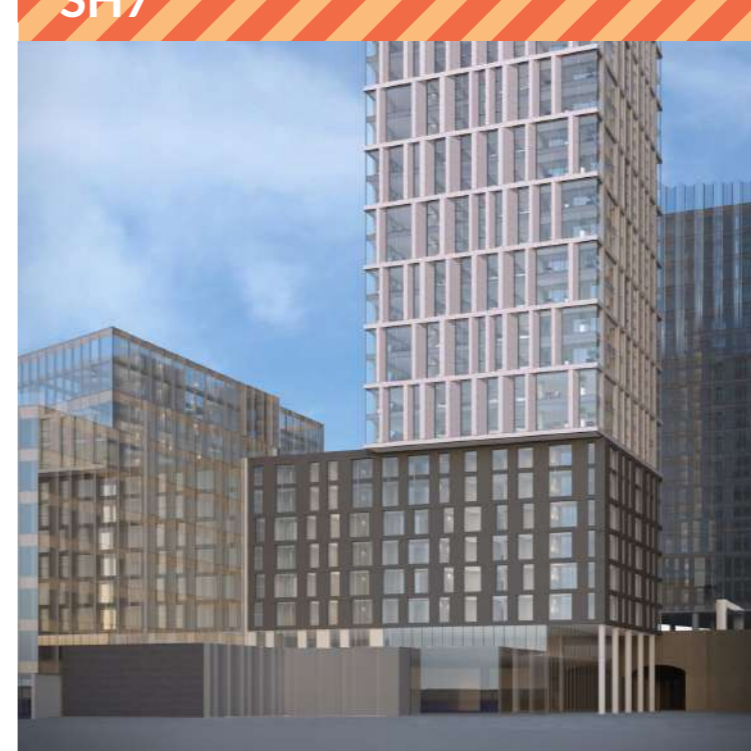
Retail, leisure and community space

SH9




Office Building SME Workplace
66,400 sqft (nia)

SH7



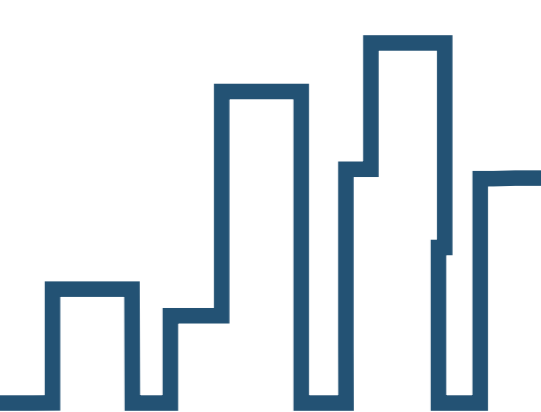
Residential Building Private & Affordable Homes
184 homes

SH8



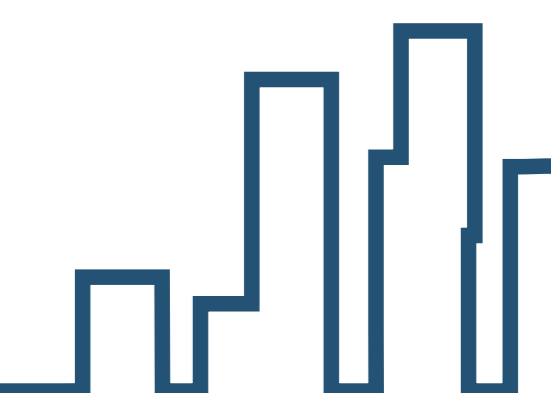
Residential Building Affordable Homes
22 homes

Enhanced Proposals



Our proposals are a qualitative enhancement to the scheme and wider neighbourhood.

Key Benefits	Consented (2016)	Proposed (2019)	Enhancements
Private residential apartments	232	304	+ 72 homes
Onsite affordable housing	NIL	37	+ 37 affordable homes 46% affordable by habitable room to uplift
Affordable housing payment	£35m	£38m	+ £3m Payment in Lieu
Affordable workspace	NIL	6,400 sqft	+ 6,400 sqft affordable workspace
Southwark CIL	NIL	£11m	+ £11m
5-star Hotel	NIL	126 keys, restaurants and conference facilities	New addition
Public open space	Approximately 4,200 sqm (45,200 sqft)	Approximately 6,000 sqm (65,000 sqft)	+ 31% public open space non controlled access - truly public
Cultural space	NIL	8,000 sqft	+ 8,000 sqft new cultural space
New jobs created (campus-wide)	2,800	3,200	+ 400 addition jobs across retail, SME and corporate HQ office spaces and world-class hotel



Public realm and servicing

Public realm

The consented scheme included areas of controlled access at the ground level limited to direct residents and staff.

