

# Welcome

## to our second public exhibition

We are delighted to meet our neighbours to discuss the detailed designs for 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.

This is the second stage of our consultation and engagement exercise, having held a well-received exhibition in early April.

This exhibition shares more information on the detailed design of our proposed 60 Gracechurch Street development. Please do have a look around, speak to the team, and complete a feedback form to help us finalise our plans.



The existing building



60 Gracechurch Street

View of the proposed building



# 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

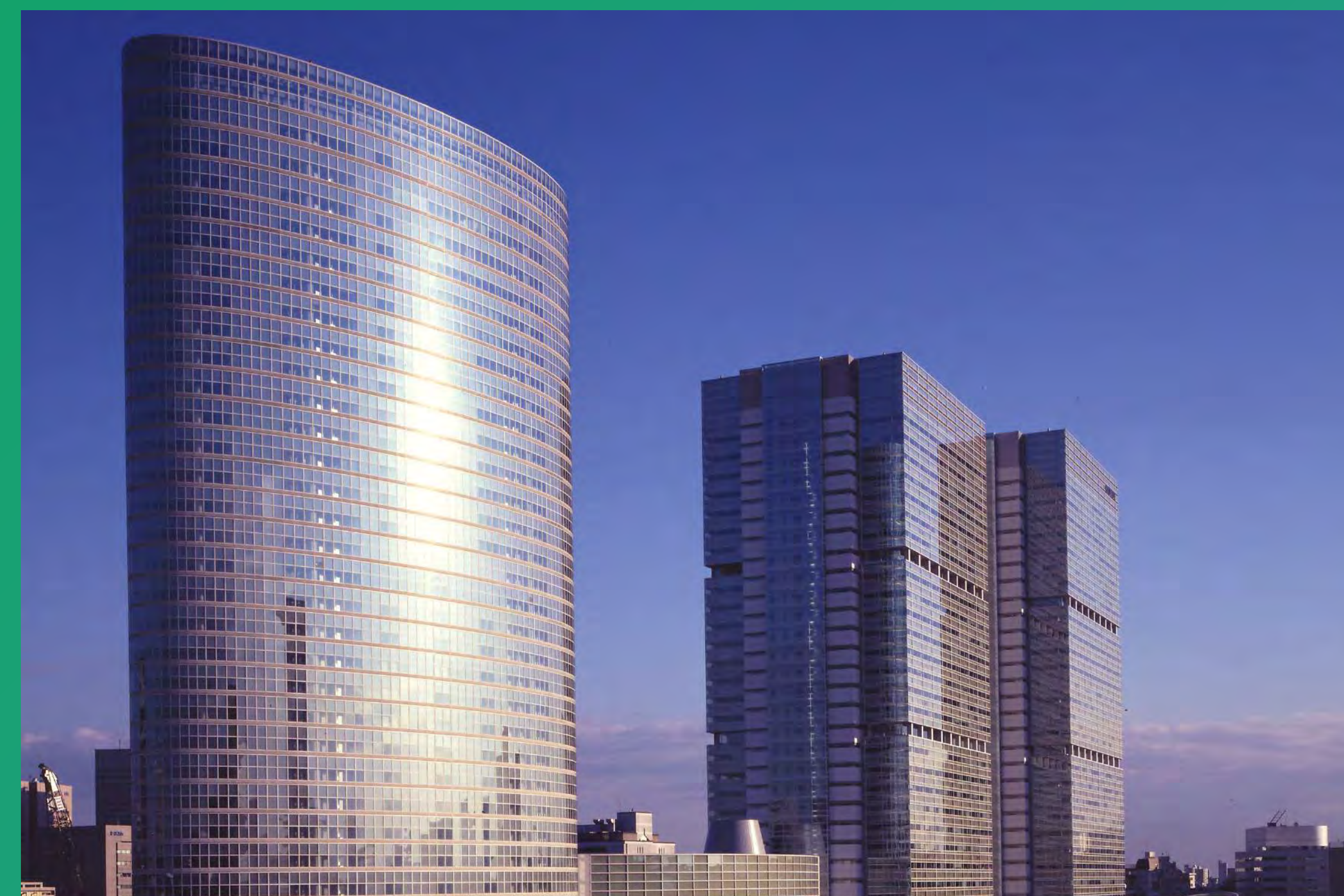
We have a clear vision and mission across our business to always strive to be a leading sustainability company.

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

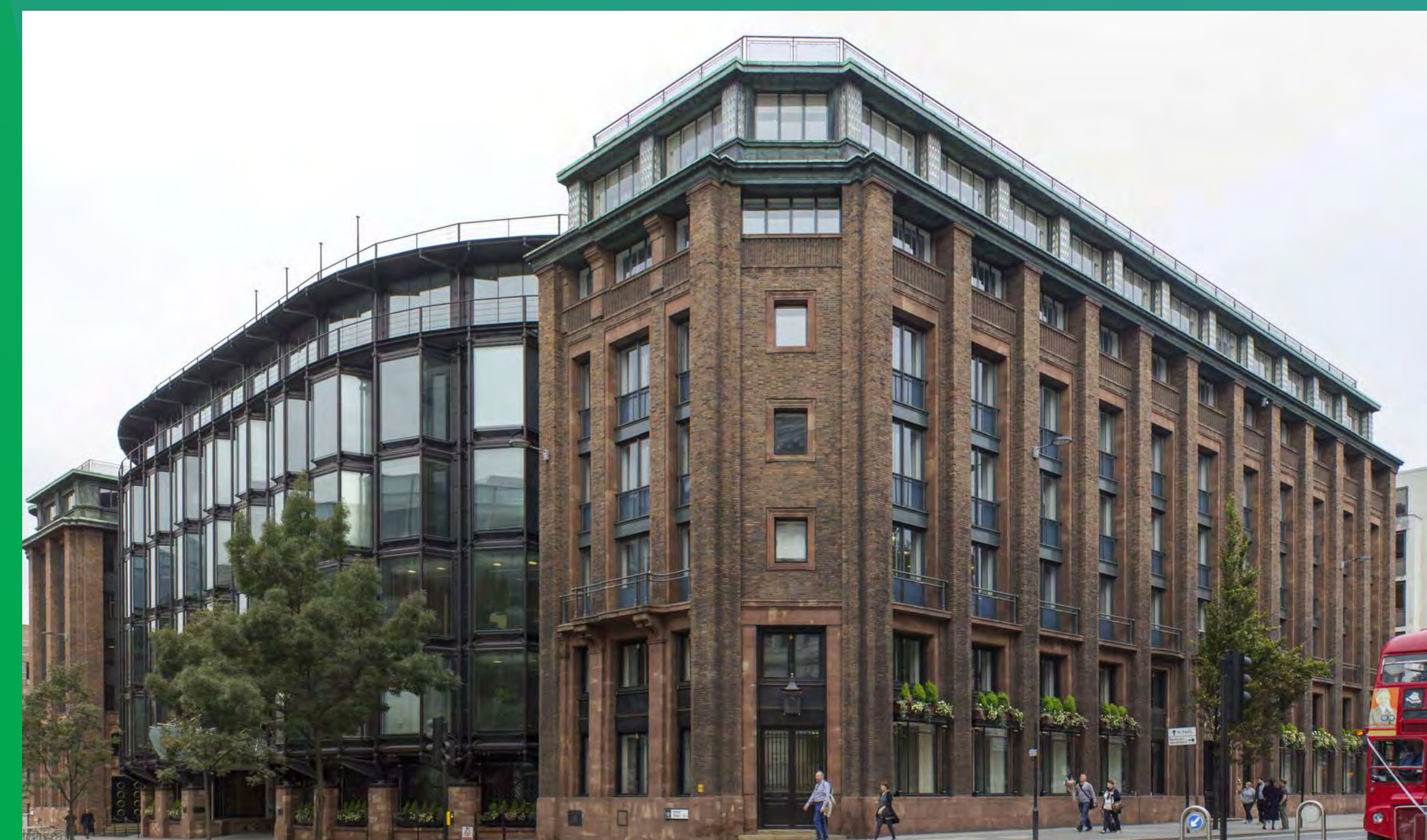
- Exercise honest craftsmanship with superior technologies and create new value in every space.
- Care for the global environment and create solutions to social challenges as a good corporate citizen.
- Value each person with a stake in our business.

