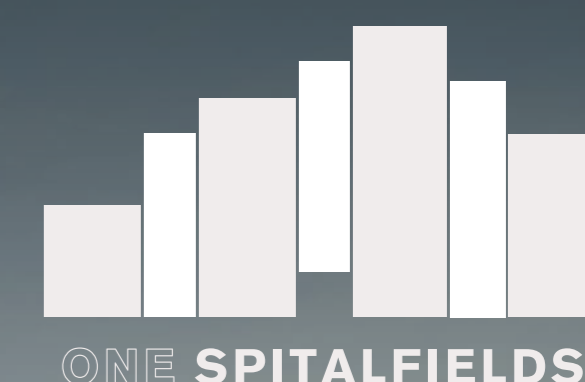


Help shape our proposals for One Spitalfields, E1 6AD



View of the existing building from Brushfield Street

WELCOME

Welcome to this public exhibition on the future of One Spitalfields, currently known as One Bishops Square.

We are pleased to share our emerging ideas for One Spitalfields which seek to enhance, in a sustainable manner, the existing building by modernising it for future occupation and making it more inviting to the surrounding neighbourhood.

We would like to hear the community's views on our proposals before submitting a planning application to the London Borough of Tower Hamlets at the start of 2024.

PROJECT TEAM



LEON INVESTMENTS

Leon Investments acquired the building and surrounding estate in 2010, and is bringing forward these proposals.



SPITALFIELDS ESTATE TEAM

The Spitalfields Estate Team is the long-term manager of the Spitalfields Estate, including the proposed development site at One Bishops Square. The estate team play a key role in coordinating the interests of estate residents, retailers, neighbours and local interest groups.



FOSTER + PARTNERS

Foster + Partners is a global studio for architecture, urbanism and design, all rooted in sustainability and founded by Norman Foster in 1967.



LONGEVITY PARTNERS

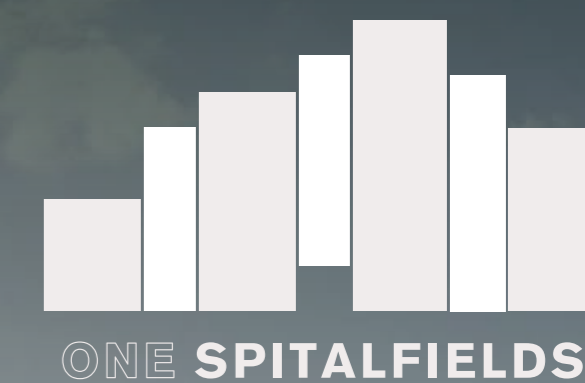
Longevity Partners is a multi-disciplinary energy and sustainability consultancy. They support businesses in the transition to a low carbon economy across the UK and Europe.



LOWICK

Lowick is leading on communications and community engagement for the project. They are a communications consultancy with a specialist local engagement practice.

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Aerial view of existing building

