

TALL BUILDINGS SUMMIT
JUNE 2026

85 GRACECHURCH STREET

Creating destination workplace in a heritage setting.

Fabrizio Cazzulo, Associate Principal, Woods Bagot



ARCHITECTURE
FOR
WORLDS AHEAD

An aerial photograph of the London skyline, featuring numerous skyscrapers and the River Thames. Three large red circles are overlaid on the image, each containing white text. The circles are positioned horizontally across the upper half of the frame. The background shows a dense urban landscape with a mix of modern glass buildings and older stone structures. The River Thames flows through the city, with the Tower Bridge visible on the right side. The sky is hazy, suggesting a clear day with some atmospheric haze.

PUBLIC VALUE

CHARACTER

WORKPLACE
EXPERIENCE



85 GRACECHURCH STREET

2026

LEADENHALL MARKET



BEST
COFFEE
in
Town!





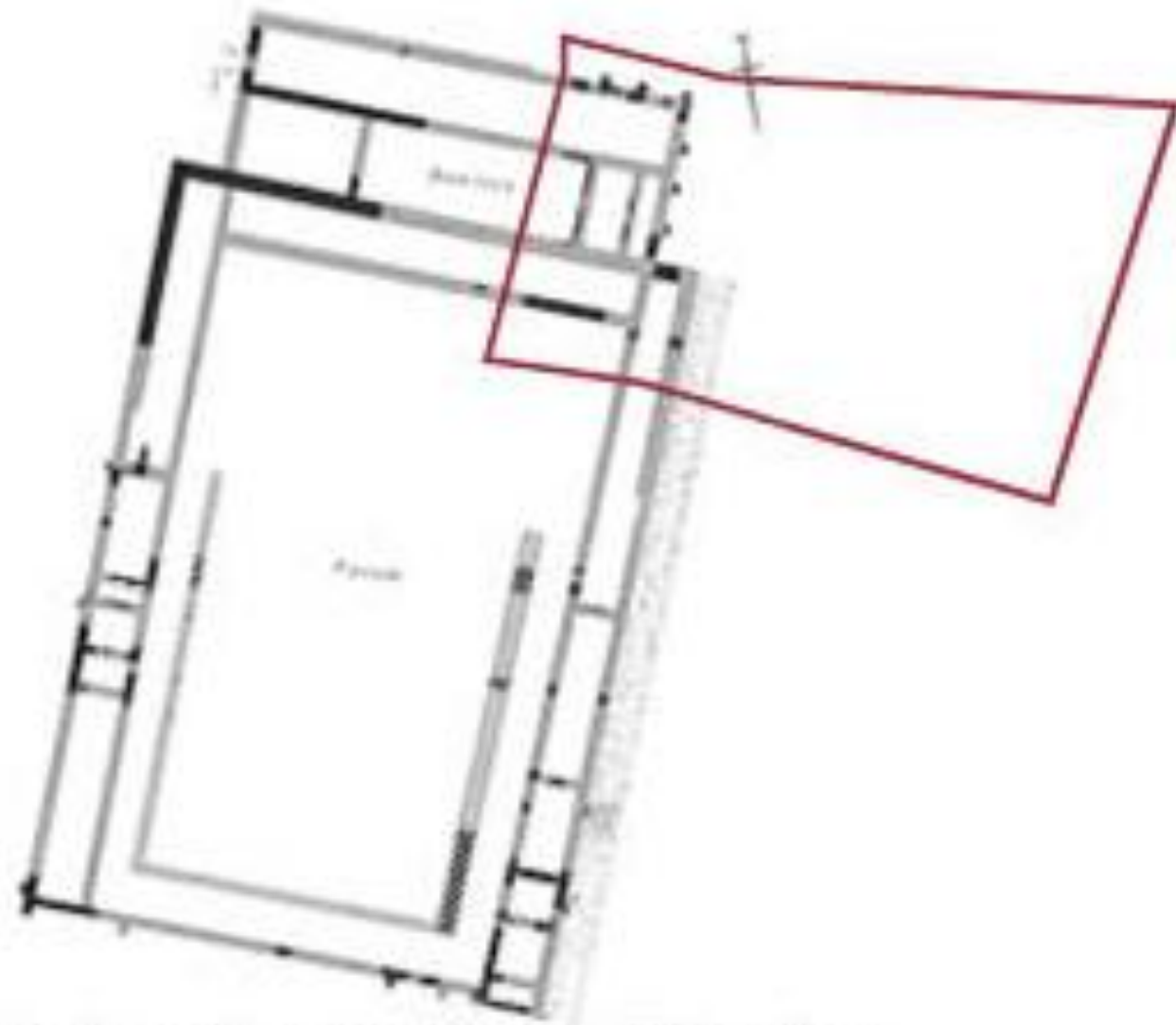
2001

1650





70



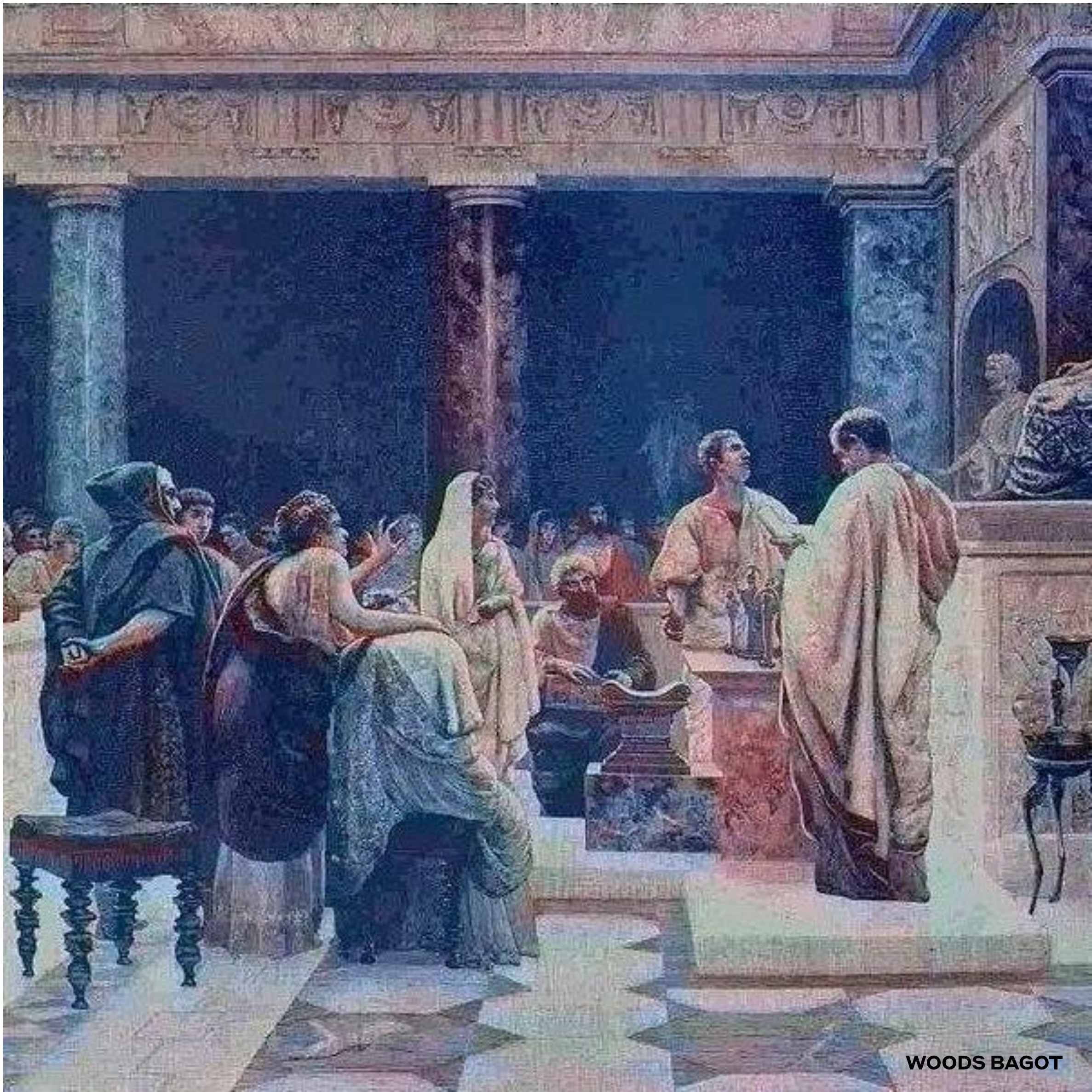
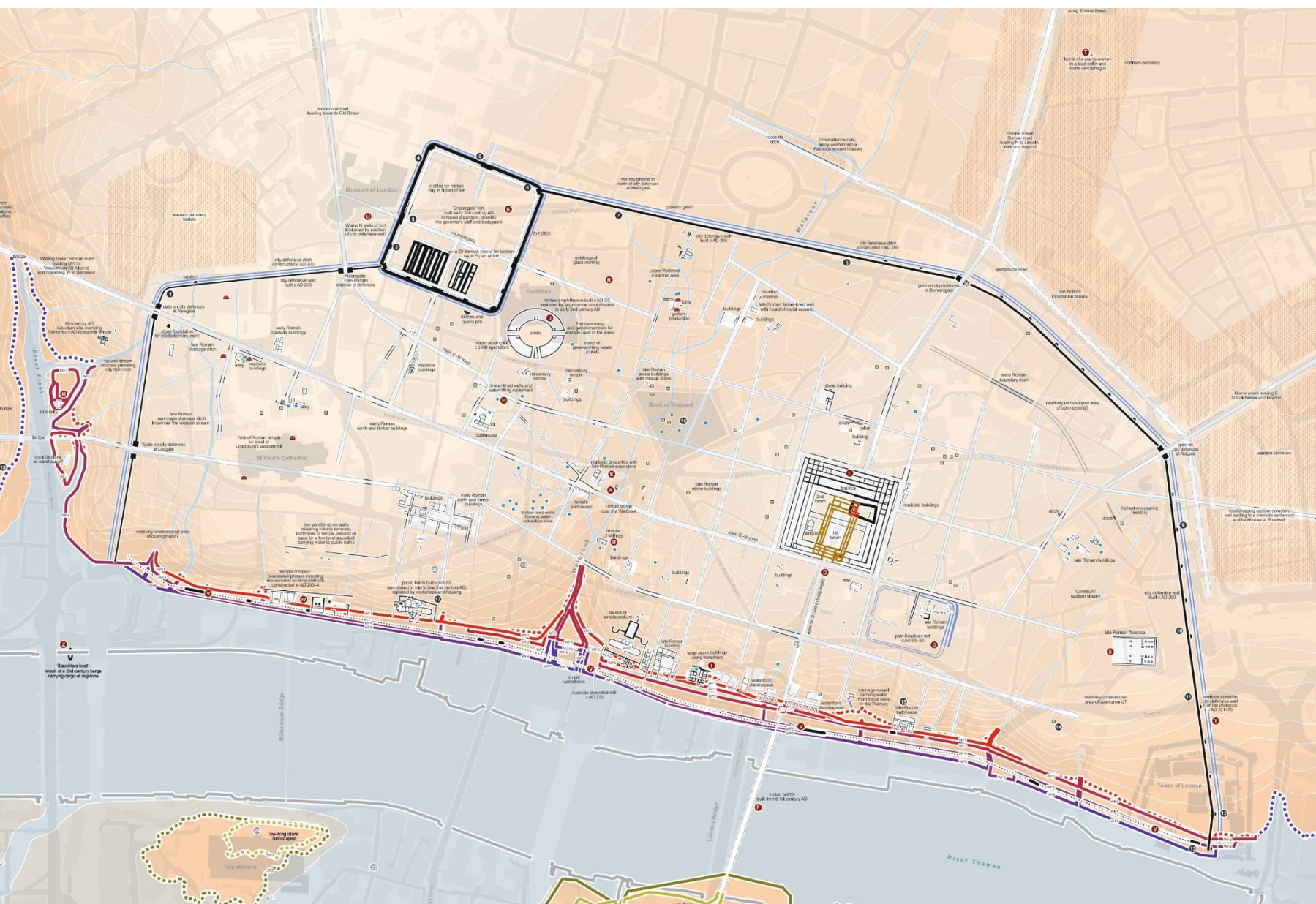
Location of Roman basilica over site boundary



