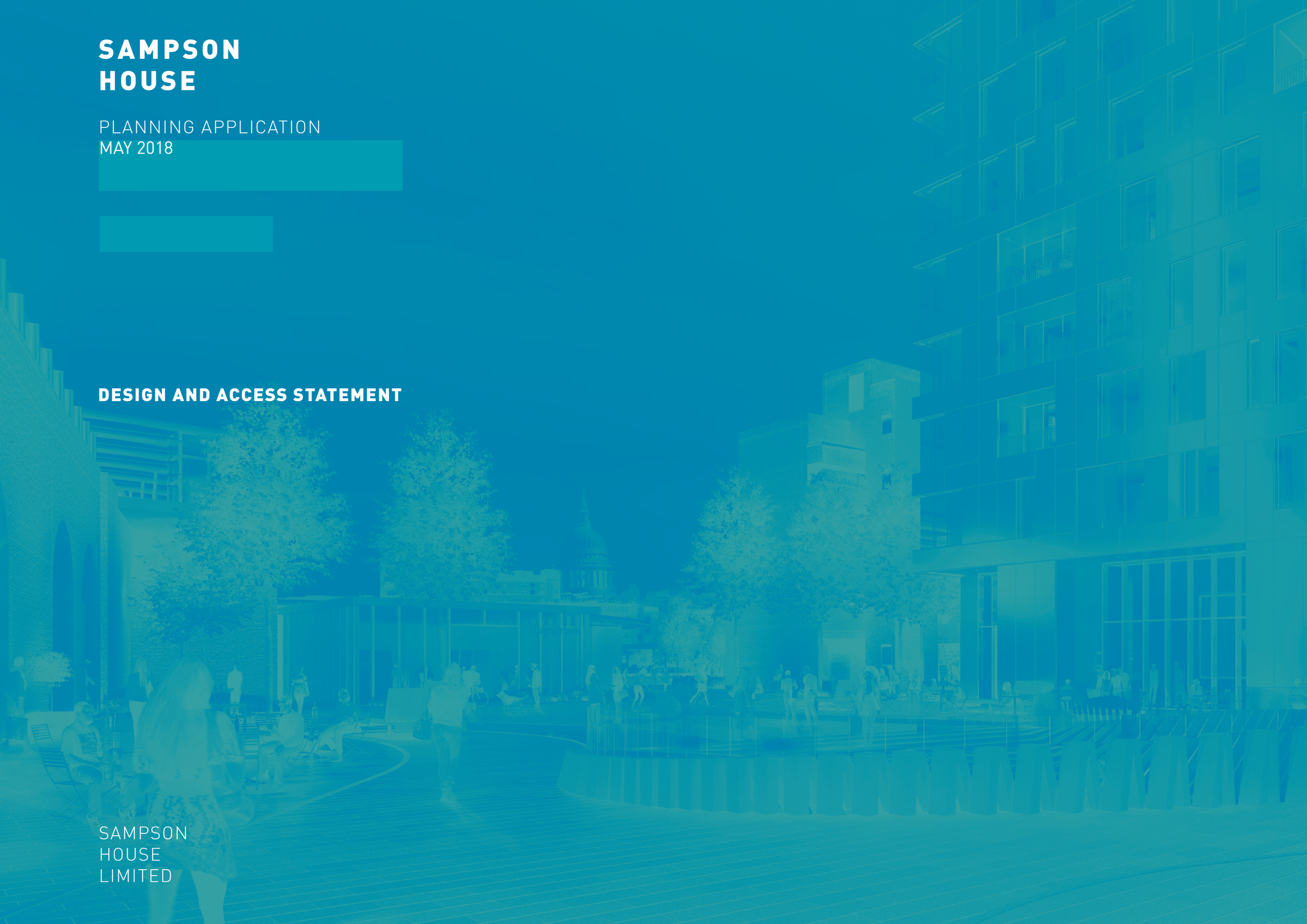
SAMPSON HOUSE

PLANNING APPLICATION
MAY 2018

DESIGN AND ACCESS STATEMENT



SAMPSON
HOUSE
LIMITED

TEAM

SAMPSON HOUSE LIMITED

DP9

PLP ARCHITECTURE

MAKE ARCHITECTS

GIA

KNIGHT FRANK LLP

DS2

GARDINER & THEOBALD

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APPLICATION DOCUMENTS

PLANNING STATEMENT

ENVIRONMENTAL STATEMENT VOLUME I

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Contents

Executive Summary

ES.1
This document describes proposals for the Sampson House development, a mixed use scheme offering a significant addition to the Southwark's riverfront architecture, environment and public realm.

ES.2
PLP Architecture and Make Architects were appointed by Sampson House Limited to prepare these proposals.

ES.3
These proposals have been developed through pre-application discussions with the key statutory consultees over a one year period. The design that has evolved from this collaboration maximises the opportunity offered by this significant riverfront location.

ES.4 The Site Context
The site is situated in a prominent location on the river Thames in the north-western tip of the Cathedrals Ward in the London Borough of Southwark. The site benefits from a close proximity to major cultural and tourist attractions, such as the Tate Modern, Millennium Bridge and the Thames River Walk.

ES.5
The overall site as existing is formed by Sampson House sited on the east of the existing railway viaduct that is running in the north-south direction.

ES.6
The site is well located within the public transport network, with the new south entrance to Blackfriars Bridge station now operational on the edge of the site. The whole neighbourhood around the site has been undergoing major regeneration in recent years, with completed projects such as the Blue Fin office development, Neo Bankside residential development, 240 Blackfriars Road and schemes under construction such as 1 Blackfriars Road and 18 Blackfriars Road. The site is located within a zone identified as appropriate for a cluster of tall buildings, aimed to create a gateway to Southwark in this emerging part of London.

ES.7
The site is not in a conservation area but there are a number of listed buildings in the proximity, including Hopton's Almshouses at Hopton Gardens (grade II*) and 61 Hopton Street (grade II).

ES.8 Existing Buildings
The existing Sampson House was designed as a bespoke cheque-clearing and data centre for Lloyds Bank, completed in 1978. The building is currently used by IBM as a disaster recovery and data centre. A review of the building has indicated that refurbishment to class A office space is unlikely to be viable.

ES.9
Due to the scale and inactive frontages of the existing buildings, the existing public realm lacks a human scale and is deficient in permeability through the site. The site acts as a major barrier in the east-west direction and also separates the neighbourhood from the river front. The site has the opportunity to contribute to the improvement of connectivity of the river and the wider network of streets as well as integration of the new station into the existing urban fabric, all of which would have a major positive impact on the wider area.

ES.10
The consented proposal for the site, (application reference 12/AP/3940), was approved in March 2014 and has been implemented. The consent included three buildings on the Ludgate site and six buildings on the Sampson site. This proposal provided a precedent during the course of the design process while improvements in the areas of the ground, the brief, and the sky were sought. The current proposal improves upon these aspects of the consented proposal.

ES.11 Townscape View Constraints
An extensive study of the Proposed Development's impacts on various strategic and local views has been carried out in collaboration with townscape consultant Professor Robert Tavernor Consultancy and visualisation specialist Miller Hare. This study is found within the Townscape Conservation and Visual Impact Assessment (Environmental Statement Volume II) which accompanies this planning application.

ES.12
The site is located outside St. Paul's Heights control areas. It is located within an area identified as a strategic location for tall buildings within the London Plan and the Southwark Plan.

ES.13
The Proposal Development has the ability to impact on numerous LVMF River Prospect views and LVMF view 26 (St James's Park). In LVMF view 26, the proposal is hidden behind the consented schemes of 1 Blackfriars (Southwark) and Doon Street (Lambeth) and is therefore not be visible within view 26 in the cumulative condition.

ES.14
LVMF view 27 (Parliament Square) also looks towards the site, however the development is hidden behind Portcullis House in the view.

ES.15 Design Development
Throughout the design evolution, the design team has been involved in a series of meetings with planning officers of the London Borough of Southwark, Additionally, two public exhibitions and numerous consultation meetings with local resident and community groups have been very useful in determining local issues and aspirations for the future of the neighbourhood. These issues have been taken into consideration throughout the development of the proposal. Details of this can be found in the Kanda report, 'Statement of Community Involvement' which forms part of this planning application.

ES.16 The Masterplan
Three main design aims drive the principal massing and layout strategies throughout the evolution of the masterplan: the ground condition, incorporation of the design brief and the legibility of the project on the skyline.

ES.17
At ground level, the Proposed Development will transform the site from an impenetrable block into an urban network that will facilitate connectivity, developing a permeable ground plane with active frontages and creating appropriately sized and placed public realm.

ES.18
The Proposal Development will introduce a viable and sustainable mix of uses on the site comprising high quality residential, hotel use, employment, commercial and cultural uses and incorporating residential amenities and outdoor spaces. The project will deliver a sustainable environment, targeting BREEAM Excellent for the office and hotel buildings.

ES.19
The proposal will contribute to the formation of the emerging high-rise cluster. The Proposed Development will be legible in views as a cohesive formation comprising buildings simple in form, yet iconic and recognisable. The building heights contribute to the overall legibility of the cluster as well as an improved setting for Tate Modern.

ES.20
The Public Realm
The definition and resolution of the public realm elements throughout the Proposed Development have been undertaken by Gillespies Landscape Architects, PLP Architecture and Make Architects.

ES.21
The masterplan vision sets the framework for the open spaces across the site with a broad ambition for:
- Improved connectivity throughout the local area
- Enhanced relationships with neighbouring streets and development that connects with the scheme
- Amplified function of spaces through high-quality design and delivery
- Establishment of a strong identity and character synonymous with this part of London,
- A cohesive scheme that links east and west portions of the wider development with an enriched public domain.

ES.22
This public realm framework plays a fundamental role in the success of the masterplan by providing new and improved connections across the development site, effectively opening up the latent potential of the site and the viaduct, creating new high quality public spaces for residents, local people and daily visitors to the location, whilst reconnecting it with the wider Bankside area.

ES.23 The Proposed Buildings
Through consultation, a series of key townscape principles have emerged that contributed to the massing and height strategy of the individual buildings within the scheme. A key consideration has been the placement of tall buildings on the site to avoid having considerable height on the river or along Hopton Street.

ES.24
Another constraint that has shaped the layout and massing of the scheme has been the daylight impact on the surrounding residential buildings. To support the provision of significant new public spaces and routes in a financially viable development, the proposed scheme height is greater than that of the existing buildings. Therefore, an important element of the design development has been using massing strategies that mitigate daylight impact. This is done through a careful calibration of distances between buildings to allow permeability of daylight and sunlight.

ES.25
The Sampson House site accommodates a number of buildings of various size and height. A cultural square is located at the confluence of the east-west route from Upper Ground and a north-south route to the station. The residential Sampson House 4 building frames this new public space on its eastern edge whilst Hopton Street is lined with a new open space to be Hopton Garden and lower rise affordable housing Sampson House 8. These provide an important scale transition from the context buildings to the taller residential/hotel block Sampson House 5 and residential block Sampson House 7, located further west on the site. The transitional scaled office building Sampson House 9 occupies the southern part of the site.

ES.26
The ground floor accommodates entrances to residential and office buildings and provides space for retail uses to animate the adjacent public realm.

ES.27
Public spaces, including the vibrant cultural square, are proposed in strategic locations at the intersections of key pedestrian routes. Outdoor residential amenities and green spaces are provided in more secluded areas and in close proximity to the residential buildings.

ES.28
Indoor residential amenity spaces, such as gym and community space, are planned as part of the Proposal Development. Car park spaces for each of the residential towers are proposed in the basements as well as for the office space.

ES.29 Secured by Design
Security best practices have been considered throughout the design of the Proposed Development and a consultation was also held with the Metropolicatn Police Continuous Policing Improvement Command Advisor (CPIC) to discuss the principles of Secured by Design. The CPIC acknowledged that the scheme appeared to be well designed from a security and crime prevention standpoint and suggested a number of minor improvements which have been implemented into the design.

ES.30 Inclusive Access
The Proposed Development has been designed to meet the needs of all potential users regardless of disability, age or gender, and has been guided by all relevant inclusive design standards.

ES.31 Conclusions
The Sampson 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 homes, including on-site affordable housing, offices and enriches the public space around a new hotel for the enjoyment of local residents and visitors alike.

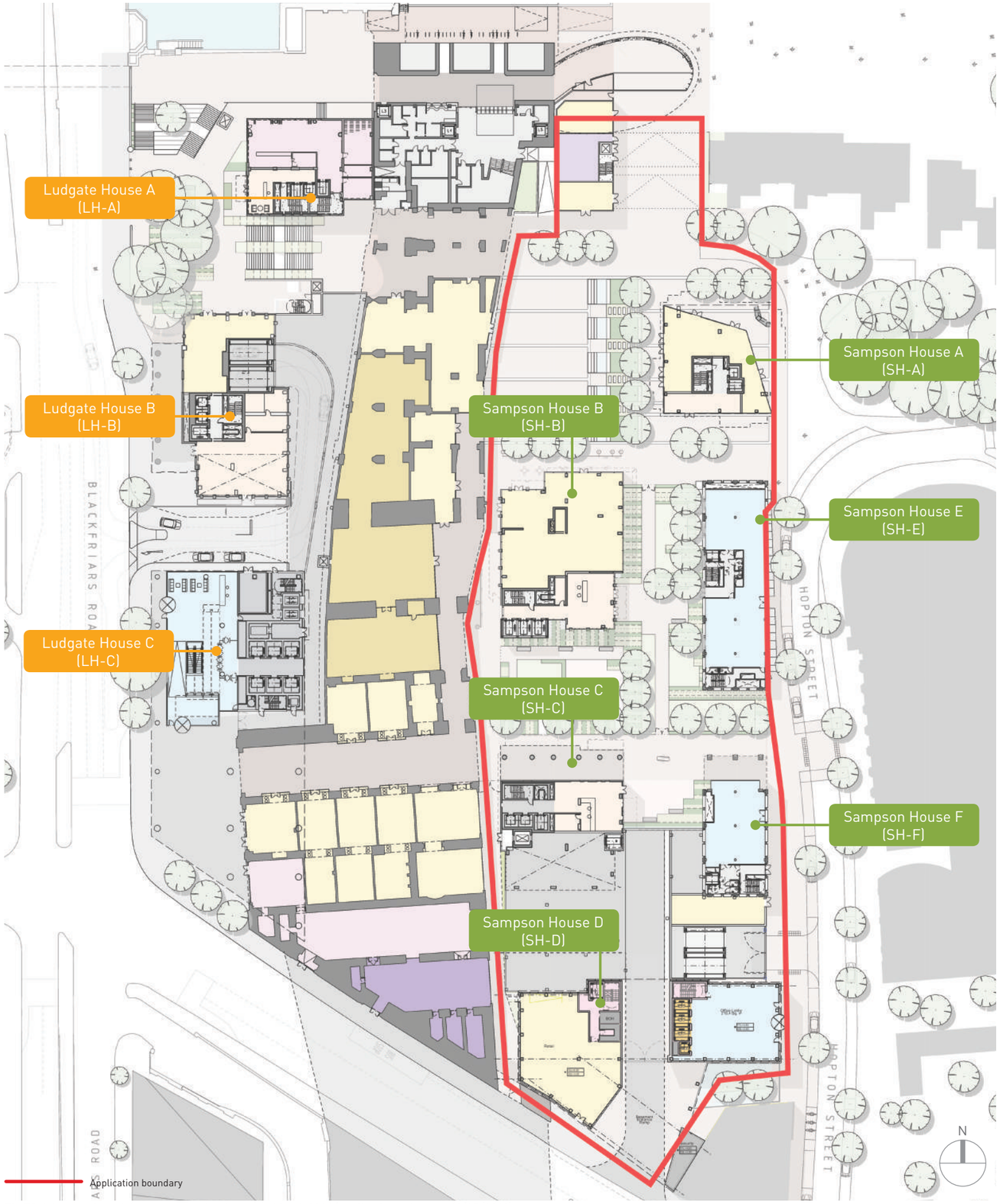

Fig ES.1 An overview of the consented development March 2014 (application reference 12/AP/3940)

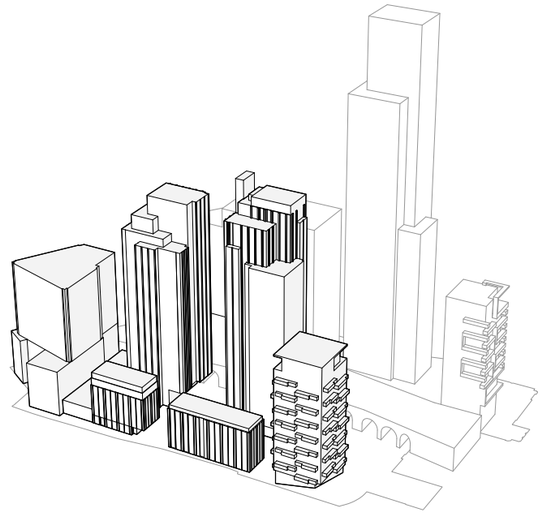

Fig ES.2 Consented development March 2014 (application reference 12/AP/3940)

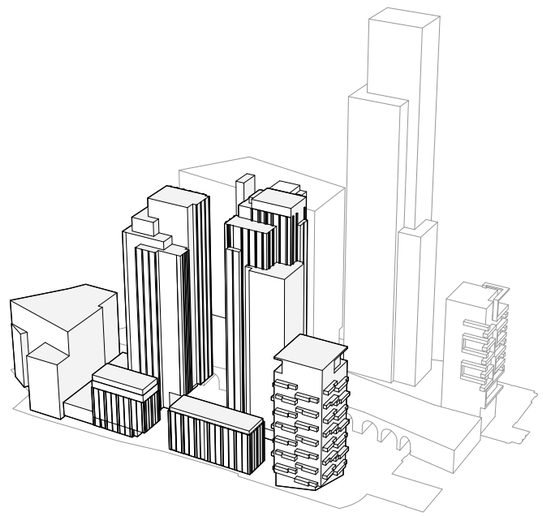

Fig ES.3 Minor-Material Amendments Application November 2017 (application reference 17/AP/2286)

ES.32
The site wide full planning permission scheme was secured by PLP Architecture in March 2014(12/AP/3940). The section sets out the consented scheme to clarify the proposed amendments and the baseline of proposed scheme.

ES.33
Full planning permission March 2014
Full planning permission was secured by PLP Architecture in March 2014 for a residential-led mixed use development (application reference 12/AP/3940) described as:

Demolition of existing buildings and the construction of a mixed use development totalling 144,622 sq.metres GEA comprising 489 flats (Class C3), 45,378 sqm (including basement) of offices (Class B1), 2,627sqm of retail (Classes A1-A5), 1,969sqm of community uses (Class D1) and 1,014sqm of gym (Class D2).

	Sqm	
	GIA	GEA
Market Residential	35,641	37,673
Resident's Facilities	174	184
Office	9,207	9,790
Cultural Use	0	0
Retail	987	1,038

Fig ES.4 Consented Development Areas (application reference 12/AP/3940).

	Units	%
Studio	22	4.5%
1-bed	135	27.6%
2-bed	251	51.3%
3-bed	77	15.7%
4-bed	4	0.8%
Total	**489**	**100%**

Fig ES.6 Consented Residential Mix (application reference 12/AP/3940).

New open space including formation of two new east-west routes, new public square, reconfigured vehicular and pedestrian access and works to the public highway with associated works including landscaping and basement car park for 200 cars (including 54 disabled car parking spaces) plus servicing and plant areas. Change of use of the railway arches from a nightclub to retail, gym and community uses. Configuration of the toilet block for retail uses and toilets.

The development contains of 9 new buildings: Ludgate A: 13 storeys (62.08m AOD), Ludgate B: 49 storeys (169.60m AOD), Ludgate C: 15 storeys (73m AOD), Sampson A: 17 storeys (62.85m AOD), Sampson B: 31 storeys, (112.10m AOD), Sampson C: 27 storeys (98.30m AOD), Sampson D: 14 storeys (60.80m AOD), Sampson E: 5 storeys (24.6m AOD), Sampson F: 6 storeys (28.9m AOD).

ES.34 Non-Material Amendments Application September 2016
An application for non-material amendments relating to changes in unit numbers between Sampson House and Ludgate House (application reference 16/AP/2806) was approved in September 2016.

ES.35 Non-Material Amendments Application January 2017
An application for non-material amendments relating to changes to the basement depth and organization (case number 16/AP/5060) was approved in January 2017.

ES.36 Minor-Material Amendments Application November 2017
An application for minor-material amendments relating to changes to the bulk, massing and design of BY3 and BY9 was submitted in June 2017 (application reference 17/AP/2286) and approved in November 2017.

ES.37
The Sampson House site has 6 currently consented buildings (application reference 12/AP/3940) :

- Sampson House A (SH-A) - residential use
- Sampson House B (SH-B) - residential use
- Sampson House C (SH-C) - residential use
- Sampson House D (SH-D) - commercial use
- Sampson House E (SH-E) - commercial use
- Sampson House F (SH-F) - commercial use

ES.38
For proposed scheme building names changes from previous building names, refer to table below

Consented Building Names		Proposed Building Names	
Sampson House A	SH-A	Sampson House 4	SH4
Sampson House B	SH-B	Sampson House 5	SH5
Sampson House C	SH-C	Sampson House 7	SH7
Sampson House D	SH-D	Sampson House 9	SH9
Sampson House E	SH-E	N/A	N/A
Sampson House F	SH-F	Sampson House 8	SH8

Fig ES.5 Sampson House building name changes

Introduction

This Design and Access Statement forms part of the detailed planning application for a mixed use proposal at 64 Hopton Street, Southwark, London. The Proposed Development is referred to in this application as 'Sampson House' . The document is structured into the following sections:

Chapter 1 - Site Context, describes the setting of the proposal, the title and legal boundaries of the site, its urban location and its relationship to adjacent conservation areas, listed buildings, historical context, public transport and pedestrian connectivity. The pattern of adjacent land use around the site at ground and upper levels is described. A brief summary of the adjacent recent developments and consented schemes concludes the chapter.

Chapter 2 - The Existing Buildings, describes the history of the existing buildings on site, their structure and internal organisation. The section sets out the present arrangements for pedestrian and vehicular access and the relationship to the public realm.

Chapter 3 – Townscape View Constraints, analyses the townscape views that are relevant to the site and the proposal.

Chapter 4 - Design Development, sets forth the design objectives including the approach to ground plane design, urban skyline and sustainability targets. It also describes the design development process that led to the final proposal.

Chapter 5 - The Masterplan, illustrates the team's vision for creating an urban development that incorporates public realm, connectivity, residential and commercial uses on site.

Chapter 6 - The Public Realm, details the key pedestrian routes across the site and the associated public spaces. A thorough description of each public space and the landscape treatment by Gillespies concludes the chapter.

Chapter 7 - The Proposed Buildings, summarises the massing, external appearance, public realm proposals and internal organisation for each building. Residential buildings' amenities, play space provisions and compliance to various housing design guides are also included.

Chapter 8 - Sustainability, sets out the performance standards adopted for the proposed development and the measures taken to meet these.

Chapter 9 - Access and Servicing, outlines arrangements for pedestrian and vehicular access to the site, refuse storage, car and bicycle parking. A summary on facade access strategy concludes this chapter.

Chapter 10 - Secured by Design, describes passive security measures adopted to ensure safety. The section reflects pre-application discussions with the Metropolitan Police Crime Prevention officers.

Chapter 11 - Inclusive Access, Access Consultant Jane Simpson Access sums up measures adopted to ensure that the proposed development is accessible to everyone including disabled people.

Chapter 12 - Temporary Conditions, summarizes the proposed development's phasing strategy of Sampson House site.

The Team

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Project Manager
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Planning Consultant
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Architects
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Daylight & Sunlight Consultant
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Knight Frank LLP

Affordable Housing Consultant
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Cost Consultant
Core5

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AKT II

Services Engineer
SWECO

Fire Engineer
JGA Fire Engineering

Facade Engineer
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Jane Simpson Access

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Tavernor Consultancy

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Trium environmental consulting

Wind Analysis
RWDI

Acoustic Consultant
Sandy Brown

Public Relations
Kanda consulting

1. Site Context

1. Site Context
1.1 Site Location

1.1.1
The site is situated in a prominent location on the River Thames in the north-western tip of the London Borough of Southwark. The peninsular site benefits from a close proximity to major cultural and tourist attractions, such as Tate Modern, Millennium Bridge and the Thames River Walk. It is also close to the City and the West End.

1.1.2
The site is bounded by the Thames River walkway and the southern entrance to Blackfriars Station to the north, Hopton Street to the east, Southwark Street to the south-west and Blackfriars Road to the west. The site includes the viaduct of the railway line.

1.1.3
The viaduct running through the site forms part of the Thameslink railway line from Brighton to Bedford. The Blackfriars Station south entrance provides direct access to the first station that spans the Thames.

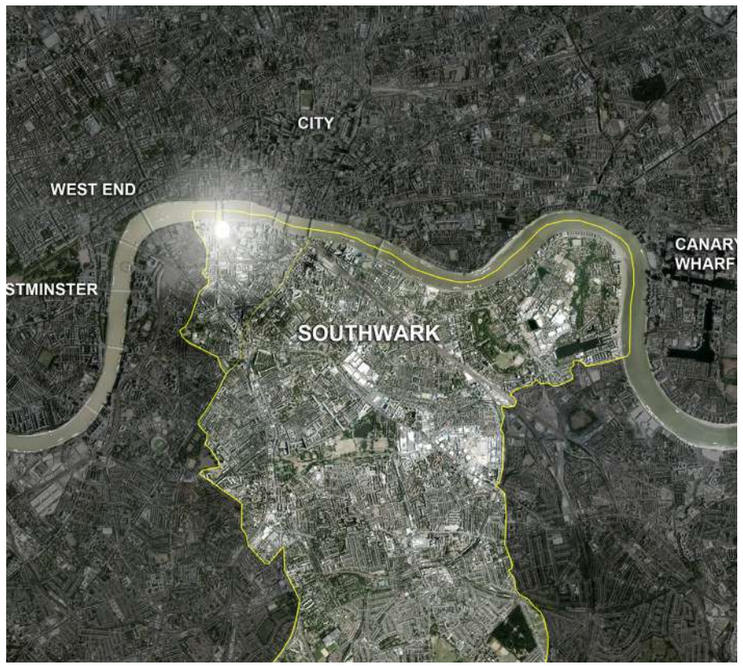


Fig 1.1 London wide location map

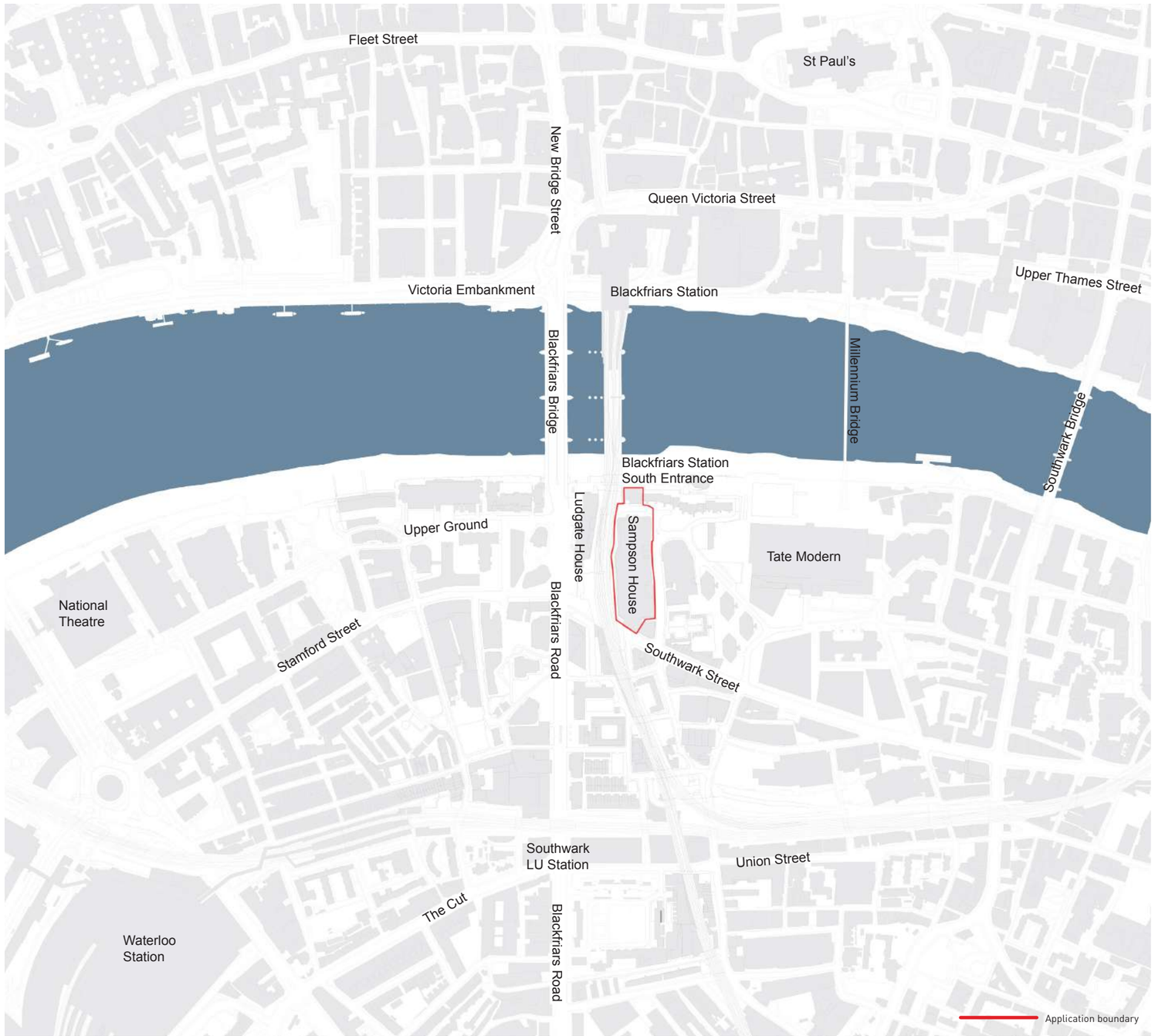


Fig 1.2 Site context plan

1. Site Context
1.2 Site Boundaries

1.2.1
The freehold of Sampson House on Hopton Street is held by Sampson House Limited who is the applicant.

1.2.2
Also within the applicant's freehold is the Falcon Point apartment complex which is subject to a long lease to London Borough of Southwark (expires in 2083) and numerous other sub-leases for the apartments within the block.

1.2.3
Titan House (144 Southwark Street) on the corner of Hopton Street and Southwark Street is not in the ownership of the applicant and therefore is not included within the development.

1.2.4
The Proposed Development planning application area is 1.0103 Ha.

Fig 1.3 Thameslink viaduct looking south

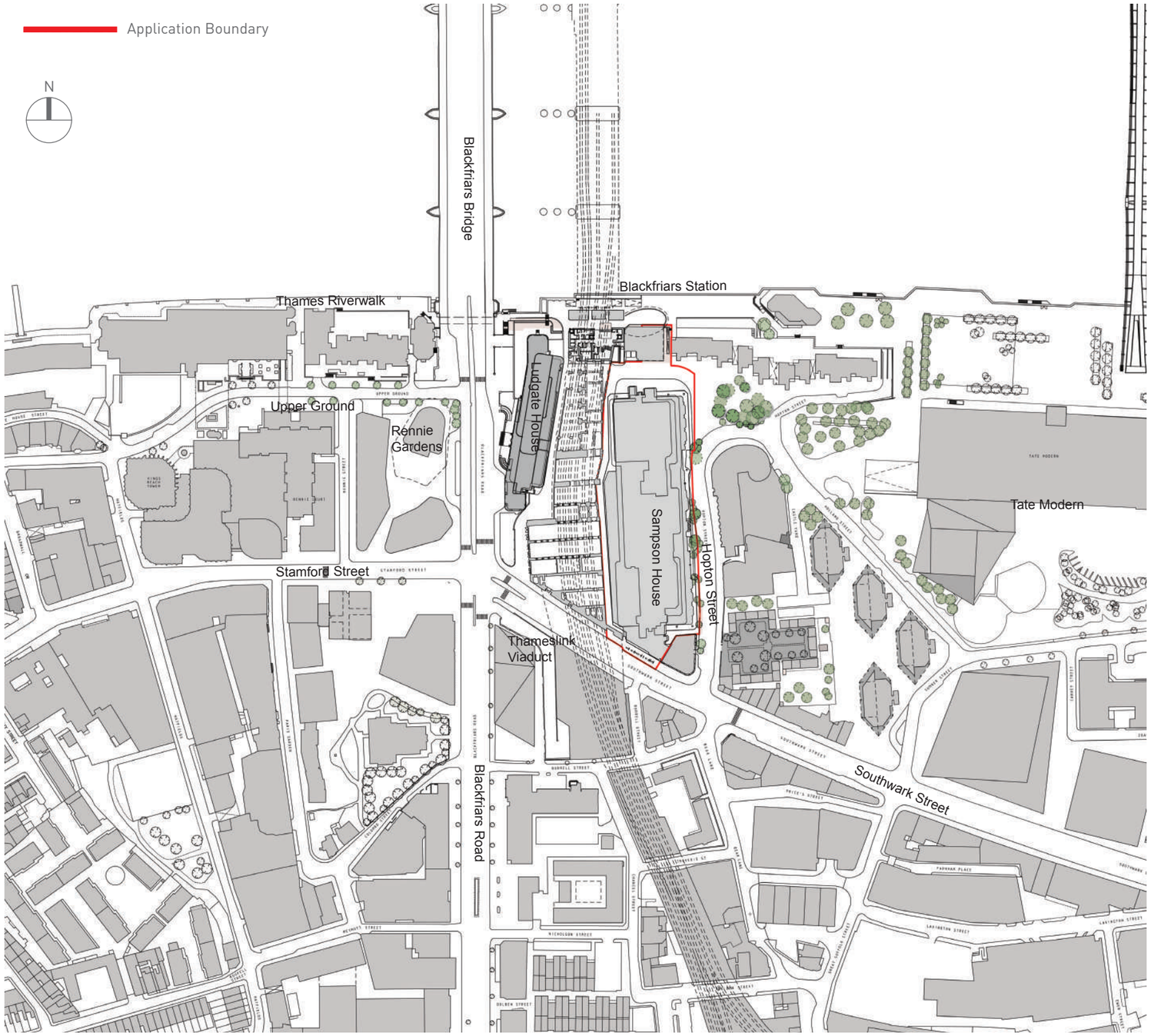


Fig 1.4 Planning application boundary

1.3.1
Prior to the building of the railways, during the post-Medieval period, the site formed a substantial part of Paris Garden Manor House which was equipped with a moat, portcullis and drawbridge. Later the site and immediate surroundings were home to wharfs along the river's edge and theatres, bear baiting pits and brothels beyond, taking advantage of the convenience of being outside of the jurisdiction of the London civil authorities on the south bank. One such brothel was the well known Holland's Leaguer which was also the subject of the scandalous Caroline era stage play of the same name.

1.3.2
The Bankside area was also famous for a number of Shakespearean playhouses; the Globe, the Rose and the Hope Threatre either side of nearby Park Street and the Swan playhouse was thought to have been located on the site of Sampson House.

1.3.3
In 1756, the Mayor, Aldermen and Commons of the City of London obtained authority by Act of Parliament to build a bridge at Blackfriars. Designed by Robert Mylne, the bridge was opened to traffic in 1769.

1.3.4
In the later part of the 18th century, the site of neighbouring Ludgate House was the location of the Albion Mill which had ground wheat to feed the growing city. The Albion Mill used steam power and was the first building of its type in the world, producing 6,000 bushels of flour a week. The grinding gears within the mill were designed by John Rennie, the local engineer who also designed the original London Bridge.

1.3.5
It is thought that the Albion Mill provided inspiration for the 'Dark Satanic Mill' mentioned in William Blake's poem Jerusalem. Blake lived a short distance from the site.

1.3.6
The site is also believed to be the birthplace of the panorama, following Henry Aston Barker's remarkable 360 degree image of the skyline of London which was drawn from the roof of the Albion Mill.

1.3.7
Up until the mid nineteenth century, Upper Ground had been a principal east west route on the south bank of the Thames. This route was abruptly terminated when the application site was redeveloped as a railway station upon a brick viaduct. Named Blackfriars Bridge station, trains served the south of England on the London, Chatham and Dover Railway (LC&DR). Not long after Blackfriars Bridge station was completed, a new railway bridge over the Thames was built and a terminus on the northern bank was opened. By 1885 the Blackfriars Bridge railway station was no longer deemed necessary for passenger requirements due to the adjacency of the station on the north bank. The site continued to operate as a goods railway station, however, until 1964.

1.3.8
Heavier modern trains necessitated the building of the current Blackfriars railway bridge in the mid twentieth century and the old bridge was dismantled in 1984 leaving behind the striking image of the old abutments on the bridgeheads and supports emerging from the water. The old railway station and goods yard were also partly demolished after their closure, which significantly reduced the footprint of the viaduct upon the site and created some of the untidy shapes to the viaduct seen today.

1.3.9
The current Sampson House was constructed for Lloyds Bank in 1979. Further details on the existing building can be found in chapter 2 of this document.

Fig 1.5 Thames Panorama

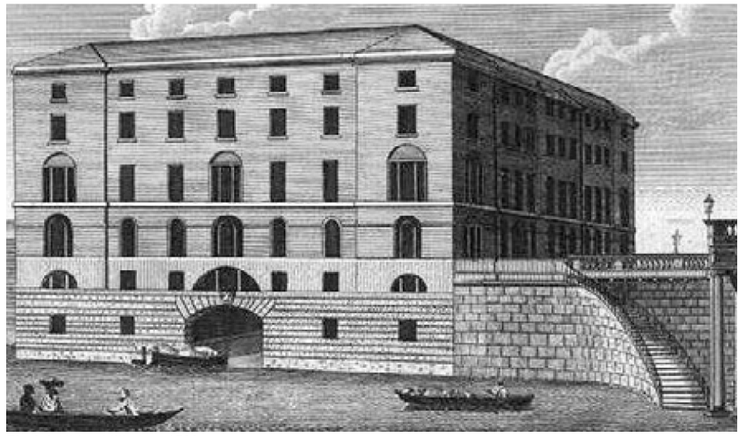


Fig 1.6 Albion Mill circa 1790

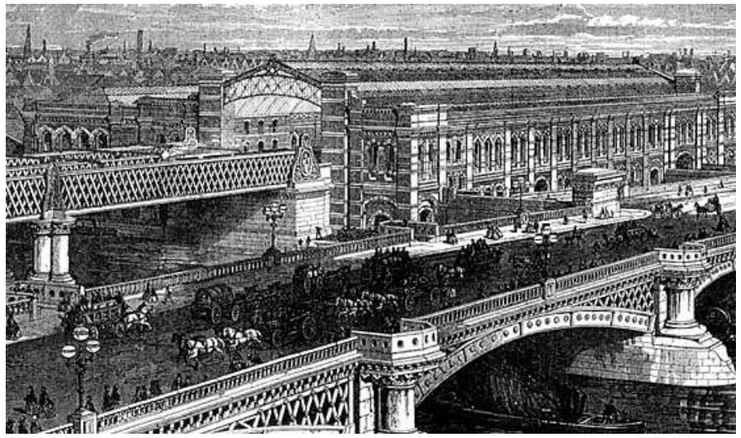


Fig 1.7 Blackfriars Station buildings on the application site circa 1870

Fig 1.8 Blackfriars Bridge circa 1890

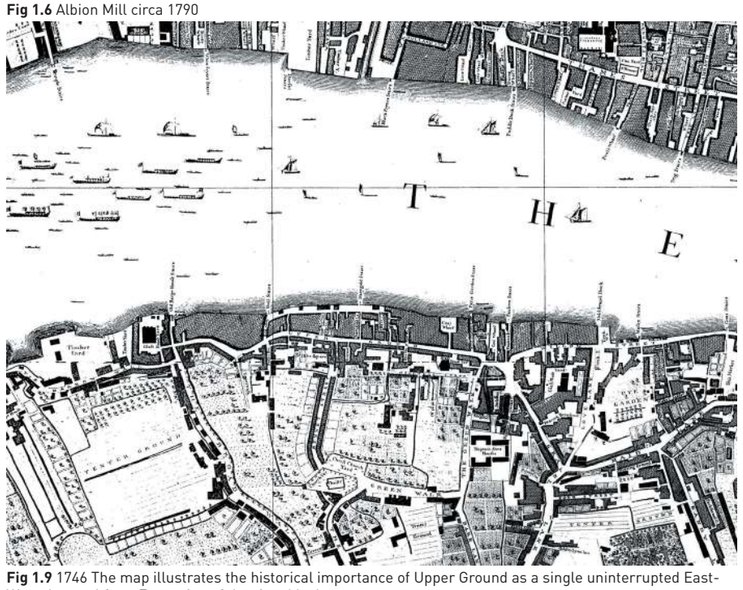


Fig 1.9 1746 The map illustrates the historical importance of Upper Ground as a single uninterrupted East-West thoroughfare. Expansion of the river blocks.

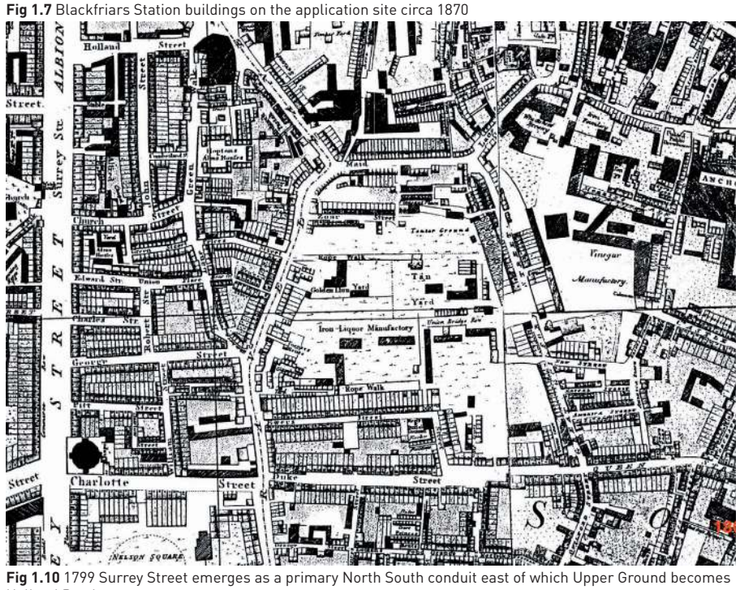


Fig 1.10 1799 Surrey Street emerges as a primary North South conduit east of which Upper Ground becomes Holland Road.

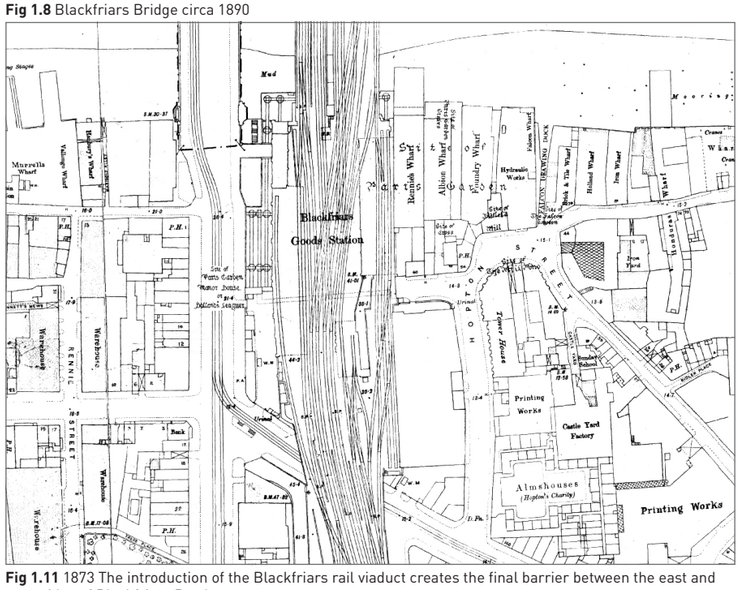


Fig 1.11 1873 The introduction of the Blackfriars rail viaduct creates the final barrier between the east and west sides of Blackfriars Road

1. Site Context
1.4 Site Designations

1.4.1
The site lies within the Cathedrals Ward of the London Borough of Southwark. Cathedrals Ward is a large prominent ward to the northwest of the borough and contains such significant landmarks as Southwark Cathedral, St George's Cathedral, Borough Market, Tate Modern, Imperial War Museum, Elephant & Castle and 1 Blackfriars Road.

1.4.2
The principle of the development is fully assessed against land use policies in the Planning Statement prepared by DP9 and the Development is fully assessed against design and public realm policies in the Townscape, Conservation and Visual Impact Assessment prepared by Tavernor Consultancy.

1.4.3
At the national level, planning policy is contained within the National Planning Policy Framework ('NPPF') 2012. The NPPF establishes overarching principles of the planning system, including the requirement of the system to "drive and support development". There is also a "presumption in favour of sustainable development... should be seen as a golden thread running through both plan-making and decision-taking".

1.4.4
Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan for the site is the London Plan (2011), the Core Strategy (2011) and the saved policies of the Southwark Plan, 2007 (the Unitary Development Plan for the Borough). The Site is covered by the following designations:

- Central Activities Zone (CAZ);
- Bankside, Borough and London Bridge Opportunity Area;
- Borough Bermondsey and Rivers Archaeological Priority Zone;
- Borough and Bankside District Town Centre;
- Banskide, Borough and London Bridge Strategic Cultural Area;
- Thames Policy Area; and.
- Air Quality Management Area.

1.4.5
The site is also located within an area identified as a strategic location for tall buildings within the London Plan and the Southwark Plan.

1.4.6
The London Plan was published in March 2016. This is the overall strategic plan for London.

1.4.7
Local planning policy and guidance is set out in the Core Strategy (2011) and the Saved Southwark Plan Policies, (2007).

1.4.8
Under the Planning and Compulsory Purchase Act 2004, LBS are currently preparing a new Southwark plan which is intended to supersede the current Southwark Plan.

1.4.9
LBS has also prepared a number of supplementary documents to provide guidance on adopted planning policies. Of relevance to the Development are the following:

- Design and Access Statement SPD (September 2007)
- Residential Design Standards SPD (October 2011, with 2015 technical updates)

1.4.10
A series of other planning documents have also been considered, including most notably the Mayor's London View Management Framework (LVMF, March 2012); Tall Buildings: Historic England Advice note 4 (December 2015); and the draft Bankside and London Bridge SPD (2010).

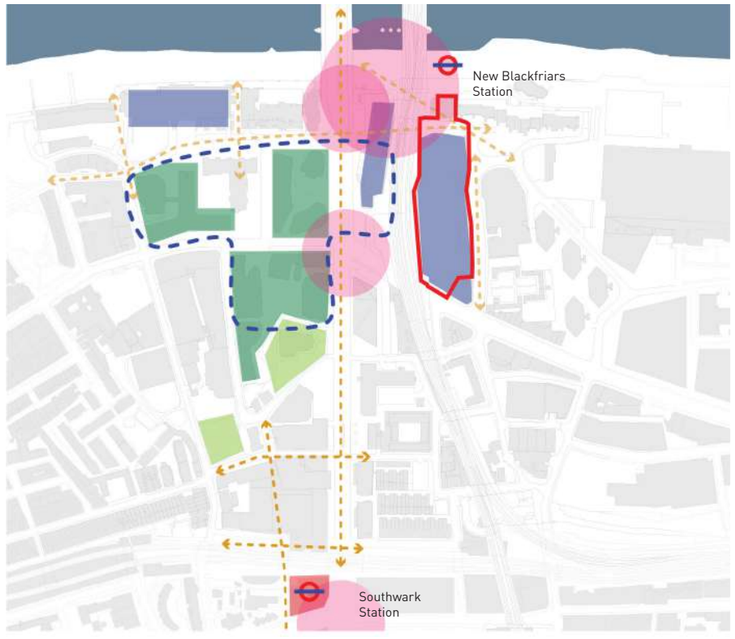


Fig 1.12 Extract from Bankside, Borough & London Bridge SPD 2010; Approach to tall buildings in Blackfriars Road North

1.5.1
The site is not within a conservation area. The nearest is Old Barge House Alley Conservation Area, split between the boroughs of Southwark & Lambeth, which is west of the site and contains the Oxo Tower Building.

1.5.2
Other nearby conservation areas are Bankside & Bear Gardens to the east of the site (east of the Globe Theatre) and Kings Bench to the south east of the site (south of Union Street).

1.5.3
The site lies within the Cathedrals Ward of the London Borough of Southwark. Cathedrals Ward is a large prominent ward to the northwest of the borough and contains such significant landmarks as Southwark Cathedral, St George's Cathedral, Borough Market, Tate Modern, Imperial War Museum, Elephant & Castle and 1 Blackfriars Road.

Fig 1.13 London Borough of Southwark Ward Map

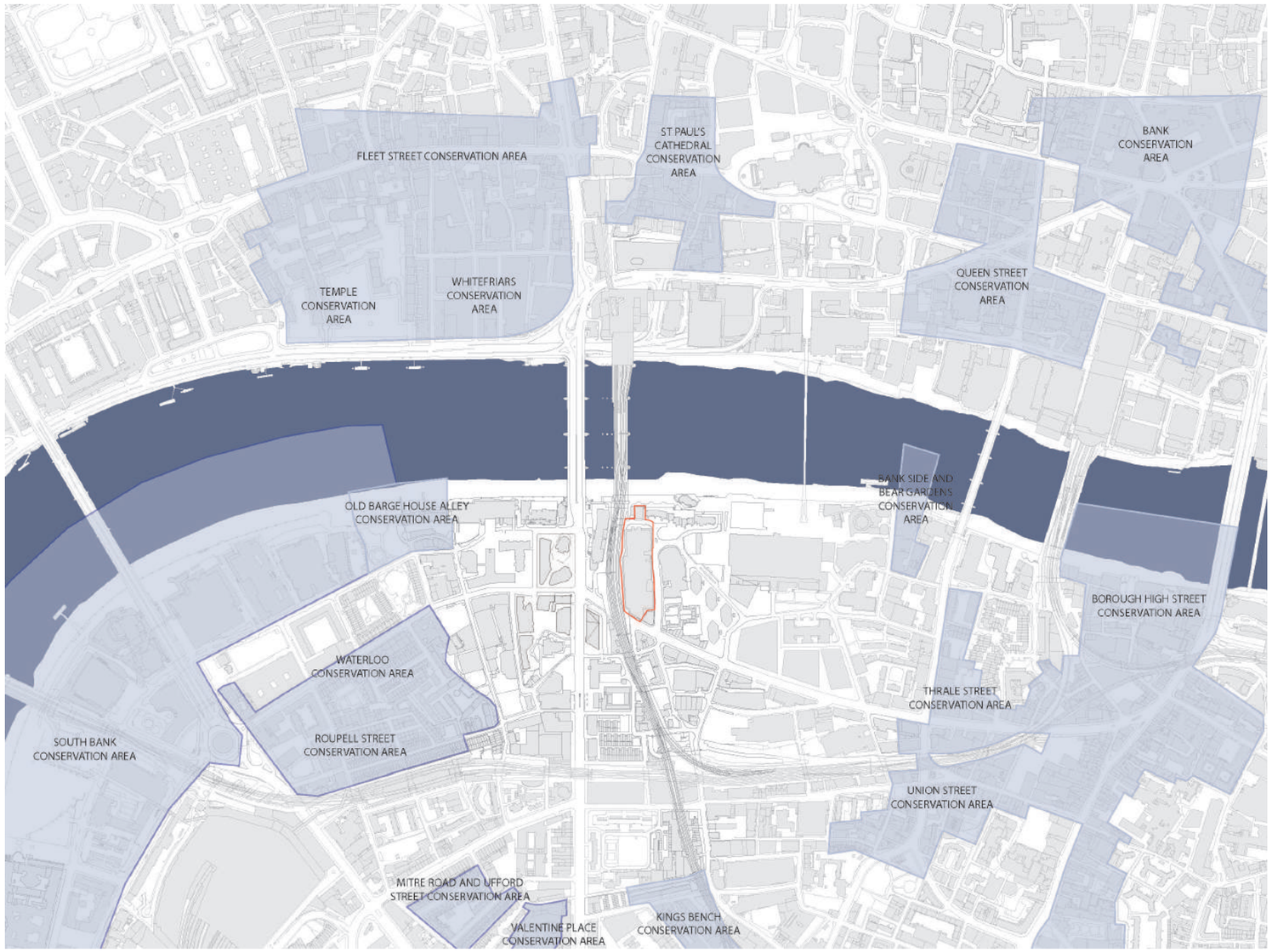


Fig 1.14 Conservation Area Map

1.6.1
There are a number of listed buildings in the immediate and wider context;

1) 1-21 Hopton Street , Hopton's Almshouses at Hopton Gardens – grade II*
2) 61 Hopton Street and attached railing – grade II
3) 124 & 126 Southwark Street – grade II
4) 97 Southwark Street – grade II
5) 99 Southwark Street – grade II
6) 89 Southwark Street – grade II
7) 1 Stamford Street – grade II
8) 3 Stamford Street – grade II
9) Christchurch, Blackfriars Road – grade II
10) Christchurch Garden drinking fountain – grade II
11) 1, 2 & 3 Paris Gardens – grade II
12) 15, 16 & 17 Hatfields – grade II
13) Old Blackfriars Railway Bridge abutment – grade II
14) Blackfriars Bridge – grade II
15) Portico of the Unitarian Chapel, Stamford Street - grade II
16) Rochester House, 43-44 Dolben Street - grade II
17) The London Nautical School, 61 Stamford Street - grade II
18) 63 Stamford Street - grade II

Outside of map coverage:
Cardinal's Wharf, 49, 51 & 52 Bankside - grade II
Union Works, 60 Park Street - grade II
Southwark Bridge - grade II

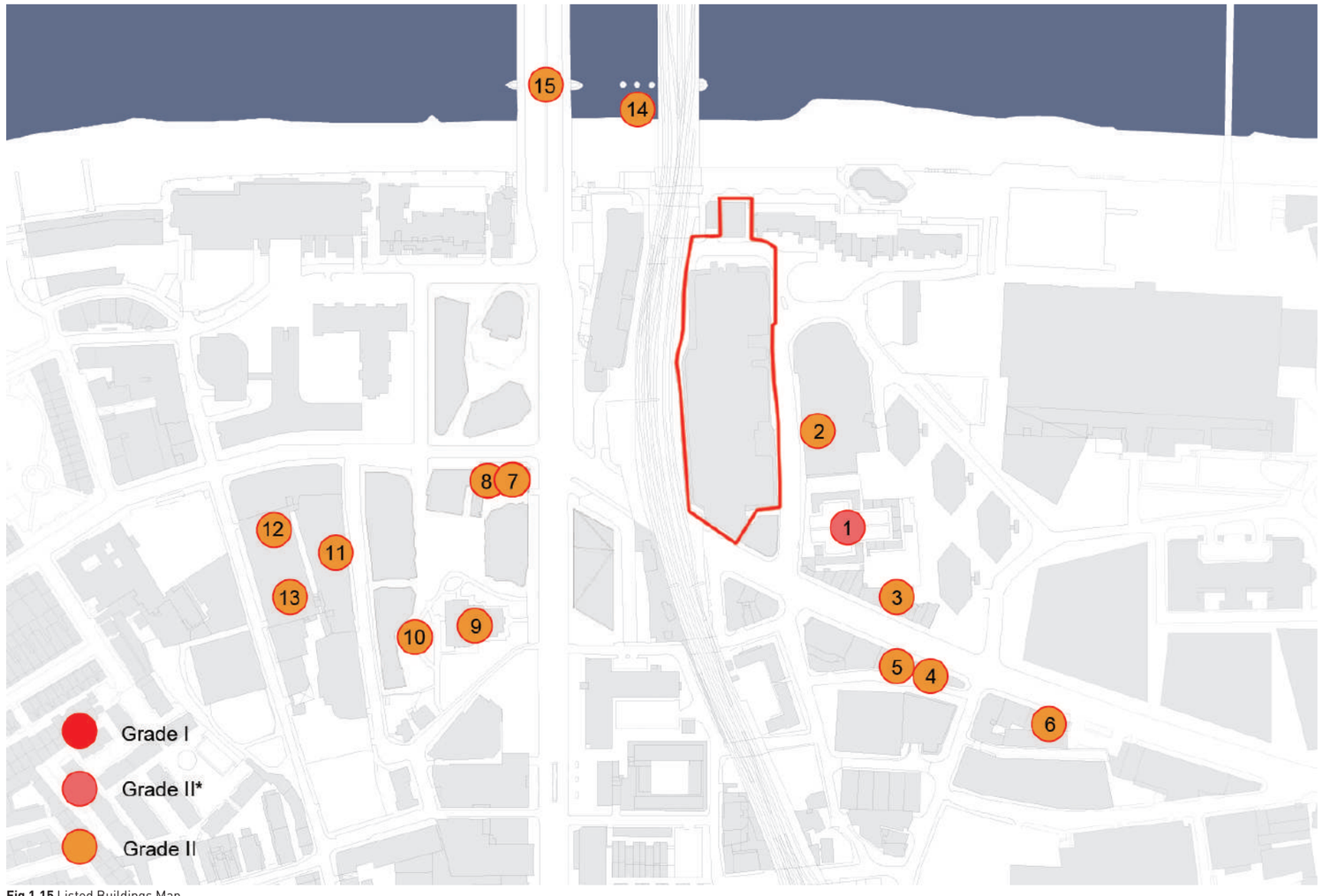


Fig 1.15 Listed Buildings Map

1.6.2
Blackfriars Bridge
Blackfriars Railway Bridge is located to the north-west of the site. Built in 1869, by James Cubitt. The bridge is Grade II listed, has 5 shallow, segmental arches of cast iron with abutments of grey granite and piers with squat engaged columns, the caps and bases are of carved Portland stone. Gothic balustrade of gray granite.

1.6.3
Southern Abutment to Former West Blackfriars and St. Paul's Rails Bridge, Blackfriars Road
The old Blackfriars Bridge's southern abutment is Grade II listed. It was built in 1862-64 by Joseph Cubitt for the London, Chatham and Dover Railway Company to support the line on the Beckenham to Ludgate Hill route. As the bridge was to form part of the company's Blackfriars Station it was given good cast-iron ornament; the large shields flanking the way on the Southwark side bear the company's crest and title in full. These were restored c1990. The abutment to the south shore falls within the London Borough of Southwark.

1.6.4
61 Hopton Street and Attached Railings and Overthrow to Gate
61 Hopton Street is a Grade II listed brown brick house (c1702) with a plain tiled roof. The square plan is set back from street with later single-storey extension to street at left hand bay. The building is 2 storeys, with a basement, an attic, and 4 bays. Overhanging eaves with moulded timber cornice frame the building. Brick string at 1st floor. 6-panelled door with square-headed light above in pilastered timber doorcase with consoles and moulded cornice continuing across front. Sash windows with glazing bars in flush frames, the 2 left openings to 1st floor bricked up. Central 5-light dormer with hipped roof. INTERIOR: not inspected. SUBSIDIARY FEATURES: contemporary wrought-iron railings and overthrow to gate above low wall in front of house

1.6.5
Hoptons Almshouses, Hopton Gardens, 1-21, Hopton Street
The Almshouses at 1-21 Hopton Street (1746-9) were built by Thomas Ellis and William Cooley to designs of Mr Batterson. The buildings are two-storey high, have brick with rusticated stone quoins elevations, tiled roofs with overhanging eaves, hipped at ends; some roofs had been renewed while part of the almshouses were partly rebuilt and modernised in the 20th century due to war damage. The almshouses are used as dwellings.

Fig 1.16 Blackfriars Bridge

Fig 1.17 Southern Abutment to former West Blackfriars and St. Paul's Rails Bridge

Fig 1.18 61 Hopton Street

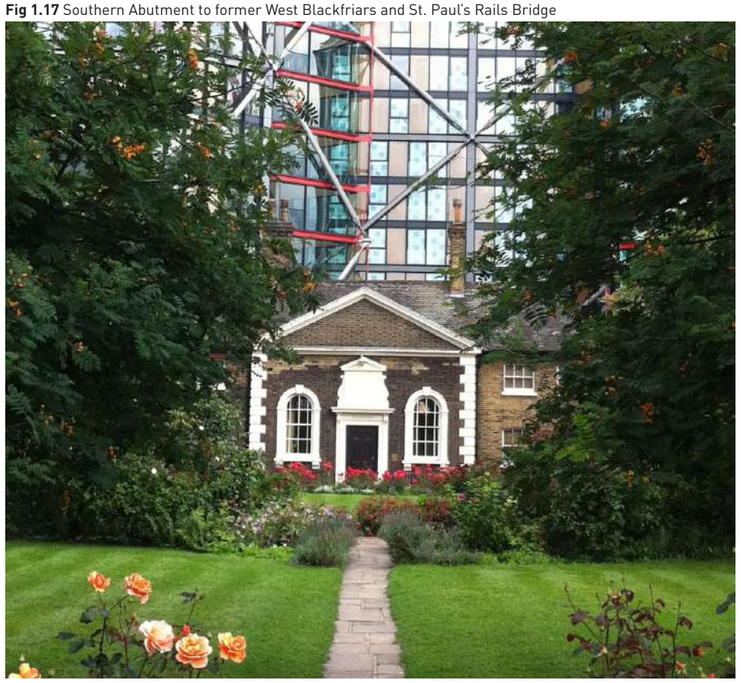


Fig 1.19 Hoptons Almshouses

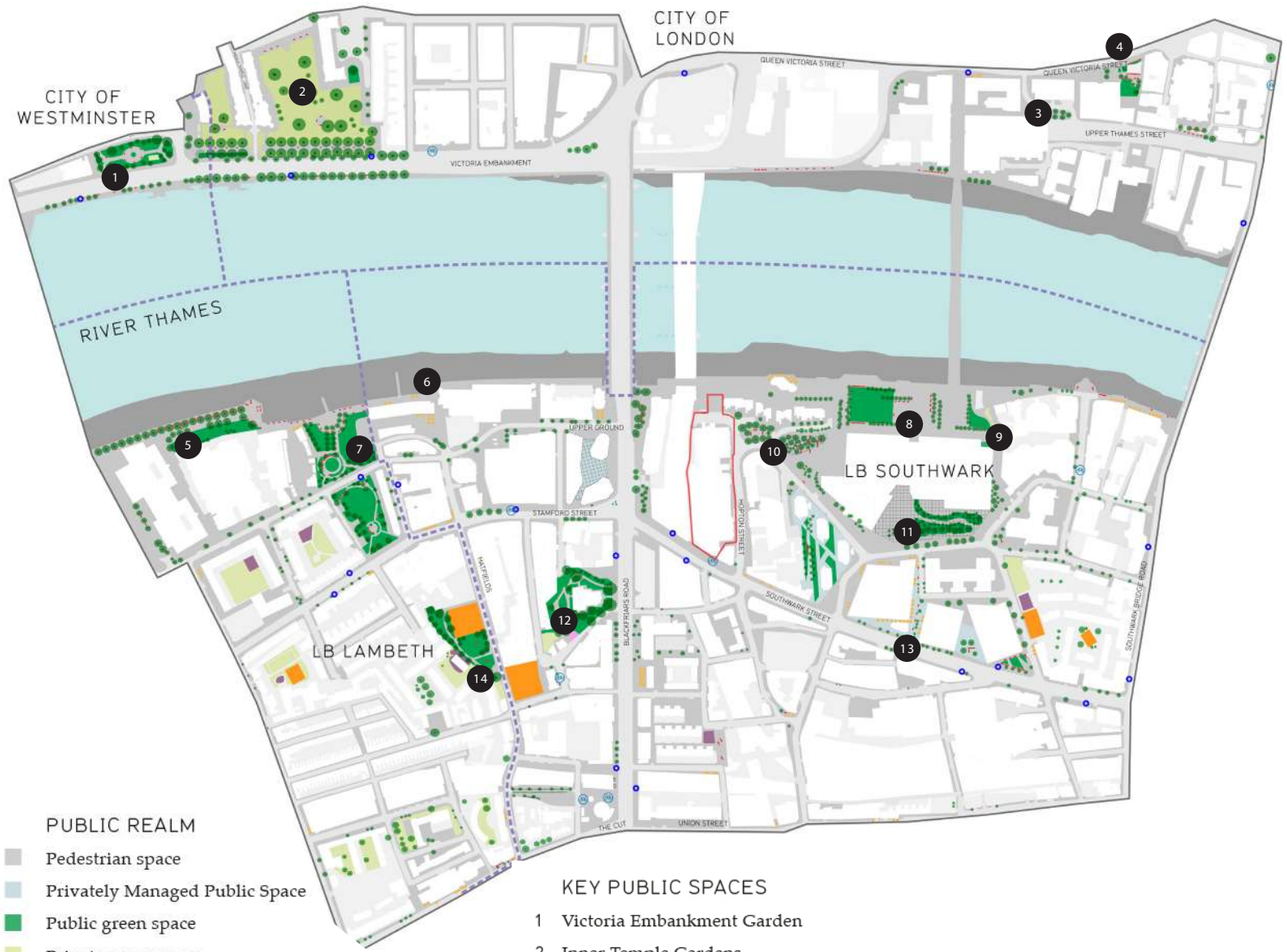
1.7.1
Public space, urban design and masterplan specialist, Publica, previously analysed the local context of the wider site. This incorporated Ludgate House, at the time of submission of the planning application for the extant consented planning permission. Given the nature of the advice, it remains applicable for the current application.

1.7.2
The site has a unique and exceptional location on the River Thames, amongst world-class cultural institutions such as Tate Modern, the National Theatre, the BFI Southbank and the Royal Festival Hall, which attract a huge number of international visitors.

1.7.3
Public open spaces close to the development site include Christ Church Garden, the Tate Modern landscape and Falcon Point Piazza. The extensive river walk and Thames foreshore are huge assets, but generally the neighbourhood suffers from a lack of open space.

1.7.4
Despite this shortfall, some well maintained and cared for community gardens and parks can be found in the wider area. The Tate Community Garden, open to local residents within walking distance of the Tate, has an active events programme and allows users to enjoy a quiet garden rich in wildlife. Dedicated play facilities around the site are limited. Organisations such as Bankside Open Spaces Trust organise a dynamic programme of installations, events and temporary play spaces such as this summer's Marlborough Playground Mini Olympics and the Re-Union at 100 Union Street.

1.7.5
The river walk is a popular leisure destination with exceptional views for tourists, visitors, local workers and residents. One of London's key public spaces, it has an unrestrained, inclusive atmosphere with a public and civic nature. Users of the river walk are free to stroll, rest, exercise, skate and dance. They can enjoy the South Bank free of charge, walking in and out of civic buildings, exploring exhibitions, using public spaces to rehearse performances and walk along the Thames foreshore at low tide.



PUBLIC REALM
- Pedestrian space
- Privately Managed Public Space
- Public green space
- Private green space
- Proposed public space
- Accessible foreshore
- Ball Courts
- Play
- Private Play
- Tree
- Public seating
- Private seating
- Bus Stop
- Bicycle hire
- Stall
- Under Construction

KEY PUBLIC SPACES
1 Victoria Embankment Garden
2 Inner Temple Gardens
3 St. Mary Somerset Garden
4 Cleary Garden
5 The Queen's Walk
6 Thames Foreshore
7 Bernie Spain Gardens
8 Tate Modern Landscape
9 Tate Modern Community Garden
10 Falcon Point
11 Propsed Tate Modern Landscape
12 Christ Church Gardens
13 Bankside 123
14 Hatfields Green

- Borough Boundary
- Site Boundary
- Wider Area Survey Boundary

Fig 1.20 Public Realm and Public Spaces

1.7.6
Despite some excellent sections, the quality of the river walk varies along its length, and areas around the development site are fragmented and of poor quality. The current configuration of the site creates a narrow pinch point in the river walk.

1.7.7
The areas south of the Thames Path suffer from a lack of clarity and identity. Poor north-south connections and unclear routes discourage users from walking away from the river path unless they are familiar with the area. Upper Ground is discontinuous with inconsistent materials and character, and is indirect and abruptly interrupted by the current Ludgate House at Blackfriars Road.

1.7.8
Likewise, the area south of Tate Modern is characterised by a hinterland of inward looking island developments. Paving materials often change across ownership boundaries, and routes are inconsistent and unclear. The result is an area that lacks the coherent identity and public nature of the river, and where way finding is difficult. With a number of new developments in the area, including One Blackfriars and 240 Blackfriars Road there is a risk that this island condition will be exacerbated. The exceptional location of the Sampson House site at an important junction provides a unique opportunity to rationalise and integrate routes and improve permeability, to create public spaces that feel public and civic and have a strong identity, and to bring a material consistency to the wider area.

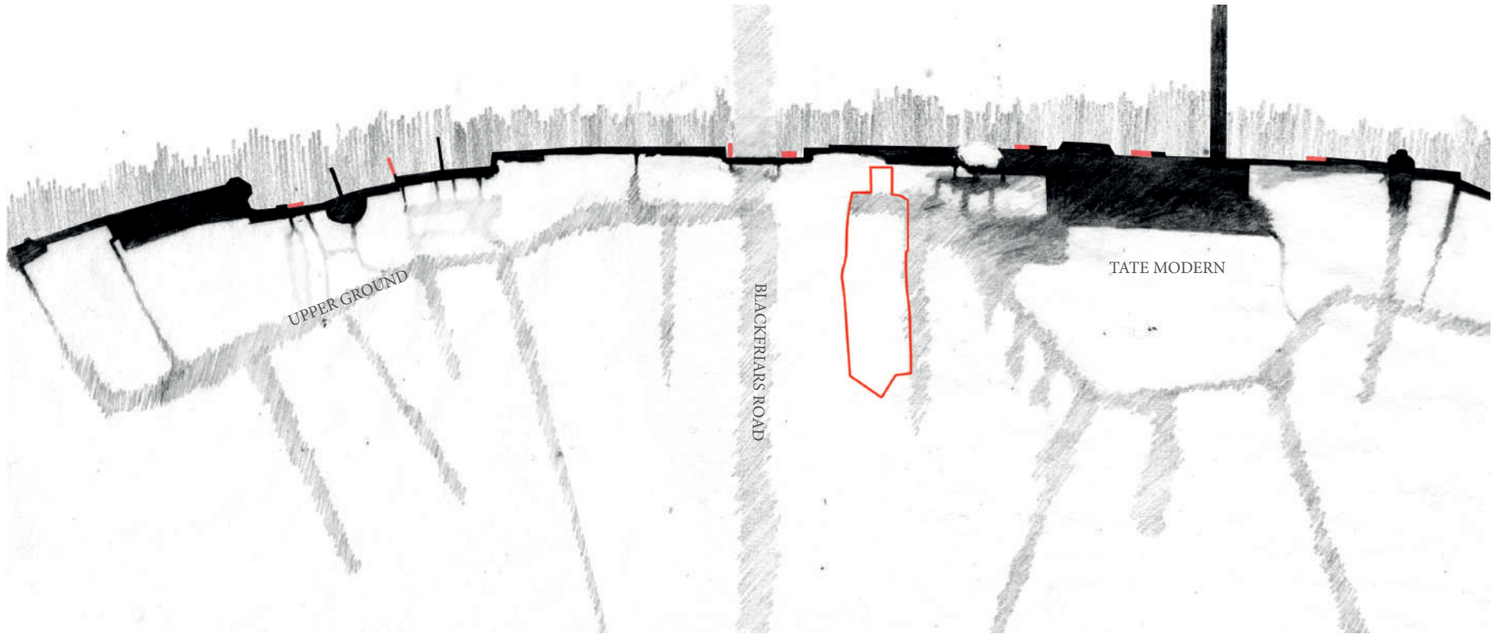


Fig 1.21 Routes and permeability diagram

Fig 1.22 Public realm at Bankside 1,2,3

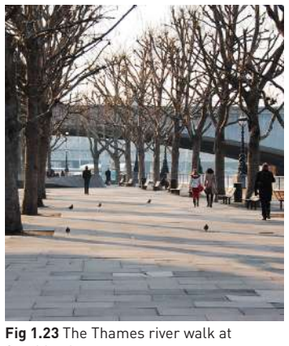


Fig 1.23 The Thames river walk at Southbank

Fig 1.24 Existing public open space nearby

Fig 1.25 Existing wall at end of Upper Ground

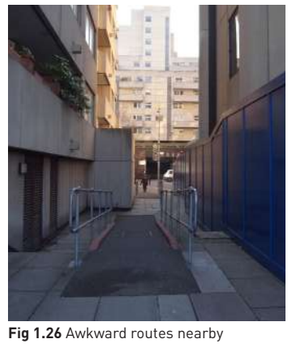


Fig 1.26 Awkward routes nearby

1.8.1
The local area has numerous community organisations including Bankside Open Spaces Trust (BOST), Coin Street Community Builders and Better Bankside providing information and support to local residents and striving to maintain and improve facilities and public spaces. Some organisations, such as the Bankside Residents Forum, are also actively involved in policy-making and are currently working with the London Borough of Southwark (selected as a frontrunner to progress neighbourhood planning) in the preparation of a neighbourhood plan.

1.8.2
The land use map shows a mixed urban neighbourhood with fine grain residential streets alongside large scale commercial blocks and cultural institutions, with intensively used smaller and left over spaces including railway arches and vacant sites. The land use and configuration of many sites along the river have resulted in a separate zone disconnected from the life of the surrounding communities, and the closest high streets are Borough High Street, The Cut, Lower Marsh and Fleet Street. A number of new developments have been consented and are planned in the area, and will significantly change Blackfriars Road and bring new residents and businesses to the neighbourhood. This offers an opportunity to create a new local centre.

Fig 1.27 Ground Floor Land Use

Fig 1.31 Fleet Street

Fig 1.30 The Cut

Fig 1.29 Borough High Street

Fig 1.28 Local Assets and High Streets

1.9.1
Home to world-renowned galleries and cultural institutions, the area is also rich in smaller, local cultural organisations including the Jerwood Space, Bankside Gallery and the Union Theatre. The area is also a thriving performing arts destination. Alongside the National Theatre, Old Vic, Young Vic and Southbank Centre, there are a number of annual dance and theatre festivals, performances and showcases in the area. Dance is becoming increasingly prominent, and Rambert Dance Company moved to the area in 2014. At a more local scale, dance studios, rehearsal spaces and performance spaces can be found in the likes of the Jerwood Space and National Theatre studios, but also in spaces under railway arches, including Shunt, the Union Theatre, the Old Vic Tunnels and Studio 68.

1.9.2
Railway infrastructure forms an inherent part of the local identity, with its associated landscape of arches framing views along a number of streets. Recent years have seen a significant investment in these railway arches from Network Rail but also through schemes such as the Cross River Partnership's 'Light at the End of the Tunnel', which between 2002 and 2009 set out to transform a network of 97 roads and pedestrian tunnels through a railway viaduct using creative lighting techniques and new public art. The Bankside Urban Forests urban design framework also recognises the distinct urban fabric of the area and includes the programming and inhabitation of railway arches as a key part of its long-term strategy. The result is a chain of lively spaces and exciting uses including theatres, restaurants, shops, gyms, dance studios and programmed performance spaces. The railway arches on the site offer great possibilities to integrate the development within this existing network of vibrant spaces and cultural programmes, and should form a key part of the identity of the scheme.

1.9.3
Methodology
The maps and drawings contained in this report are detailed, but can never be truly comprehensive. They are the result of field work and desk based research.

Fig 1.32 Cultural context

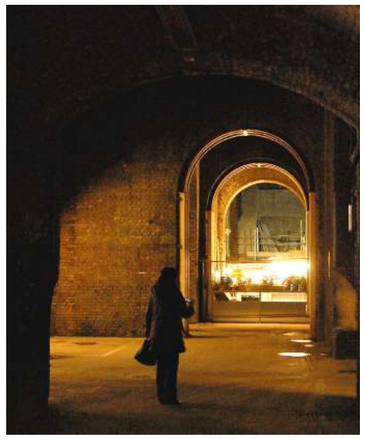


Fig 1.33 The arches on the site

Fig 1.34 The arches on the site

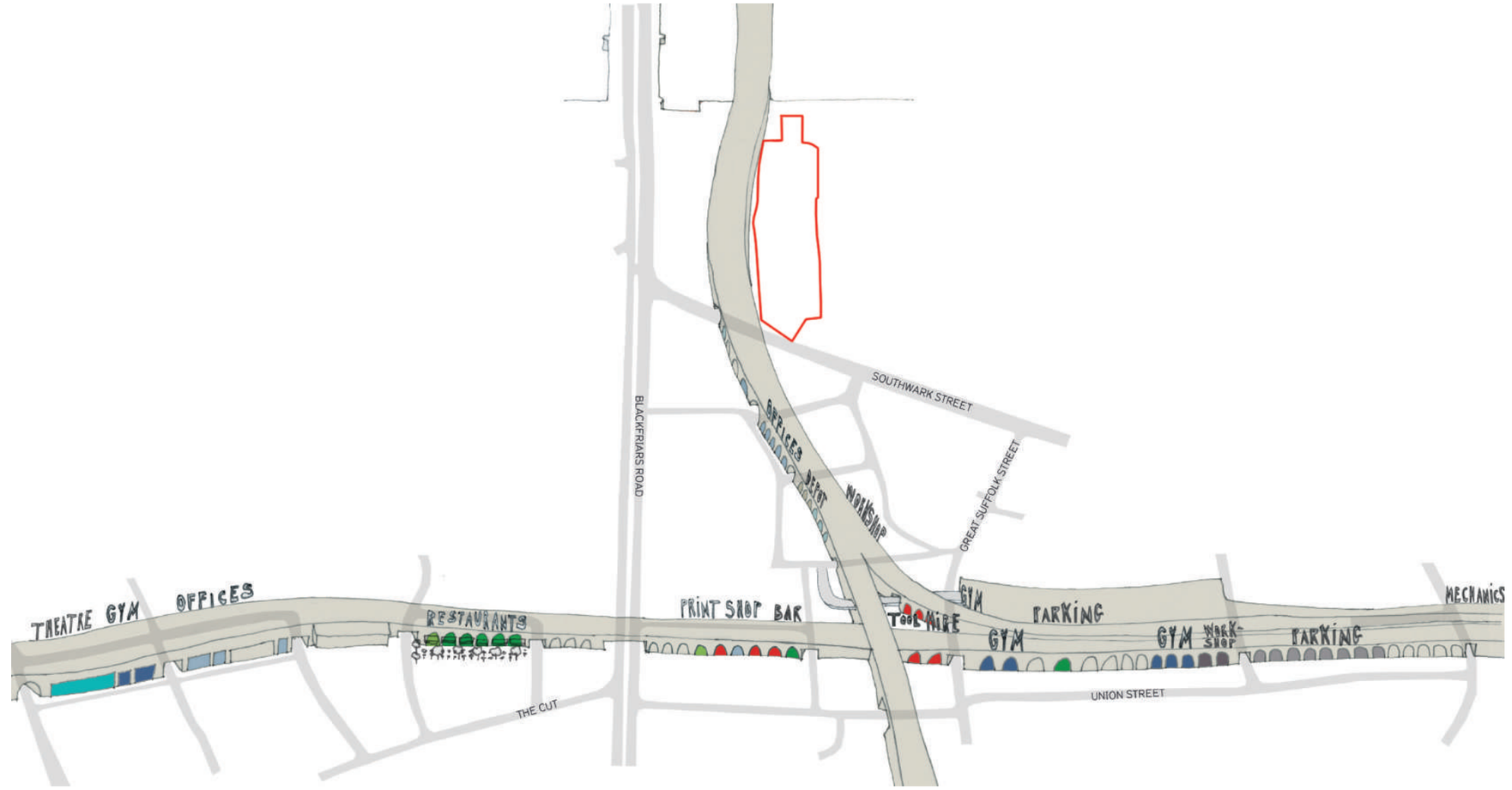


Fig 1.36 Railway Arches - Use and Character

Fig 1.35 The arches on the site

Fig 1.37 Treveris Street, SE1

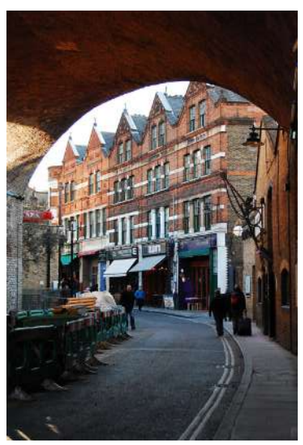


Fig 1.38 Stoney Street, SE1

Fig 1.39 Old Vic Tunnels

Fig 1.40 Shunt

Fig 1.41 Studio 68

Fig 1.42 The Union Theatre and Cafe

1.10.1
Pedestrian connectivity specialists Space Syntax analysed the existing connectivity of the wider site, incoporating Ludgate House, at the time of submission of the planning application for the extant consented planning permission. Given the nature of the advice, it remains applicable for the current application.

1.10.2
Historic survey data for the site and its immediate context shows that movement levels reduce significantly, almost exponentially, with distance from the river edge.

1.10.3
Historic data also shows a clear difference between weekday and weekend patterns of movement, with less movement transferring from the river into Southwark over the weekend. This indicates that most weekend pedestrians are tourists.

SPATIAL ACCESSIBILITY ANALYSIS

1.10.4
Currently the primary spatial structure of the area around the site is fairly consistent and legible. This structure is formed by Blackfriars Road, Stamford Street, Upper Ground, the Thames River walk and the Millennium Bridge. Many of these connections are key routes towards the centre of the City, or function to further distribute movement between these key connections.

1.10.5
In relation to the scale of the site, the spatial structure begins to fragment – connections from the river to the site are separated by a change in level from the main pedestrian flow, and are visually difficult to identify. The result is that they are illegible, and there is very little transfer of movement from the river routes to the site. This pattern is repeated to the west of the site on Upper Ground.

1.10.6
The secondary network of east-west connections also begin to break down. While Upper Ground forms a strong connection towards Waterloo, it is blocked by Ludgate House. Similarly, Stamford Street has strong potential to connect to the riverside but is again blocked by the buildings on the site.

URBAN BLOCK ANALYSIS

1.10.7
The existing site buildings and the railway viaduct form a very large urban block which is a major blockage to east-west pedestrian movement. The block is much larger than the surrounding blocks, with the perimeter length equating to approximately six to eight minutes walk to reach the opposite corner. This compares to a typical surrounding block perimeter of a two to four minute walk.

1.10.8
Locating smaller urban blocks on the edge of highly accessible spaces helps facilitate the transfer of movement. The current configuration of the site is such that there are large urban blocks in accessible spaces, and small urban blocks in inaccessible spaces. The large block created by the current site is not conducive to easing movement from the riverside towards Southwark, or from east to west. Small blocks in inaccessible locations can, when, combined with residential use, create over complex and under-used spaces which may be at risk of anti social behaviour.

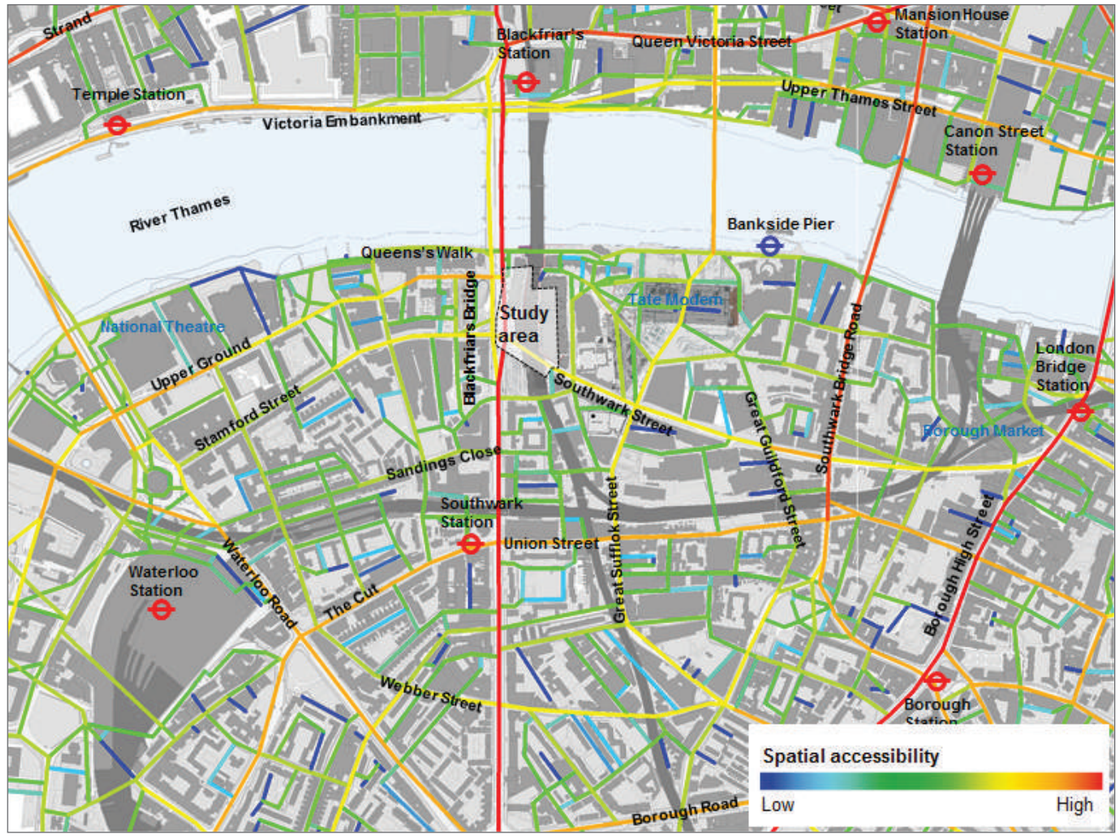


Fig 1.43 Spatial accessbility - Macro

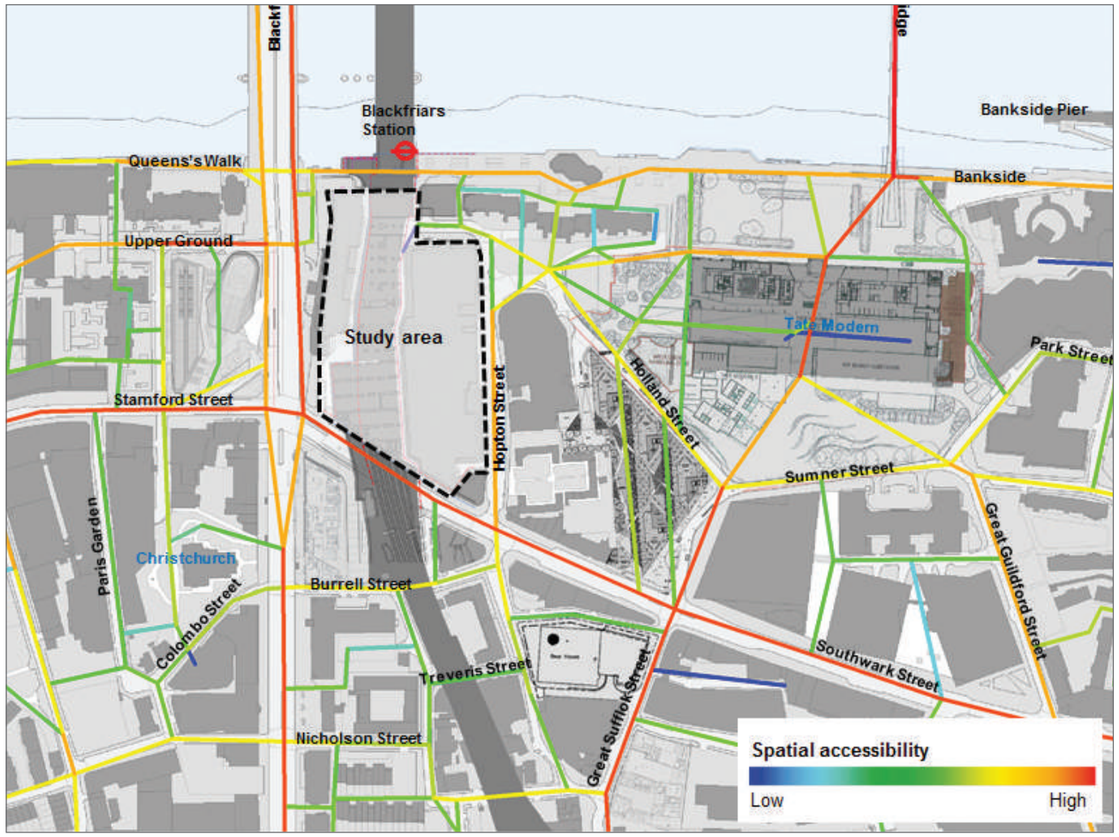


Fig 1.44 Spatial accessbility - Micro

PUBLIC REALM CHARACTER ANALYSIS

1.10.9
The public realm surrounding the site creates a wide range of characteristics. Generally the strength of potential connections shown in the spatial model is not supported by the quality of the public realm. Some streets are inactive, with the edges defined by blank frontages and very few entrances (Hopton Street), unconsolidated edges/back of buildings (Upper Ground), or are dominated by vehicular traffic (Stamford Street, Blackfriars Road).

