

BLACKFRIARS ROAD

Date & Time

Wed 28 January 1500-1630

Location

Queen of Hearts meeting room, @Waterloo, 2-6 Boundary Row

Invite	Organisation	Role / Project
Cllr Mark Williams	LB Southwark	Cabinet Member
Steve Platts	LB Southwark	Director of Regeneration
Dan Taylor	LB Southwark	Regeneration Co-ordinator
Julie Seymour	LB Southwark	Planning policy manager
Lucy Godfrey	TFL	Cycle superhighways
Artur Carulla	Allies and Morrison	Design coordinator
Sam Pullar	St George	One Blackfriars
Trevor Shirling	Archlane	Seacontainers House
Paul Kelner	Barratt London	128-150 Blackfriars Road
Chris Horn	Barratt London	128-150 Blackfriars Road
Jonathan Theobald	Derwent London	40 Blackfriars (Wedge House)
Matthew Sampson	Development Securities	Southwark tube
Kim Humphreys	Sherwood Street	Octavia House

Apologies

Roger Tuke	LSBU	University estate projects
Nic Byrom	Dealfirst Ltd and Gemaco SA	One Valentine Place
Laurie Low	Great Portland Estates	240 Blackfriars
Tim Rettler	GLA	Senior planning officer
Phil Robins	Carlyle Group	Samson and Ludgate House
Gary Stent	Linden Homes	169-172 Blackfriars Road
Steve Riddell	CIT	Kings Reach Tower
David Hackmey	Circleplane	20 Blackfriars
Daniel Evans	Crest Nicholson	Valentine Place

Item	Agenda	Action / Note
1.	<p>Developer update</p> <ul style="list-style-type: none"> • One Blackfriars – Principal contractors appointed for construction of 50 storey residential tower with 274 units and a 163 bed hotel. Sub-structure works now nearing completion with main contractor Brookfield to commence the core in the Spring of 2015. The public art commission is progressing well with Contemporary Arts Society appointed to coordinate proposals – an appointment is expected soon. • Music Box – Works have started on site for the construction of a mixed use building to co-locate London Centre for Contemporary Music (LCCM) and National Youth Jazz Orchestra and provide 55 residential units. The project is now being led by Taylor Wimpey and piling has commenced following demolition. The LCCM are due to move into the building in September 2016 for the start of their academic term. • 128 – 150 Blackfriars Road – planning application was granted subject to section 106 for the mixed use redevelopment of Hill and Erlang Houses to provide 30,000 sq ft of office space, 16,000 sq ft of retail space and 336 residential units. Vacant possession of the site is expected in the Spring of 2015, with a 6-9 month demolition process over the summer followed by the commencement of construction. The first building which includes affordable housing is expected to complete in Spring 2017 and the whole site will be 	

finished in 2018.

- **Wedge House, 40 Blackfriars Road** – a planning application has been submitted for a 14 storey mixed use development comprising a landmark new 192 bedroom Hoxton hotel with Soho House members club, rooftop bar and four floors (40,000 sq ft) of office space. The project seeks to make further improvements to Christchurch Gardens, and treat Colomobo Street to create a high quality surface. After extensive pre-application discussions, a planning decision is anticipated in spring 2015, followed by demolition this year and construction starting in Q1 2016 for 18 months. Project planned to open end of 2017.
- **Algarve House and Southwark Tube** – Derwent have merged with the Cathedral Group and are now planning a 200,000 sq ft mixed use, residential led scheme. The newly merged group is keen to focus on creative and meanwhile uses and would like to investigate options to host meanwhile activities at Algarve House in the short term during the planning stages.
- **Seacontainers** – The new 200,000 sq ft Mondrian Hotel opened in late 2014 creating 300 jobs – 68 of which have been filled by local people. Ogilvy and Mather are due to re-locate from Canary Wharf to open their new headquarters at Seacontainers by the end of the year. Puma have opened their headquarters in a 60,000 sq ft extension, and the remainder of the offices are being let to a firm which specialises in SME and start-up space.

