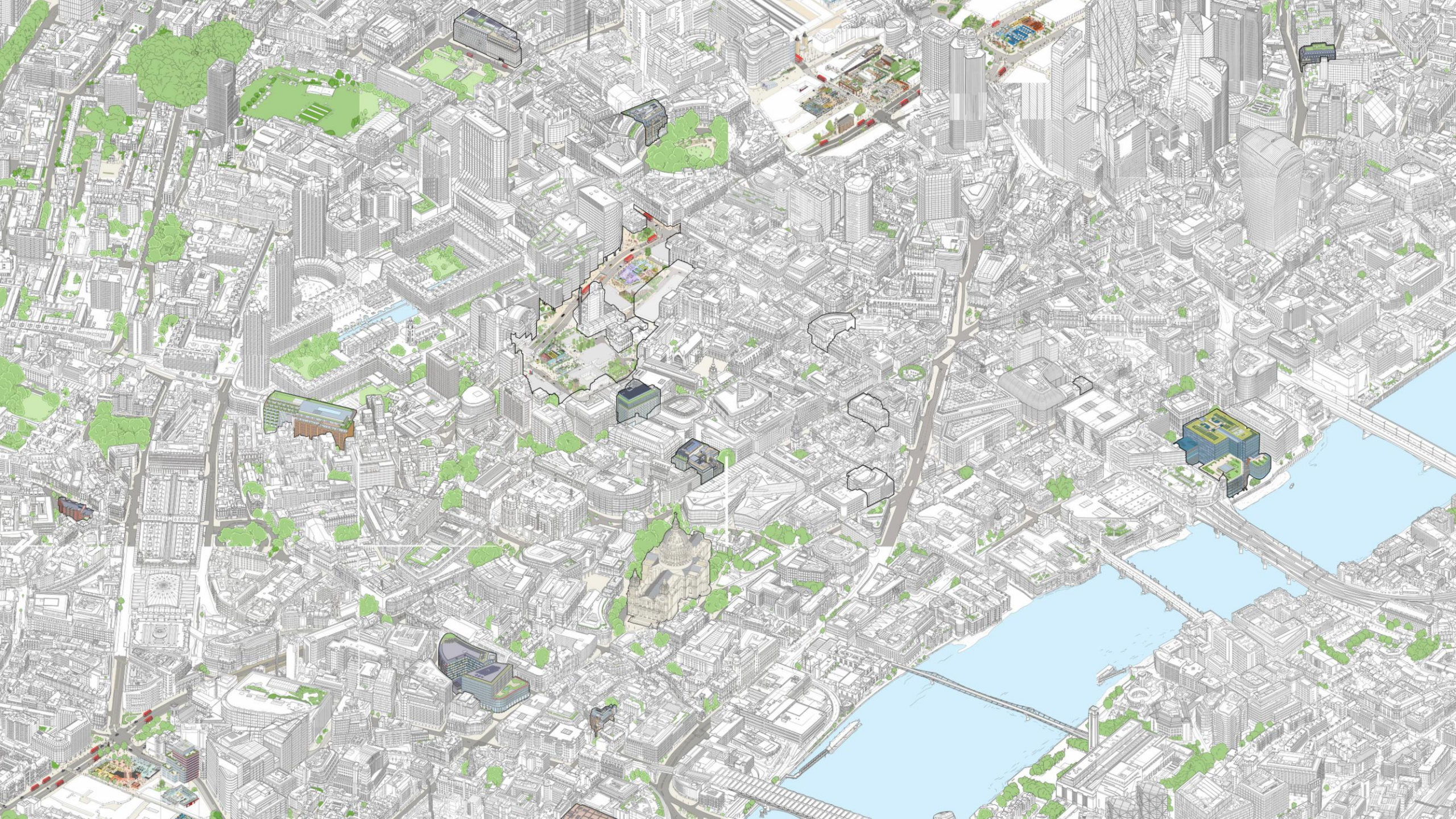


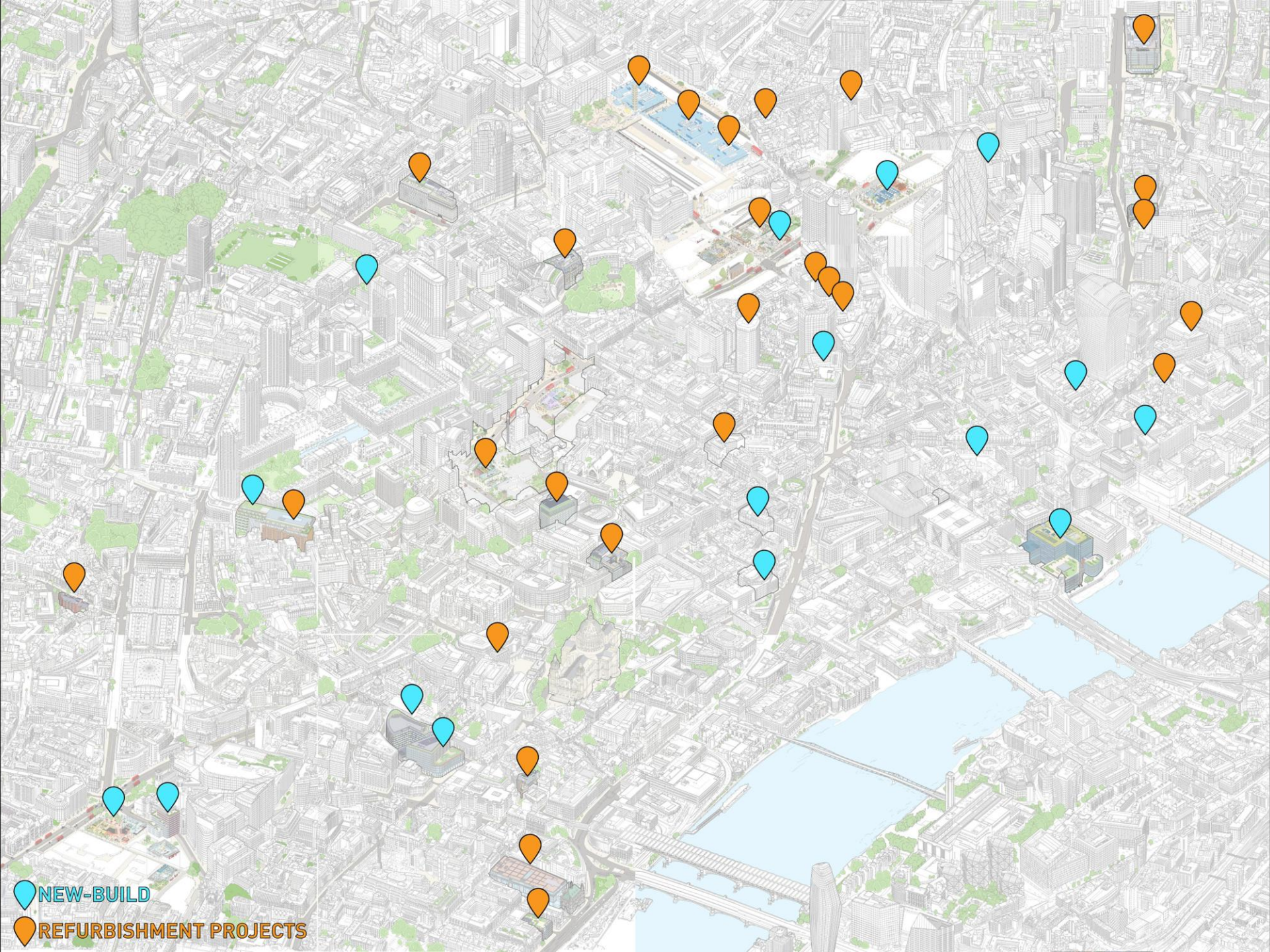
Activating the city

Rethinking how tall
buildings meet the ground

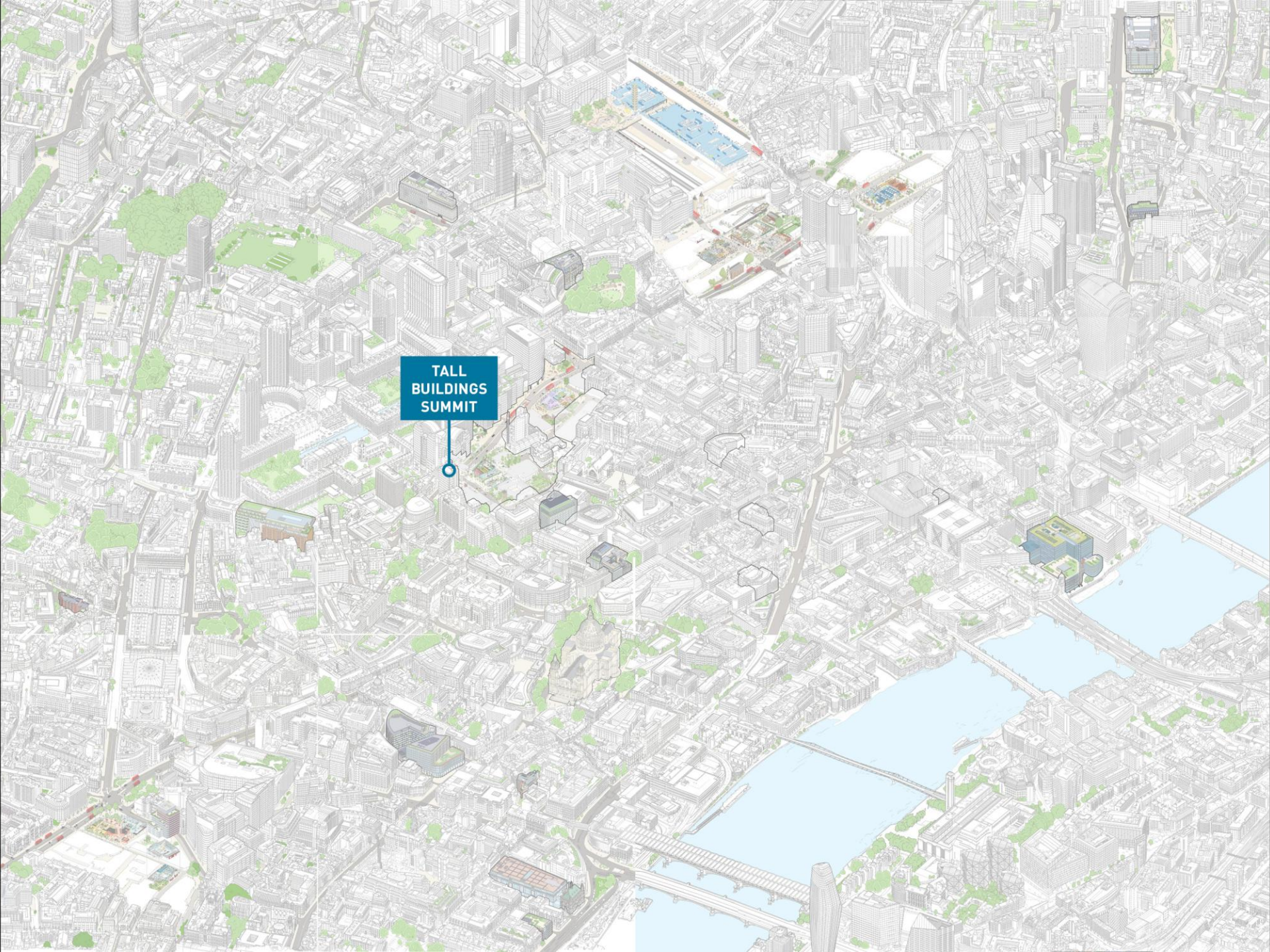
Dr Benjamin Koslowski

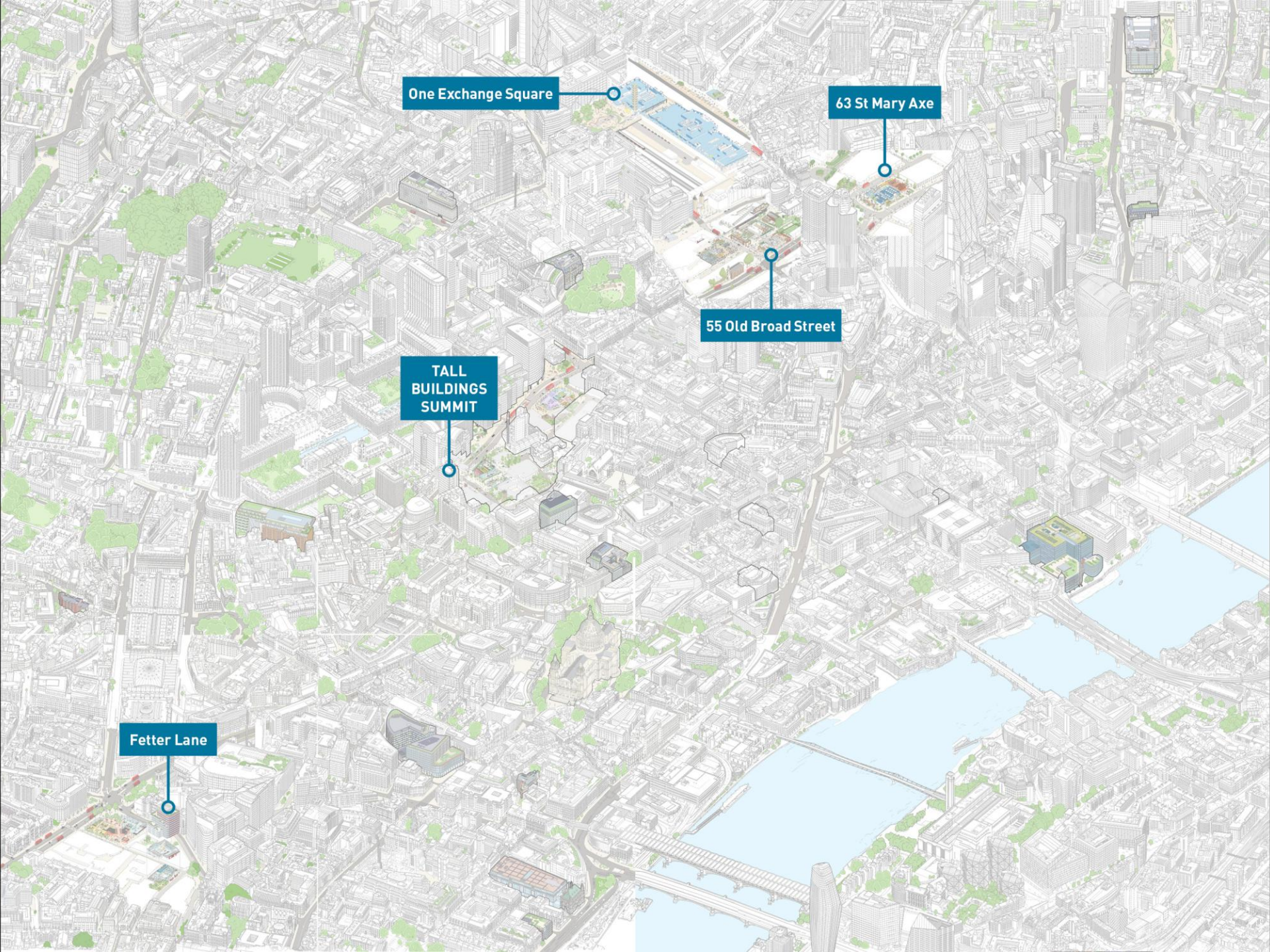
