

TBC.LONDON



**FROM ITS DICKENSIAN ROOTS,
SOUTHWARK'S STORY HAS
ALWAYS BEEN INTERESTING,
COMPLEX AND VITAL**

Leading the way in arts and championed
by colourful and creative personalities, the
borough continues to surprise and delight



PICK POCKETS PURITAN LEADERS TRAGIC LOVERS

SOUTH OF THE RIVER HAS ALWAYS BEEN HOME TO THOSE WHO THINK DIFFERENTLY AND WHO AREN'T AFRAID TO KICK AGAINST THE NORM

Founded by King Alfred in 880, Southwark pre-dates the City of London as the most historic borough, and that history has been rich and diverse.

From the imagined home of Fagin and the Artful Dodger to Shakespeare's original Globe Theatre, the area has provided the inspiration and backdrop to some of the world's greatest stories.

Adapting through time, through perils and plagues, regicides and revolutions, Southwark has played a central role in the history of London across the centuries.

The notorious slums have been transformed into some of the most desirable places to live in London. Progressive startups have displaced heavy industry. And hard-working Londoners have replaced the thieves and pirates. Yet the borough's strong character and unique style remain.

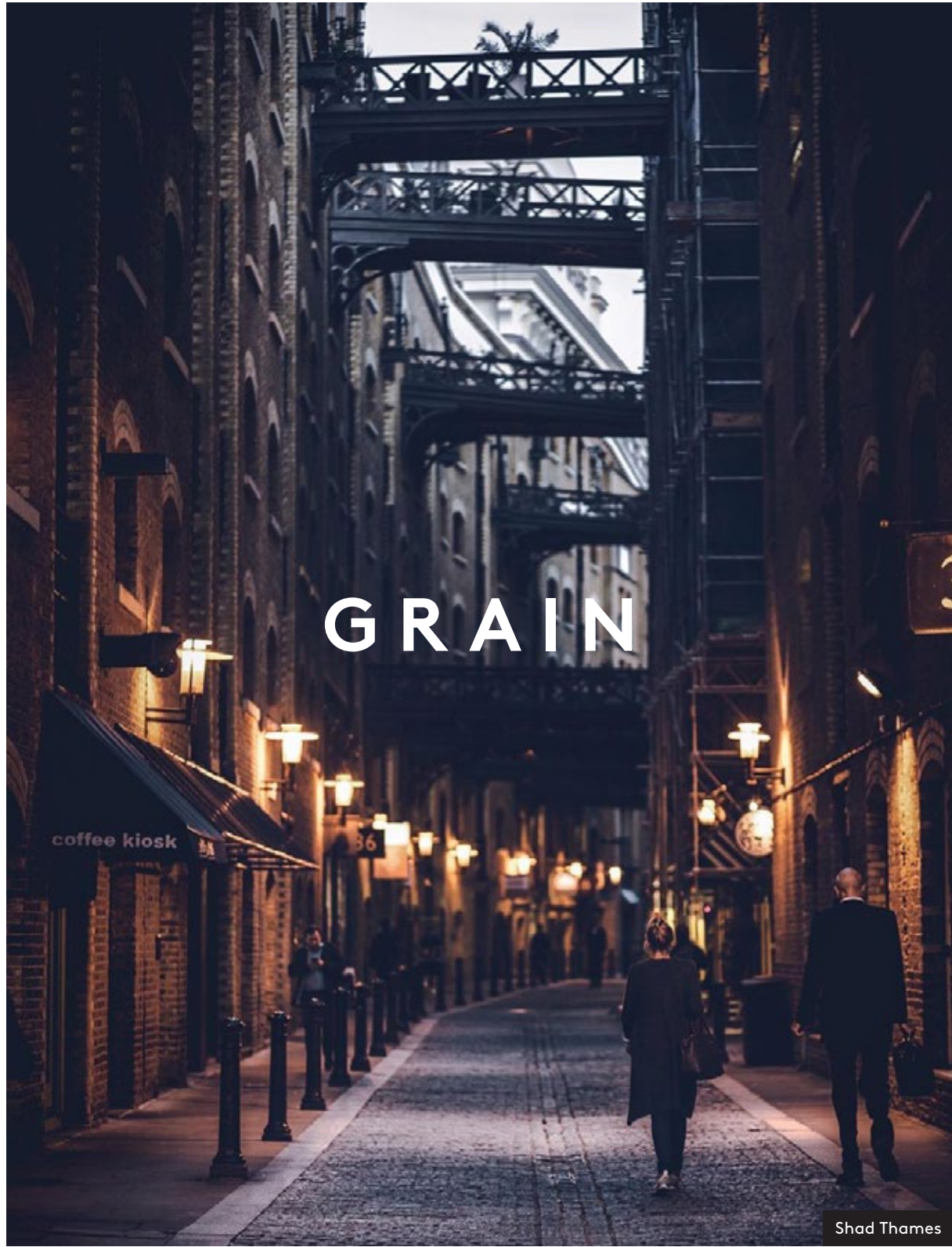


Shakespeare's Globe Theatre

ICONIC

LONDON





GRAIN

Shad Thames



TBC.LONDON

TBC.London is surrounded by contrasting architecture and styles that define the history and depth of London's character.

The rawness of Shad Thames' industrial past sits alongside the optimistic glass landmarks that mark the capital's direction of travel – the future of real estate.

SMOOTH

The Shard

FIRST PERSON

Phil Greene

Senior Creative, Event
www.eventcomm.com

Based in Shad Thames, Phil Greene is a senior creative lead at Event, an internationally recognised and multi-award winning agency, producing master plans and design solutions for museums, heritage attractions and cultural quarters.

Where do you meet friends for lunch or a pint?

I love the coffee houses along Shad Thames. Also the Marquis of Wellington is a nice off-the-back-road pub. Great beer, laid back and relaxed.

Favourite place to walk for a breath of fresh air?

I always go to Potters Fields Park. Postcard views of the bridge and the energy from the tourists gives the place a real fresh buzz. It's never too busy, it feels just right.

How do you get to work? Is it easy?

