

# Welcome

## London South Bank University

Over the last 125 years, London South Bank University (LSBU) has expanded and grown into one of London's largest universities, offering vocationally-relevant, accredited and professionally recognised education and support to students from the United Kingdom and overseas.

Developing and improving our campus and facilities will be key to us achieving our vision of becoming London's top modern university by 2020.

## Your views

Over the last nine months we have been developing designs for new academic buildings and publicly accessible open spaces on our Southwark campus. This work has been happening in consultation with Southwark Council, Historic England, Greater London Authority, local stakeholder groups as well as staff and student user groups.

We are now keen to seek the views of local residents and other stakeholders on our proposals. Your views will play an important role in shaping our designs. Please feel free to write down any thoughts you may have on sticky notes and attach them to the relevant board/s.

You can also complete a questionnaire today with your feedback or take one home to fill out and send back to us in the post.

The exhibition boards and questionnaire are also available to view at: [lsbu.ac.uk/development](http://lsbu.ac.uk/development)

## Project timeline

The demolition of two existing buildings on the development site are currently nearing completion.

We are aiming to submit detailed planning and listed building consent applications for the St George's Quarter Development at the end of October 2017.

The development is scheduled to open in September 2020.

## Consultant team

<b>WilkinsonEyre</b>	Architect and Lead Consultant
<b>Churchman</b>	Landscape Architects
<b>AKT II</b>	Structural and Civil Engineering
<b>BDP</b>	Building Services and Environmental Engineering, BREEAM Assessor
<b>BDP</b>	Planning Consultant
<b>FiD</b>	User Engagement Consultant
<b>Purcell</b>	Heritage Consultant
<b>Urban Flow</b>	Transport Consultant
<b>Fulkers</b>	Project Management and Cost Consultant
<b>Tenos</b>	Fire Engineering
<b>RPP</b>	Principal Designer and CDM Consultant



Existing photograph looking south-east along London Road



Existing photograph looking across London Road from Garden Row towards what will become University Square



Existing photograph looking north across Keyworth Street



Existing photograph looking north-west along London Road



Aerial view of the site with the site boundary marked in red

# St George's Quarter Development

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# Site and Context

## Where is the St George's Quarter Development?

The Southwark campus sits close to the heart of the Elephant and Castle area which, together with the Blackfriars Road mile, is undergoing significant change. These changes are largely led by new residential and mixed use developments, and transport infrastructure improvements. We want our campus to contribute to this regeneration.

The St George's Quarter Development site is adjoined by a number of other University buildings: to the north-west is the Clarence Centre while the London Road Building lies to the south and the K2 Building on Keyworth Street to the east. Thomas Doyle Street runs across the southern end of the site connecting London Road to Keyworth Street. Rotary Street runs through the centre of the site and meets Borough Road at its northern end.

The site includes the Grade II listed former Presbyterian Chapel on Borough Road and 119-122 London Road (currently partly occupied by Factory Fifteen). The demolition of Hugh Astor Court and the Rotary Building have already taken place to make way for this development with the approval of Southwark Council.

## Responding to our surroundings

Our proposals for St George's Quarter have been informed by an understanding of the site and context along with a desire to ensure our development relates successfully to its wider setting.

Our designs have been influenced by adjacent building heights and the proximity of heritage assets. Key pedestrian routes, desire lines and connections to the public transport network have helped to inform the design of the new areas of public realm and open spaces created by the scheme.

The St George's Quarter Development has a frontage to a busy and vibrant part of London Road which includes a mix of ground floor uses including cafés, shops, and professional services in addition to existing LSBU facilities. Ensuring that the St George's Quarter Development contributes to this active street has been a key design consideration.

## Planning policy

The Southwark campus forms part of the "Enterprise Quarter" designated by Southwark Council in the Elephant and Castle Supplementary Planning Document. The Council's strategy for the Enterprise Quarter is to:

- Continue to support the economic and business functions of the Enterprise Quarter, in particular, but not only, London South Bank University.
- Promote the provision of active uses at ground floor level, particularly on Newington Causeway and London Road.
- Transform the environment around Keyworth, Ontario and Thomas Doyle streets creating traffic free, public spaces.
- Reinforce the character of main roads through tree planting and public realm improvements.
- Create new links, including green routes through the area which integrate with existing public spaces.
- Reinforce the heritage of the area, particularly around St George's Circus.

### Key to buildings:

- A. Bridge House Estate terraces
- B. Clarence Centre (LSBU)
- C. Former Presbyterian Chapel
- D. Rotary Building
- E. Hugh Astor Court
- F. K2 Building (LSBU)
- G. Keyworth Centre (LSBU)
- H. Borough Road Building (LSBU)
- J. Former Passmore Edwards Library (LSBU)
- K. London Road Building (LSBU)
- L. McLaren House (LSBU)
- M. Blackfriars Circus



### Key to building heights:

- Site boundary
- 8+ storeys
- 7 storeys
- 6 storeys
- 5 storeys
- 4 storeys
- 3 storeys
- 2 storeys
- 1 storey

Site plan showing existing building heights by occupied storey (diagram prepared by Purcell)

### Key to building ages:

- Site boundary
- Late 18th century
- Early 19th century
- Mid-late 19th century
- Early 20th century
- Mid 20th century and later



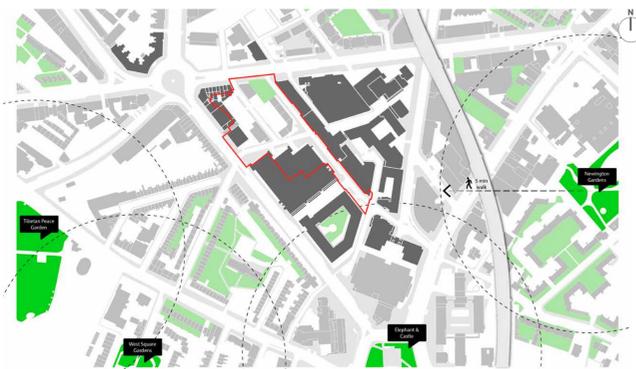
Site plan showing existing building ages (diagram prepared by Purcell)

