

**Bankside Urban Study**  
**Tate Modern Neighbourhood**



# Bankside Urban Study

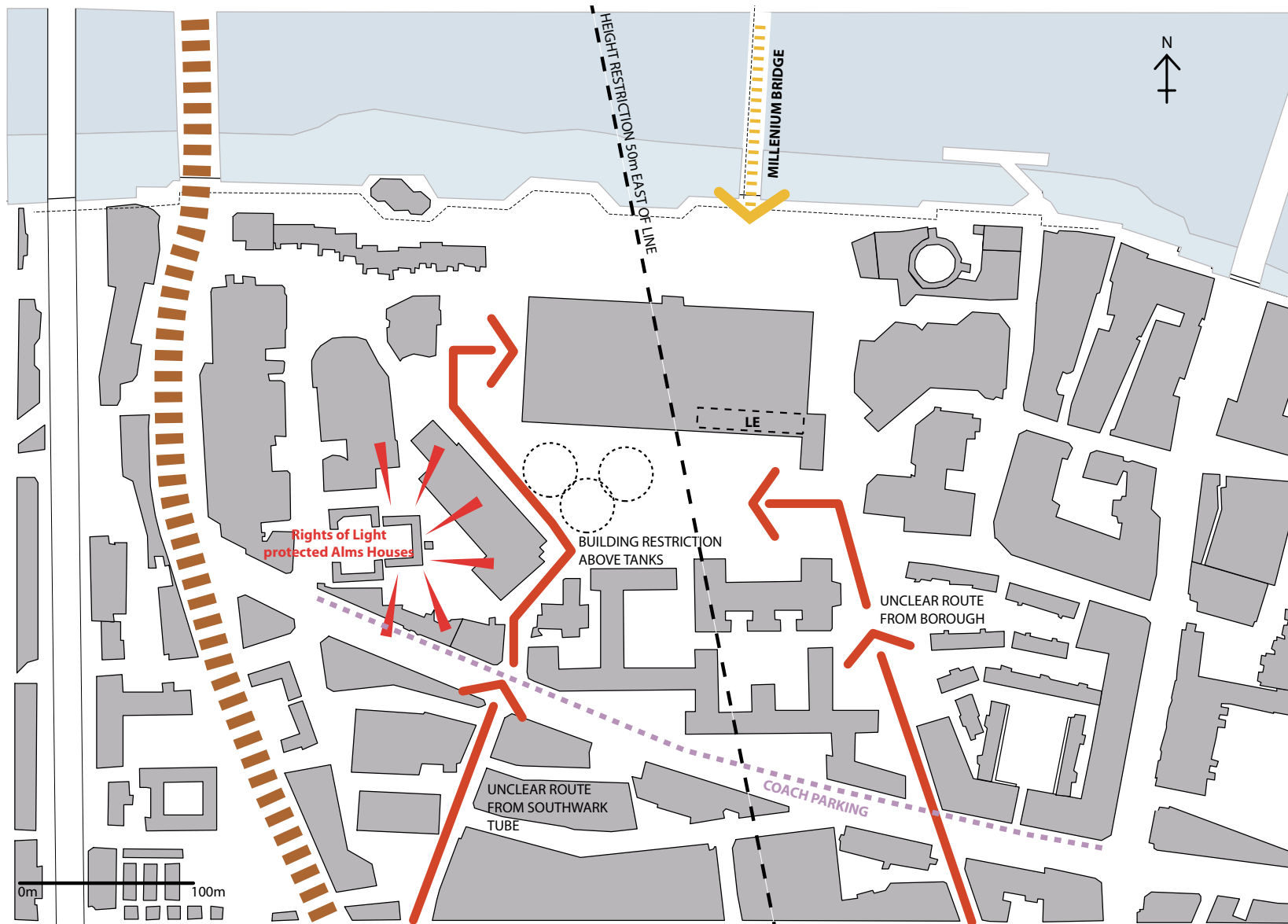
## Tate Modern Neighbourhood



In what ways can the strategic proposals for the wider Bankside context inform and strengthen the development of the area around Tate Modern? How can the public realm be enhanced and improved? Is there the opportunity for co-ordinated development and if so what could be the benefits?

