

**STANHOPE**



[STANHOPEPLC.COM](http://STANHOPEPLC.COM)

## Trusted partners creating sustainable buildings and urban places

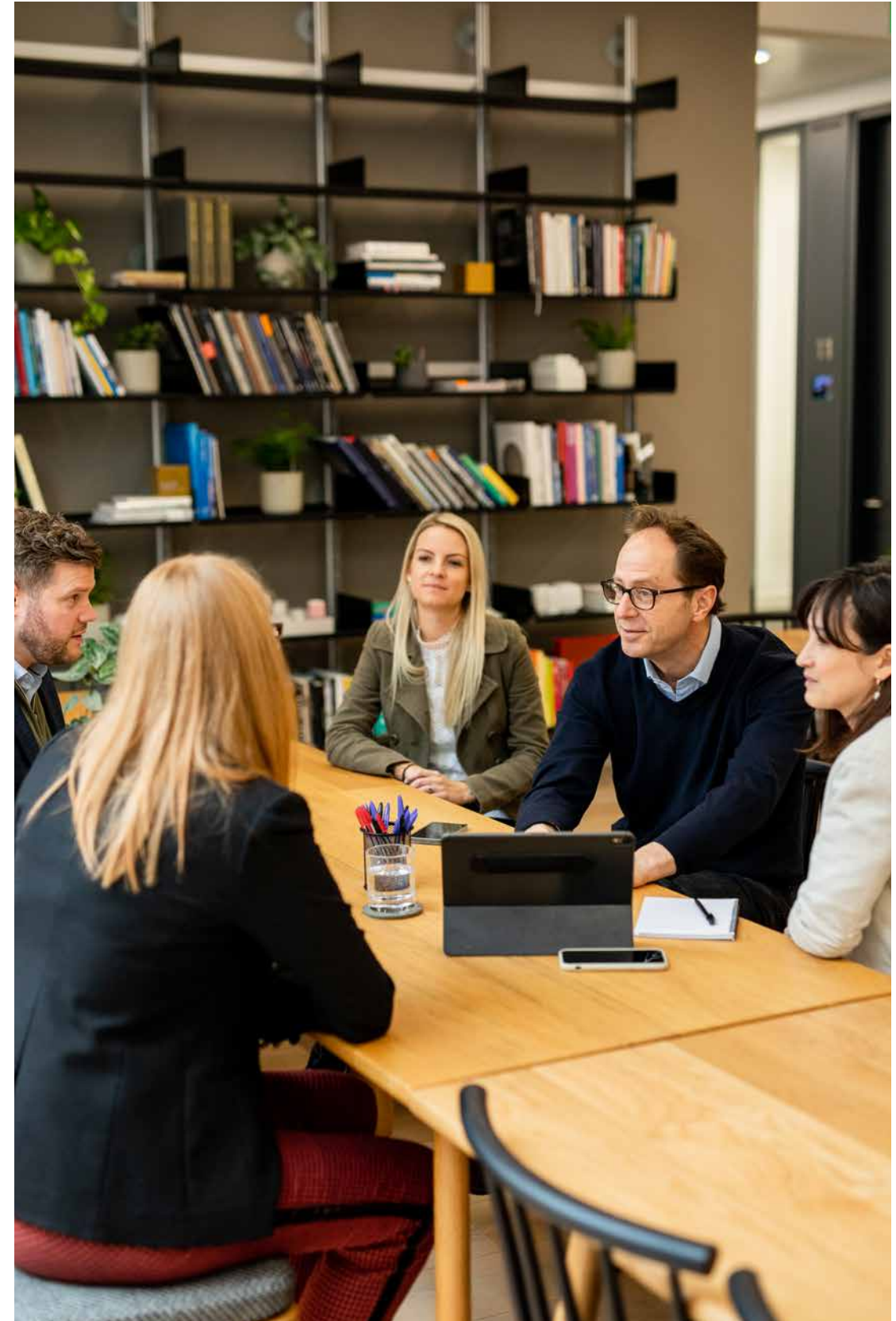
Stanhope PLC is a property developer and asset manager based in London. We have over 25 years' experience of delivering high quality developments that optimise value for our partners and the communities we serve whilst setting new standards for sustainable workplaces, homes and cultural spaces that people love to use.

Over the years, we have gathered unrivalled experience of development, mainly in central London and have worked with around 100 partners. We are known for our strong partnership approach and our innovative responses to complex urban development opportunities, managing risk and delivering projects within budget and on programme.

We work with communities, landowners, investors, occupiers, designers and contractors, and are experts in assembling, leading and challenging project teams to get the best results.

Our highly experienced team manage the whole development process from site identification, feasibility and purchase through design and planning, funding, procurement, delivery and asset management.

We have delivered over 30 million square feet and around £40 billion of value, typically manage around £3 billion of construction and have a healthy pipeline of predevelopment projects. We have created and reinvented some of the most recognisable buildings in London.



# Our Expertise



This tree was planted by  
ITV's This Morning  
on 16th April 2018 in the presence  
of  
Phillip Schofield, Holly Willoughby  
& Richard

Stanhope has over 25 years' experience of delivering a broad and complex range of projects.

