

**STANHOPE**



**STANHOPEPLC.COM**

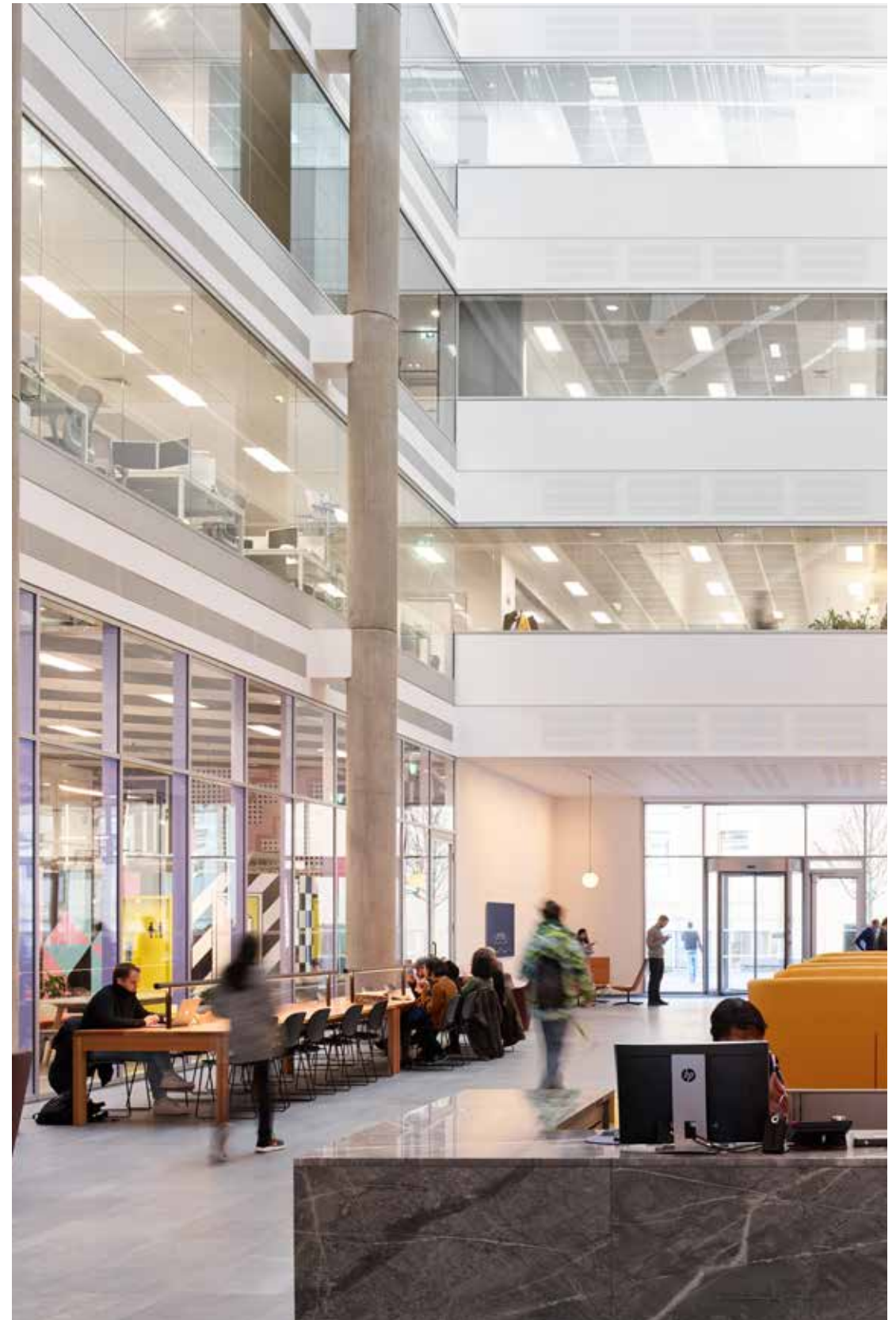
# “Every project is different. We start with a blank canvas and our collective experience.”

Stanhope are fortunate to have been involved in some of London’s major placemaking projects.

We provide innovative responses to complex development opportunities and are known for delivering high quality developments within budget and time constraints.

Stanhope’s overriding objective is to leave a legacy of sustainable improvement to the built environment. We aim to create memorable places for living, working and enjoyment that provide a range of uses supporting local communities and acting as a catalyst for further renewal.

**DAVID CAMP**  
CEO



## Trusted partners creating sustainable buildings and urban places

Stanhope is a multi-skilled property developer.

