

# Welcome

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**To the public exhibition on the emerging proposals for 1–2 Minster Court, on behalf of M&G Real Estate, acting for Prudential Assurance Company Limited (PACL).**

This first phase of consultation sets out the vision to deliver a new City destination that will be a landmark in sustainable design, provide globally attractive office space, with unique public access and a wider social benefit.

## Today you can:



View our early plans for the site



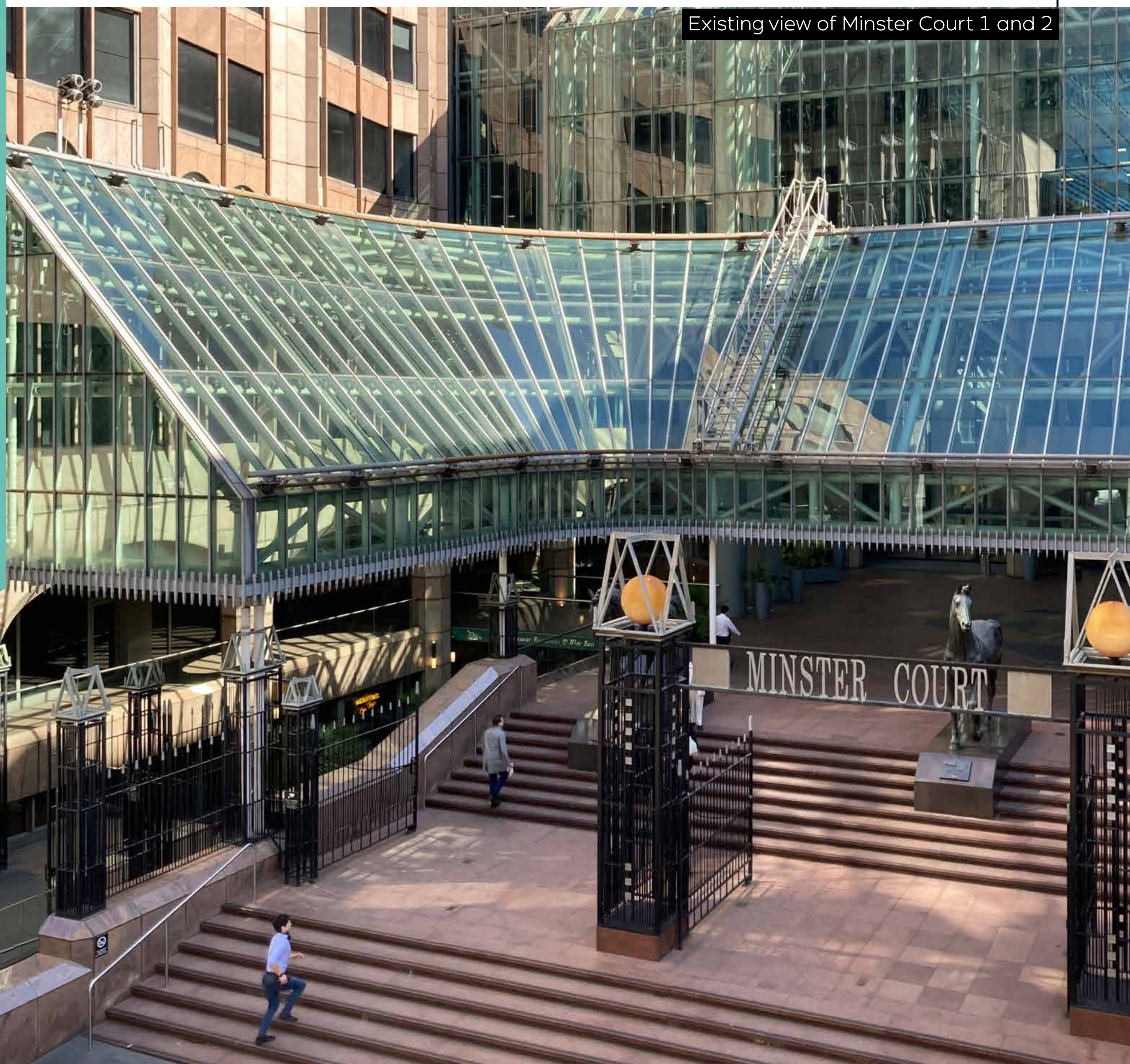
Meet and speak to members of the project team



Provide your feedback and help shape the future of Minster Court

Later this year, we will be holding a second phase of consultation which will provide more detail on the proposals and reflect on the feedback we receive.

Existing view of Minster Court 1 and 2



## Project team



Owner



Development Manager



Architect



# The site and its context

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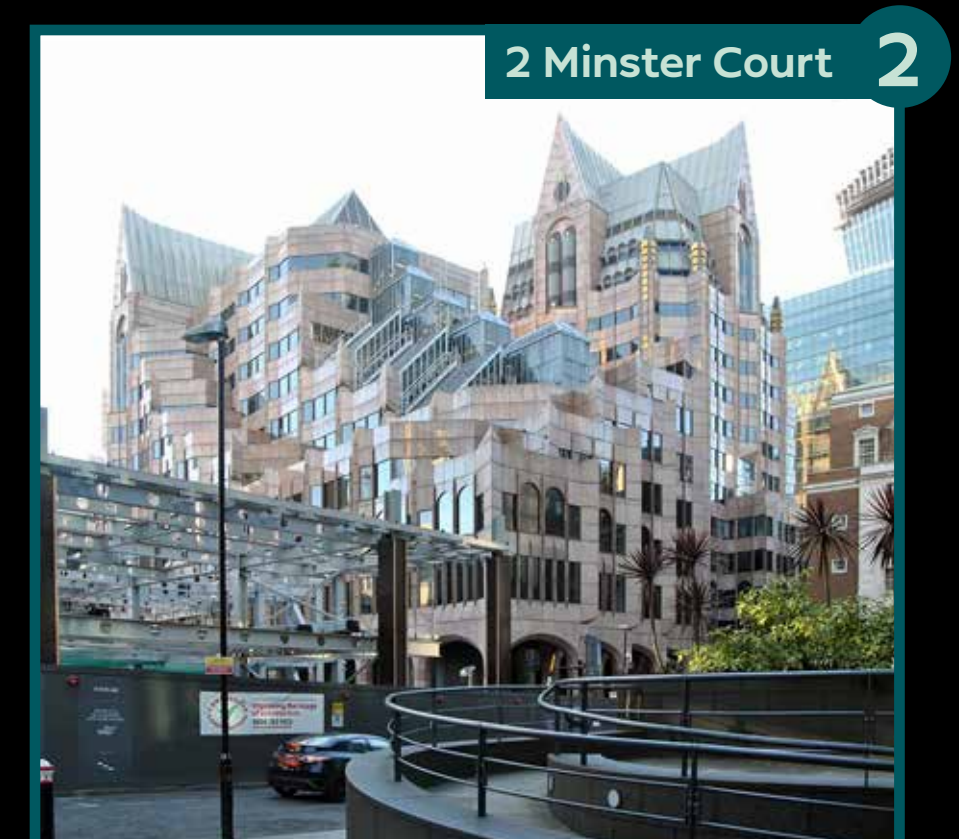
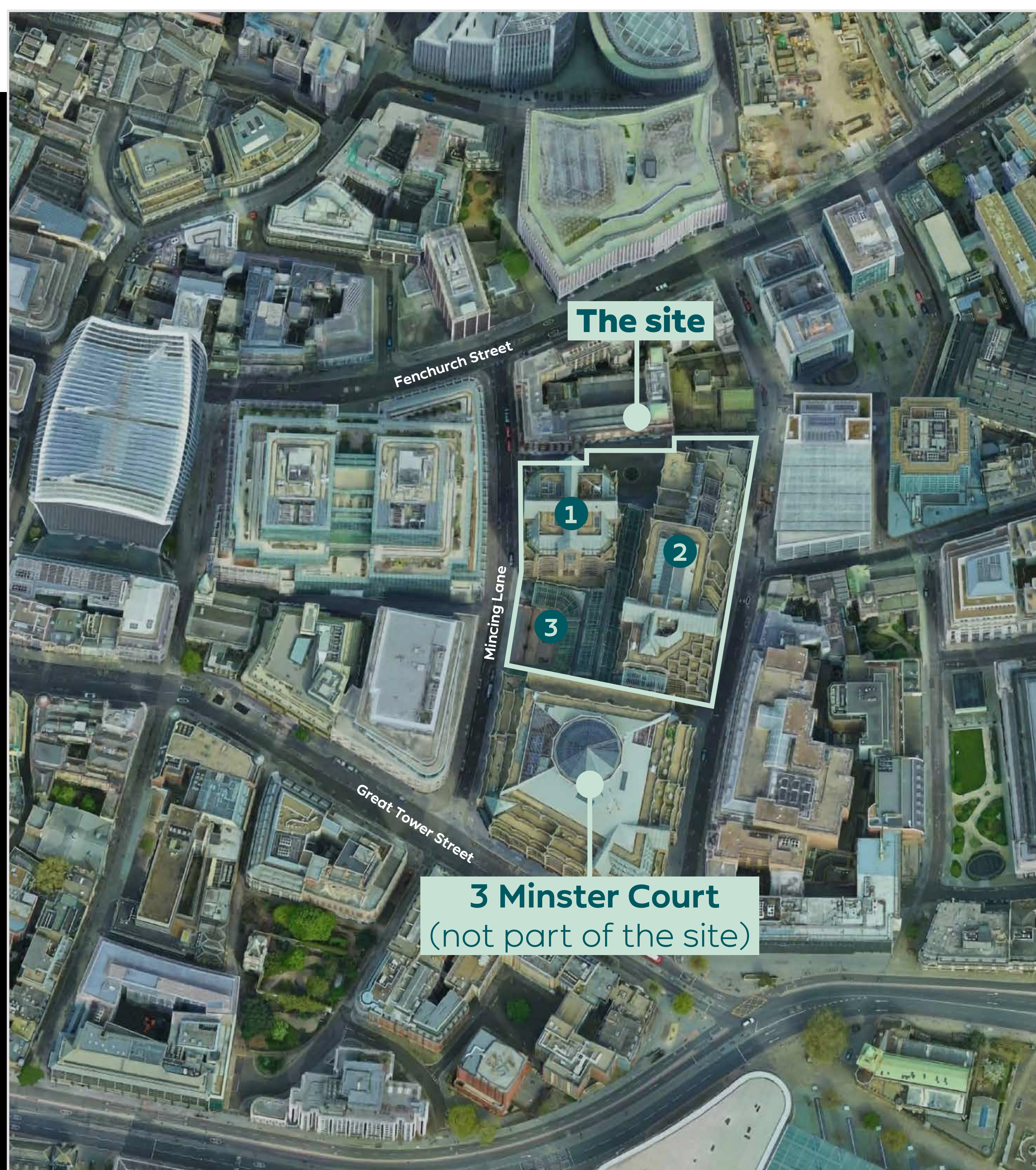
**Our proposals are for 1–2 Minster Court and include the piazza, which make up two thirds of the Minster Court Estate.**