**£40bn**

of real estate value delivered and under construction

**12m**

sq ft development pipeline

**2.3m**

sq ft under construction/in preparation

**85**

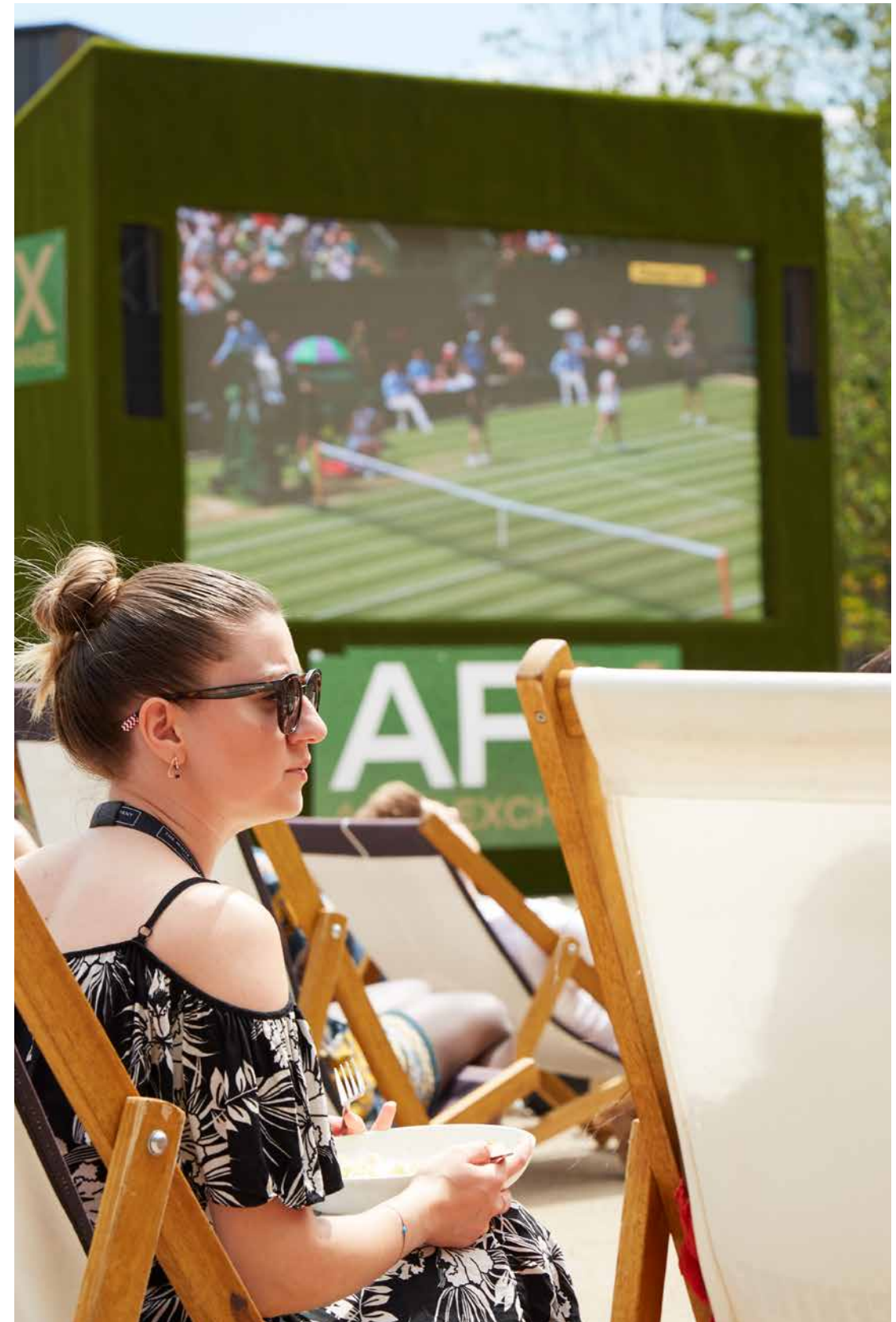
Development projects delivered

**30m**

sq ft space delivered

**100+**

Awards received





**“Climate change and social inequalities are the two defining issues of the upcoming decade and that’s why ESG is so crucial for the property industry.”**

**NILS RAGE  
HEAD OF ESG**

## ESG

Stanhope are proud to be conceiving, delivering and managing some of the most prestigious mixed-use and placemaking projects. Our overriding objective is to be recognised as a responsible industry leader in everything we do and to remain relevant in a world in transition.

Our vision is of a sustainable built environment that not only responds to the climate challenge, but generates value for our partners and clients, and creates a positive socio-economic impact.

### ENVIRONMENTAL

We take a collaborative approach with our partners and peer group in the UK property and construction industry to produce long-term value on our projects.

We recognise that climate change is a defining issue of the decade, and that the real estate industry must act. In December 2020 we made a Net Zero commitment with the World Green Building Council and announced plans to decarbonise our business activities by 2030. This is to ensure our business and our projects are aligned with the required scale and pace of change, and are resilient to the effects of climate change. In 2021-22, we mapped our full carbon footprint across our direct and indirect impacts. We are now working at setting a credible reduction target covering our value chain.