We deliver projects from inception to operation.

Our multi-disciplinary in house team can offer the right experience at every stage of the development process.

### Originate

Defining the overall vision and brief for the project

#### RESEARCH

Site | Area | Trends | Uses

#### ACQUISITION

Appraisals | Legals | Risk Analysis

#### VISION

Objectives | Product | Brief

#### TEAMS

Selection | Briefings | Leadership

### Design

Establishing the foundations to make the project possible

#### CONCEPTUAL DESIGN

Uses | Product | Massing

#### PLANNING

Strategy | Consultation | Consents

#### SALES & MARKETING

Strategy | Brand | PR

#### FINANCIALS

Funding | Appraisals | Legals

### Build

Managing the process to make the project a reality

#### PROCUREMENT

Strategy | Implementation | Risk

#### TECHNICAL DESIGN

Buildability | Efficiency | Supply Chain

#### CONSTRUCTION

Programme | Cost & Quality | Health & Safety

#### SALES & MARKETING

Pre-sales | Pre-Lettings | Campaigns

### Manage

Delivering ongoing asset management and growth

#### STRATEGY

Objectives | Financials | Approach

#### IMPLEMENTATION

Teams | Services | Enlivenment

#### CUSTOMER CARE

Fit Out | Soft Landings | Handover

#### ESTATE MANAGEMENT

Sales & Lettings | Occupier Mix | Maintenance

#### REVIEWS

Feedback | Evaluation | Futures





# Our Expertise

Stanhope has over 35 years' experience of delivering a broad and complex range of projects.



Our masterplan projects, such as Broadgate, Paternoster Square, Chiswick Park, Central Saint Giles, Television Centre and White City Place, have placed us at the forefront of developing new city quarters with a variety of land uses.

## Urban Places



Television Centre, W12



Broadgate, EC2



Chiswick Park, W4



White City Place, W12

**“We work with great partners and create a collaborative team environment that is necessary to achieve the best results. We have a tried and tested process, but we do not rest on our laurels.”**

**ROB WATTS  
OPERATIONS DIRECTOR**

Large-scale, long-term projects are particularly challenging. However, the rigour of our development model has resulted in schemes that have set new standards in design and project delivery.

Regeneration of urban areas requires an intricate understanding of the local community. Our research looks at existing strengths and builds upon the long term needs of the community. We embrace consultation as part of our investment in local areas.

Successful regeneration seeks to preserve and reuse elements from history whilst acknowledging local scale and materials. Use, mix, transport links, pedestrian access and the structure of open space are early key considerations in providing sustainable developments.



## Workplaces

During the construction of Television Centre an active BBC presence upon the site remained throughout. The project team had to demolish a 250,000 sq ft building and remove 50 years of television cabling without taking their BBC residents "off air".

The 400,000 sq ft of office accommodation is home to Publicis and the White Company. The site also hosts 1,200 staff from BBC studios as well as three studios for BBC Studioworks.



**"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 EXECUTIVE



Television Centre, W12

Our buildings are delivered through intensive refinement of the initial brief and attention to detail. Our supply chain relationships are involved early in the design process to assist with de-risking project delivery. Our research and procurement approach allows us to factor fast-changing technology into the design development. We also seek to ensure that our buildings are flexible enough to be adapted over time.

We bring our experience of creating contemporary workplace environments to a wide range of projects from owner-occupier and speculative office space to more bespoke solutions for specialised operations. Common to all projects is our approach of optimising useable space: minimising cost and delivery risks as well as costs in use, whilst creating best in class accommodation.

The Covid-19 pandemic has had a profound effect on our relationship with the workplace. One result has been the need to embrace future office trends with greater urgency. The design of buildings for the future must embrace ESG, technology and pandemic planning. This includes processes that design out infection as well as incorporating the technology needed for more flexible working practices.



White City Place, W12



Angel Court is located within the Bank of England Conservation Area, where no new high-rise buildings are permitted. In order to maintain the height of the building, the original tower core had to be kept in place.

The building was demolished piece by piece, whilst carefully stripping the tower back to its core. It was then transformed from a dark 1970s high rise into a contemporary glass tower.

## Tall Buildings

London's population is predicted to reach 10 million by 2030, when it reaches 'megacity' status. As pressure for workplaces, homes and lifestyle uses increases, optimising sustainable development capacity for urban land becomes a greater priority.

Stanhope have developed an expertise in the design, planning and delivery of tall buildings.

