

An abstract graphic featuring thick, expressive brushstrokes in a vibrant yellow and a soft pink. The strokes are layered and curved, creating a sense of movement and depth. The yellow strokes are more prominent and form the background, while the pink strokes are layered on top, following a similar curved path. The overall effect is a dynamic and artistic composition.

65 GRESHAM ST





65 GRESHAM STREET



# INTRO

## 65 GRESHAM STREET IS A **MAJOR REINVENTION** OF A SIGNIFICANT BUILDING IN THE CITY OF LONDON

Achieving planning for a 33% uplift in lettable space. The **38,000 sqm building was fully pre-let to a leading financial institution**, 3 years ahead of its practical completion, the largest pre-construction pre-let in a decade.

This outcome was enabled by a **first-of-its-kind, games engine-led approach to design, planning and pre-leasing** that has set a new benchmark in the London market.





# KEY FIGURES

TOTALLING **9,300 SQM**  
OF NEW OFFICE AREA

**2,400 SQM** OF  
NEW TERRACING

**FIVE**  
ADDITIONAL  
FLOORS

RETAINED **85%**  
OF THE SUPER  
STRUCTURE





CITY TERRACE





# ST PAULS TERRACE





**OBJECTIVES**



1

**RE-USE**

EXISTING BUILDING, RETAIN

FAÇADE AND

**MODERNISE**

TO SUIT

CURRENT OCCUPIER REQUIREMENTS

2

OBTAIN

**ADDITIONAL AREA**

TO SUPPORT FINANCIAL VIABILITY

AND LEASING PROSPECTS TO INCLUDE

**NEW TERRACING**





**RECONFIGURE** EXTERNAL  
AREAS TO PROVIDE LEVEL ACCESS  
TO RECEPTION AREA AND PEDESTRIANISE  
NEIGHBOURING ROAD

3

SECURE PRE-CONSTRUCTION  
**PRE-LET**  
FOR ENTIRE BUILDING

4



**5**

## **OBTAIN WARRANTY**

**FOR 28,000 SQM OF EXISTING STRUCTURE  
FROM THE MAIN CONTRACTOR**

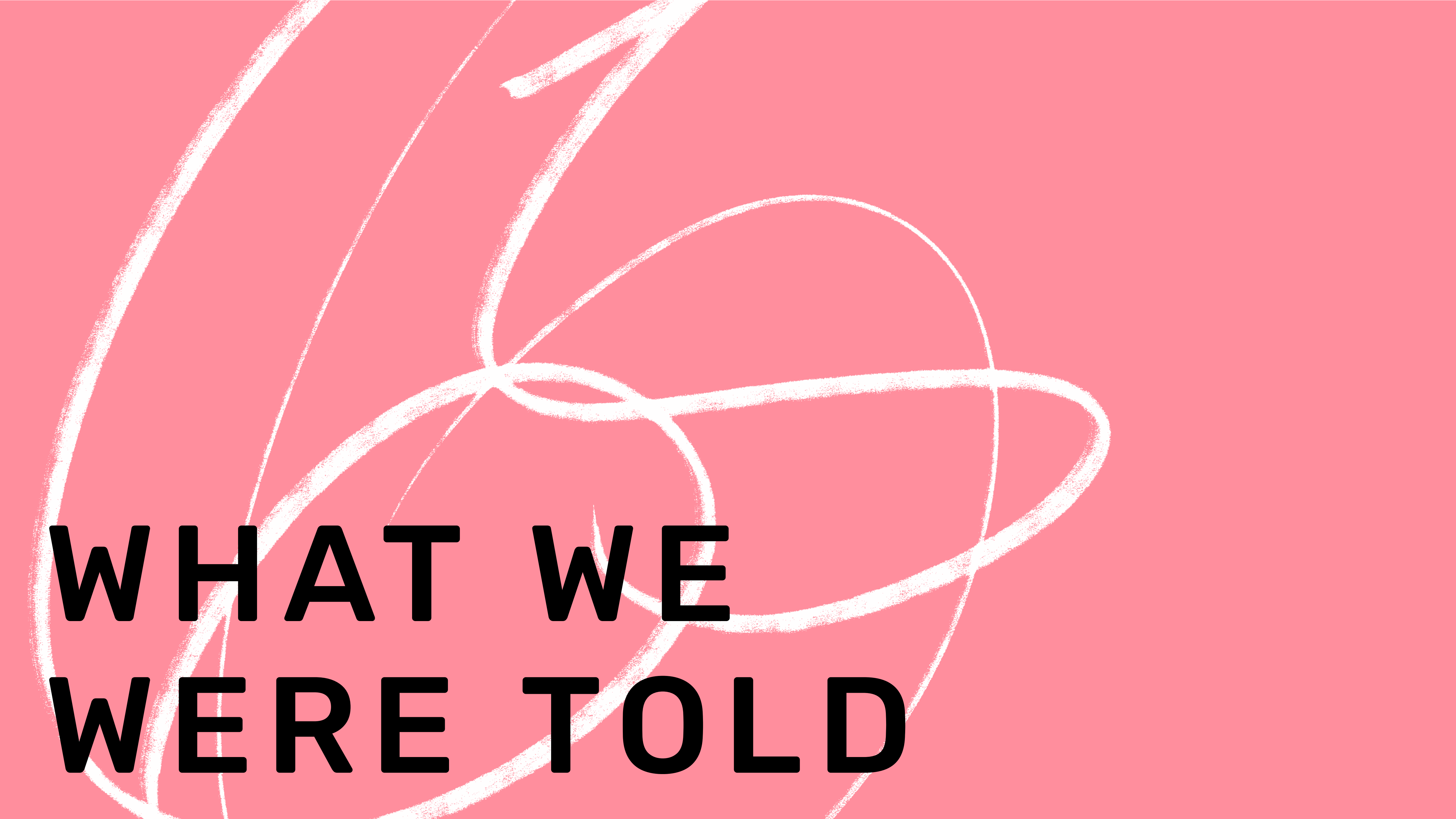
**6**

**IDENTIFY**

## **BESPOKE CONSTRUCTION**

**PROCUREMENT METHOD TO MITIGATE  
PRICE AND DELIVERY RISK**





**WHAT WE  
WERE TOLD**



# OBJECTIVES

**RE-USE** EXISTING  
BUILDING, RETAIN FAÇADE AND  
**MODERNISE**  
TO SUIT CURRENT OCCUPIER  
REQUIREMENTS

1

# WHAT WE WERE TOLD

THE EXISTING BUILDING  
IS **25 YEARS OLD**, HAS  
LIMITED INFORMATION AND IS  
**CURRENTLY OCCUPIED**  
WHICH LIMITS INVESTIGATION  
WORKS



