



Creative collaborations – investing in placemaking

Our ambition, like yours, is for Bankside to be the best place to do business. Southwark Street is the spine of our neighbourhood, a place of significant investment with a range of opportunities to bring placemaking improvements.

We know there are tough nuts to crack, not least Borough High Street at the eastern end, but even here we have some good progress to report.

This second issue of Southwark Street News brings updates on projects and collaborations that are already making a positive impact on the street, and there is more to come.

We are doing all this for a reason – the environment in which our businesses operate is critical. We regularly take soundings on their priorities and consistently hear that operating in a distinctive, healthy place comes out high on their lists.

And landowners will be equally keen to see investment in the issues that their tenants value.

Air quality is a real issue – on the political agenda and for businesses across London. There isn't a single solution, so, for example, we are developing an innovative multi-stranded project that focuses several approaches on a specific 'mini' neighbourhood just south of Southwark Street. Equally, we are acutely aware of the need to understand the impact of traffic across the wider area. Southwark Street in particular suffers from the negative impacts of queuing traffic.

Evidence of change is apparent in some exciting developments and new openings since we last met. Bunker Theatre at Menier Chocolate Factory, and the food and music venues at Flat Iron Square visited at our last meeting are fully open, and have been earning strong press coverage.



Peter Williams, CEO (left)
Donald Hyslop, Chair, Better Bankside

Southwark Street Landowners Group brings together property owners to share experiences and find common cause, enabling a wider place-based perspective on opportunities here.

The group's second meeting brought together owners with assets all along Southwark Street, with a focus on new opportunities at the eastern end.

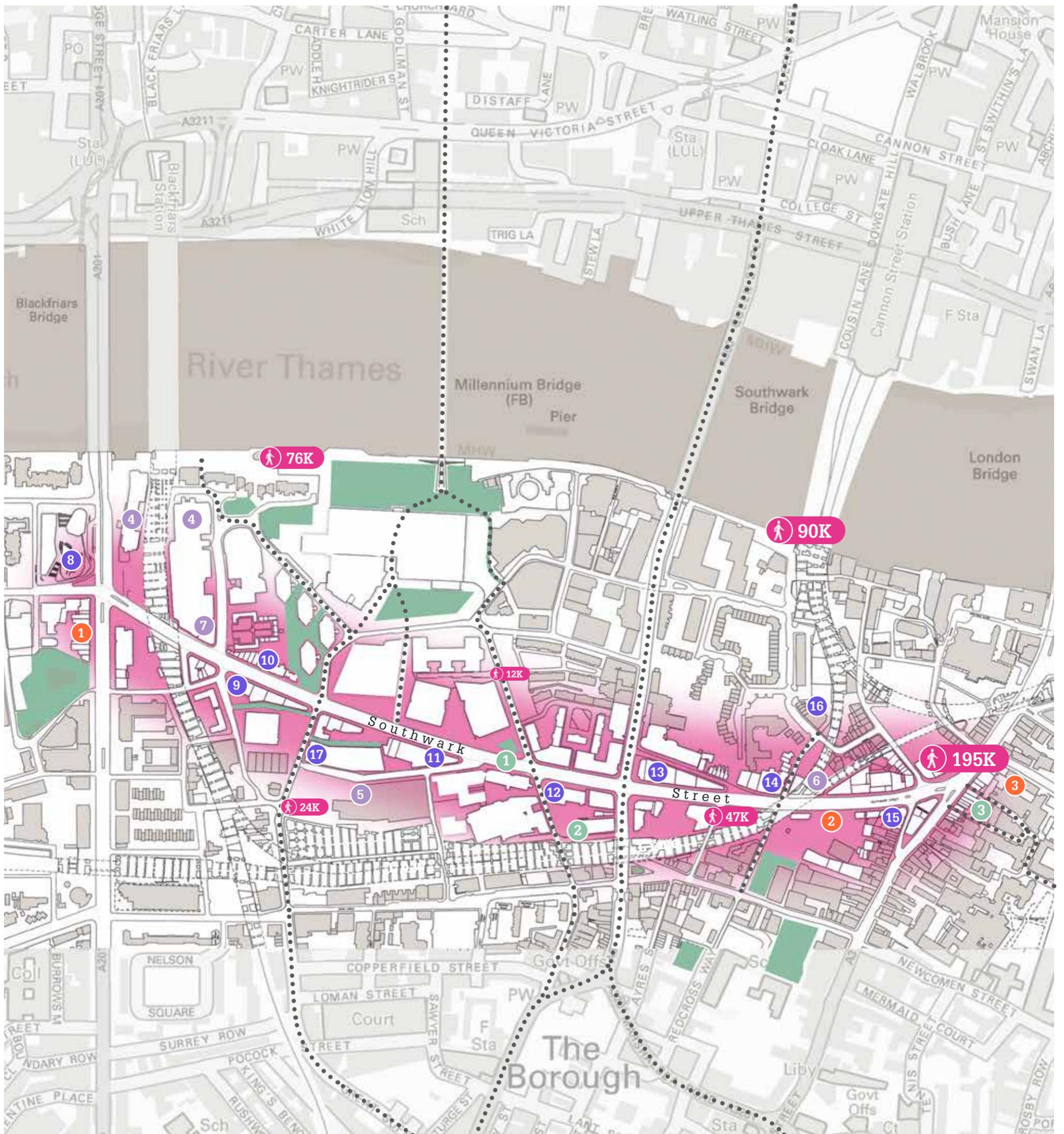
To find out more about how landowners can get involved in future projects, and to learn more about landowner meetings, contact Better Bankside CEO Peter Williams

