



## Welcome and Introduction

Welcome to the public exhibition for the new proposals for Building 9 within the Bankside Yards masterplan.



In 2014, The Carlyle Group, the previous owners of the site, received planning permission to develop both Sampson and Ludgate House.

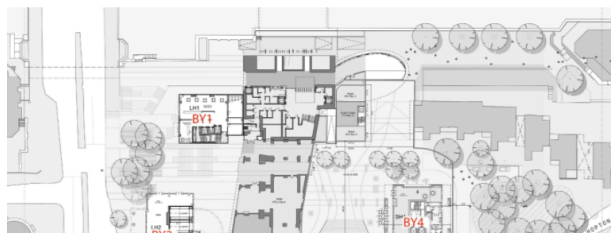
In 2016, Native Land led a consortium to buy the site as we believed there was an opportunity to refine the plans for both sites to better provide affordable housing, new public realm, and a range of uses suitable to this part of Bankside.

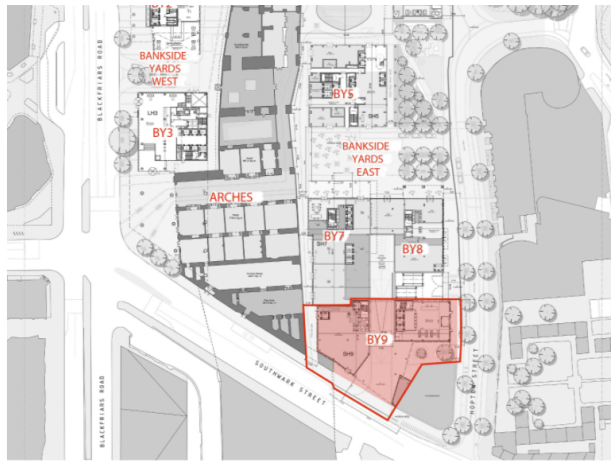
In 2020, Southwark Council resolved to approve a planning application for the masterplan for Bankside Yards East, covering the buildings and public realm to the east of the railway arches connecting to Blackfriars Station.

Recognising the importance of delivering highly sustainable buildings in the context of Southwark Council's Climate Emergency, and how environmental expectations have improved since the masterplan for Bankside Yards East was designed, we are looking to bring forward a Minor Material Amendment (Section 73 application) to revise Building 9 and the surrounding public realm.

This is also intended to respond to the change in the commercial office market since the last application and we are seeking to make the office space as flexible as possible for future tenants.

This virtual exhibition will set out our plans and invite your feedback ahead of a submission to Southwark Council, and will run between **13th August - 7th September 2021**.





Location of Building 9 within the Bankside Yards masterplan

## Have your say!

1. How would you best describe yourself?

Local Resident

Local Worker

Local Employer

Other

Your comment...

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You are on step one



## The Proposals

Under the original consent from 2020, Building 9 was intended to be used as an office workspace targeted at small to medium size enterprises.

Through our Minor Material Amendment, we plan to retain this proposed use but deliver a much more sustainable building, improving the quality and flexibility for potential occupiers while ensuring the wider Bankside Yards development meets environmental expectations for this part of London.

Our changes include:



Increasing the amount of office space whilst ensuring the floorplates are flexible and can adapt to future trends



Increasing the amount of affordable workspaces



Introducing a "Best-in-Class" sustainable building that keeps embodied carbon to a minimum in construction and is carbon-neutral and all electric during operation



Introducing a flexible retail use (Class E) on the ground floor that can adapt to future market trends



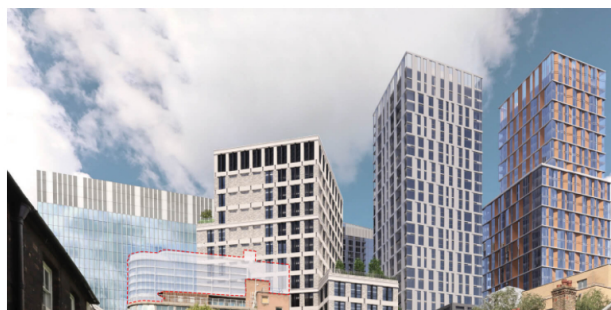
Improving the well-being of future tenants by introducing a healthy building that offers generous floor-to-ceiling heights, enhanced ventilation rates, good levels of daylight, openable windows, and access to outdoor terraces



Enhance the design of the building by improving the façade's relationship with the surrounding context



Renewing the landscaping around the building and introducing a small, publicly accessible landscaped garden just off Hopton Street, with improved connections to the consented Low Line.





