



Holyrood Street Low Line

A Study of Public Realm & Placeshaping

prepared by
Studio Weave / Architecture00
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This study was produced by Studio Weave / Architecture00 in collaboration with Team London Bridge, and supported by a steering group consisting of representatives of Southwark Council, Network Rail and Sinclair Robertson & Co.



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Studio Weave and Architecture00 were commissioned by Team London Bridge (a business improvement district representing over three-hundred businesses) in summer 2017 to produce a concept study for public realm interventions and proposals for uses in the spaces and arches that can help build momentum towards a locally successful economic, cultural and leisure space, as well as an exciting visitor destination.

London boasts a great number of high-profile, recent and significant station developments, which exemplify the opportunities for the enhancement of the economy and associated built environment surrounding significant transport interchanges - Kings Cross, Waterloo, Paddington. Holyrood Street sits immediately adjacent to the new London Bridge development, and stands to see significant change and investment.

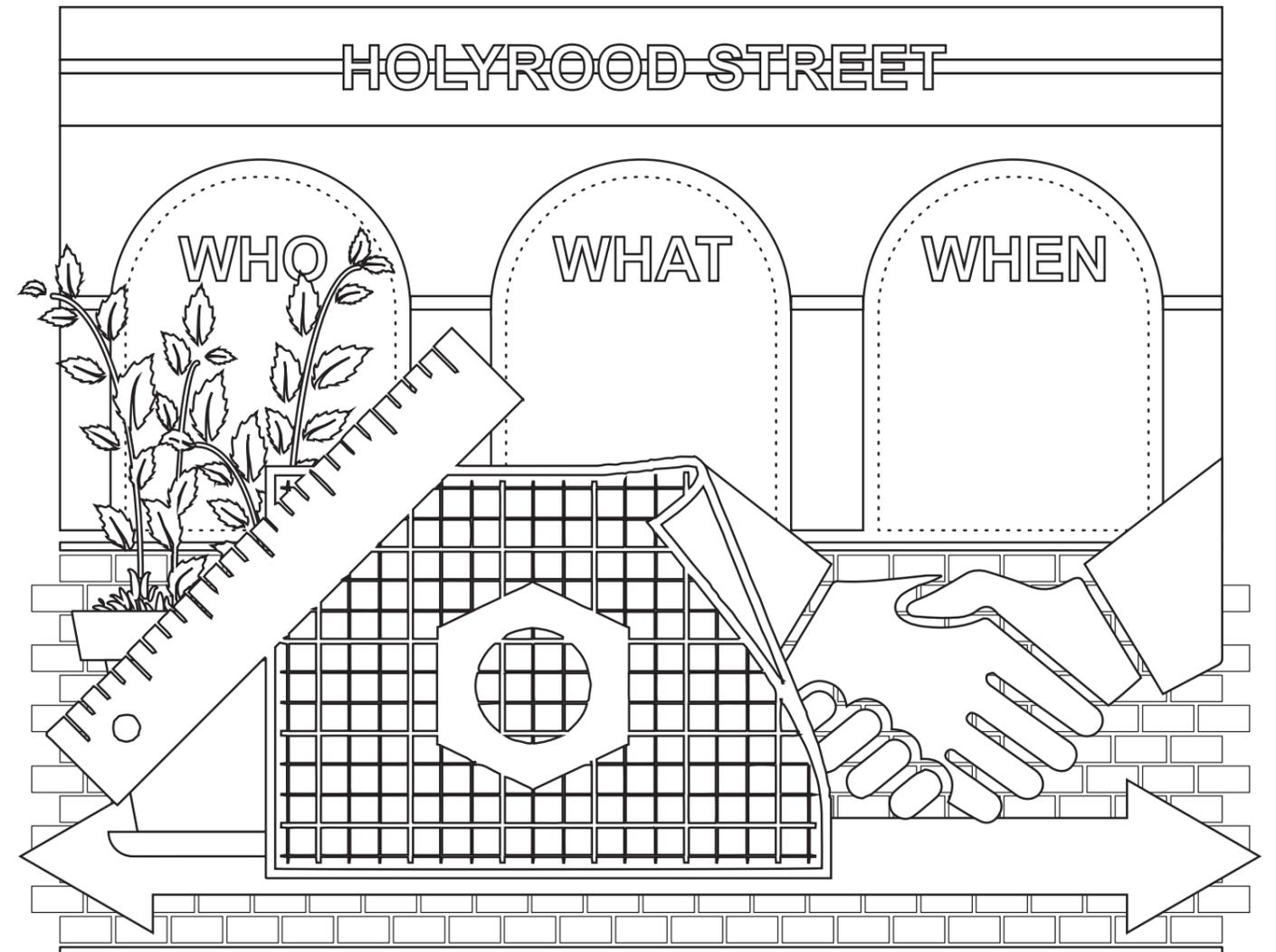
This report proposes to be a catalyst for the development of a shared vision of dynamic and exciting partnerships between existing landowners and stakeholders, as well as a range of engaged and motivated future occupiers and operators of Holyrood Street.

This study was supported by a steering group consisting of landowners in Holyrood Street including Southwark Council and Network Rail. This work is a key part of the delivery of the London Bridge Low Line project set out in the London Bridge Plan to create a “unique pedestrian quietway”, with arches that will be “activated, tenanted and programmed to support small business and enliven street frontages”. The Low Line is also highlighted as an important cultural platform in the London Bridge Culture Strategy (2018).

The broader Low Line concept is prioritised by the Council in the New Southwark Plan. The document stresses how development is an opportunity to bring about social regeneration, strong local economies and revitalised neighbourhoods.

Team London Bridge is part of a wider Low Line partnership, which received developmental ‘Good Growth’ funding from the Mayor of London to test the concept of the Low Line in different local contexts. The fund supports community-led regeneration that helps “secure the long-term social, environmental and economic sustainability of the city”.

Set in this context, this concept study identifies and highlights unique physical, social and economic opportunities on Holyrood Street and the surrounding area, which might be explored in its future development. The recommended approach could catalyse a range of partners from across the public, private and third sector to collaborate and co-invest to create an exciting and dynamic place right next to London Bridge Station.



The public realm and placeshaping concept considers a comprehensive range of the issues and opportunities in the area - including social and economic implications beyond the typical physical aspects of public realm enhancement:

- *'Who' stands to be affected by the London Bridge development, who are the stakeholders invested in the changes, who are the existing and future users of Holyrood Street, and who are the target audience of our considerations;*
- *'What' are the practical requirements of Holyrood Street, what additional demands will be placed on the street, what opportunities does the station development represent, what tenant mix would support the target audience;*
- *'When' will the properties on Holyrood Street be available for lease and purchase; when will different tenant mixes be operating, when might events be hosted, when should interventions be made to support development and so on.*

These variables should be balanced in such a way that we can maximise opportunities in ways which align with 'good growth' principles of true inclusivity and sustainability.

The contents of this summary document are compiled from extracts of three extended reports produced by Studio Weave / Architecture00 for Team London Bridge between September - December 2017:

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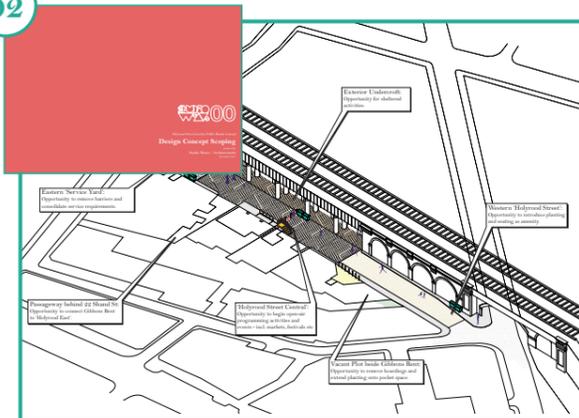
Initial Study of Context & Physical Setting

The 'Initial Study' explored the context of Holyrood Street as an area of rapid change and the street's own current condition.

Contents:

- Social Study of Wider Context
- Physical Study of Immediate Setting
- Layering of Key Opportunities

02



Design Concept Scoping Report

The 'Scoping Report' investigated potential meanwhile collaborations and identifies specific physical project opportunities.

Contents:

- Feedback from Soft Market Testing
- Incremental Timeline of Development
- Catalogue of Potential Interventions

03



Public Realm Study & Concept Report

The 'Concept Report' collated key projects from the catalogue of interventions onto drawing sets for short, mid and long term.

