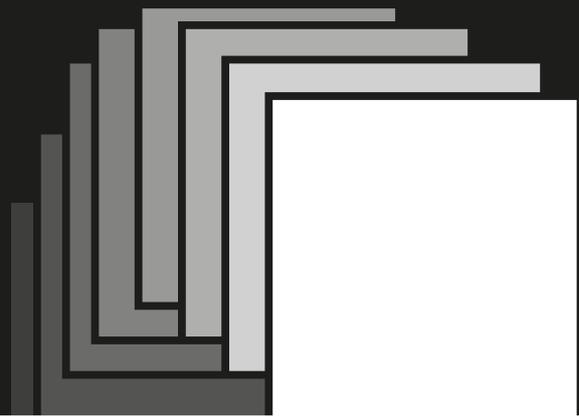


RED LION COURT

STATEMENT OF COMMUNITY INVOLVEMENT

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APRIL 2022



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1.

Executive summary



1. Executive summary

1.1. This Statement of Community Involvement has been prepared by Kanda Consulting on behalf of LS Red Lion Court Limited ('the Applicant', part of the Landsec group, in support of an application for full planning permission for the redevelopment of Red Lion Court ('the Site') within the London Borough of Southwark ('LBS').

1.2. The development will provide additional office, restaurant and retail floorspace through the redevelopment of the existing building, together with new external terraces, landscaping, public realm works, new plant equipment, cycle parking spaces and other associated works.

1.3. The description of development is as follows:

"Demolition of the existing above ground building and part-basement and redevelopment of the Site to provide an 11-storey plus basement

building providing office, retail, restaurant and wellness uses alongside external terraces, landscaping, public realm works, new plant equipment, cycle parking spaces and other associated works."

1.4. Full details and scope of the planning application are described in the submitted Planning Statement, prepared by Gerald Eve LLP.

1.5. This document provides a record of the pre-application engagement carried out in support of the application for detailed planning permission to redevelop the Site.

1.6. In June 2020, the Applicant appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation in support of the planning application for the redevelopment of the Site.

1.7. Consultation with the local community was carried out in conjunction with meetings with LBS and the Greater London Authority's planning and design officers, details

of which are included within the Planning Statement prepared by Gerald Eve LLP and Design and Access Statement prepared by Bjarke Ingels Group that accompany this submission.

- 1.8. The Applicant has developed and implemented a thorough, multi-stage engagement strategy with political stakeholders, community groups and the wider community in LBS in order to obtain and understand feedback about the proposals ahead of the submission of a planning application.
- 1.9. Much of the period developing these proposals was impacted by the ongoing pandemic. In accordance with the Coronavirus Act 2020 and advice published by the Government, the Applicant sought to deliver the optimum form of consultation within the prevailing public health guidelines and regulations. This meant that initially the Applicant had to move the consultation to 'at-a-distance' engagement via online, virtual, and postal briefings, avoiding face-to-face contact. Once restrictions around Covid-19 had eased, more in-person events took place, with the second and third rounds both including face-to-face meetings and events.
- 1.10. All the Applicant's consultation materials sought to comply with the latest Accessibility Regulations for Public Sector Bodies, meaning that users who struggle with learning, sight, or language, could fully participate. This included a translatable consultation website.
- 1.11. This report has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) 2021 on community involvement in planning. In addition, the approach to consultation has been informed by the Southwark Statement of Community Involvement (2008), the draft Development Consultation Charter (approved at Cabinet on 30 April 2019) and subsequent December 2021 Draft Statement of Community Involvement and Development Consultation Charter. The report forms part of the supporting documentation informing the planning application. *For further information on how the consultation approach has sought to respond to the Development Consultation Charter, please see the 'Consultation process' section.*
- 1.12. The three-stage consultation provided the opportunity for local residents and stakeholders to learn more about the proposals for Red Lion Court at different stages of the proposals, whilst also allowing them sufficient time to provide their feedback and thoughts about the plans and ensure that due regard could be had by the Applicant to their feedback throughout the pre-application process.
- 1.13. Activities undertaken as part of stage one of the community engagement, running from February 2021 to early November 2021 at an early and formative stage of the design brief for the Site, included:
 - In February 2021, a letter (Appendix I) was sent to key local stakeholders introducing the early ideas for the Site and inviting them to a workshop to

discuss these ahead of the wider public consultation;

- In September 2021, a letter (Appendix II) was sent to **222 near neighbours** to inform them of the proposed meanwhile use of the building and the intention to consult on the redevelopment of Red Lion Court;
- In late September 2021, letters (Appendix III & IV) were sent to key local stakeholders notifying them of the launch of the public consultation and inviting them to meet with the Applicant;
- In late September 2021, a newsletter (Appendix VIII) was hand delivered to **1,716** local addresses around the Site, including local residents and businesses;
- A dedicated consultation website – www.redlioncourt.com – (Appendix V) was launched in late September 2021, allowing residents to learn more about the early vision for the Site and provide their feedback through **two surveys** (Appendix VI & VII);
- Social media adverts (Appendix IX) were published on Facebook, encouraging people to provide their feedback on the vision;
- Two pop-up events were held on the Thames Path in October 2021 to promote the consultation process (Appendix X); and
- **Eight meetings** were held with local community and political stakeholders.

- 1.14. Activities undertaken as part of stage two of the community engagement, from November 2021 to January 2022 where extensive details of the emerging design were shared

including proposed uses, heights, massing and materiality, included:

- Letters (Appendix XI & XII) were sent in November and December 2021 to key local stakeholders inviting them to meet and notifying them of the launch of the public consultation;
- Door-to-door canvassing took place in November 2021 at nearby addresses on Park Street, to raise awareness of the proposals and gather feedback from neighbours (Appendix XVI & XVII);
- A letter was sent to **222 near neighbours** in December 2021 about site surveys and the launch of the second public consultation (Appendix XIII);
- A newsletter (Appendix XIV) was hand delivered in December 2021 to **1,716** local addresses around the Site, including local residents and businesses;
- The consultation website - www.redlioncourt.com – was updated, allowing residents to learn more about the developing ideas for the Site and provide their feedback through a survey open for during December 2021 (Appendix XVIII);
- Social media adverts (Appendix XV) were published on Facebook, encouraging people to provide their feedback on the developing ideas;
- Two drop-in events were held at **The Bridge Café on Wednesday 8th and Saturday 11th December 2021**, providing members of the public with the opportunity to

meet the team and ask questions (Appendix XIX & XX); and

- **Six meetings** were held with local community and political stakeholders.

1.15. Activities undertaken as part of stage three of the community engagement, from February 2022 to April 2022 where the final proposals and the Applicants response to feedback from the community were shared, included:

- Letters (Appendix XXI & XXII) were sent in February and March 2022 to key local stakeholders inviting them to an update meeting and notifying them of the launch of the public consultation;
- A newsletter (Appendix XXIII) was hand delivered in March 2022 to **1,716** local addresses around the Site, including local residents and businesses;
- The consultation website - www.redlioncourt.com was updated, allowing residents to learn more about the detailed proposals for the Site and provide their feedback from March to early April 2022 (Appendix XXV);
- Social media adverts (Appendix XXIV) were published on Facebook, encouraging people to provide their feedback on the detailed proposals;
- A pop-up event was held on the Thames Path in March 2022 to promote the consultation process (Appendix XXVI);
- A drop-in event was held at **The Bridge Café on Wednesday 16th March 2022**, providing members of

the public with the opportunity to meet the team and ask questions (Appendix XXVII & XXVIII); and

- **15 meetings** were held, or planned to be held, with local community and political stakeholders.

1.16. Over the course of the consultation process:

- There were **2,058** visitors to the consultation website at www.redlioncourt.com;
- **20,338** people were reached by social media adverts;
- **192** people attended in-person events, including pop-ups and drop-ins;
- **29** one-to-one meetings were held (or scheduled) with stakeholders; and
- There were **103** responses to various surveys undertaken on the vision, emerging proposals, and detailed plans for the Site.

1.17. Across the feedback responses, there were several key themes:

- Overwhelming support for the expansion and improvement of pedestrian routes along the Thames Path and around the Site;
- Overwhelming support for the creation of new, green public spaces – with questions and suggestions regarding the management of these spaces;
- Support for the provision of high-quality, flexible workspace – including affordable workspace supporting local businesses;
- Support for ground floor retail and community uses – including a

wellness centre and social spaces such as cafés or restaurants;

- Mixed views regarding the design approach and the impact of the proposed building on local character and the setting of nearby heritage assets e.g., the Anchor Pub;
- Questions regarding the use of office terraces and potential noise and disruption; and
- Concerns regarding the prevalence of alcohol-led uses within the area and associated disruption and anti-social behaviour (ASB).

1.18. The feedback suggested respondents were positive about a range of elements within the proposed development:

- The widening of the Thames Path and creation of a new riverside green space;
- The expansion of the pedestrian route between the Thames Path and Park Street and creation of a new pocket park, linking to the public realm created by the consented FT Building development;
- The delivery of high-quality, flexible workspace – including affordable workspace; and
- The provision of ground floor retail and community uses – including a wellness centre.

1.19. Feedback was more mixed about certain elements of the proposals. These included:

- The height and massing of the proposed building and potential impacts on new public spaces and neighbouring buildings;
- The design and materiality of the proposed building, specifically a small number of respondents who did not support a 'modern' style of architecture, and impacts on the character of the area and the setting of the Anchor Pub; and
- The potential for noise and disruption to neighbours due to increased footfall and use of office terraces, and from potential ground floor uses.

1.20. Throughout the pre-application process, feedback from local residents and stakeholders has been considered and incorporated into the design approach wherever possible. This has included extensive discussion with neighbouring residents about their concerns, and proposed mitigations in the design and management plans. Community feedback has directly shaped some key elements of the proposals, including:

- The nature of the landscaping design, which has sought to respond to the desire for genuine green space and planting, rather than hard landscaping;
- The provision of significant public open space – with the proposed building lifted in places to maximise the amount of public realm;
- The proposed ground floor retail spaces – which will include a

‘wellness centre’ use, supporting community health and wellbeing;

- The proposed approach to managing the use of office terraces, to minimise disruption to neighbours;
- The proposed approach to managing the Pocket Park to mitigate resident concerns about noise and ASB;
- The proposed approach to managing the new north-south route, including closure at night; and
- The use of brick as the key façade material.

The Applicant remains committed to engaging with the local community and stakeholders throughout the application process and thereafter, subject to planning permission.

1.21. Please see Section 7 - ‘Responses to feedback’ for further information on this.



Computer generated visualisation of Bankside Square; a new space proposed for the Thames Path

2.

Consultation process

2. Consultation process

2.1. The aims of the pre-submission consultation process were:

- To deliver a thorough three-stage consultation process, with the first stage introducing the concepts and principles driving the proposals; the second stage offering an initial look at the emerging proposals; and the third stage offering a view of the finalised proposals ahead of submission to the London Borough of Southwark
- To deliver the optimum form of consultation with the prevailing public health guidelines and regulations. This included 'at-a-distance' engagement to facilitate consultation, respecting social distancing measures and public health guidance whilst these were in place for much of the early consultation period, and when possible, offering opportunities for in-person discussion, ensuring that key information about the proposals was made available to the public in a transparent and accessible manner
- To create clear and ongoing lines of communication with residents and key local stakeholders
- To obtain feedback from the local community at various stages of the design process so that this could be fed into the design of the proposals ahead of

the submission of a planning application to LBS

- To make information about the proposals readily accessible and provide ample time for the community to provide feedback

2.2. During much of the period during which the proposals for the Site were being developed and public consultation on these was undertaken, various restrictions and guidance were in place as a result of the Covid-19 pandemic.

2.3. In accordance with the Coronavirus Act 2020 and advice published by the Government, the Applicant sought to deliver the optimum form of consultation within the prevailing public health guidelines and regulations. This meant that initially the Applicant had to move the consultation to 'at-a-distance' engagement via online, virtual, and postal briefings, avoiding face-to-face contact. Once restrictions around Covid-19 had eased, more in-person events took place, with the second and third rounds both including face-to-face meetings and events.

2.4. This flexible approach was designed to maximise the accessibility of the consultation process – ensuring that local people were given the opportunity engage with the proposals in the ways in which they felt most comfortable.

2.5. A broad timeline for the consultation process can be seen below:

- **February-September 2021** – Early engagement with key local stakeholders

- **September – November 2021** – Public consultation stage one (issues mapping and design brief)
- **November 2021** – Outreach to near neighbours (inc. door knocking)
- **December 2021** – Public consultation stage two (concept scheme)
- **February – April 2022** – Further engagement with key stakeholders
- **March – April 2022** – Public consultation stage three (detailed proposals responding to community feedback)
- **April 2022** – Submission of a planning application to Southwark Council

Development Consultation Charter

- 2.6. The consultation approach has responded to the priorities and expectations set out in the Development Consultation Charter (as approved by LBS's Cabinet in 2019), and an Engagement Summary is submitted as part of the application. An Engagement Plan had previously been shared with planning officers for their comment.
- 2.7. The Development Consultation Charter provides clear guidelines on the engagement expected on applications within the Borough and how these contribute towards the Council's overarching ambition of delivering 'regeneration that works for all'.
- 2.8. The Applicant has sought to engage from the earliest possible stage. This has included discussions with LBS and

key local political and community stakeholders prior to the launch of wider stakeholder engagement and public consultation, to inform the initial design brief for the Site.

- 2.9. The three-stage consultation provided the opportunity for local residents and stakeholders to learn more about the proposals for Red Lion Court at different stages of the proposals, whilst also allowing them sufficient time to provide their feedback and thoughts about the plans and ensure that due regard could be had by the Applicant to their feedback throughout the pre-application process.
- 2.10. As discussed above, a wide range of tools and methods were used to promote the consultation and collect feedback – maximising accessibility while respecting Covid-19-related guidance (when in place) and individual preferences. Engagement via the consultation website at www.redlioncourt.com was complemented by a series of in-person consultation events and one-to-one meetings with local political and community stakeholders.
- 2.11. The Applicant has sought wherever possible to incorporate input from the community within the submitted proposals. Section 7 - 'Responses to feedback' sets out responses to the key themes raised throughout the pre-application consultation.
- 2.12. The Applicant is committed to ongoing engagement with interested residents and stakeholders throughout the planning process and beyond (subject to planning permission).

3.

Stakeholder engagement

3. Stakeholder engagement

Initial stakeholder workshop

- 3.1. In February 2021, emails and letters were sent to key local political and community stakeholders to invite them to take part in an introductory workshop session to discuss key opportunities and priorities for the redevelopment of the Site (Appendix I).
- 3.2. Stakeholders contacted were:
- Cllr Victor Chamberlain, Borough and Bankside Ward councillor
 - Cllr Adele Morris, Borough and Bankside Ward councillor
 - Cllr David Noakes, Borough and Bankside Ward councillor
 - Living Bankside
 - Bankside Open Spaces Trust
- 3.3. An introductory meeting was held virtually on 26th February 2021 and attended by the following stakeholders:
- Cllr Adele Morris, Borough and Bankside Ward councillor
 - Living Bankside
 - Bankside Open Spaces Trust
- 3.4. Key topics discussed during the session included:
- Public realm
 - Ground floor uses
 - Design
 - Social value
- 3.5. Feedback from this discussion was considered and design brief was

developed further, ahead of wider public consultation.

Meanwhile use introduction letter

- 3.6. In September 2021, a letter was sent to 222 addresses neighbouring the Site by Royal Mail (Appendix II). The distribution area can be seen below:



- 3.7. The letter informed near neighbours of the intention to redevelop the Site, and the plans for the 'meanwhile use' of the building by property-based charity, Aspire Via Studios including operational detail and contact details for the site management. It also gave advance notice that the first stage of public consultation would commence imminently.
- 3.8. While contact details by email and phone were provided, no enquiries were received from this letter.

Stakeholder correspondence: consultation stage one

- 3.9. Also in September 2021, ahead of the launch of the first stage of public consultation on the proposals for Red Lion Court, an introductory letter (Appendix III) was sent to a wider group of local political and

community stakeholders. The wider approach reflected the progress made with London Borough of Southwark officers in defining a draft 'design brief' for the Site's redevelopment. The list of stakeholders contacted is shown below:

3.10. Political Stakeholders:

- Cllr Victor Chamberlain, Borough and Bankside Ward councillor
- Cllr Adele Morris, Borough and Bankside Ward councillor
- Cllr David Noakes, Borough and Bankside Ward councillor

3.11. Local community, amenity groups and institutions:

- Living Bankside
- Bankside Village
- Bankside Open Spaces Trust
- Anchor Pub
- Flat Iron Square / London Venues Group
- Better Bankside BID
- Former FT building developers
- Premier Inn

3.12. A further letter (Appendix IV) was sent to a slightly wider list of stakeholders later in September 2021 advertising the launch of the public consultation. The list of stakeholders contacted is shown below:

3.13. Political Stakeholders:

- Cllr Helen Dennis, Cabinet Member for the Climate Emergency and Sustainable Development
- Cllr Victor Chamberlain, Borough and Bankside Ward councillor

- Cllr Adele Morris, Borough and Bankside Ward councillor
- Cllr David Noakes, Borough and Bankside Ward councillor

3.14. Local community, amenity groups and institutions:

- Living Bankside
- Bankside Village
- Bankside Open Spaces Trust
- Anchor Pub
- Flat Iron Square / London Venues Group
- Better Bankside BID
- Blackfriars Settlement
- Shakespeare's Globe
- United St Saviour's
- Former FT building developers
- Premier Inn

3.15. The purpose of the letters was to introduce stakeholders to the project team and the emerging vision for the Site and invite them to meet to discuss the early ideas and concepts behind the proposals in more detail.

3.16. In total, eight meetings were requested and held with local stakeholders during this initial phase of engagement. Details can be found in the table overleaf:

Date	Stakeholders	Topics of discussion
1 st October 2021	Bankside Open Spaces Trust	Key topics of discussion included: <ul style="list-style-type: none"> • Design brief • Constraints and opportunities • Public realm
4 th October 2021	Former FT building developers	Key topics of discussion included: <ul style="list-style-type: none"> • Design Brief • Public realm and North/South route
8 th October 2021	Better Bankside BID	Key topics of discussion included: <ul style="list-style-type: none"> • Affordable workspace and employment • Design brief • Constraints and opportunities • Public realm • Sustainability • Servicing, consolidation and management
12 th October 2021	Living Bankside	Key topics of discussion included: <ul style="list-style-type: none"> • Social value • Community outreach • Design brief • Constraints and opportunities
12 th October 2021	Anchor Pub	Key topics of discussion included: <ul style="list-style-type: none"> • Social value • Community outreach • Design brief • Constraints and opportunities
27 th October 2021	Cllr David Noakes	Key topics of discussion included: <ul style="list-style-type: none"> • Design brief • Constraints and opportunities • Affordable workspace • Public realm • Ground floor and management issues
11 th November 2021	Premier Inn	Key topics of discussion included: <ul style="list-style-type: none"> • Design brief • Constraints and opportunities • Construction management
11 th November 2021	Former FT building developers	Key topics of discussion included: <ul style="list-style-type: none"> • Design Brief • Public realm and North/South route

Stakeholder correspondence: consultation stage two

3.17. In November 2021, ahead of the second stage of public consultation, a follow-up letter (Appendix XI) was sent to the following stakeholders to seek meetings. This included contact with Clink Street residents who had been identified through our initial stakeholder meetings. The residents' group covers Clink St, Stoney St, Winchester Walk, Montague Close and parts of Park Street – representing around 500 people.

- Cllr Helen Dennis, Cabinet Member for the Climate Emergency and Sustainable Development
- Clink Street residents' group

3.18. A further letter (Appendix XII) was sent to stakeholders in December 2021 advertising the launch of the public consultation. The list of stakeholders contacted is shown overleaf:

3.19. Political Stakeholders:

- Cllr Helen Dennis, Cabinet Member for the Climate Emergency and Sustainable Development
- Cllr Victor Chamberlain, Borough and Bankside Ward councillor
- Cllr Adele Morris, Borough and Bankside Ward councillor
- Cllr David Noakes, Borough and Bankside Ward councillor

3.20. Local community, amenity groups and institutions:

- Living Bankside
- Bankside Village
- Bankside Open Spaces Trust
- Anchor Pub
- Flat Iron Square / London Venues Group
- Former FT building developers
- Premier Inn
- Better Bankside BID
- Blackfriars Settlement
- Shakespeare's Globe
- United St Saviour's
- Clink Street residents' group

3.21. The purpose of the letters was to update stakeholders on the consultation process and invite them to meet to discuss the developing proposals in more detail.

3.22. Letters (Appendix XIII) were also sent via post to 222 near neighbours of the Site in December 2021, to advise them of planned survey works on-site and advise them of upcoming consultation events. The distribution area can be seen below:



3.23. In total, six meetings were requested following correspondence and held with local stakeholders during this second phase of engagement. Details can be found in the table below:

Date	Stakeholders	Topics of discussion
29 th November 2021	Clink Street residents' group	Key topics of discussion included: <ul style="list-style-type: none"> • Design brief • Constraints and opportunities • Design response and emerging plans • Social value • Public realm • Ground floor and management issues
6 th December 2021	Former FT building developers	Key topics of discussion included: <ul style="list-style-type: none"> • Design response and emerging plans • Public realm and North/South route
14 th December 2021	Cllr Helen Dennis	Key topics of discussion included: <ul style="list-style-type: none"> • Design brief • Constraints and opportunities • Design response and emerging plans • Social value and affordable workspace • Sustainability • Public realm
16 th December 2021	Living Bankside, Bankside Village	Key topics of discussion included: <ul style="list-style-type: none"> • Design response and emerging plans • Social value • Public realm • Ground floor and management issues • Community outreach
16 th December 2021	United St Saviour's	Key topics of discussion included: <ul style="list-style-type: none"> • Design brief • Constraints and opportunities • Design response and emerging plans • Social value • Public realm • Affordable workspace
22 nd December 2021	Former FT building developers	Key topics of discussion included: <ul style="list-style-type: none"> • Design response and emerging plans • Public realm and North/South route

Stakeholder correspondence: consultation stage three

3.24. In February 2022, ahead of the third stage of public consultation, a follow-up letter (Appendix XXI) was sent to the following stakeholders

that the applicant had not met as part of the previous round:

- Cllr Victor Chamberlain, Borough and Bankside Ward councillor
- Cllr Adele Morris, Borough and Bankside Ward councillor

- Cllr David Noakes, Borough and Bankside Ward councillor
- Better Bankside BID
- Blackfriars Settlement
- Borough Market
- Guy's and St Thomas' Foundation
- London National Park City
- Nando's Clink Street
- Rose Theatre Trust
- Shakespeare's Globe
- Wagamama Clink Street

- Better Bankside BID
- Former FT building developers
- Blackfriars Settlement
- Shakespeare's Globe
- United St Saviour's
- Clink Street residents' group
- Rose Theatre Trust
- Southwark Cathedral
- London Fire Brigade
- National Park City
- Guys & St Thomas' NHS Foundation Trust and Kings College

3.25. A further letter (Appendix XXII) was sent to stakeholders in March 2022 advertising the launch of the public consultation. Following the previous round of meetings this included a number of additional organisations which stakeholders recommended we contact. The list of stakeholders contacted is shown below:

3.26. Political Stakeholders:

- Cllr Helen Dennis, Cabinet Member for the Climate Emergency and Sustainable Development
- Cllr Victor Chamberlain, Borough and Bankside Ward councillor
- Cllr Adele Morris, Borough and Bankside Ward councillor
- Cllr David Noakes, Borough and Bankside Ward councillor

3.27. Local community, amenity groups and institutions:

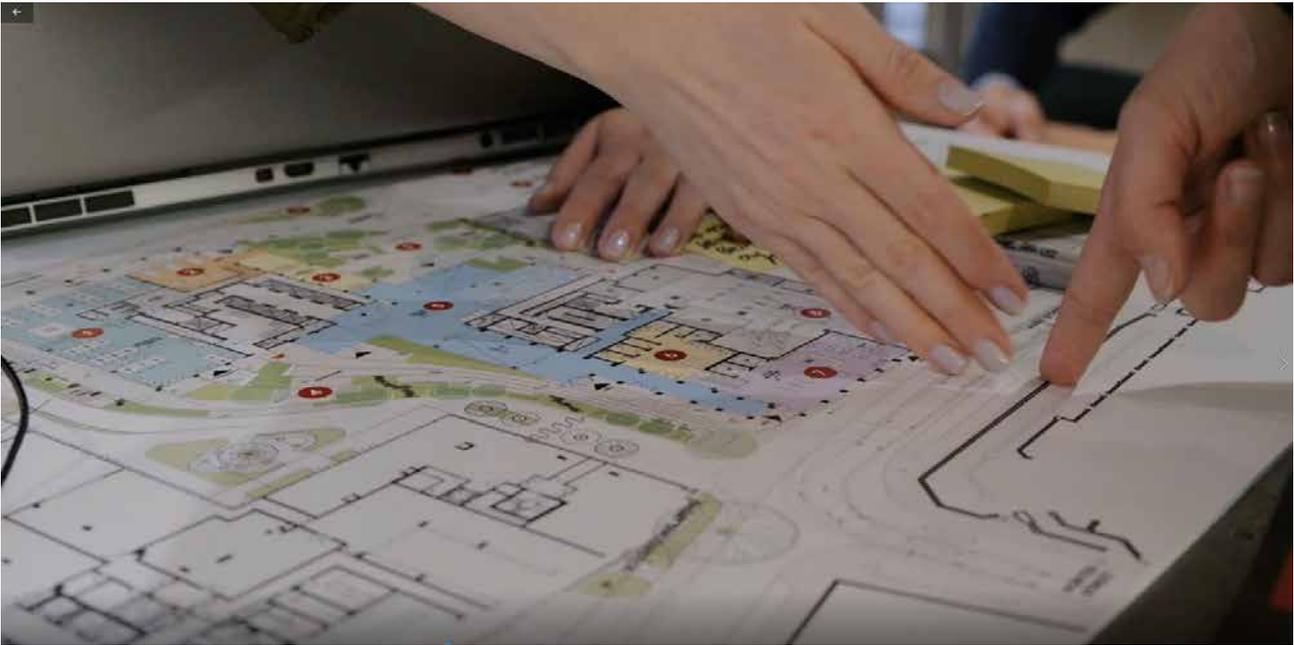
- Living Bankside
- Bankside Village
- Bankside Open Spaces Trust
- Anchor Pub
- Flat Iron Square / London venues Group
- Premier Inn

3.28. The purpose of the letters was to update stakeholders on the consultation process and invite them to meet to discuss the detailed proposals for the Site and how the scheme has developed to respond to comments raised in previous consultations.

3.29. In total, 15 meetings were held, or planned to be held, with local stakeholders during this final phase of engagement. Details can be found in the table overleaf:

Date	Stakeholders	Topics of discussion
4 th February 2022	Premier Inn	Key topics of discussion included: <ul style="list-style-type: none"> • Consultation feedback • Developing proposals
23 rd February 2022	Bankside Open Spaces Trust	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits
23 rd February 2022	Shakespeare's Globe	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits
23 rd February 2022	Premier Inn	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits • Construction management
25 th February 2022	United St Saviour's	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits • Social value
28 th February 2022	Former FT building developers	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping
2 nd March 2022	Nando's Clink Street	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits
2 nd March 2022	Living Bankside	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits • Community engagement • Social value

4 th March 2022	Anchor Pub	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits
4 th March 2022	Clink Street residents' group	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits • Ground floor uses • Terraces to office floors • Potential conditions around residents' amenity • Summary of changes in design and update on response to previous feedback
17 th March 2022	London Fire Brigade	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Fire safety
12 th April 2022	Southwark Cathedral / Dean of Southwark	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits
14 th April 2022	National Park City	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Public realm and landscaping
19 th April 2022	Rose Theatre Trust	Key topics of discussion included: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits • Social value
<i>Date TBC</i>	<i>Guy's & St Thomas' NHS Foundation Trust and Kings College</i>	Key topics proposed to present update on: <ul style="list-style-type: none"> • Detailed proposals • Height and massing • Public realm and landscaping • Public benefits • Potential for Life Sciences



Stakeholder correspondence: planning submission

- 3.30. A notification letter will be sent to all stakeholders previously engaged following the submission of this planning application, including the 20 individuals who have subscribed to the project mailing list to date. This will inform them of the planning reference number, where the full application documents can be obtained, and the how to make formal comments to the London Borough of Southwark.

4.

Public consultation: stage one

4. Public consultation: stage one

Purpose and scope

- 4.1. The purpose of the initial stage of consultation on proposals for the redevelopment of Red Lion Court was to introduce and seek feedback on the early vision and design brief for the Site, as well as to better understand the community's perceptions of and priorities for the area more widely.
- 4.2. Feedback received at this stage of consultation was considered as initial proposals for the Site were developed on the basis of the design brief – with an update on progress provided as part of the second stage of consultation (see below).

Methodology and publicity

- 4.3. Stage one of the public consultation on proposals for the redevelopment of Red Lion Court commenced on 27th September 2021 and ran for approximately six weeks, with some element open to feedback for longer
- 4.4. The consultation website at www.redlioncourt.com (Appendix V) served as the key information and feedback hub throughout the process, including background information on the Site; a summary of the vision and design brief; and surveys inviting feedback from the community on:
 - **Survey 1A - 'Share your experiences of Bankside'** - views on the area and about the respondent. Note this general

'community mapping' survey was open for an extended period from 27th September to 15th February 2022 (Appendix VI)

- **Survey 1B - 'Our initial ideas'** - the initial vision for the Site and design brief. This survey was open from 27th September until 7th November 2021. (Appendix VII)
- 4.5. Feedback received via the online surveys is summarised in the sections below.
 - 4.6. The consultation website sought to comply with the latest accessibility regulations for public sector bodies, meaning that users who had difficulties with language, learning or sight could still participate.
 - 4.7. Several measures were implemented to ensure that the consultation website was as accessible as possible:
 - The consultation website could be automatically translated using Google Translate (in-browser) to the user's preferred language; and
 - Contact details for the team were clearly signposted throughout the website so members of the public could contact the team if they had any questions or problems.
 - 4.8. To notify the local community of the launch of the first stage of public consultation, a newsletter (Appendix VIII) was hand delivered to **1,716** local addresses around the Site, including local residents and businesses. The distribution area can be seen below:



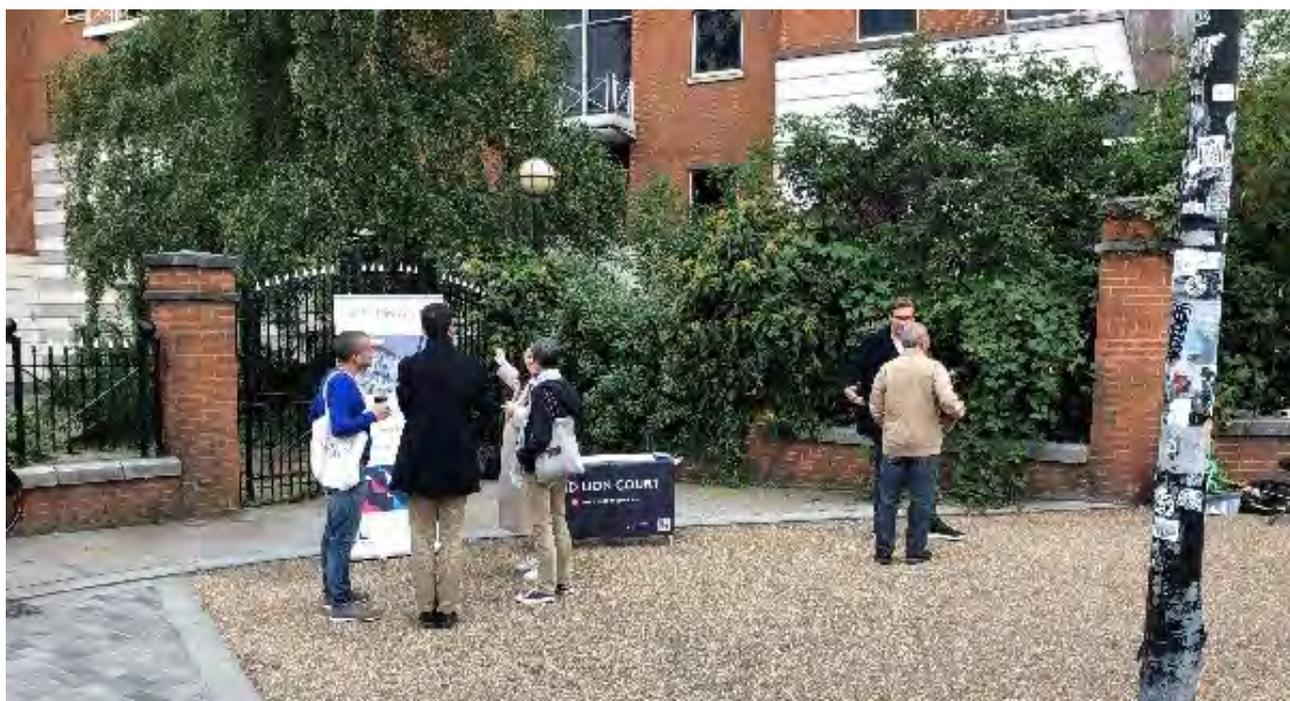
- 4.9. The newsletter distribution area was approximately 350m around the Site (marked in blue). It was bounded:
- In the north by Upper Thames Street, in the City of London
 - In the south by Union Street
 - In the west by Great Guildford Street and the Tate Modern
 - In the east by London Bridge and Borough High Street
- 4.10. The newsletter included a description of the Site location, and introduction

to the applicant, and an invitation to take part in an online survey.

