

Newsletter
Issue 2 – July 2011

Elizabeth House SE1

“An opportunity to revitalise Waterloo”

Welcome to the second edition of Elizabeth House Newsletter which is produced to keep you informed of the progress in redeveloping Elizabeth House in York Road, Waterloo.

We hope that you will find it interesting and informative.

Welcome to our 2nd Elizabeth House Newsletter

In this issue of the newsletter we will share our plans for the redevelopment of Elizabeth House. Your views are important to us and if you would like to find out more about our plans please visit our website www.elizabethhousewaterloo.co.uk.

Following detailed consultation with Lambeth, English Heritage, GLA, TfL, Westminster, Network Rail, a number of changes have been made to the scheme for the better and this has resulted in our current proposals.

If you would like to share your views with us you can do this by registering your thoughts on our website or by contacting George Cochrane on: Email: georgecochrane@EHL.co.uk/Tel: 07909 045323



Design Proposal

The scheme delivers the vision whilst addressing all the challenges:

- The design has evolved to create a better and more permeable public realm. The scheme is a mixed use sustainable development and the proposed height has been reduced to a maximum of 106 meters AOD.
- The impact on strategic views/sight lines that affect any development of the site, in particular from Parliament Square, St James's Park and Somerset House
- The facades of the 2 buildings are different and create a view that is aesthetically pleasing.

Public Realm

Our proposals are pedestrian and cyclist friendly.

Our aim is to:

- Transform York Road and the public realm from a narrow 250m long sidewalk into an attractive sidewalk, accompanied by two new public squares
- Victory Arch is the main public realm improvement and will benefit local people and the travelling public. Our proposals will see an improvement of the area in front of Waterloo Station with the creation of Victory Arch Square covering an area of 2,400 sq m, equivalent to the size of Paternoster Square. The result will be the creation of a pedestrian friendly square and a proposed new station entrance
- Create a new South Square between the two buildings. This new urban square will make it easier for pedestrians. Covering an area of 2,000 sq m, it will be twice the size of New Street Square
- Create a pedestrian link from Waterloo International with two urban squares on it, transforming the area from a previously inaccessible, under used space.

We also propose to make improvements in front of Waterloo Station and Victory Arch by:

- Re-aligning the roads used by taxis and Buses
- Making sure pedestrians and cyclists can safely reach the station building
- Clearly separating pedestrians from other types of traffic
- Rationalising signage and removing all superfluous street furniture
- Providing a high quality landscape finish to the new square.

To optimise these improvements, we will make adjustments to York Road. These will include the realignment of the pedestrian crossing and the provision of traffic signals for a direct and safe route to Sutton Walk and The South Bank.



Cover image:

Proposed Victory Arch Square improvements, including the potential new station entrance.



Facts & Figures

The North Building, located on York Road next to Victory Arch, will be 25 storeys tall, 106 meters (AOD) high, and will be:

- 16 floors of offices together with apartments on the top 7 floors
- Double and triple height ground floor which will contain cafes and restaurants, as well as lobbies for the accommodation above
- Defined by its monumental steel bridging structure. The facade will be a light weight glazed curtain providing an environmental enclosure while allowing glimpses into the steel structure behind it

The South Building, located at the corner of York Road and Leake Street, will be 9 storeys tall, 43 meters (AOD) high, and will:

- Provide office accommodation with retail and cafes at ground floor level.
- Be more classical in character, ground bearing and closely aligned in to the material and scale of the adjacent buildings of County Hall and the Shell Centre.

In total

The new development will comprise

98,000 sq m

of office space
(North Building)

22,000 sq m

of office space
(South Building)

20,000 sq m

Residential space

1,000 sq m

Restaurants/cafes
(North Building)

500 sq m

Restaurants/cafes
(South Building)

Station Interface

The redevelopment of Elizabeth House provides a unique opportunity to enable the future development of the currently un-used Waterloo International Terminal (WIT) with the development of a proposed new square between the north and south building.

