Vinegar Yard

Southwark, SE1 3QR

18. Statement of Community Involvement

GLA/6208/S2 (LBS 18/AP/4171)

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four

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EXECUTIVE SUMMARY

This Consolidated Statement of Community Involvement has been prepared by Four Communications, on behalf of CIT Group ("the Applicant"), to accompany a full planning application for the redevelopment of land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowsfields including Nos. 1-7 Fenning Street and No. 9 Fenning Street, SE1 3QR.

This brings together the content previously presented in the Statement of Community Involvement and Statement of Community Involvement Addendum. Both these reports are included in full in the Appendix along with the Design Framework for St Thomas Street East. This document identifies how consultation has addressed current and emerging policy and guidance on consultation best practice as set out in:

- New Southwark Plan
- LB Southwark Statement of Community Involvement
- LB Southwark Development Consultation Charter
- LB Southwark Consultation Road Map
- LB Southwark Social Regeneration Charter for St Thomas Street
- Submission version of the New London Plan
- National Planning Policy Framework 2018

Public consultation on the project began in June 2018 prior to the development and adoption of a number of these policies. The project team has sought to adapt consultation activity to meet these policies as they emerged and the final programme of consultation meets and exceeds the standard set by the LB Southwark Development Consultation Charter.

The scheme has developed and responded both to feedback provided during the pre-application and determination phases of the project, but also in response to the comments made and reasons for refusal given by LB Southwark's Planning Committee at their meeting held on 29 June 2020. The final scheme is therefore a product of consultation that has included:

4 public exhibitions	2 public meetings with Old Bermondsey Forum	5 public workshops hosted by CIT and St Thomas Street East landowners
28 meetings with stakeholders	15,000+ newsletters distributed in the local area	Permanent exhibition in the meanwhile use space
Offer of one-to-one meetings for all residents in blocks near the site	Local business engagement & door-knocking programme	Dedicated project website and contact centre

Updated scheme vision

The final vision for the scheme has evolved in response to feedback. The Applicant's vision is now for a building for **health and creativity** – part of the NHS and med-tech innovation cluster in London Bridge, with a new urban garden and space for art, community and independent retailers that complements the character of Old Bermondsey.

The Applicant and their architects KPF have worked closely with the Greater London Authority and with Guy's & St. Thomas' NHS Trust on the proposals. The building is now designed for a medical research or NHS clinical uses, meeting the Trust's standards for healthy and flexible buildings.

CONSULTATION PLAN

The aims of the consultation and community involvement were to:

1. **Understand the site and local context**. The Applicant undertook initial research to understand the local area, community context and needs, both to inform the consultation programme and the development of the planning proposals.

2. **Inform local people and groups of the proposals for the site**. The Applicant is committed to best practice in consulting and informing people of their proposals for the site. The aim was to proactively involve individuals and groups from an early stage to ensure that feedback could, where appropriate, be taken into account when developing proposals for the site.

3. **Ensure consultation was accessible to all**. We wanted to ensure that the public consultation was accessible to everyone. In particular:

   - **People with little prior knowledge of the planning system**. We ensured that the consultation was accessible to people whatever their level of understanding of the planning system. As far as possible all documents should be produced in 'plain English', avoiding the use of jargon and technical terminology. Public meetings were provided to ensure that people had the opportunity to understand the issues and have their questions answered.

   - **Disabled persons**. We ensured that all documents were available in accessible formats upon request and all meetings held in accessible premises.

4. **Support the development of a scheme that meets the needs and aspirations of the local area**. Through consultation and involvement of local residents, community and amenity groups and councillors ensure that, as far as possible, the scheme fits in well with the local area and makes a positive contribution to the local community.

5. **Meet the requirements set out in LB Southwark's Development Consultation Charter**. The list below summarises the consultation requirements for strategic applications in the higher range, across both the pre-application and application stages of the planning process. Full details of the activities undertaken are summarised in this document, and fully meet the requirement.

   - Site notice/board is displayed

   - Leaflet drop with a follow-up door-knock

   - Computer Generated Images and 3D modelling

   - Design Review Panel

   - Statutory and non-statutory consultees

   - Consider the Movement Plan

   - Meetings with local residents, relevant groups, including community / resident groups, businesses and stakeholders

   - Developers set up website providing details of development

- Engagement summary for validation including ‘ You said, We did’
- At least four public consultation workshops
- A public community meeting

UNDERSTANDING THE SITE & LOCAL AREA

The site

The 0.3 hectare site is located along St Thomas Street, bounded by Fenning Street to the west, and to the east is the junction of Snowsfields and St Thomas Street. This is a cleared site that was previously occupied by Network Rail for their worksite during the construction of London Bridge Station. The temporary office accommodation used for the compound was dismantled in October 2018. The only building currently on site is an unused warehouse building on the corner of Melior Street and Fenning Street.

Today the site is home to the Vinegar Yard Limited meanwhile use, which was created by CIT to test the proposed end uses. This is a temporary pop-up space that has been designed specifically as a short term animation of the space. The intent is that Vinegar Yard will return as the within the finished development.

The New Southwark Plan

The area around the site has been identified within the emerging New Southwark Plan (NSP) as suitable for a mixed-use development that must include employment space, new public open space and a new north-south green link between Melior Place St Thomas Street.

The NSP states that any development in this location must also enhance St Thomas Street by providing high quality public realm and active frontages in the form of retail or food and drink uses.

The NSP also sets the policy basis for the heights of development schemes in the area around our site. Draft Allocation – NSP53 states that:

'Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.'

Cultural setting

Part of the site, comprising the existing brick warehouse, does fall within the boundary of the Bermondsey Street Conservation Area. There are no statutorily listed or locally listed buildings within the site boundary.

Stakeholder context

At the start of the project CIT commissioned a stakeholder audit of the area. This overlaps to some extent with the organisations and activities listed in the community context above. These organisations have all been engaged over the course of the project.

1. Cllr Peter John, Leader of LB Southwark
2. Cllr Rebecca Lury, Deputy Leader of LB Southwark and Cabinet Member for Culture, Leisure, Equalities and Communities
3. Cllr Johnson Situ, Cabinet Member for Growth, Development & Planning, LB Southwark
4. Cllr Leo Pollak, Cabinet Member for Social Regeneration, Great Estates and New Council Homes, LB Southwark
5. Cllr Kieron Williams, Cabinet Member for Jobs, Skills and Innovation, LB Southwark.
6. Cllr Stephanie Cryan, Cabinet Member for Housing Management & Modernisation, LB Southwark
7. Cllr Richard Livingstone, Cabinet Member for Environment, Transport Management & Air Quality, LB Southwark
8. Cllr Humaira Ali, London Bridge & West Bermondsey ward councillor
9. Cllr William Houngbo, London Bridge & West Bermondsey ward councillor
10. Cllr Damian O'Brien, London Bridge & West Bermondsey ward councillor
11. Cllr Anood Al-Samerai, North Bermondsey ward councillor
12. Cllr Eliza Mann, North Bermondsey ward councillor
13. Cllr Hamish McCallum, North Bermondsey ward councillor
14. Neil Coyle MP, Member of Parliament for Bermondsey and Old Southwark
15. Florence Eshalomi AM, London Assembly Member for Lambeth and Southwark
16. The Horseshoe Inn
17. Borough Market
18. Broadgate Estates Limited
19. Essentia
20. Great Portland Estates
21. Guys' & St Thomas' NHS Trust / King's College Guy's Campus
22. More London Development Limited
23. Network Rail, TfL & London Underground
24. REM - Real Estate Management
25. Southwark Cathedral
26. St Martins Property
27. The Greenwood Theatre
28. London Bridge Hospital / HCA Healthcare
29. News International
30. Shangri La Hotel
31. Team London Bridge
32. Arthur's Mission
33. Beormund Primary School
34. Bermondsey Street Area Partnership
35. Bermondsey Street TRA
36. Bermondsey Village Action Group
37. Bermondsey Village Hall Trust
38. Borough, Bankside & Walworth Community Council
39. Kipling Street TRA
40. Leathermarket JMB
41. Old Bermondsey Village Neighbourhood Forum
42. Our Lady of La Salette & Saint Joseph Catholic Church
43. Snowsfields Primary School
44. Southwark Cyclists

Neighbouring residents

There are residential neighbours Bermondsey Street, Snowsfields, and Melior Street, as well as in the Horseshoe Inn. There are a number of other residential blocks in the vicinity.

Nearby community organisations, initiatives & activities

The table below provides a rough summary of a range of community activities in the area and what they contribute; note that this list was accurate as of mid-2020.

Organisation / Event / Initiative	Culture & heritage	Jobs & opportunity	Community spaces to meet & socialise	Health & Wellbeing	Sustainable transport	Education	Trees, greenery & environment
Arthur's Mission			✓				
Beormund Primary School		✓					
Bermondsey Street Festival	✓						✓
BermondseyStreet.London							
Bermondsey Village Hall Trust			✓				
Borough Market	✓	✓	✓				
Galleries & exhibition spaces [1] (see footnote for full list)	✓		✓				
Gibbon's Rent Community Garden			✓				
Great Get Together	✓						
Guy's & St Thomas's NHS Foundation Trust		✓		✓		✓	
Kipling Street TRA			✓				
Leathermarket JMB			✓				
London City Mission			✓				
Melior Street Community Garden			✓				✓
Network Rail, TfL and London Underground					✓		
Old Bermondsey Neighbourhood Forum			✓				
Offices and office managers[2] (see footnote for full list)		✓					
Our Lady of La Salette & Saint Joseph Catholic Church			✓				
SE1 News (website)		✓					
Snowsfields Primary School						✓	
Southwark Cathedral	✓	✓					
Southwark Cyclists					✓		
Team London Bridge		✓	✓		✓		
The Horseshoe Inn	✓	✓	✓				

[1] There are a wide array of galleries and exhibition spaces in the Bermondsey area, including: the Fashion & Textile Museum, Old Operating Theatre Museum, Fashion & Textile Museum, National Glass Centre, The Underdog Gallery, Greenwood Theatre, Gordon Museum of Pathology, White Cube Bermondsey, Bridge Theatre, Unicorn Theatre, The Bunker Theatre and the Science Gallery.

[2] Given London Bridge's status as a commercial district there are a number of large office buildings in the area around and along St Thomas Street, with different owners and office managers. This list includes St Martins Property and Broadgate Estates at More London, Great Portland Estates at New City Court, and REM who are building managers of the Shard.

Neighbouring landowners

The site is part of a cluster of developments. To the far west of the Framework area, development plans are being brought forward for Capital House by Greystar. To the immediate west of our site, Edge is working on proposals for 60 St Thomas Street (currently known as Beckett House). To the east of our site, Sellar is developing plans for two plots of land either side of Snowsfields, one of which borders our site and the other is on the junction with Bermondsey Street.

These four major landowners understand the importance of developing a coordinated approach to the regeneration of the area. The this reason they jointly commissioned the **St Thomas Street Design Framework**; a plan for the physical and socio-economic regeneration in the area, responding to local priorities and the emerging and now established LB Southwark St Thomas Street Social Regeneration Charter.

ST THOMAS STREET EAST DESIGN FRAMEWORK

The development proposals for the Vinegar Yard site were brought forward at the same time as three other neighbouring sites along St Thomas Street East between Bermondsey Street to the east, Weston Street to the west and Melior Street to the south.

These three other sites comprise Capital House, Becket House, and the Leather Warehouse on Snowsfields & two adjacent buildings on Bermondsey Street. The Applicant identified a requirement for coordination amongst major landowners to ensure a joined up approach to development. In response a landowner group was formed.

The four landowners then took the decision to produce a joint Design Framework for the ground floor plane across their respective sites. The aim was for this Framework to guide how each of the four schemes would contribute to the successful social and economic regeneration of the area, in line with LB Southwark and the local community's priorities.

The landowners commissioned architects KPF to design the Framework, with input from other consultants as required. They also organised a programme of public consultation programme in support of the Framework, including a public exhibition which was held at Science Gallery London (Great Maze Pond, London, SE1 9GU) in September & October 2018. In addition, a further programme of thematic workshops and events was held in 2019 to explore and develop the landowners' potential to contribute to the local area.

This consultation work informed both the individual schemes, but also the overall approach to the area.

Further information about the consultation is incorporated into this Consolidated Statement of Community Involvement and the latest iteration of the Design Framework is included in the Appendices.

CONSULTATION PROGRAMME

At the start of the formal engagement programme in June 2018 the Applicant set out a clear timetable for consultation with the local community. This programme has been regularly updated as the project has developed and in response to changing circumstances:

- **Stakeholder meetings programme (June 2018 to June 2020)**. Throughout the pre-application and determination phases of the project the Applicant has organised a series of meetings with key local stakeholders. These meetings took place separate to and around public consultation events on the Framework and the Development Proposals.

- **Public consultation stage I: Consultation on St Thomas Street East Framework (September to October 2018)**. During the first stage of wider public engagement, the Applicant worked with other three landowners in the St Thomas Street East area to organise an exhibition on the draft Framework proposals. This exhibition presented and sought feedback on the draft ground floor masterplan across the four sites, alongside key principles behind each of the four schemes' contribution to the social and economic regeneration of the area.

- **Public consultation stage II: Consultation on Development Proposals (October to November 2018).** During the second stage of wider public consultation, the Applicant organised a public exhibition and further round of engagement to show the local community detailed Development Proposals, and get feedback before a planning application was submitted to LB Southwark.

- **Post-submission consultation stage III**: The Applicant continued to consult and engage with local residents, groups and other stakeholders after the submission of the planning application. This consultation led to further revisions to the scheme and the development of a number of partnerships.

  During this stage the Applicant has also considered the decision to refuse the scheme by LB Southwark's Planning Committee in June 2020, the reasons provided and the debate around the decision. The scheme has been further adjusted to directly respond to these issues.

The following sections summarise the activities undertaken. The detailed reports on the pre-application and post-submission engagement are provided in the appendices.

Meeting LB Southwark Development Consultation Charter requirements

The table below summarises the consultation requirements for strategic applications in the higher range, across both the pre-application and application stages of the planning process. Details of these activities are set out in this Consolidated Statement of Community Involvement.

REQUIREMENT	STATUS	EVIDENCE
Site notice/board is displayed	✓	Permanent exhibition in Vinegar Yard since late June 2019.
Leaflet drop with a follow-up door-knock	✓	Multiple newsletters and newspaper adverts used to promote the public consultation. Door-knocking undertaken of businesses. Individual letters sent to nearby residents offering them one-to-one meetings upon request and at their convenience.
Computer Generated Images and 3D modelling	✓	Included in public consultation collateral.
Design Review Panel	✓	On 15 October 2018 the proposals were considered by the LB Southwark Design Review Panel.
Statutory and non-statutory consultees	✓	Details set out in planning application submission.
Consider the Movement Plan	✓	Details set out in planning application submission.
Meetings with local residents, relevant groups, including community / resident groups, businesses and stakeholders	✓	As set out below.
Developers set up website providing details of development	✓	As set out below.
Engagement summary for validation including ‘ You said, We did’	✓	As set out below.
At least four public consultation workshops	✓	As set out below.
A public community meeting	✓	As set out below.

STAKEHOLDER MEETINGS PROGRAMME

The Applicant sought to engage with local stakeholders on the Development Proposals from an early stage, alongside consultation on the Framework proposals with adjacent landowners. This engagement ran alongside a series of formal pre-application discussions with LB Southwark, the GLA and Transport for London as the plans were developed.

These meetings also ran alongside public consultation events and meetings on the Framework (undertaken collectively with neighbouring landowners) and the Development Proposals.

The table below sets out details of the formal stakeholder meetings that were undertaken during consultation on the Development Proposals.

MEETINGS / ACTIVITIES	DATE	ATTENDEES	SUMMARY OF DISCUSSIONS
Pre-application meeting	15 May 2018	Planning officers	Initial proposals were presented to officers in the context of the emerging New Southwark Plan site allocation, NSP53.
Councillor meeting	11 June 2018	Cllr Peter John OBE, Leader of LB Southwark	CIT met with Cllr John to introduce him to the key principles behind the scheme, including proposed uses and indicative massing.
Councillor meeting	6 August 2018	Cllr Johnson Situ, LB Southwark Cabinet Member for Growth, Development and Planning.	CIT met with Cllr Situ to introduce him to the site, the project team, and set out early ideas for the Vinegar Yard site.
Pre-application meeting	20 September 2018	Planning officers	Updated proposals were presented to officers.
Pre-application meeting	27 September 2018	GLA officers	Proposals presented to officers.
Design Review Panel	15 October 2018	Design Review Panel members	Proposals were considered by the LB Southwark Design Review Panel.
Pre-application meeting	25 October 2018	Planning officers	Updated proposals were presented to officers.
Councillor meeting	6 November 2018	Cllr Johnson Situ, LB Southwark Cabinet Member for Growth, Development and Planning	CIT held a second meeting with Cllr Situ to show him revised proposals for the Vinegar Yard site, reflecting the feedback received from local people and Council officers since the previous meeting.

Pre-application meeting	7 November 2018	Planning officers	Updated proposals were presented to officers.
Resident group meeting	14 November 2018	Old Bermondsey Neighbourhood Forum (OBNF)	CIT and the other three landowners on St Thomas Street presented the draft development Framework for St Thomas Street East to members of the OBNF. This was followed by updates from each of the landowners on each of their respective schemes, followed by a Q&A.
Councillor meeting	4 December 2018	Cllr Kieron Williams, Cabinet Member for Jobs, Skills and Innovation	CIT met with Cllr Williams to introduce him to the Development Proposals. Key topics raised in discussion include the employment spaces proposed within the scheme, and the types of uses that could be delivered on site.
Councillor meeting	5 December 2018	Cllr Rebecca Lury, Deputy Leader of LB Southwark and Cabinet Member for Culture, Leisure, Equalities and Communities	CIT, accompanied by a representative from Flat Iron Square, met with Cllr Lury to introduce her to the plans. The discussion particularly focused on the employment and cultural spaces proposed within the scheme.
Local business meeting	11 December 2018	Network Rail	CIT met with Network Rail to present the Vinegar Yard scheme and Draft Design Framework for St Thomas Street East, which had been updated in response to local feedback.
Ward councillor meeting	18 February 2019	Cllr Humaira Ali Greystar & KPF architects.	A meeting was held with Cllr Humaira Ali with CIT, Greystar & KPF architects to discuss the emerging schemes along St Thomas Street and the landowners' efforts to coordinate the approach.
Business group meeting	7 March 2019	London Bridge (Gateways) Stakeholder Board	A briefing for the London Bridge (Gateways) Stakeholder Board, hosted by LB Southwark. This was an opportunity to share information on projects in the area.
Resident group meeting	14 March 2019	BermondseyStreet.London AGM	CIT attended the BermondseyStreet.London AGM to provide an update on the project.
Business group meeting	18 March 2019	STSE landowners transport consultants Team London Bridge	CIT convened a meeting of the four major landowners' transport consultants with Team London Bridge to discuss how to coordinate and manage traffic across the four schemes. John Dales, Director at transport consultancy Urban Movement, and Jack Skillen, Placeshaping Director,

			represented Team London Bridge. They facilitated a productive discussion with the landowners' consultants, Caneparo Associates, Arup and TPP.
Southwark Council meeting	23 May 2019	LB Southwark officers STSE landowners	Southwark Council presented the Social Regeneration Charter and discussed with landowners what regeneration could achieve for Southwark.
Business group meeting	3 June 2019	Team London Bridge RPS Landscape architects	CIT and RPS Landscape architects presented Framework 3.0 to Team London Bridge.
Business group meeting	1 July 2019	London Bridge (Gateways) Stakeholder Board STSE landowners Great Portland Estates	LB Southwark provided an update on their social research as part of the St Thomas Street Social Regeneration Charter to the four landowners and Great Portland Estates.
LB Southwark Cabinet briefing	29 July 2019	LB Southwark Cabinet & officers STSE landowners & project teams	A presentation was held for LB Southwark Cabinet members, Cllrs Johnson Situ, Cllr Leo Pollak and Simon Bevan, Director of Planning.
Affordable workspace provider meeting	3 October 2019	Arbeit Studios	A meeting was held with Arbeit Studios (an affordable creative work space provider for artists, designers, small businesses and start-ups). This was followed by a tour of London City Island to understand their business model and scope for future partnership.
Business group meeting	15 October 2019[3]	London Bridge (Gateways) Stakeholder Board	A meeting was held with London Bridge (Gateways) to discuss the importance of sustainability within each of the four schemes.
Residents group meeting	17 October 2019	Cllr Humaira Ali Old Bermondsey Neighbourhood Forum representatives CIT	A meeting was held with OBNF and Cllr Humaira Ali. A number of questions were raised at this meeting, which were then followed by email.
Southwark Council meeting	26 November 2019	Prof. Kevin Fenton	CIT held a briefing on the scheme with Prof. Kevin Fenton, Strategic Director of Place and Wellbeing,
Councillor meeting	28 November 2019	LB Southwark Cabinet & officers	A LB Southwark Cabinet briefing was held for the members, including Cllrs Peter John, Johnson Situ, Leo Pollak & Stephanie Cryan and Dan Taylor, Programme Manager - Regeneration, Chief Executive's Department.

Affordable workspace provider or occupier meetings	Q3 & Q4 2019	Vinegar Yard Ltd Southwark Studios Southwark Playhouse Resonance FM	The project team met with a number of organisations to explore how the affordable workspace should be configured and how a performance space could be best incorporated into the scheme.
Creative organisations network meeting	10 March 2020	Southwark Creative Network	The scheme was presented to the network of creatives in Southwark during an event held at Vinegar Yard.

Note that STSE is short for St Thomas Street East.

PUBLIC CONSULTATION

The table below summarises the public consultation events undertaken by CIT, some of which were delivered in partnership with other landowners along St Thomas Street East in order to ensure a joined up approach.

PUBLIC CONSULTATION EVENTS	DATE	ATTENDEES	SUMMARY OF FEEDBACK
Joint public exhibition #1	29 September & 1 October 2018	Public exhibition showcasing early ideas for CIT and the other three major development sites along St Thomas Street East and plans for an integrated approach to design and social regeneration. 250 attendees including: ○ London Borough of Southwark ○ Greater London Authority ○ Network Rail ○ Transport for London ○ Team London Bridge ○ Guy's and St Thomas' NHS Trust ○ Guy's and St Thomas' NHS Trust Charity ○ Kings College London ○ Old Bermondsey Neighbourhood Forum ○ Living Bankside ○ Bermondsey.London ○ Shad Thames Area Management Partnership ○ Bermondsey Street Festival	○ People knew about the idea of the Low Line and liked the way that the framework contributed to it. The railway arches and greening of the area were felt to be really important. ○ There was strong support for knitting the culture and feel of Bermondsey Street into the framework area. People wanted to see smaller, independent retailers and cafes at the ground floor and liked the idea of arts space. A music venue was welcomed as an idea. ○ People liked the idea that there would be a real mix of different kinds of businesses and uses along St Thomas Street East; adding to the vitality of the area and a mix of jobs. ○ St Thomas Street should be a destination and nearly everyone agreed that culture and cultural communities were really important to this. They also liked the idea that spaces between the buildings would be animated by events, pop-ups, and other activities that bring people together. ○ The ideas for greening the area were strongly welcomed as something that would help with local health and wellbeing. ○ The idea of celebrating the heritage of inns and yards in the Old Bermondsey area was well liked by attendees at the exhibition; as was creating a new walking route to the south of St Thomas Street. ○ The desire for better permeability and pedestrian experience went hand in hand with a desire to reduce traffic and improve air quality. So ideas like servicing and freight consolidation

			were welcomed in the plans. Organisations like Team London Bridge wanted to see this go further along St Thomas Street. ○ A lot of people wanted to understand what the individual buildings were going to look like and how high there were going to be. More information about this was one of the big questions from people at the exhibition and landowners will be holding further exhibitions to address this point. ○ Questions about height go together with ones about wind, daylight and sunlight. Local groups and residents wanted to understand how the buildings would affect the local environment around the buildings as well as neighbours. ○ A lot of the focus of the discussion with local groups was how good ideas presented at the exhibition could be further developed and refined. There were lots of ideas on this front. For example, Team London Bridge has provided a seven page response to the exhibition and Bermondsey.London provided a detailed one page response.
Public exhibition #2	10 & 12 November 2018	Approximately 75 people attended the exhibition over two days. Attendees included: ○ Our Lady of La Salette Church ○ Transport for London ○ Old Bermondsey Neighbourhood Forum ○ Guys and St Thomas' NHS Foundation Trust ○ STAMP (Shad Thames Area Management Partnership) ○ Local residents, workers and business owners	○ Most residents were comfortable with the height and some were expecting a much taller building. ○ Attendees generally liked the proposed retail uses – similar to Flat Iron Square ○ Questions were asked about daylight and sunlight ○ Design and materials that reflect the historical character of London Bridge were welcomed ○ Some attendees wanted to know the timings for our application and construction, alongside other developments within the framework area ○ Residents wanted to understand how construction and servicing would be managed

Public meeting #1: Old Bermondsey Neighbourhood Forum meeting	14 November 2018	Old Bermondsey Neighbourhood Forum members and local residents	○ Issues around height, design and viability were raised with CIT and the other landowners present ○ OBNF presented alternative ideas for development along St Thomas Street
Joint public workshop #1: Jobs and Opportunity Topic Session	4 February 2019	Approximately 13 people attended the exhibition. Attendees included local residents, as well as representatives of: ○ Southwark Council ○ Old Bermondsey Neighbourhood Forum ○ Employ SE1 ○ London SE1 ○ Members of the project teams associated with the landowners' group	○ Attendees that were present offered useful insights into how the benefits (jobs, commercial opportunities, etc.) of the Framework could be maximised. ○ Affordability of the workspace within the Framework area was identified as a key talking point. ○ Attendees largely wanted to see uses in the commercial spaces and workspaces which were distinct from London Bridge and more in tune with the character of Old Bermondsey. ○ Those present also suggested ways in which the Landowner Board could strengthen relationships with the local community.
Joint public workshop #2: Culture & Curated Retail Drop-in Consultation	9 February 2019	Approximately 12 people attended the exhibition and attendees mostly comprised of local residents.	○ In general, those who attended were largely positive of the provision of new job-creating retail spaces in the area, alongside new activities in what is currently underused space. ○ They were however keen to see uses across the Framework which will reflect the existing character of the Old Bermondsey area – and while they should be commercially sustainable, they should not compete with or detract from the successful businesses along Bermondsey Street in particular.
Public exhibition #3: STSE Design Framework and Landscaping Drop-in Consultation	21 February 2019	Approximately 70 people attended the exhibition. Attendees mostly comprised of local residents, employees in nearby businesses, and local residents associations.	The majority of the written and verbal feedback from this exhibition can be grouped into seven themes: ○ Attendees appreciated that some aspects of individual schemes had been designed to reflect local heritage assets such as the railway arches along St Thomas Street. Some felt that more local character could be incorporated into the 'look and feel' of scheme facades. ○ People generally understood that the heights of the schemes had been reduced since previous consultation events, and it

			was largely appreciated that there was a logic to stepping height down away from the Shard to the east. Nonetheless some – particularly local residents – felt that their views to the north would be affected. ○ Residents living particularly to the south of the site wanted reassurance that activities taking place on site would not detract from the existing 'community feel'. ○ The aspiration to make the office space less 'City corporate' was welcomed, as was the proposed activity for the cultural spaces. ○ Attendees were largely reassured about the landowners' plans to coordinate servicing and construction across the four sites. ○ People were generally pleased with the intention to provide as much landscaped and green space as possible across the Framework to improve air quality, reduce wind impacts and create a more pleasant environment. Some felt that the landscaping could have been incorporated into the Framework at an earlier stage. ○ Attendees wanted to understand how their feedback would contribute towards the evolution of the Design Framework.
Joint public workshop #3: Bringing People Together Drop-in Consultation	26 February 2019	Approximately 16 people attended the exhibition.	○ Attendees made clear their desire to ensure that the residential amenity – noise, daylight and sunlight, etc. – is not impacted as the schemes come forward. ○ People also welcomed the provision of space in the Framework for small cultural events, as well as affordable workspace for start-ups and new ventures. ○ Facilities provided within the Framework for local schools and organisations – e.g. homework clubs, work experience for care leavers/NEETs, study spaces for young people – were welcomed by attendees. ○ Height and massing of the schemes was raised as a potential barrier when it came to building a sense of community.

Joint public workshop #4: Health and Wellbeing Consultation	4 March 2019	Six people attended the exhibition. Attendees included members of Team London Bridge, along with local residents	○ Those who attended the exhibition generally voiced their approval for the landscape improvements, public square, greenery, pedestrian access and spaces proposed on the boards. ○ There were questions over how Health and Wellbeing could inform the design of the Framework, and how this would work in practice. ○ Height and massing was raised as an issue of concern by some local residents.
Public meeting #2: OBNF public meeting	20 February 2019	A meeting was held with the Old Bermondsey Neighbourhood Forum (OBNF) to present the scheme to a group of residents and business owners who live & work within the Bermondsey area. ○ Cllr Johnson Situ ○ Old Bermondsey Forum ○ Local residents ○ Neighbouring business owners	○ A range of issues were raised challenging the height, design, viability and materials proposed for the schemes along St Thomas Street ○ Alternative proposals were set out by OBNF members that could deliver viable schemes with less profit for the developers
Public workshop #5: 'London's Next Cultural Hub' Panel Discussion	5 March 2019	A panel discussion and debate chaired by Ben Marlow (Executive Business Editor at the Telegraph) was held to discuss the future of St Thomas Street and the type of space that can enhance the cultural character of the area. **Panel:** ○ Ben Marlow, Executive Business Editor, The Telegraph (Chair) ○ Josh Artus, Co-founder, Centric Lab ○ Dr Sarah Atkinson, Head of Department of Culture, Media & Creative Industries, King's College London	During discussion, panellists and attendees at the event talked about the following topics: ○ Community consultation; ○ Health & wellbeing; ○ Affordability; ○ Creative links with existing local institutions; ○ LB Southwark affordable workspace policy; ○ Business growth and longevity; ○ Landowner collaboration; ○ Approachability of uses within the Framework; ○ Sustainability; Contribution to the St Thomas Street Social Regeneration Charter.

		○ Alfie Lay, Partner, Eat Work Art ○ James Leay, Managing Director, Make Shift ○ Tamsie Thomson, Director of the London Festival of Architecture **Attendees:** Approximately 50 people, including: ○ Cllr Johnson Situ, Cabinet Member for Growth, Development and Planning ○ Cllr Leo Pollak, Cabinet Member for Regeneration ○ Cllr Humaira Ali & Cllr William Houngbo, London Bridge & West ○ Bermondsey ward councillors ○ Guy's and St Thomas's Foundation Trust / King's College London ○ Southwark Studios ○ Ethical Property Company ○ Team London Bridge ○ Shad Thames Area Management Partnership ○ Great Portland Estates ○ Network Rail ○ Living Bankside ○ Bermondsey Street Area Partnership / BermondseyStreet.London ○ Make Shift ○ Central Working ○ Arbeit Studios	

Public exhibition #4: Great Get Together exhibition	23 June 2019	CIT helped organise and participated at this community event where all of four landowners' presented their schemes STSE Landowners Local residents	○ This was primarily an opportunity to raise awareness of the project and to answer questions that local people had, rather than to gather formal feedback.
Permanent exhibition at Vinegar Yard	Late June 2019	A permanent exhibition was established at Vinegar Yard, providing a comprehensive overview of the proposals. Copies of the feedback form were available for attendees to complete and return at Vinegar Yard for collection each week.	○ Postcards returned to Four Communications with a wide range of messages, suggestions and support.

OTHER ENGAGEMENT ACTIVITIES

The table below summarises other engagement activity undertaken for the project.

ACTIVITY	DATE	AUDIENCE	DETAILS
Contact Centre	Start of project	All	A telephone number and project e-mail address have been made available to the local community, where residents can have their questions answered about the proposals. They were included in correspondence with stakeholders and in newsletters that were distributed to the local community. Comments and feedback received by email, telephone and feedback forms was collated by Four Communications and, where relevant, passed to the project team for consideration.
Project website	September 2018	All	A website has been available throughout the project (www.vinegaryardcit.com) advertised on public communications and materials.
Newsletter #1	September 2018	5,100 residential and business addresses	A flyer was distributed by hand to neighbours around the site to introduce them to the plans and to invite them to the first Vinegar Yard public exhibition
Newspaper advert #1	20 September 2018	Southwark News readers	A half-page newspaper advert was placed in the Southwark News to inform local people about the first public exhibition.
Newsletter #2	November 2018	5,100 residential and business addresses	As for Newsletter #1 to promote the second exhibition.
Newspaper advert #2	1 & 8 November 2018	Southwark News readers	A quarter-page advert was taken out in the Southwark News on two dates to promote the second exhibition.
Newsletter #3	January 2019	5,100 residential and business addresses	As for Newsletter #1, to promote the programme of project workshops and exhibition in Spring 2019.
Newspaper advert #3	31 January 2019	Southwark News readers	A quarter-page advert was taken out in the Southwark News to promote the programme of project workshops and exhibition in Spring 2019.

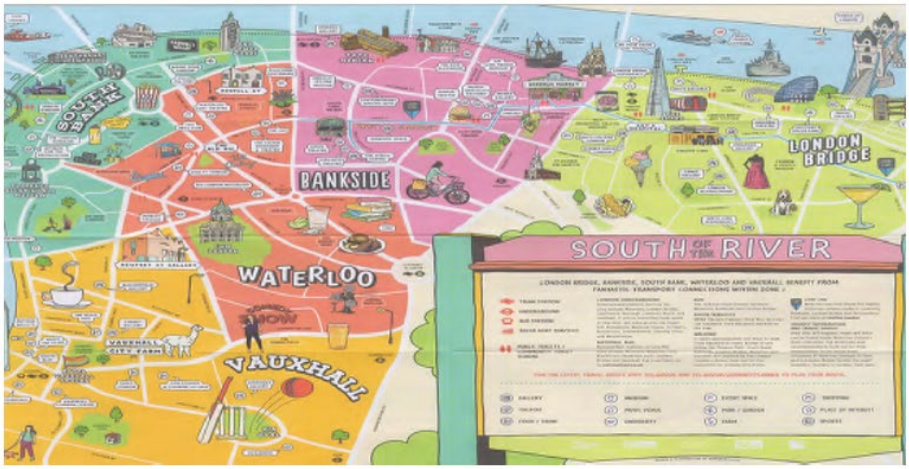
Letter offering one-to-one meetings	31 January 2019	Residents near the site	A letter with an offer to a briefing on the proposals for Vinegar Yard were sent to properties immediately surrounding the site.
Door-to-door & business engagement	7 February 2019	c. 60 businesses	Four conducted door-to-door outreach to businesses at London Bridge Station, Bermondsey Street, St Thomas Street, Weston Street and Snowfields to raise awareness of the CIT project and development along St Thomas Street.
Post-submission neighbour letter	8 May 2019	Local businesses, community groups and organisations	A letter was sent to notify local businesses, community groups and organisations that the application had been validated. The letter was sent to the organisations identified in the project's stakeholder audit.
New London Architecture Awards	3 July 2019	Award nominees etc.	St Thomas Street East Design Framework received commendation in the Masterplans & Area Strategies category of the NLA Awards.
STSE Design Framework 3.0 Newsletter	17 July 2019	c.1500 local residents and businesses	A newsletter was distributed to c.1500 local residents and businesses to update them on Framework 3.0 and signpost them to the Framework website for more information.

MEANWHILE USE: VINEGAR YARD

Vinegar Yard Limited is presently operating a meanwhile use on the site that comprises a curated mix of retail, art, affordable studio space, food and drink offers. This closely follows the intended uses for the ground floors within the proposed Vinegar Yard development.

The current Vinegar Yard has been highly successful, being widely featured the press including Time Out magazine as ‘another good reason to go south of the river’ and in EasyJet inflight magazine as a ‘London top 7 place for outdoor recreation’.

Network Rail has also visited the site and their retail team has written expressing support given the positive benefits their retail has already seen since the meanwhile use has operated. Such support gives us great belief that the proposals for the permeant scheme will be highly successful.











PARTNERSHIPS DEVELOPMENT

From the outset of the project CIT has set out an ambition to deliver (1) real social value for local communities; (2) genuinely affordable workspace; and (3) a curated retail offer at the ground floor level.

During the post-submission period, CIT has met with prospective partners to establish the financial model, space requirements and practical viability of different uses in the development. This included:

- Arbeit Studios
- GoodPeople
- Guy's & St Thomas NHS Foundation Trust
- Menier Chocolate Factory
- Resonance FM
- Southwark Playhouse
- Southwark Studios
- Vinegar Yard Limited

We are taking forward relationships with Guy's & St Thomas NHS Foundation Trust, Southwark Studios, GoodPeople and Vinegar Yard as part of the planning application and have agreements in place with all three.

GUY'S & S THOMAS NHS TRUST	SOUTHWARK STUDIOS	GOOD PEOPLE	VINEGAR YARD LTD.

OUTCOMES ADOPTED

The outcomes of this partnership development exercise has been to incorporate the following uses into the scheme:

- **NHS OR MED-TECH SPACE.** The scheme has been designed to meet Guy's & St Thomas' NHS Foundation Trust's standards for healthy and adaptable buildings capable of flexing between a range of NHS, healthcare, research and office functions.
- **ARTIST & STUDIO SPACE.** CIT has entered into agreements with Southwark Studios as the preferred partner for the lower ground floor where they will deliver genuinely affordable studio space, gallery and community space.

- **MED-**TECH INNOVATION SPACE. Additional affordable workspace has been provided at the mezzanine level targeting med-tech start-ups, with Guy's & St Thomas' NHS Trust proposing to take and manage this space.
- **GROUND FLOOR CURATED RETAIL.** Vinegar Yard Limited is CIT's preferred partner to take on ground floor retail space. The intent is for this to be a curated retail use similar to the meanwhile use currently on the site.
- **LOCAL EMPLOYMENT INITIATIVE**. CIT is working with Good People to create an employment initiative for St Thomas Street to ensure that the development creates jobs for Southwark people.

OPPORTUNITIES TO FEEDBACK

Throughout the consultation a range of options were made available to residents, stakeholders and other interested parties to give feedback to the project team. These options comprised:

- Freepost envelopes
- Feedback forms at public consultation events
- Verbal feedback at public consultation events
- Website (by email)
- Dedicated project email address
- Dedicated project phone line
- One-to-one meetings

SUMMARY OF SUPPORT & OBJECTION

The purpose of our public engagement was to involve local people in the design development and get their views on different aspects of the scheme. The aim of securing feedback was to understand local concerns and find ways to address them. As the scheme has evolved so has the level of support and objection.

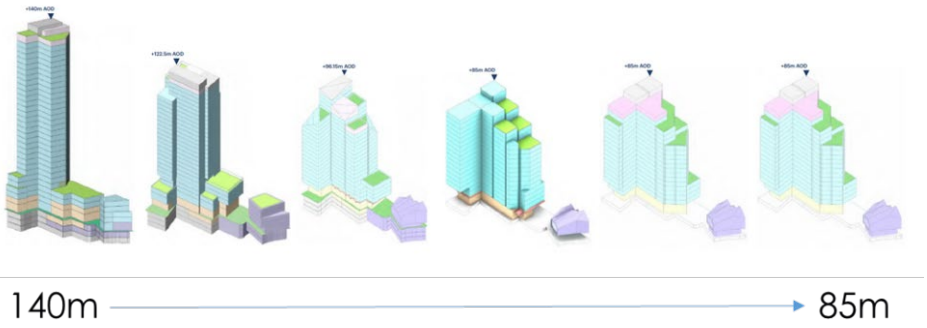
Key issues raised over the course of consultation are listed below and coded in terms of sentiment. 31% of these themes are positive, 38% are negative and 31% are neutral in tone. The planning portal and officer report will provide an accurate record of how these comments have now translated into registered supporters and objectors.

+	**Affordable workspace.** The inclusion of Southwark Studios as CIT's affordable workspace provider has been broadly welcomed, as has the commitment to very low rents for this space. At the LB Southwark Planning Committee in June 2020 the preference for more on-site delivery of all affordable workspace was expressed.
+	**Design.** The local community generally welcomed the design of the scheme and proposed materials, and how it reflects the historical character of London Bridge. There were some at the exhibition who thought this could have been achieved in different ways (e.g. through more use of arches). A small number wanted to see arches like those in the railway line along St Thomas Street. Others raised the possibility that the scheme and the other developments may adversely affect the amount of sunlight in the area.
−	**Disruption to local people during construction.** There was concern about the amount of construction that was proposed in the St Thomas Street area and how this would be managed to avoid impacts on neighbours.
+	**Energy strategy.** Some stakeholders were keen to understand the energy strategy for the site, and how it would achieve a very high level of sustainability. Generally this was regarded as a positive by respondents.
−	**Height and massing.** Most residents, although recognising that a scheme of 19 storeys was being proposed, were comfortable with the height. Several local people were expecting a taller scheme would be brought forward on this site, referencing previous plans in the public domain brought forward by a previous owner. Some local groups, like OBNF, have objected to the height of the scheme.
−	**Heritage & conservation.** LB Southwark planning committee refused planning consent for the scheme because of the placement of bulk and height within the Bermondsey Street Conservation Area; the removal of a warehouse considered to make a positive contribution to the conservation area; and inadequate consideration for the setting of the Horseshoe Inn public house.
=	**Nearby developments.** Attendees at the exhibition wanted reassurance that neighbouring schemes coming forward in the area were designed with each other in mind. This included the other projects within the Framework area, alongside a further application submitted for the site on the corner of Melior Street and Melior Place.

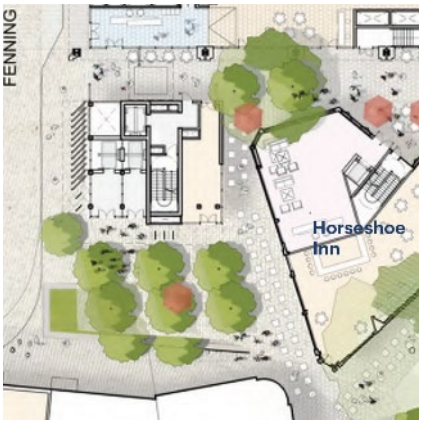
+	**New cultural uses.** The proposed retail and offices were generally supported, and seen as a useful addition for this part of St Thomas Street. There was particular support for the delivery of new curated retail spaces like those at nearby Flat Iron Square, with which a number of local residents were familiar. Bringing the Vinegar Yard meanwhile use back in the final development was welcomed.
+	**New trees and planting.** The new boulevard of trees along St Thomas Street has been welcomed. It was important to stakeholders that new trees were planted directly into the earth and not into planters and this has been achieved across the site.
=	**New Vinegar Yard park design.** The design of the new park was broadly welcomed by consultees and stakeholders, with some requests for more greenery and comments on microclimate. At the LB Southwark Planning Committee in June 2020 speakers expressed a preference for an urban community garden and green space at east end of site instead of the proposals for a hard landscaped space.
=	**Performance venue. There were mixed views on the proposed performance venue. During the public consultation l**ocal people and stakeholder groups largely approved of bringing a performance venue to the site, although some wanted it to be a smaller venue due to potential noise, traffic and pavement overcrowding. At the LB Southwark Planning Committee in June 2020 there were objections to the inclusion of the music venue due to the anticipated impact on public amenity.
=	**Public benefits package.** Local groups were keen to understand the detail of the public benefits package being proposed.
-	**Servicing.** A number of local people and businesses raised concerns about how the schemes coming forward within the St Thomas Street East Framework wouldn't cause excessive strain on local roads and transport. Most of these consultees wanted reassurance that the landowners would be working together to minimise deliveries and disturbance.
=	**Timeline.** Local people were interested to understand the likely timescales for the construction and completion of the project, and how it fitted with other development schemes coming forward nearby.
-	**Transport & traffic.** There were concerns about the width of St Thomas Street and surrounding roads, and the ability of the existing road network to accommodate more traffic coming to and from the site and surrounding developments once completed. The proposals for a servicing consolidation scheme were welcomed.
-	**Wind.** The potential for wind tunnelling was raised by some local people as a potential issue, given existing taller buildings and other development proposals coming forward nearby.

CHANGES IN RESPONSE TO FEEDBACK: PRE-APPLICATION THROUGH TO LB SOUTHWARK DETERMINATION

The table below summarises the changes in response to feedback. This covers all changes from mid-2018 when CIT initially began consultation on the project through to the scheme presented to LB Southwark Planning Committee in June 2020.

CHANGES TO THE SCHEME	DESCRIPTION	
Reduced height of the scheme	Whilst it was accepted that buildings should "step down" in height from The Shard, there were concerns that the original 140m development did not reflect the character of the surrounding area. Through consultation with neighbouring residents, businesses and LB Southwark, the scheme has been substantial reduced to 85m, which is seen as being much more sympathetic to the character of the area.  	
Commitment to consolidated servicing arrangements		In response to feedback requesting a consistent servicing approach across St Thomas Street East area, the four major landowners have agreed to a servicing consolidation scheme. Servicing consolidation using company like Clipper Logistics has reduced servicing traffic by up to 85% in other comparable parts of London (e.g. the West End).
Increase the size of New Vinegar Yard & save the 'meanwhile use'		A permanent exhibition and feedback box has been installed in the Vinegar Yard meanwhile use for visitors to share their views. There has been strong support for the use and requests for the meanwhile use to be saved and extended in the scheme. This activity was intended as a test of whether the use would work in the area and it has proved very

		successful, particularly during the warmer months. In response to feedback we have enlarged the New Vinegar Yard, brought the meanwhile use into the new development and proposed Vinegar Yard Limited as our preferred partner for the performance space.
Created a more direct east-west walking route through the site		People wanted to see a more direct route through the site to encourage tourists, workers and residents to explore the new development and to take some of the pressure off of St Thomas Street. Plans have been amended to include a more direct east-west walking route, along with north-south routes that reflect the 'inns & alleys' that define the character of the surrounding area.
Pull back CIT's building to protect & enhance the setting of the Horseshoe Inn		The setting of the Horseshoe Inn and views of it from the surrounding area were important to LB Southwark and local people. In response, CIT's building has been pulled back from the pub to improve the views.
Materials changed to brick to better reflect the character of Old Bermondsey		Local people told us that they did not want to see more glass, steel and tall buildings imposed on their community. Feedback from LB Southwark was that we needed to revise the materiality of the building so that it better suited its local context. KPF changed the materials to brick and elements of pre-cast concrete. The window design reflects the crittal windows found in nearby warehouses. Overall the feel of the buildings has been changed to better reflect the area's prevailing industrial and warehouse architectural language.

Revised the design of the pavilion	 A pavilion building has been a feature of the scheme since the outset. This provides a focal point on the corner of Snowsfields and St Thomas Street. The original design reflected the warehouses and warehouse roof lines in the area. Feedback received during the consultation to see a more welcoming entrance and overall structure to the 'bandstand' in Vinegar Yard. In response to this feedback, the 'bandstand' has been redesigned with a more inviting, glass entrance and large windows into the building.	
Core relocated as a buffer between the office and neighbouring homes		To reduce the impact of development on residents living next to the proposed scheme on Melior Street, KPF moved the building core to the south of the site. The core accommodates lifts and stairwells rather than office space, so that there is no overlooking of their properties and more of a buffer between them and the more active office floors and ground floor uses.
The Market Hall now has access from all sides to increase permeability		Southwark Council's Design Review Panel told us that there should be more permeability through the Market Hall, which would further improve movement through the site. We have therefore moved the office entrance inside the building, maximising the buildings ground floor permeability. This helps make the whole building more welcoming and open to the community.
Enhanced sustainability measures, including changes to our energy strategy	Feedback was received from the GLA that the proposed CHP energy system would not be supported. In response to this the scheme now incorporates electric heat pumps for heating and cooling, taking advantage of the decarbonisation strategy recommended by LB Southwark and the Government. This is the greenest energy solution	

	and is in line with the GLA and the local planning authority's requirements.	
Workspace & jobs coordination	There has been strong support for the affordable workspace provision within the scheme. Local residents wanted to know if the scheme would also deliver jobs for their community. In response CIT and the St Thomas Street East landowners have partnered with Good People to produce a bespoke employment programme targeted at residents in the local area.	
Trees planted directly into the earth	There were serious concerns from residents about whether the tree planting strategy proposed for the site would work and whether mature trees would thrive in planters. Residents and stakeholders asked for the trees along St Thomas Street be planted directly into soil. CIT and its project team have carefully mapped the utilities along St Thomas Street and how they can be moved or worked around. Whilst there were some technical challenges all the trees proposed by the scheme will be planted directly into soil, apart from a small number in the New Vinegar Yard space.	
Affordable and local food options in Vinegar Yard		A number of residents requested that more affordable and local produce was available from Vinegar Yard operators. Vinegar yard Limited has said it will require its tenants to have at least one menu option under £5 to ensure that everyone can enjoy the new space.

FURTHER CHANGES IN RESPONSE TO FEEDBACK: LB SOUTHWARK PLANNING COMMITTEE REFUSAL & GLA REQUIREMENTS

LB Southwark Council Planning Committee resolved to refuse the planning application for Vinegar Yard in June 2020. The reasons have been interpreted as follows:

1. Placement of bulk and height within the Bermondsey Street Conservation Area;
2. The removal of a warehouse considered to make a positive contribution to the conservation area.
3. Inadequate consideration for the setting of the Horseshoe Inn public house.

In addition, during the Planning Committee there was discussion regarding the following;

- Request for more urban greening / green space for local use;
- reservations about the potential disruption created by a music venue;
- Not providing all of the affordable office space on site;
- Mitigation of the visual and environmental impact of a taller building; and
- The relevance of a new building in a world with altered working patterns.

The project had a recommendation from Officers for approval, where the principle of a large building was supported, and is aligned with Southwark's draft site allocation.

Proposed adjustments

The Applicant has proposed focused adjustments to the scheme that positively respond to the criticisms expressed by the LB Southwark Planning Committee and to respond to Greater London Authority requirements, while maintaining the main positive aspects of the scheme, as follows:

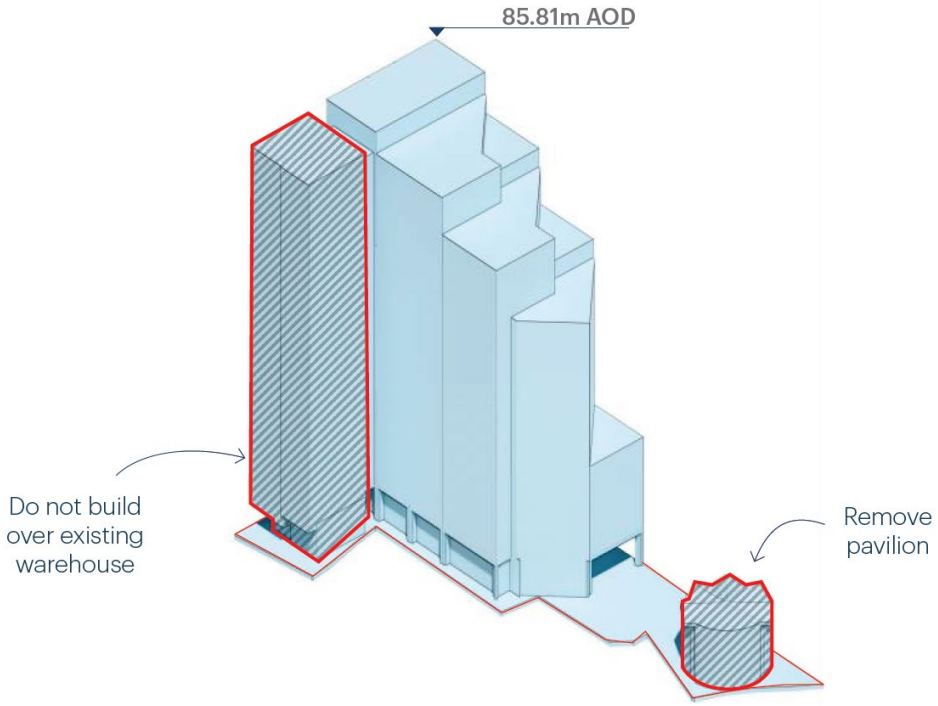
- Place all building bulk outside the conservation area.
- Retain the existing warehouse.
- Propose the warehouse as a community focused use with ground floor retail and first floor flexible meeting / event / exhibition space to work in conjunction with the affordable office.
- Omit music venue and entrance pavilion.
- Create a new urban community garden at east end of site.
- Reduce extent of basement so no basement structures underneath the garden area.
- Provide a fully compliant on-site affordable work space at 10% of the area of the building. The intention is for Southwark Studios to bring creative activity to the site, with the additional affordable space likely to be MedTech related start-ups.

- Develop the massing and external architectural treatment to respond more sensitively to the adjacent context.
- Further test environmental impact.
- In response to the Climate Emergency, the proposed development exceeds current GLA targets for Be Lean, Be Clean and Be Green with regard to Operational Carbon usage. A commitment is proposed to achieve net zero operational carbon.
- A 27% target reduction in Embodied Carbon has been set against the GLA-provided baseline.
- An improved Urban Greening Factor of 0.301 is proposed (previously 0.123).
- The public realm design adheres to the fundamental principles set out and agreed in the St. Thomas Street East Framework.

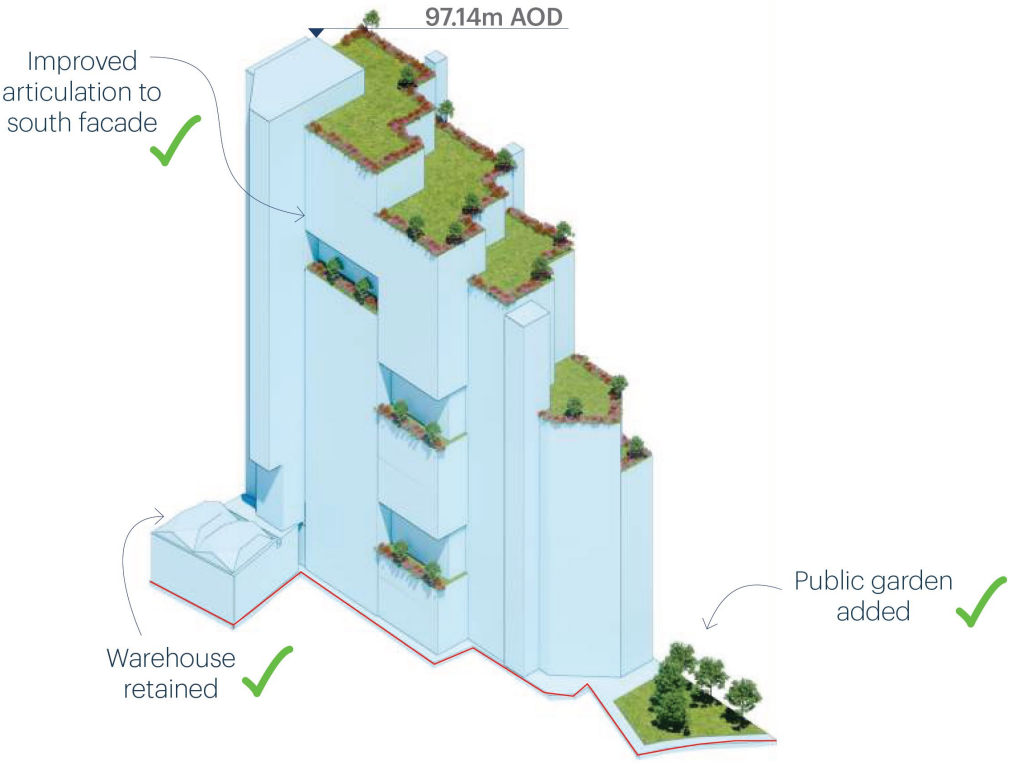
The design has also been adjusted to facilitate potential medical or clinical use to capitalise on its proximity to Guy's and St. Thomas' Hospital. This makes the building very relevant to immediate needs in the area. To enable this flexibility, the following changes have been made:

- Increased floor to floor heights
- A more rigid structure to reduce vibration that can affect medical equipment; and
- Provision of additional systems to support the proposed uses within the criteria for healthy and flexible buildings, as established by the NHS.

Submitted for planning December 2018
Ground +18 Floors + Plant Floor

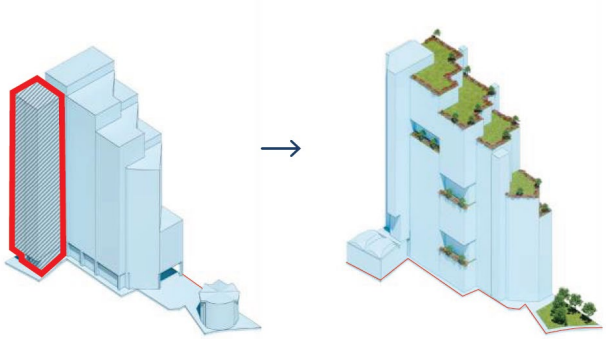


Proposed
Ground +18 Floors + Plant Floor



Enhanced Benefits of Updated Scheme

The table below summarises the enhanced benefits of the scheme, which has been adjusted subsequent to the LB Southwark Planning Committee decision in June 2020.



Massing removed from conservation area and warehouse retained



Urban Greening Factor improved from 0.123 to **0.301**





3,031sqm / 32,630 sqft of Affordable Workspace



Relevant community facilities



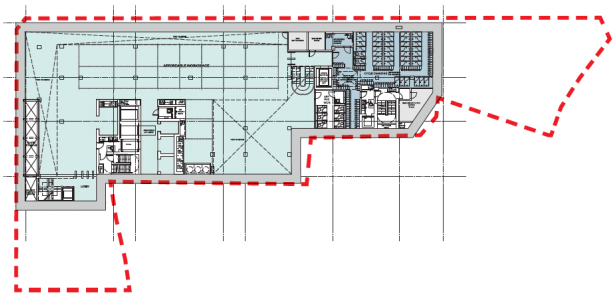
A 27% target reduction in Embodied Carbon has been set against the GLA-provided baseline;

The proposed development exceeds current GLA targets for Be Lean, Be Clean and Be Green - a 49.5% improvement on Part L figures;

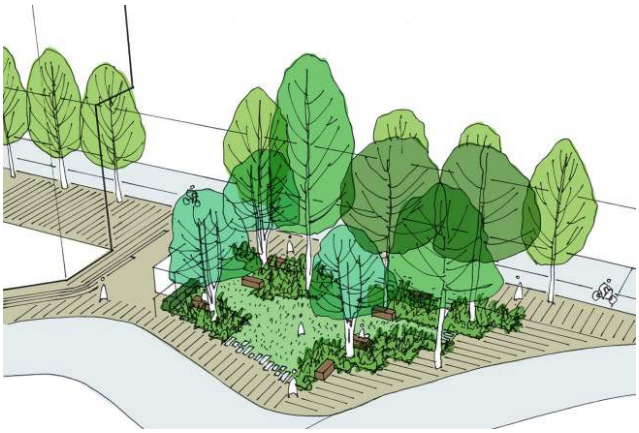
A commitment is proposed to achieve net zero operational carbon



Supporting the new Innovation Quarter by meeting the Guy's & ST Thomas's NHS Trust medical use brief requirements



Basement area decreased allowing for natural attenuation and greenfield planting



1,533sqm of public realm provided, including a community garden





Townscape impact improved. Visible gap between Edge development and a further articulated southern facade

Social impact

The adjusted scheme now delivers the following social impact; addressing the requirements of the LB Southwark St Thomas Street Social Regeneration Charter:

1. **10% affordable workspace delivered on site**, designed for Southwark Studios and MedTech related start-ups.
2. **Local employment**. We remain committed to delivering a good number of local jobs both during construction and operation; exact details are still being calculated.
3. **Preserving & enhancing heritage**. Respecting the Bermondsey Street Conservation Area we have pulled the building back out of the Conservation Area and are preserving the Warehouse on Fenning Street.
4. **A community space**. Keeping and converting the Warehouse into a community use with ground floor retail space and a flexible event space at the first floor.

5. **A green urban garden at the east end of site**, replacing the pavilion and music venue entrance. A smaller basement means that trees here can be planted in mother earth.

6. **A more sustainable building**. We have worked with the GLA to address emerging requirements on Carbon Emissions, Embodied Carbon and Life Cycle Commitments.

7. **Supporting Southwark's post-Covid recovery** with significant CIL and S106 contributions.

APPENDICES

1. Statement of Community Involvement 44
2. Statement of Community Involvement Addendum 149
3. St Thomas Street East Design Framework V.3 169

APPENDIX I: Statement of Community Involvement

Vinegar Yard

Land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields including Nos. 1-7 Fenning Street and No. 9 Fenning Street

Planning Application
Statement of Community Involvement

20 December 2018

four

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Executive summary

This Statement of Community Involvement (SCI) summarises the process of public consultation that has been undertaken on behalf of CIT Group ("the Applicant") to accompany a full planning application for the redevelopment of the land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowsfields including Nos. 1-7 Fenning Street and No. 9 Fenning Street, SE1 3QR ("the site").

The 0.3 hectare former car park site was most recently used as a work compound for the redevelopment of London Bridge Station. Vinegar Yard is one of a number of adjacent sites coming forward for development along St Thomas Street, as the new station has acted as a catalyst for the wider transformation of the London Bridge area.

The application is for the following, as described in the accompanying Planning Statement:

> *"Redevelopment of the site to include the demolition of the existing buildings and the erection of a 5 to 19 storey building (plus ground and mezzanine) with a maximum height of 86.675m (AOD) and a 2 storey pavilion building (plus ground) with a maximum height of 16.680m (AOD) with 3 basement levels across the site providing a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes B1, A1, A2, A3, A4, D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works."*

St Thomas Street East Framework

The development proposals for the Vinegar Yard site have progressed alongside plans for three other neighbouring sites along St Thomas Street East between Bermondsey Street to the east, Weston Street to the west and Melior Street to the south. These three sites comprise Capital House, Becket House, and the Leather Warehouse on Snowsfields & 2 adjacent buildings on Bermondsey Street.

Together, the four landowners have produced a joint masterplan for the ground floor across their respective sites ("the Framework"). This masterplan sets out how each of the four schemes will contribute to the successful social and economic regeneration of the area, in line with LB Southwark and the local community's priorities.

The landowners organised their own public consultation programme in support of the Framework, including a public exhibition which was held at **Science Gallery London, Great Maze Pond, London, SE1 9GU** from 10:00am to 2:00pm on Saturday 29 September and from 12:00pm to 8:00pm on Monday 1 October. Further information about the consultation on the Framework is provided below, and a full report of the public exhibition is included as *Appendix I*.

