

No.7 Holyrood Street – Call for Meanwhile proposals and partnerships

1. Project Summary

Southwark Council, working in partnership with Team London Bridge, is looking for creative partners to deliver an engaging and fruitful meanwhile use with a business/cultural/creative programme at 7 Holyrood Street. We are looking for a **design vision** and a strong **operational/business model** which focus on **street activation, attracting footfall** and **wayfinding**. We are seeking:

A) Designs and an operational/business model for:

- **The ‘front yard’ at no.7** – with an aim to providing a simple, flexible space which can be used for different activities during the day and early evening, including cycle storage, artwork, as well as the facility for a small food and beverage kiosk. The 118 sqm space should add to the vitality and vibrancy of the street whilst being sensitive to the context (Network Rail arches, neighbouring residential development)
- Interest and activation should be built through a **mixture of uses and programming**, providing a multi-layered activation of the site that generates return visits. The successful proposal will be developed and installed as a pilot project for Holyrood Street.
- The space at no 7. should achieve **full financial sustainability** during the meanwhile period (approximately 10 years)
- We expect bids to be a collaboration, with joint proposals made by architects, landscape specialists, cultural, business and creative operators, depending on the proposal.

London Bridge will be a ‘hub’ for the London Festival of Architecture 2019. We are also looking for a public realm/streetscape scheme at Holyrood Street, with the aim of opening up the street to activation opportunities as more sites become available for programming in the future. We are seeking:

B) Designs for a public realm scheme:

- **Holyrood Streetscape - wayfinding, lighting and public realm improvements** - the resulting streetscape should be attractive and intriguing, opening the street up to opportunities for increased footfall, retail and cultural activity in the future. This should include the **railway undercroft (not arches)** as a central ‘destination for events and social gathering to define the street activity at this location.
- Ideas should be informed by the scoping report produced by Studio Weave/00 (see background documents).

2. Wider programme – linking Holyrood to the East

This brief is for 7 Holyrood Street ‘front yard’ and a public realm scheme for the street and undercroft only. This opportunity comes after the Council’s acquisitions on the street as well as the railways arches becoming freed up after having been used for several years by London Bridge station building contractors.

The Council will be looking at a wider strategic programme for the area, comprising of 5 ‘micro sites’. The objective of is to unlock this piece of the Low Line, connecting up Bankside and London Bridge with Druid Street markets, and to Bermondsey beyond. This should be done in a way that is economically, socially and environmentally sustainable. The physical renovation of the public realm must be considered in parallel with the management and governance of adjacent spaces and properties. The sites which will come forward in a phased way are:

1. ‘Front yard’ at no. 7 Holyrood (pilot project)
2. Reconfiguration of 22 Shand Street
3. Public realm/streetscape scheme at Holyrood Street
4. Rear of 160 Tooley Street (feasibility study)
5. Lewes House garages (feasibility study)



London
Bridge
Station

- ① No. 7 Holyhood Street 'front yard'
- ② 22 Shand Street frontage
- ③ Holyhood Street public realm
- ④ rear of 160 Tooley Street
- ⑤ Lewes House garages

