City of London approves record-tying skyscraper design from Eric Parry Architects

By **Josh Niland** | Dec 18, '24 12:11 PM EST

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Image: DBOX/Eric Parry Architects

A challenger to The Shard's title as the tallest skyscraper in the UK is moving forward with plans to construct a new building designed by Eric Parry Architects that will equal its record height of 309.6 meters (or 1,015.75 feet). The height is limited by aviation safety rules for the City of London, where the planned 1 Undershaft will soon begin construction towards an anticipated early-2030s completion.

As was first reported by *The Guardian*, "On completion, 1 Undershaft, which is being built on the site occupied by insurer Aviva's former headquarters, will provide almost 13% of the office space required in the City of London to 2040."

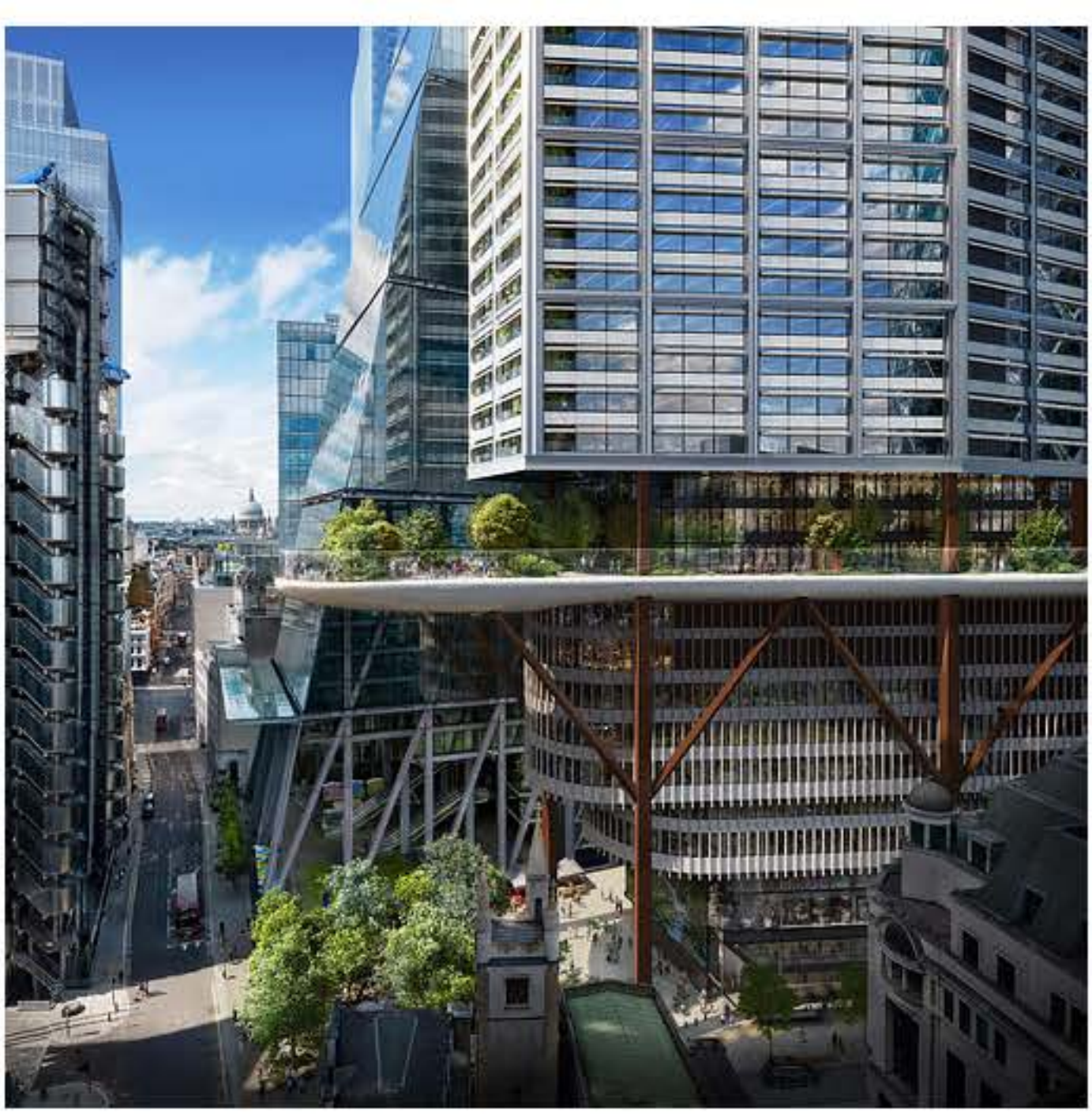

Image: DBOX/Eric Parry Architects

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News

Plans approved for tallest City of London tower featuring London Museum partnership

