

Welcome

to our first public exhibition



Welcome to our public consultation on the future of 60 Gracechurch Street.

Obayashi Corporation is one of the largest construction and engineering firms in the world. We acquired 60 Gracechurch Street in 2023 to supplement our existing UK portfolio which includes nearby 20 Gracechurch Street and Bracken House, near St Paul's.

To bring forward our plans for the future of 60 Gracechurch Street, we have partnered with Sellar, an independent, design-led developer and asset manager, with extensive experience and a reputation for delivering innovative and high-quality mixed-use projects across London.

Together, we are positively contributing to the City of London's skyline with a new office building, combining public spaces and cutting-edge sustainability.

We are keen to encourage engagement with the City community and garner comments on our proposals. We are determined to contribute to the evolving City Cluster which blends the history of the City whilst embracing the latest technologies to create a lasting legacy.

Please review the information that we have displayed around the room and fill out a feedback form - we would love to hear your thoughts.



The existing City Cluster-a modern commercial landscape



Site location

Meet Obayashi Corporation



Obayashi was established in Japan in 1892 and we have been a market leader since the very beginning.

In the UK, we have been recognised for the multi-award winning, sensitive retrofit of the Grade II listed building at Bracken House. The building is home to The Financial Times, at the heart of the British journalism industry.

Obayashi's philosophy

We have a clear vision and mission across our business to always strive to be a leading sustainability company.

This is built on three key principles which form the foundation of every project:

- Exercise honest craftsmanship with superior technologies and create new value in every space.
- Care for the global environment and create solutions to social challenges as a good corporate citizen.
- Value each person with a stake in our business.

These promises are kept in every project we do, and contribute to realising a sustainable society. We hope you will see them in every aspect of the design and development process for 60 Gracechurch Street.

Examples of Obayashi developments



Shinagawa Intercity, Japan



Bracken House, City of London



O-Nes Tower, Bangkok

You can find out more about Obayashi's award-winning work, including the refurbishment of Bracken House by scanning this QR code
<https://www.obayashi.co.jp/en>



The team

delivering
the project



Obayashi has brought together a best-in-class team to develop the proposals, including:

SELLAR

Sellar: Development Manager

At Sellar, we create places and leave legacies. We believe in the limitless possibilities of place; and the opportunities that come from putting people first. We have delivered some of London's most progressive projects, including the London Bridge regeneration at Shard Quarter with London's most iconic building, The Shard.

With urban innovation projects, including at Paddington Square and Seal House, our objective is to revitalise sustainable workspace. We know London and strive to create fantastic, sustainable and beautiful projects with exceptional design at their heart.



Paddington Square



The Shard

3XN

3XN Architect: Project Architects

3XN's work is driven by the conviction that architecture should give something back -to people, to communities, and to the planet. Architecture has the power to transform places, experiences, lives, and cities – this philosophy underpins our design process, creating buildings uniquely matched to each project and site, 3XN always seek to combine beauty, functionality, and meaning by putting people at the centre of design.

3XN works across the globe, with projects completed and underway in over 15 countries. Our experience includes the environmentally-ambitious 2 Finsbury Avenue project in Central London, and Sydney's Quay Quarter Tower, the world's first tower transformation, which was named winner at the Council on Tall Buildings and Urban Habitat's 2023.



Sydney's Quay Quarter Tower

Who else is in the team

- DP9 – Planning
- Gardiner & Theobald – Project management
- Arup – Engineering and Sustainability
- The Townscape Consultancy – Townscape and Heritage
- Townsend – Public realm and landscaping
- Velocity - Transport
- Turner & Townsend alinea - Cost Consultant

About

the site and building



This site occupies the prominent corner of Gracechurch Street and Fenchurch Street.

Key facts

- 60 Gracechurch Street is located in the City of London's financial district, providing strong connections to the City Cluster.
- It is an existing office comprising a basement, lower ground, ground, eight upper floors around a central atrium.
- The building stands a few minutes' walk from major tube and rail stations including Bank, Monument, Cannon Street, Fenchurch Street and Liverpool Street.
- It was designed with large elements of glazing as well as textured limestone panels with floating stone fins.

