



Statement of Community Involvement  
KANDA



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**1.0**

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**EXECUTIVE SUMMARY**

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730  
PEOPLE  
ENGAGED WITH  
THROUGHOUT THE  
CONSULTATION  
PROCESS



Model of GPE's proposals for New City Court, as shown at the Stage 1 Public Consultation events

## 1.0 EXECUTIVE SUMMARY

GPE (St Thomas Street) Limited, owners and operators of 4-26 St Thomas Street, known as New City Court, commissioned Kanda Consulting LLP (Kanda) to undertake a comprehensive consultation with the local community of their plans to redevelop the land and properties at 4-26 St Thomas Street (the New City Court Site).

Under GPE's proposals the new project will refurbish the Georgian terraces, reconstruct Keats House, construct a new 37-storey (including, ground, mezzanine and two-storeys of plant) office block with retail floorspace (at ground, lower ground and first floor level) and associated public realm. The consultation process was carried out in conjunction with pre-application conversations and meetings with the London Borough of Southwark's planning officers, details of which are included within the planning statement. The brief was to develop and implement a comprehensive engagement strategy to encourage participation from Stakeholder and Interest Groups and members of the public in the development of the project design.

### PROCESS

Activities undertaken as part of the consultation process have included:

#### ComRes: Initial Survey - September 2017

- A survey of the population of the area, commissioned by GPE

#### Informal Consultation - April to June 2018

- Meetings with local stakeholder groups

#### Stage 1 Public Consultation - July 2017

- Meetings with stakeholder groups
- Public exhibition at Guys and St Thomas's Hospital
- Public exhibition at the London Bridge Hotel

The consultation events were attended by over 200 people, 17 feedback forms were submitted as part of this stage of the consultation.

#### Stage 2 Public Consultation - October 2018

- Public exhibition at the London Bridge Hotel
- Exhibition for Southwark Cathedral
- Survey at Guys and St Thomas's Hospital

The consultation events were attended by approximately 47 people, 17 feedback forms were submitted as part of this stage of the consultation. Feedback forms continue to be submitted as part of the consultation.

In total over 730 people have participated in the consultation process to date, and the project team have engaged with a wide range of stakeholder and interest groups as part of the consultation process.

In addition to the engagement activities outlined above, GPE is also a regular attendee and contributor to the London Bridge Stakeholder Board Bi-annual meeting, a meeting organised by Southwark Council and Team London Bridge to facilitate discussion between Stakeholder Groups and major land owners in the area. GPE has provided regular updates on the proposals for the New City Court Site.

#### On-Going Stakeholder Engagement

We have met with landowners/operators in close proximity of the New City Court Site, including but not exclusive to: operators of the 'Bunch of Grapes' public house and the owner and operator of the 'King's Head' public house. We are committed to on-going stakeholder engagement throughout the planning process and with the delivery of the scheme.

### FEEDBACK

Throughout the process to date, GPE has sought input from a wide range of stakeholders on the proposals, and has actively taken such input into account in the design of the proposed scheme. This has included, but is not exclusive to:

- The design of the building was adjusted following extensive wind studies, in response to concerns about the impact the proposed new building would have on the micro-climate, incorporating wind mitigation details that



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ground wind issues

- At the request of local residents and key stakeholders, publicly accessible facilities such as toilets and a water fountain have been incorporated into the proposals
- GPE has explored the opportunity and, as a result, has been able to provide affordable workspace and affordable retail as part of the proposals
- GPE has engaged with community groups to find ways in which they can interact with their existing buildings in the area, either through temporary greening projects or by facilitating pop-ups and events in our courtyard spaces
- GPE have had initial conversations with local specialist charities such as Bankside Open Spaces Trust to assist with the design and eventual maintenance of proposed public spaces including the elevated garden

The majority of respondents across all stages of the consultation were positive about the redevelopment of the New City Court Site. Although some respondents expressed concerns relating to the height of the development many members of the public and stakeholder groups thought the proposals would make a positive contribution to the area in design terms as well as in terms of amenities. Respondees were generally supportive of the proposals to create new employment space on the New City Court Site, the creation of the new public square, and the creation of a new London Underground exit.

Throughout the consultation process, a telephone number and e-mail address were supplied and managed by Kanda Consulting, providing further information to residents, businesses and stakeholders on request. This report has been informed by Central Government Guidance within the National Planning Policy Framework (NPPF) 2012 on community involvement in planning. It forms part of the supporting documentation informing the planning application.





*Model of GPE's proposals for New City Court, as shown at the Stage 2 Public Consultation events*





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**2.0**

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**CONSULTATION OVERVIEW**

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Stage 1 Public Consultation event held at the London Bridge Hotel

## 2.1 STAGES OF ENGAGEMENT

New City Court public consultation has comprised of five phases of public engagement, featuring seven public consultation events with extensive on-going one-to-ones, completed over a twelve-month period between September 2017 and October 2018.

### ComRes: Initial Survey - September 2017

ComRes carried out the London Bridge Area Poll with the aim of; understanding attitudes towards the London Bridge area and its amenities, testing hypothetical proposals and plans for the development, and developing a strategy for engagement.

### Informal Stakeholder Engagement

New City Court proposals briefing was held to key local stakeholders with the aim of establishing a relationship for ongoing engagement, informing stakeholders of our consultation process and early design proposals and identifying initial local priorities for the redevelopment of the New City Court Site.

### Stage 1 Public Consultation

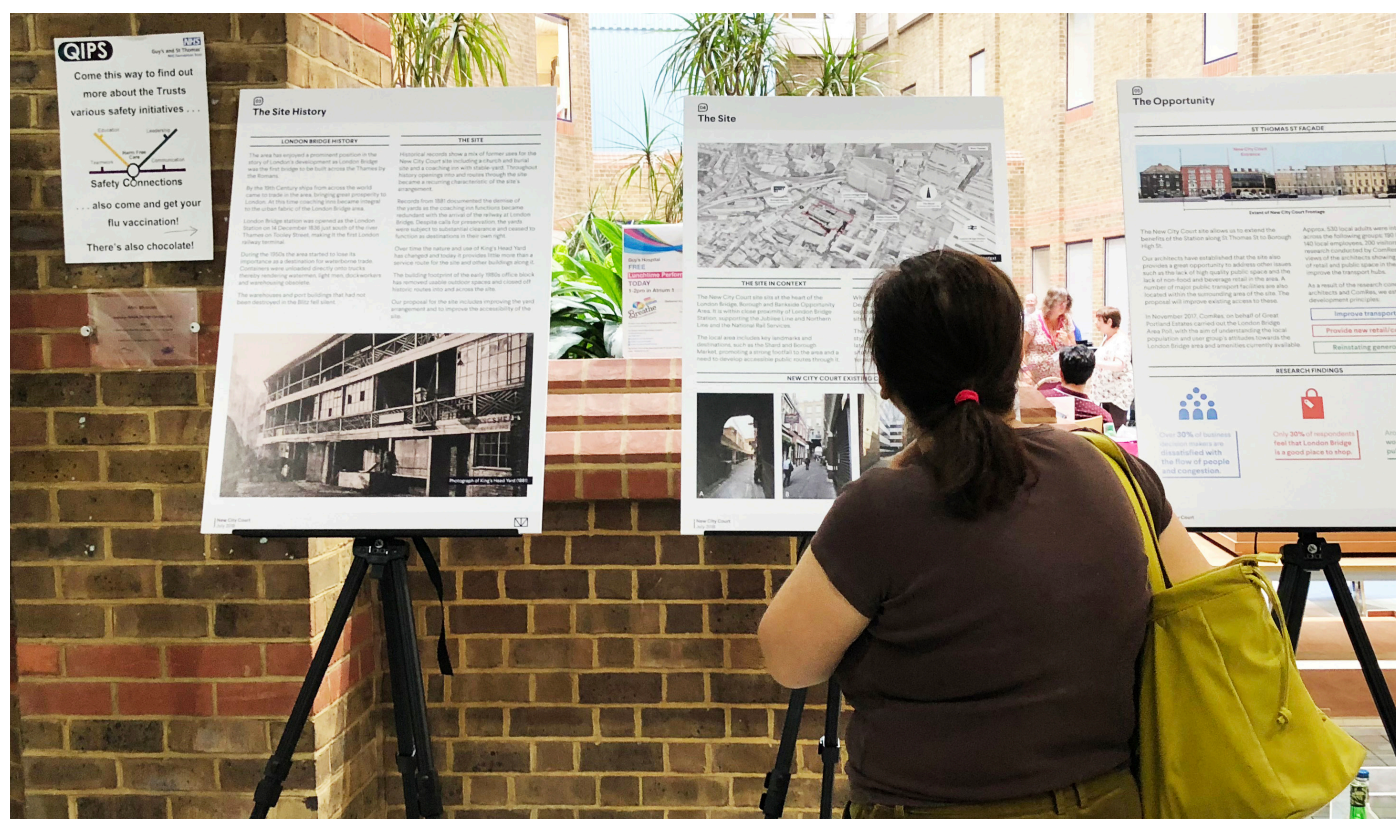
The first public exhibition on the proposals for the New City Court Site was held with the aim of informing interested parties of the aspirations for the redevelopment of the New City Court Site, presenting our plans, gathering and incorporating feedback.

### Stage 2 Public Consultation

The second public exhibition on the proposals for the New City Court Site held with the aim of; clarifying the aspirations for the redevelopment of the New City Court Site, presenting our updated plans for the site, informing residents and stakeholders of the planning process, and gathering feedback.

### On-going Stakeholder Engagement

Throughout the process we have met with a number key stakeholders on a regular basis to inform them of changes/progress to the proposals for the New City Court Site. GPE are committed to continuous engagement with stakeholders throughout the application process.



Stage 1 Public Consultation event held at Guy's and St Thomas's Hospital

## 2.2 CONSULTATION OBJECTIVES AND ACTIVITIES

The overall objectives of the consultation process were to ensure that the various local stakeholders who have an interest in the proposed redevelopment of the New City Court Site were given the opportunity to view and provide feedback on the emerging proposals.

Nine individual consultation events and two surveys were held over the course of the pre-application consultation period targeted at different stakeholders.

Over 730 people were involved in the consultation process (including those spoken to by ComRes), with many people engaging with the project at more than one stage.

Stakeholder Engagement Activity	Date	Attendance
Stakeholder briefings	25 <sup>th</sup> / 27 <sup>th</sup> April 2018	<b>Client Team:</b> Great Portland Estates (GPE) Allford Hall Monaghan Morris (AHMM) Kanda  <b>Stakeholders:</b> Bankside Open Spaces Trust Bankside Residents Forum Better Bankside Borough Market Borough Market Traders Borough Market Trustees Guy's and St Thomas' Trust (GSTT) King's College (representatives from Surveying, Real Estate and the Internal Comms departments)
Public exhibition at Guys and St Thomas's Hospital	18 <sup>th</sup> July 2018	<b>Client Team:</b> GPE Kanda AHMM  <b>Stakeholders:</b> 159 hospital staff/patients
Public exhibition at the London Bridge Hotel	19 <sup>th</sup> / 20 <sup>th</sup> / 21 <sup>st</sup> July 2018	<b>Client Team:</b> GPE AHMM DP9  <b>Stakeholders:</b> 56 members of the general public
Public exhibition at the London Bridge Hotel	12 <sup>th</sup> / 13 <sup>th</sup> October 2018	<b>Client Team:</b> GPE AHMM Kanda  <b>Stakeholders:</b> 17 members of the public

Invite only public exhibition for Southwark Cathedral at the London Bridge Hotel 14<sup>th</sup> October 2018

**Client Team:**  
Kanda

**Stakeholders:**  
10 members of the public

Survey at Guys and St Thomas’s Hospital 17<sup>th</sup> October

**Client Team:**  
Kanda

**Stakeholders:**  
Approximately 20 members of the public

2.3 DISTRIBUTION AREA

In addition to on-going individual stakeholder engagement, as part of Stages 1 and 2 of public engagement, public exhibitions were advertised to 1,300 local residents and business addresses in the London Bridge Area.

A key stakeholder group was identified at an early stage as being Guy’s and St Thomas’ Hospital Staff. In this instance, staff were informed of public exhibitions via Guy’s and St Thomas’ Hospital Intranet (online information point for Hospital Staff).



Invite to public consultation events distribution area







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**3.0**

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**COMRES: INITIAL SURVEY**  
(SEPTEMBER - OCTOBER 2017)

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### 3.1 OBJECTIVES AND AIMS

Between September and October 2017, prior to initiating a formal public engagement process, ComRes, on behalf of GPE, carried out the 'London Bridge Area Poll', with the aim of understanding the local population and user group's attitudes towards the London Bridge area and amenities currently available.

The ComRes: Initial Survey was designed to:

- **UNDERSTAND** attitudes towards the London Bridge area and the amenities currently available
- **TEST** hypothetical proposals and plans for the development, different transport requirements, and assess the key priorities for those affected by plan
- **DEVELOP** a strategy for communications and engagement on the proposed development

### 3.2 METHODOLOGY AND ENGAGEMENT

ComRes interviewed local adults and business decision makers face-to-face within 0.5km of Borough Market. In total, approximately 530 local adults were interviewed, split across the following groups; 190 local residents, 140 local employees, 200 visitors to the areas, 220 business decision makers.

### 3.3 FINDINGS

The research conducted by ComRes identified the following headlines:

#### TRANSPORT CONNECTIVITY

With regards to London Bridge tube station, respondents are more likely to be dissatisfied with the crowds and flow of people.

#### RETAIL

Although the London Bridge area is generally seen to be well served by amenities, there is perceived to be a relative lack of quality retail shops.

#### PUBLIC SPACE

Whilst existing public spaces are likely to be used frequently, less than half of respondents rated the quality (46%) and availability (41%) of public spaces in the area as good or very good.

### 3.4 RESPONSE

The research conducted by ComRes echoed earlier studies carried out by AHMM - that there is a lack of retail and public space in the area, and a desire to improve the transport hubs. As a result of the research conducted by the architects and ComRes we were able to establish 3 core development principles that directly responded to the aforementioned findings:

- To improve transport connectivity
- To provide new retail/commercial space
- To create generous public space





## TRANSPORT CONNECTIVITY

With regards to London Bridge tube station, respondents are more likely to be dissatisfied with the crowds and flow of people in the station.

- Whereas 82% business decision makers are satisfied with the ease of navigating the station, only 63% are satisfied with the flow of people and congestion



## RETAIL

Although the London Bridge area is generally seen to be well served by amenities, there is perceived to be a relative lack of quality retail shops.

- Only 30% of respondents felt that London Bridge was a good place to shop
- Vast majority of respondents - 80% of local adults, 78% business decision makers - agreed having more retail shops in the area was important



## PUBLIC SPACE

Whilst existing public spaces are likely to be used fairly frequently, less than half of respondents rated the quality (46%) and availability (41%) of public spaces in the area as good or very good.

- Around half of local adults and business decision makers would value having more public spaces in the area
  - Many local adults reference parks which are located outside the immediate London Bridge area, and 47% say new public spaces would be most valued in the area
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**4.0**

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**INITIAL STAKEHOLDER ENGAGEMENT**  
(APRIL 2018)

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Initial stakeholder engagement - drop-in sessions at the London Bridge Hotel, April 2018

## 4.1 OBJECTIVES AND AIMS

In April 2018, Kanda Consulting identified a number of local community stakeholders who were invited to the 'New City Court Proposals Briefing' – an invite-only one-to-one meeting between representatives from Allford Hall Monaghan Morris (Architects) and the invitees on the design process from the project's inception. Our aim was to assess if our approach to redeveloping the New City Court Site was appropriate for the existing local community.

This exercise was designed to:

- **ESTABLISH** a relationship with community stakeholders for ongoing engagement
- **INFORM** community stakeholders of our process and early design proposals
- **IDENTIFY** initial local priorities for the development of the New City Court Site
- **INCORPORATE** feedback in the form of design changes and providing additional information for clarification

## 4.2 INVITATION AND ATTENDANCE

Kanda Consulting invited the following to the 'New City Court Proposals Briefing' event on the 25th and 27th April 2018 at the London Bridge Hotel:

- **Bankside Open Spaces Trust** (invited, attended)
- **Bankside Residents Forum** (invited, attended)
- **Better Bankside** (invited, attended)
- **Borough Market** (invited, attended)
- **Borough Market Traders** (invited, no response and did not attend)
- **Borough Market Trustees** (invited, no response and did not attend)
- **Guy's and St Thomas' Trust (GSTT)** (invited, attended)
- **King's College** (representatives from Surveying, Real Estate and the Internal Comms departments) (invited, attended)
- **Meyer Bergman** (Vinopolis) (invited, did not attend)
- **Network Rail** (invited, not interested at this time)
- **Peer Group PLC** (invited, no response)

- **Southwark Chamber of Commerce** (invited, attended)
- **Team London Bridge** (invited, attended)
- **United St Saviours** (invited, no response)

## 4.3 BRIEFING CONTENT

The briefing featured the 'New City Court Vision Book' which included information on the following aspects of the project:

- The London Bridge, Borough and Bankside Opportunity Area
- Site history and the site's existing condition
- Opportunities for development:
  - Improve transport connectivity
  - Provide new retail/commercial space
  - Creating public space
- Summary of proposals

Models of the existing site and the proposed scheme as well as supporting imagery displayed on exhibition boards were also present.



4.4 FEEDBACK

Minutes were taken during the briefings, and further feedback made by attendees via email was processed.

