

Bankside Urban Study

The Bankside Triangle

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What then are some simple key strategic initiatives that could strengthen and create connections in Bankside, enhance and improve the public realm, increase the amount of green space and reinforce local neighbourhood identities?

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Existing Context



Access

- Good pedestrian connections by Tube and bus
 - Strong east-west link along river
 - Poor signage for pedestrians around the area
 - Integration into cycle route network
- but...
- No north-south routes that provide priority for people rather than vehicles
 - No east-west route that provides a pleasant environment for people rather than vehicles, apart from the riverwalk
 - Predominance of vehicular traffic in the area, including key access routes
 - Predominance of car parking
 - Difficulties accommodating coaches

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Existing Context



Urban Structure

- Exciting and varied environment
- Vibrant mix of uses

- Sense of history - glimpses of old London
- Strong feeling of community

but...

- Recent development of very large buildings adversely affecting activity at street level

- Little integration between business and residential areas

- No recognition of the impending development at the Elephant and Castle

- Still poor and unsheltered routes to visitor attractions from major gateways

- Undeveloped retail provision in the area and no convenient local supermarket

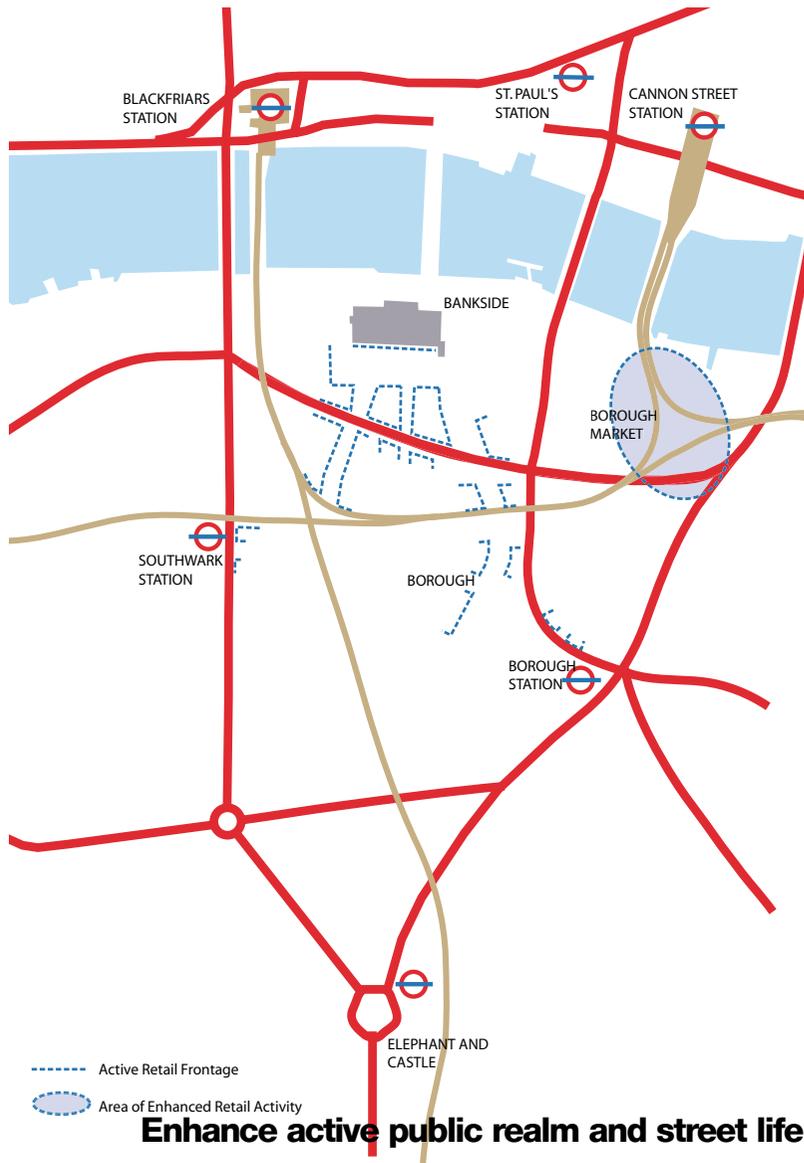
Bankside Urban Study Strategy



Strengthen and create linkages and open spaces

- Improve access to visitor attractions from gateways, to improve the visitor experience
- Improve access along River particularly at congestion points
- Improve Southwark Street, road narrowing / increased pedestrian priority could be explored to open up the streetscape and access to the river
- Reinforce North-South Link between St. Paul's, Tate, Mint St Park and Elephant and Castle. This could provide a spine to support the development of a number of smaller scale business, community and environmental initiatives
- Employ more consistent approach to tree planting on major routes to link open spaces
- Expand the green oasis of Mint St Park
- Enhance the open space on Great Guilford St

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Enhance the public realm and streetscape

- Increase retail frontages in suitable locations
- Encourage the development of street frontages and general animation of the public realm
- Give particular reference to planning applications in terms of their impact on the public realm

Reinforce neighbourhood identity

- Recognise the individual characteristics of each neighbourhood in terms of planning the streetscape
- Encourage links between the neighbourhoods
- Reinforce or create the centre for each neighbourhood that reflects the focus and function of the area
- A strong co-ordinated strategy of linked neighbourhoods will encourage further improvements

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Community Centre Options



The need for a community centre

It is clear that there is an overwhelming need for suitable community facilities. There is a practical need to have a shared administrative base for the various community groups and representatives and there is the need for community space, which is sufficiently large and flexible to accommodate a wide range of activities.

