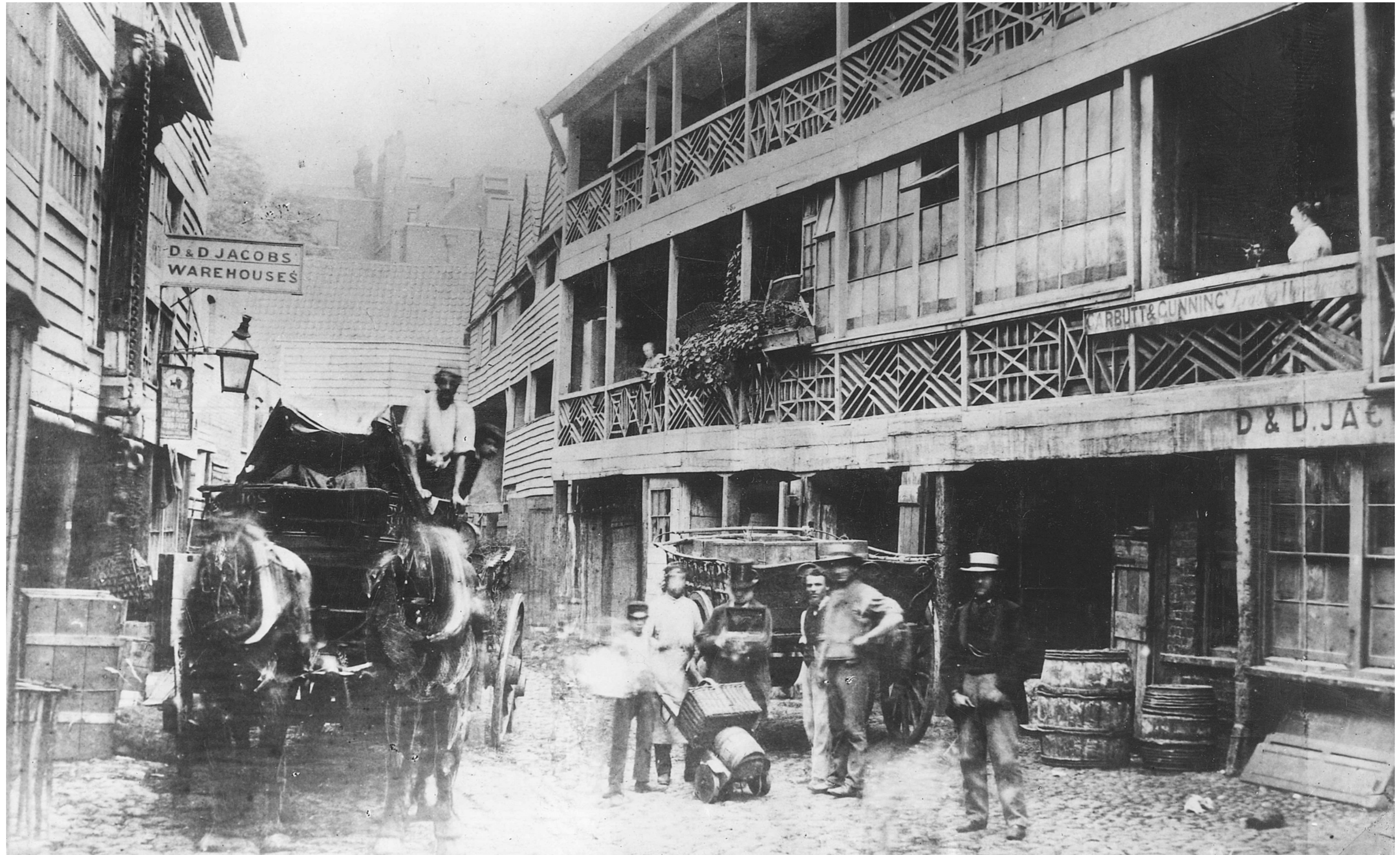


INNS & YARDS, BOROUGH HIGH STREET IMPROVEMENTS TOOLKIT



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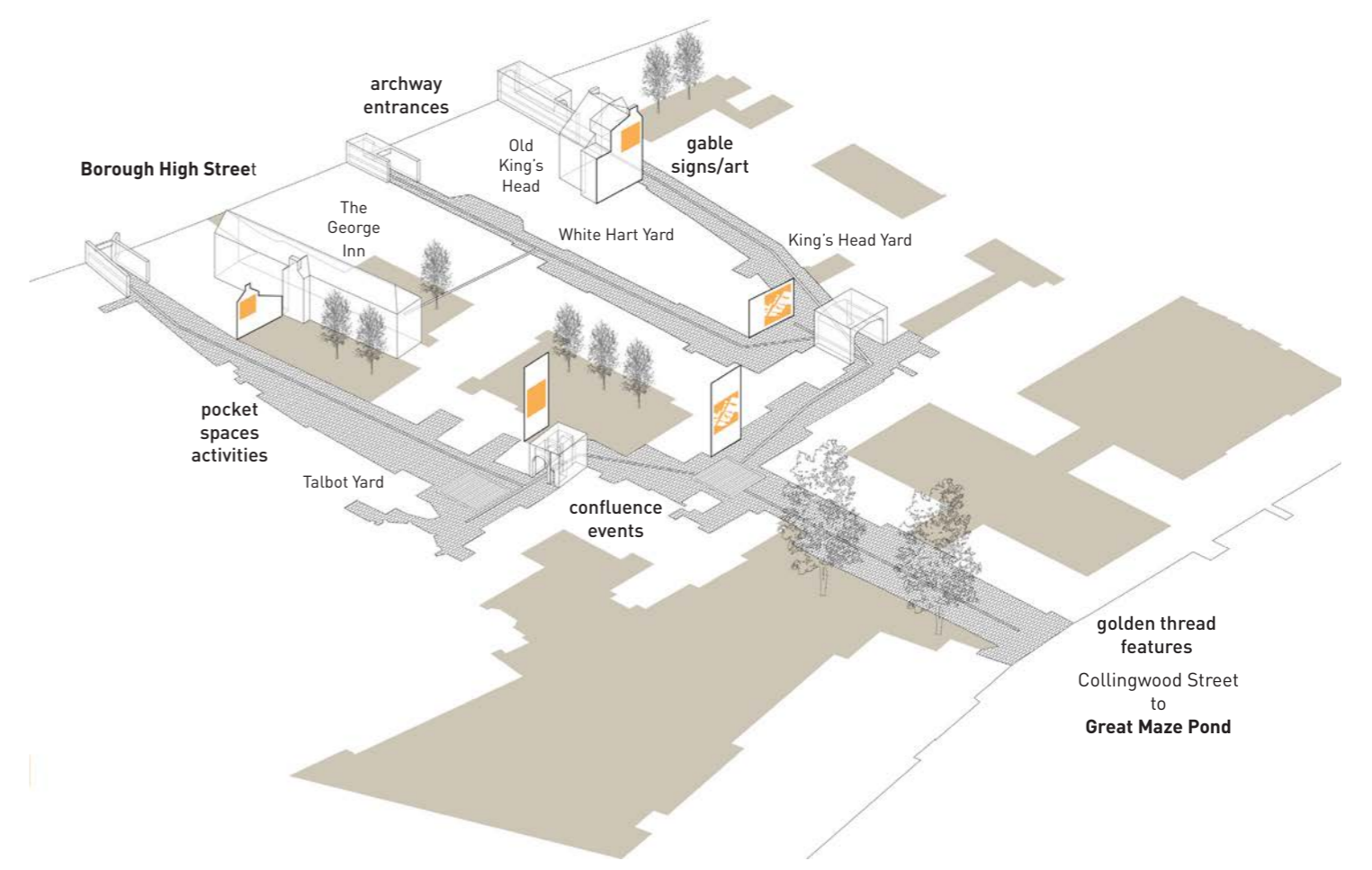
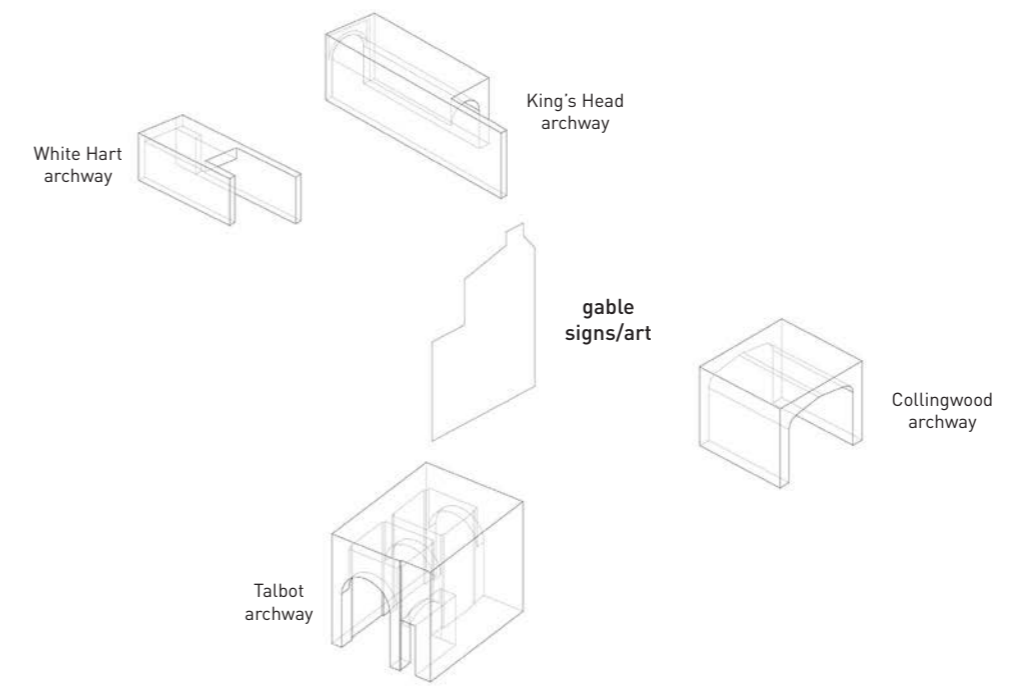
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1. INTRODUCTION

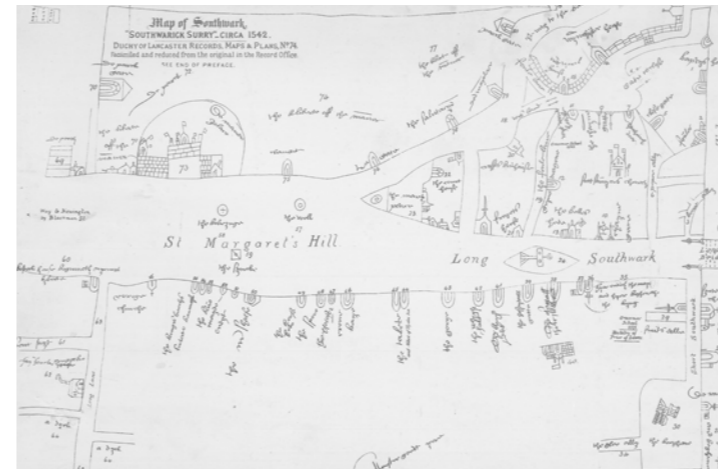
Borough High Street's Inns & Yards have been highlighted as opportunities for improvement, in the context of wider ongoing regeneration in Southwark across Bankside, London Bridge and Elephant & Castle. The Inns & Yards are places of unique history and rich heritage offering the potential to evolve and adapt as an integral part of the accelerating and sometimes dramatic change around them. These are valuable pieces of connective public realm which can be experienced as attractive and necessary urban sanctuaries in the heart of the city. The 'Toolkit' suggests ways the Inns & Yards can be improved to respond to the challenges that forthcoming changes represent, building upon the special characteristics of these distinctive spaces.

How does the 'Toolkit' work? The document outlines the wider regeneration context in Southwark within which the Inns & Yards are situated, and it offers a concise summary of the Inns & Yards' key history and heritage as it informs future opportunities. It then sets out ways in which physical interventions can be made to the Inns & Yards according to possibilities and priorities site by site. There are many users of the Inns & Yards, frequent and occasional, including residents, businesses, institutions and individuals. All of their views have been sought in the preparation of the Toolkit. The document has also been prepared alongside specific design proposals for one yard in particular, White Hart Yard, providing an 'exemplar' for the Toolkit's implementation.

Who is the 'Toolkit' for? The document is intended to be used by any groups looking to make improvements within the Inns & Yards. These groups include: landowners and developers, business occupiers, local residents, local Stakeholders and any other local interest groups.

Clients:
Better Bankside
Team London Bridge
Southwark Council

Consultants:
Untitled Practice, Landscape Architecture
Studio Dekka, Lighting Design
Urban Movement, Transport Engineering



Illustrative map of Southwark showing arches to Inns & Yards, circa 1542



Borough High Street leading to London Bridge, map circa 1600



OS Map showing the Inns & Yards centred on White Hart Yard, 1878

2. HISTORY

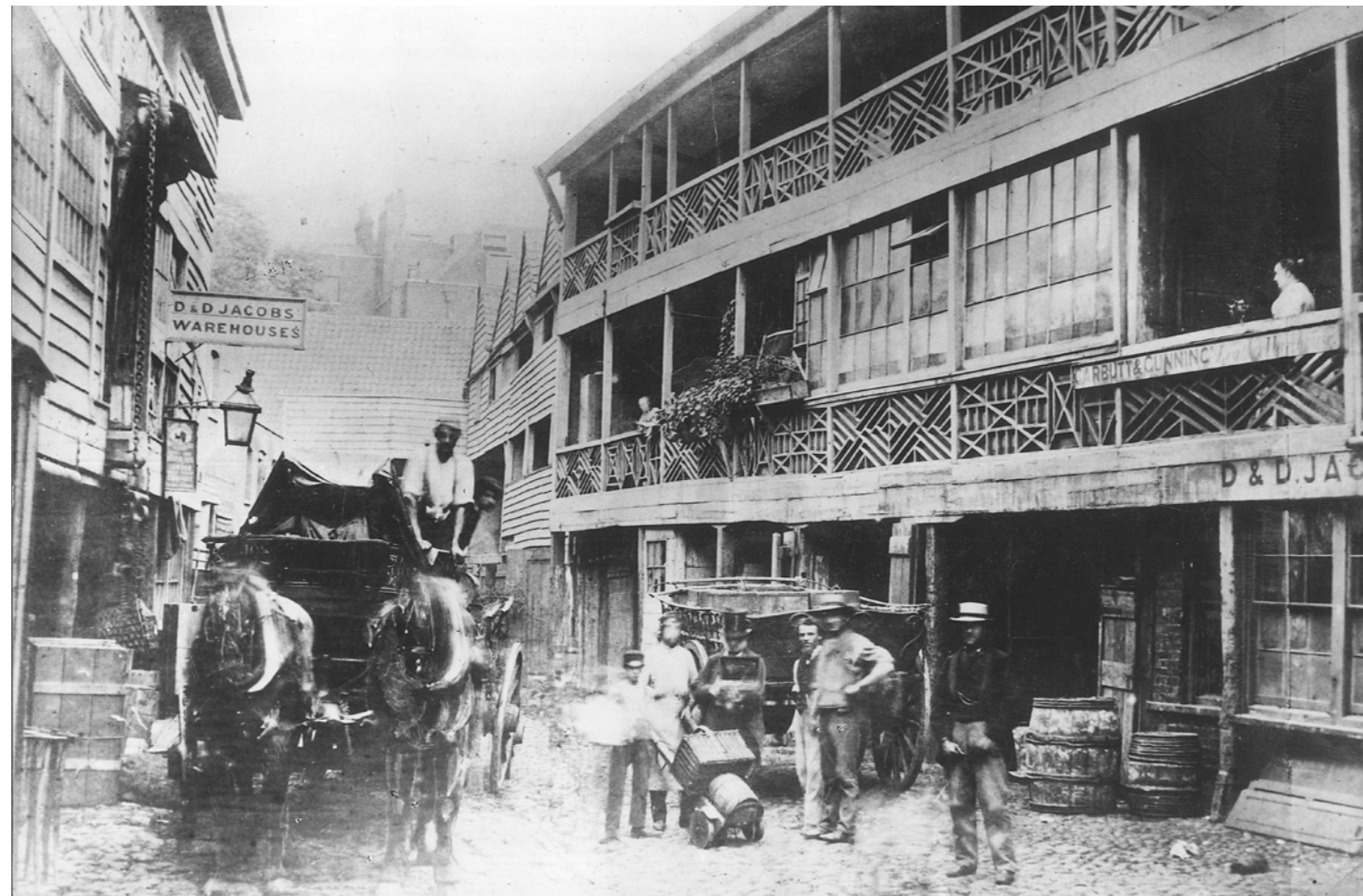
Urban Development

The Thames crossing point at London Bridge was the city's first, dating back to Roman times. Borough High Street was the way into the city from the south, leading to the establishment of Inns along its length offering food and board for travellers. The Inns were serviced by Yards for stabling of travellers' horses, as well as loading/unloading of goods.

