



The proposals viewed from Mincing Lane

# An update on our proposals for 1-2 Minster Court

“ Our 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. ”

## This newsletter contains information on:



1-2 Minster Court and the need for renewal



Our proposals and what changes we have made in response to consultation feedback so far



How to get in touch and have your say

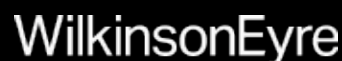
## Project team



Owner



Development Manager



Architect



Communications and engagement



# The site and opportunity

## Our site

Our proposals relate to 1-2 Minster Court, which make up two-thirds of the Minster buildings (please note 3 Minster Court is not part of these plans).

The buildings are not listed and do not fall within a Conservation Area.



Existing view of Minster Court 1 and 2

## The need for change

The buildings at 1-2 Minster Court are increasingly outdated to the needs of City office tenants, and are held back from reaching their full potential by:

### 🖥️ Poor quality office space

The office space is inefficient and has poor accessibility. It also has few wellbeing features that office tenants are increasingly demanding in the City.

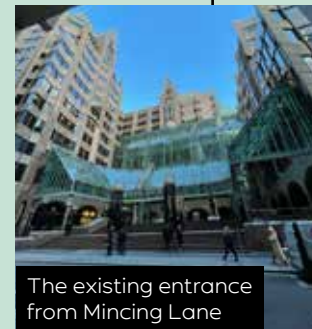
Despite the above, the building has other characteristics which are still fit for purpose for a modern and efficient office building – these include a large basement car park area which can be repurposed and a flexible steel frame structure which can be reused.



Example of the poor quality office space at present

### 🚶 Uninviting public realm

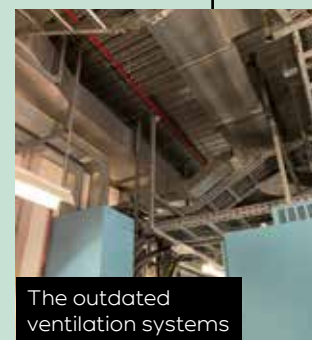
At ground floor level, the existing site offers little to the surrounding environment with uninviting public areas and poor connections to the surrounding streets and buildings. It is difficult to navigate for pedestrians and has poor accessibility for the disabled.



The existing entrance from Mincing Lane

### 💡 Low sustainability performance

Due to 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 to allow the building to be re-let.



The outdated ventilation systems

# Our proposals

## In summary our proposals will:

👤 Provide 65,000 sqm of globally attractive office space, with outdoor space and an amenity village for workers.

🌱 Create a highly sustainable design fit for the future. We are targeting BREEAM Outstanding, Nabers 5\*, and WELL Platinum.

✂️ Deliver an improvement in design quality, that is inspired by the existing building and that reuses the majority of the existing structure.

☂️ Create a new public roof terrace and viewing platform, free for everyone to travel to the top of the building and enjoy sweeping views of London looking South, East and West.

🛋️ Offer greatly improved public spaces at the ground floor, to make the site more welcoming and easier to navigate through.

🛒 New retail spaces across the ground floor with a range of shops and restaurants.

## Changes in response to feedback

In summer last year we held a first public consultation on our proposals. Since then, we have been busy amending our plans in response to feedback. Changes made include:

### 🚲 Public viewing platform

Feedback suggested that a larger public viewing experience would be supported. We have therefore made improvements to the public roof terrace experience by expanding it in size in order to generate improved panoramic views to the South, East and West.



The proposals for the public roof terrace with viewing platform

### ⚙️ Façade improvement

In collaboration with the City of London Corporation, we have dropped down the upper level façades, introduced a new copper detail at the top of the main cladding, and changed the horizontal spandrels across the building to a darker tone to create greater differentiation within the façade.

Our current proposals, updated in response to feedback



### 🌳 Improved public realm

Our latest proposals reflect an improved public realm experience, with additional seating, planting and trees within the piazza area. This will create a place for members of the public and workers to relax whilst enjoying nature within the City.

The proposed piazza





# Have your say

## We want to hear your views about our plans for 1-2 Minster Court.

Visit our website [1-2minstercourt.co.uk](https://1-2minstercourt.co.uk) to complete our digital survey and give us your views on the updated plans.

**Please give your feedback by Monday 17 February.**

### Next steps

We will review and consider all feedback following the consultation, and then submit a planning application to the City of London Corporation in the coming months.

### You can also contact the team with any questions on:

🖱️ [1-2minstercourt.co.uk](https://1-2minstercourt.co.uk)

✉️ [1-2minstercourt@londoncommunications.co.uk](mailto:1-2minstercourt@londoncommunications.co.uk)

☎️ 0800 307 7969



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### Timeline

- **Summer 2024**  
First public consultation
- **Early 2025**  
Second public consultation
- **Spring 2025**  
Target for submission of a planning application
- **Summer/Autumn 2025**  
Possible determination date by the City of London Corporation (TBC)
- **2026**  
Works start on site (dependent on planning permission) (TBC)

The proposals viewed from Mark Lane