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
- Townshend – 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

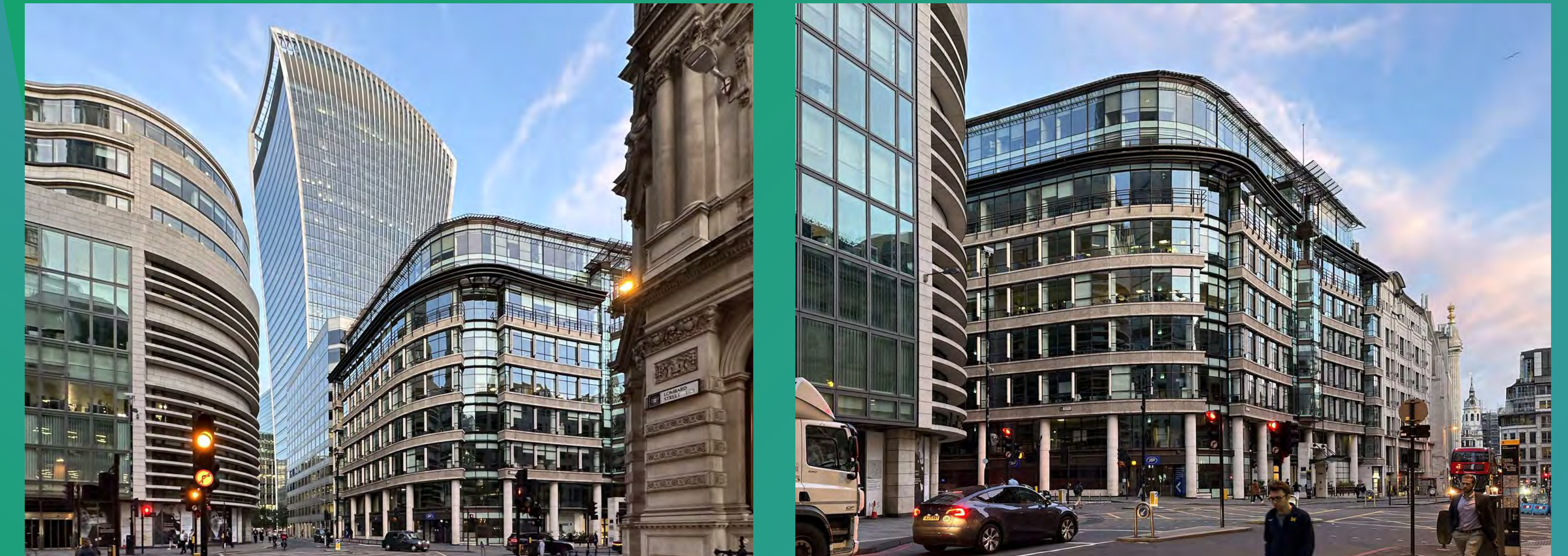
- 60 Gracechurch Street is located in the City of London's financial district, providing strong connections to the City Cluster.
- It is an existing office comprising a basement, lower ground, ground, eight upper floors around a central atrium.
- The building stands a few minutes walk from major tube 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

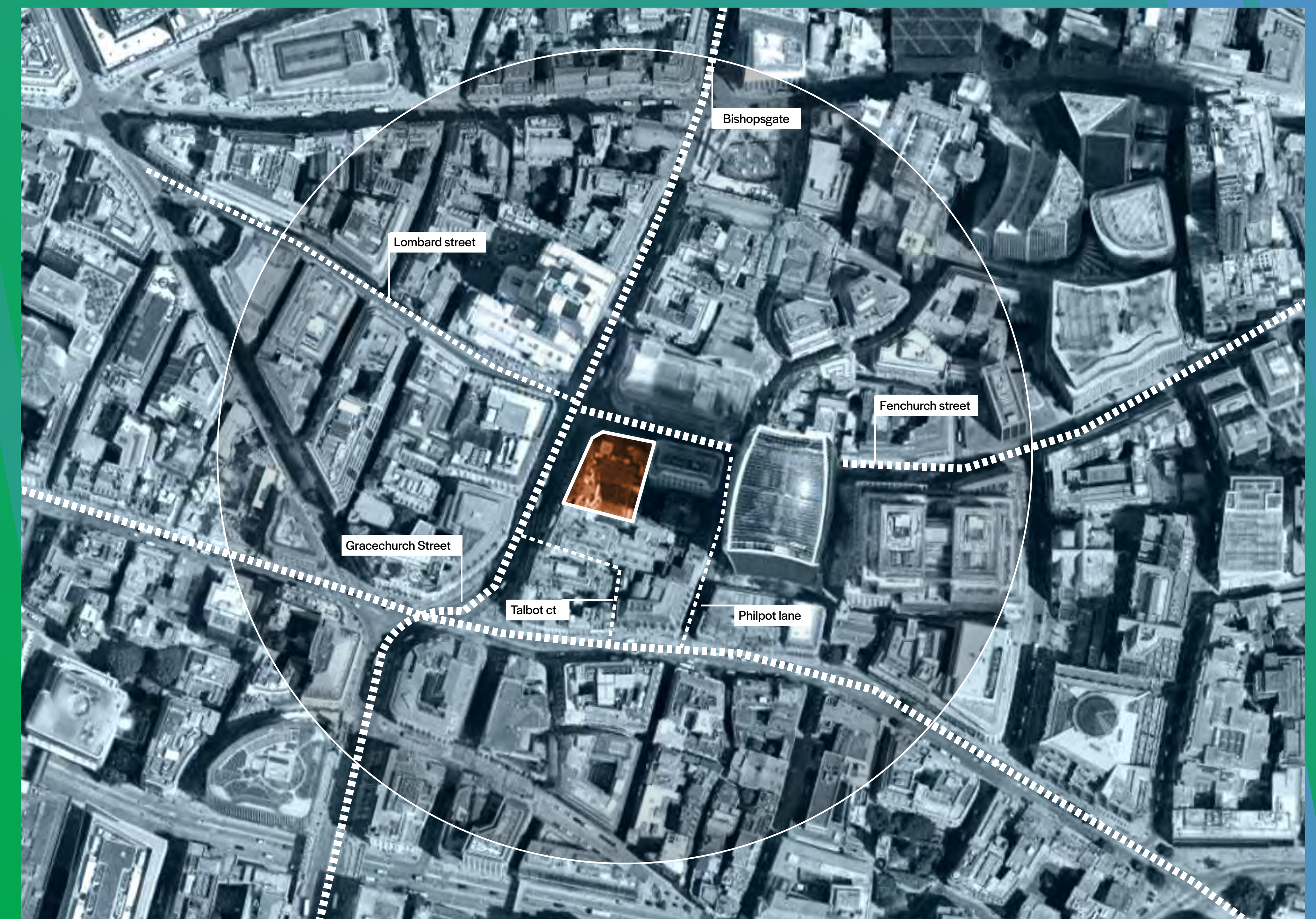
This site occupies the prominent corner of Gracechurch Street and Fenchurch Street. The northern edge of the site was home to St. Benet Gracechurch, which was originally consecrated in 1053AD. The church was demolished and rebuilt on a number of occasions, the most recent iteration being designed by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



# The journey so far



Our first exhibition, and further conversations with stakeholders, has provided feedback which has helped us further develop our proposals.

**The first phase of the consultation took place between Tuesday 16 and Friday 29 April.**

The purpose of the exhibition was to introduce Obayashi and the project team, explain the background and the need for redevelopment, outline the distinctive vision for the site and seek feedback from the public to inform the further development of the design.

