

72

UPPER
GROUND





**World-class
workspace
with creative
and cultural
uses to
preserve and
enhance the
South Bank
for the next
generation**

The redevelopment of 72 Upper Ground will bring key benefits to Lambeth through five principal focuses:

**Dynamic mix
of land uses**



**Skills and
employment**



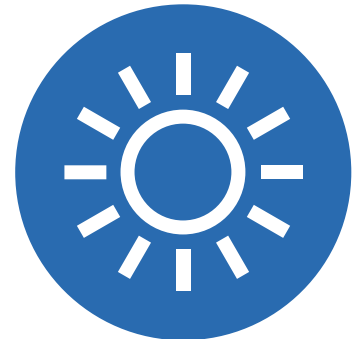
**Contextual
design**



**Public realm and
biodiversity**



**Wellbeing and
sustainability**





Land uses
A dynamic mix of uses to regenerate the South Bank



A mix of complementary uses

Regenerating a key brownfield site at the gateway to Lambeth, bringing benefits to building occupants, the local community and visitors

The London Studios

The city's destination for #NextGen digital growth, for the cultural powerhouse of the South Bank and beyond



World-class workplace

High-quality workspace to attract a diverse range of occupiers from SMEs to global brands across multiple sectors



Restaurants and cafes

A varied food and beverage offer, serving the needs of the community, workplace users and visitors





Skills and employment

A campus for innovation and enterprise in Lambeth



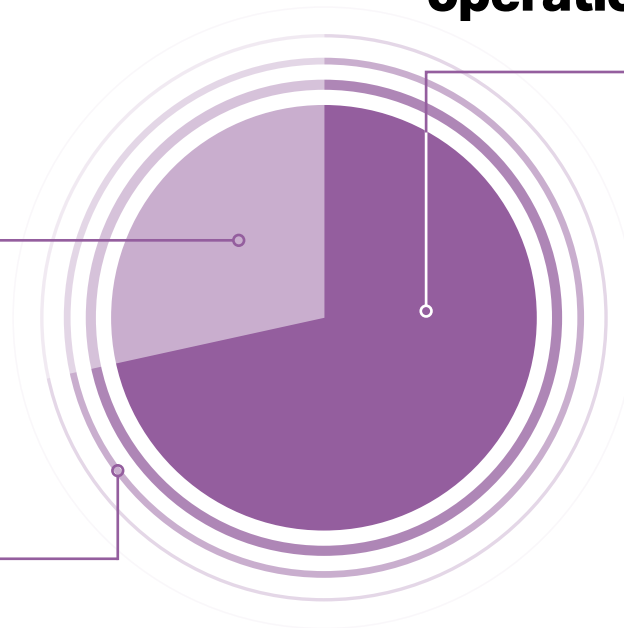
From global brands to local talent

72 Upper Ground will deliver high-quality employment floorspace, including affordable workspace

1,700 construction jobs

Off-site employment multiplier and increased local spending

4,000 total jobs on site during operation



Bringing skilled jobs and local employment to the area

Up to 90 apprenticeships and up to 36 opportunities for the long-term unemployed

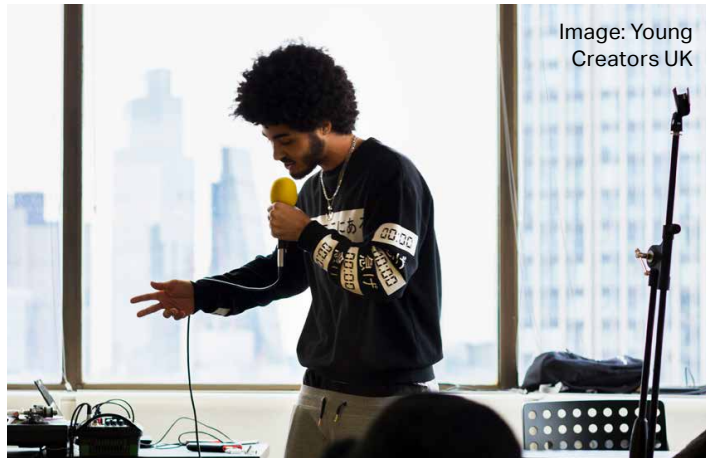
On-site employment wage bill around £180 million per year