The Inns & Yards therefore developed symbiotically, buildings and streets in mutual relationship with each other, evolving a distinct urban typology which characterises the period. The Yards were also the sites of the earliest street theatre, for entertainment of travellers, overlooked by the galleried façades of the Inns.

These were busy, bustling places with people and livestock jostling for space, and a constant coming and going of not just travellers, but also traders. The Hop Exchange on Southwark Street, and WH & H Le May Hop Factors building on Borough High Street and re-purposed archway at White Hart Yard, are remnants of the area's many hops processing factories. These also further account for the unusual concentration of Inns here.

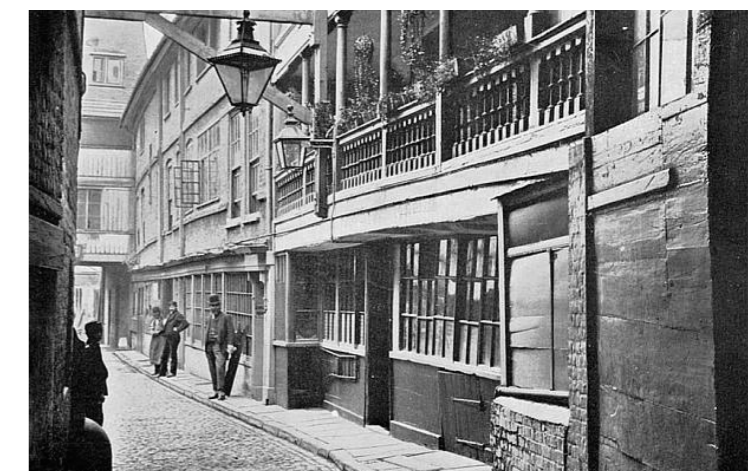
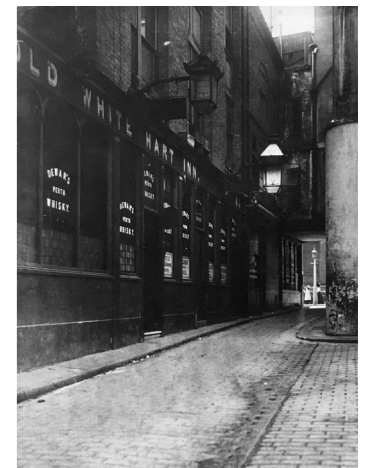
The Inns & Yards were characterised by their labyrinthine networks of cobbled streets with stone flag footways and tracks for cart wheels, framed by close tiered/galleried buildings often crossing the streets to form archways with courtyards between.



Historic photo of White Hart Inn and Yard, circa 1880



The Old White Hart Inn, 1892



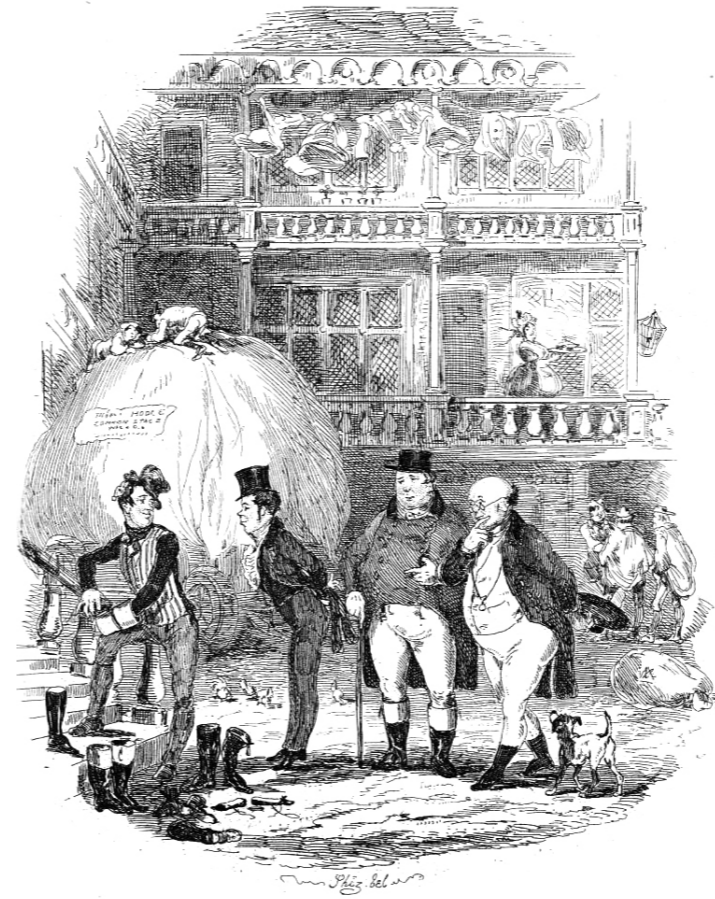
View of George Inn Yard, 1879



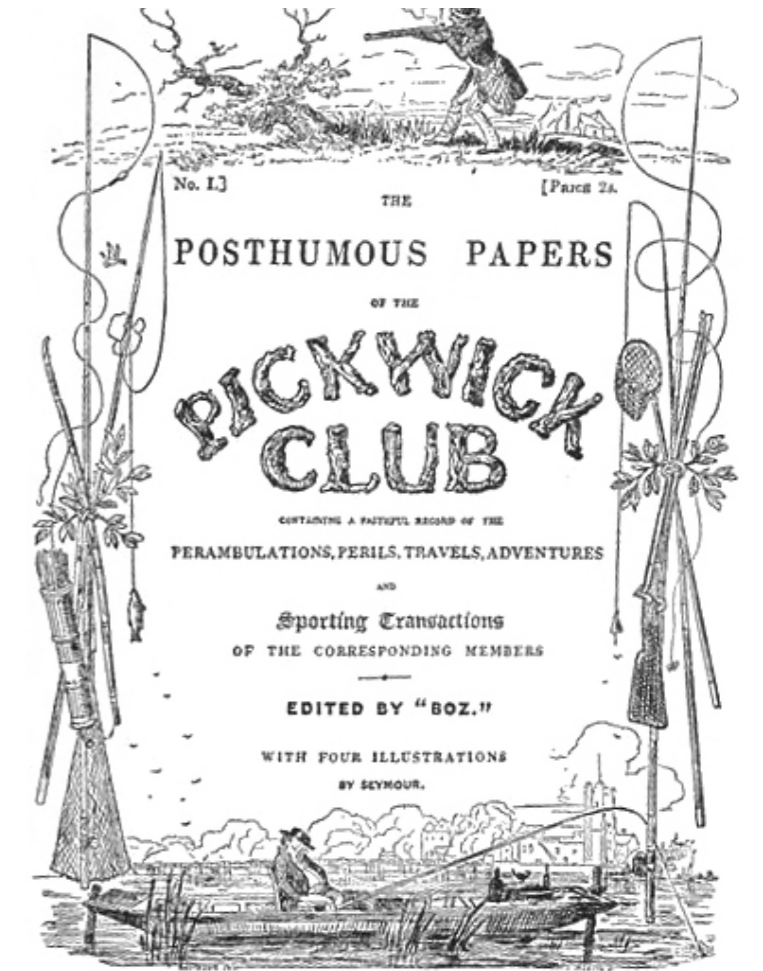
Street theatre in the yards



Canterbury Tales illuminated manuscript, showing Chaucer on horseback



Pickwick Papers' Sam Weller in White Hart Yard



Dickens' Pickwick Papers

Cultural Heritage

The importance of the Inns & Yards in the fabric of London's social life at the time, is immortalised in English literature by Geoffrey Chaucer's *Canterbury Tales*, Charles Dickens' *Pickwick Papers* and William Shakespeare's *Henry VI*.

In Chaucer's *Canterbury Tales*, the travellers set out on their journeys to Canterbury from The Tabard Inn (site of Talbot Yard), and Dicken's character of the people Sam Weller in *Pickwick Papers*, spends much of his time around the White Hart Inn, in White Hart Yard (now site of the Heeltap bar).

Of course the Inns were a focus for the consumption of alcohol, also immortalised, in William Hogarth's *Beer Street* and *Gin Lane* prints. These graphically illustrate some of the issues which contributed to the foundation nearby of Thomas Guy's hospital, initially to treat incurables from St Thomas'.



Hogarth's Beer Street and Gin Lane



XXIX. GIN LANE. 1751. Engraving. 11 $\frac{3}{4}$ × 14 in.

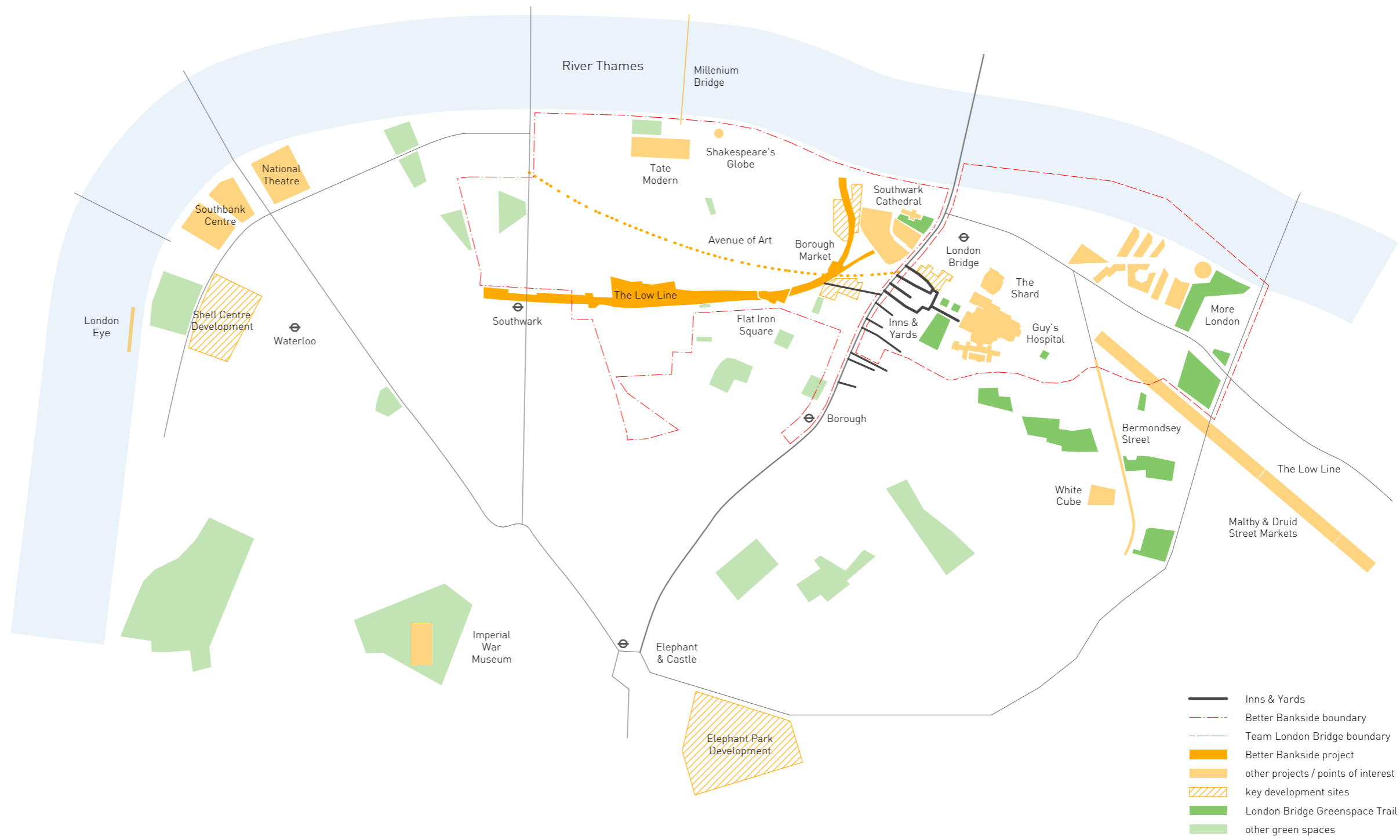


Diagram showing key regeneration projects across Better Bankside & Team London Bridge areas of Southwark, with Inns & Yards strategically focal

3. CONTEXT TODAY

Southwark

Southwark is currently enjoying a prolonged period of significant ongoing regeneration development across Bankside and London Bridge through to Elephant & Castle, and beyond.

Tate Modern's redevelopment of the former Bankside Power Station has stimulated major change along the south bank of the Thames between Waterloo and London Bridge stations, attracting local government (GLA, TfL and LB Southwark) as well as further cultural, commercial, residential and other mixed use development. Europe's tallest building, The Shard, has unlocked the transformation of London Bridge station, gateway to More London, rejuvenated Bermondsey Street, expanded Borough Market and more recently, Guy's Hospital campus redevelopments (ongoing). And redevelopment at Elephant & Castle is effecting change along Borough High Street towards the southern extent of this regeneration triangle (Waterloo/London Bridge/Elephant).

