

London South Bank University

	PAPER NO: PC.15(12)	
Board/Committee:	Property Committee	
Date:	10 th October 2012	
Paper title:	Background information for the areas to the rear of the Terraces (SGI) and Chapel Site (SGII).	
Author:	Stephen Wells, Director of Estates and Facilities	
Executive sponsor:	Martin Earwicker, Vice Chancellor	
Recommendation by the Executive:	To note the contents of the paper and discuss a way forward	
Aspect of the Corporate Plan to which this will help deliver?	Delivery of the board approved (July 2010) 25 year vision for the estate	
Matter previously considered by:	Board of Governors	On: July 2010
Further approval required?	N/A	N/A
Communications – who should be made aware of the decision?	N/A	

Background

The purpose of this paper is to summarise the history of previous proposals regarding the terraces and the buildings and land to the rear of the site (St Georges I (SGI)) and the chapel site (St Georges II (SGII)), on the Southwark Campus and to commence preliminary discussions on future options for these sites. This is part of the work that has commenced in consultation with stakeholders to review the content of the next phase of the Estates Strategy. The final phase of the currently funded £38M Estates Strategy project with the new Enterprise Centre will be completed in the Summer of 2013.

1.0 SGI – Background Site Information

Site bounded by Borough Road, London Road, Thomas Doyle Street and Rotary Street, (excluding the Georgian Terraces currently being converted to form the Enterprise Centre).

- 1.1 This site (excluding the Enterprise Centre) is approximately 0.260ha in area and was acquired freehold by the University in 1997.
- 1.2 Effectively this site is formed of three separate historical pieces of land with different historical uses, these are:
 - 1.2.1 Current Temporary Students' Union Building site. This temporary building has been on the site since 2006. Previously the site housed what was known as Mansfield Street Sunday School a historic building (but un listed) more latterly used as a music studio, which the University demolished in September 2000 whilst public consultation was ongoing regarding the establishment of the St Georges' Conservation Area. This was subsequently established the following month and would certainly have offered the building protection from demolition. The site falls totally within the St Georges' Conservation area established in October 2000.
 - 1.2.2 The Rotary Street Building site. This building of two storeys dates from the late 19th Century and was originally school premises and has been used by the University initially as a Students' Union and latterly for teaching purposes housing its Department of Education until November 2009 (this activity was relocated to K2). It has since remained vacant. The building is not listed and whilst it abuts the St Georges' Conversation Area it is not within the conservation area itself.
- 1.3 An un-adopted interim report by English Heritage titled "St Georges' Circus" dated February 2004 categorises the Rotary Street Building as "Notable" but then goes on in text to state it is "fairly ugly". Southwark Council's "The Enterprise Quarter" SPD dated September 2008 (now superseded) categorises this building as a "building with some urban design quality". The current Southwark Council Elephant & Castle SPD dated March 2012, categorises this building as a "building with townscape merit", but it does not feature in the appendix schedule of buildings which have the potential to be locally listed.
- 1.4 The Blackwells site, (also known as 119 to 122 London Road). This is a building of two storeys dates from the 1920's and was probably built for commercial/retail purposes. The ground floor has been used more recently for a University bookstore, hence the "Blackwells" name, but the retail unit was

vacated in late 2011 and is currently vacant. The ground floor is in poor condition with issues associated with the structural integrity of the ground floor structure. The first floor is currently leased by the University to the Cambridge Education Group (London Foundation Campus) and is used for teaching purposes. The building also has an external yard in which there is an electricity sub-station, the land that it is on is leased to UK Power Networks for 99 years from March 2007. The building is not listed, but is totally within the George's Circus Conservation Area.

- 1.5 The un-adopted interim report by English Heritage titled "St Georges' Circus" dated February 2004 categorises this building as "Notable. Southwark Council's "The Enterprise Quarter" SPD dated September 2008 (now superseded) categorises this building as a "building with some urban design quality". The current Southwark Council Elephant & Castle SPD dated March 2012, categorises this building as a "building with townscape merit", but it does not feature in the appendix schedule of buildings which have the potential to be locally listed.