1.10.10
The section of the Thames River walk to the north of the site is one of the three worst sections of the walk in terms of level of service.

1.10.11
A number of pieces of pedestrian infrastructure (such as the barrier in the centre of Blackfriars Road) form obstacles to pedestrian movement.

1.10.12
One example of poor public realm affecting the transfer of movement are the connections beneath Falcon Point. Although there are a number of connections between the River and Hopton Street, the change in level, the planting, and the height of the connection make it very difficult to see the connection from the highly active river side walk. As a result there is very little transfer of movement between these areas.

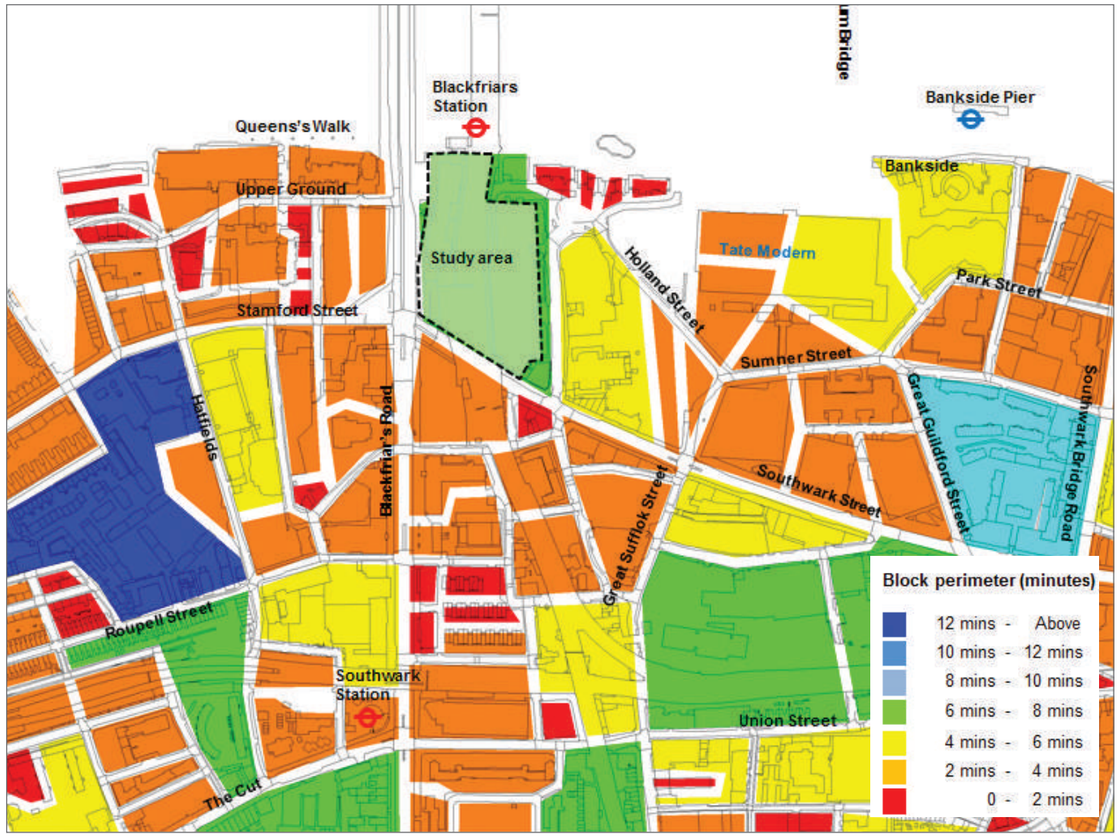


Fig 1.45 Block Perimeter Mapping

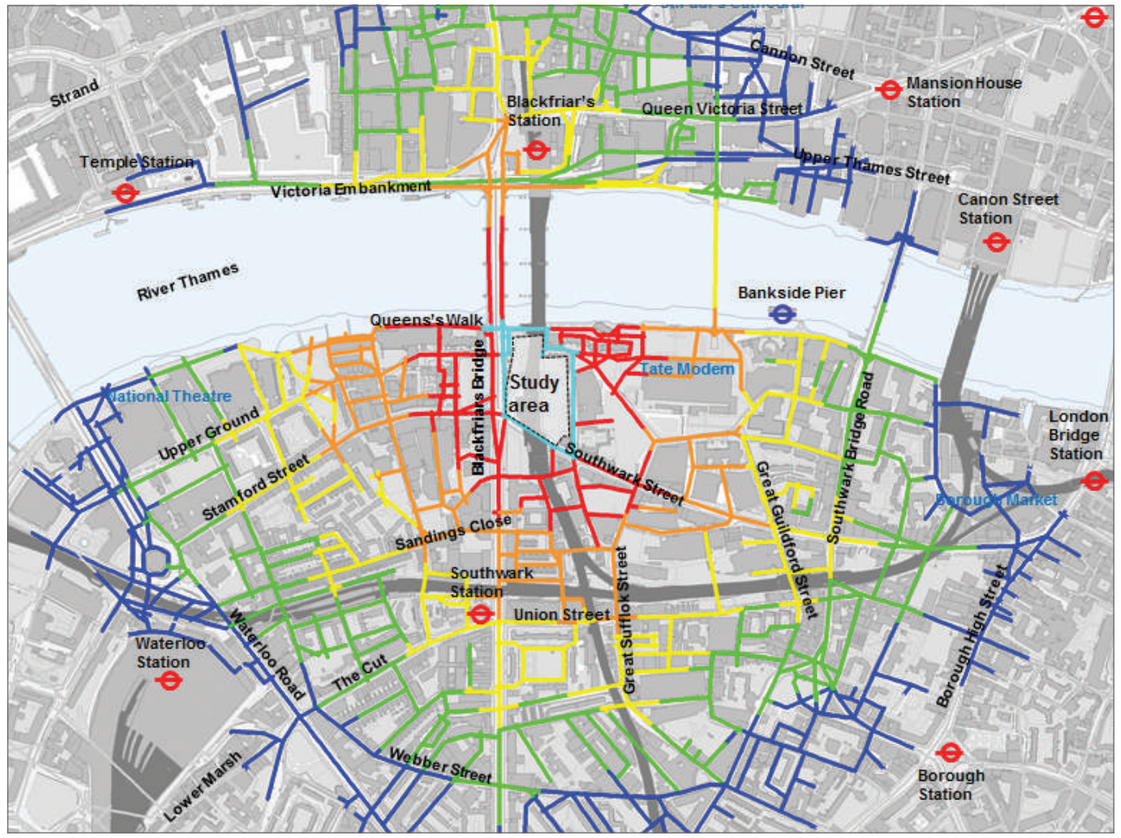


Fig 1.46 Walking Distance Study

1.11.1
The wider site, incoporating Ludgate House, has the highest possible Public Transport Accessibility Level (PTAL) rating, 6B.

1.11.2
A new ticket hall to Blackfriars overground and underground stations (District & Circle LU lines) is located immediately adjacent to the north of the site. Southwark Station (Jubilee LU line) is 360m from the site. Borough, Waterloo and London Bridge underground and overground stations are also within walking distance.

1.11.3
The site is adjacent to one of the city's main arterial routes (A201 Blackfriars Road to the west) which has multiple bus services. Bus routes also serve Southwark Street to the south of the site.

1.11.4
The nearest TfL Barclays bicycle hire docking stations are immediately south of the site on Southwark Street and 200m west of the site on Stamford Street.

1.11.5
The nearest Thames River piers are Bankside Pier, which is approximately 400m to the east of the site, and Blackfriars Millennium Pier which is close to Blackfriars Bridge head on the north bank.

Fig 1.47 New Blackfriars Bridge Station Entrance

Fig 1.48 Southwark Station

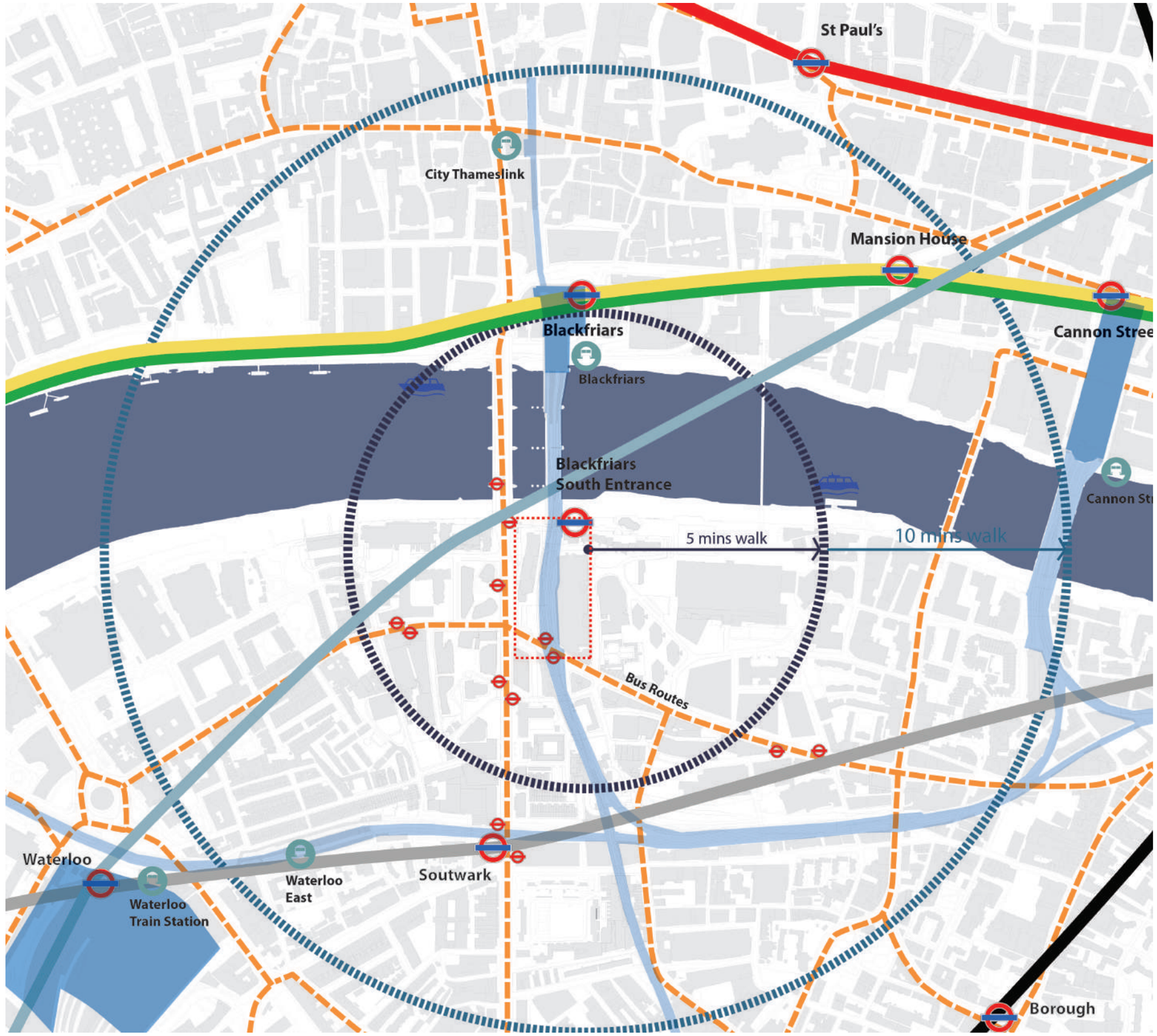


Fig 1.49 Public Transport Map

1. Site Context
1.12 Recent Developments and Consented Schemes

1.12.1
Particularly since the developments of Shakespeare's Globe and the Tate Modern in the late 1990s, Bankside has enjoyed considerable investment and acclaim as a vibrant cultural quarter.

1.12.2
Bankside is located within the London Plan's Bankside, Borough and London Bridge Opportunity Area and is witness to considerable recent and ongoing redevelopment.

1.12.3
On Blackfriars Road, an emerging cluster of tall buildings is set to take shape with a number of significant buildings under construction or recently completed, such as 1 Blackfriars, a 170m high residential tower, the mixed use 18 Blackfriars Road and the 240 Blackfriars Road office development. The existing South Bank Tower also has undergone a significant refurbishment to become a mixed use development with an increase in height of 6 storeys. Within this development, LH2 has been consented, a 169m residential tower, on the recently demolished Ludgate site.

Fig 1.51 20 Blackfriars Road - Mixed Use Development

Fig 1.52 1 Blackfriars Road - Residential / Hotel Mixed Use

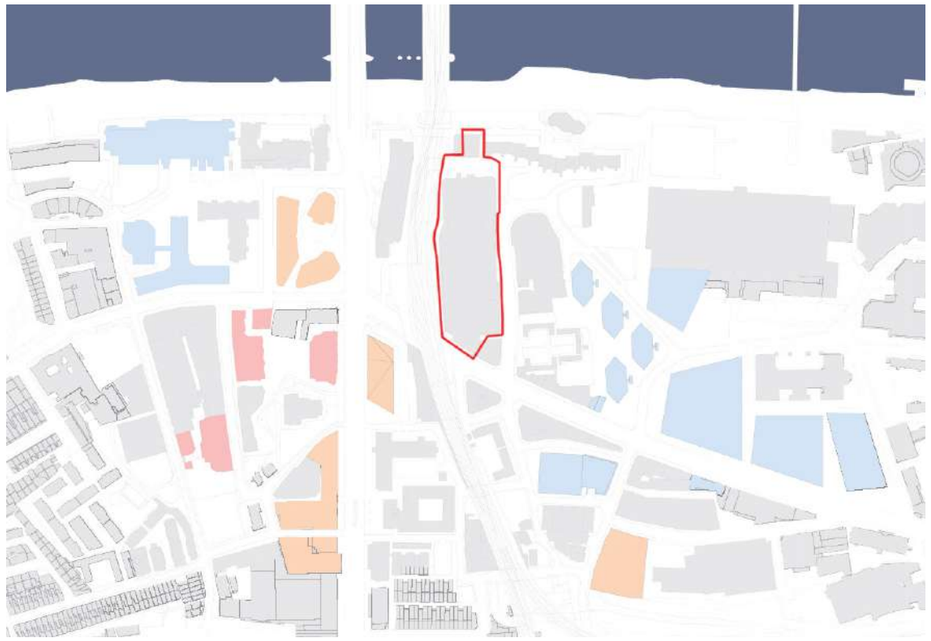


Fig 1.50 Plan showing consented, under construction and recently completed schemes

Fig 1.53 231-241 Blackfriars Road - Office Development

Fig 1.54 Tate Modern Extension

1.12.4 Recent significant developments in the area include the Bankside 1,2,3 office development and Neo Bankside apartments.A significant extension to the Tate Modern is also underway whilst the old powerstation oil tanks have recently been converted into new gallery and performing arts spaces.

The significant investment in Bankside can be reflected by the quality of architects working in the area such as:

Allies & Morrison
Herzog & de Meuron
Ian Simpson
Rogers Stirk & Harbour
Wilkinson Eyre.

Fig 1.56 King Reach Mixed Use Redevelopment

Fig 1.58 Bankside 1,2,3 - Mixed Use Development

Fig 1.59 Bear Lane - Residential

Fig 1.55 85 Southwark Street - Office

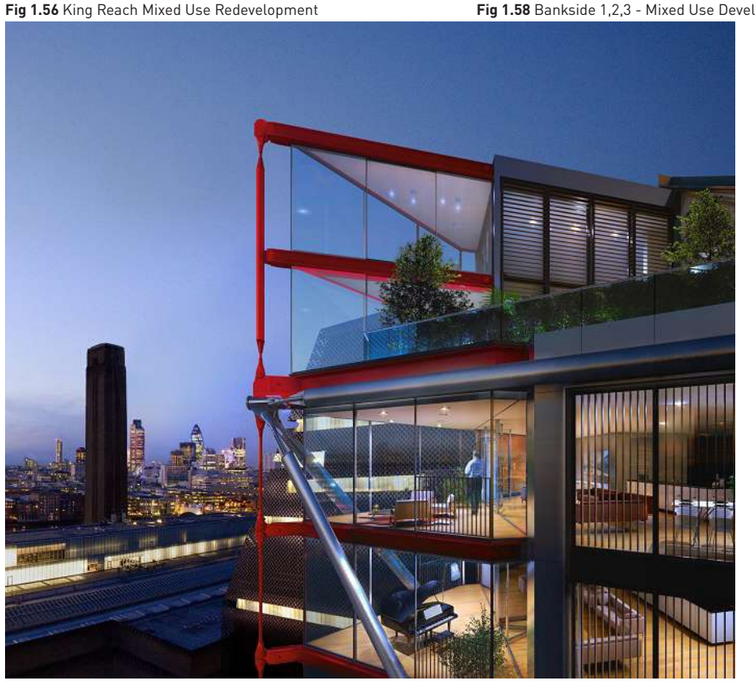


Fig 1.57 Neo Bankside - Residential Development

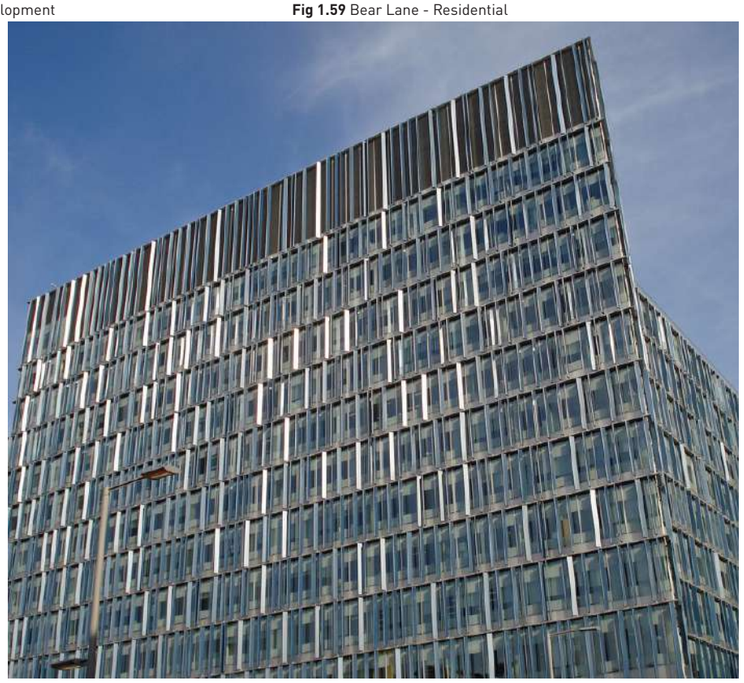


Fig 1.60 Bankside 1 - Office

2. Existing Buildings

2. Existing Buildings
2.1 An Overview

2.1.1
The site is formed by Sampson House to the east of the railway viaduct that runs in the north-south direction.

2.1.2
The existing Sampson House was designed as a bespoke cheque-clearing facility for Lloyds, completed in 1979. It is currently leased to IBM and used as a disaster recovery facility and data storage centre.

2.1.3
Sampson House is to be demolished by Autumn 2018 under the original Planning Permission (application reference 12/AP/3940).

Fig 2.1 Aerial map

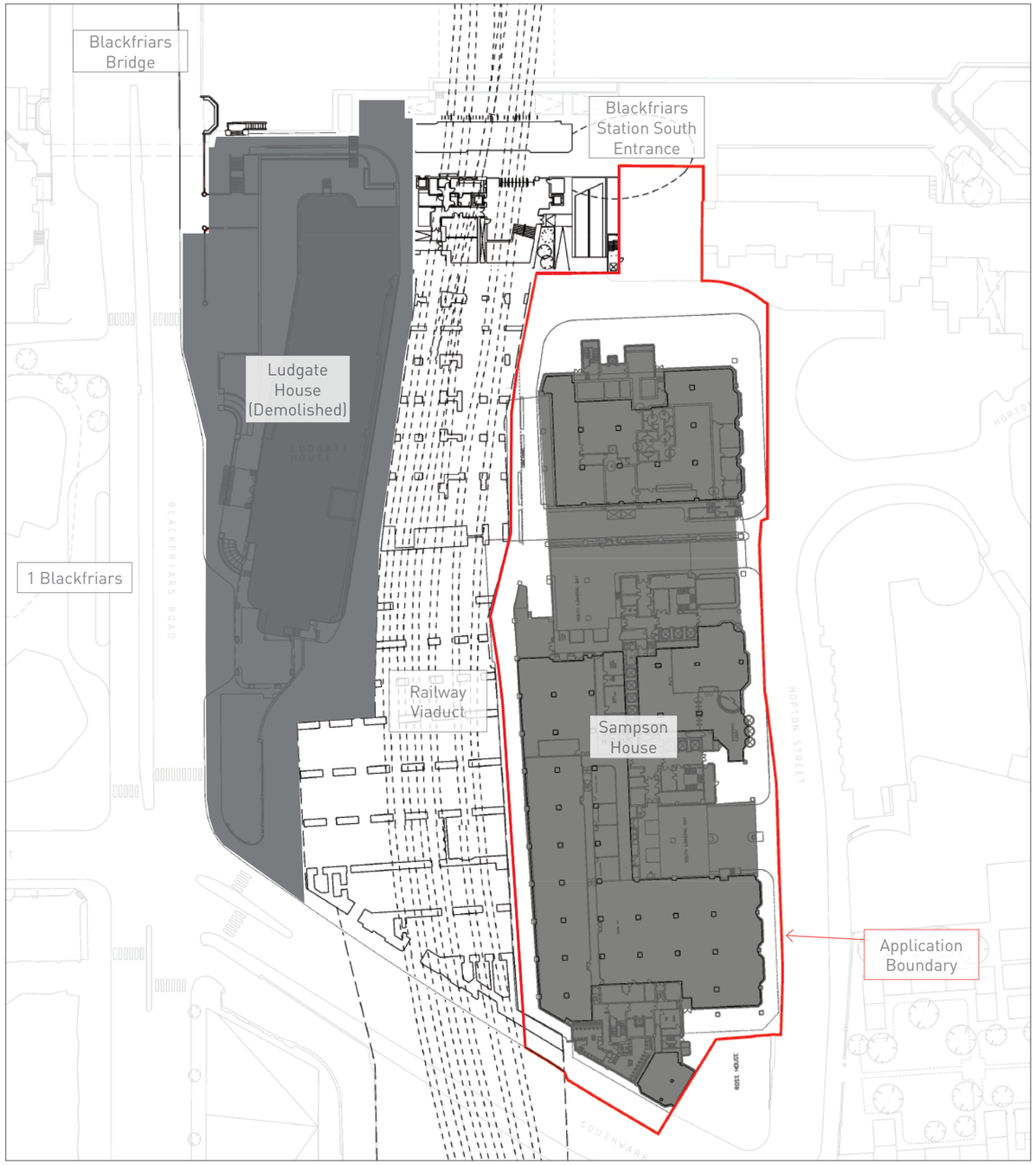


Fig 2.2 Existing ground floor plan

2.2.1
The form of the building, also designed by The Fitzroy Robinson Partnership, was borne out of the extensive and sophisticated computer equipment that would process the cheques and store account data; the demand was for large open-plan spaces and a very high degree of servicing whilst there was lesser need for natural light.

2.2.2
The building has an insitu concrete frame and is clad with grey pre-fabricated concrete panels and lead fascias.

2.2.3
The building is 42.3m high (from pavement level near entrance), featuring 8 storeys of office accommodation in addition to 2 levels of basement. Building plant is accommodated on the roof and within the basement.

2.3.4
The main entrance is reached from Hopton Street. Servicing is carried out within two servicing areas at ground floor level, accessed from Hopton Street.

2.2.5
The building is particularly inactive at pedestrian level and there are no retail or other uses at ground floor or on any other floors.

2.2.6
Sampson House Areas (above ground only):

Site: 8,785m^2
Building GIA: 43,266m^2
Building GEA: 45,166m^2

2.2.7
The large hulking form that fills the site, featuring grey concrete walls, extensive leadwork and small windows, gives the impression of a large citadel, which is alien to the scale of the surrounding streets.

Fig 2.3 Sampson House - Main entrance

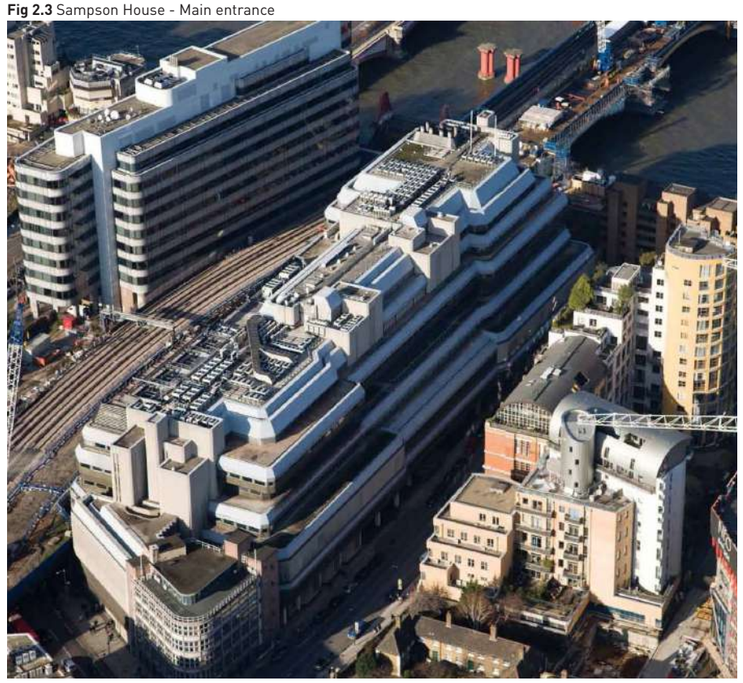


Fig 2.4 Sampson House - Aerial

Fig 2.5 Sampson House - Service Yard

2. Existing Buildings
2.2 Sampson House

2.2.8
Pevsner describes it's visual character, refering first to its physical presence in relation to the riverfront Falcon Point housing: "Behind is the monster of the group, Lloyds computer centre, with cyclopic channelled concrete lift shafts, and sleek stepped-back upper floors curiously like superimposed streamlined train carriages".

2.2.9
Building Design (20 April 1979) comments that "Sampson House demonstrates that a large building which is not a tower block can be even more massive and oppressive. The human being is dwarfed not only by the building's height but also by it's whole huge mass on the ground".

2.2.10
The existing building does not feature active façades at ground floor, and allows no permeability through what is a large urban block. Further, a great part of the ground level presents unfriendly loading bay areas directly off Hopton Street. This, combined with the overbearing façades, creates an oppressive effect at the pedestrian scale.

2.2.11
The complete demolition of the existing Sampson House will be carried out under the exisiting Planning Permission.

Fig 2.6 Sampson House Existing Plans

3. Townscape View Constraints

3. Townscape View Constraints

3.0.1
An extensive study of the Proposed Development's impacts on various strategic and local views has been carried out in collaboration with Townscape Consultant Taverner Consultancy and Visualisation Specialist Miller Hare. Refer to the Townscape, Conservation and Visual Impact Assessment Report which forms part of this planning application for an in-depth review and townscape visual assessment.

3.0.2
The London View Management Framework (LVMF) 2011 seeks to designate, protect and manage 27 views of London and some of its major landmarks.

3.0.3
The site is located outside St. Paul's height control areas and its strategic viewing corridor. It is located within an area identified as a strategic location for tall buildings within the London Plan and the Southwark Plan.

3.0.4
The site's location has the ability to influence numerous River Prospect views and LVMF view 26 (St James's Park).

3.0.5
Hidden behind 1 Blackfriars (Southwark) and the consented Doon Street scheme (Lambeth), a building would not be visible within view 26 if below 192.5m AOD.

3.0.6
LVMF view 27 (Parliament Square) also looks towards the site, however, the development is hidden behind Portcullis House in the view.

3.0.7
To avoid being seen from Somerset House courtyard a building on the site would be limited to a maximum of 179.5m AOD.

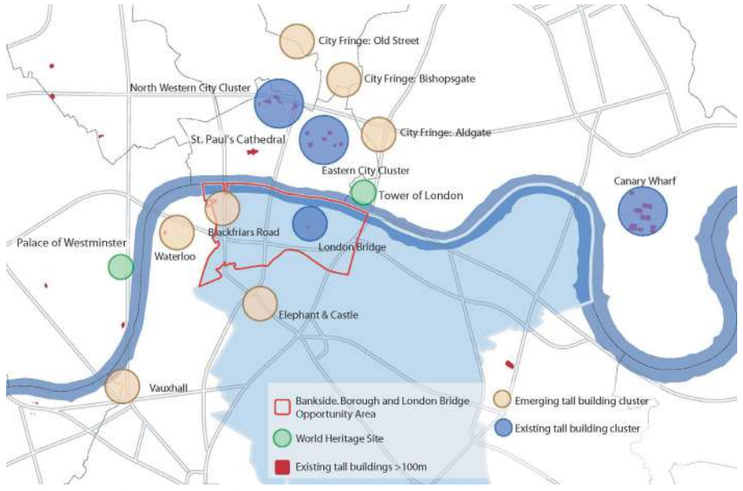


Fig 3.1 Emerging tall building clusters in London

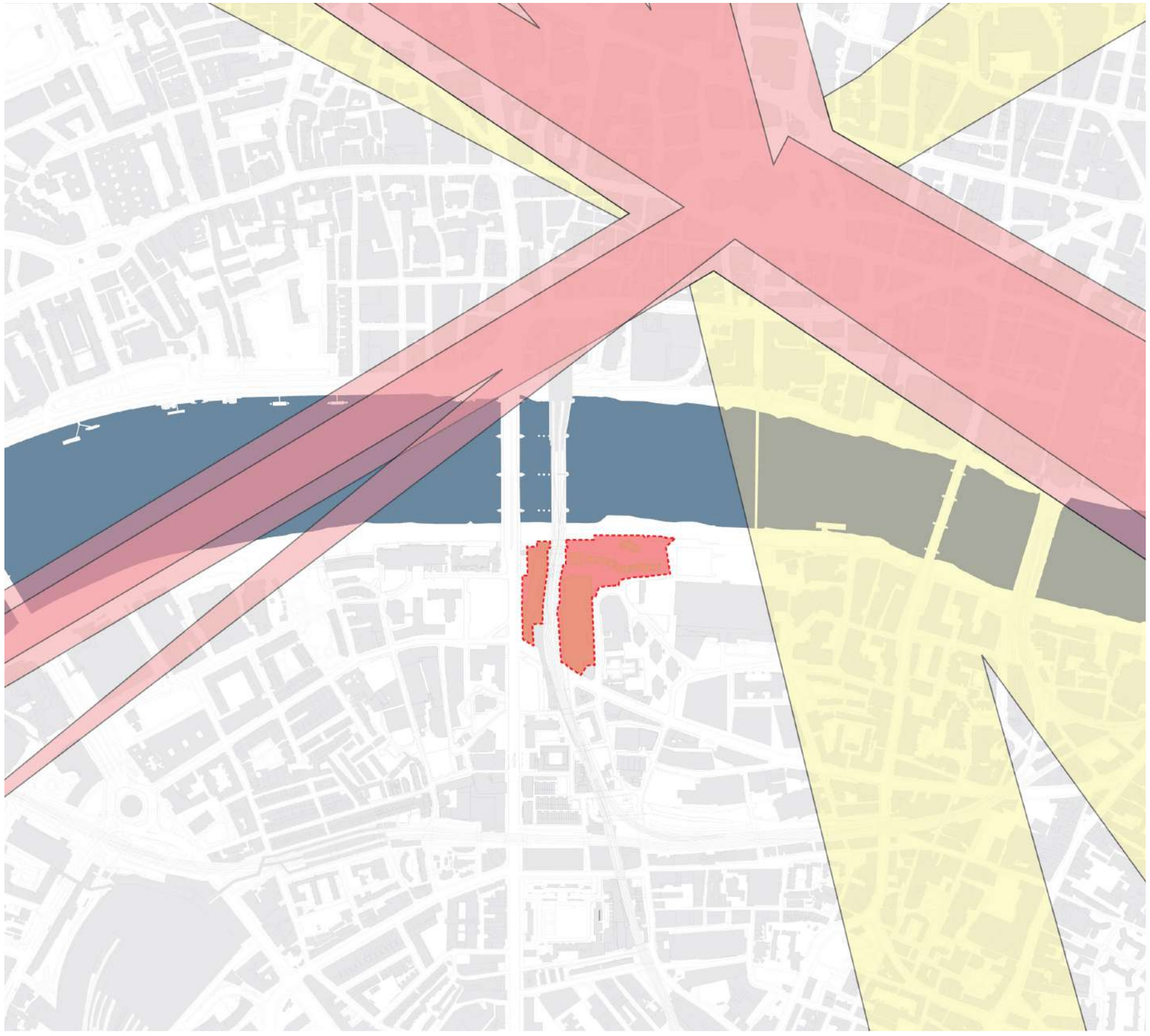


Fig 3.2 St. Paul's Height Control Area Map

3. Townscape View Constraints
3.1 London View Management Framework

3.1.1
The London View Management Framework (LVMF) defines a number of protected vistas in the centre and outskirts of London. 18 views as listed below have been assessed:

- **LVMF 1A.1** - Alexandra Palace: viewing terrace - south western section
- **LVMF 2A.1** - Parliament Hill: the summit - looking towards St Paul's Cathedral
- **LVMF 3A.1** - Kenwood: the view gazebo - in front of the orientation board
- **LVMF 4A.1** - Primose Hill: the summit - looking towards St Paul's Cathedral
- **LVMF 5A.2** - Greenwich Park: the General Wolfe statue - northeast of the statue
- **LVMF 6A.1** - Blackheath Point - near the orientation board
- **LVMF 10A.1** - Tower Bridge: upstream - the North Bastion
- **LVMF 12A.1** - Southwark Bridge: upstream - at the centre of the bridge
- **LVMF12A.2** - Southwark Bridge: upstream - at the City of London bank (morning and dusk)
- **LVMF 15B.1** - Waterloo Bridge: downstream - close to the Westminster bank
- **LVMF 15B.2** - Waterloo Bridge: downstream - at the centre of the bridge
- **LVMF 16B.1** - The South Bank: Gabriel's Wharf viewing platform - centre of north rail
- **LVMF 17B.1** - Golden Jubilee / Hungerford Footbridges: downstream - crossing the Westminster bank
- **LVMF 18B.1** - Westminster Bridge: downstream - at the Westminster bank
- **LVMF 19A.1** - Lambeth Bridge: downstream - at the centre of the bridge
- **LVMF 20A.1** - Victoria Embankment: between Westminster and Hungerford Bridges - axial to County Hall
- **LVMF 20B.1** - Victoria Embankment: between Waterloo and Hungerford Bridges - at Cleopatra's Needles
- **LVMF 26A.1** - St James Park: the footbridge across the lake - at the centre of the bridge (summer, winter and dusk)

Fig 3.3 LVMF View Map

3. Townscape View Constraints
3.1 London View Management Framework

Fig 3.4 LVMF 1A.1 - Alexandra Palace: viewing terrace - south western section

Fig 3.5 LVMF 2A.1 - Parliament Hill: the summit - looking towards St Paul's Cathedral

Fig 3.6 LVMF 3A.1 - Kenwood: the view gazebo - in front of the orientation board

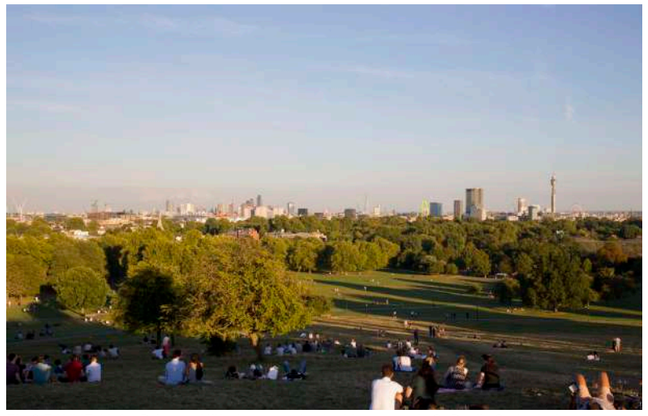


Fig 3.7 LVMF 4A.1 - Primose Hill: the summit - looking towards St Paul's Cathedral

Fig 3.8 LVMF 5A.2 - Greenwich Park: the General Wolfe statue - northeast of the statue

Fig 3.9 LVMF 6A.1 - Blackheath Point - near the orientation board

Fig 3.10 LVMF 10A.1 - Tower Bridge: upstream - the North Bastion

Fig 3.11 LVMF 12A.1 - Southwark Bridge: upstream - at the centre of the bridge

Fig 3.12 LVMF 12A.2 - Southwark Bridge: upstream - at the City of London bank (morning and dusk)

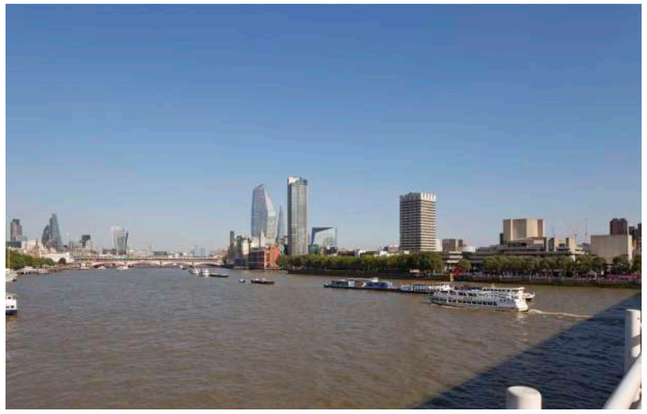


Fig 3.13 LVMF 15B.1 - Waterloo Bridge: downstream - close to the Westminster bank

Fig 3.14 LVMF 15B.2 - Waterloo Bridge: downstream - at the centre of the bridge

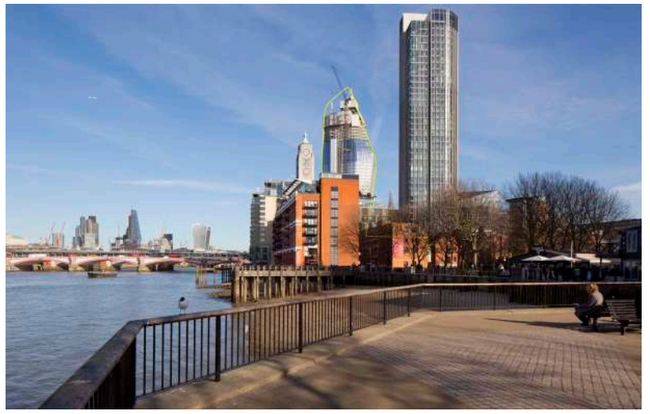


Fig 3.15 LVMF 16B.1 - The South Bank: Gabriel's Wharf viewing platform - centre of north rail

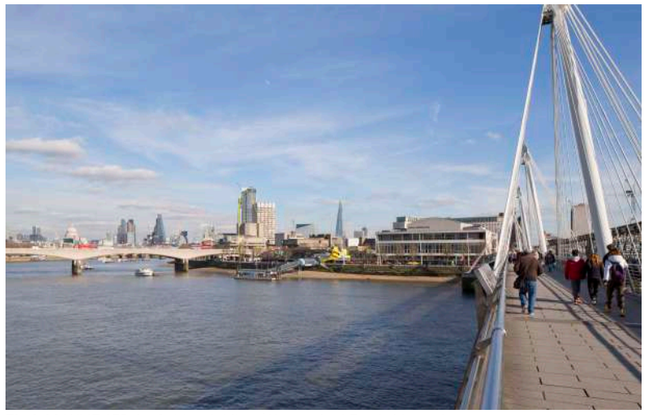


Fig 3.16 LVMF 17B.1 - Golden Jubilee / Hungerford Footbridges: downstream - crossing the Westminster bank

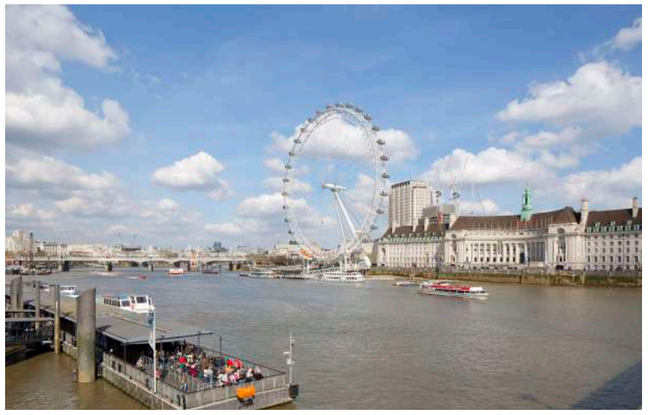


Fig 3.17 LVMF 18B.1 - Westminster Bridge: downstream - at the Westminster bank

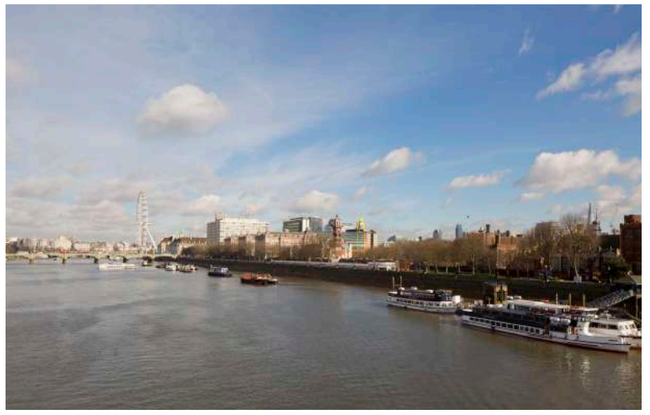


Fig 3.18 LVMF 19A.1 - Lambeth Bridge: downstream - at the centre of the bridge

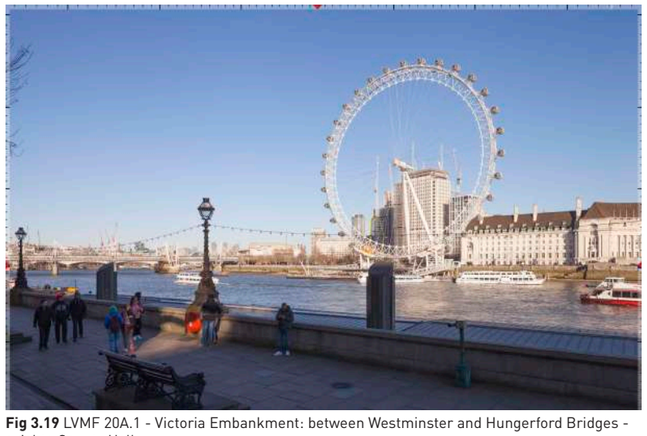


Fig 3.19 LVMF 20A.1 - Victoria Embankment: between Westminster and Hungerford Bridges - axial to County Hall

Fig 3.20 LVMF 20B.1 - Victoria Embankment: between Waterloo and Hungerford Bridges - at Cleopatra's Needles

Fig 3.21 LVMF 26A.1 - St James Park: the footbridge across the lake - at the centre of the bridge (summer, winter and dusk)

3. Townscape View Constraints
3.2 London Borough of Southwark Local Views

3.2.1
The London Borough of Southwark identifies a number of local views, panoramas, prospects and their settings that contribute to the image and built environment of the borough and wider London. 6 Important Local Views (IL#) and 3 Other Views (O#) have been selected to form part of the detailed view assessment, including:

- **IL20** - St Paul's Cathedral viewing gallery looking southwest
- **IL21** - North side of Millennium Bridge (panorama)
- **IL22** - Blackfriars Bridge northern end
- **IL23** - Looking south along Blackfriars Road (panorama daytime and dusk)
- **IL25** - Looking west along Southwark Street opposite Bankside
- **IL26** - across Redcross gardens
- **O6** - Summer Street and Emerson Street - view to west
- **O7** - Looking north along Blackfriars Road (just south of Nelson Square)
- **O10** - Embankment viewing plaque looking southeast (daytime and dusk)

Fig 3.22 LBS View Map

Fig 3.23 IL20 - St Paul's Cathedral viewing gallery looking southwest

Fig 3.24 IL21 - North side of Millennium Bridge (panorama)

Fig 3.25 IL22 - Blackfriars Bridge northern end

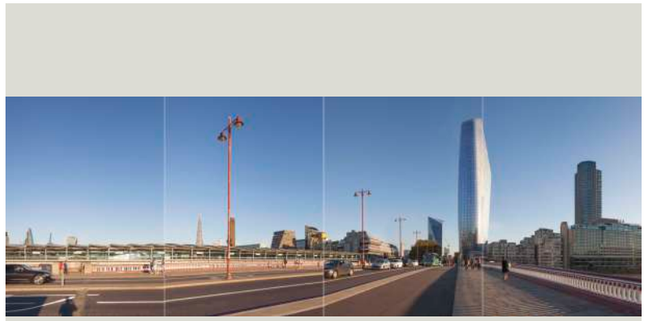


Fig 3.26 IL23 - Looking south along Blackfriars Road (panorama daytime and dusk)

Fig 3.27 IL25 - Across Redcross gardens

Fig 3.28 IL26 - Summer Street and Emerson Street - view to west

Fig 3.29 O6 - Looking north along Blackfriars Road (just south of Nelson Square)

Fig 3.30 O7 - Embankment viewing plaque looking southeast (daytime and dusk)

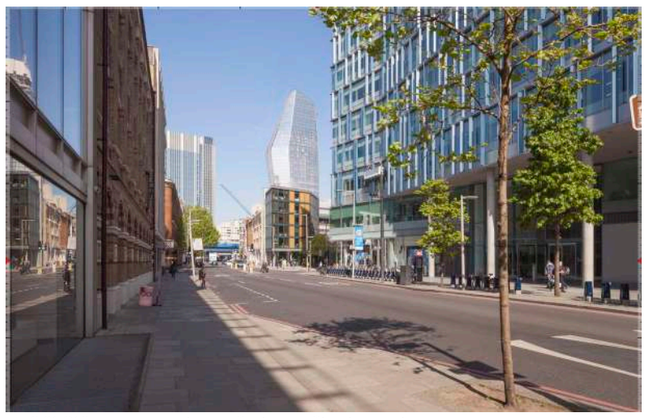


Fig 3.31 O10 - Looking west along Southwark Street opposite bankside

3.3.1
In addition to the London View Management Framework and London Borough of Southwark views, 14 additional views have been assessed to ensure that the Proposed Development is compatible with the adjacent conservation areas and major landmarks including Parliament Square, Millennium Bridge and Somerset House.

The selected local views include:

- St George's Circus
- Exton Street
- Aquinas Street
- Stamford Street - west
- Somerset House Terrace
- Top of steps to Inner Temple Gardens
- Parliament Square - south side viewing northeast
- View from Monument
- Stamford Street near Kings Reach south pavement
- Southwark Street near Great Suffolk Street
- Bear Lane and Great Suffolk Street
- Millennium Bridge south - panorama dusk
- Stamford Street - junction with Rennie Street
- Upper Ground

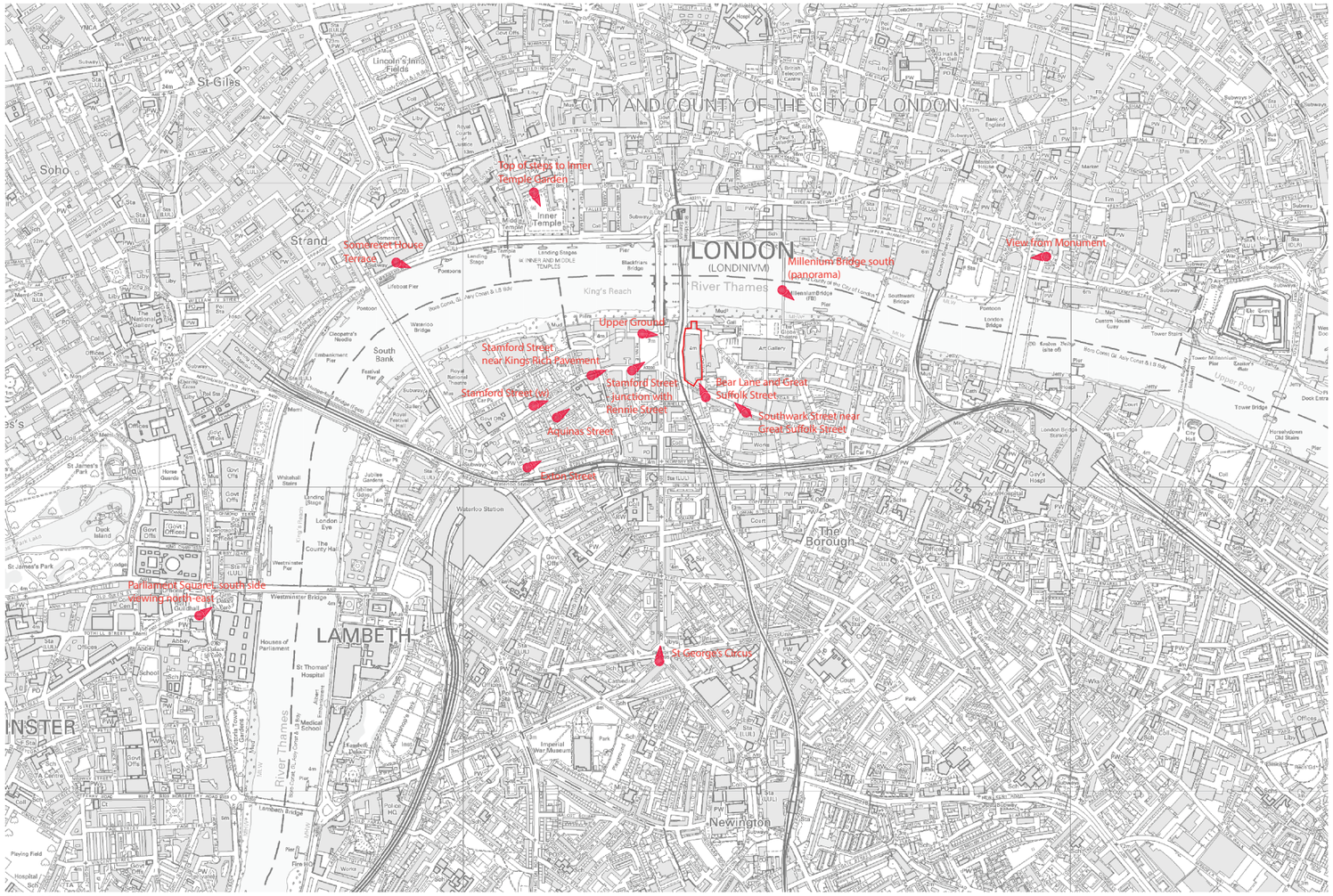


Fig 3.32 View Map

Fig 3.33 St George's Circus

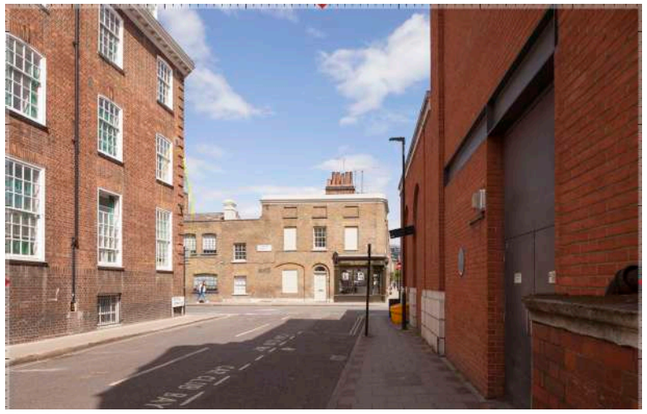


Fig 3.34 Exton Street

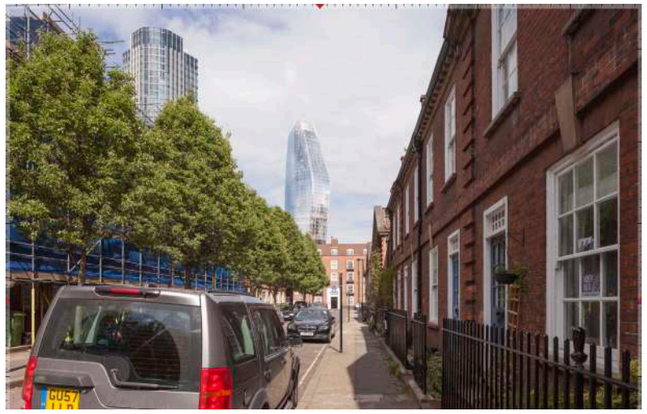


Fig 3.35 Aquinas Street

Fig 3.36 Stamford Street - west

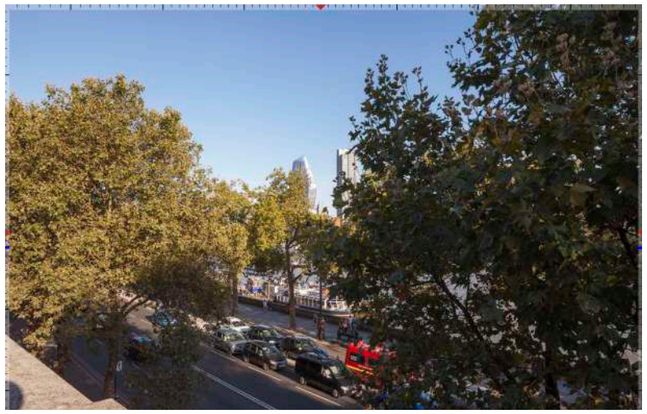


Fig 3.37 Somerset House Terrace

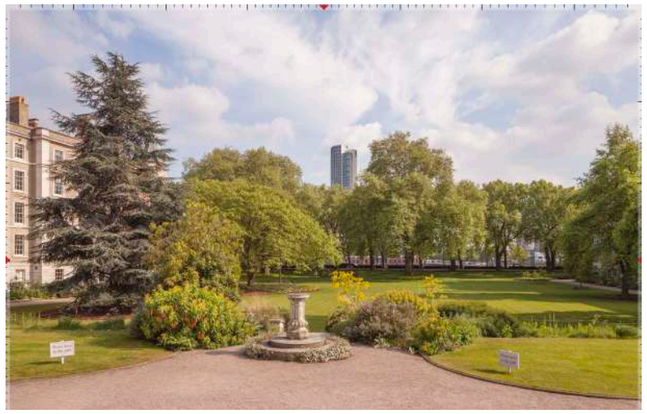


Fig 3.38 Top of steps to Inner Temple Gardens

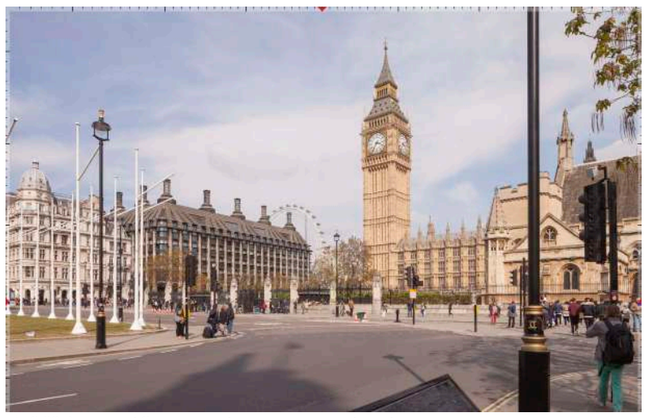


Fig 3.39 Parliament Square - south side viewing northeast

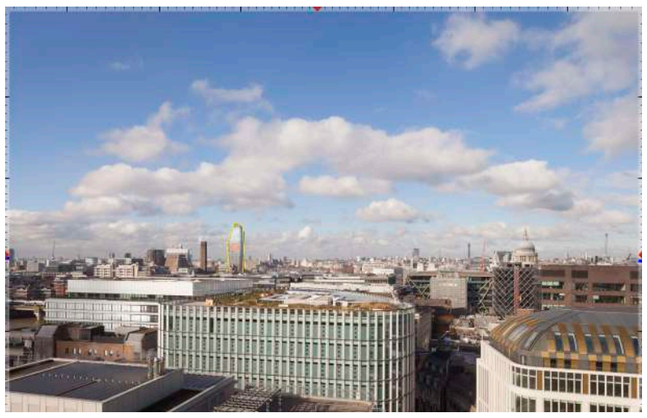


Fig 3.40 View from Monument

Fig 3.41 010 - Stamford Street - near King's Reach - south pavement

Fig 3.42 Southwark Street near Great Suffolk Street

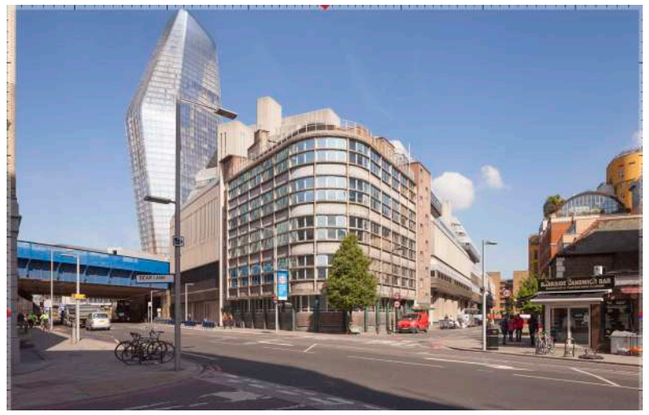


Fig 3.43 Bear Lane and Great Suffolk Street

Fig 3.44 Millennium Bridge south - panorama dusk

Fig 3.45 Stamford Street - junction with Rennie Street

Fig 3.46 Upper Ground


clarkes

4. Design Development

4. Design Development
4.1 Overview

4.1.1
PLP Architecture was appointed to prepare these proposals in May 2017.

4.1.2
The consented proposal for Ludgate House and Sampson House (application reference 12/AP/3940) was approved in March 2014 and implemented between October and December 2016. The planning permission included six buildings on the Sampson House site. The changes implemented in the current proposal include the removal of a low-rise office building on Hopton street and the modified massing and increased height of the three high-rise residential buildings. These changes improve upon the ground connectivity, the public space, the skyline, and the brief presented in the previous consent. The addition of a hotel makes SH5 the centrepiece of the site and lends itself to a unique architectural expression.

4.1.3
The brief seeks a proposal for a residential-led development incorporating a mix of uses that will maximise the potential of the site and support the viability of the overall development. The proposed scheme is required to provide flexibility in terms of layout and spatial organization with a vibrant mix of uses. At the ground plane the scheme will facilitate connectivity through the site whilst in the townscape the proposal will contribute to the formation of the emerging high-rise cluster.

4.1.4
Throughout the design evolution, the design team has been involved in a series of meetings with officers at the London Borough of Southwark. Consultation meetings have been held with the Greater London Authority, the City of London, and the Borough of Lambeth.

4.1.5
Additionally, two public exhibitions and numerous consultation meetings with local resident and community groups have been very useful in highlighting local issues and aspirations for the future of the neighbourhood. These issues have been taken into consideration throughout the development of the proposal. Details of this can be found in the Kanda report, 'Statement of Community Involvement' which forms part of this planning application.

4.1.6
Similarly, throughout this extensive consultation process, a series of design aims as well as various site constraints and opportunities became important factors in shaping the final massing and architectural definition. The following pages document these factors along with their impact on the evolution of the proposal.

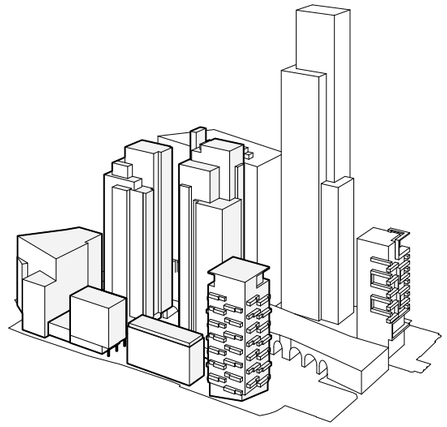


Fig 4.1 Consented Scheme (12/AP/3940)

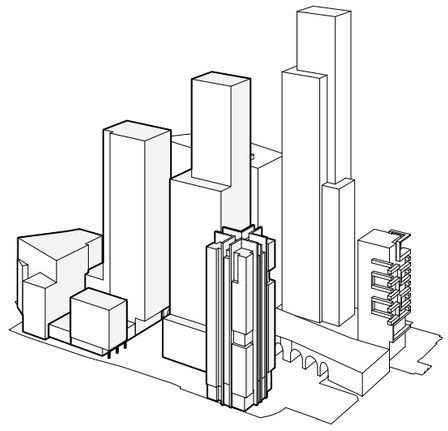


Fig 4.2 Presented Scheme (29th August 2017)

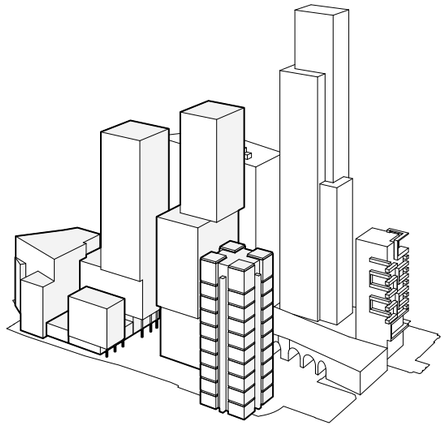


Fig 4.3 Design Discussion (7th Dec 2017)

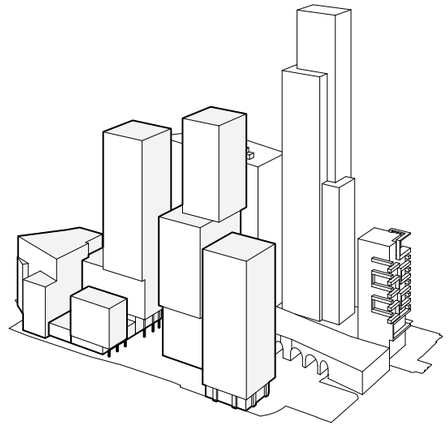


Fig 4.4 Pre Application Meeting (18th January 2017)

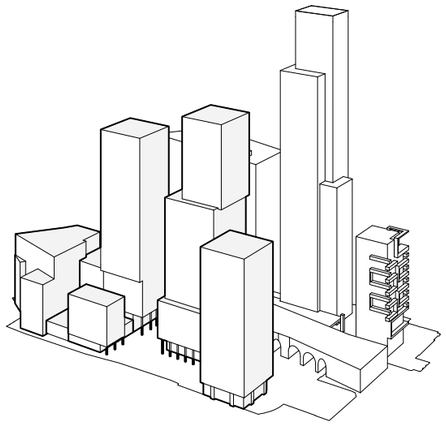


Fig 4.5 Pre Application Meeting (22 February 2018)

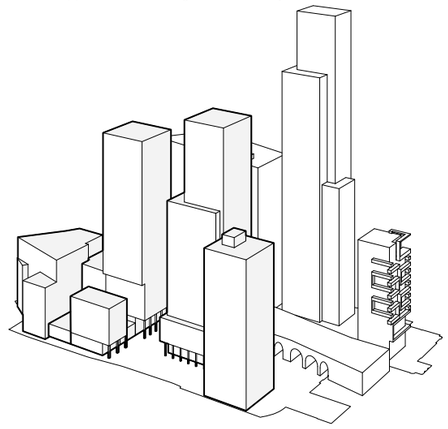


Fig 4.6 Proposed Scheme

4.2.1
Three main design aims drive the principal massing and layout strategies throughout the evolution of the masterplan: the ground condition, the incorporation of the brief and the legibility of the project in the skyline. The proposal improves upon the previous consent in these three areas.

4.2.2
THE GROUND
At ground level, the Proposed Development will transform the site from a largely impenetrable block into an area that will facilitate connectivity through the site, developing a permeable ground plane with active frontages and creating appropriately sized and placed public spaces. Through the creation of two new open spaces, a central plaza and a garden along Hopton street, the site becomes a new destination for the public.

4.2.3
THE BRIEF
The project aims to introduce a viable and sustainable mix of uses on the site comprising high quality residential, including on site affordable housing, a five star hotel including functions, employment, retail, cultural uses and incorporating residential amenities and outdoor spaces. The project will deliver a sustainable environment targeting BREEAM Excellent for the office and hotel buildings.

4.2.4
THE SKY
In the sky, the proposal in Sampson House site will support the consented Ludgate House site buildings to contribute to the formation of the emerging high-rise cluster. The Proposed Development will be legible in the sky as a cohesive cluster comprising buildings simple in form yet iconic and recognisable. The building heights contribute to the overall legibility of the cluster as well as an improved setting for Tate Modern.

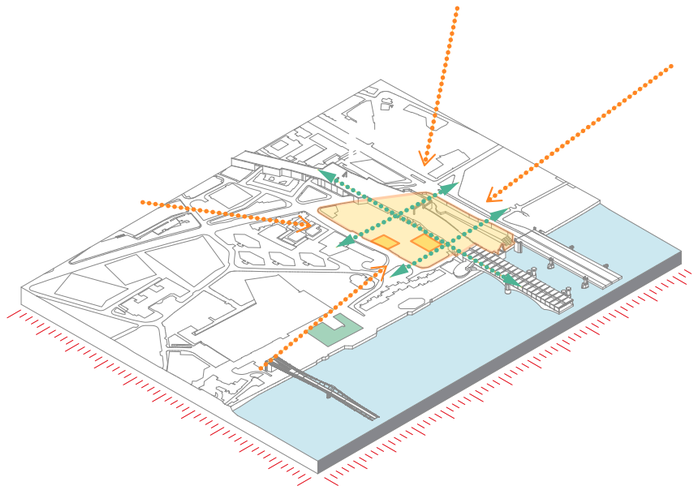


Fig 4.7 Ground connectivity through the site

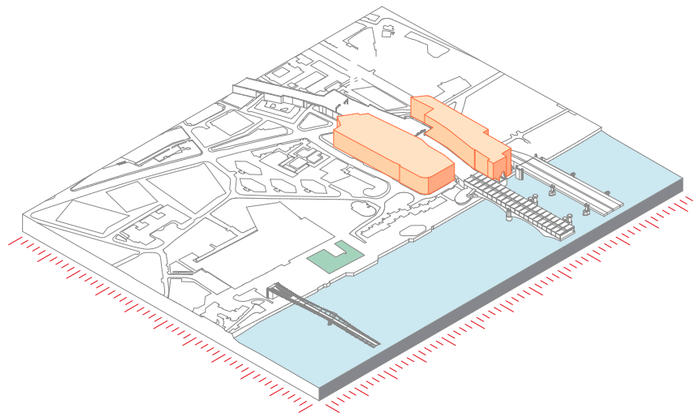


Fig 4.8 Quantum of area required by the brief and expressed as an extrusion of the site

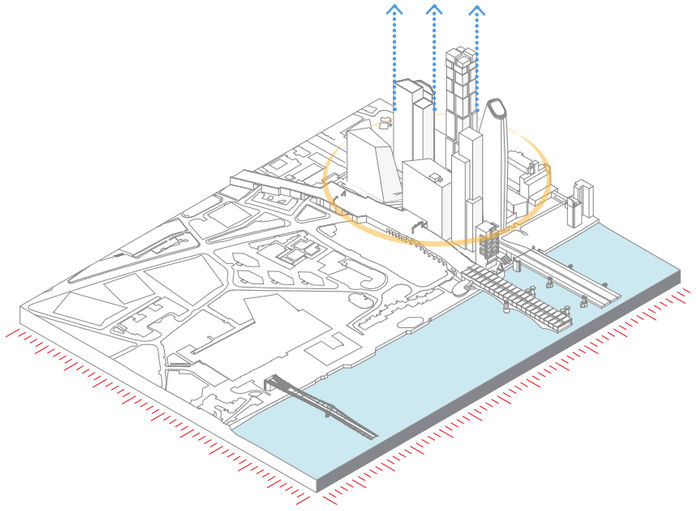


Fig 4.9 The emerging urban cluster

4.3.1
The combination of the existing Sampson House and former Ludgate House together with the viaduct form a large urban block, much bigger than the typical surrounding urban grain. This forms a barrier to East-West pedestrian movement and creates a difficult and unintuitive urban context in terms of access in an area where public movement is compounded by tourism and urban density. Within such a context, adequate access to the newly built Blackfriars South Station is also a concern.

4.3.2
At street level the existing buildings do not make a positive contribution to the quality of the public realm. Hopton Street on the Sampson House side is defined by blank frontages whereas Blackfriars, Stamford and Southwark Streets are dominated by vehicular traffic. The section of riverside walk between Blackfriars Bridge and Railway bridge is one of the most contorted and pinched sections in an otherwise rewarding riverside walk resulting in a difficult pedestrian experience at this location.

4.3.3
Adjacent to the site to the west, Upper Ground is defined by unconsolidated edges and backs of buildings. To the east, Falcon Point introduces level changes and planting which make pedestrian movement illegible and constrained. As a result, there is currently very little transfer of movement between the river and the areas immediately inland of it.

4.3.4
We propose to reconnect the eastern and western sides of the viaduct, portions of the city that have been separated by rail infrastructure for more than 150 years. By breaking the block on the Ludgate site and widening the opening underneath the viaduct, a direct conduit is formed that extends Upper Ground towards the front garden of the Tate Modern.

4.3.5
Similarly, the River Walk, which currently is hindered by the existing Ludgate development, will be widened and connected to the newly created station entrance.

4.3.6
Towards the south of the site, another east-west route will extend Stamford Street eastward through the arches, connecting it to Hopton Street.

4.3.7
North South connections are also very important. On the Sampson site we propose the formation of a large public square bringing together routes from the south along the arches and Hopton Street and creating a significant public space and point of arrival for the station. A public pathway along the east edge of the viaduct will connect the North-South axis of the site through various open spaces.

Fig 4.10 The large urban block of the existing condition

Fig 4.11 Poor public realm in the existing condition

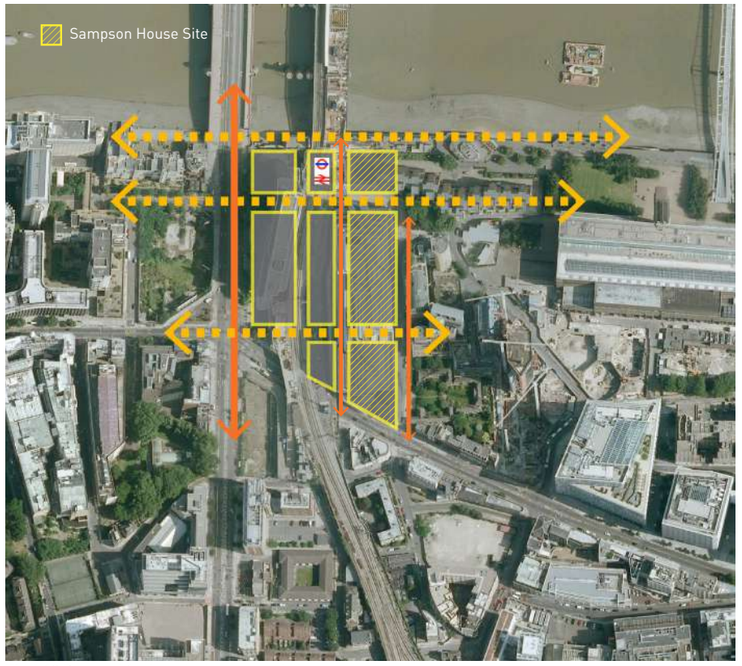


Fig 4.12 Proposal for introducing permeability

4.4.1
The principal driver for the brief is to deliver a viable and sustainable residential-led mix-use scheme. The project will deliver 341 homes including affordable housing onsite, a hotel with 126 guestrooms, over 8,453 m² (GEA) of office space along with provision for cultural, retail and amenity spaces. The presence of a hotel will contribute to job creation and will provide an architectural centrepiece for the site.

4.4.2
An additional requirement of the brief is to allow for a flexible and phase-able spatial and programmatic organisation that reconciles requirements both in terms of built area as well as enabling a generous provision of public realm.

4.4.3
When applied to the context of the Proposed Development these requirements result in a massing strategy that incorporates several slender buildings of various heights with a proportionally even distribution of area across both sites.

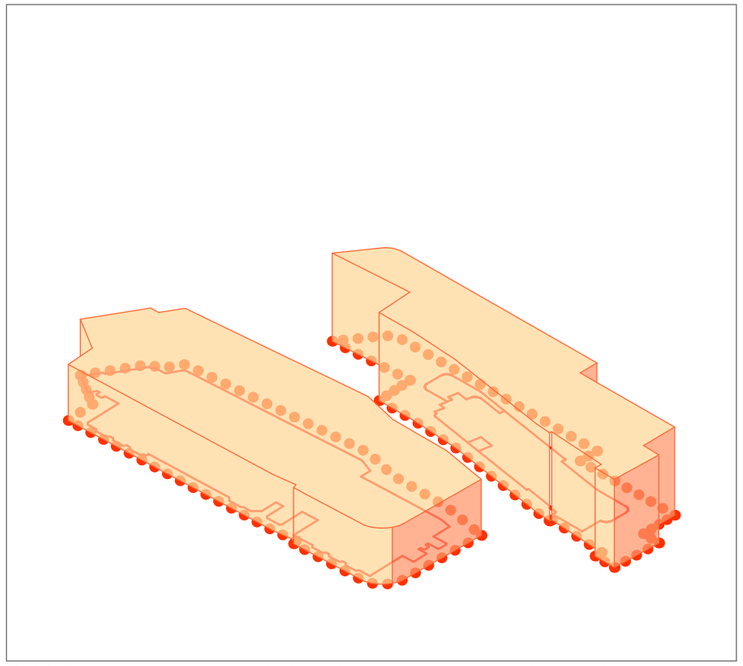


Fig 4.13 The quantum of area required by the brief and expressed as an extrusion of the site

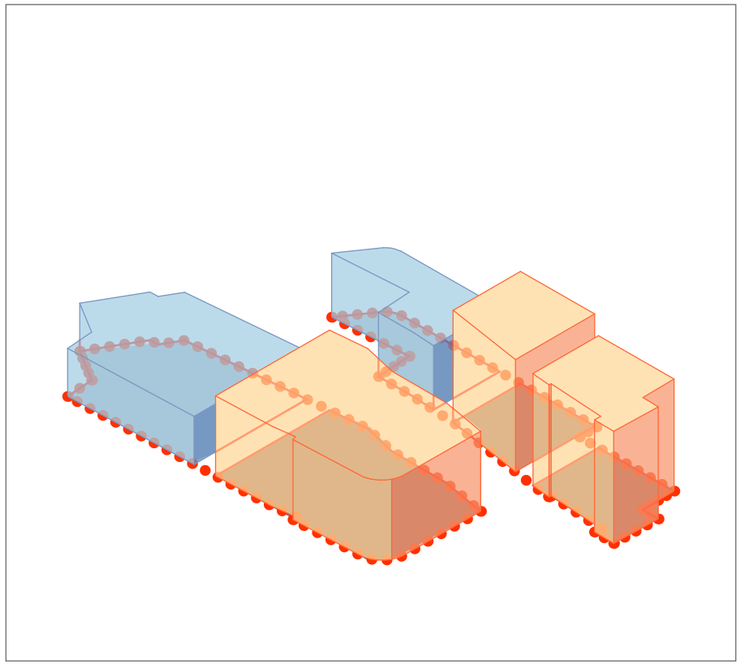


Fig 4.14 The brief's area quantum split to accommodate routes through the site

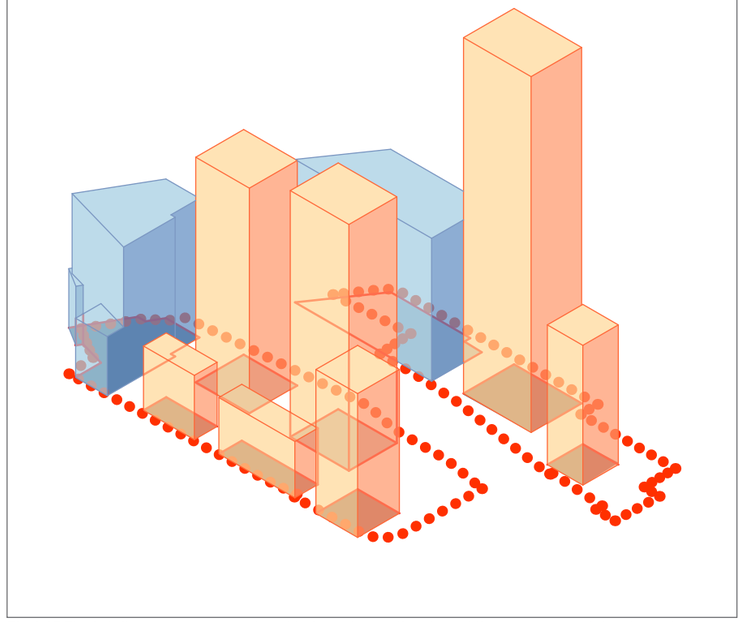


Fig 4.15 The brief's area quantum reduced in footprint to allow for public spaces around the site and expressed as a series of buildings of various heights and footprints

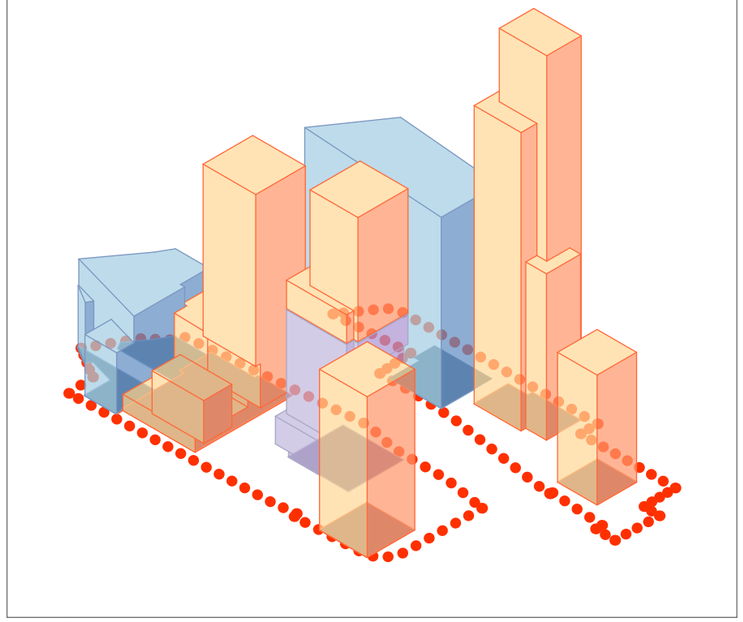


Fig 4.16 The removal of a low-rise office building along Hopton street and the increased height of SH4, SH5 and SH7 open up the ground level to more public space and better pedestrian connectivity. The new heights of the development still provide a transition between the emerging cluster to the west, including the consented LH2, and the lower-rise area around Tate Modern to the east.

4.5.1
The immediate vicinity of the site is an area undergoing a profound urban transformation. Several buildings of significant height have received planning approval in recent years and their implementation will have the effect of forming a cluster at the northern end of Blackfriars Road. The Proposed Development aims to integrate within this cluster and to further give it definition in the wider context. Of primary importance is the contribution these tall buildings, including the Proposed Development, will make to the setting of the Tate Modern within a clearly defined 'urban room.' Equally important is the contribution the Proposed Development will make to the formation of a legible gateway into Southwark, by providing a strong marker at the southern bridgehead along the Blackfriars Road approach. The site will be legible in the sky as a formally cohesive development comprised of individual buildings that are simple, yet iconic and recognisable.

4.5.2
The massing and orientations of the buildings within the Proposed Development will also allow for a more meaningful integration of the consented cluster within the finer urban grain of the surrounding neighbourhood. Such transition would strengthen the role of One Blackfriars tower within the cluster whilst providing a transition in scale to the lower buildings within the surrounding context.

4.5.3
The heights of the buildings within the Proposed Development decrease towards Hopton Street creating a dishing effect together with the Neo-Bankside buildings to the East and setting up a transition from the towers lining Blackfriars Road to the quiet low-rise buildings fronting Hopton Street

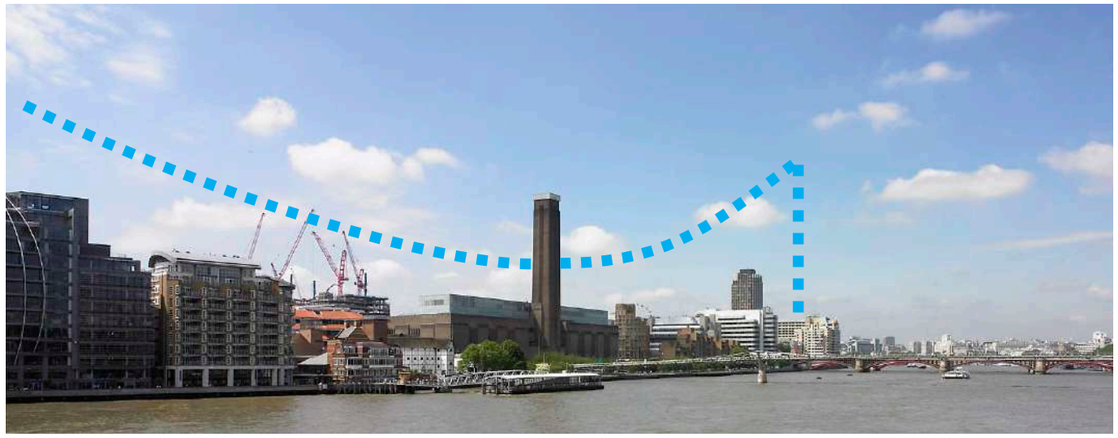


Fig 4.17 Creating a skyline along southbank - an 'Urban Room' around the Tate Modern

Fig 4.18 Bridging the exisiting gap

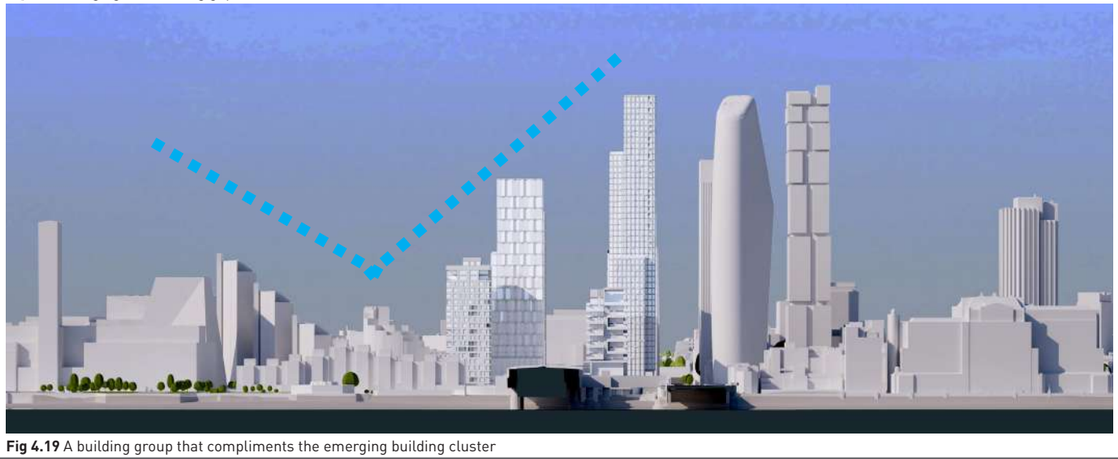


Fig 4.19 A building group that compliments the emerging building cluster

4.6.1
The constraints affecting the formation of the scheme fall into the following three categories:

- Physical Constraints;
- Daylight and Sunlight; and
- LBS/GLA Policy and SPG

4.6.2
The diagrams on this page and overleaf show the effects the constraints have on the massing.

4.6.3
Throughout the pre-planning consultation period a number of key site-specific agendas were considered in the development of the design. These include:

- An appropriate scale of the buildings on the Sampson House sites, in keeping with their river front location and with similar heights to the other riverfront buildings;
- The consideration of key views from several vantage points around the site including Blackfriars Bridge, Southwark Bridge and Millenium Bridge;
- An urban setting considering an appropriate level of proximity between buildings;
- A civic square at the northern end of the Sampson House site;
- The provision of space for cultural and art uses;
- Enhancing the pedestrian connectivity of the site; and
- The need for phased implementation

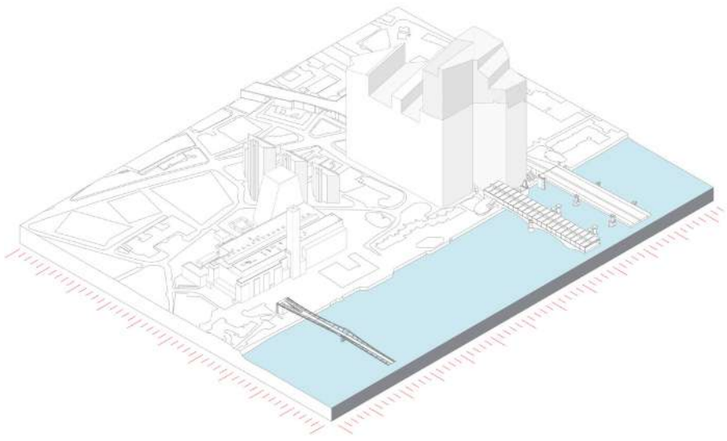


Fig 4.20 Envelope invisible from St James' Park View

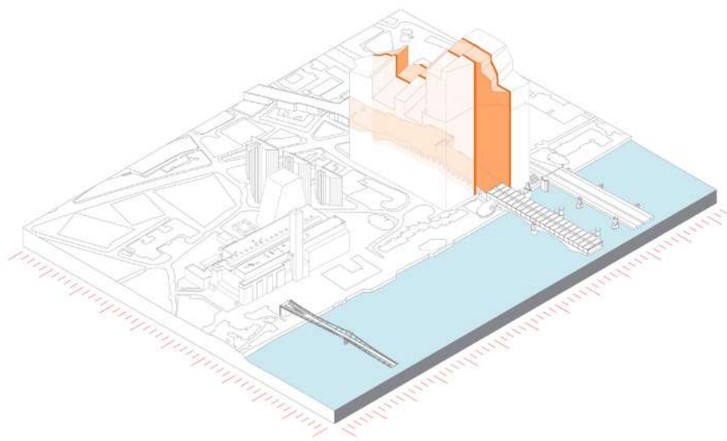


Fig 4.21 A clear zone must be maintained above and around the Rail Viaduct

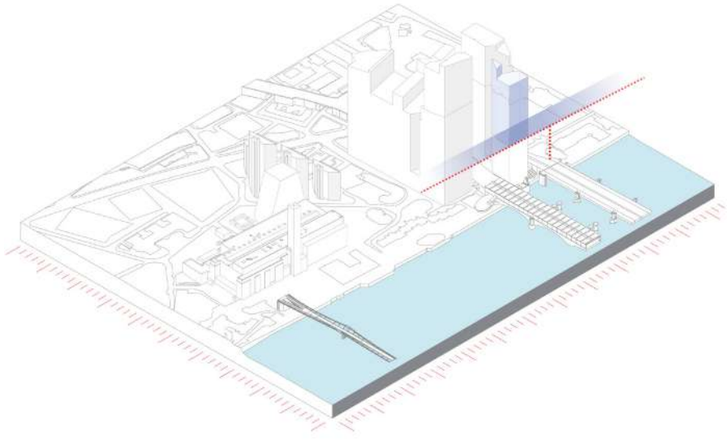


Fig 4.22 The buildings at the north end of the site must be commensurate with other river front buildings on the South Bank.