I cycle from Honor Oak, a pretty uneventful 25 minute journey. The new cycle lanes are incredibly handy, and they're always improving them.

How easy is travelling internationally from here?

Gatwick is really easy to get to. A direct train takes about 40 minutes from London Bridge. I occasionally have to use the Eurostar, and King's Cross is only 15 minutes away on the Northern Line.

PERSPECTIVE

And if you were out to impress, where would you take clients for a lunch meeting?

Provisioners, a restaurant that's part of the Dixon Hotel, in a recently converted old Met Police Station. The food is stunning, it always looks outstanding.

How about the best spot for a night out?

Nine Lives Bar, near London Bridge is always lively and serves a decent Dark and Stormy. If you want a good table, I'd advise you to book early!

How do you find meeting with people in the City and the West End, from here?

It's an easy cycle ride into the West End in 20 minutes (and I get all the classic London views on the way). The City is much quicker. The Tube can be a bit longer but London Bridge Station is really well connected when you need to go a bit further afield.

What do you like about the businesses and opportunities in this area?

Since starting here in 2005 it's improved an incredible amount. There's a great variety of buildings from small studios to big outfits – a real mish-mash that keeps things interesting.

Any personal favourite activities nearby?

I like to hang out further east along the river from Tower Bridge. Sitting near the marina, off the main tourist spots is a great place to unwind. The area is full of hidden places like this, you continue to find them as you spend time here.

What do you like about the general vibe of the area?

It's a lot like the West End but less busy. Here, not only do you have the river and a lot of green space but also a growing number of bars and fooderies.



WATER



TBC.LONDON

London's riverside has its own unique vibe. The pace is open and friendly, people are relaxed and every view deserves to be on a postcard.

WAYS



LOCAL

Sofia Alexandrache

Director of Responsible Business and Member Engagement, Team London Bridge
www.teamlondonbridge.co.uk

Sofia Alexandrache is responsible for Team London Bridge's Responsible Business and Member Engagement. This includes helping businesses develop partnerships with local community groups, managing the Responsible Business Alliance, overseeing grants, and running a full calendar of events.