These proposals are located in the Billingsgate Ward and sit within the Eastern Cluster of the City of London. The site is bounded by Mincing Lane to the West, Mark Lane to the East and part of Dunster Court to the North. 3 Minster Court does not form part of these proposals.

1 Minster Court is a detached, granite-clad, steel framed office building located to the north-east of the site.

2 Minster Court is of identical construction and located along the eastern boundary of the site.

Underneath these buildings is a mix of retail space across basement, mezzanine, lower ground and upper ground. Both buildings share the same vehicle access from Mark Lane.





# The need for change

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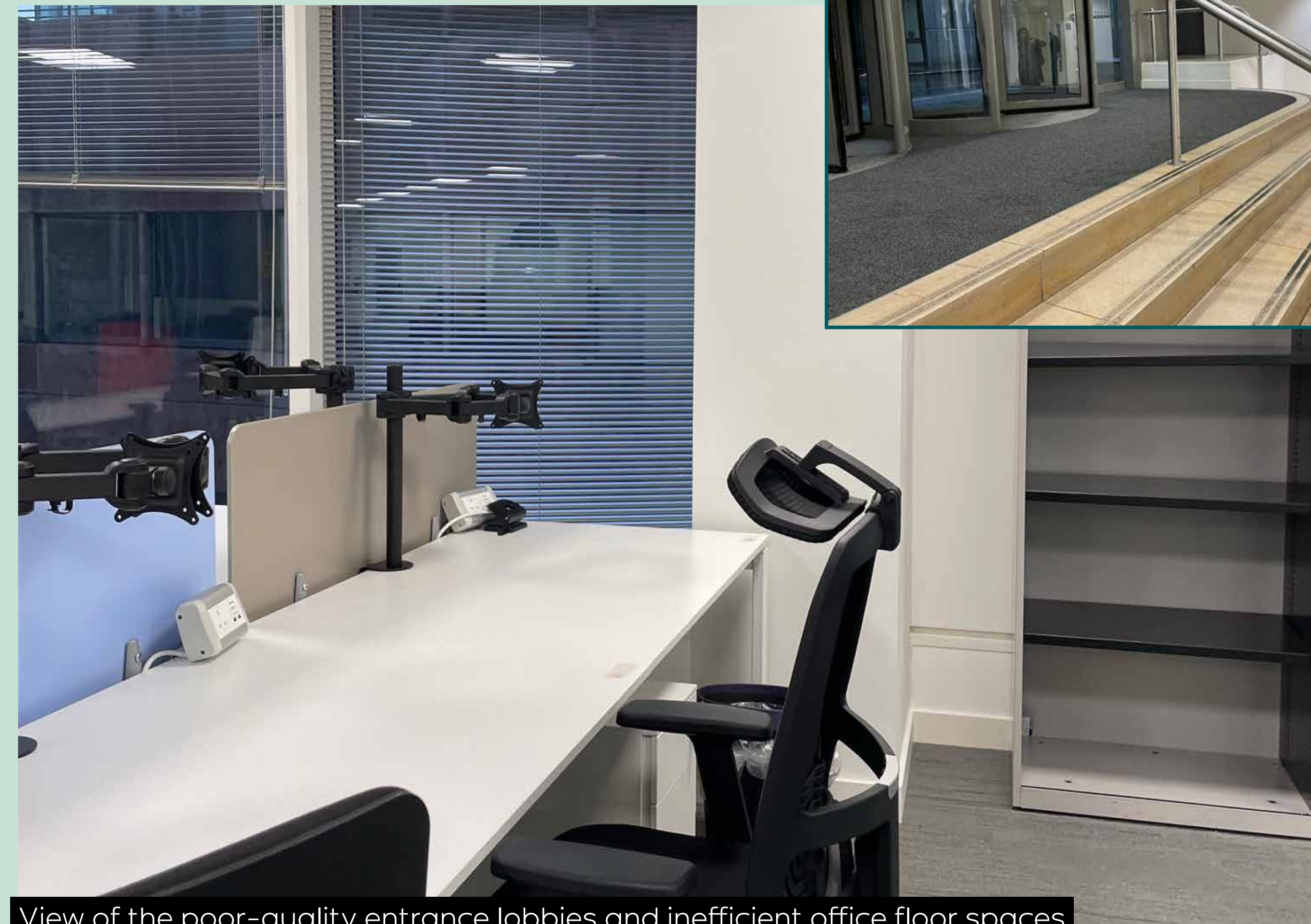
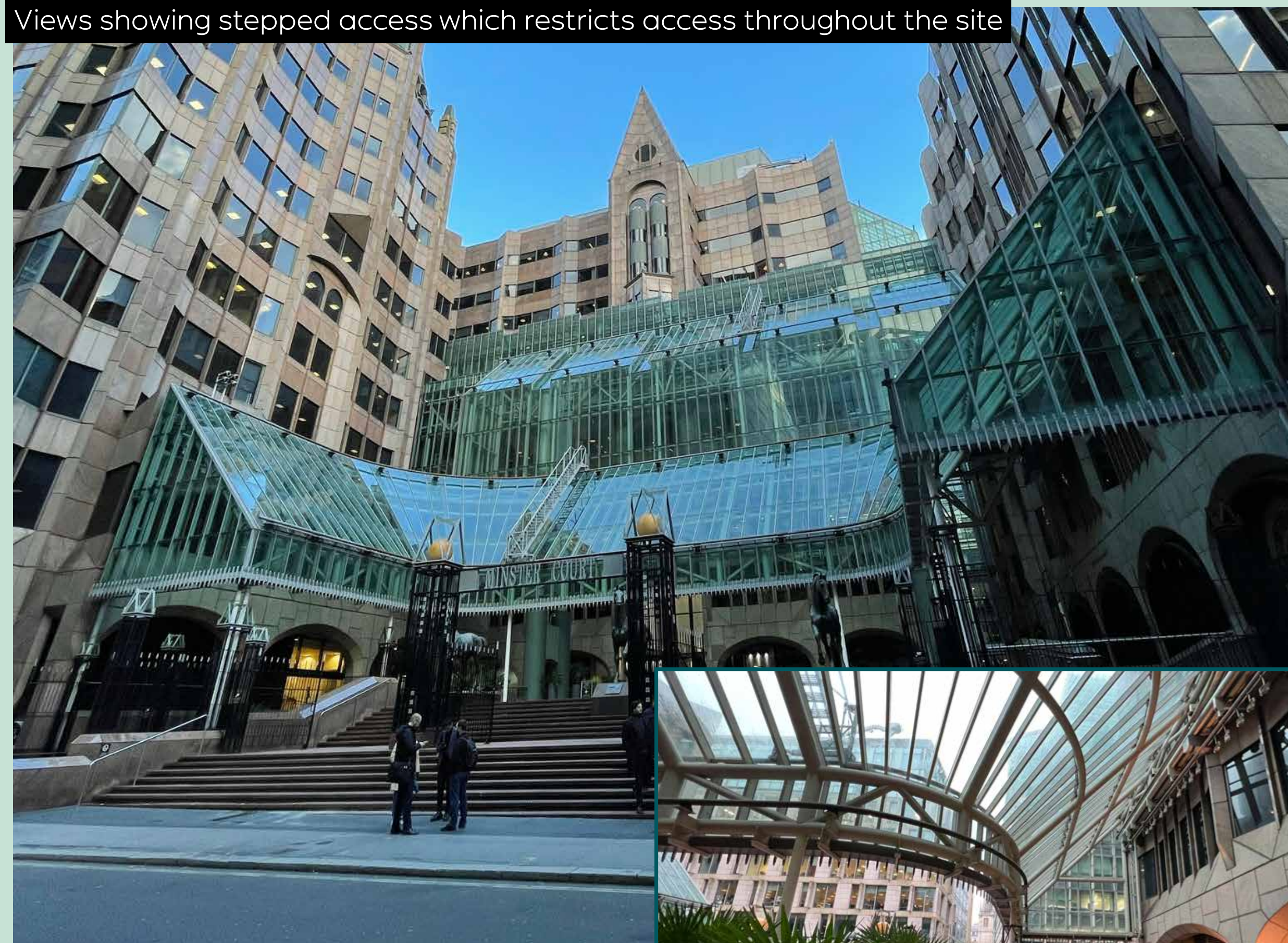


## Uninviting public realm

At ground floor level, the existing site offers little to the surrounding environment with uninviting public areas and poor connections to the surrounding streets and buildings. It is difficult to navigate for pedestrians and the lack of level access across the site means that it is not inclusive.