Contents:

- Proposed 'Low Line' Wayfinding Strategy
- Short, Medium, Long Term Drawings
- Next Steps for Holyrood Street

Executive Summary

Holyrood Street is a quiet street right next to an area undergoing unprecedented change. Running alongside the iconic railway viaduct that connects Central London to Bermondsey and beyond, it is set to be a landing point for the new London Bridge Station, through which over 320,000 people pass each day. This report suggests that, in the midst of this development, it is possible to use a staged approach for the Holyrood Street Low Line, which:

- Improves the public realm and the new walking route of which it is crucial link
- Builds on the existing character of the street to create a unique place
- Creates opportunities for incubation of local skills, entrepreneurship and innovation
- Offers new cultural opportunities to people who visit, work or live in the area
- Knits the area and its distinct communities together, offering new experiences in a growing city

Holyrood Street is a key section of the Low Line within the Team London Bridge boundary. It is emerging as an opportunity after being used for several years by station rebuilding contractors. This opportunity comes at a time when there is an appreciation from all levels of government for 'Good Growth' - "designing a city that is inclusive, attractive and accommodates a variety of uses in inner and outer London".

On the doorstep of London Bridge Station, More London and rapidly changing Bermondsey, the area would be attractive for a range of retail and food & beverage chains that are familiar from right across the UK. This contrasts with what people and stakeholders have expressed they would like to see in the arches, which is arts, community, innovation, start-ups, collaboration, learning and sustainable technology. If the future uses on the site would not enable it to be distinctive, creative, innovative, inclusive, we would have missed a huge opportunity.

The strategic objective of this project is to therefore unlock this key part of the Low Line in such a way that pushes the boundaries as well as being economically, socially and environmentally sustainable. And crucially, the physical renovation of the public realm must be considered in parallel with the management and governance of adjacent spaces and properties.

This document aims to present the possible opportunities and identify next steps to realising these opportunities in the short, medium and longer term. The main recommendations are that:

- There are options for food production, creativity, leisure and sustainability that can be trialled in a meanwhile phase that can start imminently.
- A focus on maximising the opportunities for active frontages on all sides would unlock maximum impact.
- All land and building owners are engaged in exploring together how the use of building and arches can complement each, creating social, environmental and economic value for everyone involved.
- The key principles should guide all phases, namely creating a central destination around the undercroft, whilst promoting the east-west link along the street and extending and enhancing Gibbons Rent into Holyrood Street to a better create north-south connection as well.

1.0 Local Context

1.1 The Low Line & Surrounds

The Low Line in Southwark is an aspiration to create a new walking route alongside the historic railway viaduct which connects neighbourhoods. Low Line projects must “facilitate economic growth and improve access and permeability” as well as illustrating “how creative design, use and investment can provide local community improvements as well as a new cultural destination and better use of valued historical infrastructure.”

Southwark Council has already played a leading role in facilitating change for three Low Line projects. Projects - where possible - have been delivered with existing tenants, two of which were with Better Bankside BID – Old Union Yard and Flat Iron Square.

London Bridge’s Hybrid Identity

London Bridge does not have one identity, but a multitude of character areas and users. This multi-faceted amalgamation is typical of London; the diverse range of major institutional attractors, the associated local clusters that form around them and the wide range of users that visit each. London Bridge has something for everyone - including world-class destinations such as Tower Bridge, White Cube, HMS Belfast and Borough Market, as well as smaller local venues and markets.

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what local needs could be explored in the placeshaping toolkit

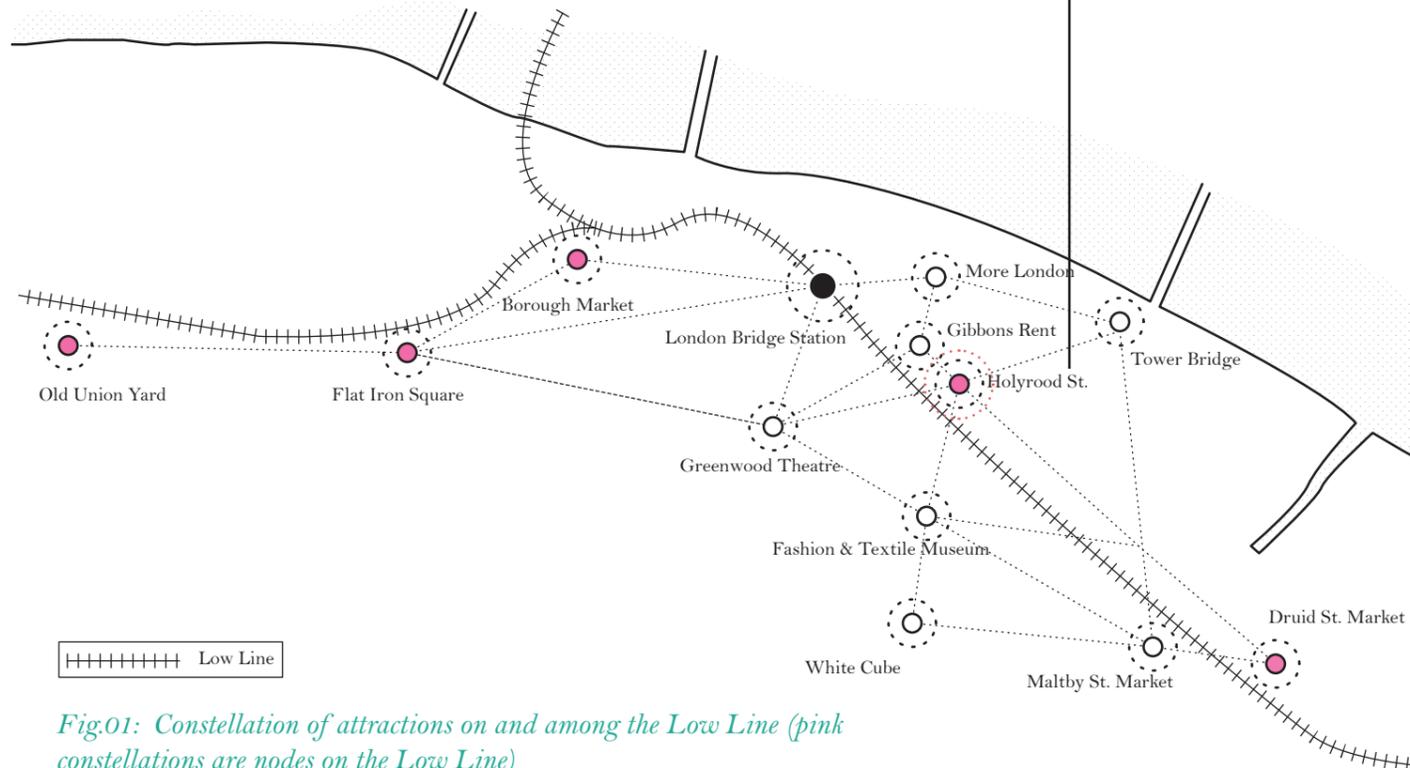


Fig.01: Constellation of attractions on and among the Low Line (pink constellations are nodes on the Low Line)



Key Findings:
 Holyhood Street should be a unique destination which helps to knit both the existing physical assets of London Bridge, and the social fabric of the neighbourhood - with its transformation benefiting a wide range of locals and visitors.

Initial ideas for uses include ones that provide refreshment, leisure and cultural opportunities for the large number of local workers; that complement and support existing London Bridge activities, like the restaurants on Bermondsey Street or the food processing companies of Druid Street; and that maximise opportunities with social initiatives.



Hurwundeki (London) a hairdresser/ shop/ restaurant



Space X Pop-up (London) customers could buy hydroponic grown greens



Albert Heijn (Netherlands) offer 'in-store farming' from growing beds



Freegan Pony (Paris) Award-winning restaurant in Paris where all food is made from vegetables that would have been wasted



1.2 Retail Context

London's 21st century retail offer: Marylebone High Street; Carnaby Street; Redchurch Street; Holyrood Street?

Contemporary high streets are a product of how they are governed, the businesses that occupy them and what their collective offer is; what is the tenant type, what is their target audience, what is on sale etc. The London Bridge Plan illustrates the opportunity to create an alternative boutique retail destination. Holyrood Street's offer should aim to be multi-responsive: based on understanding of retail trends - responsible, experiential etc - as well as relevant to the existing users in the area:

Responsible Consumerism

Consumer awareness of supply-chains, enabled by technology, has led to more ethical buying choices. Since the first Fairtrade certification in 1988, companies have innovated to demonstrate their 'green credentials' leading to entire businesses created to monitor this, such as Providence.

- Holyrood Street could be a pioneer of reduced-waste consumption, with zero packaging coffee-shops, ethically sourced crafts and Freegan restaurants.

The Experience Economy

Another shift in consumer behaviour is the rise of the 'experience' economy which sees consumers privileging experiences over products, as consumers prefer to enjoy themselves and make memories than accumulate things.

- Holyrood Street could host workshops for team-building activities, where nearby workers learn how to grow their own vegetables, make their own beer or build their own desk.

Who Produces Where?

Consumer shifts towards ethical products and experiences has led to a growth in localised and consumer-led production. The first trend further expanded in its ethical bias sees fashion, food, drink and design being made at the point of sale; from maker studios operating front of house show-rooms to supermarkets moving into 'in-store' farming.

- Holyrood Street could host innovative restaurants that use the back of the arches for hydroponic food-growing and the front for cooking workshops, and bars that work with nearby local residents to grow their own hops that can be made into beer at nearby Ubrew.