Reconstructed sketch drawing of the second Roman basilica and forum (Historic UK)

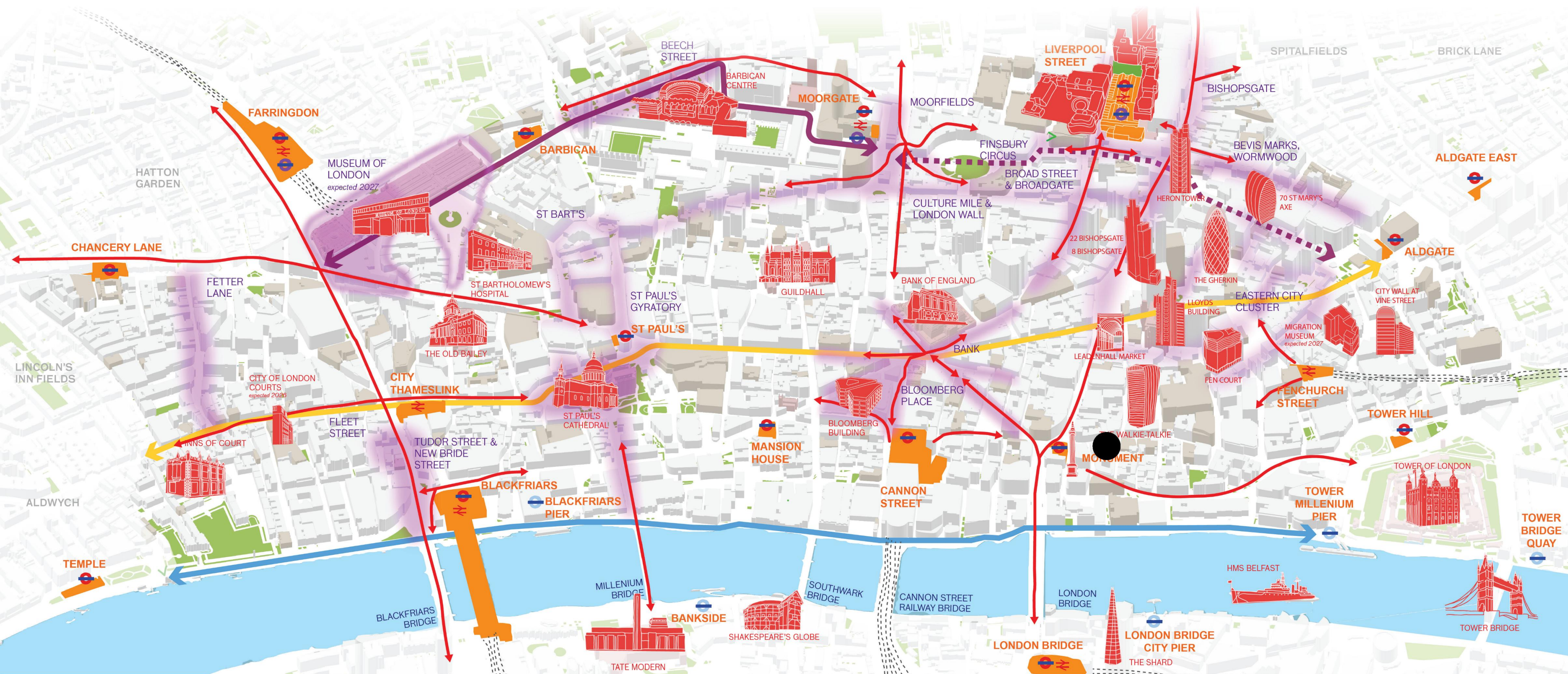


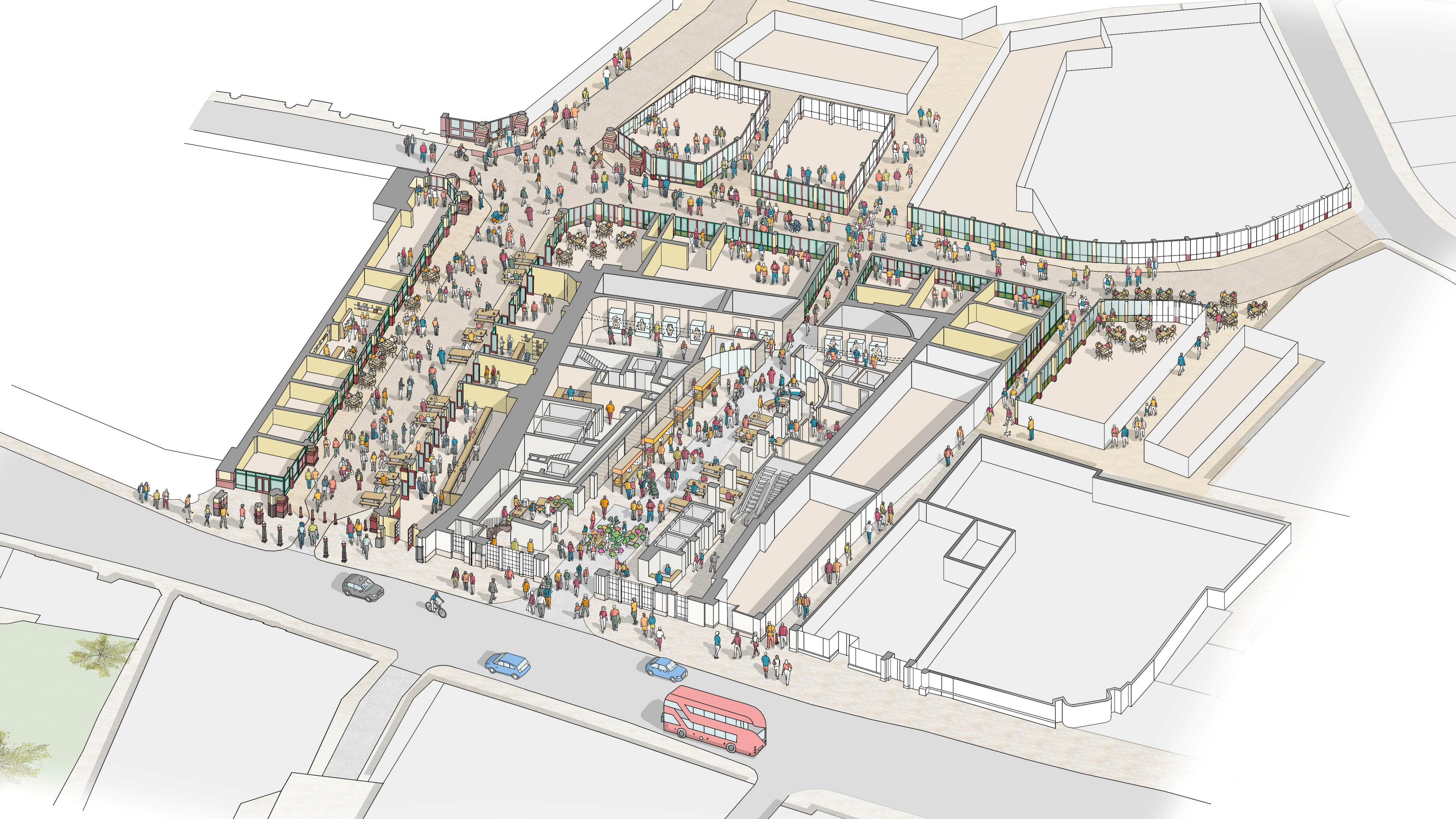
Roman London as it may have looked in AD250 showing the fort and city wall in the foreground (Peter Froste)

