



Landsec

Press release

Title Landsec secures consent for next phase of green office development in Southwark
From Landsec
Date 9 March 2023

Landsec has received planning permission for the redevelopment of Red Lion Court, Bankside, part of its one million sq ft development pipeline to create a green office cluster in Southwark.

The new Red Lion Court development will deliver 230,000 sq ft of Grade A offices, retail and open public space on the banks of the River Thames, adjacent to Borough Yards. Floorplates at the Bjarke Ingels Group designed scheme will range from 18,000 to 26,600 sq ft with access to outdoor spaces on every floor, an extensive communal roof terrace and unfettered views over the river into the City.

In line with Landsec's sustainability strategy, Red Lion Court has been designed to be net-zero in both construction and operation. By reusing part of the existing building and prioritising low carbon and recycled materials, Landsec will meet or exceed GLA and Southwark policy in terms of sustainability, biodiversity and energy efficiency.

Through the creation of a new pocket park and public garden, green roofs and generous planting, the development will lead to a substantial biodiversity net gain on site. The completed building will be fully electric and feature a Sustainable Urban Drainage System which repurposes rainwater for future use. It will target WELL Core Platinum and BREEAM 'Outstanding'.

Plans for the building have been drawn up in collaboration with the local community and other key stakeholders following a two year public consultation. Over 45% of the site will be publicly accessible, including an expanded Thames Path, a pocket park and community garden plus affordable office space, flexible retail, a bike repair centre and wellness centre.

Starting with the redevelopment of Bankside 123 over a decade ago, Landsec has a long history in Southwark and is now investing further into the borough. Landsec's pipeline in Southwark includes a cluster of green offices: The Forge, the UK's first Net-Zero commercial building designed in line with the UKGBC's framework, Timber Square, Red Lion Court and Liberty of Southwark.



Oliver Knight, Head of Workplace at Landsec said: “As new working patterns solidify, people are choosing to travel to their place of work more regularly if it offers them an easy and well-connected commute, opportunities to collaborate with clients and colleagues plus somewhere to socialise and experience something new outside of work. Red Lion Court delivers a landmark office with restaurants, bars and cultural institutions like the Tate Modern on its doorstep. The space embraces its prominent waterfront position to provide a new workspace focused on wellness, flexibility and environmental responsibility.

The London market remains resilient, and through our work in Southwark, and more broadly across the rest of London and the UK, we are building a pipeline with optionality baked in - allowing us to bring products that offer the very best locations, amenities and sustainability credentials forward to the market at the most opportune time. With The Forge nearing completion and progress being made on site at Timber Square, this approval at Red Lion Court will unlock the next stage of the one million sq ft green office cluster we’re developing in the borough. ”

Red Lion Court was designed by a team led by Bjarke Ingels Group. Landsec has appointed Savills and Cushman & Wakefield as leasing agents.

Ends

Notes to editors

CGI images available to download Via [WeTransfer link](#)

About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at landsec.com

Please contact:

Press



Amy Cannon

Amy.cannon@landsec.com