Hybrid Offers

All of these trends involve a shift towards hybridisation, a response to the desire for diversity, within the constraints of space and resource expense. Hybrid stores, depending on the mix, improve the customer experience, allow for intelligent space-usage and through cross-subsidy activities, enable low-revenue uses to thrive in mutually-beneficial relationships.

- Holyrood Street's hybrid offer could be honed and tested through an iterative testing period.

1.3 Temporal Context

The new expansion of London Bridge Station, and the associated development of the Tooley Street vaults, presents an opportunity to harness the momentum of these transformations to improve Holyrood Street. It is up to the custodians of Holyrood Street - its landowners and stakeholders - to ensure these transformations are directed in such a way that enhances its unique character and shares the benefit of all investments as broadly as possible, delivering good sustainable growth for the benefit of the wider community as well as its immediate beneficiaries.

Understanding local user behaviour patterns could enable a more precise understanding of the potential market opportunities. The table above gives a picture of the potential market opportunities, based upon the time and typical habits of different user groups.

	Morning (4.00-11.00)	Daytime (11.00-18.00)	Evening (18.00-4.00)	Weekend
Office workers (60,000)	A hot drink en-route to work	'Quick and cheap' lunch Team-building	Socialising with colleagues Events	-
Residents	A hot drink en-route to work	Daily Services (supermarkets, creches etc.) Once in a while (hairdressers, dry-cleaners)	Socialising with neighbours Events	Relaxing places to be
Visitor	-	Eating, drinking, sight-seeing (eg. galleries, markets)	Eating, drinking, sight-seeing (eg. plays, events)	Eating, drinking, sight-seeing

Key Findings:

There are two main 'local' opportunities for Holyrood Street to contribute to the London Bridge 'ecosystem' and one secondary 'visitor' offer it might fulfil:

- A daytime and evening offer for workers who will primarily be looking for quick & easy lunches and bars to socialise with dynamic interest
- A passing offer for residents commuting, who can walk down Holyrood Street to get to the new Bermondsey entrance
- A unique 'feature' offer for evening and weekend visitors en route to one of the larger more prominent public institutions



2.0 Physical Opportunities

2.1 Internal Capacity of Viaduct Vaults & Adjacent Property

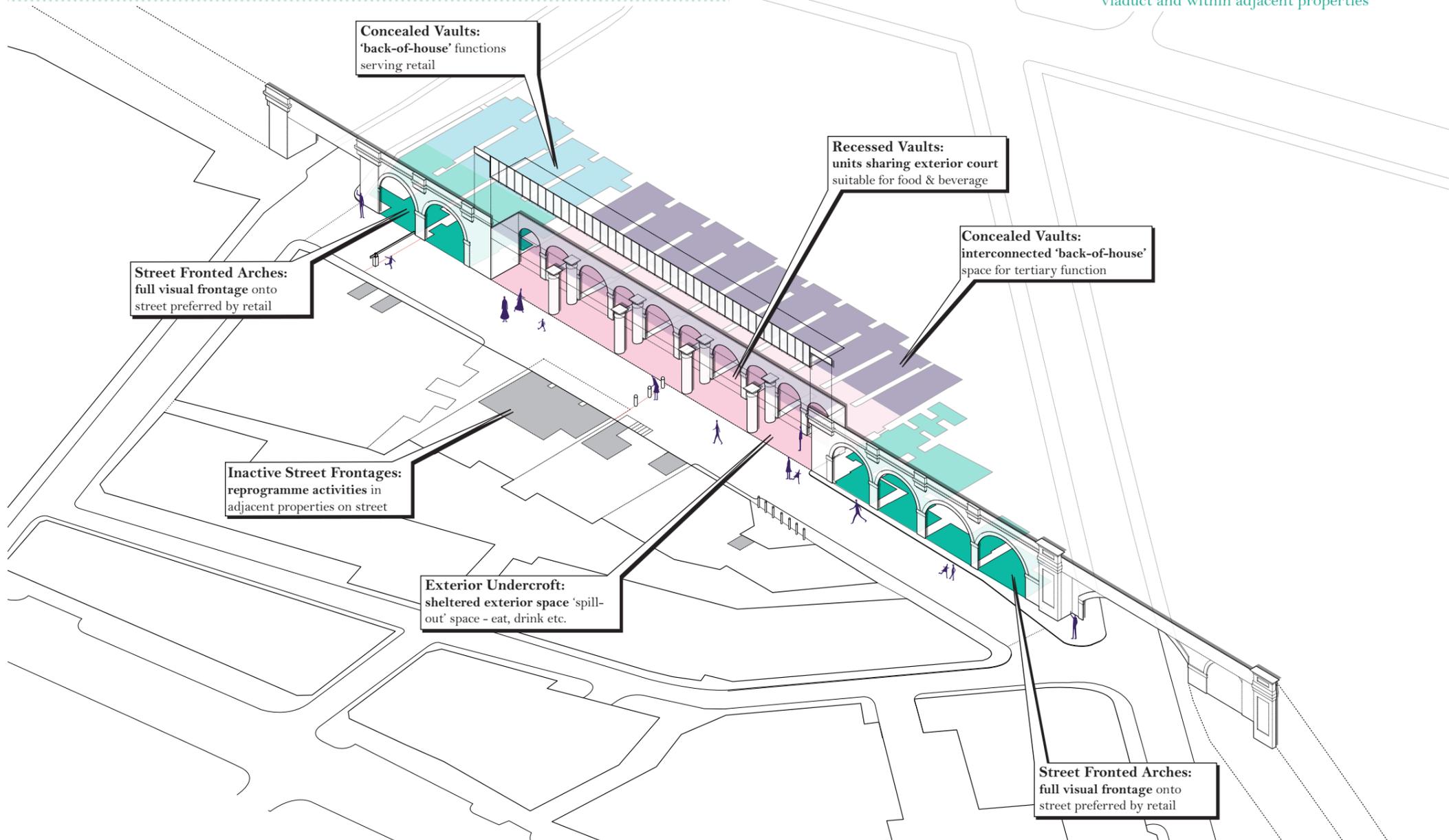


Figure.02: Diagram highlighting the range of spatial types and opportunities beneath the railway viaduct and within adjacent properties

Key Considerations:

- The variety of the viaducts frontages, scale and arrangement of interior spaces create a diverse range of inhabitation opportunities
- 'Street Fronted' arches lend themselves to primary retail functions which require direct visibility and access from the street
- 'Exterior Undercroft' creates a sheltered space onto which the recessed vaults front, providing a shared 'court' spill-out space
- 'Recessed Vaults' lend themselves to service functions complementary with the 'exterior undercroft' opportunity for a shared court i.e. cafes, restaurants, bars
- 'Concealed Vaults' lend themselves towards either 'back-of-house' support functions for the associated space, or separately inter-connected tertiary functions

Space available for occupation

- subject to shared vision agreement & existing landowners consent:

- 'Recessed Vaults' approximately 580m²
- 'Concealed Vaults' approximately 700m²
- 'Street Fronted Arches' approximately 690m²
- 'Concealed Vaults' approximately 240m²