The comments received at the joint exhibition, at separate meetings with key stakeholders and local groups, and at individual landowners' consultations on their respective schemes were incorporated into the Framework as it developed. The result is a refined Framework plan, within which the Applicant's proposals for Vinegar Yard are situated.

Vinegar Yard activity programme

To deliver the individual public consultation on their proposals for the Vinegar Yard site, the Applicant appointed Four Communications, a specialist public affairs and community engagement agency. Consultation activities for this application were carried out in conjunction with the Applicant's project team and in parallel to their extensive engagement with the London Borough of Southwark's planning officers, the Greater London Authority and other statutory consultees.

Consultation activity on the development proposals for Vinegar Yard has included:

- **Public exhibition on the plans for Vinegar Yard.** The Applicant organised a public exhibition at Team London Bridge's exhibition space, 1 Melior Place, SE1 3SZ on Saturday 10 November and Monday 12 November. Approximately 75 people attended the event over the two days.
- **c. 5,100 newsletters**. A newsletter was distributed by hand to neighbours around the site to introduce them to the plans and to invite them to the Vinegar Yard public exhibition. Hard-to-reach areas were sent copies of the flyer via Royal Mail.
- **Stakeholder one-to-one meetings.** 44 local stakeholders were offered personal briefings including elected representatives, local residents associations, community groups and immediate neighbours. To date, five meetings have been held.
- **Project website.** A website has been available throughout the project (http://www.vinegaryardcit.com/), advertised on public communications and materials, from which local residents can access further information about the plans, find details of consultation events, and download content on display at the public exhibitions for both the Framework and the Applicant's development proposals for Vinegar Yard.
- **Residents' enquiries.** A telephone number and project e-mail address have been made available to the local community, where residents can have their questions answered about the proposals. They were included in correspondence with stakeholders and in newsletters that were distributed to the local community. Comments and feedback received by email, telephone and feedback forms was collated by Four Communications and, where relevant, passed to the project team for consideration.

Emerging themes

The response from local residents, community groups, nearby businesses and elected politicians has generally been positive, with consultees largely in favour of the development of the site and the coordinated design with neighbouring landowners. There has been understandable interest in the detail of the proposals, particularly the height, proposed uses and relationship to nearby existing and proposed buildings in the immediate area. The primary issues that attendees have raised are listed below.

- **New cultural uses.** The proposed retail and offices were generally supported, and seen as a useful addition for this part of St Thomas Street. There was particular support for the delivery of new curated retail spaces like those at nearby Flat Iron Square, with which a number of local residents were familiar.
- **Performance venue.** Local people in the main approved of bringing a performance venue to the site, although some wanted it to be a smaller venue due to potential noise, traffic and pavement overcrowding.

- **Height.** Most residents, although recognising that a scheme of 19 storeys was being proposed, were comfortable with the height. Several local people were expecting a taller scheme would be brought forward on this site, referencing previous plans in the public domain brought forward by a previous owner.
- **Design.** The local community generally welcomed the design of the scheme and proposed materials, and how it reflects the historical character of London Bridge. There were some at the exhibition who thought this could have been achieved in different ways (e.g. through more use of arches). A small number wanted to see arches like those in the railway line along St Thomas Street. Others raised the possibility that the scheme and the other developments may adversely affect the amount of sunlight in the area.
- **Wind.** The potential for wind tunnelling was raised by some local people as a potential issue, given existing taller buildings and other development proposals coming forward nearby.
- **Transport & traffic.** There were concerns about the width of St Thomas Street and surrounding roads, and the ability of the existing road network to accommodate more traffic coming to and from the site and surrounding developments once completed.
- **Servicing.** A number of local people and businesses raised concerns about how the schemes coming forward within the St Thomas Street East Framework wouldn't cause excessive strain on local roads and transport. Most of these consultees wanted reassurance that the landowners would be working together to minimise deliveries and disturbance.
- **Nearby developments.** Attendees at the exhibition wanted reassurance that neighbouring schemes coming forward in the area were designed with each other in mind. This included the other projects within the Framework area, alongside a further application submitted for the site on the corner of Melior Street and Melior Place.
- **Timeline.** Local people were interested to understand the likely timescales for the construction and completion of the project, and how it fitted with other development schemes coming forward nearby.

Changes in response to feedback

The Applicant has listened to all the feedback received from the local community, as a result of consultation on both the Framework and the plans for Vinegar Yard. The proposals for the Vinegar Yard site have therefore been refined to respond to this feedback in the following ways:

- **Height and massing.** In response to comments from the local community and Council officers the height of the scheme is proposed to be ground plus 19 storeys. Massing has been reduced across the site as the plans have been refined, to take into account development proposals for nearby development sites in the Framework area and existing buildings such as the Horseshoe pub.

- **Pavilion design.** In response to comments from Council officers and the Design Review Panel, the pavilion to the north east of the site has been redesigned and reduced in height, to better complement existing and future buildings.

- **Performance venue.** Local people, while generally supportive of the incorporation of a performance venue as a welcome addition to the area, wanted to be reassured that the public space to the north east of our site is not crowded and noisy. It is proposed that the performance venue is located underground, and does not have a large capacity.

- **Connectivity. I**ncreased connectivity to the surrounding area was largely supported by residents at the public consultation. Throughout the design phase more new routes have been created through the site to maximise the permeability of the proposals, and better knit it into the surrounding area.

- **Facades and detail.** Local people have generally wanted to ensure the scheme fits with the existing fabric and materials in the Bermondsey area.

- **Consolidated servicing.** Local groups and residents often mentioned that servicing and deliveries needed to be managed effectively. Alongside other landowners within the Framework, the applicant is committed to consolidating the servicing of their respective sites.

Next steps

The Applicant is committed to ongoing engagement with local politicians, residents, businesses and community groups, both as part of the development of the Framework with the three other landowners and individually regarding the proposals for Vinegar Yard specifically.

Further engagement activity relating to the plans for the Vinegar Yard site includes:

- **Notification of application submission.** A letter will be distributed to all relevant parties to let them know that the planning application has been submitted.

- **Dedicated website, email address and telephone number.** The project website, email address and telephone number will remain in operation following submission of the planning application.

Alongside the other landowners within the Framework area, the Applicant will undertake further community engagement on the Framework proposals over the coming months. This additional activity will include:

- **Topic sessions.** The landowners will organise a series of topic sessions, with each event based on the themes underlying the Framework consultation. The purpose of these events will be to take feedback on the four landowner's strategy to deliver long term social and economic benefits to the local area. These events will be held at accessible local venues, and advertised to the local community and key stakeholders.
- **Immediate neighbour and local groups engagement.** The four landowners will offer further briefings on the Framework proposals to key local residents and groups based in the immediate vicinity of the site. These groups will also be invited to each landowner's consultation events on their respective schemes moving forwards.
- **Commercial neighbours and larger institutions.** Local business groups and larger office buildings / landowners will be offered further opportunities for individual exhibitions or events.
- **Elected representatives engagement.** The four landowners will seek further meetings with local elected representatives and key LB Southwark figures, and will continue to be open to engaging with them.
- **Individual contact centres and websites.** As part of their own public consultation programmes, each of the landowners will publicise details of each scheme and related

consultation events on their respective project websites. They will also have project telephone lines and email addresses should any local people require further information.

Introduction

This Statement of Community Involvement has been prepared by Four Communications, on behalf of the Applicant, to accompany a full planning application for the redevelopment of Vinegar Yard.

The application scheme is referred to in this Statement of Community Involvement as "the Development Proposals". A full description of the Development Proposals is contained in the accompanying Planning Statement and Design and Access Statement.

This Statement of Community Involvement assesses the community engagement considerations associated with the Development and considers the Development in the context of national, regional and local planning policy and guidance. This document should be read in conjunction with the other documents, plans and technical studies submitted to accompany the planning application.

Formal pre-application discussions on the Development Proposals specifically have been held with the Greater London Authority, Transport for London, and planning officers and the Design Review Panel at the London Borough of Southwark.

This report has been informed by Central Government Guidance on community involvement in planning, in line with the National Planning Policy Framework (NPPF) 2018. It has also been informed by the London Borough of Southwark's Statement of Community Involvement (2008). It forms part of the supporting documentation informing the planning application.

Understanding the site & local area

The site

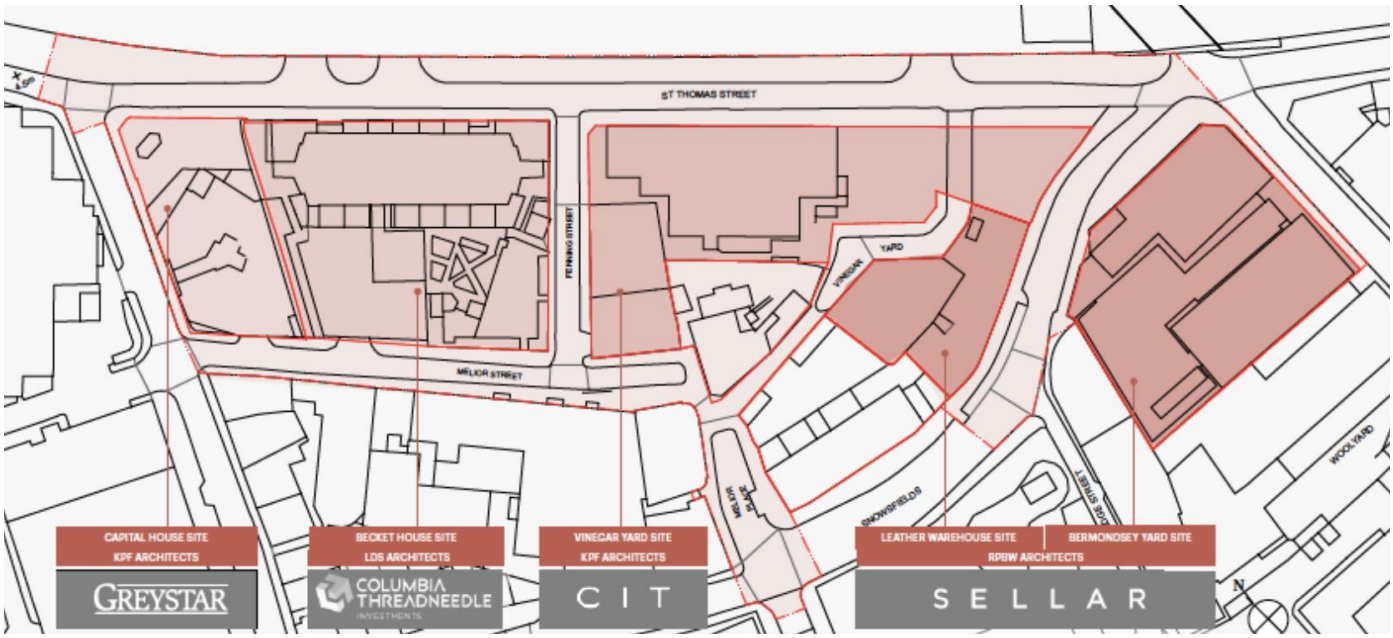
The 0.3 hectare site is located along St Thomas Street, bounded by Fenning Street to the west, and to the east is the junction of Snowsfields and St Thomas Street. It is a former car park site which has most recently been used as a work compound for the redevelopment of London Bridge Station.

The temporary office accommodation used for the compound was dismantled in October 2018. The only building currently on site is an unused commercial building on the corner of Melior Street and Fenning Street.

Neighbouring landowners within the Framework area

The site is located in the centre of the Framework area, with adjacent sites to the east and west. To the far west of the Framework area, development plans are being brought forward for Capital House by Greystar. To the left of our site, Columbia Threadneedle is working on proposals for 160 St Thomas Street (currently known as Becket House). To the east of our site, Sellar is developing plans for two plots of land either side of Snowsfields, one of which borders our site and the other is on the junction with Bermondsey Street.

A plan showing the site and adjacent plots of land within the Framework area is provided below.



Planning policy context

New Southwark Plan

The area around the site has been identified within the emerging New Southwark Plan (NSP) as suitable for a mixed-use development that must include employment space, new public open space and a new north-south green link between Melior Place St Thomas Street.

The NSP states that any development in this location must also enhance St Thomas Street by providing high quality public realm and active frontages in the form of retail or food and drink uses.

The NSP also sets the policy basis for the heights of development schemes in the area around our site. Draft Allocation – NSP53 states that:

> *'Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.'*

Stakeholder audit

At the outset of the project, Four Communications undertook a detailed audit of the active local community groups and organisations in the local area. This list has been enhanced as the project has developed. At each milestone of the project these groups were contacted by letter and offered briefings. These contacts were followed up by phone and e-mail where appropriate and possible.

Key political and community stakeholders in the area are as follows:

1. Cllr Peter John, Leader of LB Southwark
2. Cllr Rebecca Lury, Deputy Leader of LB Southwark and Cabinet Member for Culture, Leisure, Equalities and Communities
3. Cllr Johnson Situ, Cabinet Member for Growth, Development & Planning, LB Southwark
4. Cllr Leo Pollak, Cabinet Member for Social Regeneration, Great Estates and New Council Homes, LB Southwark
5. Cllr Kieron Williams, Cabinet Member for Jobs, Skills and Innovation, LB Southwark.
6. Cllr Stephanie Cryan, Cabinet Member for Housing Management & Modernisation, LB Southwark
7. Cllr Richard Livingstone, Cabinet Member for Environment, Transport Management & Air Quality, LB Southwark
8. Cllr Humaira Ali, London Bridge & West Bermondsey ward councillor
9. Cllr William Houngbo, London Bridge & West Bermondsey ward councillor
10. Cllr Damian O'Brien, London Bridge & West Bermondsey ward councillor
11. Cllr Anood Al-Samerai, North Bermondsey ward councillor
12. Cllr Eliza Mann, North Bermondsey ward councillor
13. Cllr Hamish McCallum, North Bermondsey ward councillor
14. Neil Coyle MP, Member of Parliament for Bermondsey and Old Southwark
15. Florence Eshalomi AM, London Assembly Member for Lambeth and Southwark
16. The Horseshoe Inn
17. Borough Market
18. Broadgate Estates Limited
19. Essentia
20. Great Portland Estates
21. Guys' & St Thomas' NHS Trust / King's College Guy's Campus
22. More London Development Limited
23. Network Rail, TfL & London Underground
24. REM - Real Estate Management

25. Southwark Cathedral
26. St Martins Property
27. The Greenwood Theatre
28. London Bridge Hospital / HCA Healthcare
29. News International
30. Shangri La Hotel
31. Team London Bridge
32. Arthur's Mission
33. Beormund Primary School
34. Bermondsey Street Area Partnership
35. Bermondsey Street TRA
36. Bermondsey Village Action Group
37. Bermondsey Village Hall Trust
38. Borough, Bankside & Walworth Community Council
39. Kipling Street TRA
40. Leathermarket JMB
41. Old Bermondsey Village Neighbourhood Forum
42. Our Lady of La Salette & Saint Joseph Catholic Church
43. Snowsfields Primary School
44. Southwark Cyclists

Consultation plan

Aims

The aims of the consultation and community involvement were to:

1. **Inform local people and groups of the proposals for the site**. The Applicant is committed to best practice in consulting and informing people of their proposals for the site. The aim was to proactively involve individuals and groups from an early stage to ensure that feedback could, where appropriate, be taken into account when developing proposals for the site.

2. **Ensure consultation was accessible to all**. We wanted to ensure that the public consultation was accessible to everyone. In particular:

    - **People with little prior knowledge of the planning system**. We ensured that the consultation was accessible to people whatever their level of understanding of the planning system. As far as possible all documents should be produced in 'plain English', avoiding the use of jargon and technical terminology. Public meetings were provided to ensure that people had the opportunity to understand the issues and have their questions answered.
    - **Disabled persons**. We ensured that all documents were available in accessible formats upon request and all meetings held in accessible premises.

3. **Support the development of a scheme that meets the needs and aspirations of the local area**. Through consultation and involvement of local residents, community and amenity groups and councillors ensure that, as far as possible, the scheme fits in well with the local area and makes a positive contribution to the local community.

Timetable

At the start of the formal engagement programme in June 2018 the Applicant set out a clear timetable for consultation with the local community.

Since the start of the programme the Applicant has continued to hold a series of meetings with key stakeholders on the Development Proposals. Alongside those meetings, the Applicant was part of the public exhibition on the Framework proposals held jointly with neighbouring landowners, followed by a separate exhibition that the Applicant organised on the Development Proposals specifically. Feedback received throughout this process was incorporated into to plans as they progressed.

This strategy was developed in line with LB Southwark's Statement of Community Involvement (2008), and was structured as follows:

Ongoing stakeholder meetings (June to November 2018). Throughout the public consultation process the Applicant organised a series of meetings with key local stakeholders. Most of these meetings were held on the Development Proposals specifically, with one meeting on the Framework. These meetings took place separate to and around public consultation events on the Framework and the Development Proposals.

Public consultation stage I: Consultation on St Thomas Street East Framework (September to October 2018). During the first stage of wider public engagement, the Applicant worked with other three landowners in the St Thomas Street East area to organise an exhibition on the draft Framework proposals. This exhibition presented and sought feedback on the draft ground floor masterplan across the four sites, alongside key principles behind each of the four schemes' contribution to the social and economic regeneration of the area.

Public consultation stage II: Consultation on Development Proposals (October to November 2018). During the second stage of wider public consultation, the Applicant organised a public exhibition and further round of engagement to show the local community detailed Development Proposals, and get feedback before a planning application was submitted to LB Southwark.

Consultation activity

Ongoing stakeholder meetings

Meetings on the Development Proposals

The Applicant sought to engage with local stakeholders on the Development Proposals from an early stage, alongside consultation on the Framework proposals with adjacent landowners. This engagement ran alongside a series of formal pre-application discussions with LB Southwark, the GLA and Transport for London as the plans were developed.

These meetings also ran alongside public consultation events and meetings on the Framework (undertaken collectively with neighbouring landowners) and the Development Proposals.

The table below sets out details of the formal stakeholder meetings that were undertaken during consultation on the Development Proposals.

Date	Activity	Detail
11 June 2018	Meeting with Cllr Peter John OBE, Leader of LB Southwark.	The Applicant met with Cllr John to introduce him to the key principles behind the scheme, including proposed uses and indicative massing.
6 August 2018	Meeting with Cllr Johnson Situ, LB Southwark Cabinet Member for Growth, Development and Planning.	The Applicant met with Cllr Situ to introduce him to the site, the project team, and set out early ideas for the Vinegar Yard site.
6 November 2018	Meeting with Cllr Johnson Situ, LB Southwark Cabinet Member for Growth, Development and Planning.	The Applicant held a second meeting with Cllr Situ to show him revised proposals for the Vinegar Yard site, reflecting the feedback received from local people and Council officers since the previous meeting.
4 December 2018	Meeting with Cllr Kieron Williams, Cabinet Member for Jobs, Skills and Innovation.	The project team met with Cllr Williams to introduce him to the Development Proposals. Key topics raised in discussion include the employment spaces proposed within the scheme, and the types of uses that could be delivered on site.
5 December 2018	Meeting with Cllr Rebecca Lury, Deputy Leader of LB Southwark and Cabinet Member for Culture, Leisure, Equalities and Communities.	The project team, accompanied by a representative from Flat Iron Square, met with Cllr Lury to introduce her to the plans. The discussion particularly focused on the employment and cultural spaces proposed within the scheme.

Meetings on the St Thomas Street East Framework

The Applicant, alongside the other three landowners within the Framework, has held a further meeting with a local community group. Please see below for details.

Date	Activity	Detail
14 November 2018	Meeting with Old Bermondsey Neighbourhood Forum (OBNF).	The four landowners presented the draft development Framework for St Thomas Street East to members of the OBNF. This was followed by updates from each of the landowners on each of their respective schemes, followed by a Q&A.
11 December 2018	Meeting with Network Rail.	On behalf of the four landowners, a selection of the project team met with Network Rail to present the Framework, which had been updated in response to local feedback.

Public Consultation Stage I: Consultation on St Thomas Street East Framework

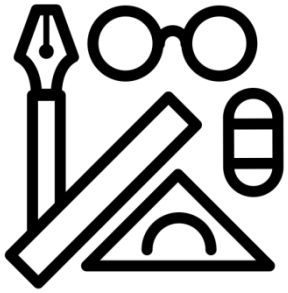
As noted above, the Development Proposals have been progressed alongside plans for three other neighbouring sites along St Thomas Street East between Bermondsey Street to the east, Weston Street to the west and Melior Street to the south.

The landowners from the four adjacent sites within this area are working together to deliver complementary schemes which will build on the efforts of the local community, LB Southwark, Team London Bridge and others to deliver significant community benefits, and improve and celebrate the area and its unique heritage.

The four landowners have produced joint masterplan for the ground floor across their respective sites ("the Framework"). This plan sets out how each of the four schemes will contribute to the successful social and economic regeneration of the area, in line with Southwark Council and the local community's priorities.

Social and Economic Regeneration Charter

A Social and Economic Regeneration Charter, produced by the four landowners and accompanying the Framework masterplan, sets out in detail how each of the four sites will make a significant contribution to the social and economic regeneration of the area. It is based on the following four themes.

			
A PLACE FOR CULTURE & LIFE	**CREATING JOBS & OPPORTUNITY**	**BRINGING PEOPLE TOGETHER**	**HEALTH & WELLBEING**
Contributing to London Bridge's identity as a place of cultural institutions. Providing and protecting amenities that are valued by local people. Crafting pathways and shared public spaces for everyone, contributing to local life. Enhancing the	*Enhancing London Bridge's status as a globally significant business district. Side by side with a place for smaller creative and independent businesses to start, grow and thrive. Empowering Southwark residents & business people to access the jobs and*	*Contributing to social wellbeing by bringing together people from diverse communities. Creating friendly new public places to meet, work, socialise or just hang out. Celebrating local heritage and cultures. Supporting a strong sense of community identity*	*Helping people in the area to live happier and healthier live. From using design, landscape and management to create places that promote better health, to supporting activities and local groups now and in the future. Work together local health and community*

distinct identities and cultures of London Bridge and Bermondsey.	*opportunities created.*	*and belonging.*	*organisations to realise these goals.*

Landowners' Framework consultation

The four landowners held a joint public consultation on the Framework, including a series of events and meetings with local residents and community groups. At each stage, feedback has been taken into account as the Framework has developed. Consultation activity on the Framework activity has included:

- **Public exhibition (public exhibition #1).** The exhibition was held at Science Gallery London from 10:00am to 2:00pm on Saturday 29 September and from 12:00pm to 8:00pm on Monday 1 October. It attracted around 250 attendees over the two days. For the exhibition boards presented at that event please see *Appendix II*. A full report of the event and the feedback received is included as *Appendix I,* and a blank copy of the feedback form from the event is *Appendix III*.
- **Stakeholder meetings and local groups engagement.** The landowners sought to coordinate their engagement on the Framework with key local groups and elected representatives. 44 stakeholders were offered briefings on the Framework specifically. These stakeholders were also invited to the landowners exhibition. The invite letter sent to them is provided below as *Appendix IV*.
- **c. 5,100 newsletters**. A flyer was distributed by hand to neighbours around the site to introduce them to the plans and to invite them to the Vinegar Yard public exhibition. A copy of this flyer is provided as *Appendix V* and a map of the area it was sent to is included as *Appendix VI*.
- **Newspaper advert.** A half-page newspaper advert was placed in the Southwark News on 20 September to inform local people about the public exhibition. This is included below as *Appendix VII*.
- **Residents' enquiries.** A telephone number and project e-mail address have been made available to the local community, where residents can have their questions answered about the proposals. They were included in correspondence with stakeholders and in newsletters that were distributed to the local community.

Relevant feedback on Vinegar Yard proposals

Alongside feedback received on the draft masterplan across the four sites as a whole, there were also many useful comments that particularly related to the Applicant's emerging Development Proposals specifically. These comments have been incorporated into the Development Proposals as they have developed. The key areas of feedback are listed below.

- **Curated and independent retail.** Local people wanted to see smaller, independent retailers and cafes at the ground floor and liked the idea of arts space.

- **Performance venue.** Attendees at the Framework exhibition generally welcomed the idea of a performance venue in the area.

- **Public events and open spaces.** Attendees at the Framework exhibition liked the idea that spaces between the buildings would be animated by events, pop-ups, and other activities that bring people together.
- **Landscaping and greenery**. The ideas for greening the area were strongly welcomed as something that would help with local health and wellbeing.
- **Heritage**. The intention to celebrate the heritage of inns and yards in the Old Bermondsey area was supported by attendees at the exhibition.
- **Air quality & minimising traffic.** The desire for better permeability and pedestrian experience went hand in hand with a desire to reduce traffic and improve air quality. So ideas like servicing and freight consolidation were welcomed in the plans.
- **Height of the individual schemes within the Framework**. A lot of people wanted to understand what the individual buildings were going to look like and how high there were going to be.
- **Micro-climate around the buildings**. Local groups and residents wanted to understand how the buildings would affect the local environment around the buildings as well as neighbours.

Public Consultation Stage II: Consultation on Development Proposals

Having considered the feedback from the landowners' consultation on the Framework and taken further time to refine the scheme, the Applicant held a public exhibition and offered meetings with local stakeholders, residents and groups on the Development Proposals. Please see below for the details of the event.

Venue & times	The event was open to the public at the following venue, dates and times: **Dates** • Saturday 10 November – 10:00am to 2:00pm • Monday 12 November – 12:00pm to 8:00pm **Venue:** Team London Bridge's offices, 1 Melior Place, SE1 3SZ
Purpose	This exhibition, specifically on the plans for Vinegar Yard, was intended to provide the local community with the opportunity to see the refined proposals including height and massing, and to meet the project team working on this individual scheme.
Publicity	Neighbouring residents and businesses were formally notified about the exhibition by a flyer distributed to c.5,100 addresses in the local area. A copy of the newsletter is included in *Appendix VIII*. Distribution was to the same area that received the invite to the Framework exhibition, listed as *Appendix IX* below. A quarter-page advert was taken out in the Southwark News on two dates: 1 November and 8 November; a copy of this advert is included as *Appendix X*. The event was also publicised on the Applicant's project website. Screenshots of the website (as of 6 December 2018) are provided as *Appendix XI*. As with the Framework exhibition, letters were sent to local groups and neighbours included within the stakeholder list above, inviting them to the exhibition. A copy of this letter is included in *Appendix XII*.
Exhibition content	The scheme was presented on 13 A1 boards, incorporated into this document as *Appendix XIII*. A model of the scheme and its massing in context was also on display. Members of the project team were available to explain the information presented and answer any questions.
Visitors to drop in event	Approximately 75 people attended the exhibition over two days. Attendees included: • Our Lady of La Salette Church • Transport for London • Old Bermondsey Neighbourhood Forum • Guys and St Thomas' NHS Foundation Trust • STAMP (Shad Thames Area Management Partnership) • Local residents, workers and business owners
Opportunity for feedback	All attendees were encouraged to leave feedback and to sign the visitors' book. Attendees had to the option to complete a feedback form at the drop-in event or return a form by Freepost in the envelopes provided. A blank copy of the feedback form has been incorporated into *Appendix XIV*.
Number of feedback forms	28 feedback forms were returned at the event. To date, two have been

completed	received via Freepost and email.

Written feedback

Attendees were asked to provide feedback based on the four themes of community engagement at the core of the consultation on the draft Framework proposals. A selection of key quotes of the responses received in relation to each of themes is set out below.

Issue	Detail
1. Create a destination for culture	• *An improvement in existing facilities* • *If genuine about indie traders as opposed to chains a more admirable touch* • *New venues welcome. Sound, theatre and arts and applied arts. This keeps a city alive over a long time of day* • *Public artwork / Public WiFi* • *Will the cultural events include those that genuinely and authentically reflect the area? Or will the focus on be on cultural activities that 'happen' in the area, but without particularly reflecting it?* • *+ Art gallery.* • *Stand-up comedy venue (local).* • *I like the idea of a music venue.* • *Not clear what 'culture' is to be provided* • *Space for street art / outdoor walls for street art* • *Not convinced. Just more cafes and possibly a noisy music venue.*
2. Create jobs and opportunity	• *As there is currently a lot of wasteland any new office + retain space will help create more jobs – possibly for locals* • *Focus on small independent business and startups / creative opportunities* • *Happy to see this area being regenerated and brought into use.* • *Jobs bring servicing. Is there enough through space for delivery vans to access all the buildings proposed in this area?* • *Office space must be genuinely affordable to welcome new startups / vol-sector employers.* • *A top priority should be opportunities for innovation and change. Technology, urban planning, environmental design and city living* • *How many of these jobs will go to the people in neighbouring areas? Will they be prioritised? If so, how?* • *Put them elsewhere. There is not enough local help on cleaning, cleaning medical, nursing as it is!* • *Not for local people.* • *Creative industry / tech & other startups / WeWork type flexible workspace for small business*
3. Improve health and wellbeing	• *Outdoor exercise / Squash courts.*

	• *Looks as if it will provide a vast improvement to the streetscape* • *+ Parks / Green space; + Pedestrians street / path; + no tall buildings.* • *Is there a reference to healthy streets? The wellbeing should go beyond this specific development and contribute / lead in the wider London Bridge area, in a joined-up way with other developments.* • *Not at all. Noise will be disruptive. Light will decrease* • *Outdoor gym* • *Good architecture… has an 'arch' in it. This area has lots of visual arches ie warehouses and viaducts. This is part of the area's visual language.* • *I don't see how this does anything for culture, wellbeing – and its very [?] marginal for bringing people together and creating jobs* • *More horizon visible + more direct sunlight = huge direct impact on health and wellbeing… achievable through less height* • *External areas leave much to be developed. A really good imaginative landscape scheme or the ¾ sites is needed. Perhaps parts of the basement area might be opened up to create difference levels?* • *Cut traffic.* • *We would like to see places that care for families and younger children.* • *Nope. Pollution and wind impact.*
4. Bring people together	• *Music venue should have a street level section with outdoor seating. Should not all be underground* • *Improving the look and use of the area should help to bring locals together.* • *It's worth considering whether the people brought together with these plans include everyone who lives nearby or visits?* • *Possibly – but not <u>our</u> community. The local feel will disappear.* • *Street level live music venue / bar to replace Bermondsey Yard Café* • *Build flats which local people can affordable. Rent in line with Council, but don't let people buy them. This would help keep people in the area, and build on bringing people together.* • *Retail offering: there is a reference to things that 'the local community' wants. How will you determine this? Will your rents create obstacles to all options?* • *Places to stroll and opportunities to spend time in the public realm. Places that invite people to stay and sit down in a landscaped environment that has plenty of sun exposure.* • *The display says that the development lies [?] outside Bermondsey Street – correct. But will there be joined up thinking to ensure that he area retains its distinctive…character?*

Verbal feedback

The table below summarises feedback received by the project team at the exhibition when in discussion with attendees.

Issue	Detail
Height	Most residents, although recognising that a scheme of 19 storeys was being proposed, were comfortable with the height. Several residents appeared at the exhibition expecting a scheme of up to 65 storeys, referencing past schemes brought forward for the site and the surrounding area.
Proposed uses	Attendees at the exhibition generally liked the proposed retail uses. Many had heard of Flat Iron Square and agreed that such an atmosphere would be appropriate on our site. Local residents in the main approved of bringing a performance venue to the site, although wanted it to be a small venue due to potential noise / traffic / crowding.
Melior Street / Melior Place scheme	Neighbours were aware of plans for a development on the corner of Melior Street and Melior Place, and questions were asked about daylight and sunlight. Attendees at the exhibition wanted reassurance that neighbouring schemes coming forward in the area were designed with each other in mind.
Design	Most attendees appreciated the design and its materials, and how it reflected the historical character of London Bridge. A small number wanted to see arches like those in the railway line along St Thomas Street. A small amount of attendees raised the possibility that the scheme and the other developments may adversely affect the amount of sunlight in the area. Wind tunnelling was raised by a number of attendees. They were concerned that the developments in the area may cause a wind tunnelling effect.
Timeline	Some attendees wanted to know the timings for our application and construction, alongside other developments within the framework area.
Servicing	There were questions asked about how the schemes coming forward within the St Thomas Street East Framework wouldn't cause excessive strain on local roads and transport. Some attendees wanted reassurance that the landowners would be working in a collaborative way to minimise deliveries and disturbance.

Analysis

The public exhibition was an opportunity for residents and stakeholders to hear about the specific proposals for the future of Vinegar Yard. Attendees typically stayed for 20 minutes or more and many had in-depth conversations with team members.

In general, attendees at the exhibition supported the principle behind the scheme; that the proposals would transform what is currently a vacant site to deliver new jobs, curated retail and events space with a design which respected and complemented the historic character of London Bridge. Many were also interested to hear how the proposals were being developed in line with neighbouring schemes, and how potential impacts of their simultaneous delivery would be managed (ie wind, traffic and servicing, noise.

Although a small number of attendees considered the site more suitable for new and affordable housing, the majority of attendees appreciated the opportunity to create new cultural uses and new and affordable workspace in this location next to London Bridge Station.

Conclusion

In bringing forward plans for the Development Proposals, the Applicant has undertaken a thorough and transparent pre-application consultation. As this report sets out, since the start of the consultation programme the Applicant has held a series of meetings with key stakeholders on the Development Proposals. This was alongside two phases of public consultation: firstly, the Applicant was part of the public exhibition on the Framework proposals held jointly with neighbouring landowners. This was followed by consultation on the Development Proposals specifically. Feedback received throughout this process was incorporated into to plans as they progressed.

Throughout both phases of consultation, feedback from the local community has been valuable in understanding local issues, and it has played a demonstrable role in the formulation of the plans.

Specifically relating to the consultation on the Development Proposals, engagement activity has included:

- **Public exhibition.** The Applicant organised a public exhibition at Team London Bridge's exhibition space, 1 Melior Place, SE1 3SZ on Saturday 10 November and Monday 12 November.
- **c. 5,100 newsletters**. A newsletter was distributed by hand to neighbours around the site to introduce them to the plans and to invite them to the Vinegar Yard public exhibition. Hard-to-reach areas were sent copies of the flyer via Royal Mail.
- **Stakeholder one-to-one meetings.** 44 local stakeholders were offered personal briefings including elected representatives, local residents associations, community groups and immediate neighbours.
- **Project website.** A website has been available throughout the project (http://www.vinegaryardcit.com/), advertised on public communications and materials, from which local residents can access further information about the plans, find details of consultation events, and download content on display at the public exhibitions for both the Framework and the Development Proposals.
- **Residents' enquiries.** A telephone number and project e-mail address have been made available to the local community, where residents can have their questions answered about the proposals.

Next steps

Further engagement activity the Applicant will undertake specifically relating to the plans for the Vinegar Yard site includes:

- **Notification of application submission.** A letter will be distributed to all relevant parties to let them know that the planning application has been submitted.

- **Dedicated website, email address and telephone number.** The project website, email address and telephone number will remain in operation following submission of the planning application.

The Applicant will also undertake the following community engagement on the Framework proposals alongside other landowners within the St Thomas Street East Framework area.

- **Topic sessions.** The landowners will organise a series of topic sessions, with each event based on the themes underlying the Framework consultation.
- **Immediate neighbour and local groups engagement.** The four landowners will offer further briefings on the Framework proposals to key local residents and groups based in the immediate vicinity of the site.
- **Commercial neighbours and larger institutions.** Local business groups and larger office buildings / landowners will be offered further opportunities for individual exhibitions or events.
- **Elected representatives engagement.** The four landowners will seek further meetings with local elected representatives and key LB Southwark figures, and will continue to be open to engaging with them.
- **Individual contact centres and websites.** As part of their own public consultation programmes, each of the landowners will publicise details of each scheme and related consultation events on their respective websites and other public-facing documents.

Appendices

Appendix I: St Thomas Street East Framework exhibition report.....
Appendix II: St Thomas Street East Framework exhibition boards .....
Appendix III: St Thomas Street East Framework feedback form .....
Appendix IV : St Thomas Street East Framework exhibition stakeholder invite letter .....
Appendix V : St Thomas Street East Framework exhibition flyer .....
Appendix VI: St Thomas Street East Framework flyer distribution area...
Appendix VII: St Thomas Street East Framework newspaper advert .....
Appendix VIII: Vinegar Yard exhibition flyer .....
Appendix IX: Vinegar Yard flyer distribution area .....
Appendix X: Vinegar Yard newspaper advert .....
Appendix XI : Vinegar Yard website screenshots .....
Appendix XII: Vinegar Yard exhibition stakeholder invite letter.....
Appendix XIII: Vinegar Yard exhibition boards.....
Appendix XIV: Vinegar Yard feedback form .....

Appendix I: St Thomas Street East Framework exhibition report

St Thomas Street East Consultation

Draft framework

Exhibition Report

October 2018



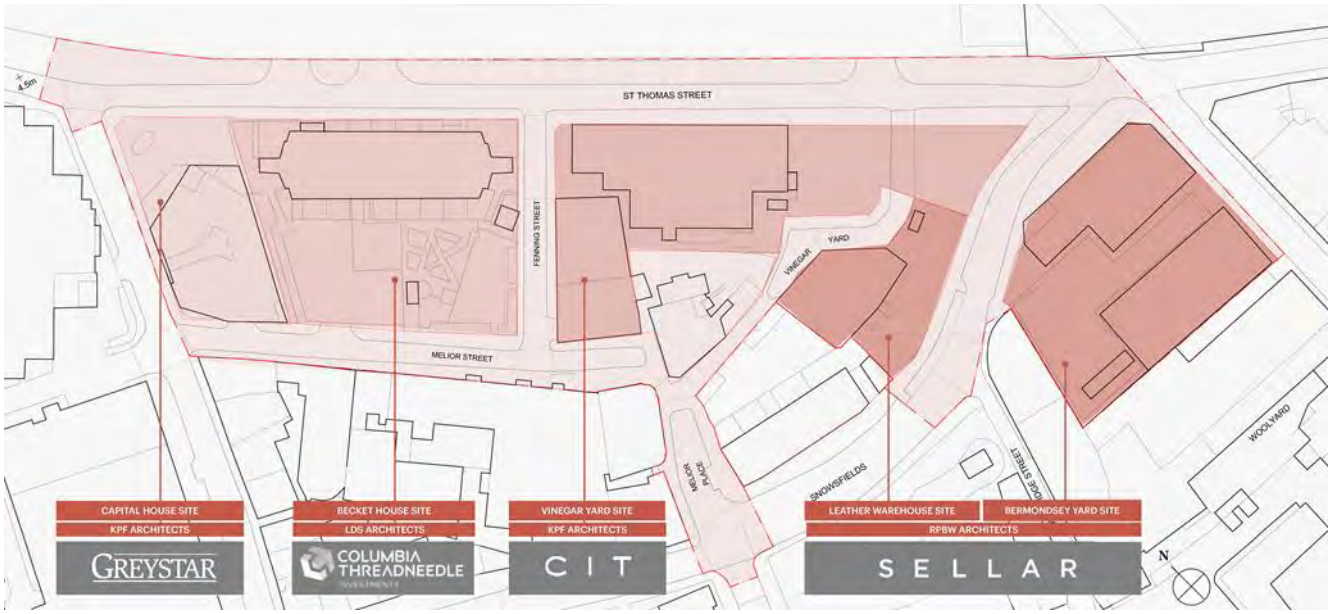
CIT GREYSTAR COLUMBIA THREADNEEDLE INVESTMENTS SELLAR

Exhibition overview

London Bridge has been in a state of development and renewal for many years. The arrival of the new and magnificent station is the latest in a series of developments, and is the catalyst for the next stage of transformation in the area.

A joint public exhibition was held by Greystar, Columbia Threadneedle, CIT Group and Sellar Property Group to share the four major landowners' draft development framework for St. Thomas Street East. It built on the work done by the local community, Southwark Council and Team London Bridge to develop a vision for the area.

Diagram 1: St. Thomas Street East draft development framework area



The purpose of the exhibition was to present the early stage development of the framework and get feedback from residents and local stakeholders. Individual landowners will bring forward their individual developments within this framework.

The exhibition was held at Science Gallery London, a recently redeveloped local venue, from 10.00am to 2.00pm on Saturday 29 September, and from 12.00pm to 8.00pm on Monday 1 October. The exhibition consisted of a ground plane model and exhibition boards. The boards contained information on the framework vision as well as the four individual schemes proposed. All of the individual project teams were represented at the exhibition.

The event was well attended and positively received. 254 people came along to the exhibition over the two days, with 171 choosing to formally sign in and leave their contact details. Among these attendees were local residents and businesses, and a number of key stakeholders, including representatives from:

- London Borough of Southwark
- Greater London Authority
- Network Rail

- Transport for London
- Team London Bridge
- Guy's and St Thomas' NHS Trust
- Guy's and St Thomas' NHS Trust Charity
- Kings College London
- Old Bermondsey Neighbourhood Forum
- Living Bankside
- Bermondsey.London
- Shad Thames Area Management Partnership
- Bermondsey Street Festival
- The Walworth Society

Attendees typically stayed at the exhibition for between 15 and 30 minutes, and the quality and detail of feedback received was high. Overall, the framework was welcomed and supported. Ten key features of the feedback were:

1. **The Low Line**. People knew about the idea of the Low Line and liked the way that the framework contributed to it. The railway arches and greening of the area were felt to be really important.

2. **Bermondsey Street feel / art and music culture.** There was strong support for knitting the culture and feel of Bermondsey Street into the framework area. People wanted to see smaller, independent retailers and cafes at the ground floor and liked the idea of arts space. A performance venue was welcomed as an idea.

3. **A mix of big & smaller businesses.** People liked the idea that there would be a real mix of different kinds of businesses and uses along St Thomas Street East; adding to the vitality of the area and a mix of jobs.

4. **Culture venues, events & activities.** St Thomas Street should be a destination and nearly everyone agreed that culture and cultural communities were really important to this. They also liked the idea that spaces between the buildings would be animated by events, pop-ups, and other activities that bring people together.

5. **New planting, greenery & trees**. The ideas for greening the area were strongly welcomed as something that would help with local health and wellbeing.

6. **Public squares & new pedestrian routes**. The idea of celebrating the heritage of inns and yards in the Old Bermondsey area was well liked by attendees at the exhibition; as was creating a new walking route to the south of St Thomas Street.

7. **Air quality & minimising traffic.** The desire for better permeability and pedestrian experience went hand in hand with a desire to reduce traffic and improve air quality. So ideas like servicing and freight consolidation were welcomed in the plans. Organisations like Team London Bridge wanted to see this go further along St Thomas Street.

8. **Height of the individual schemes**. A lot of people wanted to understand what the individual buildings were going to look like and how high they were going to be. More information about

this was one of the big questions from people at the exhibition and landowners will be holding further exhibitions to address this point.

9. **Micro-climate around the buildings**. Questions about height go together with ones about wind, daylight and sunlight. Local groups and residents wanted to understand how the buildings would affect the local environment around the buildings as well as neighbours.

10. **Delivery of the framework**. A lot of the focus of the discussion with local groups was how good ideas presented at the exhibition could be further developed and refined. There were lots of ideas on this front. For example, Team London Bridge has provided a seven page response to the exhibition and Bermondsey.London (formerly BSAP) provided a detailed one page response.

Format & promotion

Venue & times	The exhibition took place at: The Science Gallery, Great Maze Pond, London SE1 9GU, at the following times: **Day 1:** Saturday 29 September (10:00am – 2:00pm) **Day 2:** Monday 1 October (12:00pm – 8:00pm) Note that the venue was fully accessible.
Publicity	Neighbouring residents and businesses were formally notified about the exhibition by a newsletter distributed to c.5,100 addresses in the local area. A copy of the newsletter is included in *Appendix I* and the distribution map is in *Appendix II*. A half-page advert was taken out in the Southwark News on 20 September 2018; a copy of this is included as *Appendix III*. An invitation was also extended individually to local groups and neighbours, inviting them to the exhibition. A copy is included in *Appendix IV* and a list of the organisations contacted is included as *Appendix V*.
Exhibition content	The framework was presented on 12 A1 boards. Each of the four project teams had four further boards each to outline the proposals for their particular site. Representatives from all four landowners were available throughout the exhibition to explain the information presented and answer any questions. Copies of all the exhibition boards have been included below as *Appendix VI*.
Visitors to public exhibition	**254** people attended the exhibition over the two days; **171** signed in formally and left their contact details. Attendees including several local stakeholders: • London Borough of Southwark • Greater London Authority • Network Rail • Transport for London • Team London Bridge • Guy's and St Thomas' NHS Trust • Guy's and St Thomas' NHS Trust Charity • Kings College London • Old Bermondsey Neighbourhood Forum • Living Bankside • Bermondsey.London • Shad Thames Area Management Partnership • Bermondsey Street Festival • The Walworth Society
Opportunity for feedback	All workshop attendees were encouraged to sign the visitors' book and to give feedback using the questionnaires provided. Attendees could complete the questionnaire at the workshop, or alternatively take the form away and return it to the project's Freepost address.
Number of questionnaires completed	34 feedback forms were completed at the workshops, and 10 sent back forms to the Freepost address.

Summary of feedback

A large amount of verbal feedback was received at the public exhibition, alongside written comments. In total, 34 completed feedback forms were handed in to the project team. A number of attendees took forms away with them to return via the Freepost envelopes provided; the project team has received 10 additional forms since the exhibition.

The questionnaire asked people about the kinds of uses and activities they would like to see in and around the spaces proposed in the draft development framework. It also provided space for free responses and comments on the framework. The responses to these two areas are set out below.

1. Ideas for activating the draft development framework

The exhibition set out four initial themes that the landowners, working with their consultant teams and Southwark Council, believe should guide the draft development framework. It also set out ideas for how these themes would be brought to life across the site.

The table below summarises the written and verbal feedback on those themes. Overall this was very positive and constructive, prompting interesting and detailed discussions about the nature of the area and how it should develop in the future. Broadly, the four themes were accepted as being the right ones for the site.

Create a destination for culture	Jobs & opportunity
Responses focused on bringing the 'Bermondsey Street feel' into the new development. Performance venue, small galleries, independent retailers, arts and crafts were welcomed as complementary uses, but people also wanted the scheme to drive people towards the existing retailers and creatives in Old Bermondsey. The idea of a performance venue was warmly received, both as a cultural destination but also as a way of bringing people together. There was an emphasis on supporting a creative community as much as bringing new cultural uses. Respondents looked forward to seeing these ideas developed more as the individual schemes came forward. **Sample quotes:** • *"Build on the art and music culture that already exists along Bermondsey Street"* • *"Space for cheaper and less 'high end' retail and eating"* • *"Work very closely with Team London Bridge to make this culture strategy succeed and endure"*	There was strong support for London Bridge as a destination for business and that the framework should focus on job creation. Attendees wanted to see a mix of large and smaller businesses, corporate and local commercial occupiers. Flexible working and more modern office spaces was also supported. The affordable workspace element that is reflected across the framework was welcomed and local residents suggested that the spaces could be tailored towards local business and artists. People had other good ideas about promoting local jobs. For example, they were keen to see smaller units and space for craftspeople and creatives who already had a presence or might want to move to the area. They also saw opportunities to promote management, security and other local jobs to be created. **Sample quotes:** • *"Lower rent spaces for start-up businesses and necessary shops"* • *"Move away from chains/businesses (Nero/Pret etc.)"* • *"Apprenticeships should be promoted in local schools"*

Improve local health & wellbeing	Bring people together
Overall this was the theme that provoked the most discussion and interest. People at the exhibition really liked the idea of new planting, greenery and trees as a helping to improve local wellbeing. Air quality was really important and people wanted to see fewer cars on the streets, alongside promotion of walking and cycling. This reflected the work done by Team London Bridge on this issue. Questionnaire responses highlighted the need for new walking routes and minimising traffic – supporting these elements of the draft development framework. There were lots of other ideas about how to improve health in the area. These ranged from promoting healthy food and food shops, to making the area a hub for local health companies. People liked the idea of free exercise classes and cooking lessons, and there were several suggestions that the area needed an exercise studio, yoga studio or 'Barry's Bootcamp'. Given the expectation that there would be taller buildings along St Thomas Street people wanted reassurance that the area would not be a 'wind tunnel' and around daylight and sunlight issues. They were reassured that this would be thoroughly tested as part of the planning process. **Sample quotes:** • *"Horizon and sunlight are key factors for wellbeing"* • *"Better cycling facilities + parking"* • *"Create genuinely healthy streets for pedestrians"* • *"Ensure healthy food shops"* • *"Less cars and motor bikes would help with air quality"* • *"Proper wind analysis"*	New open space and community areas were welcomed. Again, the importance of green spaces that tied into the local area was emphasised. People felt that the framework was doing this and was better than the More London development. As well as open space, people felt it was important these new areas would be animated with events and activities. They liked the plans set out in the exhibition, and were keen to see these developed further. Other ideas included seating, outdoor gym equipment, play equipment for children, small scale food production, or a new community space. A couple of respondents felt that the performance venue would also help bring people together, as long as it was not too big. The Underdog Gallery was mentioned as comparator. **Sample quotes:** • *"Placemaking elements that really celebrate the area"* • *Better foot traffic routes + active frontages @ top of Bermondsey St"* • *"I like the open spaces etc"* • *"Perhaps a community centre or funding for improvements for the one that already exists near Leathermarket Gardens"* • *"Space available for use by community organisations"*

2. General feedback on the framework

The exhibition questionnaire also provided an opportunity for an open response to the framework. The table below summarises the themes arising from this.

Themes	Detail
Urban design principles	The exhibition set out eight urban design principles and how these would be implemented consistently across the four sites. These proposals were well supported by attendees, as well as the ideas for how these would be brought to life across the four sites. Many attendees said they were pleased to see the developers working together in a collaborative way and creating a vision for much improved public spaces. The Low Line was a feature of many responses, with people and stakeholders welcoming this as a guiding principle of development in the framework. Team London Bridge set out several additional design principles that they felt should be incorporated into the draft development framework. These helpfully summed up views presented by a range of stakeholders and will be taken into account as the individual schemes develop. In addition to new principles, they also provided helpful feedback and ideas to develop the other principles. The additional themes included: creating an appropriate welcome to people exiting London Bridge Station; improving pedestrian routes beyond the site (e.g. Bermondsey Street tunnel, St Thomas Street West & Crucifix Lane); a focus on key elevations and active frontages; celebrating the St Thomas Street arches; and emphasis on a St Thomas Street boulevard. BermondseyStreet.London (formerly BSAP) also provided detailed feedback. They are in favour in principle of public squares, new pedestrian routes, greening and culture venues, and on the basis that the proposed masterplan includes these elements, said that the proposal was supported in-principle. In practice BermondseyStreet.London wanted further detail on how the scheme would be delivered and that the promises made could be fulfilled. This required further detail on how taller buildings would impact on the micro-climate; how services would be managed to allow tree planting; how new spaces would cope with the influx of new people; and servicing. A number of stakeholders wanted to see improvements to the Bermondsey Street tunnel. **Sample quotes:** • *"I believe it will bring a lot of good to the area, as long as the independent businesses will be protected"* • *"Cleaning up the area and creating more space for cafés, open squares + areas of interest look good"* • *"Impressive amount of public domain"* • *"It will be crucial to keep the local feel, independent retail and warehouse looking structures"* • *"Emphasis on public realm where people can pause, relax without buying something - this is very important"*

Height & massing	The exhibition was focused on the ground plane, but there was a great deal of interest from attendees in the height. There was a mix of views, with some people acknowledging that this was a good location for taller buildings and intensified development next to the new station. Others had concerns about the impact of height and sought reassurance. A small but noteworthy minority felt development should be taller. At this stage the four landowners explained that they had developed a shared vision for the ground floor, but are at different stages of developing their individual site proposals. These would be coordinated. It was made clear that height would be discussed at future exhibitions on the individual schemes. The principle of how height would be managed across the four sites was explained: taller towards the Shard and then decreasing in height towards Bermondsey Street. **Sample quotes:** • *"Biggest elephant in the room was height"* • *"Not ambitious enough in terms of height"* • *"Concerned about height on Bermondsey St"* • *"I am concerned about the impact of tall buildings for wind tunnels"* • *"Anything east of St Thomas St/Guy's Hospital (Guy's Tower) needs to significantly decrease in height"*
Transport & traffic	Reducing traffic, focusing on pedestrians and freight & servicing consolidation were all seen as good ideas. Looking ahead, a number of people wanted to better understand how construction, servicing and access would be managed; issues that will be dealt with by individual landowners as the framework and individual schemes come forward. Specifically, concerns were raised about traffic and deliveries on Weston Street. There was a lot of support for the new walking routes and permeability created by the draft development framework. Similarly, the emphasis on celebrating the heritage of inns and yards in the area was well liked. Attendees felt that the scheme would help to knit London Bridge Station and the area to the north into Old Bermondsey and saw opportunities for how this set of developments could benefit them and their communities. **Sample quotes:** • *"Some concerns about existing traffic on Weston Street"* • *"The traffic, both during construction and subsequently needs to be kept completely away from the residential areas. In particular Melior Street must be right turn only into Weston street at all times"*

Photographs of the exhibition






Appendix II: St Thomas Street East Framework exhibition boards













SAINT THOMAS STREET EAST FRAMEWORK PUBLIC EXHIBITION



Welcome

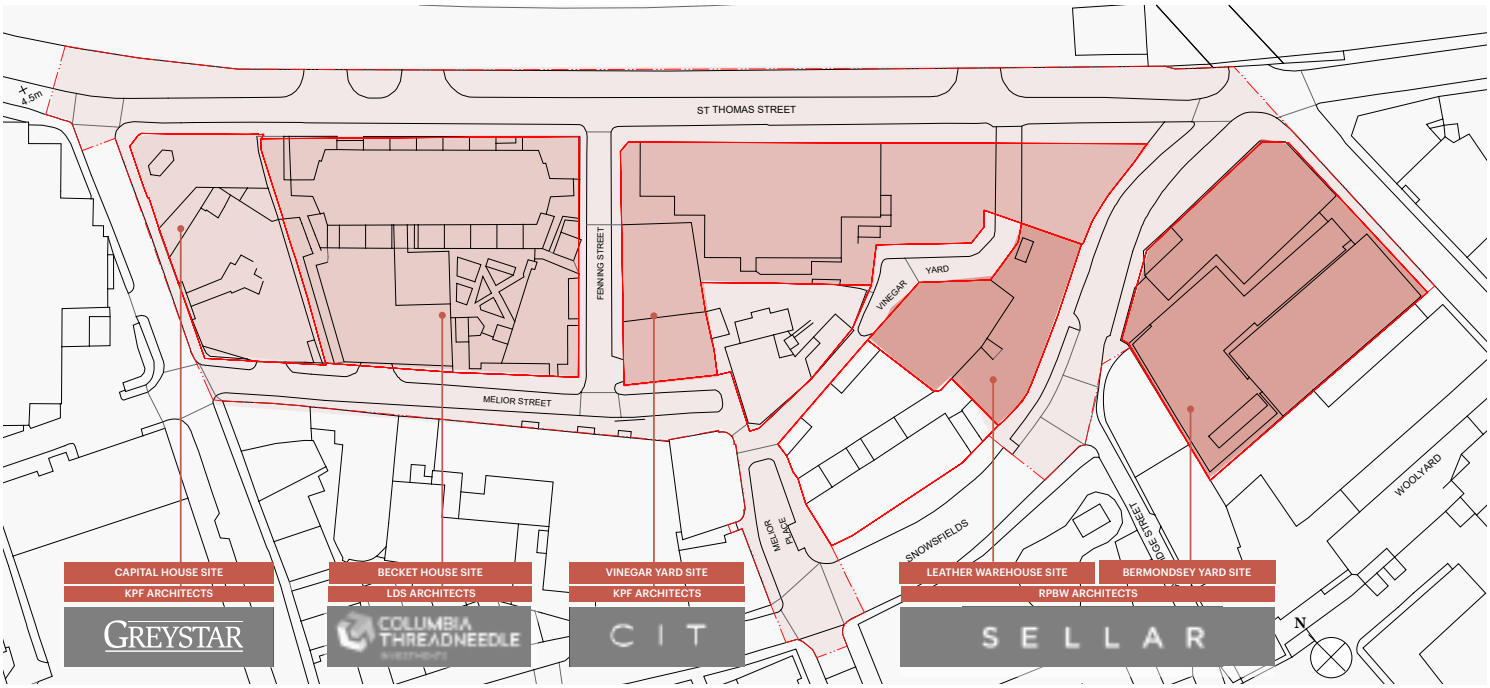
London Bridge has been in a state of development and renewal for many years. The arrival of the new and magnificent station is the latest in a series of developments, and is the catalyst for the next stage of transformation in the area.

This exhibition sets out a draft development framework for Saint Thomas Street East and is the shared vision of Greystar, Columbia Threadneedle, CIT and Sellar, four major landowners along the street. It builds on the work done by the local community, Southwark Council, Team London Bridge and others to improve and celebrate the area.

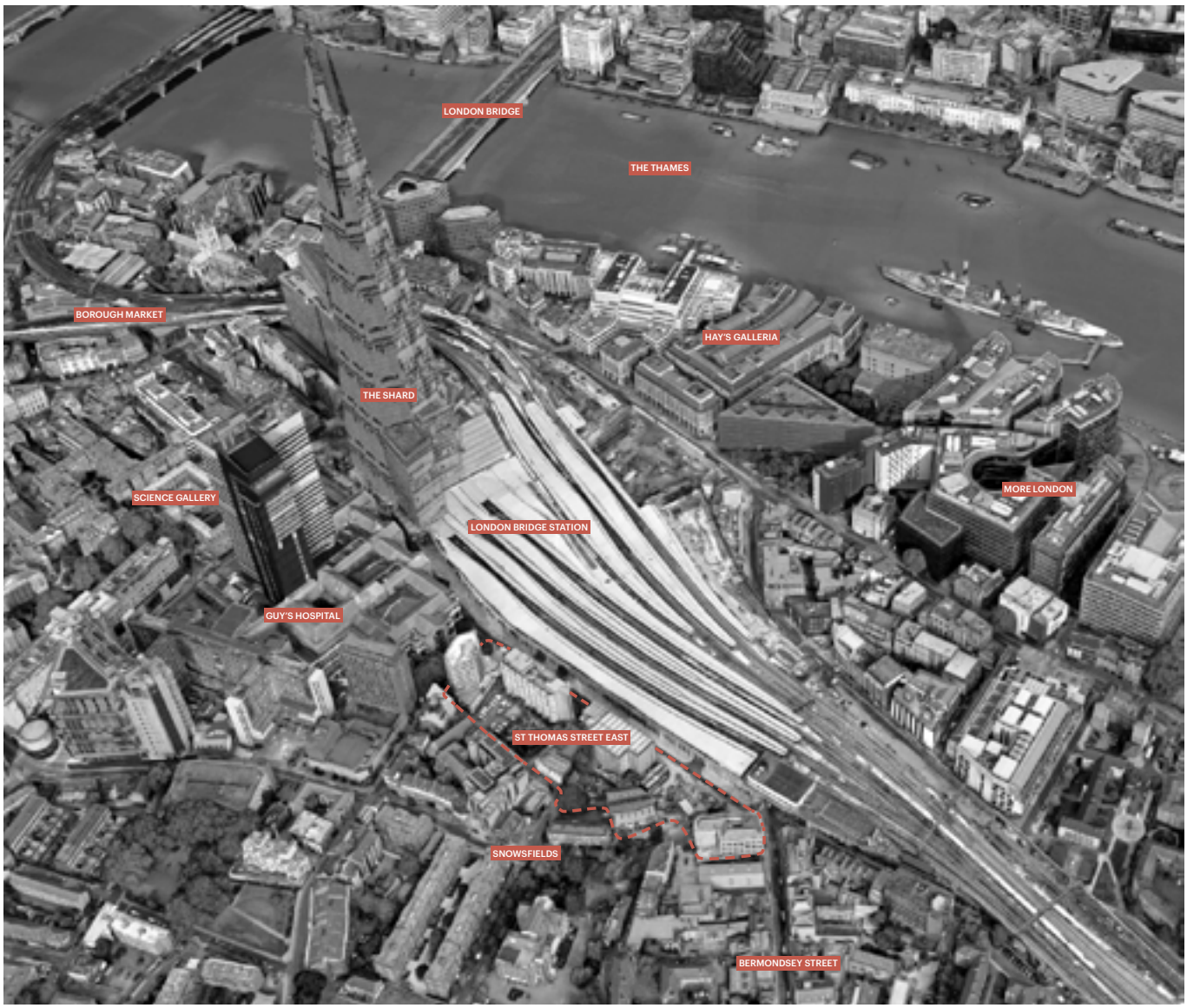
We have started with work on the ground floor level and landscape, developing our ideas for culture and life. We are also showing our ideas for what the buildings above will be like and what will go in them.

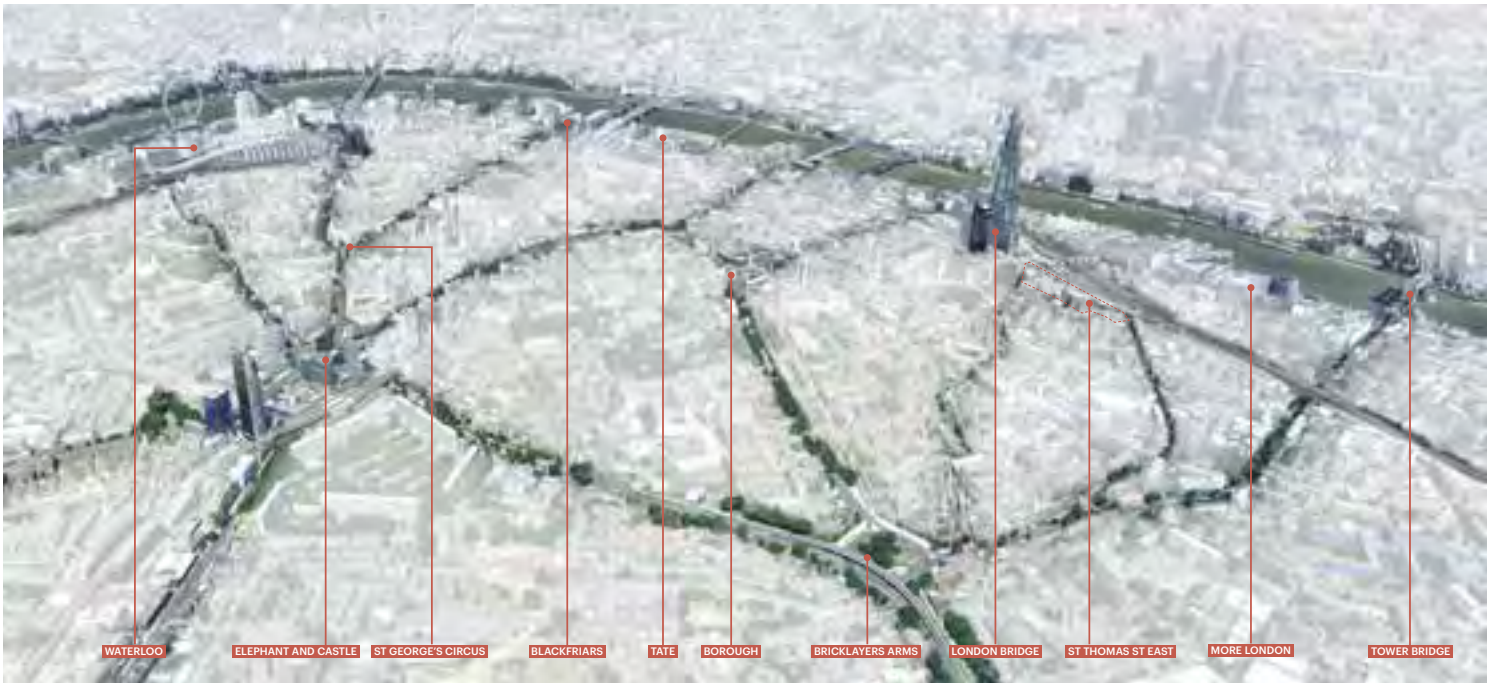
Just as important we are developing a joint plan for social and economic regeneration. This sets out our joint commitments to create a place for culture, jobs and opportunity, bring people together and local health and wellbeing.