Absent projects / partners

- **Southbank Tower** – Construction of 191 residential units and 220,000 sq ft office space started in Jan 2013, with permission granted for an additional 12 floors taking total height to 42 storeys (was 30). The project topped out in mid September 2014. Substantial completion in 2015 with retail and offices opening in summer 2016.
- **169-173 Blackfriars Road** – Part 6/10 storey building with 85 units is well underway and planned to complete in late 2015.
- **Samson and Ludgate** – Planning granted 8 October 2013 for 4.4m sq ft mixed use development of 489 units, 400,000 sq ft commercial space. The owner Carlyle group is in advanced discussions to sell the site and it is anticipated that the project will start, with the demolition of Ludgate house in 2015.
- **18 Blackfriars Road** – Design work is commencing for a new scheme at 18 Blackfriars and the developer is planning to attend future forum meetings.
- **19 Valentine Place** – planning consent granted for the construction of a mixed used development which will create a new landscaped square behind One Valentine Place. The site is being developed by Crest Nicholson who plan to attend the forum in future
- **92 Blackfriars Road** – mixed-use redevelopment site recently sold, new owners to be invited to forthcoming meetings
- **Friars House** – final phase of refurbishment project with the final retail unit being fitted out. The three new retail units have now been let and comprise Pret, Sainsbury's and Costa coffee.
- **London South Bank University** – The Clarence Centre is now 100% full one year after opening with 156 desks and 46 companies trading. Future projects include the redevelopment of a site on Keyworth Street, and the development of a new library.
- **240 Blackfriars** – project now complete. UBM and Mayfair legal firm Boodle Hatfield to move in end 2014 / start 2015. Laurie Low is the asset manager and key contact for ongoing issues.

2. **Blackfriars Boulevard - Transport for London**

- Lucy Godfrey updated the group on the latest plans for the Blackfriars boulevard. Public consultation was completed between 3/9/14 and 9/11/14.
- To download the detailed consultation feedback for the route please visit <https://consultations.tfl.gov.uk/cycling/northsouth>
- 89% of respondents supported the proposal and a paper is going to the TfL Board on 4/2/15 recommending the project is funded and delivered
- The scope of the project has been widened to include all of the pavements and a planning committee report was approved by the council in late 2014 to commit £2.1m of section 106 funding pooled from a number of schemes along the road. The scope of the scheme will include all paving along Blackfriars Road on public land and will also include the private forecourts of buildings along the road. Areas of paving in front of development sites have been omitted from the scope of the project, in order to avoid damage by construction and these works will be completed over time linked to signed section 106 and 278 agreements as developers complete their projects. A plan showing the extent of works was distributed.
- Works will start on 9 March and complete in early 2016 – starting in the south and moving north in packages.
- Careful construction management will be carried out and publicity related to timings and phasing of work will be circulated to the group. TfL are also planning stakeholder events in the area to ensure local people and businesses are aware of the planned construction timetables.

LG to circulate construction management information on build programme

3. **Blackfriars Road Kiosks**

- Artur Carulla presented a proposal to deliver a kiosk project on the road to help deliver the ambitions of the Blackfriars Mile vision to create activity and animation.
- Five potential locations were suggested and it was noted that this is a long term vision due to the constraints of planned construction projects throughout the area, and the changing nature of footfall over time. The locations on the road are adjacent to (1) Blackfriars bridge, (2) Christchurch Gardens, (3) Railway viaduct (4) Nelson Square, (5) St George's Circus
- The design concept is to create a simple lightweight, modular structure which can be easily moved over time. The kiosk would have 4 key elements, including a portable cabin structure, a cladding system to enclose the basic cabin, the trading equipment and furniture.
- In terms of programme, it is recommended that the project starts with initial discussions with local businesses who may be interested in operating a "satellite operation" from their local base. Potential operators on The Cut, Great Suffolk Street and Southwark Street may be interested. Some have their own mobile operations, such as Terry's Café's coffee rickshaw, or Hotel Elephant's motorcycle sidecar coffee machine.
- For a more permanent intervention it is recommended that we approach Network Rail to see what scope there is to improve the operations and units of the existing traders under the viaduct, which is seen as the best site for trading at present. Derwent are also interested in this discussion due to the proximity of their site.
- Long term, kiosks would work well at both ends of the street – the bridge and circus once the Ludgate and Erlang House developments are well progressed.

