# neighbour!

We're hugely excited to be presenting our initial proposals for the Elizabeth House site in Waterloo.

This public exhibition is the first opportunity to view our proposals, ask us questions and share your feedback with us.

Help to shape our plans:







Talk to a member of the project team here today

Visit www.elizabethhousewaterloo.co.uk

Fill out a comments card and post in the box provided

Email us consultation@hbreavis.com

We will host further consultation events showing more detailed proposals later in the year before a planning application is submitted to Lambeth Council.

#### About us

We are a team of international workspace providers and one of the few that actually designs, builds and then manages our buildings for the long-term. Since we were founded in 1993 we have a successful track record having delivered more than 11.4 million sq ft of commercial space and our buildings are used by approximately 66,500 people across Europe - in the UK, Poland, the Czech Republic, Slovakia, Hungary and emerging into Germany.

As a business, we have been in the UK for five years. We completed the purchase of Elizabeth House in 2017 – our fourth and largest investment in London to date – with the intention to deliver and then be the longterm owners of the new development here. We have also recently completed projects at Cooper & Southwark (61 Southwark Street), 33 Central near London Bridge and also 20 Farringdon Street.

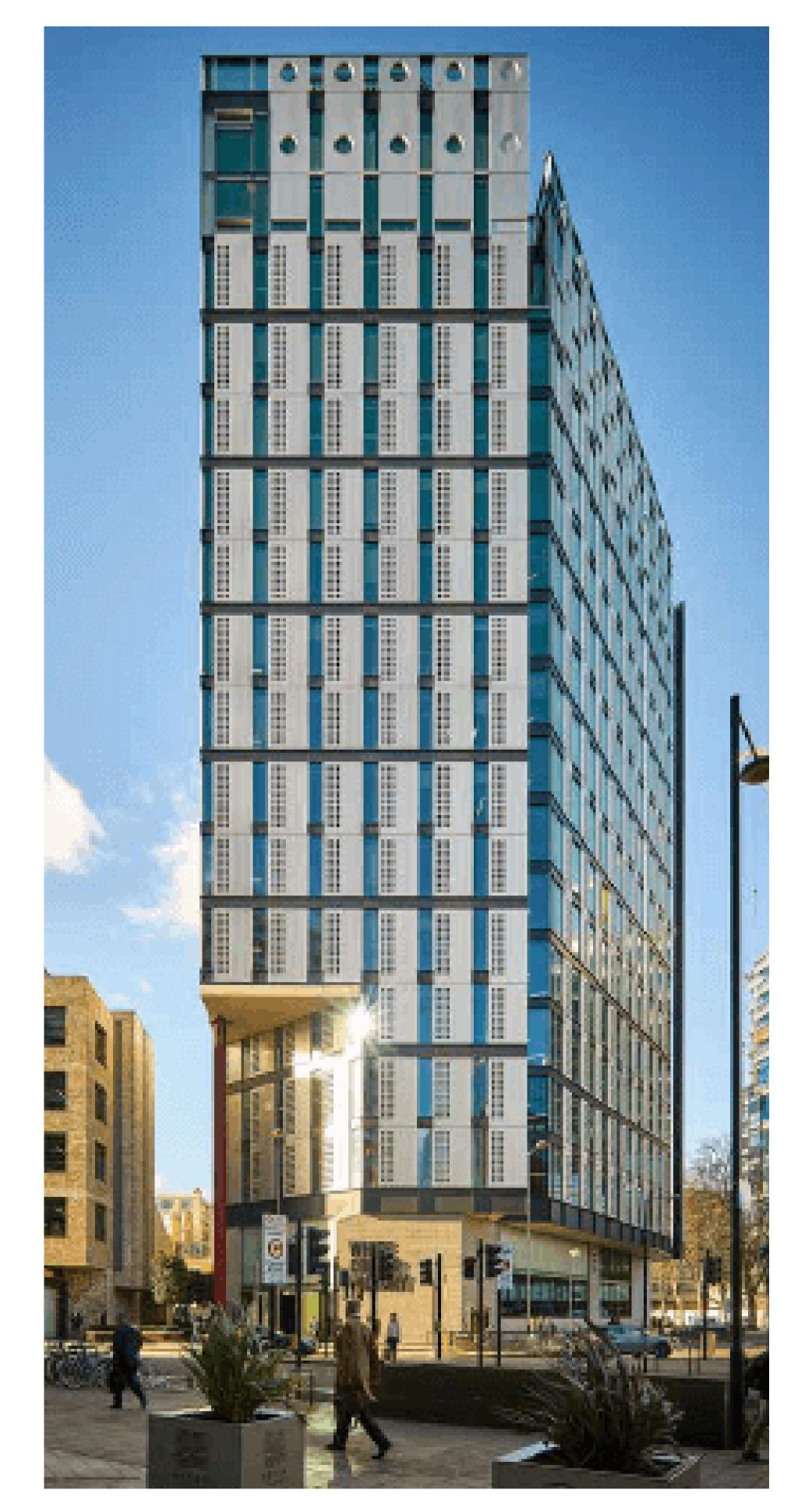


#### Our design partner

We are working with Stirling Prize winning architects Allford Hall Monaghan Morris (AHMM), who are taking a fresh look at the opportunities on this hugely important site in the heart of Waterloo.

Established in 1989 with offices in London, Bristol and Oklahoma City, AHMM is known for its reinvention of buildings and places including the Angel and Tea Buildings, Television Centre, the Barbican, Westminster Bridge Road, White Collar Factory and New Scotland Yard, as well as key new commercial, residential and education developments in London, around the UK and internationally.

Cooper & Southwark



White Collar Factory

## About the site

Elizabeth House is located on York Road between the UK's busiest train station and Europe's largest cultural quarter at the South Bank.



The site (outlined in purple) shown in the context of the wider area.

#### There is huge potential to deliver something really special on this site.

- The site is exceptionally well connected to the rest of London and the South of England making it the ideal location to provide a major new office building to boost Waterloo's economy.
- There is the opportunity to improve access to the station and its entrances with a series of brilliant new public routes and spaces, enabling long overdue and much needed capacity improvements to Waterloo Station.
- There is real potential to create significantly better connections to and from local destinations such as Leake Street and Lower Marsh and to contribute to the vibrant mix of retail and restaurant uses in the area.
- Elizabeth House is only minutes away by foot from the world-famous cultural destinations on the South Bank such as Southbank Centre, the National Theatre, IMAX, London Eye and BFI.

The strategic nature of the site is recognised within the designation of Waterloo as an Opportunity Area by the Greater London Authority (GLA) and by Lambeth Council, who have designated the site to deliver a substantial number of new office jobs, along with other central London uses, to support both the local and city-wide economy.

Development on this strategic site needs to be carefully designed to meet the needs of the huge number of people who pass through or next to the site on a daily basis, and to take account of the local and city views from where it will become visible.

In this first consultation we want to make sure that we are thinking about the right principles for the redevelopment as we continue to refine our proposals.

# The current 1960s building

## The existing Elizabeth House is an out-dated 1960s office building and desperately needs replacing.

Originally built as offices for British Rail, the current buildings include a 16-storey tower which abuts hard against the Grade II listed Victory Arch entrance to Waterloo Station, with a long building fronting York Road. The current building effectively blocks off the possibility of opening up new access points to the station itself, and places greater pressure on the existing Victory Arch entrance.

The space in front of Victory Arch – which is the main route to the South Bank, the London Eye and St. Thomas' Hospital – is almost unmanageable. It is difficult to navigate, unattractive to look at and equally difficult to walk across

and this is only set to get worse with passenger numbers at Waterloo Station set to grow from 100 to 130 million over the next five years.

The public realm around the site also does little to help link the building to some of the other fantastic places we have in Waterloo, including Leake Street and Lower Marsh, as well as the cultural destinations located on the South Bank.



Elizabeth House as viewed from Sutton Walk.



Elizabeth House looking north along York Road.

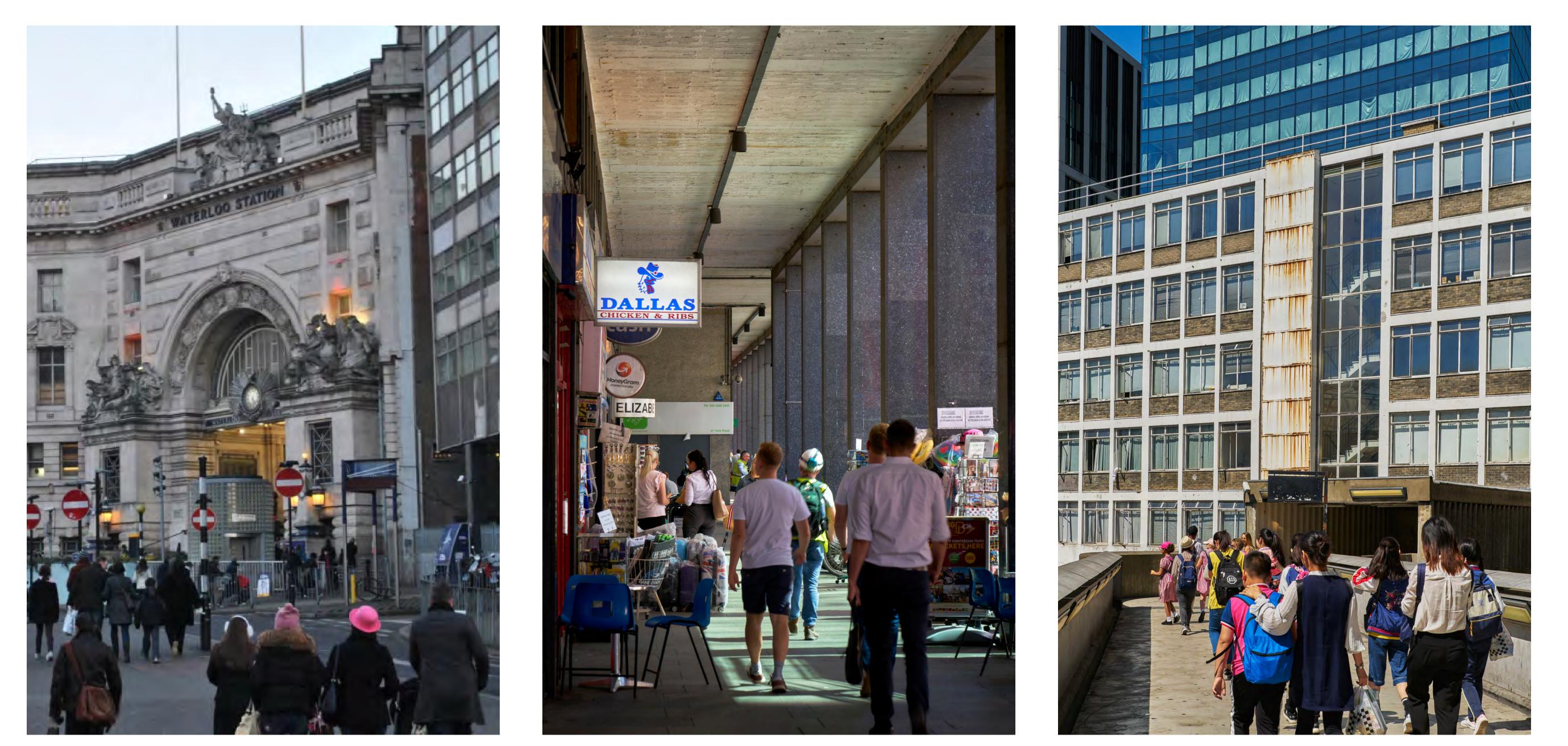


Image of congested Victory Arch entrance.