We suggest that there may be several suitable places for community related activity to be located. A strategy of decentralised facilities could be developed that integrates resources with the infrastructure of the area and the particular needs of the community.

Possible locations are:

Mint St Park

This location is central to the area and already has a number of significant assets. The park would benefit from the increased activity that a centre would bring. It would be important that any facilities that were developed should compliment the activity in the park. Facilities would include a crèche and café.

Tate Modern

Tate Modern has become a focus for the area and the community. The gallery provides an ideal opportunity for the development of a facility that would meet the needs of the local community whilst also relating to the activity of the gallery.

Borough Market

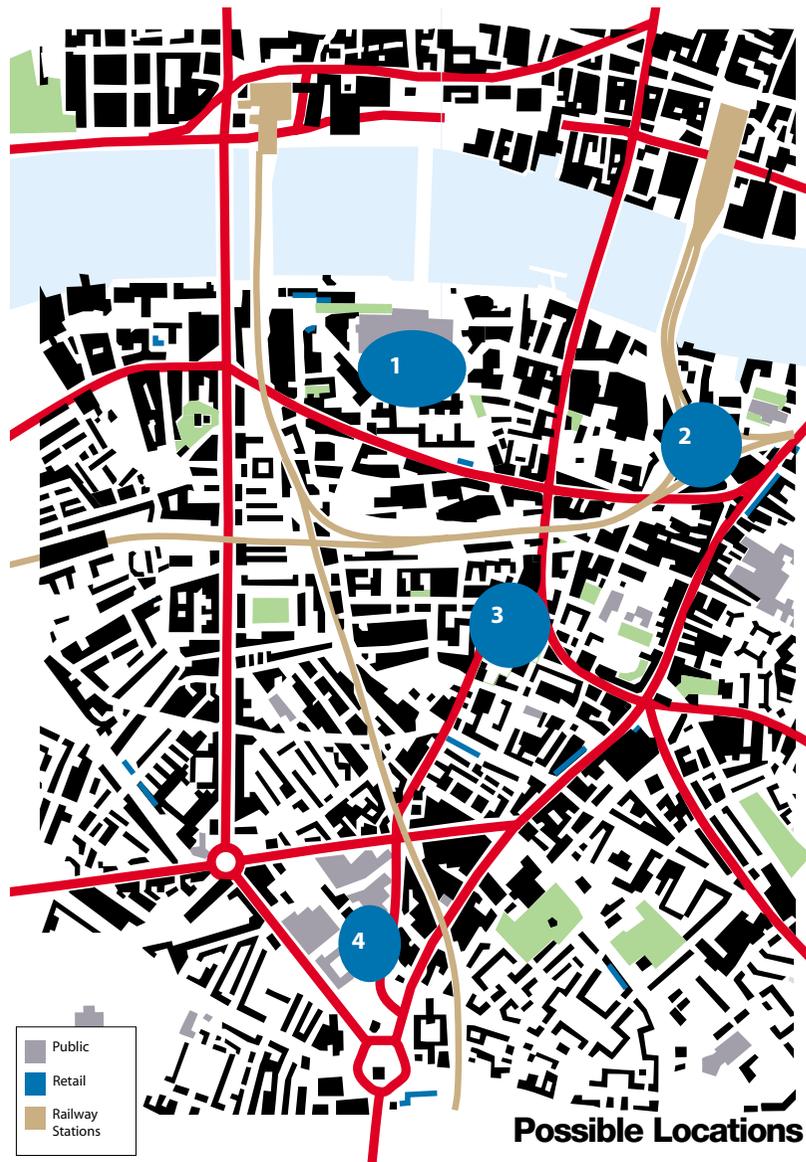
In the Borough Market area there are opportunities to build on the tradition as a centre of community activity.

University Area

The development of community facilities in the vicinity of South Bank University offers the opportunity for a sharing of resources and greater integration with the local community.

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Retail Options



The study proposes a strategic approach to increase retail opportunities in the area. Key to this will be to develop specific retail provision in the neighbourhoods that reflect the needs of that area. To compliment this retail opportunities will be created along key routes. Planning applications should be considered with reference to the provision of retail spaces.