fletcher priest architects

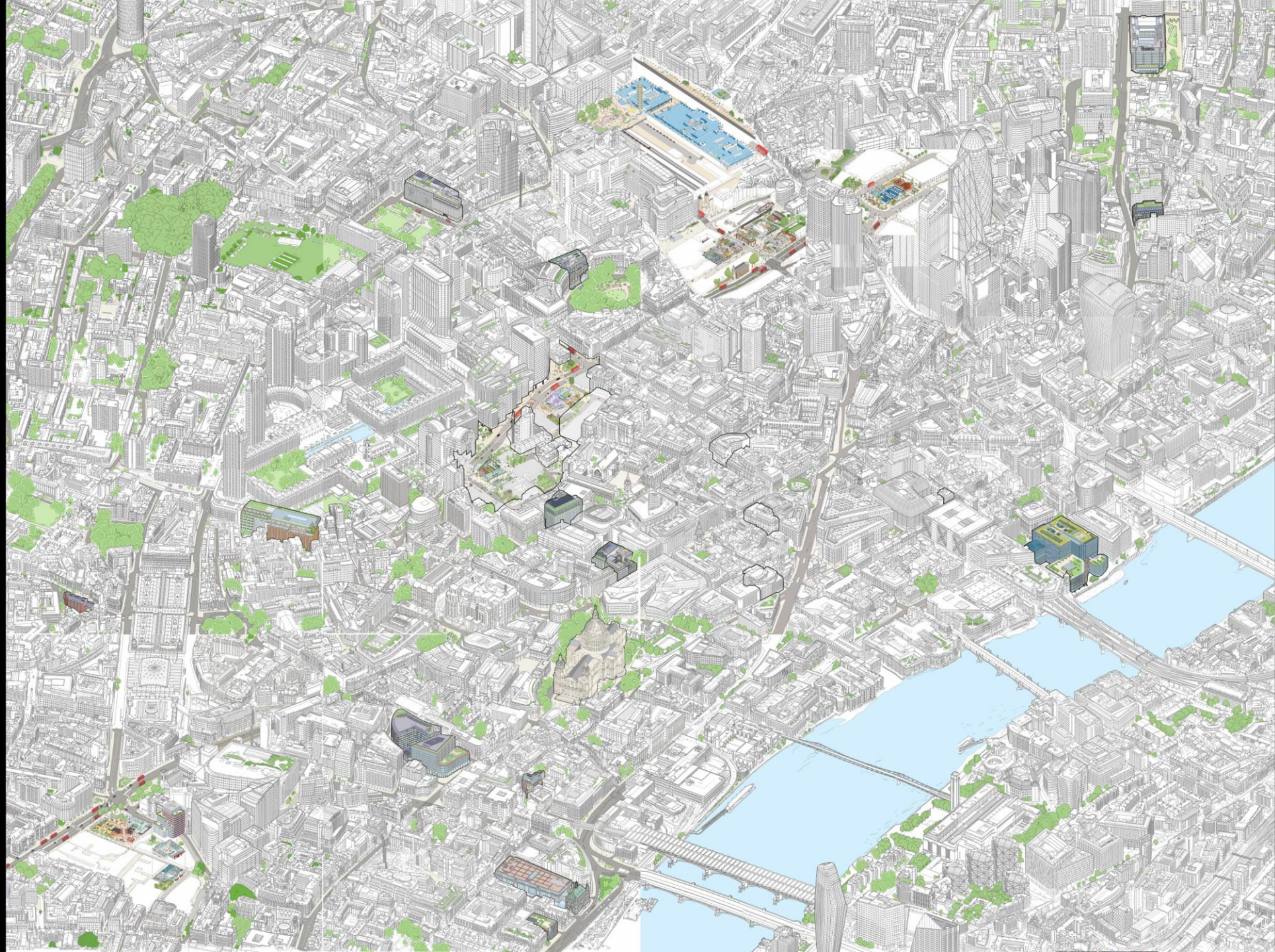




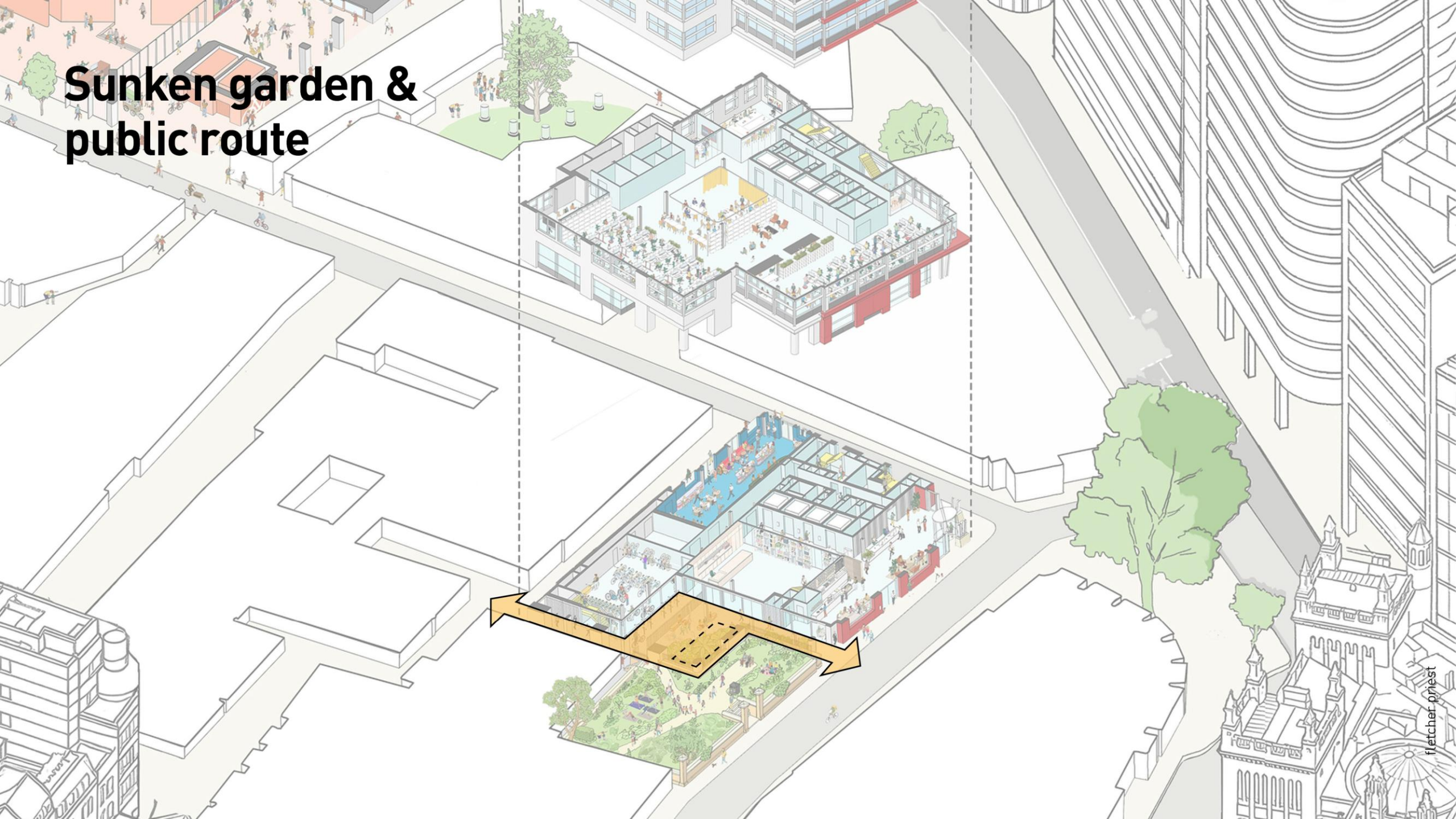
NEW-BUILD
REFURBISHMENT PROJECTS



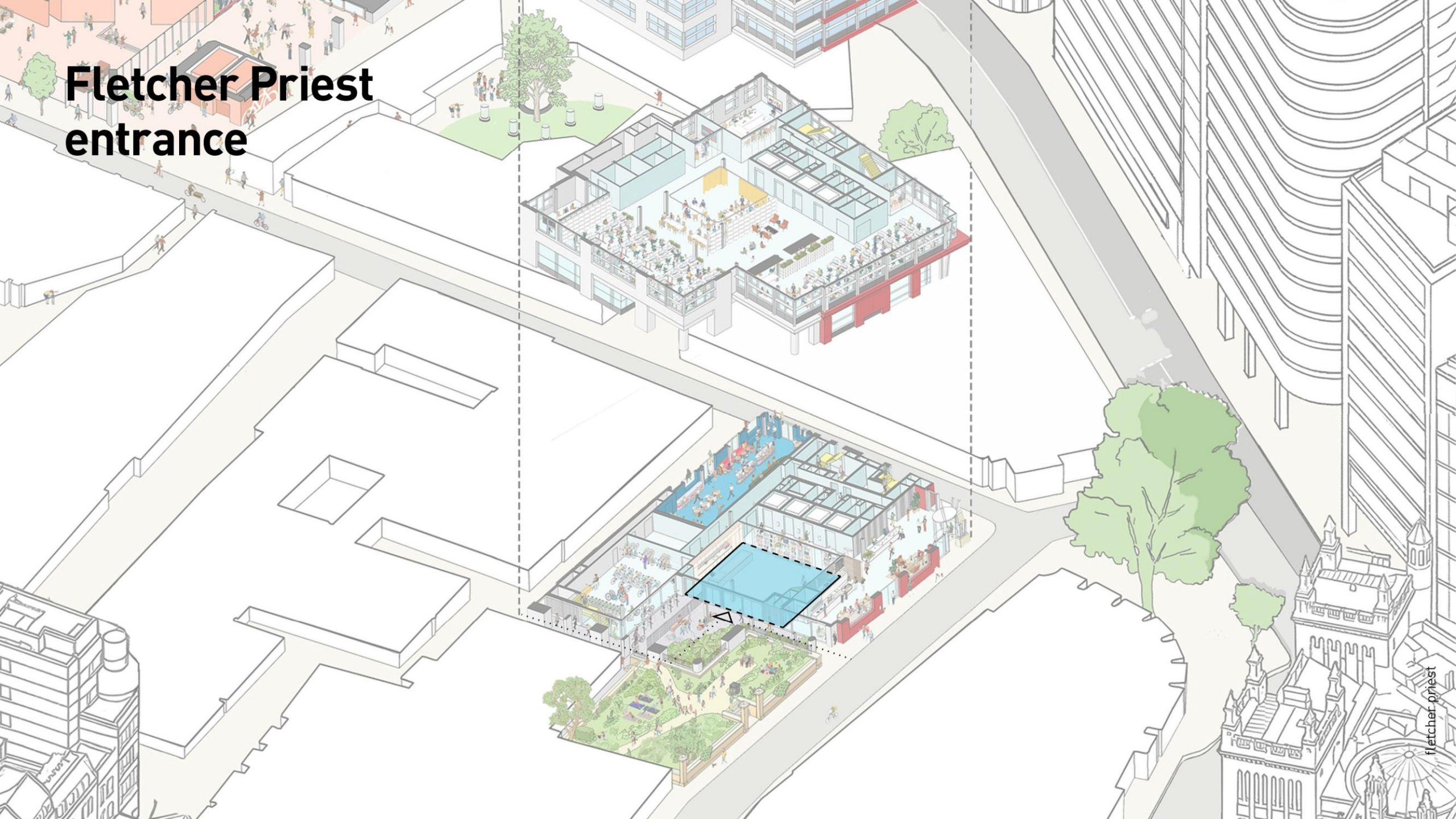




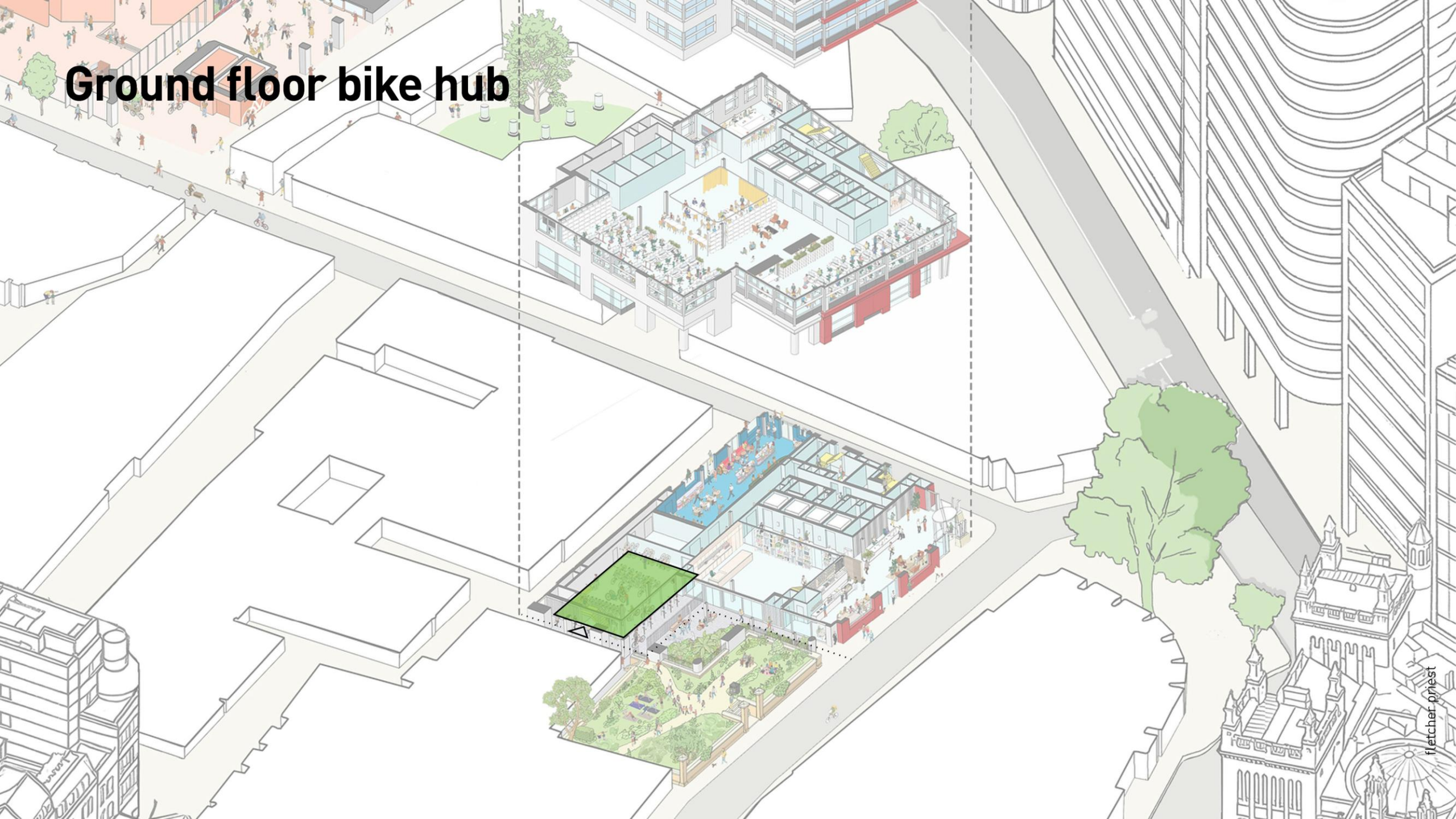
Sunken garden & public route



