



PLACES & SPACES

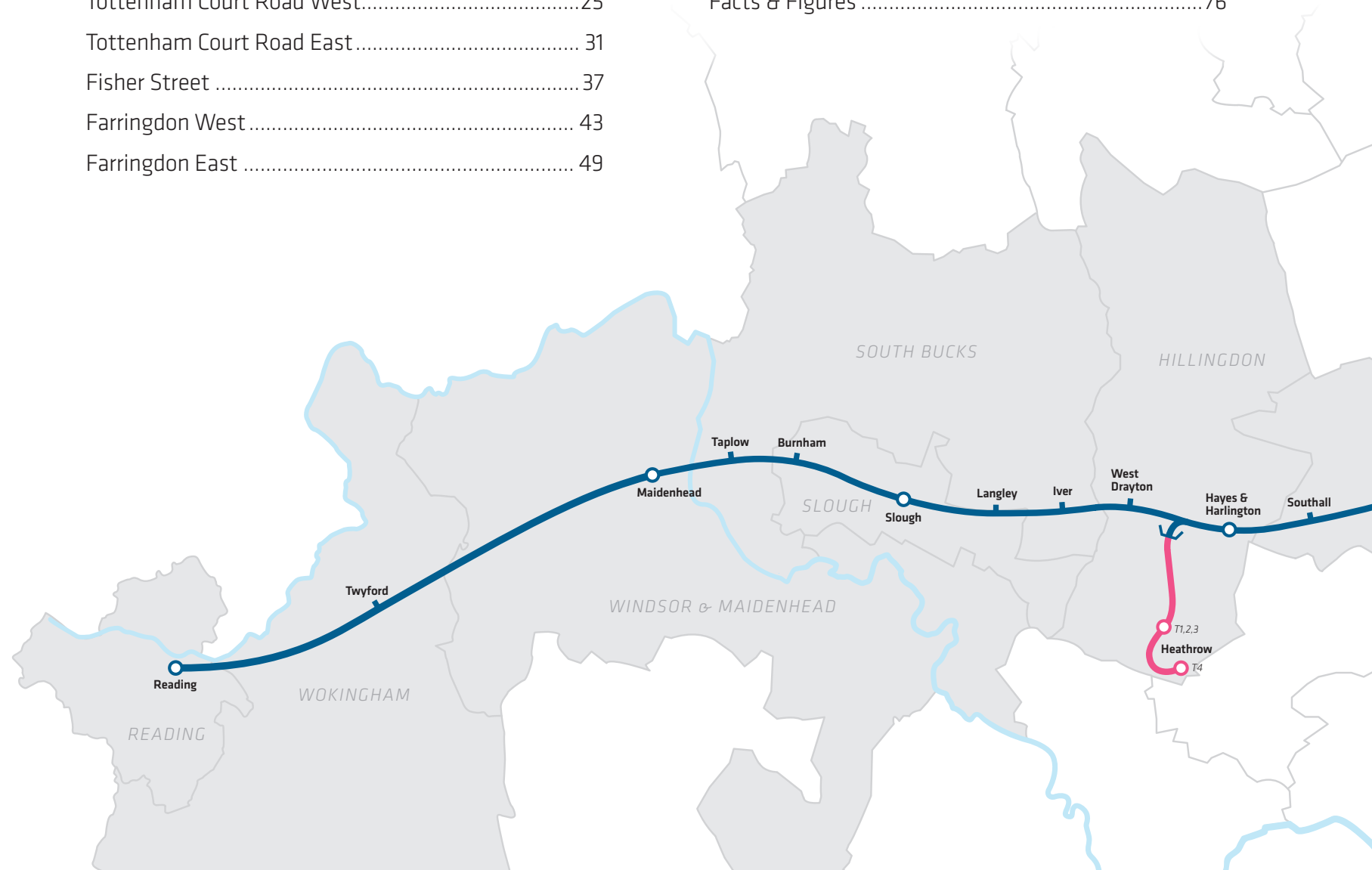
**PROPERTY DEVELOPMENT
ON THE CROSSRAIL
ROUTE**

