

**MEDIA RELEASE**

**2 MAY 2023**

# **Liverpool Street station to be transformed as part of £1.5bn sustainably-led regeneration project**

- *The unique development opportunity will enhance London's status as a world-class city by creating a vibrant, inclusive and green landmark destination in the heart of the capital*
- *£450 million of vital station upgrades will address chronic accessibility, capacity and overcrowding issues to transform the passenger experience for millions of station users at no cost to passengers or the taxpayer*
- *The original Victorian railway sheds at Liverpool Street station will not be touched and will be celebrated by opening up extensive new views of them*
- *Through the use of renewable energy sources, it will be one of the most sustainable major new developments in the City*
- *The project will provide major benefits to the local community who will have access to a new public rooftop garden, City Lido and sports facilities*

Sellar, the developer of London Bridge Quarter and Paddington Square, MTR, a leading global operator of sustainable rail transport services including the Elizabeth line, and Network Rail have submitted a joint planning application to the City of London Corporation for proposed vital upgrades to transform Liverpool Street station.

The £1.5 billion vision for Liverpool Street station has been developed in collaboration with Pritzker Prize winning architectural practice Herzog & de Meuron and will create a world-class transport hub and landmark seven-days-a-week destination, with new retail and leisure facilities for visitors, passengers and the local community.

The designs being submitted follow several years of working with the City of London Corporation as well as ongoing consultation with heritage organisations and other key stakeholders, including three public exhibition events, resulting in the proposals incorporating a number of design changes and improvements.

## **A major transport hub in need of vital upgrades**

Despite being the capital's main transport hub, significant changes are required for the station to become fully inclusive. It is one of the most difficult to access for people with disabilities and offers a poor passenger experience for those with small children and luggage, with only one accessible lift serving the mainline station and no step-free access to most London Underground platforms.

When the last upgrade to the station was completed in the early 1990s there was no expectation that passenger numbers would grow. Liverpool Street is the busiest station in the UK by footfall, with up to 135 million people using the station and concourse area annually in recent years. In spite of high

passenger volumes, it operates with just half the concourse space of similar London stations which results in overcrowding during peak times.

The creation of a new landmark office and hotel enable a comprehensive redevelopment to deliver £450 million of vital station upgrades and customer requirements, resulting in a greatly improved passenger experience at no cost to the tax or farepayer. Passengers are at the centre of the proposals, and the design allows the station to remain open and operational throughout all phases of the project construction.

### **A sustainable and heritage-led design proposal**

The innovative net zero design creates over 800,000 sq ft of offices and around 160,000 sq ft of hotel space using the airspace above the 1990s elements of the station and 40 Liverpool Street.

The office component of the development has been designed to address the lack of supply for modern Grade A space in the City of London with strong environmental and wellness credentials that can accommodate changes to working habits that have accelerated as a result of the pandemic.

The project also sensitively protects and celebrates the station and hotel's unique historic features. The Victorian trainsheds will be restored and will not be touched or built over as part of this project. The newly proposed station concourse will celebrate these valuable heritage structures by opening up incredible new views of them throughout the station. Local and street level views will be retained by visually setting back the commercial building comfortably from the historic façades of the Grade II\* listed 40 Liverpool Street.

### **A new City destination with green public realm**

The proposals include the creation of over 1.5 acres of public realm in and around the main station building and Hope Square as well as the pedestrianisation of Liverpool Street.

The highlight is a new public rooftop garden with natural planting, which has been designed to offer the local community new amenities and sports facilities that do not currently exist. A four lane, 25 metre City Lido heated by surplus heat from the offices will allow swimmers to enjoy open air swimming all year round and a padel court will become the first in the City of London. Both will be available to the public, including local schools; and a rooftop café, with outstanding views over the City and to St. Paul's, will also be open to visitors.

A cultural and placemaking strategy has been at the forefront of the design of the public spaces to create a seven-days-a-week destination. Importantly, it ensures that the public realm is a dynamic and engaging place, with a range of activities and events that will draw visitors and serve as a hub for arts, entertainment, and community activities, creating a vibrant and lively environment.

A new six-storey hotel at the top of the building will be a destination for international and domestic visitors, and includes a venue that can host conferences, talks, lectures, and live music. The hotel will continue to be part of the Hyatt's Andaz brand, offering a quality hotel experience for the City of London.

**James Sellar, Chief Executive at Sellar, said:** "The upgrades to Liverpool Street station are essential in helping London maintain its status as a world-class city and encourage people back to the capital by significantly improving the experience for the station's millions of users and commuters. The plans will create one of the most sustainable destinations in the Square Mile, including a rooftop garden and City Lido, both accessible to the public. The office, hotel and leisure components above the station will be designed with the highest environmental and wellness credentials and will enable the £450 million of vital station upgrades at no cost to passengers or the taxpayer.

