

LONDON BRIDGE PLAN

A COLLECTIVE
VISION & STRATEGY

London
Bridge

TeamLondonBridge
improving our district

Southwark
Council

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Key

-  Railway station
-  Underground station
-  Docklands Light Railway station
-  River bus
-  Church

THIS IS LONDON BRIDGE

WHERE TO EAT & DRINK

- Bermondsey Street & Sq 1
- Butler's Wharf 2
- Hay's Galleria 3
- More London 4
- London Bridge Quarter 5
- Tooley Street 6
- Borough Market 7

WHERE TO GO

- Science Gallery 8
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- Golden Hinde 13

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 **A FORMIDABLE & DIVERSIFIED ECONOMY**



 **A CLEAR, RECOGNISABLE IDENTITY**

 **A WELL CONNECTED, ENGAGING & CONTEXT SENSITIVE PLACE**



 **COLLABORATION, INTEGRATION & STRONG PARTNERSHIPS**



A GLOBALLY SIGNIFICANT, HISTORIC AND VIBRANT PLACE OF MODERN COMMERCE, ENTERPRISE AND CREATIVITY

THE VISION FOR LONDON BRIDGE

This is the London Bridge Plan
This plan provides concrete steps to embolden London Bridge to achieve its potential.

The London Bridge Plan will be the guide by which policy and investment decisions are made in London Bridge, by both the public and the private sector. It sets out policy for the area, and identifies strategic areas for investment. It will bolster our identity, strengthen our economy, establish a defining sense of place and create vital partnerships.

The London Bridge Plan marks a new way of working together. In creating it, we have engaged the diverse stakeholders who we represent, and united them with the public sector. It is our responsibility, in working together, to implement it.

The following pages set forth our action steps and our collective responsibilities in taking London Bridge forward.

This London Bridge Plan is produced by Team London Bridge in partnership with Southwark Council.

TeamLondonBridge
improving our district





THIS PLAN MUST PREPARE LONDON BRIDGE FOR A LARGE INCREASE IN USERS



THIS PLAN WILL STRENGTHEN THE LOCAL ECONOMY, GROW JOBS & BUILD PARTNERSHIPS



THIS PLAN WILL CHANGE THE WAY LOCALS, COMMUTERS & VISITORS ENGAGE WITH LONDON BRIDGE



A LONDON BRIDGE PLAN

WHY IS THIS PLAN CRITICAL NOW?

London Bridge is experiencing rapid development and growth in changing times for London. Ensuring the area retains a healthy mix of uses and that development is well-connected and interesting means acting now.

Demand will increase

Among the most impactful changes will be the London Bridge Station redevelopment, which will result in an increase of over 60% in Thameslink rail capacity and new entrances/exits on both Tooley Street and St. Thomas Street. Add to that a 50% increase in bicycle use every five years and a 50% increase in the number of pedestrians in London Bridge in the next five years. Additionally, with a focus on river transport growing throughout London, usage is expected to increase substantially by 2020. This plan must prepare London Bridge to accommodate significant new numbers of users, and in use patterns that are different than before.

Economic realities are changing

The high street struggles of recent years are creating challenges for traditional retail, but opening up doors for independent, unique,

creative and diversified local economies.

London Bridge can set itself apart as a retail destination but must do so thoughtfully and intentionally. Provision of wider footways, more green spaces and convenient, safe and attractive walking and cycling routes will be all important considering the high volumes of journeys to work on foot and by bike in the area. Likewise this will make an attractive public realm for retailers and consumers alike, helping to drive trade and shopping visits.

Competition is growing

Districts immediately surrounding London Bridge are on the cusp of significant public and private sector investment in both new commercial and residential space. To remain competitive, London Bridge must distinctively position itself against these rising areas and create a clear case for investment here.

Unprecedented development

As the world rebounds from economic recession, development is happening fast. Money comes in, and buildings go up. Without any context, these developments will fundamentally change the character of London Bridge. Providing a clear sense of direction will be critical to ensure there is integration and appropriate design.

Significant new residential growth

Residential growth creates a more demanding 24/7 environment. It also brings new opportunities to expand the offer of London Bridge beyond primarily daytime uses. Managing a mixed-use district, however, requires nuanced development and policy. Developments such as One Tower Bridge, The Quill on Weston Street and Fielden House will usher in a new era for London Bridge, but it must be balanced.

LONDON BRIDGE CHARACTER AREAS



1 LONDON BRIDGE RIVERFRONT

An improved and well-connected riverfront will drive millions more visitors to the area, allowing access to key attractions while creating seamless connections between the riverfront and the rest of London Bridge. A distinctive sense of place will engage visitors and change the way they move into and through London Bridge. New experiences for leisure will be developed, and opportunities for traditional and transient businesses will be encouraged. A porous public realm will encourage greater pedestrian movement between the riverfront and London Bridge's Commercial Core.

2 LONDON BRIDGE COMMERCIAL CORE

Tooley Street will be the hub of London Bridge's important commercial centre, continuing to support business and office uses. It will also serve as the primary gateway into London Bridge, setting the tone for visitor experience and improving connections between London Bridge Station and Tooley Street. The revitalised Station will open up to a pedestrian and bicycle-friendly Tooley Street, and a well-designed, high-quality public realm will ensure there is sufficient capacity for increased pedestrian traffic.

3 LONDON BRIDGE ARCHES

A completely new spine of thriving independent retail, food and beverage operators will be created through the centre of London Bridge. The east-west connection route created by the arches will move pedestrians to and from the station and outlying areas, and create a unique sense of place. The arches and tunnels will support innovation and creativity, and a high-quality, sympathetic public realm design around the station's exit on St. Thomas Street will highlight the viaduct's revitalised architecture.

4 LONDON BRIDGE SCIENCE, EDUCATION AND MEDICAL HUB

The reorientation of Guy's and King's campuses will embrace St. Thomas Street, utilising architecture and placemaking to transform the area and connect to a reimagined Borough High Street. London Bridge's quality of life will be directly improved by integrating and better connecting the educational and medical campuses in the district, establishing stronger partnerships, and creating a more navigable and porous environment. This will provide opportunities for interesting shared spaces, and a new market for retail uses to serve an increasing professional and educational clientele.

1 LONDON BRIDGE RIVERFRONT CHARACTER AREA

LEISURE, HISTORY, CONNECTIONS

The London Bridge riverfront will become critical to walkability, connectivity and flow for London Bridge. With sightlines to the River Thames and Tower Bridge from every angle, the riverfront offers uncluttered spaces to linger, relax and engage in a family-friendly environment. The riverfront will provide seamless connections to the rest of London via connections to Bankside, Shad Thames and the City.

LANDMARKS

- Tower Bridge
- River Thames
- City Hall
- HMS Belfast

ISSUES

- Difficult to access the riverside and poor sense of arrival from Borough High Street and Tooley Street
- Uninspiring riverfront public realm, few places to linger and explore
- Lack of connectivity to Tooley Street and the rest of London Bridge

OPPORTUNITIES

- Increase connectivity to surrounding areas with river walk enhancements
- Improve pedestrian and cycle safety and access with a redesigned junction at Borough High Street
- Provide business opportunities and enhanced aesthetics using improved design and activation of retail stands
- Improve connection to the rest of London Bridge with wayfinding signage, providing opportunities for creativity and historical interpretation
- Encourage higher use of the riverfront with addition of pedestrian amenities, including seating, art and play spaces
- Activating, improving and lighting connecting pathways to increase safety and help draw pedestrians into London Bridge

2 LONDON BRIDGE COMMERCIAL CORE CHARACTER AREA

LONDON BRIDGE'S HIGH STREET

Generally centred on Tooley Street, London Bridge's Commercial Core will be the front door to London Bridge from London Bridge Station. A flexible and permeable public realm will welcome commuters who will arrive in a London Bridge that is refined, urban and commercial. Tooley Street will be multi-modal, balancing a number of transport uses while being sensitive to cyclists and pedestrians. The Commercial Core will welcome high street retail, a mix of comparison shopping, conveniences and dining options.

