

# WELCOME

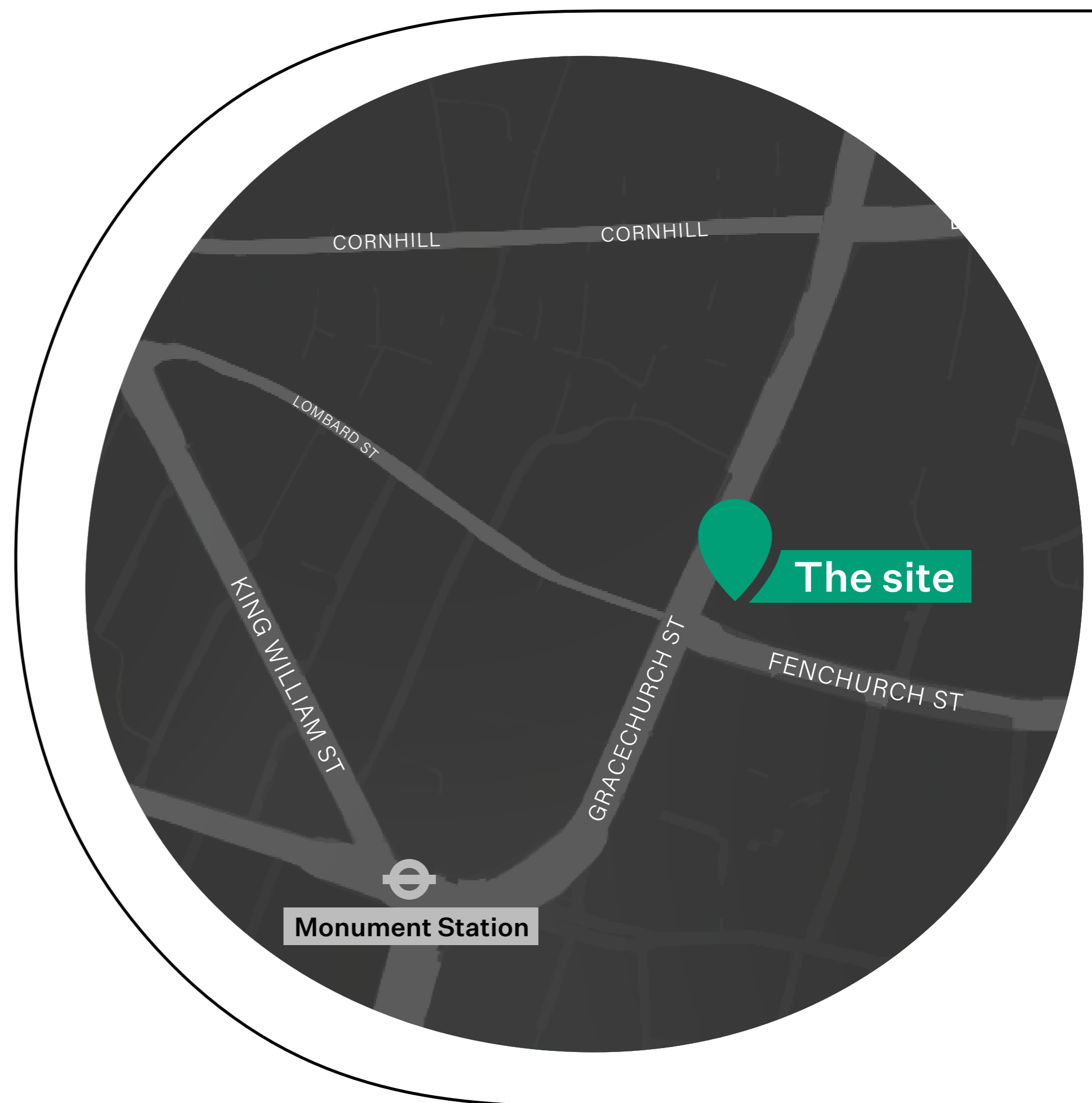
## Welcome to our second public exhibition on Stanhope's emerging proposals for Seventy Gracechurch Street, on behalf of Ontario Teachers' Pension Plan (OTPP).