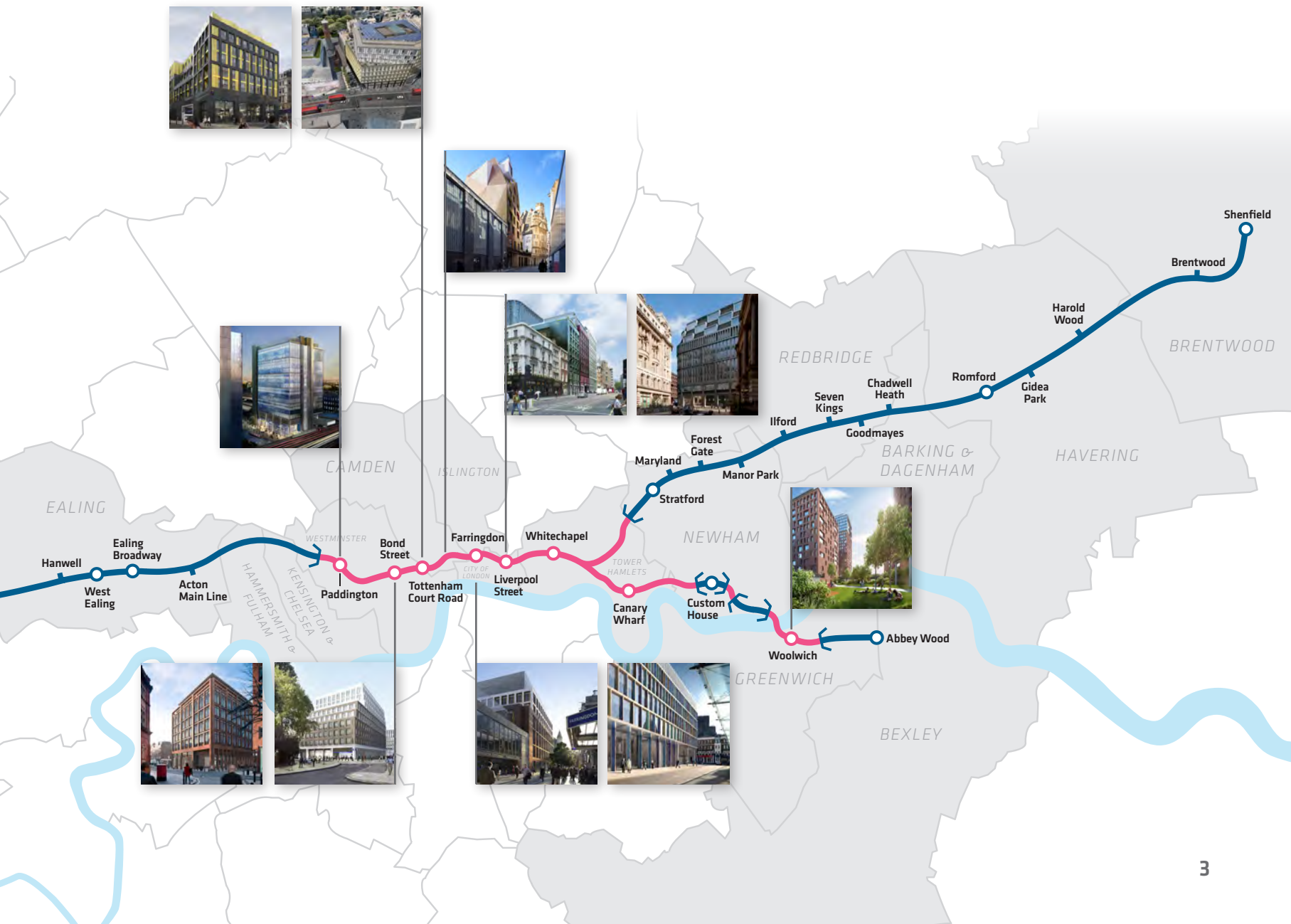


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Developing more than a railway

Crossrail is one of Europe's largest infrastructure projects. Stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east, the new railway covers over 100 km of track and 21km of new twin-bore tunnels. Crossrail train services will be phased in during 2018 and fully operational by 2019.

From improving journey times across London, to easing congestion and offering better connections, Crossrail will increase London's rail capacity by 10 per cent and change the way people travel around the capital.

The route will take in 40 stations, with 10 new stations and upgrades to several existing ones. This is one of the first transport projects to consider the railway infrastructure in a comprehensive and integrated manner, from the tunnels to the stations, the developments around the stations and the public spaces beyond.

Crossrail has integrated the designs for 12 major property developments over and around its central London stations and other key infrastructure as part of the project. Development plans cover over three million sq ft of high quality office, retail and

residential space between Paddington and Woolwich.

Income from Crossrail property development is targeted to generate approximately £500 million, which forms part of the core Crossrail funding strategy. Six development partners are already collaborating with us and we are seeking partners for the remaining sites. Crossrail and its partners have gained planning consent for the majority of the schemes and the last few planning applications have been submitted.

GVA were commissioned by Crossrail in 2012 as independent property advisors to conduct research into Crossrail's projected property impacts. They concluded that property values around Crossrail stations would increase by 18 per cent overall, over and above the general market growth otherwise predicted.

As Crossrail development schemes move from the planning phase into construction, interested parties can contact the Land and Property team at Crossrail or the individual commercial agents listed.



Cafe de lait

PADDINGTON TRIANGLE

Paddington Triangle

Development partner | Not yet selected

Architects | Grimshaw

Structural engineers | Mott MacDonald

Agents | Cushman and Wakefield

Gross area (sq ft) | 350,000

Floors | B, G, M, 15, P

Planning status | Consent granted

Borough | City of Westminster

The existing station is a busy central London railway terminus and London Underground complex served by four underground lines: the Bakerloo; Hammersmith & City; District and Circle lines.

Crossrail has obtained planning consent from Westminster City Council for a major development at Paddington Triangle, designed by architects Grimshaw.

The 350,000 sq ft development is located at the junction of Bishop's Bridge Road and the Grand Union Canal.

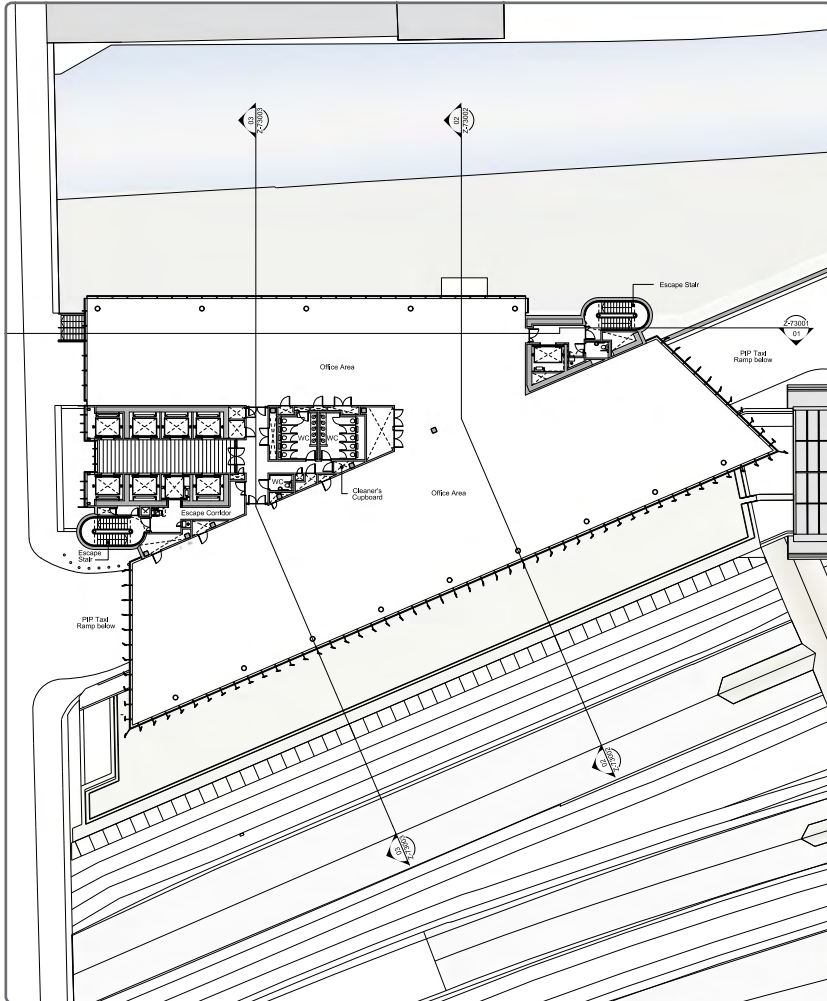
The scheme comprises:

- ▶ *15 storeys of high-quality office space with the office reception and retail at canal level*
- ▶ *access is also available from Bishop's Bridge Road and the western elevation will be brought to life with two panoramic lifts*
- ▶ *a grand colonnade is proposed along the canal frontage on the north of the building, behind which sits the station entrance, office entrance, and retail provision*
- ▶ *the Paddington development site will be brought to the market during early 2015 to secure a developer partner. Although there is an extant consent for office use, a number of parties have expressed interest in re-designing the scheme for residential use. Prospective parties will therefore be able to bid on the basis of either office or residential use although the latter will require a new planning permission*

The building frontages are divided into three-storey bays, with the southern, western, and eastern fronts incorporating vertical solar-shading slatted louvres. These will be rotated along the length of the façade and staggered between each of the façade bays to provide a strong graphic pattern and play of shadow across the large, unbroken south façade.







BOND STREET
WEST

65 Davies Street

Development partner | Grosvenor

Architects | PLP Architecture

Structural engineers | Arup

Agents | Knight Frank

Gross area (sq ft) | 110,728

Floors | B, G, M, 6, P

Planning status | Consent granted

Borough | City of Westminster

More than 155,000 passengers use the existing Tube station daily. Once Crossrail services begin, passenger numbers are expected to grow to over 220,000 each day.

To cater for this increase Crossrail is constructing two new ticket halls – a western ticket hall at Davies Street and an eastern ticket hall on the corner of Hanover Square and Tenterden Street.

Crossrail and development partner Grosvenor have obtained planning consent for a sympathetic development at 65 Davies Street in Mayfair. The scheme comprises:

- ▶ *100,000 sq ft development located above the western ticket hall*
- ▶ *six floors of office accommodation above the station, served by an entrance lobby on Davies Street*

Architects PLP Architecture have provided a contemporary office design that is sensitive to the traditional architecture of the neighbouring Mayfair buildings, while incorporating high-quality natural materials with a richly detailed façade. Grosvenor will be responsible for delivering the scheme once the Crossrail station and ticket hall works are complete in 2017.







BOND STREET
EAST

18/19 Hanover Square *and adjoining sites*

Development partner | Great Portland Estates

Architects | LDS

Structural engineers | WSP

Agents | Deloitte Real Estate

Gross area (sq ft) | 325,000

Floors | B, G, M, 8, P

Planning status | Consent granted

Borough | City of Westminster

The original LDS designed office scheme that was consented in 6th July 2011 has been comprehensively redesigned by the architects to provide a new scheme extending to approximately 325,000 sqft located partly above the ticket hall and partly on adjacent land within GPE's existing ownership.

The scheme comprises:

- ▶ *redevelopment with 8 floors of high quality office above the new ticket hall together with a mixture of conversion and redevelopment of existing buildings on adjoining site*
- ▶ *a mixed-use development including offices, residential and a new Piazza with retail and leisure linking Hanover Square with New Bond Street*
- ▶ *a comprehensive Urban Real scheme to include the refurbishment of Hanover Square*

Following extensive consultation a new planning application was submitted by GPE to Westminster Council in December 2014 which is due for consideration by the Planning Committee around spring 2015.