- 4.11. Contact details by phone and email for the team were provided for any questions or to request a printed information pack. No requests were received.
- 4.12. The consultation was also advertised via a targeted campaign on social media (via Facebook and Instagram) to the following postcodes: **SE1 0; SE1 8; SE1 9.**
- 4.13. Social media adverts (Appendix IX) directing viewers to the website reached an audience of **9,243** people, of whom **185** used links to the website. There were **46,861** 'impressions' (individual views of the adverts).

Pop-up sessions

- 4.14. To further promote the ongoing consultation, a series of pop-up events were held on-site on the



Thames Pathway, on the following dates:

- Friday 8th October 2021, 1pm – 4pm
- Saturday 9th October 2021, 10am – 1pm

4.15. The pop-up events were staffed by members of the project team from the Applicant and Kanda Consulting.

4.16. The events provided an opportunity for interested passers-by to engage in conversations with the team regarding the proposals. A banner and map of the Site and surrounding context was available for information (Appendix X)

4.17. In total, **91** people engaged with the team over the course of the two sessions. This included a mix of local residents and visitors to the area.

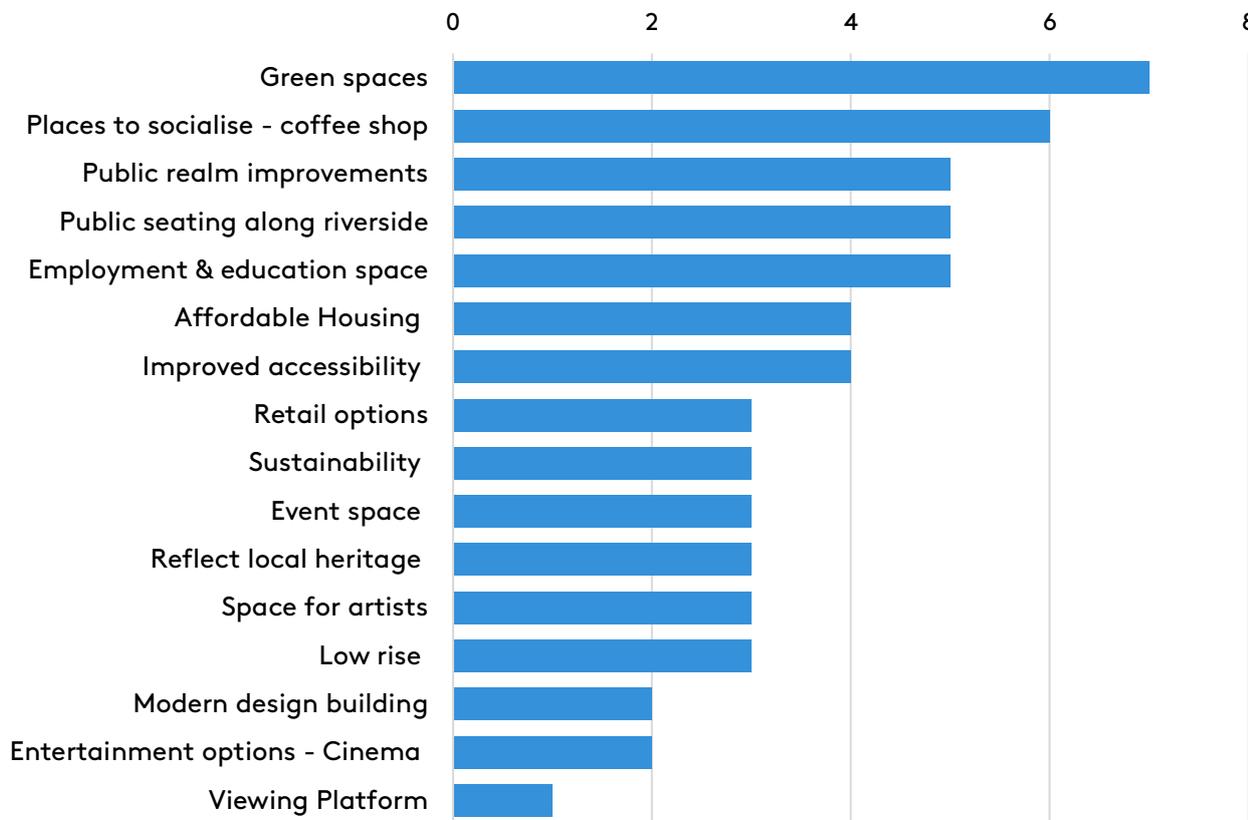
4.18. The chart overleaf outlines top priorities for attendees for the redevelopment of the Site based on themes collated from post-it notes left by those who visited the stall.



4.19. Comments at the sessions indicated particular support for more green spaces and places to socialise – such as cafés. There was also support for public realm improvements and riverside seating.



Chart 1: Site priorities for redevelopment based on pop-up event feedback (No. mentions)



Feedback summary

4.20. There were **38** responses to the two online surveys conducted at this stage.

4.21. Key themes of feedback included:

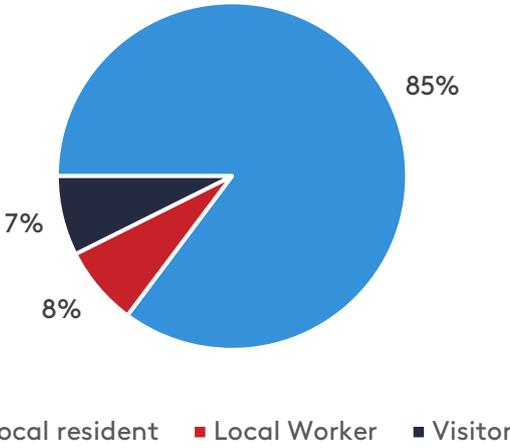
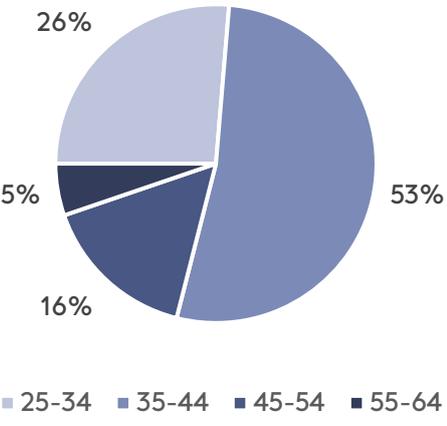
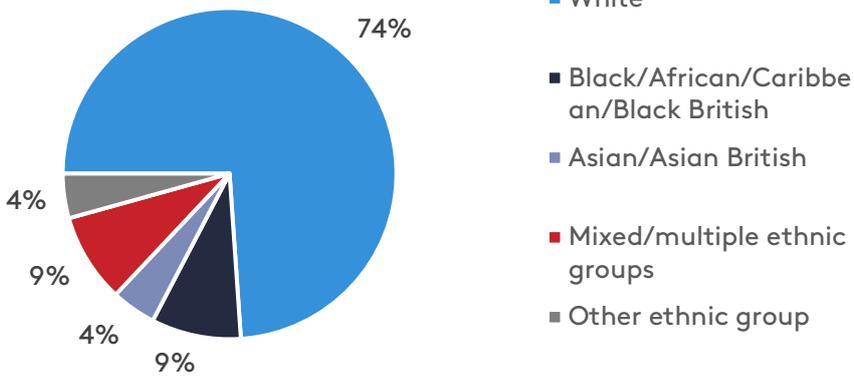
- Strong support for enhancements to the Thames Pathway and public realm improvements
- A particular desire for genuinely ‘green’ public realm
- The desire for new social spaces, such as cafés and restaurants
- Support for more office and creative spaces
- Questions regarding the suitability of a taller/modern-looking building in the location

4.22. Feedback from each of the surveys is broken down in greater detail in the sections below.

Feedback: survey 1A – ‘Share your experiences of Bankside’

4.23. There were **24** responses to this survey, which was open for a longer period from 27th September 2022 until just before the third round of public consultation (15th February 2022). This invited respondents to share their impressions of Bankside and local priorities and asked some questions about themselves.

4.24. The table overleaf summarises the feedback received in response to the individual questions.

Survey 1A - Summary of feedback	
<p>Question 1 (27 responses):</p> <p>What is your connection to the Borough/Bankside area?</p>	 <p>There were 27 responses to this question.</p>
<p>Question 2 (21 responses):</p> <p>How old are you?</p>	<p>All participants that answered this question were 26+ years old, with the oldest respondent aged 64. A proportional breakdown of age ranges is shown below.</p> 
<p>Question 3 (23 responses):</p> <p>What is your ethnic group?</p>	

<p>Question 4 (22 responses):</p> <p>What is your connection to Bankside?</p>	<p>14 out of 22 respondents to this question (64%) noted that they lived in Southwark – including five (23%) who identified addresses on the South Bank; three (14%) in Elephant and Castle; and two (10%) in Bermondsey.</p> <p>Three respondents indicated that they lived in the Waterloo area, while two lived in the City of London.</p>
<p>Question 5 (23 responses):</p> <p>What is a local outdoor space (for example a park, square, or viewpoint) that you like to visit?</p>	<p>Locations mentioned by multiple respondents to this question included:</p> <ul style="list-style-type: none"> • Tate Modern Community Garden • Bankside Beach • OXO Tower Wharf Shopping Centre • Mint Street Park <p>Other locations mentioned included:</p> <ul style="list-style-type: none"> • Hanseatic Walk • Bernie Spain Gardens • The Shard • Thames Beach • Grant Quay Wharf • Church of the Most Precious Blood (Roman Catholic Parish in the care of the Ordinariate of OLW) • Borough Market • London Bridge Station • St. John’s Gardens • Cannon Street Station • Millennium Bridge • Southwark Bridge • Shakespeare’s Globe
<p>Question 6 (20 responses):</p> <p>What do you like about this outdoor space?</p>	<p>Several respondents highlighted the Thames as a key feature of the area, noting the views available from the Thames Path. A number of responses also highlighted the importance of trees and greenery. A few respondents also noted the presence of nearby amenities, such as local shops, markets and theatres.</p> <p><i>“The Thames is a lifeline for those of us who live in the area. We also appreciate the green spaces around Tate Modern.”</i></p> <p><i>“I like being close to the river and the walk from Southbank to Tower Bridge, I like no traffic, I like the different attractions from theatres to art galleries and interesting architecture.”</i></p> <p><i>“Lots of nice trees and greenery. Great spot for getting sun in the summer months and it’s never too crowded.”</i></p>

<p>Question 7 (19 responses):</p> <p>If at all, how do you think this outdoor space can be improved?</p>	<p>Several respondents suggested that more green space and planting and an expansion of the public realm for pedestrians would be welcome, while a number of people requested more seating, bins and public toilets to help keep the area clean and enjoyable.</p> <p>A few respondents noted issues in terms of anti-social behaviour, related to busking and alcohol use.</p> <p>One respondent noted the negative impacts of local developments in terms of noise, dust and road congestion.</p> <p><i>"Larger walking spaces, more seating space, the whole region near the river is too narrow for large crowds."</i></p> <p><i>"Put in more trees and bushes make it even more greener [sic]. That's what people want - MORE TREES!"</i></p> <p><i>"We need more green space closer... A civilized green space is desperately needed."</i></p>
<p>Question 8 (19 responses):</p> <p>What is a local facility or amenity for local residents or businesses (for example a shop, restaurant or gym) that you like to visit or use?</p>	<p>Four respondents (18%) identified Borough Market as a local amenity they liked to use. Other spaces identified in individual responses included:</p> <ul style="list-style-type: none"> • Walbrook Wharf • Tower Bridge Café • The Secret Boxing Gym • Pret a Manger • The Breakfast Club London Bridge • Southwark Cathedral • Lantana London Bridge Takeaway • The Gentleman Barista • Southwark College • The Real Greek Bankside • Mercure London Bridge • Bankside Fit Hub • Young Vic Theatre • Black and Blue • Blackfriars Road Market
<p>Question 9 (17 responses):</p> <p>What do you like about this facility?</p>	<p>Several respondents to this question noted the wide variety of food and drink available at local venues, as well as the opportunity to gather in these spaces with friends and family.</p> <p><i>"Waitrose nice food, Young Vic bar lovely inside and good cocktails, Oxo Tower nice shops, Borough Market great vibe."</i></p> <p><i>"Lots of variety of food and stalls."</i></p> <p><i>"Nice thing to do on the weekends with friends!"</i></p>

<p>Question 10 (17 responses):</p> <p>Are there any facilities for local residents or businesses that you think are missing in the local area/would like to see more of?</p>	<p>A number of respondents suggested that the area would benefit from a wider variety of retail options – such as grocery stores. Several people also suggested that more parks/green spaces would be welcome.</p> <p>A couple of respondents suggested that healthcare services of some kind would be beneficial.</p> <p>One respondent noted the impact of local developments on views from the river.</p> <p><i>“It'd be great to have a more affordable groceries market - all the markets near us eventually turn into prepared foods and knick knack stalls markets.”</i></p> <p><i>“Just a bit more variety would be nice.”</i></p> <p><i>“Somewhere to drop in and network informally and meet other locals/like-minded people, get information or advice. Somewhere local specialists can offer free support like mental health and well-being like open air yoga or tai chi to join in.”</i></p>
<p>Question 11 (11 responses):</p> <p>What is a local community space or organisation that you use, inspires you, or you think we should be working with as part of our social value strategy?</p>	<p>Community spaces/organisations identified by respondents were:</p> <ul style="list-style-type: none"> • Bankside Gallery • Waterloo Action Centre • Venues Bankside • Bermondsey Kitchen and Bar • Mint Street Park • The Bridge Charity • Blackfriars Settlement
<p>Question 12 (11 responses):</p> <p>What do you like about this community space or organisation?</p>	<p>A number of respondents to this question identified further institutions and organisations that they felt were of benefit to the community. These included:</p> <ul style="list-style-type: none"> • Waterloo Action Centre • Manna Centre • Tate Modern • Royal Literary Fund • Borough Market <p><i>“The Tate is incredible, accessible, has great options for members, and also a community garden that’s only available to local residents.”</i></p>

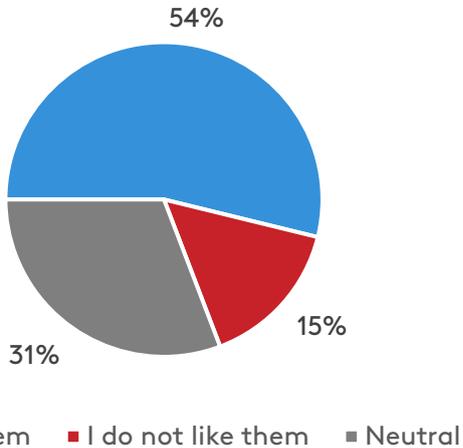
	<p><i>"Waterloo Action Centre - I value the classes they offer, and the stall run outside on Wednesdays and Fridays."</i></p> <p><i>"Manna day centre provides services to the homeless."</i></p>
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Feedback: survey 1B – ‘Our initial ideas’

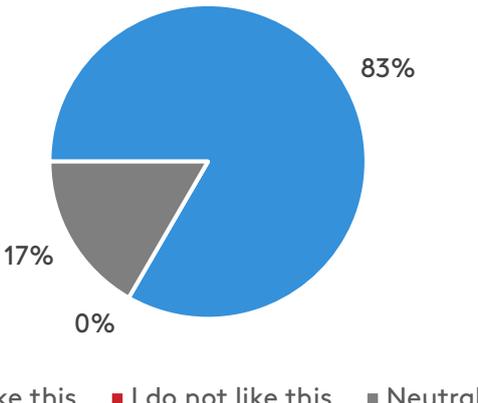
share their views on the early vision for the Site.

4.25. There were **15** responses to this survey, which invited respondents to

4.26. The table below summarises the feedback received in response to the individual questions.

Survey 1B - Summary of feedback									
<p>Question 1 (13 responses):</p> <p>What are your thoughts on the opportunities that we have identified at Red Lion Court (improved public access, public space, amenities for the local community and new office space?)</p>	 <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Survey Results for Question 1</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>I like them</td> <td>54%</td> </tr> <tr> <td>I do not like them</td> <td>15%</td> </tr> <tr> <td>Neutral</td> <td>31%</td> </tr> </tbody> </table>	Response	Percentage	I like them	54%	I do not like them	15%	Neutral	31%
Response	Percentage								
I like them	54%								
I do not like them	15%								
Neutral	31%								
<p>Question 2 (10 responses):</p> <p>Please give a reason for your answer.</p>	<p>A number of respondents noted the need for more greening in the area and an expansion of the public realm for the benefit of pedestrians. Other themes raised in individual responses included ensuring the design was appropriate to the local context and that new amenities would benefit the community.</p> <p>A couple of respondents questioned the rationale for redevelopment – in terms of the need for office space generally and the sustainability of redevelopment as opposed to refurbishment, given the building’s age.</p> <p><i>"Do feel this is overdue for development. Think the building would be better being completely redeveloped."</i></p> <p><i>"All well and good, but the design is paramount... This design needs to be low level (maximum the height of the current building) and designed in keeping with the traditional (brick) architecture of the area."</i></p>								

	<p><i>"We need more plants and people traffic directed away from the walkway directly along the Thames which is very busy and loud for someone neurodiverse like myself."</i></p> <p><i>"Space must benefit the local residents who pay taxes in the area. It must also be multi-purpose and flexible to make it adaptable to changing trends and circumstances It must support climate change and sustainability and drive improved air pollution in the area so be green and eco in its design, purpose, function."</i></p>
<p>Question 3 (10 responses):</p> <p>We want to ensure that the facilities and amenities (for example shops, restaurants, gym) we provide at Red Lion Court reflect the needs of the local residential and business community. What would you like to see/see more of in the local area?</p>	<p>A number of respondents suggested that new shops, eateries and gyms would benefit the area, with two people indicating that there was already sufficient provision in the area.</p> <p>Wider suggestions included a community building, a fruit and veg market and space for sole traders to showcase their work and services.</p> <p><i>"More green space and thoughtful places to sit and connect with groups, without having to sit inside or spend money. Most of the local gyms are quite bad and we don't have any spin studios or yoga studios."</i></p> <p><i>"Other recent developments cater for all needs - we do not need more of the same. We have tons of restaurants, cafes, gyms and office space now "</i></p> <p><i>"Needs to be dining and leisure amenities in such an iconic riverside location."</i></p>
<p>Question 4 (10 responses):</p> <p>We want to provide a bespoke affordable workspace solution which meets the needs of the local community. What type of spaces would best support local businesses in the area?</p>	<p>A few respondents suggested that creative spaces – supporting local artists and craftspeople – would be beneficial.</p> <p>One respondent questioned the affordability of the proposed workspace. Two respondents suggested that there was already sufficient co-working space in the area.</p> <p><i>"Somewhere anyone can use to showcase their art, service on a one off or as required basis i.e. local photographer can display work for sale/local instructor can offer free exercise classes to join in etc."</i></p> <p><i>"What does 'affordable' mean? It would be great to commit to a definition in relation to local wages."</i></p> <p><i>"Small studio spaces for 1 or 2 people businesses."</i></p> <p><i>"Coworking at an affordable pay-as-you-go day rate, like £10 or less. No subscriptions or long leases, only pay when you actually use it. [...]But we are overserved with coworking options in the area,</i></p>

	<p><i>several of which opened in the last couple years, so that would not be helpful to the community."</i></p>								
<p>Question 5 (12 responses):</p> <p>Do you have any thoughts on our design brief? We have included the diagrams you saw earlier below.</p>	<p>A few respondents commented on the importance of green spaces, while a number of others focused on design – with one person calling for an ‘iconic modern build’ and another suggesting that a modern approach would be inappropriate. One respondent questioned the sustainability of demolishing the existing building.</p> <p><i>"Demolish the existing building. This site deserves an iconic modern build that also gives more riverside space for locals and tourists."</i></p> <p><i>"It seems your design brief starts from the assumption of demolition. Considering the climate emergency we find ourselves in, refurbishment and reuse should be considered. [...]. A cornerstone of the design brief should be to figure out how to use the existing structure and materials."</i></p> <p><i>"I don't think the architecture should be modern. They are far too generically shaped and end up looking ugly in the long term."</i></p> <p><i>"I like the addition of green spaces the best, and the idea of sophisticated architecture."</i></p> <p><i>"Must be green so incorporate wild areas, air cleaning planting and paints - murals/street artwork to promote wellbeing and a place you want to come to and sit and enjoy. Lighting is key as can be dark in shade or in evening have a use too - solar lighting but incorporate into the design and aesthetic."</i></p>								
<p>Question 6 (12 responses):</p> <p>A key aspiration we have at Red Lion Court is to enhance and expand the public realm and transform the Thames Pathway. What are your thoughts on this?</p>	 <table border="1"> <caption>Survey Results for Question 6</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>I like this</td> <td>83%</td> </tr> <tr> <td>I do not like this</td> <td>0%</td> </tr> <tr> <td>Neutral</td> <td>17%</td> </tr> </tbody> </table>	Response	Percentage	I like this	83%	I do not like this	0%	Neutral	17%
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I like this	83%								
I do not like this	0%								
Neutral	17%								
<p>Question 7 (10 responses):</p> <p>Please give a reason for your answer.</p>	<p>Several respondents indicated that they would like to see more green and public spaces in the area and that the creation of more public space could help to address issues with congestion at busy</p>								

	<p>times. One respondent suggested that redevelopment would cause significant disruption to residents.</p> <p><i>“That is a tight spot which is always ugly and always loud, bad busking, people shouting over it, horrible little spot, could be improved so much by more space and plants to absorb sound.”</i></p> <p><i>“Knocking down the entire building will cause chaos and disruption to residents for years”.</i></p> <p><i>“The more green and public access along the Thames the better.”</i></p> <p><i>“It’s an area filled with dead-ends and loading bays, so anything that connects central bankside to the river is good.”</i></p>																									
<p>Question 8 (13 responses):</p> <p>Our local needs analysis has highlighted several opportunities to add value in Southwark through the Red Lion Court development. Please rank the following in order from highest to lowest priority in your view:</p>	<table border="1"> <thead> <tr> <th>Category</th> <th>Rank 1</th> <th>Rank 2</th> <th>Rank 3</th> <th>Rank 4</th> </tr> </thead> <tbody> <tr> <td>Healthier</td> <td>5</td> <td>2</td> <td>2</td> <td>0</td> </tr> <tr> <td>Support</td> <td>3</td> <td>4</td> <td>0</td> <td>1</td> </tr> <tr> <td>Employment</td> <td>0</td> <td>0</td> <td>4</td> <td>3</td> </tr> <tr> <td>Environment</td> <td>1</td> <td>2</td> <td>2</td> <td>2</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Healthier – Create healthier communities through initiatives to support mental health for adults and children. • Support - Support the growth of local micro and small businesses through supply chain opportunities and business advice • Employment – Creation of employment opportunities for disadvantaged groups, in particular people from ethnic minorities who are unemployed and people who are long-term unemployed. • Environment – Protecting the environment through use of renewable energy. <p>Other priorities suggested included biodiversity (trees, plants and insects) and considering refurbishment as opposed to redevelopment, to reduce disruption and environmental impacts.</p>	Category	Rank 1	Rank 2	Rank 3	Rank 4	Healthier	5	2	2	0	Support	3	4	0	1	Employment	0	0	4	3	Environment	1	2	2	2
Category	Rank 1	Rank 2	Rank 3	Rank 4																						
Healthier	5	2	2	0																						
Support	3	4	0	1																						
Employment	0	0	4	3																						
Environment	1	2	2	2																						

5.

Public consultation: stage two

5. Public consultation: stage two

Purpose and scope

- 5.1. The purpose of the second stage of consultation on proposals for the redevelopment of Red Lion Court was to seek feedback on the emerging proposals for the Site, relaying how these had been informed by initial feedback from stage one.
- 5.2. Feedback received at this stage of consultation was considered as detailed proposals for the Site were developed – these were presented during the third stage of public consultation (see below).

Methodology and publicity

- 5.3. Stage two of the public consultation on proposals for the redevelopment of Red Lion Court commenced on 3rd December 2021 and closed on 22nd December 2021.
- 5.4. Ahead of the wider public consultation, near neighbours were engaged via door-to-door canvassing (see section below).
- 5.5. The consultation website at www.redlioncourt.com (Appendix V) served as the key information and feedback hub throughout the process, including background information on the Site; a summary of the vision and design brief; and a survey inviting feedback from the community on developing ideas for the Site (Appendix XVIII).

- 5.6. Feedback received via the online surveys is summarised in the sections below.
- 5.7. The consultation website sought to comply with the latest accessibility regulations for public sector bodies, meaning that users who had difficulties with language, learning or sight could still participate.
- 5.8. Several measures were implemented to ensure that the consultation website was as accessible as possible:
 - The consultation website could be automatically translated using Google Translate (in-browser) to the user's preferred language
 - Contact details for the team were clearly signposted throughout the website so members of the public could contact the team if they had any questions or problems
- 5.9. To notify the local community of the launch of the first stage of public consultation, a newsletter (Appendix XVI) was hand delivered to **1,716** local addresses around the Site, including local residents and businesses. The distribution area can be seen below:



5.10. The newsletter distribution area was approximately 350m around the Site (marked in blue). It was bounded:

- In the north by Upper Thames Street, in the City of London
- In the south by Union Street
- In the west by Great Guildford Street and the Tate Modern
- In the east by London Bridge and Borough High Street

5.11. The newsletter included an update on the developing ideas for the Site and an invitation to take part in an online survey.

5.12. The newsletter also advertised planned consultation drop-in events, held later during the consultation period on 8th and 11th December.

5.13. Contact details by phone and email for the team were provided for any questions or to request a printed information pack.

5.14. The consultation was also advertised via a targeted campaign on social media (via Facebook and Instagram) in the following postcodes: **SE1 0; SE1 8; SE1 9**.

5.15. Social media adverts (Appendix XV) directing viewers to the website reached an audience of **10,922** people, of whom **169** used links to the website. There were **59,100** 'impressions' (individual views of the adverts).

Door-knocking

5.16. Members of the project team from Kanda Consulting undertook door-to-door canvassing of residents on or around Park Street on **Monday 15th November 2021**.

5.17. A map of the approximate area contacted is below with the Site in red, and area in blue:



5.18. The purpose of the session was to raise awareness of the proposals among near neighbours and to gather feedback on the emerging proposals for the Site – with a particular focus on the public realm and ground floor uses.

5.19. A brief survey (Appendix XVI) was prepared for the door-knocking session – with calling cards providing contact details and a link to the website (Appendix XVII) also left with interested residents/at empty addresses.

5.20. In total, **112** addresses were visited over the course of the session, with **31** residents engaging in conversations with the team.

Door-knocking survey feedback

5.21. There were a total of **20** responses to the online survey used during the door-knocking session.

5.22. **Seven** respondents indicated that they were supportive of the opportunities identified for the Site,

with **12** neutral and **one** indicating opposition.

- 5.23. Several respondents acknowledged that there were issues with the existing building and public realm and that there was scope for the proposals to address these issues.
- 5.24. Key concerns/priorities for consideration within the design process included impacts on neighbours (both visually and in terms of noise/disruption etc.), as well as support for local employment and community space.
- 5.25. **10** respondents indicated support for the aspiration to enhance and expand the public realm along the Thames Pathway, with the remaining **10** neutral on this.
- 5.26. **Two** respondents identified the new North-South link between Park Street and the Thames Pathway as 'very

important', while a further **two** suggested it was 'quite important'. **11** were neutral/had no view, while five suggested this was 'not very important'.

- 5.27. Of the **11** who responded to the question regarding the best purpose of the space, **10** suggested that this was 'A tranquil space for residents to pause and enjoy', while **one** suggested 'A direct route to the river walk'.
- 5.28. Comments via the survey and in conversations with residents indicated support for more green spaces and improvements to the public realm, as well as for new shops. Suggestions included grocery shops/supermarkets and newsagents.



Drop-in events

5.29. Two drop-in sessions were held during the consultation period. These took place at **The Bridge Café, 73-81 Southwark Bridge Road, London SE1 0NQ** on the following dates:

- Wednesday 8th December 2021, 4pm – 7pm
- Saturday 11th December 2021, 4:30pm – 7:30pm

5.30. The venue was fully wheelchair accessible.

5.31. In light of concerns regarding Covid-19, attendees were invited to wear face coverings at the event, maintain social distance and comply with self-isolation requirements and not attend if they tested positive. Hand sanitiser was also provided.



5.32. The event was staffed by members of the project team from the Applicant; Bjarke Ingels Group; Gerald Eve; and Kanda Consulting.

5.33. Exhibition boards (Appendix XIX) were on display at the events, providing information also available on the consultation website.

5.34. Printed feedback forms (Appendix XX) were prepared for the collection of feedback – with iPads also

available, linking to the online feedback survey.

5.35. In total, there were **13** attendees at the two drop-in sessions. These included representatives from **Bankside Open Spaces Trust, Shakespeare's Globe** and the **Former FT Building** development team.

5.36. **One** feedback survey was completed during the drop-in sessions.

Feedback summary

5.37. There were **18** responses to the survey conducted at this stage – including via the website and at the drop-in events.

5.38. Key themes of feedback included:

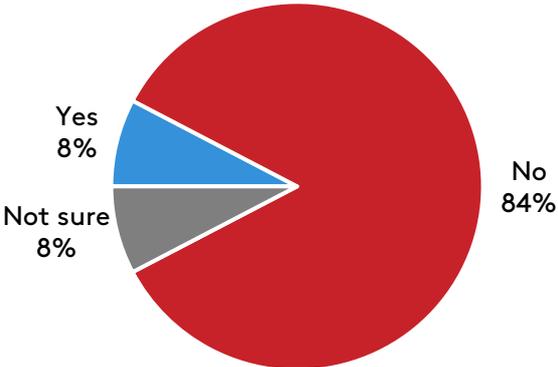
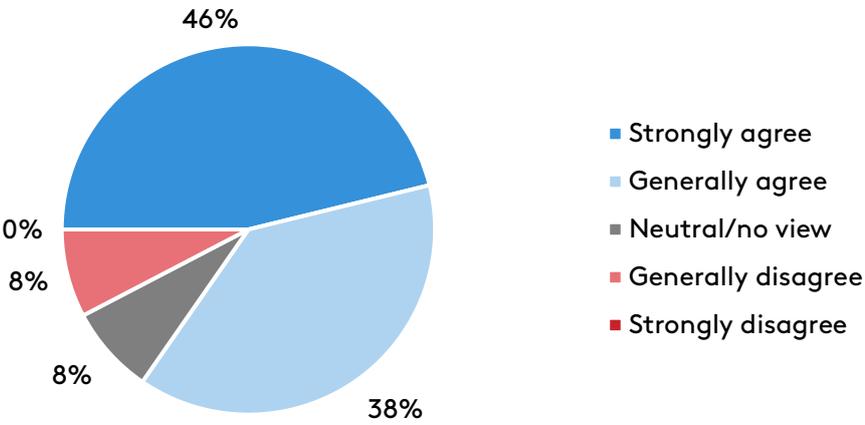
- Support for small businesses and affordable workspace, potentially for community use
- Support for retail uses at ground floor – with shops preferred over bars and restaurants
- Support for the proposed approach to improving pedestrian connections
- Questions regarding the impact of the proposals on neighbours' amenity.

5.39. Feedback from the survey is broken down in greater detail in the section below.

Feedback: survey 2 – 'Our developing ideas'

5.40. There were **18** responses to this survey, which invited respondents to share their impressions of Bankside and local priorities.