2.2 Exterior Street Structure & Public Realm Character

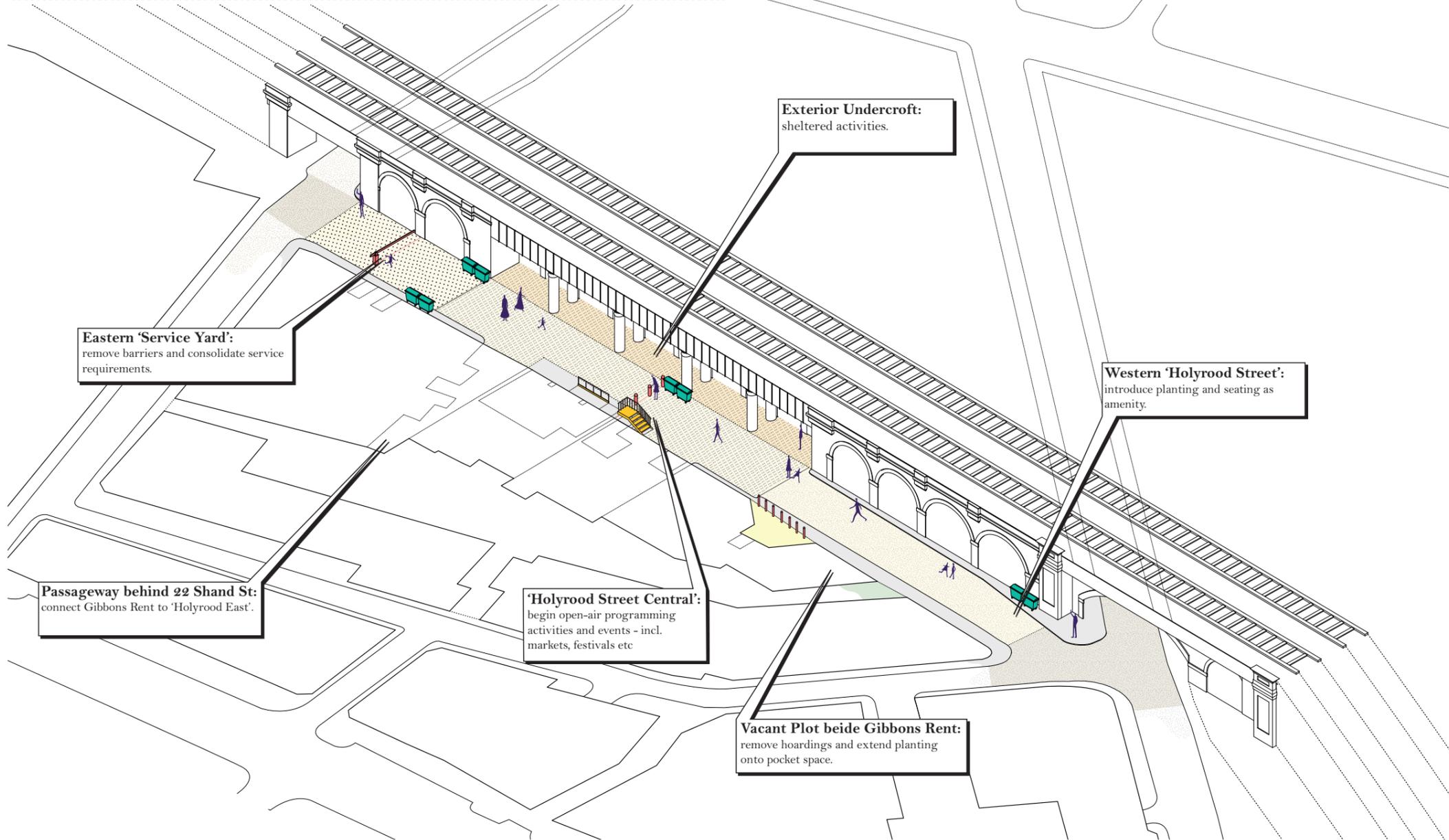


Figure.03: Diagram highlighting specific physical elements contributing to the public realm structure on Holyrood Street

Key Considerations:

Holyrood Street is currently relatively fragmented in its public realm structure and character; with four predominant conditions:

- 01: *'Western Holyrood Street'* is a dual-fronted street either side of an open access road, with tarmac carriageway and paved footways
- 02: *'Holyrood Street Central'* is a continuation of the western street with partially cobbled and ad-hoc adoption of on-street furniture and spill-out space
- 03: *'Eastern Holyrood Street'* is a controlled vehicular access route to rough aggregate service loading bays
- 04: *'Gibbons Rent'* currently connects *'Holyrood Street West'* to *Magdalen Street*, with the opportunity to extend through to *'East'* between No.9 and 22 Shand Street.

Space available for occupation
- subject to shared vision agreement & existing landowners consent:

- 'Exterior Undercroft'** approximately 450m²
- 'Holyrood Street Central'** approximately 540m²

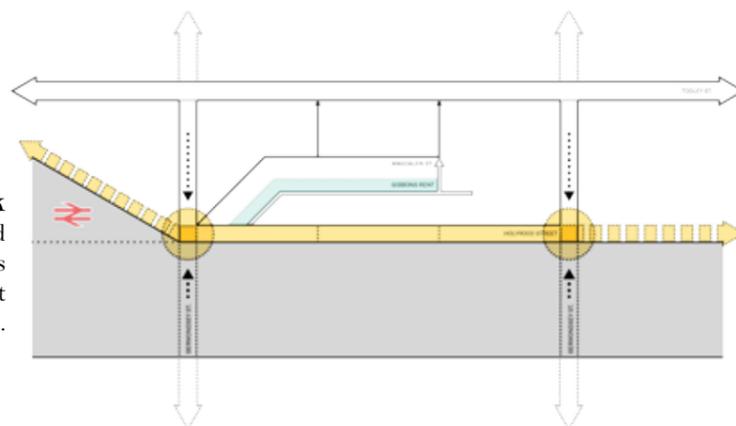


2.3 Three Key Principles

In the development of specific proposals, there are three key principles that should guide the design process - from short-term through to long-term proposals.

01) Holyrood Street as East-West Link

Sitting between the new London Bridge Station exit and destinations to the East, Holyrood Street is the first link in this section of the Low Line Route; and should actively signpost features along it, such as Gibbons Rent to the North.



02) Holyrood Central as Destination

The undercroft in the central 'character zone' of Holyrood Street presents a unique opportunity to establish an anchor 'meanwhile occupier' activity in the short term, with the potential to evolve into a prominent venue in the long term.

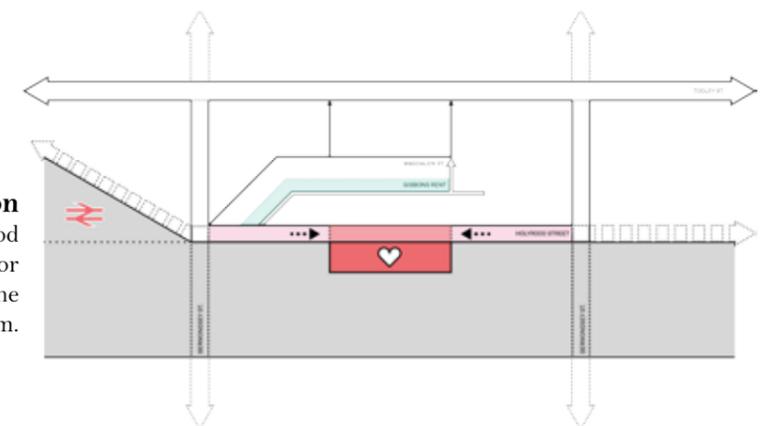


Fig.04: Diagrams illustrating key concept principles for structuring of Holyrood Street

3.0 Practical Considerations

3.1 Engaging Landowners

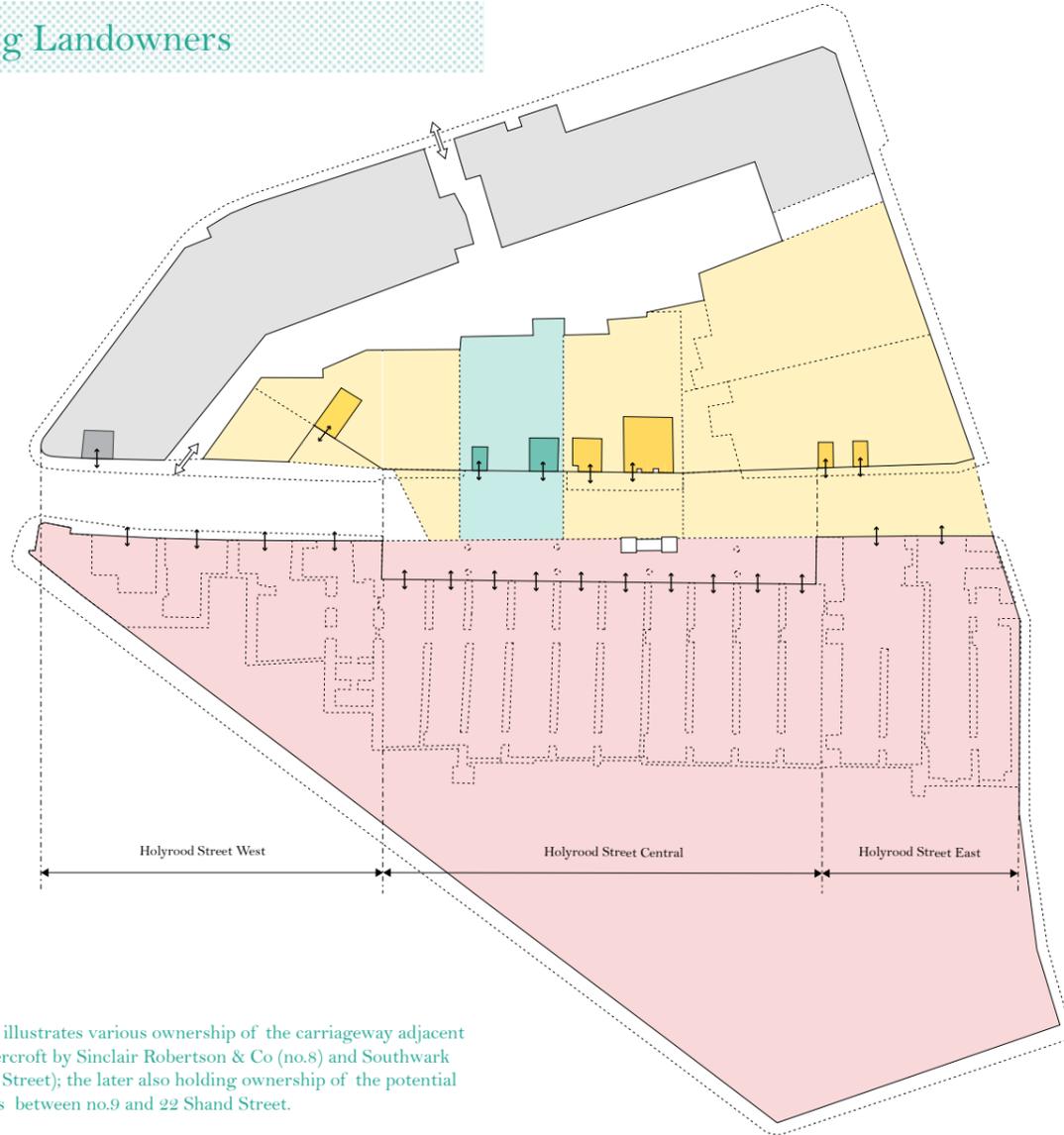


Fig.05: The Landowner diagram illustrates various ownership of the carriageway adjacent to the Network Rail undercroft by Sinclair Robertson & Co (no.8) and Southwark Council (no.9 / 22 Shand Street); the later also holding ownership of the potential link extension to Gibbons between no.9 and 22 Shand Street.