The following are themes to have come out of the April 2018 ‘New City Court Proposals Briefing (taken from Kanda’s ‘New City Court April 2018 Stakeholder Meetings: Themes’ document):

Theme	Commentary
Servicing	<p>Stakeholders wanted to hear details on how and when the proposed building would be serviced.</p> <p>There was a general concern regarding traffic in the yards and the increase of vehicle movements when compared to the existing condition, particularly with Guy’s and St Thomas’ Trust (GSTT) who have approximately 300 students living in student accommodation off of White Hart Yard – they wanted reassurance that vehicle movements would be discouraged at certain times of the day, in particular at night.</p> <p>Generally speaking, underground servicing (with vehicular lift access) was well received although GSTT looked for clarification on how this would be managed, i.e. how fast the vehicle lifts can ascend/descend, whether there would be queuing of traffic in the yards etc. GSTT also questioned how the entrance and exit via White Hart Yard would be managed and how a safe turn-in from Borough High Street would be achieved.</p> <p>Other stakeholders identified servicing as a concern but did mention that the New City Court Site development was a much better scenario than other developments in the area, e.g. the Vinopolis site.</p>
Tenure	<p>Most stakeholders requested details on the types of tenants that GPE would be looking for and came with concerns that the building could be occupied by a single tenant. Stakeholders were more pleased with GPE’s explanation that they would be looking for multiple tenants.</p> <p>Several ideas/possible tenants came out from the discussions including the Bankside Resident’s Forum’s recommendation for letting to entrepreneurial businesses. Out of two meetings with King’s College London (with their association with St Thomas’s Hospital) came the suggestion of offering office space to bio-medical businesses, reflecting the growing status of London Bridge as a bio-medical research destination in London. Allowing commercial space to be made available to potential bio-medical businesses was also raised with GSTT stating that ‘everybody has been saying that semi-medical occupiers would be interested’ and that the design of the building should reflect these potential tenants; ventilation, high ceilings, conditions for ‘data intensive spaces’, etc.</p> <p>Several stakeholders also suggested that affordable workspace be provided and were excited by the smaller scale spaces that may be made available in the Georgian terrace.</p>



<b>Tenure</b>	<p><b>Retail Tenure</b></p> <p>A number of stakeholders questioned the appropriateness of ‘high-end’ and ‘independent’ retail tenants for local residents. Suggestions were made to include more accessible amenities including supermarkets, a pound shop, or GPs. Bankside Residents Forum suggested that a study to identify amenity deficits in the area be carried out as GPE develop their plans.</p>
<b>Public Space</b>	<p>The proposals for public space were generally very well received. Bankside Open Spaces Trust praised the fact that the proposals for public space are a driving theme for the project.</p> <p>We heard that Southwark Cathedral’s grounds had recently been closed due to issues with litter and overuse/erosion. This has put pressure on Borough Market who have made use of a temporary solution at Jubilee Place. Borough Market did question whether signage could be installed at Borough Market directing customers to the new public spaces being provided at the New City Court Site.</p> <p>Questions were raised regarding the management of public space. A considered approach to its management, potentially working with local groups such as Better Bankside, was emphasised to ensure that public space felt accessible to local residents.</p> <p><b>Elevated Garden</b></p> <p>The idea for an elevated garden was generally well received, particularly with suggestions that a programme could be developed for educational purposes with Team London Bridge suggesting collaborating with them to deliver this. King’s College and GSTT suggested a connection with the hospital, i.e. medicinal plants.</p> <p>Borough Market suggested that the elevated gardens could be made available for growing produce to support local restaurants and the market itself.</p> <p>Some stakeholders questioned the accessibility of the elevated gardens for the local community, with Team London Bridge suggesting that tall buildings generally have negative connotations and corporate buildings can be intimidating for local residents. Bankside Residents Forum suggested local community days for residents to benefit and learn from the space. Team London Bridge did question the design of the space and sought clarification on how the elevated gardens would be visible from the ground with concerns of glare from the tower’s glazing.</p> <p>Operationally speaking, several stakeholders expressed concern with potential antisocial behaviour emanating from public space, particularly with potential noise from the elevated gardens in the evenings. Suggestions were made that there could be curfews put in place or that sound prevention could be incorporated into the building’s design.</p>



Transport Connectivity	<p>Opening up the London Underground entrance/exit was very well received by all stakeholders who understood the poor existing condition and were convinced by the benefits of removing the east wall (and entering the new public space).</p> <p>Bankside Residents Forum mentioned that they had planned to approach TfL regarding the need for improvements to the entrance's existing access but suggested that GPE's proposals was a more appropriate solution than what they had been exploring.</p>
Height	<p>There was some concern about the height of the proposed building.</p> <p>A number of stakeholders had concerns with existing wind conditions and how the proposed tower may contribute to this. Once Computational Fluid Dynamics (CFD) studies were explained concerns were notably reduced. Bankside Residents Forum suggested that residents could benefit from seeing these studies first hand/having it explained visually (something to consider for future engagement).</p> <p>Several stakeholders wanted to contextualise the height of the proposed building. On several occasions alternative explanations of the building's height were required. One stakeholder did suggest the use of virtual reality technology to visualize the height of the building for future engagement (something to consider for future engagement).</p> <p>Most stakeholders did suggest that the height of the proposed building was a fair trade off for public space being made available.</p>
Keats House (Community/Cultural Use)	<p>Several stakeholders were already aware of discussions to potentially bring a 'Museum of Nursing/The Florence Nightingale Museum' to the site and the idea was well received. Out of discussions with some stakeholders several alternatives to a museum were suggested, including; a tourist centre, GP surgery, and a space for local history/heritage. Several stakeholders liked the suggestion that the plants in the elevated gardens could reflect the types of plants that would have been present in the area millions of years ago and the archaeological discoveries of the 1980s could be displayed on site. It was suggested that the plants could make reference to medicinal uses, reflecting the significance of the area as a place of study and practice of medicine.</p> <p>Out of these discussions the importance of providing other amenities/facilities was emphasized, including; cycle storage, community toilets and water fountains.</p>

4.5 RESPONSE

Areas of discussion/concern were understood and considered and informed the direction that the design of proposals took in the subsequent months and preparations for the first public exhibition in July. This included:

- Incorporating publicly accessible facilities into the design including toilets and a water fountain to better support the use of the proposed public realm
- Factoring in step free routes, areas for rest and improved wayfinding for those with disabilities

- Initial engagement with local specialist charities such as Bankside Open Spaces Trust to assist with the design and eventual maintenance of proposed public spaces including the elevated garden.

The direction that public engagement on the proposals for the NCC site would take was largely informed by these initial discussions. It was identified that there was a large interest group in the staff and user groups of Guy's and St Thomas' Hospital as well as general aspects of the scheme where invitees sought clarification/further information.

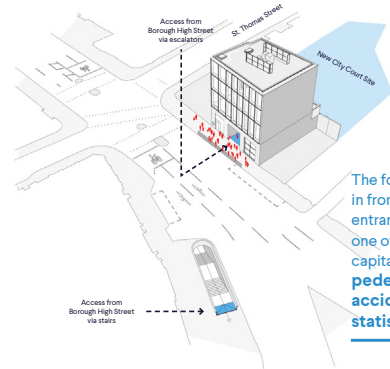


### London Underground Entrance: Existing Condition

The London Underground entrance located at the west end of the site suffers from severe overcrowding during peak times.

Pedestrian studies have indicated that the existing entrance's arrangement does not efficiently support customer use. 20% of current LUL customers flows from the Borough High Street station entrance are directed towards the east of the site including the hospital campus and the Shard. A further 35% of footfall is directed south along Borough High Street.

As advised by Southwark, the junction in front of the entrance on Borough High Street has one of the capital's worst pedestrian accident statistics. A product of the importance of the London Bridge Crossing, there are limited opportunities to improve the current highways design.



The footpath in front of the entrance has one of the capital's worst pedestrian accident statistics.

40

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### The Retail Deficit in the Local Area

Architects Alford Hall Monaghan Morris have identified a 'horseshoe' of retail space available at ground floor level in the wider London Bridge area. The existing New City Court site breaks the retail 'horseshoe' and does not acknowledge or support the range of weekday and weekend visitors to the area.

Early consultation with Southwark established St. Thomas Street as the missing link within a retail 'horseshoe' spanning from Hayes Galleria via the redeveloped station and onto Borough Market and the Vinopolis site to the west.



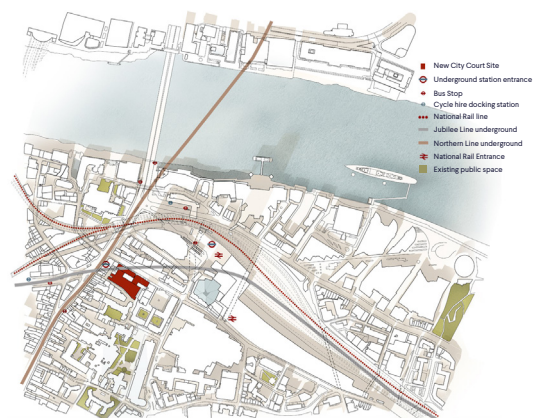
Retail 'Horseshoe' in the local area

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### The Public Space Deficit in the Local Area

Architects Alford Hall Monaghan Morris have identified a deficit in quality public spaces in the wider London Bridge area. Sizeable spaces with public access include Southwark Cathedral, some 5 minutes walk from site, and the gardens surrounding City Hall almost 15 minutes walk from the New City Court Site. Smaller public spaces can be found due south of the site.

The London Bridge Area poll suggests a local interest in high quality recreational space.



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## **5.0**

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### **STAGE 1 PUBLIC ENGAGEMENT (JULY 2018)**

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## ing the Georgian Terrace & Keats House

Our strategy for the Georgian Terrace and Keats House is to create a new public space and improve the building's energy efficiency through a combination of measures. This includes the installation of solar panels, energy-efficient lighting, and the use of sustainable materials. The building is also being upgraded with modern heating and cooling systems to ensure a comfortable and healthy environment for all.



## Servicing Strategy

Our servicing strategy has been developed to ensure that the proposed development is fully integrated with the existing infrastructure. This includes the provision of parking spaces, cycle racks, and a dedicated servicing area for the building's fleet. The strategy also outlines the measures to be taken to ensure that the development is accessible to all, including those with disabilities.



Figure 1: Servicing Strategy Site Plan

## Heritage Preservation & Enhancement

Our proposals for the heritage preservation and enhancement of the site are designed to ensure that the historic character of the area is maintained and enhanced. This includes the retention of existing historic buildings, the restoration of damaged structures, and the creation of new public spaces that reflect the area's heritage.

- REGENERATION**
  - Opportunity to restore the historic office building of the site, which is currently in a state of disrepair. The building is a Grade II listed building and is a key part of the area's heritage.
  - Opportunity to create a new public space in the heart of the site, which will provide a focal point for the development and enhance the area's public realm.
- IMPROVEMENTS TO LISTED BUILDINGS AND ENHANCEMENT OF THE CONSERVATION AREA**
  - Proposals to restore the historic office building of the site, which is currently in a state of disrepair. The building is a Grade II listed building and is a key part of the area's heritage.
  - Proposals to create a new public space in the heart of the site, which will provide a focal point for the development and enhance the area's public realm.
- NEW ENHANCED AND ACCESSIBLE PUBLIC REALM**
  - Proposals to create a new public space in the heart of the site, which will provide a focal point for the development and enhance the area's public realm.
  - Proposals to improve the area's public realm by creating new pedestrian routes, cycle paths, and public art.
- EMPLOYMENT AND ENTERPRISE OPPORTUNITY**
  - Proposals to create new employment and enterprise opportunities in the area, which will help to regenerate the area and create jobs for local people.
  - Proposals to create new public spaces in the area, which will provide a focal point for the development and enhance the area's public realm.

## Summary of Proposals

Improvements to the existing London Bridge station entrance/exit on Borough High Street, onto a new courtyard, to improve pedestrian flow and to improve the building's east side, onto a new courtyard, to improve pedestrian flow and to improve the building's east side.

Approximately 34,800 sqft proposed retail space and 34,800 sqft proposed commercial space through enhancing the existing Georgian Terrace and in the proposed new building.

Recreate the lost public space of the site, with approx 35,400 sqft of public space, made up of 14,000 sqft recreational space and 8,500 sqft elevated garden space in the proposed new building.



## 5.1 OBJECTIVES AND AIMS

The first stage of public consultation was designed to inform interested parties on the proposals for the New City Court Site. The public consultation events outlined in section 2.2 provided the project team with a suitable testing ground to assess public perception of the scheme. Feedback was collected on all major aspects of the scheme and were responded to in the form of design changes and providing additional information for clarification on areas of concern.

This stage of public consultation was designed to:

- **INFORM** interested parties of the aspirations for the redevelopment of the New City Court Site
- **PRESENT** our plans for the New City Court Site
- **GATHER** feedback to assess public perception of our proposals
- **INCORPORATE** feedback in the form of design changes and providing additional information for clarification
- **INCORPORATE** feedback in the form of design changes and providing additional information for clarification

## 5.2 EVENTS PROGRAMME & ATTENDANCE

An events programme was designed to maximise engagement with interested parties. The first stage of public consultation was comprised of the following:

### Stage 1 Public Exhibition, Guy's and St Thomas' Hospital

A public exhibition was in Atrium 1 of Guy's and St Thomas' Hospital on 18th July 2018.

#### Attendance

In total 159 individuals engaged with the public exhibition material and the opportunity to give feedback on the proposals for the New City Court Site. Through one-to-one conversations the project team established that this number was largely comprised of staff, patients and visitors to the hospital.

### Stage 1 Public Exhibition, London Bridge Hotel

A public exhibition was held in the Bridge Suite at the London Bridge Hotel on the following dates:

- Thursday 19 July 2018, 13:00 – 19:30
- Friday 20 July 2018, 13:00 – 19:30
- Saturday 21 July 2018, 13:00 – 16:00

#### Attendance

Over three days, 56 individuals attended the public exhibition at the London Bridge Hotel.

In total, 215 individuals engaged with the information at the July 2018 New City Court Public Exhibitions.

## 5.3 ADVERTISEMENT AND INVITATION

Advertisement of and invitations to Stage 1 public consultation events included;

### NEWSPAPER ADVERTISEMENT

An advertisement was placed in a local newspaper and online at 'London SE1' to advertise the Stage 2 public exhibition. 'London SE1' also advertised the public exhibition on its 'What's On – Exhibitions' section.

### FLYERS

Flyers were posted to approximately 2,500 postal addresses in the local area (with proximity to the site) inviting the public to the stage 1 public exhibition. See the plan on page. 9 for details on the distribution boundary.

### INVITATIONS TO KEY LOCAL STAKEHOLDERS

Individual invitations to the stage 1 public exhibitions were sent to key local stakeholders that the project team had previously met with at the April 2018 briefing session, including:

- Cllr William Hounbo
- Cllr Damian O'Brien
- Cllr Humaira Ali
- Bankside Open Spaces Trust
- Bankside Residents Forum
- Better Bankside
- Borough Market

- Borough Market Traders
- Borough Market Trustees Guy's and St Thomas' Trust (GSTT)
- King's College
- Bunch of Grapes Pub
- Old Kings Head Pub
- Southwark Cathedral

### **GUY'S AND ST THOMAS' HOSPITAL INTRANET ADVERT**

A short description of the proposals for New City Court and details of the Stage 1 Public Exhibition, held in Atrium 1 of Guy's and St Thomas' Hospital, were uploaded to Guy's and St Thomas' Hospital Intranet (online information point for Hospital Staff).

### **ON-THE-STREET FLYERING**

During the public exhibition's opening hours, staff were located on Borough High Street to distribute invites to the exhibition to encourage individuals working in the local area to attend the events (as these may not have received an invitation to their home address if they are commuting from outside of the area).

All forms of advertisement and invitations included contact information and a web address showing all the information available at the events so that interested parties could be informed at their leisure and get in contact if they were unable to attend the public exhibition.

## **5.4 PUBLIC EXHIBITION CONTENT**

The July 2018 Stage 1 Public Exhibitions held at Guy's and St Thomas' Hospital and the London Bridge Hotel took the form of a drop-in session displaying information and visualisations on all major aspects of the scheme including the following:

- The London Bridge, Borough and Bankside Opportunity Area
- Site history and the site's existing condition
  - Opportunities for development
  - Improve transport connectivity
  - Provide new retail/commercial space
- Creating public space; The Courtyard, The Elevated Gardens

- Architectural character
- Details on the proposed office building
- Details on enhancing the existing Georgian terrace and Keats House
- Servicing strategy
- Heritage commitments
- Summary of proposals
- Next steps

A full copy of the exhibition boards can be found in appendix 2.4, pg. 54.

### **MODELS**

Models of the existing site and the proposed scheme, including a model of the proposed development in its immediate context, and consented developments in the local area, were also present. For logistical reasons, the model showing the proposals in its immediate context was absent from the one-day exhibition held at Guy's and St Thomas' Hospital.

### **PROJECT WEBSITE**

Following the public exhibitions the New City Court project website was launched featuring information on the proposals, the Stage 1 Public Exhibition boards and an opportunity to complete a feedback form online.

### **PROJECT TEAM**

Representatives from GPE and the wider project team were on hand to answer any questions that attendees may have had on the proposed scheme.



Stage 1 Public Exhibition at the London Bridge Hotel, July 2018



Stage 1 Public Exhibition at Guy's and St Thomas' Hospital, July 2018



Stage 1 Public Exhibition at the London Bridge Hotel, July 2018



5.5 FEEDBACK

During the Stage 1 Public Exhibitions, several engaging tools were designed to gather feedback on aspects of the proposed scheme. This included:

FEEDBACK FORMS

Feedback forms were designed to assess the public’s perception on the major aspects of the scheme. Respondents were asked to what extent they agreed with the following statements:

- 1. I welcome the opportunity to be consulted on these proposals
- 2. The current building is outdated and in need of modernization
- 3. I support the design of the proposals
- 4. I support the creation of a new public space
- 5. I support the creation of more office space for the area
- 6. I support the creation of the elevated gardens

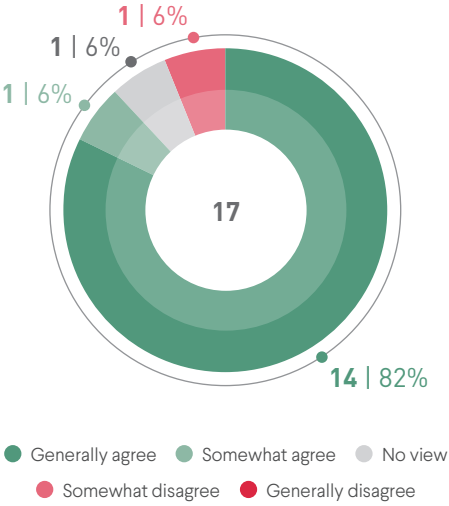
As well as:

- 7. Please let us know if you have any additional views on the proposals

In total, 18 feedback forms were completed during the Stage 1 Public Exhibitions.