2.0 SG1 Development Potential

- 2.1 As the majority of the overall site is within the St Georges' Conservation Area and the Rotary Street Building is immediately adjacent to it, then any development proposal will need to satisfy Planning Policy Statement 5 (PPS5): "Planning for the Historic Environment". This will mean that it would not be possible to demolish either of the standing buildings without a redevelopment proposal ready to submit for Planning and Conservation Area (where appropriate) consent (s). It is extremely unlikely that consent could also be obtained for the site of one of the existing buildings, without a clear development strategy and proposal for the whole of the complete site.
- 2.2 In Southwark Council's "The Enterprise Quarter" SPD dated September 2008 (now superseded) as part of the "key development opportunity sites" identified in this document, this site was shown and an example of likely permitted development was illustrated. This illustrated a new build across the three areas forming the overall site, with a similar height massing fronting London Road (site of the current Blackwells building), but with stepping up behind towards both Rotary Street and Thomas Doyle Street, maximising the development opportunity, whilst respecting the London Road streetscape and views from the obelisk at St Georges' Circus at the centre of the Conservation Area.

- 2.3 The approved Estates Strategy vision approved by the Board in July 2010 broadly follows the opportunities indicated in the Elephant and Castle SPD. The building was annotated as a flexible building.

3.0 SGII (Chapel Site) – Background Site Information

- 3.1 The site was acquired by the University in 1997.
- 3.2 The postal address for the site is 109-112 Borough Road.
- 3.3 The current site between Rotary Street, Borough Road, Keyworth Street and Hugh Astor Court (leasehold owned by Peabody) is 1,230 Sq M (0.123ha).
- 3.4 The existing chapel building dates from 1846. It was then known as St George's Presbyterian Church. It is a Grade II listed building (listed in September 1972). Around 1908, the Chapel was closed down and then acquired as offices for R.Hoe and Company, makers of newspaper and magazine presses. It is likely that at this time internal changes were made to adapt the building form to suit offices and storage. An additional storey (3rd Storey) was added to the building after 1938. Businesses survived here until the 1970's from which time it has remained empty and derelict. Apart from the aging process and a lack of any maintenance, the building has suffered severe fire damage internally. There is possibly earlier historic damage suffered during the second world war when the area was severely bombed.
- 3.5 It has been on English Heritages' Buildings at Risk register for many years.
- 3.6 It is within the St Georges' Conservation Area established in October 2000.
- 3.7 The building whilst in its second period of disuse, but before purchase by the University has had a fire inside, almost totally destroying the interior completely.
- 3.8 The external walls of the building are structurally sound and there is a felt flat roof to the twentieth century upper storey keeping the building relatively dry. The external scaffolding and netting around the building is there to protect the public from any falling debris from the façades. The interior of the building was totally cleaned out and made safe by the University in 2006.
- 3.9 The building is a three storey high building with basement level of load bearing masonry external walls, timber and concrete floors supported by internal steelwork and the external walls. The foundations are likely to be brick corbelled onto traditional spread footings. At the north-east corner of the building, a concrete staircase within masonry walls rises to the top floor level. Between the staircase and the front doors to the Chapel is a lift which rises

within a block work wall shaft from basement level to the top floor. The lift winding gear, pulleys and framing still remain although these have fallen into the shaft. The ground floor is mostly missing, having fallen and continuing to fall into the basement. From what is still visible and in place, it is a timber joisted floor spanning between deep plate girder steel beams and the external masonry walls. The beams are supported on cast iron columns. The steel beams span between columns from front to back of the building and the timber joists span from side to side. A mezzanine floor has been added between the original ground floor and first floor. As this floor could not be wholly supported off the existing columns due to the increased loads and the requirements for carrying partition loads, additional steel columns were added rising from the basement level on new foundations. The floor construction is of timber joist and steel beam with clinker concrete infill.

