

8 Albert Embankment

Welcome

London Fire Brigade (LFB) is pleased to present their developed proposals for the future of 8 Albert Embankment.

Following engagement with the local community on emerging proposals at the end of 2024, LFB has continued to develop the proposals for the Lambeth Fire Station site on Albert Embankment.

These proposals will secure the future of the building and deliver a London Fire Brigade Headquarters. The proposals will also deliver a much needed upgraded Lambeth Fire Station and a new events and exhibition space.

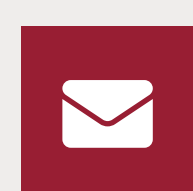
The views and insights of the local community are important to LFB, and the Brigade are committed to understanding the wants and needs of the local community. The Brigade is dedicated to working with the local community on how plans for this site are developed.

Please do take the time to sign-in to the exhibition and sign-up to our project mailing list by scanning the QR code.



Contact

To get in touch:



8AlbertEmbankment@KandaConsulting.co.uk



www.london-fire.gov.uk/about-us/services-and-facilities/8-albert-embankment-development



020 3900 3676

With LFB and LandsecU+I's development agreement being drawn to a close, LFB is now leading the delivery of their own development proposals. LFB have brought together the following consultant team to support them with their proposals.



5plus – architects

5plus are leading on the design of the proposals.



Smith Jenkins – heritage consultants

Smith Jenkins' dedicated Heritage Team is advising on the heritage of the building.



Turley – planning consultants

Turley is providing advice on the planning process and policy.



Kanda Consulting – community engagement consultants

Kanda is leading on the delivery of the community engagement process.

LFB is bringing forward plans to redevelop the 8 Albert Embankment site. This includes 8 Albert Embankment, the drill tower, the yard, and the 1980's extension along Black Prince Road that previously housed the control room, known as the CMC building. Please see the map below indicating the area of the site.



A photo of the back of the site currently

The previous proposals

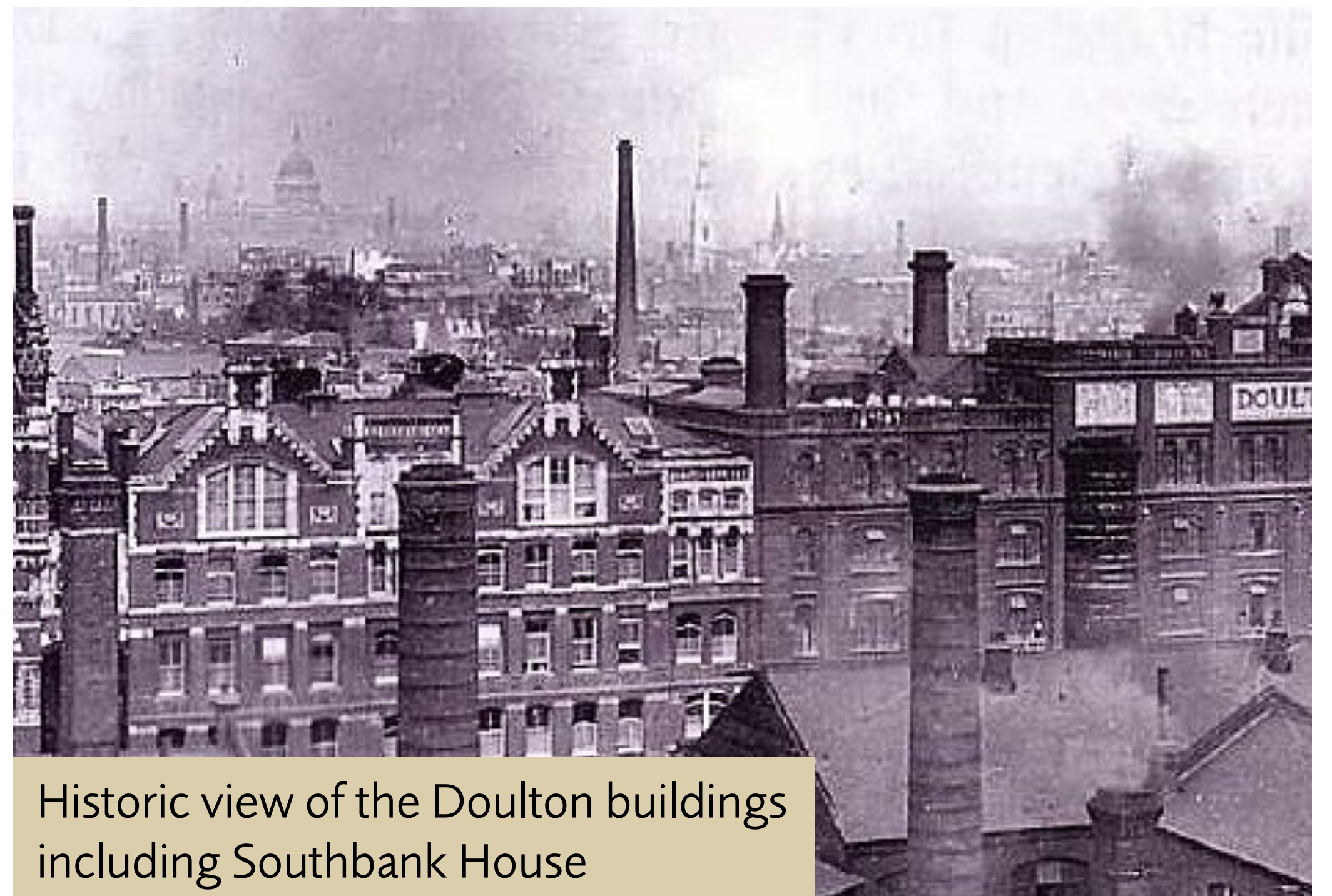
The 8 Albert Embankment site has been subject to two separate planning applications over recent years. The proposals we are presenting today are informed by our learnings from these unsuccessful applications.