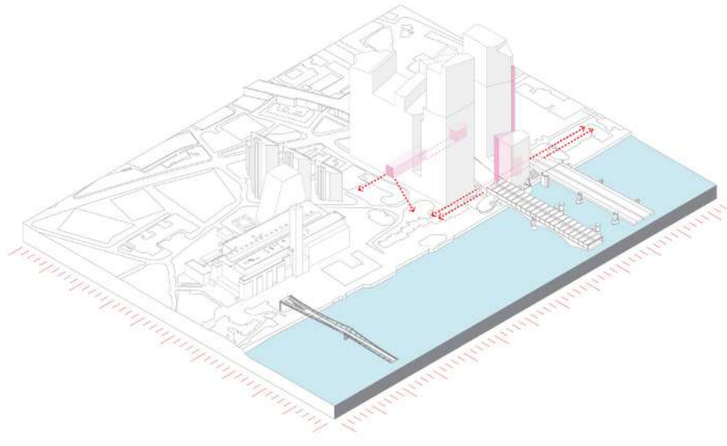


Fig 4.23 East-west connections should be created through the site

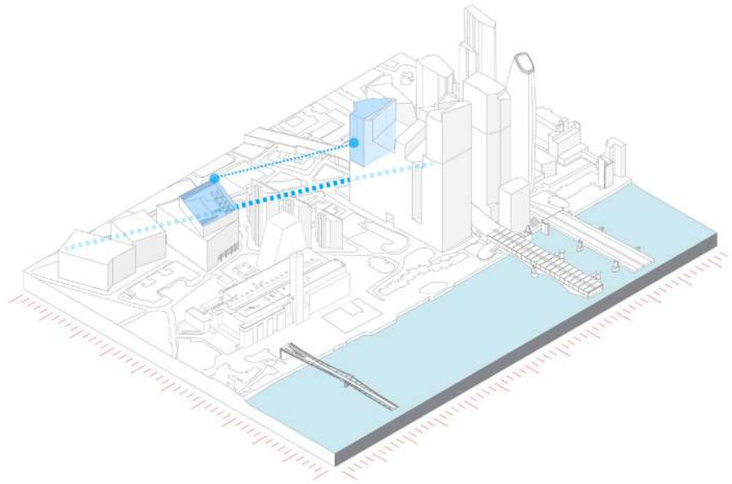


Fig 4.24 The southern Sampson House building along Southwark Street must be of similar scale with the existing commercial developments on Southwark Street.

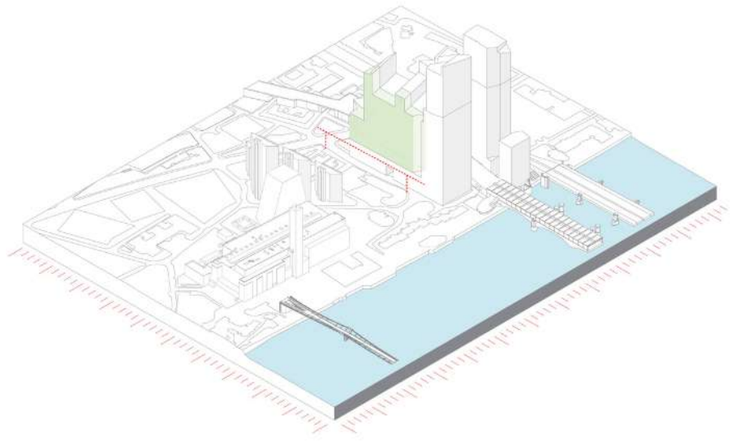


Fig 4.25 Buildings lining Hopton street must be of an appropriate scale in keeping with the existing context.

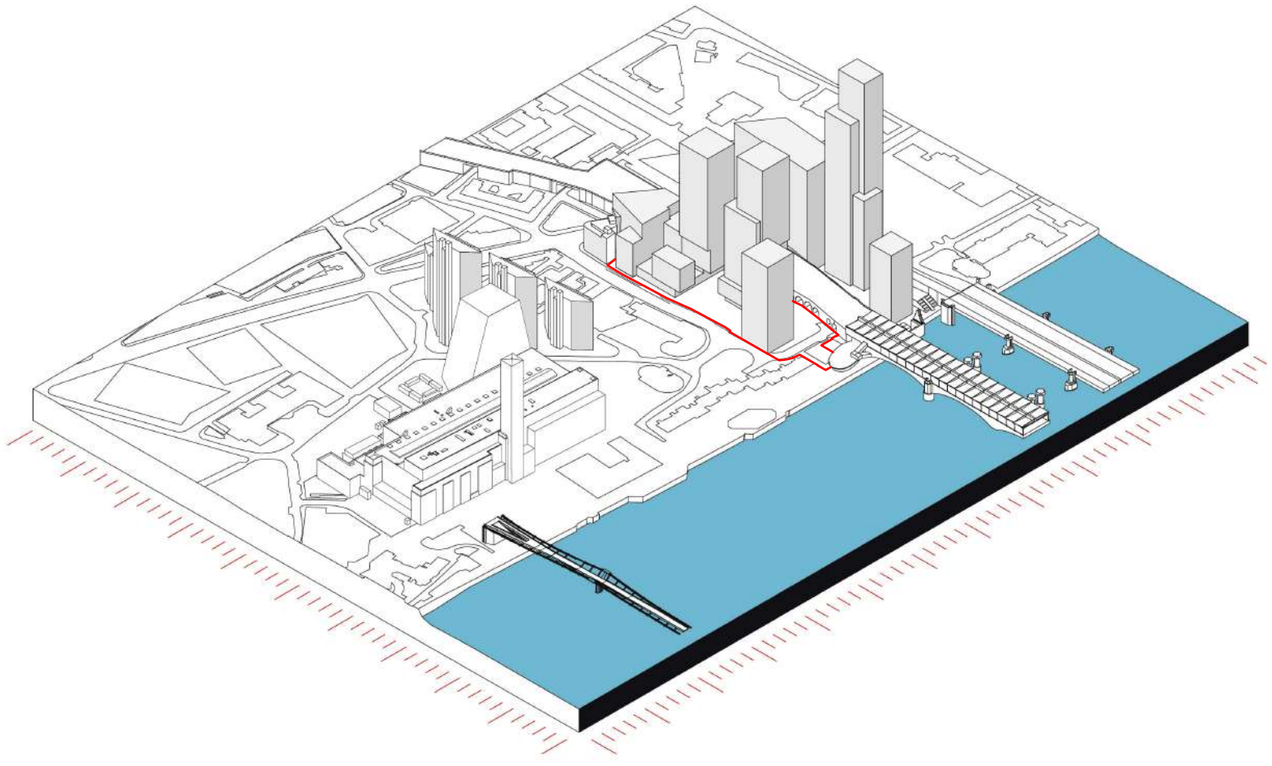
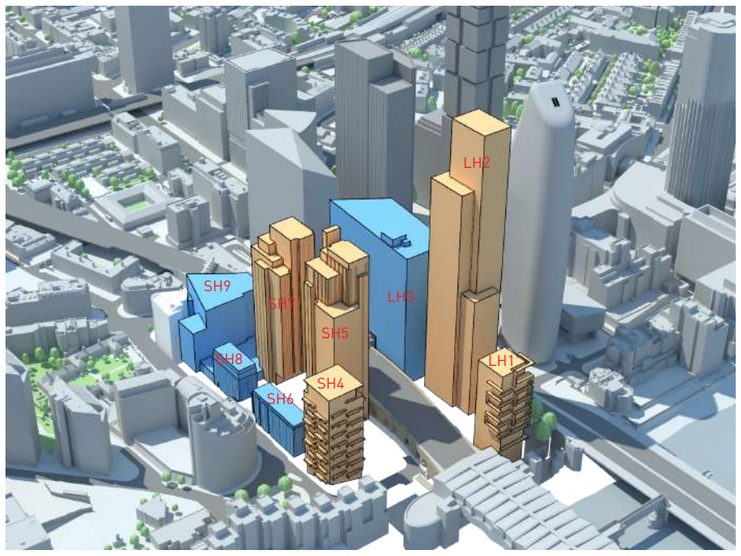


Fig 4.26 A resultant massing adhering to these constraints.

Sampson House Application Boundary



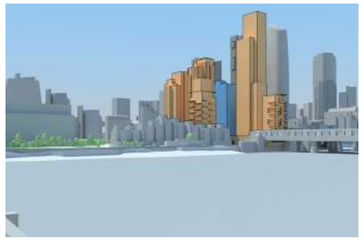
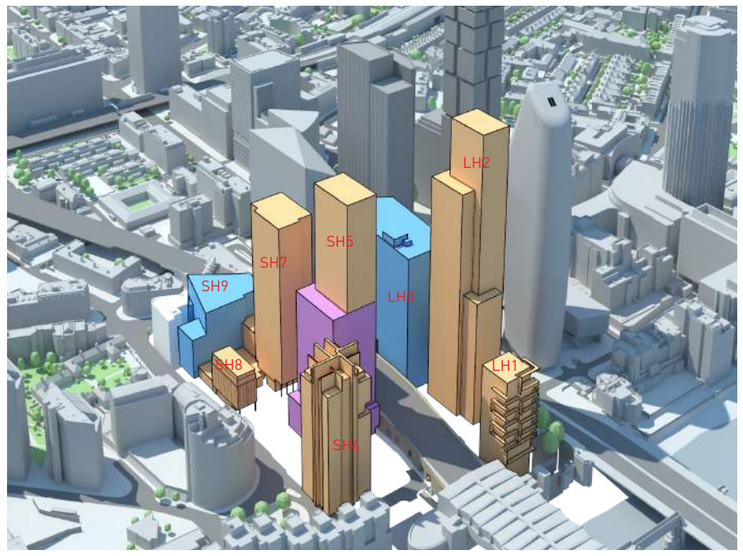


Fig 4.27
2 June 2017

- Rebalancing office between LH3 and SH9
- LH3 becomes a larger institutional building
- SH9 becomes a smaller SME type office



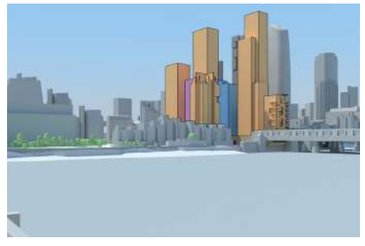
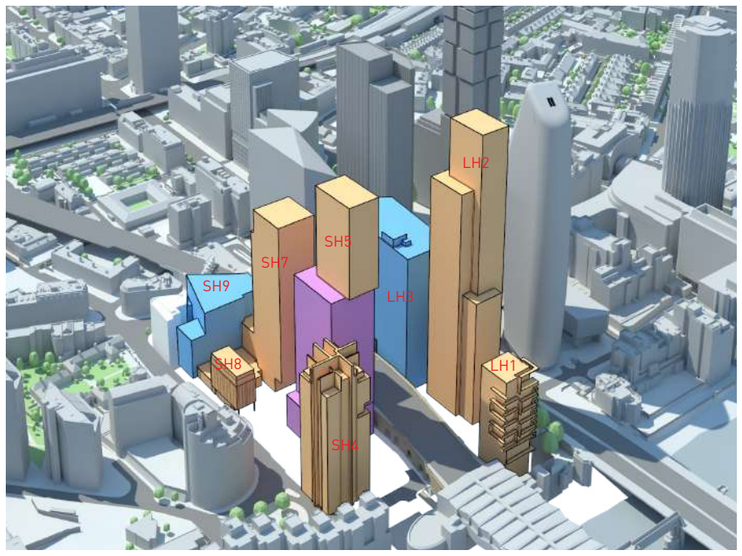


Fig 4.28
29 August 2017

- A Cultural use is added in the northern end of the site, near Blackfriars station
- SH5 massing is changed to accommodate a Hotel use in the lower massing and residential use in the upper massing, with the three-part massing reflecting the changed programme
- SH5 upper massing is developed to create a permeable view from the East
- SH6 is removed to create a public space lining Hopton Street
- SH7 massing is simplified with a low-rise element added along the North-South orientation



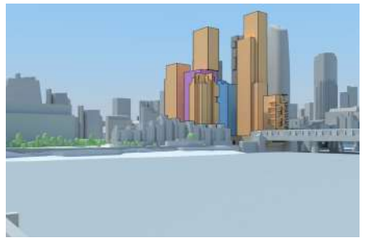
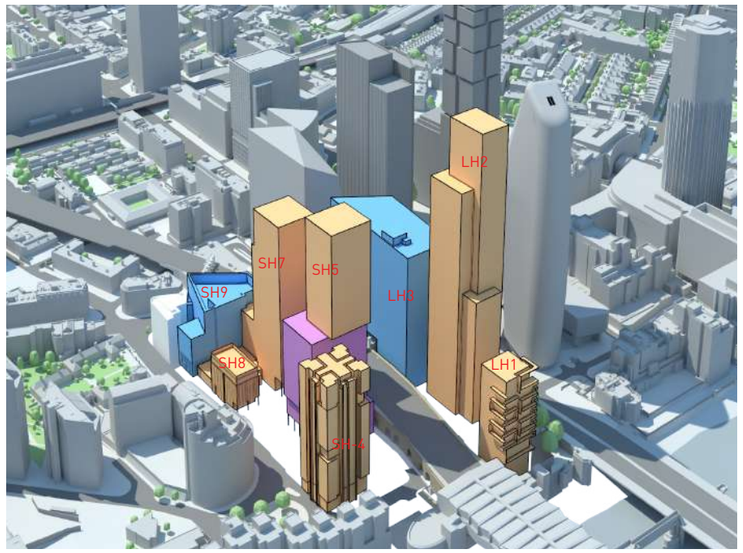


Fig 4.29
22 November 2017

- SH5 upper massing is shifted to keep views through the site unobstructed
- SH7 upper massing is streamlined to formally relate it to LH2 and SH5



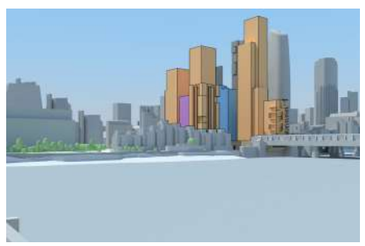
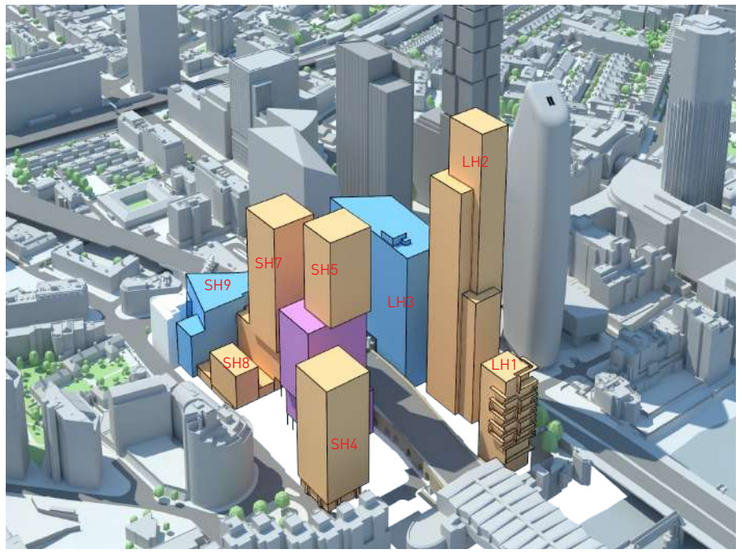


Fig 4.30
7 December 2017

- SH4 massing becomes more simplified to continue the cuboid massing language
- SH5 height is reduced by 16.1m
- In SH5, the hotel massing is reduced in the North-South direction to increase the visual gap from the Millennium Bridge view



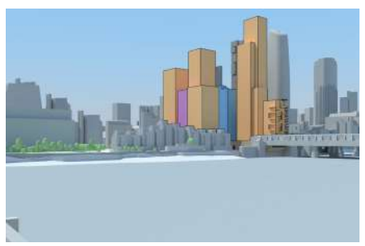
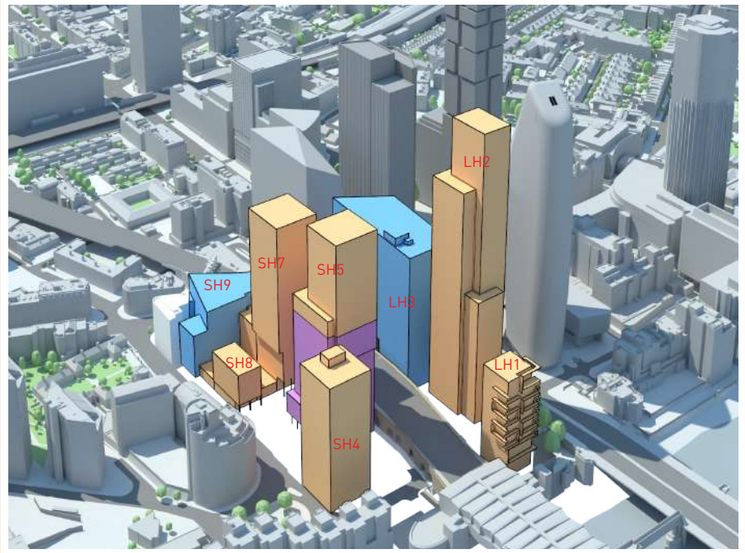


Fig 4.31
18 January 2018

- SH4 massing is further simplified
- SH5 height is reduced by 3.2m, with the massing still expressing 3 different volumes
- SH7 massing is developed using a massing language more similar to SH5



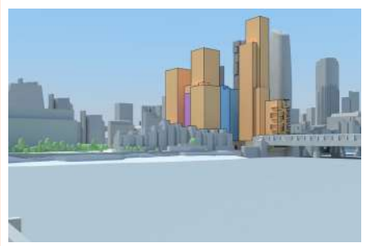


Fig 4.32
12 April 2018

- a roof terrace amenity space is added to SH4
- The volumes of SH5 become interlocked to unify the expression of the building. This gives the building a more slender massing and creates a gap from the Blackfriars Bridge view

4.7.1
The Proposed Development comprises of five buildings on the Sampson House site. Sampson House 4, 7 and 8 are residential buildings, Sampson House 5 contains both residential and a hotel, and Sampson House 9 is a commercial building. The new cultural square provides a civic space at ground level and basement level for cultural programmes. Additionally, large retail use is proposed on each building's ground level.

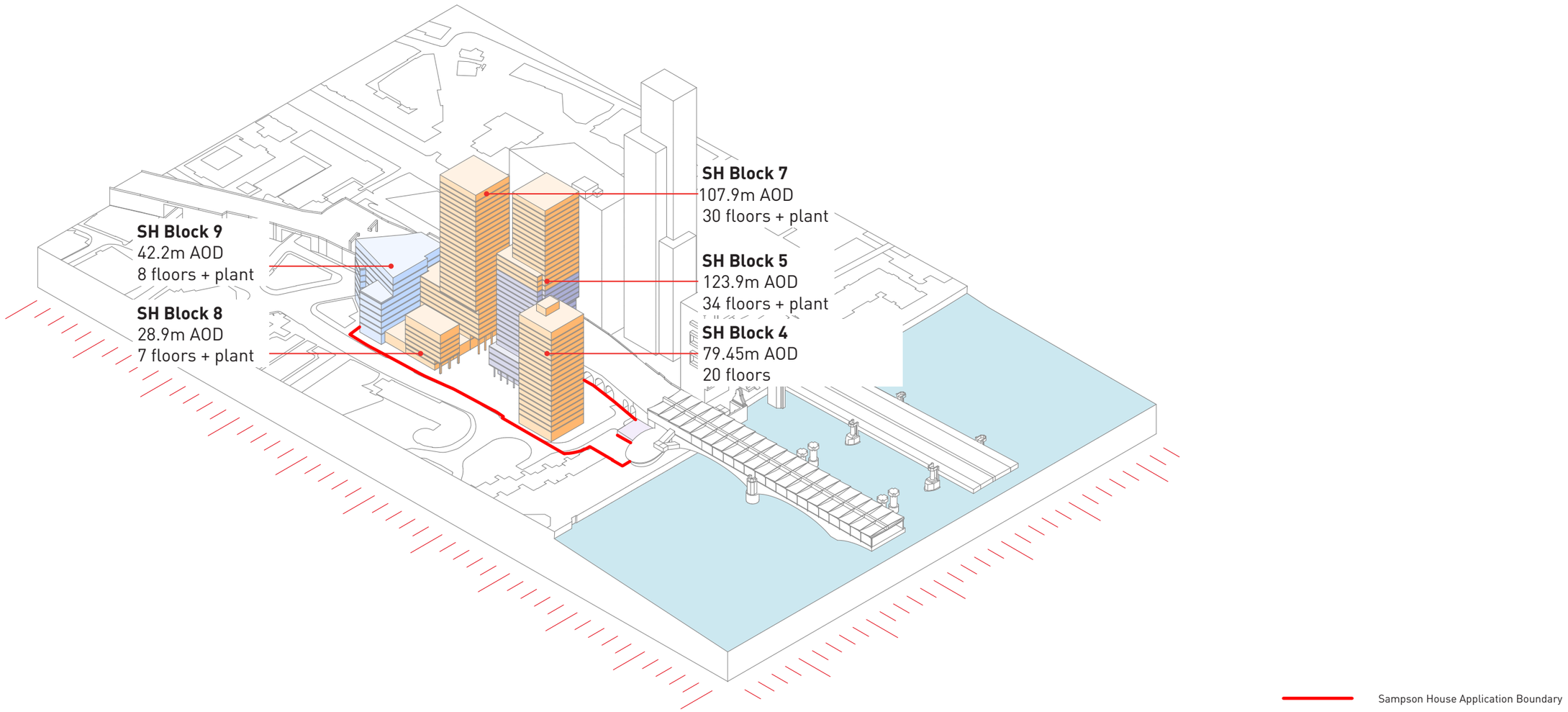


Fig 4.33 The Proposal on the Sampson House Site

Fig 4.34 The Proposed Development

5. The Masterplan

5. The Masterplan
5.1 Connectivity

5.1.1
To address the design aim of connectivity, the Proposal transforms the existing large urban block into a finer urban grain, providing a series of new and improved connections across the site. These new pedestrian links are placed strategically to enhance local permeability and re-engage the neighbourhood with the river front.

5.1.2
The Development retains two public routes connecting eastern and western sides of the viaduct (1), portions of the city that have been separated by rail infrastructure for over 150 years. These links through the railway arches enable the scheme to tie into the surrounding route network and facilitate natural pedestrian movement patterns. Along these routes, retail will activate the space and foster a connection to Southwark St.

5.1.3
At the intersection with the Upper Ground east-west route, a large public space brings together routes from the south and creates a 'Cultural Square' (2). This open space will create a connection from the riverside which is wide enough to allow views into the Development from as far away on the riverside walk as possible.

5.1.4
The Development will provide a new pedestrian route along the eastern edge of the viaduct, linking Southwark Street and The Low Line with the Station and the River Walk (3).

5.1.5
Through Hopton Yard, the open space between SH5 and SH7 (4), and the new Hopton Garden (5) along Hopton Street (6), the Site becomes more connected to the Tate Modern campus.

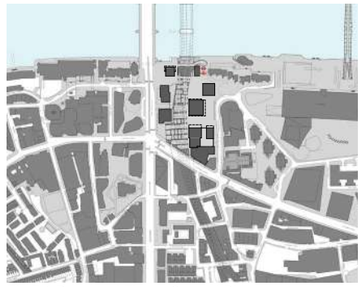


Fig 5.1 Proposed Figure Ground Plan

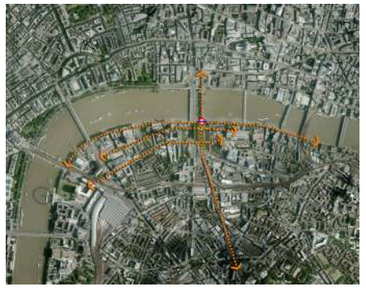


Fig 5.2 Connection to the Wider Neighbourhood

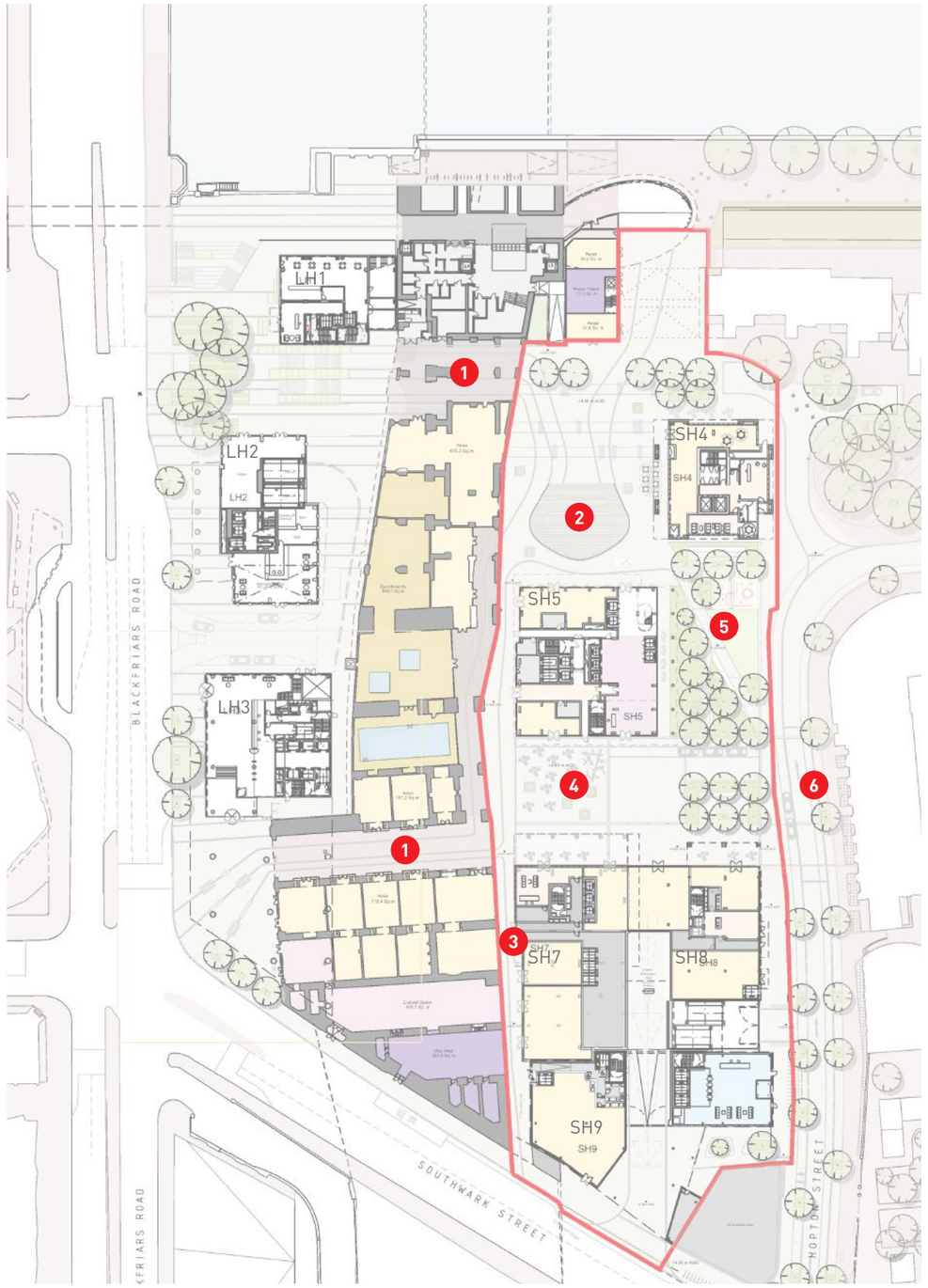


Fig 5.3 Proposed Permeability through the Site

5.1.6
The Development proposes a large cultural square at the northern end of the Sampson House site, at the confluence of several key routes through the Site.

5.1.7
This public space is directly linked to the proposed east-west route from Upper Ground to the Tate Modern, sits in close proximity to the Blackfriars Station southern entrance and provides access to the Viaduct colonnade, to Hopton Street and Falcon Piazza beyond.

5.1.8
The new cultural square will allow pedestrians and commuters to converge into a public space where they may pause and reorient, a space that will give coherence to the experience of this important gateway into Southwark. The cultural square will be activated by retail in the proposed buildings and within the viaduct arches.

5.1.9
The proposed Cultural Square is strategically located in proximity to the Blackfriars Station exit and allows for direct access from the station and the River walk.

5.1.10
By careful positioning of the surrounding buildings, the Cultural Square may offer views to St Paul's Cathedral and towards the Turbine Hall entry ramp on the western side of the Tate Modern.

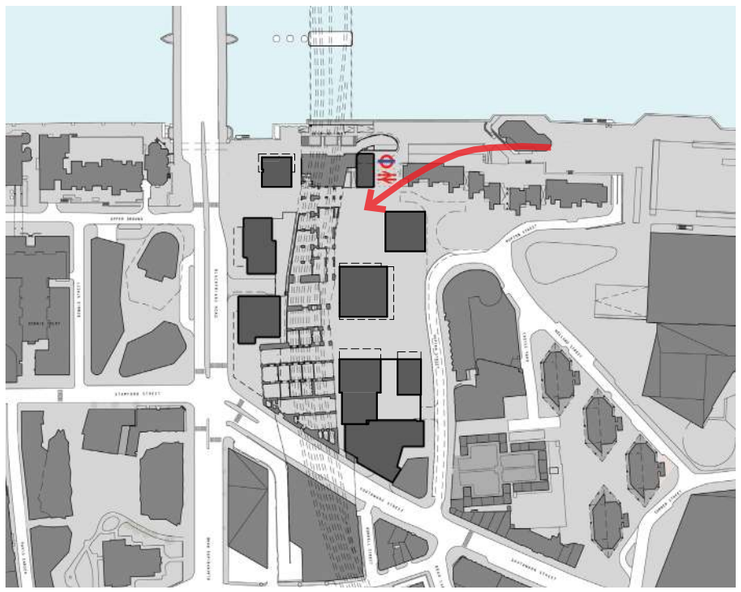


Fig 5.4 Key Plan showing access to Cultural Square

Fig 5.5 Existing View looking West from Hopton Street (Northern end).

Fig 5.6 Northern view across Cultural Square.

5.1.11
The Development proposes Hopton Yard, an open public space located between buildings SH5 and SH7 to align with the new East-West route through the viaduct and further enhance connectivity across the site, forming a gateway to the Tate cultural quarter.

5.1.12
This open space will draw the public into the centre of the site and connect pedestrian flow through the fabric of the viaduct and towards Hopton Street. This space also contributes to the activation of the arches and the North-South route along the viaduct.

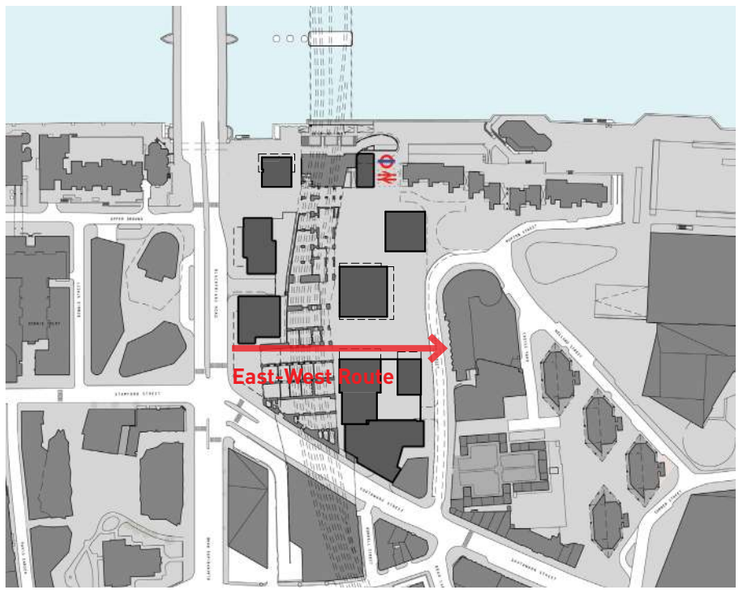


Fig 5.7 Key Plan showing east west connection

Fig 5.8 Existing view looking east from Stamford Sreet.

Fig 5.9 Proposed view from Southern public route through Arches looking East across Hopton Yard.

5.1.13
A new route, The Low Line, along the eastern side of the Viaduct connects Southwark Street to the Central Square, the Station and ultimately the River Walk, linking the two main east-west routes along the way.

5.1.14
The central part of The Low Line, between the southern public route through the viaduct and the Central Square, makes use of the viaduct fabric itself, forming an open colonnade and revealing the sculptural and volumetric qualities of the arches.

5.1.15
The southern portion of The Low Line, adjacent to SH9 and SH7, is accessed from Southwark Street via a newly created opening in the Viaduct wall.

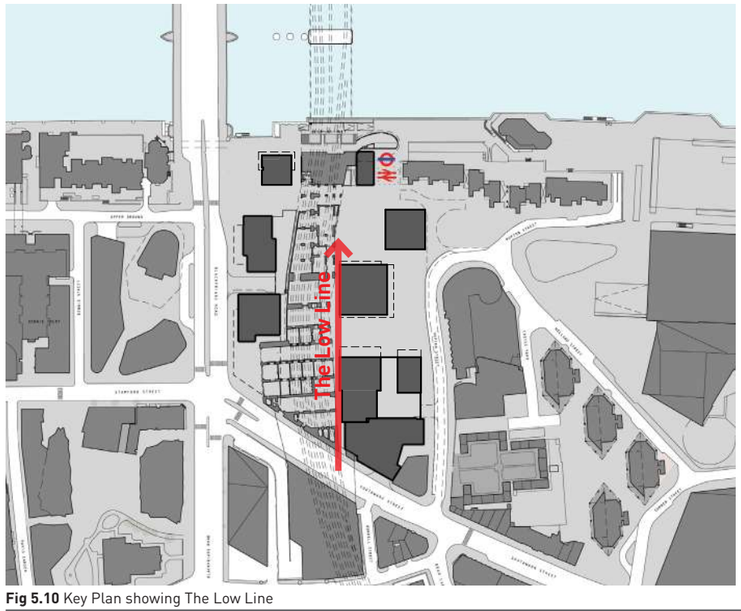


Fig 5.10 Key Plan showing The Low Line

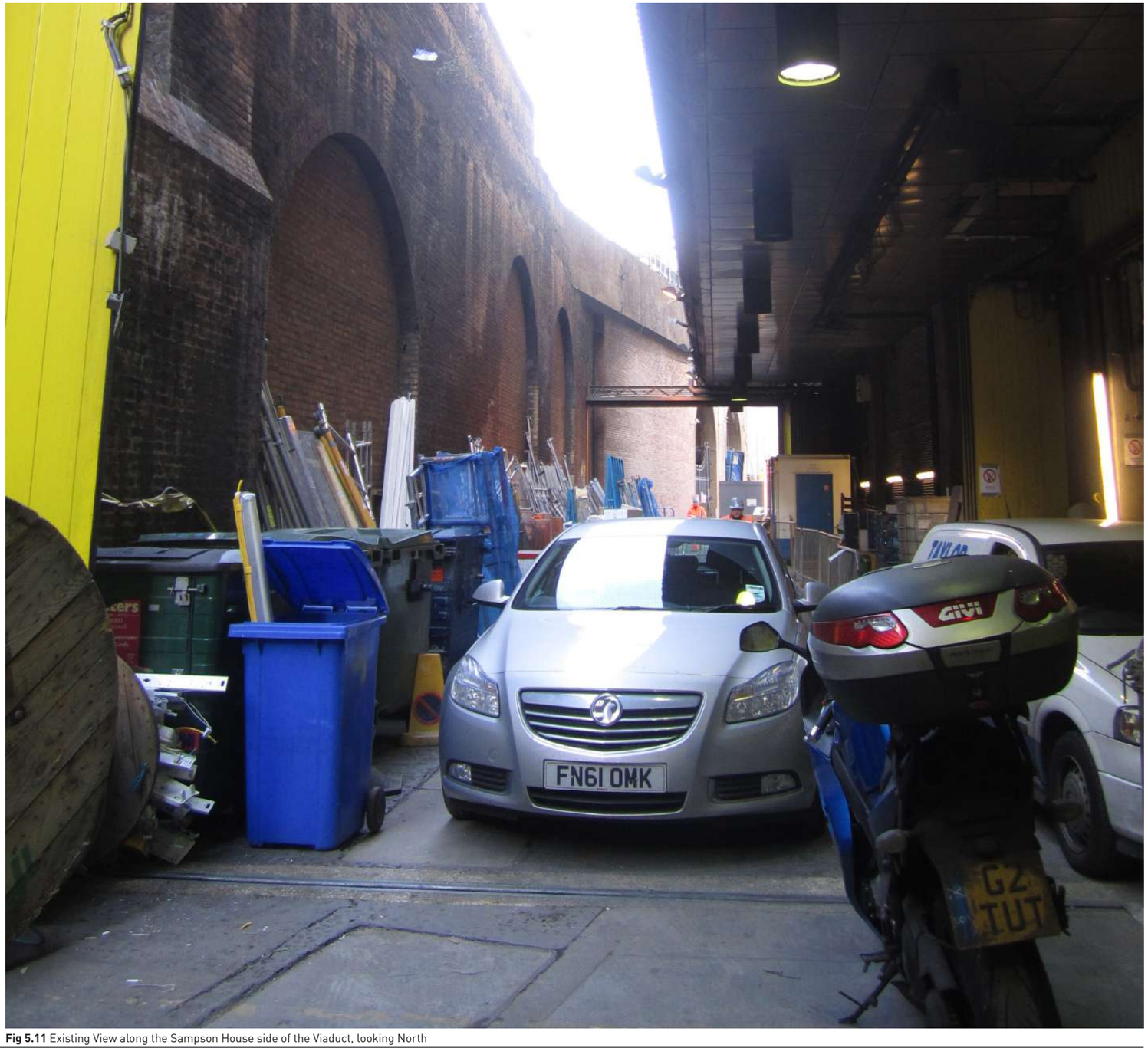


Fig 5.11 Existing View along the Sampson House side of the Viaduct, looking North

Fig 5.12 Proposed View along the Sampson side of the Arches, looking North.

5.1.16
The Development utilises a shift in building height to blend in with the scale of Hopton Street. The residential building SH8 and the portion of the office building SH9 that sits on this street will match the heights of the surrounding buildings.

5.1.17
The Development proposes an open public space along Hopton Street that activates the street for pedestrians and facilitates movement along the route to the Tate Modern.

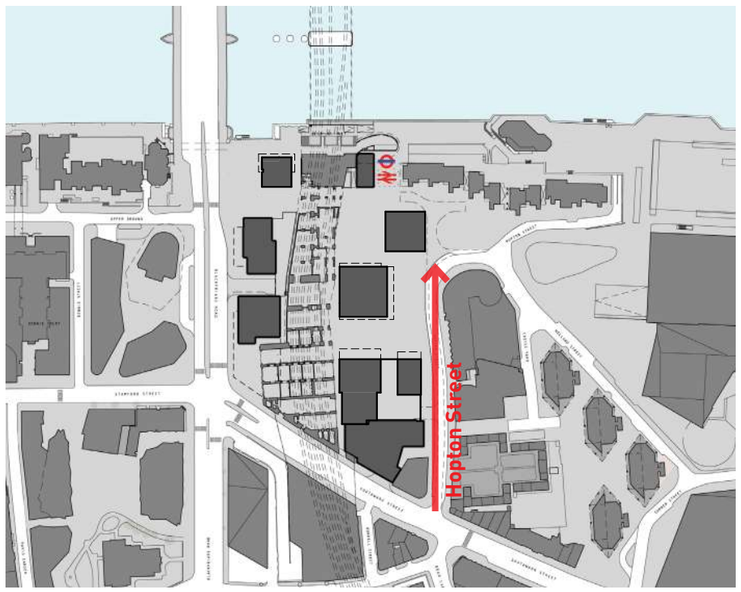


Fig 5.13 Key Plan showing Hopton Street

Fig 5.14 Existing View along Hopton Street, looking North

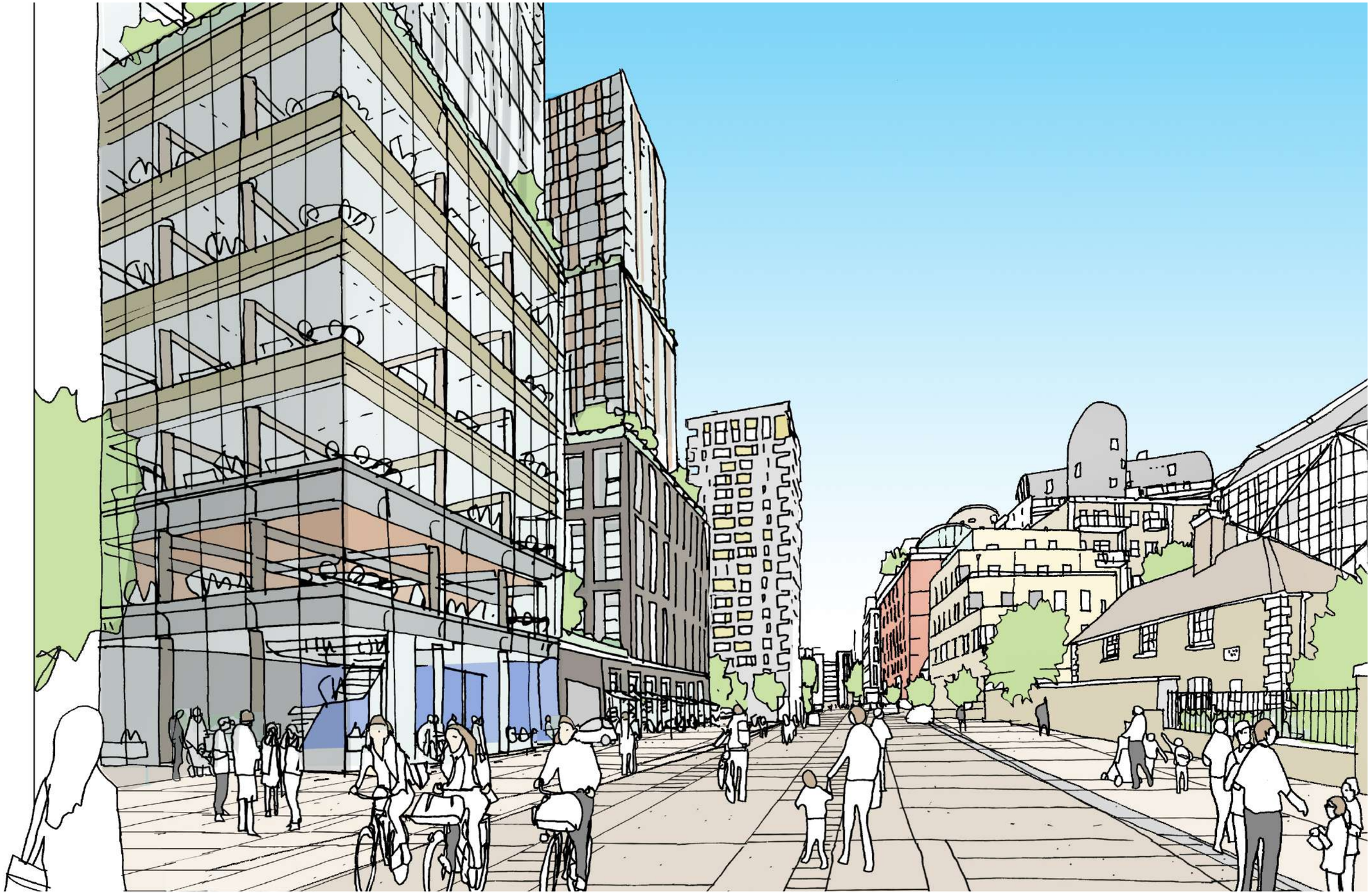


Fig 5.15 Proposed View along Hopton Street, looking North

5.2.1
The Proposed Development aims to create a mixed use residential, hotel use and office led masterplan balanced with active retail and public uses as well as a significant cultural offer.

5.2.2
The Sampson House Site accommodates five buildings of various sizes and heights. Residential and hotel buildings are positioned towards the north end of the site, closer to the river, whilst an office building lines the southern edge of the site closer to the existing nearby office developments along Southwark street.

5.2.3
A 20-storey residential building, SH4, fronts the Cultural Square to the west and the existing Flacon Point Piazza to the east. The ground floor accommodates retail spaces and a residential entrance.

5.2.4
SH5 is a 34-storey hotel and residential building. It forms the southern edge of the Cultural Square, providing active ground floor frontage. The hotel entrance faces south towards the hotel drop-off, and the residential lobby is accessed through both the south and west entrances.

5.2.5
SH7 has 30-storeys of residential housing. The ground floor of SH7 sets back on the north to provide space for the new east-west pedestrian route to Hopton Street. The remaining part of the ground accommodates the residential lobby and retail space.

5.2.6
Hopton Street is lined with one low-rise residential building SH8, which has 7 storeys. This block provides an important scale transition from the context buildings to the taller residential buildings SH5 and SH7, located further west.

5.2.7
SH9, an office building, occupies the southern part of the site, adjacent to the existing 144 Southwark Street building.

5.2.8
At ground level the proposed buildings accommodate entrances to the residential, hotel, and office uses above and provide spaces for retail uses that will animate the adjacent public realm.

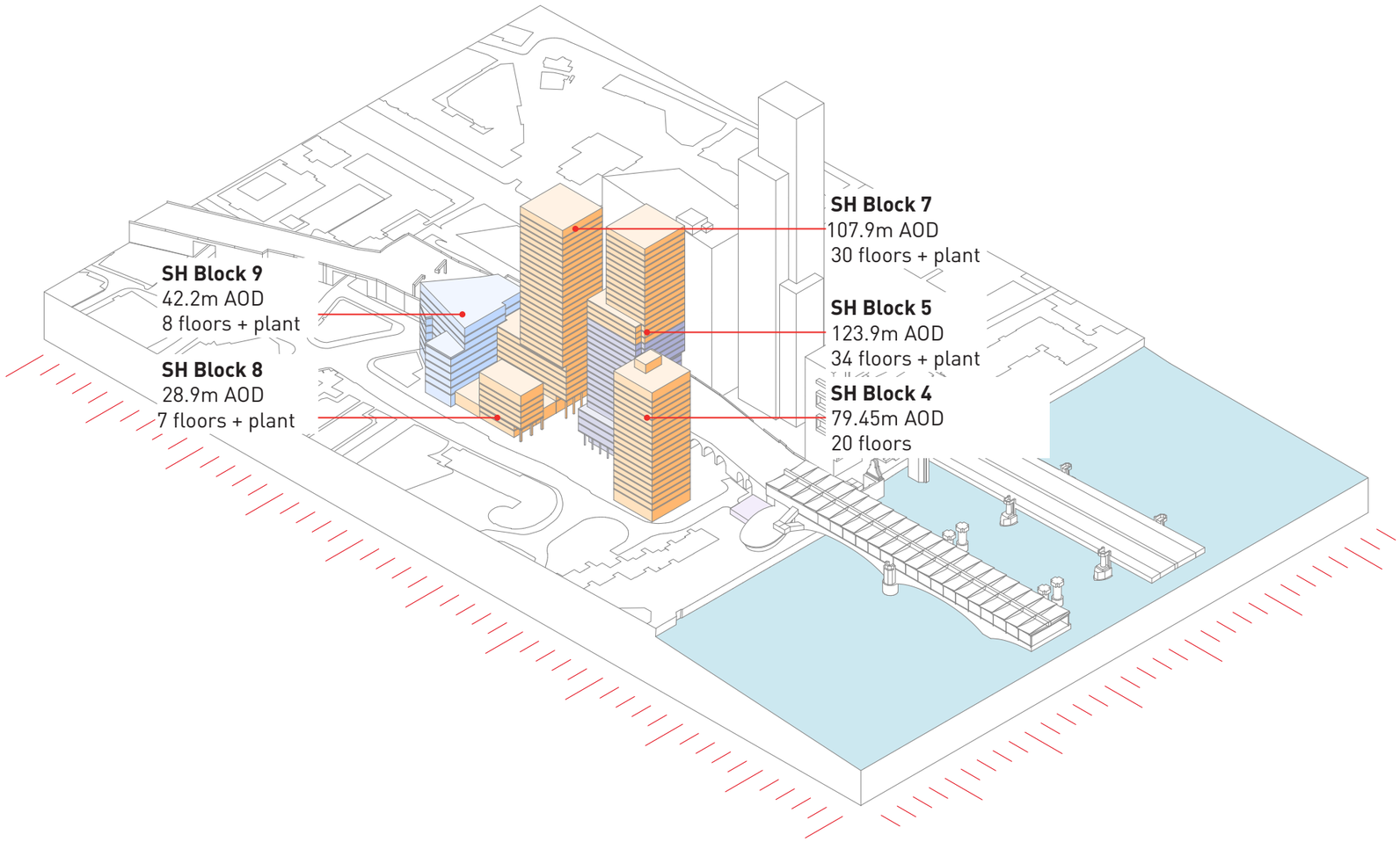


Fig 5.16 Proposed Land Use - Diagrammatic Axonometric View

5.2.9
The Development is located at a confluence of many types of uses in Southwark, including cultural, residential, and commercial spaces. The organization of the uses on the site responds to these surroundings.

5.2.10
Cultural space is placed along the riverfront, to connect the band of culture occurring along the river in Southwark. Office buildings are placed along Southwark Street, in cohesion with the more commercial surroundings of the southern end of the Site. Residential buildings fill in the centre of the Site, continuing the pattern of the context.

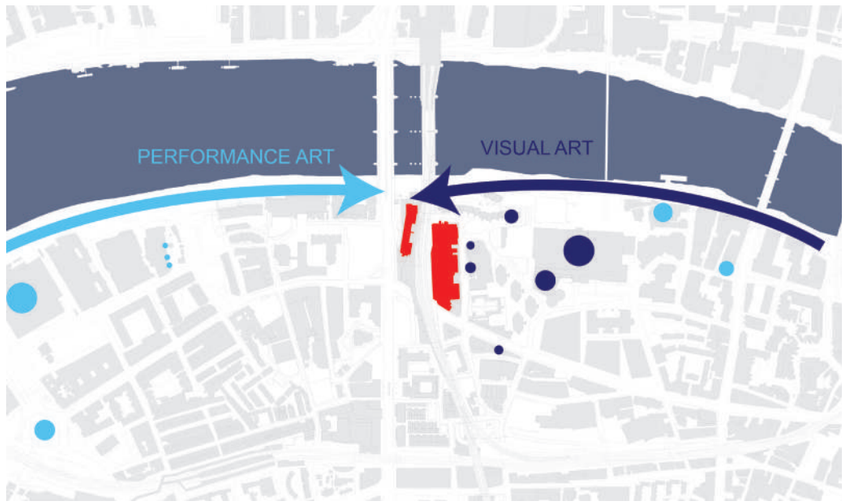


Fig 5.17 Diagram of Cultural Uses in surrounding areas

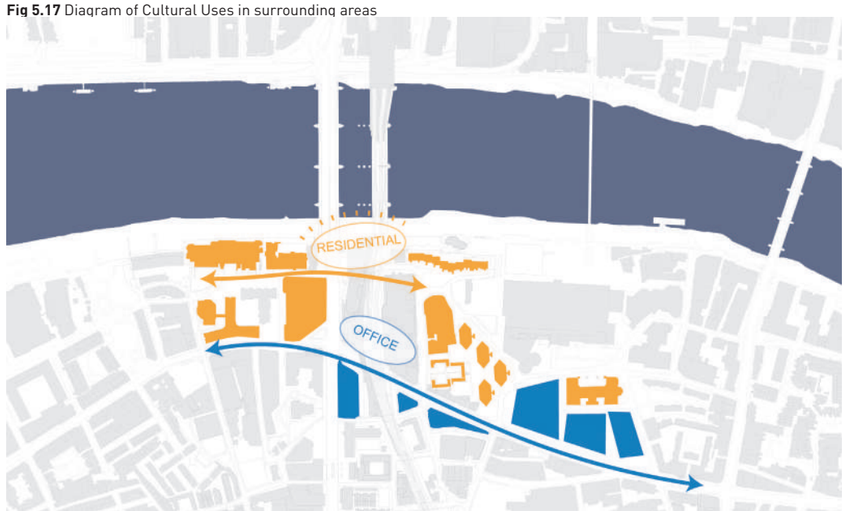
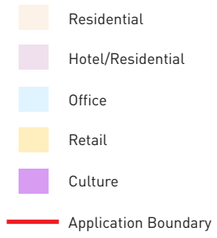


Fig 5.18 Diagram of prevailing office and residential uses in the area



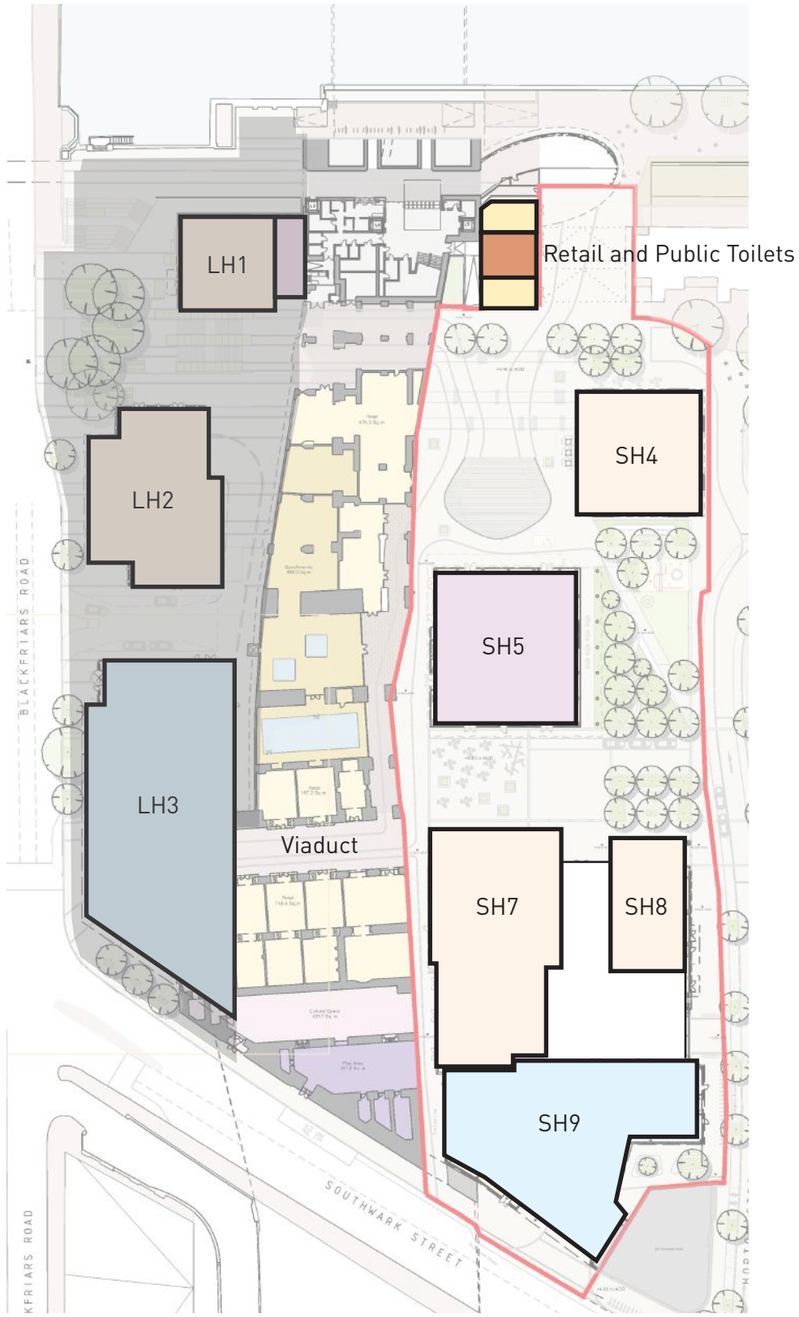


Fig 5.19 Proposed Land Use Diagram - Typical Floor

5.2.11
The ground plane of the Development is predominantly open to the public, promoting connectivity across the site. A green space for residents and the public is proposed in the space east of SH5.

5.2.12
Residential Amenity
Further outdoor amenities are accommodated on various levels of all residential buildings as elevated gardens and terraces.

5.2.13
Indoor Communal Amenity
Indoor residential amenity space is proposed in SH7 on Levels 01, 02, and 08. It is associated with access to the Elevated Gardens at the first-floor level and the terrace at Level 08.

5.2.14
Child play spaces
The Development provides play space for children of all age groups. Play areas for younger children are provided at grade, east of SH5, and within the Elevated Gardens. A teenage activity area is proposed in the southern Viaduct arch.

5.2.15
Further details are presented in Chapter 6 Public Realm and Appendix C Housing Quality.

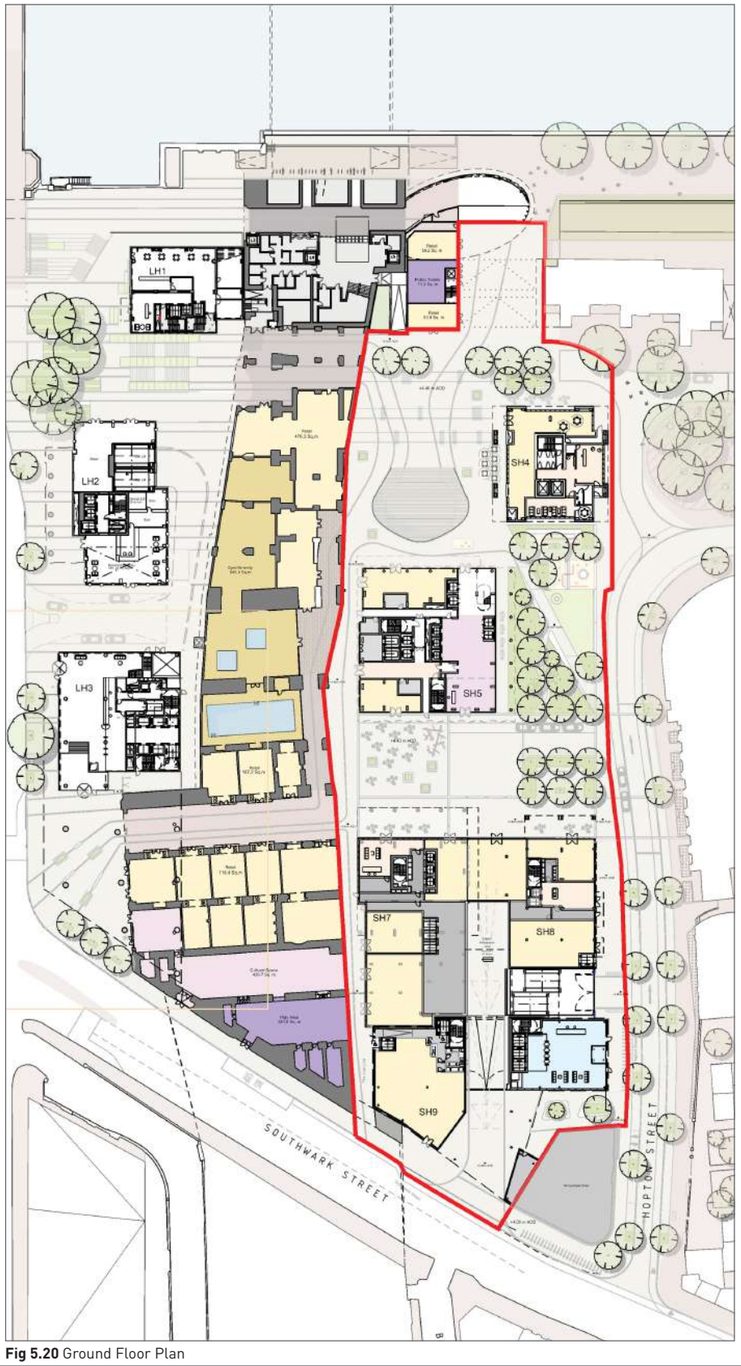


Fig 5.20 Ground Floor Plan

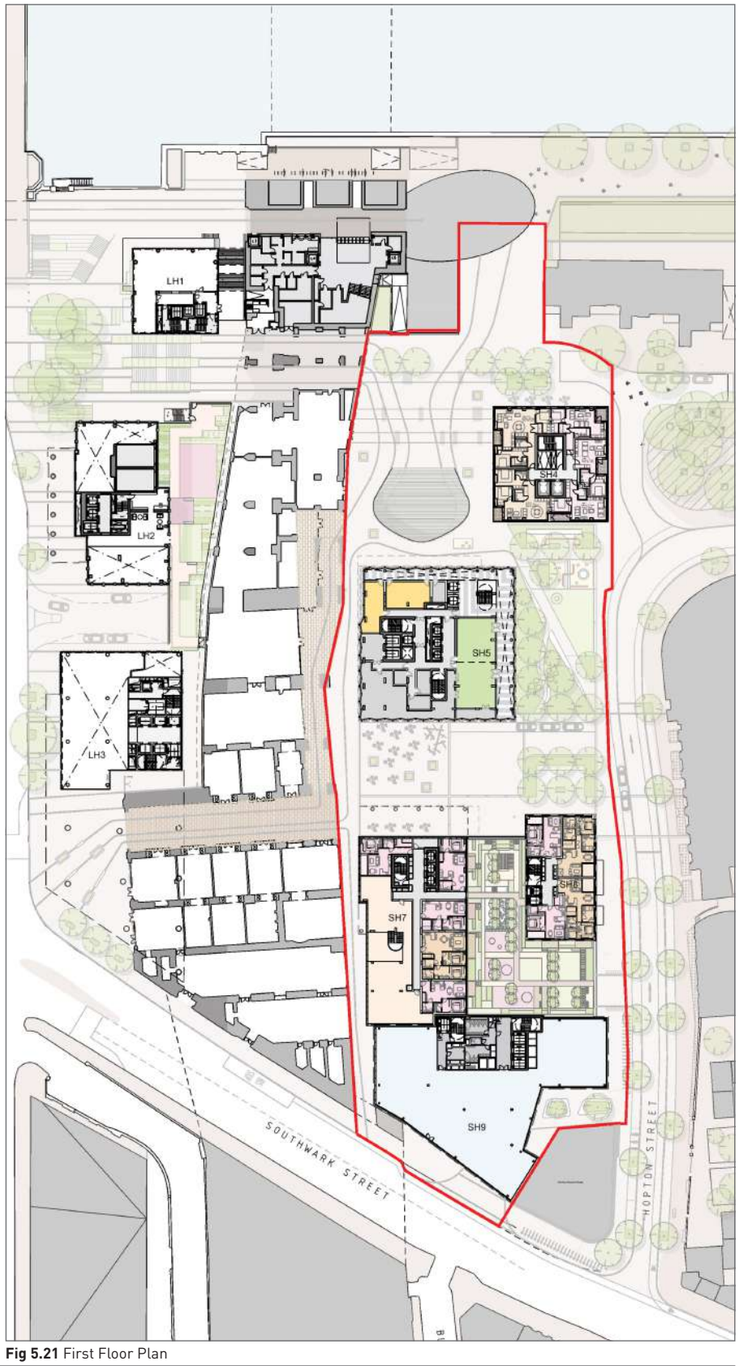


Fig 5.21 First Floor Plan

Fig 5.22 Residential Use

Fig 5.23 Office Use

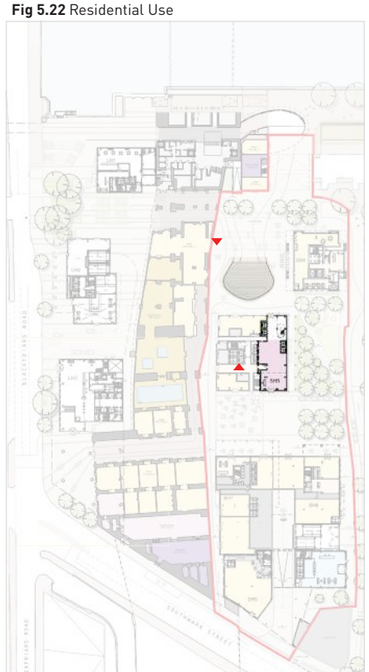


Fig 5.24 Cultural and Hotel Use

Fig 5.25 Retail Use

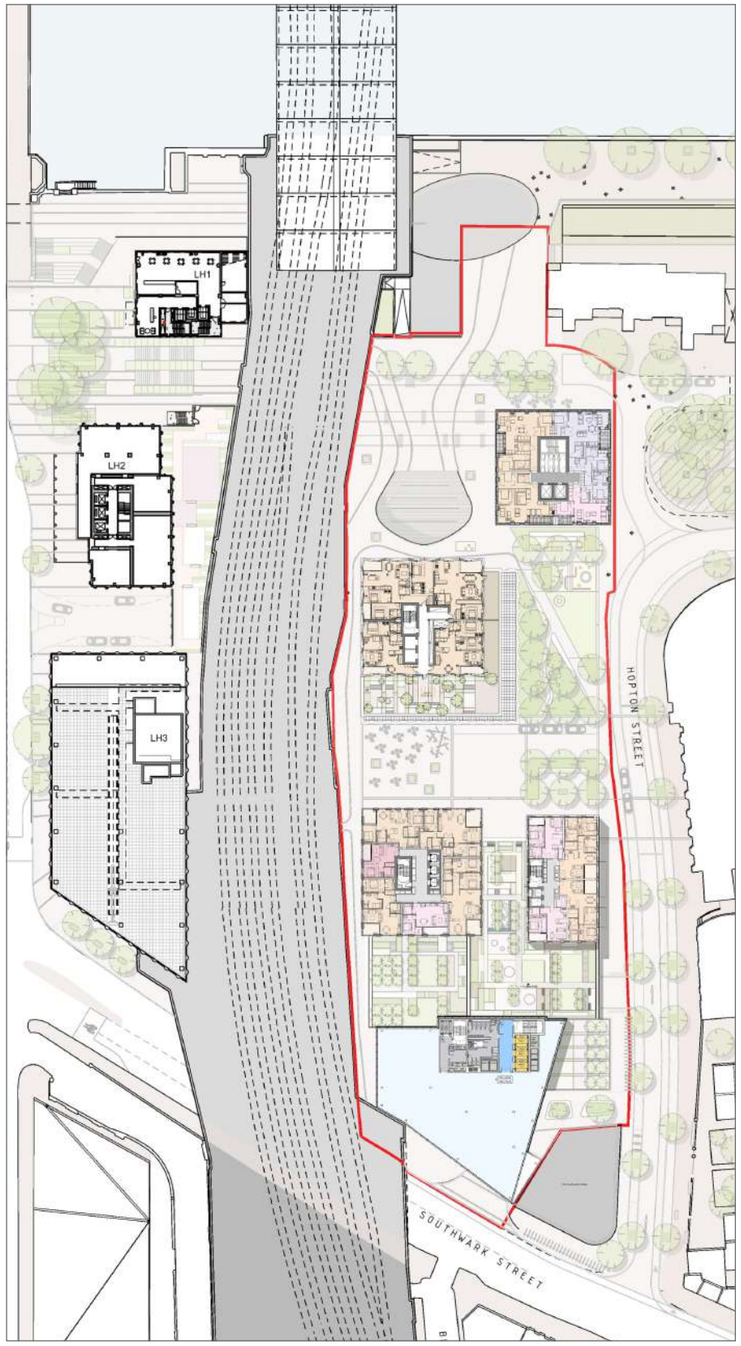


Fig 5.26 Typical Upper Level Plan

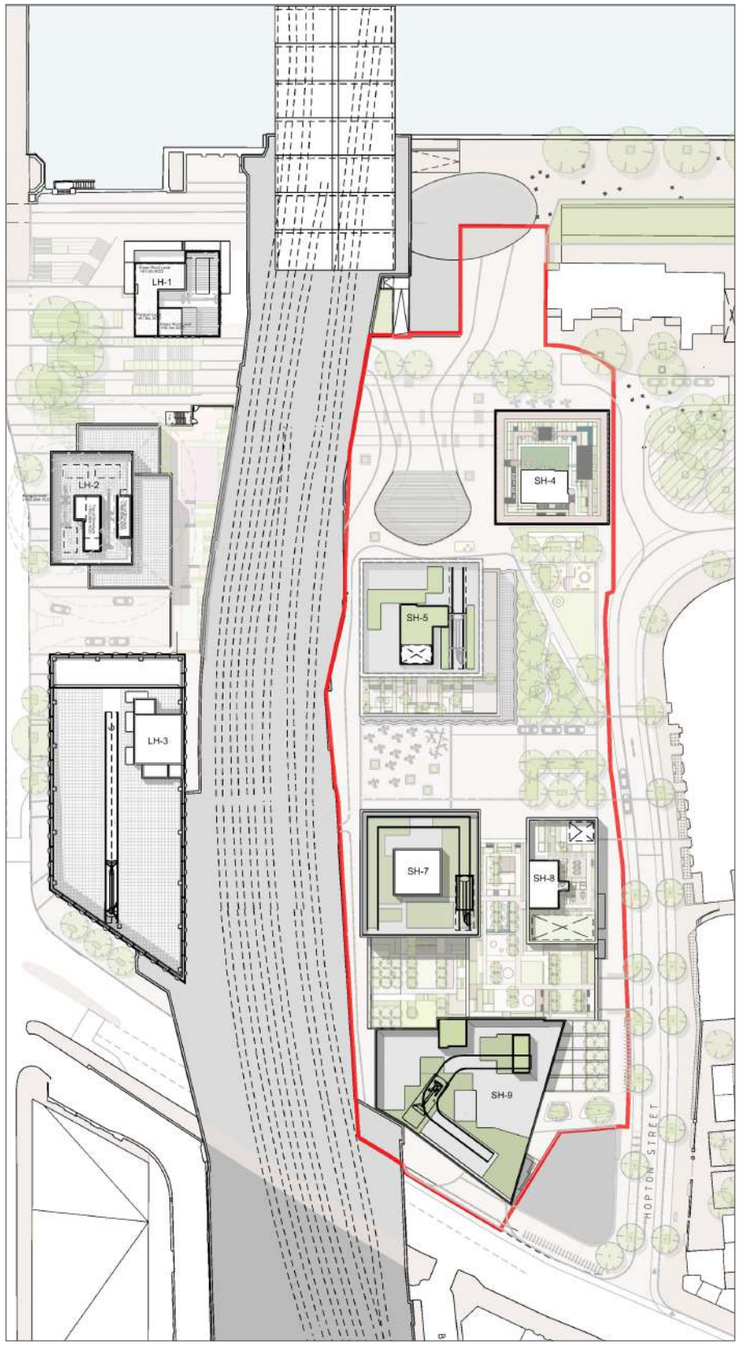


Fig 5.27 Roof Level Plan with residential amenity terraces


ALL EXHIBITIONS ARE FREE FOR TATE MEMBERS - JOIN TODAY

5.3.1
An Emerging Cluster
A cluster of new and consented tall buildings is emerging around the Site. On the western side of the viaduct, 1 Blackfriars establishes a pivotal building at the bridgehead of Blackfriars Bridge with consented schemes for 18 Blackfriars Road and 240 Blackfriars Road transitioning downward in scale. The recent development of Neo Bankside and the future extension of the Tate Modern form a rising counterpart on the eastern side of Hopton Street.

5.3.2
The immediate and wider context of the Site accommodates an extensive range of building scales, differing significantly in footprint as well as in height.

5.3.3
The Site is not constrained by any of the St Paul's Strategic viewing corridors. During the development of the design, different massing configurations have been considered and tested in relation to key LVMF and other townscape views, namely St James' park view, Somerset House Courtyard, Parliament Square, and various River prospect views and local streetscape views.

5.3.4
The Development is shielded by 1 Blackfriars Road and Doon Street in the St James' park view.

Fig 5.30 Emerging Cluster - View from South-East

Fig 5.31 Emerging Cluster - North Elevation (including existing Sampson House)

Fig 5.29 Existing Aerial View from South (including existing Sampson House)

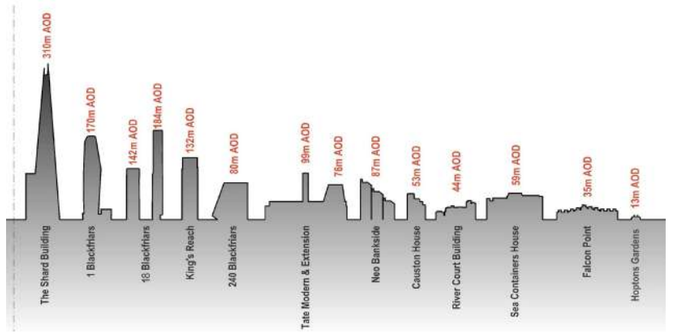


Fig 5.32 Existing Building Heights Diagram

Fig 5.33 Proposed Cluster - Aerial View looking from North-East (including consented Ludgate House)

5.3.5
The Sampson House Site accommodates five buildings of various size and height that gives the proposed cluster a richness of scales, layers and porosity.

5.3.6
The heights of Sampson House 5, 7 and 4 have been carefully studied to support the resolution of the skyline of the overall cluster.

5.3.7
The mid-rise height of SH4 brings the scale of the site down along the riverfront, responding to the scale of other riverfront buildings.

5.3.8
SH5 and SH7 begin to step down from LH2 to transition from the height of the Ludgate House development to the height of the surrounding context.

5.3.9
SH9 matches the scale of other developments along Southwark Street, allowing the southern end of the site to blend into the context.

5.3.10
SH9 and SH8 complete the scalar movement of the site by stepping down to the height of the buildings along Hopton Street, creating a smooth transition between the Tate Modern area and the emerging urban cluster.

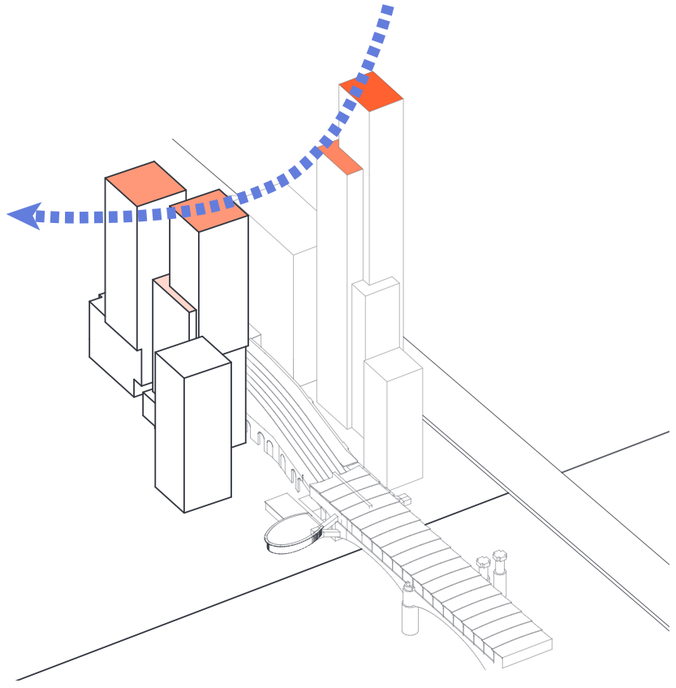


Fig 5.34 Sampson House 5 (SH5) and Sampson House 7 (SH7), along with Ludgate House 2 (LH2) create a coherent family of forms across both sides of the viaduct. The towers on Samspon House Site step down in height to transition between the scale of LH2 and the context.

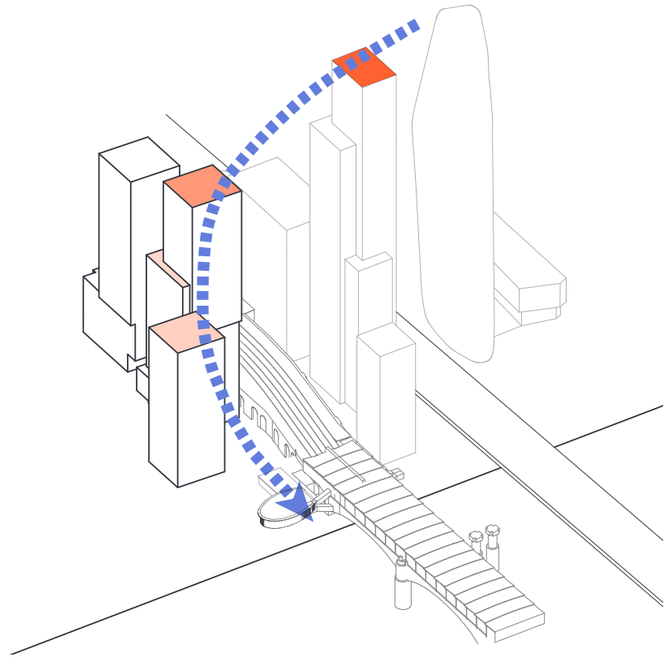


Fig 5.35 SH4, located to the north of the two towers, frames the Central Square to the west and transition the height from the river up towards the centre of the cluster.

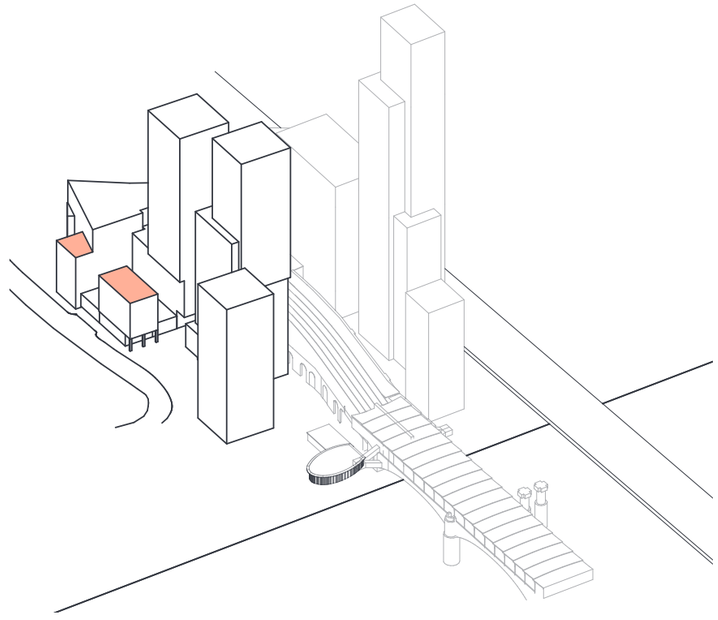


Fig 5.36 The volumes of SH9 step down along Hopton Street and together with SH8 create a more intimate scale, commensurate to the scale of the existing frontage along the eastern side of Hopton Street.

5.3.11
Balancing the Skyline
The Sampson House Development aims to contribute to the formation of a balanced, undulating skyline along the river.

5.3.12
The Development embraces the idea of a 'cohesive agent', a family of forms binding the cluster together. The skyline of proposed buildings is simple in form yet recognisable. The proposed orthogonality and the formation of the urban block act as a foil to the consented schemes with extravagant forms in the immediate context.

Fig 5.37 Proposed View along Blackfriars Bridge - looking South

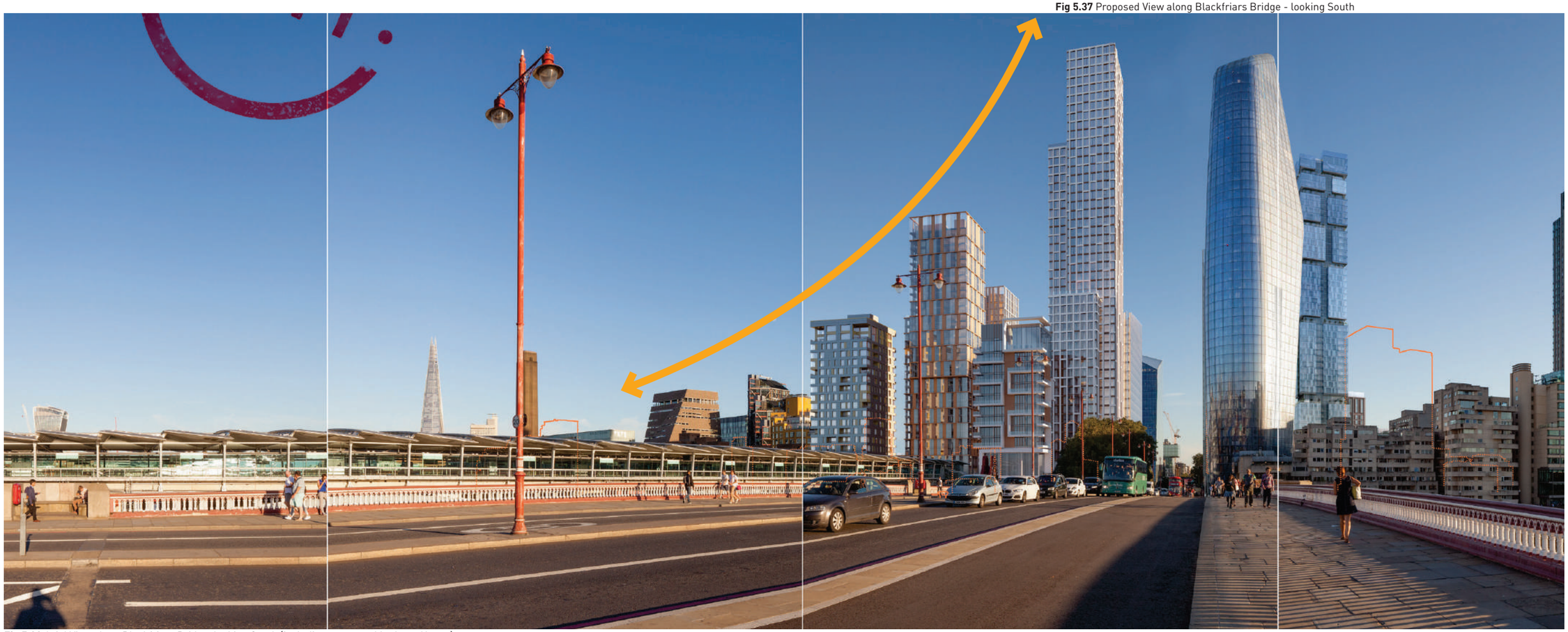


Fig 5.38 Axial View along Blackfriars Bridge, looking South (including consented Ludgate House)

5.3.13
In the distant views from the north-east, the important scale transition of the Sampson House buildings is evident. SH5 and SH7 buildings bring the height from the apex of the cluster down to the scale of Hopton street, marrying the curve of the emerging cluster with the rising curve of Neo Bankside development.

5.3.14
Sampson House 5 becomes a prominent feature in the distant views from north-east. While it is formally cohesive with the other buildings on the Site, it has a unique character that allows it to stand out against the rest of the emerging cluster.

5.3.15
The two main towers on the Sampson Site, SH5 and SH7, come from the same family of forms but retain their own unique qualities. While they are composed of the same basic orthogonal shapes, their different massings respond to their specific programmes and locations.

5.3.16
Mid-rise building SH4 has a key role to play in balancing the scale of the cluster in relation to the river frontage. This building reduces the height of the cluster and maintains a consistent scale along the riverfront.

5.3.17
Setting of the Tate Modern
The bulk and mass of the proposed buildings have been designed to enhance the setting of the Tate Modern and its chimney in particular.

