

## RED LION COURT TODAY



Landsec are proposing the redevelopment of Red Lion Court, a tired and dated office building in Bankside, into a new workspace-led waterfront destination providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.

Welcome to our consultation event on our developing ideas for the site.

## What you have told us

Over the past few months, we have met with local people to understand local needs and aspirations from development and how the redevelopment of Red Lion Court could address these.

Our engagement to date has included:

- Information and surveys available online
- Pop-up stands on the Thames Pathway
- Door-knocking local residential addresses
- Meetings with key local stakeholders and groups
- Promotion of our community engagement via post and social media to thousands of local people

The feedback we have received to date has included calls for more green space and better access to the Thames Pathway, as well as highlighting a need for social spaces such as places to meet, eat, and local retail uses.

We would like to thank everyone who we has engaged in the project to date. Your views continue to be very important to us as we develop our ideas for Red Lion Court further.



October 2021 - Red Lion Court Pop-Ups on the Thames Pathway

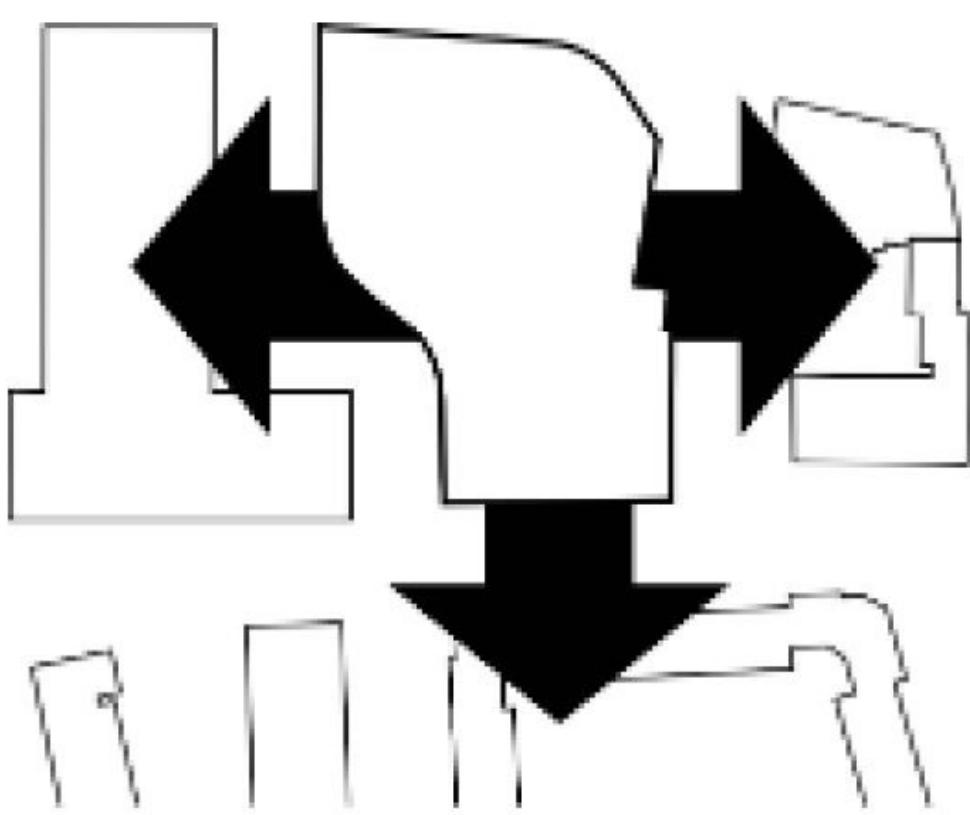


Through an initial feasibility assessment and conversations with the London Borough of Southwark, we have identified several issues and opportunities with Red Lion Court. Our assessment highlighted issues with public access through the site; issues concerning how Red Lion Court interacts with the Thames Pathway, creating a noticeable pinch-point; and an absence of amenities to support local people - residents, workers, and visitors to the area.

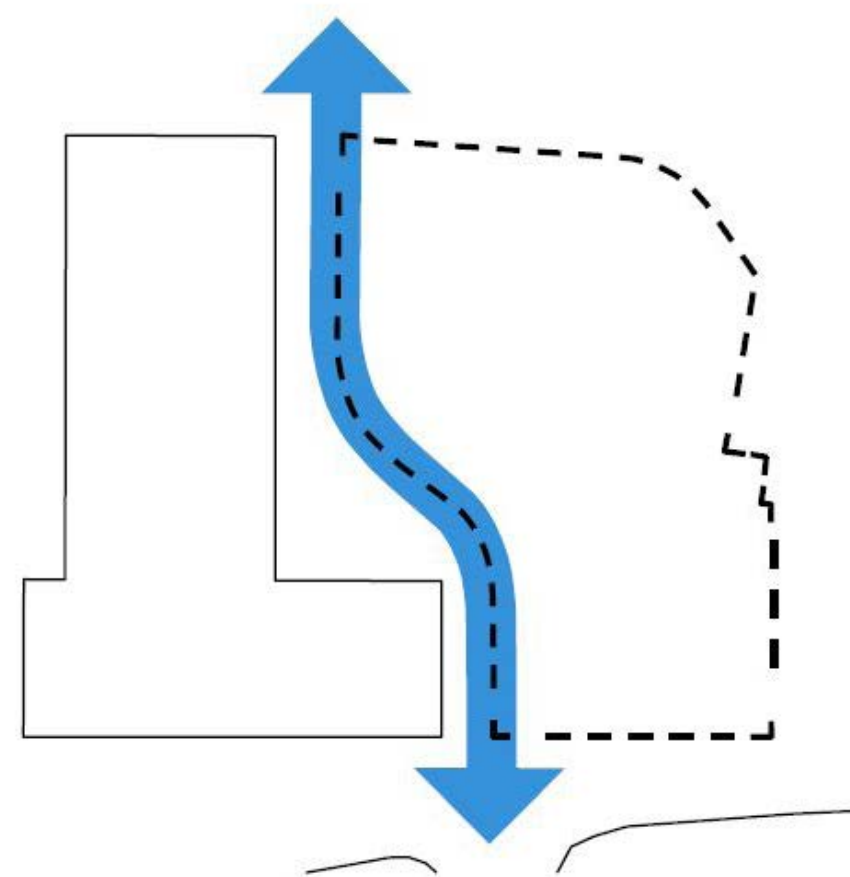
Meanwhile we acknowledge the need for new high-quality workspace in the area – something that we are unable to provide with the constraints of the existing building.

This led us to develop our initial design brief for Red Lion Court, which we first shared with the local community in October. This has slightly evolved since October following consultation and discussion with the Council.