✉ pw@betterbankside.co.uk

Winter Spring 2017

**Better
Bankside**





- Green spaces
- ↑ Weekly footfall (Week 50, 2016)
- Key pedestrian routes
- Southwark Street Area of interest

Major schemes announced or in pre-planning

- 1 18 Blackfriars Road
- 2 17-23 Southwark Street
- 3 14/20 St Thomas Street, New City Court

In planning

- 4 Sampson House and Ludgate House
- 5 25 Lavington Street
- 6 32 Southwark Street
- 7 144 Southwark Street

On site

- 8 One Blackfriars
- 9 103-109 Southwark Street (Holiday Inn Express)
- 10 124-130 Southwark Street
- 11 67 Southwark Street
- 12 61 Southwark Street
- 13 58 Southwark Street, Crowne House
- 14 34-36 Southwark Street
- 15 5-7 Southwark Street, Merchant's House

- 16 Stoney Street (ex Vinopolis/Thames House)
- 17 5-13 Great Suffolk Street

Better Bankside projects

- 1 Colourful Crossing Camilla Walala x Bankside
- 2 America Street/Keppel Row Clean Air mini Neighbourhood
- 3 Inns and Yards Environmental improvements exemplar project



Clean Air Mini Neighbourhood

Is poor air quality a deterrent to potential occupiers on Southwark Street? Our intelligence from businesses shows that it ranks as increasingly important in their priorities – which is why we are investing in a unique new approach to understanding and tackling this complex problem.

Called 'Clean Air Mini Neighbourhood' and supported by the Mayor's Air Quality Fund, the project in partnership with Southwark Council is already working with several of the largest occupiers in the immediate area.

The 'mini neighbourhood' in question centres on Keppel Street and America Street, immediately south of the block where 61 Southwark Street is being redeveloped, and what is unique is that a number of diverse approaches are being piloted simultaneously here. These include:

- Gort Scott Architects appointed to work up designs for creative and high quality green infrastructure projects, such as an on-street skip garden and hidden fern garden.

- King's College London air quality specialists will be making innovative indoor air quality monitoring to assess the impact of the skip garden on 'screening' air pollution.
- In parallel to the capital works, we are working with local businesses to consider deliveries and servicing traffic to help businesses potentially save money and reduce the number of trips generated in the neighbourhood, while the Low Line will be promoted as a Clean Air walking route.

For more information on Smarter Travel and Air Quality, contact Sophie Tyler, st@betterbankside.co.uk



Illustration © Gort Scott Architects



Colourful Crossings make people happier

The Colourful Crossings project – part-funded by Transport for London's Future Streets programme – reinforces our strategy of pushing social and economic activity south of the river. The latest installation by Camille Walala has proved so popular it will now stay in residence until February.

These colourful installations have enabled us to assess the impact that creative commissions have on peoples' enjoyment and experience of the street.

After the first two crossings in 2015 – remember Crossing Stories and The Performer? – 68% of respondents reported the artwork made them feel

happier, while 48% agreed they made them more likely to use the crossing.

For this latest Colourful Crossing, the figures increased – to 55% respondents more likely to use the crossing and 88% agreeing that they felt happier as a result of the intervention. Which news would have got a prolonged round of applause from 'the Performer'.