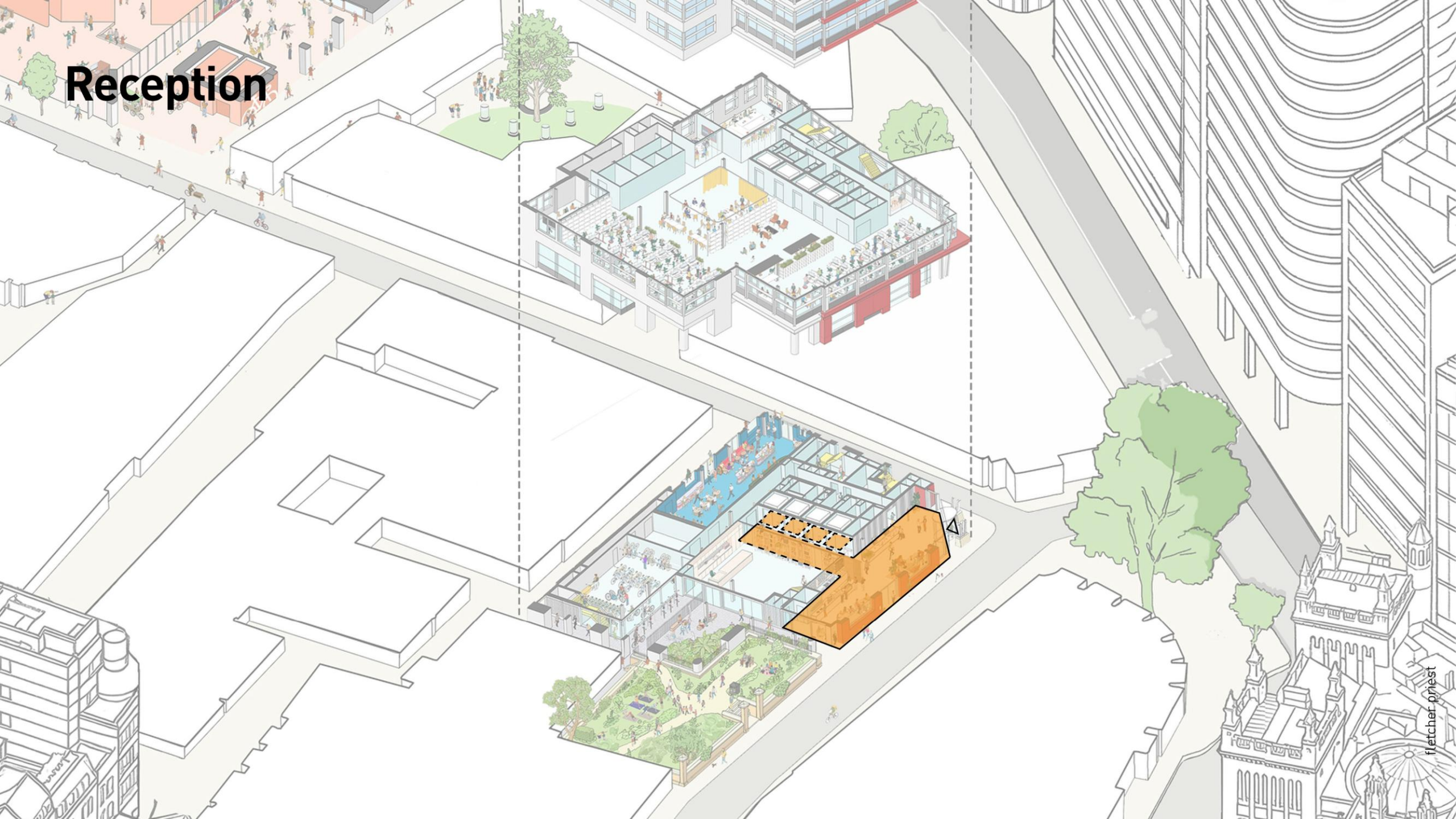
Fletcher Priest entrance



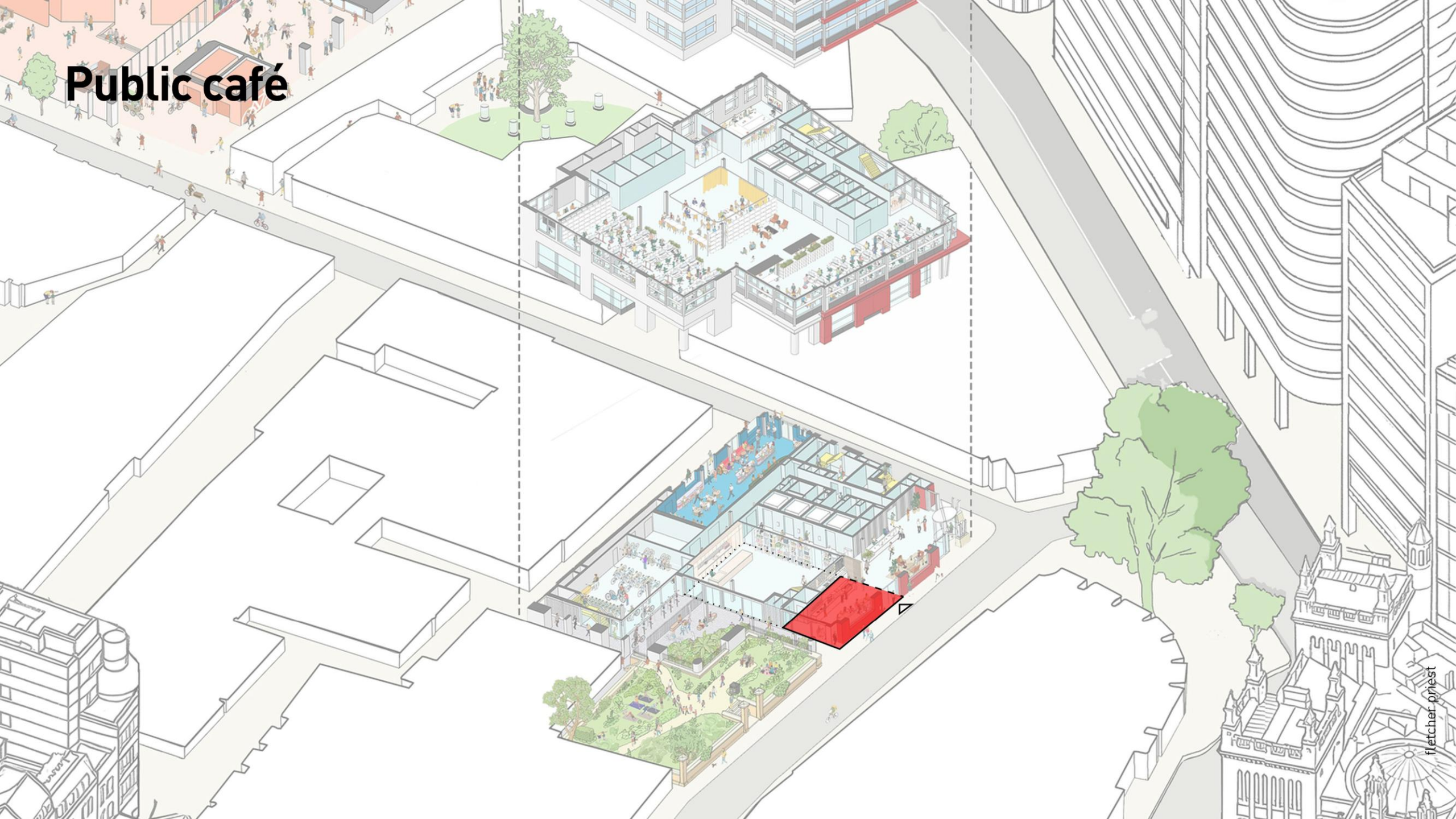
Ground floor bike hub



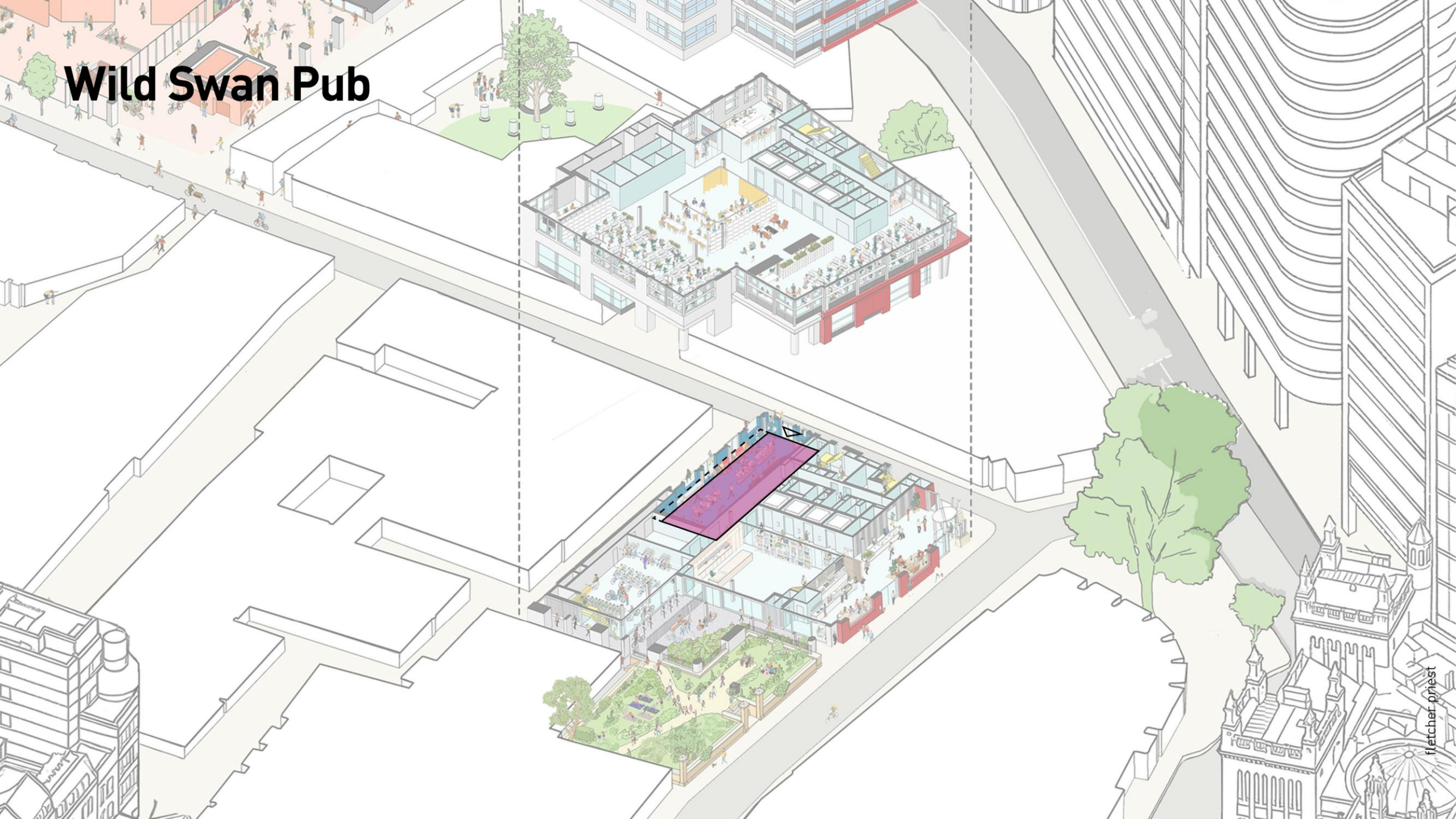
Reception



Public café



Wild Swan Pub



100 Fetter Lane

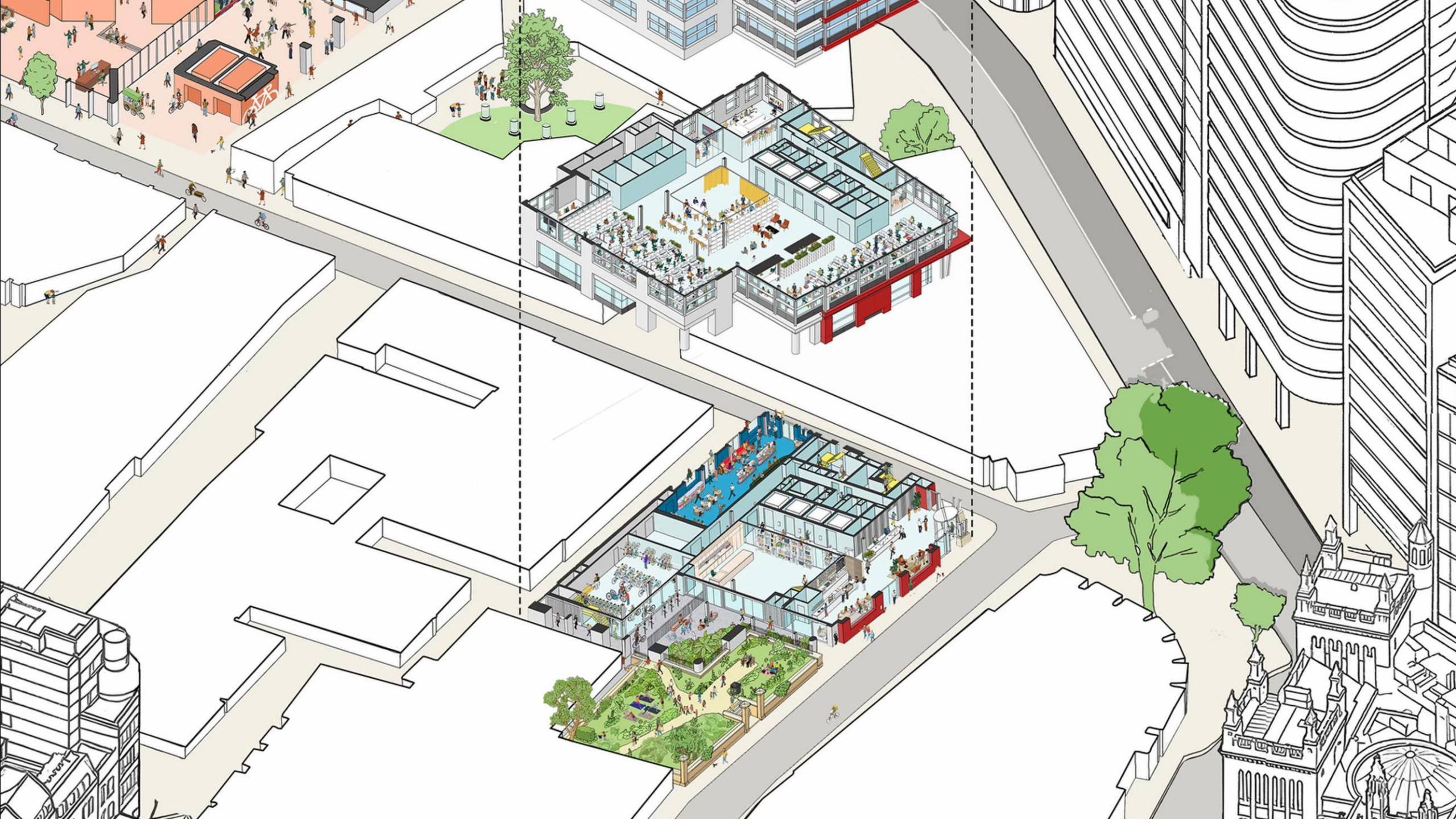