We are at an early stage and we expect this masterplan to develop over the coming months. Individual landowners will bring forward their individual developments within this framework.

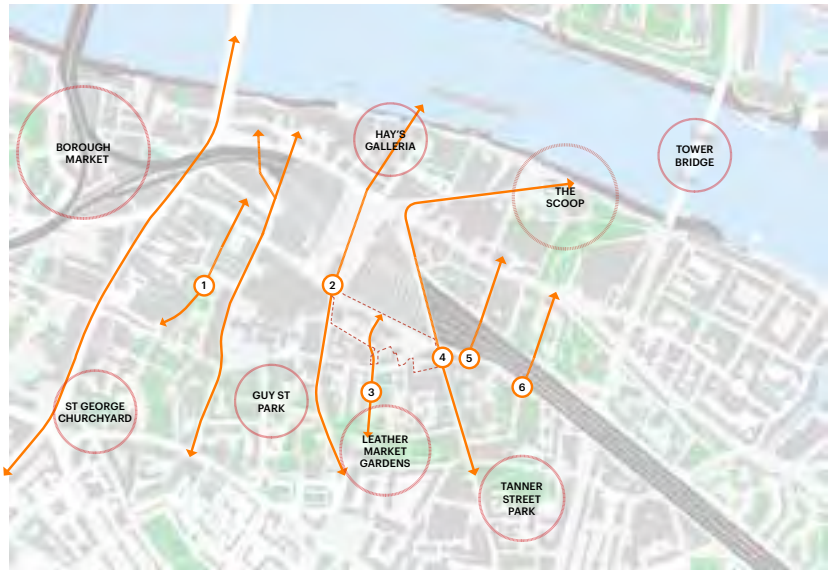


LANDOWNERS GROUP





CONNECTING NORTH & SOUTH



Links through the Railway

There is an ambition to open up new North-South routes through London Bridge station and the railway viaduct to connect up these communities and their economic and social life.


1. GUY'S CAMPUS

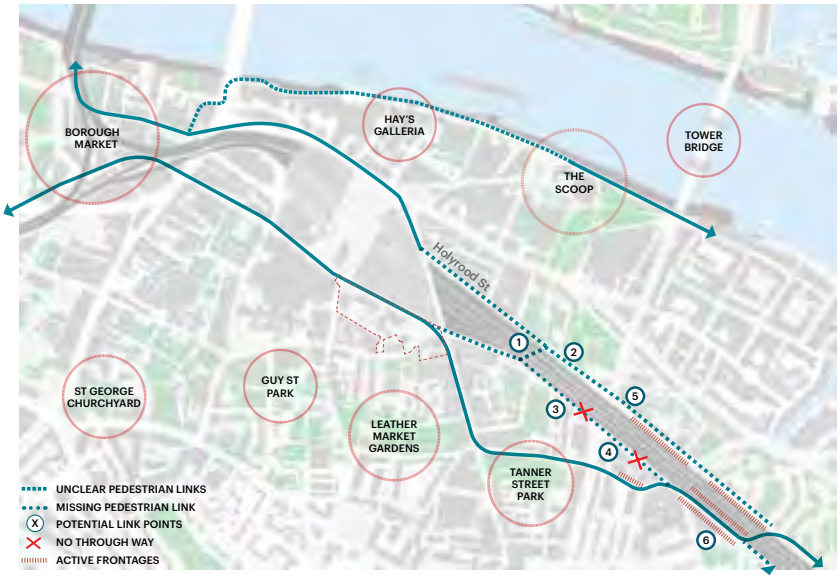

2. WESTON STREET


3. MELIOR STREET


4. BERMONDSEY STREET


5. SHAND STREET


6. WHITE GROUNDS SKATEPARK

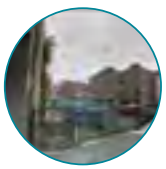


Links along the Railway

Pedestrian connections along North and South of London Bridge station and railway viaduct are being improved. Whites Ground and Brunswick Court are currently closed to the public.


1. CRUCIFIX LANE UNDERPASS


2. DRUID STREET UNDERPASS


3. WHITES GROUND


4. BRUNSWICK COURT

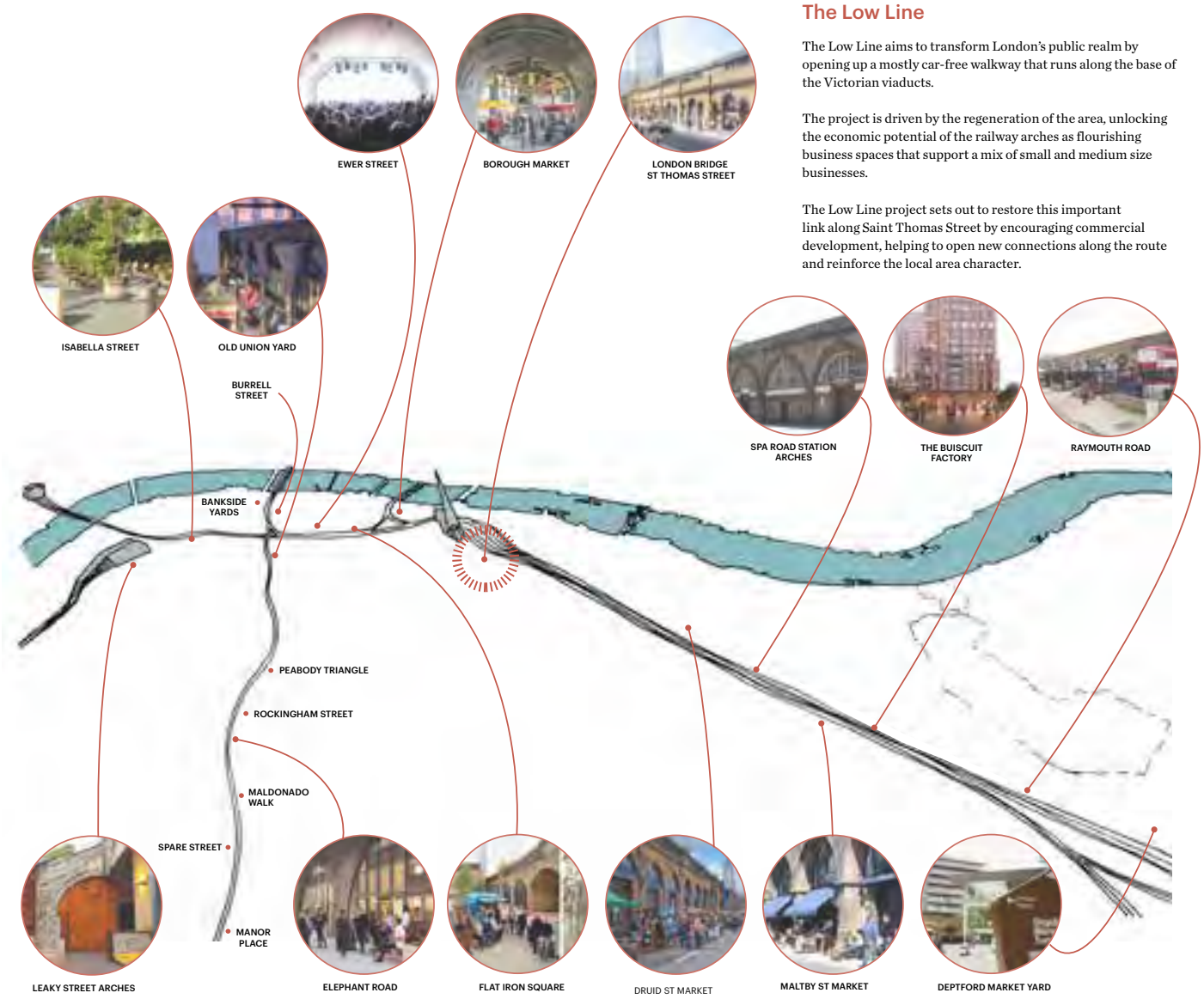

5. DRUID STREET


6. MALTBY STREET MARKET

Lifschutz Davidson Sandilands RPBW KPF



CONSOLIDATING THE LOW LINE



The Low Line

The Low Line aims to transform London's public realm by opening up a mostly car-free walkway that runs along the base of the Victorian viaducts.

The project is driven by the regeneration of the area, unlocking the economic potential of the railway arches as flourishing business spaces that support a mix of small and medium size businesses.

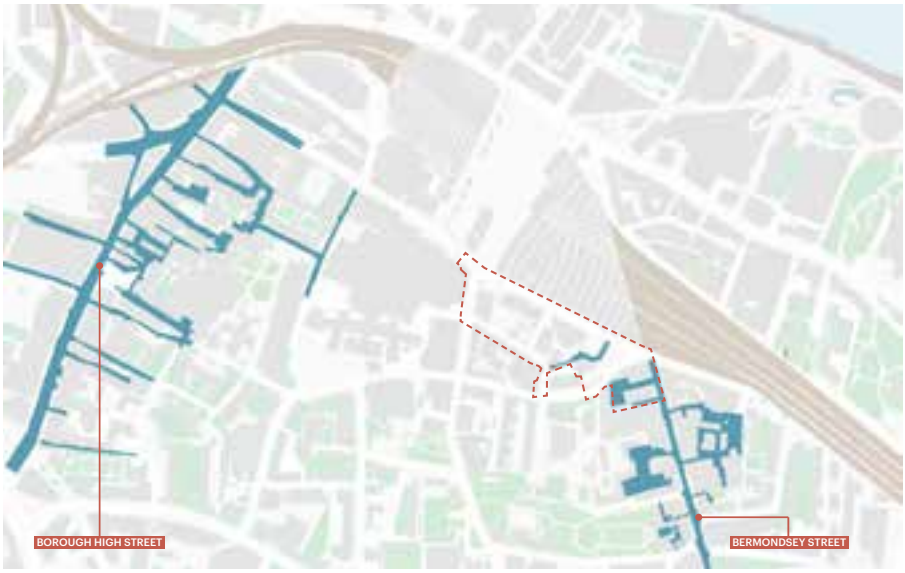
The Low Line project sets out to restore this important link along Saint Thomas Street by encouraging commercial development, helping to open new connections along the route and reinforce the local area character.








INNS & YARDS OF LONDON BRIDGE AND BERMONDSEY



Historic Urban Fabric

The local yards and alleyways are historic spaces off Borough High Street and Bermondsey Street. In the past, these were either functional spaces or used for performing arts. Today, they have become secluded spaces and routes for locals and urban explorers.

The historic inns, yards and alleways will inform the character the new public spaces of Saint Thomas Street East Framework.

FRAMEWORK SITE
FIGURE GROUND OF LOCAL ALLEWAYS & YARDS







Lifschutz Davidson Sandilands RPBW KPF









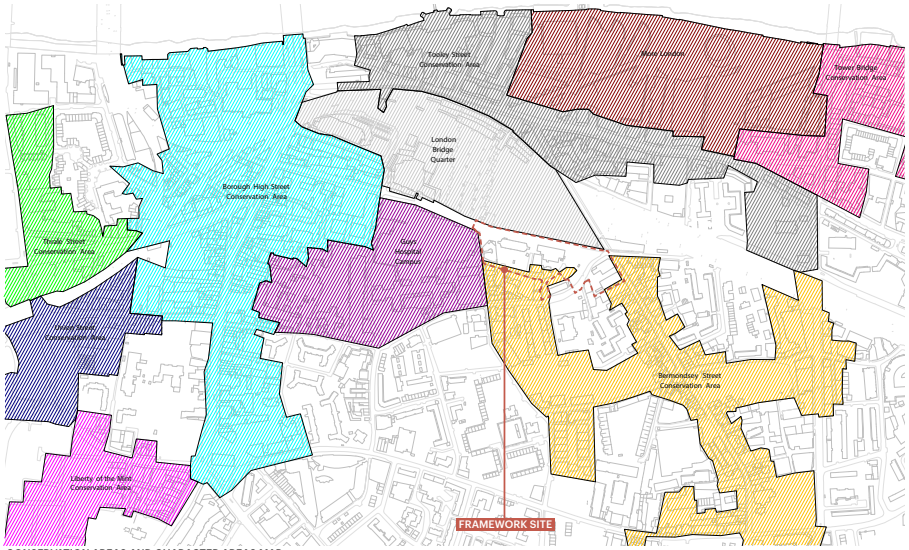








HISTORIC CHARACTER OF THE LOCAL AREA



CONSERVATION AREAS AND CHARACTER AREAS MAP

Character and Conservation Areas

SE1 has a number of different "Character Areas". The Saint Thomas Street East Framework site sits within the Bermondsey Conservation Area, drawing from it its "village" aspect. This will be reflected in the new buildings facade composition, use of colour and materials.

Key elements for the Framework have been:

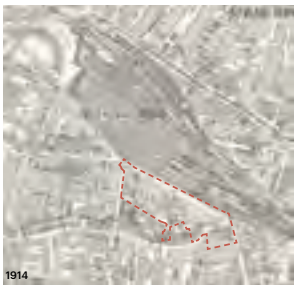
- The retention and celebration of Charles Henry Driver Grade II listed arches along the London Bridge viaduct
- The conservation and refurbishment of the Leather Warehouse in Vinegar Yard, part of a new building which includes public uses
- The protection of the existing Horseshoe Inn pub in an enhanced setting off Melior Place











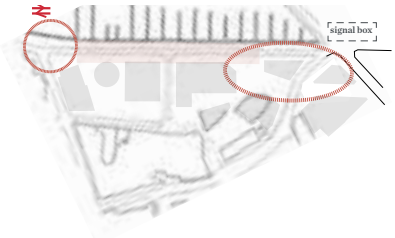


HISTORIC EVOLUTION OF THE FRAMEWORK SITE

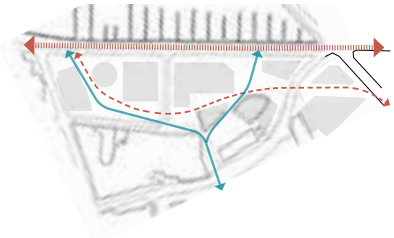
- TOTAL DESTRUCTION
- DAMAGED BEYOND REPAIR
- SERIOUSLY DAMAGED - DOUBTFUL IF REPAIRABLE
- SERIOUSLY DAMAGED- REPAIRABLE AT COST
- GENERAL BLAST DAMAGE - NOT STRUCTURAL
- BLAST DAMAGE - MINOR IN NATURE
- CLEARANCE AREAS



URBAN DESIGN PRINCIPLES



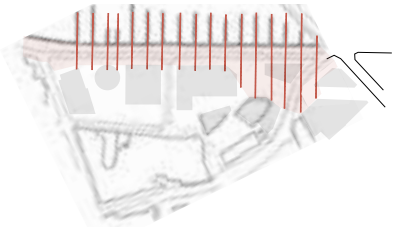
1. ST THOMAS STREET EAST AND ITS "BOOKENDS" OR ARRIVAL POINTS



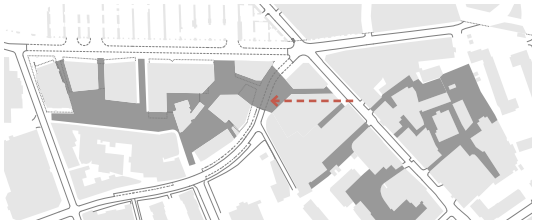
2. MAIN PEDESTRIAN CONNECTIONS THROUGH THE SITE



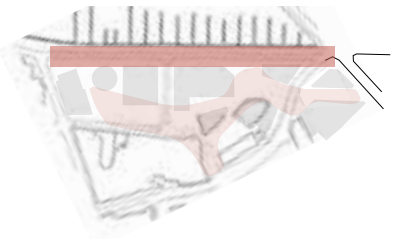
3. ANCHOR BUILDINGS AND ACTIVE STREET FRONTAGES



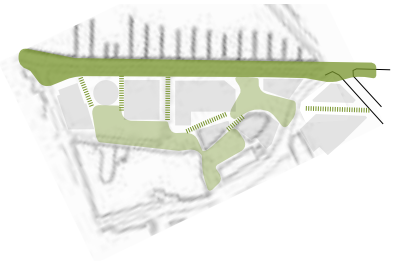
4. THE ARCHES DEFINE A GRID ALONG ST THOMAS STREET



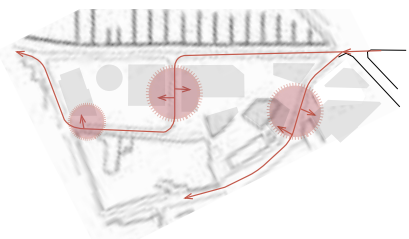
5. BORROWING THE SCALE AND CHARACTER OF BERMONDSEY STREET YARDS AND EXTENDING THESE INTO THE SITE



6. TWO SIDES: FORMAL EDGES VERSUS INFORMAL EDGES



7. THREE SPACES:ST THOMAS STREET, ALLEYWAYS AND YARDS



8. SERVICE CONSOLIDATION AND COLLECTION POINTS

Site Constraints & Opportunities

Lifschutz Davidson Sandilands RPBW KPF



USES STRATEGY



1. Retail and working cafes



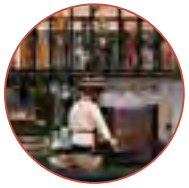
2. Independent retail units



3. Working lobby and retail



4. Curated arts, retail and public office lobby



5. Retained and extended pub



6. Music venue and recording studios



7. Independent retail units

Ground Floor Uses

Active street frontages and routes through and around the buildings have been maximised to create a permeable ground floor and to activate the public realm.

Uses range from small retail units next to a working office lobby to a large curated public office and retail lobby. The Horseshoe Inn pub is retained and becomes a central element to the site, drawing activity to the south of the site.

The East end pavilion will host a performance venue. It can curate performances in the New Vinegar Yard public space.



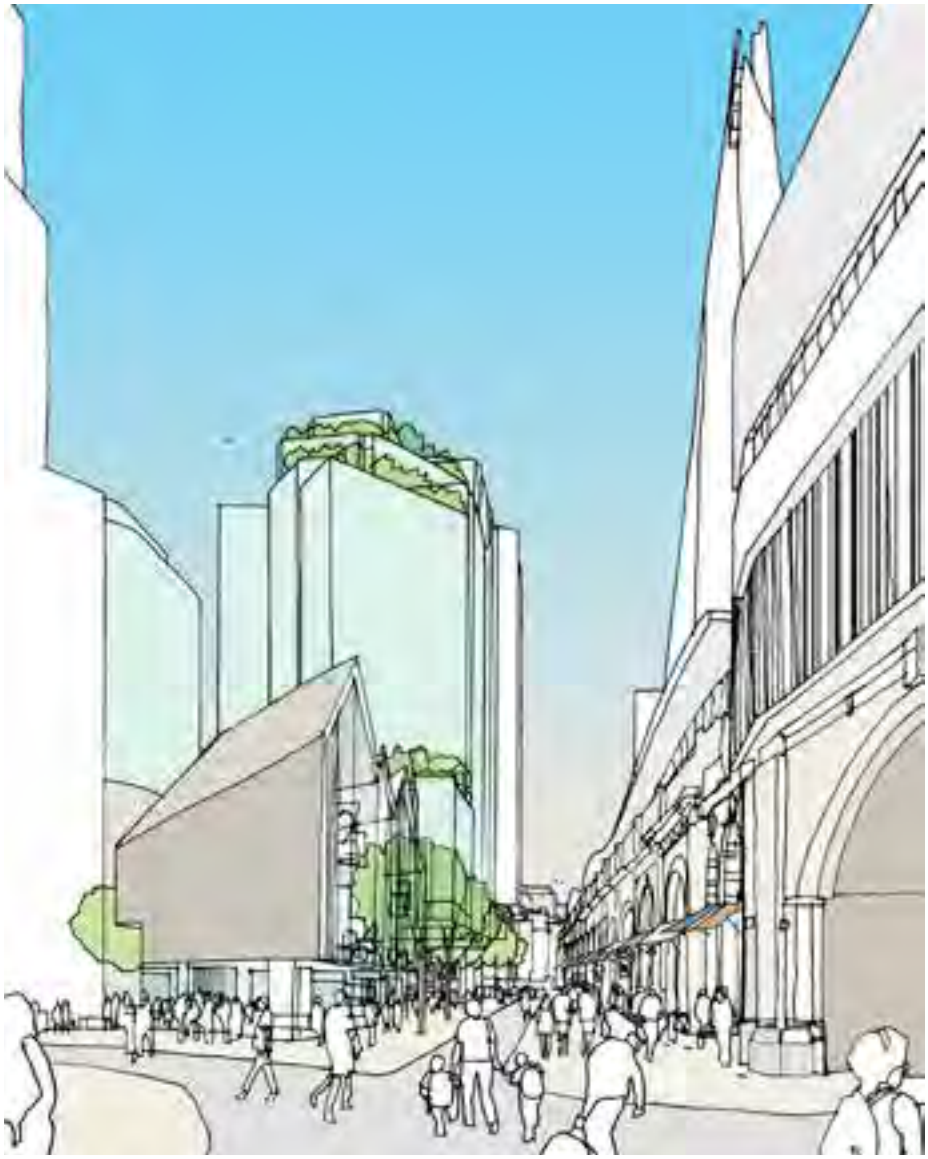








PUBLIC REALM STRATEGY



Consolidating the Low Line

The current Saint Thomas Street is transformed into a slow-traffic, pedestrian focused environment where:

- Through traffic is reduced to public transport, servicing and bikes
- Cycle lanes include an integrated bike lane into the carriageway and a counterflow dedicated bike lane
- A line of trees along the South side will establish a formal edge and help ensure a comfortable environment
- Ample sidewalks to both North and South of the street allow pedestrians to walk and create seating areas
- The railway viaduct is emphasised as an important part of the identity and character of the area
- The ground floor of new buildings are designed at a human scale that reflects the rail arches and station roof opposite them



PUBLIC REALM STRATEGY



New Vinegar Yard

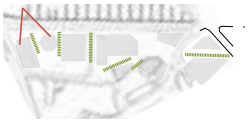
Vinegar Yard is restored as a major destination space within Saint Thoms Street East. Opening up to the retained Leather Warehouse, the New Vinegar Yard is conceived as a multi purpose space which includes informal seating and a water feature.





Alleyways

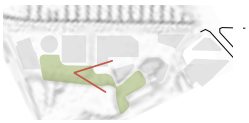
The design of the alleyways creates glimpses from Saint Thomas Street of the new public spaces to the South. This will encourage pedestrians to walk into the site and further explore the area.





Melior Street Yard

Melior Street Yard is to become a large garden space that will extend beyond Fenning Street, opening up new views towards the retained The Horseshoe Inn.










BRINGING BENEFITS TO THE AREA



A Place for Culture and Life

Contributing to London Bridge's identity as a place of cultural institutions. Providing and protecting amenities that are valued by local people. Crafting pathways and shared public spaces for everyone, contributing to local life. Enhancing the distinct identities and cultures of London Bridge and Bermondsey.



Bringing People Together

Contributing to social wellbeing by bringing together people from diverse communities. Creating friendly new public places to meet, work, socialise or just hang out. Celebrating local heritage and cultures. Supporting a strong sense of community identity and belonging.



Creating Jobs and Opportunity

Enhancing London Bridge's status as a globally significant business district. Side by side with a place for smaller creative and independent businesses to start, grow and thrive. Empowering Southwark residents & business people to access the jobs and opportunities created.



Health & Wellbeing

Helping people in the area to live happier and healthier live. From using design, landscape and management to create places that promote better health, to supporting activities and local groups now and in the future. Work together local health and community organisations to realise these goals.

Our Draft themes

Ensuring that the St Thomas Street East framework secures real social and economic regeneration for the area is as important as the quality of what we build.

Our social & economic regeneration plans will link in with the work being done by Southwark Council and the other major landowners in the area like Guy's & ST Thomas' NHS Foundation Trust, Network Rail and Great Portland Estates at New City Court.

As a starting point we have identified four draft themes that will inform what we do on the site. Over the next several months we will be talking to all our neighbours about these ideas, refining them and adding detail. This will happen in parallel with the planning process.

As we develop the themes we will add concrete examples of what we will do to bring them to life for the benefit of the whole community.









WHAT DO YOU THINK?

Next Steps

Today we are asking for your feedback on our draft framework for St Thomas Street East. What do you think about our ideas for the street level and landscape? Do you agree that these are the right social and economic themes for us to develop? What are your ideas for these themes?

We are also showing you individual landowners' plans for their sites. These are at different stages of development. We are keen to hear your thoughts on these projects as well and have provided a feedback form for you to use to tell us.

As part of our common vision we know that we need to work closely with all parts of the local community. So over the coming months you will see more opportunities to get involved with different aspects of the project. These will include:

- Individual scheme consultations. Each of these schemes will take up and develop the themes for social and economic regeneration we have presented in different ways. The landowners will have their own public exhibitions as their plans develop where you will see us add more detail to our parts of the framework.
- Group briefings & workshops will be developed for neighbouring residents, businesses and groups. So please let us know if you want to be involved!
- Social research to understand the needs of the different parts of the community around London Bridge and Old Bermondsey.
- Topic sessions where we will focus on particular aspects of the development like landscape, culture, healthy living and history.
- Meanwhile uses. We will explore the opportunities to use temporary spaces for 'meanwhile uses' that support our social and economic regeneration themes.

CAPITAL HOUSE

SEPTEMBER 2018
EXHIBITION

GREYSTAR

Greystar is a leading real estate services company and currently owns and manages over 430,000 homes worldwide, comprising multifamily, student accommodation and senior living.

We are a long-term operator and committed to ensuring we make a positive impact. Our focus is on creating professionally managed high-quality developments, exceptional resident experiences and long-term legacy and placemaking.

Greystar manages 5,000 homes in London with a further 4,000 in planning or under construction. We provide a unique living experience with professionally managed accommodation, amenity and event spaces.

We currently manage 4,300 student units across eight sites in Zones 1 and 2. As the demand for high-quality student accommodation rises in London, we are working to create a flexible student development with strong ties to the London Bridge community.











KPF

Kohn Pedersen Fox Associates is an architecture practice dedicated to clients that represent the most forward-thinking companies and institutions around the world.

KPF is inspired by the opportunity to collaborate in the evolution of London. Our considerable experience includes complex urban projects across many London boroughs.

Our projects are responsive to the unique character and seeking to celebrate the diversity inherent to the historic, requirements of the area in which they are built, for the benefit of both Londoners and visitors alike.

KPF is a leader in the design of educational buildings. Our clients include universities and colleges, charities, and private providers. They have varying budgets, and sites situated in conservation and opportunity areas.

KPF has been responsible for designing several major projects in Southwark, including the recently completed Southbank Tower.











The Team

GREYSTAR KPF

CAPITAL HOUSE

SEPTEMBER 2018
EXHIBITION



Existing Context

The site rests in a thriving, historic part of Southwark. To the north lies the bustling London Bridge Station and the River Thames, while the vibrant Borough Market lies to the west. In close proximity is the tallest building in Western Europe, The Shard.

We believe there is a huge opportunity to bring this part of St. Thomas Street to life as a connection between Borough Market and Borough High Street. Through our proposals, we seek to complement the unique Borough Conservation Area.

Our proposals will ensure that this site no longer detracts from the local area. Instead we will replace Capital House with a design that respects, reflects and enhances this world-renowned part of Southwark.

Capital House

The current commercial building at 40-46 Weston Street is tired and does not represent a good use of space. Its design adds little to the current street scene and it is currently a missed opportunity in an otherwise modern and vibrant part of Southwark.

We are proposing to demolish the current building and to replace it with a modern design that significantly improves the site's impact on the surrounding streets, whilst bringing new student residences, private amenity space and a an active ground public floor retail offer.









Existing Consent

In 2012, planning permission was granted for the construction of a 32-storey building (116.78m AOD) to provide 470 student accommodation units, with retail/café at ground floor and associated public realm improvements. This scheme was the original 'Qatar' planning permission designed by SPPARC architects.

The principle of the tall building was supported by Southwark Council on the basis that tall buildings are appropriate for the Opportunity Area and that it forms 'an appropriate third element' in the tall buildings cluster in a form of hierarchy with The Shard and Guy's Tower.

This permission has been implemented via the undertaking of drainage works within the existing Capital House building.









CAPITAL HOUSE

SEPTEMBER 2018
EXHIBITION





Progress

Following consultation with local residents and further discussions with LB Southwark, we have revised our scheme to address the important feedback we received, including comments concerning the height of the building. We want to provide an exceptional building for this important location in London Bridge and we are working to develop a scheme that delivers as many benefits as possible, whilst responding to the site's local context.

Together with the team at KPF, we are revising the application we submitted in March to better align the development with the emerging St. Thomas Street framework. We are committed to developing a scheme that responds to the Conservation Area and protected views, as well as delivering off-site affordable housing. The opportunity to redesign the building allows us to improve the public realm offer in this important location. The Migration Museum is no longer part of our proposals but we are determined to create an exciting new ground floor offer including event and social enterprise, as well as complementary café use. The Migration Museum remains committed to finding a permanent home in Southwark and we will assist them on finding new opportunities and meanwhile uses across the borough.



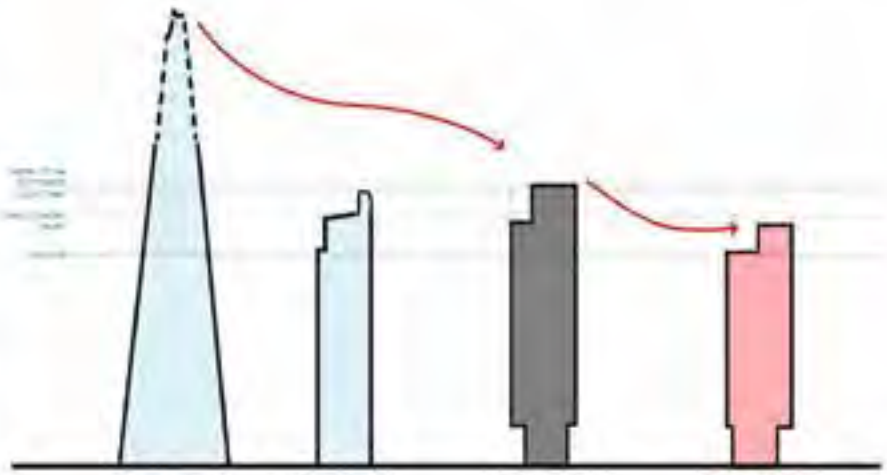












Our Story So Far

GREYSTAR KPF

CAPITAL HOUSE

SEPTEMBER 2018
EXHIBITION



Contextual Response & Materiality

The base has a deliberate contextual expression, picking up the scale and character of the street.

The volumes are clad in earthy tones striated with patterns that are reminiscent of the materiality and textures of the warehouses to the south.

A green wall is proposed to the south end of the building, wrapping eastwards towards the Basket House site. This will tie into the existing adjacent green space and to the potential emerging garden proposed by the framework, as well as Southwark's 'Green Network'.











Next Steps.

We are currently in the process of developing the revised proposals for our scheme and will be in touch with local residents shortly to invite them to a public exhibition.

Our Story Moving Forward

GREYSTAR KPF



01. VIEW LOOKING NORTH EAST ALONG MELIOR STREET

VISION FOR BECKET HOUSE



APPROPRIATE TOWNSCAPE RESPONSE
120 MOORGATE, LIFSCHUTZ DAVIDSON SANDILANDS



PLACE MAKING
FITZROY PLACE, LIFSCHUTZ DAVIDSON SANDILANDS



MAXIMISING VALUE
GOODMAN'S FIELDS, LIFSCHUTZ DAVIDSON SANDILANDS



WORKING WITHIN A WIDER MASTERPLAN SETTING
N18 AND N19, EAST VILLAGE, LIFSCHUTZ DAVIDSON SANDILANDS



VIEW LOOKING SOUTH WEST ALONG ST. THOMAS STREET



ST. THOMAS STREET VIEW EAST



ST. THOMAS STREET VIEW WEST



VIEW LOOKING EAST ALONG ST. THOMAS STREET

INTRODUCTION

Becket House is located on St. Thomas Street and is bordered by Melior Street and Weston Street. The site is made up of a 1980's office building of low architectural quality that is in need of redevelopment.

The site is owned by Columbia Threadneedle Investments (CTI), a Global Asset Management business with a portfolio of UK Real Estate assets that has been active in the UK since 1994. Columbia Threadneedle has a long term interest in the site and are committed to delivering a high quality redevelopment that will benefit the local community and the borough.

THE TEAM

The proposals are being designed by award winning architects, Lifschutz Davidson Sandilands, who have extensive experience working on large scale development across Southwark and Central London.

VISION

We are very excited to be working on this high profile site and are working on proposals to deliver a commercial development that will provide:

- High quality new commercial space
- Outstanding public realm and new public space
- High quality retail and active ground floor space on St. Thomas Street that contributes to the wider development area.

NEXT STEPS

This is the first stage of our consultation process and we will continue to work with Southwark Council and the local community as our proposals develop. We are currently tendering for a development partner to work with us to deliver the scheme and we will be having further public consultation events to update the community on our plans.

We will continue to work with our neighbouring landowners.



02. VIEW FROM NORTH SIDE (ST. THOMAS) COLONNADE

SITE CONSIDERATIONS AND OPPORTUNITIES

1



reinstating the existing uses

2



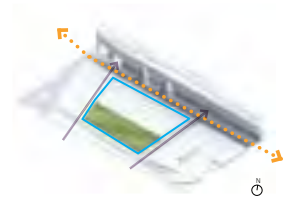
enhancing the external space

3



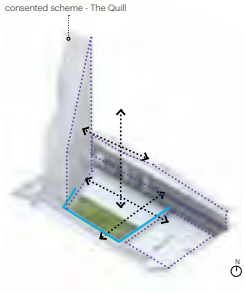
activating the st thomas st frontage

4



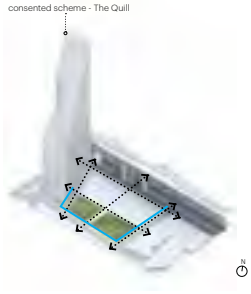
responding to the surrounding uses

5



considering height and adjacencies

6



refining the massing

DESIGN DEVELOPMENT

The development team has been working with Southwark Council looking at options for the redevelopment of the site. The existing building is in a poor state of repair and presents an exciting opportunity to deliver a comprehensive redevelopment of the site.

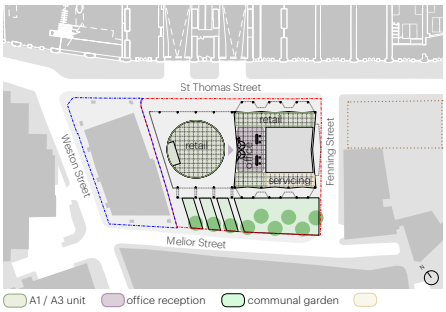
The development team have carried out extensive analysis of the site and the constraints and opportunities the development presents.

CONSIDERATIONS

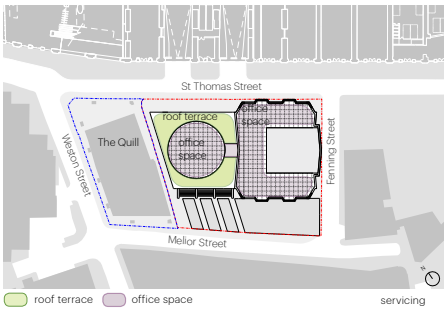
- Relationship with local residential buildings and neighbouring landowners.
- Vicinity to London Bridge Station and contribution to wider redevelopment.
- Local views and impact on neighbouring conservation areas.
- Relationship with Bermondsey Street and opportunities to provide benefits for the local community.
- Development phasing and construction timelines.

OPPORTUNITIES

- Location of the site and neighbouring landowners presents the opportunity to deliver an exciting development for the area.
- Contribution to the ground floor plain along St. Thomas Street.
- Potential to deliver new public open space, public realm and connections on the Becket House site.
- Deliver a new building with high quality design and architecture replacing the existing buildings.
- Create much needed flexible commercial space that will suit the needs of local businesses and create jobs.
- Opportunity to work with local community groups and organisations such as Guys & St. Thomas's and Team London Bridge to deliver benefits for the local community.



GROUND FLOOR PLAN



TERRACE PLAN



03. VIEW LOOKING EAST ALONG SOUTHERN PERGOLA

COMMERCIAL SPACE AND PUBLIC REALM



BIRDS EYE VIEW - GROUND FLOOR



1 GARDENS



2 PERGOLA



3 LANE



4 COLONNADE



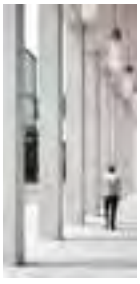
high quality and integrated architectural framework for support of climbing plants



proposal considers the architecture and connections of adjacent buildings and London Bridge Station



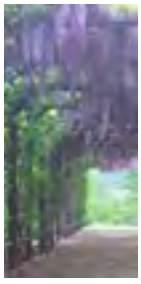
improved visual and physical connections to Our Lady of La Salette and Saint Joseph Catholic Church



colonnade helps crate a comfortable sheltered space along St. Thomas Street away from the curb line



retail space at ground level creates active frontages to St.Thomas Street and animates the ground plane with outdoor seating



the south facing pergola provides a permeable space with attractive landscaping and seating areas making best use of its southerly aspects

COMMERCIAL SPACE

The proposals are for unique office space that will make a positive contribution to the borough and development along St. Thomas Street.

The proposals will deliver:

- Outstanding new commercial office space.
- A mix of flexible commercial spaces suitable for different users.
- Space designed to bridge the gap between the spaces available in Bermondsey and More London to remain in the borough.
- Provision of affordable workspace.
- Increased business rates for Southwark Council.
- Retail space that complements the emerging offer coming forward as part of the London Bridge Quarter.
- An exciting new retail destination at ground floor level along St. Thomas Street.
- Opportunities for local job creation.

PUBLIC REALM AND LANDSCAPING

A key aspiration for the development of Becket House and the St. Thomas Street Collective is to deliver outstanding public realm and landscaping, creating an active and vibrant ground floor along St. Thomas Street.

The proposals for Becket House will deliver:

- Enhanced public realm at ground floor, activated by the new retail spaces along St. Thomas Street.
- Contribution towards the wider public realm improvements along St. Thomas Street.
- A new pedestrian route through the site from St. Thomas Street to Melior Street improving connectivity for the local area.
- Public open space at the rear of the site providing much needed green space for the existing local community.
- High quality landscaping across the site, enhancing the visual appearance along St. Thomas Street.
- Design and architecture in keeping with the railway arches and sympathetic to the local area.



04. VIEW TOWARD OUR LADY OF LA SALETTE AND SAINT JOSEPH CATHOLIC CHURCH FROM COLONNADE

BENEFITS



VIEW SOUTH TOWARD OUR LADY OF LA SALETTE AND SAINT JOSEPH CATHOLIC CHURCH FROM ST.THOMAS STREET



ST.THOMAS STREET COLONNADE

OVERVIEW OF SCHEME BENEFITS

- High quality design and architecture
- A new connection through the site from St. Thomas Street to Melior Street
- High quality public ream and landscaping creating new public open space
- New commercial space with a mix of spaces, suitable for SME's, attracting local businesses to stay in the borough
- New jobs for the local community
- Active frontage along St. Thomas Street contributing to the vibrancy of the area and the wider redevelopment of St. Thomas Street and London Bridge.
- New retail space at ground floor along St. Thomas Street, complementing the emerging retail offer at London Bridge.
- Exciting new public space within the site at ground floor around the new retail
- Space in the Podium that may be made available for local community use.
- A joined up approach with neighbouring landowners to deliver the comprehensive redevelopment of St. Thomas Street, benefiting the whole community.
- Contribution to the Social Charter for the St. Thomas Street East Collective.

COMMITMENT TO ENGAGEMENT

Columbia Threadneedle and the development team are committed to making a positive contribution to the area through the redevelopment of Becket House. We will continue to engage with our neighbouring landowners as a part of the St. Thomas Street East Collective and will keep local residents up to date as our plans develop.

Contact us

For more information on 60 St. Thomas Street Contact us at:

E: consultation@cascadepr.co.uk

T: 020 7871 3565

W: www.60stthomasstreet.co.uk

Freepost Public Consultation (Cascade)

RTUA-THGR-LUYK

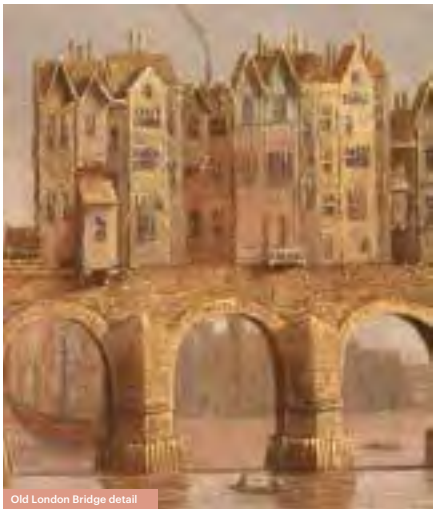
26 Noel Street

London W1F 8GY

Our vision for Vinegar Yard



Old London Bridge



Old London Bridge detail



Old London Bridge



Map from 1658



Local warehouse context







St Thomas Street arches

Our vision

Our starting point for the design of Vinegar Yard is Old London Bridge. Built by King Henry II in 1209, it stood 30m upstream of the bridge today.

Crowded with houses and shops it was a centre for commerce. Until Putney Bridge opened in 1729 it was the only road-crossing downstream of Kingston. It connected communities and its shrine to St Thomas Becket was the starting point for pilgrimage.

In the same way, Vinegar Yard will connect communities, consolidating the Lowline and knitting London Bridge Station and the commercial district to the north into the rich character of Old Bermondsey to the south.

KPF's designs take their visual cues from the vertical bundles of buildings and rooflines that sat atop Old London Bridge.

The ground floor takes its rhythm and proportions from the adjacent Victorian rail arches running down St Thomas Street. Whilst the warehouses that are characteristic of Old Bermondsey are also reflected in the design of a new pavilion building.

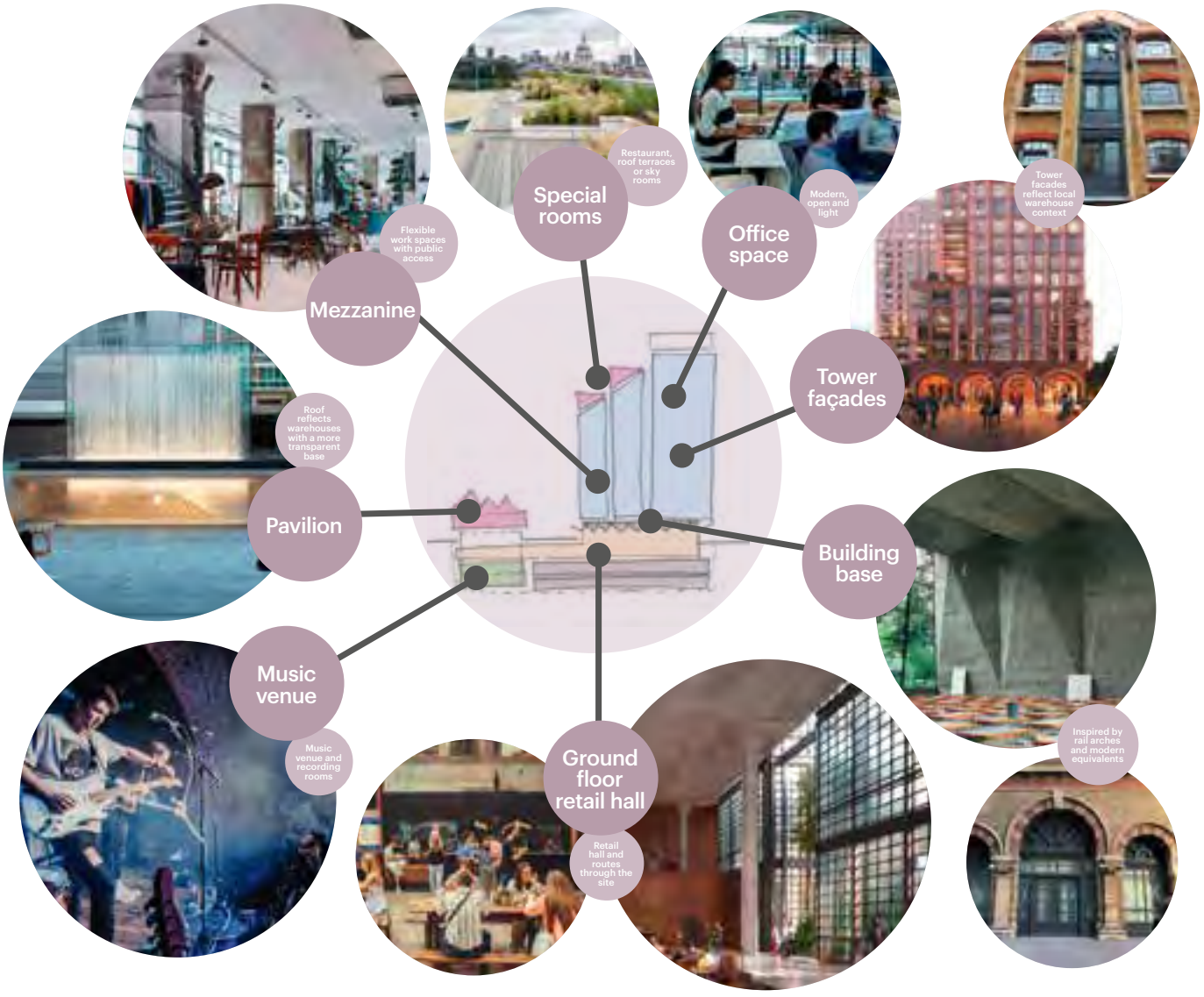
Our design



View looking west along St Thomas Street



Artist's impression of Vinegar Yard



New yards, alleys and public spaces



Sketch showing relationship to the Horseshoe Inn

› The landscape will reflect the built heritage of alleyways & yards seen across the area. We will create public routes that better link Melior Street to St Thomas Street and encourage walking.

› New Vinegar Yard reinstates the yard's historic location. It will be a new curated public space, hosting a range of activities.

› We are opening up the ground floor of the buildings as much as possible, creating publicly usable areas and giving east-to-west access through the site.

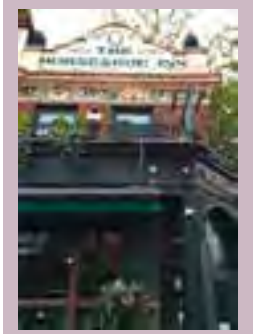
› The mezzanine above the ground floor retail hall will host publicly accessible flexible working spaces.

› The pavilion will anchor the eastern end of the site and will provide an access point to the lower floors of retail and the music venue.

› The public spaces will include planted areas and greenery as well as hosting events and other activities, making them attractive, liveable and providing things to see and do.

Melior Street





> Preservation of the Horseshoe Inn
> Activation of the end of Melior Street
> Public realm improvements
> Potential to create a Horseshoe yard

Vinegar Yard







> Yard as diverse space for performance and cafe culture
> Flexible smaller workplaces face onto yard
> Restoration of local context and old warehouses

East Point







> Bookend to St Thomas Street
> Music venue as a marker to the site

Social and economic impact

Jobs and work

We will extend the existing business district, creating about 1,850 jobs with two distinct kinds of employment that connect and reflect both Old Bermondsey & More London.

Architecture will support flexible working and third spaces, for example in open office receptions. The building designs will promote health and wellbeing with natural ventilation and landscaped roof terraces.

We will have a curated retail strategy, providing useful shops, independent retail, as well as cafés and restaurants that support London Bridge's growing reputation as a food destination.

Two kinds of work space



A new small business & work hub providing affordable, flexible workspace. We will explore flexible leases or covering fit-out costs for independent businesses to make this a success.

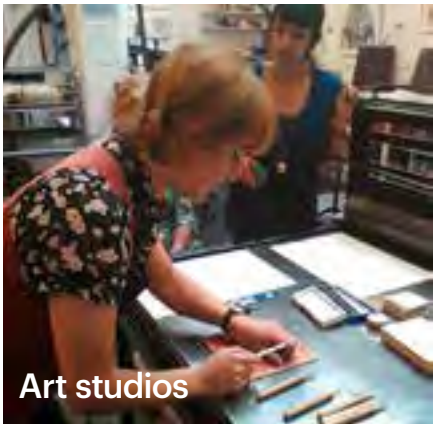


High specification commercial space that attracts globally significant businesses to the area, new employees and economic benefits (from local spending to increased business rates)

Social and cultural life

We will also contribute to the culture and life off the area, bringing a new music venue and other creative activities and public facilities.









PROPOSED SCHEME



PERSPECTIVE SKETCH OF THE PEDESTRIAN PASSAGE



PERSPECTIVE SKETCH OF BERMONDSEY STREET





THE TEAM







Delivering landmark schemes in the area of Southwark for over 20 years', Sellar is an award-winning privately-owned property company, located in the heart of Bermondsey. Together, we have created thousands of new jobs plus apprenticeships for people in the borough, and are actively contributing to the area's socioeconomic regeneration.

We're proud of our fantastic track record, which includes our work on the iconic Shard Quarter in London, delivered in partnership with Renzo Piano. The Shard Quarter is home to The Shard, News UK's headquarters, and will soon house a residential development, Shard Place.

Creating a thriving district was incredibly important to us, and the project saw us deliver a new station concourse, bus station, new offices for LUL and The Retail Arcade.

We're excited to announce our next project in the area, delivering a complementary scheme that reflects the character and energy of Bermondsey Street. Each day, our employees take in the sights and sounds of Bermondsey. We understand the area, we know what makes it unique, and we are committed to developing the area to attract new retailers, offices and people to the area.

Our planned scheme will boast the same high-quality end product of The Shard, but will showcase the dynamism of Bermondsey. All materials and finishes have been considered, in the same way we delivered a modern architectural intervention in historic setting on Borough High Street. The features and design of the offices are in response to what the start-ups, media and tech industries want in their workspace, and our experience developing and operating The Neighbourhood Office on Bermondsey Street since 2014 means it's an industry we know very well.

But it's not just about attracting a diverse range of retailers and office workers – it's also about enhancing the area for local residents, Londoners and the people who visit the Capital. The area will be feature a new pedestrian route from Bermondsey Street to Weston Street, the Horseshoe Inn pub will be refurbished, and there will be lanes for exploring and spaces to relax in.

London is a diverse city, full of juxtapositions, and London Bridge and Bermondsey are evidence of this. We are proud of what we delivered at Shard Quarter and we are excited to play a key role in developing and enhancing the area of Bermondsey.

CHARACTER PRECEDENT IMAGES



DUKE OF YORK SQUARE



DUKE OF YORK SQUARE



BERMONDSEY ST



SEVEN DIALS



ST CHRISTOPHER'S PLACE

















DESIGN AND PLANNING PRINCIPLES

Our proposals are designed to provide an elegant and measured transition from the intimate scale and character of Bermondsey Street to the city scale of London Bridge itself.

— **Lanes and Spaces** – The scheme sets up a new pedestrian route from Bermondsey Street to the top of Weston Street. This links the new arcade to the refurbished warehouse sitting in the reopened Vinegar Yard. It then connects the Horseshoe Pub and the new planted square to St. Thomas Street and the new station entrance while also offering further walkable routes to Leathermarket Gardens and Morocco Street.

— **Responsible Business** – The new retail spaces will be curated to provide for SMEs, independent businesses, makers and creators, consistent with the character and ambience of Bermondsey Street. Our offices will achieve exemplary standards of environmental performance and will embrace principles of workplace wellbeing.

— **Architecture and Design** – Working with an acclaimed architectural practice we are proposing a delightful group of buildings that will enhance Bermondsey Street and set the highest design standards. At the same time we will sensitively restore the Vinegar Warehouse as the backdrop to Vinegar Yard.

— **Height and Mass** – Our buildings are designed to respect the scale of Bermondsey Street, only stepping up gradually to the rear. This responds to the increased connectivity of St. Thomas Street, provided by the expanded capacity of London Bridge Station.



SECTION ON PEDESTRIAN PASSAGE



GROUND FLOOR PLAN



PROPOSED SOLUTIONS FOR FAÇADE MATERIALITY

MOOD BOARD













Appendix III: St Thomas Street East Framework feedback form

Tell us what you think

Thank you for coming to our public exhibition. We would be grateful if you would take a few minutes to fill out this feedback form. If you leave us your contact details we can keep you informed about the progress of this scheme. These details will remain confidential.

Your contact details

Name _____

Organisation (if applicable) _____

Address _____

_____

Email _____ Telephone _____

St Thomas Street Framework

We plan to create new shops and affordable workspace, new public squares and walking routes, as well as bring in more greenery and culture. What kinds of uses and activities would you like to see in and around these spaces to…

Create a destination for culture

Create jobs and opportunity

Improve local health and wellbeing

Bring people together

Keeping you updated

If you would like to receive regular updates and be kept informed on this development please tick this box ☐

Four Communications Ltd. will retain the information you provide only for the purposes of keeping you updated about this development. This information may be shared with CIT Group Partners, Threadneedle Asset Management Holdings Limited, Greystar, Sellar Property Group and their respective agents, as they may wish to provide you with updates directly.

You can view each company's privacy policy on their websites: www.fourcommunications.com; www.cit.co.uk; www.columbiathreadneedle.co.uk; www.greystar.com; www.sellar.com.

Contact us

If you have any further queries, please contact us on:

T 020 3697 4391
E stthomasstreeteast@fourcommunications.com



Tell us your thoughts on the draft framework proposals

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1 I welcome the principle of the framework's vision for the London Bridge area	○	○	○	○	○
2 I support the variety of uses proposed within the framework	○	○	○	○	○
3 The public realm and permeability of the local area will improve as a result of this framework	○	○	○	○	○
4 I welcome the landowners' ideas about incorporating an element of community and social enterprise space as part of their schemes	○	○	○	○	○
5 I would welcome the opportunity to comment on the framework as the proposals are evolving	○	○	○	○	○

Let us know your thoughts about the framework for St Thomas Street.

Appendix IV: St Thomas Street East Framework stakeholder invite letter

[Address 1]
[Address 2]
[Address 3]
[Address 4]

18 September 2018

Dear [insert name[,

Invitation to a public exhibition about the future of St Thomas Street East

The four main landowners for St Thomas Street East would like to invite you to a public exhibition to present a draft framework for its future. The framework will create a joined-up approach to physical development as well as social and economic regeneration, in the area bounded by St Thomas Street, Bermondsey Street, Melior Street and Weston Street.

The draft framework is being brought forward as a joint project by CIT, Columbia Threadneedle and Greystar and Sellar.

The public exhibition will be held over two days at the **Science Gallery London, Great Maze Pond, London, SE1 9GU** at the following times.

Saturday 29 September, 10:00am to 2:00pm.

Monday 1 October, 12:00pm to 8:00pm.

The event will give you and the local community an opportunity to find about our ideas and let us know what you want to see in the area.

To let us know if you plan to attend or if you would like to get in touch for any reason, please contact stthomasstreeteast@fourcommunications.com or by calling 020 3697 4391.

Yours sincerely,

CIT, Columbia Threadneedle, Greystar & Sellar

Appendix V: St Thomas Street East Framework exhibition flyer

St Thomas Street East Consultation

Your invitation to a public exhibition on draft framework proposals for St Thomas Street East

CIT GREYSTAR COLUMBIA THREADNEEDLE INVESTMENTS SELLAR



This exhibition will present draft framework proposals for the area bounded by St Thomas Street, Bermondsey Street, Melior Street and Weston Street.

The draft framework is a joint project by four landowners in the area: Sellar, CIT, Columbia Threadneedle and Greystar. It aims to create a joined-up approach to both physical development as well as social and economic regeneration.

At the exhibition you can meet project teams working on the respective sites, see and hear about the framework, and tell us what you think. We are keen to hear your views about how buildings, streets and public spaces are designed, but also about the activities that will happen in them.

Exhibition details

The public exhibition will be held at **the Science Gallery London, Great Maze Pond, London SE1 9GU**, at the following times:

Day 1 Saturday 29 September
10:00am – 2:00pm

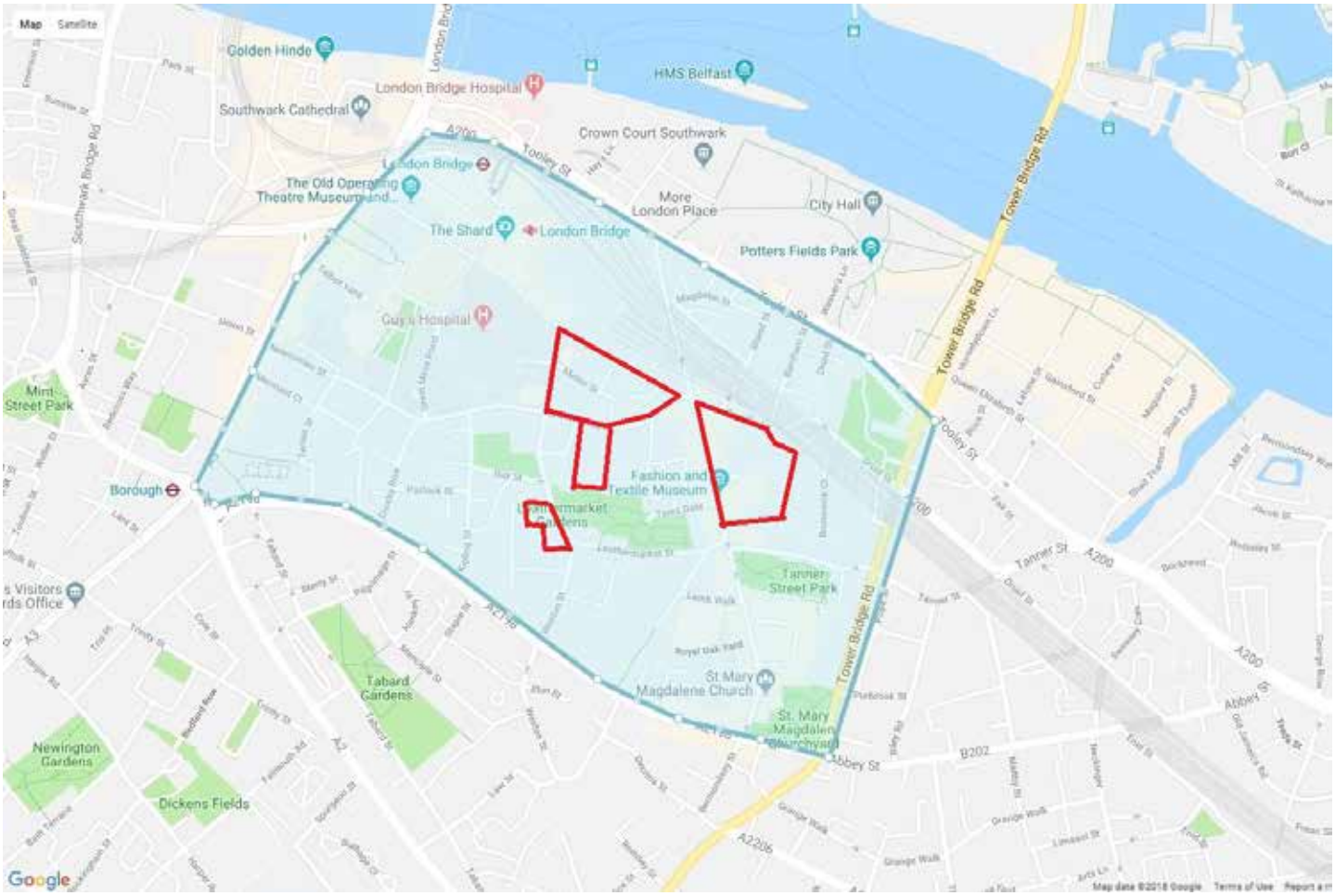
Day 2 Monday 1 October
12:00pm – 8:00pm

The venue is fully accessible.

Getting in touch

If you have any questions or would like to find out more, please feel free to get in touch on **stthomasstreeteast@fourcommunications.com** or by calling **020 3697 4391**.

Appendix VI: St Thomas Street East Framework flyer distribution area



Appendix VII: St Thomas Street East Framework newspaper advert

St Thomas Street East Consultation

Your invitation to a public exhibition on draft framework proposals for St Thomas Street East.

This exhibition will present draft framework proposals for the area bounded by St Thomas Street, Bermondsey Street, Melior Street and Weston Street.

The draft framework is a joint project by four landowners in the area: Sellar, CIT, Columbia Threadneedle and Greystar. It aims to create a joined-up approach to both physical development as well as social and economic regeneration.

At the exhibition you can meet project teams working on the respective sites, see and hear about the framework, and tell us what you think. We are keen to hear your views about how buildings, streets and public spaces are designed, but also about the activities that will happen in them.