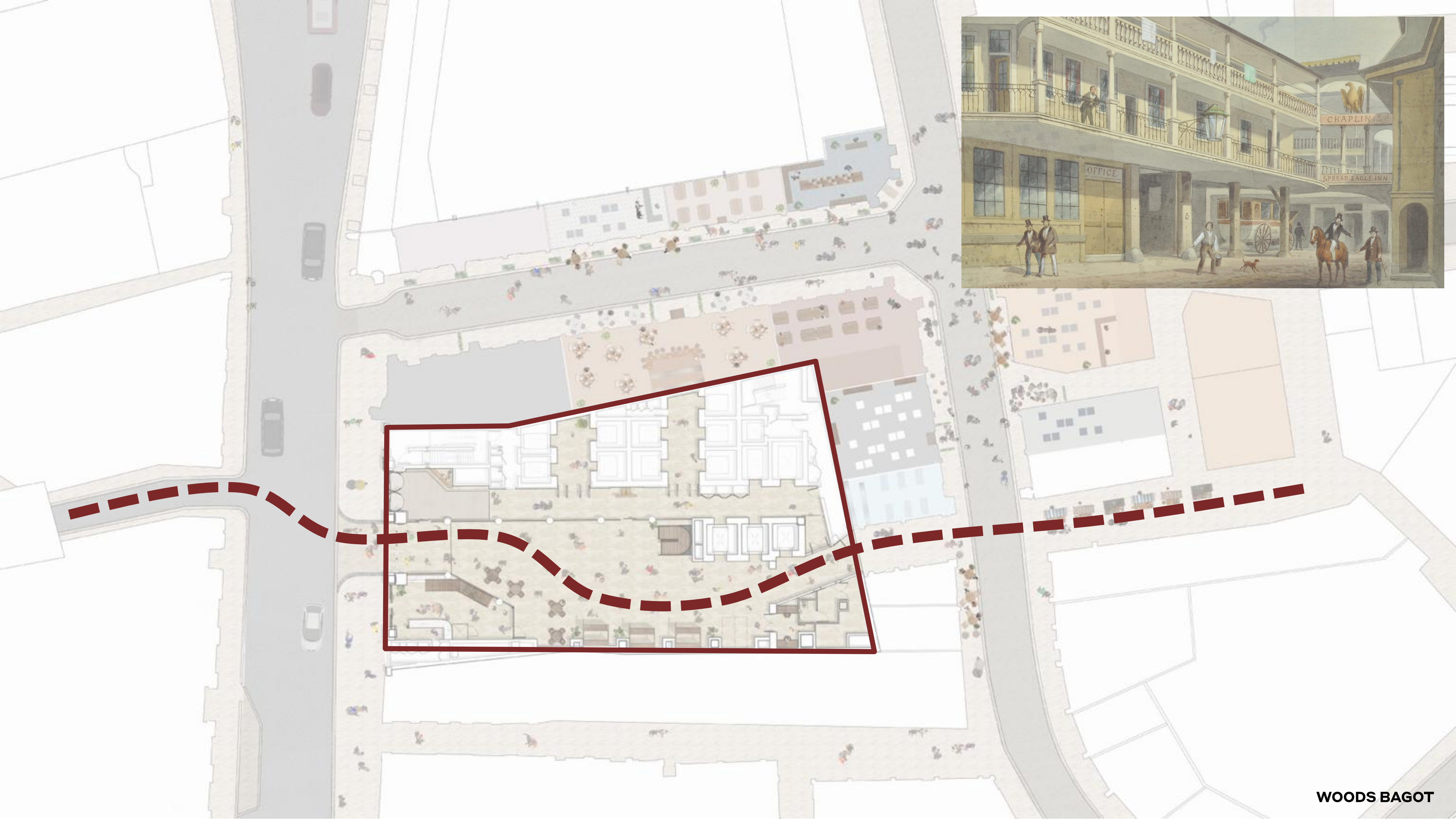




PUBLIC VALUE









EXCHANGE



MEET



DEAL



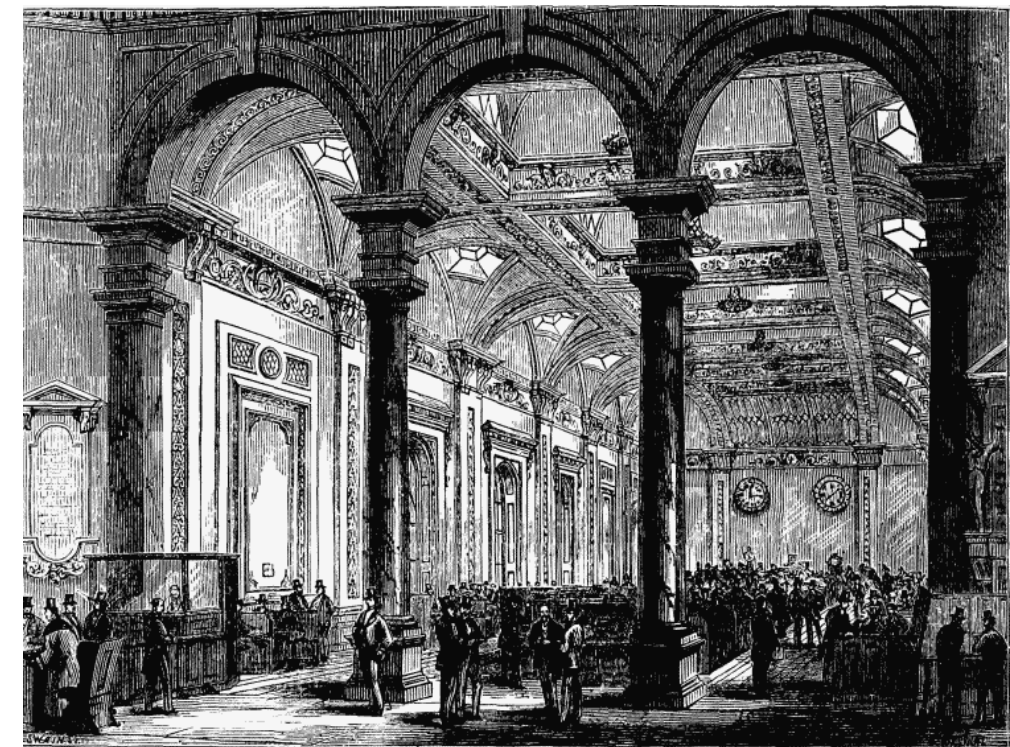
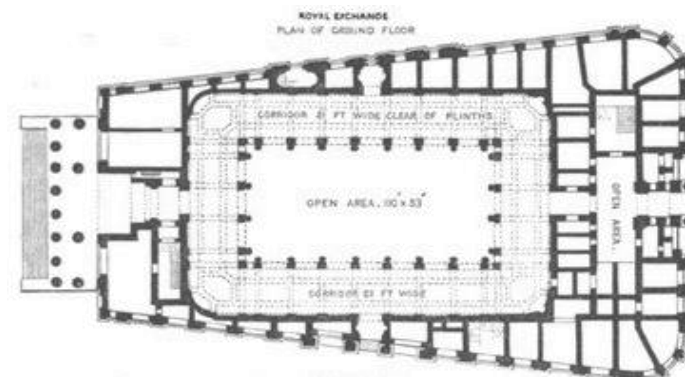
GATHER