YardNine / Baumont Capital

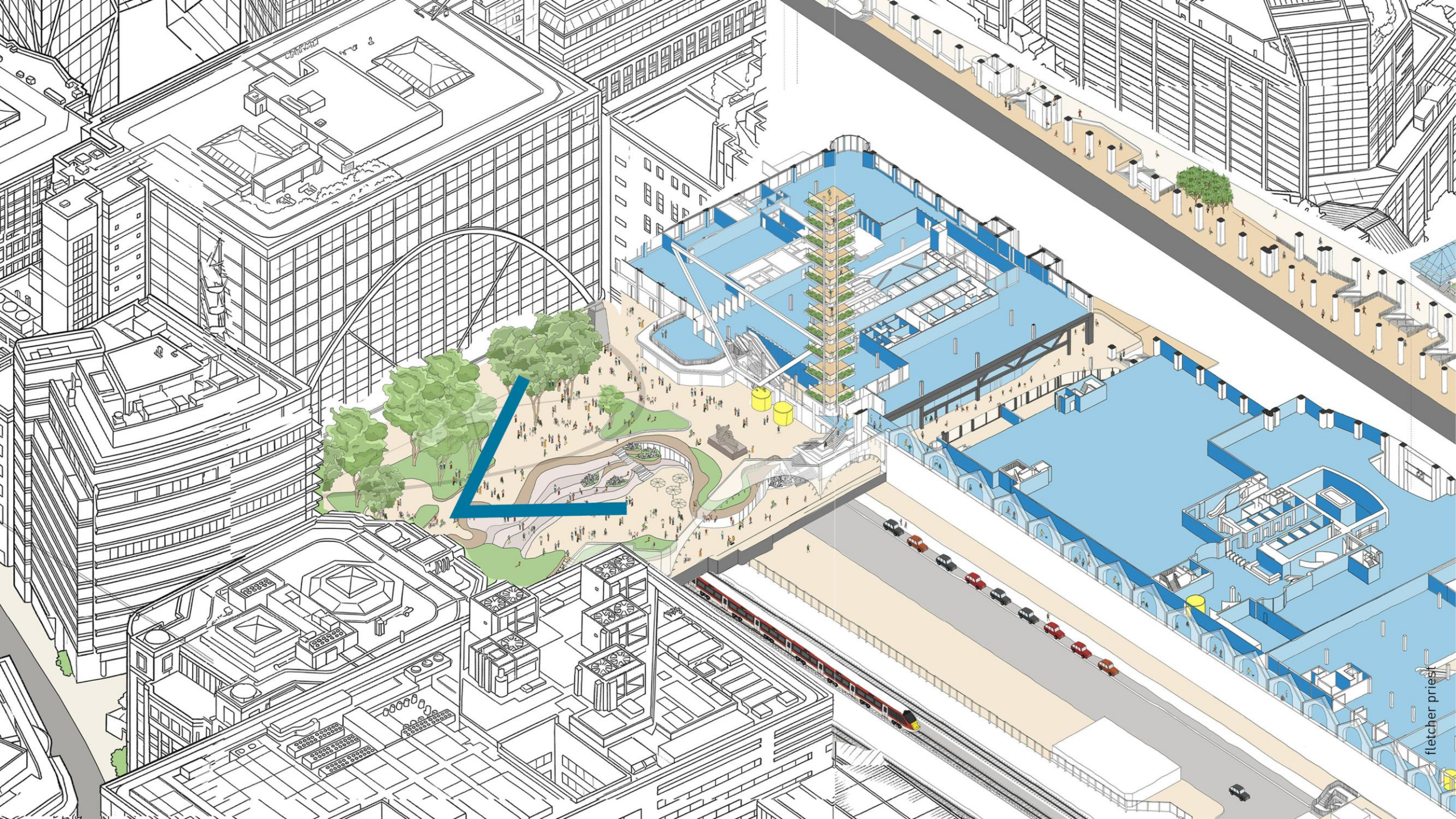


100 Fetter Lane

YardNine / Baumont Capital







One Exchange Sq

PNB/LaSalle/M3



One Exchange Sq

PNB/LaSalle/M3



Activated arrival



Before



After

From lifeless space...

