

Welcome to our exhibition



Transport for London (TfL) and the London Borough of Southwark (LBS) are working together to deliver new improvements to the area that is bounded by Blackfriars Road, The Cut, Hatfields and Isabella Street.

Several plans and proposals have been developed for this area in previous years, though none have been considered viable from a community or commercial perspective. Following approval to work towards a land swap agreement between TfL and LBS, we are now able to proceed with an exemplar development scheme, promoted by two public bodies, working together to produce tangible benefits.

Through two separate projects and planning applications, we wish to form a shared vision which will deliver new council homes, office and community space around Southwark Station.

During this consultation we want to hear your views on our initial work on this vision, which will help set the brief for future design. The five key themes we have addressed are: **Heritage & Legacy**; **Context & Culture**; **Economic Growth**; **Health & Wellbeing** and **Community Integration**.

Before leaving today please fill out one of our feedback forms. These give us the opportunity to consider your thoughts and ideas and incorporate them into our plans. If you have any questions, please ask a member of the team.



Birdseye view of Southwark station

About TfL

As well as running the day-to-day operation of the Capital's public transport network and managing London's main roads, TfL are also one of London's largest landowners and have a property strategy focused on creating long-term revenue to reinvest in the transport system.



About London Borough of Southwark

Southwark Council has made a commitment to deliver 11,000 new homes in Southwark by 2043, with 2,500 delivered by 2022.

This is your area



We have already been listening to a wide range of views through our conversations with the Styles House Tenant Management Organisation (TMO) and others. We want to continue to understand what you love about your local area to help inform our vision. These are some of the things we have identified.

Southwark is a unique place with a vibrant arts and entertainment scene, a successful business hub and an established residential community.

Questions

What do you love about your area?
Is there anything we've missed?



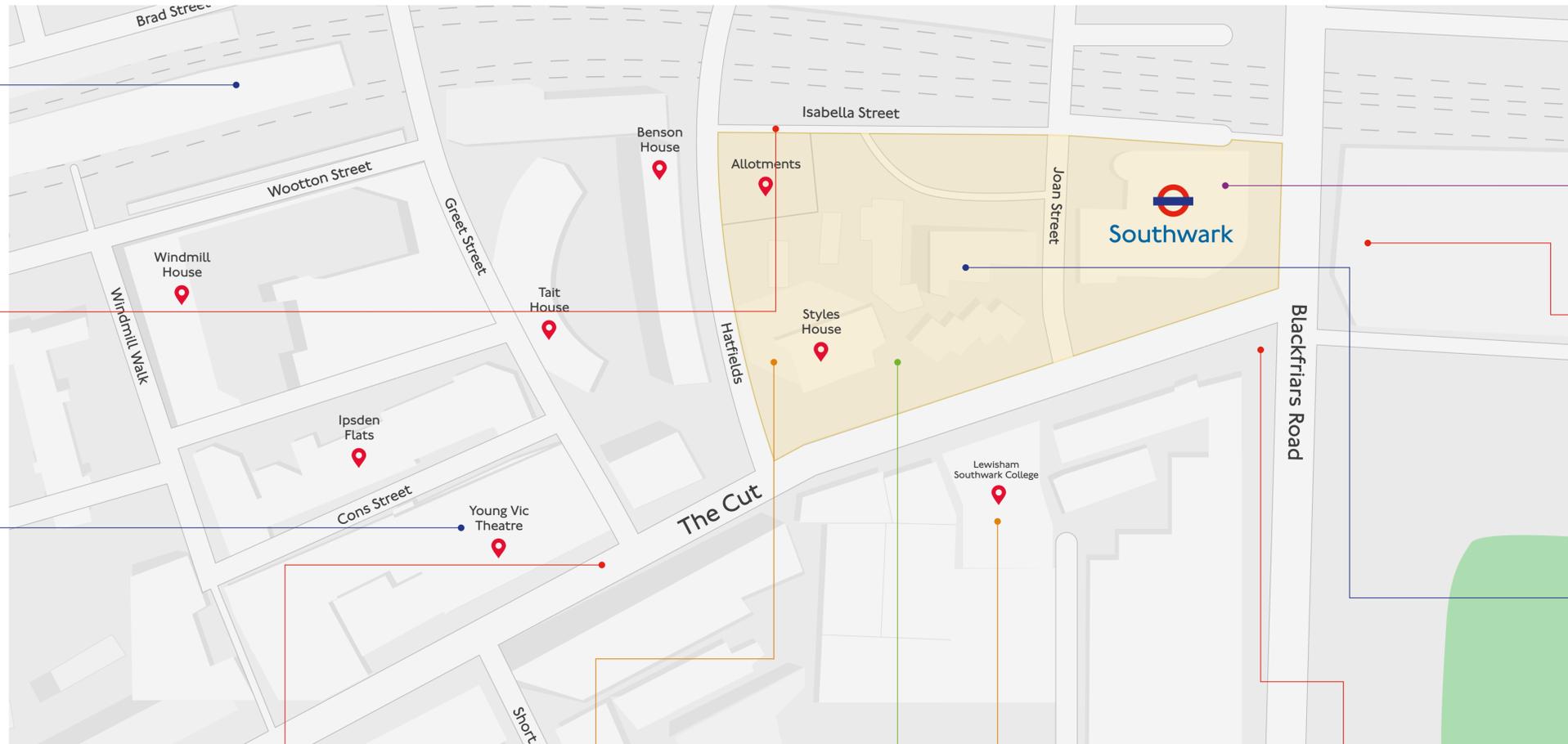
Waterloo East Station (5 mins away)