Current projects include a 50 storey office tower at 8 Bishopsgate and a 43 storey hotel and residential project, One Bishopsgate Plaza.



Angel Court, EC2



8 Bishopsgate, EC2



**“It’s not just about the rents and the yields and the deals. It’s about bringing great people together”**

**CLARE PAGAN  
CHIEF FINANCIAL OFFICER**



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



British Library, NW1



Royal Street, SE1



**“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  
DIRECTOR**



White City Place, W12



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.

Having undertaken research into the Life Science sector to understand the market, we are keen to support the success of London's Knowledge Clusters by delivering appropriate space and working environments.

The health and life sciences sector is worth over £70bn to the UK's economy and employs about 250,000 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.

We have attracted four life science companies to White City Place and have secured three Knowledge Cluster opportunities in London — the British Library extension, White City Place and Royal Street.



Since inception, Stanhope has undertaken professional advisory (or pro bono) work for cultural clients and institutions that required the specialised skills from our development teams for the wider public good.

Stanhope has been involved throughout the evolution of the Tate Modern site, from helping to secure their home on the South Bank in the 1990s, to assisting with recent works to expand the gallery in 2016.

## Cultural

Arts and culture make important contributions to a shared public realm. We have extensive experience in delivering cultural and arts projects, ranging from local cultural facilities such as libraries, smaller theatres and museums, to larger national facilities such as the Tate Modern.

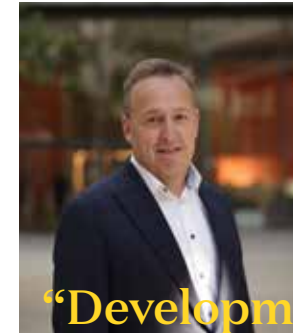
We have worked with patrons, trustees, fundraisers and government departments to assist in delivering cultural buildings using our commercial development skills. This is a key part of our business, and one that connects us back to the community we live and work in.



Tate Modern and Tate Modern 2, SE1



Serpentine Pavilion, W2



**“Development and art are intertwined and we are privileged that the leading names in the cultural sector come to us.”**

**TONY WALL**  
CONSTRUCTION DIRECTOR



Royal Opera House, WC2



The Photographers' Gallery, W1





Enjoy Work, Chiswick Park



The Pod, White City Place



Pergola on the Roof, Television Centre



Ruskin Square, Croydon



White City Place, W12



Story Garden, The British Library

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 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**

## Asset Management



Free ice creams for occupiers at White City Place

Our experience of creating mixed use developments, often phased over several years, has equipped us with asset management skills which we apply at both the masterplan/design stage of new projects, and during delivery and occupation. We are currently asset managers for our White City developments (we were retained at White City Place following its sale to Cadillac Fairview), and have recently added Building 7 at Chiswick Park. This brings the total area under management to c. 2.4m sq ft to which will be added further phases of Television Centre and White City Place.

Our asset management experience assists in bringing forward phased developments. Often interim solutions are required whilst large schemes are realised. We have promoted many ‘meanwhile uses’ in our projects, involving community, arts, and commercial organisations.



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 are robust and adaptable to changing conditions.

## ESG



Public consultation, Hammersmith & Fulham

Stanhope aims to make a positive contribution to society through its business activities.

We work hard to support the health and wellbeing of our staff and to ensure that we act responsibly and ethically throughout our developments and management activities. Most importantly, our developments are designed to have a significant and positive social impact.

We support various charitable and education related organisations on a pro-bono basis including most recently Coram, The Poppy Factory and Museum of London and the London School of Architecture.



**“Stanhope strives to be a responsible industry leader on environmental and social impact in everything that it does.”**

**ADAM SMITH  
PRE-DEVELOPMENT  
DIRECTOR**

Stanhope fundamentally believes that Sustainability makes good business sense.

Flexible, adaptable and efficient developments attract occupiers and investors and engage with the local context.

There is a concerted global effort by investors, real estate companies and the construction sector to reduce emissions of greenhouse gases and so limit climate change. To that end Stanhope has publicly signed up to the following initiatives which acknowledge the climate emergency and demonstrate a meaningful commitment to pioneer action through intelligent design and responsible delivery and operation: The UKGBC Climate Platform, World GBC Bringing Embodied Carbon Up Front initiative and BBP Design for Performance Pioneers Project.

The property and construction industry are estimated to contribute over 40% of all carbon emissions. To play our part in reducing this impact, Stanhope has signed WGBC's Net Zero Carbon Buildings Commitment which calls upon business, organisations, cities, states and regions to take urgent, ambitious and immediate climate action towards decarbonising the built environment.