The site's history

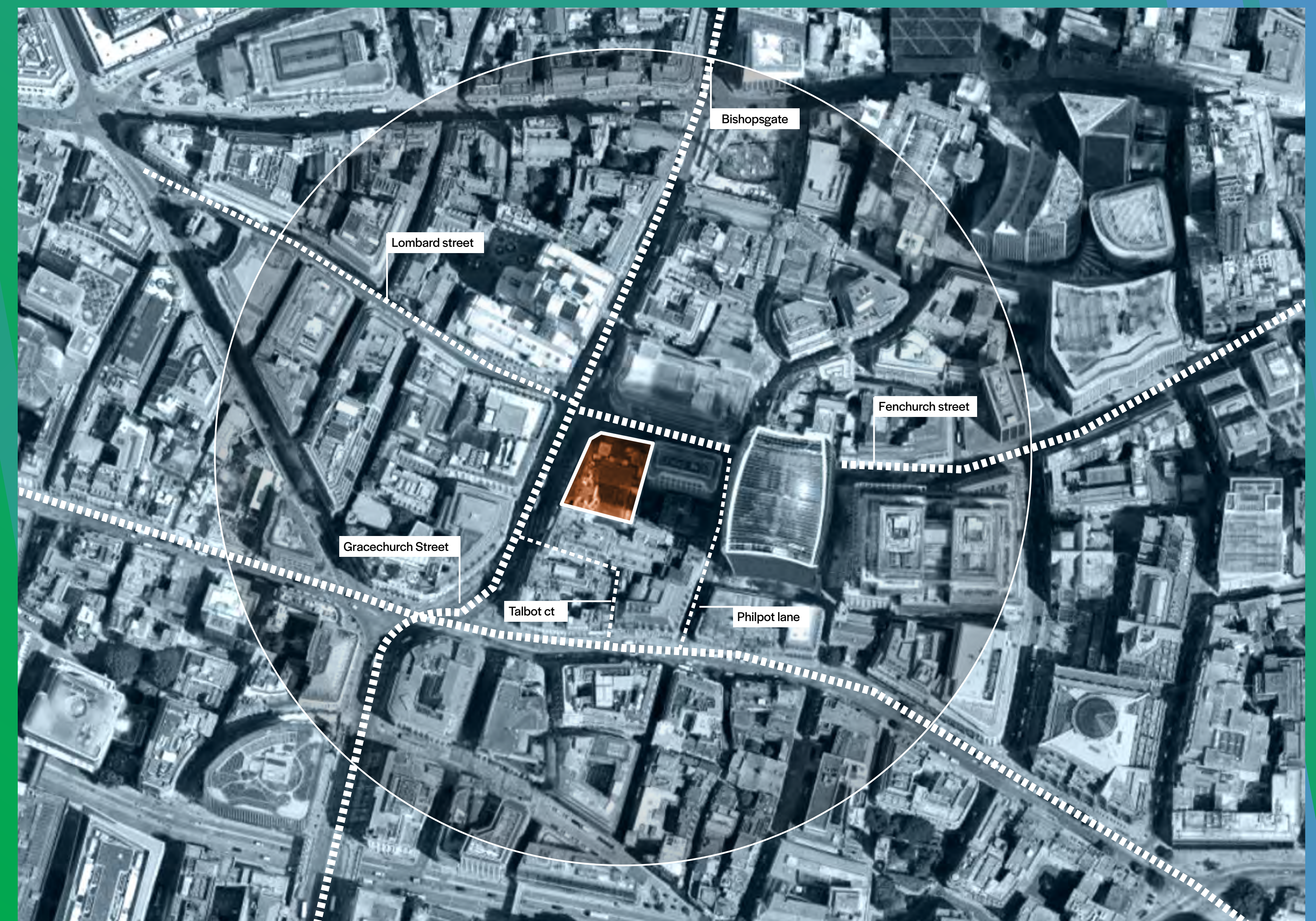
This site occupies the prominent corner of Gracechurch Street and Fenchurch Street. The northern edge of the site was home to St. Benet Gracechurch, which was originally consecrated in 1053AD. The church was demolished and rebuilt on a number of occasions, the most recent iteration being designed by the office of Sir Christopher Wren following the Great Fire of London.

