

# A new place for social benefit to support those in need, hardship or distress.

## WELCOME

Southwark Charities is preparing a planning application for the regeneration of its site at Edward Edwards' House, Nicholson Street. The purpose of this exhibition is to keep the surrounding residential and business communities informed of our plans.

We have spent considerable time developing these draft proposals in consultation with Southwark Council and we hope you find this exhibition helpful and enlightening. We look forward to receiving your comments.

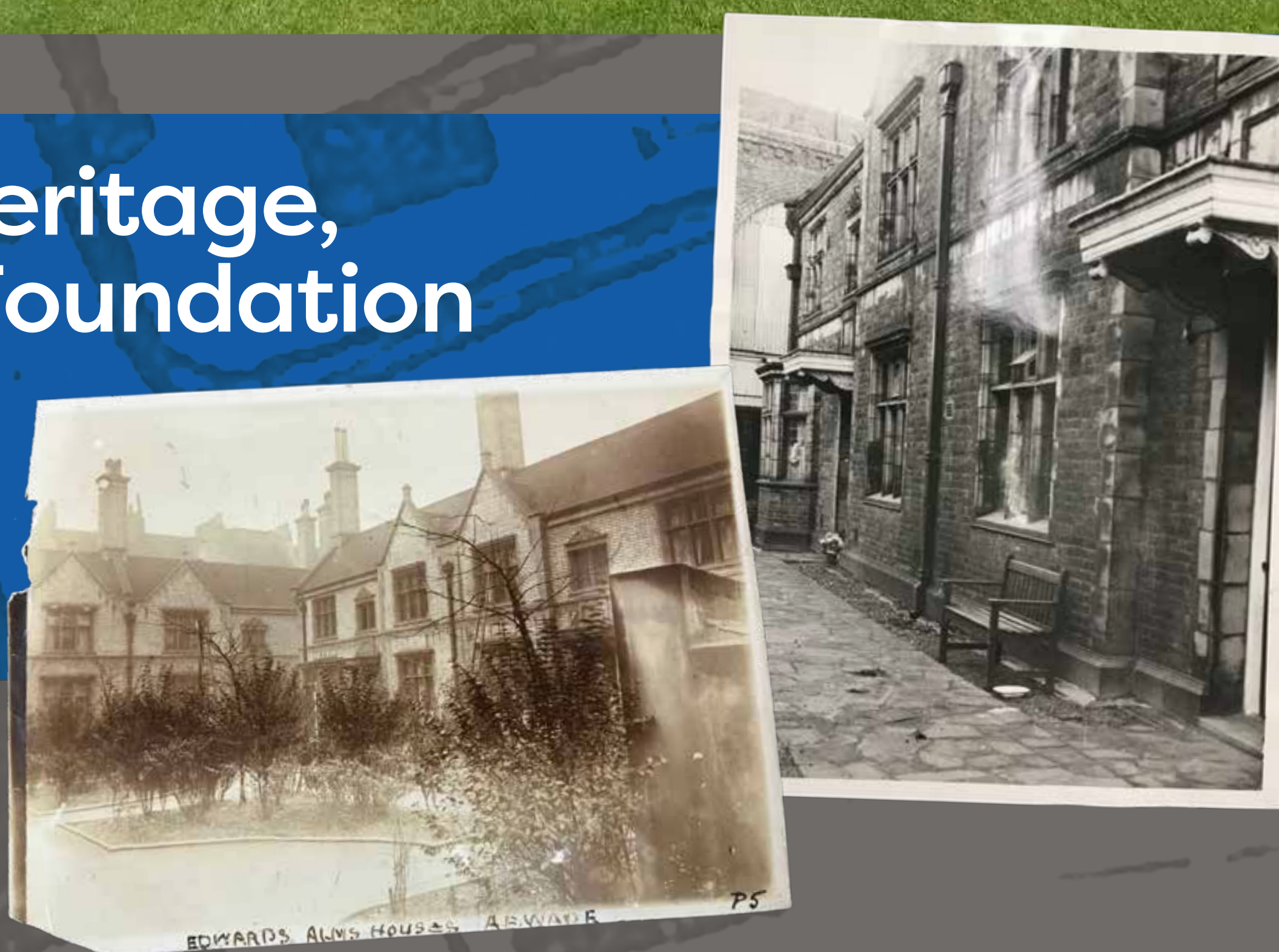


**Our Almshouse Community Today**

Edward Edwards' House opened in 1973 and now comprises 25 Almshouses. These need significant investment to bring them up to contemporary standards.

The opportunity exists to provide new, modern, purpose-built Almshouse accommodation to meet changing regulations - including a focus on sustainability, mobility access and community living.

### Our Heritage, Your Foundation



Southwark Charities was formed in 2010 through the merging of five established charities. The oldest was founded in 1603 and the most recent in 1985 - a total of more than 400 years of charitable activity in Southwark.

## Today Southwark Charities focuses on five core areas:

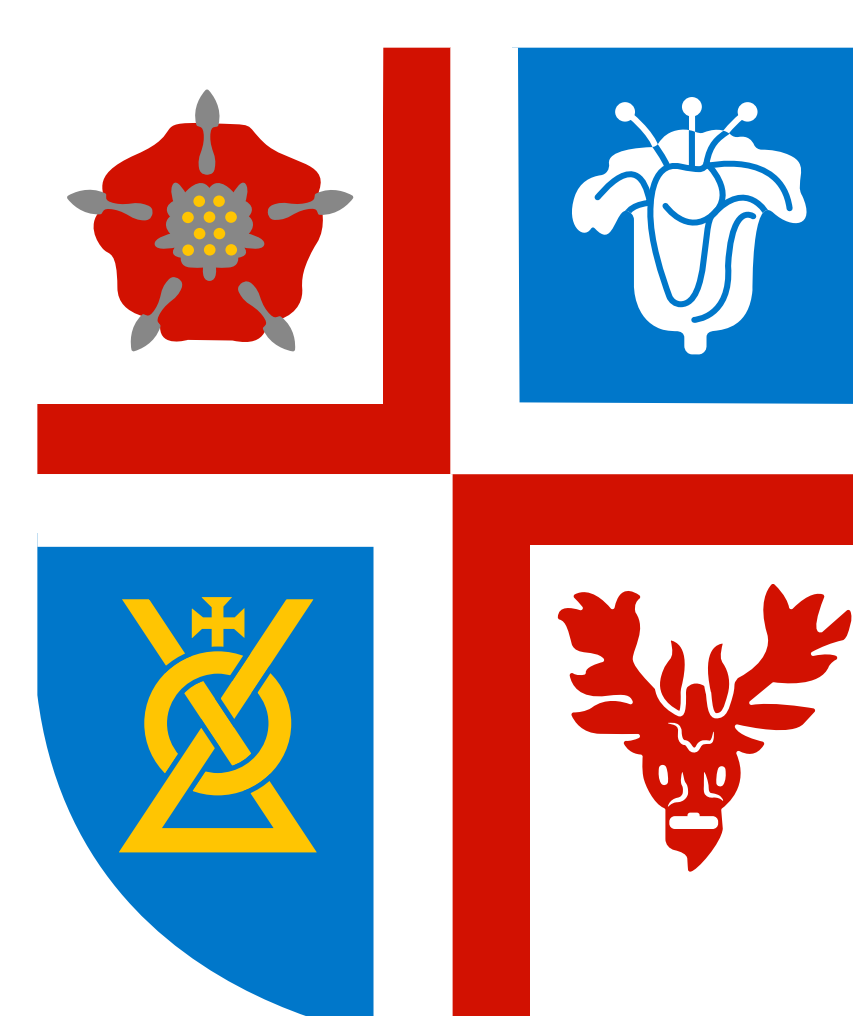
Provision of accommodation for older people

Educational grants for schools in the Borough

Relief in need for the elderly

Administrative services to other charities in Southwark

Grant giving (the charity supports elderly people in Southwark via grants and gifts totalling around £325,000 per annum)



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## THE VISION



To build more than double the existing number of Almshouses delivering truly affordable and modern homes that address a growing social need within Southwark



To create a charitable hub with accessible community facilities both within the development and locally



To create high quality office space including affordable workspace



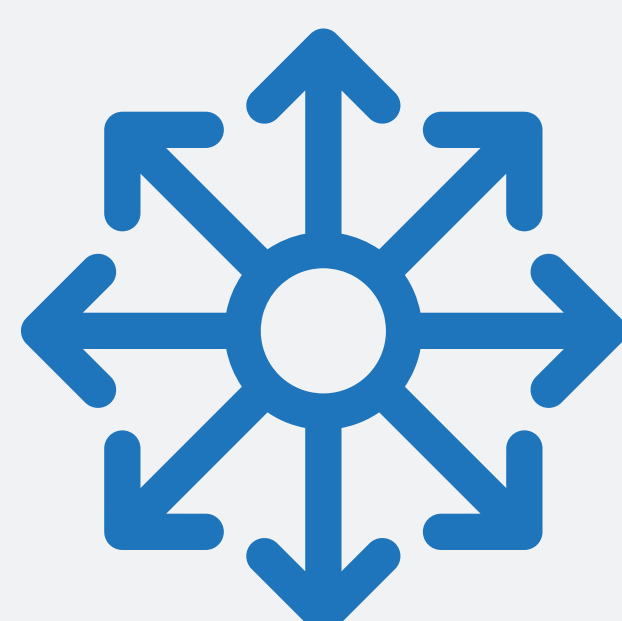
To re-provide and expand the Prince William Henry pub in partnership with Young & Co



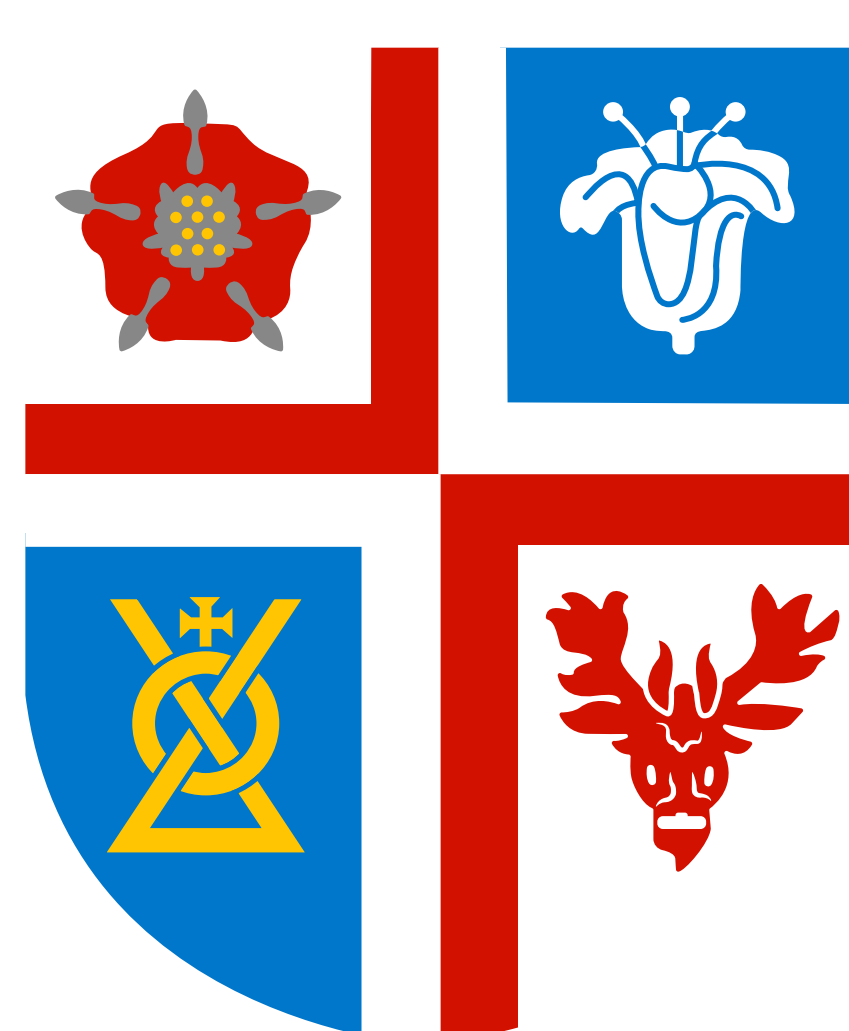
To vastly improve and increase the public spaces (comprising 1/3 of site) which include new gardens on Chancel Street and an improved landscaped east-west pedestrian link in the form of “Edwards’ Walk”



To ensure the financial security of the charity so that it can continue to meet its objectives which include awarding much needed gifts to its beneficiaries as well as providing truly affordable homes



To deliver a highly sustainable, socially responsible, mixed-use scheme



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## SITE HISTORY

The site was purchased by the Trustees in 1752 for £350, and the first Almshouses were built in 1753.



Approximate location of site boundary

At that time the land was in use as tenter grounds on the western side and market gardens on the east near to Bear Lane.