Following the Secretary of State's decision in 2021 to refuse planning permission for 8 Albert Embankment, the Brigade and LandsecU+I, the previous development partner, worked hard to find a solution. However, both parties reached the conclusion that LFB needs to explore alternative options. As a result, LandsecU+I and LFB have drawn their agreement to a close.

The 8 Albert Embankment building, constructed in the 1930s, is a Grade II listed building. The building is the former headquarters of London Fire Brigade.

The land was formerly occupied by The London Pottery of Doulton and Co.

The neighbouring buildings set around the site comprise a range of different architectural typologies, ages and materials.



Historic view of the Doulton buildings including Southbank House

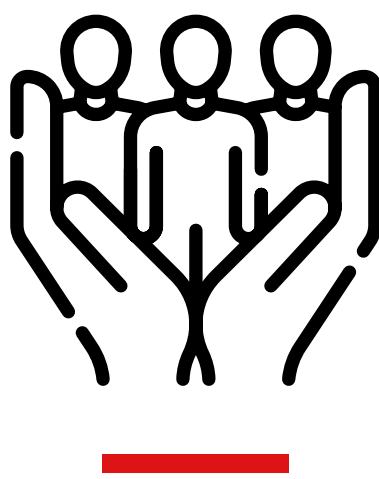


Historical image of the front site

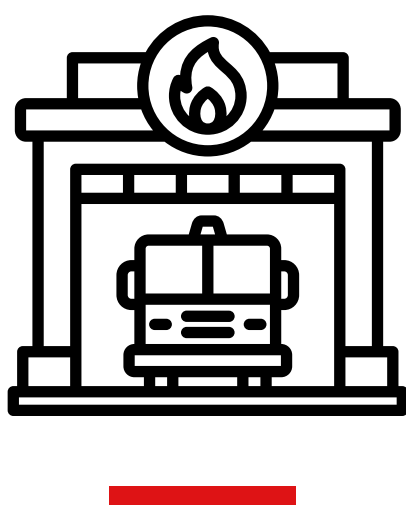
Our proposals will sensitively restore, refurbish and extend the Grade II listed building to:



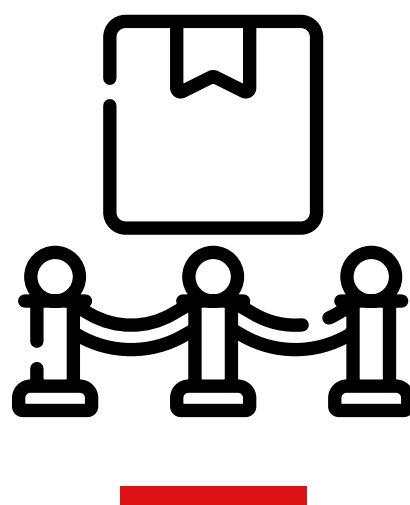
Deliver a much-needed fit for purpose London Fire Brigade headquarters.



Incorporate a new publicly accessible community space.



Provide an upgraded Lambeth Fire Station.