5.41. The table below summarises the feedback received in response to the individual questions.

Survey 2 - Summary of feedback	
<p>Question 1 (13 responses): Have you been involved with the engagement before?</p>	 <p style="text-align: center;">13 people responded to this question, with 11 indicating that they had not previously engaged. One person said they had previously engaged while another was unsure.</p>
<p>Question 2 (13 responses): Do you agree with the expanded pedestrian route?</p>	
<p>Question 2b (7 responses): Reason for response to Q2.</p>	<p>Many of the respondents welcomed the suggestion of the expanded pedestrian route, suggesting that it would improve the area. Concerns were raised in a couple of responses as to the possible knock-on effects of the expansion on local residents.</p> <p><i>"Any new routes that lead people off the crowded Thames Path into Southwark is [sic] welcomed."</i></p> <p><i>"It will need to be gated at night to prevent antisocial use. No lighting that will wake residents across the road."</i></p>

	<p><i>"A connection from the river to Park Street could result in overwhelming the only remaining quiet street for local residents to walk to the nearest shops, bus stops etc on Southwark St and Bridge. This development will only add to the congestion of these narrow historic streets and lanes if it is geared to tourists. However, I and many residents would support a development that enhanced and helped preserve the local community."</i></p> <p><i>"Must not become a drinking / nightsleepers [sic] area!"</i></p> <p><i>"This section of the Thames Path is a blot in the middle of a beautiful and interesting stretch. Any additional public space is highly valuable and needed."</i></p>
<p>Question 3 (11 responses): What retail spaces would you like to see and where?</p>	<p>Many of the comments suggested bringing retail to the Thames Pathway. It was recommended in a number of responses that bars and restaurants be avoided, with wider suggestions made in terms of retail/community uses, including a wellness centre.</p> <p><i>"Wellness centre/gym (without bar)/hairdresser/newsagent/fashion - anything that closes by 7pm and does not involve alcohol."</i></p> <p><i>"The most important thing is to NOT have another bar/restaurant. there are too many in the area."</i></p> <p><i>"Much new recent provision is for visitors. Local people would welcome services of use to them."</i></p>
<p>Question 4 (1 response) Do you agree with the plans for workspaces?</p>	<p>The one response received via the printed feedback form at the drop-in event was 'generally supportive' of the approach. There were no responses to the quantitative question via the online survey - although a number of respondents did provide further comments (see Question 5B below).</p>
<p>Question 4b (6 responses): Reason for response to Q4.</p>	<p>Small businesses were repeatedly cited as potential beneficiaries of additional workspace in the area. It was further suggested that workspace could be made available for community use.</p> <p><i>"We need to encourage small businesses, especially artists' studios, which were driven out of the area when all the redevelopment took place in late 1990s\2000s."</i></p> <p><i>"The definition of workspace should be expanded to include an actual community workshop or library of things."</i></p> <p><i>"It would be great to have affordable workspace here."</i></p>

<p>Question 5 (13 responses):</p> <p>What are your thoughts on the approach to the design?</p>	<p>Some respondents expressed concern about the height of the building and the daylight/sunlight impacts on the surrounding area.</p> <p>Sustainable design and practices were highlighted as important considerations.</p> <p>There were also positive comments on the design, which praised the approach for being sensitive to the area’s historic significance.</p> <p><i>“Double height ground floors make the neighbouring buildings look even smaller/overshadowed, as a lobby is bigger than its neighbouring building.”</i></p> <p><i>“To be honest the sustainability aspects of the proposal are more important than the aesthetics.”</i></p> <p><i>“Encouraging – but Park Street frontage would benefit from more modelling etc on corners.”</i></p> <p><i>“Initial impression is that you intend to be sensitive to the historic environment and the local community.”</i></p>
<p>Question 5b (6 responses):</p> <p>Reason for response to Q6.</p>	<p>Most respondents to this question referred to their responses to the previous question. Two respondents emphasised the importance of protecting residential amenity and local character, respectively.</p> <p><i>“As a local resident I do not wish to see the commercial and retail footprint encroach further on our private residential space.”</i></p> <p><i>“Preserving the look and feel of the historic Thames Path, and to not place undue stress on surrounding residential and commercial sectors.”</i></p>
<p>Question 6 (9 responses):</p> <p>Any other comments?</p>	<p>Responses to this question were varied – with a number of responses echoing themes of feedback from earlier questions and surveys, for instance in terms of the importance of a sensitive design approach and the need to improve the public realm.</p> <p>One respondent suggested that a residential development would be commercially attractive and suggested that social housing could be included in the plans.</p> <p>Another respondent suggested that a water fountain be provided on Site for public use, to reduce the amount of plastic water bottles purchased.</p> <p>One respondent noted that the area was ‘oversaturated’ with licenced premises, while another objected to an increase in height.</p>

"I have wondered why you are not offering residential. Residential with balconies and trees on the riverfront would achieve very high leasehold prices. Social housing would of course also be welcome."

"The Thames Path really must be improved. Obviously from a developer's point of view, the building is the priority, but I beg you to ensure a beautiful, spacious and balanced Thames Path."

"Please no licensed premises- we are saturated with them, and the area is becoming unliveable."

"You need to embed water fountains in all aspects of the design. This often comes as an afterthought, and an expense, which leads people to buy bottled water. Those visiting the garden should be able to access drinking water."

"Colour scheme/material need to relate to Listed Anchor Pub, greening and high-quality landscaping needed."

6.

Public consultation: stage three

6. Public consultation: stage three

Purpose and scope

- 6.1. The purpose of the third stage of consultation on proposals for the redevelopment of Red Lion Court was to seek feedback on the detailed proposals for the Site, setting out how these had been informed by feedback received throughout the consultation to date.
- 6.2. The 'Responses to feedback' section below sets out how input from local people has been reflected in the proposals that have been submitted.
- 6.3. A summary of the response to feedback from the first two stages of consultation – in the form of 'you said, we did' sections on key themes – was included in materials for the final stage of public consultation and presented to key local resident groups, such as on Clink Street.
- 6.4. The Applicant remains committed to ongoing engagement with interested stakeholders and residents throughout the planning process.

Methodology and publicity

- 6.5. Stage three of the public consultation on proposals for the redevelopment of Red Lion Court commenced on 7th March 2022 and ran until 10th April 2022.
- 6.6. The consultation website at www.redlioncourt.com (Appendix V) served as the key information and feedback hub throughout the process, including background

information on the Site; a summary of the vision and design brief; and a survey inviting feedback from the community on the detailed proposals for the Site (Appendix XXV).

- 6.7. Feedback received via the online surveys is summarised in the sections below.
- 6.8. The consultation website sought to comply with the latest accessibility regulations for public sector bodies, meaning that users who had difficulties with language, learning or sight could still participate.
- 6.9. Several measures were implemented to ensure that the consultation website was as accessible as possible:
 - The consultation website could be automatically translated using Google Translate (in-browser) to the user's preferred language
 - Contact details for the team were clearly signposted throughout the website so members of the public could contact the team if they had any questions or problems
- 6.10. To notify the local community of the launch of the first stage of public consultation, a newsletter (Appendix XXIII) was hand delivered to **1,716** local addresses around the Site, including local residents and businesses. The distribution area can be seen below:



6.11. The newsletter distribution area was approximately 350m around the Site (marked in blue). It was bounded:

- In the north by Upper Thames Street, in the City of London
- In the south by Union Street
- In the west by Great Guildford Street and the Tate Modern
- In the east by London Bridge and Borough High Street

6.12. The newsletter included an update on the developing ideas for the Site and an invitation to take part in an online survey.

6.13. The newsletter also advertised a planned consultation drop-in event, held later during the consultation period on 16th March.

6.14. Contact details by phone and email for the team were provided for any questions or to request a printed information pack.

6.15. The consultation was also advertised via a targeted campaign on social media (via Facebook and Instagram) in the following postcodes: **SE1 0; SE1 8; SE1 9.**

6.16. Social media adverts (Appendix XXIV) directing viewers to the website reached an audience of **9,054** people, of whom **473** used links to the website. There were **81,056** 'impressions' (individual views of the adverts).

Pop-up sessions

6.17. To further promote the ongoing consultation, a pop-up event was held on-site on the Thames Pathway, on Saturday 12th March.



6.18. The pop-up events were staffed by members of the project team from the Applicant, Bjarke Ingels Group and Kanda Consulting.

6.19. The events provided an opportunity for interested passers-by to engage in conversations with the team regarding the proposals. Banner and plan of the proposals and surrounding context was available for information (Appendix XXVI)

6.20. In total, **84** people engaged with the team over the course of the session. Given the location on Bankside, many of these were visitors to the area.

Drop-in event

6.21. A drop-in session was held during the consultation period. This took place at The Bridge Café, 73-81 Southwark Bridge Road, London SE1 0NQ on Wednesday 16th March 2022.



6.22. The venue was fully wheelchair accessible.

6.23. In light of concerns regarding Covid-19, attendees from the project team were encouraged to take lateral flow tests ahead of the event. Hand sanitiser was also provided.

6.24. The event was staffed by members of the project team from the Applicant; Bjarke Ingels Group; Gerald Eve; and Kanda Consulting.

6.25. Exhibition boards (Appendix XXVII) were on display at the event, providing information also available on the consultation website.

6.26. Printed feedback forms (Appendix XXVIII) were prepared for the collection of feedback – with iPads also available, linking to the online feedback survey.

6.27. In total, there were **10** attendees at the drop-in session.



Feedback summary

6.28. There were **27** responses to the survey conducted at this stage – including via the website and at the drop-in events.

6.29. Key themes of feedback included:

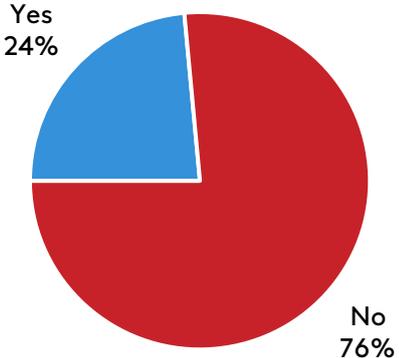
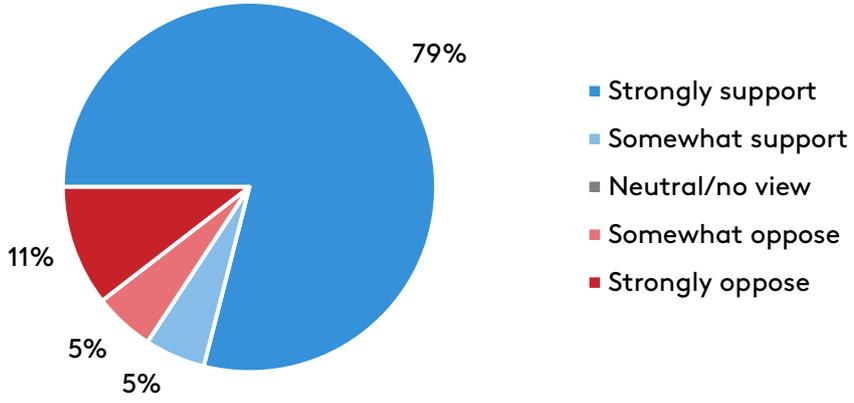
- Strong support for the proposed expansion of pedestrian routes and creation of public spaces around the building – with questions regarding the management of footfall at busy periods
- Support for the creation of small retail spaces at ground floor level – with suggestions including a café/social space and wellness centre
- Support for the delivery of high-quality workspace on the Site – including affordable workspace
- A mix of opinion on the proposed design approach – with some indicating support and others raising questions regarding the appropriateness of the proposed building to the local context and potential impacts on neighbours

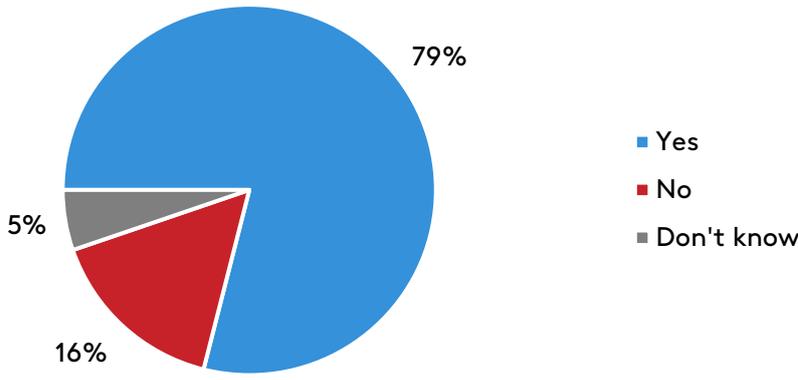
6.30. Feedback from the survey is broken down in greater detail in the section below.

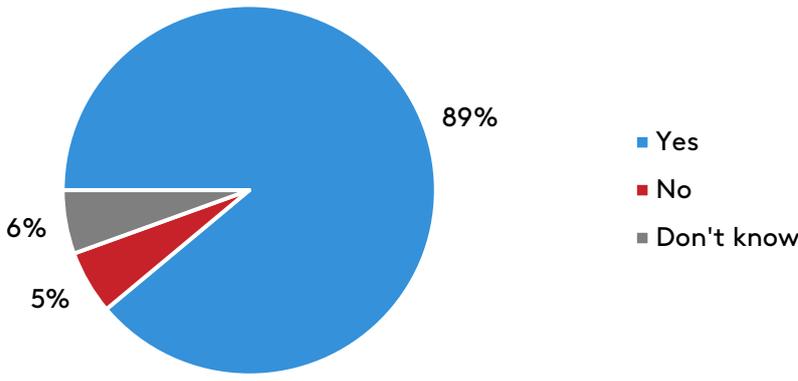
Feedback: Survey 3 – ‘Our final proposals’

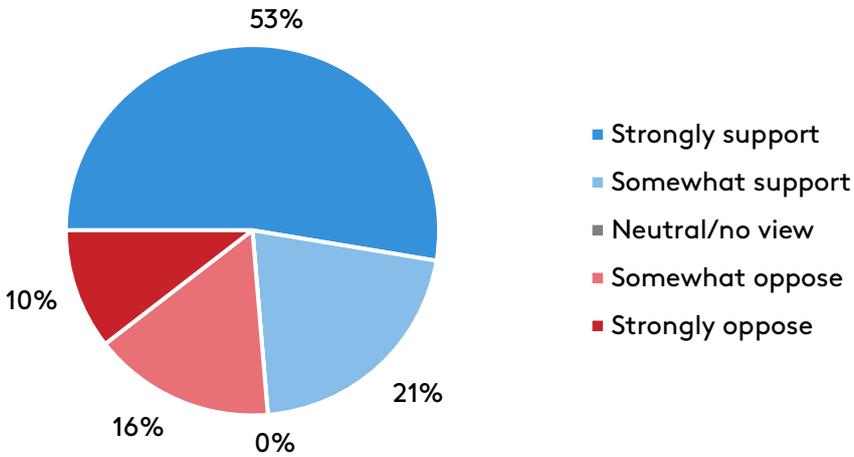
6.32. The table overleaf summarises the feedback received in response to the individual questions.

6.31. There were 27 responses to this survey, which invited respondents to share their feedback on the detailed proposals.

Survey 3 - Summary of feedback	
<p>Question 1 (17 responses): Have you been involved in the community engagement on the project to date?</p>	 <p>17 people responded to this question, with four having taken part in previous rounds.</p>
<p>Question 2 (19 responses): Do you support our proposals to expand and enhance the pedestrian route between the Thames Pathway and Park Street, and provide a new riverfront pocket park?</p>	
<p>Question 2b (8 responses): Reasons for response to Q2</p>	<p>A few respondents noted that the proposals provided an opportunity to greatly improve this section of the Thames Path and to improve connections around the Site. Others suggested that more space might be needed to accommodate peak footfall and commented more widely on the design – for instance in terms of the amount of light that the new public spaces would enjoy.</p>

	<p><i>“Currently the pedestrian zone is very confusing and I tend to avoid walking around the old building. This new path way connects the area very well. I really like what the planners have done here.”</i></p> <p><i>“These proposals do not allow nearly enough space for the number of people who use the riverfront... While there are periods of quiet on this stretch of riverfront, there are also corresponding periods (weekends, summer evenings) when it is extremely busy.”</i></p> <p><i>“I think making the most of the river, and transforming the space around it into a thriving community that boosts the economy is a wonderful idea. The design plans look stunning. It is great that so much thought has been given to impact on locals, and the [sic] think the 24\7 management system will really help to mitigate their concerns.”</i></p>								
<p>Question 3 (19 responses): Do you support the proposals to create small retail spaces on the ground floor of the building, including a wellness/health centre?</p>	 <table border="1"> <caption>Survey Results for Question 3</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>79%</td> </tr> <tr> <td>No</td> <td>16%</td> </tr> <tr> <td>Don't know</td> <td>5%</td> </tr> </tbody> </table>	Response	Percentage	Yes	79%	No	16%	Don't know	5%
Response	Percentage								
Yes	79%								
No	16%								
Don't know	5%								
<p>Question 3b (7 responses): Reasons for response to Q3</p>	<p>A couple of respondents suggested that a wellness centre would be beneficial, with one questioning the need for it, suggesting that the riverfront would work better without retail uses. Further suggestions included a café/coffee shop – with one respondent suggesting that the retail spaces should accommodate start-ups as opposed to large chains.</p> <p><i>“Why does the riverfront need a wellness centre? The riverfront works much better as a public space without retail uses - leisure offerings like food and drinks are fine, but other retail uses such as recreation sites or shops are not appropriate for this stretch of river. It's a public space, not a shopping centre.”</i></p> <p><i>“The council should insist the retail is only available to start up companies and not large chains. Start up retail in this area will struggle if rents are too high.”</i></p> <p><i>“I believe a health/wellness centre, along with a cafe or other social spaces, will be a massive asset to the development. It would add a</i></p>								

	<p><i>more vibrant dynamic to the space and encourage people to visit on a regular basis."</i></p> <p><i>"The area has clientele who will benefit from a wellness centre."</i></p>								
<p>Question 4 (18 responses): Do you support our proposals to provide new high-quality workspace at Red Lion Court, including a bespoke affordable workspace offer responding to local needs?</p>	 <table border="1"> <caption>Survey Results for Question 4</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>89%</td> </tr> <tr> <td>No</td> <td>5%</td> </tr> <tr> <td>Don't know</td> <td>6%</td> </tr> </tbody> </table>	Response	Percentage	Yes	89%	No	5%	Don't know	6%
Response	Percentage								
Yes	89%								
No	5%								
Don't know	6%								
<p>Question 4b (7 responses): Reasons for response to Q4</p>	<p>A few respondents noted that there was a need for more workspace in the area and the convenient transport links in the vicinity. A couple of responses noted the importance of ensuring that affordable workspace would be 'genuinely' affordable, while a couple of others suggested that the proposed building/office space were oversized.</p> <p><i>"There is clearly a need for more workspace in the area, particularly in a Covid-19 world. The workspace plans look both practical and visually-appealing, and I'm sure they will be very popular (particularly when combined with a nearby health centre and cafe). I particularly like how attention has been paid to keeping the project sustainable and environmentally-friendly."</i></p> <p><i>"The amount of office space provided is too large for the location, it appears out of scale for a waterfront location."</i></p> <p><i>"The location is perfectly located for commuters to come to their workplace as the Blackfriars Station is very close to the proposed redevelopment. Also London Bridge hub is close by."</i></p>								
<p>Question 5 (11 responses): What are your thoughts on the proposed design approach for Red Lion Court?</p>	<p>Views on the design approach were mixed – some respondents indicated that they were supportive of the design (including in terms of the use of brickwork and consideration of key views), while others suggested that the proposed building would negatively impact the character of the area and the setting of the Anchor Pub.</p> <p><i>"I think the design approach is fantastic. I really approve of how both the local residents and the character of the area has been</i></p>								

	<p><i>taken into consideration. Brick clearly fits in with the area’s heritage, and the project has clearly been planned to avoid disrupting views across the city.”</i></p> <p><i>“The design approach is very poor, nothing about it responds to the vernacular of the area (industrial/arches/brick/London/waterside etc). It looks like it could be in any regional city...”</i></p> <p><i>“Too big. It towers over the Anchor pub, and the appearance grates with the red brick.”</i></p> <p><i>“Overall - this design is very pleasant. The big square window letting lots of sunlight in and the step down design of the building with greenery on the roof are my favourites here.”</i></p>												
<p>Question 6 (8 responses): What are the priorities for you (or the organisation you represent) for creating social value in Southwark?</p>	<p>Priorities identified included support for local community initiatives and groups, as well as provision of social spaces such as cafés. One respondent suggested that financial contributions be made towards a new school or public space.</p> <p><i>“Reviving the current area with more social places such as cafes including the new retail places and the improvement of the urban design as the old building and the surrounding area are very old and tired.”</i></p> <p><i>“I particularly value volunteering opportunities, particularly initiatives supporting homelessness. I live near Coal Drops Yard, and in this development there is a cafe which only hires ex-convicts to help them get their feet on the ground again. I think there is a real opportunity for Red Lion Court to do something along these lines.”</i></p> <p><i>“Make space available for community groups and things like food banks, pop up medical checkups/vaccines etc.”</i></p>												
<p>Question 7 (19 responses): Overall, do you support our proposals for Red Lion Court?</p>	 <table border="1"> <caption>Support Levels for Red Lion Court Proposals</caption> <thead> <tr> <th>Support Level</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly support</td> <td>53%</td> </tr> <tr> <td>Somewhat support</td> <td>21%</td> </tr> <tr> <td>Neutral/no view</td> <td>0%</td> </tr> <tr> <td>Somewhat oppose</td> <td>16%</td> </tr> <tr> <td>Strongly oppose</td> <td>10%</td> </tr> </tbody> </table>	Support Level	Percentage	Strongly support	53%	Somewhat support	21%	Neutral/no view	0%	Somewhat oppose	16%	Strongly oppose	10%
Support Level	Percentage												
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Somewhat support	21%												
Neutral/no view	0%												
Somewhat oppose	16%												
Strongly oppose	10%												

<p>Question 8 (9 responses): Please give any reasons or any further explanation on your answers.</p>	<p>Responses to this question broadly reflected the themes raised in previous questions, with some respondents suggesting that the proposals would help to positively transform the area and others expressing concerns regarding the design approach. One respondent questioned the rationale for redeveloping the Site – given the age of the building – and queried the potential carbon impacts and life cycle for the proposed development.</p> <p><i>“This project is a big new positive change for riverside.”</i></p> <p><i>“Find it amazing that a building less than 50 years old cannot be refurbished and is deemed tired and outdated. Curious to know what lifespan has been used for the whole life carbon assessment”</i></p> <p><i>“It would be fine in many other locations, there are just so few chances to construct new building along the Thames in central London. I appreciate how much money this new development would be worth, but surely that's a good reason to find an architect that perhaps respects the location more, and understands Bankside and the potential of the site.”</i></p> <p><i>“Red Lion Court will be a huge asset to the community and the economy. It has clearly been designed with incredible attention to detail, and I am positive that it will provide valuable workspaces and public spaces to that look stunning while providing real opportunities to give back to the community and create jobs.”</i></p>
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7.

Responses to feedback

7. Responses to feedback

- 7.1. The Applicant has at all stages of the pre-application process sought to engage openly and constructively with interested stakeholders and residents and to incorporate their input into the design process wherever possible.
- 7.2. The Applicant has considered feedback provided throughout all three stages of public consultation and has sought to respond to the key themes within the submitted proposals within this application.
- 7.3. The key themes of feedback from the three stages of public consultation and discussions with local stakeholders, as well as the Applicant's responses, are outlined in the table below:

Theme	Feedback summary	Response
Design brief	<p>In our first consultation, half of those who responded fully agreed with the issues and design brief principles identified, 14% disagreed, and the remainder were neutral/held no view. The main request for the Applicant to consider was for genuinely green space in the new public spaces proposed.</p> <p>Other suggestions included:</p> <ul style="list-style-type: none"> • The design of the building should reflect the history of the area (please see section on design and materials) • Housing, rather than office space, should be provided, or no redevelopment should take place (please see land use section below) • Community uses should be included (please see ground floor uses section) 	<p>This feedback on 'genuinely green space' became a key part of the design brief and strategy, and the Applicant is bringing forward two new public spaces with extensive greenery. Further detail on this is set out below, and in the Design and Access Statement.</p> <p>The design brief has been developed collaboratively with local stakeholders and LBS, and the proposed scheme reflects these principles.</p>

<p>Land use and Site allocation / housing</p>	<p>In the first round of consultation and at the pop-up stalls held in September 2021, a small number of respondents suggested that the Site should provide housing rather than office space. A single response opposed any redevelopment of the Site</p> <p>One survey response in the second round of consultation also felt the plans should provide housing, including at social rents.</p> <p>One survey response in the third round asked if residential had been considered.</p>	<p>Red Lion Court is part of an allocated site within the Southwark Plan (Site Allocation NSP06), which states redevelopment of that wider site <u>must</u>:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Enhance the Thames Path by providing public realm and active frontages with ground floor retail, community or leisure uses; and • Provide new north-south green links; and • Provide new open space of at least 15% of the site area - 1,183 sqm <p>Redevelopment of the site <u>should</u>:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>As background, the detailed wording of the site allocation (which includes both this site and the former FT building) was included at the time it was thought both sites would come forward together, allowing for mixed use, comprehensive redevelopment. Following the permission for the neighbouring site, comprehensive development of the sites together looks unlikely.</p> <p>The primary focus for the development is on workspace growth and activity and amenity on the ground floor. The priority for the site allocation are the requirements to provide office floorspace, which the proposals accomplish, in addition to enhancing the Thames pathway with a new 'Bankside Square' area of public realm, active ground floor uses, a new link from the Thames pathway to Park Street via a 'Pocket Park' and provision of at least 15% of the Site as public realm.</p> <p>Residential is not an absolute requirement of the site allocation, Southwark Plan or London Plan policies. The development of</p>
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		<p>the Red Lion Court site has been heavily constrained by local views (now embedded within the Southwark Plan) such that only a limited number of additional floors could feasibly be added to the building. The implications of this have been worked through during the pre-application process with LBS officers to provide a deliverable scheme. Together with the medium/long term unavailability of the FT Building site, delivery of residential units as part of the scheme at Red Lion Court would compromise delivery of one or more of the absolute requirements.</p> <p>For these reasons, the proposed scheme is office-led and will deliver enhanced quality and quantity of Grade A office floorspace, major new jobs, policy compliant affordable workspace provision and GVA added spend in the local economy, in accordance with Southwark policy objectives. In addition, a significant portion of the Site will be handed over to public realm.</p> <p>A more detailed assessment of proposed land uses is included in Section 8 of the Planning Statement.</p>
<p>Sustainability</p>	<p>Many respondents emphasised the importance of sustainability in the proposals.</p> <p>A small number of responses across each round stated that the building should be refurbished, rather than redeveloped.</p>	<p>The design proposal has progressed with sustainability at the centre of decision making with a net-zero target for both embodied and operational carbon.</p> <p>The proposal meets and exceeds the GLA and Southwark targets set for sustainability, with certification commensurate with a Grade-A workplace building of the highest industry standards.</p> <p>The project team have carried out extensive studies into the various possible options.</p> <p>The existing building is at the end of its economic life and no longer meets the requirements of the local area and office occupiers. The Applicant has considered carefully whether the existing building could be refurbished or adapted. The</p>

		<p>outcome of these studies demonstrated that redevelopment had the potential to address the widest range of sustainability issues on the site.</p> <p>For more information on the sustainability proposals and studies carried out, please see the Sustainability statement and Whole Life Carbon Assessment.</p>
<p>Public realm and landscaping including north/south route</p>	<p>In our second consultation 80% agreed with expanding the new pedestrian route, and genuinely 'green' spaces was the priority. 84% supported the proposals for these spaces in the third round of consultation.</p> <p>However, there were also concerns about potential antisocial behaviour at night and this impacting the local residential communities in both survey feedback and in discussion with amenity group and local councillors.</p> <p>Concerns were also raised around terraces serving the office floors and the need to respect the privacy and amenity of residents on Park St.</p>	<p>The expanded new pedestrian route and proposed square between the former FT building and Red Lion Court will be delivered alongside and a widening of the Thames Path and creation of 'Bankside Square', a new waterfront square. The landscape design incorporates new planting, trees, seating, cycle storage and grass areas, providing spaces to gather, pause and rest.</p> <p>The proposed development will exceed the London Plan's required Urban Greening Factor of 0.3.</p> <p>The Applicant is proposing to include gates on the pocket park and route through to Park Street, so the route is only open during the day and closed 8pm to 8am. A management team will be on site 24hr a day. A management plan is to be in place to ensure security, cleaning of surfaces and clearing of litter.</p> <p>The Applicant has designed planting on the terraces to act as a 'green buffer' protecting residents' privacy and amenity. Subject to planning permission, the Applicant will continue to develop the landscaping proposals as part of the detailed design process, with resident privacy and amenity in mind.</p>
<p>Office and rooftop terraces</p>	<p>Concerns were raised by Living bankside and Clink Street residents' group around terraces serving the office floors and the need to</p>	<p>The Applicant is delivering terraces to promote positive health and wellbeing benefits by providing people with the ability to access fresh air.</p>

	<p>respect the privacy and amenity of residents on Park St and the surrounding area</p>	<p>The Applicant has ensured the design promotes landscaping, greenery and protects local resident amenity (privacy and noise blocking). There will be extensive planting and limited outdoor space on residents facing terraces to act as a buffer and the lowest terrace to Park Street would not be useable (for planting and maintenance only).</p> <p>A bespoke Terrace Management Plan document forms part of the planning submission and which sets rules in regard to:</p> <ul style="list-style-type: none"> • Hours of use • Sound mitigation. No use of amplified music allowed • Alcohol consumption limited and hours set for events. • Smoking not allowed • 24/7 number for residents to use if any breaches of plan • Other matters as relevant
<p>Larger riverside walkway</p>	<p>We had very strong support for this principle (71% in round one, 80% in round two, for enhancements to the Thames Path and improving the public realm.</p>	<p>The transformation of the busy Thames Path into a pedestrian friendly public realm is achieved by expanding the river path and creating a space for vegetation and amenities within Bankside Square.</p> <p>The Bankside Path is predominantly paved for unobstructed pedestrian flows, with vegetated 'islands' that are formed by the pedestrian flows would provide for waterfront seating and vegetation that leads towards the Bankside Square.</p>
<p>Ground floor uses, retail & hospitality</p>	<p>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.</p> <p>Alongside landscaping and public realm priorities, local residents have requested</p>	<p>The Applicant is very pleased to have been able to adopt many of the key priorities of the community within the landscaping and ground floor uses – providing direct tangible benefits for local residents, which are accessible to all.</p> <p>In summary this is; provision of two pocket parks, inclusion of Wellness centre as raised by local community to promote positive</p>

	<p>retail and community uses which serve immediate residents and are accessible to all (including those less well off), and affordable workspace to support small and micro businesses.</p> <p>In early engagement, cafés and restaurants were suggested, particularly at pop-up events which captured feedback from residents, workers and visitors. ‘Places to socialise, such as these, were the second highest suggestion at the September 2021 pop-up events.</p> <p>A suggestion of a ‘wellness centre’ within the plans was made by a number of key local stakeholders.</p> <p>It was raised at the March 2022 pop up that there was no facility for cycle repairs in the area.</p> <p>79% supported the approach to the ground floor in the third consultation.</p>	<p>health and inclusion of affordable workspace in line with policy.</p> <p>The Applicant included a cycle repair shop within the cyclist’s entrance of the building. This will be accessible directly via Park Street and open to local residents and visitors to provide necessary amenities.</p> <p>Consultation and planning policy raised the requirement for activation of the riverfront and provision of a restaurant or café use. We therefore want to include this use to cater for work, visitor and local communities.</p> <p>The Applicant will be controlling the sales of alcohol and has given an outline of their position below:</p> <p>The scheme will not include any alcohol-led venues, so there will be no bar, pub or other premises where the vast majority of the turnover is made up of alcohol sales.</p> <p>In addition:</p> <ul style="list-style-type: none"> • Neither tenants nor their contractors / staff will be permitted to set up bar areas – permanent or temporary on their terraces (whether ‘free’ or not). • No ‘off the premises sales’ of alcohol will be permitted from the ground floor • No hot food takeaways to be permitted • Consideration is being taken on appropriate management. The Applicant will have a management team on site 24hr a day, and will take measures to protect residents from disturbances, such as sound insulation and quiet closing doors. • The proposals have situated uses which directly serve residents, office users and the community (cycle workshop and wellness centre) on the quieter Park Street side.
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<p>Height and massing</p>	<p>A small number of comments expressed concerns about the proposed height of the plans, which they felt may have a harmful impact on the Anchor pub and nearby residents’ amenity.</p> <p>Some key local stakeholders emphasised that if the height of the building was increased, the public benefits would need to demonstrably justify this and outweigh any harms.</p>	<p>The Proposed Development is arranged, in massing terms, as a series of 'jumping' blocks of differing sizes that opens up the ground plane to create a series of new and enhanced public urban spaces. In aggregate the mass delivers a transformative overall building form that responds to the different scales of Park Street's smaller, residential context at the south; and the more contemporary and larger scaled former Financial Times building at the east to deliver a sophisticated overall form informed by sight lines from the surrounding streetscape.</p> <p>The proposed development responds well to its surrounding context including the former FT Building’s own permitted scheme for extension and refurbishment of their building, and the listed Anchor pub and has been extensively tested to ensure that it does not have any material impact on heritage aspects. Although the proposed development is considered a tall building, it maximises its density across the Site, whilst also offering a large portion of the Site over to the public realm.</p> <p>The height and massing of the proposed building has been carefully considered and has evolved through extensive pre-application discussions with officers at LBS and the GLA in relation to identified key townscape views. As demonstrated in the Design and Access Statement, the heights of the taller element of the proposed development have been rigorously tested through extensive modelling. Of particular note, in detailed dialogue with planning and design officers, the proposed tallest element was lowered from G+11 to G+10 storeys to ensure that it did not have any undue impact on the local view height thresholds from Nunhead Cemetery and One Tree Hill.</p> <p>A full analysis of the impact of the Proposed Development on designated heritage assets, views and townscape is</p>
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		included within the Heritage, Townscape and Visual Impact Assessment, prepared by Tavernors and submitted as part of the application.
Design and materiality	<p>There were relatively few comments on the proposed architectural approach and materiality. In the first round of consultation there was one comment in favour of an “iconic” modern look, and another wanted a “sophisticated” architecture. A small number of comments felt that the heritage of the building should be reflected, with one explicitly stating opposition to “modern” buildings.</p> <p>In the second round, comments on the architecture were largely positive, but with requests for further refinement. A number of comments supported the sustainability elements of the proposed façade design.</p> <p>By the third round, views were more polarised, with some strongly supportive of the design approach, and number of commenters who felt the scheme should be much more in line with the historic vernacular.</p>	<p>The final proposals for the building seek to respond to the character of the local area.</p> <p>The design has been inspired by historic warehouse buildings that used to be located at Red Lion Court and in the immediate area but seeks to make a modern interpretation through the repeating grid structure.</p> <p>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.</p> <p>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.</p> <p>The design vision underlying the proposals is explained in detail in the Design and Access Statement which accompanies the application.</p>
Waste and servicing	Clink Street residents’ group asked for clarification around servicing, and in particular hours of operation, noise and disruption. Bankside BID suggested we consider freight consolidation.	<p>All waste will be held internally in the building and collected off street in loading bay, away from residents. All servicing to take place off street in fully enclosed service yard, with 25% freight consolidation to reduce vehicle trips.</p> <p>Deliveries will be in line with Southwark Policy hours of operation Delivery vehicle size has been limited to 8m maximum, to prevent large noisy vehicles accessing Park</p>

		Street. Anyone delivering to the building will have to comply with our Servicing Management Plan and Waste Strategy, which enforces efficient and considerate management of the development.
Pigeon Control	Clink Street residents' group asked for clarification around humane pigeon control.	The scheme design does not require the use of netting and avoids the use of inhumane methods of pigeon control by designing out the problem, preventing the need for this.
Light pollution	Clink Street residents' group asked for clarification around light pollution.	<p>No advertisement is planned for the Site and any outdoor lighting will be focused on the security of the Site and wayfinding in the public realm areas.</p> <p>As the detailed lighting scheme is developed, we will be mindful of this concern to ensure lighting does not have a detrimental impact on local residents or flora & fauna.</p>
Noise pollution	<p>Clink Street residents' group asked for clarification around noise pollution and control.</p> <p>Indirectly a number of comments have referenced concerns about noise and disruption from hospitality and alcohol-led premises in the area.</p>	<p>Ground floor uses take into consideration local residents and ensure appropriate protection. As set out above, the Applicant will take a number of steps to rule out alcohol-led venues in the development and locate the one unit which may be suitable for a café or restaurant use on the Thames pathway.</p> <p>Air-lock doors and self-closing devices will be included to prevent repeated slamming of any ground floor doors.</p> <p>The pocket park will be locked between 8pm & 8am so night time noise will not occur. Buskers will not be permitted to operate within the pocket park at any time.</p>
Water fountain	One comment suggested the inclusion of a water fountain for public use	This comment is noted and is being looked into by the Applicant as part of the detailed landscape design.
Licensed premises	A number of responses and stakeholder group have stated concerns about	The scheme will not include any alcohol-led venues, so there will be no bar, pub or other premises where the vast majority of the turnover is made up of alcohol sales.