- 3.10 The first floor is mainly of 12" timber joists supported on steel beams which in turn are supported from the cast iron columns rising from the floors below. From the evidence of collapsed sections of floor within the central section of floor along the length of the Chapel, the presence of clinker concrete sandwiched between timber boarding and joists was observed, similar to the type of floor construction observed at mezzanine level. This suggests that the central section of floor was added later than the original Chapel construction and probably at the same time as the mezzanine floor. Additional steelwork has also been added to carry additional floor loads especially from partitions. There are no internal columns above first floor level.
- 3.11 The existing second floor is not of the original Chapel construction and has in fact been constructed over the original roof of the Chapel, which is still visible below the floor via a hatch in the floor of a room at the north west corner of the building. The later floor is of in-situ reinforced concrete and precast concrete slabs laid on plate girder steel beams spanning the full width of the Chapel. The upper storey from and including the second floor was added above the existing Chapel roof. The walls on Rotary Street are constructed in masonry, keeping the same wall thickness and configuration of piers and window openings as for the lower storeys. The front façade wall is also constructed in masonry but of reduced overall wall thickness and of plain features compared to the façade below.
- 3.12 The present roof of the building is generally flat of reinforced concrete and embedded steel beams which are observed as upstand beams spanning the full width of the Chapel. The central section of the roof is void, where lightwells existed apart from the spanning steel beams and is framed by a reinforced concrete upstand beam, the whole supporting a more recently constructed timber joisted, boarded and felt covered flat raised roof.
- 3.13 The two street elevations, Borough Road and Rotary Street, have a high level frieze and cornice and the whole of the Borough Road masonry elevation is

faced in stucco render. Both street elevations are partly obscured by scaffolding, decking and safety netting erected several years ago to catch elements of the stucco render to the high level frieze and cornice which have been eroding through water penetration and corrosion. The stability of the building is inherently provided by the external shell of the building which uses thick and continuous masonry gravity wall construction. Typically this wall steps in to a reduced thickness as it rises to the upper storeys. The internal floors at ground, mezzanine and first floor levels provide little horizontal restraint. The original roof deck and the new roof deck are rigidly connected to the external walls and do provide lateral restraint to the external walls.

- 3.14 To the eastern side abutting Keyworth Street a temporary outdoor amenity space was created in 2011 for the benefit of staff and students to use when weather permits. The facility, renamed by students as the “telly-tubby garden” is a popular facility and very popular with staff and students due to a lack of local “green spaces” across the campus and surrounding area. This garden area is subject to planning and listed building permissions which currently expire at the end of December 2014, but probably could be renewed for a further period prior to any site development, if required.

4.0 Adjacent Site (Hugh Astor Court)

- 4.1 The site bounded by the rear of the Chapel site, Rotary Street, Thomas Doyle Street and Keyworth Street is leasehold to the Peabody Trust from March 1992, the freehold remaining with City of London as Trustees of the Bridge House Estates.
- 4.2 This site currently accommodates a development from the early 1990's of only four stories, ground, first, second and third, of 32 rented flats together with a garden and car park area to the Rotary Street eastern side of the site.
- 4.3 The site is believed to be on a long lease, from Bridge House Estates to Peabody Trust.

5.0 SGII Previous proposal

- 5.1 The University developed a scheme in 2005/6 which obtained Planning and Listed Building permissions unopposed in October 2006, but which expired three years later un-built. This was for a University Students' Union together with a NHS Primary Care Centre.
- 5.2 This proposal established the following acceptable criteria in 2006;
- 5.2.1 The principle historic and architectural interest is now limited to the front (Borough Road) and western (Rotary street) facades. This being due to the

“limited interest in the other two much altered facades and the advanced state of disrepair internally”.