Getting in touch

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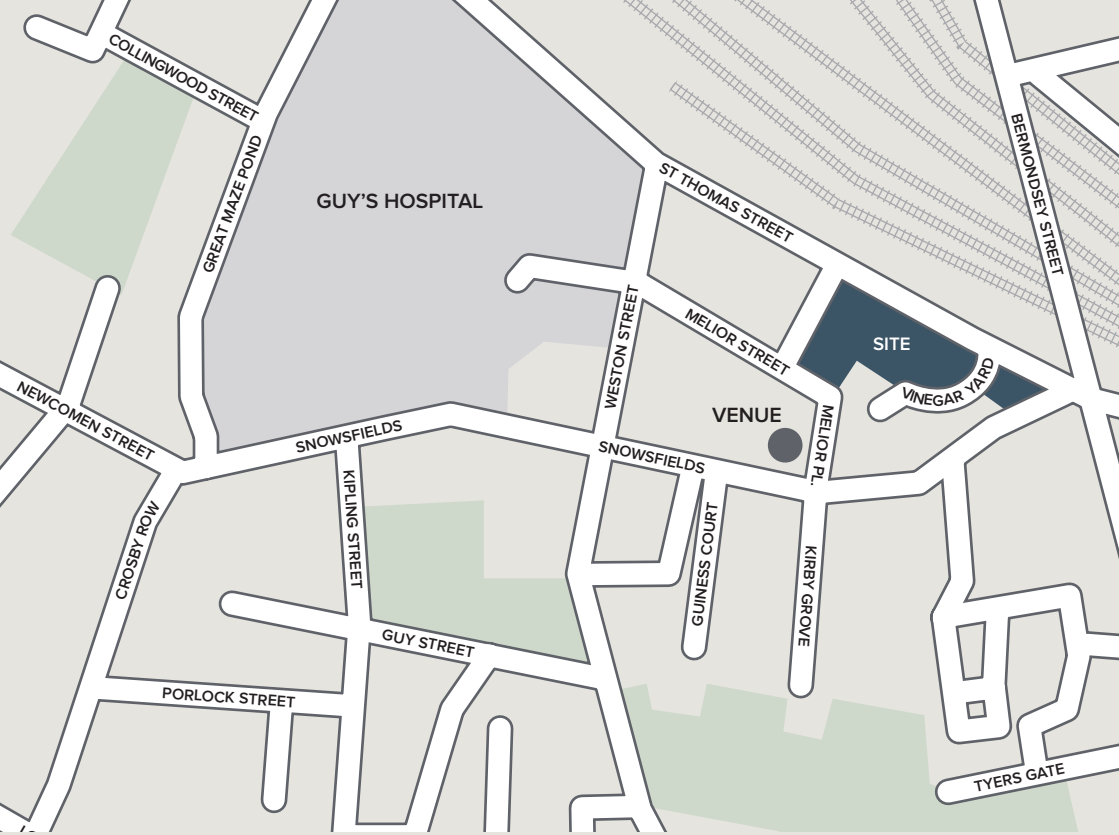
The venue is fully accessible.

Appendix VIII: Vinegar Yard exhibition flyer

CIT

Your invitation to a public exhibition on proposals for the Vinegar Yard site, St Thomas Street

www.vinegaryardcit.com



CIT Group invites you to a public exhibition on our proposals for Vinegar Yard, near to London Bridge Station.

The vacant 0.6-acre site borders onto St Thomas Street and was most recently used as a work compound for the redevelopment of London Bridge Station. We are working with award-winning KPF Architects to bring forward plans that will deliver social and economic benefits to the area, as part of a wider framework for the redevelopment of St Thomas Street East.

A public exhibition was held last month on that draft framework, organised by the landowners of four sites in the area including CIT Group.

This further consultation event, specifically on the plans for Vinegar Yard, is intended to provide you with the opportunity to meet the project team working on this individual scheme, see the plans and give us your feedback.

Exhibition details

The public exhibition will be held at **Team London Bridge's offices, 1 Melior Place, SE1 3SZ** at the following times:

Saturday 10 November – 10:00am to 2:00pm
Monday 12 November – 12.00pm to 8.00pm

The venue is fully accessible.

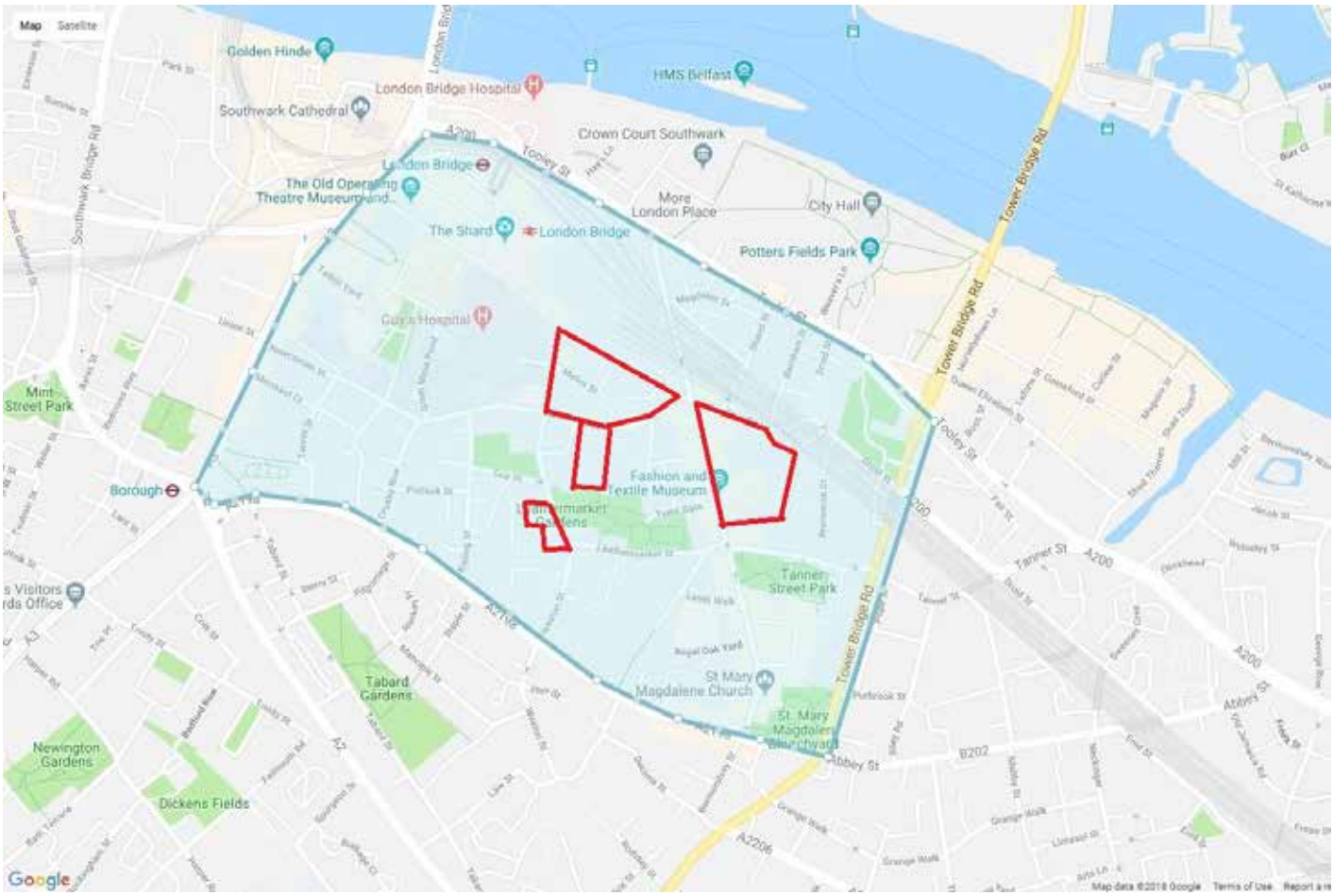
Contact us

If you have any questions or would like to find out more, please feel free to get in touch on vinegaryard@fourcommunications.com or by calling 020 3109 0492.

www.vinegaryardcit.com

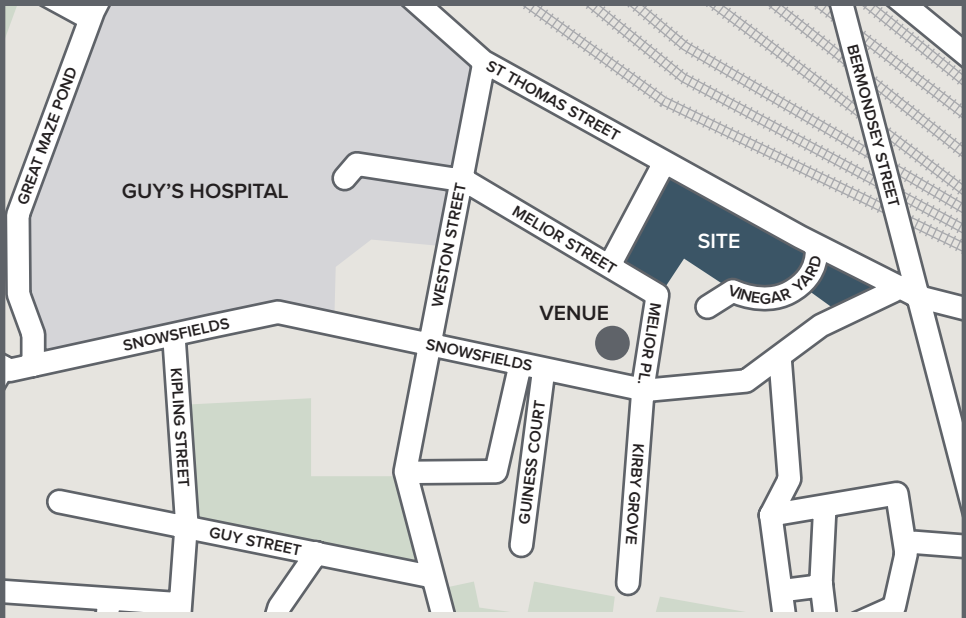
CIT

Appendix IX: Vinegar Yard flyer distribution area



Appendix X: Vinegar Yard newspaper advert

YOUR INVITATION TO A PUBLIC EXHIBITION ON PROPOSALS FOR THE VINEGAR YARD SITE, ST THOMAS STREET



CIT Group is working with award-winning KPF Architects on plans for the Vinegar Yard site, St Thomas Street. In bringing forward these plans our aim is to connect communities by knitting the new London Bridge Station and commercial district to the north into the rich character of Old Bermondsey to the south.

This exhibition is an opportunity to meet the project team, see the plans, and give us your feedback.

Exhibition details

The public exhibition will be held at **Team London Bridge's offices, 1 Melior Place, SE1 3SZ** at the following times:

Saturday 10 November – 10:00am to 2:00pm

Monday 12 November – 12.00pm to 8.00pm

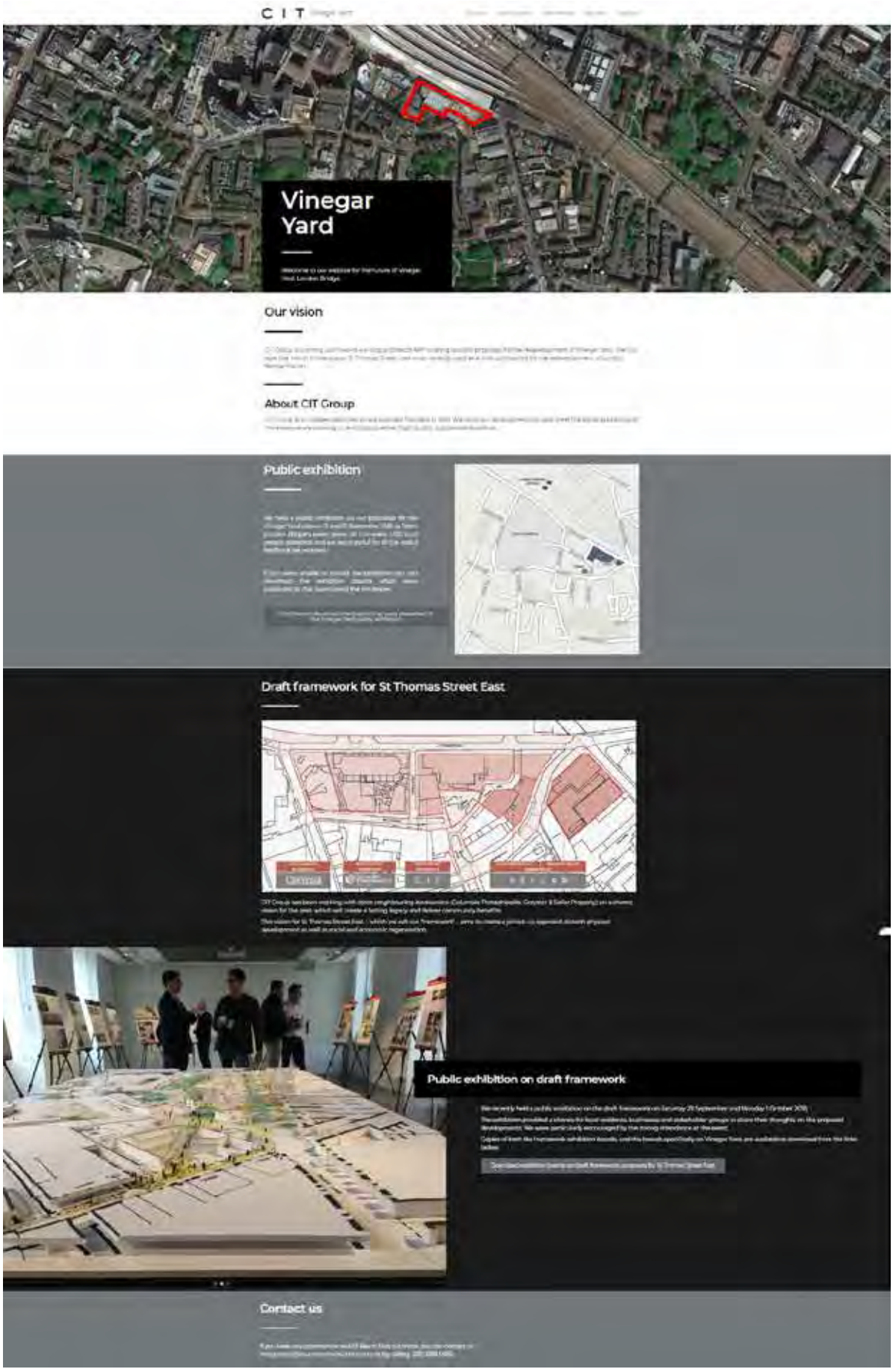
The venue is fully accessible.

Contact us

E vinegaryard@fourcommunications.com
T 020 3109 0492
W **www.vinegaryardcit.com**

CIT

Appendix XI: Vinegar Yard website screenshots



Appendix XII: Vinegar Yard exhibition stakeholder invite letter

CIT

[title] [insert name]
[role], [organisation]
[address 1]
[address 2]
[address 3]
[postcode]

1 November 2018

Dear [salutation],

Public exhibition on proposals for Vinegar Yard, St Thomas Street

You are invited to CIT Group's public exhibition on proposals for the Vinegar Yard site on St Thomas Street.

With three other landowners in the nearby area, we held a consultation last month on the emerging development framework for St Thomas Street East. This framework sets out a joined-up approach to physical development, as well as social and economic regeneration, in the area bounded by St Thomas Street, Bermondsey Street, Melior Street and Weston Street. This exhibition will show you more detail on the buildings, landscape and activities we plan for our part of the framework.

The consultation will be held at in the exhibition space at Team London Bridge's offices at **1 Melior Place, London, SE1 3SZ** at the following times:

- Saturday 10 November, 10.00am to 2.00pm
- Monday 12 November, 12.00pm to 8.00pm

CIT is working with award-winning KPF Architects on the proposals for the Vinegar Yard site. Currently vacant, it borders onto St Thomas Street and was most recently used as a work compound for the redevelopment of London Bridge Station.

In bringing forward these plans our vision is to connect communities, consolidate The Low Line and knit the upgraded station and the commercial district to the north into the rich character of Old Bermondsey to the south. This exhibition is an opportunity to meet the project team, see the plans, and give us your feedback.

We hope you are able to come along. In the meantime, if you have any questions please get in touch with us on 020 3109 0492 or vinegaryard@fourcommunications.com.

Yours sincerely,

Steve Riddell
Managing Director – Developments, CIT Group

Appendix XIII: Vinegar Yard exhibition boards



Aerial view of the site and surrounding area



Images of September/October exhibition on St Thomas Street framework



WELCOME

Thank you for attending the public exhibition for CIT Group's proposals for the Vinegar Yard site, St Thomas Street.

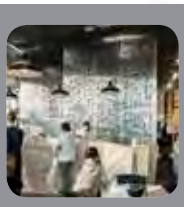
Today we show further detail on CIT Group's proposals for our site on Vinegar Yard, before we submit a planning application to the London Borough of Southwark.

This exhibition follows a consultation event held last month on the St Thomas Street East draft development framework, the shared vision for the area organised together by four major landowners of adjoining sites – Greystar, Columbia Threadneedle, CIT and Sellar.

Our project team is on hand to answer any questions you may have. When you have finished looking around we would be grateful if you could fill out one of our feedback forms.



Ground floor plan of framework area



1 Retail and student entrance



2 Retail units and public office lobby



3 Curated arts, shops and public office lobby



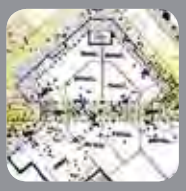
4 The Horseshoe Inn



5 Working office lobby and retail



6 Music venue and recording studios



7 Working office lobby and retail

ST THOMAS STREET EAST DEVELOPMENT FRAMEWORK

The St Thomas Street East draft development framework brings together the four major landowners on this part of street – CIT Group, Greystar, Columbia Threadneedle and Sellar.

The draft development framework started with the landowners' shared vision for the ground floor level and landscape – ensuring a common approach to the look and feel.

Just as important we are developing a joint plan for social and economic regeneration. This sets out our ideas for culture and life in the area. These are joint commitments to create a place for culture, jobs and opportunity, bringing people together and local health and wellbeing.

It builds on the work done by the local community, Southwark Council, Team London Bridge amongst others to improve and celebrate the London Bridge area.



Site ownership plan

1 Capital House
2 Becket House
3 Vinegar Yard
4 Leather Warehouse
5 Bermondsey Yard
6 The Horseshoe Inn

www.vinegaryardcit.com

CIT



Images of the site today







THE SITE

The Vinegar Yard site comprises 0.6 acres and borders onto St Thomas Street.

It most recently housed the Network Rail site offices for the duration of the redevelopment of London Bridge station. These temporary buildings have been removed and the site is now ready for a development.

The site falls outside of the Bermondsey Street Conservation Area, and given its location close to the new London Bridge station it is an ideal site for new offices and cultural spaces which will add to the vibrancy of the local area.



Local character reference images











ABOUT US

CIT Group

CIT Group is an independent real estate business founded in 1995. We tailor our developments to help meet the social aspirations of the areas we are working in, and always deliver high quality, sustainable buildings.

CIT Group has partnered with local business Flat Iron Square to develop this site.

KPF Architects

KPF is committed to designing buildings which make a contribution to the built environment that go beyond their physical footprint.

They have extensive experience of working in Southwark. Their projects include the Bermondsey Project (previously the Peek Frean Biscuit Factory) and the transformation of the South Bank Tower, working with CIT Group on the latter.



CIT and KPF – South Bank Tower, completed in 2016



CIT Group – More London



Flat Iron Square



Old London Bridge



Old London Bridge detail



Old London Bridge



Map from 1658



St Thomas Street arches



Local warehouse context







OUR VISION FOR VINEGAR YARD

Our starting point for the design of Vinegar Yard is Old London Bridge. Built by King Henry II in 1209, it stood 30m upstream of the bridge today.

Crowded with houses and shops it was a centre for commerce. Until Putney Bridge opened in 1729 it was the only road-crossing downstream of Kingston. It connected communities and its shrine to St Thomas Becket was the starting point for pilgrimage.

In the same way, Vinegar Yard will connect communities, consolidating the Low Line and knitting London Bridge Station and the commercial district to the north into the rich character of Old Bermondsey to the south.

KPF's designs take their visual cues from the vertical bundles of buildings and rooflines that sat atop Old London Bridge.

The ground floor takes its rhythm and proportions from the adjacent Victorian rail arches running down St Thomas Street. Whilst the warehouses that are characteristic of Old Bermondsey are also reflected in the design of a new pavilion building.













A COMMUNITY OF CULTURE

Vinegar Yard is where Old Bermondsey meets London Bridge and More London to the north. It is a place of transition between two different areas and cultures. It represents an opportunity to forge new links and connect these areas.

Our ambition is to bring new cultural uses to the site that adds to the vibrant creative atmosphere of Old Bermondsey's makers, artisans and independents.

We will bring a music venue and associated recording studios. A new public square to be named following consultation with the local community will be the focus for a programme of curated public outdoor events.

A curated retail strategy will give SMEs and entrepreneurs the chance to showcase their crafts and businesses. Flexible workspace and open office lobbies will provide 'third spaces' for people to meet, work and hang out.



Proposed view west along St Thomas Street

BUILDINGS

Our proposals for Vinegar Yard include:

- A scheme of up to 19 storeys (plus ground level) high, reducing in height towards the east where it meets Snowsfields and the junction with Bermondsey Street.
- 17,258sqm commercial space, including Grade A office space suitable for larger businesses.
- Providing affordable workspace, including flexible floorspace suitable for a range of SMEs, start-up businesses and creative ventures.
- 2,268sqm curated retail space, including independent retail.
- New cafés and restaurants to support London Bridge's growing reputation as a food destination, similar to the successful project at Flat Iron Square.



Proposed scheme arrangement



Sketch view towards retail and office entrances

JOBS AND THE ECONOMY

We will extend the existing business district, creating about 1,750 jobs with two distinct kinds of employment that connect and reflect both Old Bermondsey and More London.

Architecture will support flexible working and third spaces, for example in open office receptions. The building designs will promote health and wellbeing with natural ventilation and landscaped roof terraces, this will be subject to an independent wellbeing assessment.

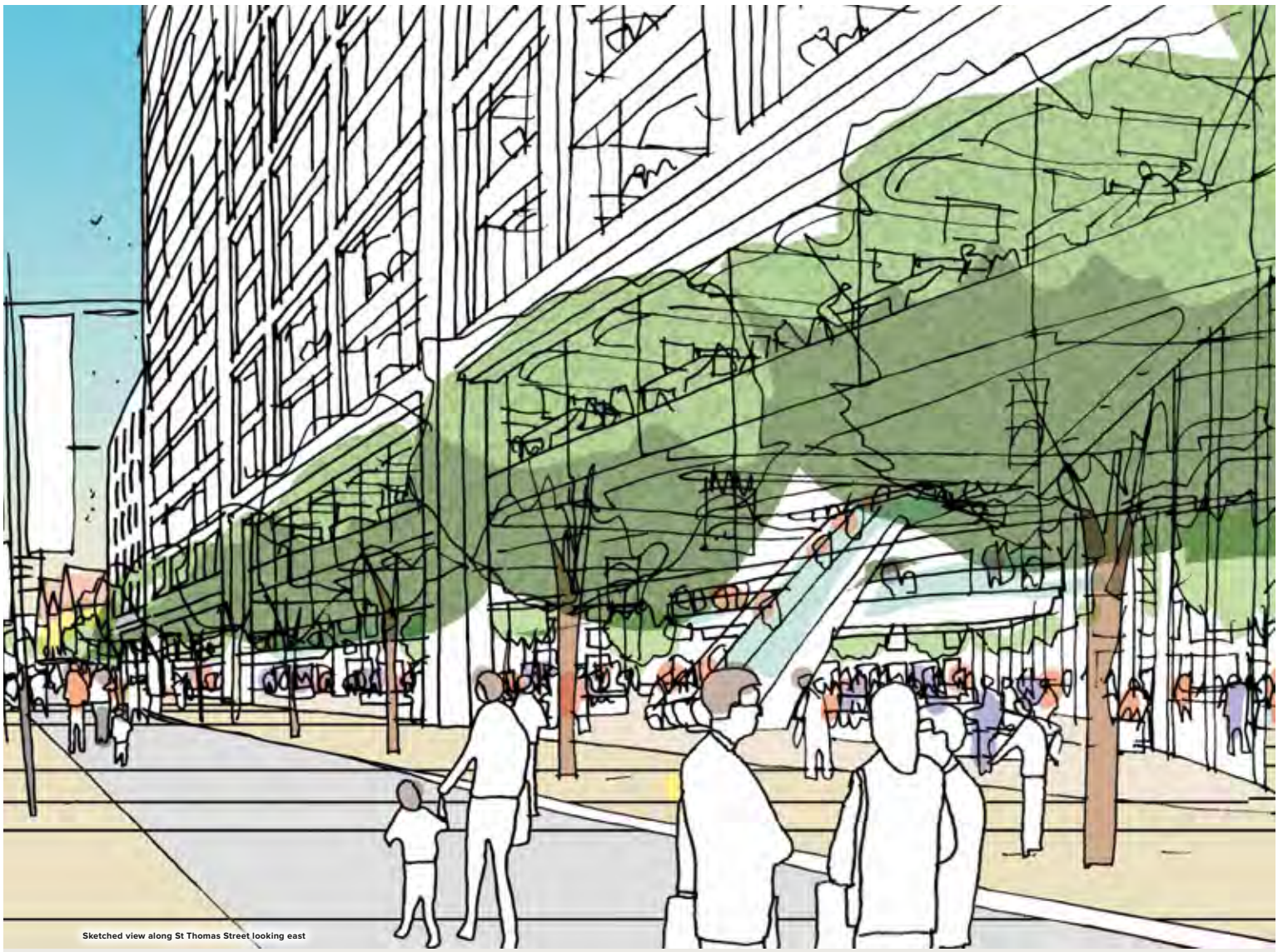
Two kinds of work space



A new small business and work hub providing affordable, flexible workspace. We will explore flexible leases or covering fit-out costs for independent businesses to make this a success.



High specification commercial space that attracts globally significant businesses to the area, new employees and economic benefits (from local spending to increased business rates)



Sketched view along St Thomas Street looking east

CURATED RETAIL

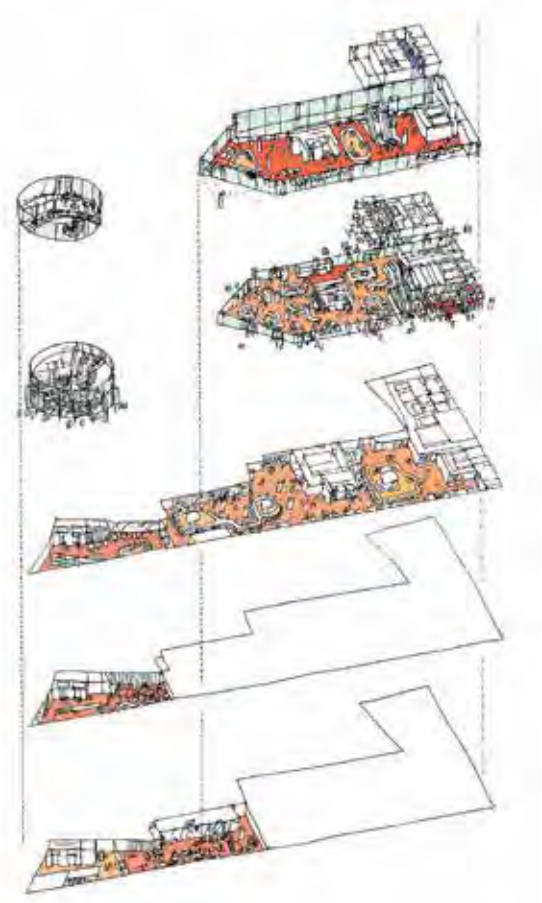
Our plans will deliver 2,268sqm curated retail space, including units suitable for makers, useful shops, independent retail, as well as cafés and restaurants that support London Bridge's growing reputation as a food destination.

We will bring in retailers who compliment the already-thriving independent businesses on Bermondsey Street, and supply goods and services that benefit the local community.

This vision is a joint effort of CIT and Flat Iron, the partnership behind the successful Flat Iron Square, located between Southwark Street, Union Street and Southwark Bridge Road, described by TimeOut as "A one-stop shop for all your culinary and cultural needs".

www.vinegaryardcit.com

Plan of retail spaces and Makers' Hall





Mezzanine level
'We Work'/informal meeting space/café



Ground floor
Curated retail/makers' hall and office lobby



Lower ground floor
Retail and restaurant



Lower ground floor
Retail/venue reception



Basement 1 & 2
Music Venue

CIT



Sketch view towards the Horseshoe Inn

HERITAGE AND CHARACTER

The design of the scheme draws on the history of the area: from the architecture of Old London Bridge to the yards, inns and warehouses that characterised this old industrial quarter.

Our scheme will also support the Low Line project along our part of St Thomas Street: a mostly car-free walkway that runs along the base of the Victorian viaducts.

The ground floor of buildings along this route take their rhythm and proportions from the adjacent rail arches.

The new pavilion building to the east of the development reflects the characteristic warehouses of Old Bermondsey.

The New Vinegar Yard Square re-instates the location of the original yard, once again becoming a focal point for social and economic life.



Historic inspiration for proposed massing and frontages



Sketch view of proposed public square

INNS, YARDS AND CONNECTIVITY

- The development will create 850sqm of external space within the ownership boundary. This includes a new public square, a route to the south of the retail hall and an enlarged area outside the Horseshoe Inn.
- It supports the Low Line and creation of an attractive tree-lined boulevard along St Thomas Street, pulling back from the northern boundary to provide a wider feel. A new secondary walking route east-west along Melior Street will also be created.
- New Vinegar Yard will act as a centre of activity, hosting a range of outdoor activities and reinstating its historic location.
- Other new routes will better link Melior Street to St Thomas Street, and open up routes between Fenning Street, St Thomas Street and Snowsfields.
- They reflect the historic alleyways, yards and public corridors that remain in the local area.
- New trees, greenery and planting will be used throughout the site.
- We are designing the scheme to open up the ground floor as much as possible, creating publicly usable areas and giving even more east-to-west access.
- A new pavilion will anchor the eastern end of the site and will provide an access point to the lower floors of retail.
- Higher up the scheme we will create green spaces and garden roofs.



New pedestrian routes created through the site



Potential uses of new public square







www.vinegaryardcit.com

CIT

SOCIAL AND ECONOMIC IMPACT

The draft development framework for St Thomas Street East set out four themes for how landowners would contribute social and economic benefits to the wider area.

For Vinegar Yard our proposals include:

A place for culture and life

- A new music venue
- Recording studios
- Protect The Horseshoe Inn
- New Vinegar Yard events programme
- Curated retail spaces
- A landscape design that reflects the history of yards and inns



Creating jobs and opportunity

- Generate c.1,750 new jobs
- Grade A office space suitable for larger businesses
- Flexible floorspace suitable for a range of SMEs and start-ups
- Affordable workspace
- Complementing the businesses already in the area



Bringing people together

- New Vinegar Yard square, a destination for community-focused activities
- Curated retail to supply goods and services that the local community needs and wants
- New routes to better link Melior Street to St Thomas Street, and open up routes between Fenning Street, St Thomas Street and Snowsfields



Health and wellbeing

- New green spaces and roof gardens
- Ambition to reach a sustainability rating of 'BREEAM Excellent'
- A sustainable design that improves air quality and encourages healthy living
- Healthy Buildings certified scheme, with design features to encourage walking and activity
- A freight and services consolidation scheme with the three major landowners in the Framework, to ensure construction, site management and servicing is coordinated and phased across all development sites





Proposed view east along St Thomas Street

NEXT STEPS

Thank you for taking the time to visit the exhibition.

We want to hear your views on our plans, so please do fill in a questionnaire before you leave.

Over the coming months we will be working with the other three major landowners to further develop the St Thomas Street East draft development framework.

In particular we will be holding some events to consult on and develop our ideas around the social and economic impacts the framework developments will bring.

Indicative timeline

November 2018 – Planning application submission to Southwark Council

Late 2018 / Early 2019 – Further consultation events held on St Thomas Street East Framework

Early 2019 – Earliest date when application could be considered by Southwark Council.

Mid-2019 – Earliest possible date that construction could start on site.

2022 – Earliest date that construction could be completed.

Contact us

E vinegaryard@fourcommunications.com
T 020 3109 0492
W www.vinegaryardcit.com

Appendix XIV: Vinegar Yard feedback form

November 2018

Tell us what you think

Thank you for coming to our public exhibition. We would be grateful if you would take a few minutes to fill out this feedback form. If you leave us your contact details we can keep you informed about the progress of this scheme. These details will remain confidential.

Your contact details

Name _____

Organisation (if applicable) _____

Address _____

_____

Email _____ Telephone _____

Vinegar Yard

In line with the goals of the draft development framework for St Thomas Street East, we want our plans to contribute social and economic benefits to the wider area. In designing our plans we have been guided by the framework's four key themes, listed below. Let us know your thoughts on how our plans contribute to each theme.

Create a destination for culture

Create jobs and opportunity

Improve local health and wellbeing

Bring people together

Please let us know any further thoughts you have on the reverse of this page

Keeping you updated

If you would like to receive regular updates and be kept informed on this development please tick this box ☐

Four Communications Ltd. will retain the information you provide only for the purposes of keeping you updated about this development. This information may be shared with CIT Group, as they may wish to provide you with updates directly. You can view Four Communications' and CIT Group's privacy policies on their respective website, www.fourcommunications.com and www.cit.co.uk.

Contact us

If you have any further queries, please contact us on:

T 020 3109 0492
E vinegaryard@fourcommunications.com
W www.vinegaryardcit.com

APPENDIX II: Statement of Community Involvement Addendum

Vinegar Yard

Land bounded by St Thomas Street, Fenning Street,
Vinegar Yard and Snowsfield, including
Nos. 1-7 Fenning Street and No. 9 Fenning Street

STATEMENT OF COMMUNITY INVOLVEMENT ADDENDUM

Summarising community involvement activities and responses to feedback
between December 2018 and March 2020.

March 2020

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Executive summary

This Statement of Community Involvement Addendum for Vinegar Yard (Planning Ref: 18/AP/4171) covers the post-planning submission community engagement activity from December 2018 to March 2020. Details of pre-submission consultation may be found in the main Statement of Community Involvement that form part of the application submission.

The Vinegar Yard project has continued to evolve in the post-submission period. The focus of community engagement has been on:

- **AWARENESS & INFORMATION PROVISION**. Raising awareness of the submitted plans in the local community and to encourage feedback to be submitted to the planning authority.
- **CONSULTATION**. Seeking further feedback on the proposals in a series of public consultation events, hosted both by CIT and jointly with the other three major landowners along St Thomas Street (Greystar, Sellar, Columbia Threadneedle and their successor landowner Edge Developments).
- **SCHEME DEVELOPMENT**. Making further changes and refinements to the scheme in response to issues raised by LB Southwark and the local community.
- **SOCIAL IMPACT**. Further developing CIT's social value proposition for Vinegar Yard in the context of the emerging St Thomas Street East Social Regeneration Charter.
- **LANDOWNER COORDINATION**. Further developing the St Thomas Street East Design Framework, specifically to ensure a joined up approach to landscape with the other three major landowners along St Thomas Street.
- **PARTNERSHIP DEVELOPMENT**. During this period CIT has engaged in dialogue with potential partner organisations to ensure that the space being delivered through the scheme meets a genuine need in the area. This has resulted in changes to the scheme and legal agreements with prospective partners.

  CIT has engaged with a wide range of organisations, including Southwark Playhouse, ResonanceFM, Vinegar Yard Limited, Southwark Studios and Good People, to develop the affordable workspace and employment offer for the site.

Over this period there has been regular dialogue with LB Southwark planning officers, community groups, residents, business stakeholders, and other organisations. The regular dialogue has helped evolve the plans in response to feedback received.

Highlights of the post-submission consultation activity are:

- ☐ **5,000+ newsletters** and letters distributed in the local area
- ☐ **15+ meetings** with local stakeholders
- ☐ **1 public exhibition** on the St Thomas Street East Design Framework
- ☐ **4 topic sessions** hosted by CIT and St Thomas Street East landowners

- ☐ **One public meeting** hosted by Old Bermondsey Neighbourhood Forum
- ☐ **Offer of one-to-one meetings for all residents** in blocks near the site
- ☐ **Permanent Vinegar Yard exhibition** in the meanwhile use space.
- ☐ **Local business engagement & door-knocking programme**
- ☐ **Dedicated project website and contact centre**

A summary of the changes made to the scheme in response to the feedback received during this period of community involvement can be found below.

Consultation & engagement summary

The table below summarises the consultation work undertaken between December 2018 and March 2020 on both CIT's Vinegar Yard scheme and the wider St Thomas Street East (STSE) Design Framework of which it is a significant part. Relevant background briefing documents are included in appendices.

ACTIVITY	DATE	DESCRIPTION	COLLATERAL
1. Letter offering one-to-one meetings	31 January 2019	A letter with an offer to a briefing on the proposals for Vinegar Yard were sent to properties immediately surrounding the site.	See **Appendix A** for letter See **Appendix B** for distribution area
2. Door-to-door & business engagement	7 February 2019	Four conducted door-to-door outreach to businesses at London Bridge Station, Bermondsey Street, St Thomas Street, Weston Street and Snowfields to raise awareness of the CIT project and development along St Thomas Street.	See **Appendix C** for photos of the door knocking exercise
3. Five consultation events on the St Thomas Street East Design Framework	February to March 2019	CIT participated and supported a number of workshops, each organised by one of the four landowners. These comprised: ○ Jobs & Opportunities Topic Session ○ STSE Design Framework & Landscaping Exhibition ○ Bringing People Together Drop-In Consultation ○ Health & Wellbeing Drop-in Consultation ○ Culture & Curated Retail Drop-In Consultation The proposals were presented on exhibition boards for local residents, businesses, community groups and political stakeholders surrounding the site.	See **Appendix D** for Culture & Curated Retail Drop-In Consultation exhibition boards See **Appendix E** for the Design Framework & Landscaping Drop-In Consultation exhibition boards See **Appendix F** for the Bringing People Together Drop-In Consultation exhibition boards See **Appendix G** for the Health & Wellbeing Consultation exhibition boards
4. Public meeting #2 with Old Bermondsey Neighbourhood Forum	13 February 2019	A meeting was held with the Old Bermondsey Neighbourhood Forum (ONBF) to present the scheme to a group of residents and business owners who live & work within the Bermondsey area.	See **Appendix H** for the Design Framework 2.0 presentation

5. STSE Design Framework meeting with Cllr Humaira Ali	18 February 2019	A meeting was held with Cllr Humaira Ali with CIT, Greystar & KPF architects.	-
6. 'London's Next Cultural Hub' Panel Discussion	5 March 2019	A panel discussion and debate chaired by Ben Marlow (Executive Business Editor at the Telegraph) was held to discuss the future of St Thomas Street and the type of space that can enhance the cultural character of the area.	See **Appendix I** for invite to the debate See **Appendix J** for a briefing note on the speakers See **Appendix K** for notes on key topics discussed by the panel.
7. London Bridge (Gateways) Stakeholder Board	7 March 2019	A briefing was held for the London Bridge (Gateways) Stakeholder Board	See **Appendix L** for presentation
8. BermondseyStreet .London AGM	14 March 2019	CIT attended the BermondseyStreet.London AGM	-
9. STSE landowners' transport consultant meeting with Team London Bridge	18 March 2019	CIT convened a meeting of the four major landowners' transport consultants with Team London Bridge to discuss how to coordinate and manage traffic across the four schemes. John Dales, Director at transport consultancy Urban Movement, and Jack Skillen, Placeshaping Director, represented Team London Bridge. They facilitated a productive discussion with the landowners' consultants, Caneparo Associates, Arup and TPP.	-
10. Post-submission neighbour letter	8 May 2019	A letter was sent to notify local businesses, community groups and organisations that the application had been validated. The letter was sent to the organisations identified in the project's stakeholder audit, listed in **Appendix N**.	See **Appendix M** for a copy of the stakeholder letter
11. LB Southwark briefing for St Thomas St East Landowners on the St Thomas Street Social Regeneration Charter	23 May 2019	Southwark Council presented the Social Regeneration Charter and discussed with landowners what regeneration could achieve for Southwark.	-

12. STSE Design Framework 3.0 briefing with Team London Bridge	3 June 2019	CIT and RPS Landscape architects presented Framework 3.0 to Team London Bridge.	See **Appendix O** for Framework 3.0 presentation
13. Great Get Together – CIT mini-exhibition	23 June 2019	CIT helped organise and participated at an exhibition where all of four landowners' presented their schemes at the event.	See **Appendix P** for images of the exhibition
14. Permanent exhibition at Vinegar Yard	Late June 2019	A permanent exhibition was established at Vinegar Yard, providing a comprehensive overview of the proposals. Copies of the feedback form were available for attendees to complete and return at Vinegar Yard for collection each week.	See **Appendix Q** for the exhibition boards See **Appendix R** for a copy of the feedback form See **Appendix S** for images of the exhibition.
15. London Bridge (Gateways) Stakeholder Board	1 July 2019	LB Southwark provided an update on their social research as part of the St Thomas Street Social Regeneration Charter to the four landowners and Great Portland Estates.	See **Appendix T** for the contribution towards the Social Regeneration Charter presentation
16. New London Architecture Awards	3 July 2019	St Thomas Street East Design Framework received commendation in the Masterplans & Area Strategies category of the NLA Awards.	See **Appendix U** for details of the NLA Award results
17. STSE Design Framework 3.0 Newsletter	17 July 2019	A newsletter was distributed to c.1500 local residents and businesses to update them on Framework 3.0 and signpost them to the Framework website for more information.	See **Appendix V** for the Framework 3.0 newsletter
18. LB Southwark Cabinet briefing	29 July 2019	A presentation was held for LB Southwark Cabinet members, Cllrs Johnson Situ, Cllr Leo Pollak and Simon Bevan, Director of Planning.	-
19. Meeting held with Arbeit Studios	3 October 2019	A meeting was held with Arbeit Studios (an affordable creative work space provider for artists, designers, small businesses and start-ups). This was followed by a tour of London City Island to understand their business model and scope for future partnership.	-

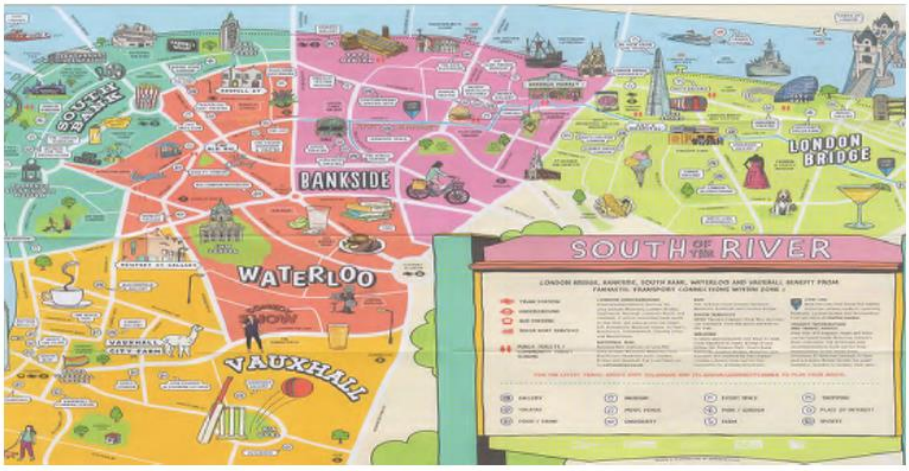
20. London Bridge (Gateways) Stakeholder Board meeting	15 October 2019[1]	A meeting was held with London Bridge (Gateways) to discuss the importance of sustainability within each of the four schemes.	See **Appendix W** for presentation
21. Cllr Humaira Ali & ONBF meeting	17 October 2019	A meeting was held with ONBF and Cllr Humaira Ali. A number of questions were raised at this meeting, which were then followed by email.	See **Appendix X** for the written response to OBNF questions were sent via email and post to Cllr Ali and the ONBF Chair.
22. Prof. Kevin Fenton briefing	26 November 2019	CIT held a briefing on the scheme with Prof. Kevin Fenton, Strategic Director of Place and Wellbeing,	-
23. LB Southwark Cabinet briefing	28 November 2019	A LB Southwark Cabinet briefing was held for the members, including Cllrs Peter John, Johnson Situ, Leo Pollak & Stephanie Cryan and Dan Taylor, Programme Manager - Regeneration, Chief Executive's Department.	See **Appendix Y** for Vinegar Yard Members' Presentation
24. Meetings held with Vinegar Yard Ltd, Southwark Studios, Southwark Playhouse and Resonance FM	Q3 & Q4 2019	The project team met with a number of organisations to explore how the affordable workspace should be configured and how a performance space could be best incorporated into the scheme.	-
25. Scheme presented to Southwark creative network	10 March 2020	The scheme was presented to the network of creatives in Southwark during an event held at Vinegar Yard.	See **Appendix Z** for images of event

MEANWHILE USE

Vinegar Yard Limited is presently operating a meanwhile use on the site that comprises a curated mix of retail, art, affordable studio space, food and drink offers. This closely follows the intended uses for the ground floors within the proposed Vinegar Yard development.

The current Vinegar Yard has been highly successful, being widely featured the press including Time Out magazine as ‘another good reason to go south of the river’ and in EasyJet inflight magazine as a ‘London top 7 place for outdoor recreation’.

Network Rail has also visited the site and their retail team has written expressing support given the positive benefits their retail has already seen since the meanwhile use has operated. Such support gives us great belief that the proposals for the permeant scheme will be highly successful.











PARTNERSHIPS DEVELOPMENT

OBJECTIVES

From the outset of the project CIT has set out an ambition to deliver (1) real social value for local communities; (2) genuinely affordable workspace; and (3) a curated retail offer at the ground floor level. More specifically:

#1. **REAL SOCIAL VALUE**. At the start of the project CIT and the other major landowners along St Thomas Street East set out an ambition that their developments should deliver real social value for neighbouring communities. Working with the other landowners we set out and consulted on our ideas. These have evolved over the last two years and linked in with the work undertaken by LB Southwark on a Social Regeneration Charter for St Thomas Street East. Our key ambitions are to deliver:

- A place for culture and life
- Creating jobs and opportunity
- Bringing people together
- Health and wellbeing

(Note that details of our social impact proposals are detailed in a separate report.)

#2. **GENUINELY AFFORDABLE WORKSPACE**. LB Southwark has an emerging policy requirement for 10% affordable workspace. We have talked to a number of organisations on LB Southwark's list of approved workspace providers to develop our ideas and ensure that they meet the genuine needs of organisations in the area.

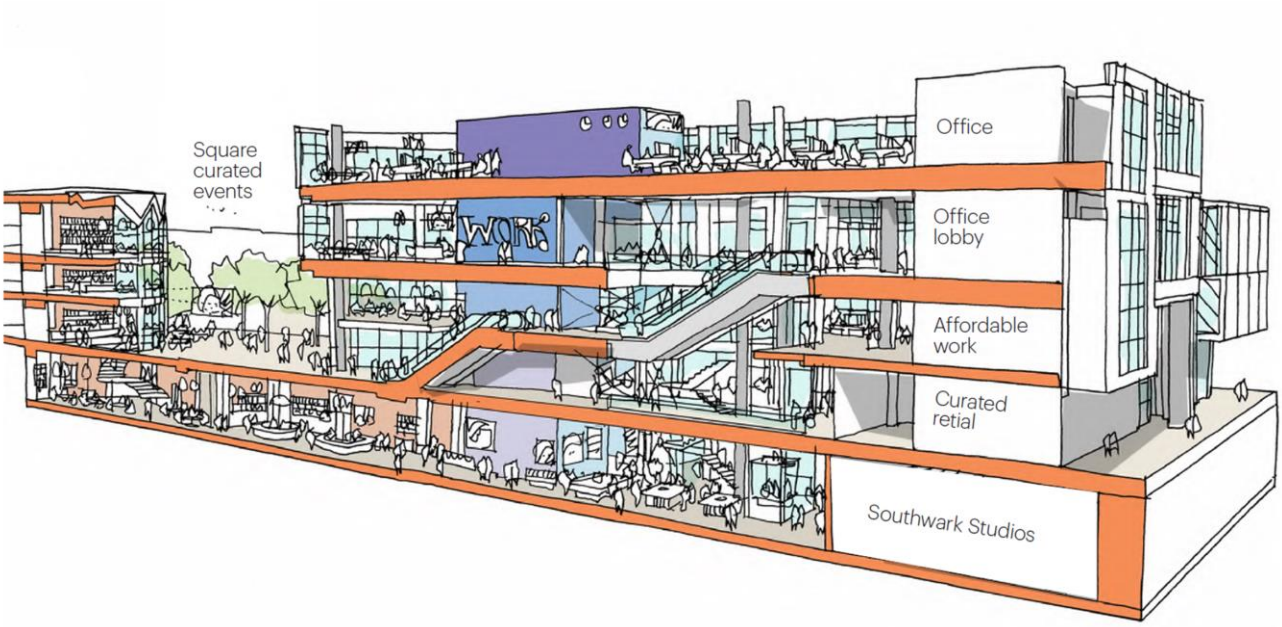
#3. **CURATED RETAIL OFFER.** During consultation CIT established the need to create an active ground floor use in the building and to bring creative and cultural activities to the site that complement the character of Bermondsey Street and the neighbouring area.

The intent has been to realise these ambitions through partnership working with local organisations. The scheme architects KPF designed the site to provide a number of flexible spaces that could accommodate these uses, which are highlighted in the axonometric diagram overleaf.

During the post-submission period, CIT has met with prospective partners to establish the financial model, space requirements and practical viability of different uses in these spaces. Where possible, agreements are entered into to provide surety to LB Southwark that they will be delivered. We have retained an element of flexibility to futureproof the scheme.

SPACES AVAILABLE FOR PARTNER USE

Key spaces available for partner use are the lower ground floor, ground floor including the New Vinegar Yard public space, the mezzanine and pavilion building. The diagram below highlights theses spaces and the proposed uses.



ORGANISATIONS ENGAGED

CIT has met with the following organisations to discuss options for bringing them onto the site. Details of these conversations have helped us to refine and change the scheme. Not all of these conversations have resulted in partnership agreements but all have been invaluable in testing what is and is not possible on the site.

SOUTHWARK STUDIOS	ARBEIT STUDIOS	VINEGAR YARD LTD.
SOUTHWARK PLAYHOUSE	MENIER CHOCOLATE FACTORY	RESONANCE FM
GOOD PEOPLE		

OPTIONS EXPLORED

Working with our architects KPF and these organisations, we explored four main types of activity for the Vinegar Yard site:



PERFORMANCE SPACE	ARTIST & STUDIO SPACES	LOCAL JOBS	CURATED RETAIL SPACE	LOCAL TREASURES

The outcomes of these discussions are summarised below:

- **PERFORMANCE SPACE.** At our first and second exhibitions, and across the post-submission consultation detailed above, we presented options for performance spaces: (1) in the basement of Vinegar Yard, accessed via the pavilion building; and (2) in the New Vinegar Yard public space with support space in the pavilion building.

  It became apparent during the post-submission community involvement activity that there was clear demand for a performance space from groups within Southwark. CIT worked closely with the organisations above to understand how this could be made to work on the site. Key issues explored included:

  - ☐ Venue capacity and layout
  - ☐ Front of house facilities
  - ☐ Access, egress for performance-goers
  - ☐ Get-in and get-out facilities for productions
  - ☐ Storage
  - ☐ Fire safety

  In practice, however, our consultation and work with partners highlighted some serious weaknesses to this option.

  The pavilion site within the development is one of the closest to residential neighbours. It became clear from consultation that the evening and night time use of this space could create neighbour nuisance. Adapting the space to fully accommodate the requirements of prospective partners was also challenging and it was not possible to fully resolve the issues above.

  Despite the strong in-principle support for this use from partners CIT decided that it was sub-optimal. The CIT team is now exploring incorporating this use at another location nearby.

  At the same time, options for delivering a performance space in New Vinegar Yard public space worked much better. These can be taken on by the same operator as the ground floor curated retail space, and can be linked to the arts activity happening in the lower ground floor.

  Creating activity in New Vinegar Yard will help to advertise the site and the activities taking place inside the building, supporting them commercially and creating a sustainable commercial model that supports and incentivises the active use of the space over the long term.

  These activities would take place in the daytime and early evening, in line with the Vinegar Yard meanwhile use's hours of operation. This is therefore a more neighbour friendly option.

  A draft management strategy for this space has been prepared (see separate document) that sets out how this will be delivered.

- **ARTIST & STUDIO SPACES.** Southwark's emerging affordable workspace policy sets out a requirement for 10% affordable workspace at a 25% discount over a 30 year period. CIT's discussions with Southwark Studios and Arbeit Studios made clear that whilst this formula can deliver benefits, it would not deliver genuinely affordable studio space in London Bridge.

  CIT has therefore worked with Southwark Studios to design a large space in the lower ground floor for studios, gallery and community use. This delivers c.50% of our affordable workspace provision by area and will be let at a higher discounted level to ensure affordability. CIT is

offering a 50% discount for 30 years and has signed an agreement with Southwark Studios to ensure that this can be delivered.

The remainder of the affordable workspace provision will be provided at the mezzanine level, in a space suitable for co-working or more traditional affordable workspace formats. Due to building layouts the full area cannot be practically delivered within the building layout and a payment in lieu is proposed, which can be used to provide space elsewhere in the borough or to enhance the offer at London Bridge.

The proposal will create a unique and genuinely affordable artist space at this central London location. Whilst the financial value of the offer to LB Southwark exceeds the policy requirement by 50% overall.

- **LOCAL JOBS**. LB Southwark has organised a series of walking tours and community engagement events as part of its work on developing a Social Regeneration Charter for St Thomas Street. Through these events and through CIT's own community consultation it is clear that local employment is really important to residents in the area.

  CIT will be required to deliver a certain amount of local employment as part of conduction and in the end use of the building. One good approach to this is to pass this obligation on to construction contractors who then bring local people into jobs on the site. The Southwark Construction Skills Centre has been hugely successful in making this work for Southwark residents.

  CIT wanted to go further than this and try to make this work harder and better for local people. Residents should have access to more than just construction jobs. There could be training and schools outreach opportunities to raise aspiration, and there should be a joined up approach across the four major landowners to local employment.

  The commercial element of the building above the ground floor is capable of delivering c.1, 750 new jobs. CIT is now working with Good People and LB Southwark to design an approach to local employment that can be adopted across St Thomas Street and open up more of these jobs and other opportunities to Southwark.

OUTCOMES ADOPTED

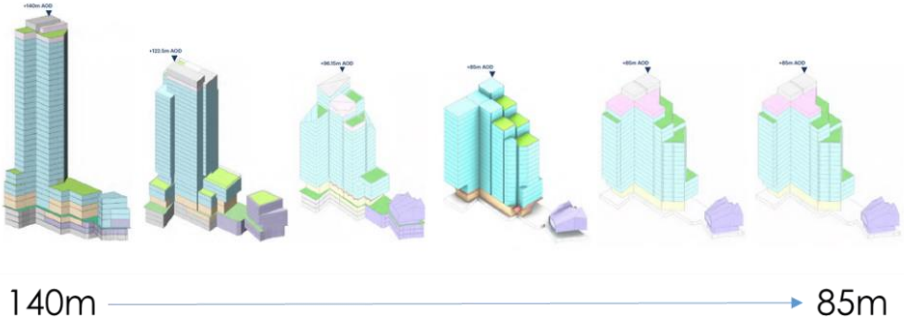
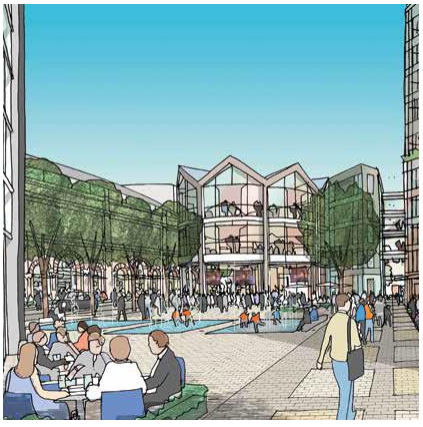
The outcomes of this partnership development exercise has been to incorporate the following uses into the scheme:

- **ARTIST & STUDIO SPACE.** CIT has entered into agreements with Southwark Studios as the preferred partner for the lower ground floor where they will deliver genuinely affordable studio space, gallery and community space at a 50% discount for 30 years.
- **GROUND FLOOR CURATED RETAIL.** Vinegar Yard Limited is CIT's preferred partner to take the ground floor space. This will be a curated retail use similar to the meanwhile use currently on the site.
- **NEW VINEGAR YARD PERFORMANCE SPACE.** Vinegar Yard Limited is also CIT's preferred partner to manage the performance space in New Vinegar Yard, with further space within the pavilion building.

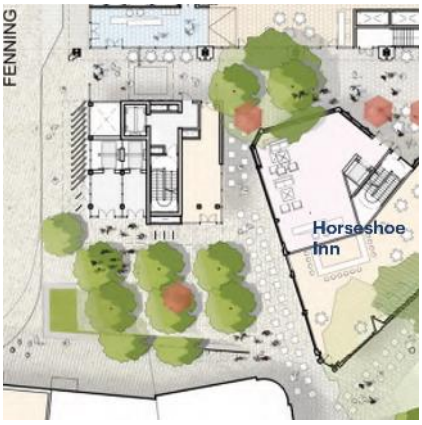
- **LOCAL EMPLOYMENT INITIATIVE**. CIT is working with Good People to create an employment initiative for St Thomas Street to ensure that the development creates jobs for Southwark people.

RESPONSE TO FEEDBACK

The table below summarises the changes in response to feedback. This covers all changes since mid-2018 when CIT initially began consultation on the project.

CHANGES TO THE SCHEME	DESCRIPTION	
Reduced height of the scheme	Whilst it was accepted that buildings should "step down" in height from The Shard, there were concerns that the original 140m development did not reflect the character of the surrounding area. Through consultation with neighbouring residents, businesses and LB Southwark, the scheme has been substantial reduced to 85m, which is seen as being much more sympathetic to the character of the area.  	
Commitment to consolidated servicing arrangements		In response to feedback requesting a consistent servicing approach across St Thomas Street East area, the four major landowners have agreed to a servicing consolidation scheme. Servicing consolidation using company like Clipper Logistics has reduced servicing traffic by up to 85% in other comparable parts of London (e.g. the West End).
Increase the size of New Vinegar Yard & save the 'meanwhile use'		A permanent exhibition and feedback box has been installed in the Vinegar Yard meanwhile use for visitors to share their views. There has been strong support for the use and requests for the meanwhile use to be saved and extended in the scheme. This activity was intended as a test of whether the use would work in the area and it has proved very successful, particularly during the warmer months.

		In response to feedback we have enlarged the New Vinegar Yard, brought the meanwhile use into the new development and proposed Vinegar Yard Limited as our preferred partner to operate the new public square.
Created a more direct east-west walking route through the site		People wanted to see a more direct route through the site to encourage tourists, workers and residents to explore the new development and to take some of the pressure off of St Thomas Street. Plans have been amended to include a more direct east-west walking route, along with north-south routes that reflect the 'inns & alleys' that define the character of the surrounding area.
Pull back CIT's building to protect & enhance the setting of the Horseshoe Inn		The setting of the Horseshoe Inn and views of it from the surrounding area were important to LB Southwark and local people. In response, CIT's building has been pulled back from the pub to improve the views.
Materials changed to brick to better reflect the character of Old Bermondsey		Local people told us that they did not want to see more glass, steel and tall buildings imposed on their community. Feedback from LB Southwark was that we needed to revise the materiality of the building so that it better suited its local context. KPF changed the materials to brick and elements of pre-cast concrete. The window design reflects the crittal windows found in nearby warehouses. Overall the feel of the buildings has been changed to better reflect the area's prevailing industrial and warehouse architectural language.

Revised the design of the pavilion	 A pavilion building has been a feature of the scheme since the outset. This provides a focal point on the corner of Snowsfields and St Thomas Street. The original design reflected the warehouses and warehouse roof lines in the area. Feedback received during the consultation to see a more welcoming entrance and overall structure to the 'bandstand' in Vinegar Yard. In response to this feedback, the 'bandstand' has been redesigned with a more inviting, glass entrance and large windows into the building.	
Core relocated as a buffer between the office and neighbouring homes		To reduce the impact of development on residents living next to the proposed scheme on Melior Street, KPF moved the building core to the south of the site. The core accomodates lifts and stairwells rather than office space, so that there is no overlooking of their properties and more of a buffer between them and the more active office floors and ground floor uses.
The Market Hall now has access from all sides to increase permeability		Southwark Council's Design Review Panel told us that there should be more permeability through the Market Hall, which would further improve movement through the site. We have therefore moved the office entrance inside the building, maximising the buildings ground floor permeability. This helps make the whole building more welcoming and open to the community.
Enhanced sustainability measures, including changes to our energy strategy	Feedback was received from the GLA that the proposed CHP energy system would not be supported. In response to this the scheme now incorporates electric heat pumps for heating and cooling, taking advantage of the decarbonisation strategy recommended by LB	

	Southwark and the Government. This is the greenest energy solution and is in line with the GLA and the local planning authority's requirements.
Performance venue moved from pavilion basement to New Vinegar Yard	We consulted on the possibility of a performance venue either in the basement of the pavilion building or in New Vinegar Yard. Overall there was good support for these kinds of uses on the site as they are in keeping with the character of London Bridge and Bermondsey. Feedback from the community and ward councillor was that the basement venue could create noise and nuisance for neighbouring residents as performance-goers leave the building later in the evening. Discussions with prospective occupiers also identified challenges with accomodating these uses effectively. A performance venue in New Vinegar Yard was preferred as its size and hours of operation would be a more neigbourly use. Practically it would also fit in better with the proposals for the ground floor use.
Workspace & jobs coordination	There has been strong support for the affordable workspace provision within the scheme. Local residents wanted to know if the scheme would also deliver jobs for their community. In response CIT and the St Thomas Street East landowners have partnered with Good People to produce a bespoke employment programme targetted at residents in the local area.
Trees planted directly into the earth	There were serious concerns from residents about whether the tree planting strategy proposed for the site would work and whether mature trees would thrive in planters. Residents and stakeholders asked for the trees along St Thomas Street be planted directly into soil. CIT and its project team have carefully mapped the utilities along St Thomas Street and how they can be moved or worked around. Whilst there were some technical challenges all the trees proposed by the scheme will be planted directly into soil, apart from a small number in the New Vinegar Yard space.
Affordable and local food options in Vinegar Yard	 A number of residents requested that more affordable and local produce was available from Vinegar Yard operators. Vinegar yard Limited has said it will require its tenants to have at least one menu option under £5 to ensure that everyone can enjoy the new space.

