

## 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.

Thank you to everyone who has participated in our consultation on the future of Red Lion Court. Your contributions have been very helpful in shaping our understanding of the local needs of those who live, work, and visit the Bankside area, and in helping to define our design brief for the site.

We have now launched the final stage of consultation to present our proposals for the site, and how we have responded to your feedback.

We welcome your thoughts ahead of the submission of a planning application to Southwark Council this spring.

Over the past year, we have met with many residents, businesses and organisations to understand local needs and aspirations and how the redevelopment of Red Lion Court could help address these.

Our engagement to date has included:

- Information and surveys available online on this website;
- Pop-up stands on the Thames Pathway;
- A drop-in exhibition in December 2021;
- Door-knocking local residential addresses;
- Meetings and workshops with key local stakeholders and groups
- Promotion of our community engagement via post and social media to thousands of local people.

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 finalise our proposals for Red Lion Court.



December 2021 – Red Lion Court drop-in event



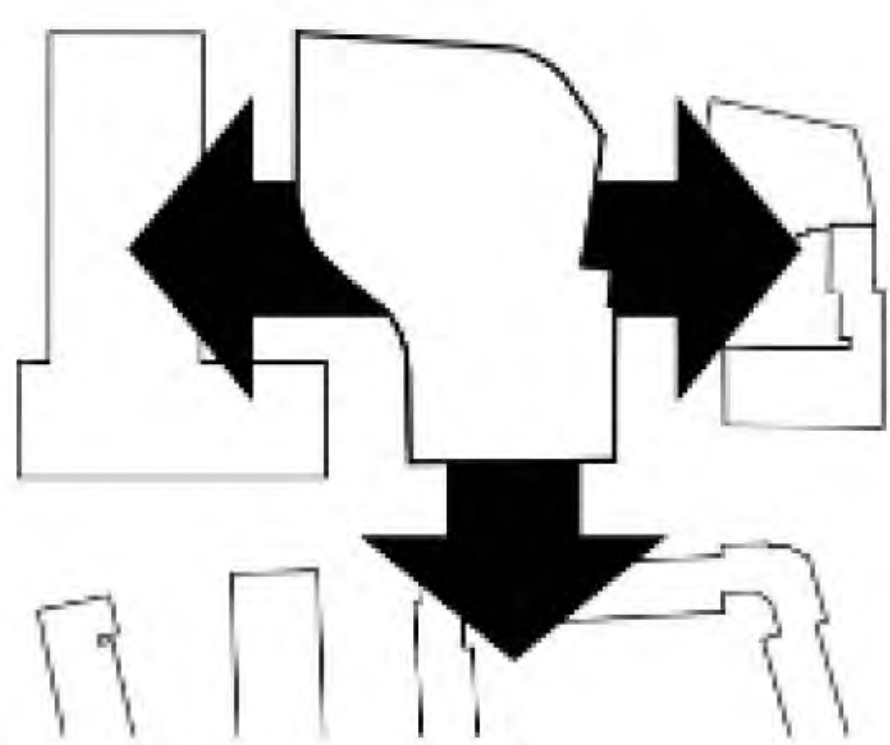
Through an initial feasibility assessment, early consultation with the public and conversations with the London Borough of Southwark, we identified several issues and opportunities with Red Lion Court, a tired and dated office building, that we plan to address through its redevelopment.

Our assessment highlighted; issues with public access through the site, concerns with how Red Lion Court interacts with the Thames Pathway, creating a noticeable pinch-point; an absence of amenities to support local people; and a desire for new public open spaces.

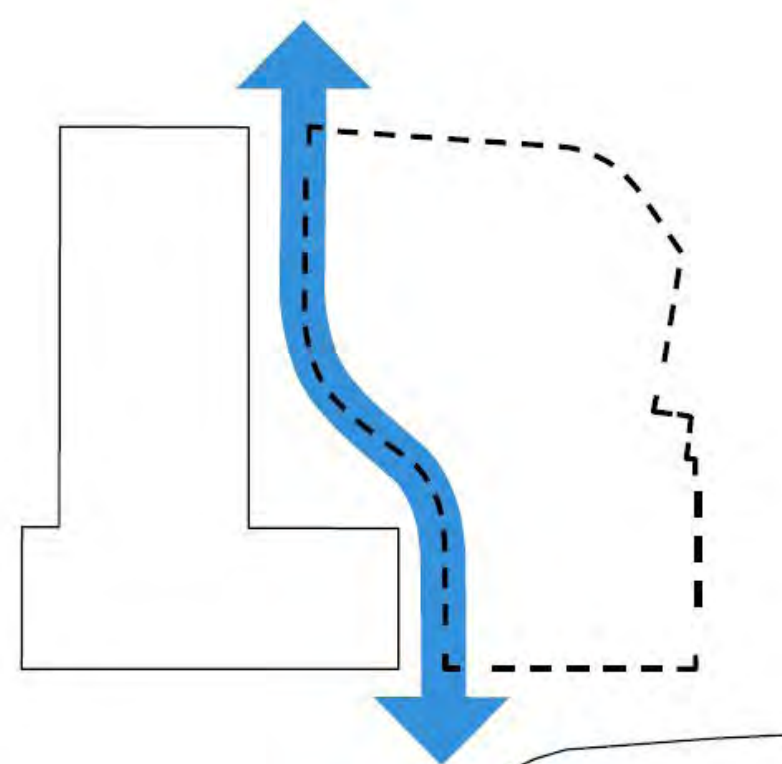
Meanwhile there is a need for new high-quality workspace in the area, supported in Southwark and London planning policy – something that we are unable to provide with the constraints of the existing building.

This led us to develop our design brief for Red Lion Court.