This church was demolished in 1868, to make way for new commercial premises that were in great demand in this part of late 19th century London. Since then, the buildings on the site have been demolished and redeveloped at least twice.

Whilst it has served its users well, the building is now in need of change to better meet the demands of modern office users. We see an opportunity to create a distinctive, high quality landmark building for the City and contribute positively to the evolving cluster.



Views of the existing 60 Gracechurch Street



Located at a key junction in the City

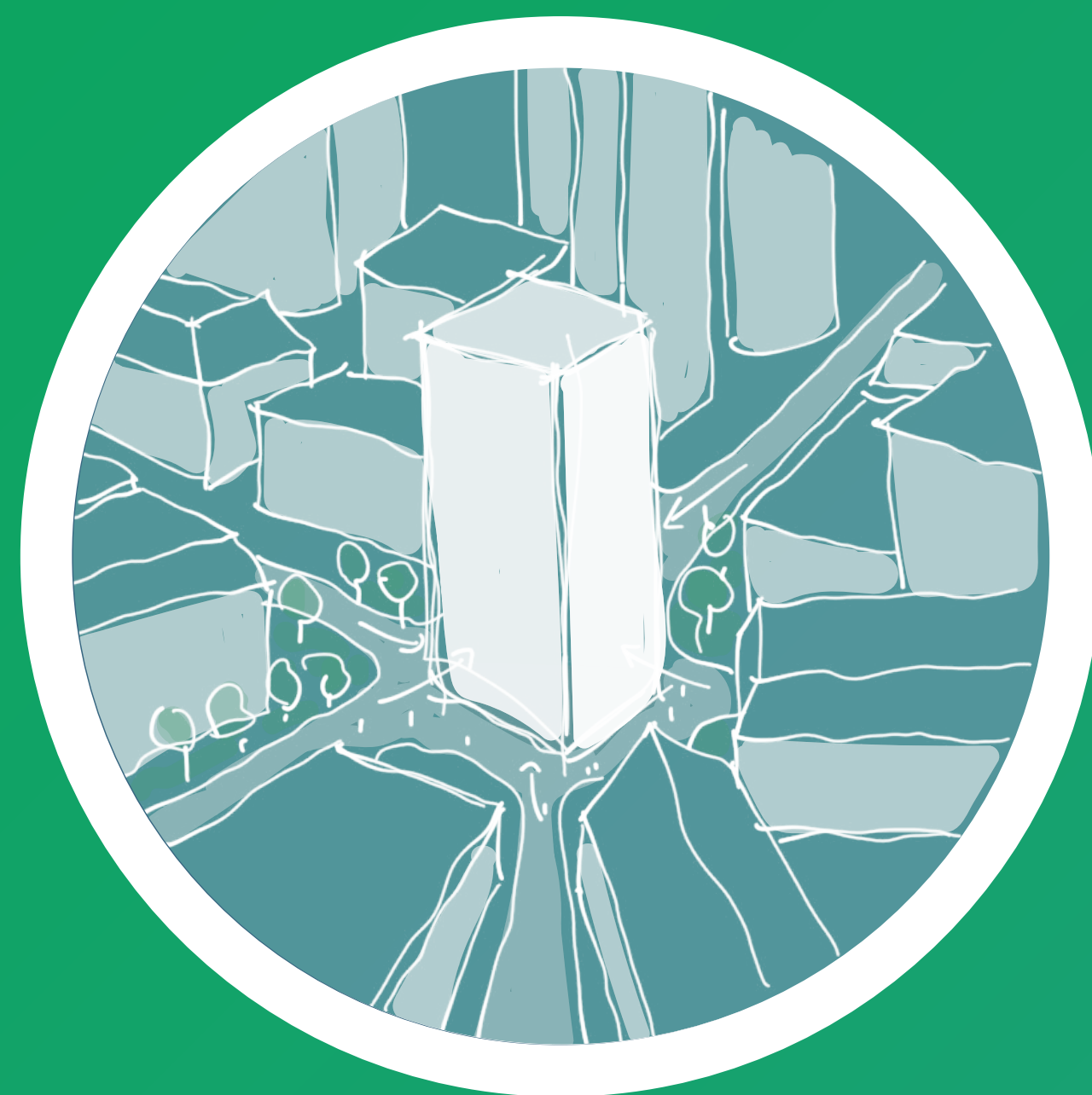
A distinctive



high quality landmark building for the City

The new proposals for 60 Gracechurch Street will see a distinctive and highly sustainable 30+ storey office building, including elements of free public amenity.

What defines our vision:



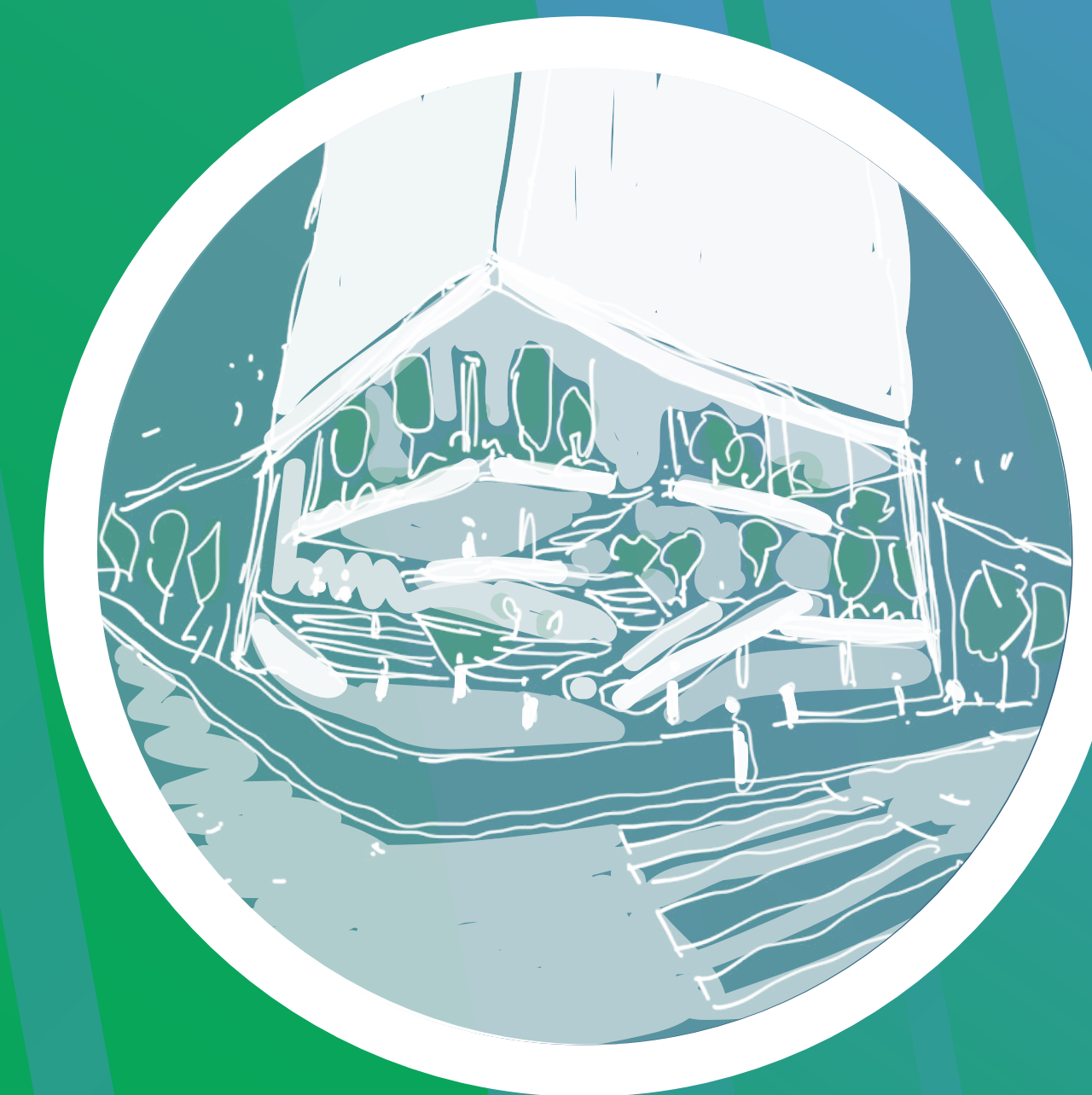
Building the ecosystem for Destination City

