

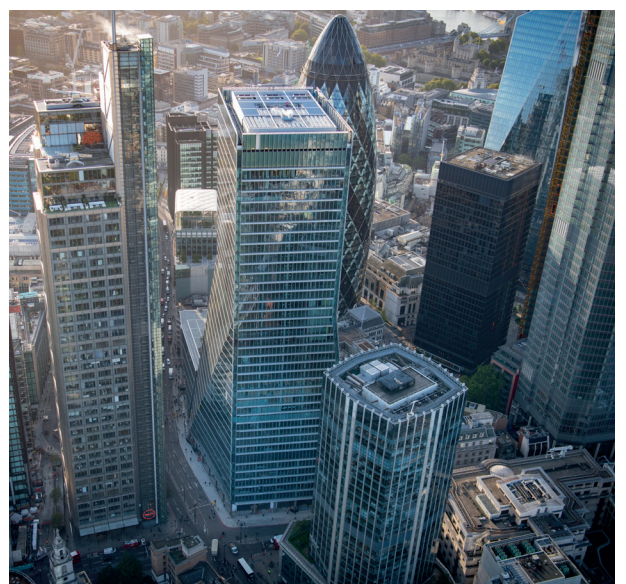
# recently completed: **London's newest skyscraper** **100 Bishopsgate, London**

While towers are sometimes conceived as freestanding buildings, the recently completed 100 Bishopsgate has been designed to contribute to the matrix of the city fabric and by firmly embedded within it. Today, its architects release new images showcasing the development, which includes the City of London's newest skyscraper. Providing just over 950,000 sqft of lettable space across 40 storeys, together with a 55,000 sqft contained building at St Helen's Place, the project is owned by Brookfield and has been designed by Allies and Morrison in association with Arney Fender Katsalidis (AFK).

100 Bishopsgate's architecture signals a new generation of tall buildings in the capital positioning ultra-flexibility for tenants and wellbeing at the forefront of its design. The tower is anchored by five super-sized contiguous podium floors in excess of 44,000 sqft each and half an acre of new public realm creates new connections and walkable routes at street level. Neighbouring 16 St Helen's Place provides additional commercial space at a more intimate scale.

Despite its prominent location within the Square Mile, the site was previously home to an impermeable block of disparate buildings. Now, 100 Bishopsgate creates a welcoming space at ground level - organised around a new public courtyard which invites people into the development. The building meets the street to shape an expansive public realm that forms part of a larger pedestrian network of passageways and courtyards, in keeping with the medieval fabric of the City of London.

An essential consideration has been sensitively respond to this rich and contrasting context. Along the line of the ancient London Wall, 100 Bishopsgate's neighbours range from three of London's tallest buildings to the intimate 14th century Church of St Ethelburga. Its openness to these surroundings is emphasised by visual clarity across the entire ground floor of the tower, with continuous floor to soffit glass for each office floor above. This tall perimeter ribbon of full height glazing provides a calming openness in and through an otherwise intensely urban setting. Its dialogue with these surroundings is also seen in the tower's subtly twisting form, which transitions from a parallelogram at its base to a rectangle on higher floors. Contrasting facade textures relate to this orientation, each separated by articulated corner details.



The 36 premium grade office floors that rise above the podium range from 19,000 to 25,000 sqft. These flexible floorplates have 'good bones', meaning that tenants can easily scale up or down as their requirements change.

Along the southern side of the site, 16 St Helen's Place continues the theme of contextual response at a smaller scale. Facing onto the private enclosed space of St Helen's Place, the existing Edwardian Portland stone entrance facade is retained. In contrast, to the north, a new articulated contemporary facade in reconstituted stone and bronze address the tower and new square at the heart of the site. A new walk-through reception connects both spaces.

Health and wellbeing are prioritised across the development, as evidenced through a BREEAM Excellent rating and a variety of climate sensitive initiatives. Measures include air-conditioning and filtration systems designed to ensure the highest quality of indoor environment, floor to ceiling glazing to maximise daylight penetration and tenant access to 900 cycle spaces, lockers and showers. A rooftop garden on the podium provides both amenity for occupiers and introduces more biodiversity into the heart of the city.