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 largely 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.

We held our first phase of our public engagement in April, which set out the guiding principles of what we want to deliver and sought the views of the local community. We are grateful to everyone who attended our exhibition and gave feedback. Since then, we have reviewed all feedback as a project team and worked to develop a detailed set of proposals, shown in these boards.

We want to hear your feedback, which will be considered by the team before submitting a planning application to the City of London Corporation. You can submit feedback via our online survey or written feedback form.



The Seventy Gracechurch Street site is indicated in green



The proposed building at Seventy Gracechurch Street

**STANHOPE**



**ONTARIO  
TEACHERS'  
PENSION PLAN**

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



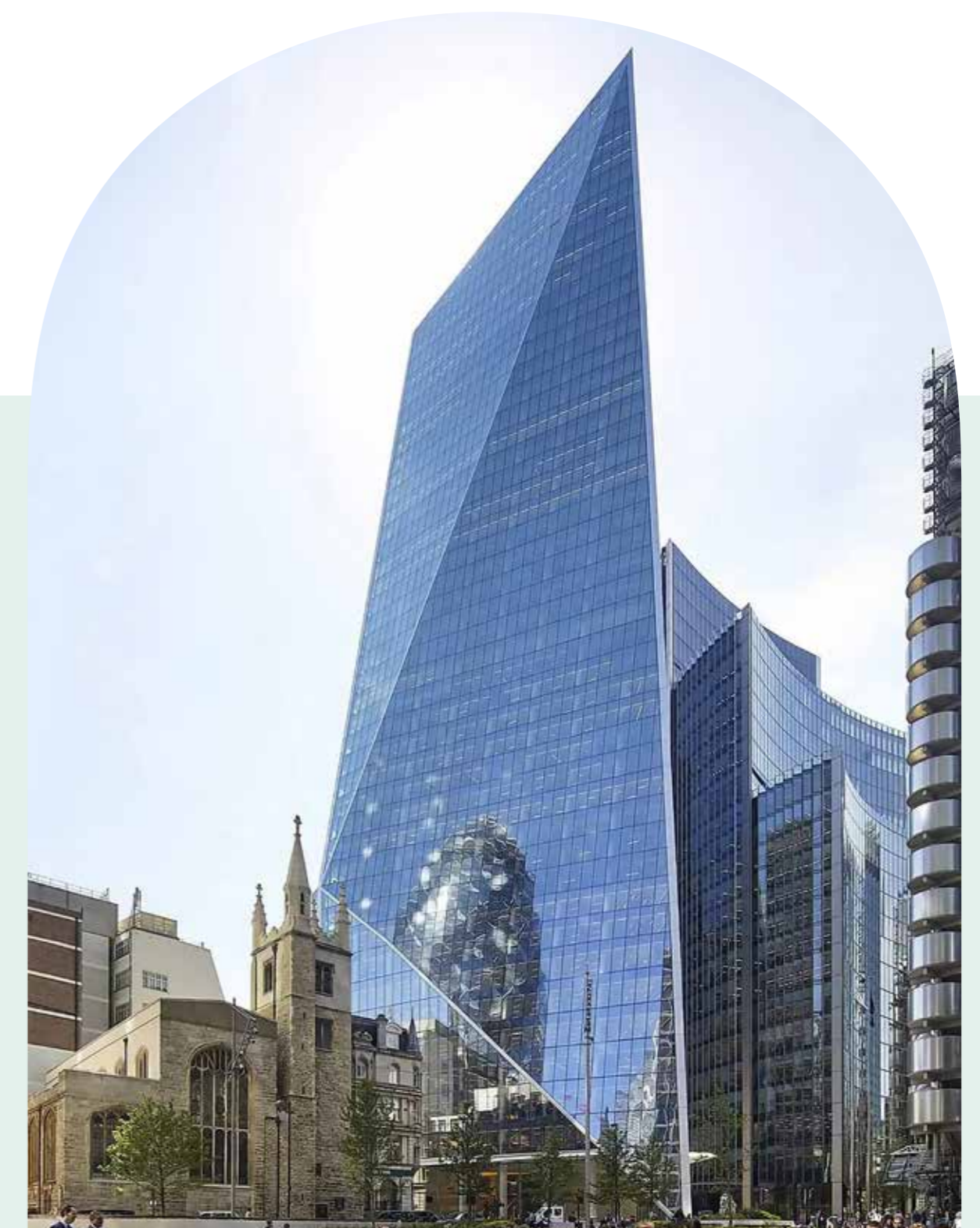
## Communications and engagement



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 first round of public engagement

We held our first public exhibition at St Edmund the King Church, along with a pop-up at Leadenhall Market, in April 2022.

Generally, most people who responded were happy or satisfied with the early proposals. Feedback indicated support for the development of the connection to Leadenhall Market, and some also suggested the building design could be more distinctive to stand out more with among nearby towers.

Since our first round of public engagement, we have also now confirmed that we will be delivering a new viewing gallery at the top of the building.

