In partnership with U+I, in partnership with TfL, is working on proposals for new employment space and homes at Landmark Court.

Over the last six months, we have been developing plans for the site between Southwark Street and Redcross Way in consultation with the local community. We wanted to update you on how the design has progressed before submitting a planning application.

Feedback from October 2018

At our last consultation event in October 2018, 58% of those who left comments were supportive or strongly supportive of the proposals. There was strong support for preserving and enhancing Crossbones, creating new pedestrian routes through the site and new retail and leisure spaces, particularly if the focus was on smaller independent businesses.

However, some residents remained concerned about the overall height and scale of the proposals. Since then, we have been working to respond to those concerns while maintaining the elements of the scheme strongly supported by the community.

Broadly speaking, are you supportive of our current proposals for a mixed-use development of new homes and employment space at Landmark Court?

- Strongly support
- Support
- Neither support or oppose
- Oppose
- Strongly oppose

Do you support proposals for new homes at Landmark Court, including at least 35% affordable housing?

Do you support future walking routes between Southwark Street and Borough High Street?

Do you support our proposals for retail and leisure space on the ground floor?

Do you support proposals to introduce a market of up to ten stalls?
WE PROPOSE TO TRANSFORM THIS VACANT SITE IN THE HEART OF SOUTHWARK TO CREATE NEW HOMES AND JOBS

Using the feedback from the local community and council officers, the development now proposes:

- Around 18,000sqm of new office space, plus retail, cafés, restaurants and workspace facilitating up to 1,500 jobs
- New public space, market stalls and pedestrian routes between Southwark Street and Redcross Way, recreating the historic lanes and yards
- Crossbones Graveyard protected and enhanced in partnership with Friends of Crossbones and Bankside Open Spaces Trust (BOST)
- 35 new homes, including eight homes for social rent and four for discounted sale
- A collection of brick buildings, sensitive in scale to their surroundings, with strong references to the dominant Victorian industrial architecture of the area

OUR PROPOSALS

KEY CHANGES

1. Woods Yard Building converted to offices from residential
2. Height of Viaduct and West buildings reduced, with a maximum of ten storeys stepping down to six storeys
3. Proposed Southwark Street Building, reduced in height to six storeys with a setback top storey
4. Upper floors of the restored 15 Southwark Street converted to four residential units with a new mansard roof
The scheme has been designed as a series of individual buildings to respond to the diverse character of the area.

The heights of the buildings preserve historic views with the taller Viaduct and West Buildings situated adjacent to the railway. Since the last consultation, and in response to concerns from some residents and stakeholders, we have reduced the overall scale of the proposals across the site.

This has led to a reduction in the overall number of homes delivered, from around 80 to 35, although we will continue to deliver no less than 35% affordable housing. We have also maintained the significant economic benefits, generous public realm, and retail and leisure elements of the proposals.
A wide range of ground floor uses will be provided, including retail units, cafés, restaurants and a new marketplace. Office and workspace units will range in size to encourage independent businesses and entrepreneurs to take up the space. The proposed commercial floorspace will support up to a total of 1,500 jobs.

Small deliveries and servicing to the homes and market would be via Redcross Way. All large vehicles will use Southwark Street. A car-free scheme is proposed, aside from disabled parking for residents.
As part of the Mayor’s ‘Healthy Streets’ agenda, which prioritises walking, cycling and public transport to create a healthy city, we have worked to open up the site to the public. New walking routes would link Southwark Street with Redcross Way, restoring some of the medieval lanes.

**KEY**

1. Low Line opened with potential for future route south
2. New lanes and yards restoring some of the Medieval street pattern
3. New retail units on Southwark Street
4. Cafés and restaurants
5. Public seating
6. New marketplace with up to nine permanent stalls
7. Flexible workspace for start-ups and SMEs
8. Cycle parking
9. Open space and rain water garden
10. Disabled parking

**HELP SHAPE**

**LANDMARK COURT**
From the outset we have recognised the importance of preserving and enhancing Crossbones as part of the development. We continue to work with Friends of Crossbones and Bankside Open Spaces Trust (BOST) to deliver community-led improvements to the garden.

The proposed layout will retain much of the existing garden and its unique aesthetic but will also extend the amount of planting and provide accessible circulation across a new bespoke surface treatment, appropriate to its status as a memorial garden.

**KEY**

1. Existing entrance with goose-wing canopy, adjacent hut and pond retained
2. Entrance gates replaced
3. Existing boundary wall retained with new protective coping
4. Ribbon gates retained
5. New boundary wall / railing and gate to north side
6. New bespoke concrete surfacing with embedded objects
7. All existing trees retained
8. New tree planting
9. New gathering space / performance area
10. New ramp with canopy above enclosing gathering space
11. New hedge enclosing gathering space
12. Planting beds extended incorporating existing infinity beds
13. Wildflower lawn
14. Green man sculpture retained
15. Mary shrine retained within planting
16. Compost area
17. Community space and rain garden to north of site
DESIGN & MATERIALS

WE ARE PROPOSING A DESIGN WHICH IS SENSITIVE TO THE NEIGHBOURING CONSERVATION AREAS AND LISTED BUILDINGS.

The collection of buildings will have facades in a range of brick tones and details such as glazed brick and pigmented concrete which references the dominant Victorian industrial and commercial architecture of the area. The ambition has been to provide an attractive, contemporary addition to Borough, which complements its neighbours and completes a notable gap in the street.

The Victorian frontage of 15 Southwark Street will be restored, with retail at ground floor level and residential above. The historic passage to Calvert’s Yard will be reopened, providing access to the market square.

Proposed view of Viaduct Building from Southwark Street, with pedestrian route towards Redcross Way

Restored frontage of 15 Southwark Street, with café or restaurant at ground floor level and residential above

Bay studies of the new buildings

SOUTHWARK STREET BUILDING

VIADUCT BUILDING

WEST BUILDING
THANK YOU FOR ATTENDING THIS DROP-IN SESSION ON THE PROPOSALS FOR NEW EMPLOYMENT SPACE AND HOMES AT LANDMARK COURT.

We will soon be submitting a planning application which will be decided in the summer by Southwark Council.

Please let us know your thoughts by filling out a feedback form.

If you would like to be notified when the planning application has been submitted, please include your contact details and tick the consent box.

hello@landmarkcourtsouthwark.co.uk

020 3633 5902