



10 Leake Street

Welcome to our presentation on proposals for 10 Leake Street

HB Reavis is bringing forward plans to redevelop 10 Leake Street to provide purpose built student accommodation with affordable student rooms on site.

We're now sharing our updated proposals as part of a second round of consultation. We've considered the feedback received in our first consultation in May 2025. We are keen to show how the scheme has evolved, continuing the conversation with local residents and community groups.

Engaging with the local community is extremely important to us and we want to hear your feedback before submitting a planning application to Lambeth Council in summer 2025!

The team

10 Leake Street



Owner and Developer

HB Reavis is bringing forward high-quality, student accommodation in Waterloo, building on our strong track record delivering people-focused developments in London and across Europe. We've assembled an experienced team to design a scheme that supports student wellbeing, meets the capital's growing need for purpose-built student housing and adds real value to Waterloo.



Architect



Planning consultants



Transport



Structure



Fire



Townscape & Heritage



MEP VT & Sustainability



Daylight/Sunlight



PD BR



PD CDM



Stakeholder and community engagement

The site

10 Leake Street

The site sits within a part of Waterloo that has seen and continues to see major regeneration, and is surrounded by a mix of education, visitor facilities, major infrastructure and cultural spaces.

Situated just 50 metres from the brand new Sidings entrance at Waterloo Station, 10 Leake Street offers exceptional connectivity and access to Waterloo's local amenities and cultural destinations.

The site's proximity to major universities and excellent public transport connections, with convenient access to National Rail, tube and bus services, make it the ideal location for new student accommodation.

The existing six storey building is an outdated office building, with poor technical performance and an inability to meet current sustainability and safety standards.

Following analysis of several opportunities, we have found the refurbishing the existing building is not feasible. A sensitive redevelopment will bring fresh energy and activity to this prime location.

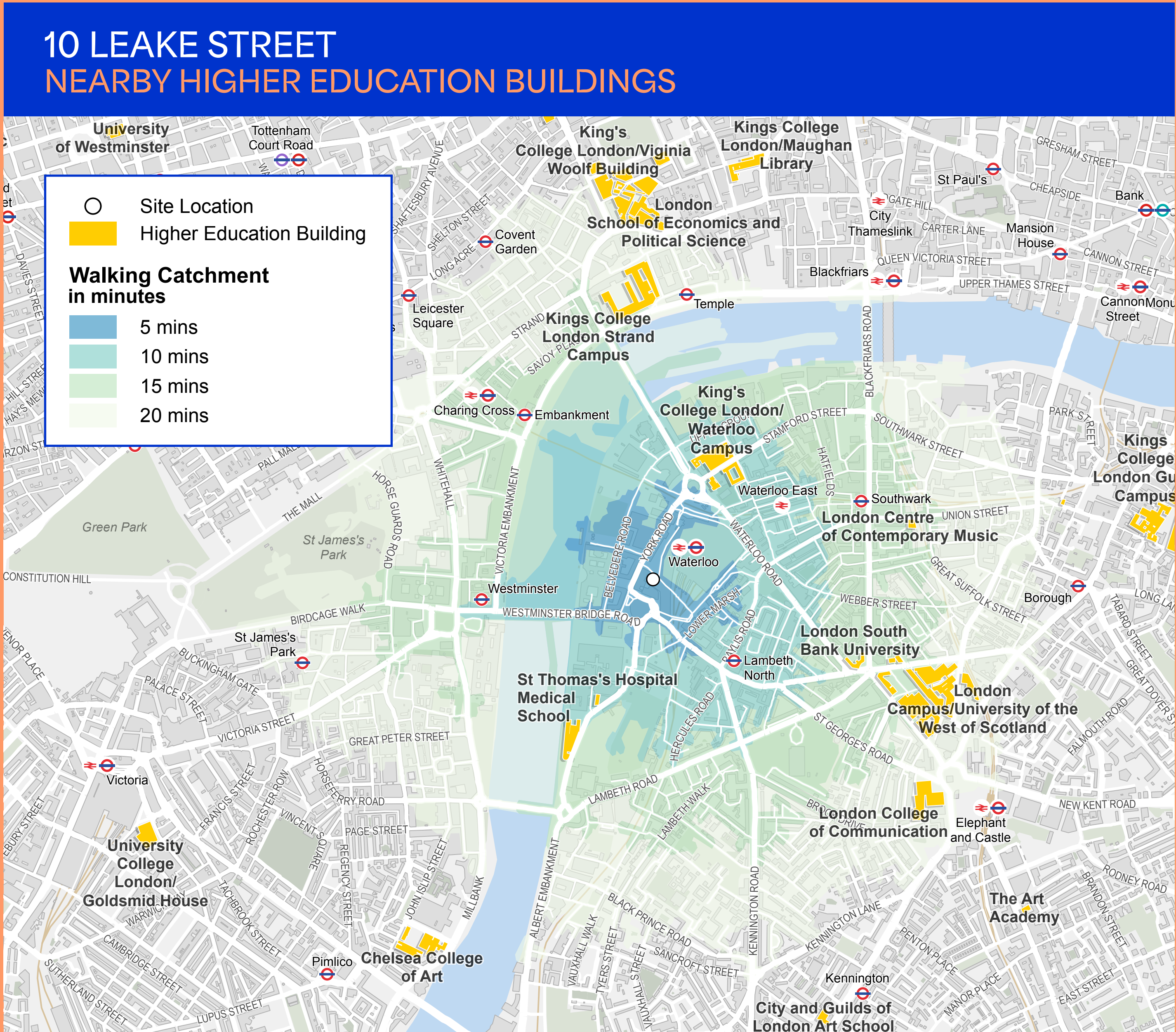
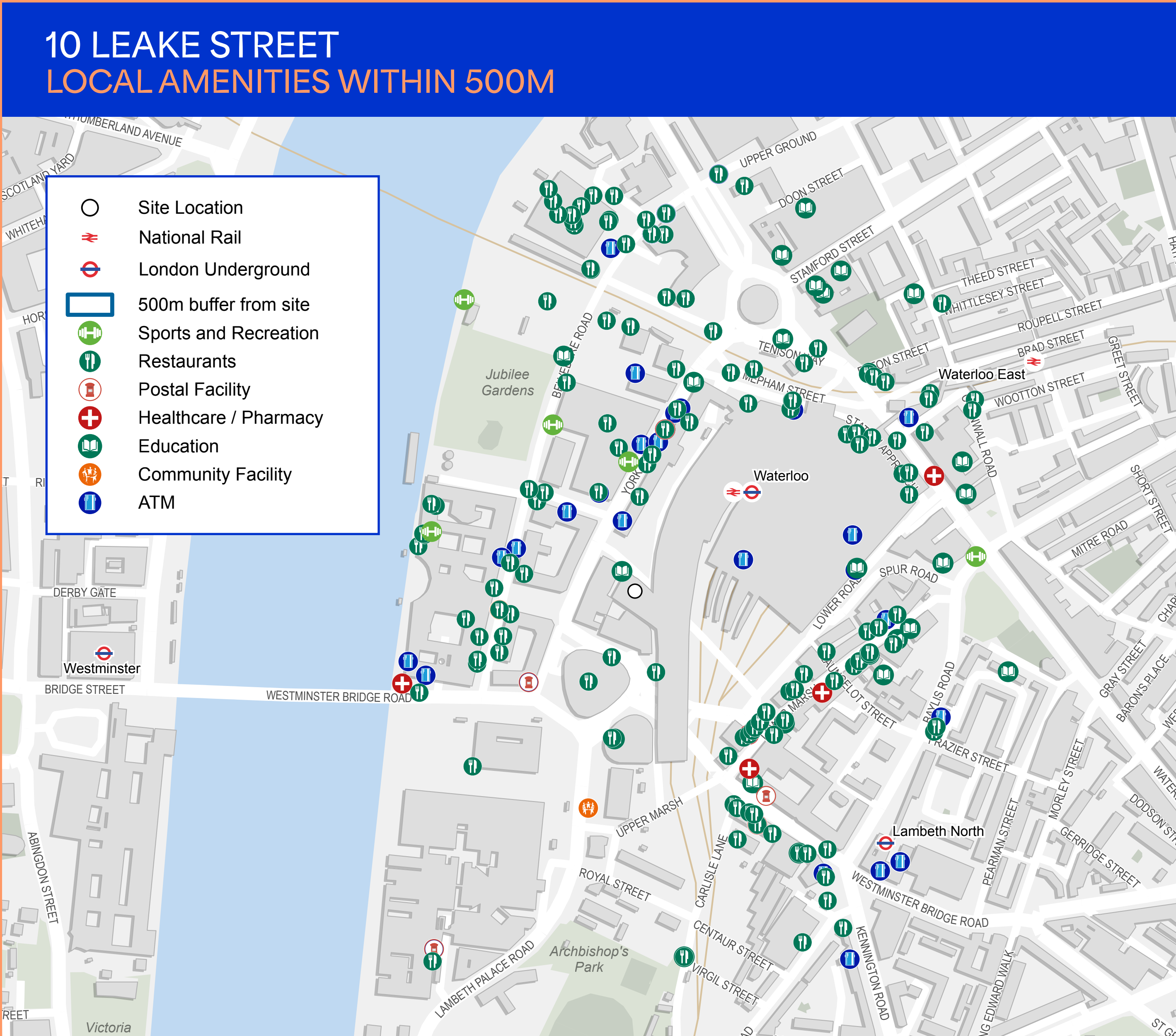
THE EXISTING BUILDING AT 10 LEAKE STREET



