

<p>The panel was concerned by this scheme which lies within an important historic conservation area and outside the area for tall buildings designated by Southwark Council. Particular concern arose from its proximity to and the affect of its height and visual impact on the Grade 1 listed Southwark Cathedral to the west and on Guy’s Hospital Courtyard to the east. It would also impact heavily on the Georgian terraces in St Thomas Street, St Thomas’s church, views down Borough High Street from around the war memorial and on views from the west, including those of the Shard, now a London icon. All these would be damaged by the intrusion of the proposed 135m high tower. In particular, the nearby cathedral, the oldest medieval gothic church in London and a national treasure would be dwarfed by the planned high building. The panel thought all this <i>unacceptable</i>. It was reported that the Council’s officers had advised the applicant that the scheme could not be recommended for approval primarily on these grounds. The panel expressed surprise that, in the circumstances, the applicant had persisted in developing the scheme to its present advanced stage. They also noted that, when CAAG members attended the public consultation it was being carried out with the part of the tower above the 7th floor “public” garden absent from the displayed model, thus rendering public feedback on the scheme of limited significance.</p>
<p>There was some discussion as to why the Shard was acceptable and welcome and the planned tower not. The group noted the elegance and dramatic form of the Shard in contrast to the crude lumpiness of the proposed tower and particularly its greater distance from the Cathedral and the High Street.</p> <p>The panel was also concerned by the proposals for the King’s Head Yard frontage. This yard is human in scale and one of a series of old inn yards that are a key element of Southwark’s history from medieval times. It provides a very largely pedestrian route from the High Street to Guy’s Hospital. It was noted that the proposed scheme removes the north side of the space entirely, thus destroying the narrow yard character that is its essential historic form. The panel was strongly opposed to this and unconvinced by the argument that it opened up a view of the frontage of the Old King’s Head pub as a kind of compensation.</p>
<p>If a scheme is to proceed on the applicant’s site it was suggested that the gently curving two-storey structure of the present Italianate frontage to the yard might be retained as an elegant open screen, thus defining the narrow yard whilst giving transparency and allowing movement through it to the applicant’s site where required.</p> <p>Whilst the case for the planned opening up of the rear wall of the Borough High Street underground station entrance in front of the proposed office tower block was clear, concern was expressed that this could create a wind tunnel effect.</p> <p>The gap created on the St Thomas Street frontage was thought to be uncomfortable. Landscape proposals were criticized as nominal and inadequate. It was thought that they could be greatly improved. In particular it was suggested more planting should be introduced to soften the new backland plaza and to obscure blank rear walls by the new tube exit and the adjoining Grapes Pub garden. There was scope for creation of much more interest in the large paved area of the piazza perhaps using pattern, and texture changes.</p>

King's Head Yard - Present day

King's Head Yard is a historic pedestrian link between Borough High Street and Guy's Hospital. It is accessed from Borough High Street through an arched opening underneath a stuccoed, late-19th century terraced building.

The Survey of London records that practically all of the buildings in King's Head Yard and the houses on either side of it were severely damaged or destroyed by enemy action in 1940, with the exception of the The King's Head, a public house constructed in 1881.

The entrance to the Yard is flanked by square marble columns, with intricate floral-motif capitals, and above are spandrels which are lavishly decorated. The yard generally retains a feeling of intimacy and provides a refuge from the highly trafficked High Street.

The elaborate entrance gives the impression that it leads to a characterful historic back street, however except for the street pattern, little remains of early significance and most of the development consists of modern offices, suggesting that there is considerable room for an architectural improvement and a more active use of this urban link.

The north side of the street is currently dominated by an altered neo-classical 19th century frontage, with some visual interest. However, it is in many ways a folly, serving as a veil to the offices that rise behind, and contributing poorly to the life of King's Head Yard itself.



View 1

King's Head Yard
looking East
under archway



View 2

King's Head Yard
looking North
to vehicle access gate



View 3

King's Head Yard
looking East
outside
The Old King's Head
Public House



View 4

King's Head Yard
looking North



View 5

King's Head Yard
looking West
towards
Borough High Street



View 6

King's Head Yard
looking West



View 7

King's Head Yard
looking North



View 8

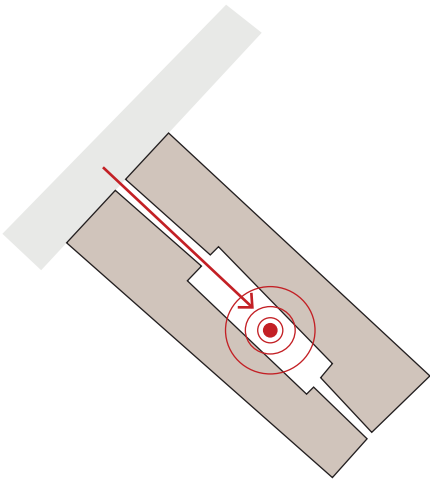
King's Head Yard
looking East
to yard access



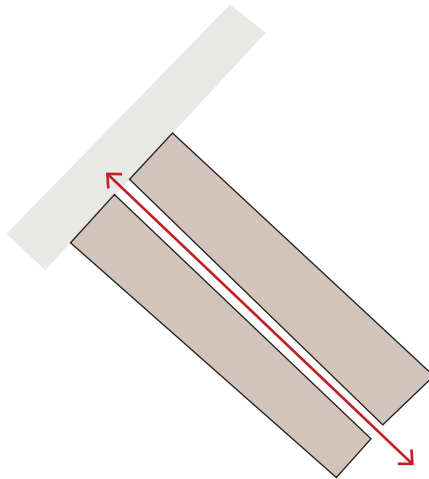
King's Head Yard - Historic evolution

Over time, the nature of use at King's Head Yard has changed and today it provides little more than a service route for the site and other buildings along it. Historical records from 1881 documented the 'death of the yards' as the coaching inn functions became redundant with the arrival of the railway at London Bridge in the 1830s. Despite calls for preservation, the yards were subject to substantial clearance of their 'proto-modern' but medieval architecture and ceased to function as destinations in their own right.

Whilst elements of later historic character remain the secondary nature of its use make the yards undesirable and inaccessible as a pedestrian routes with limited north/south permeability.



1. Yard as destination
Arrival point for entry into the city and for local trading



2. Yard as passageway
Used as route to reach other points within the larger city block



Death of Yards

A strong historic element to the local character of the area was a series of yards extending off Borough High Street. The yards were populated by each inn and were a destination for people travelling into the city for trade. With the arrival of the railway in the early 19th century the previously lively yards started to fall into disuse and decay as mass transit via train reduced the reliance on horses.

The depictions of King's Head Yards over the course of a century documents the changing fate of the yards. King Head Yard today remains the northern most yard, not removed by the Georgian rebuilding of St. Thomas Street or the enlargement of respective hospital estates from the 1600s onwards.

Henry Dixon was a British photographer working in London during the 1870s - 1880s, best known for his series of photographs commissioned by the Society for Photographing Relics of Old London, of buildings that were threatened with demolition. Dixon campaigned for the yards to be saved, despite their eventual clearance. With the Society, Dixon published 120 photographs over 12 years from 1875 including a series of the yards on the New City Court site.