We have demonstrated a meaningful commitment to pioneer action through intelligent design and responsible delivery and operation. We have been pioneer supporters for the BBP Design for Performance initiative, and now use the NABERS UK approach on all our commercial projects.



**A low-carbon refurbishment of an existing building, Gresham St Paul's**

We value engagement with people who live locally, and assemble experts to assist us in our consultation approach.

We listen to all comments and ideas and respond constructively, where possible. This approach enables us to generate masterplans that have a lasting positive impact on the communities they operate in.

### SOCIAL

Property development affects far more people than just developers, investors and occupiers. Where we see an opportunity to make a positive contribution in a wider sense, we don't hesitate to take it. This is true not only in the communities in which we directly operate, but equally through our wide value chain and the products, materials and services we procure.

We know there are large social and economic challenges in London and the UK where we operate. Through our activities and with our partners, we have the power to make a difference through generating fair employment, training opportunities, positive outreach, the championing of diversity of thought and inclusivity, and designing places that tangibly support healthy communities and lifestyles.



**We benchmark ourselves against best practice**



**Meanwhile use, British Library**



**Public consultation, Hammersmith & Fulham**

### GOVERNANCE

Stanhope's ethos is to be a good long-term partner, treating people fairly and with respect, across all aspects of the business.

Our commitment to conducting our business ethically and responsibly is reflected and documented in Stanhope's policies and guidance documents which govern our business activities.

Our ESG framework and its monitoring and analysis of the impact of current and future projects is rigorous and forward-thinking. It covers our diverse projects, our asset managed portfolio and the overall corporate business.

# Innovation



Warwick Court

At Stanhope we take a collaborative approach to innovation. We operate through multidisciplinary teams, both internally and externally and our buildings are delivered through intensive refinement of the initial brief and attention to detail.

Innovation needs to make good business sense. It needs to add value to the project and our partners. The application of innovation is not straightforward as every construction project is different; every site is a prototype in one way or another. Innovative methods of construction depend on the objectives of the project. The opportunities to innovate have to be aligned with specific needs and supported by the whole team.

The close relationships with our supply chain specialists mean we are able to collaborate early on in the design process to gain valuable

insights into how we can implement innovative responses, and thus create value for our buildings and offering.

Modern methods of construction benefit programme interface as well as neighbourly relations. Prefabrication and offsite manufacturing help to improve programme certainty as well as reduce on site construction time. Retained elements in refurbishment projects benefit environmental credentials and the use of smart materials aid in reducing the embodied carbon of buildings.

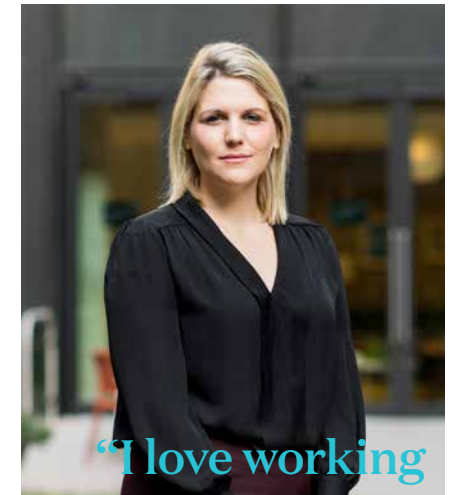
We are constantly looking to optimise construction methods and actively transfer lessons learnt from and to future projects.



Ruskin Square



Television Centre Plot D



“I love working in construction as it combines great design, sustainability, engineering, hard work and innovation – while you are literally building for the future.”

LAURA COLLINS  
PROJECT DIRECTOR

Delivery of new accommodation at the British Library and Royal Street is a few years away. These projects will provide new cultural accommodation for The British Library, an HQ for the Alan Turing Institute and a new facility for Guy's and St Thomas' Hospital Trust, whilst responding to demands from the life science sector. We have already accommodated three life science start-ups, including laboratory space at White City Place. In addition, Novartis have also been attracted and have taken c.50,000 sq ft.

## Science & Tech



White City Place, W12



**“We noted the growing demand for lab enabled accommodation and how the life science sectors are drawn to cluster in certain locations that provide the right environment and amenity for their research to prosper.”**

**CHARLES WALFORD  
HEAD OF LIFE SCIENCES**



British Library, NW1



Royal Street, SE1

The health and life sciences sector is worth over £89bn to the UK's economy and employs about 268,000 people. It is one of the most productive in the world. In order to grow, this sector needs space within cities to innovate at scale.

Knowledge Clusters are places that encourage collaboration and have academic institutions at their heart. London has world class universities and internationally recognised teaching hospitals and research institutions. The sector is seeking accommodation within these clusters.

With our partners, we are working on three opportunities in London – the British Library extension, White City Place and Royal Street. Whilst the Library and Royal Street are at the planning stage, at White City Place we

have accommodated a number of life science companies, gaining experience as to how to meet their requirements and understanding their operations as part of our asset management approach. Many of our life science occupiers are spin out SMEs, who are growing rapidly and we have further space at White City Place to develop which can meet their requirements and others attracted to White City.