Excellent connectivity

The site boasts excellent connectivity and access to key destinations across London. With Waterloo Station just a 1-minute walk away, future residents will have direct links to Underground, national rail, and bus services. The area is also home to a wide range of amenities including shops, cafés, cultural venues, and the popular Lower Marsh market.

Additionally, 10 Leake Street is within close proximity to several major universities, including King's College London, the University of the Arts London (UAL), and London South Bank University. This makes it ideally located for students seeking quick, safe and convenient commutes to campus. Excellent public transport and active travel options, supported by on-site cycle parking, will encourage sustainable travel.



Our proposals

Our proposal for 10 Leake Street aims to optimise the site's potential, creating high-quality Purpose-Built Student Accommodation (PBSA) while respecting local heritage.



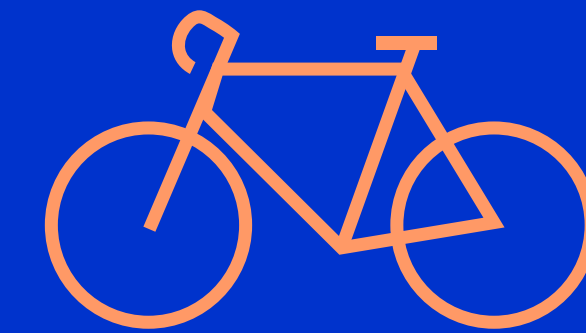
Necessary
student
housing

Redeveloping an outdated building into modern, high quality accommodation



Local
investment

Students add to London's economy, by working and spending in their local area



Well
connected

Close to Waterloo Station and within short walking distance of major universities in London's knowledge and learning hubs



Sustainable

Holistic sustainable approach. Innovative, low carbon design to create an energy efficient building



Thoughtful
design

Careful massing and height management to respect local context and visual amenity



Opportunity
for community
benefits

Exploring opportunities for community benefits supported by the redevelopment of 10 Leake Street

10 Leake
Street

Why students?

Waterloo is strategically located near several prestigious universities, making it an ideal site for student accommodation. This development addresses the clear demand for purpose-built student accommodation, easing pressures on conventional housing stock in the borough.

High-quality, purpose-built student accommodation (PBSA) provides numerous local and community advantages:

- 1

Alleviates local housing shortages by freeing up traditional accommodation options.
- 2

Encourages increased footfall and spending in local shops, markets, restaurants, and leisure facilities.
- 3

Introduces diversity and vibrancy, enriching the community atmosphere.
- 4

Affordable accommodation increases access to education for a diverse student population.
- 5

Supports economic sustainability through consistent student expenditure. Universities are catalysts for employment in related sectors.