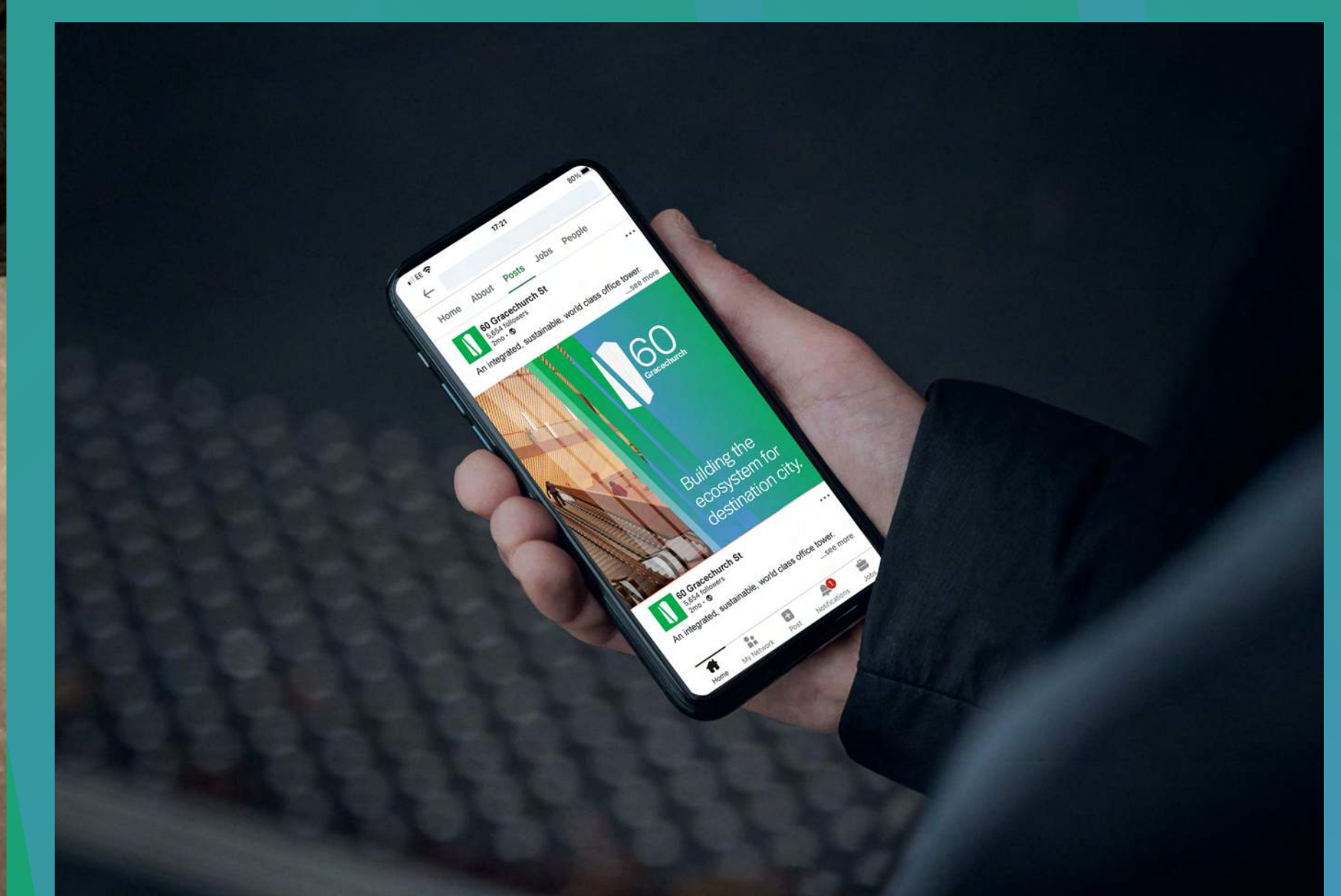
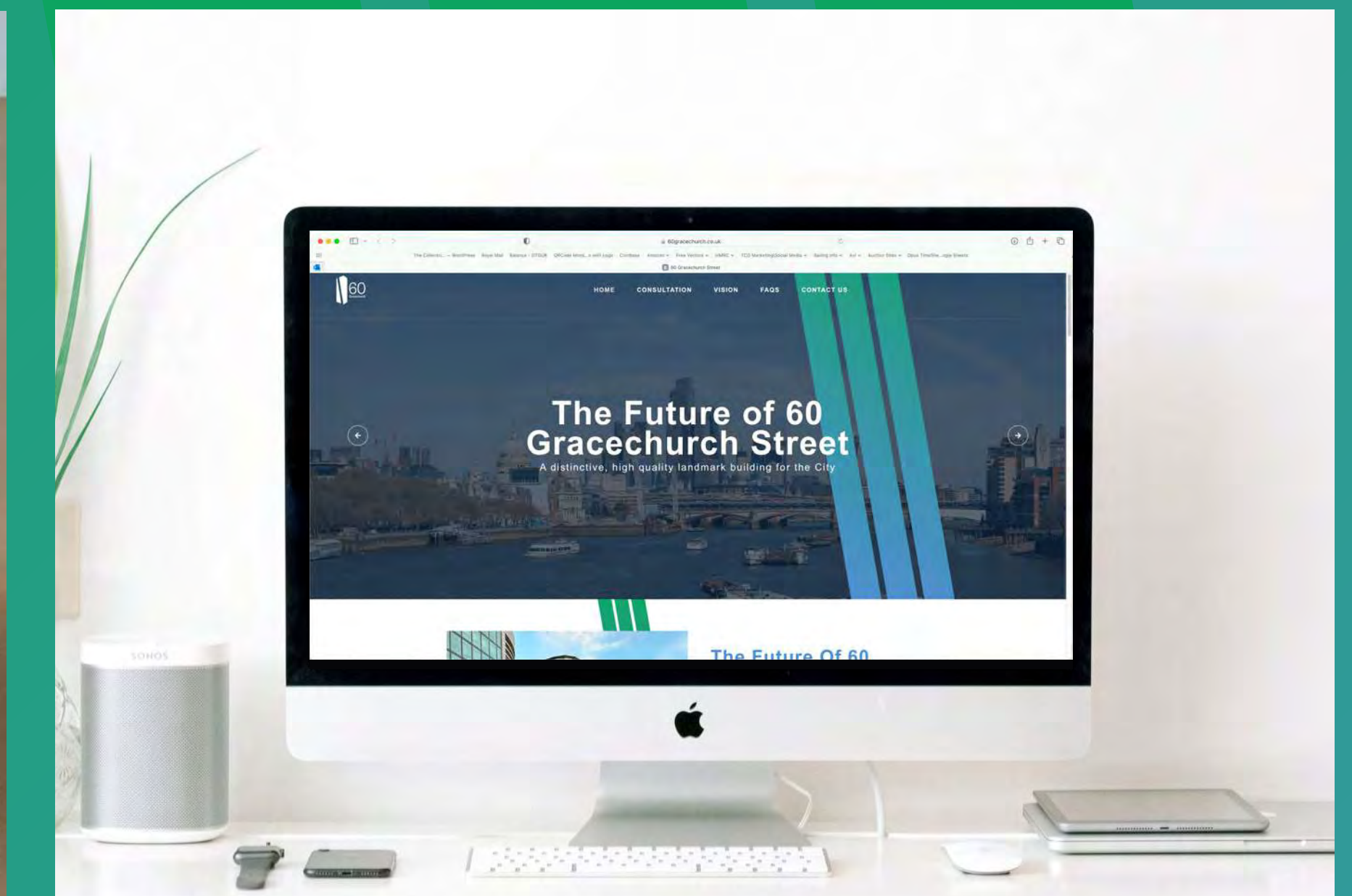
We were delighted to have over 50 attendees in person, with hundreds more visiting the consultation website.

From the conversations we had, and the feedback forms submitted, we understand there are positive perceptions about the principle of development, with consultees supporting the vision to deliver new, high-quality and sustainable workspace.

Consultees also welcomed the inclusion of new public space, health and wellbeing considerations being built into the design, and strong sustainability aspirations. Feedback on the particular uses of the new public space (e.g. gardens, café) have all been incorporated into our offer.