View of existing ground floor colonnade on York Road.

The existing bridge link between Waterloo Station and Elizabeth House.

# The consented scheme

There is existing planning permission for a new development on the site comprising both offices and new luxury apartments.

The designs by David Chipperfield Architects were spread across two buildings of 29 and 10 storeys with some retail at ground level.

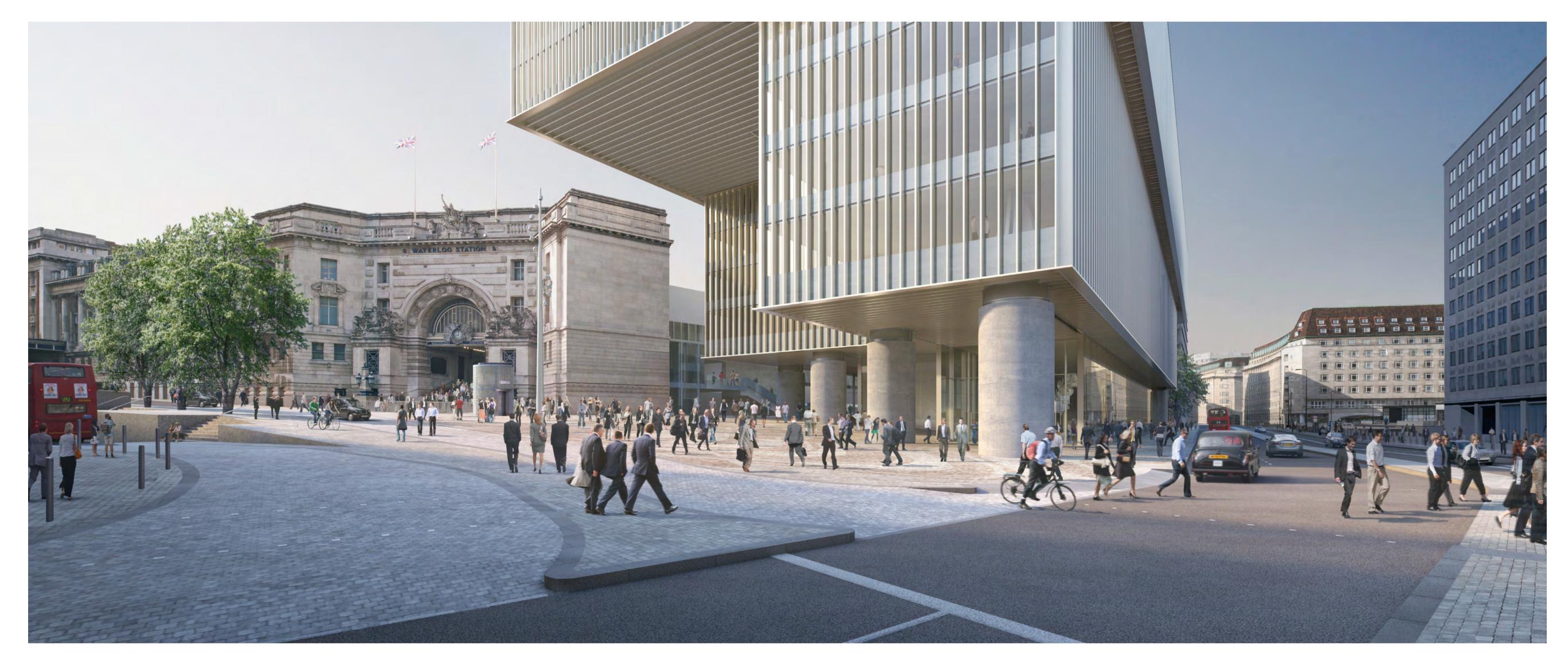
However, since we acquired the site, we did a thorough review of the current consent and drew some conclusions:

- 1
- We do not believe that the inclusion of residential is right here – the apartments would inevitably be hugely expensive for people to purchase and do little to meet London's housing needs.
- Given the location next door to the UK's busiest train station, we believe it is right to focus on creating additional work space – which could support thousands of new jobs, generate much higher revenues for businesses in the local area and help to reverse the decline in commercial office floorspace in Waterloo in recent years.
- 3

The local context has changed considerably since 2012 when the previous scheme was designed. We think we can do more to make sure the new proposals respond to the changing context.



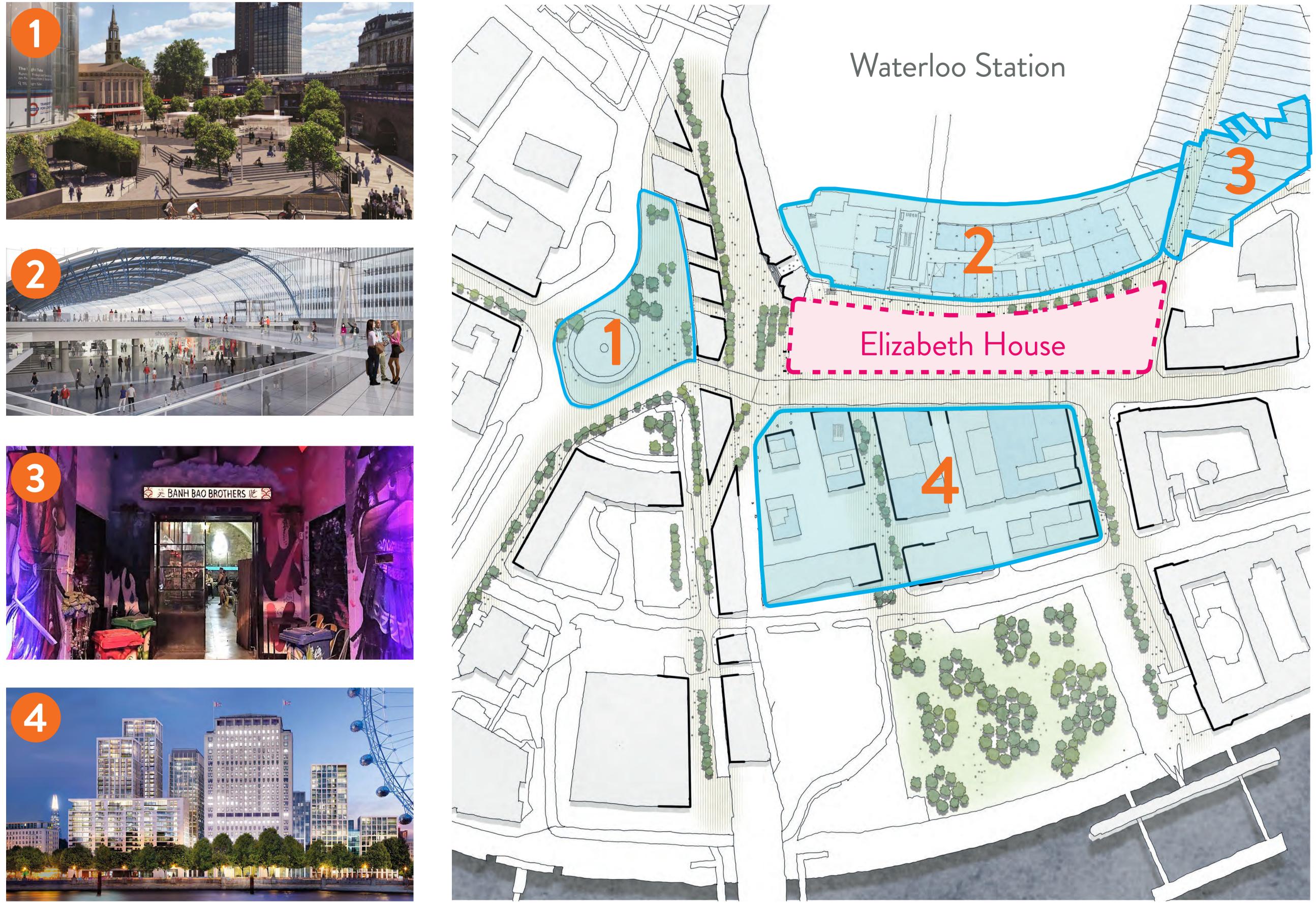
View of consented scheme from York Road.



View of consented scheme looking south along York Road.

## A new local context

The local context has changed considerably since 2012 when the previous scheme was designed and we think we can make significant improvements at the ground level to create much better connections and open up the site.









From top, Waterloo Gyratory, Waterloo International Terminal, Leake Street and Southbank Place.

The changing context around the Elizabeth House site.

In particular there are a number of local developments coming forward that will greatly affect Elizabeth House's relationship to the local built environment, such as:

- Transport for London (TfL) and Lambeth Council's proposals to transform the public realm at the Waterloo Gyratory, which are expected to begin in 2020 and will create a more pedestrian friendly area with a new, greener public square, improved and safer cycling route through the junction as well as a new bus station with a canopy.
- Proposals for new retail at the Waterloo International Terminal, which are being brought forward by LCR and set to be completed in the near future.
- 3 LCR has converted the Leake Street Arches beneath Waterloo Station into 25,000 sq ft of space, predominantly for cafes, bars and restaurants.
- The Southbank Place development, which is being brought forward by Qatari Diar and Canary Wharf 4 Group Plc, is set to complete in 2019 and will deliver 850 homes alongside retail and office space.

# Our vision

#### As the long-term owners of the site here in Waterloo, our vision is to ensure that our proposals make the best possible contribution to the local area.