# OBJECTIVES



OBTAIN  
**ADDITIONAL AREA**  
TO SUPPORT FINANCIAL VIABILITY  
AND LEASING PROSPECTS TO INCLUDE  
**NEW TERRACING**

**2**

# WHAT WE WERE TOLD



THE BUILDING IS LOCATED  
IN A HIGH RESTRICTIVE  
PLANNING ENVIRONMENT  
WHICH **LIMITS THE  
POTENTIAL HEIGHT.**

PRECEDENT IN THE AREA  
IS LIMITED TO ONE  
ADDITIONAL FLOOR



# OBJECTIVES



## RECONFIGURE

EXTERNAL AREAS TO PROVIDE  
LEVEL ACCESS TO RECEPTION  
AREA AND PEDESTRIANISE  
NEIGHBOURING ROAD

3

# WHAT WE WERE TOLD



THE EXISTING RECEPTION IS  
**1.0M BELOW GROUND**  
AND MAJOR WORKS OUTSIDE  
OF OWNERSHIP WOULD  
BE REQUIRED



# OBJECTIVES



SECURE PRE-CONSTRUCTION  
**PRE-LET**  
FOR ENTIRE BUILDING

4

# WHAT WE WERE TOLD



THE LAST  
**PRE-CONSTRUCTION**  
PRE-LET OF THIS SCALE  
WAS OVER 10 YEARS AGO



# OBJECTIVES



OBTAIN  
WARRANTY FOR  
28,000 SQM  
OF EXISTING STRUCTURE  
FROM THE MAIN CONTRACTOR

5

# WHAT WE WERE TOLD



A WARRANTY FOR  
EXISTING STRUCTURE  
IS NOT AVAILABLE IN THE  
U.K. CONSTRUCTION MARKET



# OBJECTIVES



IDENTIFY BESPOKE CONSTRUCTION  
PROCUREMENT METHOD TO  
**MITIGATE PRICE  
AND DELIVERY RISK**

6

# WHAT WE WERE TOLD



THE CONSTRUCTION  
**PROCUREMENT METHOD**  
IS FIXED AND CANNOT BE  
ADAPTED TO THE BENEFIT  
OF THE DEVELOPER





**WHAT  
WE DID**



# 1 ARCHITECTURE

RETAINED  
85% OF THE SUPER  
STRUCTURE

1,600 SQM OF STONE  
FAÇADE AND EXTENDED  
LIFT CORE TO ACCESS  
ADDITIONAL AREA AT  
ROOF LEVEL

# SUPER 2 STRUCTURE

SECURED FIVE  
ADDITIONAL FLOORS

TOTALLING 9,300 SQM OF NEW  
OFFICE AREA AND 2,400 SQM OF  
NEW TERRACING



# 3 PLANNING PERMISSION

CREATE 2,000 SQM  
OF NEW PUBLIC REALM

SECURED PLANNING PERMISSION  
AND NEIGHBOUR AGREEMENT  
TO CREATE 2,000 SQM OF NEW PUBLIC  
REALM AND 500 SQM OF NEW  
RECEPTION SPACE





## STATEMENT OF DESIGN

# BEFORE & AFTER

The building design takes its cue from the adjacent **City of London Guildhall**, built in 1410, whose distinctive Gothic architecture inspired the new façade of the 9,300 sqm office extension at roof level.

The scheme also retains **2,600 sqm of the original stone façade** on the upper floors. Designs of this complexity are often simplified or 'value engineered' when unforeseen costs arise, but because of the innovative process we employed, we remained within cost plan and delivered the full, distinctive façade vision.







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# **1 100% PRE-LET**

SECURED PRE-CONSTRUCTION  
PRE-LET OF ENTIRE OFFICE  
BUILDING, TOTTALLING 36,000  
SQM AND 1,200 SQM OF RETAIL

# **2 WARRANTY**

SECURED 12-YEAR WARRANTY  
FOR EXISTING STRUCTURE  
FROM MAIN CONTRACTOR

# **3 METHODOLOGY**

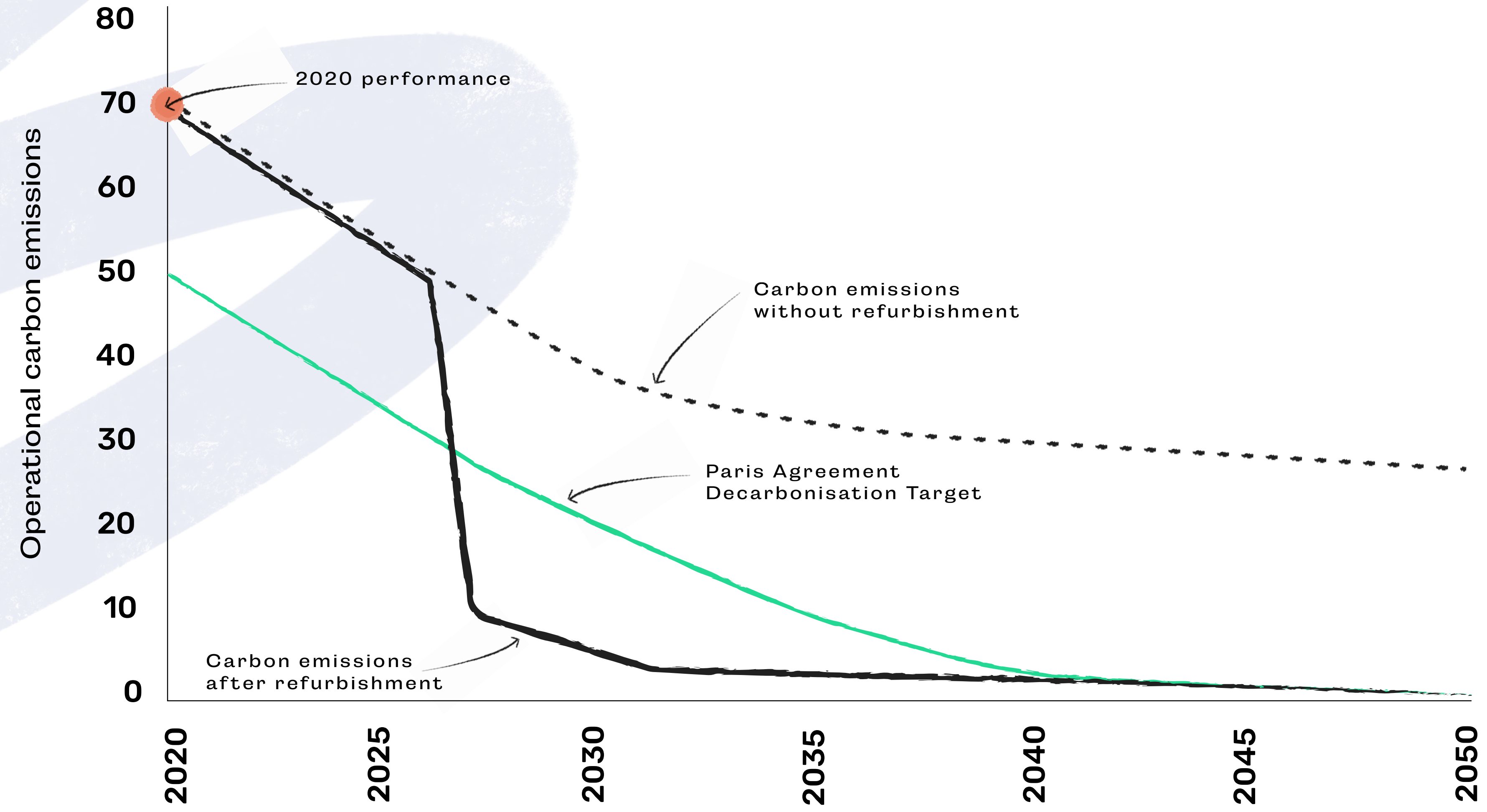
IMPLEMENTED BESPOKE  
CONSTRUCTION METHODOLOGY  
TO PROVIDE 70% COST  
CERTAINTY 12 MONTHS AHEAD  
OF MARKET STANDARD