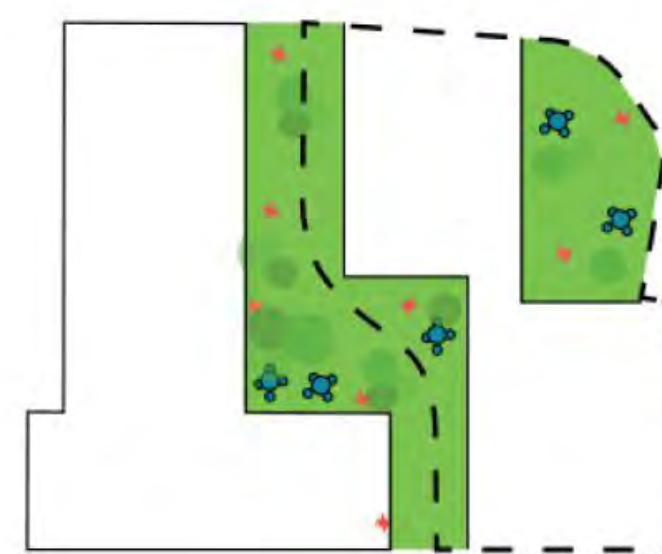
## Our Design Brief



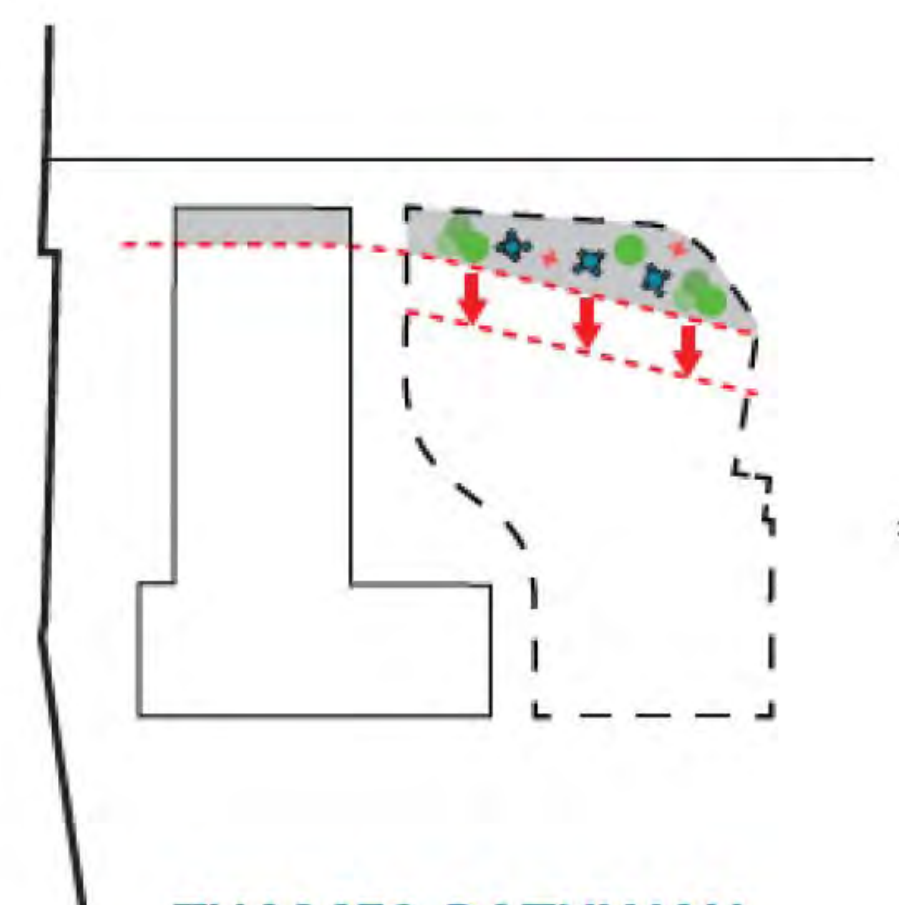
COMPLEMENTARY TO OUR NEIGHBOURS



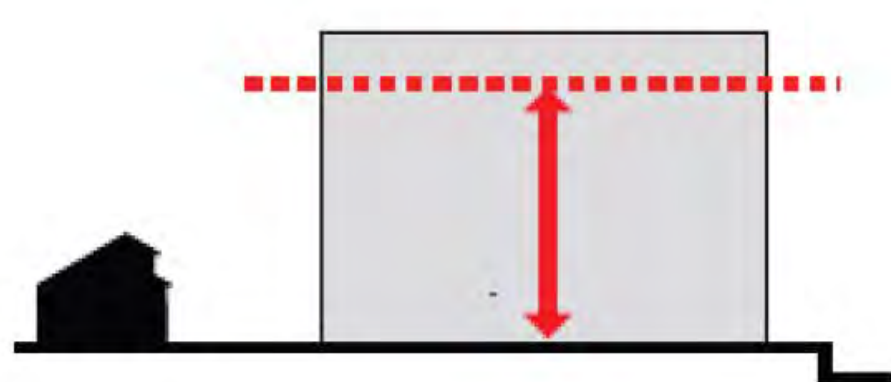
PORTER STREET EXTENSION



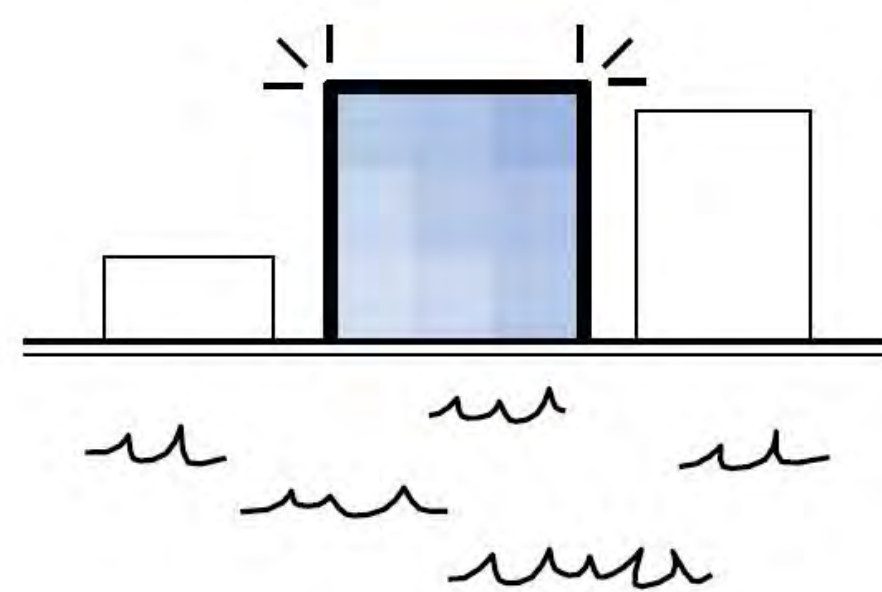
SEPARATE PUBLIC SPACES



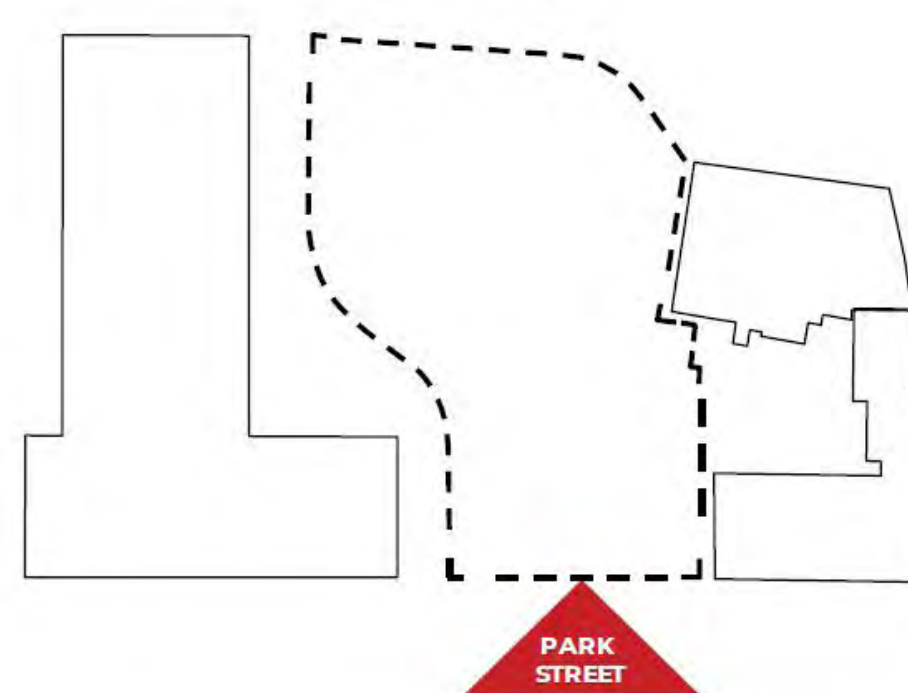
THAMES PATHWAY EXPANSION



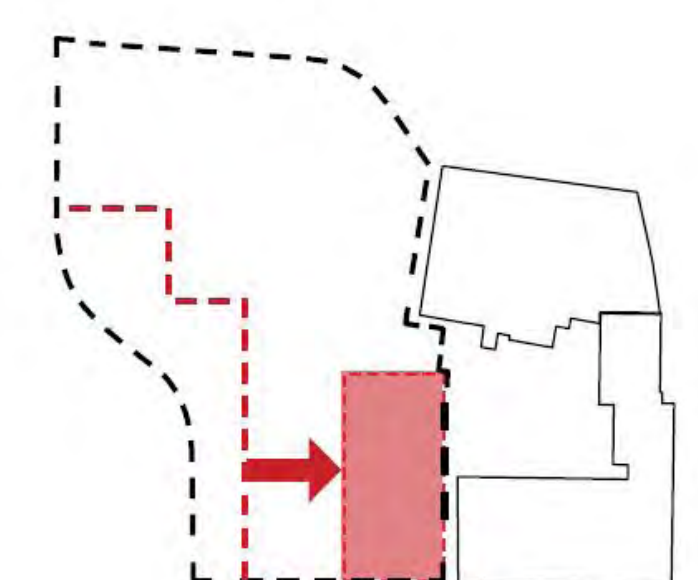
RESPECT LOCAL VIEW THRESHOLDS



SOPHISTICATED ARCHITECTURE



PARK STREET ENTRANCE AND PEDESTRIAN EXPERIENCE



EASTERN SIDE SERVICING

## You said, we did

*In our first consultation, half of those who responded fully agreed with the issues we'd identified and only 14% disagreed.*

*The main request for us to consider was for genuinely green space in the new public spaces. This is now a key part of our design brief, where we are bringing forward two new public spaces with extensive greenery.*



## Our vision for Red Lion Court

*A new workspace-led waterfront destination at Red Lion Court, providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.*

## Our proposals for Red Lion Court include:

1. Expansion of the new pedestrian route and pocket park between the Thames Pathway and Park Street
2. A wider Thames Pathway with a new public green space facing the river and the Anchor pub.
3. New riverfront retail space, and a proposed wellness centre to bring activity to the ground floor of the proposed building and provide amenities for local residents.
4. Much-needed high-quality office space, designed for world class operators.
5. A bespoke affordable workspace offer – responding to local community and business needs
6. A high-quality sophisticated building, designed to respect the surrounding context and its prominent location.
7. An innovative and sustainable building which will be net zero in construction and operation.



View of the north-east façade of the proposed Red Lion Court, showing new pocket park and expanded Thames Pathway



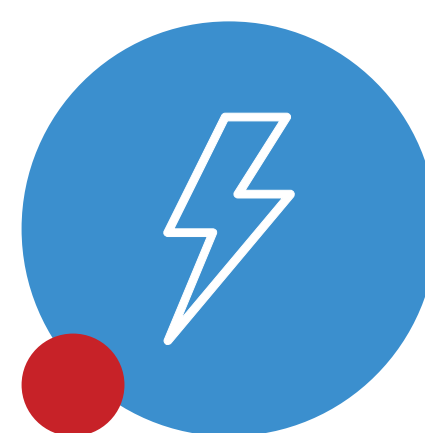
Site opportunities diagram, showing how we can respond to the brief and constraints of the site at ground floor level



