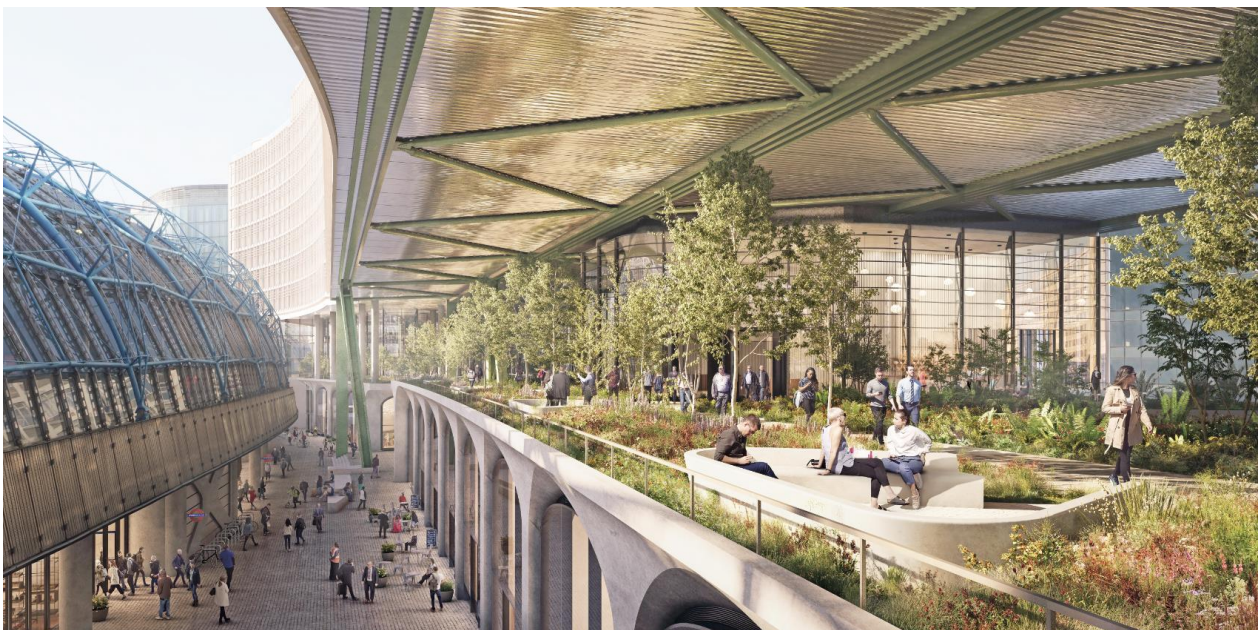


7 May 2019  
Press release

## HB Reavis submits planning application for redeveloping Elizabeth House, Waterloo

HB Reavis has today confirmed that plans have been lodged to Lambeth Council for the redevelopment of its Elizabeth House site in Waterloo.



The new building, designed by Stirling Prize winning architects AHMM, aims to deliver around 1.2 million square feet of workspace, new retail and a transformed public realm next to the UK's busiest train station.

The plans include a one-acre garden promenade, directly connected to the Waterloo Station concourse and of benefit to the 100 million users of the station each year. A public route called the Waterloo Curve, will provide a major new pedestrian street for the area which would be lined with shops and cafés.

The scheme will also facilitate desperately needed new links into Waterloo Station and help to accommodate the 30% projected passenger growth that is predicted over the next five years.

The site was purchased by international workspace provider HB Reavis in May 2017 and there has been an extensive programme of community consultation which has shown positive support for the plans.

If planning permission is granted, the development will support approximately 11,000 jobs for an area which has previously seen job numbers decline, supported by a variety of workspaces to create an

ecosystem of occupiers within the building and an employment, training and skills package for local people.

- End -

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**NOTES TO EDITORS**

**About the proposed development**

- **The proposed development will support approximately 11,000 new jobs** at one of the best-connected sites in London, located directly next to Waterloo Station offering connections across London and beyond.
- **HB Reavis is seeking to attract a diverse range of businesses and sectors**, from start-ups and scale-ups to larger corporations, by providing a variety of workspaces to create an ecosystem of occupiers within the development alongside social spaces of benefit to the area's existing business communities. This includes managed flexible spaces suitable for micro, small and medium-sized enterprises as well as dedicated affordable workspace for local businesses.
- **A publicly-accessible 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.
- **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.
- **'Waterloo Square'**: a proposed new public space along York Road to provide multiple new routes into Waterloo Station and the Underground.
- **A new public space 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, including restoring its western elevation.

- **The provision of terraces and amenity spaces** are provided to the building's users to create workspaces which aid wellbeing and enhance productivity and which also help alleviate the pressure on local amenity spaces in the area.
- **Together these changes will facilitate desperately needed new links into Waterloo Station**, the UK's busiest train station with 100 million entries and exits each year, and provide the ability for further growth in passenger numbers as this rises to 130 million a year over the next five years.

**For further information the development plans for Elizabeth House:**

- Visit the consultation website at <http://www.elizabethhousewaterloo.co.uk>
- Watch interviews with the development team at <https://reav.is/Waterloo>

**For images, please download:**

- Computer generated image of the new Victory Arch at Waterloo Station with the new development completed.
- Computer generated image of the Garden Promenade and Waterloo Curve within the new development.
- The outdated existing Elizabeth House building as viewed from the northern end of York Road.

<https://www.dropbox.com/sh/xrkp7a8l20twu5p/AAAlfs1MWfOqgMqL2JAwhQPka?dl=0>

**About 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 and operate 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 <http://www.hbreavis.com>**

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**About AHMM**

Established in 1989 with offices in London, Bristol and Oklahoma City, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

Winner of the RIBA Stirling Prize and recipient of many other awards for architecture and design, the practice has received public and media acclaim for its work across sectors. AHMM is known for its reinvention of buildings and places including the Angel and Tea Buildings, Television Centre, the Barbican, and New Scotland Yard, as well as key new commercial, residential and education developments in London, around the UK and internationally including Westminster Bridge Road and White Collar Factory.

[www.ahmm.co.uk](http://www.ahmm.co.uk) @ahmmarchitects