**Our first exhibition was well attended**



**We've reached out to stakeholder in person, online, and through the post**



# Creating a landmark building worthy of this prominent position



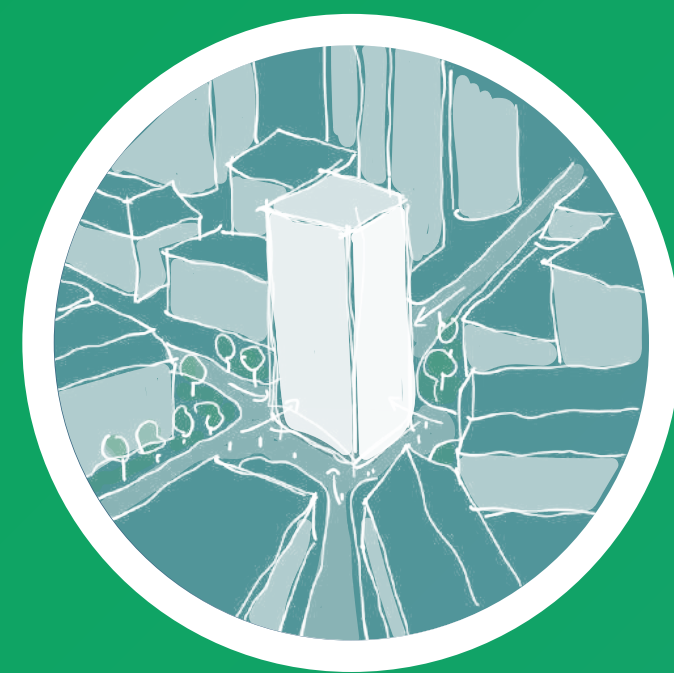
We have brought together a world-class design team to create a distinctive design

With neighbouring sites directly to the south and north receiving planning permissions for 30+ storey buildings, and as one of the last remaining sites at the western boundary of the City Cluster of tall buildings, our proposal will see a 36 storey tower developed.

As part of the design process, we have also considered the surrounding heights, materiality and design style:

- The general presumption around the heights of new towers in the City Cluster is to reduce in height towards the south.
- Many new and consented buildings utilise glassy or more solid facades, with a general trend towards more expressive and interesting designs in recent years.
- Podiums play a significant role in connecting buildings with the surrounding streetscape.

## What defines our vision:



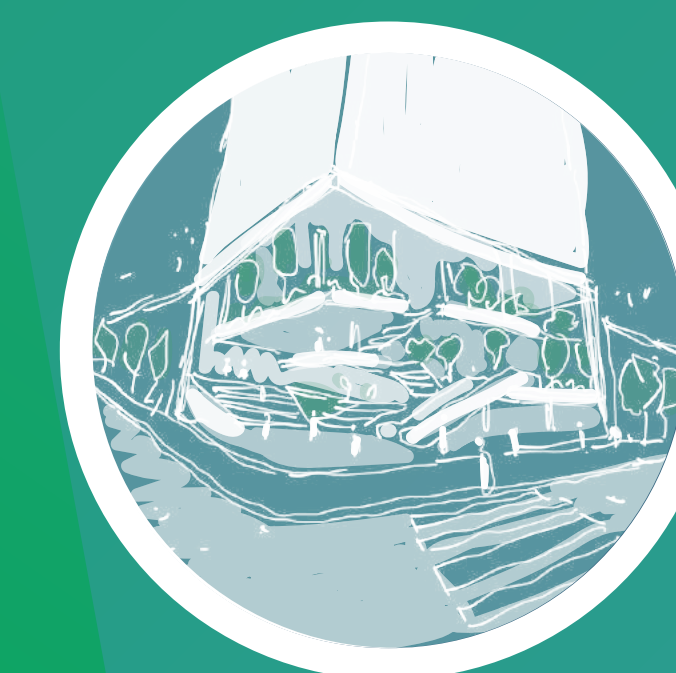
### Building the ecosystem for Destination City

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.



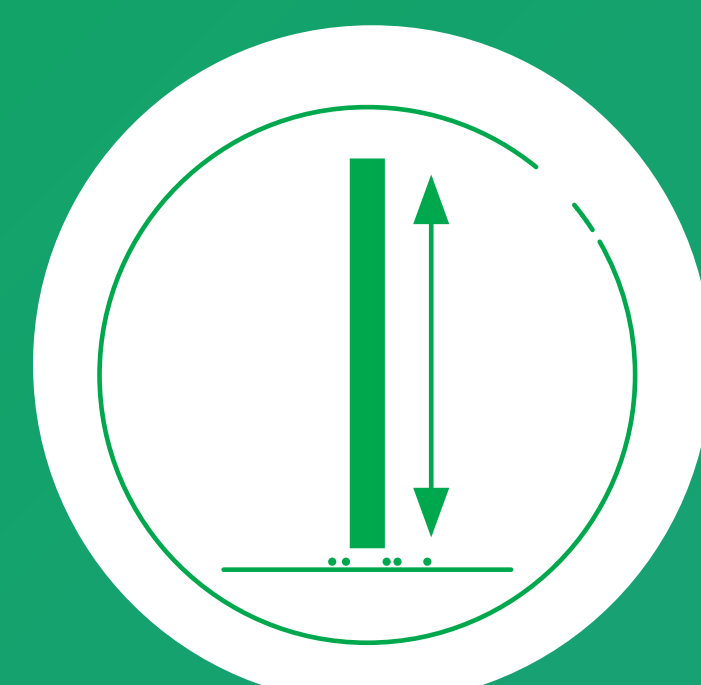
### Create a memorable user experience

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.



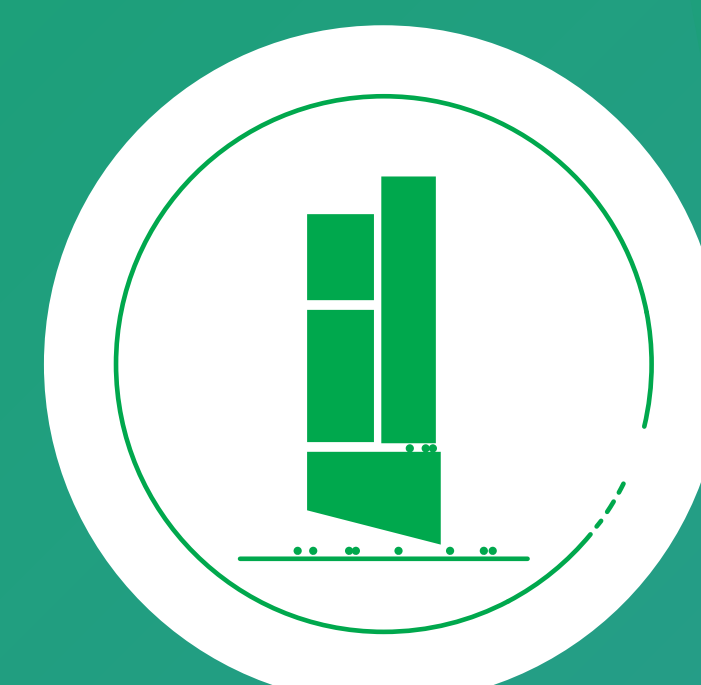
### Leading the way in sustainability wellbeing

