

one waterloo



What we learned since 2017



Reimagining a redundant office building as a thriving mixed-use destination

Existing building



Proposal

An aerial photograph of London, England, showing the River Thames, the Houses of Parliament, the London Eye, and various city buildings. Overlaid on the image are several modern, glass-clad skyscrapers of varying heights, representing a proposed development. The tallest building is a slender tower with a grid-like facade. To its left are two shorter, wider buildings with green walls. Further left is a curved building with a blue glass facade. In the bottom left corner, there is a green rectangular box with the text 'New plans' in white. The top left corner has a green box with the word 'Proposal' in white. The right side of the image has a green vertical bar with horizontal white stripes. The bottom right corner has a green rectangular box with horizontal white stripes.

New plans



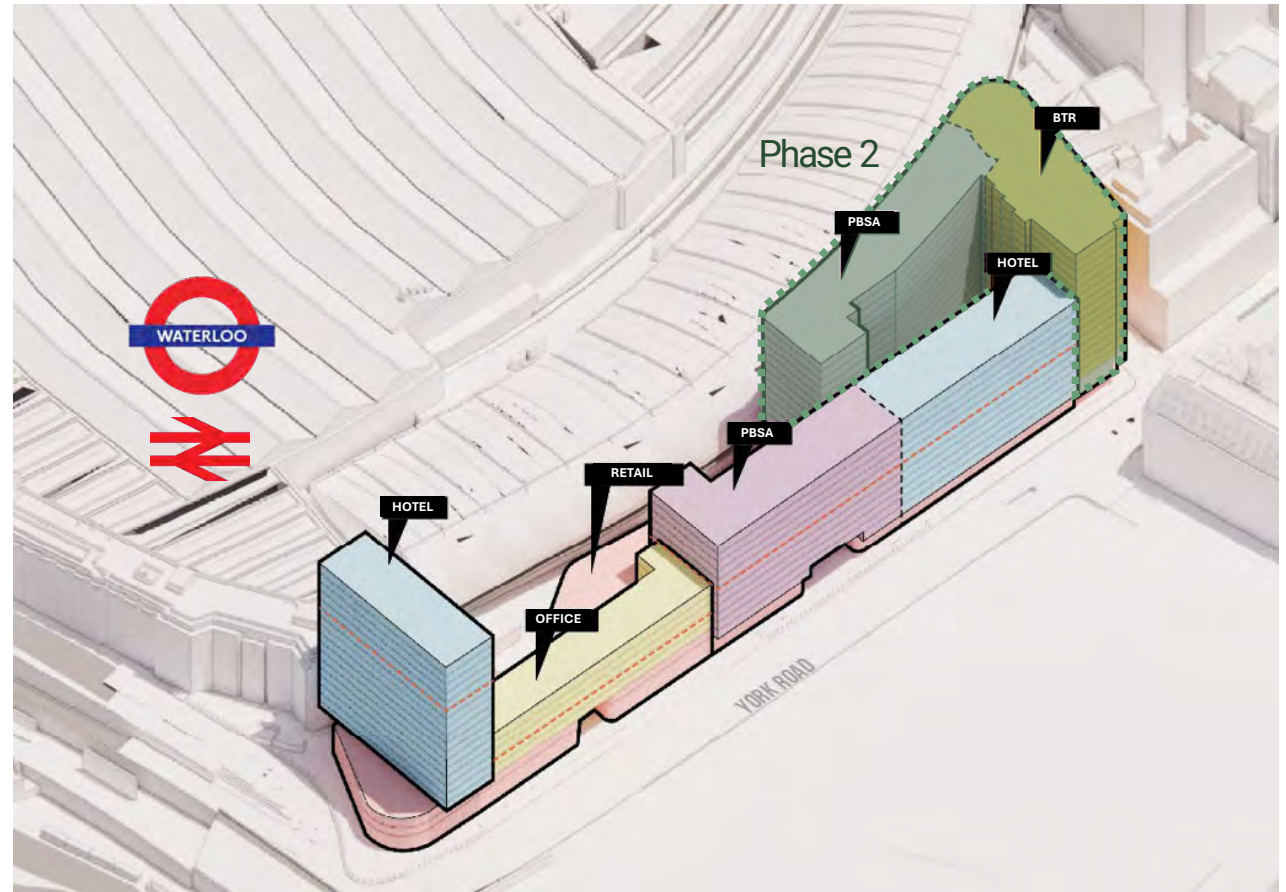
Our new proposals are for a retrofit first, mixed use campus

Phase 1

- Retrofit-led core
- Hotel and office
- Student accommodation
- Retail and public realm
- Opens and reconnects the site