*Proposed view from Hopton's Almshouses – including Titan House consent*

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You are on step two



## Design and Massing

### Design



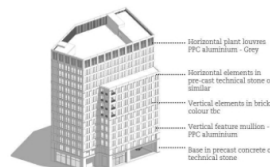
*Proposed view from Hopton Gardens*

In order to deliver additional office floorspace and to ensure it can be flexible to the needs of future tenants, our proposals for Building 9 will increase the height of the building by 5 storeys, when compared to the 2020 consent.

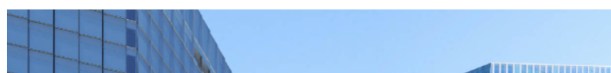
Sustainability has also informed our design approach, including the choice of materials. For example, delivering a more solid façade will help to address issues common in glass buildings, such as solar gain and heat loss, while also managing glare and overlooking.

To achieve this, we will be introducing a masonry-based façade with stone and brick. This reflects the strong emphasis on masonry in the surrounding buildings on Southwark Street and Hopton Street. The façade will also include aluminium detailing to provide additional variations and textures across the building.

#### 4.10 FACADE DETAILS - MASONRY



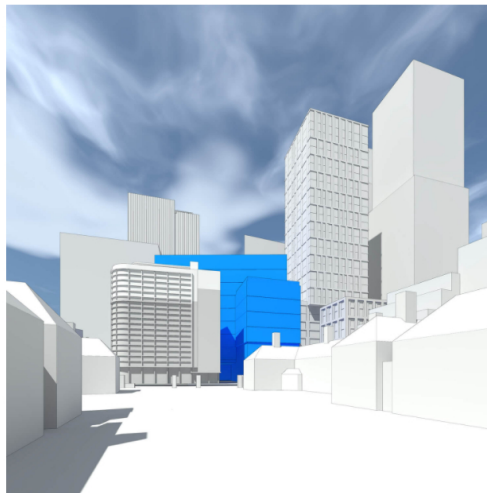
### Massing





*Proposed view from Stamford Street*

In order to deliver additional office floorspace and to ensure it can be flexible to the needs of future tenants, our proposals for Building 9 will increase the height of the building by 5 storeys, when compared to the 2018 consent.



However, our proposals are similar in height to what was originally consented by Southwark Council in 2014.

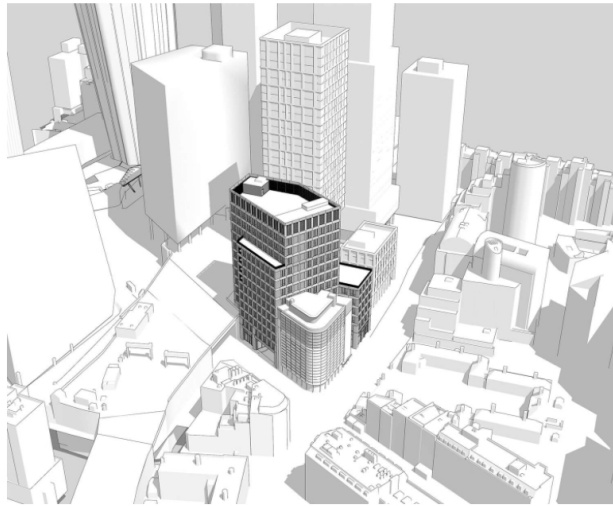
Our proposals for Building 9 will therefore introduce a building that is 13 storeys in height, which is significantly smaller than the tallest building within the masterplan (at 50 storeys) and will manage the transition in height from Southwark Street to the taller buildings within the masterplan.