"In 2021-22, universities' activities supported local businesses, such as restaurants and retailers, to the tune of an extra 382,500 full-time equivalent jobs, with around 17% of these in London"
- Times Higher Education Commission

Our student management strategy will also mitigate potential neighbourhood impacts, ensuring harmonious integration into the local community.



HB Reavis is keen to remain long-term partners in the local area and are exploring opportunities to support community initiatives and projects in the area around 10 Leake Street.

Do you have any suggestions for community projects we could look at supporting?

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| YOUR POST-IT HERE | YOUR POST-IT HERE | YOUR POST-IT HERE | YOUR POST-IT HERE | YOUR POST-IT HERE |

Inside the building

10 Leake Street

The new building will offer a mix of student homes, including studios and ensembles, complemented by dedicated amenity spaces on each floor, as well as a gym, study spaces and on-site cycle parking.

All the new homes will be designed to meet modern standards, with 5% accessible units and 5% future-proofed accessible units.

Our design incorporates shared kitchens, communal lounges, and intimate retreat spaces to foster social connection and enhance student wellbeing, addressing urban isolation and mental health challenges.

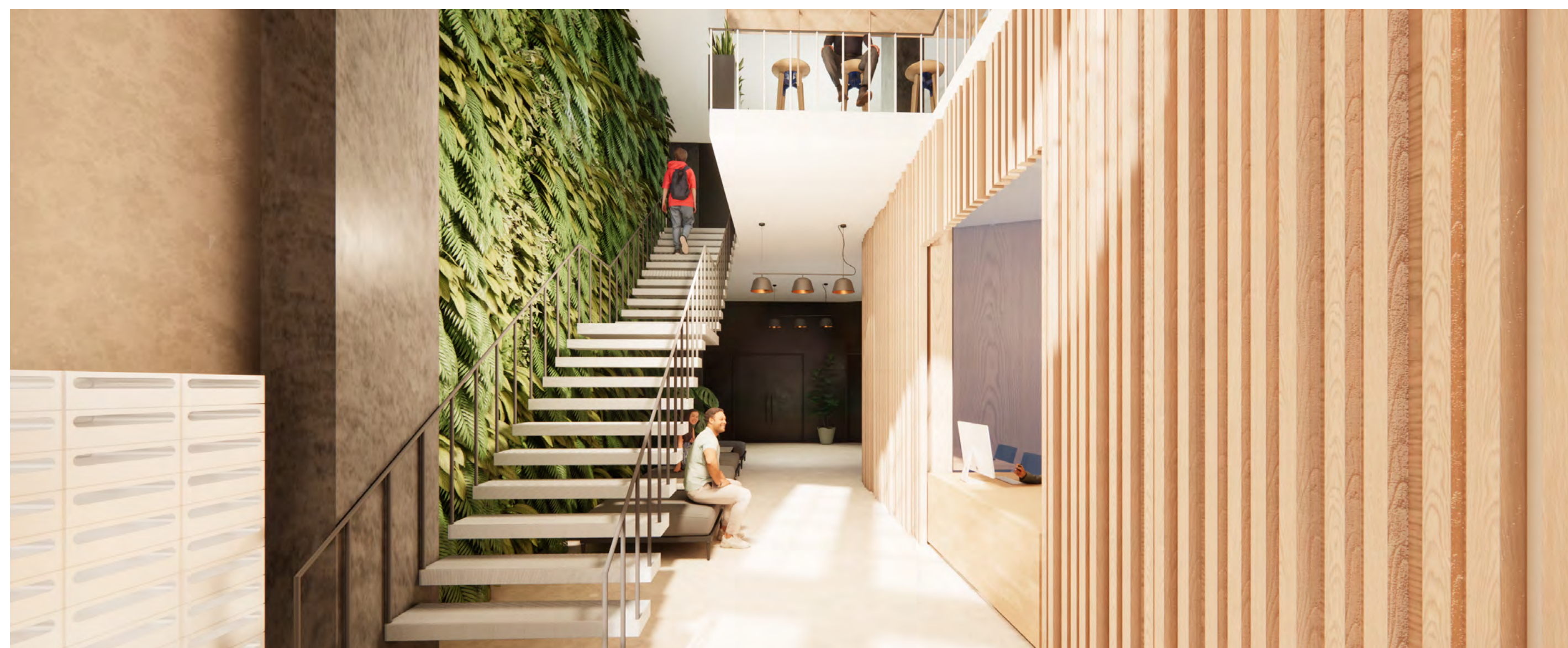
INDICATIVE IMAGES OF PROPOSED 10 LEAKE STREET



CYCLE PARKING - LEVEL 1



STUDY LOUNGE - LEVEL 1



RECEPTION LOBBY

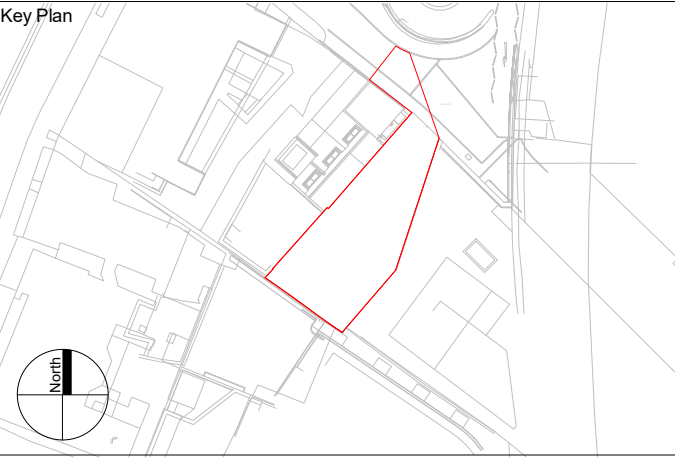


GYM - GROUND FLOOR



Key:

| | |
|--------------------|-----------------|
| Compact Ensuite | Student Amenity |
| Standard Ensuite | Plant |
| Accessible Ensuite | Back of House |
| Ensuite Amenity | Circulation |
| Compact Studio | Roof Terrace |
| Standard Studio | |
| Accessible Studio | |
| Enlarged Studio | |