	<p>alcohol-led or licensed premises within the proposals</p>	<p>In addition:</p> <ul style="list-style-type: none"> • Neither tenants nor their contractors / staff will be permitted to set up bar areas –permanent or temporary on their terraces (whether ‘free’ or not). • No ‘off the premises sales’ of alcohol will be permitted from the ground floor • No hot food takeaways to be permitted <p>Consultation and planning policy raised the requirement for activation of the riverfront and provision of a restaurant or café use. The Applicant therefore want to include this use to cater for work, visitor and local communities.</p>
<p>Affordable workspace</p>	<p>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.</p> <p>89% supported the approach to workspace and affordable workspace in the final consultation.</p>	<p>The Applicant is delivering a policy compliant bespoke affordable workspace that will focus on new and start-up businesses that are vital to the future of Southwark’s thriving economy.</p> <p>The Applicant understands the flexible workspace market and has prior experience of marketing and managing workspace in Central London. They will look to deliver at Red Lion Court a managed workspace solution, which would provide affordable workspace within a single hybrid space creating a ‘ecosystem of workspaces’ where businesses can grow and thrive.</p> <p>Details on area and level of discount are confirmed in Chapter 3 of Design and Access Statement and Planning Statement.</p>

8.

Conclusion

8. Conclusion

- 8.1. In June 2020, LS Red Lion Court Limited ('the Applicant'), part of the Landsec group appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation in support of the planning application for the redevelopment of Red Lion Court, 46-48 Park Street, London SE1 9EQ (The Site).
- 8.2. Consultation with the local community was carried out in conjunction with meetings with the London Borough of Southwark and the Greater London Authority's planning and design officers, details of which are included within the Planning Statement prepared by Gerald Eve and Design and Access Statement prepared by Bjarke Ingels Group that accompany this submission.
- 8.3. The brief was to develop and implement a thorough, timely, multi-stage engagement strategy with political stakeholders, community groups and the wider community in the London Borough of Southwark in order to obtain and understand feedback about the proposals ahead of the submission of a planning application.
- 8.4. Much of the period developing these proposals was impacted by the ongoing pandemic. In accordance with the March 2020 Coronavirus Act and advice published by the Government, the Applicant sought to move the consultation to 'at-a-distance' engagement via online, virtual, and postal briefings, avoiding face-to-face contact.



Computer generated visualisation of the proposals from the Thames

- 8.5. Once restrictions around Covid-19 had eased, more in-person events took place including as part of the second and third rounds of consultation.
- 8.6. All the Applicant's consultation materials sought to comply with the latest Accessibility Regulations for Public Sector Bodies, meaning that users who struggle with learning, sight, or language, could fully participate. This included a translatable consultation website.
- 8.7. This report has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) 2021 on community involvement in planning. In addition, the approach to consultation has been informed by the Southwark Statement of Community Involvement (2008), the Development Consultation Charter (approved at Cabinet on 30 April 2019) and subsequent December 2021 Draft Statement of Community Involvement and Development Consultation Charter. The report forms part of the supporting documentation informing the planning application.
- 8.8. The 'consultation approach' section above sets out how the consultation process has sought to reflect the key priorities and expectations for community engagement set out within the Development Consultation Charter.
- 8.9. The Applicant has sought to engage from the earliest possible stage. This has included discussions with LBS and key local political and community stakeholders prior to the launch of wider stakeholder engagement and public consultation, to inform the initial design brief for the Site.
- 8.10. The three-stage consultation provided the opportunity for local residents and stakeholders to learn more about the proposals for Red Lion Court at different stages of the proposals, whilst also allowing them sufficient time to provide their feedback and thoughts about the plans and ensure that due regard could be had by the Applicant to their feedback throughout the pre-application process.
- 8.11. A broad timeline for the consultation process can be seen below:
- **February-September 2021** – Early engagement with key local stakeholders
 - **September – November 2021** – Public consultation stage one (issues mapping and design brief)
 - **November 2021** – Outreach to near neighbours (inc. door knocking)
 - **December 2021** – Public consultation stage two (concept scheme)
 - **February – April 2022** – Further engagement with key stakeholders
 - **March – April 2022** – Public consultation stage three (detailed proposals responding to community feedback)
 - **April 2022** – Submission of a planning application to Southwark Council
- 8.12. A wide range of tools and methods were used to promote the consultation and collect feedback – maximising accessibility while

respecting Covid-19-related guidance (when in place) and individual preferences. Engagement via the consultation website at www.redlioncourt.com was complemented by a series of in-person consultation events and one-to-one meetings with local political and community stakeholders.

8.13. Over the course of the consultation process:

- There were **2,058** visitors to the consultation website at www.redlioncourt.com;
- **20,338** people were reached by social media adverts;
- **192** people attended in-person events, including pop-ups and drop-ins;
- **29** one-to-one meetings were held (or scheduled) with stakeholders; and
- There were **103** responses to various surveys undertaken on the vision, emerging proposals, and detailed plans for the Site.

8.14. Across the feedback responses, there were several key themes:

- Overwhelming support for the expansion and improvement of pedestrian routes along the Thames Path and around the Site;
- Overwhelming support for the creation of new, green public spaces – with questions and suggestions regarding the management of these spaces;
- Support for the provision of high-quality, flexible workspace –

including affordable workspace supporting local businesses;

- Support for ground floor retail and community uses – including a wellness centre and social spaces such as cafés or restaurants;
- Mixed views regarding the design approach and the impact of the proposed building on local character and the setting of nearby heritage assets e.g., the Anchor Pub;
- Questions regarding the use of office terraces and potential noise and disruption; and
- Concerns regarding the prevalence of alcohol-led uses within the area and associated disruption and anti-social behaviour (ASB).

8.15. The feedback suggested respondents were positive about a range of elements within the proposed development:

- The widening of the Thames Path and creation of a new riverside green space;
- The expansion of the pedestrian route between the Thames Path and Park Street and creation of a new pocket park, linking to the public realm created by the consented FT Building development;
- The delivery of high-quality, flexible workspace – including affordable workspace; and
- The provision of ground floor retail and community uses – including a wellness centre.

8.16. Feedback was more mixed about certain elements of the proposals. These included:

- The height and massing of the proposed building and potential impacts on new public spaces and neighbouring buildings;
- The design and materiality of the proposed building, specifically a small number of respondents who did not support a 'modern' style of architecture, and impacts on the character of the area and the setting of the Anchor Pub; and
- The potential for noise and disruption to neighbours due to increased footfall and use of office terraces, and from potential ground floor uses.

8.17. Throughout the pre-application process, feedback from local residents and stakeholders has been considered and incorporated into the design approach wherever possible. This has included extensive discussion with neighbouring residents about their concerns, and proposed mitigations in the design and management plans. Community feedback has directly shaped some key elements of the proposals, including:

- The nature of the landscaping design, which has sought to respond to the desire for genuine green space and planting, rather than hard landscaping;
- The provision of significant public open space – with the proposed building lifted in places to maximise the amount of public realm;

- The proposed ground floor retail spaces – which will include a 'wellness centre' use, supporting community health and wellbeing;
- The proposed approach to managing the use of office terraces, to minimise disruption to neighbours;
- The proposed approach to managing the Pocket Park to mitigate resident concerns about noise and ASB;
- The proposed approach to managing the new north-south route, including closure at night; and
- The use of brick as the key façade material.

8.18. The Applicant has sought wherever possible to incorporate feedback from the community received throughout the three phases of consultation.

Next steps

- 8.19. The Applicant is committed to continuing to engage with the community, residents and political stakeholders following the submission of the proposals.
- 8.20. The Applicant will continue to respond to requests for information/questions and offer key stakeholders and close neighbours the opportunity to meet to discuss the proposals. The project email address will remain open to receive feedback on the proposals for Red Lion Court.

In the event that the application is approved, the Applicant will continue to engage with interested residents and stakeholders throughout the detailed design and construction processes.



Computer generated visualisation of the proposed Pocket Park

Appendices

Appendices

- Appendix I – Stakeholder workshop invitation letter (February 2021)
- Appendix II – Near neighbour meanwhile use letter (September 2021)
- Appendix III – Stakeholder meeting request letter (September 2021)
- Appendix IV – Stakeholder public consultation one invitation letter (September 2021)
- Appendix V – Consultation website (September 2021)
- Appendix VI – Survey 1A ‘Share your experiences of Bankside’ (September 2021)
- Appendix VII – Survey 1B ‘Our initial ideas’ (September 2021)
- Appendix VIII – Public newsletter (September 2021)
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- Appendix X – Pop-up event materials (October 2021)
- Appendix XI – Stakeholder meeting request letter (November 2021)
- Appendix XII – Stakeholder public consultation two invitation letter (December 2021)
- Appendix XIII – Near neighbour site survey and consultation letter (December 2021)
- Appendix XIV – Public newsletter (December 2021)
- Appendix XV – Social Media advertisements (December 2021)
- Appendix XVI – Door knocking flyer (November 2022)
- Appendix XVII – Door knocking survey (November 2022)
- Appendix XVIII – Survey 2 ‘Our developing ideas’ (December 2021)
- Appendix XIX – Public exhibition materials (December 2021)
- Appendix XX – Public exhibition paper survey (December 2021)
- Appendix XXI – Stakeholder meeting request letter (February 2022)
- Appendix XXII – Stakeholder public consultation three invitation letter (March 2022)
- Appendix XXIII – Public newsletter (March 2022)
- Appendix XXIV – Social Media advertisements (March 2022)
- Appendix XXV – Survey 3 ‘Our final proposals’ (March 2022)
- Appendix XXVI – Pop-up event materials (March 2022)
- Appendix XXVII – Public exhibition materials (March 2022)
- Appendix XXVIII – Public exhibition paper survey (March 2022)

Appendix I – Stakeholder workshop invitation letter (February 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

8 February 2021

Dear [Redacted]

Invitation to workshop on proposals for Red Lion Court

I hope you're keeping well at this difficult time. On behalf of Landsec, I'm writing to you as a representative of a key community group to invite you to a one-hour workshop to identify local priorities, share your understanding of the area and explore further how we approach the emerging public realm proposals for the redevelopment of Red Lion Court, on Park Street.

Landsec is one of the UK's leading commercial property companies, with a history and future of investment in Southwark, aiming to create a more desirable place to live, work and play. Landsec strives to connect communities, realise potential and deliver sustainable places.

The vision for Red Lion Court, located on the Thames Pathway between London Bridge and the Tate Modern art gallery, is to create a new, workspace-led, sustainable waterfront building, with new public space and public realm improvements. The proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

Following initial discussions with planning officers, we would like to meet with you and other key stakeholders in the area to discuss your priorities and aspirations for the site. We would be particularly interested in hearing your ideas on the potential for new and improved access routes through the site and on the Thames Pathway; the look and feel of public open space and how this can best be activated; and the types of ground floor uses which can best meet the needs of the local area.

In light of current Government advice during the ongoing pandemic, this session will be taking place online, via tele-conference. If you would be interested in joining, please get in touch with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling **020 3900 3676**. Let us know your availability at all of the times set out below and we will then follow-up with details on how to access the meeting.

- **Tuesday 23rd February, 6pm – 7pm**
- **Wednesday 24th February, 1pm – 2pm**
- **Wednesday 24th February, 6pm – 7pm**
- **Friday 26th February 1pm – 2pm**



Please also get in touch with our engagement team if you've any questions or comments in the meantime.

Kind regards,

[Redacted signature block]

Appendix II – Near neighbour meanwhile use letter (September 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

20 September 2021

Dear Neighbour,

Artist studios at Red Lion Court

I am writing to you as one of the neighbours of Red Lion Court, 46-48 Park Street, to provide an update on our plans for the building.

Landsec, the owners of Red Lion Court, is one of the UK's leading commercial property companies, with a history and future of investment in Southwark, aiming to create a more desirable place to live, work and play. Landsec strives to connect communities, realise potential and deliver sustainable places.

The vision for Red Lion Court, located on the Thames Pathway between London Bridge and the Tate Modern art gallery, is to create a new, workspace-led, sustainable waterfront destination providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway. The proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

Our previous occupier for the building, Lloyds, have vacated the building as their lease had come to an end. The building is tired and dated and has reached the end of its operational life. We are therefore starting to look at fresh proposals for the site and there is considerable work to do consulting with our neighbours and seeking their opinions, ahead of making a planning application for the site. As the building is vacant, to ensure the property is kept active, well managed and secure in the interim we have been exploring ways to put the space to a positive use.

Landsec have decided to work with the unique property-based charity, Aspire Via Studios – an organisation that manages affordable studios and works with local communities to support the next generation of artists in the city and uses the proceeds to support causes and organisation close to their heart in the creative and artistic sphere.



Over the next few weeks, Aspire Via Studios will be moving into the building for this interim period, and preparing to welcome artists to the space. We envisage that during the initial move-in the transferring of decorating materials, equipment and furniture may result in a higher frequency of deliveries and activity. However, we will work to ensure this does not pose an inconvenience to you, our immediate neighbours.

The studios will be managed by Aspire Via Studios, with maximum operational hours of 8am to 11pm, and access from 9am to 10pm. A management process has been put in place to ensure the artists are good neighbours and respect the residential amenity of the local area. The site will also be secured with a team of six security guards providing a presence and an onsite premises coordinator.

During the 'meanwhile use' of this building, Landsec hope to work with Aspire Via Studios and the artists on site to hold public art exhibitions and community outreach events. We will of course keep you informed of such events by letting you know in writing and do hope you will be able to attend some of these events.

If you need to reach Aspire Via Studio with any questions or concerns, they can be contacted at their Head Office in Kensington via their website <https://www.aspireviastudios.org/> or call 020 7993 7167.

In parallel, prior to working up proposals for the site we first want to get feedback from those who live, work and visit the Bankside area. This will help us identify local needs that we may have the opportunity to address through the redevelopment of Red Lion Court. Over the coming weeks we will write to you again to engage with you and set out how you can help shape our proposals, and we hope to see you at various events over the coming months.

If you do have any questions in the interim about the redevelopment of Red Lion Court, please do not hesitate to get in touch via email redlioncourt@kandaconsulting.co.uk or calling 020 3900 3676.

Kind regards,

Jess White
Development Manager, Landsec

Appendix III – Stakeholder meeting request letter (September 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

Private & Confidential



Sent by email:



17th September 2021

Dear



Invitation to meeting on proposals for Red Lion Court

I am writing to you as the Chief Executive of Better Bankside BID, whose area covers Red Lion Court, 46-48 Park Street, to provide an update on our plans for the building. We would appreciate the opportunity to meet with you in the coming weeks to introduce ourselves and update you on our emerging proposals for the site.

Landsec is one of the UK's leading commercial property companies, with a history and future of investment in Southwark, aiming to create a more desirable place to live, work and play. Landsec strives to connect communities, realise potential and deliver sustainable places.

The vision for Red Lion Court, located on the Thames Pathway between London Bridge and the Tate Modern art gallery, is to create a new, workspace-led, sustainable waterfront destination, providing key public benefits, space and public realm improvements. The proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

Our previous occupier for the building, Lloyds, have vacated the building as their lease had come to an end. The building is tired and dated and has reached the end of its operational life. We are therefore starting to look at fresh proposals for the site and there is considerable work to do consulting with our neighbours and seeking their opinions, ahead of making a planning application.

As the building is vacant, to ensure the property is kept active, well managed and secure in the interim we have been exploring ways to put the space to a positive use. Landsec have decided to work with the unique property-based charity, Aspire Via Studios – an organisation that manages affordable studios and works with local communities to support the next generation of artists in the city and uses the proceeds to support causes and organisation close to their heart in the creative and artistic sphere. They will be moving in over the coming weeks.



Following initial discussions with planning officers, we would like to meet with you and other key stakeholders in the area to discuss your priorities and aspirations for the site, and our initial design brief. We would be particularly interested in hearing your ideas on the potential for new and improved access routes through the site and on the Thames Pathway; the look and feel of public open space and how this can best be activated; and the types of ground floor and affordable workspace uses which can best meet the needs of the local area.

As an initial step, we would propose that we meet via videoconference, but would be happy to meet in person or on site if that would be preferable. If you would be interested in meeting, please get in touch with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling 020 3900 3676. Let us know your availability in any of the times set out below and we will then follow-up with details on how to access the meeting.

- 21st September: 1:30-3pm
- 24th September: 1-4pm
- 29th September: 1-4pm
- 1st October: 1-4pm
- 4th October: 8:30am-1pm

In parallel, prior to working up proposals for the site we first want to get feedback from those who live, work, and visit the Bankside area. This will help us identify local needs that we may have the opportunity to address through the redevelopment of Red Lion Court. Over the coming weeks we will be launching our first round of public consultation.

Please also get in touch with our engagement team if you've any questions or comments in the meantime.

Kind regards,

Jess White
Development Manager

Appendix IV – Stakeholder public consultation one invitation letter (September 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

Private & Confidential

[Redacted]
[Redacted]
[Redacted]

Sent by [Redacted]

27th September 2021

Dear [Redacted]

Launch of public consultation on proposals for Red Lion Court

I am writing to let you know that we have now launched the first round of public consultation on our emerging proposals for the redevelopment of Red Lion Court. We would welcome the opportunity to organise a meeting with you to discuss our consultation and plans for the site.

The vision for Red Lion Court, located on the Thames Pathway between London Bridge and the Tate Modern art gallery, is to create a new, workspace-led, sustainable waterfront destination, providing key public benefits, space and public realm improvements. The proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

Our previous occupier for the building, Lloyds, have vacated the building as their lease had come to an end. The building is tired and dated and has reached the end of its operational life. We are therefore starting to look at fresh proposals for the site and there is considerable work to do consulting with our neighbours and seeking their opinions, ahead of making a planning application.

As the building is vacant, to ensure the property is kept active, well managed and secure in the interim we have been exploring ways to put the space to a positive use. Landsec have decided to work with the unique property-based charity, Aspire Via Studios – an organisation that manages affordable studios and works with local communities to support the next generation of artists in the city and uses the proceeds to support causes and organisation close to their heart in the creative and artistic sphere. They will be moving in over the coming weeks.

The consultation website at <https://redlioncourt.com/> is now live and we are welcoming feedback from local people on their needs and aspirations for the area. We welcome your views and would be particularly interested in hearing your ideas on the potential for new and improved access routes through the site and on the Thames Pathway; the look and feel of public open space and how this can best be activated; and the types of ground floor and affordable workspace uses which can best meet the needs of the local area.

As an initial step, we would propose that we meet via videoconference, but would be happy to meet in person or on site if that would be preferable. If you would be interested in meeting, please get in touch with our community



engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling **020 3900 3676**.

Please get in touch with our engagement team if you've any questions or comments in the meantime.

Kind regards,

Jess White
Development Manager

Appendix V – Consultation website (September 2021)

RED LION COURT

The site The team Landsec and communities Consultation **Get involved** Archive

Welcome to our public consultation on the redevelopment of Red Lion Court, Bankside.

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.

Through our consultation website you can view the latest information and provide feedback on the redevelopment designs.

We want to understand how you, the local community, experience and use the Bankside area to ensure that our proposals respond to the needs of local residents, workers and visitors here.

LEARN MORE

We are Landsec

We strive to connect communities, realise potential and deliver sustainable places and we live by these principles to create great experiences for people, now and in the future.

We create places that make a lasting positive contribution to our communities and our planet. We bring people together, forming connections with each other and the spaces we create. And we provide our customers, partners and people with a platform to realise their full potential.

Get in touch
Phone: 020 3900 3676
Email: redlioncourt@landsecconsulting.co.uk

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Landsec and communities
Consultation
Get involved
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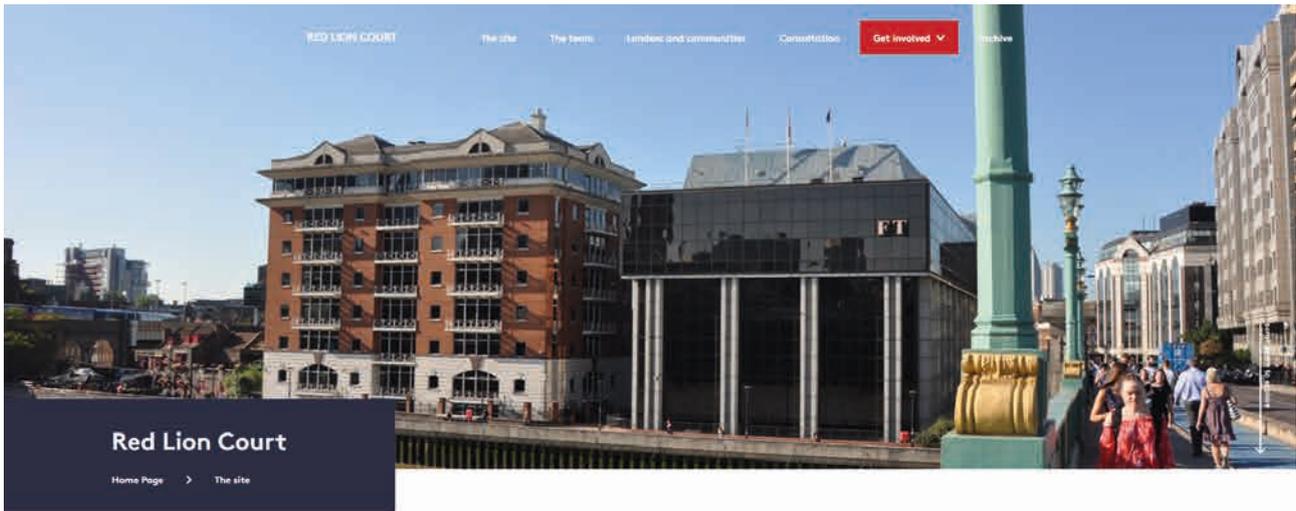
Sign up to our mailing list
Sign up to get up-to-date news about the project.

Email:

Sign up

RED LION COURT

Landsec

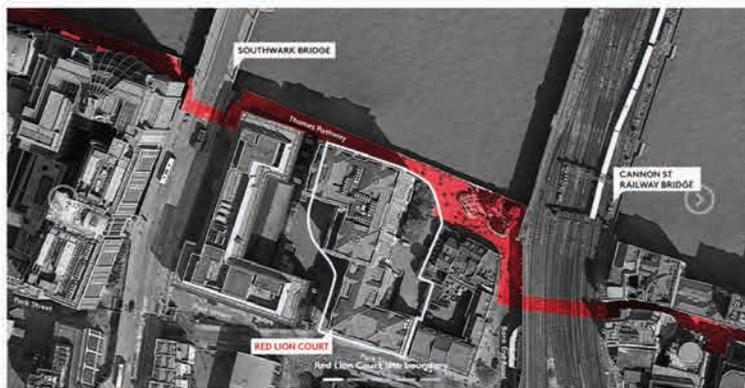


Bankside

Red Lion Court is located on the Thames Pathway, Bankside (Southwark, London).

The waterfront route connects London Bridge to Bankside, Southbank and Waterloo, with further connections to the north of the river via the Millennium Bridge, London Bridge, and Blackfriars Bridge.

With many businesses and cultural destinations in Bankside and along the Thames pathway, the area is popular with tourists and visitors.



A brief history of the site

The land at Red Lion Court was originally part of the historic Anchor Brewery. First established in 1616, by the early nineteenth century it had become the largest brewery in the world. Later, the site became houses and wharf buildings, and in the 1980's it became the office block that is present on site today.

London Bridge, Borough and Bankside Opportunity Area

Red Lion Court is located in a highly desirable central London location benefiting from great transport links, including connections out of London via London Bridge station.

This allocation by the Mayor of London and the Greater London Assembly sees an uplift of 25,000 jobs as a target for the Opportunity Area.

Red Lion Court, and the neighbouring Southwark Bridge Road, were identified as a key development opportunity in Southwark's new Local Plan.

Our Vision for Red Lion Court

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

[LEARN MORE](#) 

Redevelopment vs refurbishment

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. 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.

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RED LION COURT



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The team behind the proposals

Led by Landsec, the following organisations are working in collaboration to bring forward proposals for the redevelopment of Red Lion Court.

Landsec - Developer



Landsec

We strive to connect communities, realise potential and deliver sustainable places. We own, develop and manage some of the most successful and memorable real estate in the UK and aim to lead our industry in critical long-term issues - from diversity and community employment, to carbon reduction and climate resilience. We're committed to becoming a net zero carbon business by 2030 and are aiming to build the UK's first net zero carbon commercial building in London.

[Visit Website](#) >

BIG
Architect

BIG is a Copenhagen, New York, London and Barcelona based group of architects, designers, urbanists, landscape professionals, interior and product designers, researchers and inventors.

Some of their previous and current work is shown below, or you can visit their website.



[Visit Website](#) >

Kanda
Community Engagement

Kanda are specialists in working with community organisations, businesses and residents to ensure that they have the opportunity to offer meaningful, early input into major regeneration projects.



[Visit Website](#) >

Gerald Eve
Planning

Gerald Eve support the project team in regards to meeting planning policy requirements and working closely with the planning department at Southwark Council.



[Visit Website](#) >

Social Value Portal
Social Value

Social Value Portal are developing a social value strategy for the lifecycle of the development, from construction to management and occupation. The aim of this strategy is to create a sustainable development that meets the needs of the communities around Red Lion Court and maximises social value added to the local area.



[Visit Website](#) >

Current and previous projects by BIG





Get in touch

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020 3900 3676

Email:
redlioncourt@landsecconsulting.co.uk

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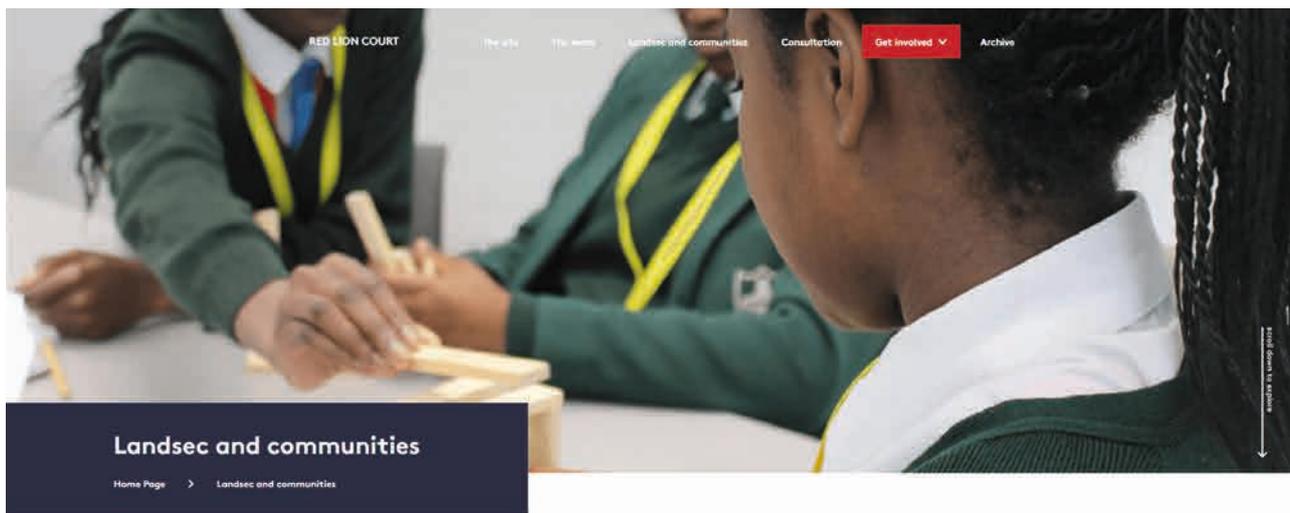
Sign up

RED LION COURT



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At Landsec, we are committed to the long-term investment of our developments and the communities that we are a part of. Our investment in Southwark communities include:

Aspire Via Studios

As the building is vacant, to ensure the property is kept active, well managed and secure in the interim we have been exploring ways to put the space to a positive use.

Landsec have decided to work with the unique property-based charity, Aspire Via Studios – an organisation that manages affordable studios and works with local communities to support the next generation of artists in the city and uses the proceeds to support causes and organisation close to their heart in the creative and artistic sphere. Aspire Via Studios will be moving into the building for the interim period before redevelopment.

For more information on Aspire Via Studios, [click here](#).



Construction Youth Trust

Wider careers engagement with students across several years in Southwark. This involves virtual careers sessions for young people to inspire them about working in our industry through meeting professional volunteers from our business and partners.

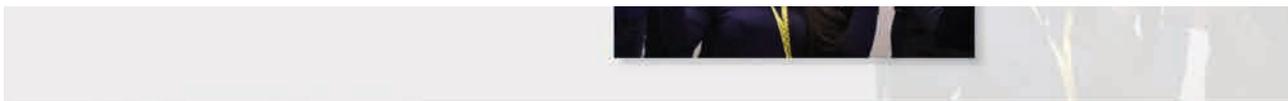
For more information on Construction Youth Trust, [click here](#).

Circl

Reverse coaching with students in Southwark, with our employees paired 1:1 with students to support them over an academic year.

For more information on Circl, [click here](#).





St Giles

Camberwell-based charity working to help those further from the job market back into work. We are working to open up employment and training opportunities on our Southwark developments.

For more information on St Giles, [click here](#).

Community Southwark

Organisation that represents small charities and grass-root organisations in Southwark. We are working with them to engage with local communities.

For more information on Community Southwark, [click here](#).



Southwark Works / Step Ahead

We are currently working with these two organisations to open up employment opportunities for Southwark residents on our developments in Southwark:

For more information on Southwark Works - Step Ahead, [click here](#), for Southwark Works, [click here](#).

United St Saviour's Charity

Organisation that represents small charities and grass-root organisations in Southwark. We are working with them to engage with local communities.

For more information on United St Saviour's Charity, [click here](#).



Get in touch

Phone:
020 3900 3676

Email:
redlioncourt@redlionconsulting.co.uk

Quick Links

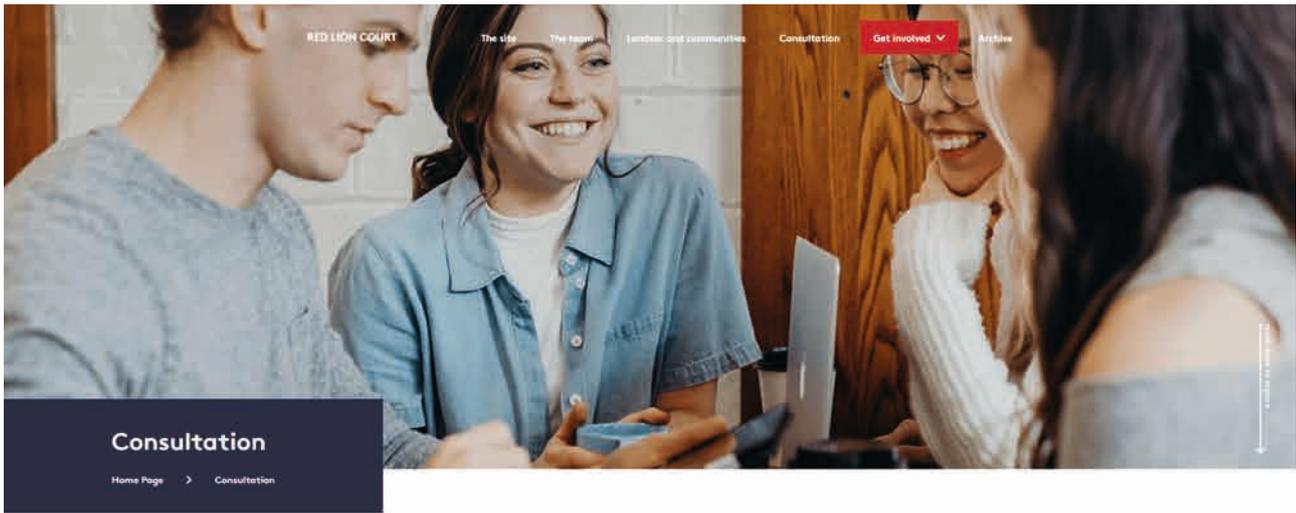
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Email...