# STANHOPE FOUNDATION

For the past 30 + years, Stanhope has 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.

As a company, we have the collective viewpoint that where we can see an opportunity to make a positive contribution in a wider sense, we don't hesitate to take it. We are committed to positively influencing not only the built environment, but to the people and communities that it affects.

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 2020 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.



## Our cause

Raising money and awareness for charities getting Londoners back into work, from one of the leading creators of workplaces in the UK. Because we know the profound impact of employment on the physical, mental and economic wellbeing of our city and its people.

## Our Values

### *People-focused*

We are a people-focused business and seek to change the lives of Londoners.

### *Profound change*

We want to make a profound change and will work hard to deliver big impacts.

### *Powerful purpose*

From individual contributions to corporate commitments, our powerful purpose unites and empowers us.



IN PARTNERSHIP WITH  
THE PRINCE'S TRUST

Proudly supporting  
MAGGIE'S

St Mungo's  
Ending homelessness  
Rebuilding lives





# 7.5 million

SQUARE FEET IN PREDEVELOPMENT IN LONDON

# 30

PROJECTS DELIVERED IN THE CITY OF LONDON

# 12 million

SQUARE FEET BUILT IN THE CITY OF LONDON

## Selected Projects

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



# Stanhope's London



■ Under Construction   ■ Pipeline   ■ Complete



# Stanhope Activity

## PRE-DEVELOPMENT

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS	HOTEL ROOMS
TELEVISION CENTRE — PHASE 2	W12	Mixed use — residential led	710,000	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		
SELFRIDGES (PHASE 3)	W1	Retail/Hotel	275,000		150
ONE CHENIES STREET	WC1	Office	106,000		
EDITH SUMMERSKILL HOUSE	SW6	Residential	150,000		
<b>TOTAL</b>			<b>7,109,000</b>	<b>1,133</b>	<b>150</b>

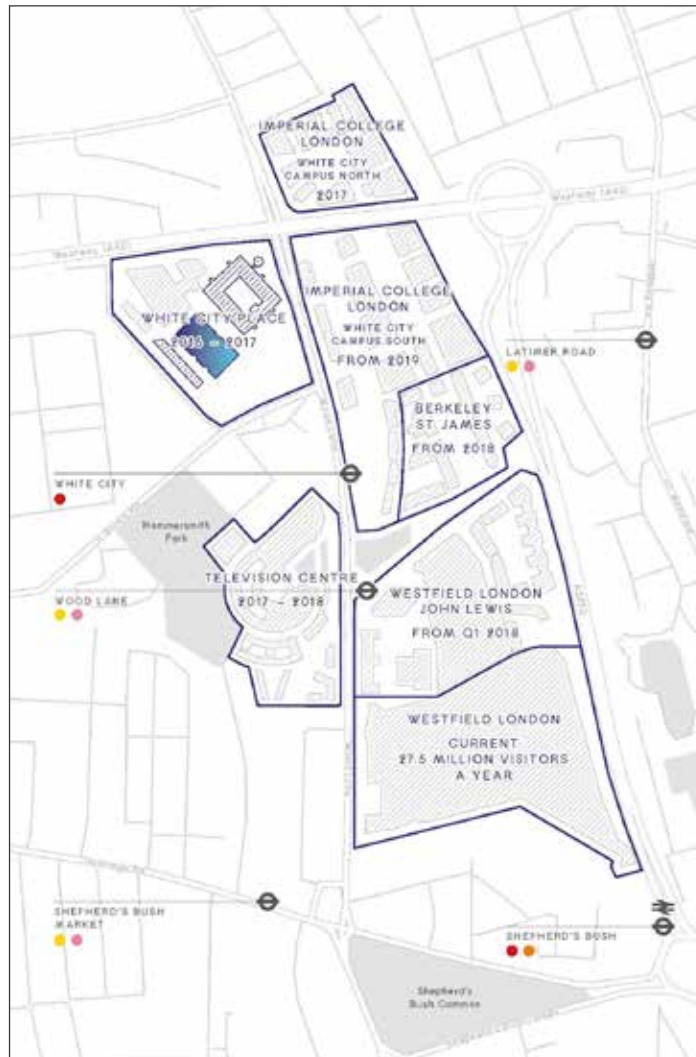
## UNDER CONSTRUCTION

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS	HOTEL ROOMS
ONE BISHOPSGATE PLAZA	EC2	Hotel and Residential	600,000	160	250
8 BISHOPSGATE	EC2	Office	800,000		
WHITE CITY PLACE (GATEWAY CENTRAL & WEST)	W12	Office	305,000		
WARWICK COURT	EC2	Office	300,000		
TELEVISION CENTRE (PLOT H)	W12	Residential	155,000	142	
ONE WOOD CRESCENT	W12	Office	175,000		
RUSKIN SQUARE - HMRC PRELET	W12	Office	440,000		
<b>TOTAL</b>			<b>2,775,000</b>	<b>302</b>	<b>250</b>

