

Hello!



Proposed Victory Arch Square. Inset, image of existing Victory Arch entrance.

Over the past 18 months we've been consulting with the local community on our plans for Elizabeth House next to Waterloo Station and are delighted to update you that we have now submitted a planning application to Lambeth Council.

This newsletter provides a short summary of the plans along with details of where you can view the planning application online.

To view the consultation materials, please visit:
www.elizabethhousewaterloo.co.uk

The project team

HB Reavis

HB Reavis' mission is to bring remarkable experiences to people's lives through our real estate solutions. As an international workspace provider, we design, build and manage our buildings, from bespoke headquarters to co-working spaces.

Operating in the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have successfully delivered 11.4 million sq ft of commercial space and with capital exceeding £1.1 billion.

More details at www.hbreavis.com.

AHMM

Established in 1989 with offices in London, Bristol and Oklahoma City, AHMM is known for its reinvention of buildings and places. The practice won the Stirling Prize in 2015. Previous projects include the BBC Television Centre, the Barbican, White Collar Factory, New Scotland Yard, as well as key new commercial, residential and education developments in Lambeth, London, around the UK and internationally.

A new landmark for Waterloo

Our plans would deliver around 1.2 million square feet of workspace and new retail, supporting over 11,000 new jobs at one of the best-connected sites in London.

In addition it would transform the public realm around the site through the creation of new public space, better connecting Waterloo to the South Bank and surrounding area.

In the process it would open up access to three new entrances to Waterloo Station, being created as part of the Waterloo International Terminal upgrade works, helping accommodate the 30% passenger growth projected over the next five years.

An ecosystem of businesses



Image of the proposed workspaces

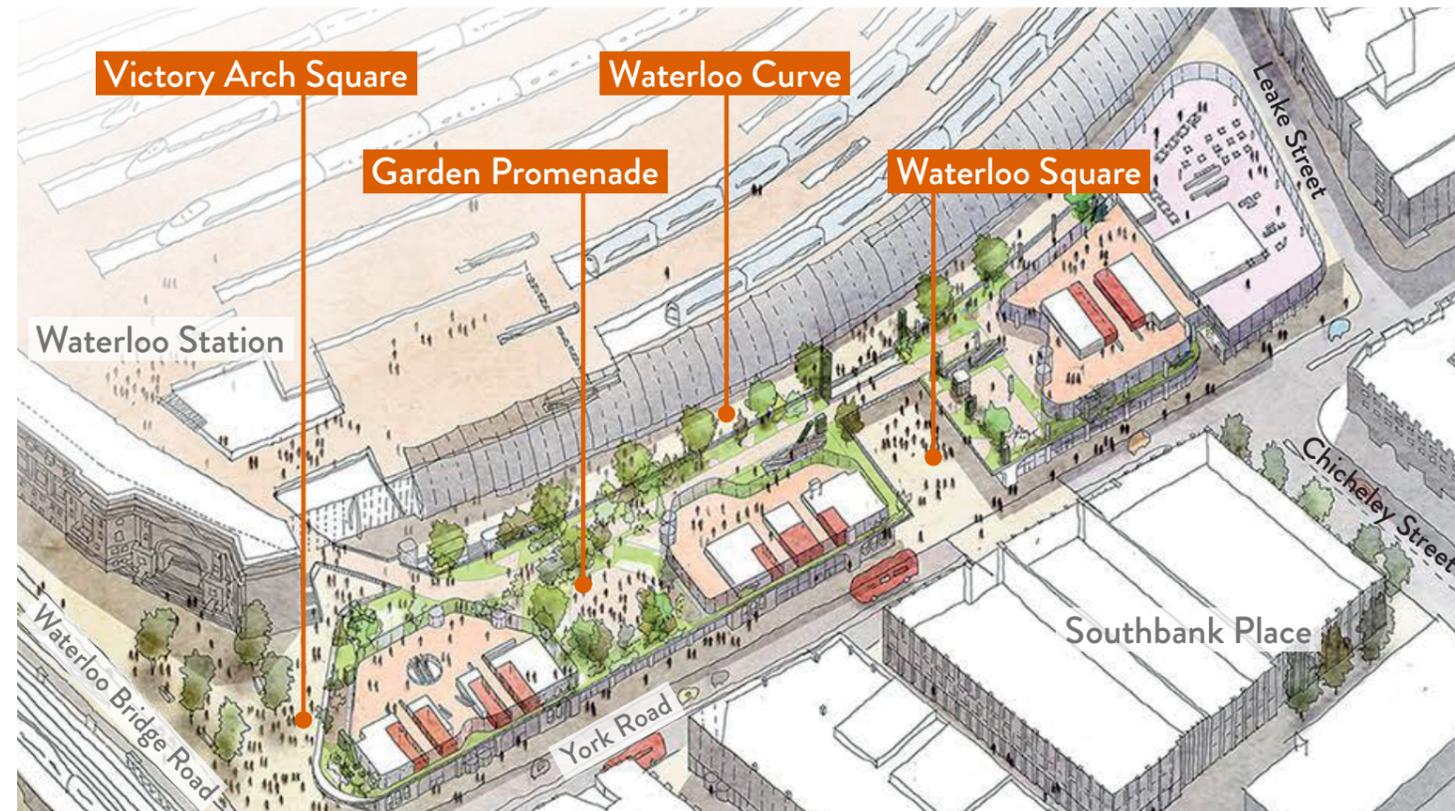
We are seeking to attract a variety of businesses to the development, from start-ups and scale-ups to larger corporations, by providing a range of different workspaces. This ecosystem of occupiers will benefit local businesses and communities, encouraging interaction, business growth and providing a fresh footfall to the Waterloo area.