Within the Golden Triangle we are partnering with Thomas White Oxford Ltd, the development company of St John's College, on a major life science district at Oxford North and in Manchester Stanhope is supporting the recently formed joint venture partnership between Bruntwood SciTech and the University of Manchester on ID Manchester.



Story Garden, The British Library



The Pod, White City Place



Solar at Pergola, Television Centre



Fiona Leahy tree, Television Centre



White City Place, W12



Enjoy Work, Chiswick Park

Having set up Broadgate Estates, the importance of asset management has long been in our DNA.

Chiswick Park was the first office development in London to embrace the idea that people are more important than bricks and mortar. It focused not only on the buildings but the overall sense of place, and was driven by the idea that every employee should enjoy work.

## Asset Management

Asset management is an integral part of the Stanhope offer. We have created and now manage some of the most recognisable places in London, including Television Centre, White City Place and Chiswick Park, totalling 2.5 million sq ft of assets under management and a further 3.6 million sq ft in the predevelopment stage.



**“Asset management is an integral part of the business. Stanhope has created and managed some of the most recognisable places in London.”**

**CLAIRE DAWE  
ASSET MANAGEMENT  
DIRECTOR**

Our unique position, as both developer and asset manager, adds value throughout the entire life cycle of a development. Our experience of creating mixed use estates, often phased over several years, has equipped us with skills which we apply at both the masterplan/design stage of new projects, through to delivery, leasing and occupation. We draw on this expertise to manage complexity and create bespoke asset strategies which we execute with a disciplined, hands-on approach. We are committed to long-term value creation; financially, environmentally, and socially.

We have a customer-centric, innovative, and passionate approach to asset management which allows us to foster a lively ecosystem across mixed use estates and buildings. Our management of a burgeoning life science and innovation district in White City combines our deep sector knowledge with the practical experience of how to successfully manage and service these complex occupiers. Elsewhere at 8 Bishopsgate we are creating the UK’s most sustainable tower, using our placemaking expertise to deliver an exceptional amenity offer at the mid-level restaurant and garden terrace and public viewing gallery on the 50th floor.

Our appointment to create a new global innovation district in Oxford North adds another 1m sq ft of future estate space where we will unlock the value created by an integrated approach to development and asset management.

We see asset management as more than just managing buildings. For us it’s about supporting and promoting the wellbeing of the businesses and communities we serve through genuine engagement and by providing the services, spaces and experiences for them to thrive.

# Stanhope Foundation

Stanhope has always encouraged its employees to share their time, skills and expertise on a voluntary basis whether this be working with people in the arts, helping charities raise their profile, building schools or physically volunteering on site for local environmental projects.

In early 2021 Stanhope took this ethos one step further and launched the Stanhope Foundation. Our aim is to improve human potential in the delivery and use of our projects. Alongside this, Stanhope Foundation will be raising money through various initiatives in order to help Londoners reach their own personal potential by finding hope and pride through meaningful employment.

We know the profound impact of employment on the physical, mental and economic wellbeing of our city and its people, especially now with all that the pandemic has brought with it. Each year we will be working with specific charities which have a focus of getting people back into work. This year our focus is on those affected by cancer, the homeless and young people as we will be working with Maggie's, St Mungo's and The Prince's Trust.

# STANHOPE FOUNDATION

The Prince's Trust helping get young people into work



“We believe there is a real opportunity for businesses to engage in some of the thornier issues in society.”



**TOM LARSSON**  
DESIGN DIRECTOR

The Foundation has so far provided or has pledged the following:

23

companies have signed up to supporting the Foundation as either a Lead Partner, Support Partner or Participant

2,103

people helped by Maggie's Cancer Support Specialists

142

coaching and employment support sessions for St Mungo's provided

13

clients supported into employment with St Mungo's

29

HR professionals took place in a 'Cancer in the Workplace' session with Maggie's

£36k

raised by one fundraising event involving 337 individuals from companies across the industry





# Selected Projects

Stanhope has completed **£40bn** worth of developments, including **30m sq ft** of workplaces, homes and cultural projects.

# Stanhope Activity

## PRE-DEVELOPMENT

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS
TELEVISION CENTRE — PHASE 2	W12	Mixed use — residential led	713,000	509
ROYAL STREET	SE1	Life Sciences	2,200,000	130
RUSKIN SQUARE — REMAINING PHASES	Croydon	Mixed use — office/ residential	1,633,000	494
WHITE CITY PLACE, GATEWAY EAST	W12	Office	835,000	
BRITISH LIBRARY SITE	NW1	Mixed use — culture/ commercial	700,000	
IBM BUILDING	SE1	Office	500,000	
ONE CHENIES STREET	WC1	Office	106,000	
EDITH SUMMERSKILL HOUSE	SW6	Residential	140,000	
WOOLGATE EXCHANGE	EC2	Office	330,000	
55 BISHOPSGATE	EC2	Office	800,000	
OXFORD NORTH	Oxford	Life Sciences	1,000,000	
ID MANCHESTER	Manchester	Life Sciences	3,200,000	
70 GRACECHURCH STREET	EC3	Offices	525,000	
<b>TOTAL</b>			<b>12,682,000</b>	<b>1,133</b>