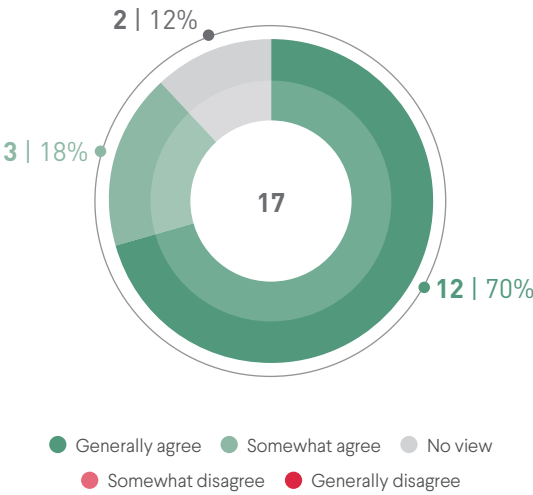
1

I WELCOME THE OPPORTUNITY TO BE CONSULTED ON THESE PROPOSALS



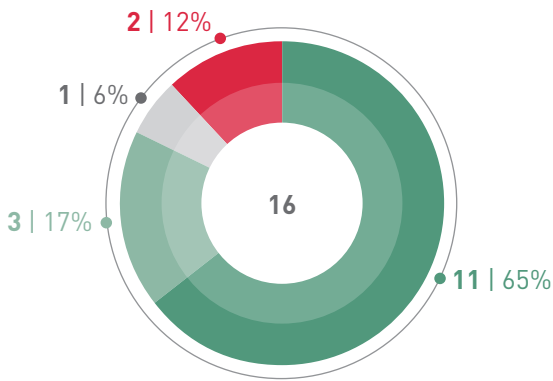
2

THE CURRENT BUILDING IS OUTDATED AND IN NEED OF MODERNISATION



3

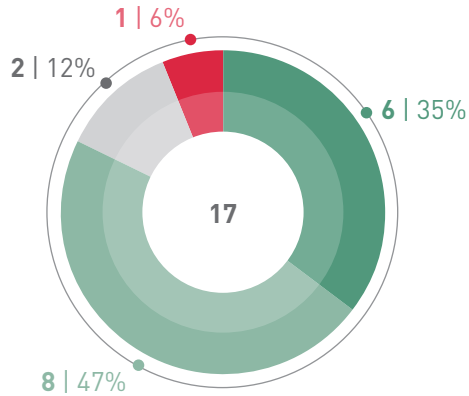
I SUPPORT THE DESIGN OF THE PROPOSALS



● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

5

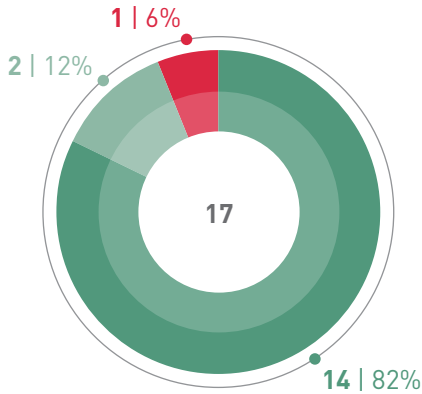
I SUPPORT THE CREATION OF MORE OFFICE SPACE IN THE AREA



● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

4

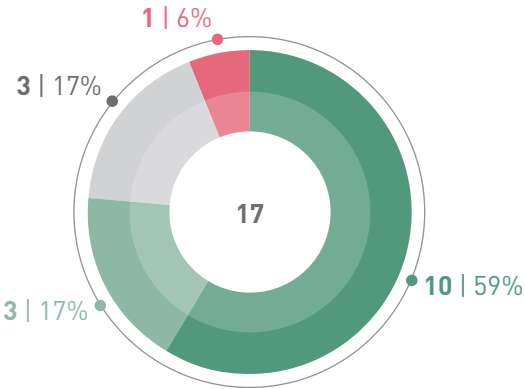
I SUPPORT THE CREATION OF A NEW PUBLIC SPACE



● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

6

I SUPPORT THE CREATION OF THE ELEVATED GARDENS

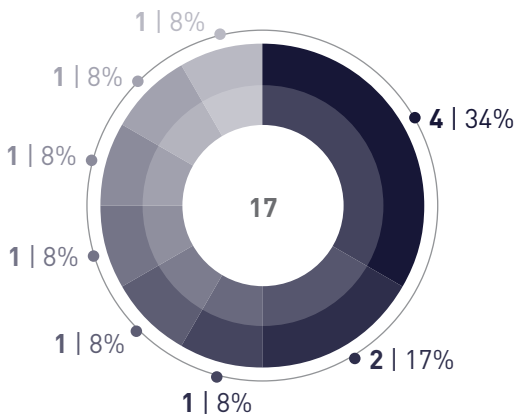


● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

A final question asked attendees if they had any additional views on the proposals. These have been analysed and categorized as follows (the raw data is available beneath):

7

PLEASE LET US KNOW IF YOU HAVE ANY ADDITIONAL VIEWS ON THE PROPOSALS



- Support the creation of public space (4)
- Concerned about the impact on heritage and the conservation area, overshadowing, key views, wind (2)
- Interest in retail (1)
- Support mixed-use development (1)
- Concerned about pedestrian traffic across Borough High Street (1)
- Support the opening up the yards (1)
- Support of the building height (1)
- Concerned about construction traffic (1)

OPEN COMMENTS

As part of the survey members of the public were invited to submit open comments on the proposal addressing any other matters that they would like the project team to take into account in the development of the project. Their feedback can be categorised into the following themes.

Amenities

There were four comments received by members of the public in regards to the amenities provided by the proposals with one member of the public commenting “It is pleasing to learn about the facilities of the new development”.

Design and Public Space

There were five comments received from members of the public regarding the creation of public space in the development in the form of the elevated gardens and the new public square. The majority of comments received were positive with one respondent commenting “Very nice proposal with some great public space features – garden & public square well thought out – fully support”. Members of the public also expressed their support for the creation of the tower on the New City Court Site with one-member commenting “Generally positive. Hope it retains the height: doesn’t get a reduction imposed.”

Heritage and Conservation

Several local people commented on the heritage of the area in their responses, and four responses specifically identified the impact of the development on the conservation and heritage of the area. Those who raised the impact of the building on the heritage of the area were concerned that the building would adversely impact the conservation area and the historic views of Southwark Cathedral.



HAVE YOUR SAY

Attendees to the Stage 1 Public Exhibition were asked to mark their preference on a selection of precedent imagery on the following aspects of the scheme: retail use, public realm features, and type of office space.

There were 48 votes made, 5 made by hospital staff at the public exhibition at Guy's and St Thomas' Hospital and 43 made at the public exhibition at the London Bridge Hotel. The findings are as follows:



Stage 1 Public Exhibition 'Have Your Say' tool

RETAIL

Fitness Studio / Class Based Gyms

3

Restaurant

1

Delis/Grocers

5

What would you like to see as part of the retail offer?

Gifting

5

Food and Coffee

1

Barber Shops/Hairdressers

2

PUBLIC REALM FEATURES

Seating

7

Low Level Planting

4

Larger Trees

5

What public realm features would you like to see at New City Court?

Water features

2

OFFICE SPACE

Open Plan with Breakout Space

5

Traditional Office Layout

1

Place a sticker on your preferred option!

Smaller Office Spaces

4

Coworking Space

2

Stage 1 Public Exhibition 'Have Your Say' tool feedback



## FORMAL FEEDBACK

High priority stakeholders were given the opportunity to provide formal feedback by 03 August 2018.

In total, 3 stakeholders provided formal feedback:

- Better Bankside
- Guy's and St Thomas' Trust (GSTT)
- Team London Bridge (TLB)

Their feedback can be categorised into the following themes:

### Construction

There have been general concerns raised regarding the proposal's construction period and management, with specific mention to; construction noise, dust management, vibration disruption and construction traffic.

Guy's and St Thomas' Trust raised the issue that many buildings in the surrounding area are not fitted with modern ventilation systems and that rely on opening windows in the summer. Combined with construction noise/vibration and dust this will be an issue and so they sought a response on how this could be mitigated.

Concerns regarding high levels of construction traffic, especially combined with other developments along St Thomas Street were raised. TLB stressed their work with TfL and partners to make St Thomas Street a very low trafficked street and how they are exploring ways to keep it below 1,500 vehicles per day. TLB suggested that GPE and neighbouring developments and partners create an off-site consolidation centre, and share fewer, cleaner, smaller vehicles.

A construction/environmental management plan is anticipated to be required as a condition to any planning permission.

### Traffic and Servicing

In addition to the suggestion of partnering with neighbouring developers to deliver a consolidated construction/servicing strategy, a number of these

recommendations also concerns the servicing of the completed development/s.

Servicing at the project level of 17 vehicle per hour via White Hart and Kings Head Yard did not seem feasible to at least one of the consulted stakeholders. In addition, Better Bankside stated that the proposed arrangements are at odds with their ongoing air quality work through the Borough High Street Low Emission Neighbourhood and their ambition for the 'inns and yards' to offer low exposure routes between Borough High Street and London Bridge Station.

A servicing and delivery management plan is anticipated as a condition to any planning permission.

### Transport Connectivity

There was overall support for the plans to open the existing London Bridge Underground entrance/exit. TLB agree with the strategy to create more permeability to the site however they did argue that better use could be made of the entrance/exit to create a more significant/noticeable link between Borough High Street and the development site. Guy's and St Thomas' Trust explained their plans to encourage more patients to travel via railway services. Furthermore, they raised the question of how GPE intends to support patients arriving via the tube, i.e. 'could a dedicated patient information space be provided?' The Trust are currently exploring creating a collection service to pick patients up from London Bridge Station, they asked whether this could be considered at New the City Court Site and the associated London Bridge Underground exit/entrance.

The Trust also raised concerns with regards to congestion and parking (especially with motorcycles) on Collingwood Street and Great Maze Pond during and after construction as these are used heavily by pedestrian and hospital traffic, including emergency ambulances.

### Retail/Cultural and Commercial Offer

The provision of a high-end retail offer was supported across all stakeholders. GSTT stated

that this was as long as the proposals respect the diverse cultural and local needs including those of their patients and staff. TLB did suggest that they had concerns that there was insufficient retail space and variety being provided across the development and suggest that GPE work with the wider St Thomas Street developers to create a more 'comprehensive future-proof retail (and cultural) offer along the street that complements the existing offer'. TLB stated that they would be happy to play a role in supporting this process.

Team London Bridge also went on to suggest that they would like the New City Court development to support the London Bridge Culture Strategy (2018), referencing earlier suggestions that GPE were in discussions with the Florence Nightingale Museum. Their view is that St Thomas Street has the potential to become a major cultural attraction, focused particularly on healthcare and medicine, and they are keen to explore how the New City Court Site could be part of a 'unique medical museum quarter'.

Finally, there was support for the commercial nature of the scheme, with one stakeholder noting that 'workspace is in high demand in London Bridge, with very low vacancy rates. TLB stated that GPE 'target a range of sectors and provide more affordable start-up and co-worker space to cater for future trends and more local access for local entrepreneurship to flourish'.

Affordable workspace is proposed as part of the development – see the Planning Statement and the Design and Access Statement, submitted as part of the planning application, for further information.

### Public Space

A major talking point of the scheme was the creation of a new public space for the area – 'the design makes a positive contribution to new public space and permeability' (TLB). The detailing of the public space was questioned as several stakeholders raised the question on how the proposals respond and connect into the pre-existing yard makeup. Team London Bridge and Better Bankside suggested looking at their toolkit which aims to inform the future look and feel of the historic yard spaces for direction – <https://app.box.com/s/if6ilpe3f2oaqg8eqms9ze5c0f305rgv>

The architectural character of the proposed building at ground floor level, and how it integrates itself with the public space, was an area that TLB seek more detail on. They stress the importance in creating an architectural language that complements the existing urban and historic context. Their work in the nearby yards explores this through; landscaping, design, and activation of the buildings as they land in the yards and recommend a similar approach.

Concerns were raised here with regards to the height of the proposed building and the effects that this might have on wind speeds and the experience of public space. GSTT requested an independent wind study to ensure a rigorous assessment on the impacts that the proposed building will have on wind speeds and the experience of public space.

### Architecture and Heritage

Generally, formal feedback welcomes the focus on heritage elements to the scheme, particularly how the removal of the current building creates an uninterrupted Georgian terrace and reveals the historic buildings around the courtyard. There was a sensitivity surrounding a new architectural style being brought forward in a conservation area and to the historic yards. TLB and Better Bankside stressed their recommendation to look at their 'Inns and Yards' toolkit and their work on how heritage can be restored and activated through their work on 'placemarks' ('placemarks' are mentioned in the NSP Area Vision) – <https://placemarks.commonplace.is>.

### A Consolidated Approach to Development (St Thomas Street)

In addition to the above themes, Team London Bridge went on to stress the importance of a more consolidated approach to development along St Thomas Street. Their view is that the New City Court site is a development opportunity that should be considered within the same vision and strategy for St Thomas Street High Street. They identified the following areas where a more consolidated approach to development would be of benefit; transport and servicing, public realm (pedestrian experience and 'greening' into new buildings and trees lining the whole of St Thomas Street), town centre uses at ground floor level, and above ground floor level uses.

## 5.6 RESPONSE

Areas of discussion/concern were understood and considered and informed the direction that the design of proposals took in the subsequent months and preparations for the second public exhibition in October. All comments were considered by the project team and where appropriate the design of the proposals was amended or additional information on the item in question was displayed in the October public exhibition.

At the request of some stakeholders who raised concerns regarding the impact the height of the building would have on wind conditions at ground level and the surrounding area, GPE commissioned an independent study on the effect the development would have on the wind conditions in the surrounding area. As a result of extensive studies on window conditions, the design of the proposed new building was adjusted, incorporating wind mitigation details on the south facade which grounded wind issues.

In response to Team London Bridge's comments that the building needed to reflect more of

the architectural detail of the area, AHMM and GPE have included more architectural detailing reflecting the heritage of the area, both on the external elements of the office block but also internally through colouring and the design of communal areas.

In addition to the above, GPE further explored the following at this stage, extending on-going work with the local community:

- The opportunity to provide affordable workspace and affordable retail as part of the proposals
- Engaging with community groups now to find ways in which they can interact with our current buildings in the area, either through temporary greening projects or by facilitating pop-ups and events in our courtyard spaces
- Working with local schools and education providers throughout the construction and operation of the building, which could extend to the provision of homework clubs or training sessions at our construction site welfare when they are not being used for construction purposes



Stage 1 Public Exhibition at London Bridge Hotel, July 2018



Stage 1 Public Exhibition at Guy's and St Thomas' Hospital, July 2018





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**6.0**

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**STAGE 2 PUBLIC ENGAGEMENT**  
(OCTOBER 2018)

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Sectional model showing the proposed elevated gardens, Stage 2 Public Exhibition, October 2018

## 6.1 OBJECTIVES AND AIMS

The second stage of public consultation was designed to update interested parties on the proposals for the New City Court Site. The public consultation events outlined in section 2.2 provided the project team a suitable testing ground to assess public perception of the scheme prior to submitting a planning application to the London Borough of Southwark.

This stage of public consultation was designed to:

- **CLARIFY** the aspirations for the redevelopment of the New City Court Site
- **PRESENT** our updated plans for the New City Court Site
- **INFORM** residents and stakeholders that we are now aiming to submit the planning application by the end of the year
- **GATHER** feedback to assess public perception of the proposals
- **DEVELOP** lasting local relationships for ongoing engagement.

As a result, the following design changes and additional information was presented:

### DESIGN CHANGES

- Amended design of the proposed elevated gardens including; location, layout, breakout space
- Amended design of the proposed ground floor level public realm, including landscape design of the; public courtyard, yards (King's Head and 'New' yard) and the St Thomas Street pocket park
- Ground floor level building access; proposed new office building lobby, Georgian Terrace and Keats House (front and rear access)

### CLARIFICATION/FURTHER INFORMATION

- Proposed types of workspaces; affordable and flexible workspace
- Details on the restorative works to be carried out on the Georgian Terrace and Keats House
- Outlining GPE's work on social value, identifying requirements and measures to address these
- A detailed servicing strategy
- A detailed Construction Management Plan

## 6.2 EVENTS PROGRAMME AND ATTENDANCE

An events programme was designed to maximise engagement with interested parties. The second stage of public consultation was comprised of the following:

### Stage 2 Public Exhibition, London Bridge Hotel

A public exhibition was held at the London Bridge Hotel on the following dates:

- Friday 12 October 2018, 15:00 – 18:30
- Saturday 13 October 2018, 12:00 – 15:00

#### Attendance

In total we had 17 attendees to the Stage 2 public exhibition.

### Stage 2 Invite-Only (Southwark Cathedral congregation) Exhibition, London Bridge Hotel

An invite-only exhibition, advertised to the Southwark Cathedral congregation, was held at the London Bridge Hotel on the following date:

- Friday 12 October 2018, 15:00 – 18:30
- Saturday 13 October 2018, 12:00 – 15:00

#### Attendance

In total we had 10 attendees to the Stage 2 'invite-only' exhibition.

### Stage 2 Guy's and St Thomas' Hospital Survey

A survey of hospital staff was held in Atrium 1 of Guy's and St Thomas' Hospital on the following date:

- Wednesday 17 October 2018, 13:00 – 14:00

#### Attendance

In total we engaged with approximately 20 Guy's and St Thomas' hospital staff.



## 6.3 ADVERTISEMENT AND INVITATION

Advertisement of and invitations to Stage 2 public consultation events included:

### NEWSPAPER ADVERTISEMENT

An advertisement was placed in a local newspaper and online at 'London SE1' to advertise the Stage 2 public exhibition. 'London SE1' also advertised the public exhibition on its 'What's On – Exhibitions' section.

### FLYER

Flyers were posted to 1,300 postal addresses in the local area (with proximity to the site) inviting the public to the stage 2 public exhibition. See the plan on page. 9 for details on the distribution boundary.

### INVITATIONS TO KEY LOCAL STAKEHOLDERS

Individual invitations to the stage 2 public exhibitions were sent to key local stakeholders that the project team had previously met with at the April 2018 briefing session as well as the July 2018 stage 1 public exhibition, including:

- Cllr William Hounbo
- Cllr Damian O'Brien
- Cllr Humaira Ali
- Bankside Open Spaces Trust
- Bankside Residents Forum
- Better Bankside
- Borough Market
- Borough Market Traders
- Borough Market Trustees Guy's and St Thomas' Trust (GSTT)
- King's College
- Bunch of Grapes Pub
- Old Kings Head Pub
- Southwark Cathedral

### GUY'S AND ST THOMAS' HOSPITAL INTRANET ADVERT

Exhibition materials presented at the stage 2 public exhibition were uploaded to Guy's and St Thomas' Hospital Intranet (online information point for Hospital Staff) along with a notice informing staff that the project team would be in attendance and will be on hand to answer any questions that they may have.

### ON-THE-STREET FLYERING

During the public exhibition's opening hours, staff were located on Borough High Street to distribute invites to the exhibition to encourage individuals working in the local area to attend the events (as these may not have received an invitation to their home address if they are commuting from outside of the area).

All forms of advertisement and invitations included contact information and a web address showing all the information available at the events so that interested parties could be informed at their leisure and get in contact if they were unable to attend the public exhibition.

## 6.4 PUBLIC EXHIBITION CONTENT

The October 2018 Stage 2 Public and Invite-Only Exhibitions held at the London Bridge Hotel took the form of a drop-in session displaying information and visualisations on all major aspects of the scheme including the following:

- Introduction
- What we've heard so far
- The London Bridge, Borough & Bankside Opportunity Area
- Site history
- The site today
- The Georgian Terrace
- Keats House
  - Opportunities for development:
  - Improve transport connectivity
  - Provide new retail/commercial space
- Creating public space; The Courtyard, The Elevated Gardens
- Architectural character
- Provision of new workspace; affordable and flexible
- A new tall building
- Servicing strategy
- Construction Management Plan
- Social value
- Next steps

A full copy of the exhibition boards can be found in appendix 3.4, pg. 78.

## MODELS

Models of the existing site and the proposed scheme, including a model of the proposed development in its immediate context, and consented developments in the local area, were also present.

## NEW CITY COURT: A VIRTUAL EXPERIENCE

In addition, the exhibitions also featured the all-new 'New City Court: A Virtual Experience' consultation tool, a 'realtime' simulation of the proposals for the redevelopment of the New City Court Site.

### *What is 'Realtime' technology?*

Realtime uses video-game engine technology and allows users to roam around a virtual space using a game console controller. This is typically screen-based and a more flexible alternative to a traditional 'walk-through' video, allowing the user to view the scheme at angles representative of how they would in real-life.

## PROJECT WEBSITE

The project website was updated with information presented at the Stage 2 Public Exhibitions following the final event.

As of November 2018 the website has had over 1,400 unique visitors.

## PROJECT TEAM

Representatives from GPE and the wider project team were on hand to answer any questions that attendees may have had on the proposed scheme.

For logistical reasons, models and the 'New City Court: A Virtual Experience' consultation tool were absent in the survey held at Guy's and St Thomas' Hospital. In this instance, members of the project team were equipped with an information pack (a hand-held document of the artwork presented at the Stage 2 Public and Invite-Only Exhibitions).