### Key to building uses:

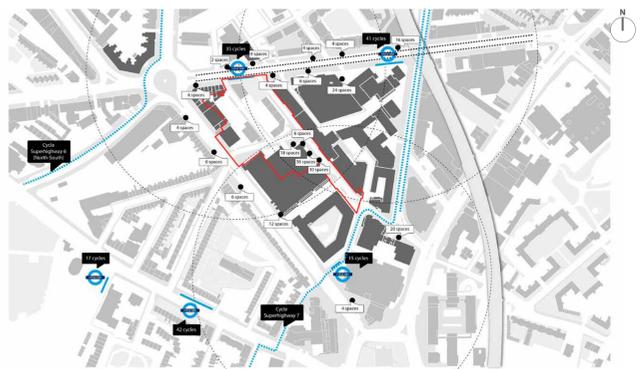
- Site boundary
  - University / education
  - Residential
  - Retail
  - Community / civic
  - Industrial / transport
  - Office
  - Hotel
  - Vacant
  - LSBU student residence
- Hatching indicates dual use



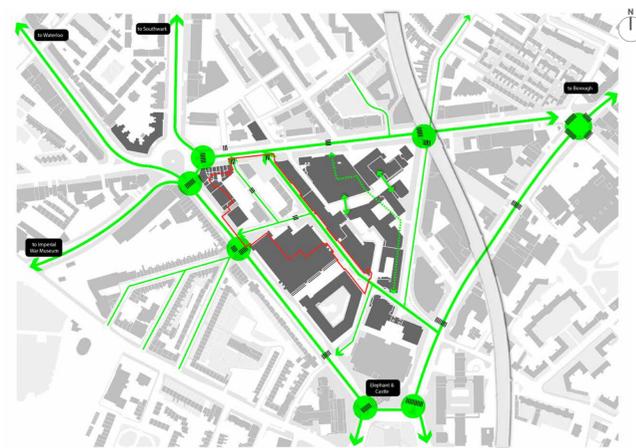
Site plan showing existing building uses (diagram prepared by Purcell)



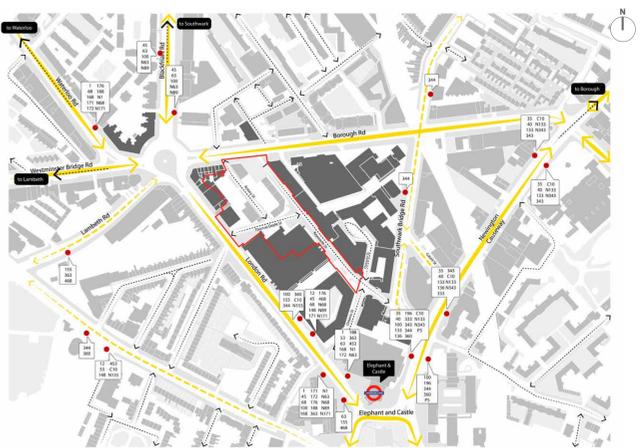
Site plan showing green spaces and other amenity areas around the site. The very limited amount of existing green space on the campus is outlined in red and the scheme provides a significant enhancement to this



Site plan showing key cycle routes (as blue dashed lines) and infrastructure (i.e. Santander cycle hire docking stations) and showing how well connected the existing site is for cyclists



Site plan showing existing pedestrian routes and connections (in green) which are taken into consideration and supported by the St George's Quarter Development



Site plan showing the existing site's excellent links to public transport (buses and underground). Also shown are existing vehicle access routes and street hierarchy (in yellow) which the scheme connects into and reinforces

# St George's Quarter Development

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# Heritage

The St George's Quarter Development site is located partially within the St George's Circus Conservation Area and includes the Grade II listed former Presbyterian Chapel. Due to extensive fire damage, the Chapel is currently on Historic England's Heritage At Risk Register. Additionally, the site is adjacent to the Grade II listed Georgian terraces on London Road and the Clarence Centre, which was developed by the University in 2013.

The heritage setting, key views of the site and in particular the significance of the Chapel façade has played a key role in the development of the proposals.

## Heritage assets on our site

The principal elevation of the Chapel on Borough Road makes a positive contribution to the townscape of the surrounding area and plays a significant role in maintaining the historic character of the Conservation Area.

Also within the site but lacking in architectural and historic significance is the post-war building at 119-122 London Road. Refurbishments to the building have erased any historic fabric of the original ground floor frontage, and there is little in the way of ornamentation or aesthetic value to the building. It is therefore considered to be of neutral heritage value.

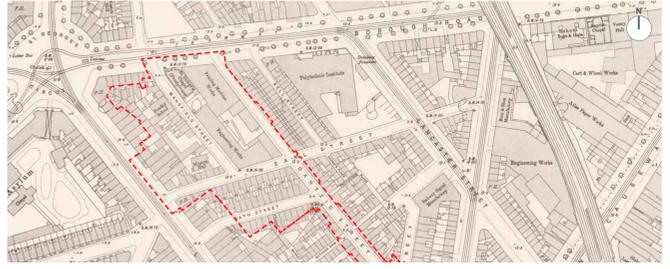
## Heritage assets surrounding our site

The Grade II\* listed Obelisk is the central focus of the Conservation Area, and dates from 1771.

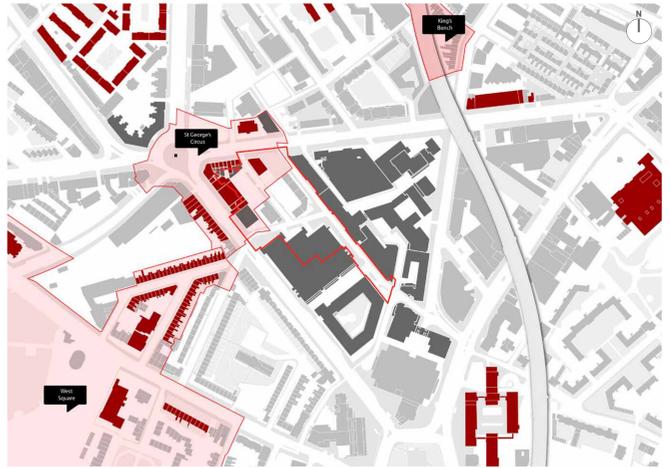
The St George's Circus Conservation Area extends to partially cover the St George's Quarter Development site and includes the adjacent Grade II listed terraces 113-119 Borough Road, 123-131 London Road and the Duke of Clarence Public House (all of which now form part of the Clarence Centre). Opposite the site lies the Grade II listed Bakerloo Line London Road Depot and Grade II listed terraces at 2-14, 15, 15a and 16 London Road.

