INTRODUCTION

Becket House is located on St. Thomas Street and is bordered by Melior Street and Weston Street. The site is made up of a 1980’s office building of low architectural quality that is in need of redevelopment.

The site is owned by Columbia Threadneedle Investments (CTI), a Global Asset Management business with a portfolio of UK Real Estate assets that has been active in the UK since 1994. Columbia Threadneedle has a long term interest in the site and are committed to delivering a high quality redevelopment that will benefit the local community and the borough.

THE TEAM

The proposals are being designed by award winning architects, Lifschutz Davidson Sandilands, who have extensive experience working on large scale development across Southwark and Central London.

VISION

We are very excited to be working on this high profile site and are working on proposals to deliver a commercial development that will provide:

- High quality new commercial space
- Outstanding public realm and new public space
- High quality retail and active ground floor space on St. Thomas Street that contributes to the wider development area.

NEXT STEPS

This is the first stage of our consultation process and we will continue to work with Southwark Council and the local community as our proposals develop. We are currently tendering for a development partner to work with us to deliver the scheme and we will be having further public consultation events to update the community on our plans.

We will continue to work with our neighbouring landowners.
SITE CONSIDERATIONS AND OPPORTUNITIES

DESIGN DEVELOPMENT

The development team has been working with Southwark Council looking at options for the redevelopment of the site. The existing building is in a poor state of repair and presents an exciting opportunity to deliver a comprehensive redevelopment of the site.

The development team have carried out extensive analysis of the site and the constraints and opportunities the development presents.

CONSIDERATIONS

- Relationship with local residential buildings and neighbouring landowners.
- Vicinity to London Bridge Station and contribution to wider redevelopment.
- Local views and impact on neighbouring conservation areas.
- Relationship with Bermondsey Street and opportunities to provide benefits for the local community.
- Development phasing and construction timelines.

OPPORTUNITIES

- Location of the site and neighbouring landowners presents the opportunity to deliver an exciting development for the area.
- Contribution to the ground floor plan along St. Thomas Street.
- Potential to deliver new public open space, public realm and connections on the Becket House site.
- Deliver a new building with high quality design and architecture replacing the existing buildings.
- Create much needed flexible commercial space that will suit the needs of local businesses and create jobs.
- Opportunity to work with local community groups and organisations such as Guys & St. Thomas’s and Team London Bridge to deliver benefits for the local community.
COMMERCIAL SPACE AND PUBLIC REALM

COMMERCIAL SPACE

The proposals are for unique office space that will make a positive contribution to the borough and development along St. Thomas Street.

The proposals will deliver:
- Outstanding new commercial office space.
- A mix of flexible commercial spaces suitable for different users.
- Space designed to bridge the gap between the spaces available in Bermondsey and More London to remain in the borough.
- Provision of affordable workspace.
- Increased business rates for Southwark Council.
- Retail space that complements the emerging offer coming forward as part of the London Bridge Quarter.
- An exciting new retail destination at ground floor level along St. Thomas Street.
- Opportunities for local job creation.

PUBLIC REALM AND LANDSCAPING

A key aspiration for the development of Becket House and the St. Thomas Street Collective is to deliver outstanding public realm and landscaping, creating an active and vibrant ground floor along St. Thomas Street.

The proposals for Becket House will deliver:
- Enhanced public realm at ground floor, activated by the new retail spaces along St. Thomas Street.
- Contribution towards the wider public realm improvements along St. Thomas Street.
- A new pedestrian route through the site from St. Thomas Street to Melior Street improving connectivity for the local area.
- Public open space at the rear of the site providing much needed green space for the existing local community.
- High quality landscaping across the site, enhancing the visual appearance along St. Thomas Street.
- Design and architecture in keeping with the railway arches and sympathetic to the local area.
BENEFITS

OVERVIEW OF SCHEME BENEFITS

• High quality design and architecture
• A new connection through the site from St. Thomas Street to Melior Street
• High quality public realm and landscaping creating new public open space
• New commercial space with a mix of spaces, suitable for SMEs, attracting local businesses to stay in the borough
• New jobs for the local community
• Active frontage along St. Thomas Street contributing to the vibrancy of the area and the wider redevelopment of St. Thomas Street and London Bridge.
• New retail space at ground floor along St. Thomas Street, complementing the emerging retail offer at London Bridge.
• Exciting new public space within the site at ground floor around the new retail.
• Space in the Podium that may be made available for local community use.
• A joined up approach with neighbouring landowners to deliver the comprehensive redevelopment of St. Thomas Street, benefiting the whole community.
• Contribution to the Social Charter for the St. Thomas Street East Collective.

COMMITMENT TO ENGAGEMENT

Columbia Threadneedle and the development team are committed to making a positive contribution to the area through the redevelopment of Becket House. We will continue to engage with our neighbouring landowners as a part of the St. Thomas Street East Collective and will keep local residents up to date as our plans develop.

Contact us

For more information on 60 St. Thomas Street Contact us at:
E: consultation@cascadepr.co.uk
T: 020 7871 3565
W: www.60stthomasstreet.co.uk
Freepost Public Consultation (Cascade)
RTUA-THGR-LUYK
26 Noel Street
London W1F 8GY