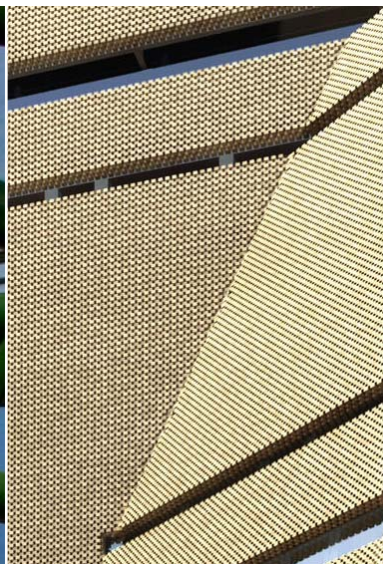




In the next five years Bankside and London Bridge will be transformed.

More than 15 development schemes representing £4 billion of investment will generate 4,500 construction jobs and 15,000 permanent jobs.



The headline figures are impressive, but what do these developments mean for you? **dbrief Quarterly** is a unique collaboration by these groundbreaking schemes, working together with Southwark Council and Business Improvement Districts Better Bankside and Team London Bridge, to bring you the stories behind those headlines.

**In this issue** we focus on how these exciting schemes are looking to the future. We all hear a lot about sustainability – working to meet the needs not only of the present but

also the future. Sustainability can be environmental, such as conserving natural resources by exploring renewable energy, but it can also be social or economic – working with local people and keeping the economy healthy.

**Borough Market** inspires passion, and not just for the quality of the food. Network Rail is working with local partners to try to minimise the impacts on businesses and residents of construction work on its new viaduct.

As a former electricity generating station, **Tate Modern** is aware that it still has power – to bring people together, to spark discussion and to

act as a beacon of excellence and aspiration for the communities that live nearby.

Groundbreaking technology at **NEO Bankside** will help to reduce the development's impact on the environment and the Hopton Street site will build on Bankside's sense of community.

**Shakespeare's Globe** shows how inspiring children on stage can help build sustainable skills in the community.

In our **Meet the People** interview we get an eagle eye view of changing Bankside from Falcon Point.

**Photo Competition!**

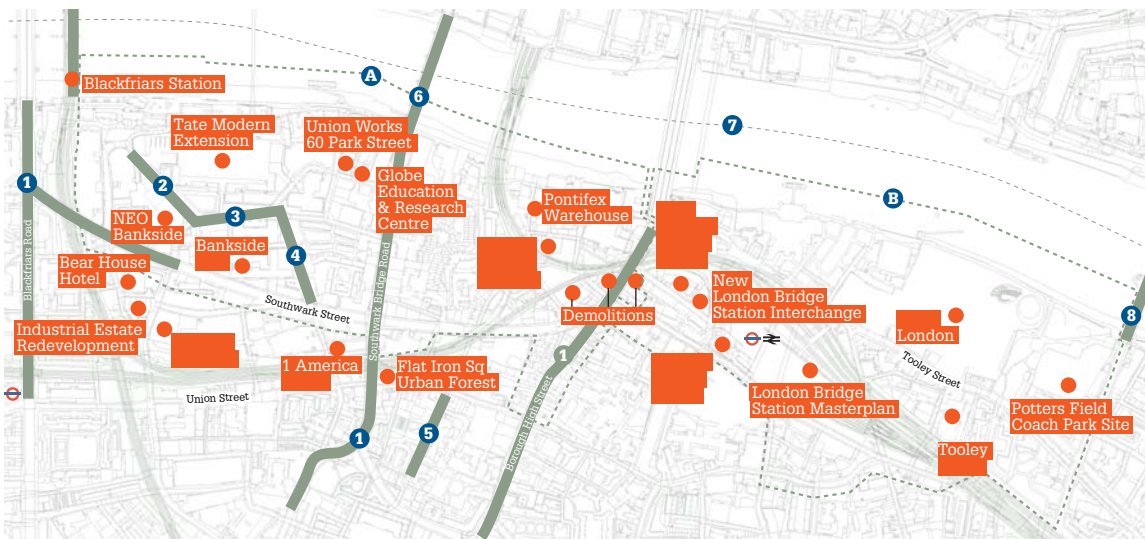
Inspired by the fascinating photographic record of Edith we invite you all to show off your shutterly marvellous talents behind the lens. Enter our competition and your work could be published in the next **dbrief Quarterly**.

**How to Enter** Submit your image that sums up 'The future's Bankside' to [betterbankside.co.uk/development](http://betterbankside.co.uk/development). Your entries will be displayed there.