# Bankside Urban Study

## Constraints



1. A protected view corridor to St. Paul's Cathedral imposes a height restriction of 50m for any development to the east of the chimney of Tate Modern.

2. The Almshouses to the west of the site are protected. These are historic buildings in the midst of development and as such it is important that their Rights to Light are respected.

3. The area is covered by a coach ban with coach parking on Southwark Road, which blights the building frontages there and will reduce the value of redevelopment on adjacent sites. A strategy for coach parking in the wider area needs to be considered.

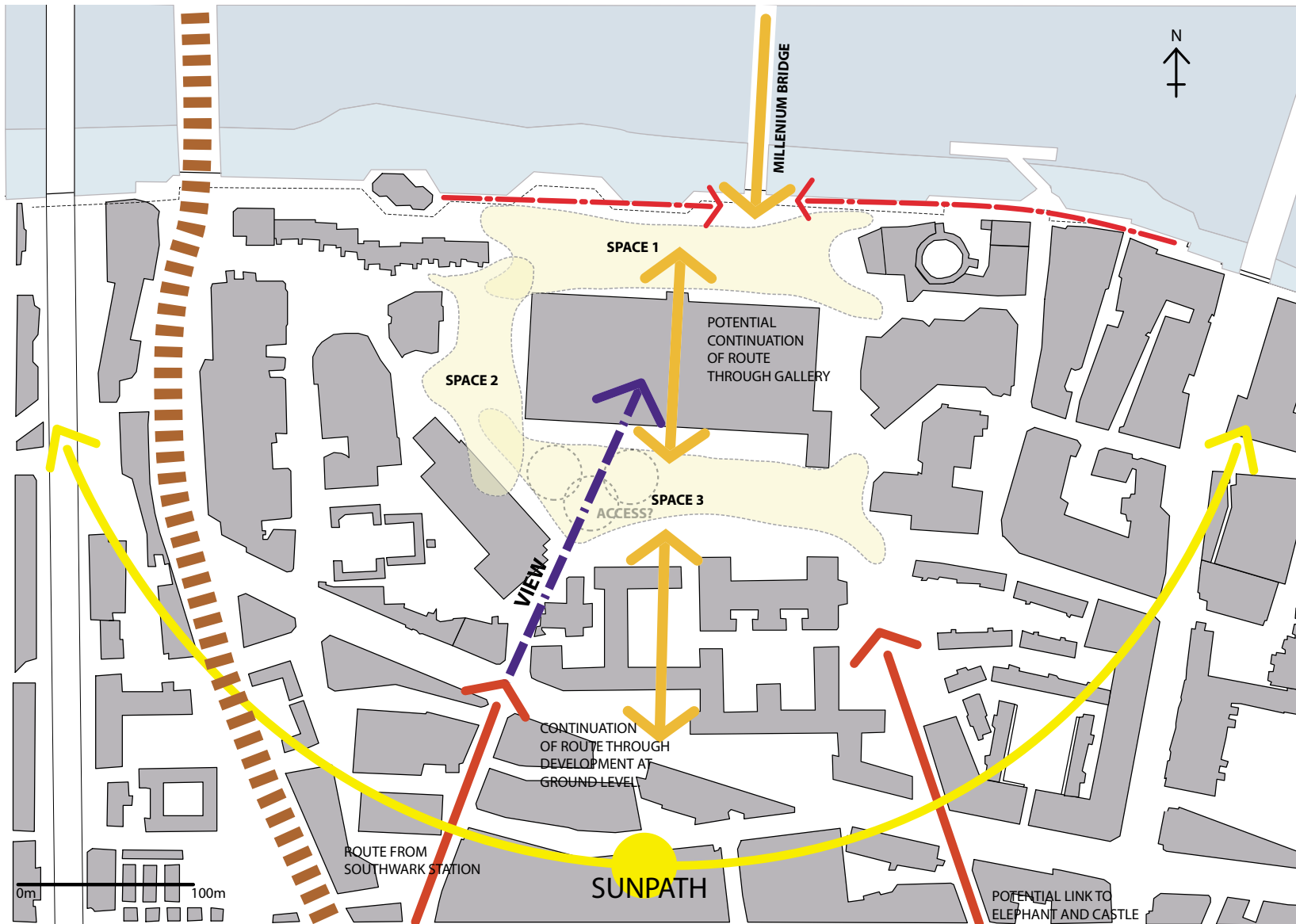
4. The old street pattern create difficulties for accommodating the demand from cars. There are problems of congestion and competing demands for parking.