Our plans are for a building which recognises the importance of this location and can be active all year round, whilst still being uniquely attractive to office tenants.



Create a distinctive and quality landmark

The cluster is home to some iconic tall buildings. 60 Gracechurch Street will take its place among the existing and emerging skyline and seamlessly integrate with the rest of the buildings in the City.



Create a memorable user experience

We are proposing a new destination which is highly sustainable with a range of amenities and terraces at every floor, as well as a unique arrival experience. This will offer modern and flexible office space, with a space for the community and the public.



Leading the way in sustainability and wellbeing

Our proposal will take a best in class approach to embracing sustainability principles such as the circular economy, and wellbeing and technological innovations.

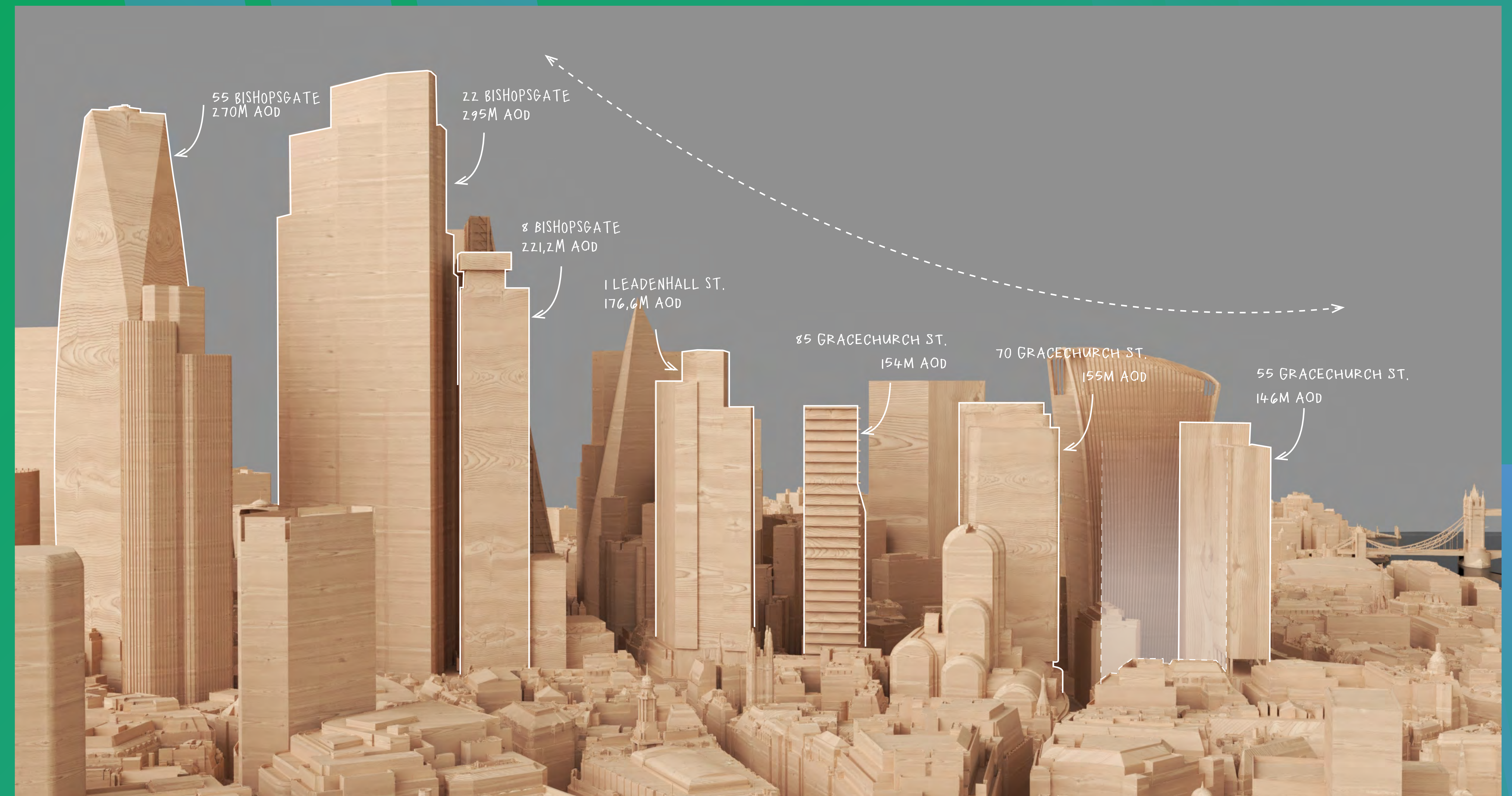
Design development



The site lies within the world's leading financial district, with occupiers that require world-class workspaces in modern, adaptable, and sustainable buildings.

Site & Context

Existing, emerging and future schemes



The site is situated within the City of London's Eastern Cluster of tall buildings, with neighbouring sites directly to the south and north receiving planning permissions for 30+ storey buildings. As one of the last remaining sites at the western boundary of the cluster, the brief has been to develop an iconic building that is worthy of its prominent position.

Public access is a key part of the City's Destination City policy, which aims to make the City of London a 24/7 destination and ensure it remains one of the very best places to work and visit in the world. This has driven our design process to create a sustainable office building, with elements of public use alongside supporting amenities for building users.

Design considerations

The proposal is being carefully designed to consider the key heritage assets across London. Detailed analysis has been undertaken, but it is important to note that 60 Gracechurch Street lies within the Eastern Cluster of the City so will form an important part of the City's skyline.