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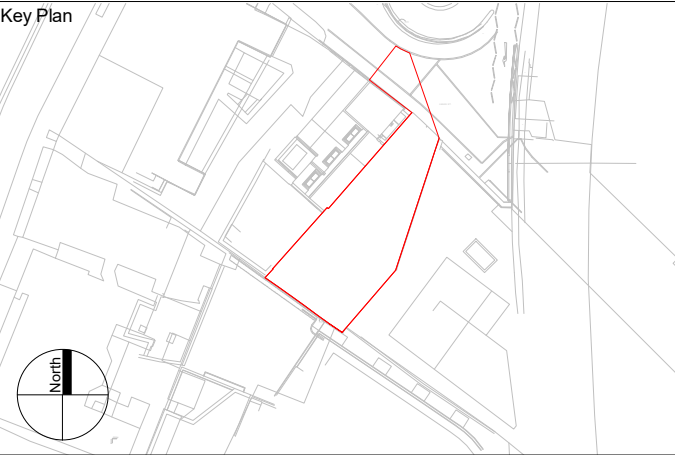
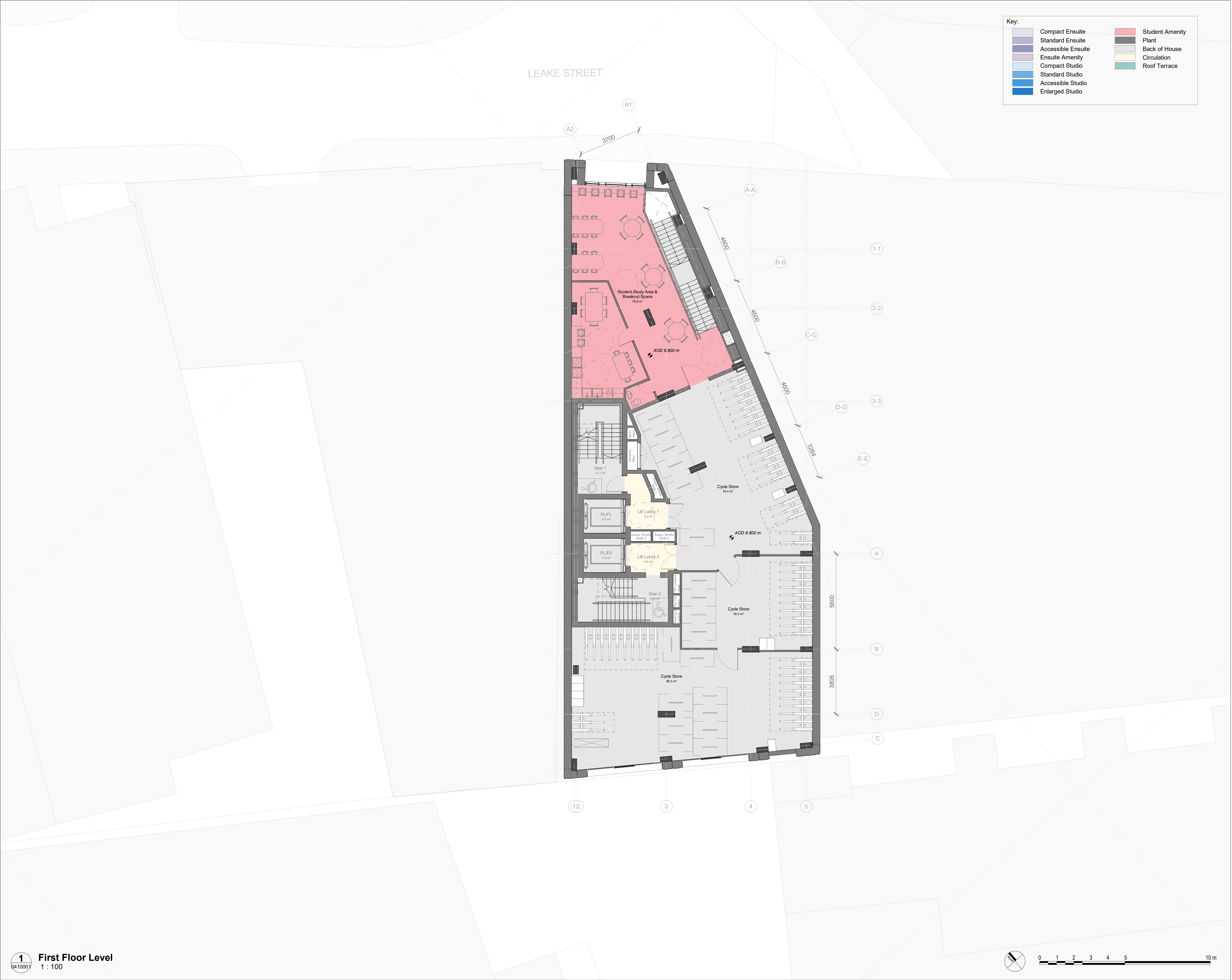
Project Name
1940 10 Leake Street

Status
Planning

Drawing Title
Proposed
GA Floor Plan
Ground Floor Level

Drawing Number
P090 -PLP-ZZ-00 -DR-AR-0410000

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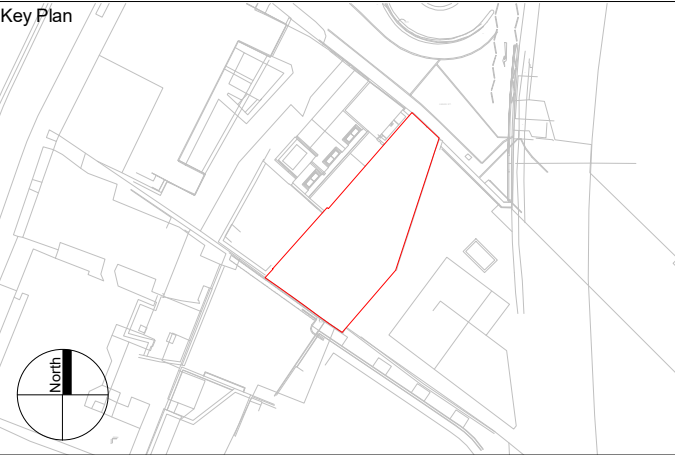
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Status
Planning