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



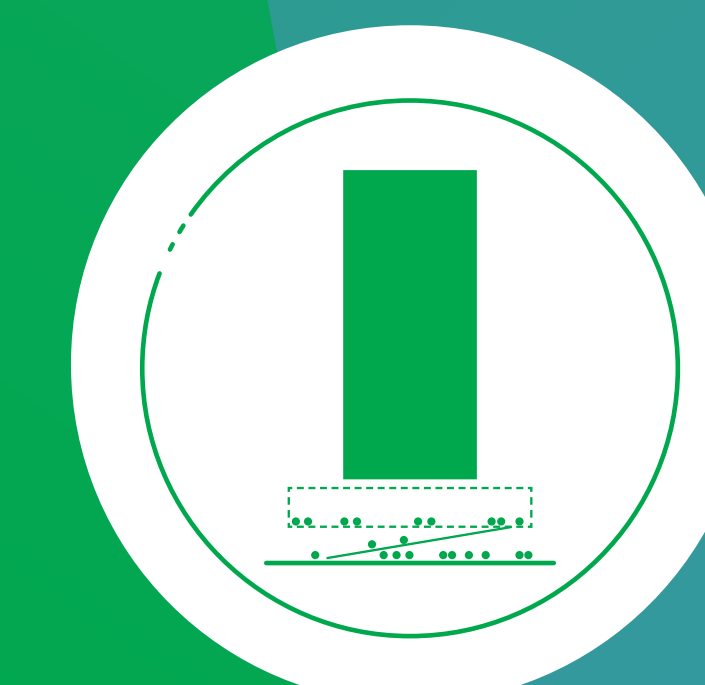
### Proportions, Verticality & Skyline

Relationship to the city



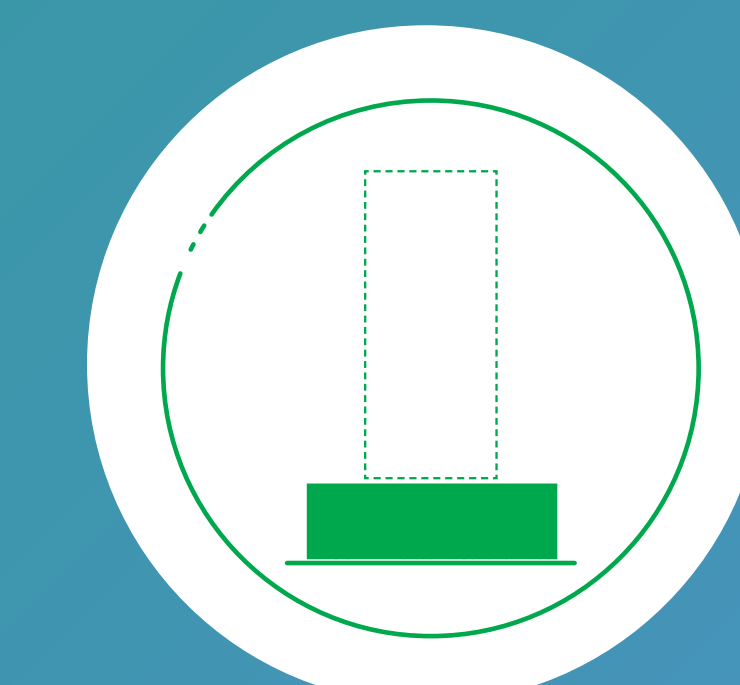
### Breaking-Up the Massing

Relationship to the local context



### Podium — Tower Division

Relationship to the public realm

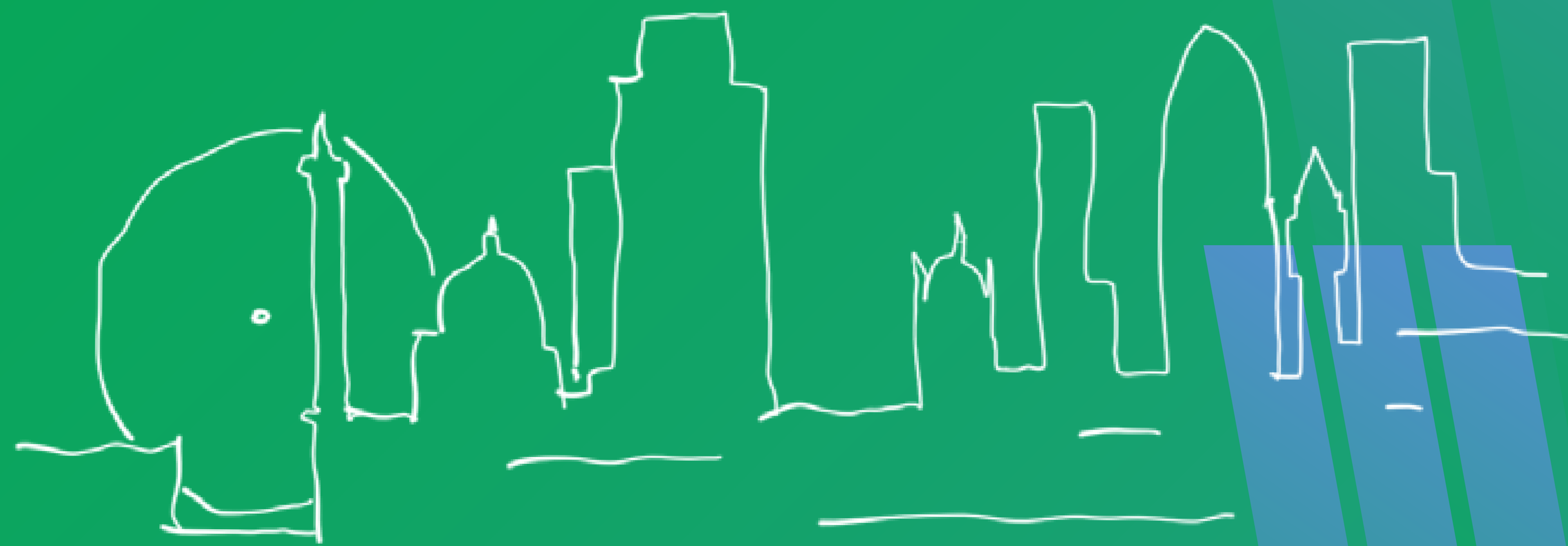


### Sustainability - Low Carbon Tower

Outperforming the tower cluster



# The Skyline



## The Skyline

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



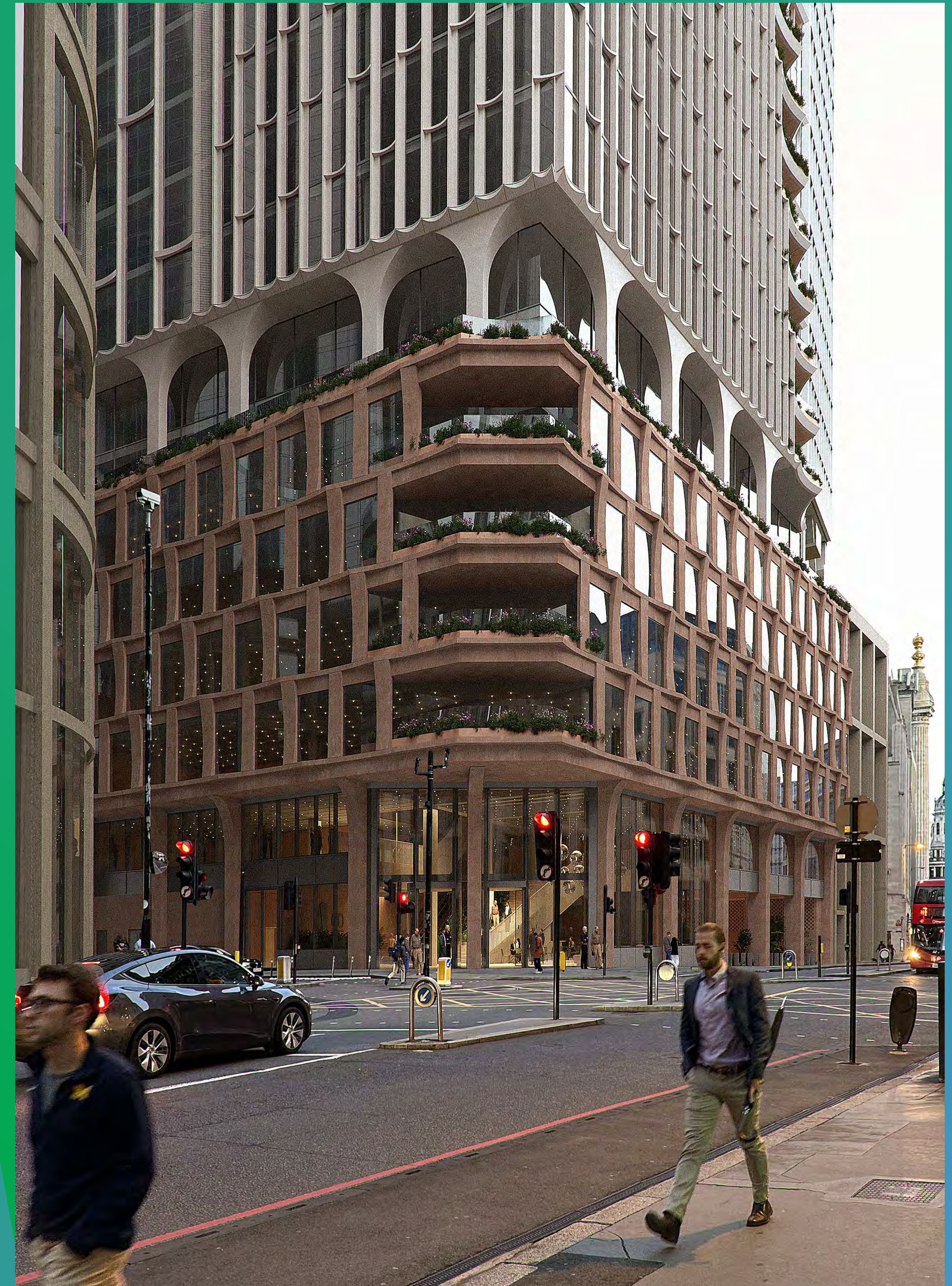


# The City



## The City

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





# The User



## The User

Creates a workplace and retail space that is attractive to both employers, employees and the wider community.





# A journey from the ground to the sky



A unique public access offer to create benefits for the local community and make a contribution to culture and leisure.

Whilst the building is predominantly a commercial office building, 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. The public spaces are centred around a theme of wellbeing and mindfulness, providing spaces for learning and reflection.

Visitors journey from the undercroft to the publicly accessible roof terrace that offer views across the City and Central London.



Create a distinctive and quality landmark



Supportive of commercial uses



Welcoming gateway with dedicated public entrance



Appropriate facilities for public uses



'Wow' space



Public Terrace



Seasonal Planting



Supporting wellness and connection