Closing date 1 December 2009.

**Map**

What's Where and Who's Doing It



- Developments
- 1 Thames Water Mains Replacement
- 2 Holland Street One-Way System
- 3 Summer Street Redesign
- 4 Great Guildford Street Redesign
- 5 Red Cross Way Redesign
- 6 Southwark Bridge Refurbishment
- 7 New Thames Tunnel
- 8 Tower Bridge Refurbishment
- A Better Bankside Boundary
- B Team London Bridge Boundary

Map Version: May 2009



**7 More London**  
More London Development  
2009-2010



**Borough Market**  
Thameslink Programme  
2009-2012



**Shakespeare's Globe**  
Globe Education  
2009-2010



**160 Tooley Street**  
Southwark Council  
2009



**Bankside Mix**  
Land Securities  
2009



**London Bridge Station**  
Network Rail  
2013-2015



**Shard London Bridge**  
Sellar Property Group  
2009-2012



**Bear House Hotel** ???  
2009-2012



**Blackfriars Station**  
Thameslink Programme  
2009-2011



**NEO Bankside**  
Native Land/Grosvenor  
2009-2012



**Tate Modern Extension**  
Transforming Tate Modern  
2009-2012



**Student Housing** ???  
2009-2012

# Market Trading

Borough Market is a key link in the Thameslink Programme. Aware of its economic and cultural importance to the area, Network Rail is working to ensure that trading can continue and the unique character of the area will be retained for the future.



As part of its improvements to the network the Thameslink Programme includes a second viaduct for Borough that will run alongside the existing one, crossing Borough High Street and part of Borough Market. It is essential to the programme as it will unlock increases in capacity elsewhere on the rail network.

While this is fairly straightforward from an engineering point of view, the construction is in the heart of a sensitive and vibrant community and a Conservation Area.

Two of the best-loved landmarks in the area, The Globe pub and Borough Market itself, will both trade throughout the works. Network

Rail has roofed Jubilee Market to provide an alternative trading space for those displaced from Three Crown Square during construction and has refurbished Green Dragon Court passage.

Although the listed Wheatsheaf pub on Stoney Street has had to close temporarily while works are carried out it will also be retained – though when it reopens in 2012 it will be one storey shorter but have gained a beer garden next door. In the meantime the team is trading from the Hop Exchange around the corner.

Economic sustainability of Borough Market is a key concern for the project team. Network Rail has worked closely with stakeholders including residents, Southwark Cathedral, the wholesale and retail markets and other businesses in planning its works to minimise potential environmental impacts during construction.



Lead contractor Skanska will use the best practicable means to minimise emissions and a traffic management plan has been developed for the construction phase to minimise effects of construction traffic. Dust monitors have been gathering baseline information over the past year or so and trigger levels have been agreed with local stakeholders with monitors providing alerts to the project if these are exceeded.



The project has also been planned to preserve the historic features of the area where possible, and the glazed Victorian market roof at Three Crown Square will be dismantled and removed temporarily, before being refurbished and later reinstated alongside the new viaduct.

By working closely with the Local Authorities and its neighbours during the planning and construction stages of the work, Network Rail and its contractor aim to construct new railway infrastructure that is fit for the 21st Century with minimum impact on the local community, and to leave this historic area with a thriving Market and improved public spaces.

For further information about the Thameslink Programme, please see [www.networkrail.co.uk](http://www.networkrail.co.uk) or contact the Network Rail National Helpline on 08457 114 141



“New spaces for Bankside’s community will emerge... broadening access to the museum”

“50 residents from the Tabard and Rockingham estates performed *Quicksilver*.”

“Residents are invited to take part in a talkoake to air their views on Tate.”

# Tate Local

People around the world have heard of Tate Modern – many of them have visited – but Tate has always been aware of the importance of its local communities.

Central to the way Tate has developed over the past 10 years has been its relationship with the communities that surround it. Active partnerships at a grassroots level have been a high priority and projects such as the community garden and film club developed through the involvement of local people. As plans for Transforming Tate Modern – the development of the gallery by Herzog & de Meuron – progress this commitment has grown, with a community liaison group steering Tate’s advocacy work and helping to develop projects through Tate Local.

In July 2009 the Tate Local Summer Event offered a day of free activities for residents

of Southwark and Lambeth and a chance to find out more about Transforming Tate Modern. Residents had the chance to visit the spectacular underground oil tank spaces, which will be transformed into performance and gallery spaces, and invited to take part in a talkoake, a live, TV-style talk show to air their views on Tate and what they would like to see in the tanks.