Drawing Title
**Proposed
GA Floor Plan
L01 Floor Level**

Drawing Number
P090 -PLP-ZZ-01 -DR-AR-0410001

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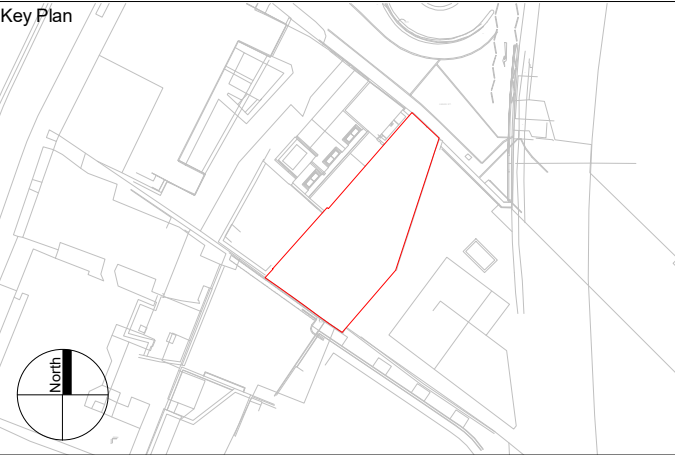
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Status
Planning

Drawing Title
**Proposed
GA Floor Plan
L02 Floor Level**

Drawing Number
P090 -PLP-ZZ-02 -DR-AR-0410002

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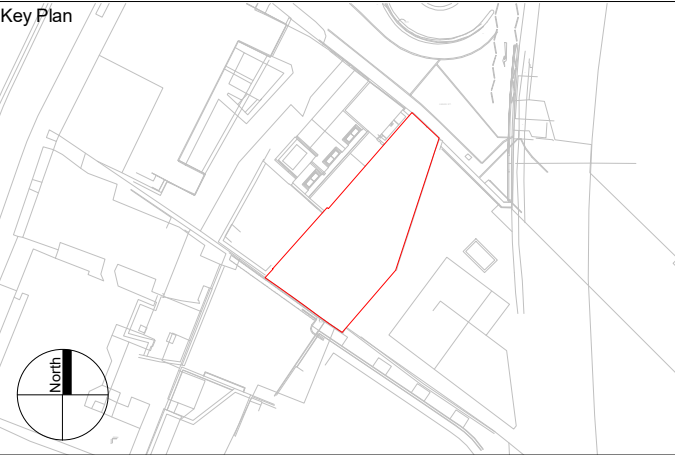
Project Name
1940 10 Leake Street

Status
Planning

Drawing Title
**Proposed
GA Floor Plan
L03 & L04 Floor Level**

Drawing Number
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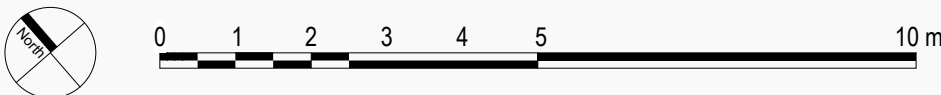
Project Name
1940 10 Leake Street

Status
Planning

Drawing Title
Proposed
GA Floor Plan
L05 - L10 Floor Level

Drawing Number
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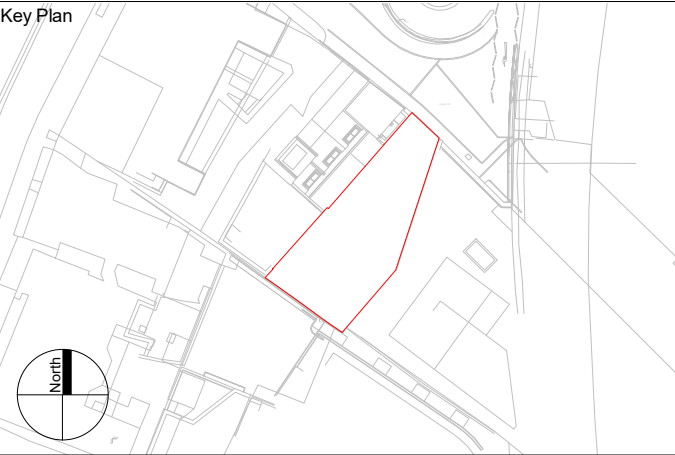
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Key:

| | |
|--------------------|-----------------|
| Compact Ensuite | Student Amenity |
| Standard Ensuite | Plant |
| Accessible Ensuite | Back of House |
| Ensuite Amenity | Circulation |
| Compact Studio | Roof Terrace |
| Standard Studio | |
| Accessible Studio | |
| Enlarged Studio | |



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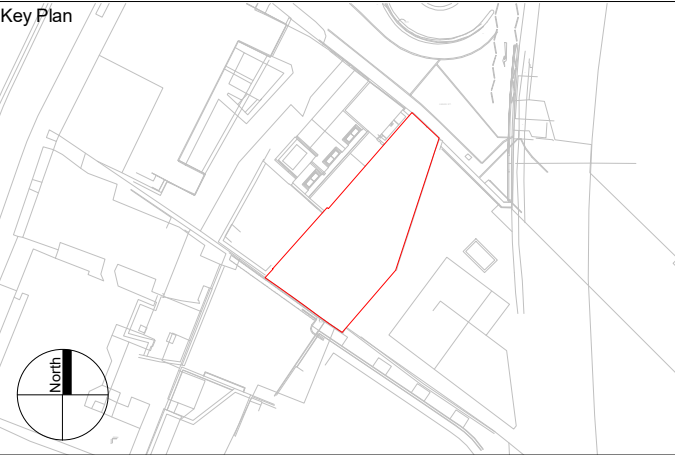
Drawing Title