Before



...to welcoming public realm



After

From grim passages...

Before



...to generous and activated permeability



CYCLING
CLUB

After

fletcher pratt

Activated arrival and amenity

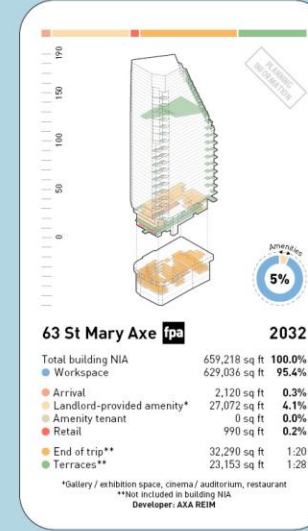
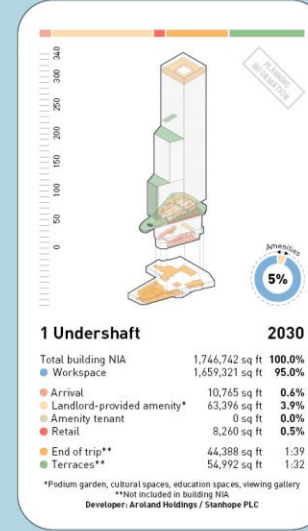
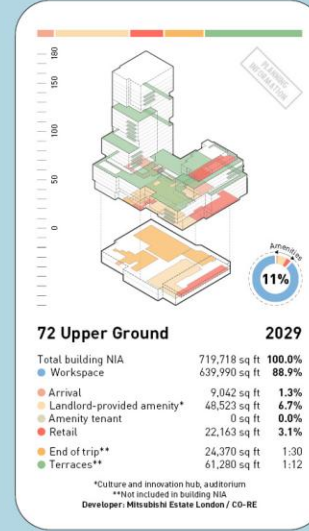
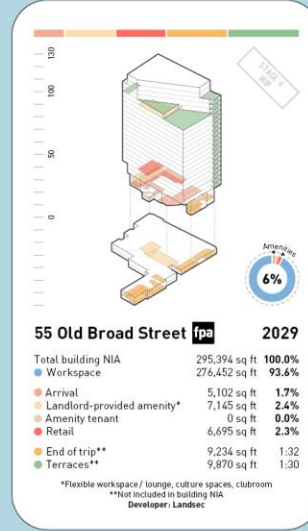
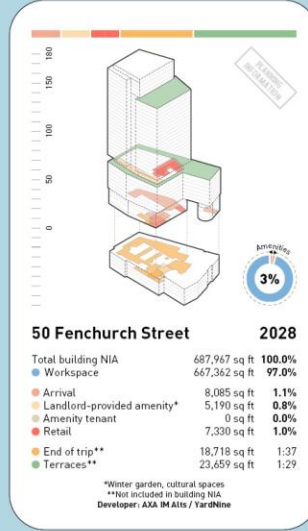
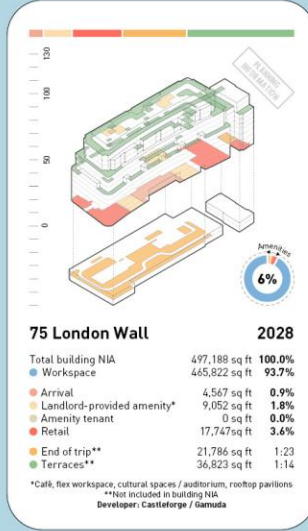
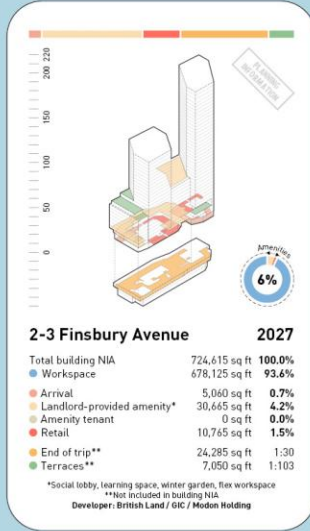
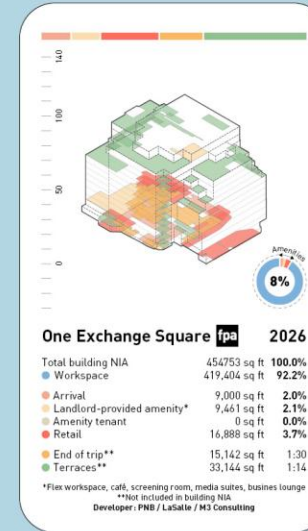
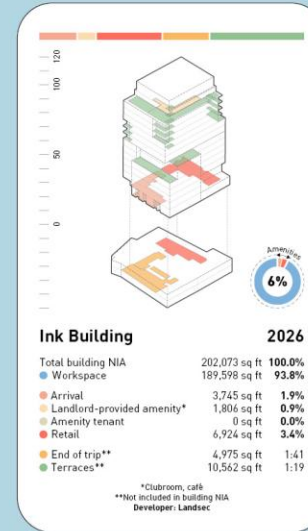
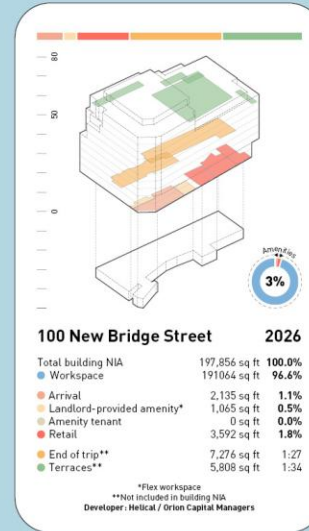
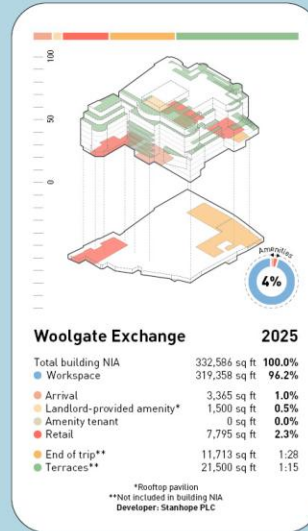
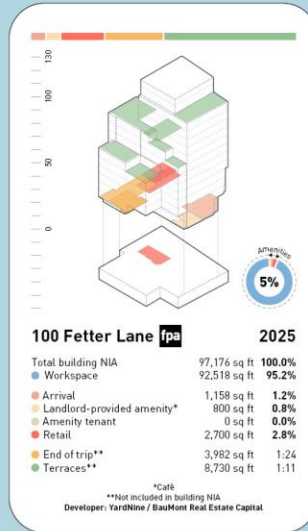
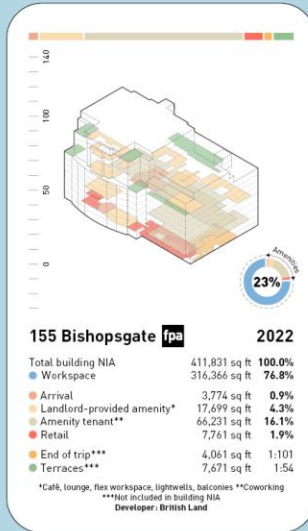
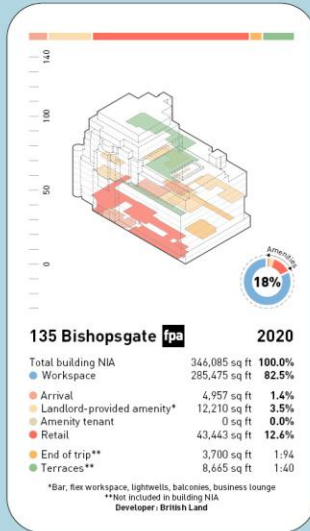


Neighbourhood offer

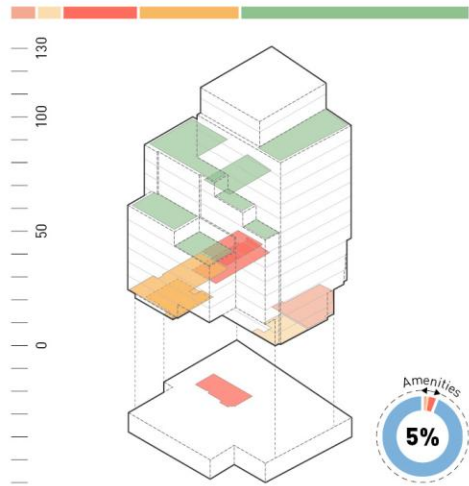
-  **67 F&B**
-  **11 health & fitness**
-  **15 culture & entertainment**
-  **23 convenience**
-  **3 flexible work**



Activation & amenity research



Activation & amenity research



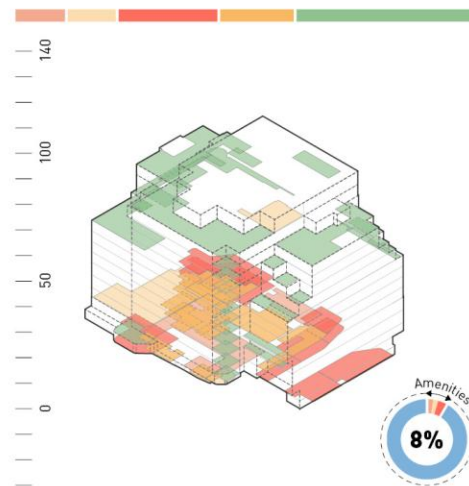
100 Fetter Lane fpa 2025

Total building NIA	97,176 sq ft	100.0%
Workspace	92,518 sq ft	95.2%
Arrival	1,158 sq ft	1.2%
Landlord-provided amenity*	800 sq ft	0.8%
Amenity tenant	0 sq ft	0.0%
Retail	2,700 sq ft	2.8%
End of trip**	3,982 sq ft	1:24
Terraces**	8,730 sq ft	1:11

*Café

**Not included in building NIA

Developer: YardNine / BauMont Real Estate Capital



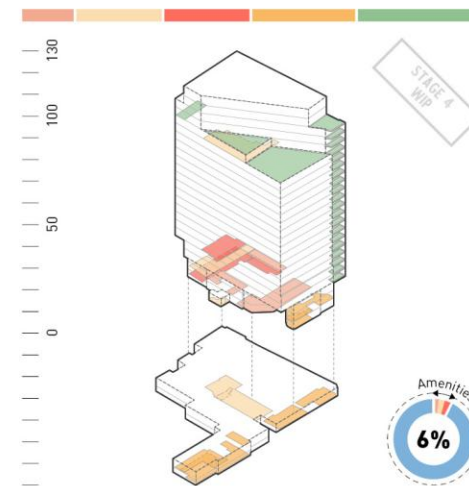
One Exchange Square fpa 2026

Total building NIA	454,753 sq ft	100.0%
Workspace	419,404 sq ft	92.2%
Arrival	9,000 sq ft	2.0%
Landlord-provided amenity*	9,461 sq ft	2.1%
Amenity tenant	0 sq ft	0.0%
Retail	16,888 sq ft	3.7%
End of trip**	15,142 sq ft	1:30
Terraces**	33,144 sq ft	1:14