# 4 SUSTAINABILITY

## PATHWAY TO NET ZERO

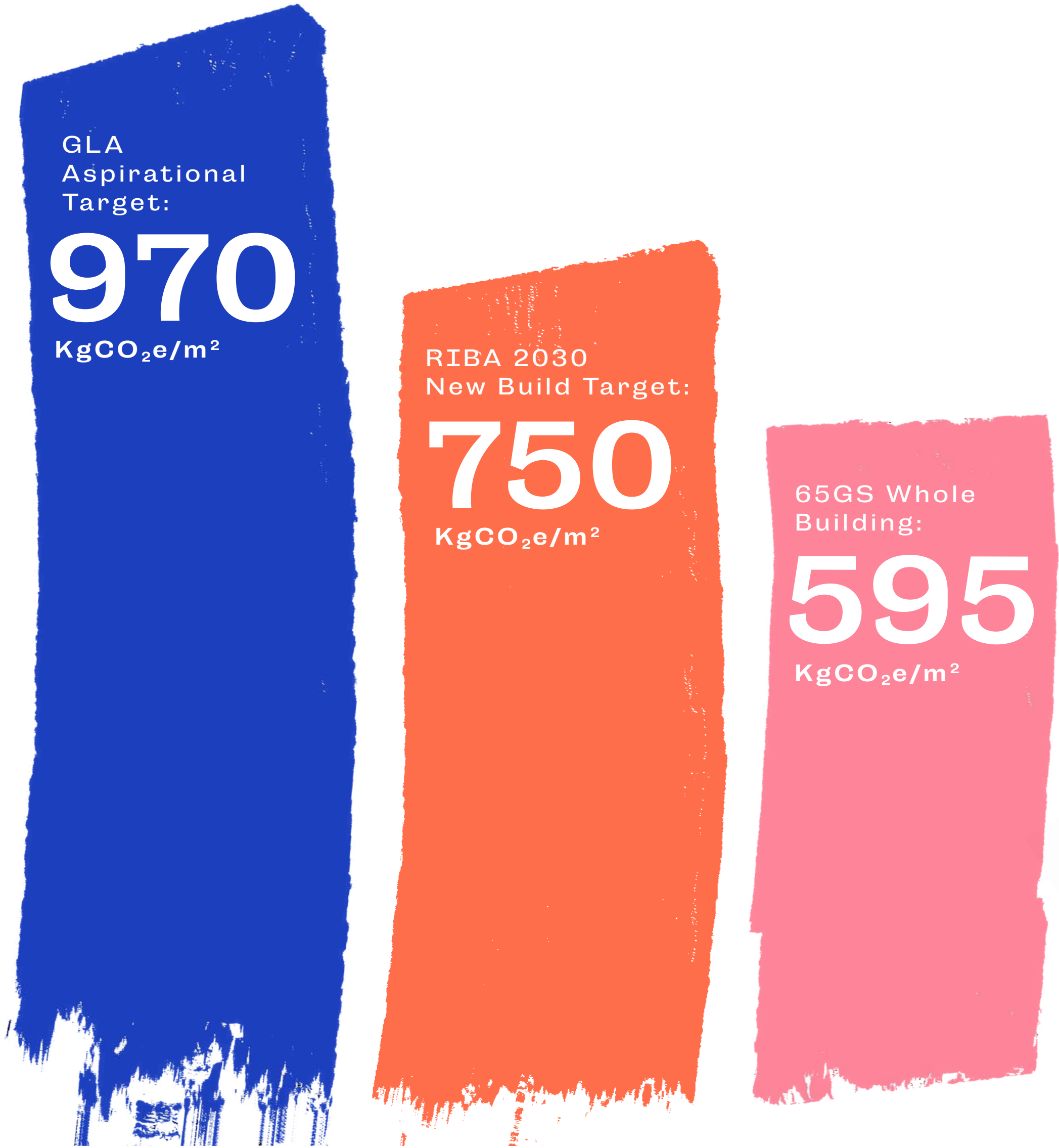
The refurbishment of 65 Gresham Street is modelled using CRREM v2 in relation to Paris Agreement targets, confirming alignment through to 2050.





# LIFECYCLE EMBODIED CARBON

Results from Stage 3 design show 65 Gresham Street will be a key example of the benefits of refurbishment over demolition, leading to significant savings against industry benchmarks.



Ongoing life-cycle carbon assessments will be carried out to minimise embodied carbon emissions throughout the building's life.

Values presented are the predicted emissions associated with materials and construction processes throughout the whole life cycle (Modules A-C). This excludes operational energy and water emissions (Modules B6 & B7), but includes carbon sequestration.



An abstract graphic featuring several overlapping, hand-drawn white loops and curves on a solid yellow background. The lines are fluid and organic, creating a sense of movement and flow. The word 'INNOVATION' is written in a bold, black, sans-serif font across the bottom of the image, partially overlapping the white lines.