How has the riverside changed over the last 5 years?

The riverside has changed, slowly but surely, in the last 5 years. We now see such a wide range of activities taking place here. Thanks to collaborations with cultural partners and landlords it has made it a fun and accessible place to be, not just for professionals working in these buildings on the riverfront but also for residents in the local areas.

Any hidden gems that no-one else knows about?

So many! This is a huge part of my job, to give people opportunities to discover these hidden gems around London Bridge by setting up events in specific places, collaborating with specific local businesses. One I must mention is Gibbons Rent, a tiny garden alleyway that Team London Bridge designed and planted a few years ago, you feel like you're in a tropical jungle, yet you can see the top of the Shard. It also hosts London's smallest library!

VOICE

How do you get to work? Is it easy?

I love my commute to work! I could take a 10 minute train from home in Greenwich to London Bridge, or on a nice sunny day I treat myself to a trip on the Thames Clipper, feeling like a tourist in my hometown. Since the pandemic I started to cycle into work, which is only a 30 minute bike ride to the office in London Bridge.

Do you use the cycleways?

Definitely. The area is so well served by the dedicated cycle lanes. I've been taking advantage of the Cycleway 4 (CS4) from London Bridge into Greenwich, and cycling through Southwark Park is my favourite moment of that commute.

What do you like about the businesses and opportunities in this area?

I love the architectural diversity that you come across in such a small area, from London's most photographed bridge, Tower Bridge, to Western Europe's tallest building, The Shard.

A rich mix of old and new, heritage and innovation – all brought together by two fascinating transport hubs, the river and the railway station. The new Low Line walking route along the railway viaduct should bring some interesting business and cultural opportunities over the coming years, as well as just being a lovely way to explore the area.



