

planning approval **Landmark Court, Southwark, London**

Plans to transform Landmark Court, just a stone's throw from our own studios, have been given the go-ahead at a virtual planning committee. Proposals designed by Allies and Morrison for U+I and Transport for London (TfL) for a well-located site next to Borough Market will include more than 200,000 sqft of commercial space, including affordable workspace and retail units, and 36 new homes.

The project offers a very rare opportunity to design and deliver an exceptional development within vacant, brownfield conditions within London's Zone 1, the Central Activity Zone and an Opportunity Area with unparalleled public transport connections. And its Bankside setting is special too, offering a rich mix of surrounding land uses, businesses and residents - and a historically significant tapestry of buildings and spaces.

Sitting between Southwark Street, Redcross Way and Union street, the site is located near London Bridge station and across from Borough Market. The plans will also safeguard Crossbones Graveyard and Memorial Garden, a post-medieval burial ground next door. Fifty Percent of new housing will be affordable and there is provision for new and small businesses, market stalls and a range of public realm improvements such as new cycle parking and walkable routes.



Landmark Court has been designed as a varied collection of contemporary brick buildings, sensitive to the scale of their surroundings and full references to the Victorian industrial and commercial architecture of the area. 15 Southwark Street, which dates from the 1860s, will also be restored as part of the development. The masterplan reinstates some of the medieval yards and lanes of Southwark, which lined the shops, cafes, restaurants and market stalls, these will bring activity to Landmark Court both day and night.

‘Our design work started with a genuine and acute appreciation of the value of the local character. Landmark Court’s history is a complex and fascinating tapestry encompassing market gardening, religion, extremes of poverty and wealth, brewing, manufacturing, coaching inns, merchant trade, markets, fairs, transport infrastructure and artistic creativity. Multi-layered and created through centuries of successive boom and bust, it is a precious resource to be treated with immense care and dignity,’ says Alex Wright, partner at Allies and Morrison.

‘Our scheme seeks to build upon these incredible assets with an outward-looking, public realm driven masterplan that knits into the surrounding urban fabric. An apparently informal cluster of buildings is carefully tuned to define a richness of spaces, a fitting contemporary response, in their scale and character, to the beautifully robust mercantile buildings of the area.’

Richard Upton, Chief Development Officer at U+I, said: ‘These plans represent the final piece of the puzzle on the Southwark Street. This site has been a blot on an otherwise vibrant and successful High Street, but now we can bring forward a development that will stitch the streetscape back together, providing contemporary workspace, homes, shops and restaurants, all set within a carefully considered masterplan that reinstates the medieval lanes and yards of Southwark.’

‘From the outset we were also determined to secure the future of Crossbones, which really is one of London’s extraordinary hidden places. Our plans ensure it will not only be preserved, but enhanced, so that more Londoners can discover its history and honour its continued purpose as a place to remember and respect those on the margins of society.’

Chris Townend, Head of Property Development at TFL, said: ‘We are excited to have been given the go-ahead to start delivering our plans in Southwark, which will create a vibrant hub for the community, with buzzing market stalls, cafes, restaurants and workspaces. The plans will deliver new much-needed affordable homes while preserving Crossbones Graveyard and Memorial Garden.’



Location	London SE1
Uses	Mixed-use
Client	U+I with TFL
Status	Current
Units	35 Residential
Expertise	Masterplanning
Collaborators	Robert Bird Group, Aecom, Cookson Tickner, Faithful & Gould, David Bonnett Associates, Nathaniel Lichfield & Partners

ABOUT U+I

U+I is a property developer and investor focused on unlocking long-term value for all through regeneration. Their purpose and values of imagination, intelligence and audacity infuse their projects and bring them to life. Understanding and meeting the needs of all their stakeholders is key and as a result, they know that performance can no longer be described or reported in purely monetary terms, but in delivery and actions too.

uandiplc.com / [@uandiplc](https://twitter.com/uandiplc)

ABOUT TFL

Transport for London is a local government body responsible for the transport system in Greater London, England. TFL has responsibility for London's network of principal road routes for various rail networks including the London Underground, London Overground, Docklands Light Railway and TFL Rail.

tfl.gov.uk / [@transportforlondon](https://twitter.com/transportforlondon)

ABOUT ALLIES AND MORRISON

Allies and Morrison is a practice of architects and urbanists based in London. We design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and the appreciation for the uniqueness of each context.

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