10 January 2025

As plans for 1 Undershaft are approved, more details are revealed about the new building's cultural offering

Image: 1 Undershaft's feature staircase featuring London Museum graphics (© DBOX)

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A free to visit public space and children's education space inside the City of London's tallest building is set to open, in partnership with the London Museum.

Proposals have this week been approved for what will become the City of London's tallest building, built between the 'Gherkin' and the Leadenhall building.

Plans for the 74-storey office tower, to be known as 1 Undershaft, include 1,000 sqm of free to visit elevated public space and children's education space.

Two of the uppermost floors, levels 72 and 73, are set to be operated in partnership with the London Museum, alongside public roof gardens, terraces and viewing galleries within the building.

The building will also feature a 2,500 sqm publicly accessible podium garden, 42 metres above street level with a structural glass floor and as yet unconfirmed "cultural attractions", across levels 10 to 12.

Chairman of the City of London Corporation's Planning and Transportation Committee, Shravan Joshi, said: "I'm particularly pleased that we will be able to work with the London Museum to open the uppermost floors of 1 Undershaft to schoolchildren and local communities, a classroom in the sky, developing another inclusive, unique visitor destination that makes the Square Mile the best place to live, work, play and invest."

"1 Undershaft is a truly remarkable building that will not only help to deliver on the demands for economic growth, through the high-quality office space it offers, but also contribute to the City's growing cultural offer and tourist appeal.

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London's Tallest Tower Losing Monopoly on Title

A building approval in London will not take The Shard's title as the city's tallest away from it, but it will have to share.

The City of London Corporation's Planning Applications-Sub Committee has cleared the way for 1 Undershaft, a 74-storey, 309.6m tower, the equal of The Shard to the centimetre.

To be built between the Gherkin (30 St Mary Axe) and the Leadenhall building on the north side of the Thames, the approved skyscraper "will be a key addition to the Square Mile's future skyline and the tallest lynchpin to the City Cluster", the corporation said.

It will provide 154,156sq m of Grade-A office space as well as a 1000sq m free-to-visit elevated public space and children's education space at levels 72 and 73, operated in partnership with the London Museum.

This is in line with the corporation's Destination City agenda to boost footfall and economic growth across the Square Mile, with the educational space to create "a compelling and inclusive cultural and public offer in the heart of the cluster".

The tower will also feature a 2500sq m publicly accessible podium garden 42m above street level with a structural glass floor, and food, drink, and retail amenities, as well as cultural attractions, across levels 10 to 12.

"The garden will provide outstanding new views of surrounding historic assets, including the Lloyds building," according to the corporation.

▲ The tower will neighbour one of London's most recognisable towers, 30 St Mary Axe, aka the Gherkin.

"The ground level public realm in the local area will be transformed, from St Mary Axe to parts of Leadenhall Street, into an accessible step-free area, with new greening, seating and wayfinding, to make the area more pleasant to be in and travel through as well as a large digital screen to be used for events and screenings."

While it and The Shaft will be equals for total height, 1 Undershaft designers Eric Parry Architects are planning Europe's highest publicly accessible viewing gallery.

Planned for the site occupied by insurer Aviva's former headquarters, the skyscraper will provide almost 13 per cent of the office space required in the City of London to 2040.

Work has begun removing the tower on the site, however, 1 Undershaft is not expected to open until 2030.

The tower was initially granted approval in 2016 at a slightly smaller height but did not proceed.

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City of London approves rival to the Shard

9 hours **The City of London Corporation's planning applications sub-committee has approved proposals for what will become the tallest tower in the Square Mile.**

Above: At 309.6 metres, 1 Undershaft will be the tallest building in the City Cluster [©DBOX/Eric Parry Architects]

Latest plans for the redevelopment of the 1 Undershaft site are for a 74-storey office tower that, at 309.6-metres high, would equal the Shard as the UK's tallest building.

While the Shard stands along on the south side of the Thames, next to London Bridge station, 1 Undershaft is planned to be built within the City Cluster, between the Gherkin at 30 St Mary Axe and the Cheesegrater at 122 Leadenhall Street.

