

Welcome

Thank you for visiting this exhibition on proposals for 1–9 Newcomen Street.

Stretching along Newcomen Street on the edge of the Guy's Hospital Campus, the site comprises:

- 1 Nos. 1–3 Newcomen Street
- 2 Emily Davison House (nos. 4–8)
- 3 John Marshall building (no. 9 Newcomen Street)
- 4 An open plot housing a substation and cycle parking

The buildings have been vacant for over 10 years due to their failure to meet the requirements for healthcare, teaching or research, which are key priorities for King's College London.

These proposals will turn these disused buildings into a highly sustainable, life science hub through a sensitive redevelopment that revitalises a historic part of the Borough.



Photo of the current site

Victoria House, Bloomsbury example

Another Pioneer and Corstorphine & Wright scheme in Bloomsbury which saw the transformation of the Grade II listed Victoria House into state-of-the-art life science facilities. The development has brought new life and purpose to this underused asset ensuring it has a sustainable future.



Meet the team

KING'S
College
LONDON

King's College London (KCL) is internationally renowned for the delivery of exceptional education and its commitment to delivering world leading research.

Pioneer

Pioneer Group's mission is to help life sciences and high-tech businesses to thrive, tackling challenges in both human and planetary health. Pioneer is a UK expert in not only designing and creating the right type of environment through life science real estate but also nurturing the scientific advances, through its expert network of scientists, entrepreneurial support and venture building business. These ingredients enable Pioneer working with KCL, to support these enterprises from the early-stage development to grow and scale.

Corstorphine & Wright

Corstorphine & Wright is an award-winning architectural practice ranked at number 14 in the prestigious AJ100. They pride themselves in designing spaces with that elusive 'must-have' quality, translating requirements, constraints and opportunities into places that are more than the sum of their parts.



Planning

Alan Baxter

Conservation & Heritage



Structural Engineering



MEP Engineering

ARUP

Transport & Logistics



You can provide your feedback by speaking to a member of the team or by scanning the QR code and completing the feedback form.

Pioneer

Our ambition for 1–9 Newcomen Street



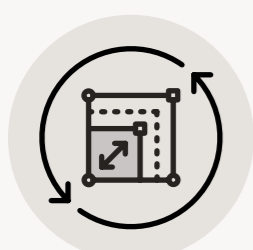
CGI of the proposals for 1–9 Newcomen Street

1–9 Newcomen Street is uniquely placed to help meet demand for laboratory enabled research space for advances in human and planetary health, retaining talent locally, creating jobs for local people and delivering apprenticeship opportunities for young people.

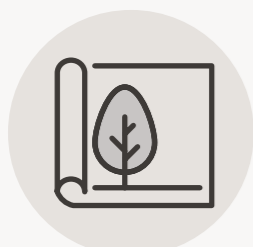
The ambition is to bring a vacant building back into meaningful use through redevelopment which retains and restores where possible, with sensitive extensions and enhancements to ensure it is fit for the future.



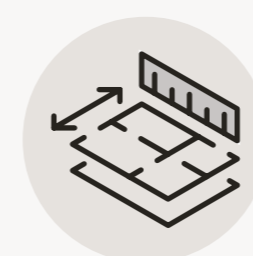
Meet demand for life science space in Southwark and London.



Revitalise the area and activate a long-term disused site.



Breathe new life into a historical site with a climate responsible approach to future proofing.



Deliver much-needed incubator floorspace to support the growth of small businesses and start-ups, as well as retain emerging STEM (Science, technology, engineering and mathematics) activity in the Borough.



Create a variety of local jobs and deliver apprenticeship opportunities for young people.

The site and context

The site sits within the Borough High Street Conservation Area characterised by its 18th, 19th and early-20th century buildings. The site itself is not listed, however Emily Davison House & the John Marshall building are considered 'non-designated heritage assets'.

The site fronts the northern side of Newcomen Street, within close proximity to two listed buildings, the Kings Arms pub, adjacent to the site and No. 151 Borough High Street, both Grade II listed. To the rear of the site is KCL's Hodgkin building.