# Connecting the building with the wider area



A new public space for Gracechurch Street, making the most of the building's ground floor

It is important that the ground floor contributes to the street-level experience, with a range of amenities and public spaces creating a permeable building which works well for the wider city, as much as its users.

The building's ground floor contains both the office lobby, as well as a dedicated lobby to access cycle parking facilities and showers.

The undercroft contains a café courtyard space and provides a dedicated access to the public roof terrace. At night, it is transformed into the building's servicing bay. This dual-use approach ensures that we use all spaces efficiently.





# Creating

offices fit for  
today's working  
community



Our modern office combines world-class workspace with unique amenities.

**The City is an economic powerhouse, making a significant contribution to the UK's economic success, but today's commercial users are looking for the highest quality workspaces which incorporate flexibility, sustainability, and health and wellbeing features.**

There is currently an undersupply of grade A office space in the City of London, with occupiers prioritising ESG aspirations, therefore there is a high demand for this sort of quality development.



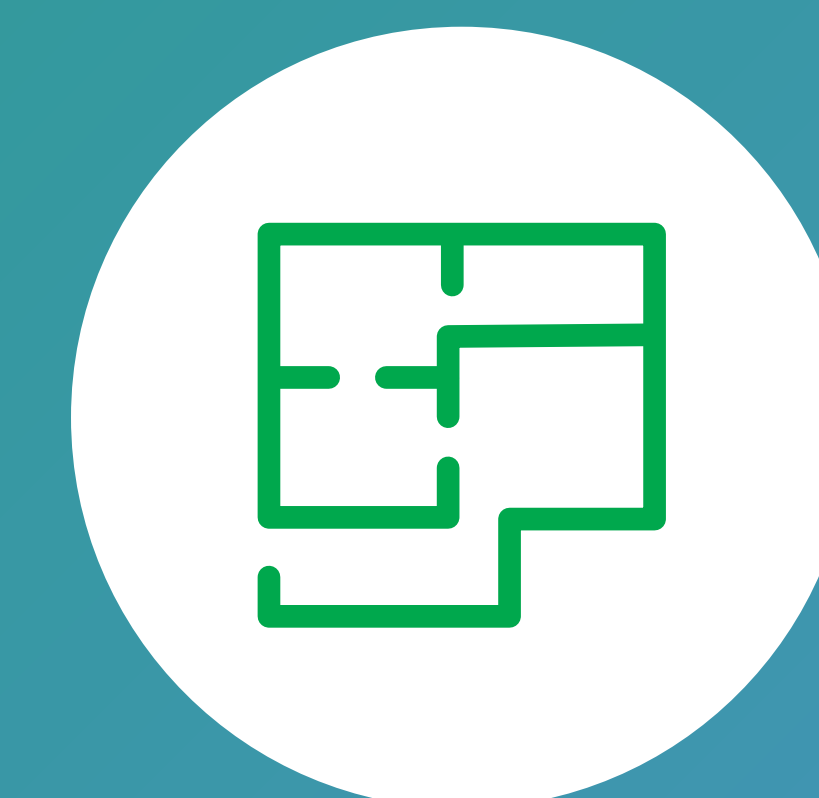
#### Cycling and running facilities

With bike storage for road, cargo and folding bikes, along with shower and changing facilities, the building's workers have a range of sustainable transport modes available



#### External green space for each office floor

Each floor is served by private terrace space which provide a unique health and wellbeing amenity