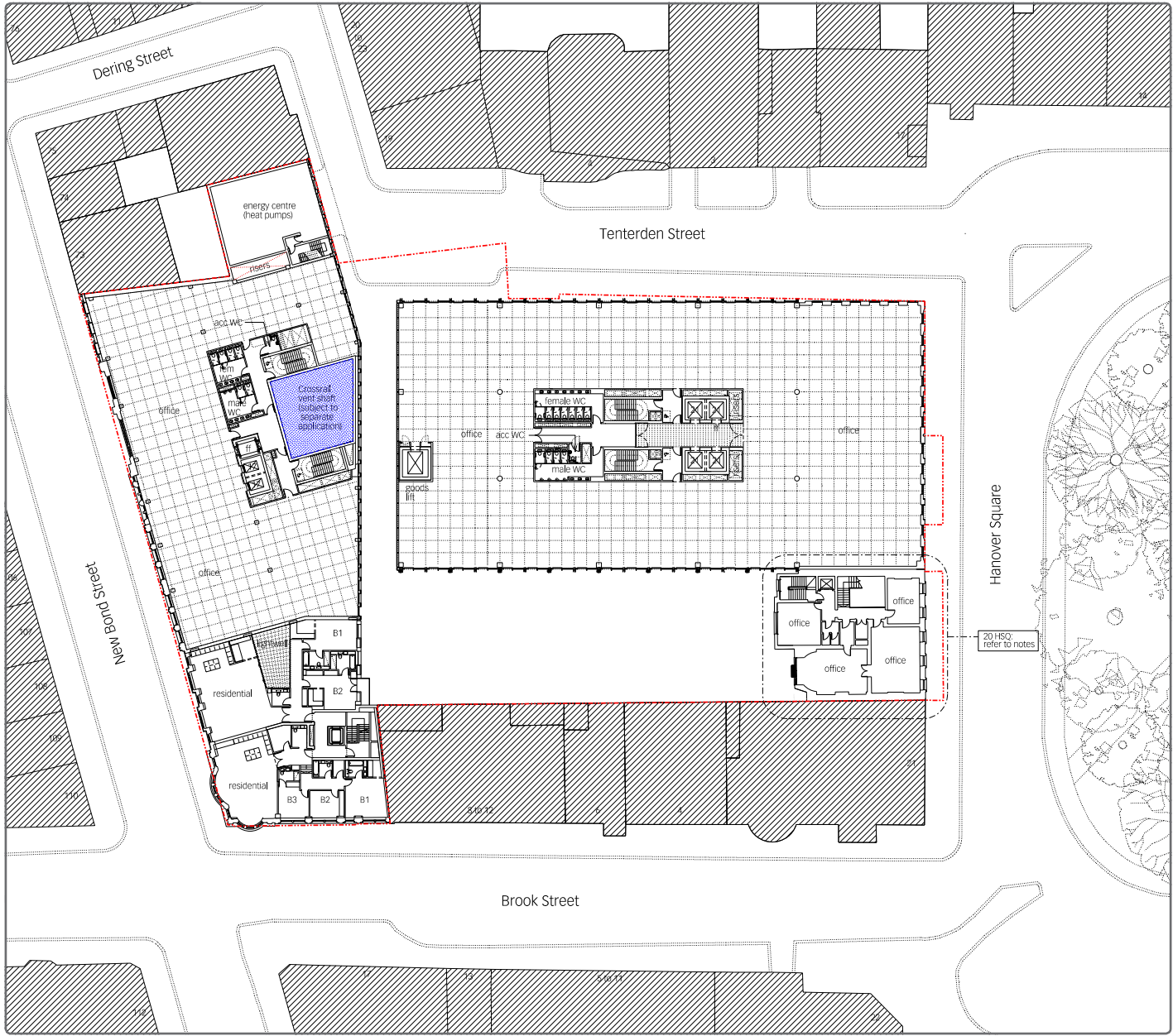
Great Portland Estate and Crossrail are working closely together to review options to bring forward the start and completion of the development in time for Crossrail opening in 2018.



BAHAYES BOUSSE

BOND STREET STATION





TOTTENHAM
COURT ROAD WEST

Dean Street development

Development partners | Not yet selected

Architects | Hawkins Brown

Structural engineers | Arup Atkins

Agents | Savills

Gross area (sq ft) | 117,000

Floors | B, G, M, 6, P

Planning status | Consent granted

Borough | City of Westminster

The existing Tottenham Court Road station is being upgraded to meet growing demand. Crossrail is working alongside Transport for London on a £1bn transformation of Tottenham Court Road Station which will provide access to the eastern end of the Crossrail station, the biggest transport investment in the West End for decades.

Alongside the upgrade of the existing Tube station, Crossrail is building a new station below ground with an additional western ticket hall on Dean Street.

Crossrail and architects Hawkins Brown have obtained planning consent for development above and around the new ticket hall.

The scheme comprises:

- ▶ *a new residential development comprising 92 units in two buildings (105,000 sq ft)*
- ▶ *units will include some studios, one bedroom and two bedroom units and several larger units within both blocks*
- ▶ *a further 12,000 sq ft of retail space will be available on basement, ground and mezzanine levels facing Oxford Street, the UK's busiest shopping street, and along Dean Street*







TOTTENHAM
COURT ROAD EAST

One Oxford Street

Development Partners | Derwent London

Architects | AHMM

Structural engineers | Arup

Agents | Knight Frank

Gross area (sq ft) | 380,561

Floors | B, G, M, 8, P

Planning status | Consent granted

Borough | City of Westminster

Crossrail and development partners Derwent London have obtained planning consent for an exciting 380,561 sq ft mixed-use development on two sites designed by architects AHMM.

The scheme comprises:

- ▶ *a new eight-storey building on a landmark site at One Oxford Street on the corner with Charing Cross Road, above the integrated Crossrail and London Underground station, with three levels of new retail at basement, ground and first floor levels plus eight floors of office space above*
- ▶ *on Charing Cross Road a second eight-storey building will include the first new West End theatre in over a decade*
- ▶ *the development totals 380,561 sq ft with 300,251 sq ft of offices, 39,310 sq ft retail and a new 350-seat theatre.*
- ▶ *a new pedestrian area between the two buildings at Sutton Row providing entrances to both buildings off a new area of urban realm*





