

LONDON BRIDGE FUTURE STREETS: VISION AND PROJECTS 2014-2018

A RESPONSE TO THE MAYOR OF
LONDON ROADS TASK FORCE BY
TEAM LONDON BRIDGE.



01

LONDON BRIDGE TODAY INTRODUCTION

380
BUSINESSES



LONDON BRIDGE STATION IS A MAJOR DESTINATION ASSET



66%
MORE RAIL PASSENGERS

THE SHARD AND THE PLACE WILL ACCOMMODATE OVER 10,000 EMPLOYEES



Note

We have not included any outline proposals for Borough High as we are aware that current discussions are underway and we hope that this will be delivered to a very high standard in the not too distant future.

What is Team London Bridge for?

Team London Bridge Business Improvement District represents over 380 businesses with roughly 40,000 employees in the London Bridge area, stretching south of the Thames River from London Bridge to Tower Bridge. These businesses range from large blue-chip companies such as Ernst & Young and PwC to statutory organisations such as the GLA and Southwark Council. The area also includes a diverse community of small and medium-sized enterprises.

Team London Bridge is enthused by TfL's Road Task Force report and is supportive of its 10 recommendations to "ensure London's streets and roads are fit for purpose now and in the future". The "belief that these vital assets require long-term strategy and commitment to investment" is of utmost importance to the London Bridge area.

We believe to deliver this belief a more strategic approach has to be adopted to look into the streets and roads surrounding London Bridge station. It is essential that strategic investment be found for St. Thomas Street, Bermondsey Street, Tooley Street, Borough High Street and Tower Bridge Road all of which are TfL roads.

London Bridge Station is a major destination asset for the area – its rail and underground services from south London, Kent and Sussex transport an estimated 54 million (rail), 67 million (tube) and 2.6 million (bus) passengers per year, many of whom work in the immediate area and many more walk across London Bridge to jobs in the City. It connects the area to South East England, to central London and the City, to London Docklands and its airport and to transport hubs on the north bank of the river Thames. This hub and its network of feeder lines and routes enable millions of commuters to access employment opportunities in central London on a daily basis, which in turn makes the area itself very attractive to employers as a business location that's easily accessible for their staff. To a growing degree it drives the local economy and has the potential to drive it to a far greater extent.

When the £700million station redevelopment scheme is completed it will have the largest

concourse area of any station in the UK, creating 66% more space with new retail and station facilities. As part of the scheme there will be new entrances on Tooley Street and St. Thomas Street.

The London Bridge area now has one of Central London's largest portfolios of new and recently constructed top-quality office floor-space, much of it already let and occupied. The Shard and The Place alone will accommodate over 10,000 employees. For people living and visiting the area it has a range of attractions – access to the river, a wide independent and branded range of food and beverage outlets, streets with independent retailers, theatres, galleries, museums and an increasing and popular programme of events and festivals throughout the year, attracting an audience from across the south east of England and increasingly internationally.

However even with all this investment and increased capacity we are not aware of improvements being planned to the roads and streets surrounding London Bridge station. This is essential to ensure that quality connections by tube, bus, cycling, on foot or by river ferry are made possible for the increased passenger capacity.

In Team London Bridge's, London Bridge Community Consultation (May 2013) there was almost unanimous demand for improvement in the public realm in London Bridge. A number of comments cited street clutter, confusion, chaos, poor pedestrian and cycling experience, traffic congestion and widely differing public realm character (for example between the area around the Station as compared to the area around More London) etc. as problematic.

Within this document Team London Bridge recommends four key projects that the Road Task Force should scope to ensure the challenges and opportunities provided by the redevelopment of the London Bridge station are addressed prior to completion of the station upgrade in 2018, ensuring the success of the wider regeneration of the area.

In addition are four pioneering projects that could be trialled as part of the Mayor's innovative fund within the Road Task Force.

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POTENTIAL TFL ROADS TASK FORCE PROJECTS IN LONDON BRIDGE

ROAD TASK FORCE STRATEGIC INVESTMENT

Place Making - Tooley Street p11

Place Making -
St. Thomas Street p12

Air Quality & Safety -
Tower Bridge Road p13

Walking - Bermondsey
Street tunnel p14

ROAD TASK FORCE QUICK WIN / PILOT

Place Making - Tower
Bridge Road p15

Cycling - Crucifix Lane p16

Green
Infrastructure -
Tooley Street x3 projects p17-19



03

TEAM LONDON BRIDGE VISION

To provide services, information, connections and support to make London Bridge the capital's best managed and most desirable business destination.

TLB represents over 380 business & 40,000 employees. Strategic planning and evidence-based research are a core and ongoing element of our work.

Strategic priorities 2011 - 2016

- World-class London Bridge station
- World-class public realm
- Redeveloped arches
- Improved retail

The current and planned public realm in Tooley St, St. Thomas St, Crucifix Lane, Bermondsey St. & Tower Bridge Rd are such that these ambitions will not be achieved.

This paper sets out public realm investment projects that will ensure that London Bridge becomes a pioneering business district as articulated by the Roads Task Force strategy.

London Bridge station
business consultation and
research developments

London Bridge
BID 2011-16
projects and
services

London Bridge
Arches and
Tunnels
research
proposals

London Bridge
Identity Project
consultation
and brand

London Bridge
Green Infrastructure
Audit

**TEAM
LONDON
BRIDGE
VISION**

04

TFL ROADS TASK FORCE OBJECTIVES

A WORLD- CLASS CITY CENTRE

Aspiration: To support the unique international, national and London-wide roles of the dynamic heart of London, ensuring an enhanced reputation as a place to do business, work, visit and live, and providing the right commercial districts for the next generation of businesses.