Our proposals remove the controlled access, meaning all ground level space will be publicly accessible.

In addition, our proposals remove a building in contrast with the consent. This has allowed us to deliver additional landscaped green space for the community.

Traffic and access

We retain the proposed one-way route on Hopton Street as per the consented scheme, with new landscaping and paving to improve the pedestrian experience.

We will ensure the re-provision of resident parking bays, cycle bays, cycle hire scheme and motorcycle bays on Hopton Street.

All servicing for the site will be accessed via a new underground entrance from Southwark Street, limiting impact to existing residents on Hopton Street.

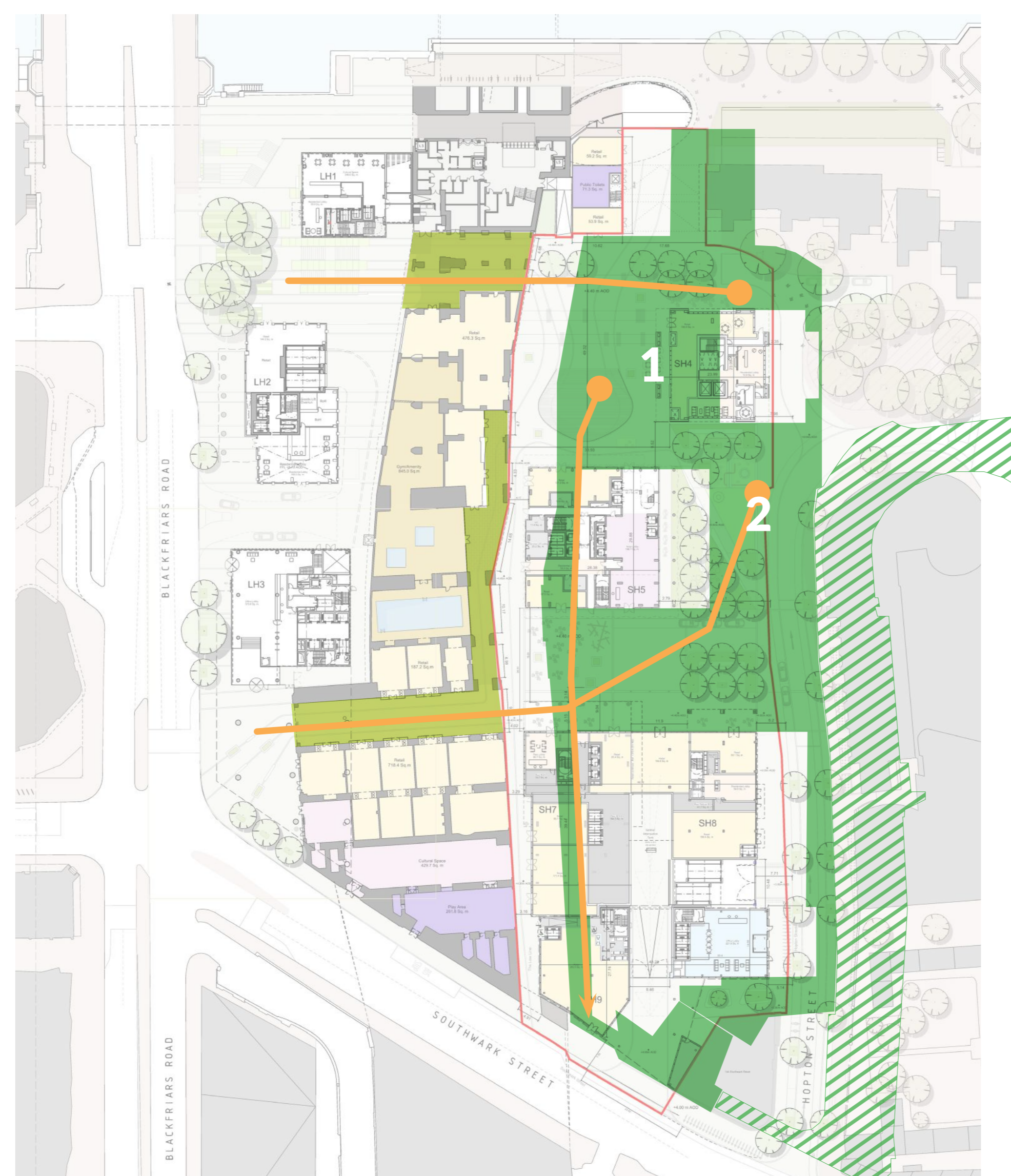
We will have dedicated onsite management to ensure efficient and considerate servicing with minimal impacts on our neighbours.