5. The path of the sun throughout the day means that much of the area is in shade. This has an adverse effect on much of the open space particularly adjacent to the riverwalk. This has implications for the scale of future development and the development of public open space.

6. The large numbers of visitors to the area place considerable pressure on the existing infrastructure

# Bankside Urban Study

## Opportunities



1. The open space around Tate Modern is a well-used and precious resource in this area of London. The integration of the river walk is vital. These areas should be enhanced as public spaces.

2. The accessibility of the area could be enhanced by opening up routes through sites. For example the new pedestrian route over the Millennium Bridge arriving at the northern entrance to Tate Modern could be continued through the building and then extended on through the site currently occupied by St Christopher's House.

3. The area contains spectacular views, in particular the view of Tate Modern's chimney from Great Suffolk Street and St Paul's from Great Guildford Street. These should be enhanced in new developments, the tower acting as a wayfinder from Southwark tube.

4. The existing riverside walk is a precious resource for recreation. It has been improved recently and could be improved further for example by attention being given to improve the bottlenecks.

5. The area has the potential to be special and unique in London. The location of Tate Modern and the current open space could be sensitively developed to create an urban square that meets the needs of the community whilst reflecting the new status of Bankside.

6. The location of a number of key development sites provides a rare opportunity for a co-ordinated approach to the regeneration of the area. This would involve the creation of a shared vision which recognised the mutual benefits that accrue from integrating different developments and enhancing the public realm.















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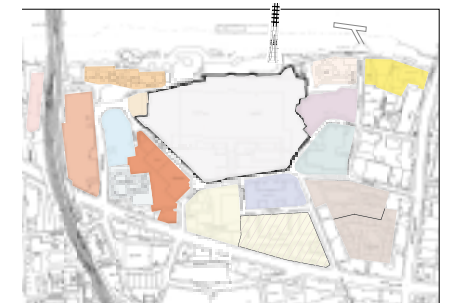
## Land Ownership



The area surrounding the Tate is under a number of different ownership's. However the three key sites that we have considered as being most directly involved in these proposals are owned by:

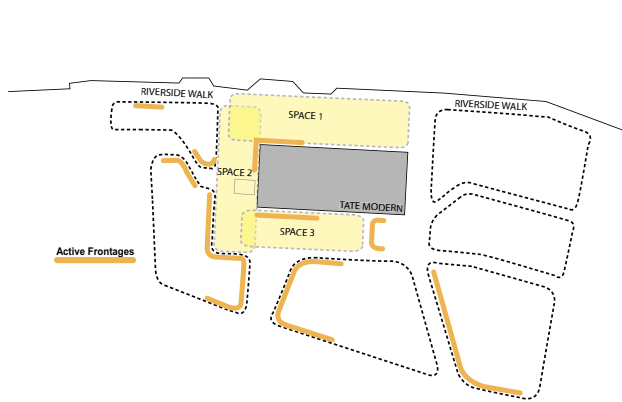
- Land Securities
- London School of Economics
- Royal and Sun Alliance

 UNITED NEWS / MEDIA	 MANHATTAN LOFTS	 LAND SECURITIES (Hatched area under lease from Corporation of London)	 NATIONAL GRID / ENERGIS	 TATE
 LLOYDS / TSB (MINERVA)	 ANCHOR TRUST (HOPTON ALMHOUSES)	 LONDON SCHOOL OF ECONOMICS	 HSBC	 CHELSFIELD
 SOUTHWARK COUNCIL	 LONDON TOWN PLC	 ROYAL AND SUN ALLIANCE	 SHAKESPEARE'S GLOBE	 PEABODY & CORP. OF LONDON