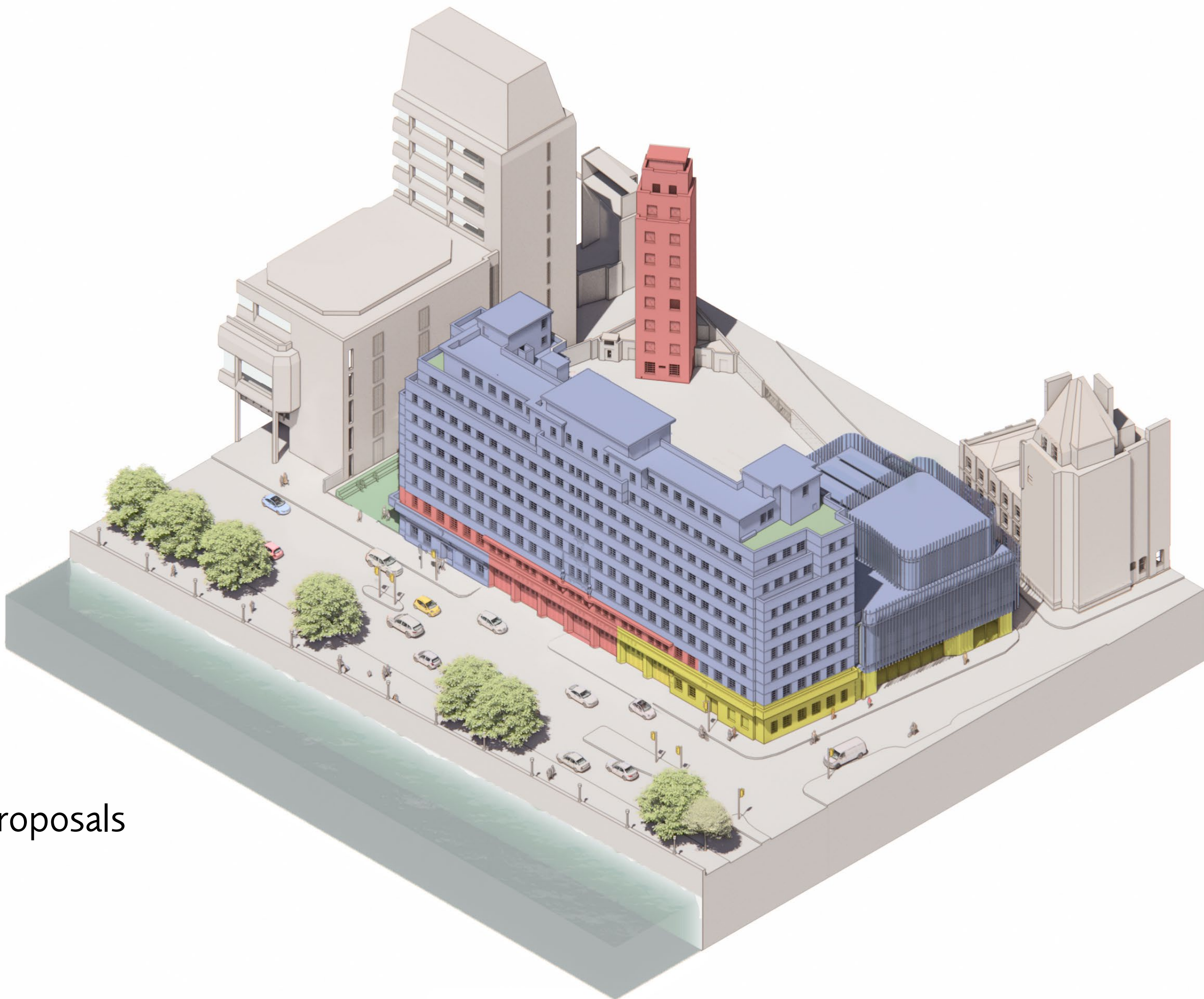


Include a new public exhibition space.

The events and exhibitions space is located on the ground floor along with the fire station appliance bays and the HQ entrance. The fire station extends into the first floor along with the HQ conference rooms. The HQ is then housed between floors two and eight (the remainder of the building).

Previous plans for the site also included the delivery of new homes, a hotel and rooftop restaurant. We are no longer exploring these options for this site.

- LFB headquarters within existing building
- Fire station within existing building
- Fire station within new build extension
- Events & exhibition venue



Diagrammatic image of the proposals

Ground floor plan

The ground floor plan below shows how the different uses of the building interact with each other. Dedicated entrances and receptions have been provided for each of the uses.

In addition to this, there will be improvements to the streetscape and access with the removal of the ventilation tower on Lambeth High Street, widening of the corner between Lambeth High Street and Black Prince Road and the recessed entrance for the events and exhibitions venue.