As proposals for the Holyrood Street public realm develop into a more detailed 'long term vision', these existing landowners and leaseholders should benefit from the opportunity to engage with proposals, and be encouraged to collectively reconsider their properties relationships with the street in terms of active frontage, exterior space and programming of use.

Property	Landowner / Leaseholder
7 Holyrood Street	Southwark Council
8 Holyrood Street	Sinclair Robertson & Co. Ltd
9 Holyrood Street	Southwark Council
22 Shand Street	Southwark Council
Viaduct Vaults	Network Rail

Servicing to commercial properties will be necessary in the event of any occupiers operations or events and throughout all stages of development. Flexibility on behalf of landownersd tenants will be required to maximise benefit from use of the available public space.

3.2 Holyrood Street Character Areas

The range of characteristics illustrated as 'interior' and 'exterior' physical opportunities (p.08-09) contribute to the distinction of three varied 'character zones' that express themselves along Holyrood Street. These character areas are reinforced and punctuated by the twin green space links to Gibbons Rent;

Any activity or intervention on the fabric of the street should seek to enhance the distinction of these character areas. The creation of a venue of truly unique character in the undercroft space should be supported by the definition of a distinct 'Holyrood Central'.

- 01: 'Holyrood Street West'
- 02: 'Holyrood Street Central'
- 03: 'Holyrood Street East'

03) Connection to Gibbons Rent
Holyrood Street benefits from the green pocket of Gibbons Rent to the North; proposals should consider all opportunities for LBS owned properties at its East and West extents to facilitate an extension and expansion of green space onto Holyrood Street.

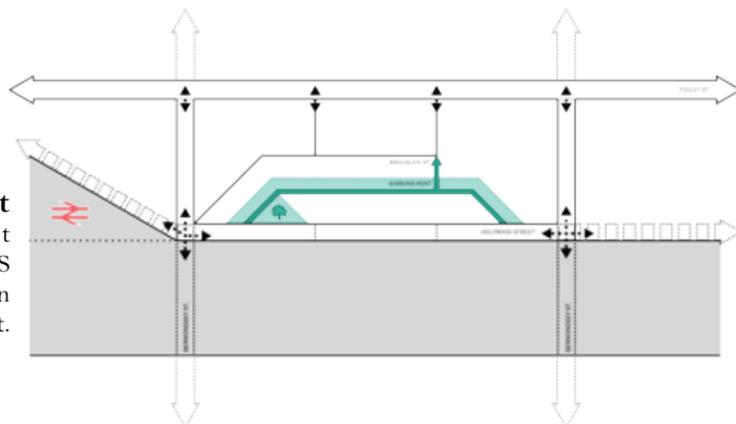
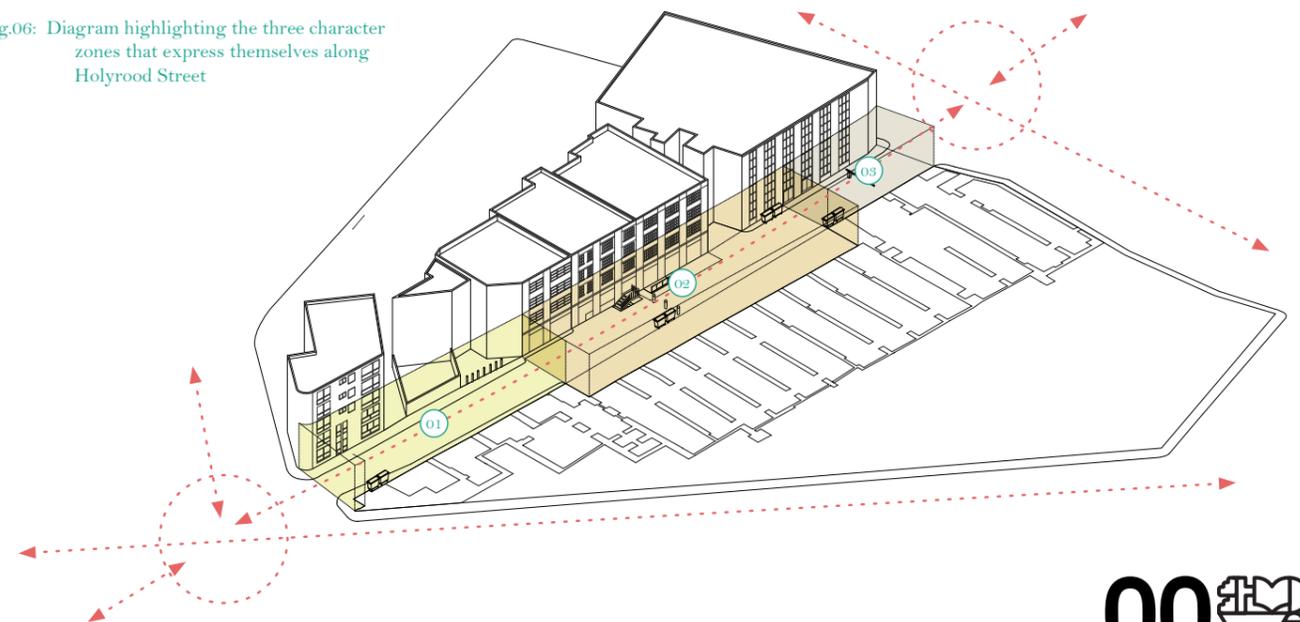


Fig.06: Diagram highlighting the three character zones that express themselves along Holyrood Street



4.0 Catalogue of Potential Interventions

4.1 Five Layers of Intervention

In terms of physical interventions, there are five distinct layers of opportunity to consider in the development of Holyrood Street, below:

01) Realignment of Spatial Structure

Design of the Spatial Structure will aim to re-articulate the relationships of adjacent elements and activities; *Alterations might include highway alignments, footway layouts, servicing strategy, occupiable space and defensible spaces etc.*

02) Refinement of Visual Identity

Design of Visual Identity will aim to introduce recognisable sitewide visual character scheme to enhance specific sense of place on Holyrood Street and within the Low Line; *Interventions might include public artworks, murals, signage, painting etc.*

03) Modifications to Building Fabric

Design of Street Frontages will aim to enhance the visual connection of vault interiors onto Holyrood Street, and facilitate 'spill-out' of interior functions; *Strategies might include opening, closing, lighting, occupation of footways etc.*

04) Programming Use of Space

Design of Interior Fit-Out of Vaults will aim to facilitate diversity within the tenant mix in vaults, to enable variety of activity types to a broad range of users; *Strategies might include connectivity, subdivision, accessibility, interconnectivity etc.*

05) Install of Street Furniture & Planting

Design of specific Public Realm Furniture elements will aim to encourage inhabitation of the streetscape; *Elements might include seatings, tables, greening, wayfaring etc.*