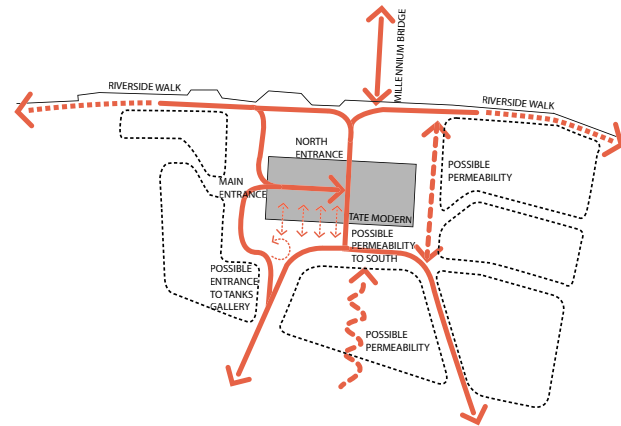


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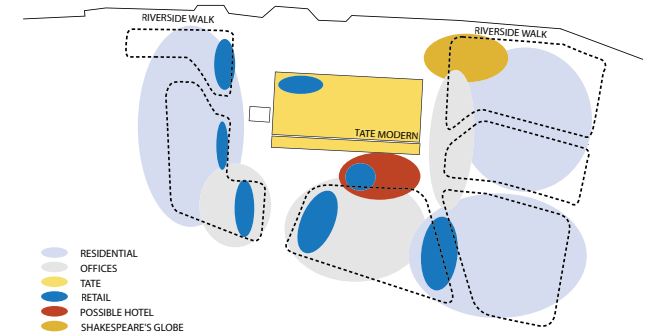
## Building the Vision