## UNDER CONSTRUCTION

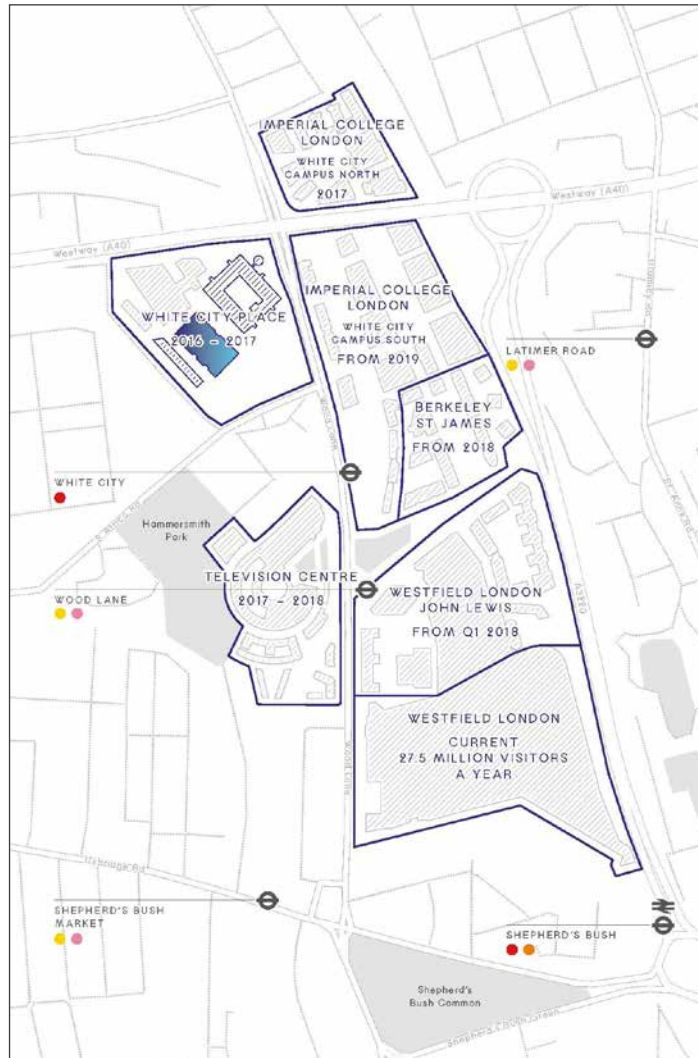
PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS
8 BISHOPSGATE	EC2	Office	913,000	
WHITE CITY PLACE (GATEWAY CENTRAL & WEST)	W12	Office	305,000	
WARWICK COURT	EC2	Office	300,000	
TELEVISION CENTRE (PLOT H)	W12	Residential	152,000	142
ONE WOOD CRESCENT	W12	Office	175,000	
RUSKIN SQUARE - HMRC PRELET	W12	Office	440,000	
<b>TOTAL</b>			<b>2,285,000</b>	<b>142</b>

## ASSET MANAGEMENT — STABILISED

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS	HOTEL ROOMS
WHITE CITY PLACE	W12	Office	925,000		
TELEVISION CENTRE	W12	Mixed use — office/ residential	1,260,000	432	47
CHISWICK PARK, BUILDING 7	W4	Office	333,000		
<b>TOTAL</b>			<b>2,518,000</b>	<b>432</b>	<b>47</b>

## ASSET MANAGEMENT — PREDEVELOPMENT

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS
8 BISHOPSGATE	EC2	Office	913,000	
WHITE CITY PLACE (GATEWAY CENTRAL & WEST)	W12		305,000	
ONE WOOD CRESCENT	W12	Office	175,000	
TELEVISION CENTRE — PHASE 2	W12	Mixed use — residential led	713,000	509
70 GRACECHURCH STREET	EC3	Office	525,000	
OXFORD NORTH	Oxford	Life Sciences	1,000,000	
<b>TOTAL</b>			<b>3,631,000</b>	



# White City

In 2012, Stanhope, Mitsui Fudosan and AIMCo acquired Television Centre, which was the beginning of their long-term commitment and investment into this fast developing area of West London. In 2015, they then acquired White City's Media Village in a site neighbouring Television Centre. Establishing strategic connections between these two developments, Stanhope has worked closely with several major landowners including Imperial College London, Westfield London, Berkeley St James, to implement a shared vision for White City including up to 5,000 high quality homes, over 2m sq ft of offices, new public spaces, an enhanced world-class shopping offer and a hub for academia with the development of a new innovation district.

Although located extremely well for central London, a key challenge was promoting awareness and credibility of the area for progressive businesses. To address this, Stanhope embarked upon an ambitious range of activity to enhance

the local area and raise the profile of White City whilst supporting the development of a local creative infrastructure.

This has included numerous collaborations to date, including the creation of a major new podcasting hub and theatre, work with ColArt to realise Elephant West, an ambitious new art space in a disused petrol station, and helping celebrated West London musician Jai Paul (XL Records) to establish a new foundation to support emerging musicians in the site of the old BBC staff disco.