Key areas of retail development

Tate Modern / Globe

The area is the focus for visitor attention in Bankside and is bounded by considerable office development. The area offers potential for an increase in retail provision in particular by the redevelopment of key sites - for example St Christopher House. The focus for retail in this area should be the visitor / office worker market.

Near Mint St Park

Mint Street Park focuses on the needs of the community and is located in the heart of the area. The development of retail should build on the neighbourhood shopping area of Great Suffolk Street.

Borough Market

In recent years Borough Market has developed a national reputation for the retail of food and the weekend market. This has led to the development of a number of specialist shops. This trend should be further encouraged meeting needs of the community, workers and visitors.

The University

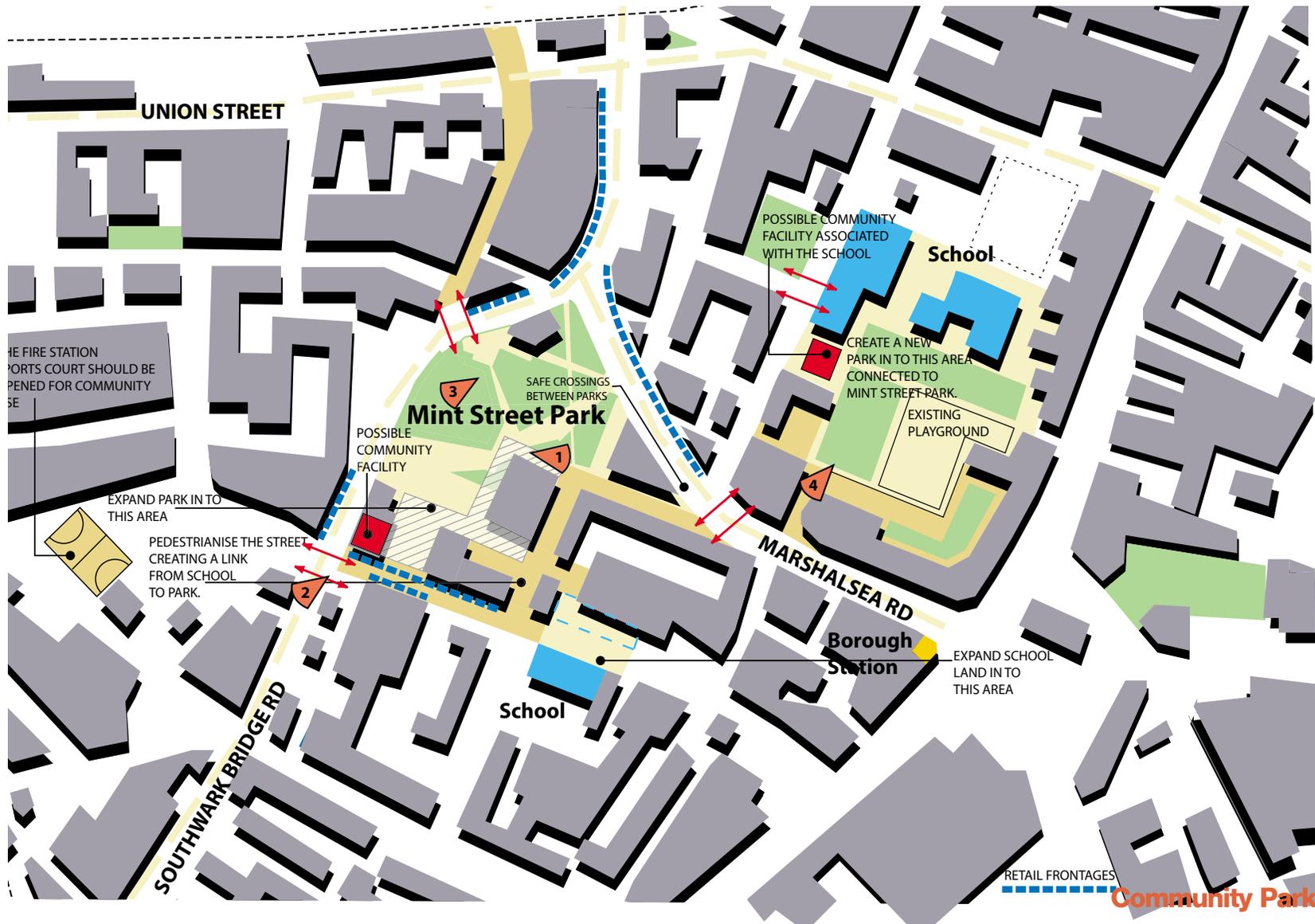
The University attracts a large number of young people. In recent years a limited retail development has been established on Keyworth Street. There is greater potential and integration with the Elephant and Castle and other neighbours, for example The Ministry of Sound, offer real possibilities.

Along major routes

A number of the major pedestrian routes from the access points into Bankside offer the opportunity for retail. These routes are used by residents workers and visitors and allow the potential for diverse retail development at a number of sites.

