



The existing building at Seventy Gracechurch Street

WELCOME

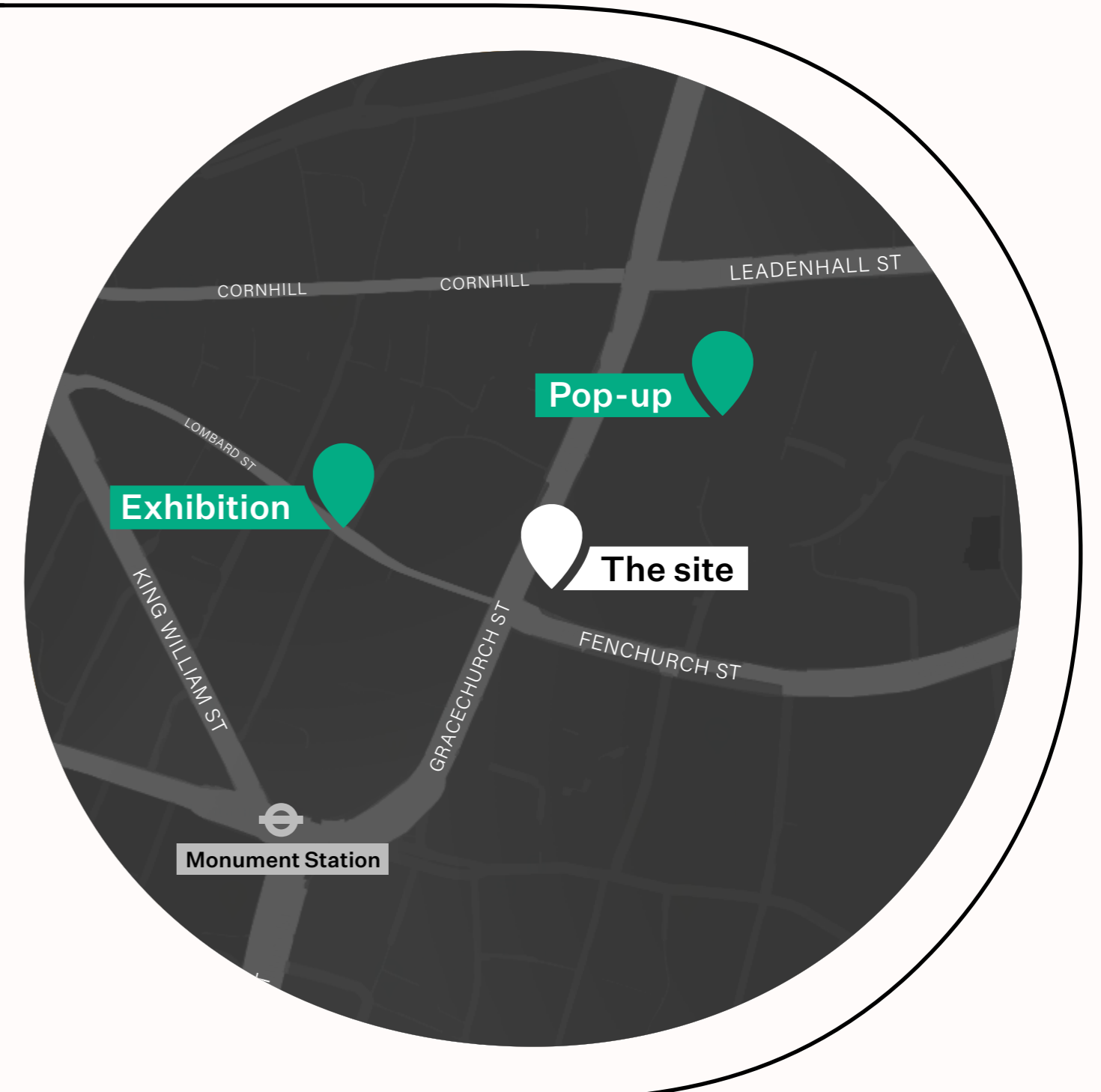
Welcome to our public exhibition on Stanhope's emerging proposals for Seventy Gracechurch Street, on behalf of Ontario Teachers' Pension Plan (OTPP).