“Our entire approach prioritises protecting and enhancing the historic elements of both the Great Eastern Hotel and of the station itself. The original Victorian railway sheds at Liverpool Street station will not be touched but will be celebrated by opening up new views to and through them.”

**Robin Dobson, Group Property Director at Network Rail, said:** “Our plans for Liverpool Street will create a new transportation hub and a seven-days-a-week retail and cultural destination in its own right. This comprehensive plan will ensure the redevelopment is accessible to all, forward-looking and meet the City of London’s needs. Liverpool Street station will stand as one of the great stations, fit for the 21st century.

“The current experience designed in the 1980s falls very short and needs to change. Our vision will guarantee that sustainable travel and an exceptional experience becomes the reality for future generations. We will move from an inaccessible and overcrowded station to one centred on people, ensuring an open, accessible destination for everyone.”

**Steve Murphy, CEO at MTR UK said:** “Our vision is to create a world-class gateway to our great capital. The upgraded station and surrounding environment will serve everyone who passes through, providing an inclusive, accessible, and transformative space.

“MTR has unique experience in rail-related property projects and is proud to be part of creating a sustainable landmark destination that will connect, build, and support thriving communities. Our proposal will greatly enhance the experience of passengers, visitors, and office workers. Importantly, the local community will also gain significant advantage from access to new facilities, cultural offerings, and unique public spaces both in and around the station.”

A decision by the City of London Corporation is expected in 2024.

**-ENDS-**

**FOR MORE INFORMATION, CONTACT:**

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## NOTES TO EDITORS

### FACT SHEET

#### Current status

**Station footfall** - in recent years (prior to covid), 135 million people passed through the station annually. Approx 70million annually used the mainline rail station and 26.5million used the underground station.

**Last upgrade** - the last upgrade was completed in 1991.

**Current accessibility** - there is one accessible public lift. Hammersmith& City, Circle and Metropolitan platforms have no access westbound. Central line platforms have no access at all.

**Routes** - Liverpool Street station covers routes into Essex, Hertfordshire, Cambridgeshire, Suffolk, Norfolk, and North London.

**Height of existing tallest element** - roughly 58m AOD

#### The Proposals

**Height of over station development** - highest element (hotel) is 16 storeys above the station, roughly 108m AOD. The majority of the building is 10 storeys above the station.

**Costs** - whole project is over £1.5bn. Station improvements alone are £450 million.

**Station lift improvements** - increasing the number of lifts from one publicly available accessible lift to seven.

**Station escalator improvements** - increasing the number of escalators from four to ten.

**Station ticket barrier improvements** - capacity increased by 60% - from 66 gates to 107 gates.

**Increase in concourse** - doubles in size increasing from 6465 sqm to 13,488 sqm (Including the elements within the hotel (Ballroom and Carriageway).

**Number of hotel rooms** - 256

#### Heritage

**Listing status of the site** - the station is listed at Grade II, with the Great Eastern Railway's WWI and East Anglian Memorials listed separately as Grade II. The Hotel has been recently upgraded to Grade II\*

**Amount of Victorian trainshed demolished** - 0 sqm

**Amount of 1980s concourse roof to be demolished** - 47%

**Age of concourse roof to be demolished** - completed in 1991

#### Public Realm

**Number of new trees** - over 100 new trees.

**Size of publicly accessible roof garden** - Public/Office roof garden 2,990 sqm,  $\frac{3}{4}$  of an acre.

**Size of swimming pool** - 25 metres, four lanes

**Size of the third-floor public garden** - 1,174 sqm

**Short stay bike parking spaces (on the street)** - 60

**Long stay bike parking spaces (within the new building)** - 1,442

**Cycle hub spaces (within the station)** - 121

**Impact of pedestrianising Liverpool Street** - 1,191 taxis use Liverpool Street in the average 24-hour period. Additionally, 1,176 'cars' which were considered as Ubers undertaking pick up/drop off activities, so in total 2,367 vehicles would be not able to use Liverpool Street on a daily basis.

### **Sustainability**

**Circular economy** - no new basement, low carbon structure, recycled materials used.

**Water efficiency** - rainwater and greywater harvested and recycled within the building.

**Operational energy** - simultaneous demand for cooling in offices and heating in the hotel means that energy can be transferred via water source heat pumps, swimming pools acting as heat sinks.

**Air quality** - improvement to air-quality by introducing natural ventilation.

**Thermal performance** - Improvements to facades to reduce operational carbon of the building to reduce summer heat gain and winter heat loss.

**BREEAM** - targeting BREEAM Outstanding - the highest rating

**WELL** - Aspiration of Platinum (to be refined at Stage 3)

**NABERS** - aspiration of 5.5\* or higher, minimum target of 5\* (to be refined at Stage 3)

## **ABOUT SELLAR**

Sellar is an independent, design-led developer and asset manager with a reputation for delivering innovative and high-quality mixed-use projects in London.