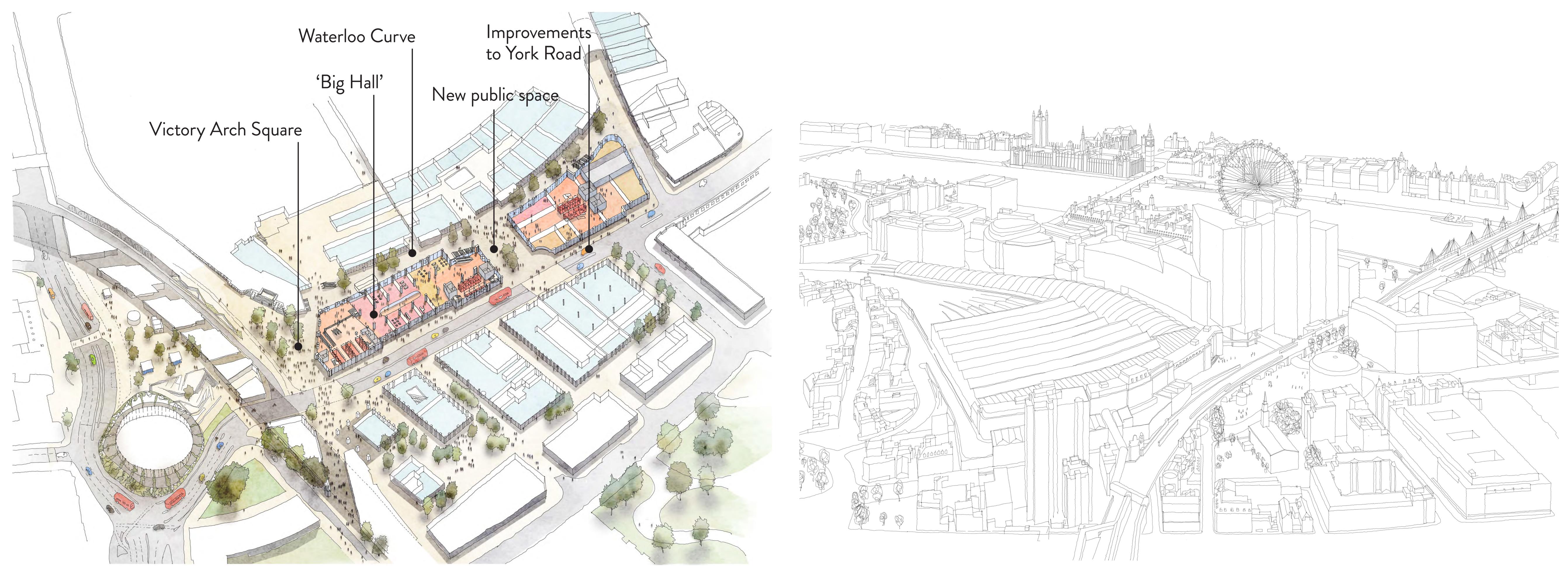


Diagram to show ground floor uses and local connections.

Artists impression of the fresh proposals.

#### Through our proposals we expect to:

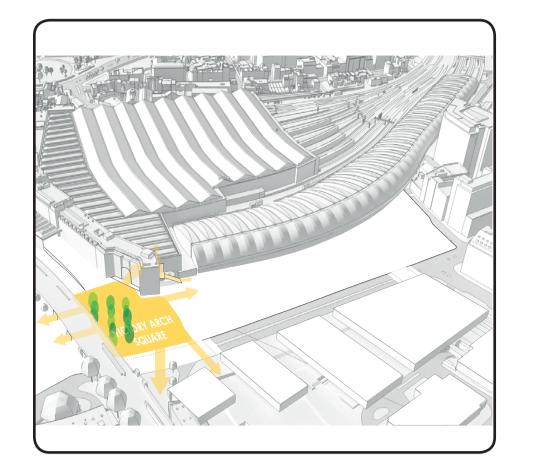


- 1 Create a beautiful new building in place of the existing Elizabeth House, providing world-class new office space supporting approximately 13,000 new jobs.
- Be of a similar height to the existing planning permission for the site whilst 2 delivering much improved public realm and local connections.
- 3 A design which celebrates the 'architecture of engineering', with the building's structural form a core part of its visual appearance.
- Provide much-needed capacity relief by improving access to Waterloo 4 Station, which is already the UK's busiest station and is set to increase by 30 million passengers to 130 million people a year over the next five years.
- Create Victory Arch Square, a major new public space better connecting 5 Waterloo Station and the South Bank.

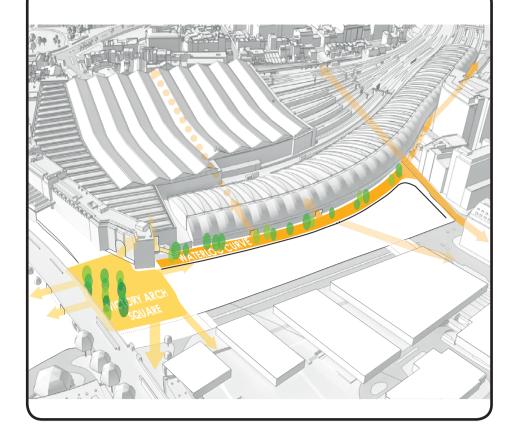
- Deliver the 'Waterloo Curve', a new pedestrian street lined with shops and 6 cafes which would run between Elizabeth House and Waterloo Station.
- Enhance the pedestrian experience along York Road by widening the pavement, helping to better connect the site and local area to the South Bank.
- Increase the permeability through the site including a second new public 8 space linking York Road to the Waterloo Curve and to the new entrance to Waterloo Underground.
- Create a 'Big Hall', a bustling and ever changing retail space which serves to 9 create additional permeability at ground level and complements the existing local retail offers.
- Provide a beautiful new garden promenade, open to the public and accessed (10)directly from a bridge on the Waterloo Station concourse, with connections to the ground level retail offer.

