



Bankside House, Sumner Street, SE1

Summary of Proposals

December 2011

Conclusion

I hope it is clear from these proposals we have taken our responsibilities to the area very carefully. We believe we have come forward with a scheme that not only meets our needs but, importantly, also improves the area for others in a sustainable way.

Julian Robinson, Director of Estates, LSE



Existing North Elevation



Computer Generated Image of the North Elevation

- The LSE has an existing requirement to house an additional 600 students – this proposal is an essential component in meeting this pressing need.
- The LSE is a charity and not for profit organisation, unable to compete with private sector developers. This extension will allow the LSE to continue to fulfil its mandate to provide subsidised pastoral care to all first year LSE undergraduate Students and ensure that education at the institution remains inclusive to all.
- As such, the rents charged to students at Bankside House will be considerably lower than charged at 'open market' student accommodation.
- The design comprises a subtle but skilful rooftop extension that takes many of its cues from neighbouring buildings. This has been worked up in collaboration with the Council's design officers.
- The physical landscape around Bankside House will be completely rejuvenated. Vehicles will be removed from Sumner Street and Great Guildford Street, and extensive hard and soft landscaping that has been developed in line with the Better Bankside Urban Forest proposals and the Tate's planned park along Sumner Street will significantly improve the pedestrian and visitor experience.
- The existing restaurant facility will now successfully engage with Great Guildford Street and provide a landscaped, publicly accessible terrace.
- Bankside House has been a successful hall of residence for 16 years; the extension will allow the facility to continue to flourish, whilst optimising the potential of the existing LSE site.

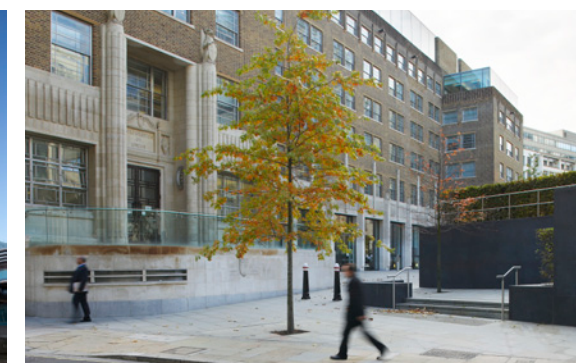


Sketch View of the Proposed Building Form from the North East

Introduction

This application, to expand the amount of accommodation at this building by adding 2 floors (with some adaption of the floor below), is proposed in order to allow the LSE to continue with its mandate to provide subsidised pastoral care to all its first year students. The Proposals have been developed in liaison with Council officers over the past 12 months and

have also been influenced though positive discussions with representatives of Bankside Residents Forum, Better Bankside and Tate Modern. The images below of the existing building alongside the proposals give you an idea of the changes being made. Overleaf we provide more detail on aspects of the scheme.



Existing Buildings of Similar Style & Form

Design

Following discussion on a number of options an elegant 2 storey box is proposed. It is an innovative design with flush clear vision and back painted glass that seeks to complement the design of other nearby buildings.

Over the page, you can see detailed images of similar existing buildings, some in the area, and how the proposed design reflects this. Also, we plan to make this scheme as sustainable as possible and there are a number of integral design solutions that reflect this, including installing green roofs and as many solar panels on the roof as possible.

The original plans to put accommodation in the basement are not now being pursued but the re-landscaping and removal of the parking to Sumner and Great Guildford Streets also affords the opportunity of the existing café extending out into Great Guildford Street with direct access. The basement area, by rationalising and removing the car park, is being extensively modified to improve student amenity and study facilities and also to create 190 bike parking spaces on site, combining learning and living to further enhance the student experience. Car parking is being reduced to those spaces located in the building entrance forecourt, which are for staff and those with disabilities, and will be carefully managed.



Proposed View from Park Street

Need

A recent survey of demand and supply indicated we have to provide a further 600 units of student accommodation urgently. We have reviewed our estate and believe this scheme is vital to achieving our goal.

We have a clear commitment to provide accommodation for all our students in buildings we own and manage directly. As you know we have a very diverse student body who come from many places – Camberwell and China, the Elephant and Europe, Aldgate and America.

This strategy enables us to provide pastoral care and a wide range of student support services directly to our students and we feel this is better done in property we own and manage than by contracting out our accommodation to another provider such as Unite.

We hope this approach and the fond memories of their experiences of living in the area will encourage our students to consider staying and living in Southwark after they graduate.

Public Realm

There are plans to improve the area around the building with a public access terrace, trees and other planting, improving not only the land within our demise, but all adjacent walkways. This has been discussed with Better Bankside, Bankside Residents Forum and the Tate Modern and it is intended to both complement the planned pedestrian routes for the Forest

and enhance the pedestrian routes around the Tate Modern extension with further landscaping in line with the Urban Forest Proposals. An indicative image of these plans is provided below. There is also provision in the Section 106 contribution for the Council to make public realm improvements ideally to Canvey Street to the west of the site.

Proposed Landscaped Master Plan



Access

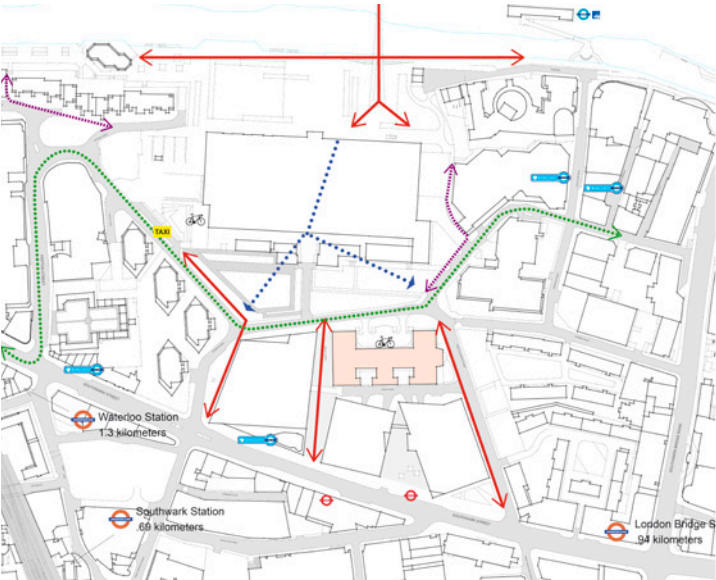
With the officers we have looked very carefully at the pedestrian routes from the river south and also from nearby bus stops and Underground and rail stations. We have similarly looked at cycle routes as we expect the majority of students to walk or cycle to their places of study. We have also looked at routes local residents and workers use to and from the river. The street plan below highlights the results of this analysis.

Key

- Primary pedestrian routes to & from Bankside
- Secondary pedestrian link routes
- Proposed new pedestrian route through Tate Modern
- Proposed national cycle route

Public Transportation Key

- Tube Station
- Bankside Pier
- Bus Stop
- Barclays Cycle Hire Docking Stations
- Public Cycle Racks
- Taxi Ranks



Pedestrian Access & Public Transport Connections