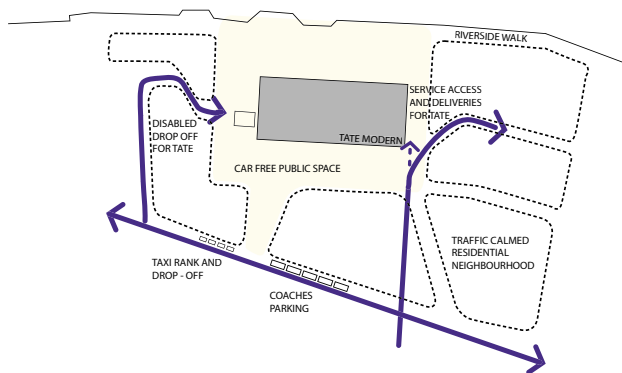
Create new active public spaces



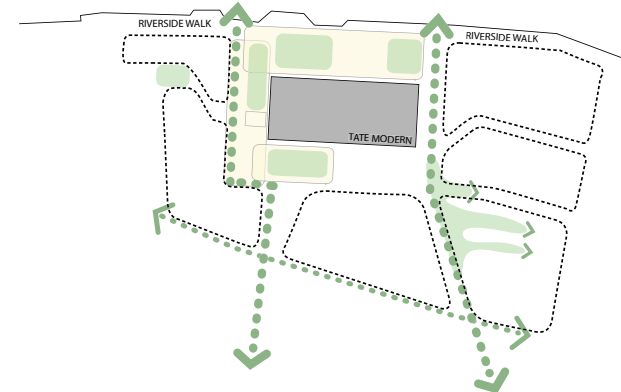
Reinforce and increase public access



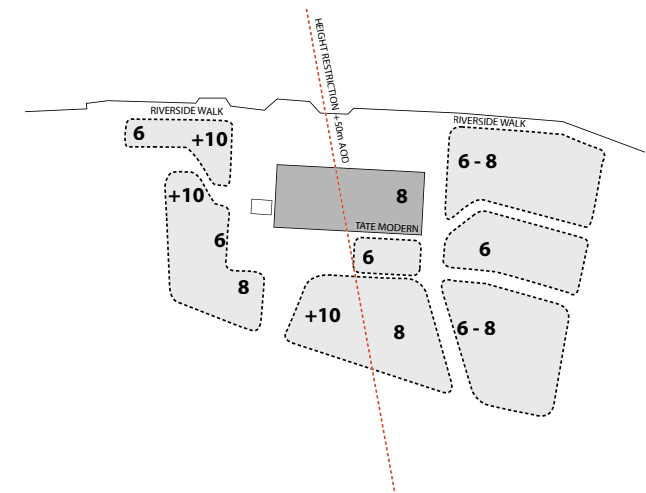
Sustain a vibrant mix of uses



Create a car free zone around Tate



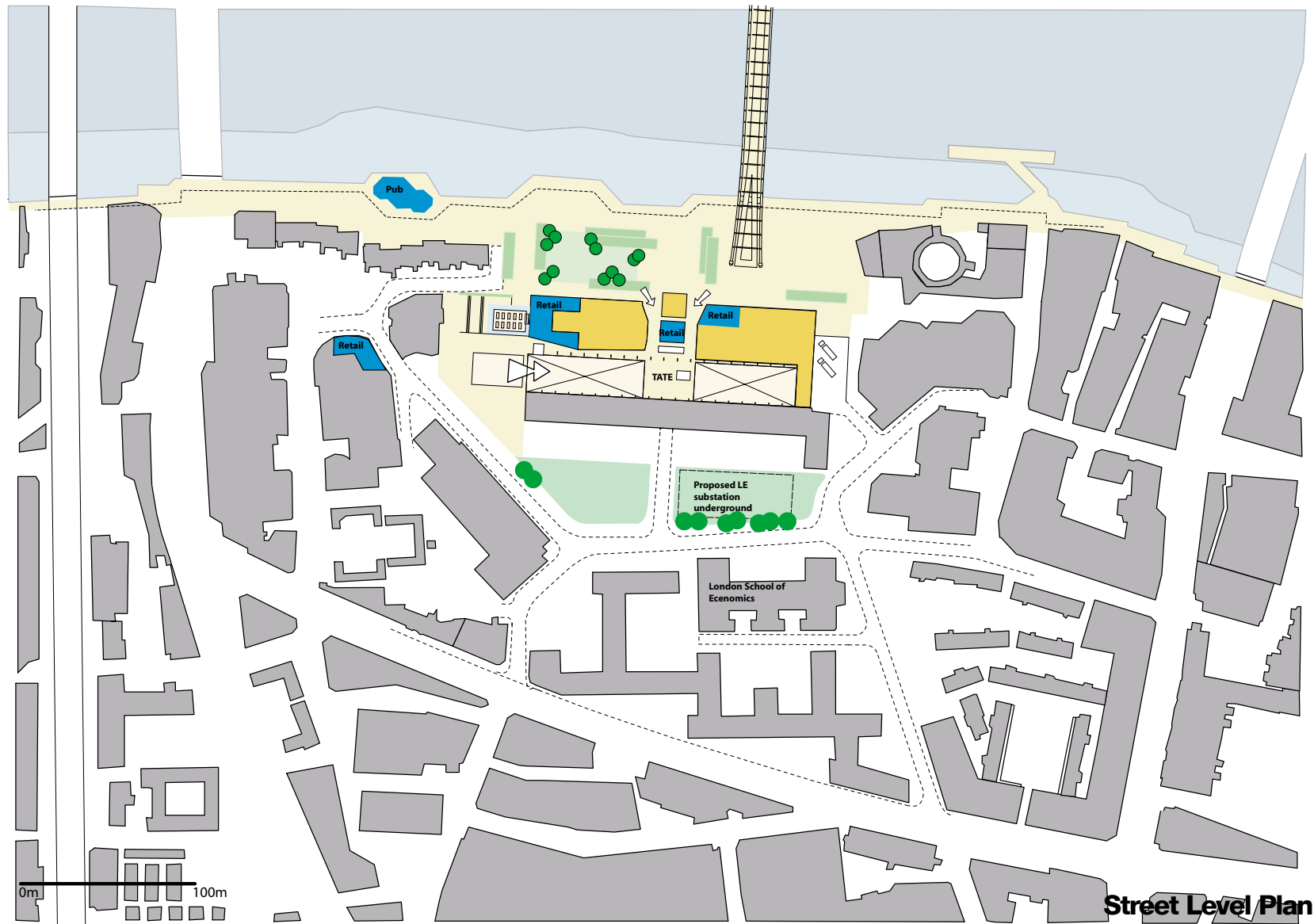
Reinforce the major routes with trees



Respect the height restriction

# Bankside Urban Study

## Option 1 - Independent Development



Essentially this option proposes “business as usual” with each site being developed independently. No consideration is given to the potential of a more integrated approach.

