

WELCOME

Welcome to the exhibition for the proposed redevelopment of 100 Leadenhall Street.

This is an opportunity for local residents and site neighbours to view the plans for the proposed development, and share your views with the project team.

Before you leave please fill in a feedback form, or answer the questions online at **www.100LeadenhallStreet.co.uk**

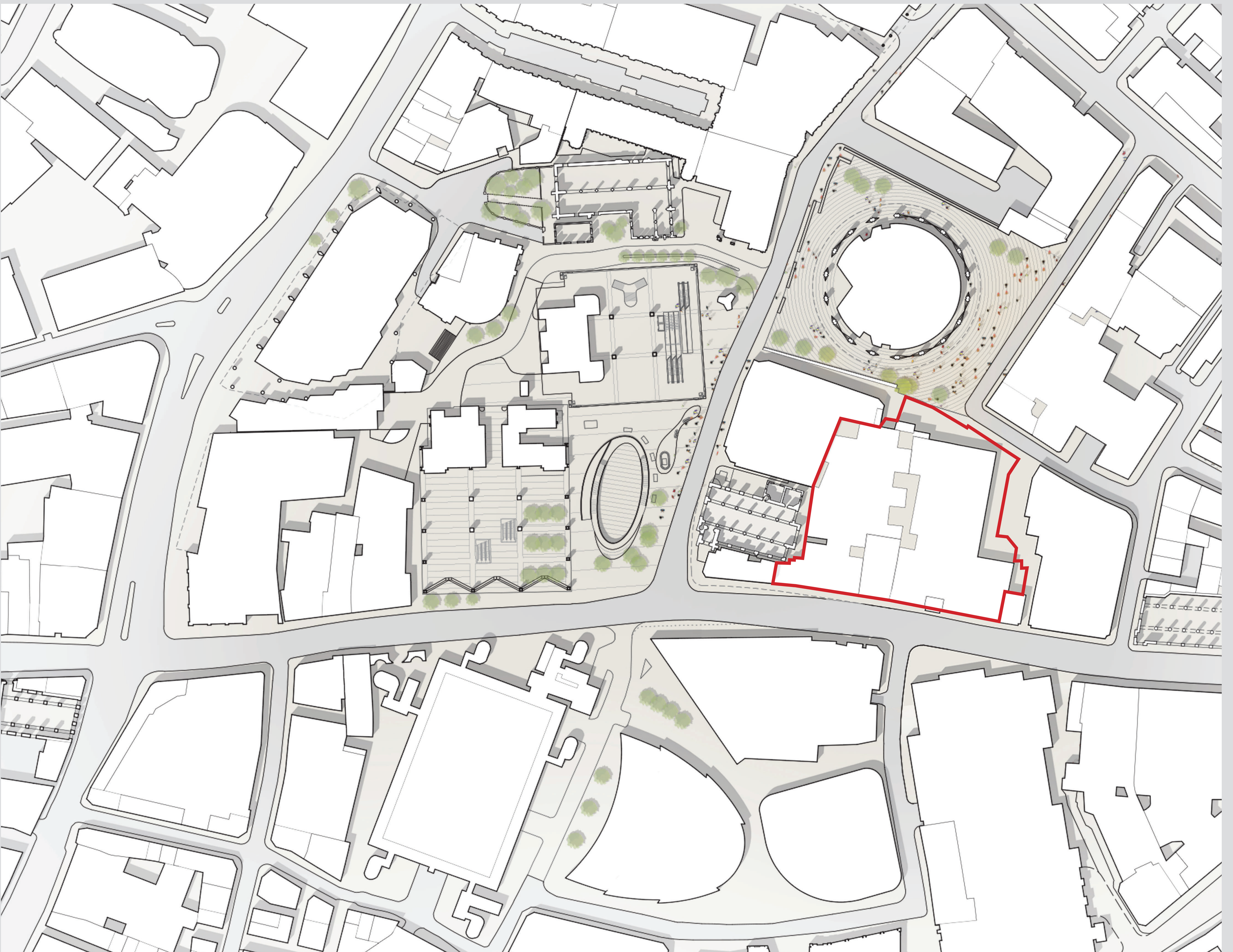


LOCATION

The 0.4ha site is bounded by Bury Street to the north, pedestrianised Cunard Place to the east, Leadenhall Street to the south and buildings fronting St Mary Axe to the west.