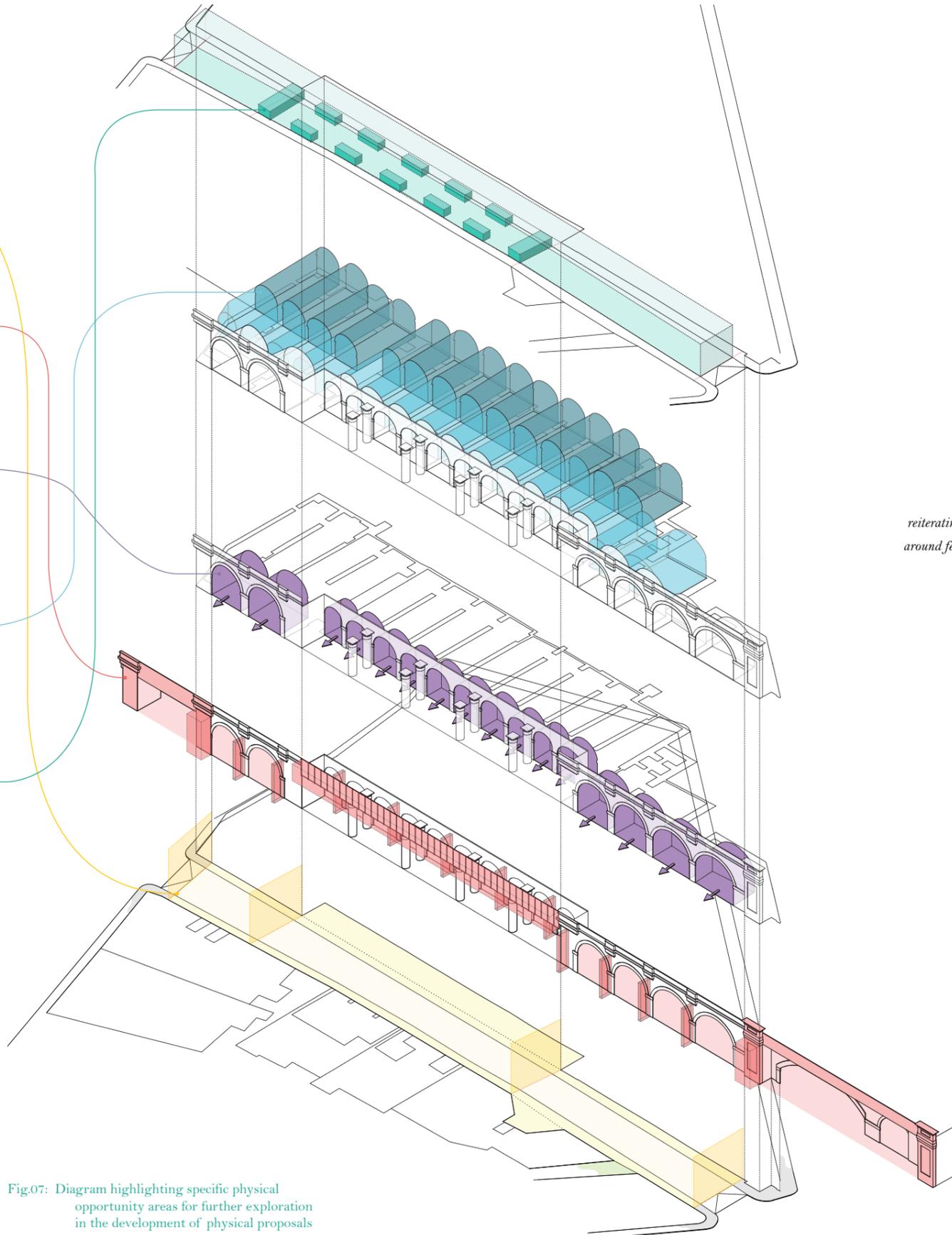


Fig.07: Diagram highlighting specific physical opportunity areas for further exploration in the development of physical proposals

4.2 'Immediate Test, Long Term Success'

The diagram below illustrates an incremental design, install, evaluate, and redesign development process might iteratively evolve a constructive feedback loop around a programme of experimental events.

By testing possible activities and interventions temporarily and iteratively on the site in the short term, it is possible to gain highly specific intelligence which can inform and enhance the appropriateness and success of permanent proposals in the long term.

In this instance, the Holyrood Street Steering Group represents an excellent tool for review:

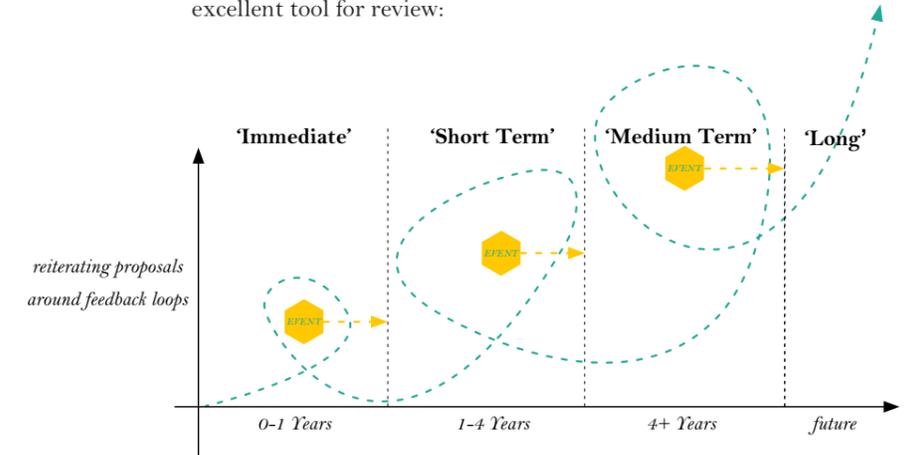


Fig.08: Diagram illustrating the phased 'testing and feedback' approach to gaining incremental intelligence around projects and temporary events

Visualisation 03 - 'Long Term' Illustration of the view from 'Holyrood East' seeing the architecturally enclosed undercroft renovated active frontages



4.3 Schedule of Potential Commissions

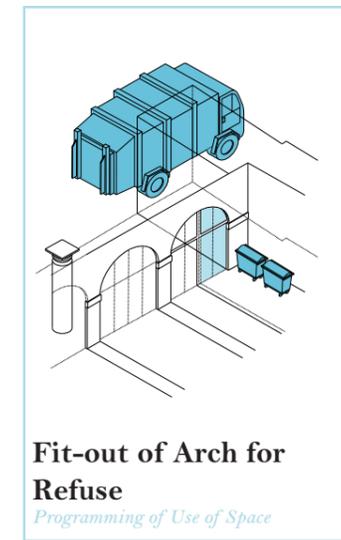
Within those five layers - listed again below - exist a range of potential interventions, which can in part be made individually, incrementally, and as part of separate design commissions.

This schedule begins to scope out some of the possibilities on each layer of intervention, from immediately deployable commissions through to long-term aspirations;