APPENDIX III: St Thomas Street East Design Framework V.3

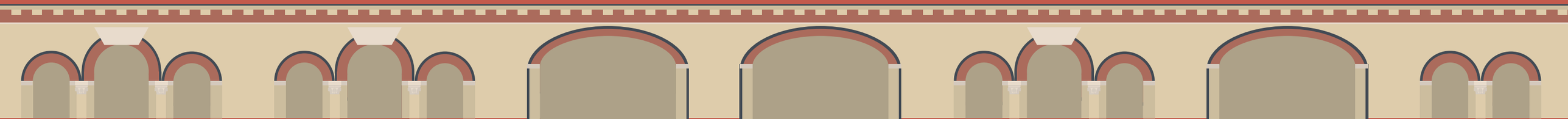
St. Thomas Street East

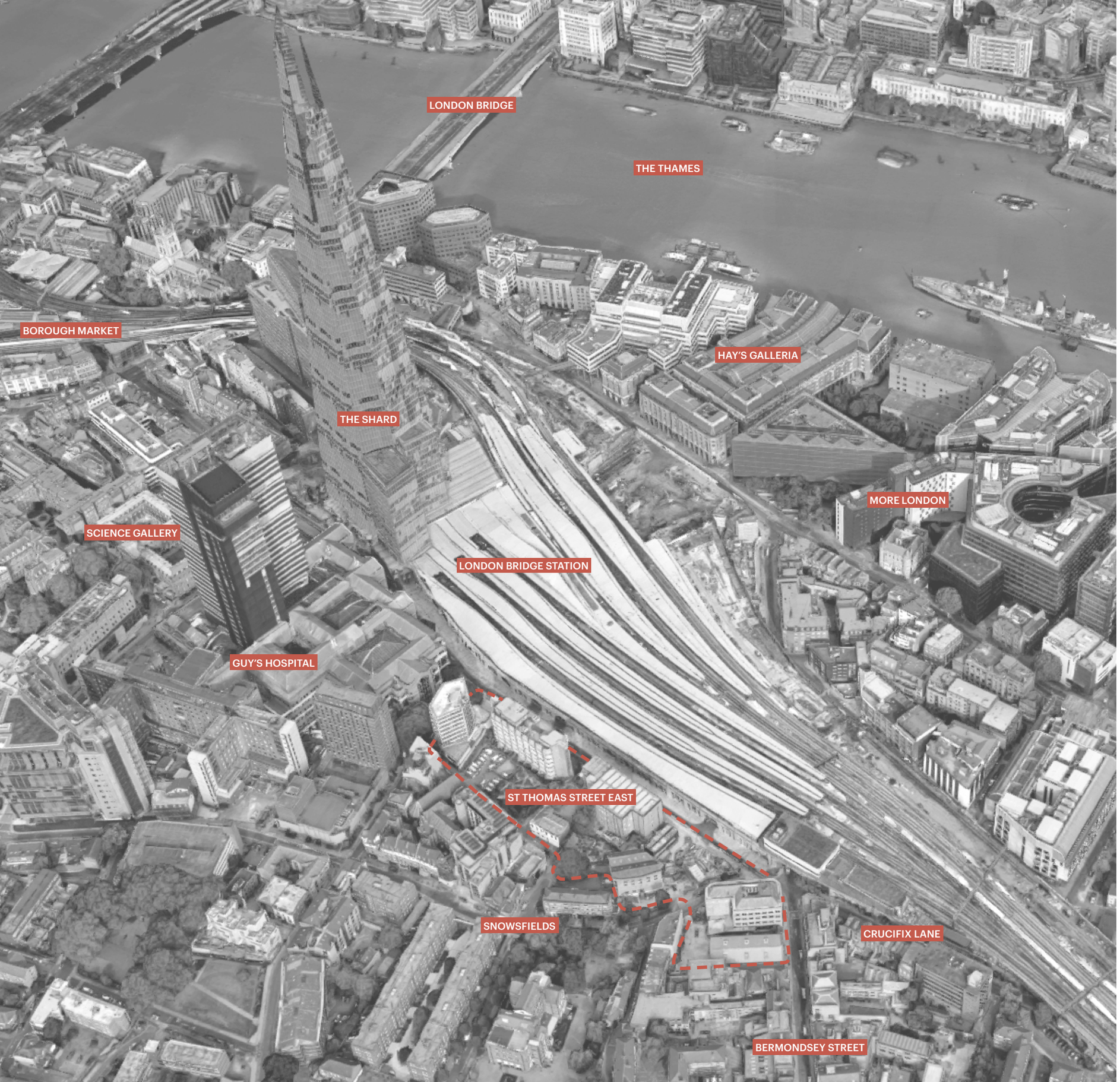
Design Framework 3.0

May 2019

KPF

for STSE Landowners Board





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3. Design Development
4. Cumulative Impact
5. Retail & Workspace Strategy
6. Landscape Proposals
7. Massing Proposals
8. Next Steps

1

Introduction

Introduction

Plot 1
Capital House



Plot 2
Becket House



Plot 3
Vinegar Yard Site



Plot 4
Vinegar Warehouse

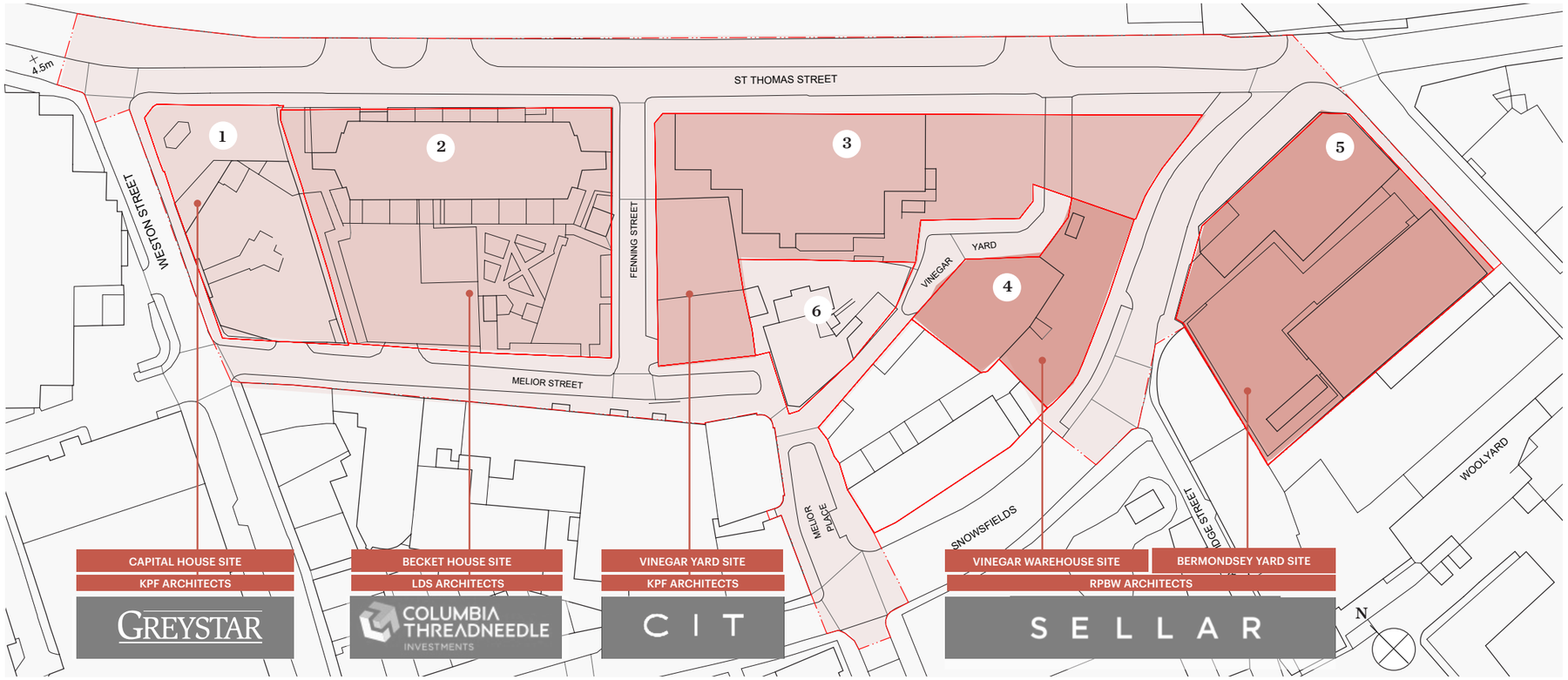


Plot 5
Bermondsey Yard



Plot 6
Horseshoe Inn Public House





The St Thomas Street East (STSE) Design Framework is an ambitious shared vision of four major landowners - Greystar, Columbia Threadneedle, CIT Group and Sellar (the 'Landowner Board') - for the physical, social and economic transformation of four high profile sites, located close to the new London Bridge station.

This Design Framework is a non-statutory and informal document. It is a tool to bring the landowners together to work collaboratively to address the main issues of the redevelopment of these sites. It has been commissioned by the Landowner Board and produced by KPF Architects.

The Design Framework ensures that development across the four sites will create a place that brings people together, encourages health and wellbeing, creates jobs and opportunities, and offers cultural opportunities, with a design that respects and enhances the area's existing heritage.

The Framework has been adapted and improved as a result of an extensive public consultation process with local residents, community groups and other stakeholders, including a series of events, meetings and public exhibitions. A full record of the public consultation undertaken, and the social and economic benefits that the Framework will deliver for the local community, is incorporated into a separate document, the St Thomas Street East Community Commitments and Consultation Charter, which accompanies this document.

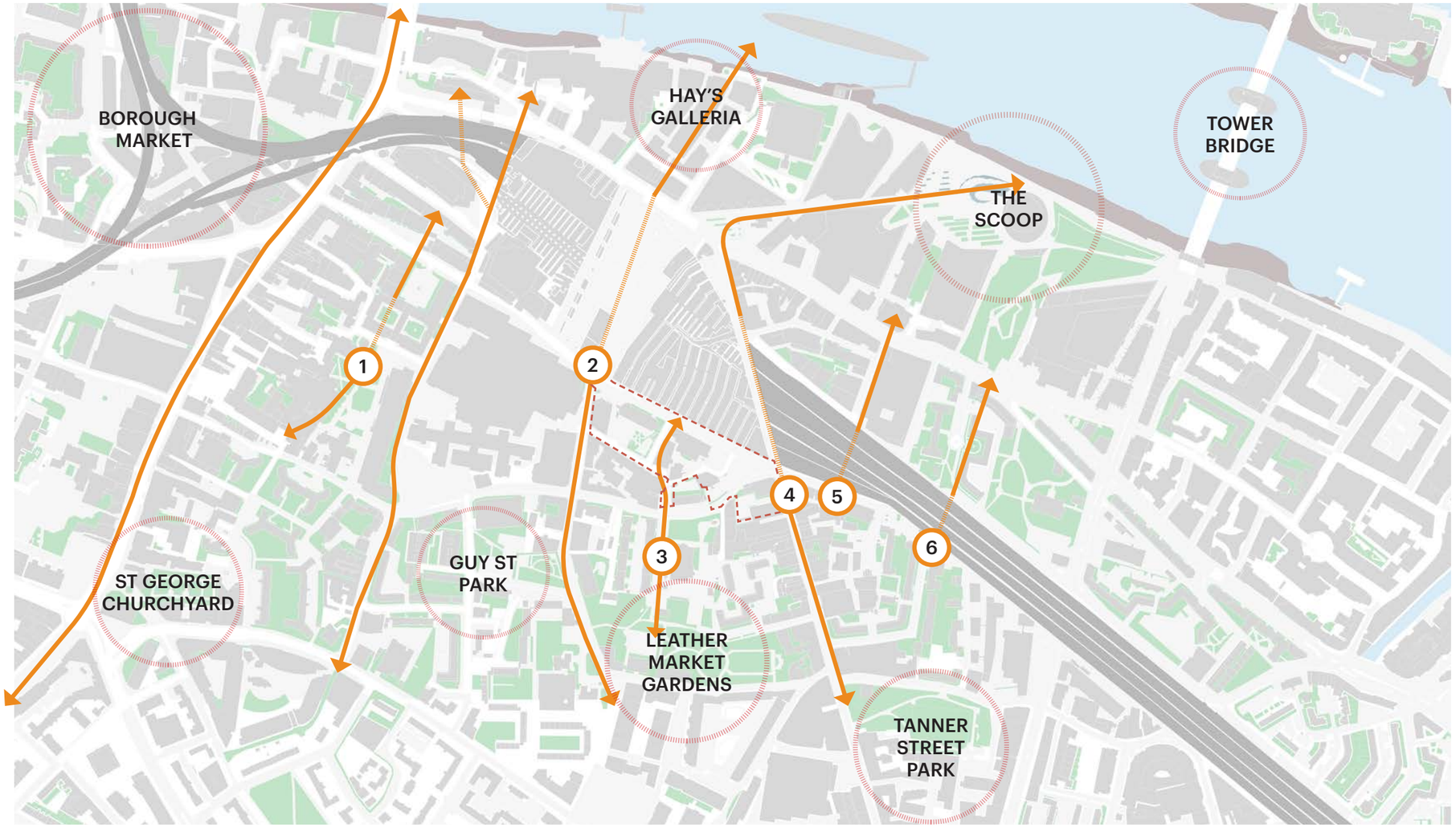
Version 1.0 of the Framework was developed in the context of our understanding of political and community aspirations, planning policy, history and heritage, as well as the physical constraints of the area. Version 2.0 of the Framework, produced in February 2019, set out changes made as a result of a first phase of public consultation. This final version, Framework 3.0, includes those improvements and more arising from a further programme of consultation events held between February and April 2019.

The landscape proposals for Framework 3.0 have been developed by BHSLA in collaboration with Djao-Rakitine. Initial landscape ideas for Framework 1.0 where developed by Untitled Practice.

2

The Wider Context

Enhancing Links North-South



Links through the Railway

There is an ambition to open up new North-South routes through London Bridge station and the railway viaduct to connect up these communities and their economic and social life.



1. GUY'S CAMPUS



2. WESTON STREET



3. MELIOR STREET



4. BERMONDSEY STREET

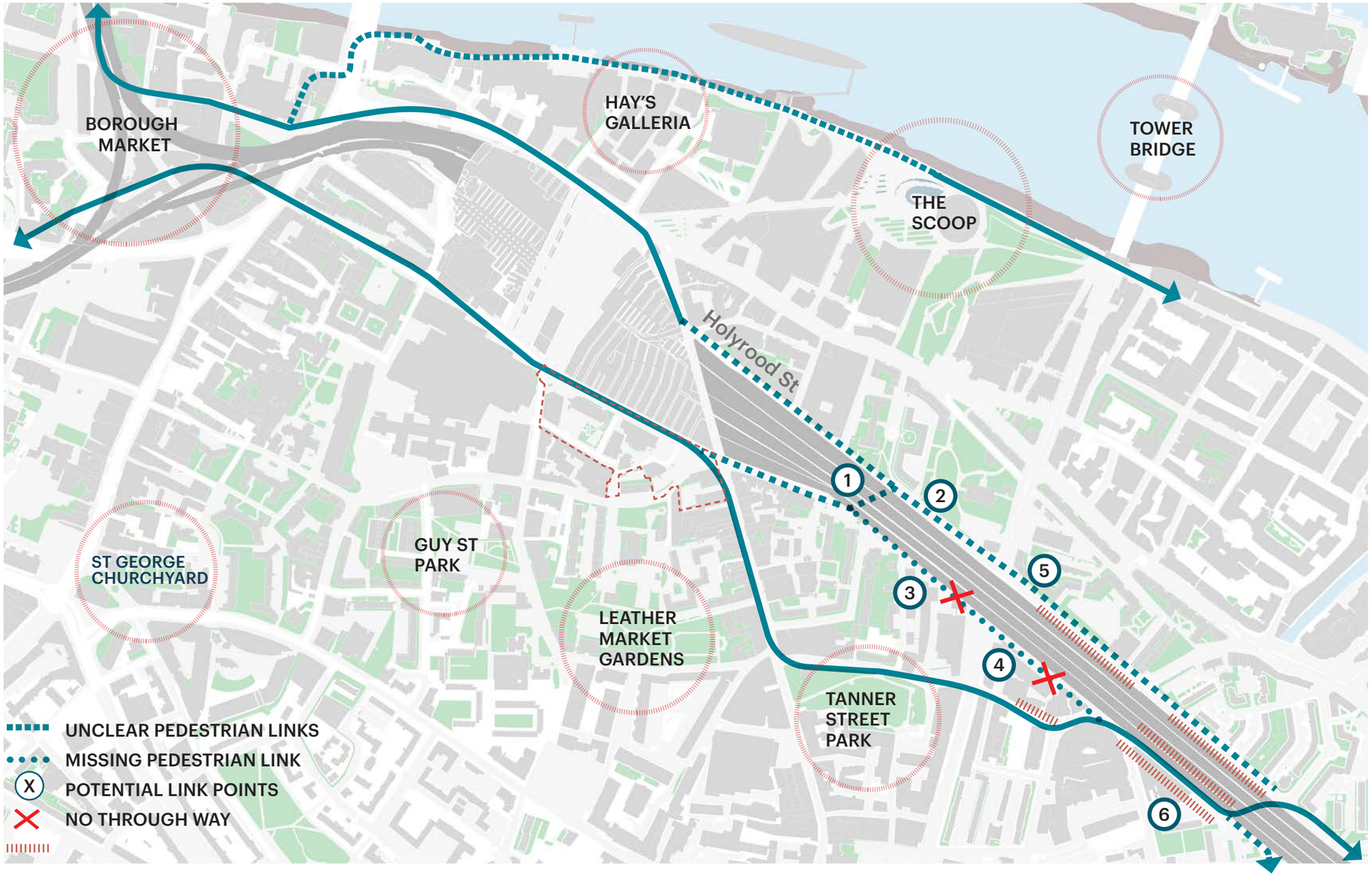


5. SHAND STREET



6. WHITE GROUNDS SKATEPARK

Enhancing Links East-West




1. CRUCIFIX LANE UNDERPASS


2. DRUID STREET UNDERPASS


3. WHITES GROUND


4. BRUNSWICK COURT


5. DRUID STREET


6. MALTBY STREET MARKET

Links along the Railway

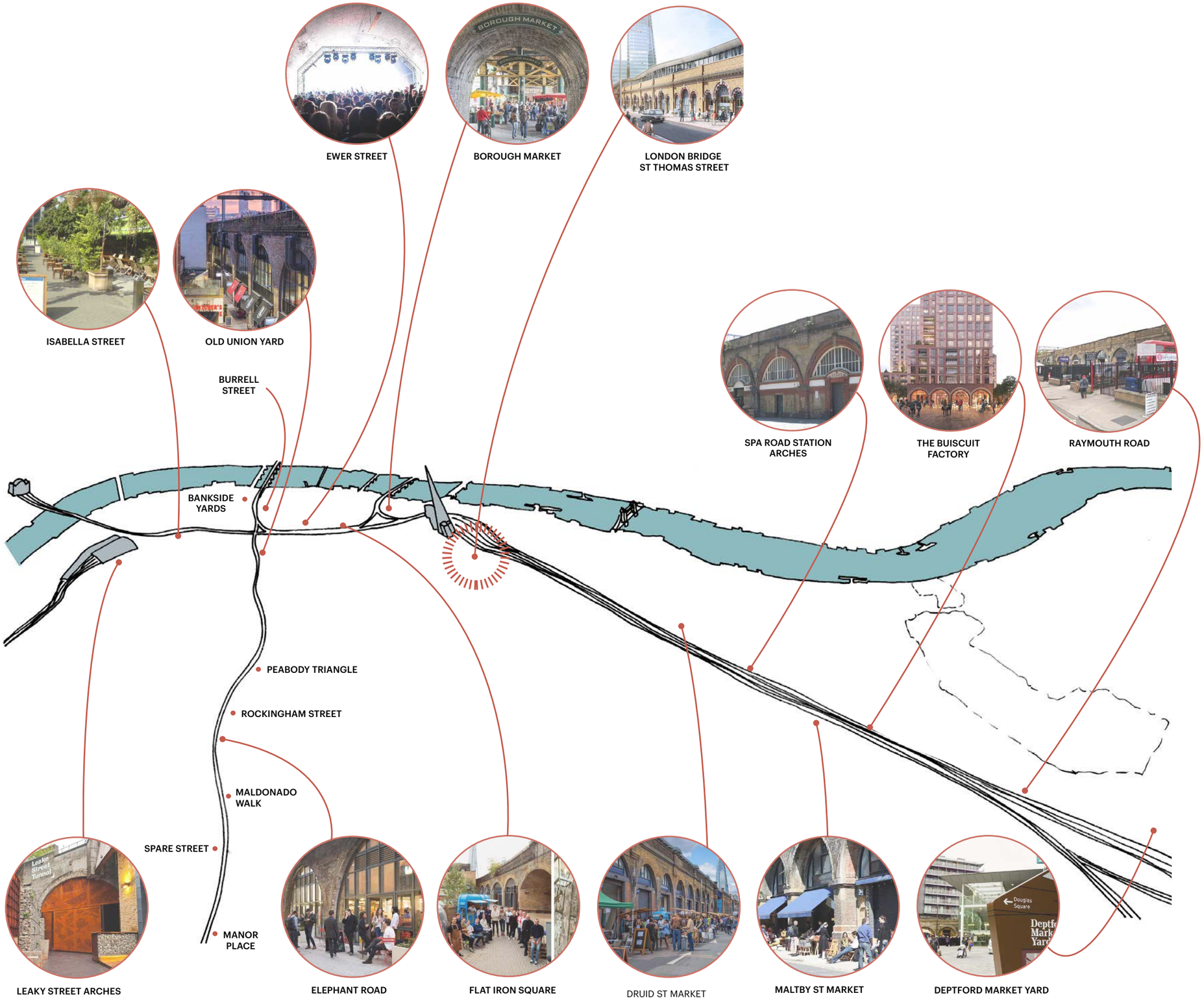
Pedestrian connections along North and South of London Bridge station and railway viaduct are being improved. Whites Ground and Brunswick Court are currently closed to the public.

Consolidating the Low Line

The Low Line aims to transform London's public realm by opening up a mostly car-free walkway that runs along the base of the Victorian viaducts.

The project is driven by the regeneration of the area, unlocking the economic potential of the railway arches as flourishing business spaces that support a mix of small and medium size businesses.

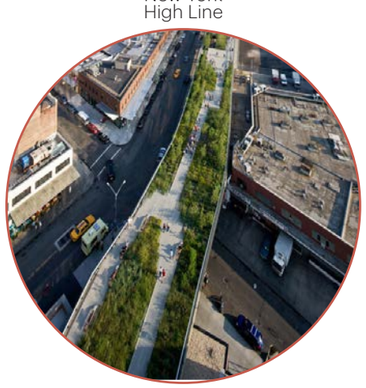
The Low Line project sets out to restore this important link along Saint Thomas Street by encouraging commercial development, helping to open new connections along the route and reinforce the local area character.

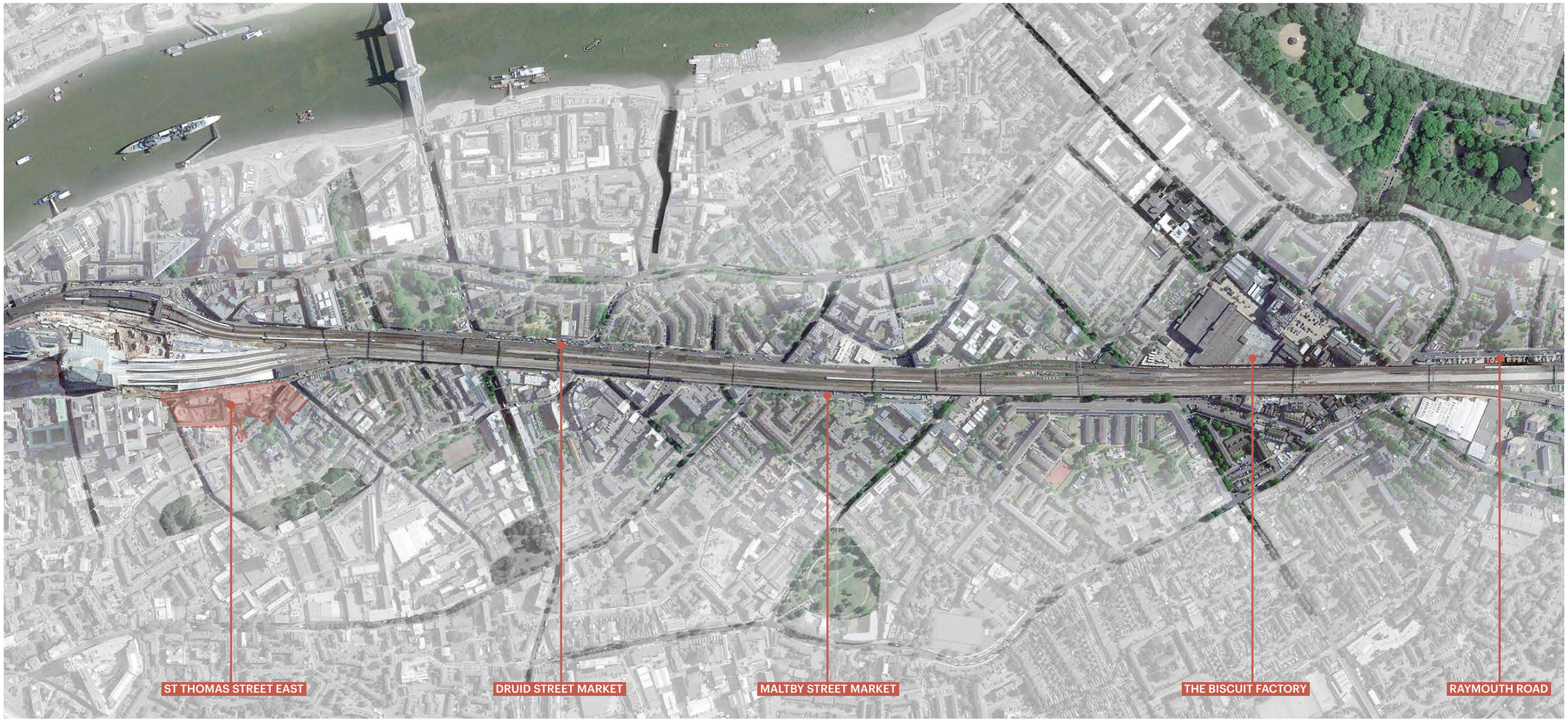


Paris
Coulee Verte



New York
High Line




ST THOMAS STREET EAST
DRUID STREET MARKET
MALTBY STREET MARKET
THE BISCUIT FACTORY
RAYMOUTH ROAD

St. Thomas Street as Key to the Low Line



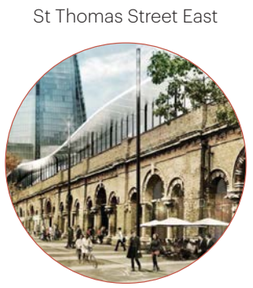
Borough Market


New City Court


Science Gallery


The Shard


London Bridge Station

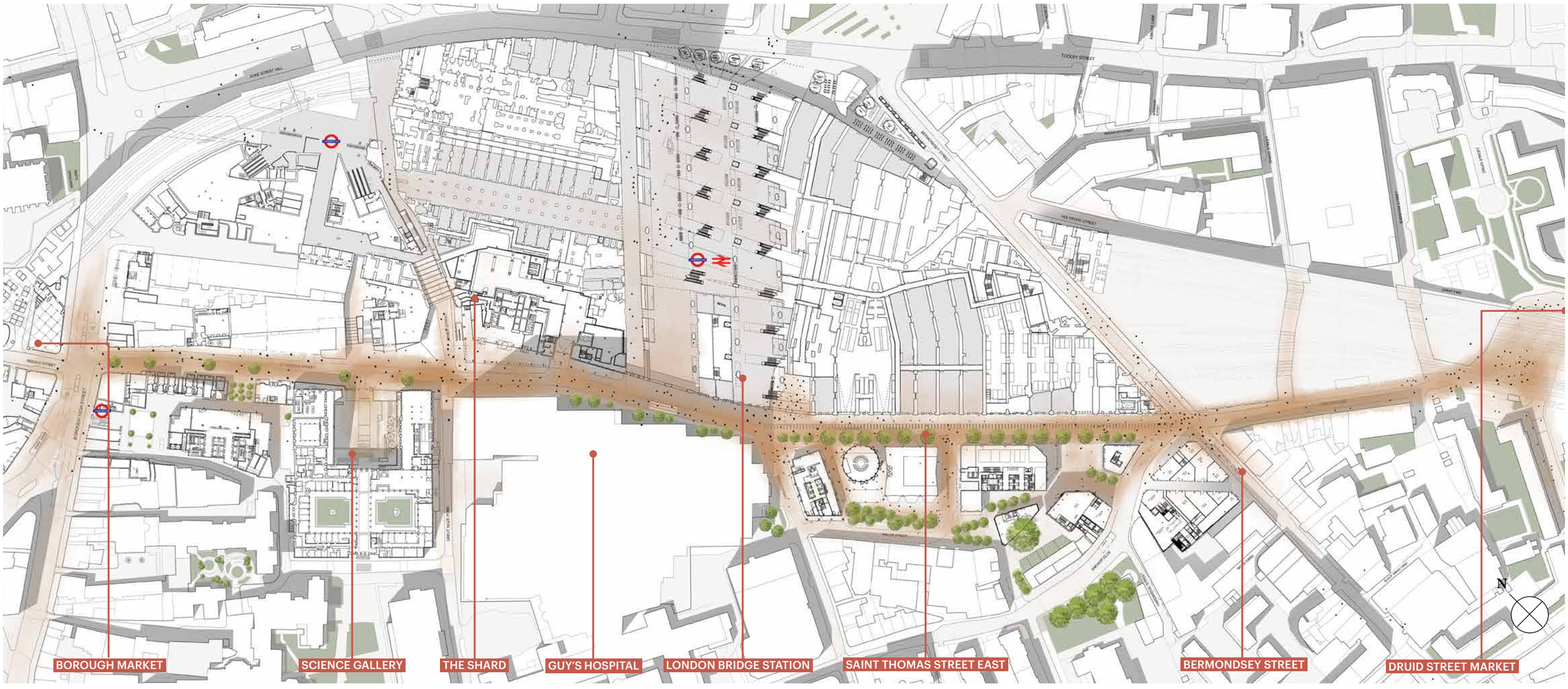

St Thomas Street East


Signal Box Arts



Bermondsey Street

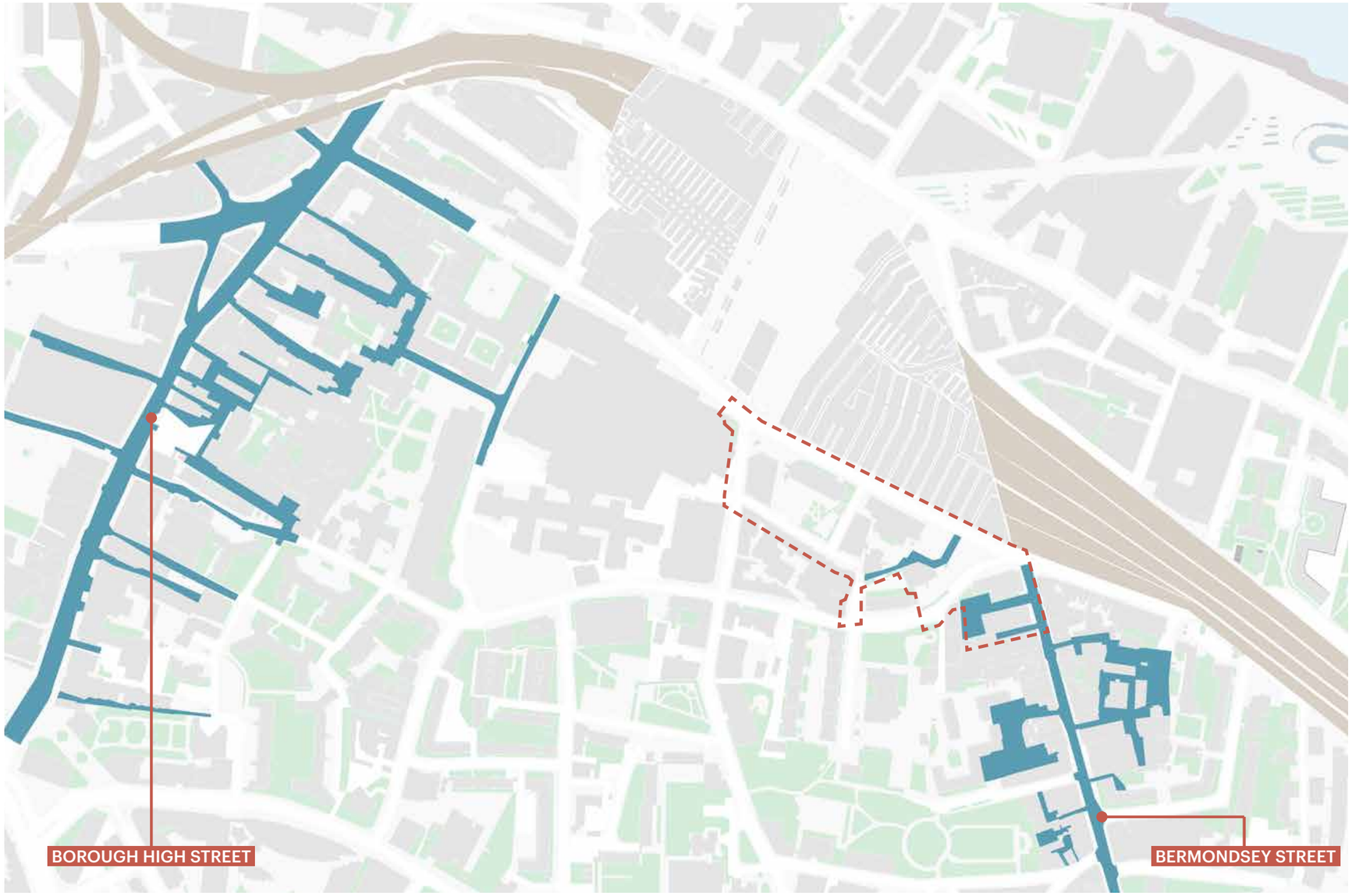

White Grounds Skatepark

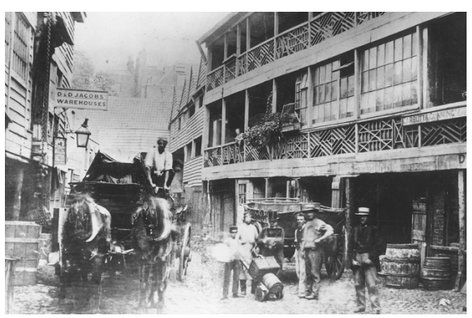


Inns & Yards of London Bridge and Bermondsey

The local yards and alleyways are historic spaces off Borough High Street and Bermondsey Street. In the past, these were either functional spaces or used for performing arts. Today, they have become secluded spaces and routes for locals and urban explorers.

The historic inns, yards and alleways will inform the character the new public spaces of Saint Thomas Street East Framework.











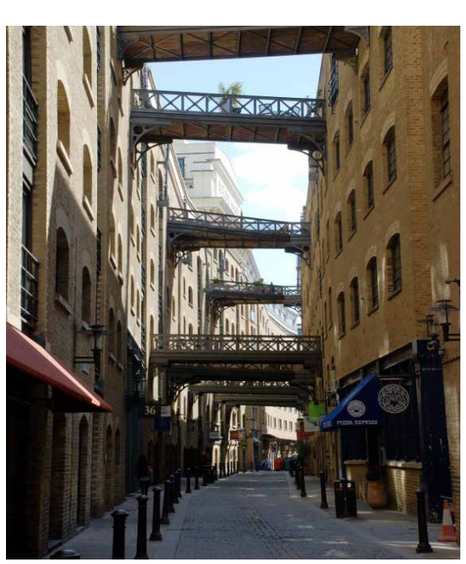




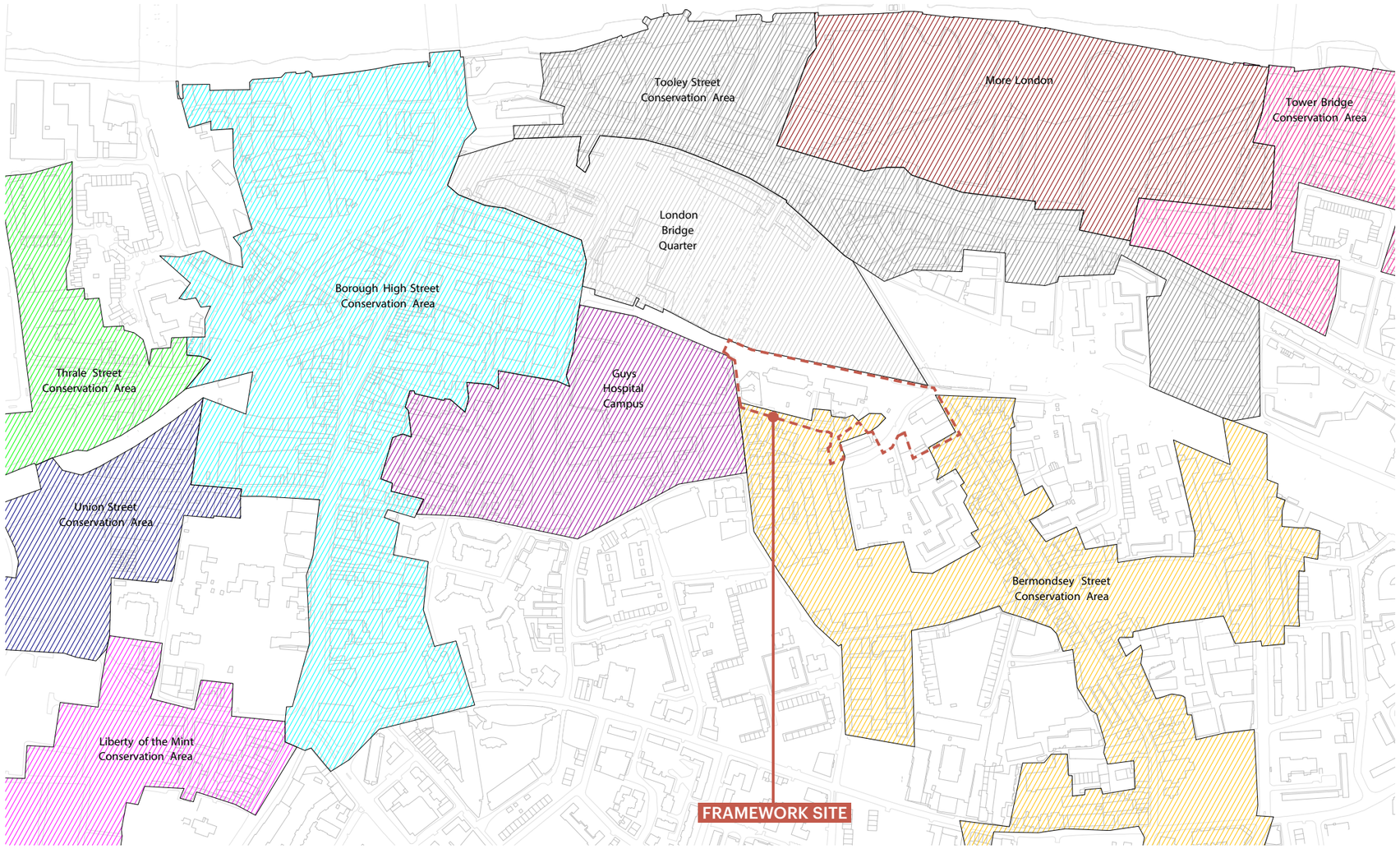



THE
HORSESHOE INN
HORSESHOE TAP

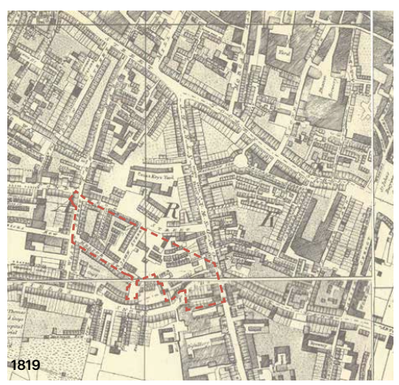

OPEN



Historic Character of the Local Area

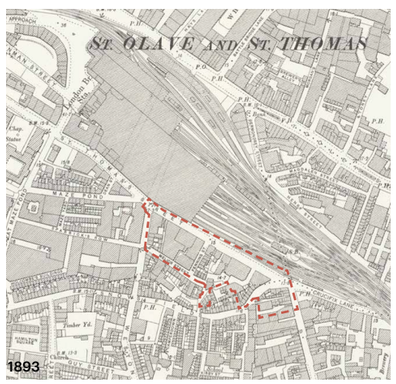



1747

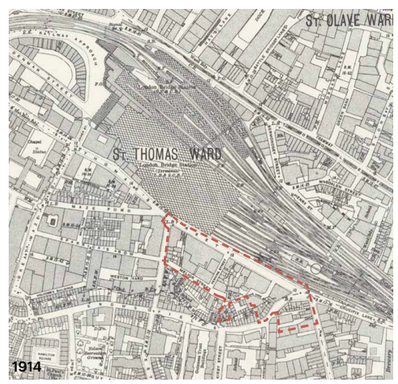

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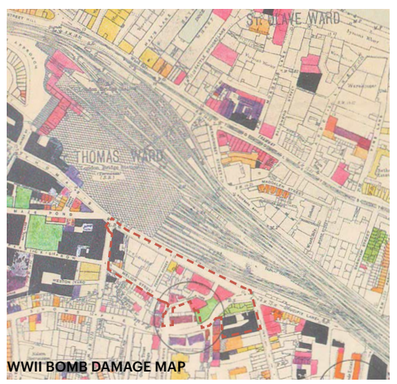
1872



1893



1914



WWII BOMB DAMAGE MAP

SE1 has a number of different “Character Areas”. The Saint Thomas Street East Framework site sits within the Bermondsey Conservation Area, drawing from it its “village” aspect. This will be reflected in the new buildings facade composition, use of colour and materials.

Key elements for the Framework have been:

- The retention and celebration of Charles Henry Driver Grade II listed arches along the London Bridge viaduct
- The conservation and refurbishment of the Vinegar Yard Warehouse in Vinegar Yard, part of a new building which includes public uses
- The protection of the existing Horseshoe Inn pub in an enhanced setting off Melior Place




LOW LINE
FOLLOW BESIDE THE DRAMATIC BRICK VIADUCTS AND DISCOVER SOME OF LONDON'S INDUSTRIAL AND COMMERCIAL HERITAGE DATING BACK TO THE 19TH CENTURY AND THE TIME OF THE RAPID SPREAD OF RAILWAYS BETWEEN CITIES AND ACROSS THE COUNTRY.


HORSESHOE INN


CRUCIFIX LANE SE1
66



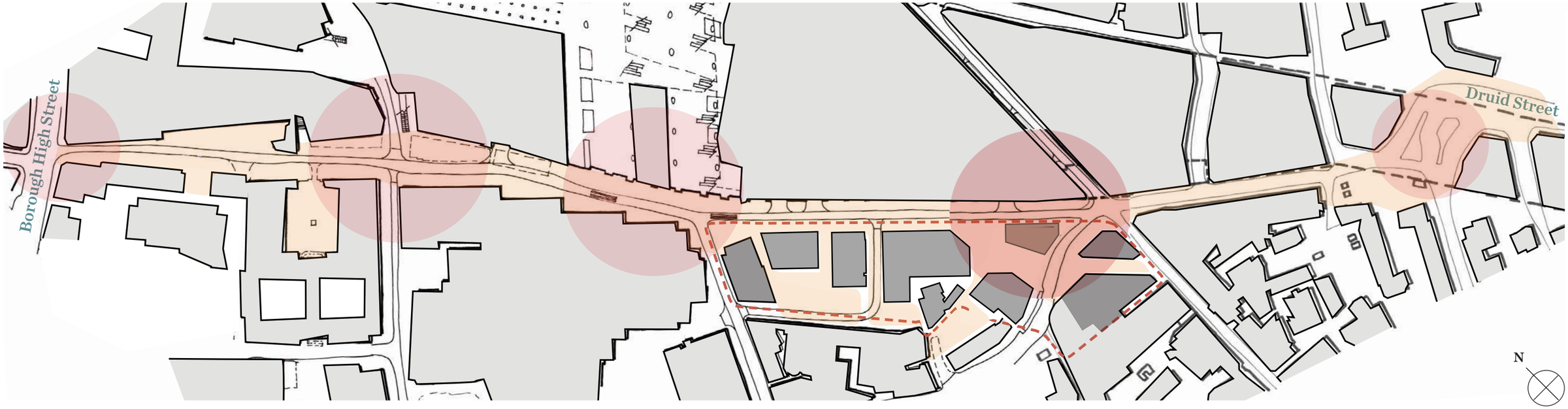




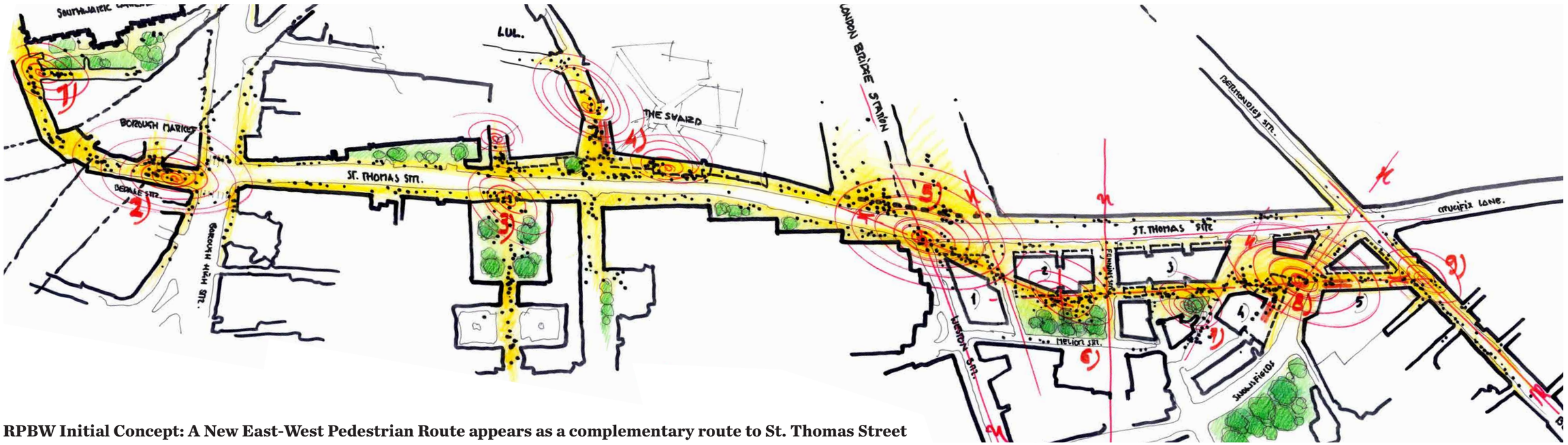

GUINNESS' TRUST BUILDINGS

3

Design Development

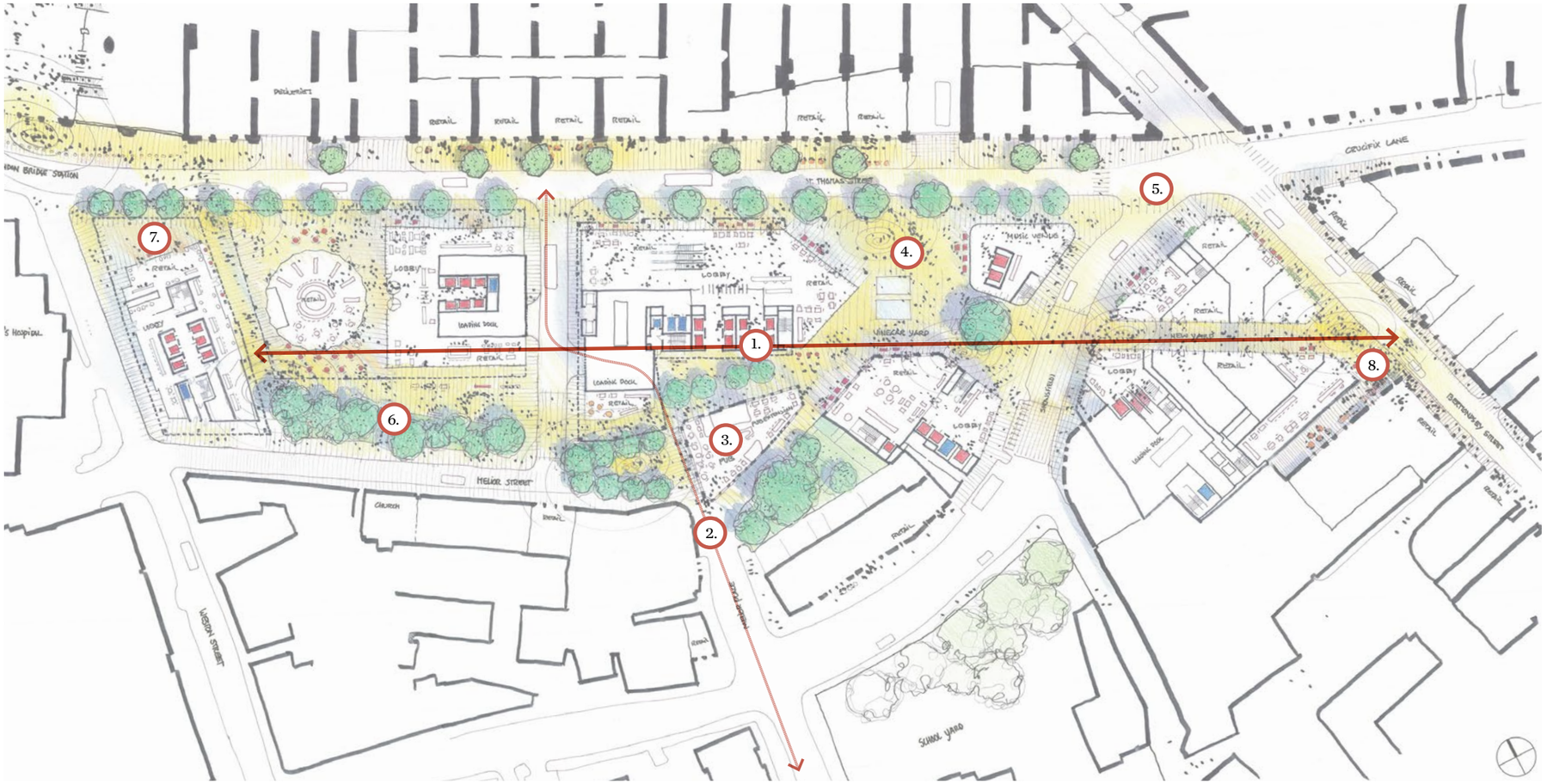


KPF Initial Concept: St. Thomas Street as Main Activity Spine with Secondary Spaces evoquing Local Inns & Yards



RPBW Initial Concept: A New East-West Pedestrian Route appears as a complementary route to St. Thomas Street

Design Framework 1.0: Key Changes in Response to Feedback



Framework 2.0 responds to feedback received during consultation on version 1.0. We have summarised the key changes below and in the diagram opposite. These address the detailed list of issues raised with the landowners, summarised on the next page.

1. Improved east-west walking route. We have changed the east-west route to make it more direct and further enhance the setting of the Horseshoe Inn

2. Strengthen the north-south walking route to improve access from London Bridge station through to Old Bermondsey

3. Created better views of The Horseshoe Inn from all angles by pulling back development from it

4. Increased the size of the new Vinegar Yard public space

5. Clearly defined arrival points at each end of St Thomas Street East to define this part of The Low Line

6. Enlarged area of Melior Gardens

7. Brought active ground floor uses at this key arrival space

8. Enhanced the entrance to the east-west route from Bermondsey Street

9. Commissioned a Landscape Strategy for the Framework to ensure a consistent approach across all four sites, led by Bradley-Hole Schoenaich Landscape and Djao-Rakitine landscape architecture practices

10. Commissioned a Retail & Workspace Strategy for the Framework to maximise the cultural and employment benefits to the area and support local creative communities.

Design Framework 2.0: Key Changes in Response to Feedback



As with Framework 2.0, we summarise below all the changes made in response to feedback received across the various consultation events held.

On the following page is a fuller record of the key themes arising from the public consultation, and how each relate to the changes listed below.

Key changes in response to feedback:

1. Incorporated a Transport Strategy to ensure that getting to and from the four sites during construction and afterwards is managed in a coordinated manner.

2. New materiality across the four sites, ranging from yorkstone paving along Bermondsey Street, to reflect that area's heritage to granite pavers across the rest of the Framework to evoque the yards and alleways of the local area.

3. Cycle lanes along St Thomas Street have been defined.

4. Wider pavements. Pavements have been widened along St. Thomas Street and at the junction of Melior Place and Snowsfields to improve pedestrian experience.

5. Active frontages and spill-out spaces. Wider pavements along St Thomas Street and at 'bookend' locations allow for more external seating and spill-out space, reflecting what is happening in uses inside the railway arches. There has also been further engagement with the owners of the Horseshoe Inn to accommodate their plans for an active frontage to the north of their site.

6. Consolidated pedestrian priority on Fenning Street. The pedestrian priority on Fenning Street will be enhanced through paving on service bays that matches those of pavement across the site.

7. Informal playspace. There will be opportunity for informal playspace throughout the Framework in public spaces, including set piece installations and water jets.

8. Melior Gardens and Melior Street Rain Gardens will integrate the work of local groups such as BOST and TLB's Rain Garden proposals.

9. Integration of trees in the landscape to improve pedestrian comfort conditions at street level.

10. Integration of active frontage along the South elevation of Becket House.

Summary of Issues Raised during Consultation to Date

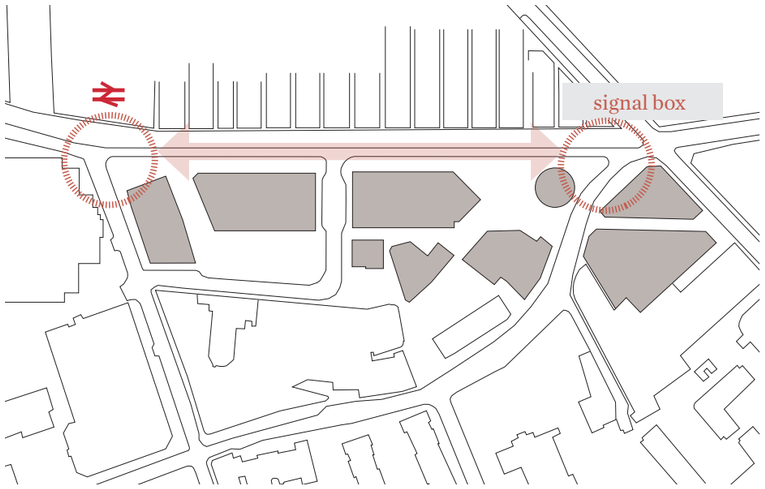
Feedback area	Detail	Response
Urban design principles		
Retaining and enhancing the visual character and quality of London Bridge and Old Bermondsey	A common theme throughout the consultation events was a desire among local residents, groups and stakeholders to see local history and heritage assets maximised and celebrated within the Framework.	Since the start of the Framework process, landowners have sought to create spaces that preserve and enhance existing local heritage assets and character. Materiality has been enhanced within the Framework accordingly, as included in change **(12).**
Further enhancing the Low Line	As with previous rounds of consultation, local people generally understood the concept of the Low Line and appreciated how it would enhance the existing character along the railway arches.	The Retail Strategy included within Framework 3.0 – change **(10)** – addresses points relating to the uses to be incorporated into the Low Line. This is also covered off by change **(15).**
Spaces to bring the community together	Local residents and groups in particularly were interested in the size and quality of community spaces included within the Framework, as well as the types of activities that could take place within them. People generally felt these spaces should be accessible to all; the Framework is an opportunity to knit together people in nearby residential communities with the commercial district around London Bridge station.	This is addressed by changes **(15)** and **(17).** Specific details of the landscaped public spaces are included within the Landscape Strategy within the Framework, change **(9).**
'Bookend' locations	Consultees commented that there could be design features to more clearly mark arrival into the Framework area.	This has been addressed by changes **(15)** and **(18).**
Buildings		
Height of individual schemes	There was a great deal of interest in the height of the proposed buildings within the Framework, and what they would look like. Information, including images and models, was presented at Framework consultation events for attendees.	As with Framework 1.0, individual landowners address this issue in their own planning applications and respective public consultations.
Massing	The approach to reduce height and massing from the Shard down to Bermondsey Street was understood and generally supported by exhibition attendees. There were concerns that the proposed buildings together could obstruct existing views for residents.	As with Framework 1.0, the landowners' individual approaches to massing has been defined by each scheme's relationship to each other, and to the proposed public spaces. The design of these buildings is dealt with in individual planning applications.
Accessibility	Stakeholders and residents wanted to ensure that the benefits of the Framework and the schemes within it could be accessible, and therefore shared by all communities in the area.	This is addressed in changes **(11), (13), (14), (16),** and **(18).**

Feedback area	Detail	Response
Ground floor commercial uses		
Ensuring a diverse and thriving economy	Consultees were supportive of delivering active and engaging commercial uses at this location that would boost the area's economy and complement existing retail centres at Borough Market and Bermondsey Street.	Detail about specific uses and the landowners' approach to the retail and workspaces within the Framework are included within the Retail & Workspace Strategy, change **(10).**
Developing a holistic vision for the uses and activity on St Thomas Street	Stakeholders wanted to see evidence to demonstrate that four landowners were adopting a consistent approach to the retail and workspaces across their sites.	
Appropriate ground floor uses at key 'Bookend' locations	Stakeholders wanted to see appropriate uses located at the entrances to the Framework area from London Bridge Station and the Bermondsey Street / Crucifix Lane junction, which would mark arrival into this new place.	
Grow-on spaces included within the retail spaces	Consultees in the retail sector and local residents were supportive of the concept that a range of unit sizes and types could be provided within the Framework to accommodate successful businesses' growth.	
Reflecting the commercial character of Old Bermondsey	Local people and stakeholders generally wanted commercial uses on the lowers floors within the Framework to reflect the character of Old Bermondsey and relate to existing uses, particularly along Bermondsey Street, while not detracting from the success of existing commercial enterprises.	
Building management	Local residents in particular wanted reassurance that the uses within the ground floor of the Framework and in the proposed performance venue would not cause disturbance to residents at key times of the day, particularly evenings.	The proposed performance venue, included within the planning application for the Vinegar Yard site, is sensitively designed to protect amenity of nearby residents. The Retail & Workspace strategy as change **(10)** sets out as a key principle that the uses coming forward within the Framework must be a good neighbour to the local community.
Affordability of workspaces and suitability for independents	Representatives of affordable workspace providers, stakeholders and residents were interested to understand the rent structure for the workspaces and retail units across the Framework area. Affordability of these spaces was encouraged to ensure a diverse range of local operators.	The proportion of affordable workspace delivered across the Framework will be addresses in individual planning applications.
Environment		
Environmental resilience	Stakeholders wanted to ensure that each scheme was designed with each other mind, and so issues like wind, daylight and sunlight across the four sites could be better analysed and understood.	Analysis of environment impact, including cumulative assessments of the schemes together, is included in individual planning applications. Where necessary, those applications also include design features that respond to environmental factors. The Framework
Healthy streets and air quality	Stakeholders and local groups wanted the Framework to aim for an Air Quality Positive rating, and sought to ensure the impacts of construction would be mitigated.	This is addressed within the Landscape Strategy, in change **(9).**

Feedback area	Detail	Response
Landscape		
New planting, greenery and trees	There was strong support for the inclusion of new green spaces and features across the four sites.	The Landscape Strategy **(9)** sets out a coordinated approach to sustainability, planting and greenery across the site, and how Placemarks are promoted and created.
Placemarks	Stakeholders wanted to see locally-admired points of interest, identified by local groups in public spaces across the Framework, protected and enhanced by new development.	
Melior Street garden	Stakeholders and residents wanted to see a connection between the local community and Melior Gardens, similar to the existing arrangement at the Community Garden.	Integration of community initiatives such as work with the local group BOST.
Sustainability built in to the Framework	Local groups and stakeholders wanted to ensure that each of the four schemes were designed to be as sustainable as possible, and that the public spaces between them played an important part in this ambition.	Measures to promote sustainability are included across each of the four development sites. The Landscape Strategy **(9)** within the Framework explains sustainability measures across the ground floor of the four sites.
Playspace	Some local residents expressed a desire for playspaces for local children, to provide variation and choice among other activities for adults to engage with.	This is addressed in change **(17),** alongside the provision of new public spaces and community activities throughout the Framework area
Transport & access		
Infrastructure capacity	Local people living near to the Framework area wanted to ensure there is the capacity within existing infrastructure and the new London Bridge station to manage the increased numbers of people coming to and from the four sites.	The Transport Strategy (**11**) included in the Framework includes details about how transport capacity across the four sites has been modelled and reflected in the ground floor design.
A strategy for service consolidation and construction	We understand that it will be crucial to ensure a coordinated and coherent approach to servicing and site management during construction and beyond.	The Transport Strategy **(11)** also sets out the landowners' approach to service consolidation.
Enhancing east-west and north-south flows linking London Bridge station with its environment	Stakeholders and local residents generally approved of the enhanced connectivity created by the Framework, between London Bridge station and Old Bermondsey to the south.	The support for the improvements to permeability and connectivity in the scheme between Framework 1.0 and Framework 2.0 was welcomed.
Minimising traffic flow and speeds	Local residents in particular wanted to ensure there will be measures to ensure safety for pedestrians and restrictions on car traffic.	The strategies for Landscape and Transport, **(9)** and **(11),** describe how the Framework has
Creating space to attract large numbers of pedestrians and cyclists	It was generally felt that to accommodate the large numbers of pedestrians expected to come to and from the site, more space would need to be created on walking routes and in public spaces.	This is addressed in changes **(13), (14)** and **(16).**

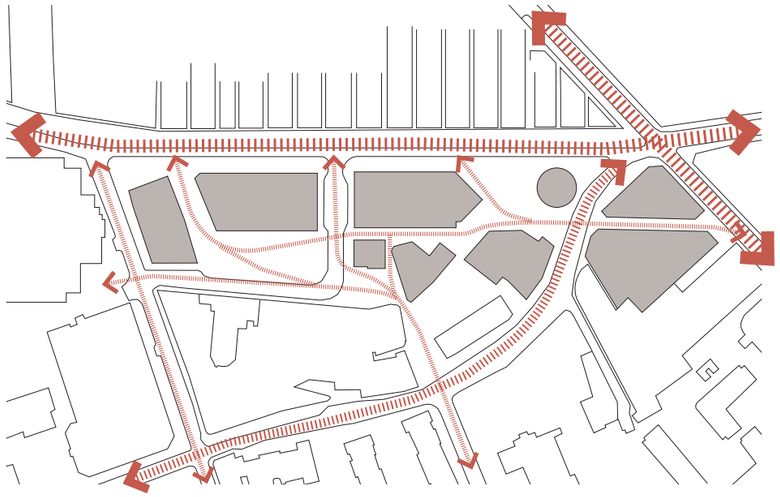

In Abeyance
KEY
Granite paving
Yorkstone paving
Granite setts and kerbs to streets
Water feature
Feature paving area
Rain garden
Garden with raised seating edge
Steps
Proposed trees

1. St Thomas Street East: E-W “Bookends”



The two highlighted junctions provide welcoming, generous spaces as well as anchor buildings that improve legibility and wayfinding along St. Thomas Street, slowing traffic down and drawing people into the STSE Framework area.