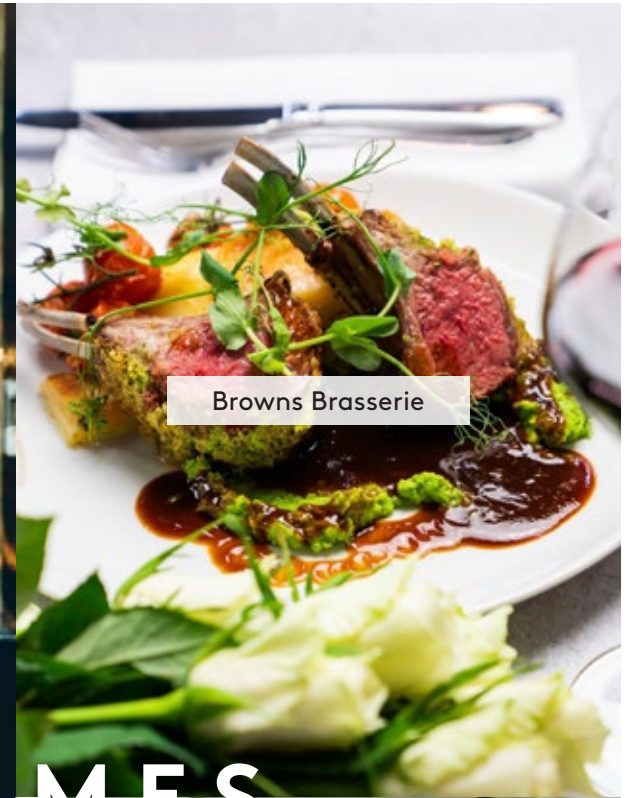
Draft House



Ristorante Olivelli



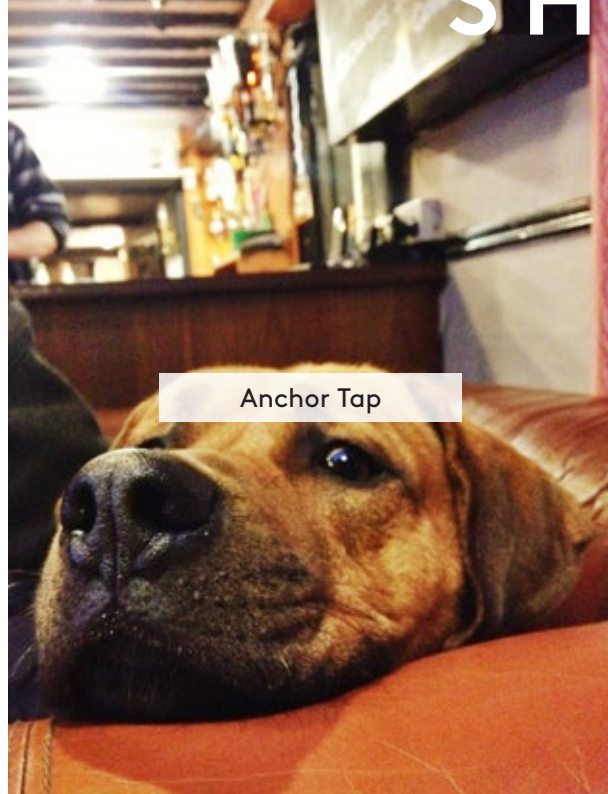
Watch House



Browns Brasserie

SHAD

THAMES



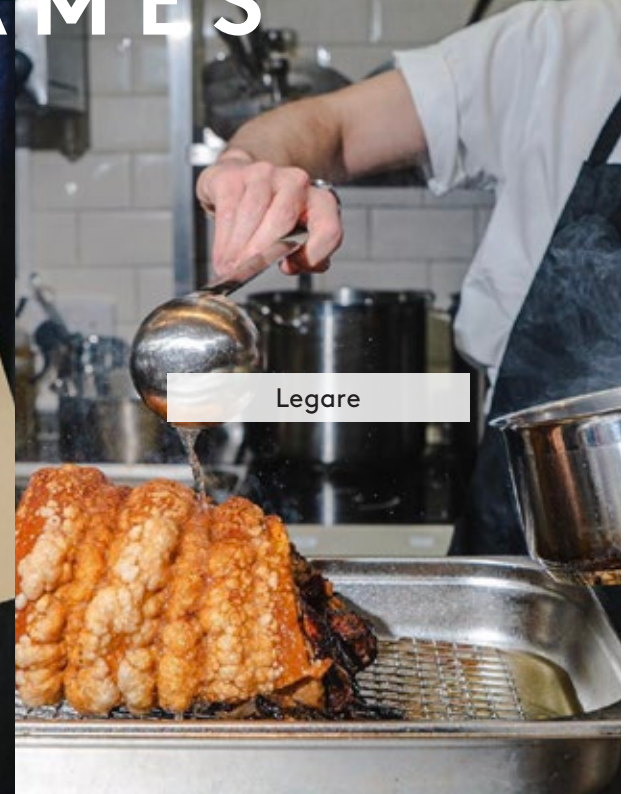
Anchor Tap



The Dean Swift



The Kings Arms



Legare

Ellie Beedham is responsible for programming and delivering cultural projects and events in the London Bridge area. Former Events and Enlivenment Project Manager at King's Cross, Ellie is a specialist in bringing together arts organisations to spearhead change through innovative programmes.

What changes do you envisage in the area over the next 5 years and beyond?

I expect there will be a greater use of the river by visitors and commuters and much more cycling. As well as an increase in tourists to see this iconic area and major projects like the kinetic lighting design on London Bridge.

Best spot for public art?

There's so much. London Bridge City has a collection of works including David Batchelor's 'Evergreen' tree and we have commissioned art this year by Turner Prize nominee Mark Titchner. We have catalogued it all for the public and it is accessible free on www.atlondonbridge.com.



WONDERFUL

Ellie Beedham

Director of Arts, Team London Bridge
www.teamlondonbridge.co.uk

INSIGHT

The pandemic has encouraged people outdoors and they are appreciating our riverside spaces in new ways. We will see an expansion of great festivals celebrating the arts, the community and the extraordinary heritage here.

