



We unlock potential
creating sustainable spaces
for London to thrive.

GPE Case Studies

June 2022



160 Tooley Street, SE1



- Completed in 2006
- Comprising of 192,358 sq. ft. of offices, 2,819 sq. ft. of residential, and 10,059 sq. ft. of retail space on the ground floor
- Designed by award winning architects AHMM
- The building was developed to the highest environmental standards
- The offices have achieved a BREEAM rating of “Very Good” and the building was designed to run efficiently to reduce costs to the occupier
- The building has been hailed by CIRIA (Construction Industry Research and Information Association) as one of the most efficient commercial projects in London at the time
- Pre-let to London Borough of Southwark for their principal offices

Woolyard, 46/58 Bermondsey Street, SE1



- An integrated collection of three office buildings completed in 2008
- 46,800 sq. ft. office and retail space over 4 floors
- Landscaped courtyard
- Achieved SKA ‘Gold’, demonstrating best practice in sustainable fit outs
- Blending 19th century historic warehouses with striking new offices
- The carefully integrated cooling and lighting systems together with the exposed concrete structure and opening panels for natural ventilation, all serve to minimise energy consumption

240 Blackfriars Road, SE1



- Landmark building completed in 2014
- 236,000 sq. ft. of office and retail, over 20 floors
- Designed by award winning architects AHMM
- 'Excellent' rated BREEAM accreditation

"240 Blackfriars offers a light and modern working environment at the heart of a vibrant business and cultural district. We believe the building has helped us to improve further the service that we provide to our clients and to continue to attract the highest quality talent in our field, providing us with a fantastic base from which to continue the growth and development of Boodle Hatfield."

Sara Maccallum Senior Partner, Boodle Hatfield

Rathbone Square, W1



- 2.3 acre site in Fitzrovia completed in 2017
- Office – 243,000 sq. ft.; all pre-let to Facebook
- Residential – 142 private apartments and 20 discounted market sale apartments
- Retail – 25,200 sq. ft. including a carefully curated and characterful choice of cafes, shops and restaurants surrounding one of the first new city squares created in central London in 100 years.
- 'Excellent' rated BREEAM accreditation

"The move to our new offices at One Rathbone Square is a fantastic opportunity to occupy a high-quality new development in the heart of the West End."

Robert Cookson Head of EMEA, APAC and Americas Real Estate, Facebook

Hanover Square, W1



- 1.3 acre prime Mayfair development, a collection of exquisite buildings, new public courtyard and the restoration of Hanover Square itself
- Includes the new eastern entrance of the Elizabeth line's Bond Street station
- Works included restoration of a Grade II* listed building and redevelopment behind a historic façade to New Bond Street
- 224,000 sq. ft. mixed use scheme

"The Hanover project is an excellent example of the private and public sectors working in partnership. Through collaboration, GPE and Crossrail have each been able to maximise their respective proposals as well as providing a catalyst for improved public realm benefits for local stakeholders.

Jace Tyrrell Chief Executive New West End Company

2 Aldermanbury Square, EC2



- Planning consent granted in Q3 2021 for a comprehensive redevelopment for a 320,000 sq. ft. office
- It is arranged over two basements, ground and 12 upper storeys with a typical floorplate of 29,000 sq. ft., divisible into 3 separate tenancies.
- Targeting the highest sustainability standards, including; BREEAM Outstanding, NABERS 4.5 – 5 stars, Well Platinum Enabled and meeting GPE's carbon emissions target of 572kg/CO₂e/psm 5 years ahead of 2030 target.
- External terraces from 4th floor upwards and a communal terrace and adjoining amenity suite at 12th floor. A new pedestrian route connecting Basinghall St and London Wall leading to the Moorgate station of the Elizabeth Line within a few minutes' walk.
- New routes including extensions to the City Walkway

French Railways House, SW1



- Planning consented in Q2 2022 for the redevelopment of the existing site into a highly sustainable new building of the highest quality (60,000 sq. ft.) comprising basement, eight upper storeys, with 2 ground floor retail units (c.8,000 sq. ft.)
- Highly sustainable building targeting 'Outstanding' BREEAM accreditation, with terraces at upper levels, basement cycle facilities, roof level green wall and photovoltaic panels
- Flagship scheme for the circular economy by reusing steel beams from 2 Aldermanbury Square to significantly reduce embodied carbon
- The facades will re-use Portland Stone from the existing building to enhance the conservation area
- The design promotes active circulation and wellness, has good levels of natural light and access to openable windows, and generous amenity provision

Minerva House, SE1



- Planning submitted in Q4 2021
- 202,200 sq. ft. proposed office building, over 9 floors, including new public realm and public route through the site
- Targeting 'Outstanding' BREEAM accreditation
- Retaining 75% of the existing structure, greatly reducing embodied carbon
- External terraces from L5 – L8 and a rooftop terrace
- The new design incorporates generous internal amenity at ground level, provision of flexible retail/cafe space, urban greening measures including new external roof terraces and new cycle parking and changing rooms to encourage sustainable travel



GPE.

Greater together