



# ORGANOGRAM

BANKSIDE 123 Actors and Interactions

## THE OCCUPANT



GENERIC SPECULATIVE OFFICE SPACE PROPOSED TO MEET DEMAND;  
AGENTS HEAVILY INFLUENCE THE TYPE OF OFFICE SPACE TO BE PRODUCED

## THE DEVELOPER



DEMAND FOR OFFICE SPACE: SUFFICIENT PERCEIVED DEMAND CAN STIMULATE SPECULATIVE OFFICE DEVELOPMENT, AFTER A TIME LAG

PRESSURES FOR STEADY RETURNS, STOCK GROWTH, AND CONSERVATIVE BEHAVIOUR/MANAGED RISK

LOCAL AUTHORITY PROVIDES A BUSINESS-SUPPORTIVE ENVIRONMENT, FAVOURABLE PLANNING REGIME, AND LAX REGULATIONS

LOCAL AUTHORITY REQUIRES SECTION 106 'PLANNING GAIN' AS PART OF PLANNING APPROVAL, REQUIRING FURTHER DIALOGUE WITH THE COMMUNITY

OCCUPANT HAS OPPORTUNITIES TO MAKE SOME SMALL, LATE CHANGES TO THE BUILDING, BUT HAS LITTLE INFLUENCE ON THE OVERALL DESIGN

## WORKING CAPITAL; MARKETS & INVESTORS



## GOVERNMENT & POLICY



DEVELOPMENT INDUSTRY LOBBIES FOR FAVOURABLE POLICIES, AND  
MINIMALLY RESTRICTIVE STANDARDS AND REGULATIONS

INFORMAL CONSULTATION WITH GOVERNMENT BODIES AND AGENCIES PRIOR  
TO APPLICATION; FORMAL APPROVAL PROCESS FOLLOWING APPLICATION

## THE PUBLIC & CIVIL SOCIETY



INFORMAL CONSULTATION WITH PUBLIC & CIVIL SOCIETY PRIOR TO APPLICATION; FORMAL CONSULTATION PROCESS FOLLOWING APPLICATION

DIALOGUE TAKES PLACE BETWEEN DEVELOPER AND LOCAL COMMUNITY REGARDING SECTION 106 DISBURSEMENTS