

ONE
CHAPEL
PLACE

Welcome to One Chapel Place

We're excited to welcome you to One Chapel Place and share our proposals for its future. Our vision is to transform the site through a high-quality refurbishment and extension that retains and enhances key elements of the existing building while delivering modern, flexible workspace and an improved public realm.

Share your thoughts

We'd love to hear your feedback! You can fill in a short survey today using one of the iPads or by scanning the QR code around the room. You can also speak to a member of the project team directly. We are keen to engage with the local community and want to hear your thoughts.

For more information, to leave your feedback, or sign up to the mailing list, please scan the QR code.

Scan here >



Proposed view from Vere Street looking East

The site

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The existing One Chapel Place building is located just off Oxford Street, close to Bond Street station. The site sits directly behind the Grade 1 listed St Peter's Church, with Oxford Street's pedestrianised setting providing an important part of the wider context.

The site is bounded to the north by the Grade I listed St Peter's Church, with the surrounding area characterised by a mix of retail, office, hospitality and residential uses, with a number of larger-scale commercial developments located nearby.

One Chapel Place occupies a prominent position in Westminster, but the existing building and surrounding public realm no longer meet the needs of modern occupiers or make the most of its central London location.

The proposals will revitalise the site, creating a high-quality workplace while improving accessibility, connectivity and the environment around St Peter's Church. Its location, close to Oxford Street and Bond Street stations, also provides opportunities to improve pedestrian connections, create welcoming frontages and strengthen links to Oxford Street.



Existing site



Long Wimpole Street

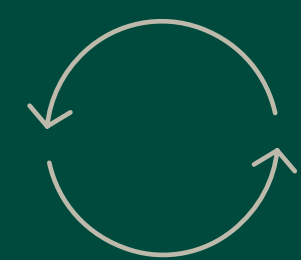


Aerial View of One Chapel Place

Our proposals

One Chapel Place will be revitalised through a high-quality refurbishment and extension, improving its modern workspace and public realm.

The proposals will:



Retains and refurbishes significant parts of the existing building, including approximately 40% of the structure and over 60% of the façade to reduce waste and preserve character.



Adds carefully designed new space, creating a modern and flexible workplace while working with the building's existing features



The design carefully balances the retained fabric with a considered new extension, creating a coherent architectural approach that responds to the surrounding townscape.



Creates a high-quality office building while providing an appropriate backdrop to the neighbouring church.

Together, these improvements will create a more welcoming destination around One Chapel Place and St Peter's Church, enhancing the experience for pedestrians, visitors and the wider community.



Proposed view from Henrietta Place looking South East

Our vision

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A high-quality transformation that repositions One Chapel Place for the evolving West End, just off Oxford Street



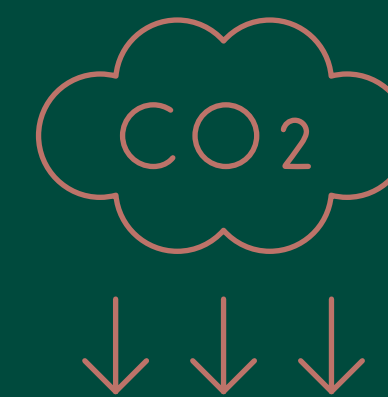
Modern, flexible workspace designed to meet the needs of today's occupiers



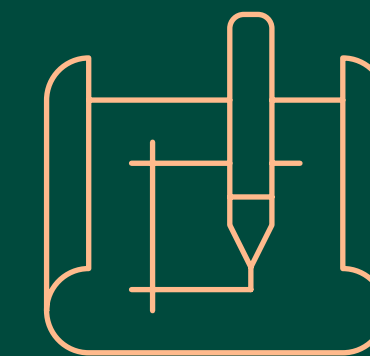
A more active ground floor and revitalised public realm, improving safety, accessibility and the pedestrian experience



A building that enhances the setting of St Peter's Church and strengthens its presence within the area



A low-carbon approach that prioritises retention and reuse, creating a more sustainable, future-ready workplace



A sensitive design that retains and enhances key elements of the existing building while responding positively to its surrounding context



Public Spaces

At the heart of the proposals is the transformation of the public realm around One Chapel Place and St Peter's Church. Today, the space is inactive and dominated by bin storage and a TfL cycle hire station, creating an underused and unwelcoming environment that lacks greenery, quality public space and a setting worthy of this important heritage location.