LANDMARKS

- London Bridge Station
- Hay's Galleria
- Potters Fields Park
- London Bridge City
- One Tower Bridge
- The Shard

ISSUES

- Significant pedestrian congestion at London Bridge Station exits and entrances
- Traffic, pedestrian and bicycle pinch points at the intersection of Tooley Street with Borough High Street and Tower Bridge Road create safety challenges
- The amenities of Potters Fields Park and St. John's Churchyard are not well integrated into the area, nor are they visually open or accessible
- Current retail offer is primarily food-based and there is a lack of comparison shopping

OPPORTUNITIES

- Create more space for pedestrians, allow for wider pavements, and open opportunities to establish shared spaces as the redesign of London Bridge Station changes the landscape
- Soften the busy Commercial Core environs and increase public safety by opening up Potters Fields Park entrance and rethinking the design of St. John's Churchyard
- Improve high street retail and address the changing needs of workers, residents and visitors stimulated by growing transport usage and diversified mixed-use development

3 LONDON BRIDGE ARCHES CHARACTER AREA

THE CULTURAL SPINE OF LONDON BRIDGE

History, culture, arts and entertainment are the hallmark of the London Bridge Arches. The area which stretches the length of St. Thomas Street is a destination for unique goods, creative spaces and gathering places. The area is gritty and character-filled, home to nooks and crannies of interest. At the heart of the area, St. Thomas Street will be a people space, pedestrian-focused, slower paced and easygoing. The Arches are where the London Bridge stories are told and where connections are made between the past and the present.

LANDMARKS

- The Shard
- The Railway Arches and Tunnels
- St. John's Churchyard
- The Quill on Weston Street
- London Bridge Quarter

ISSUES

- St. Thomas Street is currently car-centric, and situated adjacent to a long stretch of boarded-up arches
- The area at present is dark and void of much activity, making the area feel lifeless
- The relationship between developments and the street level is challenging, the area is defined by blank walls at the pedestrian level and little in the way of activated frontages
- The dark tunnels create a disconnect between this area and the rest of London Bridge

OPPORTUNITIES

- A new pedestrian focused environment on St Thomas Street, reducing vehicle traffic to allow human movement and encouraging interesting dwell spaces and activities
- Establish the public realm as a priority by adding seating, lighting, art and interesting spaces and places
- Turn the tunnels into an amenity, restoring them by adding lighting and public art; increasing safety and connectivity
- Utilise the renovation of the arches to create an interesting mix of destination businesses that encourage activity into the evening hours

4 LONDON BRIDGE SCIENCE, EDUCATION AND MEDICAL HUB CHARACTER AREA

WHERE INNOVATION, RESEARCH AND TECHNOLOGY CONVERGE

The Hub is an integrated area of medical, educational, science and research institutions, supported by shared services and facilities. With its own distinct population of users and visitors, the aim is to integrate the assets within to support London Bridge overall.

LANDMARKS

- King's College London
- Guy's Hospital
- Guy's Cancer Centre
- Science Gallery and Courtyard
- Fielden House
- Yards and Lanes

ISSUES

- The area is home to distinctive uses and beautiful facilities, but it is hard to know what is here and how to access it
- Guy's Hospital and King's College are tremendous campuses, but they are inward facing to a certain degree and not well connected to the rest of London Bridge
- The yards and lanes within the area are interesting spaces, but hard to find and underutilised

OPPORTUNITIES

- Open up entrances and enhance street-level aesthetics using interesting design to invite people in to explore
- Encourage the development of public spaces, including the Yards and Lanes; finding ways to activate them and make them safe and welcoming
- Improve wayfinding in creative ways, to encourage users to explore the area and in particular the hidden nooks



LONDON BRIDGE

Tower Bridge

↖ Up steps for
TOWER

Tower Bridge Exhibition
St. Katharine Docks
Tower of London
Tower Gateway 
Tower Hill 

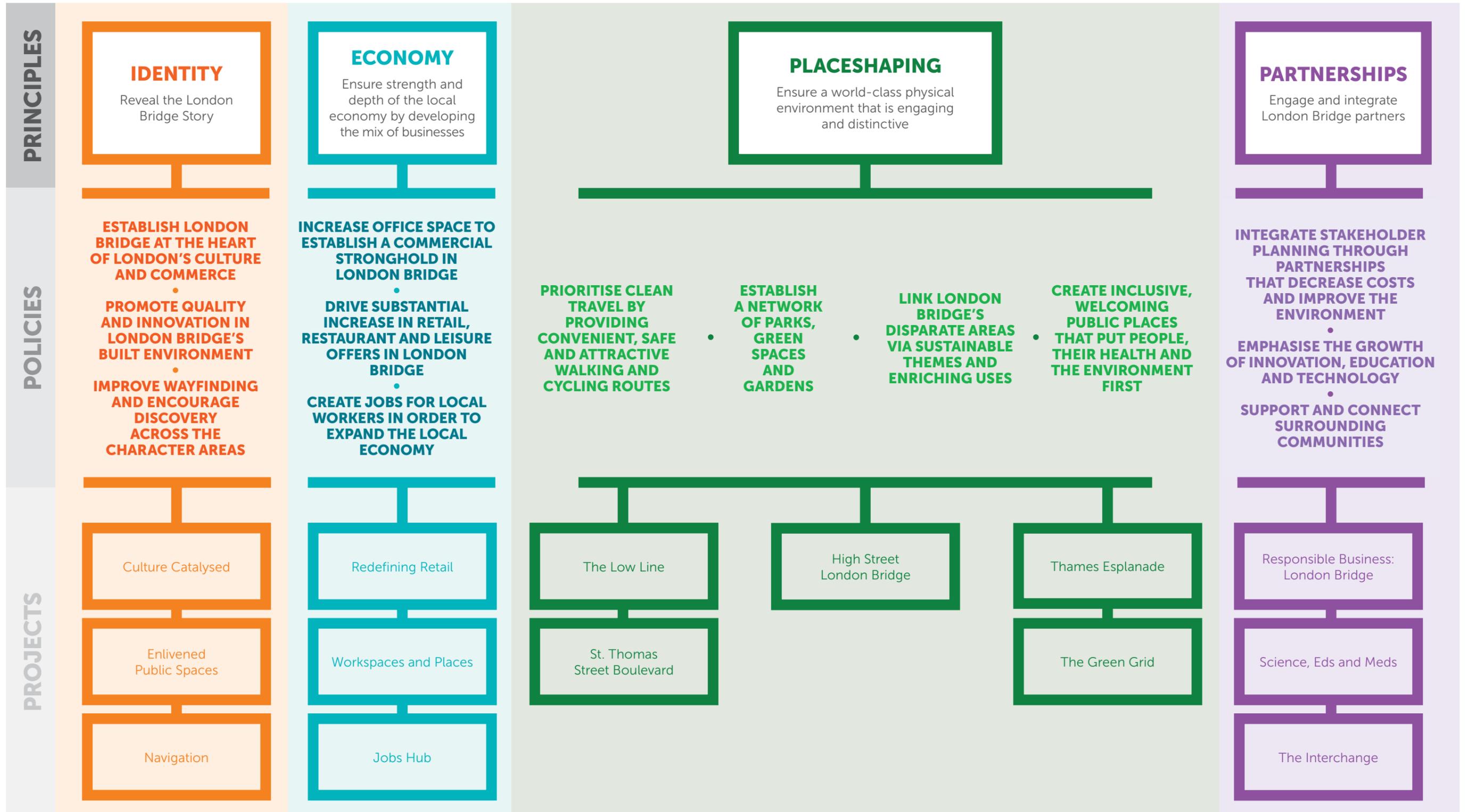
SHAD THAMES ↑
Butler's Wharf 

Walking from here

 London Bridge	13 min
 Fenchurch Street	17 min
 Tower Hill	10 min
 Tower Gateway	11 min
 Aldgate	16 min
 Bermondsey	17 min
 Aldgate East	18 min
 Cannon Street	20 min
 Monument	20 min
 London Bridge City Pier	13 min
Southwark Cathedral	15 min
The Monument	20 min
Shakespeare's Globe	22 min



PRINCIPLES, POLICIES AND PROJECTS



IDENTITY

REVEAL THE LONDON BRIDGE STORY

The London Bridge identity is complex and multi-faceted. There is a story to be told. There is a special environment to be discovered. The history and elements that are unique to London Bridge will be revealed through programming, public art, policies and placemaking, bringing to life a unique storyline that invites locals and visitors to discover and explore London Bridge.

