Welcome to Overcourt Ltd's public exhibition for Paris Garden, SE1.

We are bringing forward plans for the redevelopment of a number of properties at 16-19 Hatfields and 1-5 Paris Garden. Our plans are for a high quality new commercial development, with an emphasis on providing substantial new public spaces for the local area.

We are keen to hear your views about our proposals ahead of submitting a planning application to Southwark Council. Our team is on hand to answer any questions you may have.

It is vitally important to us that our proposals meet the needs and aspirations of the people who live and work in this historic part of Southwark. We therefore encourage you to fill out a feedback form at the end of the exhibition so that you can share your views with us.

Visit our webpage: www.parisgarden-se1.co.uk
THE TEAM

The principal team members involved in bringing forward the planning application for the Paris Garden site are:

OVERCOURT LTD.

Overcourt Ltd is a UK registered private property company. The estate was purchased from MEPC in the late 1980s and has been managed as a multi-let investment since then. The buildings are now reaching the end of their economic lives. Overcourt is a long-term investor in Southwark where much of its portfolio is located. Overcourt is represented by Alan Cook Consultancy as project coordinator and development consultant. Alan Cook Consultancy specialises in Central London developments acting for a range of private clients.

GERALD EVE

Gerald Eve is a firm of international planning and property consultants based in the UK. It operates a national network of nine offices and an international alliance of independent real estate advisors covering Europe and major US markets.

Alan Cook Consultancy provides independent, intelligent and relevant advice based on detailed market knowledge and sector understanding.

Kohn Pedersen Fox Associates (KPF) is a global architecture practice dedicated to clients that represent the most forward-thinking companies and institutions around the world. KPF has been responsible for designing several major projects in Southwark including the recently completed Southbank Tower.

AKT II

AKT II is a progressive, design-led structural and civil engineering firm. Operating from our headquarters in Central London, we have current and complete projects in 44 countries worldwide. We believe that design is by its very nature curious, iterative and subject to refinement and improvement if it is to be successful.

Montagu Evans LLP are a Partnership of chartered surveyors and property consultants who are involved in some of the largest commercial, residential and mixed-use real estate projects in the UK today. Heritage professionals apply their expertise in all aspects of heritage planning, and particular experience advising clients on development in sensitive historic locations.

Futurecity is a cultural placemaking agency, set up to reflect the burgeoning worldwide interest in culture-driven regeneration. Futurecity has encouraged the property sector in the UK, and internationally, to use art and culture as part of a toolkit for providing a contemporary narrative for our towns, cities and urban centres.

ANDY STURGEON DESIGN

As Europe’s leading engineering consultancy, Sweco combines a multi-disciplinary approach with access to international expertise to deliver sustainable solutions. Its 14,500 employees plan and design the cities and communities of the future, and each year carry out thousands of projects in 70 countries globally.

Founded on a passion for design excellence and meticulous attention to detail, Andy Sturgeon Design focuses on bringing a fresh, unique and individual approach to each and every project. Underlying all our work is the belief that gardens and landscapes improve not just the environment but the quality of life for all who experience them on whatever level.

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THE SITE

Existing context

The Paris Garden site is formed of a number of adjacent properties at 16-19 Hatfields and 1-5 Paris Garden. The site lies within Southwark, however the borough boundary, shared with Lambeth, runs along Hatfields. The site is located a short walk from Blackfriars Bridge and is bounded by Stamford Street to the north. The major artery that is Blackfriars Road lies just to the east of the site.

The site abuts the rear of Dorset House on Stamford Street to the north and the Paris Garden student accommodation to the south – neither of which are included in the proposed development.

Listed Buildings

The site lies outside of the adjacent conservation area. However, it does contain two Grade II listed buildings at 1-3 Paris Garden and 16-17 Hatfields, which the proposed development will retain.

The other buildings within the site area are not considered to be of particular architectural interest or value and are all more modern additions to the area.
The Blackfriars Road SPD is a guidance document as part of Southwark Council’s planning policy framework and sets out the Council’s ideas of an emerging vision for the area to help assess the suitability of planning applications in the area.

The Paris Garden site lies within the area covered by this guidance and is identified as a potential area for development. The development of this site can help meet the objectives of the SPD by providing new commercial space and employment potential, active uses and high quality public realm and connections.

The planning framework also states that the area can be considered for tall buildings that demonstrate a relationship with other tall buildings and building heights in the immediate context in views and provide public space at ground level.