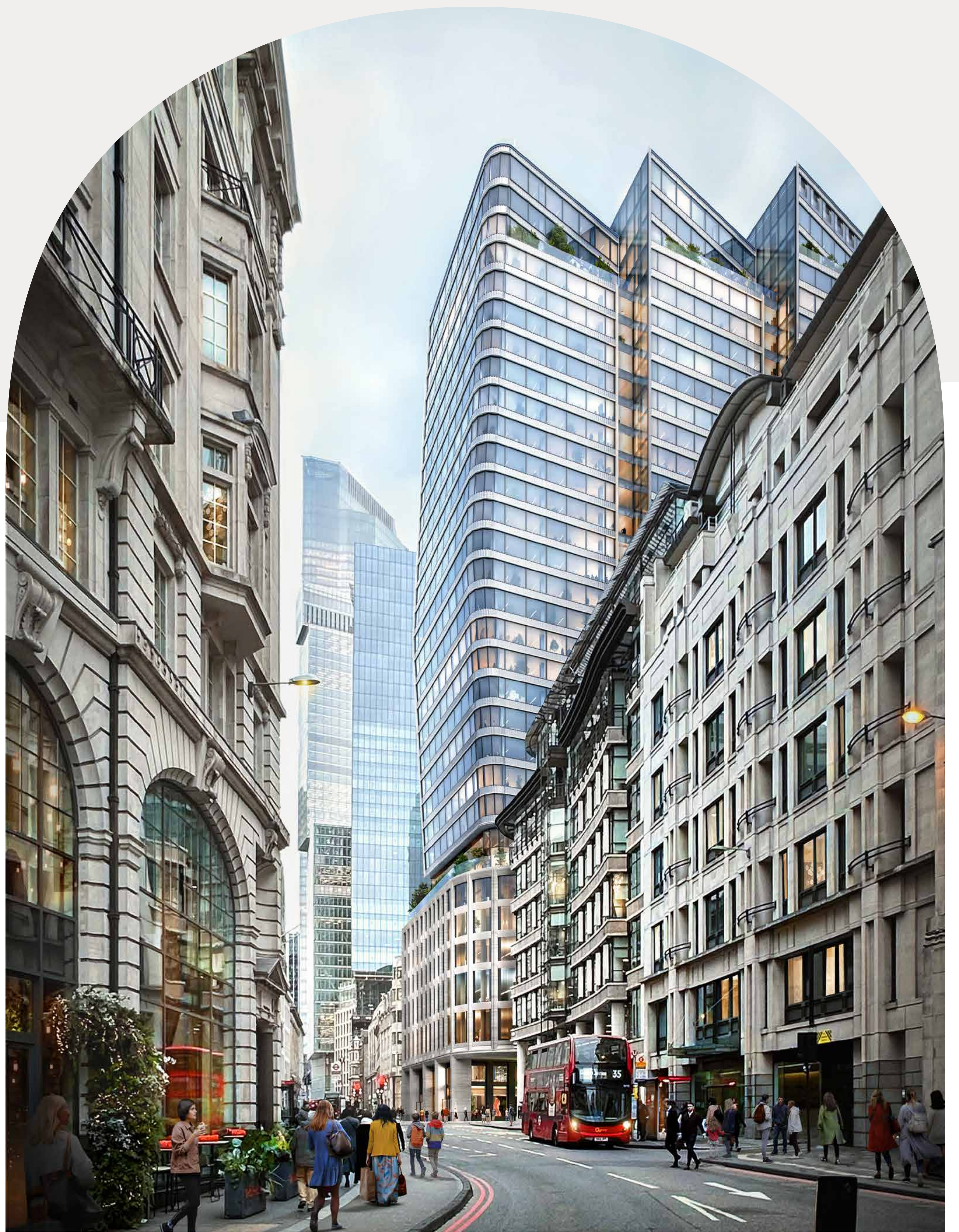


# OUR PROPOSALS

**In our first round of public engagement, we set out our vision for Seventy Gracechurch Street based four key priorities:**

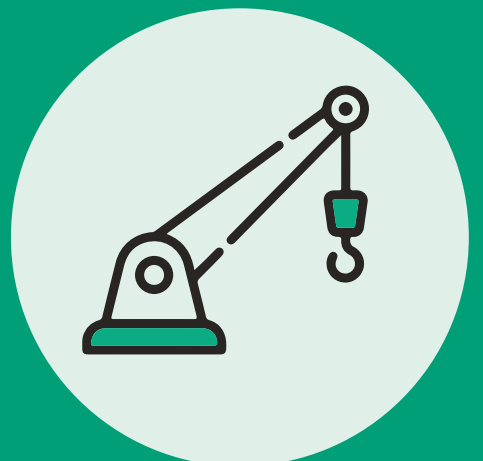
- 01** | A transformative approach to reusing and retrofitting the building
- 02** | Creating a new Southern gateway to the historic Leadenhall Market
- 03** | Responding to demand for high-quality office space
- 04** | Designing a new part of the City's skyline

Having reflected and responded to feedback in our designs, we now want to understand your views on our detailed proposals before we submit a planning application.



The proposed new building, looking North from Gracechurch Street

**Having consulted both the local community and the City Corporation, our updated proposals will:**



Retain and refurbish the existing seven story building at Seventy Gracechurch Street