# Design concepts

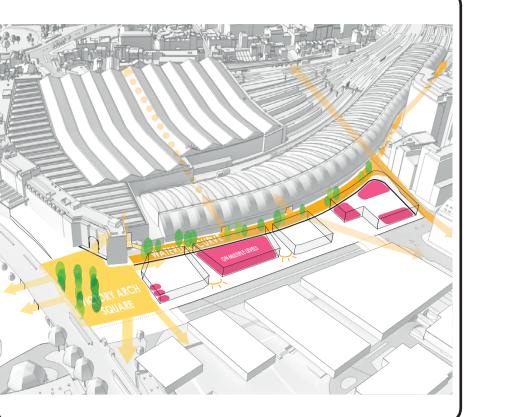
#### 5 ideas for public space



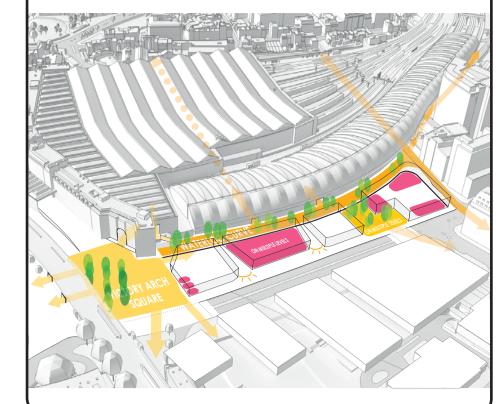
Victory Arch Square



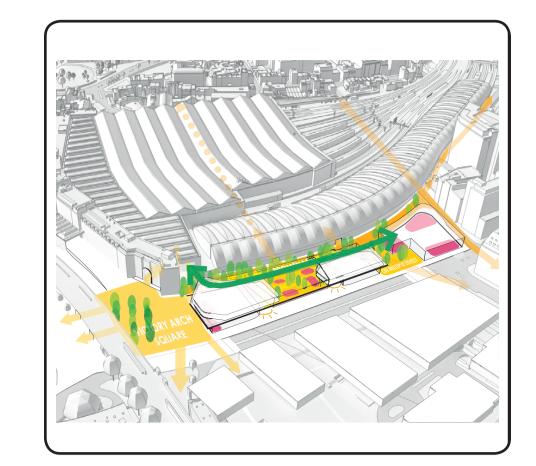
Waterloo Curve



The Big Hall

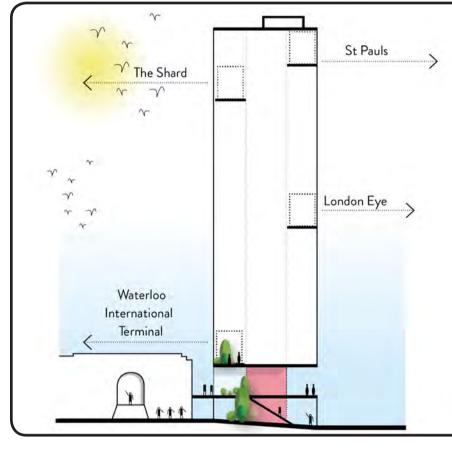


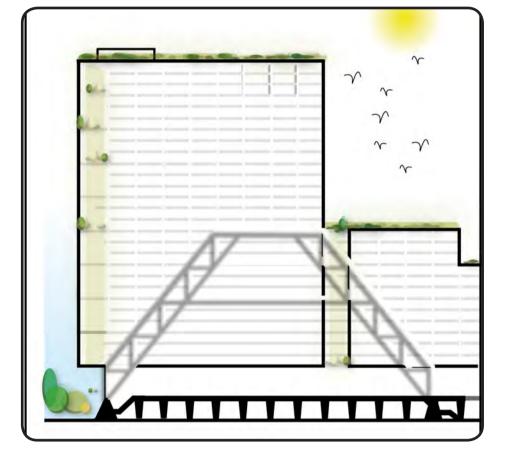
The Public Space

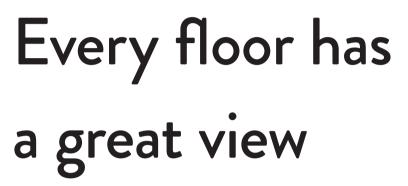


The Promenade

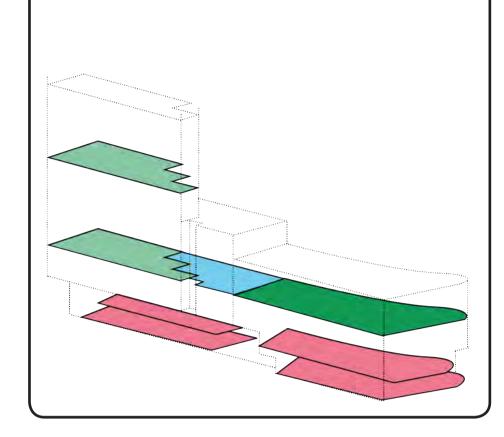
#### 5 ideas for workspace







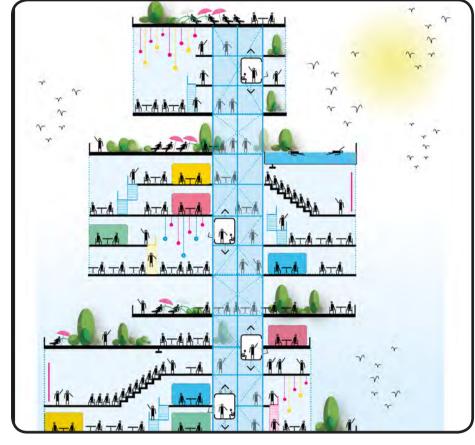
Every floor has access to a garden



Every floor is different

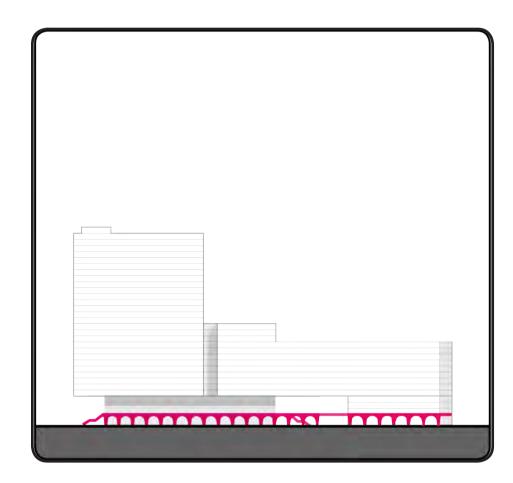
CORE

Every floor is flexible

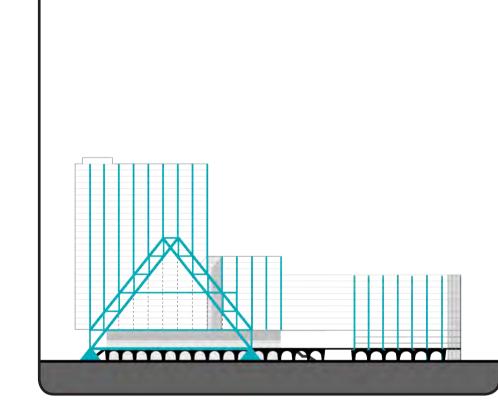


Every floor has volume + delight

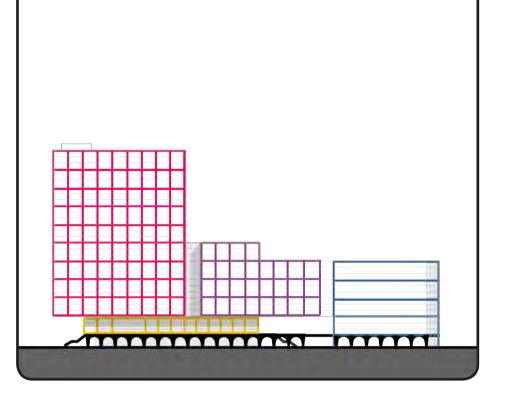
#### 5 ideas for the site



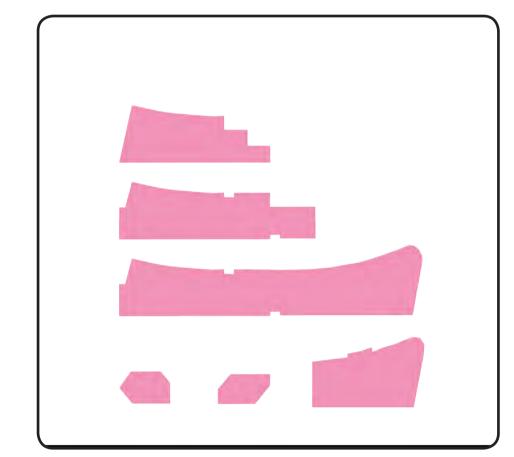
Vaulted promenade providing space at ground and station



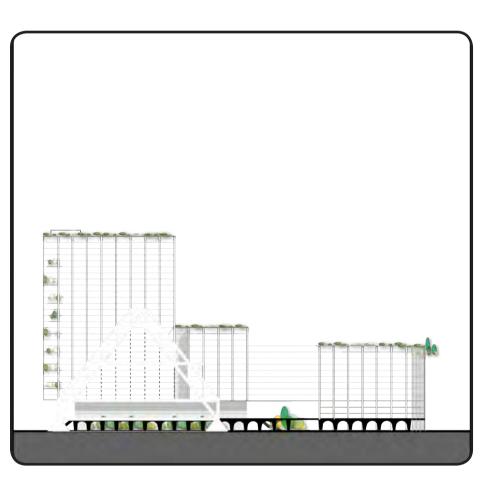
Expressing the structure in the architecture



Variety of volume



Different size floor plates to of businesses

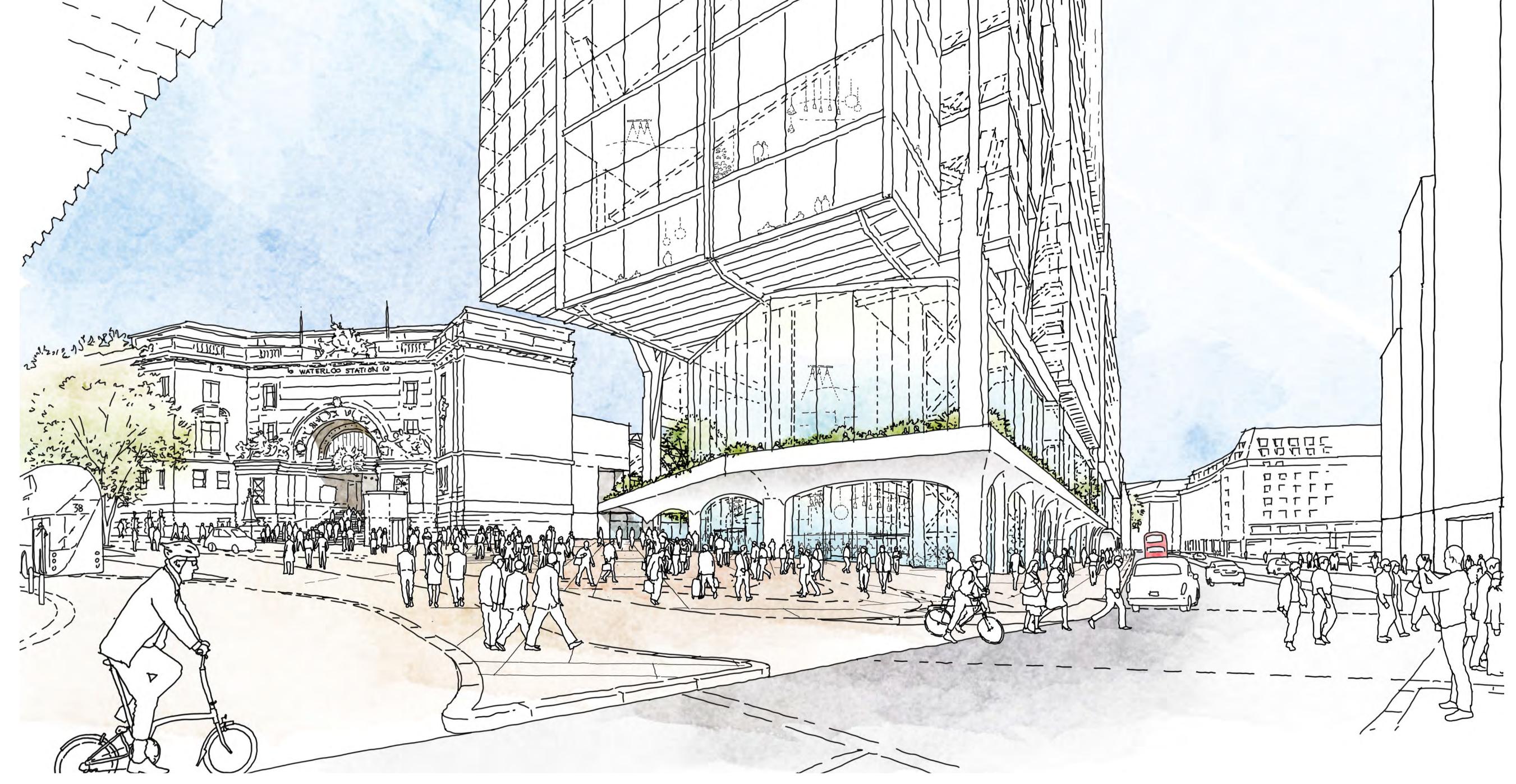


Gardens and outdoor space support a variety at different levels

concourse level

# Victory Arch Square and York Road

Our proposals would create a fantastic new public square in front of the Victory Arch and will significantly improve the pedestrian experience on York Road and towards the South Bank.

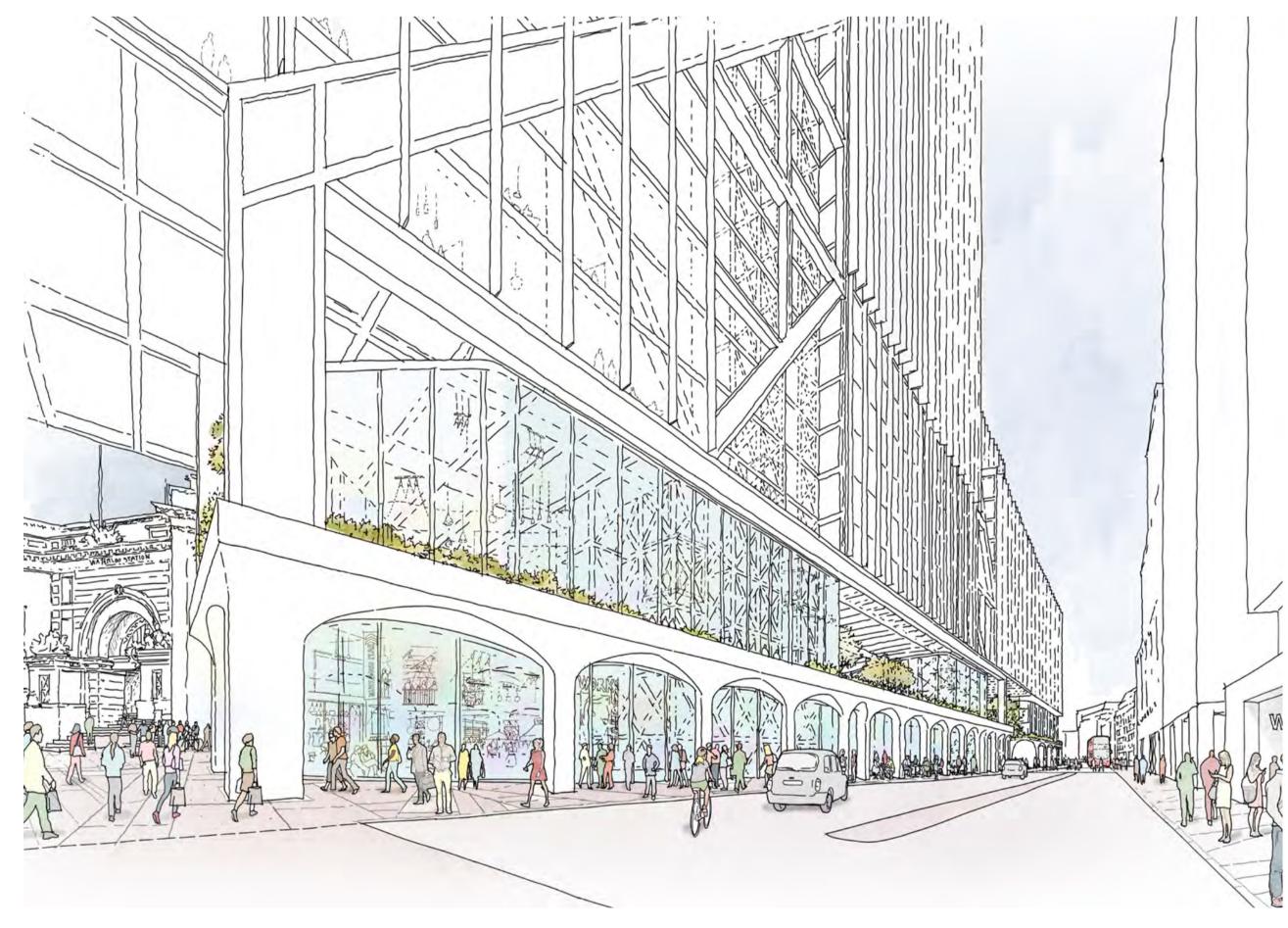


Proposed Victory Arch Square as viewed along York Road.