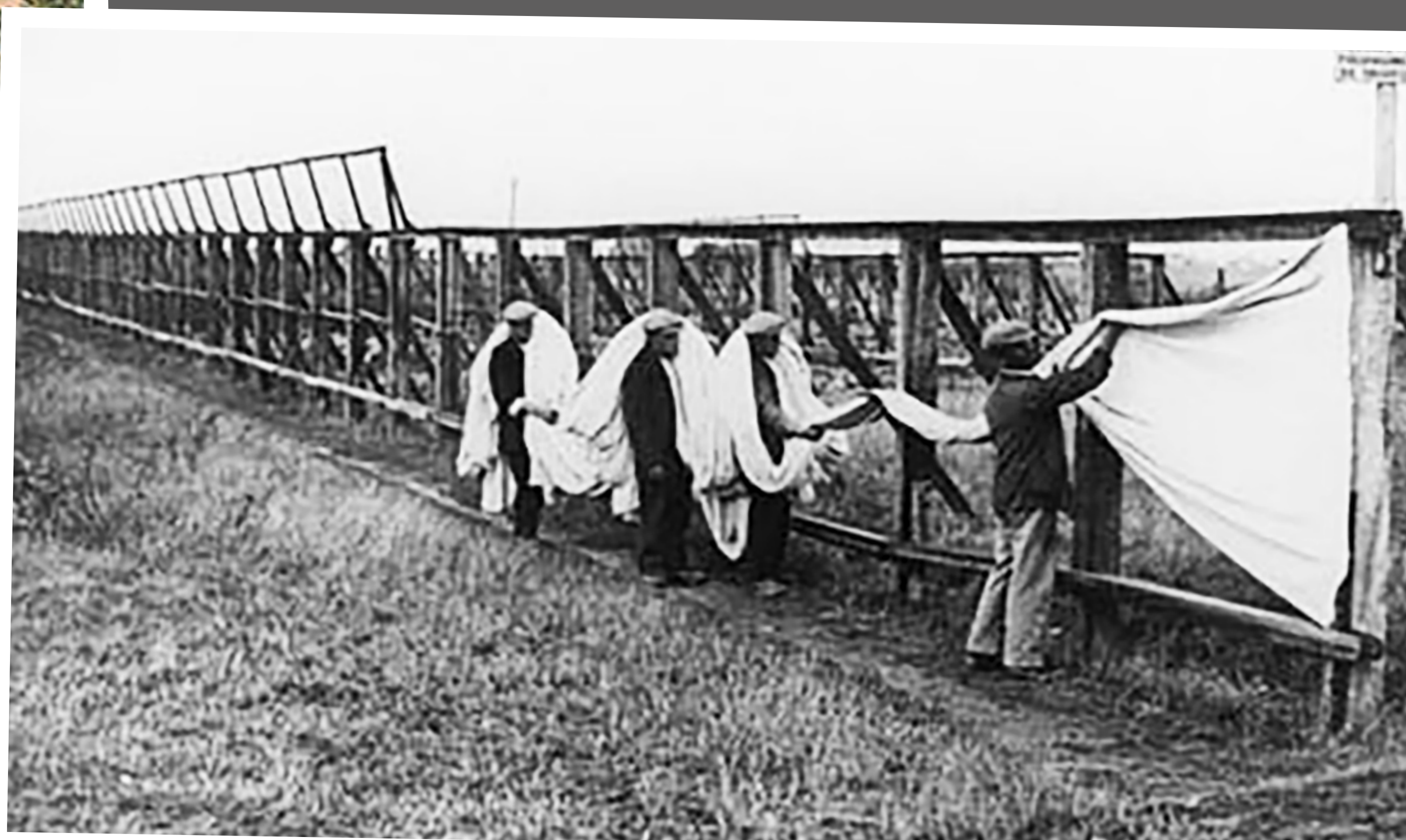
Tenter grounds were fields covered in long wooden frames, onto which newly manufactured cloth was hooked and stretched taut to dry after the process of fulling (the removal of oils, dirt and impurities). The saying 'on tenterhooks' comes from this process of stretching cloth taut on the frames and leaving it out to dry.

The charity has built Almshouses in the 18th, 19th & 20th centuries, with the existing buildings on the site being developed during the 1970s.

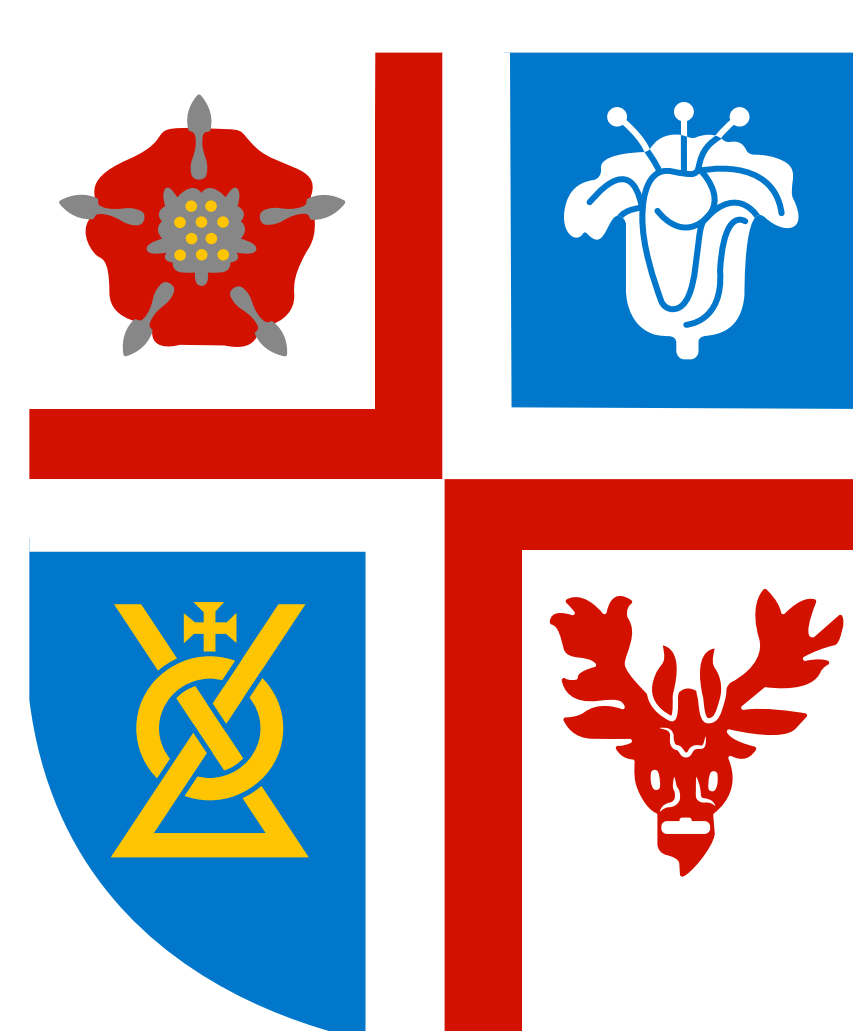
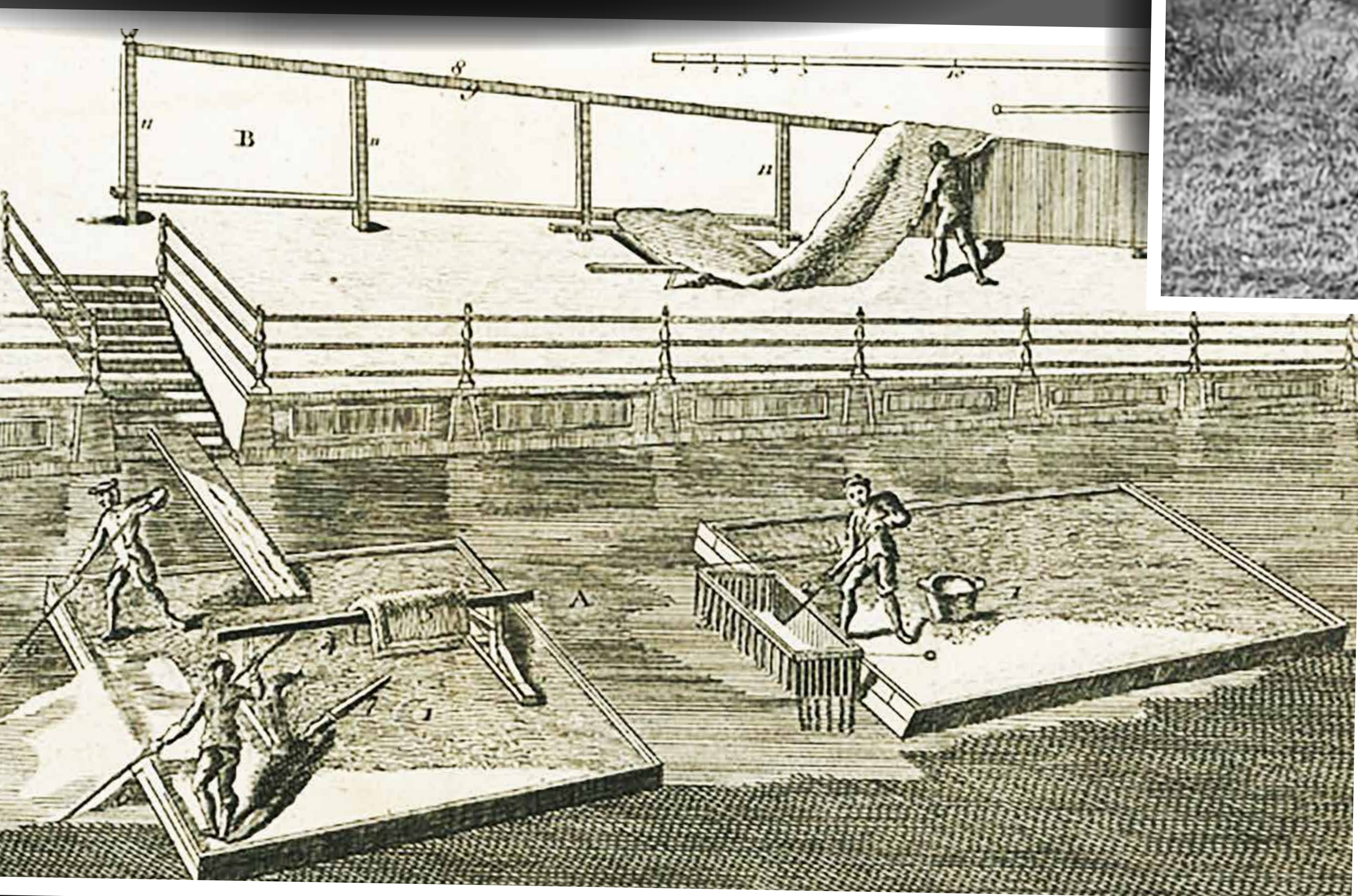


Watercolour of market gardens on Kingsland Road, by C.H Matthews, 1852

Tuckers gathering blankets from a tenter frame, early 20th C



Engraving showing the process of washing, fulling and hanging woollen cloth



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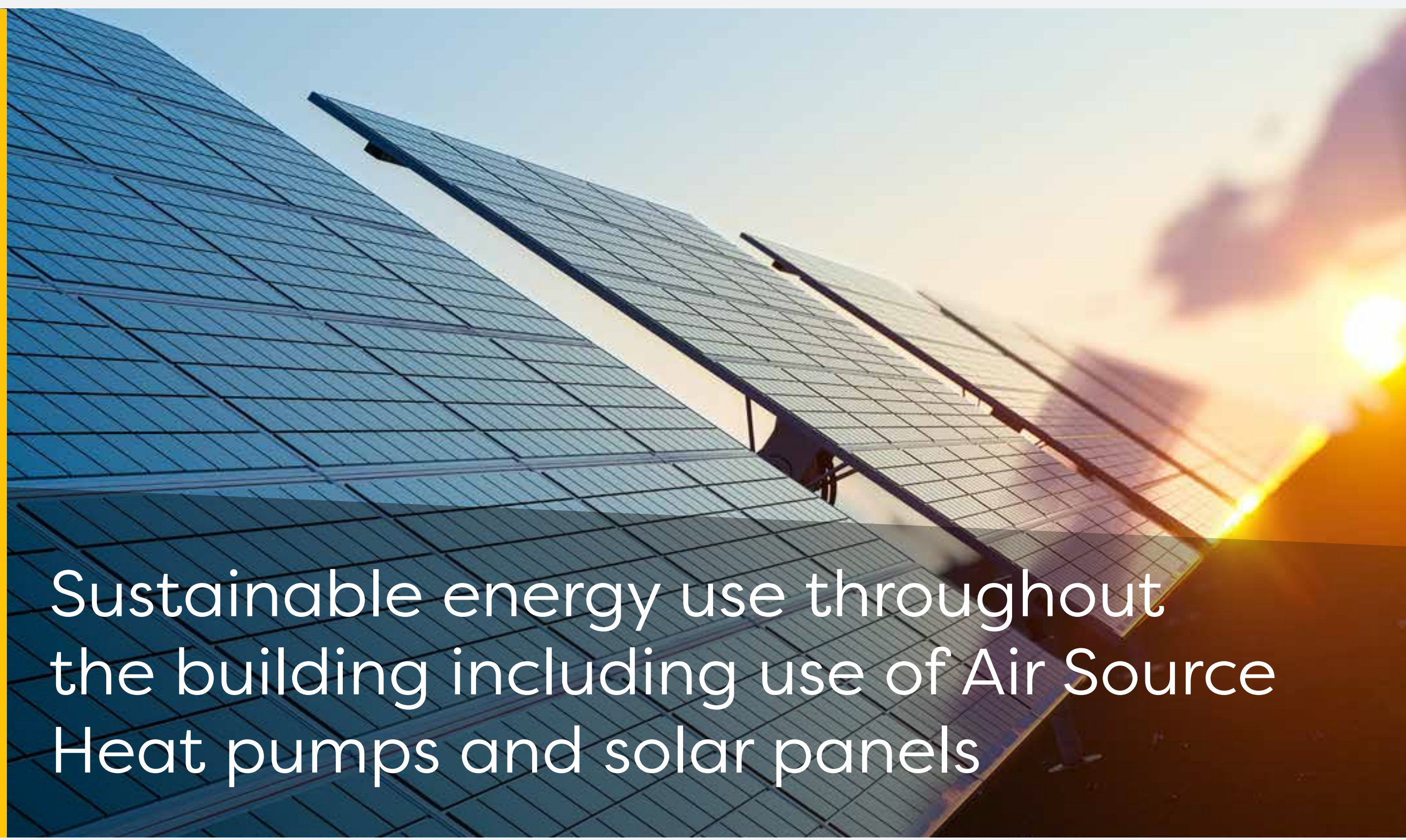
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# SUSTAINABILITY