The site is currently occupied by a mixture of retail and office buildings with maximum heights of nine storeys and two existing basements running beneath most of the site. A number of listed buildings are located nearby; including the Grade I Listed church of St. Andrew Undershaft immediately to the west, Grade I Listed Lloyd's Building to the south and Grade I Listed St Katherine Cree to the east.

It is within easy walking distance of Liverpool Street, Aldgate, Bank and Fenchurch Street stations, and close to the historic Leadenhall Market and the consented but not yet constructed 1 Undershaft. The Public Transport Access Level at the site is measured as excellent (PTAL 6b), the highest possible rating.



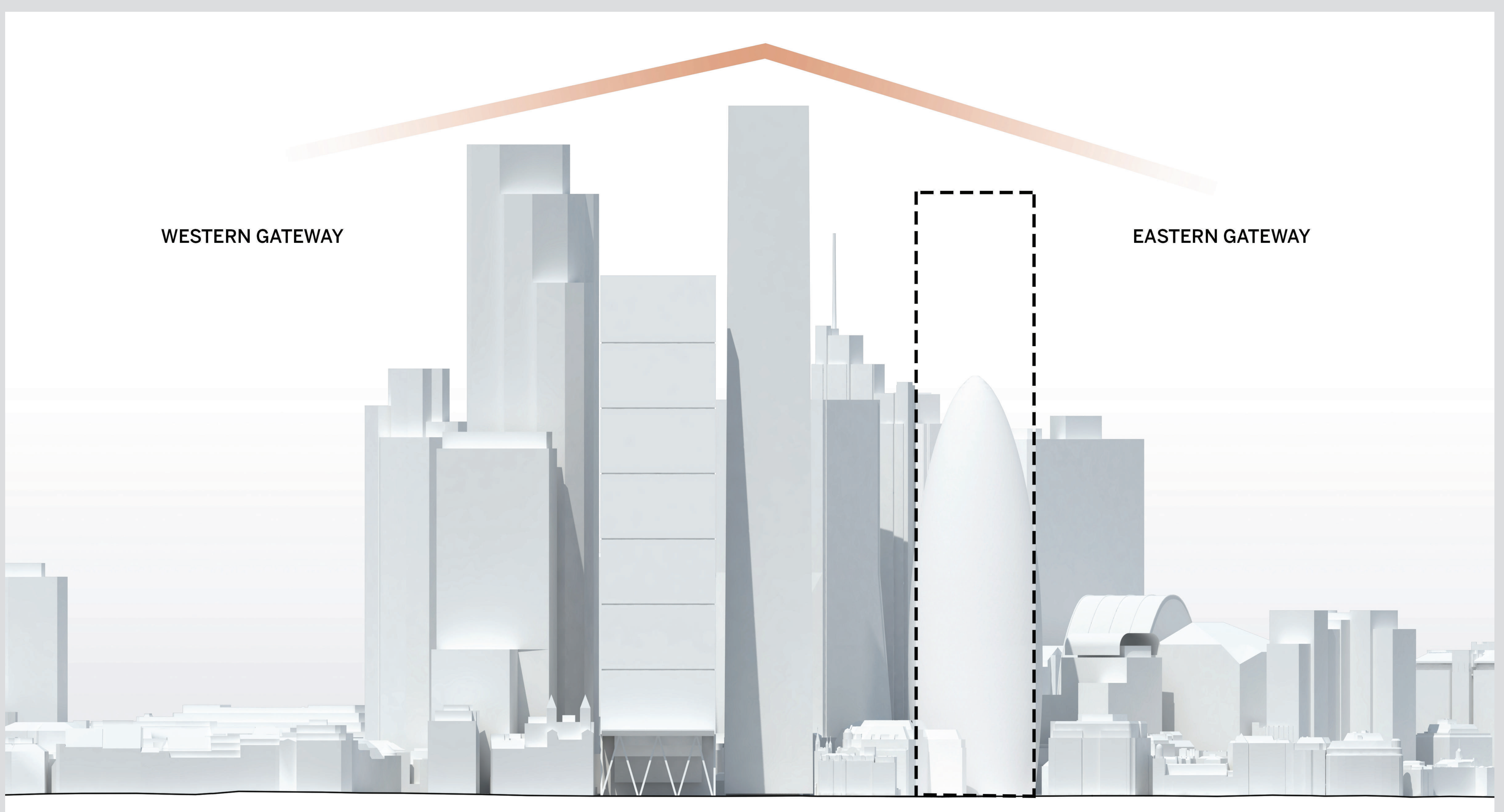
POLICY CONTEXT

The City of London's adopted Local Plan encourages new office buildings to provide for the significant increase in high quality office space needed to maintain London's standing as a global financial centre.

The Plan envisages an increase of more than 1.15 million sqm (14 million sqft) between 2011-26.