We recognise the imperative to promote sustainability via our proposals for Red Lion Court and Landsec have set very high targets for ourselves, above and beyond planning policy. The proposals have been designed to have a 'whole life' carbon impact that is the same – or lower – than would be the case in a comprehensive refurbishment of the building, delivering a solution that is potentially more sustainable over the long term.



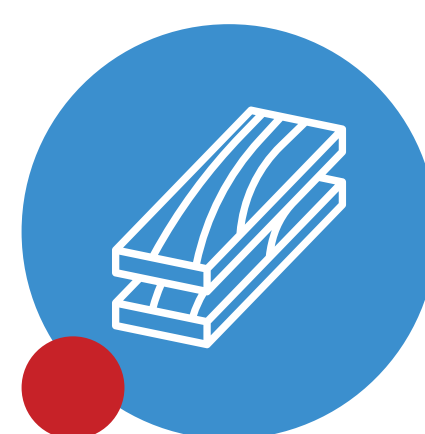
Deliver a net zero carbon building in construction AND operation



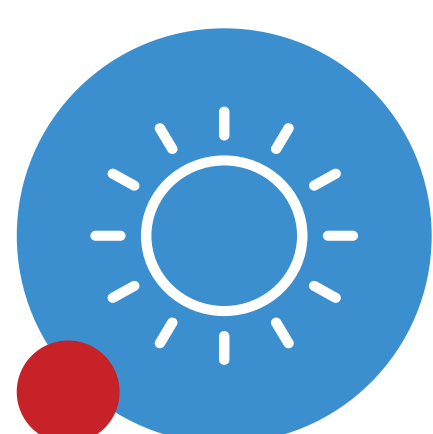
Have an all-electric heating and cooling solution using Air Source Heat Pumps and passive measures, with no combustion for building operations



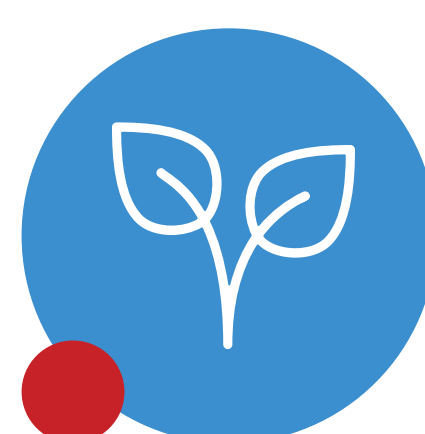
An ambitious Whole Life Carbon target; we will target the GLA's 'aspirational' 2030 benchmark of 600 kg CO<sub>2</sub>e/m<sup>2</sup> GIA



Proposal to use CLT (cross-laminated timber) components to minimise the 'embodied' carbon impact of construction



Incorporate a façade which dynamically responds to the building's orientation, keeping the sunny southern side cool, and maximising natural light from the north



Include extensive greening at both ground level, the roof, and building terraces – a net gain for biodiversity



Re-use of the existing basement and substructure as far as possible, with secure cycle parking and changing facilities to encourage sustainable travel



A focus on health and wellbeing and commitment to target of WELL Core Platinum, the highest standard in the world's first evidence-based system designed for measuring, certifying and monitoring building features that impact on health and wellbeing

## You said, we did

Many of you emphasised the importance of sustainability in our proposals, and we have responded with an innovative and highly sustainable scheme. A small number of responses felt that the building should be refurbished, rather than redeveloped. We have carried out extensive studies into the various possible options, and the whole life carbon impact of these.