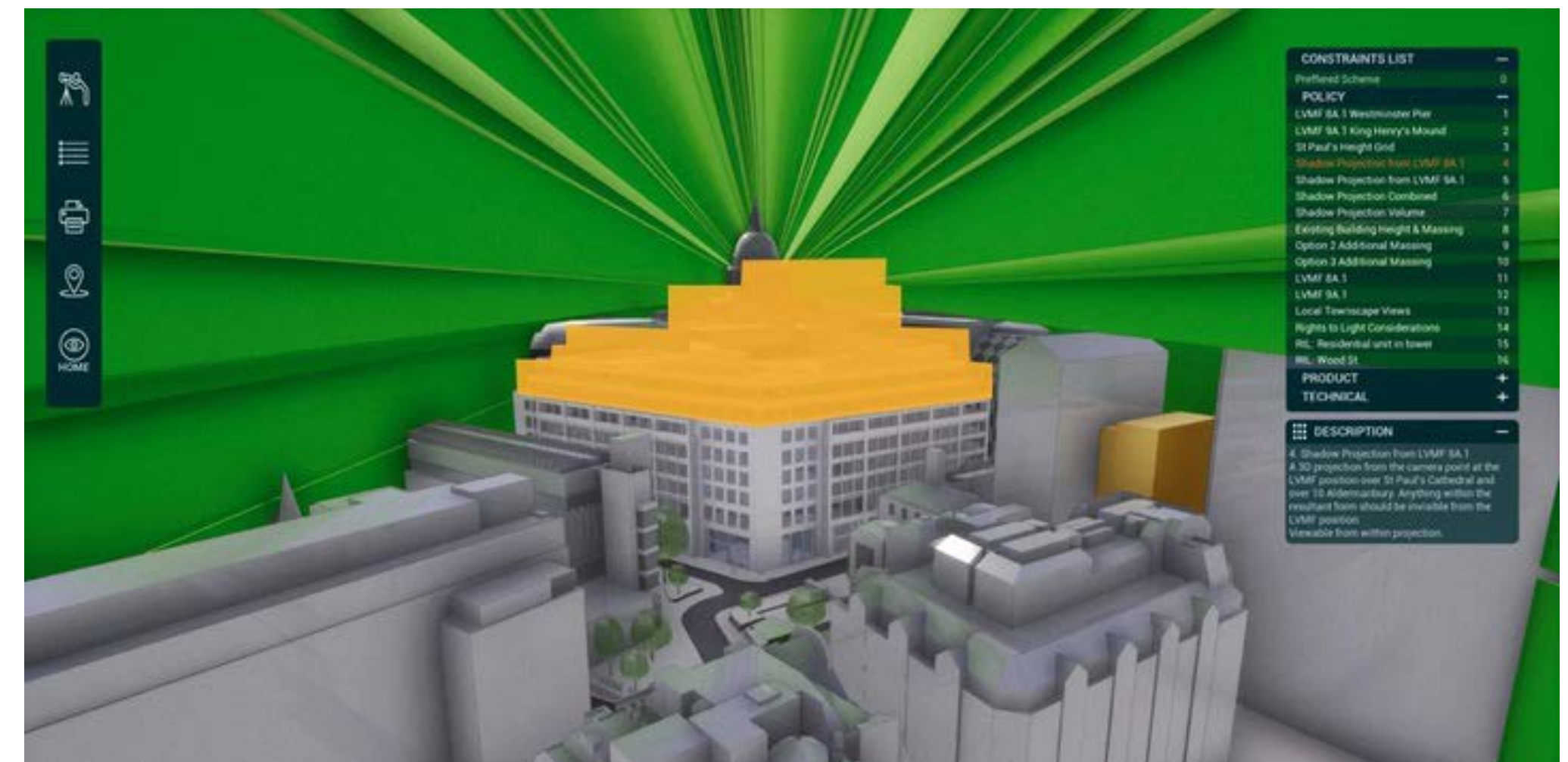
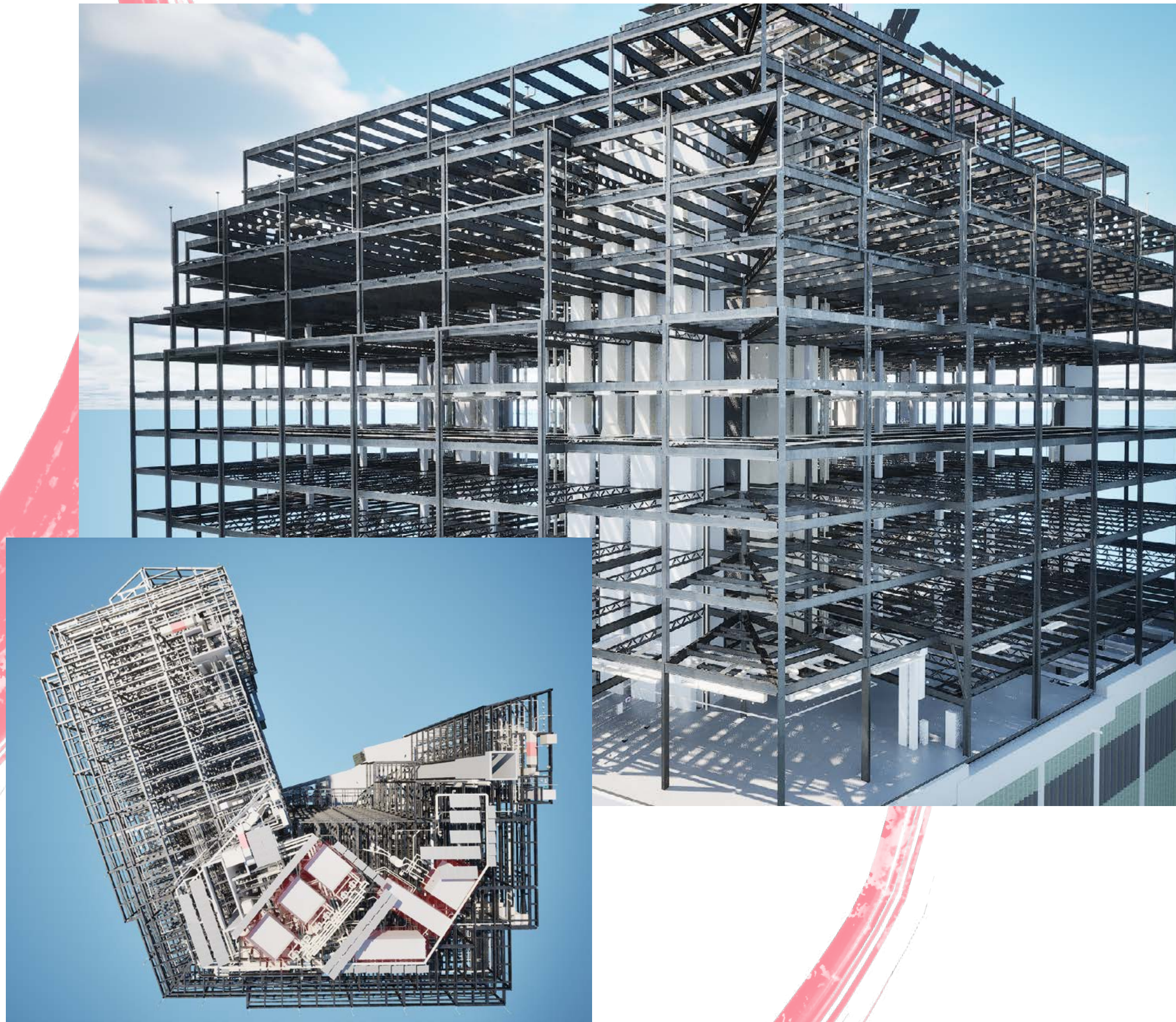
**INNOVATION**