We believe this approach will deliver a number of additional benefits that would not be possible without the increased height, such as additional flexible office floorspace, cultural and affordable office spaces, and an improved public realm.

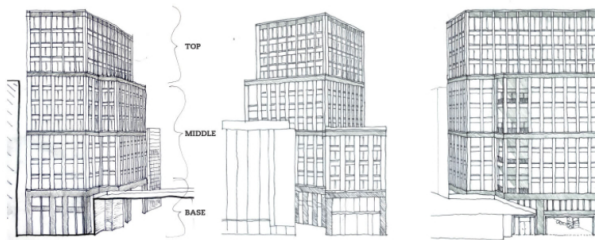


*Massing as proposed under 2014 consent*

This will facilitate the introduction of the managed terraces on the sixth and tenth floors to act as breakout spaces for office tenants. We will step back the massing at the upper floors to reduce the profile of the building, allowing it to have defined base, middle and top.



*Proposed 3D model of Building 9 in relation to the surrounding context*



*Diagram highlighting the base, middle and top*

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**You are on step three**



## Sustainability and Biodiversity

Since the previous scheme was consented, Southwark Council declared a **climate emergency** and we believe our plans should reflect this. As a result, we are proposing to introduce the UK's first major mixed-use regeneration scheme with net zero emissions in operation, from an all-electric, site-wide energy network.

This "Best-in-Class" building will incorporate a range of important features to ensure our proposals reflect the need for sustainable development in Southwark.

This includes:



Utilising a post tensioned concrete structure that keeps embodied carbon to a minimum when compared to the consented hybrid and cross laminated timber frame



Introducing a building that is flexible and adaptable, extending the building's operational life



Reducing the amount of glazing when compared to the consented scheme to keep solar gain and heat loss to a minimum



Using high quality, long-lasting materials that will work across the building's lifespan



Using all-electric building systems to keep operational carbon to a minimum and that can respond to the decarbonisation of the electricity grid



Creating 3.5 acres of new 'greened' public realm from a former brownfield site, improving biodiversity in this part of Southwark.

As a result our proposals for Building 9 will achieve a BREEAM Rating of Excellent, as a minimum.

We will also be using collecting data throughout construction process and applying artificial intelligence, allowing engineers to learn how to design more efficient buildings in future phases of the development at Bankside Yards.

### Biodiversity

As part of our commitment to improving the sustainability of the building, we are keen to introduce as much urban greening as possible to help improve biodiversity across this part of Southwark.

This will be achieved by introducing additional greening across the public realm when compared to the existing consent, in particular at the entrance of Hopton Street, creating green gateway into the site.

We will also be introducing greening on the terraces at the sixth and tenth floor levels. This is intended to help improve the well-being of tenants whilst also improving the outlook from within the building and from neighbouring properties.

The design team is exploring options for extensive planting to reduce urban heat island effect and improve biodiversity. Further opportunities for bird and bat boxes will be explored by the project ecologist in the next stage.

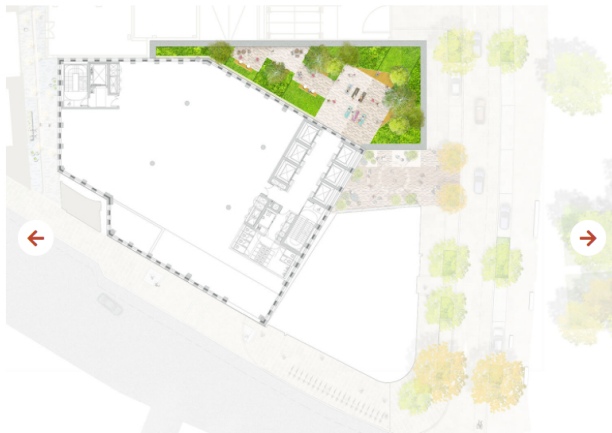




*Inspiration for planting strategy on roof terraces*



*Inspiration for planting strategy on roof terraces*



*Diagram highlighting greening on the sixth-floor terrace*

2) The delivery of a more sustainable building, responding to Southwark Council's Climate Emergency, is welcome.