POLICIES

ESTABLISH LONDON BRIDGE AT THE HEART OF LONDON'S CULTURE AND COMMERCE

PROMOTE QUALITY AND INNOVATION IN LONDON BRIDGE'S BUILT ENVIRONMENT

IMPROVE WAYFINDING AND ENCOURAGE DISCOVERY ACROSS THE CHARACTER AREAS

PROJECTS

CULTURE CATALYSED

Creating linkages between cultural assets through partnerships, programming and public realm

See page 11

ENLIVENED PUBLIC SPACES

Activations and installations to reflect the London Bridge identity, creating physical enhancements, driving economic vitality and inviting interaction

See page 12

NAVIGATION

Using technology, lighting, art and traditional signage to direct pedestrians and cyclists through safe and accessible public spaces

See page 13

THE FACTS & FIGURES

5 million

visitors per year partake in the unique cultural attractions the area offers.



The area has been at the heart of London's historic and cultural development since before Roman times.



The top landmarks most identified with London Bridge are London Bridge Station, Borough Market, The Shard and London Bridge itself.



Lesser known are the many smaller cultural destinations, which include The Greenwood Theatre, The Old Operating Theatre & Museum, The Unicorn Theatre, Fashion & Textile Museum and the White Cube.

IDENTITY PROJECT: CULTURE CATALYSED

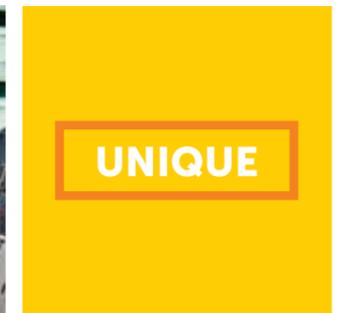
London Bridge's unique arts, culture and heritage storyline, one that differentiates it while complementing surrounding neighbourhoods, will be brought to life. This plan will strengthen cultural diversity and increase participation and accessibility. Arts, culture and heritage will become part of everyday life for local residents and employees, and will elevate London Bridge's profile as a cultural/historical destination for visitors.

Ultimately this plan will identify economic opportunities to strengthen the offer and diversify the mix.

This project will **establish a sustainable strategy and partnership** across multiple groups to support the arts, culture, and heritage offer.

Delivery:

- Highlight the heritage storyline/principles
- Encourage **economic opportunities** to strengthen the cultural offer and diversify the mix
- **Create linkages** between existing cultural assets through partnerships, programming and public realm in a way that is digital, physical and sensory
- Identify **architectural gems** to be preserved and highlighted
- Implement public art opportunities to reinforce coherence and a sense of place



IDENTITY PROJECT: ENLIVENED PUBLIC SPACES

Collaborative, community-driven outdoor projects will be cultivated in London Bridge’s public spaces – including parks, alleys, streets, pavements, courtyards and stairways. These activations and installations will reflect the London Bridge identity while providing physical improvements in underutilised gathering spaces, driving economic vitality and inviting greater interaction between people.

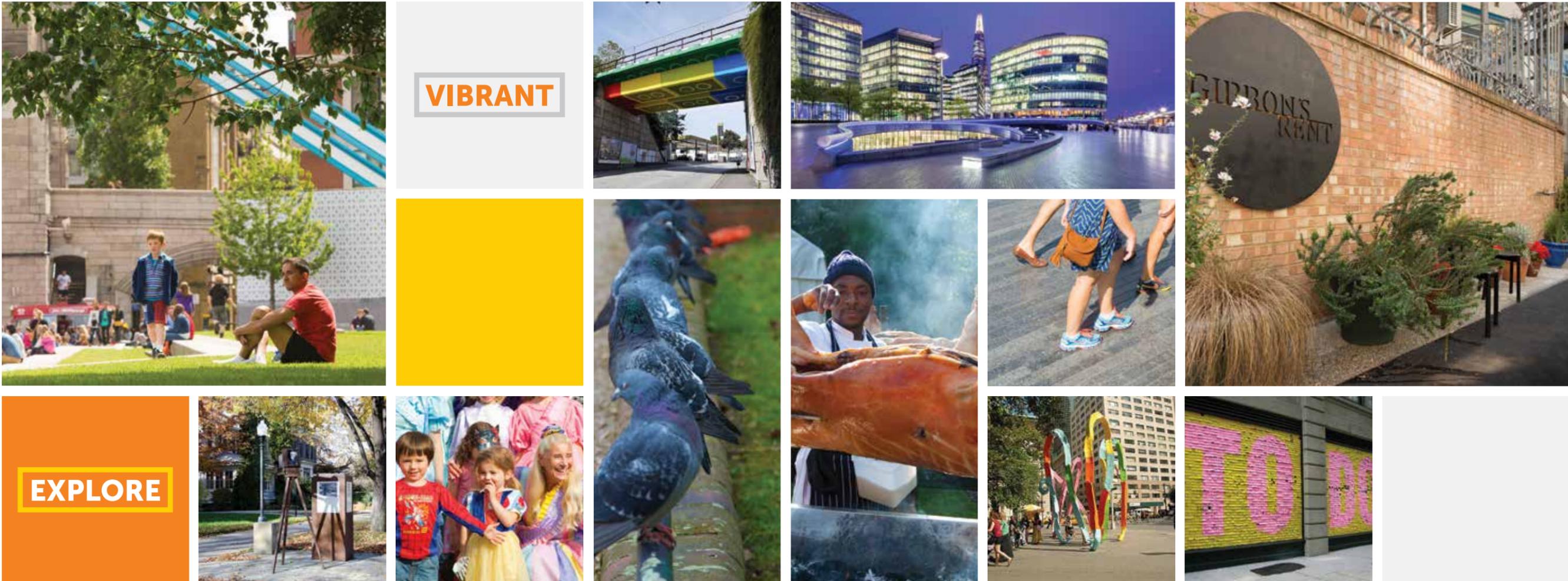
Ultimately, these activations and installations will inspire people to **discover and explore the area** and its assets, bringing economic benefits and providing a platform

that could be used by local artists and manufacturers to showcase their offer. Key locations for installations will be developed and a toolkit to help organisations and partners deliver these projects will be created. Incentives and support to **curate unique offers** will be developed to **encourage participation** across the district.

- Establish dedicated performance spaces
- Lighting installations
- Historic interpretation
- Greening and sustainable ecology features
- New civic spaces
- Activation and improvement of little-known routes such as the Yards off Borough High Street
- Pavement widening alongside bars and restaurants to encourage an outdoor ‘café culture’

Delivery:

- New technology to interpret local assets
- Public art installations



VIBRANT

EXPLORE

IDENTITY PROJECT: NAVIGATION

New visual cues will support improved navigation of the district and encourage discovery of London Bridge's unique places and spaces. Traditional wayfinding signage will be enhanced by historic and interpretative signage and interesting visual interventions to bring out the fascinating history and culture of the area. This effort will help knit together London Bridge with the unique neighbourhoods connected to it and stimulate north/south permeability through the disparate character areas.

London Bridge can be a confusing place to navigate. The unique history and heritage of the area is also poorly served by signage and interpretation. A broad navigation strategy which incorporates non-traditional visual cues will **better promote the area** and aid in walking and exploration. The approach will utilise technology, lighting, art, traditional signage (including Legible London) and other interpretive cues to direct pedestrians to the **unique destinations** within London Bridge.

Delivery:

- Coherent public realm design guidelines
- Further roll-out of Legible London signage
- New development which maintains sightlines and provides navigational cues
- Street based ambassadors / information services
- Themed trails and interpretation
- Vehicle traffic reduction and greater priority given to pedestrians
- Enhanced north / south permeability via new or reinvented spaces

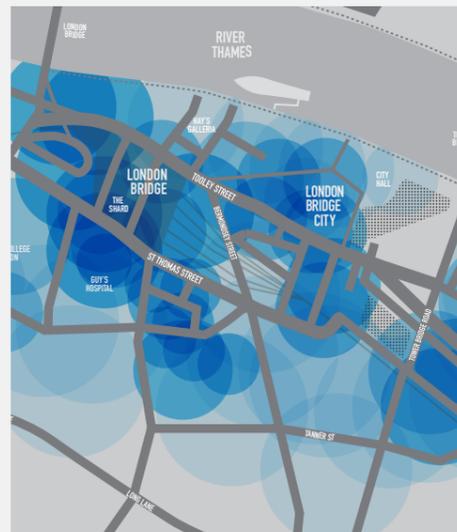


ECONOMY

ENSURE STRENGTH AND DEPTH OF THE LOCAL ECONOMY BY DEVELOPING THE MIX OF BUSINESSES

London Bridge will become the retail core for the borough of Southwark and the commercial core for London. A strong local economy will be bolstered by a mix of commercial users, tourism and local spend. Retail opportunities will expand, incorporating both traditional high street occupiers with local, independent fare that diversifies the district and provides an improved overall offer throughout London Bridge.