This creates the overall impression of a defensive design which is not inviting or approachable.

Views showing stepped access which restricts access throughout the site

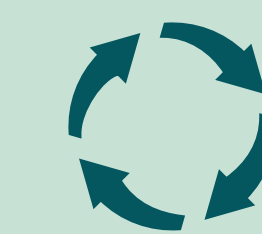


View of the poor-quality entrance lobbies and inefficient office floor spaces



## Meeting the City's demand for high quality office space

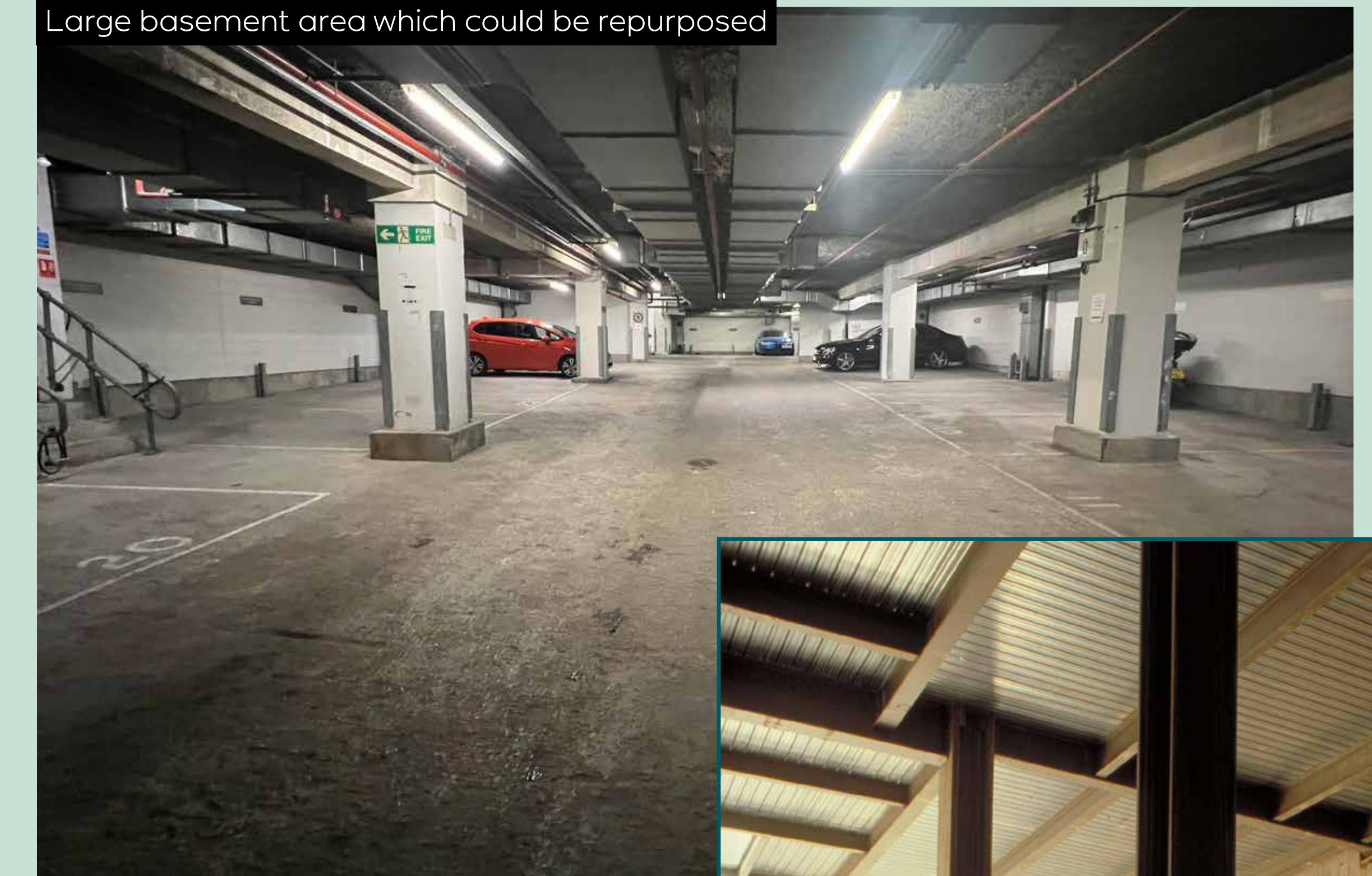
The emerging City Plan 2040 has identified that an increase in office floorspace of 1,200,000 m2 across the Square Mile between 2021 to 2040 is required to maintain the City's position as a world leading financial and professional services centre. There is also greater need for high quality office space which meets the demands of businesses placing greater emphasis on sustainability and wellbeing.



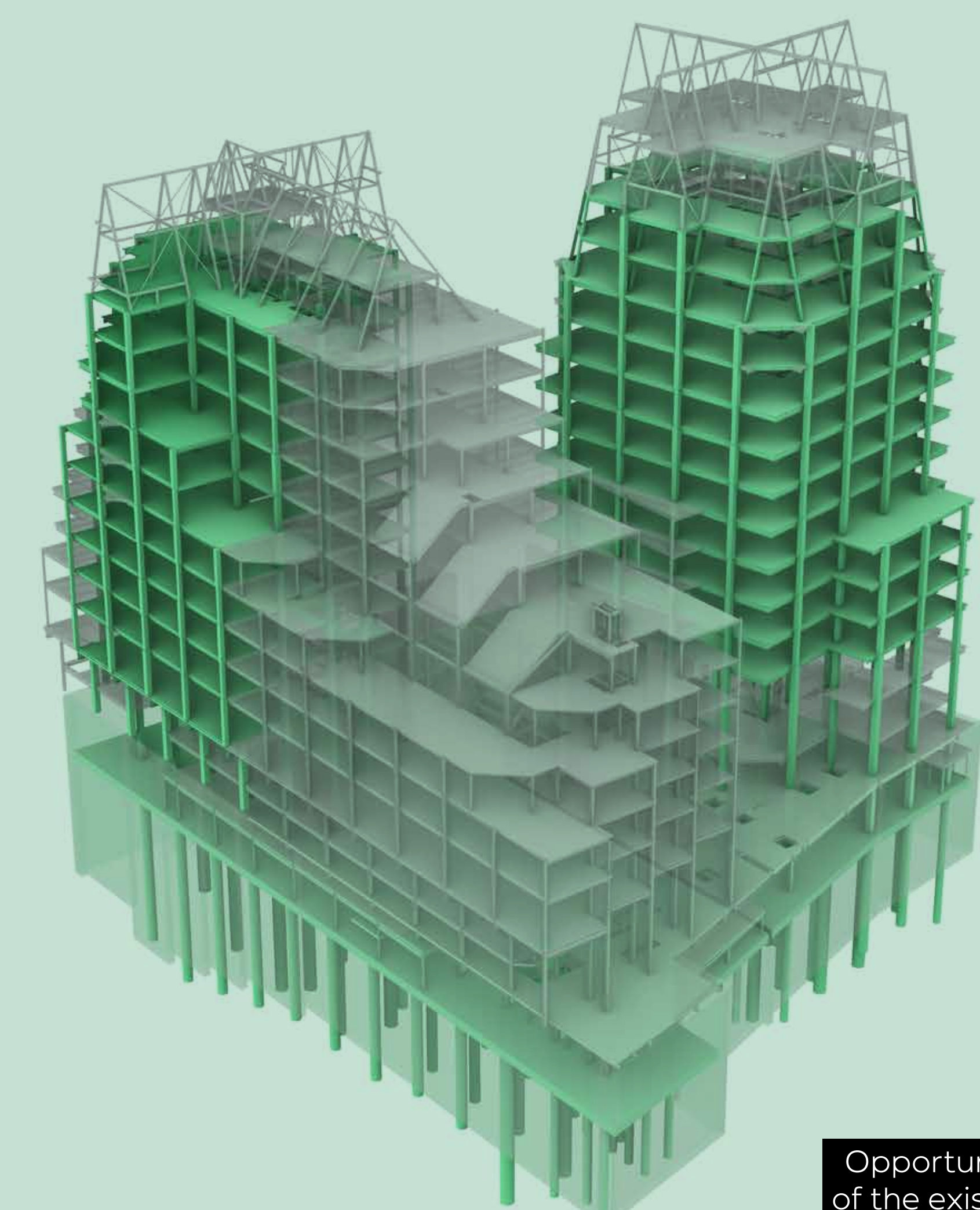
## Opportunity for change

The buildings have a number of characteristics which are still fit for purpose for a modern and efficient office-led development giving rise to the opportunity for retention and reuse of the existing structure. This includes the opportunities shown below:

Large basement area which could be repurposed



Flexible steel frame which could be retained or reused



Opportunities to retain large quantities of the existing structure, shown in green



## Performance against future sustainability targets

With imminent sustainability targets set by the Paris Agreement and M&G's own sustainable development framework, the current performance of EPC rating D means that future significant investment is required.