Generally Agree

Somewhat Agree

No View

Somewhat Disagree

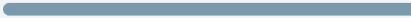
Generally Disagree

Your comment...

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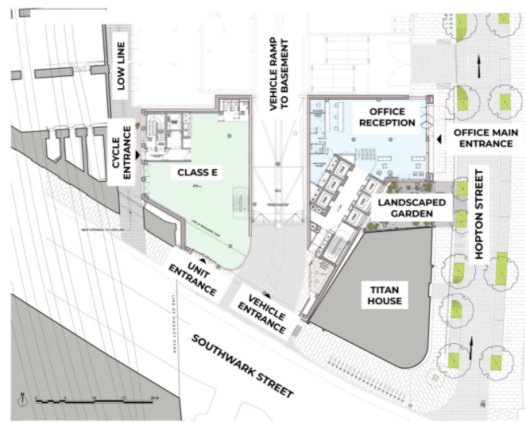


You are on step four



## Ground floor use

## Ground floor use



Proposed ground floor plan

As part of proposals for Building 9, we will be introducing a flexible use (Class E) on the ground floor that can be used by a variety of operators to help activate the street. This will be supplemented by and may be used to support with the additional affordable workspace located across the ground and first floor.

We are keen to ensure the use on the ground floor is as flexible as possible so it can adapt to future market trends and respond to the needs of the local community.



Ground floor entrance on Hopton Street

Generally Agree

Somewhat Agree

No View

Somewhat Disagree

Generally Disagree

Your comment...

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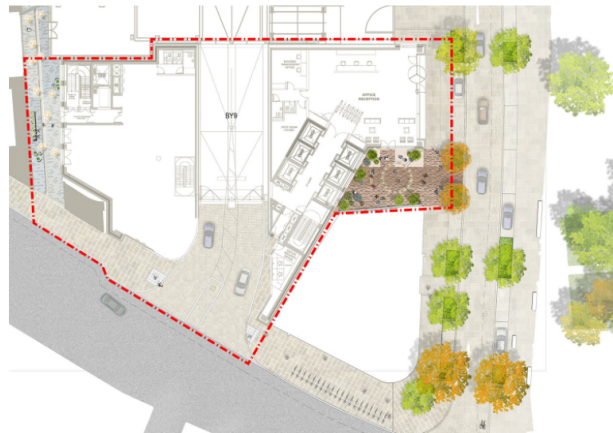
You are on step five



## Public Realm

Hopton Street was formally known as the Green Walk; connecting Christ Church to the Thames. Therefore, to further complement the proposed improvement to the building, we are keen to bringing forward a number of improvements to the public realm that were not delivered as part of the consented scheme.

### Hopton Street: a Green Walk



*Improvement to the entrance of Hopton Street*

We want to improve the arrival experience for those accessing Hopton Street from Southwark Street. Therefore, we will be enhancing the public realm outside Building 9 by reducing the road width, upgrading the footpath paving and adding new street trees.

The proposals will also introduce a cluster of new trees at the Southwark Street end which will create a green gateway into Hopton Street, complementing the wider improvements to the public realm across the masterplan.

### Pocket Garden

The proposals will also introduce a new publicly accessible garden pocket gardens space off Hopton Street in the recess between Building 9 and Titan House, adjacent to the office entrance.

The garden is intended to further improve the experience for pedestrians accessing the site from Southwark Street and make the space an attractive place for local residents, workers, and visitors to the area to relax and spend time.

To achieve this, the proposals will introduce:



Additional greening, including trees and planted pots



Space for tables and chairs to allow people to relax and spend time



Decorative feature paving that will encourage people into the space



Overhead lighting that will help sensitively light the space

The space will be managed to prevent anti-social behaviour.