Victory Arch Square would be a new public space delivering step-free access from York Road to Waterloo Station and providing a high quality new arrival space outside Victory Arch.

While the current Elizabeth House building abuts hard against the Grade II listed Victory Arch – built in 1922 to commemorate the 585 London & South West Railway employees who lost their lives in the First World War – our proposals would complete the arch with a new western elevation and allow it to stand proud, giving it the space and exposure it deserves.

Reflecting the changes taking place at the adjacent Southbank Place we also plan to make major improvements to York Road, to improve the pedestrian environment and help better connect the area. These improvements would include pavement widening to provide a more generous space, part of which will be covered under new vaulted arches.



Proposed streetscape as viewed along York Road.



Proposed streetscape as viewed along York Road.

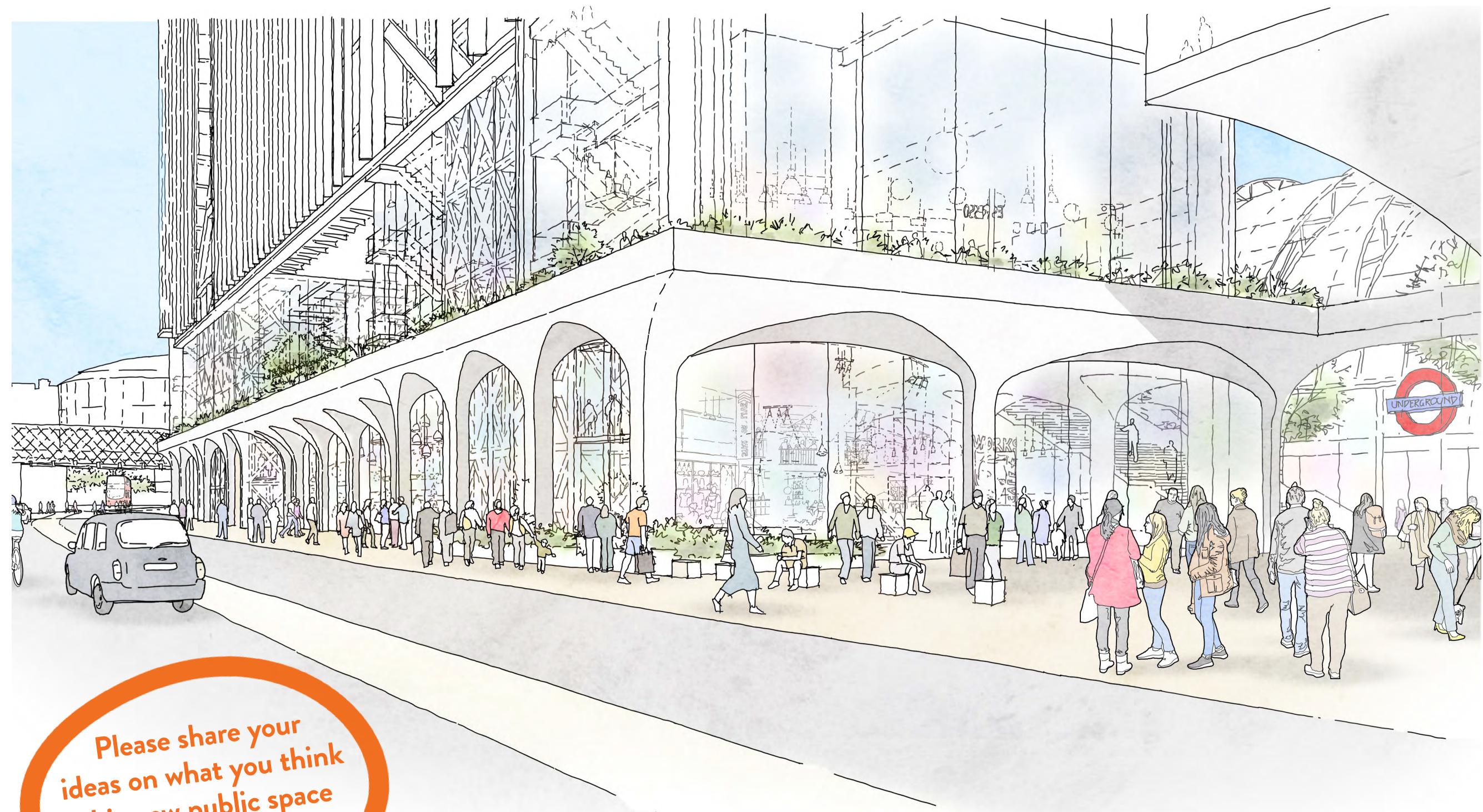
# The Waterloo Curve and new public space

We will create new pedestrian links through the site, better connecting it to neighbouring developments at Waterloo International Terminal (WIT) and along Leake Street.



Proposed new public space as viewed along the Waterloo Curve.

A second new public space would provide a direct walking route from York Road through to a newly created entrance to Waterloo Underground, which will be introduced as part of the Waterloo Retail (WIT) redevelopment, and to a newly created Waterloo Curve. The Waterloo Curve is a proposed new pedestrian street lined with shops and cafes which would run between Elizabeth House and Waterloo Station. Providing a new pedestrian connection between Victory Arch Square and Leake Street, this would complement the new retail spaces which will be delivered as part of the WIT proposals and create a coherent new street for Waterloo.



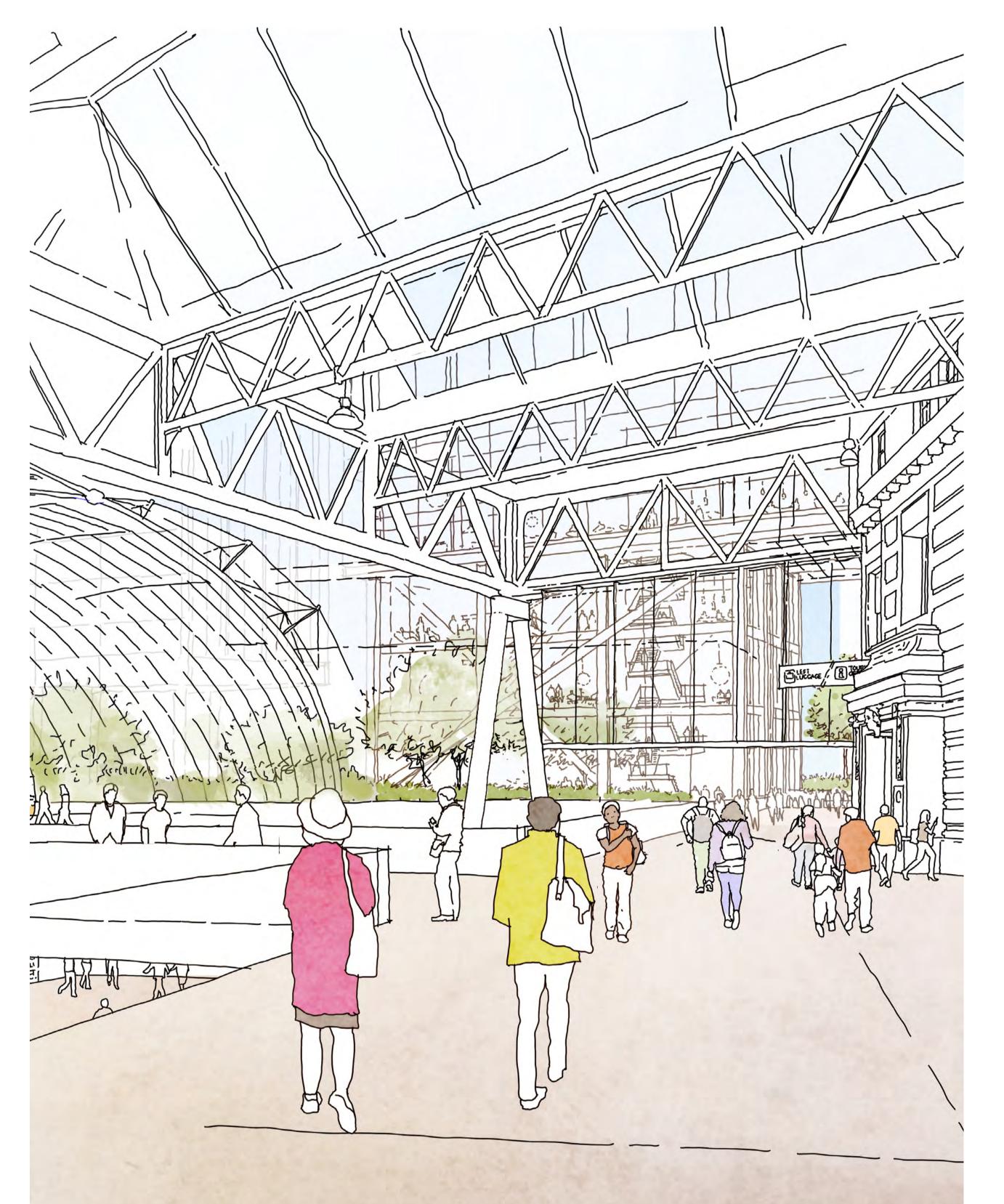
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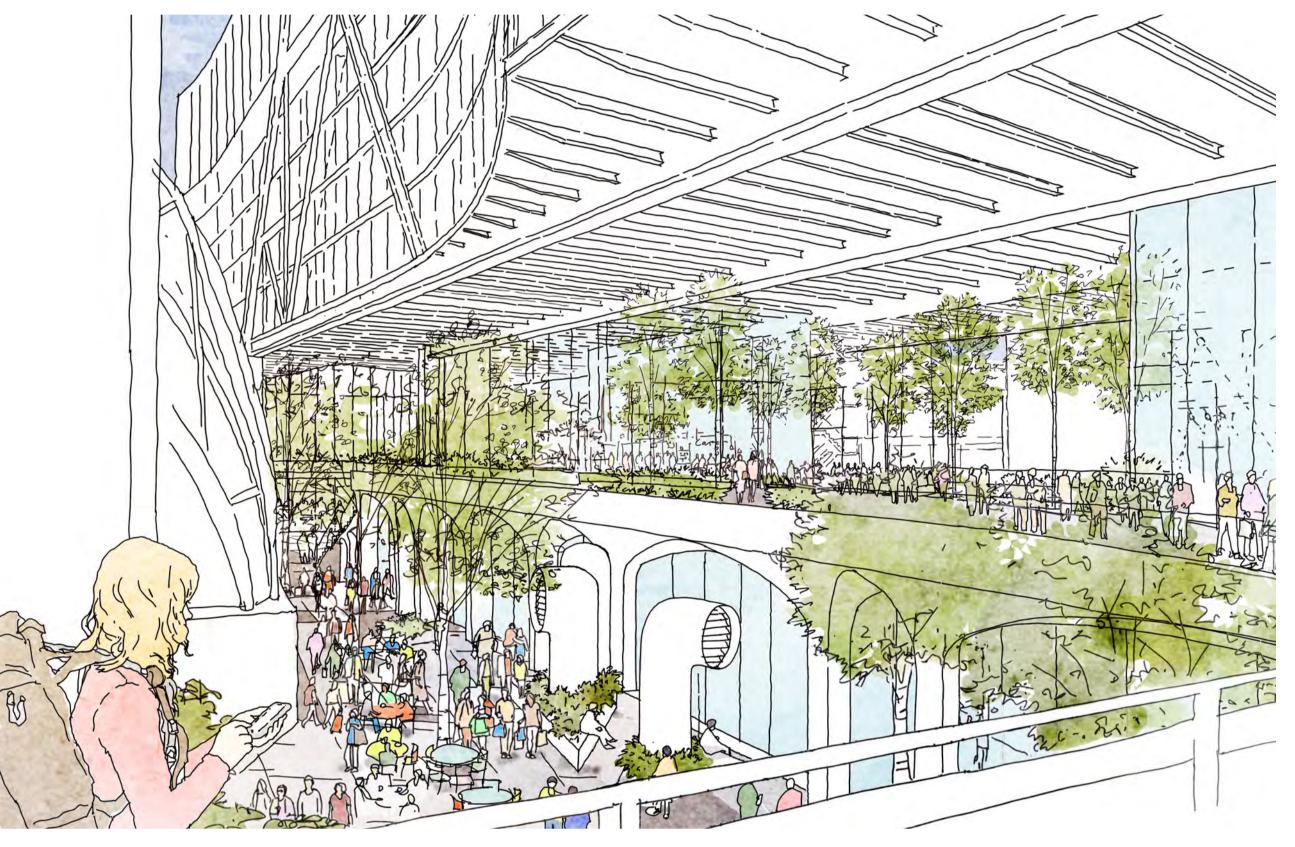
Proposed new public space as viewed from York Road.