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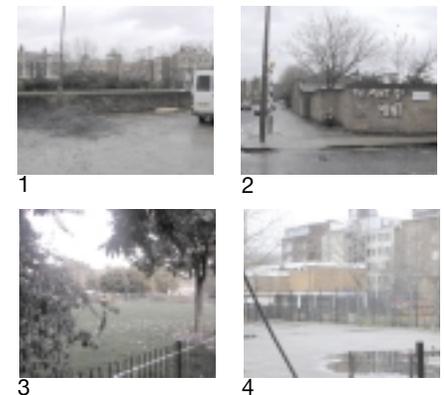
Community Park



Although open space is of a premium value in this part of Borough, it could be possible to expand Mint Street Park over Leigh Hunt Street and Trundle Street developing an already excellent amenity in a very central location.

Lant Street is a quiet and underused street providing the opportunity to partly pedestrianise or close. This would enable the school to link its existing properties on either side of the road and in so doing gain some additional land.

Behind the school in Redcross Way there is a large area of open space, part of which has been turned into an excellent playground. However there is potential to landscape the remaining land, with the possibility of creating a new playing field and a semi-pedestrianised link to Mint Street Park. The orange areas on the plan represent access and servicing only routes, with no through traffic.



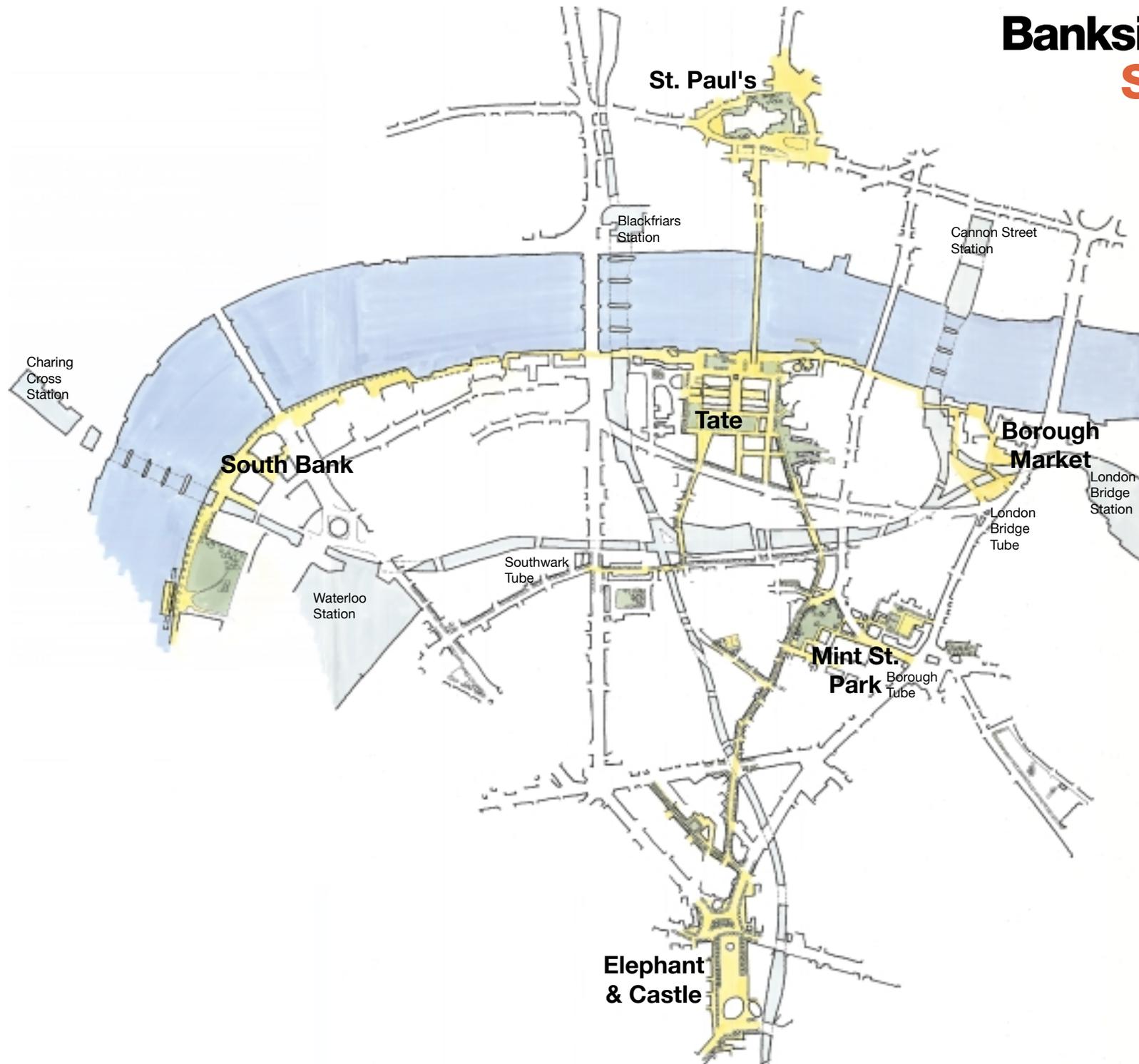
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Strategic Routes