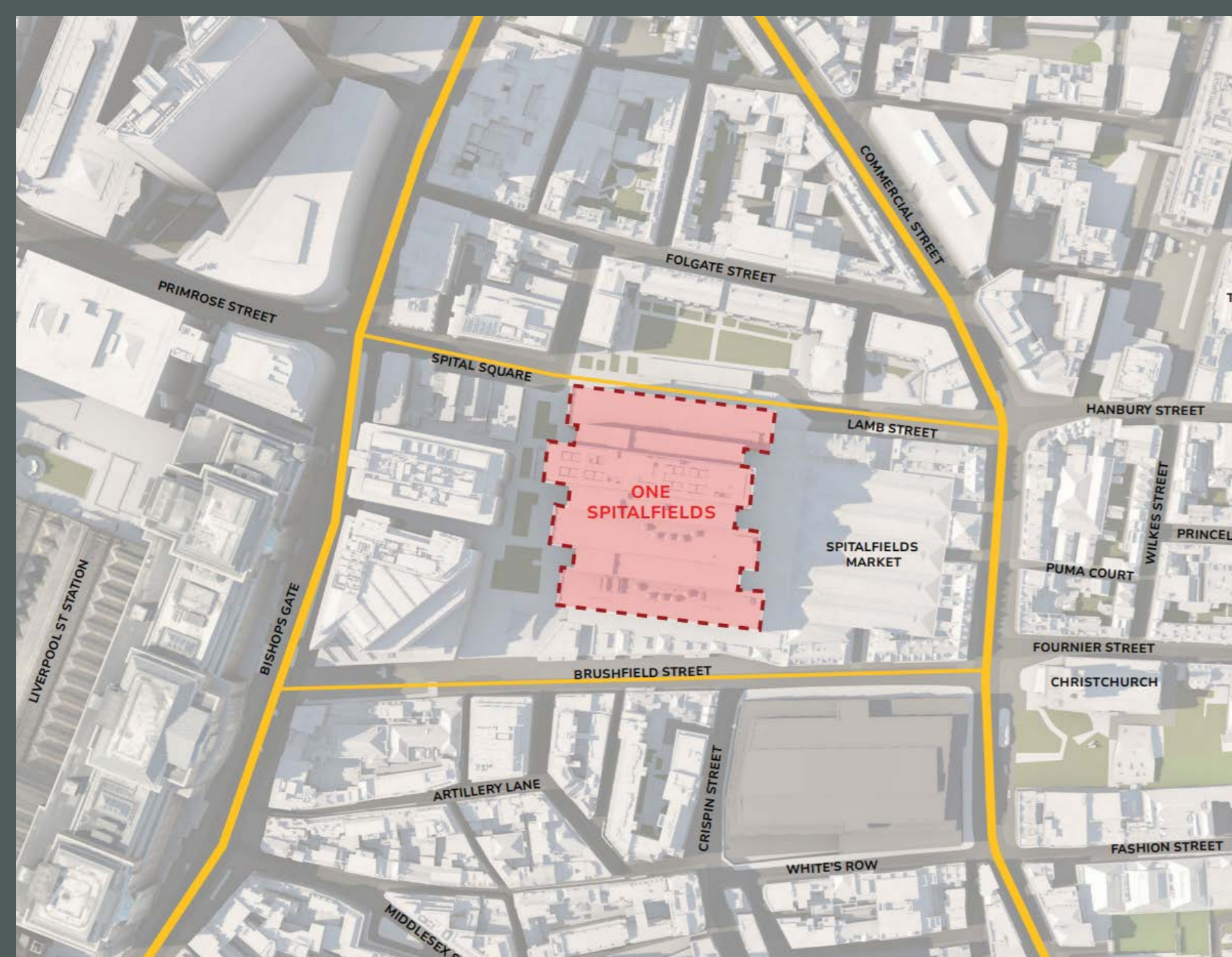
THE SITE

One Spitalfields is a large office building situated to the west of Spitalfields Market.

The building is currently home to law firm, Allen & Overy LLP, who are vacating the building upon the expiry of their lease in May 2027. The building's current sustainability and amenity credentials will not attract future occupiers and is therefore at risk of becoming vacant after May 2027 without intervention and refurbishment.

The site falls within the Central Activities Zone and City Fringe/Tech City Opportunity Area, with planning policy supportive of the delivery of commercial floorspace.

The site has strong transport connections within walking distance, including Liverpool Street Station and Shoreditch High Street Station, as well as multiple bus stops nearby. The building is not listed nor is it in a conservation area, however there are several important listed buildings and conservation areas nearby.



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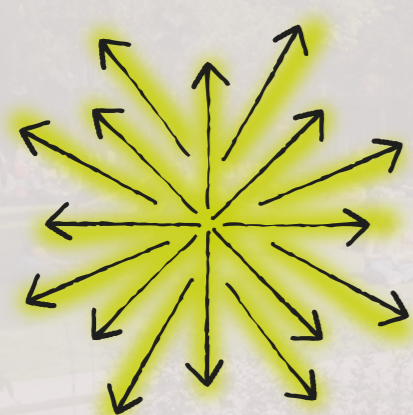
THE NEED FOR CHANGE

The existing building requires significant intervention for it to become a high-quality, sustainable and lettable building for future occupiers. It does not meet the UK Government's requirement for Energy Performance Certificate B by 2030, and does not achieve the sustainability accreditations required by modern office occupiers.