In terms of roads and streets, this means:

- A world-class public realm and re-imagined iconic streets and places, for example London Bridge, Waterloo, Victoria, Oxford Street, Tottenham Court Road and King's Cross
- A great environment for walking and cycling, with increased priority
- Area-wide 20mph zone
- Continued access for goods, services and visitors coming into central London – with dynamic traffic management to handle flows and priority
- Shifting of heavy goods vehicles out-of-hours
- Ultra-low emissions environment and vehicles
- Efficient movement within the centre, for example for people arriving at stations or going about their working day.



A DENSE, VIBRANT INNER LONDON

Aspiration: To support vibrant high streets, provide a safe, attractive and healthy home for young people, families and older people, and enhance the attractions of inner-city living through high-quality environment, design and public spaces to successfully accommodate a 20 percent increase in homes.

In terms of roads and streets, this means:

- A more efficient allocation of space to support increasing density
- Attractive, accessible and bustling high streets
- 'Car-lite' neighbourhoods and significant increases in cycling and walking mode shares
- High-quality bus services and efficient access for goods and services
- An inspiring public realm and a safer, cleaner, greener environment
- 20mph zones
- Travel demand management measures, such as school and workplace travel plans and shifting freight to powered two-wheelers and bicycles.



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ICONIC AND DISTINGUISHED DEVELOPMENT IN LONDON BRIDGE

The London Bridge area has been redeveloped with increasing momentum since the 1980's. The iconic new urban landscape has created one of the most enviable areas in London.



Thames Riverfront

The private business estates of **London Bridge City** and **More London** are home to blue chip headquarters, City Hall and popular food and beverage offerings, tourist attractions, a theatre, an underused river service pier, a riverside park.

London Bridge Quarter

London Bridge Quarter stands at the heart of this vital community. The architectural masterworks of **The Shard** and **The Place**, the transformed transport hub, the new retail space and the landscaped public realm reveal the city's confidence and capacity for reinvention.

London Bridge Station

The fourth busiest railway station in the country is being redeveloped. In 2018 the completed £700m station will have better connections and 66% extra capacity, with sweeping new entrances on Tooley Street and St. Thomas' Street.

Bermondsey Street

Increasingly popular with creative businesses, galleries, independent shops, bars and restaurants, Bermondsey Street has attracted lots of investment over the past 5-10 years and is bordered by residential communities.

Shad Thames

Running parallel to the river, the cobbled street Shad Thames lends its name to the surrounding area of converted warehouses from Tower Bridge to St. Saviours Dock. Predominantly residential, it is also home to riverside restaurants and the Design Museum.

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FUTURE WORLD-CLASS DEVELOPMENTS IN LONDON BRIDGE

These significant developments will have a huge impact on the area and demand vastly improved public realm.



KCL Science Gallery

King's College London's Guy's Campus is one of the world's leading centres for biomedical research. At the corner of Great Maze Pond and St. Thomas' Street the Gallery will include exhibition galleries, a theatre, café, courtyard and informal meeting spaces when complete in 2015.



Crucifix Lane Arches and Tunnels

A vision being researched by Team London Bridge and partners would see this stretch of historic arches be renovated and become home to a new creative hub of businesses and artists.



Tooley Street

Currently inhospitable and not fit for purpose, the south west stretch of Tooley Street will be rejuvenated and altered dramatically by the new main entrance to London Bridge station and public piazza.



St Thomas' Street

Adjacent to a new southern entrance to the station and possible future entrance to Guy's Hospital, St. Thomas Street will see a new swath of developments along its southern edge after it reopens to traffic in 2018.



One Tower Bridge

Tower Bridge is a mixed-use development comprising 9 blocks of a total of 396 residential units, commercial, cultural spaces and a single storey basement area. Due to be complete in late 2016 it has one of the most enviable positions in London.

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CONNECTING PUBLIC REALM IN LONDON BRIDGE

These TfL routes connect key developments, communities and transport interchanges, linking north Southwark with the rest of central London. These currently let the area down.



Crucifix Lane



Tooley Street / cycling



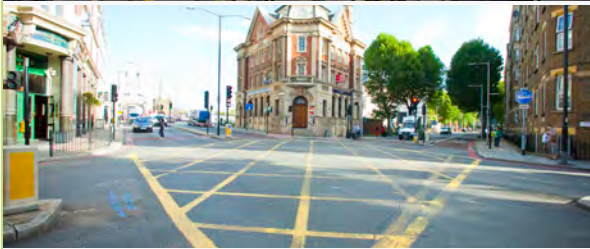
Druid Street



Bermondsey Street tunnel



Borough High Street



Tower Bridge Road

BEAUTY AND THE BEAST

Overview of proposed projects

In the following pages we outline projects that would support the Road Task Force and address a range of highlighted issues in the London Bridge area.

Beauty:

World-class business and mixed use areas are highlighted in green.

Beast:

Problem areas are highlighted in red.