Proposed
GA Floor Plan
L11 to L14 Floor Level

Drawing Number

P090 -PLP-ZZ-ZZ-DR-AR-0410005

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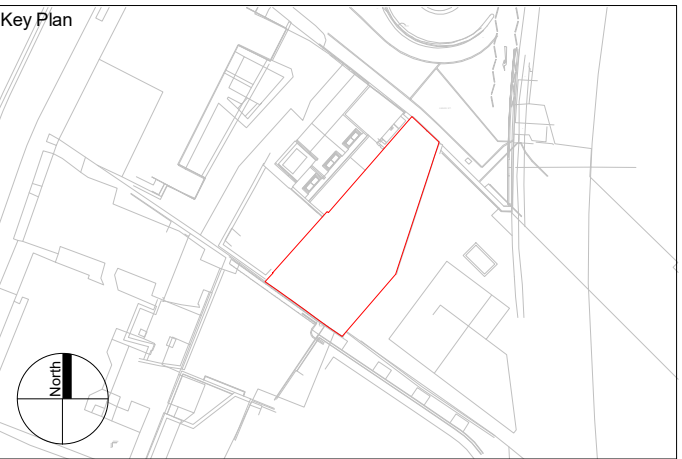
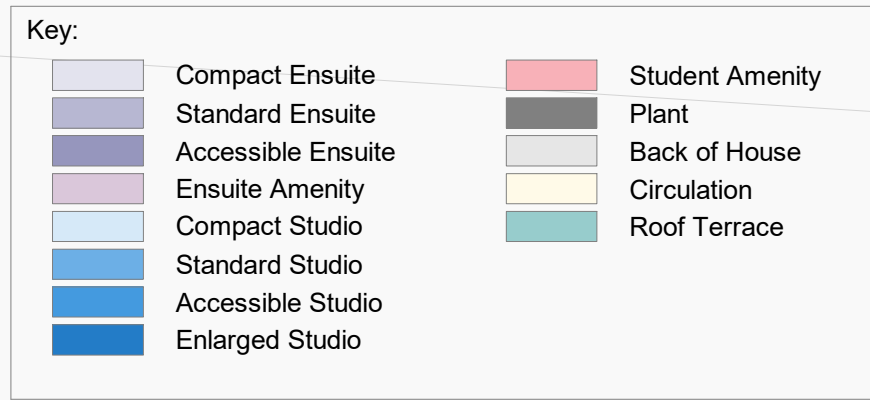
Project Name
1940 10 Leake Street

Status
Planning

Drawing Title
Proposed
GA Floor Plan
L15 Floor Level

Drawing Number
P090 -PLP-ZZ-15-DR-AR-0410006

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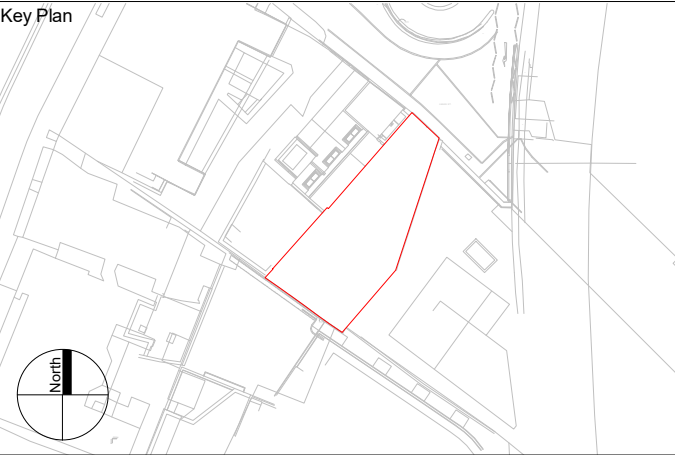
Drawing Title