We are proposing a highly sustainable building and are currently exploring specific measures as the design evolves which include:



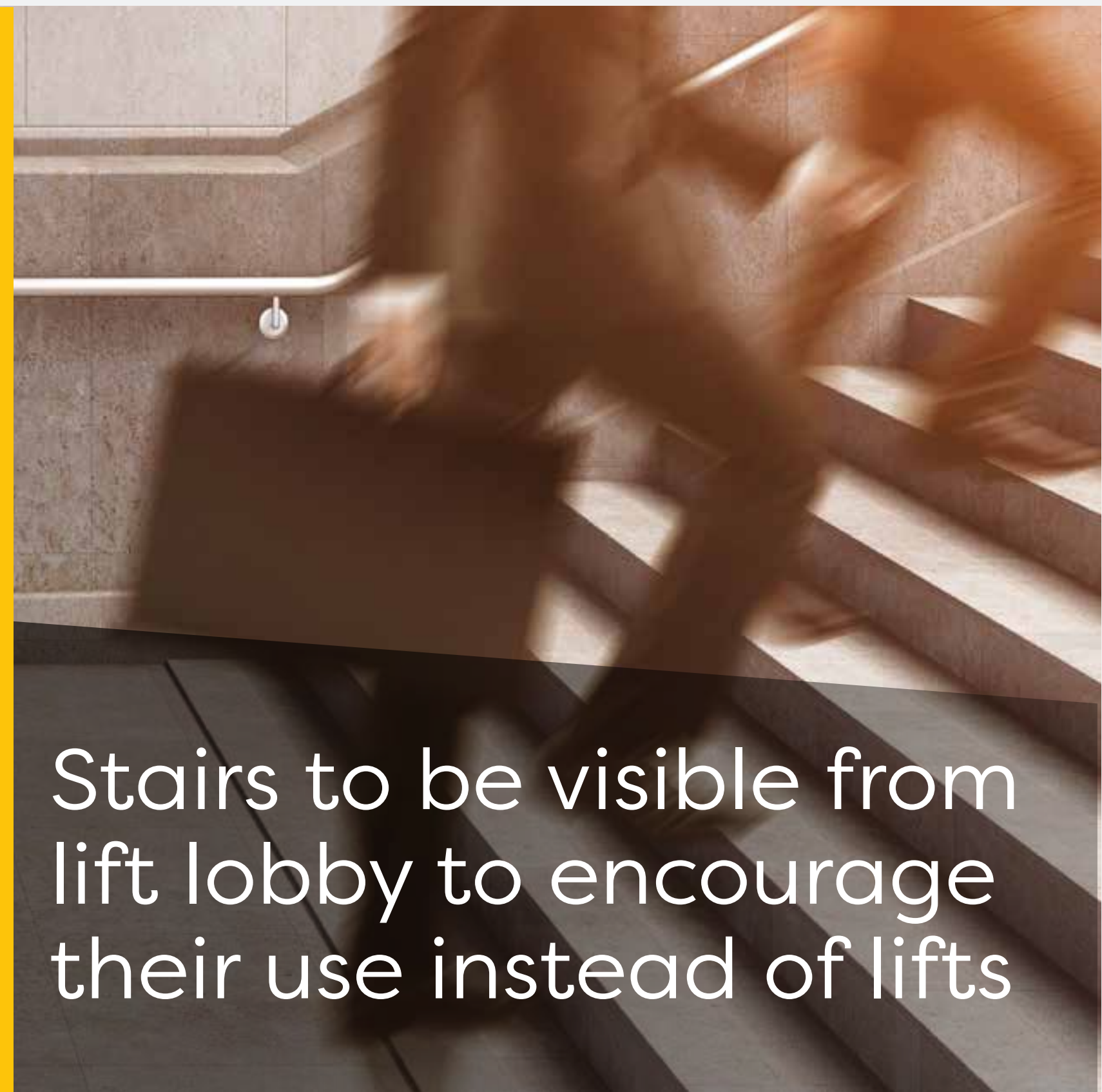
Sustainable energy use throughout the building including use of Air Source Heat pumps and solar panels



Excess heat from offices used to heat the Almshouses



Water conserving fixtures and fittings to avoid excess consumption



Stairs to be visible from lift lobby to encourage their use instead of lifts



Low-energy lighting



More than 450 cycle parking spaces together with shower facilities in the basement



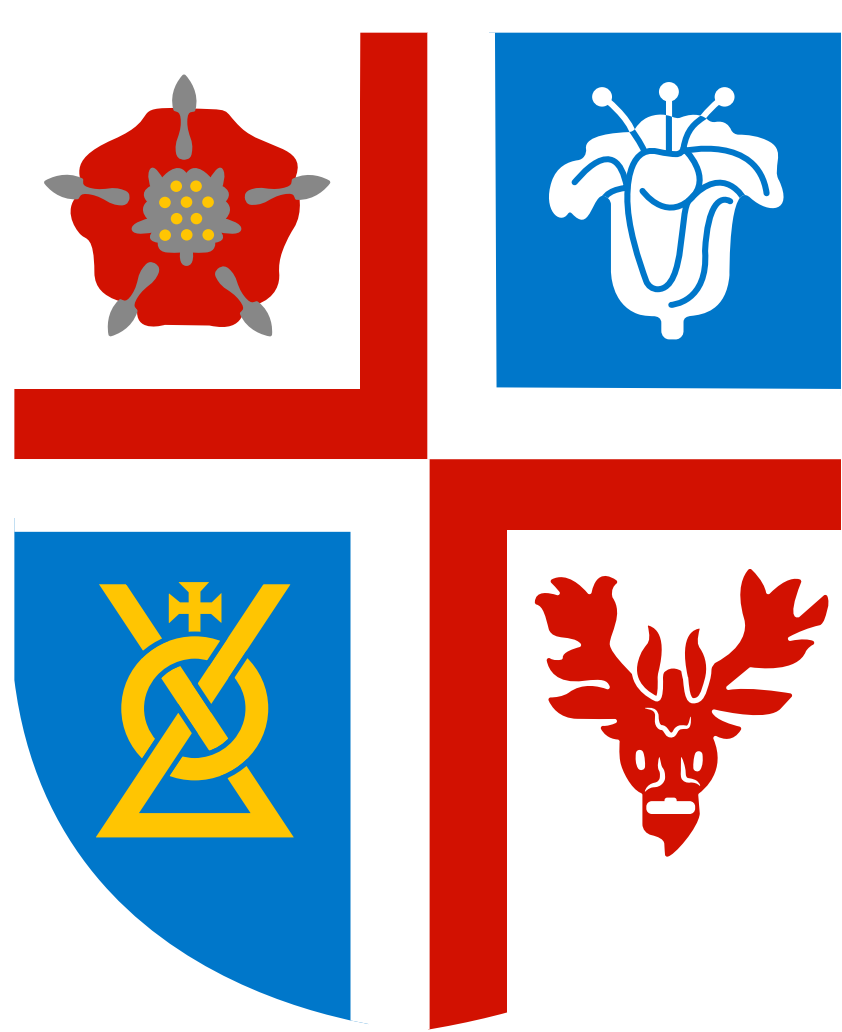
A car-free development



New shared use of Almshouse gardens, with increased biodiversity for nesting and foraging



Spacious roof terraces over three levels providing additional outdoor amenity for residents and office occupiers



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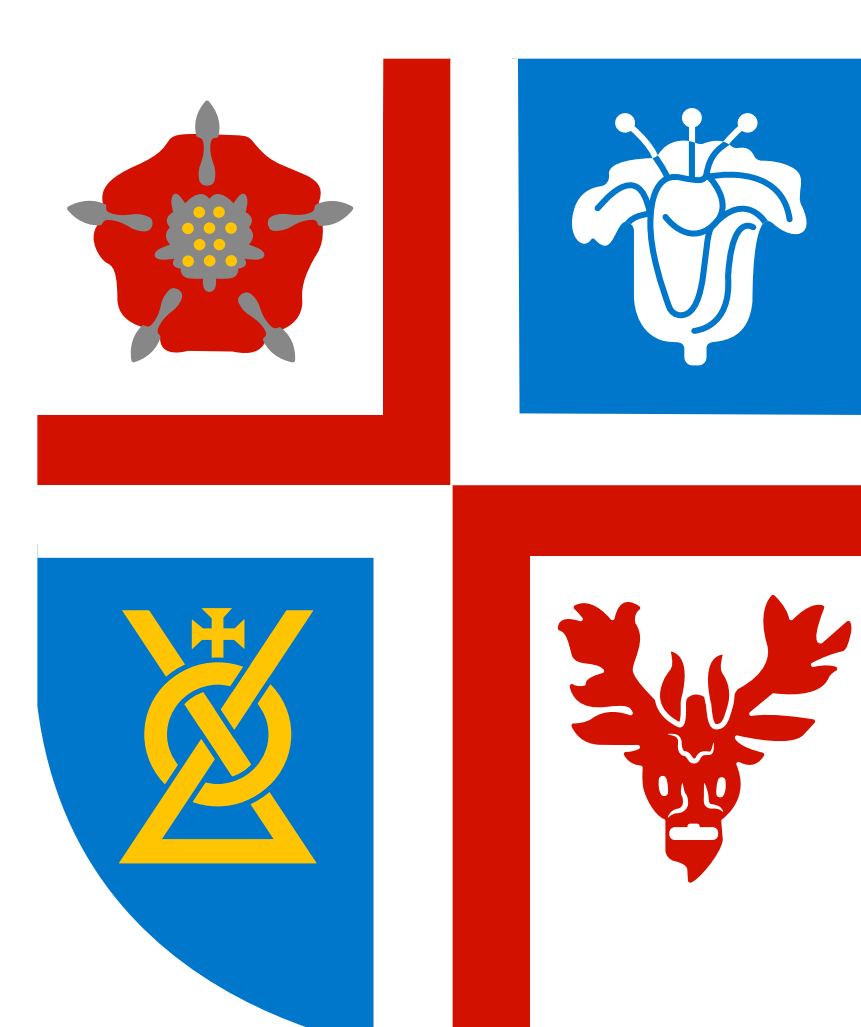
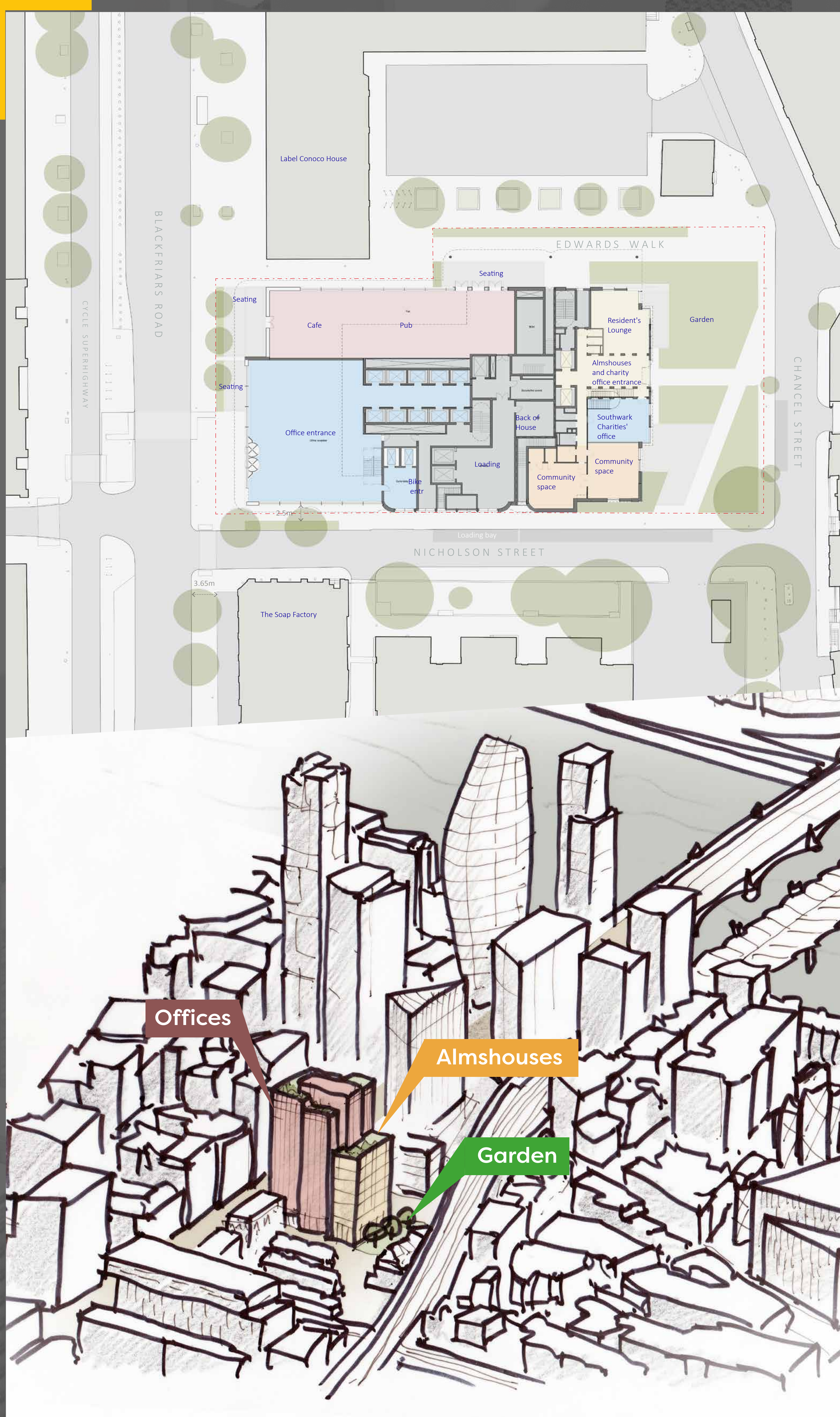
# ALMSHOUSES, OFFICES AND A NEW GARDEN