Any personal favourite activities nearby?

We are spoilt for choice. I love to go to the amazing shows at the Unicorn Theatre and The Bridge Theatre, or go exploring cultural gems like HMS Belfast or The Old Operating Theatre for medical history.

What do you like about the general vibe of the area?

Being by the river with the spectacular local vistas. It has great restaurants and hotels, so much green space and a commitment to recycling and being carbon neutral by 2030.



314K

Current population of Southwark, projected to grow to 376,000 by 2026



32.9

Median age in Southwark, with 42% between 20 and 39 years old (London median: 35.3 years)



78.5%

Level of employment among Southwark residents (London: 74.2% / UK: 75%)

WORK



30%

Planned increase in workspace between 2009 and 2026 from 1,255,000 sq m to 1,674,885 sq m



39K

Students from three major educational hubs: Southbank College, Southbank University and UAL



61.3M

Annual passengers through London Bridge station, making it the UK's fourth busiest

BAE SYSTEMS

THE BODY SHOP

CBRE



grainger plc



SPACES

JustGiving

Ogilvy & Mather

Omnicom Group



sage

Zoopla

axs BELMOND BuzzFeed EY GOWLING WLG Hg IRON MOUNTAIN

ZOPA WPP NORTON ROSE FULBRIGHT pwc shutterstock THE BODY SHOP

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KANTAR KROLL OmnicomGroup NHS Allies and Morrison tp bennett

CoStar mediaocean Cheil Ofcom HSE Shell wework

UBIQUITY Stepladder FINNEGAN PGIM PRIVATE CAPITAL MINDSHARE montagu

LOCAL

PUBS AND BARS

- 1 Marquis of Wellington
- 2 The Woolpack
- 3 Flour & Grape
- 4 The Dean Swift
- 5 Anchor Tap
- 6 London Beer Factory
- 7 The Horniman at Hays
- 8 The Vault 1894
- 9 The Kings Arms
- 10 Nine Lives Bar

RESTAURANTS

- 1 Flat Iron
- 2 Restaurant Story
- 3 Jose
- 4 The Coppa Club
- 5 The Ivy – One Tower Bridge
- 6 The Coal Shed
- 7 Le Pont de la Tour
- 8 Browns Brasserie
- 9 Butler's wharf Chop House
- 10 The Real Greek
- 11 Gunpowder Tower Bridge
- 12 Rosa's Thai Café
- 13 Provisioners Restaurant
- 14 Legare

CAFÉS

- 1 The Watchhouse
- 2 Casse Croute
- 3 Hej Coffee
- 4 KKiss Desserts
- 5 Starbucks
- 6 Honk Coffee Shop
- 7 Caffè Paradiso
- 8 Fcukoffee