We purchased Seventy Gracechurch Street in 2022 and have been working since then to design a new scheme improving on the planning consent secured by a previous owner in 2021.

Working with the same design team, including lead architects KPF, we are developing a new proposal which can better meet the sustainability challenges of our time and the need to attract workers and visitors to the City.

This first phase of consultation sets out the guiding principles of what we want to deliver. We will be holding a second consultation later this year, once we have developed a detailed set of proposals.

We want to hear your feedback, via our online survey or written feedback form. Your feedback will be considered by the design team as we develop our proposals in more detail.



The Seventy Gracechurch Street site is indicated in white

STANHOPE



SEVENTY
GRACECHURCH

AN EXPERIENCED TEAM



Owner and joint investor

The Ontario Teachers' Pension Plan (OTPP) is one of the largest retirement funds in the world. Together OTPP and Stanhope are already jointly delivering life sciences and workspace projects right across in the UK. This includes Oxford North, Cambridge Science Park and White City Place.



Owner and development lead

Stanhope PLC is a property developer and asset manager with 25 years of experience in delivering high-quality developments that optimise value for partners and communities in London.

Stanhope led on the recently completed development at 8 Bishopsgate and are currently bringing forward proposals for 1 Undershaft.



Architect

Kohn Pedersen Fox Associates (KPF) is a unified architectural practice focused on the design of buildings of all types and scales, in all geographic regions.

KPF designed the previously consented scheme for Seventy Gracechurch Street.