A highlight of the day was the contemporary dance ‘Quicksilver’, performed by fifty residents from the Tabard and Rockingham estates. The performers, aged between three and 70, had spent weeks rehearsing together and exploring the gallery. In the final performance the group moved gracefully throughout the building, across the Turbine Hall bridge and out onto the south lawn, tracing the spaces of the oil tanks with their feet.

Sylvia Wachuku-King from Blackfriars Settlement and a member of the community liaison group commented, “The performance portrayed Tate as very modern and local... as I walked home and thought about what the extension would be like, I pictured myself

walking through an enormous fish tank watching many fishes from the world swim by!”

Transforming Tate Modern will bring other exciting opportunities. A new public route across the Turbine Hall bridge will link the City of London and River Walkway with the heart of Southwark. New spaces for Bankside’s community will emerge, notably to the south of the building where traces of the oil tank spaces will be echoed in the design.

Transforming Tate Modern will build on the strong relationships between Tate and its local audiences, broadening access to the museum. This will be sustained in the long term by new facilities and programmes such as Tate Local strengthening community involvement in the new building.

Watch out for future Tate Local events – giving a warm welcome to those living on Tate Modern’s doorstep. To find out more contact [synthia.griffin@tate.org.uk](mailto:synthia.griffin@tate.org.uk) or call 020 7401 5176.

# NEO Bankside Ground force

Sustainability – and the reduction of the development’s impact on the environment – has always been at the forefront of the NEO Bankside concept.

Standing at the heart of London’s South Bank, the project will integrate a 229-apartment community into the existing area to create a diverse and ecological venture. Developers Native Land and Grosvenor, together with architects Rogers Stirk Harbour + Partners have created a vision to achieve both social and environmental sustainability.



Working in conjunction with foundation contractor Cementation Skanska, NEO Bankside will boast the UK’s deepest energy piles which will power the scheme.

Peter Smith, Geothermal Manager at Cementation Skanska explains how this will work. “At 52 metres deep and 1.5 metres wide, the foundation piles double up as an integral part of a ground-source heating and cooling system, which will extract heat from the ground during winter and return heat back to the ground during summer. The system means NEO Bankside will achieve the 10% renewable energy requirement for major London developments purely on the basis of ground-source heating and cooling.”

In addition to this groundbreaking technology, the scheme incorporates a number of other sustainable features including rainwater harvesting for landscape irrigation and winter gardens that will help regulate temperatures within the apartments, reducing the need for air conditioning in the summer and heating in the winter. A combined heating and power plant, along with solar panels for domestic water pre-heating, provide a proportion of the domestic hot water and heating for each apartment.



NEO Bankside also encourages sustainable commuting. Each apartment will come equipped with a fold-away bicycle to encourage residents to use an ecological method of transportation and secure cycle storage for 96 bicycles is planned together with the car parking facilities. The design of the scheme creates a traffic-free public realm at ground level via an entrance at the rear of the development.

Simon Davis, Project Architect for Rogers Stirk Harbour + Partners says, “An emphasis on economic, social and energy sustainability was a key consideration during the design of NEO Bankside. It was important for Rogers Stirk Harbour + Partners to consider carefully how best to reduce energy and water use, increase the use of public transport and cycling and maintain landscaping and biodiversity on the site, whilst creating a scheme that adds to the urban context. The scheme aims to achieve an Eco Homes ‘Very Good’ rating.”

Alasdair Nicholls, Chief Executive of Native Land, adds, “We are fully committed to sustainable development and through the design of NEO Bankside we have striven to reduce the project’s impact on the environment both during construction and after. The project represents a breakthrough for the use of energy pile technology and we are proud to be involved in this ground-breaking project.”

## Hopton Street

Upon completion of NEO Bankside, the Hopton Street site will be handed to Tate Modern to become additional public space for visitors and residents of Bankside to enjoy.

The Hopton Street site is currently the location for NEO Bankside’s construction site offices, together with the NEO Bankside



‘prototype’ which will be used as a construction office on the ground floor and sales office on the first floor. This prototype will consist of a replication of a section from one of the NEO Bankside pavilions, including features from the internal space and architectural detail.

Alasdair Nicholls, Chief Executive of Native Land, comments, “One of the core objectives of NEO Bankside is to maintain the South Bank’s sense of community. Through returning the Hopton Street site to the public realm, the area will remain available for community use. Residents, visitors and tourists alike will be able to congregate next to one of London’s leading cultural attractions.”

For further enquiries on NEO Bankside please contact Native Land Sales on 020 7349 7228.



