

## Mixed use - The sky's the limit

Lecture given by Peter Vaughan, Director, Broadway Malyan at the Design for Homes Intensive Flair conference, June 2001. 30 mins CPD.

Like others here today, I was asked to speak under the umbrella of Intensive Flair, and clearly my link with that is the work I'm doing at London Bridge Station on the Shard of Glass with Renzo Piano. However, I'd like to introduce an adjunct to that to say a few things about design and planning. What I want to talk about first is how you can get planning and design gain by working planning gain; the process of the section 106 agreement, which I shall come to.

What I don't want to do is talk about height because I am not sure that height is really the agenda for today and I am not convinced it is the right thing to be debating on its own without context. Schemes should be measured on their merits and there are mechanisms for measuring schemes.

Demographically there are fundamental changes taking place in our country. There is a refocus on urban living. We heard from Dietmar Eberle about new models of accommodation for prospective divorcees. There is no question that there is a focus on single-person, single household living and that is driving up demands on residential premises. We have two options. Either we get into the greenbelt and melt it down and accept that the solution to the shortfall in accommodation is to expand the city, or we get focused on brownfield regeneration. The latter is where the policies are taking us and it is right that they do so.

We know we have opportunities but some are more about demand than they are opportunity. We want a successful society and successful communities so we have to make space for all the players in those communities. Not all of us are equally well equipped to deal with the pressures of the society that we live in. For some it is a simple issue, an issue of lack of financial equipment; for others it may be social equipment or the consequence of poor education or domestic pressures. I passionately believe that we need to meet the needs of all within our communities.

Attendant with commercial development is the notion of the Section 106 agreement: depending on your perspective on this it is either, the just returns for the opportunity offered or at the other end of the scale it is, in pejorative terms, a land tax. I would like to talk about Section 106 in terms of using it as a genuine regeneration tool to secure better and greater regeneration benefits.

I am going to be a bit unfair now but I think historically one might level the criticism at local authorities that they have used the Section 106 agreement as a mechanism for raising funds for

their coffers. And as a consequence they have been a little formulaic, a little mechanistic, in the way they have brought together Section 106 agreements. What we have finished up with is a situation where - historic and now changing - 106 agreements have been a process of understanding financial parameters, layering those parameters with a formula and out of the end pops a number. We finish up with a situation where the two parties are pushing against each other, get to a resolution but neither party is actually happy with it and somewhere in the equation something has been lost.

If the two parties had been pushing in the same direction there is no question, they would have gone a great deal further. You will have heard this morning about the benefits of community planning, and those who took the opportunity will have seen the realities of urban renewal in action in Coin Street. Working in partnerships will deliver material benefits. What is missing, however, is an agreed framework for regeneration, working to a common purpose, locking all the strategic players, those that have a stake, the stakeholders, locking them into the agenda to secure wider benefits from Section 106.

The next step must be to secure something akin to Local Strategic Partnerships where the stakeholders in the Section 106 negotiations, the Local Authority, the promoting developer, the end-user tenants, the wider community into which the developments are going, work together to secure not just Section 106 funding but use that as a leverage vehicle to secure wider funding from mainstream budgets. Central government is not best organised to deliver single pot corporate planning. It is far too departmental.

There are out there substantial sources of funding; Local Authority, Central Government, European Community, educational funding budgets. What is needed is to work strategically in partnership to drive the Section 106 process to secure pound for pound match funding. The commercial realities of the funding that is available and capacity for regeneration can be multiplied pretty much overnight.

Anyway, I came also to talk about London Bridge Tower and one other scheme in passing contrast. Those who know London will recognise instantly the River Thames (1). You will pick out London Bridge Station. The dark brown tower which sits between two white towers is the site of the existing tower at London Bridge Station, the headquarters of Pricewaterhouse Coopers - this is the site.