**Blackfriars Cluster – Future developments**

A number of other developments are proposed for the area around Paris Garden, which come under the banner ‘Blackfriars Cluster’. This comprises a range of residential and commercial developments close to Blackfriars Road, including the proposed mixed-use development at 18 Blackfriars Road, which is immediately adjacent to our site (between Paris Garden and Blackfriars Road) and comprises of 5 buildings ranging from 5 to 52 storeys in height.
EXISTING BUILDINGS

Listed Buildings on site

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The other buildings within the site area are not considered to be of particular architectural interest or value and are all more modern additions to the area.

16-17 Hatfields

Number 15-17 Hatfields is a former Printing works built in 1909. It is listed due to being an early example of reinforced concrete construction with a vast frontage, articulated by a giant order of classical plasters and good quality brickwork. Although all part of the same building, only Numbers 16 and 17 Hatfields lie within the development site, while Number 15 (in use as a conference centre) is under different ownership.

1-3 Paris Garden

1-3 Paris Garden was also originally a printing works (Clays Printing Works) and was built in 1908. Again, its listed status is due to being an early example of a reinforced concrete building, albeit very different in design and technique to its neighbour, with a much more bold and innovative design for the period.

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VISION AND DESIGN APPROACH

The Vision

The principles of the proposed development are:

• Respect the heritage of the site: Retain and enhance the listed building on the site as well as giving them a public function.

• Activate the streets: Introduce retail along Hatfields and Paris Garden to better respond to the changing local context and vision.

• Provide improved local connections: Create a public route between Paris Garden and Hatfields and connects with the proposed development at 18 Blackfriars.

• Introduce new public spaces: A new public plaza and collection of publicly accessible roof gardens with event space for local enjoyment.

• Provide improved local connections: Create a public route between Paris Garden and Hatfields and connects with the proposed development at 18 Blackfriars.

A vibrant block providing unique work space as a combination of refurbished and new buildings...that transforms the public realm...with active ground floor uses...and with a new public square...connecting the existing parks...

...providing generous outdoor terraces and...publicly accessible gardens with seasonal events.

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OUR PROPOSALS -OVERVIEW

**Key Facts**

Our proposal is to retain and incorporate the listed buildings on the site and replace the unlisted buildings with a new commercial building, providing potential space for a range of business uses. We believe this will provide valuable opportunities for business investment in Southwark, making more vibrant and prosperous an already-treasured part of the borough. Not only will this revive a site that has been under used – it will bring jobs and growth to an area that is key to the ongoing regeneration of Southwark and the South Bank.

The introduction of the new building allows the ground floor areas of the retained buildings to be opened up for retail use, as well as enabling new public space to be provided at street level.

The scheme has been sensitively designed so that it respects the architectural heritage of the local area.

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OUR PROPOSALS - PUBLIC SQUARE

Public Realm

We believe it is important that new developments provide very tangible everyday benefit to residents. By opening up the space around the site, and providing additional access for pedestrians, this scheme will deliver a public realm that allows people to more easily enjoy walking through this part of Southwark.

Public Square

The new office building is raised 3 storeys above the ground, allowing the scheme to deliver a new east-west route through the development as well as a large new public space at its heart. The square will complement the new public uses planned for the site and provide an extension to the public park on Hatfields and proposed public spaces at 18 Blackfriars Road.

The square is approximately 1,000 sqm and is comparable in size to the Royal Festival Hall terrace or the National Theatre roof garden.

The team are currently exploring the potential to introduce events or activities (e.g. markets) or embedded public art into the design of the square.
OUR PROPOSALS - ROOF GARDENS

In addition to the street level public realm, the proposals include 2 large publicly accessible roof terraces above the refurbished listed buildings. The terraces are accessed via a lift from the plaza as well as via escalators and also provide access to a rooftop restaurant and potential event space on the fifth floor.

The roof terraces provide an additional 2,500 sqm of new public space. A lawn with soft landscape as well as decked areas with flower beds and bushes will provide a high quality public space with commanding views and light.

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Massing

The proposals will contribute to the delivery of high quality buildings designed for Southwark.

The new commercial building is designed to fit within the context of the future cluster proposed for Blackfriars, but as a secondary building, playing a supporting role to the taller landmark buildings proposed for the area. Its simple and restrained design creates a more varied and gradual height increase in relation to the existing local context and future developments.