The Plan defines an area known as 'the Eastern Cluster', where a number of tall buildings already exist or have been consented and where further tall buildings which contribute positively to their surroundings are permissible.

The redevelopment of 100 Leadenhall Street will help to consolidate the cluster composition by completing the mountain peak formation of the tall buildings, as shown on the diagram below.



Mountain peak formation



Proposed view of the Eastern Cluster

DESIGN

As one of the last significant sites available for development on the eastern edge of the Eastern Cluster, our ambition has been to design a building which respects the valuable historic and contemporary surroundings while contributing an exciting landmark building.

100 Leadenhall Street has been designed to make an elegant contribution to the London skyline and mark the eastern gateway to the City.

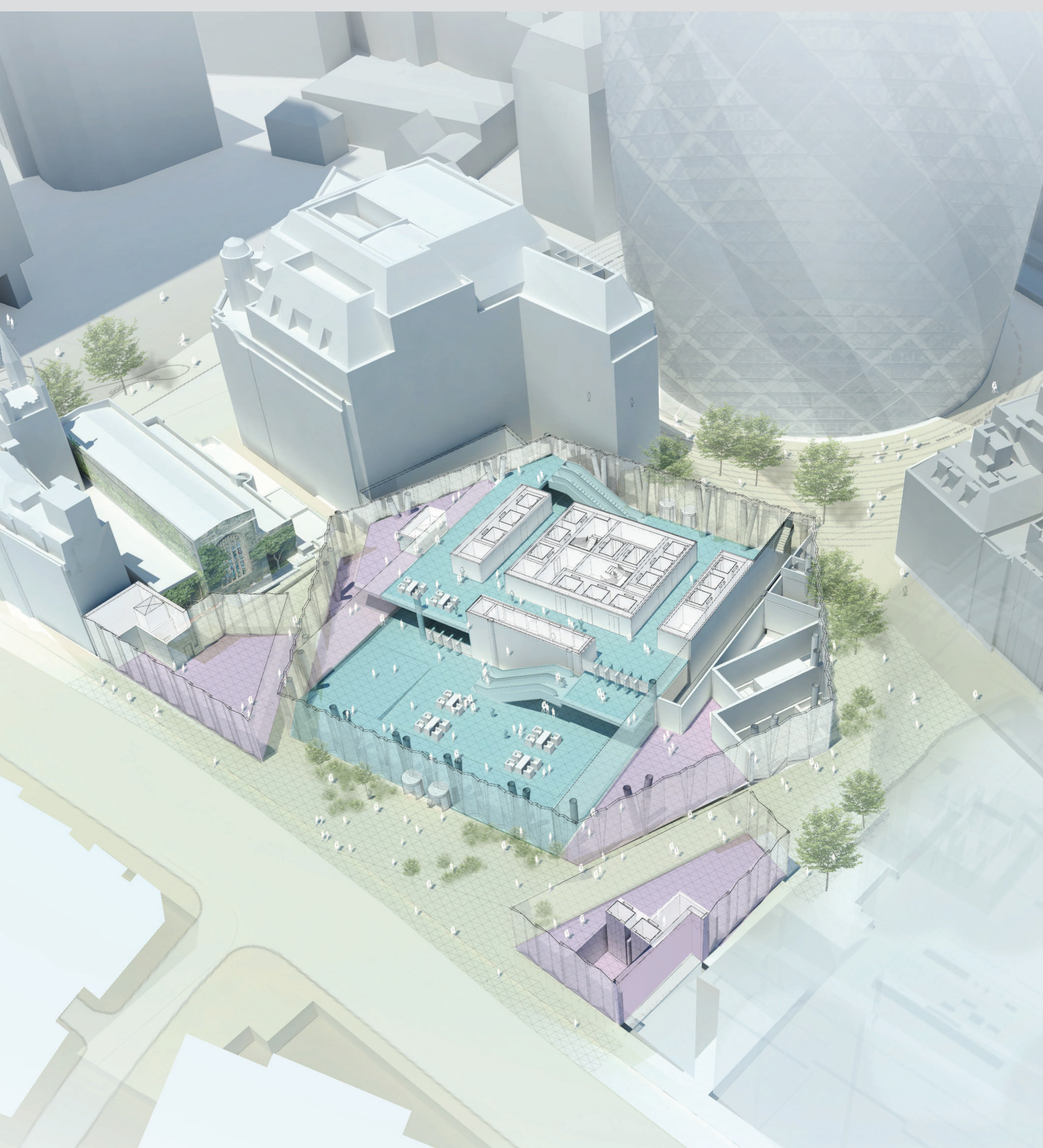
The façades are designed to enrich the simple geometric forms of the building with a complex three-dimensional geometry based on a pattern of interlocking diamonds, which creates an ever-changing light pattern over the course of the day.