Lambeth Council estimated to receive £11.2 million per annum through business rate contributions



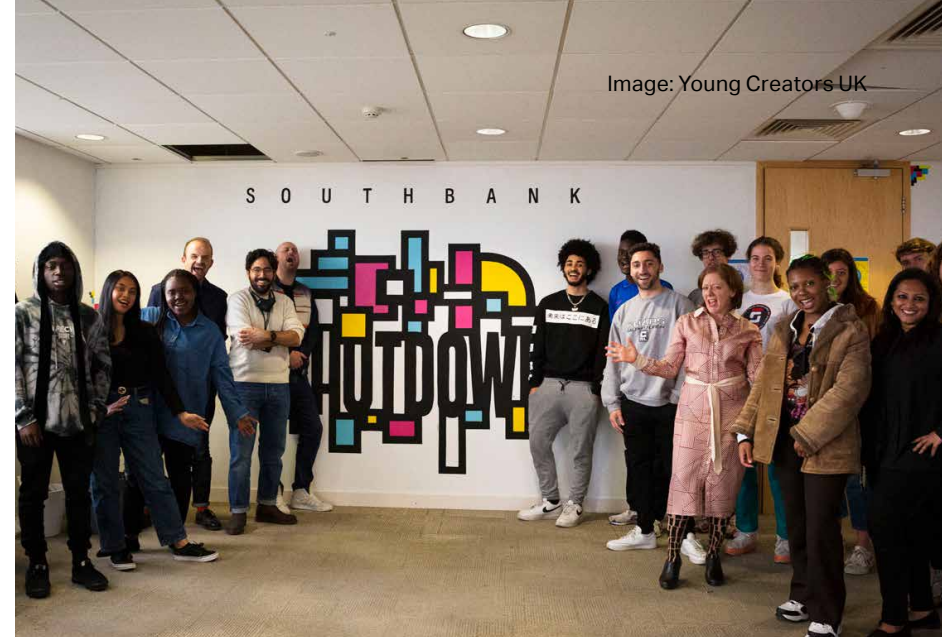
Learning from local groups with our 'Preview' programme

During 2021, Black Cultural Archives, Iconic Steps, and Young Creators UK were in residence on the site as part of our 'Preview' programme, and their input has informed the design of the London Studios as a new home for Lambeth-based cultural organisations on the South Bank



"Thank you for the opportunity to feed in - was really interesting to hear how design and architecture is delivered with all these different components and considerations in mind."

Black Cultural Archives



"Our team are very excited having heard the vision and we feel we can respond with lots of ideas, directly from Lambeth-based young entrepreneurs and creatives. We are all very interested in participating in future workshops and discussions and look forward to trying to add value to your proposed vision for the development. YCUK are bursting with energy and talent and hope that our ideas will reinforce the fluid, collaborative and accessible culture of the space."

Young Creators UK

The London Studios

A culture and innovation hub for #NextGen creative digital production and cultural consumption



Co-operative workspace

Affordable workspace for small businesses in the creative, cultural, digital and technology industries, including music and performance artists, not-for-profit organisations, educational and training programmes, and schools.

The Assembly Room

A high-demand, flexible presentation facility, accommodating up to 150 people, for analogue, digital and VR, AR and XR presentation.