The Skyline

Mark the southern boundary of the City cluster, and be harmonious with surrounding buildings, creating a unique building silhouette.



The City

Contributes to the street-level experience which engages with the public spaces and provides a unique range of amenities.



The User

Create a workplace that is attractive to both employers and employees.

Public uses



Whilst the building is predominantly a commercial workspace, it is important that we consider how to integrate it with the wider City ecosystem, and promote public access and enjoyment of this landmark building.

Public Use Considerations

Our design considers the provision of a publicly accessible roof terrace that offers a unique experience to visitors through a landscaped area that provides views towards St Paul's and the Shard.



Create a distinctive and quality landmark



Supportive of commercial uses



Welcoming gateway with dedicated public entrance



Appropriate facilities for public uses



'Wow' space

Our approach to

Sustainability



Obayashi Corporation and Sellar put sustainability at the forefront of everything they do, and have formed a world-leading team to deliver the vision.

Obayashi has committed to achieving net-zero carbon emissions across the entire group, providing valuable spaces and services within a society designed for wellbeing. Sellar want to leave a legacy of sustainable buildings that put people first and aspire to this every day through an unrelenting commitment to our communities.

The proposals have been guided by a whole life carbon exercise to define the best approach to redeveloping the site. Nine alternatives for redevelopment of the site are being investigated, with several of these options being developed into a higher degree of detail to ensure that the proposal arrived at will be the best possible approach for the site.

The project intends to be certified to the highest standards, and will include elements that promote nature, health, and well-being, offering various opportunities for inclusive training and skills for both occupiers and the wider community.