'New City Court: A Virtual Experience' digital engagement tool used during Stage 2 of public consultation



*'New City Court: A Virtual Experience' digital engagement tool used during Stage 2 of public consultation*

## 6.5 FEEDBACK

During the Stage 2 Public Exhibitions attendees were asked to complete a feedback form after their viewing of the exhibition material/conversations with the project team.

### FEEDBACK FORMS

Feedback forms were designed to assess the public's perception on the major aspects of the scheme. Firstly, respondents were asked:

1. What is your general view on the proposals for New City Court?

Respondents were asked to what extent they agreed with the following statements:

2. I welcome the opportunity to be consulted on these proposals
3. I support the proposed restorative works to the existing Georgian Terrace and Keats House
4. I support the design of the proposed new office building
5. I support the provision of new retail space in the area through the proposals for New City Court

6. I support the provision of new office space in the area through the proposals for New City Court
7. I support the plans to improve accessibility to the existing London Underground Entrance/Exit
8. I support the design of a new public courtyard
9. I support the design of the elevated gardens

As well as:

10. Did you view the virtual experience of the proposals for New City Court at the public exhibition?
11. Please let us know if you have any additional comments

In total, 17 feedback forms were completed during the Stage 2 public exhibitions.

Stage 2 Public Exhibition, London Bridge Hotel  
Feedback (General Public)

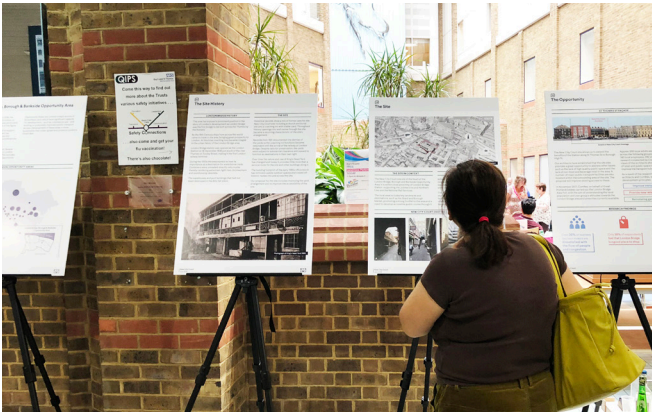
In total, 6 feedback forms were completed during the Stage 2 Public Exhibition at the London Bridge Hotel.



Stage 2 Public Exhibition at the London Bridge Hotel, October 2018

Stage 2 Guy's and St Thomas' Hospital Survey  
Feedback (Hospital Staff)

In total, 11 feedback forms were completed during the Stage 2 Guy's and St Thomas' Hospital Survey.

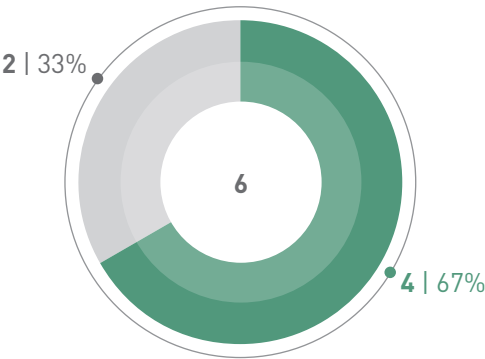


Stage 2 Public Exhibition at Guy's and St Thomas' Hospital, October 2018

1

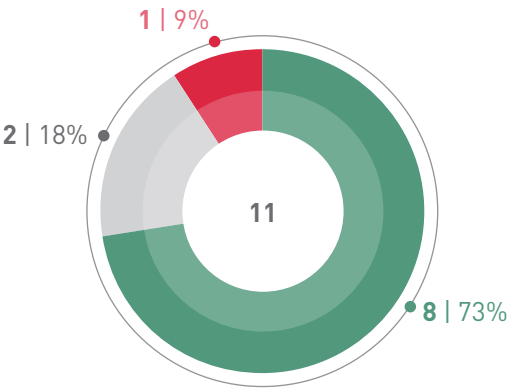
WHAT IS YOUR GENERAL VIEW ON THE PROPOSALS FOR NEW CITY COURT?

General Public



● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

Hospital Staff



● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

● Generally agree ● Somewhat agree ● No view  
● Somewhat disagree ● Generally disagree

2

I WELCOME THE OPPORTUNITY TO BE CONSULTED ON THESE PROPOSALS



3

I SUPPORT THE PROPOSED RESTORATIVE WORKS TO THE EXISTING GEORGIAN TERRACE AND KEATS HOUSE



4

I SUPPORT THE DESIGN OF THE PROPOSED NEW BUILDING



5

I SUPPORT THE PROVISION OF NEW RETAIL SPACE IN THE AREA THROUGH THE PROPOSALS FOR NEW CITY COURT



6

I SUPPORT THE PROVISION OF NEW OFFICE SPACE IN THE AREA  
THROUGH THE PROPOSALS FOR NEW CITY COURT



7

I SUPPORT THE PLANS TO IMPROVE ACCESSIBILITY TO  
THE EXISTING LONDON UNDERGROUND ENTRANCE/EXIT



8

I SUPPORT THE DESIGN OF THE PROPOSED NEW BUILDING



9

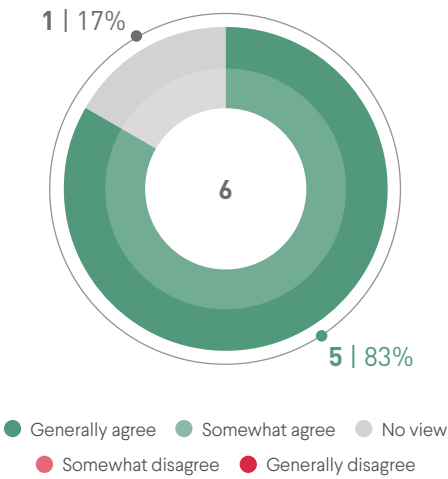
I SUPPORT THE DESIGN OF THE PROPOSED NEW BUILDING



10

DID YOU VIEW THE VIRTUAL EXPERIENCE OF THE PROPOSALS FOR NEW CITY COURT AT THE PUBLIC EXHIBITION?

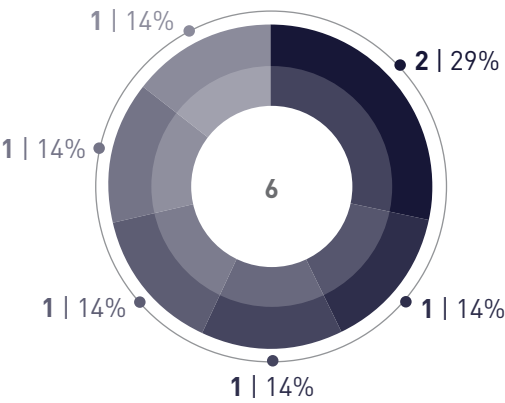
General Public



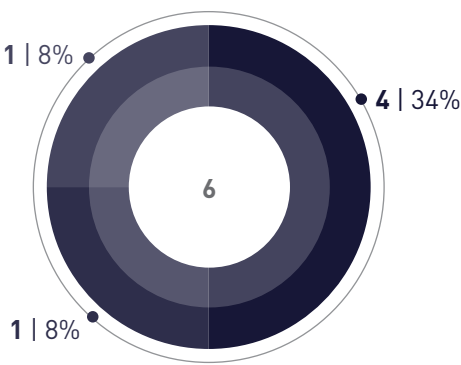
11

PLEASE LET US KNOW IF YOU HAVE ANY ADDITIONAL COMMENTS

General Public



Hospital Staff



- General support for the scheme (2)
- Support for public realm design (2)
- Concerns regarding public realm design (1)
- Concerns regarding height of tall building, setting a precedent for further tall buildings (1)
- Concern of impact height will have on setting for Southwark Cathedral (1)
- Support for the improvements to London Underground Entrance/Exit (1)

- Support for architectural design (1)
- support for heritage/restorative works to existing buildings (1)
- Criticism of the design of the proposed tall building (1)



## 6.6 RESPONSE

The majority of responses received were positive about the proposed development, supporting the creation of the new public space, retail and office space. All comments received as part of the consultation were passed on to the project team for consideration. The project team have since looked at potential options to 'soften' the landscaping in the public courtyard as requested by a member of the public.



*'New City Court: A Virtual Experience' digital engagement tool used during Stage 2 of public consultation*





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## APPENDICES

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## APPENDICES 1.1 - INVITATION TO NEW CITY COURT BRIEFING SESSIONS

Letter sent to stakeholders inviting them to a briefing session on the early proposals for New City Court, April 2018.



Dear [REDACTED],

### INVITATION TO THE NEW CITY COURT PROPOSALS DROP-IN BRIEFING – APRIL 2018

Great Portland Estates own a collection of buildings forming New City Court, 14/20 St. Thomas Street.

There is an opportunity to replace the existing outmoded buildings on the New City Court site with a new office space, a new retail offer to compliment Borough Market and Borough High Street, as well as creating significant new public space and improvements to the adjacent London Bridge Underground entrance.

We have been working closely with architects Allford Hall Monaghan Morris (AHMM) to understand what we could build on this site; both in terms of its opportunity and its constraints. After the initial design work, we think there is the potential to deliver an exceptional scheme. We are now at a key stage in the design process where we want to bring forward our early proposals for consultation and feedback.

I am writing to invite you as a local [REDACTED] to a briefing session with representatives from the project team to set out our vision for the site and the wider area and explore the key issues we need to consider as we develop our plans. We are also exploring options for an additional commercial or cultural use on the site. We are keen to understand what this space might be and want to work closely with existing businesses and amenity groups to understand the area better and develop what could make the most positive contribution to the local economy and area.

We have arranged for representatives from the project team to present our thinking on **25<sup>th</sup> and 27<sup>th</sup> April 2018** at a drop-in briefing at the **Shakespeare Suite at the London Bridge Hotel** (entrance on London Bridge Street). We would be very grateful if you could confirm your attendance and availability with Karen Alcock at Kanda. Please contact Karen on [REDACTED] or call her on [REDACTED].

We very much look forward to a constructive and open dialogue on our early proposals.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Farries".

**David Farries**  
Development Manager

## APPENDICES 2.1 - STAGE 1 PUBLIC ENGAGEMENT: GENERAL INVITATION TO STAKEHOLDERS

Letter to stakeholders inviting them to the Stage 1 Public Exhibition on the proposals for New City Court.



05/07/2018

Dear [REDACTED],

### INVITATION TO THE NEW CITY COURT PUBLIC EXHIBITIONS – 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup> JULY 2018

Further to our meeting in April, Great Portland Estates would like to invite you to a public exhibition on the proposed redevelopment of the site at 14/20 St Thomas Street, known as New City Court.

As you are aware, we are currently exploring an opportunity to replace the existing outmoded buildings on the New City Court site with a new office space, a new retail offer, as well as creating significant new public space and improvements to the adjacent London Bridge Underground entrance. The existing listed buildings on site will be retained and enhanced to conserve the significance of these heritage assets and ensure they continue to make a positive contribution to the character of the area.



The public exhibition will provide you with the opportunity to meet the wider team, see and hear about or evolved vision for the site. We will be holding the public exhibitions at **The Bridge Suite, London Bridge Hotel, 8-18 London Bridge St, London SE1 9SG** on **19<sup>th</sup> and 20<sup>th</sup> July from 1pm to 7.30pm** and on **21<sup>st</sup> July from 1pm to 4pm**.

We are due to submit a planning application later this year. This public exhibition will therefore be a very important part of the process as we look to ensure that our vision meets with the needs and aspirations of the people who live and work in this vibrant part of London.

If you are unable to attend the exhibition but would like to be kept informed or if you have any questions, please contact Jacob Lister at Kanda (email: [REDACTED], phone: [REDACTED]).

We very much look forward to a constructive and open dialogue on our proposals.

Yours sincerely,

**David Farries**

Senior Development Manager

APPENDICES 2.2 - STAGE 1 PUBLIC ENGAGEMENT:  
FLYER INVITATION TO LOCAL ADDRESSES

Flyer sent to over 1,300 local addresses inviting the general public to the Stage 1 Public Exhibition on the proposals for New City Court.



### New City Court

The proposal is to replace the existing outmoded buildings on the **New City Court** site with new office space, new independent shops and restaurants to complement Borough Market and Borough High Street, as well as creating a significant new public realm and improvements to the adjacent Borough High Street London Bridge Underground entrance. The existing listed buildings on site will be retained and enhanced to ensure they continue to make a positive contribution to the character of the area.

The public exhibition will provide you with the opportunity to meet the team, see and hear the vision for the site, and tell us your own views as to how the future of this important site should be shaped.

We are due to submit a planning application later this year. This public exhibition will therefore be a very important part of the process as we look to ensure that our vision meets with the needs and aspirations of the people who live and work in this vibrant part of London.

We will be launching our project website ([www.newcitycourt.com](http://www.newcitycourt.com)) on 21 July where you can find information about the project and feed back into our consultation. If you are unable to attend the exhibition but would like to know more, please contact us on:

[newcitycourt@kandaconsulting.co.uk](mailto:newcitycourt@kandaconsulting.co.uk)  
[www.newcitycourt.com](http://www.newcitycourt.com)  
020 3900 3676

### Exhibition Details

Thursday 19 July 2018	13:00 – 19:30
Friday 20 July 2018	13:00 – 19:30
Saturday 21 July 2018	13:00 – 16:00

The exhibition will be held at:  
**The Bridge Suite, London Bridge Hotel, 8-18 London Bridge St, London, SE1 9SG**

The venue is wheelchair-accessible.

[www.newcitycourt.com](http://www.newcitycourt.com)



APPENDICES 2.3 - STAGE 1 PUBLIC ENGAGEMENT:  
NEWSPAPER ADVERTISEMENT

Newspaper advert printed in local newspapers promoting the Stage 1 Public Exhibitions on the proposals for New City Court.



New City Court

Great Portland Estates would like to invite you to a public exhibition on the proposed redevelopment of the site at St Thomas St, known as New City Court.

### New City Court

The proposal is to replace the existing outmoded buildings on the **New City Court** site with new office space, new independent shops and restaurants to complement Borough Market and Borough High Street, as well as creating a significant new public realm and improvements to the adjacent Borough High Street London Bridge Underground entrance. The existing listed buildings on site will be retained and enhanced to ensure they continue to make a positive contribution to the character of the area.

The public exhibition will provide you with the opportunity to meet the team, see and hear the vision for the site, and tell us your own views as to how the future of this important site should be shaped.

We are due to submit a planning application later this year. This public exhibition will therefore be a very important part of the process as we look to ensure that our vision meets with the needs and aspirations of the people who live and work in this vibrant part of London.

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 [newcitycourt@kandaconsulting.co.uk](mailto:newcitycourt@kandaconsulting.co.uk)  
 [www.newcitycourt.com](http://www.newcitycourt.com)  
 020 3900 3676

### Exhibition Details

Exhibition Dates	
Thursday 19 July 2018	13:00 – 19:30
Friday 20 July 2018	13:00 – 19:30
Saturday 21 July 2018	13:00 – 16:00

**Location**  
The Bridge Suite, London Bridge Hotel,  
8-18 London Bridge St, London, SE1 9SG  
The venue is wheelchair-accessible.



GREAT PORTLAND ESTATES





APPENDICES 2.4 - STAGE 1 PUBLIC ENGAGEMENT:  
PUBLIC EXHIBITION BOARDS

Exhibition boards presented at the Stage 1 Public Exhibition.

01

New City Court

Public Exhibition

GREAT PORTLAND ESTATES

Welcome to our Public Exhibition on the proposed redevelopment of the land and properties at 4-26 St Thomas Street, known as New City Court.

We propose replacing the existing properties with a new collection of buildings that provide more office space, new public space and new retail together with a new entrance/exit for London Bridge Underground station.

We want to hear the views of local people to ensure our scheme meets with your aspirations.

As you walk around the exhibition, please direct any comments or questions to members of the project team who will be happy to help. At the end of the exhibition we would encourage you to complete a feedback form.

CONTACT

To get in touch:

[newcitycourt@kandaconsulting.co.uk](mailto:newcitycourt@kandaconsulting.co.uk)

[www.newcitycourt.com](http://www.newcitycourt.com)

020 3900 3676





Proposed courtyard

Computer generated image for illustrative purposes only.

New City Court

July 2018

54

02

## The London Bridge, Borough & Bankside Opportunity Area

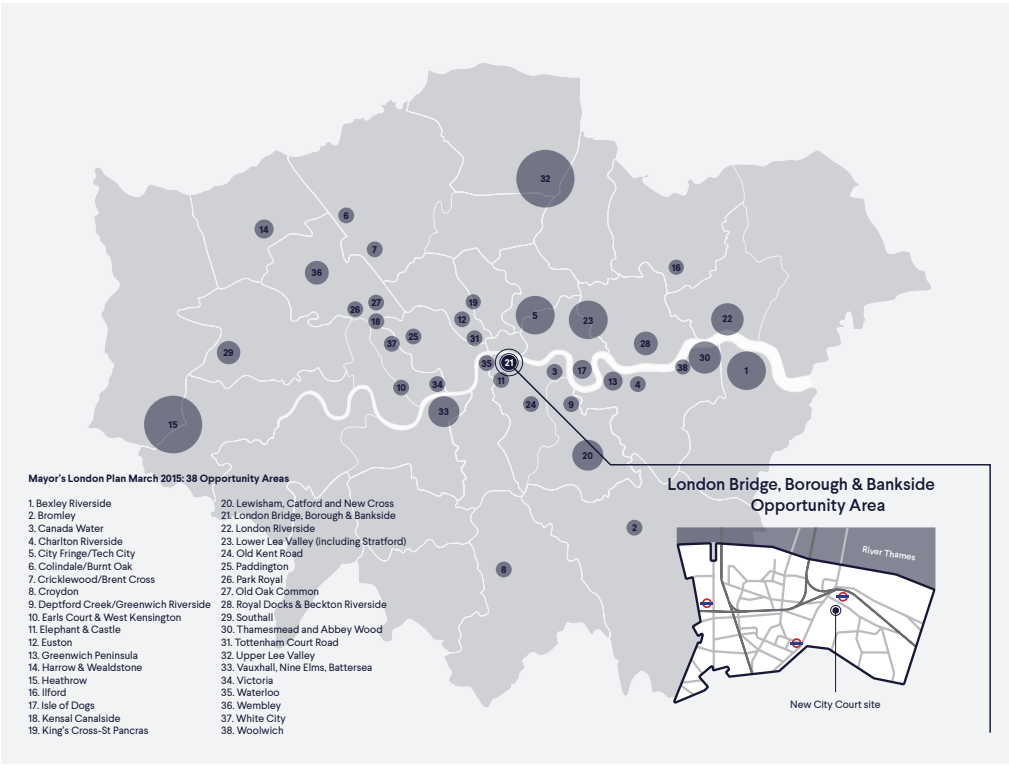
Over the 20 year period from 1997 to 2016, the number of jobs in London grew by 1.6 million, or 40%. The last 5 years of this period saw particularly focussed growth, accounting for 18% of this figure.

To protect London’s quality of life and to support a larger population, investment in mixed use development, high quality public spaces and transport infrastructure should all be considerations as planned improvements to the city.