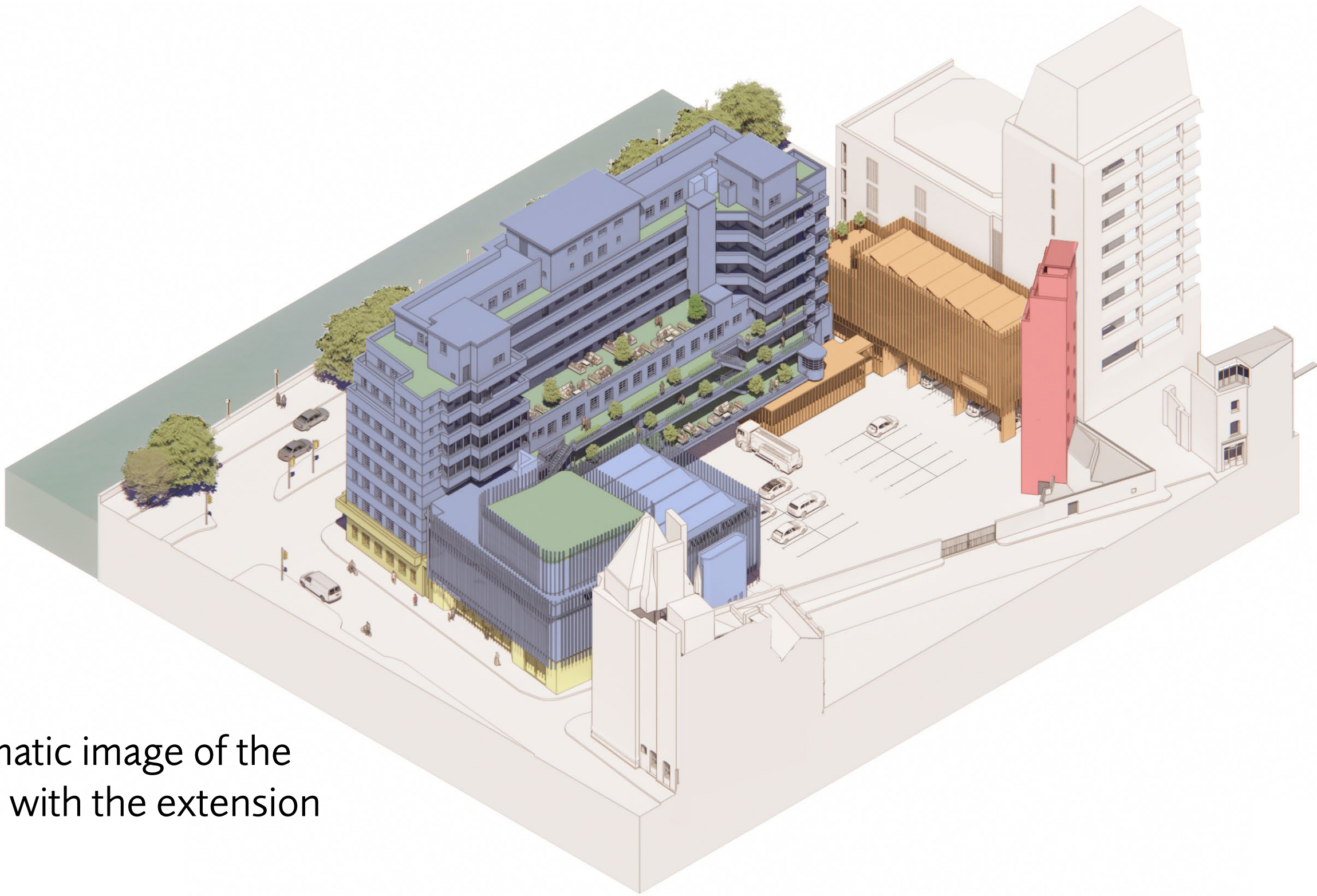
- LFB headquarters
- Fire station
- Events & exhibition venue

Following engagement with the local community on the emerging proposals at the end of 2024, LFB has continued to develop the proposals for the Lambeth Fire Station site on Albert Embankment.

