

Bankside Urban Study

Introduction 1

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Introduction



Tate Modern has been central in the ongoing transformation of Bankside and is one of London's major landmarks. However, Tate sees this as just the beginning of a regeneration process in which they have a central role to play.

As part of this process, the Richard Rogers Partnership have been commissioned to look at a creative vision for the future of Bankside. In this study, building on the successes already achieved, we have sought to identify key strategies for the future. We have also suggested a number of possible smaller scale short term initiatives.

We hope the study will provide the opportunity for all those with an interest to engage in widespread discussions about the future development of Bankside.

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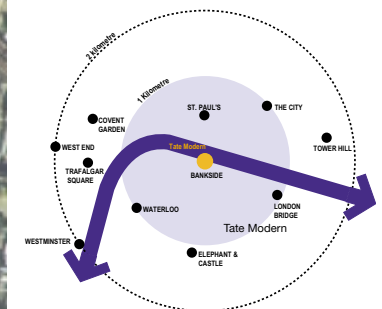
Study Boundaries



We have been asked to suggest strategic ideas for the wider area of Bankside and create a vision for the immediate context of Tate Modern.

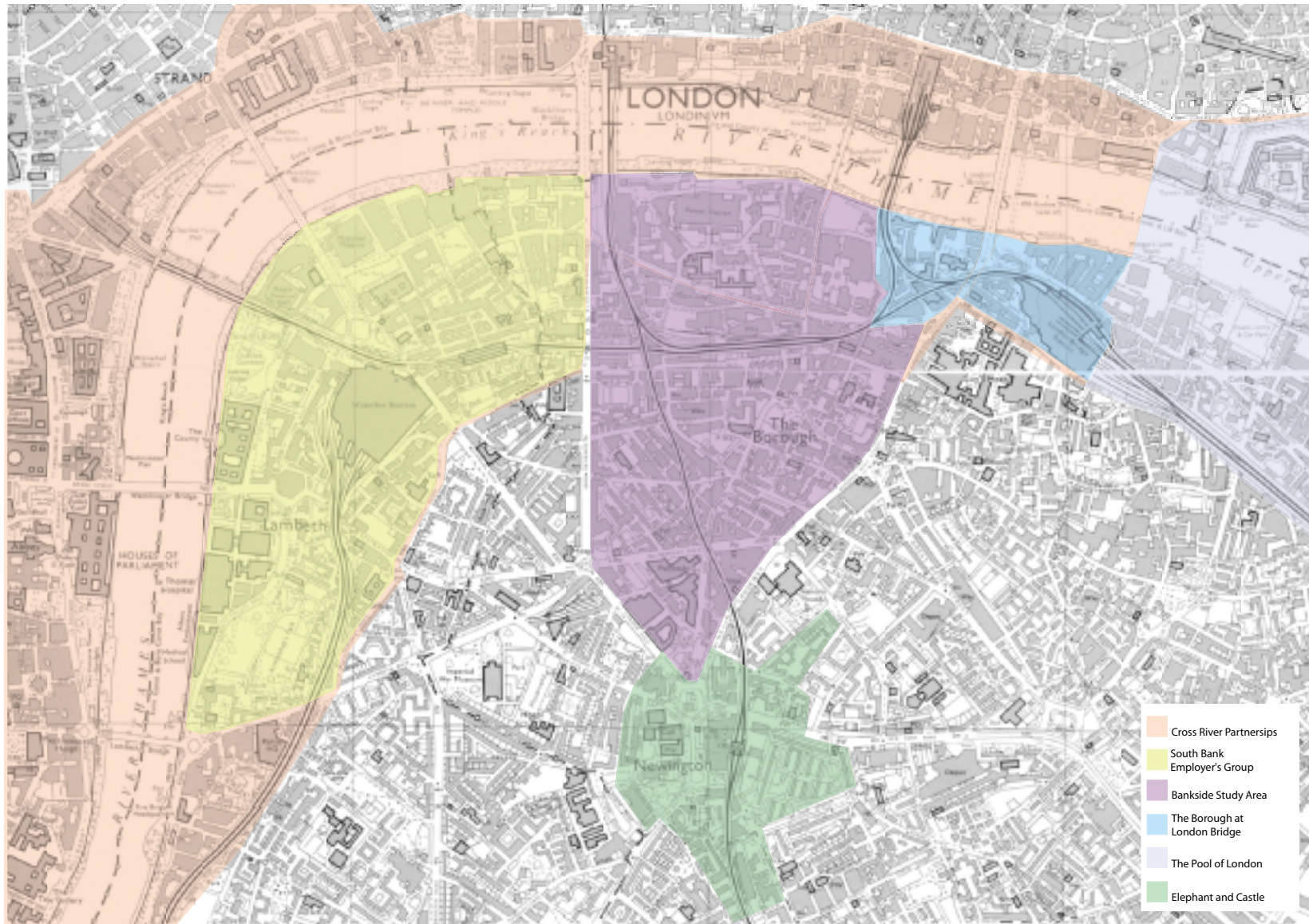
1. The study mainly focuses on the triangle of land bounded by the River Thames to the north, Blackfriars Road to the west, Borough High Street to the east with Elephant and Castle at the southern apex.