Planning consultant



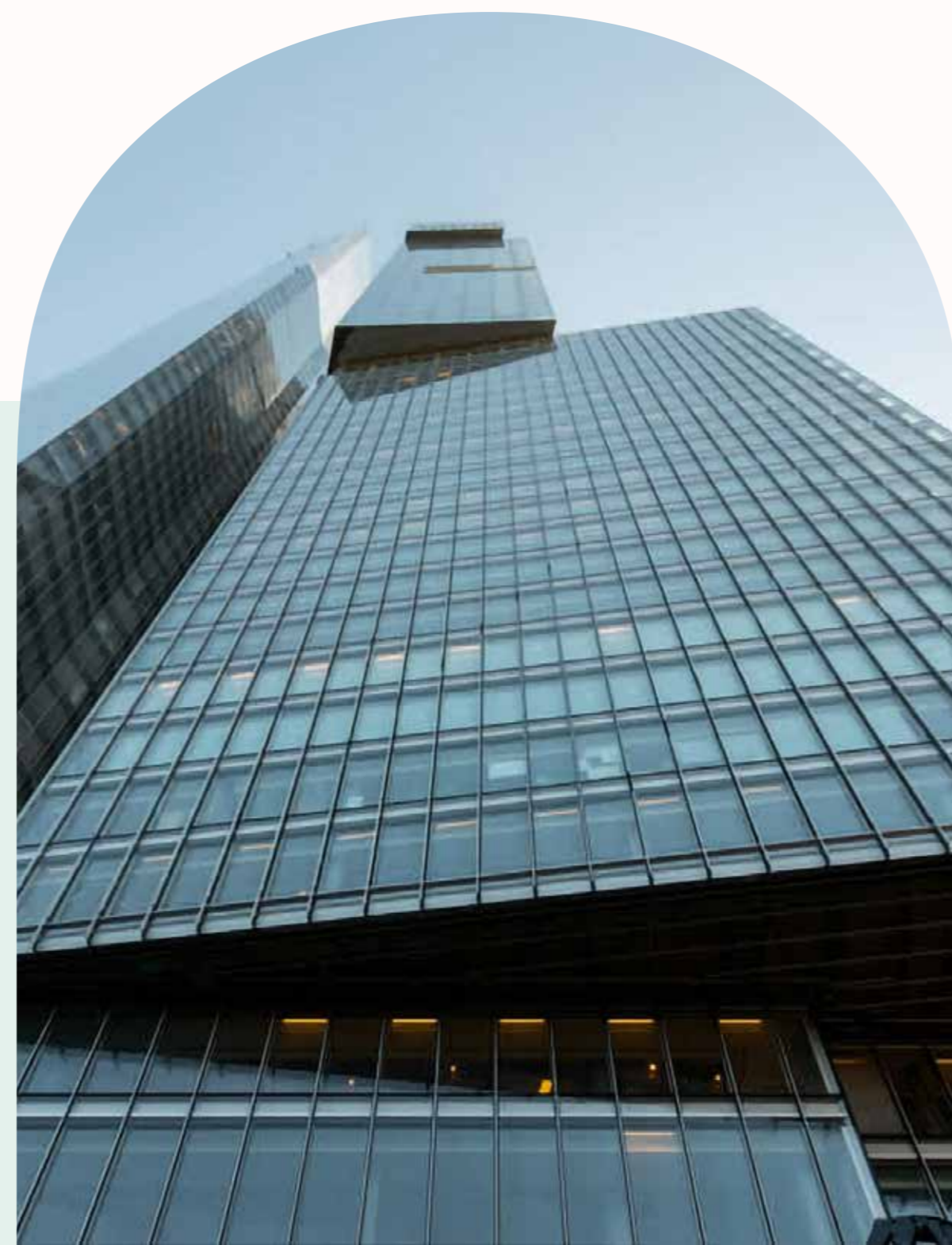
Social value and culture



Communications and engagement



1 UNDERSHAFT – STANHOPE



8 BISHOPSGATE – STANHOPE



52 LIME STREET – KPF



The existing building viewed from Gracechurch Street

THE SITE AND HISTORY



Seventy Gracechurch Street is located at the corner of Gracechurch Street and Fenchurch Street, with Lime Street to the East. To the rear is Ship Tavern Passage, and further North is Leadenhall Market.



The lower floors previously housed a Marks & Spencer store, which has now closed and the space is vacant. The upper floors are still occupied by office tenants.



Built in the 1990's as a purpose built department store and headquarters for M&S, the existing seven storey building is unlisted and is not within a Conservation Area, although the Leadenhall Conservation Area neighbours the site.



In 2021, the previous owner was granted planning consent to redevelop the existing building to provide a 33-storey office building.



Stanhope and OTPP then acquired the site in 2022, and we believe that major improvements can be made to upgrade the sustainability and cultural offer by taking a fresh look at what is possible.

OUR VISION

Our vision for Seventy Gracechurch Street is to provide a new, **high-quality office building with world-leading sustainability credentials**, delivering much needed new high-quality office space in the Eastern Cluster of the City of London.

We also want to contribute towards the **Destination City agenda** to attract more visitors through new exciting cultural uses.

We will **re-use many elements of the existing building** with the overall site transformed to complement the Leadenhall Market.



A sketch of the proposed new building, looking North from Gracechurch Street

The designs are informed by four key priorities:

01

A transformative approach to reusing and retrofitting the building

02

Creating a new Southern gateway to the historic Leadenhall Market

03

Responding to demand for high-quality office space

04

Designing a new part of the City's skyline

We want your feedback on our key priorities at this early stage before we develop our proposals in more detail.

KEY PRINCIPLE 1

A TRANSFORMATIVE APPROACH TO REUSE AND RETROFIT



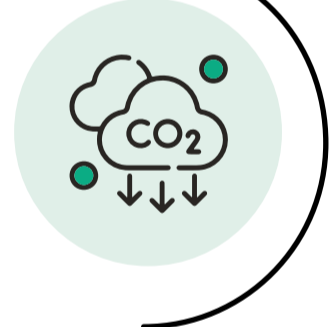
The consented design proposed the **complete demolition and redevelopment** of the existing building at Seventy Gracechurch Street.



However, by virtue of it being a department store, we have a **unique opportunity to retain much of the existing building** while delivering a tall building above it which would reduce the carbon impact involved in redevelopment.



Our aspiration is to **retain as much of the existing building superstructure as possible**. Retrofitting a building like this at scale is an unusual and pioneering approach to significantly decrease the amount of embodied carbon compared to redevelopment.