The existing building is at the end of its economic life and no longer meets the requirements of the local area and office occupiers. We have looked carefully at whether the existing building could be refurbished or adapted. However, the constraints of the existing building are a barrier to achieving the potential for this site and we would be unable to meet the changing requirements of occupiers through a refurbishment.

The redevelopment provides us with the flexibility to design a building that achieves all the brief requirements, including on sustainability, requirements of future occupiers and allows us to deliver substantial public benefits, new spaces and public realm improvements.



## Supporting the vision for neighbouring development

Last year, plans were approved for an extension and refurbishment of the neighbouring office building, commonly referred to as the 'Financial Times (FT) building'.

The plans include establishing a new pedestrian route and pocket park from the Thames Pathway to Park Street, between the former FT building and Red Lion Court. We are planning to enhance this pedestrian route with an equivalent space made available through the redevelopment of Red Lion Court, in addition to a new landscaped space facing the Thames.

The landscape design incorporates new planting, trees, seating, cycle storage and grass areas, providing spaces to gather, pause and rest.

## Park Street Square and the new pedestrian route

We are proposing a colonnade leading off the Thames Pathway to a tranquil urban pocket park, we have initially called 'Park Street Square'. The new route and park will extend through to Park Street and align with Porter Street.

## You said, we did

*In our second consultation 80% agreed with expanding the new pedestrian route, and genuinely 'green' spaces was the priority. However, there were also concerns about potential antisocial behaviour at night and this impacting the local residential communities. We are proposing to include gates on the pocket park and route through to Park Street, so the route is only open during the day to mitigate anti-social behaviour at night and protect local residents.*



View of park street entrance leading to new square (inset, as existing; inaccessible loading bay)



Park Street Square, a new pocket park shared with neighbouring FT building (inset, as existing; inaccessible loading bay)



## Thames Pathway expansion and Bankside pocket park

We have set back the new buildings, to accommodate a wider Thames Pathway with new planting and seating. The pocket park we have called 'Bankside Square' includes new trees, planting and intimate seating spaces.



Expanded and improved Thames Pathway from the Anchor pub (inset, as existing; inactive gated river walkway)



Bankside main entrance and pocket park from the Thames Pathway (inset, as existing; inaccessible gated courtyard)



Bankside Square, a new pocket park on the Thames Pathway



## An active ground floor

The ground floor of Red Lion Court is designed to be publicly accessible and provide a secondary route through from the Thames Pathway to Park Street. In addition to the permeable lobby for the workspace, we are proposing a cycle hub entrance with a bike workshop also available to residents and visitors, a new wellness or health centre and a flexible retail unit

facing the river. This flexible space could accommodate a variety of uses such as shops, a café or restaurant.

Compared to the current Red Lion Court, these new ground floor uses will bring activity and new services to the area for residents, businesses and visitors.



## You said, we did

A number of local residents and groups have raised concerns about the saturation of alcohol-led venues in the area, and the negative impact on those who live locally. The new retail space (next to our affordable workspace entrance) facing the river would need to be able to accommodate likely future tenants, and with its thriving work and visitors' economy, a restaurant or café use is the most likely use for at least part of this riverfront space.

Consideration is being taken on appropriate management. We will have a management team on site 24hr a day, and we will take measures to protect residents from disturbances, such as sound insulation and quiet closing doors. Hot food takeaway and pubs or bars will not be allowed in this unit.

We have situated uses which directly serve residents, office users and the community (cycle workshop and wellness centre) on the quieter Park Street side.



## The need for new workspace in Southwark

The proposals for Red Lion Court respond to a clear need for new, high-quality workspace in the area, supporting local growth and employment.

Red Lion Court is within the Borough, Bankside and London Bridge Opportunity Area, as set out in the London Plan. 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 – including the creation of 25,000 new jobs.

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

The proposed redevelopment of Red Lion Court will provide an uplift in space and create high-quality workspace, fit for the future. We are proposing to provide 21,000 sqm of workspace on the site.

The pandemic has highlighted a need for workspace to emphasise the health and wellbeing of occupiers, as well as collaborative working. We are designing a building that will deliver the quality of space required to attract world-class businesses and accommodate a variety of occupiers. We are also looking to future proof the building for life science occupiers, to support the vision for the hub developing around Guy's Hospital.

In line with our commitment to workers wellbeing, workspaces will have access to outside space and fresh air on a variety of terraces. These will be heavily planted and screened from existing residents and will add considerably to local biodiversity. Servicing and deliveries will all be accommodated off street

within agreed hours of operation, and we are making commitment to 'consolidate' deliveries to reduce the number of vehicle trips.

We are also designing the building to provide workspace that is more energy efficient and has minimal impact on our planet's resources achieving our aspirational benchmarks. This will include first class cycling facilities with over 800 spaces to encourage sustainable travel to work, including a prime front of house cycle entrance with cycle concierge, cycle repair services and sales of accessories, all of which can be accessed by residents.