Sign up



What is 'public consultation'?

Public consultation, with regards to property development, is a means of engaging with communities inviting them to participate in developing plans for the future of their local area. Communities are identified as those who may be impacted, or could benefit from, development proposals. We are committed to engaging with local people throughout the consultation process, up to and including submitting a planning application to Southwark Council.

Public consultation and Coronavirus

We are committed to prioritising your community's wellbeing. For the time being, public consultation on the proposals for Red Lion Court will be predominantly held online via a virtual exhibition here (under the 'Get involved' tab) and video-conferencing with stakeholders.

Information can also be distributed via post for those who do not have access to the internet or prefer physical copies. If you'd like to request an information pack for yourself or for a friend/family member/ neighbour, please get in touch via the details found at the bottom of this page.

In the coming months we may hold in-person events. We will advertise these to the local community in advance.



Public consultation on Red Lion Court

The information presented here forms part of our first stage of public consultation on the proposals for Red Lion Court.

We invite local people to take part in our virtual exhibition where you can share with us any knowledge you have of the local area and have your say on our initial ideas for the redevelopment of Red Lion Court.

The project team will review all feedback to determine local needs and priorities that will inform the proposals' detailed design.

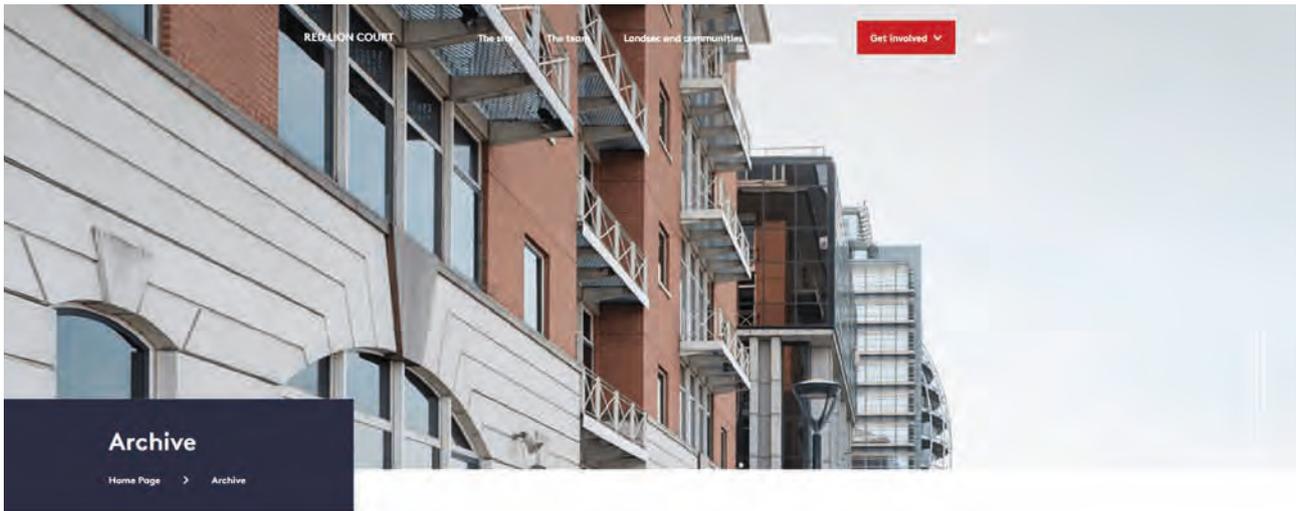
GET INVOLVED

We will be holding a second stage of public consultation at a later date to present the concept design and identifying how our engagement with the local community has helped shape the proposals.

Get in touch

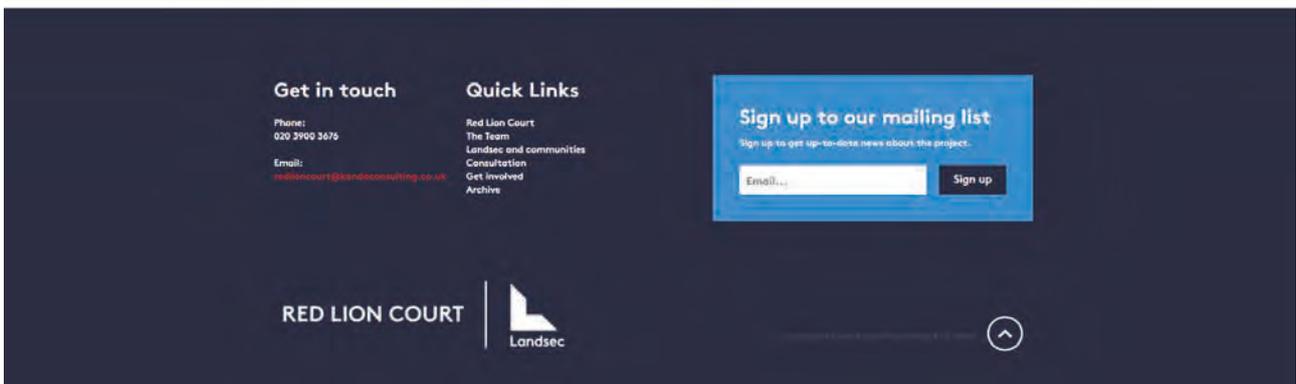
Quick Links

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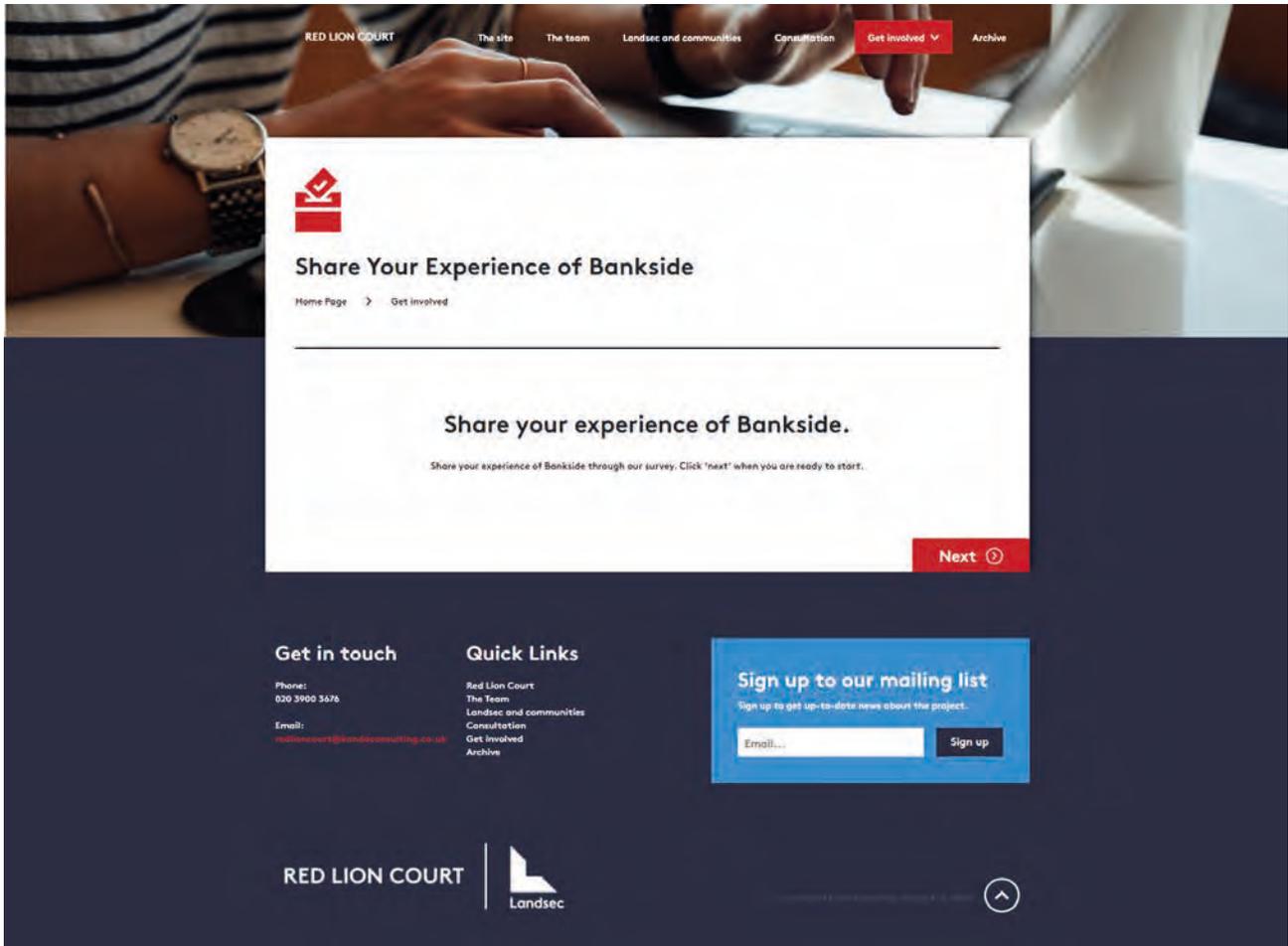


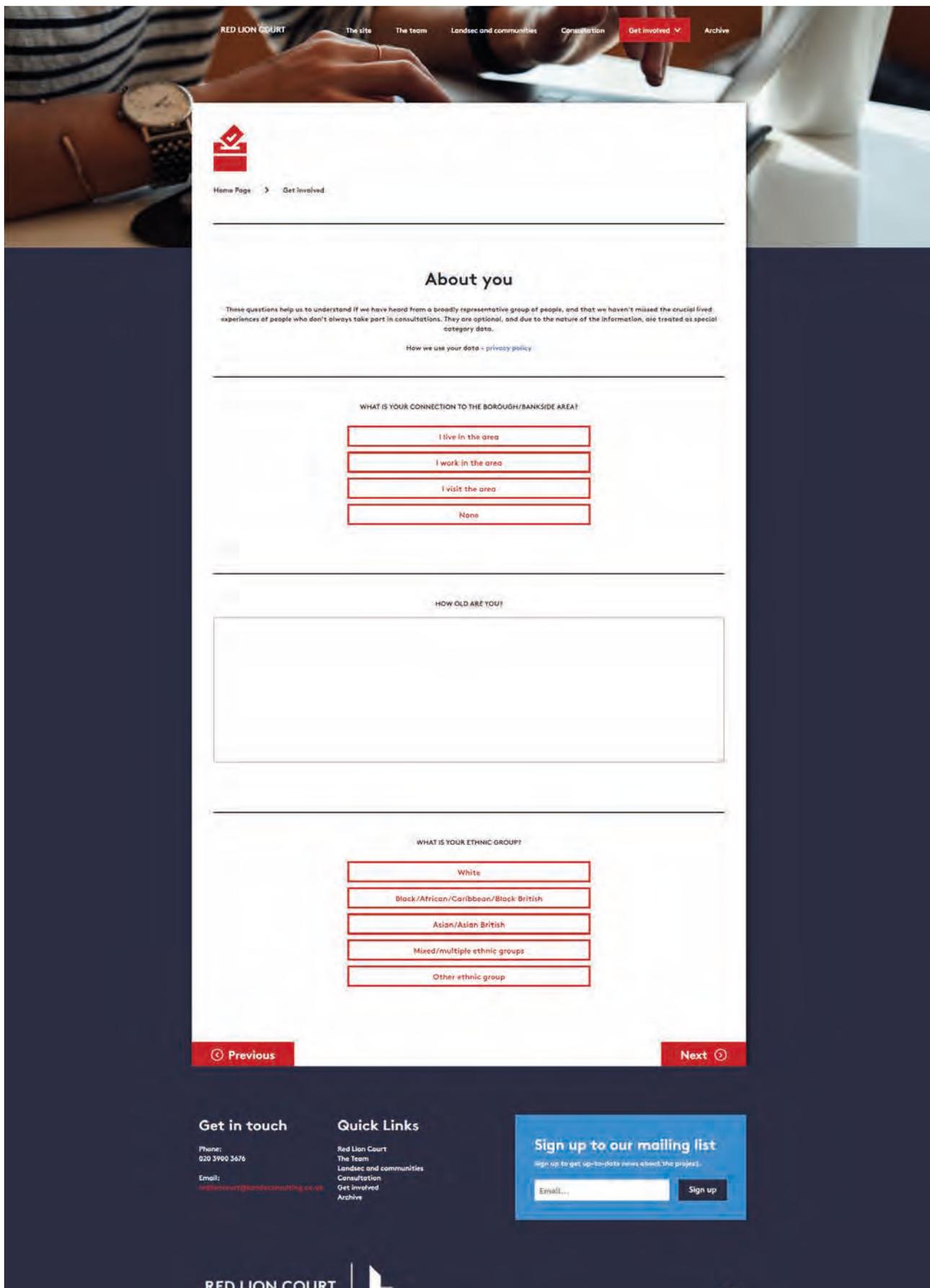
Archive

The following files are key information that have been shared with the local community to date.
You are welcome to download these for your reference.



Appendix VI – Survey 1A - 'Share your experiences of Bankside' (September 2021)





The screenshot displays the Red Lion Court website interface. At the top, a navigation menu includes 'The site', 'The team', 'Landsec and communities', 'Consultation', 'Get involved', and 'Archive'. Below the navigation is a header with the Red Lion Court logo and a 'Home Page > Get involved' breadcrumb. The main content area is titled 'Your connection to Bankside' and features a 'KNOWLEDGE MAPPING' section with the heading 'WHAT IS YOUR CONNECTION TO BANKSIDET'. A dark box prompts users to 'Click to drop a pin on your home address or workplace. Skip this question if you only visit the area.' Below this is a Google Map of the Bankside area in London, showing various landmarks and streets. At the bottom of the map area are 'Previous' and 'Next' navigation buttons. The footer contains three sections: 'Get in touch' with contact information (Phone: 020 3900 3676, Email: redlioncourt@landsecconsulting.co.uk), 'Quick Links' with a list of site navigation options, and a 'Sign up to our mailing list' form with an email input field and a 'Sign up' button. The footer also includes the Red Lion Court and Landsec logos, a copyright notice for 2018, and a back-to-top icon.

The screenshot displays the RED LION COURT website interface. At the top, a navigation menu includes 'The site', 'The team', 'Landsec and communities', 'Consultation', 'Get involved', and 'Archive'. The main content area features a red logo and a breadcrumb trail: 'Home Page > Get involved'. The primary heading is 'Your experience of Bankside – outdoor space'. Below this, a 'KNOWLEDGE MAPPING' section asks 'WHAT IS A LOCAL OUTDOOR SPACE (FOR EXAMPLE A PARK, SQUARE, OR VIEWPOINT) THAT YOU LIKE TO VISIT?'. A dark button prompts the user to 'Click to drop a pin.' Below the button is a Google Map of the Southwark area in London, with various landmarks and points of interest marked. Underneath the map, there are two text input fields: 'What do you like about this outdoor space?' and 'If at all, how do you think it could be improved?'. At the bottom of the form, there are 'Previous' and 'Next' navigation buttons. The footer contains three sections: 'Get in touch' with phone and email details, 'Quick Links' with a list of site sections, and a 'Sign up to our mailing list' form with an email input field and a 'Sign up' button.

RED LION COURT The site The team Landsec and communities Consultation **Get involved** Archive



Home Page > Get involved

Your experience of Bankside – facilities and amenities

KNOWLEDGE MAPPING

WHAT IS A LOCAL FACILITY OR AMENITY FOR LOCAL RESIDENTS OR BUSINESSES (FOR EXAMPLE A SHOP, RESTAURANT OR GYM) THAT YOU LIKE TO VISIT OR USE?

Click to drop a pin.



What do you like about this facility?

Your Comment...

Are there any facilities for local residents or businesses that you think are missing in the local area/would like to see more of?

Your Comment...

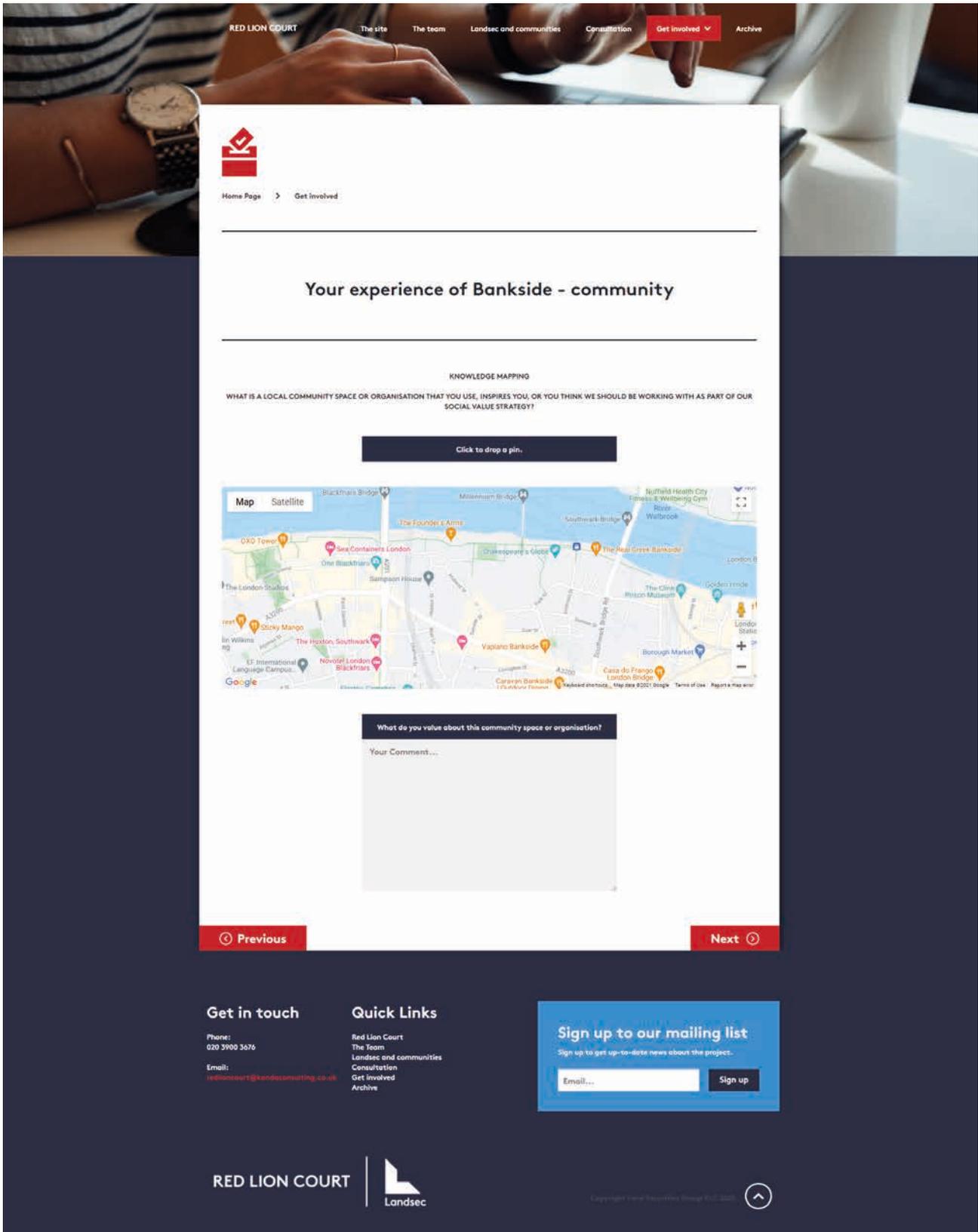
[Previous](#) [Next](#)

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Email: redlioncourt@landsecconsulting.co.uk

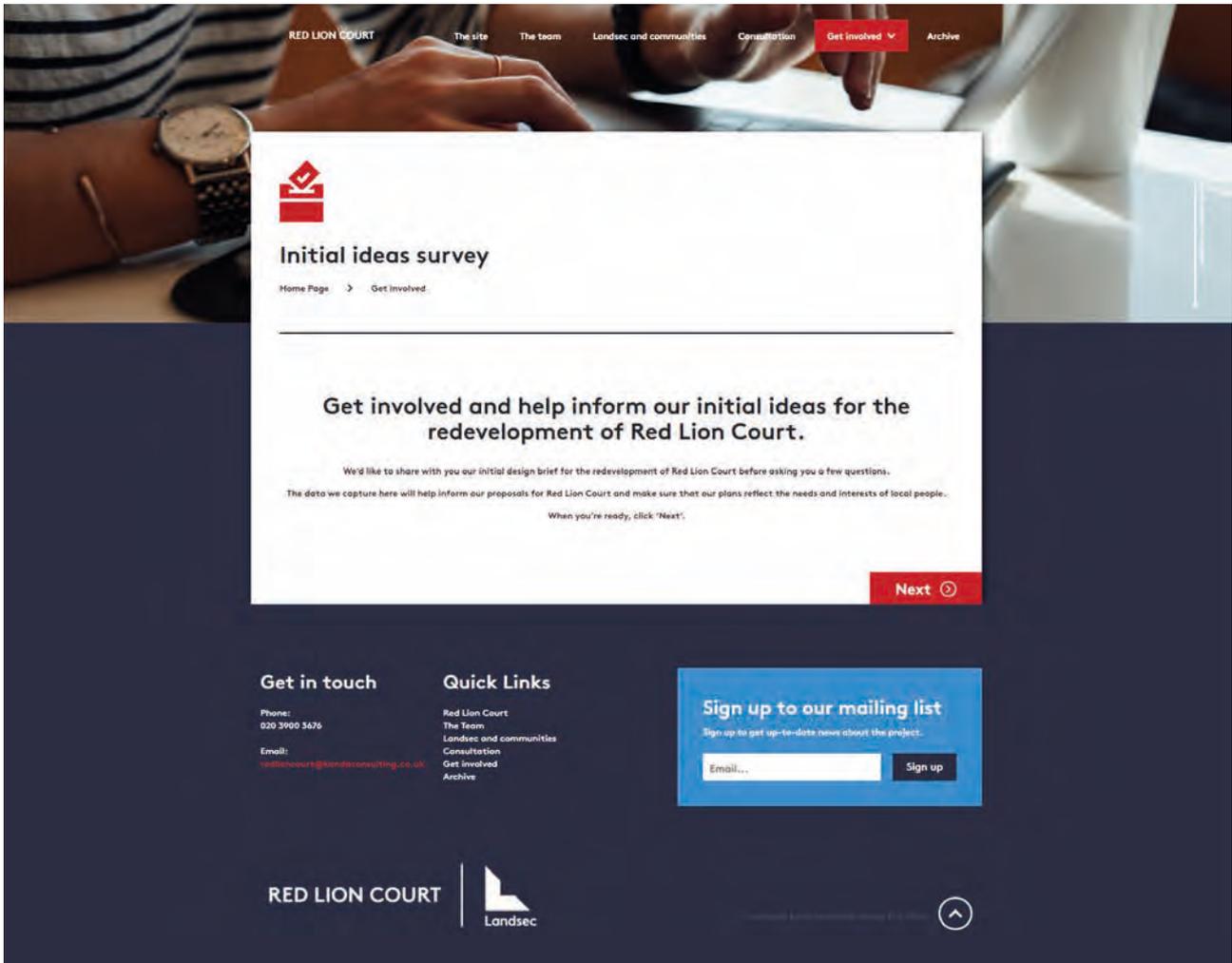
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Email...



Appendix VII – Survey two ‘Our initial ideas’ (September 2021)



RED LION COURT The site The team Landsec and communities Consultation **Get involved** Archive

Initial ideas survey

Home Page > Get involved

Room for improvement

Plan of Red Lion Court today

Through an initial assessment and feasibility study we have identified several issues and opportunities with Red Lion Court as it is today that we would seek to address in its redevelopment. These include:

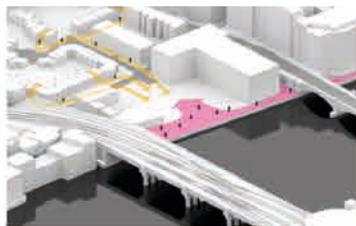
Public access

We recognise that the existing site is bounded by walls and fencing discouraging public access where there might be.

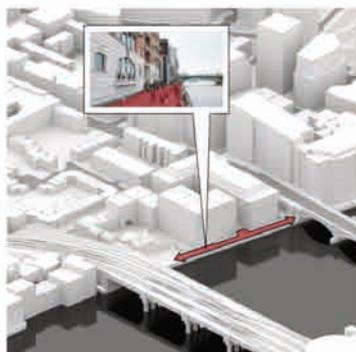
We have an opportunity through the redevelopment of Red Lion Court to create a more open building whilst enhancing the Thames Pathway/Park Street public right of way. This connection will improve connectivity between the Thames Pathway and the Southwark Cultural Quarter raising the awareness of significant cultural sites locally.

Public space

There is a noticeable pinch point for pedestrians walking along the Thames Pathway in front of Red Lion Court. The pathway widens both east (in front



Public space



There is a noticeable pinch point for pedestrians walking along the Thames Pathway in front of Red Lion Court. The pathway widens both east (in front of the Anchor pub) and west (in front of the Tate Modern) of the site, creating waterfront public spaces.

We have an opportunity to widen and improve the Thames Pathway at Red Lion Court, creating a new outdoor public space on the waterfront to pause in and enjoy.

Amenities for the local community



The existing site does not include any publicly accessible amenities for local residents or businesses. This contributes to what we call an 'inactive frontage', an uninviting and unusable ground floor level, particularly noticeable on Red Lion Court's frontage facing the Thames Pathway. This is rarely the case elsewhere along the Pathway.

We want to support a new public space on the waterfront by delivering new uses, creating an 'active frontage', contributing to the Thames Pathway and creating a destination for local residents, workers and visitors to the area.

We want to ensure that the amenities we provide at Red Lion Court reflect the needs of the local community of residents and businesses. You can let us know what amenities you would like to see at Red Lion Court in a few pages time.

Office space

The site is located within the Borough, Bankside and London Bridge Opportunity Area under the London Plan 2015. This allocation is indicative of the growth that both the Mayor of London and the Greater London Assembly would like to see in the area. The allocation has place for 25,000 new jobs in the area and delivering new office space fit for the future would support this ambition.

We can provide an uplift in office space through the redevelopment of Red Lion Court, including a proportion of space at discounted rents. The existing outdated and inefficient office space is at the end of its useful economic life and would be replaced with high-quality, flexible, future-proofed office space that would be suitable for a broad range of occupiers.

[Previous](#)

[Next](#)

Get in touch

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020 3900 5676
Email:
redlioncourt@landsecconsulting.co.uk

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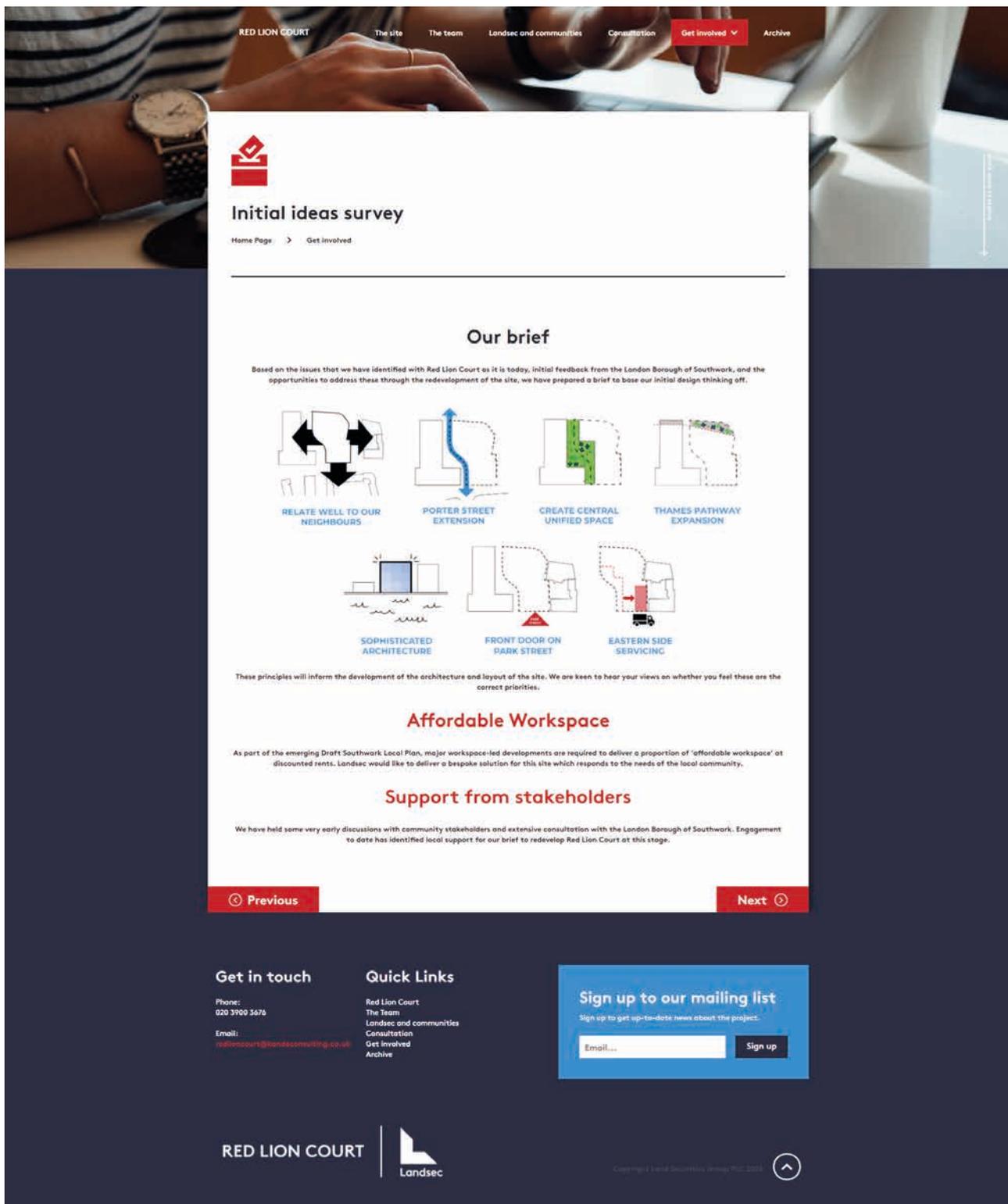
Email:

RED LION COURT



© 2018 Landsec. All rights reserved.





RED LION COURT The site The team Landsec and communities Consultation **Get involved** Archive

 **Initial ideas survey**
Home Page > Get involved

Sustainability and social value

Redevelopment rather than refurbishment

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. 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.

Sustainability and redevlopment

While we recognise the potential sustainability benefits of refurbishment, the structural reinforcement required results in a significant reduction in these benefits. Redevelopment allows us to reuse as much of the building as possible while providing flexibility to achieve our ambitious targets.

We have committed to a net zero carbon building here. Our net zero carbon claims are always in construction AND operation. Landsec were the first property company in the world to set science-based targets in 2016, and consistently rank top of sustainability benchmarks.

Social value

Landsec are working with Social Value Portal to demonstrate social value we will bring through redevelopment – estimated at £230m through local employment, job opportunities for disadvantaged groups, affordable workspace, education programmes, and support for local and diverse supply chains. Our initial needs analysis has identified a number of opportunities to generate social value based on the specific circumstances of Southwark and Borough and Bankside ward. These include:

-  Creation of employment opportunities for disadvantaged groups. In particular people from ethnic minorities who are unemployed and people who are long-term unemployed
-  Support the growth of local micro and small businesses through supply chain opportunities and business advice
-  Creating healthier communities through initiatives to support mental health for adults and children
-  Protecting the environment through use of renewable energy

What's next?

We'd like to hear your thoughts on our initial design brief for Red Lion Court. Please consider answer a few questions on the next page.
[How we use your data - privacy policy](#)

[Previous](#) [Next](#)

Get in touch
Phone: 020 3990 3676
Email: redlioncourt@landsecconsulting.co.uk

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RED LION COURT  [^](#)

RED LION COURT The site The team Lendsec and communities Consultation Get involved Archive

 **Initial ideas survey**
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Questions

1. WHAT ARE YOUR THOUGHTS ON THE OPPORTUNITIES THAT WE HAVE IDENTIFIED AT RED LION COURT (IMPROVED PUBLIC ACCESS, PUBLIC SPACE, AMENITIES FOR THE LOCAL COMMUNITY AND NEW OFFICE SPACE)?

