At St George’s Circus we propose a building that respects the form of the central space and enhances the setting of the historic obelisk - recreating the circus as the public space it was originally intended to be.

Barratt London is developing plans in tandem with Southwark Council and TfL to transform the southern end of Blackfriars Road. The residential-led, mixed-use scheme will deliver new private and affordable homes, a cluster of small businesses, shops, restaurants and cafés, and will provide and support major improvements to the public realm.
THE SITE AND ITS CONTEXT

The site is currently home to four buildings, which are in significant states of disrepair.

1. View of the existing Hill House from Blackfriars Road
2. View of the existing Erlang House from St George’s Circus
3. MacIlrory House
4. Photo showing inside the existing Hill House
5. The neighbouring Peabody Estate
6. View looking south down Blackfriars Road

Hill House is a former BT store, later converted for computer back-up and today is in a state of near dereliction.

Milcote House, a former courier premises, is vacant and dilapidated.

Erlang House, previously occupied by BT and for a temporary period by London South Bank University, is in temporary use as artists’ studios.

The site currently makes little contribution to the southern end of Blackfriars Road, which consequently lacks activity and vitality.

However, by attracting new businesses, customers, residents and visitors, pedestrian activity throughout the day and throughout the week will be substantially increased. Instead of a blank edge to the road, the site will provide active frontages along its entire base.

Southwark Council are currently preparing a Supplementary Planning Document for Blackfriars Road, which will provide further guidance on the future vision for development and regeneration.

Above: Aerial photograph showing the site and surrounding area
Below: Diagram showing location of the existing buildings
On St George’s Circus the scheme will provide new café uses following the curve of the central space and creating an active and walkable edge linking Blackfriars Road to Borough Road, London Road and the new developments at Elephant & Castle.

The Blackfriars Road boundary offers an extended street frontage that can provide a mix of local shops, restaurants and businesses responding to the needs of local people. The site plan has been designed to reinstate safe pedestrian routes across Blackfriars Road and through new public spaces to Library Street and the residential streets beyond.

The mixed-use approach will bring a variety of small businesses to the site, creating a lively new employment quarter that will further animate the new courtyard space and the surrounding pedestrian routes.

Within the residential units there will be a ‘tenure-blind’ mix of affordable and market housing reflecting the diversity of the surrounding communities.
ADDRESSING THE CIRCUS

The frontage to the site sits on the historic circus and presents an opportunity to ‘complete’ the circus by reintroducing the traditional concave building structures that form the circle around the obelisk.

Our intention is to restore St George’s Circus with a sensitive building that relates to the character and prevailing heights of the Conservation Area and nearby listed buildings.

Six floors high, with a set-back seventh floor, the new building will be considerably lower and less bulky than Maclaren House.

We are working closely with Southwark Council and TfL to support the proposed re-landscaping of St George’s Circus and the surrounding streets and public realm.
The Blackfriars Road frontage will become a new parade of shops and facilities providing services to local people.

1. New shared public open space
2. Courtyard Mews Street
3. Publicly accessible office courtyard
4. Aspirations for off-site improvements to the circus area
5. Outdoor café / restaurant potential
6. New landscaping/ tree planting to enhance Blackfriars ‘boulevard’
7. New link through to Library Street
8. Roof-top gardens for new residents on all buildings

TfL, in conjunction with Southwark Council, is planning safety and public realm improvements to St George’s Circus and Blackfriars Road.

The two public bodies will be publishing proposals in the near future and this development will contribute directly to this programme.
The existing office accommodation is in a state of disrepair and in the case of Hill House has not been occupied in over 15 years. The larger office floor plates are inflexible, in a poor state, and not suitable for attracting the dynamic, independent and small businesses intended for the new employment quarter.

The new development will seek to provide approximately 35,000 ft² of new flexible business space (about the size of the existing Erlang House), offering smaller offices targeted at small or growing local businesses.

The cluster of business units will be located around a new courtyard, behind Blackfriars Road. New businesses will be attracted to this hub of SME studio and workshop spaces and, together with the South Bank University Enterprise Centre, will sustain a growing economy driving local job creation.

Alongside the retail space around the frontages of the residential buildings, it is estimated that the development will create around 350 jobs on-site.

In addition, Barratt will support the Council’s Workspace Coordinator initiative to maximise opportunities for creating local employment during the construction phases of the project.
The development will provide a focal point at the southern entrance to Blackfriars Road, repairing the frontage through the introduction of buildings that reflect the scale of Blackfriars Road as an urban boulevard connecting Southwark to the City.

The scheme is designed to be of the highest architectural quality, balancing the need for a sympathetic form at the circus with the ambition to create a landmark building on Blackfriars Road.

The commercial units at ground floor level will help bring activity to the street frontage.
The combination of conservation and regeneration is at the heart of the scheme. As St George’s Circus is being repaired and becoming the civic point of connection between Elephant & Castle and Bankside, Blackfriars Road is rapidly achieving the council’s objective for a corridor of new mixed-use developments providing new homes, jobs and public facilities for a rapidly growing local population.

The scheme at a glance:

- Approximately 400 new residential apartments
- Approximately 25% affordable housing delivered on-site, of which 65% is proposed as affordable rent and 35% as shared ownership
- Proposed flexible office space of c. 35,000 ft², equivalent to the size of the current office provision in Erlang House
- Proposed retail space of 16,500 ft²
- New public square and linkages through to Library Street alongside high quality public realm
- Support for major public realm enhancements to the surrounding area
The redevelopment of 128 – 150 Blackfriars Road will deliver significant benefits, including:

- The delivery of approximately 400 new homes, providing around 25% affordable housing on-site
- The provision of a new employment quarter with approximately 35,000 ft² of flexible office workspace, targeted as a local employment opportunity for small and growing businesses
- 16,500 ft² of retail uses, which could comprise cafés, restaurants and shops, providing local amenities for new and existing residents
- A substantial increase in job generation on the site with approximately 285 jobs delivered with the office component and 82 jobs with the retail uses
- The delivery of the new apartments and commercial space will generate substantial spin-off benefits from additional service and retail spending locally in the region of £10,000,000 per annum
- Potential public realm improvements to Blackfriars Road including footpath widening, tree planning, new lighting, and public art
- The potential to deliver wider improvements to St George’s Circus, improving the setting of the obelisk through new planting, improved lighting and widened pavements to provide opportunities for outdoor seating
- Investment for improvements to other local spaces and play areas
- The proposal will be designed with high performance insulation and will be provided with a community heating system for the residential and commercial uses in the form of a Combined Heat and Power Plant (CHP) and roof mounted photovoltaics (PVs) which achieves significant reductions in carbon emissions.
- In compliance with council policy the development will contribute financially towards strategic and site specific transport, employment, education, health and public open space together with delivering substantial public realm improvements.
- High-quality design and architecture, setting an excellent precedent for future development on the Blackfriars Road ‘boulevard’