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POTENTIAL PARTNERS / FUNDING



TRANSPORT FOR LONDON
SOUTHWARK COUNCIL
TEAM LONDON BRIDGE
NETWORK RAIL
LONDON BRIDGE QUARTER
ST. MARTIN'S PROPERTY
BSAP
SHAD THAMES RA
TOWER BRIDGE ROAD
ALLIANCE
GUY'S HOSPITAL
BERKELEY HOMES
KING'S COLLEGE LONDON
SOUTHWARK LIVING
STREETS
SOUTHWARK CYCLISTS
SECTION 106
COMMUNITY
INFRASTRUCTURE LEVY
LOCAL IMPLEMENTATION
PLAN
FUTURE DEVELOPMENTS
BETTER BANKSIDE
GLA
MORE LONDON

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TEAM LONDON BRIDGE VISION

STRATEGIC RTF PROJECTS

01
St. Thomas Street

02
Tooley Street

03
Bermondsey Street tunnel

04
Tower Bridge Road

QUICK WIN RTF PROJECTS

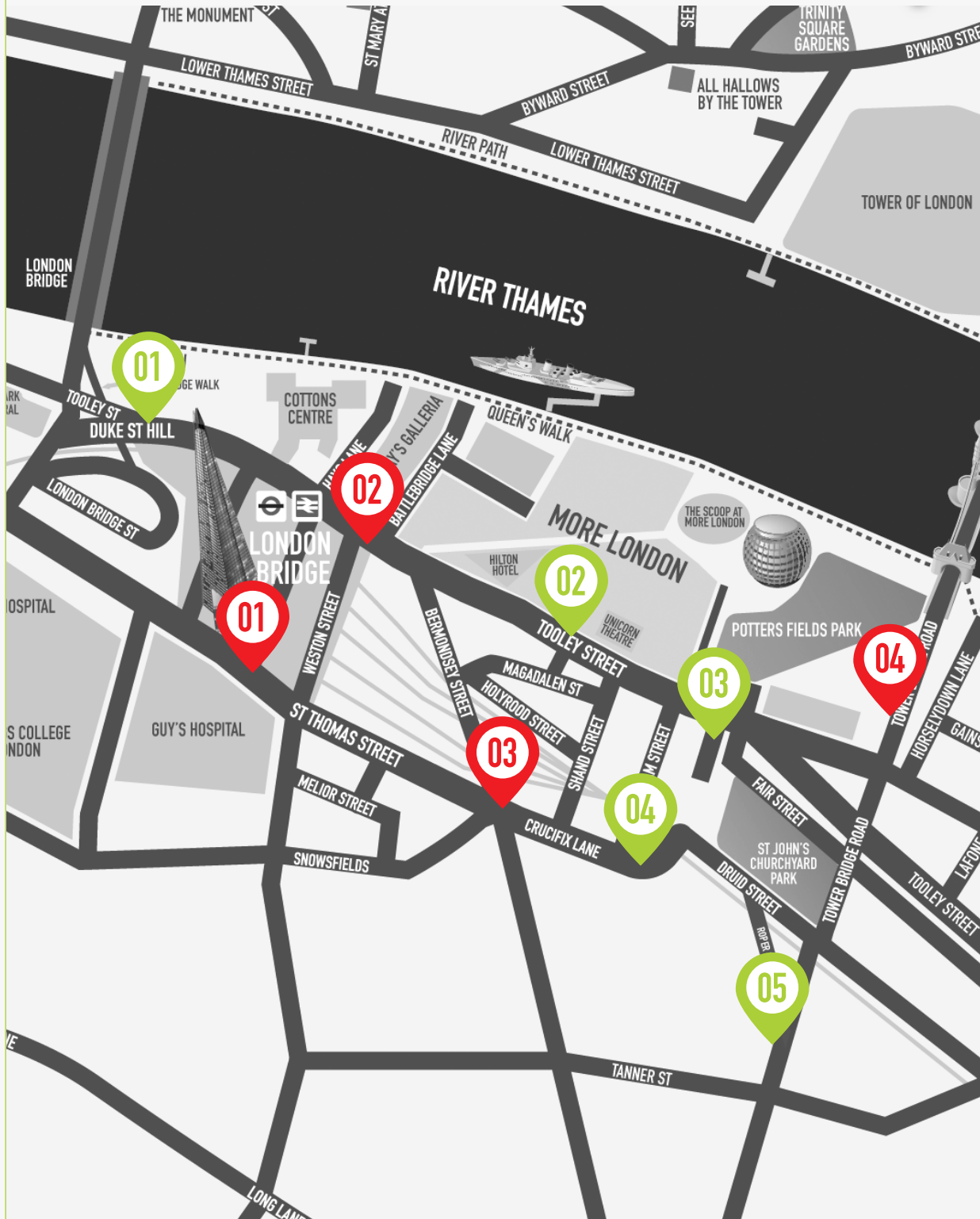
01
Tooley Street rain garden

02
Tooley Street

03
Tower Bridge Road

04
Crucifix Lane

05
Tower Bridge Rd



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PLACE MAKING TOOLEY STREET

Outline

Network Rail plan an ambitious upgrade of the south side of Tooley Street as part of the station upgrade. Given significant expected increase in pedestrians and cyclists TfL should consider how the rest of Tooley St. is to be improved.

- Prioritise pedestrians and cyclists.
- Continue granite paving. Widen pavements.
- Consider links to More London, Hay's Galleria and The City via London Bridge.
- Possible Oxford Street style crossing at junction with Bermondsey Street.

Partners & stakeholders

- TfL
- Southwark Council
- St. Martin's Property
- More London
- Network Rail
- Team London Bridge
- Southwark Cyclists
- Bermondsey St. Area Partnership
- Southwark Living Streets