I like them

Neutral

No view

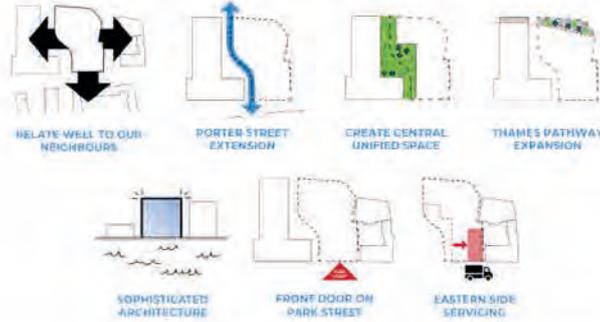
I do not like them

2. PLEASE GIVE A REASON FOR YOUR ANSWER.

3. WE WANT TO ENSURE THAT THE FACILITIES AND AMENITIES (FOR EXAMPLE SHOPS, RESTAURANTS, GYM) WE PROVIDE AT RED LION COURT REFLECT THE NEEDS OF THE LOCAL RESIDENTIAL AND BUSINESS COMMUNITY. WHAT WOULD YOU LIKE TO SEE/SEE MORE OF IN THE LOCAL AREA?

4. WE WANT TO PROVIDE A BESPOKE AFFORDABLE WORKSPACE SOLUTION WHICH MEETS THE NEEDS OF THE LOCAL COMMUNITY, WHAT TYPE OF SPACES WOULD BEST SUPPORT LOCAL BUSINESSES IN THE AREA?

5. DO YOU HAVE ANY THOUGHTS ON OUR DESIGN BRIEF? WE HAVE INCLUDED THE DIAGRAMS YOU SAW EARLIER BELOW.



6. A KEY ASPIRATION WE HAVE AT RED LION COURT IS TO ENHANCE AND EXPAND THE PUBLIC REALM AND TRANSFORM THE THAMES PATHWAY. WHAT ARE YOUR THOUGHTS ON THIS?

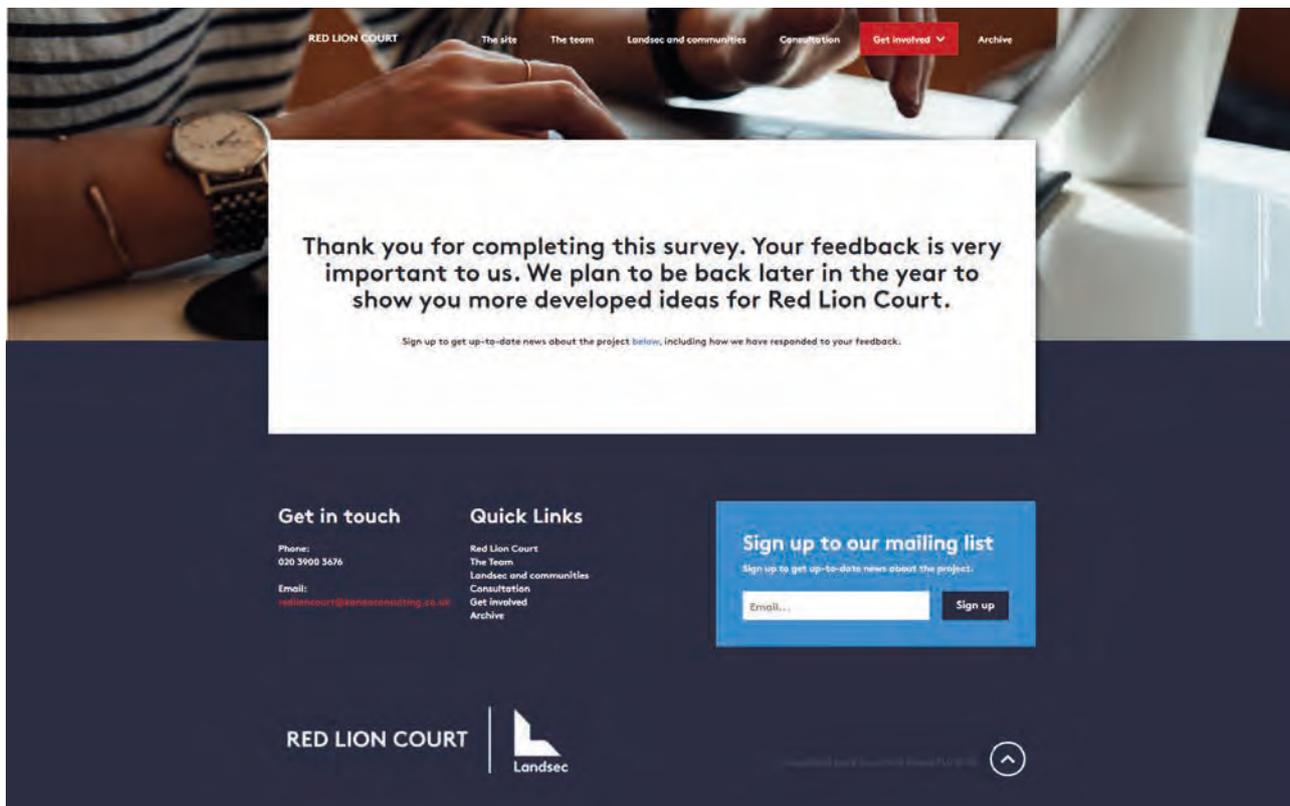
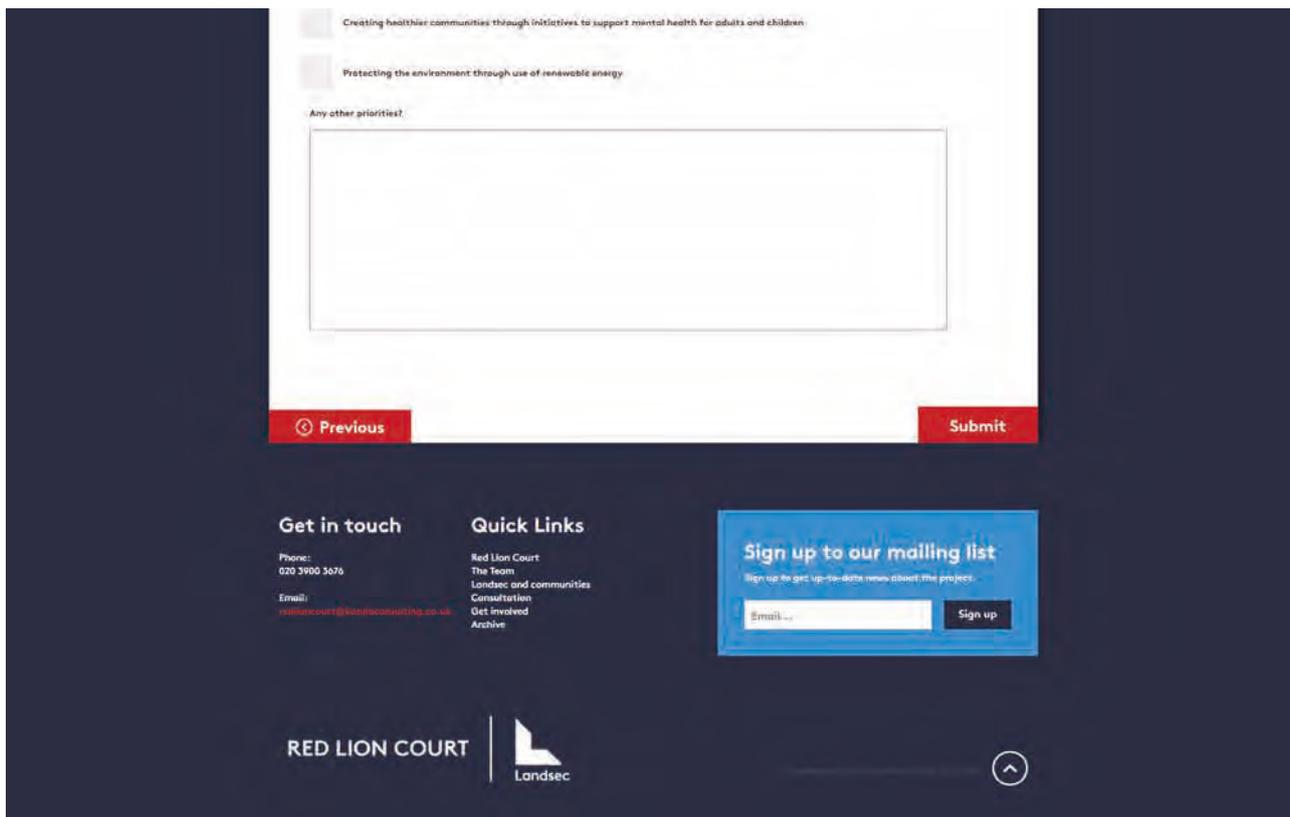
I like this
Neutral
No view
I do not like this

7. PLEASE GIVE A REASON FOR YOUR ANSWER.

8. OUR LOCAL NEEDS ANALYSIS HAS HIGHLIGHTED SEVERAL OPPORTUNITIES TO ADD VALUE IN SOUTHWARK THROUGH THE RED LION COURT DEVELOPMENT. PLEASE RANK THE FOLLOWING IN ORDER FROM HIGHEST TO LOWEST PRIORITY IN YOUR VIEW:

Reset

- Creation of employment opportunities for disadvantaged groups, in particular people from ethnic minorities who are unemployed and people who are long-term unemployed
- Support the growth of local micro and small businesses through supply chain opportunities and business advice
- Creating healthier communities through initiatives to support mental health for adults and children
- Protecting the environment through use of renewable energy



Appendix VIII – Public newsletter (September 2021)



Help shape our proposals for the redevelopment of Red Lion Court.



Hello!

Landsec is considering the redevelopment of Red Lion Court, Bankside, to create a new workspace-led destination located on the Thames Pathway.

At this early stage, we want to understand the lived experience of those who live, work and visit the Bankside area. This will help us identify local needs that we may have the opportunity to address through the redevelopment of Red Lion Court.

We'd also like to share with you, and hear your thoughts on, our initial thoughts on the redevelopment of Red Lion Court.

For more information, please visit our website.



Scan for [redlioncourt.com](https://www.redlioncourt.com)

Public consultation

For the time being, public consultation on the proposals for Red Lion Court will be predominantly held online via our website.

If you do not have access to the internet please get in touch via the details found on the back of this flyer.

In the coming months we may hold online or in-person events while remaining mindful of risks to public health and your personal safety. We will advertise these in advance.

We are Landsec

Sustainable places. Connecting communities. Realising potential. We live by these principles to create great experiences for people, now and in the future.

We create places that make a lasting positive contribution to our communities and our planet. We bring people together, forming connections with each other and the spaces we create. And we provide our customers, partners and people with a platform to realise their full potential.

Red Lion Court

The existing building at Red Lion Court is tired, dated and has reached the end of its economic life. We have identified several issues and opportunities with Red Lion Court as it is today that we would seek to address in its redevelopment.

We are aware of the emerging proposals for other sites in the local area and will reflect on these throughout our design process.

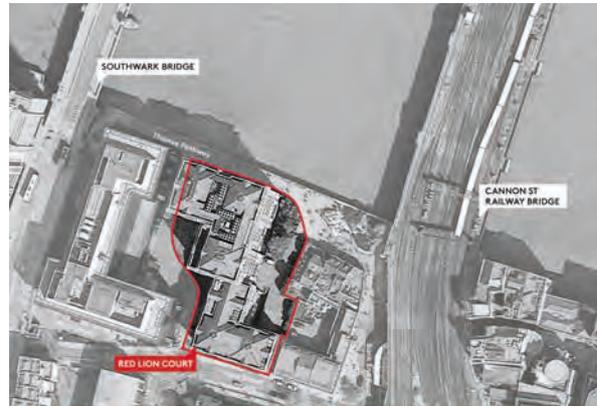
At this stage, we want to share our thoughts with you and hear your own.

Get Involved

Over the next few weeks the team would love to hear from you to help inform our designs.

We look forward to hearing your views on the proposals throughout the consultation period between now and early next year.

To share your lived experience of the Bankside area, and to help shape the future of Red Lion Court, please visit:
redlioncourt.com



To help shape the future of
Red Lion Court, please visit:

redlioncourt.com

Contact

If you'd like to discuss the project in more detail, or request a printed information pack, please get in touch:

E: redlioncourt@kandaconsulting.co.uk
P: 020 3900 3676

Appendix IX – Social media advertisements (September 2021)

Kanda
Published by Sabrina Francis · 4 October at 15:59 · 🌐

Get involved and have your say on the emerging proposals to improve Red Lion Court. Head to the website to read about how the project will deliver key public benefits that will transform the Thames Pathway.



REDLIONCOURT.COM

Join the conversation
We're keen to hear from the community

[Learn More](#)

👍 1

👍 Like 💬 Comment ➦ Share

Comment as Kanda
Press Enter to post.

Kanda
Published by Sabrina Francis · 4 October at 16:00 · 🌐

Landsec want to hear from you on how they can transform the tired and dated Red Lion Court, Bankside. Read more about Landsec's vision for the site and how it will improve the public realm on the Bankside. Leave your feedback on the website



REDLIONCOURT.COM

Join the conversation
We're keen to hear from the community

[Learn More](#)

👍❤️ 2 1 share

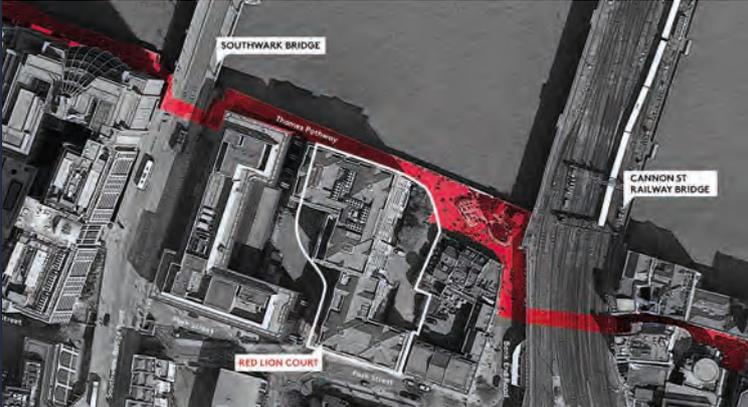
👍 Like 💬 Comment ➦ Share

Comment as Kanda
Press Enter to post.

Appendix X –Pop-up event materials (November 2021)

RED LION COURT

HAVE YOUR SAY

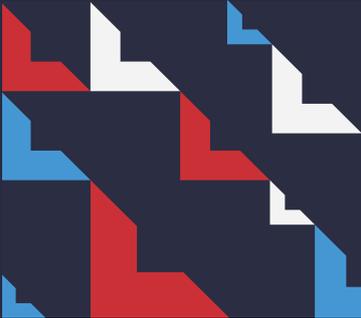


Landsec are proposing the redevelopment of Red Lion Court, a tired and dated office building in Bankside, into a new workspace-led waterfront destination providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.

Design Principles

- Relate well to our neighbours
- Porter Street extension
- Create central unified space

- Thames Pathway expansion
- Sophisticated architecture
- Front door on Park Street
- Eastern side servicing



Let us know your thoughts by visiting the website and completing our survey:

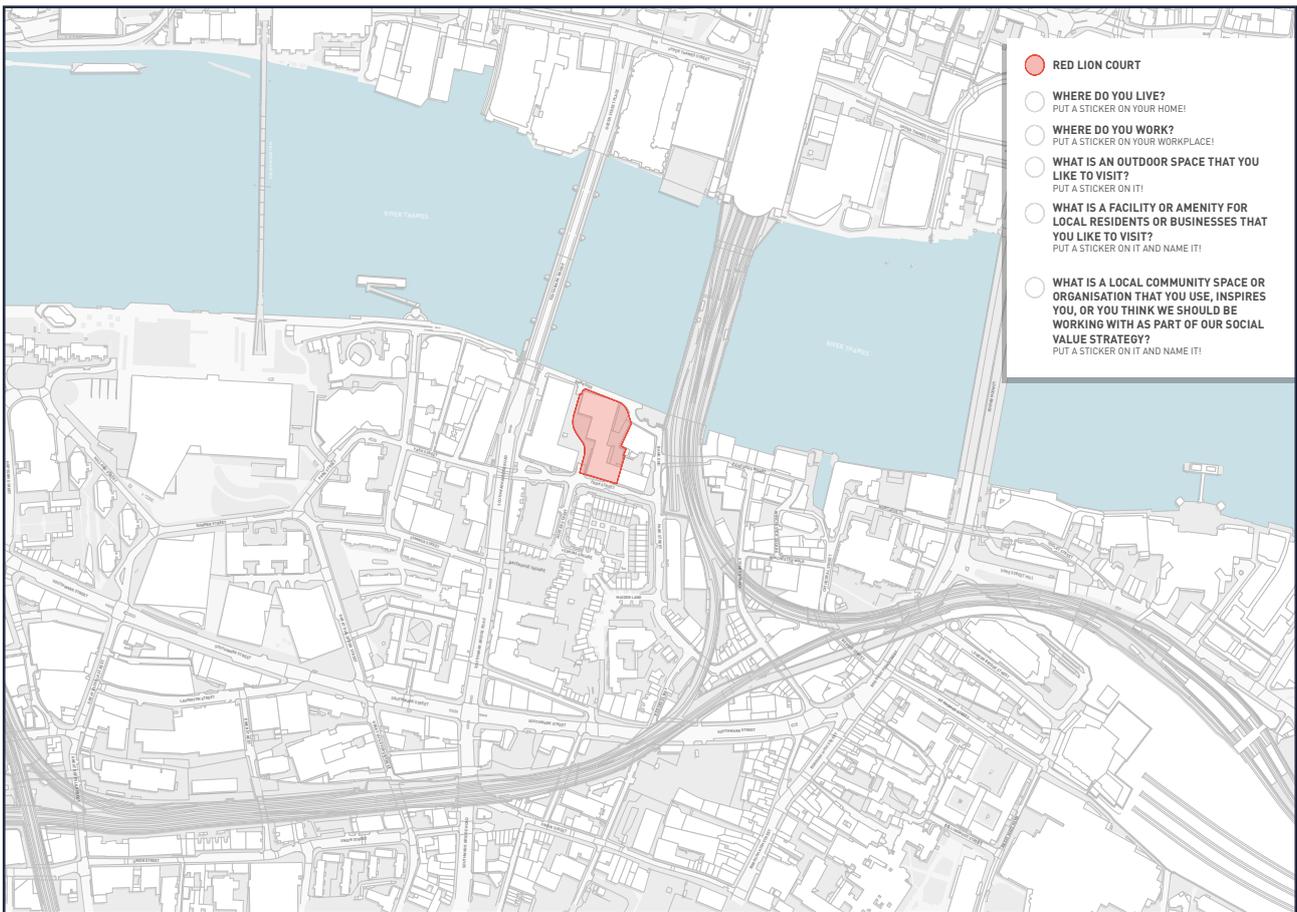
 www.redlioncourt.com

Scan the qr code to go to the website

SCANNOR CODE







Appendix XI – Stakeholder meeting request letter (November 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

Private & Confidential

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent by email: [REDACTED]

5 November 2021

Dear [REDACTED]

Invitation to meeting on proposals for Red Lion Court

Further to our previous letter of the 27th September notifying you of the launch of our initial phase of public consultation on our emerging proposals for the redevelopment of Red Lion Court, we would welcome the opportunity to organise a meeting with you to discuss our progress on this prominent site in Bankside.

To recap, the vision for Red Lion Court, located on the Thames Pathway between London Bridge and the Tate Modern art gallery, is to create a new, workspace-led, sustainable waterfront destination, providing key public benefits, space and public realm improvements. The proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

Our previous occupier for the building, Lloyds, have vacated the building as their lease had come to an end. The building is tired and dated and has reached the end of its operational life. We are therefore starting to look at fresh proposals for the site and there is considerable work to do consulting with our neighbours and seeking their opinions, ahead of making a planning application.

As the building is vacant, to ensure the property is kept active, well managed and secure in the interim we have been exploring ways to put the space to a positive use. Landsec have decided to work with the unique property-based charity, Aspire Via Studios – an organisation that manages affordable studios and works with local communities to support the next generation of artists in the city and uses the proceeds to support causes and organisation close to their heart in the creative and artistic sphere. They are currently in the process of moving in.

For more than a year we have held extensive discussions with planning officers to come to an agreed brief for the site and are confident we now have an approach which can secure officer, member, and public support. We recently began public engagement on local needs and



priorities and the high-level aspirations for the site – including in-person pop up events and the launch of the dedicated website at <https://redlioncourt.com/> - we would welcome the opportunity to brief you on our progress to date and discuss the results of our consultation and our proposed next steps.

We would be happy to meet in person or via videoconference, subject to your preference. If you would be interested in meeting, please get in touch to share your availability with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling 020 3900 3676.

Please also get in touch with our engagement team if you've any questions or comments in the meantime.

Kind regards,

Kiran Pawar
Development Director



Appendix XII – Stakeholder public consultation two invitation letter (December 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

Private & Confidential

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent by email: [REDACTED]

3rd December 2021

Dear [REDACTED]

Launch of second public consultation on proposals for Red Lion Court

I hope you are well. I'm writing following our catch up earlier this year to let you know that we have been developing proposals for Red Lion Court and would like to invite you to **our upcoming consultation events on Wednesday 8th December 2021 from 4pm - 7pm and Saturday 11th December 2021 from 4:30pm – 7:30pm at The Bridge Café, 73-81 Southwark Bridge Road SE1 0NQ.**

We will be taking measures to make the event covid-safe in line with Government guidance. We ask that you have no symptoms or a recent negative test result and encourage people to wear a face mask unless they are exempt.

We additionally have a 'virtual' exhibition on our dedicated website www.redlioncourt.com alongside the events we are hosting next week.

Thank you for meeting us previously. We would welcome the opportunity to organise a follow up meeting with you early in the New Year to discuss our consultation and the emerging design for the site. If you would be interested in meeting, please get in touch with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling 020 3900 3676.

Kind regards,

Jess White
Development Manager

Appendix XIII –Near neighbour site survey and consultation letter (December 2021)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

3rd December 2021

Dear neighbour,

Launch of second public consultation on proposals for Red Lion Court

I hope you are well. I'm writing on behalf of Landsec to update you on our developing proposals for Red Lion Court and to invite you to **our upcoming consultation events on Wednesday 8th December 2021 from 4pm - 7pm and Saturday 11th December 2021 from 4:30pm – 7:30pm at The Bridge Café, 73-81 Southwark Bridge Road SE1 0NQ.**

You are welcome to attend these events to discuss the proposals with members of the project team. We will be taking measures to make the event covid-safe in line with Government guidance. We ask that you have no symptoms or a recent negative test result and encourage people to wear a face mask unless they are exempt.

Landsec is one of the UK's leading commercial property companies, with a history and future of investment in Southwark, aiming to create a more desirable place to live, work and play. Landsec strives to connect communities, realise potential and deliver sustainable places.

Following an initial round of consultation in understanding local needs and aspirations, Landsec is keen to engage with its neighbours on our developing ideas for the site. We have a 'virtual' exhibition on our dedicated website www.redlioncourt.com alongside the events we are hosting next week. We would welcome your feedback on our emerging proposals.

As you may be aware, the vision for Red Lion Court, located on the Thames Pathway between London Bridge and the Tate Modern art gallery, is to create a new, workspace-led, sustainable waterfront destination, providing key public benefits, new retail space and amenities and public realm improvements. The proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

While we work on refining our plans, some geotechnical investigatory works will be carried out to investigate the property and its foundation. This will result in some noisy activities during daytime hours such as concrete coring and boreholes, the majority of which will take place from now until 17th December 2021. We apologise in advance for the inconvenience this may cause.

Should you have any questions, please get in touch with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling 020 3900 3676.

Kind regards,

Jess White
Development Manager

Appendix XIV – Public newsletter (December 2021)



Public consultation

Thank you to everyone who participated in our initial consultation on the future of Red Lion Court. Your contributions have been very helpful in developing 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 a second stage of consultation, inviting feedback from local people on our emerging design proposals for the site. We welcome your thoughts as we continue to develop these.

To read more and share your thoughts, please visit our website.



Scan for [redlioncourt.com](https://www.redlioncourt.com)

Consultation drop-ins

We will be hosting drop-in events for the local community as part of this phase of consultation. These will be held at The Bridge, 73-81 Southwark Bridge Road, London SE1 0NQ on the following dates:

 Wednesday 8th December, 4pm – 7pm
Saturday 11th December, 4:30pm – 7:30pm

You are welcome to attend these event to discuss the proposals with members of the project team.

We are Landsec

Sustainable places. Connecting communities. Realising potential. We live by these principles to create great experiences for people, now and in the future.

We create places that make a lasting positive contribution to our communities and our planet. We bring people together, forming connections with each other and the spaces we create. And we provide our customers, partners and people with a platform to realise their full potential.

Red Lion Court

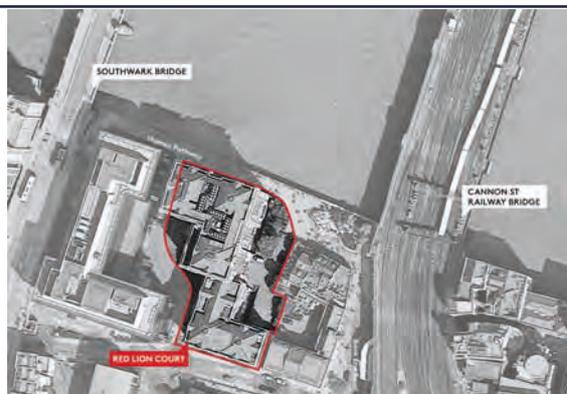
The existing building at Red Lion Court is tired, dated and has reached the end of its economic life. We have identified several issues and opportunities with Red Lion Court as it is today that we would seek to address in its redevelopment.

Our emerging proposals for the site reflect our understanding of the surrounding context – including proposals being brought forward for other sites in the local area. We welcome your thoughts on our progress.

Get Involved

The team would love to hear from you over the next few weeks to help inform our ongoing design process. Please visit the website at www.redlioncourt.com and complete our surveys to share your thoughts.

We plan to hold a further consultation early in the New Year, ahead of submitting a planning application to Southwark Council. Please sign up to the mailing list via the website to receive updates on the project.



To help shape the future of
Red Lion Court, please visit:

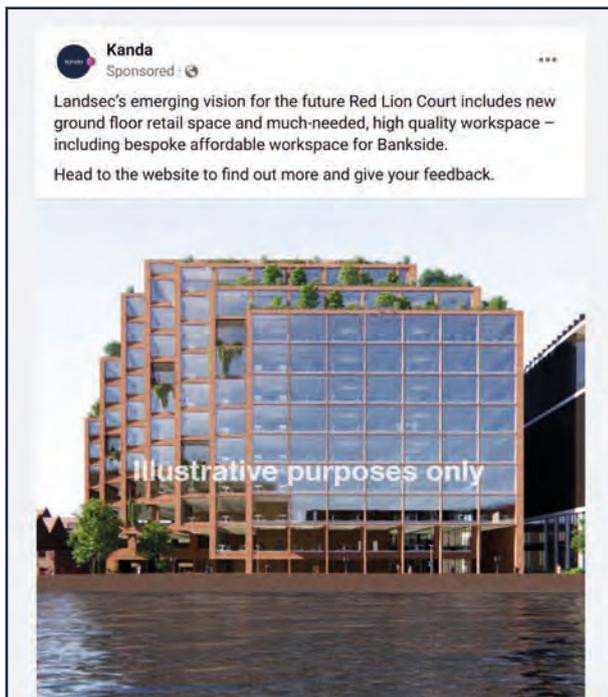
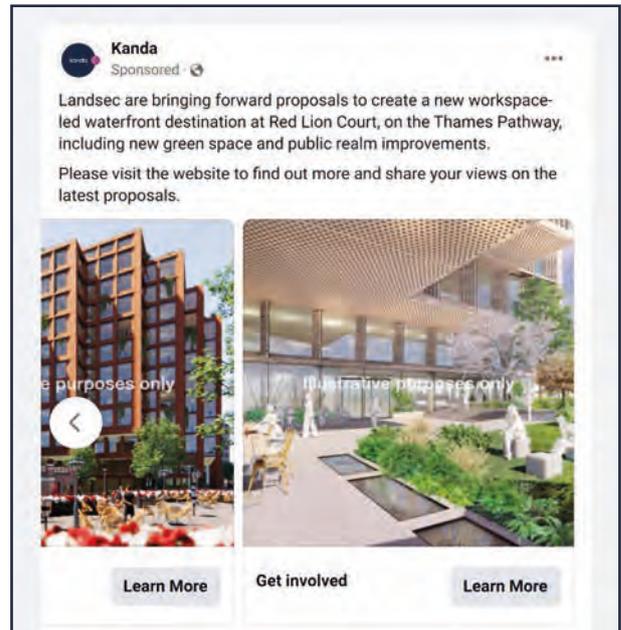
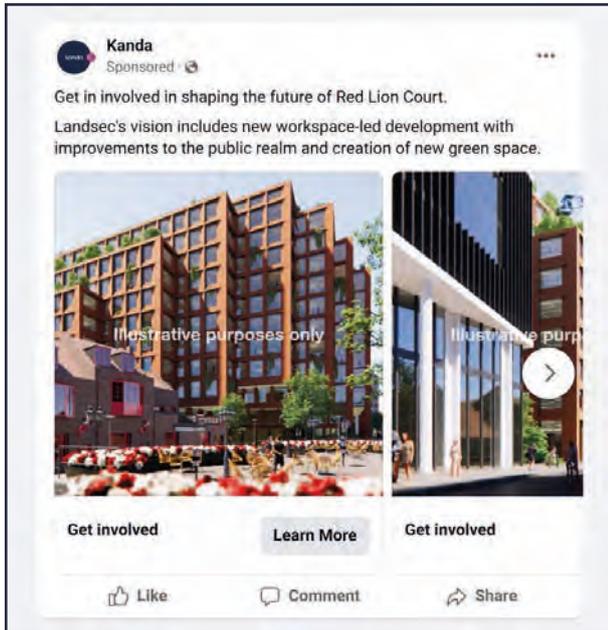
redlioncourt.com

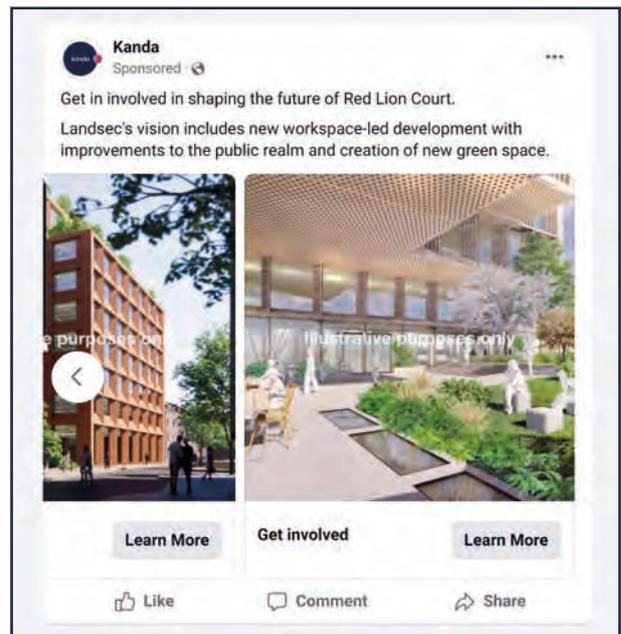
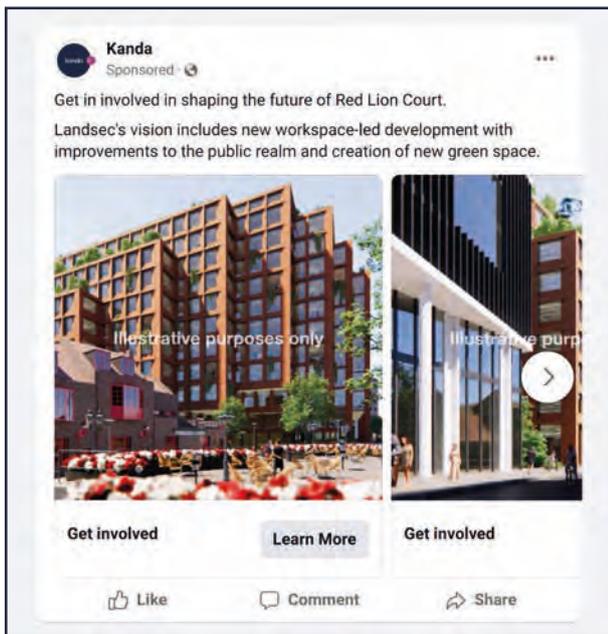
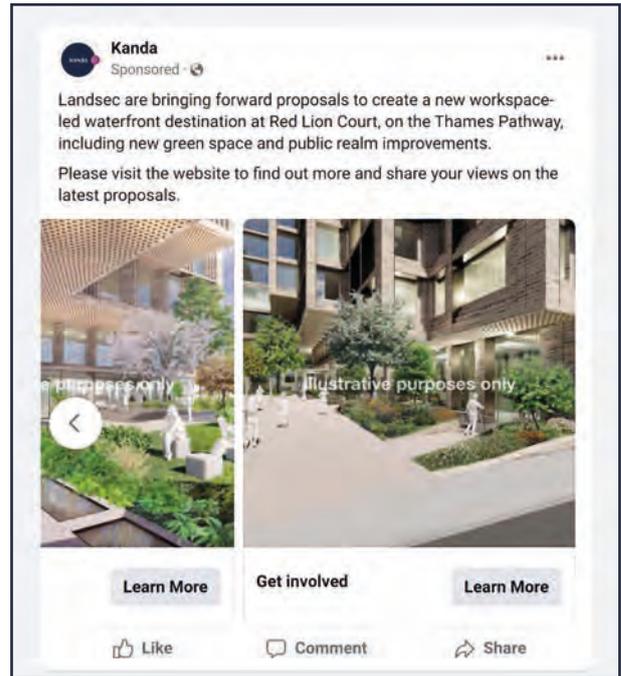
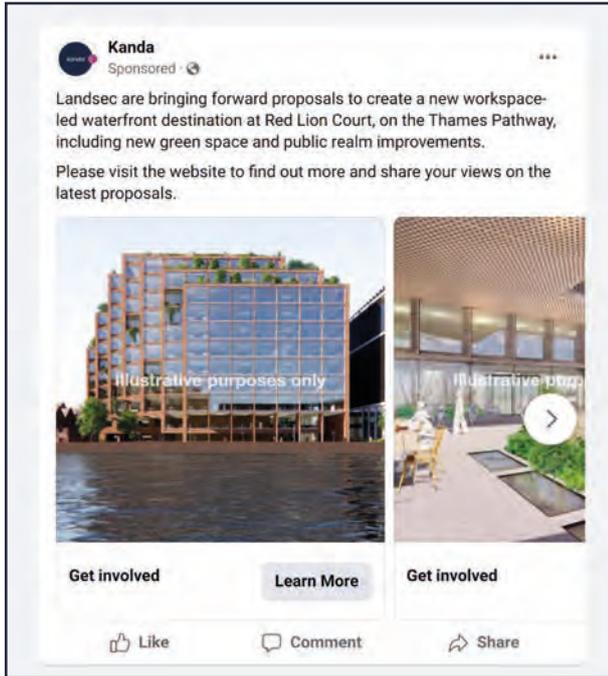
Contact