Business Improvement Districts

The 'Inns & Yards' extend southwards mostly along the east of Borough High Street, from London Bridge towards Borough station. This area straddles the boundary between the two Business Improvement Districts (BIDs) established to represent local interests: Better Bankside to the west, and Team London Bridge to the east. Both Better Bankside and Team London Bridge are progressing further related projects which provide additional context to the the Inns & Yards.

'Bankside Urban Forest' is Better Bankside's network of public realm improvement projects between the Thames and Elephant & Castle, including the 'Low Line' and 'Avenue of Art', both of which lead to Borough High Street and the Inns & Yards, at their eastern extents.

Team London Bridge have developed the 'London Bridge Green Space Trail', with the Inns & Yards forming a crucial potential green space link between listed Guy's Memorial Gardens and Southwark Cathedral Grounds destinations.

London Bridge Quarter

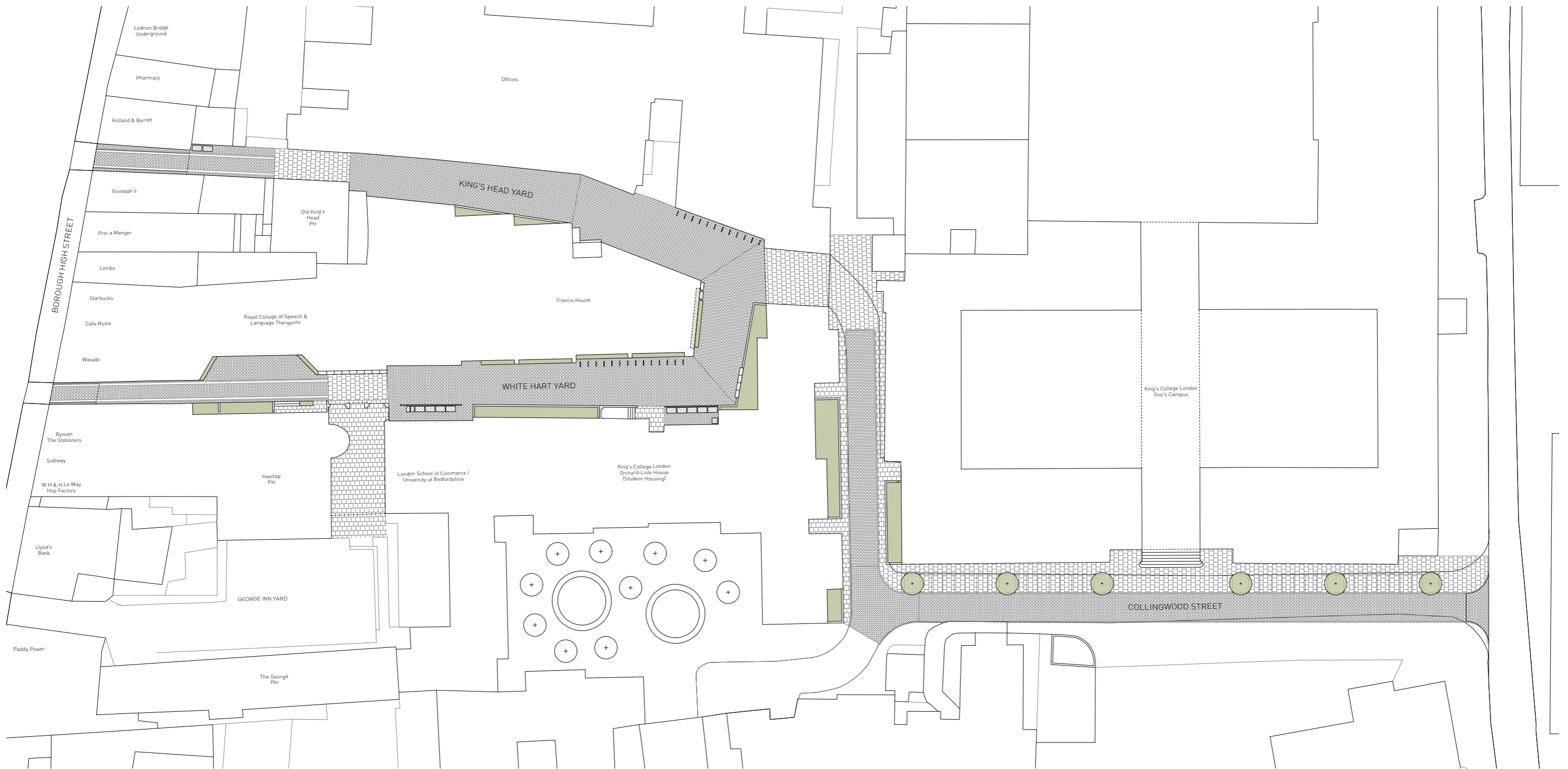
More immediately local, Guy's Hospital and King's College London through Guy's and St Thomas' Trust are developing masterplan proposals for their inter-related estates as an expanded healthcare 'super' campus. To the south of the White Hart Yard exemplar project area, King's College have recently redeveloped a yard site for Premier Inn (historically consistent use), and to the north British Land is also redeveloping their site on King's Head Yard. These significant changes necessitate the Inns & Yards' redefinition to respond accordingly.

Issues

As a result of the significant change and development coming to the area, further pressure will be put on the existing public realm infrastructure. Increasing business, resident and visitor populations will require the existing limited street spaces to work even harder, with poor air quality along Borough High Street being another concern.

With this in mind the Inns & Yards spaces offer alternative tranquil 'low exposure routes' between key destinations and the coming development to the vicinity offers an opportunity to focus positively on the Inns & Yards.

Current & future developments include: New City Court, London Bridge Station, the Shard Quarter, Vinopolis, Landmark Court.



Plan showing extent of White Hart Yard route (also including King's Head Yard) from Borough High Street through Collingwood Street to Great Maze Pond

4. EXEMPLAR YARD

Extent

The Toolkit has been developed with particular reference to one yard, White Hart Yard, as an exemplar project. White Hart Yard is part of a network of routes connecting the north end of Borough High Street, including London Bridge underground, Borough Market and Southwark Street, with Guy's Hospital and King's College London on Great Maze Pond, leading to The Shard and London Bridge station.

White Hart Yard leads to both King's Head Yard and George Inn Yard, and, with Talbot Yard, connects through to Collingwood Street between Guy's Quad and King's College. Guy's and St Thomas' Trust are located where White Hart Yard and King's Head Yard meet.

Detail design proposals for White Hart Yard were developed in consideration of the yard as part of a route from Borough High Street all the way through to Great Maze point. The spatial character along this route change as a result of its development history, therefore 3 yard 'conditions' have been identified as slightly differing typologies:

1. Arch 'gateways'

The initial section east from Borough High Street through the yard entrances (often archways) are narrow and relate to the scale of the older buildings which still typically line the High St. In addition to raised kerbs, these spaces usually include stone flag strips for old cart wheels laid into the predominant cobbled setts.

2. Yard 'mews'

Further into the yards, the spaces usually open out, often in relation to more recent redevelopments of larger scale. These spaces appear more like a typical London mews with limited building threshold definition and wider spreading setts.

3. Shared surface 'streets'

Beyond the core historic yard area, into Collingwood Street, the typology is more typically recognisable street, between varied buildings and edge conditions, with parking.

The exemplar scheme proposes continuity features across these 3 typologies, whilst responding to the different conditions of each, such that each typology may potentially suit the likely condition of other Yards which the Toolkit may be apply to.

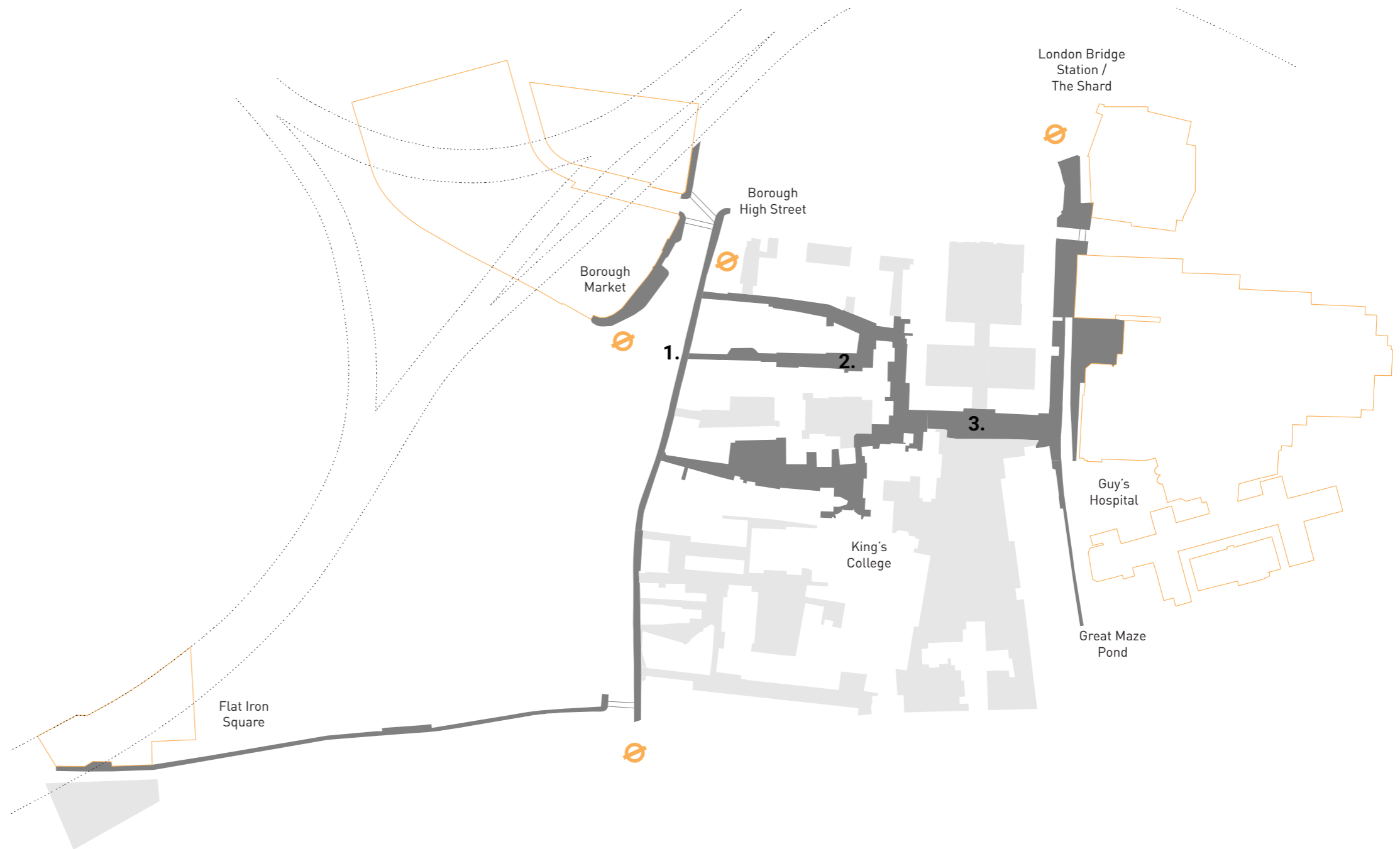
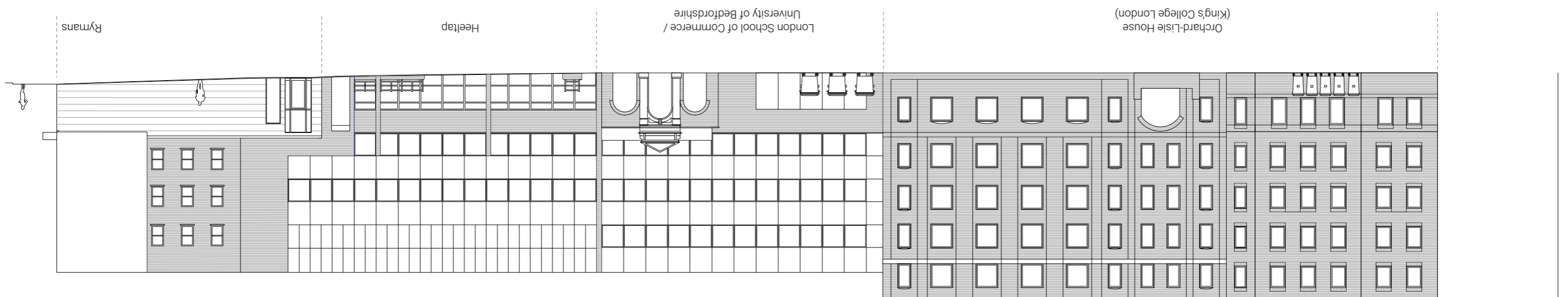
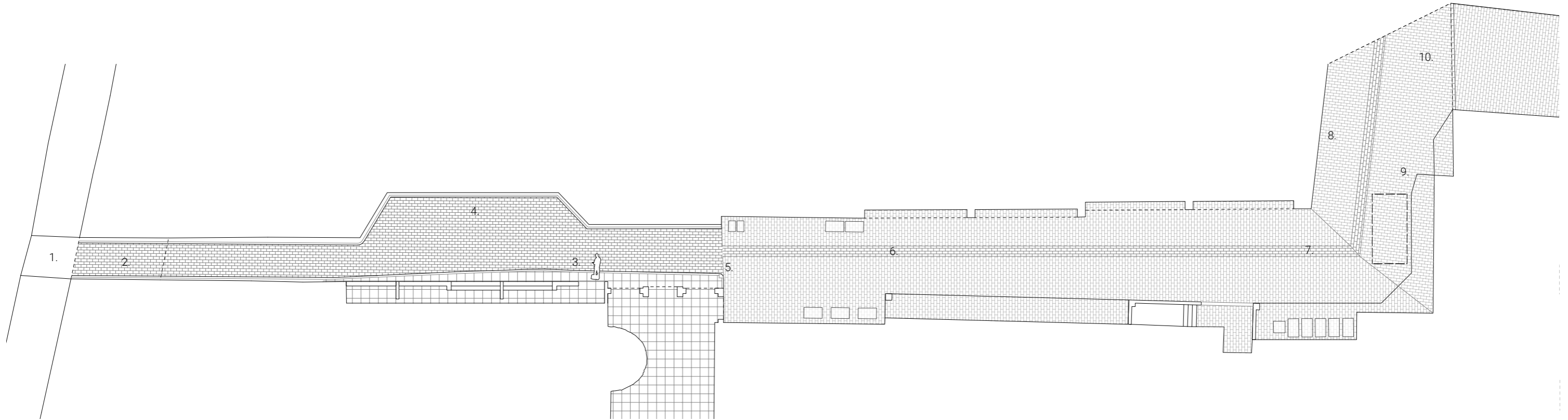


Diagram showing the network of yards connecting Borough High Street to Great Maze Pond, with White Hart Yard at its centre



White Hart Yard plan and 'unfolded' elevations, showing varied conditions along its length

Existing

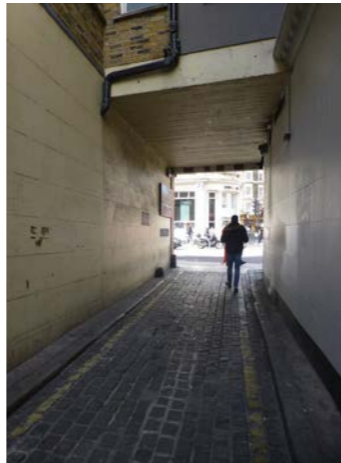
The issues affecting the Inns & Yards, including White Hart Yard, are described in a separate Scoping Report (see Section 6, Reference Information).