Transforming the pedestrian experience around the site



Image of proposals as viewed from York Road

The proposals would transform the pedestrian experience around the site, by spreading the flow of congestion and creating new areas of public space for people to enjoy. We also plan to make it safer to cross York Road by making crossings more accessible to wheelchair users and those with pushchairs, as well creating a new southern crossing York Road close to Chicheley Street.



The public realm at promenade level

Waterloo Square

We are proposing a new public space along York Road to provide multiple new routes into Waterloo Station and the Underground. This public space is five-storeys in height and would become the most convenient access point into the station for those coming from Guy's and St Thomas' Hospital, London Eye, London Aquarium and Westminster.



Waterloo Square as viewed from York Road

Victory Arch Square

A new public square outside the station's main entrance at Victory Arch will enable step-free access from the South Bank to Waterloo Station and will improve the setting of the grade II listed Victory Arch.

Images of the existing and proposed Victory Arch Square are shown on the front cover.

New terrace spaces

New terraces and amenity spaces are proposed at roof level. These will be provided for the building's users to create a workspace that aids wellbeing and enhances productivity and will also help elevate the pressure on local amenity spaces in the area.

Architecture

The architecture has been inspired by the constraints and opportunities of the site to create a unique building anchored to its location. The site has four major tube lines running beneath and so requires a complex and innovative engineering solution. This has resulted in a characterful dialogue between architecture and engineering, with the proposal expressing the structure as part of the identity of the building.

A publicly-accessible garden promenade

A beautiful new garden promenade will be created, directly accessible from the Waterloo Station concourse. This 'second layer' of public realm will include the main entrances to the new offices above helping relieve congestion at ground level.



The Garden Promenade



The Waterloo Curve

The Waterloo Curve

A new pedestrian street: The Waterloo Curve is proposed for the currently unused space between Elizabeth House and the former Waterloo International Terminal. The new development would be lined with shops and cafés, helping connect from Victory Arch Square along to Leake Street.



The proposed development looking along The Waterloo Curve



Aerial image of the proposed development

Benefits

If planning permission is granted, the scale of this scheme presents very significant opportunities to deliver far reaching employment, education and skills benefits as well as to stimulate and support economic growth in Lambeth.

Increasing local spending from the local workforce

by approximately £13 million a year within the South Bank area

Managed workspace

A managed workspace offer to provide flexible space suitable for micro, small and medium-sized enterprises and creative and digital industries;

Generating circa £10-15 million in business rates

revenue annually for Lambeth Council

Delivering approximately £49million in Mayoral and Borough CIL (Community Infrastructure Levy)

Affordable workspace strategy
Managed Affordable workspace solution for local businesses and residents

Supporting over 11,000 jobs almost five times more than is currently supported on the site

Creating a bespoke Employment and Skills Plan

alongside Lambeth Council to maximise local benefits, through local jobs targets, engagement with schools, and financial contributions to local charities and businesses

The planning application for the redevelopment of Elizabeth House, Waterloo is now available to view on Lambeth Council's planning portal, by searching using the ref number 19/01477/EIAFUL.

You can get in contact with the project team via

@ **Emailing us** consultation@hbreavis.com

📞 **Calling us** 0800 307 7992

For more information on the plans, please visit www.elizabethhousewaterloo.co.uk.