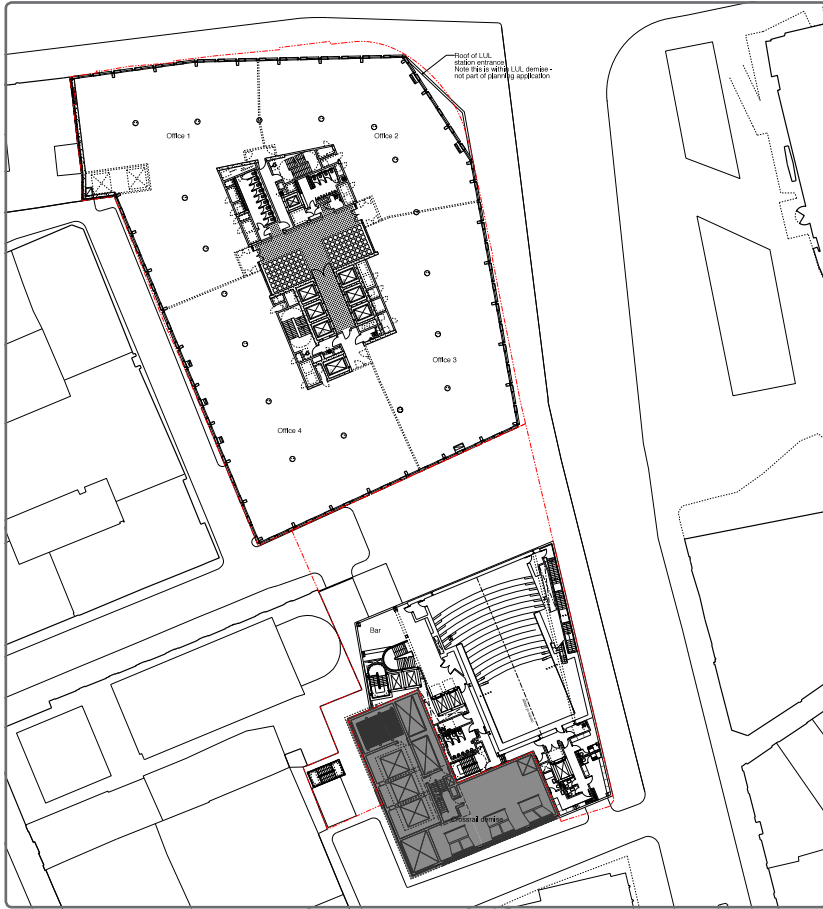


Image courtesy of London Underground

FISHER
STREET

Fisher Street

Development partners | Not yet selected

Architects | HoK

Structural engineers | Jacobs

Agents | BNP Paribas

Gross area (sq ft) | 25,000

Floors | G, 9, P

Planning status | Consent granted

Borough | London Borough of Camden

The Fisher Street site in London's Holborn is close to the British Museum and London's West End. The development sits over a Crossrail access shaft behind a listed building at 8-10 Southampton Row.

This small infill development, designed by HoK architects provides a contemporary response to the surrounding architecture.

The scheme comprises:

- ▶ *22 residential units over nine storeys*
- ▶ *predominantly two bedroom units but with a mixture of both smaller and larger flats: the top two floors featuring duplex apartments with private roof terraces and the lower two floors providing duplex apartments with an external roof garden at first floor level*
- ▶ *following negotiations with London Underground it has been agreed that the Fisher Street Over Site Development opportunity will be combined with the existing listed building positioned in front of it at 8 - 10 Southampton Row. When the Fisher Street site is brought to the market this will offer potential developers the opportunity to introduce additional uses into the development such as hotel or other leisure uses as well as further residential*







FARRINGTON WEST

Cardinal House

Development partner | Cardinal Lysander

Architects | John Robertson

Structural engineers | Arup

Agents | BNP Paribas

Gross area (sq ft) | 187,450

Floors | B, G, M, 6, P

Planning status | Consent granted

Borough | London Borough of Islington

The new Crossrail station at Farringdon will have two ticket hall entrances: at the western end, accessed off Cowcross Street and at the eastern end at Long Lane/Lindsey Street which is adjacent to London Underground services at Barbican station.

Farringdon will be one of Britain's busiest rail stations, linking Crossrail, Thameslink and London Underground services.

Crossrail and development partners Cardinal Lysander have obtained planning consent for an 187,000 sq ft scheme designed by architects John Robertson.

The scheme comprises:

- ▶ *a mixed use development with ground floor and basement retail together with six storeys of high-quality office space, providing improved local views of St Paul's cathedral*
- ▶ *a prominent entrance to the offices from the corner of Cowcross Street and Farringdon Road*