Key priorities for improvements to White Hart Yard, including those further highlighted through consultation with local residents, businesses, institutions and other stakeholders, include:

- accessibility (limited by quality ground plane materials)
- anti-social behaviour (affected by environmental quality)
- safety (compromised by inadequate lighting)
- environmental quality (generally degraded and uncoordinated)
- legibility (unclear routes are under-utilised)



1.



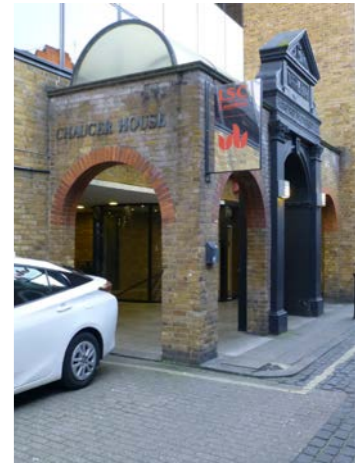
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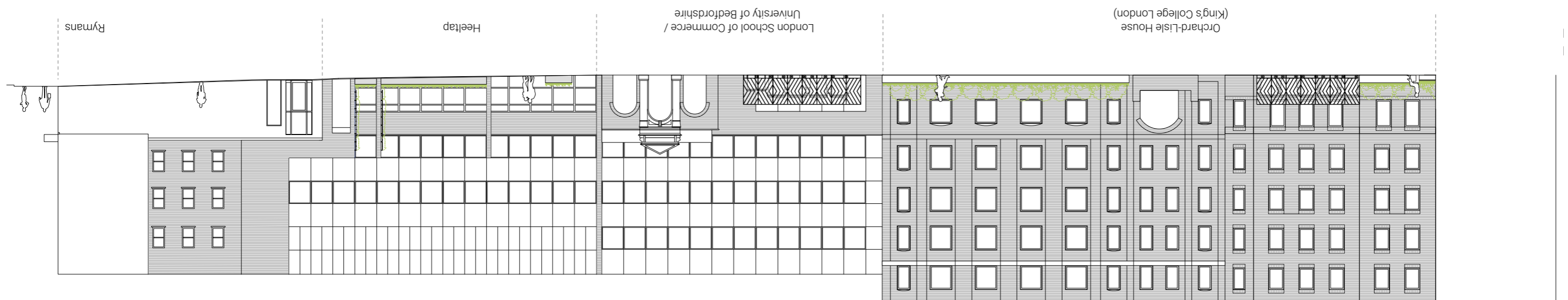
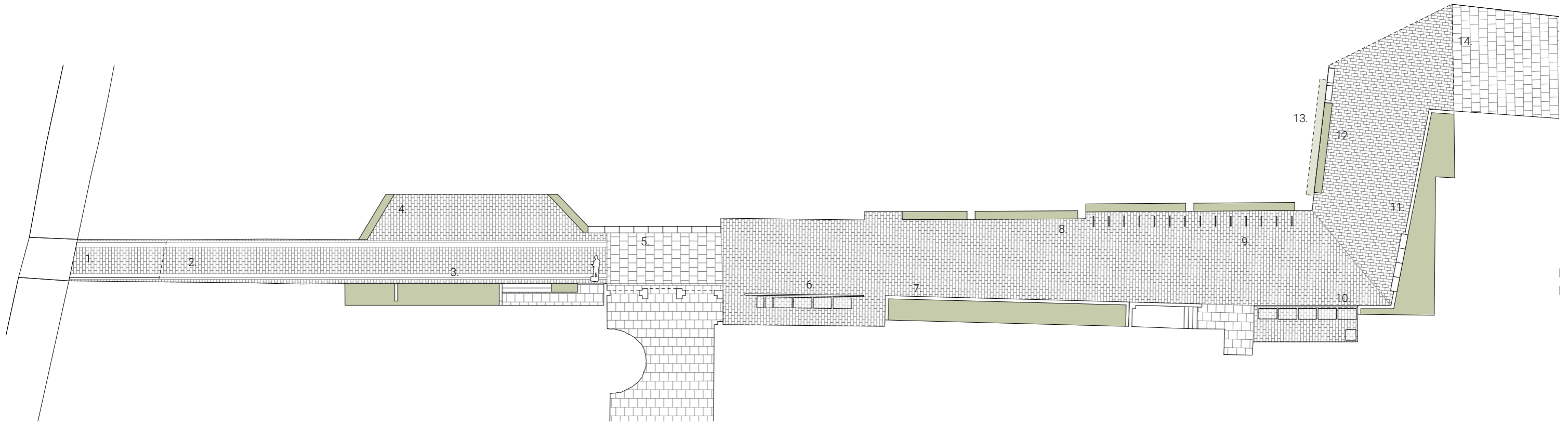
8.



9.



10.



White Hart Yard plan and 'unfolded' elevations showing improvement possibilities (representing elements of the Toolkit)

Proposed

The Toolkit described in the following section is made up of a number of elements which can come together in the public realm, according to the specifics of each Yard. White Hart Yard offers an illustration of this. The proposals include the following:

- refurbished entrances (archways)
- remade ground plane (stone setts and flags)
- coordinated replacement street furniture (seating, cycle stands, bollards, etc)
- urban 'greening' (green roofs and walls, rain gardens, trees and planters)
- better wayfinding and signage
- interpretation (site heritage)
- lighting improvements

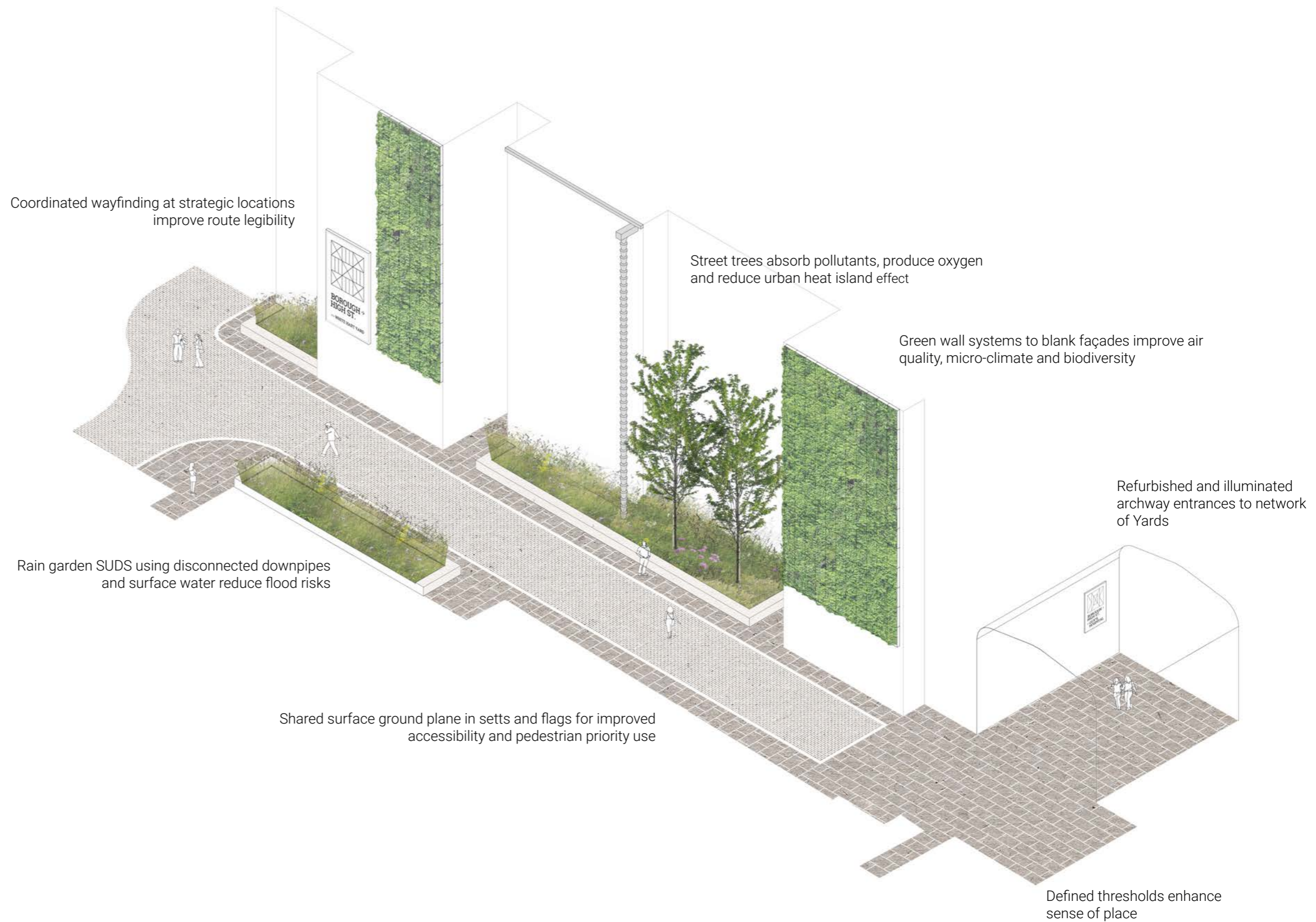
In addition to the implementation of Toolkit elements applicable to Inns & Yards typically, White Hart Yard proposals have also responded to the site's own specific circumstances:

- designated 'adopted highway' subject to LB Southwark highways department requirements
- accessible by delivery, refuse and emergency vehicles
- disabled parking provision
- cycle parking
- resident student community as well as businesses (ie private as well as public interfaces)

Other Yards will similarly have their own unique issues to address.

Drawing Key:

1. Refurbished arch with signage
2. Stone kerb, channel, setts and flags
3. Planters to Heeltap entrance
4. In-ground planting & espaliered trees
5. Stone Seat/Bench
6. Bin screen and consolidated bins
7. Rain garden
8. Galvanised planters
9. Cycle stands
10. Bin screen and consolidated bins
11. Rain garden with seat/wall
12. Cable structure for green wall with seating
13. Planters to flat roof space
14. Refurbished arch with signage



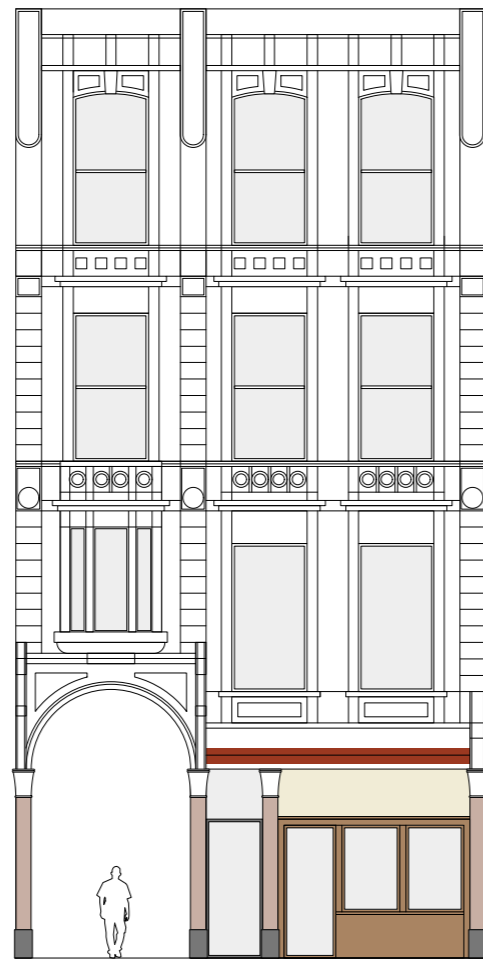
Isometric drawing illustrating typical Toolkit elements in relation to each other

5. TOOLKIT ELEMENTS

The Toolkit is a set of inter-related public realm intervention 'elements' which can be implemented individually or collectively to effect physical change in the built environment of Borough High Street's Inns & Yards.

These include signature features like entrance arches, the unifying ground plane running through the yards, plus furniture, lighting, signage, wayfinding and opportunities for greening of these spaces with plants to enhance air quality, local micro-climate and biodiversity.

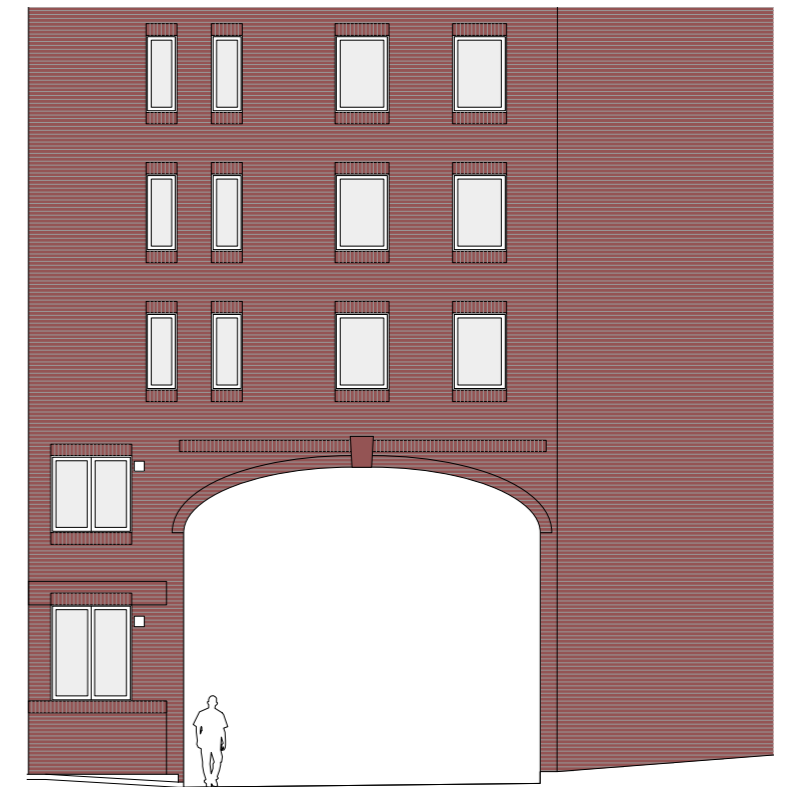
Successfully implemented in relation to each other, they offer the potential to transform fragmented dysfunctional environments into coordinated, characterful new public realm attractive and enjoyable to use by all.