2. Pedestrian Connectivity & Hierarchy



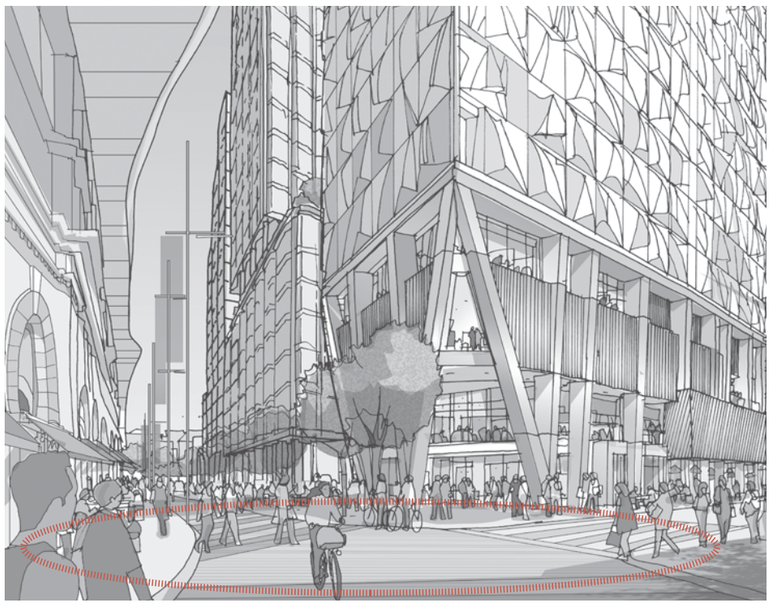
Improving pedestrian connectivity and permeability throughout the site is paramount to STSE Framework. With St. Thomas Street acting as a main urban spine, a series of secondary routes open up the block enhancing the pedestrian experience and linking to surrounding N-S and E-W routes.

3. Enhanced Setting of Heritage Buildings



A number of buildings within STSE Framework are retained or enhanced in their urban setting in order to celebrate the site’s architectural heritage. These are the Grade II listed railway arches, the Vinegar Yard Warehouse, the Horseshoe Inn public house and the church Our Lady La Sallette.

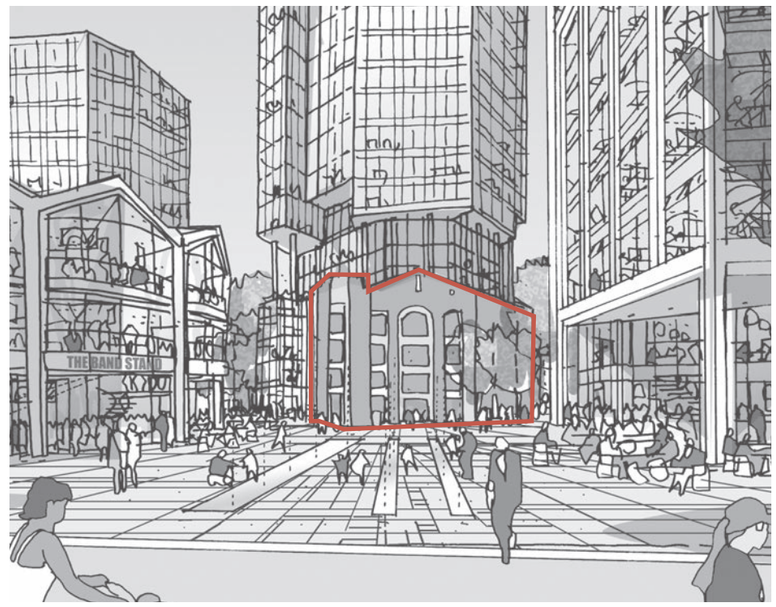
West arrival point to the site



Connection to Bermondsey Street



Retained Vinegar Yard Warehouse in the new Vinegar Yard public space



4. New Strategic Elevations



The highlighted elevations are relevant focal points when approaching and moving across the site. These should be considered to provide visual amenity from street level and to respond appropriately to the surrounding context.

Elevation presence in Melior Street Gardens



5. Active Frontages

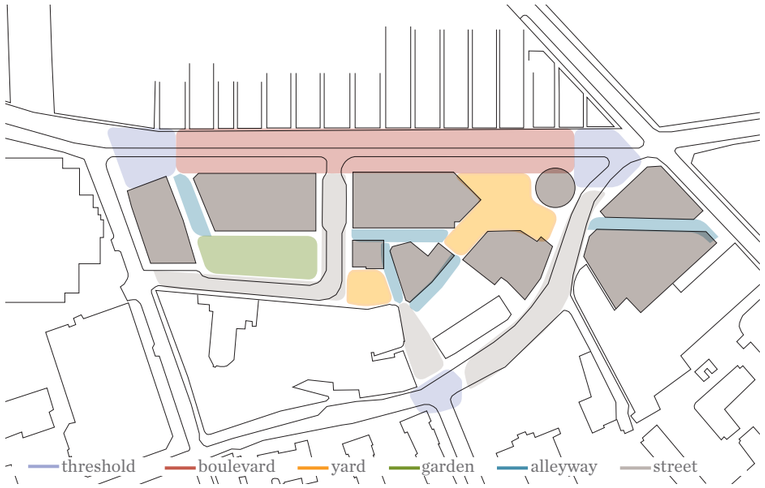


Maximising active frontages at street level will provide and additional level of permeability through the site via the buildings ground floor. It will also add to the liveability of the surrounding streets and open public spaces.

Active Frontages around Vinegar Yard



6. Spatial Character

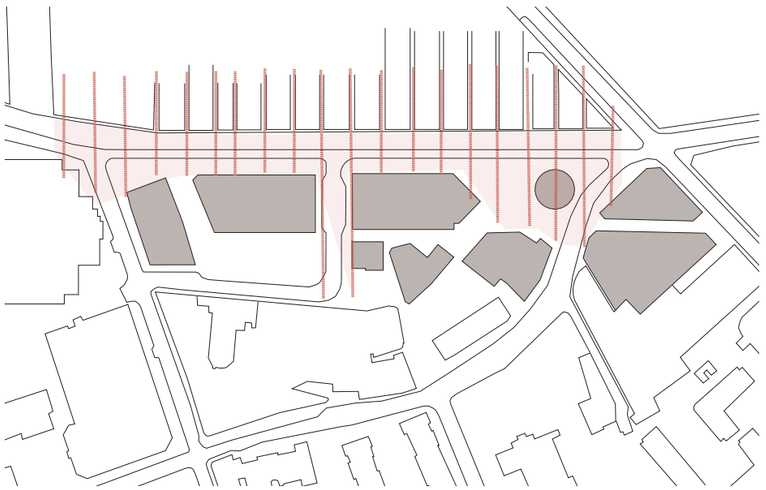


The characterisation of STSE Framework open spaces as thresholds, boulevards, yards, gardens, alleyways and streets identifies each area by type, use and material treatment. This is to be taken on board by the landscape proposals.

St Thomas Street East as a Boulevard

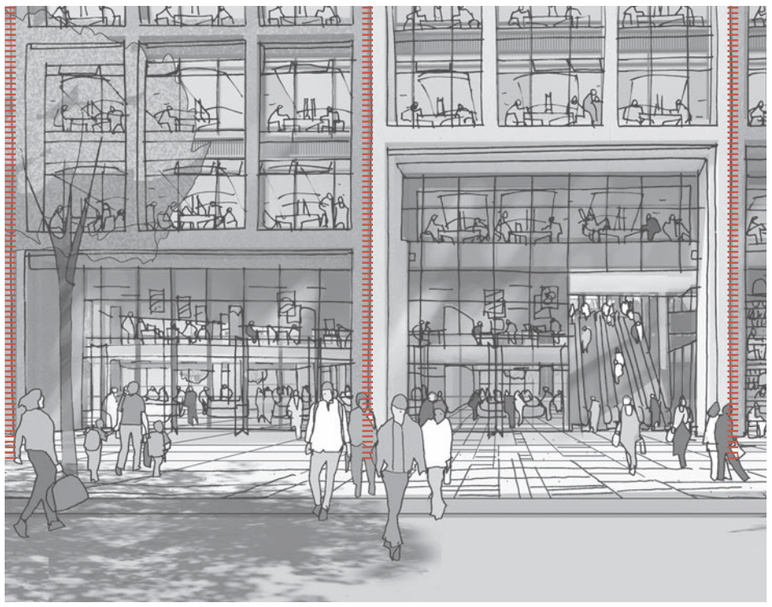


7. Responding to the Low Line

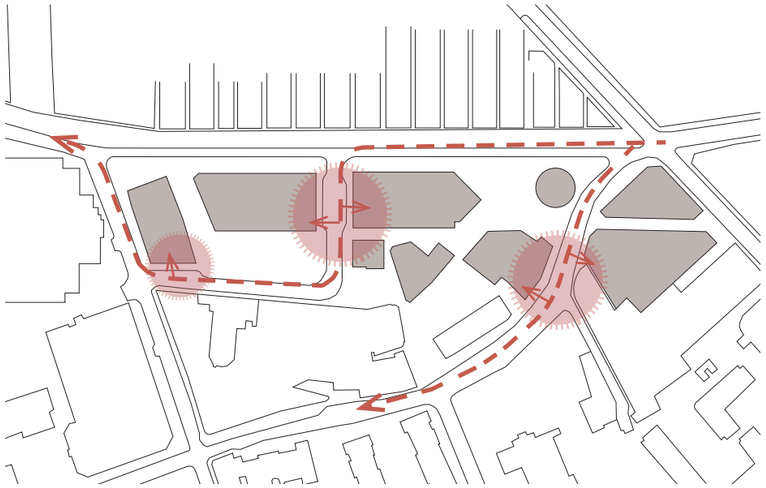


The railway arches are the physical expression of the Low Line. These are based on a particular plan grid, height and materiality that both adjacent buildings and landscape proposals are to respond to. The retail and workspace spatial model of the Low Line, mainly based on flexibility and affordability, is encouraged to be considered when looking at surrounding ground floor uses.

Building elevation and Trees follow the Low Line Arches Grid

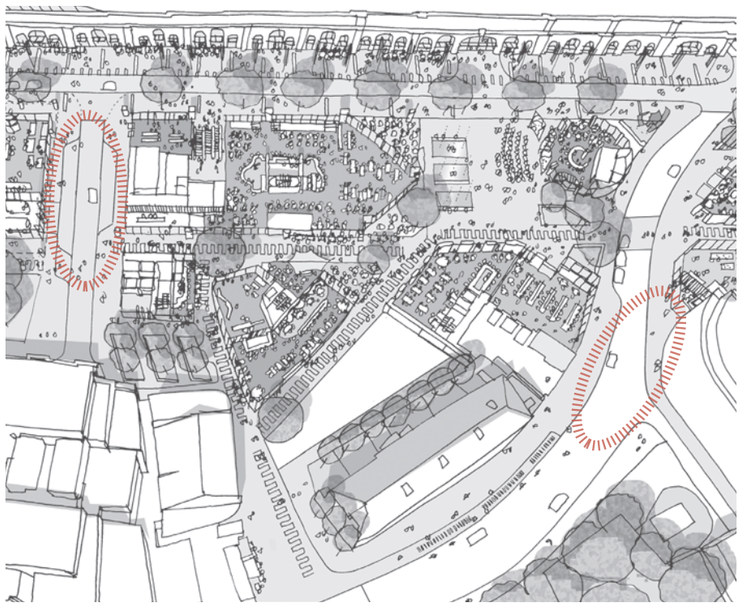


8. Service Consolidation Points

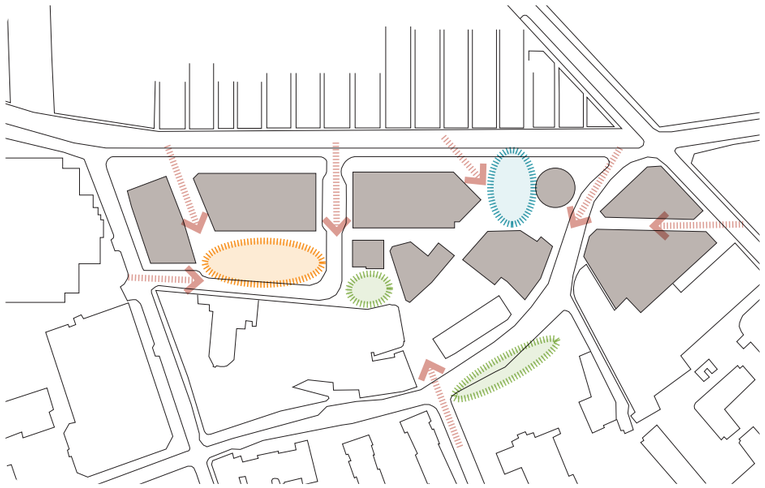


Deliveries and servicing at the individual developments will be carried out in the most efficient manner possible. All major developments in the local area will seek to consolidate their deliveries in order to minimise the impacts of vehicle movements on St Thomas Street and Snowsfields.

Fenning Street and Snowsfields Service Zones

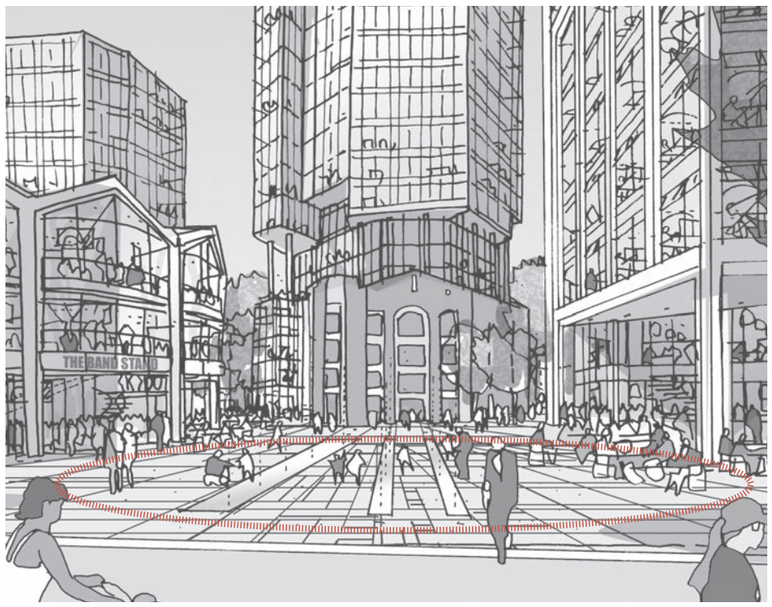


9. Integration of Placemarks



Placemarks include historical references such as the Roman water inlet on Vinegar Yard, local community initiatives in Melior Gardens, the integration of rain garden initiatives by TLB and the consideration to views into the site to provide curiosity to explore, just like those views through existing local alleyways off Borough High St and Bermondsey St.

Roman water inlet on Vinegar Yard interpreted as contemporary water feature



Echoing history

Tanneries and hop warehouses



Roman tophography C.270 AC



Inns, yards & alleways



Celebrating culture

Curating open spaces



Spilling-out activities



Including local initiatives & placemarks

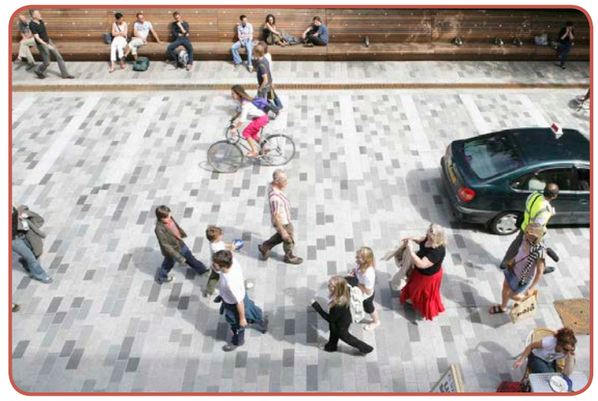


Creating a new destination

For people



Flexible and legible



Maximising greening & bio diversity



4

Cumulative Impact

Cumulative EIA Process



Each of the relevant projects has undertaken cumulative EIA as part of the project-specific EIA. In each case the assessment of the likely significant environmental effects of each project has been un-dertaken in conjunction with the effects of cumulative schemes in relation to air quality, noise and vibration, wind microclimate, archaeology, daylight, sunlight, over-shadowing, solar glare and light pollution.

The objective is to assess how the likely significant effects of the subject EIA development are affected when considered in conjunction with these other cumula-tive projects, as required by EIA Regulations 2017.

In each case, the cumulative effects have been assessed by reference to the receptors relevant to each of the subject projects (e.g. viewpoints, or air quality, noise, daylight or wind receptors) in the absence of the cumulative developments. Since the focus of each EIA and the associated cumulative assessments is the relevant subject project, each cumulative assessment will address the cumulative impacts slightly differently albeit using (as far as possible) uniform information about the relevant cumulative schemes at the time of submission of each cumulative impact assessment. It is noted, however, that proposals for Becket House are still at pre-application stage.

The combination of the cumula-tive assessments will ensure that the likely significant effects, including those arising from cumulative impacts, are assessed and will be mitigated through measures adopted for each project.

With regards to construction, the various applicants understand that there would be benefits in ap-propriate coordination, optimisation of traffic management and joint local community relations and communication.

Transport Strategy: Capacity Modelling

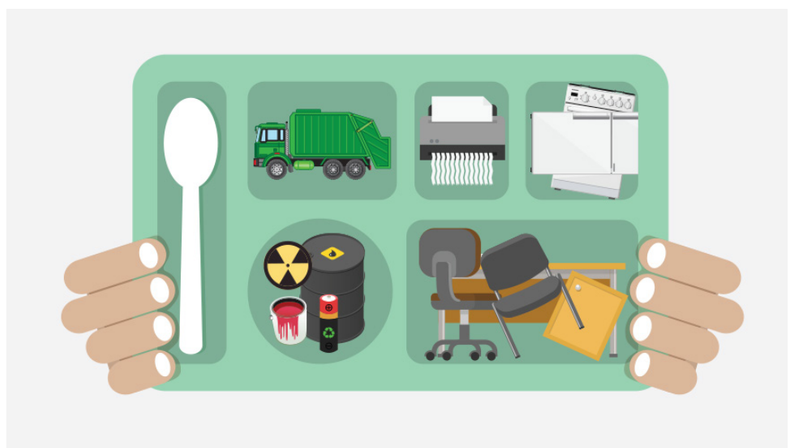












All major developments in the local area will seek to consolidate their deliveries in order to minimise the impacts of vehicle movements on St Thomas Street and Snowsfields. Therefore and as part of the continuing development of the local area Greystar, Columbia Threadneedle, CIT and Sellar are willing to liaise amongst each other with regard to a holistic approach for consolidated deliveries.

The forms of consolidation proposed will involve either efficient means of procurement or off-site consolidation at a warehouse located outside of the borough and not at the individual developments. This will be carried out by a company such as Clipper Logistics or similar. Where off-site consolidation is used, deliveries for the individual developments will be sent to the consolidation warehouse where they will be sorted and loaded into a suitable vehicle.

Information received from some service suppliers suggests that the consolidation of deliveries can achieve up to an 50% reduction in the number of delivery vehicles compared to when consolidation is not employed. These targets have been achieved, at other sites including Regent Street on behalf of the Crown Estate.

The use of consolidation not only results in a reduction in vehicles on the highway network around the STSE Framework area, it also makes it possible to reduce the size of vehicles as consolidation mainly uses last-mile logistics solutions which primarily consist of electric vehicles up to 7.5tn (8 metres) in size as well as refuse vehicles. This reduces the numbers of HGVs on the roads surrounding the sites.

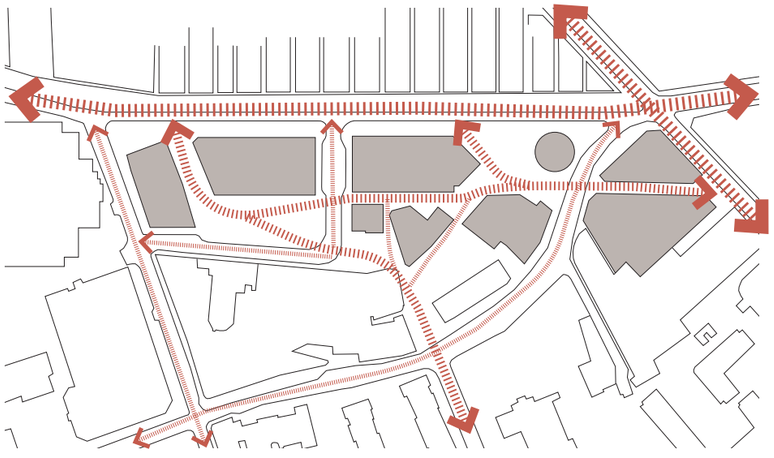
The consolidation of deliveries presents significant potential to reduce the number of servicing vehicles to and from the sites which provides corresponding benefits to air quality, congestion and enables greater levels of active frontage for the buildings at street level through a reduction in the space required onsite to be utilised as loading bays.

It should also be noted that in addition to consolidation, all of the individual developments will be required to agree and adhere to a Delivery and Servicing Plan (DSP) with LBS. The purpose of the plans is to demonstrate how the practical process of receiving deliveries will be achieved with the minimum impact on the site's neighbours, pedestrians and the surrounding highway network. This will mean that deliveries and servicing at the individual developments will be carried out in the most efficient manner possible.

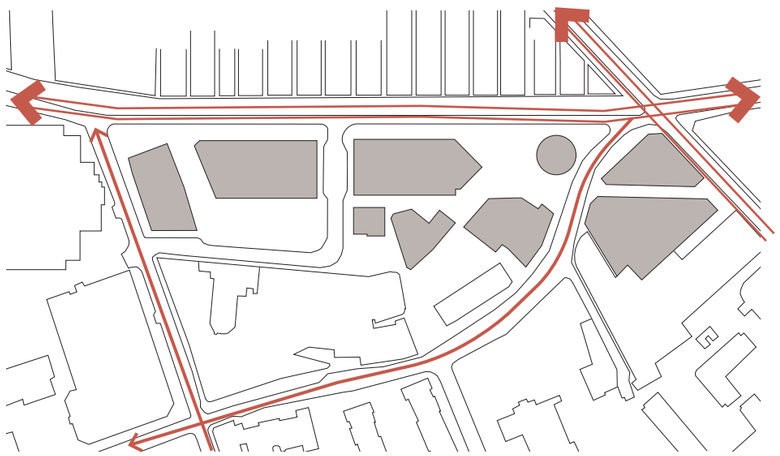
1A. Main Entrances and Estimated Population Projection



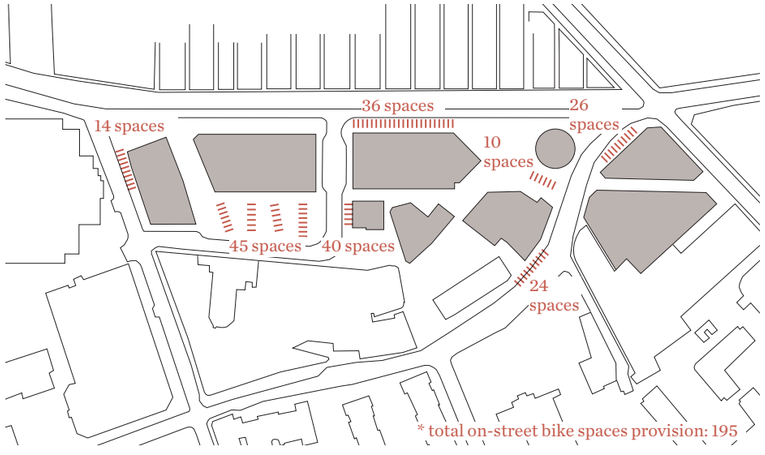
1B. Pedestrian Connectivity & Hierarchy



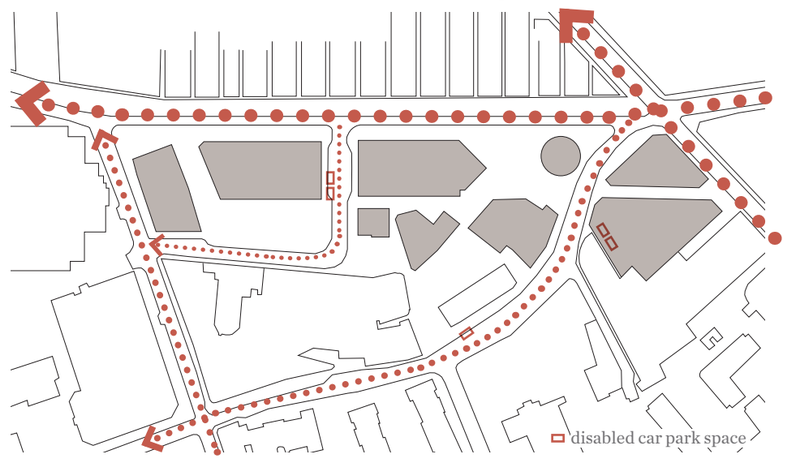
2A. Proposed Cycle Connections



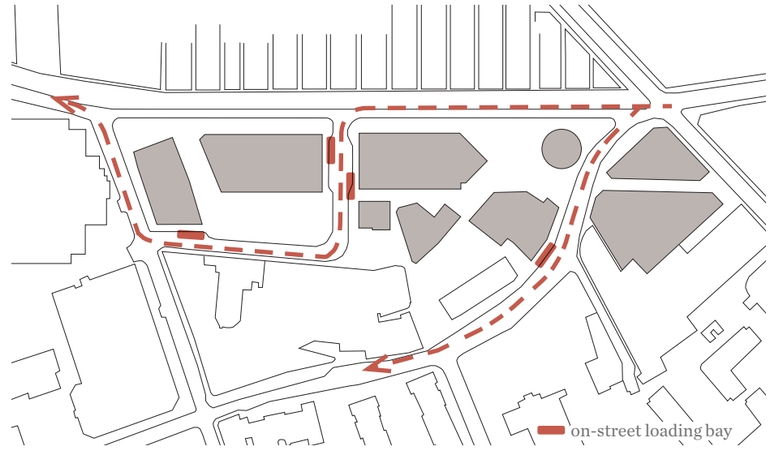
2B. Proposed On-Street Bike Stands



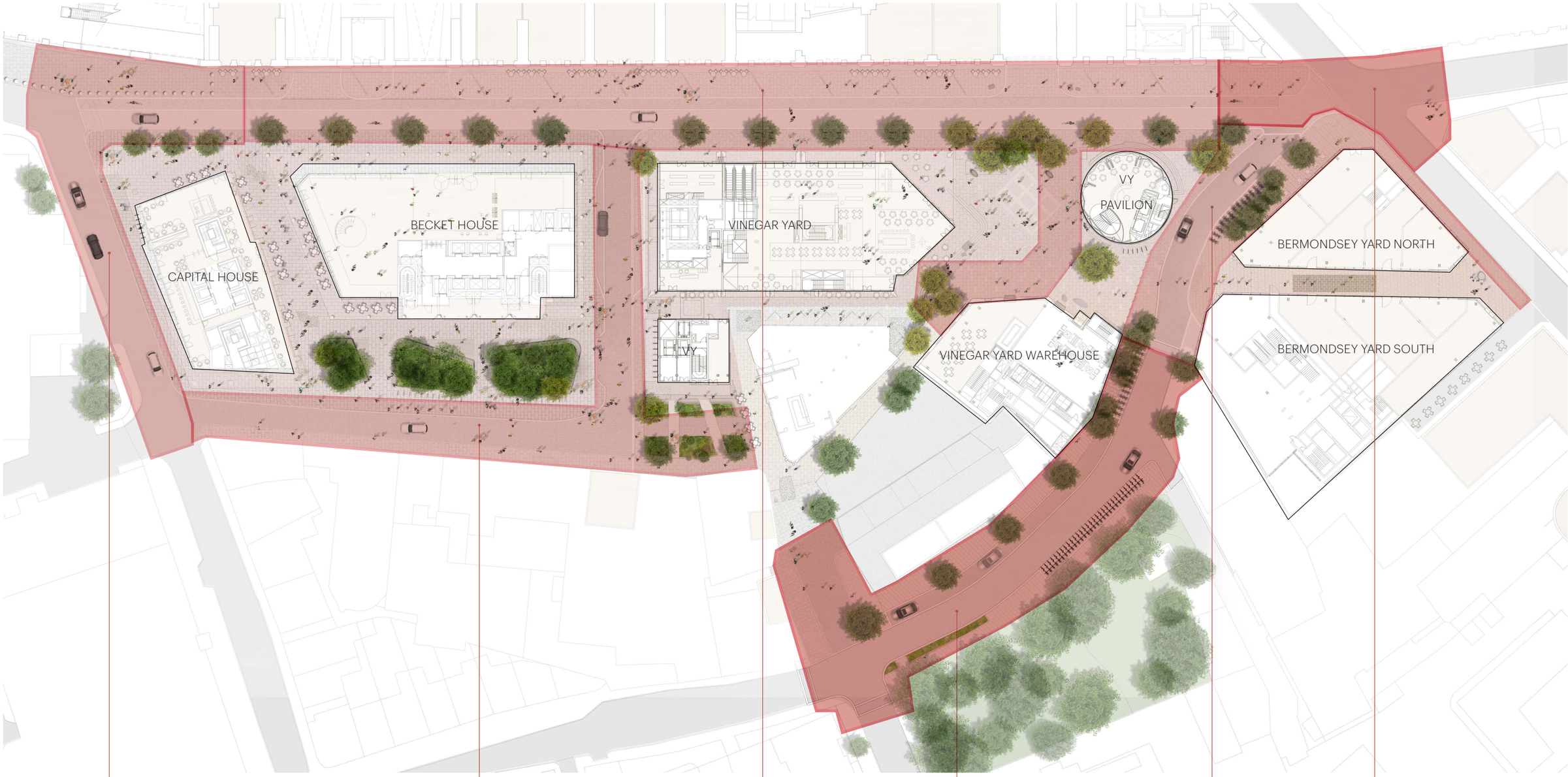
3A. Vehicular Routes & Disabled Parking Provision



3B. Service Routes & On-Street Loading



Transport Strategy: Highways Improvements & Key Projects in the Local Area



Tier 1: external works within ownership boundary

Tier 2: highways & transport improvements

Tier 3: key projects in the local area

Snowsfields / Melior Place



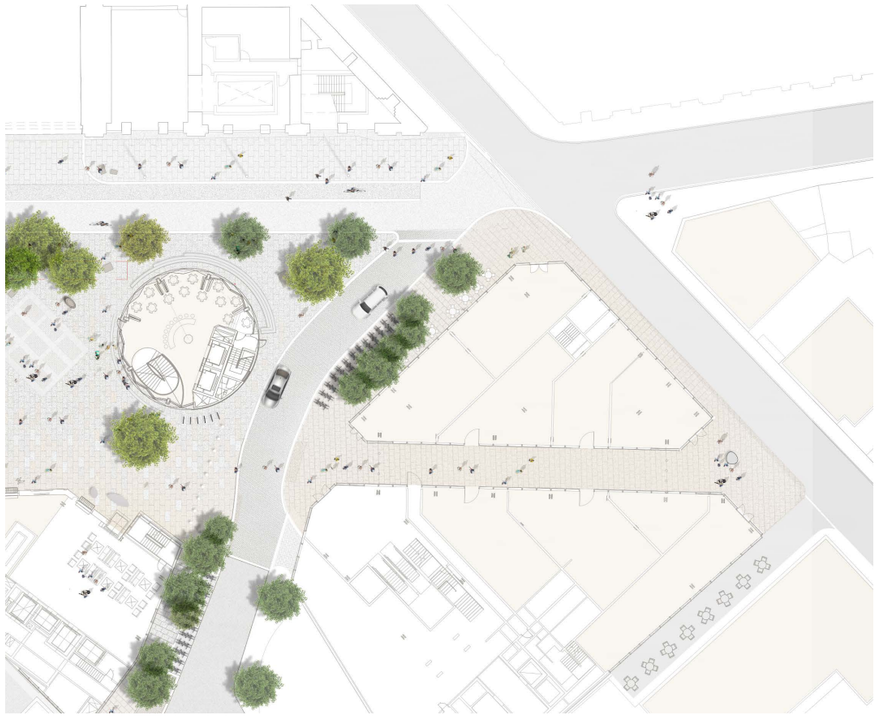
Why is it important?

- Vehicle dominated space with constrained footways
- Relatively low traffic flows
- Poor north-south connectivity at present, especially for vulnerable users
- New development improvements proposed locally

Potential interventions

- Raised table at the junction of Snowsfields and Melior Place to slow westbound traffic and enable safer pedestrian movement
- Wider footways at the junction with Melior Place to enhance the pedestrian experience
- Materials improvements to encourage and facilitate improved north-south pedestrian movement towards Leathermarket Gardens
- Improved railings alongside the school

St. Thomas Street, Snowsfields, Bermondsey Street & Crucifix Lane Junction



Why is it important?

- Current design prioritises vehicle movements
- Relatively low traffic flows
- Increase in pedestrian and cycle flows expected to and from the proposed developments
- Opportunity to enhance the local area and rebalance priorities accordingly

Potential interventions

- Removal or redesign of signals to enable greater pedestrian priority
- Improvement of the public realm to act as a welcoming gateway and offer a space to dwell and enjoy

5

Framework 3.0: Retail & Workspace Strategy

Retail & Workspace Strategy

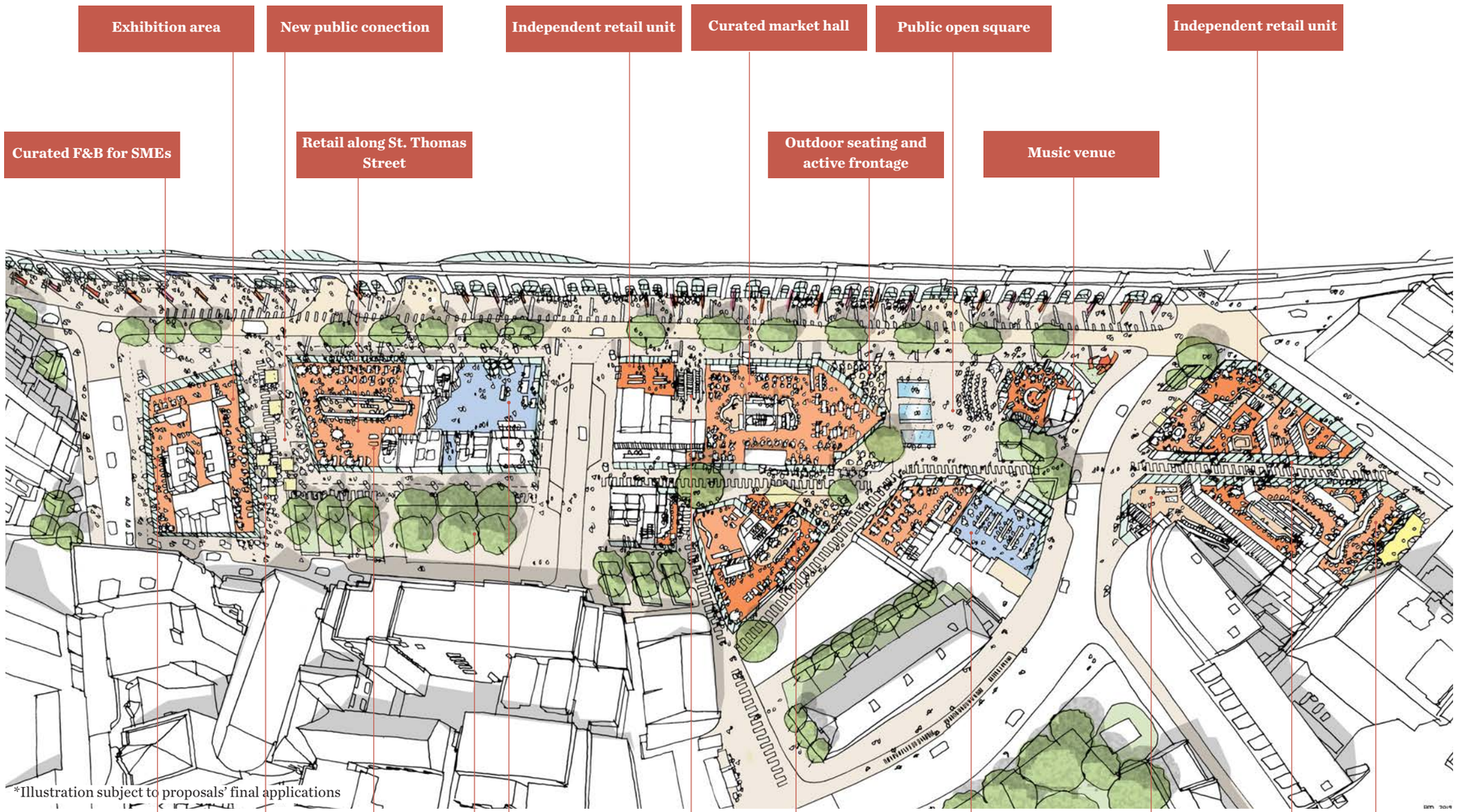
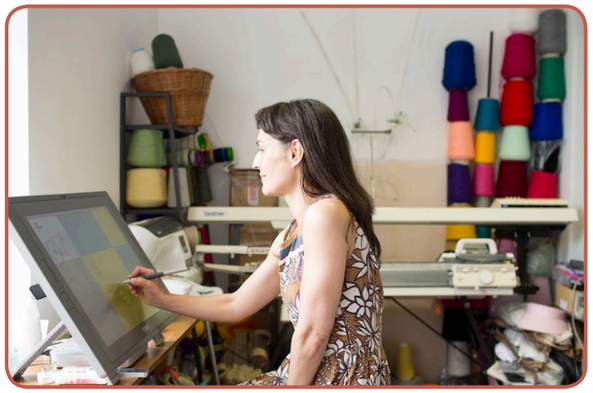


*Illustration subject to proposals' final applications

- A total of c.55,00sqm workspace, capable of creating up to 5,200 new jobs.
- This includes c.4,500sqm of retail, set out in a series of spaces across the Framework area and including independent retail.
- A curated market hall in the centre of St Thomas Street East creates a permeable, open space between the street and the new Leather Walk, along which activity – shopping, working and relaxing – can take place.
- Affordable workspaces will be provided across all schemes in accessible locations.
- A new public square, New Vinegar Yard – a focal point between the London Bridge arches and the retained Vinegar Yard Warehouse.
- This outdoor space can also be used to support local celebrations and events, or act as a spill-out space from the performance venue and retail uses.

A series of independent creative retail units







A meeting place between Old Bermondsey and London Bridge

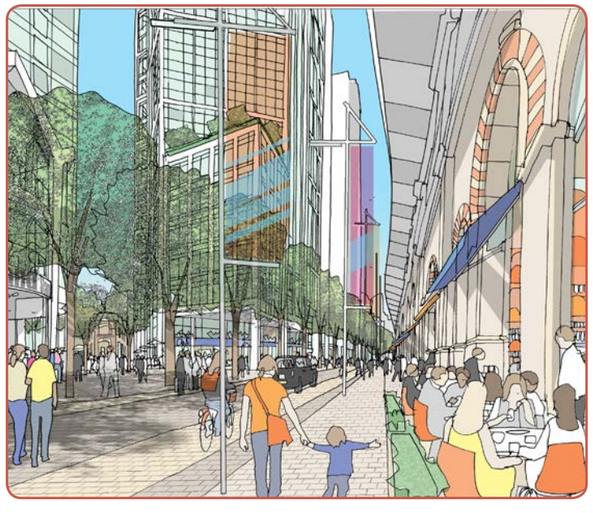


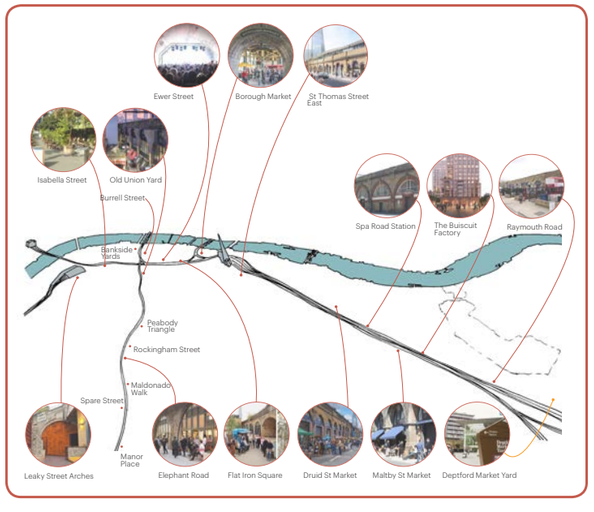


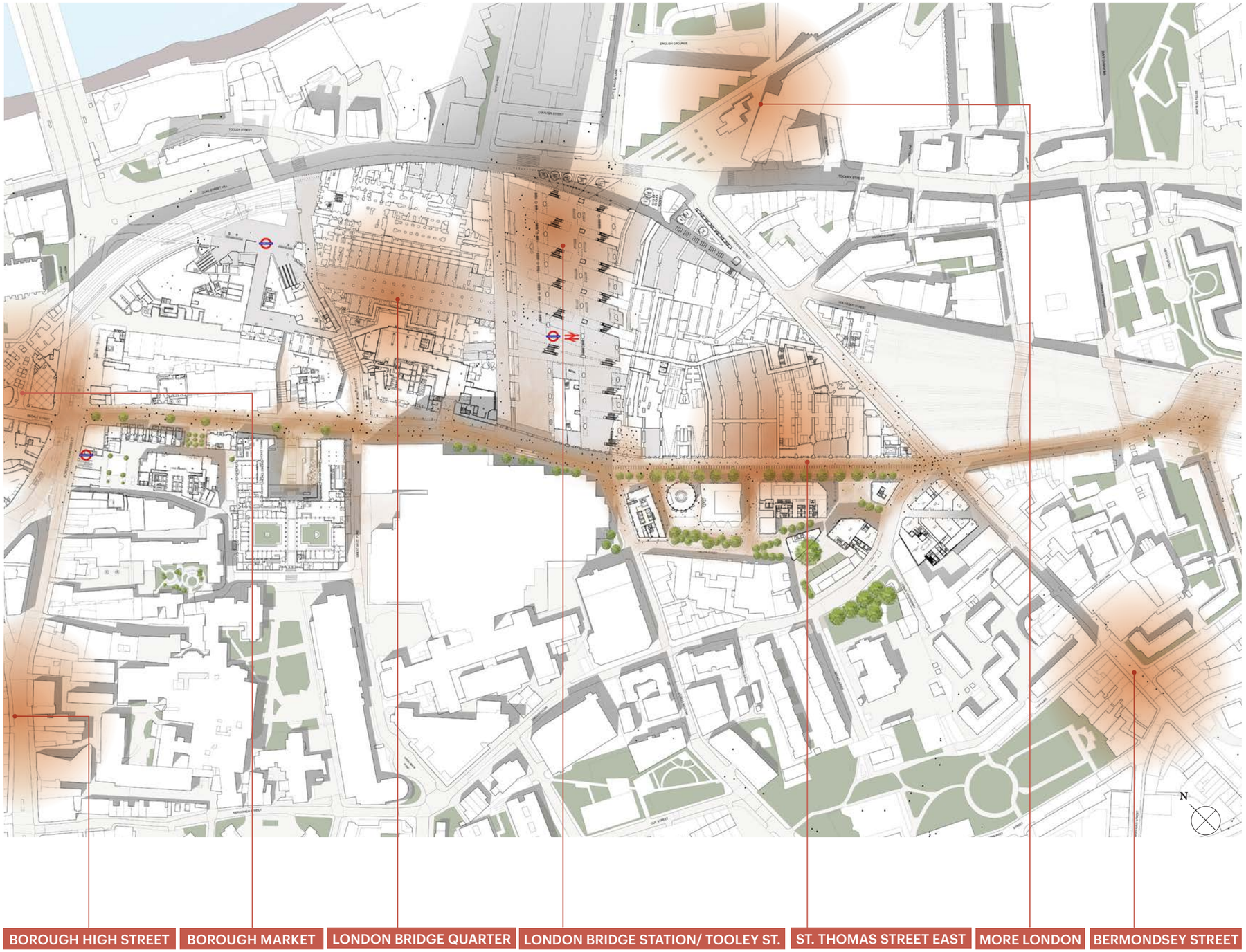


St. Thomas Street East as part of The Low Line







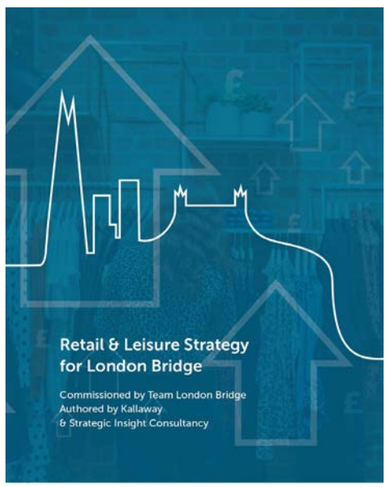


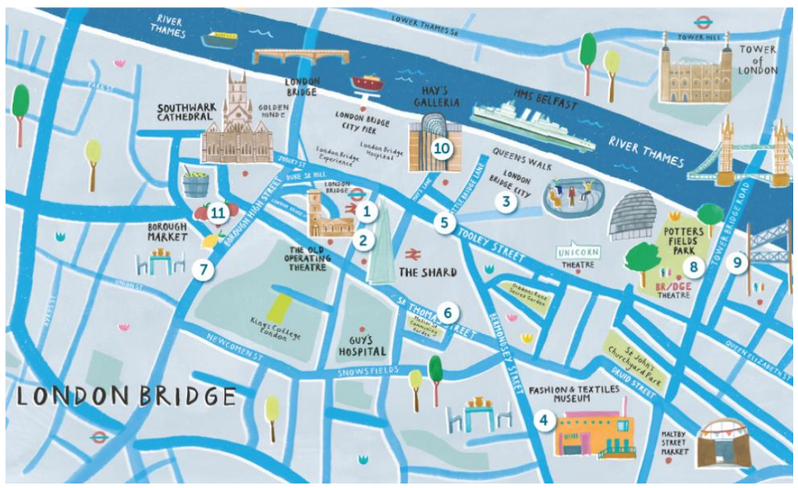
B. Aligned and informed by existing retail centres

We have sought to create a plan for retail that is aligned and informed by the existing retail centres. This include:

- Borough Market
- Borough High Street
- London Bridge Quarter
- London Bridge Station / Tooley Street
- Bermondsey Street
- More London







A. Policy considerations – LB Southwark and the GLA

A specific, achievable and realistic strategy for retail within St Thomas Street East is required so we can successfully achieve our vision for retail across the four developments. This must be aligned with the aspirations of LB Southwark, the GLA, Team London Bridge, the local community and project partners.

LB Southwark policy

- The **Economic Wellbeing Strategy 2017-2022** calls for regeneration and development to provide lasting jobs for the borough's residents, both in construction and related industries, and in completed developments. It also requires high quality, flexible, well managed and affordable business space that is available for start-ups and businesses that are ready to grow. Accessibility is a key point, as Southwark town centres and high streets are to be accessible and well connected, both physically and digitally.

- The **Creative Southwark Cultural Strategy, 2017-22** sets out commitments for the Council to set out a strategic plan for the creation of new cultural venues and workspaces, the retention of existing uses of this nature (indoor and out), and to work with developers to make informed decisions in this process, with the use of Section 106 and Community Infrastructure Levy funds to support this activity. This Strategy also established the ambition to achieve 500 new affordable businesses and creative spaces.

- The 'London Bridge Area Vision' within the emerging **New Southwark Plan** sets out that the area should attract global commerce, with headquarter and local offices, while building on the place's reputation for arts and crafts, food and trade while serving local needs through its town centre role.

GLA / Mayor of London policy

- The **London Plan** encourages a diverse retail sector, more affordable units suitable for small or independent retailers, and joint working between the public and private sectors to deliver new retail and leisure spaces within commercial developments. It also sets out the Mayor's ambition to promote a variety of workspaces, and the availability of sufficient and suitable workspaces suitable for SMEs, new and emerging industries alongside the tech sector.

- The **draft New London Plan** encourages developers to take into account the need for affordable retail and workspace, intensify or reconfigure workspace to meet growing demand, deliver a variety of spaces such from serviced offices to co-working spaces, and recognise the requirement for more workspace for SMEs particularly in the creative industries,













Jobs & opportunity topic session

Date **Monday 4 February**
Time **6.30pm to 7.30pm**

Culture & curated retail drop-in consultation

Date **Saturday 9 February**
Time **10.00am to 2.00pm**

Click here to download the presentation boards from this event.

Development framework & landscaping drop-in consultation

Date **Thursday 21 February**
Time **12.00pm to 8.00pm**

Click here to download the presentation boards from

Bringing people together drop-in consultation

Date **Tuesday 26 February**
Time **4.00pm to 8.00pm**

Click here to download the presentation boards from this event.

Health & wellbeing consultation

Date **Monday 4 March**
Time **6.00pm to 8.00pm**

C. Community Consultation feedback

Throughout public consultation the local community has provided helpful feedback on the proposed retail and workspaces. This has been gathered across the seven separate events held on the Framework as a whole, including a bespoke consultation on Culture & Curated Retail, held on 9 February 2019, and a panel event of the same title on 5 March 2019.

The key feedback received at those events regarding retail and workspaces was as follows:

- Performance venue. The principle of a 200-person performance venue was supported, and felt to provide a positive addition. There was a preference for the inclusion of recording studios that are accessible for the local community. Local residents were keen to ensure that the venue would not create excessive noise and disruption.

- Independent and 'local' feel. Attendees at consultation events largely expressed a desire to see uses which retained and complemented local character. Suggestions ranged from independent coffee shops to produce stalls, alongside 'pop up food venues', with a preference for locally-sourced goods.
- Servicing and delivery consolidation. The means by which the retail and workspaces would be serviced was felt to be important to reduce impacts on local traffic, air quality and pedestrian connectivity.

- Longevity of uses. It was recognised that the uses coming into the new retail and workspaces should be durable for the long term, in terms of their appropriateness for the area and their commercial sustainability. Measures like grow-on space provided across individual schemes, or across the Framework area, were therefore supported to keep successful ventures on site.

- Affordability. It was noted during public consultation that there was a greater desire from LB Southwark to ensure 10% of the workspace is let at affordable rents, to encourage greater diversity and encourage smaller operators. This was generally supported by the local community.



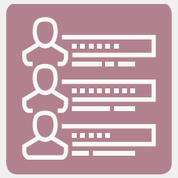
1. New buildings and uses should be a good neighbour to the local community.

Activity in public areas will be selected according to their ability to tie existing communities together and contribute to local culture. Strict management criteria (dealing with noise, pedestrian and vehicle movements, etc) will be enforced.



2. Open and inclusive criteria will be applied for occupants of the affordable workspace.

We want new activity here to make a local contribution that fits with existing character. The affordable workspace occupiers will need to play a part in this; they must be enthusiastic about this vision; and they show they can look after their spaces reliably, with respect for the local area.



3. Spaces should be flexible, so that over time they can accommodate different users and uses.

The business climate can change, so units in the retail and workspaces will be designed with the future in mind. Floor to ceiling heights should work for a variety of uses and potential occupants.



4. Uses should complement existing organisations in Old Bermondsey.

Throughout the design of the Framework, we have been clear that we want to enhance the existing culture of Bermondsey Street and its surrounding area. This will be on the criteria taken into account when uses for the retail and workspaces are considered.



5. Grow-on space for successful organisations should be included, keeping them in the area.

We want St Thomas Street East to be a place for local businesses to set up – ideally as one of their first sites – be successful, and grow. There will be a range of different-sized retail and workspaces to accommodate expansion.



6. Community outreach and maximising local employment opportunities should be built into the Framework.

Landowners are committed to partnering with existing local businesses and institutions where possible, and bringing them into the retail and workspaces. This will help us create a place that is accessible and approachable for residents living nearby.



7. There should be a mix of rents, including affordable space for creatives, local businesses and start-ups.

Creating an accessible place also means providing spaces that give new businesses and ventures space and time to set up and develop. We will work with LB Southwark and other partners to give these ventures the best possible start.



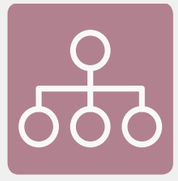
8. Spaces will be managed and curated by specialist third parties.

We recognise that success here will require use the wide range of experience that our partners can bring. Landowners will work closely with specialist providers of affordable workspace and retail, so that these spaces are delivered with expertise, knowledge and links to the right local users.



9. Mentoring and support services should be provided to catalyse growth.

We want the ventures we bring to the Framework to grow and be a success. They in turn will make St Thomas Street great place to live and work. They will each require the right conditions to be successful; this involves working with them to ensure they are managed correctly and fulfil their potential.



10. Uses must take an active contribution to the Low Line.

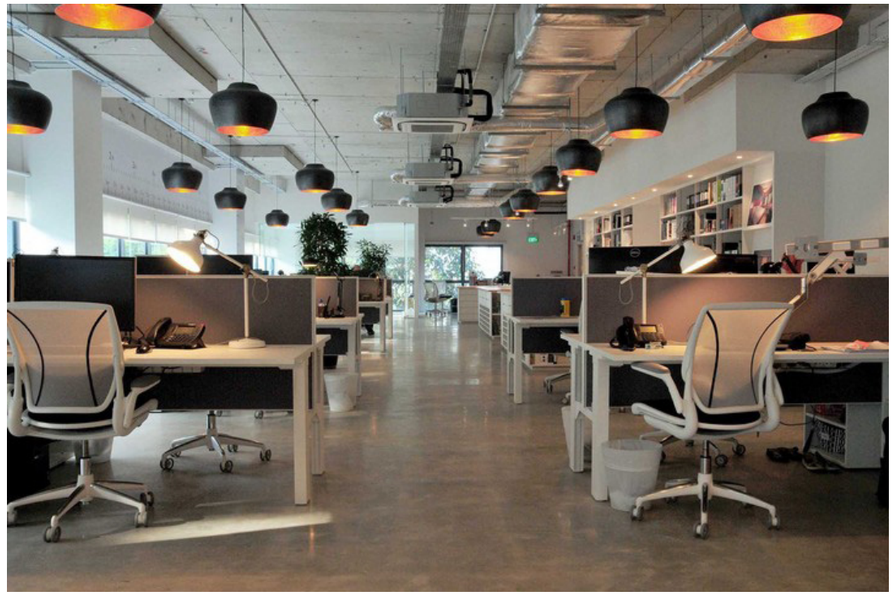
We want St Thomas Street East to play a significant role in the delivery of the Low Line project. A criteria for the uses we bring forward here will therefore be the contribution it can make to the development of the Low Line's unique character.

Realising the Retail and Workspace Principles









A. Through meanwhile uses

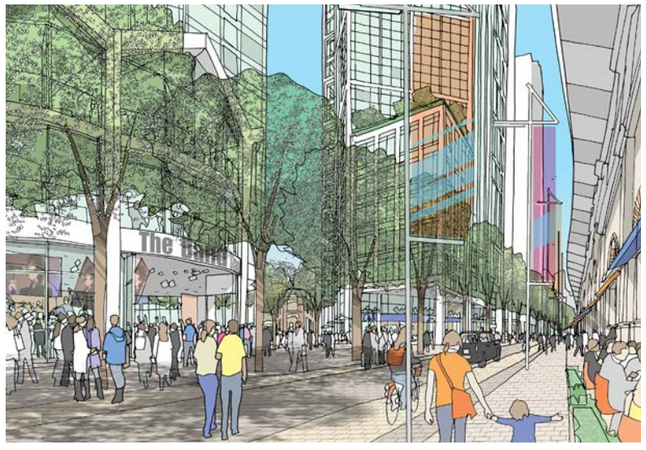
Vinegar Yard

The Vinegar Yard site has been brought to life as a new eating, drinking, shopping and art location. This meanwhile use is the creation of the people behind Flat Iron Square and reflects the kinds of creative activities that are expected in the final development.

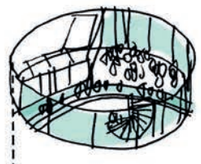
Capital House

Purpose Group is a meanwhile/affordable workspace provider who currently lease the office space at Capital House. They are the same company behind the rental spaces within the Biscuit Factory, and will manage the future space within the Greystar scheme.





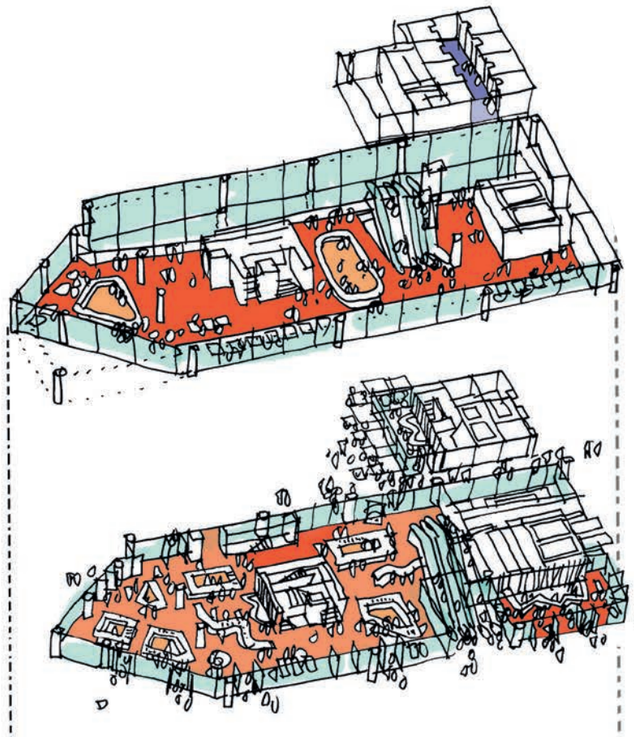


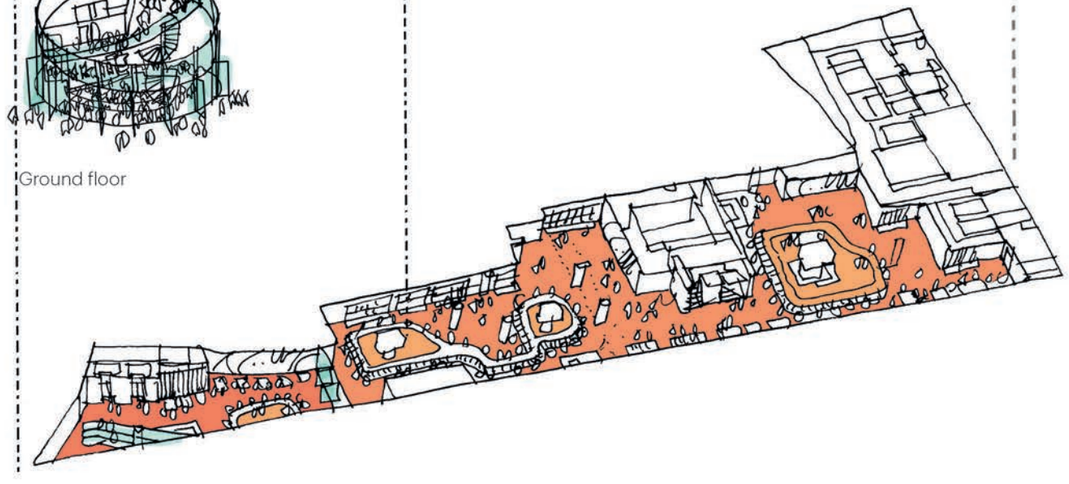


Mezzanine



Ground floor





Basement level 1

B. Through design

The active frontage on the Vinegar Yard has been maximised by moving the office foyer to the first floor, creating an adaptable ground floor layout that looks and feels like a marketplace.

This is alongside new active frontages and spill-out spaces along St Thomas Street East across all developments, as well as on Snowsfields from the Sellar scheme.

Retail uses adjacent to the proposed public square will blend uses within the buildings to those outside.

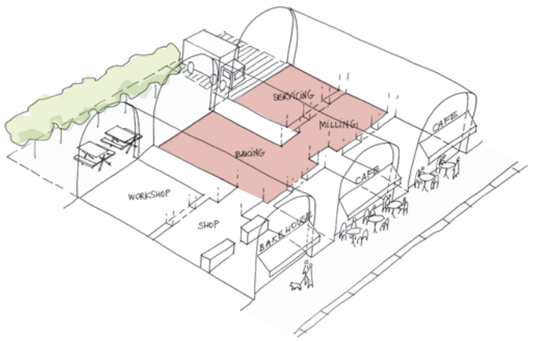
The performance venue includes bays and balconies which give the flexibility to open up and engage with activity in the New Vinegar Yard square.

Different types and sizes of retail units across the Framework – ranging from ground floor to third floor units – are provided in accommodation that is flexible and can cater for market demand.

The variation in spaces allows for the possibility that successful enterprises can move into larger units as they grow.