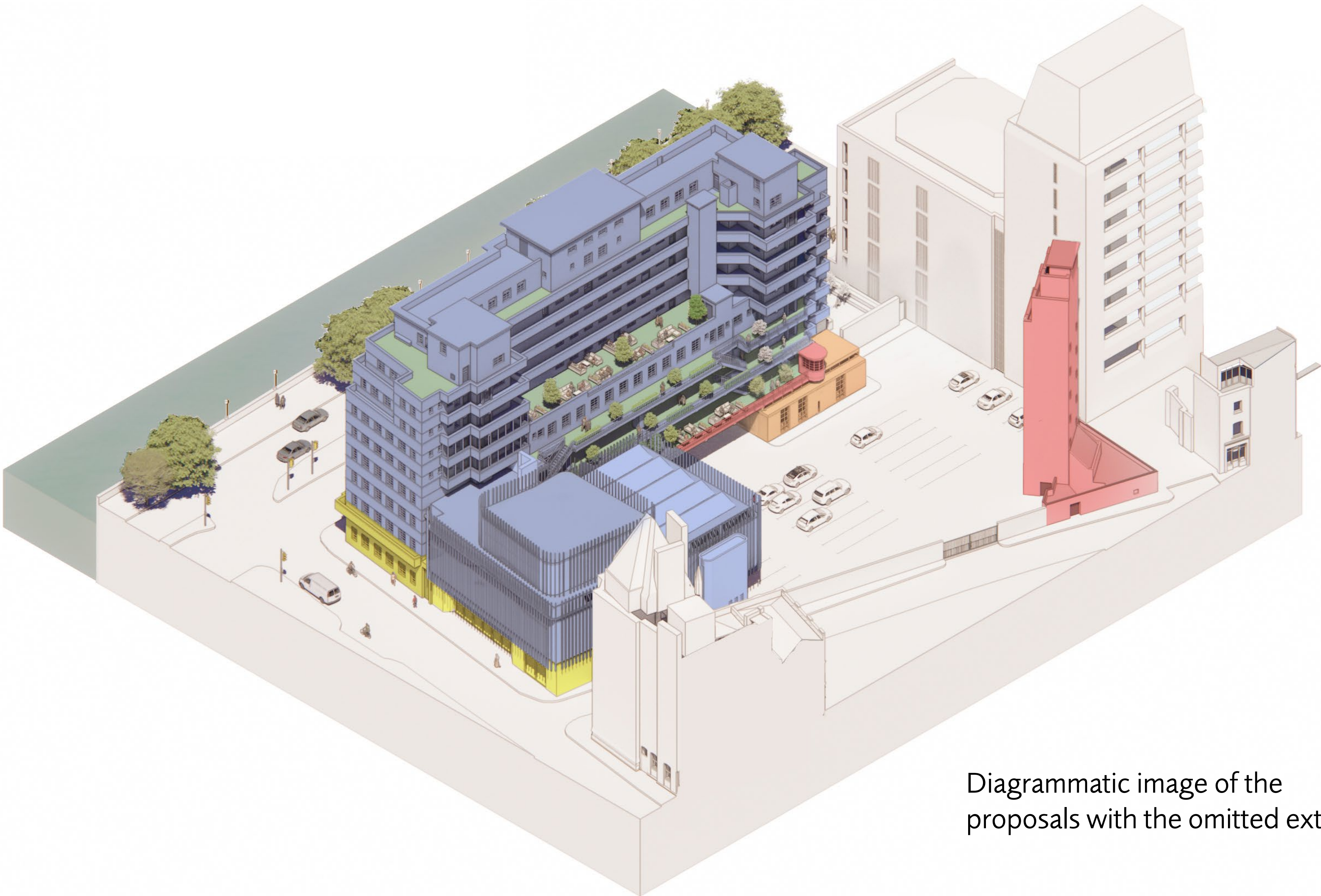
Since our engagement in December, we have decided to amend the proposals to not include the rear extension in the planning application. However, the extension is still under consideration and may come forward in the future as a separate planning application.

Therefore, our planning application will make reference to this building but will not seek permission for its construction.

- LFB headquarters within existing building
- Fire station within existing building
- Fire station within new build extension
- Events & exhibition venue



Diagrammatic image of the proposals with the extension



Diagrammatic image of the proposals with the omitted extension

The lease at LFB HQ in Union Street comes to an end in March 2027 and is not expected to be renewed as the building does not meet LFB's requirements.

LFB are therefore exploring a range of options for their headquarters, including the refurbishment of 8 Albert Embankment.

The proposals will see the HQ housed between floors two and eight of the original 1930's building, along with the first and second floors of the CMC building. This will include a conference space held on the first floor of the CMC building.

Its main entrance will be located along Albert Embankment and include a landscaped courtyard area.



Conference space



LFB HQ, typical floor plate



LFB HQ entrance

New events and exhibition space

As a part of the proposals, a new space will be created that will allow public exhibitions on the ground floor.

This will be centred on the Memorial Hall but also utilising some of the current appliance bays and is likely to make use of LFB's collection of over 20,000 objects, recording the history of organised firefighting in London from 1666 to the present day.

This exhibition space would create an historical and educational resource, inspiring pride in the city's firefighting and rescue heritage, whilst promoting safety and wellbeing.

The space extends through the ground floor of the CMC building (former control centre), the Memorial Hall, and into two of the current appliance bays.



Events and exhibitions entrance

The main entrance to the events and exhibition space will be to the side of the building off Black Prince Road. The majority of visits will be Monday to Friday during working hours; some events and visits may take place outside of these hours.

We anticipate visitors consisting of local community groups, families, schools, and current and retired LFB staff. The space has been designed to accommodate up to two school groups at a time.