At present, the office market is experiencing a 'flight to quality', with occupiers looking for better quality, wellbeing-led flexible commercial spaces, with best-in-class amenity. Award-winning architects, Foster + Partners who designed the building in 2005, have been appointed to refurbish and extend the existing building, to bring it up to modern day standards and give it a new lease of life. Despite its prominent location, there are several issues with the building, including:

RESTRICTED FLEXIBILITY

Large floorplates that restrict flexibility and the potential to provide breakout and external amenity spaces, crucial to securing future occupiers in the post-pandemic world.



POOR SUSTAINABILITY

Poor sustainability and energy performance levels arising from inefficient facades, dated windows and plant equipment at the end of its life.



NOT ACCESSIBLE

The site offers no publicly accessible routes through the deep office building, creating a disconnect between Bishops Square and Crispin Place.



LACK OF FACILITIES

A lack of facilities, including cycle parking, showers/ changing rooms, toilets and baby changing facilities.



WILL SIT VACANT

More generally, tenants' Environmental, Social and Corporate Governance (ESG) policies mean Net Zero Carbon targets and employee well being are very important, therefore, buildings like this will need significant upgrades or will sit vacant.

In the case of One Spitalfields, a vacant building could lead to the decline and closure of the surrounding retail and public realm.

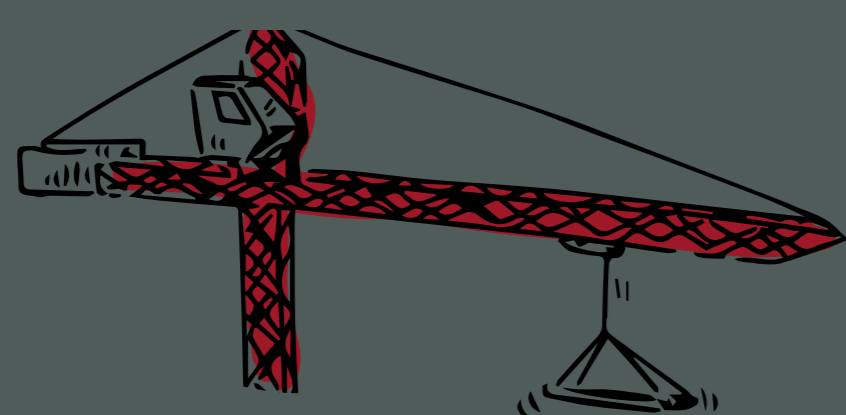
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OUR VISION

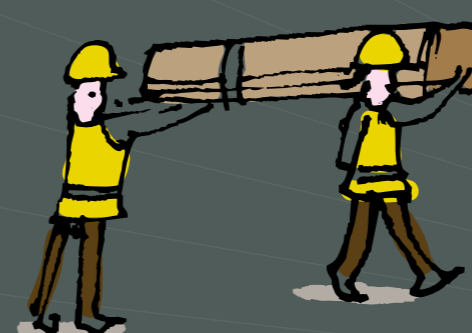
Our vision for the site is to create a dynamic and sustainable repositioning of the existing building that delivers real, tangible benefits to Spitalfields and the wider Tower Hamlets community.

This includes:

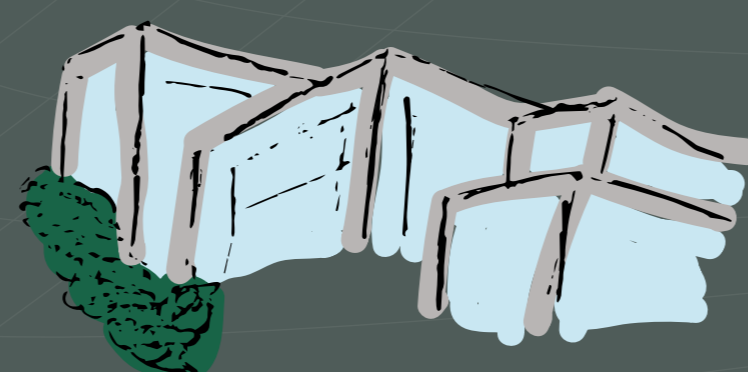


Avoiding demolition through retaining the majority of the existing building's structure, thereby minimising the environmental impact of the project and disruption to our neighbours