The existing street pattern and open space provision is likely to remain. New developments will remedy some of the problems that are currently experienced and the area is likely to be more accessible from the south. However, development is likely to be of higher density and that could increase pressure on the public realm.

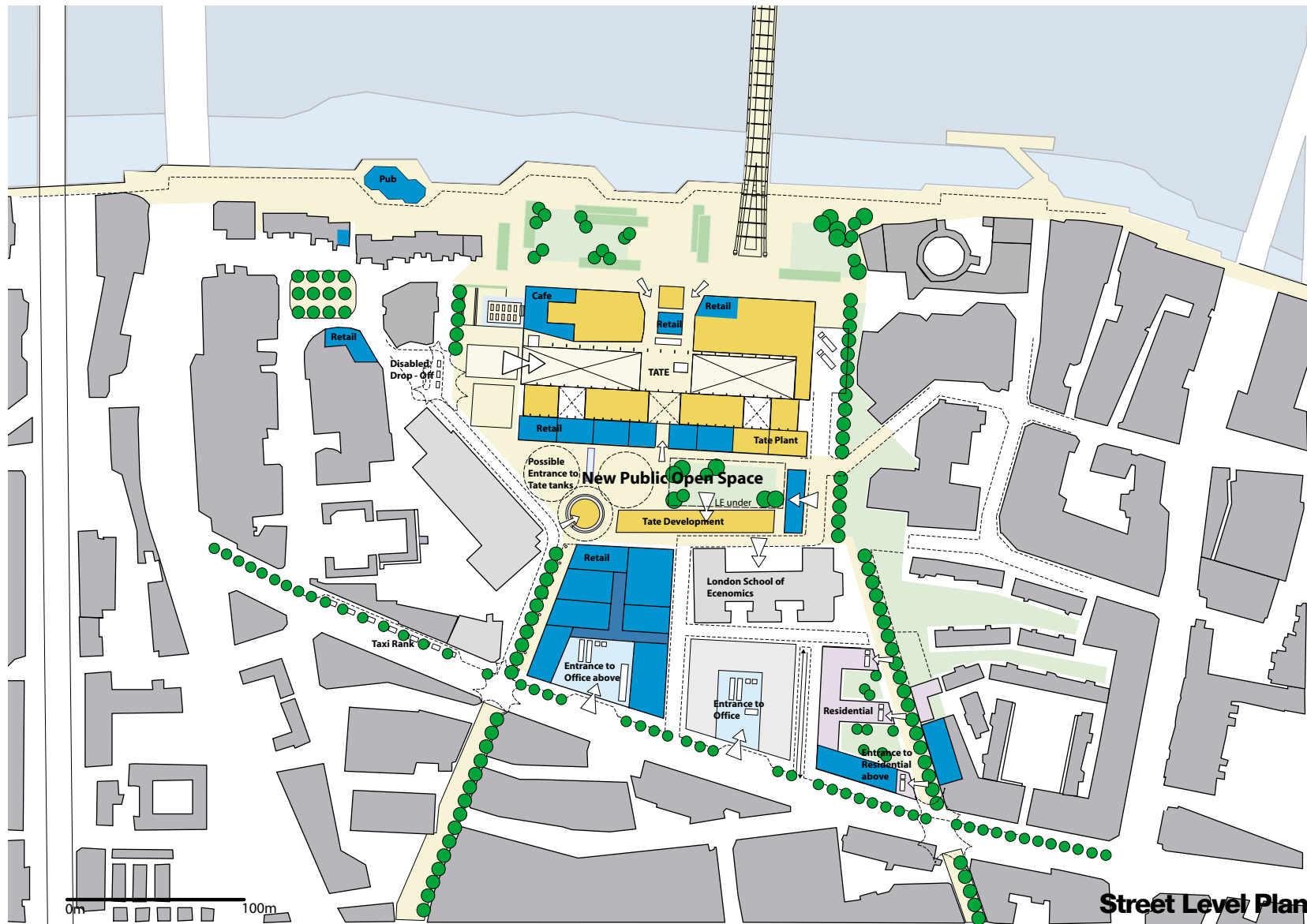
The relocation of London Electricity would release the possibility of developing the southern facade of the building, increasing the gallery space with a range of associated uses including the potential for a community resource.