# A theatrical home for generations to come

The sustainability of the Southwark Community projects at Shakespeare’s Globe is perfectly exemplified to anyone attending the annual ‘Our Theatre’ performance, one of Globe Education’s flagship projects.

Watching ‘Our Theatre’ the audience can really see how young people in Southwark feel at home in the Globe Theatre, as 450 children aged five to 18 take over the stage. Each year for the past 13 years, groups from Primary and Secondary schools across the borough come together to perform a vibrant ensemble production of a Shakespeare play. In the audience, many of whom attend every year, are local residents, teachers, businesses, the sponsors PriceWaterhouseCoopers and the Mayor of Southwark.

From Summer 2010, the schools will enjoy state-of-the-art facilities in which to hold their workshops in the months leading up to ‘Our Theatre.’ They will work with practitioners from Globe Education on their scenes at the new Globe Education and Rehearsal Centre, currently being built on Park Street.

Developing sustainable relationships leading to sustainable skills in the community is a key aim for the Southwark Community Projects work at Shakespeare’s Globe. Having a purpose built home for its wide ranging programme of work will enable Globe Education to really cement relationships it has built up over the past 20 years and develop its work. As one local

“The sense of ownership of this new building is set to be as strong as the pride young people feel taking part in *Our Theatre*”

teacher said: “A spacious learning environment is crucial in children discovering and exploring their creative self. An environment where they could explore movement and voice is essential.”

The building is bound to be buzzing with the many groups coming in to use it – the Youth Theatre, community groups rehearsing for ‘A Concert for Winter’, school groups on the Excellence in Southwark programmes or of

course actors from the Globe Theatre company. The sense of ownership of this new building is set to be as strong as the pride young people feel taking part in ‘Our Theatre’. Visit [www.shakespeare-s-globe.org](http://www.shakespeare-s-globe.org) to find out more.

# Meet the People

## Living on Bankside

Developments on Bankside will attract new residents to this part of the city, but many people have called this home for years. We meet a resident with a remarkable view on change in the area.

The sitting room of Edith Richter's seventh floor flat in Falcon Point, Bankside has a view of St Paul's and the Thames that most people would envy. So why are we standing in her kitchen looking south over a large building site? With the windows open on this sunny September morning there is inevitably some noise from the construction works below, but the activity beneath the tower cranes of the NEO Bankside site is still endlessly fascinating. We watch a man climb up inside the nearest of the three cranes to reach his workplace eyrie, and Edith fetches her camera.

Like many people over the years Edith has amassed several shelves of photo albums. But



alongside the usual record of friends and family, many of these photographs feature people she doesn't know, or even no people at all. Buildings, and the people who work on them, are the stars of this remarkable collection, charting the changing landscape of the city neighbourhoods where Edith has lived – Stockwell, Vauxhall and, from 1982, Bankside.

**"Nothing lasts – but then, it's not meant to in a living city, is it?"**

Today her compact digital can zoom in on the slowly ascending crane operator but her earlier pictures were more point and shoot. She shows me one from 1971, a window cleaner whose only safety gear is a turquoise knitted bobble hat. "He suddenly appeared outside our window at 8am on a February morning, no word of warning from the Council – it nearly frightened us to death because we were on the 18th floor!"

In her 25 years on Bankside Edith has also noticed some improvements in construction methods. "It's a bit quieter these days – compared with when they built the Globe and the Vintners building", though she's glad that the pile driving seems to be over. She keeps a cracked Murano glass ashtray that (literally) fell victim to pile driving during the previous development here several years ago. It's a

valedictory souvenir of the defeat of the Hopton Street Tower local residents fought to oppose.

Edith is, however, a great fan of modern architecture when it's does well and she points out a favourite, the Strata tower, on the horizon at Elephant and Castle. "I like modern architecture that's not a square matchbox – that's so cheap. And look at the Gherkin, someone really had to work on that." She thinks that the City needs a few more towers, as "these few look lonely". She has photographed them going up and also coming down: "Nothing lasts – but then, it's not meant to in a living city, is it?"



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**Southwark**  
Council

**Team London Bridge**  
improving our district

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Better Bankside  
www.betterbankside.co.uk

020 7928 3998

Southwark Regeneration  
www.southwark.gov.uk/  
londonbridgedevlopment

020 7525 5450

Team London Bridge  
www.teamlondonbridge.co.uk

020 7407 4701

October 2009 - January 2010

### In this Issue



Market trading at Borough



People power at Tate Local



Building in renewable energy at NEO



Stage school at Shakespeare's Globe



Meet the People – A view from Falcon Point

### Plus



Photo Competition

Map of What's Where and Who's Doing It

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