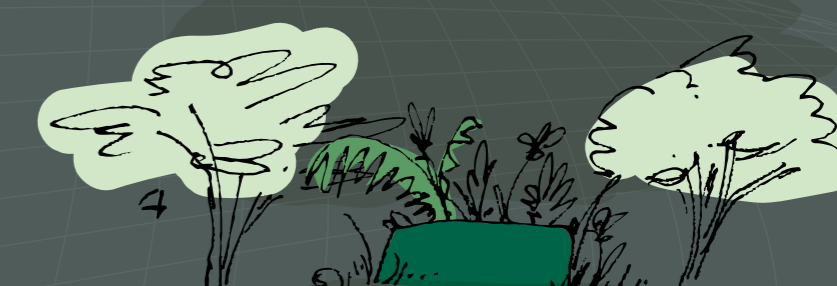
Additional **high-quality office space** attractive for a range of future office tenants



Creating more activated, **publicly accessible space**



Significant number of **end user** and **construction jobs**



Flexible community hub with priority access for residents, guided and curated in consultation with local residents and stakeholders



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COMMUNITY HUB

One of the key aspirations of the scheme is to deliver a new community hub, in an area where there is a shortage of such space.

We are committed to prioritising use of this space for local residents and groups. This would form part of our planning application to London Borough of Tower Hamlets.

Please complete the feedback form to share your ideas for what you would like to see within the flexible community space and which local groups or organisations could use these spaces.

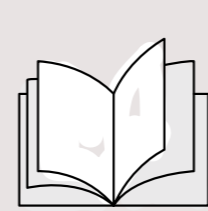
THE COMMUNITY SPACE COULD BE USED FOR:



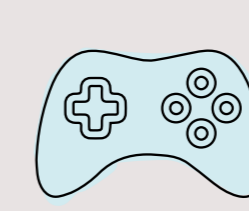
Space for community gatherings e.g., weddings & parties



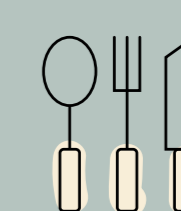
Women's only spaces for exercise



Classes / meetings areas dedicated for young people to revise during exam periods



Games / console room for teenagers / older kids



Kitchen / food & drink making facilities

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THE CUT-THROUGH

The ground floor will be reconfigured to introduce an east-west public link through the centre of the building. This would result in the removal of existing office space, which does not benefit from outlook and natural light.

The aim is to deliver a far more inviting building from the outside, that extends the existing successful market, encourages people to spend time in and around the building and improves connectivity to the surrounding public realm.

The ground floor will take the form of a lively and public space with new retail and hospitality opportunities. We also commit to making this an inclusive and accessible design accessible design that can be enjoyed by everyone. The cut-through will also house the new community hub, which will provide free to use spaces and facilities for the community.



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DELIVERING HIGH-QUALITY, WELLBEING-LED OFFICE SPACE

We are seeking to refurbish and extend the existing building to deliver sustainable and flexible office space accommodation which will appeal to a diverse occupier base.

Each of the floorplates would be flexible in the future, attracting a range of future commercial tenants. We will also introduce high-quality end-of-trip facilities and cycle storage to encourage sustainable travel.

ROOF TERRACES & URBAN GREENING

The proposals include the sensitive introduction of terraces on certain levels of the building.

The recent pandemic has highlighted the importance of providing external amenity space for office tenants.

We want to be good long-term neighbours and recognise the importance of safeguarding local amenities. As such, we are committed to outlining the use of the terraces in an operational management plan, to be agreed with the London Borough of Tower Hamlets, which would place limits on the hours of operation, capacity and types of events that can take place.

We will also be providing a substantial increase in urban greening on and around the building, including the terraces, which will provide additional screening and privacy to tenants and neighbouring residents.

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DESIGN & SCALE

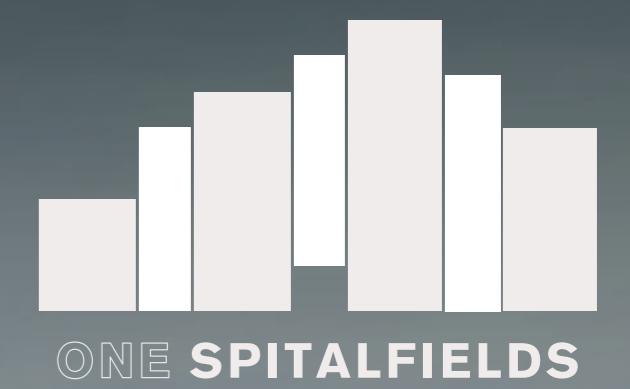
As part of our desire to deliver best-in-class office space, we will be refurbishing and extending the existing building.