TRADE

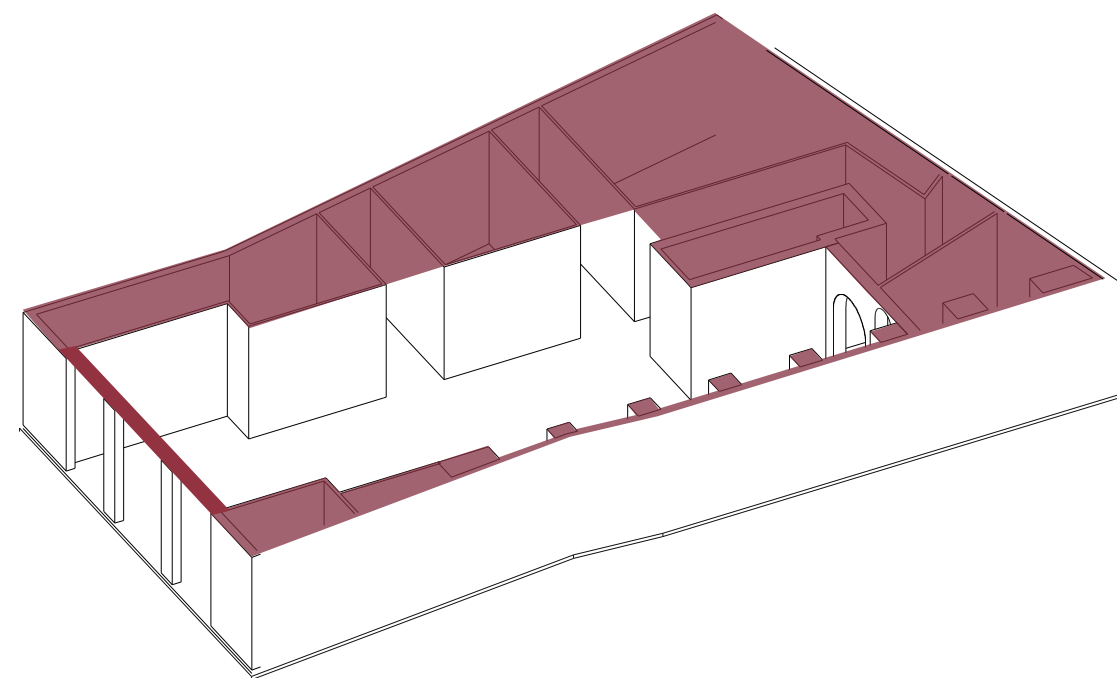


SOCIALISE

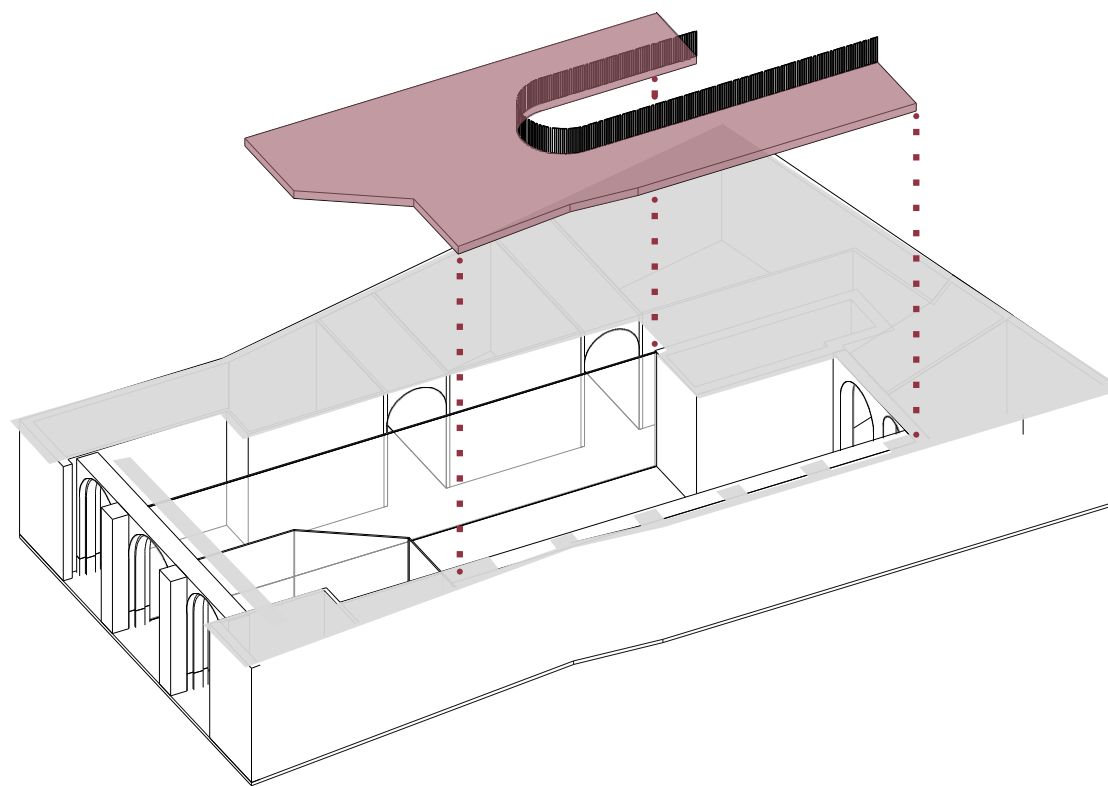




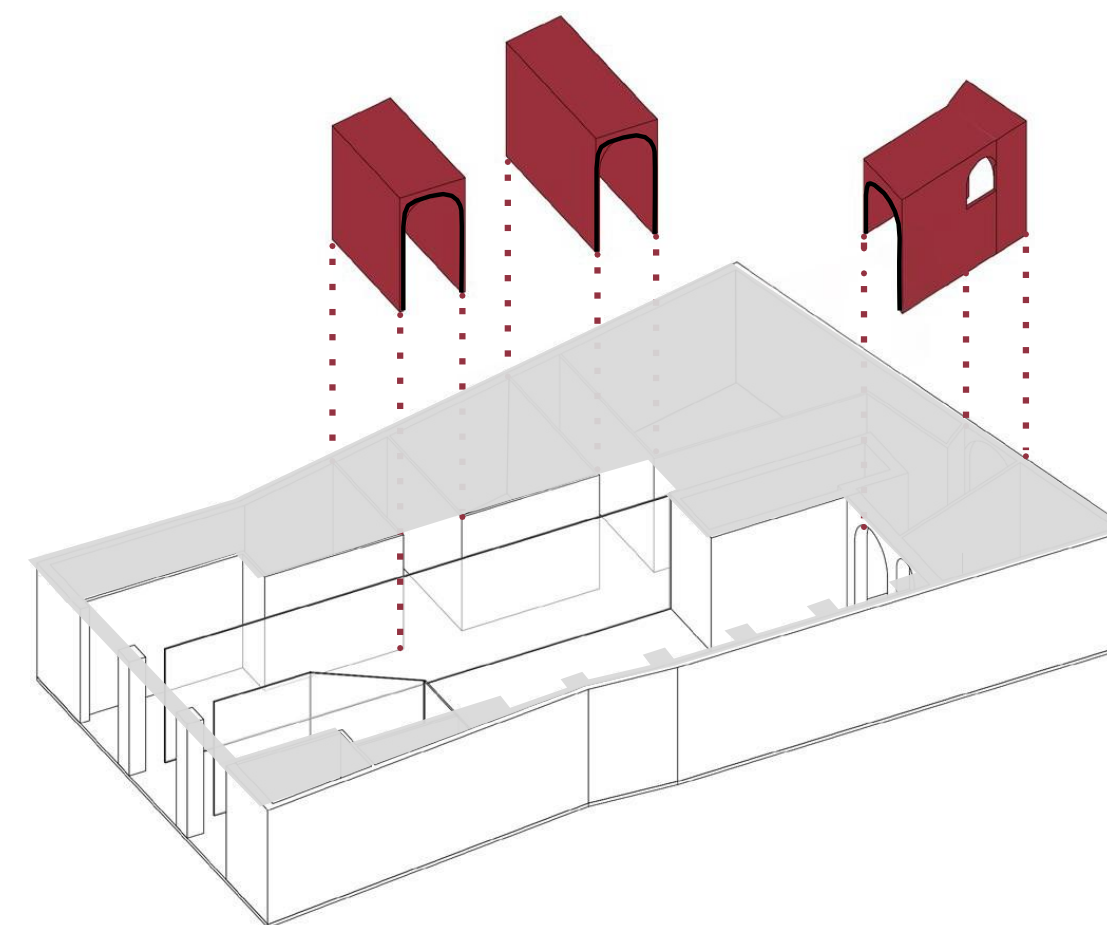
Brick infrastructure



Timber architecture



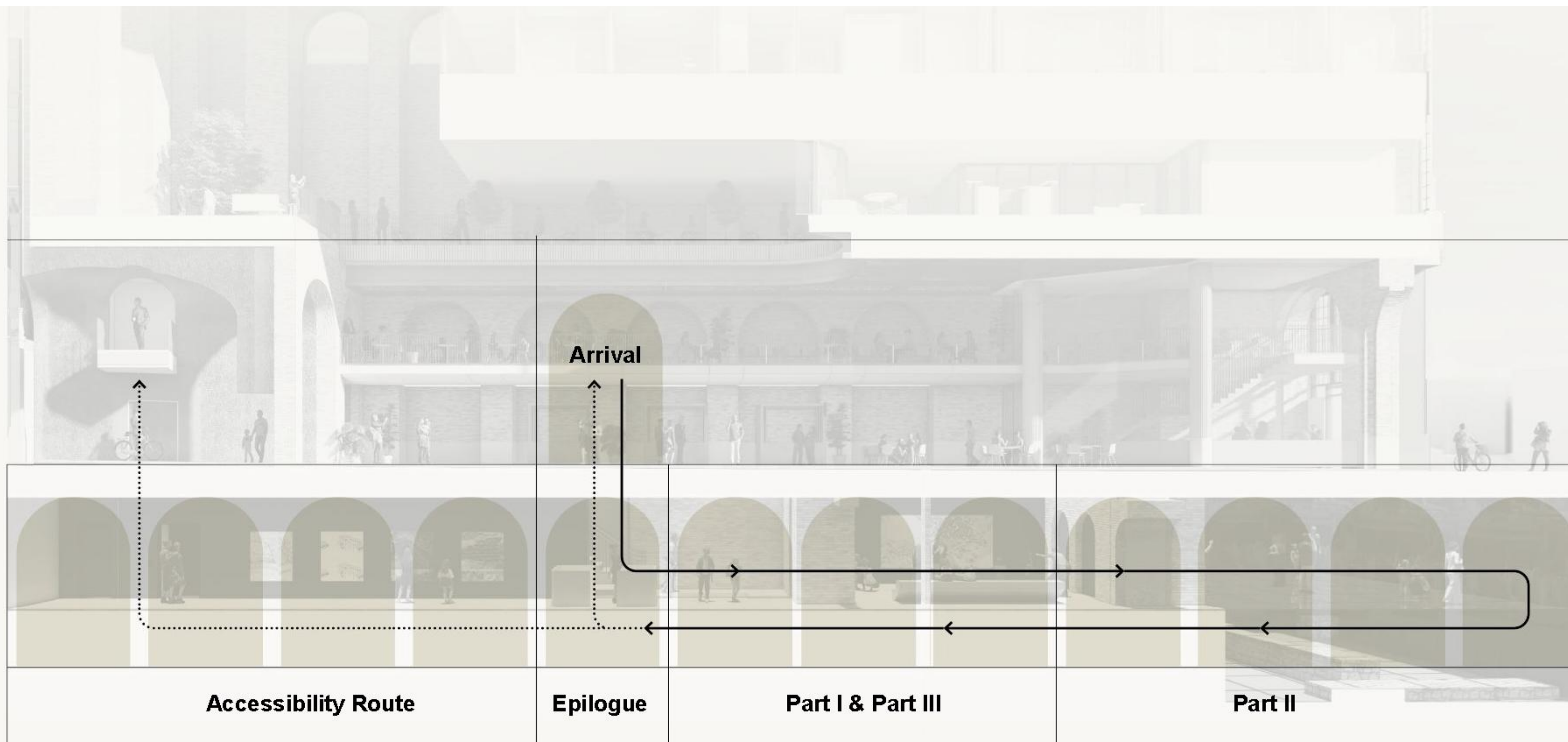
London's gateways

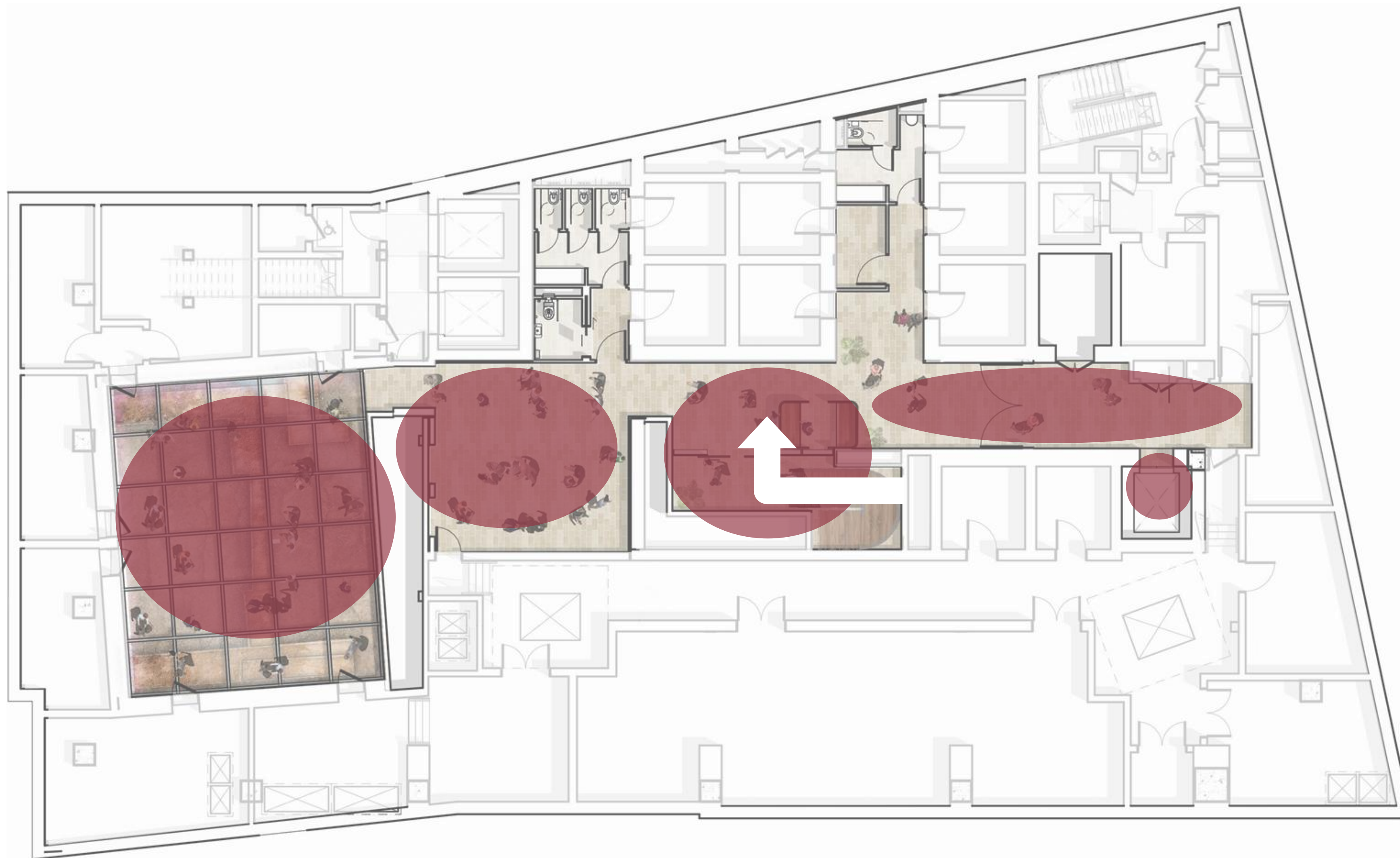




LONDON
BASILICA
EXHIBITION







LONDON MUSEUM

ROMAN BASILICA





Archaeological
Exhibition