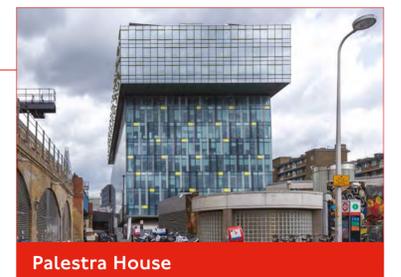
Isabella Street



The Young Vic



Southwark Station



Paestra House



Platform - arts space



The Cut



Residential Area



Styles House Gardens



Lewisham Southwark College



The Ring

- Heritage & Legacy
- Context & Culture
- Economic Growth
- Health & Wellbeing
- Community Integration

Challenges



From our previous engagement, residents have identified that there are parts of the area that do not work as well as they could.

We want to keep the best things about the area but address some of the challenges to maximise the opportunities here for everyone.

Questions

Are there any other challenges?
What else would you like to see improved in your area?

Noise from Isabella Street

Southwark Station's unfinished design

Platform is not a space designed for the arts, therefore producing noise

Poor quality pathway

Vent shaft on the side of Styles House estate

Styles House estate in need of modernisation

Antisocial behaviour around the skylight

Fails to meet Mayor of London's Healthy Street criteria

I. Heritage and Legacy



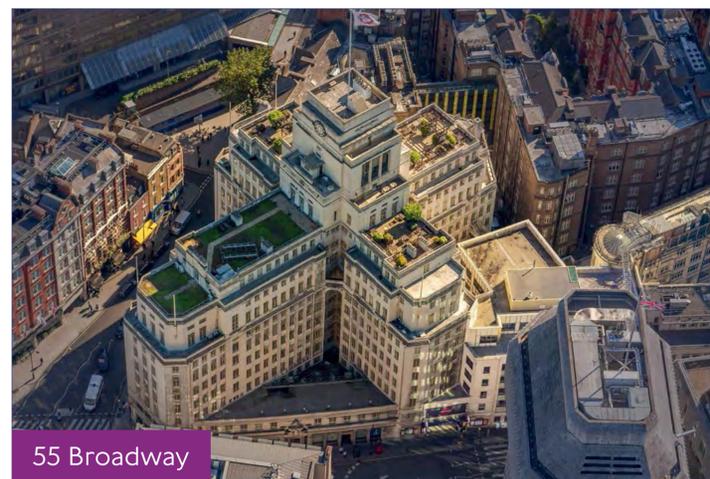
The Ring boxing arena, 1929



The Ring pub



Beleschenko Wall



55 Broadway



Southwark

Southwark always stands out as a London borough – outside the city and with its rich cultural heritage



TfL

TfL is a pioneer of modern and historic architectural-led station designs and first-class buildings across London



Our masterplan

Together, we want to produce a landmark development that adds to Southwark's history and creates a truly positive legacy for the area

Questions

What would you want to see as a legacy for the area that we could bring forwards in the masterplan?

Can you think of any London/other city landmarks that do this well?

2. Context and Culture



We want the shared masterplan to support the cultural identity of the area and create an enjoyable place to live, visit and work.

With the Greater London Assembly's cultural team we will contribute to the local economy by providing a new, affordable cultural space that adds to the area.



Meaningful & needed

We do not want to artificially create something that is not needed. We want to create something that the community wants and which leaves a lasting legacy



Diverse & accessible

We want our community space to be diverse, accessible and open to anyone



Practical

Any cultural area should be independent and self-supporting to ensure it can contribute to the thriving local economy



The Old Vic



The Young Vic



Tate Modern



Royal Festival Hall



Hayward Gallery



National Theatre



Imperial War Museum



The Ring

Questions

What new cultural uses would benefit Southwark?
Can you think of an example from the rest of London/other cities that would meet the criteria from our vision that you would like us to consider?