Magdalen Street

Tooley Street

Vine Lane

Holyhood Street

Shand Street

Barnham Street

Crucifix Lane

Druid Street

Druid Street

Kamen House

Gibbon's Rent

no. 7

Lion Court

Shand House

22 Shand St

Lewes House

St. Olave's Estate

Druid St
wildflower
planting

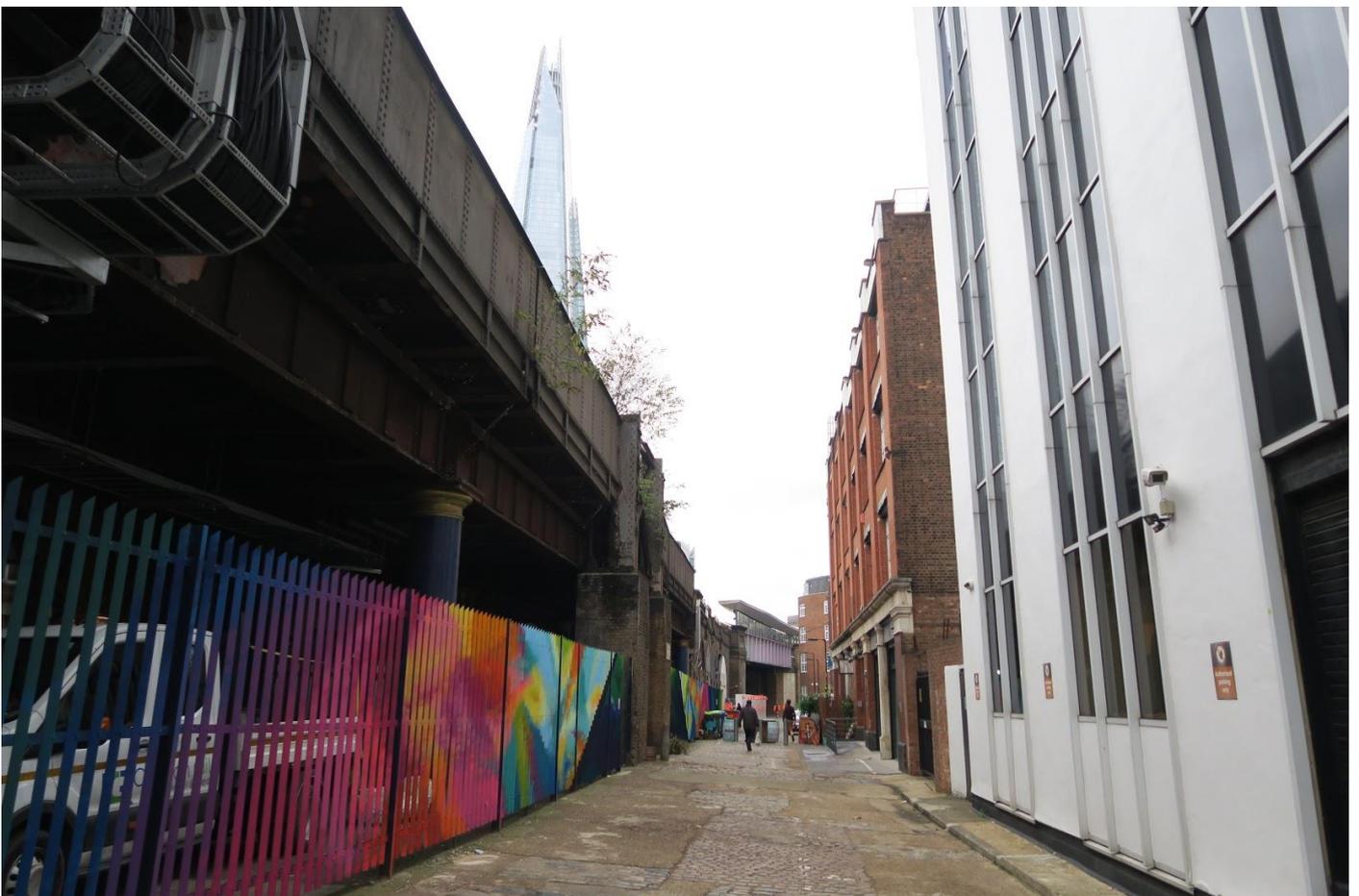
St. John's
Churchyard



No7, Holyrood street



No7, Holyrood street 'front yard'



Looking West



Looking East (no. 8, 9 and 22 Shand St)