## Local views

Views from the north-western side of St George's Circus, featuring the Obelisk, and towards the development from London Road are of significance to the heritage setting. The St George's Quarter Development has been designed to respond to the streetscape and skyline of London Road.



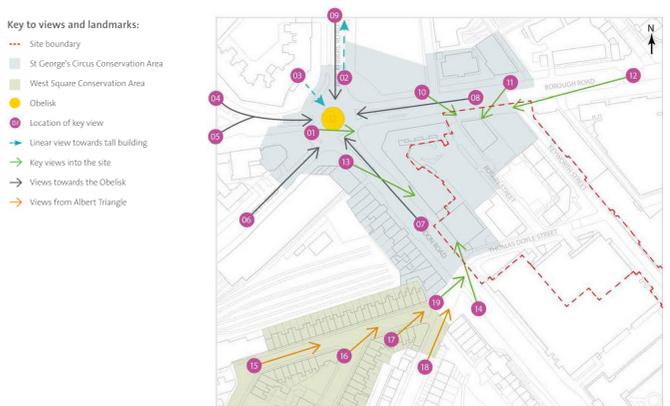
OS Map of 1895 showing the historic names of the streets across the northern part of what is now the LSBU campus



Site plan showing conservation areas (in pink) and listed buildings (in red)



Existing photograph looking south east across St George's Circus with the Obelisk in the foreground



Plan showing the key views looking into the site and adjacent landmarks (diagram prepared by Purcell)



Photograph of the Presbyterian Chapel in 1935 (Southwark Library Archive)



Two photographs of the Chapel, from when it formed part of the complex of industrial buildings on the site, taken in 1971 (London Metropolitan Archives)



Existing photograph of the Grade II listed former Presbyterian Chapel looking south-east across Borough Road



Existing photograph showing the detail of the Chapel's entrance pediment

# St George's Quarter Development

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# Our Vision

Our vision is to be recognised as an enterprising civic university that addresses real world challenges. In order to demonstrate this we are seeking to establish a more coherent, campus-style environment on our Southwark campus. The first stage in realising this vision will be the redevelopment the north-western corner of the campus. We are calling this the St George's Quarter Development and this will become a new "front door" to the campus and a civic heart for the whole University.

The St George's Quarter Development presents an opportunity to co-locate a number of LSBU's core student facilities including a new Library and Learning Resources Centre, student services centre, teaching spaces, and study areas. It will also accommodate two new cafés and other social study spaces.

The St George's Quarter Development will put learning and creativity at the heart of the campus and will ensure that LSBU's facilities are fit for the 21st century.

## Design brief

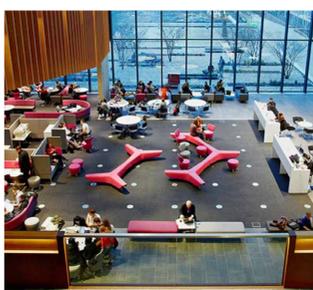
At the outset of the project, we briefed our design team to incorporate the following requirements into the St George's Quarter Development:

- The Southwark campus Library and Learning Resources Centre
- Teaching and learning facilities
- A range of study and social spaces for undergraduates and postgraduates
- A new student support centre
- A theatre and rehearsal spaces for performing arts
- Flexible exhibition, presentation and display space
- Flexible lecture theatres and conference facilities
- Cafés

Our response to the design brief has been to create a site masterplan that extends over both Rotary and Thomas Doyle streets, meaning that these two streets would be closed (see concept diagram below). This approach enables us to unite the different elements of the building – along with the existing London Road Building – by connecting them all with an undulating central roof structure. This creates a covered internal pedestrian concourse at the heart of the development.



Photographs of the automatic book storage and retrieval system installed at the Hunt Library at North Carolina State University. Large windows in the walls of the storage enclosure allow views through the stack and the movement of the cranes provides animation within the building.



Forum space at the John Henry Brookes Building (Design Engine). Carefully selected furniture and fittings help support a range of different study modes