2. Particular attention has been given to land bounded by Southwark Street, Blackfriars Road and Southwark Bridge Road.



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Regeneration Context

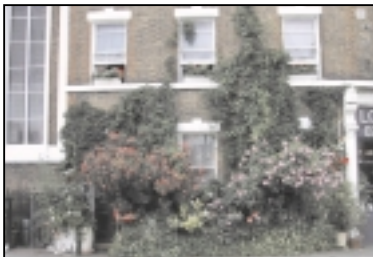
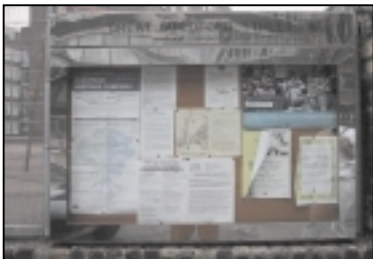


Bankside is strategically important, south of the River Thames but close to the city. The area is ideally placed for future developments with some of the best transport connections in London, including four tube stations, two mainline stations and several arterial routes. A thriving Arts Quarter and major educational initiatives contribute to a feeling of excitement.

In recent years the whole of the “South Bank” area has been the focus for a series of studies and regeneration projects. This study has tried to formulate its proposals within this wider context and provide an integrated approach to the locality.

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Bankside Character



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Bankside Character



The Bankside area is diverse and unusual, with secret pockets just off the beaten track. It is home to a wide variety of businesses, visitor attractions, housing types and educational establishments. The area has the vibrant feel associated with rapid change and development. Tate Modern and The Globe have helped place Bankside in the media spotlight. The area has a wide range of age groups, incomes and professions, and in recent years it has developed a reputation for being a hub for art and design culture.



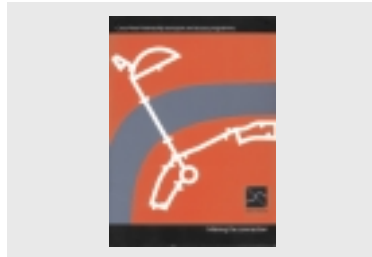
Bankside can be a major arts quarter for London. Although it has limited large recreation areas there is a well developed approach to open spaces with many pocket parks, and small gardens, the majority of which are now very well cared for and well used. It has a diverse range of building types, from high quality housing stock and civic buildings to a surprisingly high number of industrial buildings for such a central city location.



Bankside Urban Study Consultation

"...we want to change the way people travel in central London, particularly in terms of crossing the river, making greater use of the river itself and improving access to the Southbank."

**The Cross River partnership
1999**



"The Bankside Residents' Forum would expect to see schemes which respond to the two themes of sustainability and social inclusion, and to encompass the principles of the recently published Urban Task Force report"

**Bankside Residents' Forum
May 2000**



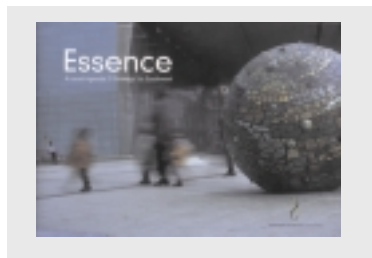
"The Bankside Regeneration Forum is seen as an organisation that could potentially emerge as an embryonic partnership...which would reflect a local agenda,...and use local expertise to manage and organise its programmes."