Develop a tall office building above the existing structure, so the overall development will stand 33 storeys high (similar to the consented scheme)



Provide 550,000 sq ft of high-quality office space that is in high demand across the City



Deliver three new cultural areas to attract visitors to the City, at ground floor, Level 7 and roof level



Create a sensitive new part of the City's skyline, by helping connect the Central and Southern clusters



Offer office workers new roof terraces, outdoor areas and landscaping, within a highly sustainable building

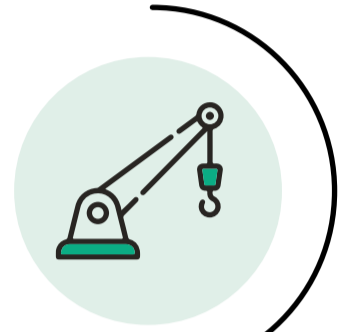
## SEVENTY GRACECHURCH

**STANHOPE**





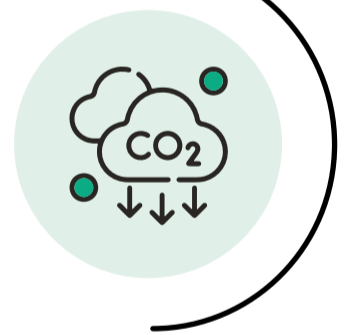
# A LANDMARK SUSTAINABLE BUILDING



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.