Neighbouring buildings



View of Kings Arms pub, facing the site



View of Betsham House, facing the John Marshall building



View of street elevation facing 1-9 Newcomen Street

Emily Davison House and the John Marshall building

The buildings are good examples of mid-19th century Victorian architecture, with a high-quality façade that we want to restore and enhance.

However, both have been subject to unauthorised occupation and vandalism. Due to adaptations for previous uses, the internal arrangement of Emily Davison House is poorly configured with narrow corridors and small rooms, while the rooms within the John Marshall building all run off a central staircase which limits accessibility and the uses of the building.

Nos. 1-3 Newcomen Street

This is a low-quality modular building with limited architectural or historical interest. The ambition is to replace this building and facade with a high quality modern addition that integrates with the adjoining period properties and street scene.



Existing buildings



View of 1-9 Newcomen Street from junction with Borough High Street



View of 4-9 Newcomen Street - The Emily Davison House & the John Marshall building



View of 9 Newcomen Street toward Borough Street, showing the gable end of the John Marshall building

Existing Elevation



Height: 10.9m

Height: 11.5m

Height: 14.9m

1-3 Newcomen Street

4-8 Newcomen Street
(Emily Davison House)

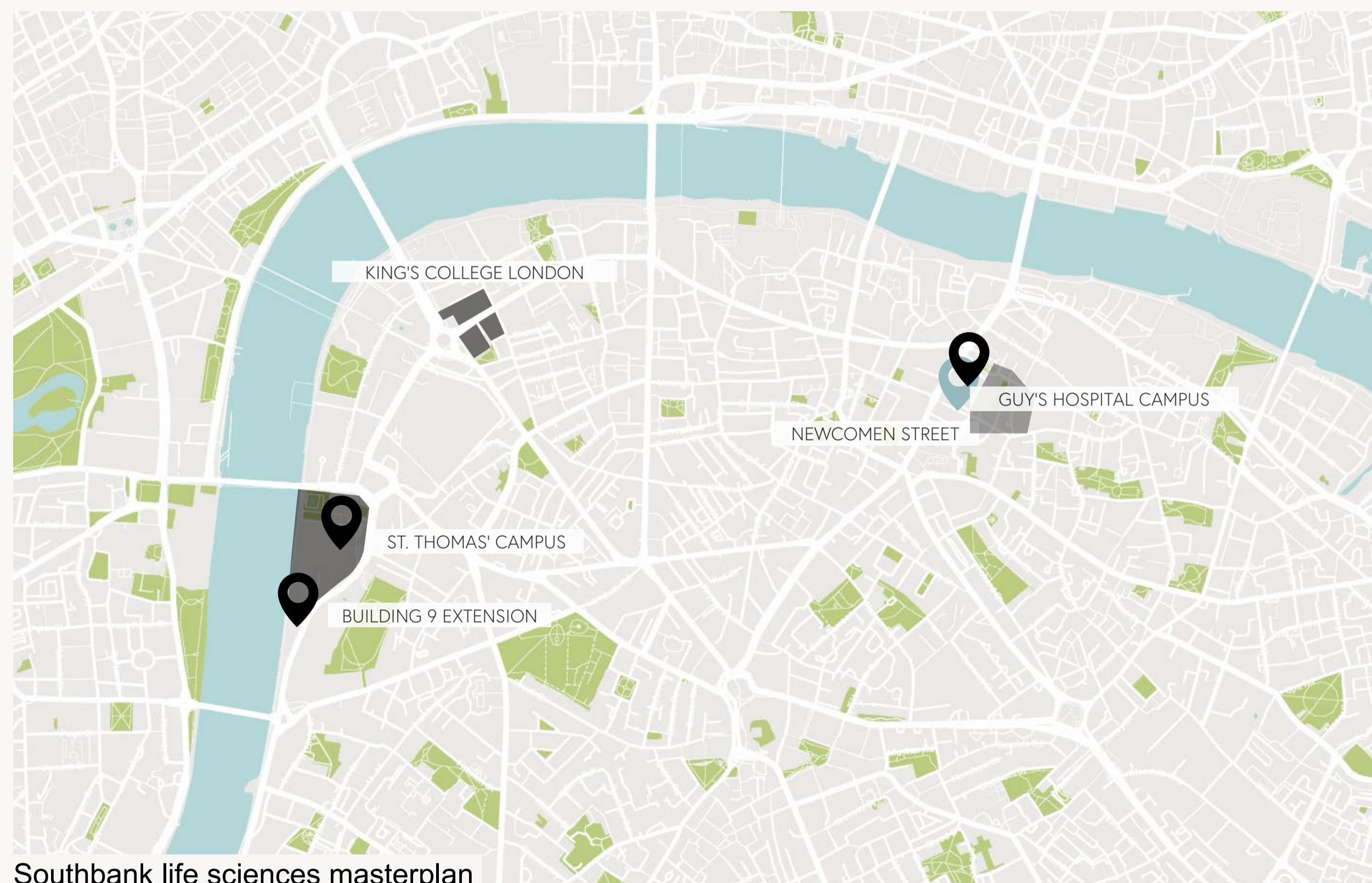
9 Newcomen Street
(John Marshall building)