Yards in their prime
Red: 1815 - George Sidney
Shepherd



Yard as the
railway arrived
Red: 1840 -
Thomas Hosmer
Shepherd



Yards in decline
Red: 1879 - John Crowther



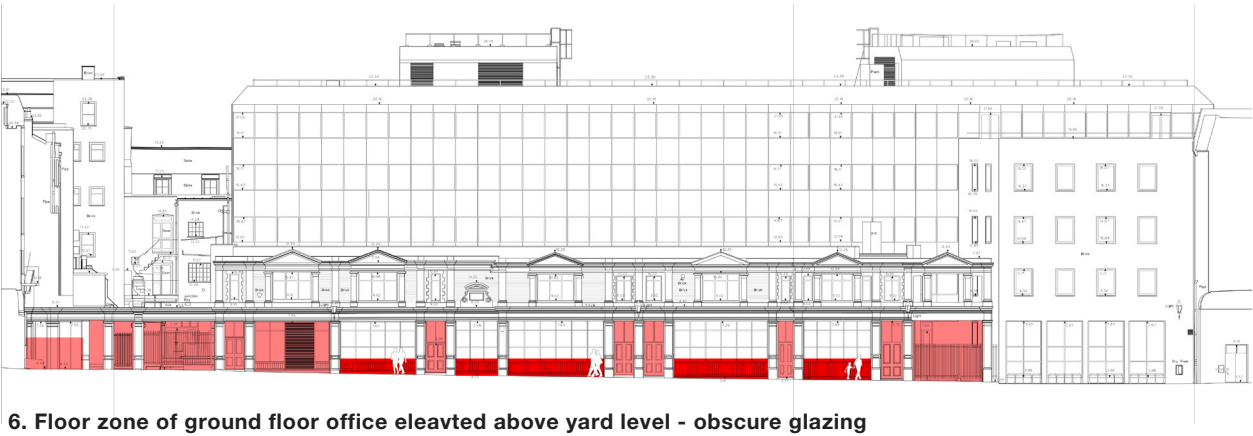
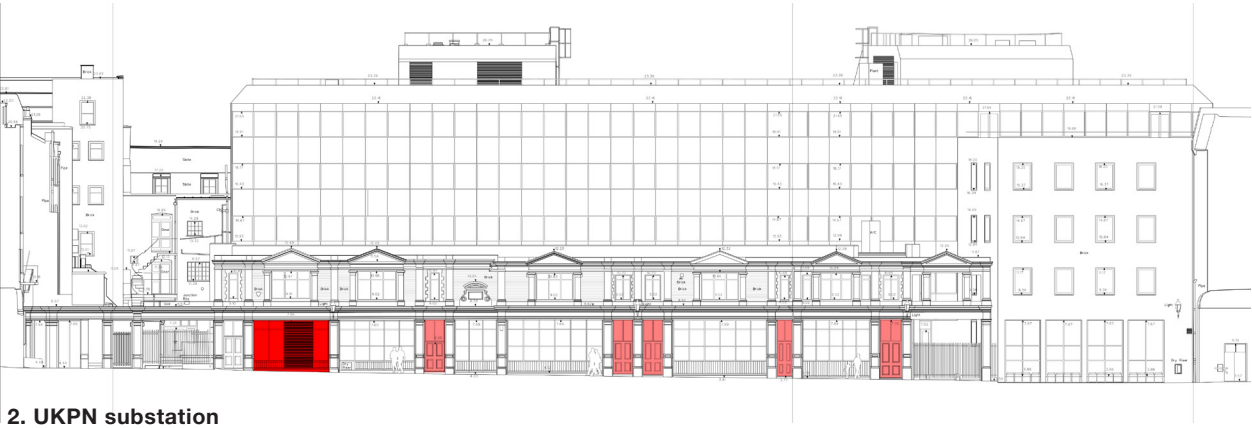
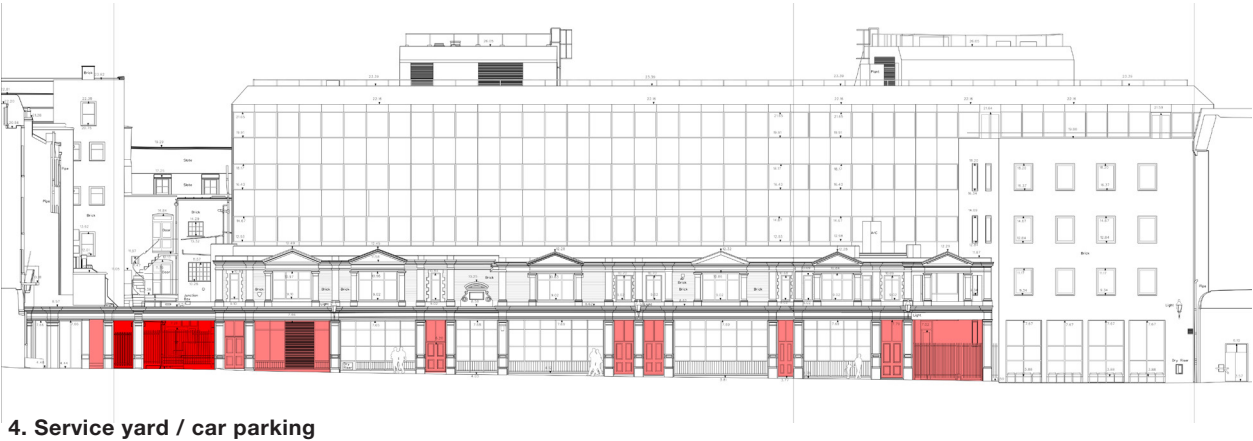
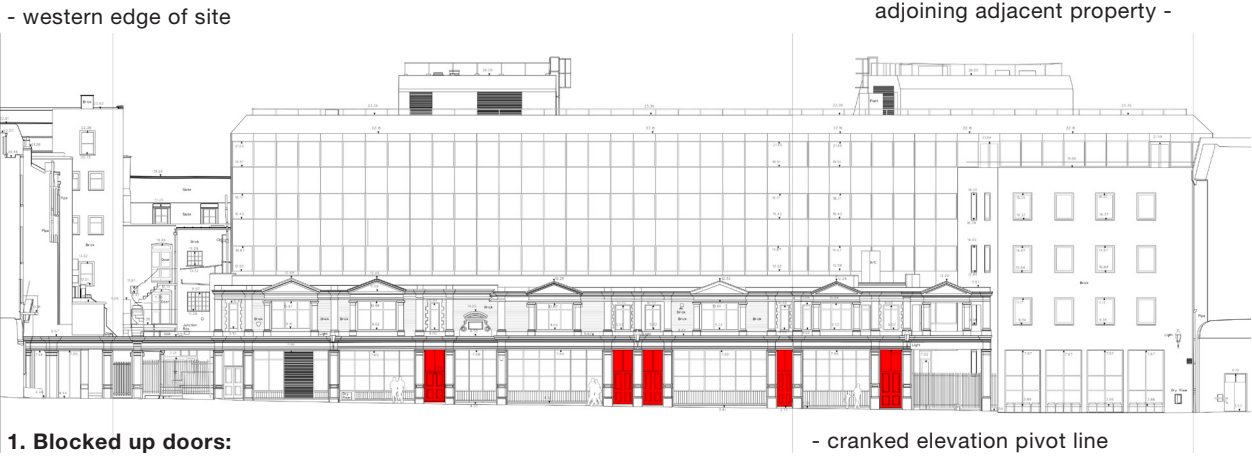
Yards being pulled down
Red: 1884-1905 - Philip Norman

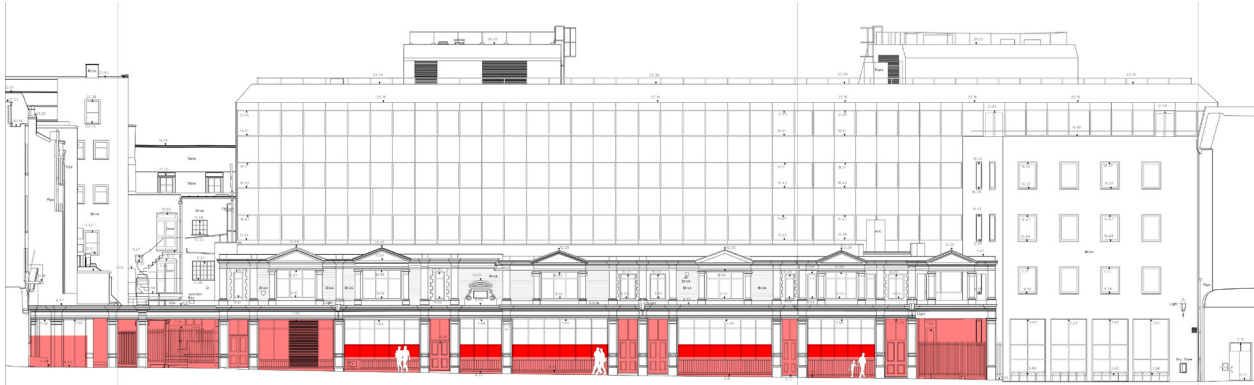


Archive Photograph of Coach Inns within King's Head Yard (looking south), circa 1881 - Henry Dixon & Son

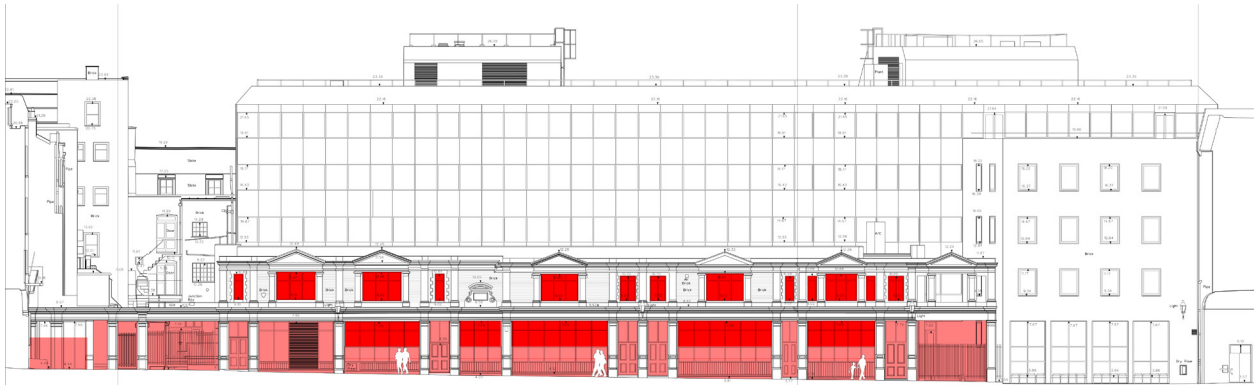


Archive Photograph of Coach Inns within King's Head Yard (looking north), circa 1881 - Henry Dixon & Son

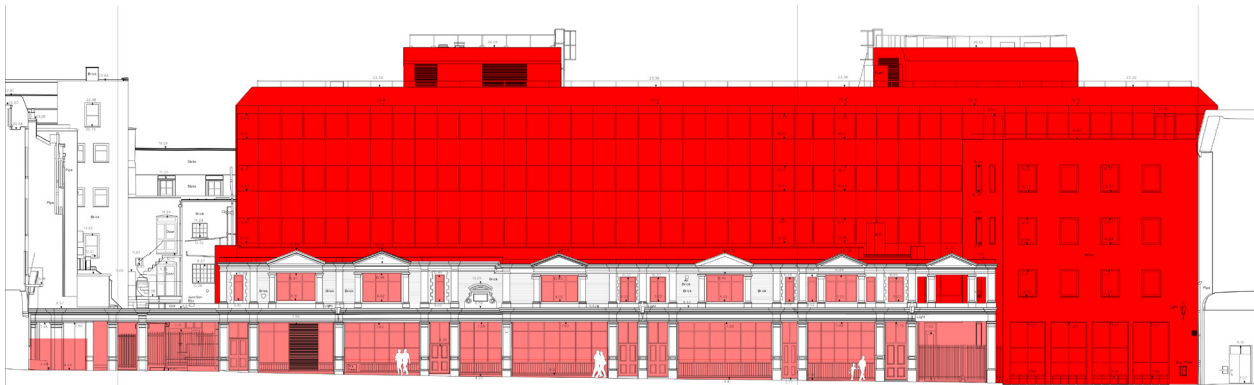




7. Radiator upstand spandrel zone



8. Obscure smoked glass set in modern thick curtain wall frames



9. Much larger 1980s building behind



1. 1980s infill panels to resemble doors, fully sealed up - note insulation is visible to the rear of the smoked glass.



2. UKPN substation louvres with smoker seating associated with The Old Kings Head Pub opposite.



3. Basement / ground level fire escapes via gated entry points via false work facade.



4. Service vehicle access to service bay / car parking facilities / including basement level B1 car parking.



5. Wheelie bins stored at entrance to the yard.



6. Low level obscure facade conceals the ground level floor zone & includes some service i.e. dry riser inlet.



7. Black out windows to conceal radiator zones removing any form of an active frontage to the yard. There is no vision glazing at head height.



8. The false historical frontage is disrupted by aluminium framed modern windows. Office clutter is stashed against the window pane.