# 1 TECHNOLOGY

## DESIGN THROUGH IMMERSION

THIS SLIDE IS ABOUT USING TECHNOLOGY  
TO REDUCE RISKS AT LATER  
STAGES OF **DESIGN DEVELOPMENT  
& CONSTRUCTION**



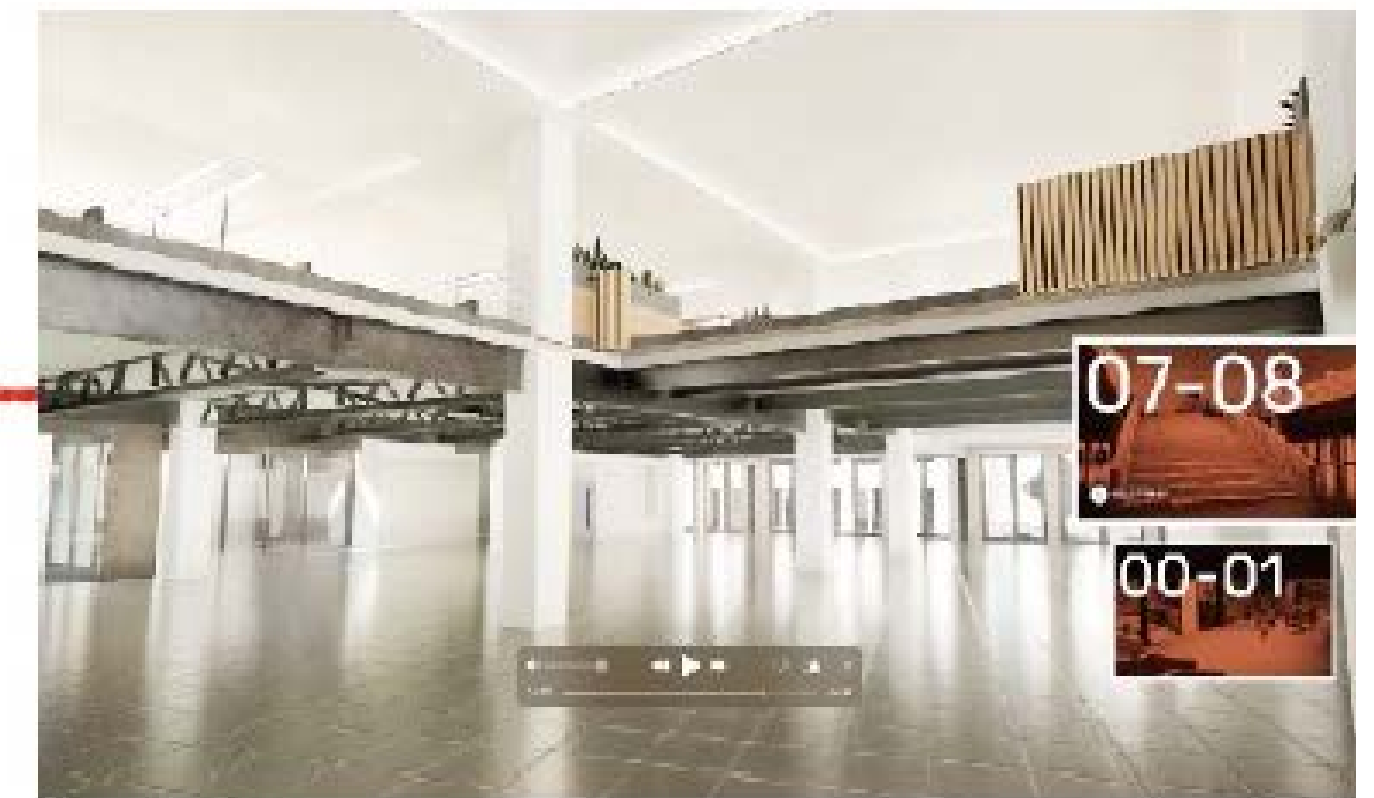
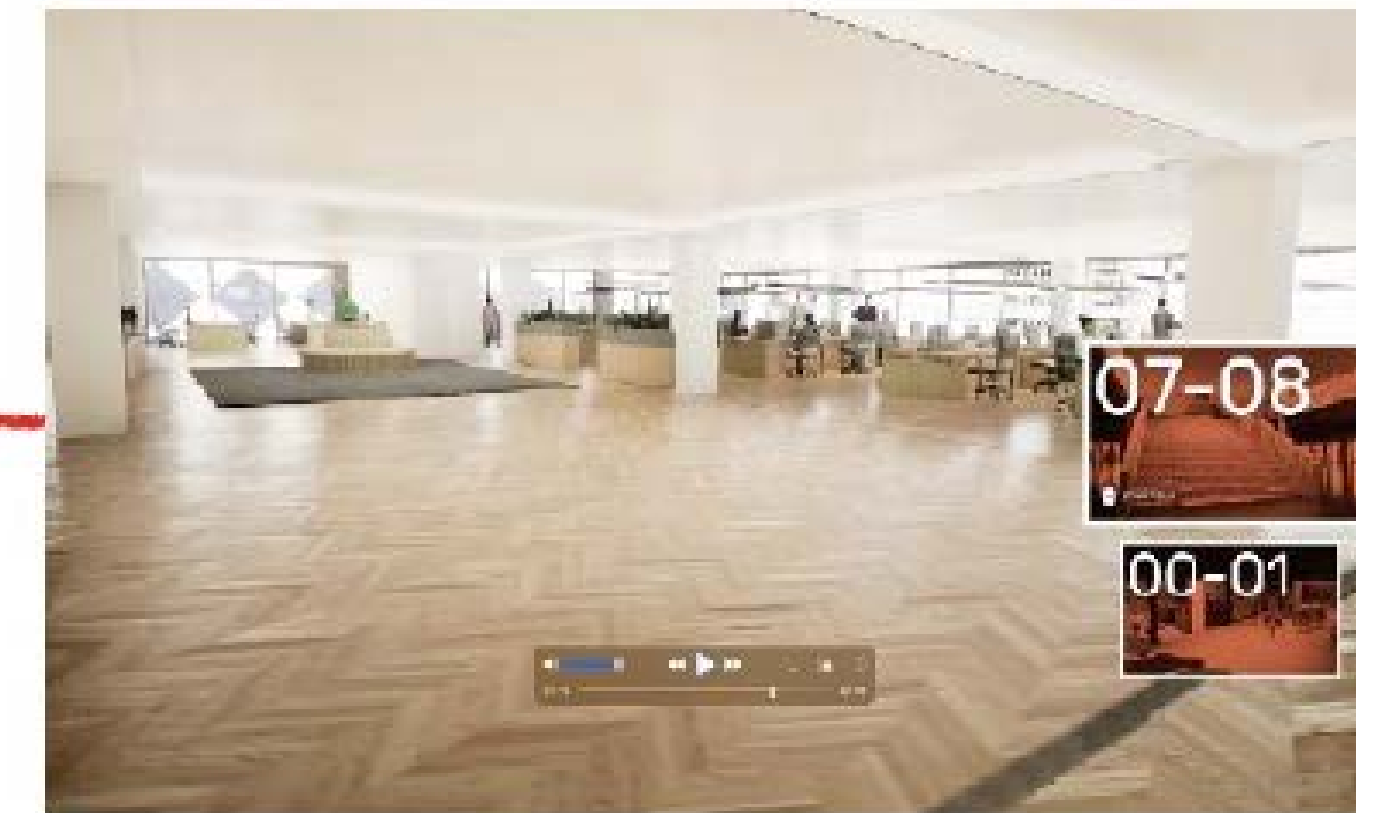
3D MODELLISATION ALLOWED TO PROVE THAT THE NEW SUPER-STRUCTURE WOULD NOT INFRINGE ON THE ST PAUL HEIGHTS' POLICY