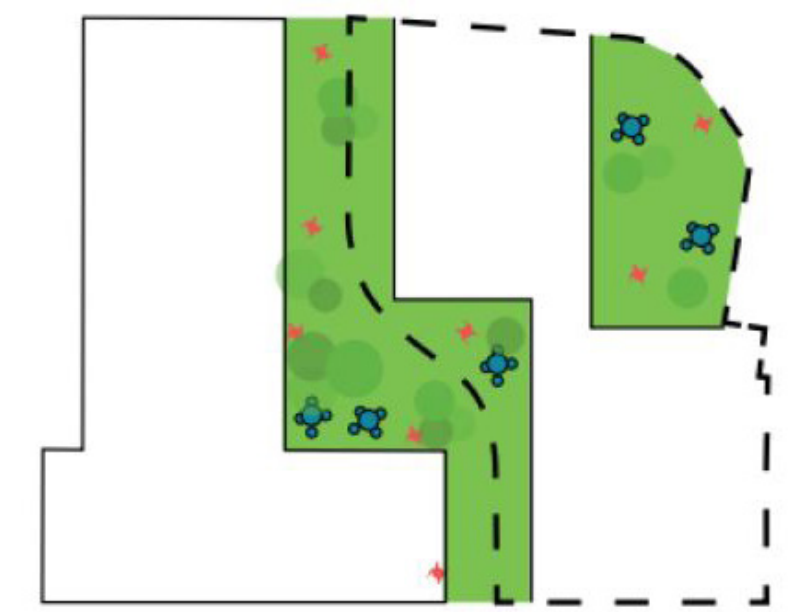
Our Design Brief



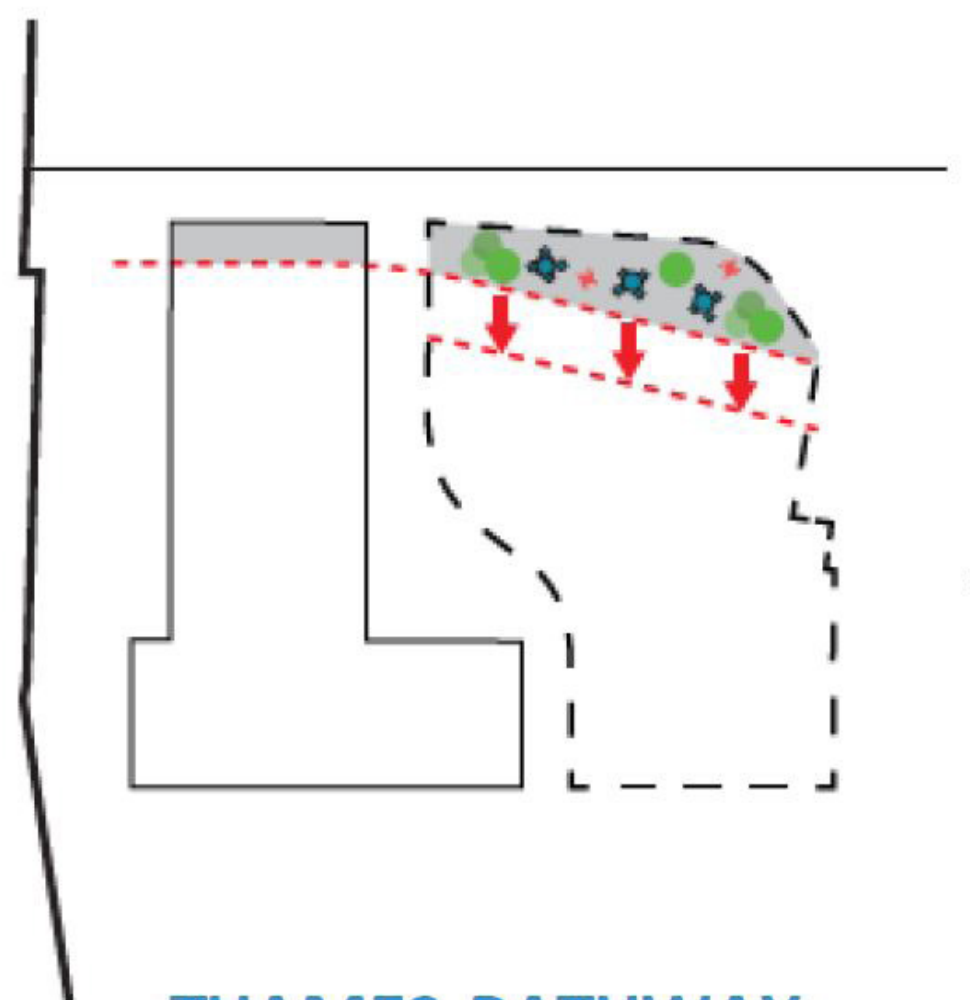
COMPLEMENTARY TO OUR NEIGHBOURS



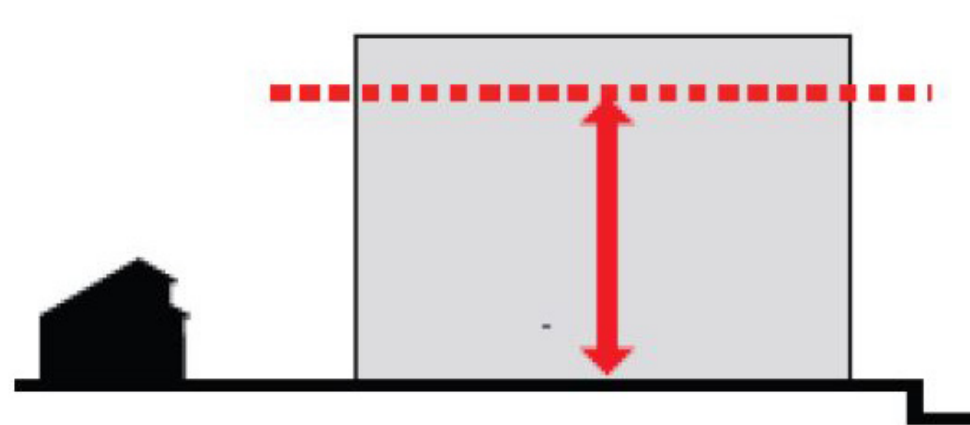
PORTER STREET EXTENSION



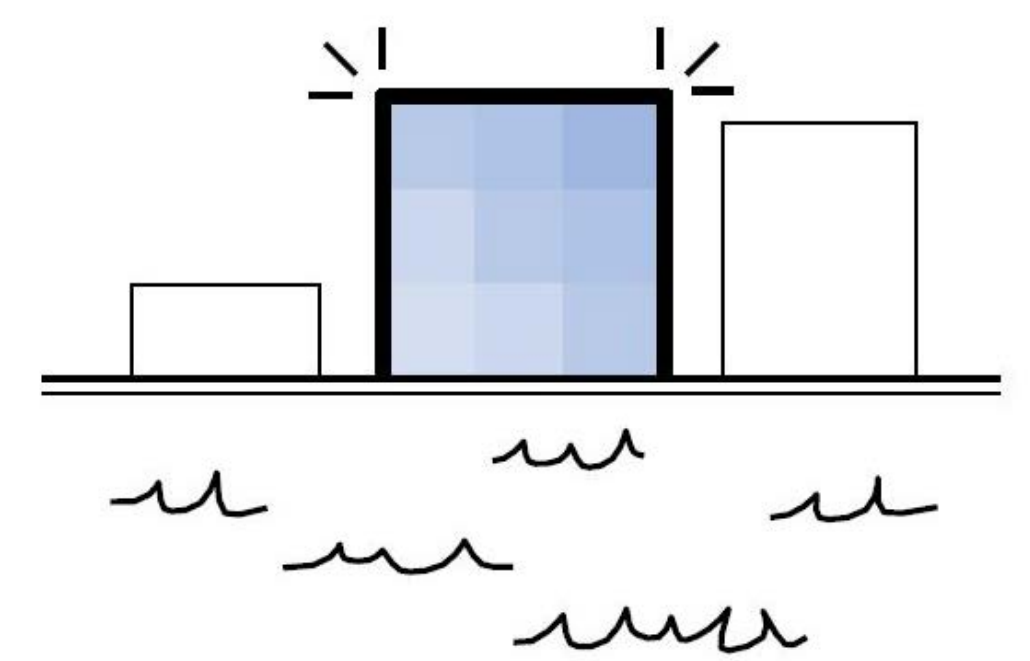
SEPARATE PUBLIC SPACES



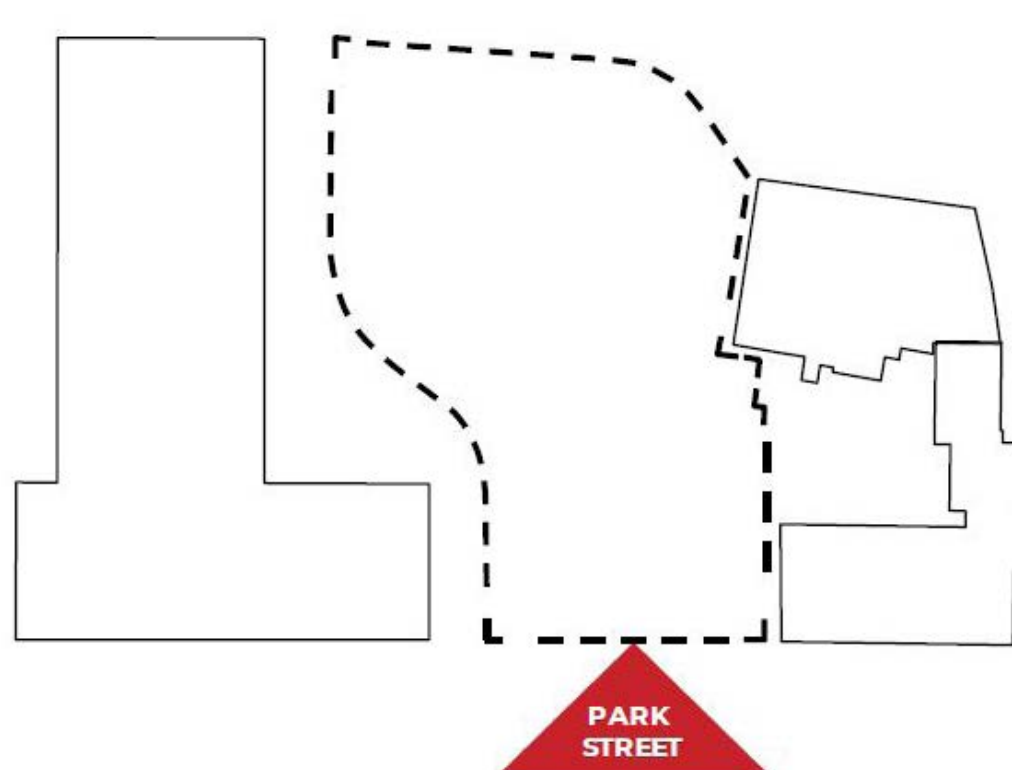
THAMES PATHWAY EXPANSION



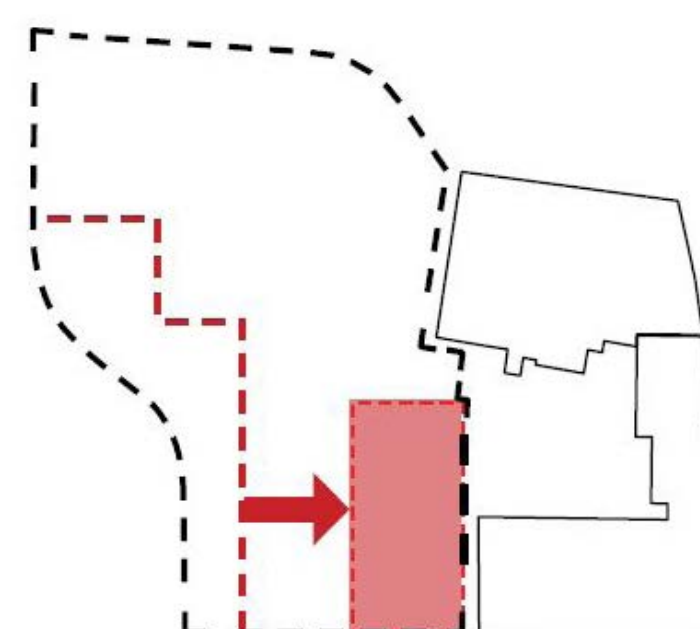
RESPECT LOCAL VIEW THRESHOLDS



SOPHISTICATED ARCHITECTURE



PARK STREET ENTRANCE AND PEDESTRIAN EXPERIENCE



EASTERN SIDE SERVICING



We want to create a new workspace-led waterfront destination at Red Lion Court, providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.