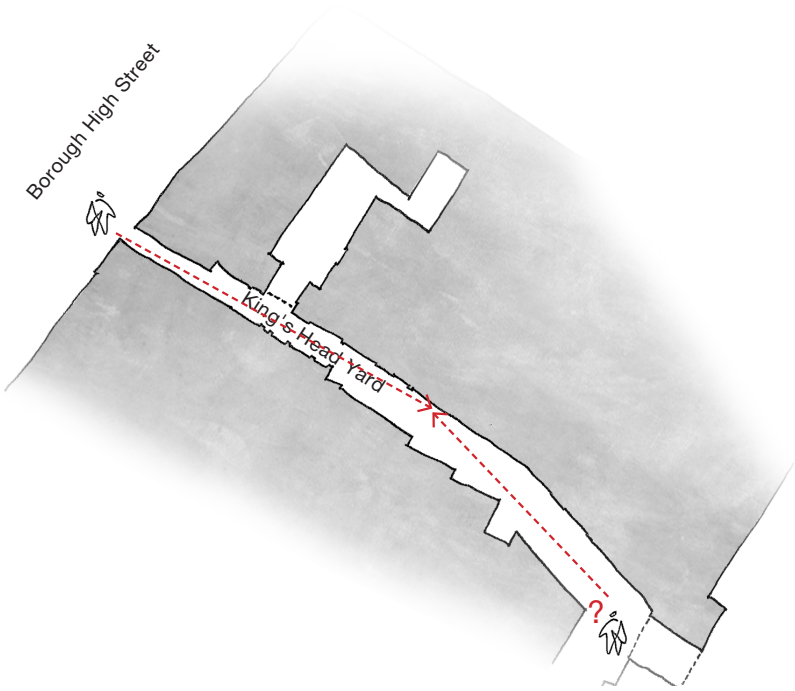
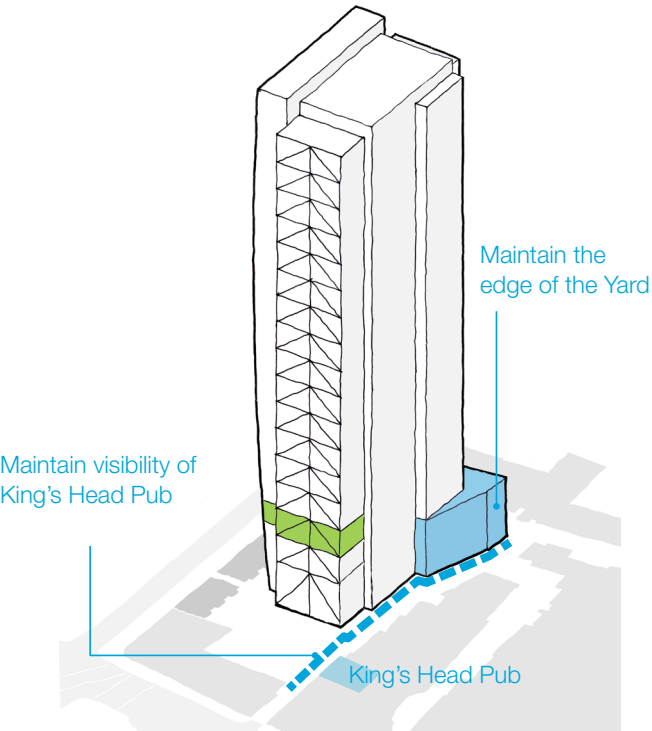
9. The veneer of the rebuilt facade does not conceal the 1980s building behind. It also has an external terrace eroding the value of the facade.

Enhancing The Yard

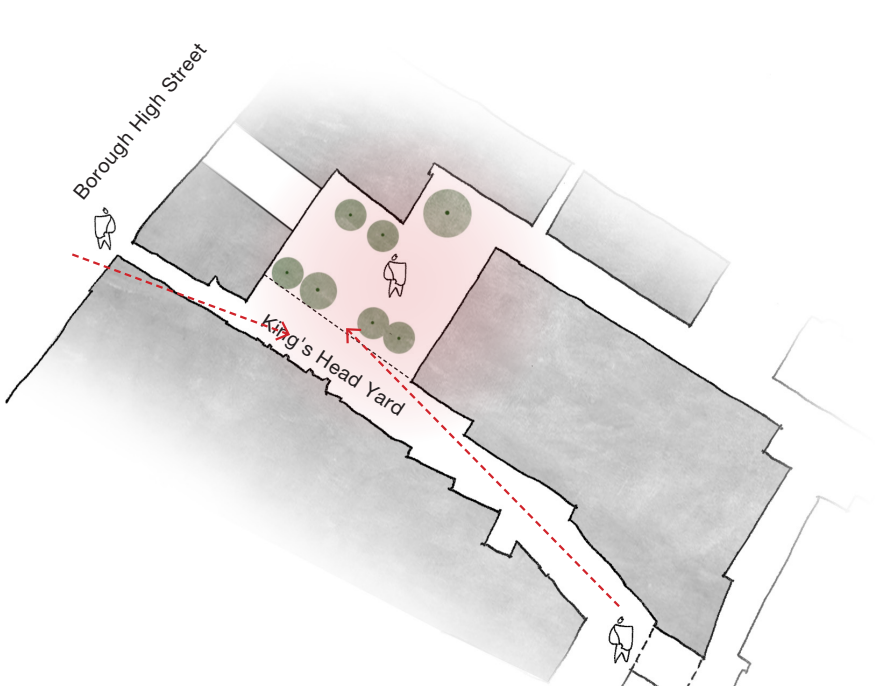
The proposed New City Court development encourages animation and regeneration of the King's Head Yard with pedestrian access and retail uses along its length.

The proposal currently looks to improve the setting through the following moves:

- Carving out public realm at the northern end of the yard to improve visibility and promote a safe environment.
- The creation of new open public space to draw on the rich history of the yards which have typically contained pockets of open space and connections up until the redevelopment in the 1970-80s.
- Maintaining the rest of the boundary edge of the yard and replacing inactive facades and the existing substation with active frontages.
- Introducing cycle parking access points on the Yard to promote energy and frequency of movement.



Current condition:
Long views down King's Head Yard are restricted due to the curving shape and limited width of the route. The end destinations are not visible which makes the route less inviting and encouraging i.e. uncertainty about route and personal safety.



Proposed scheme:
Carve out a larger section of public realm which draws interest and improves visibility along King's Head Yard, thereby increasing pedestrian footfall.



2. Existing: Site photo showing the restricted view of the end destination

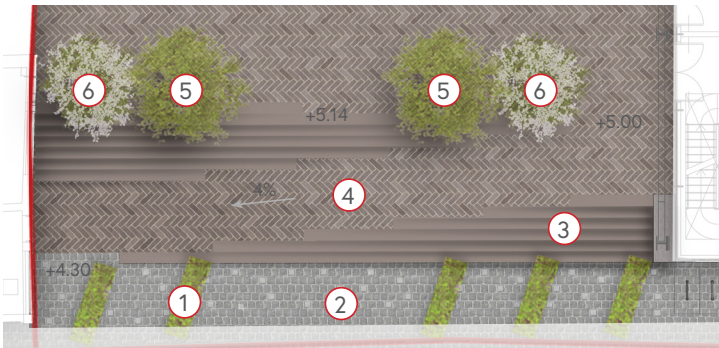


2. Proposed: A new inviting public square, visible from the south-west end of King's Head Yard

A new public realm

Throughout the design development of New City Court a variety of options have been considered to best integrate and respect the King's Head Yard historic merit. Different forms of screens were tested and discussed with Southward planning officers and LBS expressed a preference for no screen to be included.

Pleached trees planted at an oblique angle are proposed for the screen purpose, ie to provide a two-storey screening presence with some transparency through the tree canopy whilst allowing free pedestrian movement into the courtyard.



- ① Pleached trees
- ② Threshold
- ③ Landscape steps
- ④ Accessible path
- ⑤ Trees framing historical pub facade
- ⑥ Flowering tree



Landscape proposal

The landscape design takes into account anticipated levels of peak and off-peak pedestrian circulation through the various spaces (refer to Space Syntax analysis and projections), thus keeping the ground plane clear and concentrating planting presence at the tree canopy level (refer to Figures 1 and 2).

Views and sightlines across the public spaces are framed by trees or directed towards feature trees (Figure 3). Climbing plants are proposed on the wall between the new tube exit and the Bunch of Grapes pub.

Figure 2



Figure 1

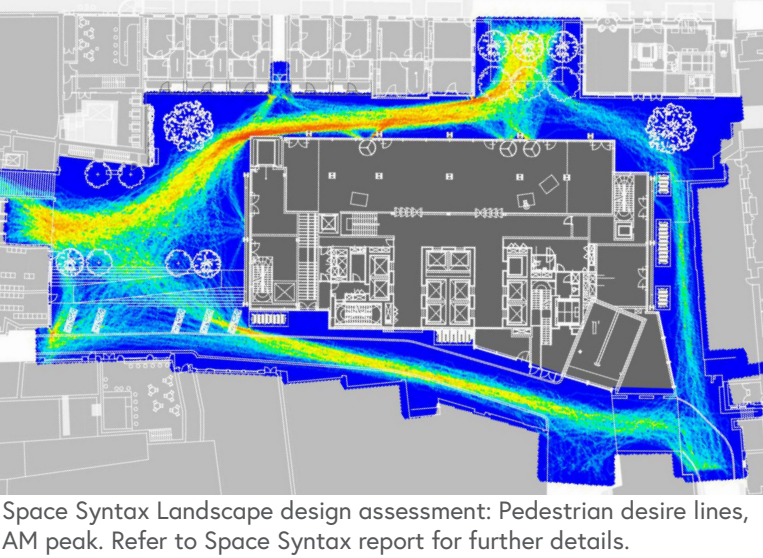
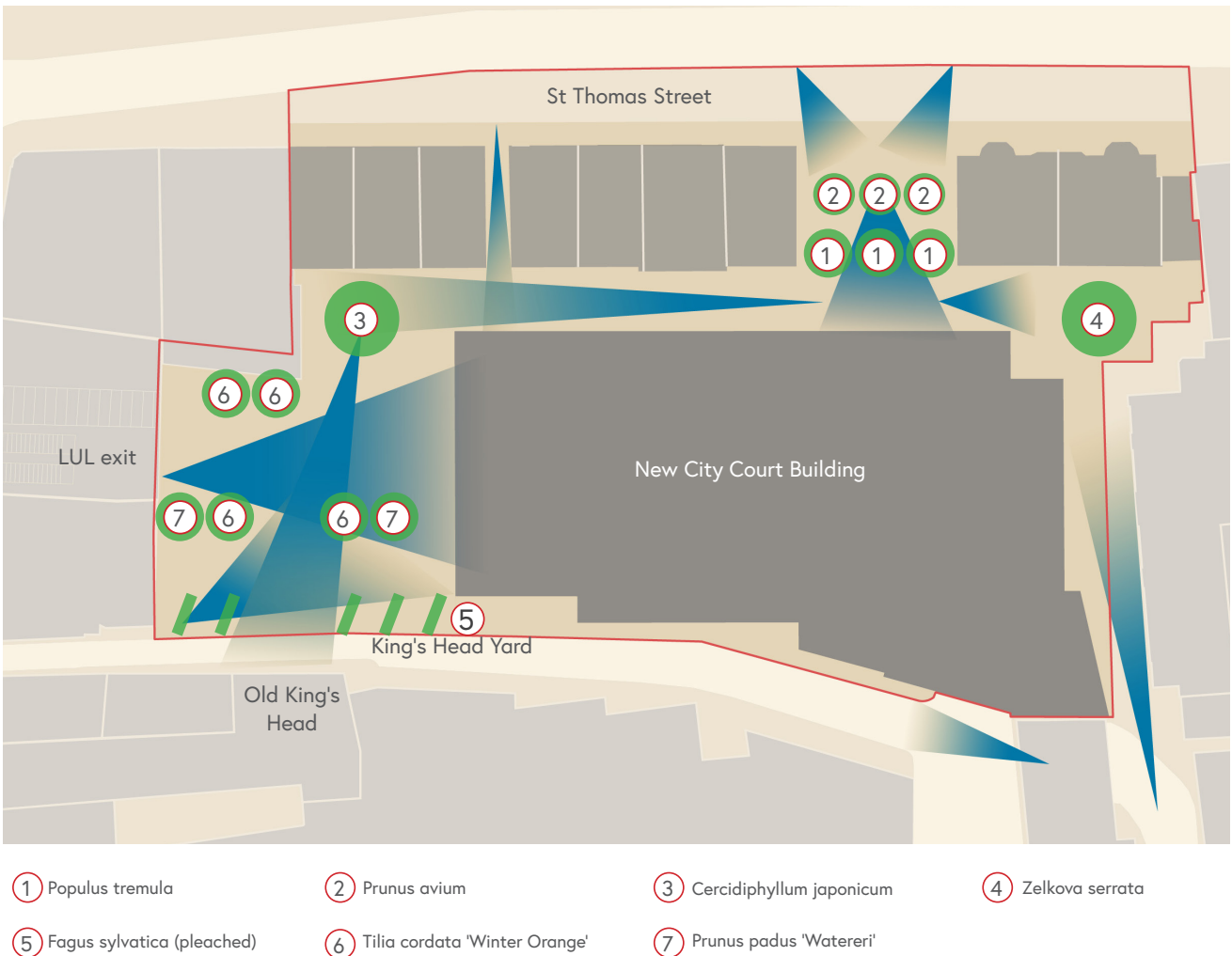


Figure 3



Paving strategy - expression of the built
heritage in the hard landscape

Current and historic materials and patterns found in the Borough and near New City Court include natural clay brick and natural stone, with brick coursing and diagonal weaves.