# TECHNOLOGY 2

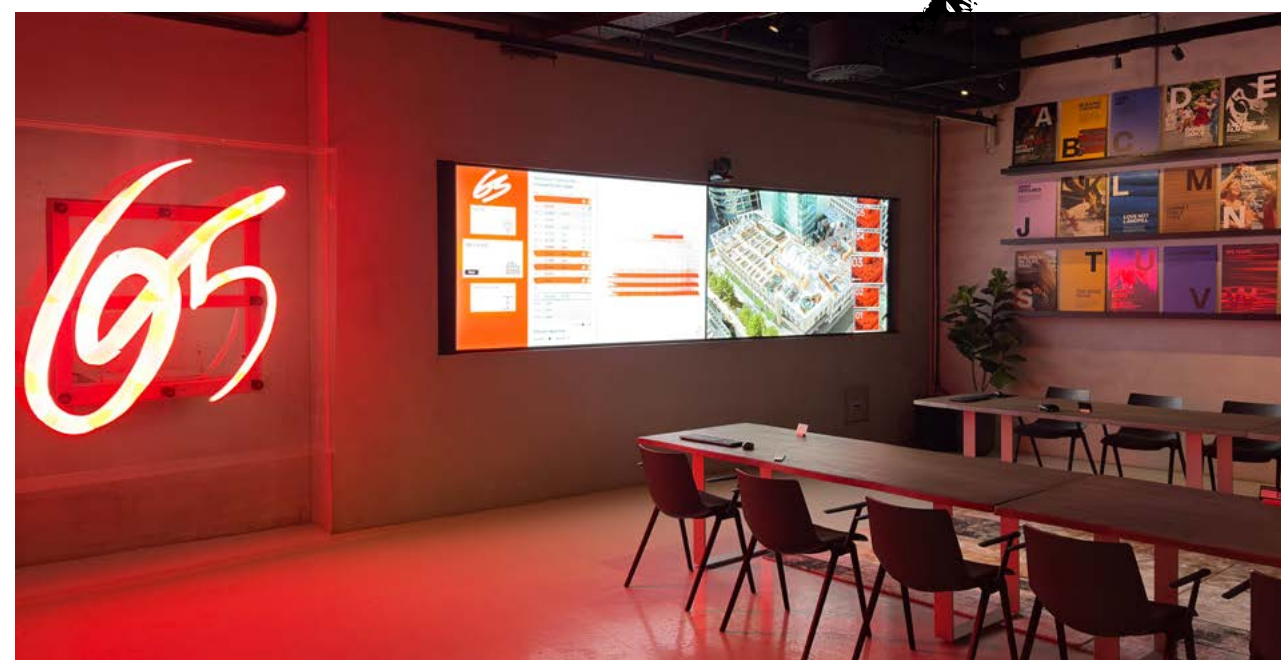
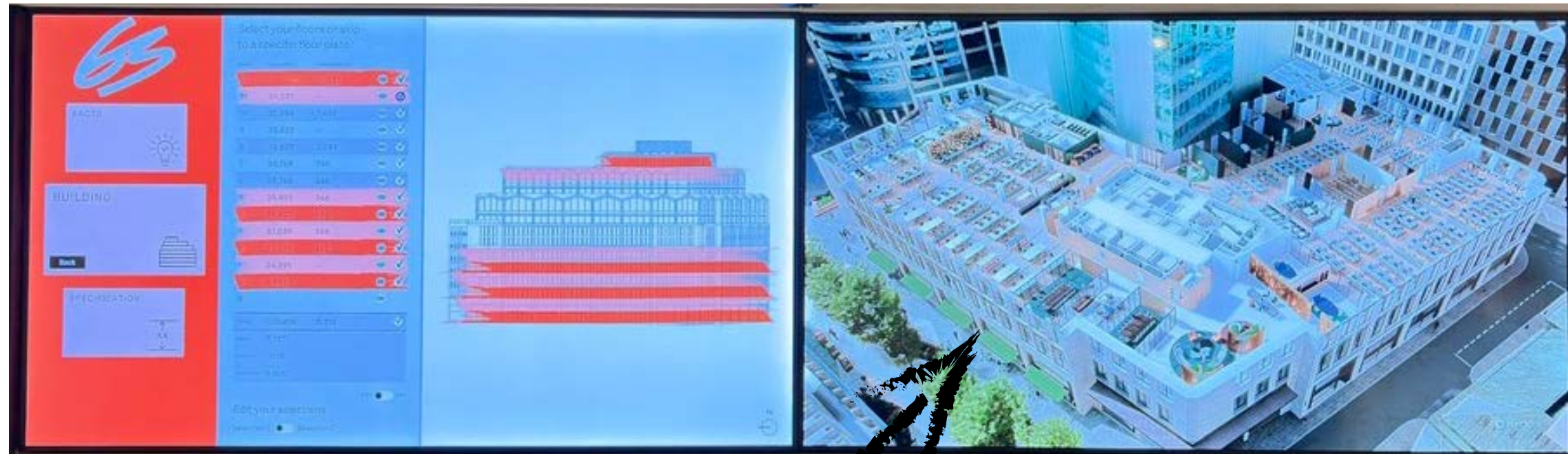
## MAXIMISING VALUE