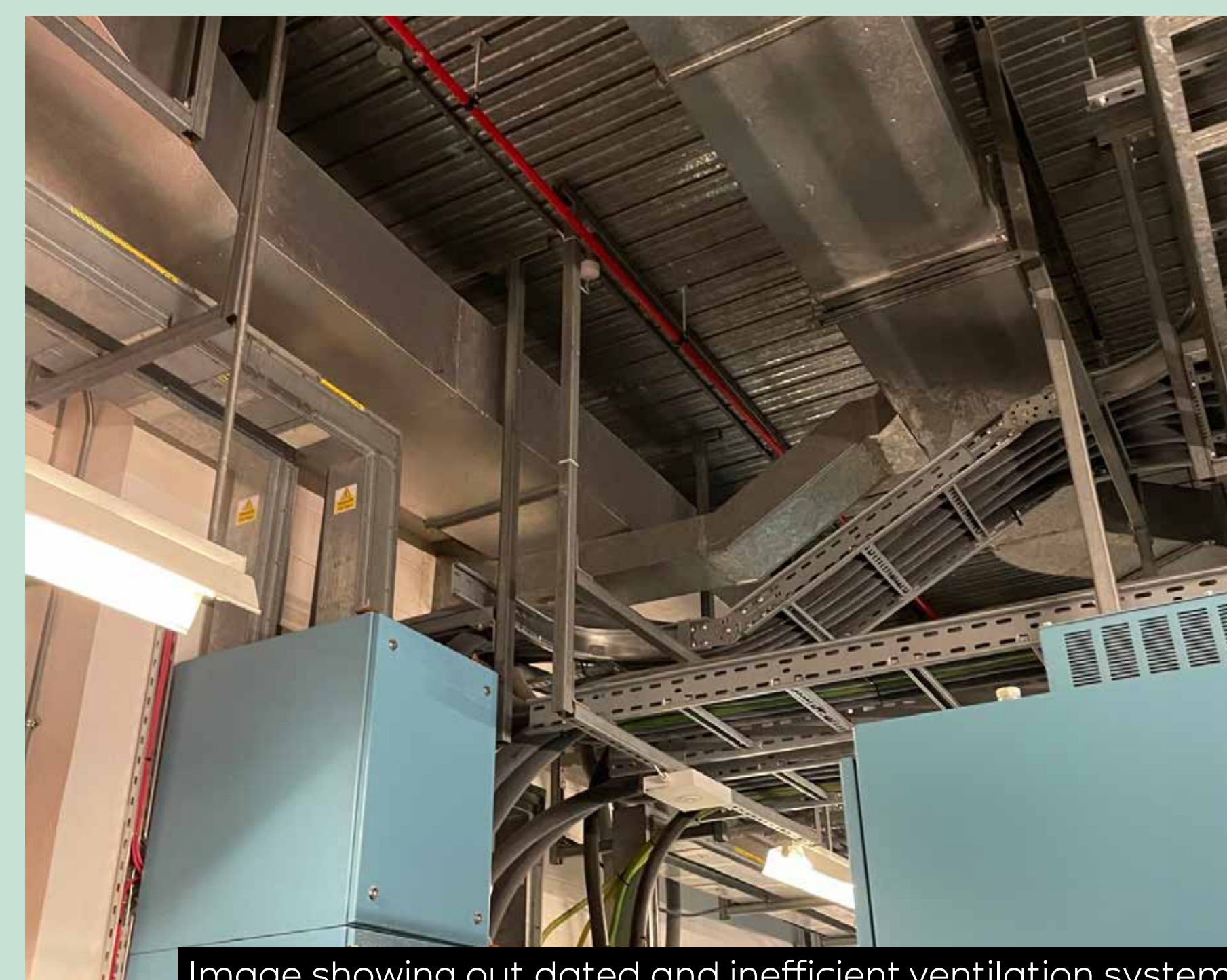
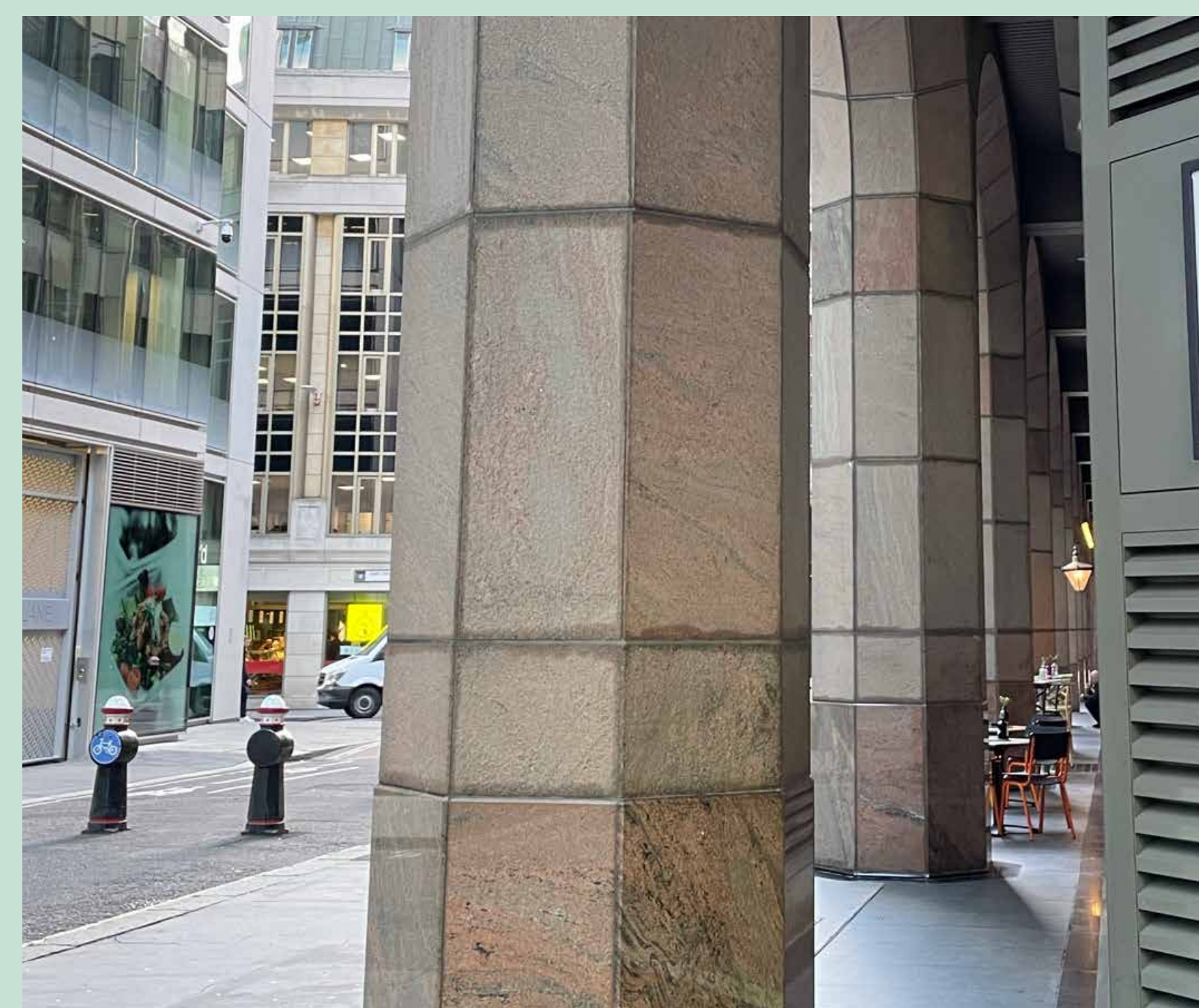


Image showing out dated and inefficient ventilation systems



# The vision

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A high angle view showing the proposals in the context of the City of London (including other forthcoming developments)

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*The vision for 1-2 Minster Court is to create a new City destination, that becomes a City institution.*

*A re-imagined place, that will be a landmark in sustainability, have amenities to attract global talent, with unique public access and a wider social benefit.*

*A new public gathering space, with a roster of restaurants, offices, cafés and bars, and a programme of cultural events, representing the rich diversity of the City, that will attract workers in the week, and families, tourists and Londoners on weekends.* ”



# A new city destination

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**We want 1–2 Minster Court to become a new destination in the City, a reimagined place with specific spaces dedicated to delivering cultural events and experiences.**

We would welcome your views on what you feel this part of the City needs.

## The piazza

### A vibrant and active public space

At the heart of our proposals is a new public gathering space. A terracing of greenery that creates a natural stage to relax and enjoy this part of the City.