This approach will help us **reduce the embodied carbon** spent by the project – that associated with construction and material production.

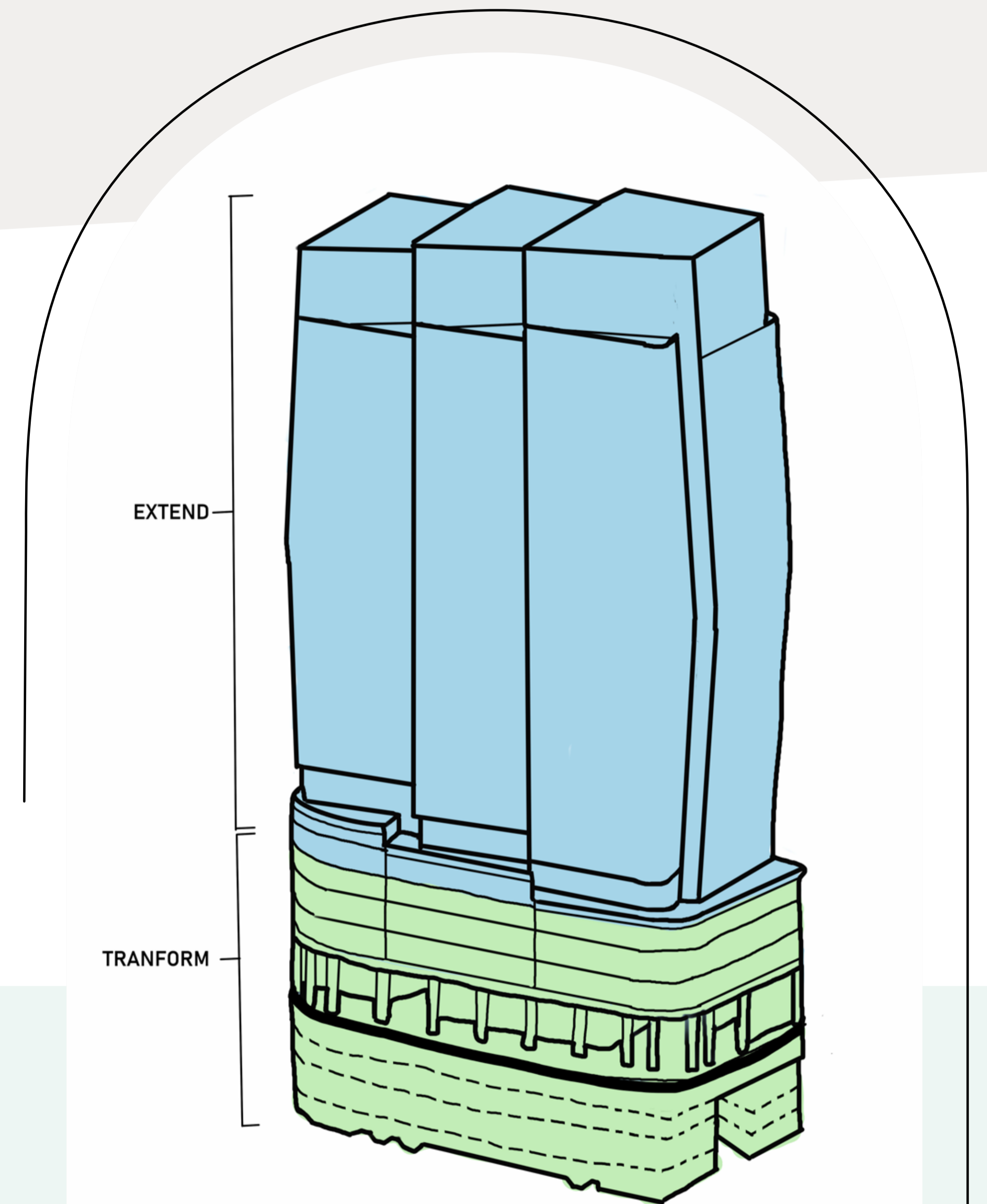


Illustration of retained elements

KEY PRINCIPLE 2

CREATING A SOUTHERN GATEWAY TO THE HISTORIC LEADENHALL MARKET

Our proposals will open a new public connection from Fenchurch Street through to Ship Tavern Passage, and North to Leadenhall Market.