On Leadenhall Street, a pair of solid low-rise buildings create a street frontage that ties into its surroundings, while a pleated glass tower rises from a hexagonal plan at the top of this podium.

The tower angles away from both Leadenhall Street and Bury Street as it rises to enhance its slender appearance and minimise the impact on the skyline.



SPECIFICATIONS



Proposed ground floor layout



Street level view

Height: The building will be 263.4 metres AOD (862 feet AOD) tall, made up of basement storeys, a ground floor and 56 floors above.

Office Space: Up to 110,000 sqm (GEA) high quality, flexible office accommodation to meet forecast demand in the City of London

Basement: Three levels of basement, mainly for cycle storage, servicing and plant, are proposed.

Ground Floor: Double height entrances flanked with retail offer.

First to Fourth Floors: Podium floor including office space.

Upper Floors: Contemporary open plan office space with 360 degree views. Lower floor plates of around 1900 sqm NIA rising to upper floors of around 700 sqm NIA.

Lifts: There will be 11 double deck lifts, 3 double deck shuttle lifts serving 2 sky lobbies, 6 single deck lifts to higher levels and 4 single deck lifts to podium levels.

Parking: A largely car-free development is proposed, providing 3 accessible parking bays and parking for 1200 bicycles with associated washing, changing and maintenance facilities.