We will be drawing from these references when developing the paving patterns in the public spaces of the proposed development. Robust materials will be used throughout the site for longevity and ease of maintenance. We considered a natural stone option. However, we chose to develop a natural clay paving material to create a warmer and softer feel, something that relates to the historic yards and the newly built. The landscape should feel as though it has always been there.

Natural clay pavers offer subtle colour variations within a chosen range and help to evoke a sense of the site's history. These could be new or reclaimed bricks if performance requirements can be met with reclaimed materials.

Variations of a herringbone pattern can evoke some of the patterns found within the site context and surroundings with flexibility to adapt to meet constraints of levels, geometries and types of thresholds.

Further studies of laying patterns will be developed in future design stages.

For further details refer to the planning landscape report (MRG)



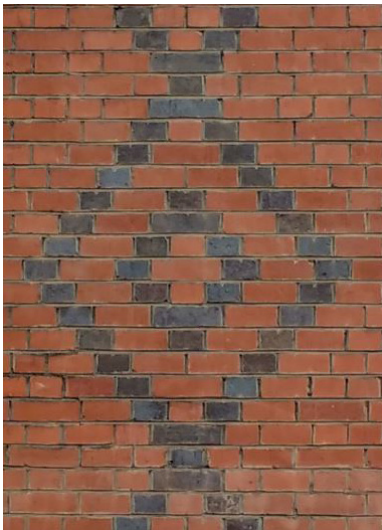
King's Head Yard cobblestones



King's Head Yard (historical)



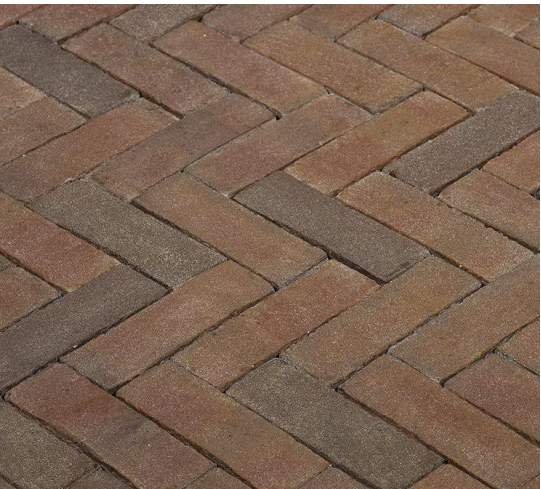
Brick pattern, Bermondsey Street



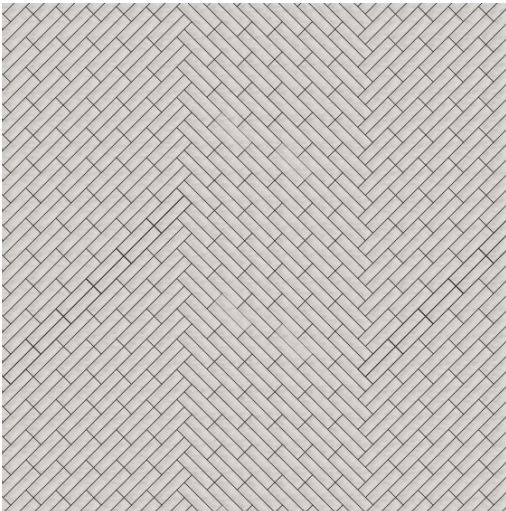
Brick diamond pattern, Snowfields



Reclaimed brick



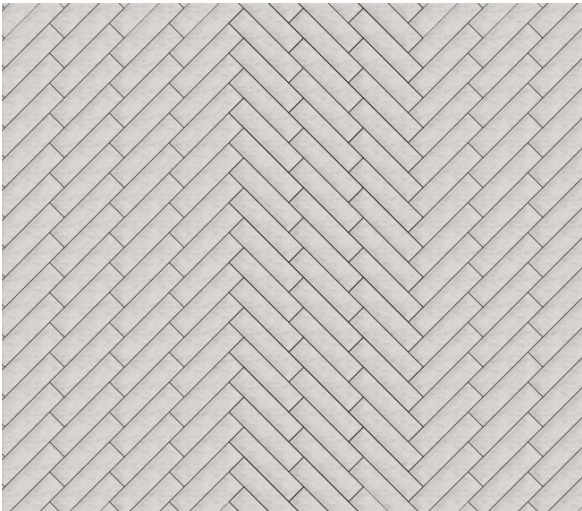
Warm red/brown natural clay pavers



Double-unit herringbone



Slightly gradated change between two herringbone patterns



Herringbone module varies across field

Further details are provided for new public realm previously outlined at pre app meetings, featuring a courtyard linking the rear of the tube station, Kings Head Yard and St Thomas Street. These offer welcome new pedestrian connections, tree canopy and green amenity onto the streetscene. There are no trees or landscape of significance on site. However, the scale of development results in a narrow alley behind the Georgian terrace which is over sailed by the tower upper floors. Although set back these still present an overpowering presence looming over the north facing passage below.

The proposed basement extends beneath the entire site, which despite the proposed combined SUDs and soil cells limit the size and sustainability of tree planting.

The public garden is housed at fifth and sixth floors with the aim of providing a destination point and significant communal amenity. However, concerns persist that **its location facing northwards** will not offer a substantial benefit given the reliance on artificial light and need for ample circulation space for adjacent retail space, which will severely constrain planted areas and hence the look and feel of a densely planted, verdant green house. The space itself may therefore also appear to be restricted for enjoyment to the tower office and business uses unless the planting is **more clearly visible** and unobscured by the structural lattice framework.

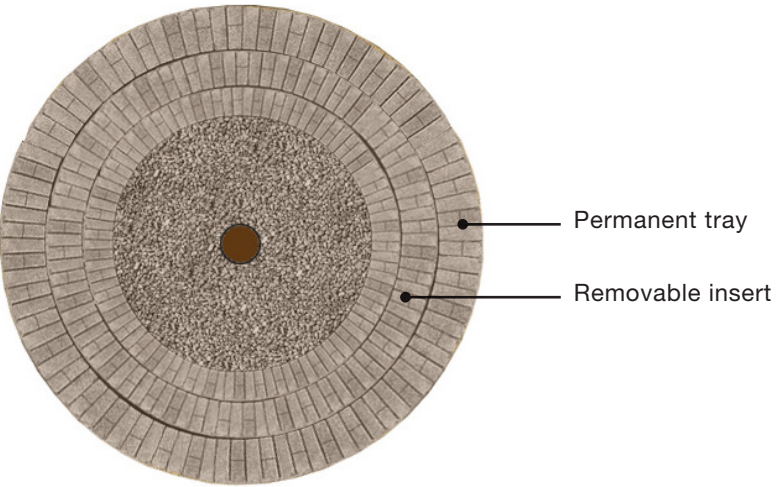
Although detailed and well specified with good quality materials and planting palettes, the landscape designs provided do not overcome the constraints of such an over shadowed site layout and internal arrangements.

This is especially problematic within the enclosed garden level space where ceiling height will require intensive pruning and inhibit the size of planting. Energy intensive lighting and irrigation requirements are similarly of **questionable sustainability**, thereby limiting the quality aspired to.

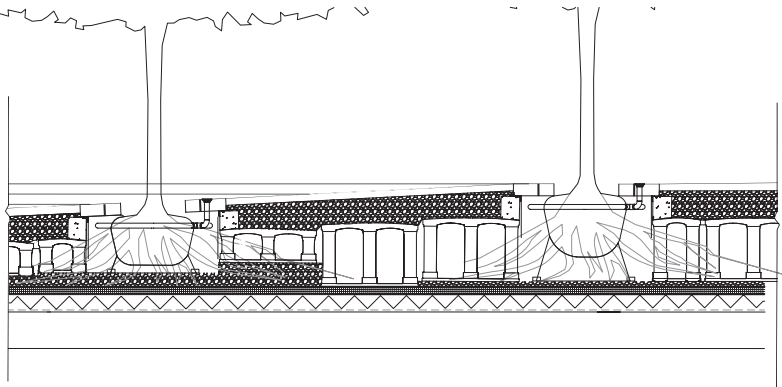
Landscape on structure

The public spaces on the ground and on L5 will be built mostly on structure, i.e. ‘podium landscapes’. The available depths for soil vary across the site and some areas are quite limited.