Proposed
GA Floor Plan
L16 Floor Level

Drawing Number

P090 -PLP-ZZ-16 -DR-AR-0410007

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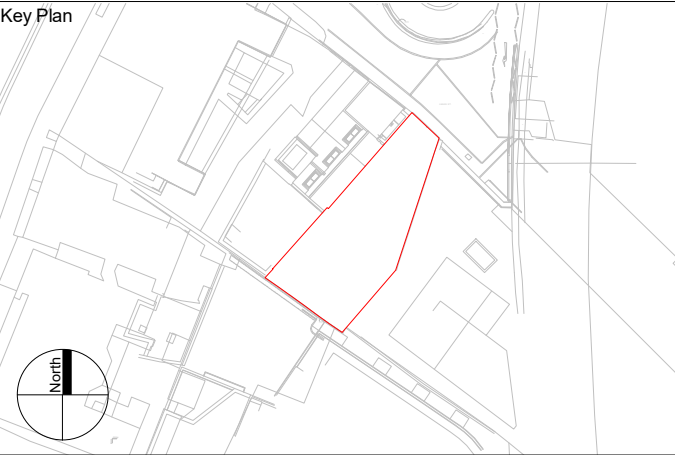
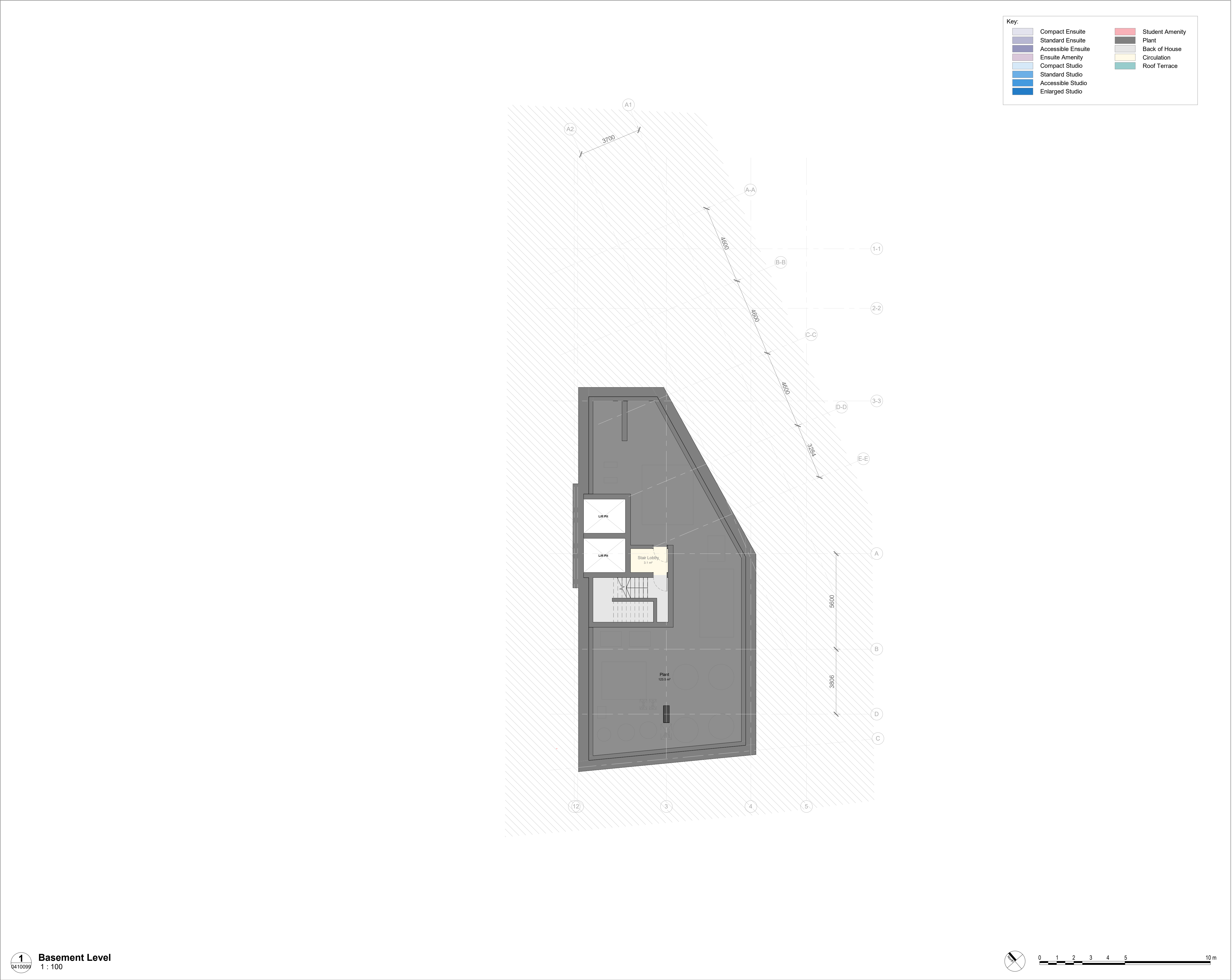
Project Name
1940 10 Leake Street

Status
Planning

Drawing Title
**Proposed
GA Floor Plan
Roof Plan**

Drawing Number
P090 -PLP-ZZ-RF-DR-AR-0410008

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Drawing Title

**Proposed
GA Floor Plan
Basement Level**

Drawing Number

P090 -PLP-ZZ-B1-DR-AR-0410099

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On-site affordable student accommodation

In line with Lambeth Local Plan Policy H7 on student housing, the development does not compromise the borough's capacity to deliver affordable family homes or displace existing residential uses.

The development aligns with Lambeth's ambition to ensure student housing is delivered in the right locations, with the right partnerships, and with strong safeguards for local amenity and housing delivery.

The development is being brought forward in partnership with a recognised Higher Education Provider (HEP), meeting the policy requirement for a nominations agreement and ensuring the accommodation responds to an identified need. Affordable student bedrooms are included within the scheme, with rental levels confirmed as affordable by the HEP, helping to support students from a wide range of backgrounds.



HB Reavis' social value work

HB Reavis is committed to delivering long-term social value across all its developments – working closely with local communities, schools and charities to create lasting impact.

Through partnerships with local schools and youth initiatives, we support the next generation with careers guidance, site tours and hands-on learning, helping young people access opportunities in the built environment.

We have delivered many initiatives to support local schools and colleges (e.g. Cardinal Pole, Morley College), local charities and businesses. We are a corporate partner with the Southbank Centre creating free to access networking opportunities and access to the arts for SME community.

Our construction sites are all registered with Considerate Constructors and we are committed to the communities we work in afterwards, ensuring our buildings, tenants and public spaces remain open, inclusive and engaged.