## ASSET MANAGEMENT

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>





# 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 hub. 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, innovation and start-ups

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 Berkeley 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

**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. Independent restaurants, cafés and bars on the site include The Allis, Homeslice, Bluebird, Cricket, Flying Horse Coffee and Patty+Bun. Additionally the site provides a Soho House members’ club, hotel, gym and West London’s celebrated Electric Cinema.

Television Centre comprises a range of uses with the majority being residential. Eventually, Television Centre will provide over 900 homes. 80% of 432 residential units delivered in Phase One were sold on completion, primarily to owner occupiers. There is now a thriving community of residents living at Television Centre.

The 400,000 sq ft of office accommodation includes a high profile move west by both Publicis and the White Company. Television Centre continues to host 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.

A number of meanwhile uses were implemented during construction of Phase 1. These included pop up bar and dining experiences, Storeys and Pergola on the Roof, temporary art exhibitions and hosting the Evening Standard British Film Awards. Public realm areas are currently used for filming ITV and BBC productions as well as hosting music, art and food events.



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



1 Wood Crescent

The second phase of development at Television Centre, which will complete the masterplan, comprises a total of 511 homes in four separate plots designed by a stellar line-up of Stirling prize-winning architectural practices, following the masterplan established by lead architects AHMM. As part of this phase 142 much-needed affordable homes for the borough of Hammersmith & Fulham will also be delivered across two buildings fronting Wood Lane.

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



### 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 has quickly become 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 YOOX Net a Porter and 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.



#### Use

Workplaces/Mixed-use/  
Life Sciences

#### Role

Originate/Design/Build/  
Manage

#### Status

In Use/Under  
Construction

#### Duration

2015 to present

#### Partners

Mitsui Fudosan UK Ltd,  
AIMCo, BBC, sold (bar  
Gateway site) to Cadillac  
Fairview in 2020

#### Architect

Allies & Morrison

#### Location

White City, London

#### Gross area

2m sq ft

# White City Place



Gateway Central

### Extending White City Place at the Gateway site

Gateway is part of the White City Place development and will consist of three new office buildings to be named Gateway West, Gateway Central and Gateway East on the site of the former BBC Media Village. The three buildings will provide 1,110,809 sq ft of accommodation and together will create some 8,000 new jobs in White City.

Gateway East will be 21 storeys and will front to the newly created Arrival Square and Wood Lane. The building will provide 607,763 sq ft

of employment space on the upper floors and the ground floor will provide 20,947 sq ft of complementary retail and restaurant floor space.

Gateway Central site will provide 360,000 sq ft of employment floor space with cafés and restaurants at ground level and will vary in height from four to 12 storeys. This has already been pre-let to L'Oréal for their new headquarters.

The final building on the Gateway West site will be a low-rise three and four storey employment building of 30,000 sq ft.



## 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 Schroders 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 delivery was a 22-storey residential building with affordable homes, followed by an office of 244,000 sq ft prelet to HMRC. Following a 25-year lease being agreed at Two Ruskin Square to the Home Office, a new 330,000 sq ft building, planning permission has been granted for work that will combine the second and third commercial buildings within the scheme's previous pipeline.

Remaining phases include further offices and homes. Box Park is a meanwhile use pending future development.