# A big hall and garden promenade

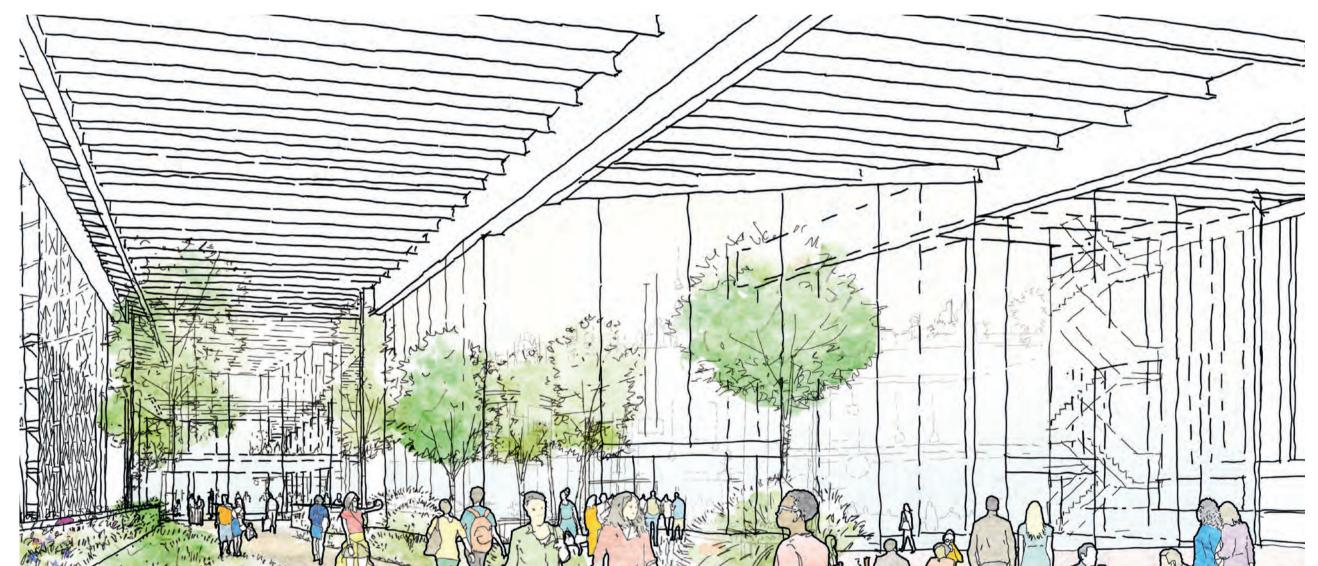
To enhance and enliven the new pedestrian connections through the site we propose to introduce kiosks, shops and cafes both on the ground floor and on a new garden promenade which is at station concourse level.

We are also proposing to create a beautiful new garden at promenade level accessed directly over a bridge from the Concourse at Waterloo Station. With the greenery of the beautifully landscaped gardens immediately visible from the station concourse, this public promenade will include a range of food and beverage offers, the main entrances to the office building and access to ground level.





New garden promenade as viewed from bridge linking to Waterloo Station concourse.





View of the new garden promenade from inside Waterloo Station.

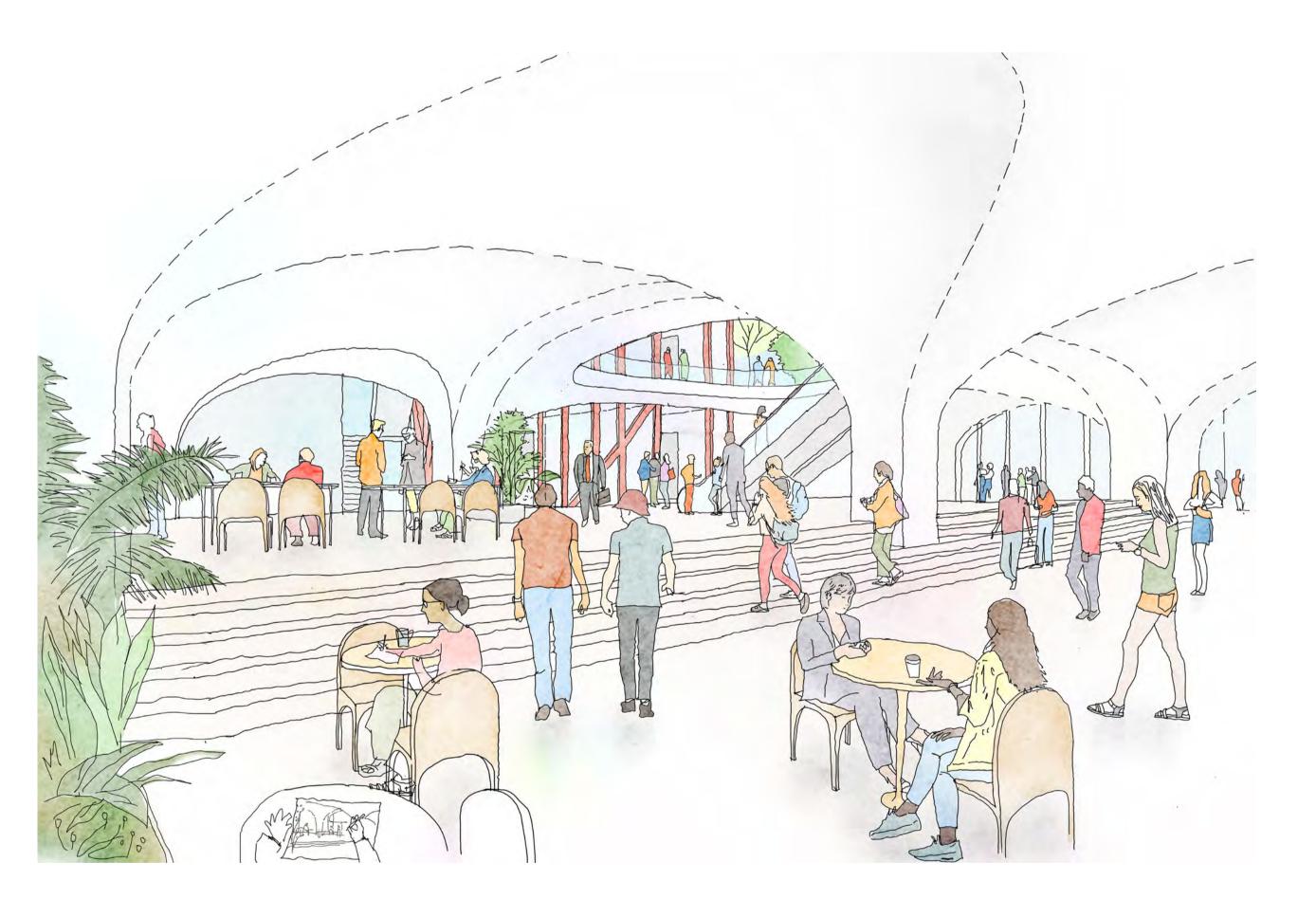


New landscaped areas at promenade level.

At ground level we propose creating a vibrant, bustling and curated retail space with entrances on York Road and the Waterloo Curve. Currently nicknamed the 'Big Hall' this space would look to complement the surrounding retail offer in the area and would be intended to serve the needs of local people, commuters and up to 13,000 office occupiers in the building above.