Public realm

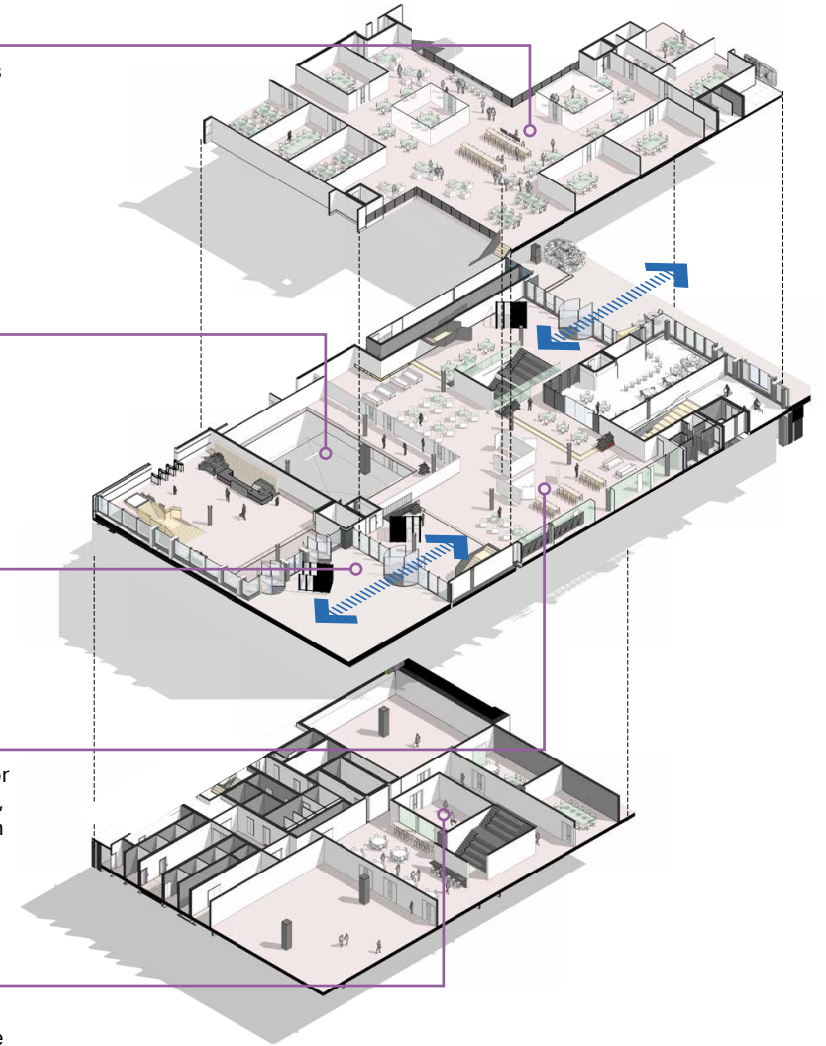
Managed spaces for cultural events and informal gathering spaces.

The Galleries

A digital exhibition space at the ground floor that invites the public to witness a dynamic, ever-changing display of what is created on site with our cultural partners.

The Studios

Studios designed and managed for production, closed rehearsals, and creative educational and training sessions by cultural producers and other creative industries.





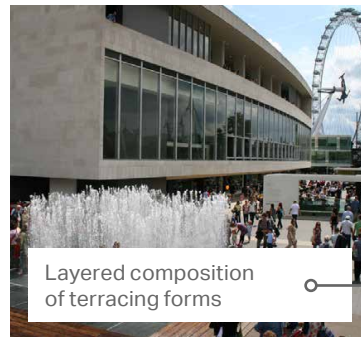
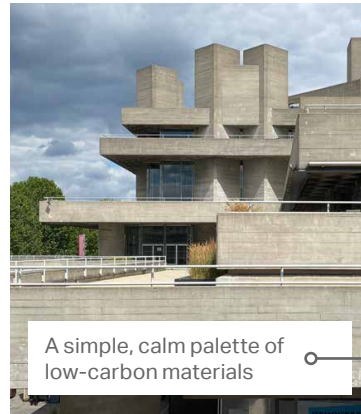
Contextual design

**A new building
influenced by
the South
Bank**

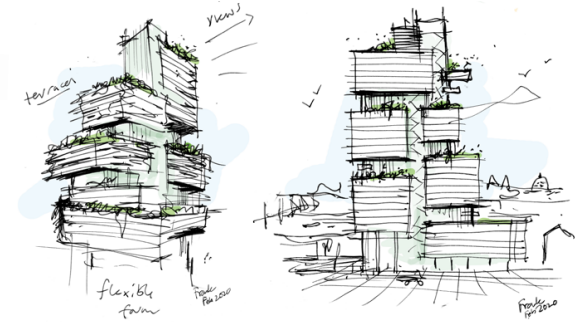


Designed for the South Bank

**Architecture which
is rooted in, and
respectful to, its South
Bank context while
responding to 21st-
century needs**



Biodiversity, amenity,
and wellbeing: a workplace
for a sustainable
NET-ZERO carbon future