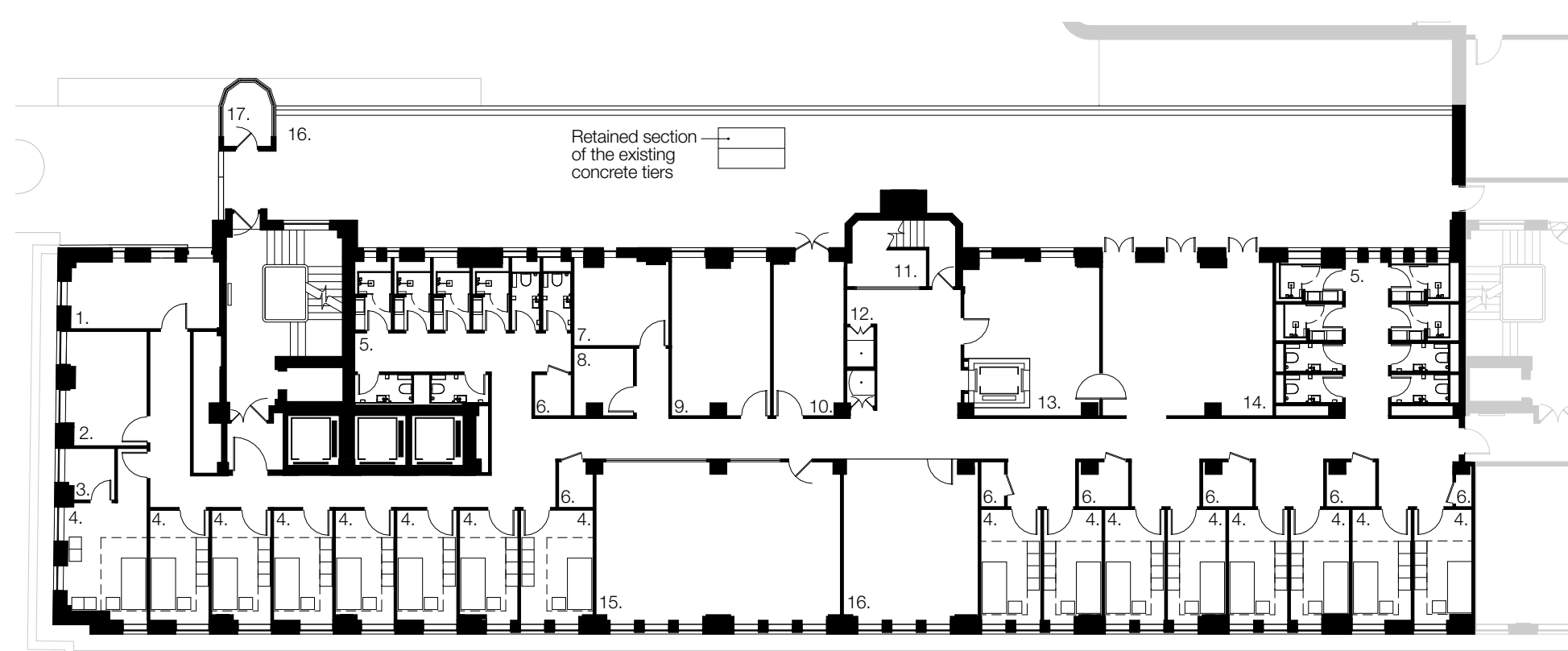
Entrance sketch

Lambeth Fire Station

The proposals will update and deliver a new fit for purpose fire station on the site which is an important location for the delivery of our operational response to fires and other emergencies in the capital.



Fire station main entrance



First floor plan zoom in

The fire station will be a fully refurbished space to house LFB vehicles, equipment and personnel. It will include new firefighter accommodation with flexible space to better support a diverse workforce. It will be more energy efficient, delivering sustainability benefits and minimising future running costs. Operational parking for staff will also be provided on site.

LFB are seeking to keep the length of time that the station will be closed during construction as short as possible.

Disruption to services provided for communities in Lambeth will be kept to the minimum during construction, and fire cover in the immediate area will be maintained using a range of LFB facilities and stations, with minimal impact on attendance times.

Community accessible space

We are proposing to include a space that is accessible to the public in our plans on the corner of Lambeth High Street and Black Prince Road.

A number of our fire stations across London have community rooms, which are available to local groups to book for free for their meetings and events.

This room will include a configuration of tables and chairs, some IT equipment, and access to a kitchenette and toilets, and will be wheelchair accessible.

