



LONDON FIRE BRIGADE

8 Albert Embankment

Welcome

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

The 8 Albert Embankment site has been subject to two separate unsuccessful planning applications over recent years.

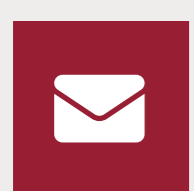
London Fire Brigade (LFB) is in the early stages of developing new proposals for the future of the Lambeth Fire Station site fronting Albert Embankment. These proposals will secure the future of the building and deliver a much-needed new fit for purpose Lambeth Fire Station and London Fire Brigade Headquarters, along with an events and exhibition space. Plans for the Lambeth High Street and Newport Street sites (that were a part of previous planning applications) are being considered separately by LFB in conjunction with GLA.

The views and insights of the local community are extremely important to LFB, and the Brigade are committed to understanding the wants and needs of the local community. The Brigade is committed 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



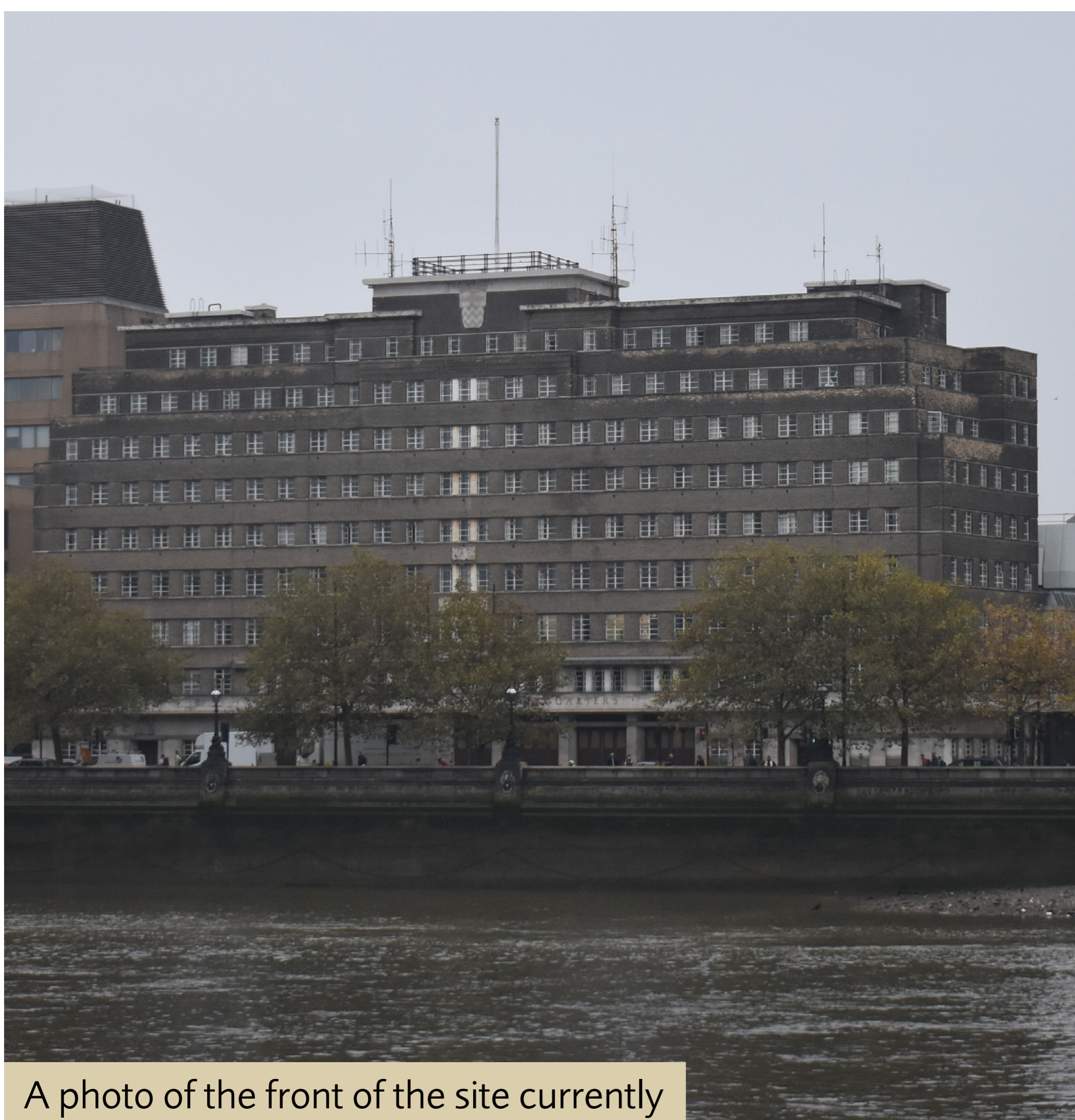
www.london-fire.gov.uk/about-us/services-and-facilities/8-albert-embankment-development