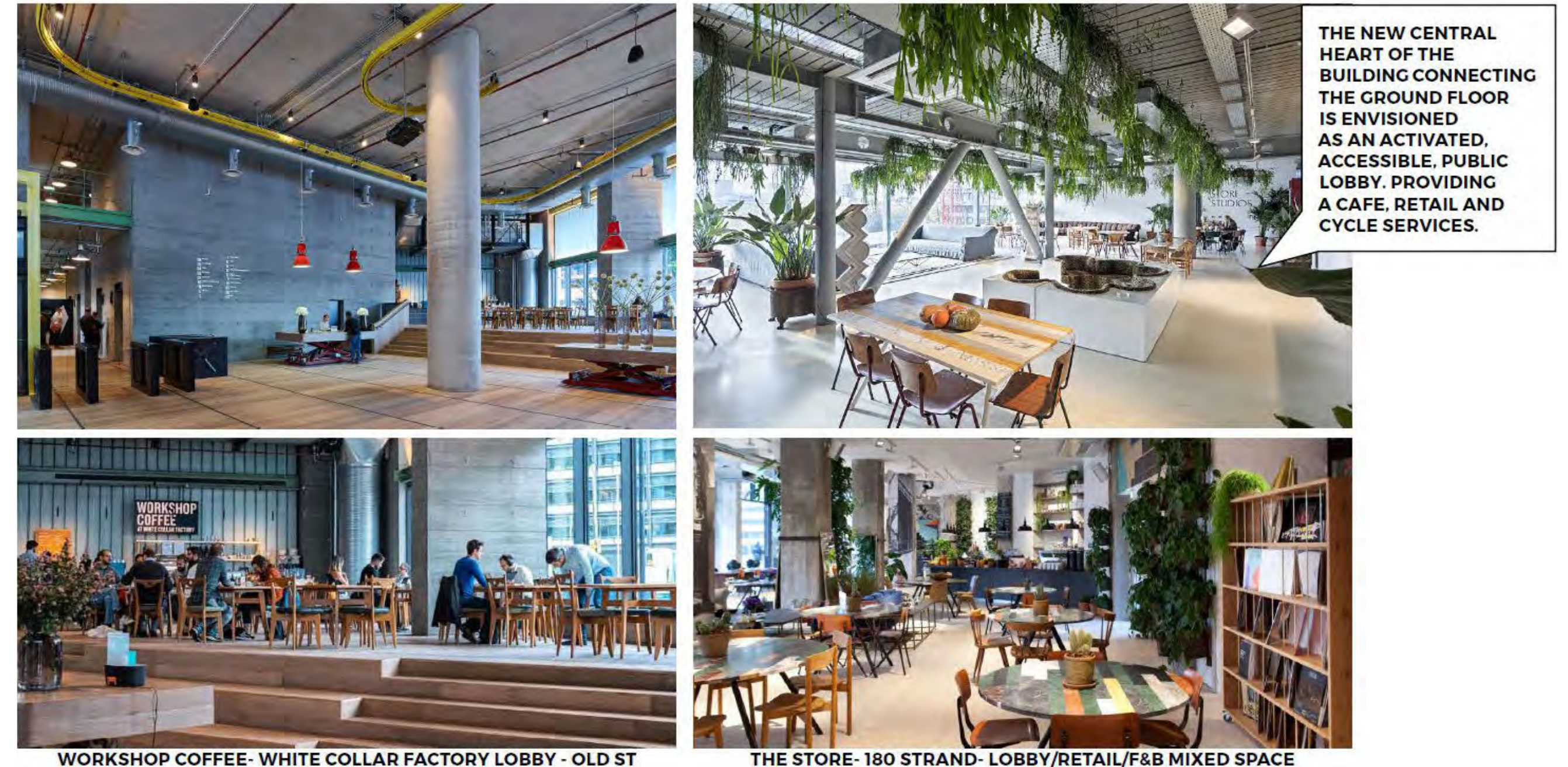
## A bespoke affordable workspace offer

We are aiming to deliver a policy-compliant affordable workspace offer, in which a proportion of the new workspace will be made available at discounted rents.

We are keen to provide a bespoke offer that responds to the needs of the local community and local businesses and are continuing to engage with stakeholders to identify priorities and opportunities.

### You said, we did

*The need for affordable workspace for small businesses was repeatedly mentioned as important, and some also felt these space could support community groups, or artists' studios. We are continuing to develop a bespoke affordable workspace offer which meets local needs and have provided a policy compliant affordable workspace offer on the ground and first floor.*

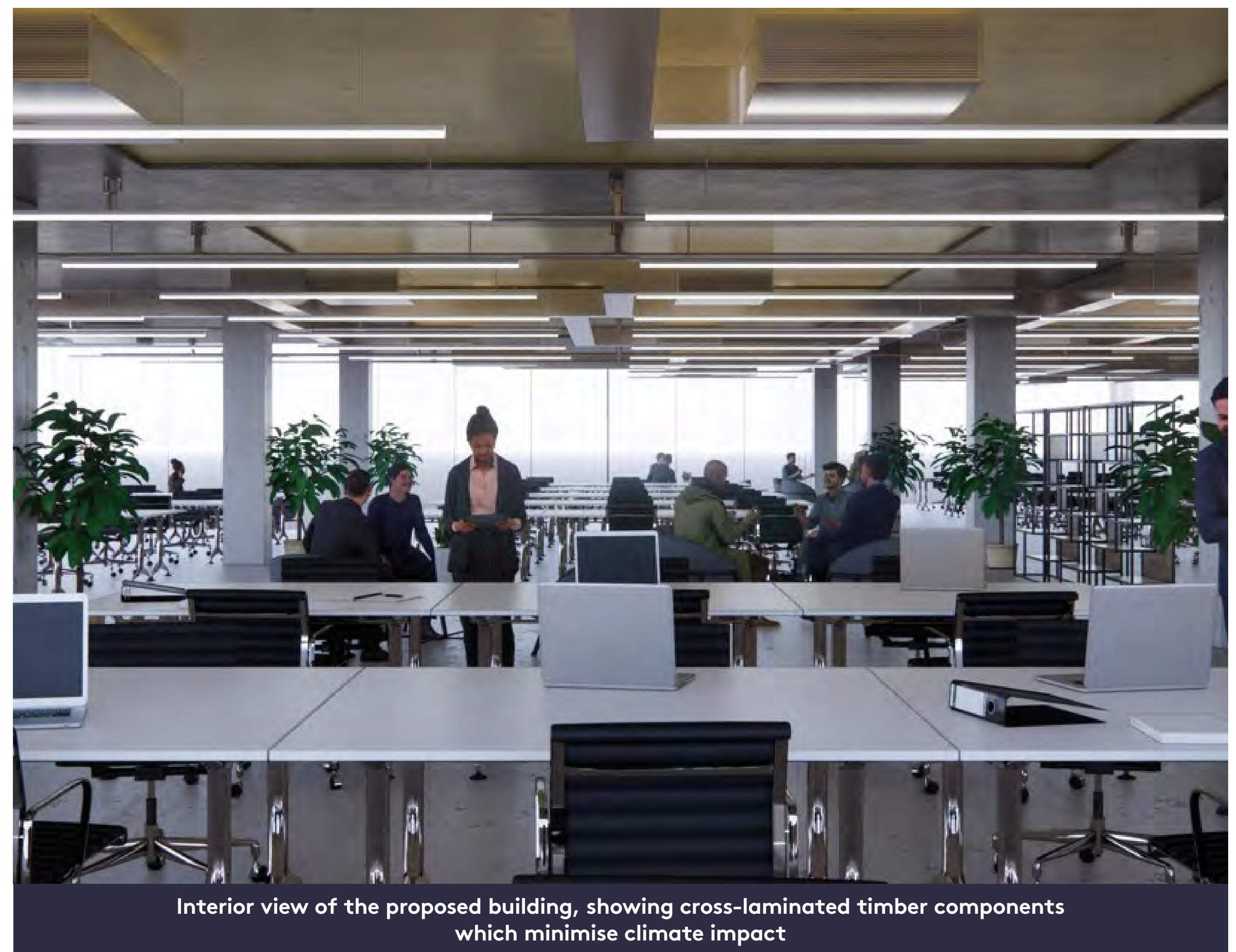


THE NEW CENTRAL HEART OF THE BUILDING CONNECTING THE GROUND FLOOR IS ENVISIONED AS AN ACTIVATED, ACCESSIBLE, PUBLIC LOBBY. PROVIDING A CAFE, RETAIL AND CYCLE SERVICES.