Sellar champions design, wellbeing and sustainability, and challenges conventional approaches to place making by designing masterplans collaboratively with our neighbours to create safer, more accessible places and in doing so deliver a positive impact on London and our communities. Sellar works across a range of project sizes and in partnership with investment partners, architects, designers, and specialists from across the globe that share its philosophy.

Liverpool Street station will be Sellar's third major transport infrastructure-adjacent project - the other two being the internationally-recognised Shard Quarter development at London Bridge and the urban transformation of Paddington Square.

Sellar's portfolio comprising of commercial and mixed-use development includes London's healthiest business ecosystem at Canada Water Dockside and innovative projects in Camden and Bermondsey.

For more information about Sellar, please visit [www.sellar.com](http://www.sellar.com)

## **ABOUT MTR (UK)**

MTR (UK) leads all MTR's transport businesses in the UK as part of MTR Corporation - a highly-regarded global leader in the planning, design, construction, and operations of railway systems and the development, investment and management of property. MTR (UK) has developed a reputation for operational excellence, exceptional customer service and innovation across its UK portfolio, bringing together railway operations, rail infrastructure and transport-focused property development.

The company's UK rail operations includes operating the Elizabeth line on behalf of Transport for London, including all aspects of train and passenger services.

For more information about MTR UK, please visit [mtr.uk.com](http://mtr.uk.com); for more information about MTR Corporation, please visit [mtr.com.hk](http://mtr.com.hk).

## **ABOUT MERSEY 1 LTD**

Mersey 1 Limited is the legal name of the joint venture between Sellar and MTR (UK), and is the company name that will appear on all planning documents.

## **ABOUT NETWORK RAIL**

Network Rail own, operate and develop Britain's railway infrastructure; that's 20,000 miles of track, 30,000 bridges, tunnels and viaducts and the thousands of signals, level crossings and stations. They run 20 of the UK's largest stations while all the others, over 2,500, are run by the country's train operating companies.

Usually, there are almost five million journeys made in the UK and over 600 freight trains run on the network. People depend on Britain's railway for their daily commute, to visit friends and loved ones and to get them home safe every day. Their role is to deliver a safe and reliable railway, so they carefully manage and deliver thousands of projects every year that form part of the multi-billion-pound Railway Upgrade Plan, to grow and expand the nation's railway network to respond to the

tremendous growth and demand the railway has experienced - a doubling of passenger journeys over the past 20 years.

### **ABOUT HYATT HOTELS CORPORATION**

Hyatt Hotels Corporation, headquartered in Chicago, is a leading global hospitality company guided by its purpose - to care for people so they can be their best. As of December 31, 2022, the Company's portfolio included more than 1,250 hotels and all-inclusive properties in 75 countries across six continents. The Company's offering includes brands in the Timeless Collection, including Park Hyatt®, Grand Hyatt®, Hyatt Regency®, Hyatt®, Hyatt Residence Club®, Hyatt Place®, Hyatt House®, and UrCove; the Boundless Collection, including Miraval®, Alila®, Andaz®, Thompson Hotels®, Hyatt Centric®, and Caption by Hyatt®; the Independent Collection, including The Unbound Collection by Hyatt®, Destination by Hyatt®, and JdV by Hyatt®; and the Inclusive Collection, including Hyatt Ziva®, Hyatt Zilara®, Zoëtry® Wellness & Spa Resorts, Secrets® Resorts & Spas, Breathless Resorts & Spas®, Dreams® Resorts & Spas, Hyatt Vivid Hotels & Resorts, Alua Hotels & Resorts®, and Sunscape® Resorts & Spas. Subsidiaries of the Company operate the World of Hyatt® loyalty program, ALG Vacations®, Unlimited Vacation Club®, Amstar DMC destination management services, and Trisept Solutions® technology services. For more information, please visit [www.hyatt.com](http://www.hyatt.com)

### **ABOUT HERZOG & DE MEURON**

Herzog & de Meuron is led by the two founders together with the current Partners and the CEO. The practice was established in Basel in 1978. Today, an international team of over 600 collaborators are engaged in a wide range of projects across Europe, the Americas and Asia. Our main office in Basel works in tandem with our studios in Berlin and Munich, London, Hong Kong, New York and San Francisco and our site offices in Copenhagen and Paris.

### **ABOUT LIVERPOOL STREET STATION**

Originally fully opened in 1875, and London's busiest station, Liverpool Street serves seven Underground lines, the Elizabeth line, London Overground and Greater Anglia services to destinations including Norwich, Cambridge and Stansted airport.

In the proposals, existing memorials such as the Great War memorial and other statues will also be conserved and given more prominence. The 'Kindertransport - The Arrival' statue of 2006 that serves as a memorial to the thousands of unaccompanied European Jewish children who fled to London on the Kindertransport in the Second World War, will be given greater space and prominence. The Für das Kind, of 2003 by the sculptor Flor Kent will also find a home in this new arrangement.