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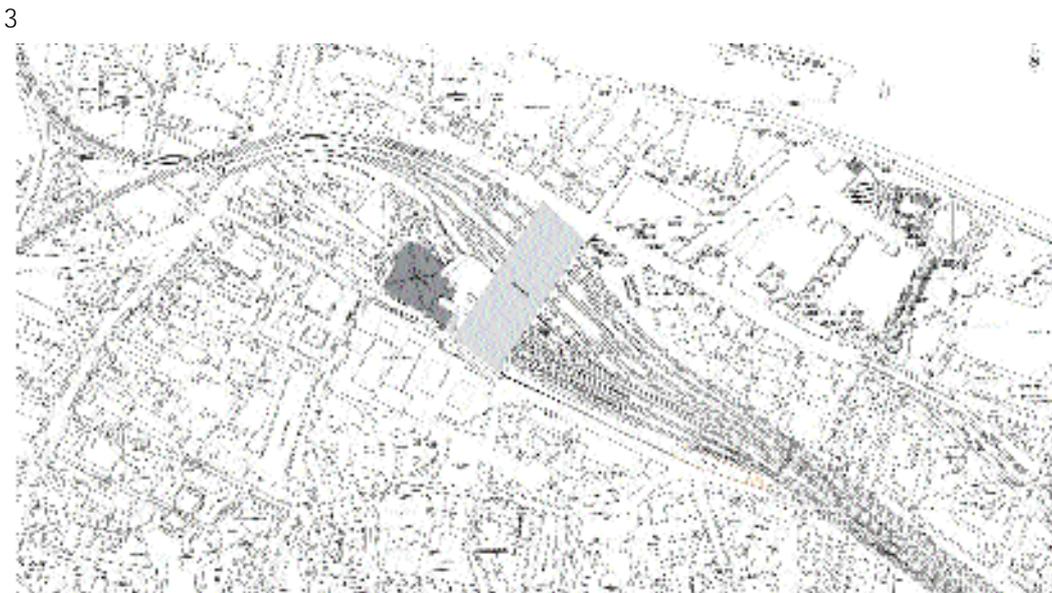
The first thing that leaps out of the image (3) are the lines of the rail track. Elegant and sinuous though they are, they are something of a barrier to the north and south elements of the borough of Southwark. The images along the bottom, most of those you will recognise, perhaps with the exception of the fantastic interior of Southwark Cathedral. Without exception all of those are north of the rail track. The representations we are hearing in Southwark are that north of the rail track is the area for those who have and south of the rail track is for those who have significantly less. So when it comes to Section 106 and we talk about planning and design gain, one of the commitments and responsibilities of this proposal is about opening up and providing permeability to break down this barrier. There has to be social responsibility to the wider urban area.



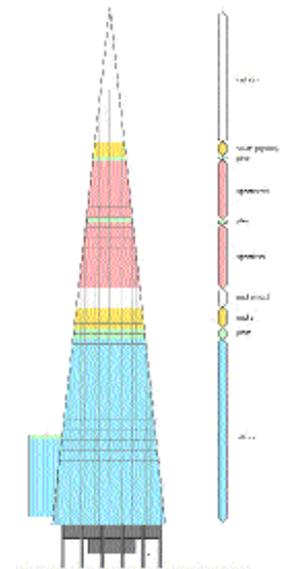
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This is the one key image of the proposal (2). I am sure most of you will have seen this in the press. We won't get into a 'love-in', but candidly, Renzo has come up with a gorgeous idea and it is that idea that will deliver major regeneration around London Bridge and Southwark. Just quickly then in terms of the mix of uses: the building doesn't come to ground, it is 20 m off the ground before it really gets going. That allows us to free up the space for the permeability I want to talk about.

(4) The bottom 50% of the building is office space. There is then a second layer of public access, a public piazza and mid level space there. It then develops effectively into some low key business space, the apart-hotel melting again into apartments and then top of the shop in terms of occupied



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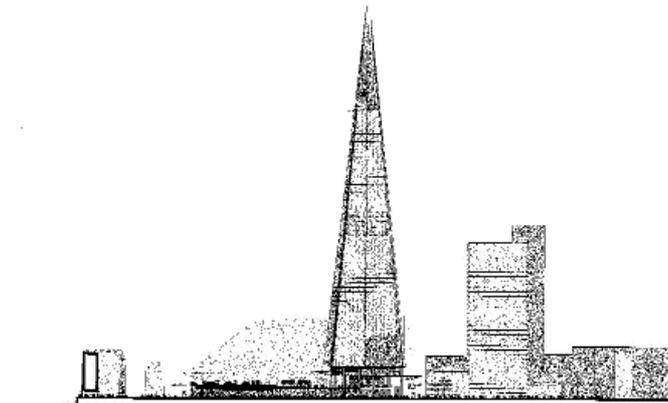


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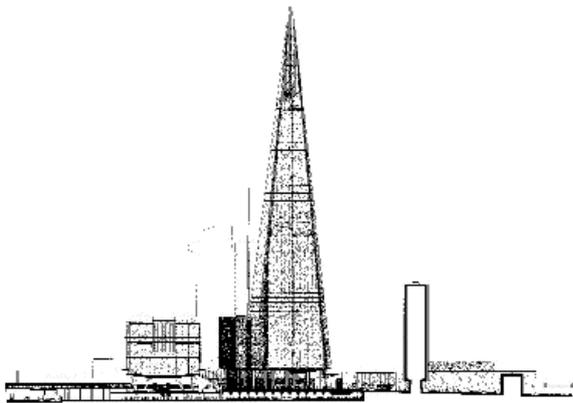


floors, the viewing gallery. On top of that sits the "radiator" which I think will become a wonderful icon in terms of a banner for this proposal.