London has limited opportunities for accommodating large scale development. Several suitable areas are identified in the Mayor’s London Plan March 2015: 38 Opportunity Areas. This includes the London Bridge, Borough & Bankside Opportunity Area, where New City Court is located.

Opportunity Areas are London’s major source of Brownfield Land, which have significant capacity for development – such as commercial use – and existing or potentially improved public transport access. Development of these areas is more sustainable than urban sprawl and protects London’s Green Belt.

### LONDON OPPORTUNITY AREAS



03

The Site History

LONDON BRIDGE HISTORY

The area has enjoyed a prominent position in the story of London's development as London Bridge was the first bridge to be built across the Thames by the Romans.

By the 19th Century ships from across the world came to trade in the area, bringing great prosperity to London. At this time coaching inns became integral to the urban fabric of the London Bridge area.

London Bridge station was opened as the London Station on 14 December 1836 just south of the river Thames on Tooley Street, making it the first London railway terminal.

During the 1950s the area started to lose its importance as a destination for waterborne trade. Containers were unloaded directly onto trucks thereby rendering watermen, light men, dockworkers and warehousing obsolete.

The warehouses and port buildings that had not been destroyed in the Blitz fell silent.

THE SITE

Historical records show a mix of former uses for the New City Court site including a church and burial site and a coaching inn with stable-yard. Throughout history openings into and routes through the site became a recurring characteristic of the site's arrangement.

Records from 1881 documented the demise of the yards as the coaching inn functions became redundant with the arrival of the railway at London Bridge. Despite calls for preservation, the yards were subject to substantial clearance and ceased to function as destinations in their own right.

Over time the nature and use of King's Head Yard has changed and today it provides little more than a service route for the site and other buildings along it.

The building footprint of the early 1980s office block has removed usable outdoor spaces and closed off historic routes into and across the site.

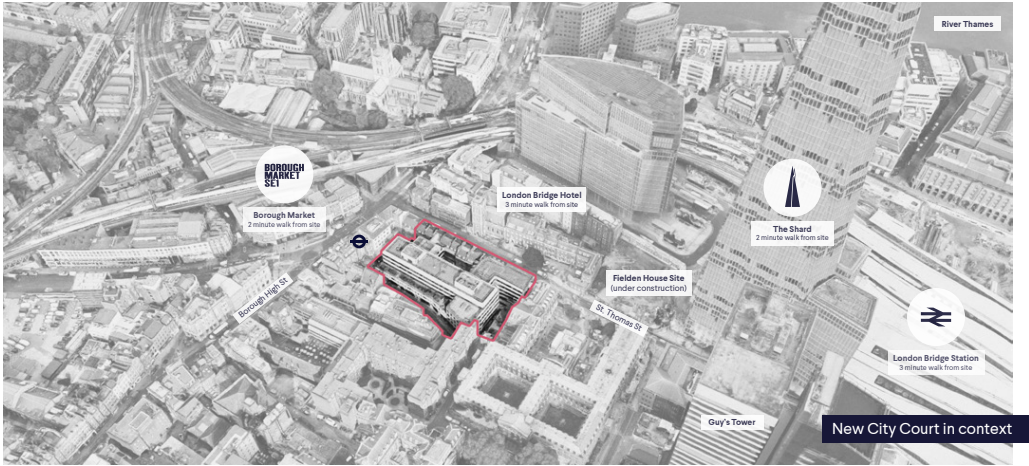
Our proposal for the site includes improving the yard arrangement and to improve the accessibility of the site.



Photograph of King's Head Yard (1881)



04  
The Site



THE SITE IN CONTEXT

The New City Court site sits at the heart of the London Bridge, Borough and Bankside Opportunity Area. It is within close proximity of London Bridge Station, supporting the Jubilee Line and Northern Line and the National Rail Services.

The local area includes key landmarks and destinations, such as the Shard and Borough Market, promoting a strong footfall to the area and a need to develop accessible public routes through it.

THE EXISTING CONDITION

Whilst referred to as the New City Court Development, the current site is composed of 10 separate buildings that were linked as part of the site's redevelopment in the late 1980s.

The majority of the site is taken up by the early 1980s style office block at no.20 St Thomas Street. The late 20th century building is incompatible with the site's early 19th Century St Thomas Street Georgian terraces.

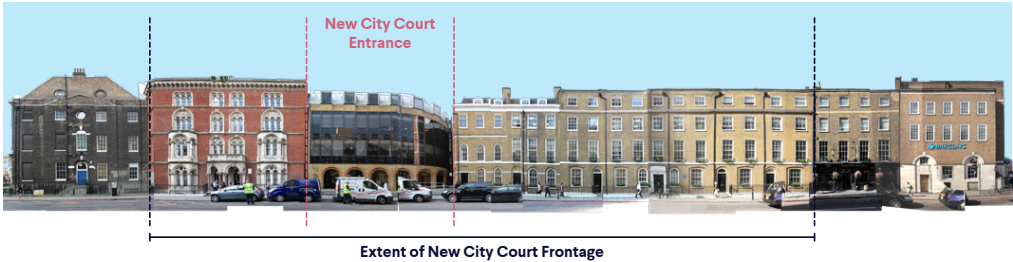
NEW CITY COURT EXISTING CONDITION



05

The Opportunity

ST THOMAS ST FAÇADE



The New City Court site allows us to extend the benefits of the Station along St Thomas St to Borough High St.

Our architects have established that the site also provides a great opportunity to address other issues such as the lack of high quality public space and the lack of non-food and beverage retail in the area. A number of major public transport facilities are also located within the surrounding area of the site. The proposal will improve existing access to these.

Approx. 530 local adults were interviewed, split across the following groups; 190 local residents, 140 local employees, 200 visitors to the areas. The research conducted by ComRes echoed earlier views of the architects showing that there is a lack of retail and public space in the area, and a desire to improve the transport hubs.

As a result of the research conducted by the architects and ComRes, we established 3 core development principles:

- Improve transport connectivity
- Provide new retail/commercial space
- Reinstating generous public space

In November 2017, ComRes, on behalf of Great Portland Estates carried out the London Bridge Area Poll, with the aim of understanding the local population and user group's attitudes towards the London Bridge area and amenities currently available.

RESEARCH FINDINGS



Over **30%** of business decision makers are **dissatisfied with the flow of people and congestion.**



Only **30%** of respondents **feel that London Bridge is a good place to shop.**



Around **half** of local adults **would value having more public spaces in the area.**



06

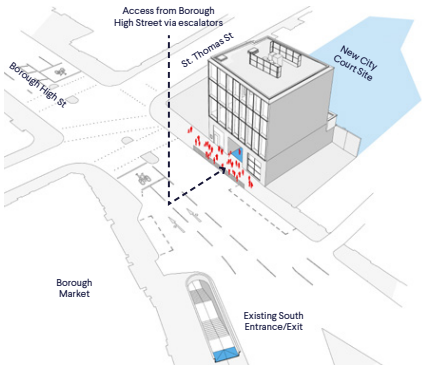
Transport Connectivity

THE LONDON BRIDGE UNDERGROUND ENTRANCE/EXIT

The junction in front of the London Bridge Underground station entrance/exit on Borough High Street (located at the west end of the site) has one of the Capital's worst pedestrian accident statistics.

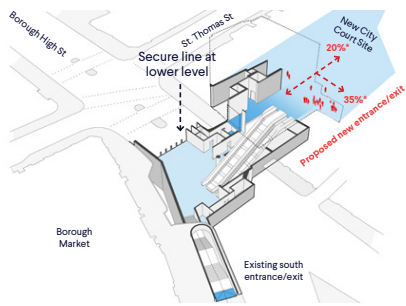
In addition, the tube entrance suffers from severe overcrowding during peak times. Pedestrian studies have indicated that the existing entrance/exit's arrangement does not efficiently support customer use.

20% of current LUL customers flow from the London Bridge Underground station entrance/exit on Borough High Street towards the east of the site including the hospital campus and the Shard. A further 35% of foot fall is directed south along Borough High Street.\*



OUR PROPOSAL

The development of the New City Court site will improve the existing condition of the London Bridge Underground entrance/exit on Borough High Street. The Transport for London/London Underground Limited supported proposal is to open-up the rear of the existing entrance/exit ground level to provide a new exit directly onto the new public square included as part of our scheme. The new entrance/exit into the new courtyard will mean that 35% of users heading south can now emerge from the new station entrance through the historic yards, further relieving pressure on Borough High Street.



\*figures from Space Syntax Survey



07

Retail

INSUFFICIENT RETAIL IN THE AREA

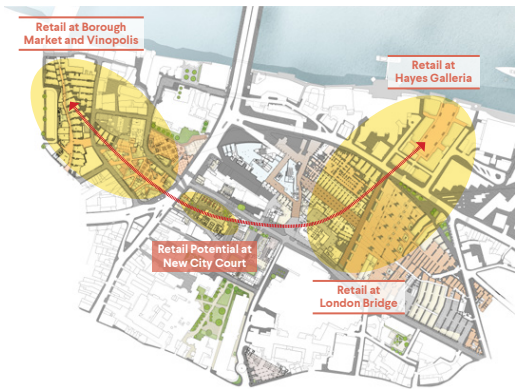
Our research has identified a 'horseshoe' of retail space available in the wider London Bridge area. The existing New City Court site, currently having no retail, breaks the local retail offer and does not acknowledge or support the large numbers and range of weekday and weekend visitors to the area.

Early consultation with the London Borough of Southwark established St. Thomas Street as the missing link within the retail offer spanning from Hayes Galleria via the redeveloped station and onto Borough Market and the Vinopolis site to the west.

OUR PROPOSAL

The development of the New City Court site provides an opportunity to complete the retail 'horseshoe' of the local area.

With the changing character of London Bridge, with the influx of large commercial occupiers, the New City Court development is envisaged as a curated retail environment with "independent" food and drink offerings. Set over two to three levels and contained both within the proposed new building and historic town houses, there is an opportunity to create an active and diverse offer that responds to the range of weekday and weekend visitors to the area.



08

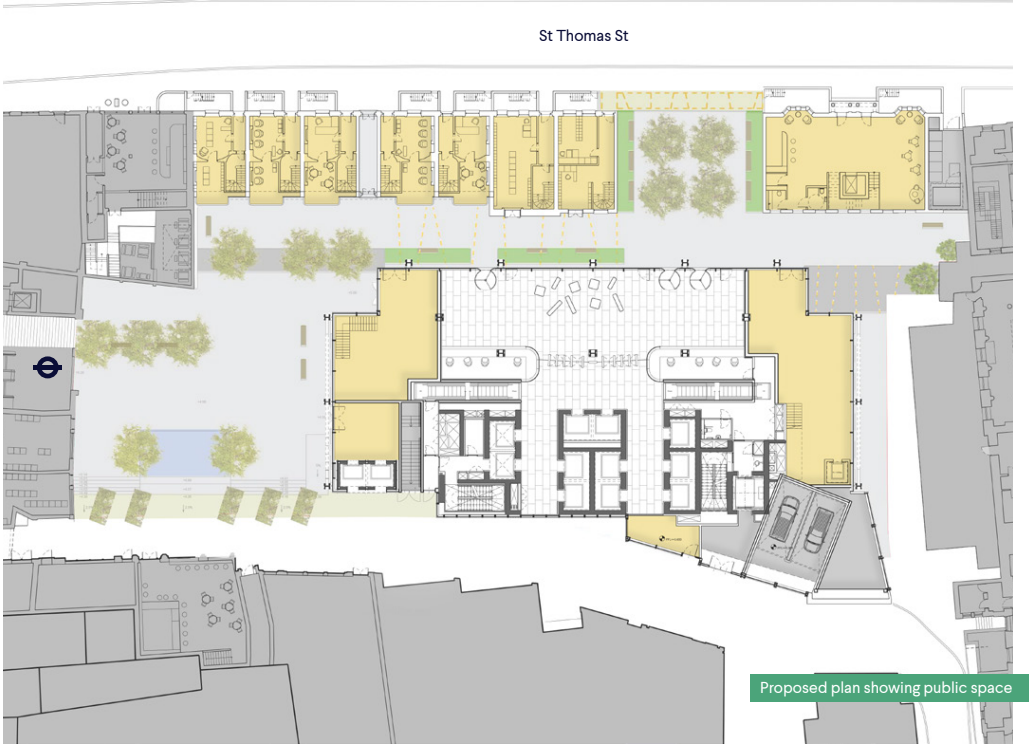
Public Space

THE LACK OF HIGH QUALITY PUBLIC SPACE

Our research has identified a lack of quality public spaces in the wider London Bridge area. The grounds of Southwark Cathedral, now closed to the general public, are some 5 minutes walk from site, whilst the gardens surrounding City Hall are almost 15 minutes walk from the New City Court Site. The London Bridge Area poll suggests a local interest in high quality recreational space.

OUR PROPOSAL

From the project's inception, the focus has been on how the site and redevelopment could enhance this area of Southwark. Our proposal unlocks the regeneration of the underutilised historic yards in turn providing generous and accessible new public spaces and routes through the site, linking to the yards and routes to the south.



09

Public Space: Courtyard

As part of our proposals we are intending to reinstate lost public space through the creation of a new public courtyard. The courtyard is intended to echo the feel of the old yards whilst providing a valued public open space.

The proposed courtyard will be open to the public 24 hours a day. Great Portland Estates will employ site security to prevent the occurrence of anti-social behaviour in the area.

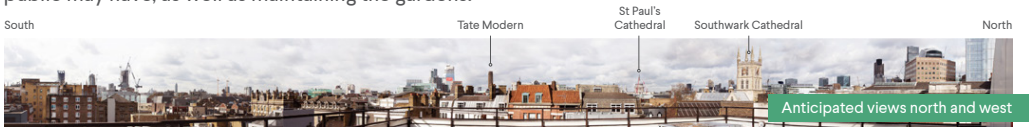


10

Public Space: Elevated Gardens

As part of the development we propose creating a new elevated garden with views looking out across London. In addition to an interesting and varied planing scheme the area will accommodate an accessible open space and bar area. The gardens will be fully accessible to the public, free of charge, and will be managed by full time local gardeners who will be on hand to answer any questions members of the public may have, as well as maintaining the gardens.

We are currently exploring options for the types of plants for the gardens and potential uses for the accessible public space.



11

Architectural Character

Our architects have carried out extensive research into the local vernacular of the site's immediate context and the wider London Bridge area.

Warehouses and bridges and their characteristic features and details were identified in the local area and have informed the proportions and materiality of our proposals for the New City Court site.

In addition, the architectural character of historic buildings of the site and the local area were studied to draw references of the rich local history into the fabric of the proposals.

The proposals will be of an exemplary design, using high quality materials.

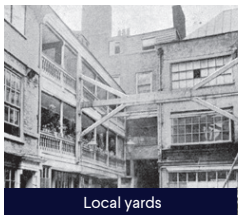
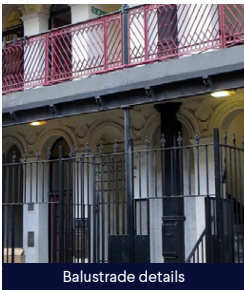
WAREHOUSES



BRIDGES



LOCAL CHARACTER



12

## A New Office Building for Southwark

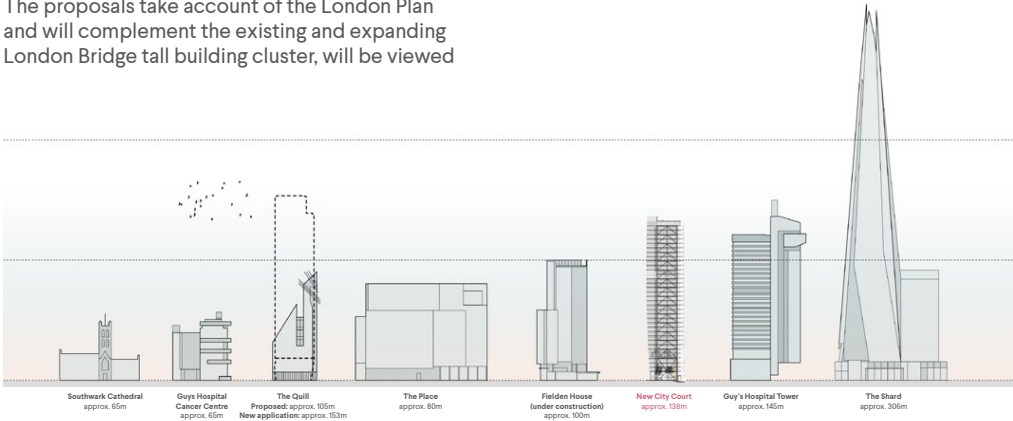
St Thomas Street and the wider London Bridge opportunity area plays host to a number of tall buildings such as the Shard and Guy's and St Thomas' Tower. As part of our proposal we intend to construct a 138m purpose built office block, this is an equivalent height to Guys Tower adjacent to our site.

The height of our proposed office building would provide high quality employment space in the area as well as new public space, in the form of the courtyard and the gardens, and a new London Bridge Underground station entrance/exit.

The proposals take account of the London Plan and will complement the existing and expanding London Bridge tall building cluster, will be viewed

in this tall building context and will make a positive contribution to the London skyline.

The impact on key strategic views set out within the London View Management Framework has been carefully considered. A detailed Townscape, Heritage and Visual Impact Study assessing each of these strategic views, alongside important local views will be submitted with the planning application. Further technical studies to ensure no detrimental impact on wind, overshadowing and solar glare are also being undertaken.



13

A New Office Building for Southwark

The new building is comprised of 31 storeys of office space set above three levels of retail and the double height garden space. The building will provide approx. 345,000 sqft of employment space. In addition to the employment space the building will also provide a number of retail units on the ground floor, a 'Hub', space which will be made available to the local business community for hire, and elevated public gardens with views across Southwark and London.



TED is copyright and shown for illustrative purposes only, it does not indicate endorsement of the scheme



14

## Enhancing the Georgian Terrace & Keats House

We understand that the Georgian Terraces and Keats House play an important role in the architectural and cultural heritage of the London Bridge area. We are proposing to enhance the existing buildings through the retention and renovation of the façades and renovating the internal layout of the buildings, making them fit for purpose as modern retail units and office facilities. The refurbished and enhanced Georgian Terraces will provide some affordable office space for local businesses.