RETAIL SPEND IN LONDON BRIDGE



Card spend:



- Highest retail spend is around the Station, The Shard, and More London
- Tower Bridge Road is relatively weaker
- Great opportunity exists around Hay's Galleria, One Tower Bridge, and St Thomas Street

POLICIES

INCREASE OFFICE SPACE TO ESTABLISH A COMMERCIAL STRONGHOLD IN LONDON BRIDGE

DRIVE SUBSTANTIAL INCREASE IN RETAIL, RESTAURANT AND LEISURE OFFERS IN LONDON BRIDGE

CREATE JOBS FOR LOCAL WORKERS IN ORDER TO EXPAND THE LOCAL ECONOMY

PROJECTS

REDEFINING RETAIL

Repositioning London Bridge in the marketplace as an alternative boutique shopping destination

See page 15

WORKSPACES AND PLACES

Ensuring London Bridge remains an economically healthy commercial area

See page 16

JOBS HUB

Catalyse the development of local jobs for local people, improving wealth and adding opportunity

See page 17

THE FACTS & FIGURES



London Bridge is a premier global trading centre in the world-class city that is London, hosting the headquarters of several corporate global businesses.

5 million sq ft

London Bridge holds roughly 5 million square feet of office space with extremely low vacancy rates.

1%

In 2015 office vacancy rates were at 1% across the London Bridge and wider South Bank area.



In 2015, London Bridge had just 7% of the retail spend of that in Victoria, a similar area.



Thousands of jobs will be lost annually if commercial property stock is diminished.

ECONOMY PROJECT: REDEFINING RETAIL

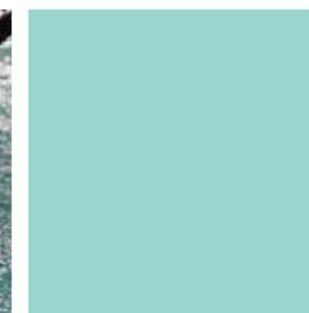
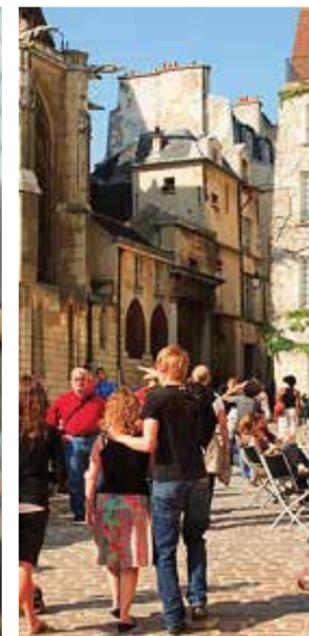
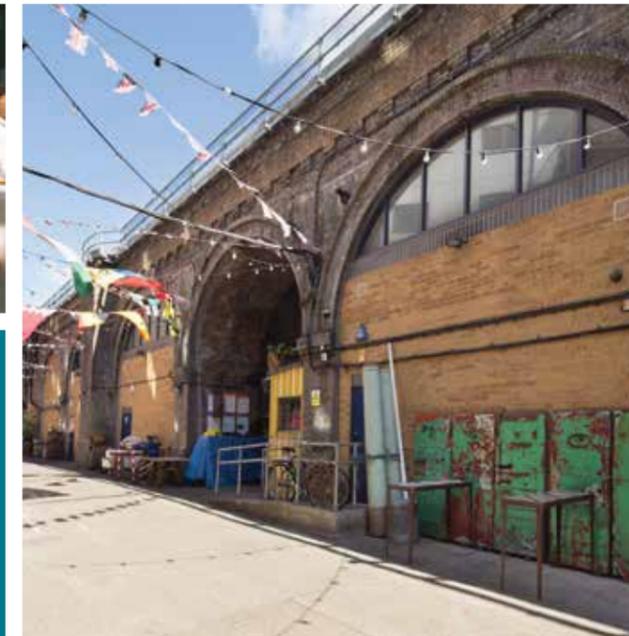
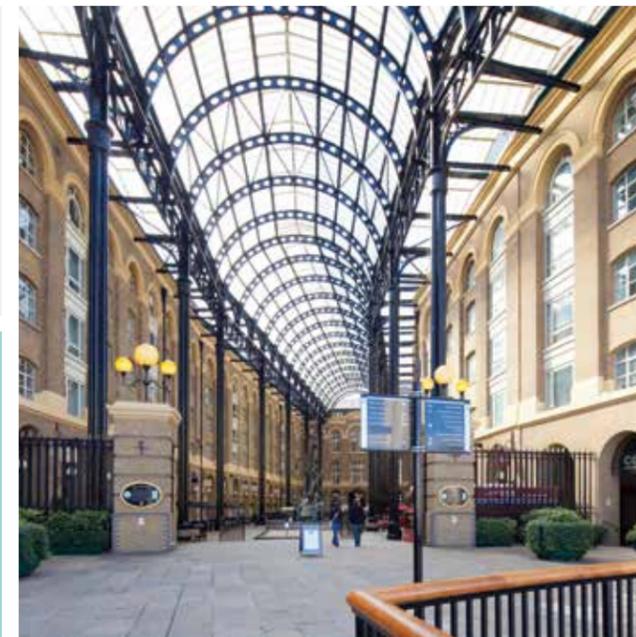
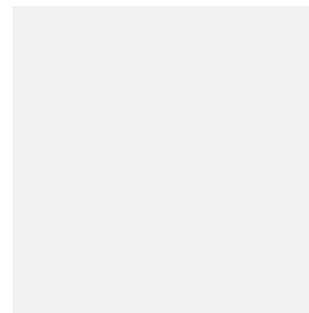
The demand for a far greater retail offer has long been voiced for London Bridge. London Bridge will reposition itself in the marketplace as an **alternative boutique retail destination**. This will include a distinctive mix of shops, cafes, restaurants and pubs that consist of one-off independents, new concepts by existing operators and locations of small chain-lets, along with a few larger multiples eager to associate their brands with such an offer.

A boutique-heavy mix aligns with the kind of relatively affluent, culturally aware consumer generated by visitor attractions such as Borough Market, Bermondsey Street and the Tate Modern. It also responds to the paucity of alternatives across Greater London to the typical high street offer, and would, as a result, be capable of **pulling from well beyond the local catchment**.

Delivery:

- Analyse the current and projected population of London Bridge and better **understand current spending habits** along with researching market data of comparable areas
- Mobilise a **collective action** by a wide range of stakeholders
- Implement a broader approach to leasing that would recognise the **value of smaller chain-lets** and specialty concepts
- Consider a tenant recruitment function, whereby the stakeholder group assumes the **responsibility of identifying, screening and pursuing desired tenants**

In the absence of any sort of deliberate policy intervention, the lack of opportunities for small businesses typically allow an area to evolve into a so-called clone town. In the case of London Bridge, the result has been a preponderance of the same **food and beverage purveyors that can be found on virtually every high street across Greater London** (if not the U.K.). This effort aims to change that.



ECONOMY

PROJECT:

WORKSPACES AND PLACES

At the very core of London Bridge's heritage and brand essence is its focus as a commercial hub, and yet the expansion of the commercial offer is threatened by a lack of continued office development, as new investment flows into primarily residential projects. This effort will ensure London Bridge remains an economically healthy commercial area. London Bridge will serve as the working hub of Southwark, capitalising on its location within London and transport links.

The future of London Bridge will include **increased office space for businesses** of all sizes and an increase in jobs available in London Bridge, as well as the creation of opportunities for education, training and personal development.

This effort will **create linkages** between existing partnerships ensuring all key sectors of London Bridge – including public and private sectors, education and medical offers – are developed and strengthened.