The surrounding area in White City is also undergoing significant change, with major development projects by Imperial College London, Westfield and Berkley St James. Stanhope have established working groups to coordinate at every level – from planning projects for local infrastructure to communications and regular engagement with local residents, stakeholders and other organisations.



# Television Centre



<b>Use</b>	Workplaces/Homes/ Mixed-use/Cultural
<b>Role</b>	Originate/ Design /Build/ Manage
<b>Status</b>	In Use/Under Construction
<b>Duration</b>	2012 to present
<b>Partners</b>	Mitsui Fudosan UK Ltd, AIMCo, BBC
<b>Architect</b>	AHMM, MaccreeanorLavington, Duggan Morris, Gillespies, DRMM
<b>Location</b>	White City, London
<b>Gross area</b>	2.3m sq ft

## Taking responsibility for the future life of a national treasure

Originally built as a 'factory for television' for the BBC in the 1960s, now Television Centre is an open and bustling hive of activity. The site provides a Soho House members' club, hotel, gym and West London's celebrated Electric Cinema as well as independent restaurants, cafés and bars.

Television Centre comprises a range of uses with the majority being residential, eventually providing over 900 homes.

The 400,000 sq ft of office accommodation hosts both Publicis and the White Company. Television Centre continues to accommodate 1,200 staff from BBC Studios, as well as BBC Studioworks. Shows

including ITV's This Morning and BBC's Graham Norton show are filmed here.

The second phase of development, which will complete the masterplan, comprises a total of 511 homes in four separate plots. As part of this phase 142 much-needed affordable homes for Peabody will also be delivered.

1 Wood Crescent, a 9 storey building with 111,765 sq ft of prime office space, located on the west side of the campus, is currently under construction. It will include multiple terraces as well as a ground floor reception and café. The top five floors have been pre-let to PVH Corp. Designed by architects Morris + Company, 1 Wood Crescent is scheduled to be completed in Q1 2023 by construction company Laing O'Rourke.

# White City Place & Gateway



<b>Use</b>	Workplaces/Mixed-use/ Life Sciences
<b>Role</b>	Originate/ Design /Build/ Manage
<b>Status</b>	In Use/Under Construction
<b>Duration</b>	2015 to present
<b>Partners</b>	Mitsui Fudosan UK Ltd, AIMCo, BBC, sold (bar Gateway site) to Cadillac Fairview in 2020
<b>Architect</b>	Allies & Morrison
<b>Location</b>	White City, London
<b>Gross area</b>	2m sq ft

## Establishing a new creative & life sciences quarter in West London

White City Place centres on providing a cluster of workspace buildings united by new public realm and street level retail, restaurants and cafés. The buildings provide large floor plates and communications infrastructure that offers occupiers facilities that are certified by Wired as best-in-class and will remain resilient and adaptable to future technologies.

The campus quickly became a busy new centre for the creative and technology sectors, hosting over 3,000 staff from the BBC, research and teaching facilities for RCA, the fashion occupiers Li & Fung, creative co-working Huckletree, Jellycat London, Arts Alliance Media and ITV Studios. Health and life science

occupiers include Novartis, Autolus, Synthace, Gamma Delta, Engitix, Adaptate Biotherapeutics and My Personal Therapeutics.

White City Place was sold to Cadillac Fairview in 2020 but Stanhope have been retained to asset manage the site.

Gateway is the next phase of the White City Place development and consists of three new office buildings Gateway West, Gateway Central and Gateway East on the site of the former BBC Media Village. These buildings will provide 1,110,809 sq ft of accommodation and together will create some 8,000 new jobs in White City. Gateway Central is currently under construction and five floors have been pre-let to L'Oréal for their new UK Headquarters.

## Creating a home for a thriving science and technology community

The vision for Oxford North is not just to facilitate science and technology discoveries, but to be a new district of Oxford. A place where people want to live, work, visit and learn. Somewhere which benefits everyone and delivers social value.

Oxford North has been designed by a world-leading team of masterplanners, architects, and specialist consultants, ensuring it connects and enhances the local area with open spaces, public art, events and culture.

The project will deliver laboratory and workspace to enable life-enhancing discovery, along with amenities, infrastructure and social value during the next several years, which will boost the economy by circa £150 million in GVA per annum.

### Use

Life Sciences

### Role

Design/Build/Manage

### Status

Pre-development

### Duration

2022 onwards

### Partner

Thomas White Oxford Ltd,  
Cadillac Fairview

### Architect

Fletcher Priest

### Location

Oxford

### Gross Area

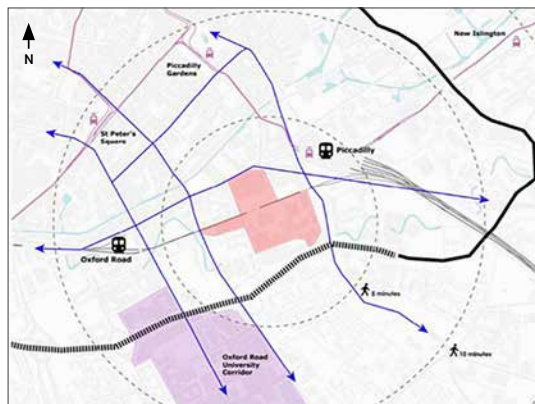
1m sq ft



# Oxford North



# ID Manchester



## Use

Life Sciences

## Role

Originate/Design

## Status

Pre-development

## Duration

2021 onwards

## Partner

University of Manchester  
and Bruntwood SciTech

## Location

Manchester City Centre

## Gross Area

10.6 hectares

Stanhope is supporting the recently formed joint venture partnership between Bruntwood SciTech and the University of Manchester to develop ID Manchester. Based in the heart of the city of Manchester and set over 9 hectares, ID Manchester is Europe's most ambitious innovation district.