**Bankside Employer's regeneration Forum
October 1993**



"Strong local democracy, economic opportunity and environmental benefits must be for everyone and belong to all"

**Local Agenda 21
1999**



"....to consider how economic factors may be harnessed to establish and maintain Bankside as a mixed development area for cultural, residential and employment uses."

**Bankside Economic Study
January 1995**



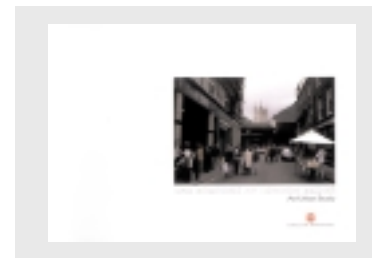
"The purpose of the programme is to transform the quality and character of key pedestrian access routes through the "Cross River" area... These environmental improvements are a vital step towards creating a vibrant and attractive mixed-used community."

**Bankside Street Improvement Programme
August 1997**



".....to investigate innovative opportunities for developing an accessible and efficient transport infrastructure to service the bankside area and its future regeneration."

**Bankside Transport Study
November 1995**



"There is something very special and fragile in the character of this part of London which English Heritage is anxious to explore....to ensure that a vision for the future of the area can be agreed."

**London Bridge Urban Study
November 1999**

Once the area of influence had been defined, the important process for studying it had to be developed. This process aims to be as inclusive as possible responding to local concerns and views. By building on previous work and by consulting with many of the well organised and informed local interest groups, we have been able to build a clearer picture of the common concerns and aspirations for Bankside.

Our intention has from the outset been to generate a series of ideas and concepts, rather than rigid proposals, informed by the contributions of consulted parties. The next stage will be to develop those through public discussion and consultation.

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Consultation and Participation

Housing - Availability and Mix

Perceived shortage - Especially middle income and low rent private accommodation

Better integration - Short and long term housing

Rising land values - How will LBS and HA's respond?

Safety - Generally perceived as safe but for how long in the face of changes in development and social structure?

Investment - No relatively problematic housing estates within the Ward - many need investment and care



Housing - Availability and Mix

Business and Retail

Space - How can we get more small business space?

Mix - How can we maintain the mix of businesses?

Training - Local labour skills need developing

Poor retail provision - Could accommodate 100-200 more units

Local supermarket - Only Elephant and possibly London Bridge

Rents - How do we protect against rising rents?

Densities - Issues become more acute with rising densities



Business and Retail

The consultation process so far has involved a number of different phases. Initially a steering group including Tate, Southwark Council, local businesses and residents was established to provide direction for the study.

There has also been direct consultation with a number of organisations including:

- Southwark Council
- Bankside Residents Forum
- Bankside Business Partnership
- Bankside Traders Association
- Open Spaces Trust
- Green Links
- Elephant Links
- Bankside Marketing Group
- Tate
- Land securities / Allies and Morrison
- LSE
- Royal & Sun Alliance

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Issues Arising From Consultations

Traffic

Coaches - Access and parking, a seemingly intractable problem

Ecobus - Is it for tourists or locals? Green or diesel

River walk - Modal segregation of riverside walk suggested and better continuity and accessibility of riverside walk

Integration - Develop clear network for pedestrians and cyclists



The study is also being informed by previous research and public consultation. Many views have been expressed and it is clear that key issues are shared by many. The study at this point does not attempt to provide answers to all the issues raised but does suggest ways forward for a number.

We hope to now take the study forward through an inclusive process leading to a series of achievable outcomes.

Community Facilities

Good sense of community - Longevity of buildings and residents

Open space - Lack of space both urban and recreational

Recreational facilities - Pool at Elephant closed, Peckham Pulse too far. There is hope that St Christopher's House will provide leisure facilities

Community Centre - Existing centre dormant, this an absolute need

Schools - Four Primary and no Secondary in Ward