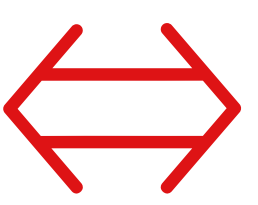


Constructed in 1937, the Grade II listed building was originally the headquarters of London Fire Brigade.

Our design approach aims to:



Maintain the original appearance of the front elevation.



Retain as much of the original footprint and volume as possible.



Repair and preserve key elements of the Art Deco design, including the fenestration, detailing and doors.



Upgrading elements that will allow the building to continue serving its intended use.

The refurbishment of the historic Memorial Hall, Drill Tower and Parade Ground, alongside the futuristic CMC building will highlight the evolution of the fire station and its evolving design as it has responded to changing needs over time.



Photo of the drill tower

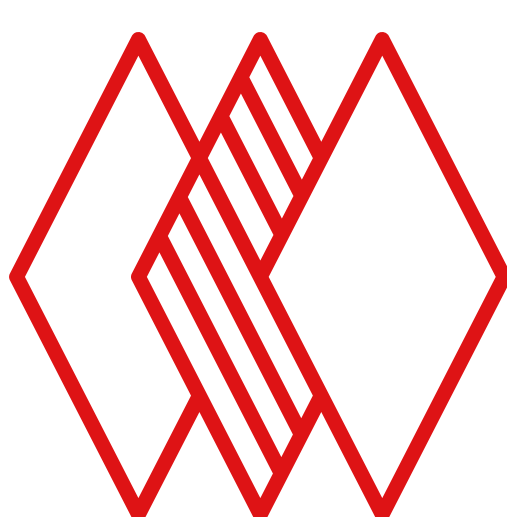


Photo of the front of the building



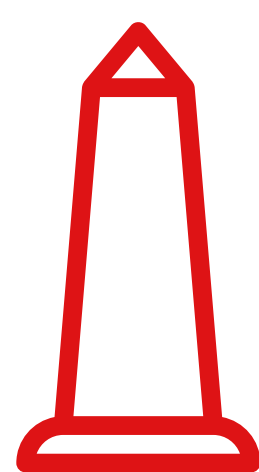
The Memorial Hall

The Memorial Hall, which is not currently open to the public, has been incorporated into the events and exhibition space and will be made publically accessible.



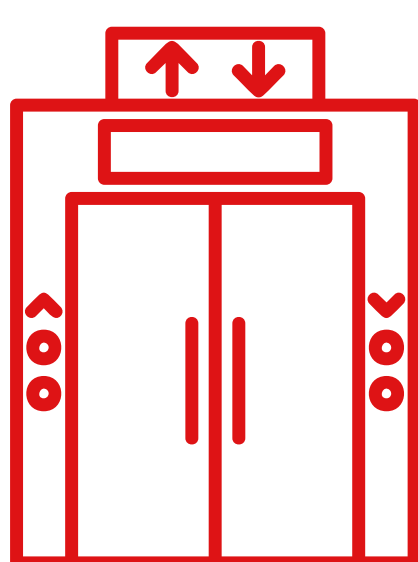
The CMC building

The CMC building will be re-roofed and re-clad, referencing the connection to pottery that the site has. The currently vacant building will be repurposed with the ground floor being used as a part of the events and exhibitions space and the upper floors into conference space.



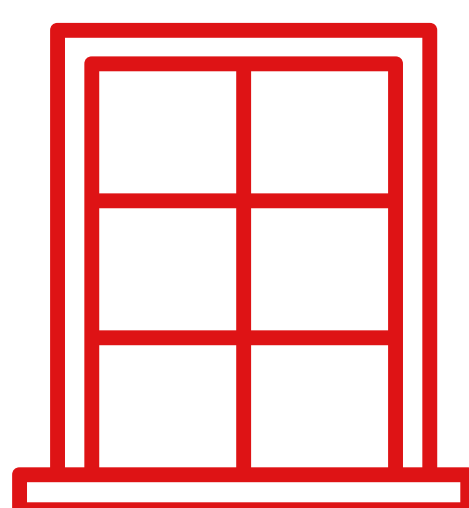
Ventilation Obelisk

The Ventilation Obelisk, which is in a poor state of repair, will be demolished with a Historic Building Recording produced.