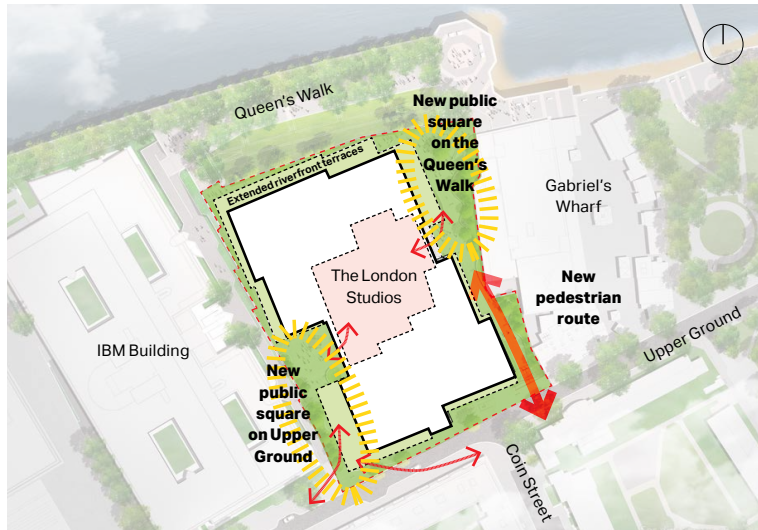


**Public realm
and biodiversity
Bringing nature
all around the
scheme**



Maximising public realm and permeability

40% of the site at ground floor given over to public realm with new pedestrian routes and two public squares



A new, landscaped walking route connecting Upper Ground and Coin Street with the Queen's Walk and the river