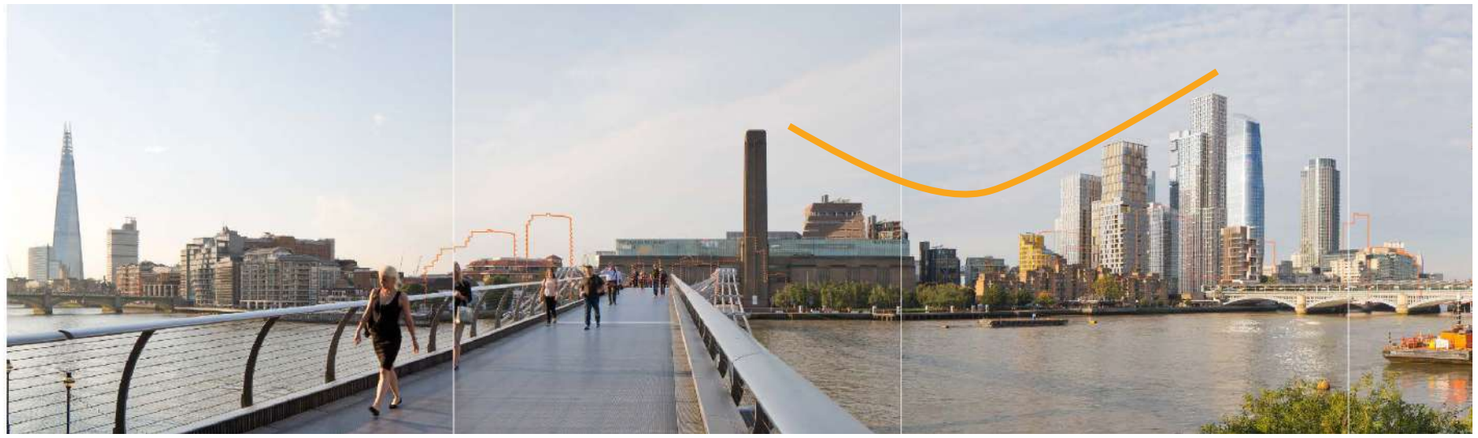


Fig 5.39 Proposed View from the North End of Millennium Bridge

Fig 5.40 Proposed Cluster - North Elevation

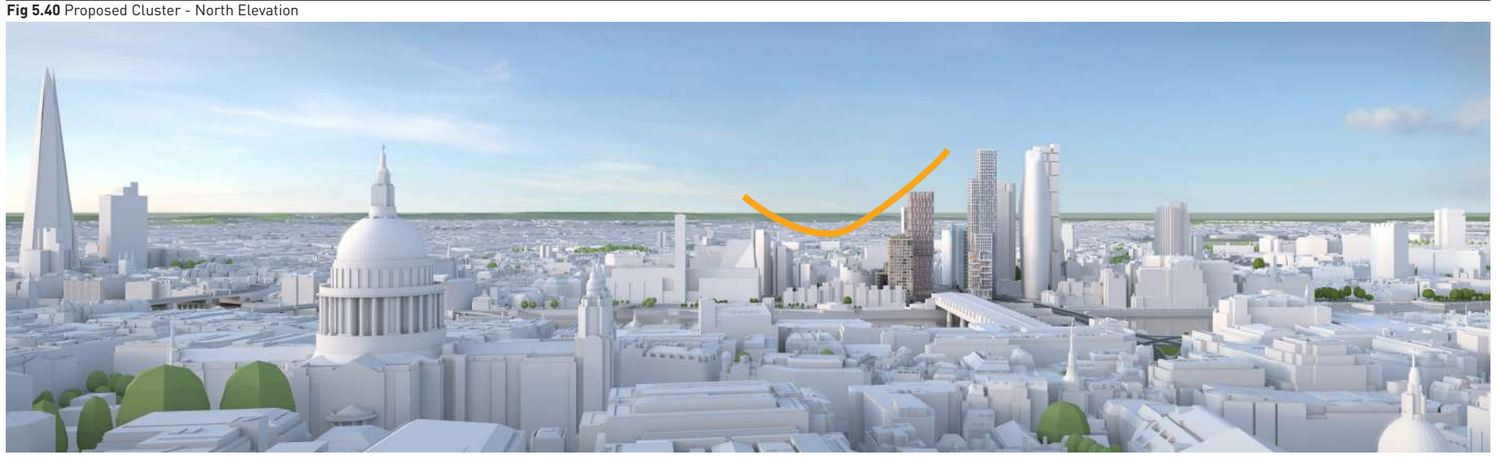


Fig 5.41 Proposed Cluster - Aerial View from North-East

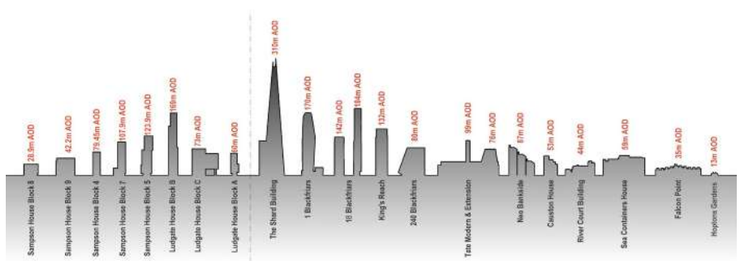


Fig 5.42 Building Heights Diagram

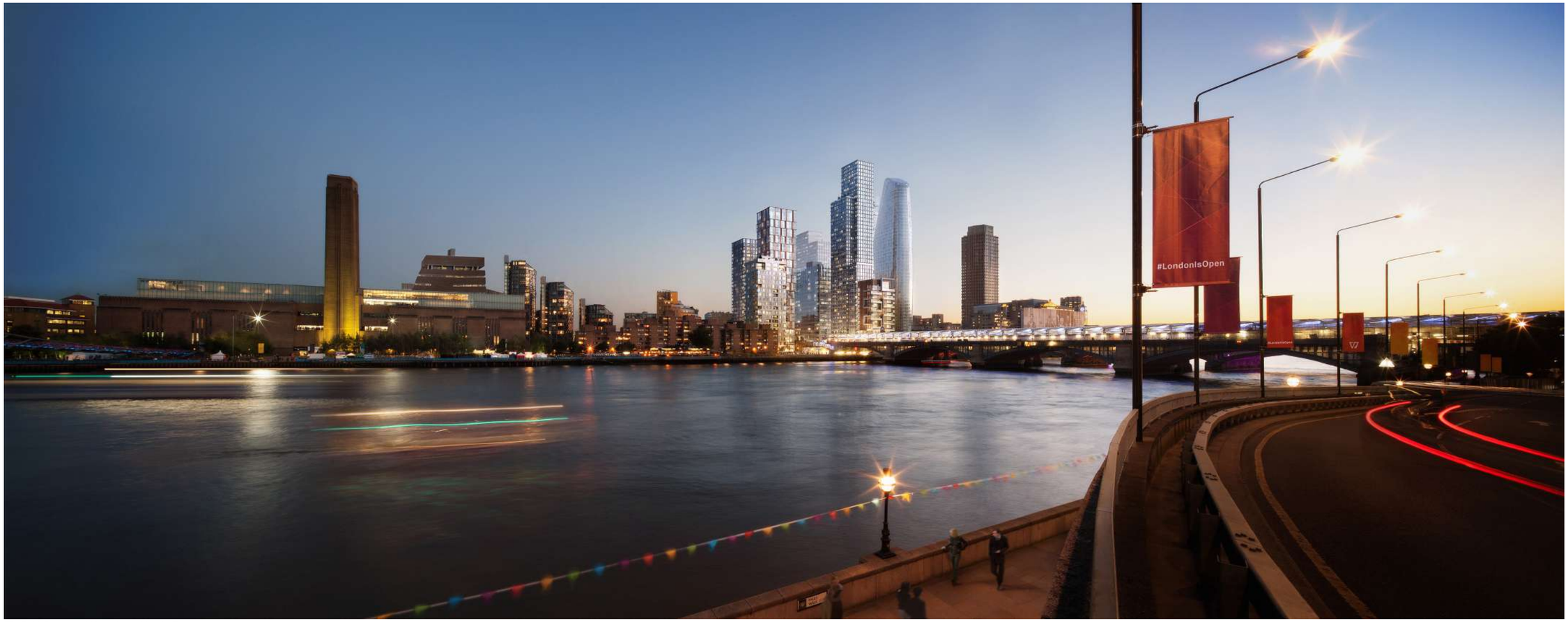


Fig 5.43 Proposed View from North-East

5.3.18
In the views from the east, the height of the proposed cluster steps down quickly towards the south allowing the background of the chimney of the Tate Modern to remain uncluttered.

5.3.19
The proposed buildings embrace this important landmark and create a sense of the Tate Modern being set within an 'urban room', surrounded by a porous and layered cluster, tying the towers together.

A Family Of Forms

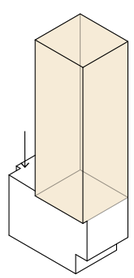


Fig 5.44 SH7- Volume on a plinth

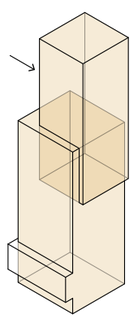


Fig 5.45 SH5- Interlocked volume

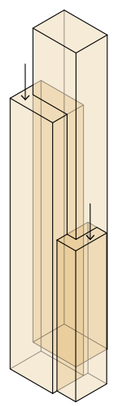


Fig 5.46 LH2- Bundled volumes

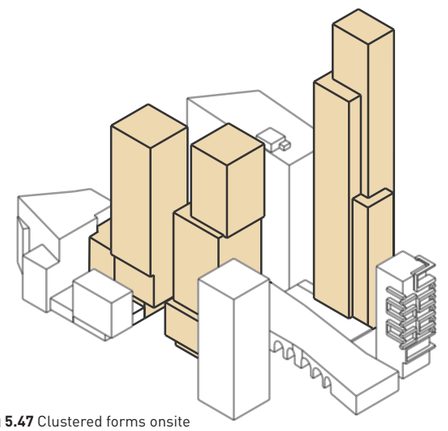
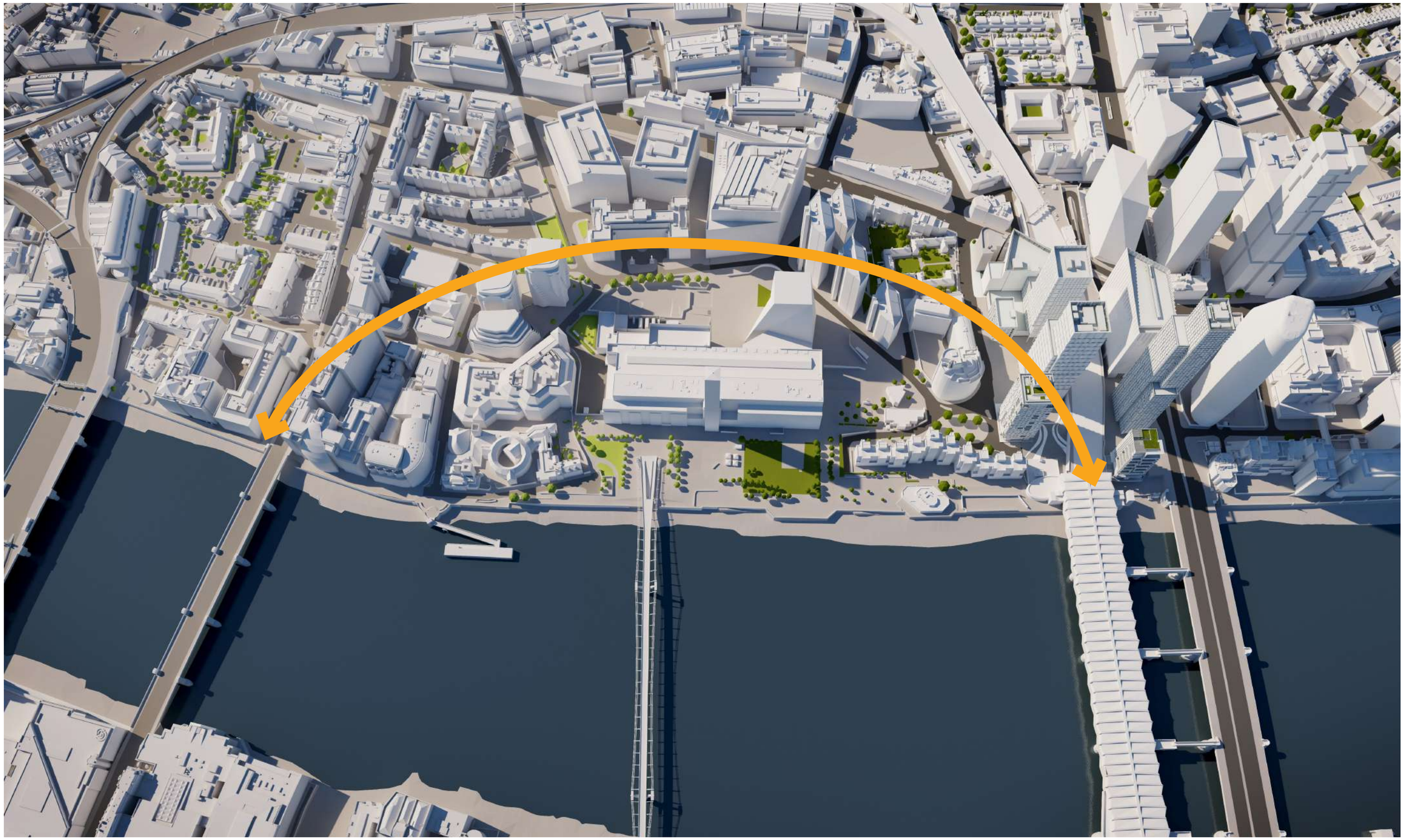


Fig 5.47 Clustered forms onsite



5.3.20
Porous and Layered
The Development is vertically layered in terms of the massing of its constituent buildings and in terms of its cumulative facade expressions.

5.3.21
The expression of the facades also contributes to the layered reading of the scheme. Taller buildings are more sheer and have a more streamlined material palette. Lower buildings are more layered, have more depth and have a materiality and colouration that is related to the earthy colouration of the context buildings.

5.3.22
Whilst the proposed buildings are taller than the profile of the existing Sampson House building, they are more slender and separated from each other. The Proposed Development allows for gaps between the buildings improving the visual amenity from properties across the street.

5.3.23
The ground floor spaces are open and transparent to maximize visual porosity whilst providing a generous and dignified street frontage through colonnades and oversailing volumes at high level.

Fig 5.48 Proposed Aerial View from South-East

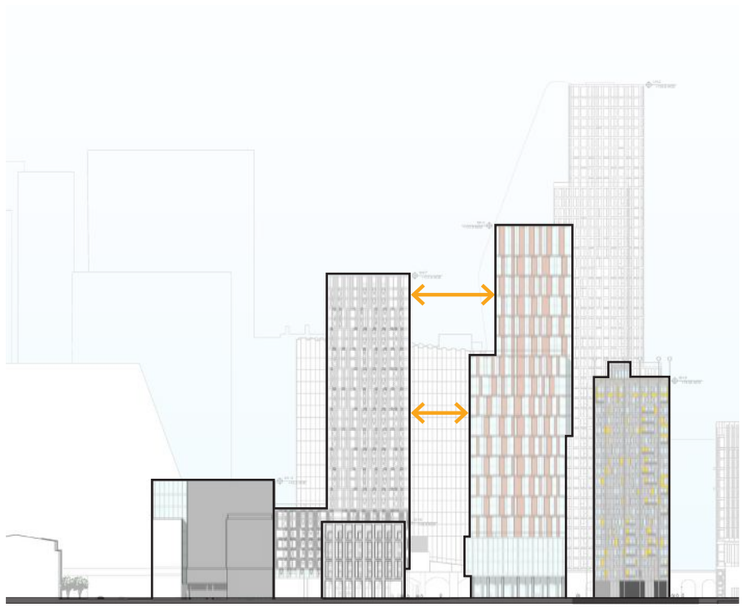


Fig 5.50 Proposed Elevation to Hopton Street - SH7/SH5 Relationship

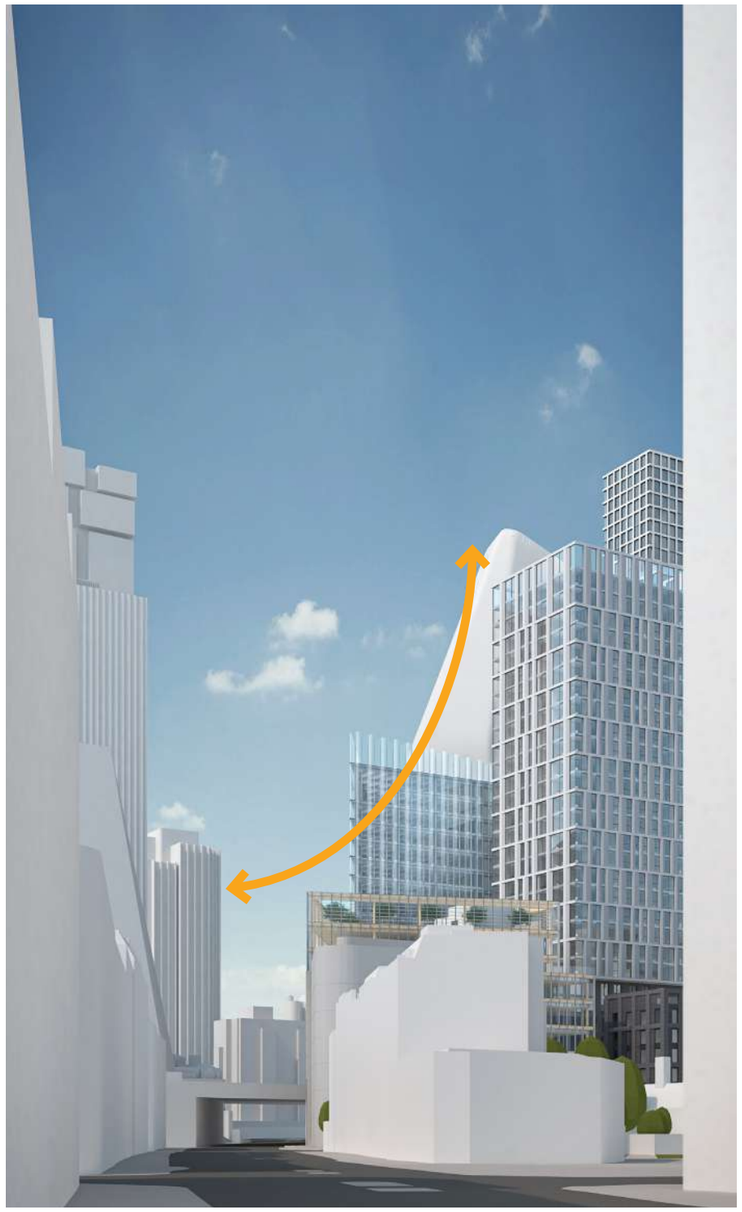


Fig 5.49 Proposed View along Southwark Street, looking West

Fig 5.51 Proposed View from the South End of Millennium Bridge

6. The Public Realm

6. The Public Realm
6.1 Introduction

6.1.1
The exciting new mixed-use and residential project emerging out of PLP's proposal at Ludgate and Sampson House, has the capacity to redefine a part of the Thames Riverside in a particularly important threshold area along the South Bank.

6.1.2
Sampson and Ludgate House form part of an area of London that is undergoing a radical transformation with a series of developer lead initiatives that will collectively form a vibrant quarter in which to live, work and play. This is clearly the time to deliver on the potential promise that the new development offers; that of a newly permeable and engaging place to inhabit and visit; a new destination that benefits from clear connections with the wider area.

6.1.3
There is more focus than ever before on the human dimension in commercial and residential planning and the need for quality in the public realm of our new community developments. Cities all over the world are rediscovering their streets and public spaces and a general awareness has been awakened regarding the need for dignified, high quality environments in which people can live. Indeed a recognised mark of success in attracting and cultivating vibrant and sustainable commercial and residential space is in part due to the quality of the public and semi-private spaces.

6.1.4
Increasingly the quality of place and its setting, the creation of quality streets and spaces, planting design and external detail, all contribute to the brand and identity of a development and help to create special, desirable and compelling products which add value and which improve the marketability and desirability of mixed-use developments.

6.1.5
The proposed development will become a great destination, building on a wealth of positive assets that include a stunning location with strong connections to international cultural institutions, world class theatre and leisure attractions and a site history rich with Thames riverside associations.

6.1.6
Against this backdrop the area currently creates a barrier to movement and suffers from an inconsistent design quality in regard to its spaces, its overall identity and fabric details. An integrated and well considered landscape masterplan is vital in delivering this promise.

6.1.7
The overall masterplan area occupies approximately two hectares of land between Blackfriars Road and Hopton Street immediately south of Blackfriars Rail Bridge and Station. This application applies to the land immediately east of the railway viaduct.

6.1.8
The proposed public realm and buildings will create a significant destination quarter on the River Thames, forming a new gateway to Southwark, the Bankside area and Tate campus from Blackfriars Station and the City.

6.1.9
Refer to the Sampson House Masterplan Landscape Statement which provides further detail on landscape and the public realm.

Fig 6.1 The Cultural Square. View looking north, with St Paul's Cathedral beyond.

1. Cultural Square
2. Hopton Garden
3. Hopton Yard
4. The Low Line
5. Hopton Street
6. Southwark Street

Fig 6.2 Sampson House Landscape and Public Realm Masterplan with planning application boundary

1. SH4 Communal Roof Terrace
2. SH5 Communal Terrace
3. SH5 Inaccessible Biodiverse Roof
4. SH7/8 Amenity Deck
5. SH8 Communal Roof Terrace
6. SH7 Communal Terrace
7. SH7 Inaccessible Biodiverse Roof
8. SH9 Private Terraces
9. SH9 Inaccessible Biodiverse Roof

Fig 6.3 Sampson House Landscape Roof Masterplan with planning application boundary

6.3.1
The public realm and landscape masterplan is divided into distinct landscape character areas influenced by the various building types and their associated use class, ground floor uses and aspect.

6.3.2
The detailed design will emphasise the character typology by expressing the design concept through the built landscape features, materiality and plant species selection. The following pages set out the landscape elements and components that define these different character areas focusing upon the following character areas:

- The Cultural Square
- Hopton Garden
- Hopton Yard
- The Low Line
- Hopton Street
- Southwark Street

As described above the Sampson House Masterplan is divided into distinct landscape character areas, which have an inherent relationship with neighbouring spaces and the character areas in the consented Ludgate House Masterplan. These areas include:

- Riverside / Thames Path
- Rennie Garden
- The Arches
- Blackfriars Road
- Invicta Plaza
- Falcon Point Plaza
- Tate Campus

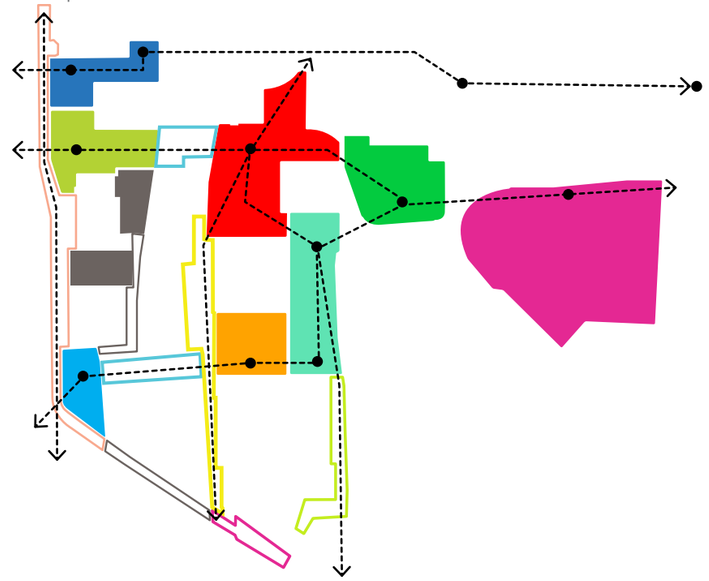
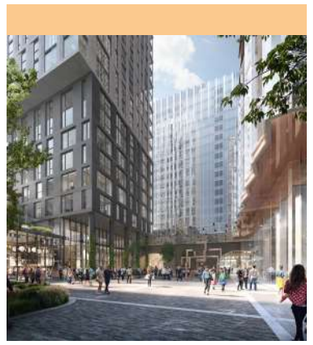


Fig 6.4 Sampson House Masterplan, Including Ludgate House Landscape Character Areas

Fig 6.5 Sampson House Masterplan and Landscape Character Areas

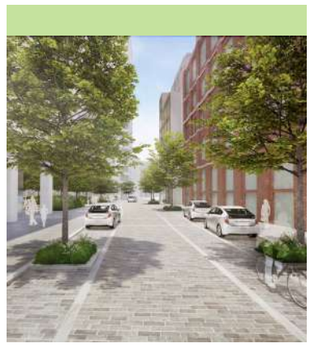
Cultural Square

Hopton Garden

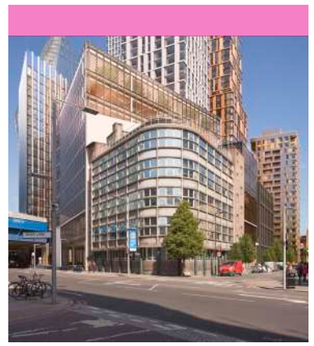


Hopton Yard

The Low Line



Hopton Street



Southwark Street

6.4.1
The principal civic space within the development is the Cultural Square. Located between SH5, the railway viaduct, SH4 and Blackfriars Station, the square will be a lively space, where residents, workers and visitors converge. Surrounded by new development on three sides, the edges of the space will be activated by the commercial units offering food, beverage and retail opportunities. These will have the opportunity to spill out into the square further activating and animating the public realm.

6.4.2
The spatial arrangement is such that the space can take on different forms and uses depending upon the programme of events laid out. The format is based upon a predominantly hard plaza providing a multi-functional 'open' space with the flexibility to host gatherings of different sizes and capacity.

6.4.3
Views into and out of the space are important. The space creates a pivot point within the masterplan, as a meeting point of several routes. As one enters the space views immediately open up, with the view northwards to St Paul's Cathedral providing a long distant vista.

6.4.4
A line of specimen trees have been introduced into the northern portion of the square to define the space whilst not restricting its flexibility. These provide a backdrop and natural frame to the square, whilst introducing a human scale to the verticality of the surrounding architecture. The trees are aligned with the piers of the railway viaduct to maintain a clear east-west pedestrian and cycle desire line, from Holland / Hopton Street to Rennie Garden / Upper Ground. The trees are positioned in two groups to preserve the view from within the square northward to the dome of St Paul's.

6.4.5
An architectural depression in the southern portion opens the plaza to the proposed cultural space in the subterranean void beneath. This appears to open a portal in the otherwise level plaza and reveal the excitement, light and drama of what can be found below. This aperture - whilst providing stepped access into the cultural space below - also offers a transitional space for events, performance and gathering to take place, with stepped seating looking south toward a level stage. Mobility access to the lower-level is provided via a lift in the hotel's ground floor immediately behind.

6.4.6
Over-sized planters and large wheeled (movable) benches are positioned in the northern portion. These street furniture elements can be relocated by facilities management to maximise the flexibility and programme of use across the square.

6.4.7
A narrow space to the north between the station building and Falcon Point affords a physical connection with the Thames Path.

Fig 6.6 The Cultural Square. View looking south.

6.5.1
Central to the scheme are two over-lapping spaces that grace the newly formed landscape wrapping around the southern and eastern facades of the proposed luxury hotel (SH5). The aesthetic form, focus and function of these two spaces are dramatically different.

6.5.2
Hopton Garden is a local verdant green space facing onto Hopton Street. This new, open public garden forms an important asset in the framework of local spaces within the proposed public realm. An asset much needed within the wider area for the local community. The space performs multiple functions and offers a range of uses. Fronting directly onto Hopton Street the layout is such that the Garden and Yard over-lap in front of the proposed hotel, giving the impression of a continuous green space between SH7 & SH4.

6.5.3
The arrangement is defined by the extension of tree canopies from Hopton Yard northward sweeping around the west side of the garden, revealing a central lawn. Diversity of tree forms and species contribute to the underlying theme of an "urban arboretum". These varied forms are organised throughout the space creating visual interest and structure.

6.5.4
A large bank of planting forms a buffer between the vehicular access into the adjacent Yard and the public lawn area. A variety of ornamental trees with multi-stem trunks create a low canopy which allow filtered views through to neighbouring areas. Seasonal, evergreen shrub and groundcover planting provide an attractive combination of woodland and herbaceous species at the lower level. A tranquil place to relax and unwind. The garden also forms a wonderful visual element to look out upon from within the hotel and other surrounding buildings. Children's playspace provision is incorporated north of the lawn and will provide a range of interesting equipment types for different ages groups 0-5 and 5-11 respectively.

6.5.5
A diagonal route leads across the garden lining the edge of the lawn, linking Hopton Street with the Cultural Square and northward toward Blackfriars. A colonnade runs along the western edge of the garden within the curtilage of the Hotel providing a direct north-south link from Hopton Yard to the Cultural Square. A secondary tree-covered path, links through the bank of planting from the hotel arrival court into the garden. A small seating area, enclosed by trees and planting allows visitors to linger with the more intimate woodland space of the garden.

6.5.6
Long sculptural benches are positioned along the edge of footpaths to encourage people to pause, sit, relax and enjoy the lush planting in this south-easterly orientation. A second linear bench lines the edge of the pavement separating the lawn from the street providing seating close to the playspace. Additional playful elements can be found throughout the garden and along its paths promoting 'play-on-the-way'.

6.5.7
To the north (adjacent to SH4) the garden provides a small enclave of additional trees and planting surrounding further seating and informal play elements. These line the east-west connection between the Cultural Square and SH4 lobby entrance establishing a soft buffer between the playspace and building façade.

Fig 6.7 Hopton Garden. View looking west.

6.6.1
In contrast to Hopton Garden, Hopton Yard is a hard 'urban' space sited between SH7/8 & SH5 forming both a destination and transitional space between Hopton Street and the arches and passageways along and through the viaduct. The yard is enclosed by a retail colonnade to the south beneath SH7 & SH8, F&B to the north and west within the hotel and viaduct respectively. It is split between three main programmes areas:

6.6.2
1) A pocket-park sited to the east. This enriches the Hopton Street environment via the presence of a bosque of trees and shrub planting, collectively providing an enclosed green space with fixed seating and cafe spill-out amongst the trees.

6.6.3
2) A shared surface environment serving as the arrival court at the entrance to the proposed Hotel. This allows cars and taxis to enter the court from Hopton Street, turn 360° to arrive at the Hotel entrance, drop-off or collect guests and depart back onto Hopton Street heading north.

6.6.4
3) A hard landscaped open space at the west allowing surrounding café's and eateries to spill out and occupy the public realm. Temporary seating and movable planters allow flexibility of use for smaller-scale festivities and event gatherings. A location is provided for a large public art piece that aids the separation between vehicular and pedestrian areas.

6.6.5
Delineation of routes and vehicular access versus pedestrian zones is determined through the use of subtle changes in paving material and finish. High quality, stone paving with a smooth level surface will be used in all pedestrian areas. Wide, flush kerbs are used to highlight separation and delineation of space (as is commonly found in traditional yards). Vehicular surface areas will use a rough cropped surface finish with a slight change in surface level (60mm) from pedestrian routes.

6.6.6
The composition of Hopton Yard and Garden is such that they support a variety of desire-lines via the provision of a number of different routes. None of these are prescriptive, therefore adding to the character and interest of the public realm with moments of intrigue and discovery. Hopton Yard provides a focal point in the masterplan at the confluence of north-south and east-west routes, connecting to the viaduct arches, linking through to Invicta Plaza and Blackfriars Road on the west.

6.6.7
Planters with tall planting are present at the base of each column to the colonnade visually strengthening the 'route' that connects east and west sides of the railway viaduct. Outdoor seating associated with Café / F&B establishments along the northern façade of SH8 will be positioned in close proximity to the façade, maintaining a clear pedestrian route.

6.6.8
Taking inspiration from the historic wharfs and cobbled streets found in the Bankside area, the yard forms a robust space with a solid ground plane defined by the surrounding architecture. This serves as a backdrop for various uses and activities to take place, flanked by pedestrian routes.

Fig 6.8 Hopton Yard. View looking west.

6.7.1
The railway viaduct forms a major part in Southwark's rich industrial legacy and has a significant presence throughout the scheme.

6.7.2
Forming an integral part of the local identity the heritage structure has extraordinary potential for vibrant cultural, leisure and retail spaces.

6.7.3
Currently the arches are used as back of house and parking. The Proposal brings new life to the arches and opens them to the public with retail, amenity and cultural uses, forming a new north-south promenade that will connect with the southern entrance to Blackfriars Station.

6.7.4
The new route along the eastern side of the viaduct connects Southwark Street to Hopton Yard, the new Cultural Square and the archway connection through to Rennie Garden steps, and ultimately the Thames Path. Whilst exhibiting a narrow alleyway vernacular, this important connection forms the backbone to the development opening up pedestrian permeability by linking the two main east-west routes along its course.

6.7.5
The central nature of this route, between the Southwark Street route and the Cultural Square, makes use of the viaduct fabric itself, forming an open-air colonnade and revealing the sculptural and volumetric qualities of the arches, celebrating the individual character and charm as a new retail destination.

6.7.6
Akin to the quality of spaces found in The Lanes in Melbourne or St. Christopher's Place, Central London, the Low Line offers a unique experience in this part of Bankside, for al fresco eateries, one-off shops and cosy little bars, nestled side-by-side threading throughout the site.

6.7.7
From the north, heading southward this new route provides an important strategic link in the long term ambitions of the Low Line initiative (Better Bankside) and a new pedestrian connection toward Burrell Street (across Southwark Street) and Borough.

Fig 6.9 The Low Line. View looking north.

6.8.1
The wider masterplan respects the principles set out in the Consented Scheme for Hopton Street, changing the traffic direction from two-way to one-way (from Southwark Street northward) and increasing tree planting along its length, while maintaining car parking provision, motorcycle and cycle parking. The majority of Hopton Street is outside of this application boundary, however a short section of pavement fronts SH7/8 and will improve the overall streetscape environment as part of the previously consented conditions.

6.8.2
Hopton Street leads from Southwark Street north toward Hopton Yard, the entrance to the Hotel and Hopton Garden. The Development will activate the western side of the street.

6.8.3
Public realm improvements:
- Hopton Street will be an understated but attractive public street with new street tree planting implemented along the way to enhance the overall character.
- The carriageway will be reduced in width to encourage slower vehicular speeds and to increase the width of pavement to the west. Up-stand kerbs will signify the edge of pavement to the re-surfaced carriageway and parking bays.
- On-street car parking will be located between tree planting.
- Spaces for Barclays Cycle Hire stations will be included, along with Sheffield cycle stands for visitors.

6.8.4
The southern portion of pavement fronting SH7/8 allows a clear corridor for pedestrian movement whilst accommodating the cycle parking and associated street furniture, tree planting, the car park lift entrance and building entrances. At the entrance to Hopton Yard the carriageway ramps up to create a raised shared table with a continuous paving pattern. This signifies the entrance to Hopton Yard and slows traffic to allow pedestrians to cross the carriageway in this desired location.

6.8.5
The northern portion of pavement ramps down after Hopton Yard entrance, and continues along the eastern edge of Hopton Garden leading toward SH4, Falcon Point, the river and Tate Campus. The continuity of the pavement is maintained across any service entrances, and is integrated with the pavement in the surrounding area.

6.8.6
The long-term aspiration for Hopton Street is to improve the profile and quality of the streetscape environment, elevating the importance of the street and its role as part of the strategic network of pedestrian and cycle routes between Elephant & Castle and the river. The illustrative plan and visuals indicate a block paved streetscape and carriageway to enhance the quality of the street and to reduce traffic speeds. Car parking spaces will be integrated with the pavement and provision will be made for a counter-flow bicycle path.

Fig 6.10 Hopton Street. View looking North.

6.9.1
The Southwark Street character area is a relatively small portion of the Sampson House Masterplan, but plays an important role in that it is the gateway to the site from the south.

6.9.2
This stretch of streetscape along Southwark Street involves 'making good', the existing pavement, tying the masterplan into the adjacent public realm. The Southwark Streetscape Design Manual (SSDM) has been considered as part of this design process.

6.9.3
Three entrances into the masterplan are served from Southwark Street.

1) A new pedestrian link heading northward via the opening of the Low Line, will provide an animated laneway with retail frontage through to Hopton Yard and the Cultural Square.

2) The entrance to the basement service yard is located between the Low Line and Hopton Street, beneath SH9 (to the rear of 144 Southwark Street). This serves as the primary service-vehicle entrance for the development and additional car parking for Hotel chauffeurs. The vehicle entry includes clear delineation of vehicular and pedestrian routes by the selection of paving material, flush and drop kerbing. Accessibility is maintained through the continuity of the pavement across the service entrance, and is integrated with the pavement levels to the surrounding area.

3) The southern entrance to Hopton Street. The majority of the street is outside of this application boundary, however a short section of pavement fronts SH7/8. Improvements are included here which have been coordinated with the previously consented scheme.

This provides an important pedestrian connection with Hopton Garden and onward towards the Thames riverfront. Entry / Exits to / from the car-lifts which serve the basement are also located to the southern end of Hopton Street.

6.9.4
TFL cycle stands will be re-provided in-situ on Southwark Street as well as an additional provision on Hopton Street.

6.9.5
Site-wide signage and wayfinding will be integrated into the Southwark streetscape typology. This is subject to detailed design development.

6.9.6
A future project (outside of the planning application boundary) may consider a new pedestrian crossing across Southwark Street to Burrell Street / Bear Lane to further promote the ambitions of the "Green Walk" and connect to the Great Suffolk Street Strategy.

6.9.7
Refer to the Sampson House Masterplan Landscape Statement which provides further detail on landscape and the public realm.

Fig 6.11 Southwark Street. View looking north.

7. The Proposed Buildings

7. The Proposed Buildings
7.1 Introduction and Summary of Proposals

7.1.1
The Sampson House site has 5 proposed buildings:

- Sampson House 4 (SH4) - residential use
- Sampson House 5 (SH5) - residential/ hotel use
- Sampson House 7 (SH7) - residential use
- Sampson House 8 (SH8) - residential use
- Sampson House 9 (SH9) - commercial use

7.1.2
This chapter concludes with a quality of residential living discussion, including: apartment sizing, amenity provisions including children's play space, dual aspect design and adaptable living.

Residential incl. WG
Residents' Facilities
Retail
Hotel
Office
Cultural Use
Servicing/Plant/Storage
Public Toilets
Gym
Total

Fig 7.2 Proposed Development Areas

	Total	Total
Studio	**24**	**7.0%**
1-bed	**90**	**26.4%**
2-bed	**190**	**55.7%**
3-bed	**35**	**10.3%**
4-bed	**2**	**0.6%**
Total Units	**341**	**100%**

Fig 7.3 Proposed Residential Unit Mix

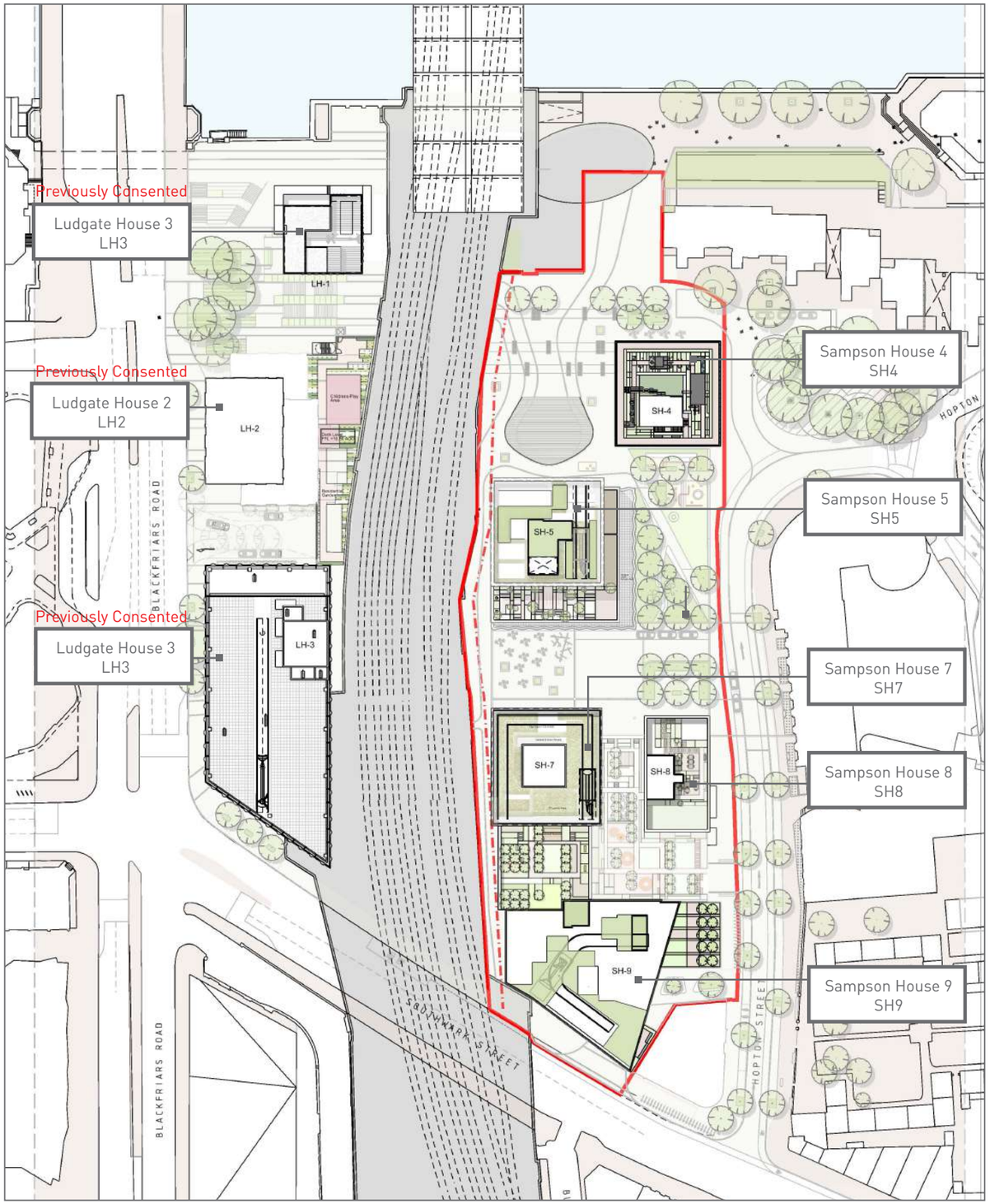
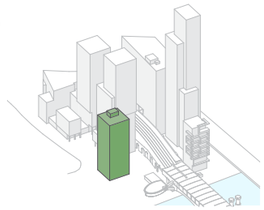


Fig 7.1 An overview of the proposed buildings

7. The Proposed Buildings
7.2 Sampson House 4



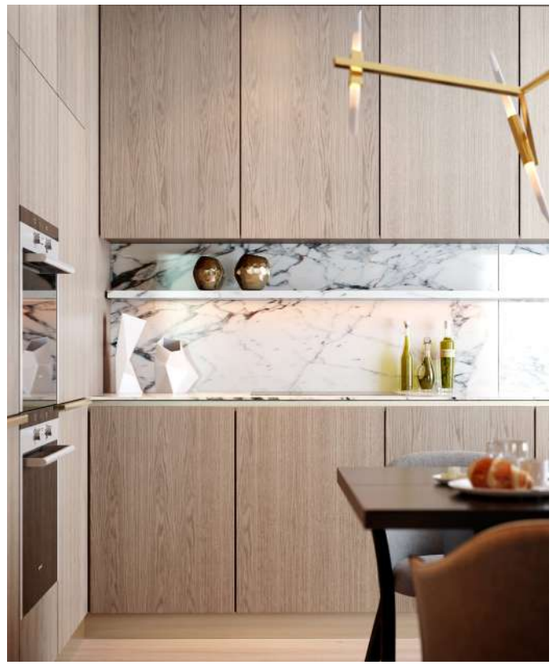
MAKE'S INVOLVEMENT

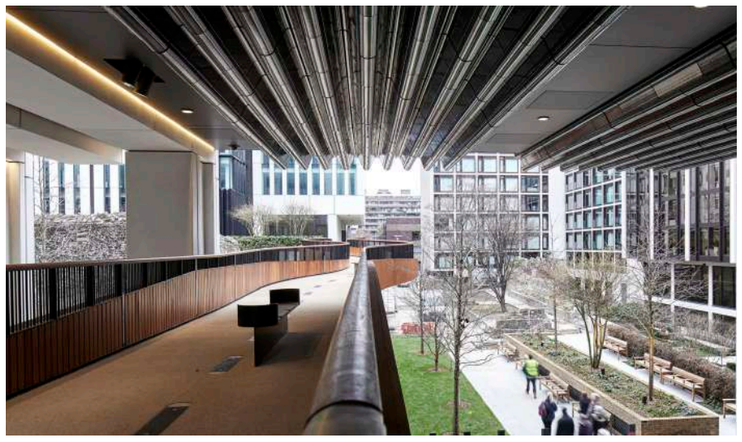
7.2.1
In January 2017 Native Land appointed Make to explore the design of Building 4 and bring a greater range of architectural styles to the masterplan.

7.2.2
Make is an award-winning international architectural practice with a reputation for challenging convention and pursuing design excellence. Since the practice opened its doors in 2004, it's worked on more than 1,500 projects worldwide covering a wide range of sectors. Make has delivered 71 built schemes from studios across 3 continents, including 45 buildings, 19 interiors and refurbishments, and 7 smaller design projects. The practice has also achieved more than 100 planning consents and realised over a dozen masterplans.

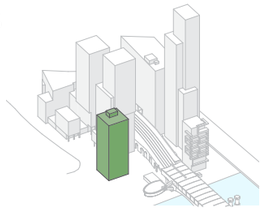
7.2.3
Make has a developed a rigorous framework for enquiry through which it explores the potential of every brief. This involves asking seven key questions:

What is best for the site?
What is best for people?
What is best for the environment?
What is best for the client?
What is best for the investment?
What is the best ambition?
What is the best legacy?





7. The Proposed Buildings
7.2 Sampson House 4



DESIGN PRINCIPLES

7.2.4
Make's early designs explored brick fins that sail past the last occupied floors, creating an articulated crown of brickwork. Though the planners appreciated the expression and materiality, they had concerns about the overall height. The architectural expression of the building extended significantly beyond the occupied floors, and Make was asked to explore reducing it. Schemes with a compressed crown were investigated, but they lacked drama.

Fig 7.4 Concept sketch

7.2.5
At the same time, PLP was reviewing the masterplan for the east side of the site. PLP had a similar discussion with the planners, and it became apparent that architectural expressions that add height were not favoured.

7.2.6
Make started to investigate forms that reduce the bulk of the building while retaining architectural expression. The most efficient form the building can take is a simple square plan with a flat roof. Starting with this form, Make explored how this form could be modulated to suit the requirements of the apartments.

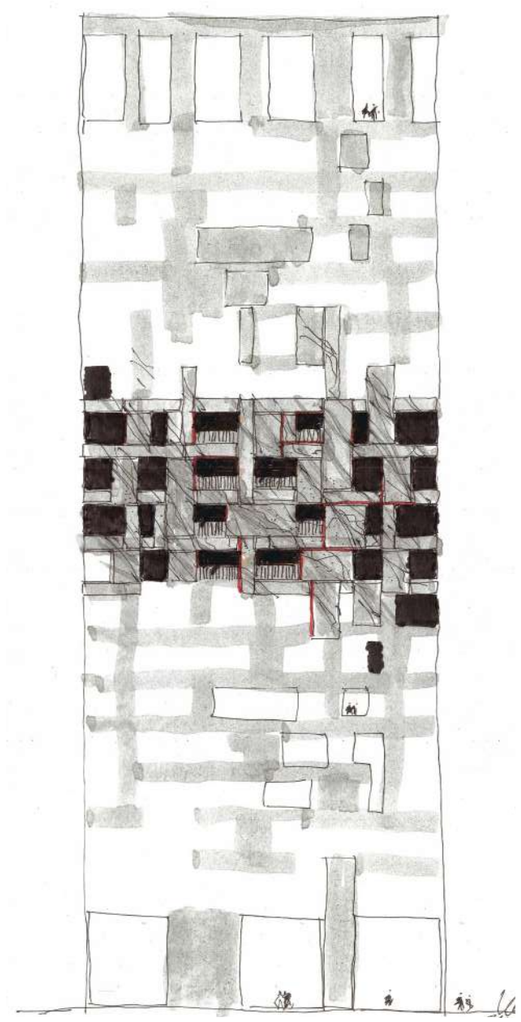
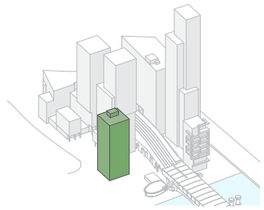


Fig 7.5 Elevation study

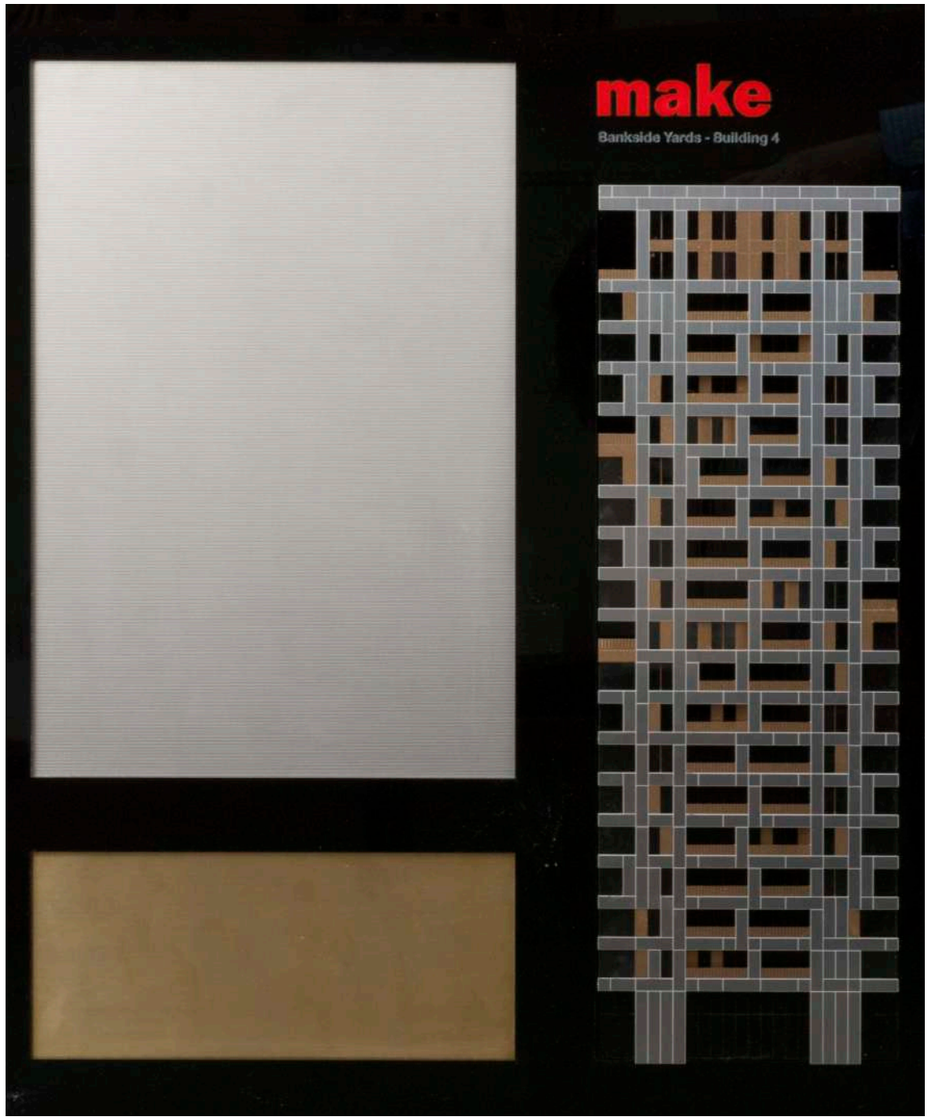
Fig 7.6 Sketch model

7. The Proposed Buildings
7.2 Sampson House 4

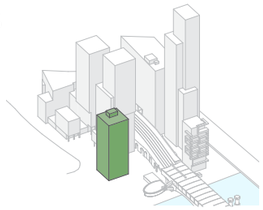


7.2.7
The facade expresses the residential functions behind. Living rooms take advantage of the dual aspect corner with exceptional views over London. Kitchens take advantage of inset balconies, giving a place to eat outside and grow herbs. Bedrooms requiring more privacy have smaller windows. From this the language of the facade developed.

7.2.8
Building 4 addresses key public spaces on all four sides: the cultural square to the west, the river and new route to the north, Falcon Plaza to the east, and Hopton Gardens to the south. The contrasting cladding with its jewellike quality responds making the building a marker.



7. The Proposed Buildings
7.2 Sampson House 4

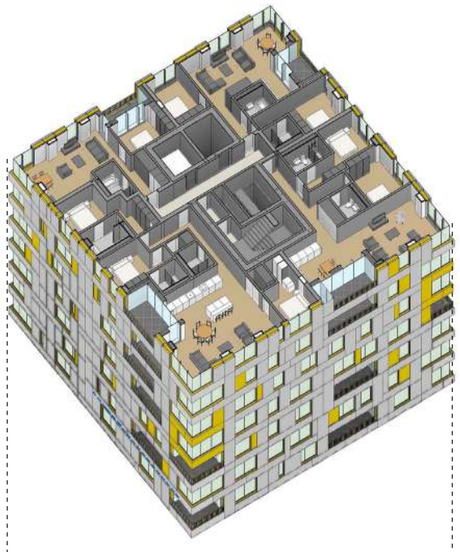


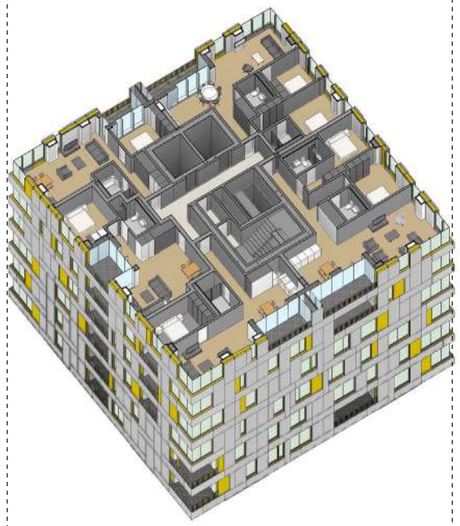
GENERAL ARRANGEMENT

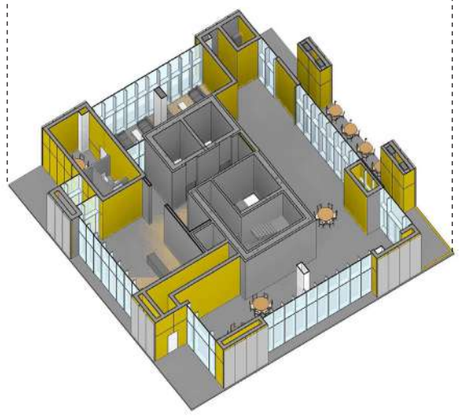
Fig 7.7 Buidling diagram

Levels 1–6
3 x one-bedroom apartments
2 x two-bedroom apartments

Ground floor
161m² retail facing cultural square and river.
Residential entrance and amenity space facing Hopton street and Hopton Gardens

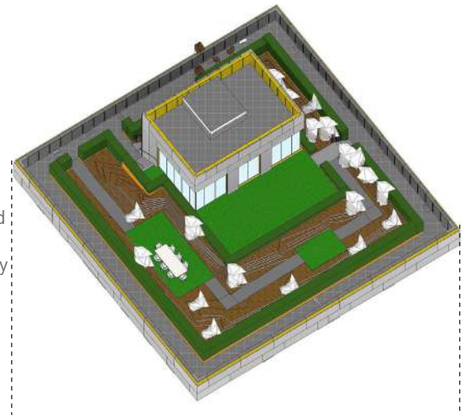




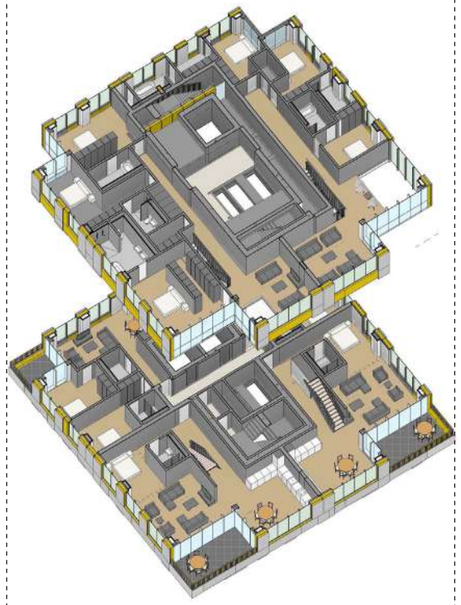


Levels 7–13
1 x one-bedroom apartment
2 x two-bedroom apartments
1 x three-bedroom apartments

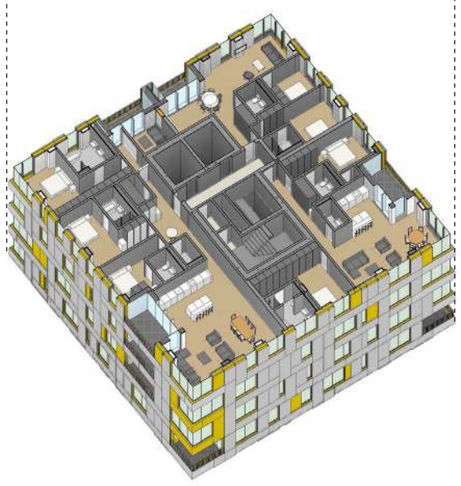
Level 20
Communal residents' garden and lawn
Garden room, communal amenity space

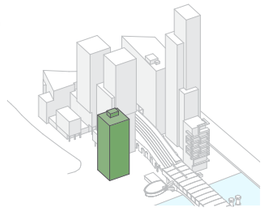


Levels 18–19
2 x two-bedroom apartments
2 x four-bedroom duplex apartments



Levels 14–17
2 x two bedroom apartments
1 x three bedroom apartment





MATERIALITY

7.2.9
4 SH is clad in two contrasting metals. The most prominent outer surface is stainless steel, which was chosen because it is a robust self-finished material that remains consistent over time and reflects the robust post-industrial aesthetic of the surrounding buildings. A finish will be selected that reduces reflected light, such as satin, bead blasted, or rolled. Stainless steel is less reflective than glass, but it will still reflect a diffused light in the surrounding public realm.

7.2.10
The recessed metal panel will be warm contrasting metal, such as brass, anodised aluminium or other alloys. It has been chosen to contrast with the stainless steel outer surface. It references dials and brass work of vintage machinery. The contrasting metal may change over time, dulling where it is exposed and becoming polished where frequently touched. The creation of this patina will add to the building aesthetic. The building will be seen to wear in rather than wear out.

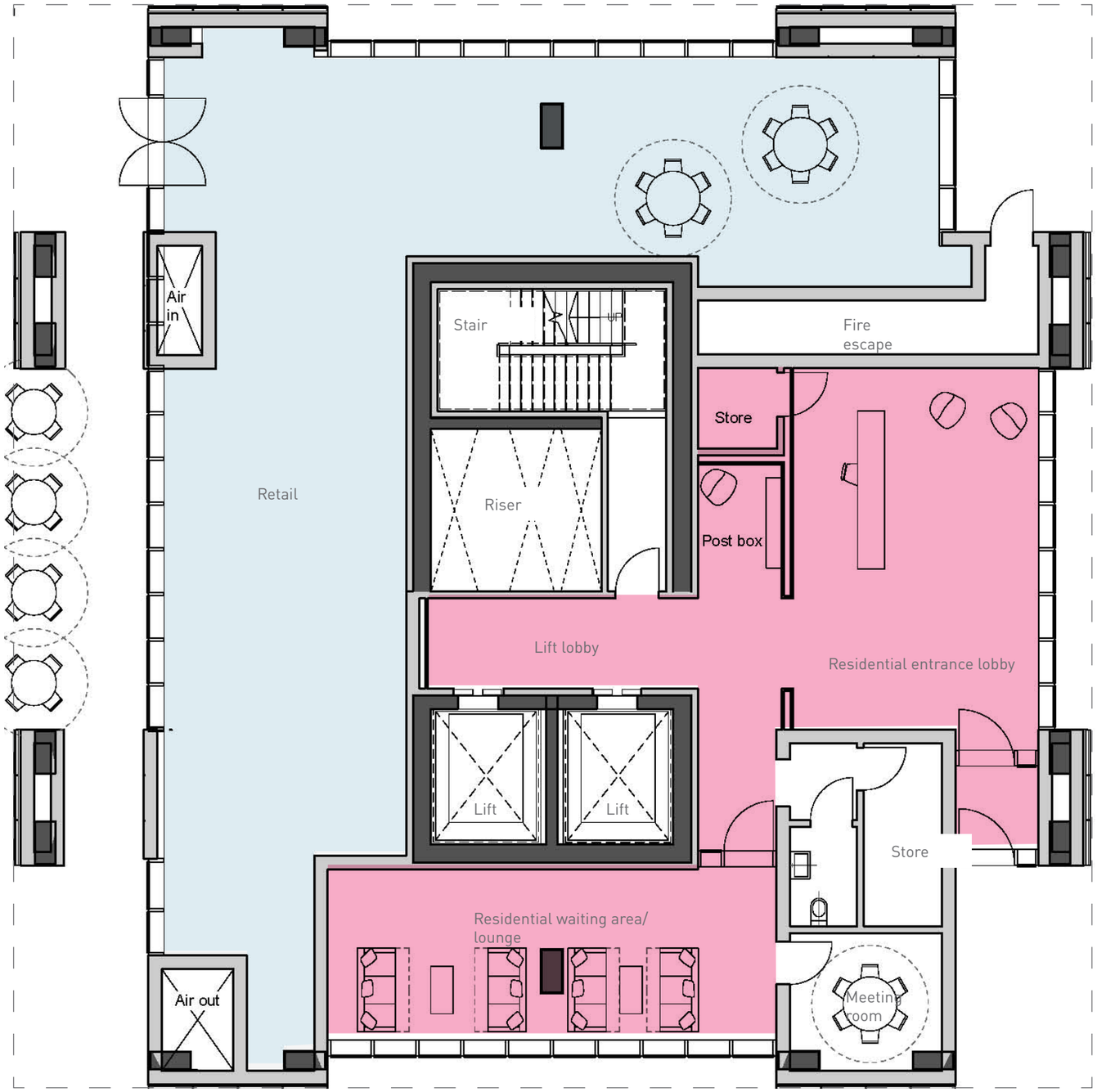
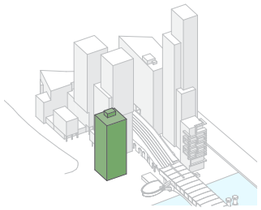
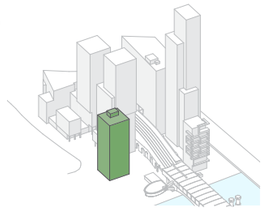


Fig 7.8 Ground floor plan



7. The Proposed Buildings
7.2 Sampson House 4



GROUND FLOOR

7.2.11
The ground floor benefits from the estate's centralised infrastructure, as delivery and car parking access is housed in other areas of the estate. This frees up the ground floor for active frontage. A retail unit will face west and north. Its entrance is located away from Falcon Point, on the north-west corner. It has the potential for outdoor seating in the cultural square, further activating the frontage.

7.2.12
The residential entrance lobby faces east, towards Falcon Plaza. The residents' lounge benefits from southern light and overlooks the children's play area.

COMMUNAL ROOF TERRACE

7.2.13
A communal garden for the residents of Building 4 is located at roof level. From this level, there are exceptional views of London. The garden takes inspiration from classical country house garden feature the ha-ha. The raised lawn at the centre of the garden is surrounded by soil that slopes down towards the parapet. Hedges are trimmed to a height just above the lawn to give the impression of a green landscape without any balustrade. When standing on the lawn looking north, residents will get the feeling of being in a garden without a wall, floating in the middle of London.

7.2.14
A perimeter promenade provides a place for gentle exercise as well as access for maintenance.

7.2.15
A small garden pavilion is located in the centre of the garden. It houses the garden room, a multipurpose amenity space bookable by residents. The pavilion's height is dictated by the overrun of the lift providing access. A lobby and accessible toilet are also provided. The boiler flue, CHP flue and Building 4 smoke vent are discharged through the roof.

7.2.16
The garden will provide a secure space for children to explore and learn, with play integrated in it. There are great opportunities for informal play, with its lawn and network of pathways, and it is proposed to supplement these informal play opportunities with carefully integrated play equipment. A scramble trail, slide, playable water feature and climbable sculpture are also proposed, and a giant chessboard with pieces modelled in City towers visible from the garden is being investigated.

7.2.17
A parapet-mounted BMU is provided to clean the windows.

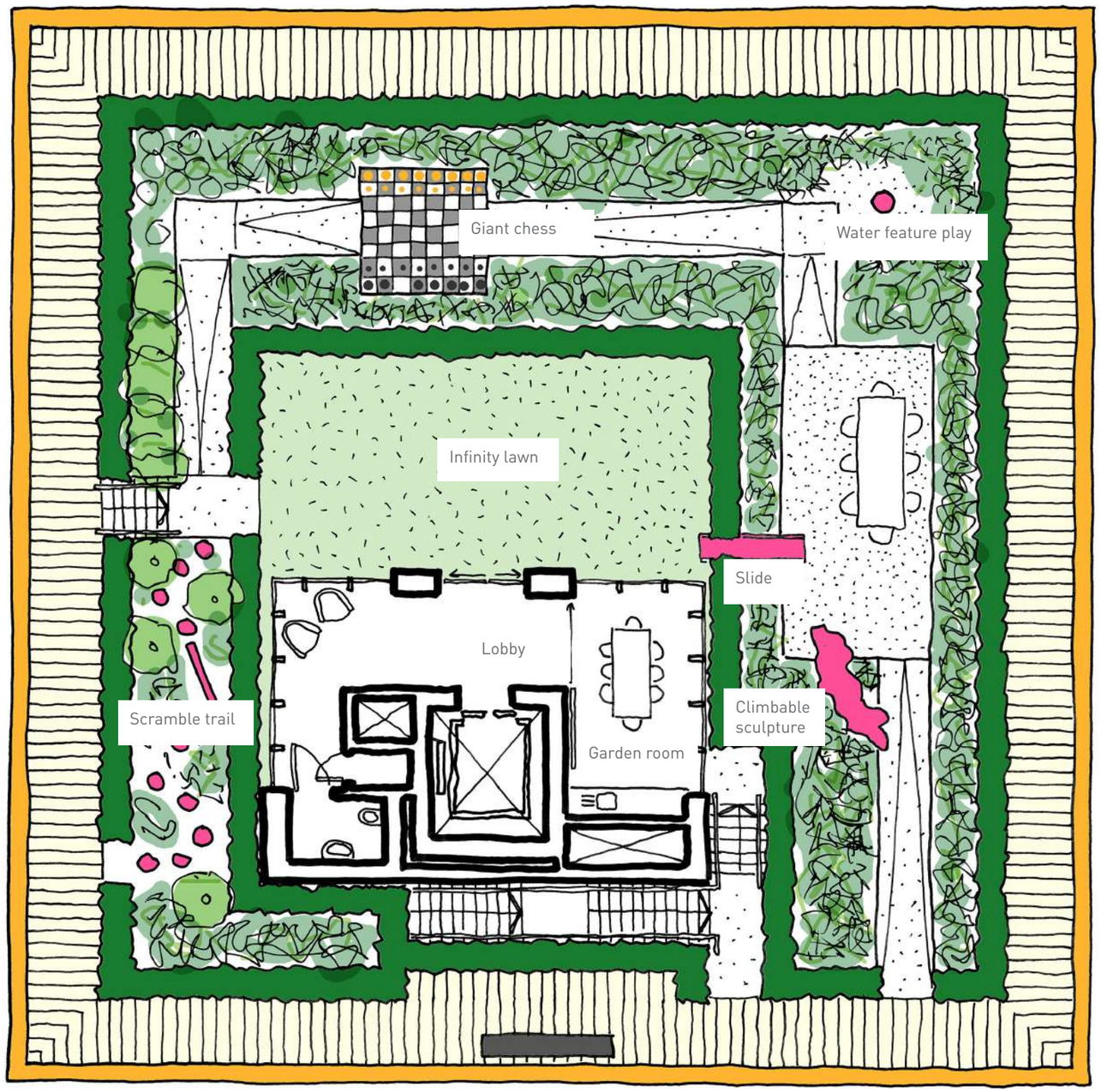
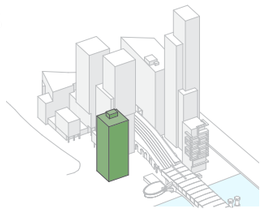


Fig 7.11 Roof plan sketch



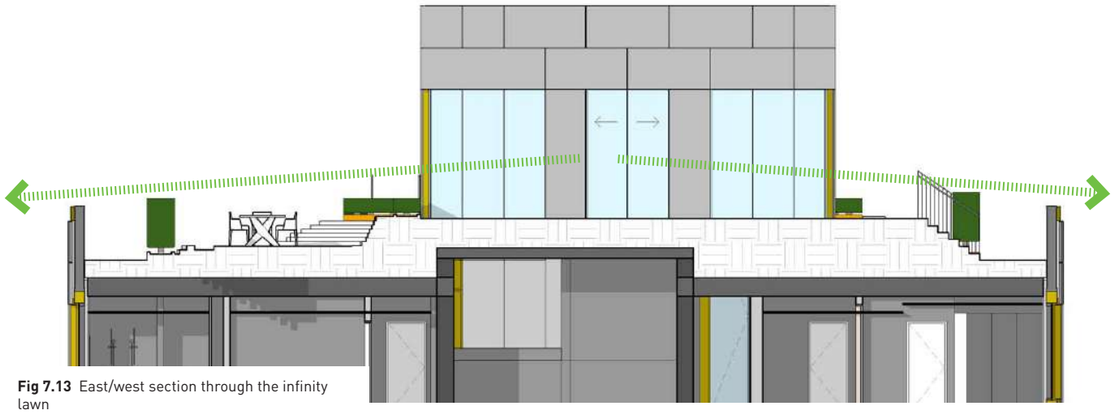


Fig 7.13 East/west section through the infinity lawn

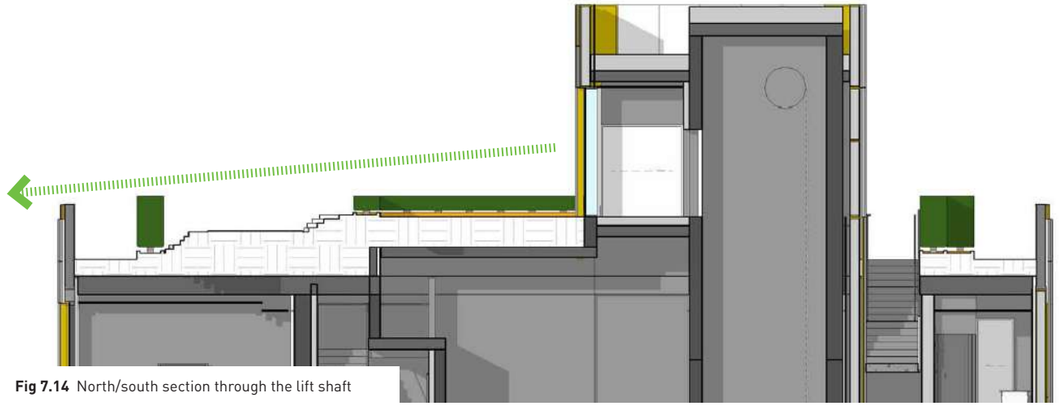
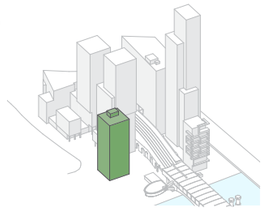


Fig 7.14 North/south section through the lift shaft

Fig 7.15 Roof garden view looking north east



TYPICAL FLOOR PLATE LAYOUTS

Fig 7.16 Typical level 01 -06

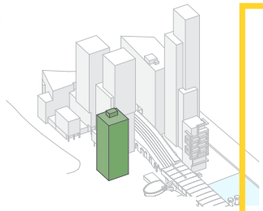
Fig 7.17 Typical level 07 -13

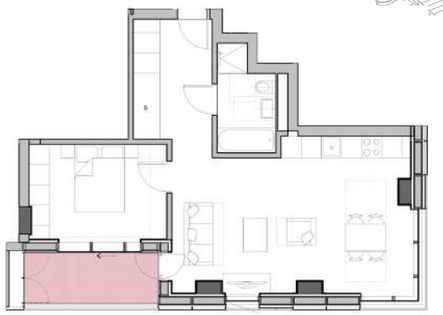
Fig 7.18 Typical level 14 -17

Fig 7.19 Level 18

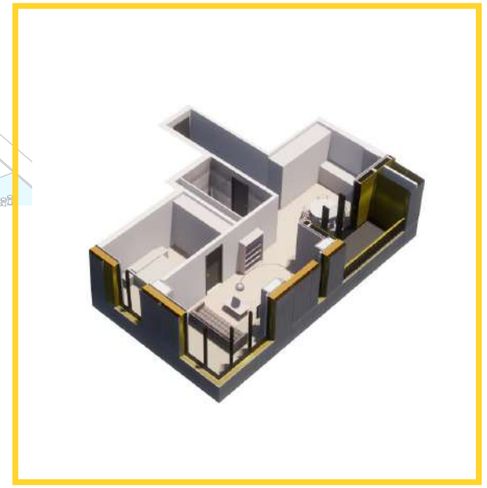
Fig 7.20 Level 19

7. The Proposed Buildings
7.2 Sampson House 4



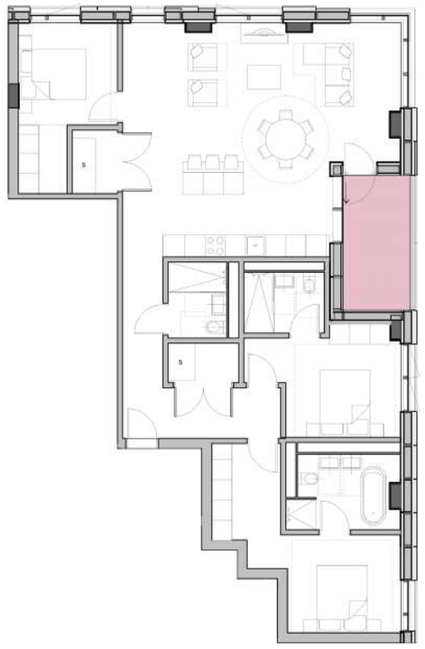


Type 1.3 T
Balcony: 6 sqm
Area: 62.9 sqm

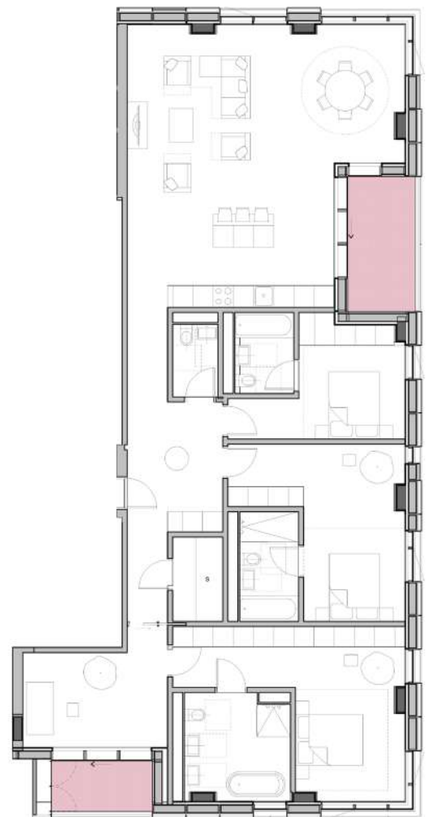


Type 2.1 T
Balcony: 7.5 sqm
Area: 86.8 sqm

Type 2.2 T
Balcony: 6 sqm
Area 106.1 sqm

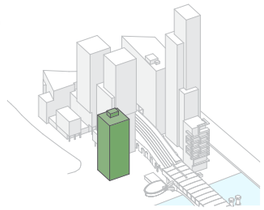


Type 3.1 S
Area: 133.2 sqm
Balcony: 8 sqm



Type 3.2 S
Balcony: 12.5 sqm
Area: 184.9 sqm

7. The Proposed Buildings
7.2 Sampson House 4



FACADE COMPOSITION

7.2.18
The facade section highlights the key material finishes and look of the building. Stainless steel is the predominant material finish on the outside, with contrasting metal used to add variation.

7.2.19
The solid elements in the balcony reveals will see the contrasting metal carry through, providing a warm finish and a tactile element to the apartments. Apartments will have sliding glass doors for access onto balconies; some will also have a side hung option where achievable. The railing to the balconies will be a matching contrasting metal with a more delicate level of artistic detailing compared to the large stainless panels.

7.2.20
The window mullions and framing will be a dark grey, adding contrast to the bright vibrant metals . Where required, there will be operable windows for natural purge ventilation. The glass in the double glazed corners will be butt jointed.

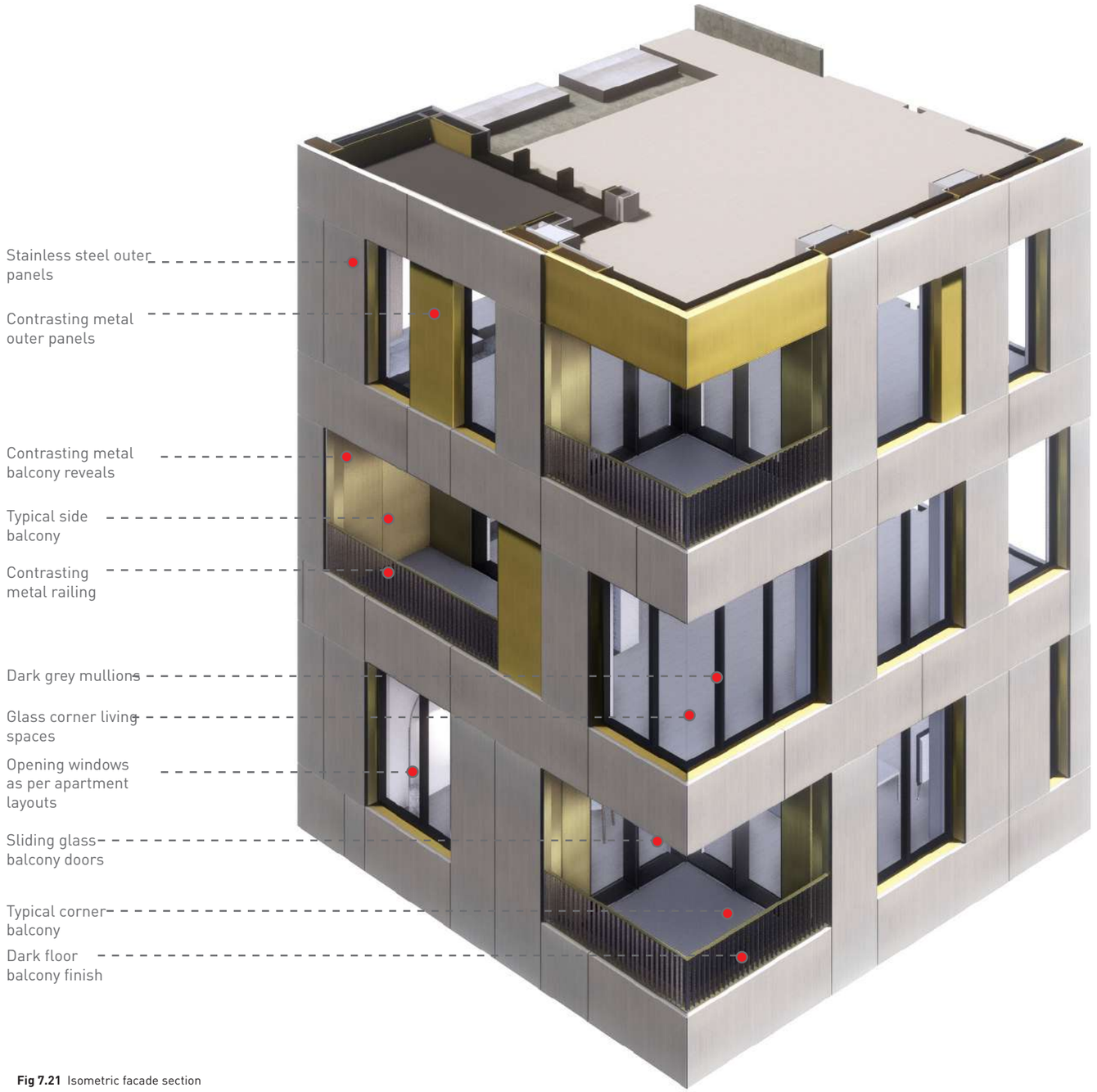
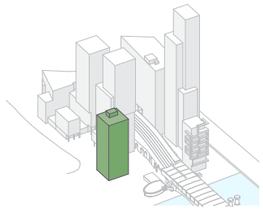


Fig 7.21 Isometric facade section

7. The Proposed Buildings
7.2 Sampson House 4



FACADE DETAILING

7.2.21
The facade of the building is made up predominantly of a stainless steel outer skin arranged in varying tessellated panels, and a secondary layer of a contrasting metal that appears carved out of the stainless steel.

7.2.22
The contrasting metal adds a touch of colour to the building, with some of the outer stainless steel panels replaced with it and the depth of the window reveals lined with it.

7.2.23
The facade is arranged on a meter grid, with panel sizes varying in length and height to create an architecturally interesting configuration. The panelisation works to break down the verticality of the building to reflect its overall massing ratio. Across the building are some panels that fall on the half-metre grid; these are introduced to meet daylighting requirements of rooms. They also offer flexibility in limiting repetition in the stainless steel joints.

7.2.24
Below is a detail of the facade build-up highlighting the relationship of the stainless steel to the contrasting metal panels and window reveals. The stainless steel sits on the outer-most plane of the building skin and has a slight reveal wrapping back as required to achieve the flatness and stiffness in the panel (1). The contrasting metal panels (2) sit inset to the stainless steel, in line with the front of the window reveals (3), further adding to the concept that these are milled out of the building skin.

Fig 7.22 Detail facade render

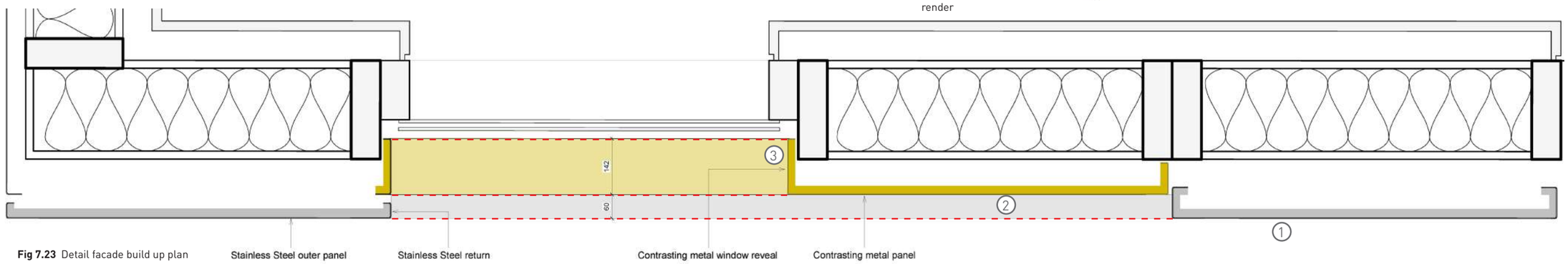
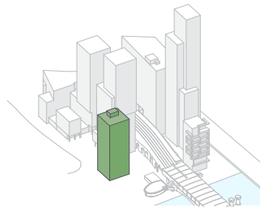


Fig 7.23 Detail facade build up plan

7. The Proposed Buildings
7.2 Sampson House 4



7.2.25
The typical residential storey floor-to-floor height is 3,250mm. The other buildings on the masterplan have a smaller storey height, because they do not have inset balconies.

7.2.26
There is Part M 2016 review level access to balconies. Achieving sufficient insulation and a robust upstand height above this requires a 200mm floor zone. The 200mm floor zone will allow more flexibilty in the location of bathroom showers and sinks for the transferring of soil pipes and stacks.

7.2.27
The high ceiling zone typically found in the living rooms and bedrooms is 2,600mm. This is reduced to 2,400mm in service zones and bathrooms to allow service crossovers and fan coil units. The 200mm typical ceiling zone in the living room is driven by the need to accommodate the whole hose vent ducts accessing the facade. The windows are maximised in size, and their framing is aligned to the high ceiling zone.

7.2.28
The three details highlight the most common facade instances on the building. The balconies are lined in contrasting metal to give a sense of warmth to the spaces.