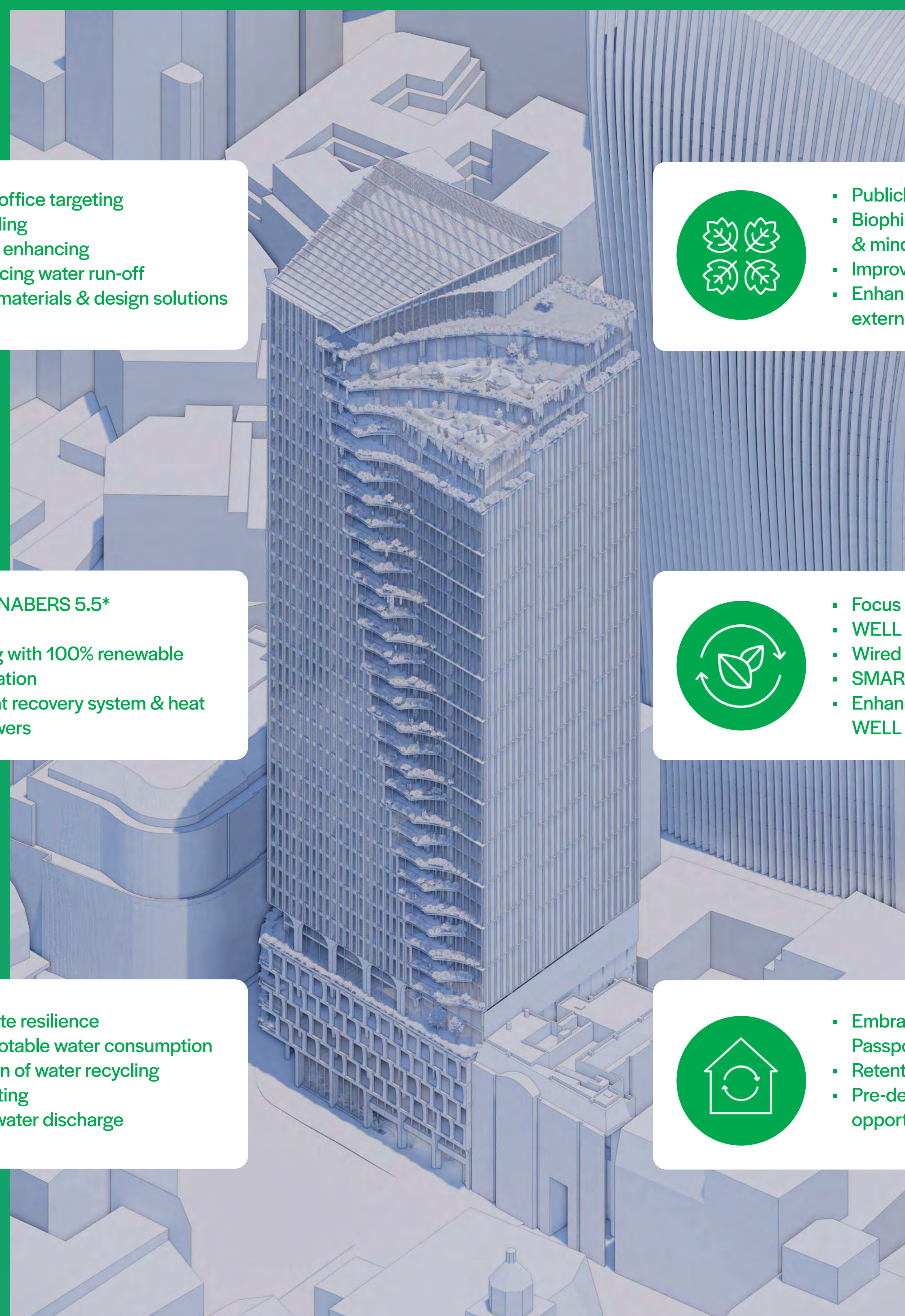
#### Flexible office layouts

The proposed design could accommodate multiple ways of occupying the floors, from cellular to open plan, helping to ensure future flexibility





# Landmark sustainability



- Highly sustainable office targeting BREEAM Outstanding
- Green & blue roofs enhancing biodiversity & reducing water run-off
- Use of low carbon materials & design solutions



- Publicly accessible garden space
- Biophilic design, focussed on wellbeing & mindfulness
- Improved public realm
- Enhanced office area with access to external terraces at every level



- EPC A & targeting NABERS 5.5\*
- Smart Metering
- All-electric building with 100% renewable energy use in operation
- High efficiency heat recovery system & heat recovery from showers



- Focus on occupant health & wellbeing
- WELL Platinum
- Wired Score Platinum
- SMART Score Platinum
- Enhanced air quality in line with WELL Standards



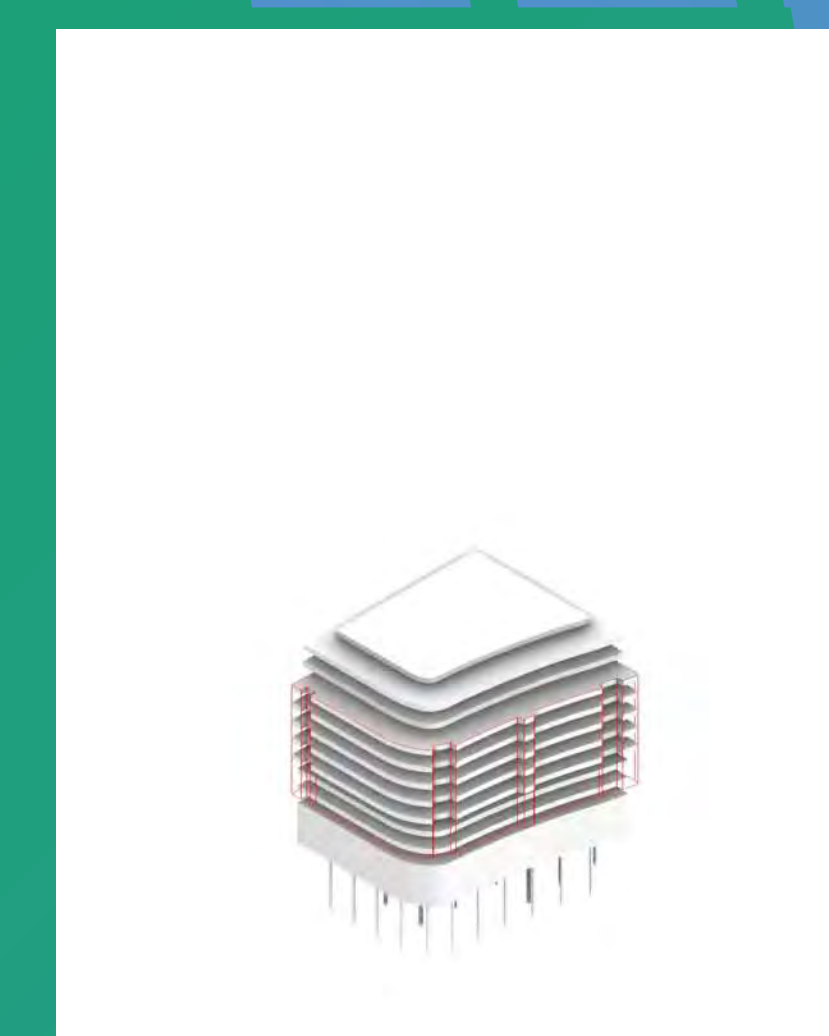
- Focussing on climate resilience
- 55% reduction in potable water consumption with high proportion of water recycling
- Mitigating overheating
- Attenuating stormwater discharge



- Embracing circularity through use of Materials Passporting
- Retention of existing basement & foundations
- Pre-demolition audit to identify reuse opportunities

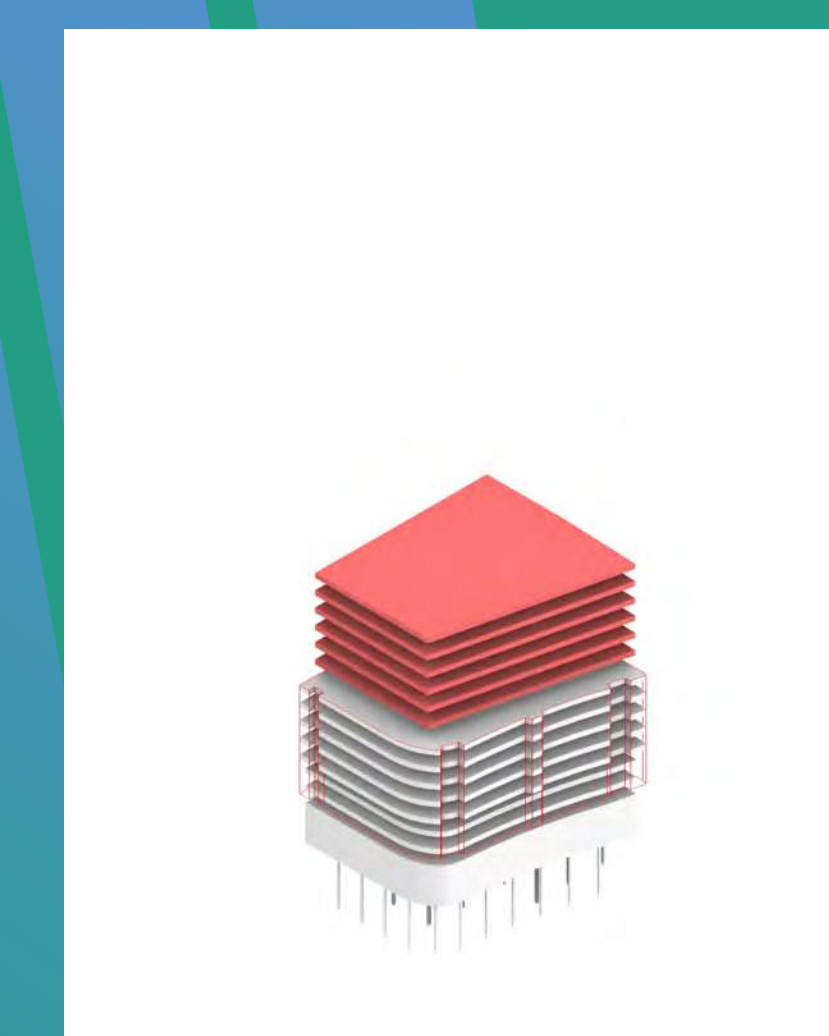
## A robust methodology for creating a sustainable building

The proposals have been guided by a whole life carbon exercise to define the best approach to redeveloping the site. Nine options for the site have been 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, which comprehensively justifies the carbon expenditure for each development scenario.