Phase 2

- Homes
- Further student accommodation
- Retail and coordinated public realm
- Safeguards longer-term coordination with Platform 4 and Waterloo Station



Four commitments define our next chapter

Environment first

Sustainable change

Social value

Thriving community

Partnerships

Reconnecting Waterloo

Economic benefit

Investing in Waterloo's future



Environment first

Sustainable change

01

Sustainable change



100%

Retrofit of existing structure

75%

Embodied CO₂ reduction versus new-build development

Net Zero

Achieving net zero carbon trajectory in construction and operation

Low impact

Quicker and less disruption for residents

Whole new build:
166,640 TCO₂e

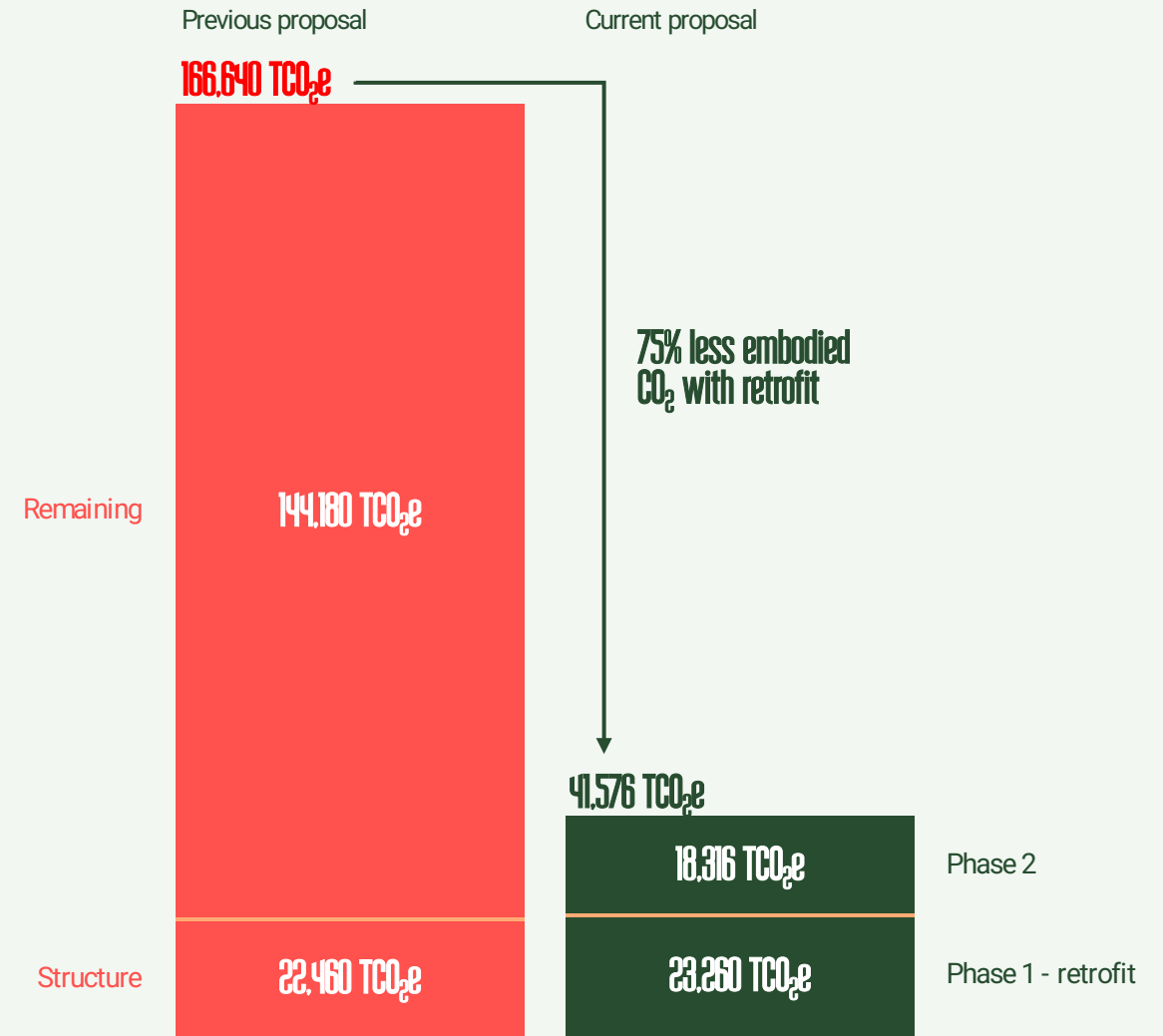


Delivering major change responsibly

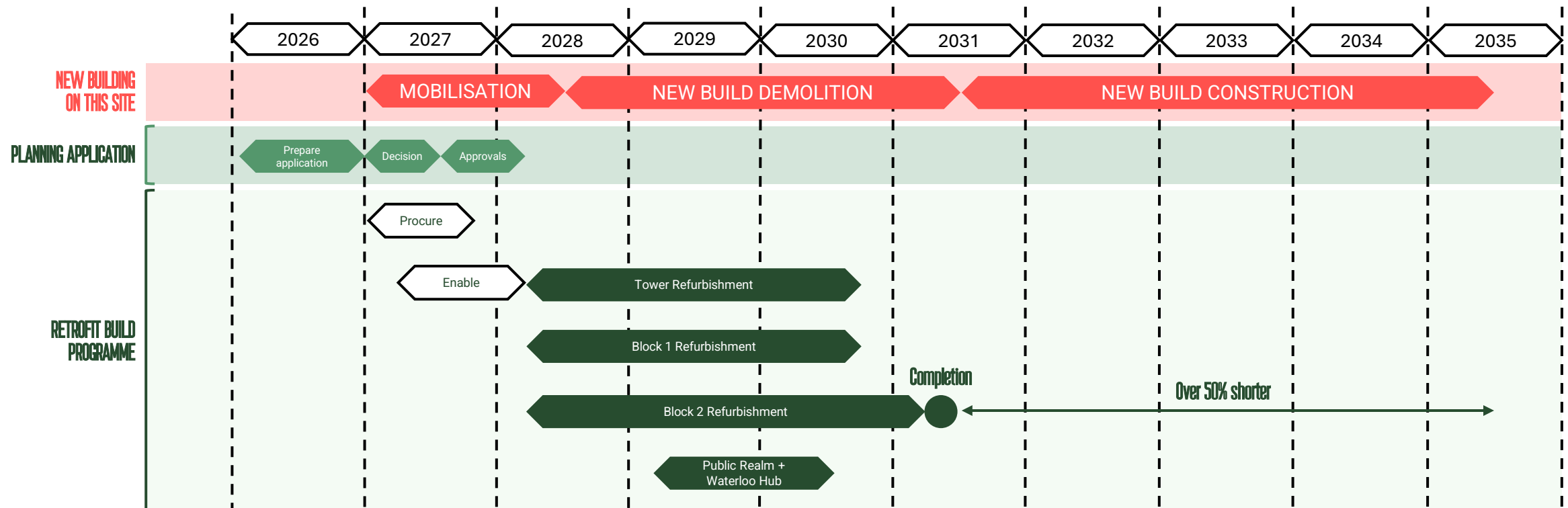
Retaining the existing structure cuts carbon and disruption.

- Approximately 75% less embodied carbon than demolition and rebuild
- Around 125,000 tonnes of carbon saved — equal to annual emissions from approximately 62,300 petrol cars or one year of capture by 6.25m trees.

Total carbon emissions (new build vs. retrofit)



Programme delivered 50% shorter than new build, with less disruption for local residents