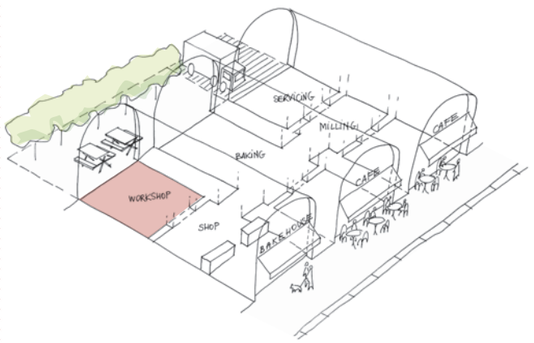
Borrowing the Flexible Retail & Business Space Model from The Low Line

Case study: E5 Bakehouse



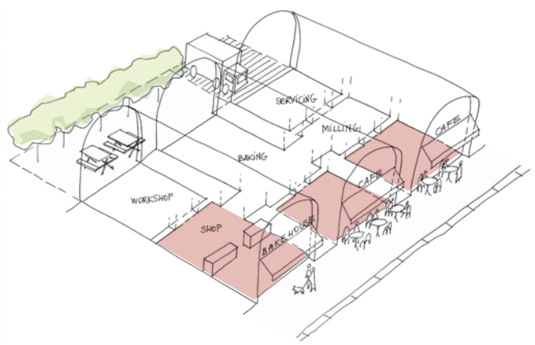


E5 Bakehouse BAKERY





E5 Bakehouse WORKSHOP AREA





E5 Bakehouse SHOP & CAFE

The Low Line in Southwark and Lambeth

Ewer Street

Borough Market

St Thomas Street East

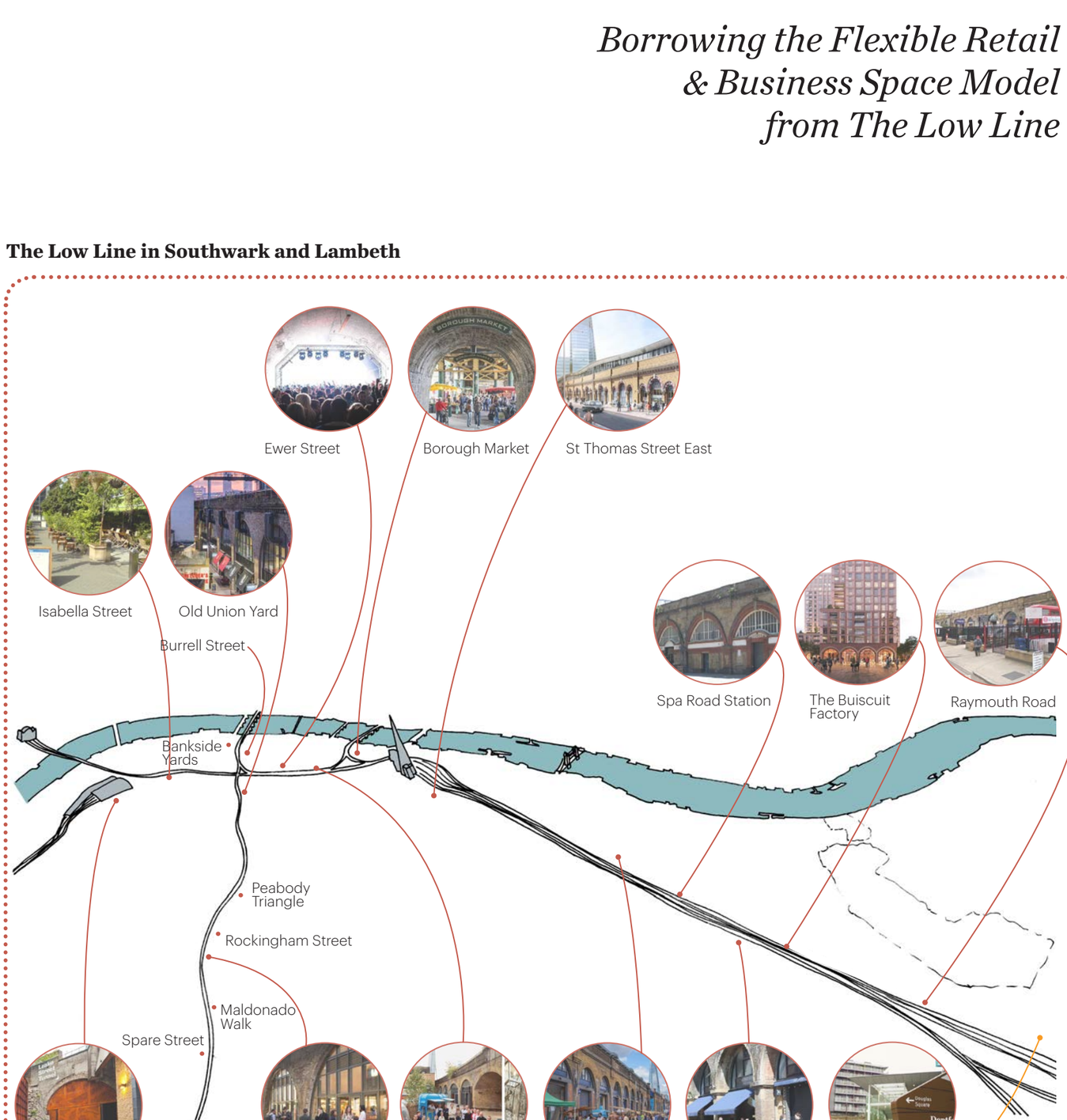
Isabella Street

Old Union Yard

Spa Road Station

The Buiscuit Factory

Raymouth Road





Leaky Street Arches



Elephant Road



Flat Iron Square



Druid St Market



Maltby St Market



Deptford Market Yard













B. Through collaboration

We will work closely with our partners and agents coming into the retail and workspaces across the Framework to ensure they deliver the maximum community value possible. This will include:

- Working with local secondary schools and sixth form colleges to provide amenity space, study space and a 'buddy' system with student residents in the Greystar scheme, to help the career paths of local school and college students.
- Use statistics and data as the basis of choices about future retail and workspace occupants decision-making, to ensure they provide a new and distinctive offer that works alongside existing retail centres like Bermondsey Street.
- Establish long-term partnerships with Team London Bridge and SMEs in the social enterprise space to provide community 'taster' days for local school and college children to experience the world of work.
- Ensure that these retail spaces and uses both fit with the character of Old Bermondsey, and are commercially sustainable for the long term.
- Establish an overarching, joined-up strategy that runs across both external public amenity spaces and internal retail areas.
- Apply rigorous selection criteria to future uses to ensure they have the management in place to realise our key retail and workspace principles.

Case study: 'Clued Up Coffee' in Capital House (see left)

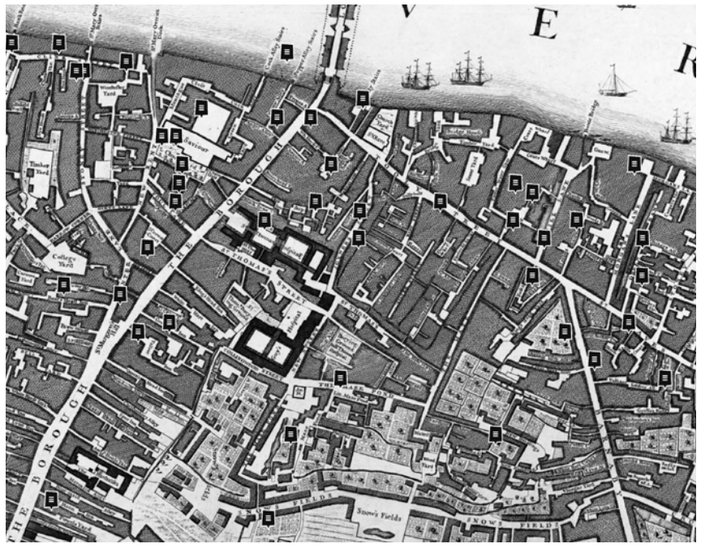
Clued Up Coffee is a small pop up coffee company, based in Bermondsey, that has previously set up in Victoria Park and the nearby Biscuit Factory. They will be brought into the Capital House scheme by Greystar once the development is complete.
Clued Up Coffee are exactly the sort of retail, community use that we want to roll out across the Framework. They run a number of community and cultural events throughout the year, and host a wide variety of local residents and organisations in their spaces.

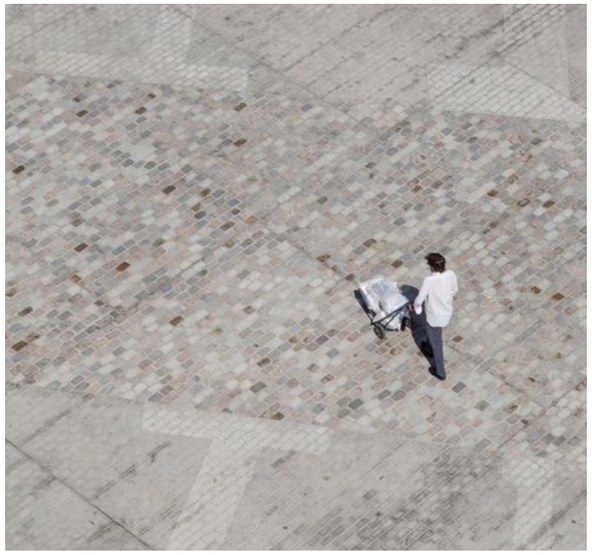
6

Framework 3.0: Landscape Proposals


In Abeyance
KEY
Granite paving
Yorkstone paving
Granite setts and kerbs to streets
Water feature
Feature paving area
Rain garden
Garden with raised seating edge
Steps
Proposed trees

Landscape Design Principles















1. A collaborative, cohesive approach across all four sites whilst retaining distinctive characters;

2. Understanding and enforcing the importance of public realm – new quarter, active, appealing, intriguing, high quality;

3. Landscape informed by the earlier, historical, street patterns eg John Rocque's Map of London 1746 – inns, yards and alleyways (surprising, intriguing).

4. Also informed by 'engineered' street pattern imposed by trains, railway arches and Victorian revolution (north side of St Thomas Street);

5. High quality natural stone paving which responds to its heritage – robust, textural, layered;

6. Celebrating St Thomas Street East as a walking destination; reducing traffic flow, pedestrian focus, slower paced environment;

7. A flowing landscape, ie not subservient to building grids etc; permeability through new alleyways with glimpses to new planting creating a sense of intrigue and exploration;

8. Celebrate thresholds/connections with landscape features such as 'over-large' paving elements and specimen trees;

9. New planting as focus for new public spaces – informal, abundant parkland /woodland character instead of formal layouts.

Landscape Strategy



The landscape proposals set out to establish a coherent identity for St Thomas Street East, whilst allowing local characters to develop within the spaces created by the masterplan.

A cohesive material palette will be used across the various development sites, allowing for individual balance of materials and subtle variation in texture and tone.

Railway arches along St Thomas Street



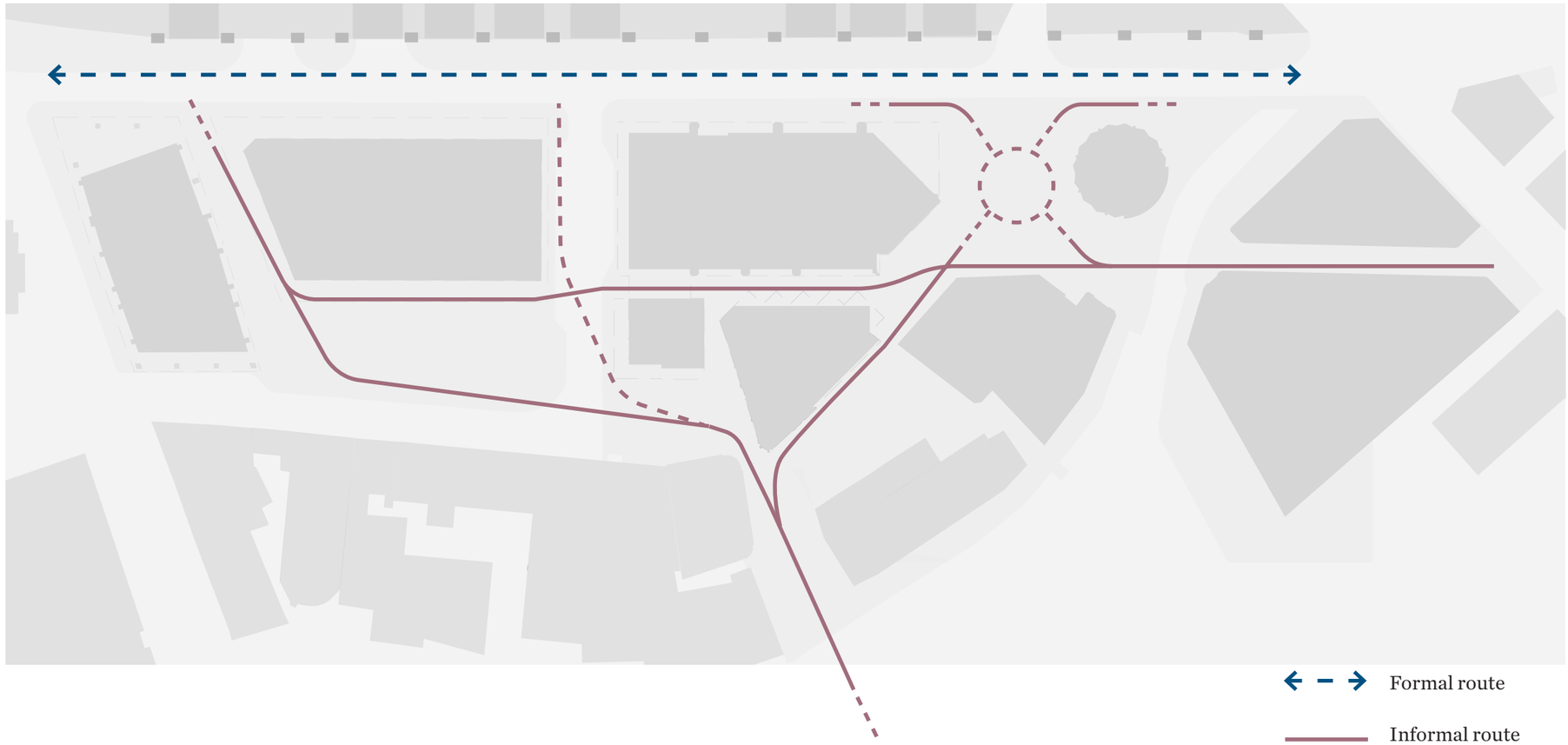
Cobbled alleyways and yards



Local material palette



Landscape
Key Pedestrian Routes



St Thomas Street provides a direct link between Bermondsey High St and London Bridge station. This route is emphasised as a clear linear boulevard with a sense of rhythm and structure derived from the railway arches and the linear nature of St Thomas Street.

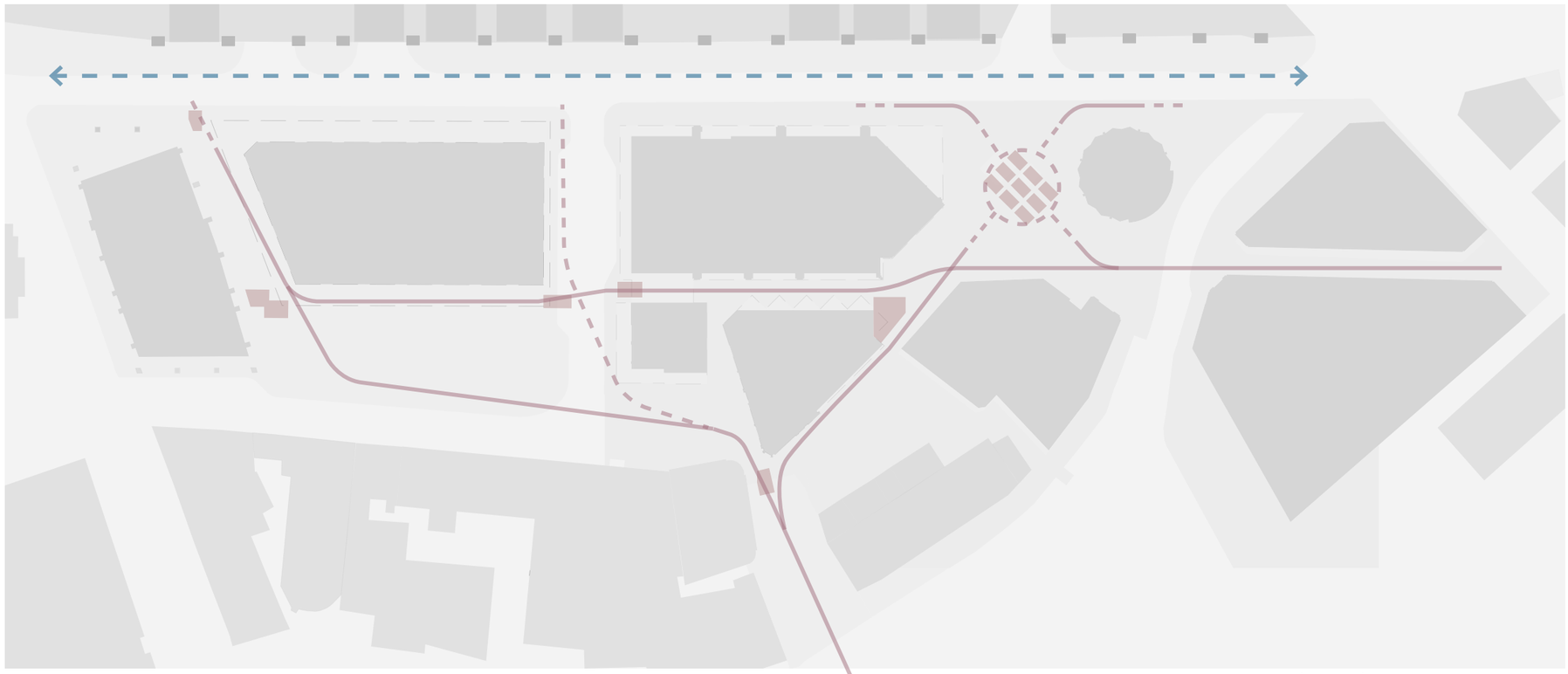
Desire lines both north-south and east-west within and across the site are less structured than St Thomas Street boulevard, and take on a more informal character reflective of the surrounding streets. These more informal routes are reflected in scale, creating a more intimate and informal nature.







Landscape
Way-finding Features



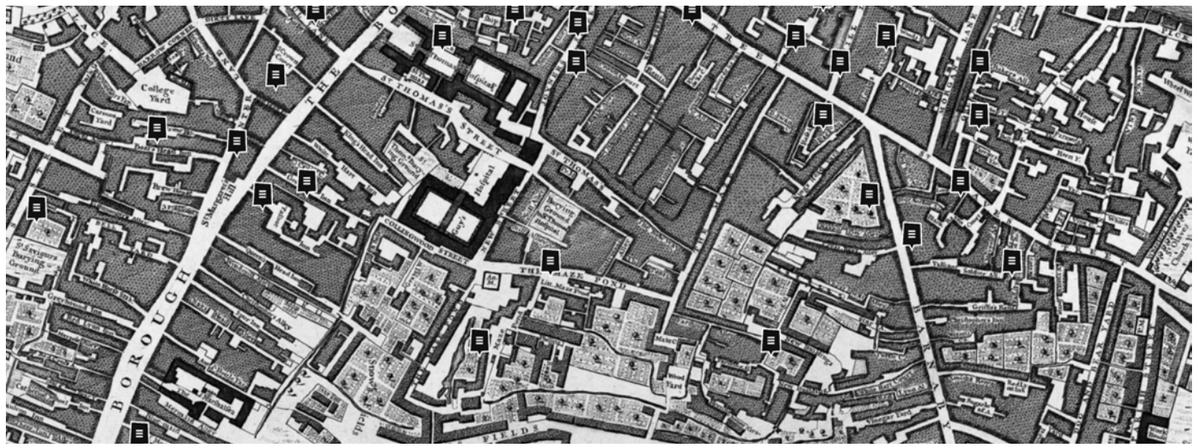
Formal route

Informal route

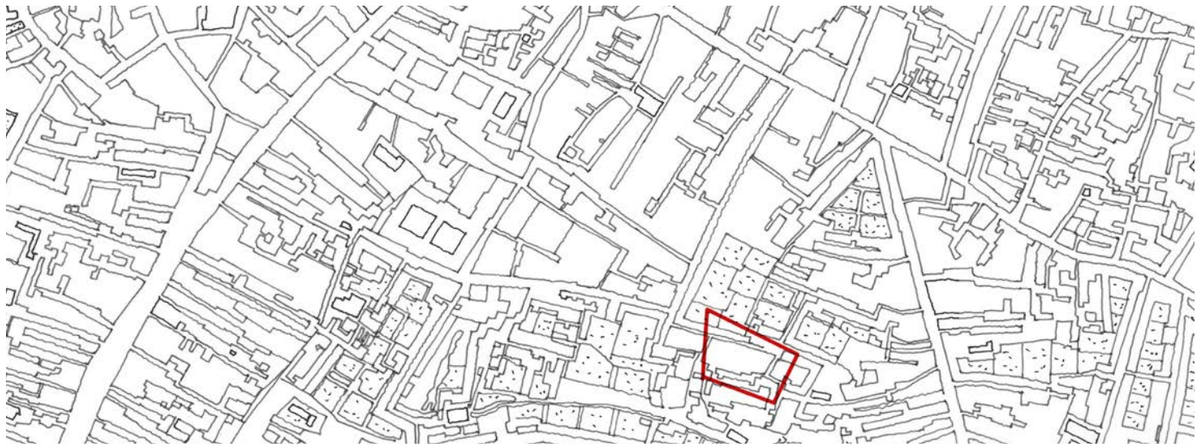
The landscape and streetscape around St Thomas Street has built up and been adapted over time. John Rocque's map of London from 1746 highlights a patchwork like structure developing across Southwark which is reflected in the narrow alleyways and inner yards.

A series of subtle abstracted markers in the pavement are proposed to reference these historical traces within the landscape and act as 'keystones' to link thresholds and highlight informal routes.

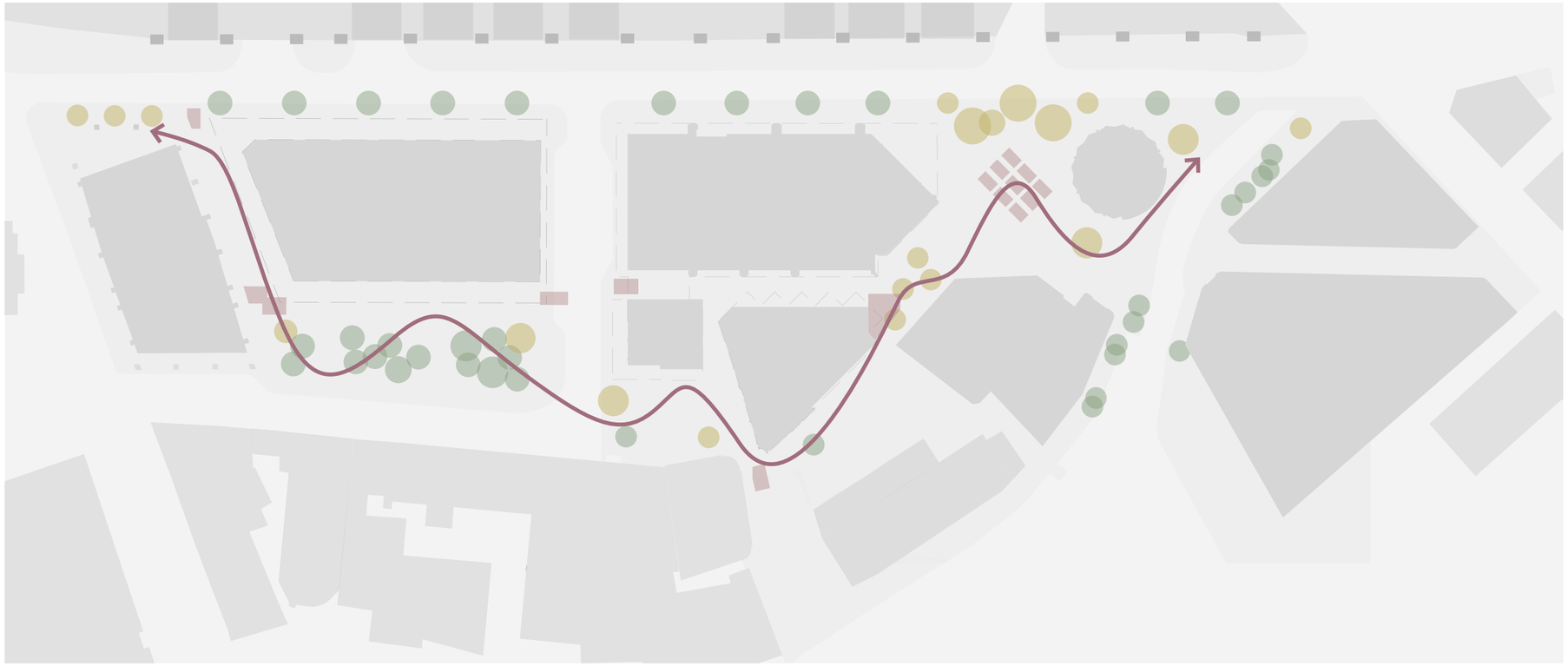
John Rocque's map of London 1746



Abstracting John Rocque's map of London 1746



Landscape
Tree Strategy



Formal structure

Informal structure

The tree structure builds on the two types of routes across St Thomas Street East, the formality of St Thomas Street boulevard and the more informal, meandering route within the interior of the site.

The trees on St Thomas Street enhance the regular rhythm of the railway arches and a single species will sit with the regularity and formality of the street. The precise location of the proposed St Thomas Street trees will be subject to further survey and investigation work.

By contrast a diverse mix of species will be used within the site, acting as wayfinding markers to draw visitors through the site, and create a more park-like selection of species.

The chosen species will reflect the approach of Southwark to create a resilient urban tree stock.

Diverse mix of species within the framework area based on Southwark preferred species list







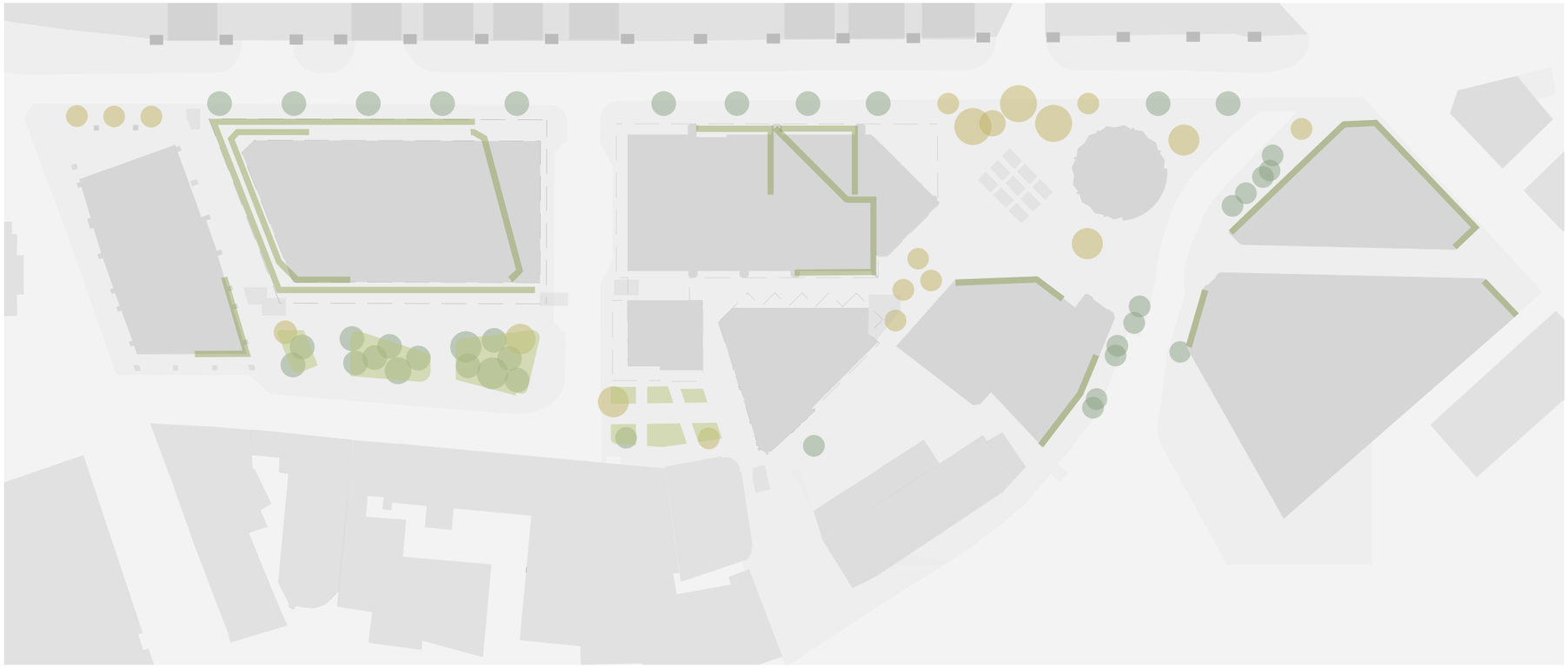




Suggested St Thomas Street Boulevard tree: Platanus x hispanica Tremonia



Landscape
Maximised Greening



A range of planting styles and opportunities have been highlighted to help strengthen the green environment of St Thomas Street East.

Street trees will be planted in ground where possible. Where not suitable, raised planters will provide rich opportunity for dense and biodiverse planting mixes, and rain gardens are to be established on Melior Street and Snowsfield in line with wider work with Team London Bridge.

Vertical greening such as green façades and climbers will be introduced to take advantage of southern façades where appropriate.

Each of the buildings have developed a series of roof terraces with proposals that aim to maximise views of greenery from St Thomas Street and the surrounding areas.

Richly planted Melior Gardens



Green walls



Roof terraces visible from the street



Landscape
Highlighting Heritage Areas



St Thomas Street East is balanced between character areas from London Bridge to Bermondsey Street conservation area. It is important to balance the material character of St Thomas Street East to work within its wider setting.

The use of local heritage materials such as Yorkstone will help to subtly highlight key heritage features such as the connection to Bermondsey Street, the Vinegar Yard Warehouse and The Horseshoe Inn which frame the south west of the framework area.

St Thomas Street and London Bridge station provide a different palette of materials to the north and west of the masterplan.

The patchwork nature of Bermondsey and Southwark provides a reference on which these two materials can begin to layer, conceal and reveal traces of history across the site.

The Horseshoe Inn



Vinegar Yard Warehouse



Bermondsey Street conservation area



Landscape
Grain & Texture



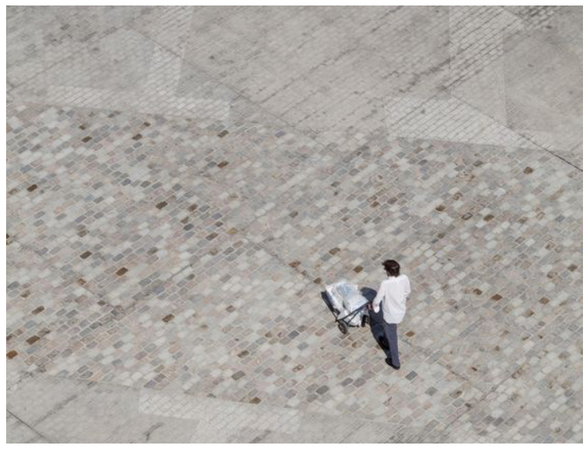
Scale and grain of materials will be used to reflect the differing characters across St Thomas Street East whilst maintaining a unified selection of materials.

Yards and open spaces will adopt more generous paving features, with alleyways and streets taking on a tighter grain and smaller paving unit to reflect the scale of the spaces.

Mixture of paving materials



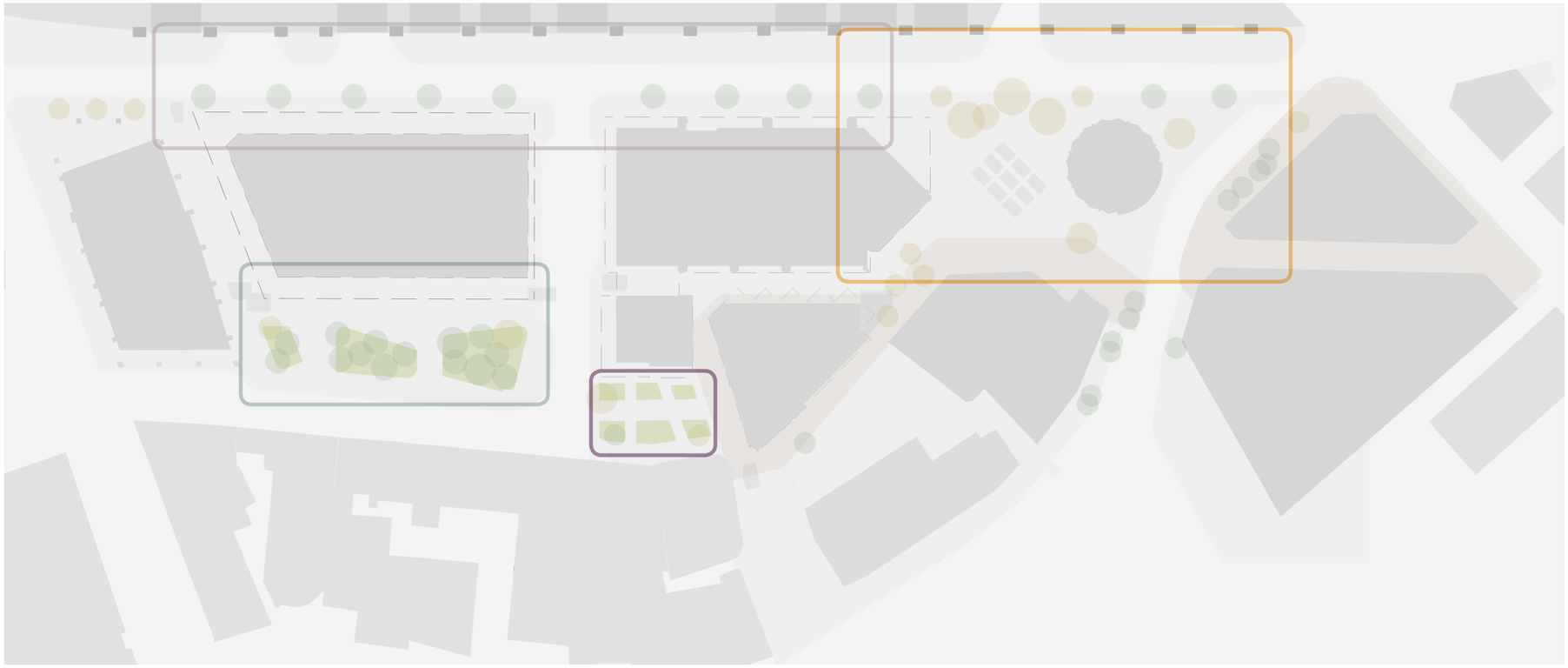
Mixture of unit sizes



Robust, high quality materials



Landscape
Spatial Character



The built form of St Thomas Street East creates a series of spaces with different scales and characters. Each of these spaces will be developed to offer a slightly different experience within the masterplan.

Creating a sense of arrival and activity along St Thomas St



Richly planted Melior Gardens



Rain gardens within Melior Street



Vinegar Yard as a flexible and dynamic space



Landscape Character Areas



Boulevard - St Thomas Street East



Alleyways



Yards - Vinegar Yard





Street



Garden - Melior Street Garden



Yard - Horseshoe Yard

Landscape Framework Plan



Landscape
Ownership & Application Boundaries

Each development site will need to co-ordinate with the surrounding developers



Developer ownership boundaries (blue) and application boundaries (red)

Highways boundaries: TFL (blue) Public highways (orange)

Landscape
Outline Material Palette



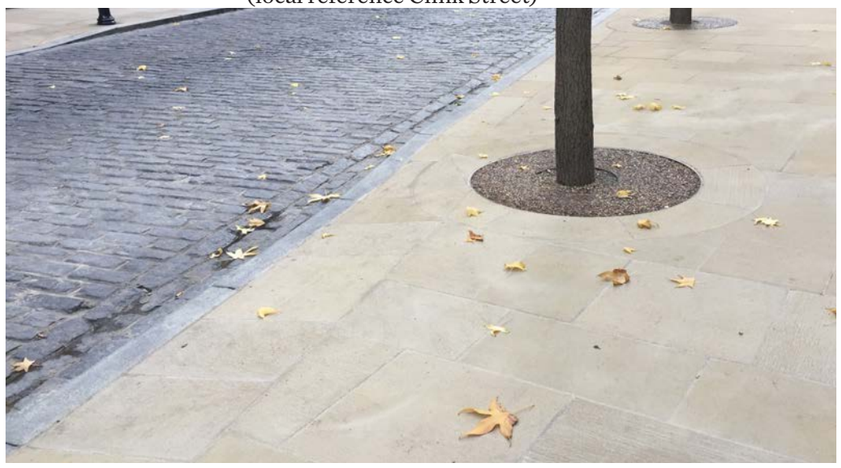
Granite paving - generous sized paving slabs to Yards, Gardens and alleyways



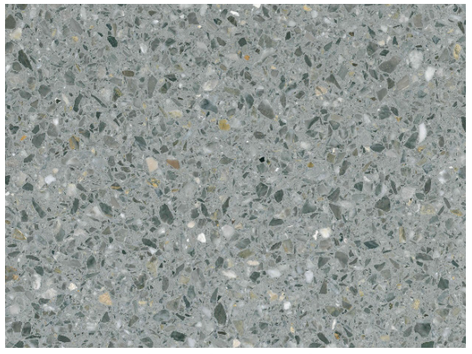
Granite setts - Smaller setts for streets (local reference Clink Street)



Granite paving St Thomas Street



Yorkstone paving - Standard sized units (local reference Hay's Lane)



Terrazzo - sculptural seating elements



Textural stone elements

A textural and tonal material palette has been established to create coherent sense of place across St Thomas Street East but with sufficient variation opportunity so as to not lose distinctive character zones.

Generously proportioned granite paving is proposed as a unifying element across the landscape. Subtle variety in tone and texture will bring variation.

Yorkstone paving, found on pavements within local conservation areas will be used to highlight heritage features and build on the connections to Bermondsey Street.

Terrazzo is proposed to create sinuous, sculptural elements within the landscape, alongside more honest and robust natural stone features.

Granite setts will be used in streets and service areas reflecting local precedents and maintaining surface durability.

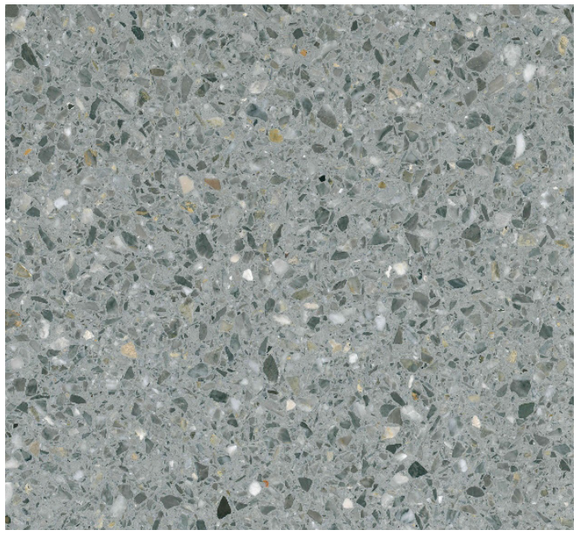
Alleyways
Design Principles



Local alleyway vernacular



Granite paving



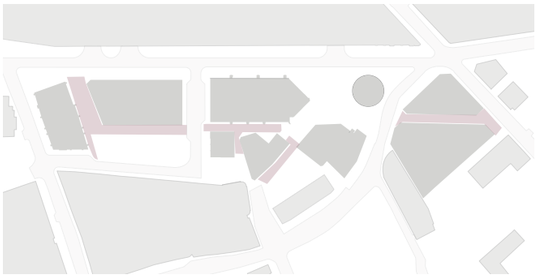
Terrazzo features



Yorkstone paving



Trees as way-finding features



Character trait:

- Narrow (pedestrian only) streets opening up to yards and gardens
- Texture
- Typically dimensions based on the width of a carriage 4.5m

Functions within the space:

- Slow movement through;
- Sense of intrigue and exploration;



Local reference - Clink Street



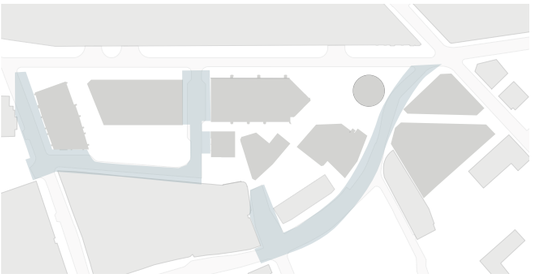
Granite setts to road ways



Wide granite kerbs and edging channels to reduce perception of road width



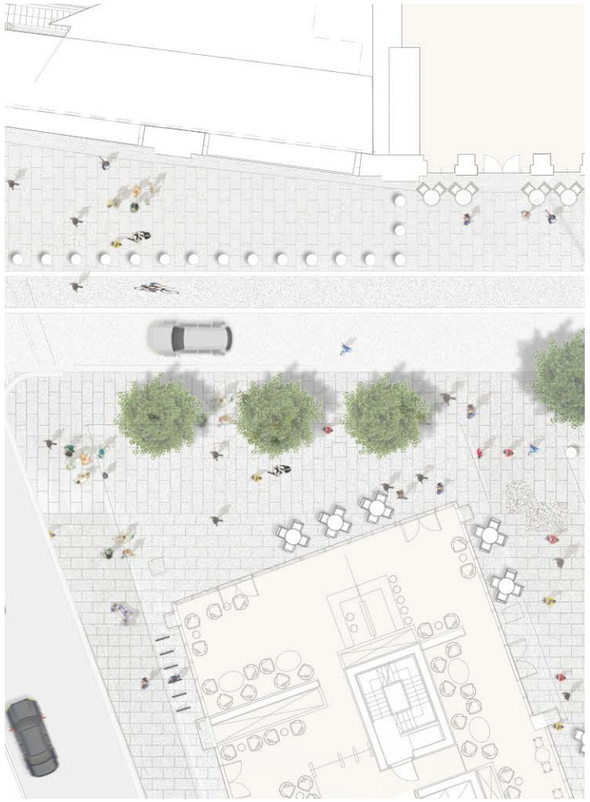
Diverse mix of trees planted where possible



Character trait:
- Side streets for occasional vehicle use but maintain pedestrian priority;
- Texture

Functions within the space:
- Service access and circulation

Threshold Spaces
Design Principles



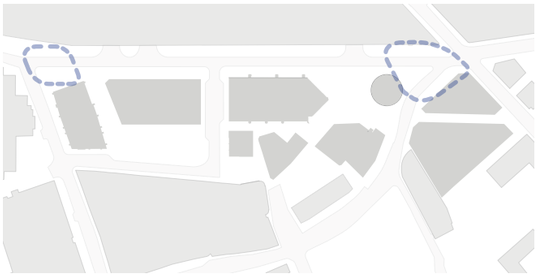
Western arrival space



Eastern arrival space







Character trait:
- Threshold to St Thomas Street East
- Subtle definition; change of texture, level, speed
- Clarity

Functions of/within the space:
- Wayfinding;
- Circulation and movement.

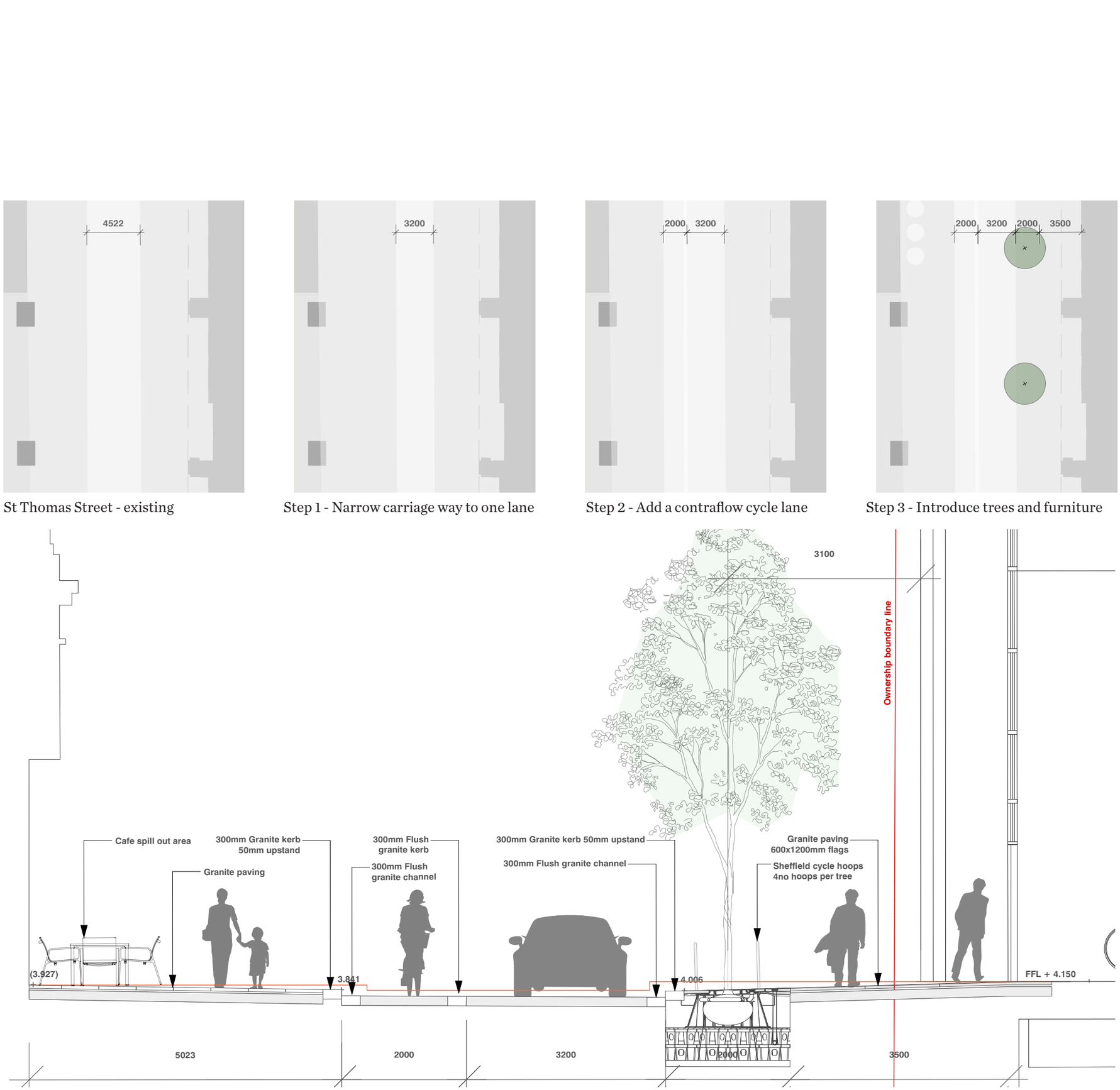
St. Thomas Street Boulevard Design Principles

St Thomas Street - existing

Step 1 - Narrow carriage way to one lane

Step 2 - Add a contraflow cycle lane

Step 3 - Introduce trees and furniture



Proposed typical section

Character traits:

- Linear, formal, rhythm of vertical elements;
- Reduced to single lane with contraflow cycle lane;
- Pedestrian priority area;

Design principles:

- Natural stone footpaths;
- 300mm wide granite kerbs 50mm up-stand to roadway;
- 300mm flush granite channels within carriage way to reduce apparent width of road;
- Tarmacadam road surface;
- Cycle lane demarcated with flush granite kerb.

Proposed changes to St Thomas Street focus on pedestrian priority and sustainable transport links such as cycling and use of public transport.

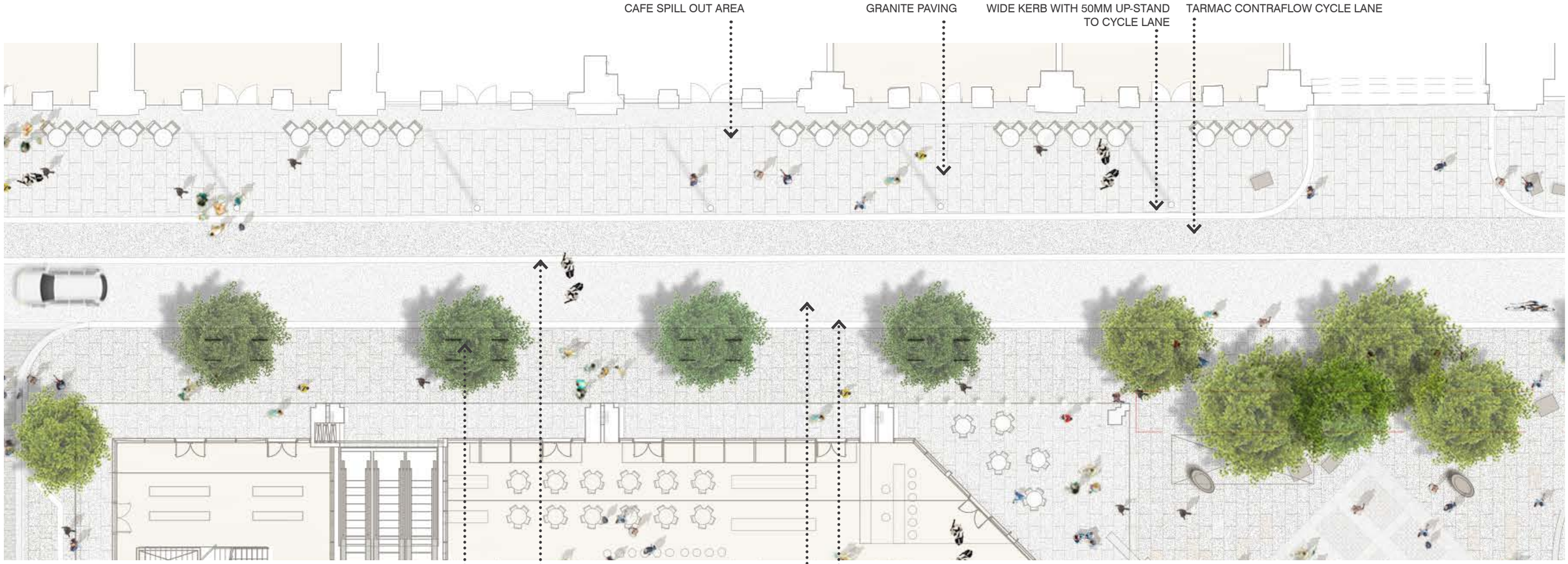
An adjusted kerb line makes space for wider footpaths, more generous spill out zones for St Thomas Street cafes, and street trees along the south of the street.

Further investigations into underground constraints are being undertaken in order to confirm exact tree locations. Fastigiate varieties of plane trees are proposed for the boulevard.

The size and scale of the trees is appropriate for their location. As well as their ability to deal with pollution, the large leaves of the planes add (in comparison with many other species) a greater textural quality and contrasts well with the proposed architecture.

Tree pits will be installed with underground cell structure in linear trenches to maximise available soil volume.

St. Thomas Street Boulevard Design Principles



St Thomas Street archways rhythm



Granite paving



Granite kerb with flush channel in road



Cafe spill out from the arches

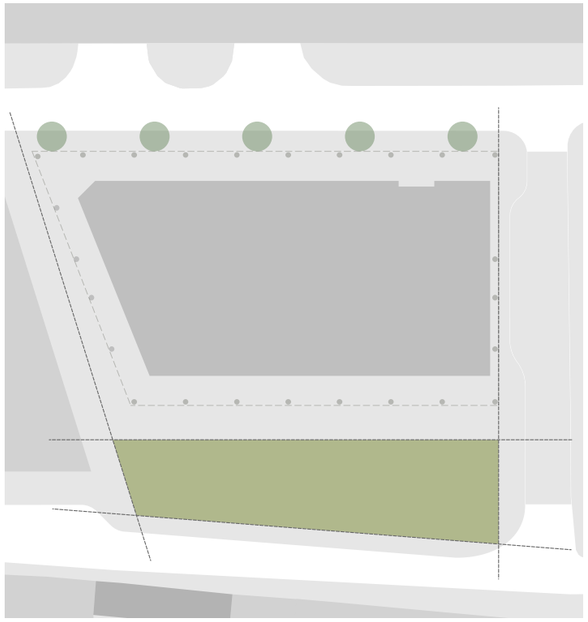


Platanus x hispanica Tremonia

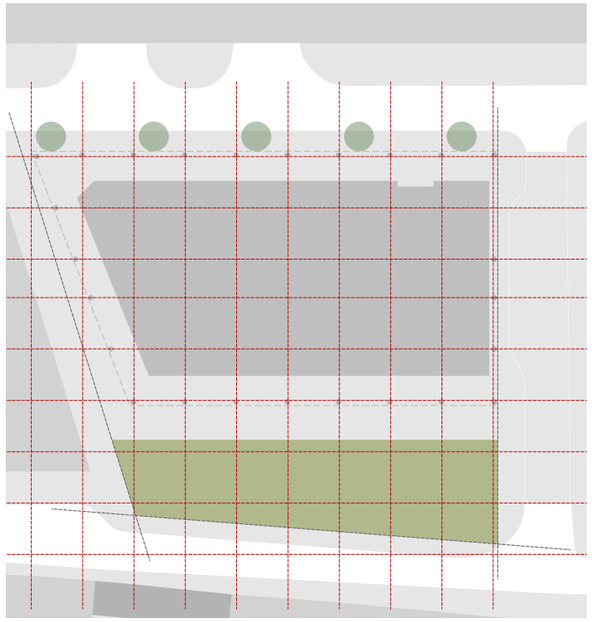


Melior Gardens
Design Development

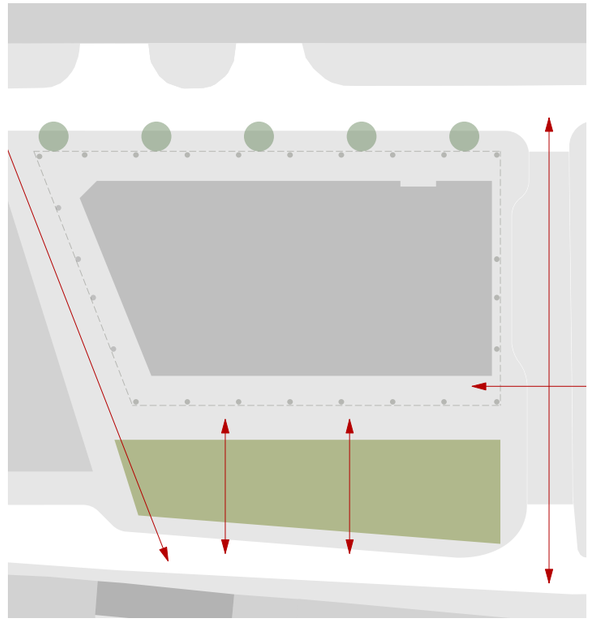
Design development for Melior Gardens aims to create a landscape that is not subservient to the buildings, but provides a relaxing green landscape within St Thomas Street East.



step 1 - holistic approach to landscape proposals

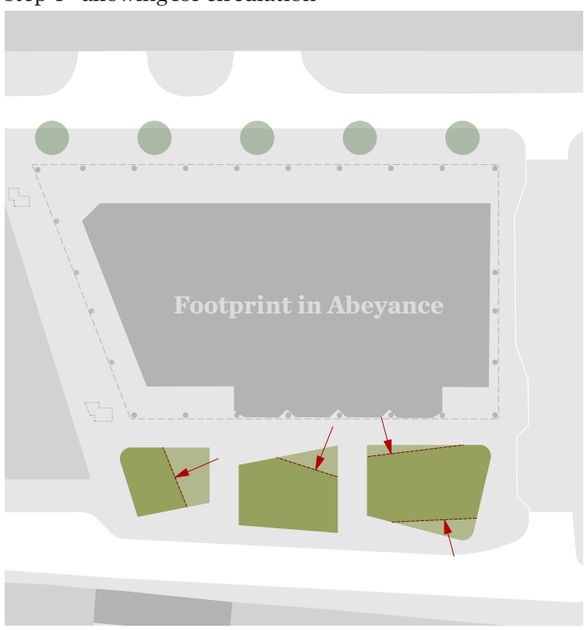


step 2 - relating to building grid and architecture

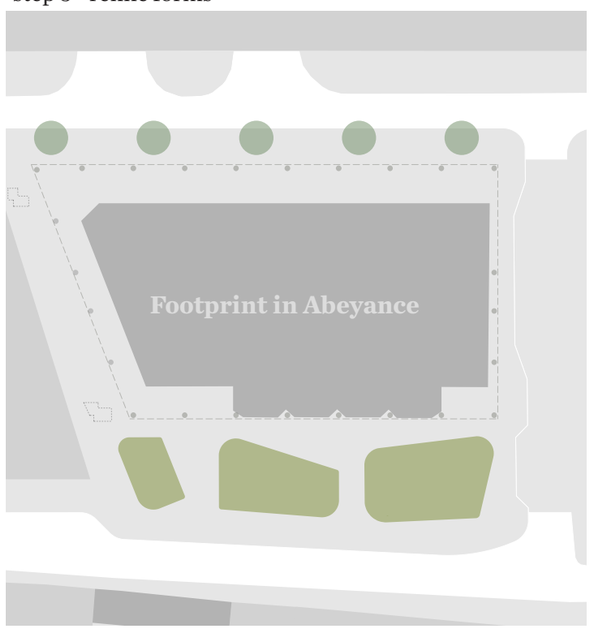


step 3 - responding to key desire lines

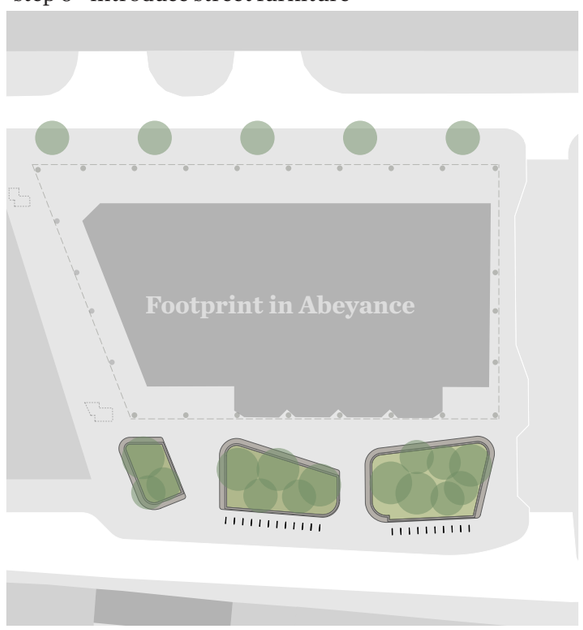
step 4 - allowing for circulation

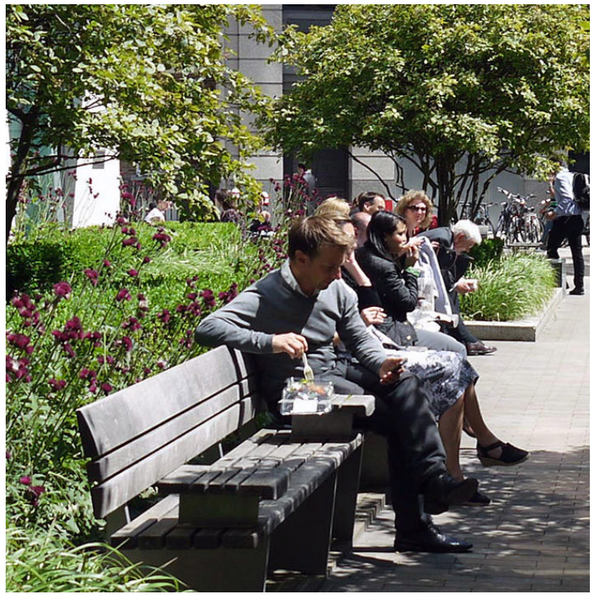


step 5 - refine forms



step 6 - introduce street furniture





Greening the neighbourhood



Inspired by local context



Melior Street Community Gardens



Create soft and hard edges

Increase biodiversity



Create new usable open space

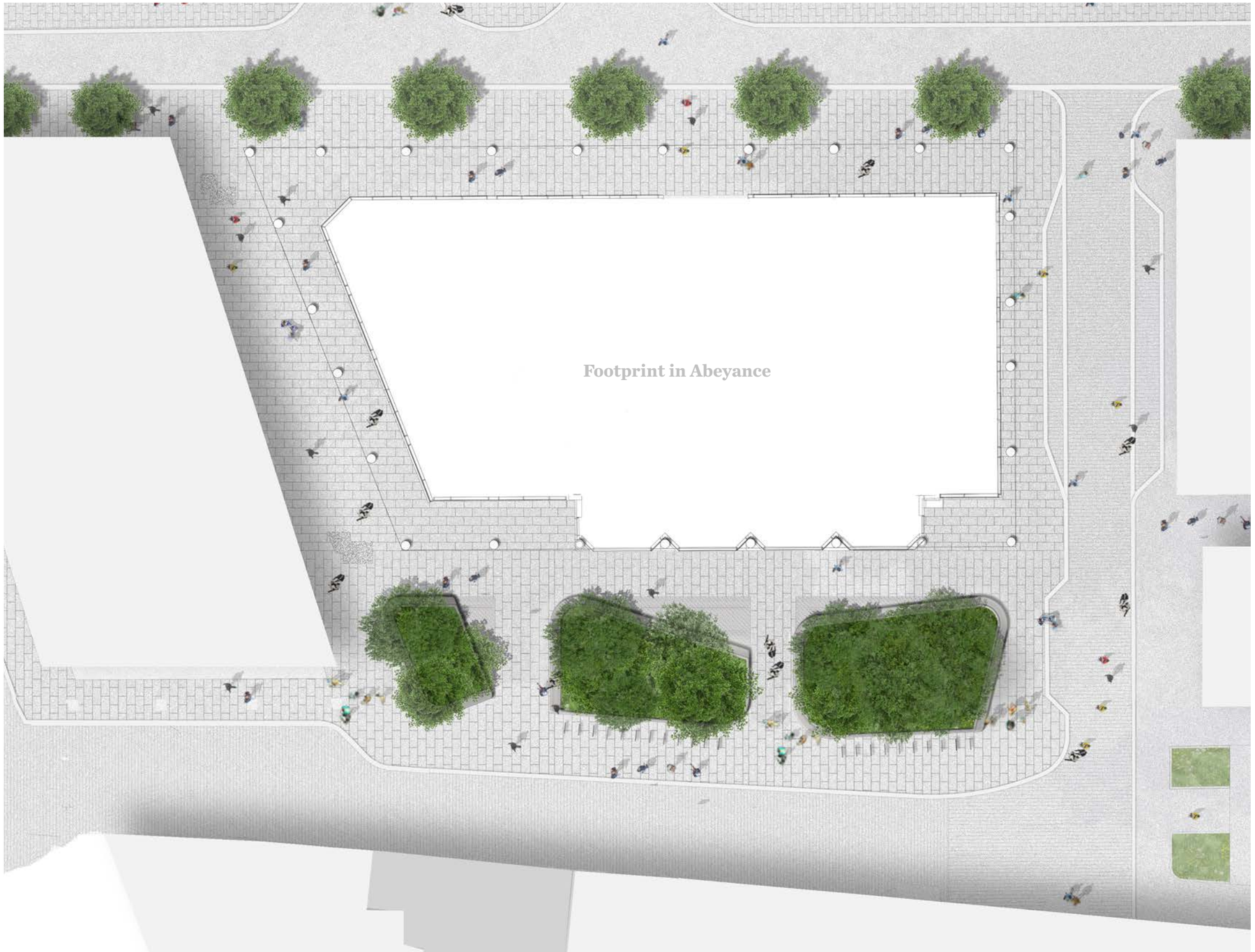


Encourage pedestrian movement



Activate new open spaces

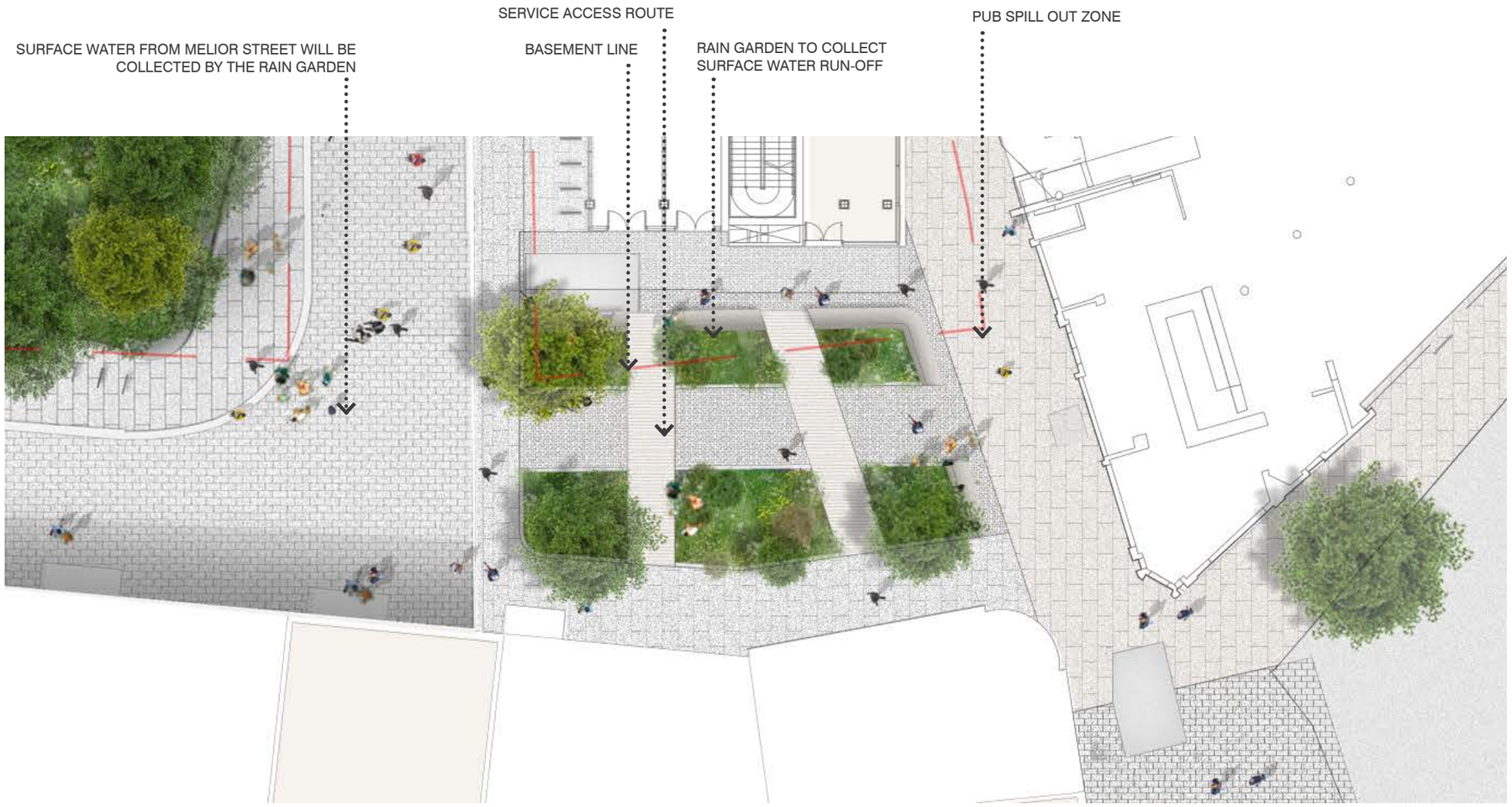




Selection of the proposed tree species reflects our changing climate conditions and the need for the planting to adapt, be resilient and support biodiversity in our cities.