## Supporting the vision for neighbouring development

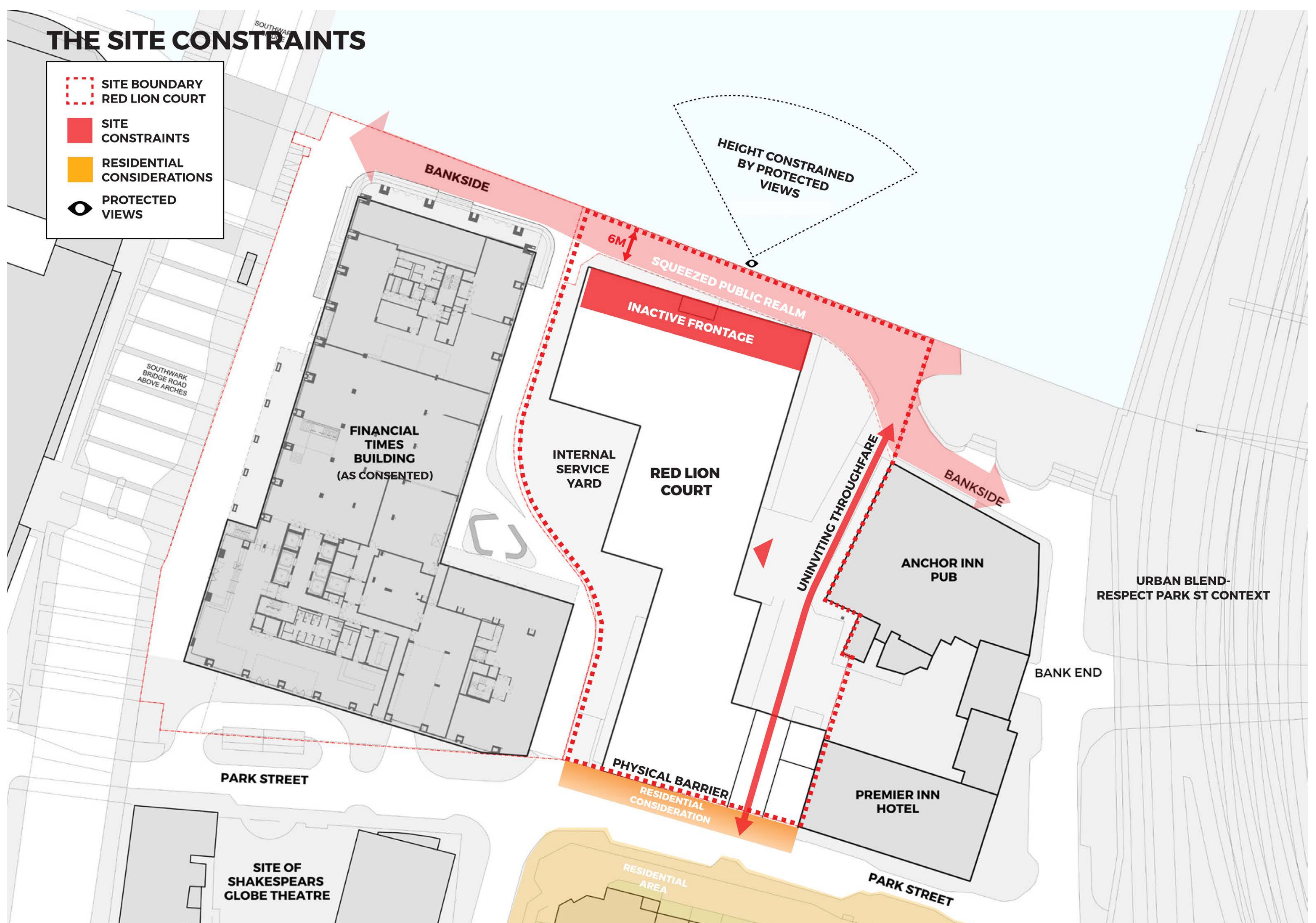
Earlier this year, plans were approved to make improvements to the neighbouring office building, commonly referred to as the 'former Financial Times (FT) building'.

The plans include establishing a new pedestrian route between the Thames Pathway and Park Street, between the former FT building and Red Lion Court. We recognise this and are planning to enhance this pedestrian route with more space made available through the redevelopment of Red Lion Court.

## Sustainability

We have set very high targets for ourselves for sustainability in the redevelopment of Red Lion Court. Our proposal will:

- Be a net zero carbon building in construction and operation
- Have an all-electric solution with no combustion for building operations
- In terms of whole life carbon, will target GLA's 'aspirational' 2030 benchmark of 600 kg CO<sub>2</sub>e/m<sup>2</sup> GIA
- Focus on health and wellbeing and commit to target of WELL Core Platinum.



Today: existing site constraints



## Our developing idea

Our developing idea for Red Lion Court includes:

- Enhancement of new pedestrian route between the Thames Pathway and Park Street, shared with the neighbouring former FT building.
- Two new outdoor public spaces, one between Red Lion Court and the former FT building, and another on the Thames Pathway.
- New retail or wellness spaces to bring activity to the ground floor of the proposed building.
- Much-needed high-quality workspace, fit for the future, including a bespoke affordable workspace offer for Bankside.
- Building heights and architecture which fit with the context of our neighbours





## The need for new workspace in Southwark

We acknowledge Red Lion Court is within the Borough, Bankside and London Bridge Opportunity Area under the London Plan 2015. This allocation is indicative of the growth that the Mayor of London and the Greater London Authority (GLA) would like to see in the area.

The allocation has place for 25,000 new jobs in the Opportunity Area and delivering new workspace fit for the future would support this ambition.

## New workspace fit for the future at Red Lion Court

Through the redevelopment of Red Lion Court, we can provide an uplift in space and create high-quality workspace, fit for the future. Currently, we are considering providing c. 21,000 sqm of workspace through the redevelopment of Red Lion Court.

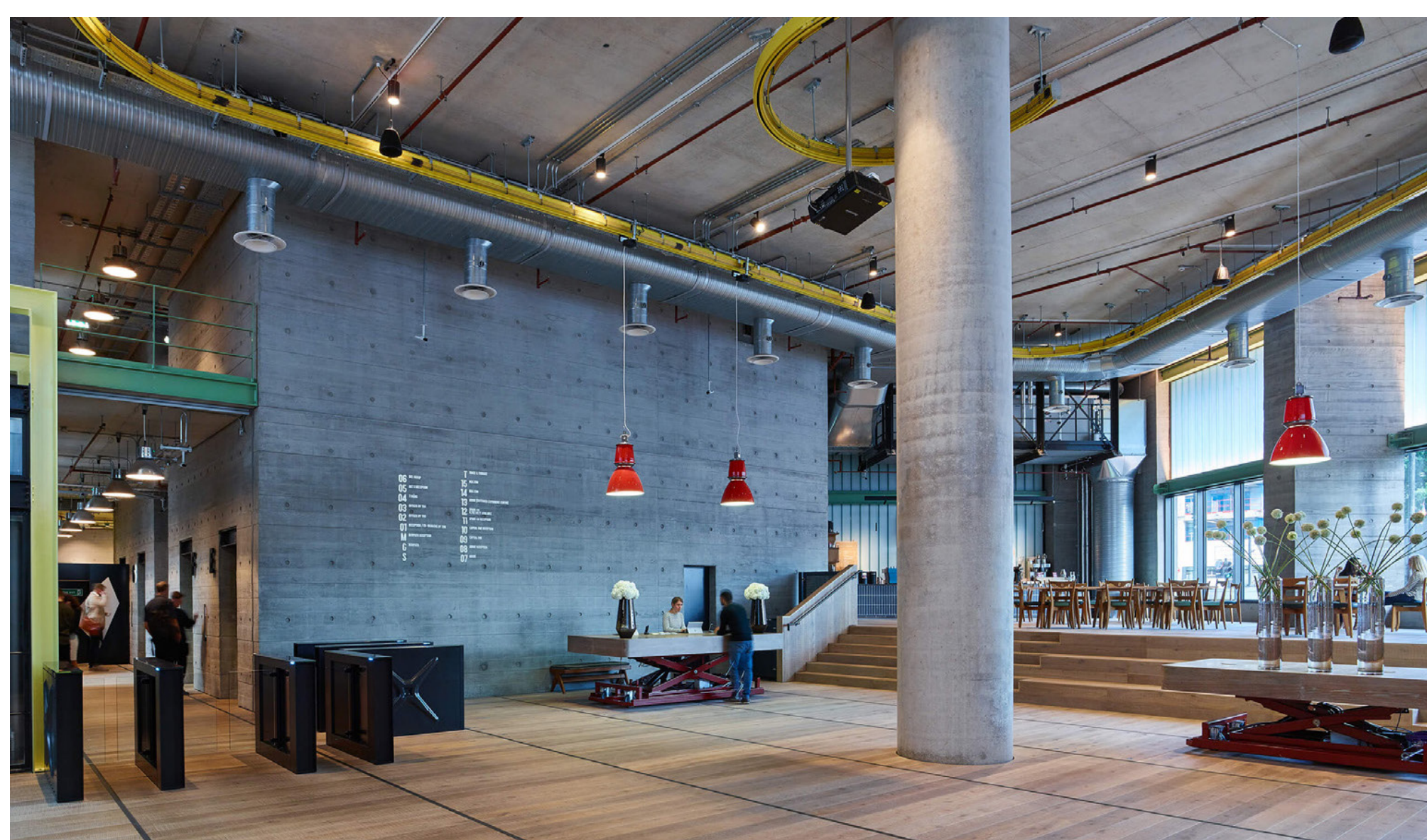
The pandemic has highlighted a need for workspace to emphasise occupier health and wellbeing, and collaborative working.