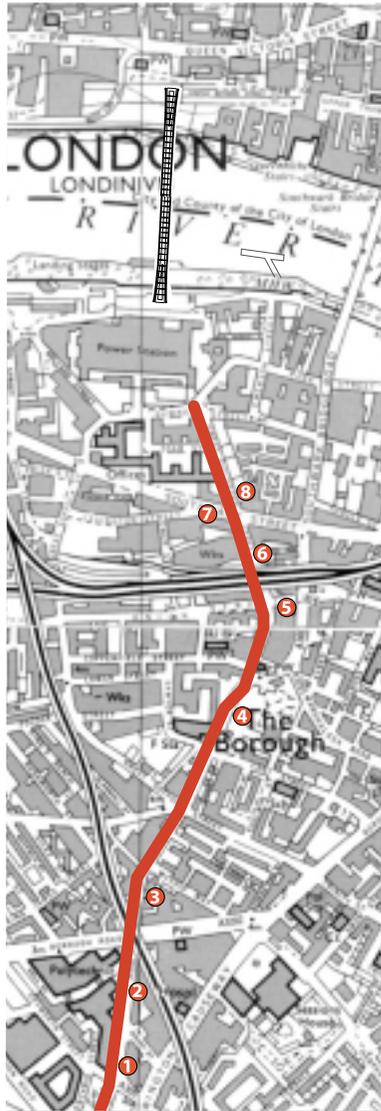
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Strategic Routes



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North - South Link



Route One



1 The University

There are very large numbers of people moving in this area and very few facilities for them. Future redevelopment should look to provide activity at street level. Trees could be integrated with parking along this route.

2 The Railway bridge

The bridge provides a focus for the locality and offers an ideal opportunity for public art.

3 Blank facades

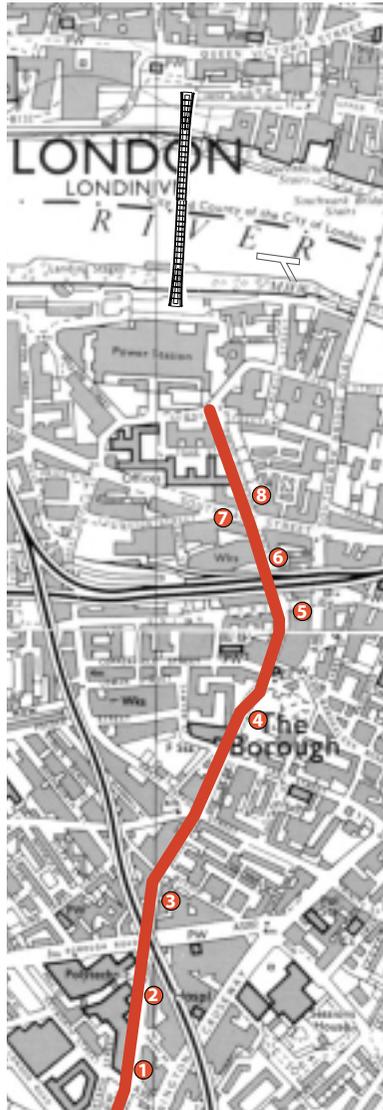
Privatised street frontages, for example on Southwark Bridge Road, do little for the public realm. Here is one of several prime locations where beneficial future changes could occur on this route.

4 Mint St Park

The park is already being renovated, and could be the location for a new community centre.

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North - South Link



Route One



5 The Island Cafe

Closing and pedestrianising the road behind the cafe would improve the public realm. The railway bridge could be another location for public art. The recent development of the café is an example of positive changes already taking place.

6 Great Guilford St (Lower)

This could have a different surface treatment highlighting the approach to the Tate, and could even be semi pedestrianised. Future redevelopment could include cafes and retail at street level.

7 Southwark St

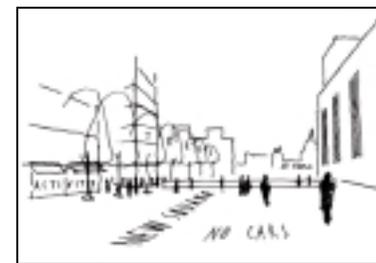
This Road could become more of a 'boulevard' by the narrowing of it on the North side and by the planting of trees. Redevelopment should be more permeable to this street.

8 Great Guilford St (Upper)

This upper section of the street could continue the different surface treatment and also be pedestrianised. A park space could replace the existing road extending into the Peabody Housing site.