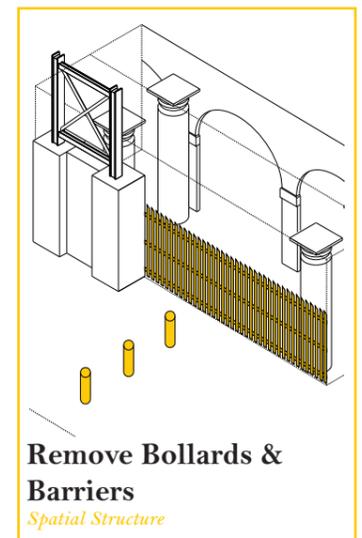
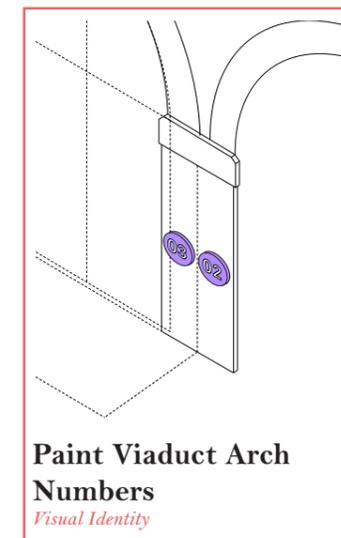
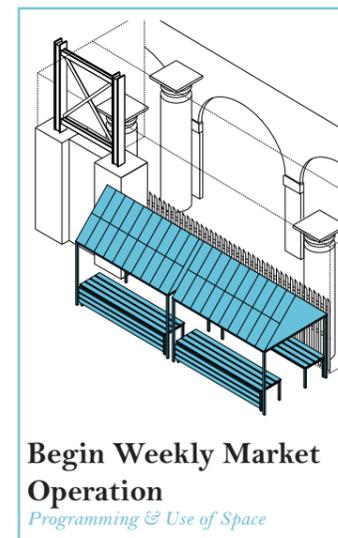
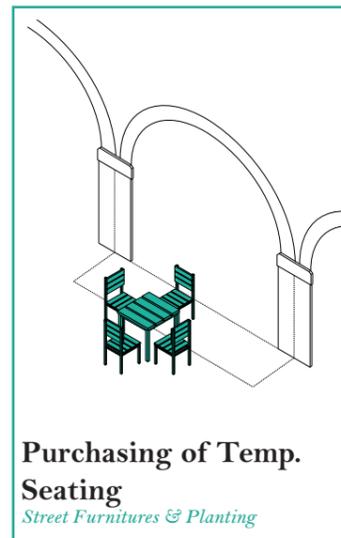
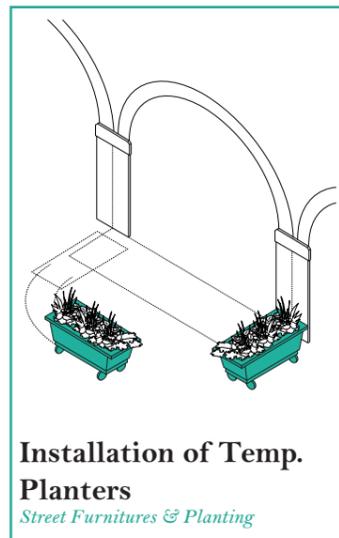
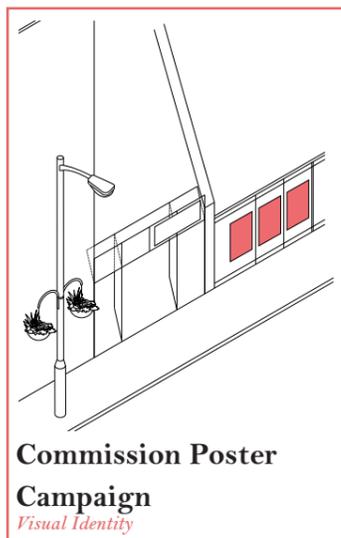
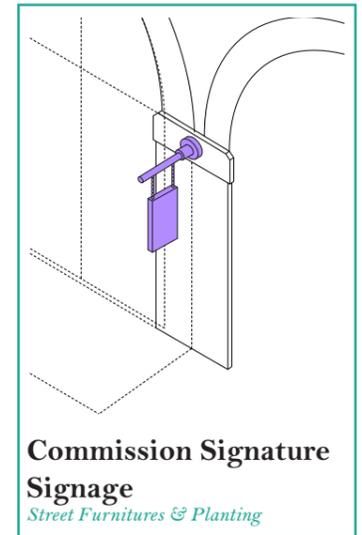
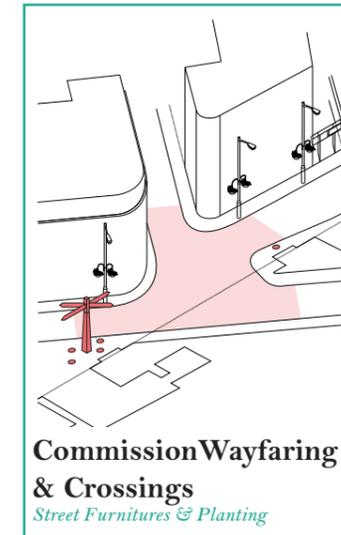
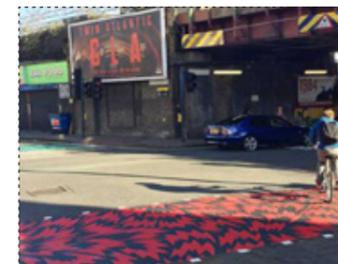
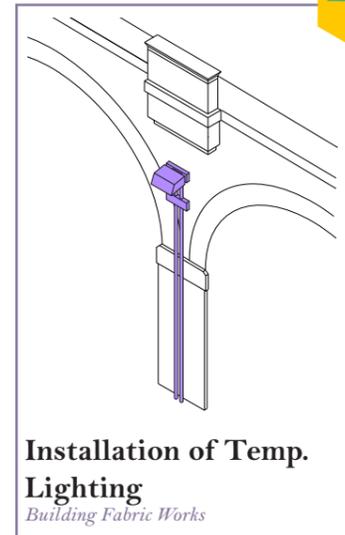
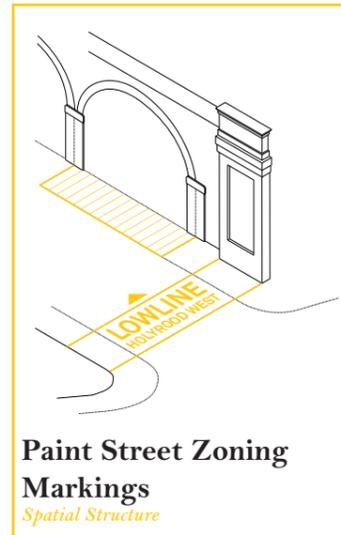
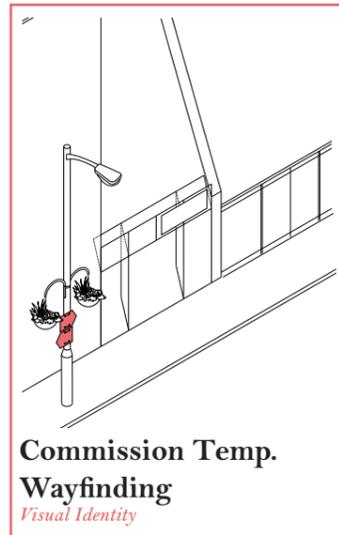
- 01: Realignment of 'Spatial Structure'
- 02: Refinement of 'Visual Identity'
- 03: Modification of 'Building Fabric'
- 04: Programming the 'Use of Space'
- 05: Installation of 'Street Furnitures & Planting'

< Immediate
(0-1 years)

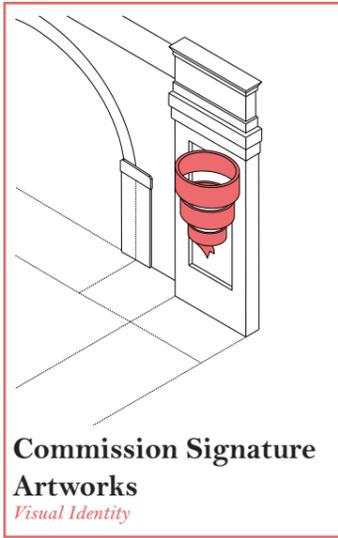
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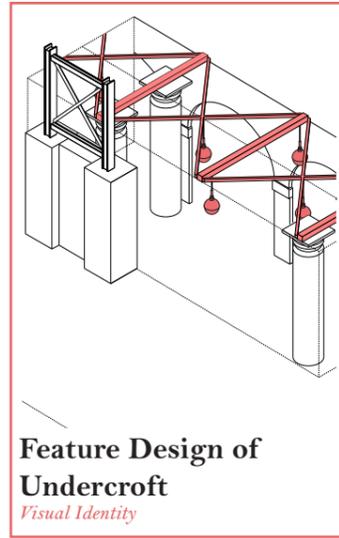
EVENT



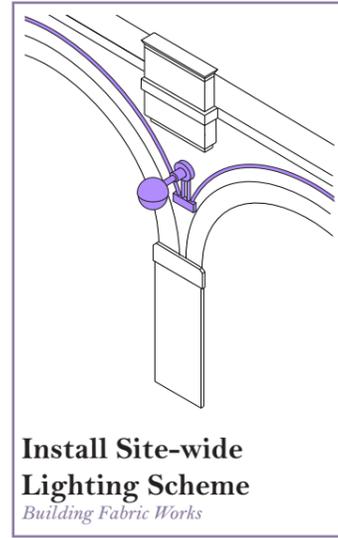
Medium-Term >
(1-4 years)



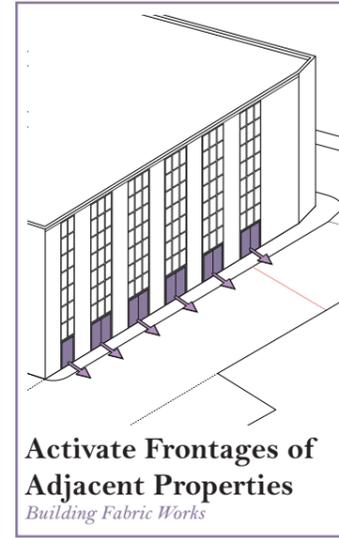
Commission Signature Artworks
Visual Identity



Feature Design of Undercroft
Visual Identity



Install Site-wide Lighting Scheme
Building Fabric Works

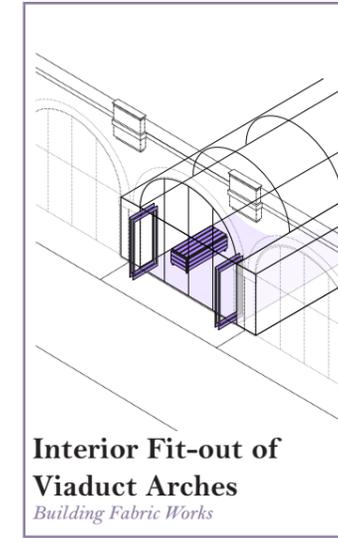


Activate Frontages of Adjacent Properties
Building Fabric Works

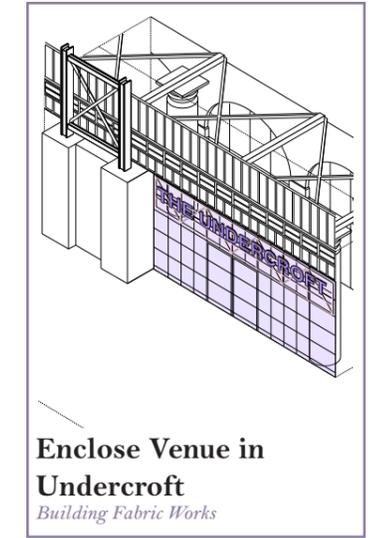
Long-Term >
(4-8 years)