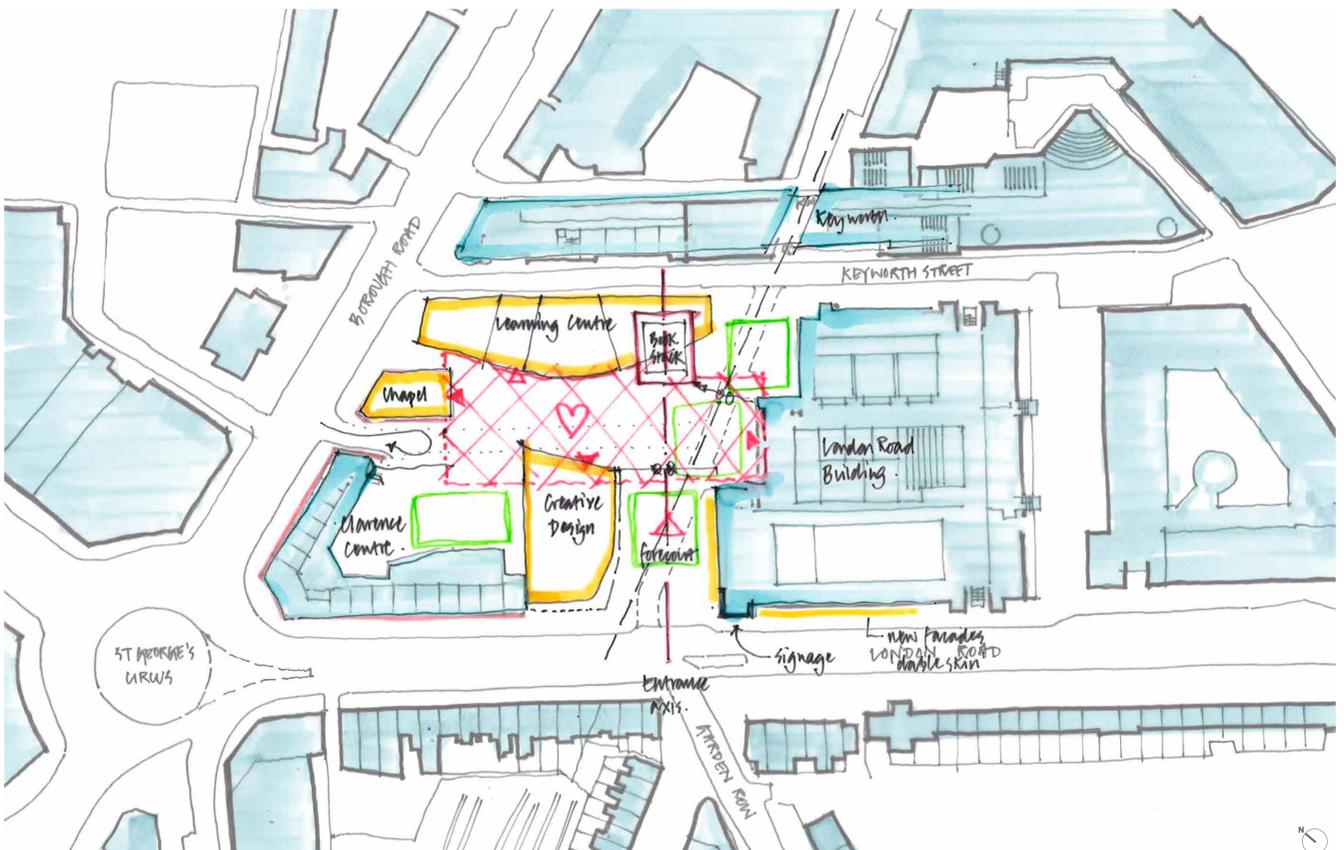
Example of informal study space at the University of Exeter Forum project with fixed desk runs looking into an active foyer/atrium space (WilkinsonEyre)



Precedent images for teaching and informal study/working spaces at the Wellcome Collection in London (WilkinsonEyre)



The University of Exeter's Forum project (also by WilkinsonEyre) provides a key precedent for the central concourse space as well as a number of other core parts of the brief for the St George's Quarter Development



Initial concept diagram showing the proposed site masterplan. A central concourse space connects the different parts of St George's Quarter across both Rotary and Thomas Doyle streets while new areas of public realm are created to address London Road and Keyworth Street as well as the other existing buildings on the site

# St George's Quarter Development

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# Proposed Development

## Campus gateway

University Square – a new forecourt located off London Road and in front of the main entrance to the St George’s Quarter Development – will create a civic gathering space and a new gateway to the campus.

A key feature of the arrival into the concourse from University Square will be the glazed enclosure of the automatic book storage and retrieval system (ABSRS). The ABSRS will house the collection of books currently located in the Perry Library and will be the first of its kind in a British university. The three storey shelf units will sit behind a glazed frontage allowing views into the ABSRS from the central concourse and providing a dynamic hi-tech backdrop to the new entrance.

The approach to the main entrance is framed by a new building along its northern side, and the existing London Road Building to the south. High quality materials will be used in a contemporary way to emphasise the significance of this new gateway while also helping to significantly improve the streetscape in this part of London Road.

## Ground floor uses

The focus of the ground floor of the development is the central concourse and the new student facilities that surround it. This space not only provides an all-weather connection between the different parts of the development but also incorporates a café, a box office for the performing arts centre, and different types of social study space. It also provides opportunities for large gatherings and events, providing a much needed ‘plaza’ for the University. LSBU are genuinely excited about the possibilities that this type and size of space has for the University in the way it functions and in the way it relates to the wider community.

In addition to connecting the different elements of the development and helping to orientate people within it, the central concourse has the potential to accommodate a wide range of other functions. Some of these might include:

- Catering – grab-and-go as well as opportunities to stay for longer periods
- University open days showcasing student work and academic research
- Freshers’ week and other themed events related to student and university life
- Exhibitions and end of year shows
- Performances, conferences and events



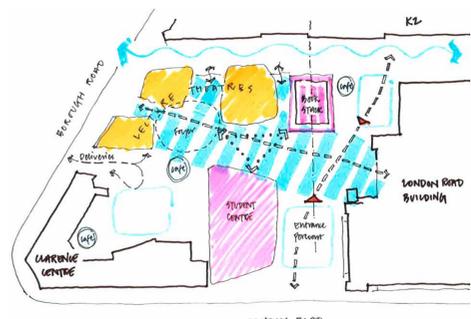
Proposed view looking south east along London Road towards the Creative and Design Centre with the existing London Road Building in the background



Proposed view looking north across London Road towards the Creative and Design Centre and University Square



Interior view of the central concourse looking north from ground floor level near the entrance from Thomas Doyle Square



Concept diagram showing the arrangement of the principal spaces on the ground floor and their relationship to the public realm



Ground floor plan (not to scale)

# St George’s Quarter Development

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# Building Layout

Above the ground floor level and surrounding the central concourse are the three main components of the building; to the south, facing London Road, is the Creative and Design Centre; while to the north, facing Borough Road and Keyworth Street respectively, are the Performing Arts Centre (incorporating elements of the existing listed Chapel and described in further detail on banner 7) and the Learning Centre.

## Learning Centre

Level 1 of the development accommodates a large student engagement space (both staff-supported and self-directed). Here students can access a broad range of services and advice including employment, careers, counselling, accommodation, chaplaincy and finance. The space is open to the concourse and fixed study desks and other loose furniture create opportunities for working in a lively environment while looking out into the central space. The top level of the automatic book storage and retrieval system (ABRS) is also located on this floor and a large information desk is provided adjacent to this for both general library enquiries and book collection.