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Station to Tate



1 From Southwark Tube
We suggest a complete route to the Tate including new surface finishes, wider pavements, good lighting, rain cover, bollards, information and more trees..

2 The Railway Arches
The arches at the left turn into Great Suffolk Street could be a focal point for animation including specialist lighting, public information and public art.

3 A New Facade and Plaza
Covered arcades at the top of Great Suffolk Street could frame the entrance to the new plaza to the south of Tate. Part of this could be covered with a translucent roof creating an all weather space.

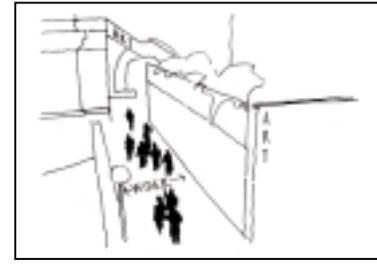
4 A New Square
The new public square on the west would create a link to the river, allowing views across to the north bank and St. Paul's. The activities focused on the square create an appropriate setting for the main entrance to Tate.

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Riverside Walk



Route Three



1 Riverside Walk

The riverside path is particularly narrow at Blackfriars bridge, but could be widened to create a clearer route.

2 The Western Edge

With a new square established on the western edge of the Tate the route to the entrance ramp will be much more clearly defined, linked to the riverside walk.

3 Millennium Bridge

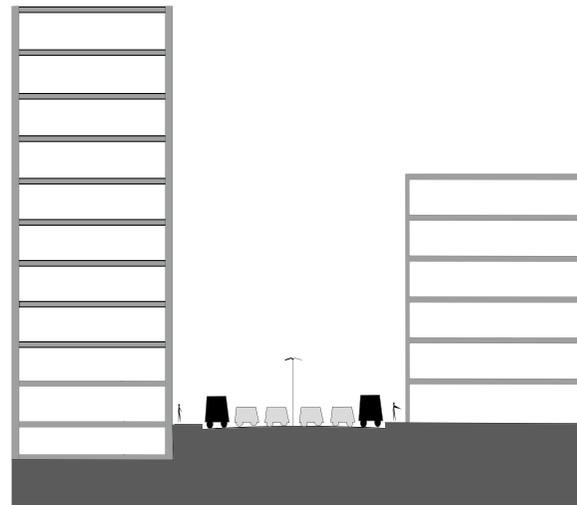
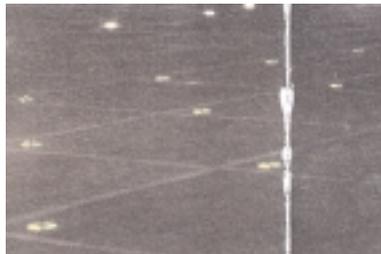
The completed Millennium bridge will provide direct access from the north bank of the river, with pedestrians arriving in a landscaped square to the north adjacent to Tate's alternative entrance.

4 A Green Link

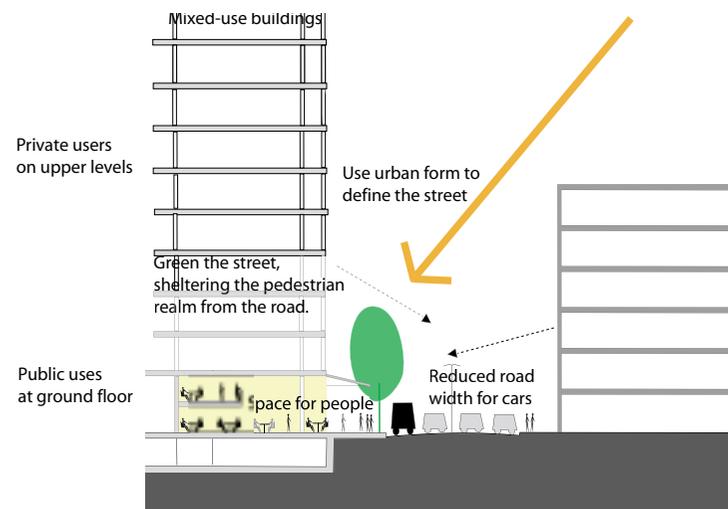
The Globe and Bankside Pier attract a large number of visitors. The recent improvements of the riverwalk go some way to accommodate this. Increased pedestrian priority in surrounding streets and planting would improve accessibility and the environment. The opening up and integration of rights of way would improve routes through the area.

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Southwark Street



EXISTING SECTION



PROPOSED SECTION

Southwark Street will remain a main east - west artery for traffic. This has been accentuated by recent traffic flow works. However Southwark Street can be improved to provide a more pleasant environment for the large numbers of pedestrians that use it.

We propose that the road could become more of a 'boulevard' by widening the pavements on the north side and by planting of trees and "greening" measures.

The railway bridges could be used to better advantage by public art that would act as a signature for the area. The number and design of the pedestrian crossings should be given attention and future redevelopment should be given attention to create more accessibility to and from the street.