Consented Scheme



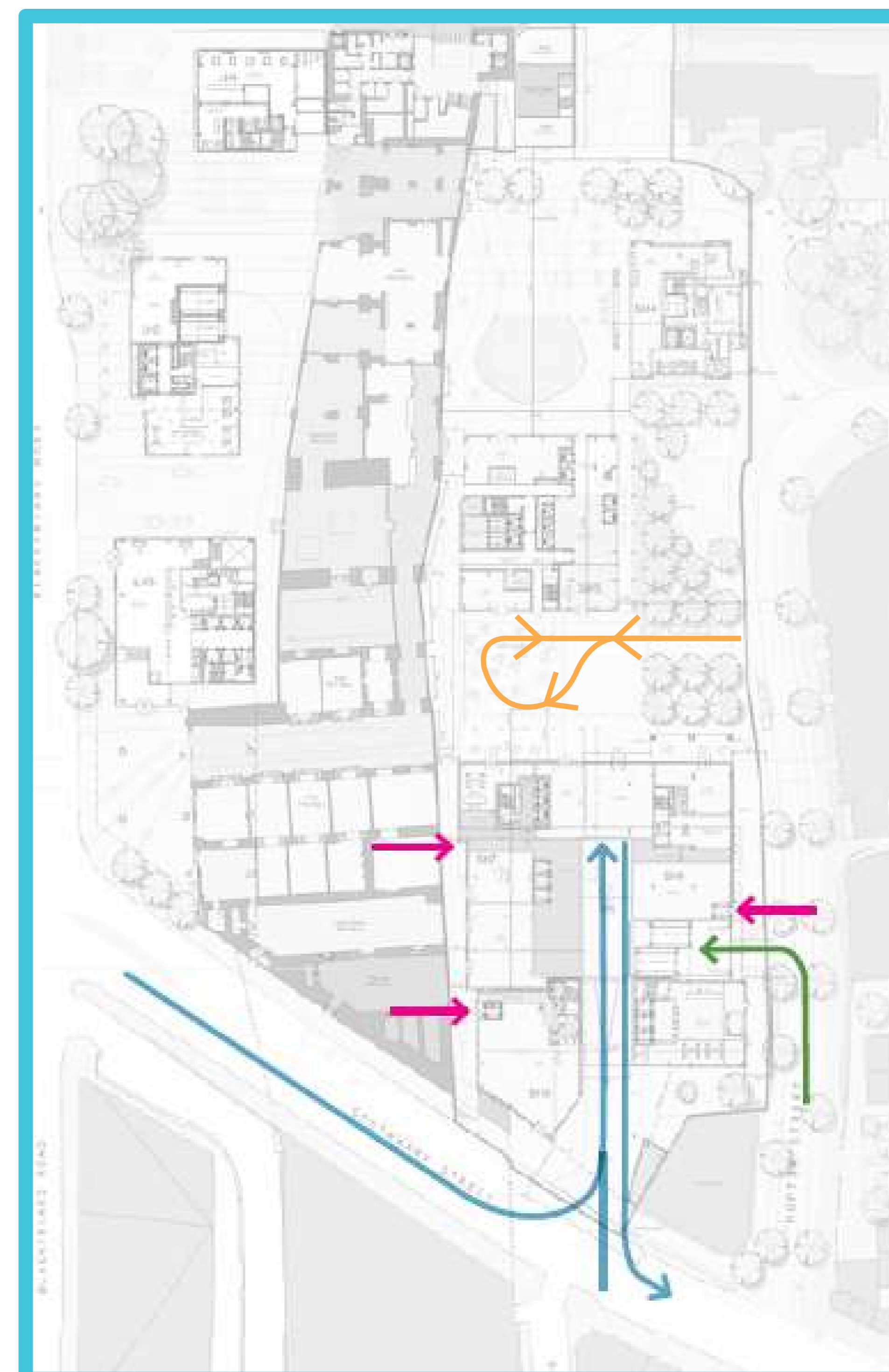
- PUBLIC SPACE
 - CONTROLLED ACCESS
 - PUBLIC ROUTE
 - ENHANCED HIGHWAYS
- PUBLIC REALM AREA (SAMPSON SITE ONLY)**
4,637 SQM