Currently a very poor pedestrian and cycle environment

Public realm needs to match the quality of the station redevelopment

5 minutes from riverfront and City Hall

Links to Bermondsey Street via tunnel

Significant local economic boost

Tooley Street - New London Bridge station exit from 2018

Oxford Street, Westminster



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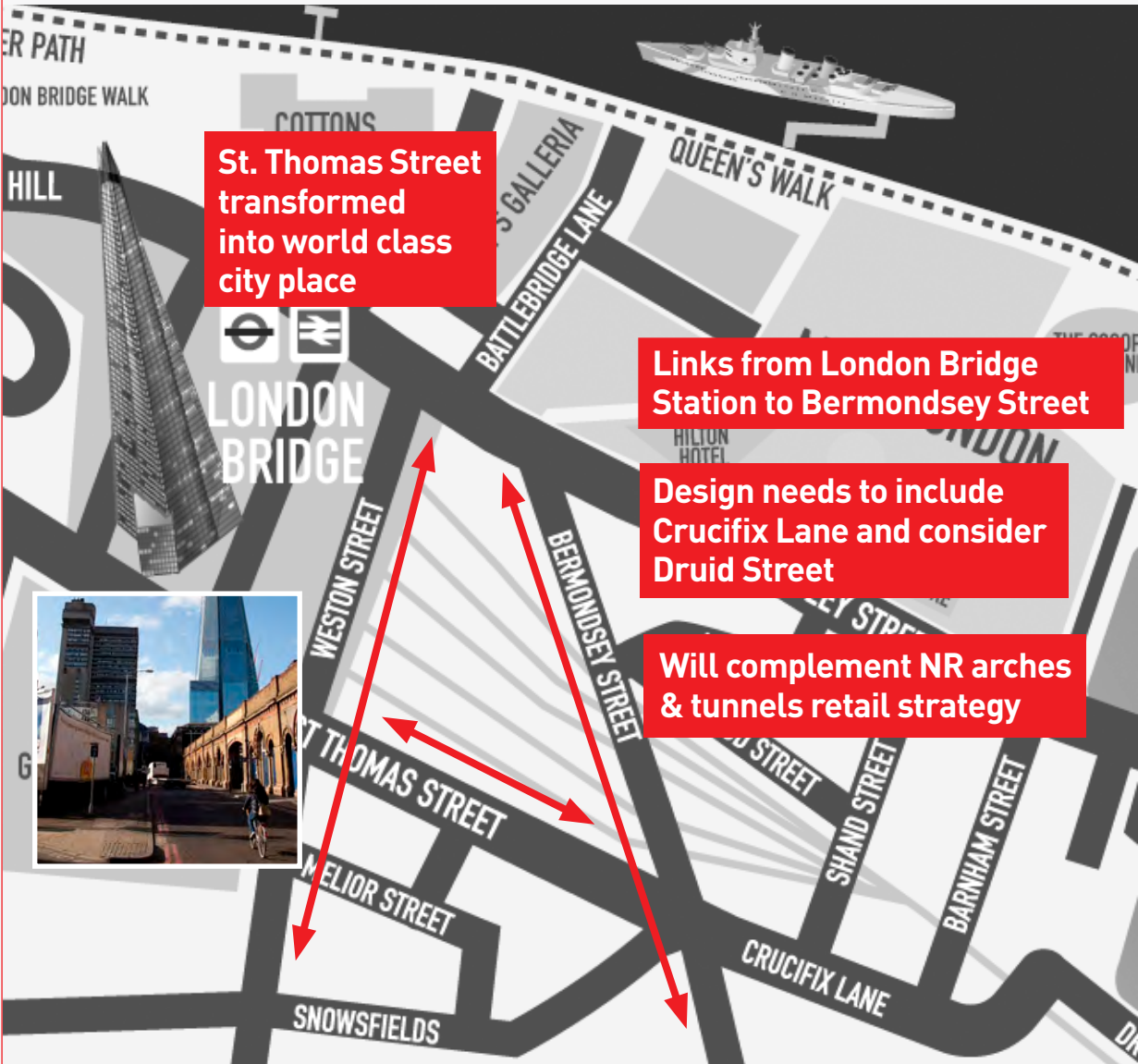


PLACE MAKING ST. THOMAS STREET

Outline

The current plans for St. Thomas Street are not acceptable! The ambition should be for a world-class city street / place.

- Prioritise pedestrians and cyclists.
- Continue granite paving. Widen pavements.
- Tree planting and greening.
- These works will significantly enhance the Network Rail Crucifix Lane Grade II listed arch restoration programme and retail strategy.
- Assess whether it should remain closed to traffic or at least limited access.
- The junction of Bermondsey and St. Thomas street needs as Oxford Circus style junction. See page 11.



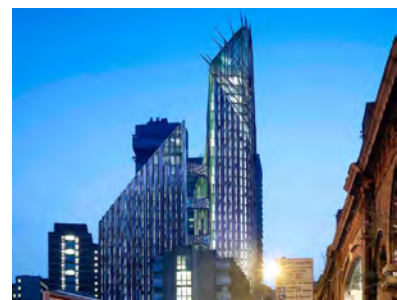
Partners & stakeholders

- TfL
- Southwark Council
- Network Rail
- Team London Bridge
- King's College (Science Gallery)
- Guy's Hospital
- London Bridge Quarter
- Southwark Cyclists
- Bermondsey St. Area Partnership
- Southwark Living Streets

London Bridge Station – St. Thomas St. exit and arches



St. Thomas Street – future developments



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AIR QUALITY TOWER BRIDGE ROAD

Outline

The approach to the world's most iconic river crossing – Tower Bridge – is a polluted mix of car park and dual carriage way.

- The crossing at Queen Elizabeth Street is dangerous for pedestrians and cyclists
- Tower Bridge Road severs London Bridge from Shad Thames and both from the Tower Bridge Alliance business community
- World class Berkeley Homes residential development (one Tower Bridge Road) & new 5* hotel will open 2016.
- Consider a super Cycle-Super-Highway
- Consider lane separating system / technology

Partners & stakeholders

- TfL
- Southwark Council
- Tower Bridge Alliance
- Team London Bridge
- Shad Thames Residents Association
- Team London Bridge
- Berkeley Homes
- Southwark Cyclists
- Southwark Living Streets.



Intersection required to link neighbourhoods and facilitate crossing

Reduce to two lanes and manage with a lane separating system?

Central island greening?