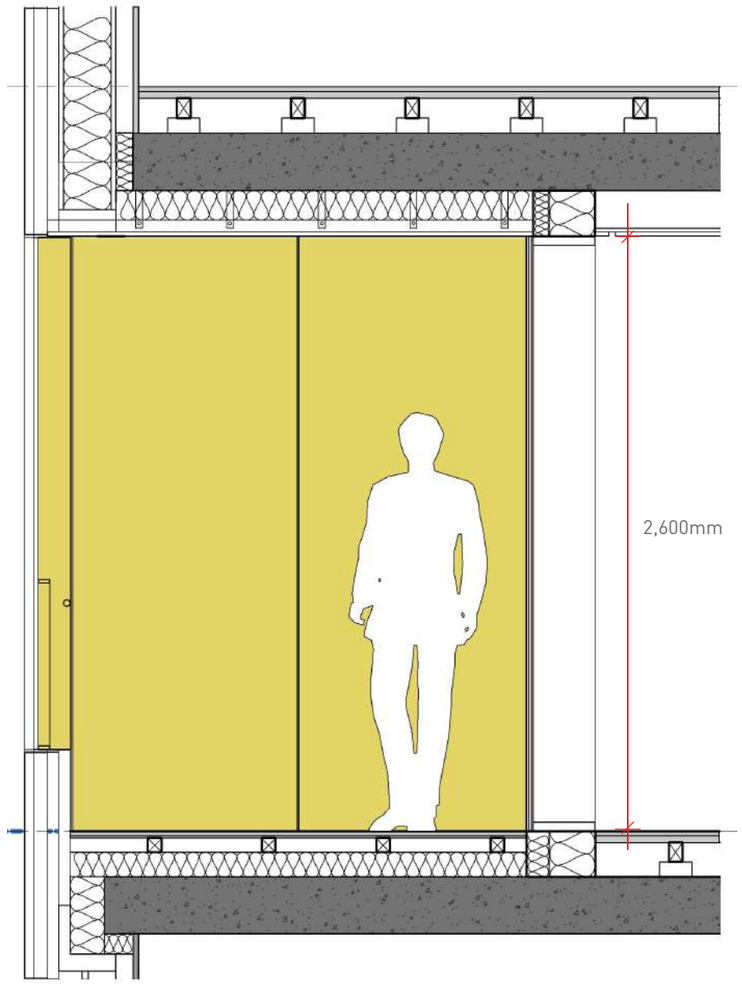


Fig 7.24 Typical balcony detail

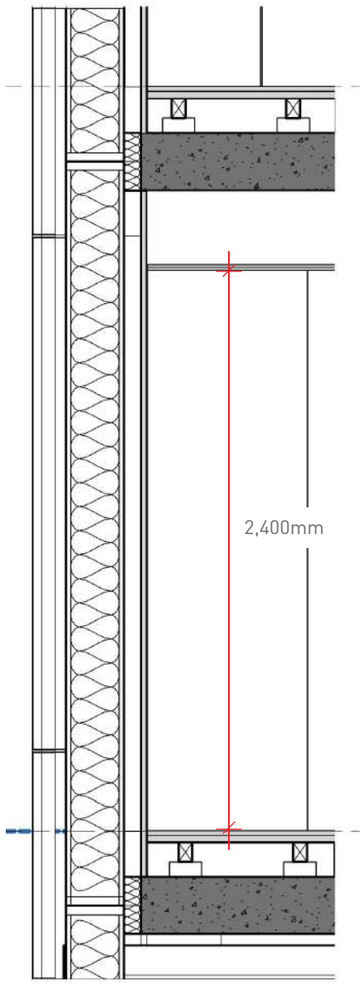


Fig 7.25 Typical solid panel detail (lower ceiling zone)

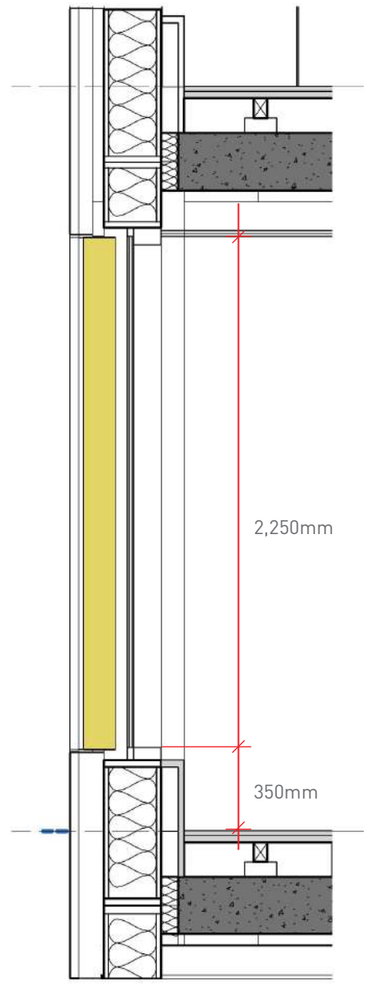
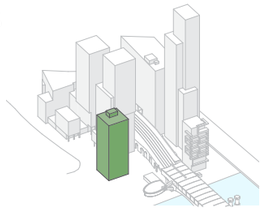


Fig 7.26 Typical window panel detail (higher ceiling zone)

7. The Proposed Buildings
7.2 Sampson House 4



SAFETY

7.2.29
The diagram opposite highlights the fire and security measures taken in the design of the building.

Compartmentation
Each apartment meets the Approved Document Part B fire resistance to party walls. The floor plan has been designed to reduce escape distances to fire stair. There is one designated fire fighting lift highlighted in pink on the diagram

Fire resisting façade
The facade is designed to limit the spread of fire. Materials used in the façade will be chosen for their fire safety properties. The facade is fire stopped at each level.

Sprinklers (Indicative locations only)
All apartments and the main lobby will be sprinklered in accordance with regulations.

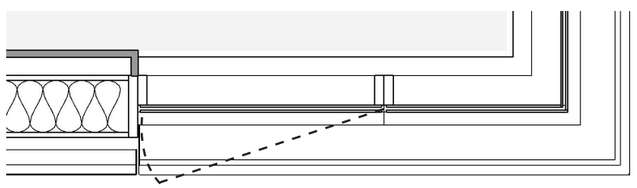
Fire detection (Indicative locations only)
Each habitable room will be fitted with fire and smoke detection services.

Smoke shaft
The lobby is equipped with a smoke shaft that sucks the smoke out of the building.

Automatic Opening Vent
The AOV allows for fresh air to be pushed down the staircase, preventing smoke building up in the fire escape.

Fire fighting lift
One lift will be upgraded for firefighting use

Operable windows
Some windows open a maximum of 15° to offer residents personal comfort control. The angle limits the gap between the window and facade to below 100mm for safety.



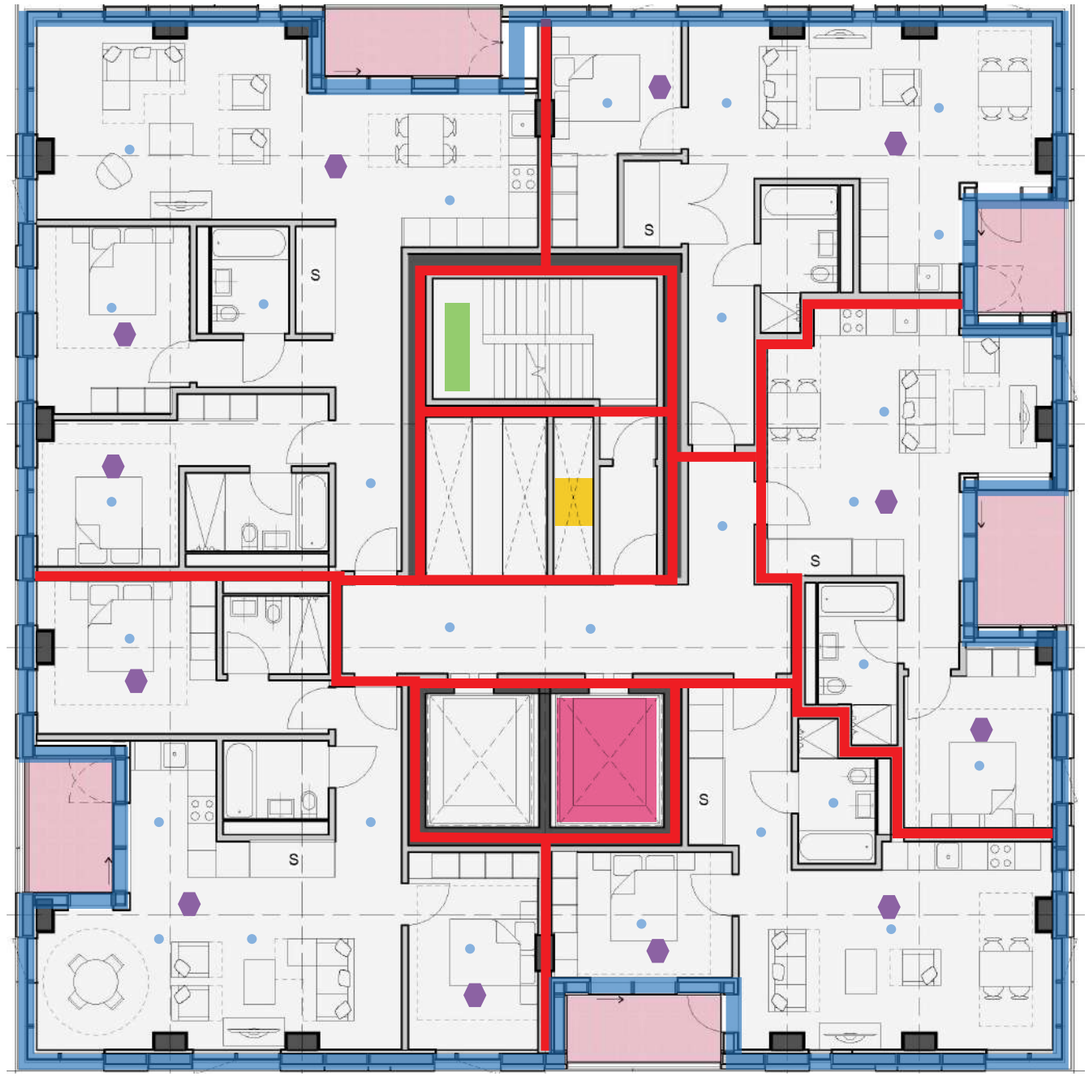
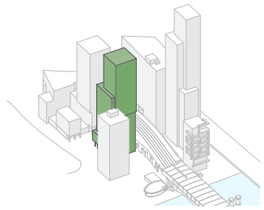


Fig 7.27 Typical plan safety diagram

7. The Proposed Buildings
7.3 Sampson House 5



7.3.1
SH5 is a 34-storey building situated midway along the western side of the Sampson House Site, adjoining the Viaduct Arches to the west, and the Cultural Square to the north. The building accommodates hotel use at lower floors with residential use above and retail use at ground floor.

MASSING STRATEGY

7.3.2
Sampson House 5 is the tallest tower on the Sampson House site. The building height has increased by 11.8m (approx. 3 floors) from the previous consented scheme, to 123.9m. The proposed height supports Ludgate House 2 as the cluster's gateway building. It also creates an outer layer of the cluster responding to the low-rise surroundings. The building follows the formal strategy of simple cuboid block cluster, creating, together with Sampson House 7, a family of forms.

7.3.3
Similarly, with Ludgate House 2 the building comprises of three volumes from the bottom to the top. The first being a hotel function, then hotel guestroom floors and finally, residential floors. Larger volume at lower massing accommodates Hotel use whereas reduced floor volume is optimized for residential use in the upper volume.

7.3.4
The two upper volumes are interlocked to form a singular vertical object look. The lower podium is differentiated from the upper massing to respond to adjacent public open space. The upper massing steps back to the west creating a gap between proposed buildings, which also contributes to the layers of the tall buildings in the cluster. The stepped massing changes at levels 04 and 20 to create communal outdoor terraces for SH5 residents and hotel users.

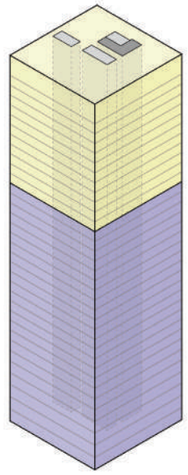


Fig 7.29 SH5 Brief

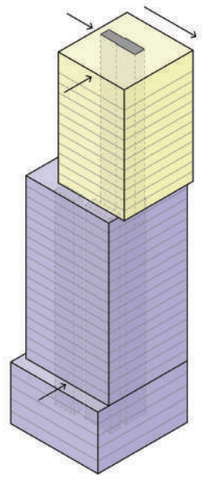


Fig 7.30 Massing volume comprising of blocks

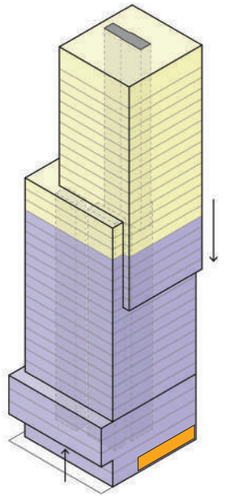


Fig 7.31 Massing volume refined

Fig 7.28 SH5 together with LH2 and SH7 make up a family of forms

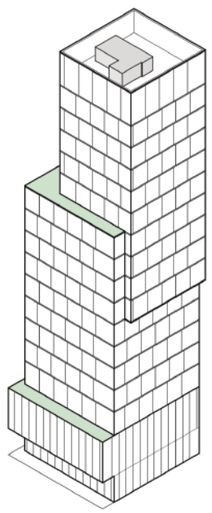


Fig 7.32 Horiztonal

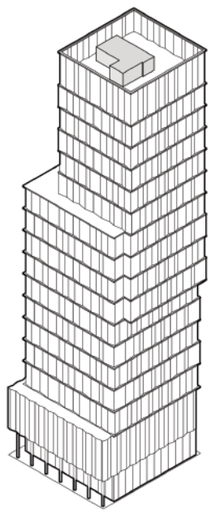


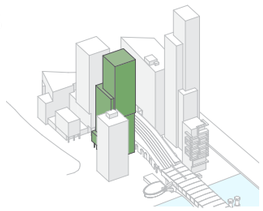
Fig 7.33 Thefacadeisarticulatedtounite all the elements forming the scheme

COLOUR LEGEND

- Residential
- Hotel
- Retail

Fig 7.34 SH5 North View

7. The Proposed Buildings
7.3 Sampson House 5



INTERNAL ORGANISATION

7.3.5
Sampson House 5 has a mixed used ground floor comprising a 197m^2 (GIA) retail unit, a secured residential entrance lobby and a hotel entrance lobby. Access to the apartments and hotel functions is provided through the 24-hour concierge serviced lobby at ground level. Residents and hotel guests can also access the building via the basement where bicycle and car parking are located.

7.3.6
The building's service core comprises three 13-person, two 17-person passenger lifts and two service lifts located in a glazed façade enclosure, two egress staircases (one finishing at L16) and building services risers.

7.3.7
The communal lift lobbies and corridors on the residential floors are day-lit with the latter being 2.2m wide and not exceeding 17m long. A smoke ventilation shaft is provided at the end of the corridor to ensure safe means of egress from the apartments. A 213m^2 external communal amenity space is located at level 20 for residents' use.

7.3.8
There are 126 hotel keys and 61 residential units in total with 1-bed, 2-bed, and 3-bed on level 17 to 19; 2-bed on level 20-24; 1-bed, 2-bed, and 3-bed on level 25 to 28; and two large 3-beds on level 28 and 29. All apartments comply with Lifetime Homes standards with 14 apartments being wheelchair adaptable including 1-beds, 2-beds and 3-beds. Refer to Chapter 11: Inclusive Access for details on accessibility.

The average GIA areas are as follow:

1-Bed:	63m^2
Small 2-Bed	83m^2
2-Bed	109m^2
3-Bed:	165m^2

7.3.9
All of the apartments feature either private balconies or winter gardens varying in size from 5.1m^2 to 10m^2. The eastern units on level 20 enjoy extensive roof terraces. 52 out of 61 residential units in the building have at least dual aspect. The remaining units are either studios or one-bed apartments which have GIA areas that exceed London Housing Design Guide's standard and are not north facing.

7.3.10
All apartments have 2.60m clear ceiling height in the living spaces and bedrooms while the kitchens and bathrooms have 2.40m clearance. Natural ventilation is achieved through operable windows, balcony and winter garden doors, enabling the apartments to operate on a mixed mode basis with fan coil units to provide comfort cooling and boost heating.

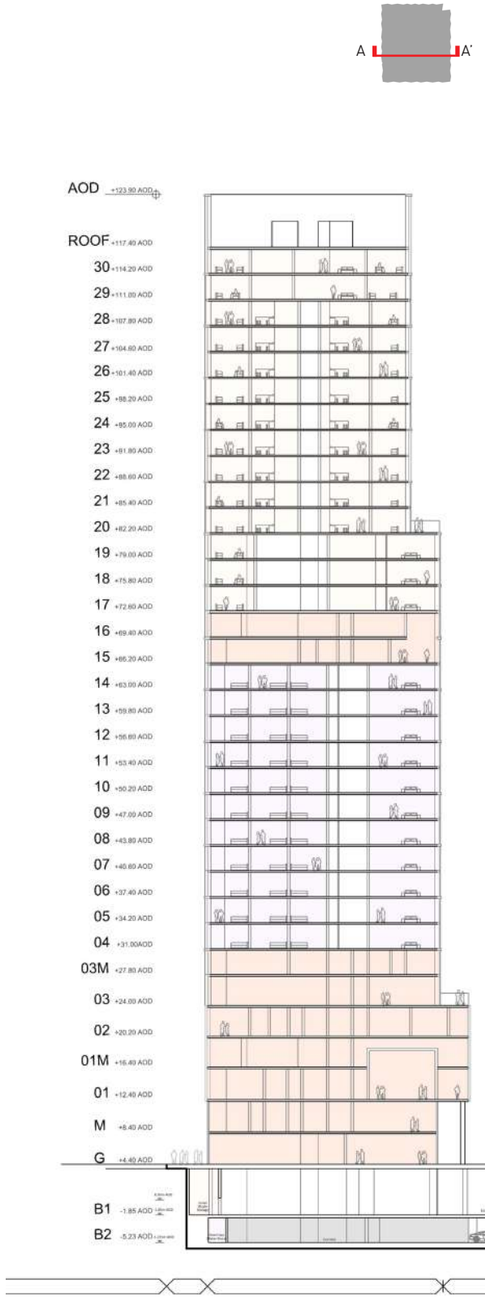


Fig 7.35 SH5 East-West Section A-A'

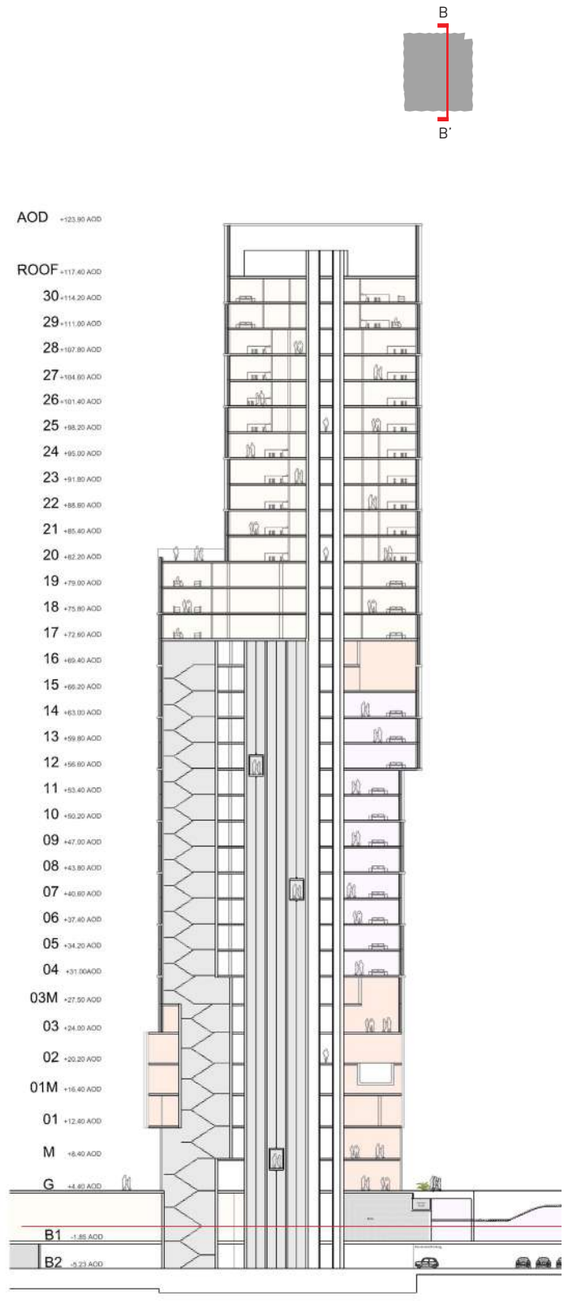
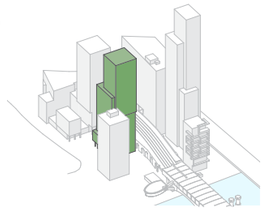


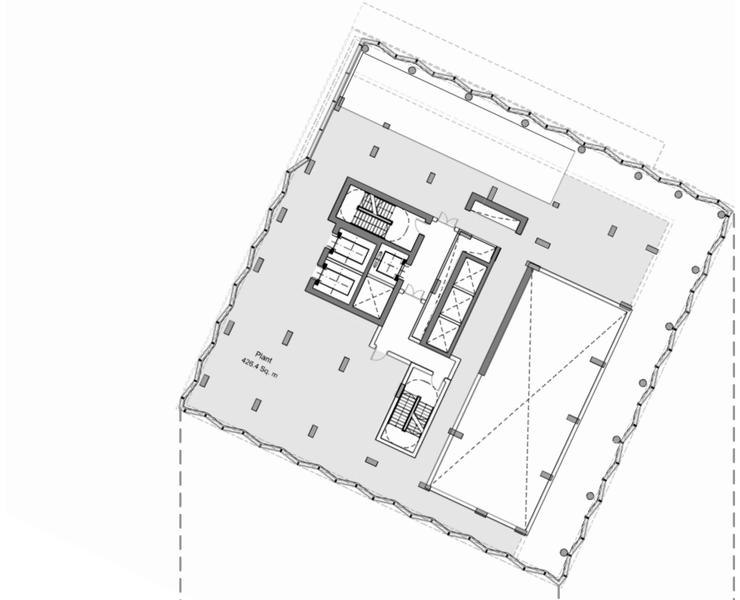
Fig 7.36 SH5 North-South Section B-B'



COLOUR LEGEND

- Residential/ Hotel Lobby
- Bar/ Dining
- Function Space
- Meeting Rooms
- Fitness
- Spa Treatment
- Plant Space/ BOH
- Retail

Level 00M Plan



Level 01M Plan

Level 03 Plan

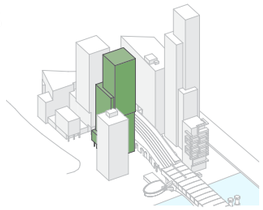
Ground Floor Plan

Level 01 Plan

Level 02 Plan

Fig 7.37 Sampson House 5 - Plans

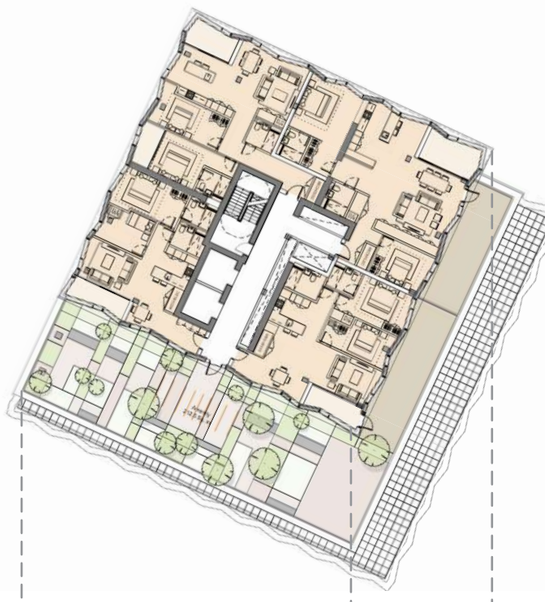
7. The Proposed Buildings
7.3 Sampson House 5



COLOUR LEGEND

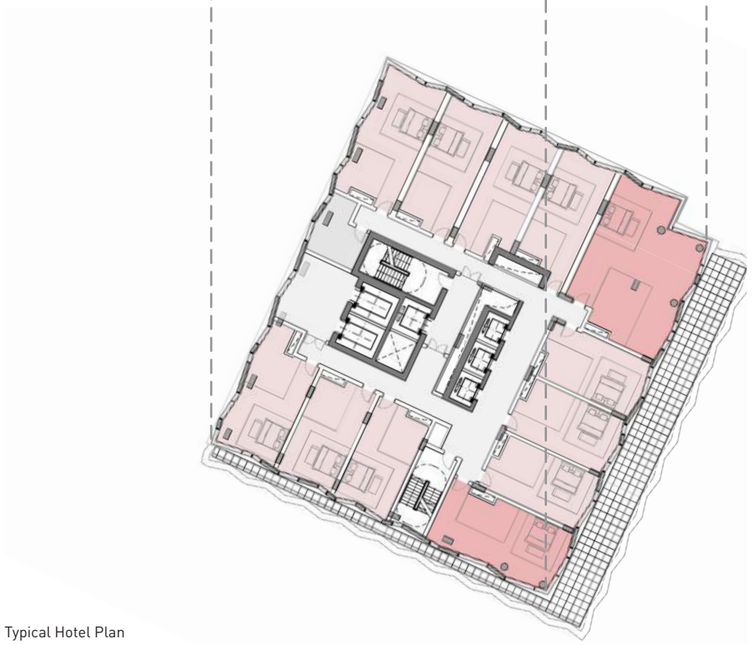
- Standard Hotel Room
- Hotel Suite
- Studio Apartment
- One-Bed Apartment
- Two-Bed Apartment
- Three-Bed Apartment

Level 14-15 Plan



Level 20-24 Plan

Level 29-30 Plan



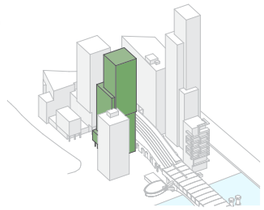
Typical Hotel Plan

Level 17-19 Plan

Level 25-28 Plan

Fig 7.38 Sampson House 5 - Plans

7. The Proposed Buildings
7.3 Sampson House 5



FAÇADE EXPRESSION

7.3.11
The façade strategy for Sampson House 5 aims to establish a legible character expressing the mixed use of the building and the industrial history of the site. SH5 is one of the three buildings making up the development's tall building cluster.

7.3.12
The building's formal role in the cluster, as established in the Proposed Development, is to transition between the cluster's apex building LH2 and the foothill buildings that surround it to the north and east. As such the façade introduces more horizontal expression into the overall vertical reading principle.

7.3.13
Protruding horizontal spandrels on every other floor create a strong double height façade reading. The regular horizontal intervals bind the stepped massing as a singular object. This also allows wider openings on the envelope expressing clearer the scale of the building.

7.3.14
Within double floor height pitches, folding envelopes soften the massing of buildings and create various reflections depending on the time of day. This establishes the character of the Sampson house masterplan.

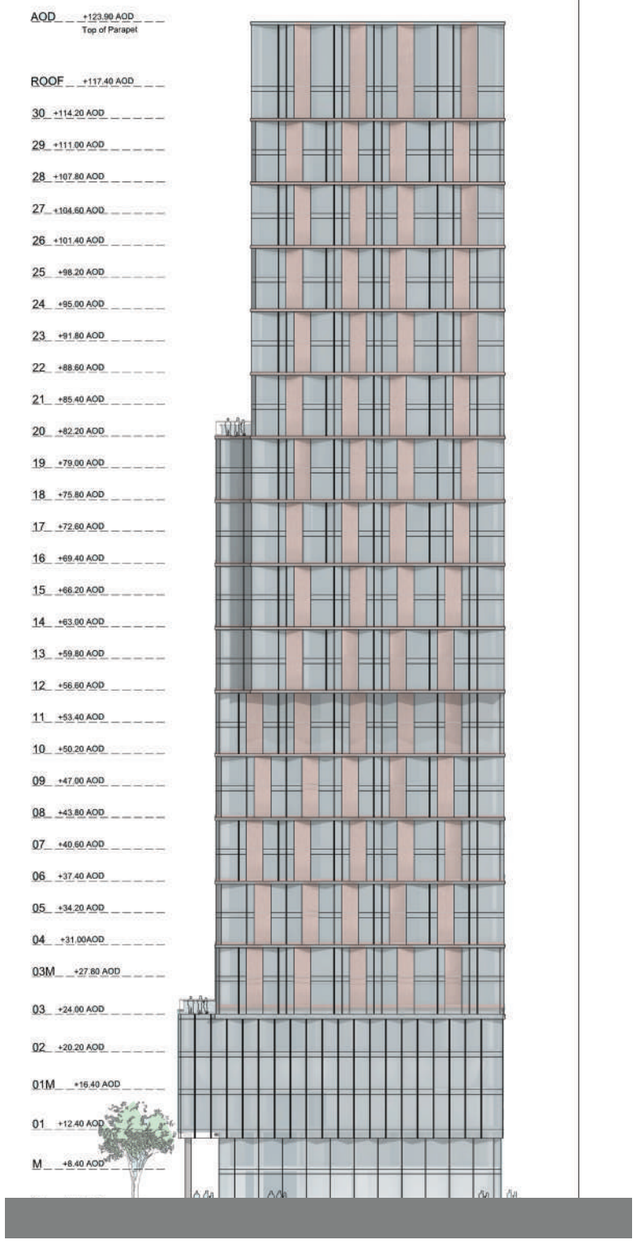


Fig 7.39 Sampson House 5 North Elevation

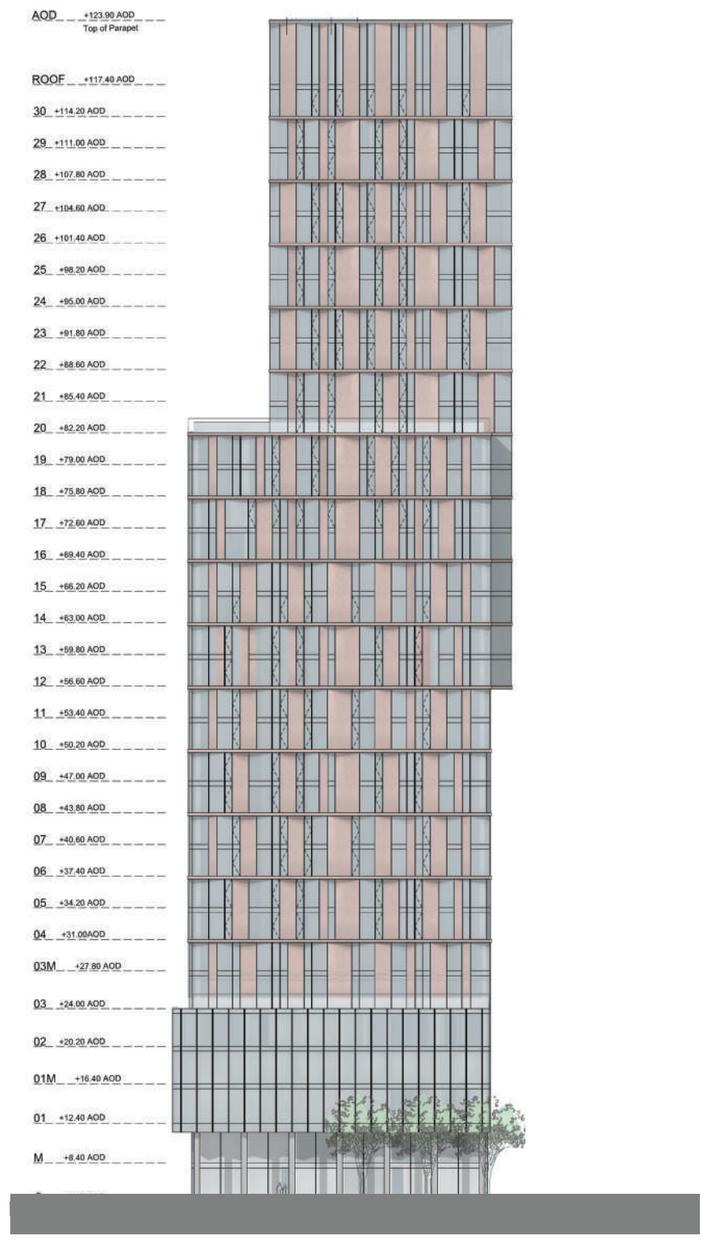
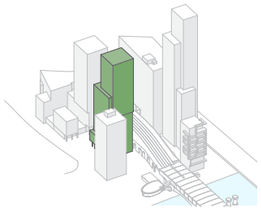


Fig 7.40 Sampson House 5 East Elevation



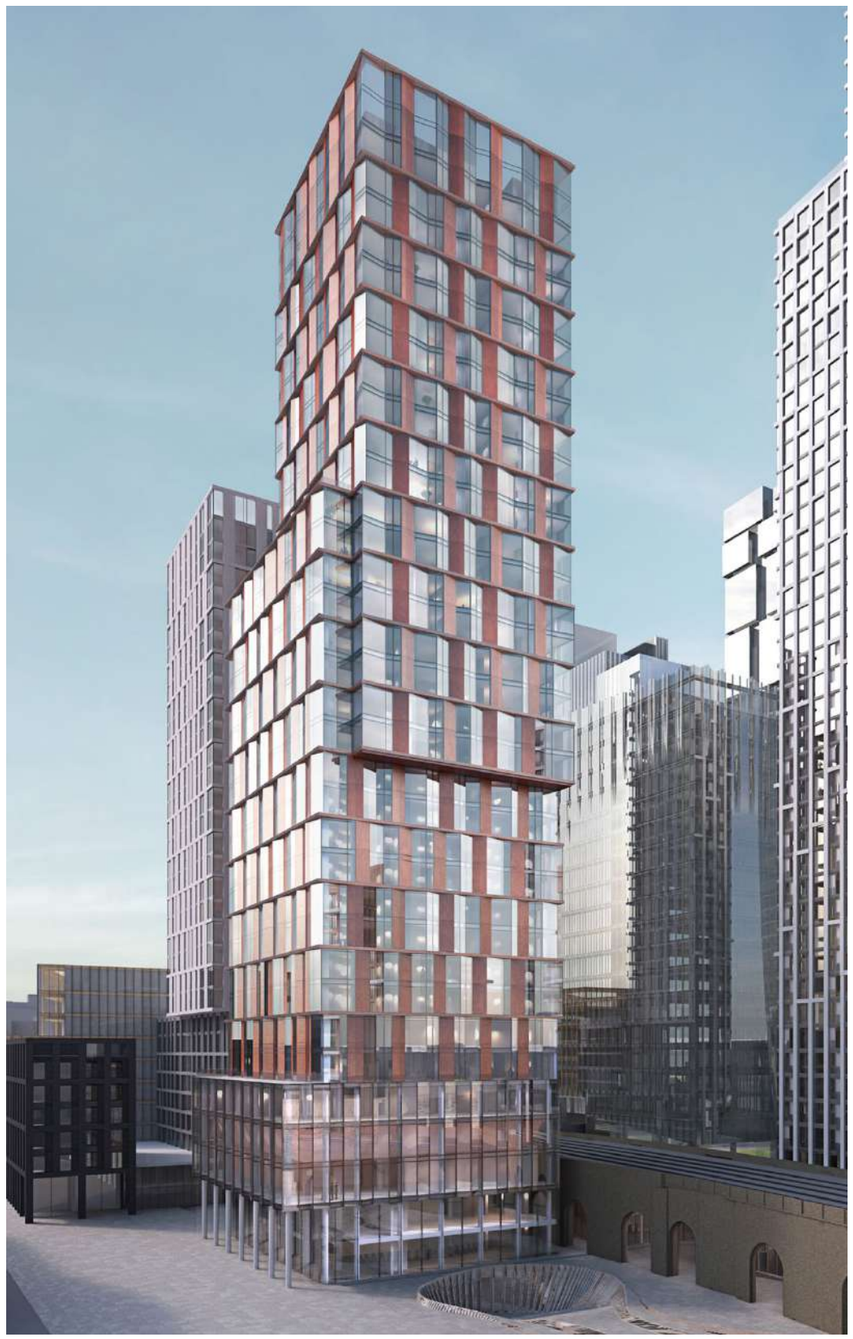
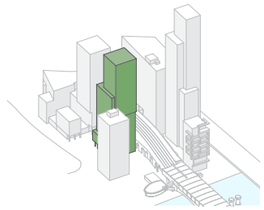


Fig 7.41 SH5 North East View

Fig 7.42 SH5 South East View



MATERIALS

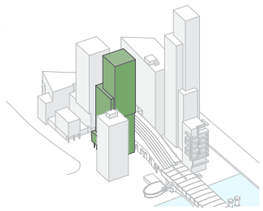
7.3.15
The material and structural design of SH5 uses a copper coloured patinated metal to reflect the durable and robust context of the surrounding industrial buildings.

7.3.16
A facade consisting of metallic materials may form a patina layer overtime. This will give the facade the appearance of gradual aging, referencing the surrounding post-industrial context. The contrast of glass and the patinated material will create a range of reflections along the folding facade, allowing the building to react to the surrounding light.

Fig 7.43 Material Palette

Fig 7.44 SH5 Upper Facade Detail

Fig 7.45 SH5 Lower Facade Detail



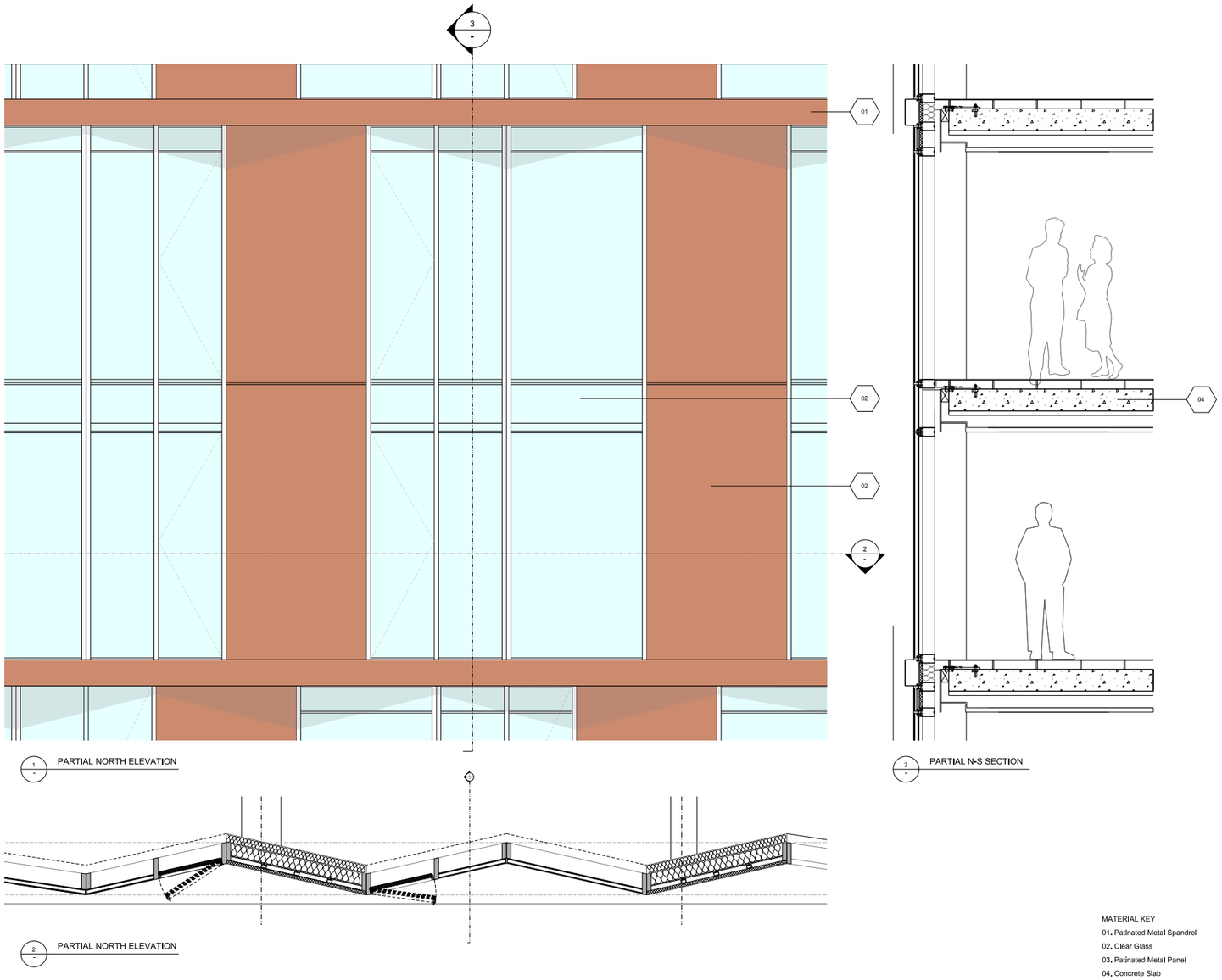
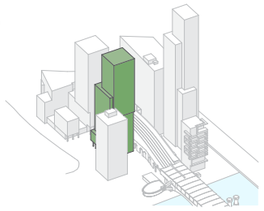


Fig 7.46 SH5 Upper Facade Detail

Fig 7.47 SH5 Facade Detail



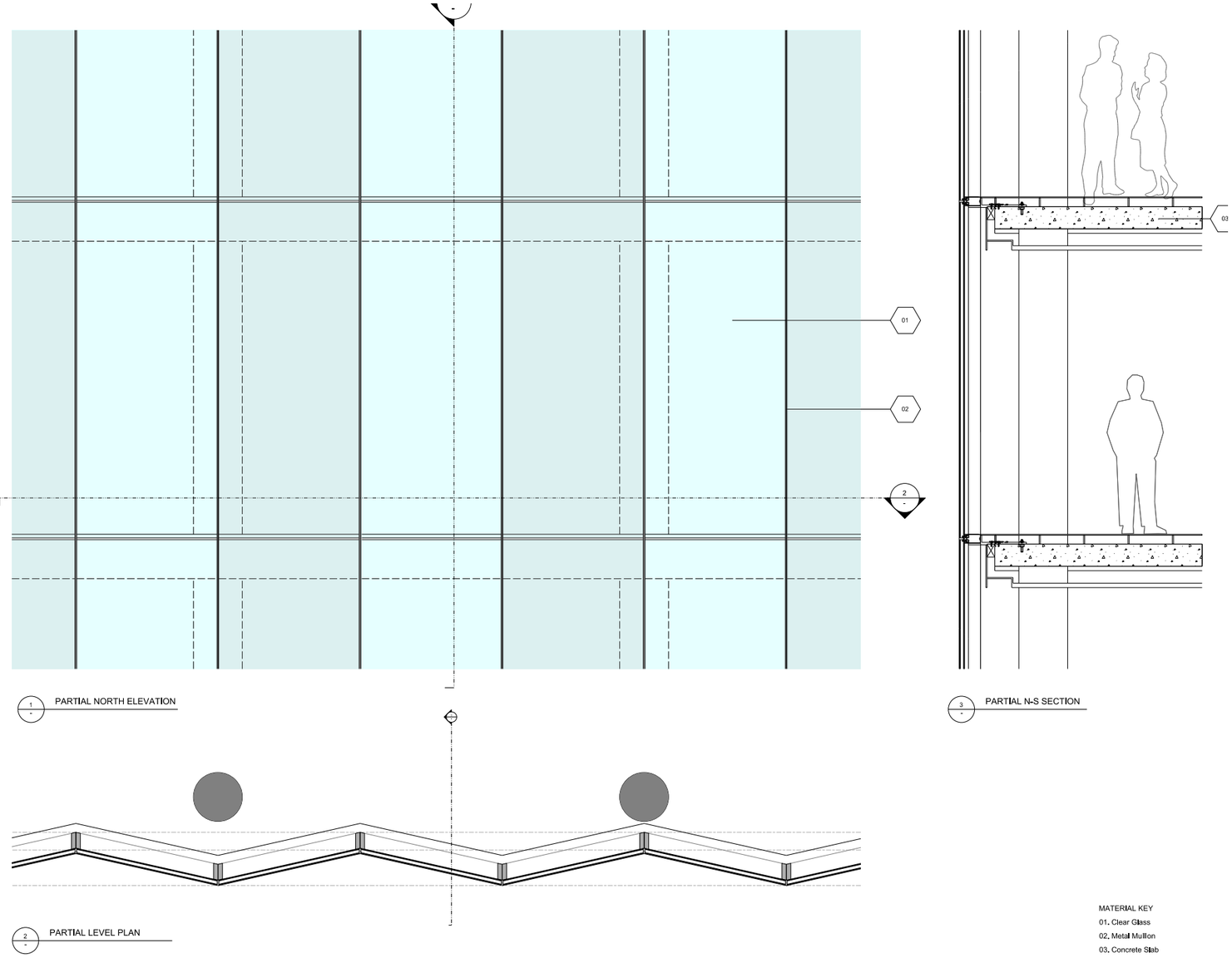
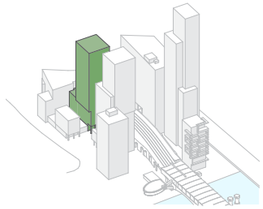


Fig 7.48 SH5 Lower Facade Detail

Fig 7.49 SH5 Facade Detail

7. The Proposed Buildings
7.4 Sampson House 7



7.4.1
Sampson House 7 is a 30-storey building situated in the upper southern part of the Sampson House Site, adjoining the Viaduct Arches to the west, and the SH5 building to the north. The building use is mostly residential, with 347sqm of retail at the ground floor.

MASSING STRATEGY

7.4.2
Sampson House 7 belongs to the family of three towers on the site. Its main role in the composition of the cluster is to contribute to the transition of heights from the tallest, LH2 downwards, adding to the effect of a sloping valley that the top of these three towers create in the views from the east. The height of SH7 has increased by 9.6m from the previously consented scheme to 107.9m.

7.4.3
The building is composed of two simple cuboid massings, a lower wider volume and a slender upper volume. This maximises the gap between SH7 and SH5, to contribute to the layering of the Bankside cluster.

7.4.4
The lower volume extends to the south to achieve the brief. This creates an overall 'L' shape, which maximises the floor area of the building while maintaining a slender tower form. The lower building massing is set back to increase the open space at level 01 between SH7 and SH8. At the top of the lower massing at level 8 is a communal outdoor amenity terrace for SH7 residents.

7.4.5
At the base of the building a single storey podium provides outdoor amenity space for the residents of SH7 and SH8. At the pedestrian level, the north face of the building sets back to create a generous two storey high colonnade framing the new east-west route through the site.

Fig 7.50 Aerial View from East

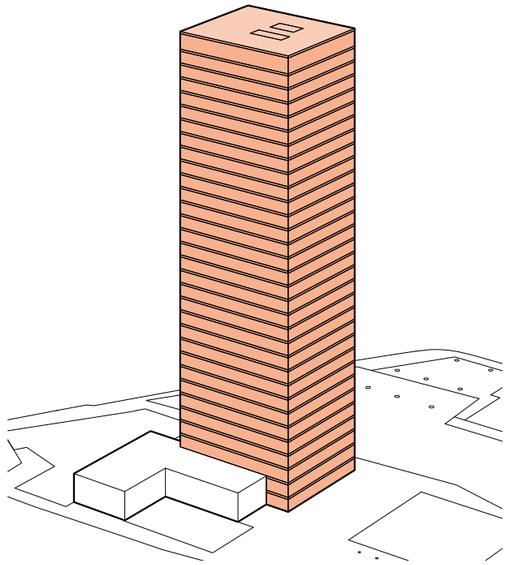


Fig 7.51 The robust building mass is organized around a central core.

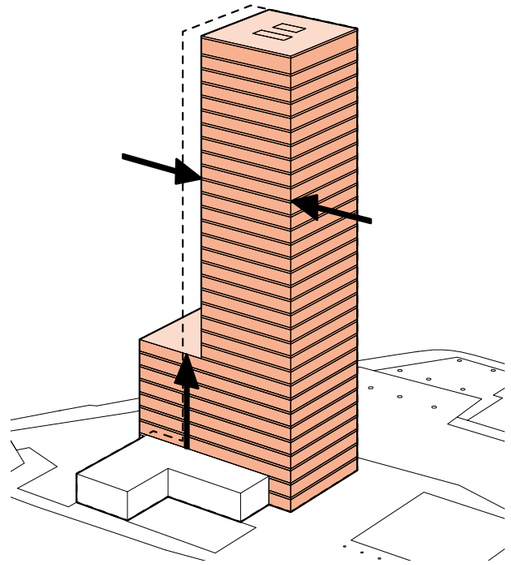


Fig 7.52 The building mass becomes more slender as the plinth volume is added.

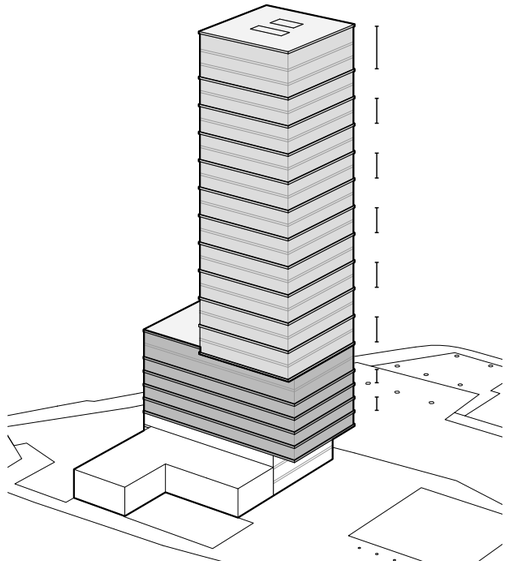


Fig 7.53 The facade volume is tuned by horizontal elements.

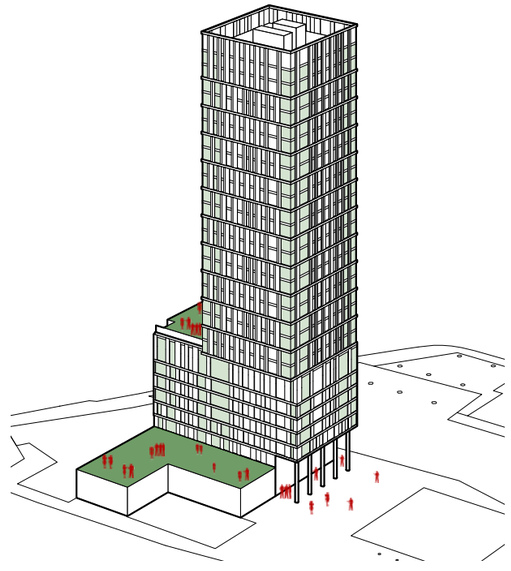
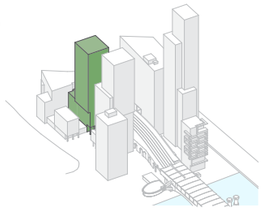


Fig 7.54 Winter gardens and room allocations define the final appearance of the building. Roof gardens contribute to inhabitant comfort.

7. The Proposed Buildings
7.4 Sampson House 7



INTERNAL ORGANISATION

7.4.6
Sampson House 7's double height secured entrance is located off Hopton Yards, along the east-west connection. Residents can also access the building via the basement where bicycle and car parking are provided.

7.4.7
The building's service core is set to the north, acting as a buffer between Sampson House 5 and 7. The core comprises three 13-person passenger lifts, an egress stair and building services risers. The communal lift lobbies are day-lit and naturally ventilated. A 264.8m^2 indoor communal amenity space is located at L01 connecting to a 234.5m^2 indoor communal amenity space at L02 and a 47.9m^2 internal community amenity space is located at level 8 for residents' use. Outdoor communal areas are provided at L01 and L08.

7.4.8
There are 184 residential units in the building with a mix of 1-bed and 2-bed on level 1; studio, 1-bed and 2-bed on level 2 to 25 and 2-bed and 3-bed on level 26 to 29. All apartments comply with Lifetime Homes standards with 13 apartments being wheelchair adaptable. Refer to Chapter 11: Inclusive Access for details on accessibility.

The average GIA areas are as follow:

Studio:	40m^2
1-Bed:	55m^2
Small 2-Bed:	75m^2
2-Bed:	99m^2
3-Bed :	133m^2

7.4.9
All apartments feature private balconies or winter gardens ranging from 5.0m^2 to 13.3m^2. 102 out of 184 residential units have at least dual aspect. External communal amenity decks are provided on levels 01 and 08.

7.4.10
The apartments' living spaces and bedrooms have 2.60m clear height while kitchens and bathrooms have 2.40m clearance. Natural ventilation is achieved through operable windows, enabling the apartments to operate on a mixed mode basis with fan coil units to provide comfort cooling and boost heating.

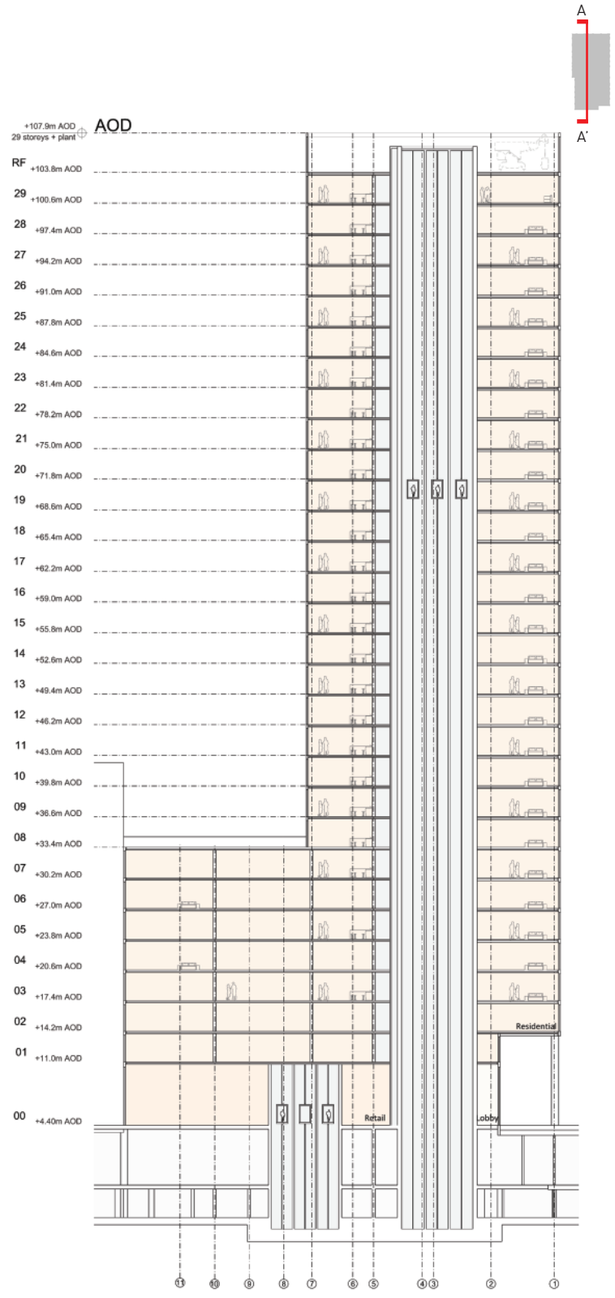


Fig 7.55 SH7 North-South Section A-A'

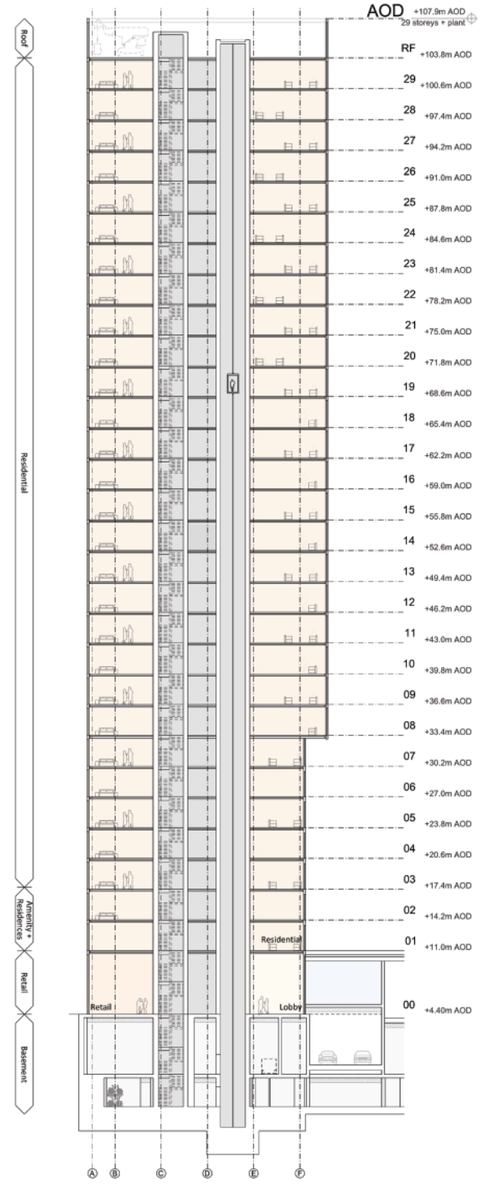
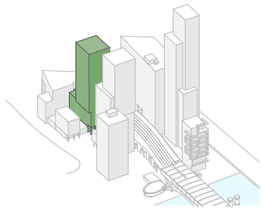


Fig 7.56 SH7 East-West Section B-B'

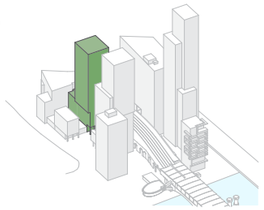
7. The Proposed Buildings
7.4 Sampson House 7



COLOUR LEGEND

- Residential Lobby
- Residential Amenity
- Studio Apartment
- One-Bed Apartment
- Two-Bed Apartment
- Three-Bed Apartment
- Retail

Fig 7.57 Sampson House 7 Plans



FAÇADE EXPRESSION

7.4.11
SH7's formal role in the cluster, described in the Proposed Development, is to continue the transition from SH5 to the lower context buildings that surround it to the north and east.

7.4.12
The upper cuboid of SH7 is similar to that of SH5 with staggered solid panels arranged in a double height facade. These panels are chamfered, creating various shading throughout the day, adding to the tactility of the form.

7.4.13
The lower massing continues the cluster transition from a tower function to a neighbourhood function ground floor. This is done through the contrast from a double height façade to a single height façade, reflecting the facades of the lower context buildings and increasing the horizontality of the lower massing. The lower massing also links to surrounding building through a darker tonal change from the tower massing.

Fig 7.58 View from North-East

Fig 7.59 View from South-East

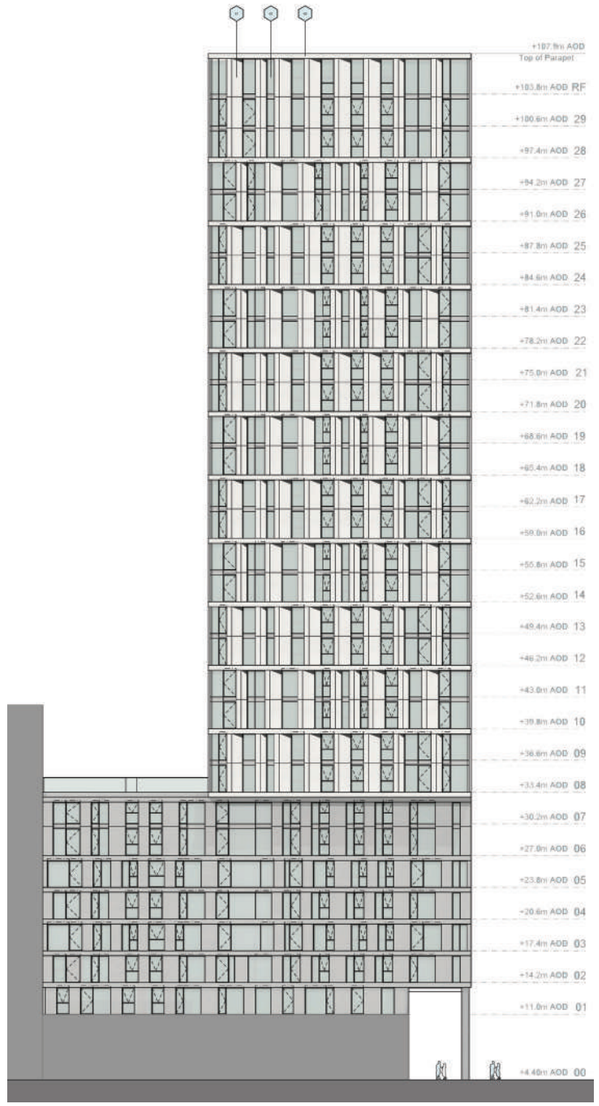


Fig 7.60 SH7 East Elevation

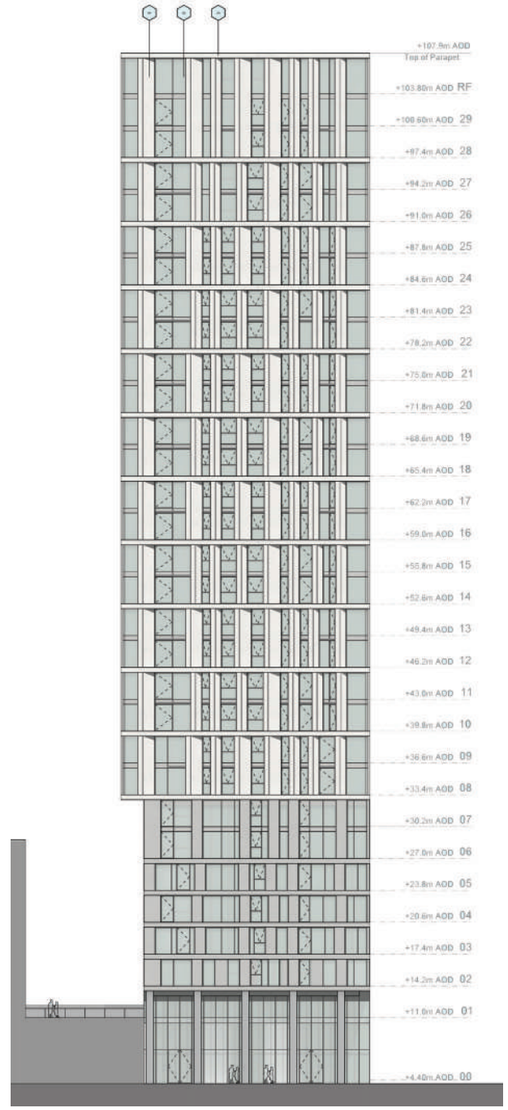
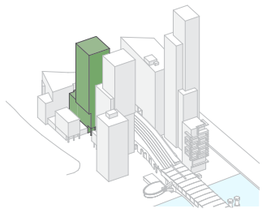


Fig 7.61 SH7 North Elevation

7. The Proposed Buildings
7.4 Sampson House 7



MATERIALS

7.4.14
SH7 will be clad in a cast stone masonry façade to reflect the industrial character of the surrounding site. With a granular texture rather than a polished surface the façade will have an increased tactility, further enhanced by the chamfered panels.

7.4.15
Both the upper and lower massings on SH7 will use this material, however the base volume will have a darker tone than the upper volume. This allows for the building to transition from the tower cluster to a form which reflects the existing context buildings.

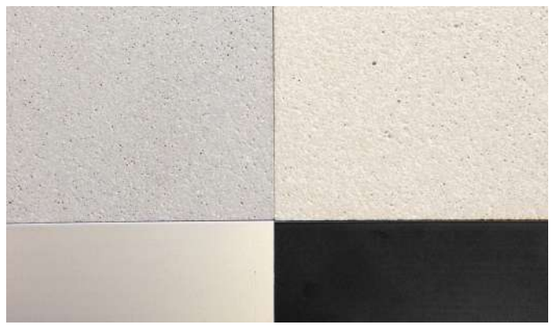


Fig 7.62 Material Palette

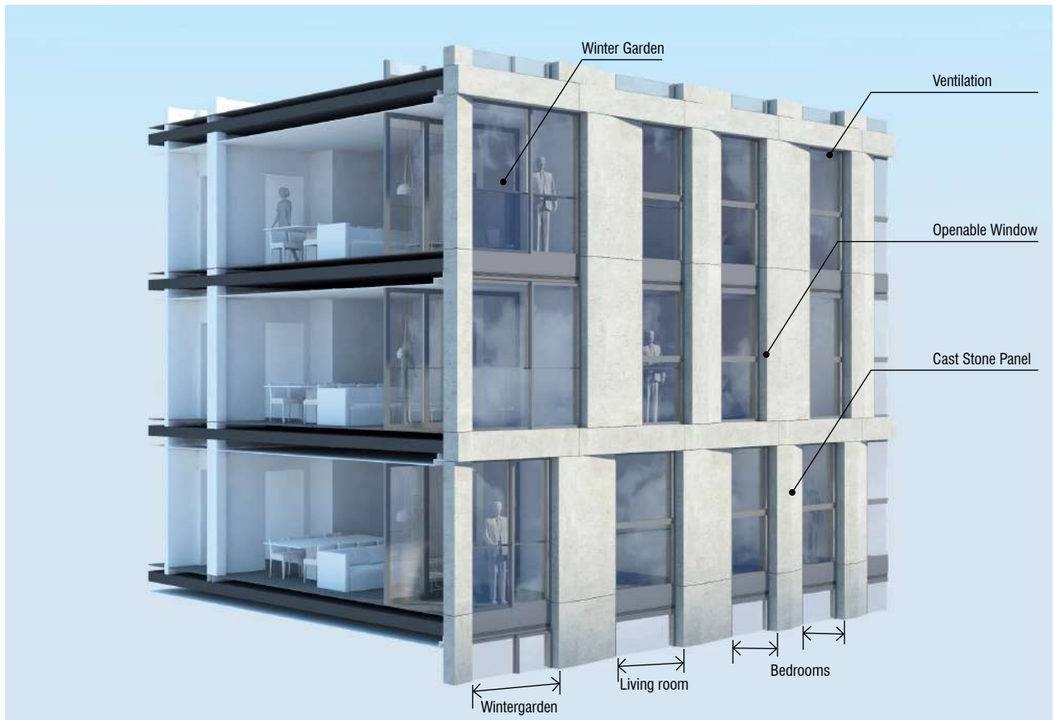


Fig 7.63 SH7 Tower Facade Detail

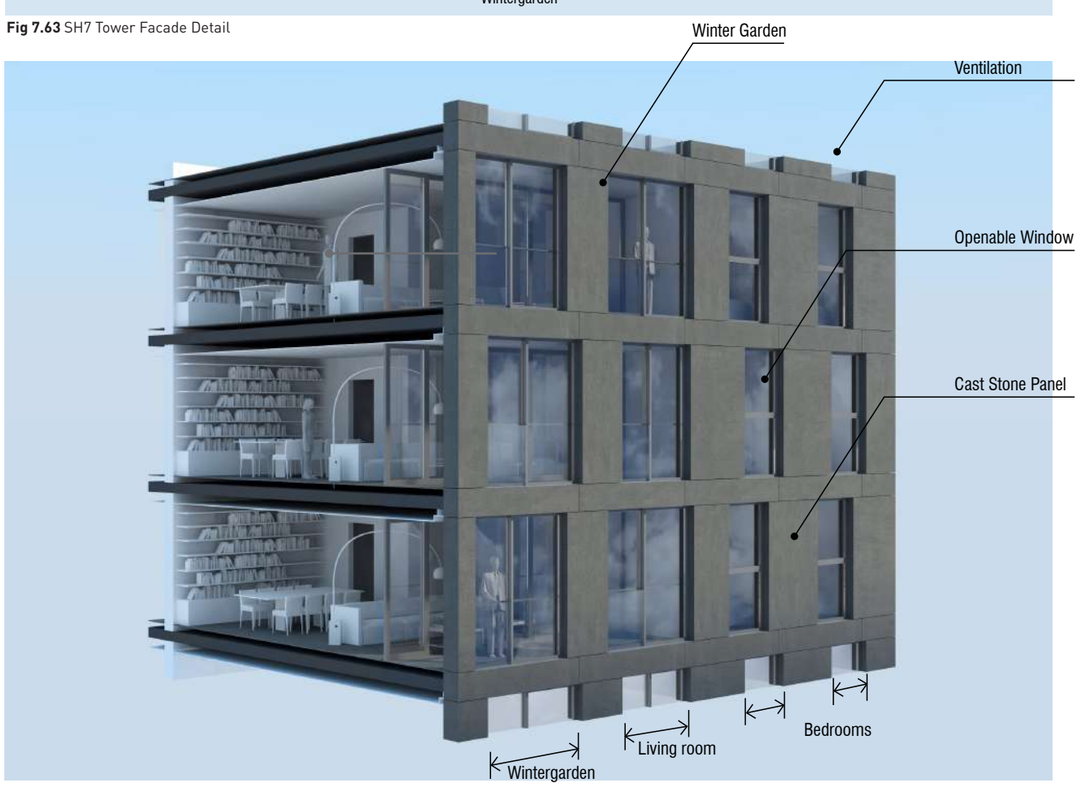
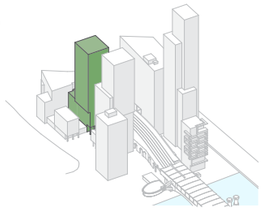
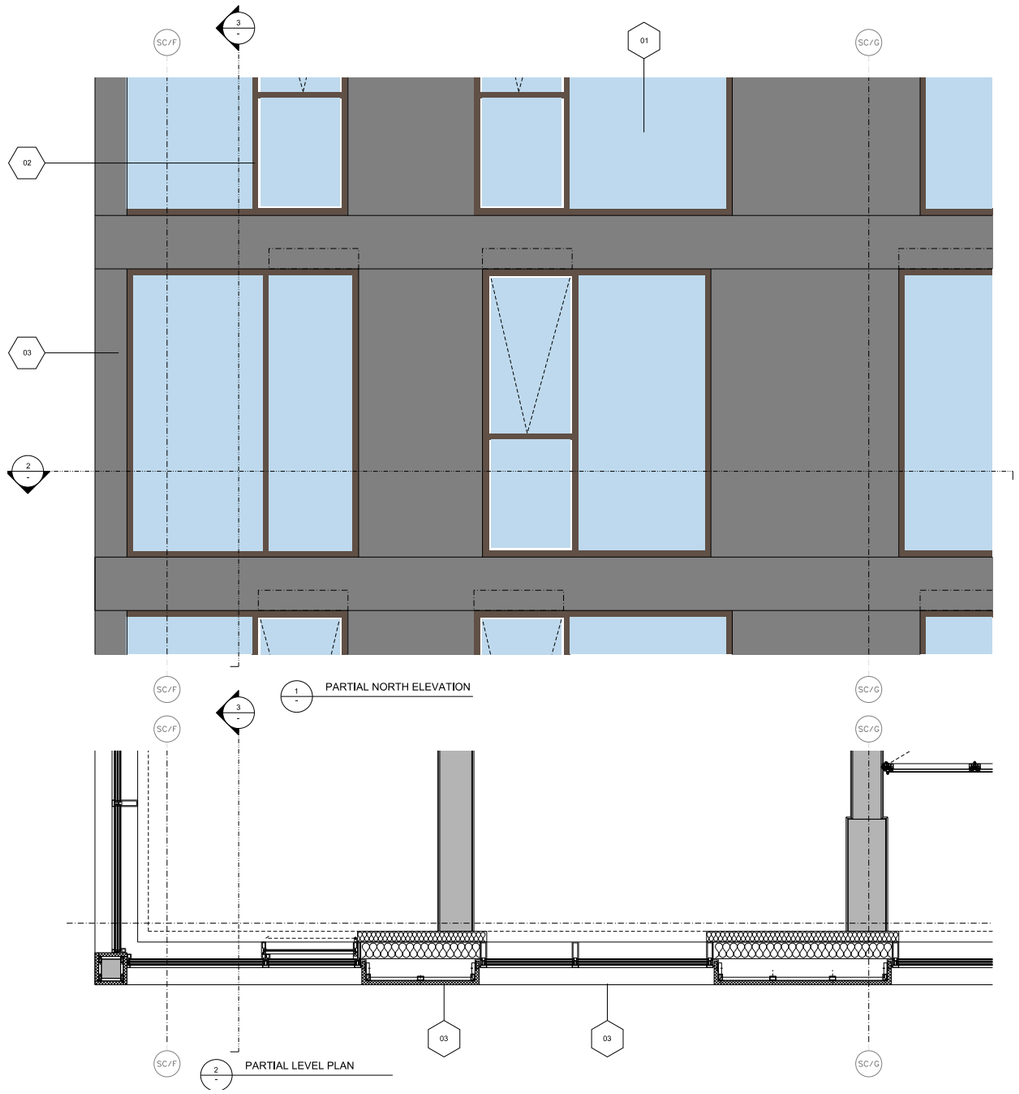
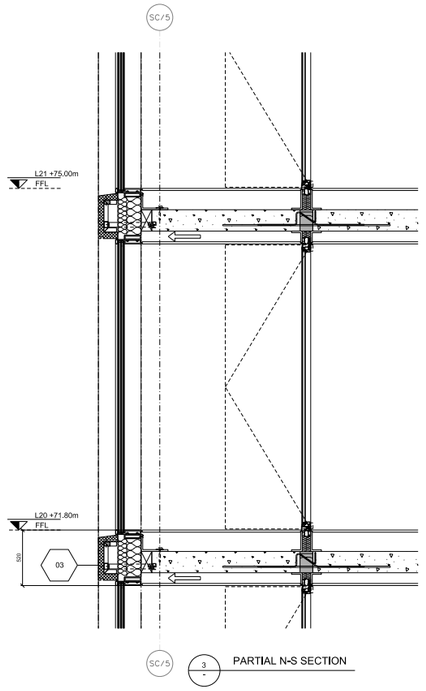


Fig 7.64 SH7 Podium Facade Detail





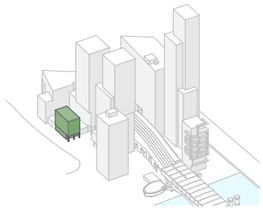


MATERIAL KEY
01. Clear Glass
02. Metal Panel
03. Reconstituted

Fig 7.65 SH7 Typical Facade Detail

Fig 7.66 View from North-East

7. The Proposed Buildings
7.5 Sampson House 8



7.5.1
SH8 is a seven storey residential building situated along Hopton Street, sitting north of SH9. This building is proposed to be almost entirely affordable housing offering 1-bed, 2-bed and 3-bed apartments. The building will also contain ground floor retail. Residents have access to a shared communal outdoor terrace with SH7 at level 01 and a communal terrace on the rooftop for residents of SH8.

MASSING STRATEGY

7.5.2
The proposed building follows a simple cuboid block massing.

7.5.3
The massing of SH8 responds to the low-rise context of Hopton Street, which creates a similarly scaled street wall together with SH9's massing. The north side of SH8 defines the southern face of the new open space, Hopton Garden and Hopton Yards. The height of SH8 remains the same as previously consented.

7.5.4
At ground and mezzanine floor levels, the building has a smaller footprint to respond to the setback created by SH7 building for the new east - west pedestrian route running from Blackfriars Road to Hopton Street. This setback creates a two storey high colonnade.

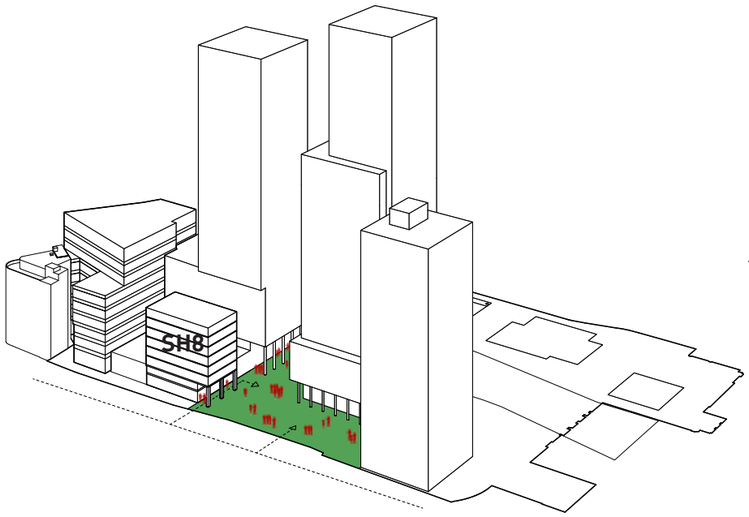


Fig 7.68 Maintaining a continuous cornice line

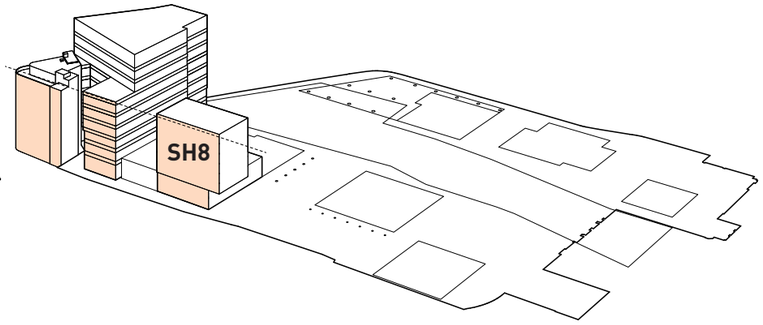
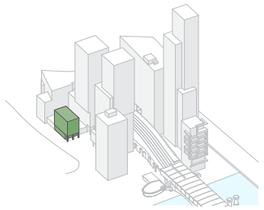


Fig 7.69 Maintaining a continuous street frontage

Fig 7.67 Maintaining a continuous street frontage

7. The Proposed Buildings
7.5 Sampson House 8



INTERNAL ORGANISATION

7.5.5
Sampson House 8's secured entrance is located off the Hopton Street connection. Residents can also access the building via the basement where bicycle and car parking are provided.

7.5.6
Sampson House 8 has one core set to the middle of the floor plate. The core comprises a 13-person lift, an 8-person lift, an egress staircase, and building services risers. The communal lift lobbies are day-lit and naturally ventilated.

7.5.7
There are 22 residential units in the building with a mix of 1-bed and 2-bed on the ground floor mezzanine; 1-bed and 2-bed on level 1 to 4 and 2-bed and 3-bed on level 5. All apartments comply with Lifetime Homes standards with 13 apartments being wheelchair adaptable. Refer to Chapter 11: Inclusive Access for details on accessibility.

The average GIA areas are as follow:

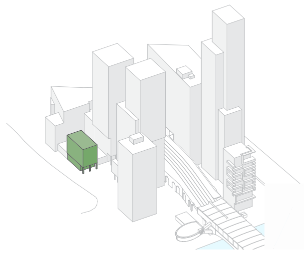
1-Bed:	52m^2
2-Bed:	75m^2
3-Bed :	84m^2

7.5.8
All of the apartments feature either private balconies or winter gardens varying in size from 5.1m^2 to 10m^2. Residents have access to a amenity area on L01 shared with SH7. Residents also have access to rooftop garden. 19 out of 22 residential units in the building have at least dual aspect. The remaining units all have GIA areas that exceed London Housing Design Guide's standard and are not north facing.

7.5.9
All apartments have 2.50m clear ceiling height in the living spaces and bedrooms while the kitchens and bathrooms have 2.40m clearance. Natural ventilation is achieved through operable windows, balcony and winter garden doors, enabling the apartments to operate on a mixed mode basis with fan coil units to provide comfort cooling and boost heating.

Fig 7.70 North East street view of Sampson House 8

7.5 Sampson House 8



COLOUR LEGEND

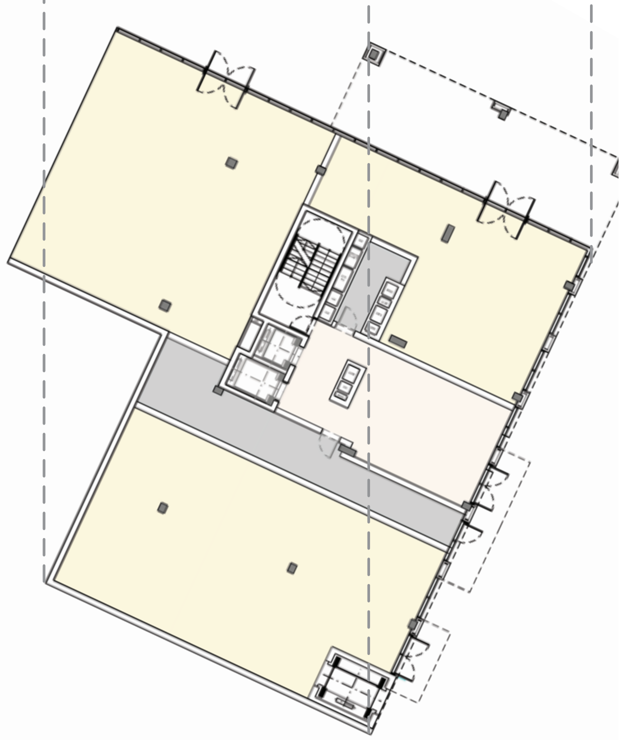
- Residential Lobby
- Retail
- One-Bed Apartment
- Two-Bed Apartment
- Three-Bed Apartment

Fig 7.71 SH8 East-West Section A-A'

Level 00M Plan

Level 02-04 Plan

Fig 7.72 SH8 North-South Section B-B'



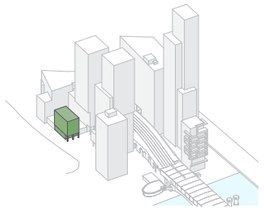
Ground Floor Plan

Level 01 Plan

Level 05 Plan

Fig 7.73 Sampson House 8 Plans

7. The Proposed Buildings
7.5 Sampson House 8



FAÇADE EXPRESSION

7.5.10
SH8 is composed of a double height simple grid system. The consistent rhythm and simple geometric expression creates a familiar residential appearance.

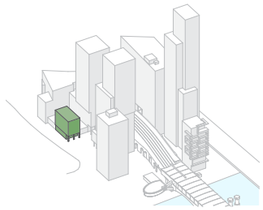
7.5.11
The recessed balcony enriches the depth of the façade animating the Hopton Street and the Hopton Garden frontage.

7.5.12
The façade also responds to the architectural quality of the existing context buildings. The façade has a similar expression to the base volume of SH7, continuing the cluster tower transition to the lower surrounding buildings.

Fig 7.74 SH8 North Elevation

Fig 7.75 SH8 East Elevation

7. The Proposed Buildings
7.5 Sampson House 8



MATERIALS

7.5.13
The materiality is expressed through an orthogonal grid using contrasting materials, layered brick work and dark metals.

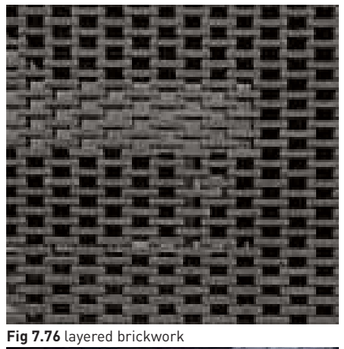


Fig 7.76 layered brickwork

Fig 7.77 light blue / grey brickwork

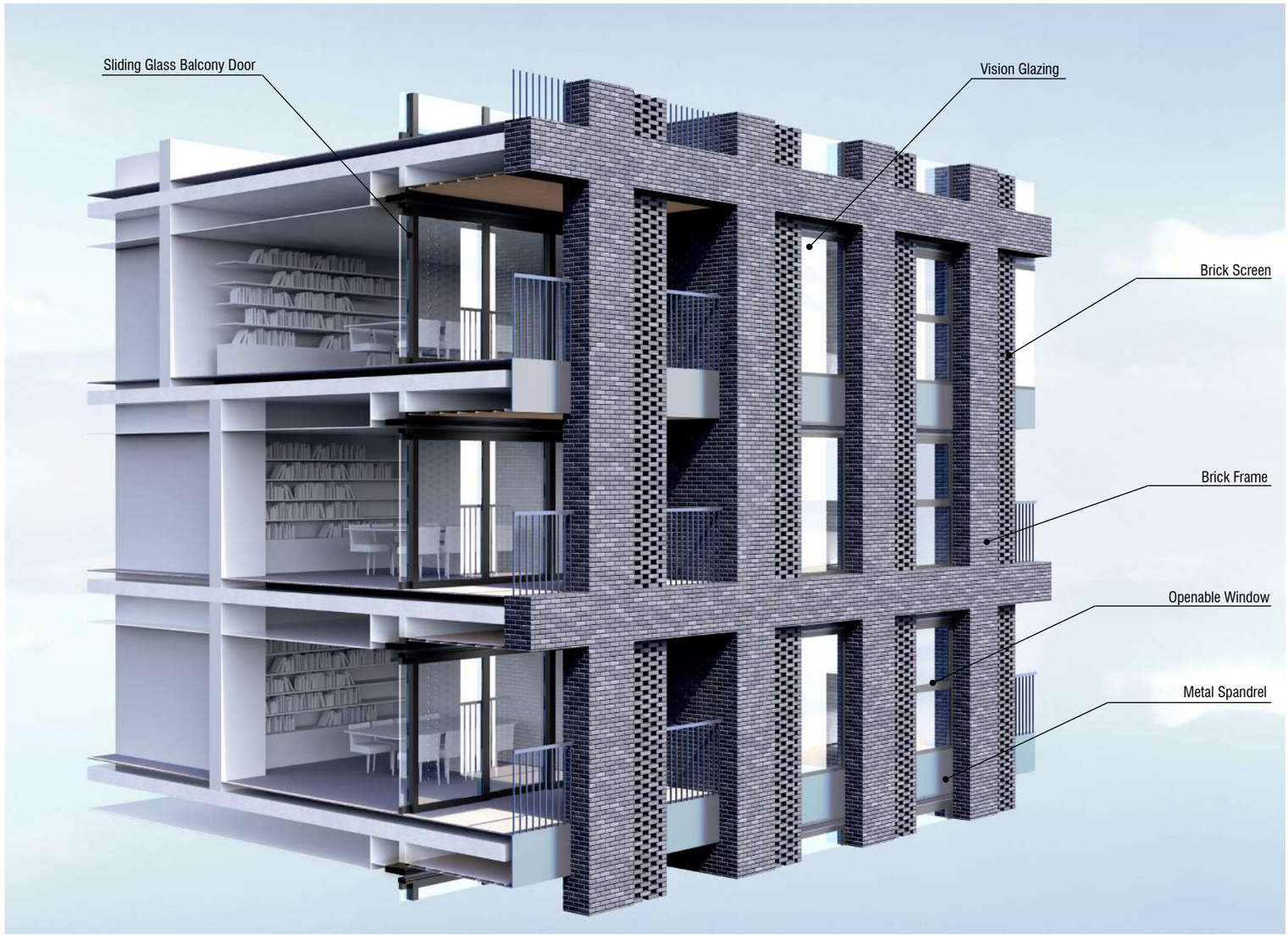
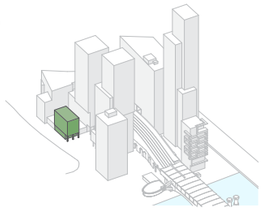


Fig 7.78 SH8 Typical Facade Module



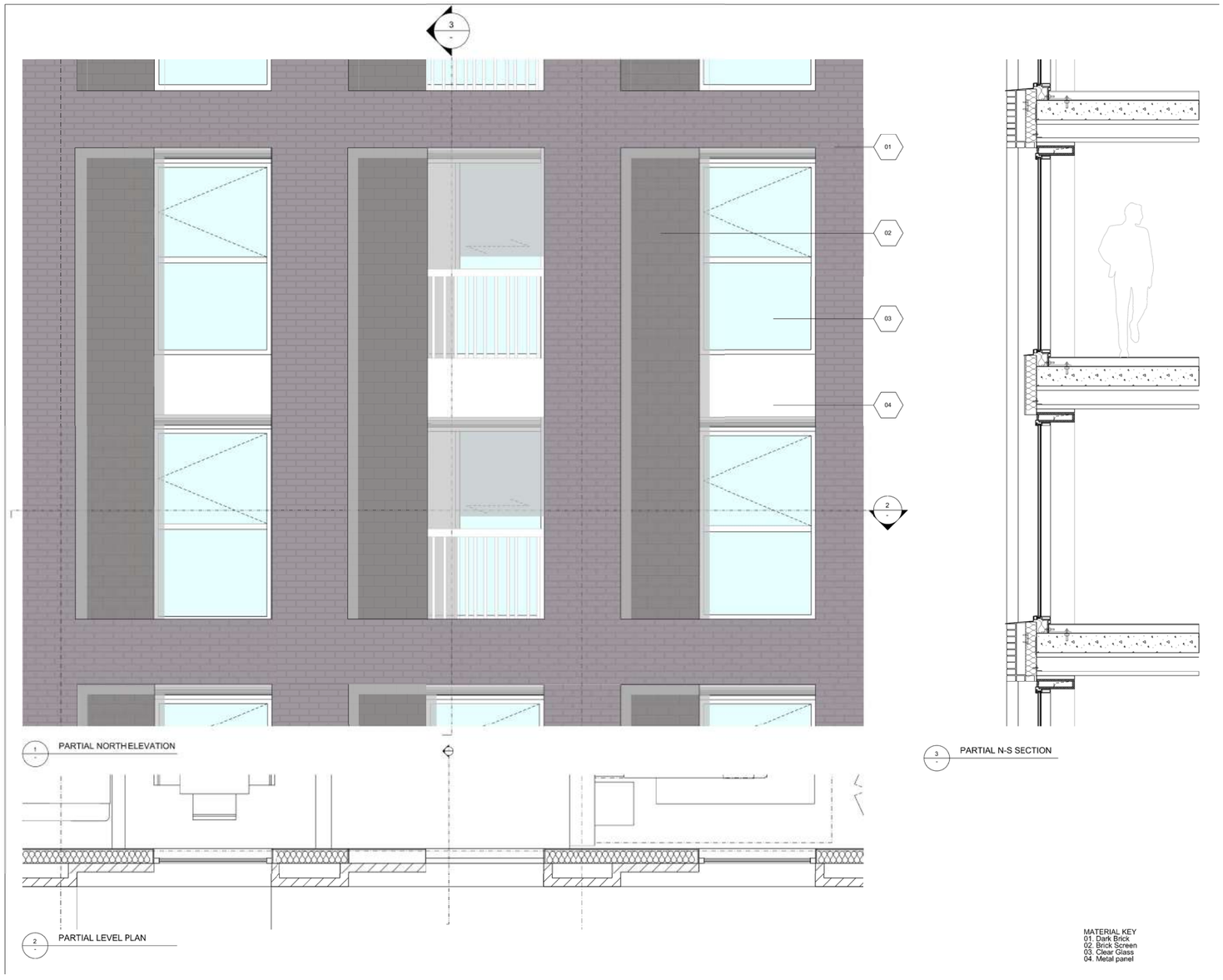
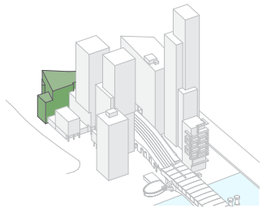


Fig 7.79 SH8 Typical Facade Detail

Fig 7.80 Sampson House 8 view from the east

7. The Proposed Buildings
7.6 Sampson House 9



7.6.1
SH9 is an 8 storey building situated at the southern end of the Sampson House Site, adjoining the Viaduct Arches and The Low Line public route to the west, Southwark St to the south and 144 Hopton Street to the west. The buildings use is entirely commercial.