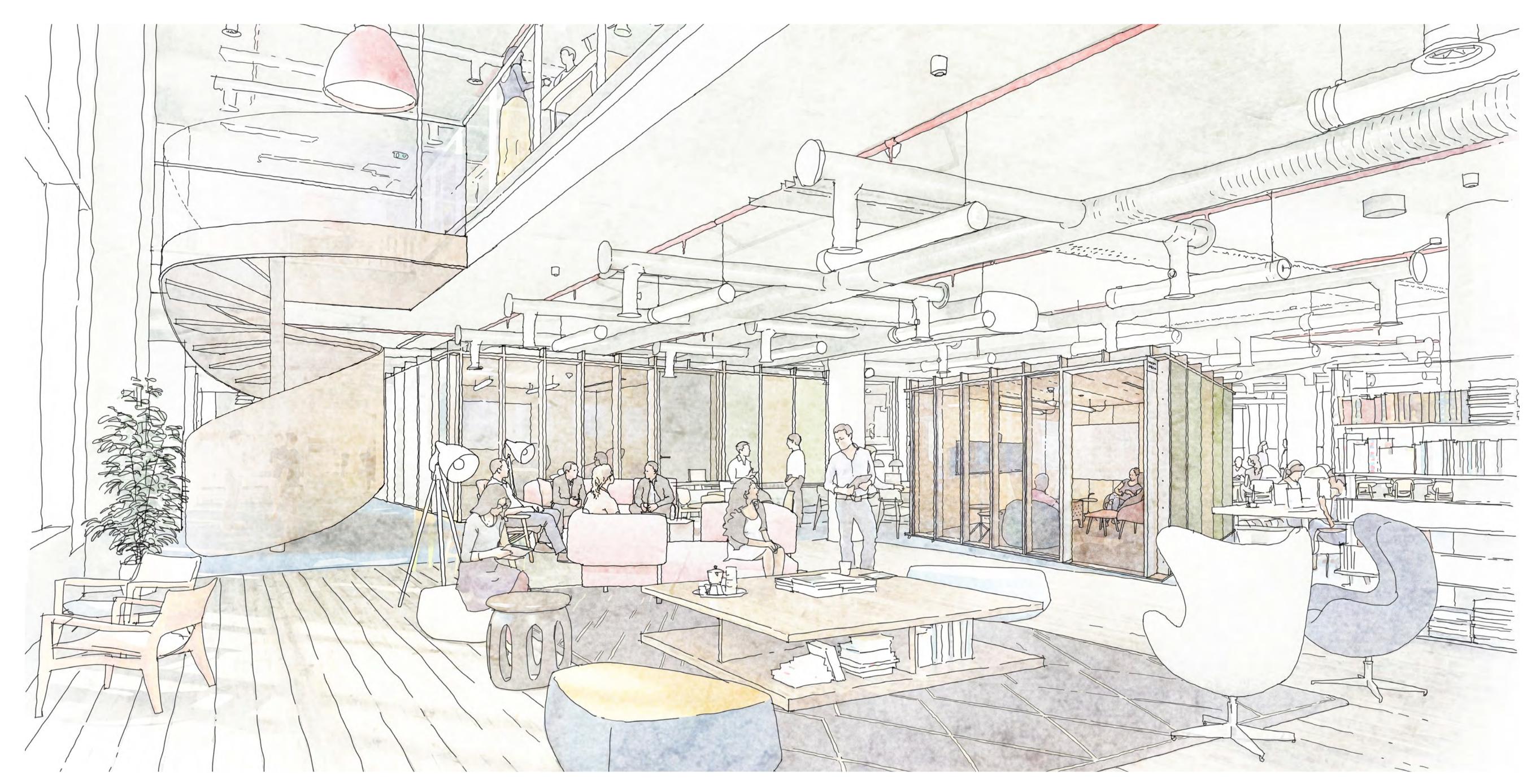
Indicative images of the proposed 'big hall' space.



# World-class workspace in Waterloo

Waterloo sits within a designated strategic location at the centre of the London and used to be a prime office location. However since 2009 there has been a decline in the number of jobs and a year-on-year loss of

#### employment space.



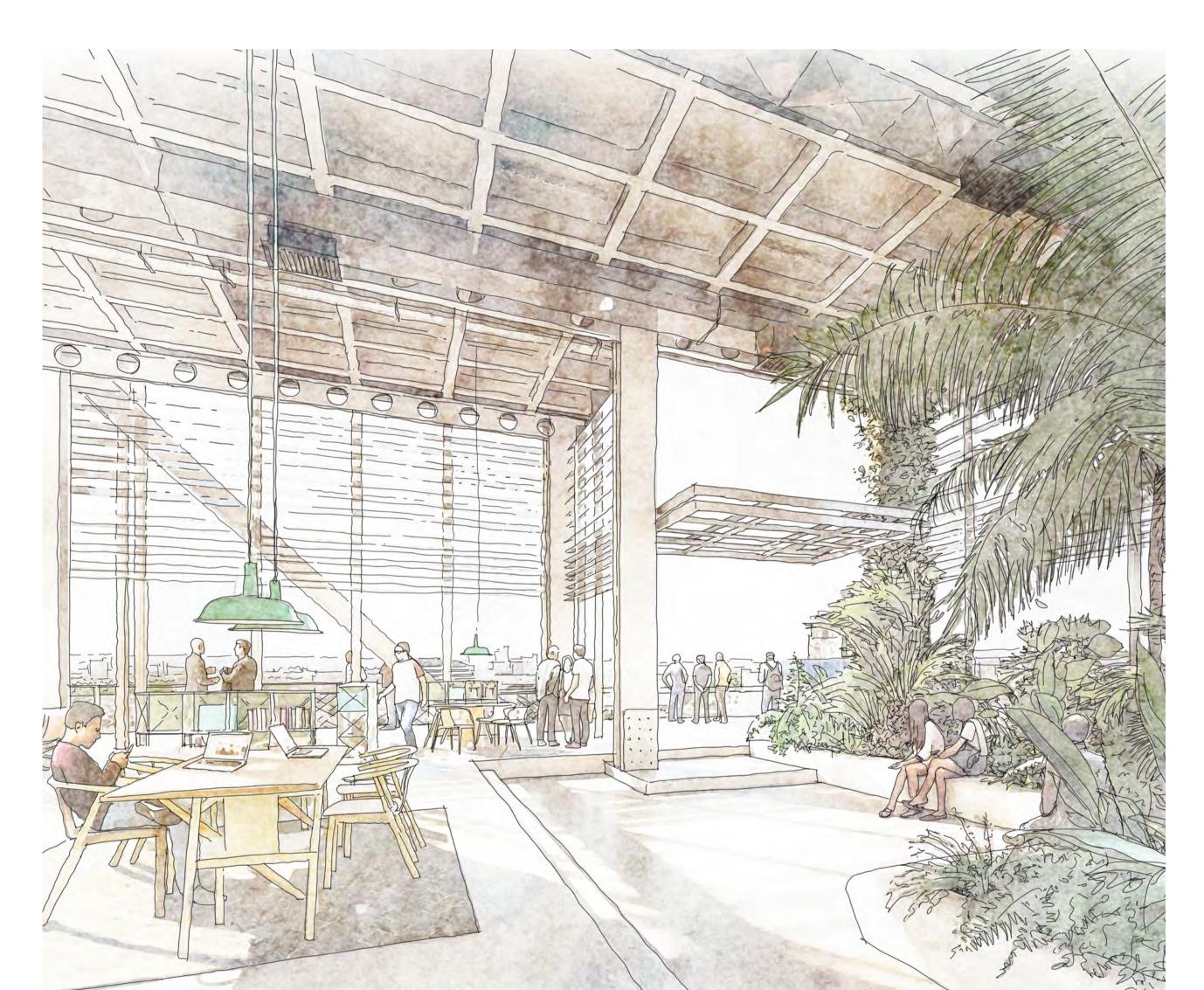
Indicative image of interior office space.

The development of Elizabeth House will bring worldclass office accommodation to Waterloo. With plans to attract a variety of different businesses, from large global companies through to start-ups and scale-ups, we plan to create an ecosystem of workspaces, a mutually synergistic and supportive environment that encourages partnerships and collaboration.

In creating a fantastic place to work, we aim to place emphasis on wellbeing, including physical and mental health through the provision of greenery, personalisation, healthy foods available in the retail units and cycle facilities. In addition to this, the building will be designed so that:

- Every floor would have access to a garden.
  In addition to the Garden Promenade, the proposals feature a series of roof top gardens for office workers plus a series of double and triple height garden spaces on the building's northern elevation.
- Future-proofed and flexible floor space. There will be a variety of floor spaces to provide maximum flexibility for different types of businesses and sectors.

- Every floor has a great view. Whether opening up breath taking views across the City to Crystal Palace or unique views across the roof of Waterloo Station, each floor will have interesting views.
- Every floor has volume and delight. There will be a variety of different volumes, including single, double and triple heights, created to build in a sense of vitality throughout the building and provide interest both internally and externally.



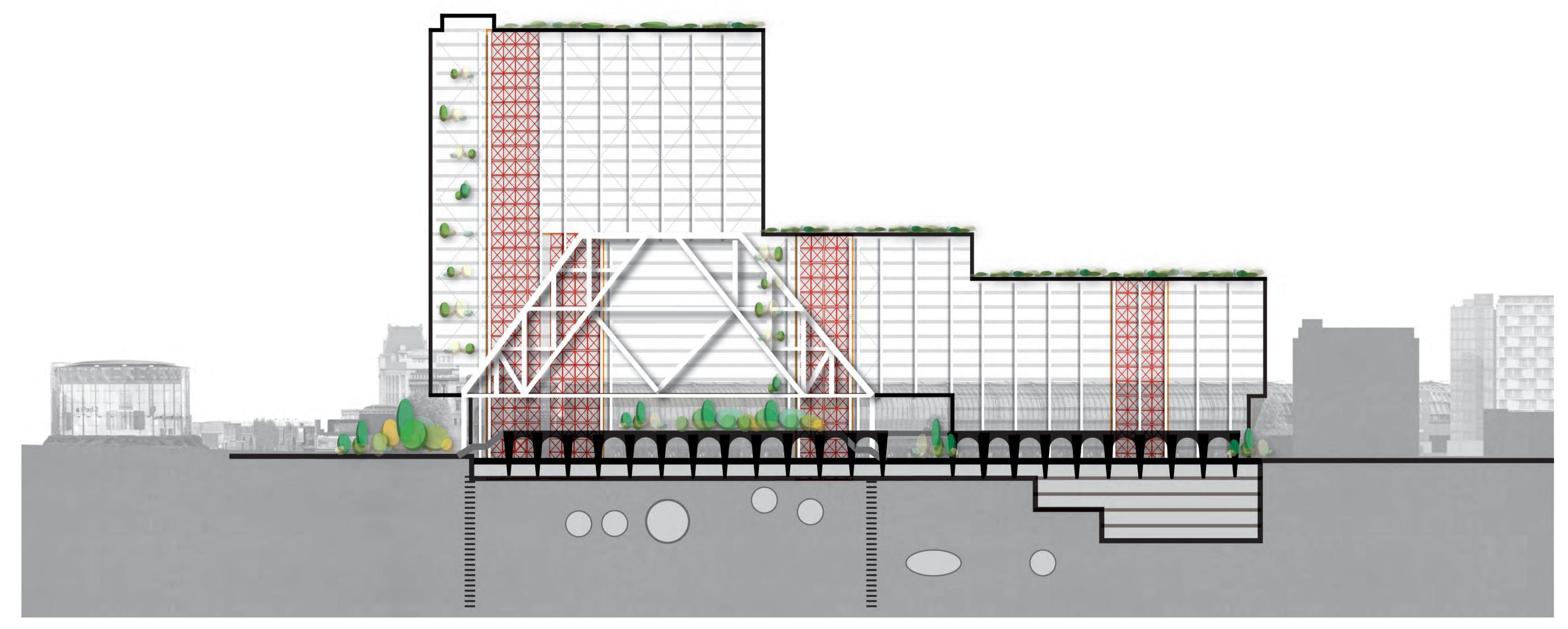
Indicative image of collaborative workspace.

## Engineering the architecture

Given the site's location with major tube lines running beneath its foundations, this building requires an innovative engineering solution which will be celebrated through its architectural form.