Railway undercroft

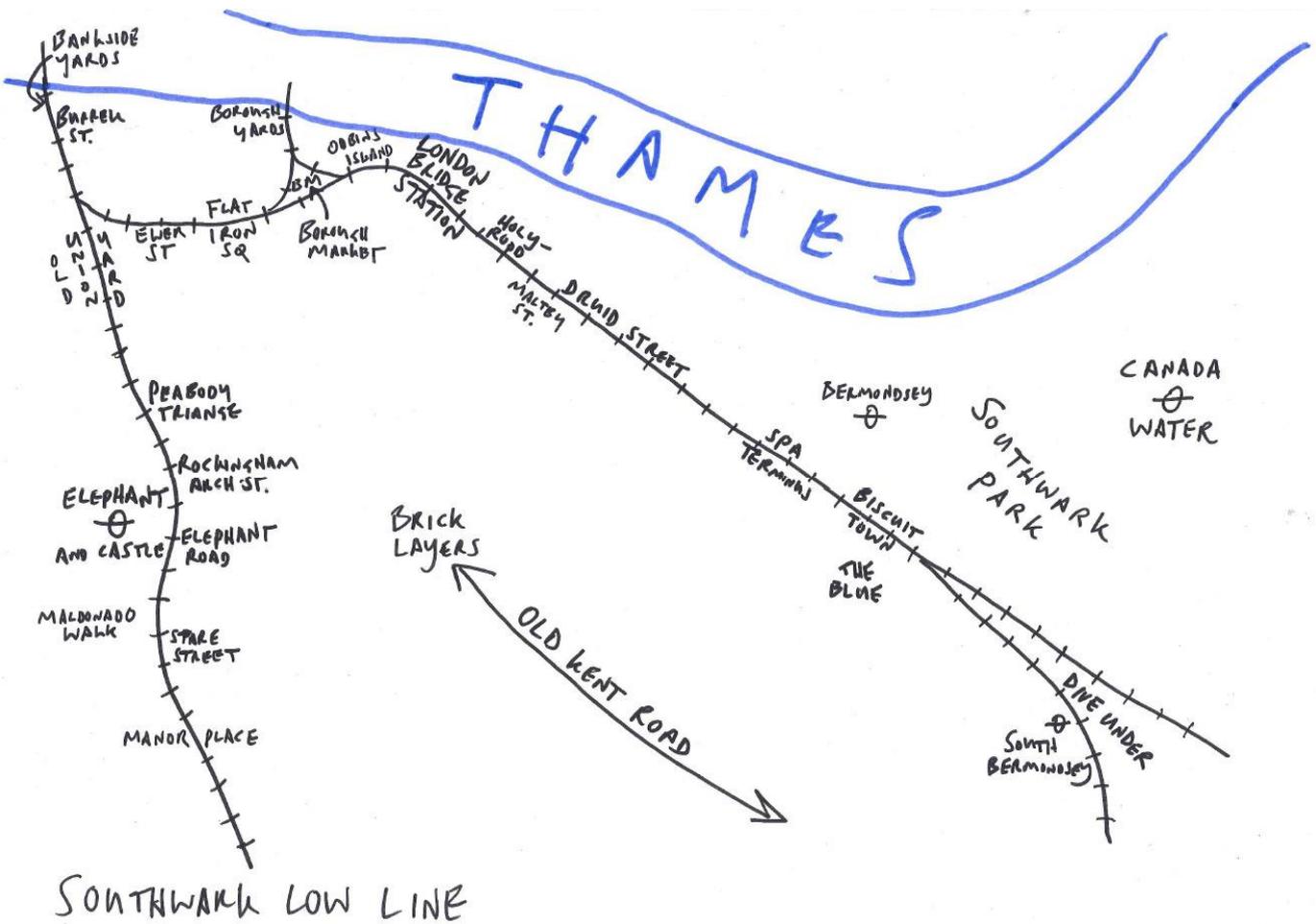


Gibbons Rent

3. Context

The Low Line

The Low Line vision sets out the ambition for a new and improved linear route alongside the railway viaducts across the whole of Southwark, creating a distinctive piece of linear public realm to connect neighbourhoods. Activation of the Low Line will facilitate the economic regeneration of the arches, higher employment densities and creative/cultural uses. The vision is not a coordinated 'masterplan' approach by the council, rather a jigsaw of organic change involving communities of residents, businesses, developers and cultural/creative operators. This particular section of the Low Line connects Holyrood Street with London Bridge station and Bankside to the west, and Druid Street market, Maltby Street, Spa Terminus and the Biscuit Factory to the east. The Low Line concept was developed by local resident David Stephens as a Southwark version of the successful High Line in New York and the vision has now been incorporated into several 'area visions' within the New Southwark Plan.



Southwark Council is working closely with the local Business Improvement Districts Team London Bridge and Better Bankside, the GLA, developers, businesses and local residents to collaborate and achieve the Low Line vision. The Council's remit is to act as a conduit and promote the concept, supporting projects to facilitate economic growth and improve access and permeability along the viaducts. A vital part of this Holyrood Street brief will be understanding how creative design, meanwhile use and investment can be best used to revitalise this key section of the Low Line and make better use of valued historical infrastructure.