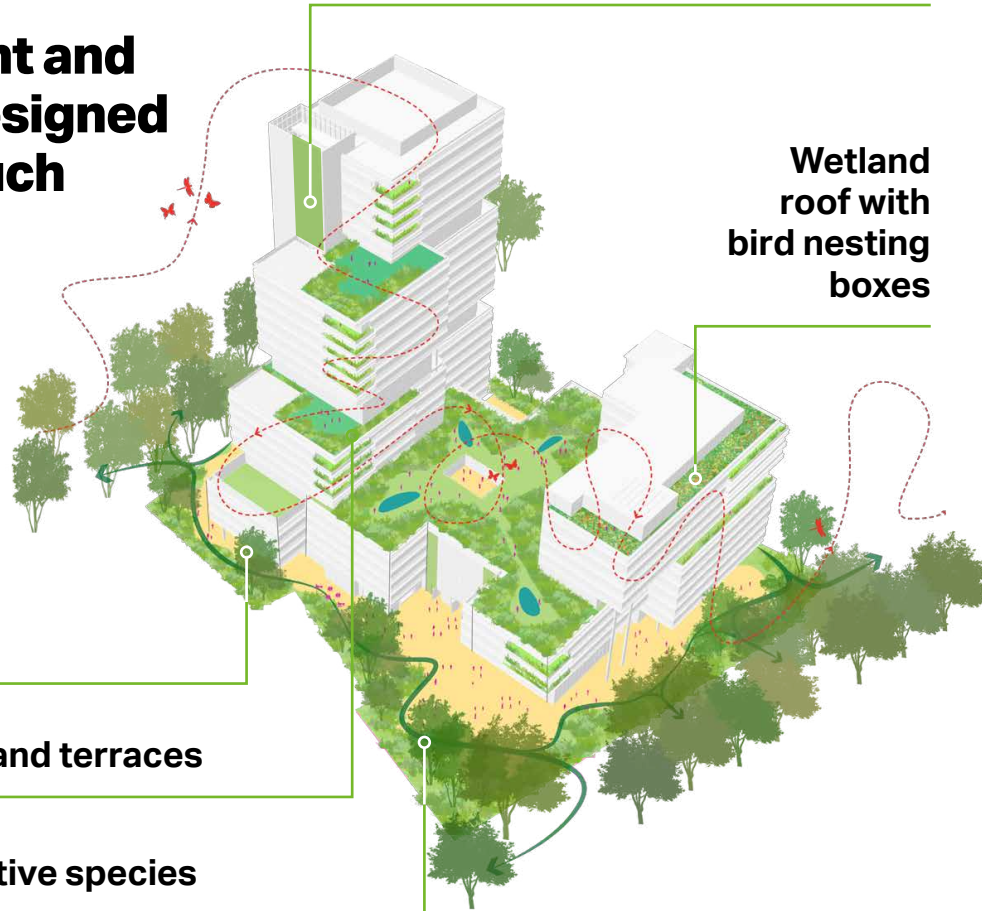
Maximising greening and biodiversity

Site arrangement and building form designed to provide as much opportunity for greening and biodiversity as possible

31 new trees

Landscaped balconies and terraces

Intensive planting of native species



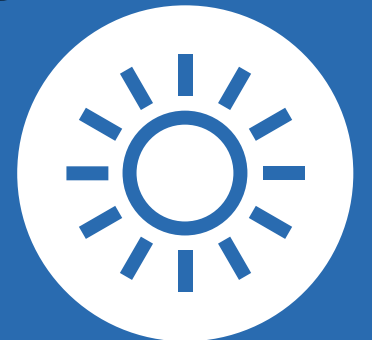
Green walls

Wetland roof with bird nesting boxes





**Wellbeing and
sustainability**
**A net zero
carbon
workplace
designed for
wellbeing**



Minimising carbon, maximising wellbeing

Energy reduction, occupant wellbeing and climate change mitigation are at the heart of the scheme's low-carbon design



1,200 cycle parking spaces, with high-quality end-of-trip showers, lockers and changing facilities to encourage active travel to the site