WORKSHOP COFFEE- WHITE COLLAR FACTORY LOBBY - OLD ST

THE STORE- 180 STRAND- LOBBY/RETAIL/F&B MIXED SPACE

Finding inspiration in successful workspaces



Interior view of the proposed building, showing cross-laminated timber components which minimise climate impact



## Our design journey

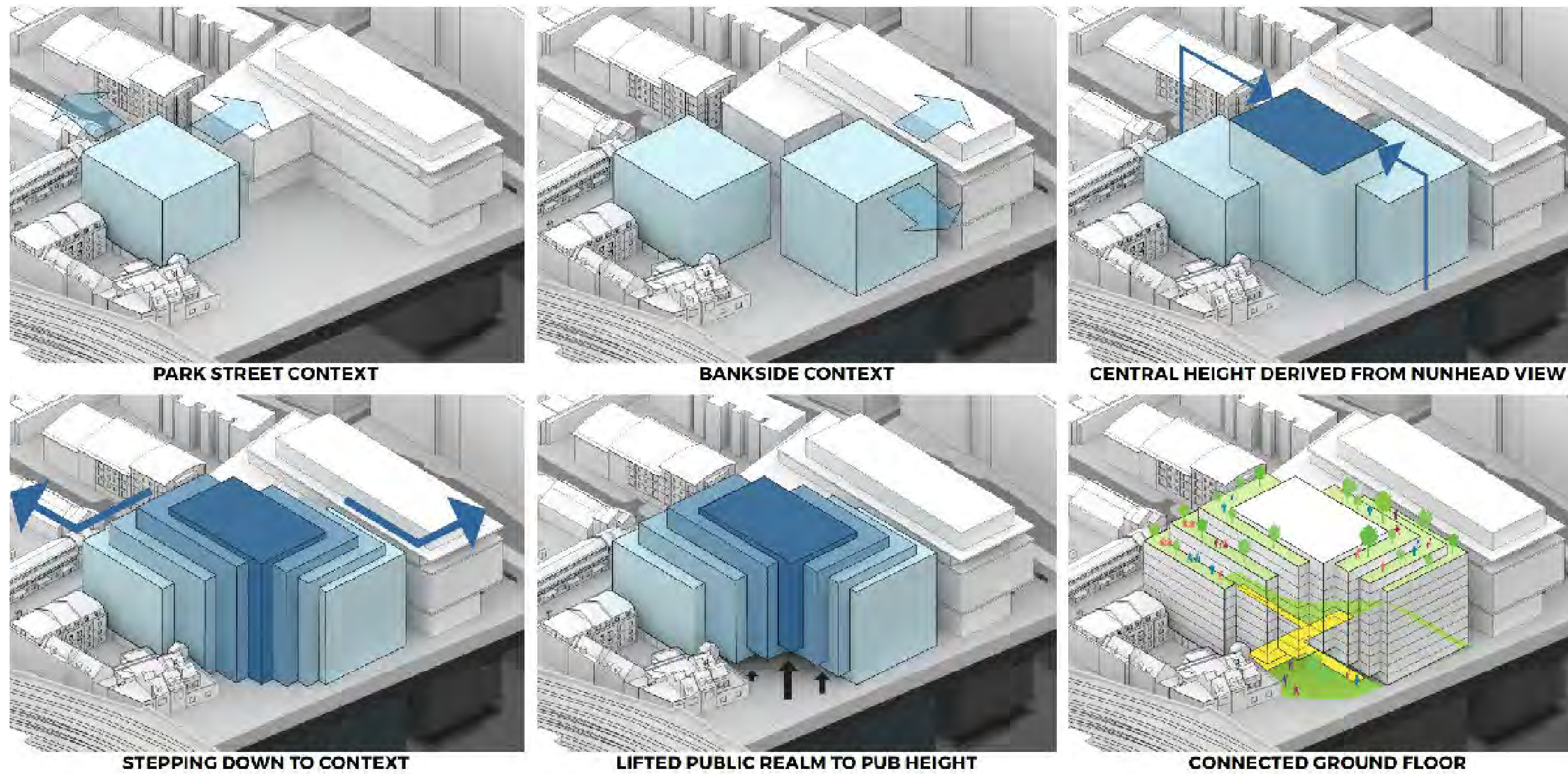
Our designs have been shaped by regular engagement with planning officers at the London Borough of Southwark, as well as engagement with the local community.

Priorities throughout the process have included 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 Nunhead Cemetery and One Tree Hill).

We are also keenly aware of the impacts we may have on our neighbours; the former FT building; the Anchor Inn pub; the Premier Inn; and homes on Park Street. **Over the course of the design development, we have reduced the height of the building to accommodate these factors.**

We are therefore proposing a building of varying stepped heights and volumes. The tallest element will be at the centre of the building, stepping down on both the northern and southern elevations, the lowest elements will be facing Park Street to the South and the Premier Inn to the east.

The base of the building will also be lifted to create additional public realm - the key priority identified in our early engagement.