So far Southwark has played a leading role in facilitating change for three Low Line projects at Flat Iron Square, Spare Street and Old Union Yard. Southwark Council works closely with Network Rail and partners to ensure that refurbishment projects are delivered sensitively and where possible in collaboration with existing tenants, for example working with Better Bankside in Union Yard. In this example, partners have worked closely with the Union Theatre to move into two refurbished arches next door to their existing operation, and mentoring the theatre owner to grow her business to include a new restaurant to cross-subsidise performances. Flatiron Square has 5 arches with restaurants, food trucks and an anchor independent music venue, O' Meara . The space has a regular flea market and pop-up ski chalet. Spare Street at Elephant and Castle is a group of arches developed to create affordable space for creative enterprise.



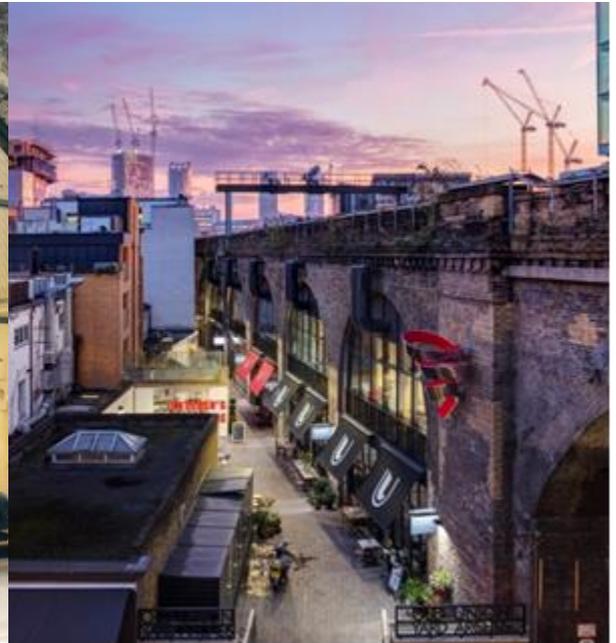
Flatiron Square



O'Meara independent music venue



*Spare Street
Old Union St Arches*



London Bridge Station

Holyrood Street is a quiet back street running east-west between Tooley Street to the North and Bermondsey Street to the South West. It runs along the historic railway arches running to and from London Bridge station. These sinuous arches and office buildings (nos. 7-9 Holyrood Street and 22 Shand Street) frame the cobbled street on each side, giving the street a particular charm and sense of place. We want to build on this special character and reconnect Holyrood Street to the wider area which is undergoing unprecedented change.

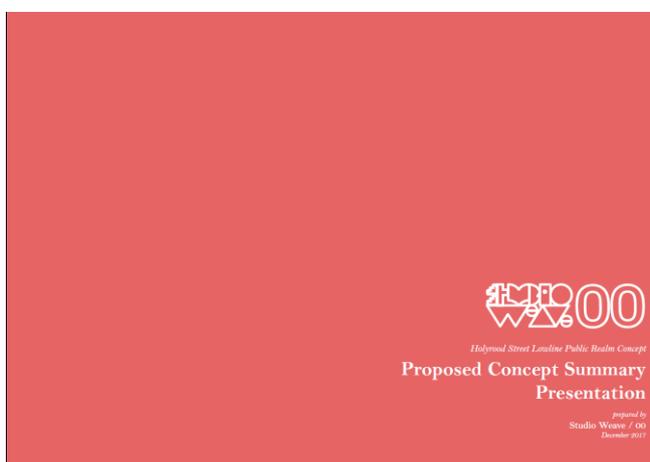
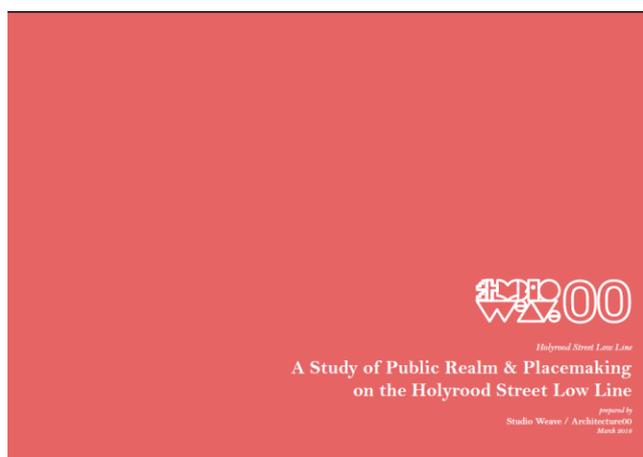
The site sits adjacent to London Bridge station which has recently received an investment of £1bn, providing the final connection in the Thameslink programme, unlocking a massive 45% increase in transport capacity, with passenger numbers increasing from 50 to 90 million per year. Built in 1836 (the oldest station in London), the station is now a twenty-first century destination in its own right, in addition to being a major transport hub. Now with 70,000 sqft of retail, new shops, cafes, bars and restaurants will open throughout 2018/19 through which hundreds of thousands of people will pass each day. As a consequence, the neighbouring Holyrood Street is set to be a landing point for the new station, opening the street up to increased activation and footfall.