A place that can hold seasonal events whilst reconnecting Minster Court back to the City via new routes to the North and East.



## The Basement Box

### Repurposing the basement space

Our early thinking is that we have an opportunity to create a large volume of space below ground, making use of what is currently under-utilised basement area.

This space, with potentially excellent headroom, could house a new cultural venue that facilitates a programme of activities.

## A publicly accessible rooftop terrace

### Utilising the exceptional views

Our early thinking is to create a new free-to-enter rooftop space. Our ambition is for this to be a relaxing place where people can get away from the hustle and bustle of life in the Square Mile.

Planting and uninterrupted views south will help to provide a tranquil environment where visitors and workers can enjoy a moment of peace within the City.





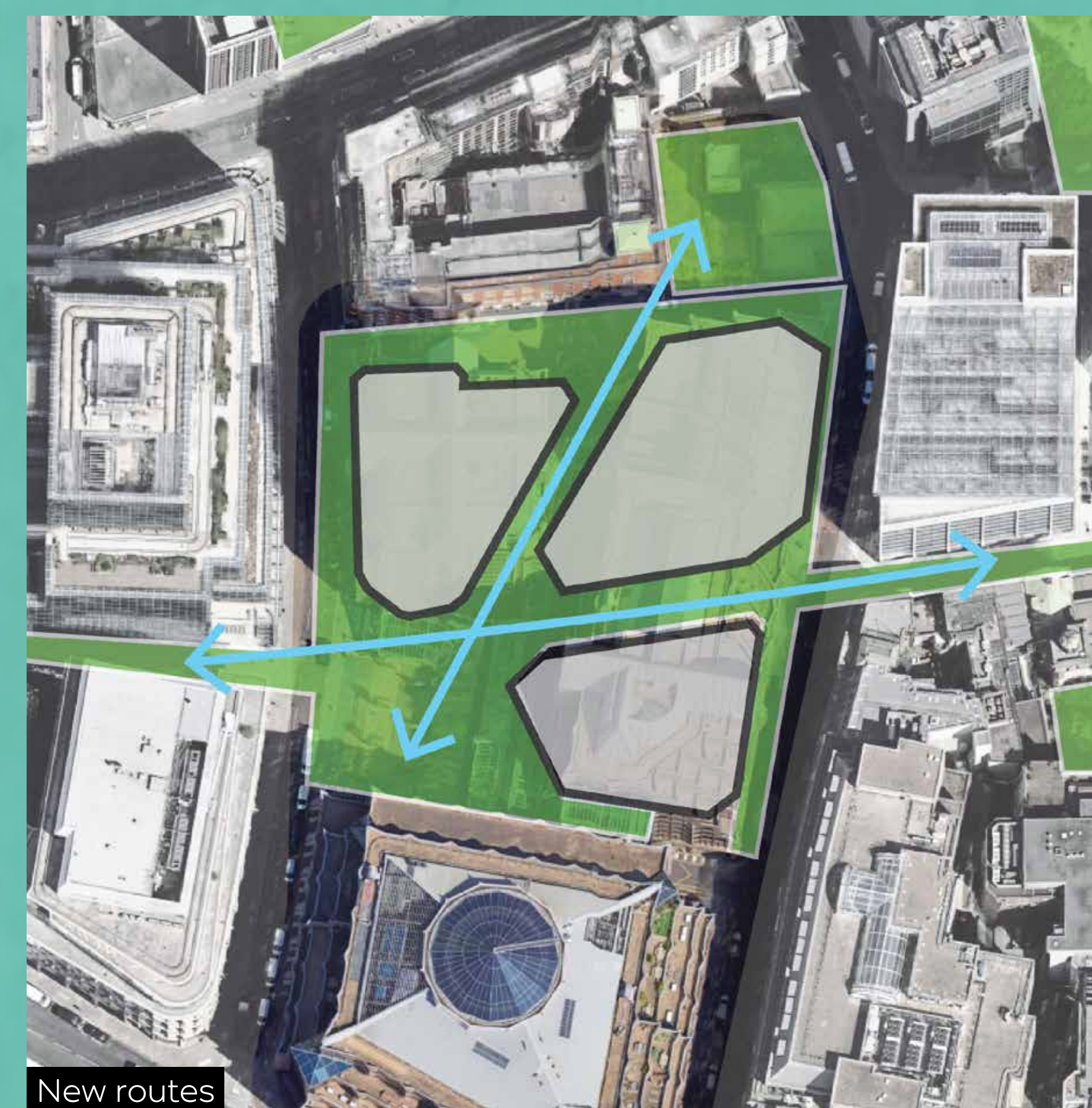
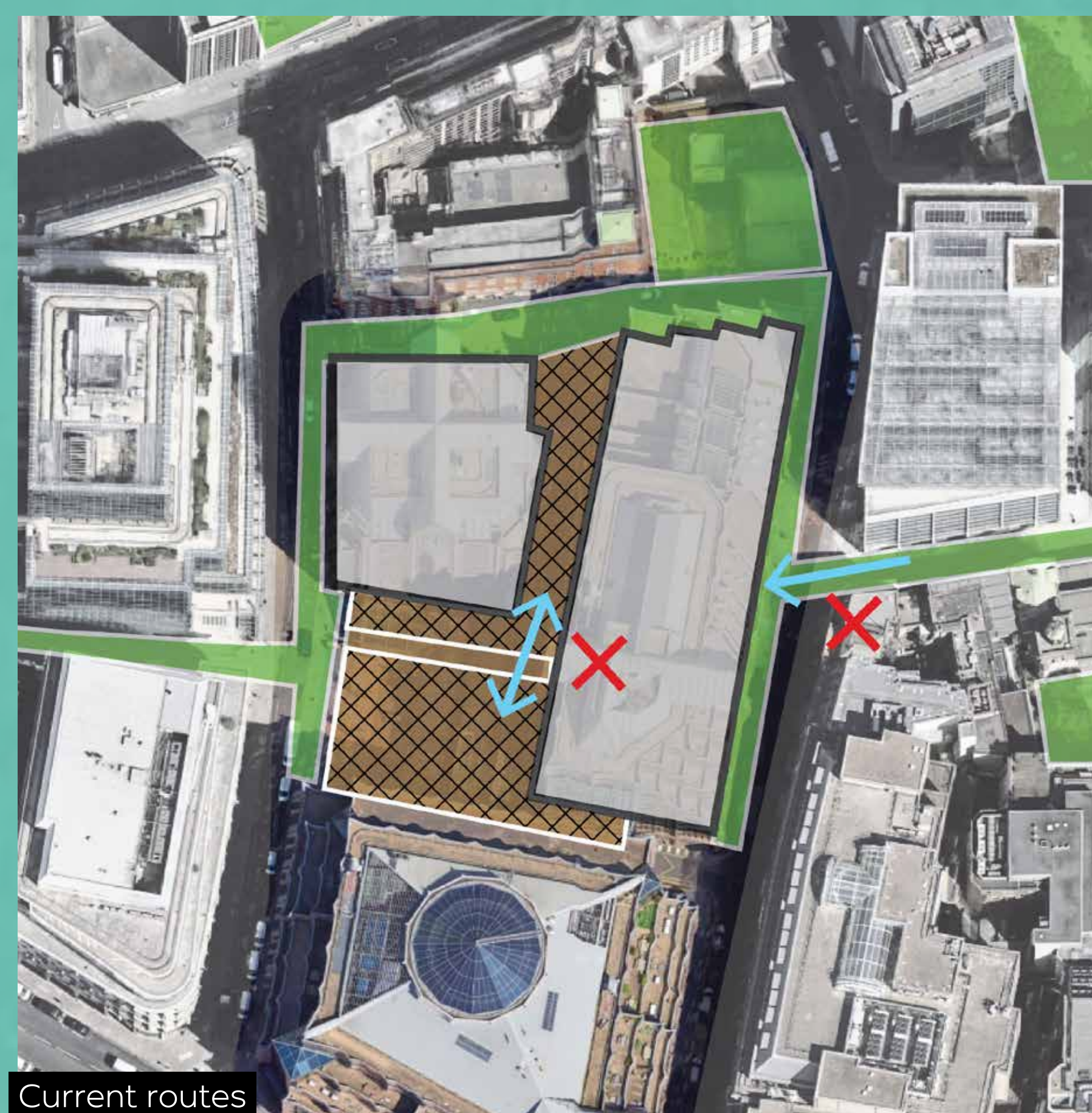
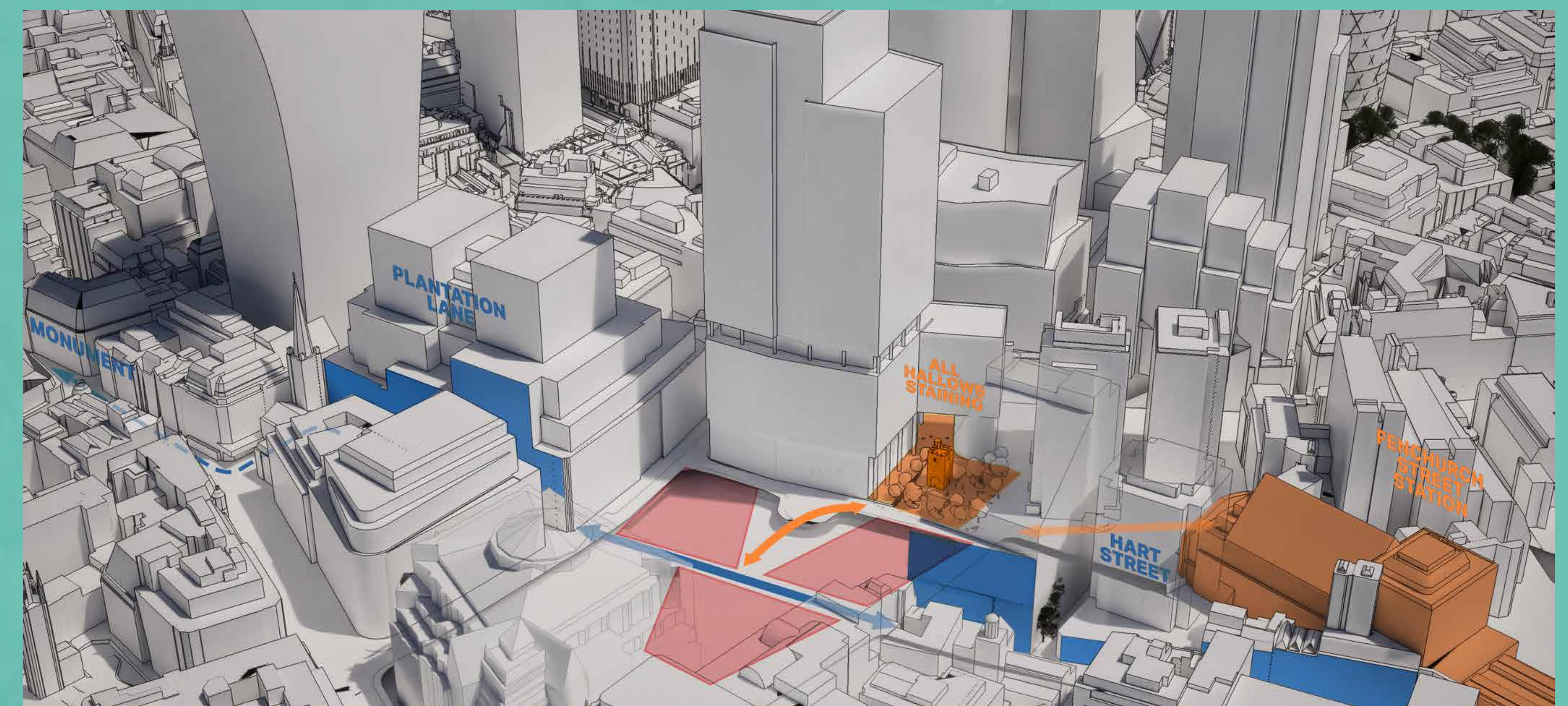
# A striking public realm