This will transform public access to the Market by giving it a new southern gateway and help spread footfall across the whole district.

We are proposing three major new cultural uses within our new scheme to help deliver the Destination City objectives. These are:



A new large cultural space on the corner of Gracechurch and Fenchurch Street, which could include a music venue or market hall



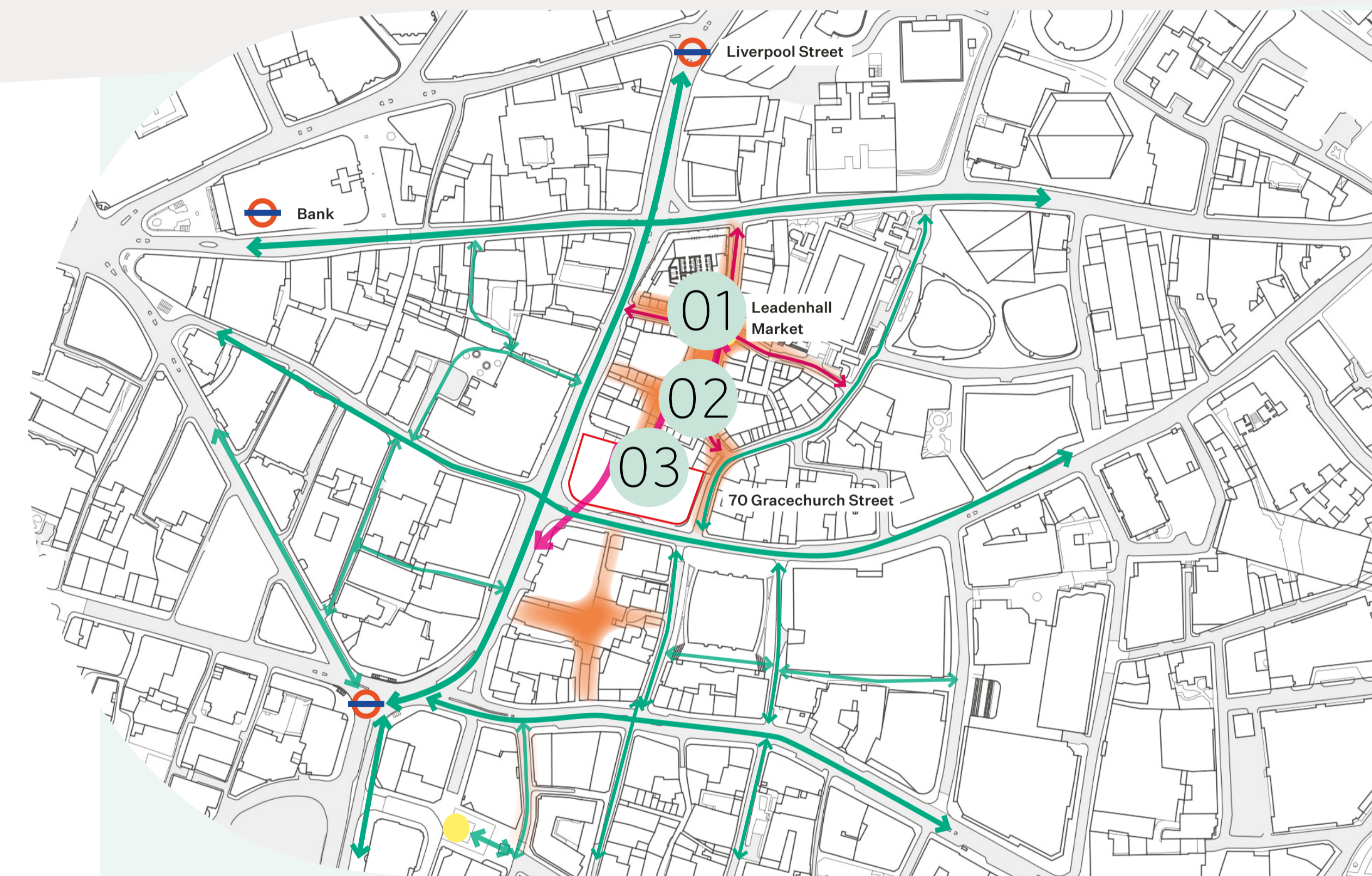
A new pop-up market on the ground floor on the corner of Lime Street