Singapore developer Aroland Holdings is partnered with UK development manager Stanhope for the project. The designer is Eric Parry Architects with WSP as engineer – the engineer behind the Shard.

The building would have 154,156 sqm of Grade A office space as well as a 1,000 sqm free-to-visit public area at levels 72 and 73, operated in partnership with the London Museum and open seven days a week and evenings. The move is in line with the City Corporation's boost footfall and economic growth across the Square Mile, with an educational space to encourage school visits.

1 Undershaft will also have a 2,500 sqm publicly accessible podium garden 42 metres above street level with a structural glass floor, complete with food, drink, and retail amenities across levels 10 to 12. The ground level public realm in the vicinity will be revamped, from St Mary Axe to parts of Leadenhall Street.

This is the third proposal that site owner Aroland Holdings has brought forward for the site. Previous proposals were approved in 2016 and 2019, when the building was nicknamed the Trellis because of its external cross bracing. The current design is described as quad-segmented.

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Construction is expected to take around five years, starting at the back end of 2025 after the demolition of St Helen's tower, which occupies the site currently.

Above: A podium garden will be open at 42 metres above street level [©DBOX/Eric Parry Architects]

Chairman of the City of London Corporation's planning and transportation committee, Shravan Joshi, said: "1 Undershaft is a truly remarkable building that will not only help to deliver on the demands for economic growth, through the high-quality office space it offers, but also contribute to the City's growing cultural offer and tourist appeal.

"As another, much needed office development gets approved in the City of London, it speaks to the confidence that global investors have in the London real estate market and the UK economy more widely."

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One Undershaft scheme resubmitted

By **Ben Lynch** - 8th November 2024 60

Image credit DBOX for Eric Parry Architects

Updated plans for a skyscraper as tall as The Shard in Central London have been submitted after concerns were raised about its potential impact on a public square, and fresh details about its features have been revealed. The **City of London Corporation** had rebuffed an initial proposal to redevelop One Undershaft next to the Leadenhall Building into a new 74-storey tower, requesting 'minor adjustments' be made.

The enormous skyscraper would feature Europe's highest public viewing platform at the top in a new 'sky garden', and a huge public screen at its base with information on sports fixtures and concerts. Filed by applicant Aroland Holdings Limited, the scheme is a revision of plans approved in 2019 to demolish the existing Aviva Tower and construct a new office-led skyscraper in its place.

At a Planning Application Sub-Committee meeting in July, several representations were made raising concerns about the proposed building's impact on St Helen's Square, where insurance workers typically enjoy their lunch breaks.

That morning the Financial Times had reported the Chair of Lloyd's of London, Bruce Carnegie-Brown, had written to the Corporation stating the scheme would 'rob the City of a really important convening space'.

Common Councillor Dominic Christian, representing the local Lime Street ward and Global Chairman of Aon Reinsurance Solutions, told the sub-committee leaders in the insurance industry he had spoken with opposed the plans.

"If your audience today is the voters of Lime Street, those that are going to live and work there in the future, if you wish to sustain and advance that community, please, please defer your decision and seek further consultation," he said.

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A motion proposed by the Chair of the Planning and Transportation Committee, Deputy Shravan Joshi, suggested a decision be deferred to allow for 'minor adjustments' to the scheme. This was subsequently agreed, meaning the plans went back to be reviewed.

An amended proposal has now been submitted with the City with revisions made to the ground floor of the building. These include moving the southern façade further north and combining the public entrances into a raised lobby, so retaining more of St Helen's Square.

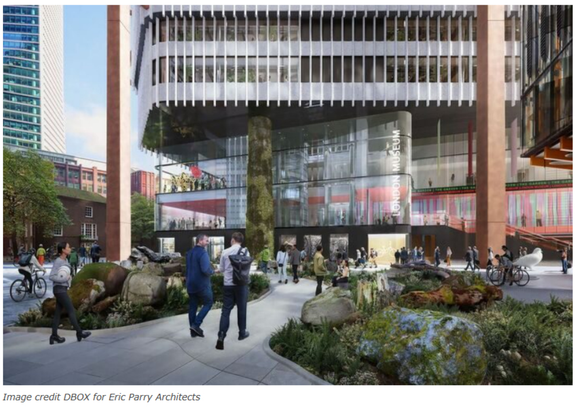

Image credit DBOX for Eric Parry Architects

Due to the additional space, the redesign also includes a 20-metre public screen facing the square, which will display public information and showcase events including concerts and sporting fixtures. Increased seating is also planned.