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**Our ambition is to revitalise the ground floor as an inclusive publicly accessible piazza, reimagining the existing ground floor, which is dispersed, inaccessible and defensive.**

The piazza will include new restaurants, cafés and bars, as well as spaces for cultural events, to create a place where people will meet and spend time.

We will also improve the access and permeability of the site, allowing people to travel through previously blocked off routes.





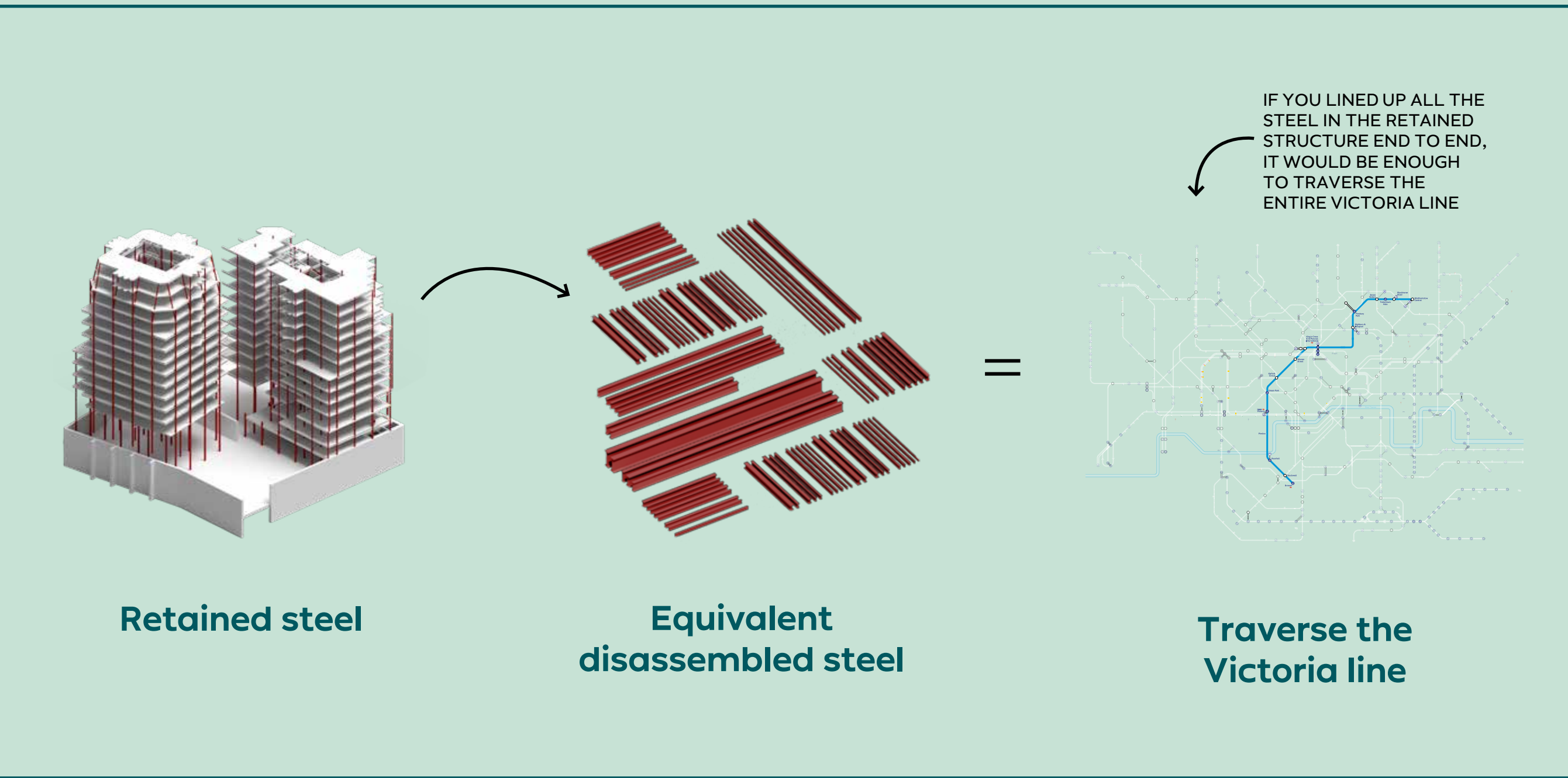
# Landmark sustainability

Our ambition is for this building to be a landmark in sustainable design, going beyond the typical expectations of a ‘best-in-class’ office development.

To lead the way in sustainability means finding ways to demonstrate to the industry what is possible. We have identified a number of areas which we want to explore and develop this which includes.