ID Manchester will be a new kind of place - an innovation platform, home to the most exciting new ideas and ventures, addressing some of humanity's greatest challenges and opportunities.

The University of Manchester is on a mission to become the innovation capital of Europe. Building on its world-class research, extensive business network and strong civic relationships, the University is powering the innovation ecosystems that flow across Greater Manchester and beyond.

ID Manchester will be key to realising this goal. A new, world-class innovation district situated in one of the world's greatest cities, neighbouring the University and building upon its proud history of bold ideas, discovery and invention. ID Manchester will provide a new community for forward-thinking, like-minded individuals and businesses. A place where they can start or scale their UK HQ. A place they can call home, build their career, or just visit and enjoy. A place that shares their values as well as their ambition. Innovation will be fostered through spaces designed to collide, collaborate and create.

ID Manchester will be a highly connected new city neighbourhood in an unrivalled City Centre location. It sits adjacent to Manchester's main public transport hub, Piccadilly Railway Station, is 20 minutes by train to the international airport and, once HS2 is completed, will be just over one hour from London by train and the most connected location in the North of England.

Setting a new standard for urban regeneration at scale, it plans to create 10,000 high-quality new permanent jobs, 2.6m sq ft of new workspace, two hotels and 1,350 new homes. ID Manchester will also invest over £28 million in its public realm to create a canvas for its vibrant cultural and events programme, enlivening this new area of the City for residents and visitors alike.

### Implementing a major overhaul of Croydon Town Centre

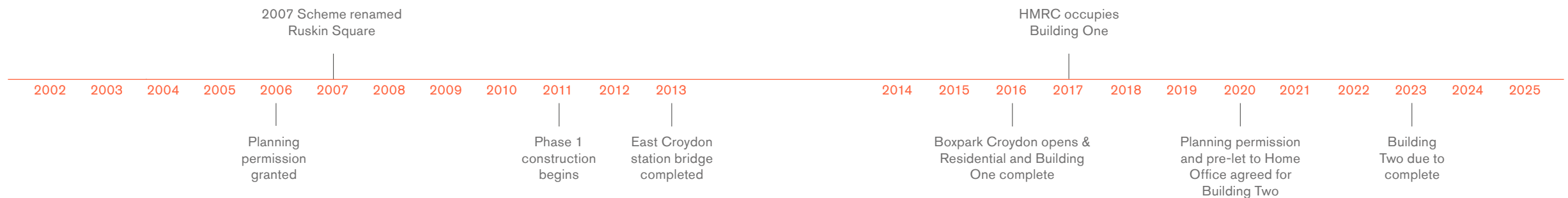
Ruskin Square is a long term project to revitalise the central area of Croydon, adjacent to East Croydon station, a busy transport route in and out of London. Working with Schrodgers and Croydon Council, Stanhope developed a plan to regenerate a large brownfield site comprising car parking, old rail sidings and outdated buildings, to provide the new business heart in Croydon's town centre, whilst improving the cultural, retail, and residential facilities available in the area.

The first phase of the build encompassed a 22-storey residential building with 50% affordable homes, a 200,000 sq ft office block occupied by HMRC, and meanwhile social and dining destination Box Park.

Building Two is now under construction, due to complete in 2023. The entire 330,000 sq ft has been prelet to the Home Office.

Two Ruskin Square has been confirmed as a pioneer project for the Better Building Partnership's Design for Performance Initiative. It will be one of the first buildings in the UK to implement this pioneering approach to office design and delivery, stimulating project supply chains and providing the real-life evidence of how the energy performance gap can be closed.

# Ruskin Square



# Ruskin Square



Ruskin Square Masterplan



Two Ruskin Square



East Croydon station bridge

**Use**  
Workplaces/Mixed-use/  
Homes/Tall Buildings

**Role**  
Originate/Design/Build

**Status**  
In Use / Under  
Construction

**Duration**  
2015 onwards

**Partners**  
Croydon Gateway Ltd  
(Stanhope and Schroders  
Investment Management  
Ltd)

**Architect**  
AHMM / shedkm

**Location**  
Croydon, London

**Gross area**  
2.2m sq ft

# 76 Upper Ground



**Use**  
Workplaces

**Role**  
Design/Build

**Status**  
Pre-development

**Duration**  
2019 onwards

**Partner**  
Wolfe Commercial  
Properties Southbank  
Limited

**Architect**  
AHMM

**Location**  
Southbank, SE1

**Gross Area**  
420,000 sq ft

## Refurbishing and extending South Bank's iconic IBM Building

The refurbishment and extension of the IBM Building will boost the South Bank's status as one of London's most important cultural and employment hubs.