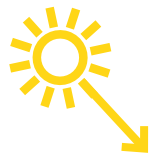
BREEAM Outstanding

WELL Platinum

Net zero carbon in operation

Enabling active travel to site

Shading and greater solidity in facades to **limit solar gain**



High-performance double-skin facade **maximises daylight** without solar gain

Opening vents for **natural ventilation**

Lightweight 'tree' structure to **minimise embodied carbon**

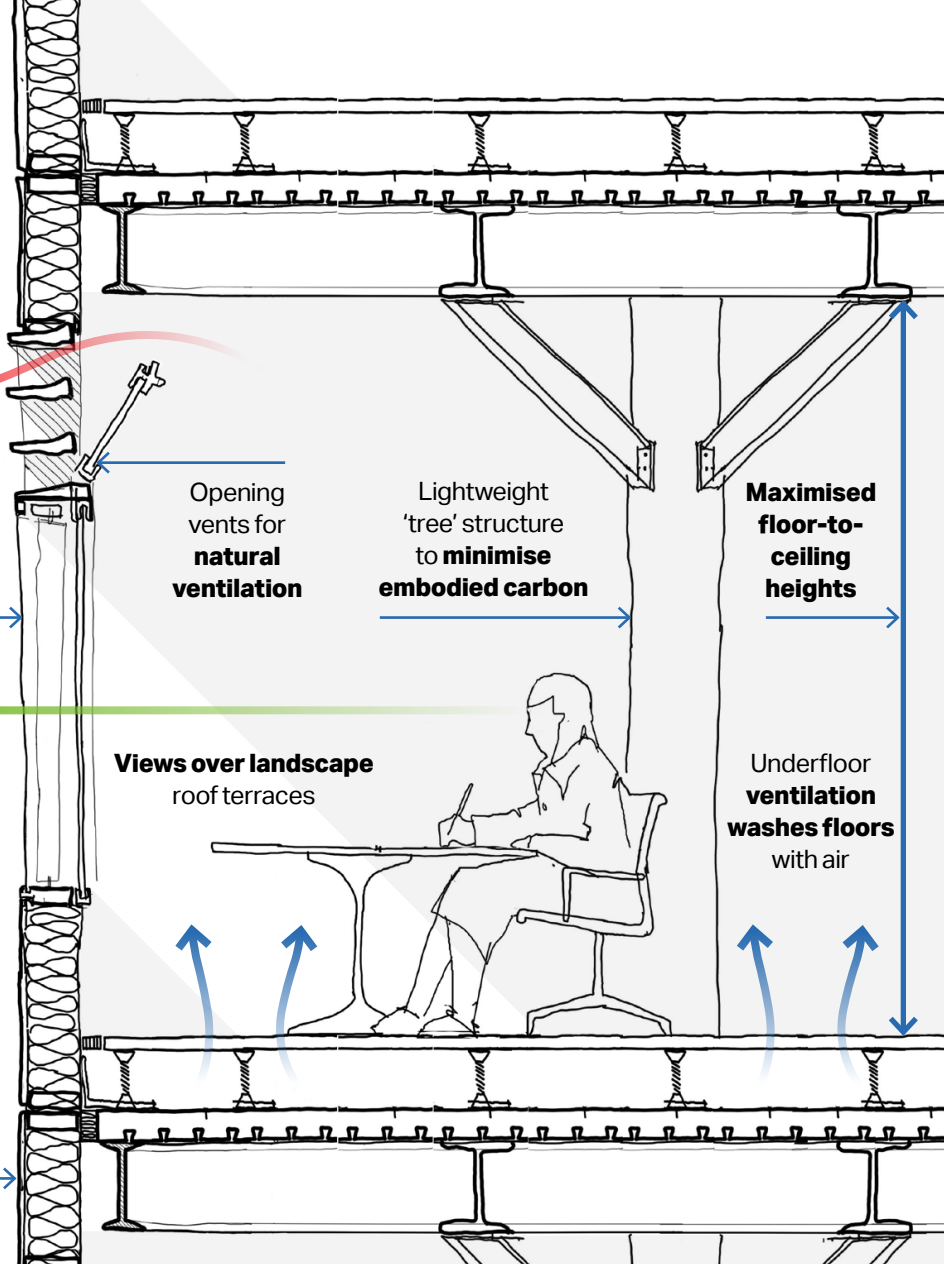
Maximised floor-to-ceiling heights

All-electric building with best-in-class low-energy targets

Views over landscape roof terraces

Underfloor ventilation washes floors with air

Building elements enable **prefabrication, replacement and reuse** to minimise embodied carbon



Dynamic mix of land uses



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World-class workplace

High-quality workspace to attract a diverse range of occupiers from SMEs to global brands

Restaurants and cafes

A varied food and beverage offer, serving the needs of the community, workplace users and visitors

Skills and employment



4,000 new jobs on site

1,700 construction jobs

90 apprenticeships and 36 opportunities for the long-term unemployed

£11.2 million per annum for Lambeth Council through business rate contributions

Working with Lambeth's creative community through engagement with Black Cultural Archives, Young Creators and Lambeth's Elevate programme

A culture and innovation hub for #NextGen creative digital production and cultural consumption

Contextual design



Designed for the South Bank, with architecture which is rooted in, and respectful to, its South Bank context while responding to 21st-century needs

Horizontal emphasis in facade articulation references the IBM Building and National Theatre

A simple, calm palette of low-carbon materials which are deferential to the other buildings in the Conservation Area

Layered composition of terracing forms which responds to the urban landscape of the Queen's Walk

Public realm and biodiversity



Maximising greening and biodiversity

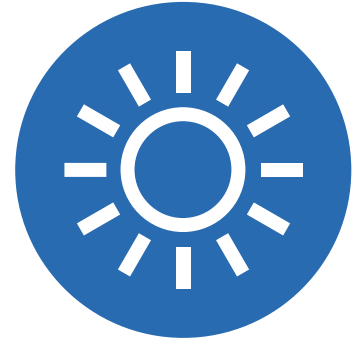
40% of the site area at ground floor given over to new public realm

New public routes connecting Upper Ground with the Queen's Walk

31 new trees

Green walls, and landscaped balconies and terraces, with intensive planting of local species

Wellbeing and sustainability



A net zero carbon workplace in operation

Fossil fuel-free scheme, with best-in-class low-energy targets

Energy saving design to the highest BREEAM 'Outstanding' rating

Designed for wellbeing to the highest WELL 'Platinum' rating

1,200 cycle parking spaces, for sustainable, active travel to and from the site



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