A spokesperson for the scheme confirmed the height will remain the same, as will features such as the public garden podium on its 11th floor. The London Museum is to have a space, and a publicly accessible viewing platform will be at the top of the building, the highest in Europe.

Eric Parry, founder at Eric Parry Architects which has drawn up the proposal, said: "One Undershaft is a uniquely welcoming tall building in the City of London that provides free public access on multiple levels throughout the building. These include the London Museum's education space and free viewing gallery on the uppermost floors and what will become an extraordinary new elevated public sky garden on the 11th floor.

"We've listened to the feedback offered by stakeholders and neighbours and submitted a new design proposal for the lower part of the building that improves upon our earlier plans, with more space available in St Helen's Square, a more strongly expressed public entrance to the building, a new public screen and temporary stage providing cultural experiences, and intensified planting to the landscaped spaces around the base.

"Crucially, the benefits of the earlier proposal are retained, meaning that 1 Undershaft will meet the unique opportunity to secure civic value presented by this site at the centre of the City of London."

A spokesperson for the City of London Corporation confirmed the new application is expected to go back to committee in December.

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By Tom Lowe | 10 December 2024

Planning officers back amended scheme despite Historic England saying it is 'arguably worse' than previous proposal

The tower would form the apex of the City's main cluster of towers

Eric Parry's latest plans for the City of London's tallest tower are likely to be approved this Friday despite Historic England branding the scheme's revised design as "arguably worse" than a previous version it had objected to.

City planning officers have recommended the 74-storey 1 Undershaft scheme for approval ahead of the upcoming planning committee meeting in a 548-page report which praises the tower's "significantly improved design".

It comes five months after a planning decision on the long-delayed project was deferred by councillors due to concerns over its impact on St Helen's Square, a plaza at the foot of the tower which would lose almost a third of its area if the scheme was built.

Revised designs submitted by development manager Stanhope and developer Aroland in October have sought to address the loss of public realm land by trimming the footprint of the tower by 10 metres and adding a seven metre-high digital screen at the base of the building.

The proposed seven metre-high and 12.5 metre-wide screen at the foot of the tower

But Historic England, which strongly objected to the previous version of the proposals which were deferred by councillors in July, has said the proposed screen would "arguably worsen the impacts" on the public realm around the site.

"The present St Helen's Square represents some of the best of modern and historic architecture in the City," the group said, adding: "The screen could considerably change its character and function by dominating the space, further to being overshadowed and encroached upon."

The government heritage advisor, a statutory consultee on the planning application, argued the latest proposals would "still seriously degrade the scale and character" of the square and harm three adjacent grade I-listed buildings including Richard Rogers' Lloyd's building.

It said the adjusted footprint of the tower, which would reduce the loss of space at St Helen's Square from 30% to 20%, "would not meaningfully improve these impacts".

The proposed 12.5 metre-wide screen would be used to display a rolling programme of commissioned work, including sporting events and information for tourists, from 7am to 10.30pm.

View of the amended scheme from St Helen's Square

Planning officers said the feature would "provide an opportunity for the public to engage with the City in a wholly different way" while creating a "unique space" at the heart of the City's eastern cluster of towers.

The report said the revised scheme "is considered by officers to fully address the concerns set out at the previous committee".

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Officers added that the parts of St Helen's Square which would be lost are the areas least used by the public and the revised scheme would improve the existing square's design to a "significant degree".

Changes praised in the report included a proposed resurfacing of the square to provide level access and the addition of more trees, seating and two drinking fountains.

The report described the proposed tower itself as a "rich and humane tall building" with a "visually cohesive and engaging form" which befitted its role as the apex of the City's tall building cluster.

"Above all, a strong and compelling civic quality would be woven throughout the proposal, defining and setting it apart as the cluster's totemic centrepiece," the report said.

Several neighbouring occupiers have also objected to the plans, including the Universities Superannuation Scheme, a £90bn pension scheme, which said last month that the proposed screen would create an "environment of surveillance" in the square due to the increased security measures it would require to prevent vandalism.

View of the scheme with the Cheesegrater in the background and the Lloyd's building to the left

Lloyd's of London chairman Bruce Carnegie Brown, who said in July that the scheme would "rob the City of a really important convening space", has not posted an objection to the revised proposals.