Two sections: first that which runs north/south (5). The River Thames is on the left of the image there. Guy's Hospital and the balance of Southwark running to the right image. As I say, the first and critical thing for the proposal is for it to deliver the wider permeability and lock into the community is to raise the building off the ground. So you see a major north-south link that doesn't currently exist.



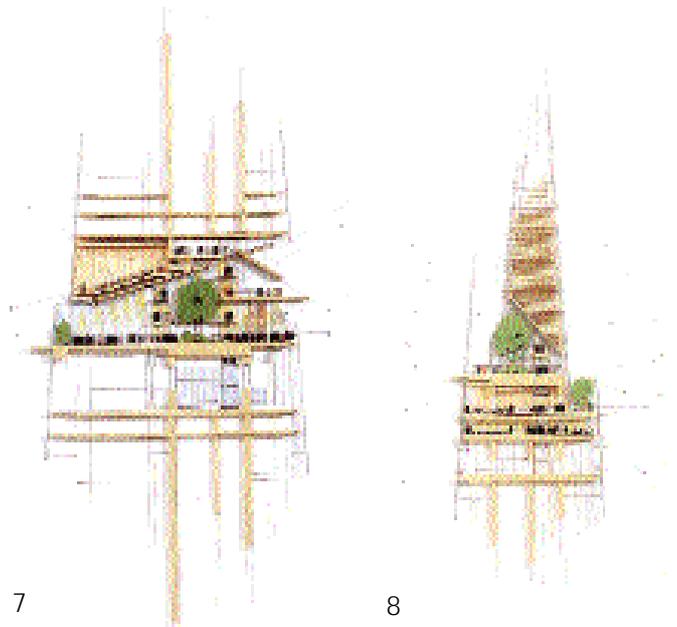
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In terms of the east/west section, (6) the block you see in the foreground on the left is the redevelopment of London Bridge Station. There is a very coherent and logical proposal as to how to move around the station. It cannot be anything other than better than the conditions that exist today.

In front of that is obviously the progression in terms of aspect as you approach the station at street level, piazza level, and then the linkage into the wider community. Again, raising the tower above the site allows for this major permeability. So we have this, public access at street level as a commitment. The public gallery and public piazza space at mid level (7). Effectively there is auditorium space predominantly restaurants, cafes, some nominal



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business space and galleries. On top of that again public domain, right at the top the viewing gallery with the radiator on top (8).

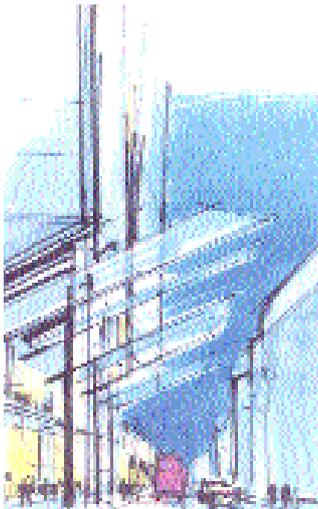
We believe this will be the only building in London where there is public access to the top. It doesn't exist at the moment at Canary Wharf. Renzo is very passionate that the people who use the space get to 'touch' the environment around it. So you will be able to get out into the open air, not that you will get blown off - there are some winds up there I will talk about in a moment - but you will feel the environment.