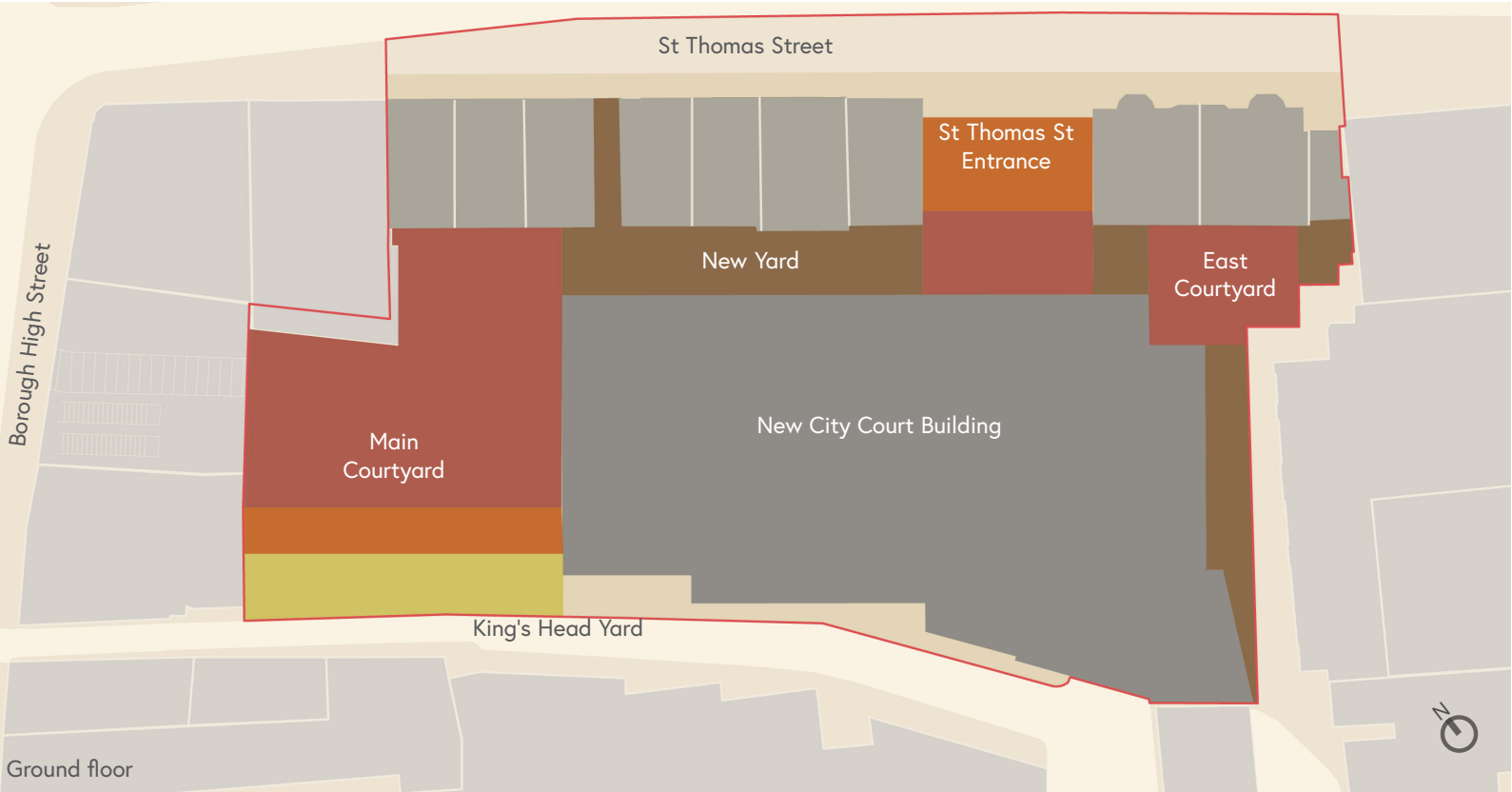
Soil extents will be maximised to sustain the long-term health of trees planted in hard landscape. On the Ground Floor public spaces, an integrated approach to protecting soil from compaction (suspended open-joint paving) and providing rainwater attenuation will allow trees to benefit from shared root space whilst the rooting volume will also provide benefits of water filtration and detention in a sustainable urban drainage system.



Tree protection tray with removable sections

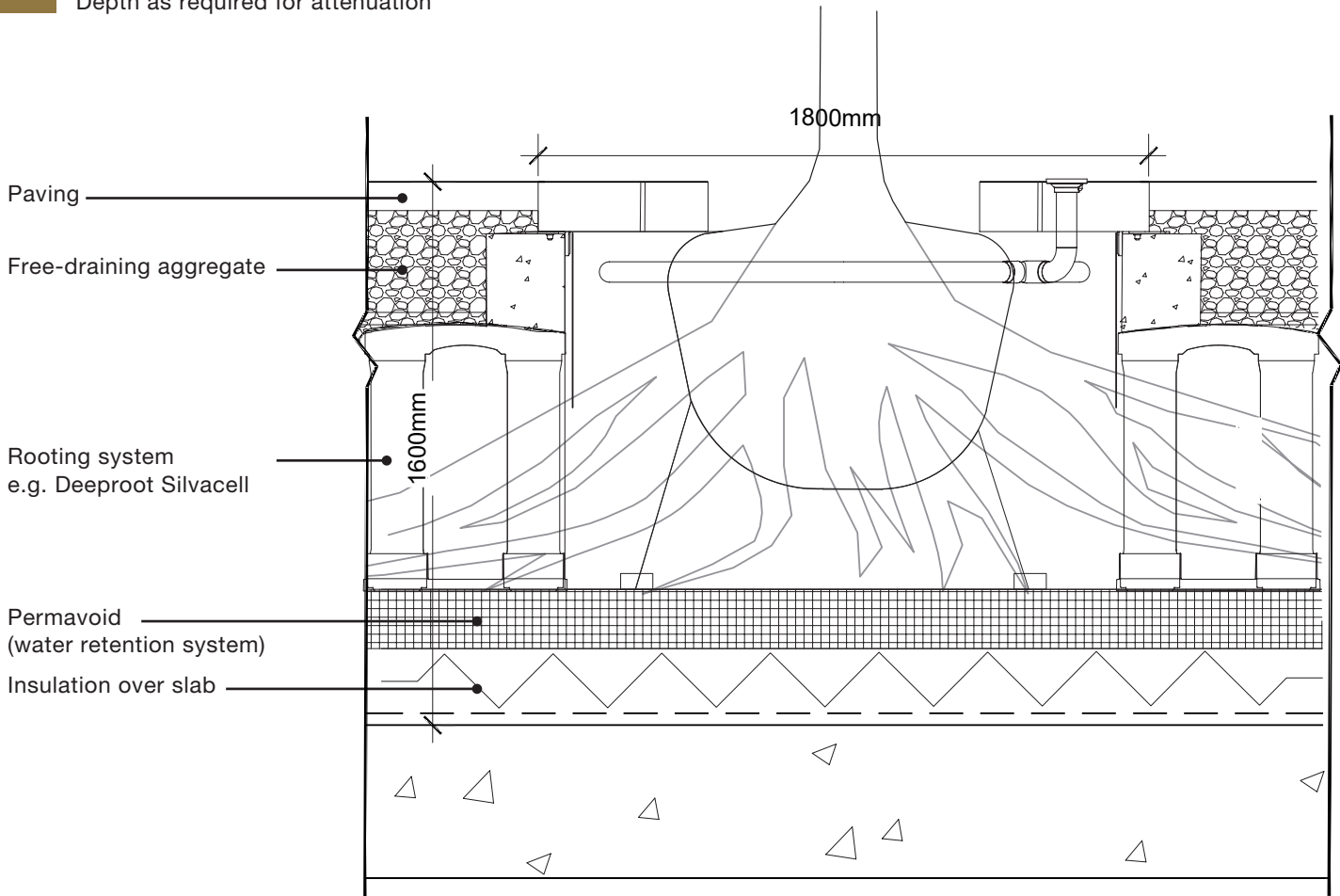


Tree pit detail for St Thomas Street (varying depth)



Ground floor soil zoning & depth

- 1200mm soil + 175mm aggregate
- 800mm soil + 175mm aggregate
- 700mm soil + 200mm aggregate
- Depth as required for attenuation



Typical detail for ground tree planting

Sustainable Urban Drainage System (SUDS)

At ground level, rainfall is collected via a SUDS system across 800m2 of the public realm landscaping.

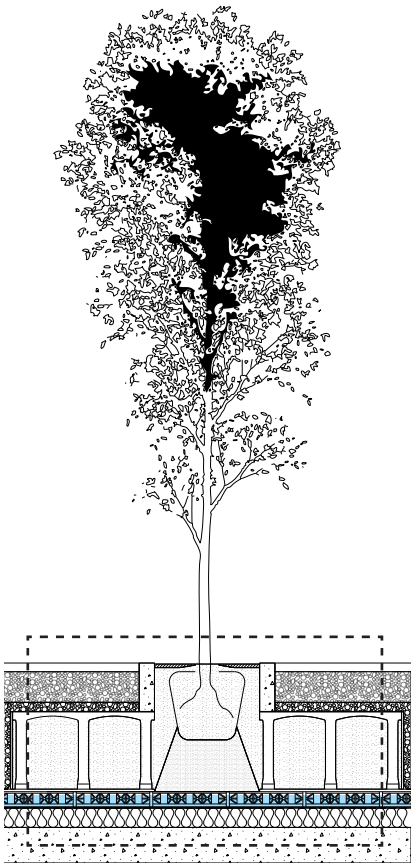
The void former cells in the SUDS can store water up to 100mm deep and works with the landscape planting to provide irrigation by acting as a reservoir.

Flood Barrier
Flip-up flood barriers will be placed at the threshold to the vehicle lifts as an emergency measure to mitigate the risk of the basement flooding.

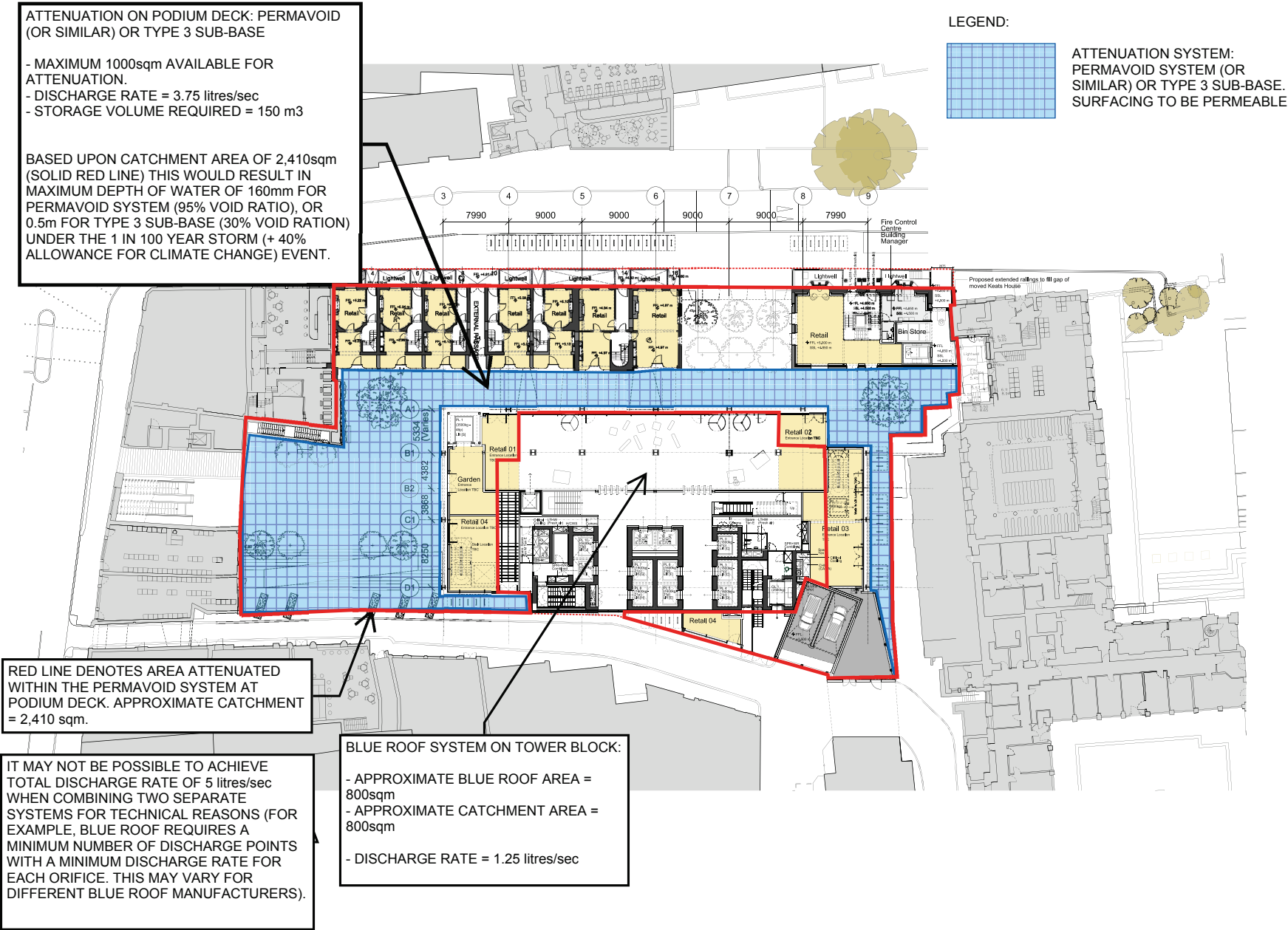
The barriers can rise automatically when water is sensed above a critical level, or manually by building management. The barrier will also be connected to emergency power to operate in the event of a power cut.