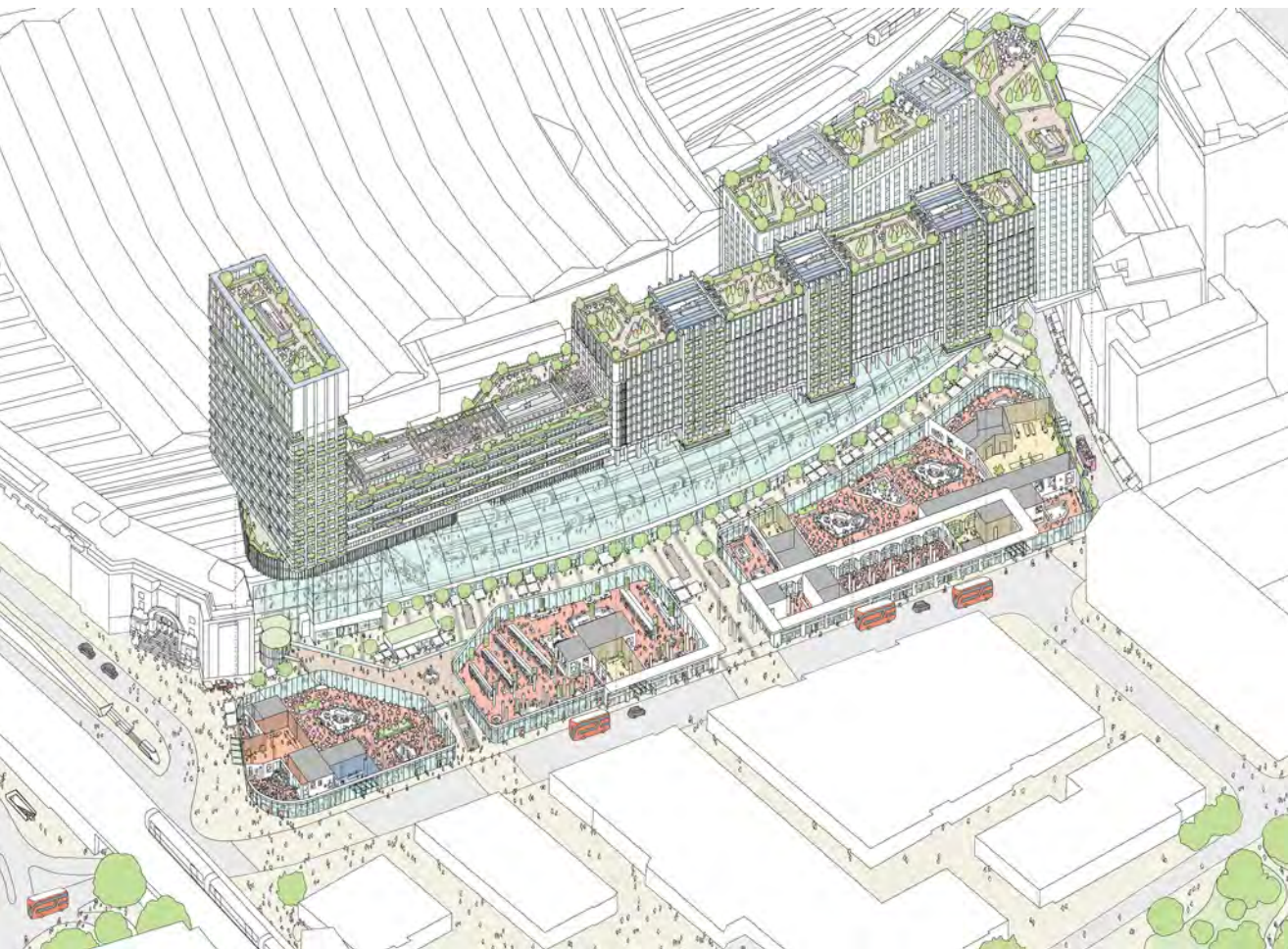


02

Social Value

Thriving
community

Thriving community



134

Affordable habitable rooms in
build-to-rent homes

324

Affordable student bedrooms
improving social mobility

4,200 ft²

Affordable workspace for local
SME's

24-7

Mix of users sustains activity
throughout the day and evening

558 homes

Over 40% Lambeth annual
target in one scheme

90,000 ft² retail

A destination and opportunity
for more jobs

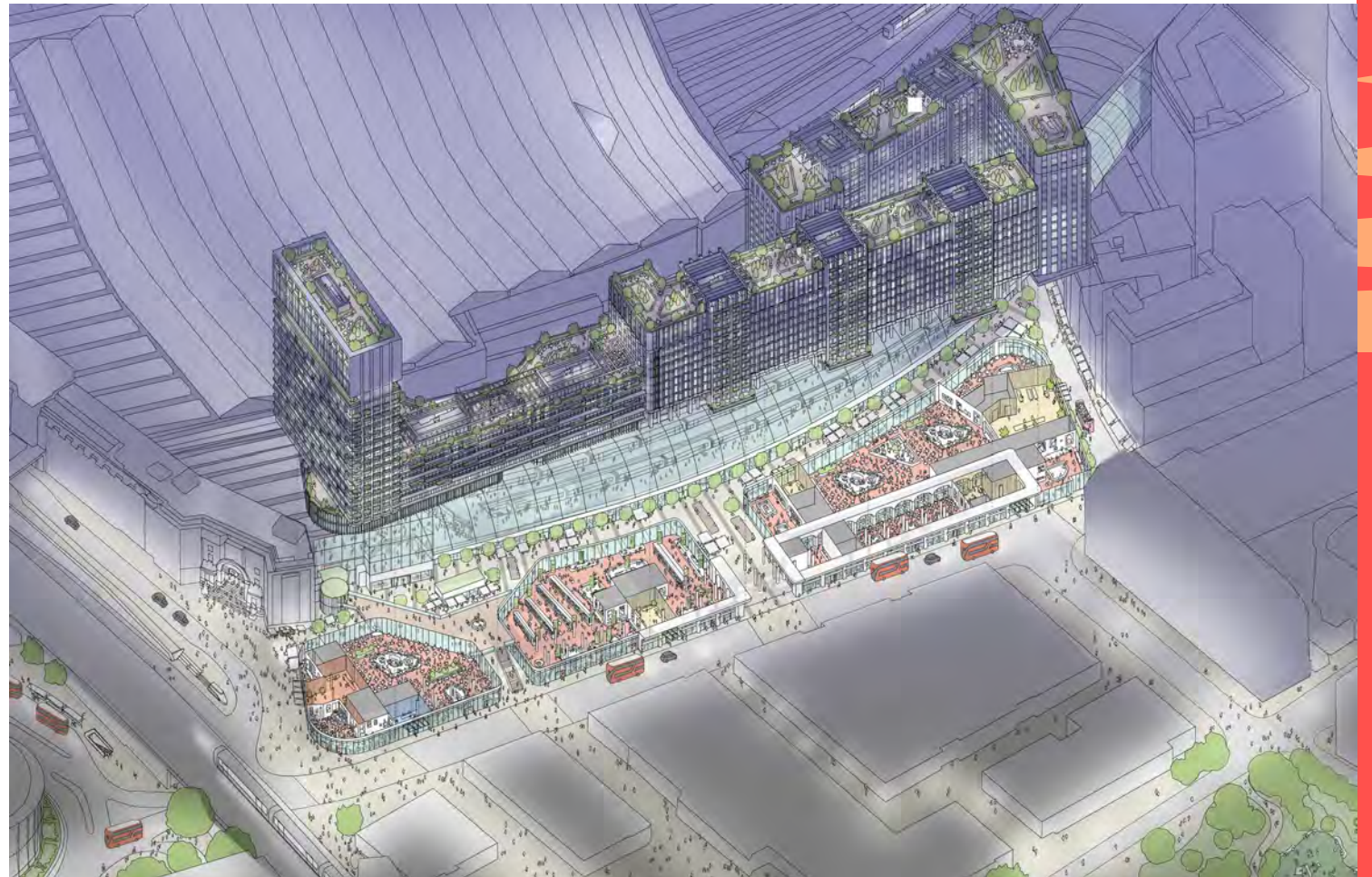
Lambeth local plan - 1,335 net additional homes target
London Plan - PBSA contributes to homes target at ratio of
2.5:1

A 24/7 destination active throughout the day & week

The complementary mix of hotel guests, students, residents, workers and visitors will create steady activity and spending beyond traditional commuter hours.

- Hotel guests supporting restaurants, shops, attractions and evening activity.
- Students providing consistent daily and weekend footfall throughout the academic year.
- Residents sustaining local services and bringing long-term community stewardship.
- Office workers support weekday trade and higher-value employment.
- Over 70 million people use the station each year and will be encouraged to stay by new connections, public spaces and retail.

Together, these groups create a more resilient destination that is not dependent on one audience or time of day