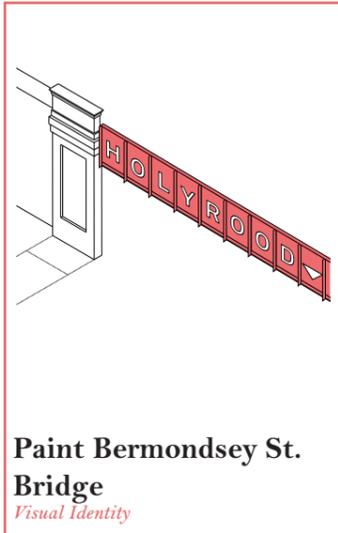
Establish Venue in Undercroft
Building Fabric Works



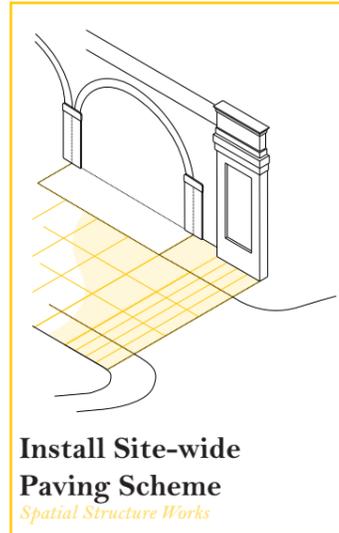
Interior Fit-out of Viaduct Arches
Building Fabric Works



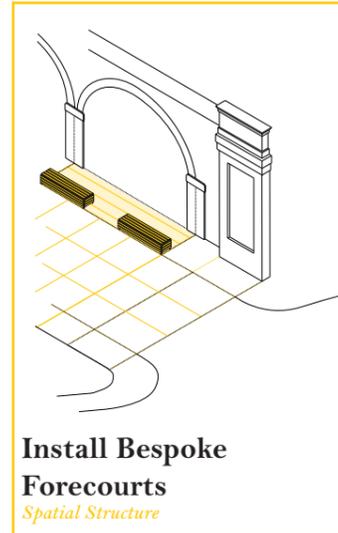
Enclose Venue in Undercroft
Building Fabric Works



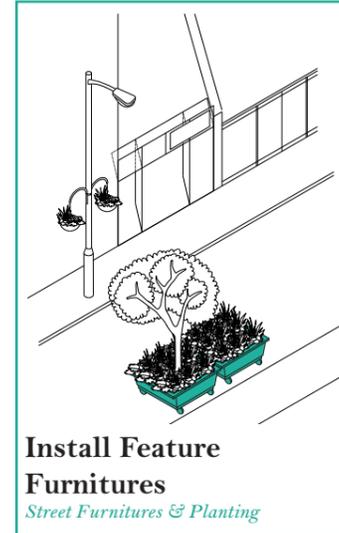
Paint Bermondsey St. Bridge
Visual Identity



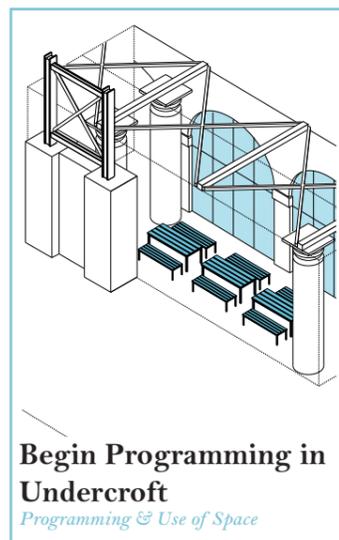
Install Site-wide Paving Scheme
Spatial Structure Works



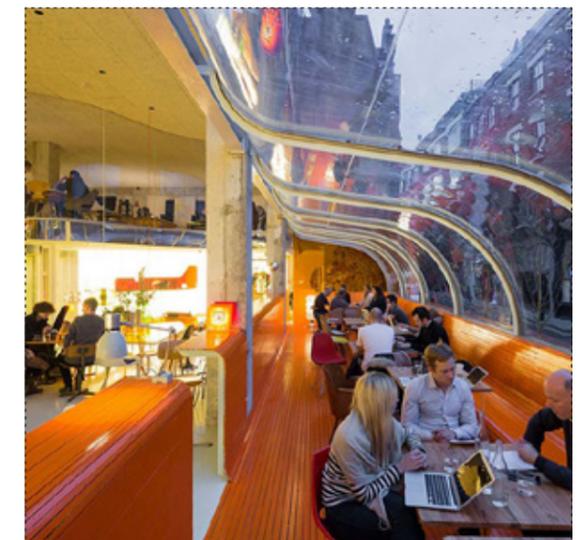
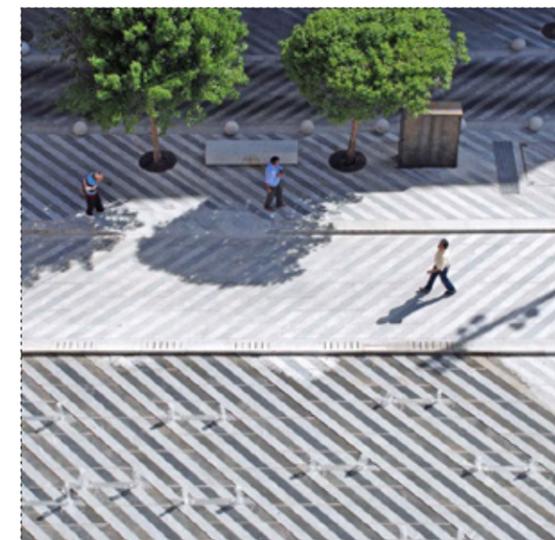
Install Bespoke Forecourts
Spatial Structure



Install Feature Furnitures
Street Furnitures & Planting



Begin Programming in Undercroft
Programming & Use of Space



6.0 Next Steps

Recommendations for Team London Bridge

As set out in the Executive Summary, Holyrood Street is set to see a rapid pace and scale of change around the new London Bridge Station; and as the first part of the Low Line to be developed within the Team London Bridge boundary, it poses a unique opportunity to manifest a truly good growth strategy.

Having framed a range of options for Team London Bridge and all relevant landowners and stakeholders to collaborate with a variety of potential operators (both for the short-term and ongoing programming of the street and the available vaults); it is recommended that the appointment of such an operator is made, to kickstart a 'local' organic development of Holyrood Street.

This report has outlined a series of possible physical interventions to support the types of activities associated with such operators. The separate 'layers' of these physical intervention opportunities have been outlined illustratively; requiring design development specific to a developed functional brief. It is recommended that these briefs be written in conjunction with the practical operational requirements of the future users (and operators, where appointed) of the street.

In addition to the opportunities presented by the future occupation of the viaduct vaults, viaduct undercroft and the street itself, each landowner on Holyrood Street has self-determinacy over their property relationship with the street. The future physical, functional and programmatic structure of each property frontage with the street will significantly alter its character. It is recommended that all landowners consider a shared strategic plan for the collective relationship of these frontages.

In particular, Southwark Council is a significant landowner on Holyrood Street. The long-term consideration of how the Southwark Council properties - and land between properties - might contribute to the active programming and openness of Holyrood Street has significant bearing. It is recommended then that LBS additionally considers a strategic plan of its local property portfolio.

Key Commissions

- 01 -

Holyrood St 'Exterior Space' Meanwhile Activity Callout

Team London Bridge to write callout brief for potential operators of public meanwhile uses to activate the street.

- 02 -

Holyrood St 'Viaduct Undercroft' & 'Viaduct Vaults' Occupancy Callout

Team London Bridge to write callout brief for potential operators of temporary programmes for the 'viaduct undercroft' and 'viaduct vaults'.

- 03 -

Adjacent Building Active Frontage Feasibility Study

Team London Bridge (in collaboration with Steering Group) to commission 'Active Frontage Feasibility Study' relating to buildings on Holyrood Street.

- Focus on existing and potential future buildings
- 'City at Eye level' as inspiration
- Aspiration of activating frontages as well as broader economic regeneration impact
- To guide medium term development
- Containing 'viability' assessment of cost and benefit to property and value

- 04 -

Southwark Council Property Use Feasibility Study

Southwark Council to commission a 'Property Use Feasibility Study' to explore active uses of public properties to create wider social impact using buildings on Holyrood Street.

- Focus on whole property portfolio, specific team locations and access to public
- Potential to lever mixed investment
- Considering commercial return of properties as well as regeneration impact
- To guide medium term development
- Containing 'viability' assessment of cost and benefit to property and value

Summary:

The key commissions outlined above are proposed to kickstart the separate but co-ordinated efforts of the Holyrood Street stakeholders, towards the shared vision described throughout this document.

In order to give landowners, stakeholders, potential partners and future investors confidence in the viability of the shared vision, it is important to promptly commission these specific and focussed studies which will assess the models of development with reference to property values and yield, alongside the socially considerate approach that we advocate.



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