King's Head Yard entrance



White Hart Yard entrance



Collingwood Street entrance

Entrances

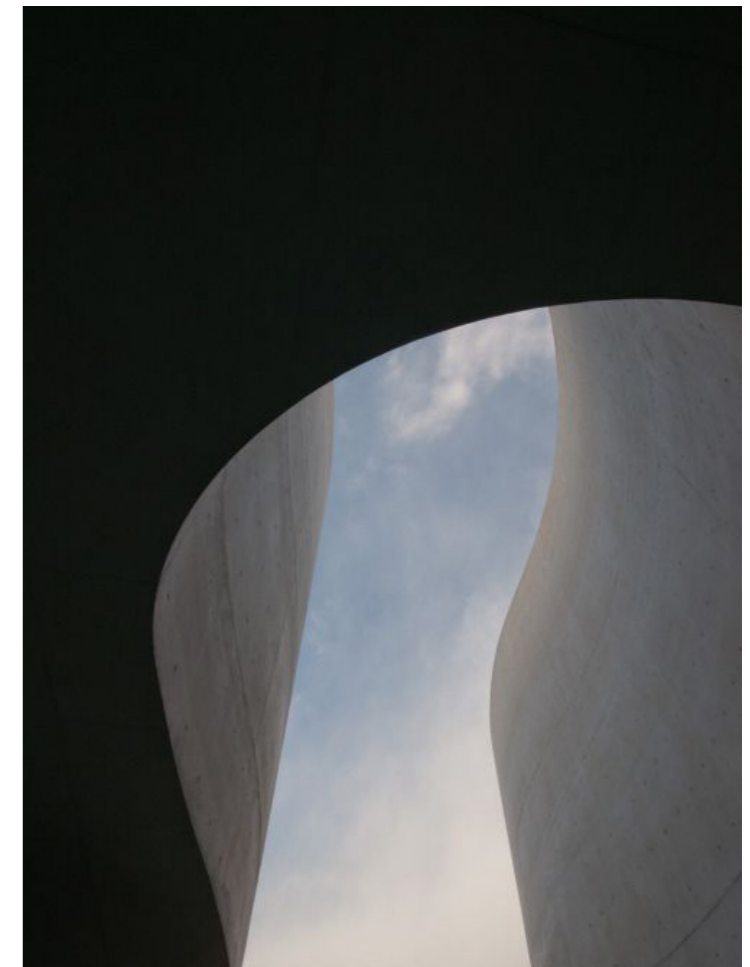
The yard entrances are mostly defined by built arches, which vary considerably in age, form, architectural language, and condition. Arches should be refurbished to enhance their individual distinguishing form and materiality:

- self-finished materials cleaned according to an agreed specification
- redecorations
- lighting integrated to improve visibility and safety
- wayfinding incorporated

Where a yard entrance is not defined by a built arch, an overhead signage feature should be introduced to provide an equivalent 'gateway' definition (see also under Signage).



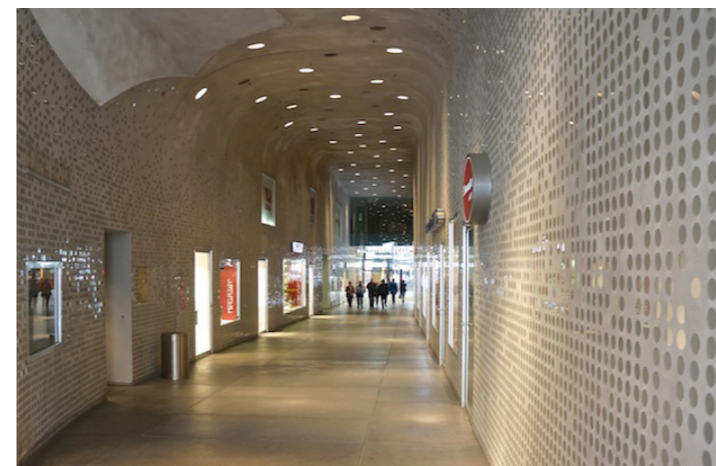
Refurbished and decorated traditional yard archway, now re-purposed as workspace entrance (Cargo Works, Upper Ground)

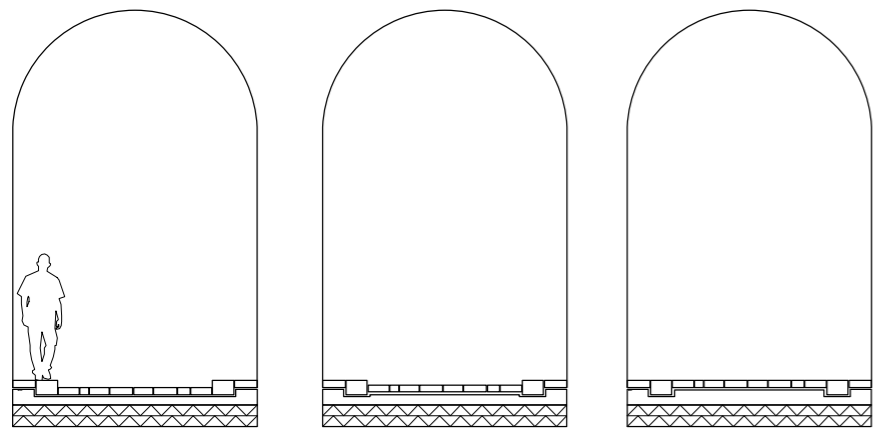


Defining the clean form of an arched way through (Alvaro Siza)

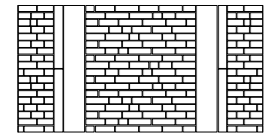


Signed archway entrance and contemporary illuminated interior (Funf Hofe, Munich)

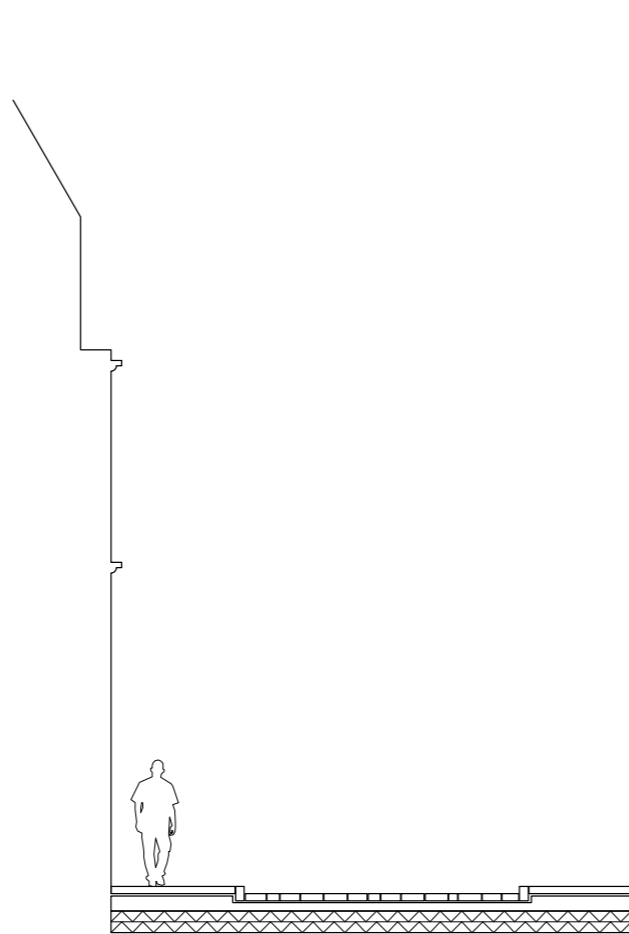
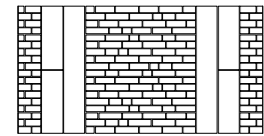




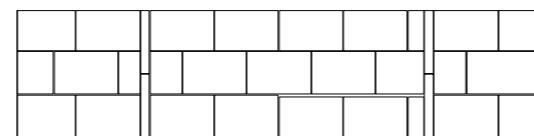
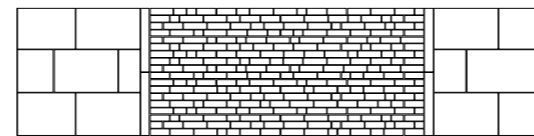
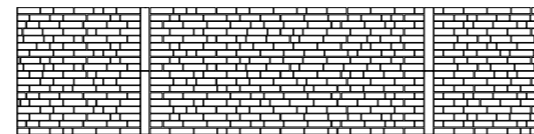
Archway Section conditions - 60mm/25mm/flush kerbs



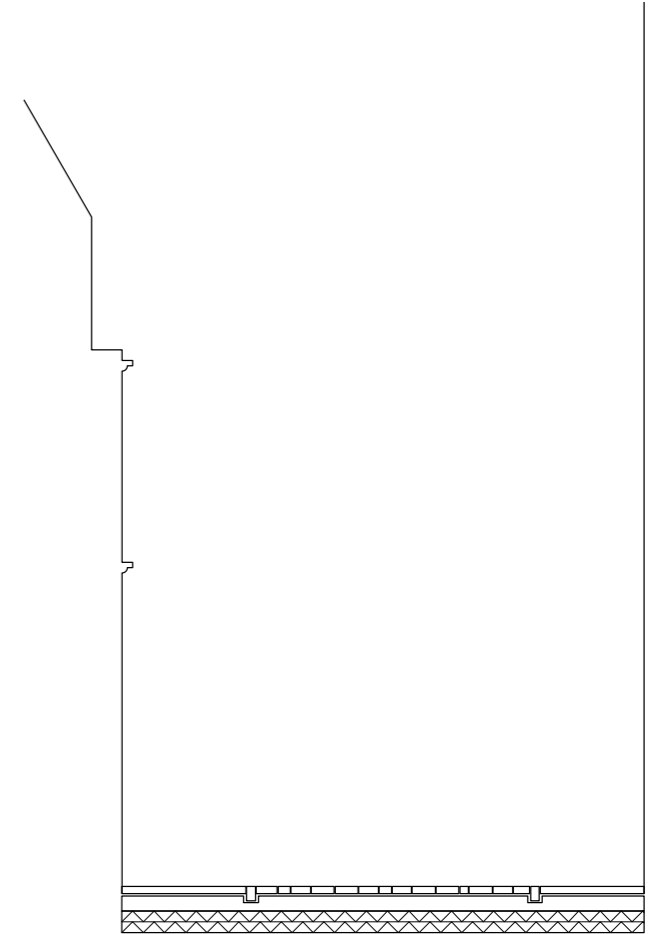
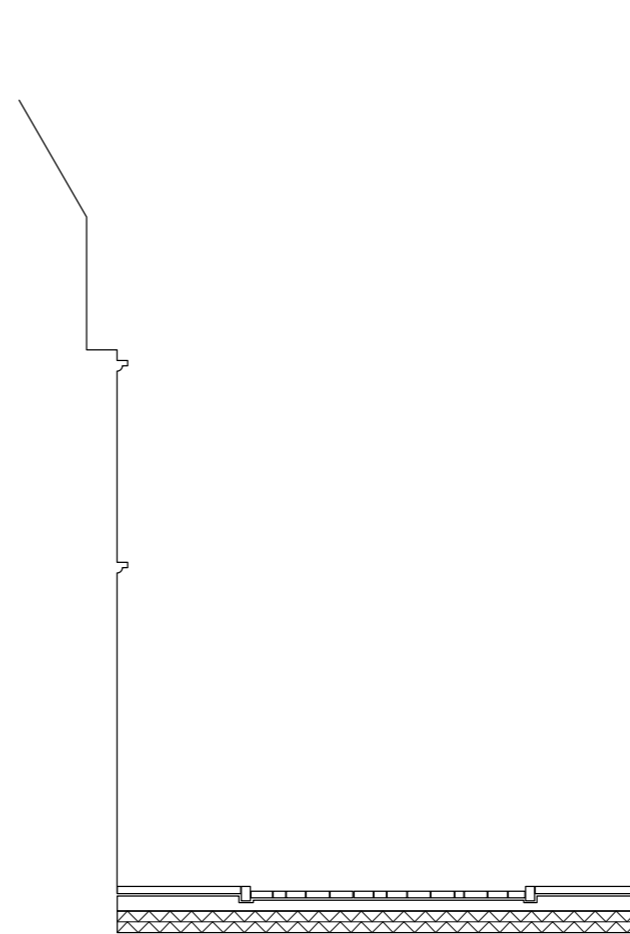
Archway Plan conditions - 300mm/125mm kerbs with setts



Mews Section conditions - 60mm/25mm/flush kerbs



Mews Plan conditions - 300mm/125mm kerbs with setts and with setts/flags



Ground Plane

The ground plane is likely to be the most complex and expensive feature of Inns & Yards to improve. Functionality and visual coherence have usually been eroded over time through incremental, uncoordinated change. Depending on the immediate context of the proposed intervention, as outlined under Section 4, Extent, it will be desirable to enhance the character according to any of 3 typical conditions relating to a) Arch 'gateways', b) Yard 'mews', or c) Shared Surface 'streets':

a) 60mm min raised kerbs, 125mm or more wide, define the way through emphasising width constraints for vehicles which are kept away from wall surfaces. Mixed granite setts provide an accessible and comfortable surface for all users. Flush 300mm wide kerbs along the raised kerb inside line recall the cart track flags of the historic yards, enhancing the sense of threshold and entrance.