This would result in a lack of integrated planning and development and consequently missed opportunities for this important area.



# Bankside Urban Study

## Option 2 - Semi Co-ordinated Development



This option recognises the development potential of each of the key sites and proposes that sites be developed to realise this. To that extent there is no integration. However there is recognition of the value of the public realm to enhance the area and the value of developments. Attention is therefore given to the best configuration of open space and a reduction in vehicular traffic in the area. It is proposed that:

A number of streets are permanently closed and incorporated into a modified open space around Tate Modern, making a larger car free area.

There will be considerable tree planting and the development of retail.

The south side of Tate Modern would be developed, as would the underground oil tanks.

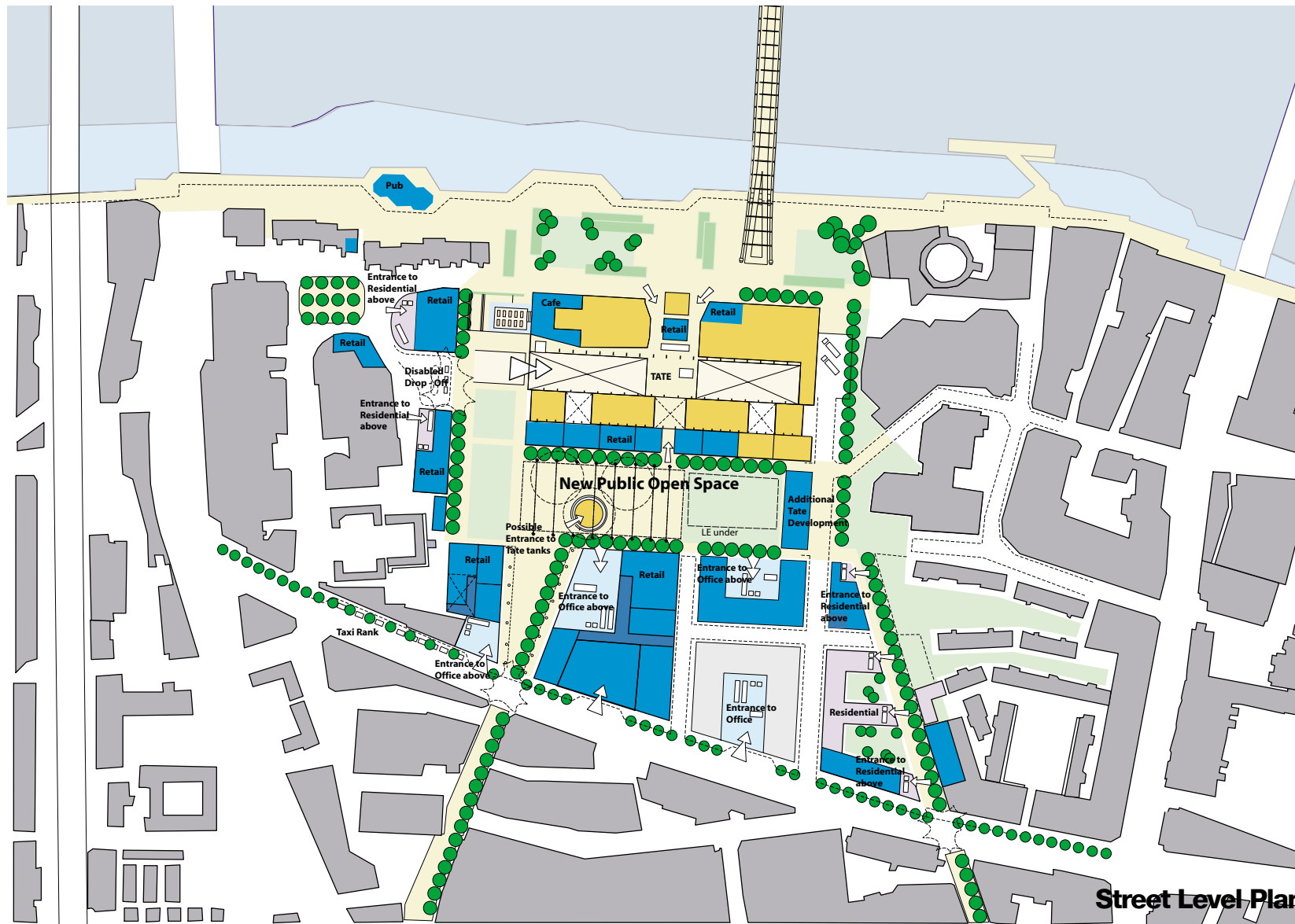
A new piazza would be created on the site of the existing open space south of the gallery, which could be covered to allow a range of different uses.