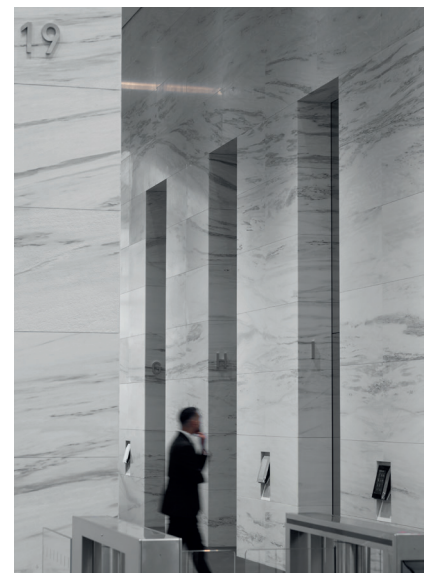
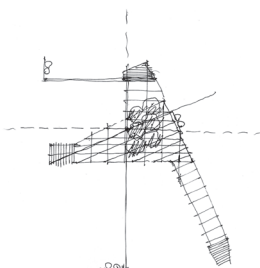
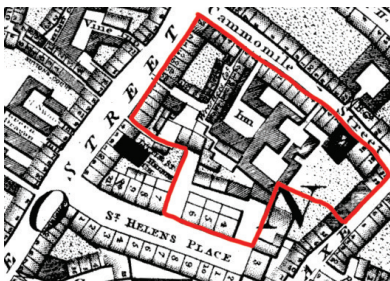
Brookfield Properties had let 83% of the building by the time construction completed, setting a record for the most space every pre-let in the City. Tenants include leading global businesses Freshfields, Jefferies, Paul Hastings and The Royal Bank of Canada. Retail and amenity space will occupy part of the building's ground and mezzanine floors including restaurants, bars and a 30,000 sqft health and fitness club, Equinox.

Dan Scanlon, Senior Vice President at Brookfield Properties, said: *"100 Bishopsgate is a modern, premier office development which puts tenants' requirements at the heart of design, build and management considerations. The building's success, as evidenced by the record pre-let and subsequent occupation - even during the pandemic - is testament to the close collaboration between Brookfield Properties, Allies and Morrison and Arney Fender Katsalidis to create an appealing, fit for purpose and future-proofed workspace."*

Jo Bacon, Partner at Allies and Morrison notes: *"This has been a significant project for our practice and I am proud to have delivered it, all these years after the initial competition and in the spirit of the original ideas. It transforms a corner of the City to welcome people across a now open, accessible site. 100 Bishopsgate is complex in what it delivers, complex at ground level and in its detailing, but guided by Brookfield, it appears simple and confidently holds its place in the City cluster."*

Graham Morrison, Partner at Allies and Morrison adds: *"A million square feet on a constrained City of London site for a project that took 15 years from competition-winning sketch to occupation is a testament to the leadership of a client to achieving the right answer and a team with an extraordinary level of collaboration to its making."*

Earle Arney, CEO and Founding Director of Arney Fender Katsalidis (AFK), comments *"100 Bishopsgate is an elegant and restrained symbol of London's resilience in these challenging times. It was designed and optimised to have 'good bones' to ensure its flexibility and adaptability for a range of tenants. Moreover, the development is very much borne from its site and makes a significant civic contribution with over half an acre of public realm - and stands as a testament to both a successful and rewarding collaboration and a new and bold landmark for the City of London."*



Location	London EC2
Uses	Workplace
Client	Brookfield Multiplex Construction Europe Ltd
Status	Completed
Size	87,775 sqm
Environmental credentials	BREEAM Excellent
Expertise	Architecture
Collaborators	Arney Fender Katsalidis, Robert Bird Group, Hilson Moran, Hyland Edgar Driver, Davis Langdon, GVA Grimley

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## ABOUT ALLIES AND MORRISON

Allies and Morrison - architects, urbanists and planners - are based in London and work in cities worldwide. We design individual buildings - the practice has a long-standing reputation for the quality of its work, winning more than 40 RIBA Awards - and we also design places: new pieces of city, new residential communities, new university campuses, new settlements. Across all our projects, we are concerned with the crafting of every detail and an appreciation for the uniqueness of each context.

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