If you'd like to discuss the project in more detail, or request a printed information pack, please get in touch:

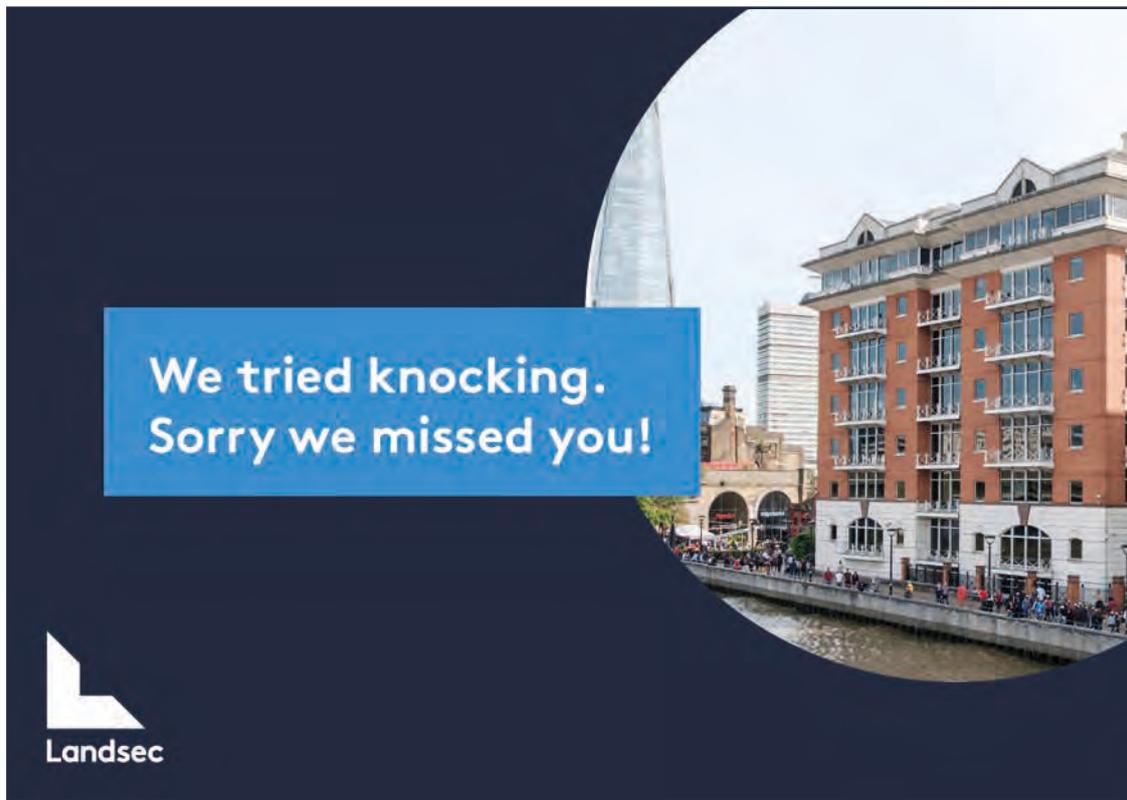
E: redlioncourt@kandaconsulting.co.uk
P: 020 3900 3676

Appendix XV – Social Media advertisements (December 2021)





Appendix XVI – Door knocking flyer (November 2022)



Red Lion Court

We had hoped to speak to you today about our plans for Red Lion Court.

At this early stage, we want to understand the lived experience of those who live and work in the area. This will help us identify local needs that we may have the opportunity to address through the redevelopment of Red Lion Court.

Get Involved

If you would like to get involved and help shape the future of Red Lion Court please consider visiting our website:

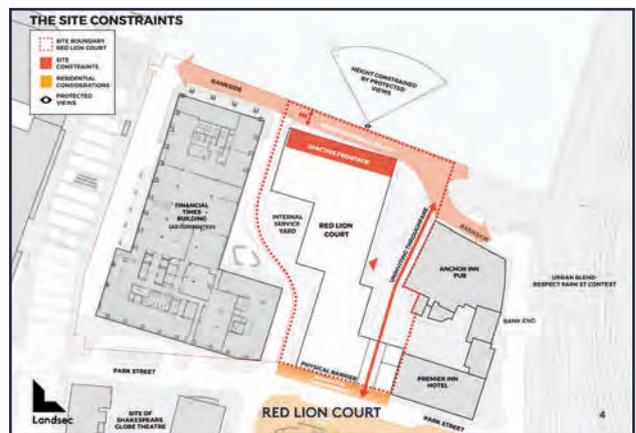
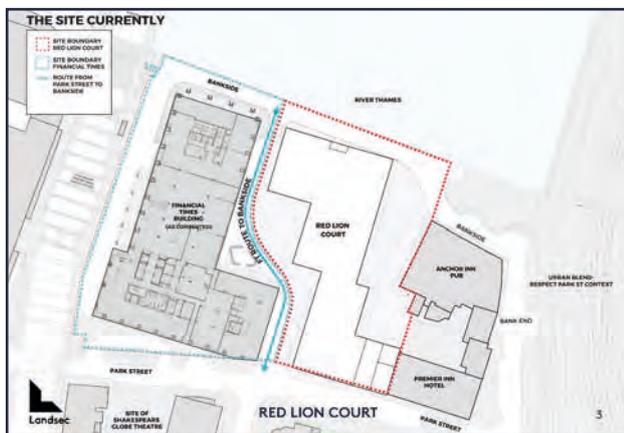
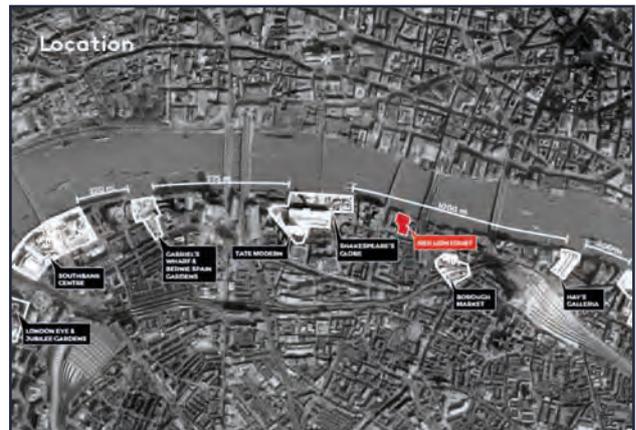
www.redlioncourt.com

Or you can contact us by:

Email: redlioncourt@kandaconsulting.co.uk

Phone: 020 3900 3676

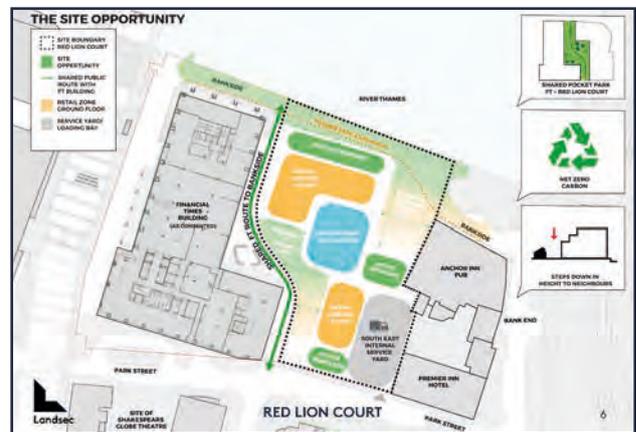




Room for improvement

The current building is tired and dated. We have identified several issues and opportunities with Red Lion Court as it is today that we seek to address in its redevelopment:

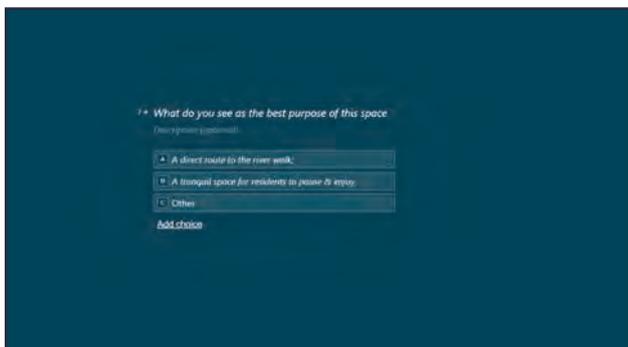
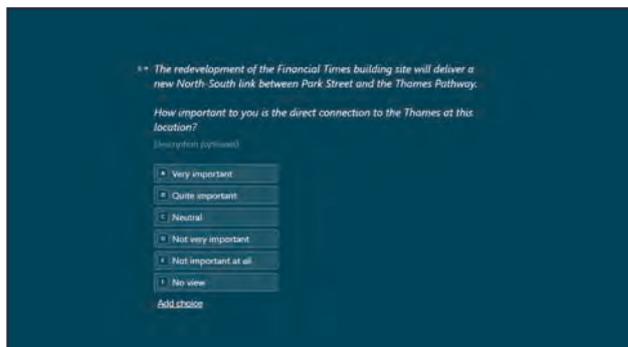
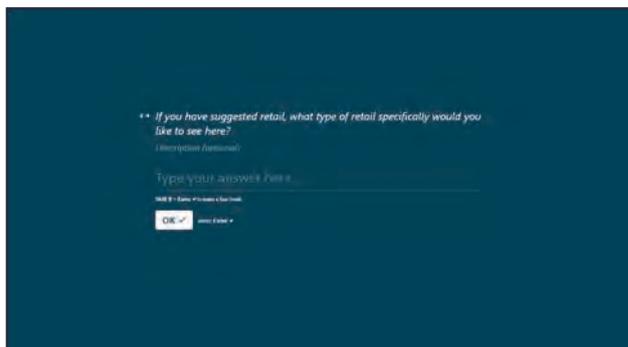
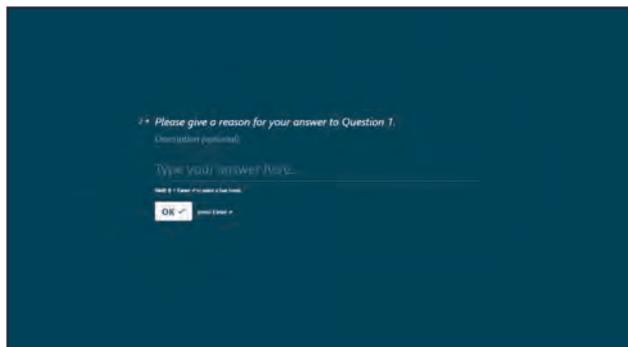
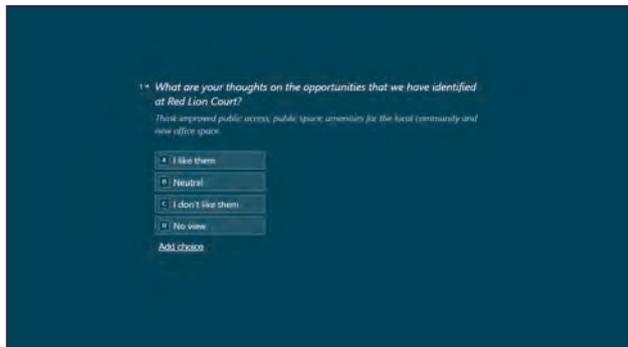
 Public access	 Public space	 No amenities	 Office space
Site bounded by walls and fencing, existing routes unclear and uninviting, & opportunity to improve connectivity	Notable pinch point on Thames Pathway, & opportunity to widen and create new outdoor public space	No publicly accessible amenities and 'inactive' frontage, & opportunity to create more of a destination	Allocated site within Opportunity Area and current building tired, outdated and inefficient



Summary of the brief

COMPLEMENTARY TO OUR NEIGHBOURS	ROKETT STREET EXTENSION	CREATE CENTRAL UNFREG SPACE	THAMES PATHWAY EXPANSION
SOPHISTICATED ARCHITECTURE	FRONT DOOR ON PARK STREET	EASTERN SIDE SERVICING	

Appendix XVII – Door knocking survey (November 2022)



10 • *Is there anything else we should be considering in our redevelopment of Red Lion Court?*
(Description: (optional))

Type your answer here...

1000 B • Close • 1000 B • Save

OK ✓

11 • *What's your name?*
(Description: (optional))

Type your answer here...

1000 B • Close • 1000 B • Save

OK ✓

12 • *What's your address?*
(Description: (optional))

Type your answer here...

1000 B • Close • 1000 B • Save

OK ✓

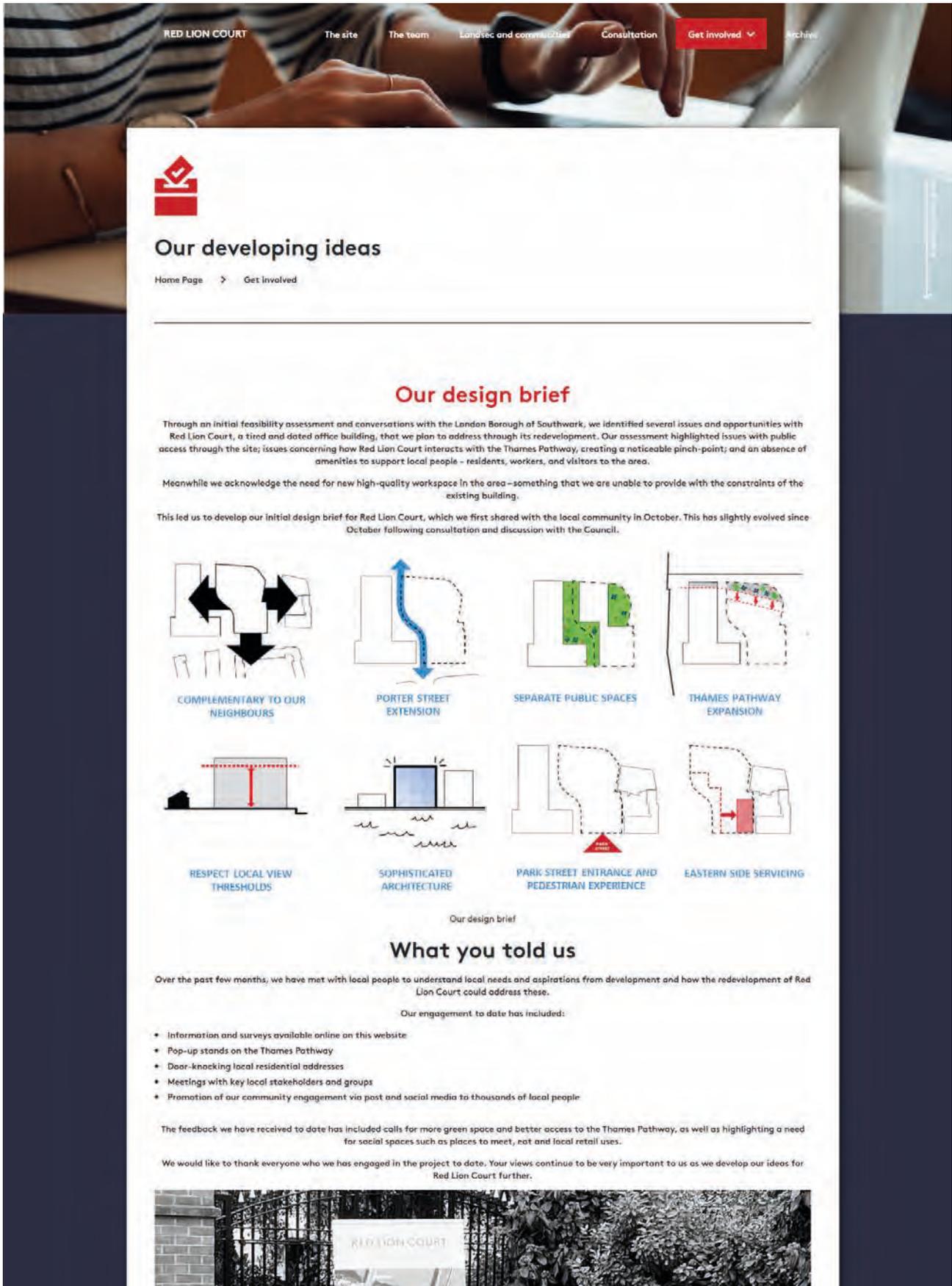
13 • *Would you like to be kept up-to-date with the project? If so, what is your email address?*
(Description: (optional))

Type your answer here...

1000 B • Close • 1000 B • Save

OK ✓

Appendix XVIII – Survey 2 - ‘Our developing ideas’ (December 2021)



We would like to thank everyone who we have 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

The survey on our developing ideas is now closed, thank you for your feedback and we will be consulting on our final proposals soon.

Next 

Get in touch

Phone:
020 3900 3476

Email:
redlioncourt@kandaconsulting.co.uk

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Our final proposals
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Sign up to get up-to-date news about the project.

Sign up

RED LION COURT



Landsec

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Archive



Our developing ideas survey

Home Page > Get involved

Our vision for Red Lion Court

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

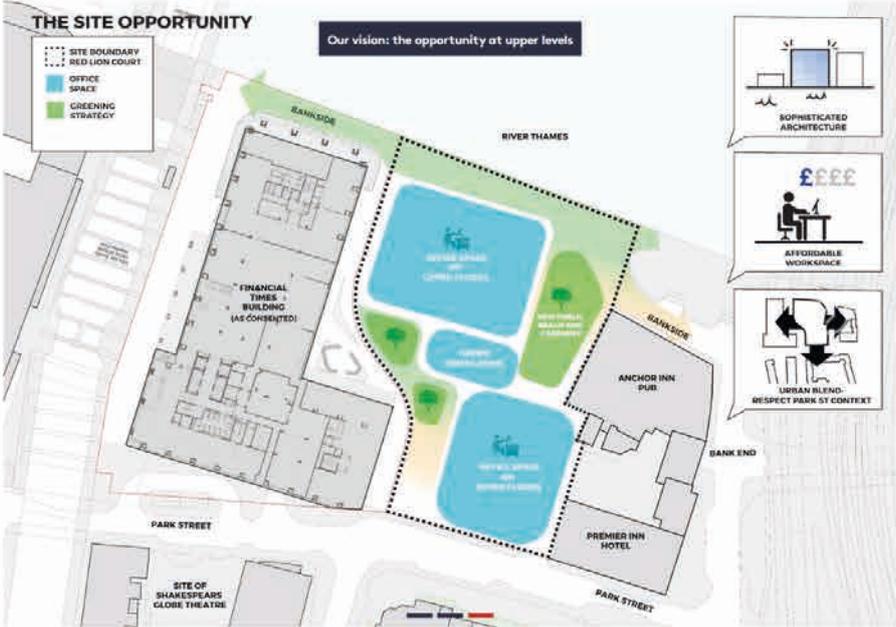
We have set very high targets for ourselves for sustainability in the redevelopment of Red Lion Court. Our proposal will:

- 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 CO2e/m2 GIA
- Focus on health and wellbeing and commit to target of WELL Core Platinum.

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 diagram illustrates the site opportunity at Red Lion Court, showing the site boundary, office space, and greening strategy. It highlights the vision for the opportunity at upper levels, including sophisticated architecture, affordable workspace, and an urban blend that respects the Park Street context. Key locations like the Financial Times Building, Anchor Inn Pub, and Premier Inn Hotel are also shown.



The survey on our developing ideas is now closed, thank you for your feedback and we will be consulting on our final proposals soon.

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Get in touch

Phone:
020 3900 3676

Email:
redlioncourt@kandaconsulting.co.uk

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Sign up to our mailing list

Sign up to get up-to-date news about the project.

Email...

Sign up

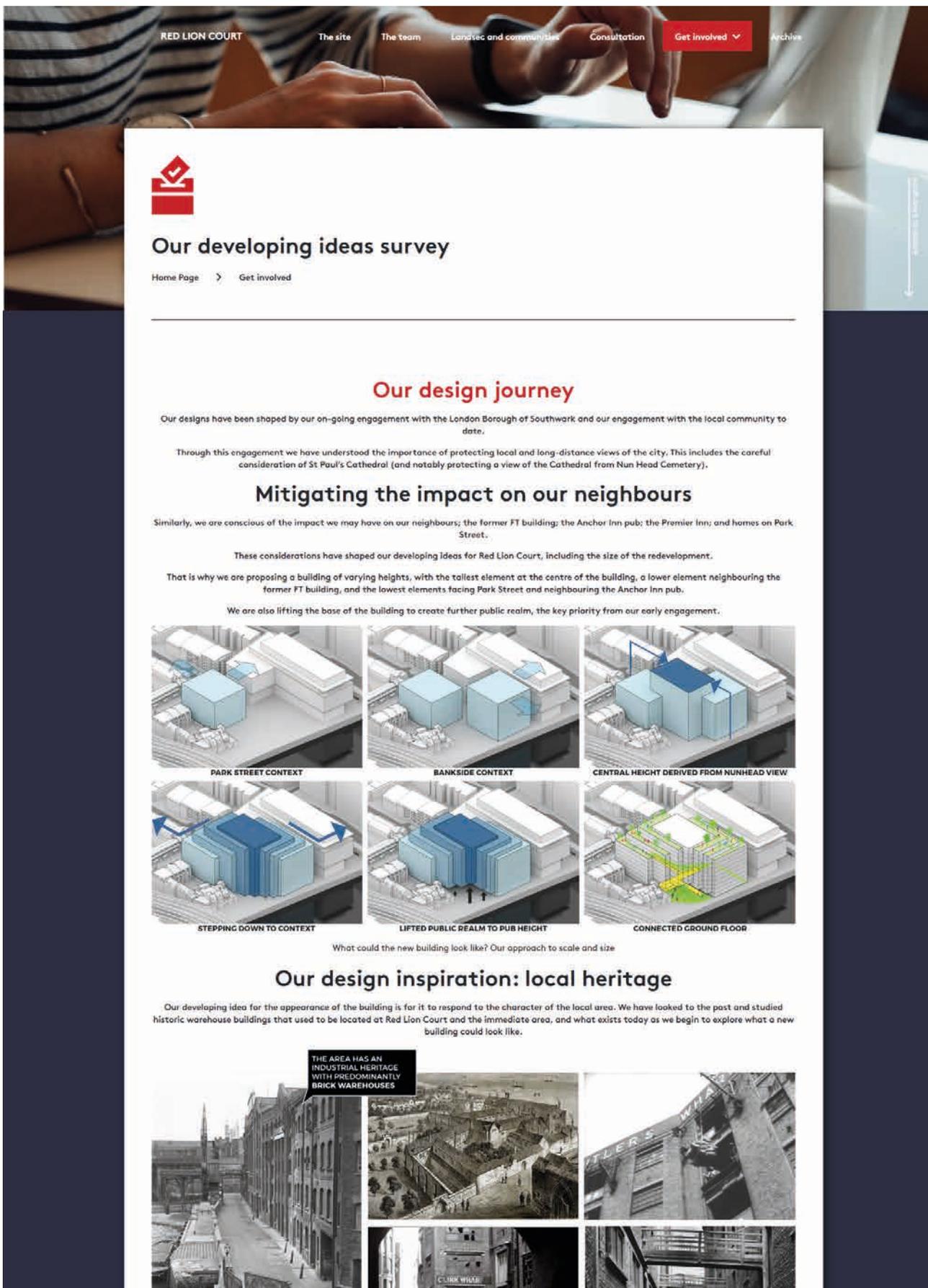
RED LION COURT



© 2019 Landsec Development PLC 2019



The screenshot shows a website page for 'RED LION COURT'. The navigation bar includes links for 'The site', 'The team', 'Landsec and communities', 'Consultation', 'Get involved' (with a dropdown arrow), and 'Archive'. The main content area features a red logo and the title 'Our developing ideas survey'. Below this is a breadcrumb trail: 'Home Page > Get involved'. The main heading is 'The need for new workspace in Southwark'. The text below states: 'We acknowledge that 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.' The next section is 'New workspace fit for the future at Red Lion Court', with text: '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.' The third section is 'Affordable workspace to support small local businesses', with text: '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.' Below this is an image of a modern workspace with a caption: 'Finding Inspiration In successful workspaces - White Collar Factory, Old Street'. The image shows a bright, open-plan office space with wooden tables and chairs, and a sign that says 'WORKSHOP COFFEE AT WHITE COLLAR FACTORY'. At the bottom of the page, a message reads: 'The survey on our developing ideas is now closed, thank you for your feedback and we will be consulting on our final proposals soon.'





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, PFÜNGEN, SWITZERLAND
GRAMAZIO & KOHLER

THE INTERLOCK, LONDON, UK
BUREAU DE CHANCE ARCHITECTS

Finding inspiration in successful facade designs

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 Anchor pub terrace

Illustrative purposes only

The survey on our developing ideas is now closed, thank you for your feedback and we will be consulting on our final proposals soon.

Previous

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Get in touch

Phone:
020 3900 3676

Email:
redlioncourt@kandacoreultraing.co.uk

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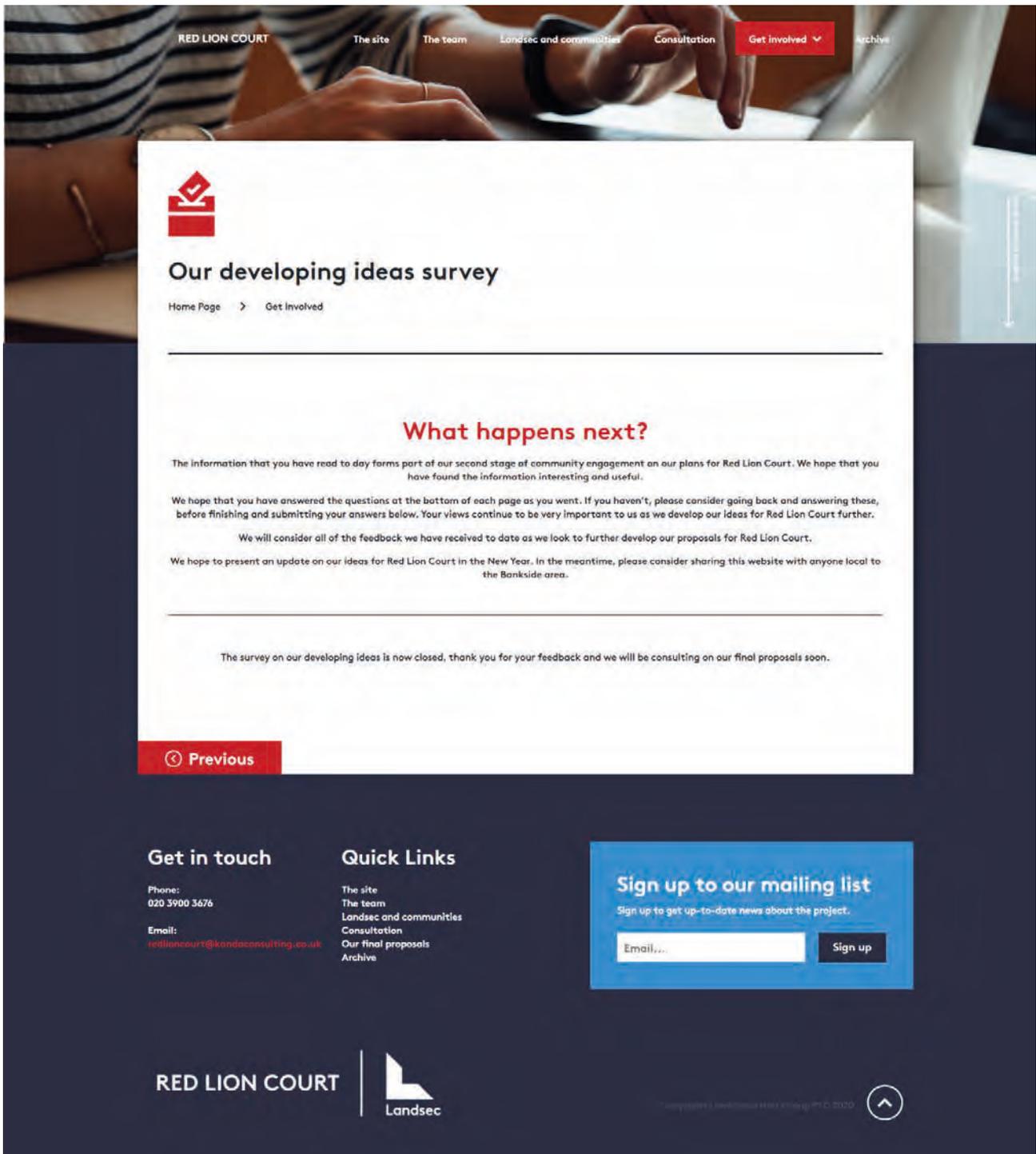
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Sign up to our mailing list

Sign up to get up-to-date news about the project.

Email...

Sign up



Appendix XIX – Public exhibition materials (December 2021)

RED LION COURT | Landsec | **Welcome**



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 have 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.



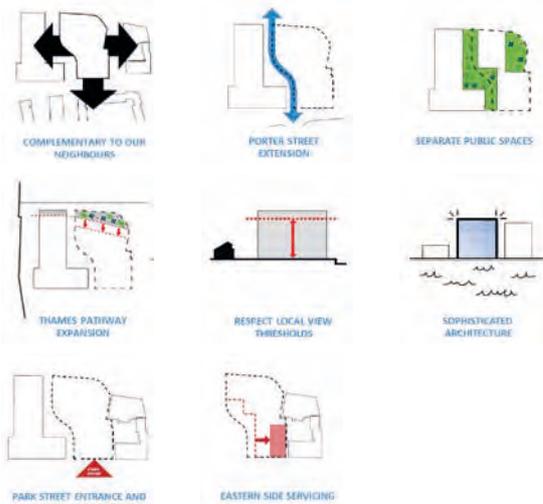
October 2021 - Red Lion Court Pop-Ups on the Thames Pathway

RED LION COURT | Landsec | **Our Design Brief**

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

RED LION COURT | Landsec | **Our Vision**

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'.

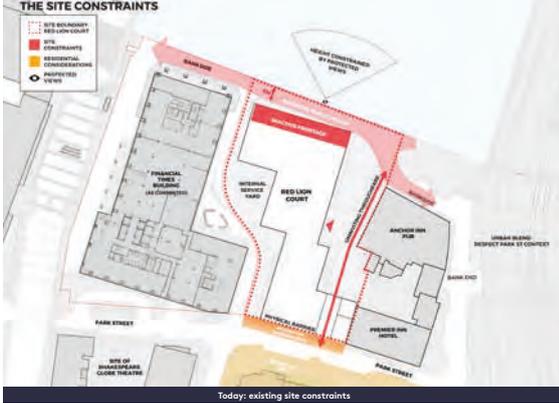
The plans include establishing a new pedestrian route between the Thames Pathway and Park Street, between the former FT building and Red Lion Court. We recognise this and are planning to enhance this pedestrian route with more space made available through the redevelopment of Red Lion Court.

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 CO2e/m2 GIA
- Focus on health and wellbeing and commit to target of WELL Core Platinum.