The surface of the barrier will be sensitively treated to fit the tower and yard aesthetic, and will blend into the surface when recessed.

Please see AKT II Flood Risk Assessment report for more details.



Ground level water mitigation under soil

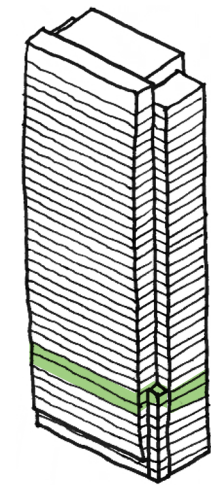
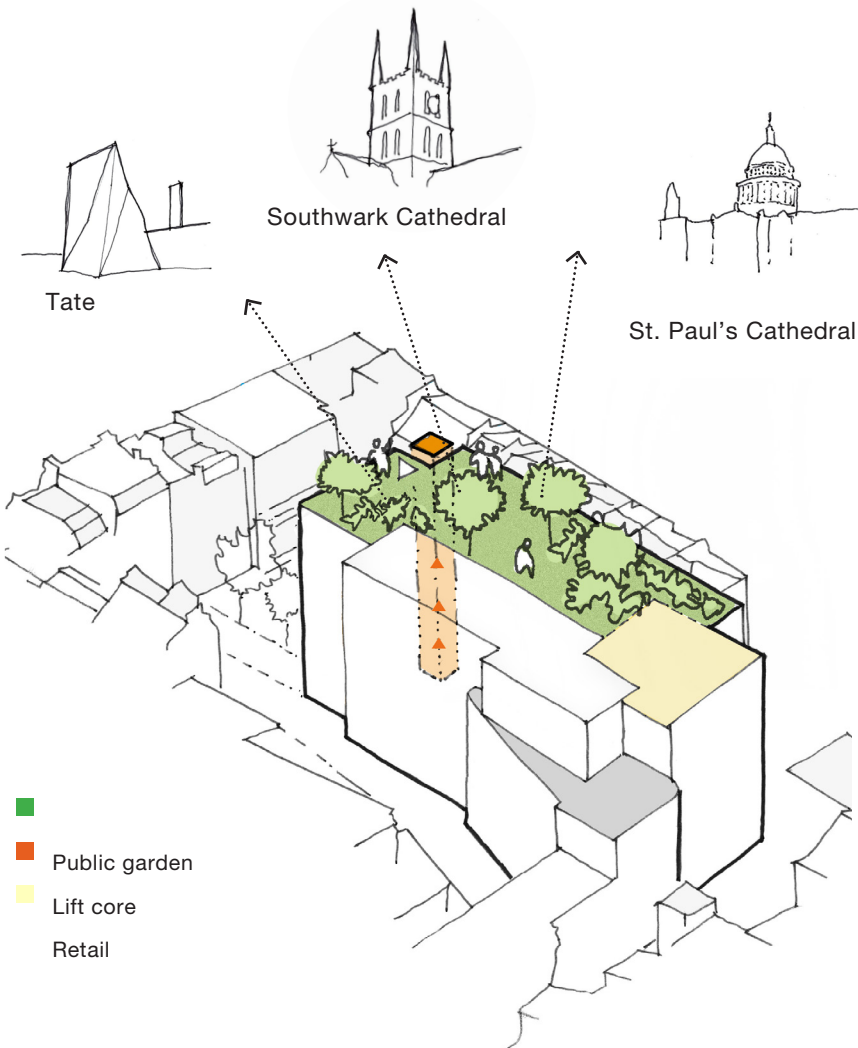


The Elevated Garden

The double height elevated public garden is located at the 5th floor at a similar datum to the main roof of the existing building. This is just high enough to be afforded views across the immediate roof tops, to significant landmarks of Southwark Cathedral, St. Paul's and Westminster. The immediate connection with the new LUL station entrance and access to the public lifts has informed revisions to the massing at the base of the building. The garden largely faces onto St Thomas Street and its location at the 5th floor makes it clearly visible from street level just above the street frontage.

The generous circulation space is provided for overall accessibility and inclusion, not only for access to the retail area. The garden will be approximately 875 sq m (9,400 sq ft) and envelop visitors in tropical and subtropical planting inspired by habitats found in Asia and East Africa.

The garden will be most valuable to visitors during the wetter, cooler months as an alternative to outdoor public space. Whereas during the summer most people can simply go outside, the terrace and garden will provide lushly planted, sheltered spaces that are warm and welcoming even when it is cold, dark and wet outdoors.

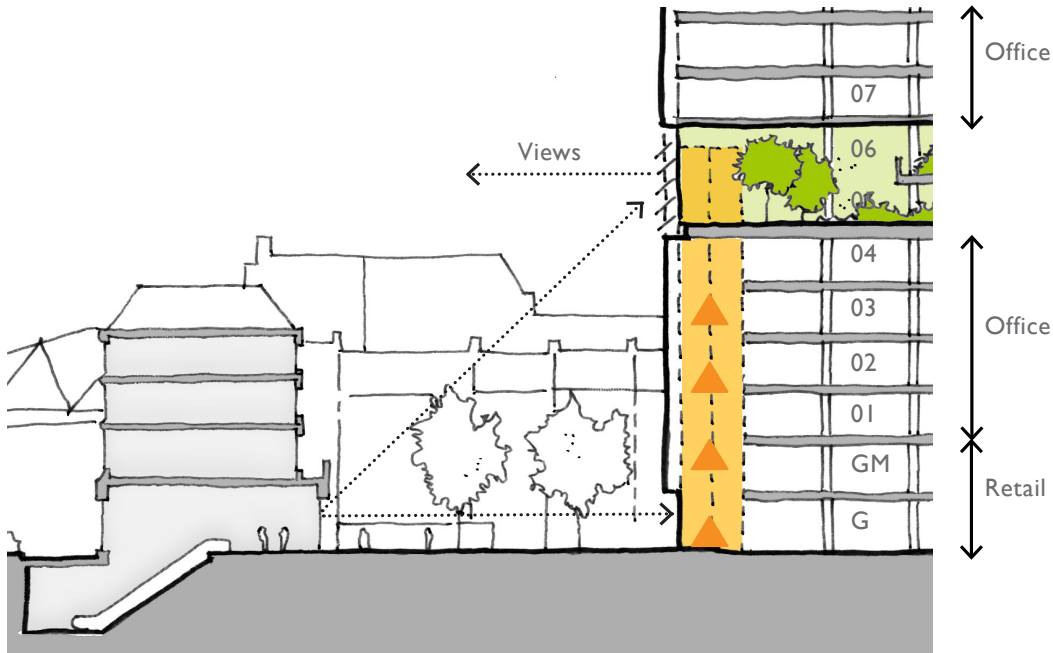


Garden within tower

Views of the city over immediate rooftops



Views from St Thomas Street



Visual connection to the elevated garden / entrance pavilion

The design aims for a lush, ‘nearly overgrown’ look, but is actually very slow-growing compared with planting of similar densities and visual effect if using native/temperate plants outdoors.

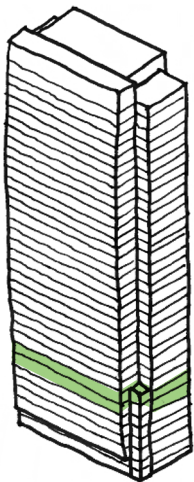
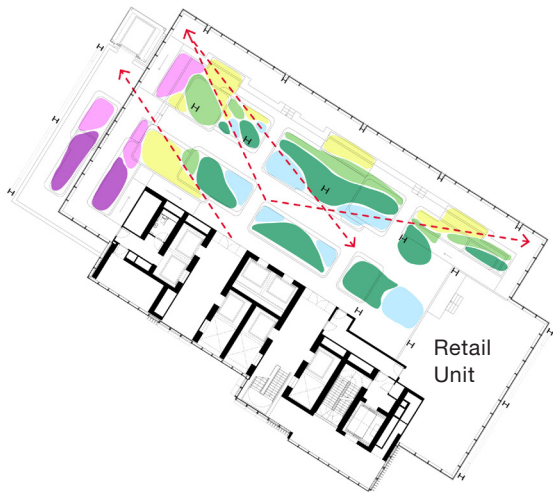
The internal environment is designed to work with the building architecture to use the least power and water to create the necessary conditions for a permanent and interesting garden. Lower temperatures in combination with lower light levels keep plants just above dormancy for slower sustained growth. Effects of secondary infections can be avoided, thereby simplifying long-term maintenance, if light, humidity, air and soil are adequately provided from the start.

Light and water will be used judiciously. This will be achieved by selecting plants that require less light and water and through the specification of energy and water-efficient lighting and irrigation devices.

Passive ventilation will provide the majority of the required air movement and heating will be minimal, even in winter. Plants planted together share root space and create their own more buoyant microclimates, making temperature and ambient humidity easier to control. Longterm, permanent planting is more sustainable than temporary displays.