So put that together in plan then, the Thames is to the north and the spaces you see at the top of the drawing there are the elements underneath the three roads (9). The major north/south link is the new station proposal from Railtrack and the tower itself sits in the far corner. The black zone running north/south is - those that know the area will

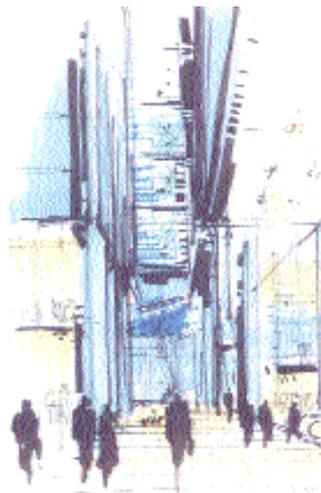


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understand this - those are the arches. They are potentially a primary north/south route through the station. What we propose to do is double the width of aspect there, put frontages into it, and indeed put frontages to the south of that image onto St Thomas Street, opposite the hospital. The existing condition is service yards and car park for the current tower. So we are looking at wholly new frontages and linkage into the Railtrack proposed frontages; some of the diagonal movements start to work across the site as well as the north/south movements locking into the hospital at the bottom of the page.



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It is new frontage in St Thomas Street which is currently back of the building service yard/car park; and it's frontage at two levels because the station itself exists at street level and the piazza level. The existing one as it stands on that site currently occupies 50% of the public piazza space that we see hatched in grey. That effectively means that the wholesale regeneration of London Bridge Station is, to a degree, constrained by the existing tower building on the site. The new proposal effectively doubles that width of approach into the station, and our impact on that approach is limited to the columns that come down and the very compact core to the building that sits upon it.

So as I said in terms of the responsibility of this building for regeneration and permeability I genuinely believe it delivers in terms of the needs for Southwark to bind itself together across the constraint which is the rail tracks. This is one of the early images illustrating this permeability with the building actually sitting above you as you move through it (10). That is the mezzanine above the lowest floor of the building and we start to see how very compressed the building is around the core (11). That is the total core for a building for a building of 66 floors.

Quickly running through the plan of the building. That is the largest office space (12). It is about 40 000 square feet as a single floor and you start to see some of the detailing we will be working on in the way that the building doesn't meet the corners, so that you do get the 'shards' which will describe the building and allow the play of light on it. Also it will give it the potential for the winter garden spaces where you can actually commune with nature, albeit you're at level 25. You are not sealed inside this building, there is a chance to feel the environment. Climbing very quickly, mid level piazza (13). This is actually the level below the auditorium space, so it is predominantly restaurants, cafes, public lobbies and really the chance to enjoy the views. Above that it then climbs through the apartment hotel. Then right at the top the viewing gallery, about 2000 square feet, accessing the viewing gallery on two and a half levels again with a potential to get outside and touch the elements (14). A great commitment to locking this into the local community - providing access to it.



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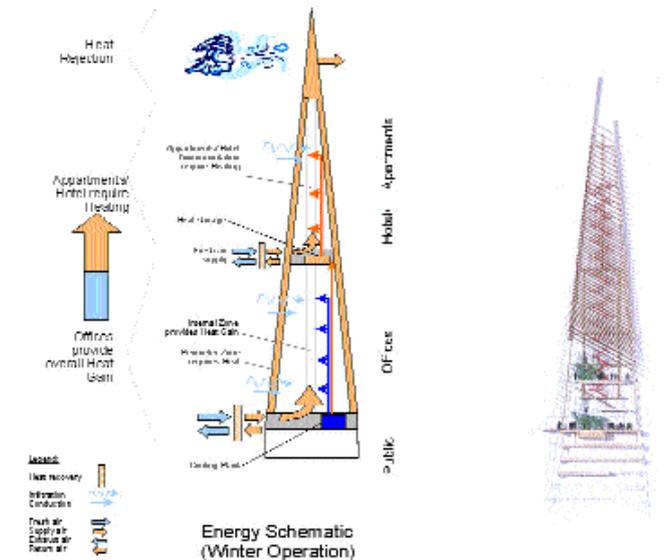


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One of the commitments that we made on this building is that we will use 30% less energy than buildings of this nature traditionally used. There are some very simple things that flow from mixed used. The different uses in the mix have different requirements. If you look at the section on the left hand side that is the full height of the tower from the concourse to the apex with the radiator at the top (15).



15

The bottom half is office space. Irrespective of whether it be winter or summer cycle offices generate heat and we spend a fortune and consume a lot of energy disposing of and dealing with that heat. The proposal here, however, is to use that heat and put it into the apartment hotel and the apartments on top. We can actually make use of what is ostensibly free energy that we would otherwise be paying to dispose of.

At the top when we have used the heat and the waste is ultimately for discharge, rather than putting in the traditional stack of cooling towers and consuming more energy to drive the cooling, on the top of this building at 1016 feet where there are continuous 30 knot winds we have positioned a radiator. Much in the way that you drive your car forwards and the wind cools the radiator, here the radiator stands still but the wind is moving through it so you get natural cooling and effectively generate a cycle of waste energy used in the apartments and cooled efficiently through free convection at the top of the building.