### 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



# Ruskin Square







Ruskin Square Masterplan



Marketing suite



East Croydon station bridge



Vita - Residential development



One Ruskin Square



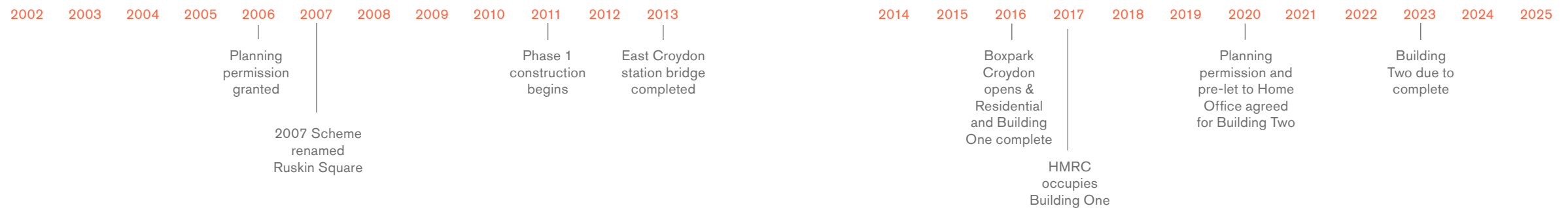
Boxpark Croydon



Croydon Masterplan 2025



Two Ruskin Square





## Reinterpreting the warehouses of Old Street's industrial heyday

This is our eighth project with Schroders, comprising the refurbishment and re-cladding of two existing 1980s office buildings, dramatically improving the appearance and streetscape of Shepherdess Walk and responding appropriately to the local warehouse vernacular.

Retaining the best of the existing structure, we have introduced high quality finishes and a new pattern of fenestration to greatly improve natural light within the building. The project includes an additional storey on the 6<sup>th</sup> floor, maximising the overall lettable space in the building.

The majority of office space has been pre-let during construction.



**Use**  
Workplaces/Retail & Leisure

**Role**  
Design/Build

**Status**  
Under Construction

**Duration**  
2017 onwards

**Partners**  
Schroders Investment Management Ltd

**Architect**  
Buckley Gray Yeoman

**Location**  
Shepherdess Walk, N1

**Gross area**  
130,000 sq ft

# Wenlock Works





## 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.

### 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



# IBM Building





## 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.

### 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



# Warwick Court





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

Gresham St Paul's at 45 Gresham Street in the City of London will comprise 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 Schroders' HQ, following Schroders' relocation, building owners AFIAA came to Stanhope to optimise its repositioning working with the existing structure.

90% of the offices have been prelet to occupiers including Smith & Williamson who will be relocating from their existing offices, as well as investment bank, Numis.



**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

# Gresham St Paul's





## Building low carbon offices to promote a sustainable future

LCW is a portfolio of nine part new-build and refurbished properties that meet best practice low carbon standards and, working with the Carbon Neutral Fund, offer occupiers ongoing advice and support to ensure the buildings' energy efficiency specifications are achieved in-use.

Stanhope has delivered in total over 350,000 sq ft of low carbon office space in London and the South East. The buildings used innovative methods, championed by Stanhope partners, to create energy-efficient, low carbon buildings.



### Use

Workplaces

### Role

Originate/Design/Build

### Status

In Use

### Duration

2015-

### Partner

Low Carbon Workplace,  
The Carbon Neutral  
Fund and Columbia  
Threadneedle

### Architect

Buckley Gray Yeoman,  
Astudio, Hale Brown,  
Duggan Morris, Hawkins  
Brown, Bennetts  
Associates