Delivery:

- Research the current and forthcoming provision of workspace in London Bridge and recommendations on how this provision can be improved to meet **anticipated market demand**
- Identify site-specific opportunities for new workspace **development**/change of use/refurbishment/reconfiguration
- Monitor potential losses of commercial space to flag impacts during planning procedures
- Champion high quality, sustainable workspace design and business practices. Minimise air quality detractors and encourage efficient delivery practices



EXCITING



INNOVATIVE



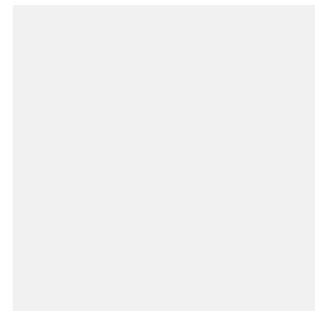
ECONOMY PROJECT: JOBS HUB

Jobs are intimately tied to the **quality of place**. The attractiveness of a location for businesses, and the ability for business to **connect with the community** and create sustainable jobs, is critical for the long-term health of London Bridge. Facilitating a human capital that is equipped for continued **business success** must be a critical focus for the future.

London Bridge will engage with the business community to identify opportunities to strengthen the attractiveness of the area for business, to ensure a healthy local economy that is diversified and encouraged to grow. Programmes that link employers to the workforce within and around London Bridge will be developed to create linkages locally with a focus on **sustainable job growth**.

Delivery:

- Promote employment opportunities to the local community
- Prioritise development and premises that offer high employment densities with long-term prospects and observance of the London Living Wage
- Encourage apprenticeships and create business links to local colleges and schools
- Create a highly-desirable place to work
- Help businesses retain staff by enriching their day to day experiences and promoting well-being at work



PLACESHAPING

ENSURE A WORLD-CLASS PHYSICAL ENVIRONMENT THAT IS ENGAGING AND DISTINCTIVE

London Bridge's past and present will mesh together, intertwined in the public realm in a way that is respectful of the heritage of the area, supportive of innovative design and increases public safety. The public realm will prioritise convenient and safe pedestrian routes, with pavements that are widened, tree-lined and well lit. New developments should be free of private car use given the proximity to public transport and cycling will be encouraged with facilities and infrastructure befitting a major transport hub.

POLICIES

PRIORITISE CLEAN TRAVEL BY PROVIDING CONVENIENT, SAFE AND ATTRACTIVE WALKING AND CYCLING ROUTES

ESTABLISH A NETWORK OF PARKS, GREEN SPACES AND GARDENS

LINK LONDON BRIDGE'S DISPARATE AREAS VIA SUSTAINABLE THEMES AND ENRICHING USES

CREATE INCLUSIVE, WELCOMING PUBLIC PLACES THAT PUT PEOPLE, THEIR HEALTH AND THE ENVIRONMENT FIRST

PROJECTS

THE LOW LINE

A world-class corridor connecting the historic railway arches and their economic opportunity to the public realm

See page 21

ST. THOMAS STREET BOULEVARD

A pedestrian-focused public realm bringing new opportunities for amenities, seating and business

See page 23

HIGH STREET LONDON BRIDGE

A permeable integration of the redeveloped London Bridge Station and Tooley Street

See page 25

THAMES ESPLANADE

A new Riverwalk will seamlessly link London Bridge's waterfront experience to the rest of London

See page 27

THE GREEN GRID

London Bridge will bring its green and open spaces up to world-class standards and link them via a green grid of walking and cycle friendly streets

See page 28

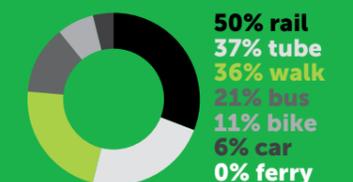
THE FACTS & FIGURES

65% of respondents felt the area needs more and better quality green and open spaces.

39% of London Bridge is comprised of buildings, yet the district has managed to retain a human scale and is a walkable place to work and visit.

The area has attracted some of the world's most innovative property owners. Contemporary architects with an interest in the area include Renzo Piano, Norman Foster, Thomas Heatherwick and Zaha Hadid.

London Bridge Commuters



(all or part of journey)

129million passenger journeys via London Bridge national rail and tube stations combined in 2014.

4th busiest rail station in the UK, over 60% increase in Thameslink rail capacity from 2018.

10:1 Tooley Street rush-hour pedestrian to cars ratio.

170% increase of cycling in London since 2001.



BUS STAND

BIG BUS LONDON





THE LOW LINE
AR Urbanism

PLACESHAPING PROJECT: THE LOW LINE

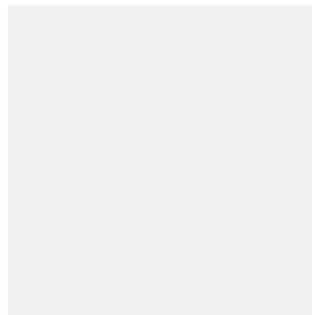
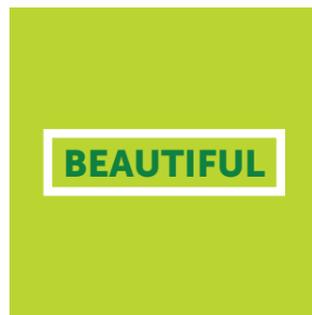
The Low Line will become a **unique pedestrian and cyclist focused quiet-way** adjacent to the restored splendour of the historic railway viaduct in Southwark and Lambeth. Its anticipated route will stretch the four miles between Vauxhall in the west to South Bermondsey in the east. A design philosophy will highlight specific public realm and green infrastructure projects along the route to create a cohesive, healthy urban fabric – aiding navigation and encouraging exploration. The arches themselves will be activated, tenanted and programmed to support small businesses and enliven street frontages.

The London Bridge Low Line is envisioned to encompass Tooley Street, St. Thomas Street, Crucifix Lane, Druid Street, Holyrood Street, Shand Street, Barnham Street, Bermondsey Street Tunnel and Roper Lane, on both sides of the viaduct.

The project would entail a design philosophy, highlighting specific public realm projects that could help create **a unified look and feel for the area**. Design guidelines should be established to retain authentic character while promoting innovation and quality.

The railway viaduct's arches and tunnels would be activated and programmed to **support the unique**, creative spaces of the London Bridge Low Line.

This project is potentially part of a larger scheme to **link neighbourhoods in Southwark** located along the railway line.





**ST. THOMAS STREET
BOULEVARD**
AR Urbanism

PLACESHAPING

PROJECT:

ST. THOMAS STREET BOULEVARD

St. Thomas Street will be the main pedestrian route through London Bridge to both Borough Market and the eclectic charms of Bermondsey Street, as well as being home to The Shard, Science Gallery London, Guy's Hospital, King's College London, The Quill and Fielden House. Revitalised arches and tunnels and a world-class pedestrian-focused public realm will ensure the St. Thomas Street Boulevard is a showcase of all that is historic and distinctive about London Bridge.

The London Bridge Station development will bring about some initial improvement to St. Thomas Street in 2018, which will serve as the foundation on which to develop **a world-class vision for the street.**

It will be essential to create a safe and secure environment around this high profile transport hub, adapting safety measures to the new physical landscape.

A pedestrian and cycle focus through a **shared-spaces** approach to the street will be key to facilitating an **active**

environment that will support small businesses, shops, eateries and a **vibrant evening economy.**

Good urban design will be critical to ensuring the historic and modern architecture in place and occurring along the street are appropriately **woven together.**

It will be essential to evaluate new developments on their ability to reflect and enhance the character of London Bridge.





**HIGH STREET
LONDON BRIDGE**
AR Urbanism

PLACESHAPING

PROJECT:

HIGH STREET LONDON BRIDGE

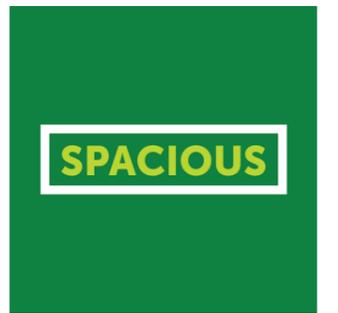
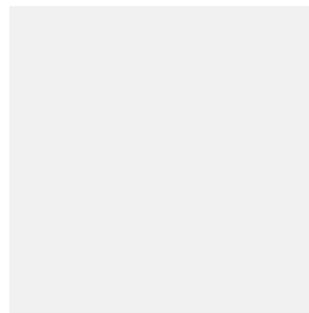
A permeable integration of the revamped London Bridge Station and Tooley Street will create a reinvigorated public realm which improves wayfinding at the station's entrances and exits, and better links London Bridge's assets and amenities.

Tooley Street will ensure that the area has the capacity to deal with the large, and ever-increasing, amounts of pedestrian traffic, and that **access to the station is safe**, by reducing and controlling the movement of vehicular traffic.