The design proposals respect the existing buildings form, with additional mass being sensitively apportioned across the existing blocks. In order to explore the proposals within their context, a series of townscape assessments have been undertaken, comparing the existing building to the proposed development.

The proposed facade materials have been carefully chosen to respond to the local areas character, taking care to not overpower some of the existing typologies within the close proximity to the site.



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PROMOTING SUSTAINABILITY

Sustainability is at the heart of our vision.

Our proposals are built on the foundation that the greenest and most sustainable way to develop the existing building, and to attract future office occupiers, is to carefully retain particular elements of the buildings structure. We are therefore proposing to retain approximately 70% of the existing building, minimising the release of embodied carbon and supporting the drive to Net Zero. We aim to increase biodiversity and greening of the site/area as well as offering community space for the neighbourhood.

Our proposed refurbishment also presents further opportunities to allow us to improve the building's operational energy performance, resilience and overall health & wellbeing of its users and the surrounding community.

OUR MEASURES FOR THIS INCLUDE:

- Improving the thermal and light performance of the building
- Upgrading windows and exterior materials
- Installing photo-voltaic panels to the roof
- New mechanical and electrical systems throughout the building
- Designing a 100% electric building using renewable energy sources
- Designing end of journey facilities and installing bike storage
- Designing a community hub and opening up the base of the building to the neighbourhood
- Ensuring office floors have access to open spaces and terraces
- Adding resilience from floods by incorporating sustainable urban drainage
- Minimising the use of water by installing greywater recycling and rainwater harvesting

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A CONSIDERED APPROACH TO CONSTRUCTION MANAGEMENT & SERVICING

We recognise that all development comes with an element of disruption, but it is our intention to ensure any disruption is minimal.

The proposal is being designed in such a way to maximise off-site manufacturing and reduce the overall construction time. We will ensure our contractor complies with the Considerate Constructor scheme, a not-for-profit, independent organisation set up to raise standards in the construction industry.

A detailed Construction Management Plan will be developed and any contractor on site will be adhering to the London Borough of Tower Hamlets' Code of Construction Practice.

Engagement with the local community and stakeholders will continue throughout construction, and regular updates will be provided. We will also establish a construction neighbourhood working group, which will be a forum for residents and interested parties to raise any issues and provide feedback during construction.



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THANK YOU & NEXT STEPS

Thank you for taking the time to look through our proposals for One Spitalfields.

We hope you have found this public exhibition useful and informative.

We would welcome your feedback, following your review of the information displayed as part of this exhibition. We'd like to hear your views as we shape the proposals ahead of a future planning application, currently targeted in early 2024. You will also be able to access an electronic copy of all the information displayed here at the exhibition.

INDICATIVE TIMESCALES

Forecast planning submission	Q1 2024
Allen & Overy vacate the building	Q2 2027
Works commence on site	2027
Building reopens	2030

CONTACT US

Get in touch with our team

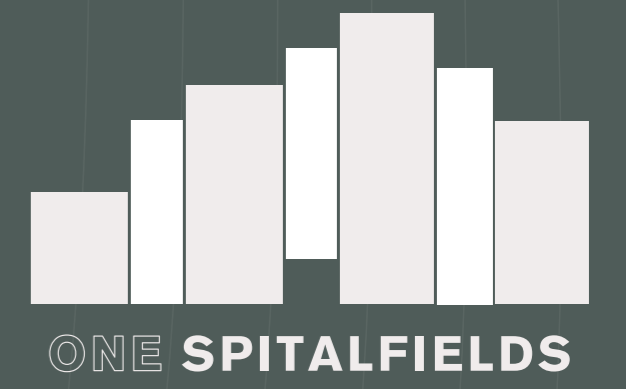
If you have any questions, please contact Lowick via the details below:

 onespitalfields@lowickgroup.com

 020 3633 9734 · Monday – Friday, 9am-6pm

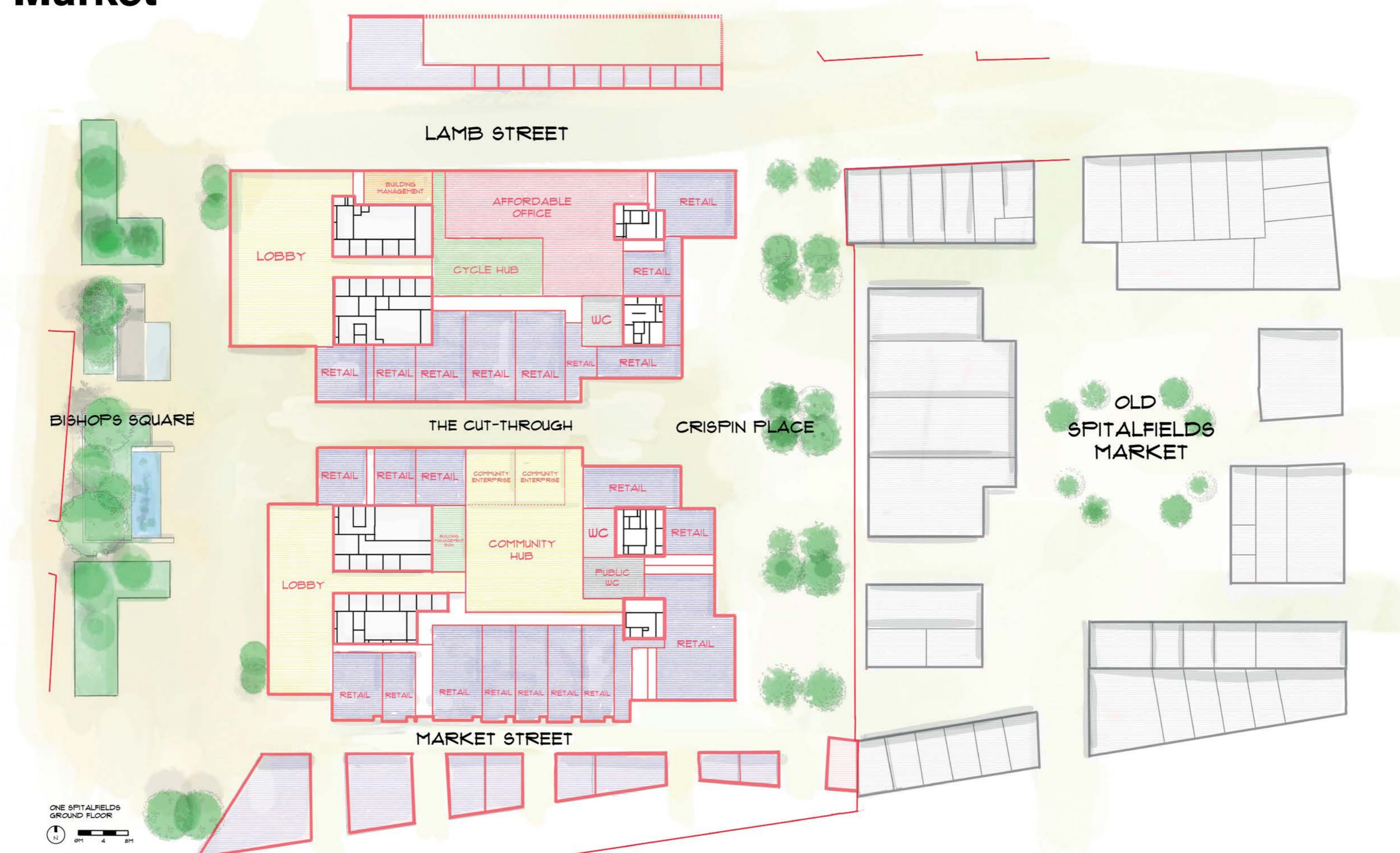
 www.onespitalfields.co.uk

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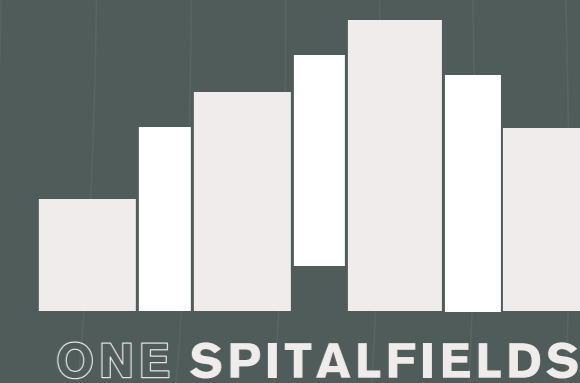
View from Brushfield Street looking east