An important location for healthcare innovation

Newcomen Street is located at the heart of SC1, south London's emerging life science district and a key part of Southwark's local economy.







Founded by King's Health Partners, Guy's & St Thomas' Foundation and Lambeth and Southwark councils, SC1 is a life science district that aims to transform healthcare and accelerate innovation. Building on the unique diversity of London, it will bring together local healthcare services, leading institutions and innovative businesses to deliver a world leading life science campus in the heart of the city.

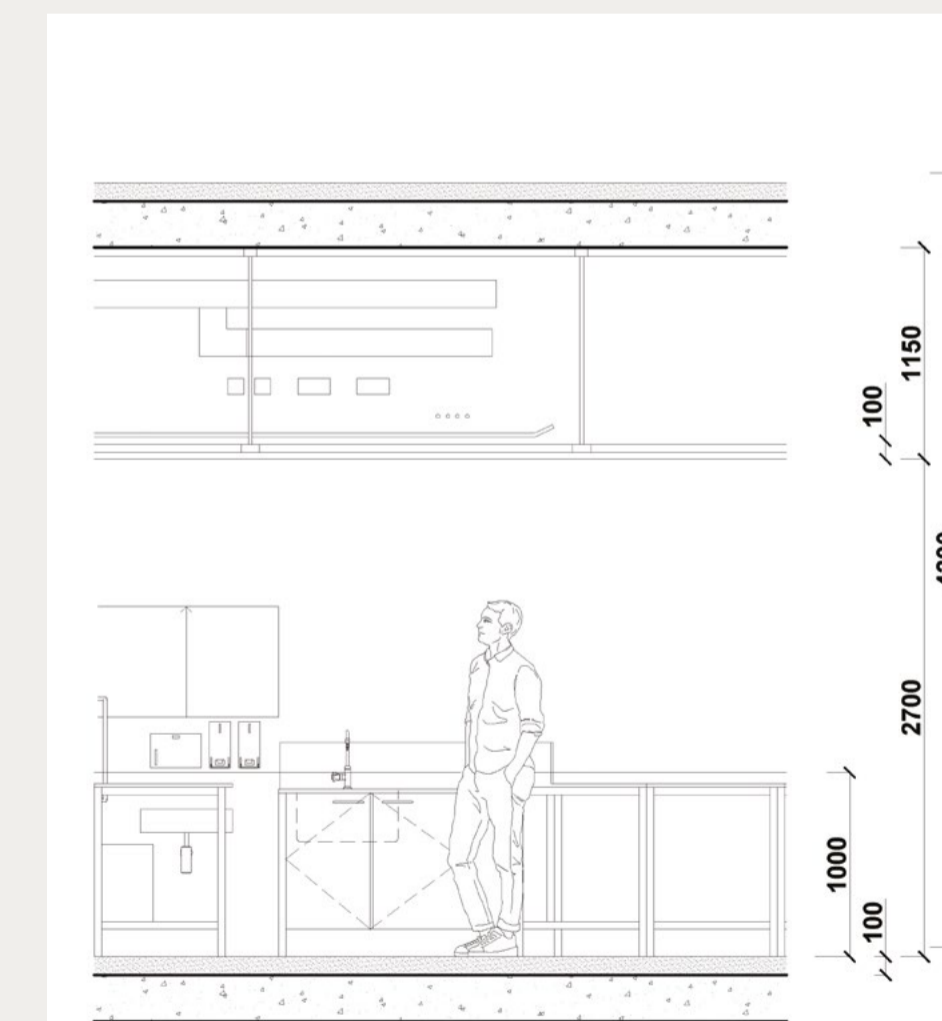
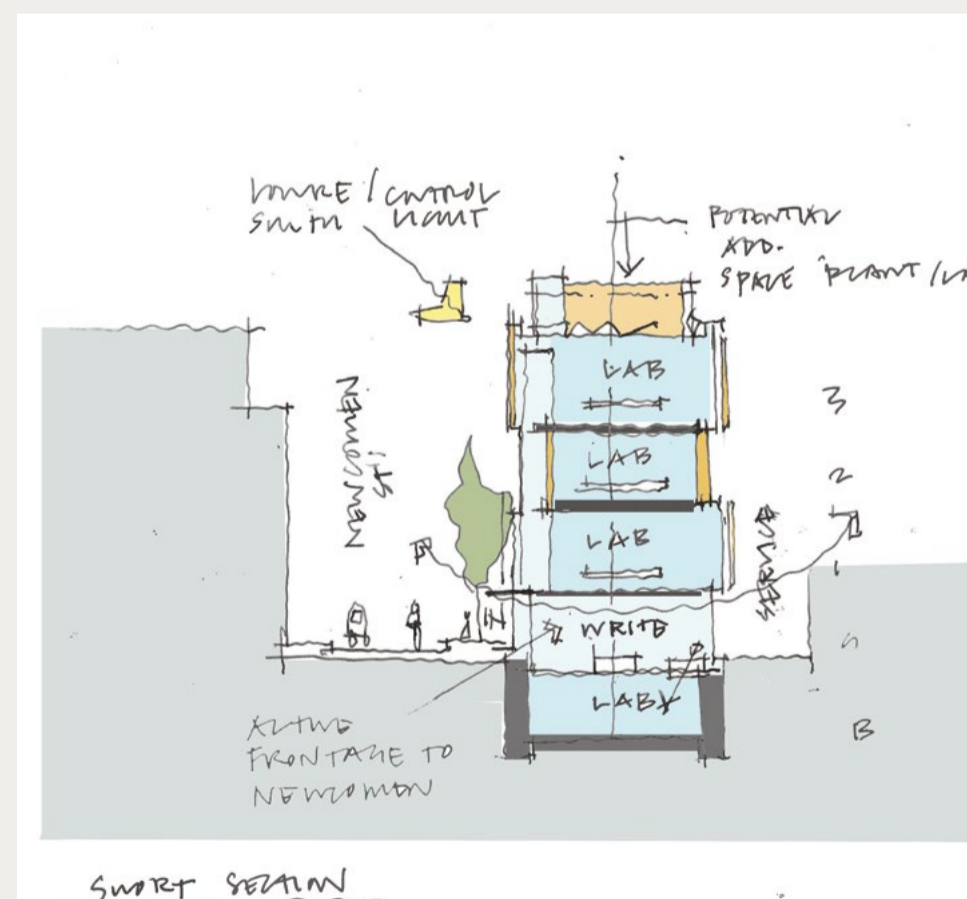
As part of this commitment KCL is investing in research facilities across its campuses. These incubator facilities will provide an essential connection between research, education and health and support the development of innovative research start-ups in addition to larger 'grow on' spaces that support the expansion of these new enterprises.



What does a life science research space need?