This **cohesively designed public realm** will see the station integrate the neighbouring areas, **improving connectivity** between London Bridge City Pier, London Bridge Station and the London Bridge Low Line.

Retail, food and beverage provision in the arches at the station periphery will provide public realm activation, and **cycling routes** and amenities will be provided to increase **accessibility at every level**.

Improving **access, wayfinding and safety** around the station is important to creating an integrated interchange.





THAMES ESPLANADE
AR Urbanism

PLACESHAPING

PROJECT:

THAMES ESPLANADE

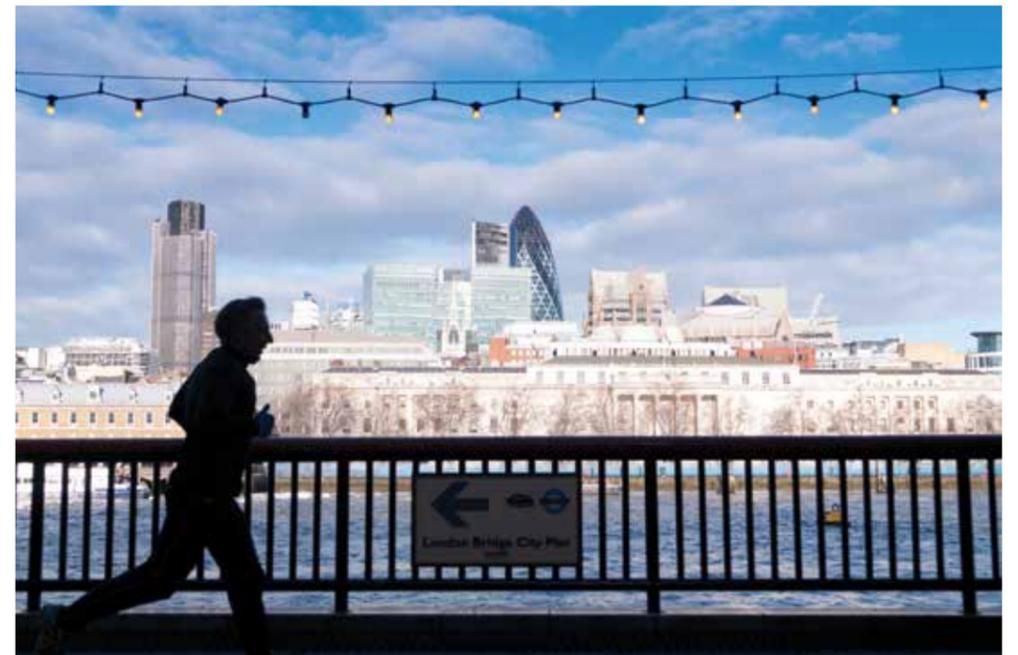
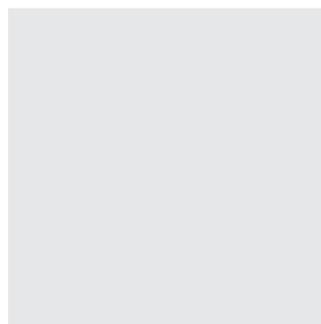
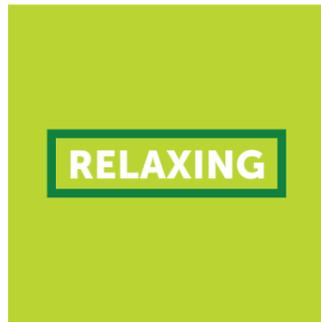
London Bridge will utilise the opportunity to **capitalise on its history** of river trade and passage and on its future development by creating links to The City, Westminster, Canary Wharf and beyond. The Thames Esplanade will seamlessly connect London Bridge's riverfront and Pier into Bankside to the west and the rest of The Queen's Walk to Tower Bridge to the east, creating a **riverwalk connection** that will form a **continuous path** along the Thames.

The Thames Path from Hay's Galleria to Shad Thames is London Bridge's greatest asset as a defining characteristic for and amenity to local residents, employees and the millions of visitors to London. The Path has also contributed to the tremendous success of the financial and commercial sector in the area. This plan will deliver a **new walkway extending out into the Thames** going from the London Bridge City Pier, under London Bridge to Cathedral Square, improving the pedestrian route from the Golden

Hinde in Bankside through to Hay's Galleria and beyond.

This plan will augment those of TfL to double river travel by 2020 by improving London Bridge City Pier and better connecting it to the rest of London Bridge.

The design should be aspirational in quality and respectful of the area's heritage.





THE GREEN GRID AND THE LOW LINE
AR Urbanism

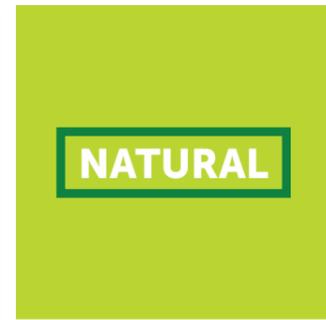
PLACESHAPING PROJECT: THE GREEN GRID

London Bridge will become one of the greenest, most beautiful, environmentally sensitive and civic-minded business districts in the world. We will work as a community to bring all of our green and open spaces up to world-class standards, to link those spaces via a Green Grid of walking and cycle friendly streets and to incorporate green infrastructure into all public realm and private development projects. London Bridge will be climate change resilient. It will become a more competitive and welcoming business destination as a result.

Integrating, improving and increasing parks and green spaces throughout London Bridge into the physical environment is a clear stakeholder priority. The London Bridge Green Grid will provide an **overarching green vision for the area** made up of a series of linked public realm projects.

Delivery:

- Upgrading St. John's Churchyard
- Better linking Potters Fields Park and St. John's Churchyard
- The delivery of green walls throughout the business district
- Increased tree planting
- New pocket parks and green spaces
- A wider London Bridge Green Grid linking all the surrounding green and open spaces
- Fresh Air Squares
- The Low Line
- Riverpath environment and walk-way



CURRENT GREEN SPACES



PARTNERSHIPS

ENGAGE AND INTEGRATE LONDON BRIDGE PARTNERS

A collaborative approach towards responsible business will be established that incorporates tangible, outcome-focused projects, and clear partnerships between people and businesses to develop a sustainable London Bridge. By working together, London Bridge will catalyse local innovation that benefits local organisations, support and promote sustainable community places, and improve access to employment and career growth for local people. The focus will be on community, wellbeing, employability and sustainability.

POLICIES

INTEGRATE STAKEHOLDER PLANNING THROUGH PARTNERSHIPS THAT DECREASE COSTS AND IMPROVE THE ENVIRONMENT

EMPHASISE THE GROWTH OF INNOVATION, EDUCATION AND TECHNOLOGY

SUPPORT AND CONNECT SURROUNDING COMMUNITIES

PROJECTS

RESPONSIBLE BUSINESS: LONDON BRIDGE

London Bridge will take a leadership role in supporting partnerships between people and businesses

See page 30

SCIENCE, EDS & MEDS

London Bridge will harness the expertise, research and infrastructure of local educational and medical facilities to improve the district

See page 31

THE INTERCHANGE

Collaborative physical and virtual spaces will connect local organisations and individuals

See page 32

THE FACTS & FIGURES

15%

Southwark's resident population is estimated to increase by 47,000 people in the next 10 years, way above the London average.

30%

of children 16 and under live in deprivation.



Southwark has among the highest rate of childhood obesity in the country.