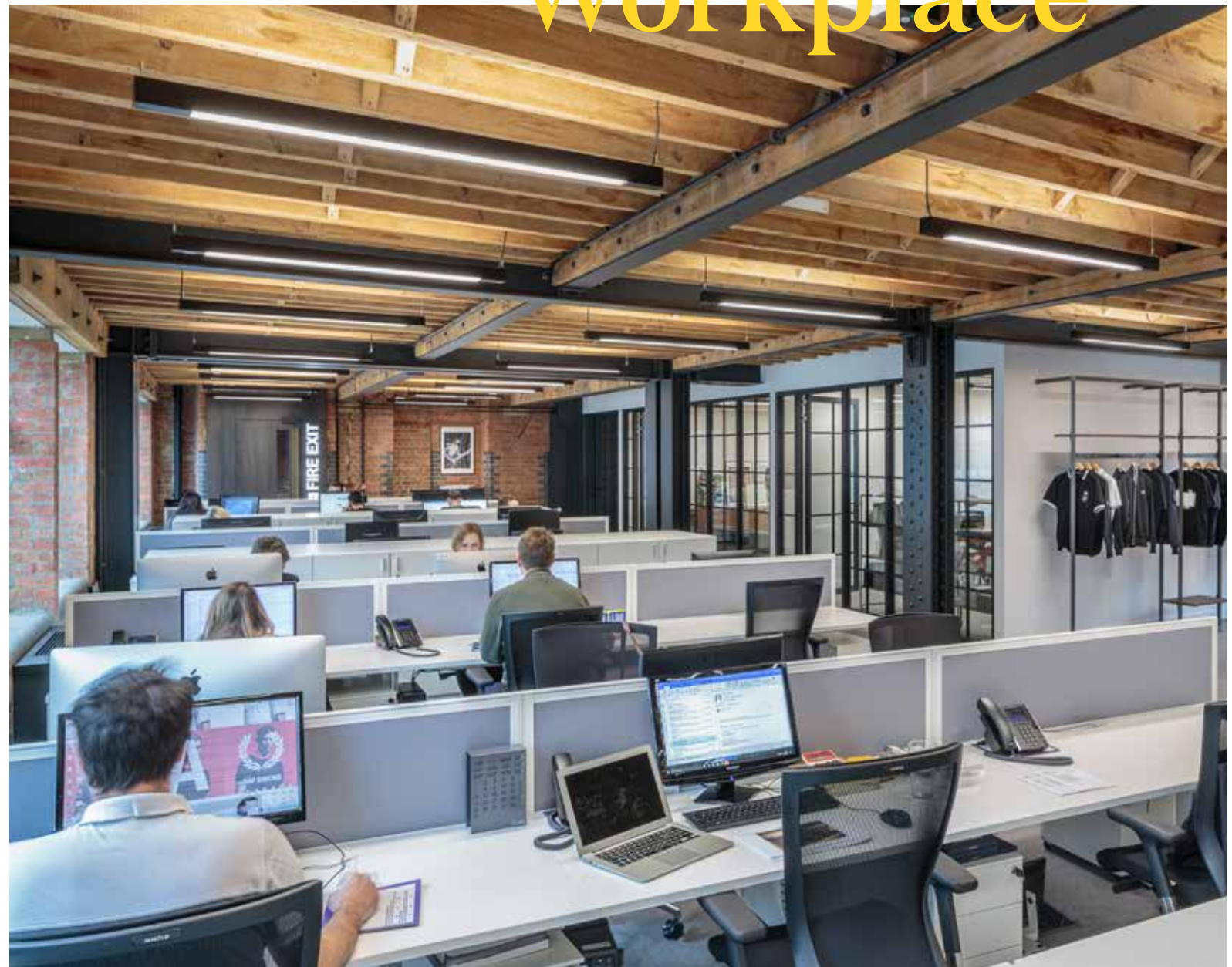
### Location

Various locations  
throughout London  
including Carter Lane,  
Paul Street, Wilson  
Street and Rosebery  
Avenue as well as  
Richmond, Hammersmith,  
Twickenham, Wimbledon  
and Guildford

### Gross Area

c. 350,000 sq ft (total) to  
date

# Low Carbon Workplace





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

One Bishopsgate Plaza is an ambitious new 43-storey development in the City. It will combine 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.



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

**Role**  
Design/Build

**Status**  
Under Construction

**Duration**  
2016 to present

**Partners**  
UOL

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

**Location**  
EC2, City of London

**Gross area**  
580,000 sq ft

# One Bishopsgate Plaza





### 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.



**Use**  
Tall Buildings, Workplaces

**Role**  
Design, Build

**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

# 8 Bishopsgate





## Returning to one of our major developments to bring our asset management expertise

Stanhope was the original developer of Chiswick Park which was the first office development in London to embrace the idea that people are more important than bricks and mortar. Stretching over 12 buildings in a 33 acre site, situated around a central pedestrian space made up of a lake, landscaping and open-air performance area, the development established a people-centric destination where individuals and businesses could exchange ideas and embrace new ways of working.

Chiswick Park has enjoyed numerous awards and been widely recognised for its role in establishing a new standard for workplaces in the UK and beyond.

Stanhope purchased Building 7 at Chiswick Park in 2020 from funds managed by Blackstone for around £310m.

Stanhope bought the 335,000 sq ft Grade A office building with the backing of existing private clients. The asset is 95% let to blue chip covenants including Pernod Ricard, Starbucks and British American Tobacco and is now managed by Stanhope.