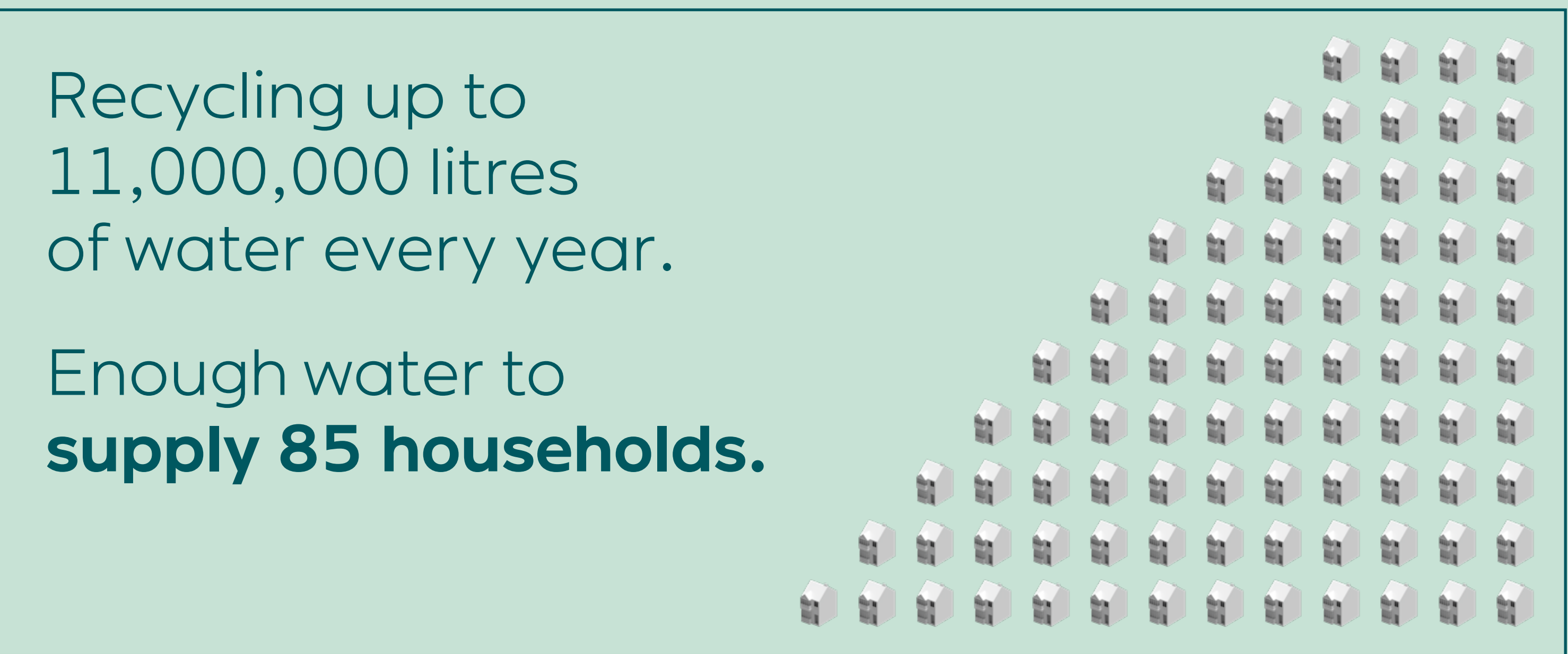
## Scale of Retention

Approximately 60% of the existing primary structure is to be retained, including the basement and foundations. The scale of our retention equates to approximately 2% of the entire Square Mile’s annual carbon emissions being avoided, or 174 new average sized homes in London. This is also more floor area than almost any other major redevelopment in the City (ca. 22,450 m2).



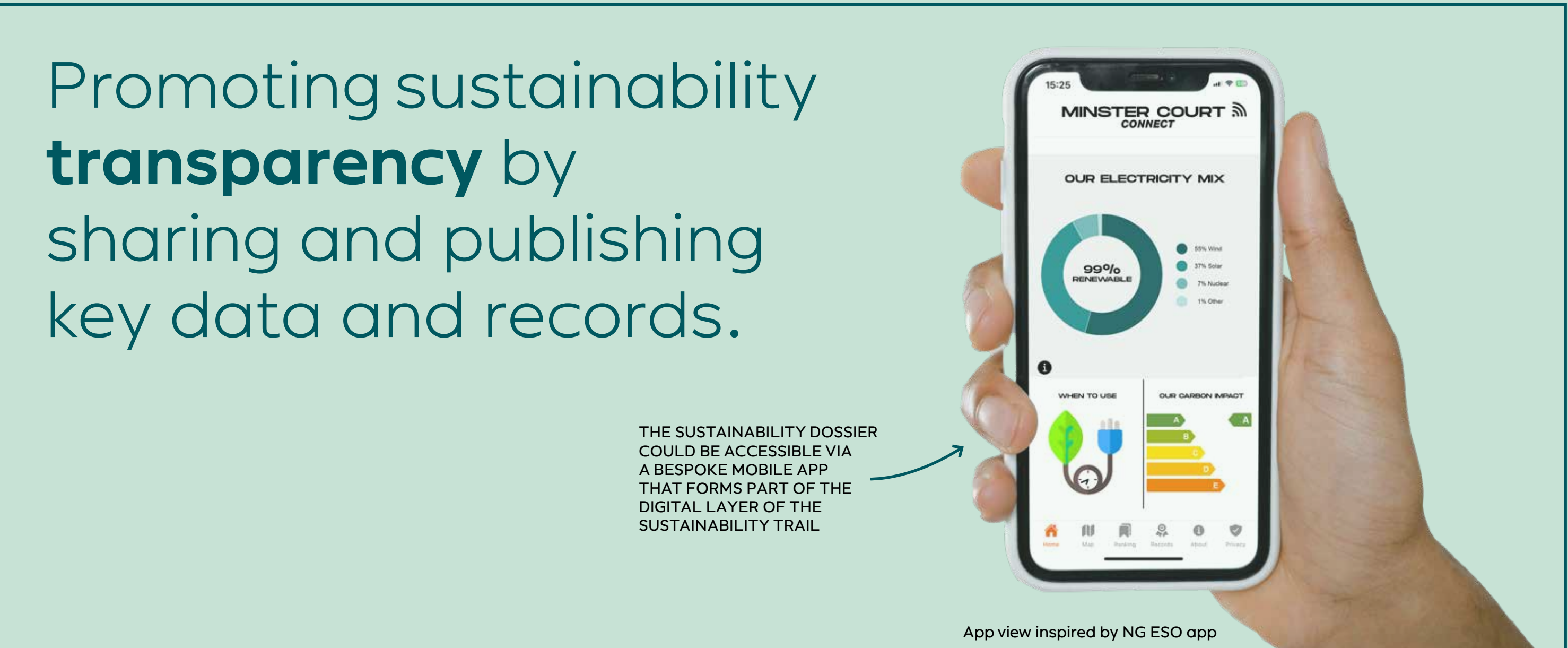
## Radical Water Reduction

Water neutrality is based on lowering demand and recycling as much waster as possible. Once demand is reduced so far as possible, through extensive greywater and rainwater recycling, we will recycle up to 11,000,000 litres per year, enough water to supply 85 households.



## Experiencing Sustainability

Our aim is for all those who work, visit or meet at the building to experience and be a part of the sustainability journey. Visual cues will tell the story of the building’s construction, whilst the transparency of the building’s live data are both pieces we seek to integrate in the overall experience.



## High performance

We will be targeting the highest performance levels across leading national and international certification standards.

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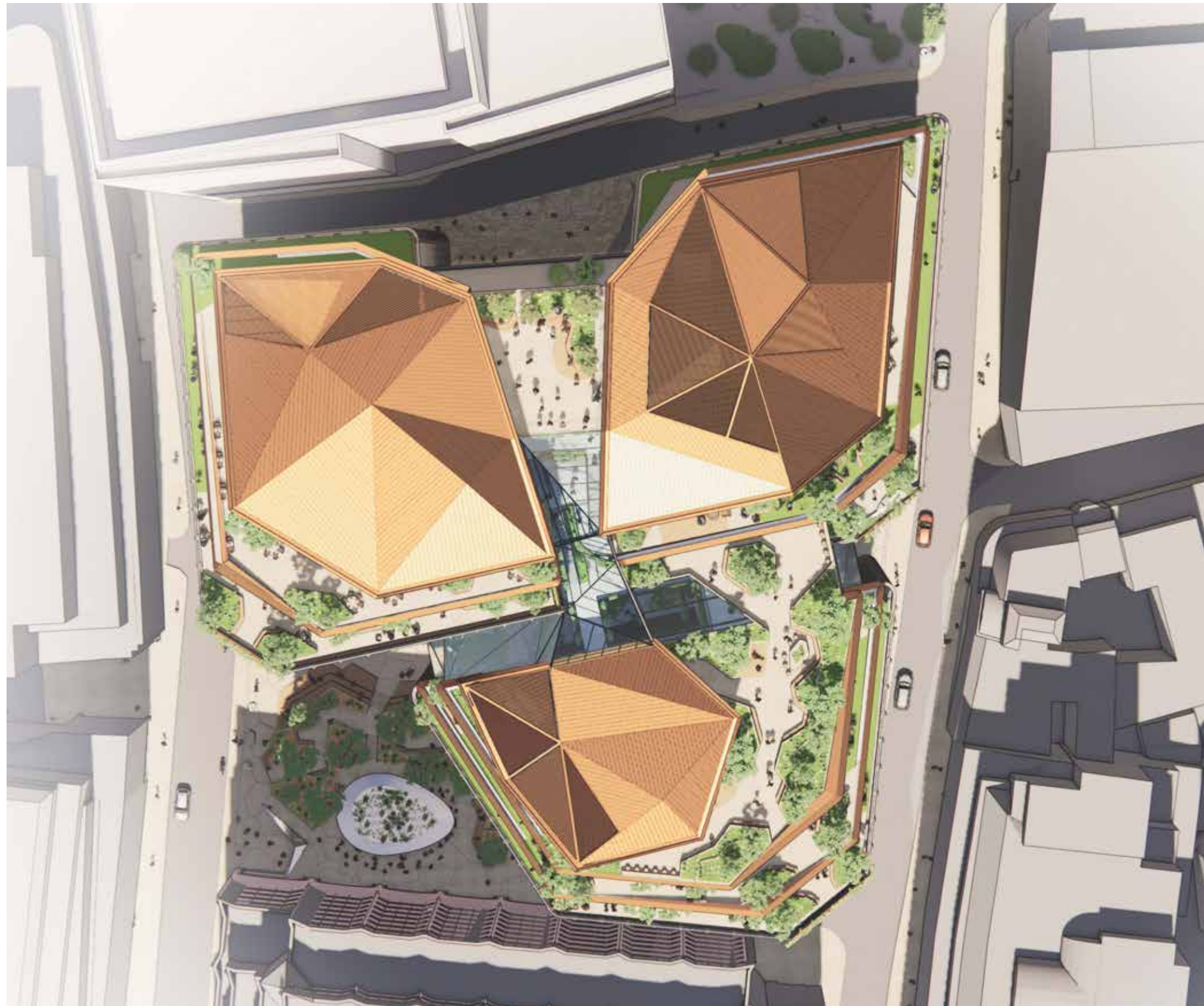
# Responsive designs

We have an opportunity at 1–2 Minster Court to provide a radical improvement in design quality.