A new public and curated social space at the seventh floor

We want to know your views on what you would like to see in our cultural offer.

Examples of possible new cultural offers



The Historical Market



The Three Dimensional Market



The Passage

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**ONTARIO
TEACHERS'
PENSION PLAN**

KEY PRINCIPLE 3

RESPONDING TO DEMAND FOR HIGH-QUALITY OFFICE SPACE

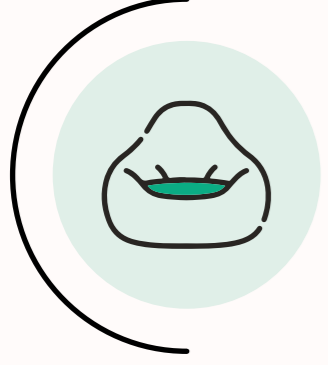
The previously consented scheme was designed mostly before the pandemic, when demands for office space were very different.



As such, we have **redesigned the office space to make it more sustainable, well-ventilated and include more of the amenities** that we know occupiers and staff want.



Our proposals **target market-leading sustainability credentials**, with the latest technology **deployed to reduce both embodied and operational carbon**.

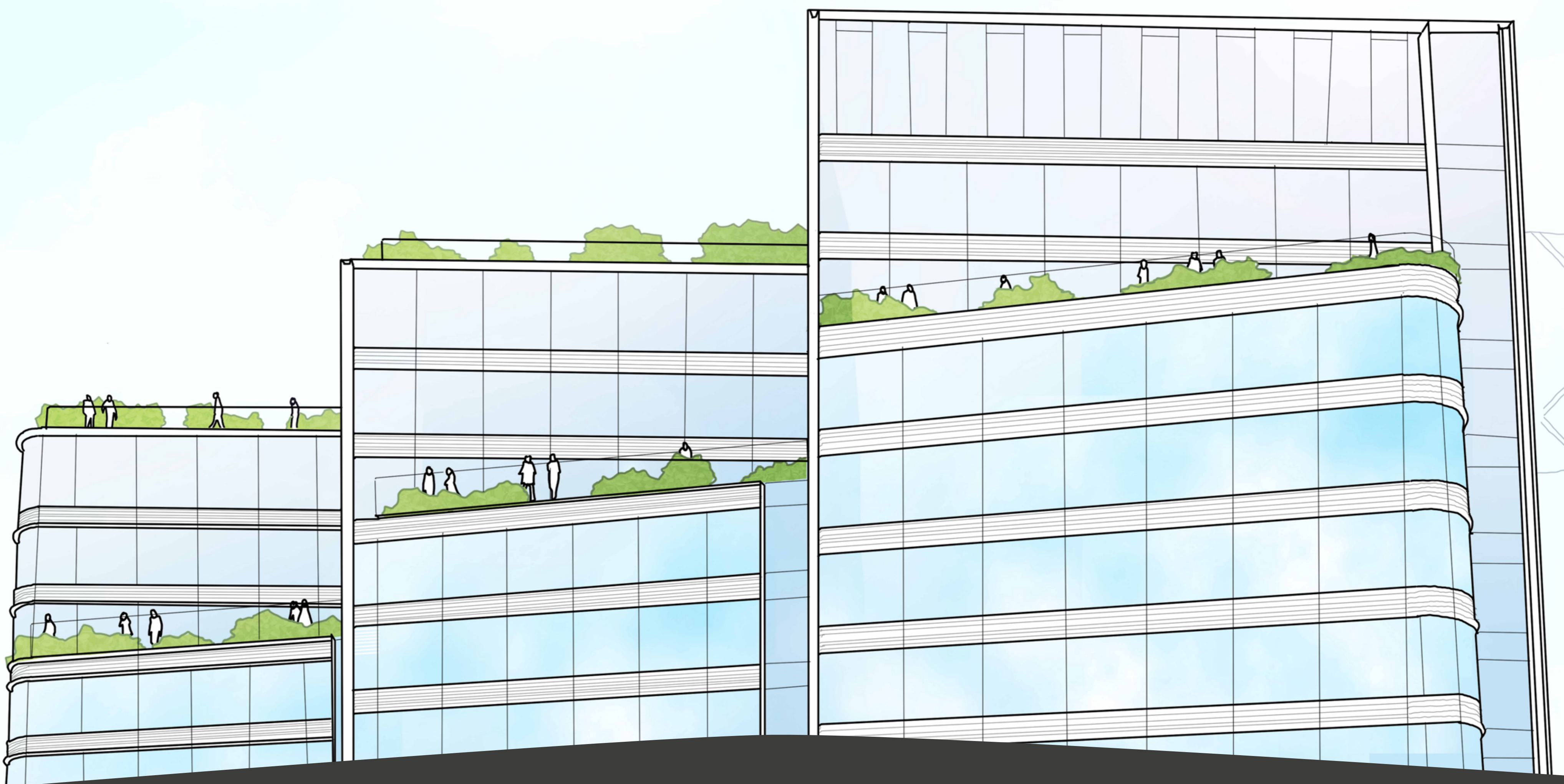


The high-quality new space will help attract staff back into the office, **supporting the economic growth of the City**. New green terraces and amenity areas for workers will **improve staff health and wellbeing**.



This boost in floorspace will help the City **maintain its position as one of the world's leading financial centres**.

The proposals will deliver office spaces with plenty of amenity areas for workers, including many green terraces as shown below



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KEY PRINCIPLE 4

DESIGNING A NEW PART OF THE CITY'S SKYLINE

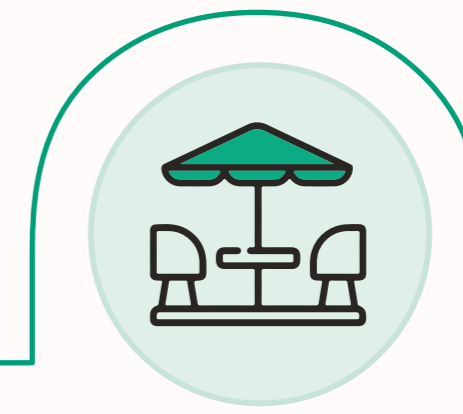
Working with KPF, we want to use this opportunity to realign the proposed tall building at Seventy Gracechurch Street to be a more sensitive and fitting addition to the City Cluster, which has changed since the last scheme was approved.



Our proposals will be **no taller than the previously consented 33 storey building.**



Our sensitive design aims to fill in the gap in the City's skyline, **helping to connect the Central and Southern clusters.**



We propose **adding new roof terraces, outdoor areas and landscaping** for office workers to use. This will help meet demand for well-ventilated office space with generous amenity areas for staff.

The proposals for Seventy Gracechurch Street shown in the context of the Eastern Cluster outlined in red



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NEXT STEPS

Thank you for attending our exhibition. These materials are also available on our website.

You can also contact us at any time by using the details below:

 0800 307 7571

 seventygracechurchst@londoncommunications.co.uk

 seventygracechurch.co.uk

A sketch of the proposed ground floor public spaces



Have your say

At this early stage and while we progress our designs for the site, we are keen to get your views on the plans. We particularly want to hear your thoughts on:

01 How we can best celebrate this site's location next to Leadenhall Market

02 What art and culture we could add to bring people into the area as well as support current and future workers, visitors and residents

03 Our early designs in general

You can give your feedback by filling in the digital survey online or a paper form at our exhibition. All feedback will be considered before our second phase of consultation in the summer where we will show more detailed designs.



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