Equally, in response to the climate emergency, workspaces must be more energy efficient and be flexible and accommodate a variety of occupiers, including an emerging market to support the work of life sciences, a cluster of which is forming locally, round Guy's Hospital.

## Affordable workspace to support small local businesses

We are aiming to provide a proportion of the proposed workspace at Red Lion Court at discounted rents to local organisations, start-ups, and small and medium-sized enterprises (SMEs). We want to provide for local businesses and continue to engage with local groups to identify any that we may be able to support with the provision of affordable workspace at Red Lion Court.

We are exploring how the workspaces could be accessed through a central activated, accessible, and public lobby, and look to successful workspaces for inspiration.



Finding inspiration in successful workspaces - White Collar Factory, Old Street



Finding inspiration in successful workspaces - White Collar Factory, Old Street



Finding inspiration in successful workspaces - The Store, 180 The Strand



Finding inspiration in successful workspaces - The Store, 180 The Strand



Our designs have been shaped by our on-going engagement with the London Borough of Southwark and our engagement with the local community to date.

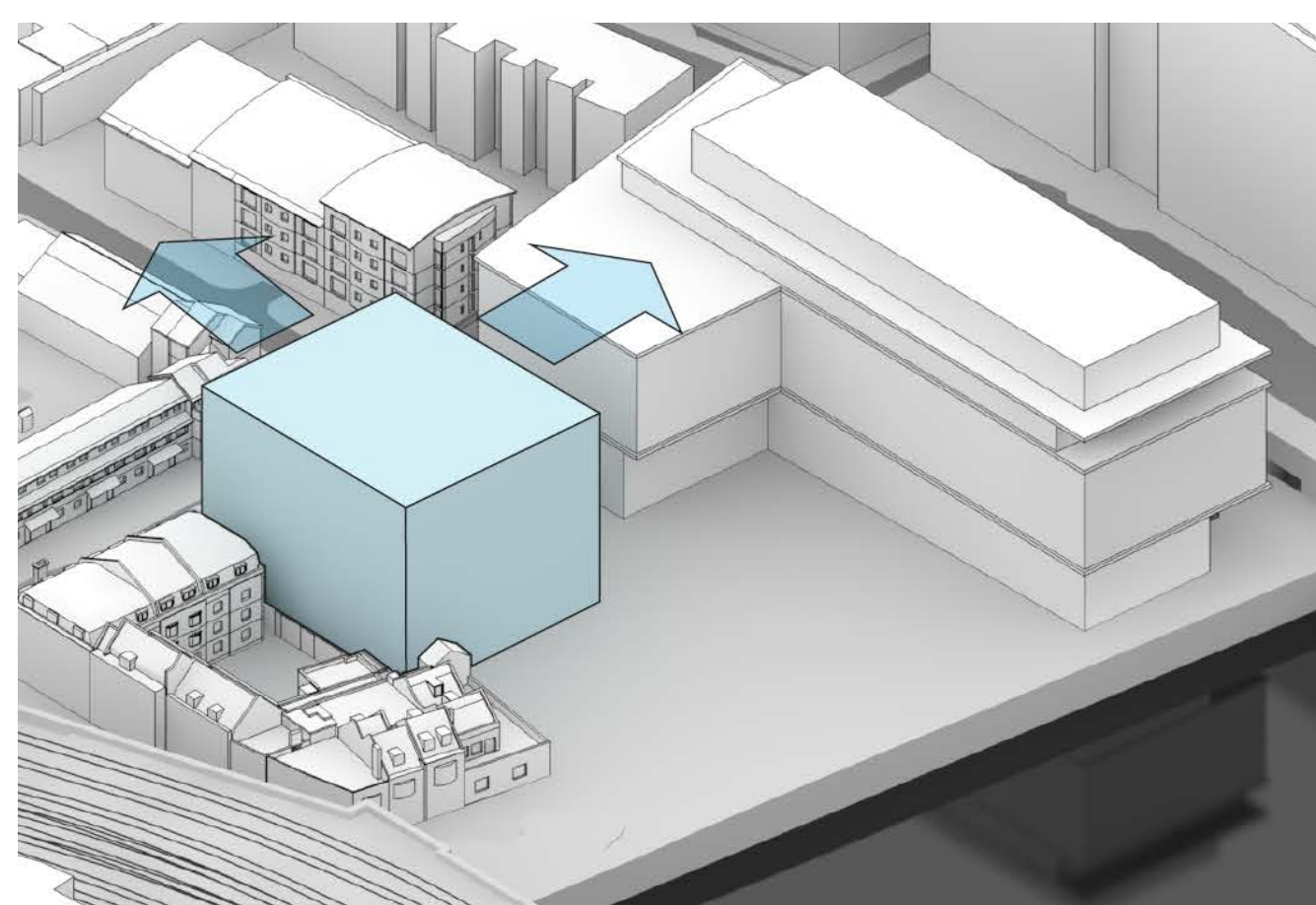
Through this engagement we have understood the importance of protecting local and long-distance views of the city. This includes the careful consideration of St Paul's Cathedral (and notably protecting a view of the Cathedral from Nun Head Cemetery).

Similarly, we are conscious of the impact we may have on our neighbours; the former FT building; the Anchor Inn pub; the Premier Inn; and homes on Park Street.

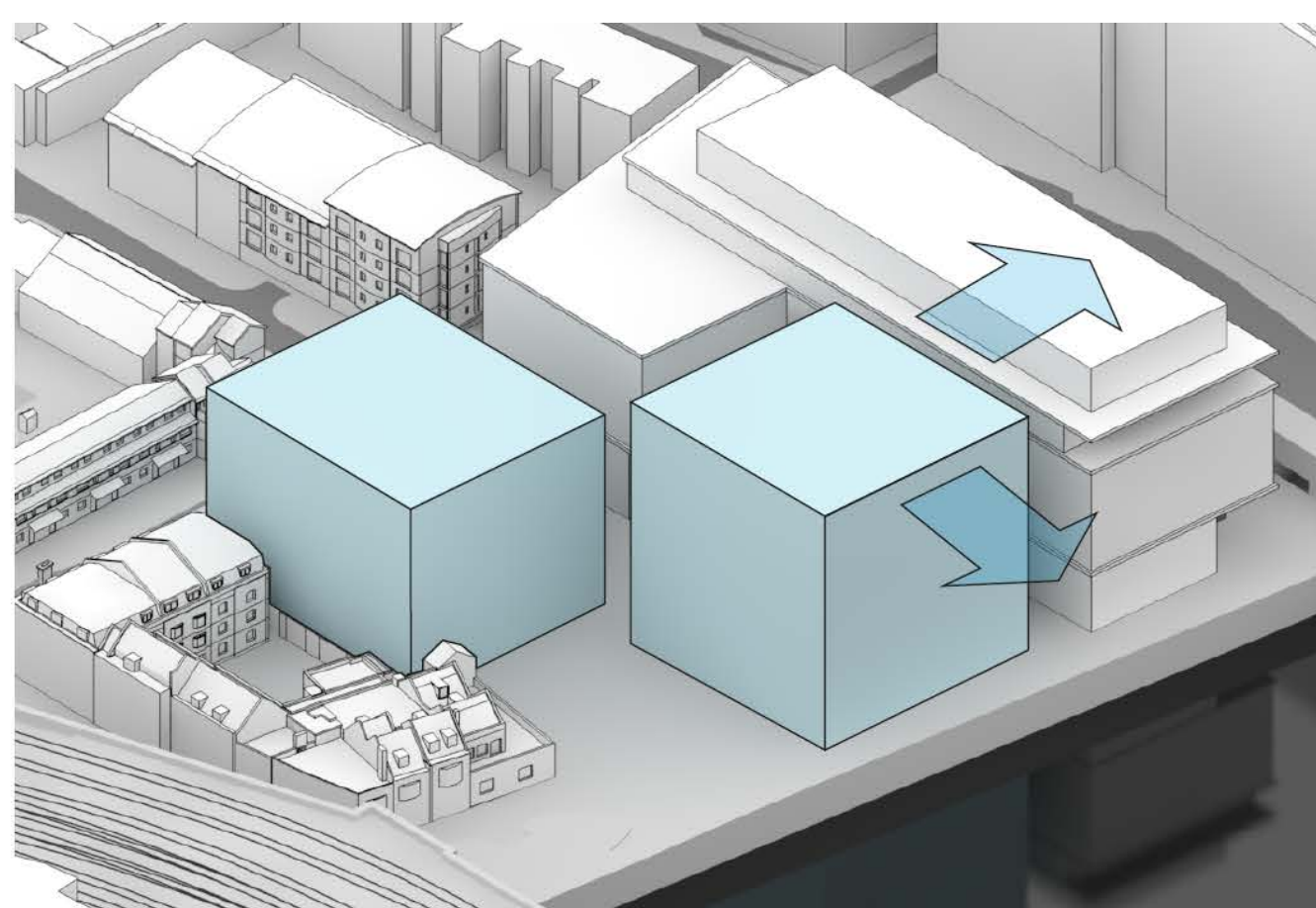
These considerations have shaped our developing ideas for Red Lion Court, including the size of the redevelopment.