Proposed Scheme



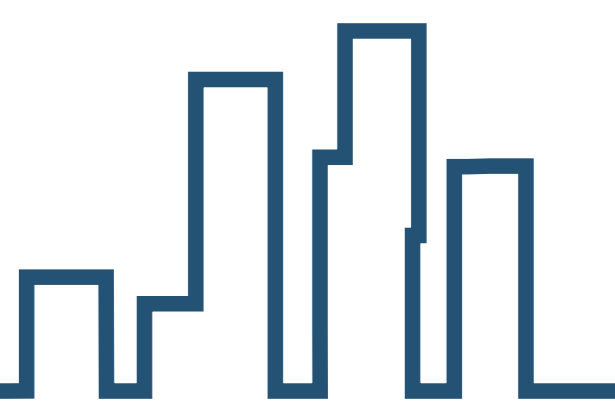
- PUBLIC SPACE
 - PUBLIC ROUTE
 - ENHANCED HIGHWAYS
 - 1 OPEN PUBLIC SQUARE
 - 2 NEW PUBLIC GARDENS
- ENHANCED PUBLIC REALM AREA (SAMPSON SITE ONLY)**
6,068 SQM = 31% INCREASED PUBLIC SPACE

Proposed Scheme Service Access Route Ground Level



- HOTEL DROP-OFF ROUTE
- CYCLE PARKING ACCESS
- RESIDENT PARKING ACCESS
- ABOVE GROUND SERVICING ACCESS

Summary of benefits



Affordable housing and workspace



37 new onsite affordable homes

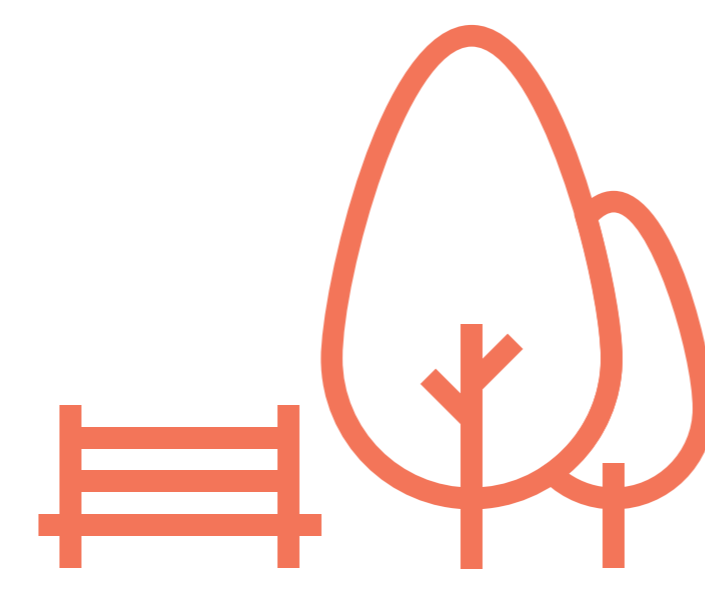


£38m offsite affordable contribution to LB Southwark (plus potential £20m through viability reviews)



6,400 sqft affordable workspace

Neighbourhood improvements



+31% additional open public space and landscaped gardens



Improvements to Hopton Street including wider pavements and one-way route



Improved permeability with new routes connecting to the borough through the arches



25,000 sqft of new cultural space

Construction phase



More than 350 FTE per month construction jobs created



Apprenticeships and training for LB Southwark residents



An additional 400 jobs across retail, hotel, SME and corporate HQ office spaces

Operational phase



World class hotel with restaurant and conference facilities



Training programme to provide new opportunities for LB Southwark residents at world-class hotel

Other benefits

£1Bn

More than £1bn invested in Southwark



£11m CIL contribution and additional £2m S106 payment to LB Southwark