Sqft of  
office space



Sqft of  
retail space



15

Servicing Strategy

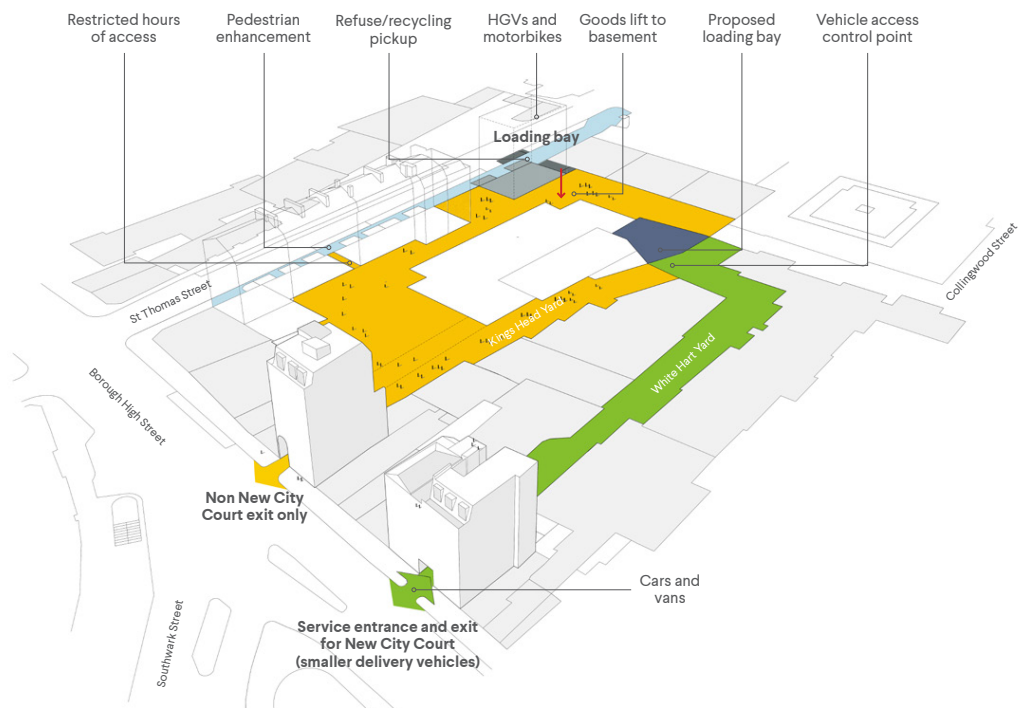
A comprehensive servicing strategy has been devised to support the uses proposed for the New City Court site.

The proposed arrangement is currently for smaller delivery vehicles to access the site via White Hart Yard. These roads currently experience low levels of traffic and the addition of the proposed development's service vehicles can easily be

accommodated on the highway network. Given the physical constraints of accessing the yards the proposed arrangement is for HGVs to stop on St Thomas Street, as is the existing condition, in addition to motor cycle couriers.

In addition, extensive cycling provision/support facilities are proposed to support workers in the proposed office space.

SERVICING PLAN



EXTENSIVE LONG STAY OFFICE CYCLING PROVISION/SUPPORT FACILITIES

		
	Occupants : Cycle Storage	Occupants : Showers
New City Court	3.9 : 1	59 : 1



16

## Heritage Preservation & Enhancement

Our proposals respond to the history and heritage assets of the site whilst bring significant public benefits for the local community and visitors to the London Bridge Area.

Below are our commitments to heritage preservation and enhancement of the site.

### REGENERATION

- Opportunity to replace the outmoded office building of little architectural merit with a new commercial building and extensive public realm of exemplary quality, which adds to the character and consistency of the Conservation Area and strengthens and complements its historic character.

### IMPROVEMENTS TO LISTED BUILDINGS AND ENHANCEMENT OF THE CONSERVATION AREA

- Proposals will retain, reinstate and enhance the existing Georgian terrace
- Works include; sensitive reconstruction of Keats House, reactivating entrances currently boarded up, reinstating historic passageways through to the rear of the terraces, reinstating historic floorplans within the terraces and reinstating rear façades to the terraces that mirror the historic plan and remove the 1980s interventions.
- Creation of double fronted retail units to provide retail access from St Thomas Street and the courtyard, reactivating this section of St Thomas Street.
- Opportunity to improve setting of adjacent listed buildings, including The Old King's Head, creating greater public appreciation of this listed building in views from newly created vantage points within the proposed public realm.

### NEW ENHANCED AND ACCESSIBLE PUBLIC REALM

- The current building occupies the entire footprint of the site. The proposals seek to create a significant quantum of new public realm accessible from St Thomas Street, the yards and from a new entrance leading directly into the new public realm, from the London Bridge Underground station on Borough High Street.
- The public realm will create new opportunities for permeability through the Site alongside vibrant open spaces activated by retail uses.

### EMPLOYMENT AND ENTERPRISE OPPORTUNITY

- Employment floorspace anticipated to deliver a total of circa 3,800 permanent jobs.
- Indirect positive benefits across the London Bridge area as a result of increased local spend of users and occupiers of the site.
- Opportunities for floorspace to accommodate new start-up businesses.
- Proposals include a dedicated business hub space provided over two floors, comprising a 150-fixed seat auditorium with associated facilities and external terraces.

### ENHANCED PUBLIC GARDEN

- In addition to the street level public realm, a publicly accessible elevated garden is proposed at fourth floor. It will be fully accessible and maintained by the building owner.
- The elevated garden will be arranged across an entire floorplate with double-storey proportions (approximately 6m floor to ceiling height). It will be activated by high-quality and varied botanical planting and complemented by a café/bar offer to provide amenity for visitors.
- To ensure the planting thrives and the space can be enjoyed throughout the year, the garden will be semi-enclosed by a louvered façade that will automatically open or close to adjust the microclimate.
- The garden will be independently accessed from the new public realm by dedicated lifts.
- The garden will be visible from street level, presenting a strong visual link with the local area, while also facilitating long city views across the borough from its elevated location.
- The garden will be fully publicly accessible, it will not require a ticket or pre-booking system to access.

### EMPLOYMENT AND ENTERPRISE OPPORTUNITY

- The current access is from a narrow footway on Borough High Street which creates a number of congestion issues.
- The improved access point would link directly into the new public realm providing a significantly enhanced point of arrival and departure for users of the network alongside a new permeable route to the station for pedestrians using the yards or St Thomas Street. The new configuration has been discussed with and is supported by LUL.



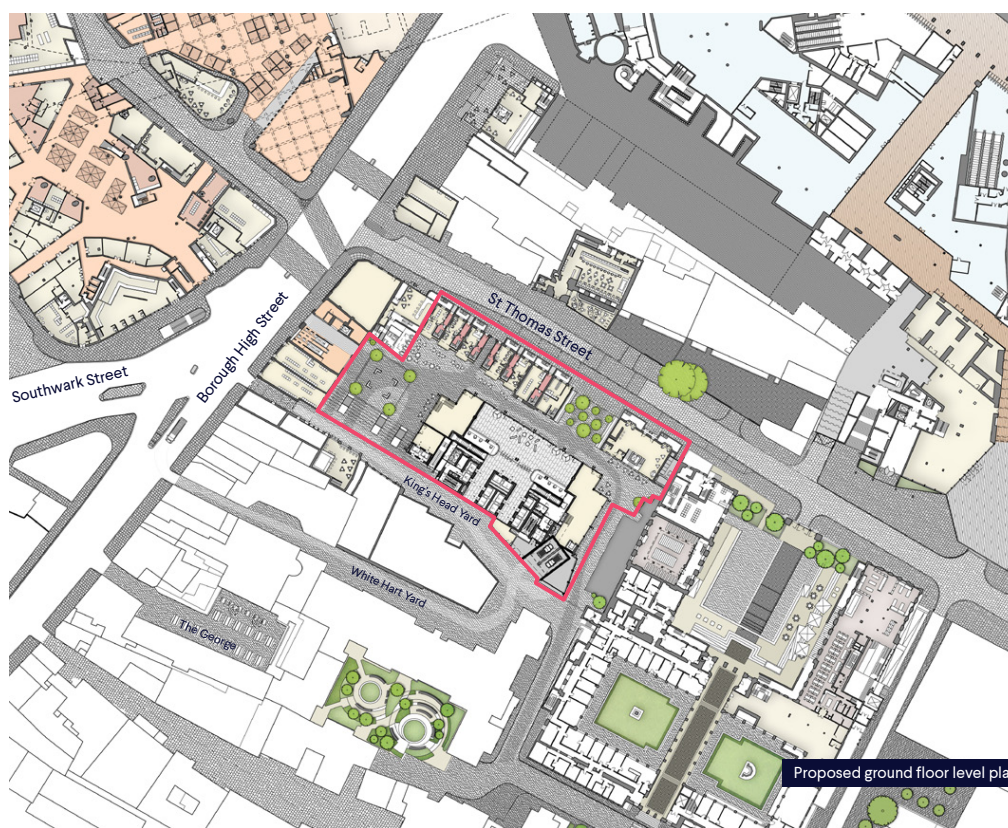
17

## Summary of Proposals

Improvements to the existing **London Bridge Underground station entrance/exit** on Borough High Street, including a **new opening on the building's east side, onto a new generous courtyard**, to improve pedestrian flow.

Approximately **24,800 sqft proposed retail space** and **340,000 sqft proposed commercial space** through **enhancing the existing Georgian era terrace** on site and in the proposed new building.

Reinstate the lost **public space** of the site, with approximately **20,400 sqft of public space**, made up of **14,000 sqft outdoor recreational space** and **6,500 sqft elevated gardens** in the proposed new building.





**New City Court**  
Public Exhibition

GREAT  
PORTLAND  
ESTATES



**New City Court**

NEXT STEPS

Over the coming months we will further develop our proposals taking into account suggestions made by the public and other stakeholders into the design of our scheme.

After the summer we will be coming back with our final proposed plans for you to comment on before we submit our planning application to the London Borough of Southwark.

Should we gain planning permission from the local authority construction could commence in 2022.

We hope that you have found this exhibition informative and we hope that you will fill in a feedback form to give us your views on the project.

NEW CITY COURT  
JULY 2018



APPENDICES 2.5 - STAGE 1 PUBLIC ENGAGEMENT: FEEDBACK FORM

Feedback form used during Stage 1 of public engagement to capture feedback on the proposals for New City Court.

New City Court | Public Exhibition

July 2018

FEEDBACK FORM

We would be grateful if you could take a few moments to provide your views on the proposals for New City Court. If you have any questions, or would like assistance, please ask a member of the team.

CONTACT DETAILS

Name

Address

Postcode

Telephone

Email

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated please tick this box ☐

Please provide your views on the following statements by ticking the relevant box. Space for additional comments is provided overleaf.

1. I welcome the opportunity to be consulted on these proposals

☐ Generally agree

☐ Somewhat agree

☐ No view

☐ Somewhat disagree

☐ Generally disagree

2. The current building is outdated and in need of modernisation

☐ Generally agree

☐ Somewhat agree

☐ No view

☐ Somewhat disagree

☐ Generally disagree

3. I support the design of the proposals

☐ Generally agree

☐ Somewhat agree

☐ No view

☐ Somewhat disagree

☐ Generally disagree

4. I support the creation of a new public space

☐ Generally agree

☐ Somewhat agree

☐ No view

☐ Somewhat disagree

☐ Generally disagree



5. I support the creation of more office space for the area

☐ Generally agree

☐ Somewhat agree

☐ No view

☐ Somewhat disagree

☐ Generally disagree

6. I support the creation of the elevated gardens

☐ Generally agree

☐ Somewhat agree

☐ No view

☐ Somewhat disagree

☐ Generally disagree

7. Please let us know if you have any additional views on the proposals

Please hand your completed form to a member of the team or you can send it back to us via post or email by 2<sup>nd</sup> August 2018, at:

**Kanda Consulting**  
69 - 85 Tabernacle Street London  
EC2A 4BD  
newcitycourt@kandaconsulting.co.uk  
020 3900 3676





Q

Great Portland Estates is committed to delivering a scheme which is characteristic for the local area and brings benefit to the local community. We are looking to develop our proposals further to ensure that NewCity Court responds to local aspirations for retail, commercial and public space.

We have some ideas for how these spaces may look and feel. See here our ideas we have been exploring for the site and let us know your preference by placing a sticker on your preferred choice.

If you have any other suggestions for retail, office and public realm uses/features, please let us know on a New City Court feedback form.

## A photograph of the interior of a restaurant. The space is divided into several sections. On the left, there is a long wooden table with dark chairs, and a bar area with stools. In the center, a large display case filled with various items, possibly books or small gifts, is visible. The right side of the image shows a large, dark wooden table with a white tablecloth, and a large display case filled with various items, possibly books or small gifts. The overall atmosphere is warm and inviting, with wooden walls and furniture.

With meals you can't wait to eat as part of the retail grocery diet.

## Gifting

## Food and Coffee

## Barber Shops/Hairdressers

## PUBLIC REALM FEATURES

## A group of people, including children and adults, are sitting on a long, dark-colored bench outdoors. They are in a sunny, open area with a large, leafy green tree in the foreground. In the background, there is a modern building with large windows and a glass facade. The scene is bright and clear, suggesting a pleasant day.

## A photograph showing a low-level planting bed with green foliage and purple flowers in front of a building. The text "Low Level Planting" is overlaid on the image.

## OFFICE SPACE

Larger Trees

What public amenities did you see and how many? How many City Count?

A photograph showing a series of concrete steps or a low wall with water cascading over it, creating a series of small waterfalls. The water is white and frothy as it falls. The concrete is a light grey color. The background is a soft, out-of-focus green, suggesting a park or natural setting.

## A photograph of a modern, open-plan office space. In the foreground, a woman in a dark dress stands with her back to the camera, looking towards a man in a white shirt who is standing and talking to another man in a white shirt. They are in a central area with large, round, gold-colored pendant lights hanging from the ceiling. In the background, there are several desks with people working. The office has a high ceiling with exposed ductwork and a mix of modern and industrial decor.

**New City Court**  
July 2018



## APPENDICES 3.1 - STAGE 2 PUBLIC ENGAGEMENT: GENERAL INVITATION TO STAKEHOLDERS

Letter to stakeholders inviting them to the Stage 2 Public Exhibition on the proposals for New City Court.



02/10/2018

Dear [REDACTED],

### INVITATION TO THE NEW CITY COURT PUBLIC EXHIBITION – 12<sup>th</sup> and 13<sup>th</sup> October 2018

Great Portland Estates plc (GPE) would like to invite you to a public exhibition on the proposed redevelopment of the site at 4 - 26 St. Thomas Street, known as New City Court.

There is an opportunity to replace the existing outmoded buildings on the New City Court site with a new office space, a new retail offer, as well as creating significant new public space and improvements to the adjacent London Bridge Underground entrance. The existing listed buildings on site will be retained and enhanced to conserve the significance of these heritage assets and ensure they continue to make a positive contribution to the character of the area.

Since our last public consultation in July 2018, we have been working closely with architects Allford Hall Monaghan Morris (AHMM) to take into account the views expressed by the public and other stakeholders in July, developing our plans towards a final proposal.

The public exhibition will provide you with the opportunity to meet the team, see our vision for the site, and tell us your own views about how the future of this important site should be shaped.

We will be holding our second public exhibition at **The Shakespeare Suite, London Bridge Hotel, 8-18 London Bridge St, London SE1 9SG on 12<sup>th</sup> October 2018 from 3pm to 6.30pm and 13<sup>th</sup> October from 12pm to 3pm**

We are due to submit a planning application later this year. This public exhibition will therefore be a very important part of the process as we look to ensure that our vision meets with the needs and aspirations of the people who live and work in this vibrant part of London.

If you are unable to attend the exhibition but would like to be kept informed or if you have any questions, please contact Jacob Lister at Kanda (email: [REDACTED], phone: [REDACTED])

We very much look forward to a constructive and open dialogue with you on our proposals.

Yours sincerely,

**James Shipton**

Development Manager

APPENDICES 3.2 - STAGE 2 PUBLIC ENGAGEMENT:  
FLYER INVITATION TO LOCAL ADDRESSES

Flyer sent to over 1,300 local addresses inviting the general public to the Stage 2 Public Exhibition on the proposals for New City Court.



### New City Court

Great Portland Estates PLC is proposing the redevelopment of the New City Court site with new office space, including affordable office space, independent shops and restaurants to complement Borough Market and Borough High Street, as well as creating significant new public realm and improvements to the adjacent Borough High Street London Bridge Underground entrance/exit. The existing listed buildings on site will be retained and enhanced to ensure they continue to make a positive contribution to the character of the area.

In July 2018 we welcomed feedback on our proposals for the New City Court site at our first public exhibition on the scheme. This month, we invite you to see how we have responded to your comments and revisions made to the scheme's design.

The public exhibition will provide you with the opportunity to meet the team, to see the updated proposals for the site in an all-new virtual experience, and to tell us your views on the proposals prior to submitting a planning application to Southwark Council later this year. This public exhibition will therefore be an important part of the process as we look to ensure that our vision meets the needs and aspirations of the people who live and work in this vibrant part of London.

If you are unable to attend the exhibition but would like to know more, you can visit our website or contact us on the details below:

[newcitycourt@kandaconsulting.co.uk](mailto:newcitycourt@kandaconsulting.co.uk)

[www.newcitycourt.com](http://www.newcitycourt.com)

020 3900 3676

### Exhibition Details

**Friday 12 October 2018** 15:00 – 18:30  
**Saturday 13 October 2018** 12:00 – 15:00

The exhibition will be held at:  
**The Shakespeare Suite,  
London Bridge Hotel,  
8-18 London Bridge St,  
London SE1 9SG**

The venue is wheelchair-accessible.

[www.newcitycourt.com](http://www.newcitycourt.com)



APPENDICES 3.3 - STAGE 2 PUBLIC ENGAGEMENT:  
NEWSPAPER ADVERTISEMENT

Newspaper advert printed in local newspapers promoting the Stage 2 Public Exhibitions on the proposals for New City Court.



**Great Portland Estates PLC would like to invite you to the second public exhibition on the proposed redevelopment of the land and properties at 4-26 St. Thomas Street, known as New City Court.**

### New City Court

Great Portland Estates PLC is proposing the redevelopment of the New City Court site with new office space, including affordable office space, independent shops and restaurants to complement Borough Market and Borough High Street, as well as creating significant new public realm and improvements to the adjacent Borough High Street London Bridge Underground entrance/exit. The existing listed buildings on site will be retained and enhanced to ensure they continue to make a positive contribution to the character of the area.