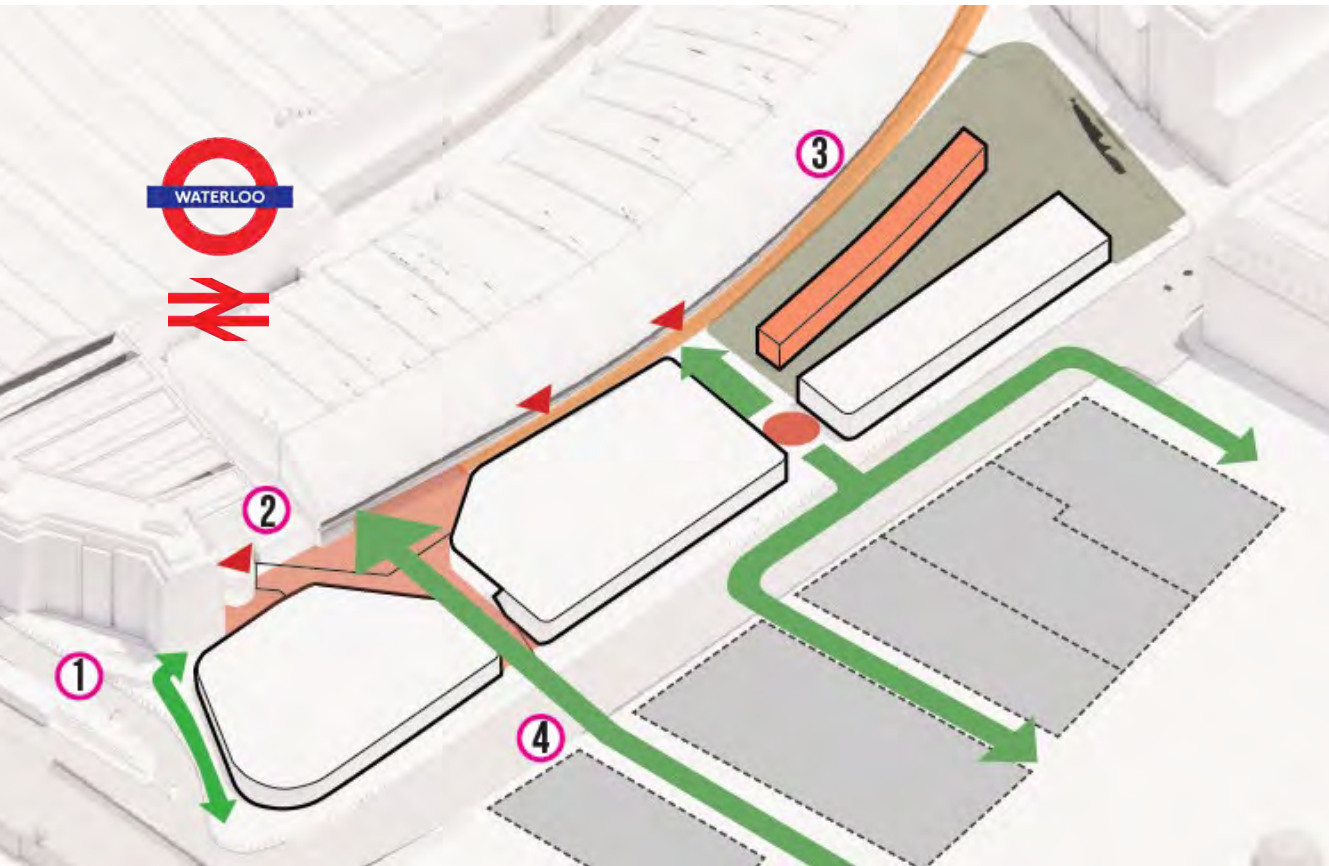


03

Partnerships

Reconnecting
Waterloo

Reconnecting Waterloo



- 1 Connection to Victory Arch
- 2 Connection to Orchestra Pit
- 3 Opening up "The Curve"
- 4 2 x new connections to South Bank

3 NEW ROUTES

Improving permeability around the station

OVER 30,000 ft²

Of new outdoor space made available to the public

ACTIVATE

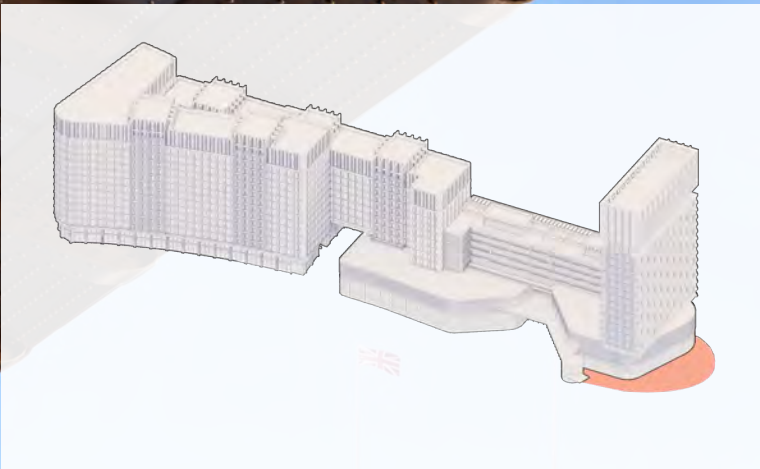
Unlocking a ground floor destination for all