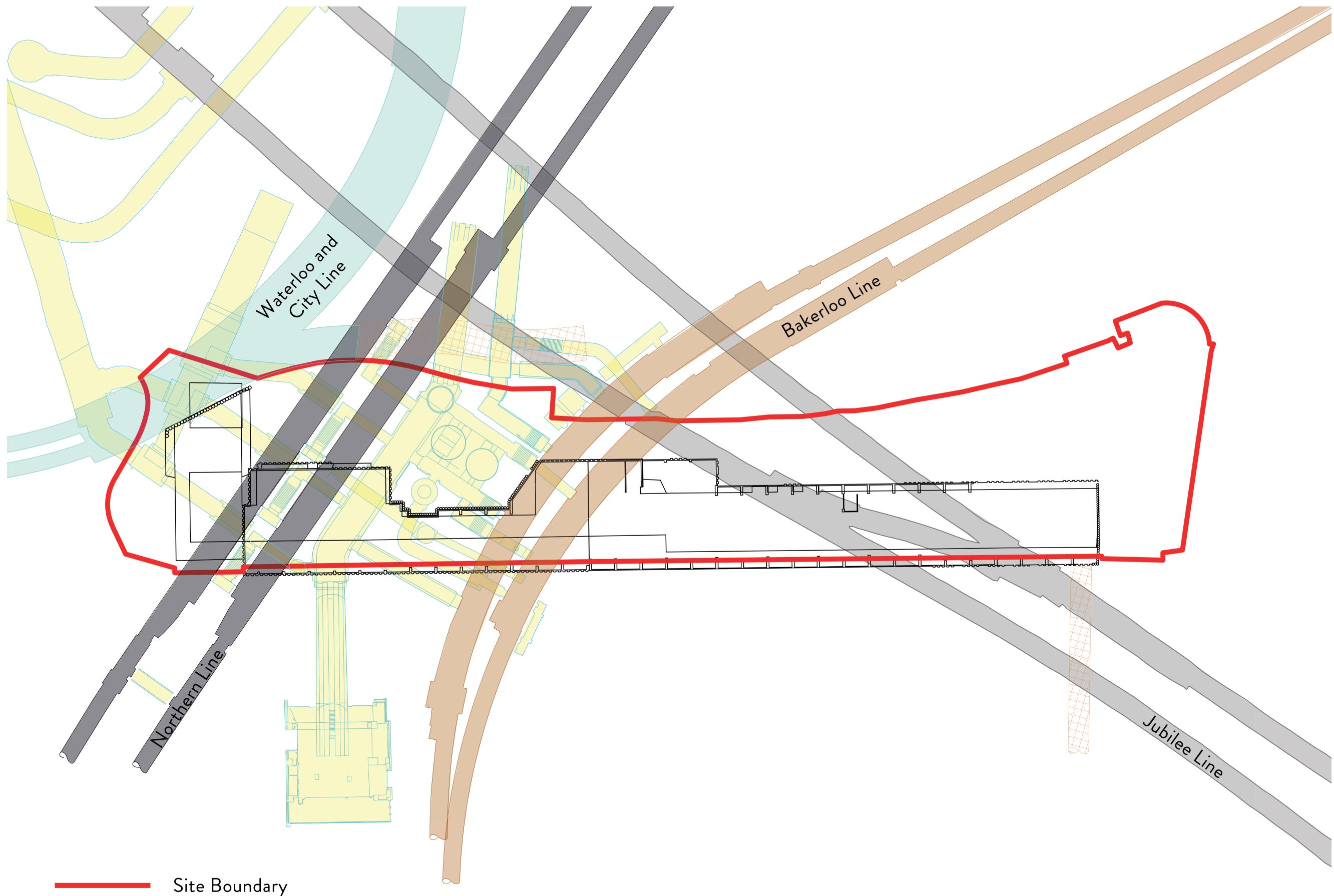
The expression of the steel structure becomes part of the architectural identity of the building connecting it visually, as it is physically, to the infrastructure of Waterloo Station. The base of the building is a heavy ground-bearing

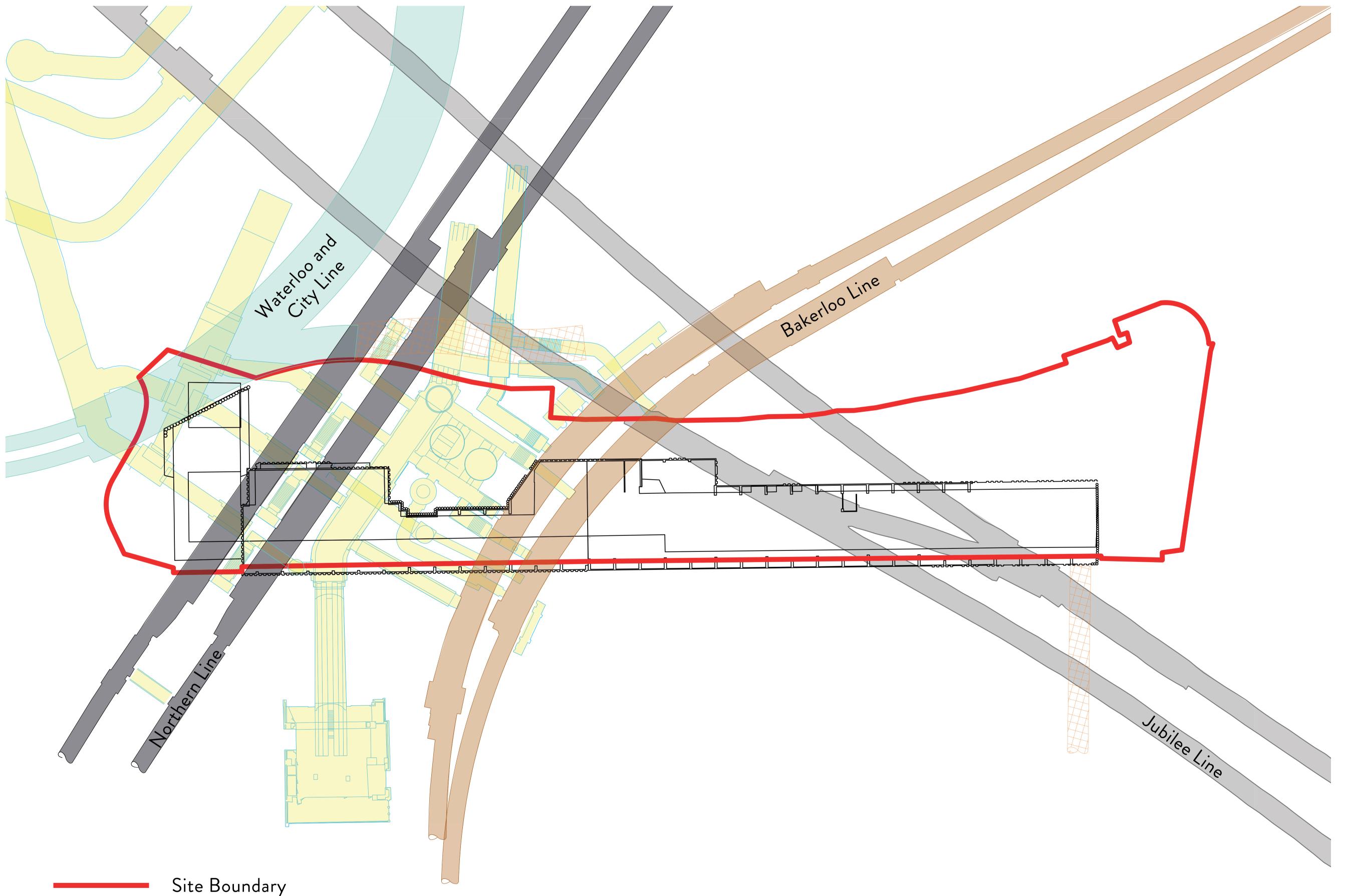
structure that balances against the heave effect of the tunnels below. The building above is supported on an A-frame structure that spans like a bridge across the site and transfers load into the ground on either side of the tunnels.



The structural form of the proposed building.

The diagram below shows the complex structure of the London Underground tunnels and the station beneath the site's boundary. These proposals therefore require an innovative engineering and architectural solution.





Plan showing existing contraints underneath the site.

# Height and context

We are very aware of the sensitivities around height at Elizabeth House. We are proposing a building that is comparable in height to the existing consented scheme and Southbank Place development.



The proposed building as viewed from Waterloo Bridge.

We have been able to identify a number of areas where we can create additional workspace without negative impacts on local or strategic views, particularly towards the eastern-end of the site by shaping the building around the Waterloo Curve.

We are engaging with all key stakeholders on our proposals – including Lambeth Council and the Greater London Authority as well as Historic England and Westminster City Council – and will be sharing more detail on local and City views as part of the next phase of consultation.

It is our intention to submit proposals that are capable of securing planning permission so we can deliver these benefits as quickly as possible.



The proposed development as viewed from Waterloo Bridge Road.

# Benefits summary

A series of new public spaces to help create a unique destination at Waterloo Station

Create a new Victory Arch Square in front of Waterloo Station to provide improved access for millions of passengers travelling between the UK's busiest train station and the surrounding area.

#### Deliver the Waterloo Curve,

a new pedestrian street lined with shops and cafes linking the new Victory Arch Square to Leake Street.

A bustling and vibrant 'Big Hall' filled with shops and places to eat, complementing the surrounding retail including at Lower Marsh, Leake Street and within Waterloo Station.

#### Provide much needed capacity relief for Waterloo Station

which is already bursting at the seams and is set to see an increase in visitor numbers to 130 million passengers a year over the next five years.

Exceptional design which celebrates the architecture of engineering...

An innovative engineering solution which will be celebrated through its architectural form.

A beautiful new garden at promenade level accessed directly from the Concourse at Waterloo Station.

An enhanced pedestrian experience along York Road to reflect the wider changes taking place locally including at Southbank Place.

Significantly increased permeability through the site with two new links between York Road and the Waterloo Curve and to the Southbank and surrounding area.

Accommodating an ecosystem of different sized companies to create a mutually synergistic and supportive environment that encourages partnerships and collaboration.

A car free development. Given the location next to the UK's busiest rail station with excellent transport connections, save for accessible parking spaces, there will be absolutely no parking provided as part of this development.

An integrated servicing solution to minimise the impact on the local area, all deliveries and servicing will be taken underground with an entrance on Leake Street.

flexible space.

Office space focused

on wellbeing,

with every floor having a great

view, access to a garden, a

variety of different volumes

and offering future-proofed

#### Unlocking local opportunity and delivering economic benefits for Waterloo

Support approximately 13,000 jobs, almost five times more than currently supported on the site. Currently there are just 2,400 people employed on the site, and we would also create hundreds of jobs during the construction phase, including apprenticeships and opportunities for Lambeth residents.

Contribute approximately £60 million a year to the local economy. New workers within the building will contribute around £60 million to the local economy in Lambeth though spending in local shops and services such as those in

Lower Marsh.

Generate significant additional revenue for Lambeth Council through business rates.

A substantial package of local benefits. These will be secured through a S106 agreement and CIL payment.

A package of employment and training support measures. Working with a number of local partners we will want to ensure local businesses and workers benefit from the new opportunities created as part of the proposals.