**We will adopt carbon reduction strategies with the aim of aligning with the UKGBC trajectory to Net Zero**, including all electric, high efficiency heating and cooling systems that will minimise operational energy and improve air quality.



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.



Beyond structural re-use, we will minimise the embodied carbon of the new construction through a **circular economy approach** focusing on re-use of existing materials wherever possible, designing for longevity and future flexibility, lean design throughout to minimise material volumes and procuring market leading low carbon materials.



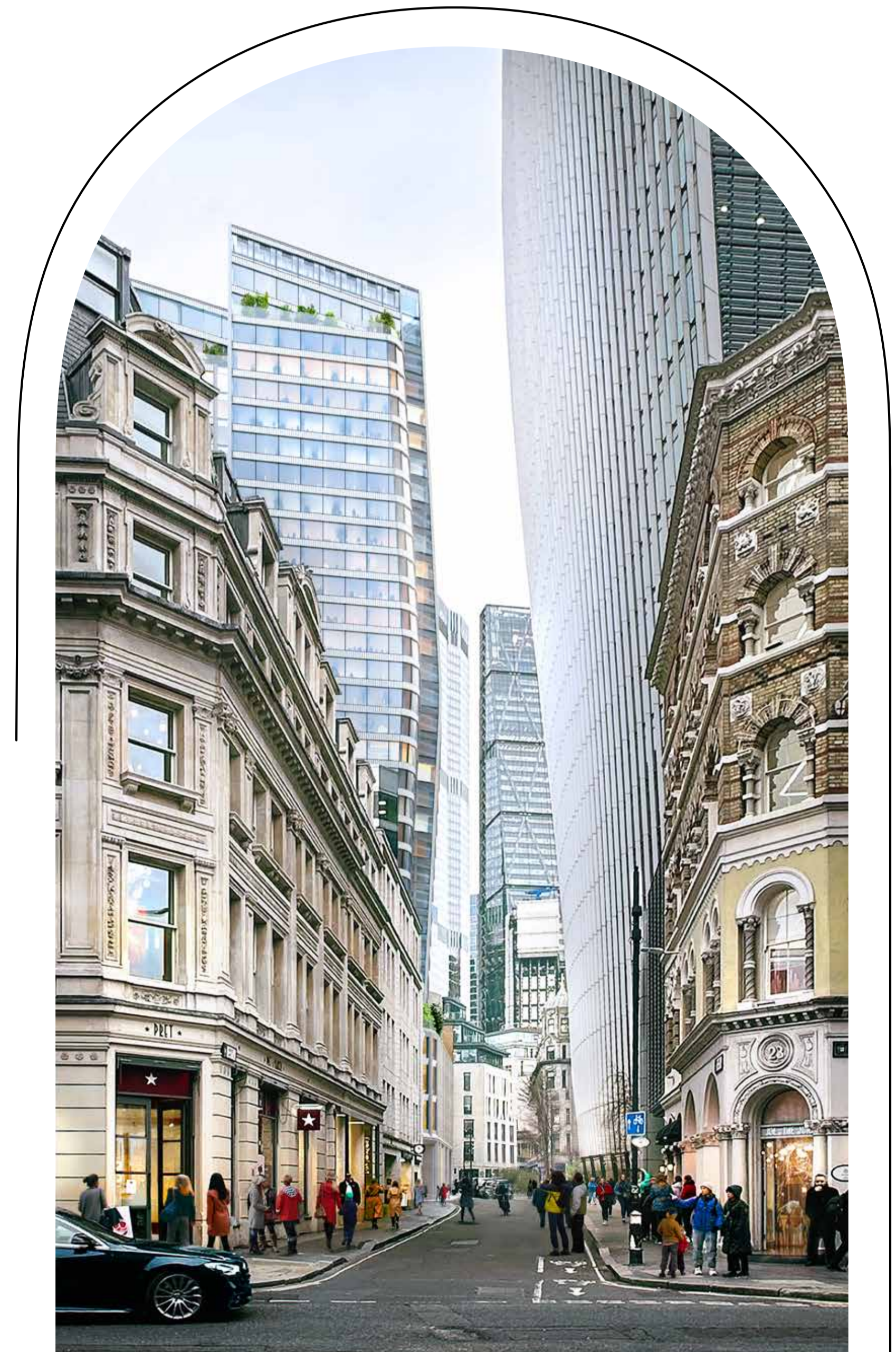
**We are embedding climate resilience into our approach** through water attenuating measures such as blue roofs and a high performance facade to avoid overheating, creating an asset fit for the long term.