FARRINGTON EAST

Lindsey Street

Development partner | Not yet selected

Architects | PLP Architecture

Structural engineers | URS

Agents | Deloitte Real Estate

Gross area (sq ft) | 120,000

Floors | G, M, 5, P

Planning status | Application submitted

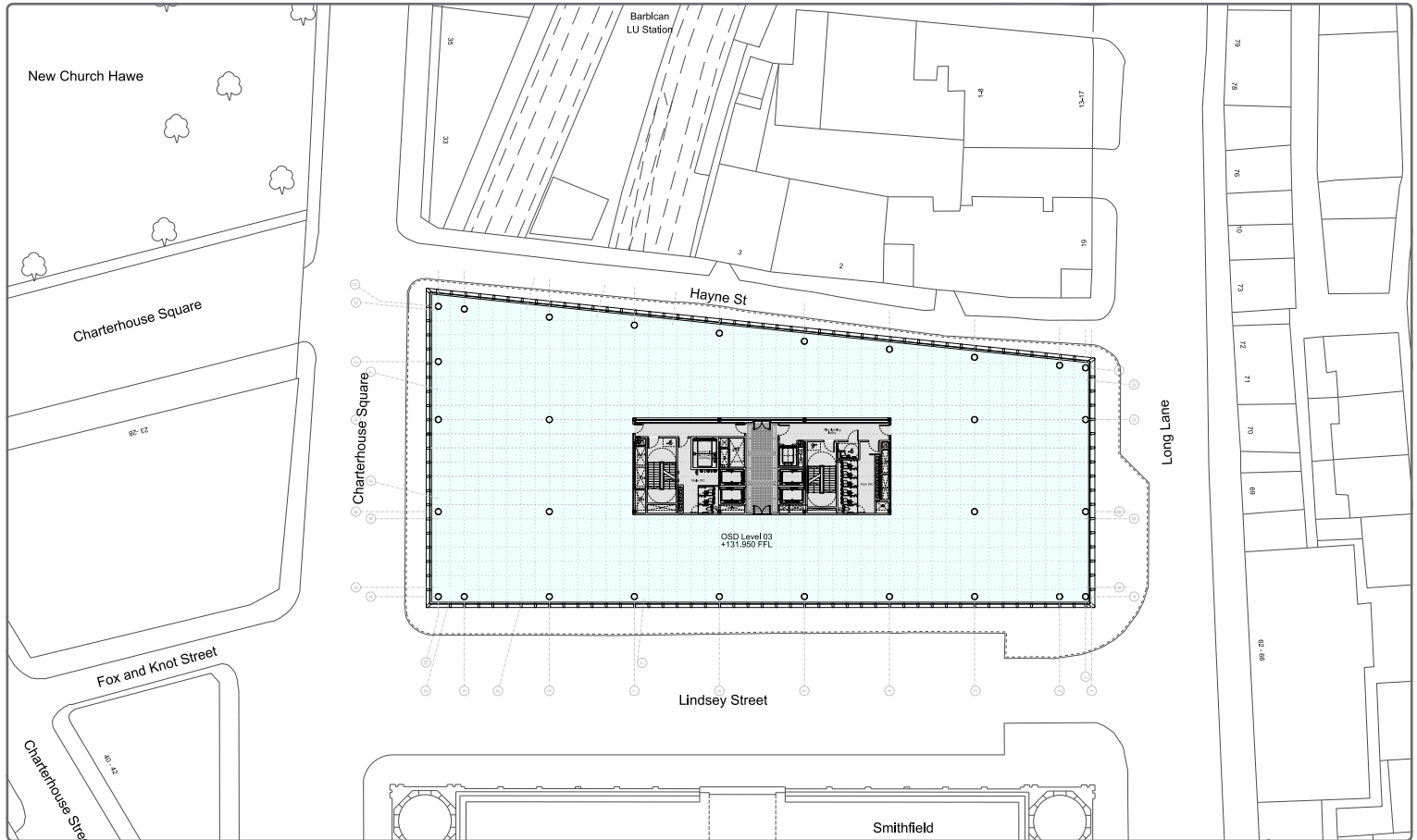
Borough | City of London

Opposite the historic Smithfield Market, the second development opportunity in the Farringdon area sits above the eastern ticket hall. It is a prime opportunity for a development partner to join the project and tap into the benefits that Crossrail will bring to this part of the City of London.

- ▶ *the scheme has small retail units at ground floor together with a large reception for the five floors of offices that sit above*
- ▶ *the offices comprise 120,000 sq ft of virtually column-free accommodation around a central core*
- ▶ *this development, designed by PLP Architecture, will create a dignified and well-proportioned backdrop to the listed Smithfield Market*







LIVERPOOL STREET WEST

101 Moorgate

Development partners | Aviva

Architects | John Robertson

Structural engineers | Mott MacDonald

Agents | Savills

Gross area (sq ft) | 88,000

Floors | B, G, M, 9, P

Planning status | Consent granted

Borough | City of London

Liverpool Street station is already a busy interchange station. Crossrail is building new Liverpool Street station entrances that will serve the City of London and provide interchanges with London Underground's Northern, Central, Metropolitan, Circle and Hammersmith & City lines as well as connections to Stansted airport and National Rail services at Liverpool Street and Moorgate stations.

The station has a western entrance on Moorfields at Moorgate station and an eastern entrance in Liverpool Street.

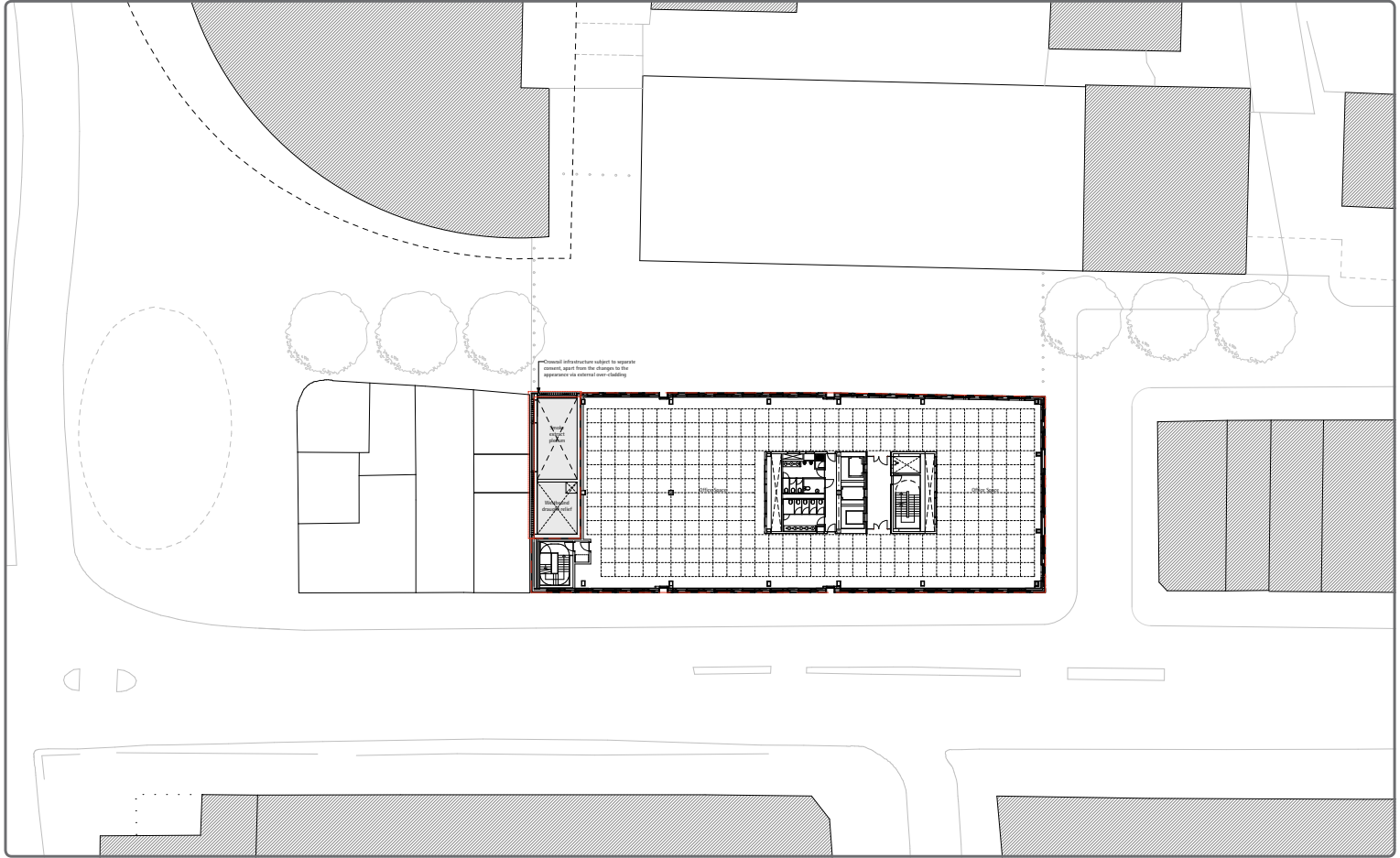
At Moorgate, Crossrail and development partners Aviva have obtained planning consent for a new 88,000 sq ft development designed by architects John Robertson.