MASSING STRATEGY

7.6.2
The formal strategy for Sampson House 9 attempts to reconcile a difficult juxtaposition of constraints. The building is situated on an irregularly shaped site, resulting in a difficult footprint profile at ground. The building is also located at a very visible position on the site, in many ways announcing the entrance to the site from the south. This prominent location demands a form a resolution that is representative of the rest of the buildings on the Development in its restraint and volumetric clarity.

7.6.3
Between LH3 and SH9 the total commercial area of the site remains the same as previously consented, 39,276sqm. SH9 has the same height as previously consented, 42.2m.

7.6.4
SH9 forms a mid-rise office cluster at the junction of Blackfriars Road and Stamford and Southwark Streets. At the same time the building flanks Hopton street, continuing a street wall of a much lower height.

7.6.5
The bottom two floors of SH9 are set back to express the upper massing as a floating object. The floating objects mirror the simple cuboid form used in other buildings in the site. The lower levels blend into the viaduct and surrounding context providing the main service access from Southwark St to the basement below.

Fig 7.81 SH9 Building at the junction between Stamford Street and Hopton Street

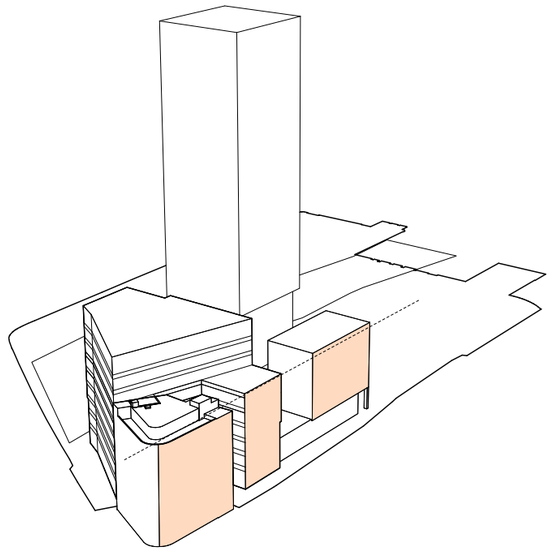


Fig 7.82 S9 is formed through the juxtaposition of a series of distinct volumes

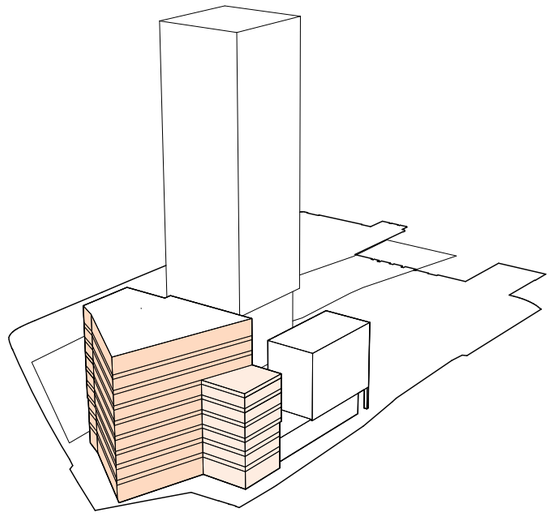
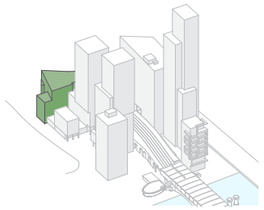


Fig 7.83 The top volume is expressed as a simple abstract box

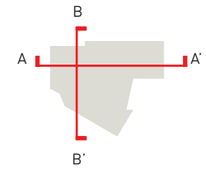
7. The Proposed Buildings
7.6 Sampson House 9



INTERNAL ORGANISATION

7.6.6
The building's service core is set to the northern side of the building, in the centre. This provides privacy for south facing apartments in SH7 and SH8. The core comprises three 17-person passenger lifts, a goods lift, two egress staircases, building services risers and sanitary accommodations.

7.6.7
Since the building's ground floor is dissected by the site's loading bay access route, escalators and passenger lift at the entrance lobby deliver pedestrians from Hopton Street to the reception and lift core at level 1.



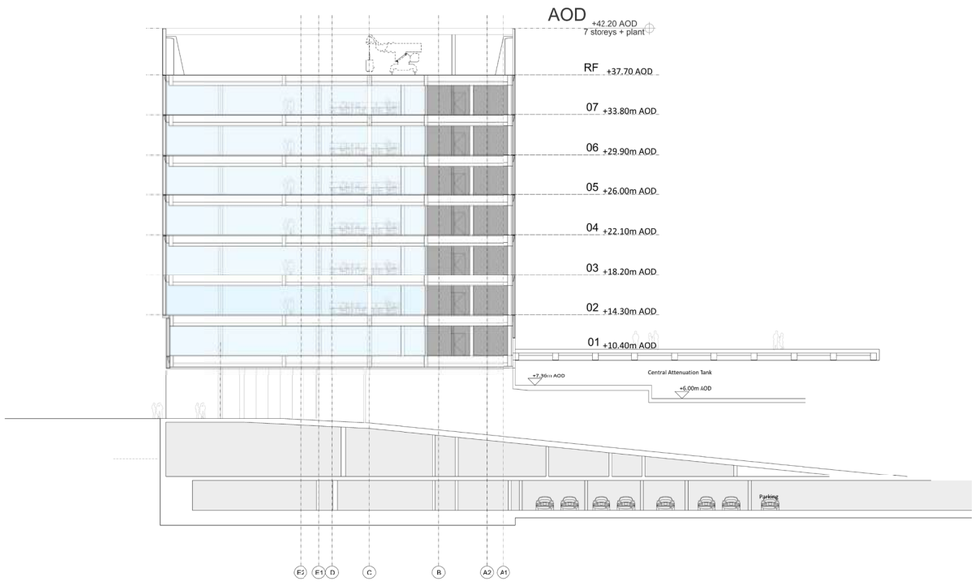
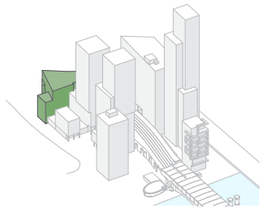


Fig 7.84 SH9 East-West Section A-A'

Fig 7.85 SH9 North-South Section B-B'

7. The Proposed Buildings
7.6 Sampson House 9



7.6.8
The typical office floor has 907m^2 of net internal area on level 02 to 05. On level 06 and 07, the building envelope steps back to create an outdoor terrace facing Hopton Street and a smaller office footprint of 724m^2. The 9.5m x 13.5m structure grid arrangement and the offset core allow the office space to be subdivided into multiple tenancies.

7.6.9
Each office floor enjoys 2.75m clear ceiling height and full height glazing to maximise daylight penetration. The building is designed to British Council of Office's standards including sanitary fitting and building services provisions. Category 'A' fitting out will also be provided including raised floors, suspended ceilings, extension of building services and blinds to the windows.

7.6.10
Air cooled chillers and a building maintenance unit are located at the building's roof level and concealed from view by the facade's screening.

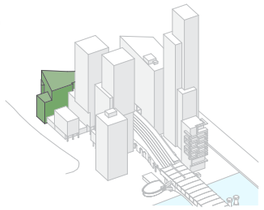
COLOUR LEGEND

Office Lobby

Office Space

Fig 7.86 Sampson House 9 Plans

7. The Proposed Buildings
7.6 Sampson House 9



FAÇADE EXPRESSION

7.6.11
The SH9 façade is made up of internal timber claddings in a glass curtain wall façade system.

7.6.12
Due to the high visibility of SH9's location, the proposed scale of the façade provides a human scaled streetscape

7.6.13
The site driven unique massing creates an unusual form for the glass facade.This creates refelctions of the ground and the sky and a variegated array of discrete light phenomena as the building is seen in dynamic views along Southwark Street.

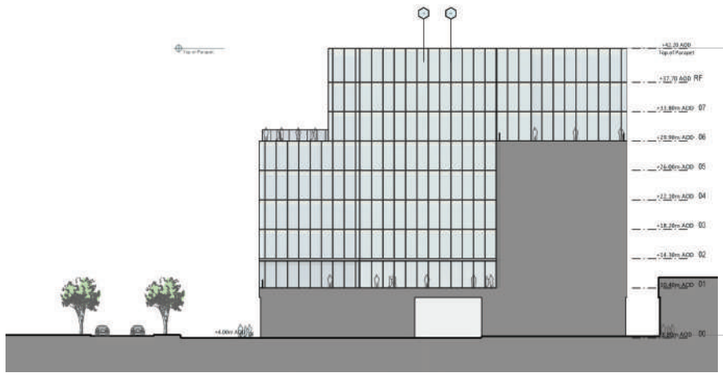


Fig 7.87 Sampson 9 North Elevation

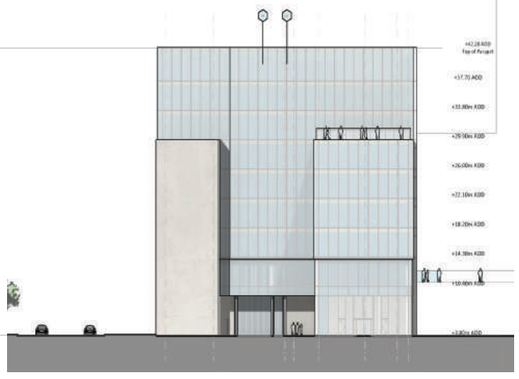
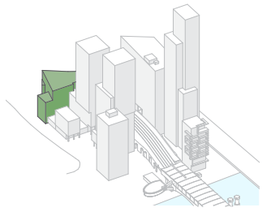


Fig 7.88 Sampson 9 East Elevation

Fig 7.89 SH9 View from Hopton Street

7. The Proposed Buildings
7.6 Sampson House 9



MATERIALS

7.6.14
The upper volume is clad with a unitised glazing panel system on a 1.5m grid. The timber clad internal structure can be viewed through the external glass facade

7.6.15
The lower massing is clad in a more discrete envelope defined by a darker toned material, creating a heavier reading and a fitting base for the lighter lantern box above.

Fig 7.90 SH9 Material Palette

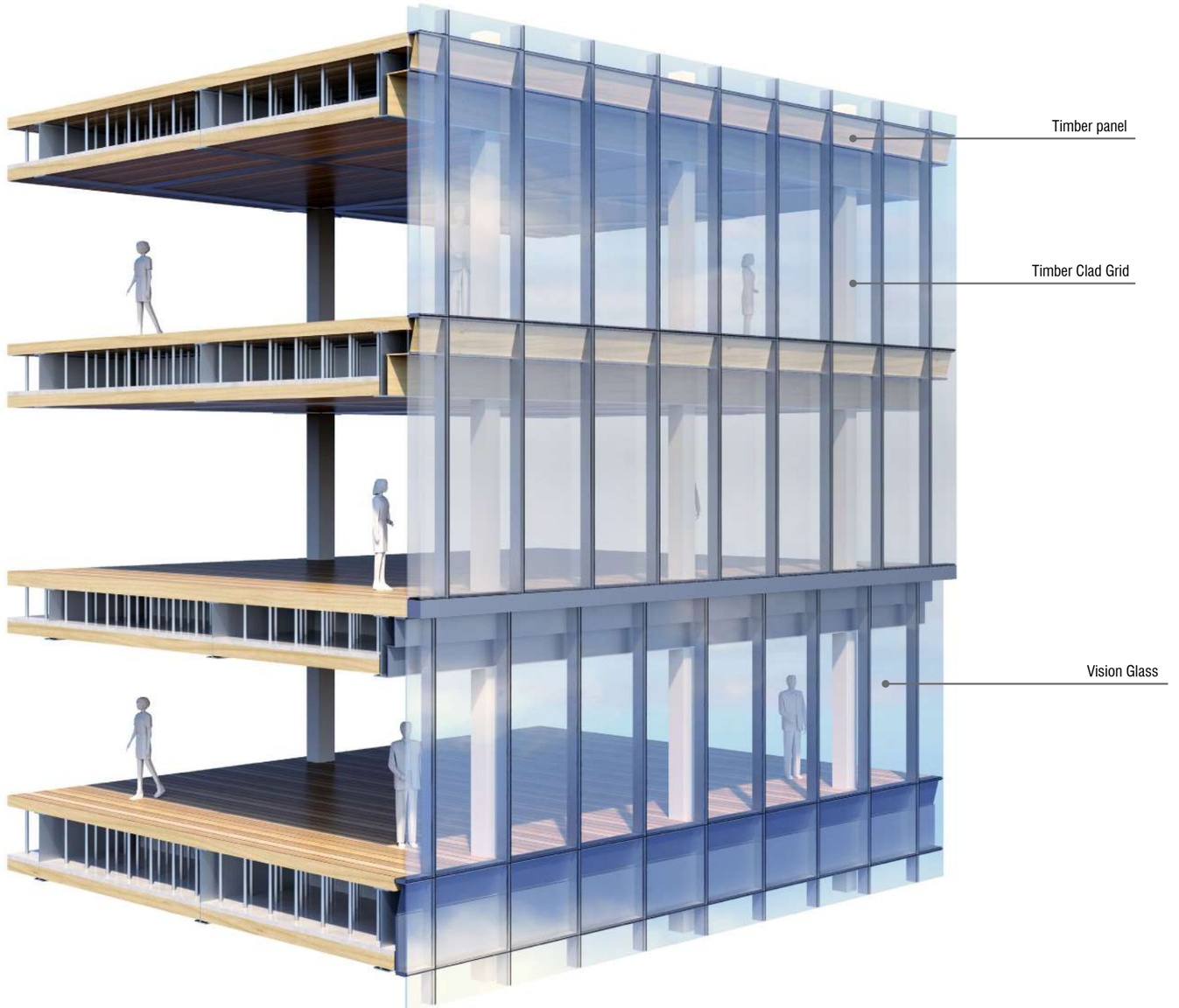
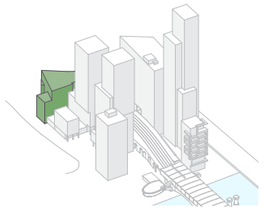
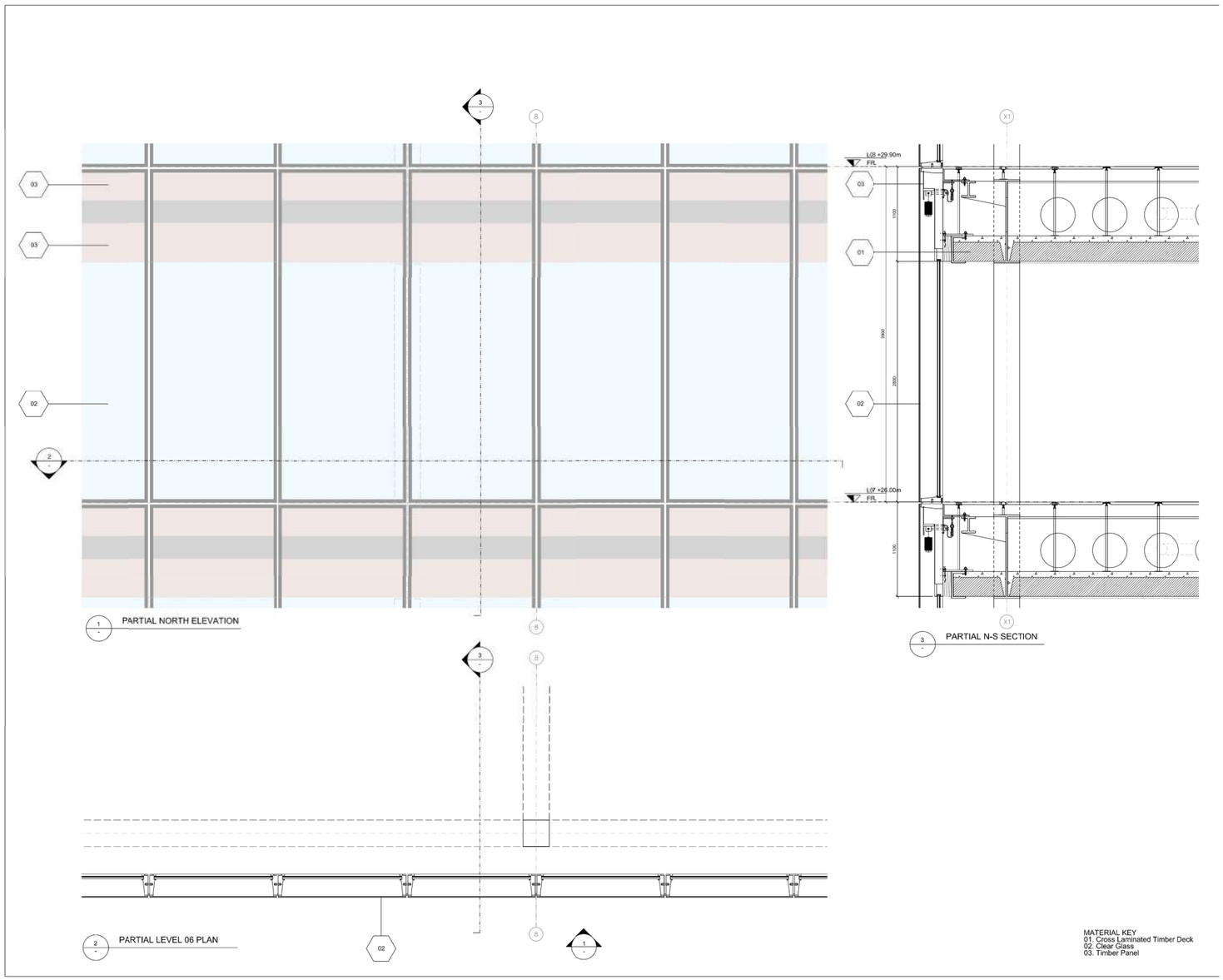


Fig 7.91 SH9 Typical Facade Module





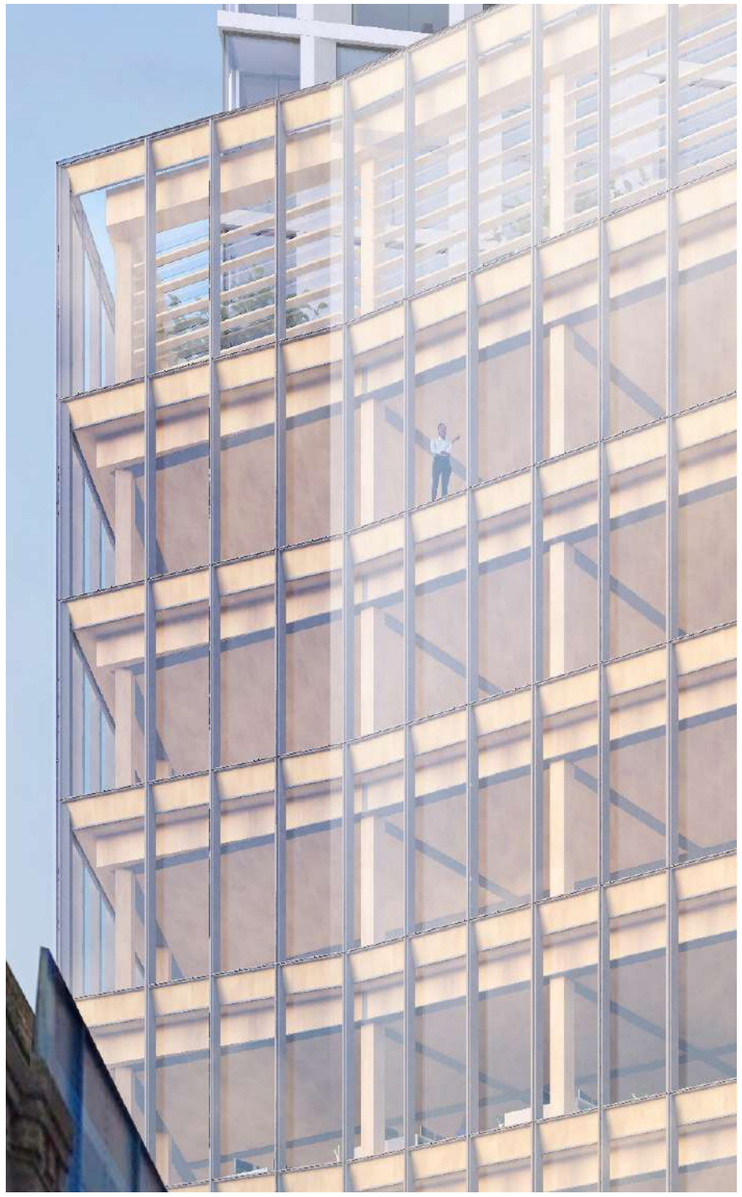


Fig 7.92 SH9 Facade Detail

Fig 7.93 SH9 South-east view

7.7.1
The Proposed Development's apartments meet or exceed both the minimum unit sizes and the minimum room sizes as stipulated in the Southwark Residential Design Standards SPG (Oct 2011, with 2015 technical update).

7.7.2
The average room sizes significantly exceed Southwark's minimum standards while the average apartment sizes are as follows (area exceeding the Southwark requirement is shown in brackets):

7.7.3
The proposed average room sizes
Studio 40 m^2 (exceeds by 3m^2)
1 bedroom 58 m^2 (exceeds by 8 m^2)
2 bedroom 90 m^2 (exceeds by 24 m^2)
3 bedroom 135 m^2 (exceeds by 50 m^2)
4 bedroom 267 m^2 (exceeds by 172 m^2).

7.7.4
All residential apartments will feature a minimum ceiling height of 2.60m in habitable rooms and 2.40m in hallways, kitchens and bathrooms. All kitchens will enjoy natural light and ventilation.

7.7.5
Every apartment is designed to comply with Lifetime Homes Standards. In addition, 13% of the dwellings in the Proposed Development are designed to be wheelchair adaptable, exceeding Southwark's requirement by 3%. Details of the wheelchair adaptable units are discussed in Chapter 11: Inclusive Access in this Design and Access Statement.

7.7.6
71% of all the apartments have at least dual aspect to encourage passive cooling through operable windows whilst maximising daylight. Private residential amenity space was a key consideration while designing the building's facade. All apartments will feature private balconies or winter gardens.

7.7.7
A building management strategy will be in place to ensure that the common areas, including the lobbies and courtyard, are maintained. The Proposed Development will also achieve Secured by Design certification. Details of the security provisions are described in Chapter 10: Secured by Design of this statement.

7.7.8
Details of the playspace and residential amenity described in Appendix C: Housing Quality which forms part of this document.

Fig 7.94 SH8 - L01 - Wheelchair adaptable one-bed apartment

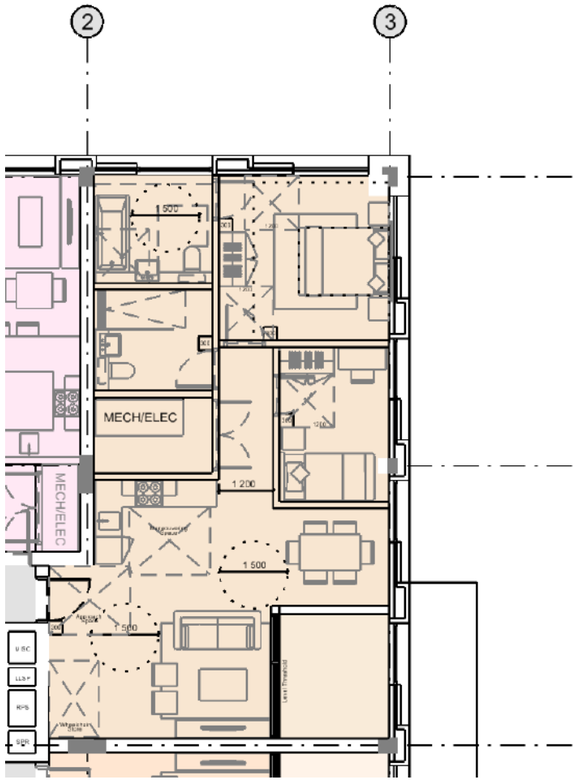


Fig 7.95 SH8 - L01 - Wheelchair adaptable two-bed apartment

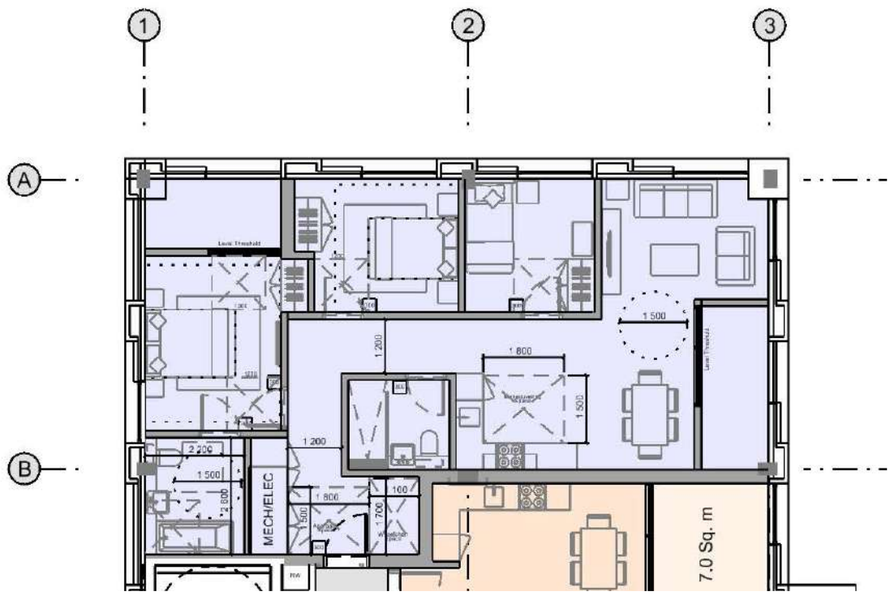


Fig 7.96 SH8 - L05 - Wheelchair adaptable three-bed apartment

Fig 7.97 Sampson House Playspace Locations

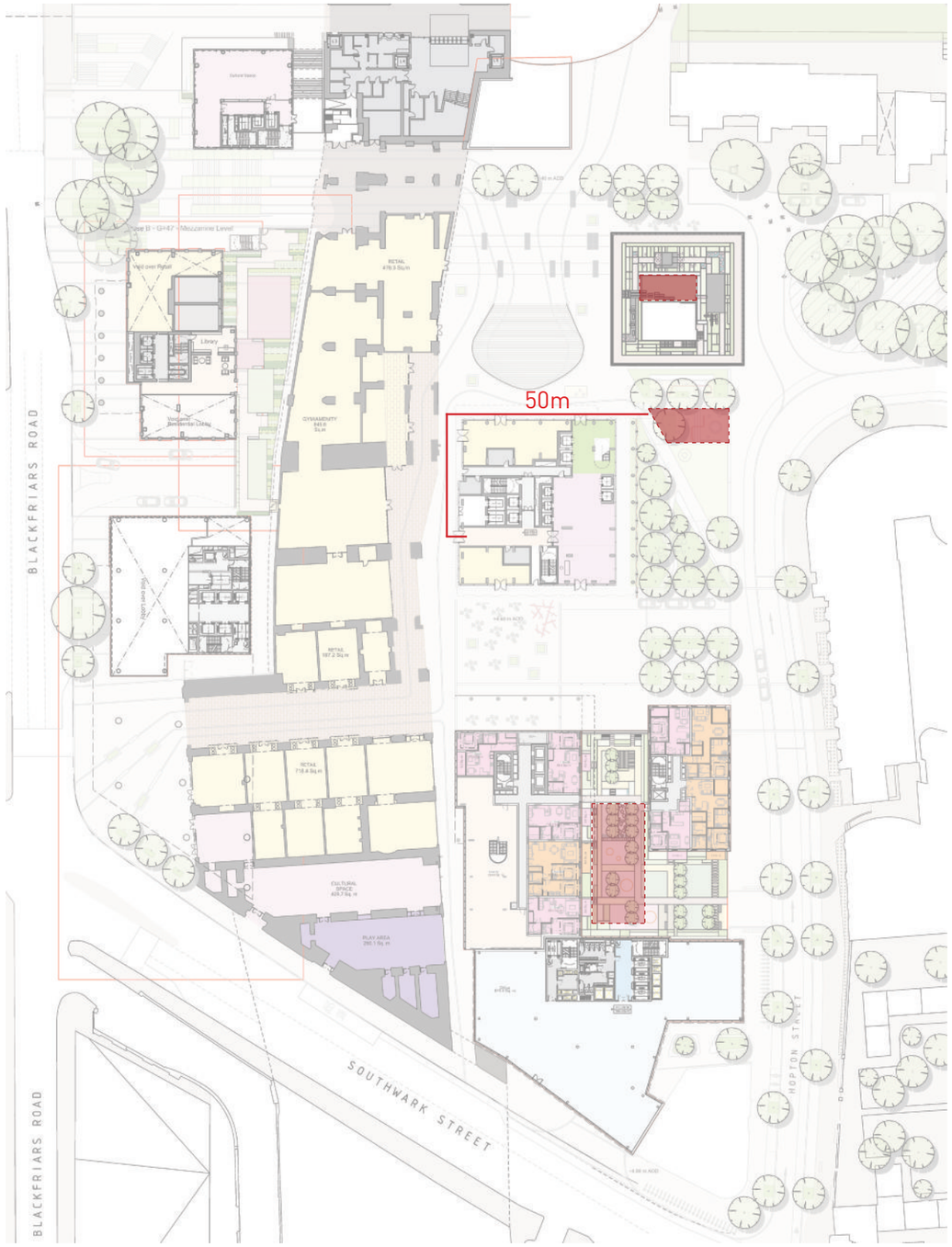


Fig 7.98 Sampson House Door Step Playspace

1. SH4 Communal Roof Terrace
2. SH5 Communal Terrace
3. SH7/8 Amenity Deck
4. SH8 Communal Roof Terrace
5. SH7 Communal Terrace
6. SH9 Private Terraces
7. SH9 Inaccessible Roof

Fig 7.99 Sampson House Landscape Roof Masterplan and planning application boundary

Fig 7.100 Hopton Garden view from the south, route to the Cultural Square along children playspace and lawn

Fig 7.101 Sampson House 7 & 8, view from the south playspace area

8. Sustainability

8. Sustainability

8.1
PLP and Sweco's sustainability team have undertaken research and a series of studies of the sustainable design measures that could be implemented in the Proposed Development i.e. Sampson House (Buildings 4-5-7-8-9). The vision is for a mixed used development (residential, hotel and offices) with sustainability principles embedded into its design and operational concept.

8.2
The Proposed Development recognises that energy efficiency should come before energy supply considerations and acknowledge the Mayor of London's Energy Hierarchy, which demands good practice in the design of low carbon buildings and comprises three distinct aims in order of application: use less energy (be lean), supply energy efficiently (be clean) and use renewable energy (be green).

- The Proposed Development will minimise energy consumption through efficient façade design and through the use of sophisticated building system controls. This will reduce the reliance on heating, cooling and artificial lighting systems, allowing us to Be Lean.

- Energy on site will be provided through a cogeneration system: a highly efficient technology which will generate combined heating and power alongside low emission modular boilers allowing us to Be Clean. Connection to a future district heating network will also be facilitated.

- The Proposed Development aspires also to Be Green. Photovoltaic panels will be provided where feasible whilst sustainable modes of transport will be encouraged through the provision of adequate secure cycle parking for both the residential and commercial buildings.

8.3
The mixed use nature of the Proposed Development allows the cogeneration system to operate efficiently and for extended hours, benefiting from the complimentary load profiles of the residential and commercial buildings. A common energy centre will serve the five buildings that make up the Sampson House development with infrastructure to allow a future connection to a district heating scheme and a link to the new Ludgate House development.

8.4
The Proposed Development will comply with the relevant targets set within Southwark Local Plan and the adopted London Plan 2016. The residential components will reduce regulated carbon dioxide (CO2) emissions compared to Part L1A 2013, plus carbon offset payment for remaining CO2 emissions towards zero carbon. The non-domestic buildings will also achieve at least a 35% reduction in regulated carbon dioxide (CO2) emissions compared to Part L2A 2013. Furthermore all non-residential buildings will achieve at least BREEAM "excellent". One office, one hotel, five retail units and one community use have been registered under BREEAM 2014. A preliminary outline assessment has been undertaken which demonstrates that an "excellent" rating is achievable. Shell and core systems and site-wide infrastructure will be provided to the cultural space, retail units and offices to enable tenants to achieve a BREEAM 2014 "excellent" rating. This is subject to detailed design and will be dependent on the fit-out specification of the units.

8.5
An Energy Statement demonstrating compliance with the current London Plan and Southwark planning policy has been prepared and forms part of this planning application.

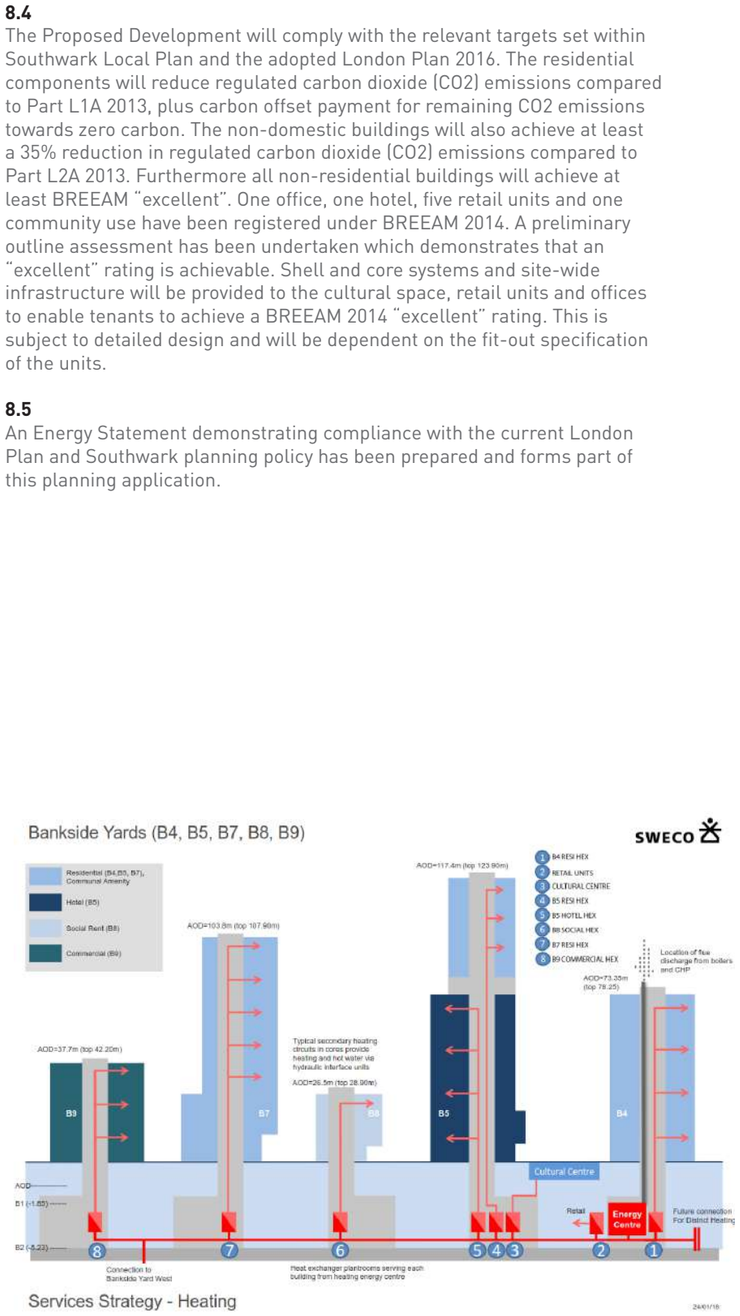


Fig 8.1 Block Plan and Energy Sharing

8. Sustainability

8.6
Key sustainability measures included in the Proposed Development are listed below:

8.7
Use of high quality façade system to achieve 'g' and 'U' values and air tightness performance to minimise heat losses and control solar gains.

8.8
Provision of LED lighting systems with associated lighting controls. Lighting will be turned off when spaces are unoccupied and dimmed when daylight contributes towards achieving lighting levels in the offices.

8.9
Installation of roof mounted photovoltaic (PV) cells to contribute towards the on-site electricity consumption. PV panels will be distributed across the site to co-ordinate with roof plant, BMU and roof amenity/green spaces where feasible.

8.10
Each main air handling unit to be provided with a thermal wheel that allows energy to be recovered from the exhaust air stream.

8.11
Variable speed motors installed on fans and pumps on major systems.

8.12
Variable flow recirculation systems that reduce pump power consumption.

8.13
Electronically controlled EC/DC type fan coil units with variable speed inverter control in commercial buildings.

8.14
Where feasible, cooling to the buildings will be limited. Otherwise, water cooled chillers will be used and associated control and sequencing that achieve a high Coefficient of Performance (COP).

8.15
Incorporation of automatic energy metering and targeting

8.16
Water consumption saving measures through the specification of water shut-off valves where appropriate and efficient sanitary fittings.

8.17
Installation of high efficiency low NOx boilers to minimise NOx emissions

8.18
Installation of a gas fired CHP to generate heating water and electricity.

8.19
Use of chillers with a refrigerant type with an ozone depletion potential of zero.

8.20
Refrigerant leak detection system on central chiller installations.

8.21
Procurement of sustainable construction materials where feasible.

8.22
Dedicated space for mixed recyclable and general waste storage recycling.

8.23
Enhance the ecology and reduce surface water run-off through landscaping design of the public realm incorporating SuDS.

8.24
Ecology
The Proposed Development aims to improve the site's ecology value, through the introduction of extensive landscaping at ground level, biodiverse roofs where possible and the provision of various habitats for birds and invertebrates. Subject to detailed design development, a number of ecological elements will be included within the roof design to increase the biodiversity value, including varying substrate depth and types, varying plant species and using a high proportion of native plant species.

8.25
Nesting Bird Habitat:
The Proposed Development will incorporate bird boxes that are designed to attract local bird species. The bird boxes will be suitably located, to avoid human disturbance and adverse impacts from the elements, such as under deep eaves and out of direct sunlight.

8.26
Invertebrate boxes:
The Proposed Development will feature invertebrate boxes, creating an overwintering habitat for a variety of invertebrates, which can aid local populations and provide a food source for other species.

8.27
Planting:
Landscaping will include plant species that provide nesting habitat and foraging resources for birds and/or invertebrates. These will comprise native species or non-native species of known wildlife value. Both deciduous and evergreen planting will be considered in detailed design stage.

8.28
Effective metering strategies where necessary.

Fig 8.3 Green Roof Plan

Fig 8.4 Typical Bird Box

Fig 8.2 Typical Insect Box

8. Sustainability

8.29
Limiting overheating in line with Policy 5.9 of the London Plan. The Proposed Development will be of low energy use and limiting mechanical cooling provision by effective façade design, which controls solar gains whilst maximising daylighting as part of the façade optimisation strategy.

8.30
Thermal comfort will be assessed against the latest CIBSE guidance for commercial spaces and dwellings using the relevant weather data sets from TM49.

8.31
Residential Façade Design:
The Proposed Development's facade design aims to minimise the heating and cooling energy demand in the first place. Preliminary Building Regulations Part L 2013 modelling of sample apartments informed the decisions on the facade design.

8.32
Thermal modelling was carried out on the typical façade types to assess whether each elevation of the building will meet Part L 2013 requirements. The proposed buildings' façade will have a positive effect on the overall thermal efficiency of the building, with good air-tightness and thermal insulation limiting the amount of heat lost to the atmosphere. As a minimum the facades will meet the requirements of Part L 2013 criterion 3 and Fabric Energy Efficiency standard (FEE).

8.33
The Proposed Development has internal ceiling heights ranging from 2.4m to 2.6m. Full height windows or balcony doors maximise daylight intake, in turn reducing needs for artificial lighting. Windows to the apartments are operable to encourage passive cooling and purge ventilation in the summer to comply with Part F requirement. Whole house ventilation units with heat exchanger will also be provided at each apartment.

8.34
Details of the BREEAM pre-assessment can be found in the Appendices of the Energy and Sustainability Strategy which forms part of this planning application.

8.35
Office Facade Design:
Building 9 is designed to the British Council of Office standard with 2.75m clear ceiling height and full height glazing. Natural/mixed mode ventilation had been considered and is deemed infeasible due to adjacency to the Thameslink railway viaduct. Instead a displacement ventilation system is proposed to maximise internal comfort. High performance glazing units will be specified to ensure that the targeted thermal and shading properties are achieved.

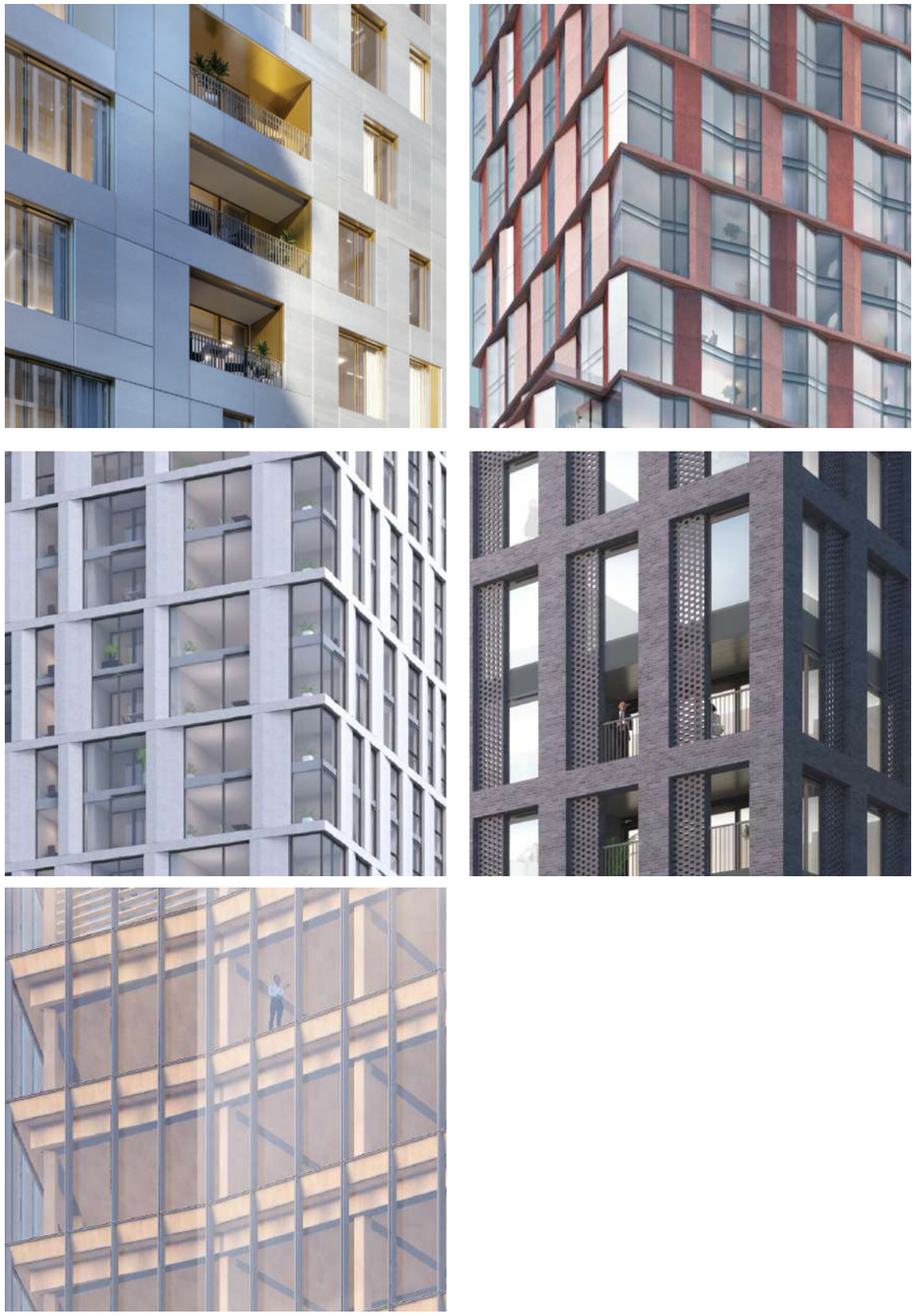


Fig 8.5 Proposed Facades

9. Access and Servicing

9. Access and Servicing
9.1 Pedestrian Access

9.1.1
All pedestrian access to the Proposed Development is level with the surrounding ground. Some buildings have more than one entrance; such is the case for Sampson House 5, where there is one residential entrance and two public entrances to the hotel lobby and hotel function space.

9.1.2
All entrances to the proposed buildings and frontages are compliant to Building Regulations Part M with any level differences resolved by provision of a gentle slope leading to the entrance area and / or inclusive access lifts.

9.1.3
The elevated garden and child play space to Sampson House 7 & 8 is accessed from the building's first floor level at grade. There is also an alternative means of escape through the either side of stair cores.

9.1.4
The basement is accessible to residents and residents' visitors via each building's service core.

LEGEND
- Public Access
- Accessible Frontage
- Office Entrance
- Residents' Entrance
- Hotel Entrance
- Residents' Access to Garden
- Alternative Means of Egress

Fig 9.1 Ground Floor Level Access to Buildings

Fig 9.2 Elevated Garden Level Access

9. Access and Servicing
9.2 Vehicular Access

9.2.1
In addition to the consented scheme accesses, a new vehicle access is proposed via Hopton Street to provide the hotel with a drop-off facility at ground level. The drop-off will be a lightly trafficked and managed space that is designed to be pedestrian friendly and integrate with the surrounding public realm.

9.2.2
The car lifts are large enough to accommodate large vehicles. 3 dedicated cycle lifts provide access to the cycle storage facilities at basement 2 level.

9.2.3
Vehicle demands for this space are expected to be low and no more than 20 vehicles per hour. These will be short duration drop-off and pick-up activities. To prevent the drop-off becoming vehicle dominated the following measures and facilities are proposed:

- Hotel staff will manage the drop-off to prevent vehicles parking or waiting for a long duration.
- A taxi rank facility is proposed on Hopton Street. This would accommodate two taxis that can be called into the drop-off when requested.
- Two chauffeur waiting/parking spaces are provided within the basement and drivers will be directed to these spaces by staff.

9.2.4
The hotel drop-off can accommodate large cars (minibuses, etc.)

9.2.5
Transport for London (TfL) and LBS Highways have been consulted regarding access and transportation issues. Details on these consultations, delivery strategy and car park configuration can be found in the Transport Assessment which forms part of this planning application submission.

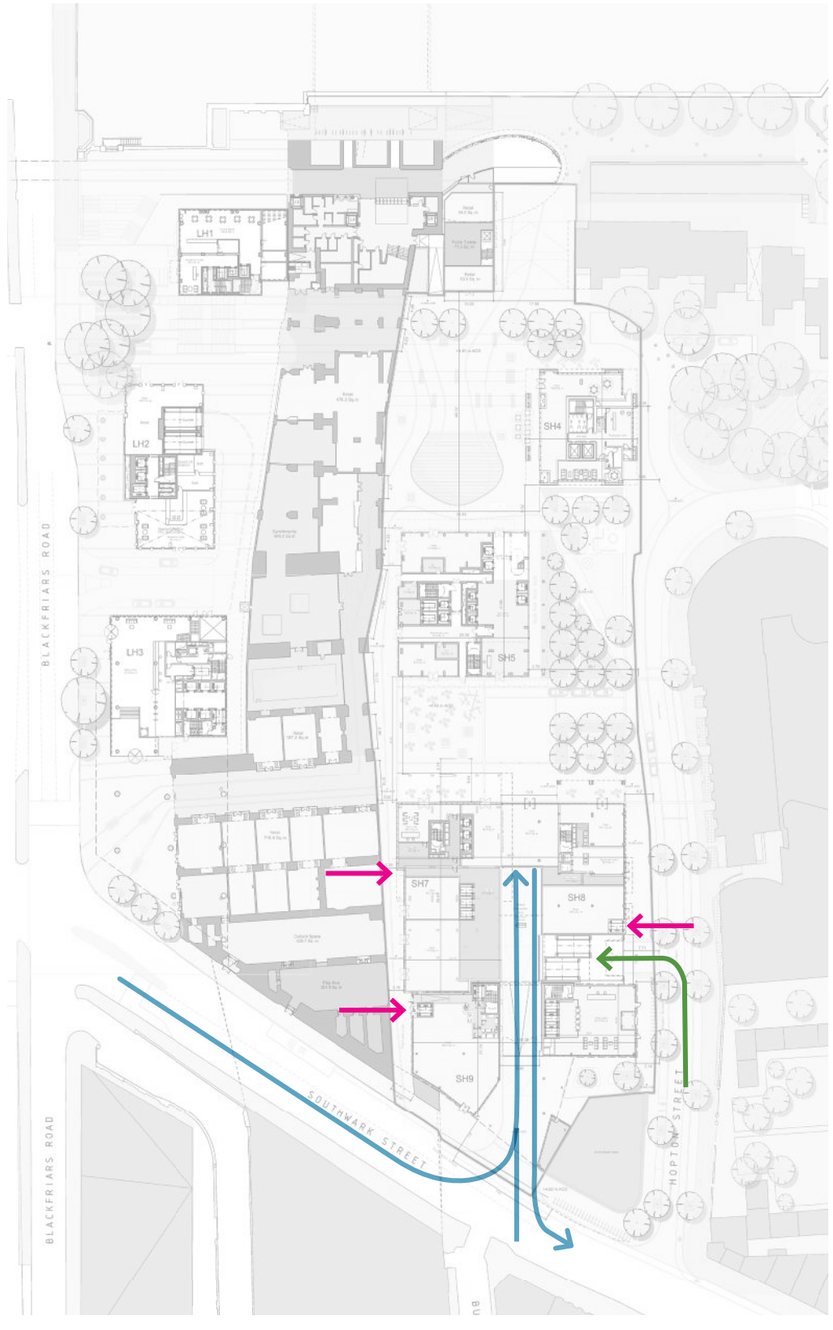


Fig 9.1 Basement Floor Level Vehicular Access Route

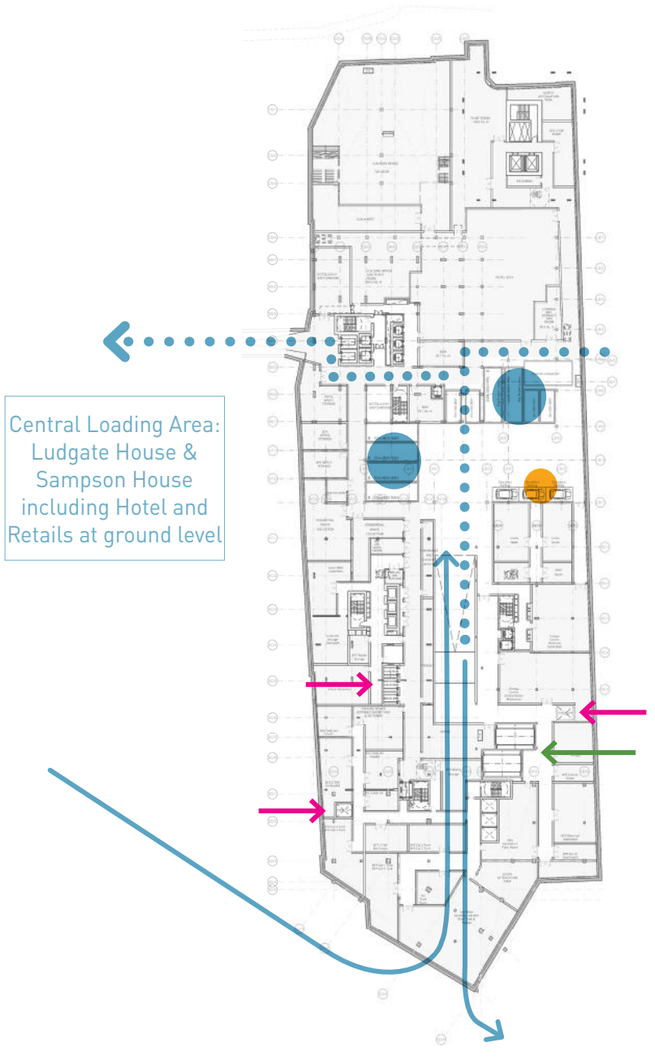


Fig 9.2 Vehicular Access Route

9.2.6
Emergency vehicle parking points have been provided around the site such that emergency personnel are able to park close to the emergency services entrances of each buildings.

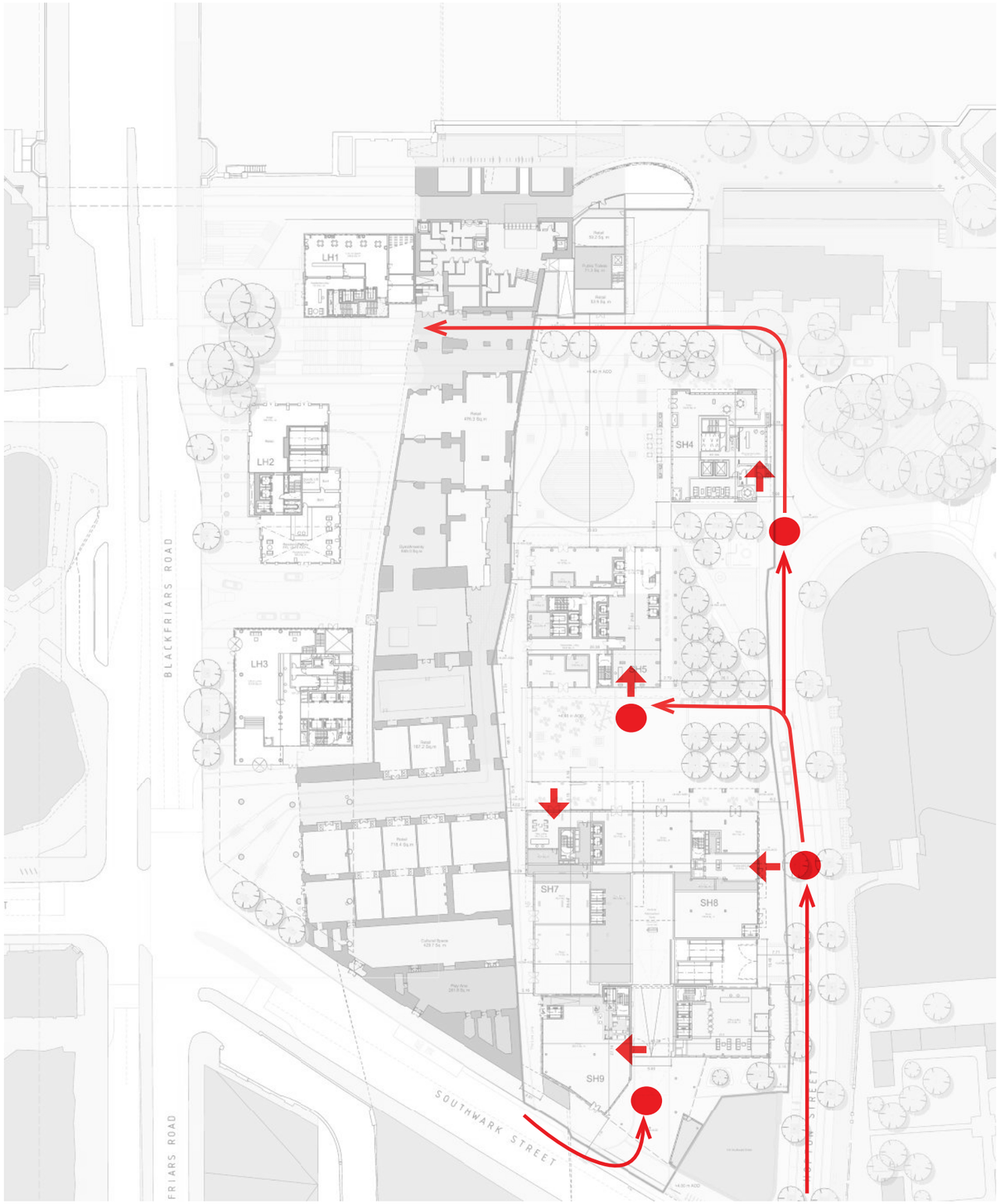


Fig 9.3 Vehicular Access Route

9.3.1
Car parks are provided for private residents in the basement. The Sampson basement has parking at level 2. A total number of 107 spaces are provided within the Sampson basement, 29 of which are accessible bays. This is the same amount of parking as previously consented. Two additional accessible spaces will be provided for SH9.

9.3.2
Secured access control will be provided for residents as part of the overall building management strategy.

9.3.3
Electrical charging facilities will be provided. Details are included in the Sustainability Assessment and Energy Strategy which forms part of this planning application submission.

9.3.4
The consented scheme provides cycle parking in line with the adopted London Plan (March 2016)

9.3.5
Since the consented scheme was permitted, cycling levels have increased and more recent policy (both Southwark Plan and London Plan) place a greater focus on encouraging and enabling cycling with higher minimum cycle parking standards. It is therefore proposed to increase cycle parking and provide in line with the current adopted London Plan.

Fig 9.4 Basement Level 1 - Vehicular Access

9.3.6
The cycle parking provision is in compliance with Code for Sustainable Homes Level 4 for 1 credit requirement. A total of 738 cycle storage spaces will be provided in the basement. These are provided in dedicated cycle area located near the Sampson House 4 & 7 service core where are accessible via 3 dedicated cycle lifts. A small portion of cycle parking will also be allocated beside the SH4 service core. A mixture of Sheffield stand and double stacking Josta stands will be available for use. Residents are able to access the secured cycle storage facilities. 577 cycle parking spaces are for residential use and 10 are for hotel use.

9.3.7
Office workers will be able to use the dedicated cycle lifts within the office buildings to access separate cycle storage facilities located within the basement areas.

9.3.8
151 cycle parking spaces will be provided in the public realm for the use of visitors to residences, retail cultural facilities and offices. The existing TfL Cycle Hire station to the south of Sampson House on Southwark Street will be relocated to Hopton Street to allow space for vehicle movements into the basement.

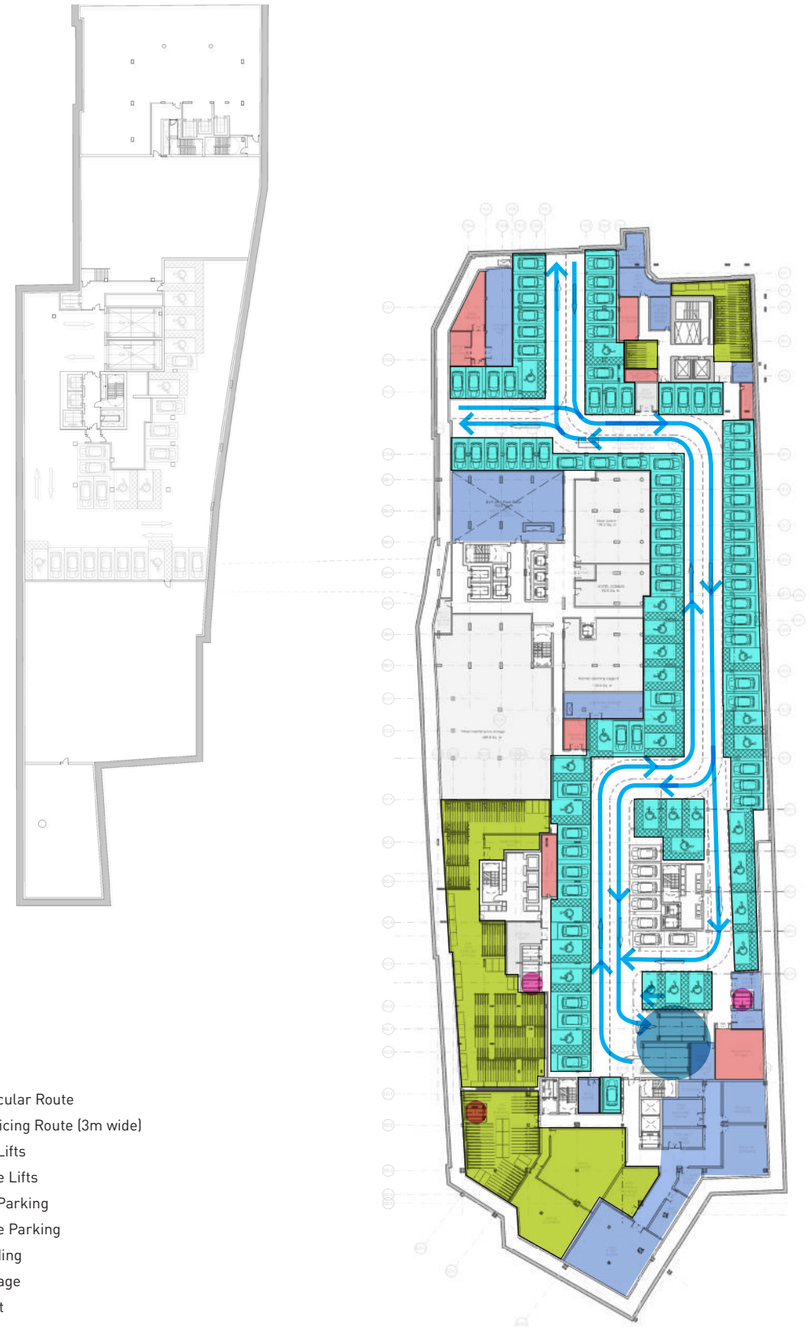


Fig 9.5 Basement Level 2

9. Access and Servicing
9.4 Waste and Recycling Storage

9.4.1
A central waste and recycling storage facility is provided at basement level one near to the centralized servicing yard serving all land uses across both Ludgate House & Sampson House. Residential and commercial waste will have separate stores.

9.4.2
The waste storage is calculated per code for Sustainable Home requirements which are more stringent than Southwark Council's standards. Two recycling Euro bins are also provided at each refuse store room which are adjacent to each building lobby at basement level one.

9.4.3
Intermediary waste stores are located at each core. Refuse will be transported from each intermediary waste store to the central waste and recycling facility along 3m wide servicing routes by the estate management company at periodic intervals. Waste will be collected from the central servicing yard by Local Authority and contracted waste vehicles.

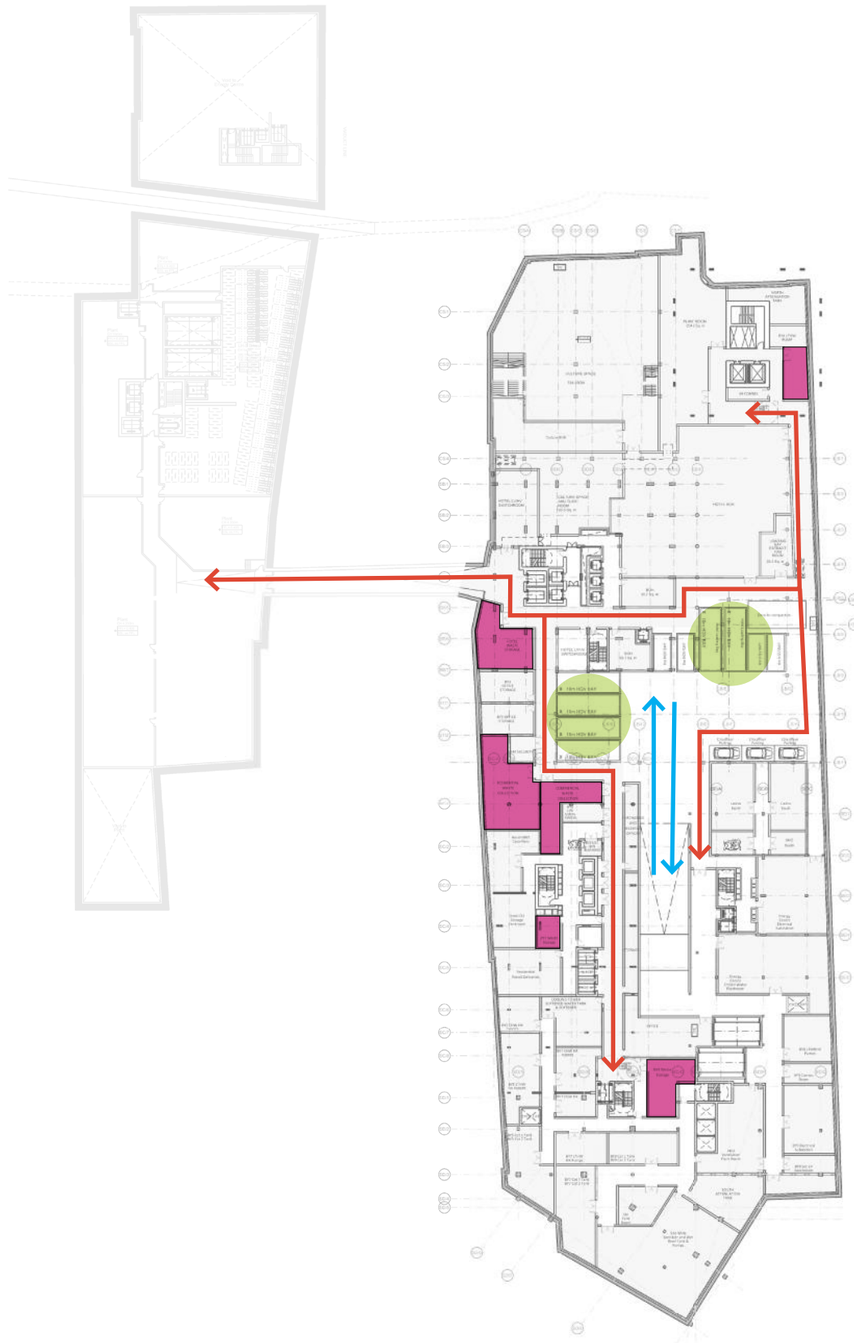


Fig 9.8 Basement Level 1 Plan

9.5.1
Access Advisors have been engaged as the Façade Access consultant and offer advice on establishing a robust façade cleaning and maintenance strategy. This will take into consideration the architecture, façade detailing, restricted operated zones and parking constraints at roof level.

9.5.2
To ensure that the proposed buildings realise their maximum life expectancy, it is imperative that maintenance as well as cleaning is considered. As façade maintenance cannot be carried out using extendable tools, and glazing replacement must also be considered, an access strategy which provides "hand on access" to all facades will be adopted.

9.5.3
To minimise disruption to the public realm and Landscaping design, all buildings (except for the affordable block (SH8,) will incorporate one or more Building Maintenance Unit (BMU) located at the top of the building. The BMU's shall be designed to be hidden from view when parked using telescopic jibs/masts and/or lifting tables. Provisions are summarised below.

Building	System Type	Jib Radius/Working Height	Suspended Platform	Facilities for parking
Building 4	Fixed jib Parapet/ Roof mounted BMU with vertical track system	4m max	1 No. 3000mm & 1No. 1500mm long	Luffing & slewing jibs/Retract system
Building 5	Telescopic BMU with Deck mounted track system	32.5m	Special Pantograph 2500mm long Platform & secondary standard platform 3000mm long	Telescopic Jibs & telescopic mast
Building 7	Telescopic BMU with Deck mounted track system	21m	Standard 3000mm long	Telescopic Jibs & telescopic mast
Building 8	Mobile Elevating Work Platform (MEWP)	30m	N/A	NA
Building 9	Telescopic BMU with Elevated track system	17.5m	Standard 3000mm long	Lifting table

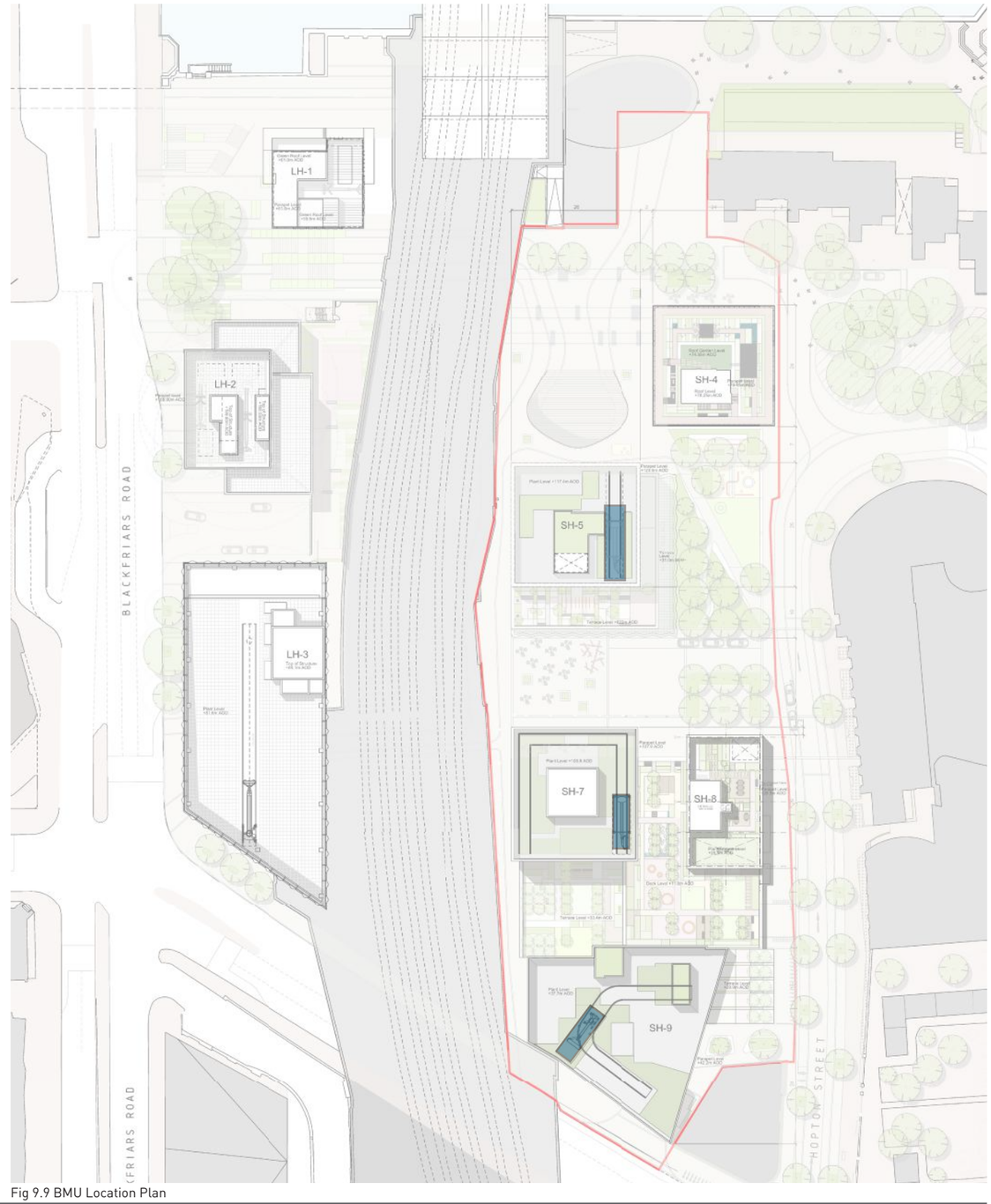


Fig 9.9 BMU Location Plan

9.5.4
The project is subject to UK regulations, and CDM2015 and Work at Height regulations 2005, both of which require the Client, and his designers to prioritise the use of "collective measures" (Appendix 1) when selecting a working method for work at height, and states that you "shall" prioritise this before you use "individual measures"
In formulating the strategy, we have paid attention to this and designed the strategy based primarily on "collective measures"
Particular codes referenced in this strategy:

- BSEN 1808
- BS 7985:2002
- BS 8213
- BS EN795
- BS 8460:2005.
- Work @ Height 2005 Regulations and guidelines.
- UK CDM 2015
- CIRIA 686- Safe access for maintenance and repair.
- **BS 8560 - COP on design for working at height.**
- **HSG33- H&S in roof work.**
- **Building Regulations Part K**

Fig 9.10 Selection of Work Equipment Safety Hierarchy

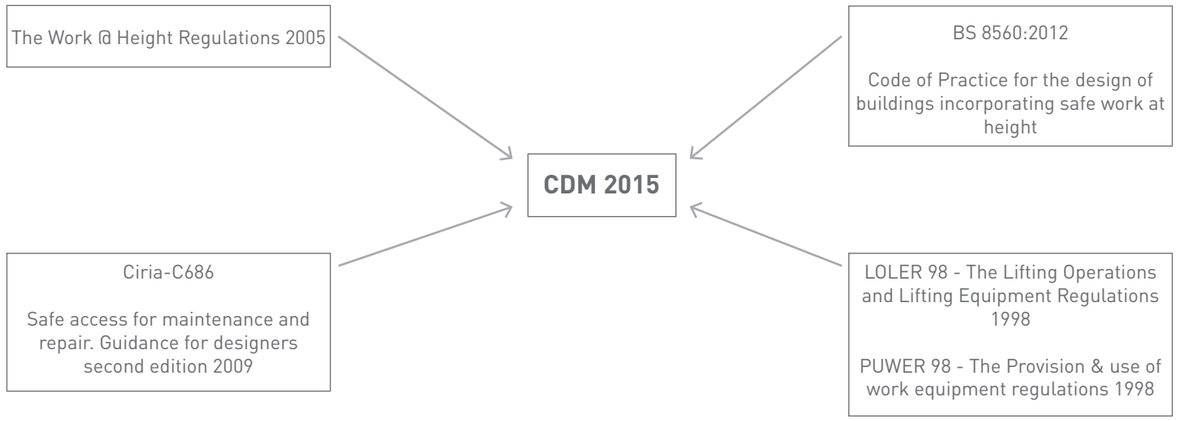


Fig 9.11 CDM & key drivers

10. Secured by Design

10. Secured by Design

10.1
Security best practices have been considered throughout the design of the Proposed Development. A consultation has also been held with the Metropolitan Police Continuous Policing Improvement Command Advisor to discuss the principles of Secured by Design.

10.2
The CPIC acknowledged that the scheme appeared to be well designed from a crime prevention and security standpoint and suggested a number of minor improvements which have subsequently been implemented into the design.

10.3
The following paragraphs list security considerations that have been noted and/or incorporated into the design in order to create a safer external environment and more secure workplaces, homes and cultural spaces:

10.4
GENERAL

- The local area presents a relatively low risk of anti-social behaviour but a relatively high risk of burglary. For this reason access control and security measures are important considerations.

10.5
PUBLIC REALM

- Clear lines of sight have been sought to avoid opportunities for people to hide behind corners.
- Estate management security patrols will improve safety and security perception as well as prevent crime and anti-social behaviour. CCTV in the public realm will also provide additional security and assist towards crime prevention.
- Any public undercroft spaces (such as the arches, the space below the cultural space or below SH7, SH8 and SH9) will be well lit to avoid dimly lit spaces which may provide havens for homeless people, buskers or may encourage anti-social behaviour.
- If necessary for the retail units below the arches, security shutters will be on the inside of the façade to avoid external shutters which tend to create spaces that seem isolated and offer a haven to persons listed above.
- The height of hedges around the main children's play space will be low enough (below 1m) to allow good surveillance and reduce the opportunity for people to hide behind them. Mature trees to have foliage above 2m. There will also be a good level of overlooking from surrounding buildings.
- The north-south passage to the west of SH7 and SH9 will be well lit to BS 5489 and have CCTV to provide additional security. There will also be a good level of overlooking from SH7.
- Strategic planting will be provided to reduce opportunities for hiding places behind blind corners along the north-south passage.

Fig 10.1 Good external lighting creating safe and unintimidating spaces at night

10. Secured by Design

10.6
PRIVATE OUTDOOR SPACE

- Ground level shared amenity spaces will be protected from adjacent road uses with barriers.
- Access controlled doors into the Level 1 SH7/ SH8 residential garden will act as a deterrent to members of the public using the space. The ground floor access controlled entry doors to the lobbies of SH7 and SH8 provide the primary deterrent to the public, who do not have access to Level 1 unless accompanied by a resident.
- The following private outdoor spaces are accessible to residents of their respective blocks only, with no public access:
- Level 6 of SH8
- Level 8 of SH7
- Level 20 of SH5
- Level 20 of SH4

10.7
RESIDENTIAL BUILDINGS

- CCTV will be provided at entrances to all residential buildings providing a deterrent to crime as well as a policing tool.
- 24 hour concierge service will be provided in the lobbies of all residential buildings for personal security, security of property and for peace of mind.
- Access control will be provided to all main entrances regardless of a 24 hour concierge.
- Access control will be provided to the stair shaft and lifts beyond the entrance lobby to provide multiple points of control.
- Entrance doors into individual flats from common lobbies and from external terraces will be robust and secure in accordance with BS7950.
- A second line of security behind entry doors and letterbox access will be incorporated, to mitigate against unautorised tailgating.
- Doors into stairwells from common areas will be alarmed to alert security if left open to avoid trespass.
- Audio/visual entry systems will be provided to all apartments.

10.8
OFFICE BUILDING

- CCTV will be provided at entrances to the office building providing a deterrent to crime as well as a policing tool.
- Access control on all lifts and stair shafts should be provided within multiple tenant buildings to prevent movement between tenancies and breaches of security.
- Doors into stairwells from common areas will be alarmed to alert security if left open to avoid trespass.
- The mailrooms of each office building will be separate from the building ventilation system to prevent chemical attack from a mail item from spreading to the rest of the building.

10.9
BASEMENT SPACE

- The security line on the ramp into the basement will be formed of either full height secure side hung gates or secure roller shutters. Any wiring or buttons for gate/shutter release will be out of sight or contained within steel armour conduit to avoid forced entry by manipulating the wiring.
- The security line will be manned with a security office nearby. Rejected vehicles will turn around via the loading bay adjacent to the security line.
- All routes within the basement will be clearly defined in order to create safe and secure environments for the building users.
- All secure doors in the basement will have access control. Escape doors will be alarmed to alert security if left open to avoid trespass.
- Good lighting levels will be provided within the basements to aid perception of safety and crime prevention.
- All bicycle parking within the basement will be within access controlled rooms to reduce opportunity for theft.
- Bicycle parking rooms/spaces will be subdivided into smaller spaces to reduce the number of people using each space and limit the opportunity for theft.
- CCTV will be provided within all bicycle parking areas for safety and security and to act as a deterrent.
- Escape stair access from basements to be access controlled at ground level to prevent unautorised access to the rest of adjoining buildings

Fig 10.2 Well designed spaces creating secure and comfortable environments

Fig 10.3 CCTV can be a crime deterrent as well as a comfort to pedestrians

11. Inclusive Access

11. Inclusive Access

Inclusive Design Provision

11.1
The Sampson House (SH) scheme will be designed to meet the needs of potential users, removing barriers that create undue effort, separation or special treatment. Everyone, regardless of disability, age or gender should be able to use the facilities of the scheme equally, confidently and independently with choice and dignity.

11.2
Site and Context
The scheme is bounded on the north by the River Thames; to the east by Hopton Street; Southwark Street to the south. Along the West of the site the Network Rail track runs along a north/south axis and gives access to Blackfriars Station.

11.3
The Sampson House site is a grouping of five buildings with landscaping sat above a common basement.

11.4
The site has compliant ramp access from the Thames path which runs along the northern face of the site. This allows:

- suitable means of access for everyone at the entrance points
- routes and access ways sufficiently wide to allow people to pass each other, with a minimum of level changes
- principal entrances and lobbies that are identifiable and accessible
- independent horizontal and vertical movement that is convenient and ensures that people can make use of all relevant facilities
- residential units that meet the ADM requirements
- dwellings easily adaptable to meet the Southeast London Housing Partnership 'Wheelchair housing design guidelines'

Planning Policy, Legislation and Standards

11.5
National Planning Policy Framework (2012)
The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied Planning Policy Statements and Planning Policy Guidance have been replaced by the framework.

11.6
At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a thread running through both plan-making and decision-taking.

11.7
Good design, as a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The Framework notes that it is important to plan positively for the achievement of high quality and inclusive design for all.

11.8
It also notes that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

11.9
The principles of inclusive design (CABE 2006)
Inclusive Design is a process that delivers an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity.

11.10
The adoption of inclusive design principles for the Sampson House development is:

- inclusive – so everyone can use it safely, easily and with dignity
- responsive – taking account of what people say they need and want
- flexible – so different people can use it in different ways
- convenient – so everyone can use it without too much effort or separation
- accommodating for all people, regardless of their age, gender, mobility, ethnicity or circumstances
- welcoming – with no disabling barriers that might exclude some people
- realistic – offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

11.11
The London Plan 2016
The London Plan Policies recognise that disabled people continue to be excluded from many mainstream activities which other people take for granted and are frequently denied the opportunity to participate fully as equal citizens.

11.12
London Plan Policy 3.8 Housing choice
Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

11.13
All new housing is built to ADM Category M4(2) standards and ten per cent of new housing is designed to be ADM Category M4(3) Adaptable for residents who are wheelchair users.

11.14
London Plan Policy 7.1: Building London's neighbourhoods and communities
Development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods.
The design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.

11.15
London Plan Policy 7.2: An inclusive environment:
The Mayor will require all new development to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments:

- can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
- are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
- are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all
- Design and access statements submitted with development proposals should explain how, following engagement with relevant user groups, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed development, whether relevant best practice standards have been complied with, and how inclusion will be maintained and managed.

11.16
GLA supplementary planning guidance: Accessible London
The Mayor will assist boroughs and other agencies in implementing accessible and inclusive design in all development proposals by updating the advice and guidance in the SPG 'Accessible London: Achieving an inclusive environment' and by continuing to contribute to the development of national technical access standards as well as supporting training and professional development programmes.

11.17
The needs of disabled people will be considered as an integral part of the scheme design process, and by meeting these needs, this scheme will better conditions for all residents, visitors and staff members.

11. Inclusive Access

11.18
London Housing Design Guide
The fundamental aim of the guidance is to ensure that London's housing is flexible and accessible in use and adaptable over the life of a building.

11.19
London Borough of Southwark Planning Policy
The primary documents as part of the Development Plan used to make planning decisions and set the strategy for development in Southwark are the Core Strategy along with the saved Southwark Plan and London Plan. The Core Strategy was adopted on the 6 April 2011.

11.20
The core strategy only contains policies which are strategic in nature and does not repeat policies in existing documents such as the London Plan. In cases where the core strategy has no policies on a particular issue, policies in the London Plan and saved Southwark Plan may still apply.

11.21
The following key planning policies relate to issues of access and inclusion:

11.22
Strategic Policy 5-7 (Core Strategy)
Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas. Development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area.

11.23
Strategic Policy 12 Design and Conservation (Core Strategy)
Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

11.24
Policy 4.2 Quality of Residential Accommodation (Southwark Plan –saved policy)
Planning permission will be granted for residential development, including dwellings within mixed use schemes, provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes standards.

11.25
Policy 4.3 Mix Of Dwellings (Southwark Plan – saved policy)
All major residential new-build development and conversions should provide a mix of dwelling sizes and types to cater for the range of housing needs of the area including at least 10% of all major new residential developments should be suitable for wheelchair users.

11.26
London Borough of Southwark Supplementary Planning Documents
- Residential Design Standards, Supplementary planning document, 2011
- Design and Access Statements, Supplementary planning document, 2007

11.27
Guidance and Standards
Inclusive design issues will be addressed in accordance with the objectives of the following:

- Equality Act 2010
- Building Regulations 2010 (England and Wales) and associated Approved Documents
- Planning and Compulsory Purchase Act 2004
- National Planning and Policy Framework, 2012
- Regalatory Reform (Fire Safety) Order 2005
- The London Plan 2016
- Southwark Core Strategy (2011)
- Southwark Plan 'Saved Policies'

11.28
Reference has been and will continue to be made to the following documents during the development of designs for this project:

11.29
- Accessible London: Achieving an Inclusive Environment, London Plan Supplementary Planning Guidance (2014)
- BS 8300:2009+A1:2010 Design of buildings and their approaches to meet the needs of disabled people – Code of practice, British Standards Institution, 2010
- BS 9999 & 9991: 2008 – Code of practice for fire safety in the design, management and use of buildings
- Building Regulation Approved Document M – Access to and use of Buildings 2016 (AD M)
- Lifetime Home Revised Criteria, Habinteg, July 2010
- London Housing Design Guide, Interim Edition, 2010
- Wheelchair housing design guidelines, Southeast London Housing Partnership, 2011
- Wheelchair Accessible Housing, Best Practice Guide, GLA 2007
- Wheelchair Housing Design Guide, 2nd Edition, Stephen Thorpe and Habinteg Housing Association, 2006

11.30
These standards have been applied where it is reasonable and practicable to do so. They are regarded as a minimum standard and opportunities to exceed such standards have been explored. The access statement demonstrates how these standards have been applied and the process for design decisions where the solutions differ from these standards due to site or other project constraints.