We are proposing a 22 storey office building, facing Blackfriars Road, and a separate 15 storey Almshouse building looking onto a new garden next to Chancel Street

Almshouse residents will have a lounge overlooking the new garden and a rooftop terrace

Flexible rooms for use by the wider community will be located on the south east corner

The Prince William Henry pub (a fixture since 1785) will be relocated on the north west corner, with outside seating facing Blackfriars Road (the new public house will be double the size of the current space)



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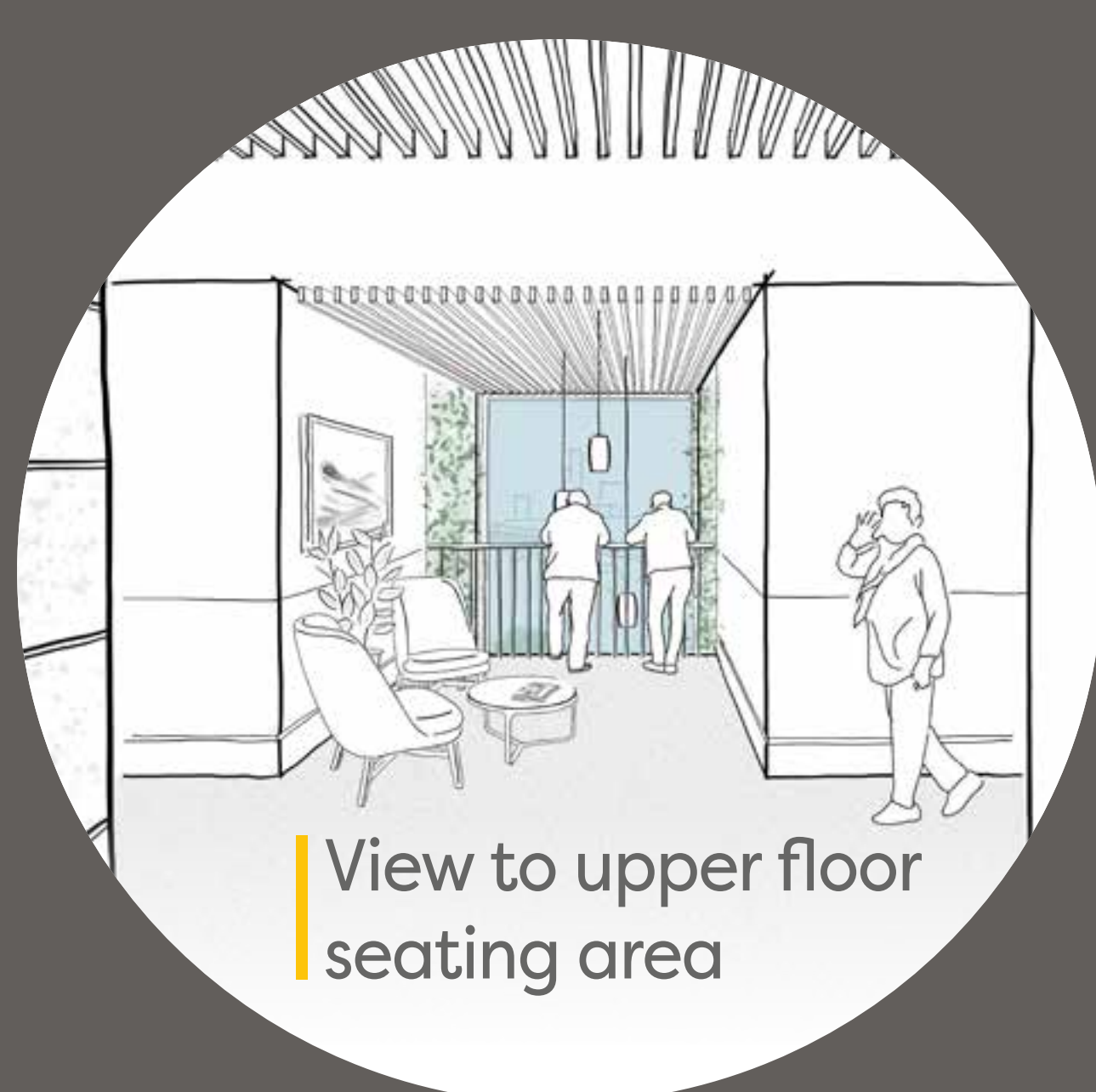
# BUILDING COMMUNITY

New homes are arranged in clusters of ten, spread across two floors. Shared facilities and generous circulation spaces provide opportunities to meet other residents and form a strong community

Floors are connected by double height spaces, and large windows at the end of all the corridors provide good daylight and ventilation

Each cluster shares a small terrace and laundry/drying facilities

Internal windows from individual kitchens into the communal corridor helps residents feel connected to their neighbours. Space is made outside front doors to personalise each entrance



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## COMFORTABLE NEW HOMES

Each home is a generous one bedroom apartment, with open plan kitchen/living area and a corner Juliet balcony providing plenty of daylight and views of the garden below and the city beyond

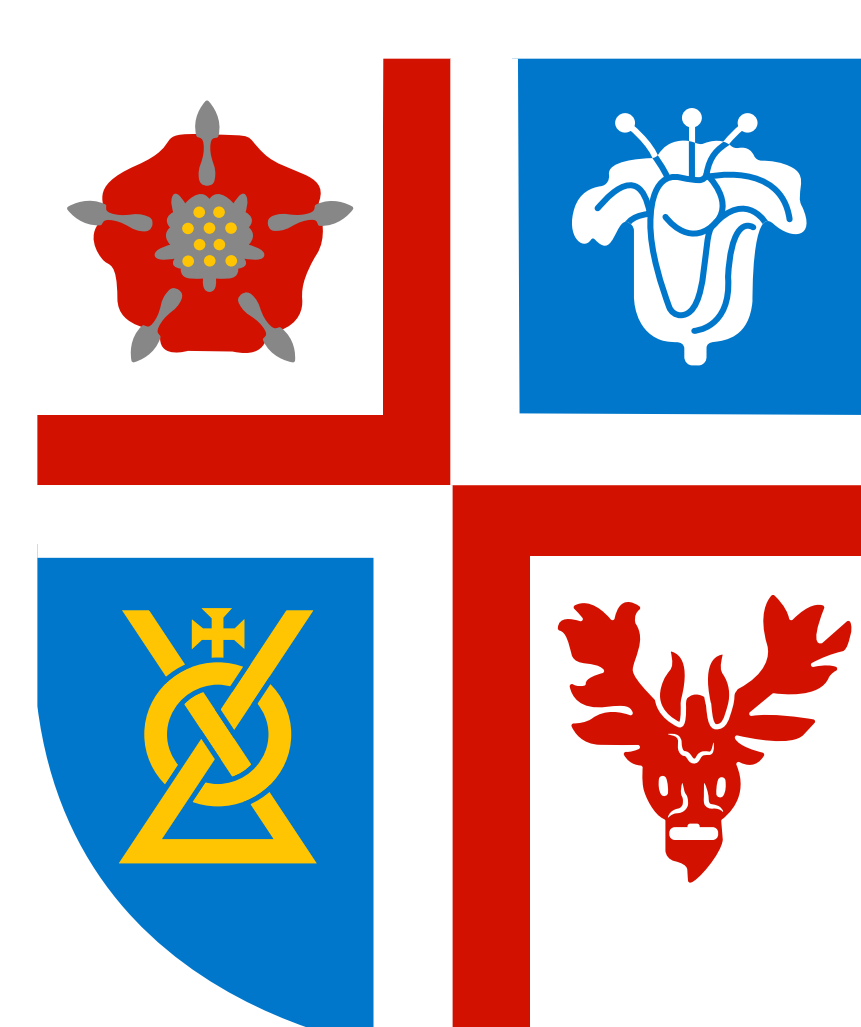


All homes and communal areas of the building will be fully wheelchair accessible

The floor to ceiling height will be a generous 2.9m (9ft 6in) in the living room, bedroom and kitchen.

Homes will have underfloor heating, which will use excess heat generated by the office building next door

This will be a sustainable development, with homes built where possible to Passivhaus standards (highly energy efficient). Triple glazed windows, lots of insulation and very airtight construction produce an exceptionally comfortable internal environment