The development comprises:

- ▶ *an office building of 88,000 sq ft on ground and six upper floors with a prominent entrance onto Moor Place, close to the new integrated Crossrail station at Moorgate*
- ▶ *ground floor retail with relocation of the pedestrian access to Moorgate through Keats Place*







LIVERPOOL STREET EAST

1-14 Liverpool Street

Development partner | Aviva

Architects | Eric Parry Architects

Structural engineers | Mott MacDonald

Agents | BNP Paribas

Gross area (sq ft) | 256,000

Floors | B2,B1,G,M,9,P

Planning status | Application pending

Borough | City of London

Crossrail and development partners Aviva have submitted a planning application for a new comprehensive development of 256,000 sq ft covering land purchased for Crossrail works, airspace above London Underground lines and 1-14 Liverpool Street. The scheme has been designed by Eric Parry architects.

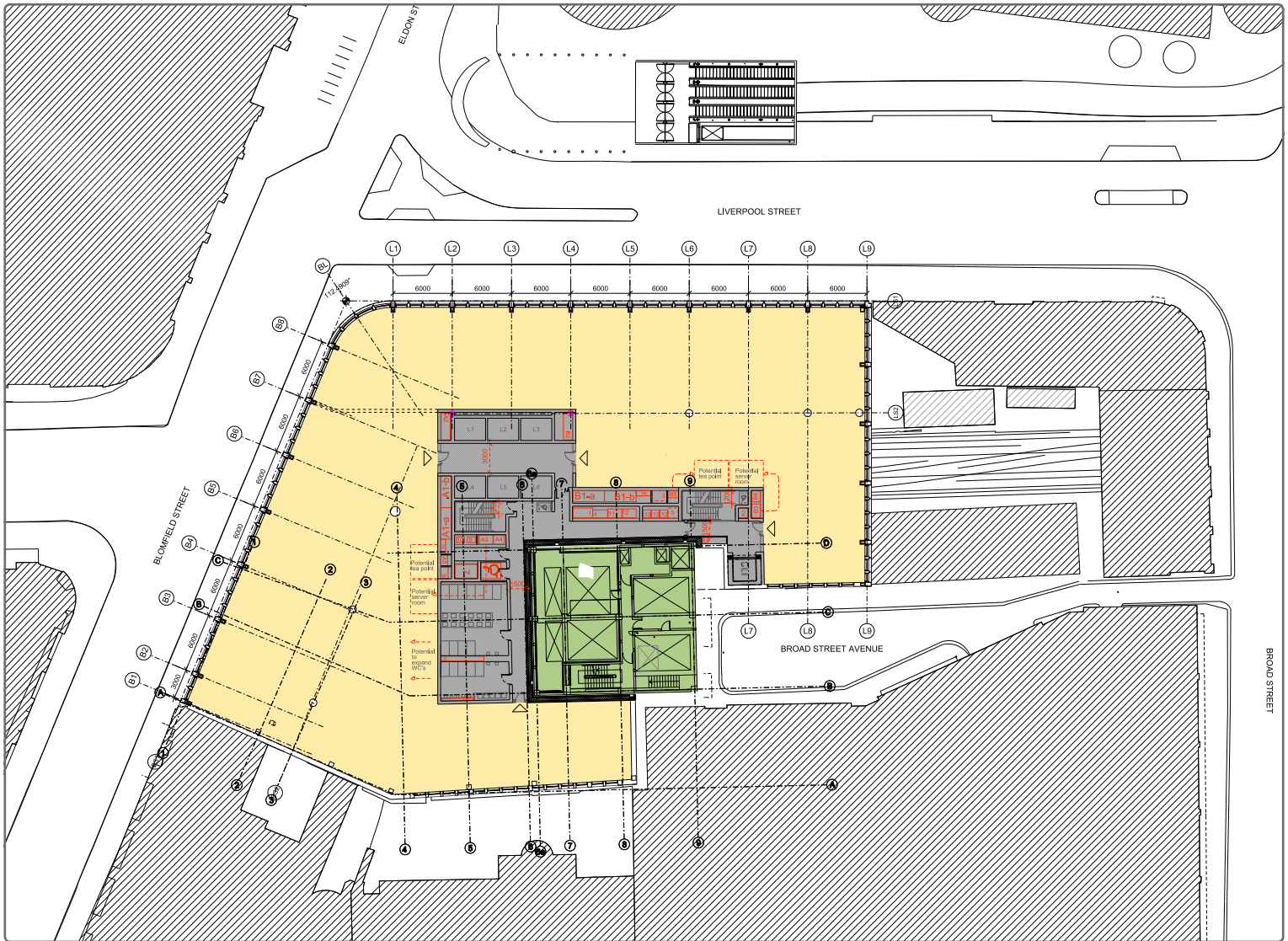
The scheme comprises:

- ▶ *a new high-quality office development on ground and nine upper floors, with a contemporary design located opposite Broadgate and the proposed new Liverpool Street Square and entrance to the Crossrail station*
- ▶ *retail units fronting both Liverpool Street and Blomfield Street that will help to animate the new public realm*

The proposal acknowledges the importance of this corner site and provides a quality façade to Liverpool Street consistent with the aspirations for the new open space around the station entrance.