Balconies and bridges wrap around the central concourse on levels 1 and 2 and serve as the main circulation routes connecting the different parts of the building at these levels.

The upper levels of the Learning Centre provide a range of different student study spaces for group working, quiet and silent study. Computer work rooms are also provided at each level along with space for the University's archive. A central processional stair and atrium connects the upper levels of the building.

The top floor of the Learning Centre accommodates study space for postgraduate students along with a café for staff and student use.

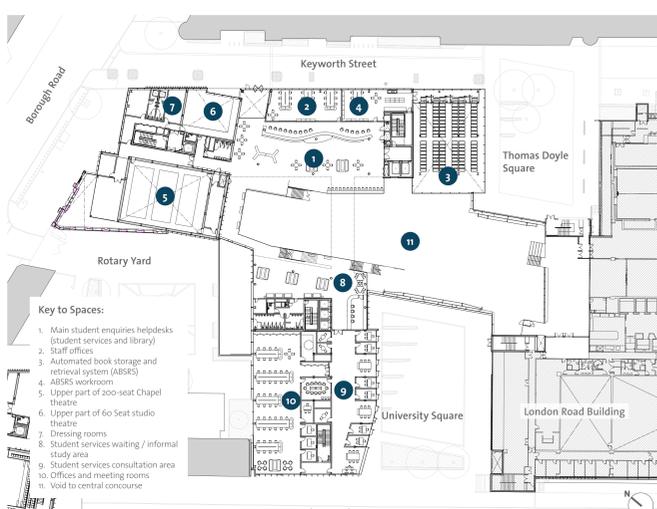
## Creative and Design Centre

Level 1 of the Creative and Design Centre accommodates space for the quieter parts of the Student Support and Employment facilities especially for discrete one-to-one consultations. This floor also accommodates an area of staff workspace and meeting rooms.

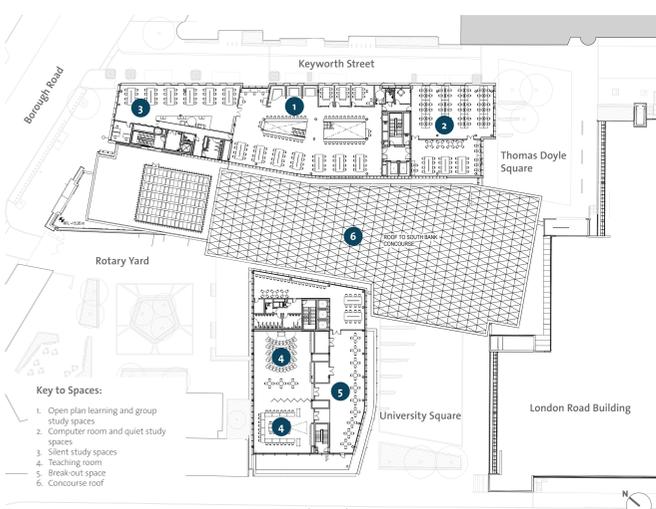
The upper levels of the Creative and Design Centre contain flexible teaching rooms of different sizes along with associated support and storage spaces. On Level 2, these spaces are a focus for digital skills and literacy training as part of the Library's programme of teaching. On the upper levels, these spaces will be used by a variety of creative disciplines. Open plan study space is also provided on each level at the northern end of the building, either looking into the central concourse or out onto the concourse roof.



Proposed view looking north across Thomas Doyle Square



Proposed Level 1 plan (not to scale)



Proposed Level 4 plan (not to scale)



Interior view of the central concourse looking north from Level 1 of the London Road Building where it connects to the St George's Quarter Development

# St George's Quarter Development

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# Chapel and Performing Arts Centre

## The Chapel

Originally constructed as a Presbyterian Chapel in 1846, the building later formed part of a larger engineering works, which have since been demolished. The building is now vacant, in a poor and deteriorating condition, and as such is on Historic England's Heritage at Risk register. In 2006 consent was granted to LSBU for a scheme which retained both the north and west façades, but a second fire followed before work could commence on this scheme.

## Design Proposals

Design proposals have been developed with guidance from Southwark Council and Historic England, and include the reinstatement of the Chapel's original Borough Road façade and retention of the west façade, in line with the prior Listed Building Consent for the building obtained in 2006.

The performing arts component of the brief is accommodated within the footprint of the Chapel and on the lower levels of the new building adjacent to this. These two elements are separated from each other by a smaller connecting volume to clearly differentiate the individual elements of the composition. This approach also helps to give the Chapel more prominence at street level.

The main entrance to the Performing Arts Centre is via Rotary Yard so that the Chapel acts as a marker to this entrance from Borough Road. People arriving at the Performing Arts Centre can use the Chapel as an orientation device and will pass the refurbished building on their way to the entrance. Rotary Yard can also be used as an external amenity space before, during and after performances, and this adds a further layer of activity to this area of public realm.

Our proposals for the Chapel include the reinstatement of the solid timber front doors and these could be used as an entrance to the Performing Arts Centre if the form of the performance requires it (e.g. for a promenade theatre performance that might move between the various spaces on the ground floor of the Performing Arts Centre).

The theatre foyer is included as part of the central concourse space and this approach has a number of significant benefits for the scheme as a whole. It focuses the Performing Arts Centre on the concourse and therefore intrinsically links its primary use as a teaching and learning facility with the rest of the development. Using the concourse as the foyer for the Performing Arts Centre also adds another layer of activity to this space and further encourages public access for performances and events.