Greece 1980-2000

1980-2000
Greece 1980-2000
1980-2000

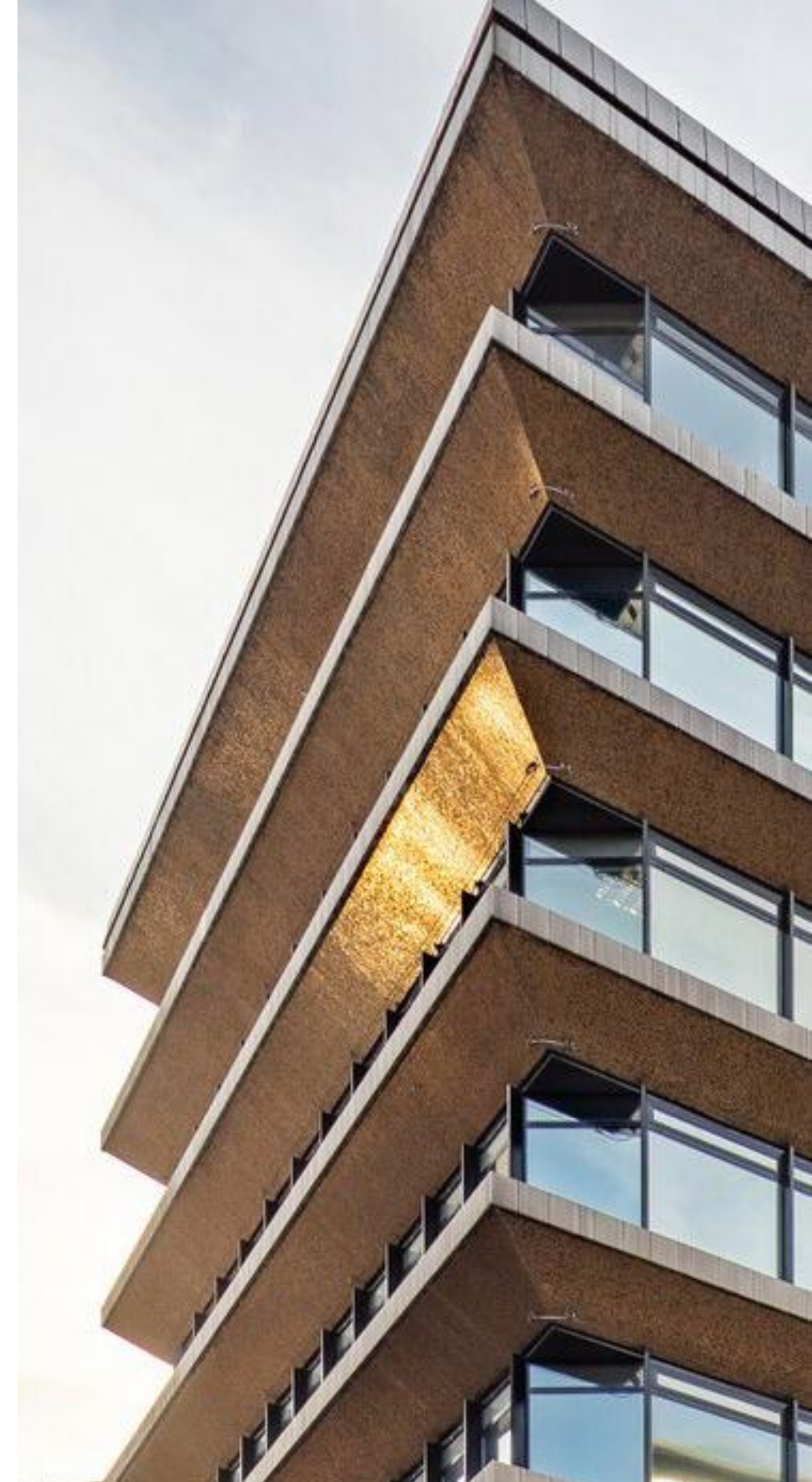


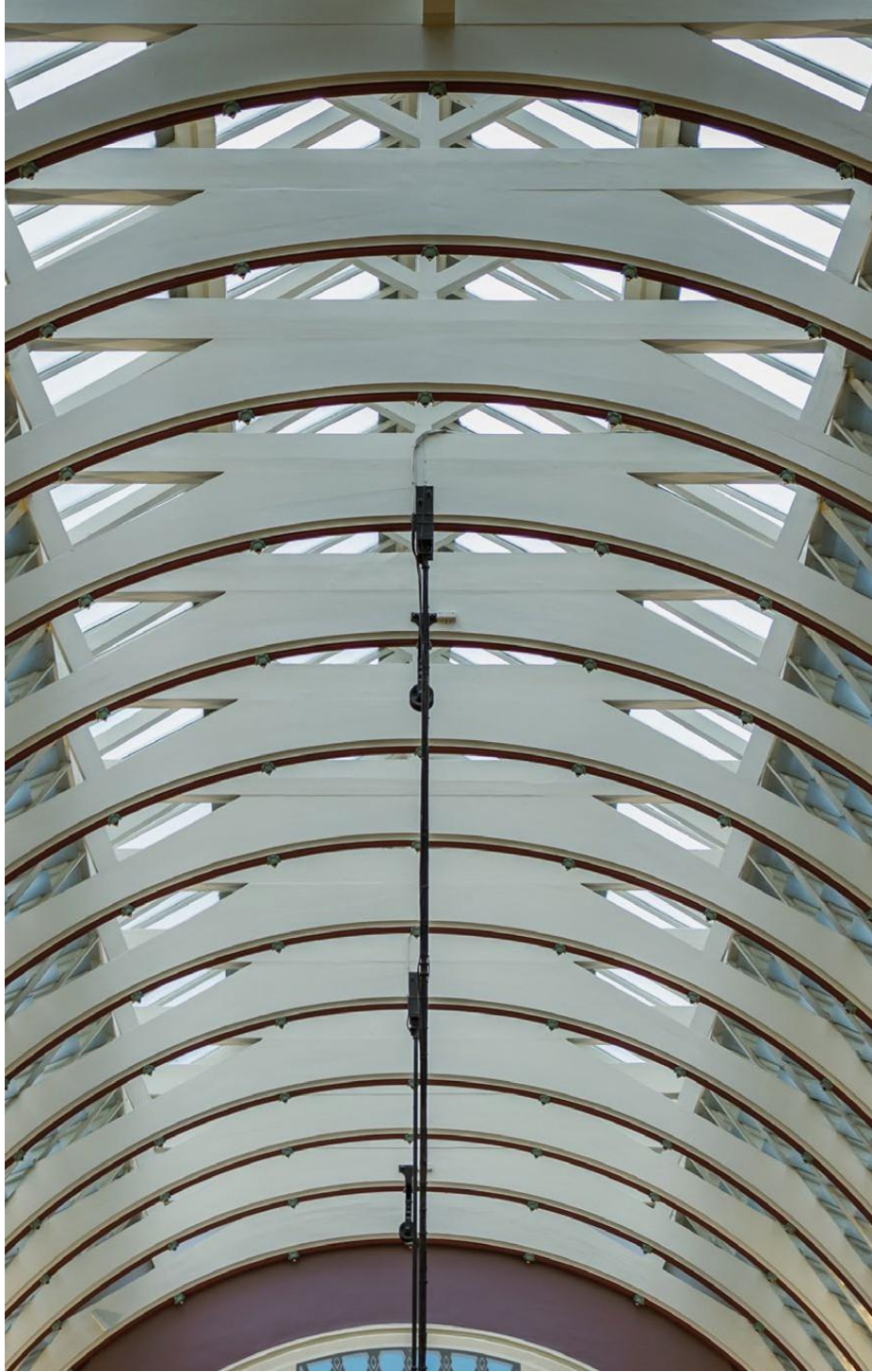




CHARACTER







Structural rhythms



Chamfered geometries



String courses and pilasters



Detail and texture

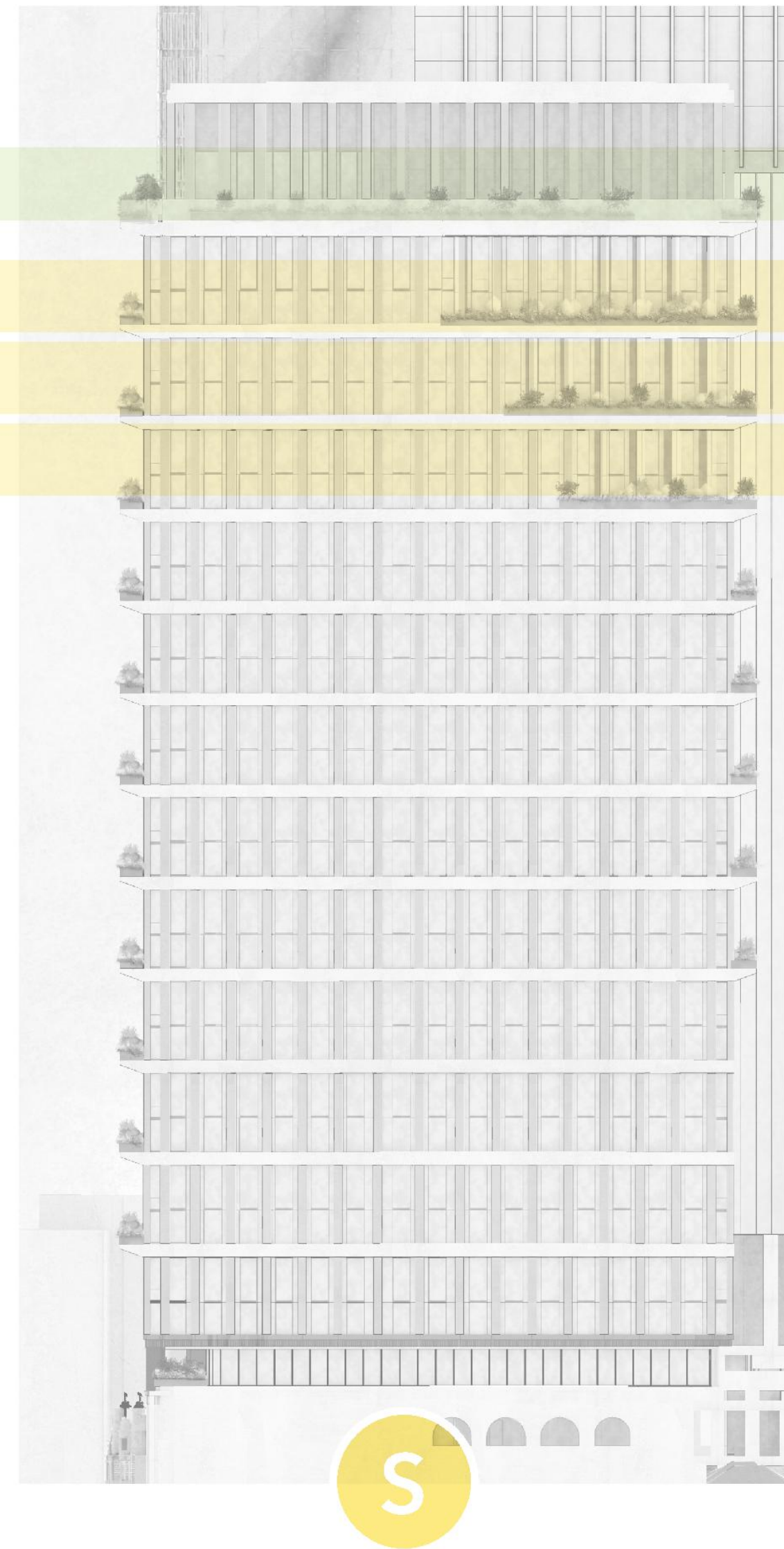
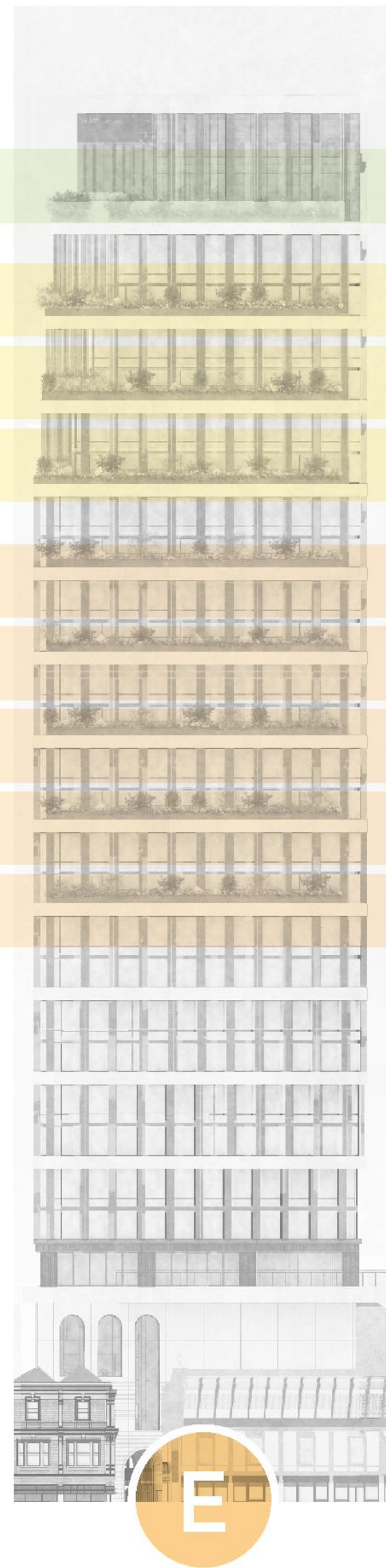
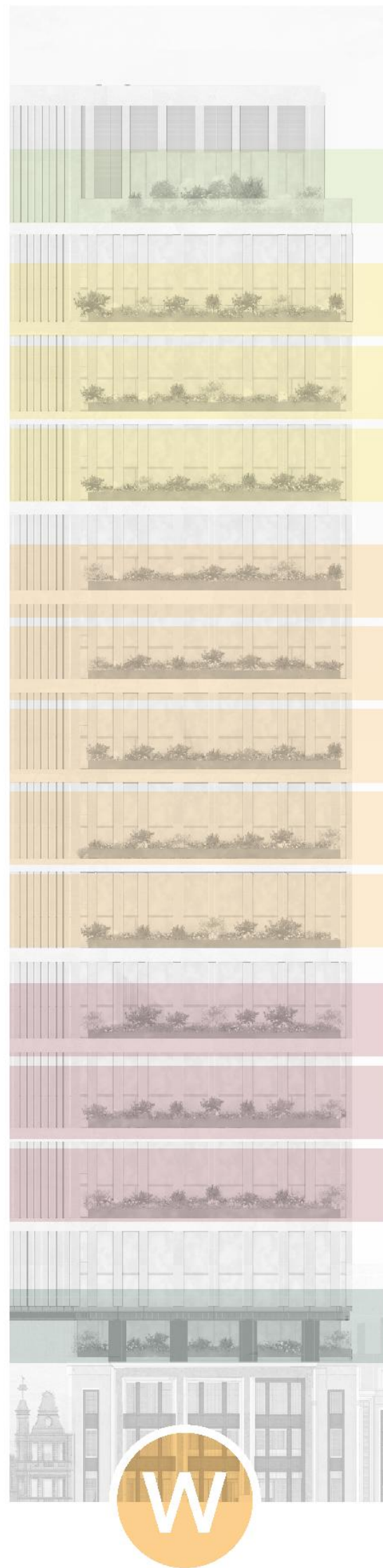
PM5/6 [L30