11.31
Public transport
The site is approximately 200m from London Underground Southwark Station and envelops the recently completed step free entry point for Blackfriars Thameslink and Underground station. These contact points, coupled with the numerous buses that serve the area result in a PTAL rating of the area is 6B, the best rating available.

11.32
Taxi drop off will be provided on Blackfriars Road, Southwark Street and Hopton Street which leads from Southwark Street northwards into the scheme. This route will also provide access to the parking area contained within the site wide basement.

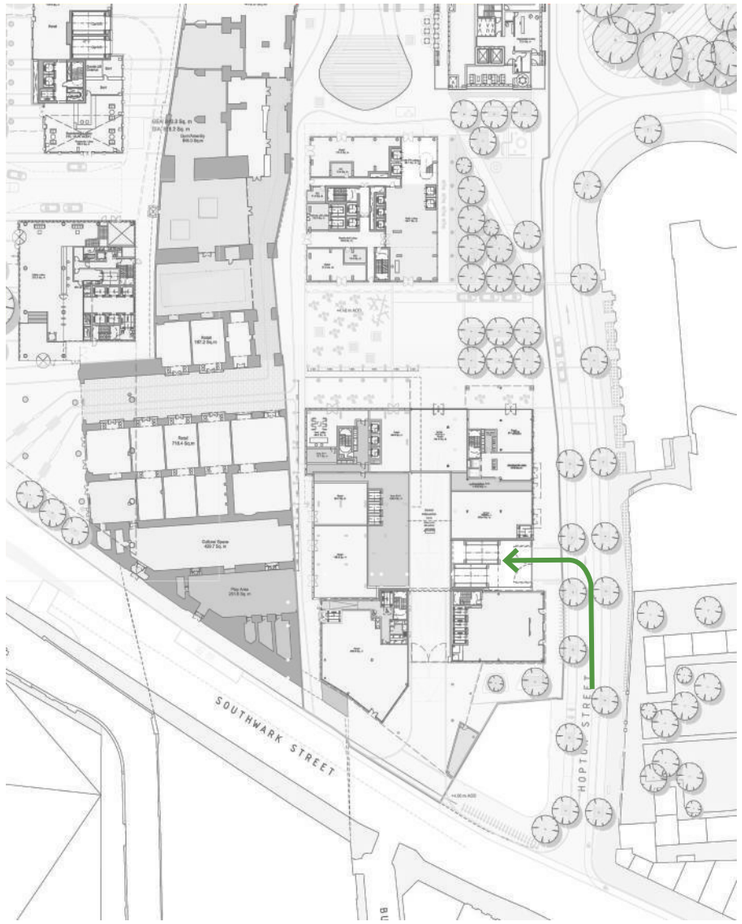


Fig 11.1 Location of car lifts

11. Inclusive Access

11.33
Two taxi ranks will be provided as per discussions with Southwark Highways officer. A taxi rank will be provided on the west kerbside of Southwark Street, at the southend of Hopton Street. Another will be provided outside of SH5 immediately south of the drop-off.

11.34
Car parking is provided within basement level 2. A total number of 105 residential car parking spaces are provided and two additional accessible spaces will be provided for the office use (SH9). This is the same amount of parking as previously consented.

11.35
The 105 residential parking spaces for 341 dwellings at Sampson House, a ratio of 0.31 spaces per dwelling, which is a reduction from the 0.40 spaces per dwelling agreed for the consented scheme.

11.36
10% of dwellings would be wheelchair accessible and a blue badge parking space could be provided for each wheelchair dwelling. However, in practice, this level of demand is not experienced in Southwark or across London. Based on Blue Badge statistics, demand for accessible spaces is expected to be less than 3% and therefore spaces to the equivalent of 3% of dwellings will be marked out as accessible spaces. If demand materialises for greater levels of Blue Badge parking, a management strategy will enable regular car parking spaces to be converted to accessible parking spaces as necessary.

11.37
Cycle parking:
A mixture of commercial and residential cycle parking will be provided within the two basements included within the scheme. These will be covered in more detail within the text for each separate building.

11.38
To be addressed:
- The car parking bays will be provided in accordance with BS 8300 in terms signage, size and layout
- Wheelchair accessible parking will be provided for commercial space in line with the recommendations of BS 8300
- The parking strategy will be developed further in detailed design to ensure provision of parking for the residents of the 10% wheelchair adaptable dwellings as necessary
- Security controls will be accessible in accordance with the guidance of BS 8300
- Routes to accessible parking bays will have sufficient clear height within the basement to allow for the parking and use of high-top conversion vehicles

11.39
Inclusive Design provision – Landscape permeability
The scheme will feature a grid style layout with landscaping routes running north to south and east to west. These routes will pass into landscaped areas serving as a combination of squares and gardens for visitors to the scheme.

11.40
Due to the scale of the landscaping proposal the following areas will be discussed in detail:

- Permeability from the Thames walkway
- Access to garden space throughout the scheme

11.41
Permeability from the Thames walkway
The scheme interfaces with the Thames Walkway with ramped access to the East of the Blackfriars Station entrance

11.42
The route adjacent to the station will be level with a gradient of 1:60 while the route to the south of the Founders Arms will include a 500mm level change accommodated by a 12m wide slope with a gradient of 1:50.

11.43
Sampson House 5 will have a garden which is situated between the building and Hopton Street, extending down towards Sampson House 8. Due to the topography of the area this garden includes level changes of approximately 500mm. These will be accommodated with sloped routes with gradients shallower than 1:21 and with level areas provided where the rise exceeds 500mm.

11.44
Addressing landscape permeability:
- any routes to facilities and services and gradients greater than 1:20 and less than 1:60 will meet the requirements of BS 8300:2009
- access routes will have a firm, slip-resistant and reasonably smooth surface
- materials used within the external environment will be installed to provide a level and even surface
- materials used in the external environment will contrast visually against the backgrounds which they are seen
- bollards will be at least 1000mm in height with visual contrast at the tops of the bollards, these will be especially designed to integrate with the design of the plaza
- the design of stairs and associated handrails ensure that channelled routes meet the objectives of the AD M and guidance of BS 8300
- a range of seating will be provided across the site with a range of heights and types, contrasting visually with their surroundings and providing a means of integrating wheelchair users into their layout
- external steps will incorporate corduroy paving at the top and bottom landings

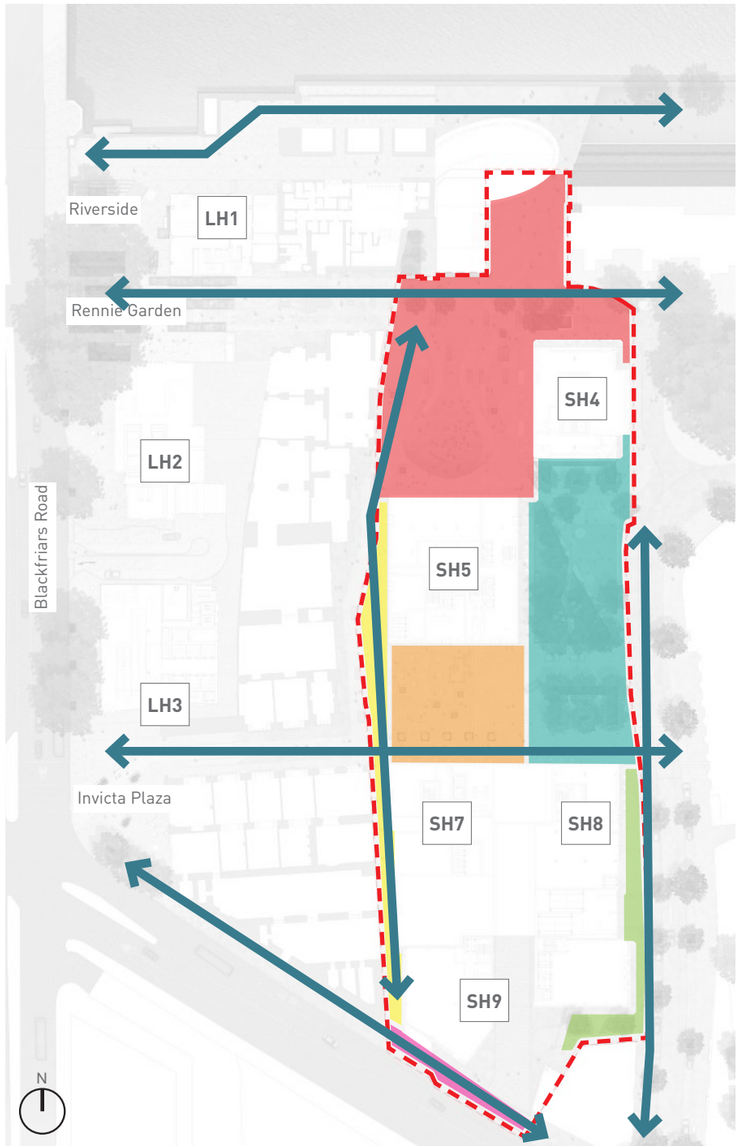


Fig 11.2 Landscape permeability

11. Inclusive Access

Inclusive Design Provision – Basements and Buildings

Sampson House 4

11.45
SH4 houses 74 dwellings over 20 levels and is positioned to the north of the development site, on the eastern side of the train tracks. An 161sqm retail area will be provided at ground as shell and core. Doors providing access to this area have an effective clear opening width of 850mm minimum per leaf.

11.46
The residential reception area is located at the ground floor and accessed from the south-east side of the building using a single leaf inward opening door.

11.47
Vertical circulation is provided with a choice of two lifts or a stair core. The lifts will have clear internal dimensions of 1400 x 1600mm and 1100 x 2100mm and will include 1500 x 1500mm clear landing spaces at each arrival point. The stepped route will be egress only and will have a tread width of 1100mm to meet the provisions of AD B. Further information on egress is contained in the final section of this chapter.

11.48
At basement level 59 cycle parking bays will be provided alongside a refuse area for residential use. Both of these areas are adjacent to the lift core mentioned above.

Sampson House 5

11.49
Arranged over 30 levels, SH5 houses 58 residential dwellings and 126 hotel keys. It is positioned to the south west of SH4. The building has Hopton Gardens located to the east, and will feature 188sqm of shell and core retail at ground level. The retail area will be accessed from the north via sets of twin leaf outward swinging doors.

11.50
The residential reception is accessed from the western facade using a twin set of outward swinging doors with an effective clear opening width per leaf of 850mm minimum. The residential reception can also be accessed through the southern facade, via the hotel lobby. This access is also through a twin set of outward swinging doors with an effective clear opening width per leaf of 850mm minimum. Vertical circulation will involve using one of three hotel lifts, two residential lifts or one of two stair cores. The three 1800 x 2300mm hotel lifts access all levels of the hotel function up to level 15. The two 2300 x 2600mm residential lifts access all residential floors. One of these lifts acts as a fire lift and accesses every floor. The stair cores will meet the provisions of AD B for egress with a clear tread width of 1200mm. One stair core finishes at level 16, while the other extends to the plant room. Further information on egress is contained in the final section of this chapter.

11.51
The basement area underneath SH5 houses storage space which at planning is unattributed to either the retail or residential elements of the building and 132 cycle parking spaces.

Sampson House 7

11.52
SH7 houses 184 residential units over 29 levels and shares a private amenity deck with SH8 to the east at level 01. 347sqm of retail space is provided at ground level with access through the western and northern facade through sets of twin leaf outward opening doors with an effective clear opening width per leaf of 850mm minimum. Access to the residential lobby is from the northern facade through a set of twin leaf outward opening doors with an effective clear opening width per leaf of 850mm minimum..

11.53
Vertical circulation will be achieved using one of three lifts or an adjacent stair core – the three 800 x 2300mm lifts provide access to all levels of the development, with one lift allocated as a firefighting lift. The stair core will meet the provisions of AD B for egress with a clear tread width of 1100mm. Further information on egress is contained in the final section of this chapter.

11.54
As with SH5 at planning the basement area underneath SH7 houses undefined storage space and 115 cycle parking spaces.

Sampson House 8

11.55
SH8 is located directly to the east of SH7 and houses 22 affordable housing units over 7 storeys. Entry will be from the eastern facade through an outward swinging twin leaf door with an effective clear opening width per leaf of 850mm accessed from Hopton Street. 414sqm of retail is provided at ground floor, accessible from the northern facade and eastern facade through outward swinging leaf doors with an effective clear opening width per leaf of 850mm minimum.

11.56
The vertical circulation core and adjacent sanitary facilities are to the west with an additional egress stair core.

11.57
The vertical circulation core will house a 1900 x 1750mm lift which will have a clear 1500 x 1500mm level landing area at each floor. The second lift will act as a fire fighters lift and will measures 2550 x 1750mm. A 1600 x 1100mm platform lift will provide lift access between level 5 and the roof level. The associated stair core will be provided for egress with a clear tread width of 1200mm. Further information on egress is contained in the final section of this chapter.

Sampson House 9

11.58
SH9 is located on the south eastern corner of the site and provides 8,600sqm of commercial space spread across 12 levels. Entry is from the eastern facade using either a sliding door or one of two single leaf outward opening doors with an effective clear opening width of 850mm minimum.

11.59
A primary reception area will be provided on the ground floor, accessed from the eastern facade.

11.60
The vertical circulation core and adjacent sanitary facilities are to the west of the building with entry to the building controlled at the first floor reception area.

11.61
The vertical circulation core will house three 2900 x 2400mm lifts, each of which will have a clear 1500 x 1500mm level landing area. The three lifts access all levels. The associated two stair cores will be provided for egress with a clear tread width of 1200mm.

11.62
Single sex and unisex wheelchair user accessible sanitary facilities are collocated on each level with a different handing being offered on alternate levels in the wheelchair user accessible WCs. Single sex facilities will provide at least one ambulant disabled cubicle with an outward swinging door and grab rails on either side.

11.63
At basement level the building includes cycle parking and changing with two unisex wheelchair accessible changing and WC facilities, each provided with locker space.

11.64
To be addressed during detailed design at Sampson House:
- wheelchair accessible cycle parking will be provided with a number of 900 x 1400mm spaces
- unisex wheelchair accessible WCs will be located such that wheelchair users will not travel more than 40m along an obstructed route to reach them
- changing and sanitary facilities for staff working within the SH9 will be provided
- all doors will be clearly identifiable within the façade of the development through the use of signage and lighting
- the force of operation of the entrance doors will not exceed 30N, where this is not the case the doors will be automated
- a unobstructed space of at least 300mm will be provided on the pull side of each door at its leading edge
- where doors open outwards into circulation routes guarding will be provided and will be detectable at ground level
- doors within commercial areas will conform with AD M Table 2 and BS 8300 with public entry doors providing an effective clear opening width of at least 850mm

- residential doors will meet the guidance of the South East London Housing Plan, including effective clear widths at entry points of 9000mm
- the location of the controls for the automated pass doors will meet the provisions of AD M, at least 1400mm clear of the leading edge of the door and mounted between 750 -1000mm above finished floor level (affl)
- ironmongery will contrast visually with the background against which it is viewed by at least 15 points LRV and be operable with a closed fist
- where glazing is used within the façade and entrances; manifestation will be provided at two heights from finished floor level to meet the provisions of AD M or guidance of BS 8300
- where weather matting is provided at the main entrances it will be designed to extend the width of the entrance doors, and be flush with the finished floor level and be formed of a non coir material
- where secure barriers will be provided, a wide access gate with a minimum clear width of 800mm for wheelchair users and ambulant disabled people should be provided

Inclusive Design Provision - Residential

Approved Document Part M4(2)

11.65
All residential units within the SH development will conform to the 9 Part M4(2) Standards as listed below.

11.66
Criterion 1 – Performance
- within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step free access into the dwelling and to any associated parking space and communal facilities intended for the occupants to use
- There is step free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey
- A wide range of people including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities
- Features are provided to enable common adaptations to be carried out in the future to increase accessibility and functionality of the dwelling
- Wall mounted switches, sockets and other controls are reasonably accessible to people who have reduced reach

11.67
Criterion 2 – Approach to Dwelling
- The approach to all entrances will be level or gently sloping.
- Where a communal ramped approach is provided and it exceeds 300mm rise, steps shall be provide as well.

11.68
Criterion 3 – Car Parking and Drop off
- The location of the M4(2) parking bays will be addressed during detailed design. These will have a clear width of at least 3300mm and will be located in close proximity to the lift cores.
- Where drop off is provided these will be located close to the communal entrance. This will be level, or gently sloped, with a suitable surface

11.69
Criterion 4 – Communal Entrances
All communal residential entrances will provide a minimum effective clear width of 850mm. These entrances will also be illuminated and have weather protection and will defined further in detailed design.

- Where entry doors are double doors (or gates) the minimum width is with one leaf that is the main or leading leaf
- A minimum 300mm leading edge (or gate) and that this is maintained for 1200mm
- The reveal on the leading edge of the door has a maximum of 200mm.
- Threshold to be accessible
- Any lobby or porch, doors to be minimum 1500mm apart and a minimum of 1500mm between door swings
- Ground or floor surface does not impede wheelchair movement
- Door entry systems, 900 – 1000mm above FGL and 300mm from any projecting corner

11.70
Criterion 5 – Communal Stairs and Lifts
All communal stairs and lifts serving dwellings will comply with the minimum dimensions of AD M4(2) Common stairs in blocks of flats will meet or exceed the minimum provisions of AD M with:

11.71
- visually contrasting step nosings
- top and bottom landings in accordance with Part K1
- steps with suitable tread nosing profiles
- a uniform rise not exceeding 170mm
- closed risers
- continuous handrails on both sides mounted at 900mm above nosing and extending at 300mm beyond the top and bottom nosing

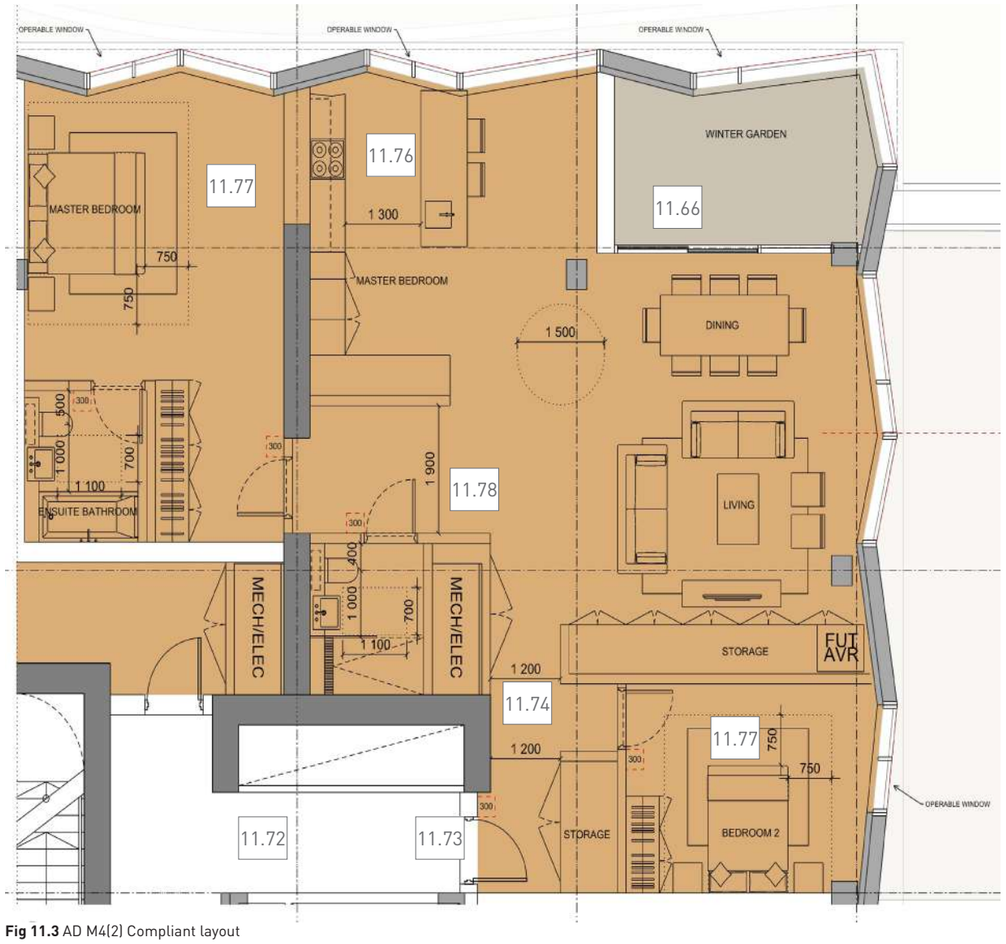


Fig 11.3 AD M4(2) Compliant layout

11. Inclusive Access

11.72
Residential apartments are served by secure communal lift access. All lifts will have a 1500mm x 1500mm clear landing in front of entrances; car doors will be 800mm or greater and controls will conform with the provisions of AD M, BS 8300 and BS EN 81 70.

11.73
Criterion 6 – Private Entrances
The principle private entrance will comply with:
- Level external landing width and depth of 1200mm.
- A minimum 300mm leading edge (or gate) and that this is maintained for 1200mm.
- The reveal on the leading edge of the door has a maximum of 200mm
- Threshold to be accessible

11.74
Criterion 7 – Circulation areas and internal doorways
All doors within internal dwellings will meet these criteria, providing a clear width of at least 750mm and a clear space on the pull side of at least 300mm.

Door widths relate to corridors and direction and meet AD M Table 2.1requirements

11.75
Criterion 8 – Private Stairs
Private stairs and changes in level within a dwelling, to allow movement and future stair lift provision to the storey above or where the bathroom will comply with:
- Access to all rooms and facilities within the entrance storey is step free
- Level changes within other storeys are avoided
- Stair from entrance storey to other floors has a minimum clear width of 850mm (measured at 450mm above pitch line)
- All stairs meet requirements for Part K for private stairs

11.76
Criterion 9 – Habitable Rooms
Step free access provided to Living Areas, kitchen, eating, a WC and the principal entrance:
- Within the entrance storey, a living area (living, dining room or combined kitchen and dining room)
- A minimum 1200 clear space is provided in front of and between all kitchen units and appliances
- Glazing to the principal window of the principal living area starts at a maximum of 850mm above FFL or at the minimum height necessary to comply with ADK for guarding.

11.77
Criterion 10 – Bedrooms
Bedrooms comply with:
- A clear access route, 750mm, from doorway to window
- A least one double bedroom (principal) has clear access zone, minimum 750mm wide, to both sides of the bed and the foot
- All double bedrooms have clear access zone, minimum 750mm wide, to one side of the bed and the foot
- All single and twin bedrooms have clear access zone, minimum 750mm wide, to one side of the bed

11.78
Criterion 11 - Sanitary Facilities
WC facilities are provided at the entrance storey, and complies with the following:
- A room at entrance level which provides a WC and basin, this could be part of a bathroom
- The door opens outwards

The bathroom complies to the following:
- Every dwelling has a bathroom that contains a WC, basin and bath on the same floor as the principal bedroom
- The bathroom meets the provision of Diagram 2.5 in AD M
- Provision for level access shower is made within the bathroom if not provided elsewhere

11.79
Criterion 12 – Services and controls
To assist people who have reduced reach, services and controls will comply with the following:
- Consumer unit, so that switches are between 1350 – 1450mm off FFL
- Switches, sockets, stopcocks and controls have their centre lines between 450 -1200mm above FFL, unless a window is fitted within this range height
- The handle of at least one window in the principal living area is located between 450 – 1200mm above FFL, unless fitted with a remote control within this range
- Boiler controls should be either mounted between 900 – 1200mm off FFL or separate wired or wireless are provided elsewhere

11.80
Both Southwark Council's Residential Design Standards and the London Plan require that 10% of the dwellings within a scheme be provided as AD M4(3)adaptable dwellings. While the London Plan recommends the adoption of the standards laid out in the Habinteg guide Southwark have adopted the South East London Housing Plan (SELHP) which builds on the foundations laid by Habinteg. On this basis the design team worked to ensure that 10% of dwellings provided across the scheme meet the requirements of the SELHP.

The following checklist outlines what this entails within each of these dwellings and highlights where the further design development will be carried out. Where appropriate, these criteria have been demonstrated on the figure below.

1	**Moving around outside**	**Provided?**
1.1	Pavement crossovers: Dropped kerbs 1000mm minimum width, sited in pairs opposite each other, gradient shall not exceed 1:12 with a slip resistant surface differing from that of pavement.	To be confirmed in detailed design.
1.2	Paths: Width 1200mm, crossfalls must not exceed 1:50.	Yes
1.3	Ramps: Gradient 1:20, width 1200mm clear between handrails, 10 metres maximum length between resting platforms, non-slip surface, platforms at every change of direction and at door or gate 1500mm square or 1200mm x 1500mm.	Yes
1.4	Protected edges: 100mm kerb on paths and ramps.	To be confirmed in detailed design.
1.5	Rails: Where there is a drop to the side of a path or ramp, midrail at 550mm and top rail 900mm extending 300mm horizontally beyond top and bottom ends of ramps. A protected edge is still required but may be part of the railing. Ensure access for stretchers, average 610mm x 1550mm.	To be confirmed in detailed design.

2	**Using outdoor spaces**	
2.1	Gate: 850mm clear opening operable from both sides, not spring loaded.	N/A
2.2	Approach space outside external door: 1500mm x 1500mm platform extending 200mm min from the lock side, and increased by the space used by an outward opening door, slip resistant surface with slight drainage falls.	Yes
2.3	Routes from external doors to storage, refuse and gate: Shall be accessible and short (as described in section 1).	N/A

Fig 11.4 Wheelchair adaptable dwelling checklist

11. Inclusive Access

2.4	Balconies: Wheelchair accessible threshold, door 850mm clear opening, if double doors 1 leaf to be 900mm clear. 1500mm min. turning circle unobstructed by door swing.	Yes
2.5	Gardens and patios: should be accessible and level.	N/A

3	**Approaching the home**	
3.1	Car parking: One allocated parking bay is required for each wheelchair unit. 4000 x 6600mm slip resistant level surface where possible covered, height 2300.	Yes
3.2	Where car parking is behind automatic gates: Hand held remote controls are required for disabled residents.	To be confirmed in detailed design.
3.3	Route to entrance: Accessible as described in section 1 (covered if possible).	Yes
3.4	Door canopy: 1200 x 1500mm, height 2300mm extending beyond the door on the lock side 550mm.	Provided at communal entry points.
3.5	Lighting: To car parking space, route to entrance and entrance itself, Passive Infra-Red (P.I.R.) detector and internal switching.	To be confirmed in detailed design.
3.6	Communal corridors: Width access to wheelchair units to be min. 1200mm. If more than 1 wheelchair unit along a corridor then to be 1800mm wide to allow wheelchair users to pass or have passing places 1800mm wide and 1200mm long at reasonable intervals.	To be confirmed in detailed design.
3.7	Communal internal corridor doors to be limited as far as possible. Where necessary to be type held open until released when fire alarm activated.	Yes
3.8	Lifts: Where wheelchair units have to be above ground floor, 2 wheelchair accessible lifts are required, with space for a wheelchair and at least one ambulant person. Lifts need to provide access to any communal facilities such as shared gardens.	Yes

4	**Negotiating the entrance door, including communal doors**	
4.1	Clear opening: 850mm	Yes
4.2	Approach space inside the external door: 1500mm x 1500mm wide clear. 200mm min space to the lock side of the door.	Yes
4.3	Threshold: Weather tight with maximum 15mm bevelled upstand.	Yes

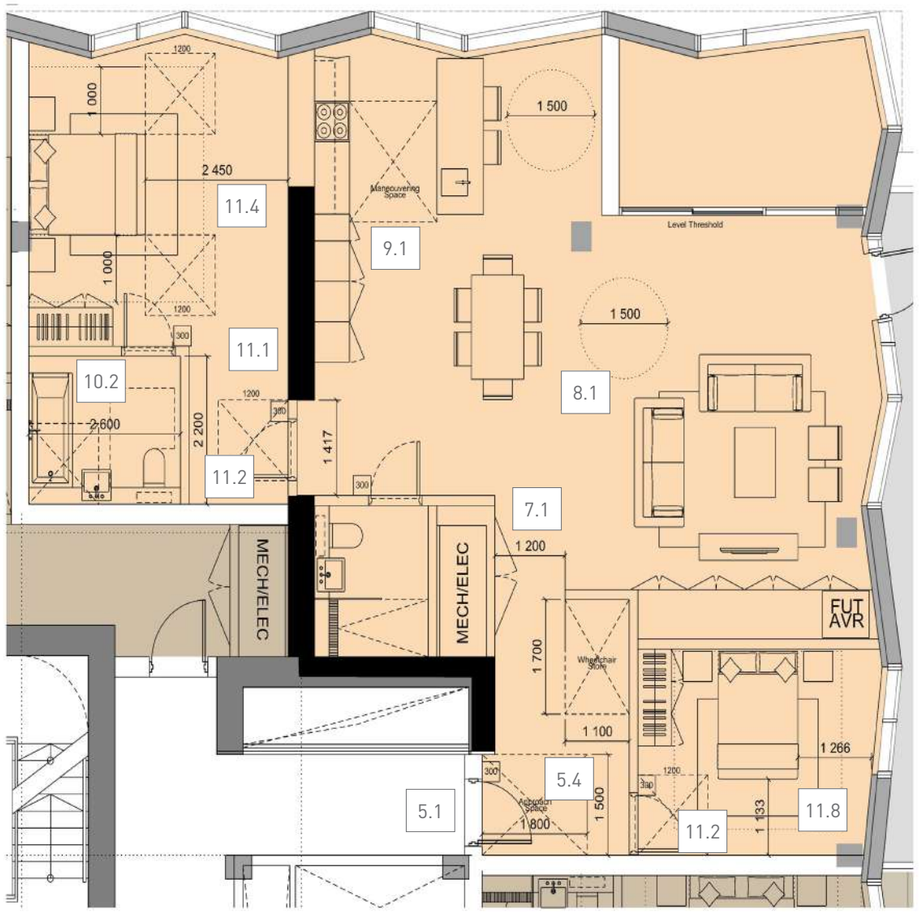


Fig 11.5 AD M4(3) adaptable dwelling

4.4	Locks: Deadlock height between 800 and 900mm, latch lock height between 900 and 1000mm with lever or easy grip handle. (Allow for 300mm rail for use as pull handle height between 800mm and 1000mm).	To be confirmed in detailed design.
4.5	Communal doors: Shall be operable from a wheelchair. This will require mechanical assistance, remotely controlled. Maximum opening and closing force of doors should be 30 Newtons at the leading edge.	To be confirmed in detailed design with maximum force of 30N as detailed in BS 8300.
4.6	Entry phone: To communal front door to have table top handsets with 2m cable in the living room and bedroom. Kitchen handset to be wall fixed to avoid trailing cables.	To be confirmed in detailed design.

5	**Entering and leaving the home, dealing with callers**	
5.1	A clear opening door: 850mm.	Yes
5.2	Approach space inside the front door: Is essential for transfer to a second wheelchair 1800mm x 1500mm	Yes
5.3	Threshold: Weather tight with maximum 15mm bevelled upstand	Yes
5.4	Storing and charging for wheelchair: To be near front door to limit transfer of dirt and water into the dwelling. Location of this space in the living or bedroom space is not acceptable. Maintain a 1500mm turning circle and provide a 1700mm x 1100mm charging space with power socket. Headroom minimum of 1200mm allows for understairs area to be used for this. The 1800mm x 1500mm space required in 5.2 can include the 1500mm turning circle required here if appropriate.	Yes
5.5	Spyhole: Height 1150mm centrally placed.	To be confirmed in detailed design.
5.6	Doorbell: Height between 800 and 900mm, lock side of door.	To be confirmed in detailed design.
5.7	Letterbox: Height 700mm with wire basket (not infringing on the 900mm clear opening).	To be confirmed in detailed design.
5.8	Private door: ensure that locking mechanism is compatible with a mechanical opener and that a suitable power supply is provided – i.e. that the front entrance doors of flats should be capable of future installation of mechanical openers. The opening and closing force of doors must be no more than 20 Newtons at the leading edge.	To be confirmed in detailed design.
5.9	Entryphone: Private front entrance door entry phones with door release to be installed with table top handsets and 2 metre cabling in living room and bedrooms and to be wall fixed in kitchen.	To be confirmed in detailed design.

6	**Negotiating the secondary door**	
6.1	External level landing: 1500 x 1500mm and extend in length by 900mm if the door swings outwards.	N/A
6.2	Clear 850mm door opening: 200mm approach space to door on the lock side, 300mm on pull side. Level weather-tight threshold as for front entrance door. (See 4.3)	N/A
6.3	Secure lock or multi-locking: Height between 800 and 1000mm for latches, pull handles, lever handles. Outward opening external doors require secure stays. The type of lock provided to allow for operation in conjunction with an overhead door opener. A minimum 120mm space above the doors to allow for a powered opener.	N/A
6.4	External lighting: To the door and en route with P.I.R. lighting and internal switching.	N/A
6.5	French windows: 850mm minimum clear opening on at least one of double doors. If used opening and locking to be possible one handed from a wheelchair.	N/A
6.6	Sliding doors: Shall not be used, rarely provide negotiable threshold.	N/A

7	**Moving around inside/storing things**	
7.1	All passageways: Minimum 1200mm width clear of obstructions.	Yes
7.2	Internal door openings: A minimum clear opening of 850mm. 200mm approach space to opening (locked) edge of doors. 300mm apporach to leading edge of all doors. No 2 leaf doors.	Yes
7.3	Suitable storage: Ensure depth and width of storage space in combination with any shelving layout provides optimum access to space and to stored items.	To be confirmed in detailed design.
7.4	Flooring: Where floor covering is provided it should be a material with low friction and low glare. Slippery and polished surfaces should be avoided.	To be confirmed in detailed design.

8	**Using living spaces**	
8.1	Turning circle: Each room shall have extra space, close to the door, for 1500mm turning circle.	Yes
8.2	Transfer spaces: 1400mm is required in front of any furniture.	To be confirmed in detailed design.
8.3	Operable fittings: Reaching heights between 800 and 1000mm.	To be confirmed in detailed design.
8.4	Radiators: Shall not impede circulation.	To be confirmed in detailed design.
8.5	Sockets: Shall be at least 750mm from a corner, height 800mm to top of socket plate.	To be confirmed in detailed design.

8.6	Light switches: Full plate or large rocker light switches must be specified, height 900mm to top of switch plate.	To be confirmed in detailed design.
8.7	Hoists: Ceiling shall be horizontal and have structural capacity for future possible hoist installation. The maximum weight load including equipment is 250kg. The minimum ceiling height is 2000mm. The maximum ceiling height is 3650mm.	Yes

9	**Using the kitchen**	
9.1	Space and layout: 1500mm turning circle plus room for another person i.e. 1800mm x 1500mm clear manoeuvring space.	Yes
9.2	Worktop: A continuous surface with knee recess is essential under and between hob and sink unit. Knee recess height 600mm. The work surface shall be adjustable, tiled behind, for heights from 700mm to 900mm. An 800mm wide section of adjustable height worktop with knee recess alongside the hob/sink section which can act as a work station. Fascia boards and vertical supports are to be avoided.	To be confirmed in detailed design.
9.3	Provide storage: Appropriate to the size of dwelling (as set out in National Housing Federation 'Standards and Quality in Development: A Good Practice Guide'), the major proportion of which is in a position and format useable from a wheelchair. When requested by an Occupational Therapist wall units with pull down baskets should be provided.	To be confirmed in detailed design.
9.4	All controls and socket outlets: Shall be accessible. Provide remote and labelled switches for appliances and equipment. Switches shall be 150mm above maximum worktop level.	To be confirmed in detailed design.
9.5	Internal refuse: If provided, arrangements shall be manageable from a wheelchair.	To be confirmed in detailed design.
9.6	400mm worktop space: To be provided on the opening of the fridge door.	To be confirmed in detailed design.
9.7	Windows: Windows above units or work surfaces to have window winders	To be confirmed in detailed design.

10	**Using the bathroom and shower room**	
10.1	WC Facilities: - Every dwelling has, on the entrance store, a wet room that contains a WC, a basin and an installed level access shower that complies with the requirements pf either paragraph 3.38 or 3.39 of AD M4(3) - Where the dwelling provides both a bathroom and WC/ cloakroom on the same storey, the WC facility need only comply with the requirements of paragraph 3.40 AD M4(3) - The door to the WC facility opens outwards	Yes
10.2	Where the dwelling is defined as wheelchair adaptable, WC facilities complies with the following: - The WC, basin and shower meet the provisions in diagram 3.10 AD M4(3) - It is demonstated that the WC/ Cloakroom could be easlity adapted in future to meet the provisions of paragraph 3.39 AD M4(2)	Yes
10.3	For suitable facilities the dwelling should comply with the following: - Dwelling up to 4 bedspaces should have as a minimum a bathroom that contains a WC, basin, level access shower with the potential for a bath to be installed, unless a bath is installed additionally. - The bathroom with the level access shower should be on the same level as the principal bedroom. NOTE: In dwelling 5 or more bedspaces, by providing a shower room and bathroom, one, but not both could be en-suite.	Yes
10.4	Where there is a fully shower room on the same floor as the principal bedroom, the bathroom only need to meet the requirements of M4 (2) Where there are up to 4 bedspaces it would be reasonable for the bath to be fitted above the level access shower. Where the dwelling is designated adaptable it is acceptable to fit a bath over the shower zone, however bathrooms must comply with: - The WC, basin, bath and shower meet the provisions in 3.10. See diagram 3.15. - Drawings show how it could be adapted.	To be confirmed in detailed design.
10.5	Turning circle: Bath and/or shower rooms must each have 1500mm turning circle clear of the basin and WC.	Yes
10.6	Level access shower: Controls shall be large and easy to see with anti-scald thermostatic control pre-set at a temperature of 43°C, 750mm from corner to edge of controls, height 1000mm.	To be confirmed in detailed design.
10.7	Level access shower: Slider bar 1000mm long, 600mm from corner, lower height 1000mm on same wall as controls.	To be confirmed in detailed design.
10.8	Level access shower: Hose 1500mm long.	To be confirmed in detailed design.
10.9	Rail with weighted shower curtain: Required to contain water. The curtain shall fall to 15mm from finished floor level and enclose 1200mm square. Rail height to allow for ambulant use of the shower.	To be confirmed in detailed design.
10.10	Bath: Must be standard i.e. height 520mm, width 700mm, length 1700mm, i.e. not a shallow bath.	To be confirmed in detailed design.
10.11	Bath taps: Shall be short lever and fitted either centrally on the long outer wall or on the outside corner of the short side of the wall and shall not hinder transfers.	To be confirmed in detailed design.

10.12	Integral bath rails: Shall not protrude above the rim of the bath nor hinder transfers.	To be confirmed in detailed design.
10.13	Over bath shower: Controls shall be large and easy to see with anti-scald thermostatic control pre-set at a temperature of 43°C. Position 750mm along the length of the bath from the tap end, height 1000mm from finished floor level.	To be confirmed in detailed design.
10.14	Over bath shower: Slider bar 1000mm long located 900mm along the length of the bath from the tap end. Lower height 1000mm from finished floor level.	To be confirmed in detailed design.
10.15	Over bath shower: Hose 1500mm long. If hair rinse shower then standard shorter hose required.	To be confirmed in detailed design.
10.16	Wash-hand basin: Shall be non pedestal, cantilever, adjustable height with flexible plumbing and splashback tiled in advance for heights from 700mm to 1000mm. Taps must be short-lever. The basin must be suitable for family use – not the hand rinse type referred to in part M documents. Its position should not infringe the transfer space required in paragraphs 11.7 and 11.8.	To be confirmed in detailed design.
10.17	Rails: 2 x 750mm dropdown rails, 2 x 600mm and 2 x 450mm Pressalit-type grabrails with slip resistant surface shall be available but not fitted until tenant identified and assessed. Where a WC pan has been boxed off the wall a longer drop down rail 1000mm long shall be available. This list is not exhaustive.	To be confirmed in detailed design.
10.18	Floor: Shall be waterproof and slip resistant, sheet material (i.e. not tiles) extending up the wall by 150mm.	To be confirmed in detailed design.
10.19	Pull switches: Shall have large pull, cord restraining eye and height 800mm.	To be confirmed in detailed design.
10.20	Shaving point: Height between 800mm and 1000mm.	To be confirmed in detailed design.
10.21	Over basin light: Shall have pull cord long enough to reach from a wheelchair.	To be confirmed in detailed design.

11	**Using bedrooms**	
11.1	One bedroom should be close to an accessible bathroom suitable for wheelchair use. Other bedrooms should be accessible by wheelchair users	Yes
11.2	Every bedroom should provide a minimum 1200 x 1200mm manoeuvring space inside the door clear of the bed and door when the door is closed	To be confirmed in detailed design.
11.3	A principal double bedroom is located on the entrance storey, or the storey above or below, min floor area 15m² and has a min 3m width clear of any obstructions (eg radiators).	Yes
11.4	The principal double bedroom can provide 1000m wide clear zone to both sides of the bed and foot and in front of furniture and a minimum of 1200 x 1200mm manoeuvring space on both sides of the bed.	To be confirmed in detailed design.
11.5	Every other double (twin) has a minimum floor area of 12.5m² and is a minimum 3m wide	To be confirmed in detailed design.
11.6	Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide	To be confirmed in detailed design.
11.7	Every bedroom should provide a clear access route, 750mm, from doorway to window	To be confirmed in detailed design.
11.8	All single and twin bedrooms have clear access zone, minimum 1000mm wide, to one side of the bed and in front of furniture	To be confirmed in detailed design.
11.9	Controls: Single bedrooms shall have 3 double socket outlets. Twin and double bedrooms shall have 4 double socket outlets. Sockets to be at least 750mm from a corner, height 800mm to top of socket plate.	To be confirmed in detailed design.

11.10	Adjacent to bedhead: Shall have socket outlet, TV/FM points, entryphone point and 2 way light with pull cord over the bed.	To be confirmed in detailed design.
11.11	Every bedroom should provide structure sufficient for overhead hoist capable of a load of 200kg	Yes
11.12	Hoist access: Main bedroom to bathroom shall be connected by full height knock-out panel (required by Scheme Development Standards).	To be confirmed in detailed design.

12	**Operating doors**	
12.1	Lever handles: Height between 800mm and 1000mm.	To be confirmed in detailed design.
12.2	Internal locks: Shall be easily manipulated inside and outside in emergencies, height between 800mm and 1000mm.	To be confirmed in detailed design.
12.3	Emergency opening: Bathroom, shower room and WC doors shall open outwards.	To be confirmed in detailed design.
12.4	Self-closing doors: Shall be operable independently from a wheelchair and have delayed action closing. Maximum opening and closing force of doors 15 Newtons at leading edge.	To be confirmed in detailed design.

13	**Operating windows**	
13.1	Handles: A single operating handle, height between 800mm and 1000mm shall be provided within reach for wheelchair user.	To be confirmed in detailed design.
13.2	Remote control: Where window handle cannot be reached, install manual or powered window opening and locking gear within reach for wheelchair user.	To be confirmed in detailed design.

13.3	Glazing line: Shall not exceed height 850mm (except in kitchen and possibly bathroom).	To be confirmed in detailed design.

14	**Controlling services**	
14.1	Main services: Gas controls and electric consumer units shall be accessible for a wheelchair user at least 750mm from a corner, control height between 900 and 1100mm and seeing height 1350-1450mm.	To be confirmed in detailed design.
14.2	Mains water: Stopcock shall be accessible for a wheelchair user, at least 750mm from a corner, control height 800mm.	To be confirmed in detailed design.
14.3	Plumbing: Isolating stop taps shall be provided for sink, washing machine, WC and shower, all reachable from a wheelchair.	To be confirmed in detailed design.
14.4	Flexible plumbing: Shall be fitted to sink and wash-hand basins.	To be confirmed in detailed design.
14.5	Radiators: Low Surface Temperature (LST) radiators shall be installed in all bathrooms and shower rooms and any other restricted areas.	To be confirmed in detailed design.
14.6	Light switches: Full plate or large rocker light switches shall be specified, two way where required, height 700-1000mm to top of switch plate.	To be confirmed in detailed design.
14.7	Pull light switches: Shall have large pull, cord restraining eye and height 800mm.	To be confirmed in detailed design.
14.8	Socket outlets: Shall have large switches on the outer ends of double sockets, at least 750mm from a corner, height 800mm from floor or 150mm above the maximum worktop level to the top of the socket.	To be confirmed in detailed design.
14.9	Socket outlets for appliances: Socket 600mm where it is below worktop, with remote switch 100mm above maximum worktop level.	To be confirmed in detailed design.
14.10	Radiator controls: Control valves, at the most accessible end of the radiator, shall be at a height of 800mm, easy to grip with 35mm clearance from wall.	To be confirmed in detailed design.
14.11	Central heating controls: Boiler ignition, programmer, timer pump and thermostat shall all be at least 750mm from a corner, height 800mm and accessible for a wheelchair user.	To be confirmed in detailed design.
14.12	Telephone: Provide a line with socket outlets, height 800mm in living-room, kitchen and bedrooms.	To be confirmed in detailed design.
14.13	Entryphone: Provide an intercom and door opening system with handsets in bedrooms, living room and kitchen, position to be identified on plan. Table top version with 2 metre cable is required in living room and bedrooms. Kitchen handset to be wall fixed, height 800mm.	To be confirmed in detailed design.

Emergency Egress

11.81
Evacuation of disabled people is a combination of physical fire safety measures in place and management procedures plus a liaison between building managers and occupants. The evacuation strategy for disabled people will be developed in conjunction with the fire strategy and management policies with reference made to AD B and good practice recommendations within BS 9991 & 9999:2008.

12. Temporary Conditions

12. Temporary Conditions
12.1 Overview

12.1.1
Phasing of the development is largely dictated by the dates when the existing Sampson House becomes vacant (through expiry of existing leases). The earliest vacancy dates for Sampson House building is Q2 2018.

12.1.2
The delivery of buildings on Sampson House site will be phased to enable efficient construction and reduce the impact of the works on the local community. The sections that follow indicate the principal delivery phases on the Sampson House site. This phasing approach will flex and refine over time in response to market and logistical considerations.

12.1.3
On Sampson House sites, the office building SH9 is indicated to be built in the last phase. However, this phase may be brought forward if market demand is sufficient.

12.1.4
It is anticipated that Sampson House site works will be completed by Q3 2024, pending further review of construction methodology and discussions with key stakeholders such as Network Rail.

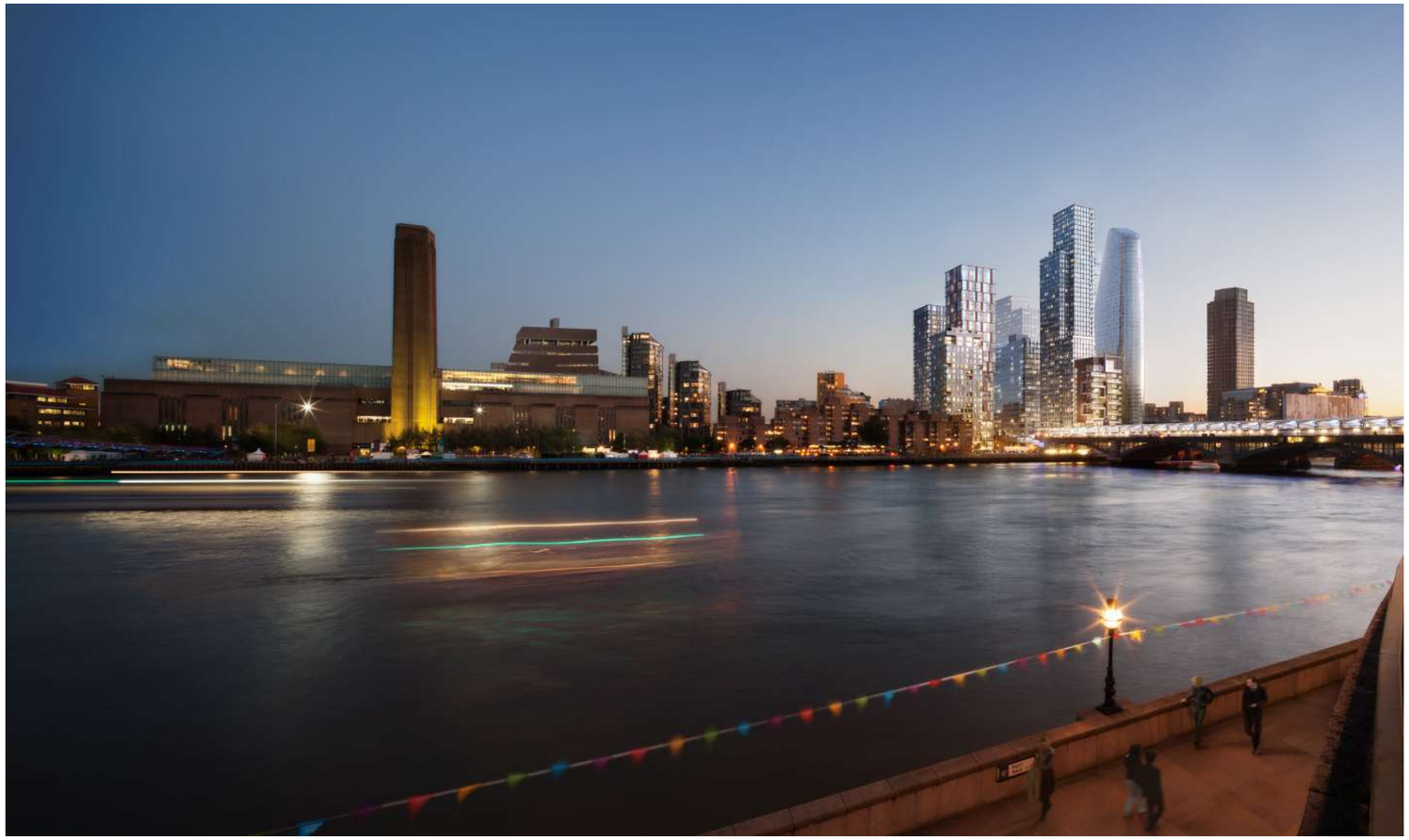


Fig 12.1 The Proposed Development

12.2.1
Phase 1 Scope Summary:
- Demolition
- Enabling works
- Construction of basement
- Construction of Sampson House 4 & 5
- Construction of Cultural Square

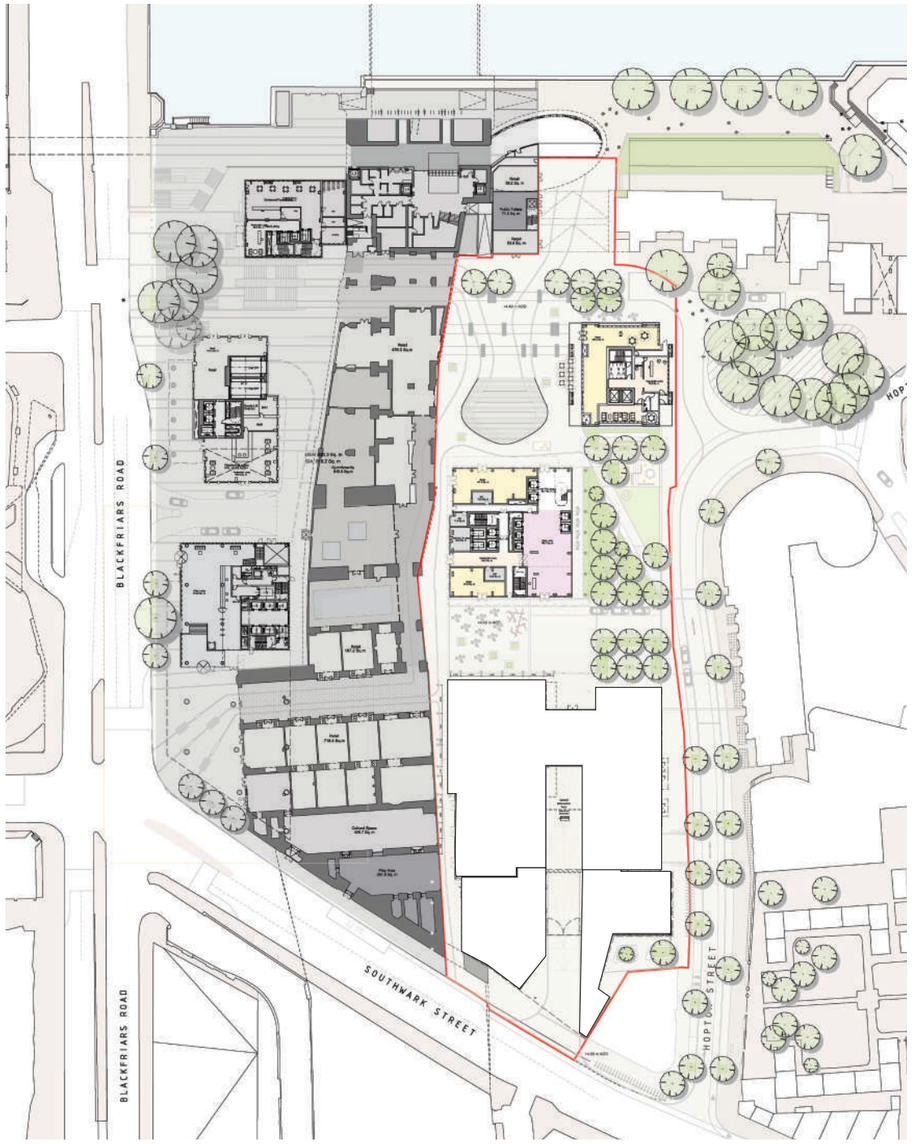


Fig 12.2 Phase 1 of the Proposed Development

12.2.2
Phase 2 Scope Summary:
- Construction of Sampson House 7 & 8
- Construction of external spaces within phase
- Opening of East-West pedestrian route

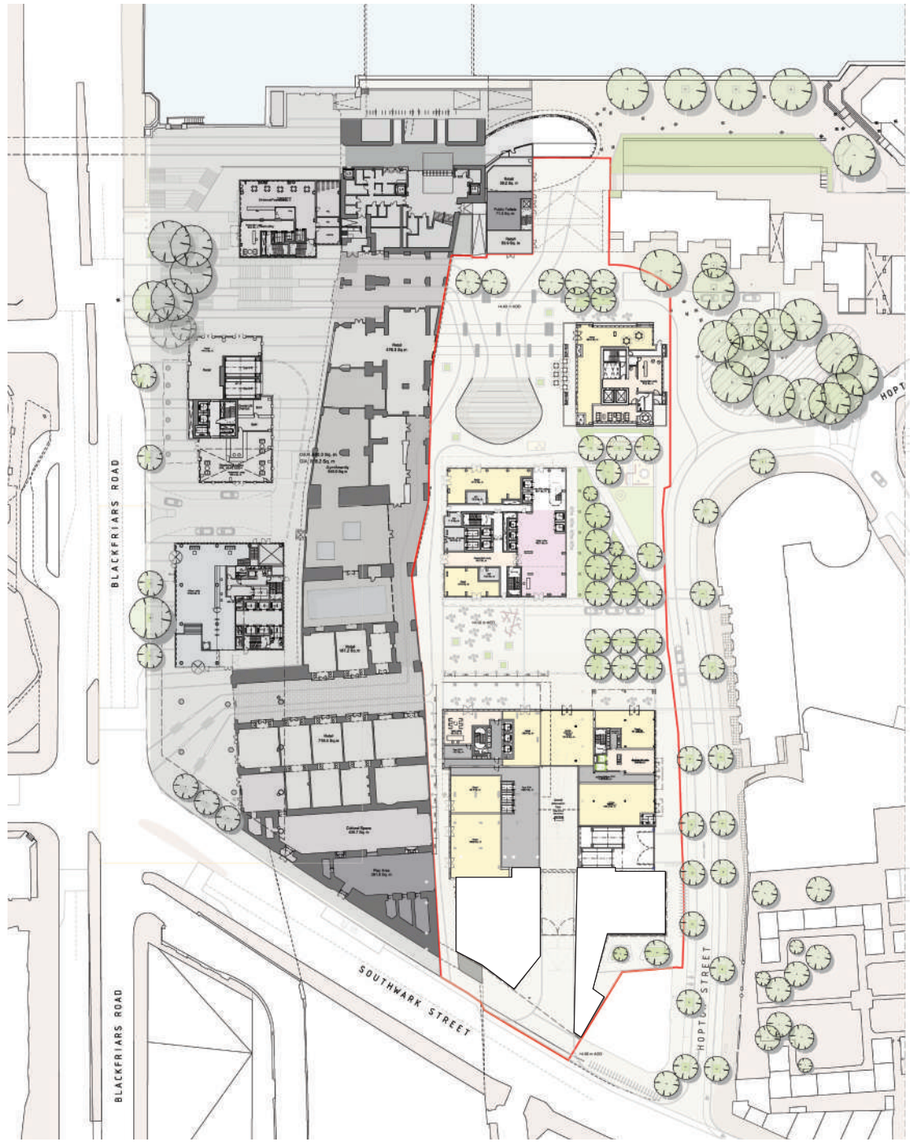


Fig 12.3 Phase 2 of the Proposed Development

12.2.3
Phase 3 Scope Summary:
- Construction of Sampson House 9 & associated landscaping

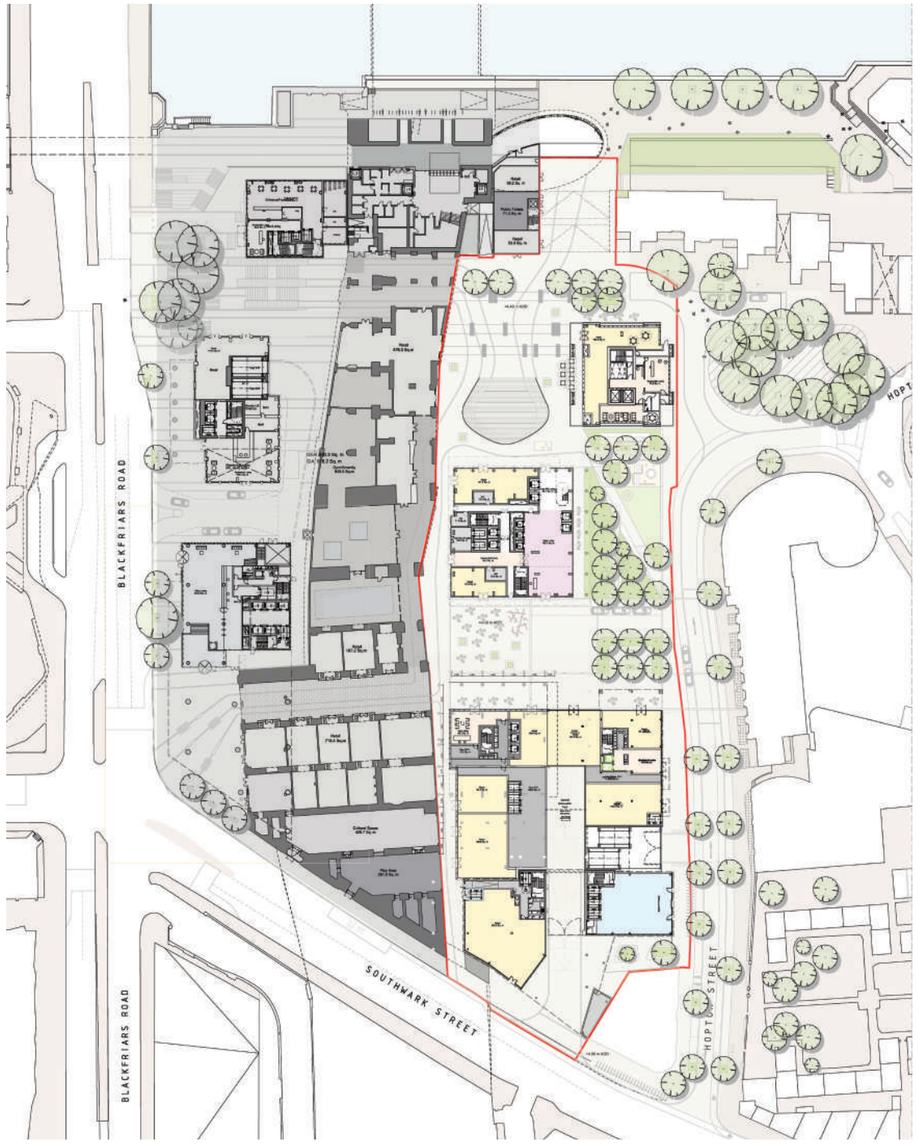


Fig 12.4 Phase 3 of the Proposed Development

SAMPSON HOUSE

PLANNING APPLICATION
MAY 2018

APPENDIX B
AREA SCHEDULE

SAMPSON
HOUSE
LIMITED

Area Summary INCLUDING ALL BASEMENTS

Sq m

	Sampson House			Ludgate House			Arches			Retail Pavilion		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqm)	47,423	67,118	71,559	45,815	59,776	63,022	2,919	3,285	3,639	184	184	195
TOTAL AREA below ground (sqm)	861	14,898	15,178	364	7,990	9,201	0	0	0	0	0	0
TOTAL AREA	**48,284**	**82,016**	**86,737**	**46,179**	**67,766**	**72,223**	**2,919**	**3,285**	**3,639**	**184**	**184**	**195**
Residential incl. WG	30,874	39,417	42,554	24,555	37,351	40,080	0	0	0	0	0	0
Residents' Facilities	0	1,664	1,821	102	113	140	0	0	0	0	0	0
Retail	1,382	1,436	1,527	142	163	167	1,388	1,536	1,670	113	113	121
Hotel	9,209	16,254	16,895	0	0	0	0	0	0	0	0	0
Office	5,958	8,054	8,453	20,545	29,194	30,823	0	0	0	0	0	0
Cultural Use	861	904	935	835	945	1,014	681	778	955	0	0	0
Servicing/Plant/Storage	0	14,287	14,552	0	0	0	0	0	0	0	0	0
Public Toilets	0	0	0	0	0	0	0	0	0	71	71	74
Gym	0	0	0	0	0	0	850	971	1,014	0	0	0

Sq ft

	Sampson House			Ludgate House			Arches			Retail Pavilion		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqft)	510,461	722,458	770,261	493,149	643,426	678,365	31,420	35,359	39,170	1,981	1,981	2,099
TOTAL AREA below ground (sqft)	9,268	160,362	163,376	3,916	86,004	99,040	0	0	0	0	0	0
TOTAL AREA	**519,729**	**882,820**	**933,637**	**497,066**	**729,430**	**777,405**	**31,420**	**35,359**	**39,170**	**1,981**	**1,981**	**2,099**
Residential incl. WG	332,328	424,285	458,051	264,312	402,046	431,421	0	0	0	0	0	0
Residents' Facilities	0	17,911	19,601	1,098	1,216	1,506	0	0	0	0	0	0
Retail	14,876	15,457	16,437	1,528	1,755	1,793	14,940	16,534	17,976	1,216	1,216	1,302
Hotel	99,126	174,958	181,858	0	0	0	0	0	0	0	0	0
Office	64,132	86,693	90,988	221,141	314,244	331,779	0	0	0	0	0	0
Cultural Use	9,268	9,731	10,064	8,986	10,171	10,914	7,330	8,374	10,280	0	0	0
Servicing/Plant/Storage	0	153,785	156,638	0	0	0	0	0	0	0	0	0
Public Toilets	0	0	0	0	0	0	0	0	0	764	764	797
Gym	0	0	0	0	0	0	9,149	10,452	10,915	0	0	0

Totals by Use - All Sites

	Sq m		
	NIA	GIA	GEA
Residential incl. WG	55,429	76,768	82,634
Residents' Facilities	102	1,777	1,961
Retail	3,025	3,248	3,485
Hotel	9,209	16,254	16,895
Office	26,503	37,248	39,276
Cultural Use	2,377	2,627	2,904
Servicing/Plant/Storage	0	14,287	14,552
Public Toilets	71	71	74
Gym	850	971	1,014
Total	**97,566**	**153,251**	**162,794**

	Sq ft		
	NIA	GIA	GEA
Residential incl. WG	596,640	826,331	889,472
Residents' Facilities	1,098	19,128	21,107
Retail	32,561	34,961	37,508
Hotel	99,126	174,958	181,858
Office	285,273	400,937	422,767
Cultural Use	25,584	28,276	31,257
Servicing/Plant/Storage	0	153,785	156,638
Public Toilets	764	764	797
Gym	9,149	10,452	10,915
Total	**1,050,195**	**1,649,593**	**1,752,319**

Detailed Area Summary

Sq m

	SH4			SH5			SH7			SH8			SH9			Basement			SH total sqm		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqm)	7,378	9,630	10,825	16,516	25,555	26,655	15,457	21,047	22,471	1,832	2,512	2,817	6,240	8,374	8,791	0	0	0	47,423	67,118	71,559
TOTAL AREA below ground (sqm)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	861	14,898	15,178	861	14,898	15,178
TOTAL AREA	**7,378**	**9,630**	**10,825**	**16,516**	**25,555**	**26,655**	**15,457**	**21,047**	**22,471**	**1,832**	**2,512**	**2,817**	**6,240**	**8,374**	**8,791**	**861**	**14,898**	**15,178**	**48,284**	**82,016**	**86,737**
Residential incl. WG	7,217	9,228	10,372	7,123	8,925	9,357	15,104	19,403	20,738	1,430	1,861	2,087	0	0	0	0	0	0	30,874	39,417	42,554
Residents' Facilities	0	233	253	0	179	197	0	1,013	1,073	0	239	298	0	0	0	0	0	0	0	1,664	1,821
Retail	161	169	200	184	197	206	353	369	389	402	412	432	282	289	300	0	0	0	1,382	1,436	1,527
Hotel	0	0	0	9,209	16,254	16,895	0	0	0	0	0	0	0	0	0	0	0	0	9,209	16,254	16,895
Office	0	0	0	0	0	0	0	0	0	0	0	0	5,958	8,054	8,453	0	0	0	5,958	8,054	8,453
Culture	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	861	904	935	861	904	935
Servicing/Plant/Storage	0	0	0	0	0	0	0	262	271	0	0	0	0	31	38	0	13,994	14,243	0	14,287	14,552

Sq ft

	SH4			SH5			SH7			SH8			SH9			Basement			SH total sqft		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqft)	79,417	103,657	116,520	177,778	275,074	286,914	166,379	226,550	241,878	19,720	27,039	30,322	67,167	90,138	94,626	0	0	0	510,461	722,458	770,261
TOTAL AREA below ground (sqft)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,268	160,362	163,376	9,268	160,362	163,376
TOTAL AREA	**79,417**	**103,657**	**116,520**	**177,778**	**275,074**	**286,914**	**166,379**	**226,550**	**241,878**	**19,720**	**27,039**	**30,322**	**67,167**	**90,138**	**94,626**	**9,268**	**160,362**	**163,376**	**519,729**	**882,820**	**933,637**
Residential incl. WG	77,684	99,330	111,644	76,672	96,069	100,719	162,579	208,854	223,224	15,393	20,032	22,464	0	0	0	0	0	0	332,328	424,285	458,051
Residents' Facilities	0	2,508	2,723	0	1,927	2,121	0	10,904	11,550	0	2,573	3,208	0	0	0	0	0	0	0	17,911	19,601
Retail	1,733	1,819	2,153	1,981	2,121	2,217	3,800	3,972	4,187	4,327	4,435	4,650	3,035	3,111	3,229	0	0	0	14,876	15,457	16,437
Hotel	0	0	0	99,126	174,958	181,858	0	0	0	0	0	0	0	0	0	0	0	0	99,126	174,958	181,858
Office	0	0	0	0	0	0	0	0	0	0	0	0	64,132	86,693	90,988	0	0	0	64,132	86,693	90,988
Culture				0	0	0	0	0	0	0	0	0	0	0	0	9,268	9,731	10,064	9,268	9,731	10,064
Servicing/Plant/Storage	0	0	0	0	0	0	0	2,820	2,917	0	0	0	0	334	409	0	150,631	153,312	0	153,785	156,638

Sq m

	LH-1			LH-2			LH-3			LH total sqm		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqm)	2,829	3,726	3,948	22,441	29,225	31,032	20,545	26,825	28,042	45,815	59,776	63,022
TOTAL AREA below ground (sqm)	364	398	436	0	0	0	0	0	0	364	398	436
TOTAL AREA	**3,193**	**4,124**	**4,385**	**22,441**	**29,225**	**31,032**	**20,545**	**26,825**	**28,042**	**46,179**	**60,174**	**63,458**
Residential incl. WG	2,358	3,179	3,371	22,197	28,949	30,725	0	0	0	24,555	32,128	34,096
Residents' Facilities	0	0	0	102	113	140	0	0	0	102	113	140
Retail	0	0	0	142	163	167	0	0	0	142	163	167
Office	0	0	0	0	0	0	20,545	26,825	28,042	20,545	26,825	28,042
Culture	835	945	1,014	0	0	0	0	0	0	835	945	1,014

Sq ft

	LH-1			LH-2			LH-3			LH total sqft		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqft)	30,451	40,106	42,498	241,555	314,575	334,024	221,141	288,741	301,841	493,149	643,426	678,365
TOTAL AREA below ground (sqft)	3,916	4,283	4,698	0	0	0	0	0	0	3,916	4,284	4,698
TOTAL AREA	**34,367**	**44,390**	**47,196**	**241,555**	**314,575**	**334,024**	**221,141**	**288,741**	**301,841**	**497,066**	**647,709**	**683,064**
Residential incl. WG	25,381	34,218	36,282	238,928	311,604	330,724	0	0	0	264,312	345,826	367,010
Residents' Facilities	0	0	0	1,098	1,216	1,506	0	0	0	1,098	1,216	1,506
Retail	0	0	0	1,528	1,755	1,793	0	0	0	1,528	1,755	1,793
Office	0	0	0	0	0	0	221,141	288,741	301,841	221,141	288,741	301,841
Culture	8,986	10,171	10,913	0	0	0	0	0	0	8,986	10,171	10,914

Sq m

	Arches			Retail Pavillion		
	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqm)	2,919	3,285	3,639	184	184	195
TOTAL AREA below ground (sqm)	0	0	0	0	0	0
TOTAL AREA	**2,919**	**3,285**	**3,639**	**184**	**184**	**195**
Residential incl. WG	0	0	0	0	0	0
Residents' Facilities	0	0	0	0	0	0
Retail	1,388	1,536	1,670	113	113	121
Office	0	0	0	0	0	0
Culture	681	778	955	0	0	0
Public Toilet	0	0	0	71	71	74
Gym	850	971	1,014	0	0	0

Sq ft

	Arches			Retail Pavillion		
	NIA	GIA	GEA	NIA	GIA	GEA
TOTAL AREA above ground (sqft)	31,420	35,359	39,170	1,981	1,981	2,099
TOTAL AREA below ground (sqft)	0	0	0	0	0	0
TOTAL AREA	**31,420**	**35,359**	**39,170**	**1,981**	**1,981**	**2,099**
Residential incl. WG	0	0	0	0	0	0
Residents' Facilities	0	0	0	0	0	0
Retail	14,940	16,533	17,976	1,216	1,216	1,302
Office	0	0	0	0	0	0
Culture	7,330	8,374	10,280	0	0	0
Public Toilet	0	0	0	764	764	797
Gym	9,149	10,452	10,915	0	0	0

Unit Numbers - Summary, Sampson & Ludgate Combined

	Units	%
Studio	39	8.0%
1-bed	184	37.6%
2-bed	315	64.4%
3-bed	57	11.7%
4-bed	3	0.6%
Total	**598**	**122%**

Unit Numbers by Building

	SH-4	SH-5	SH-7	SH-8	Total
Studio	0	0	24	0	**24**
1-bed	25	13	42	10	**90**
2-bed	36	34	110	10	**190**
3-bed	11	14	8	2	**35**
4-bed	2	0	0	0	**2**
Total Units	**74**	**61**	**184**	**22**	**341**

	LH-1	LH-2	Total
Studio	0	15	**15**
1-bed	0	94	**94**
2-bed	14	111	**125**
3-bed	3	19	**22**
4-bed	0	1	**1**
Total Units	**17**	**240**	**257**

Unit % by Building

	SH-4	SH-5	SH-7	SH-8	Total
Studio	0.0%	0.0%	13.0%	0.0%	**7.0%**
1-bed	33.8%	21.3%	22.8%	45.5%	**26.4%**
2-bed	48.6%	55.7%	59.8%	45.5%	**55.7%**
3-bed	14.9%	23.0%	4.3%	9.1%	**10.3%**
4-bed	2.7%	0.0%	0.0%	0.0%	**0.6%**
Total Units	**100%**	**100%**	**100%**	**100%**	**100%**

	LH-1	LH-2	Total
Studio	0.0%	6.3%	**5.8%**
1-bed	0.0%	39.2%	**36.6%**
2-bed	82.4%	46.3%	**48.6%**
3-bed	17.6%	7.9%	**8.6%**
4-bed	0.0%	0.4%	**0.4%**
Total Units	**100%**	**100%**	**100%**

SAMPSON HOUSE

PLANNING APPLICATION
MAY 2018

APPENDIX C
HOUSING QUALITY

SAMPSON
HOUSE
LIMITED

CONTENTS

1. DENSITY

The proposed development will be of an exemplary standard of design. The following table standards at which Southwark considers design standards to be exemplary. This is then compared with how this developments plans to respond.

Southwark Residential Design Standards SPG Oct 2011 Exemplary Design Criteria	Proposed Development Response
Significantly exceed minimum floorspace standards	The current proposals meet or exceed both the minimum unit sizes and the minimum room sizes as stipulated in the Southwark Residential Design Standards SPG (Oct 2011). The average apartment sizes are as follows (area exceeding the Southwark requirement is shown in brackets): Studio 40 sqm (exceeds by 4 sqm) 1 bedroom 58 sqm (exceeds by 8 sqm) 2 bedroom 90 sqm (exceeds by 24 sqm) 3 bedroom 135 sqm (exceeds by 50 sqm) 4 bedroom 276 sqm (exceeds by 181 sqm). Average rooms sizes also significantly exceed the minimum standards.
Provide for bulk storage	1,824 sqm of bulk storage will be provided at basement level across the site
Include a predominance of dual aspect units in the development	70.2% of all apartments will be dual aspect
Exceed the minimum ceiling height of 2.3 metres required by the Building Regulations	All residential apartments will feature a minimum ceiling height of 2.65m in habitable rooms and 2.45m in halls and bathrooms.
Have natural light and ventilation in kitchens and bathrooms	All kitchens will enjoy natural light and ventilation. The majority of bathrooms will be artificially lit and ventilated.

Southwark Residential Design Standards SPG Oct 2011 Exemplary Design Criteria	Proposed Development Response
Exceed amenity space standards	All apartments will feature private balconies or wintergardens. Where the full provision (10 sqm per apartment) is not met, communal amenity space is provided to offset the shortfall. The provision of communal amenity space and childrens play space exceed the requirements.
Meet good sunlight and daylight standards	The site has been organised to maximise sunlight and daylight levels to all apartments. Sunlight and daylight levels are currently being studied and will be confirmed separately.
Have excellent accessibility within dwellings including meeting Lifetime Homes standards	All apartments will meet ADM M4(2) standards. 13% of apartments will be wheelchair adaptable, exceeding Southwark's requirement by 3%
Minimise corridor lengths by having an increased number of cores	Slender residential buildings are proposed that minimise corridor lengths. The longest corridor is 18.8m (SH7)
Minimise noise nuisance in flat developments by stacking floors so that bedrooms are above bedrooms, lounges are above lounges etc	The majority of room types are stacked to minimise noise disturbance. In addition acoustic insulation is provided within all floors.
Obtain Secured by Design certification	The development will be certified Secured By Design
Have exceptional environmental performance that exceeds the standards set out in the Sustainable Design and Construction Supplementary Planning Document. This will include designing an energy efficient development, using long lasting building materials and reducing water consumption.	All buildings will use less energy (through the adoption of passive design techniques and an enhanced building envelope and the installation of highly efficient building services systems. The resultant reduced energy demand will be supplied using tri-generation C/CHP in order to Be Clean. The development will also Be Green by utilising thermal piles and photovoltaics to provide renewable energy, and sustainable modes of transport will be promoted by excellent provisions for cyclists.
Maximise the potential of the site as demonstrated in the applicant's Design and Access Statement	The development team has sought to maximise the number of new homes and job opportunities within the borough through a careful balance of residential and office buildings being proposed.
Make a positive contribution to local context, character and communities, including contributing to the streetscape	The provision of high quality public space facilitating better connectivity through the site has been central to the development's objectives. Significant social and amenity retail facilities will also be provided in addition to new cultural facilities within the site.

2. UNIT SIZES

The tables below provide guidance towards the minimum unit sizes recommended by Southwark Council and GLA, for residential units.

The following pages present the the unit sizes of the proposed development. This information shows how the proposed development significantly exceeds these required standards

GLA Housing Standards (March 2016)
Minimum Unit Sizes

Number of bedrooms	Number of bed spaces	Minimum GIA (m^2)			Built-in storage (m^2)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Notes to Table 3 3

1. * Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from $39m^2$ to $37m^2$, as shown bracketed.
2. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls[1] that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m^2).
3. The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

Southwark Residential Design Standards SPD (2011 with 2015 Update)
Minimum Unit Sizes

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in Storage
1b	1p	39 (37)	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7b	116	123	129	4
	8b	125	132	138	

2. UNIT SIZES

This development's unit sizes have been compared with the standard size recommended by Southwark Council and GLA, for residential units.

Sampson House 4				
	Std.	Min. Size	Max.Size	Av Unit Size
1Bed	50	58	66	61
2Bed	66	87	123	103
3Bed	85	133	186	160
3Bed+	95	255	279	267

Sampson House 7				
	Std.	Min. Size	Max.Size	Av Unit Size
Studio	37	40	40	40
1Bed	50	51	64	55
2Bed	66	73	104	84
3Bed	85	132	135	133

Sampson House 5				
	Std.	Min. Size	Max.Size	Av Unit Size
1Bed	50	56	67	63
2Bed	66	80	129	100
3Bed	85	133	228	165

Sampson House 8				
	Std.	Min. Size	Max.Size	Av Unit Size
1Bed	50	51	54	52
2Bed	66	71	79	75
3Bed	85	79	89	84

2. UNIT SIZES

TOTAL				
	Std.	Min. Size	Max.Size	Av Unit Size
Studio	36	40	40	40
1Bed	50	50	71	58
2Bed	66	84	123	90
3Bed	85	130	186	135
3Bed+	95	255	279	267

3. ROOM SIZES

The table below provides guidance towards the minimum room sizes recommended by Southwark Council, for residential units.

The following pages present the typical room sizes of the proposed development. This information shows how the proposed development significantly exceeds these required standards

Dwelling Size	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Double Bedroom	N/A	12	12	12	12
Single Room	N/A		7	7	7
Living Room (Where Eating Area is in the Lounge)	N/A	16	17	18	19
Kitchen (Where Eating Area is in the Lounge)	N/A	6	7	8	8
Kitchen Diner (Where Eating Area is in the Kitchen)	N/A	9	11	11	12
Living Room (Where Eating Area is in the Kitchen Diner)	N/A	13	13	15	15
Open Plan Development (Where Kitchen/Diner is Combined with the Living Room)	N/A	24	27	30	N/A
Bathroom/WC (Combined)	3.5	3.5	3.5	3.5	3.5

Fig 3.1 Minimum room areas in sqm. Southwark Residential Design Standards (2011, with 2015 Updates).

3. ROOM SIZES

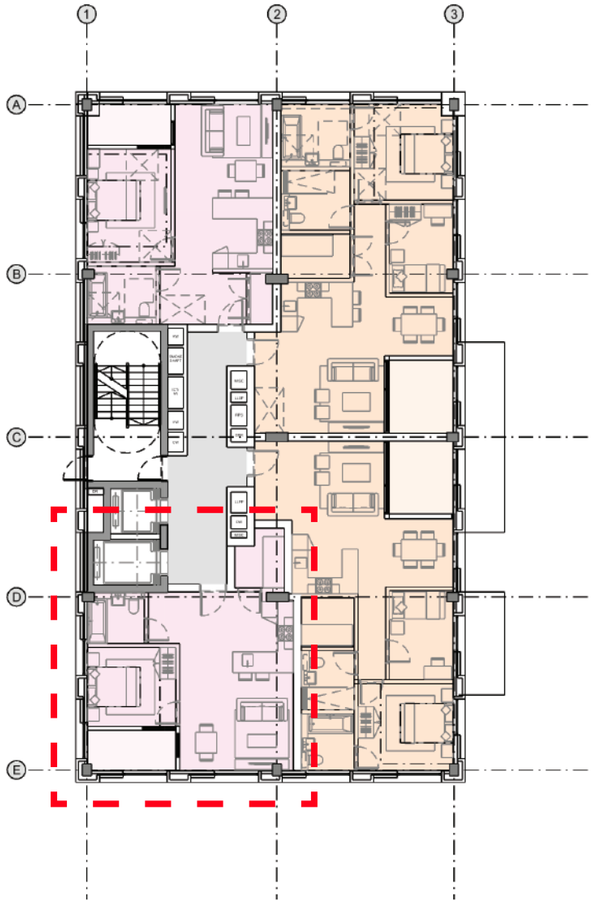


Fig 3.2 SH8 - L01 - 1 bed unit

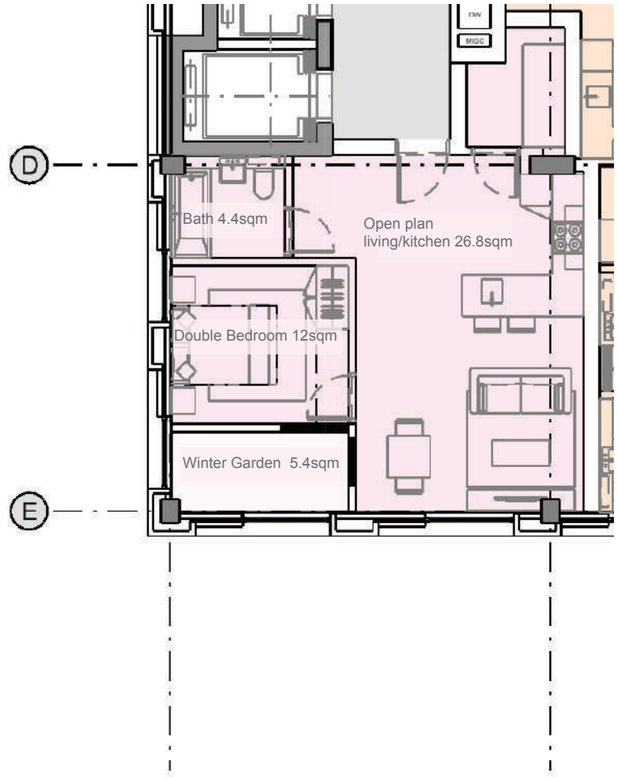


Fig 3.3 SH8 - L01 - Typical 1 bed unit

3. ROOM SIZES

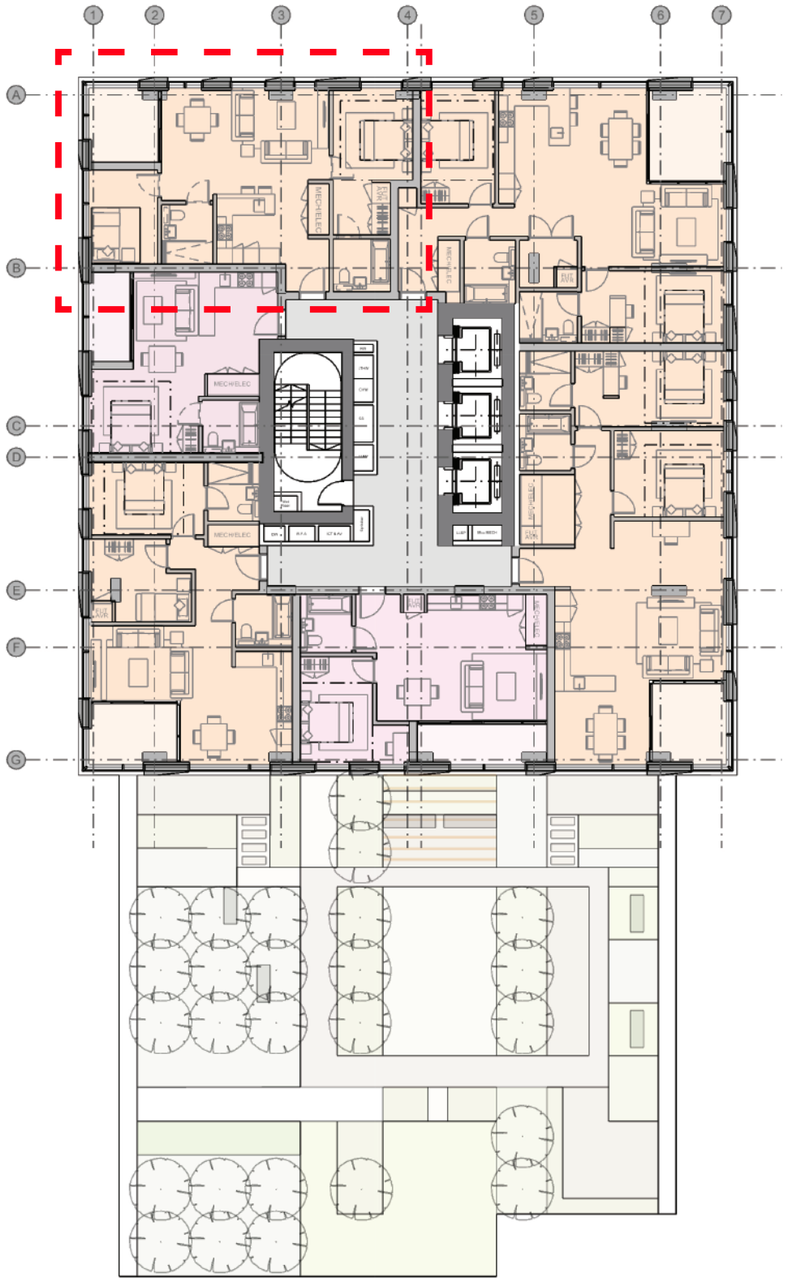


Fig 3.5 SH7 - L10 - 2 bed unit

Fig 3.6 SH7 - L10 - Typical 2 bed unit

3. ROOM SIZES

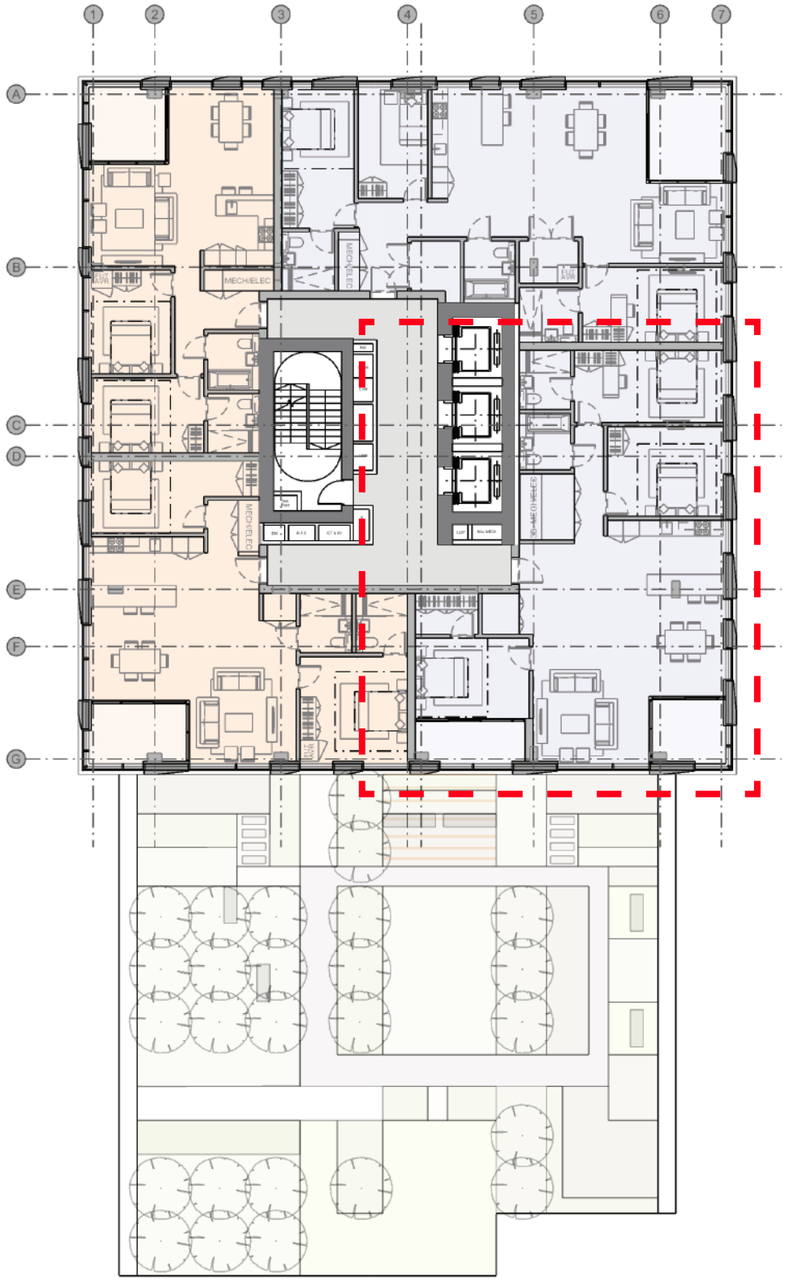


Fig 3.7 SH7 - L26 - 3 bed unit

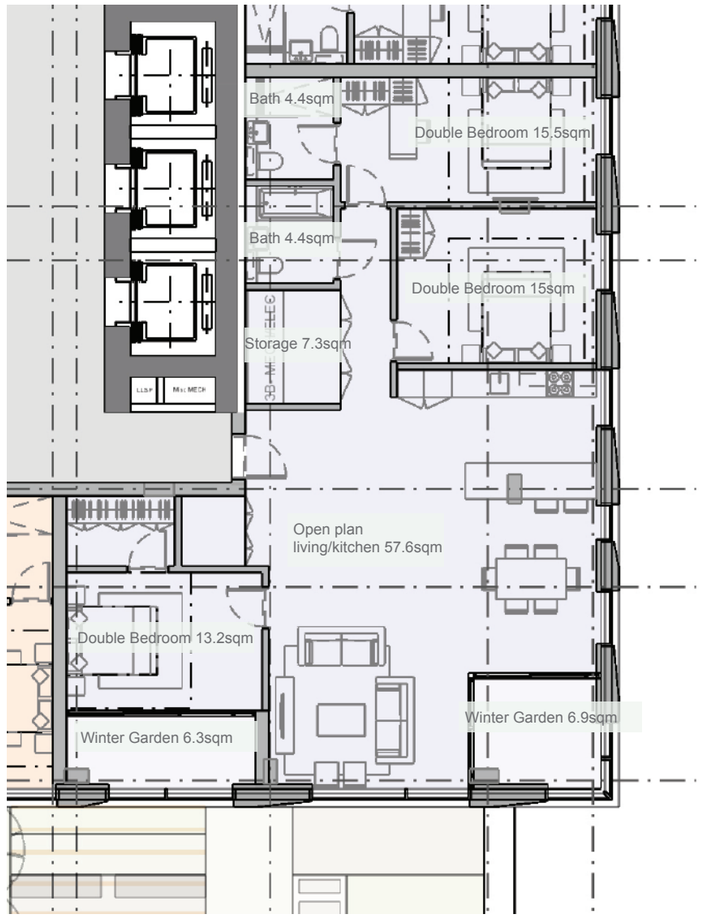


Fig 3.8 SH7 - L26 - Typical 3 bed unit

4. UNIT MIX

The two tables immediately below provide guidance towards the unit mix recommended by Southwark Council and GLA, for residential developments.