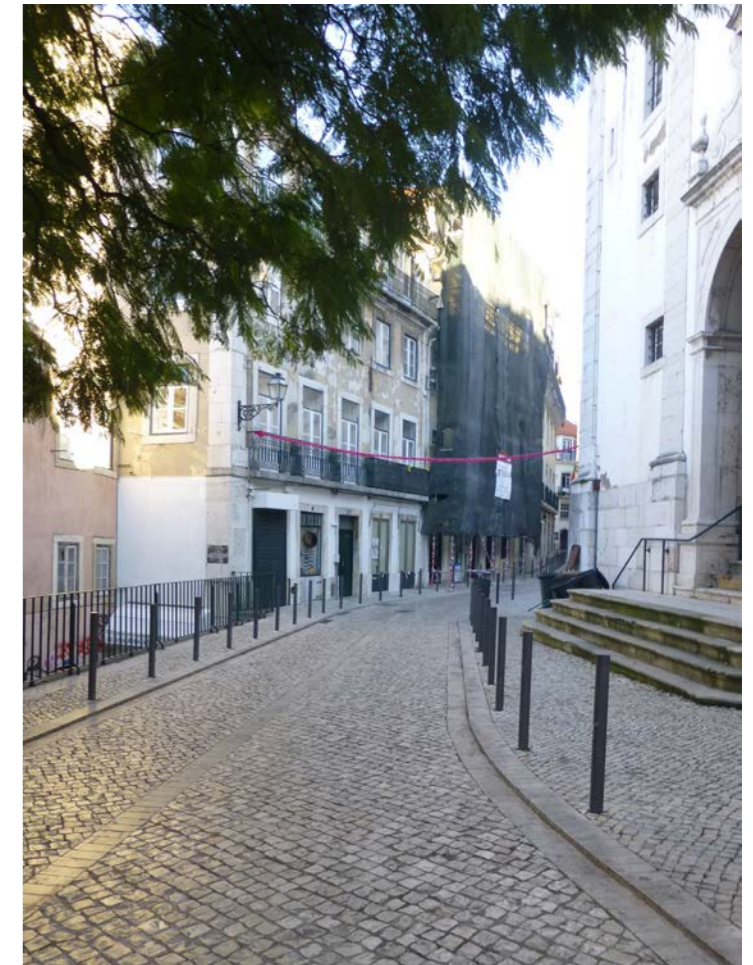
b) Setts extend across the full width of the street section, similar to a typical London mews, increasing the sense of space between usually varied building lines and frontages in the central/rear Yard areas. Sometimes it may be desirable to run through a flush 125mm kerb to maintain the line of the street through the yard, defining a threshold to buildings.

Building thresholds can be expressed by stone flags usually parallel to the street sett courses, contained by kerb lines. In special circumstances flags may be pulled across the carriageway to enhance the definition of a space with a more distinct threshold and improve its sense of place, for example in White Hart Yard, at the entrance to George Inn Yard, outside the King's Head Inn, or under the Collingwood Street arch.

c) Outwith a core Yard area, where the route through has continuity with a more contemporary urban street environment, eg as at Collingwood Street in the exemplar scheme, pedestrian priority can be signalled without reference to the historic language of cobbled setts. Instead, flags can be used across the full street section (subject to technical feasibility relating to vehicular use frequency), with the street line defined by flush kerbs.



Mixed granite setts, flush kerbs, and footway flags, in shared surface space (Clink Street)



Unified materiality in the street across surface setts, kerbs and gulleys (Lisbon)



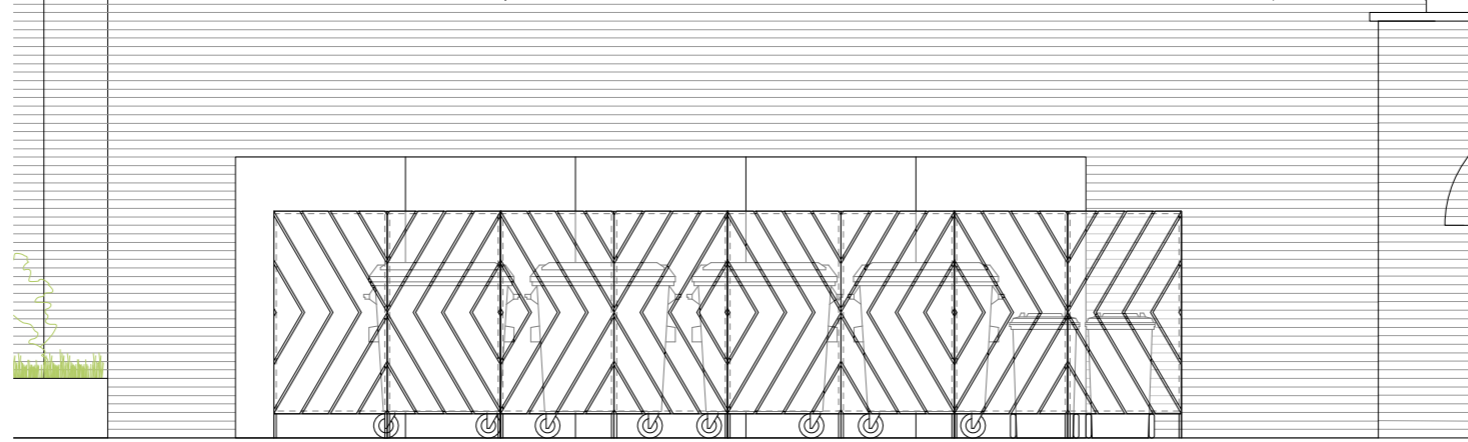
George Inn Yard cobbled/flagged street



Cobbled setts with track flags (Cargo Works, Upper Ground)



Galvanised steel planter



Potential bin screen proposal using motifs from original Kings Head Inn



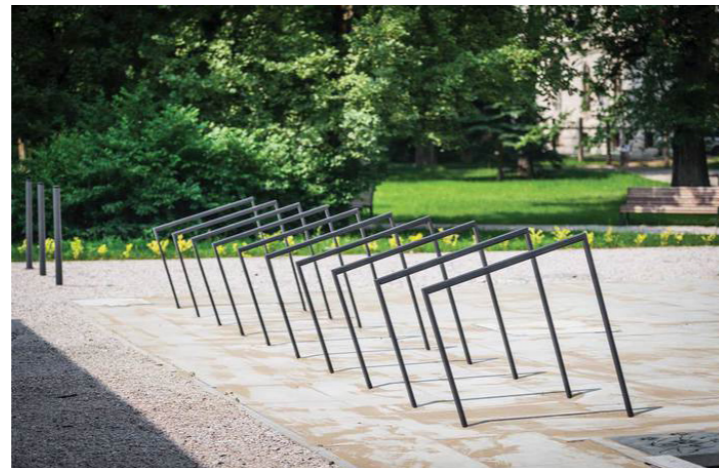
Coordinated family of 'utilitarian' timber/galvanised benches/seats/tables by (Sineu Graff, from Marshalls)



Yards street theatre precedent



Mounting block - Seating precedent



Angular steel cycle stands (mmcite, from ESF)



Utilitarian square profile cycle stands



Square profile bollards appear as posts - timber or steel (Broxap)

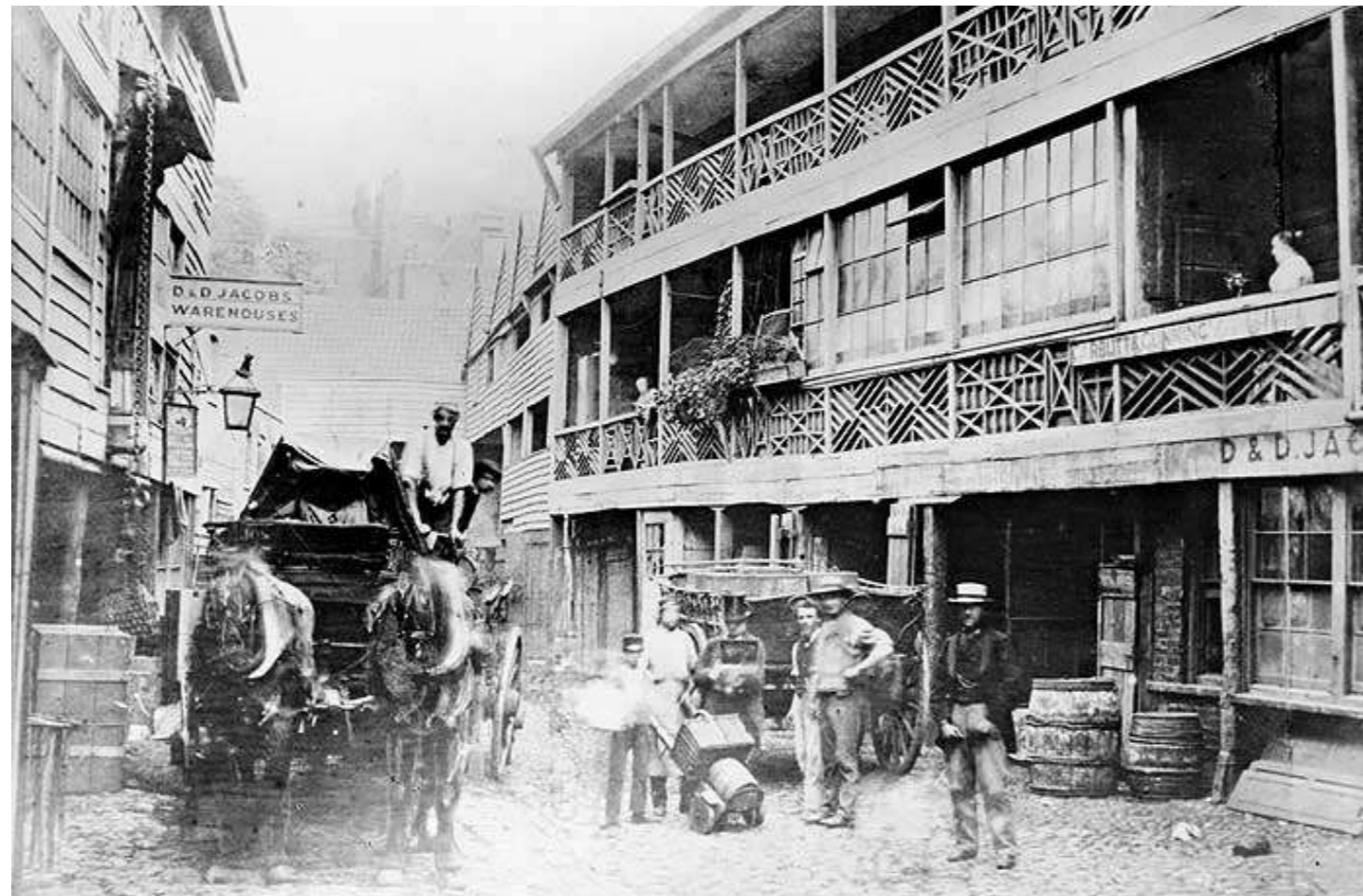


Vehicle impact stone precedent

Furniture

The history of the Yards is as places of stabling as part of the movement of people and goods by horse and carriage/cart, suggesting a family of coordinated street furniture relating to these utilitarian functions to imbue the Inns & Yards with something of this equine character.

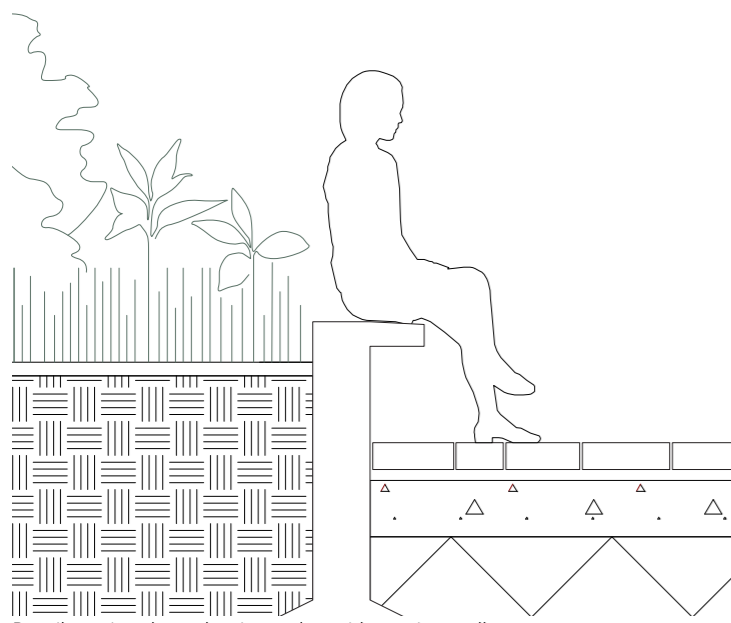
Equine equipment is usually made from galvanised steel and much of it resembles planters and bench seating. It's proposed to draw upon this language for the Inns & Yards. Use of a coordinated material like galvanised steel will help to unify disparate elements in the public realm, including planters, seating, cycle stands, bollards and refuse bins.



Utilitarian 'equine' character of King's Head Yard



Banyoles, Spain precedent - coordinated steel street furniture, including seating to planters and linear leaning rail



Detail section through rain garden with seating wall



Plan of Yards showing opportunities for urban greening

Greening

Opportunities for greening of Yards fall into 5 categories:

- planters
- rain gardens, or planted beds
- trees
- green walls
- green roofs

Planters

These may be related to the utilitarian/equine language of the street furniture, in galvanised steel, with potential white painted/vinyl decoration eg geometric symbols as Section 5, Wayfinding:

- rectilinear plant boxes, standard sizes, ground/parapet/balustrade-fixed
- rectilinear plant boxes bespoke site-specific sizes
- raised rectilinear planters on legs
- cylindrical drums/pots, preferably as groups, ground-fixed
- plant pots on wall-mounted brackets

Rain Gardens / Planting Beds

Marginal spaces with unclear function/purpose will often be suitable for re-purposing as rain gardens. Where these spaces are in proximity of a rainwater downpipe, this can be redirected to discharge into the gardens, providing free irrigation, as part of a sustainable urban drainage system (SUDS), subject to technical feasibility. The gardens can be raised or flush to the ground. Where flush to the ground they can also take surface water run-off according to falls. Where rain gardens are not feasible, irrigated planting beds may be an acceptable alternative.

Garden boundaries can be designed to provide informal seating, bringing people into more direct contact with nature.

Subject to type, site and location, these gardens can support a wide variety of plants, including perennial grasses, flowers, small shrubs and possibly fruit trees.



Moveable wheelie bin planters (Octavia's Orchard)

Trees

There are also opportunities to introduce trees to the spaces of the Yards, subject to ground investigations (including utilities searches).

In the Yards where spaces are tight, columnar trees will be most suitable:

- *Quercus robur Fastigiata* (Oak)
- *Ginkgo biloba Fastigiata* (Maidenhair)
- *Acer campestre Columnare* (Field Maple)

In more open street environments, wider choice is available, including:

- *Liquidambar styraciflua* (Sweet gum)
- *Ginkgo biloba* (Maidenhair)
- Thornless honey locust (*Gleditsia triacanthos*)
- *Taxodium distichum* (Swamp cypress)

Otherwise, more specific approaches may be feasible, such as espalier and fan training on walls:

- *Prunus cerasus* (Morello cherry)

Trees will require protection during their establishment periods which will vary considerably depending on the specified size at planting.

All tree selections need to be very carefully considered.