The proposed height and massing of the new development are compatible in scale with the proposals for 18 Blackfriars Road and in an area where tall buildings are considered acceptable.

The proposed building provides 46,912 sqm of office accommodation over 24 storeys (105m). The building is raised 3 storeys above ground level to open up the site and provide physical and visual connections between Hatfields and Paris Garden and a new large public space beneath the building.

The proposed height and massing of the new development are compatible in scale with the proposals for 18 Blackfriars Road and in an area where tall buildings are considered acceptable.
OUR PROPOSALS - LISTED BUILDINGS

Our proposals have been carefully designed to respect and enhance the adjacent listed buildings on the site. As part of the development, we propose to make substantial improvements to the existing buildings and we are working alongside heritage experts to assess the buildings and ensure sensitive design solutions can be achieved.

**16-17 Hatfields**

The Hatfields buildings will also be adapted for retail use on the ground floor, requiring alterations to the existing façade.

An additional storey is proposed in a simple architectural language to make minimal impact on the existing brick façade.

Substantial interior refurbishment works will also be required to reconfigure the internal layouts of both buildings.

**1-3 Paris Garden**

The proposals will see this building change from purely office use to retail at ground floor and office accommodation above.

To enable this, the ground floor openings will be enlarged and the structural hierarchy restored to provide direct access to the new retail units.

Extensions made to the building in the 1990s will be removed to reveal the original profile of the building and a new, sensitive, glazed extension is proposed. This will be set back from the main façade to let the existing building take precedence, but will play a part in rationalising the roof line and enabling the introduction of the roof terrace.
The facade is articulated as a grid of metal horizontals and verticals echoing the proportions of the openings of the warehouse buildings in the area and expressing the steel structure inside. Accents of ceramic and polished metals are being considered inside these frames.

The facade is conceived as a calm and elegant plane that acts as a backdrop for the brick buildings in the Conservation Area, yet distinctive in the emerging cluster.
Sustainability
In terms of energy, the proposal adheres to the following commitments:

- Overall carbon dioxide savings in excess of 35% relative to a new build Part L 2013 compliant development for the non-domestic areas;
- BREEAM New Construction 2014 targeting 'Outstanding' (shell and core) for office areas and 'Very good' (shell only) for retail areas above or equal to 500m2;
- Strategy of sustainable design and construction in line with Southwark Local Plan’s policies.

Transport
Site Accessibility
The site has a very good level of public transport accessibility being located within walking distance of:

- Southwark, Waterloo and Blackfriars London Underground Stations;
- Blackfriars, Waterloo and Waterloo East Network Rail Stations;
- Bus services at bus stops on Stamford Street and Blackfriars Road;
- Cycle hire docking stations;
- River bus services at Blackfriars Millennium Pier on the northern side of the river.

There are realistic opportunities for many potential employees within the development to walk and cycle to and from the site.

Parking
Given the site's location in a highly accessible part of London, no parking is proposed beyond two disabled parking spaces for the offices. The spaces will be provided on-site at lower ground floor level with access provided by the existing ramp from Hatfields.

Cycle Parking
Sheltered and secure cycle parking spaces will be provided to the London Plan’s standards for the proposed office and retail floor space, additionally, showers and lockers will be provided to encourage and support this sustainable form of transport.

Deliveries & Refuse Collection
The proposals include retaining the existing service route through the site; vehicles currently enter the site adjacent to 15 Hatfields and exit onto Paris Garden at the property adjacent to 4 Paris Garden. The service route ramps down from street level to Lower Ground level and back up.

The proposals also include an internal off-street loading area with space for two medium sized lorries with access from/to Paris Garden.

In addition, larger vehicles (such as refuse vehicles) would be able to use the covered plaza with access from Hatfields and egress onto Paris Garden.

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Thank you for visiting the exhibition. We hope to submit a planning application to Southwark Council in the coming months. Your feedback is essential to us as we prepare our proposals and we welcome your comments.

As a developer, Overcourt Ltd is committed to place-making and always strives to leave a legacy that local residents and businesses can be proud of.

Therefore, we would be grateful if you could take the time to fill out a feedback form and to put any questions you may have to members of our project team, who would be delighted to discuss the proposals with you.

To get in touch with us following the exhibition, please email parisgarden@kandaconsulting.co.uk or phone at 020 3900 3676.

You can also view the exhibition material or contact us through our website: www.parisgarden-se1.co.uk