Away from the boulevard the planting is deliberately informal and diverse; a mix of deciduous, flowering and evergreen tree species (all are on the palette of trees listed by the LB Southwark Senior Planner – Urban Forester). The mix of trees provides long periods of seasonal interest and contribute to the diverse planting strategy for Melior Gardens. Large combined tree pits have been designed to provide ample soil volumes for the trees to thrive.

Melior Street Rain Garden Design Proposal



The proposal for Melior Street follows the concept currently being developed by Team London Bridge, to create a new garden that helps to deal with surface water run-off across Melior Street.

The proposals aim to create a new pocket rain garden in front of the Horseshoe Inn will introduce more planting and trees, increasing local biodiversity and visual amenity.

An area for the pub to spill out will be maintained, and consideration given to the new activities proposed within the Vinegar Yard building, including cycle storage and a potential new cafe space.

The adjacent proposals are indicative and should be developed further in-line with Team London Bridge.

Creating space to spill out from buildings

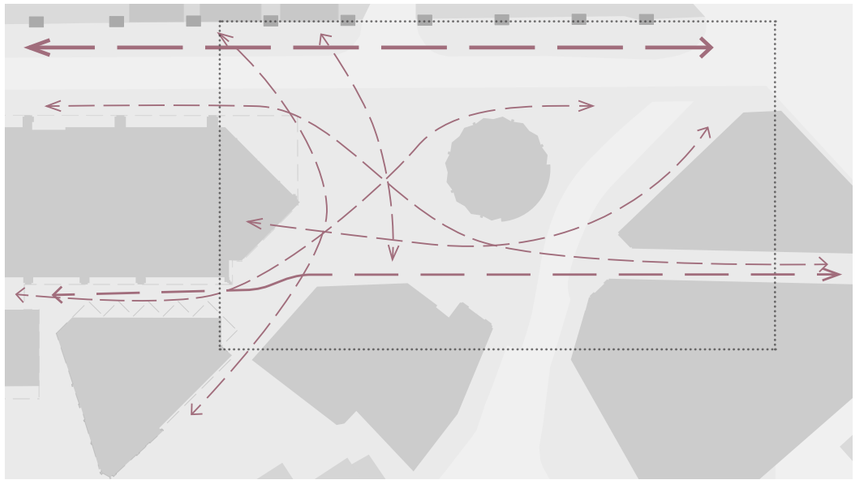


Rain garden SuDS featre

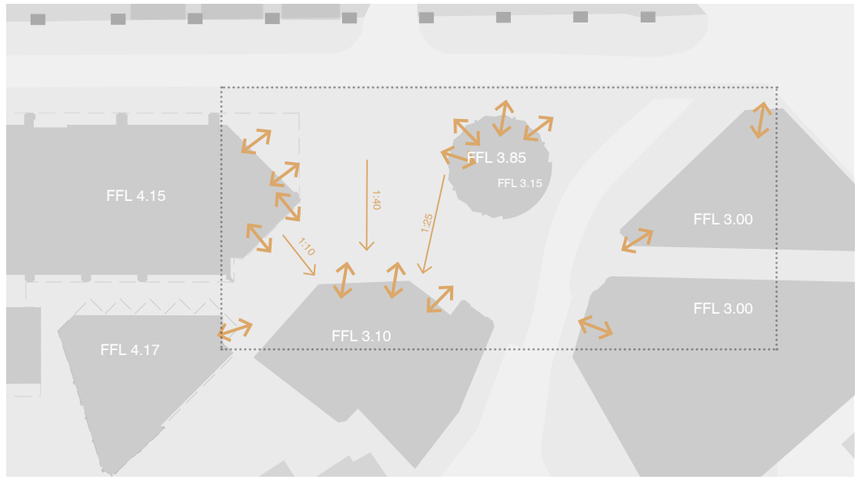


Maintain character and spill-out of the pub

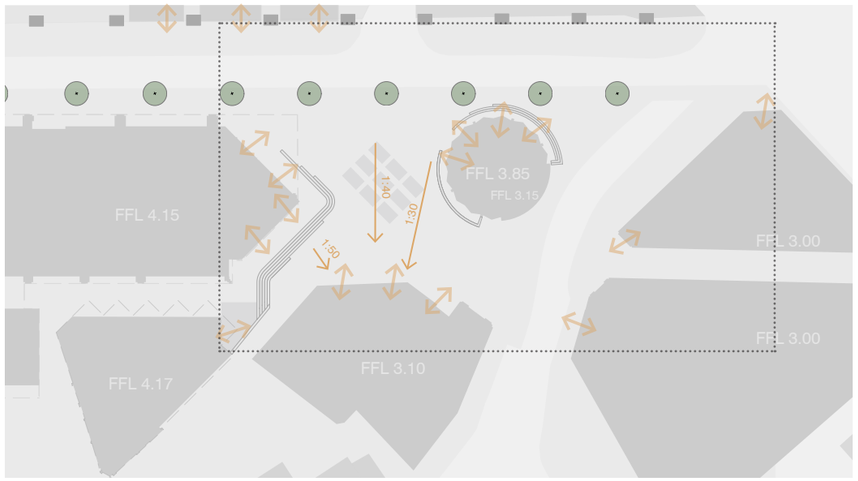




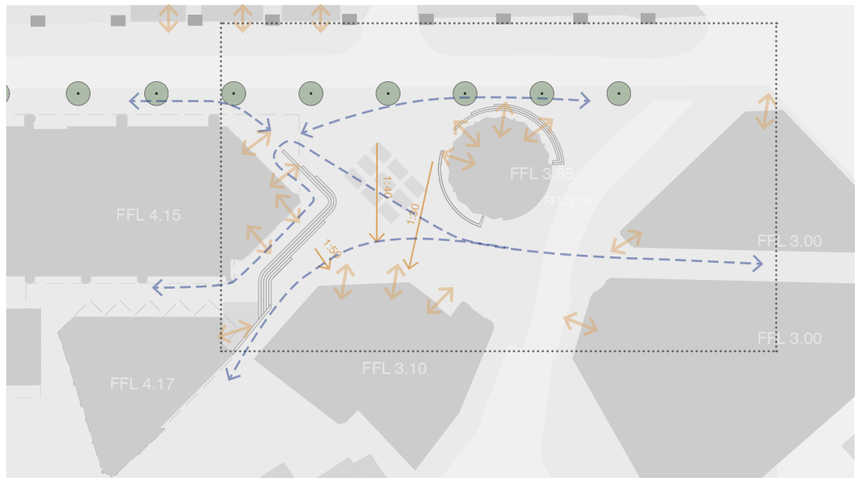
Direct and meandering desire lines



Levels restraints between buildings



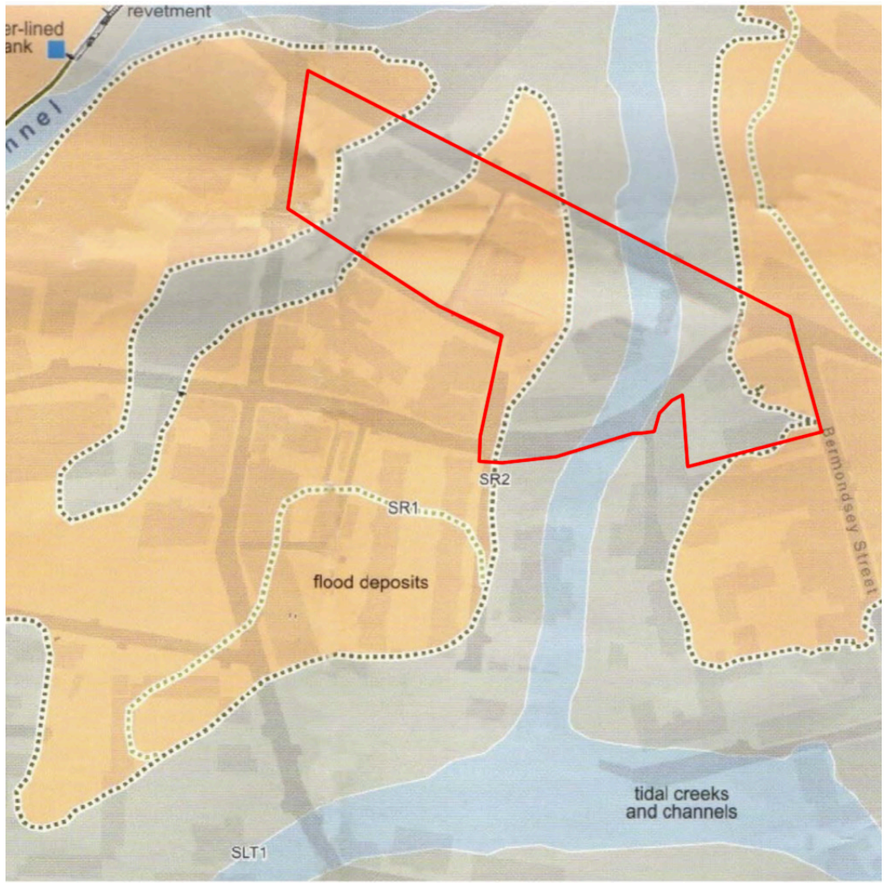
Wrap the level changes around the buildings to maximise flexible yard space



Maintain level circulation across the yard

The design for Vinegar Yard is responsive to the need for a flexible, robust space that can accommodate both day-to-day circulation alongside curated events.

Vinegar Yard Design Principles



Thames inlet used to flow through the site



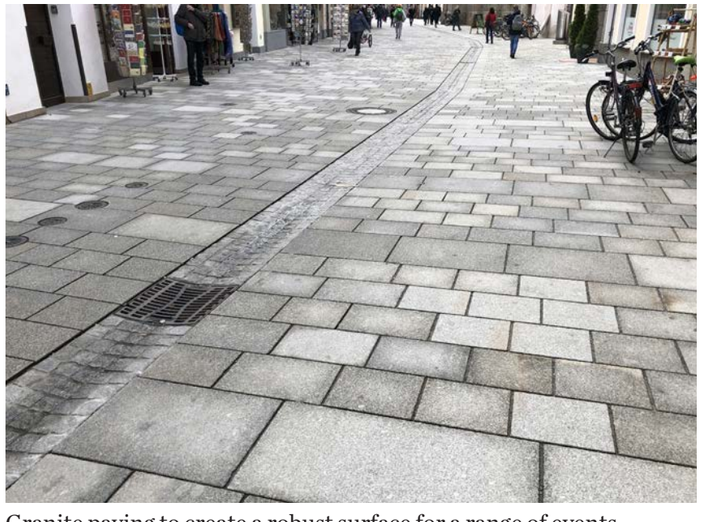
Neckinger Leather Mills highlighting the local tannery process

The history and heritage of the local area has become a key driver in developing proposals for Vinegar Yard.

The historic presence of water across the site is something the proposals for Vinegar hope subtly to reflect.

Alongside this, Vinegar Yard has always played a role in local industry. The Vinegar Yard Warehouse framing Vinegar Yard has been a significant feature within the local neighbourhood. The proposals for Vinegar Yard will reference the importance of the site within local history.

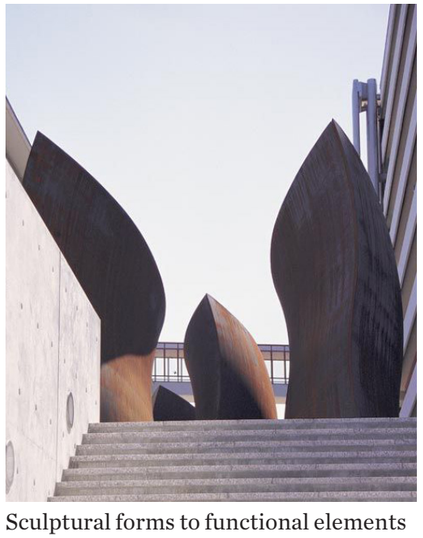
Vinegar Yard
Materials & Precedents



Granite paving to create a robust surface for a range of events



Playfully reintroduce water to the square



Sculptural forms to functional elements



Feathered steps framing the space



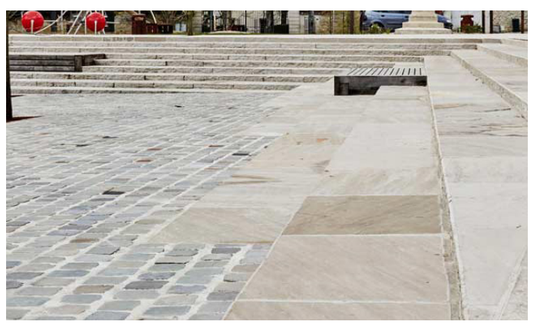
Opportunities for sculptural furniture



Introduce richly planted areas



Create a canvas for curated events



Create a blend of materials through colour and texture



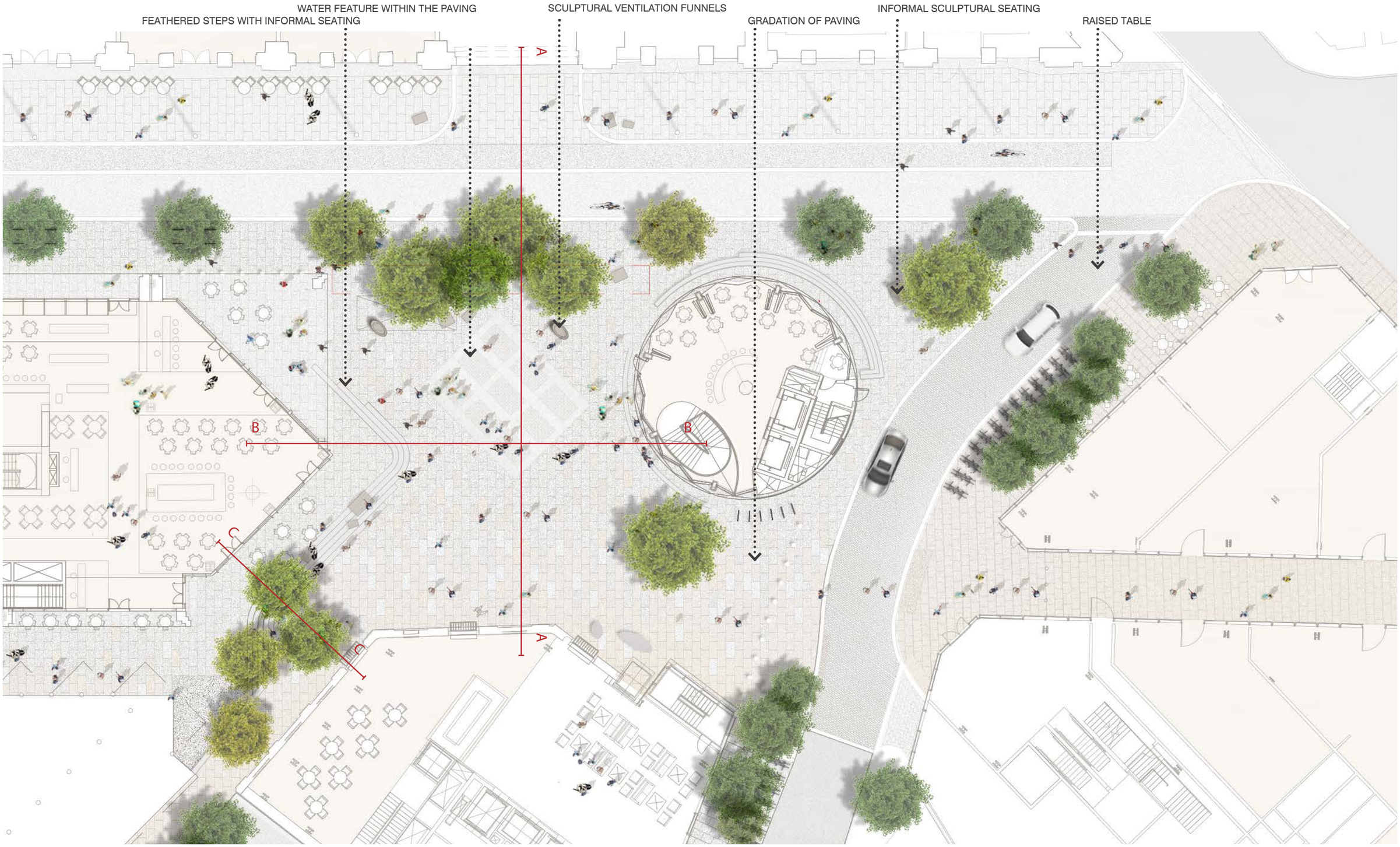
Bespoke, textural elements

Vinegar yard will be a dynamic, hard-working space that brings together visitors from all walks of life; from children playing in the water jets, music goers attending a local concert, to the daily commuters crossing through on their way to work.

Each element is intended to be designed to maximise flexibility and durability whilst encouraging a playful, non-prescriptive approach.

Areas to sit are informal and sculptural, the change in level creates further relaxed seating. Water features can be turned on and off in response to the curated activities within the yard and the weather.

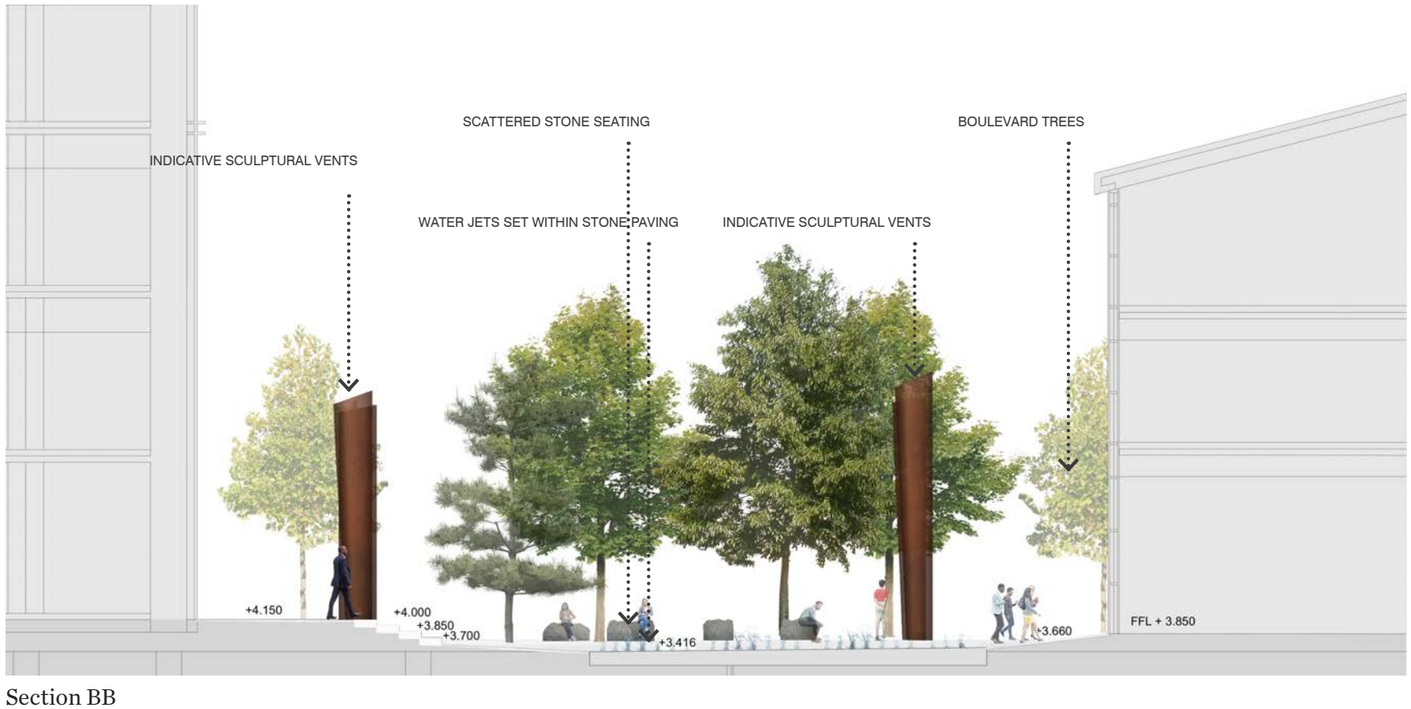
Vinegar Yard
Design Proposal



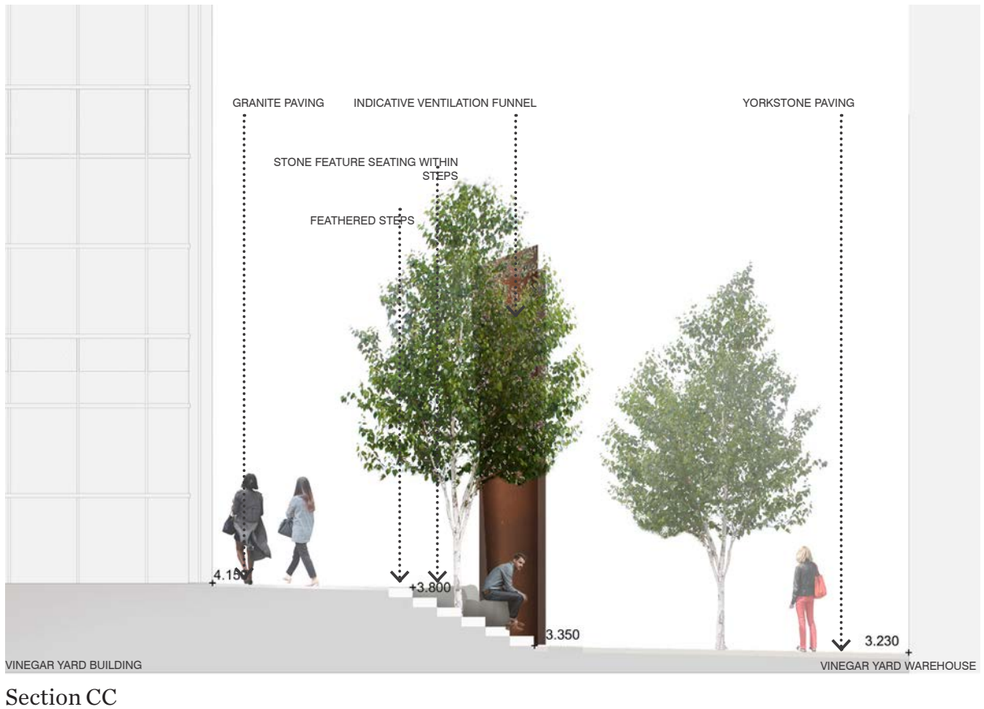
Vinegar Yard
Proposed Elevations



Section AA



Section BB



Section CC

The required breach levels for the new buildings around Vinegar Yard influence the landscape form in Vinegar Yard. A feathered set of stairs between Vinegar Yard building the Vinegar Yard Warehouse take up this level change.

A diverse mix of tree species will frame the space, providing screening from St Thomas Street and creating a more human scale.

Sculptural forms will provide ventilation to the basement whilst providing an opportunity for public art. w

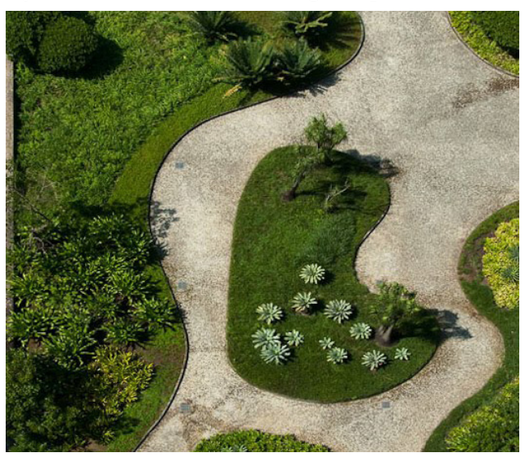
Landscape Framework Plan



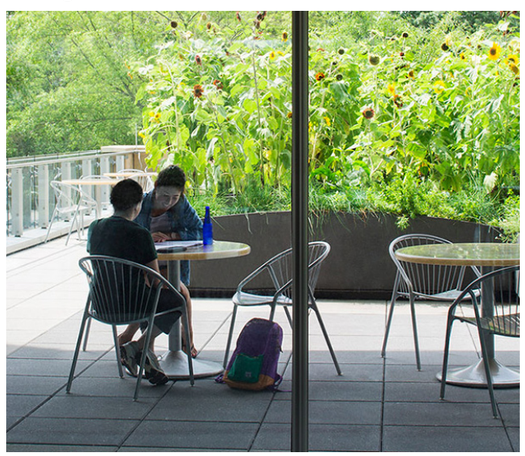
St. Thomas Street East
Roof Terraces & Green Walls



Dynamic forms to create a range of spaces



Strengthen internal-external connections



Integrated seating within the planting



Raised planters helping to maximise visibility from street level



7

Framework 3.0: Massing Proposals

Massing Strategy

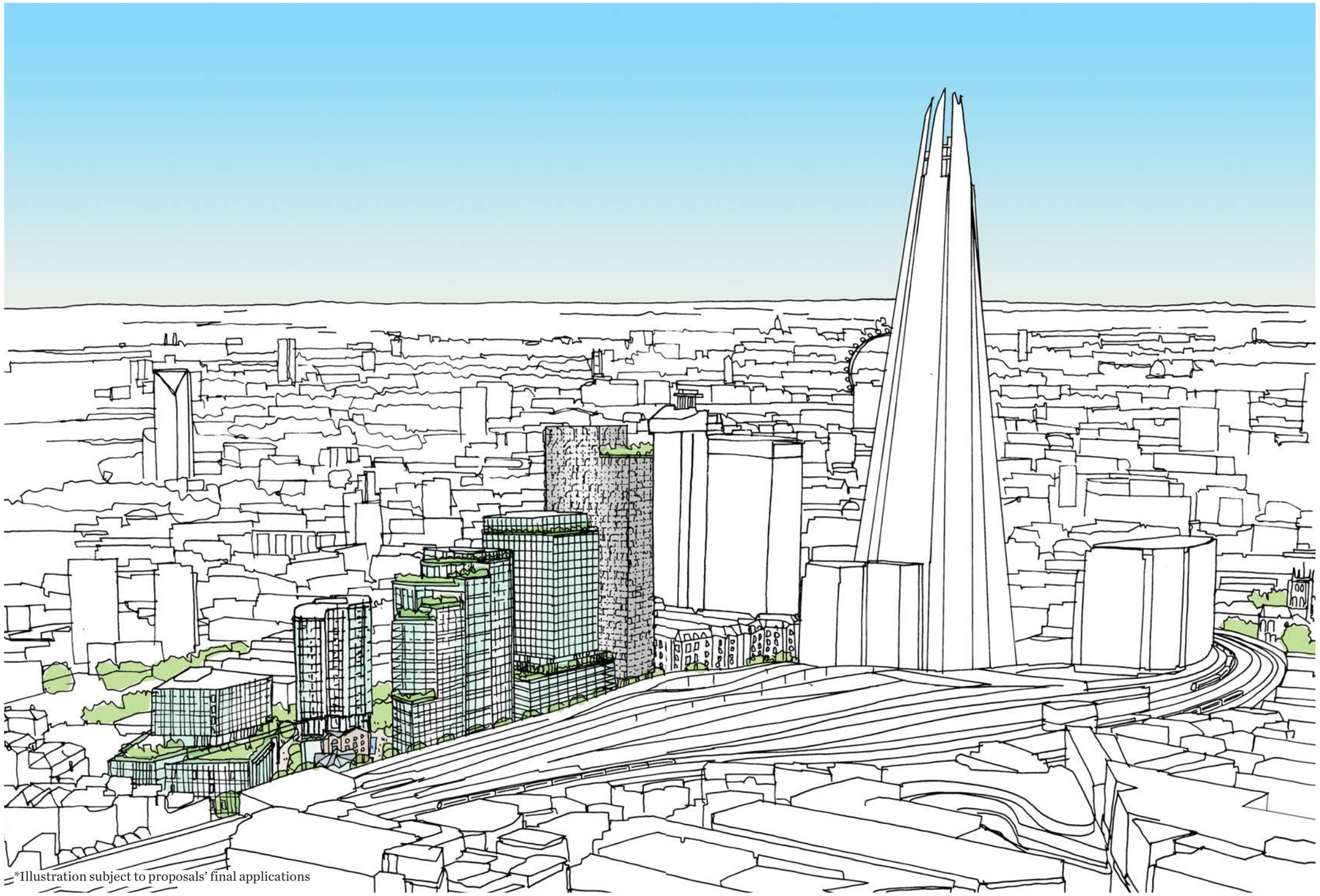
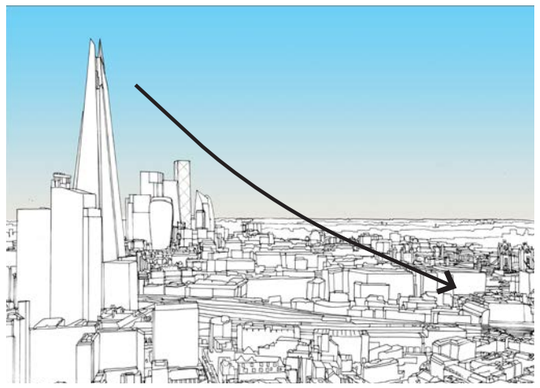


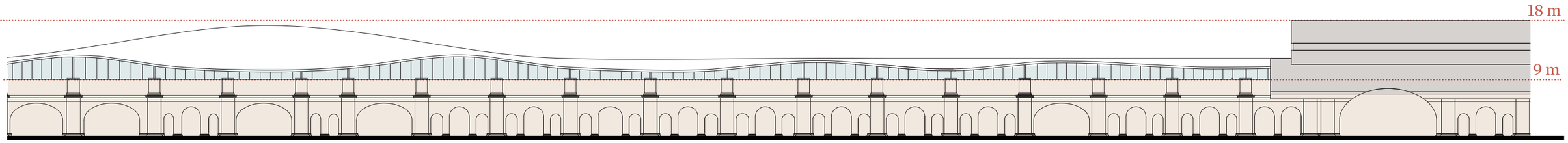
*Illustration subject to proposals' final applications

Following the design intent established in Framework 1.0, St. Thomas Street East building heights have been composed following the below "zip line" diagram, drawn from the Shard down to Bermondsey Street. This concept is supported by the New Southwark Plan and also came out of a joint responsive approach to the inmediate context as well as the aim to break with a "monolithic" appearance of the area as a whole.

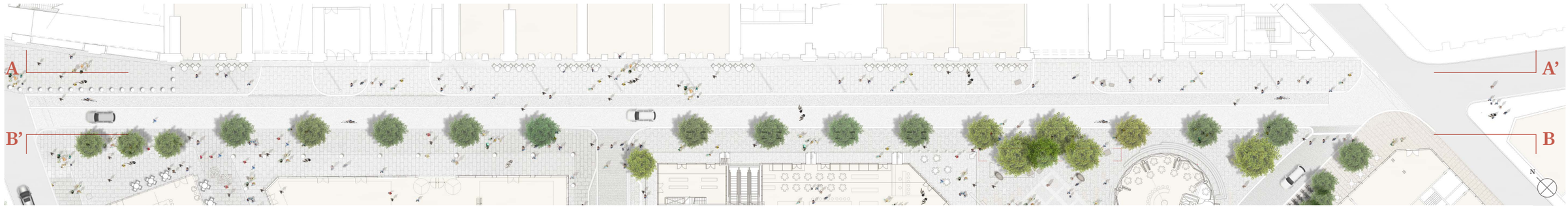
Please refer to each individual planning application for further detail.



St Thomas Street East Elevation



St Thomas Street East Low Line elevation AA'



St Thomas Street East Ground Floor



St Thomas Street East North elevation BB'

Weston Approach

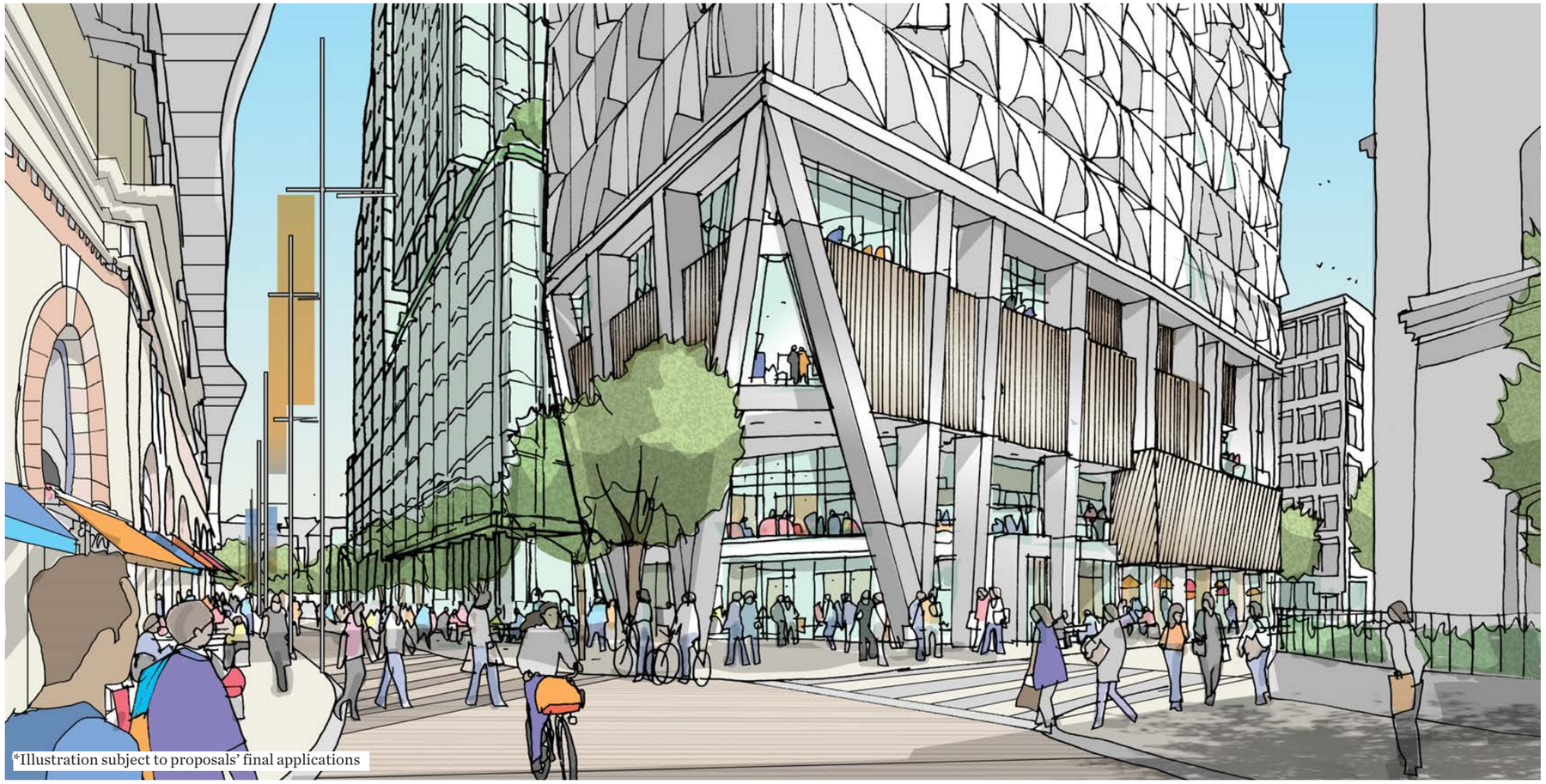


*Illustration subject to proposals' final applications

Capital House site sits on the north end of Weston Street where it meets St. Thomas Street. The opening of London Bridge Station to the south has turned this area into a major arrival point to Southwark that extends towards Guy's Hospital to the west. The design of the public space should encourage pedestrian use over vehicular use. This area is also the entry point from the west into St. Thomas Street East.

The base of the new building on Capital House is comprised of a perimeter structure, which consists of a series of vertical and V columns, enabling the creation of generous public realm behind a colonnade. This expressed structure references the strong presence of alleys, vaulted railway arches and colonnades present in the fabric of the surrounding context. A perimeter structure also helps to bring together a series of setbacks proposed at the lower five levels of the building with larger floorplates above. In terms of more distant views along St Thomas Street, a colonnade at the north of the site aims to create both a focal point for the pedestrians and a visual connection between the western and the eastern parts of St Thomas Street.

The northern portion of the proposed ground floor is a combination student entrance lobby and retail entrance that creates an exciting new ground floor start up retail space with affordable rents to encourage new business within the LB Southwark. This space could be a cafe/restaurant and or bar space or a curated marketplace or flexible event space. Currently the building is planned as two distinct commercial zones along Weston and the new pedestrian route to the east - Melior Approach and is able to be utilised in a variety of arrangements suitable to the proposed flexible space and to allow as broad as appeal and opportunity for social enterprise as possible. Although intended to be complementary to the student entrance, it is important that these spaces encourage local use and provide additional A1/A3 use for the area.



St. Thomas Street East / Melior Walk

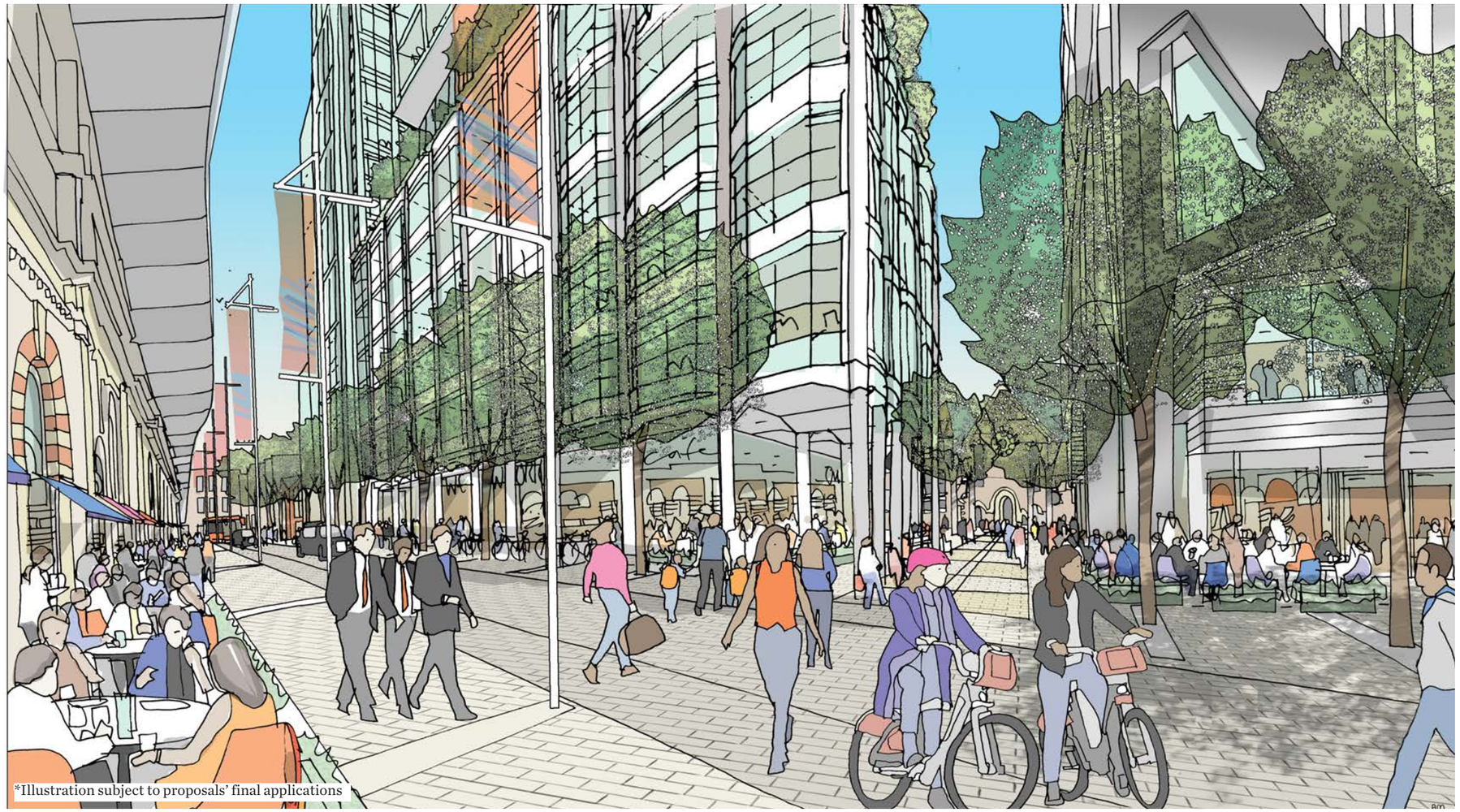


*Illustration subject to proposals' final applications

Becket House site sits to the east of Capital House. A set back of approximately 5m between these two buldings opens up a new view to the South towards Melior Gardens. This new pedestrian alley, Melior Walk, reveals Our Lady of La Salette, a church which as been part of this area for many years. It is also a route that connects pedestrians to the south via a series of smaller scale spaces which they'll be encouraged to explore.

St. Thomas Street East will be turned into a boulevard style throughfare, where greening and pedestrian access will have priority. The listed arches of London Street Station, by Henry Charles Driver, set up a strong rythm of 12m bays with a unique material and colour palette. Both landscape and buildings are to respond to these elements in order to contribute to the streetscape composition.



Melior Walk/ Melior Gardens



*Illustration subject to proposals' final applications

The new pedestrian alley between Capital House and Becket House, Melior Walk, opens up to Melior Gardens. A combination of planters and hard landscape will bring opportunities to use this space for events related to either Capital House' SME's or as part of the area cultural strategy.



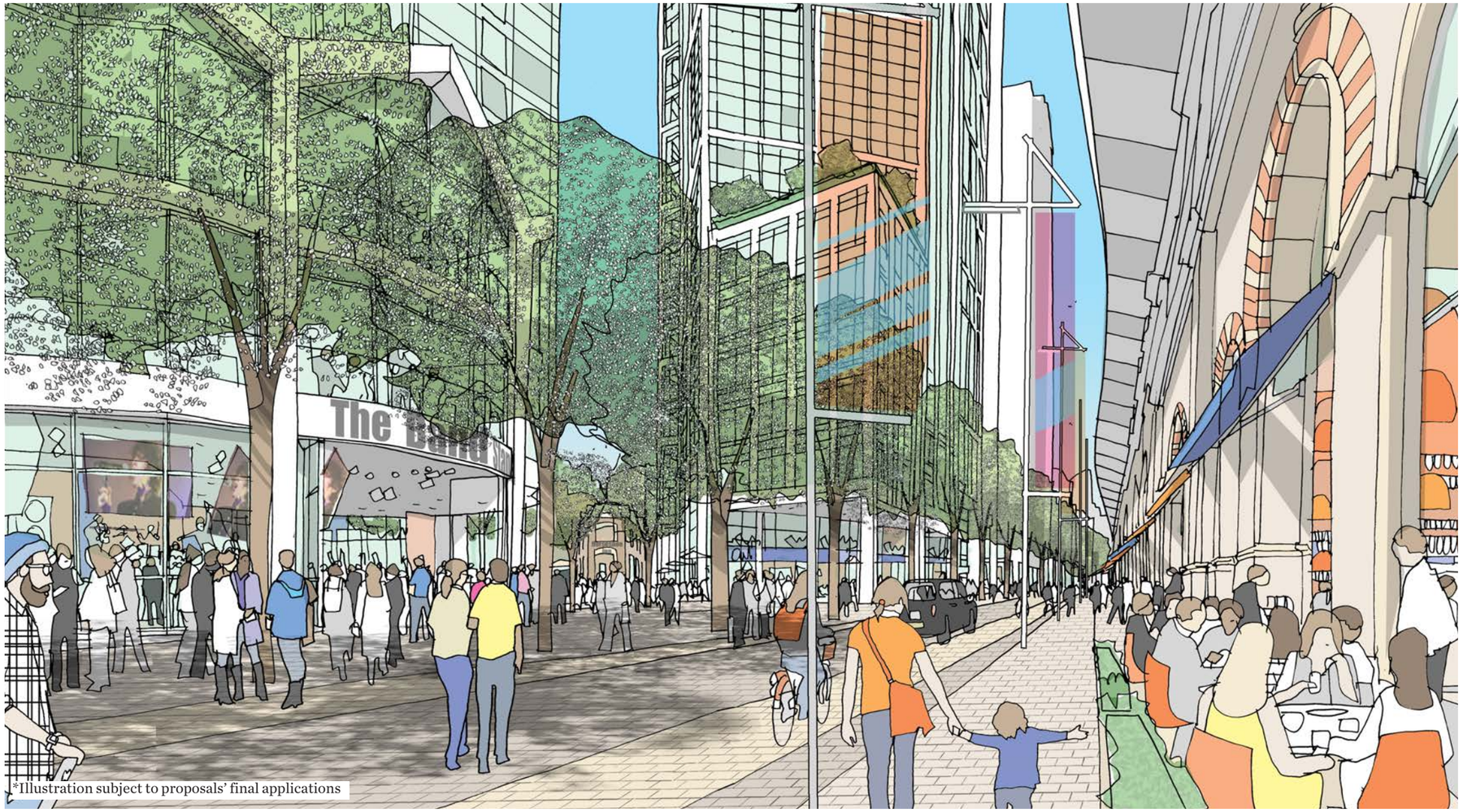


*Illustration subject to proposals' final applications

The integration of greening, lighting and any other landscape elements into the organisational grid established by the London Bridge arches and bays, will contribute to the streetscape composition that will turn St. Thomas Street East into a boulevard.

The pavilion building is conceived to be a free-standing object within the new Vinegar Yard and to open up when appropriate to become part of the outdoor space. The pavilion is circular in plan, containing an entrance hall with ticket desk, two lifts, an escape stair for the upper floors and a feature stair giving access to the basement levels of the performance venue. A large proportion of the ground and upper floor façades of the pavilion is openable, using a folding door arrangement, so that it becomes fully part of the public realm when required.



Melior Gardens



*Illustration subject to proposals' final applications

The existing Melior Gardens will be transformed and extended as part of the Becket House site. Surrounded by active frontages with spill out activities in both Capital House and Becket House buildings, this space is conceived as a formal garden where people can retreat, seat and rest. The north edge of this space allows for visual connectivity from Leather Walk all the way to Capital House.

Fenning Street and Melior Street surround this space to the east and south, giving service access to the surrounding buildings. Especial attention can be given to the material treatment of this carriageway in order to slow traffic down and give pedestrian priority in all instances.



Melior Street Yard



*Illustration subject to proposals' final applications

The existing urban setting of the Horseshoe Inn is enhanced by opening up the pub elevation to the view from the west. The existing space next to it, Horseshoe Yard, is conceived as a hard landsccaped area with greening and seating.

The south part of Vinegar Yard building presents retail use at ground level with frontages that will also help activating this space.



Leather Walk



*Illustration subject to proposals' final applications

The location of the south facade along the Becket House site allows for a direct connection to Leather Walk and beyond when looking east. This new east-west pedestrian alleyway improves on connectivity throughout the entire site and provides an alternative route for locals and those visitors who like to explore.



Vinegar Yard

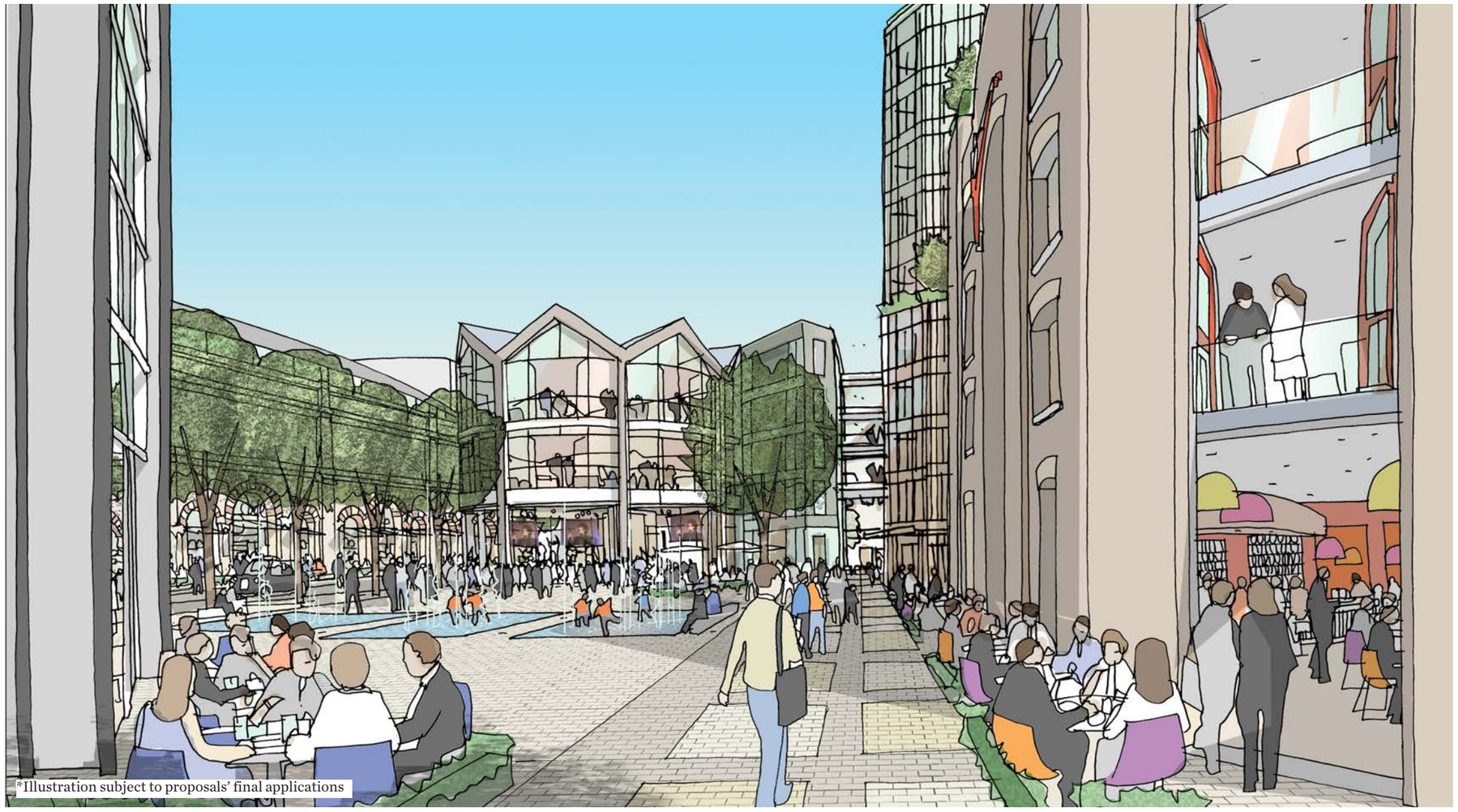


*Illustration subject to proposals' final applications

The new Vinegar Yard is conceived as a civic space for London Bridge and Bermondsey, extending off St. Thomas Street East. It is framed by two heritage buildings, London Bridge arches and the retained Vinegar Warehouse, as well as two new buildings that bring retail and public activities at ground level. The pavilion building is a music venue that will accommodate public funtions within it but also aims to spill out and curate performances on the public space.

A glimpse of the Bermondsey Yard site looking east encourage locals and visitors to walk into the site, also maximising the amount of active frontages on the whole site.



Vinegar Yard



*Illustration subject to proposals' final applications

The new Vinegar Yard opens up from St. Thomas Street East enhancing the setting of the retained Vinegar Warehouse. It is conceived as an informal space to allow for various functions to take place on it. Some design elements that allow for use flexibility should be accounted for so that it works 24/7, for both locals and visitors.

The redevelopment of the old Vinegar Warehouse breathes new life into the derelict structure and provides a world class office building arising out of the old Victorian edifice.

A new working lobby and retail space at ground floor will animate the new Vinegar Yard to the North.

Most of the facades of the Vinegar Warehouse are preserved in situ, with their original features restored. All openings are renovated to enhance thermal performance and daylight, whilst respecting the existing iron-cast Crittall window detailing. The hatch rank doors are reinstated to offer access to the retail space and open the Warehouse to the public realm.

The warehouse interiors will undergo a detailed survey to determine the feasibility of its restoration and the re-use of its materials. The design intention is to retain and restore as much of the original details and architectural features.

Above the roof of the Warehouse the columns are exterior and aligned with the solid brick walls of the existing building. The façade composition of the upper volume respects the layout of openings of the existing building: the modules are aligned with the hatch rank doors and cast-iron windows openings, so the elements can be read together from a distance.



Snowsfields Place



*Illustration subject to proposals' final applications

Arriving from the west, the Bermondsey site opens a new alleyway type of space, White Lion Court, which will help connectivity of Bermondsey Street for those coming from London Bridge station. The building facade treatment echoes the warehouse timber doors, establishing a dialogue between bulding to each side of Snowsfields. Active frontages throughout the site will encourage pedestrian use all around the building.

The following Framework 3.0 piece should further explore the posibilties to pedestrianise the Snowsfields / St. Thomas Street intersection in coordination with the relevant authorities in order to consolidate an anchor point to the East of the site framed by the Bermondsey Yard site, the pavilion building and the existing Network Rail Signal Box.



White Lion Court



*Illustration subject to proposals' final applications

The Bermondsey Yard site opens up with White Lion Court from Bermondsey Street, giving pedestrians a glimpse of St. Thomas Street East development.

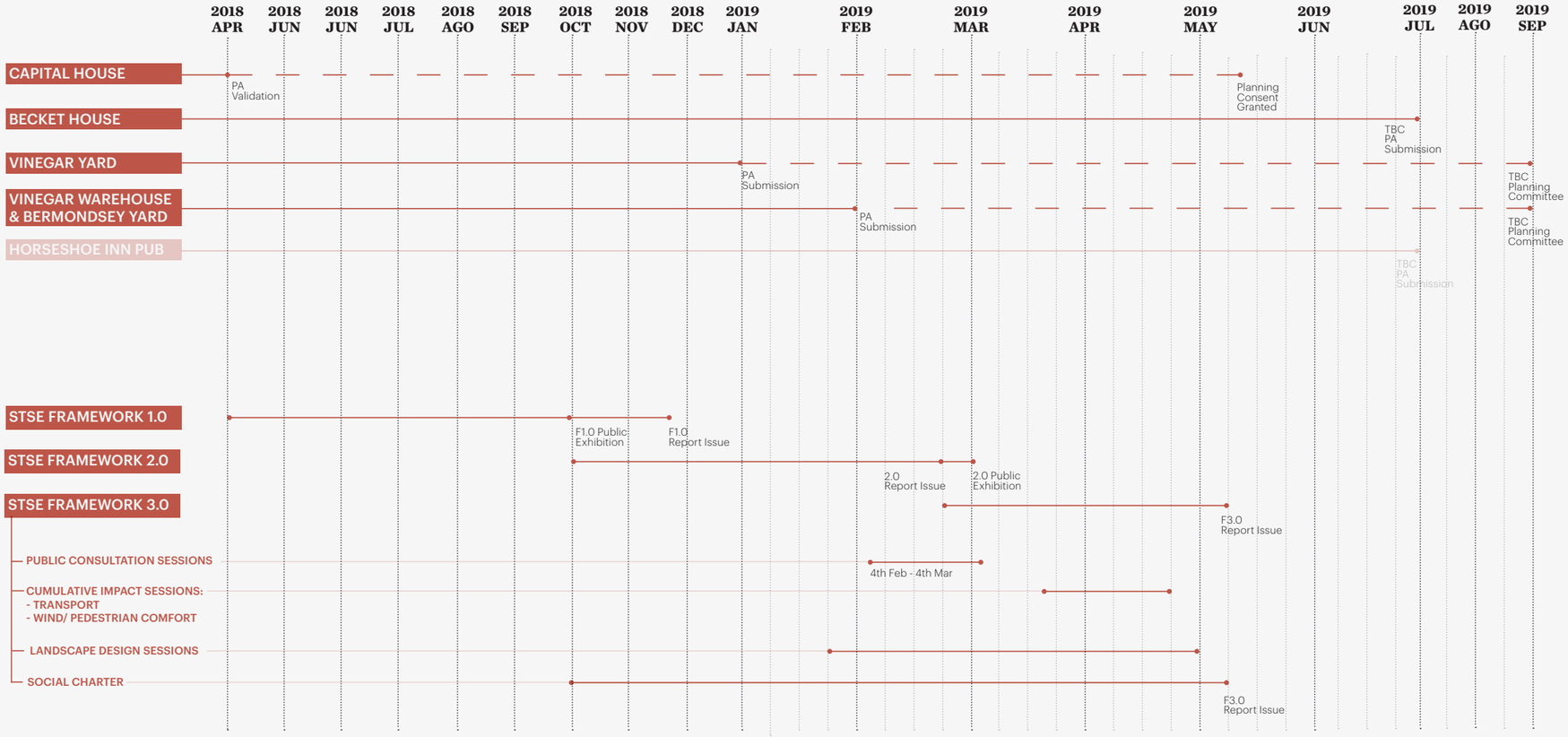
The southern part of the building sets back in order to allow a more generous arrival point to Bermondsey Street. The building resonates in scale and material that of a warehouse, fitting into the conservation area and borrowing its character to be taken to the rest of the sites going west.



8

Next Steps

Next Steps



Having incorporated a number of changes in response to feedback received from the local community and key stakeholders during two phases of public consultation, alongside additional research undertaken on behalf of the Landowner Board, Framework 3.0 has informed the design and ongoing development of each of the four schemes within St Thomas Street East. Now that the Framework is complete, the landowners will update the local community and key stakeholders to outline how it has developed and responded to comments.

The Design Framework is an informal document which has brought landowners together to address the main issues affecting all four sites. It demonstrates how they have worked, in line with local policy and community objectives, to create a place which includes spaces for life and culture, brings people together, enhances jobs and opportunity, and promotes health and wellbeing.

Development plans for three of the four sites have been submitted to Southwark Council as planning applications (full proposal details are listed on the Council's Planning Portal):

- Greystar's proposals for Capital House, 42-46 Weston Street, London SE1 3QD (planning reference 18/AP/0900). Consented on 14.05.2019

- Sellar's proposals for 40-44 Bermondsey Street, Vinegar Yard Warehouse 9-17 Vinegar Yard, and land adjacent to 1-7 Snowsfields, London SE1 (planning reference 18/AP/0404)

- CIT Group's proposals for Land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowsfields including 1-7 Fenning Street and No. 9 Fenning Street, SE1 3AR (planning reference 18/AP/4171)

The Framework has been used as a point of reference as these schemes have progressed, and will continue to be used to inform future development plans within the four sites.