

# Former Blackfriars Crown Court, Loman Street, Southwark



## Redevelopment of the former Blackfriars Crown Court in Southwark

### CLIENT

iQ Student Accommodation

### LPA

Southwark Council

### STATUS

Resolution to grant planning permission

### SERVICES

Planning, Economics

### Our role

- Providing Planning and Economics services, we led the planning process on behalf of iQ for the redevelopment of the former Blackfriars Crown Court for 600 PBSA bedspaces, 71 social rent affordable units (equivalent to 42.8%), a café unit and flexible commercial floorspace as well as new public realm space.
- Starting from the due diligence phase through to Planning Committee, we will continue to support iQ through the GLA Stage 2 process to full decision.
- We were instructed on the due diligence for the acquisition in December 2024 and worked collaboratively and closely with both LB Southwark and the GLA to achieve this optimum scheme in a tight timescale.
- The viability process was initiated during the pre-application phase to ensure timely determination.

### Results

- The planning application was submitted in July 2025 at a point where the scheme's viability and, in turn, the affordable housing offer was in a good position. Through this, and a supportive proactive LPA and GLA, it was possible to be heard at Planning Committee on 9 December 2025 where the proposals were resolved to grant unanimously.
- The proposals will ultimately transform the long-term vacant crown court building bringing activity and vibrancy to the area, as well as providing a north / south public realm link through the site offering permeability and connectivity within the area.
- Environmentally, the scheme performs well, targeting BREEAM Excellent, 67% site wide carbon reduction over Building Regulations, achieving a UGF of 0.43 and delivering in excess of 250% biodiversity net gain. In addition, at least 20% of existing materials will be recycled back into the proposed development, including brick and aluminium.

# Turley