Rain Gardens flush with ground plane



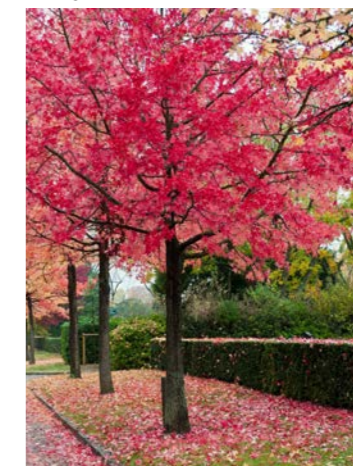
Rain Gardens separated from ground by seating kerb/wall



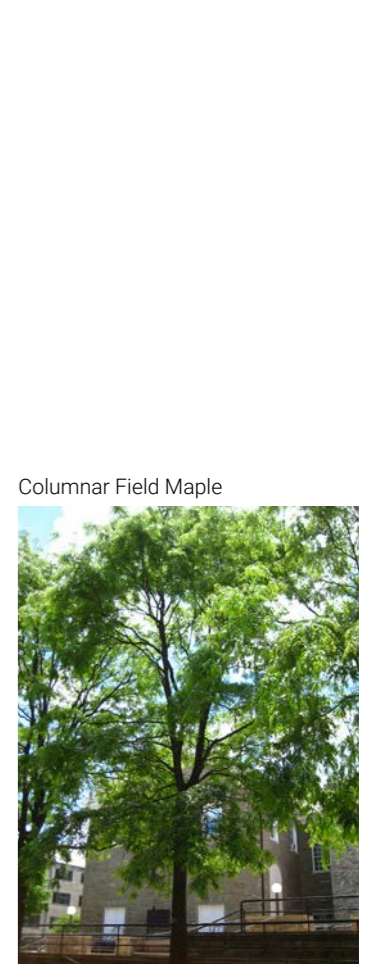
Ginkgo biloba



Fastigiata Oak



Sweet Gum

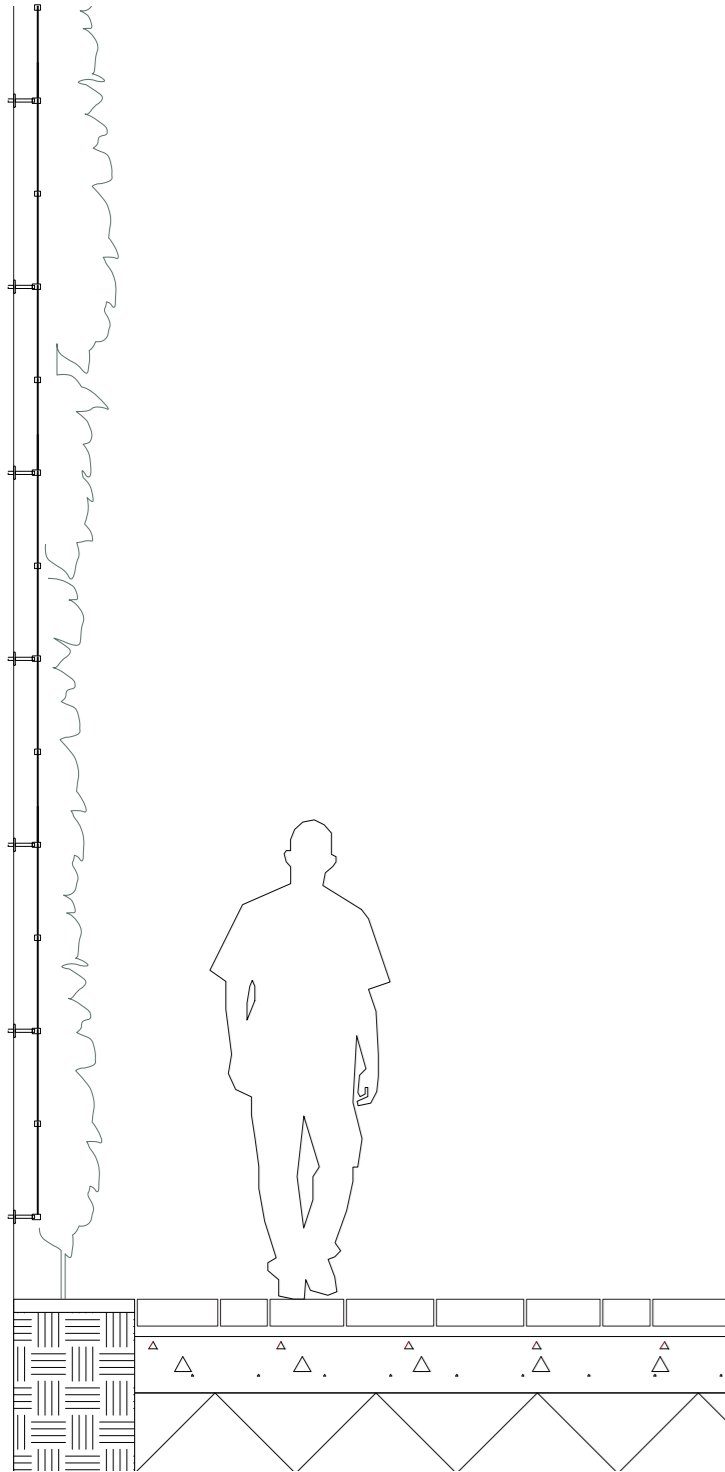


Thornless Honey Locust

Columnar Field Maple



Community involvement in green wall construction



Detail section through cable-type wall planting system



Typical view into Yards from entrance archway showing unified ground plane, wayfinding signage, urban greening, and opportunities for seating and enjoyment of the spaces

Greening (cont)

Green Walls

Green walls can be installed on buildings according to two main methods:

- Unitised system of pre-formed panels with encapsulated soil which are fixed to the wall by different methods (often depending on the substrate), and planted into. These can be connected into adapted rainwater downpipes to benefit from free irrigation supply.
- Cable system, where the plants are grown from a separate planting bed and grow through the system.

The unitised systems offer the best scope for habitat creation and improved biodiversity.

Green Roofs

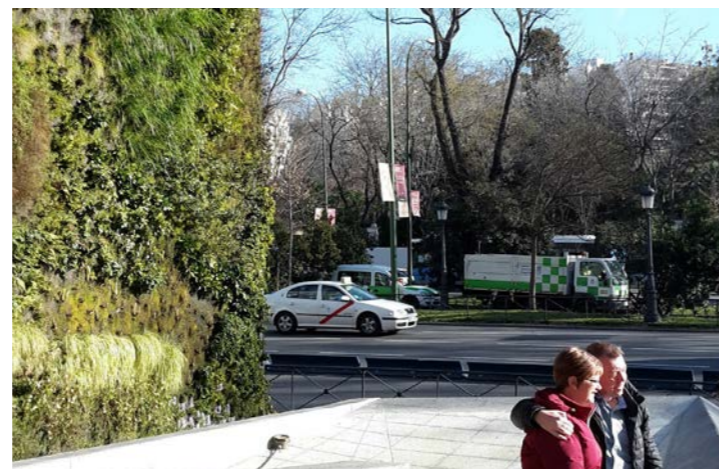
Extensive green roof systems can be retrofitted to existing membrane roofs, especially flat roofs. Many of the Yards are very visible from higher surrounding buildings, so these may be relatively high impact opportunities.



Green Walls - Unitised System



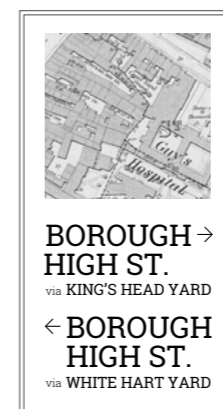
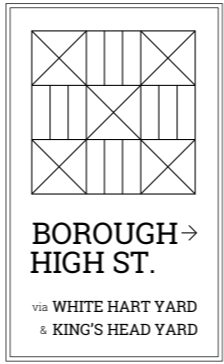
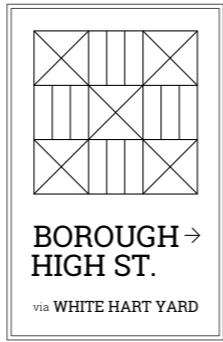
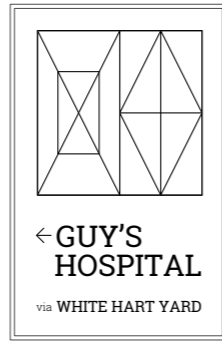
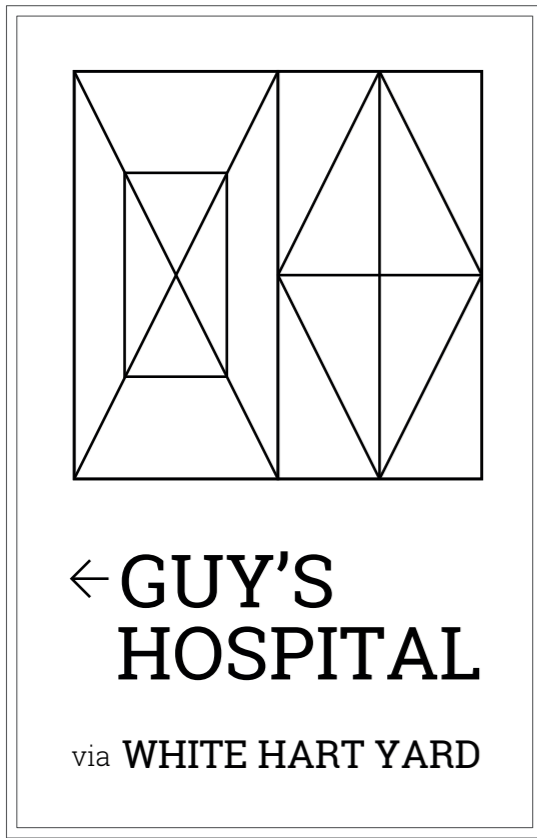
Green Roofs - Extensive System



Green Walls - Unitised System



Green Walls - Cable System



Wall-mounted wayfinding



Ground plane wayfinding

Wayfinding

A system of coordinated wall-mounted wayfinding is proposed to make movements through the Yards more legible and encourage their better use. These would complement TfL's 'Legible London' signs which are a city-wide system aiding orientation and movement between key destinations across local areas. The Inns & Yards wayfinding will clarify routes to adjacent destinations only. The exemplar project White Hart Yard connects Borough High Street to Guy's Hospital, although this is not immediately apparent.

The wayfinding is arranged in 3 parts from top to bottom:

- Icon

A visual symbol offers identification and/or interpretation relevant to the Yard(s). Three options were considered for White Hart Yard: a geometric symbol based on the original White Hart Inn's balustrading design; etched prints of Chaucer's travellers from *The Canterbury Tales*; map graphics from historic Ordnance Survey.

- Destination

The key destination through the Yard is arrowed.

- Route

The route is named for clarity and orientation.

The wayfinding system is scalable in relation to context and siting, which may affect proximity and viewing distance.

The wayfinding system can be installed in relation to the substrate/backing material as one of a number of possible options:

- paint or heat-applied vinyl (monolithic surfaces such as render only)
- 3D steel letters/symbols fixed directly to the wall surface or spaced off (subject to size)
- etched or printed onto stone or steel panels, wall-fixed
- printed onto glass/acrylic and internally illuminated as light-box vitrine

A ground sign variant to the wall sign is also proposed for locations where wall-mounting may not be feasible. This variant is better suited to non-orientation specific icons, such as the geometric symbol and map options described above.



Ground sign in etched stone (Iidabashi Plano, Tokyo)



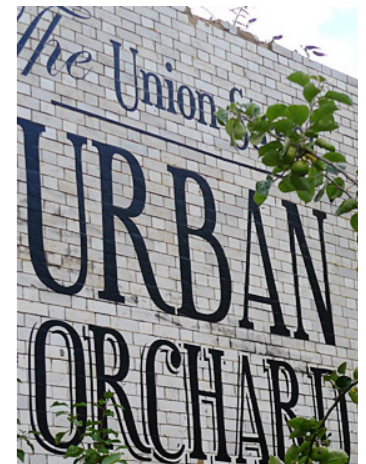
Wall signs with coordinating design theme (Yongqing Fang, Guangzhou)



Etched stone detail



Aluminium sign, Moderna Museet



Painted ghost sign, Union St. Orchard



King's Head Yard signed by 'Old King's Head'



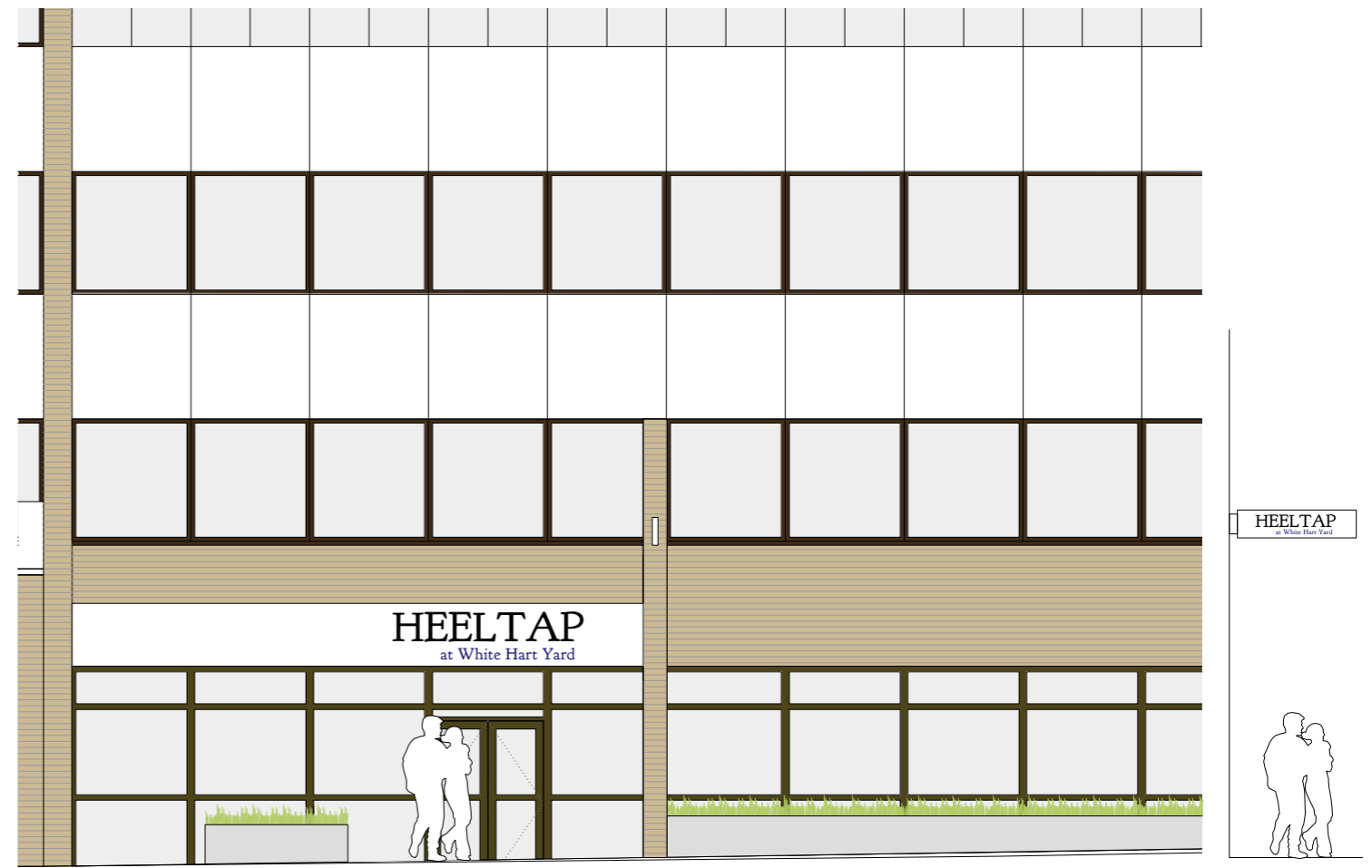
George Inn Yard signed by 'The George'



Heeltap signage to signal entrance to White Hart Yard



Alternative design responding to arch/heeltap identities



Heeltap signage in-situ on building as fascia and projecting sign

HEELTAP

at White Hart Yard

Signage

The Yards are largely named after the Inns and as such the signage at their entrances are typically for the Inns themselves rather than the Yards as places. For the exemplar project the Heeltap bar occupies the site of the former White Hart Inn, therefore new business signage was proposed in response to these contexts. This constitutes a family of signs:

- fascia sign to Borough High Street above the archway to signal the Inn & Yard
- coordinated projecting sign on Borough High Street above the archway
- fascia signage letters to the bar building itself
- coordinated projecting sign to the bar

Many other kinds of business and institutional signage exist within the Yards which have the potential to be coordinated better to improve the character of the spaces. This signage may take a number of forms but would preferably follow consistent principles, so that coherence is achieved without loss of individual identity.