Intimidating tunnel needs lighting improvements



Streatham High Rd. tree planting



Lane separating system



Pedestrianise?



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WALKING BERMONDSEY ST. TUNNEL

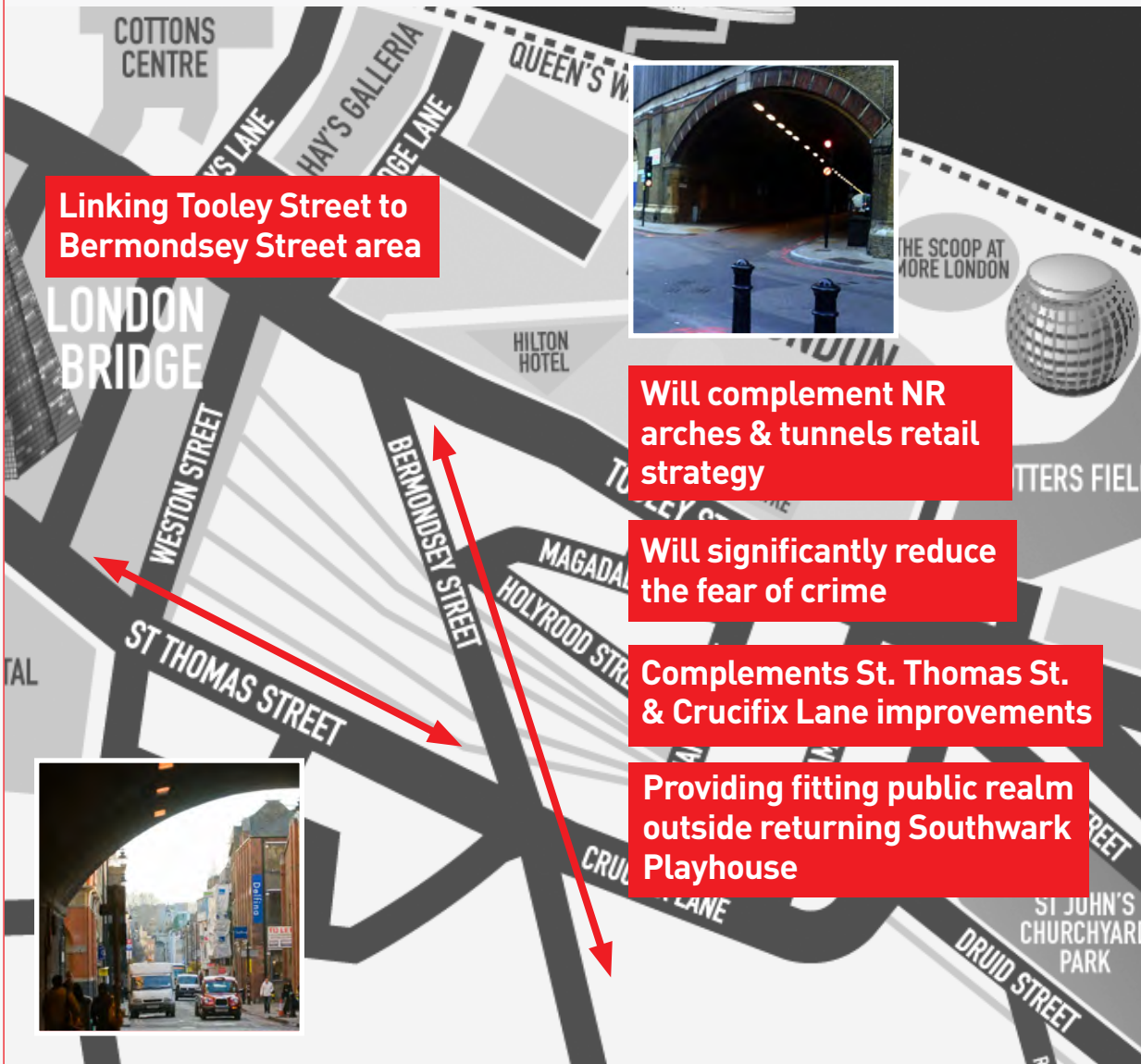
Outline

The current plans for Bermondsey Street tunnel are not acceptable. This is the major north-south pedestrian route in the area and should be treated accordingly.

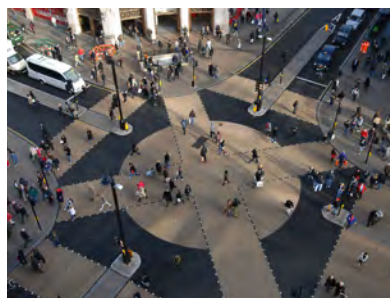
- Prioritise pedestrians and cyclists
- Continue granite paving. Widen pavements
- Artistic tunnel lighting to be improved.
- Historic and cultural information to be included
- These works will significantly enhance Network Rail's Crucifix Lane Grade II listed arch restoration program & retail strategy
- Possible Oxford Street style crossing at junction with St. Thomas Street.

Partners & stakeholders

- TfL
- Southwark Council
- Network Rail
- Team London Bridge
- Southwark Cyclists
- Bermondsey St. Area Partnership
- Southwark Playhouse
- Southwark Living Streets.