3. Economic Growth



Southwark has a thriving local economy. We want to enhance the existing amenities surrounding the underground station.

We want a development which will bring forward opportunities for local businesses.



Increased demand

More offices and homes in Southwark have already led to an increased demand for more retail, food and drink options



Local businesses

Vibrant and well maintained pedestrianised areas can further contribute to the local economy, helping local businesses



Works for you

We want our development to provide facilities the local community wants and that keep the area lively throughout the day



Thriving businesses along Isabella Street



The Cut

Questions

What kind of businesses would you like in the local area?

4. Health and Well-being



Our development will contribute to the local area through beautiful and sustainable design.

We will incorporate the Mayor of London's Healthy Streets initiative, which promotes walking, cycling and the use of public transport to create a healthy, safe and enjoyable public space.



Physical health

We will include facilities designed to encourage physical activity as well as the creation of a cycle hub connecting the community and commuters



Well-being and mental health

Improvements to the design and surroundings of our building will support the health and well-being of those living in the area, as well as those who visit



Healthy building

Our development should provide sustainable and healthy community facilities



Existing planting and outdoor setting, Isabella Street



Pedestrianised streets

Questions

How can we improve the health and well-being of your area?
Can you think of an example from the rest of London/other cities that would meet the criteria from our vision that you would like us to consider?

5. Community Integration



As we move to the next stage, we want to understand your needs.

We have been speaking to residents of Styles House through its TMO. We want all local residents and businesses in the area to contribute to our vision for the area.



Collective feedback

Your feedback matters to us. We want to hear as many different views as possible to ensure that our vision is informed by what you think



For you

We want to ensure that our vision is well communicated and to hear from the residents, workers and visitors of Southwark



Develop your understanding

We will ensure everyone involved in or impacted by the development is kept up to date throughout the consultation and beyond



Community engagement



Southwark station

Questions

How would you like to be kept informed and engaged through the process?

What is the best way for you to provide feedback to our respective teams?

Benefits of a development scheme in this area



By working together our vision is to bring real benefits to the area, making it an enjoyable place for people to live, visit and work.

<u>Development Proposal</u>	<u>TfL</u>	<u>Southwark</u>	<u>Community</u>
 <p>Office space</p>	 <p>Creating office and retail space for our customers</p>	 <p>At least 24 new council homes, a net increase of at least 21 homes</p>	 <p>Significant contributions to the local economy</p>
 <p>Retail and cultural space</p>	 <p>Income to reinvest in the transport network</p>	 <p>Benefit from additional business rates each year</p>	 <p>Over 2,000 new jobs</p>
 <p>Homes for Londoners</p>	 <p>Large-scale improvements to public realm in the area</p>	 <p>Decreased anti-social behaviour in the area</p>	 <p>Ability to influence improvements to your area, creating a better place</p>

Our initial brief for the development:



Landmark

To be an exemplary development which will identify its location and be of a high architectural quality



Civic

To deliver a space that is open and accessible to all

Question

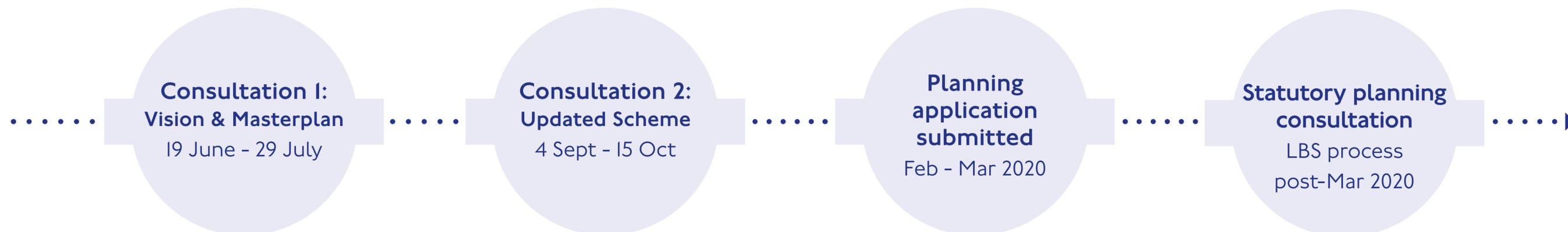
Do you think we should give this area a new specific name?

If so, what would you call the area that is bounded by Blackfriars Road, The Cut, Hatfields and Isabella Street - including the Styles House Estate and Southwark Station?

Next steps



Timeline



Your views

Please fill out one of our feedback forms and post it in the comment box to let us know what you think needs to be considered for the vision and masterplan

Questions?

If you have any questions or want to stay up-to-date with the planning application, you can also get in touch with us via:



Post

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Thank you for visiting