Within London Bridge there are:

- 400+ businesses
- 50,000 employees
- 30,000 residents (within 1 mile)
- 3,000 Southwark based community groups
- Roughly 5,200 undergraduates and 2,200 graduates
- King's College School of Medicine, Guy's Hospital and London Bridge Hospital together employ over 5,000 people

PARTNERSHIPS

PROJECT:

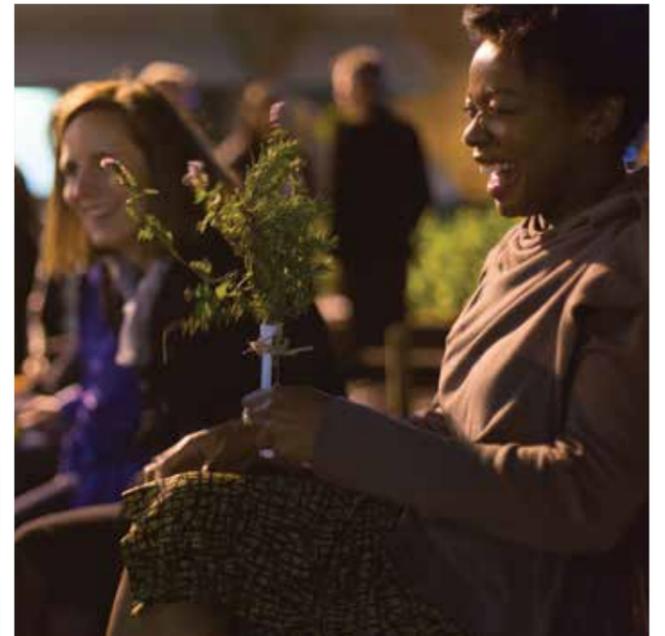
RESPONSIBLE BUSINESS: LONDON BRIDGE

London Bridge will take a leadership role in supporting partnerships between people and businesses to develop a sustainable London Bridge that supports the people who live, work and do business in the district.

This effort will ensure that economic growth in London Bridge sustainably impacts its wider communities by **developing pathways and forums** through which local businesses, voluntary sector organisations and community groups can come together to shape London Bridge's future.

Delivery:

- Partnering business innovation with community programmes
- Improving access to employment and career growth for local people
- Supporting local businesses to build social value credentials and procure locally
- Fostering relationships between businesses and community groups
- Enhancing wellbeing of staff via events, local facilities and environmental impacts
- Developing personal and organisational opportunities for volunteering
- Ensure residual benefits of new developments are maximised locally



PARTNERSHIPS

PROJECT:

SCIENCE, EDS & MEDS

London Bridge will harness the expertise, research and infrastructure in place within the King's College London and Guy's Hospital campuses and other major health and wellbeing hubs to ensure that those innovative resources are integrated into the fabric of the district and available to local businesses, community groups and residents.

This project will include integrating **best practice and evidence building** by groups such as Guy's and St. Thomas' NHS Foundation Trust, King's College London, King's Health Partners, Guy's Charity, Science Gallery London, London Bridge Hospital and Essentia.

Delivery:

- Identifying opportunities and scope for spatial strategies that incorporate large land holdings in a way that is cohesive, **forward-thinking and sustainable**
- Working collaboratively to **address the borough's health inequalities**, including high incidents of youth obesity

- Forging sustainable and innovative cross-sector partnerships that bring together exemplar work within the BID area and **catalyse further investment and revitalisation**
- **Identifying and connecting** the range of formal and informal mental wellbeing services that operate within the area
- Learn from significant achievements being made in 'Eds and Meds' regeneration programmes in the United States, which build on health and education institutions' tendencies to support innovation and take natural civic responsibilities to the neighbourhoods in which they operate



ORIGINAL



CONNECTIVE



PARTNERSHIPS PROJECT: THE INTERCHANGE

Collaborative physical and virtual spaces will connect local organisations and individuals to encourage engagement, connections and collaborations.

The Interchange will strengthen local identity by offering a **central hub for partnerships to develop** and delivering streamlined community activities including workshops, training, exhibitions, showcases, consultations, meetings and events.

The Interchange will serve as a **flexible space for pop-ups** and cultural programming, creating a platform for cross-sector capacity building by encouraging time banking, business support and volunteering programmes. The facility will also act as a conduit for local professional, health, educational and cultural institutions to work directly within the community by offering expertise, services and **support in one central location**.

Delivery:

- Examine new development plans for potential spaces
- Establish a funding management plan of a potential space with partners
- Create a sustainable financial model for The Interchange



IMPLEMENTATION

Work to deliver some of these projects has already begun with local stakeholders pushing the agenda forward. Others will take more time and many are dependent on the completion of major components such as London Bridge Station.

8 Transformative Projects	Character Area	Key Partners	Success Management	Sponsor / Champion	Management Model	Draft New Southwark Plan*	Delivery Period
Culture Catalysed (p.11)	All	Southwark Council / all cultural organisations	<ul style="list-style-type: none"> A strong cultural group Commitment from all cultural stakeholders 	TLB	Informal forum	DM16, DM39	2016
Redefining Retail (p.15)	All	Property owners and agents	<ul style="list-style-type: none"> All major property owners to sign up to partnership strategy An interesting retail mix with 50% independent retail Increased footfall 	TLB	Formal partnership	DM25, DM26, DM31	Ongoing
The Low Line (p.21)	London Bridge Arches	Network Rail / Southwark Council	<ul style="list-style-type: none"> Over 50% of arch space between LB station and TBR in use by 2021 Viaduct navigable from BHS to TBR on north and south sides 	Network Rail	Committee	DM9, DM13, DM15, DM16, DM24, DM25, DM26, DM27, DM39, DM40, DM44, DM45, DM51	2016-2020
St Thomas Street Boulevard (p.23)	London Bridge Arches	TfL / Network Rail / Sellar Property	<ul style="list-style-type: none"> Shared spaces First class materials and design Mix of service and retail providers 	TLB	Steering group	DM9, DM10, DM15, DM16, DM24, DM26, DM27, DM43, DM45, DM46, DM47, DM60, DM61	2016-21
High Street London Bridge (p.25)	Commercial Core	Network Rail / TfL / Southwark Council	<ul style="list-style-type: none"> New public space Increased feeling of safety Less accidents More cycle journeys Improved air quality Coordinated deliveries 	TLB	Steering group	DM9, DM10, DM13, DM15, DM25, DM27, DM42, DM43, DM44, DM46, DM51	2018-21
Thames Esplanade (p.27)	London Bridge Riverfront	Port of London / St Martins Property / City of London	<ul style="list-style-type: none"> Raise of necessary support and funding Increase in peds using riverfront Increased programming of riverfront area 	TLB	Steering group	DM9, DM10, DM13, DM20, DM44, DM51	2019 onwards
The Green Grid (p.29)	All	Southwark Council / GLA	<ul style="list-style-type: none"> More accessible green space Greater ecology Better air quality Increased ped flow 	TLB	Steering group	DM9, DM10, DM50, DM52, DM53, DM60, DM63	Ongoing
Science, Eds and Meds (p.32)	Science, Eds and Meds Hub	KCL / Guy's	<ul style="list-style-type: none"> Incoming science / medical businesses Greater provision for students off campus Calendar of science and meds themed events 	King's College London / Guy's	Informal group	DM16, DM21, DM22, DM35, DM39	Ongoing

Key: ● Identity ● Economy ● Placeshaping ● Partnerships

*These are indicative links to the current policy numbers in the Draft New Southwark Plan which will be subject to further consultation and negotiation through the statutory planning process, including comments by TLB.

YOUR ROLE

Implementation of the London Bridge Plan will require focused, aggressive efforts by the public and private sectors over the coming years. For this plan to be successful, a comprehensive, consistent and coordinated effort will be necessary. This plan's success depends upon establishing implementation momentum.

Everyone in London Bridge will be responsible for bringing this vision and plan for London Bridge to life.

NETWORK RAIL

Key partners in transforming the area's defining viaduct but also in their primary capacity as transport enablers; linking London Bridge to the rest of the country and international gateways.



COMMUNITY PARTNERS

The institutions, facilities, non-profits and community organisations that call London Bridge home have a unique and important role in partnering with Southwark Council and other community investors to provide value to the recommendations contained within the London Bridge Plan.

RESIDENTS

London Bridge is your home. As the area grows as a mixed-use neighbourhood, it will be critical that your voices are heard and your needs are recognised in London Bridge.

PROPERTY & BUSINESS OWNERS

As the primary investors in the future of London Bridge, it will be critical for property and business owners to support this plan's vision and pursue physical and economic investments that take London Bridge a step closer to the vision set forth.



SOUTHWARK COUNCIL

As part of the New Southwark Plan, Southwark Council will be responsible for ensuring that the priorities, policies and projects set forth in this plan are acknowledged and supported as investment decisions are made.

TEAM LONDON BRIDGE

As representatives of the area, Team London Bridge will be the champion of this plan, ensuring that appropriate partners are engaged, and that the process to implement Plan initiatives is transparent.



TRANSPORT FOR LONDON

Responsible for the major thoroughfares, signage, tube and bus provision and London transport strategy, Transport for London is pivotal to the permeability of the area and realising the potential of the area as an interchange.