That is why we are proposing a building of varying heights, with the tallest element at the centre of the building, a lower element neighbouring the former FT building, and the lowest elements facing Park Street and neighbouring Anchor Inn pub.

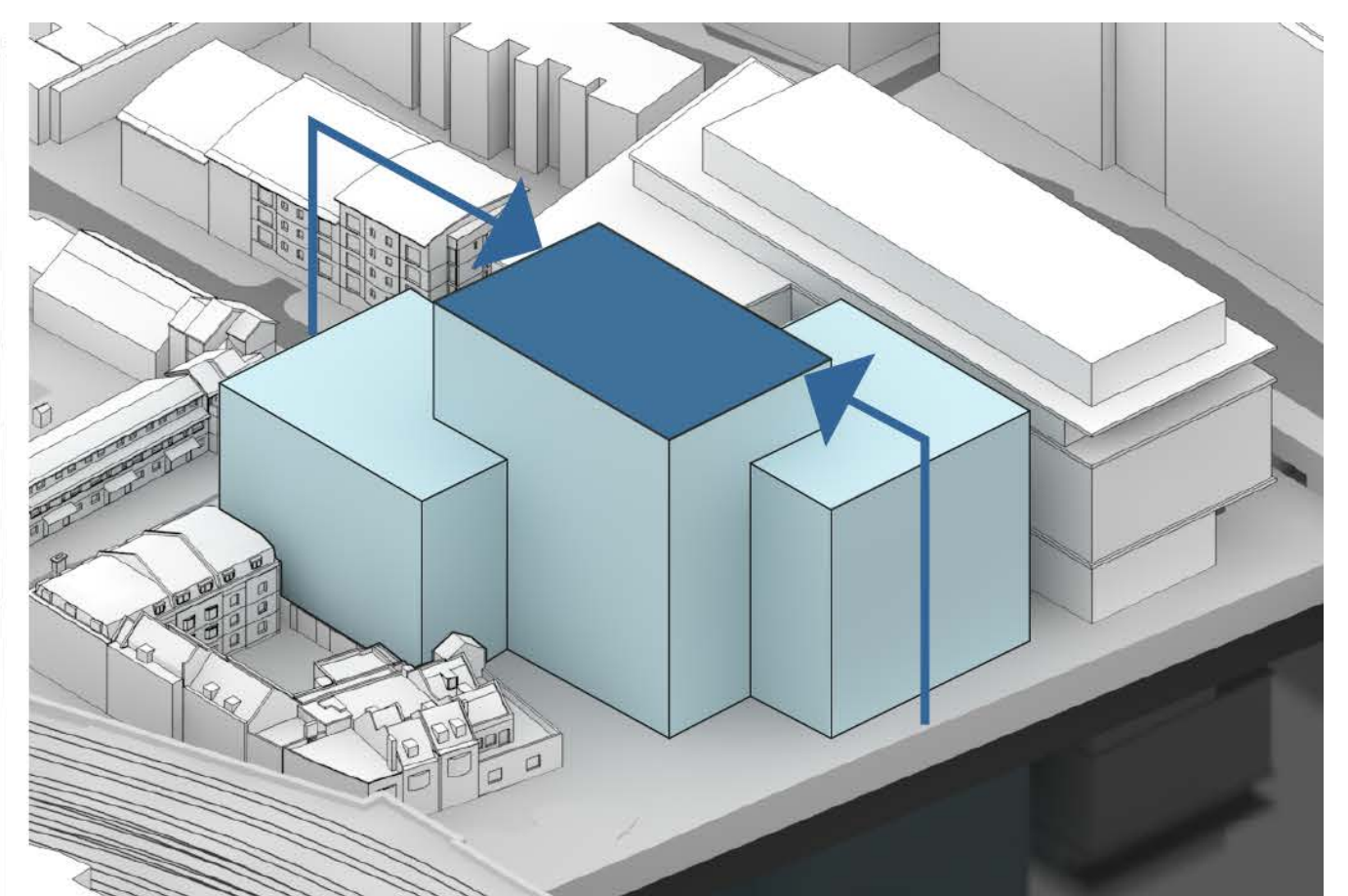
We are also lifting the base of the building to create further public realm, the key priority from our early engagement.