To deliver a commercial building which suits the particular needs of laboratory space, the following requirements need to be considered:

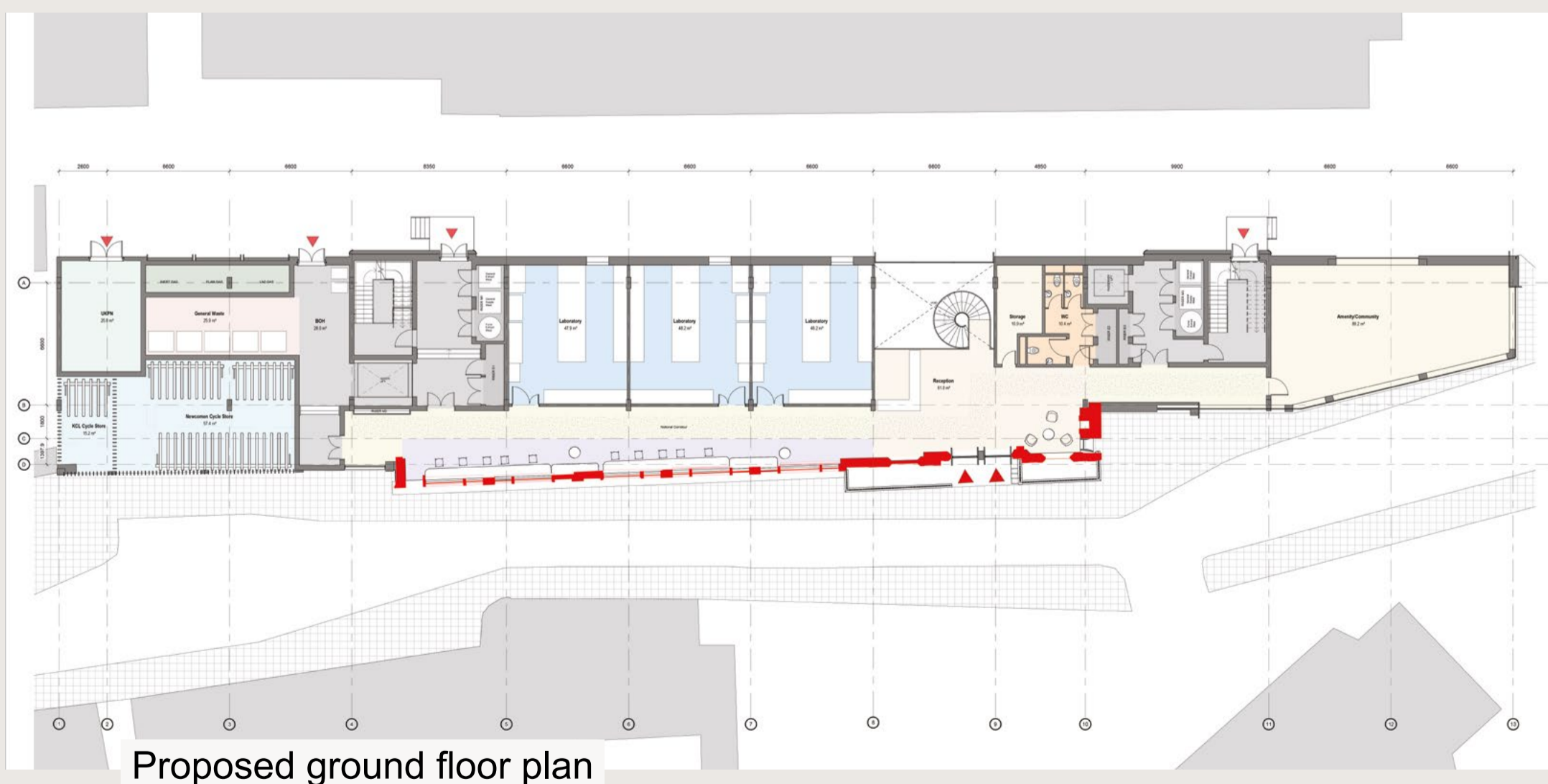
-  Larger plant areas for additional services.
-  High floor to ceiling heights for ventilation and more complex servicing requirements.
-  Space for laboratories and separate write-up facilities.
-  Separate circulation routes and enclosed laboratory space to meet safety regulations.
-  Flexible laboratories fit for the future of research.
-  Informal spaces for connection and collaboration.