Great Guildford Street is changed to a pedestrian priority green street with new open space that integrates the housing, maintaining separate identity of the housing whilst creating integration of design.

The Great Guildford Street aspect of the St Christopher's House site is ideal for the development of some residential (key worker housing). The Great Guildford Street area would have a community focus, which would be reflected in the type of retail. This would be the ideal location for any supermarket.

# Bankside Urban Study

## Option 3 - Co-ordinated Development



The potential for the reforming of the existing spaces is huge and could be beneficial for all the stakeholders in the area. It would become a remarkable regeneration project. A co-ordinated approach to the future of the area recognises the development potential of each of the sites with the added benefit of addressing the public realm and creating a coherent relationship between the different key sites. By reflecting on the impact of each development the opportunity for creating a unique public resource, both for the local area and London as a whole, are enhanced. It is evident that by acting together stakeholders can achieve more than the sum of their individual contributions.

This option proposes:

The creation of Bankside Square, a large public square that will complement Tate Modern and the major developments planned in the vicinity. The Square will provide the opportunity for passive recreation, public art and occasional public events. The Square will provide a variety of different environments, with large green areas, covered areas for all year usage and walkways and arbours that extend the character of the existing open space and river walk.

Bankside Square will be surrounded by restaurants and shops at ground floor level with housing and offices above. This will enhance the facilities that are available to local residents and employees whilst improving the visitor experience. Community Resources will be included in the facilities that are developed in the vicinity of the Square, underlining that the public realm will be for all. Development in the area will also offer the opportunity to provide other services that are currently lacking in the area, in particular leisure facilities.

# Bankside Urban Study

## A new Public Realm



The Square will be car free, with surrounding roads modified to maintain and enhance residential traffic and allowing adequate access for disabled drivers and taxis. Coach drop off points will be restricted to Southwark Street, in line with the Council's existing ban. The development of some of the larger sites in the area could provide the opportunity for limited coach parking.

The Square will form a hub for a network of active and well-marked pedestrian routes. These will link Bankside to the major gateways such as Southwark Tube, and create strong links to the community and enhance north - south links with the Elephant and Castle regeneration area.

Bankside Square will enhance future phases of Tate Modern and complement the redevelopment of St Christopher House. An important element in realising the vision is the Hopton Street site currently developed as warehousing. The future of the site is constrained by the Rights to Light of the adjoining almshouses. The development of Bankside Square requires the owners of the major sites to work together in recognition of the impact that the proposal has on the Hopton Street site. The new pavilion to the south of Tate Modern could be imaginatively constructed over a new underground chamber for London Electricity. The relocation of London Electricity would release the possibility of developing the southern facade of the building, increasing the gallery space with a range of associated uses including the potential for a community resource. The underground oil tanks would be developed with public uses and retail being established at ground level.



# Bankside Urban Study

## A New Public Space



The vision is in line with the existing planning framework agreed by the Council and is a response to some of the key issues that emerged in the consultation process. This proposal aims to demonstrate the mutual benefit to all the key stakeholders and to the community at large of adopting a shared vision for the development of the public realm in Bankside.



# Bankside Urban Study

## Tate Development