PM4 [L28
L26
L24

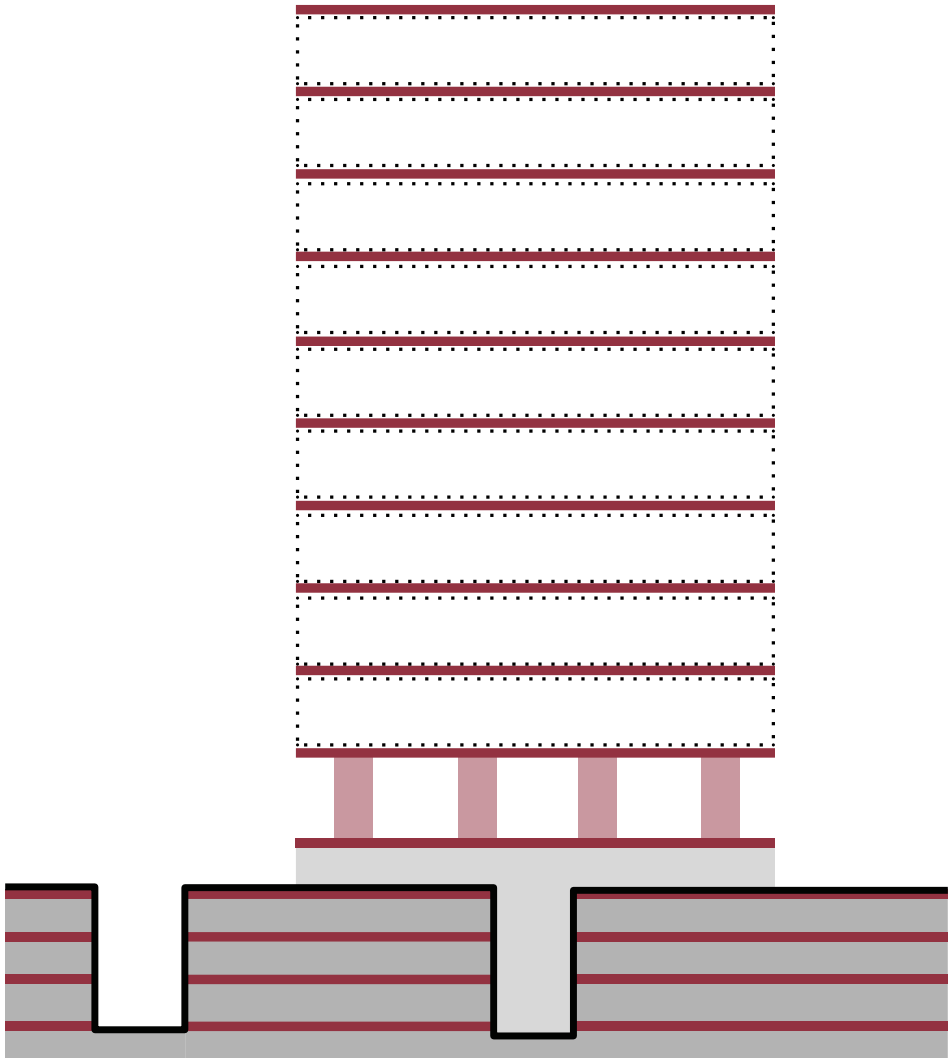
PM3 [L22
L20
L18
L16
L14

PM2 [L12
L10
L08

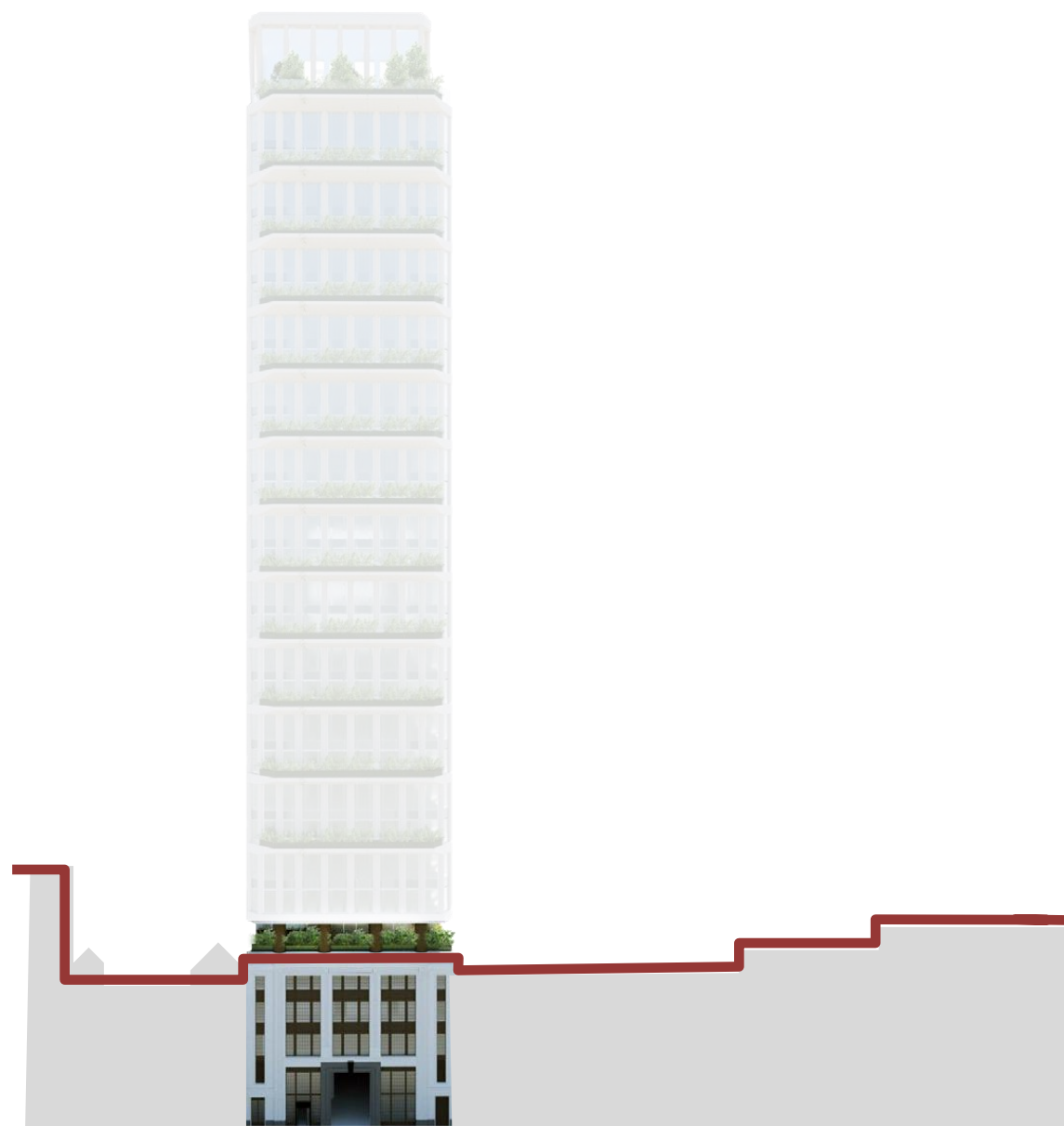
PM1 [L05

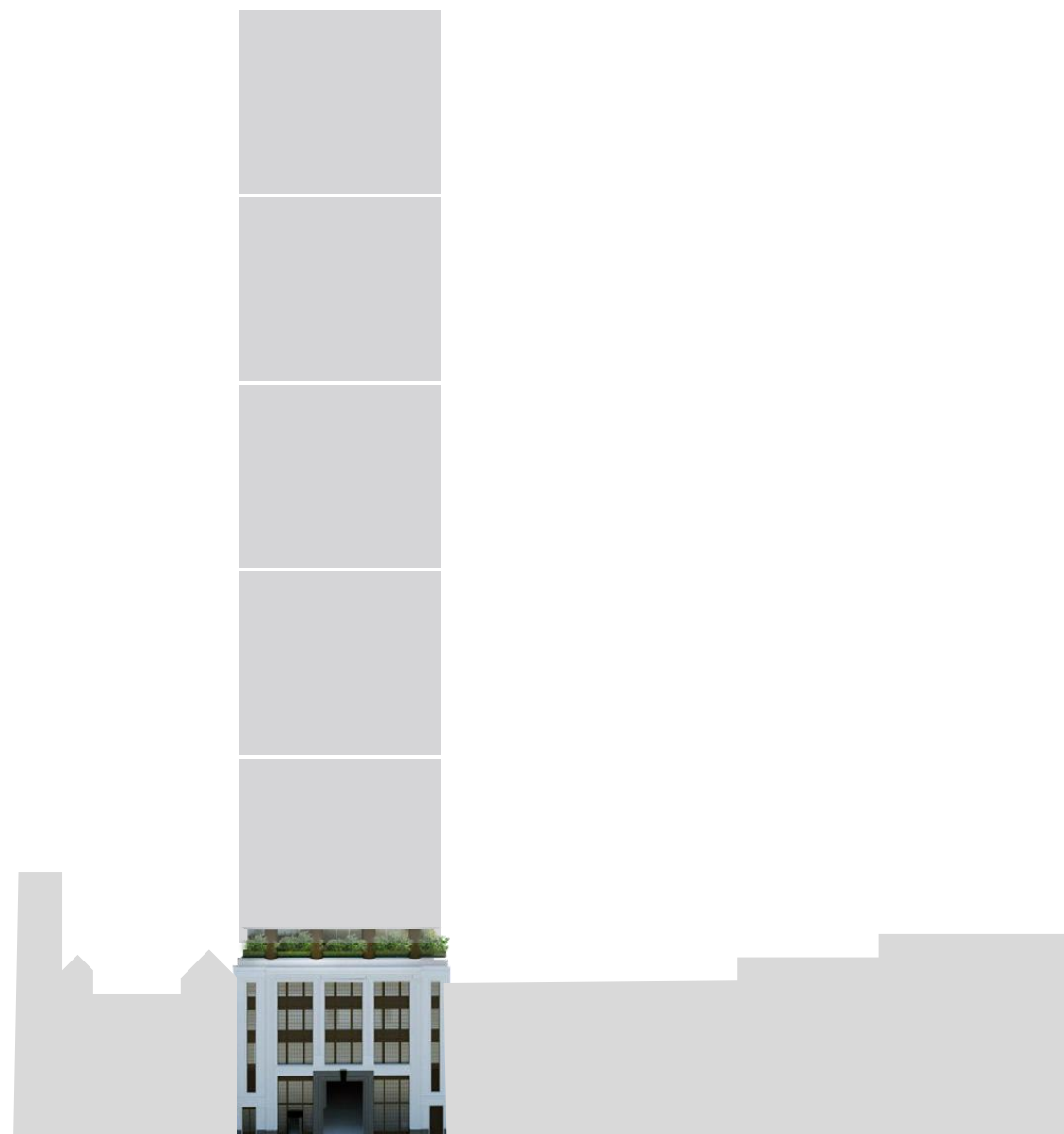


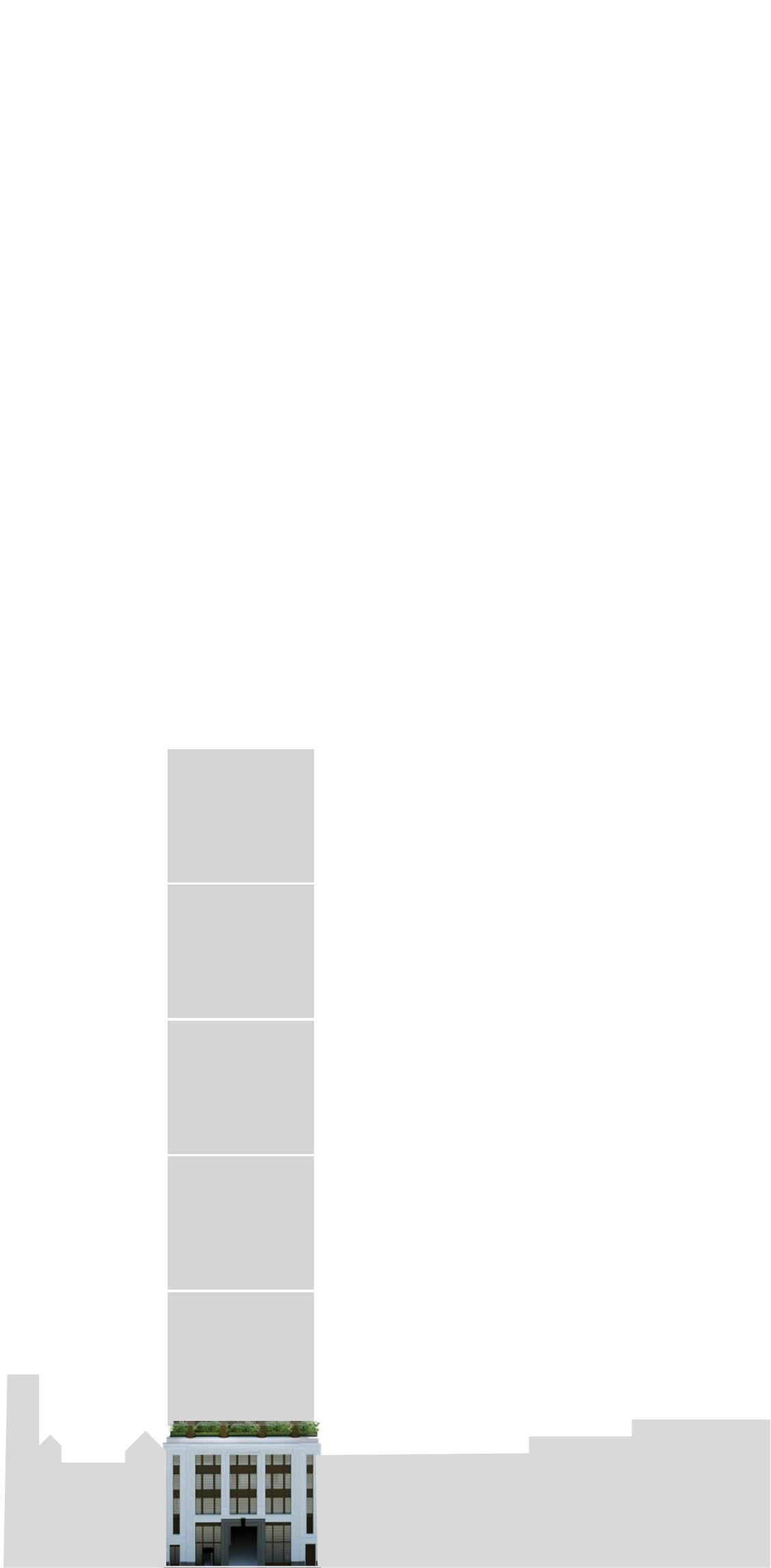














WORKPLACE VALUE



NEW MOON

85

CLARENCE
MUSEUM

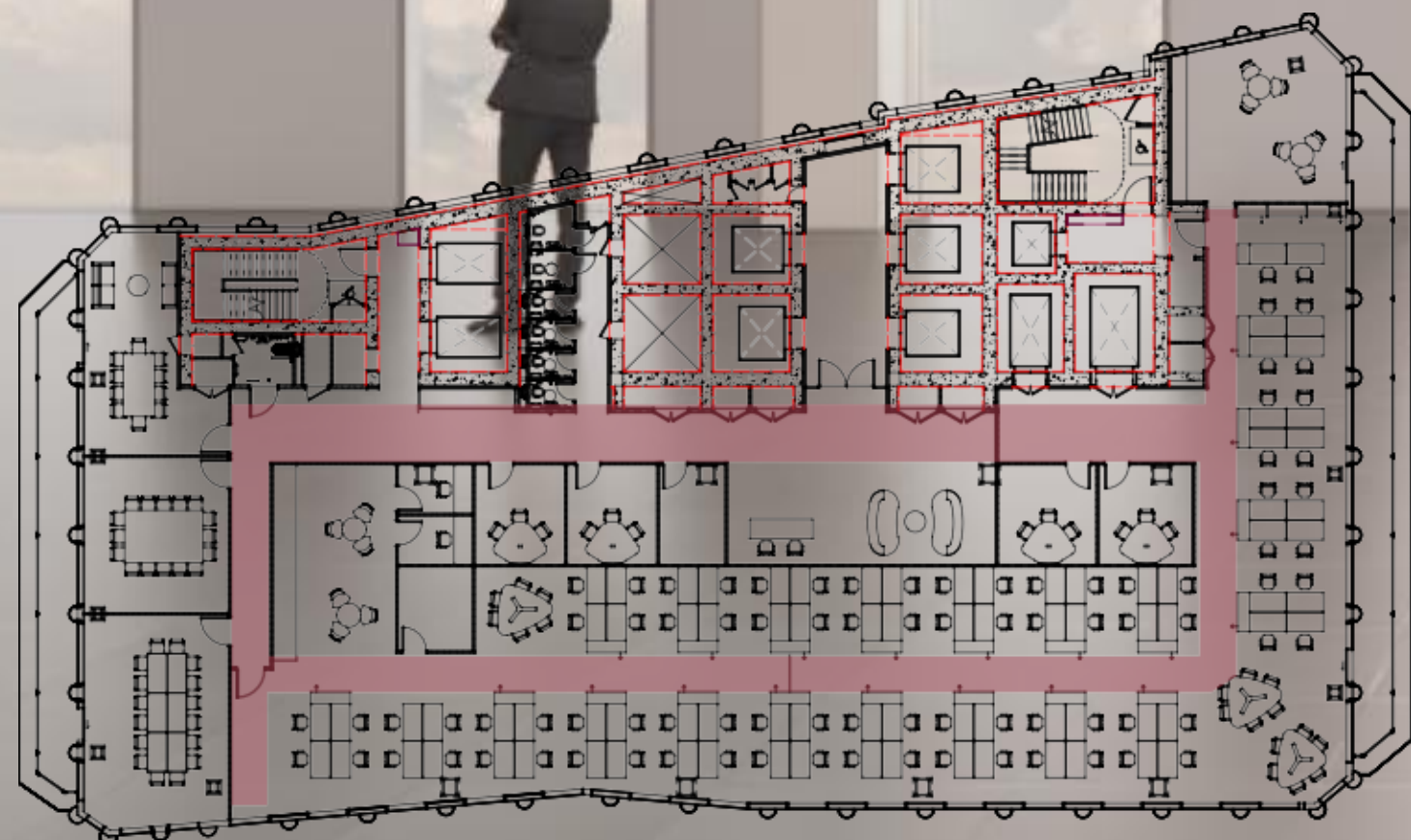
Robert Dyas

1 2601

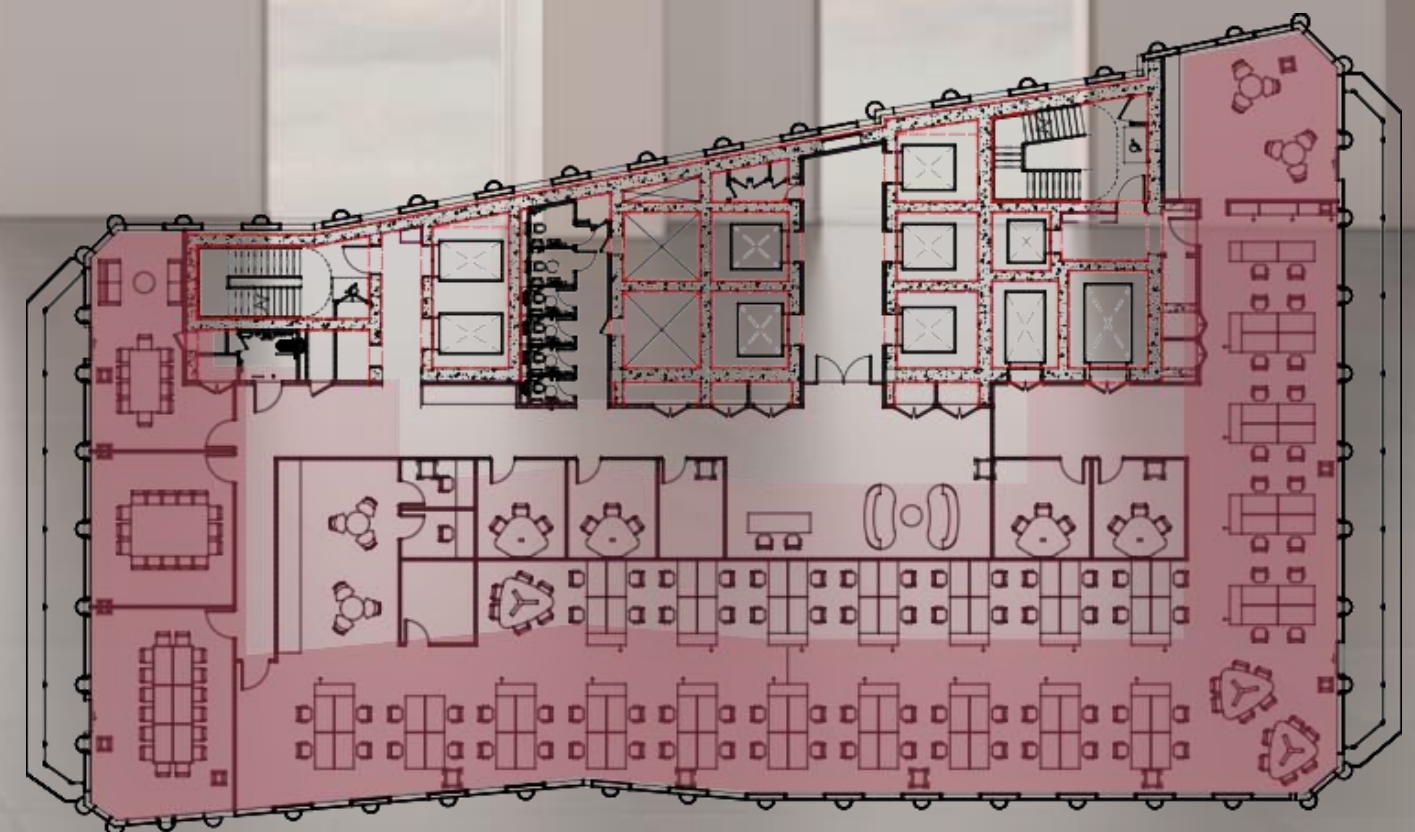