**Greening opportunities** will be maximised through landscaped, bio diverse terraces and roofs.



**The development allows us to fundamentally rethink the ground floor of the building**, adding new public spaces in a congested area of the city as well as new amenities.



CGI of the new building

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# STRENGTHENING OUR CONNECTION TO 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:



**Two new cultural spaces at the ground floor,** with a viewing gallery entrance space and a standalone food and beverage retail unit



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



**A new viewing gallery at the top of the building,** offering sweeping views of London free to the public with a flexible indoor event space

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



CGI view of new connection through the site



The Historical Market



The Three Dimensional Market



The Passage



# RESPONDING TO DEMAND FOR HIGH-QUALITY OFFICE SPACE

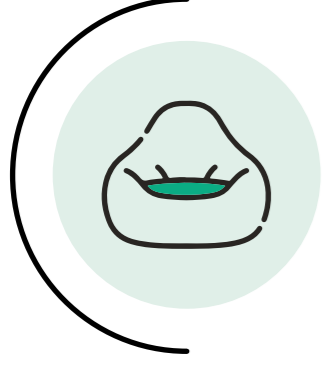
The previously consented scheme was designed mostly before the pandemic, when demands for office space were very different.



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**.

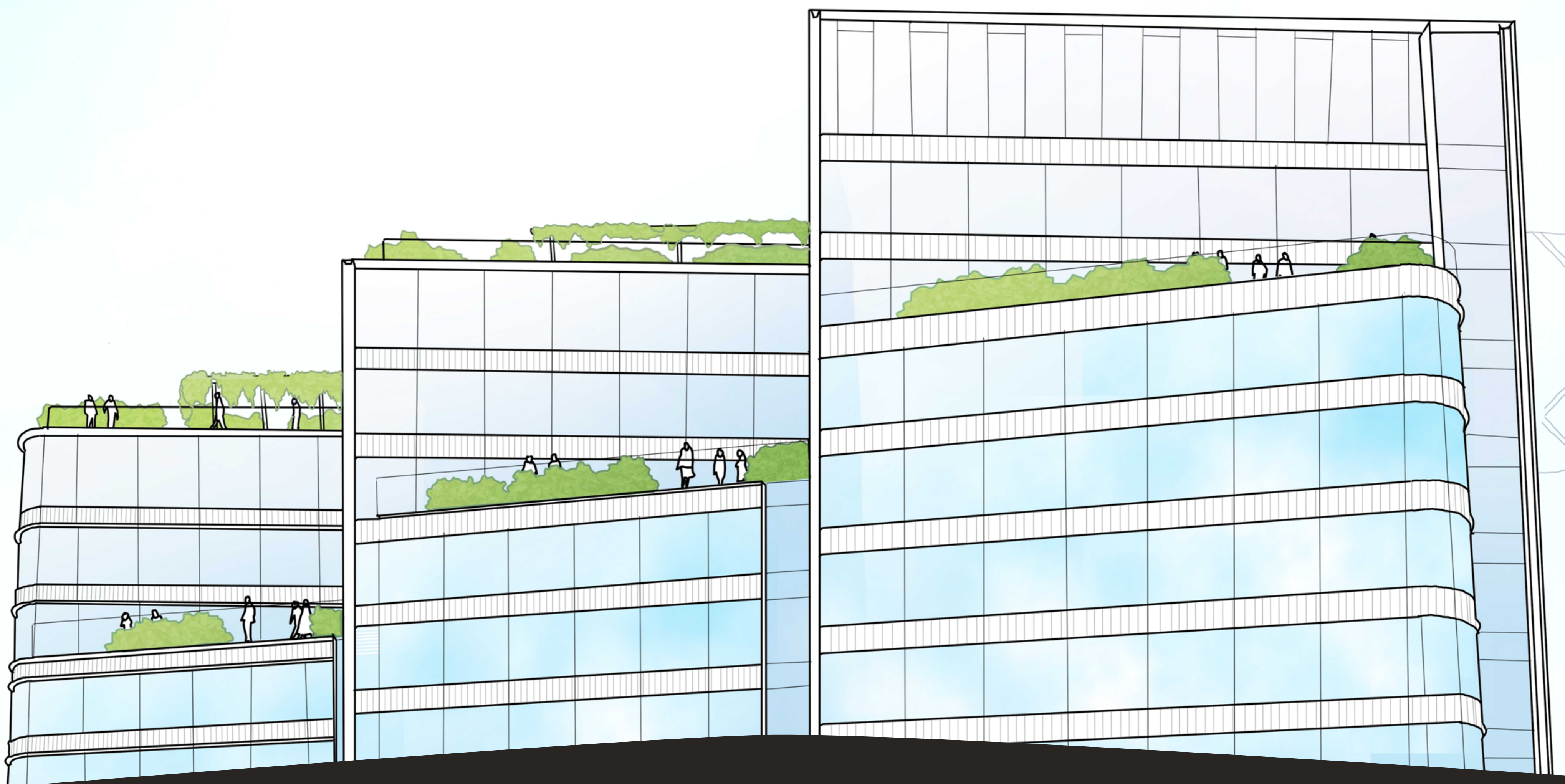


The high-quality new space will help attract staff back into the office, **supporting the economic growth of the City**. New green terraces and amenity areas for workers will **improve staff health and wellbeing**.