Oxford Street, Westminster



Tunnel lighting, Southwark



Southwark Playhouse returning



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PLACE MAKING (QUICK WIN) TOWER BRIDGE ROAD

Outline

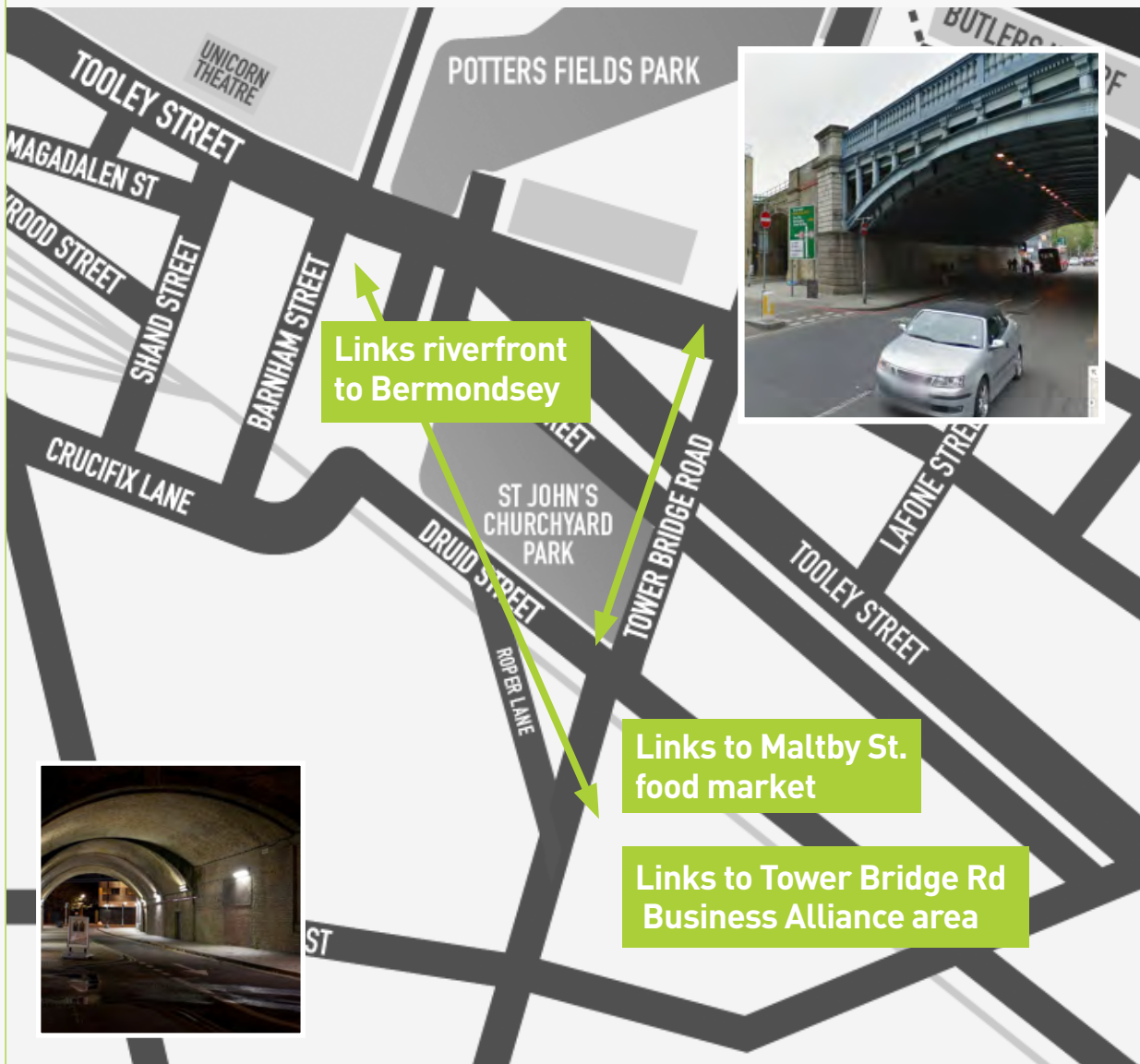
- Close Tower Bridge Rd junction Roper Lane
- Weekend market stalls link to Maltby St.
- Bike parking & cafe link to Druid Cycles
- Lighting of Tower Bridge Rd viaduct
- Cleaning of viaduct tiling
- Roper Lane arches and viaduct lighting
- Tree planting / containers.

Partners & stakeholders

- TfL
- Southwark Council
- Team London Bridge
- Think Apartments / The Maltings
- Tower Bridge Road Alliance
- Shad Thames Residents Association
- Maltby Street businesses
- Southwark Living Streets
- Southwark Cyclists.

Funding

- TfL
- Southwark Council s106
- Team London Bridge.



Lock 7, Hackney



Union Street, Southwark



Maltby Street, Southwark



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CYCLING (QUICK WIN) CRUCIFIX LANE

Outline

- Widen pavements
- Dedicated cycle lane – lighted planters, links to new Shand St. cycle route
- These works will significantly enhance Network Rail’s Crucifix Lane Grade II listed arch restoration program and retail strategy
- This project can provide a testing ground for a future place making vision for the St. Thomas St. – Crucifix Lane – Druid St. axis.



Links to new Shand St. cycle route

Trial will influence future St. Thomas Street design

Will complement NR arches & tunnels retail strategy

Partners & stakeholders

- TfL
- Southwark Council
- Network Rail
- Team London Bridge
- Southwark Cyclists
- Bermondsey St. Area Partnership
- Southwark Living Streets.

Funding

- TfL
- Southwark Council s106
- Team London Bridge.



Quality arch retail (Vinopolis)



Viaduct des Arts, Paris.