- 5.2.2 The retention of these two facades, but incorporating the later twentieth century additional storey height reflecting the other and dominant historical use. This importantly maximises the height for new development behind to give four (ground and three) modern storeys of floor space, but at the same time respects roofline views from St George’s Circus.
- 5.2.3 A new build four storey contemporary “cube” on the site linked via a glazed full height atrium to the two existing chapel facades and providing a set back entrance area from Borough Road. This approach gave total freedom over floor levels in the new build and avoided the need to be tied to existing inappropriate historical floor levels and windows of the former chapel.
- 5.2.4 The need for the new build within a Conservation Area to be of a high quality with good detailing, especially façade and envelope (2006 proposal had a Tecu bronze clad envelope).
- 5.3 The 2006 proposal achieved 3,240m² gross internal area in a cube building with a central lightwell down to first floor, over four floors, ground with a generous floor to ceiling height, then first, second and third floors with standard office floor to ceiling heights.

Proposal in 2005/6	
Total Size	3,240 sq M.
Floors	4 floors.
Budget (2008) excl section 106, section 278 highways cost and CIL (Community Infrastructure Levy), current estimation of these matters would be in the region of £0.5M.	Total budget £13,905,900 Total construction cost £11,466,000 incl. VAT

- 5.4 This was the final phase for the previous 2004 Estates Strategy Programme (part of this was the K2 project). But it was cancelled by the Board of Governors in 2008. The proposal had been to the market for competitive tenders for construction.

6.0 Restrictions to SGII Site

- 6.1 The Chapel building and a small area to the south behind remains empty and unused. Statutory bodies and conservation groups are keen to see a proposal that puts the site back into a beneficial use.