22 Shand Street

This is a council-owned building. Currently the front entrance of the building is on Shand Street. The side of the building faces Holyrood Street. An opportunity exists to improve this side façade, creating an active frontage to Holyrood Street, a new entrance, planting, lighting and seating elements to add to the streetscape.

4. Holyrood Street – Scoping Study

In 2017 Team London Bridge (Business Improvement District) commissioned Studio Weave and Architecture 00 to carry out a scoping study for Holyrood Street.



This suite of documents aims to present the possible opportunities and identify next in the short, medium and long-term life of Holyrood Street and the London Bridge area. The main recommendations are that:

- There are options for food production, creativity, leisure and sustainability that can be trialled in an immediate meanwhile use
- Focus on opportunities for active frontage on both arches and adjacent properties
- Explore how use of properties and arches can complement each other and other uses and users along the Low Line and locally
- Key principles should be to create a central destination around the undercroft, promote east-west link along the street and extend and enhance Gibbons Rent into Holyrood Street.

This suite of documents should be read in conjunction with this brief.

5. The Sites – considerations

No 7. 'Front Yard'

No.7 Holyrood Street has extant planning permission in place for C3 use. The main site is a 118sqm triangular plot in front of the building which currently exists as amenity space for the building as shown in the site area drawing (7 Holyrood Site Area). There is a small triangular piece of hardstanding (approx. 7sqm) which could be suitable for additional landscaping, bike parking etc.

Planning permission for a meanwhile use will be required as part of the redevelopment. To the west of the site is Gibbons Rent, a charming garden walkway using concrete planters, winding alongside the residential developments along Holyrood and Magdalen Street. This scheme should be taken as a good precedent/backdrop, linking into the site. (see Studio Weave studies) The following should be considered:

- Care must be taken not to jeopardise the existing planning permission. As the site is a meanwhile use, 'light-touch' interventions, such as lightweight modular structures and a decked area sitting over the plot should be considered rather than having building with foundations.
- Height of any built form is limited to a single storey structure
- A small retail kiosk should be incorporated onto the plot to provide a small rental income

Holyrood Streetscape

- The Architecture 00/Studio Weave scoping study sets out a menu of options for the short, medium and long-term. This menu of options informs the potential interventions for Holyrood Street and railways undercroft. Ideas for wayfinding, lighting and public realm improvements should be developed in further detail to create a sense of place for the streetscape, ultimately continuing across to the back of the Council offices at 160 Tooley Street and beyond.

Railways Undercroft

- The arches along Holyrood Street are currently occupied on a short-term lease by Costain, the London Bridge Station contractors, as well as a number of small businesses (Firezza, Sustainable Bridges). In time, these arches will come back to Network Rail who will consider their use. In the meantime, the undercroft area flanked by the blue and gold columns can be improved with cleaning, lighting, planting, seating etc. As the arches and undercroft are owned by Network Rail, the Council does not have control over when these will become available to redevelopment. However we continue to working closely with Network Rail and we will pursue any worthwhile opportunities that can be developed in partnership to activate Holyrood Street.

6. Local Precedents

A number of innovative and creative projects have been delivered locally with partners to create a distinctive and attractive environment for business, visitors and residents. Projects include: Gibbons Rent, a unsavoury back-alley that was transformed into a green community oasis; the Vertical Rain Garden on Fair Street; the Fresh Air Square 'parklet'; and the Greenwood Theatre, a pocket park combining colour, greening and seating to transform an otherwise unremarkable corner location.