Royal College St, Camden



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GREEN INFRASTRUCTURE (QUICK WIN) TOOLEY STREET/DUKE STREET HILL

Outline

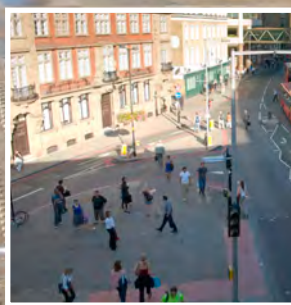
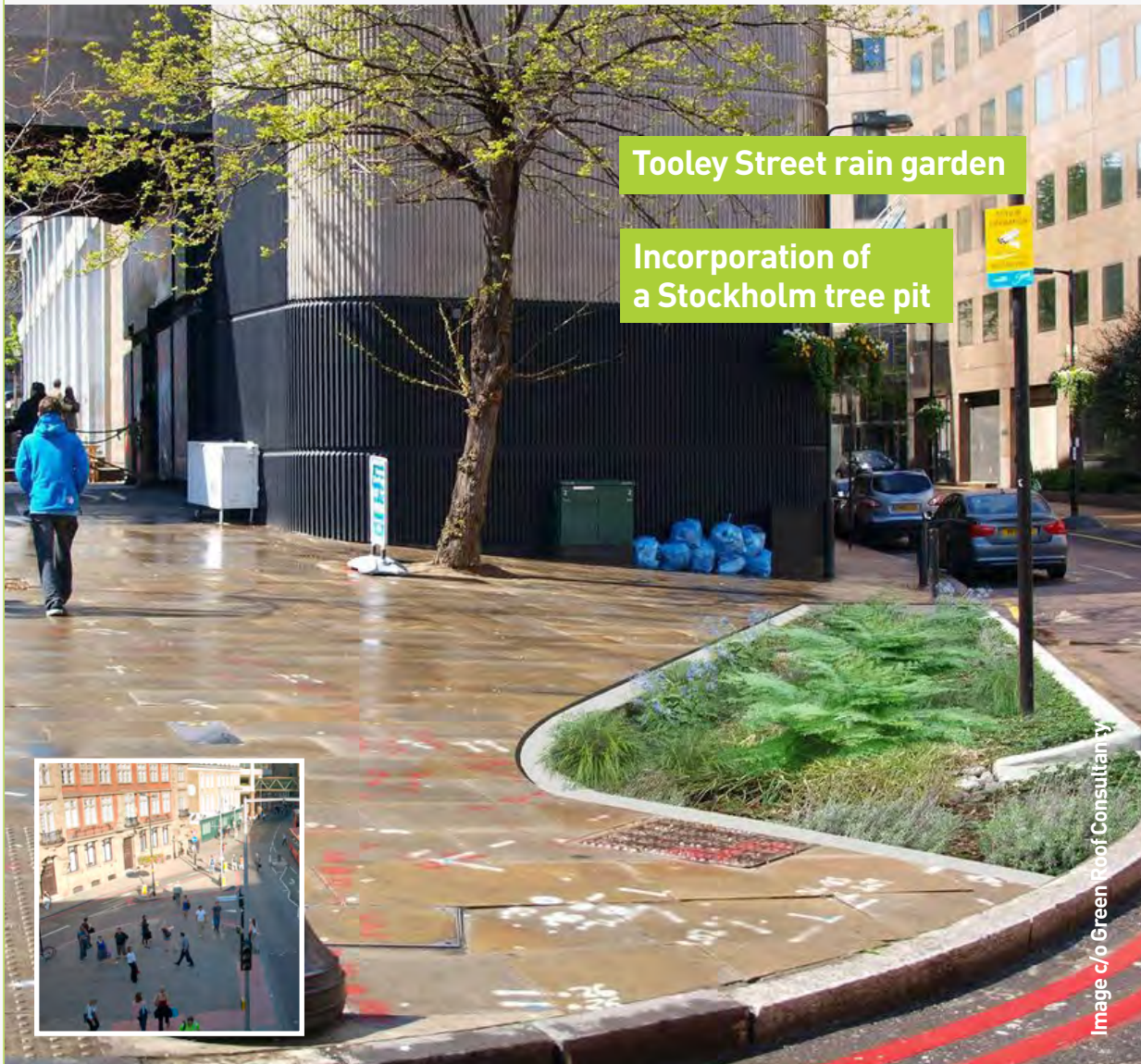
- Rain garden & Stockholm tree pit
- Exemplar Green Infrastructure project in high profile location
- The actual area noted does not impede local pedestrian movement
- Enhanced setting for London Bridge Hospital
- Quantifiable sustainable urban drainage benefit
- Reduced urban heat island effect
- Increased biodiversity
- The footbridge over Tooley Street might also be considered for lighting / green wall.

Partners & stakeholders

- TfL
- Southwark Council
- St. Martin's Property
- Team London Bridge
- Southwark Living Streets.

Funding

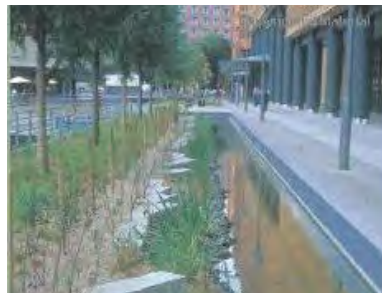
- TfL
- Southwark Council s106
- Team London Bridge.



Improved air quality



Rain garden, New York



More London potential



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POP UP (QUICK WIN) TOOLEY STREET