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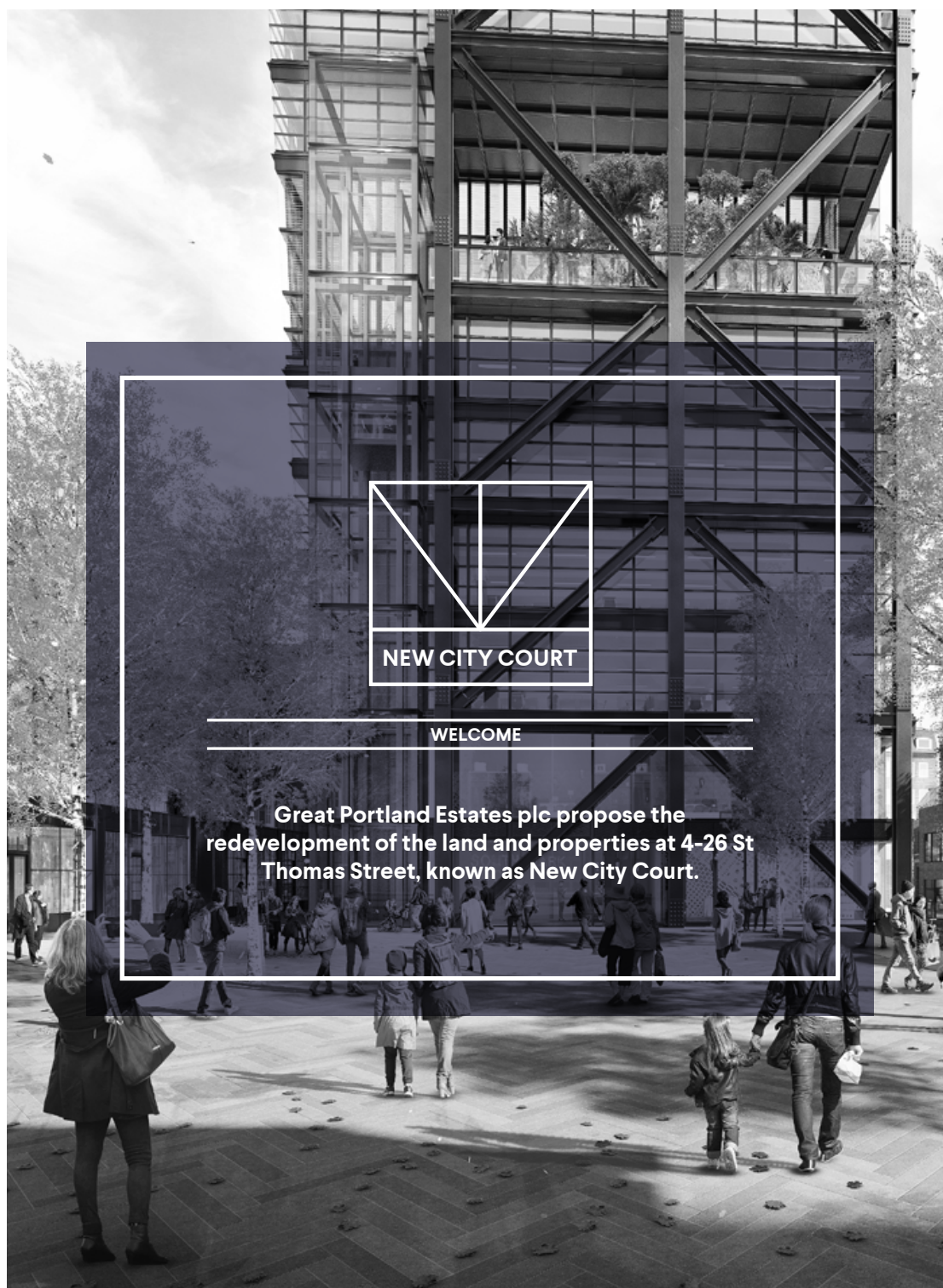
### Exhibition Details

Exhibition Dates		Location
Friday 12 October 2018	15:00 – 18:30	The Shakespeare Suite, London Bridge Hotel, 8-18 London Bridge St, London SE19SG The venue is wheelchair-accessible.
Saturday 13 October 2018	12:00 – 15:00	



## APPENDICES 3.4 - STAGE 2 PUBLIC ENGAGEMENT: PUBLIC EXHIBITION BOARDS

Exhibition boards presented at the Stage 2 Public Exhibition.



New City Court  
October 2018





New City Court  
October 2018

View of the proposals from London Bridge

Computer generated image for illustrative purposes only



01

Introduction

Great Portland Estates plc (GPE) propose redeveloping the existing land and properties at 4-26 St Thomas Street, known as New City Court, with a new collection of buildings that provide more office space, new public space and new retail together with a new entrance/exit for London Bridge Underground Station.

This is the second stage of our public consultation, following our first public exhibition in July on our emerging design.

This exhibition shows our proposed final designs for submission to the London Borough of Southwark.

We want to hear the views of local people to ensure our scheme meets with your aspirations for the area. As you walk around the exhibition please direct any comments or questions to members of the project team who will be happy to help. At the end of the exhibition we would encourage you to complete a feedback form.

CONTACT

 [newcitycourt@kandaconsulting.co.uk](mailto:newcitycourt@kandaconsulting.co.uk)

 020 3900 3676

 [www.newcitycourt.com](http://www.newcitycourt.com)



02

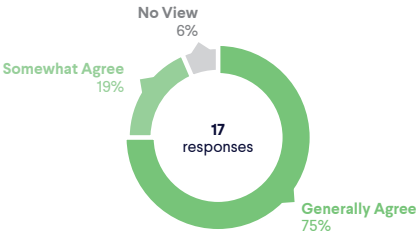
## What We've Heard So Far

In July 2018 we held our first stage of public consultation where we consulted residents and community groups on our emerging plans for the site.

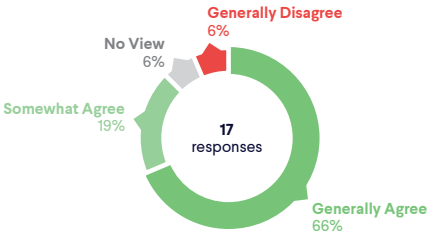
Over the course of four days approximately 200 people attended our public events in Guys and St Thomas Hospital and the London Bridge Hotel, providing us with useful feedback on our emerging plans.

At the public exhibitions we asked members of the public to fill in a short feedback form giving their views on the consultation. The pie charts below show the responses to the questions posed in the feedback form:

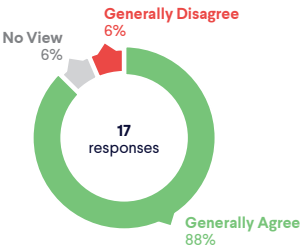
'The current building is outdated and in need of modernisation.'



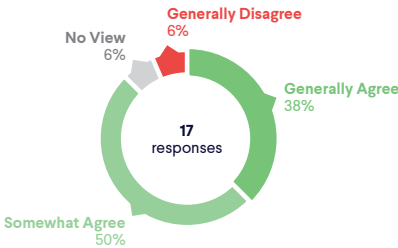
'I support the design of the proposals'



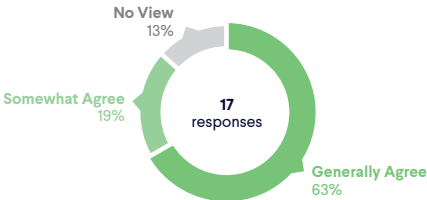
'I support the creation of a new public space'



'I support the creation of more office space in the area'



'I support the creation of the elevated gardens.'



03

## The London Bridge, Borough & Bankside Opportunity Area

Over the 20-year period from 1997 to 2016, the number of jobs in London grew by 1.6 million, or 40%. The last 5 years of this period saw particularly focussed growth, accounting for 18% of this figure.

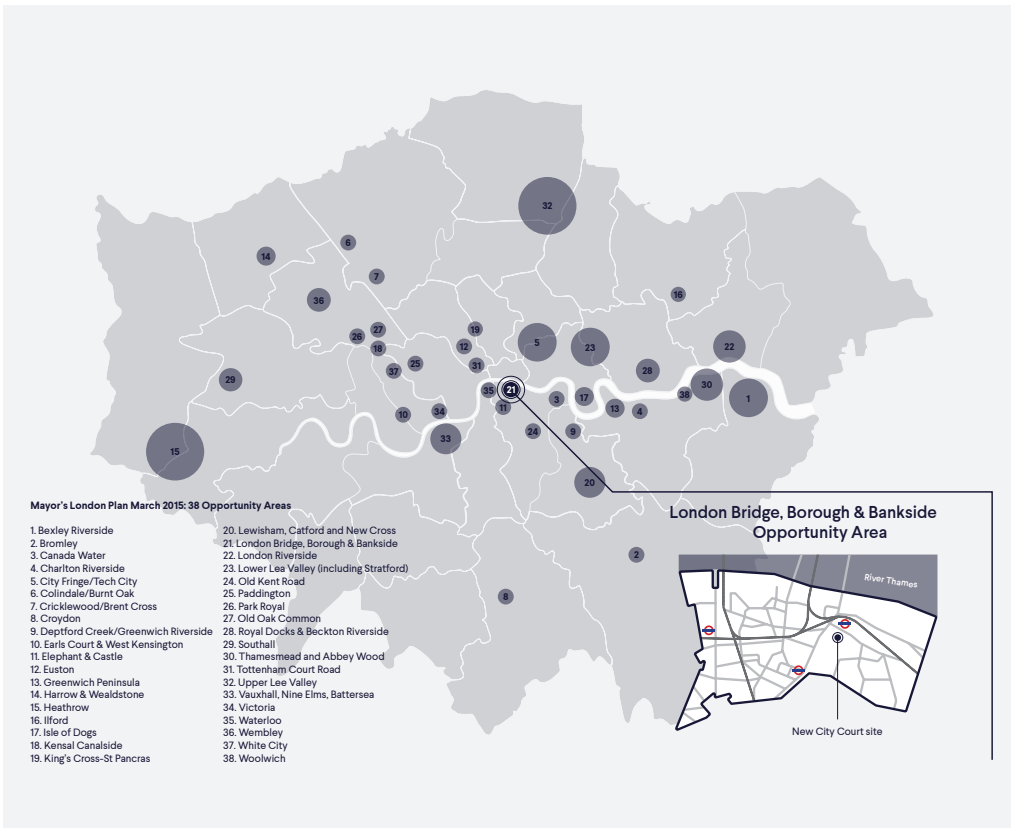
To protect London's quality of life, and to support a larger population, investment in mixed-use development, high quality public spaces and transport infrastructure should all be considerations for planned improvements to the city.

London has limited opportunities for accommodating large scale development. Several suitable areas are identified in the Mayor's London

Plan March 2015: 38 Opportunity Areas. This includes the London Bridge, Borough & Bankside Opportunity Area, where New City Court is located.

Opportunity Areas are London's major source of Brownfield Land, which have significant capacity for development – such as commercial use – and existing or potentially improved public transport access. Optimising development within these areas is more sustainable than urban sprawl and protects London's Green Belt.

### LONDON'S OPPORTUNITY AREAS



04

## The Site History

### LONDON BRIDGE HISTORY

The area has enjoyed a prominent position in the story of London's development as London Bridge was the first bridge to be built across the Thames by the Romans.

By the 19th Century ships from across the world came to trade in the area, bringing great prosperity to London. Coaching inns had been integral to the urban fabric up until this point (not since the 19th Century). London Bridge station was opened as the London Station on 14th December 1836 just south of the river Thames on Tooley Street, making it the first London railway terminal.

During the 1950s the area started to lose its importance as a destination for waterborne trade. Containers were unloaded directly onto trucks thereby rendering watermen, light men, dockworkers and warehousing obsolete.

The warehouses and port buildings that had not been destroyed in the Blitz fell silent.

### THE SITE

Historical records show a mix of former uses for the New City Court site including a church and burial site and a coaching inn with stable-yard. Throughout history, openings within and routes through the site were a recurring characteristic of the site's arrangement.

Records from 1881 documented the demise of the yards as the coaching inn functions became redundant with the arrival of the railway at London Bridge. Despite calls for preservation, the yards were subject to substantial clearance and ceased to function as destinations in their own right.

Over time the nature and use of King's Head Yard has changed and today it provides little more than a service route for the site and other buildings along it.

The building footprint of the early 1980s office block has removed usable outdoor spaces and closed off historic routes into and across the site.

Our proposal for the site includes improving the yard arrangement and to improve the accessibility of the site.



Photograph of King's Head Yard (1881)



05

The Site



THE SITE IN CONTEXT

The New City Court site sits at the heart of the London Bridge, Borough and Bankside Opportunity Area. It is within close proximity of London Bridge Station, supporting the Jubilee Line and Northern Line and the National Rail Services.

The local area includes key landmarks and destinations, such as the Shard and Borough Market, promoting a strong footfall to the area and a need to develop accessible public routes through it.

THE EXISTING CONDITION

Whilst referred to as the New City Court development, the current site is composed of ten separate buildings that were linked as part of the site's redevelopment in the late 1980s.

The majority of the site is taken up by the early 1980s office block at no.20 St Thomas Street. The late 20th century building is incompatible with the site's early 19th Century St Thomas Street Georgian terraces.

NEW CITY COURT EXISTING CONDITION



06

## The Georgian Terrace



The iconic Georgian terraces that line the entrance to St Thomas Street were originally built by Guys and St Thomas's Hospital to house the doctors who worked in the hospital.

Our analysis of the Grade II listed Georgian terraces, together with historical drawings from the 1980s redevelopment, has identified that these buildings' internal layout and some exterior features have been largely altered/rebuilt in the 1980s.

Little original fabric other than the St Thomas Street façade remain. The internal layouts of the properties have been significantly altered, blocking off most of the doors that lead onto St Thomas Street, and creating a new front door onto St Thomas Street where there was originally a passage through to

the yards. The models on display show in orange the elements of the Georgian terraces that were reconstructed in the 1980s.

As part of our proposals we intend to refurbish the existing properties reinstating the doors facing onto St Thomas' Street, and re-establishing some of the original internal layouts of the buildings.

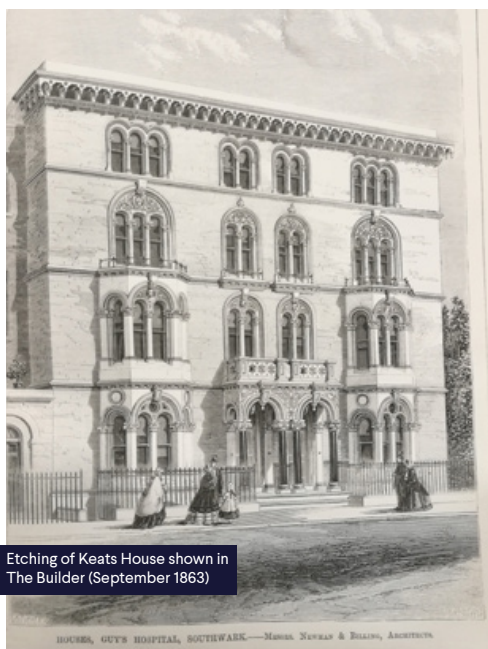
We also intend to remove the 1980s extension block adjoining to the south and rebuild the rear of the properties with a more sympathetic London stock brick akin with the original buildings that reflects the original architecture of the front of the buildings. We propose new active shop frontages at the rear of the Georgian terrace, at ground floor level.



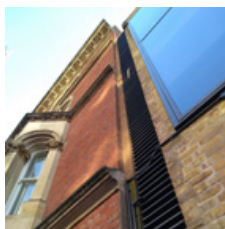
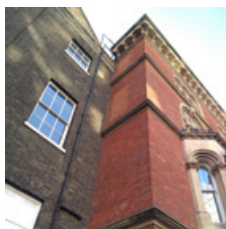
07

## Keats House

### A HISTORIC BUILDING



Etching of Keats House shown in The Builder (September 1863)



The existing building known as Keats House was originally constructed in the 1800s as a Victorian Villa, however in the 1980s the rear of the building was removed and replaced with a concrete structure. Only the original brick and stone façade of the building remains.

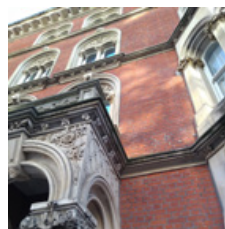
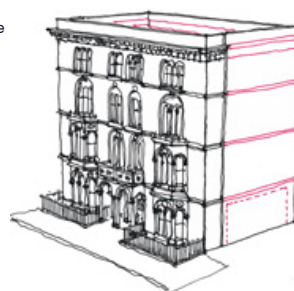
In order to create an accessible servicing route, it is necessary to move Keats House approximately 2.7m west along St Thomas Street, creating a new accessible servicing route into the site.

### KEATS HOUSE REINSTATEMENT

Rebuilding of ornate stonework (lost either during the 1980s or when a later Victorian villa was built alongside)



Extension of stone banding & brick façade to sides and rear



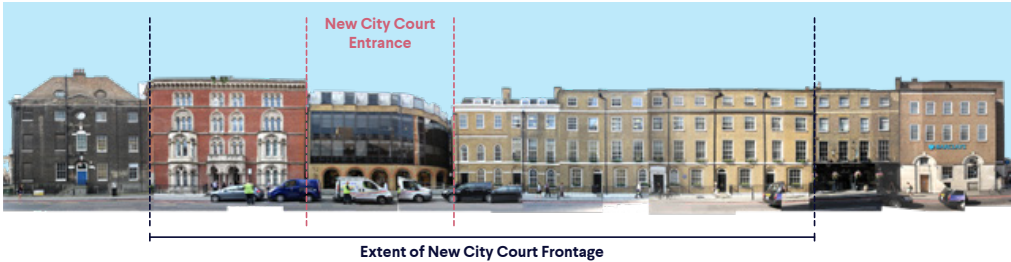
In order to do this, we will be cataloguing and carefully removing the existing façade piece-by-piece before reconstructing it in its new location with a new sensitive rear development, in line with the original architecture of the building. This includes rebuilding the ornate stonework around the sides of the building and extending the stone banding and brick façade to the sides and the rear of the property.



08

# The Opportunity

## ST THOMAS ST FAÇADE



The New City Court site allows us to extend the benefits of the Station along Street Thomas St to Borough High Street.

Our architects have established that the site also provides a great opportunity to address other issues such as the lack of high quality public space and the lack of non-food and beverage retail in the area. A number of major public transport facilities are also located within the surrounding area of the site. Our proposal will improve existing access to these.

In November 2017, ComRes, on behalf of GPE, carried out the London Bridge Area Poll, with the aim of understanding the local population and user group's attitudes towards the London Bridge area and amenities currently available.

Approximately 530 local adults were interviewed, split across the following groups; 190 local residents, 140 local employees, 200 visitors to the areas. The research conducted by ComRes echoed earlier views of the architects showing that there is a lack of retail and public space in the area, and a desire to improve the transport hubs. As a result of the research conducted by the architects and ComRes we established 3 core development principles:

- Improve transport connectivity
- Provide new retail/commercial space
- Creating generous public space

## RESEARCH FINDINGS



Over **30%** of business decision makers are **dissatisfied with the flow of people and congestion.**



Only **30%** of respondents **feel that London Bridge is a good place to shop.**



Around **half** of local adults **would value having more public spaces in the area.**



09

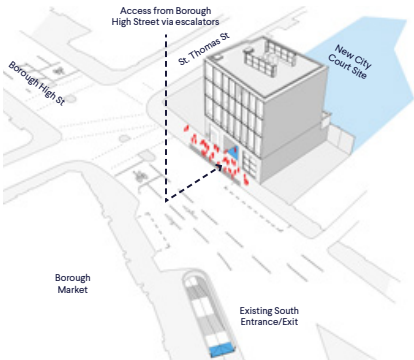
Transport Connectivity

THE UNDERGROUND ENTRANCE/EXIT

The junction in front of the London Bridge Underground station entrance/exit on Borough High Street (located at the west end of the site) has one of the Capital's worst pedestrian accident statistics.

In addition, the tube entrance suffers from severe overcrowding during peak times. Pedestrian studies have indicated that the existing entrance/exit's arrangement does not efficiently support customer use.

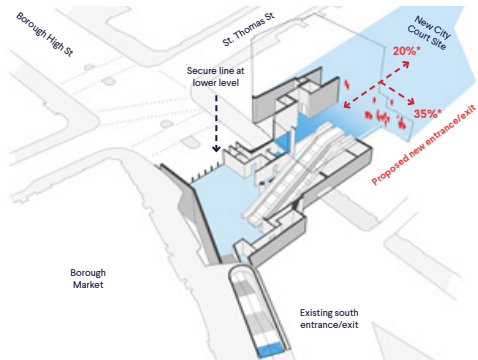
20% of current LUL customers flow from the London Bridge Underground station entrance/exit on Borough High Street towards the east of the site including the hospital campus and the Shard. A further 35% of foot fall is directed south along Borough High Street.