*Flex workspace, café, screening room, media suites, business lounge

**Not included in building NIA

Developer: PNB / LaSalle / M3 Consulting



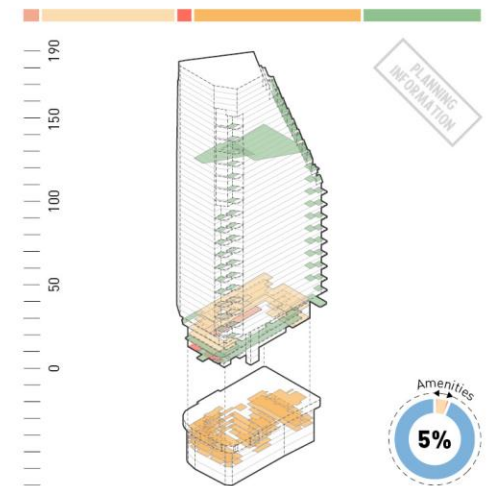
55 Old Broad Street fpa 2029

Total building NIA	295,394 sq ft	100.0%
Workspace	276,452 sq ft	93.6%
Arrival	5,102 sq ft	1.7%
Landlord-provided amenity*	7,145 sq ft	2.4%
Amenity tenant	0 sq ft	0.0%
Retail	6,695 sq ft	2.3%
End of trip**	9,234 sq ft	1:32
Terraces**	9,870 sq ft	1:30

*Flexible workspace / lounge, culture spaces, clubroom

**Not included in building NIA

Developer: Landsec



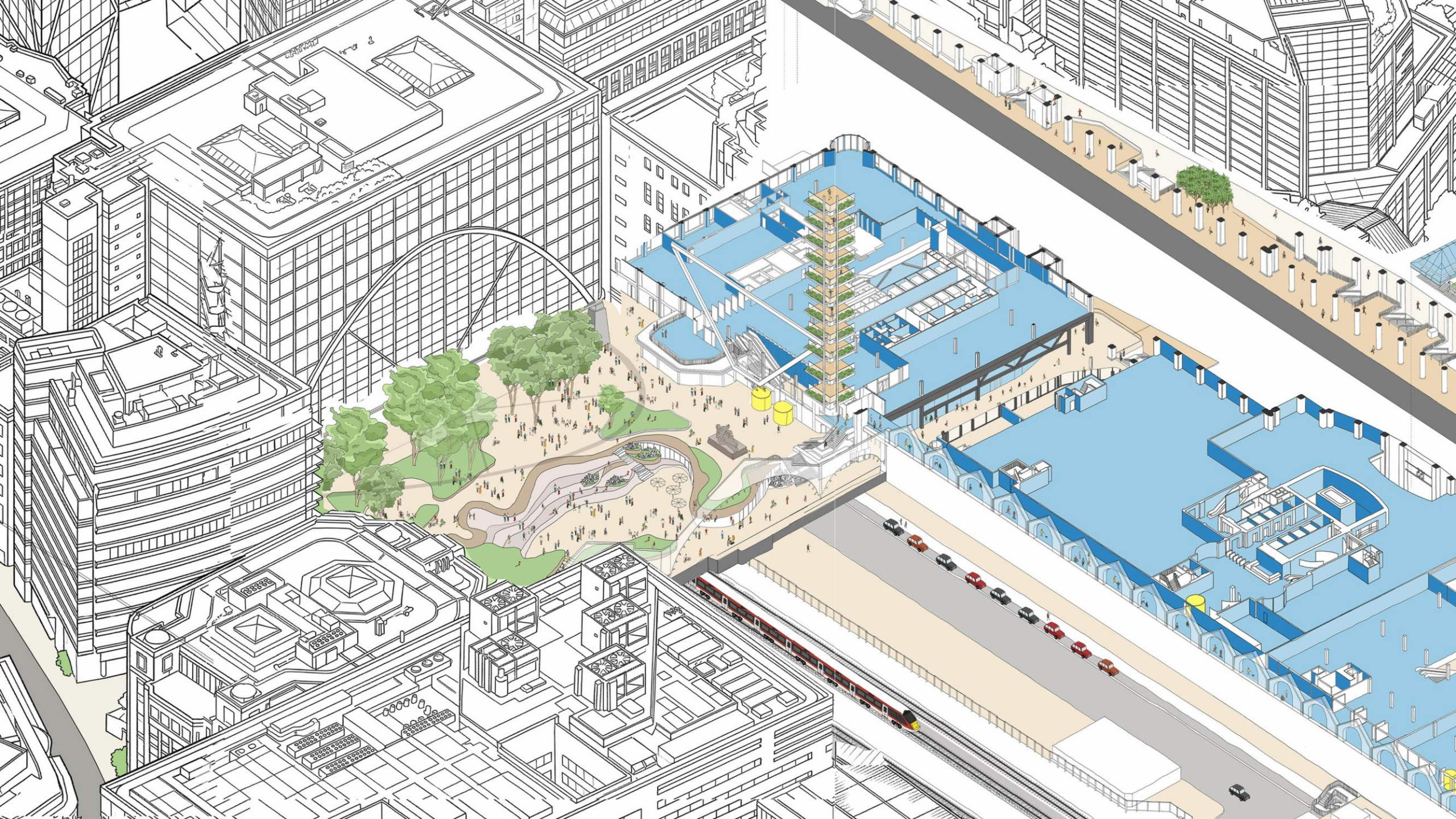
63 St Mary Axe fpa 2032

Total building NIA	659,218 sq ft	100.0%
Workspace	629,036 sq ft	95.4%
Arrival	2,120 sq ft	0.3%
Landlord-provided amenity*	27,072 sq ft	4.1%
Amenity tenant	0 sq ft	0.0%
Retail	990 sq ft	0.2%
End of trip**	32,290 sq ft	1:20
Terraces**	23,153 sq ft	1:28

*Gallery / exhibition space, cinema / auditorium, restaurant

**Not included in building NIA

Developer: AXA REIM





55 Old Broad Street Landsec



55 Old Broad Street Landsec

new routes

55 Old Broad Street Landsec

new routes

Turkish Bath House: a new
shared cultural space

55 Old Broad Street Landsec

new shared cycle
& retail hub

new routes

Turkish Bath House: a new
shared cultural space

55 Old Broad Street Landsec

new shared cycle
& retail hub

a new City pub

new routes

Turkish Bath House: a new
shared cultural space

55 Old Broad Street Landsec

Creative meanwhile use:
creative workspace,
café, gallery,...

new shared cycle
& retail hub

a new City pub

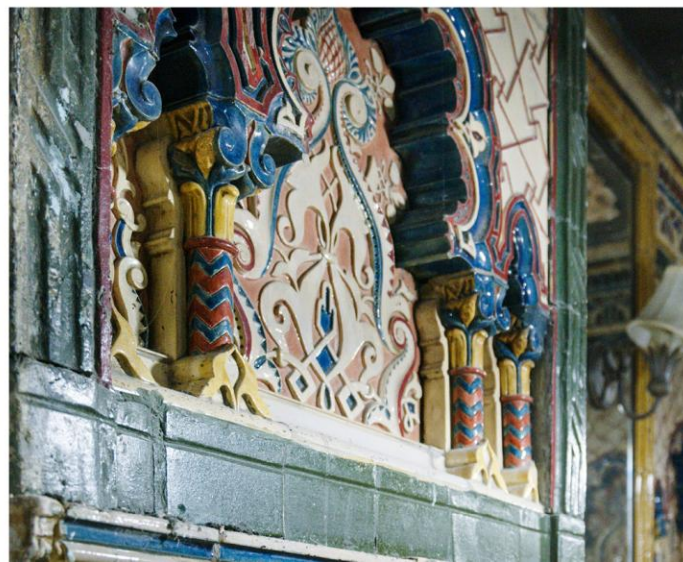
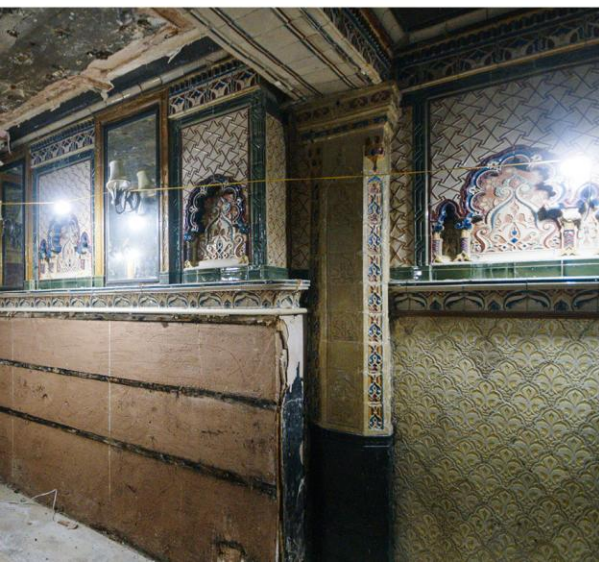
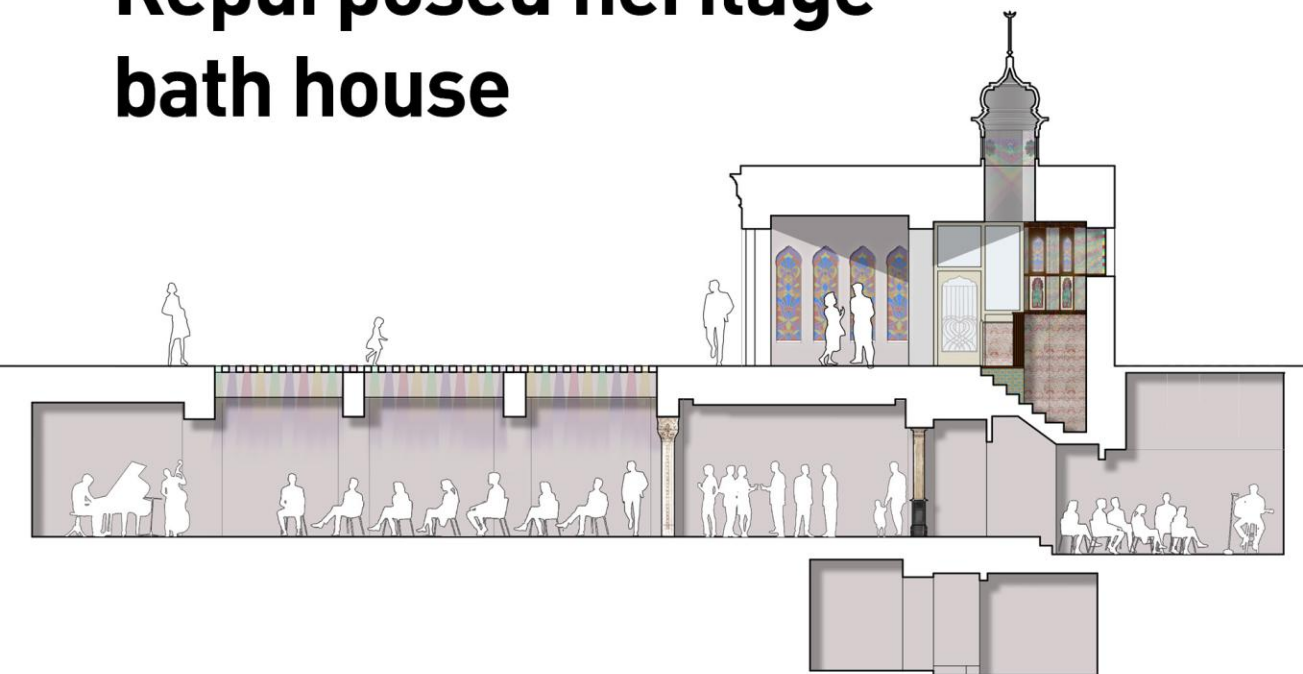
new routes