Outline

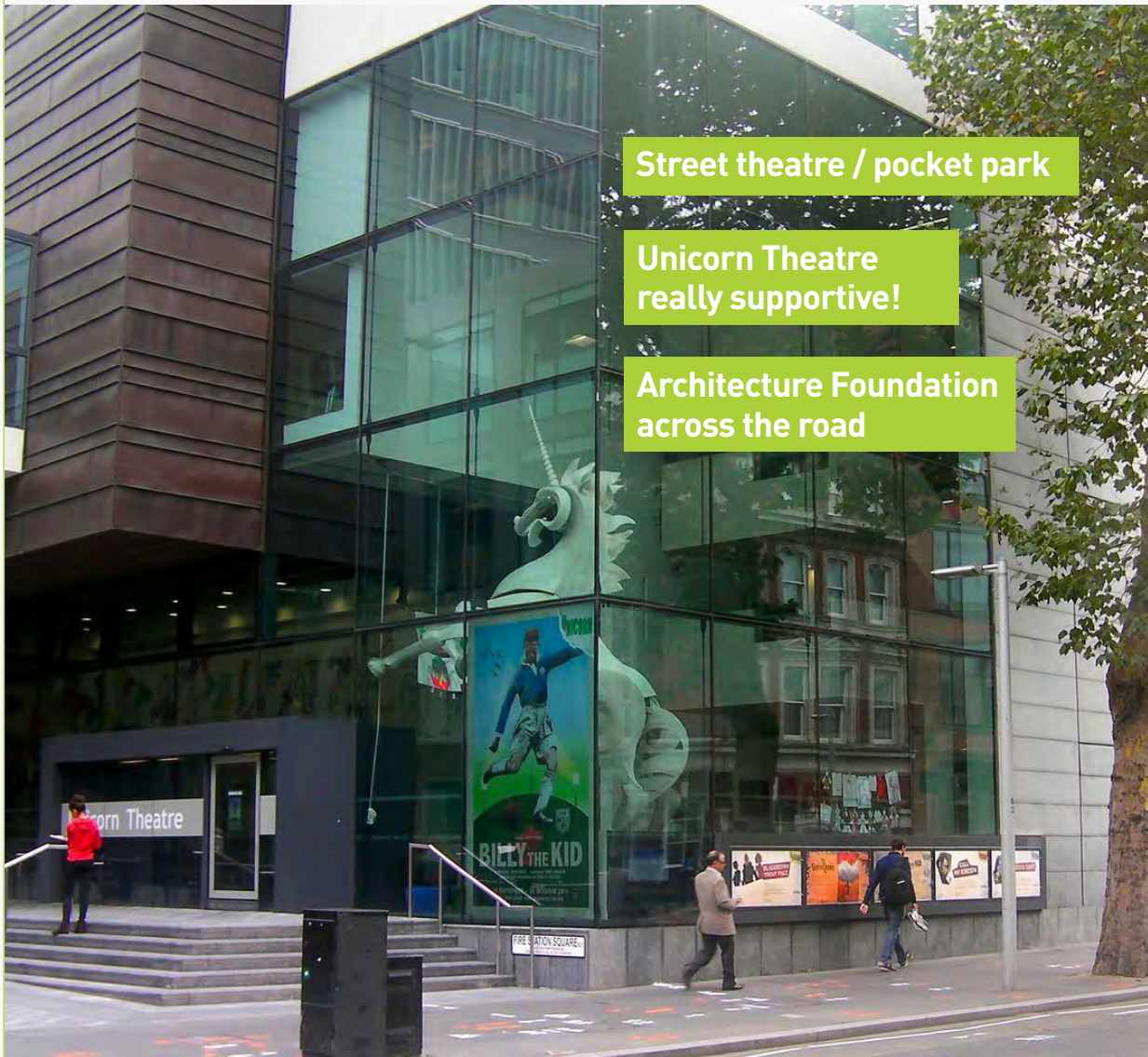
- Trial a pop-up park / theatre performance space junction of Tooley St. & Fire Station Sq
- Could bring together the Unicorn Theatre & Architecture Foundation
- The AF could run a design competition
- Helps link the riverfront with London Bridge arches and Bermondsey Street
- Personality to an often bland streetscape
- A container garden.

Partners & stakeholders

- TfL
- Unicorn Theatre
- Team London Bridge
- Architecture Foundation
- More London
- Southwark Council
- Southwark Living Streets.

Funding

- TfL
- Southwark Council s106
- Team London Bridge.



Street theatre / pocket park

Unicorn Theatre really supportive!

Architecture Foundation across the road

Open Streets, Chicago



Pocket park, Portland



DUMBO, New York



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GREEN INFRASTRUCTURE (QUICK WIN) TOOLEY STREET

Outline

- Extend the successful GLA and Drain London vertical rain garden trial
- Exemplar Green Infrastructure project in high profile location
- Space for cycle stands
- Quantifiable sustainable drainage benefit
- Green link from Potters Fields to St. Johns Churchyard
- Increased biodiversity
- Improvements to air quality
- Very quick win given success of trial
- Easily replicable.

Partners & stakeholders

- TfL
- Southwark Council
- Team London Bridge
- Potters Fields Park Management Trust
- Fair Street Housing.

Funding

- TfL
- Southwark Council s106
- Team London Bridge
- Southwark Living Streets.



Tooley Street vertical rain garden

Extend green wall from 30ft to 150ft

Room for cycle parking area

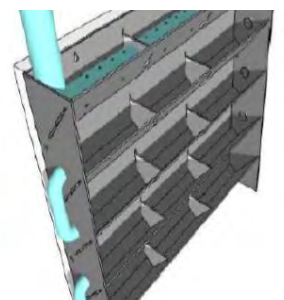
Edgware Road, London



Tooley Street flooding



Modular vertical green wall



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NEXT ACTIONS EARLY 2014

TEAM LONDON
BRIDGE

SEND VISION DOCUMENT TO TFL ROADS TASK FORCE

SEND VISION DOCUMENT TO SOUTHWARK
COUNCIL AND NETWORK RAIL

ROADS TASK
FORCE

ACKNOWLEDGE RECEIPT OF VISION

SOUTHWARK
COUNCIL &
NETWORK RAIL

ACKNOWLEDGE RECEIPT OF VISION

ALL

CONVENE STAKEHOLDER ENGAGEMENT MEETING

ROADS TASK
FORCE

DELIVER QUICK WIN PROJECTS

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CONTACT DETAILS



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