020 3900 3676



LFB is bringing forward plans to redevelop the 8 Albert Embankment site. This includes 8 Albert Embankment, the drill tower, the yard, and the CMC building. Please see the map below indicating the area of the site.



A photo of the front of the site currently



A photo of the back of the site currently

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



Historical image of the front site

The previous proposals

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

Previously applications including the Lambeth Fire Station site were brought forward in 2010 and 2019. These were unsuccessful and 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 and LandsecU+I and the Brigade have drawn their agreement to a close.

With the 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

5plus – architects

5plus are leading on the design of the proposals.



SmithJenkins
PLANNING & HERITAGE

Smith Jenkins – heritage consultants

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



Turley

Turley – planning consultants

Turley is providing advice on the planning process and policy.



kanda

Kanda Consulting – community engagement consultants

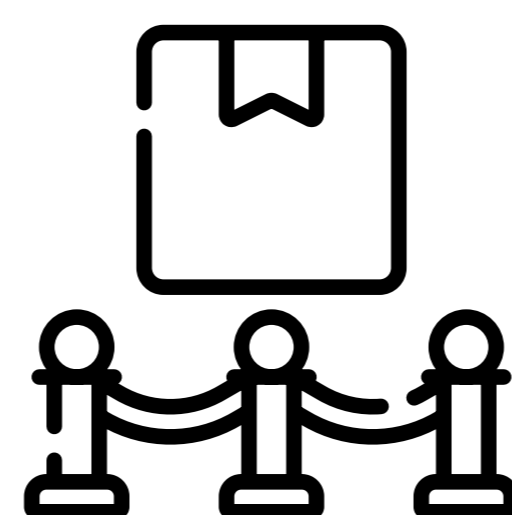
Kanda is leading on the delivery of the community engagement process.

LFB is now in the early stages of progressing designs for our revised vision for 8 Albert Embankment.

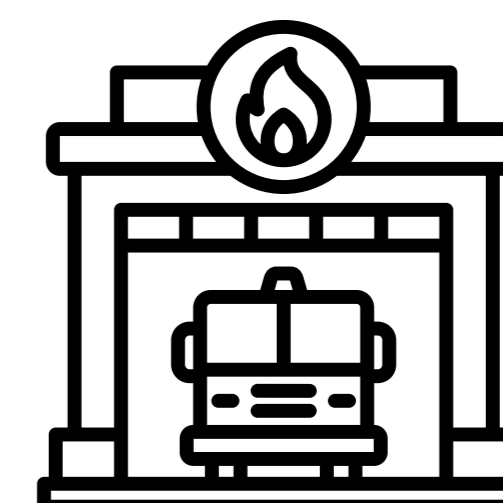
Our proposals will sensitively restore, refurbish and extend the Grade II listed building to:



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

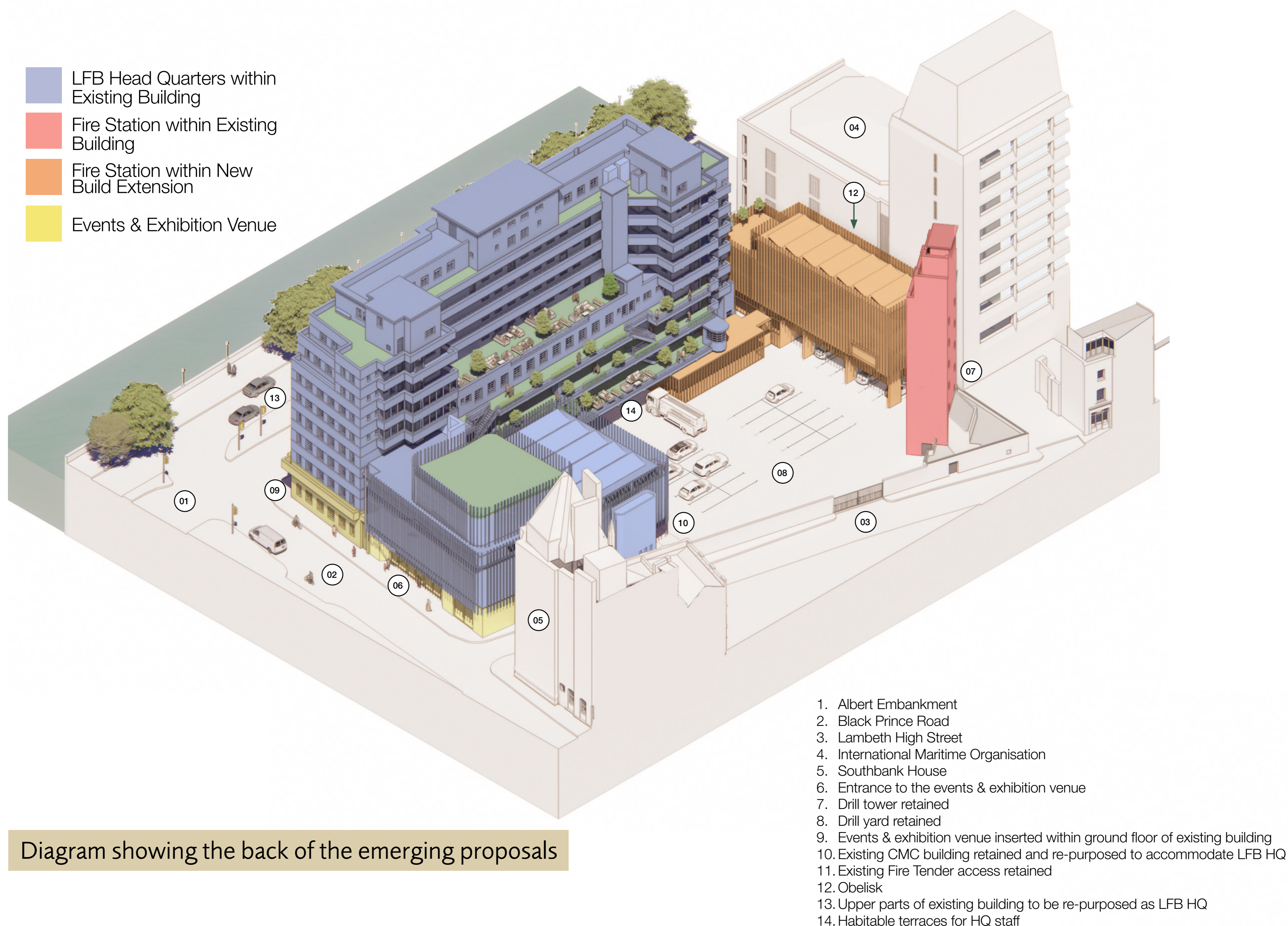


Include a new public exhibition space.



