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 stakeholders groups as well as staff and student user groups.

We now want to hear the views of local residents and other stakeholders on our proposals. Your views will play an important role in shaping our designs.

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

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

WilkinsonEyre
Architect and Lead Consultant

Churchman
Landscape Architects

AKT II
Structural and Civil Engineering

BDP
Building Services and Environmental Engineering, BREEAM Assessor

BDP
Planning Consultant

FiD
User Engagement Consultant

Purcell
Heritage Consultant

Urban Flow
Transport Consultant

Fulkers
Project Management and Cost Consultant

Tenos
Fire Engineering

RPP
Principal Designer and CDM Consultant

St George’s Quarter Development

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 site

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

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

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Existing photograph looking north across Keyworth Street

Existing photograph looking north west along London Road

Existing photograph looking south east along London Road

Existing photograph looking north
St George's Quarter Development

Where is the St George's Quarter Development?

The St George's Quarter Development site is at the heart of the Deptford and Cardale area which, together with the Deptford Town Centre, is undergoing significant change. These changes will include residential and mixed use developments, as well as the transformation of existing infrastructure. The St George’s Quarter Development site is adopted by a number of other University buildings. It is the largest in the university’s estate and includes the existing St George’s Circus to the north and the site building on Lampet Street to the east. These sites sit directly onto the southern edge of St George’s Circus with St George’s Street, now through the centre of the site, and then through Borough and London Roads in the south and the K2 Building on Keyworth Street to the east. Thomas Street never goes across the southern end of the street, connecting Cardale Road and Keyworth Street. St George’s Street now through the middle of the site and south through Borough and London Roads in the south and the K2 Building on Keyworth Street to the east.

Responding to our surroundings

Our proposals for St George’s Quarter have been informed by an understanding of the site and context, and the desire to enrich the character of the area.

• Reinforce the heritage of the area, particularly around St George’s Circus.
• Create new links, including green routes through the area which integrate with existing transport routes.
• Reinforce the character of main roads through tree planting and public realm.
• Transform the environment around Keyworth, Ontario and Thomas Doyle streets.
• Promote the provision of active uses at ground floor level, particularly on Newington.

Planning policy

The St George’s Quarter Development is a key part of the woodland creation. The Council’s strategy for the St George’s Quarter is as follows: to enhance the University’s position within the wider Regeneration Framework for the area.

• Enhance the streetscape and public realm, particularly in the LSBU’s Cardale campus vicinity. We want our campus to contribute to this regeneration.
• Changes are largely led by new residential and mixed use developments, and transport infrastructure improvements. We want our campus to contribute to this active street has been a key design consideration.
• Recent buildings have also generally been part of the university. Our designs have been influenced by adjacent building heights and the proximity of the study area. The LSBU’s LSBU buildings to the east of the site run through the central site and meet Borough Road at its northern end.

The next major phase of construction was in the 1930s with Caxton Street runs through the centre of the site and meets Borough Road at its northern end.

The study area contains a variety of different building uses. The most frequent is university use for LSBU consisting of both teaching and student residence. The other main use is the residential use of the Department of Health and Social Care.

Analysis of building age across the study area. Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100020449. Not to scale.
Heritage

The St George's Quarter Development site is located partially within the St George's Quarter Conservation Area. It includes the Grade II listed former Presbyterian Chapel, which is on Historic England’s Heritage At Risk Register due to extensive fire damage. 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.

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 adjoining 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.
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 actively seeking to establish a more coherent, campus-style environment on our Southwark campus. The first stage in realising this vision will be the redevelopment of 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 locate a number of LSBU’s core student facilities, including a library, learning resources centre, student services centre, teaching spaces, and study areas. It will also accommodate flexible work and study spaces.

The St George’s Quarter Development will put learning and creativity at the heart of the campus and allow the University to be fit for the 21st century.

Design brief

At the outset of the project, we briefed our design team to incorporate the following requirements in 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

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.

Design brief for the St George’s Quarter Development, 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.

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

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.

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. The Forum space at the John Henry Brookes Building (Design Engine) also provides a number of precedents.

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

Proposed Development

Campus gateway

St George’s Quarter Development

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

Ground floor uses

The focus of the ground floor of the development is the central concourse and the main entrance (from the Broadwalk). The square will accommodate an array of activities and functions that are essential to the day-to-day running of the University, and the new entrance will provide a gateway to the different parts of the development.