Visualisation of the garden's interior - informal seating spaces



Garden within tower

- Key sight lines & framed views
- Temperate and hardy sub-tropical - closed
- Temperate and hardy sub-tropical - open
- Dark and closed
- Dark and open
- Light and closed

Range of planter types



Temperate and Hardy Sub-Tropical



Dark + Closed



Dark + Open



Light + Closed



Light + Open

Photoperiodism

Northern temperate plants regulate growth processes (dormancy, growth, flowering, vernalisation) by variations in daylength. Seasonally varying periods of uninterrupted darkness are as important as light. Matching this darkness in the terrace and gardens would make the spaces unusable many afternoons and evenings from late autumn to early spring.

Vernalisation: Northern temperate plants also require highly specific, consistently chilly periods to grow properly. Its impact on the use of the garden would be similar to photoperiodism.

Light levels

During brighter months, northern temperate plants require very high light levels, which are difficult to replicate under an opaque ceiling. Average sunny day = 10,000 – 32,000 lux.

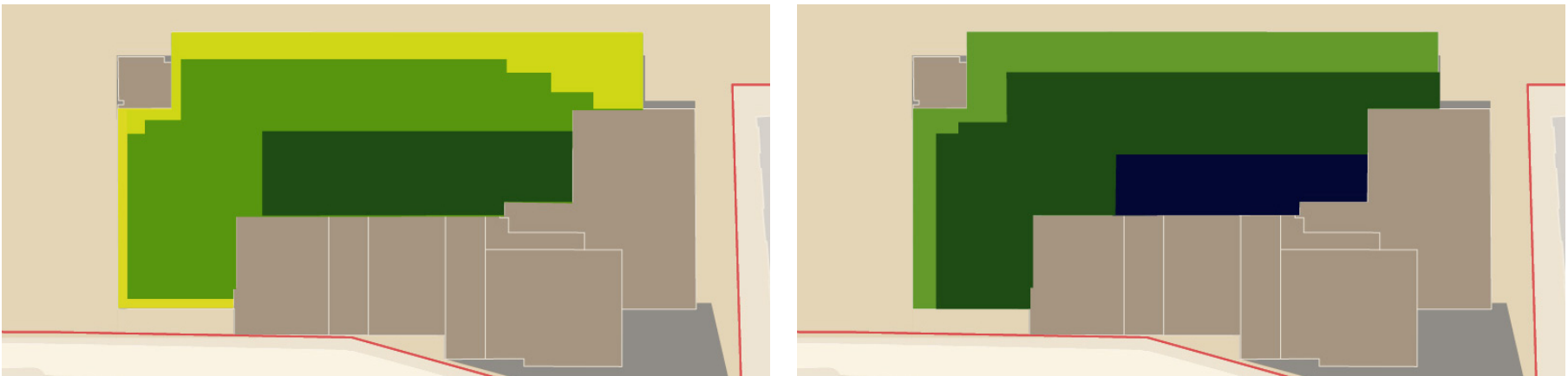
Lux levels used as comparison for simplicity. Actual comparisons are more complex. eg 20,000 lux from sunlight ≠ 20,000 lux from an LED light. Photosynthetic Photon Flux Density (PPFD) is the actual amount of light the reaches the plants and is measured in umols/m2/s. Photosynthetically Active Radiation (PAR) defines the type of light needed to support photosynthesis.

Other factors

Collective knowledge and experience in re-creation of native UK ecologies in indoor/covered conditions is very limited. Far more complex maintenance is required to replicate seasonal and stochastic variations to avoid etiolation*, pests and disease.

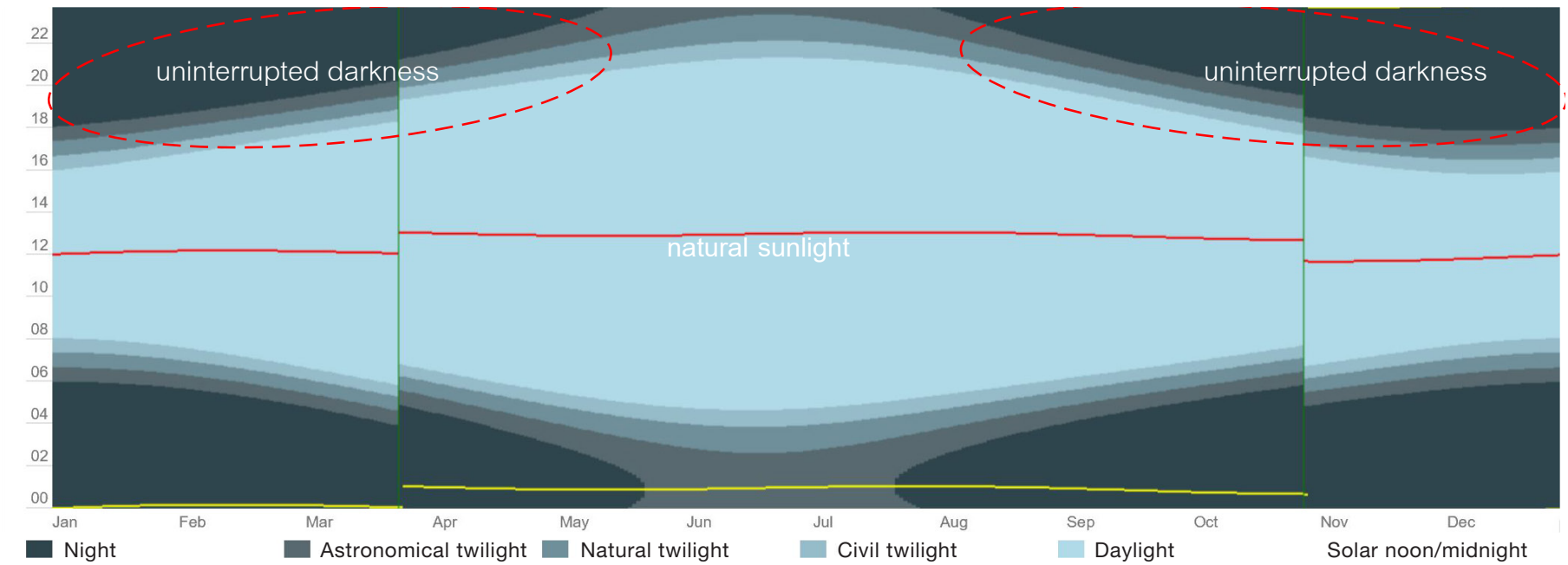
Many native plants are deciduous, ie leafless in winter.

*Etiolation: growth of plants in inadequate light, resulting in long, pale and weak stems, small leaves and no flowers.



Natural light on longest day - 21 June

Natural light on shortest day - 21 December



Similar light conditions at the Musee du Quai Branly severely limit the range of viable plants - 90% drop in light levels at 5m from building edge

Our conditions

Terrace under opaque ceiling means less natural sunlight, but also less solar gain in the summer.

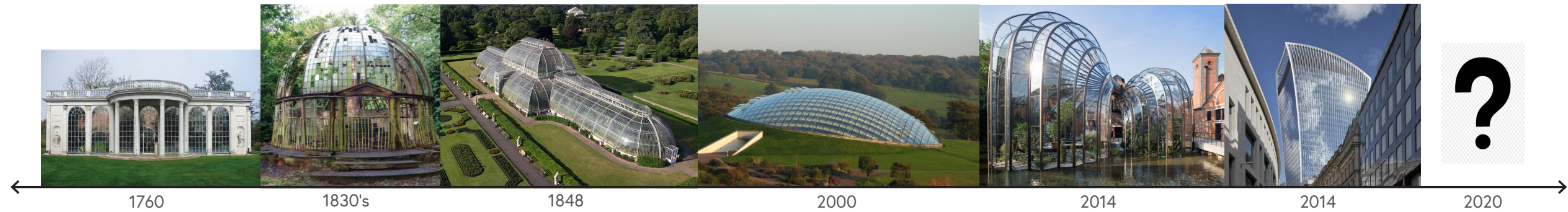
Longer daylengths for subtropical plants allow longer opening hours for the garden.

Horticultural fog and lighting could be used to create evening event or ‘destination’ effects for visitors.

Warmer, brighter space is more comfortable and usable in winter; openable panels allow natural ventilation year-round.



Collective horticultural experience: 400+ years of collecting, selecting and breeding subtropical plants for use in artificial environments in the UK. More consistent daylengths, light levels and temperatures.



Glasshouses: 200+ years of greenhouses built to enable plants from warmer subtropical environments to grow in UK.



Comments
Provide further detail on how the tropical garden will enhance biodiversity as stated in the Sustainability Statement.
Reference to ecology in the BREEAM assessment.

BREEAM assessment

10 out of 13 credits have been targeted under Land Use and Ecology category of BREEAM New Construction 2018 assessment for the Tower and Keat's House. Furthermore, all applicable credits have been targeted in BREEAM Non Domestic Refurb and Fit out 2014 assessment for the listed Georgian Terraces. These are based on the PEA prepared by a Suitably Qualified Ecologist.

Biodiversity - Elevated Garden

For the benefit of invertebrates, deadwood will be incorporated into the external planting beds in the form of stumperies; in the internal subtropical beds, deadwood will be used to create stumperies and also support epiphytes, as well as climbing and trailing plants.

Overall, the planting in the subtropical garden will be created as a permanent display rather than short-term planting beds or containers that require frequent plant and soil replacements.

With plants provided appropriate soil volumes and soil quality at installation -- and minimal disturbances to soil and planting after establishment -- invertebrates and other organisms will have better conditions for long-term survival than conventional indoor pot plants and containers.



ts frame sightlines



Plants seen from street level



looking over ground cover



Subtropical stumpery

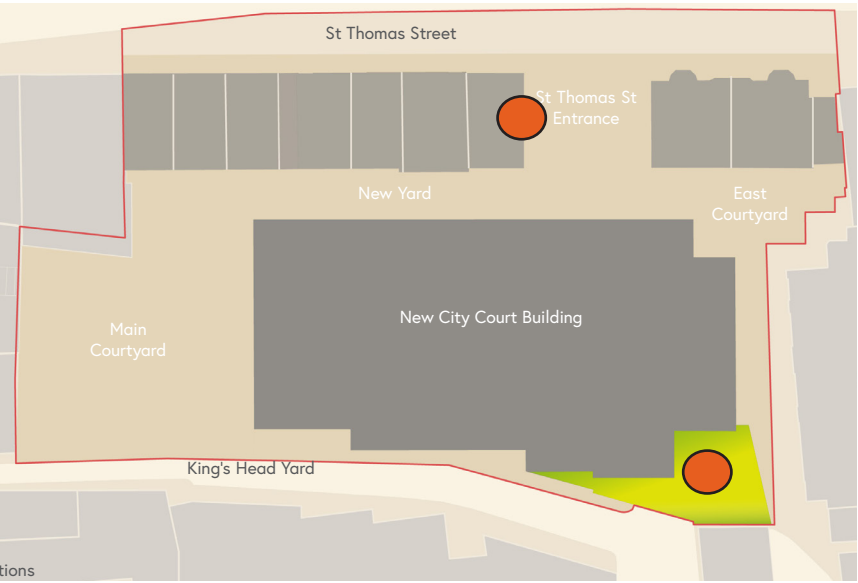
Bird boxes

The bird boxes would be sited near areas of habitat creation and face a north through east to south-east aspect.