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Bankside Interventions: Railway Sites



North Union Street Area



These four sites highlighted are critical for the integration of the larger Bankside Triangle. They could all be used to encourage north - south connections.



These sites all back on to the railway and as such provide opportunities for a diverse range small mixed use developments to transform the railway arches. These may form part of a large scale re-development of whole sites.



This site is currently a car park, however at the back is a flourishing art space. This and other such activities should be preserved and even encouraged in further redevelopment and will contribute to the 'arts quarter' emerging in the area.



This large car park site is in Great Suffolk Street, and is on a very prominent location on the approach to Tate from Southwark Tube station. Massive potential exists here for a high profile mixed use development which could incorporate retail at ground level and some keyworker housing above.

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Bankside Interventions: Gap Sites



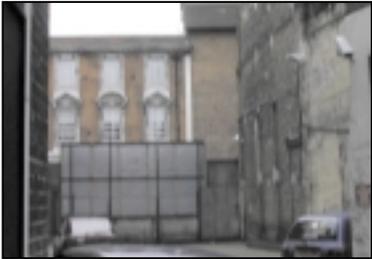
South Union Street Area



This substantial site links Union Street and Redcross Street and its potential is under exploited in its current use as a builder merchants yard. A medium scale mixed use development, including retail would be appropriate to the locality.



In a part of London with limited open space, this derelict playground is utterly wasted. Sandwiched as it is between an excellent playground and the backyard of an office building, situated on a route from Marshalsea Road to Little Dorrit Court, this could be an excellent location for a pocket park, possibly with an associated community facility and a new playing field.



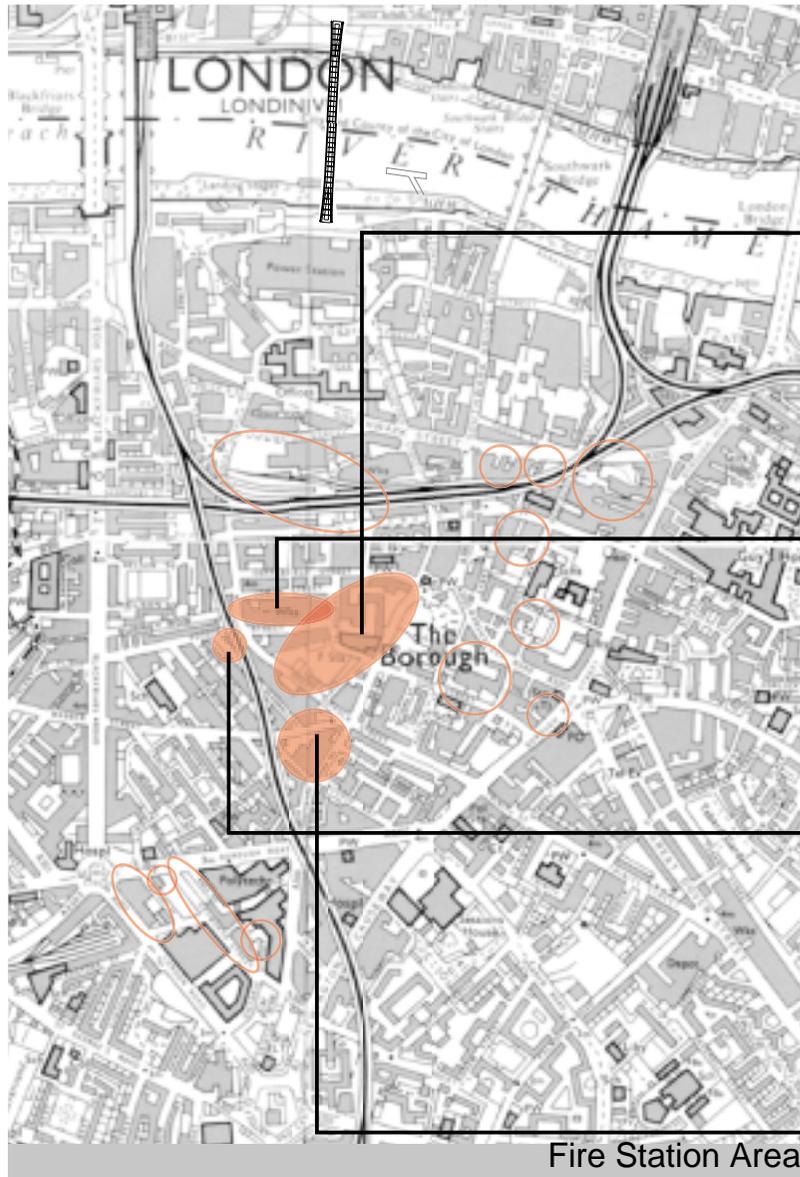
This gap site on Borough High Street provides a prime redevelopment opportunity, to replace the 'missing tooth'. The site leads to the beautiful and quiet Vine Yard, which could be enhanced by retaining a pedestrian link to the High Street at ground level.