View looking south across Borough Road towards the Chapel with the Clarence Centre on the right (Note: existing street trees shown outlined in white for clarity; trees to be retained)



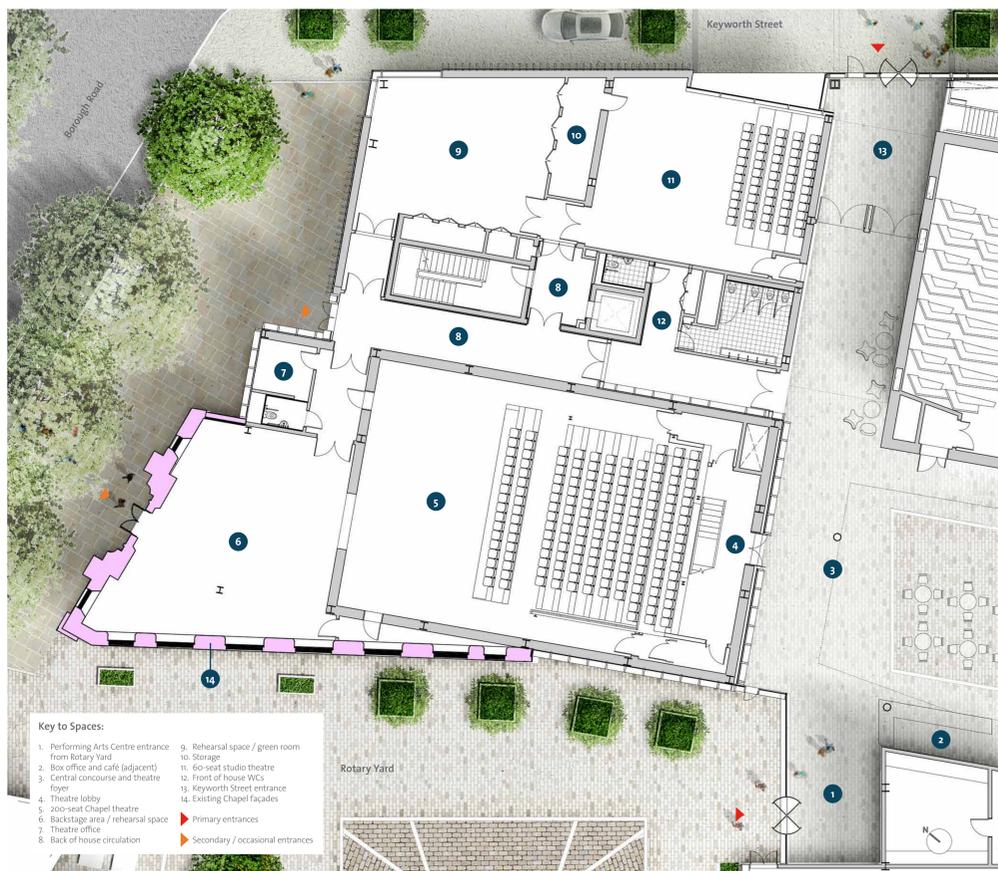
View looking south across Borough Road towards the Chapel with the Clarence Centre on the right (Note: existing street trees shown outlined in white for clarity; trees to be retained)



Photograph of a study model exploring the relationship between the Chapel, the volume of the new theatre behind and the entrance



View looking south-east into Rotary Yard from Borough Road with the entrance to the concourse and the Performing Arts Centre beyond (Note: existing street trees shown outlined in white for clarity; trees to be retained)



Proposed ground floor plan of the performing arts centre (not to scale)



Theatre precedents

# St George's Quarter Development

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# Public Realm and Open Space

We have identified an under provision of publicly accessible open space both on our Southwark campus and in the surrounding area. The St George's Quarter Development will provide three new outdoor spaces for use by both the University and the wider community in addition to the covered concourse area which we also hope will be publicly accessible.

To create these new publicly accessible open spaces, Thomas Doyle Street and Rotary Street will both be closed. Pedestrian access across the site will be provided through University Square, which connects to Thomas Doyle Square, and Keyworth Street, via the central covered concourse.

## University Square

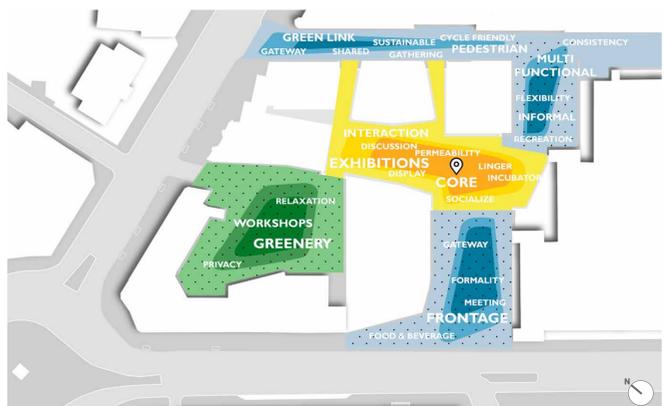
University Square to the south-west of the development provides a new gateway to the campus and main arrival point to the building from outside the campus. A paved carpet defines a threshold to the entrance, the geometry of which recalls the alignment of the existing Thomas Doyle Street. The southern edge of the square is planted to soften the space and provide a green buffer to the boundary at London Road.

## Rotary Yard

The space created between the Clarence Centre, the retained façades of the Chapel, and the new building provides the opportunity to create a quieter external space away from the main roads surrounding the site. It is also a key opportunity to enhance the context of the two Grade II listed buildings on the site. The proposal includes a landscape feature in the middle of the space formed with different materials and paving. A central raised platform provides seating opportunities around the edges with a cluster of trees planted in the middle. Outdoor seating will also be provided for the existing café in the Clarence Centre.

## Thomas Doyle Square

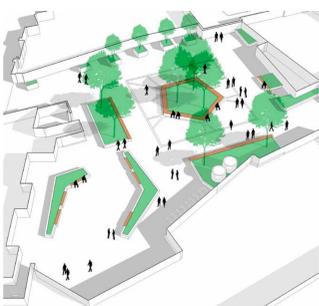
Thomas Doyle Square (named to evoke the memory of the street that it replaces) creates the main point of arrival to the building from within the campus. The square acts as an external living room for the campus and takes advantage of its quieter location away from the main thoroughfares of London and Borough roads to support a range of pop-up activities such as food markets, outdoor performances and screenings, and graduation events.