The existing building, recently listed as Grade II, was designed by Sir Denys Lasdun and completed in 1983. It will be respectfully refurbished and extended by Stirling Prize winning architects Alford Hall Monaghan Morris. The proposals have been based upon significant research into the history and architectural intent of the existing building, including the extension elements themselves which were considered by Lasdun during the initial concept design stage.

The design, whilst respecting the buildings heritage and historic fabric, will deliver highly efficient and flexible modern day commercial office space of the highest sustainable standards. It will also provide a long term future for the listed building, significantly improving its setting within the local conservation area and river frontage.

# Warwick Court



**Use**  
Workplaces

**Role**  
Originate/Design/Build

**Status**  
Under Construction

**Duration**  
2020-2022

**Partner**  
Mitsubishi Estate London Limited

**Architect**  
Fletcher Priest Architects

**Location**  
Paternoster Square, EC4

**Gross Area**  
300,000 sq ft

## Creating sustainable office space with unrivalled views of St Paul's Cathedral

This project will see a complete reconfiguration of the ground floor arrival experience from Paternoster Square as well as the installation of new plant through the building, integrating touch free services to meet the requirements of the modern occupier. Common amenity spaces will be incorporated, including a number of individual terraces and a communal roof terrace with unrivalled views of St Paul's Cathedral.

When the refurbishment is complete, the building will offer over 180,000 sq ft of accommodation with floorplates ranging from 15,000 sq ft to 29,000 sq ft, suitable for a range of users from major trading floor operations to more agile and creative sectors.

Sustainability was placed at the heart of the brief to the architects, Fletcher Priest Associates, whose 'BREEAM Excellent' scheme will see the retention and reuse of existing finishes, acknowledging the original interior design whilst reducing waste and offering a considerable carbon saving. The embodied carbon saving is projected to exceed the average annual carbon footprint of 1,250 people.

# One Bishopsgate Plaza



**Use**  
Mixed-use / Homes / Tall Buildings

**Role**  
Design/Build

**Status**  
In Use

**Duration**  
2016 to 2021

**Partners**  
UOL

**Architect**  
PLP Architects / Yabu Pushelberg / MSMR

**Location**  
EC2, City of London

**Gross area**  
580,000 sq ft

## Pioneering a new kind of workplace that puts people first

One Bishopsgate Plaza is an ambitious new 43-storey development in the City. It combines London's first Pan Pacific Hotel alongside private apartments, a new public plaza edged by a listed building, numerous retail and restaurant offerings, and a double height subterranean ballroom.

Working in collaboration with UOL / Pan Pacific and an architectural team including PLP Architecture, Yabu Pushelberg and MSMR, the team developed technical designs before embarking on a build phase that negotiated several complex issues related to this unique project.

Completed in 2021, One Bishopsgate Plaza provides a range of lifestyle and amenities previously unseen in the City.

# Gresham St Paul's



**Use**  
Workplaces

**Role**  
Design/Build

**Status**  
In Use

**Duration**  
2016 onwards

**Partner**  
AFIAA

**Location**  
Gresham Street, City of London

**Architect**  
Wilkinson Eyre

**Gross Area**  
240,000 sq ft

**The sustainable reinvention and reuse of an existing 20 year old building, to create a new product in the market.**

Gresham St Paul's in the City of London comprises 170,000 sq ft of prime office space over nine floors, with large terraces on the top three floors, at the heart of the financial centre and close to St Paul's Cathedral and other prominent cultural landmarks.

As Stanhope had originally developed the building in 1998 as Schrodgers' HQ, following Schrodgers' relocation, building owners AFIAA came to Stanhope to optimise its repositioning working with the existing structure.

The design focussed on creating a sustainable building by reusing the existing structure, maximising natural light through use of the latest glazing technology, and increasing fresh air supply to offer a light and air-filled state-of-the-art working environment. The technical specifications include a WiredScore Platinum rating, Wi-Fi enabled café, reception and business lounge, 254 bike and locker spaces with generous changing and shower facilities, and it is targeting a BREEAM Excellent sustainability rating.

90% of the offices were prelet to occupiers including Smith & Williamson and investment bank, Numis.

# 8 Bishopsgate



**Use**  
Tall Buildings, Workplaces

**Role**  
Design, Build, Manage

**Status**  
Under Construction

**Duration**  
2015 to Present

**Partners**  
Mitsubishi Estate Company

**Architect**  
Wilkinson Eyre

**Location**  
EC2/EC3, City of London

**Gross area**  
913,000 sq ft

**Optimising the potential of a prominent site in the heart of the City**

This 50-storey tower will be a new development in the heart of the City that will create 913,000 sq ft gross area including workspace, street-level retail, and a public viewing gallery on the 50th floor.

The skyscraper will accent the nearby Leadenhall Building and add to the area's dramatic contemporary architecture.

This project is currently under construction with partners including Arup and Alinea.

We have worked with over 90 partners from the private and public sectors. Current partners include:

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