Our emerging design – a façade first approach

We are proposing a façade first approach to the development of 1–9 Newcomen Street, allowing for both the retention of the existing façades of Emily Davison House and The John Marshall building and the provision of new, purpose-built research incubator space behind.

We are also proposing an extension to the east of the site, where there is an existing UKPN (UK Power Network) substation and bike storage. This will improve the appearance of this part of the site by enclosing it within the new build.



Retaining the façades

The floor-to-floor height required for the proposed laboratory space results in a misalignment with the existing floor levels of the John Marshall and Emily Davison buildings.

We are proposing to rectify this by setting the retained façades away from the new build, allowing floor plates to be aligned and the optimisation of floor to ceiling heights for labs from ground to second floor. The floor above the retained façades and plant floor at roof level will also be set back.

By separating the new and retained elements a lightwell is created that enables the retained façade to be celebrated from both inside and outside the building.



Sectional view



Indicative internal view – ground floor level

Respecting local heritage

At the street level, we're proposing to re-establish the original building entrance through a new atrium which will also act as a way of revealing the rear of the existing façade and separating old from new.



South Elevation – View of new entrance from Newcomen Street



South Elevation – View of 'glazed slot' on Newcomen Street

Improved streetscape and active ground floor

As well as delivering a much-needed refurbishment of a vacant site, these plans will also vastly improve the local streetscape and open up these closed off and boarded up buildings.

At ground level, we are providing greater connectivity to the yard behind the building – using this rather than the street to access the building for deliveries and servicing thereby minimising disruption to our neighbours opposite. The streetscape will also be enhanced through relocation of the existing bike store and reopening of long boarded up windows – passers by will now be able to look into and see the incubator/ start up laboratory activity within.



South Elevation – View of gable end from Newcomen Street

A sensitive extension of the buildings



Examples of sensitive extensions to historic buildings

The ambition is to retain the façades of Emily Davison House and the John Marshall building and replace 1–3 Newcomen Street with a high-quality modern addition that complements the adjoining period properties. We've included some examples of where this has been done successfully below:

Rosemoor Studios, London
by Haptic Architects



Curtain Road, London
by Duggan Morris Architects



Music School, Louviers (France)
by Opus 5 Architects



Casa 1616, Barcelona (Spain)
by H Arquitectes



To accommodate the higher floor to ceiling heights we are proposing a one storey extension of the buildings. We are also proposing to significantly improve the streetscape by tidying away a lot of the unsightly plant and servicing currently located around the building. This will be incorporated into the new development and included as part of a set back plant at roof level which will not be visible from the street. The height will increase from 14.9m to 16.8m, with additional plant on top, taking total height up to 20.8m.

Current and proposed cycle storage

84 cycle spaces are proposed as part of the development, which includes the re-provision of the 72 spaces currently provided and 12 additional spaces for the new building's occupants.

The bike store has also been relocated to the west end of the site and enclosed within the new building, improving the appearance of the site.



Proposed cycle storage



Height: 20.8m

Height: 16.8m

South elevation

Our sustainable approach

At the very heart of this project is our goal to retain and repurpose the historic fabric of the site. These proposals seek to breathe new life into the John Marshall building and Emily Davison House, to update the site and ensure that it meets the needs of the innovation and research community.

By preserving, retaining and adapting the buildings rather than undertaking a full demolition, these proposals are a climate responsible way of delivering much-needed laboratory enabled space. We want 1–9 Newcomen Street to become a beacon of sustainability and are committed to a sustainable development throughout design, construction, and operation.



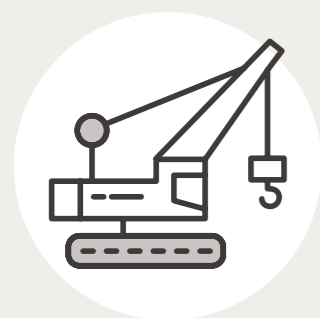
The key elements of our sustainability plan are:



Retaining and enhancing the historic façades.