Contextual Design

10 Leake Street



VIEW FROM LOWER MARSH



VIEW FROM WATERLOO STATION



VIEW FROM CHICHELEY STREET



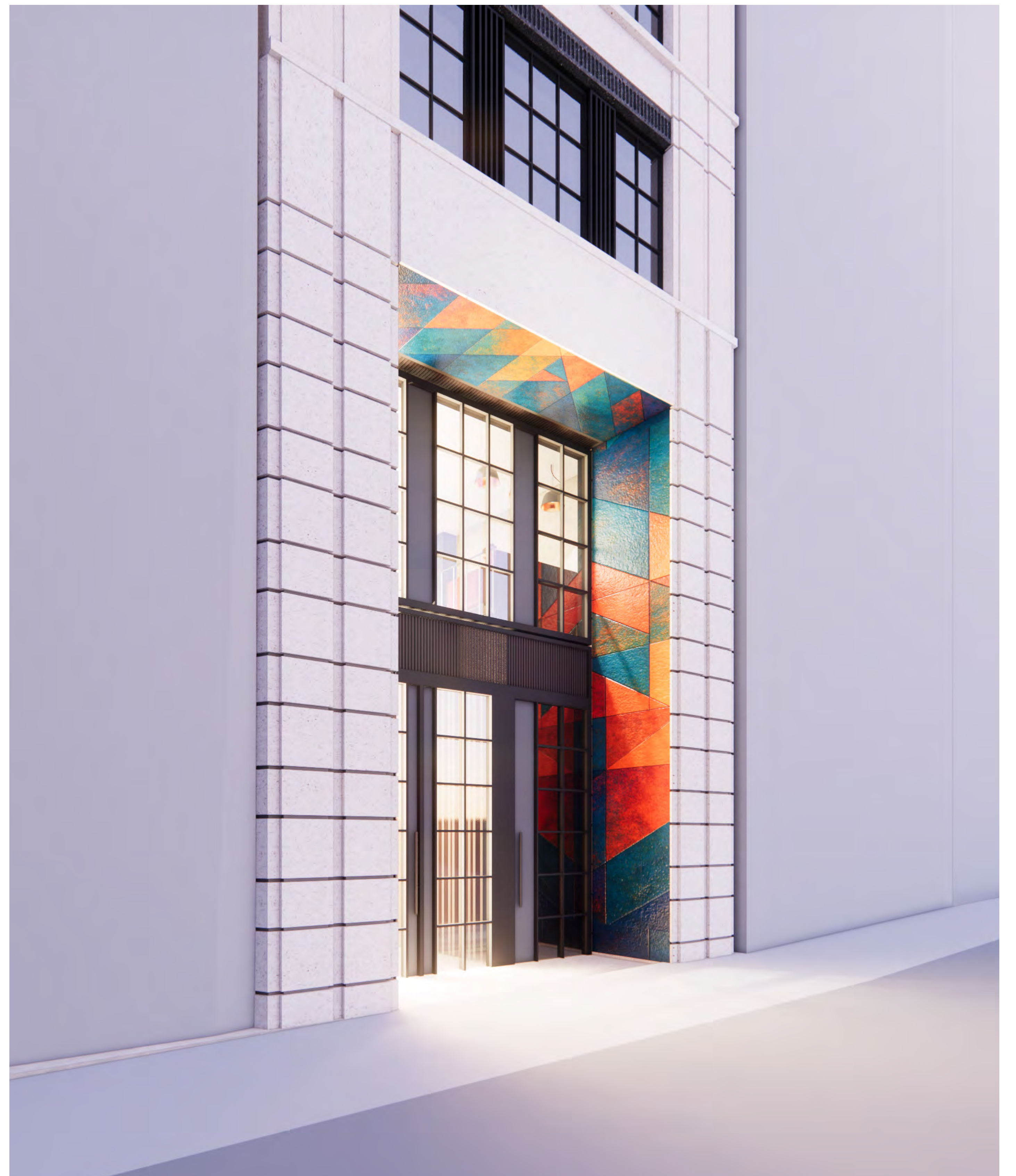
VIEW FROM STATION APPROACH

Enlivening the street front

10 Leake Street



THE EXISTING ENTRANCE TO 10 LEAKE STREET



PROPOSED REDESIGNED ENTRANCE TO 10 LEAKE STREET

Ambitious sustainability targets

10 Leake Street

Our plans aim to significantly enhance the site's energy efficiency. The development targets a BREEAM 'Excellent' rating, ensuring environmental responsibility from construction through operation.

Key sustainability commitments include:

- 1 Targeting low-carbon emissions through operational and embodied energy.
- 2 Integration of renewable energy technologies and energy-efficient systems.
- 3 Enhancing local biodiversity through greening and landscaping.
- 4 Achieving a BREEAM 'Excellent' rating, ensuring long-term environmental and operational sustainability.
- 5 Provision of high-quality, secure cycle parking to encourage sustainable travel.



Do you support the aim to significantly enhance sustainability by achieving high environmental standards, including targeting a BREEAM 'Excellent' rating?

A 3x7 grid of 21 light pink sticky notes on a darker pink background. Each sticky note contains the text "YOUR POST-IT HERE" in a dark pink, sans-serif font, centered on the note.

Transport and Servicing

The site is in a highly accessible, central location, with many key local amenities within walking distance. It also benefits from close proximity to numerous public transport hubs, including Waterloo Train and Tube station, multiple bus stops on York Road and Waterloo Bus Interchange within walking distance.

In general, there will be limited vehicle access to the building. Deliveries will be rerouted to local parcel collection points or consolidation hubs for delivery to Site by cargo bike, with onwards deliveries to site carried out by cargo bike only. A management strategy will be in place to control cargo bike deliveries. Deliveries will only be made during the opening hours of the reception.

A small number of access permits will be issued as an exception for maintenance or other large deliveries that cannot be carried out by cargo bike. Local contractors and providers will be prioritised, including further priority for those using cargo bikes.

For residents, a mix of long-stay cycle parking spaces including Sheffield stands and accessible spaces are proposed.



Term Time Arrival Strategy

Arrivals at 10 Leake Street will be carefully coordinated during the start of each academic term to minimise disruption. A booking system will manage vehicle access for student drop-offs.

Check-in slots will be pre-booked, and students will be encouraged to use sustainable options, such as local cargo bike services, for transporting belongings. Dedicated times will be set aside to accommodate those with accessibility needs, ensuring a smooth and inclusive process for everyone.

Thank you for your feedback!

Thank you for attending our public exhibition on plans to redevelop 10 Leake Street to purpose built student accommodation.

10
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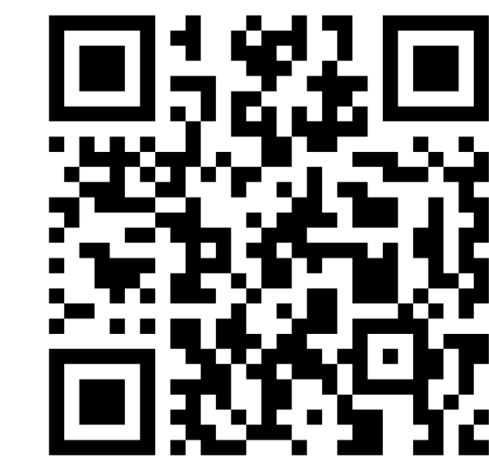
If you have any questions or comments, feel free to contact us.



Visit our website and complete our digital survey



Speak to a member of the project team today



scan me to visit our website



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May 2025

First round of public consultation with in person events where we gathered community feedback on our proposals

June 2025

Second round of public consultation, gathering feedback on our refined proposals on site at a community pop up event

Summer 2025

Submission of planning application, informed by extensive community engagement

Summer 2029

Target completion date, with first student intake in September 2029