Provide an upgraded Lambeth Fire Station.

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.



The lease at London Fire Brigade 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 into the future.

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

The proposals will refurbish and upgrade the Grade II Listed building, bringing it back into use as the LFB's new Headquarters.

The new offices will cater for around 850 LFB staff. The space will include general office space and staff welfare spaces.

The office has the opportunity:



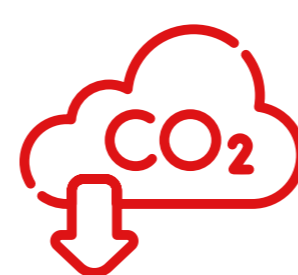
To create a new fit-for purpose LFB headquarters, including operational fire station and events and exhibition space.



To ensure the existing listed structure retains its historical significance as the 'home' of the London Fire Brigade.



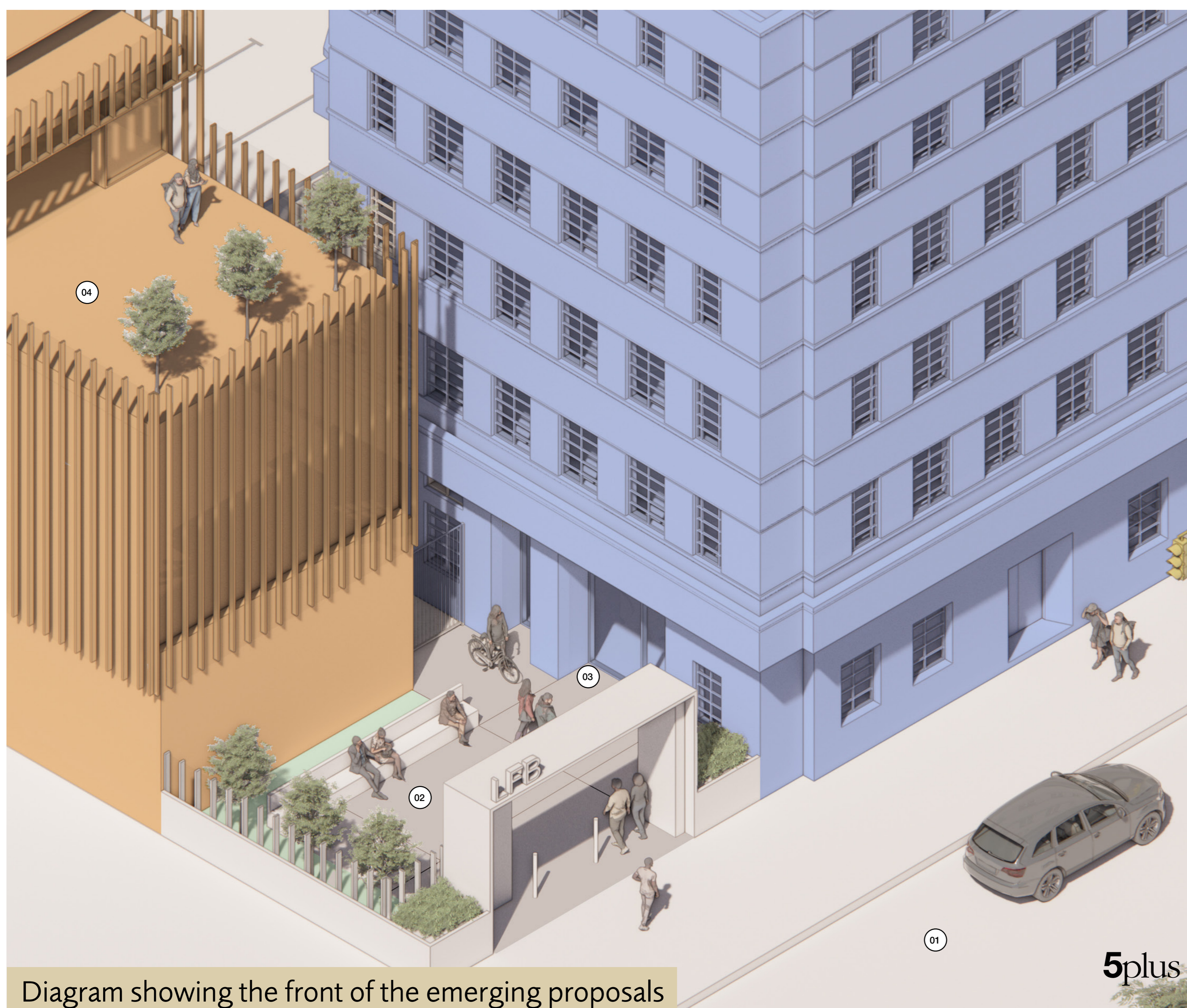
To repair and preserve the heritage of the existing building, with new fabric repairs and a conservation led approach to environmental upgrade.