Turkish Bath House: a new
shared cultural space

HiveCurates Broadworks



Repurposed heritage bath house





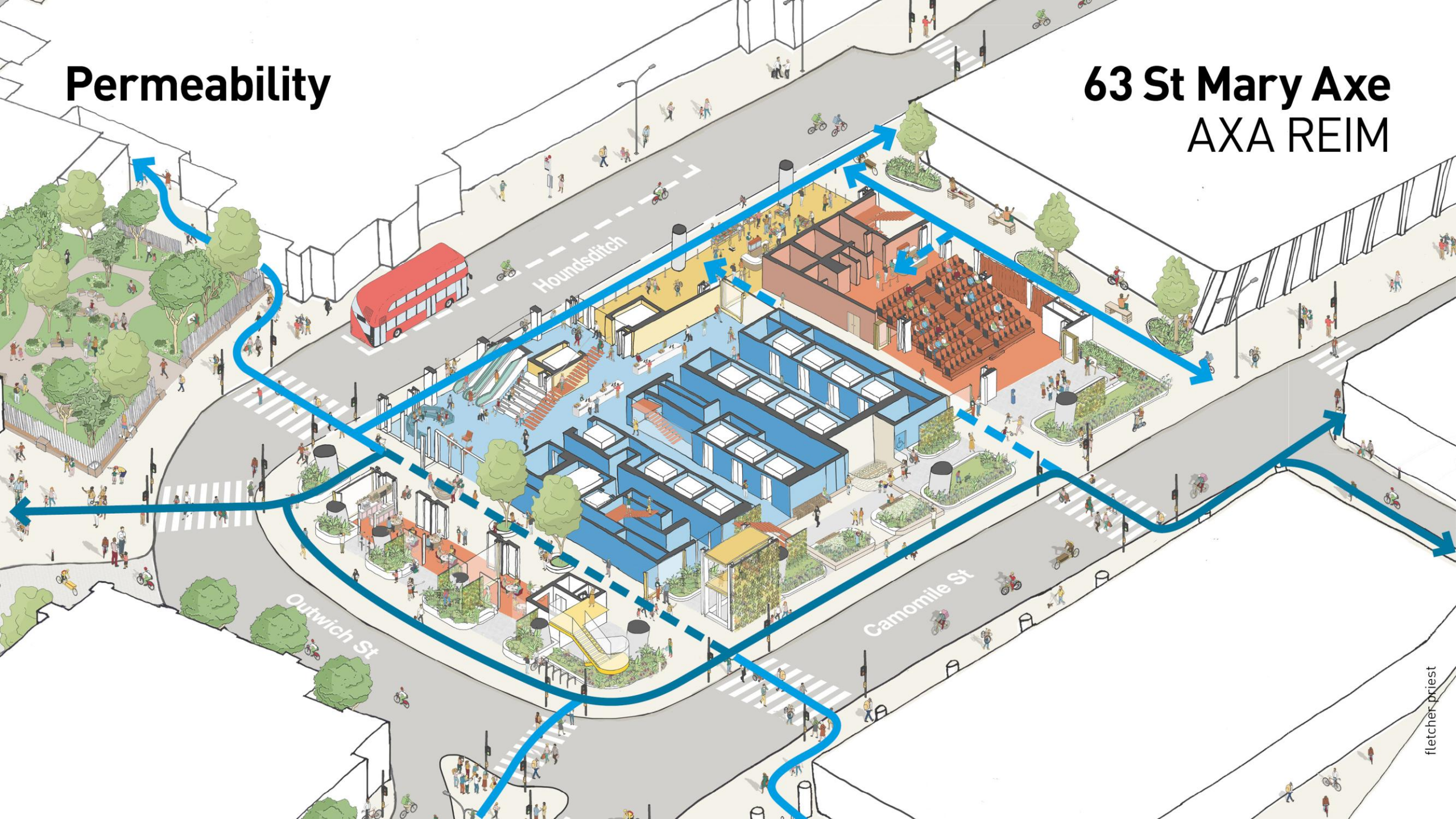
63 St Mary Axe

AXA REIM



Permeability

63 St Mary Axe AXA REIM





SUSHI SAMBA
LON DON
SALESFORCE
TOWER

A new five-storey park
and trees on every floor

Active edges



A building without a back



Stakeholder engagement



PUBLIC REALM

- How can the public realm serve both building users and wider communities?
- How does 63 St Mary Axe operate/maintain the public realm to ensure best practice?
- What amenities and provisions are needed in the public realm to demonstrate a best in class approach?



CULTURE

- How does the cultural space actively support the lower ground offer?
- How can the cultural space respond to Destination City initiatives?
- How can 63 St Mary Axe ensure commercial viability for operators?
- How can the cultural space best respond/provide for the creative/cultural community?



F&B

- How can this space serve the wider community e.g residents, City workers, tourists?
- How can 63 St Mary Axe ensure it is commercially viable for operators and traders?
- How can this area actively provide stepping stones into the City?



BUSINESS

- What programming, services and amenities should be provided to entice innovative entrepreneurs?
- How can this space actively provide stepping stones into the City?
- How should the space operate to be most effective?