THE PROPOSAL

The development of the New City Court site will improve the existing condition of the London Bridge Underground entrance/exit on Borough High Street. The Transport for London/London Underground Limited supported proposal is to open up the rear of the existing entrance/exit ground level to provide a new exit directly onto the new public square included as part of our scheme. The new entrance/exit into the new courtyard will mean that up to 35% of users heading south can now emerge from the new station entrance through the historic yards, further relieving pressure on Borough High Street.

The new underground exit/entrance will also serve to open up a new link between the high street and the courtyard expanding the visibility and accessibility of the retail provided in the London Bridge area.



10

Retail

INSUFFICIENT RETAIL IN THE AREA

Our research has identified a 'horseshoe' of retail space available in the wider London Bridge area. The existing New City Court site, currently having no retail, breaks the local retail offer and does not acknowledge or support the large numbers and range of weekday and weekend visitors to the area.

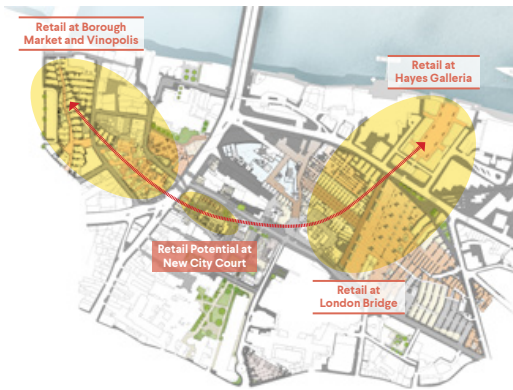
Early consultation with the London Borough of Southwark established St. Thomas Street as the missing link within the retail offer spanning from Hayes Galleria via the redeveloped station and onto Borough Market and the Vinopolis site to the west.

OUR PROPOSAL

The development of the New City Court site provides an opportunity to complete the retail 'horseshoe' of the local area.

With the changing character of London Bridge, with the influx of large commercial occupiers, the New City Court development is envisaged as a curated retail environment with "independent" food, drink and retail operators.

10% (around 2,500 sqft) of the proposed retail floorspace will be affordable space (i.e. available at a discounted rent), in line with Southwark Council's planning policy.





New City Court  
October 2018



11

## Public Space

### THE LACK OF HIGH QUALITY PUBLIC SPACE

Our research has identified a lack of quality public spaces in the wider London Bridge area. The grounds of Southwark Cathedral, now closed to the general public, are some 5 minutes' walk from site, whilst the gardens surrounding City Hall are almost 15 minutes' walk from the New City Court site. The London Bridge Area Poll suggests a local interest in high quality recreational space.

### OUR PROPOSAL

From the project's inception, the focus has been on how the site and redevelopment could enhance this area of Southwark. Our proposal unlocks the regeneration of the underutilised historic yards, in turn providing generous and accessible new public spaces and routes through the site to St Thomas Street and Borough High Street.



12

## The Courtyard

As part of our proposals we intend to reinstate lost public space through the creation of a new public courtyard. The courtyard is intended to echo the feel of the old yards whilst providing a valued public open space.

The space will be well planted with greenery helping to create an area of sanctuary within the public realm for both those who live and work in the area.

The proposed courtyard will be open to the public 24 hours a day. GPE will employ site security to prevent the occurrence of anti-social behaviour in the area, and to work with the pubs that face out onto the yards.



13

## Public Space: Elevated Gardens

As part of the development we propose creating a new elevated garden at levels 5 and 6 of the new building with views looking out across London. The area will accommodate an accessible garden and bar/café area.

The gardens will be fully accessible to the public by a dedicated elevator, free of charge, and will be managed by full time local gardeners who will be on hand to answer any questions members of the public may have, as well as maintaining the gardens.

The planting of the elevated garden will include plants that have been used for medicinal purposes at Guy's Hospital and other locations around the world. These will be displayed amongst plants from parts of the world from which these medicinal plants were first brought to London Hospitals in the 18th and 19th centuries.

### VIEW FROM THE ELEVATED GARDENS



### INSIDE THE ELEVATED GARDENS



14

Architectural Character

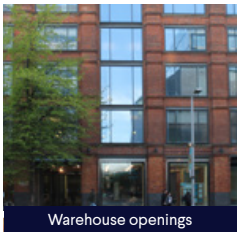
Our architects have carried out extensive research into the local vernacular of the site's immediate context and the wider London Bridge area.

Warehouses and bridges and their characteristic features and details were identified in the local area and have informed the proportions and materiality of our proposals for the New City Court site.

In addition, the architectural character of historic buildings of the site and the local area were studied to draw references of the rich local history into the fabric of the proposals.

The proposals will be of an exemplary design, using high quality materials.

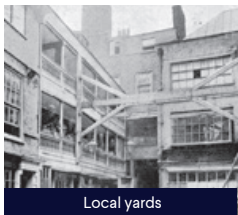
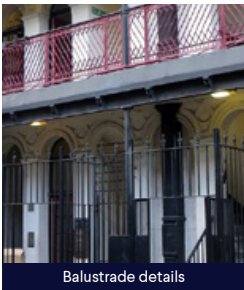
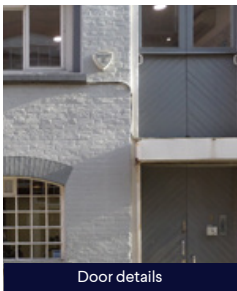
WAREHOUSES



BRIDGES



LOCAL CHARACTER



15

## New Workspace

The London Bridge area has become an increasingly popular area for businesses of all types and sizes. Our proposals will create approximately 341,000 sqft of office space.

In order to meet the needs of the area the office space will be split up into the following areas:

### Affordable office space



### Office space (flexible design)



### AFFORDABLE OFFICE SPACE

GPE are proposing to provide affordable workspace within the Georgian terrace (approximately 8,000 sqft) and have been in discussions with potential tenants such as Sustainable Workspaces, an exciting and innovative company that provide affordable workspace for sustainable start-ups and entrepreneurs within the 'cleantech' industry.

The redevelopment of the New City Court site enables the opportunity to bring workspace more appropriately designed and valued (rental) for smaller start-up businesses when compared to traditional tenants of major commercial developments. GPE hopes to attract local start-up businesses and enterprise to New City Court, offering a variety of unit sizes to cater to the demand of more affordable workspace solutions for smaller businesses and their potential for rapid

growth. Benefiting from all that New City Court has to offer; excellent transport links, an all-new retail and public space offer in the heart of the London Bridge area, GPE hopes that by offering a diverse mix of workspaces at New City Court the development can offer businesses opportunities to grow within the development with possible opportunities to upgrade into larger units as their business grows.

The enhanced Georgian terrace on St Thomas Street lends itself to smaller, more affordable workspaces, appropriate for smaller businesses. The first, second and third floors of the Georgian terrace will be restored and appropriately designed and serviced for this tenant demographic.



16

New Workspace

FLEXIBLE OFFICE DESIGN

Within the new proposed tower, we intend on creating 333,000 sqft of office space, designed to be flexible. This will be created by utilising open floor plates that can be adjusted to meet the needs of the future tenants. This flexible office space layout will enable us to ensure that the building houses a mix of tenants from Technology firms through to Biomedical research organisations.

We anticipate that the building will accommodate a broad range of occupiers from a variety of sectors.

We are also proposing a new 'Hub' space, a presentation/events space and meeting rooms which will be made available to the local business community for hire.



17

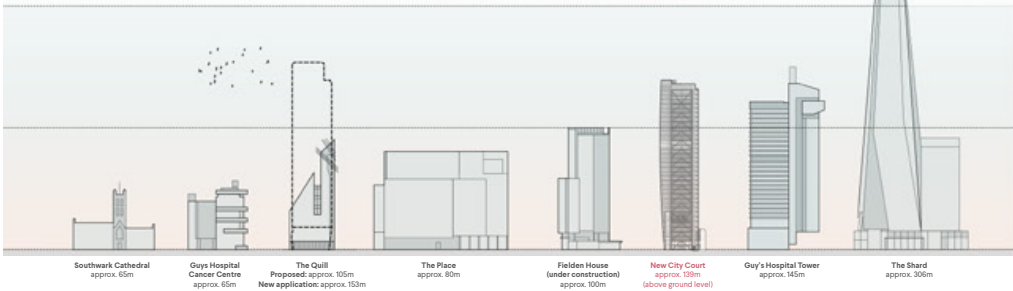
## A New Tall Building

St Thomas Street and the wider London Bridge Opportunity Area plays host to a number of tall buildings such as the Shard and Guy's and St Thomas' Tower. As part of our proposal we intend to construct a 139m (above ground level) purpose-built office block, this is an equivalent height to Guy's Tower adjacent to our site.

The height of our proposed office building would provide high quality employment space in the area as well as new public space, in the form of the courtyard and the gardens, and a new London Bridge Underground station entrance/exit.

The proposals take into account the London Plan and will complement the existing and expanding London Bridge tall building cluster, will be viewed in this tall building context, and will make a positive contribution to the London skyline.

The impact on key strategic views set out within the London View Management Framework has been carefully considered. A detailed Townscape, Heritage and Visual Impact Study assessing each of these strategic views, alongside important local views will be submitted with the planning application. Further technical studies to ensure no detrimental impact on wind, overshadowing and solar glare are also being undertaken.



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Servicing

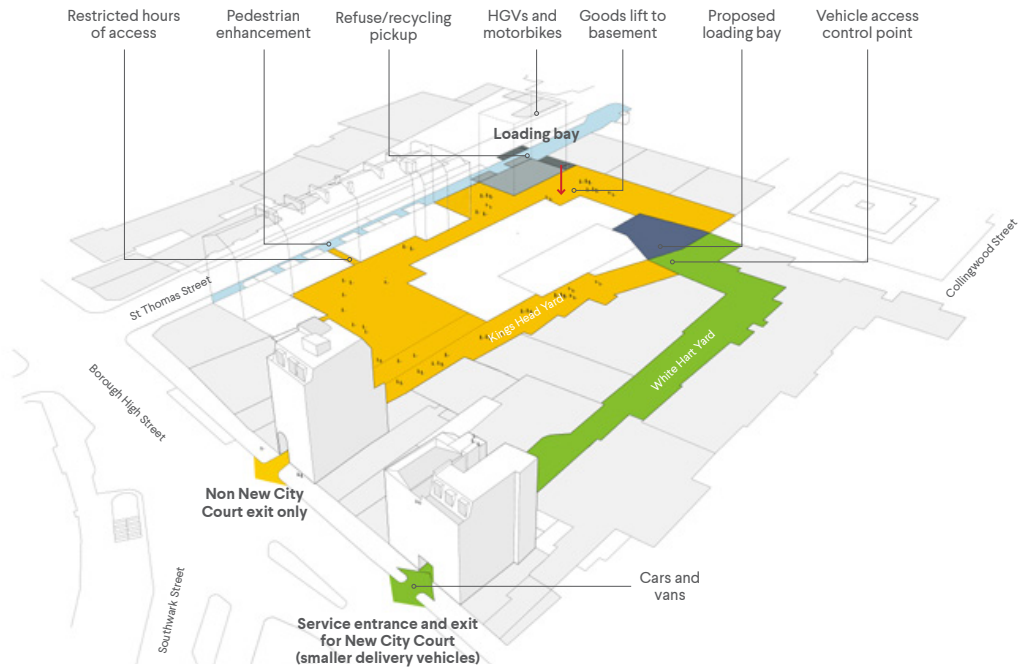
A comprehensive servicing strategy has been devised to support the uses proposed for the New City Court site.

The proposed arrangement is currently for smaller delivery vehicles to access the site via White Hart Yard. These roads currently experience low levels of traffic and the addition of the proposed development's service vehicles can easily be accommodated on the highway network. Given the physical constraints of accessing the yards


the proposed arrangement is for HGVs to stop on St Thomas Street, as is the existing condition, in addition to motor cycle couriers.

In addition, we will be providing approx. 1,000 cycling storage spaces with 75 showers to support workers in the proposed office space. We are also currently in discussions around cycle hire provision in the building.

SERVICING PLAN



EXTENSIVE LONG STAY OFFICE CYCLING PROVISION/SUPPORT FACILITIES

		
	Occupants : Cycle Storage	Occupants : Showers
New City Court	3.9 : 1	59 : 1



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## Construction Management Plan

As part of our proposals we have developed a draft Construction Management Plan to manage the operations for the demolition of the existing buildings at 4-26 St Thomas Street, and the construction of the proposed scheme. This draft Construction Management Plan will be further developed in consultation with London Borough of Southwark Planning Officers and will be agreed by the council prior to any works on the site commencing.

Should the project achieve consent we intend on commencing construction in January 2022 concluding in 2025. Under the draft Construction Management Plan the site will be operational:

- Monday to Friday – 8am to 6pm
- Saturday – 8am to 1pm

The main contractor will be required to register as a member of the Considerate Constructors Scheme and will be required to undertake noise and dust mitigation measures including: damping down skips to reduce dust levels, erecting hoardings around the site, and reducing the hours in which noisy works can be conducted. Under the current draft Construction Management Plan all noisy works will be confined to the following hours:

- Monday to Friday: 8am-10am, 12noon-2pm and 4pm-6pm
- Saturday: 8am-1pm

GPE are aware that many residents are concerned that the construction process will contribute to the already significant congestion issues in the local area. Under our draft Construction Management Plan, all deliveries to the site will be directed to access the site via St Thomas Street and wait in the loading bays outside the site to enable St Thomas Street to remain open at all times.

In order to minimise the number of construction vehicles travelling along St Thomas Street at any one time we propose implementing a booking system for deliveries in order to create a “just in time” delivery process for all materials on the site. In addition to the measures set out above the draft Construction Management Plan also states that:

- Traffic Marshals/Banksman will be on-site to manage the delivery of bulky items
- No parking will be allowed on site or the yards



New City Court  
October 2018





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## Social Value

GPE have commissioned Greengage to undertake a Social Value Analysis of the site in order to help maximise the benefits of the proposed development to the local community. The report will set out a series of measures which combine with GPE's strong corporate commitment to enhancing the social value of their projects which has been outlined in their 2018 Community Strategy.

- The New Southwark Plan
- Draft Southwark Social Regeneration Framework
- Southwark's Economic Well-being Strategy 2017-2022
- Southwark Health and Well-being Strategy 2015-2020
- Southwark Skills Strategy
- Draft New London Plan 2018
- Skills for Londoners Strategy

The report commissioned will be submitted to London Borough of Southwark alongside Great Portland Estate plc's application to redevelop the site. The report examines the needs of the local community through a wide range of local policy and stakeholder feedback from previous consultations. The report examined both emerging and established policy from across London including, but not limited to:

Through the research undertaken to date, Greengage have identified a number of measures to meet the requirements set out in the policies listed above. The requirements and proposed measures are set out opposite.



View of the proposed courtyard from the new London Underground Entrance/Exit  
Computing generated image for illustrative purposes only

### Requirement

### Measure

For the developer to work with the local community;

GPE is exploring a number of ways in which they can engage with the local community, including (but not limited to):

- Giving opportunities to local artists to install artwork in the public square;
- Continuing to support local business groups and charities; and
- Promoting local community use of the public spaces for community activities.

To promote health and well-being in the area, and for the occupants of the building;

As part of the proposals GPE is constructing over 1,000+ cycle spaces and supporting facilities for the occupants of the building. In addition to this the public square will be publicly accessible 24hrs a day.

To enable access to local facilities;

In order to enable public access through to local facilities, GPE plans to create a new entrance/exit to the Borough High Street entrance for the London Underground. This will improve pedestrian experience and open up the proposed retail on the site to the public.

To support the local economy;

As part of the development GPE are proposing giving over approx. 8,000 sqft of affordable office space to local businesses. Additionally the provision of additional retail in the area to complement the provision at borough market will help to draw in and retain visitors to the area.

To support training skills and education within the Borough;

During construction, at least 5 apprentices will be recruited, and 5 or more apprentices will be recruited within the relevant parties during construction. GPE will also work with local universities and colleges to engage with the project team and provide access to GPE's active sites to support learning.

To enable employment opportunities within the borough;

The application to develop the site will provide approximately 345,000 sqft of employment space which is expected to deliver approximately 3,800 permanent jobs in the area.

In addition to this, all cleaning, security and reception contractors will be required to join the Living Wage Foundation so as to ensure fair pay for employees.

To improve local environmental conditions and biodiversity;

The internal environment of the elevated garden is designed to create the necessary conditions for a permanent and interesting garden.

To ensure the building is adaptable to climate change;

Building services will be regularly tested and validated during operation to ensure that they are working as designed so as to minimise energy consumption and associated carbon emissions.



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## Enhancing the Georgian Terrace & Keats House

We understand that the Georgian Terraces and Keats House play an important role in the architectural and cultural heritage of the London Bridge area. We are proposing to enhance the existing buildings through the retention and renovation of the façades and renovating the internal layout of the buildings, making them fit for purpose as modern retail units and office facilities. The refurbished and enhanced Georgian Terraces will provide some affordable office space for local businesses.

Approx.  
**10,000**

**Sqft of  
office space**

Approx.  
**7,500**

**Sqft of  
retail space**



## APPENDICES 3.5 - STAGE 2 PUBLIC ENGAGEMENT: REALTIME ENGAGEMENT TOOL

Realtime engagement tool named 'New City Court: A Virtual Experience' used during Stage 2 of public engagement.





*Proposed retail units in the Georgian Terrace*



*Proposed retail units in the Georgian Terrace*





APPENDICES 3.6 - STAGE 2 PUBLIC ENGAGEMENT: FEEDBACK FORM

Feedback form used during Stage 2 of public engagement to capture feedback on the proposals for New City Court.

New City Court | Public Exhibition

October 2018

Feedback Form

We would be grateful if you could take a few moments to provide your views on the proposals for New City Court. If you have any questions, or would like assistance, please ask a member of the team.

CONTACT DETAILS

Name

Address

Postcode

Telephone

Email

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated then please tick this box ☐

1. What is your general view on the proposals for New City Court?

☐ I support the proposals

☐ No view

☐ I do not support the proposals

Opportunity to leave additional comments

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Please provide your views on the following statements by ticking the relevant box. Space for additional comments is provided overleaf.

**2. I welcome the opportunity to be consulted on these proposals**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**3. I support the proposed restorative works to the existing Georgian Terrace and Keats House**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**4. I support the design of the proposed new office building**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**5. I support the provision of new retail space in the area through the proposals for New City Court**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**6. I support the provision of new office space in the area through the proposals for New City Court**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**7. I support the plans to improve accessibility to the existing London Underground Entrance/Exit**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**8. I support the design of a new public courtyard**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**9. I support the design of the elevated gardens**

☐ Generally agree ☐ Somewhat agree ☐ No view  
☐ Somewhat disagree ☐ Generally disagree

**10. Did you view the virtual experience of the proposals for New City Court at the public exhibition?**

☐ Yes ☐ No

**11. Please let us know if you have any additional comments**

*Opportunity to leave additional comments*

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Please hand you completed feedback form to a member of the team or you can send it back to us via post or email by 26.10.18, at:

**Kanda Consulting**  
69-85 Tabernacle Street London  
EC2A 4BD  
newcitycourt@kandaconsulting.co.uk  
020 3900 3676





KANDA