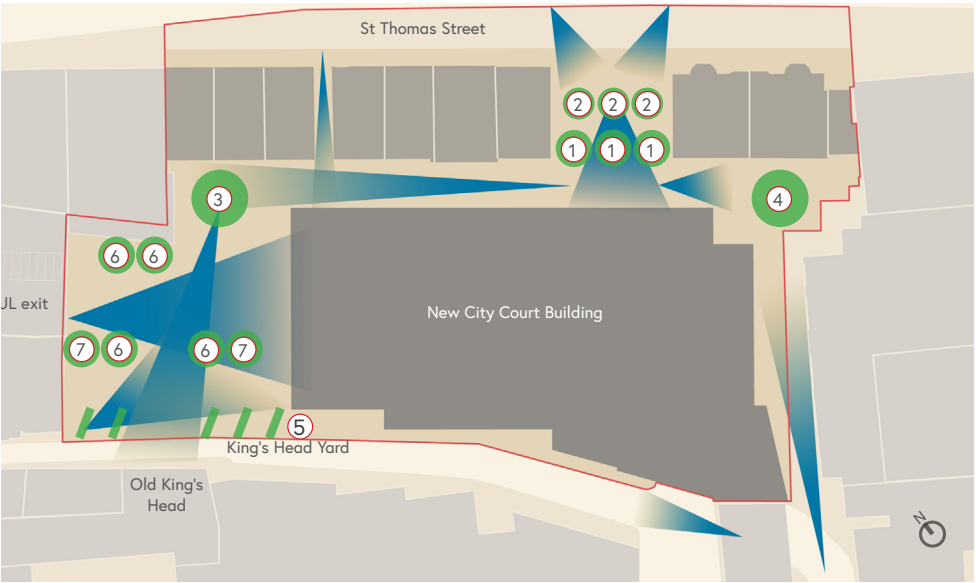
It is proposed to install the bird boxes on the flank wall of the Georgian Townhouse and the South-East terrace at the third level.

The flank wall could also include climbing plants, mixing foliage interest with flowering vines to cover both nesting and feeding of local birds and invertebrates.

The plants proposed for the third level terrace are native and known for their value to pollinators and other invertebrates.



Proposed location of bird boxes



- 1) Populus tremula
- 2) Prunus avium
- 3) Cercidiphyllum japonicum
- 4) Zelkova serrata
- 5) Fagus sylvatica (pleached)
- 6) Tilia cordata 'Winter Orange'
- 7) Prunus padus 'Watereri'

Proposed trees

Most of the proposed trees are native species or cultivars of native species that are still valuable for wildlife for nesting, foraging or pollinating – *Populus tremula*, *Prunus avium*, *Prunus padus* ‘Watereri’, *Fagus sylvatica*.
Exceptions are the two feature trees, which were selected for their visual impact (autumn foliage), size (mature size not expected to outgrow space available), tolerance for the shady-to-partially shady conditions, and robustness in urban environments (paving and pollution).

St Thomas Entrance



① *Populus tremula* - fast growing to 25m ht in 20 yrs. Leaves tremble in breeze. Valuable for butterflies. Short-lived (50-70 years).



② *Prunus avium* - up to 10m ht. Clusters of white flowers in late spring, followed by small, shiny red-purple cherries; leaves turn orange and red in autumn.



New Yard



③ *Cercidiphyllum japonicum* - 12-15m ht. Clean structure, tolerates paving and benefits from sheltered locations. Leaves bronze-tinted when young, and turning yellow, orange and pink in autumn.

Main Courtyard



⑤ *Fagus sylvatica* - Pleached tree. Yellow-orange foliage in autumn. Retains leaves late into autumn if central leader is cut.



⑥ *Tilia cordata* 'Winter Orange' - 12-15m ht in 20-50 yrs. Orange twigs in winter, bright pink buds, white flowers, bright green leaves in spring, yellow in autumn. Valuable for bees and butterflies.



⑦ *Prunus padus* 'Watereri' - Medium growing rate to 12m ht. Tolerates urban condition. Spring blossoms.

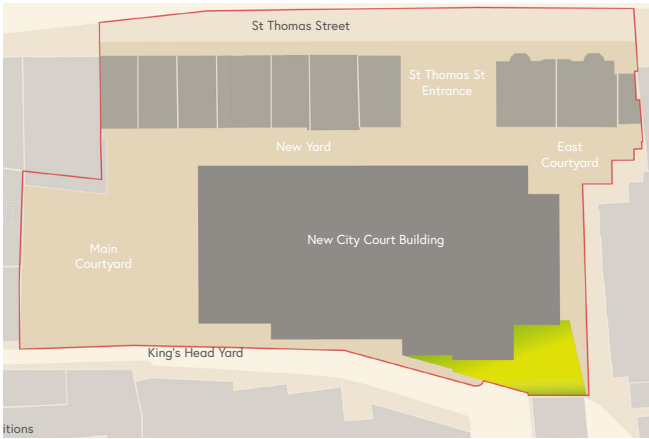
East Courtyard



④ *Zelkova serrata* - up to 12m ht. Tolerates paving, smooth grey bark and neatly toothed, lance-shaped leaves turning orange and yellow in autumn.

Third level terrace

This terrace will be accessed from the offices on Level 3. Unlike the Level 5 garden, it will be open to the elements above and therefore receive natural sunlight. It will also be exposed to cold, wind and rain. We propose a robust and tidied up re-presentation of local environments (typically most interesting in spring and summer) with some less local species to extend the seasonal interest into autumn and winter. The medicinal plant theme will also extend to this space.



The terrace will be exposed to full sun and the elements



Trees and shrubs create shelter

INDICATIVE PLANTING



Pinus sylvestris*



Betula pendula*



Malva moschata*



Calluna vulgaris

* Plants with known medicinal value

Comments

An undertaking should be given that access for fire appliances as required by Part B5 of Building Regs Approved Document B and adequate water supplies for fire fighting purposes will be provided.

Fire Service Access

The fire strategy has been reviewed with specialist consultants and the following access provision has been made for the fire service.

1 Fire Engines arrives via St Thomas Street, parking at the north end of the site

2 The superintendent / senior firefighter relays with the Fire Control Point to be debriefed on crucial information such as location / extent of emergency, and key access routes

3 The fire service proceed to the nearest appropriate entrance, the lobbies of the fire-fighting stairs and dedicated fire-fighting lifts

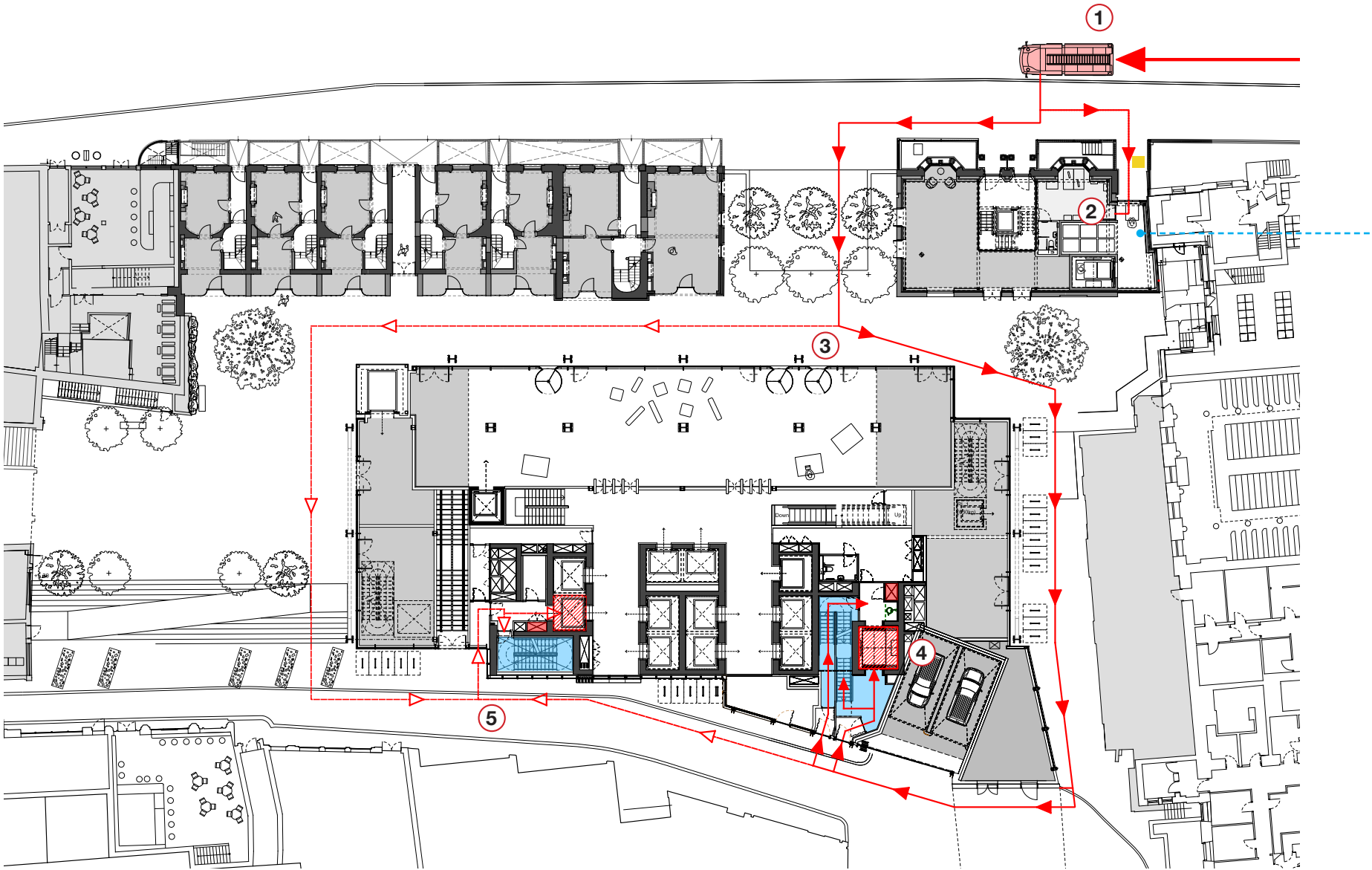
4 Fire-fighting equipment loaded into lift to be delivered to the appropriate floor

5 Alternative route to the core

- a. External access enabling fire appliances to be used near the building.
- b. Access into and within the building for firefighting personnel to both:
 - i. search for and rescue people
 - ii. fight fire.
- c. Provision for internal fire facilities for firefighters to complete their tasks.
- d. Ventilation of heat and smoke from a fire in a basement.

KEY

Primary Route

Secondary / Alternative Route

Ground Floor Plan - Fire Service Access