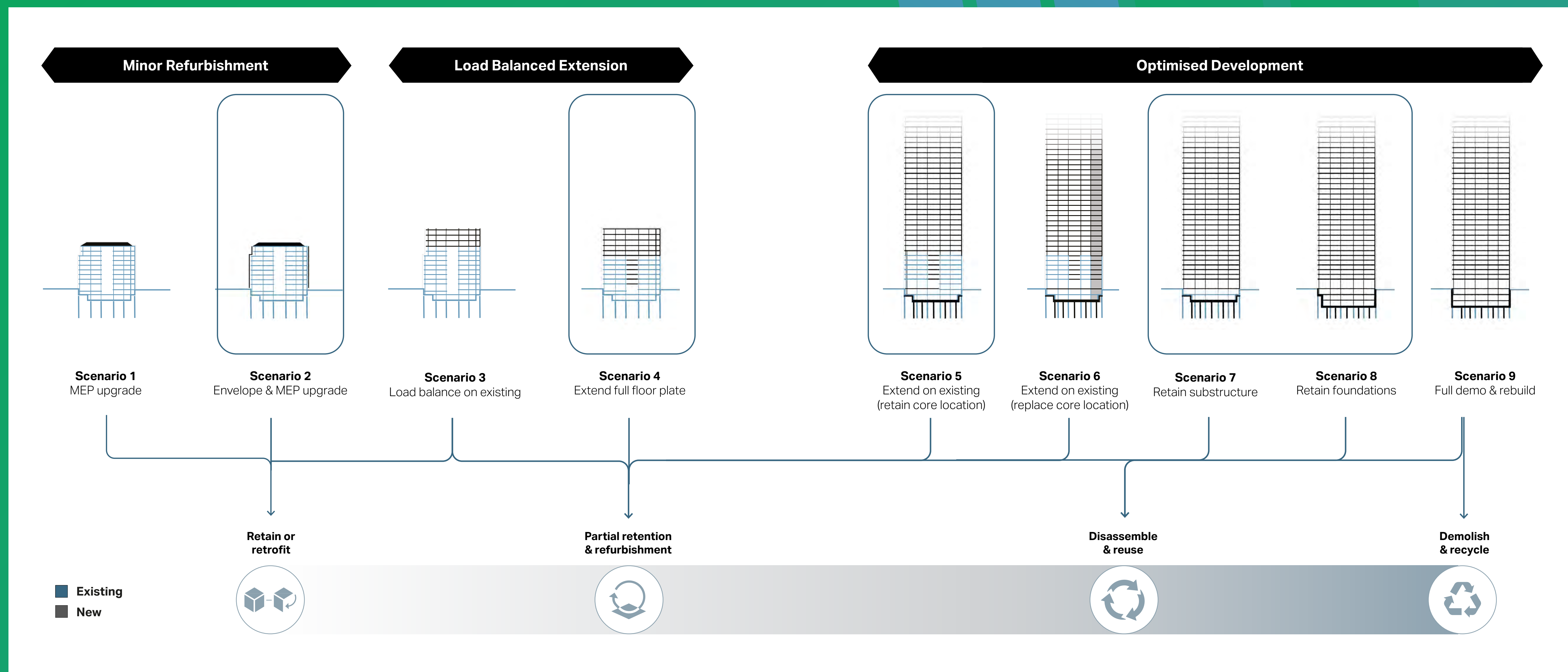
Highly sustainable building, outperforming the cluster



Longevity: materials, flexibility, adaptability



Terraces at every floor



Where do we go from here?



We are delighted to be sharing our initial proposals with you.

We are still in the early stages of the design process, but we would value your feedback on the initial vision. This will help us as we develop the proposals further and we intend to report back with a more detailed presentation at our next round of consultation.

Summary

This first exhibition is a valuable opportunity to set-out the principles of our plans and the benefits these will bring to our neighbours, to the community and to the City overall.

All feedback garnered from this exhibition, along with the insights from stakeholder meetings, will be used and considered to inform changes and updates to the scheme.

We will then hold a second exhibition which will include all the details of the proposals to create a distinctive, high quality landmark building for the City.

This further feedback will be used to develop our final proposals for a planning application later in the summer.

We will be continuing to engage with the public on our proposals. You can sign up to our mailing list to keep up to date with the project.

Thank you for attending our exhibition. Please feel free to take away a booklet with you.



View of the consented and proposed City Cluster