DT to approach existing businesses locally to gauge interest

DT to liaise with Network Rail re their existing kiosks

4. **Revisiting the vision for Blackfriars 2 years on**

- The agreed ten principles for Blackfriars Road were circulated to check progress against the vision and re-cap what the original aims of the group were

- The group agreed that real progress has been made over the last 2 years, with a critical mass of regeneration underway.
 - Some disappointment was expressed at the ambition of retail activity in the first 2 years, with national chains being the pre-dominant choice and one retail unit at One Valentine Place converted into office use.
 - The group recognised the importance of a mix of types of retail operators and noted that key future arrivals such as the Hoxton hotel with Soho group would start to deliver an interesting mix.
 - In order to promote the potential for interesting retail which can help create high quality place making, it was suggested that a prospectus be put together which highlights future retail opportunities along the road in the next 5 years, and to seek to attract a small database list of interesting occupiers.
- DT to put together retail opportunity prospectus and manage list of potential occupiers
5. **Council update – policy**
- Julie Seymour updated the group on the issues and options for the new Southwark Plan. The paper sets out several key questions, such as where the 11,000 council homes will be built, locations for tall buildings, how to develop plans for active development incorporating public health and the future of the Old Kent Road opportunity area. All comments on the early options need to be submitted before the end of March 2015.
 - Cllr Mark Williams introduced the councils new cycle strategy with a new “Southwark Spine” which links the new Blackfriars Road cycle route with Borough Road, Harper Road, Elephant Park, Camberwell and then onto Crystal Palace.
 - The Low Line was presented as a key policy in the emerging Southwark Plan which will develop a pedestrian and cycle corridor to link the London Bridge Bankside and Elephant and Castle opportunity areas.
6. **Council update – open space projects**
- Nelson Square - the council has pooled a number of section 106 agreements to create a £500,000 budget for the improvement to the Nelson Square open space. A draft design was circulated. The project is due to complete in early 2016
 - Hatfields Gardens - the council is working with LB Lambeth to improve the open space, with £200,000 of section 106 pooled from developments on both sides of the border. Works are starting on site this spring
 - Christchurch Gardens – Chris Horn noted that a coordinated programme is needed for the park with developments on both sides impacting on the open space.
- DT to liaise internally to discuss how Christchurch Gardens can best be coordinated
7. **Council update – event programme**
- The Blackfriars Stories event programme has been very successful to date with three varied and well attended events.
 - The first year of the event programme was successfully completed in 2014, with 4 separate creative ideas which were developed closely with the local community into the Blackfriars Stories programme. The events took place throughout the year as summarised below.
 - 2 July 2014 – “Trunk Road” carnival with street performances and creative workshops throughout June 2014. See the video summary of the parade <https://www.youtube.com/watch?v=eMe8MO4JYqI>
 - 20-25 August 2014 – An immersive street theatre production of Romeo and Juliet using various buildings and public spaces throughout the area and enabled through wire-less headphone technology. See a video summary of the production <https://www.youtube.com/watch?v=6ekmyclj0Rg>
 - 15-21 September 2014 – “City Hunt”: a digital treasure hunt exploring the historic and quirky secrets hidden in the streets between the bridge and St George’s Circus.

- 20-29 October 2014 – “Another Day” street theatre production performed in a variety of buildings and spaces in the north of Blackfriars Road based on local stories developed through the “What’s Your Story” campaign. DT to send invoices for £5000
- The group previously agreed to a contribution of £5000 per partner for the events and DT will now commence the invoice process.
- A tender has been circulated for 2015 and ideas are to be submitted by 11/2/15 in order to develop this years programme. Judith Salomon from St George Plc will represent the developer group on the panel for the programme. DT to circulate programme for 2015 events

Next landowner forum meeting

Wednesday 20 May 1500-1630, 160 Tooley Street