Key to Spaces:

1. Central Concourse
2. Automated book storage and retrieval system enclosure
3. 140-seat interactive lecture theatre
4. 200-seat lecture theatre
5. Void to basement below
6. 60-seat studio theatre
7. Rehearsal space / green room
8. Backstage area / rehearsal space
9. 200-seat Chapel theatre
10. Performing Arts Centre Entrance
11. Café and theatre box office
12. Informal café seating/study space
13. Retail unit (food and beverage)
14. Exhibition space
15. WCs
16. Storage and back of house facilities
17. New substation
18. Academy of Sport reception

In addition to connecting the different elements of the development, helping to orientate people within it, the central concourse has the potential to accommodate a wide range of other activities and functions, including:

- Catering – grab-and-go as well as opportunities to stay for longer periods
- University open days showcasing student work and academic research
- Performances, talks and other events to be hosted by students and academics
- Exhibitions and drop-in drop-off areas
- Performance, conferences, and events

St George’s Quarter Development

Ground floor plan (not to scale)

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

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Learning Centre
Level 0 of the development accommodates a large student engagement space (staff- and student-supported) open plan, a café, meeting rooms, a flexible teaching room, quiet study spaces and resource centres. The upper levels of the learning Centre provide a range of different quiet study spaces for group working, quiet and silent study. Computer work rooms are also provided on each level along with staff work stations (student and academic). A central processional stair and atrium connects the upper levels of the building.

The top floor of the learning Centre accommodates study spaces for undergraduate and postgraduate students, including a café for staff and postgraduate students.

Creative and Design Centre
Level 0 of the Creative and Design Centre accommodates spaces for the quieter parts of the student experience, such as a staff-supported and student-supported café, meeting rooms, art and design spaces. The lower levels of the Creative and Design Centre house the University's archive. A central processional stair and atrium connects the upper levels of the building.

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St George's Quarter Development

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St George's Quarter Development
The Chapel

Originally constructed as a Presbyterian Chapel in 1846, the building later formed part of larger engineering works, which have since been demolished. The building is now owned by London South Bank University (LSBU) and 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 facades, but a second fire followed before work could commence on this.

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 the Chapel more prominently 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 a reference to orientate themselves and pass by 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 to the area's appeal.

Our proposals for the Chapel include the reinstatement of the two solid timber front doors and these could be used as an entrance to the Performing Arts Centre if required. This approach has a number of significant benefits for the Chapel 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.

A further study model exploring the relationship between the Chapel, the volume of the new theatre building and the entrance to the concourse and the Performing Arts Centre beyond.

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

Key to Spaces:

1. Performing Arts Centre entrance from Rotary Yard
2. Box office and café (adjacent)
3. Central concourse and theatre foyer
4. Theatre lobby
5. 200-seat Chapel theatre
6. Backstage area / rehearsal space
7. Theatre office
8. Back of house circulation
9. Rehearsal space / green room
10. Storage
11. 60-seat studio theatre
12. Front of house WCs
13. Keyworth Street entrance
14. Existing Chapel façades

Primary entrances

Secondary / occasional entrances

Photographs:

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)

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)

Photograph of a study model exploring the relationship between the Chapel, the volume of the new theatre building and the entrance to the concourse and the Performing Arts Centre beyond.

St George’s Quarter Development

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London South Bank University

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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 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 restored 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. The proposal includes a landscape feature that is 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 on the raised edge.

**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 and University Square (not to scale)**

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

**Thomas Doyle Square precedent – hosting cinema and sporting event screenings**

**Thomas Doyle Square precedent – food markets and open days**

**Thomas Doyle Square precedent – graduation and other events**

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

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

**A historical reference to Thames Barge is shown on the carpet**

**Paving details including linear feature details and warmer tones.**

**Paving details including variation of unit sizes, incorporation of lighting within the paving and richness of central carpet (shape, colour and texture)**
St George's Quarter Development

Keyworth Street

The St George’s Quarter Development includes the transformation of Keyworth Street into a green and welcoming space. The approach will be a Green Space through the keyworth street. In this concept planning, tree plantings will add to the area's greenery's perception of the street, creating a more pleasant space to walk through, and attractive.

Planting

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

Movement

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

Existing and new building entrances, tree seating and other cycle routes will increase the number of spaces for workers and visitors to cycle, cycle and walk. St George’s Quarter Development will also 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 stormwater flooding in urban areas.

LANDSCAPE PROPOSALS

1. Car parking spaces located
2. Gardens and seating
3. Loading zone / coach parking space
4. New cluster of trees as a focal point at the centre of the street
5. Existing street trees to southern part of Keyworth Street retained
6. New covered secure cycle parking

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LANDSCAPE ARCHITECTS ST GEORGE’S QUARTER - STAGE 2 REPORT - JUNE 2017

St George’s Quarter - London South Bank University
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 well-being 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 the 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 reliance on public water supplies
- Minimising water use, including external light and noise emissions
- Cycle storage provisions and other facilities for cyclists located within the adjacent London Road building
- Use of evaluation methods against the Building Research Establishment’s Green Guide
- Waste reduction and management strategies
- Health and wellbeing considerations for building occupants
- Inclusion of sustainable materials assessed against the Building Research Establishment’s Green Guide
- Habitat Survey to establish the existing ecological value of the site and recommend possible enhancements
- Waste reduction and management strategies

Diagram showing a section through the building and illustrating a number of the environmental and sustainability features currently proposed

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.

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