THIS SLIDE FOCUSSES ON  
USING THE  
**GAMING  
TECHNOLOGY**  
TO ESTABLISH THAT, DESPITE  
THE STRICT PLANNING  
CONSTRAINTS, THERE WAS AN  
OPPORTUNITY TO BUILD TALL.  
WITHOUT THE 3D TECHNOLOGY  
AND THE ABILITY TO ADJUST  
THE FORM OF THE BUILDING LIVE,  
WE WOULD HAVE MISSED  
THE OPPORTUNITY  
TO ADD SIGNIFICANT  
VALUE.





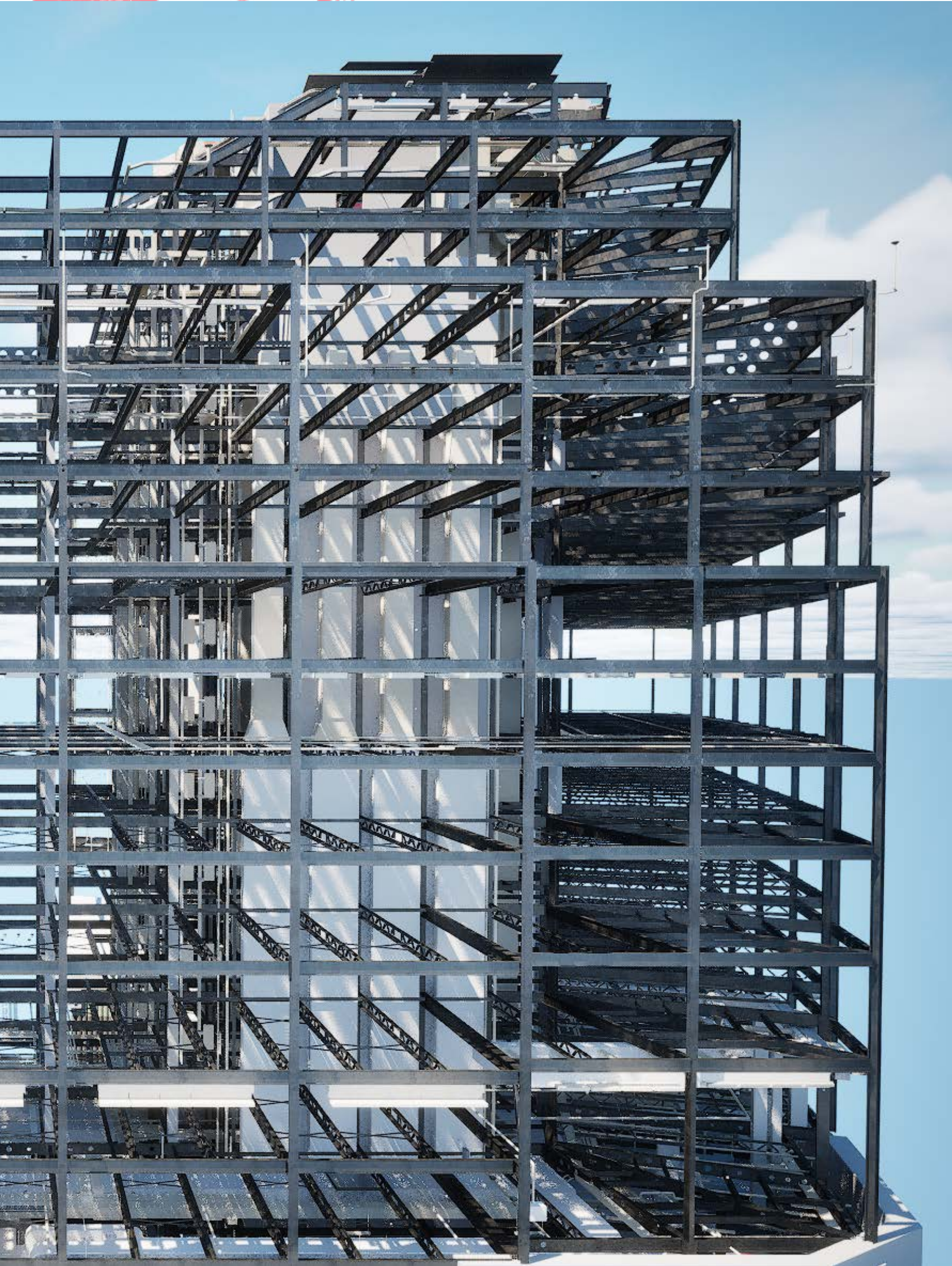
# 3 TECHNOLOGY EXPERIENCE IS THE FUTURE OF LEASING



## THE INNOVATIVE MARKETING SUITE AND THE MODEL

POTENTIAL TENANTS WERE ABLE TO UNDERSTAND THE BUILDING IN WAYS THAT AREN'T POSSIBLE WITH A PAPER BROCHURE. THEY WERE ABLE TO GET AN EXPERIENTIAL UNDERSTANDING OF THE BUILDING AND IMAGINE HOW THEY WOULD OCCUPY THE SPACE