THE SITE CONSTRAINTS



Today: existing site constraints

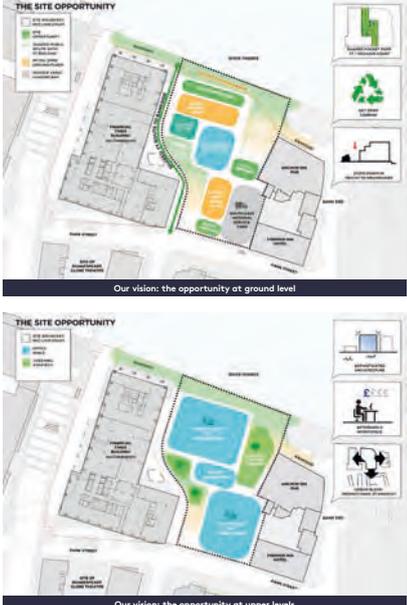
RED LION COURT | Landsec | **Our Developing Idea**

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 SITE OPPORTUNITY



Our vision: the opportunity at ground level

Our vision: the opportunity at upper levels

RED LION COURT Landsec **Workspace Fit For The Future**

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

RED LION COURT Landsec **Our Design Journey**

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 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 FULL HEIGHT

CONNECTED GROUND FLOOR

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

Our developing ideas for Red Lion Court - proposed outdoor space on the Thomas Pathway

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

RED LION COURT Landsec **Our Design Inspiration**

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
ROCHON TANGIJA ARCHITECTS

OVERHALL, PFUNDERS, SWITZERLAND
GRUNAUER & KUNLE

THE INTREPID, LONDON, UK
BUREAU DE CHANCE ARCHITECTS

Finding inspiration in successful facade designs

RED LION COURT Landsec **Our Design Inspiration**

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 Anchor Pub terrace

Our developing ideas for Red Lion Court - view from Park Street

RED LION COURT | Landsec | Next Steps

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.

www.redlioncourt.com

Appendix XX – Public exhibition paper survey (December 2021)

RED LION COURT |  **Feedback Form**

We would be grateful if you could take a few moments to provide your views on the proposals for Red Lion Court. If you have any questions, or would like assistance, please ask a member of the team.

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.

You can also give your feedback at redlioncourt.com

YOUR FEEDBACK

1 Have you been involved in the community engagement on the project to date?

Yes No Not sure

2 To what extent do you agree/disagree with our idea to expand and enhance an already proposed pedestrian route between the Thames Pathway and Park Street with a new public space (we are currently calling 'Park Street Square')?

I strongly agree with the idea I generally agree with the idea Neutral/no view I generally disagree with the idea I strongly disagree with the idea

3 Please give a reason for your answer, or any thoughts you have about the management and design of the space.

4 If we created small-scale retail spaces on the ground floor of Red Lion Court, what would you most like to see and where (e.g., facing the Thames Pathway in the pedestrian route shared with the former FT building, or facing Park Street) ?

5 To what extent do you agree/disagree with our idea to provide new high-quality workspace at Red Lion Court, with a proportion at discounted rents made available to small local businesses or organisation?

I strongly agree with the idea I generally agree with the idea Neutral/no view I generally disagree with the idea

6 Please give a reason for your answer.

RED LION COURT



Feedback Form

7 What are your thoughts on our approach to design for our proposals for the redevelopment of Red Lion Court?

8 Please give a reason for your answer.

9 Do you have anything else you would like to share with us about our proposals to redevelop Red Lion Court?

CONTACT DETAILS

Name

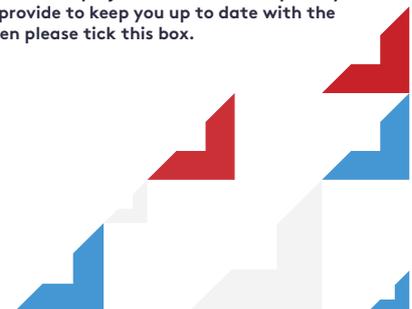
Address

Postcode

Telephone

Email

All information you give us will be treated confidentially and only used in connection with the project in line with our privacy policy <https://landsec.com/policies/privacy-policy>. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated, then please tick this box.



Appendix XXI – Stakeholder meeting request letter (February 2022)



100 Victoria Street
London SW1E 5JL
+44 (0)20 7413 9000
landsec.com

Private & Confidential



3rd February 2022



Proposals for Red Lion Court, Bankside

I hope you are well. I'm writing on behalf of Landsec to update you on our proposals for Red Lion Court in Bankside and to request a meeting to provide an update on our proposals, before the application is submitted to Southwark Council this spring.

Landsec is one of the UK's leading commercial property companies, with a history and future of investment in Southwark, aiming to create a more desirable place to live, work and play. Landsec strives to connect communities, realise potential and deliver sustainable places.

After two rounds of consultation and extensive engagement with Southwark officers, the proposals for Red Lion Court have developed significantly. We are intending to hold a final round of public consultation on the proposals shortly, with both digital activities and in-person engagement, such as a pop-up street stalls.

The vision for Red Lion Court remains the same; to create a new, workspace-led, sustainable waterfront destination, providing key public benefits, new retail space and amenities and public realm improvements. Our final proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

Thank you for meeting us previously and for your contribution to the consultation so far. Your contribution has been invaluable in the development of our proposals. We would welcome the opportunity to meet with you in the coming weeks to discuss our proposals and vision for the site, especially in your capacity as partner in the LowLine London Project in the Bankside. We are able to offer the following dates and times for meetings upfront (virtually or in-person), but if these are not suitable, please let us know your availability:

- 15th February, 9am - 11am
- 16th February, 9am - 11am
- 23rd February, 9am - 12pm



If you would be interested in meeting, please get in touch with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling 020 3900 3676.

Kind regards,

Jess White
Development Manager

Appendix XXII – Stakeholder public consultation three invitation letter (March 2022)



Red Lion Court- Stakeholder Notification Letter

[name]
[address]

Sent by [email]

28th February 2022

Dear XXX,

Launch of final stage of consultation on proposals for Red Lion Court

I am writing to let you know that we have now launched the final round of public consultation on our proposals for the redevelopment of Red Lion Court. We aim to submit an application to Southwark Council this spring.

Landsec is one of the UK's leading commercial property companies, with a history and future of investment in Southwark, aiming to create a more desirable place to live, work and play. Landsec strives to connect communities, realise potential and deliver sustainable places.

After two rounds of consultation and extensive engagement with Southwark officers, the proposals for Red Lion Court have developed significantly. However, the vision for Red Lion Court remains the same; to create a new, workspace-led, sustainable waterfront destination, providing key public benefits, new retail space and amenities and public realm improvements. Our final proposals aim to improve and invigorate this section of the riverfront, creating a place for both local people and visitors to enjoy.

The consultation website at www.redlioncourt.com is now live and we are welcoming feedback from the local community on our proposals for the area, particularly on the design and improvements to the public realm on the Thames Pathway.

If you have any questions, please do get in touch with our community engagement team at Kanda Consulting by emailing redlioncourt@kandaconsulting.co.uk or calling **020 3900 3676**.

Kind regards,

Jess White

.....
Document title here

Appendix XXIII – Public newsletter (March 2022)



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. Details about our consultation are on the back of this flyer.

We are Landsec

Sustainable places. Connecting communities. Realising potential. We live by these principles to create great experiences for people, now and in the future.

We create places that make a lasting positive contribution to our communities and our planet. We bring people together, forming connections with each other and the spaces we create. And we provide our customers, partners and people with a platform to realise their full potential.

The proposed Red Lion Court from The Anchor pub terrace



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





New public realm and green space delivered as part of Red Lion Court; (top) the entrance from Park Street leading to new square, and (bottom) a new pocket park on the expanded Thames Pathway.

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 CO₂/m².
- 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.

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.

Consultation drop-in

We will be hosting a drop-in event for the local community as part of this phase of consultation. This will be held on **Wednesday 16th March, 4:30pm to 8pm at The Bridge, 73–81 Southwark Bridge Road, London, SE1 0NQ.**

You are welcome to attend the event to discuss the proposals with members of the project team. We will also be holding some pop-up stalls on the Thames Pathway over the next few weeks. If you spot us, please come and say hello!

Get Involved

The team would love to hear from you over the next few weeks on the final proposals for Red Lion Court. Please visit the website at www.redlioncourt.com and complete our surveys to share your thoughts.



Please sign up to the mailing list via the website to receive updates on the project.

Contact

If you'd like to discuss the project in more detail, or request a printed information pack, please get in touch:

E: redlioncourt@kandaconsulting.co.uk
P: 020 3900 3676



Appendix XXIV – Social Media advertisements (March 2022)

Kanda
 Sponsored

Over the past 18 months, Landsec has been working closely with the local community to develop proposals for Red Lion Court. They are excited to present their proposals for a new workspace-led waterfront destination, providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.

Visit the Red Lion Court website for more information and to share your thoughts on the proposals.



REDLIONCOURT.COM
Join the conversation
 Let us know what you think

[Learn More](#)

Kanda
 Sponsored

Over the past 18 months, Landsec has been working closely with the local community to develop proposals for Red Lion Court. They are excited to present their proposals for a new workspace-led waterfront destination, providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.

Visit the Red Lion Court website for more information and to share your thoughts on the proposals.



REDLIONCOURT.COM
Join the conversation
 Let us know what you think

[Learn More](#)

Kanda
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Over the past 18 months, Landsec have been working closely with the local community to develop proposals for Red Lion Court. They are excited to present their proposals for a new workspace-led waterfront destination, providing key public benefits, spaces and public realm improvements, transforming the Thames Pathway.

Visit the Red Lion Court website for more information and to share your thoughts on the proposals.



REDLIONCOURT.COM
Join the conversation
 Let us know what you think

[Learn More](#)

Appendix XXV – Survey 3 - ‘Our final proposals’ (March 2022)

Our final proposals

Home Page > Get Involved

Our design brief: a recap

Our design brief

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.

THE SITE CURRENTLY

The site currently

Legend:
- SITE BOUNDARY RED LION COURT (dotted red line)
- SITE BOUNDARY FINANCIAL TIMES (dotted blue line)
- ROUTE FROM PARK STREET TO BANKSIDE (solid blue line)
- ROUTE FROM BANKSIDE TO BANKSIDE (dotted blue line)

Labels on map: BANKSIDE, RIVER THAMES, FINANCIAL TIMES BUILDING (AS CONSISTED), RED LION COURT, ANCHOR INN PUB, PREMIER INN HOTEL, PARK STREET, SITE OF SHAKESPEARE'S GLOBE, URBAN BLEND RESPECT PARK ST CONTEXT, BANKEND.

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

- 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

Our design brief – key principles

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.

Public consultation



December 2021 – Red Lion Court drop-in event

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; and
- 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.

1. HAVE YOU BEEN INVOLVED IN THE COMMUNITY ENGAGEMENT ON THE PROJECT TO DATE?

Yes
No
Not sure

Next



Our final proposals

[Home Page](#) > [Get involved](#)

Our proposals for the redevelopment of Red Lion Court

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."

Sustainability

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.

The proposals will:

- 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 CO₂e/m² 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.
- 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.

Our proposals



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

Our proposals for Red Lion Court include:

- Expansion of the new pedestrian route and pocket park between the Thames Pathway and Park Street
- A wider Thames Pathway with a new public green space facing the river and the Anchor pub.
- New waterfront retail space, and a proposed wellness/health centre to bring activity to the ground floor of the proposed building and provide amenities

Our proposals for Red Lion Court include:

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



The site opportunities diagram

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Get in touch

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Email...

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RED LION COURT



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Our final proposals

[Home Page](#) > [Get involved](#)

Transforming the Thames Pathway

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, which we have initially called 'Park Street Square'. The new route and park will extend through to Park Street and align with Porter Street.



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.





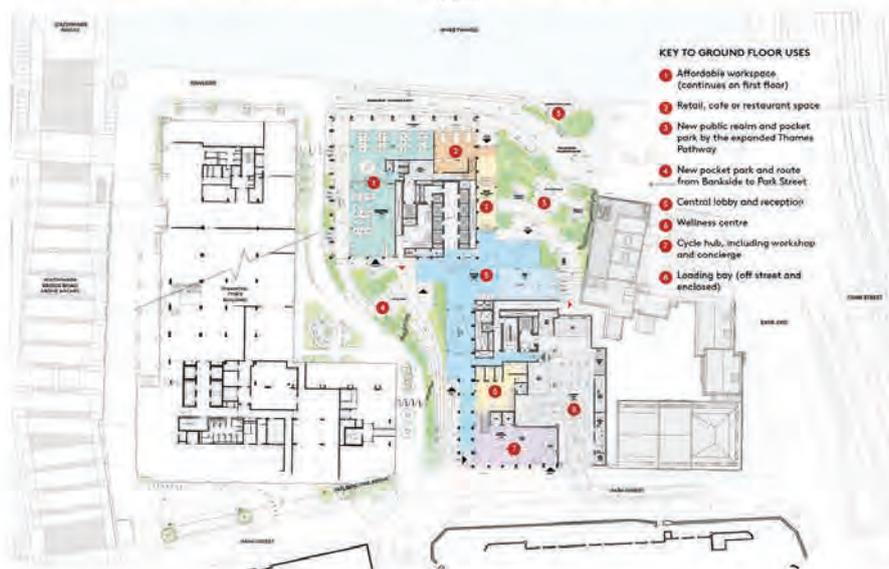
You said, we did

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.

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 lobby for both the new office and affordable 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 cafe 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.

2. DO YOU SUPPORT OUR PROPOSALS TO EXPAND AND ENHANCE THE PEDESTRIAN ROUTE BETWEEN THE THAMES PATHWAY AND PARK STREET, AND PROVIDE A NEW RIVERFRONT POCKET PARK?

Strongly support
Somewhat support
Neutral / no view
Somewhat oppose
Strongly oppose

3. PLEASE GIVE A REASON FOR YOUR ANSWER, OR ANY THOUGHTS ON OUR LANDSCAPING PROPOSALS.

4. DO YOU SUPPORT THE PROPOSALS TO CREATE SMALL RETAIL SPACES ON THE GROUND FLOOR OF THE BUILDING, INCLUDING A WELLNESS/HEALTH CENTRE?

Yes
No
Don't know

5. PLEASE GIVE A REASON FOR YOUR ANSWER.

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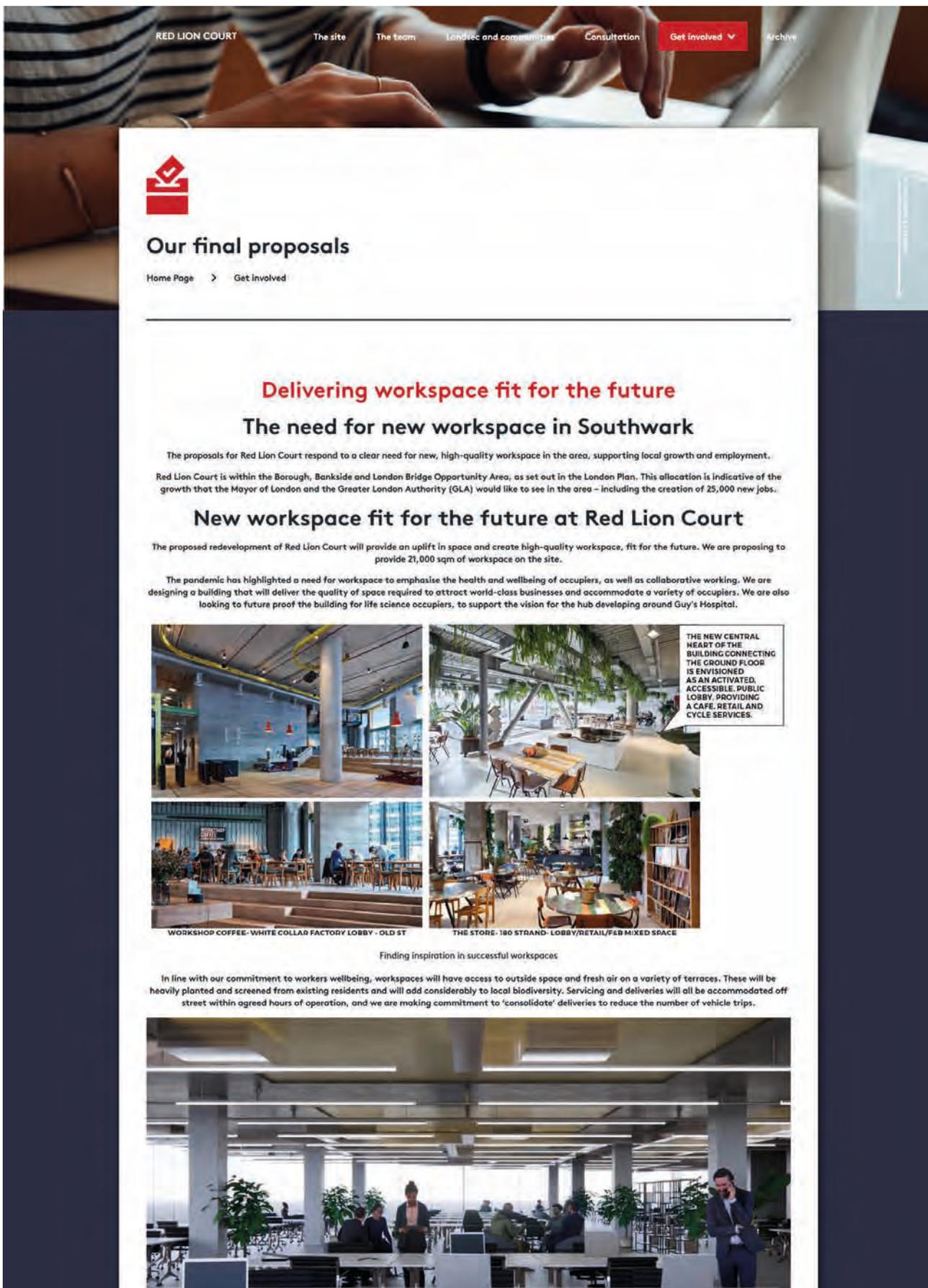
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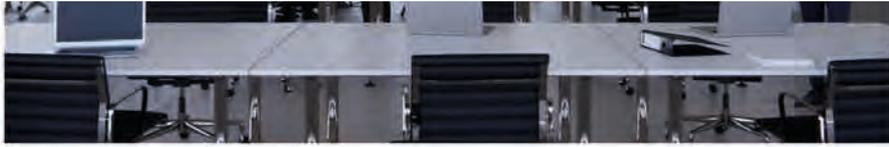
Email...

Sign up

RED LION COURT







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.

6. DO YOU SUPPORT OUR PROPOSALS TO PROVIDE NEW HIGH-QUALITY WORKSPACE AT RED LION COURT, INCLUDING A BESPOKE AFFORDABLE WORKSPACE OFFER RESPONDING TO LOCAL NEEDS?

Yes
No
Don't know

7. PLEASE GIVE A REASON FOR YOUR ANSWER.

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Email...

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RED LION COURT



Landsec







Finding inspiration in the character of the area



Finding inspiration in successful facade designs

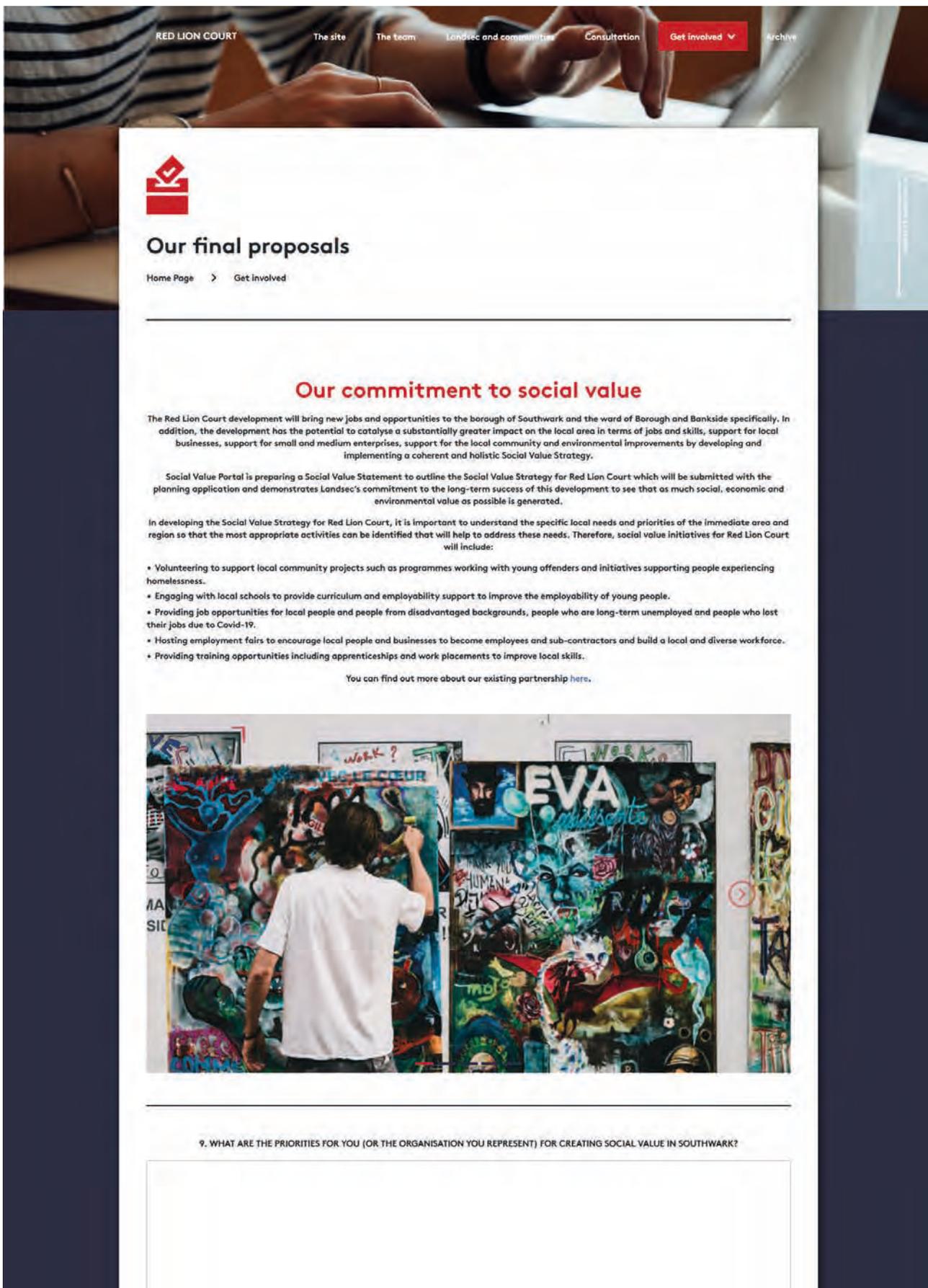
The proposals include brick – a building material long used in the area – with large windows overlooking the Thames and smaller windows on the Park Street side of the building.

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 facade can remain cool in summer and protect residents' privacy, and the northern side has more natural daylight.



8. WHAT ARE YOUR THOUGHTS ON THE PROPOSED DESIGN APPROACH FOR RED LION COURT?

A large empty rectangular box provided for community members to enter their thoughts on the proposed design approach for Red Lion Court.



RED LION COURT The site The team Landsec and communities Consultation **Get involved** Archive



Our final proposals

Home Page > Get Involved

Our commitment to social value

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.

You can find out more about our existing partnership [here](#).



9. WHAT ARE THE PRIORITIES FOR YOU (OR THE ORGANISATION YOU REPRESENT) FOR CREATING SOCIAL VALUE IN SOUTHWARK?

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Get in touch

Phone:
020 3900 3676

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redlioncourt@kandooconsulting.co.uk

Quick Links

- The site
- The team
- Landsec and communities
- Consultation
- Our final proposals
- Archive

Sign up to our mailing list

Sign up to get up-to-date news about the project.

RED LION COURT |  Landsec

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RED LION COURT The site The team Landsec and communities Consultation **Get involved** Archive



Our final proposals

[Home Page](#) > [Get involved](#)

Key benefits





View of the proposals from the Thames

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 CO²/m².
 - **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**.

10. OVERALL DO YOU SUPPORT OUR PROPOSALS FOR RED LION COURT?

Strongly support
Somewhat support
Neutral / no view
Somewhat oppose
Strongly oppose

11. PLEASE GIVE A REASON FOR YOUR ANSWER.

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RED LION COURT



Landsec



Appendix XXVI – Pop-up event materials (March 2022)

RED LION COURT

Tell us what you think of our proposals



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.

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 to meet the needs of office occupiers from a wide range of sectors.
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 proposals from Park Street



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



To read more and share your thoughts, please visit our website:

 www.redlioncourt.com

Scan the qr code to go to the website



SCAN QR CODE



RED LION COURT

Tell us what you think of our proposals



Transforming the Thames Pathway

The plans include establishing a new pedestrian route and pocket park from the Thames Pathway to Park Street, between the former Financial Times 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.



To read more and share your thoughts, please visit our website:

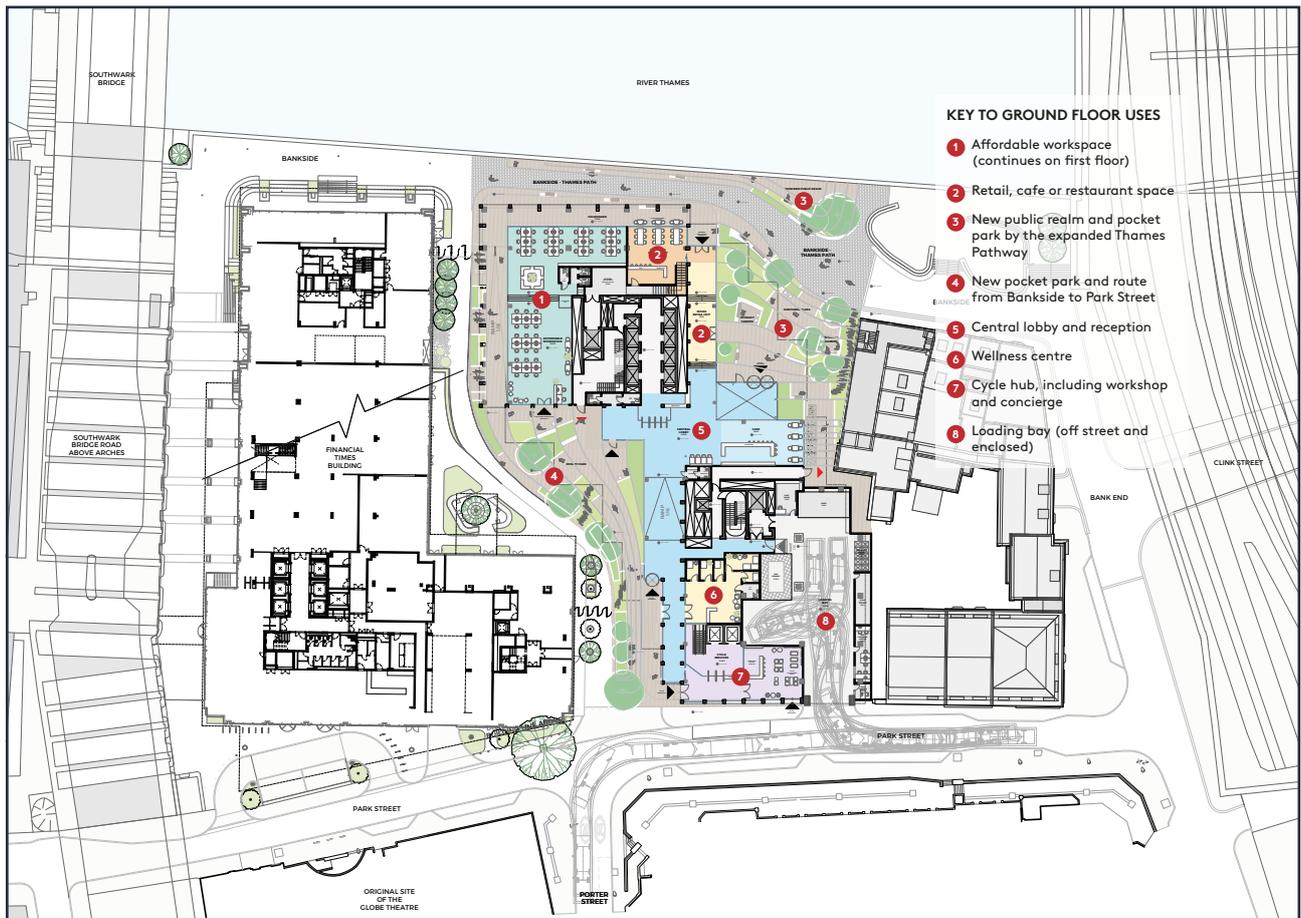
www.redlioncourt.com

Scan the qr code to go to the website



SCAN QR CODE





Appendix XXVII – Public exhibition materials (March 2022)

RED LION COURT | Landsec | Welcome



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 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

RED LION COURT | Landsec | Our Design Brief – a recap

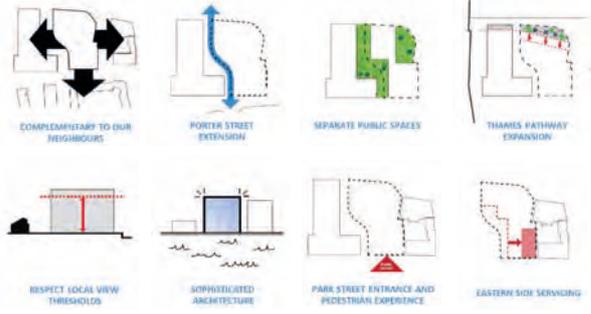
Through an initial feasibility assessment, early consultation with the public and conversations with the London Borough of Southwark, we identified several issues and opportunities with Red Lion Court, a tired and dated office building, that we plan to address through its redevelopment.

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



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.

RED LION COURT | Landsec | Our proposals

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



THE SITE OPPORTUNITY

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

RED LION COURT

Sustainability

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 CO₂e/m² GIA

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

Incorporate a facade 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 an sustainability, requirements of future occupiers and allows us to deliver substantial public benefits, new spaces and public realm improvements.

RED LION COURT

Park Street Square

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.

RED LION COURT

Transforming the Thames Pathway

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.

RED LION COURT

An active ground floor

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.

RED LION COURT  Delivering workspace fit for the future

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.

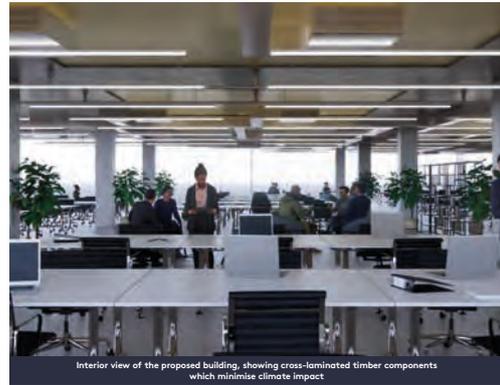
We are keen to provide a bespoke offer that responds to the needs of the local community and local businesses and are continuing to engage with stakeholders to identify priorities and opportunities.

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.



Finding inspiration in successful workspaces



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

RED LION COURT  A high-quality design

Our design journey

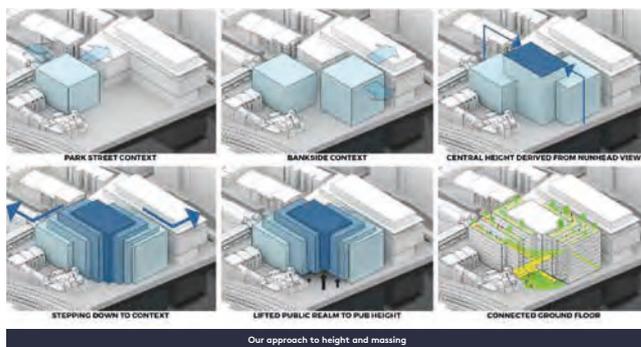
Our designs have been shaped by regular engagement with planning officers at the London Borough of Southwark, as well as engagement with the local community.

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 facade 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

RED LION COURT  **Key views (1/2)**



View of the proposals from Park Street



View of the proposal from Parter Street

RED LION COURT  **Key views (2/2)**



View of the north-west facade 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

RED LION COURT  **Our commitment to social value**

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






RED LION COURT  **Key benefits**



View of the proposals from the Thames

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 CO₂/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.

Appendix XXVIII – Public exhibition paper survey (March 2022)

RED LION COURT |  **Feedback Form**

We would be grateful if you could take a few moments to provide your views on our final proposals for Red Lion Court. If you have any questions, or would like assistance, please ask a member of the team.

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

You can also give your feedback at: redlioncourt.com

YOUR FEEDBACK

- 1** Have you been involved in the community engagement on the project to date?
 Yes No Not sure

- 2** Do you support our proposals to expand and enhance the pedestrian route between the Thames Pathway and Park Street, and provide a new riverfront pocket park?
 Strongly support Somewhat support Neutral/ no view Somewhat oppose Strongly oppose

- 3** Do you support the proposals to create small retail spaces on the ground floor of the building, including a wellness/health centre?
 Yes No Don't know

- 4** Do you support our proposals to provide new high-quality workspace at Red Lion Court, including a bespoke affordable workspace offer responding to local needs?
 Yes No Don't know

- 5** What are your thoughts on the proposed design approach for Red Lion Court?

RED LION COURT



Feedback Form

6 What are the priorities for you (or the organisation you represent) for creating social value in Southwark?

7 Overall, do you support our proposals for Red Lion Court?

Strongly support

Somewhat support

Neutral/
no view

Somewhat oppose

Strongly oppose

8 Please give any reasons or any further explanations on your answers.

CONTACT DETAILS

NAME:

ADDRESS:

POSTCODE:

TELEPHONE:

EMAIL:

All information you give us will be treated confidentially and only used in connection with the project in line with our privacy policy <https://landsec.com/policies/privacy-policy>. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated, then please tick this box.

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