Historically, signage in the Yards was directly fascia-mounted, and if projecting, either stacked vertically (as proposed Yards wayfinding), or simple linear signs from brackets.

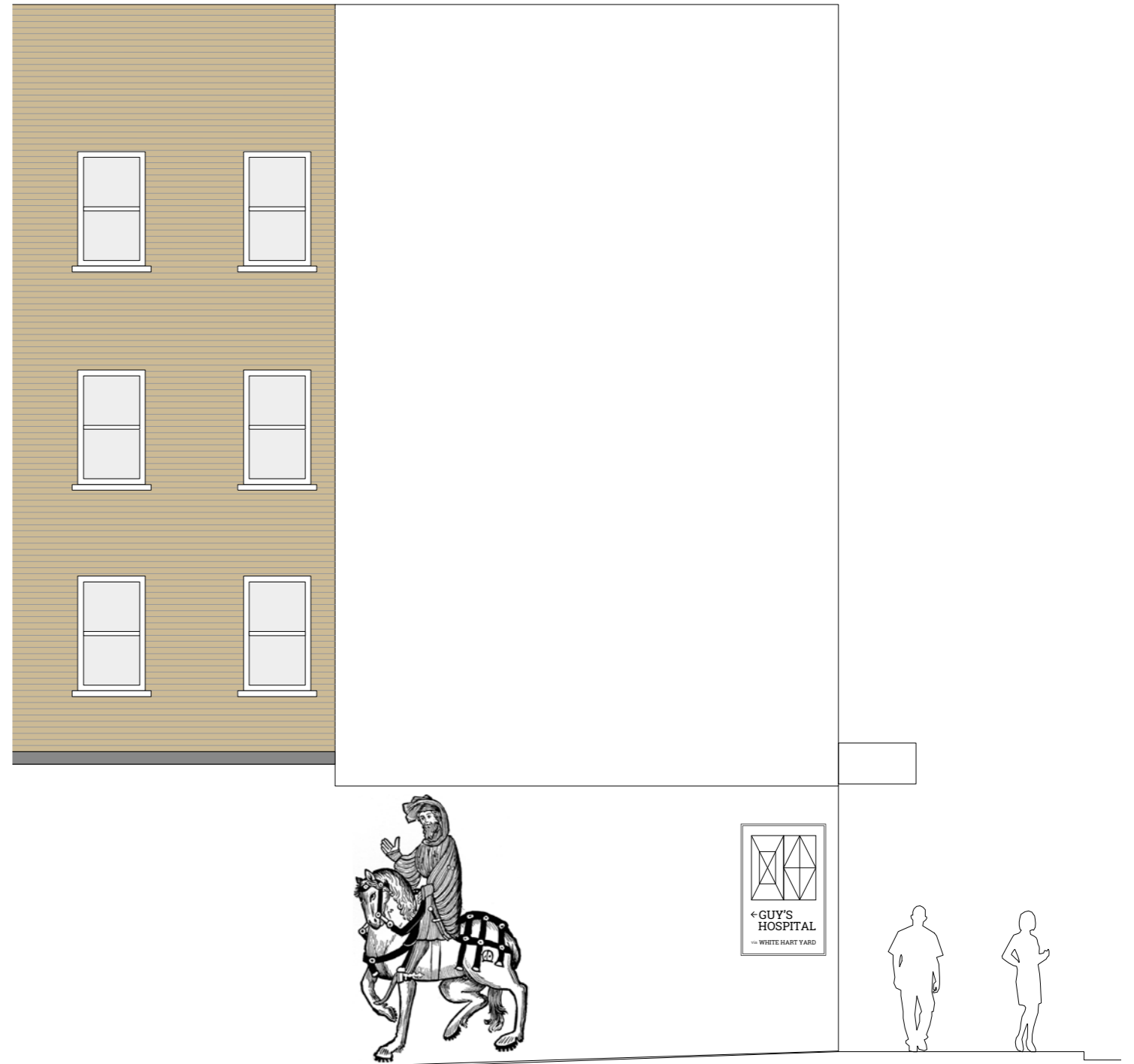
Projecting signs are particularly prominent, seen against the skyline, in narrow spaces like the Yards. The main constraint to their siting will be ensuring clearance from service vehicles.



Historic signage in WHY, 1820



Typical view of frontage improvement within Yards, showing business with new coordinated signage and planting



Life-size print of Canterbury Tales traveller in White Hart Yard



Chaucer

Interpretation

The spaces of the yards offer sites for environmental art installations which could talk about the site's rich literary heritage (Chaucer, Dickens, Shakespeare), its historical use as inns and outdoor theatre, its proximity to medicine, or other qualities inspired by the special sense of place.

The exemplar Yard is part of a network of routes that includes Talbot Yard, site of the Tabard Inn, where Chaucer's travellers set out on their journeys to Canterbury. Therefore it was proposed to instal life-size versions of the travellers' etched prints on suitable walls through King's Head, White Hart, George Inn and Talbot Yards, and Collingwood Street, relating to human scale. These figures are left and right facing so their siting can contribute to the wayfinding through the Yards. They also refer to the equine history of the Yards, also referred to under Section 5, Furniture.

Other Borough High Street yards may present other interpretation opportunities.

Additional opportunities for interpretation in the Yards include use of lighting for temporary projections, to improve the space's character further at night-time.



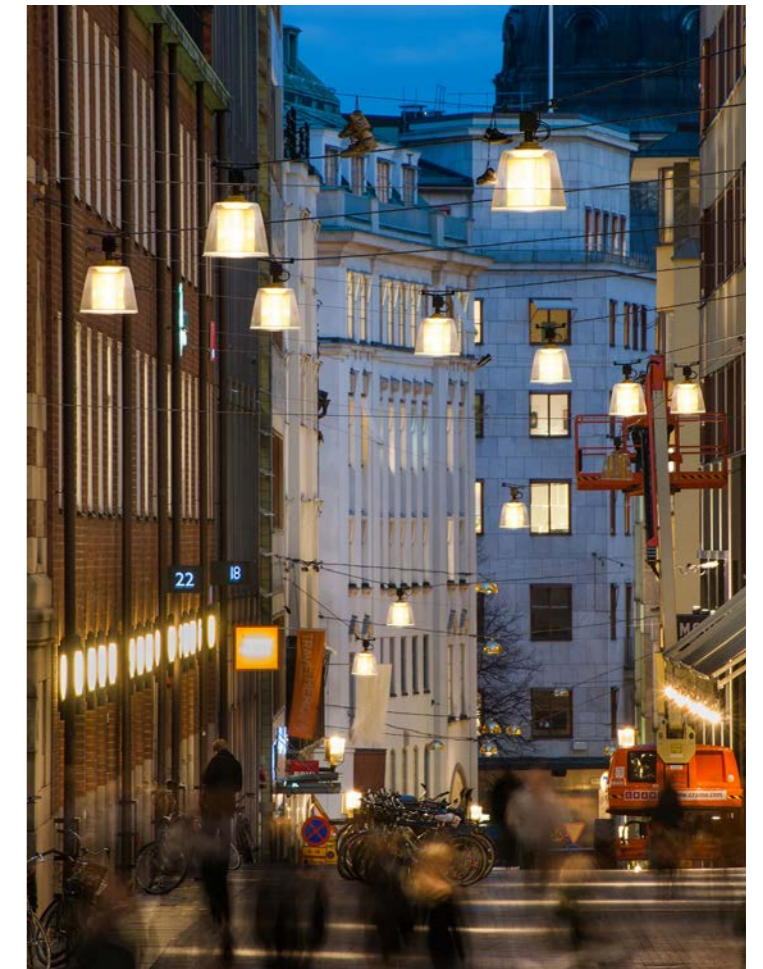
Illuminated projections onto wall/ground surfaces ('Cite Memoire, Montreal)



Etching prints of the Canterbury Tales' characterful travellers



Historic lantern lighting & signage,
White Hart Yard



Catenary lighting as a general lighting strategy for the Yard spaces with contemporary 'lantern' fixtures

Lighting

Current Issues:

- Diverse palette of equipment
- Varied ownership
- Inconsistent night-time scene

Objectives:

- Consistent equipment & lighting levels
- Strategic wayfinding
- Attractive place after dark

Proposal:

- General lighting - Catenary
- Wayfinding / feature lighting - Wall mounted
- Architectural lighting - Wall mounted

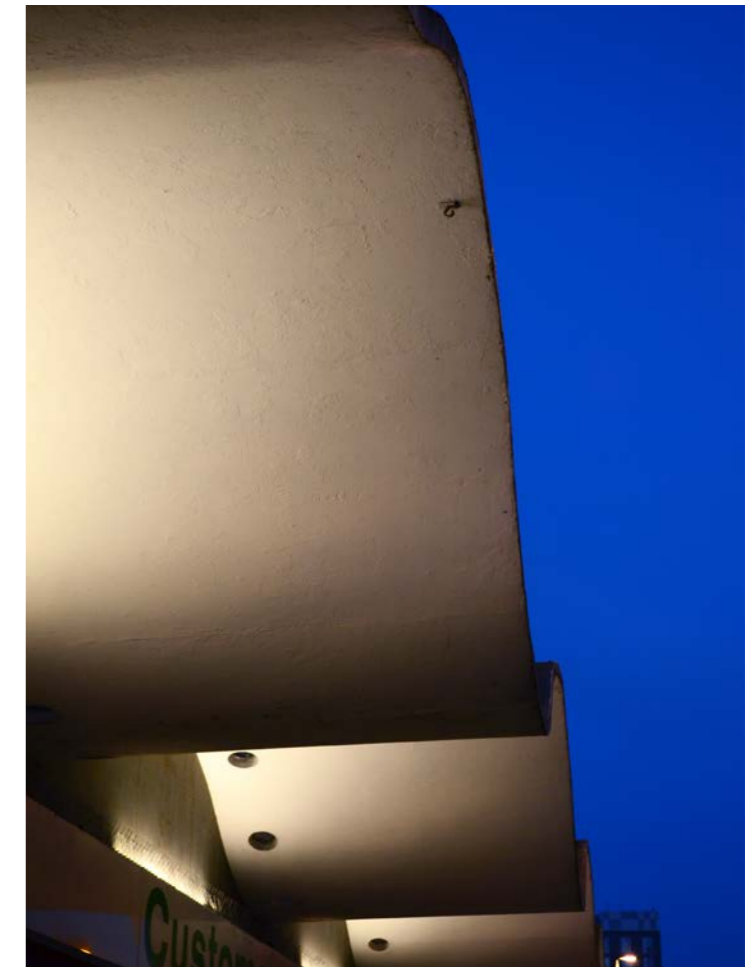
THIS SECTION TBC



Architectural



Signage / Wayfinding



Special features



'Change Please' coffee van - work/training opportunities for homeless people



Moveable temporary wheelee bin planters, Octavia's Orchard, Southbank



Street theatre as positive activation opportunity, tapping into literary heritage (Shakespeare Walking Tour, Oxford)



Street poetry as event



Using Better Bankside temporary chairs to encourage positive use of spaces, Flat Iron Square



Consultation event in White Hart Yard

6. SPACE MANAGEMENT

Servicing

The Inns & Yards spaces are accessed by a wide range of both public and private vehicles. Currently, the arrangements for access, parking, deliveries and waste management are largely ad hoc and uncoordinated, which have a negative impact on the pedestrian experience. A number of strategies could be put in place to address some of these issues.

Access & Parking

- Replacement of barrier gates with bollards to maintain control of vehicular access, while improving flow of pedestrian and cycle movements.
- Recommendation for Yards to become a Restricted Parking Zone (RPZ).

Waste Management

- Waste bins should be consolidated wherever possible behind well designed stores or screens to reduce their detrimental visual impact on the public realm.
- Screen/store designs may follow a standardised approach but should be adapted to suit each individual situation.
- Wherever possible waste collection contracts should also be consolidated with a single provider to minimise variations in collection arrangements and equipment, which are often otherwise uncoordinated.
- Where screen/stores are not possible, all bins should be coordinated and have lockable lids.

Vehicular Deliveries & Collections

- Where possible, efforts should be made for businesses to consolidate and coordinate deliveries and collections to minimise number of vehicles accessing space for shared needs (e.g. Neal's Yard precedent).

Temporary Uses

The Inns & Yards spaces provide many opportunities for positive activation and various meanwhile interventions.

Meanwhile Interventions:

- temporary seating to test locations (i.e. Better Bankside chairs & tables)
- temporary planting/trees in planters/bins to test greening opportunities & develop maintenance strategies (i.e. Student Gardening Club?)

Events / Activation:

- concession stands (Change Please coffee vans etc.)
- stands for poetry readings / musicians / performers
- an extension to the farmer's market at KCL Guy's Campus

7. RESOURCES

Reference Information

- Borough High Street Inns & Yards - Scoping Report, 2016
(Gort Scott)
- Guy's Hospital - Pedestrian Flow Analysis, 2010
(Tibbalds/Aedas R&D/Arup)
- Borough High Street - Conservation Area Appraisal, 2006
(Southwark Council Regeneration Department)
- Typological Hybrids - A Hotel in Borough Street
(Kington University School of Architecture Studio 3.3)
- Build-Up - Borough High Street Report
(University of Westminster School of Architecture)

Product & Services Suppliers

THIS SECTION TBC



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