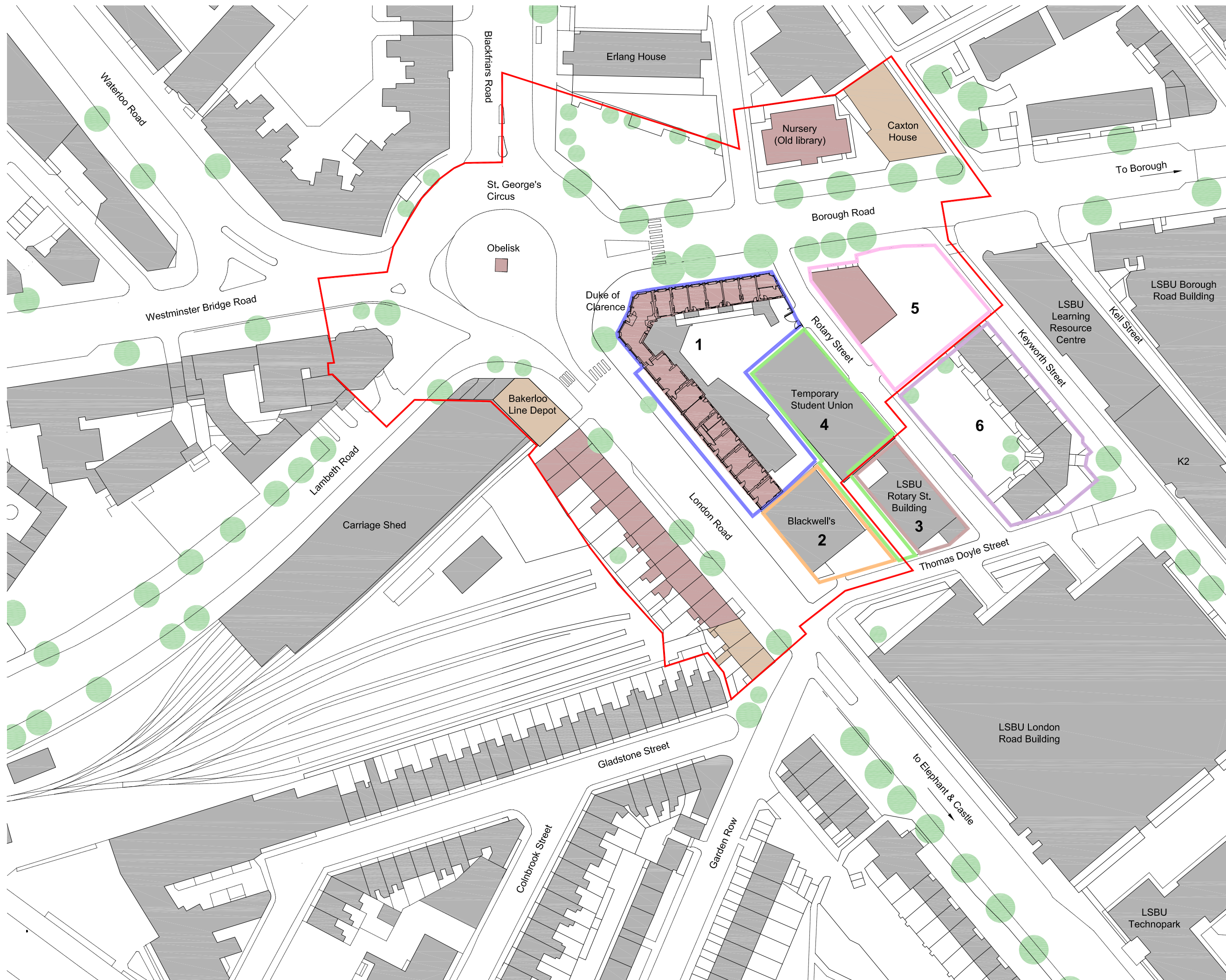
- 6.2 The Board are to note the restrictions of Planning Policy Statement 5 (PPS5). In March 2010 the Government published PPS5 (often referred to as a Historic Building appraisal and justification of proposal report) requires a new set of planning policies for the historic environments. These policies replace the guidance contained in PPS 15 and PPS 16, the previous guidance notes for the historic environment and archaeology.
- 6.3 These new PPS5 policies are relevant to applications relating to "heritage assets", including non-designated assets if they have historic, archaeological, architectural or artistic significance. These may include buildings, parks and gardens, standing, buried or submerged remains, areas, sites or landscapes; and the policy requires that the significance of the asset must be sustained and enhanced. Applicants must assess the significance of the asset which their application relates to, and provide an impact assessment and justification for their proposals.
- 6.4 The introduction of non-designated assets will inevitably create some uncertainty when developing a site, as almost any structure may now be identified as an heritage asset.

7.0 Way forward

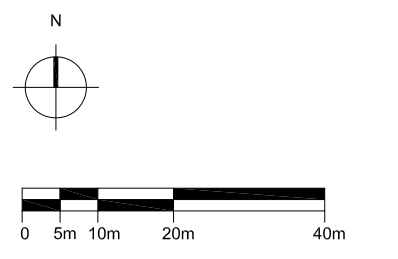
- 7.1 To discuss and agree business requirements for development of the site.
- 7.3 To receive approval from the Board for continued discussion requiring acquisition of the Peabody Building.

Appendix 1

Site Plan



- Listed buildings
- Unlisted buildings that make a positive contribution
- St. George's Circus Conservation Area
- 1** Enterprise Centre
- 2** Blackwells
- 3** Rotary Street Building
- 4** Temporary Students' Union
- 5** Chapel Site
- 6** Hugh Astor court (Peabody)



Waterloo Road

Blackfriars Road

St. George's Circus

Obelisk

Erlang House

Nursery (Old library)

Caxton House

Borough Road

To Borough

Westminster Bridge Road

Duke of Clarence

LSBU Borough Road Building

LSBU Learning Resource Centre

Keyworth Street

Lambeth Road

Bakerloo Line Depot

Carriage Shed

London Road

Rotary Street

LSBU Rotary St. Building

LSBU London Road Building

Thomas Doyle Street

Gladstone Street

to Elephant & Castle

LSBU Technopark

K2