Whilst the materiality in our designs is still evolving, it is based on some key principles:

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Our roof will have a playfulness and will use a copper as its primary material. This gives the building a distinctive feel and geometry. This use of copper also responds to the historic context of the area, such as St Peter upon Cornhill.



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We will provide a high level double height articulated colonnade using reconstituted stone to retain the sense of solidity and form used in more historic buildings.

The panelling will be varied, with a combination of curves and glazing across the North and East / West façades.



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The building will transition sensitively between the Fenchurch Street tall cluster and the lower buildings closer to the Thames and the Eastern cluster.



03 For the main building facade, we will be using a form of reconstituted stone to give the building a sense of solidity.



The proposals from Mark Lane

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At the lower levels, cast in place concrete is proposed to complement the reconstituted stone in the upper buildings.



Proposed view of the ground floor public spaces, opening up the site



Aerial views showing the proposed building in its context



# World class office

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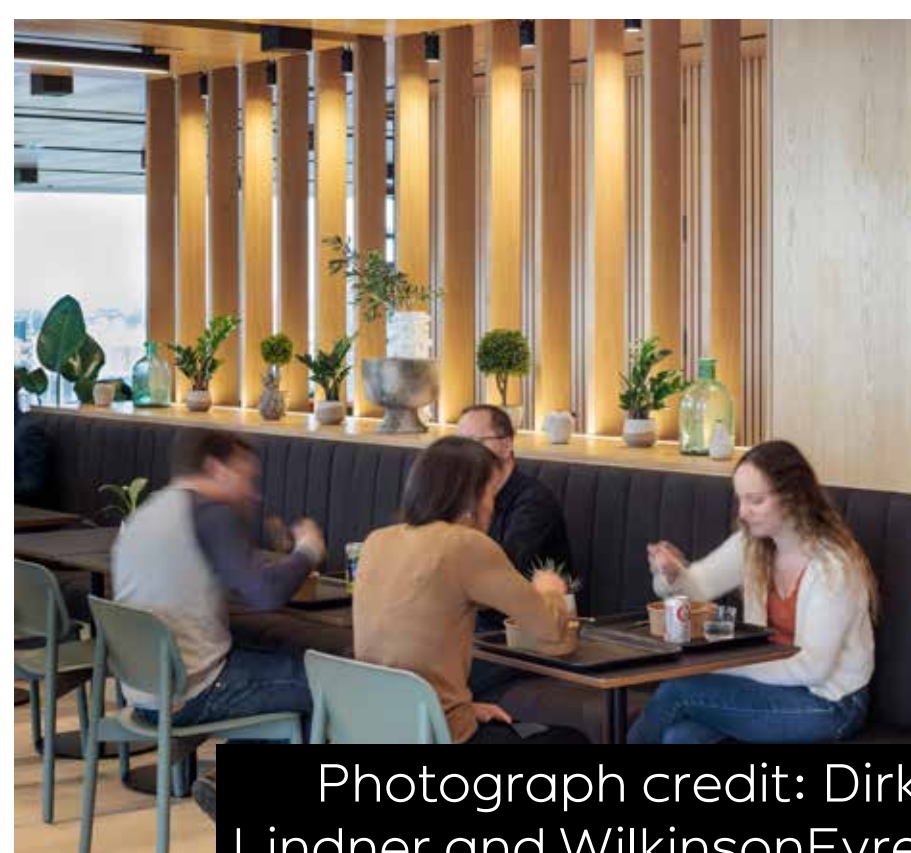
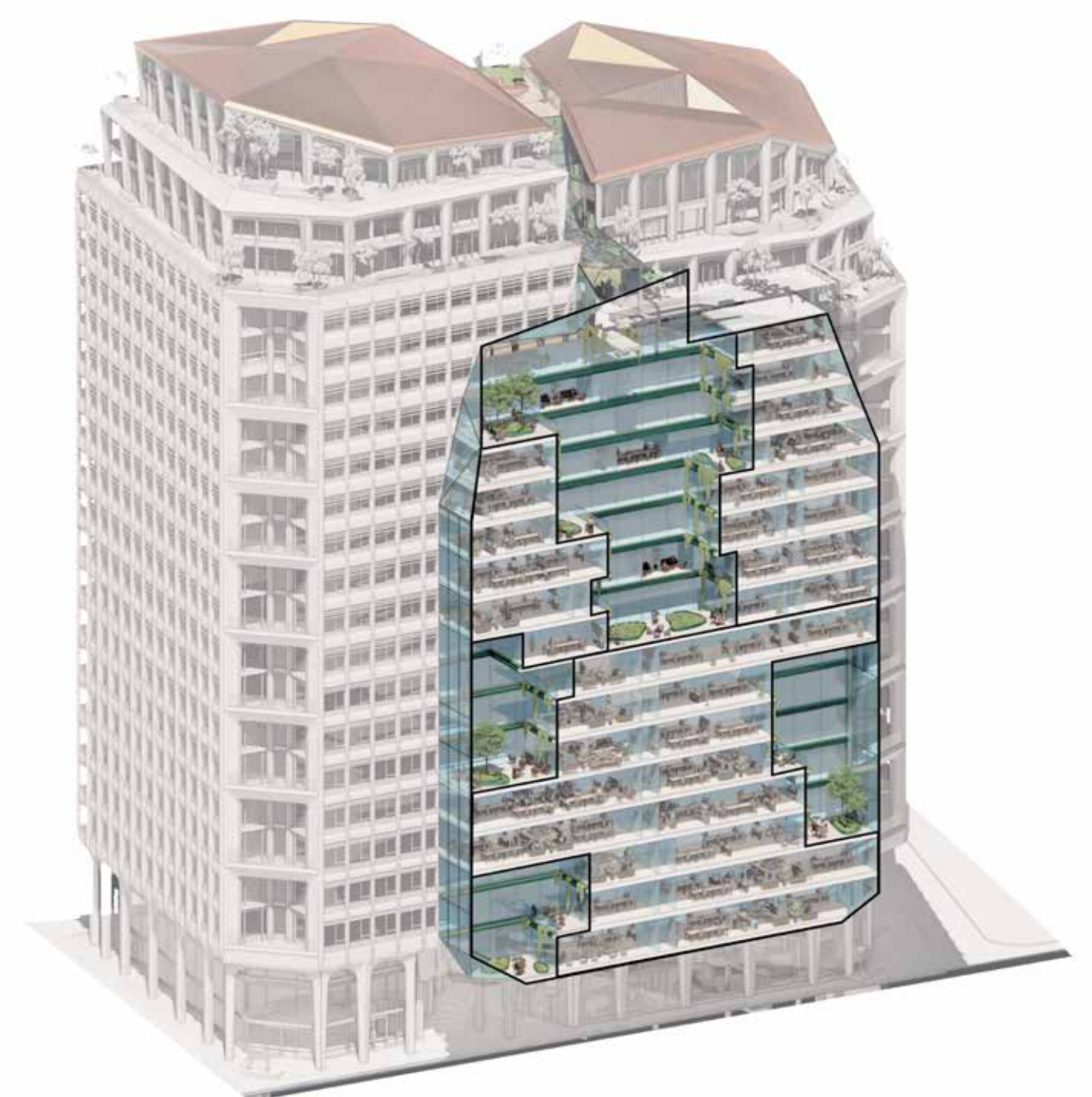
**For the City to retain and enhance its status as a primary global business centre, there is a clear and identified need to ensure that high quality office space is brought to market.**

This is supported by City Corporation policy, including Local Plan policy CS1 and the draft City Plan 2040.

**To help meet this demand, 1–2 Minster Court will provide the amenities and features of a globally attractive modern office development.**

This will include:

- **A tenant amenity village** including a health and wellbeing centre, dedicated cafes, and outdoor social spaces for employees
- **Flexible and adaptable floorplates** to suit a range of occupiers
- **High floor to ceiling heights**
- A bookable **auditorium space**
- **Cycling facilities**
- **Terracing on each floor**



Photograph credit: Dirk Lindner and WilkinsonEyre





# Have your say

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## Thank you for attending our exhibition.

We are keen to understand your views on the early plans for 1–2 Minster Court, in particular:

- 01 What would you like to see in this part of the City, particularly in terms of culture or events?**
- 02 What do you think about the opportunity to deliver a new public roof terrace?**
- 03 What would you like to see in the public spaces?**
- 04 What kinds of shops and amenities would you like to see provided?**

You can provide your feedback by completing a feedbackform or going to our website and filling in the online survey. These materials are also available on our website.

## Next steps

Your feedback will be valuable as we continue to develop and shape the proposals. It is our intention to hold a further public consultation later this year to show our detailed designs and reflect on the feedback we've received. Following this, we will be submitting a planning application to The City of London Corporation for their consideration.

## Stay in touch

You can contact us at any time by using the following details:

🖱 **1-2minstercourt.co.uk**

✉ **1-2minstercourt@londoncommunications.co.uk**

☎ **0800 307 7969**



## Core team



Owner



Development Manager



Architect



Landscape Architect



Planning Consultant



Cultural Consultant



Structural Engineer



MEP & Sustainability



Sustainability Strategy



Communications and engagement



Cost Consultant



Heritage and Townscape Consultant