This section of the street which is currently underused, could be closed to allow the existing school to connect across the road to its other site. The adjacent vacant site would be ideal for development for community or educational use or even housing, taking advantage of the newly created outdoor space.

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Bankside Interventions: Under-utilised Sites



The Fire Station monopolises a large area of land, and could perhaps be rationalised to make some land available for other uses. The playing field should be opened for community use.



These sheds on Pocock Street dominate an entire block effectively killing the street frontage, and deterring any activity in the street. This site could be re-developed to achieve a much higher mixed use density. This could perhaps incorporate some of the warehouse uses on a part of the site. In this way the street could be given some active frontage and have a relationship with the adjacent Crown court.



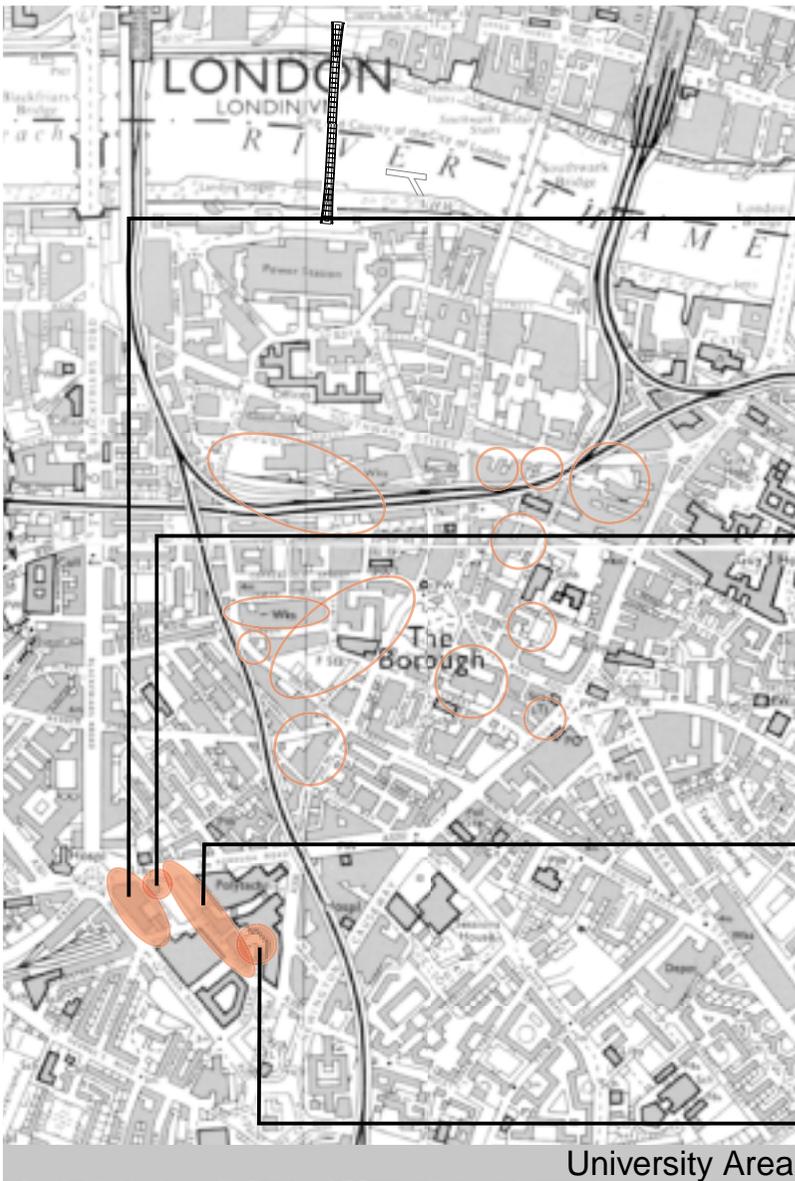
This site is typical of many of the arches in the area, which have potential to be used for much more than parking. Their small scale make them ideal for development as studios or small business uses. It is important that Southwark does not become a car park for the city.



Situated between the Mint street area and Elephant and Castle, this terrace is indicative of a number in the area which have been left derelict. They were once high quality residential accommodation and could be restored to provide extremely desirable housing, and so re-creating a residential community in this neglected area.

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Bankside Interventions: Campus Sites



This prime frontage on George's Circus is another example of semi derelict housing stock. It is also adjacent to a vacant site, which could be redeveloped sympathetically with the terrace to provide a range of housing types, above a retail frontage.



This site is currently used as a car park and is very close to the university. It is ideally suited to redevelopment as residential accommodation. This could provide student accommodation, and keyworker housing.



Keyworth Street runs straight through the heart of the university and is ideally suited to a pedestrianised campus street.



This substantial site off Keyworth Street could be developed at the same time. This would allow the development of a central focal point for the University buildings.