Ground Floor Plan Showing the Proposal and Old Spitalfields Market

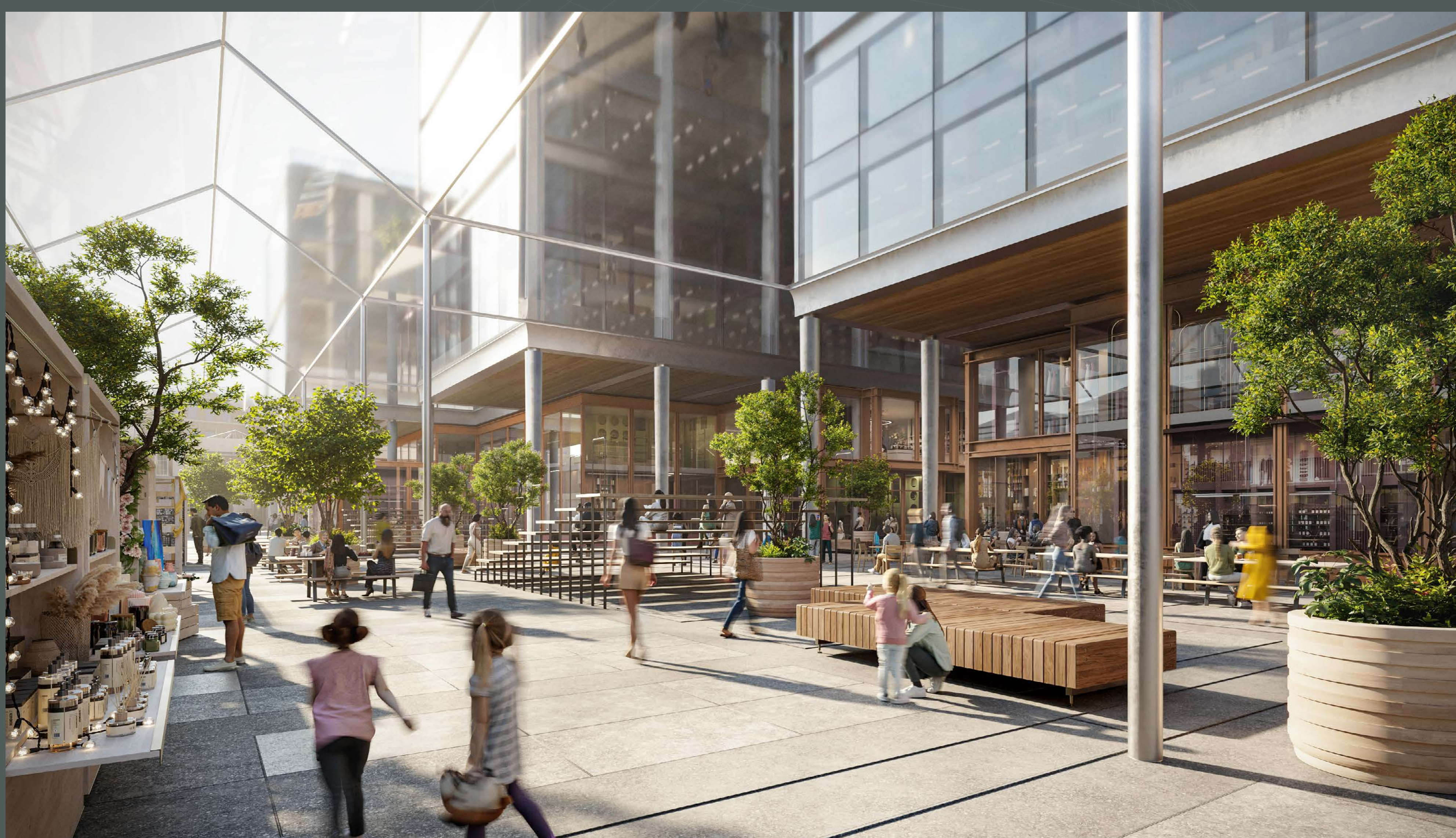


Ground Floor Plan

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Cut through from Bishops Square looking east



Cut through from Crispin Place looking west