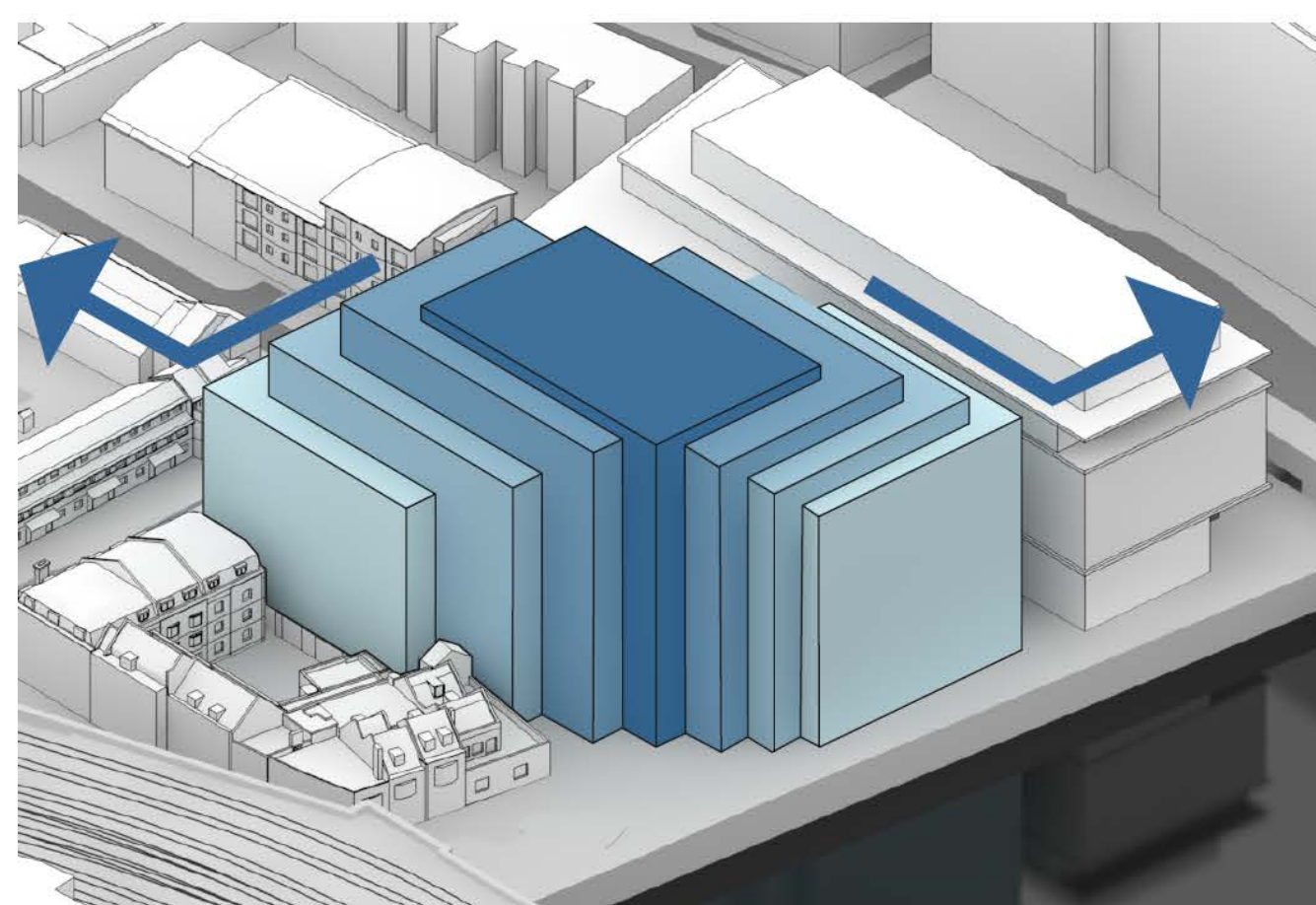
PARK STREET CONTEXT



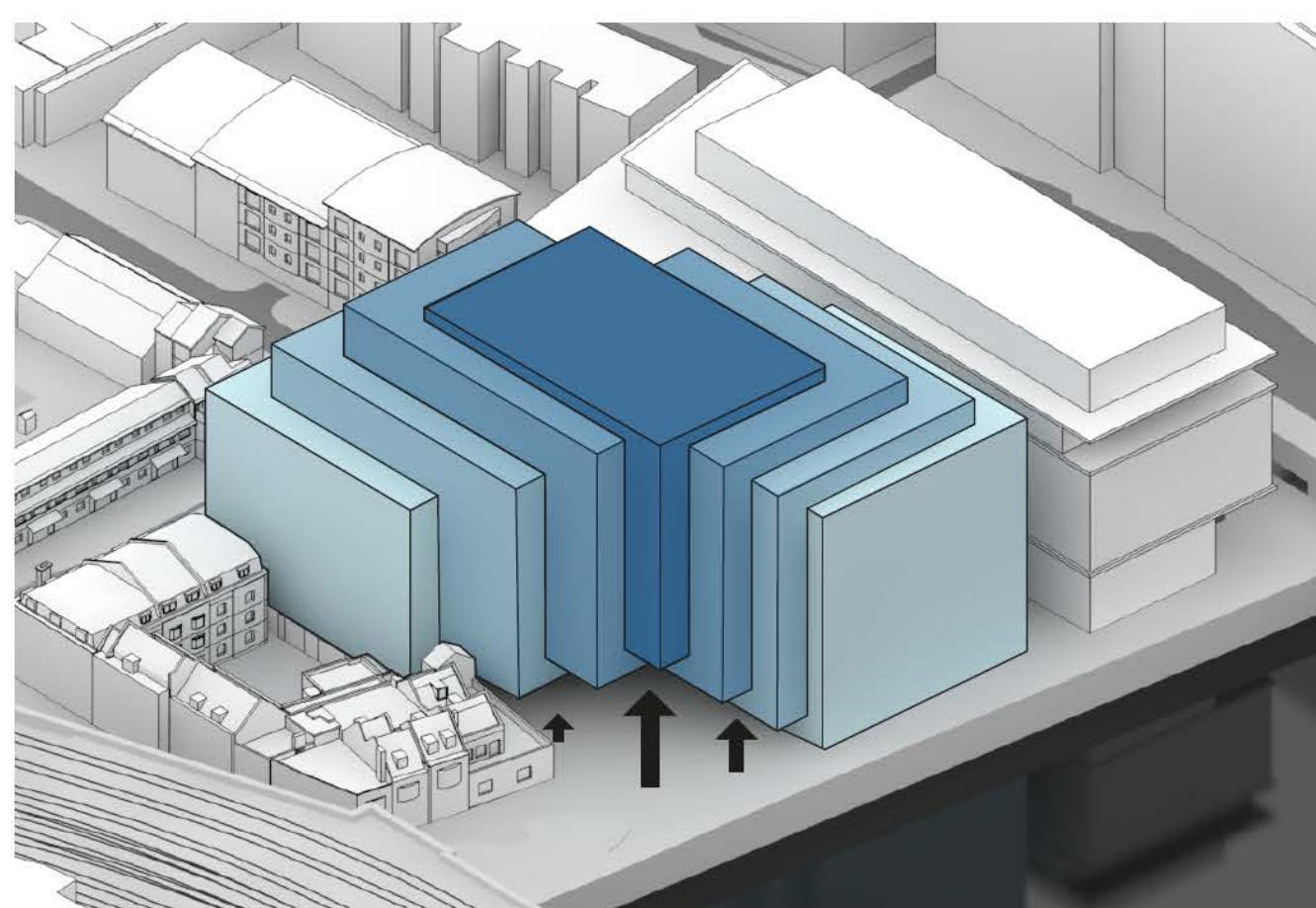
BANKSIDE CONTEXT



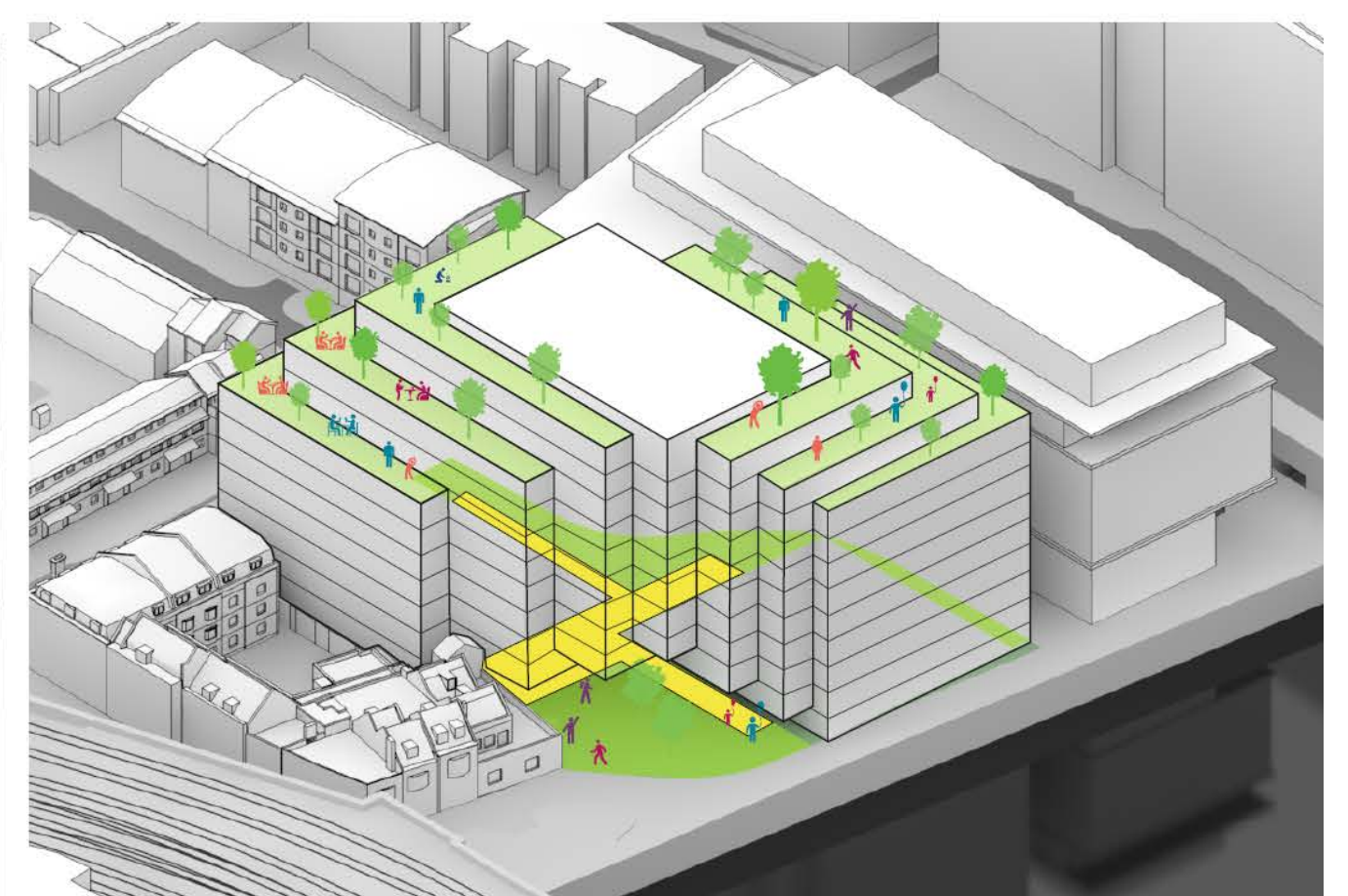
CENTRAL HEIGHT DERIVED FROM NUNHEAD VIEW