In 2010, Hopkins Architects was commissioned by the Elizabeth House Partnership to develop new ideas for the station. The proposals put forward by Hopkins include a number of enhancements to the station, such as a new western concourse and new station entrances.

The new proposed design for Elizabeth House enables a new future for the station by creating direct access from York Road and the South Bank from the proposed new station entrance within WIT.

This would open up opportunities for the station and Waterloo by increasing capacity and access.

The new public square on the Elizabeth House site and the realigned and widened, pedestrian crossing on York Road, are designed to align with new station entrances and to replace the route currently provided by the footbridge over York Road.

The project team continue to have discussions with Network Rail, British Rail Board (Residuary), the Greater London Authority and Transport for London about how the redevelopment of Elizabeth House can be used as a catalyst for redeveloping parts of the station. Whilst the station and other improvements are outside the direct control of the Elizabeth House Partnership, we are convinced that by working together, a far better station and public realm can be delivered for both local residents and the thousands of commuters who use the station regularly.





The Economic Benefits

Elizabeth House is the essential catalyst for the transformation of the whole area. It represents an opportunity to set a new course for Waterloo, drawing in the employment of central London to benefit the communities of Lambeth.

The benefits include:

- Accommodation for around 6,900 office jobs, compared to only 2,700 for the current building
- Construction work equivalent to 450 permanent full time jobs
- 460 additional jobs in the local area resulting from employee and business spending
- 50 jobs resulting from spending by the new residents in the scheme
- Various opportunities for local employment. (Experience shows that about 1 in 6 jobs in Waterloo go to local residents)
- Spending effects of the additional jobs enough to support 6,500 sq m of further business space in the area, including retail. This will strengthen the district centre at Lower Marsh

Key Benefits

6,900 office jobs

450 permanent full time jobs

460 additional jobs in the local area resulting in employee and business spending

- Potential to bring around £2m a year in additional business rates, which recent government proposals propose would go straight to Lambeth Council to spend on their priorities
- Transforming perceptions of Waterloo as a location for jobs with one of Lambeth's biggest office investments in 40 years
- The proposed scheme will bring an addition £50 million into the local economy.

A New Waterloo

Elizabeth House has long been identified as a key site in Waterloo by LB Lambeth and the redevelopment of the site has the opportunity to transform the entire local area. There is the opportunity to create a new heart to the South Bank; one that is befitting of Waterloo's position as London's busiest station.

The vision for Elizabeth House is to:

- Create a high quality mixed use development that will play a positive role in defining a prosperous future for Waterloo comprising commercial and residential accommodation
- Re-establish Waterloo as a premier business location enhancing opportunities for local people and business
- Create a development befitting London's busiest station and a major gateway into this great city
- Create a new heart for Waterloo

- Create significant new employment in Waterloo
- Create high quality public realm that will improve York Road
- Remodel the entrance to Waterloo Station to create a new Victory Arch Square
- Improve the physical connections between the river and Waterloo Station and facilitate improved access through to Lower Marsh
- Enable the further development of Waterloo Station – currently suffering from overcrowding
- Enable the International Terminal to be developed by providing improved accessibility
- Create a distinctive building of high quality architecture that becomes a symbol of the new Waterloo
- Attract high quality commercial occupiers who will increase the economic prosperity of the area and increase employment opportunities for local businesses and residents
- Unlock the regeneration of the area by working to ensure our development supports the redevelopment of the Shell Centre and other locations in Waterloo

What happens next?

We are working toward submitting our planning application to LB Lambeth for Elizabeth House in the summer. Once the council has validated the application, they will undertake their own statutory consultation when you will have another chance to have your say about our proposals.

Information about our planning application for Elizabeth House will be posted on www.elizabethhousewaterloo.co.uk and once submitted. It will be available in full on www.lambeth.gov.uk

Tell us what you think

If you would like to know more about the project or have any comments on the Newsletter, please do not hesitate to contact George Cochrane on:

Email. georgecochrane@EHLPCo.uk

Tel. **07909 045323**

Or visit www.elizabethhousewaterloo.co.uk