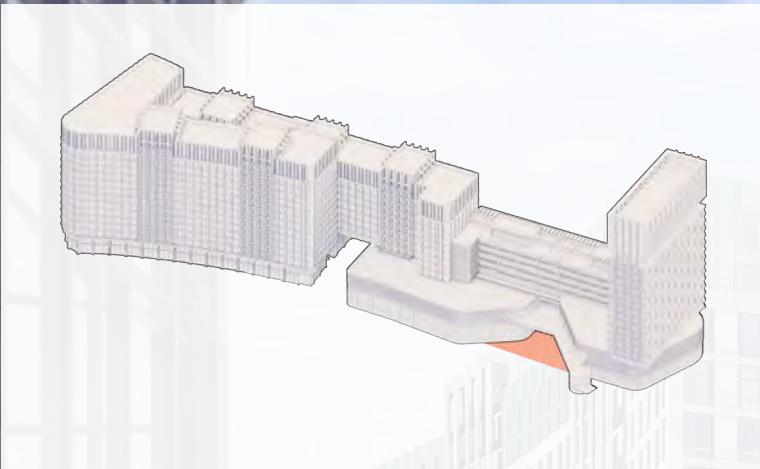
ENGAGE

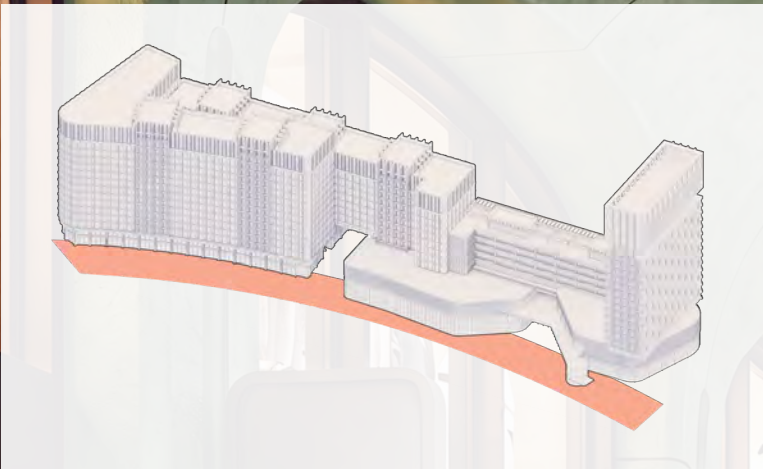
Shaping the design together with the local community

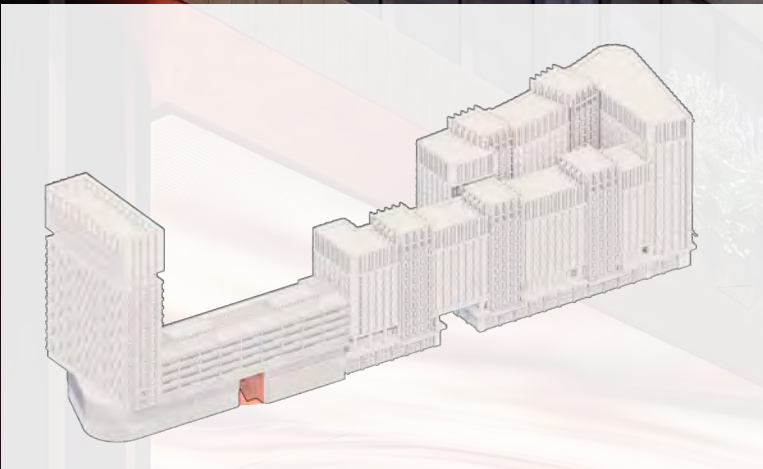
We want to hear from you.

- What retail do you want to see here
- What do you want to see the area used for









04

Economic benefit

Investing in
Waterloo's future

Investing in Waterloo's future

OVER 1,000

Jobs created on site
based on the Employment
Density Guide

OPPORTUNITY

Diverse mix of roles offering
maximum flexibility on
individual circumstances

BUSINESS RATES

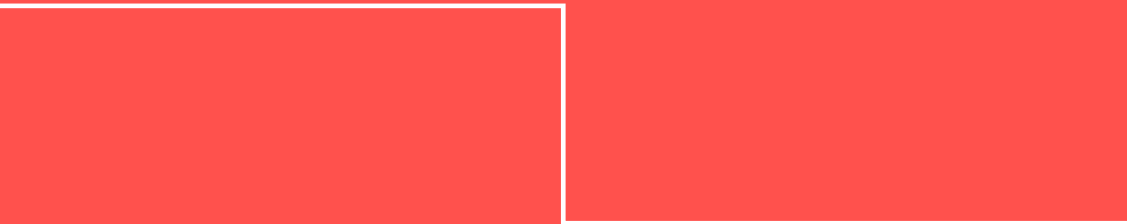
Securing additional revenue
for councils (half of all
business rates)