### Use

Workplaces

### Role

Originate, Manage, Design, Build

### Status

Complete

### Duration

2020 (Asset Management)

### Partners

Private client

### Architect

Rogers Stirk Harbour + Partners

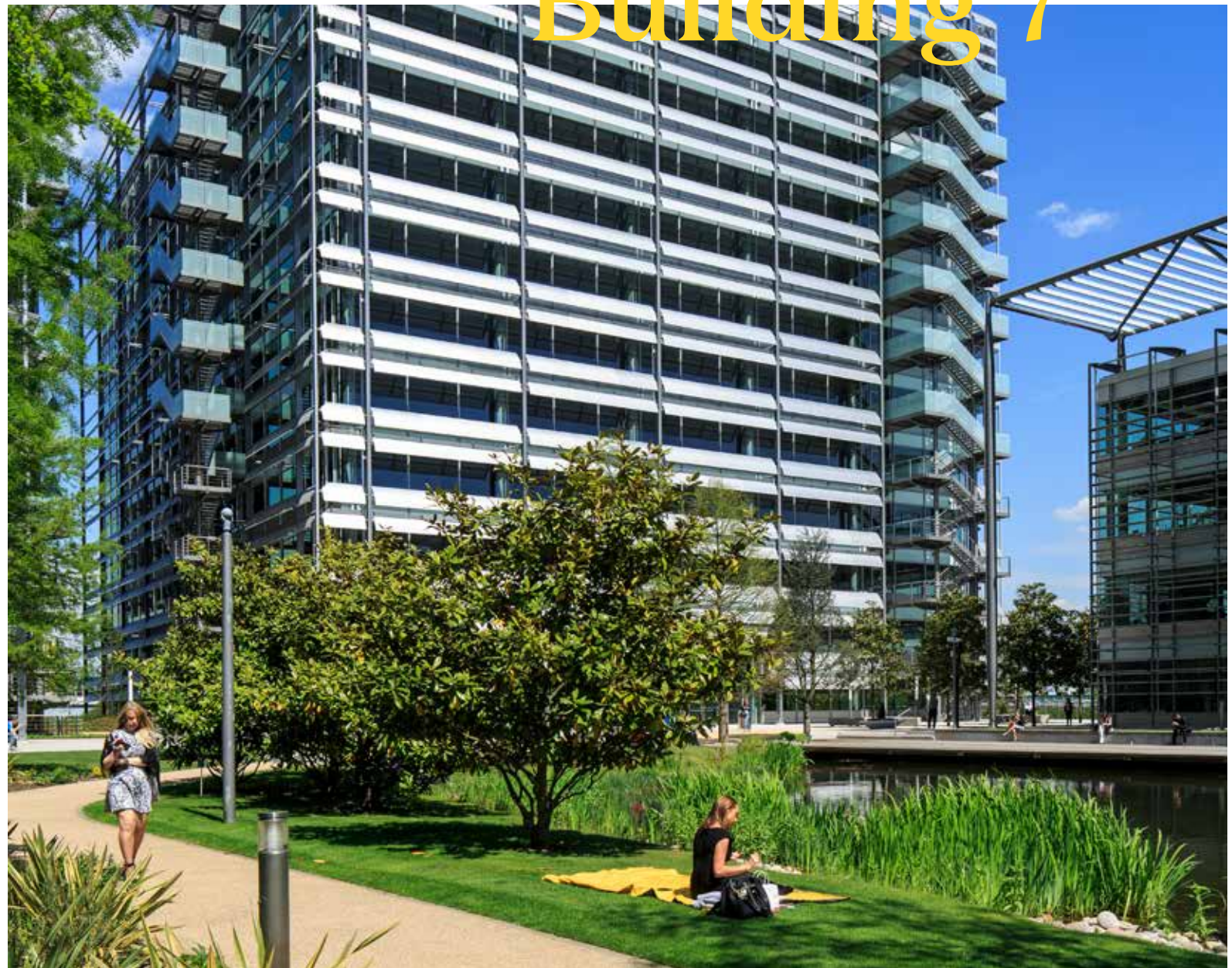
### Location

Chiswick, W4

### Gross area

335,000 sq ft

# Chiswick Park, Building 7





# Successful partnerships

Our business model centres on nurturing long-term partnerships to ensure the most efficient and effective delivery of projects.

We have worked with over 90 partners from the private and public sectors. Current partners include Mitsui Fudosan, Alberta Investment Management Corporation (AIMCo), Mitsubishi Estates, Schroders, The Crown Estate, Guy's & St Thomas' Charity, The Baupost Group, BBC, UOL and the British Library.

We work with leading design teams and support emerging practices.

Our partnership approach is reflected in our procurement and delivery strategy.

Well-established relationships with contractors and trade contractors help refine our processes, drive out risk, maintain quality and allow us to deliver on programme and to budget.





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Stanhope Plc,  
2nd Floor,  
100 New Oxford Street,  
London WC1A 1HB

Tel: +44 (0)20 7170 1700

Registered in England No. 3017841

VAT Registration No. 305 6256 20