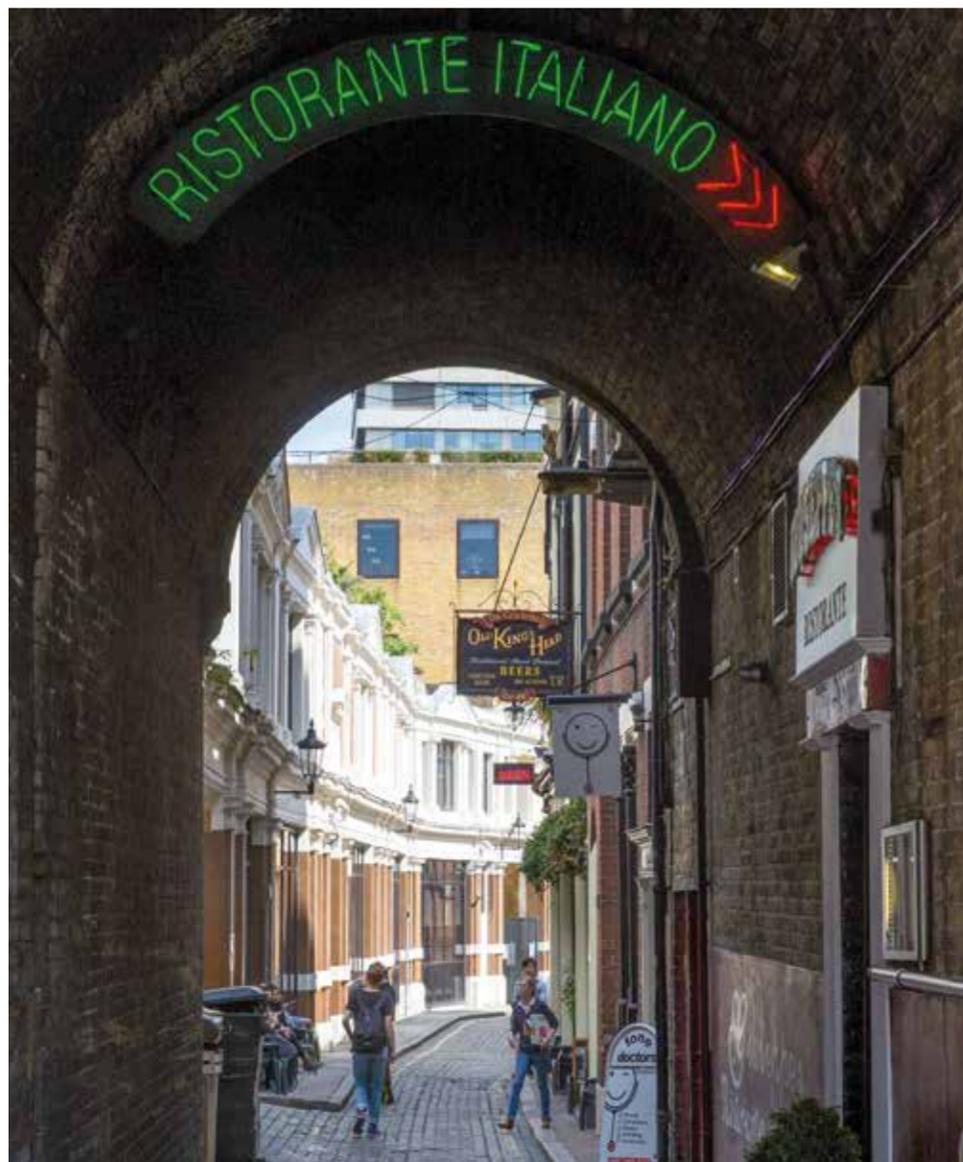
Designs on Bankside
Design creates interest for occupiers, as well as being the core business of an increasing number of companies locating here. Bankside Design District is now firmly established as a major destination in London Design Festival, and Better Bankside is making plans for a third successive year of shows and events. Potential collaborators are invited to take part in a round table to share ideas on Tuesday 7 February, 10am at Bankside Community Space.



New life for the historic Inns and Yards

Anchoring the eastern end of Southwark Street is the junction with Borough High Street, a busy tangle of people and traffic that is now desperately in need of a creative placemaking project.

Ever since Roman legions paraded this way Borough High Street has been one of the capital's busiest roads, with the result that pollution has temporarily triumphed over placemaking. Local businesses are among those who want to see a new vision and investment



Mapping Southwark Street
Landowners have told us it would be helpful to see the different ownerships along the street mapped out. We are now bringing this information together but need your help, and will explore further at the next meeting.



here, to tackle the environment and to celebrate the fine grain and history of this special street.

One feature that characterises Borough High Street offers a potential release valve to this building pressure. The historic network known as the 'inns and yards', once packed with taverns and coaching inns, still connects the east side of the busy high street with Guy's Hospital campus. Though now often seen as unappealing and unsafe, they can fulfil their historic function and have the potential to become attractive routes and productive places.

Better Bankside's successful application to Southwark Council's High Street Challenge fund brings the chance to put this transformation into practice. A design team is being appointed to develop proposals for the interconnected King's Head Yard and

White Hart Yard (shown on the map inside as project 3). The project will then offer exemplar ideas for other yards in future, as further funding and opportunities arise.

There is, and will continue to be, an exceptional amount of change around Borough High Street. This project is part of a wider programme that gathers intelligence, works with partners including local occupiers, and looks for relevant solutions to tackle the issues that might threaten a healthy future.

Working with landowners will be a logical next step to achieve the full potential of this great street.

To find out more about the Borough High Street programme, contact Danielle Cohen, email dc@betterbankside.co.uk



Do you own property on or around Southwark Street?
Join us at the next Southwark Street Landowners Group meeting. Contact Sarah Jarvis for more details
sj@betterbankside.co.uk