Our approach to height and massing

## Our design inspiration: local heritage

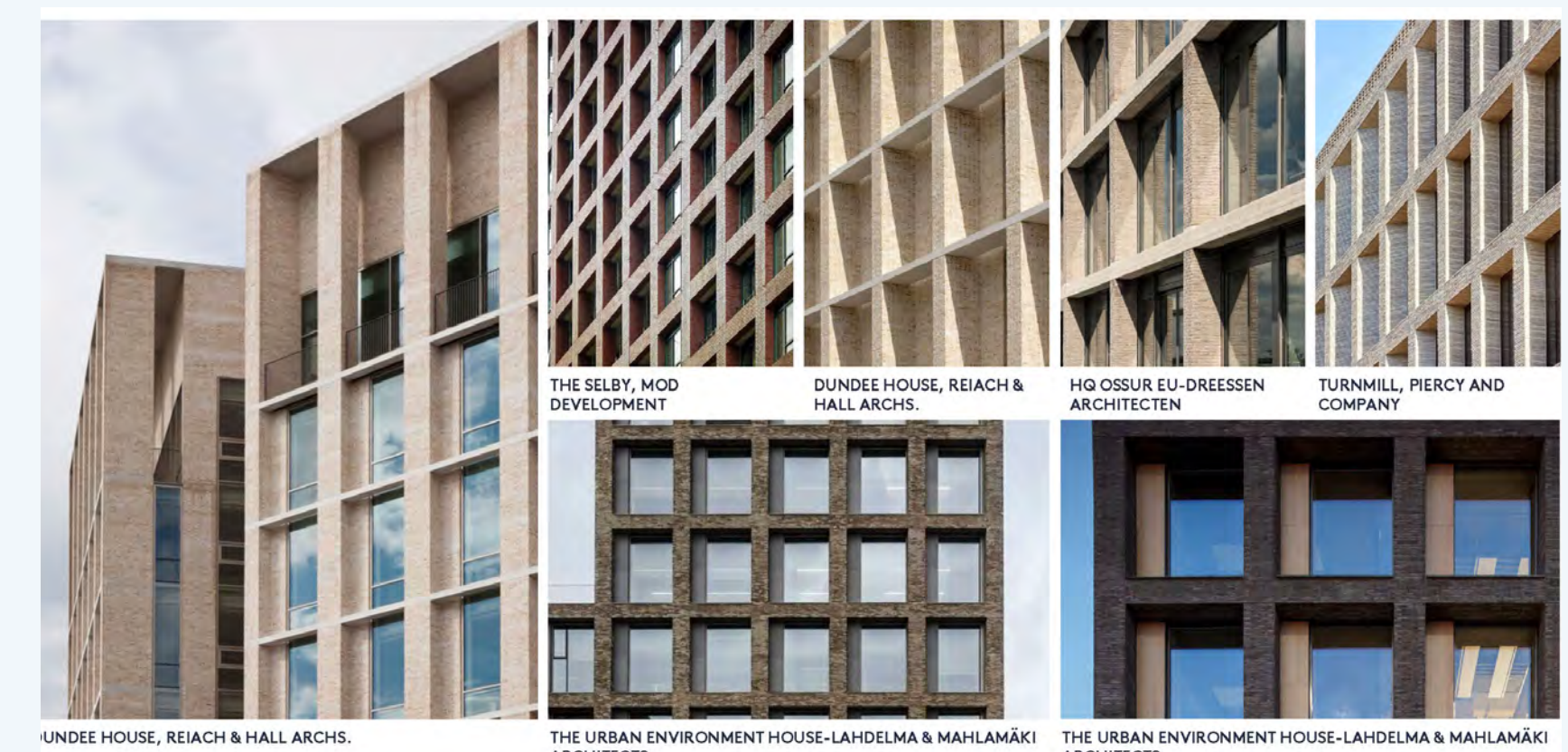
Our developed proposals for the building seek to respond to the character of the local area. The design has been inspired by historic warehouse buildings that used to be located at Red Lion Court and in the immediate area.

The proposals include brick – a building material long used in the area – with large windows overlooking the Thames and smaller windows on the Park Street side of the building.

This approach maximises views of the river while respecting the privacy of residents on Park Street. The approach is also designed to promote sustainability, varying the sizes of window apertures to suit the orientation of the building. This means the southern façade can remain cool in summer and protect residents' privacy, and the northern side has more natural daylight.



Finding inspiration in the character of the area



Finding inspiration in the character of the area





View of the proposals from Park Street



View of the proposal from Porter Street





View of the north-east façade of the proposed Red Lion Court, showing new pocket park and expanded Thames Pathway