Gibbons Rent



Fair Street Vertical Rain Garden



Tooley Street Fresh Air Square



Greenwood Theatre

7. Key objectives

- a. We are keen to see proposals that bring more activity, life and interest to **Holyrood Street** and the wider neighbourhood.
- b. We want to see exciting opportunities created that can help **strengthen and revitalise** the street's own unique character and history in the face of ongoing change.
- c. Interest and activation should be built through a **mixture of uses and programming**, providing a multi-layered activation of the site that generates return visits.
- d. The space at no 7. should achieve **full financial sustainability** during the meanwhile period (approximately 10 years)
- e. We want to make **culture in Southwark accessible** and we are keen to work with cultural organisations in the borough to offer opportunities to residents.
- f. We are always keen to **maximise community involvement** in the offer. We want to see proposals that have an outward offer, both to the street physically, as well as the activity— for example community workshops, skills exchange and partnerships with local schools, faith premises, businesses and cultural facilities. We are keen on proposals that address the needs of both residents and businesses, established communities and newer ones. We are interested in innovative ideas which bring all people together.
- g. Whilst capital **investment** is offered from the Council, no funding will be made available to support ongoing operation and activities and therefore applicants should think carefully about suitable partners they may need to generate revenue streams.
- h. London Living Wage to be paid to all employees.

8. Lease Terms for the site at no.7

- Capital investment towards the successful bid. No revenue funding is available. Our commercial expectation is for the project to be self-sufficient.
- We welcome offers for single or joint bids from a consortium of partners to deliver this project.
 - Lease: we will expect the successful applicant to enter into a lease, to be agreed. The headline terms are as follows (*subject to contract*):
 - Lease: we are aiming for a 10 year term, subject to break options;
 - Rent: to be agreed, and subject to indexed linked review
 - Consents: the successful applicant (lessee) is obliged submit and obtain the relevant consents (e.g. planning, building control) and erect the approved building on the land and to meet the cost of providing all necessary utilities thereto.
 - Repairs: the lessee to be responsible for maintaining/repairing the site including its boundaries and the structure to be erected thereon.
- The lessee will meet all rates and taxes arising from the occupation of the land.
- The lessee will insure the site including buildings erected thereon including public liability insurance.
- The lessee will not be permitted to assign or sublet the lease however sharing arrangements may be permitted.
- The proposed lease will not include security of tenure therefore the Council and lessee will agreed to exclude the lease from ss24-24 Landlord and Tenant Act 1954.
- Landlord charges will be subject to VAT
- Each party is to bear their own costs in the agreement and preparation of the lease

9. Process & Evaluation criteria

All proposals will be reviewed by a panel who will select proposals and may wish to meet applicant(s) to discuss. Following any such meetings, the panel will make a selection. The selection criteria will reflect the aims of the project:

Criterion	Weighting
1. Proposal (site activation /innovative design and uses)	30%
2. Quality and sustainability of design	10%
3. Deliverability (financial viability) and business plan (operational viability)	30%
4. Build Methodology (approach to works, project management, programme)	5%
5. Evidence of experience in similar projects	20%
6. Planning requirements (feasibility of design and use to receive permission)	5%
7. London Living Wage	Pass/Fail
8. Health & Safety Policy	Pass/Fail
9. Equalities Policy	Pass/Fail

10. Your Proposal

Please submit your proposal using the following headings

1. Proposal (site activation/innovative design and uses)
2. Design, sustainability & accessibility
3. Deliverability of proposal (financial viability)
4. Business plan & implementation programme (operational viability)
5. Build Methodology (approach to works, project management, programme)
6. Summary of relative experience (include images)
7. Planning requirements

Please include the following information within your submission:

- What you want to achieve from the uses on site
- If applicable, what kind of rent model you will operate and how much you will charge?
- Current CV of the team and team structure (include evidence of relevant experience, knowledge, skills)
- Description of any relevant current /previous work/connections in SE1/Southwark

11. Timeframe & Contact

The deadline for submissions is **Monday 4th February January 2019**. Please send your proposals electronically to rumi.bose@southwark.gov.uk or by post to: Rumi Bose, Regeneration North, Southwark Council, PO Box 64529, London SE1P 5LX. If you have any further questions on this brief or responses, please submit them by email to rumi.bose@southwark.gov.uk by **5pm Tuesday 8th January 2019**. All responses will be collated and provided to all applicants by **5pm Friday 11th January 2019**.