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# CHARITY AND COMMUNITY HUB

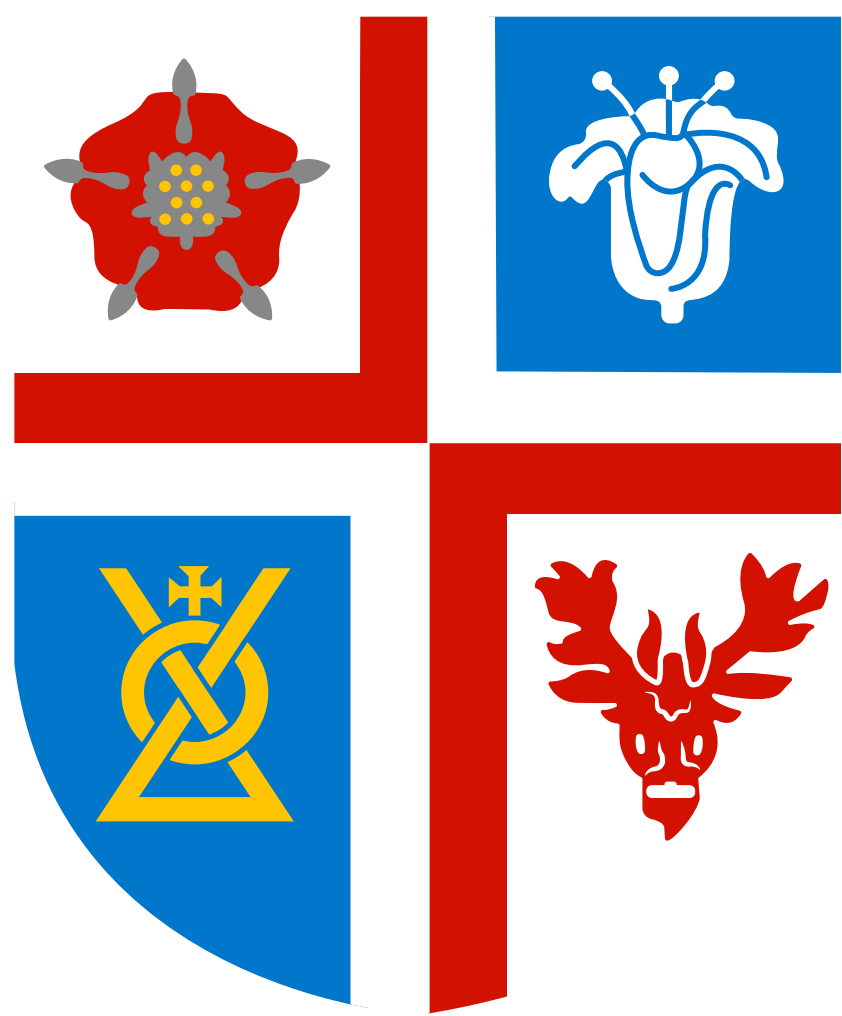
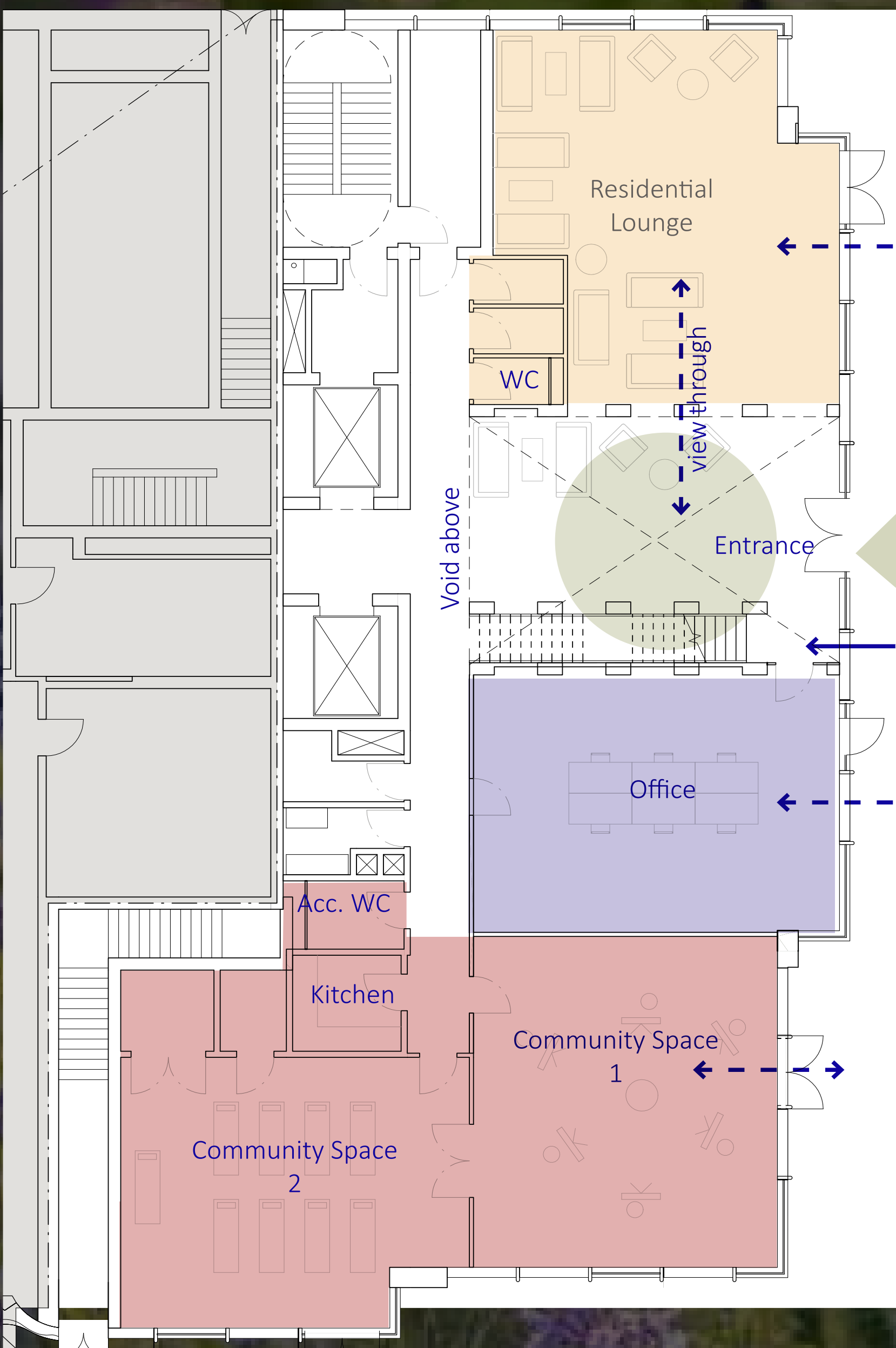
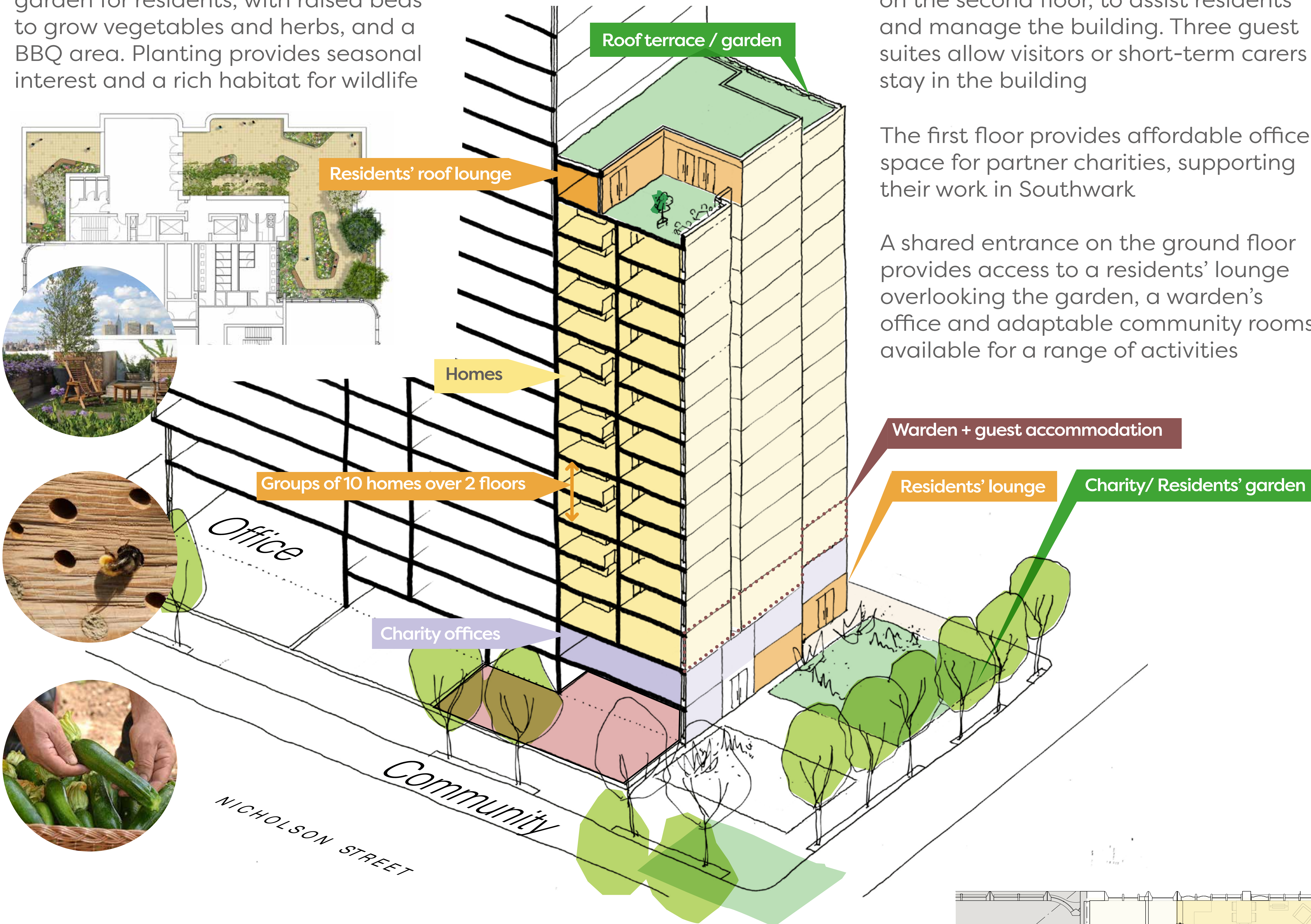
The building goes beyond simple Almshouses; we will be providing a charitable hub for the residents and the wider community. Community rooms and charity offices are on the lower floors, with a large garden for residents at roof level

The roof provides a spectacular back garden for residents, with raised beds to grow vegetables and herbs, and a BBQ area. Planting provides seasonal interest and a rich habitat for wildlife

The live-in warden will be accommodated on the second floor, to assist residents and manage the building. Three guest suites allow visitors or short-term carers to stay in the building

The first floor provides affordable office space for partner charities, supporting their work in Southwark

A shared entrance on the ground floor provides access to a residents' lounge overlooking the garden, a warden's office and adaptable community rooms available for a range of activities



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## AN INSPIRING PLACE TO WORK

Flexible, modern office space will support jobs in the area, with the income used to pay for the Almshouses. A triple height entrance lobby will front Blackfriars Road. 10% of the office space will be let on affordable rents

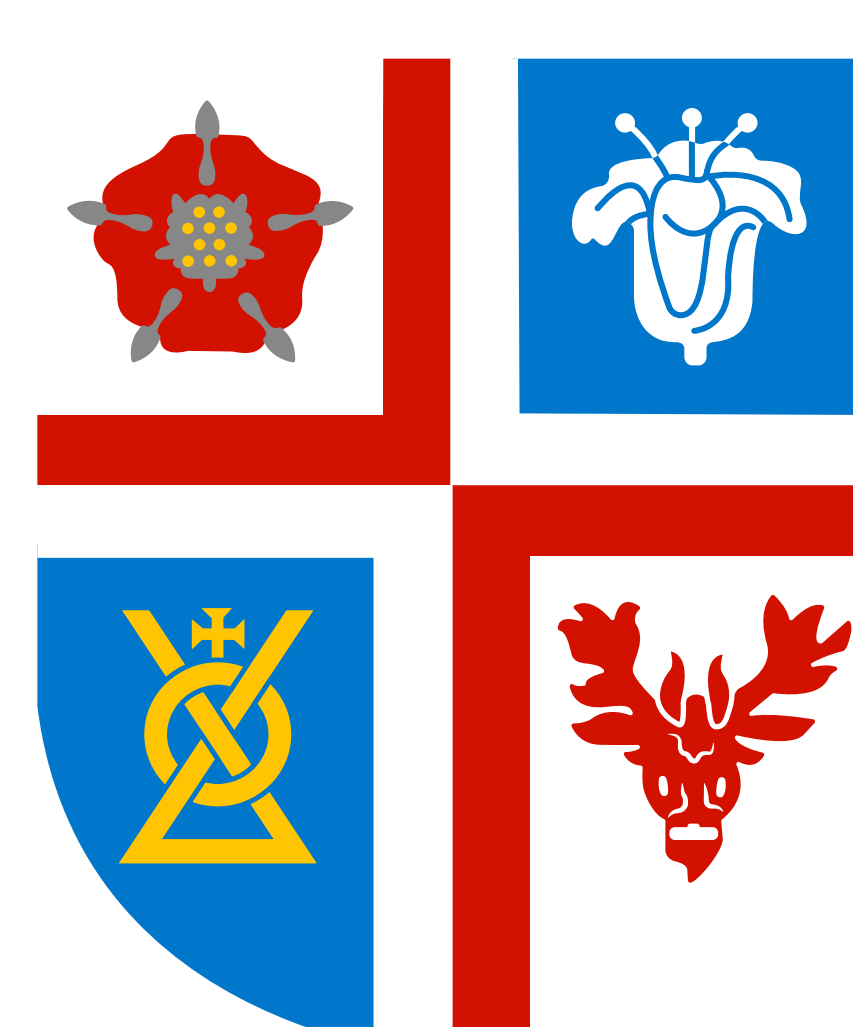
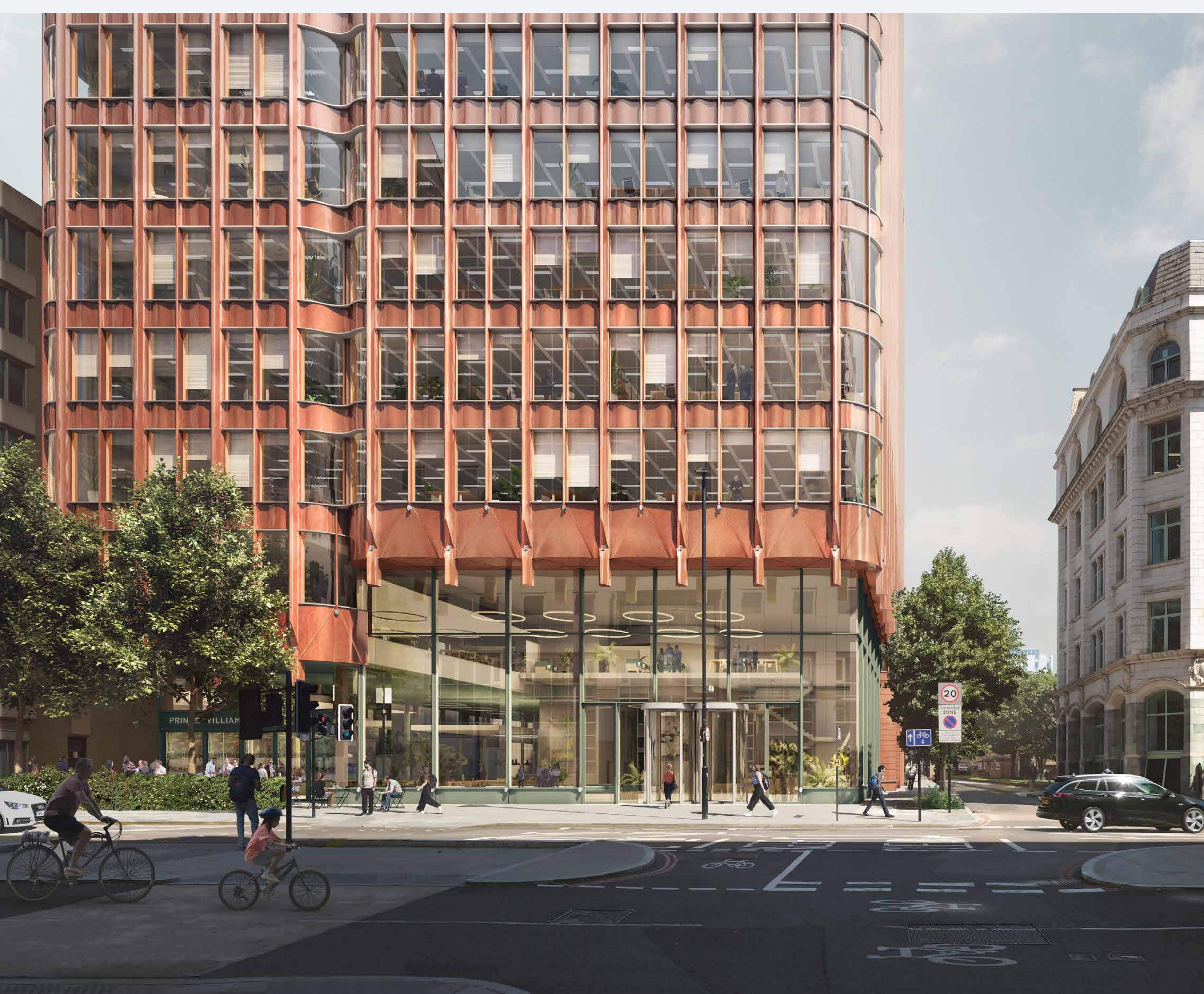
The reception will connect to the new public house, with a café available during the earlier part of the day. Breakout spaces and shared meeting tables overlook the lobby from a mezzanine level, to encourage more flexible working patterns