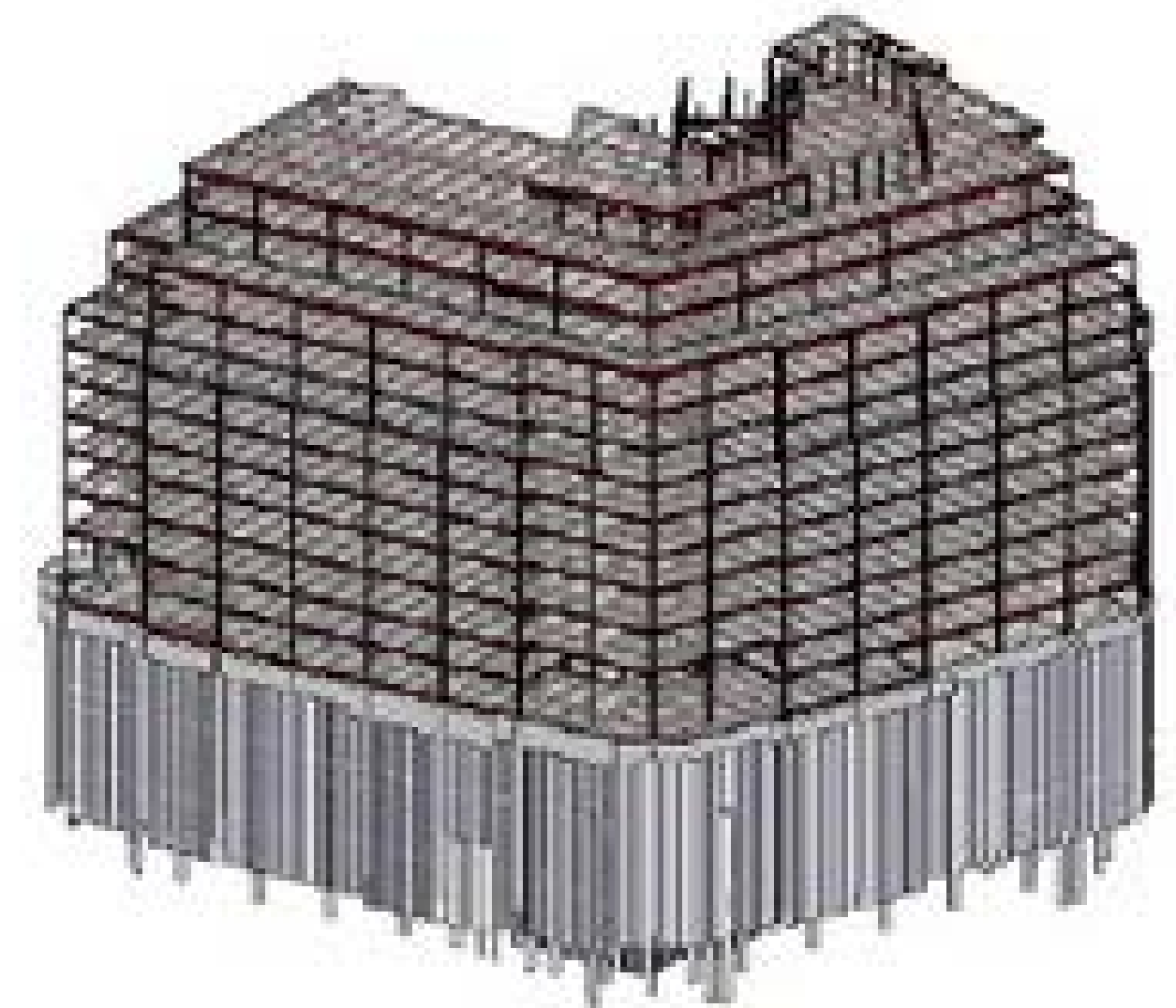
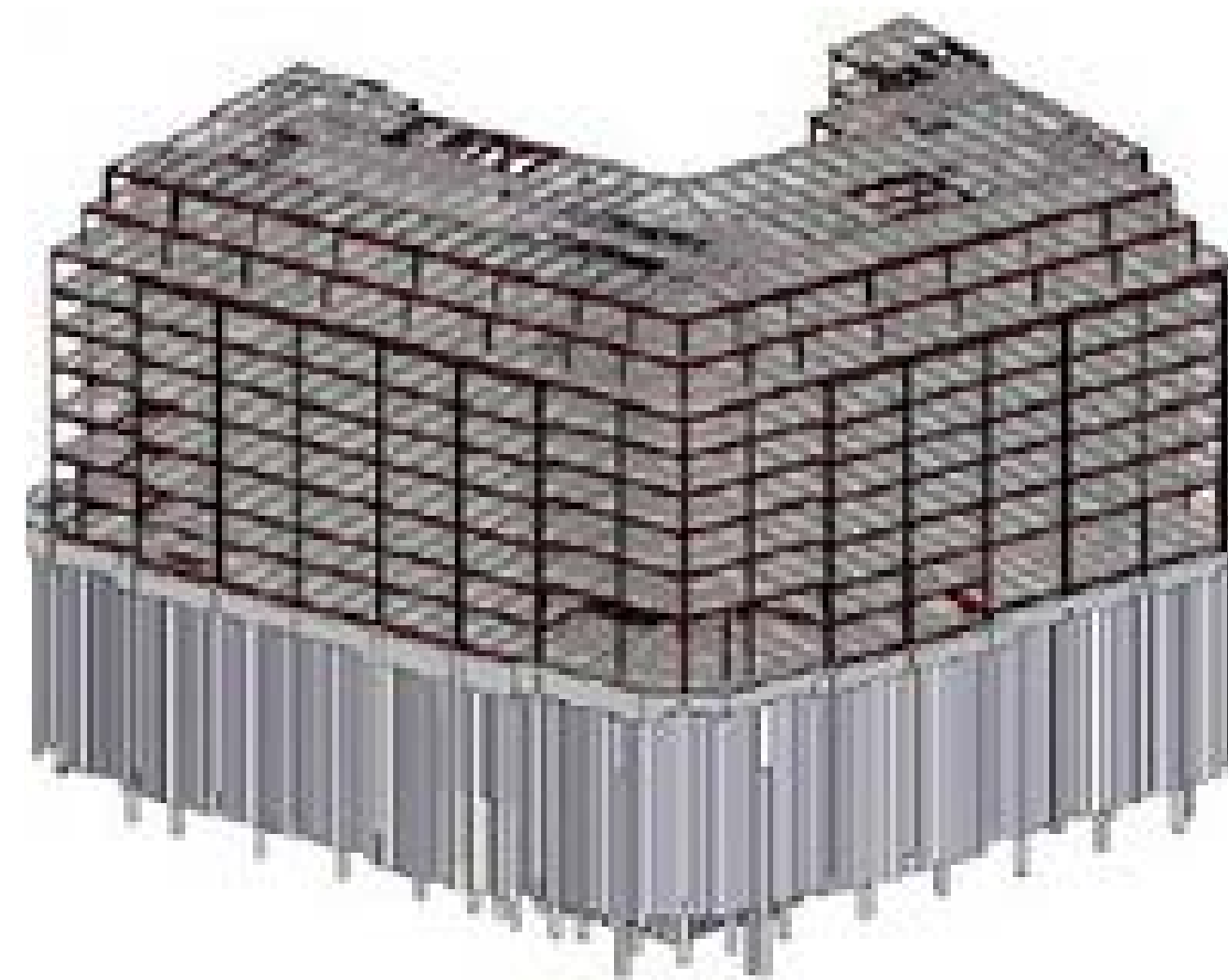


# STRUCTURED CREATIVITY

# 4

THE STRUCTURAL SOLUTION AND TOM  
AND PAUL'S PROCUREMENT STRATEGY

PROCUREMENT  
STRATEGY









J.P.Morgan

65 GRESHAM ST