That image really encapsulates the concept and the vision and hopefully the ultimate resolution of the project (16). It is this notion that, inspires the ultimate form. The moment where the building meets the sky should nil, and the radiator that dissolves at the peak speaks to sustainability and responsibility, not least to our planet.



16

In terms of Section 106, I shan't talk about numbers because they are not my area; but I do want to think about the realities of building and the educational potential that comes from it, the training potential. Something like 1500 people will work on this project full time for something in the order of four years. Now think about the processes of training that could be secured. It may range from training on site, it may be the training of managerial people in the process of bringing buildings to fruition, it may be secretarial training, it may be the provision of the opportunity for somebody to open a sandwich bar and feed these people. Some 1500 people for four years: if we don't make use of this to provide real training then the building will have miss one of its opportunities.

I have also been asked to talk about another scheme. It is quite a different scheme, a mixed-use scheme. It is brownfield regeneration again but, as I say, wholly different. This is a scheme on the borough boundaries of Greenwich and Lewisham. The site I am going to talk about is the site in the centre (17).



17



to deliver to a wider social agenda and that responsibility is met here in a number of ways. What I would like to target is that 50% of the site which is now available for public access and that is, forgive the jargon, 24/7/365, which I think means all day every day of the year. I believe that, as a major target for regeneration, is something that we really ought to be focusing on.

The other spin-offs are the mix of uses and the mix of tenures that are proposed in the scheme and the potential to deliver in excess of 2000 real jobs. These are not artificial, these are real figures. In addition we have been able to promote the riverside walkway along the creek and have secured the commitment of the borough of Lewisham to extend that walkway past the Laban Centre along the creek and hopefully thereafter further south into the borough of Lewisham. We also have the public gardens and the new plaza.



21

If I start with this image (21), this is largely the landscape plan, in part concept but in part detail. The first thing I would like to talk about is the boundary with Laban. As I say Herzog Demeuron have designed a good building with elevations of equal merit. It is not front and back but in terms of function there is a front to the building and there are ancillary facilities to the rear of the building. The rear of the building effectively addresses this new public space that we are talking about.

What we are working on with the Laban Dance Centre is that we will take their car parking, take it away from the back of their building, put it underground as part of our facility and allow access and exit from it nearer to the front of their building. As part of the trade, shall we say, we can achieve a position where we now get a landscaped environment around the Laban Centre.

The building was designed to be seen as a building in a setting; unfortunately its setting was the previous industrial setting.

In the middle building is a neighbourhood store. Adjacent to it the green element, the lower level is potentially an art gallery and to the right of the entrance the foyer space of the key worker accommodation.

The balance of the elements, around the crescent and into the green space there to the river, are planned as starter units or hives or cafes or studio space. We wait to hear and we wait to see. Rather than the local authority asking, "What are you going to put in there?" The question is, "What do we think is right to go in there to make a community out of this?" The balance of the elements that we see on those four fingers are three bedroom, two-storey houses. The issue really is about providing family accommodation, at garden level, with access to private gardens within the development. We need to be making a community where people live so at the weekend people haven't jetted off to their country home or whatever; there is real community that lives on this site.

To return to the key worker element. We have done a lot of research through our regeneration team on the issue of the key worker. The demand is phenomenal and is currently unmet.

What we have designed is a very simple cluster of bedroom, living rooms, bathrooms around a shared kitchen. In addition you will notice a major communal space on the corner; staff flat for management, and the laundry adjacent to that. This, the 'staircase' or 'escalator', is really the starting point of providing homes for key workers. It is affordable accommodation. It is a move into shared equity and then, if so desired, a move into private ownership. From the prime location on the site you will get the views over the Thames, the



22



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24

view back to St Pauls and up to Canary Wharf and to the peninsular. Contained within that are the communal spaces, all the key worker accommodation. They are key workers. It's right that they get a share of what is available. That is the office element (22, 23). Really the concept behind the raking glass in there, this should be able to provide vertical space as well as horizontal space in terms of tenancy demands. So if somebody is looking for 6 metre space then we have the potential to accommodate that.

On a final note, if you are not today working on major, brown field mixed used regeneration sites, complicated boundaries, complicated ownerships, long in gestation, three, five, seven years; if you are not working on such schemes then you will have no work in the future. That is the future of our urban environments. If we wish to have a sustainable community then we have to adopt an inclusive comprehensive approach.