We are encouraging people to cycle to work by providing more than 450 cycle stands in the basement, plus showers and changing rooms, bike maintenance facilities and a bike concierge service for external office visitors

Wellbeing and sustainability are key factors. We are providing large roof terraces on different levels and investigating the use of openable windows for natural ventilation



The scheme provides approx. 22,500 m2 NIA of flexible high quality office accommodation.



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# TRANSPORT

The site benefits from an excellent level of accessibility to public transport

The development is car-free apart from two parking spaces for blue badge holders, with improved pedestrian routes around the site, to take advantage of the excellent accessibility

The office's main entrance is on Blackfriars Road and cycle parking, emergency access and deliveries are off Nicholson Street

The new Prince William Henry pub will front onto Blackfriars Road along with new accesses onto the walkway that runs along the northern boundary of the site

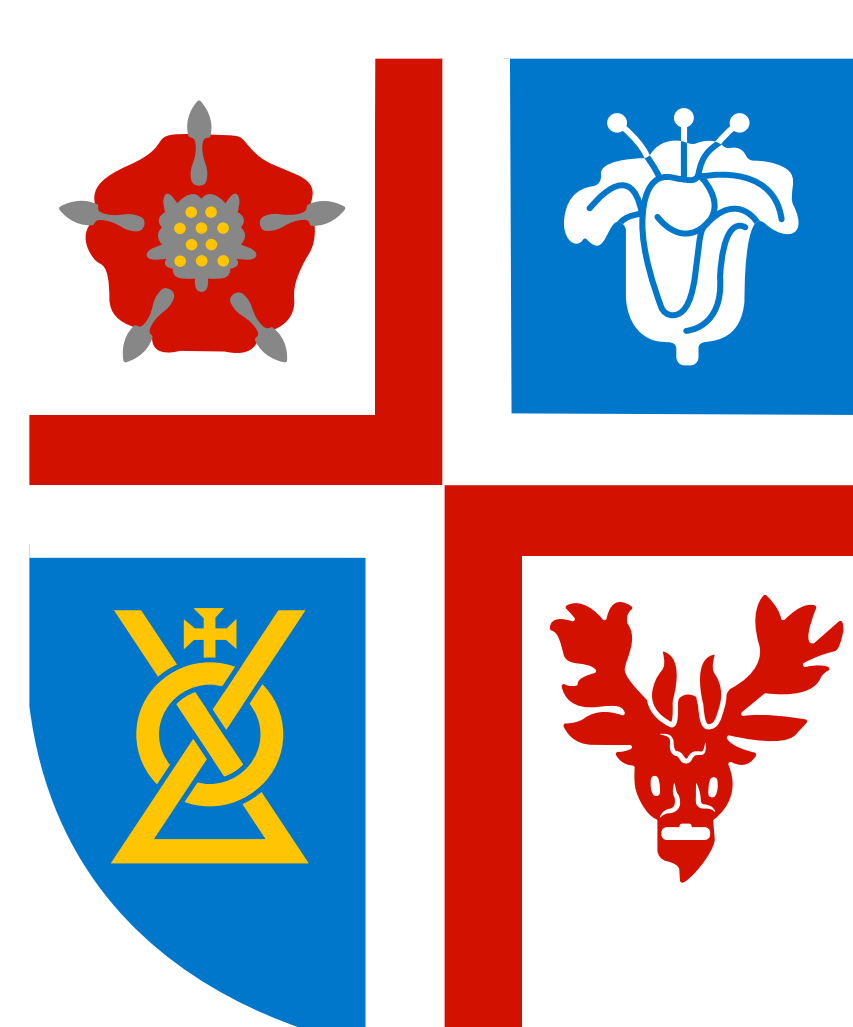
There will be a separate access to the Almshouses and associated community facilities from Chancel Street and Nicholson Street

Over 450 cycle parking spaces, together with changing and shower facilities, will be located within the basement

A dedicated delivery area is proposed on Nicholson Street which will comprise a loading bay to service the office, Almshouses and public house

Delivery personnel and couriers will be instructed to take all deliveries to the Nicholson Street access

Waste stores are provided in the basement which will include both bins and compactors. Waste will be brought up to ground level on collection days and held in the delivery area from where it will be wheeled out to the refuse vehicle



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# LANDSCAPE AND GARDENS

## Site-wide landscape strategy: a refuge for the community, shelter for local wildlife

**Landscape aims:** Create a vibrant hub for residents, local charities, community users and office tenants. A social, inclusive oasis between Blackfriars Road, the Viaduct and the Rochester Estate

**Challenge:** Deliver on-site amenities (Southwark Charities) and wider public benefits (community and environment)

**Creating a welcoming place for all:** a gradual shift between private and public access, from the hub to the street, that benefits the whole community

**Landscape approach integrates:**  
physical and mental wellbeing  
inside-outside connections  
layering of uses in each space  
ecological value (positive biodiversity impact/sustainable drainage)



**KEY**

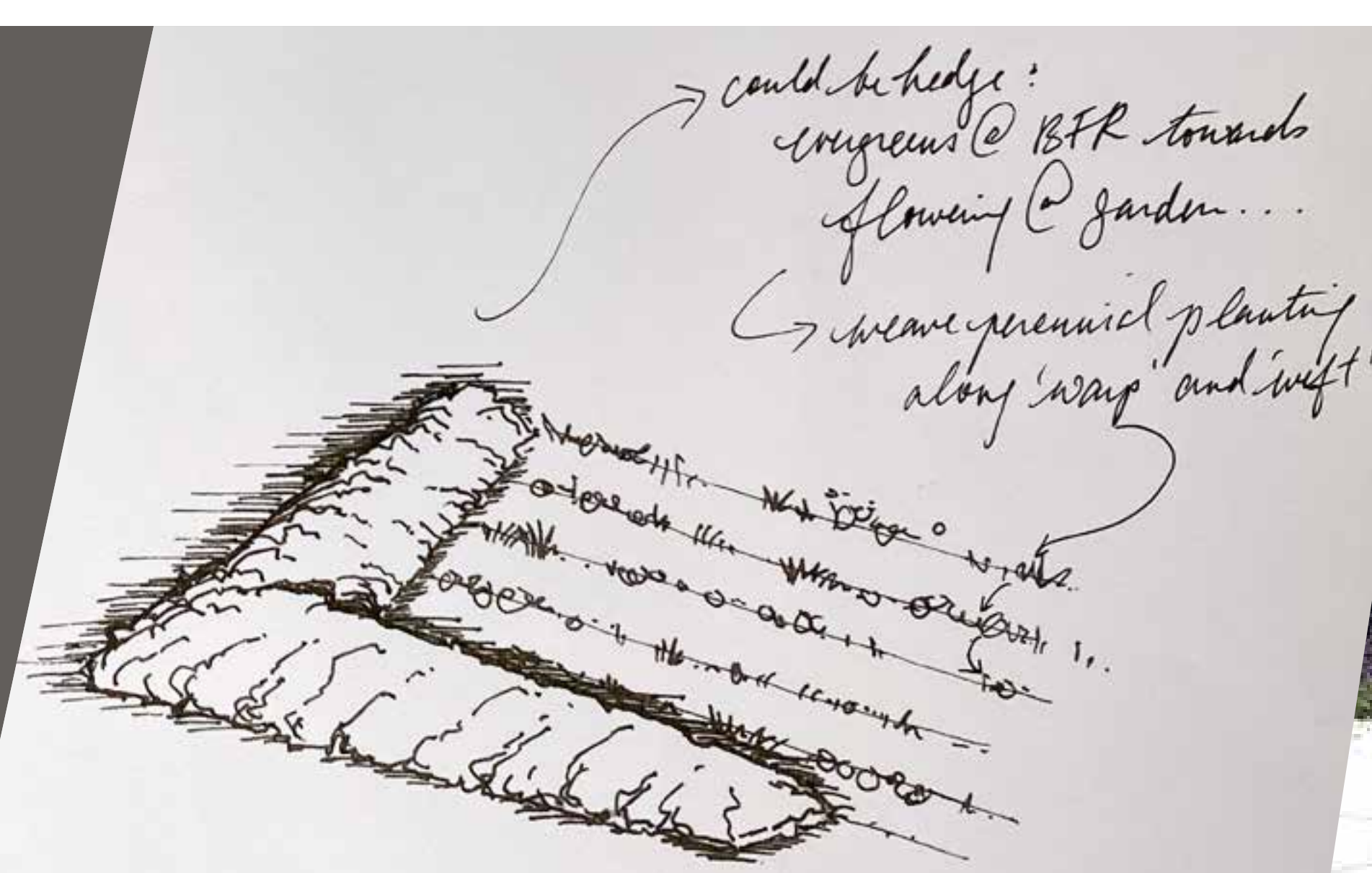
- Outdoor space relating to residential use
- Outdoor space as extension of office use
- Outdoor space as extension of pub and cafe

## Tenter hooks and gardens: A landscape rooted in history, cultivating the future



Tenter hook in a trade catalogue from 1822

The angled form and pinning function of the tenter hook is given contemporary expression in the landscape as hedges that frame 'fields'



The site's historical physic, kitchen and market gardens find expression on the ground floor garden and the roof terraces.