WOOLWICH: ARMOURERS COURT

Armourers Court

Development partner | Not yet selected

Architects | TP Bennett

Structural engineers | Arup

Agents | Knight Frank

Gross area (sq ft) | 494,000

Floors | Five buildings ranging from 8-23 storeys

Planning status | Consent granted

Borough | Royal Borough of Greenwich

Woolwich is located in east London in the Royal Borough of Greenwich, built on the south bank of the River Thames.

The new terminus of the Docklands Light Railway's London City Airport branch, Woolwich Arsenal station, opened in 2009. As a result recent redevelopment of the former Royal Arsenal site has allowed the area to enjoy a renaissance. Several High Street chains have opened branches, and longer-established shops have been refurbished. Crossrail, working with Berkeley Homes, has built the structure for a new station.

Crossrail has secured planning consent for a major residential scheme next to the station, designed by architects TP Bennett.

The scheme comprises:

- ▶ *396 high quality homes (including 58 affordable with a commuted payment in the sum of £3.2m for off site provision) in five buildings of varying heights. Some will enjoy views out over the River Thames and all will be designed to meet lifetime homes standards*
- ▶ *three local retail units*
- ▶ *buildings arranged around a central garden with car and cycle parking beneath*
- ▶ *to the north of the station: three buildings of increasing height, stepping up towards the east*
- ▶ *to the south of the station: a 22-storey building, along with a new tower to be constructed by Berkeley Homes, forms a gateway for the main vehicular entrance to the Royal Arsenal*
- ▶ *in the south eastern corner of the site: a lower 10-storey building which helps to make a massing transition to the lower buildings to the south of Plumstead Road*

Crossrail is seeking developer partners for this location.









LIMMO PENINSULA

Limmo Peninsula

Developer partner | Not yet selected

Architects | Not yet selected

Structural engineers | Not yet selected

Agents | GVA

Gross area (sq ft) | 800,000

Site area | 4.5 hectares

Planning status | Development brief

Borough | London Borough of Newham

The Limmo site is located in the Canning Town area. It has a rich naval heritage with the historic Thames Ironworks operating on this site up until 100 years ago.

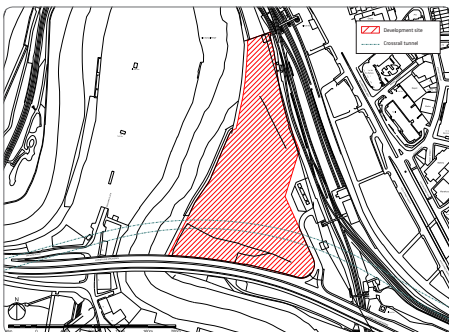
This is Crossrail's primary work site for the eastbound tunnel boring machines. The Limmo site adjoins the Canning Town underground and Docklands Light Railway station with good connections to other parts of London.

The area forms a key part of London currently under significant change and regeneration. Following completion of the Crossrail route in 2018, the site will become available for a mixed use development including 1500 residential units. Crossrail is working with the London Borough of Newham to optimise the development potential once construction work is complete. This is a substantial opportunity, though much of the development will happen at the very end of Crossrail's construction programme.

There is huge potential for development on this site, which comprises:

- ▶ *4.5 hectares of land available beside the River Lee*
- ▶ *potential for high density residential-led development*

Development proposals are still under consideration.





Facts & Figures

Schemes	Developer	Architect	Structures	Agents	Gross area (sq.ft)	Floors	Planning status	Handover date
Paddington Triangle	TBA	Grimshaw	Mott MacDonald	Cushman and Wakefield	350,000	B, G, M, 15, P	Consent granted	Q1 2015
Bond Street West (65 Davies Street)	Grosvenor Estates	PLP	Arup	Knight Frank	110,728	B, G, M, 6, P	Consent granted	Q2 2017
Bond Street East (18/19 Hanover Square)	Great Portland Estates	LDS	WSP	Deloitte Real Estate	325,000	B, G, M, 8, P	Consent granted	Q2 2017
Tottenham Court Road West (Dean Street)	TBA	Hawkins/Brown	Arup/Atkins	Savills	117,000	B, G, M, 6, P	Consent granted	Q1 2017
Tottenham Court Road East (One Oxford Street)	Derwent London	AHMM	Arup	Knight Frank	380,561	B, G, M, 8, P	Consent granted	Q2 2017
Fisher Street	TBA	HoK	Jacobs	BNP Paribas	25,000	G, 9, P	Consent granted	Q3 2016
Farringdon West (Cardinal House)	Cardinal Lysander	JRA	Arup	BNP Paribas	187,450	B, G, M, 6, P	Consent granted	Q1 2017
Farringdon East (Lindsey Street)	TBA	PLP	URS	Deloitte Real Estate	120,000	G, M, 5, P	Application submitted	Q1 2017
Liverpool Street West (101 Moorgate)	Aviva Investors	JRA	Mott MacDonald	Savills	88,000	B, G, M, 9, P	Consent granted	Q1 2017
Liverpool Street East (1-14 Liverpool Street)	Aviva Investors	Eric Parry	Mott MacDonald	BNP Paribas	256,000	B2, B1, G, M, 9, P	Application pending	Q1 2017
Woolwich (Armourers Court)	TBA	TP Bennett	Arup/Atkins	Knight Frank	494,000	G, M, 8-23	Consent granted	Q2 2018
Limmo	TBA	HoK	Jacobs	GVA	800,000	TBA	Development brief	Q2 2018

Total 3,253,739

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