*Proposed view of the publicly accessible garden space off Hopton Street*

### The Low Line

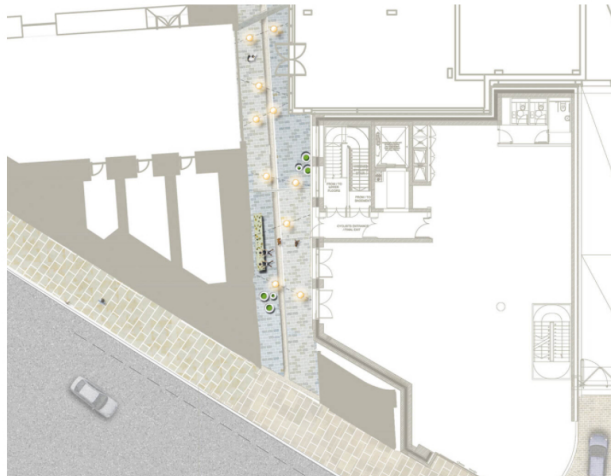


*Artist's impression of the proposed entrance to The Low Line*

To the rear of Building 9 and under the railway line, we are extending "The Low Line" as a publicly accessible route into the heart of Bankside Yards. Access to the servicing basement will remain under Building 9 via Southwark Street.

The space is inspired by London's historic lanes and alleys and will include tapestry paving to help create visual interest for pedestrians. The space will include benches at the entrance off Southwark Street and planting and lighting to help activate the space and encourage people to use the route as a cut through.

There is also the opportunity to introduce art installations throughout to help improve the experience for pedestrians and offer visual interest.



*Overhead diagram of The Low Line*

4) The proposed improvements to the public realm, including the introduction of new green gateway on Hopton Street, are welcome.

Generally Agree

Somewhat Agree

No View

Somewhat Disagree

Generally Disagree

Your comment...

5) The introduction of additional greening, when compared to the consented 2020 scheme, is welcome.

Generally Agree

Somewhat Agree

No View

Somewhat Disagree

Generally Disagree

Your comment...

[Click here to go to the previous page](#)



[Click here to go to the next page](#)



You are on step six



## Roof Terraces

Access to private outdoor amenity space is increasingly in demand from future office occupiers, particularly in light of the Covid-19 pandemic, and this is something we are keen to ensure our future tenants have access to. This will be facilitated by stepping back the massing of the building, introducing terraces on the sixth and tenth floor levels to act as breakout space for tenants.

### Sixth floor terraces



*Sixth floor terrace diagram*

The sixth-floor terraces will include:

- An events area that can act as a flexible breakout area suitable for work, social functions and exercise
- Space for seating that allows people to sit and relax and encourages social interaction between colleagues
- A flexible spill out space creating room for loose table and chairs
- Three planted islands with bespoke seating that each contain a number of mature trees that celebrates views to iconic London buildings and landmarks
- Space for circulation to allow users of the terraces to move around and enjoy the view over the London



*Artist's impression of sixth floor terrace*







Sixth floor terraces planters and bespoke seating

## Tenth floor terraces



Diagram of tenth floor terrace

A similar approach will be taken to the terrace on the tenth floor. The space is intended to be flexible and encourage socialising between tenants. This includes introducing both planting around the edge and plant pots to help further improve biodiversity and well-being

The space will also include bespoke seating that will be integrated into the planters and will help to encourage tenants to use the space.

We are keen to ensure the introduction of the terraces will not impact upon our neighbour and will be subject to a management plan that will include limits on the hours of operation.





You are on step seven



## Working With You



Thank you for taking the time to visit our virtual exhibition on our proposals for Bankside Yards Building 9.

We are keen to understand the views of our neighbours and the local community before submitting a planning application to Southwark Council.

We would therefore be grateful if you could ensure you have submitted the feedback form, located at the bottom of each page, before leaving the webpage.

Alternatively, if you have any questions or would like to provide us with your feedback directly, please get in touch via [BanksideYards@kandaconsulting.co.uk](mailto:BanksideYards@kandaconsulting.co.uk) or call 0203 900 3676.

6) Do you have any further comments on the proposals?

Your comment...

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