



CANARY WHARF
GROUP PLC



Lambeth

**VISION FOR
THE REDEVELOPMENT OF
THE SHELL CENTRE**

When complete the redeveloped Shell Centre shall make an outstanding contribution to the distinctive architectural, economic and social objectives of the Waterloo area, exemplifying the area's contribution to the regeneration of the South Bank.

In particular, the development will seek to:

01 | Achieve a design quality worthy of the site's prominence at the heart of a world city;

02 | Enhance the role of Waterloo as a gateway to London. In particular, the development will provide a permeable, welcoming and active interface between Waterloo Station and the River Thames, providing pedestrian access to Jubilee Gardens, Hungerford Bridge and the riverside. This will include:

- *An at grade, high quality pedestrian route through the site from York Road to Belvedere Road, replacing the former high level east west route;*
- *Enhancements to the linkages in the north east of the site between Concert Hall Approach and Victory Arch, in a form which contributes to objectives to establish an improved pedestrian friendly environment; and*
- *Enhancements to the route to Jubilee Gardens along or adjacent to Chicheley Street.*

All of these routes will form part of a high quality, active and connected public realm which permeates the site and adds meaningfully to the character and experience of this part of the South Bank, following the lead established around the South Bank Centre. High quality public realm will be complemented by distinctive public art.

03 | Regenerate the outworn fabric of the Shell Centre site. In particular, the Shell tower shall be retained and its setting enhanced through the redevelopment of all other buildings on the site to meet Shell's needs for a modern headquarters and to provide a high quality, mixed use development which contributes directly or indirectly to the business, residential, cultural and transport functions of Waterloo. As a result, the development will reinforce the role of Waterloo as one of London's leading business districts whilst adding to the quality and diversity of its residential function and its diverse mixed use characteristics;

04 | Generate distinctive benefits for the local community – not least by reducing local worklessness through the provision of an appropriate range of local jobs, as well as securing the future of Shell in Waterloo and contributing to local education and training initiatives. In addition, the redevelopment will provide mixed tenure housing and contribute directly to meeting local housing needs. Retail and other facilities will be of a scale and nature that adds to rather than adversely affects local centres or community facilities;

05 | Embrace and exemplify planning objectives for sustainability through the quality of its built design and its use of energy efficiency initiatives, in line with best practice;

06 | Optimise the use of the site by providing a transition between the horizontal emphasis of buildings on the riverside to the planned cluster of taller buildings



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around Waterloo Station. In particular, the development will respect the setting and prominence of the Shell tower whilst bringing coherence to the planned cluster of tall buildings in the north of the site, on York Road and at Waterloo station itself. Building heights and the composition of development will respect strategic views and the sensitivity of nearby and further heritage assets. In doing so, the development will acknowledge the planned development of Elizabeth House and ensure a high quality and permeable frontage to York Road; and

07 | Reduce any adverse effects through the quality of its composition and design and mitigate any significant residual impacts through s.106 or CIL contributions. Above all it will optimise its contribution to the enhancement and regeneration of the area consistent with the fundamental need to preserve financial viability in the immediate and long term.