STEPPING DOWN TO CONTEXT

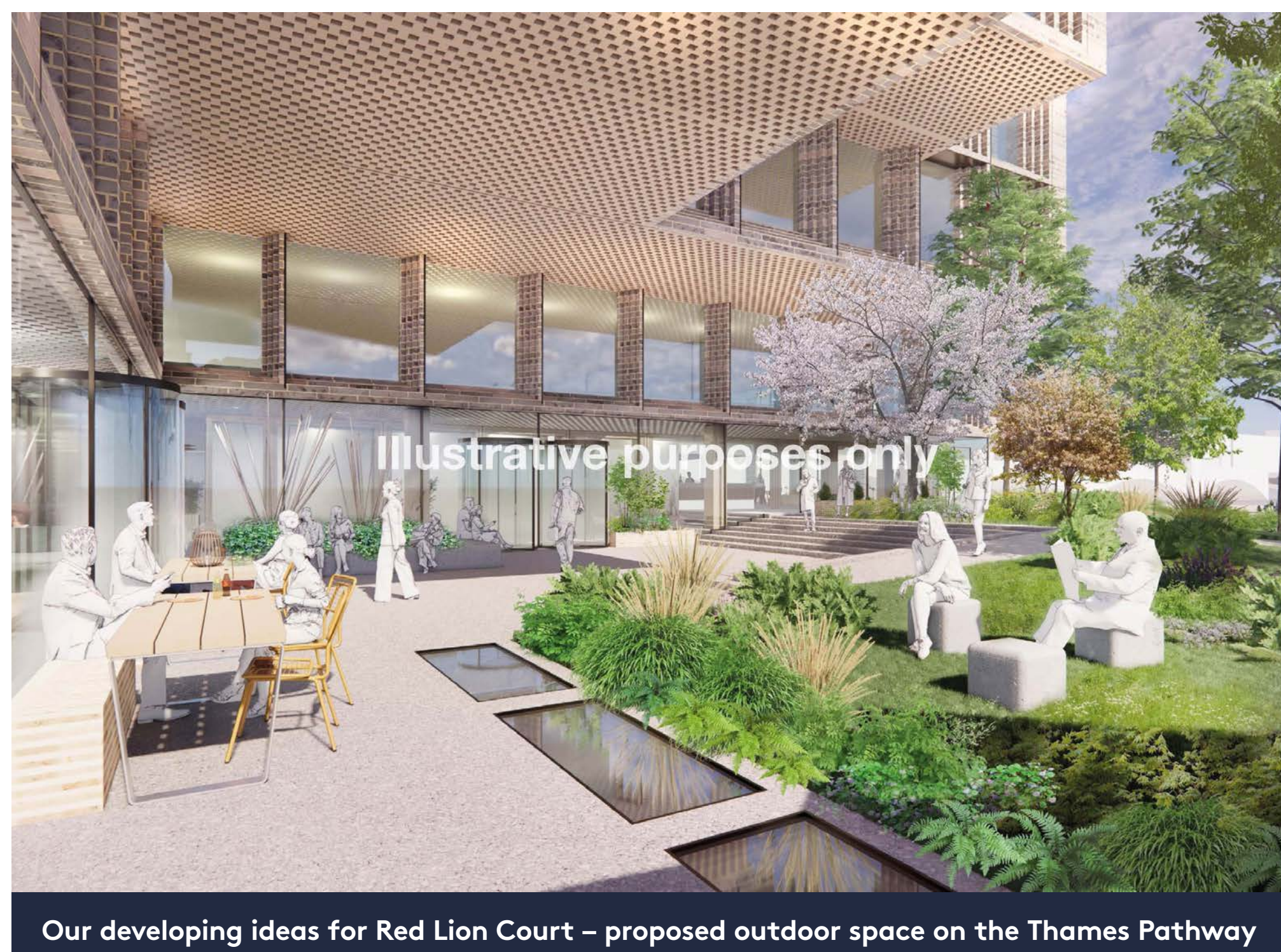


LIFTED PUBLIC REALM TO PUB HEIGHT

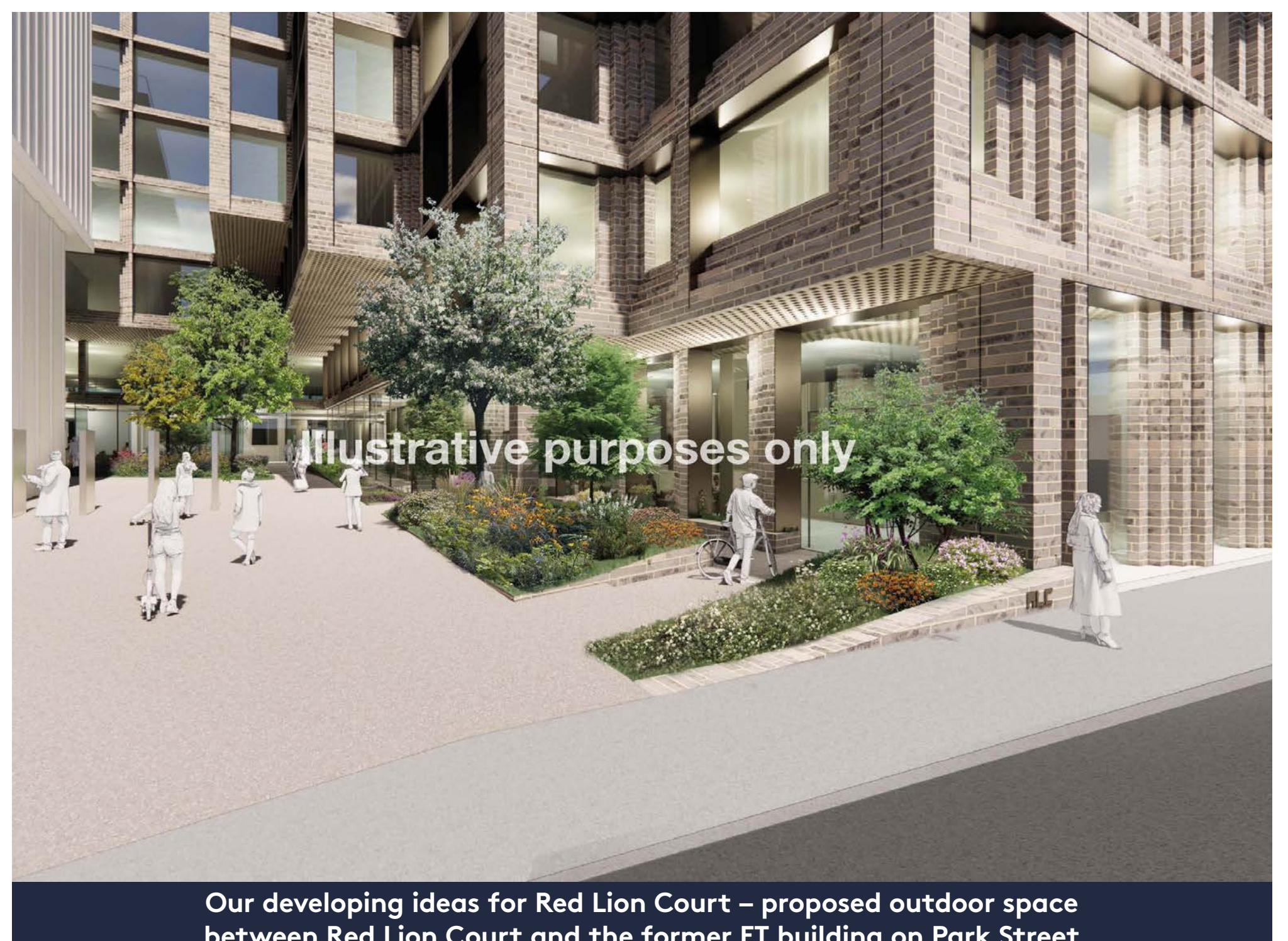


CONNECTED GROUND FLOOR

What could the new building look like? Our approach to scale and size



Our developing ideas for Red Lion Court – proposed outdoor space on the Thames Pathway



Our developing ideas for Red Lion Court – proposed outdoor space between Red Lion Court and the former FT building on Park Street



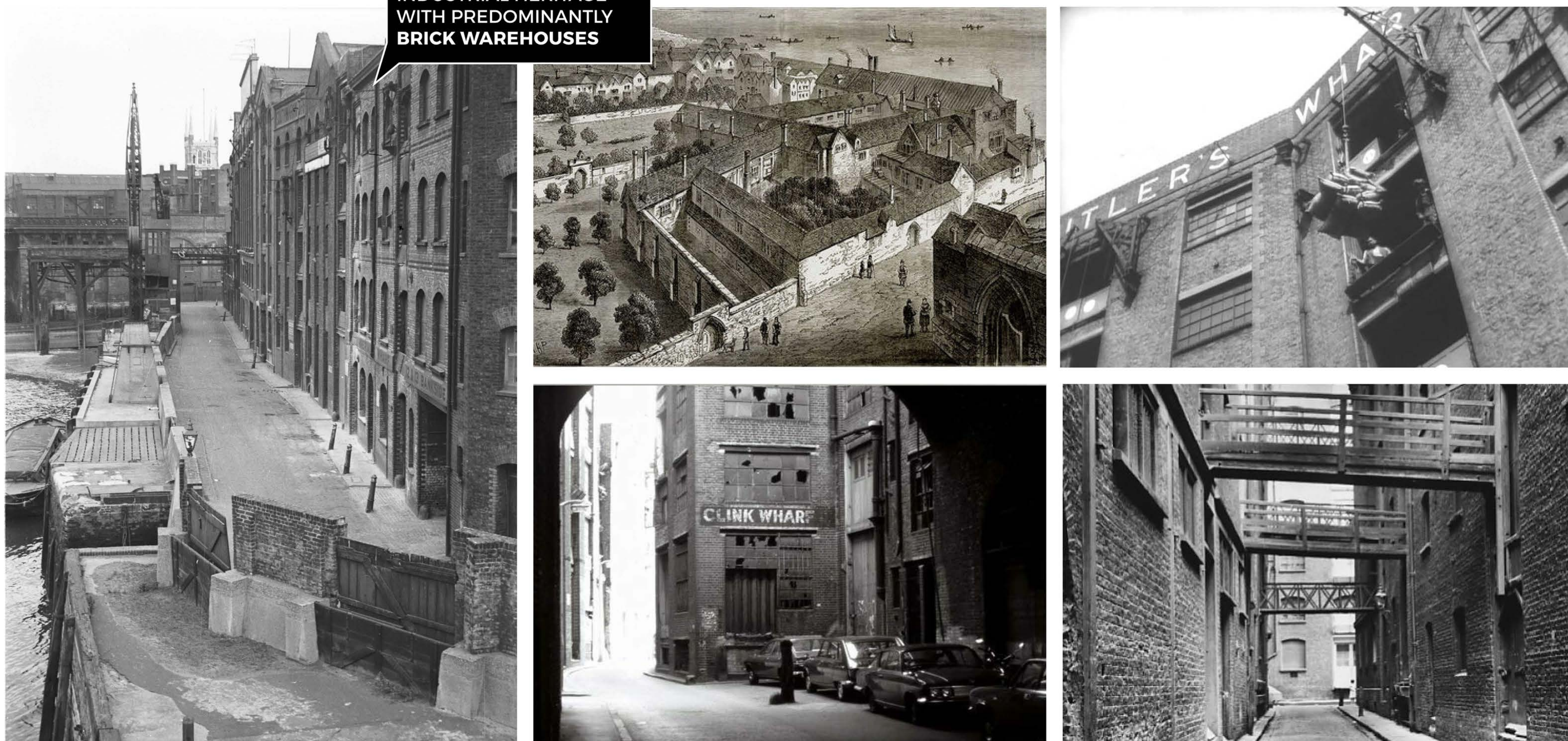
## Our design inspiration: local heritage

Our developing idea for the appearance of the building is for it to respond to the character of the local area. We have looked to the past and studied historic warehouse buildings that used to be located at Red Lion Court and the immediate

area, and what exists today as we begin to explore what a new building could look like.