Landscape concept diagram showing different characters for each main area of public realm



Detail plan of Rotary Yard (left) and University Square (right) (not to scale)



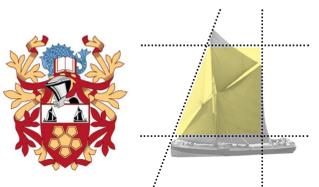
Aerial view of Rotary Yard



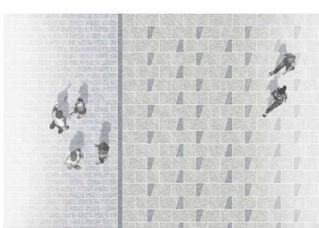
Precedent images for Rotary Yard



Proposed view looking north across London Road towards the Creative and Design Centre and University Square



Inspiration from the University crest and the Thames Barge as a symbol of trade and enterprise



A historical reference to Thames Barge is shown on the carpet



Proposed public realm materials, illustrating paving material hierarchy for the proposed scheme.



Paving details including variation of unit sizes, incorporation of lighting within the paving and richness of central carpet (shape, colour and texture)



Paving details including linear feature details and warmer tones.



Detail plan of Thomas Doyle Square and part of Keyworth Street (not to scale)



Thomas Doyle Square precedent – normal arrangement with fixed benches and outdoor seating



Thomas Doyle Square precedent – food markets and open days



Thomas Doyle Square precedent – hosting cinema and sporting event screenings



Thomas Doyle Square precedent – graduation and other events

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# Keyworth Street

The St George's Quarter Development includes the transformation of Keyworth Street into a green and welcoming space. This approach will form a 'Green Spine' through the Southwark campus. Tree and climber planting, raised beds and seating will change people's perception of the street, creating a more pleasant space to walk through, meet and linger.

## Planting

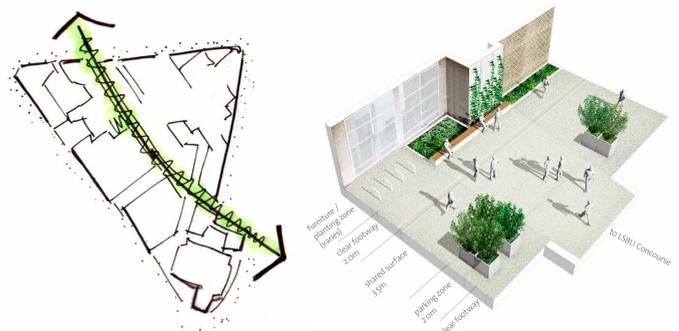
Planting will be selected to enhance the quality of this urban environment, including those found to be effective at mitigating the effects of atmospheric pollution. Other benefits will include enrichment through fragrance and colour, and habitats for wildlife. Rain gardens are also being considered as part of the landscape strategy which will help reduce the effects of overland flooding in urban areas.

## Movement

The traditional footway and carriageway will be replaced with a shared surface for pedestrians, cyclists and vehicles.

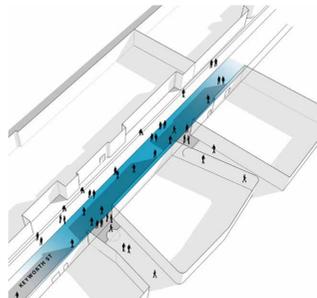
In line with Southwark Council's planning policy, the development aims to reduce the dominance of vehicles on Keyworth Street, and reduce the speed of cyclists to create a more pedestrian friendly environment. The existing two way flow will be changed to one-way northbound and the gate at the Borough Road end of Keyworth Street will be removed.

Existing and new building entrances, new seating and visitor cycle racks will increase the vibrancy of the space and help to calm cycle and vehicle traffic. Permit holder, pay-and-display, car club, and wheelchair accessible parking spaces as well as a shared coach / loading bay will be accommodated along Keyworth Street.

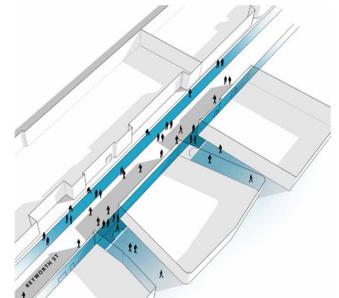


'Green Spine' concept diagram for Keyworth Street

Axonometric view showing the different activity zones created by the design



Central movement corridor shared by pedestrians, cyclists and other vehicles



Dedicated zones for pedestrians only located along the sides of the street



Keyworth Street precedent: New Road, Brighton



Keyworth Street precedents: Integrated seating, planting and street furniture



Sketch view looking south-east along Keyworth Street near the intersection with Borough Road



Sketch view looking north-west along Keyworth Street near the start of Thomas Doyle Square



Detail plan showing the full extent of proposed works to Keyworth Street (not to scale)

# St George's Quarter Development

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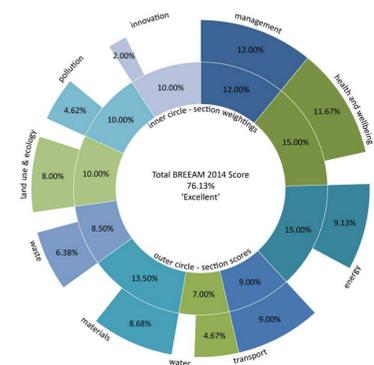
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# Sustainability

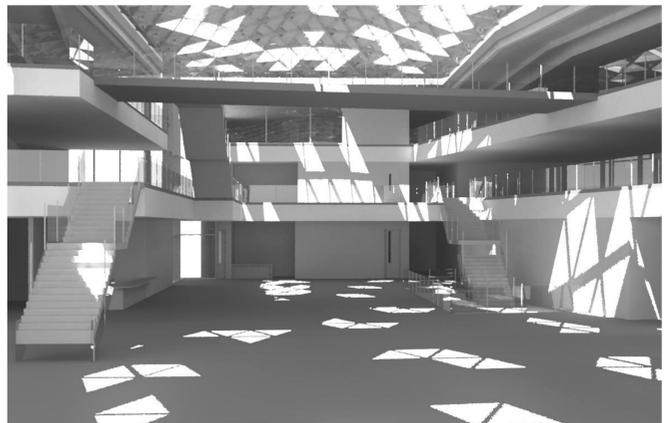
The St George's Quarter Development is being designed to achieve a BREEAM "Excellent" rating, demonstrating an integrated approach to the social, environmental and economic wellbeing of the area. The energy strategy will follow the energy hierarchy of 'lean, clean, green' and will seek to optimise passive design strategies. These strategies include using ducts buried in the ground to pre-cool air for use in the lecture theatres, providing shading elements to glazed areas to reduce solar gain in summer, adopting a mixed mode ventilation strategy, and achieving good daylight levels throughout the building.