LOCAL SPENDING

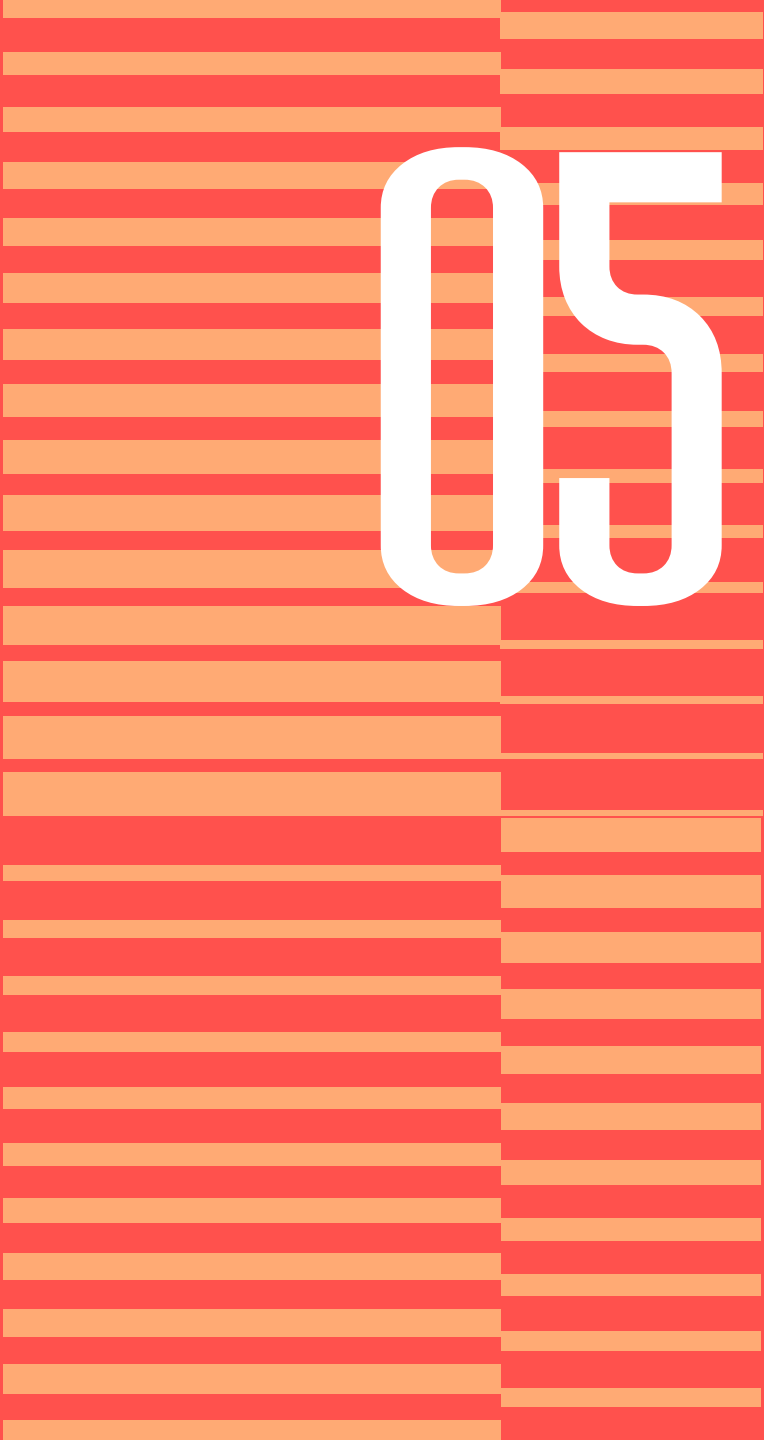
Business benefit of
transformation

SECTION 106 CONTRIBUTIONS

In summary



05



From barrier to gateway

One Waterloo builds on a decade of commitment to transform Elizabeth House from a barrier into a more open, active and welcoming gateway. One Waterloo is one for all: lifting the surrounding area and creating a place that works better for residents, businesses, workers and visitors alike.



TODAY

- Vacant and deteriorating buildings
- Limited permeability between York Road and the station
- The Curve operates as a poorly connected dead end
- Inactive frontages create an unwelcoming station edge



THE PROPOSAL

- New east–west routes and better station connections
- A reactivated Curve and new public spaces
- Active shops, hospitality and community uses
- A balanced mix of homes, student accommodation, hotels and workspace
- Activity throughout the day and evening
- Retention-led regeneration delivered in phases

Sustainable change

Retaining and adapting much of the existing structure to reduce embodied carbon, waste, disruption and delivery timescales.

Thriving community

Bringing together a mix of uses including hotel, student accommodation, homes, workspace, retail, leisure and public spaces.

Reconnecting Waterloo

New east-west routes, improved connections and more welcoming public spaces linking Waterloo Station, York Road, The Curve, Leake Street and the South Bank.

Investing in the future

Over 1,000 new jobs on-site offering a mixture of roles with maximum flexibility on individual circumstances.