PUBLIC BENEFITS



Ground floor permeability



Lobby and retail space



Lower level cross-section

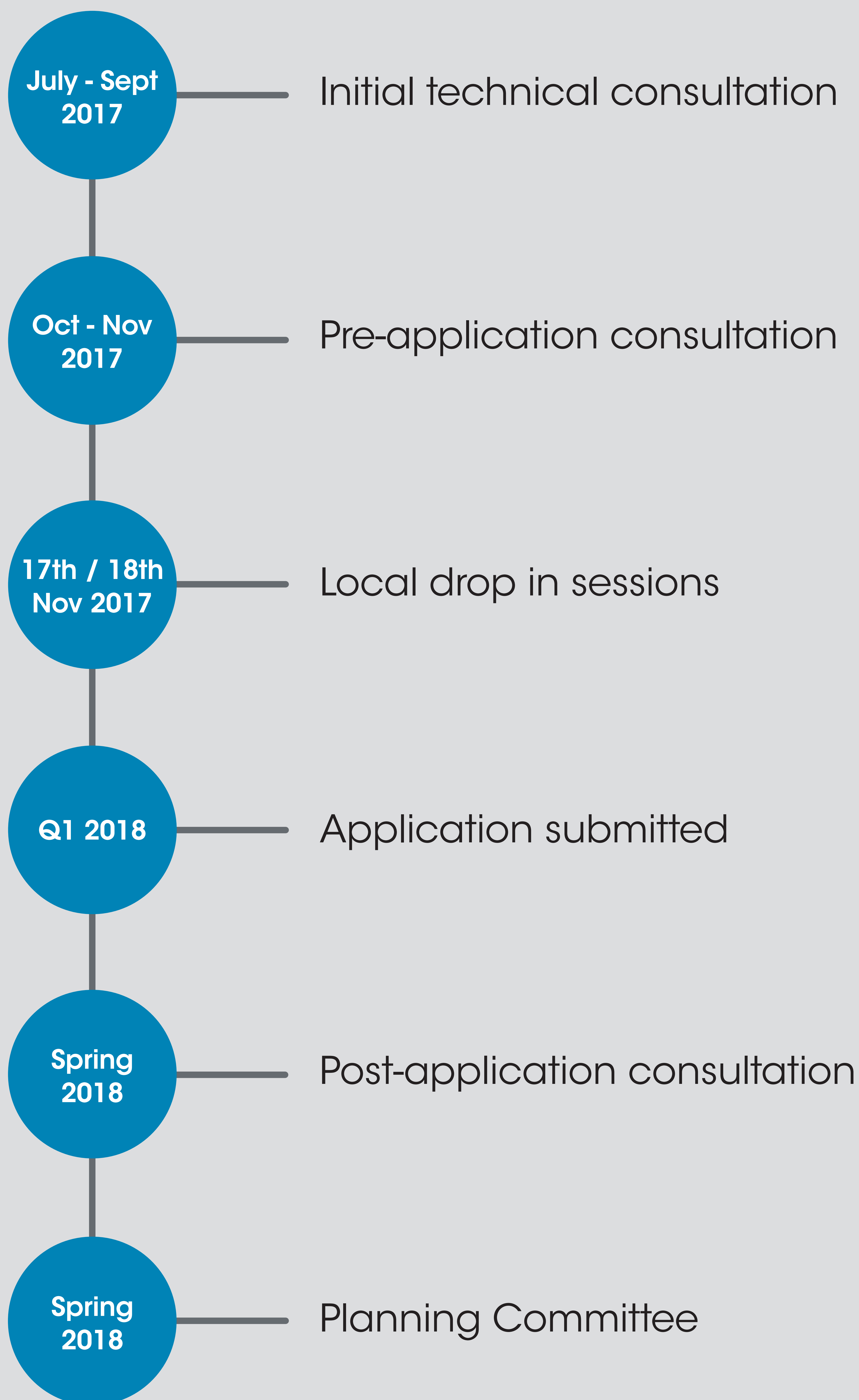
Pedestrian users of the local area will experience considerable improvements from the proposed development:

- A new plaza is created at the centre of the Leadenhall Street frontage by pulling the building back from the boundary line.
- A new, attractive and expansive pedestrian route would create greater permeability through the site, more positively connecting Leadenhall Street with Bury Street and the Gherkin, enhancing north-south pedestrian flows.
- A new public space would be created adjacent to St Andrew Undershaft church, giving a public view of the church from the east for the first time in many decades.
- New hard and soft landscaping within the area surrounding the new building would make it a more positive and attractive user experience.
- The proposals will also help to address the lack of retail facilities in the Eastern Cluster, by providing approximately 7,000 sqft of A1 retail space at the lower level.

TIMELINE AND NEXT STEPS

As it stands, existing tenant leases expire in 2023 but we would plan to start on site as soon as we achieve vacant possession. It is anticipated that construction will take approximately three years.

Our anticipated pre-application timeline is:



Please take this opportunity to fill in a feedback form and tell us your views.

You can view this information and submit feedback online at **www.100LeadenhallStreet.co.uk**

If you would like to get in contact with the project team, please email **info@100LeadenhallStreet.co.uk** or call **07563 303489**.