

APRIL 2021

## HB Reavis finalises planning for iconic 1.3m sq ft One Waterloo scheme

- **The redevelopment of Elizabeth House, to be known as One Waterloo, is set to be one of London’s largest and most significant commercial developments.**
- **HB Reavis rethinks the workspace experience through its 1.3million sq ft multi-purpose scheme, focused on nature and health.** The first of its kind for London: a publicly accessible garden promenade elevated two floors above street level and connected to Waterloo Station via a new footbridge. Three acres of outdoor space with over 100 planted trees will be created, including brand new public squares and cascading terraces and a unique urban sky farm.
- **HB Reavis has been granted planning consent by Lambeth Council for One Waterloo, agreeing to provide a £100m package of public benefits,** including contributions to new step-free access to the underground station at Waterloo, over £33m of discounted workspace memberships, and a tailored local employment and skills strategy.

*[Please see agreed image selection at the end of the document]*

HB Reavis has today, 13 April 2021, announced One Waterloo, currently known as Elizabeth House, has been officially granted planning consent following completion of its Section 106 agreement.

Since gaining resolution to grant planning permission in October 2019, HB Reavis has now finalised plans with Lambeth Council, with a commitment to provide a £100m package of public benefits, signalling the next phase for one of central London’s largest and most significant commercial developments.

One Waterloo will be an iconic and vibrant multi-purpose destination next to Waterloo Station in the heart of the South Bank. The prominent scheme will be informed by connected themes: the neighbourhood, nature and health, sustainability and future workspace all underpinned by experience and hospitality.

With a focus on health and wellbeing and targeting WELL Platinum, HB Reavis will create three acres of outdoor space within One Waterloo to support the office workers and the wider community. A publicly accessible 200m long garden promenade, elevated two floors above street level, will create a scenic journey from the concourse level at Waterloo Station directly into One Waterloo. HB Reavis will also provide a package of improvements for Network Rail, landscaping and accessibility improvements for Waterloo.London (the former Waterloo International Terminal) and contribute towards step-free access to the Underground station at Waterloo, providing improved accessible routes to the Underground network.

New public spaces, Victory Arch Square and the unique covered Waterloo Square (c.9,000 sq ft), as well as ‘The Curve’, a major new pedestrianised retail street lined with shops and cafés will transform the public realm. The cascading terraces and gardens for office occupiers will offer a choice of outdoor spaces to find the right place to relax and rest. Additionally, an urban sky farm on the 16<sup>th</sup> floor terrace will offer ultra-fresh produce for the scheme’s occupiers.

With aspirations to be one of London's most sustainable developments, One Waterloo's office space will be fossil-fuel free, implementing low carbon solutions in all project stages. This is being made possible through HB Reavis' integrated developer-construction model, which will see the building target net zero carbon in operation. There will be greater than a 35% reduction in energy consumption through a "lean, clean and green" innovative building design using specialist Swedish designers. This will maximise efficiency through an all-electric solution combining integrated heat pumps and heat recovery, and 98.8% of demolition waste diverted from landfill. These initiatives, among others, will support the building to achieve BREEAM Outstanding.

HB Reavis has committed to providing a bespoke affordable workspace scheme. Opportunities will be created for local Lambeth residents and businesses, social enterprises, disadvantaged groups, and those in the creative sector to benefit from over £33m in membership discounts provided over 15 years. In addition, a tailored employment and skills strategy, which focuses on engagement with local schools and colleges, and improving opportunities for local unemployed and younger residents with few or no qualifications.

[Quote](#) *Not to be included in the press release; to be issued to journalists on request*

**END**

## **NOTES TO EDITORS**

High-resolution images can be found here: [http://reav.is/One\\_Waterloo\\_Images](http://reav.is/One_Waterloo_Images), including **new CGIs of the One Waterloo project** (Image credit to HB Reavis).

When complete One Waterloo will provide:

- 1.3 million sq ft of high quality and sustainable workspace, retail and enhanced public realm.
- Three new significant areas of public spaces, private and communal terraces totalling three acres of outside space, including Waterloo Square on York Road, Victory Arch Square and The Curve, a new public street next to Waterloo Station with 80,000 sq ft of retail space.
- A new 200m long garden promenade elevated 8m above street level connected directly to the concourse level in Waterloo Station.
- Sustainable journeys through the largest office cycling facilities in London with over 2,500 secure bike spaces.
- A 60,000 sq ft amenity floor; private and communal terraces and urban sky farm.
- Approx. 100,000 sq ft of creative and affordable workspace.

**Contacts for the media:**

**Lucy Thomas**  
Senior Marketing and PR Manager  
HB Reavis  
E-mail: [lucy.thomas@hbreavis.com](mailto:lucy.thomas@hbreavis.com)  
Tel.: +44 20 7621 9334  
M: +44 7732 682571

**Francesca Sidoli / Jesse Peacock**  
London Communications Agency  
E-mail: [fs@londoncommunications.co.uk](mailto:fs@londoncommunications.co.uk) /  
[jwp@londoncommunications.co.uk](mailto:jwp@londoncommunications.co.uk)  
M: 07834 156 273  
M: 07931 123 143

**About HB Reavis**

HB Reavis is an international workspace provider that designs, builds and manages places that enhance wellbeing and productivity. Working across the UK, Poland, Czechia, Slovakia, Hungary and Germany, it has already provided workspaces for over 65,000 people with a pipeline to deliver much more. To find out more visit:

[http://reav.is/Who\\_We\\_Are](http://reav.is/Who_We_Are)



One Waterloo promenade



One Waterloo aerial view



One Waterloo exterior