The proposed development's unit mix is shown to the right and is compared to the recommended standards.

The development meets Southwark's target mix and is closely aligned with GLA's target mix

	Units	%
Studio	24	7.0%
1 Bed	90	26.4%
2 Bed	190	55.7%
3 Bed	35	10.3%
3 Bed+	2	0.6%
Total	341	100.0%

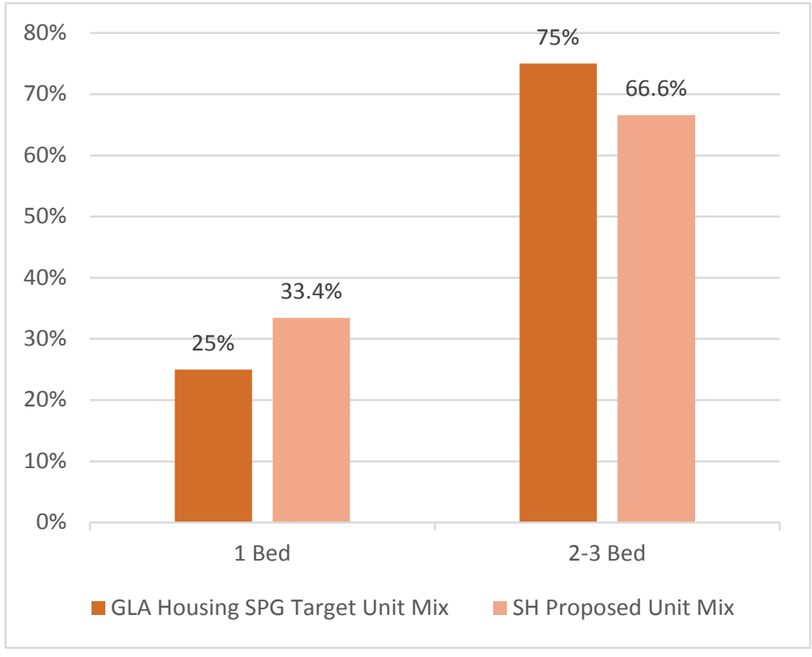
	BY4	BY5	BY7	BY8	Total
Studio	0.0%	0.0%	13.0%	0.0%	7.0%
1Bed	33.8%	21.3%	22.8%	45.5%	26.4%
2Bed	48.6%	55.7%	59.8%	45.5%	55.7%
3Bed	14.9%	23.0%	4.3%	9.1%	10.3%
3 Bed+	2.7%	0.0%	0.0%	0.0%	0.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

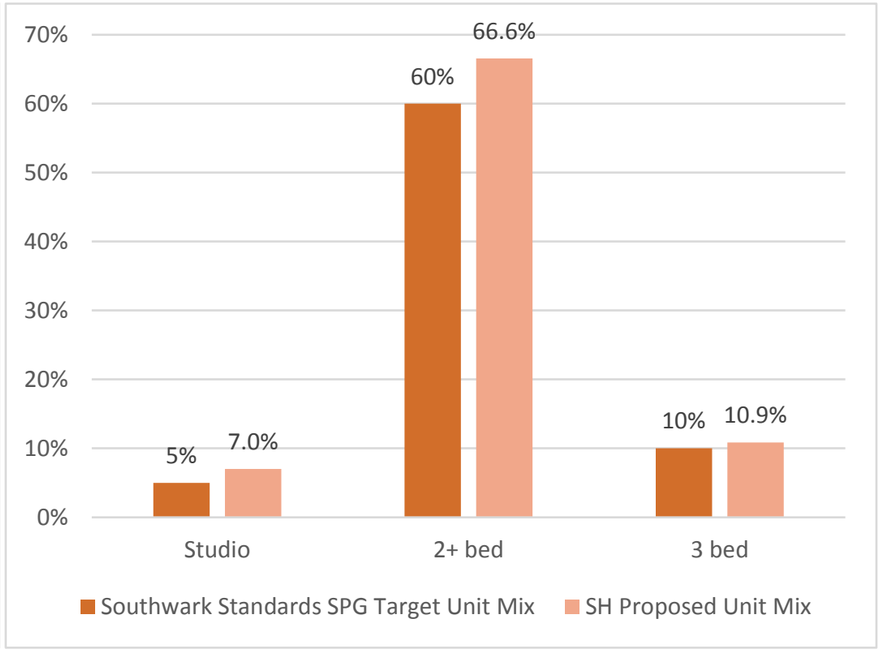
GLA Housing SPG (March 2016) Target Mix

	GLA Target	SH Unit Mix
1 Bed (max)	25%	33.4%
2-3 Bed (min)	75%	66.6%
Total	100%	100.0%

Southwark Residential Design Standards SPG (2011, with 2015 Update) Target Mix

	LBS Target	SH Unit Mix
Studio (max)	5%	7.0%
2+ bed (min)	60%	66.6%
3 bed (min)	10%	10.9%





5. INCLUSIVE DESIGN

The proposed development has been designed in accordance with approved document M of the Building Regulations whilst every apartment will be Lifetime Homes compliant.

In addition, Southwark Council and GLA require that 10% of all apartments should be wheelchair adaptable.

The requirements and details of how the scheme complies are shown below, demonstrating that the scheme exceeds the requirements.

Examples layouts for 1 bedroom, 2 bedroom and 3 bedroom wheelchair adaptable apartments are shown on the following pages.

29 disabled parking spaces will be provided within the basement nearby to each building core featuring level access. Four additional accessible spaces will be provided for offices acreoss the Proposed Development, one for each building.

REQUIREMENT

LBS Residential Design Standards Guidance SPG updated in 2015 states that 10% of all apartments must have the ability to be adapted for wheelchair use

Overall required number of wheelchair adaptable apartments = 34 (10% of 341 total apartments)

Wheelchair adaptable apartments required by flat type:

1 bedroom and studios = **12**

2 bedroom = **18**

3 bedroom and above = **4**

PROPOSED

1 Bedroom wheelchair adaptable apartments proposed:

SH4: TBC

SH5: 2 no. (Level 18-19)

SH7: 11 no. (Level 3-7; 9-14)

SH8: 7 no. (Level 1-4)

Total No. of 1 bedroom wheelchair adaptable apartments = **20**

2 Bedroom wheelchair adaptable apartments proposed:

SH4: TBC

SH5: 8 no. (Level 17-19; 20-24)

SH7: 4 no. (Level 26-29)

SH8: 4 no. (Level 1-4)

Total No. of 2 bedroom wheelchair adaptable apartments = **16**

3 Bedroom wheelchair adaptable apartments proposed:

SH4: TBC

SH5: 4 no. (Levels 25-28)

SH7: 2 no. (Levels 28-29)

SH8: 2 no. (level 5)

Total No. of 3 bedroom wheelchair adaptable apartments = **8**

Overall number of wheelchair adaptable apartments proposed = 44 (13.0% of all apartments)

5. INCLUSIVE DESIGN
1 BED WHEELCHAIR ADAPTABLE APARTMENT - EXAMPLE

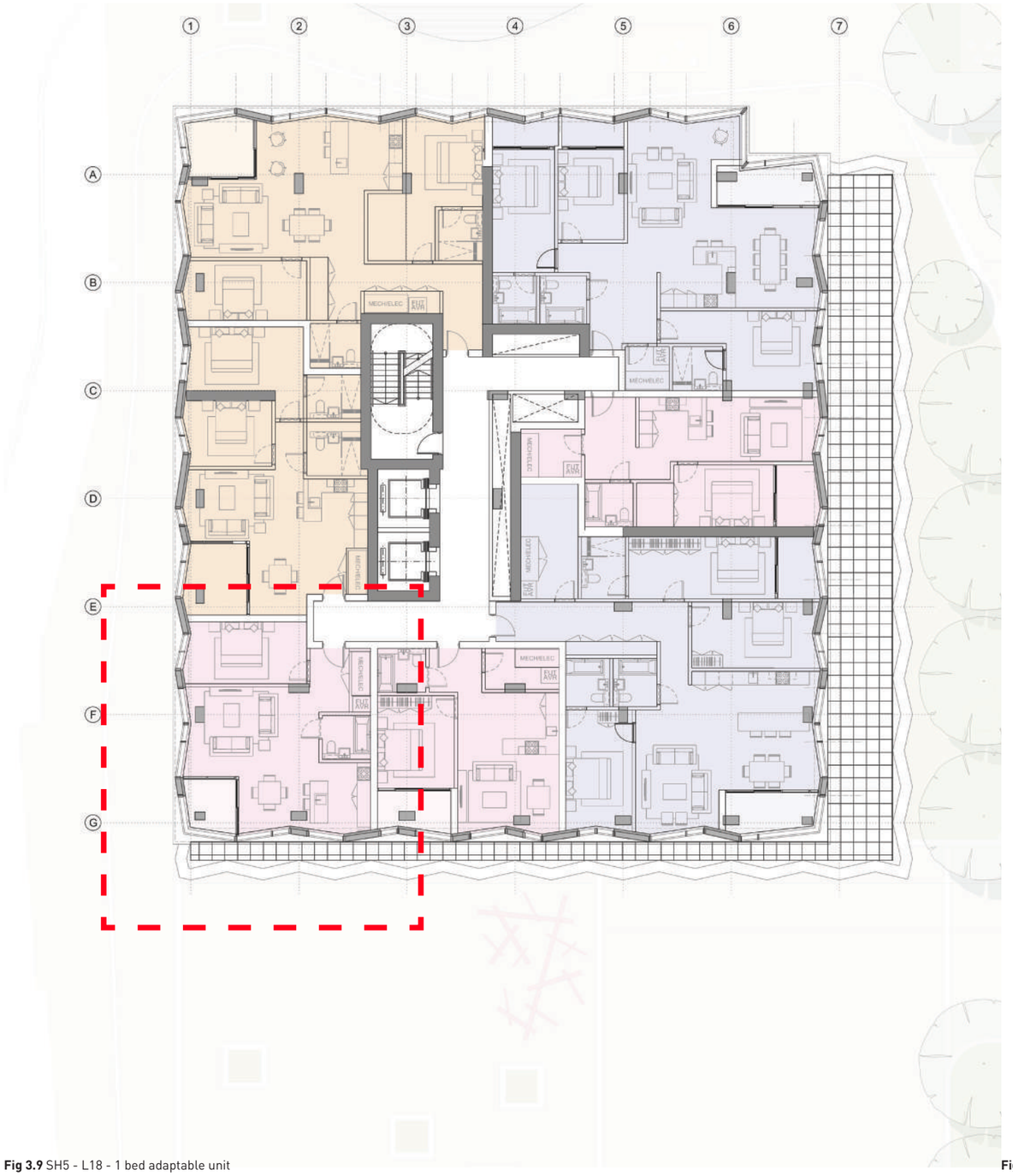


Fig 3.9 SH5 - L18 - 1 bed adaptable unit

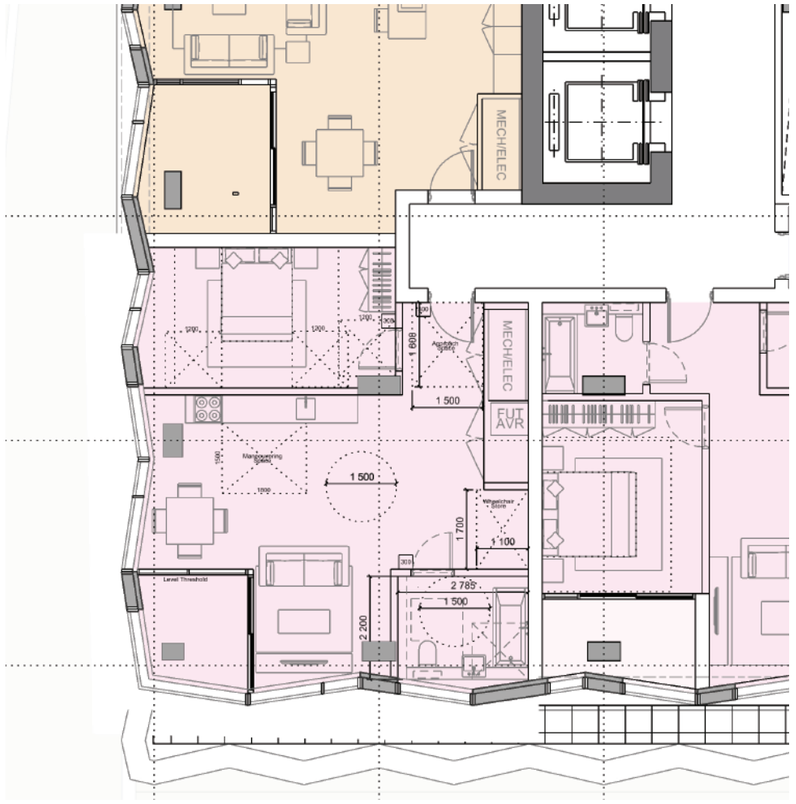


Fig 3.10 SH5 - L18 - 1 bed adaptable unit

5. INCLUSIVE DESIGN
2 BED WHEELCHAIR ADAPTABLE APARTMENT - EXAMPLE

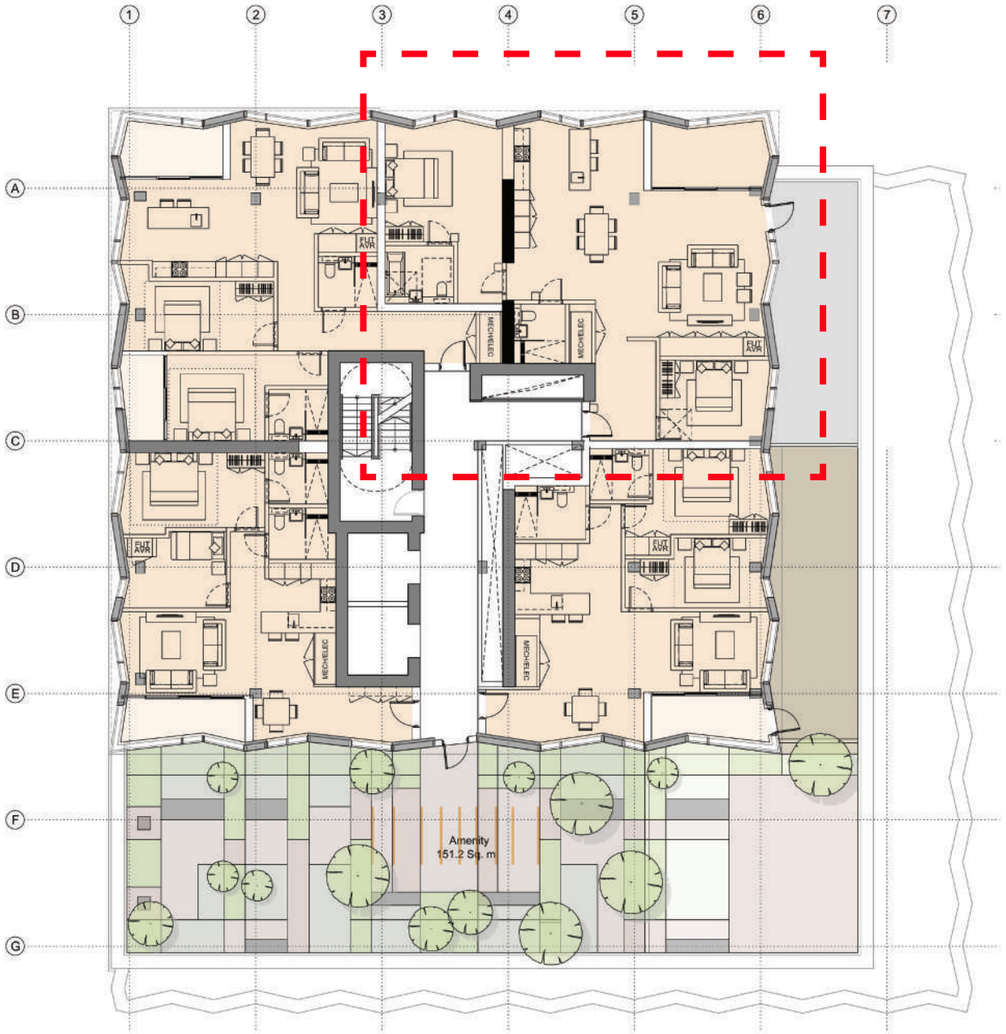


Fig 3.11 SH5 - L20- 2 bed adaptable unit

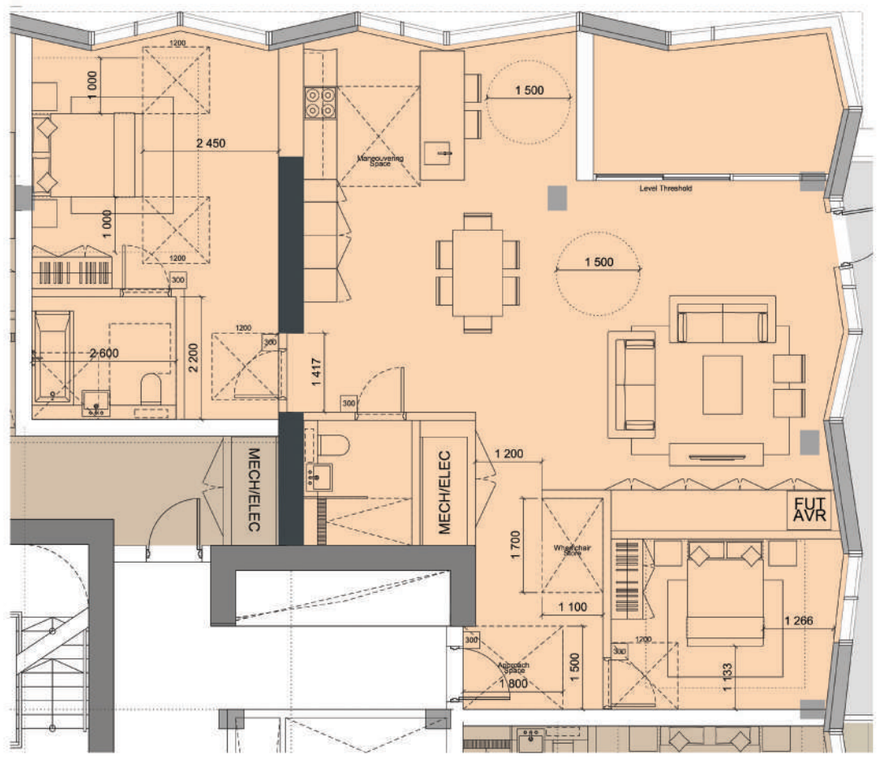


Fig 3.12 SH5 - L20- 2 bed adaptable unit

5. INCLUSIVE DESIGN
3 BED WHEELCHAIR ADAPTABLE APARTMENT - EXAMPLE

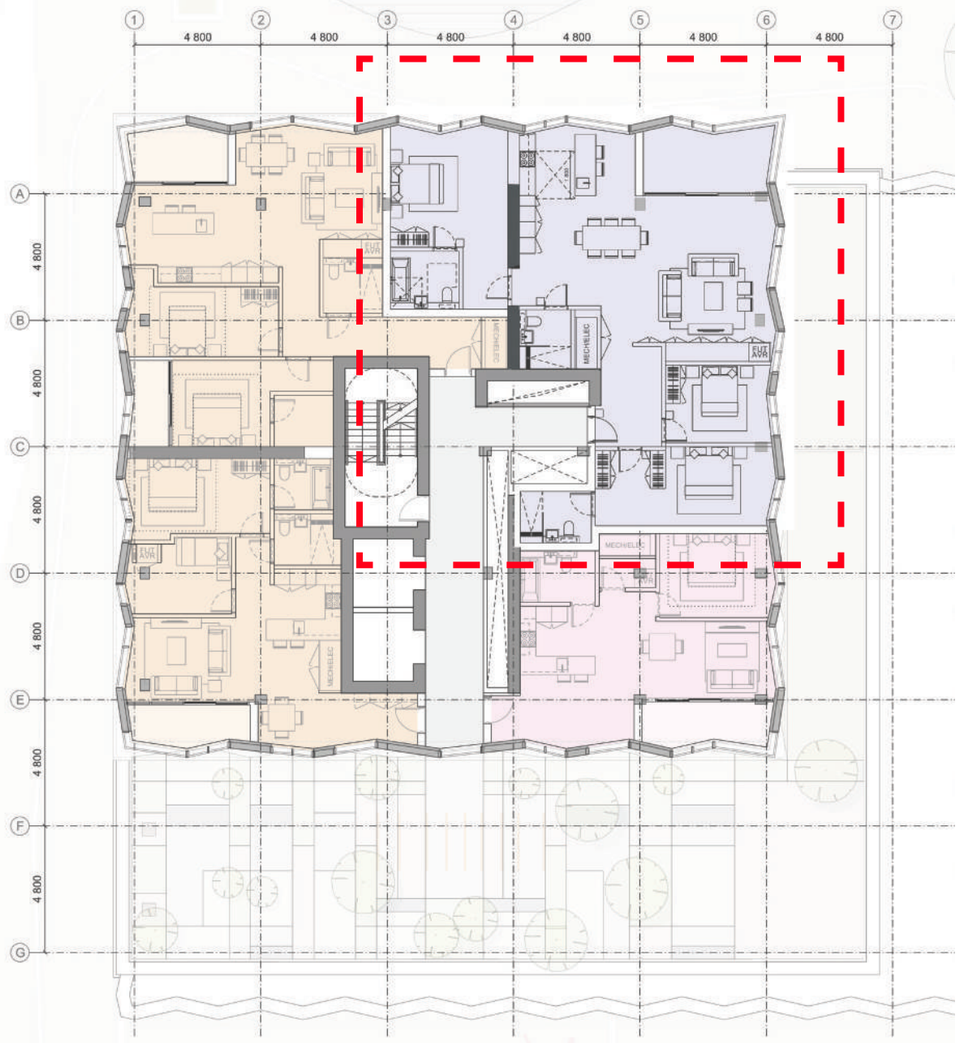


Fig 3.13 SH5 - L26- 3 bed adaptable unit

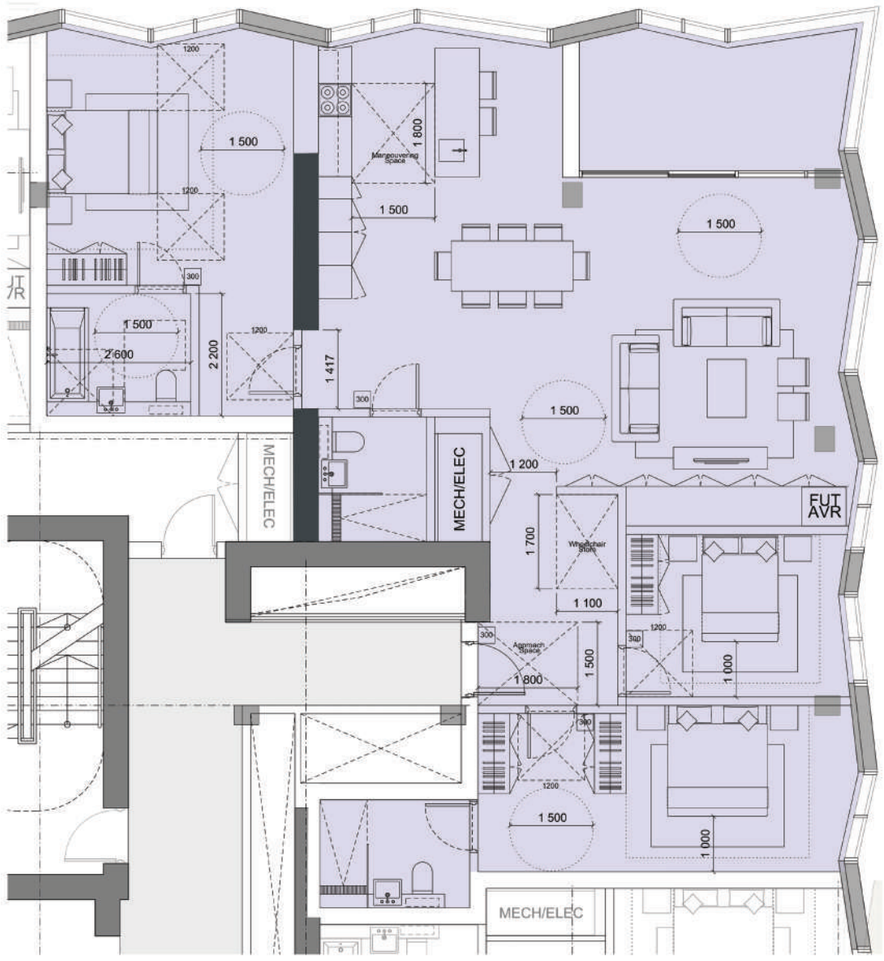


Fig 3.14 SH5 - L26- 3 bed adaptable unit

6. CHILDREN'S PLAYSPACE

LBS Requirements

LBS child bed space/unit as set out in Residential Design Standards (2011 with 2015 update)

Sampson house			
Unit Type	Total	LBS child bed space/unit as set out in Residential Design Standards	LBS requirement
Studio	24	0**	0
1 Bed	90	0*	0
2 Bed	190	0.11	20.9
3 Bed	35	0.42	14.7
3 Bed+	2	0.98	1.96
Total	341		37.56

- ** no child bed space/unit figure for studios or 1 beds
- Residential Design Standards (October 2011) standard states a minimum of 10sqm playspace per child bedspace should be provided within the development.

NUMBER OF CHILDREN (LBS) = 38

Sampson House Child Playspace

As the GLA requirements are the larger of the two, this development will be following the child playspace guidelines by GLA. The GLA number of children is calculated to be 46, therefore 460sqm of child playspace will be provided.

GLA Requirements

As set out in Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation SPG

Assessing child occupancy and play space requirements

Size of your development:

Number of FLATS

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordable	0	10	10	2	0	0	22
Intermediate	0	4	11	0	0	0	15
Market	24	76	169	33	2	0	304
Total	24	90	190	35	2	0	341

Number of HOUSES

		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordable		0	0	0	0	0	0
Intermediate		0	0	0	0	0	0
Market		0	0	0	0	0	0
Total		0	0	0	0	0	0

Proportion of children

	Number of children	%
Under 5	28	61%
5 to 11	12	25%
12+	7	14%
Total	46	100%

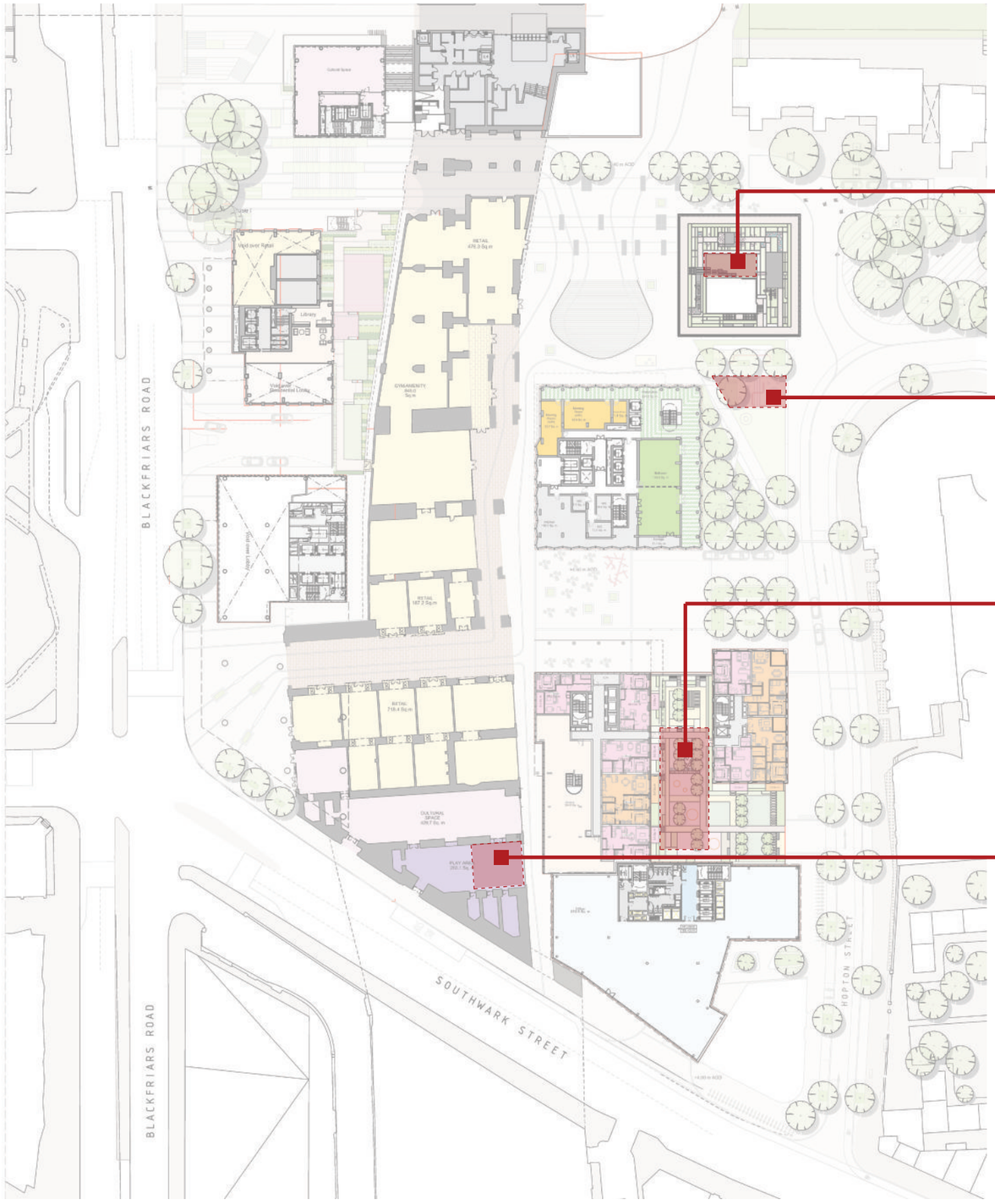
NUMBER OF CHILDREN (GLA) = 46

Play space requirements

GLA benchmark (sqm)*	Alternative local benchmark (sqm)**	Total (sq m play space) required
10		463.9
	5	232.0

* GLA benchmark standard=minimum of 10sqm of dedicated play space per child
** Borough's local benchmark

6. CHILDREN'S PLAYSPACE



PLAYSPACE PROVIDED

The provision of child playspace meets GLA requirements

Playground on roof (SH4)
0-5 years
Area Required: 50m²
Area Provided: 50m²

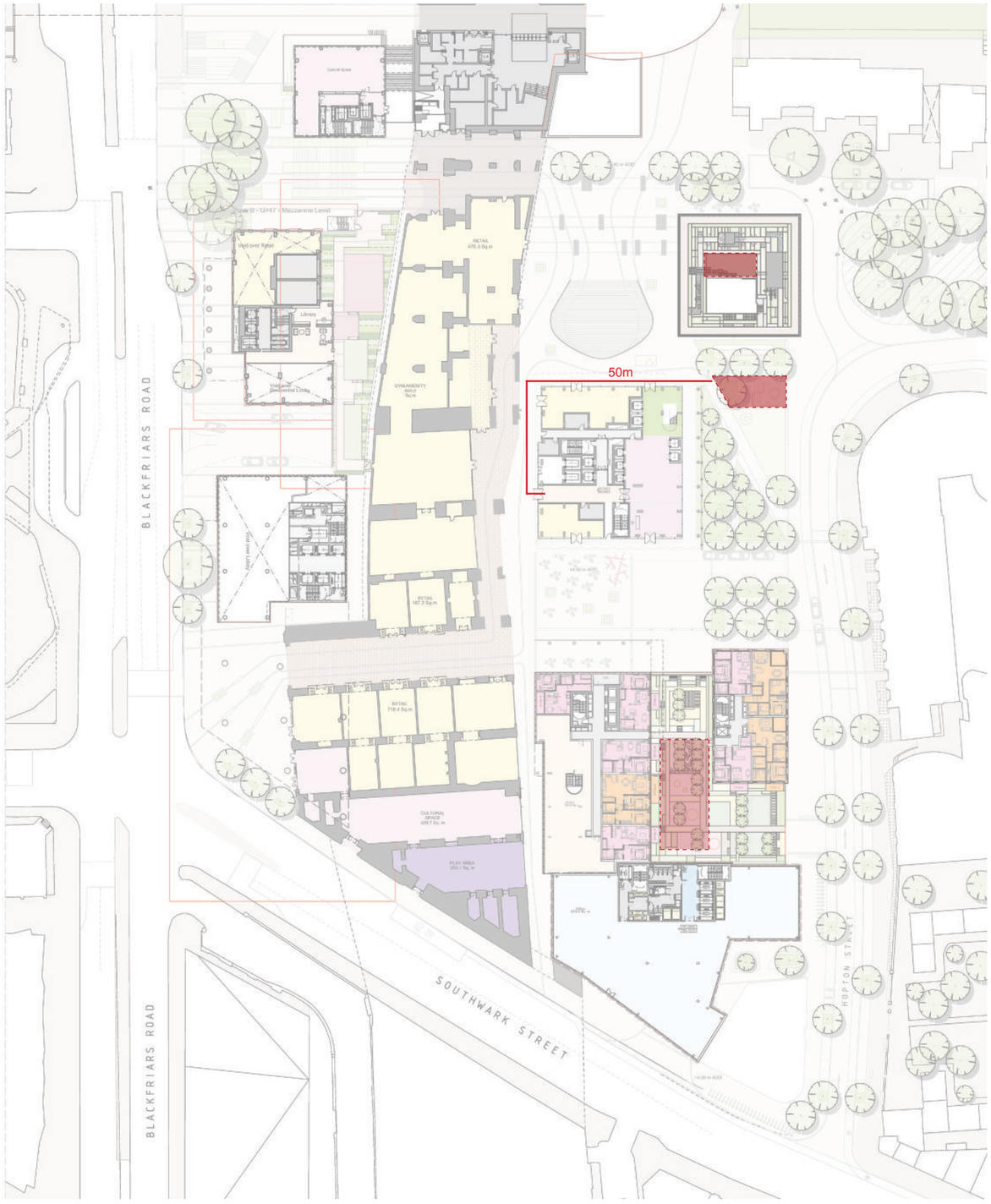
Playground at Hopton Garden (Shared by SH4/SH5)
0-5 & 5-11 years
Area Required: 90m²
Area Provided: 90m²

Playground on amenity deck (Shared by SH7/SH8)
0-5 & 5-11 years
Area Required: 260m²
Area Provided: 260m²

Multi purpose activity space within the arches (shared by all buildings)
12+ years
Area Required: 60m²
Area Provided: 60m²

TOTAL SAMPSON PLAYSPACE REQUIRED = 460M²
TOTAL SAMPSON PLAYSPACE PROVIDED = 460M²

6. CHILDREN'S PLAYSPACE



DOOR STEP PLAY

SH4, SH7 AND SH8 all have immediate access to children's door step play space within their building amenity areas.

SH5 sits adjacent to a children's play space as well as public playable landscape.

The distance that must be convered from the door step of SH5 to the children's play space is 50m

7. PRIVATE & COMMUNAL AMENITY SPACE

Southwark's Residential Design Standards SPD (2011 with 2015 update) states that developments must provide some form of outdoor amenity space. This must include communal amenity space and where possible private amenity space.

All flat developments must meet the following minimum standards and seek to exceed these where possible

- 50 sqm communal amenity space per development
- For units containing three or more bedrooms, 10 sqm of private amenity space
- For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space
- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.

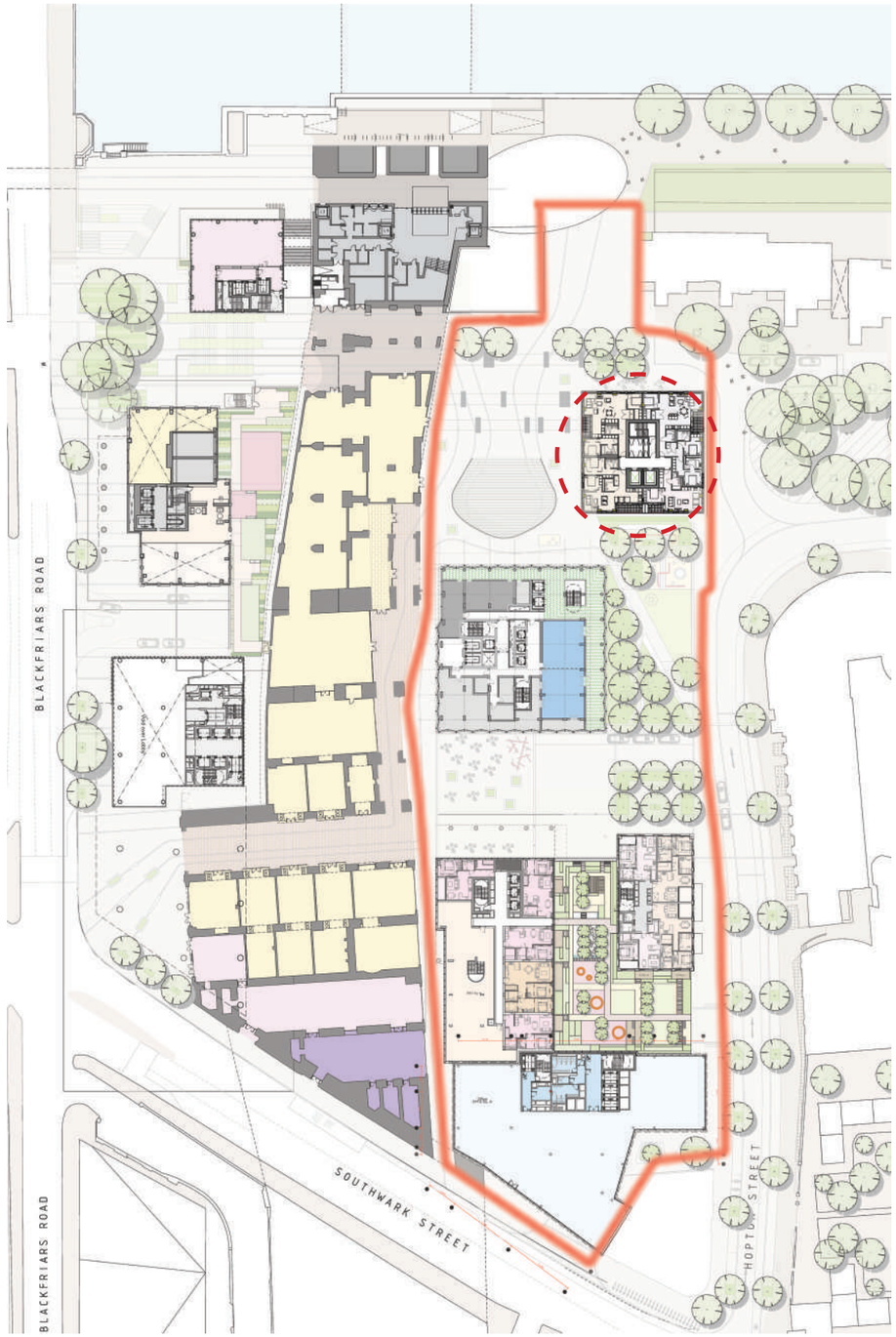
Communal amenity areas should meet the following standards

- They should be located towards the rear of the property or as an inner courtyard
- They must be designed appropriately to be used by all the residents
- Dwellings within the development should overlook the amenity space to increase passive surveillance and make the amenity space a safe place for residents to use
- All units in the development must have access to the communal amenity area.

The following pages provide amenity details for each residential Sampson building.

All units provide at leadt 5.0sqm in the form of a winter garden or a balcony. Where units could not provide the full provision of 10sqm, communal amenity is provided to cover the shortfall.

7. PRIVATE & COMMUNAL AMENITY SPACE



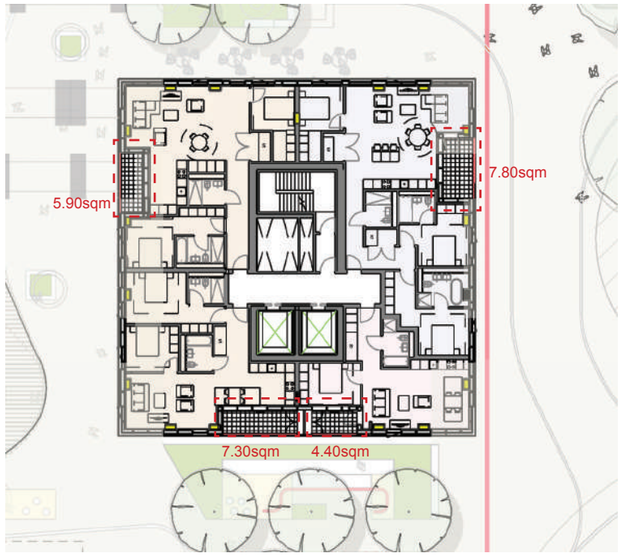


Fig 7.0 **SH4 Typical Private Amenity Provision**

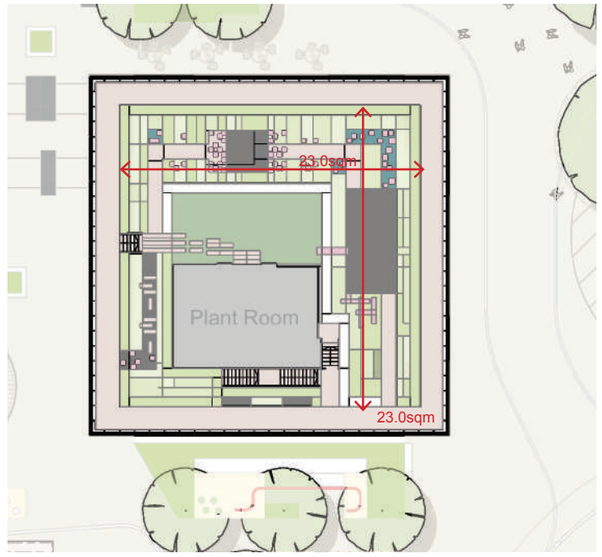
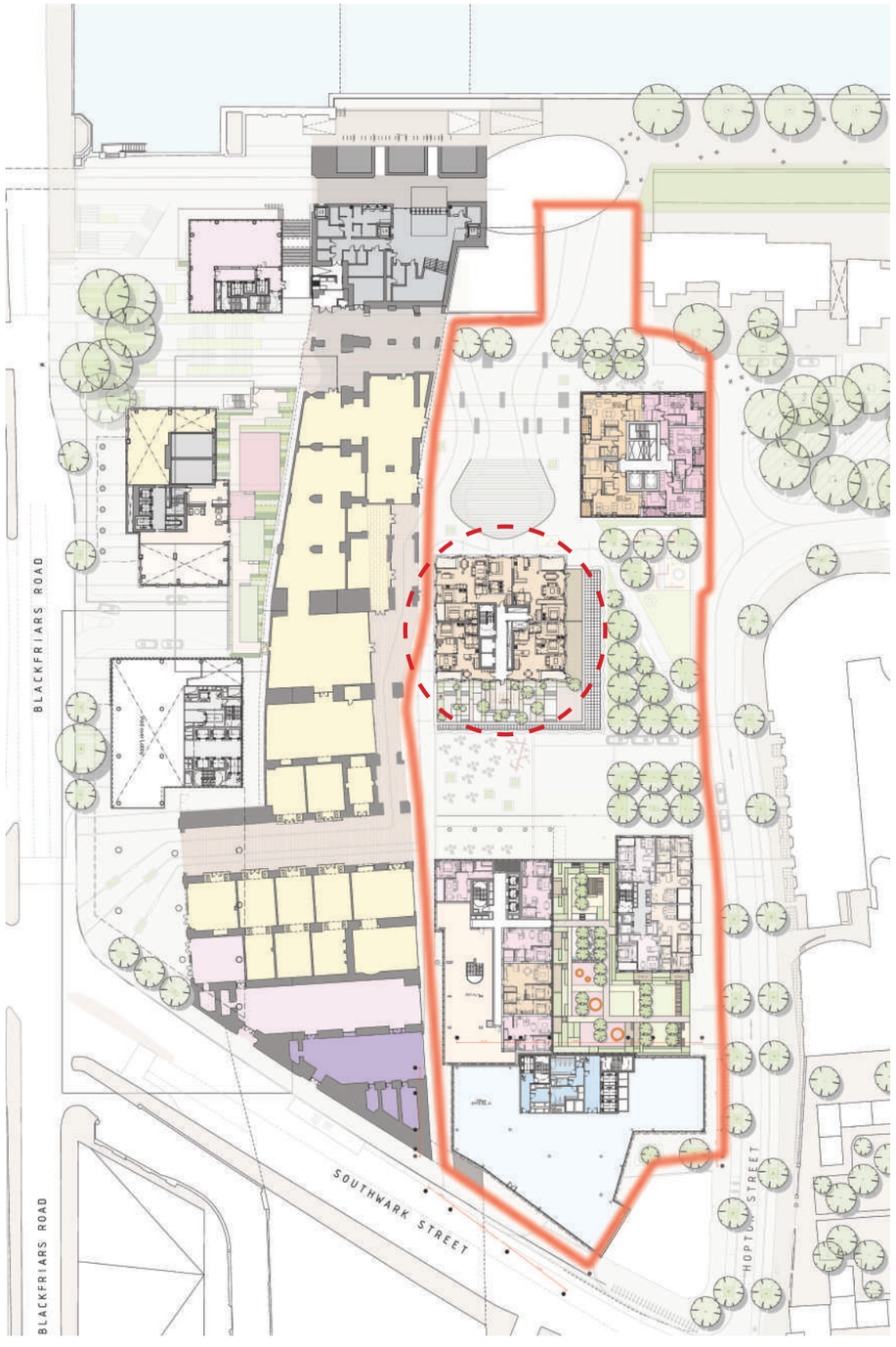


Fig 7.1 **SH4 Communal Amenity Provision**

SH4		
	Private Amenity	Communal Amenity
LBS Requirement	740	50
SH Proposal	493.7	370
Amenity Balance	**73.7**	

7. PRIVATE & COMMUNAL AMENITY SPACE



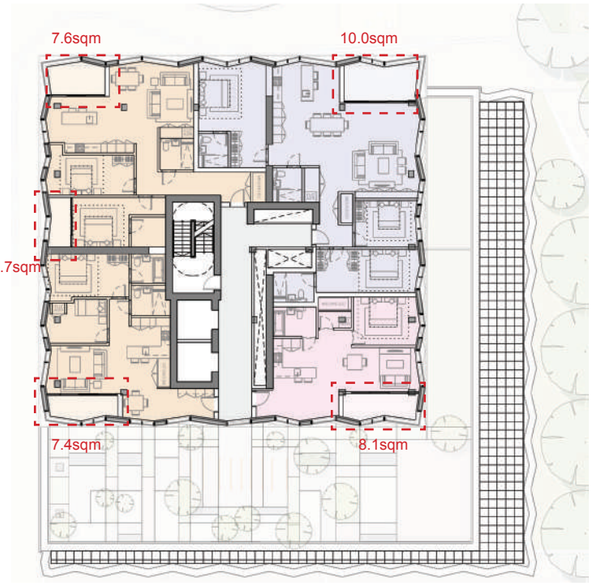


Fig 7.2 **SH5 Typical Private Amenity Provision**

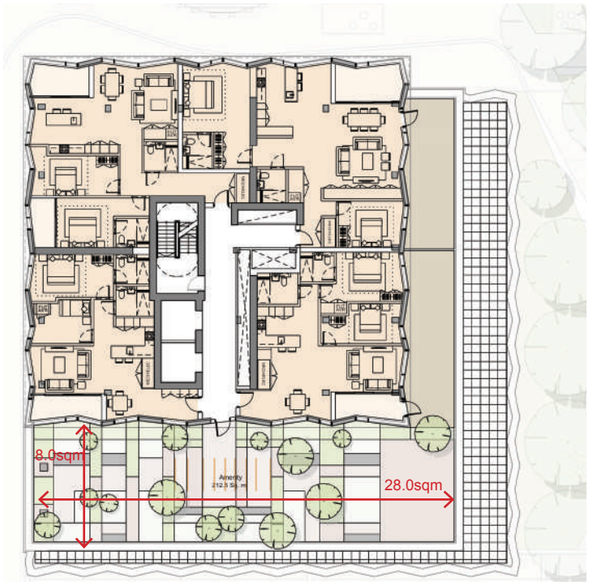
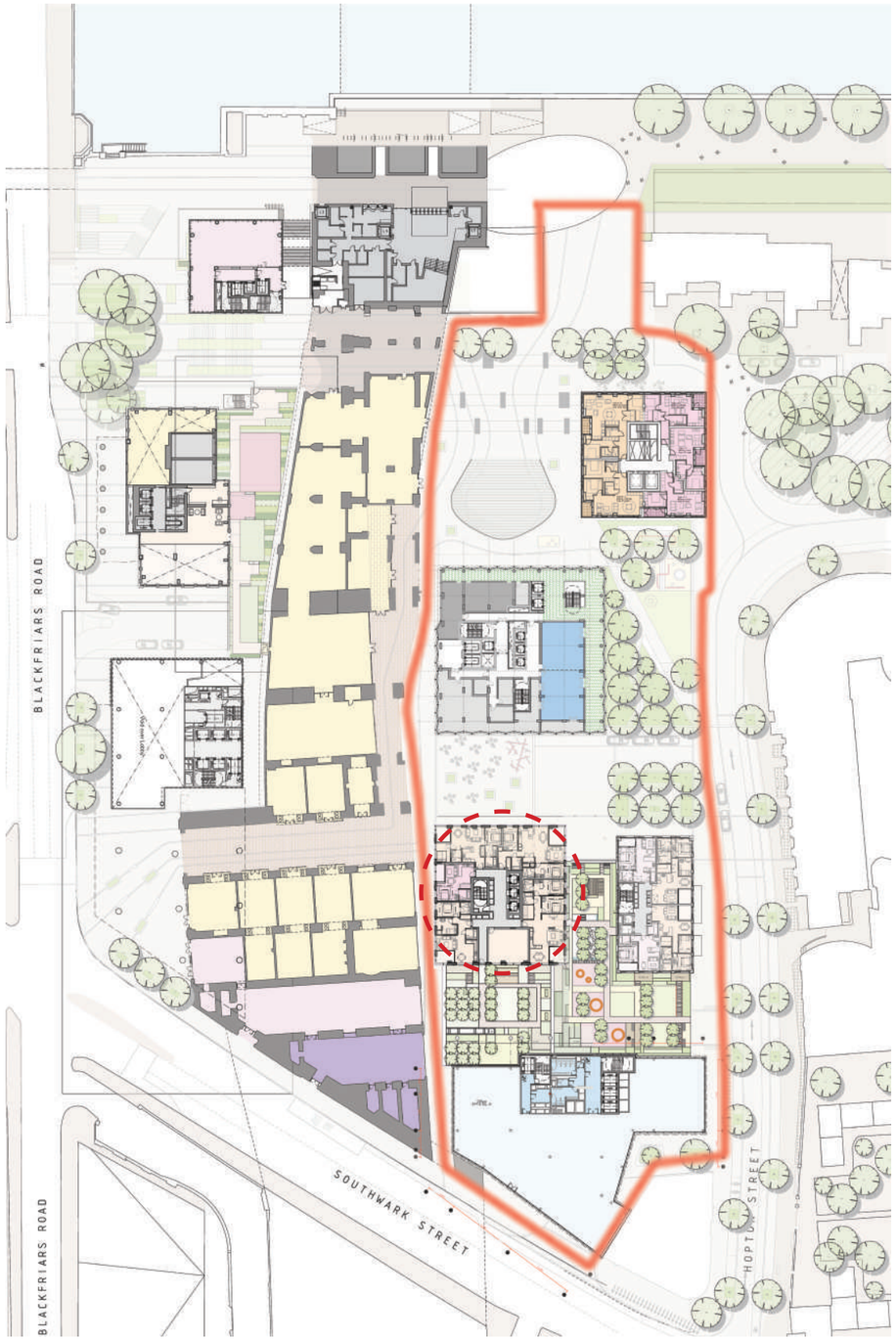


Fig 7.3 **SH5 Communal Amenity Provision**

SH5		
	Private Amenity	Communal Amenity
LBS Requirement	610	50
SH Proposal	512	213
Amenity Balance	**65**	

7. PRIVATE & COMMUNAL AMENITY SPACE



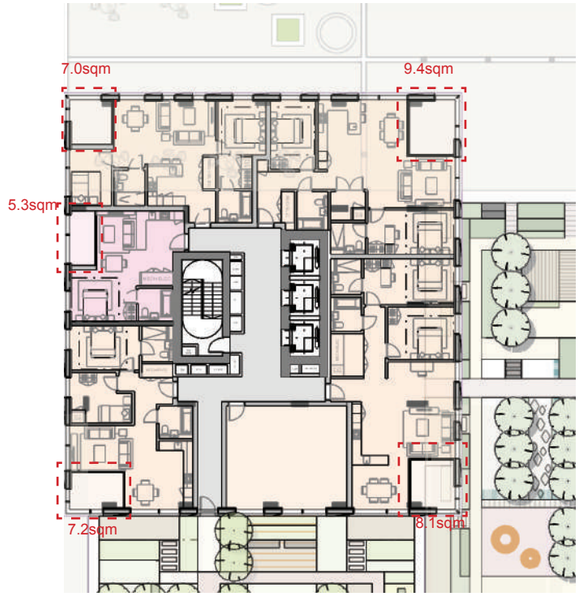


Fig 7.4 **SH7 Typical Private Amenity Provision**

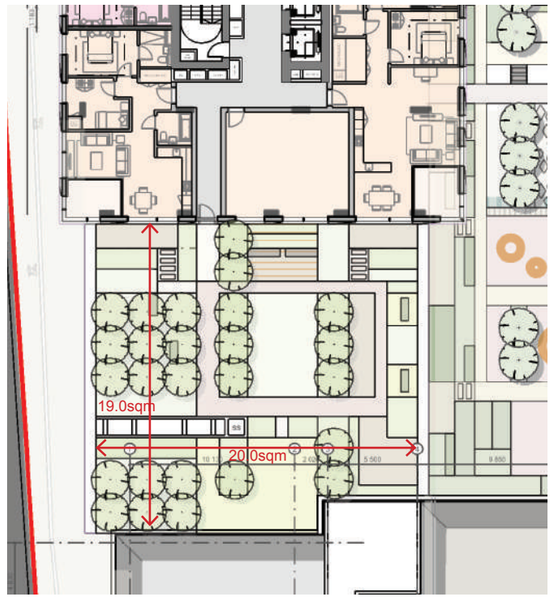
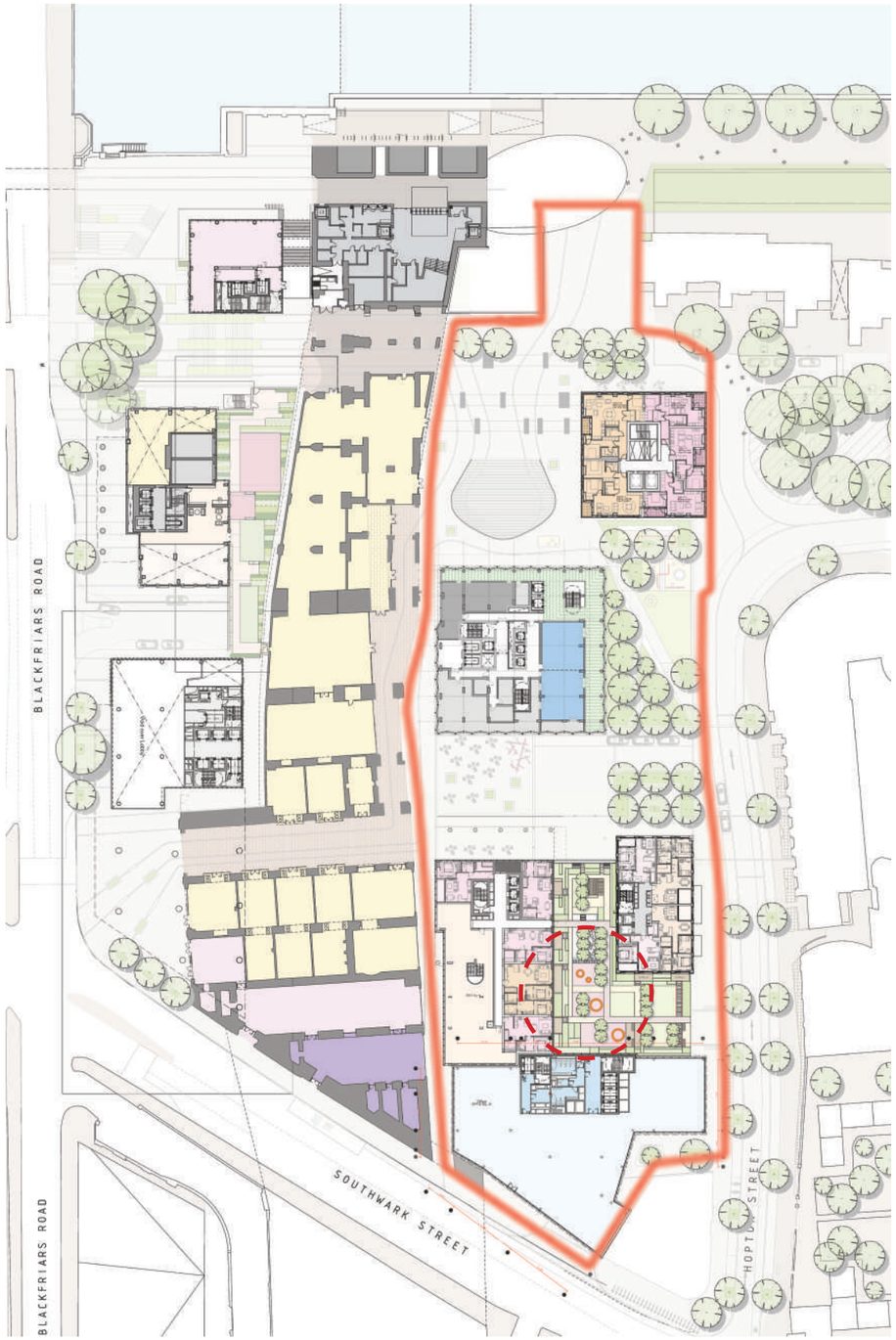


Fig 7.5 **SH7 Communal Amenity Provision**

SH7		
	Private Amenity	Communal Amenity
LBS Requirement	1840	50
SH Proposal	1347	1247
Amenity Balance	**703.7**	

7. PRIVATE & COMMUNAL AMENITY SPACE



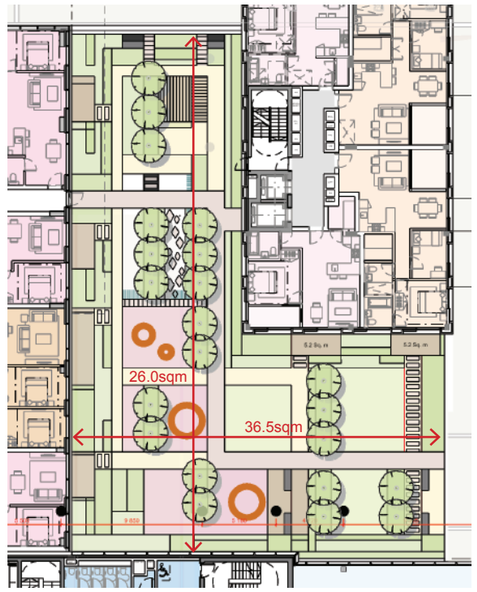
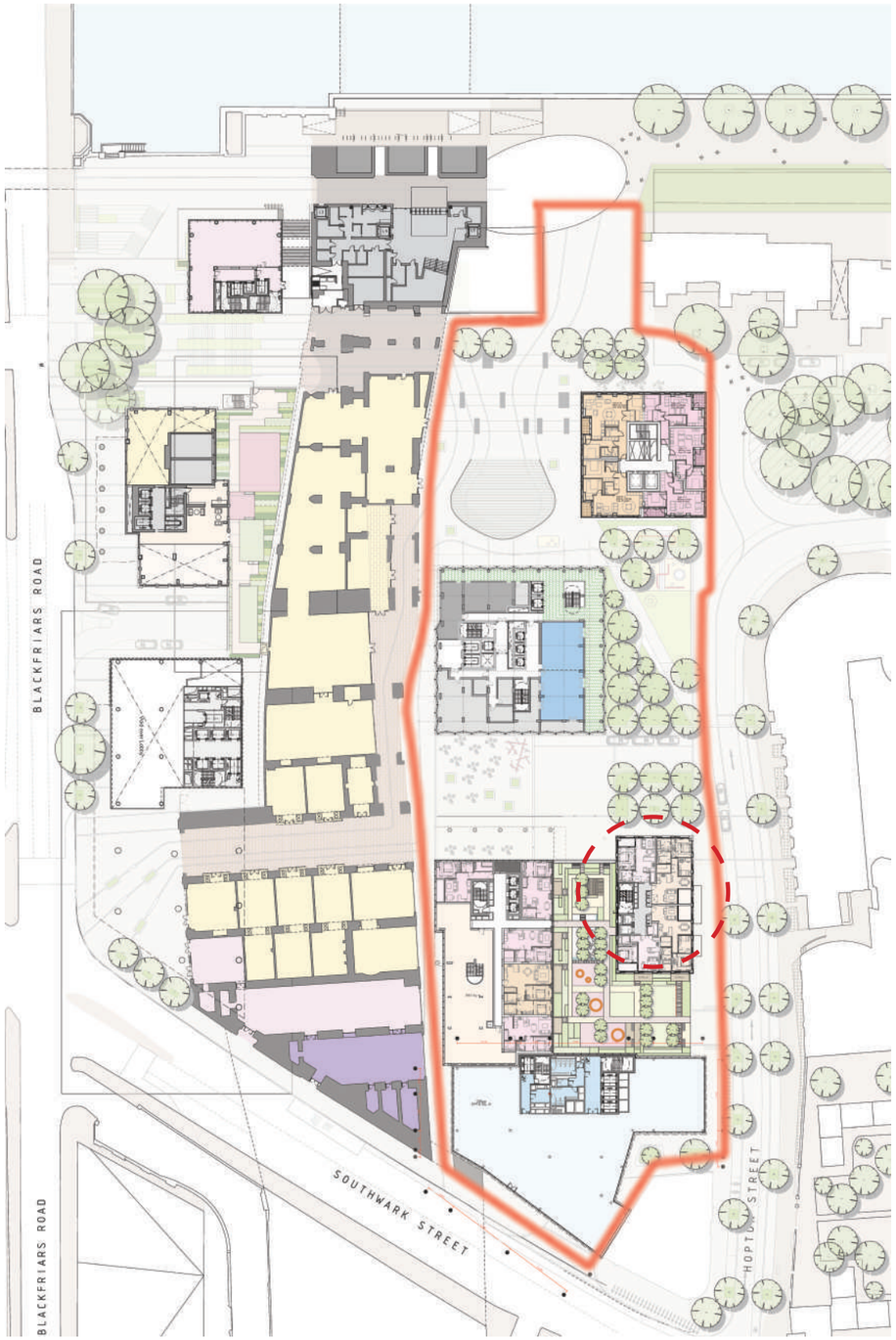


Fig 7.6 **SH7 L01 Communal Amenity Provision**

SH7		
	Private Amenity	Communal Amenity
LBS Requirement	1840	50
SH Proposal	1347	1247
Amenity Balance	**703.7**	

7. PRIVATE & COMMUNAL AMENITY SPACE



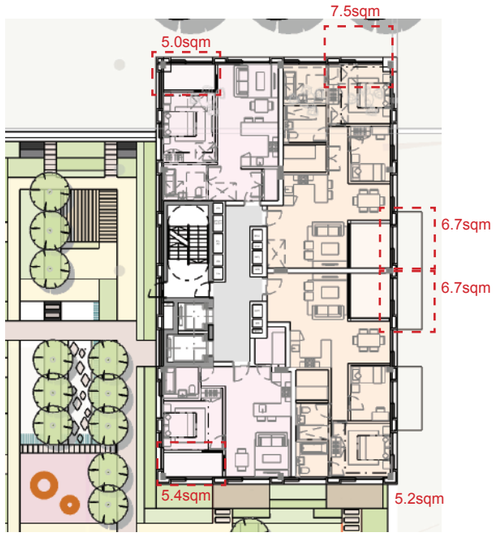


Fig 7.7 **SH8 Typical Private Amenity Provision**

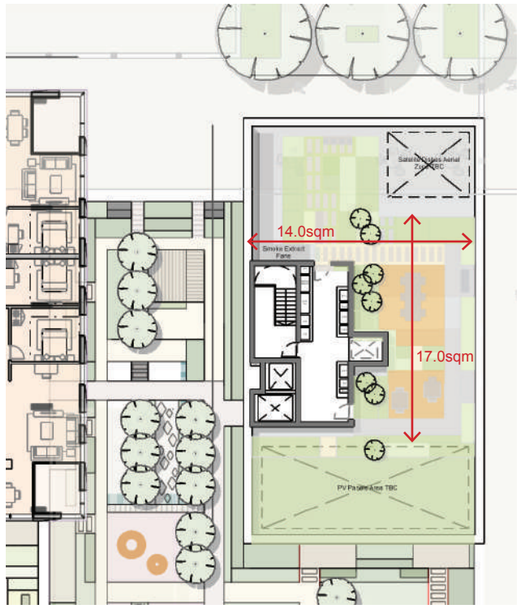


Fig 7.8 **SH4 Communal Amenity Provision**

SH8		
	Private Amenity	Communal Amenity
LBS Requirement	220	50
SH Proposal	146	175
Amenity Balance	**51.3**	

7. PRIVATE & COMMUNAL AMENITY SPACE
OUTDOOR AMENITY SPACES

Rooftop Garden: 370sqm (SH4)

Terrace L20: 213sqm (SH5)

Rooftop Garden: 175sqm (SH8)

Amenity Deck L01: 337sqm (SH7/SH8)

Terrace L08: 362sqm (SH7)

TOTAL OUTDOOR AMENITY PROVISION: +1457M²

7. PRIVATE & COMMUNAL AMENITY SPACE
INDOOR AMENITY SPACES

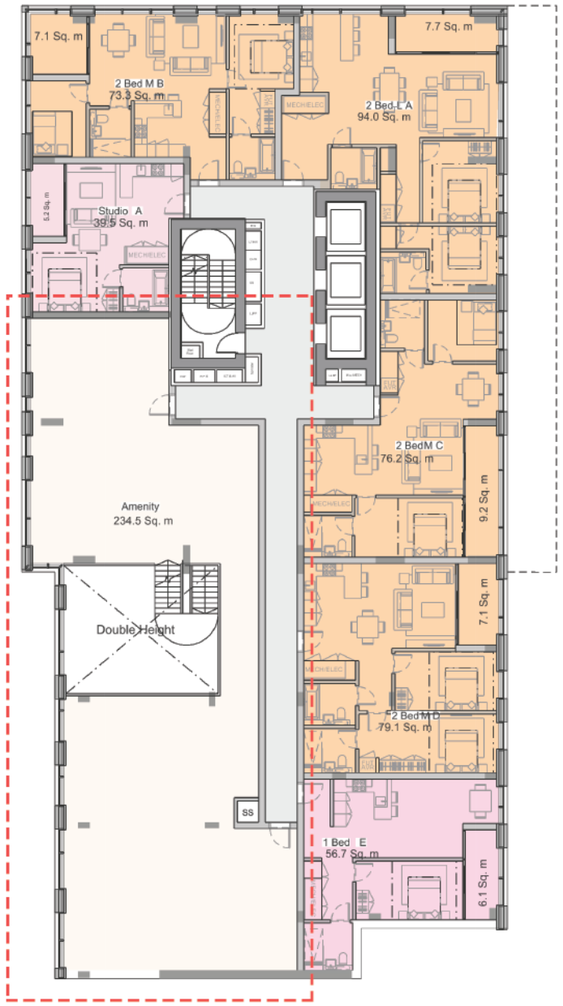


Fig 7.9 **Amenity at Lv02. Lv01 amentiy below**

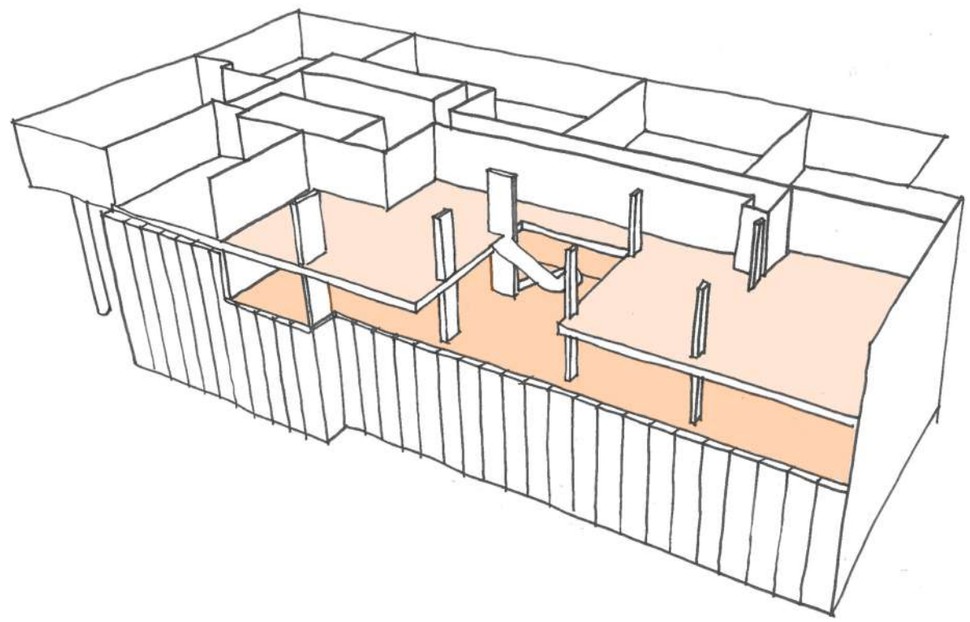


Fig 7.10 **3D Massing of double height SH7 amenity space**

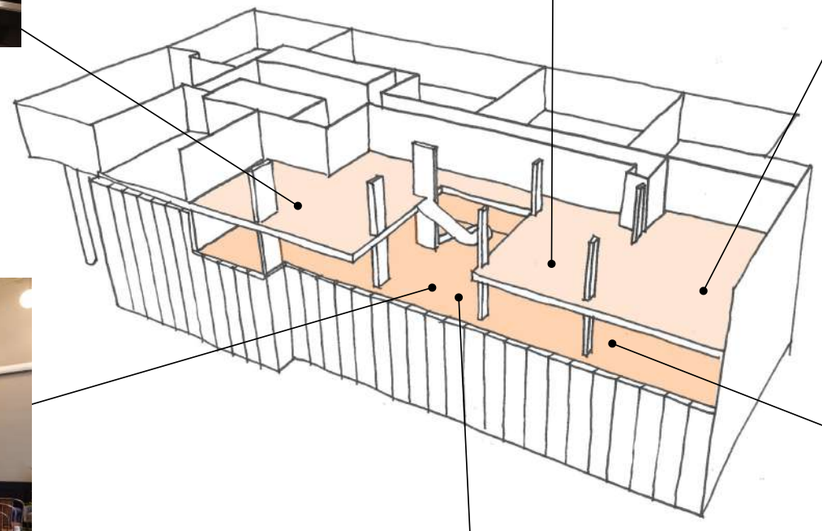
TOTAL INDOOR AMENITY PROVISION: +548M²

7. PRIVATE & COMMUNAL AMENITY SPACE
INDOOR AMENITY SPACES

Communal kitchen

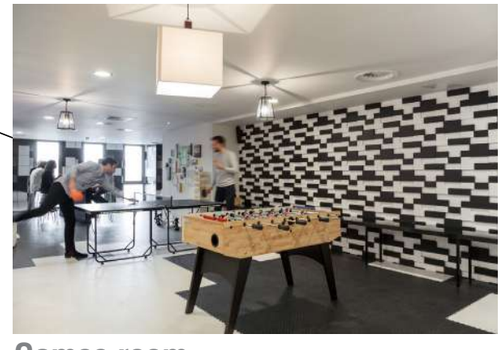
Meeting spaces

Reading area



Function space

Gym space



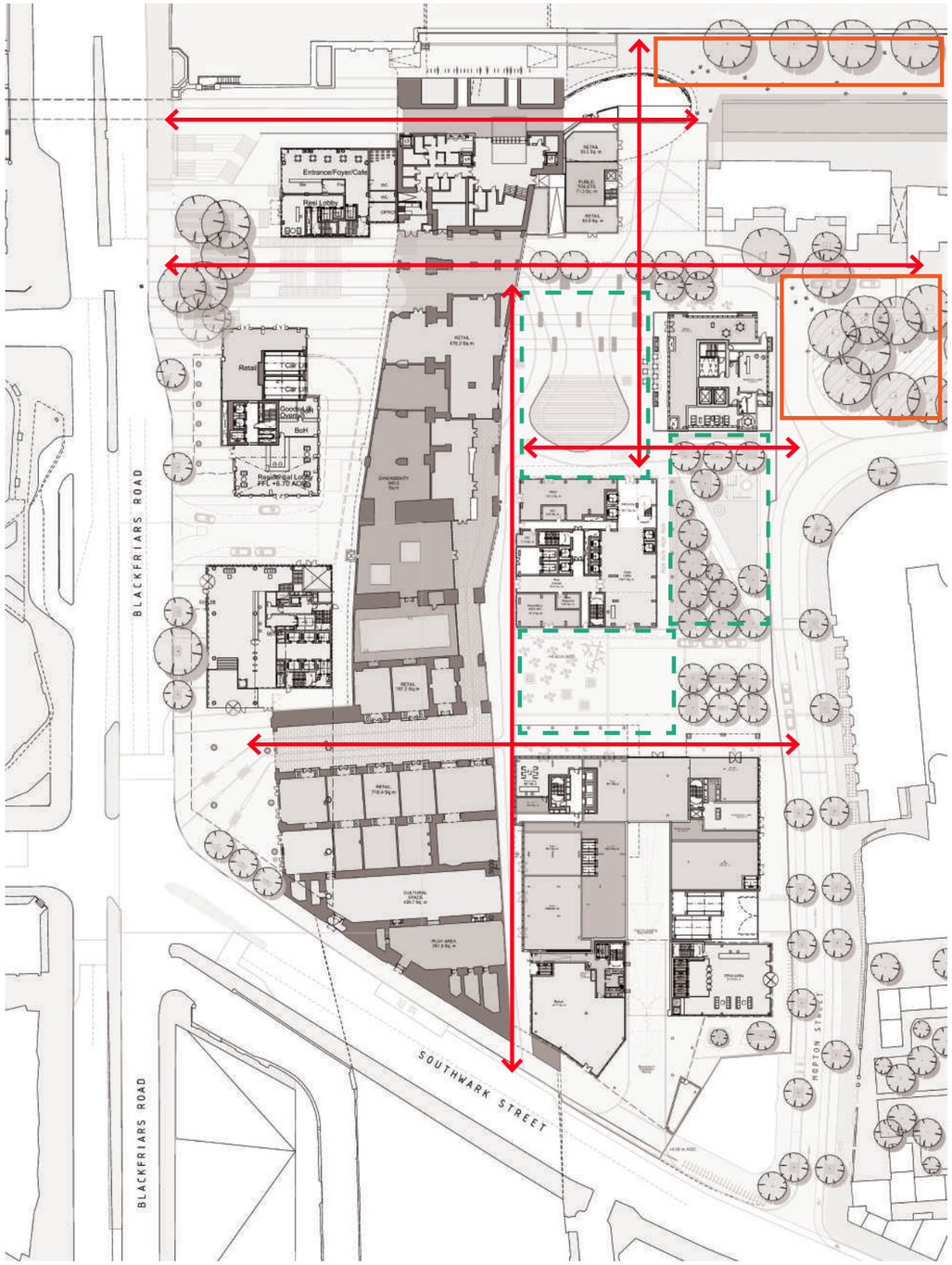
Games room

7. PRIVATE & COMMUNAL AMENITY SPACE

	SH4	SH5	SH7	SH8
Amenity Provided	864	725	2594	321
Amenity Required	790	660	1890	270
Balance per Building	74	65	704	51
Total Amenity Balance	**893.5**			

TOTAL BALANCE IN COMMUNAL AMENITY PROVISION: +894.0M²

7. PRIVATE & COMMUNAL AMENITY SPACE

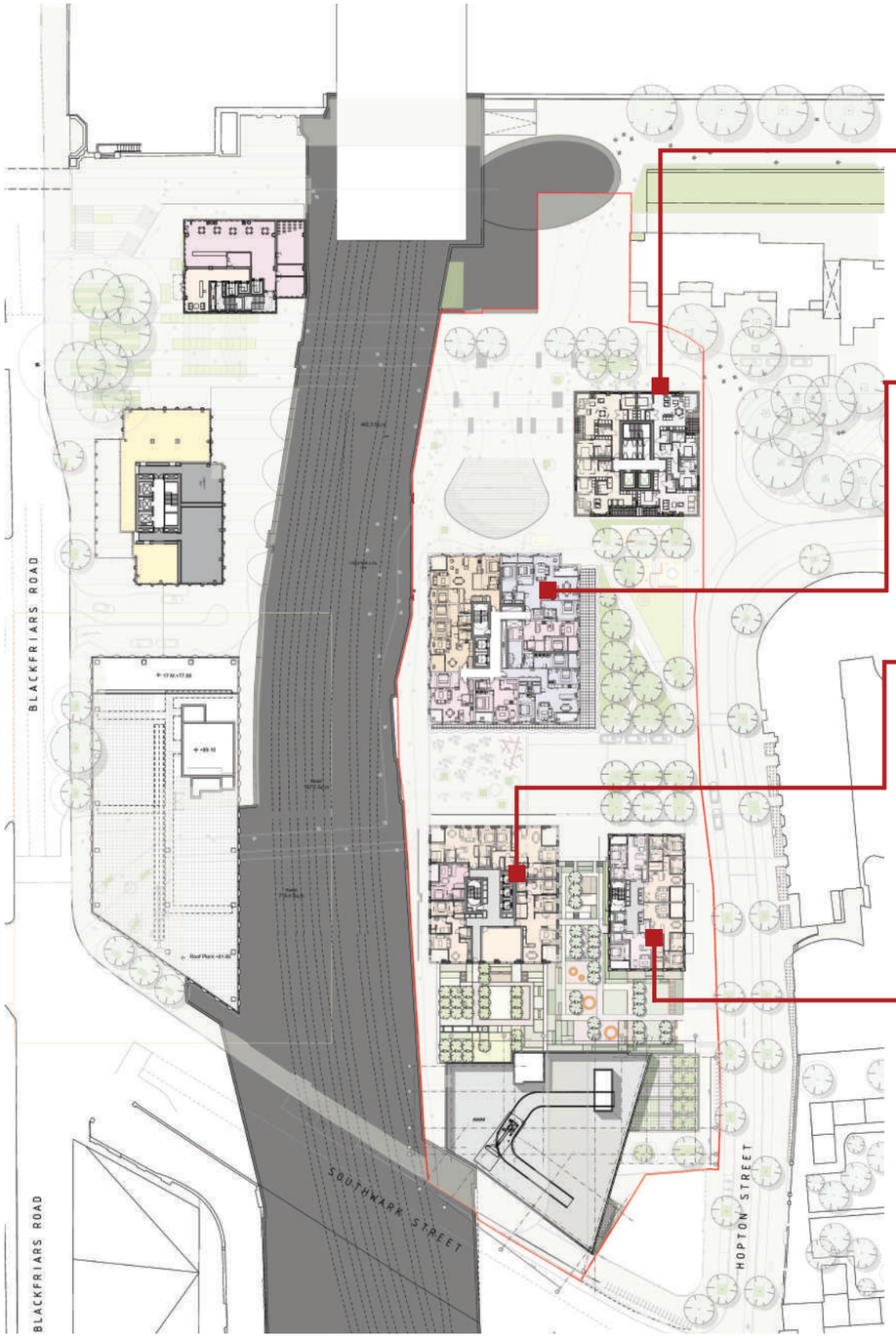


SURROUNDING PUBLIC OPEN SPACES

PUBLIC SPACES/PLAZAS

PUBLIC ROUTES

8. VISUAL AMENITY



SH4

- 1 East facing single aspect apartment (1bed) on levels 01-06

SH5

- 1 West facing single aspect apartment (2bed) on levels 17-19
- 1 South facing single aspect apartment (1bed) on levels 17-19
- 1 East facing single aspect apartment (1bed) on levels 17-19

SH7

- 3 East facing single aspect apartments (2bed(1) + 1bed(2)) on level 01
- 3 East facing single aspect apartments (2bed(2) + 1bed(1)) on levels 02-07
- 4 West facing single aspect apartments (2bed(1) + 1bed(3)) on levels 03-07
- 1 West facing single aspect apartment (studio) on levels 03-25
-1 South facing single aspect apartment (1Bed) on levels 08-25

SH8

- 2 East facing single aspect apartments (1bed) on level 0M
- 1 East facing single aspect apartment (2bed) on level 05

NO NORTH FACING SINGLE ASPECT APARTMENTS

101 SINGLE ASPECT APARTMENTS (29%)