12m
6m



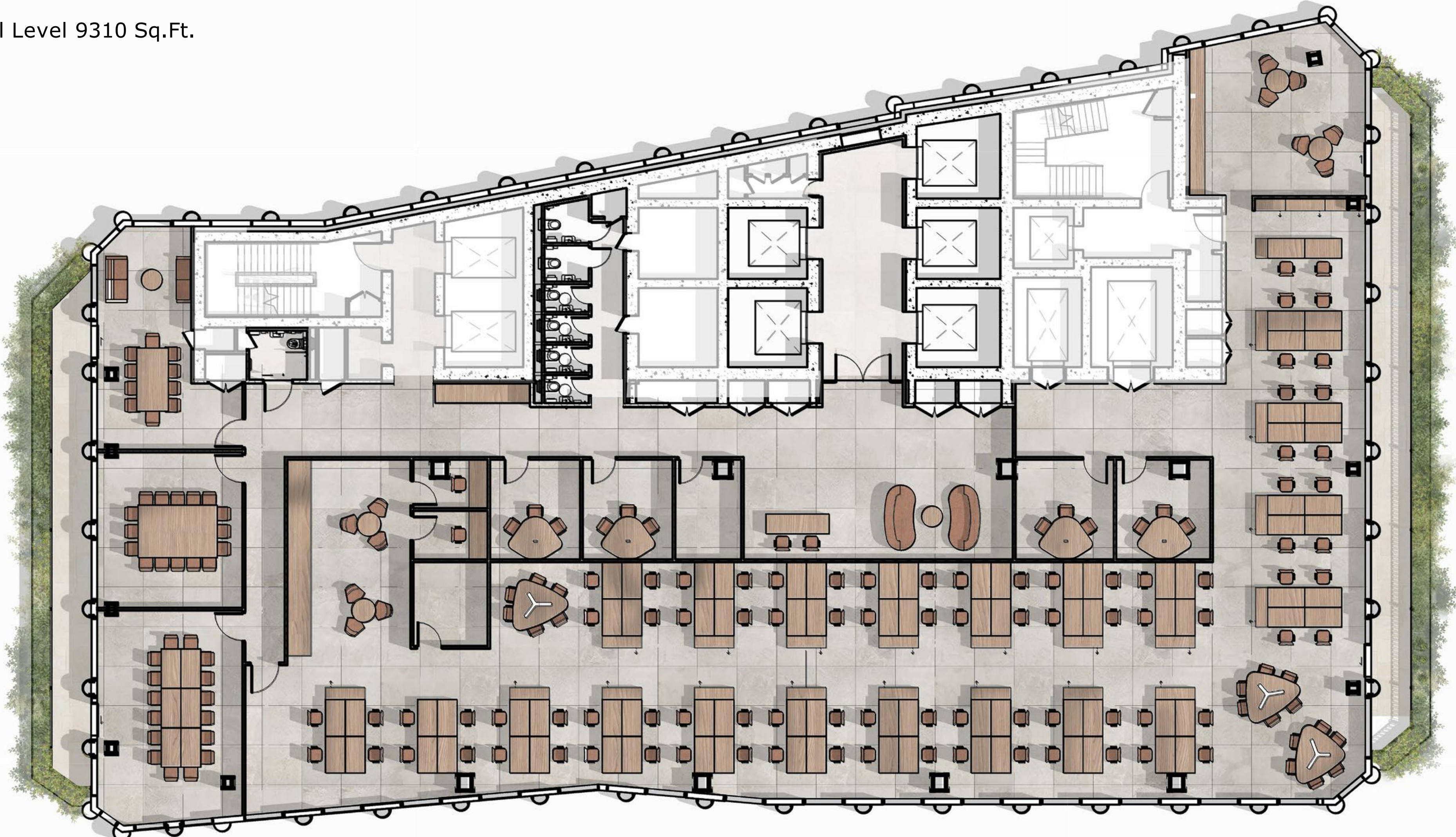
Primary circulation



Proximity to natural light



Typical Level 9310 Sq.Ft.

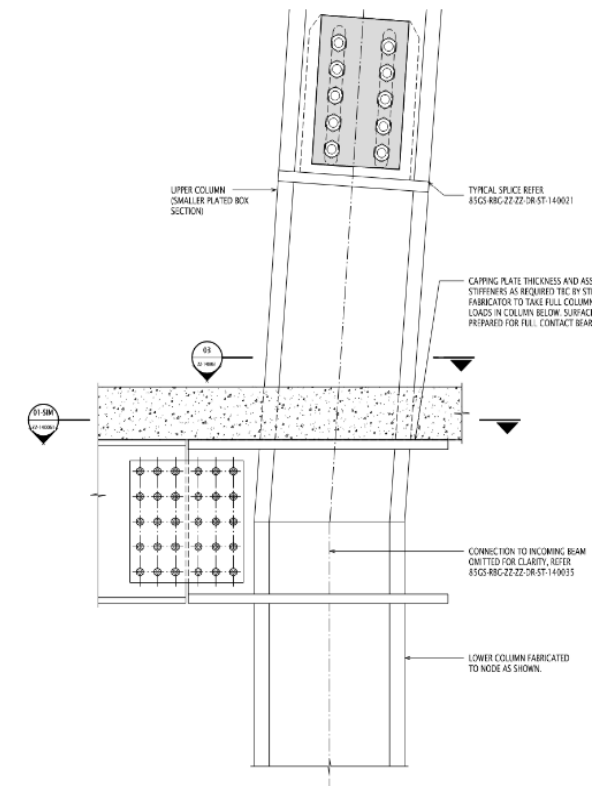
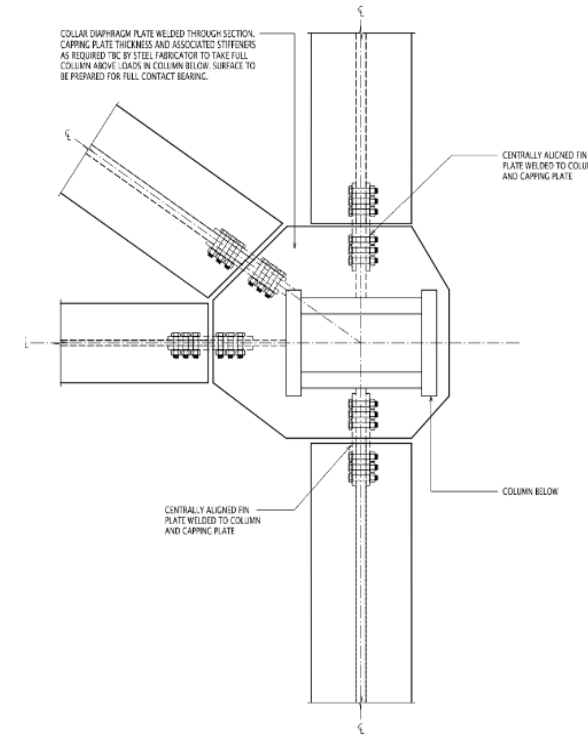
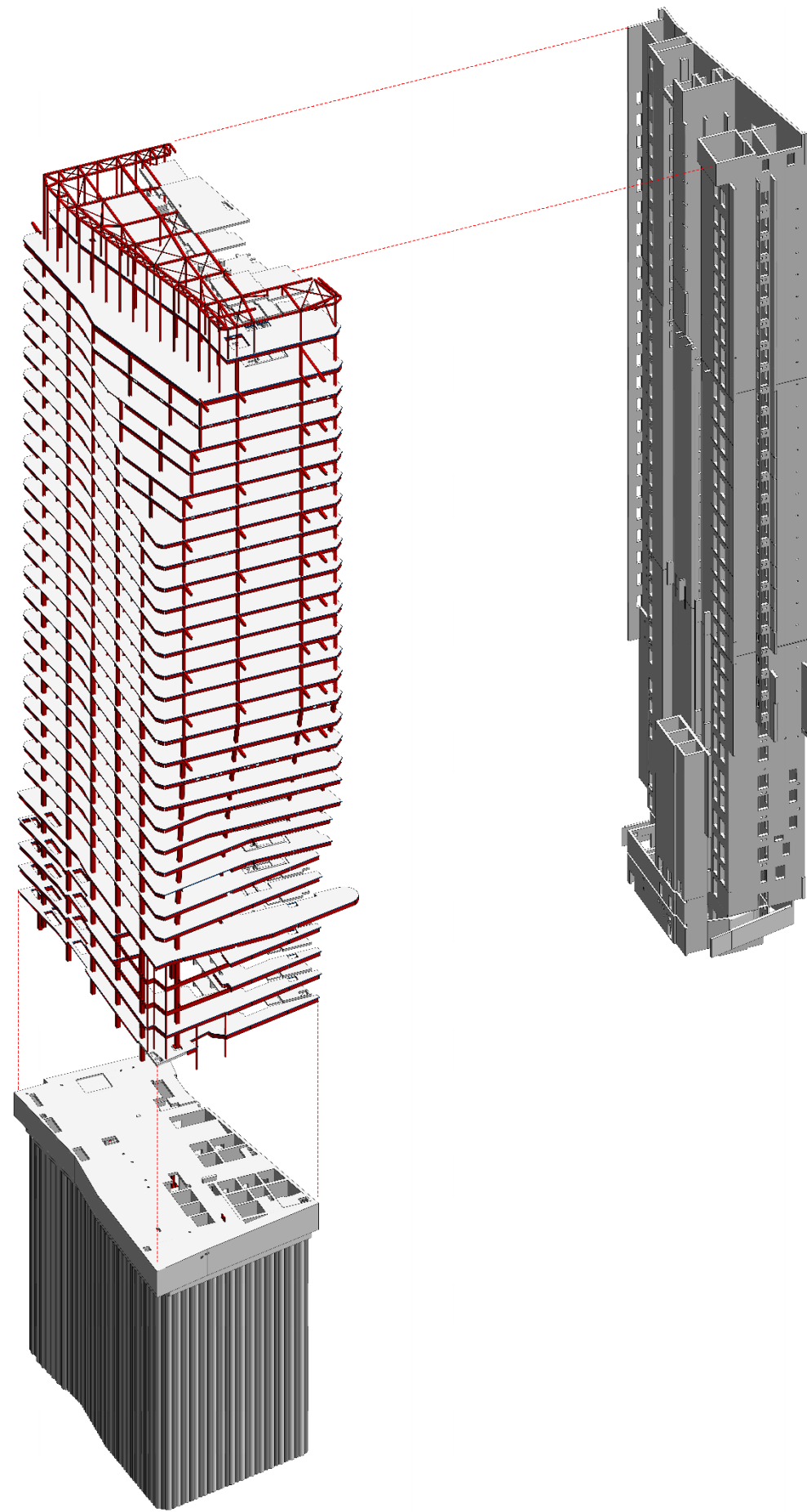






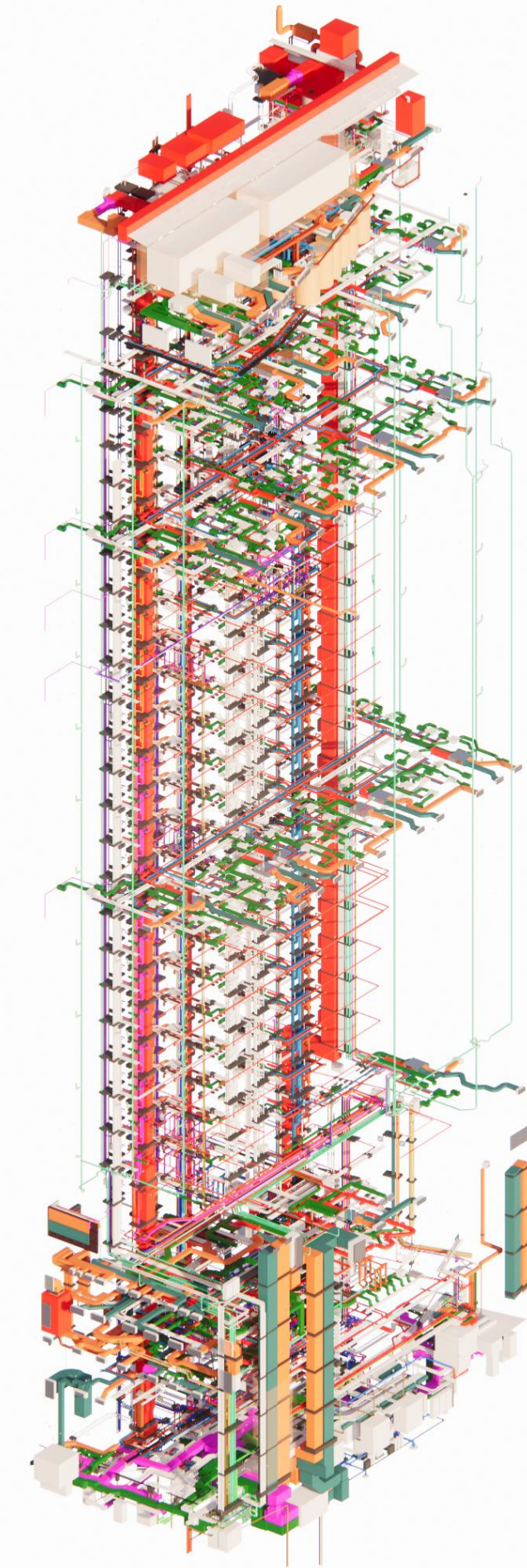
An aerial photograph of a city skyline, likely New York City, featuring a mix of modern glass skyscrapers and older, more ornate buildings. A prominent building with a green, textured facade is visible on the left. The word "COLLABORATION" is overlaid in large, white, sans-serif capital letters across the center of the image.

COLLABORATION



SECTION 01
SCALE 1:10

DETAIL B
SCALE 1:10





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W—B
WOODS BAGOT

THANK YOU