To undertake a deep carbon retrofit to meet LFB carbon objectives.



To improve community accessibility and access.



- 01 LFB Head Quarters within Existing Building
- 02 Fire Station within Existing Building
- 03 Fire Station within New Build Extension

1. Albert Embankment
2. New entrance courtyard and public realm
3. LFB HQ entrance
4. Fire Station terrace

Diagram showing the front of the emerging proposals

New events and exhibition space

- LFB Head Quarters within Existing Building
- Fire Station within Existing Building
- Fire Station within New Build Extension
- Events & Exhibition Venue

1. Albert Embankment
2. Black Prince Road
3. Lambeth High Street
4. International Maritime Organisation
5. Southbank House
6. New entrance to Lambeth Fire Station
7. New courtyard and entrance to the LFB HQ
8. Entrance to the events & exhibition venue
9. Drill tower retained
10. Drill yard retained
11. Events & exhibition venue inserted within ground floor of existing building
12. Existing CMC building retained and re-purposed to accommodate LFB HQ
13. Existing Fire Tender access retained
14. 3no. appliance bays retained
15. Obelisk
16. Upper parts of existing building to be re-purposed as LFB HQ

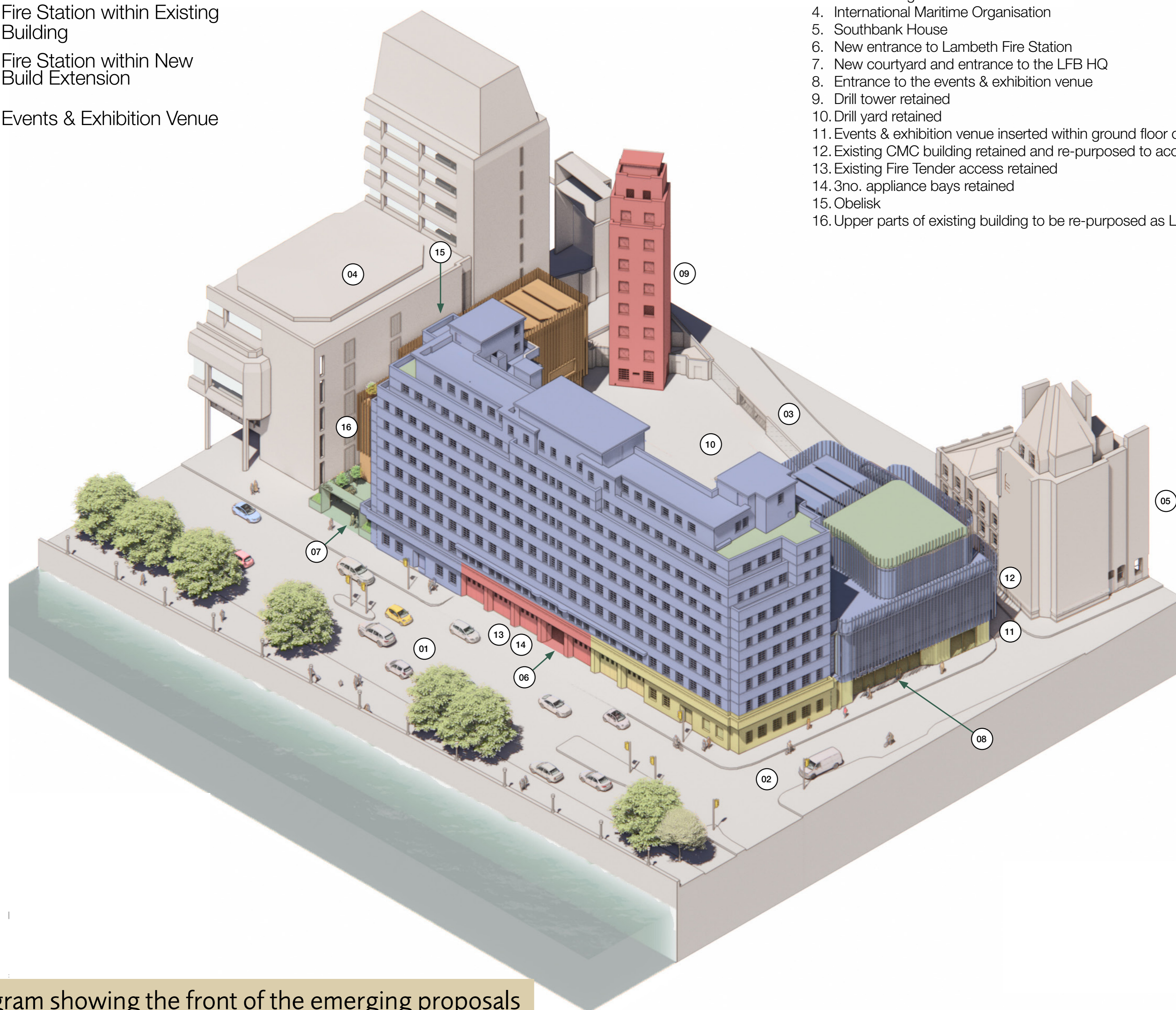


Diagram showing the front of the emerging proposals

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 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.



Image of current station

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 by providing privacy for all. Community space will be provided, and it will be more energy efficient, delivering sustainability benefits and minimising future running costs. Operational parking for staff will also be provided on site.



Image of current station

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.



Image of current station