View of the proposed Red Lion Court in context from the City of London

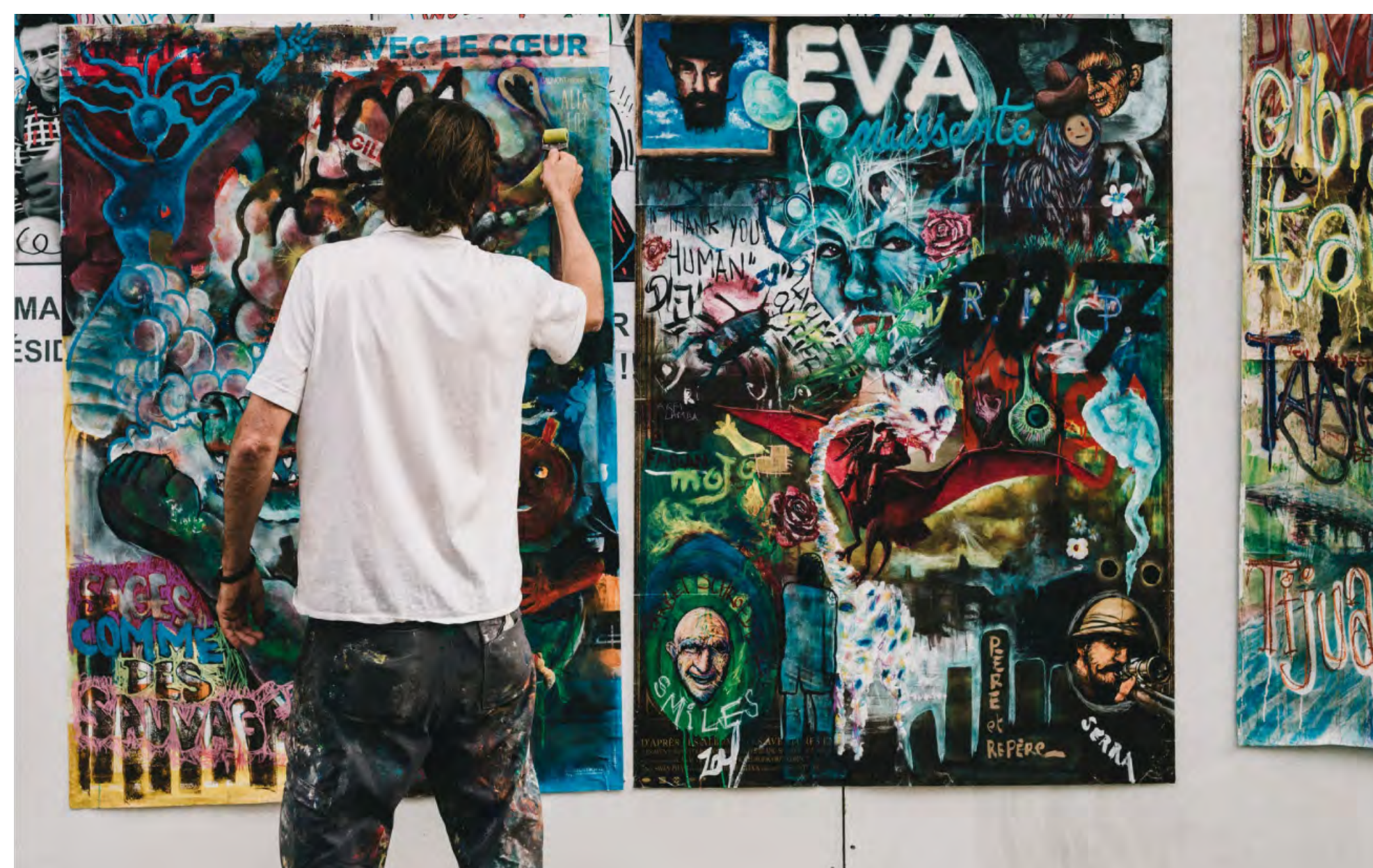
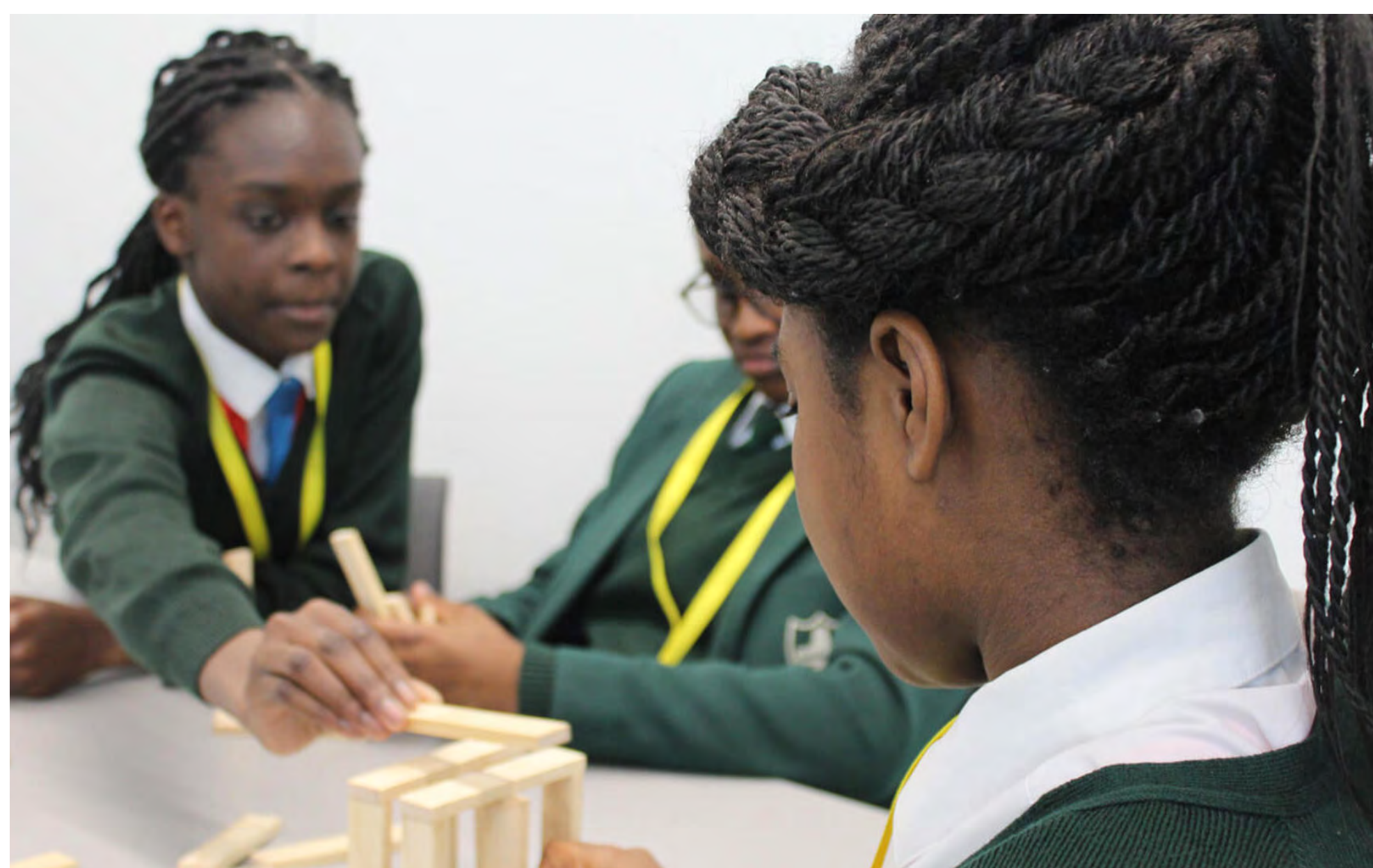


The Red Lion Court development will bring new jobs and opportunities to the borough of Southwark and the ward of Borough and Bankside specifically. In addition, the development has the potential to catalyse a substantially greater impact on the local area in terms of jobs and skills, support for local businesses, support for small and medium enterprises, support for the local community and environmental improvements by developing and implementing a coherent and holistic Social Value Strategy.

Social Value Portal is preparing a Social Value Statement to outline the Social Value Strategy for Red Lion Court which will be submitted with the planning application and demonstrates Landsec's commitment to the long-term success of this development to see that as much social, economic and environmental value as possible is generated.

In developing the Social Value Strategy for Red Lion Court, it is important to understand the specific local needs and priorities of the immediate area and region so that the most appropriate activities can be identified that will help to address these needs. Therefore, social value initiatives for Red Lion Court will include:

- Volunteering to support local community projects such as programmes working with young offenders and initiatives supporting people experiencing homelessness
- Engaging with local schools to provide curriculum and employability support to improve the employability of young people
- Providing job opportunities for local people and people from disadvantaged backgrounds, people who are long-term unemployed and people who lost their jobs due to Covid-19
- Hosting employment fairs to encourage local people and businesses to become employees and sub-contractors and build a local and diverse workforce
- Providing training opportunities including apprenticeships and work placements to improve local skills







Our proposals for the redevelopment of Red Lion Court will deliver a wide variety of benefits for the local area and community.

- ✓ **21,000 sqm of high-quality workspace fit for modern needs.**
- ✓ **A bespoke affordable workspace offer** which responds to the needs of local residents and businesses.
- ✓ **A highly sustainable building**, net-zero carbon in construction AND operation aiming for aspirational GLA benchmark of 600 kg CO<sub>2</sub>/sqm.
- ✓ **A high-quality design** that responds to the character of the surrounding area and is respectful of neighbours and key local views.
- ✓ **New, high-quality public spaces** and pocket parks expanding the river walkway and providing new public realms for Southwark.
- ✓ **An estimated £5m Community Infrastructure Levy contribution**, supporting local infrastructure and services.
- ✓ **Local employment and apprenticeships** offered throughout the construction and operation of the building.
- ✓ **Partnerships with local charities and community groups** to support local education and volunteering – above and beyond what will be required as part of the Section 106 legal agreement with the Council.
- ✓ **A WELL platinum building** that focuses on the wellbeing of its occupiers, providing every occupier with access to fresh air via private terraces; encourages cycling to work through the provision of first-class facilities; and includes space for a wellness use on the ground floor.

It is estimated that the social value to be delivered via the proposals – in terms of local employment, affordable workspace, education and support for local supply chains – will exceed **£200m**.