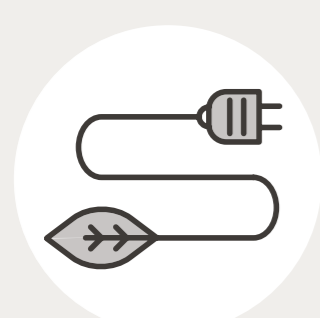
Flexible footprint, allowing tenants to stay and the building flex around them, creating a sustainable environment with longevity.



Undertaking a review of Modern Methods of Construction (MMC) such as prefabricated elements and standardisation for construction elements – reducing impact on local community during construction as well as delivering a more efficient building.



Similarly loose-fit albeit designed to lab standard grids to support flexibility between laboratory/ research functions e.g. wet and dry labs.



Low energy fittings and equipment throughout.



Energy efficient lab equipment with centralised equipment provided to reduce duplication of higher energy systems across the tenanted areas.



Air Source Heat Pumps and an all-electric building.



A car free proposal with cycle storage provision for KCL and users of the building.

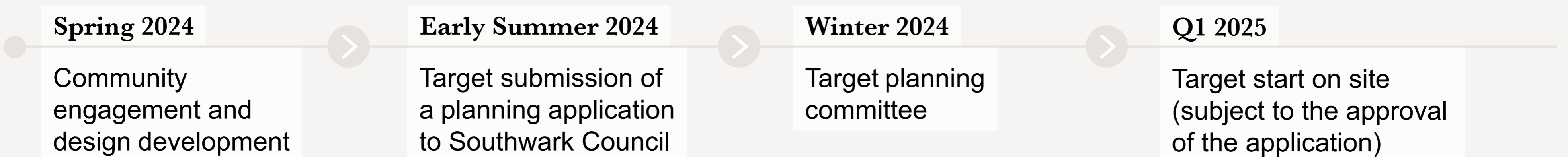
Next steps

Thank you for taking the time to review our proposals for 1–9 Newcomen Street. We hope you found it useful and would be grateful if you could spend a few minutes providing feedback by filling out a feedback form.





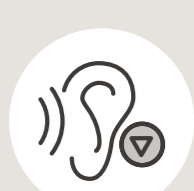
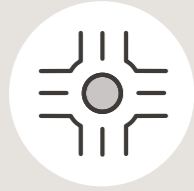


CGI of the proposals for 1–9 Newcomen Street

Timeline



Being a considerate neighbour

We know there are a number of considerations we need to make in our approach to this site and are exploring a range of measures and options we can introduce to minimise disruption to our neighbours:

-  A construction schedule detailing measures to minimise disturbance will be agreed with Southwark Council and shared with residents.
-  A Construction Management Plan (CMP) will be agreed, setting out working hours, a point of contact for any concerns, and dust and noise mitigation measures.
-  By manufacturing elements off-site such as a precast concrete frame, we will minimise noise and disruption to the surrounding area and shorten the construction period.
-  By servicing the site through the yard at the rear of the site, we will minimise disruption to our neighbours on Newcomen Street.
-  Construction phasing has been considered in a way that creates loading / storage and vehicle turning space within the site during construction.
-  The existing facade and rear wall will be used as part of the temporary works whilst constructing the basement, minimising the changing street views during the early construction phases and forming part of a noise / dust barrier to minimise disruption to the surrounding area.

Inclusive innovation: creating opportunities for local people

1–9 Newcomen Street is uniquely placed to support the expansion of STEM and education in life sciences, create local jobs and deliver apprenticeship opportunities for young people.

Throughout the year, King's College London provides a range of apprenticeship opportunities from laboratory technicians and estates engineers to IT support specialists. They also run engaging STEM activities and events for school students, teachers, and the local community.

This includes "ROAR" aimed at reaching groups which have low participation rates in STEM.



Share your feedback



If you have any questions for the team, do let us know in one of the following ways:

-  Talk to a member of the team
-  Fill out a feedback form
-  Visit 1-9newcomenst.co.uk
-  Email 1-9newcomenst@londoncommunications.co.uk
-  Phone 0800 092 0481