The sustainability strategy is in accordance with LSBU's sustainability guidance and includes the following:

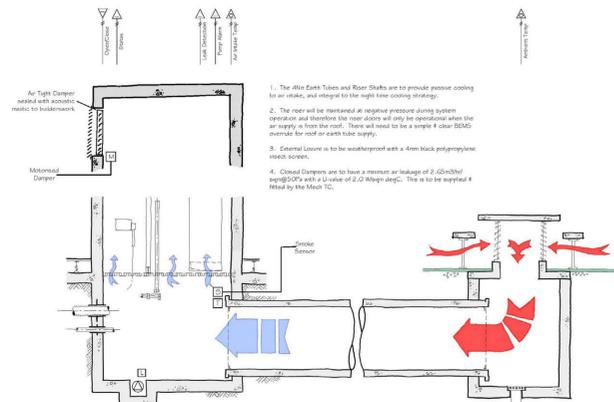
- Inclusion of sustainable technologies which reduce the building's reliance on public water supplies
- Minimising pollution including external light and noise emissions
- Cycle storage provision and other facilities for cyclists located within the adjacent London Road building
- Use of sustainable materials assessed against the Building Research Establishment's Green Guide
- Waste reduction and management strategies
- Habitat Survey to establish the existing ecological value of the site and recommend possible enhancements
- Health and wellbeing considerations for building occupants



BREEAM assessment undertaken at concept design stage. The new development will seek to achieve a BREEAM 'Excellent' rating



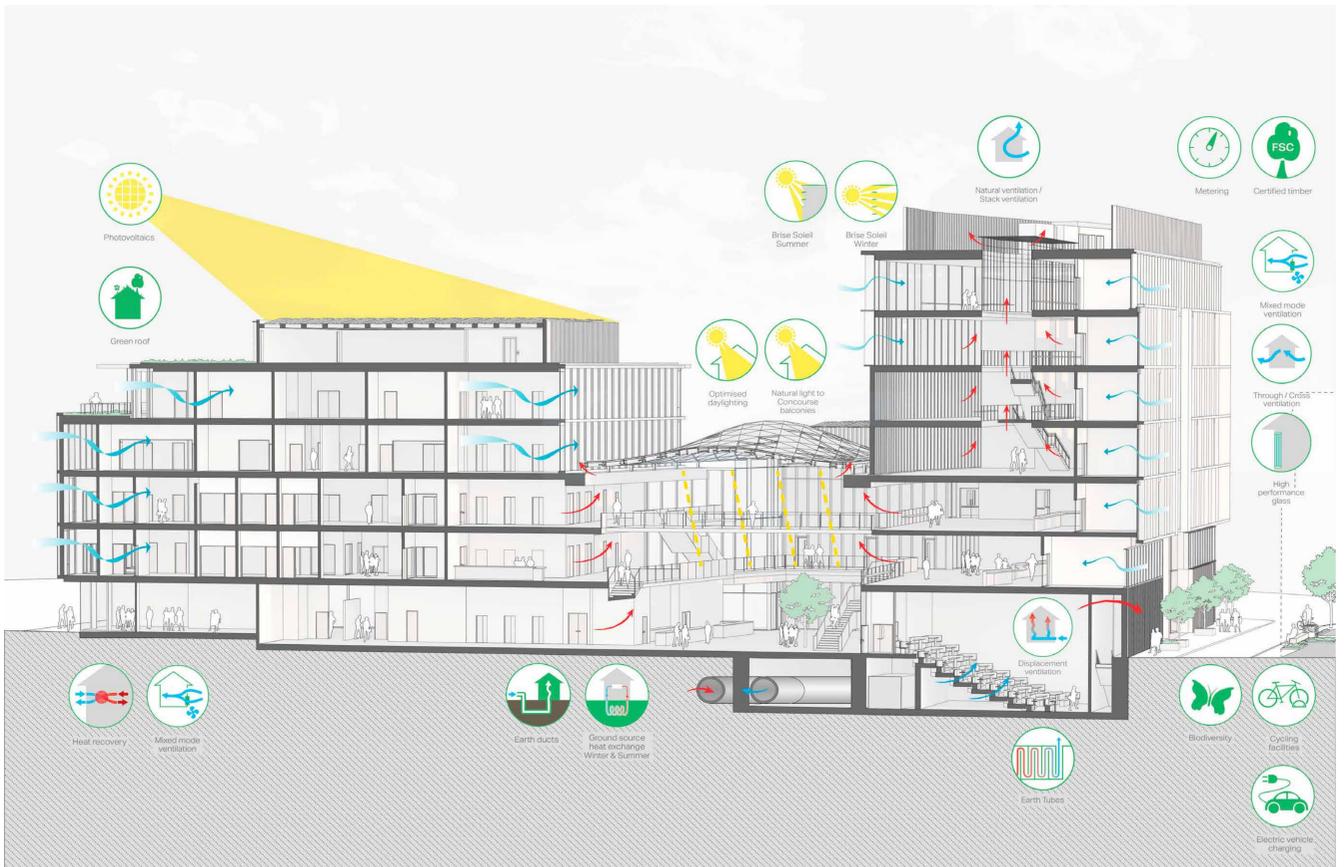
Studies have been carried out to assess daylight conditions in various parts of the building, including the extent to which daylight from the central concourse reaches into adjacent learning spaces



'Earth tubes' are proposed as a passive environmental technology. Large concrete tubes will run underground and pre-cool the temperature of incoming air before it enters the building



The public realm design (left) seeks to create a greener and more pleasant campus environment with planting selected to enhance the quality of public realm. Climbers are also proposed to create green façades (right)



## St George's Quarter Development

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London South Bank University

EST 1892