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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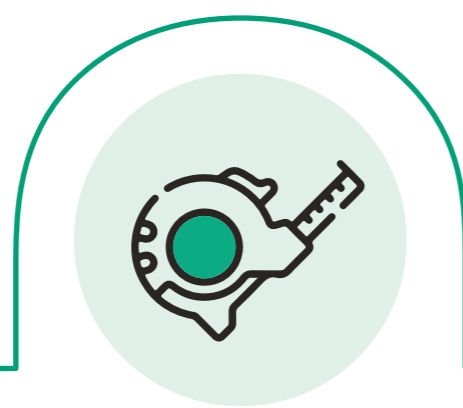
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# DESIGNING A NEW PART OF THE CITY'S SKYLINE

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. The project's design aims to limit the embodied carbon of the facade and reflects our approach to the transformation of the existing building.



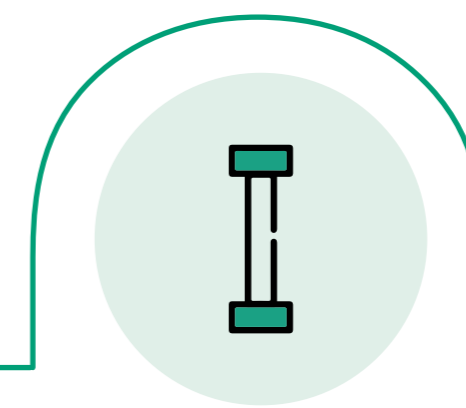
Our proposals will be **no taller than the previously consented 33 storey building**.



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 retained podium is clad with stone, which echoes materials and colours of the historical context.** The tower above is clad with large size glass panels, for lower carbon impact, and textured horizontal metal spandrels, which add scale and detail to the cladding's design.

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



Viewing gallery at the top floor

## Have your say

We want to hear your views on our detailed proposals before we submit a planning application. 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 we submit a planning application later in the Summer.

## Timeline

- Summer 2024**  
Submission of planning application
- Late 2024**  
Possible determination of planning application
- Summer 2028**  
Start on site, subject to planning permission
- Summer 2032**  
Completion