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

Our design approach aims to retain as much of the original footprint and volume of 8 Albert Embankment as possible. Where alterations are necessary the proposals replicate original architectural features. The original appearance of the front elevation will be maintained, with all fenestration, detailing and doors repaired and retained or replaced on a like-for-like basis.

Our design approach aims to restore key architectural features whilst upgrading elements that will allow the building to continue serving its intended use as a purpose-built fire station. Key elements of its Art Deco design will be repaired and preserved, including the fenestration, detailing and doors. The refurbishment of the historic Memorial Hall, Drill Tower and Parade Ground, alongside the futuristic CMC building to be used in part for the new LFB exhibition space 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



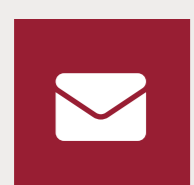
Photo of the front of the building

Thank you and next steps

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 proposals and develop our emerging proposals. We will be back in touch early next year to present our detailed plans and offer you the opportunity to feedback on them ahead of a planning application being submitted.

Please scan the QR code to the right to provide your feedback on the proposals via our online survey and please see below for the engagement teams contact details.



8AlbertEmbankment@KandaConsulting.co.uk



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



020 3900 3676

▼ **Scan Me** ▼



Indicative timeline

We are here

November 2024

Public consultation on emerging proposals

Early 2025

Public consultation on developed proposals

Spring 2025

Target submission of planning application to Lambeth Council