HOTELS

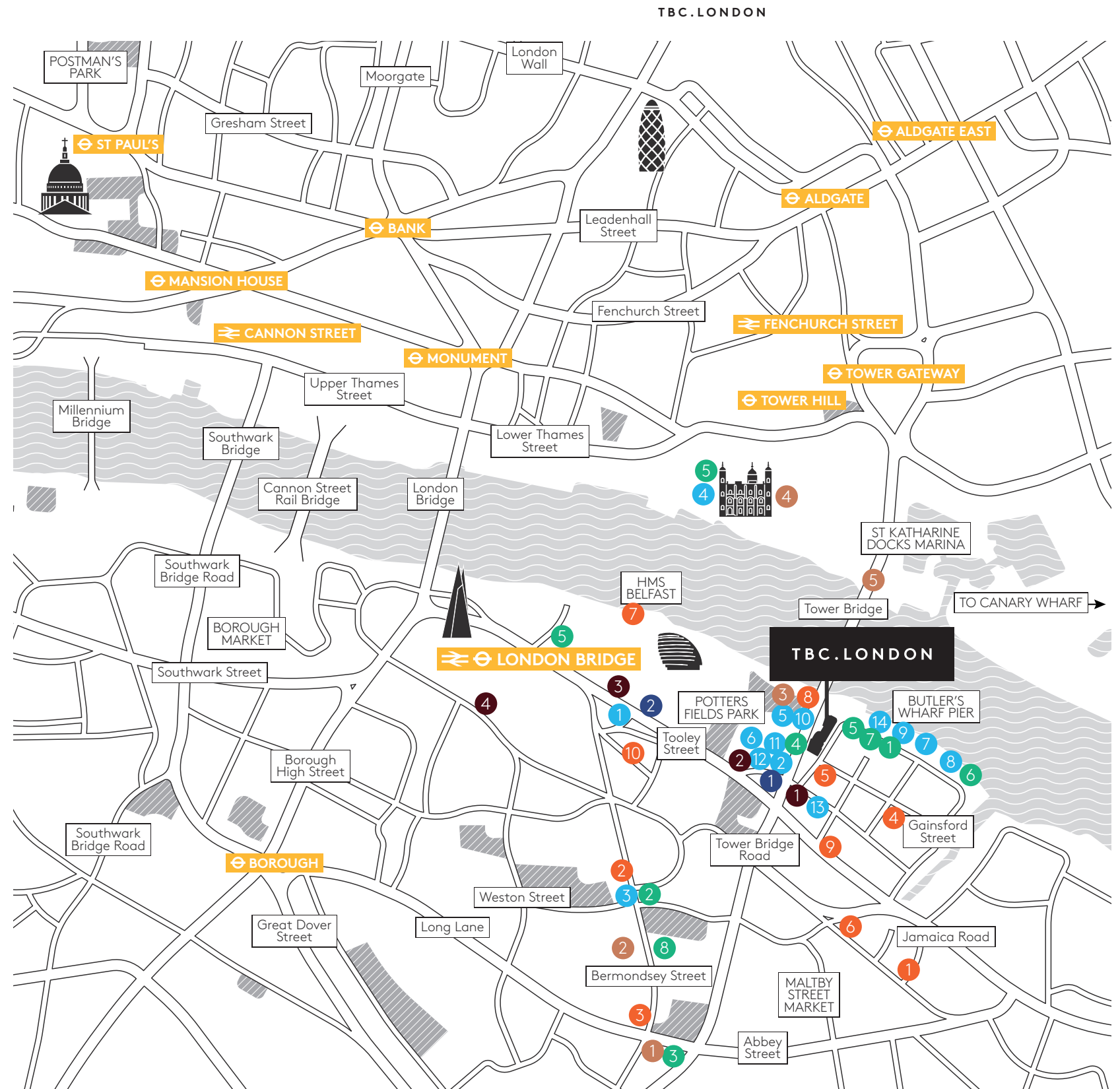
- 1 Dixon Hotel
- 2 The Lalit
- 3 Hilton London Tower Bridge
- 4 Shangri La

CULTURE

- 1 Kino Cinema
- 2 White Cube Gallery
- 3 The Bridge Theatre
- 4 Tower of London
- 5 Tower Bridge

CONVENIENCE

- 1 Sainsbury's Local
- 2 Tesco Express





CHANGE

BODY MOVING

Pedal power is popular and it's easy to see why: active, healthy and at your own pace beats stuffy, crowded and often delayed hands down.

TBC.London is perfectly positioned to take advantage of the infrastructure investment that has been made to encourage cycling, with the Cycle Superhighway and a network of supporting cycle lanes on our doorstep.