DESIGNATIONS AND CONTROLS

KEY:

- **GRADE I LISTED**
- **GRADE II LISTED**
- **LOCAL COUNCIL WARDS**
- **CONSERVATION AREAS**

* The BID area falls under the Air Quality Management and the London Central Activity Zone areas.



WARD CHAUCER WARD

WARD RIVERSIDE WARD

WARD GRANGE WARD

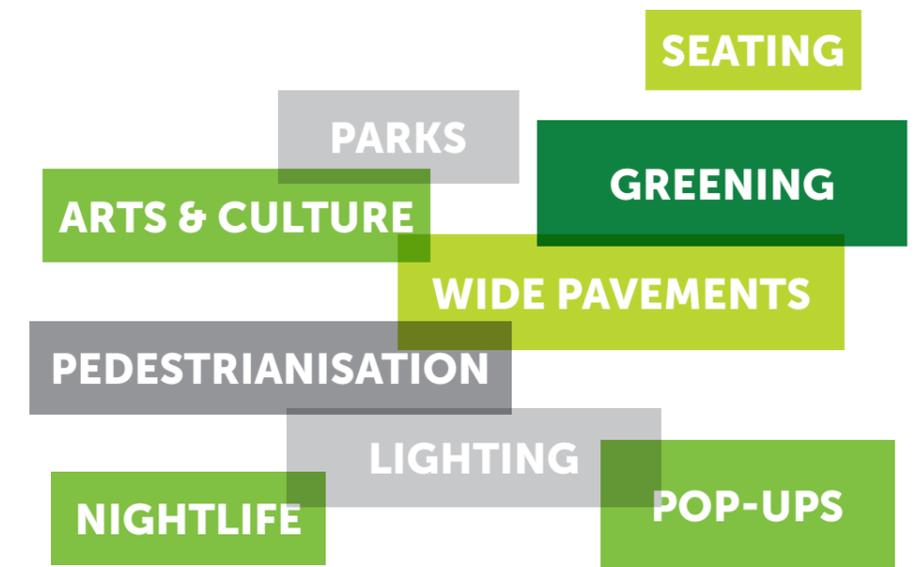
LONDON BRIDGE PLAN DEVELOPMENT

An interactive series of consultations were utilised to help engage public and private sector stakeholders in the development of this plan.

- London Bridge Visioning Session
200 Stakeholders
- Walking Workshops Across London Bridge
60 Stakeholders
- Policies and Projects Workshop
50 Stakeholders
- Inlondonbridge.co.uk
400+ comments
- More than 50 individual stakeholder meetings and interviews

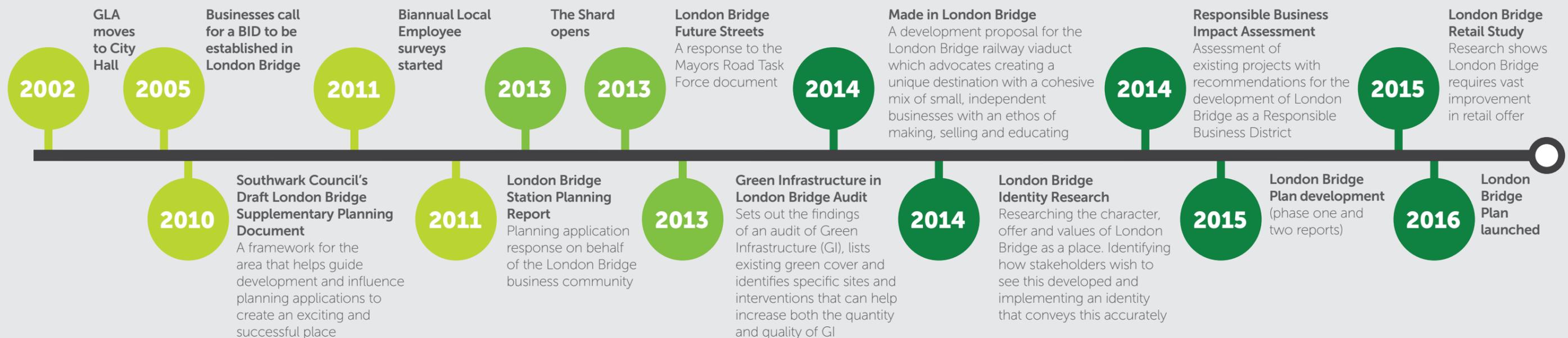


Key themes and words from the research for the London Bridge Plan



THE LONDON BRIDGE TIMELINE

Several years of detailed planning and consultation have all provided context and research critical to formulating this plan strategy.





LONDON

STATUTORY PARTNERS

TEAM LONDON BRIDGE

Major development and change continue to forge ahead in London Bridge and those invested in this area are participating in creating a bold vision for its future through the London Bridge Plan.

London Bridge is a thriving commercial hub and destination. More than 50,000 workers access the 450-plus businesses located here, while London Bridge Station accommodates in excess of 200,000 travellers a day. Some 30,000 residents within one mile call London Bridge home, and we have over 5 million visitors a year taking in the sights.

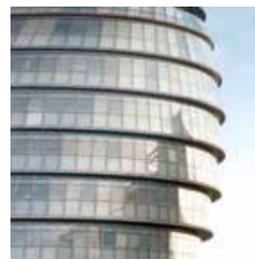
This plan establishes a strategic approach to ensuring London Bridge continues to develop in a way that is both complimentary of, and sensitive to, the place that it is today. It is critical that the identity of London Bridge – the place in which our stakeholders trade and live, and visitors spend their precious free time – be carefully curated and managed to ensure that as growth continues, London Bridge smartly responds.

The London Bridge Plan focuses on a big picture vision for the district, one that will influence and inform future policy and decision-making from both the public and private sectors. We realise that all the projects put forward in this plan will be challenging with a number of hurdles along the way. However, following ten years of service delivery in the area, and significant engagement with stakeholders to develop this plan – including developers, businesses, residents, visitors and private and statutory organisations – we are confident that the objectives have been identified and a clearly articulated vision is now in place.

The development of the London Bridge Plan is only the first stage in realising the considerable but totally reasonable requests and aspirations of the local community. We are working with Southwark Council to ensure the projects are integrated into the New Southwark Plan.

James Dinwiddie
Chair, Team London Bridge

TeamLondonBridge
improving our district



SOUTHWARK COUNCIL

London Bridge is part of Central London, and is a globally significant, historic and vibrant place of modern commerce, enterprise and connectivity. The area benefits from unique cultural and historic attractions such as Borough Market, the Thames riverfront and Bermondsey Street, all of which must be protected and where possible enhanced.

Alongside these important assets, ongoing transformation of the area has delivered world-class developments that have helped raise the profile of Southwark and London as a whole. Completion of the new London Bridge station will greatly improve national and local transport links and contribute to an enhanced retail offer and public realm, helping to support continued growth of office, retail, cultural, civic and health uses in the area.

Given this context, we welcome the publication of this London Bridge Plan for Team London Bridge's Business Improvement District (BID). The plan sets out a strategic approach to conserving and enhancing the unique identity of the area in a highly accessible format. We have appreciated Team London Bridge's proactive approach to developing this plan and inviting our input; and acknowledge the extensive engagement work, with multiple stakeholders, that has informed the aspirations for the area embodied in this plan.

The key objectives and themes of the plan are positive ones that we share – creating better walking and cycling connections; protecting, enhancing and better revealing the character and history of the area; boosting employment through the provision of office space (appropriate in this central London location close to the City); improving the retail, restaurant and leisure offer; making the most of opportunities in the railway viaduct arches, as part of improved pedestrian-friendly streetscapes; and better integrating and connecting Guy's and King's campuses into the wider area.

Indeed many of these objectives are reflected in the emerging policies and proposals in the council's New Southwark Plan. For example, the current version includes policies addressing cycling and walking, supporting the 'Low Line' walking route, securing high quality design of places and buildings, protecting the historic environment and natural heritage, and promoting business development including small business units and development of the railway arches.

Given these strong overlaps we believe that the London Bridge Plan is broadly aligned with, and will assist the delivery of, the council's planning policies for the BID area. We will use this plan to prepare the area vision for London Bridge; this will be formally consulted upon along with other area visions as part of the New Southwark Plan. We look forward to continuing to work with Team London Bridge to coordinate our ongoing efforts to improve the area for Southwark's residents, workers and visitors.

Cllr Mark Williams
Cabinet Member for Regeneration
and New Homes



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TeamLondonBridge
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London
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