Internal work

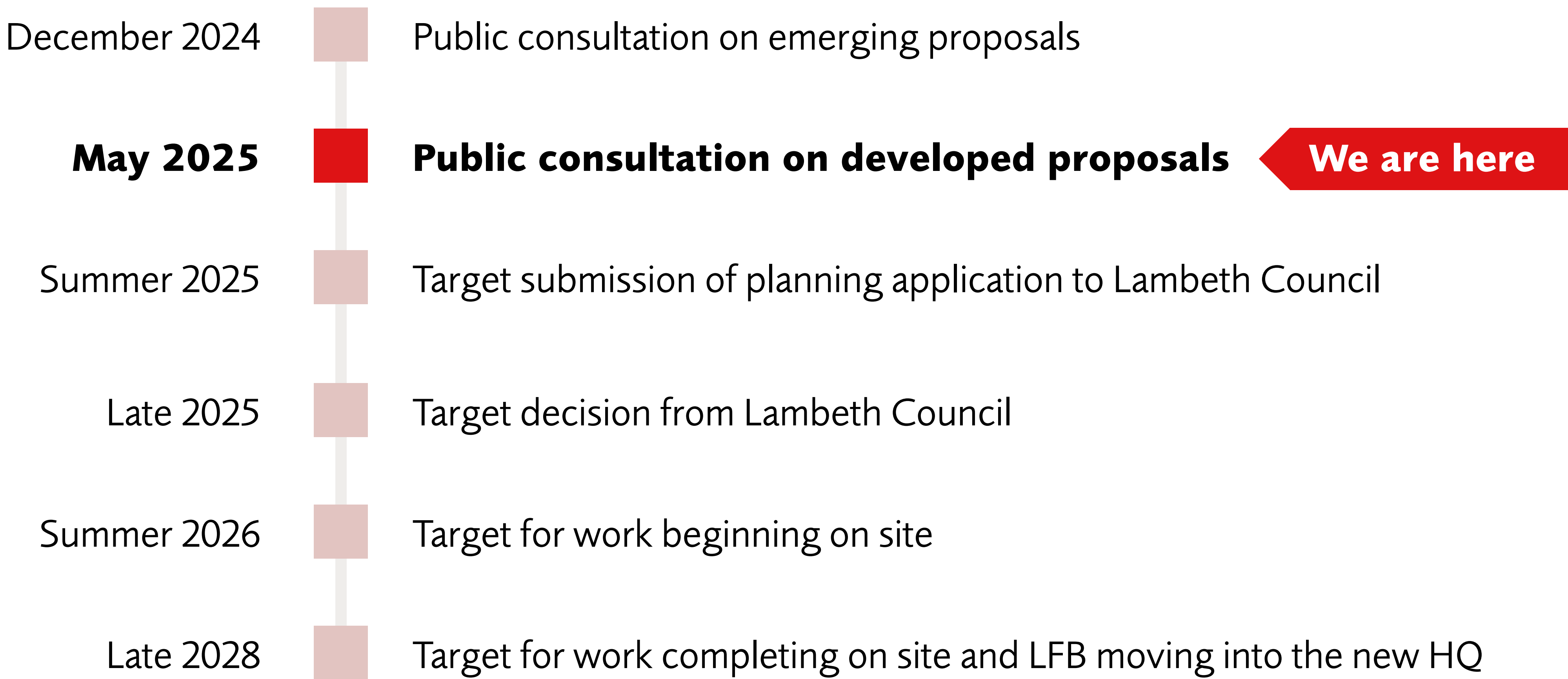
Internal layouts of the HQ and fire station will be amended to better suit LFB's needs. Additionally, the currently listed lifts, will be updated to comply with current building regulations.



External work

Like-for-like replacement in appearance, where required, will be made to the brick work. Window's will be replaced for better performing ones which are in keeping with the current aesthetic. Localised repair and restoration will be made to stonework reliefs and the appliance bay doors that have weathered over time.

Later this year we will submit a planning application for 8 Albert Embankment. This will include the front site only. This would then be reviewed by Lambeth planning officers and decided by Lambeth's Planning Committee.



Any future plans for the Lambeth High Street or Newport Street sites would be subject to a separate planning application and consultation.

Further engagement opportunities

Following the submission of the planning application, we will be continuing to engage with local residents via a new Community Engagement Forum. The Forum will be held at regular intervals and will give you the opportunity to get updates from LFB on the progress of the application.

At present the Forum will focus on the Lambeth Fire Station site fronting 8 Albert Embankment, however when plans come forward for the rear sites, we will review incorporating these into the brief of the Forum.

Local residents will be notified of the Forum closer to the time; please do sign-up to the dedicated project mailing list to received updates on engagement opportunities directly to your inbox. Details for this can be found by scanning the QR code or visiting the webpage below.



Thank you

Thank you for taking the time to look through our proposals for the future of 8 Albert Embankment. We hope you have found this information helpful.

Your feedback is important to us as we review our updated proposals. We will be back in touch ahead of submitting our planning application to Lambeth Council in the summer.

Please scan the QR code below to provide your feedback on the proposals via our online survey.



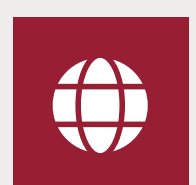
Get in touch



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