

DP9

55 GRACECHURCH STREET EC3V



Located in the commercial heart of the City of London, the site comprises an existing 1990's traditional style office building with some notable development challenges. The Client Tenacity, based in Hong Kong is entering the UK market with the ambition to deliver ultra-modern workplaces with beneficial ancillary uses that reflect the current climate.

PROJECT OBJECTIVE

Through this project and 70 Gracechurch Street (link), the Client, aspires to bring a new type of high-quality workplace to the City of London by delivering office buildings that fundamentally embrace innovation, flexibility and sustainability whilst also enhancing the public domain.

ROLE OF DP9

DP9 has played a crucial role from inception of the project, advising the Client on their first UK venture on the formation of a scheme to maximise the site's potential and ultimately securing planning permission.

KEY CHALLENGE

The site is located outside of the adopted Eastern Cluster, and so presented significant challenges in terms of being able to convince officers that it was an appropriate location for a tall building. The site also encompasses seven party wall arrangements including listed buildings and frontages into five distinct spaces. As a result, a wealth of additional significant benefits had to be incorporated within the scheme, including reopening historic alleyways, quality retail, incubator work spaces and an exceptional new public garden terrace.



<< TENACITY ENTERS UK MARKET IN THE CITY OF LONDON >>



PROJECT SUMMARY POINTS

CLIENT >

Tenacity Group

PLANNING AUTHORITY >

City of London

LAND USE >

Office, Retail, Public Viewing Gallery

TIMEFRAME >

In progress - permission granted 2021

SIZE >

TBC

UNIQUE POINTS OF INTEREST >

- The height of the building, 31 storeys, was largely influenced by analysis of views from neighbouring Sky Garden, considered to be of public importance.

PROJECT WEBSITE >

<https://55gracechurchstreet.co.uk>

CONTACT >

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