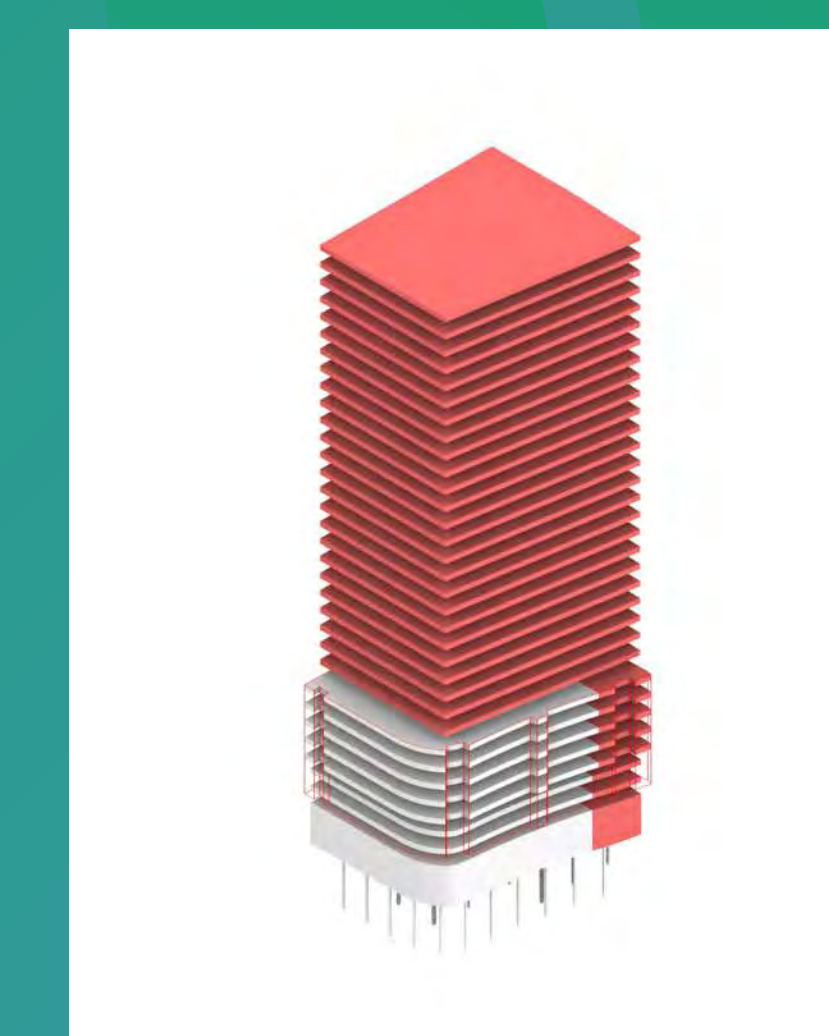
UPGRADE EXISTING

Maximising NIA	○○○○○
Attracting Occupiers	○○○○○
Reduce Programme & Cost	●○○○○
Retained Carbon	●●●●●
Future Proof	○○○○○
Public Benefits	○○○○○
High Retention Rate	●●●●○
CO <sub>2</sub> per Job Supported	○○○○○
<b>Total Score:</b>	<b>12</b>



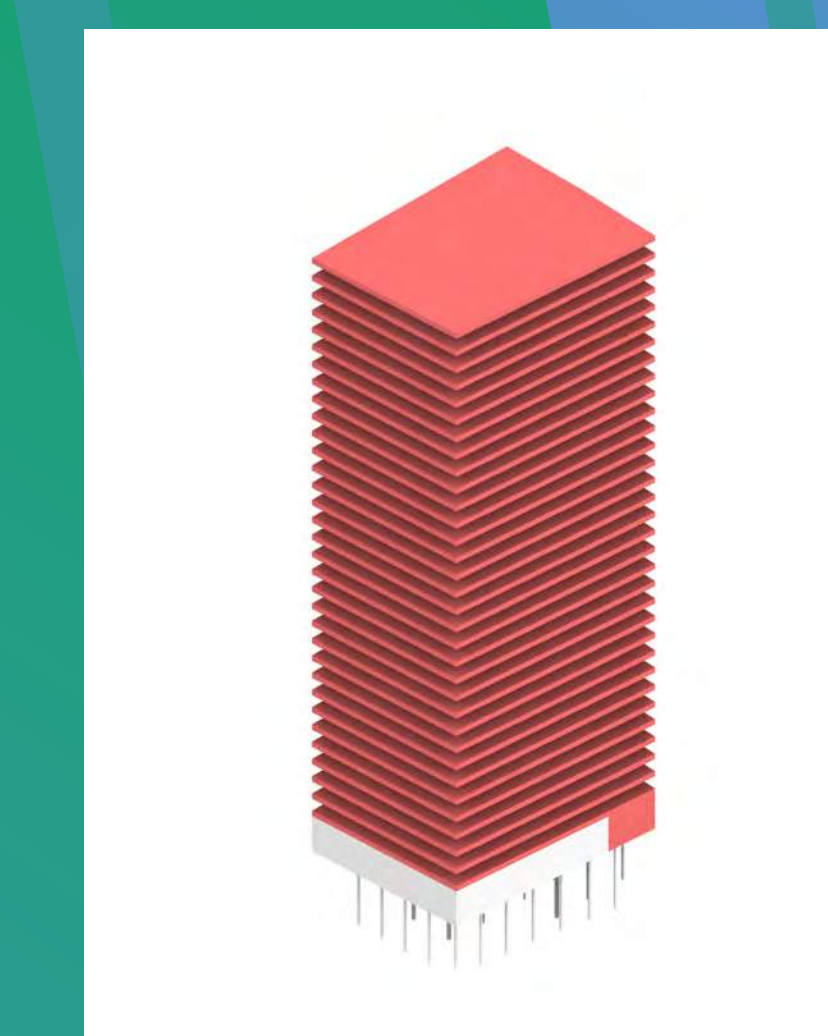
EXTEND (FLOOR PLATES)

Maximising NIA	●●○○○
Attracting Occupiers	○○○○○
Reduce Programme & Cost	●●●○○
Retained Carbon	●●●●○
Future Proof	○○○○○
Public Benefits	○○○○○
High Retention Rate	●●●●○
CO <sub>2</sub> per Job Supported	●○○○○
<b>Total Score:</b>	<b>14</b>



EXTEND ON EXISTING

Maximising NIA	●●●●○
Attracting Occupiers	●●●○○
Reduce Programme & Cost	●○○○○
Retained Carbon	●●●●○
Future Proof	●●○○○
Public Benefits	●●●○○
High Retention Rate	●●●○○
CO <sub>2</sub> per Job Supported	●●●●○
<b>Total Score:</b>	<b>25</b>



RETAIN BASEMENT

Maximising NIA	●●●●○
Attracting Occupiers	●●●○○
Reduce Programme & Cost	●●●○○
Retained Carbon	●●●○○
Future Proof	●●●○○
Public Benefits	●●●○○
High Retention Rate	●●○○○
CO <sub>2</sub> per Job Supported	●●●●○
<b>Total Score:</b>	<b>32</b>

Reducing CO<sub>2</sub> per job supported

Increasing quality of office space and attractiveness to tenant



# Thank you for participating in our consultation



Our proposals will create a distinctive and highly sustainable 36 storey office building which combines public amenity with quality design.

Thank you for attending our public exhibition, which we hope you found informative. Please do take the time to complete a feedback form and let us know what you think about the plans.

We will shortly be submitting our planning application to the City of London Corporation, but in the meantime, we look forward to continuing to engage with stakeholders as we progress with elements of detailed design.



**Landmark architectural design**  
Creating a distinctive landmark building at this prominent junction.



**Best in class workspace**  
Our modern office combines world class workspace with unique amenities.



**New public journey from ground to sky**  
A unique public access offer to create benefits for the local community and make a contribution to culture and leisure.



**Leading wellness and sustainability**  
Putting sustainability and wellness at the forefront of our design.