Perennial planting and paving patterns evoke the 'warp' and 'weft' of the stretched cloth

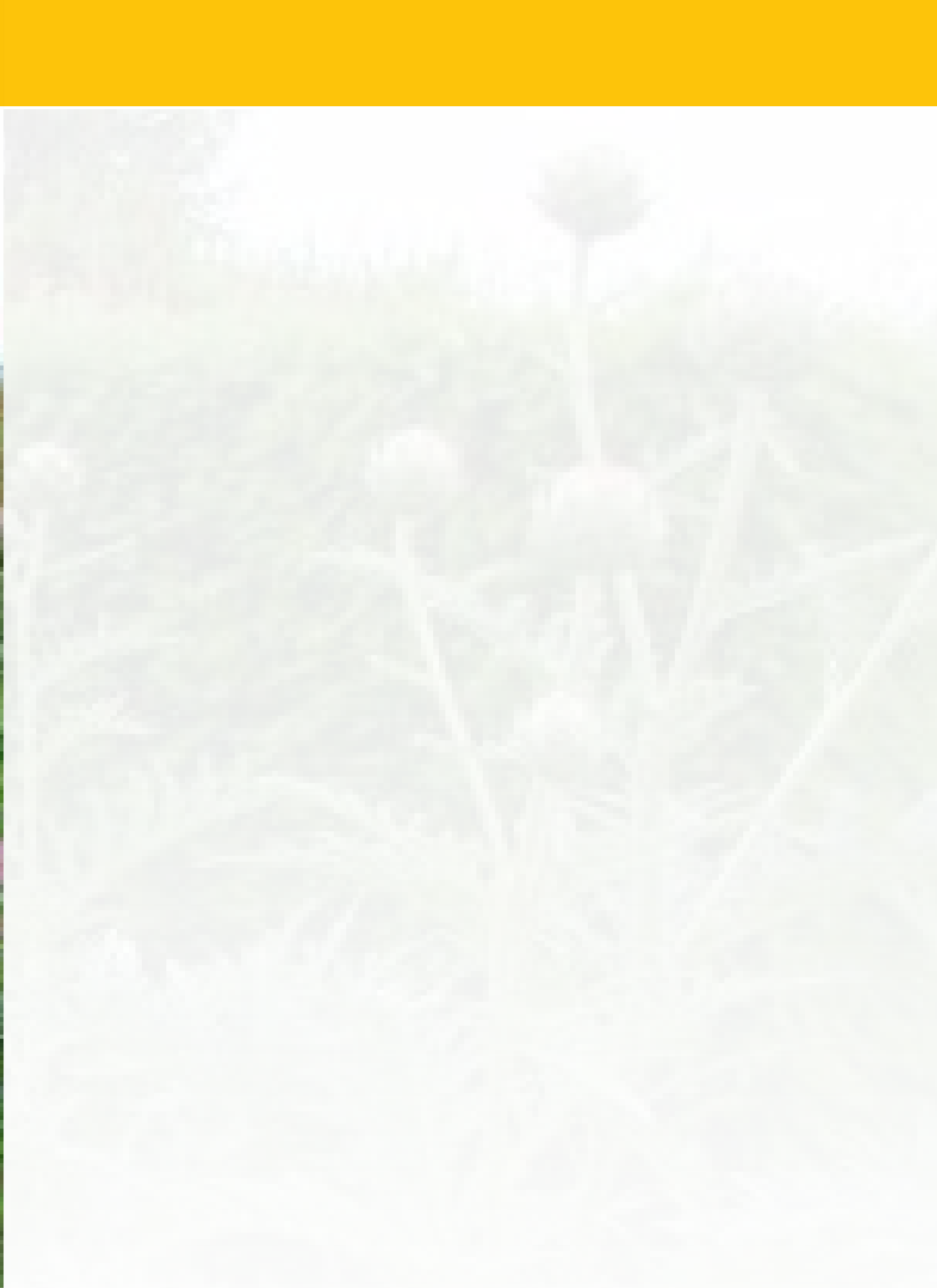
## Planting strategy: seasonal variation for biodiversity and well-being

- Tall trees bridge scale of new building to scale of street and neighbourhood.
- Feature specimen tree draws attention from Blackfriars Rd; sightlines clear at eye level.
- Flowering, fruiting and nutting multistems lend softness and seasonal variation. Lower canopy filters views into garden from north-east and south.
- Mixed evergreen hedges frame garden spaces, lend sense of permanence. Food crop plants integrated into perennial beds provide amenity, seasonal interest and a nod to self-sufficiency and local food production.



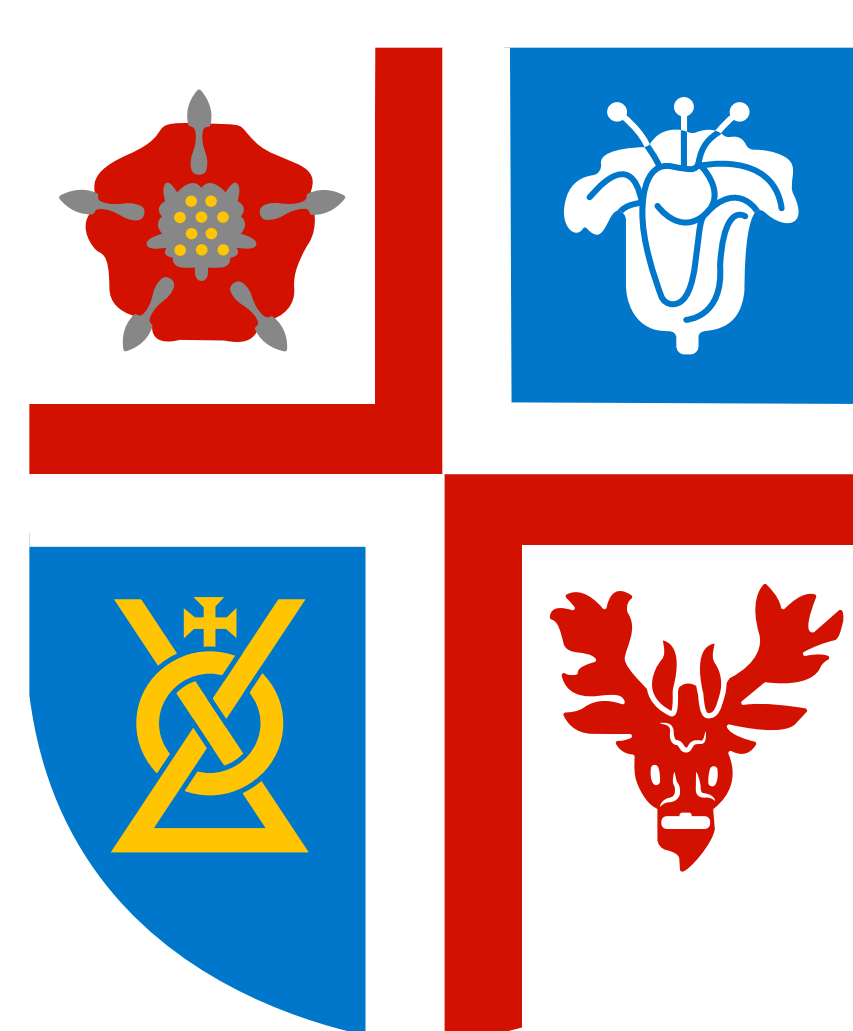
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# LANDSCAPE AND GARDENS

Vibrant streetscape and a front garden for our residents and our neighbours



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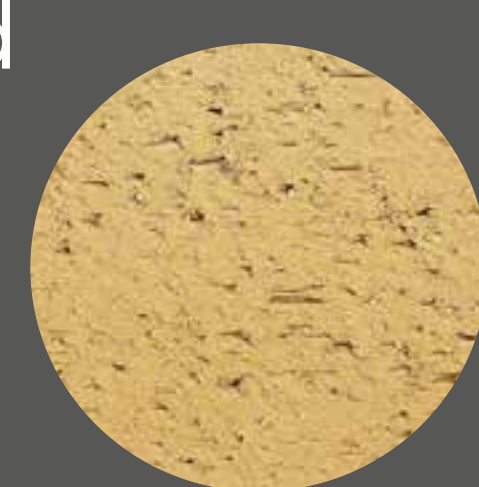
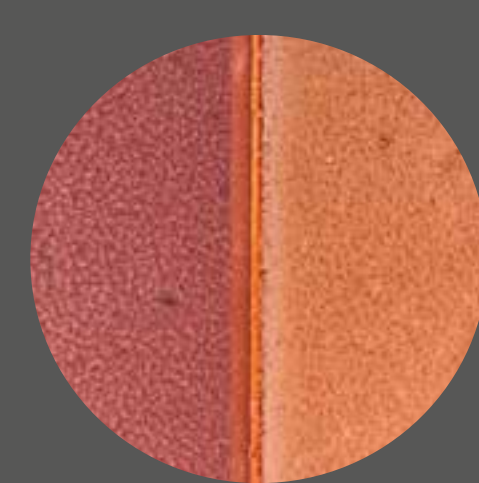
## FACADES INSPIRED BY SITE HISTORY

Like the cloth which used to be stretched to dry on site, the new facade is conceived as a fabric, pinned at the top and bottom. Primary vertical and secondary horizontal threads of terracotta are woven together to hang on the building.

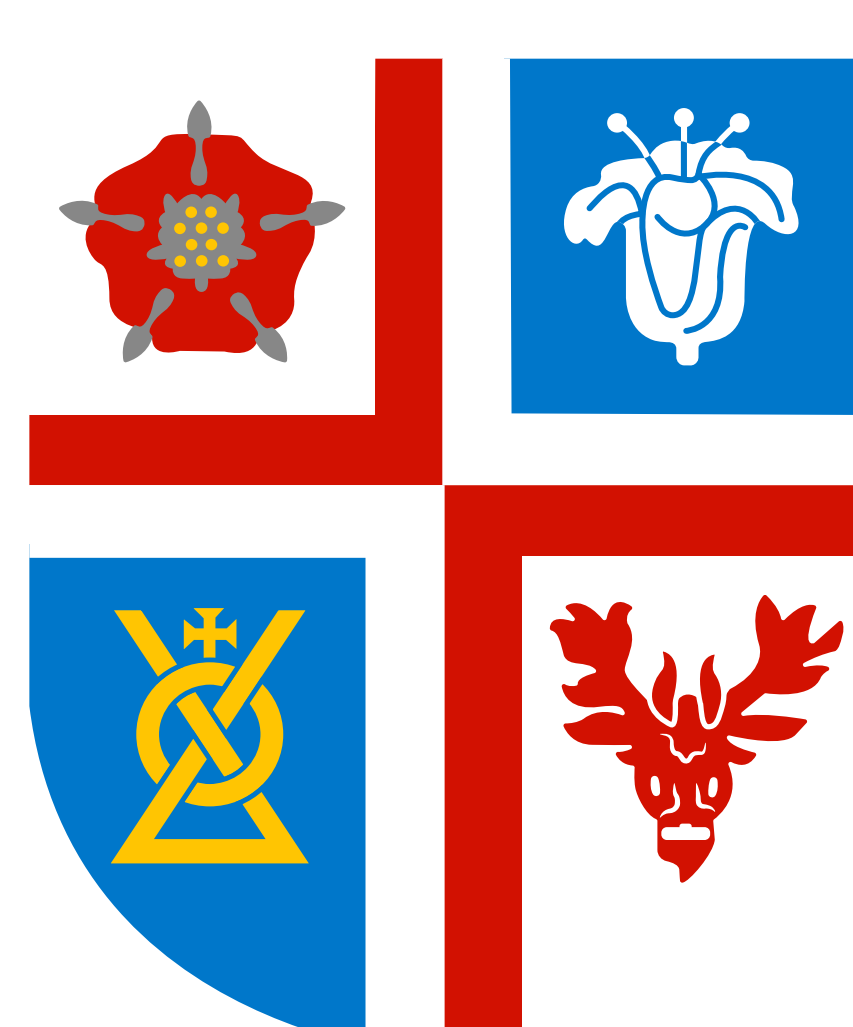
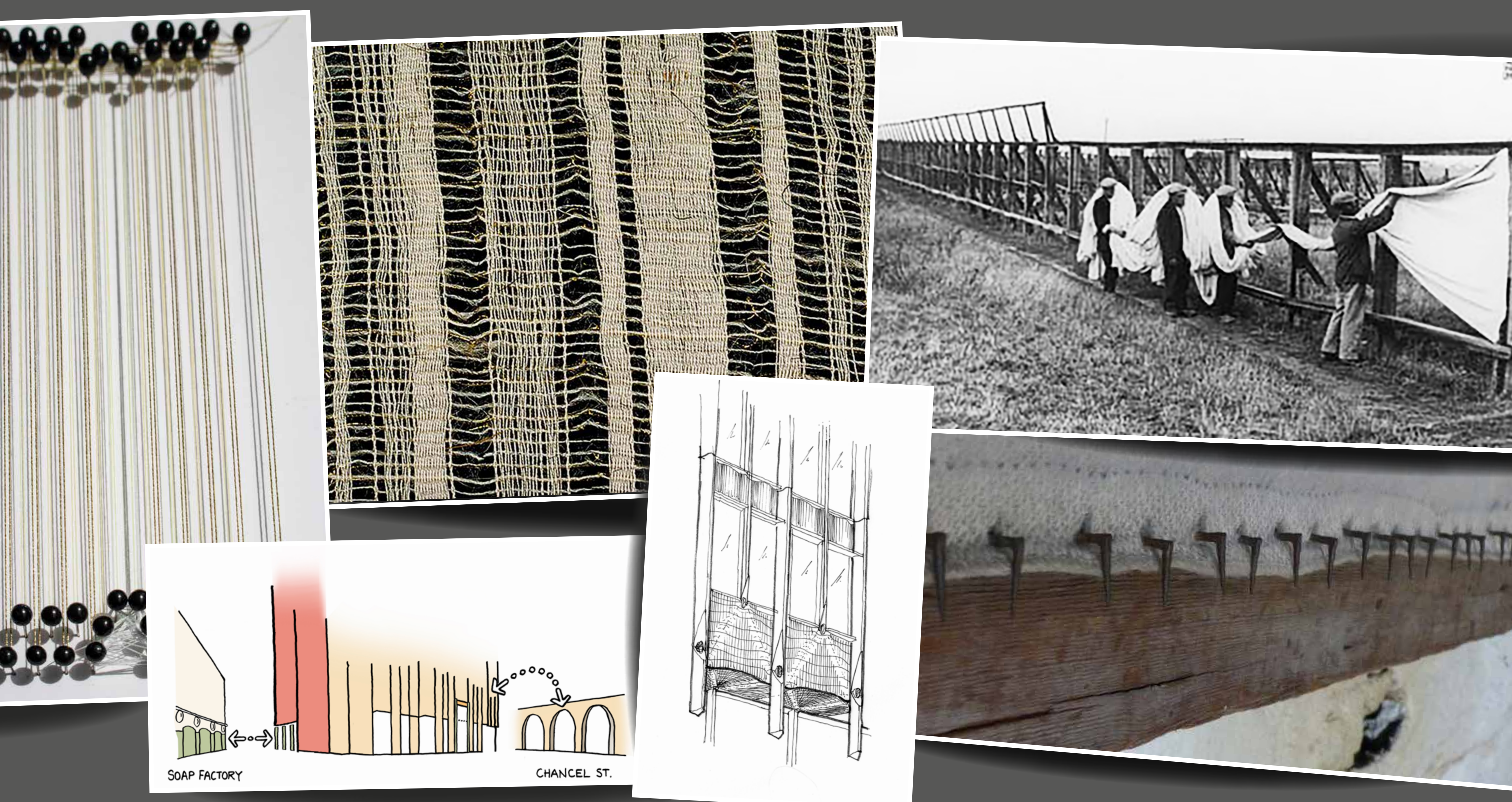