The proposals will create:

- Greener and more attractive environments
- Improved natural light and active frontages
- New places to sit, meet and relax
- Better connections through the building



Chapel Passage

The landscape strategy seeks to:

- Introduce new planting and greenery
- Create a welcoming space to pause and enjoy the church
- Improve accessibility for all users
- Encourage people to enjoy the public art, seating and respite from Oxford Street



Public realm design

These improvements will help create a stronger connection between the building and the surrounding area.

Improving the setting of St Peter's Church

A Historic Location

The site's historical significance is closely linked to its relationship with the adjacent Grade I listed St Peter's Church, a landmark heritage asset that has been an established feature of the area for centuries. The church provides an important historic counterpoint to the surrounding commercial development and contributes significantly to the character, townscape and cultural heritage of the locality.

The proposals seek to enhance the church's setting through a more considered building design, improved views and public realm enhancements, helping to complete the emerging townscape around the church and create a setting where it can be better appreciated within the local community.



Henrietta Place looking South East



Proposed view from Henrietta Place looking South East

Benefits for Westminster

The proposals will deliver a high-quality redevelopment that enhances the area's commercial offer, improves the public realm, and creates a building better suited to modern occupier needs, supporting the continued evolution and long-term economic vitality of the area's commercial core

Delivering Positive Change

This project will:



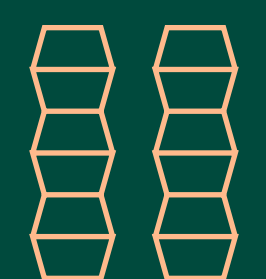
Create 3,390 sqm of new, flexible office space, alongside new amenities and external areas for occupiers.



Improve Chapel Place and Chapel Passage, creating a greener, more welcoming and accessible public realm.



Enhance the setting of St Peter's Church, with improvements to the church and its surrounding environment.



Create new opportunities to enjoy the area, including public art, planting, seating and new pedestrian connections.

Local & Economic Benefits

The proposals will:



Support more than 400 jobs, helping strengthen Westminster's economy and commercial offer.



Create opportunities for local people, including jobs and apprenticeships during construction.



Increase economic activity, supporting local businesses and services.



Provide a high-quality, sustainable workplace, helping Westminster remain an attractive place to work and do business.

The result will be a revitalised building that respects its surroundings while contributing to the future success of Oxford Street.

Proposed Refurbishment Application

Alongside the main planning application, a separate application will also be submitted for a limited programme of works to the existing building. This provides an alternative approach should any constraints prevent the wider proposals from being delivered, with the priority being to deliver the comprehensive transformation of One Chapel Place.

These works would be limited in scope and focus on improvements to the existing building, including upgrades to end-of-trip facilities, building management arrangements and the existing rooftop amenity space. They would not include any public realm improvements. In summary:

Ground Floor

The ground floor would include:

- Relocation of the building management office to a more suitable location

Lower Levels

The lower floors would provide:

- Two additional showers for building occupants
- New accessible shower and WC facilities
- Optimised the lower ground floor amenities for occupiers

Upper Floors

The uppermost level would include:

- Create a larger, more flexible office space
- Improves circulation and accessibility
- Expands and upgrades the roof terrace
- Rationalised rooftop plant equipment

Rooftop Destination

The uppermost level would include:

- Expands and upgrades the roof terrace
- Rationalised rooftop plant equipment



Wimpole Street looking South



Henrietta Place looking South West

Get involved

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Thank you for taking the time to visit One Chapel Place and learn about our proposals for the site. Your feedback is an important part of the consultation process and will help shape the final plans.

Share your thoughts

Please complete a feedback form today by using one of the iPads or scanning the QR code.



Get In Touch:

Please don't hesitate to get in touch using the details below if you have any questions.

✉ onechapelplace@conciliocomms.com

☎ 0800 193 0884



Proposed view from Vere Street looking East