Stakeholder engagement

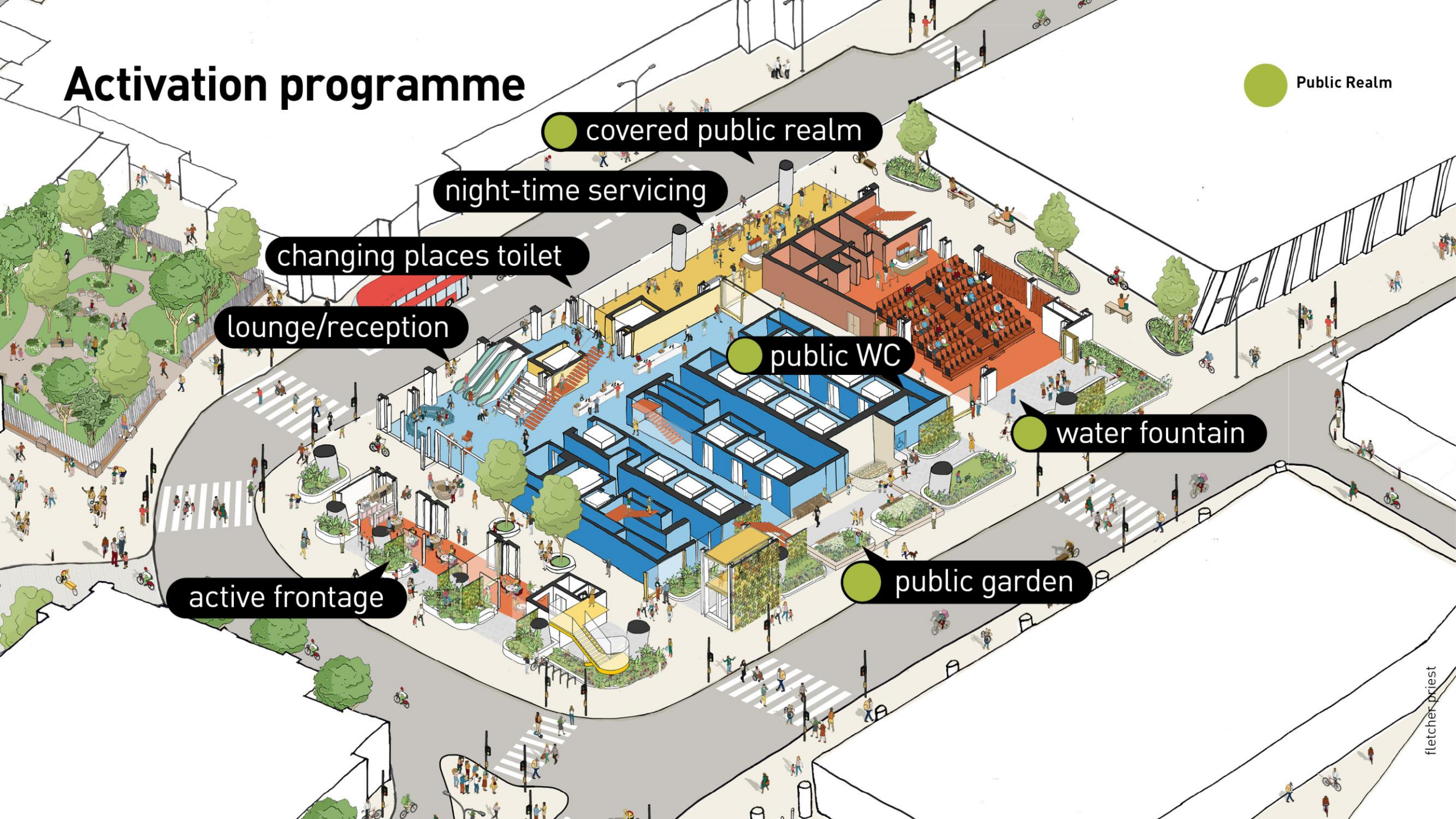


THINGS
MADE
PUBLIC



Activation programme

Public Realm



covered public realm

night-time servicing

changing places toilet

lounge/reception

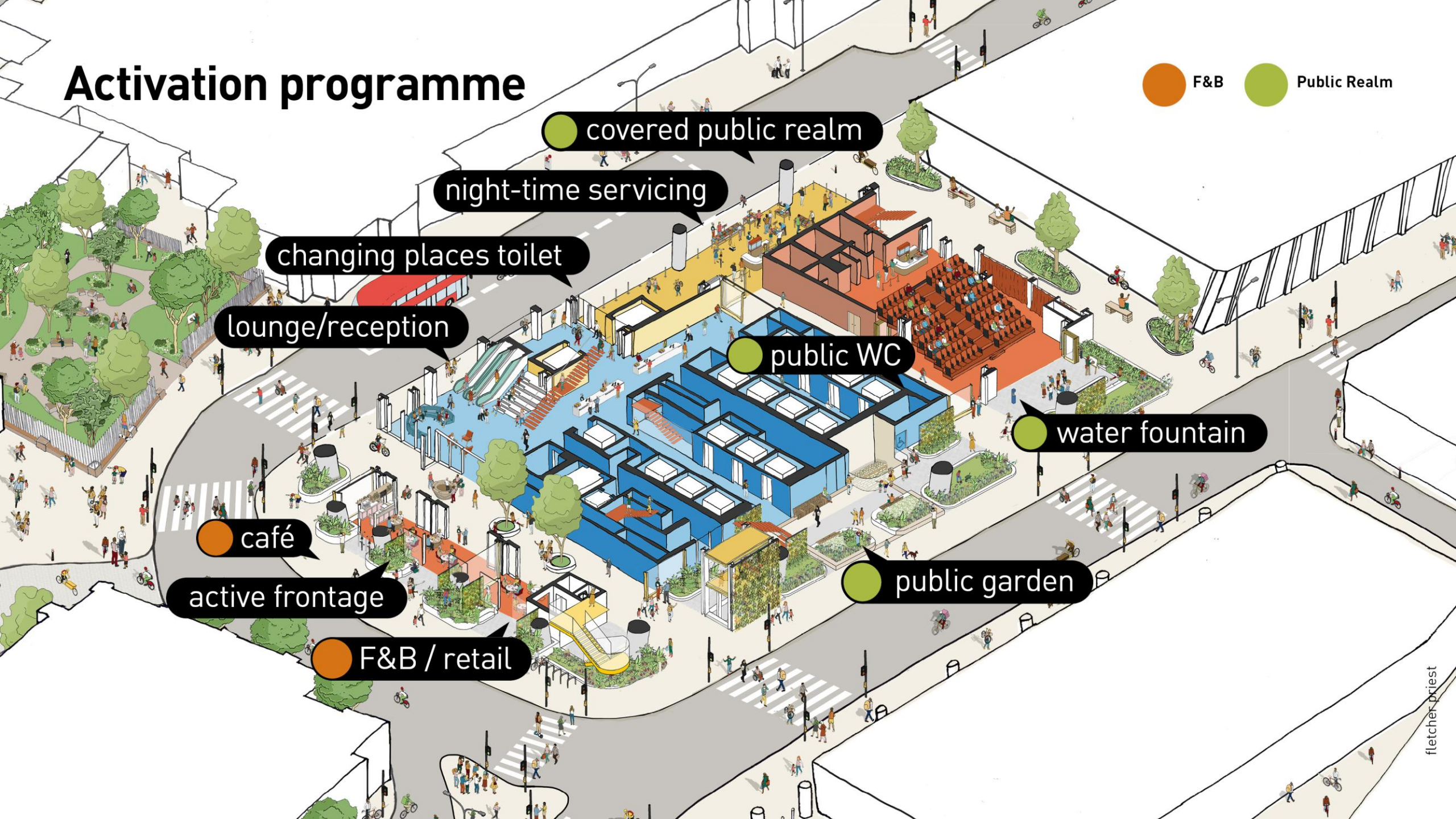
public WC

water fountain

active frontage

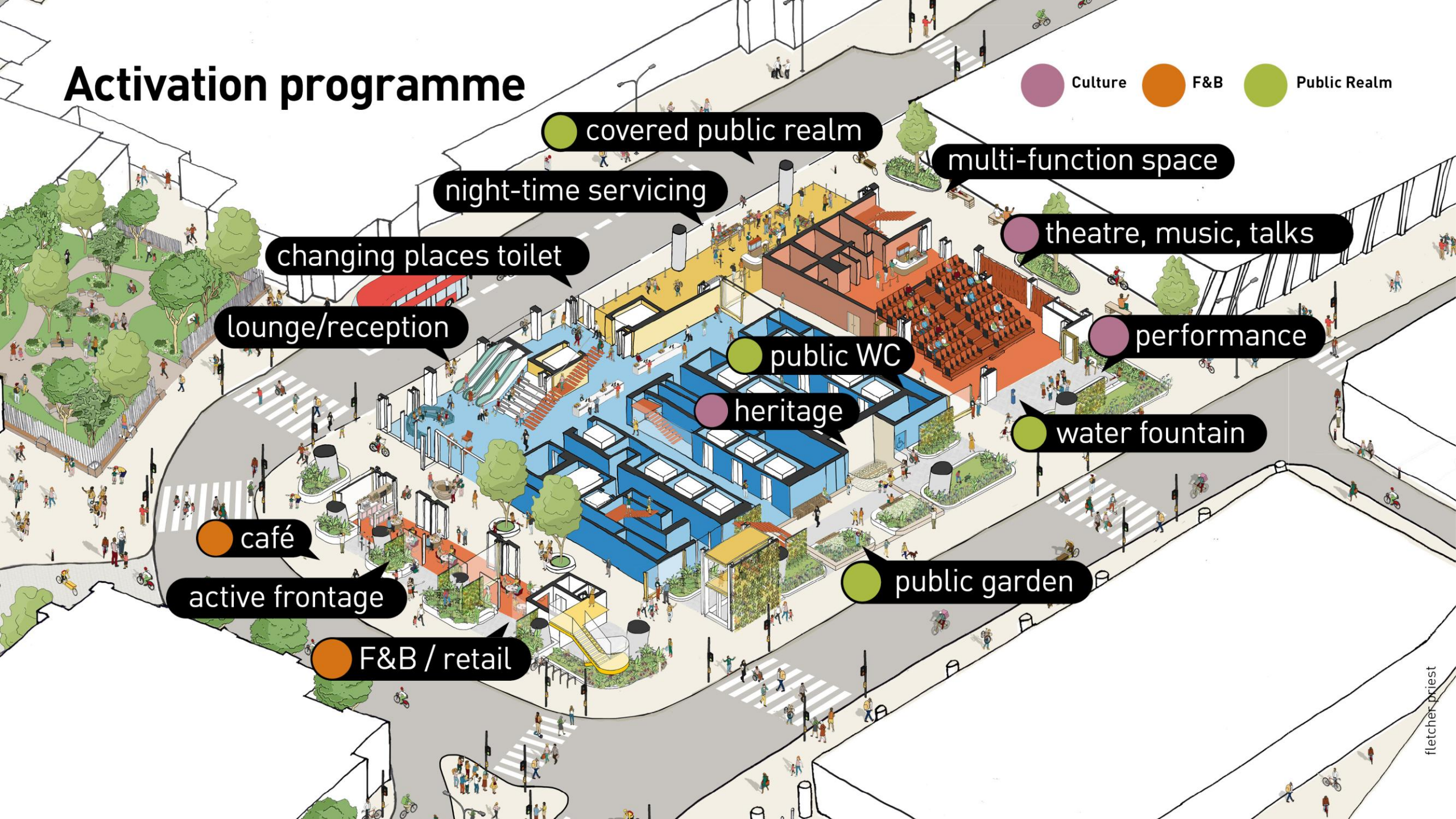
public garden

Activation programme



Activation programme

Culture F&B Public Realm



covered public realm

night-time servicing

multi-function space

changing places toilet

lounge/reception

theatre, music, talks

public WC

performance

heritage

water fountain

café

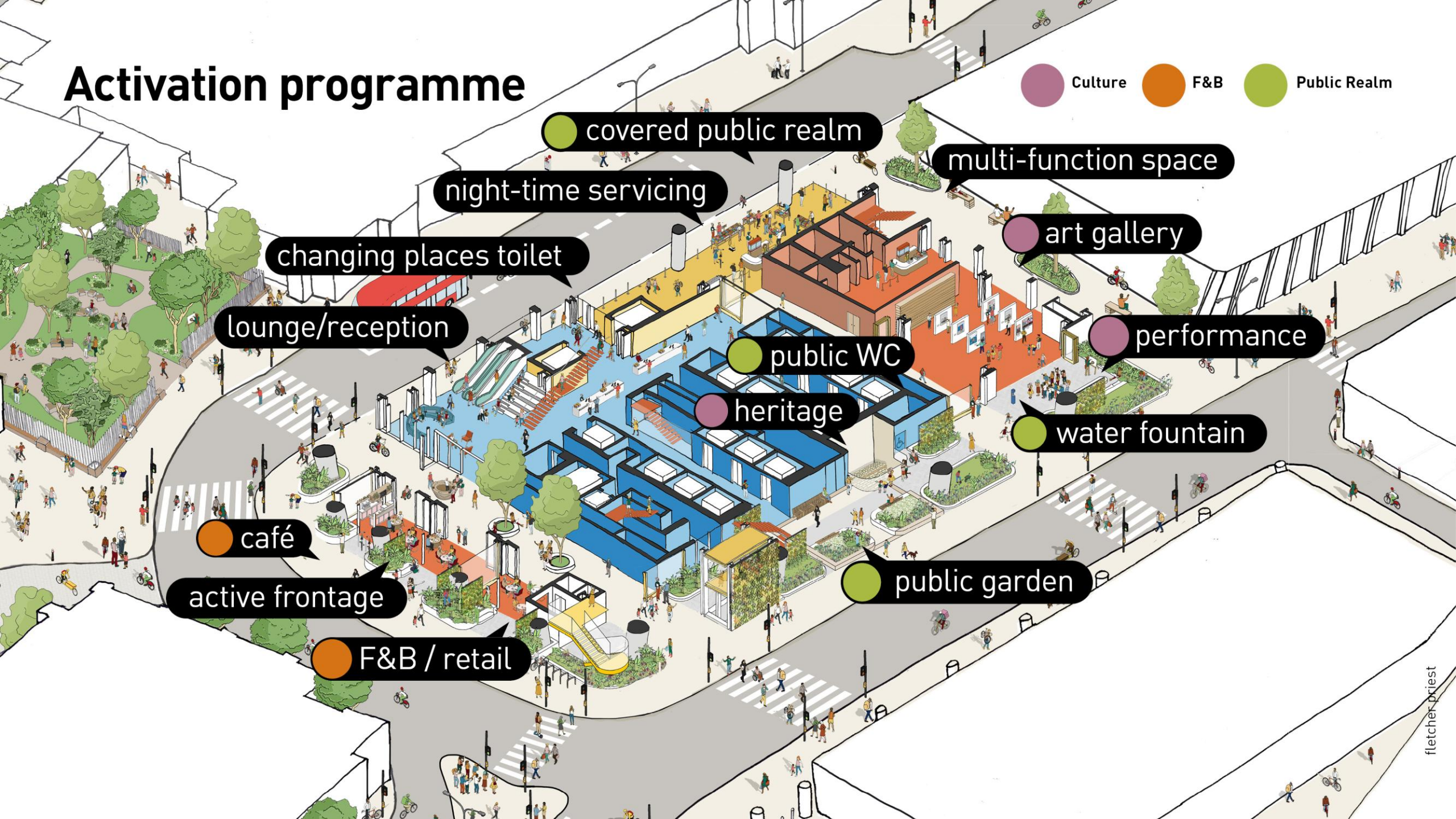
active frontage

F&B / retail

public garden

Activation programme

Culture F&B Public Realm



covered public realm

night-time servicing

multi-function space

changing places toilet

lounge/reception

art gallery

public WC

performance

heritage

water fountain

café

active frontage

public garden

F&B / retail

Culture offer



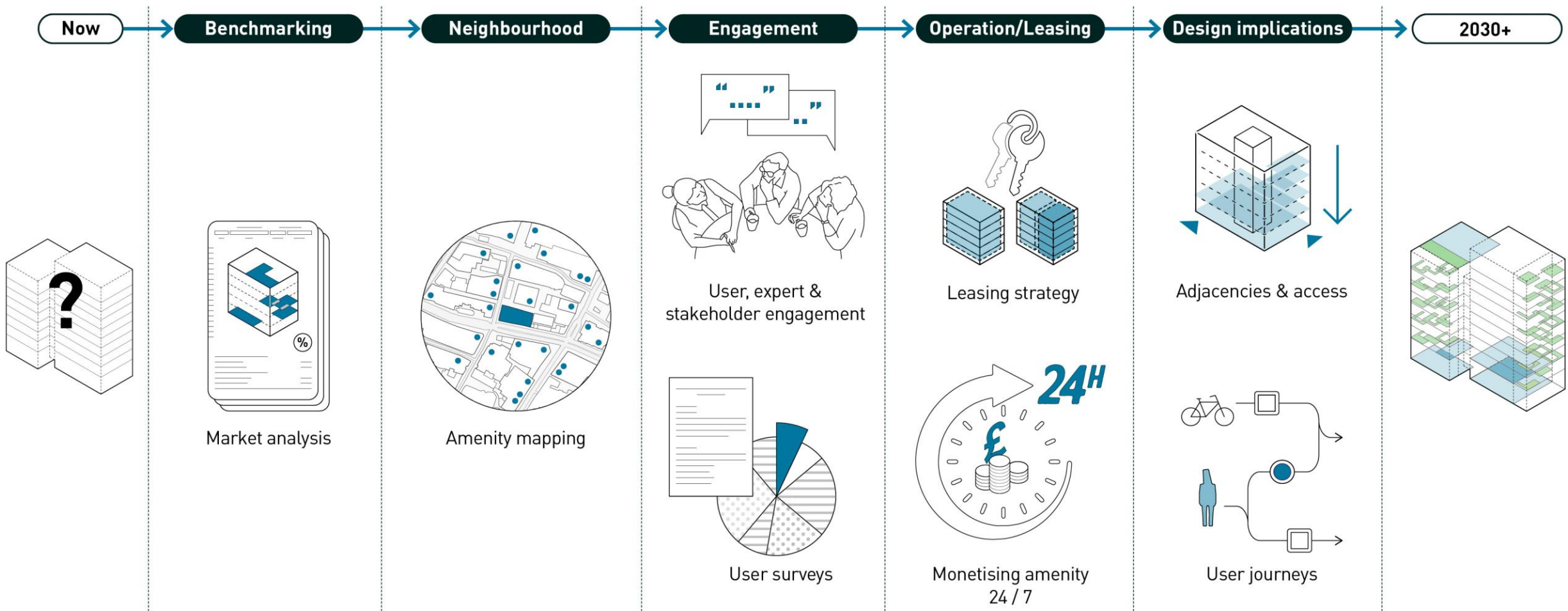
Culture offer







Our strategic approach



To wrap up

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Tall buildings are likely to be multi-let: shared amenities can avoid duplication, and save £££ and CO₂

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Opportunity to align public benefits and spaces for tenants (it's all about designing for people at the end of the day!)

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Amenity spaces can be shared! Clustering and ground-flooring them helps.

To wrap up

Tall buildings are likely to be multi-let: shared amenities can avoid duplication, and save £££ and CO₂

Opportunity to align public benefits and spaces for tenants (it's all about designing for people at the end of the day!)

Activation, not just amenity!

Amenity spaces can be shared! Clustering and ground-flooring them helps.

An architectural rendering of a modern urban courtyard. A large, mature tree with green and yellowing leaves stands in the center. To the left is a building with a curved glass facade. To the right is a building with a yellow frame and glass walls, featuring a vertical garden on its side. People are walking and sitting on a stone path. A black taxi is parked on the left. The scene is brightly lit with warm sunlight.

Thank you!

fletcher priest architects