The facades will be made of terracotta which is a material widely used throughout Southwark. This material sits comfortably amongst the new glass office buildings on Blackfriars Road and the historic brick buildings on Chancel Street and elsewhere.

The offices will be a smooth glazed natural coloured terracotta, whilst the Almshouses will be yellow brick coloured with a rough textured finish. The green glazed tiles found on the ground floor of the Soap Factory Building next door (directly to the south) are used in the office entrance facades.



The terracotta is stretched around curved corners to soften the building form. The facade is lifted up to announce the office entrance on Blackfriars Road, whilst the facade of the Almshouses comes to the ground creating a more domestic feel.



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# SUSTAINED SOCIAL BENEFIT

The many benefits delivered by this exciting mixed-use scheme include:

An improved provision of Almshouse accommodation for the existing residents of the site

An increased number of truly affordable homes for older Southwark residents

The creation of exceptional residential accommodation focused on an inclusive and supportive environment for all residents

A new hub accommodating community and charitable space

100% wheelchair accessible Almshouses

The provision of new landscaped gardens and public walkways (comprising one third of the site) including a new east-west pedestrian link in the form of “Edwards’ Walk”

The creation of a vibrant and striking presence onto Blackfriars Road in the form of a mixed-use active frontage

Sustainable energy through the use of air source heat pumps and solar panels

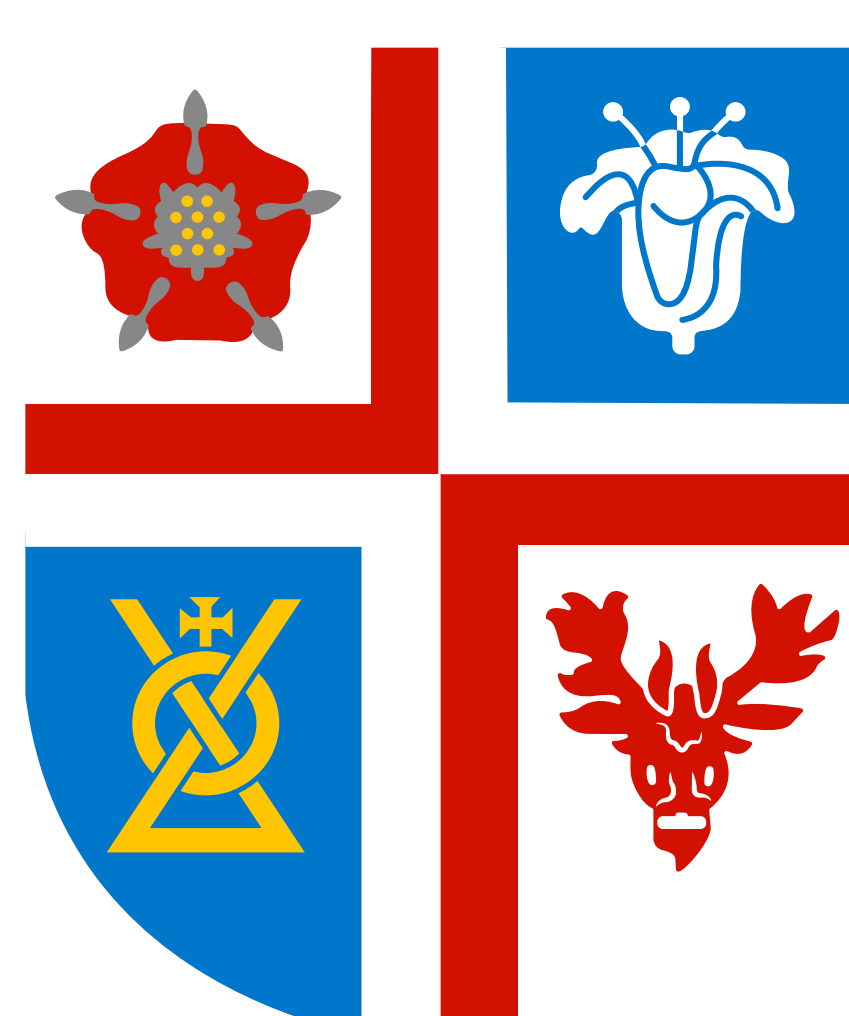
The provision of an enlarged Prince William Henry public house with indoor and outdoor spaces

The creation of affordable workspace

The creation of office accommodation to support new jobs in this highly accessible location

The provision of over 450 cycle spaces together with showers and changing facilities

A car-free development



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## NEXT STEPS

We trust you found this exhibition to be informative. We would welcome your thoughts and feedback on our draft proposals.



The Clerk to the Trustees, the Board of Trustees and the Development Team would be delighted to answer your questions.

**Autumn 2020**

**Submit a planning application**

**Spring 2021**

**Plans approved by Southwark planners**

**Spring – Winter 2021**

**Design development and appointment of building contractor**

**Spring 2022**

**Residents move to the newly completed United St Saviour's Almshouses**

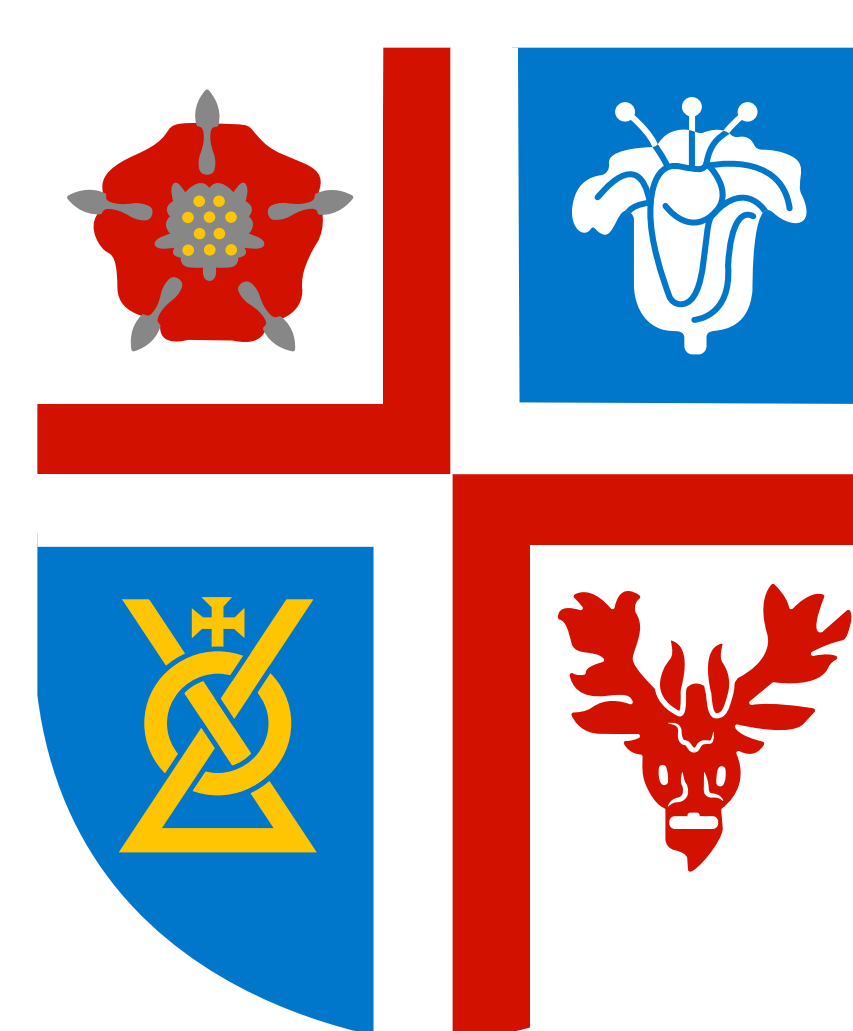
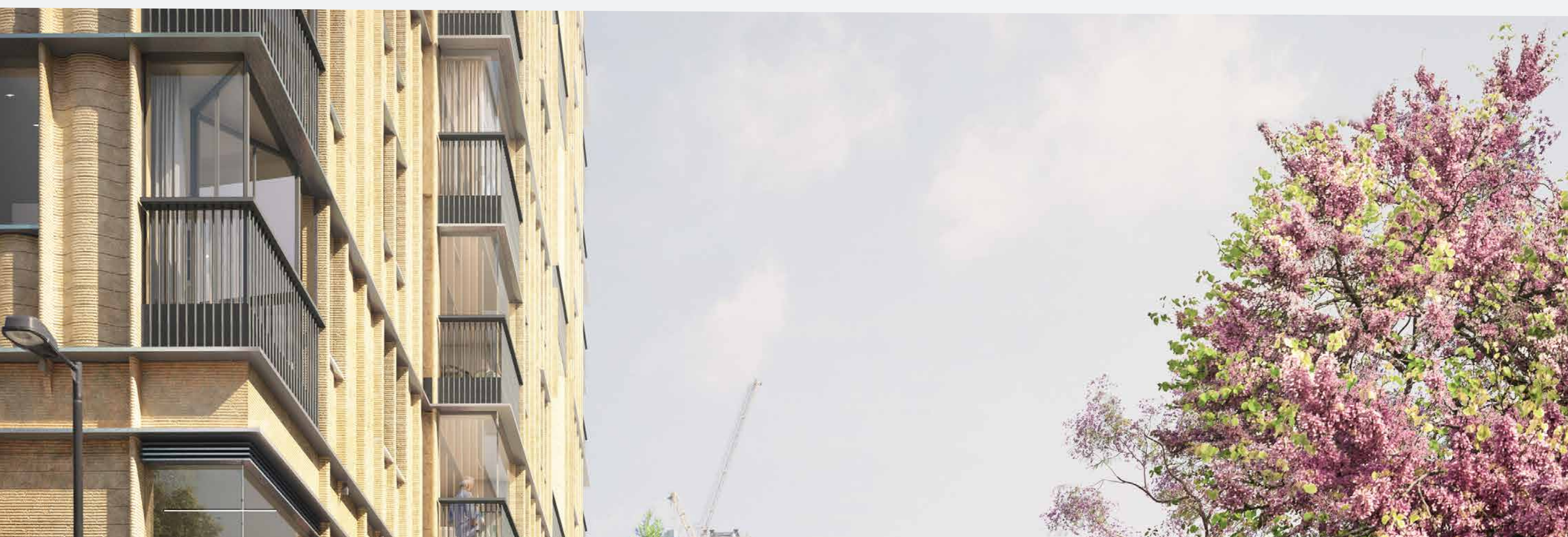
**Summer 2022**

**Demolition followed by a start on site**

**Spring 2025**

**Completion with first residents moving in and office occupiers starting work**

From Monday 3 August the exhibition materials can be found on our website at [www.southwarkcharities.co.uk/future-plans](http://www.southwarkcharities.co.uk/future-plans)



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