162 KM

of protected cycle lanes linking destinations across central London



4M KM

travelled each day by bike on London's cycle paths



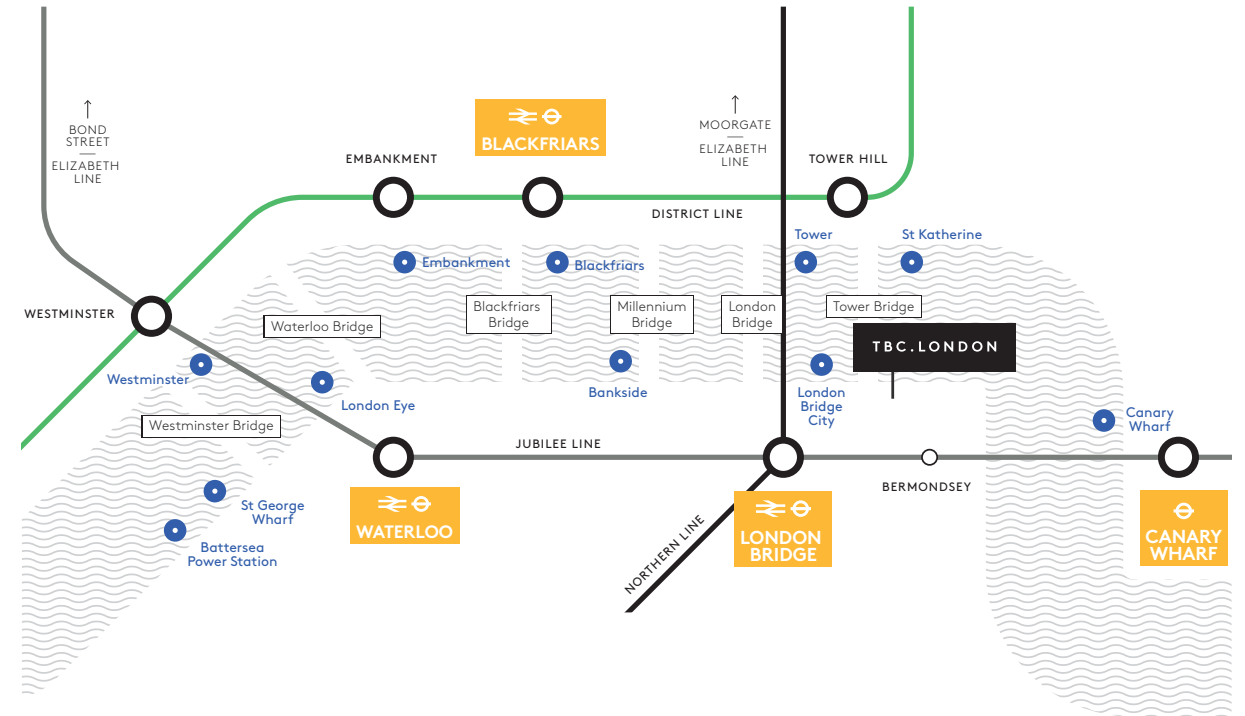
172,000+

daily journeys taken by cycle in the capital

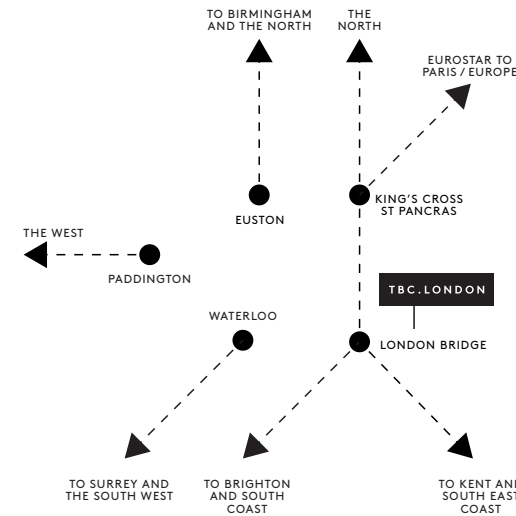


JUMP

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AROUND



OVERGROUND

TBC.London is within close walking and cycling distance of Waterloo and London Bridge, two of London's busiest stations, providing quick access to outer London and the suburbs.



UNDERGROUND

TBC.London is prominently served by London Bridge and Tower Hill Underground stations, providing quick and convenient access to all other parts of central London.



RIVER

The Thames Clippers, stationed at Tower Bridge, provide a peaceful, alfresco alternative to the usual commuting rat-race.

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The facts contained in this document are correct to the best of our knowledge, as of March 2023, but (legally) please make sure you don't take our word for it. ©FORE 2023.



This book is printed on biodegradable and recyclable paper.

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