We are currently exploring the use of brick, a building material long used in the area, with large windows looking out across the river, and smaller windows on the side of the building that faces Park Street.

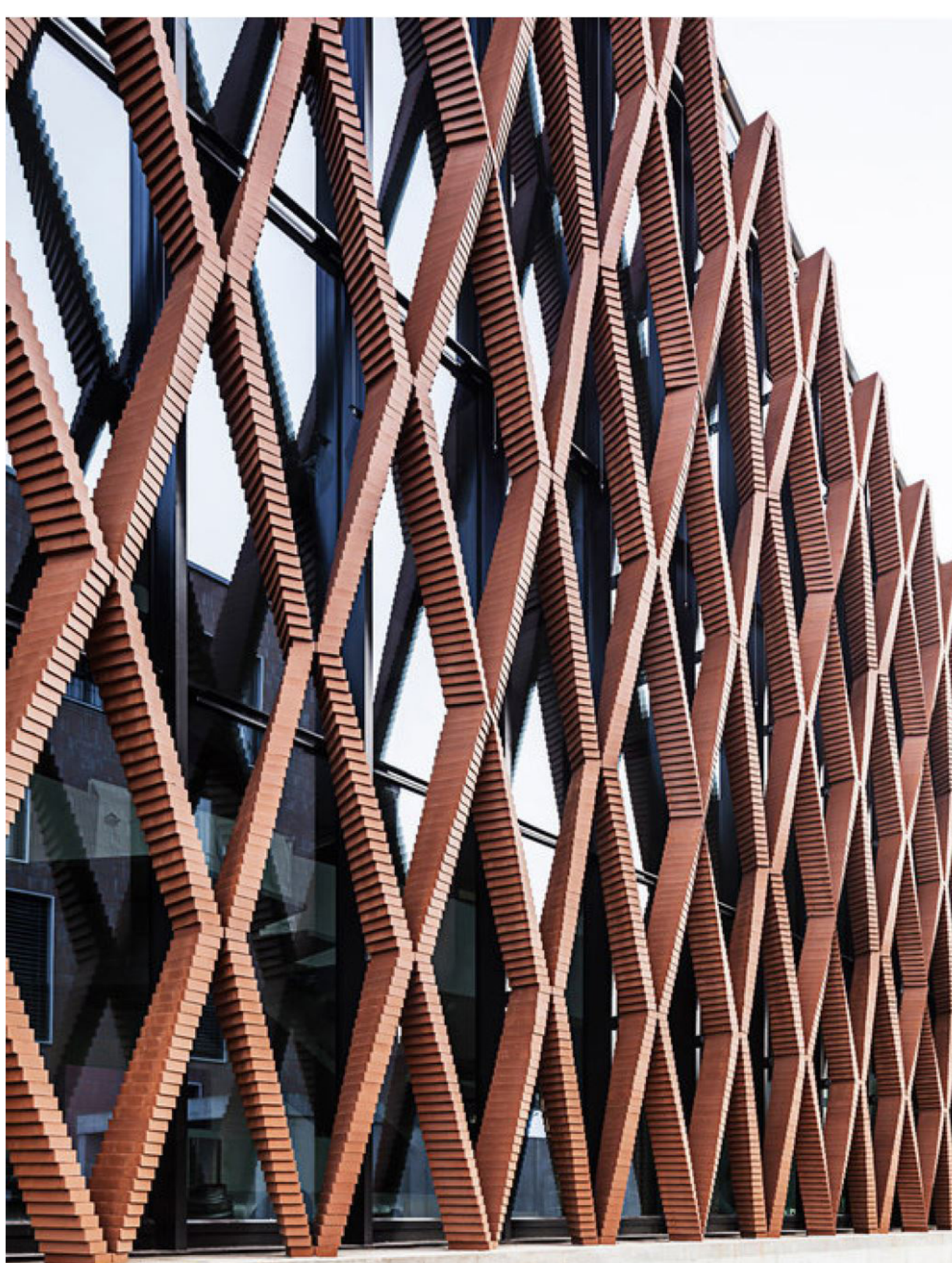
THE AREA HAS AN INDUSTRIAL HERITAGE WITH PREDOMINANTLY BRICK WAREHOUSES



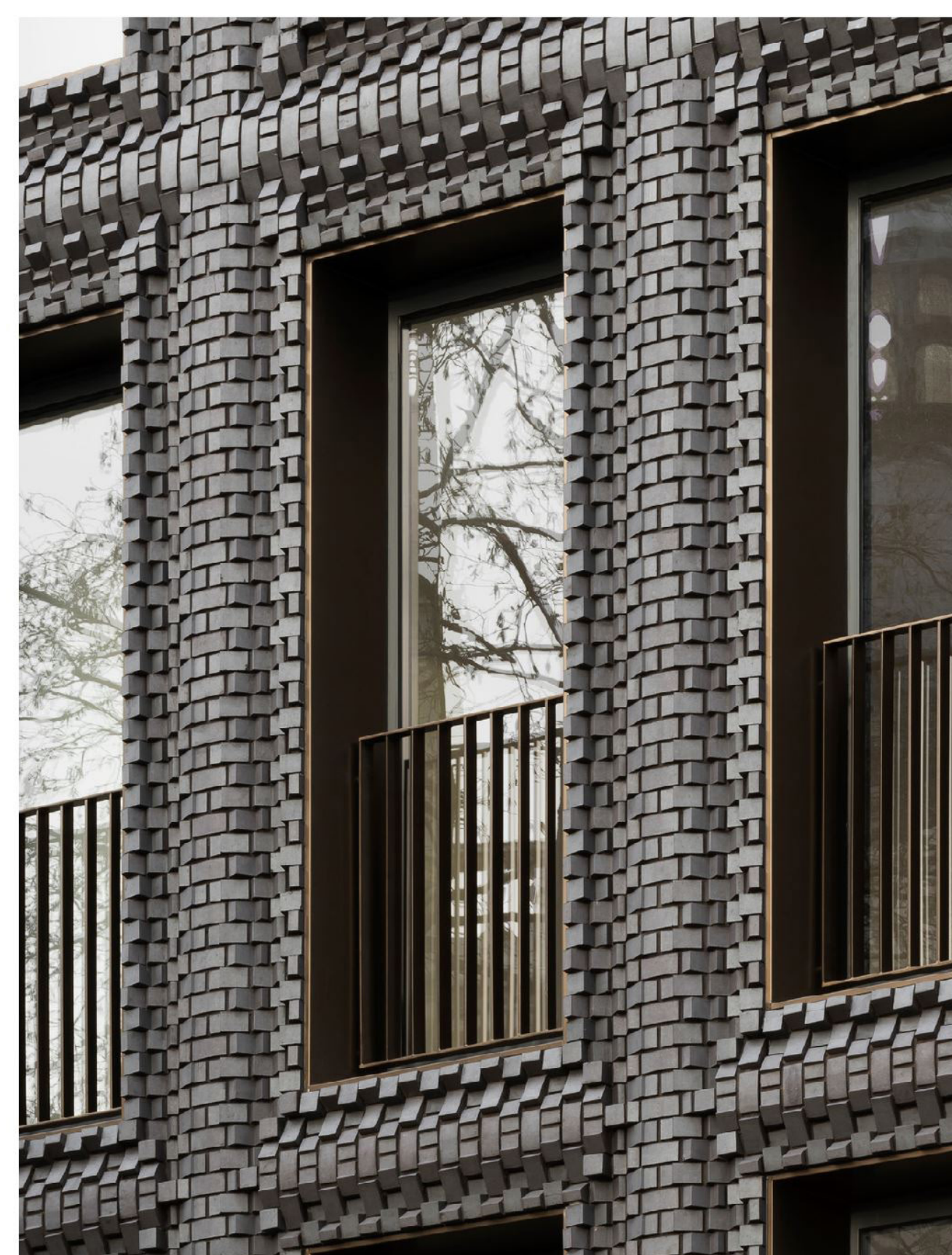
What could the new building look like? Finding inspiration in the character of the area



ARC BY CROWN GROUP, SYDNEY, AUSTRALIA  
KOICHI TAKEDA ARCHITECTS



OFENHALLE, PFUNGEN, SWITZERLAND  
GRAMAZIO & KOHLER



THE INTERLOCK, LONDON, UK  
BUREAU DE CHANGE ARCHITECTS



We are currently exploring the use of brick, a building material long used in the area, with large windows looking out across the river, and smaller windows on the side of the building that faces Park Street. Along with maximising

river views and respecting the privacy of residents on Park St, this is also a sustainable approach that manages solar gain by varying the sizes of window apertures to suit the orientation of the building.





Our developing ideas for Red Lion Court – view from the River Thames



Illustrative purposes only

This event forms part of our second stage of community engagement on our plans for Red Lion Court. We hope that you have found the information interesting and useful.

Your views continue to be very important to us as we develop our ideas for Red Lion Court further. We will consider all of the feedback we have received to date as we look to further develop our proposals for Red Lion Court.

We hope to present an update on our ideas for Red Lion Court in the New Year. In the meantime, please consider sharing your feedback today at the event or on the project website.

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[www.redlioncourt.com](http://www.redlioncourt.com)

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