Since the scheme's deferral, the project team has undertaken a series of consultations with stakeholders including Lloyd's of London and the grade I-listed St Helen's Church which sits behind the square.

The version of the proposals presented to the planning committee in July was itself a revised version of an earlier version of the scheme submitted in January, which followed a radically different scheme for the site known as "The Trellis" which was approved in 2016 but never started.

If the City approves the latest version of the plans they will then head to the Greater London Authority for further assessment and finally to secretary of state Angela Rayner for final sign off.

The consultant team for the project includes WSP as multi-disciplinary engineer, Aecom on costs, DP9 on planning, FMDC on facades, David Bonnett Associates on accessibility, Tavernor Consultancy on townscape and Space Syntax on urban design.

Eric Parry Architects UK

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Plans for skyscraper as tall as The Shard and new 43-storey tower near synagogue to be decided

The two proposals are to be heard at a City of London Corporation planning meeting on Friday

NEWS By Ben Lyons Local Democracy Reporter
11:06, 4 DEC 2020

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The proposed One Undershaft scheme would be tied with The Shard as the joint-tallest building in Western Europe. Image: HENSON for Ivory Simmonds

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City of London Corporation members are being recommended to approve a skyscraper as tall as The Shard and a 43-storey block near the UK's oldest continuously-run synagogue. The two applications are to be heard back-to-back in a planning meeting on Friday (December 11) expected to last several hours.

The first, One Undershaft, is returning after the Corporation's Planning Applications Sub-Committee agreed in July to defer a decision to allow for amendments to be made to the designs. Filed by applicant Arisland Holdings Limited, the redevelopment would see the demolition of the existing 20-storey building known as the Aviva Tower next to the Leadenhall Building with a 73-storey block constructed in its place.

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The amended application to go before members differs in a number of ways from the scheme presented in the summer. These include revisions made to the ground floor of the building, notably the removal of the southern flank wall and the creation of a new public route through the site.

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The amended application to go before members differs in a number of ways from the scheme presented in the summer. These include revisions made to the ground floor of the building, notably the removal of the southern flank wall and the creation of a new public route through the site.

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A new 20-metre public access facing the square is also envisaged, displaying public information and showcasing events such as sports fixtures. The tower itself will be largely office space, though there will be an area earmarked for the London Museum and a publicly accessible viewing platform at the top. Retail units are also planned at the ground floor. There will also be a number of new food and drink spots.

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Objections were also received from groups including the Universities Superannuation Scheme (USS), which owns Fleetwood House and Stone Real Estate, acting on behalf of the Baltic Exchange Building, which owns the Baltic Exchange at 38 St Mary Axe. They wrote in their representations of concerns including the impacts on light if the tower was built and the additional security measures required due to the proposed digital screen.

After revealing the updated designs in October, Eric Parry Founder at Eric Parry Architects which drew up the plans, said: "One Undershaft is a uniquely welcoming tall building to the City of London that provides public access on multiple levels throughout the building. These include the London Museum's education spaces and free viewing gallery on the permanent public footprint and will become an extraordinary new cultural public big garden on the 11th floor."

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He said the updated proposal took on board feedback from stakeholders and neighbours, before adding: "Crucially, the benefits of the earlier proposal are retained, meaning that 1 Undershaft will meet the unique opportunity to secure civic value presented by this site at the centre of the City of London."

The scheme would include a garden podium and space for the new London Museum. Image: DEGW for Eric Parry Architects

Bury House and Bevis Marks Synagogue

The other proposal to go before members is the requested demolition of Bury House in Aldgate to allow for a new 43-storey office block, and to partially knock down and redevelop Holland House and Bevises House. This scheme, which is an amended version of a proposal refused by the Corporation in 2021, has received significant push-back due to its expected overshadowing of Bevis Marks Synagogue.

Bevis Marks was built in 1701 and is the oldest continuously run synagogue in the UK. More than 1,400 objections have been filed by members of the public and organisations with fears over the impact on the synagogue and Jewish religious practices.

Rabbi Shalom Morris of Bevis Marks said: "We are staggered by the Planning Officers' recommendation to approve this highly damaging proposal, which has been severely criticised by Historic England, Historic Royal Palaces and all the other statutory heritage bodies as it is the most significant threat to our synagogue's future in its long history. Regardless of the harm it would cause, the urge the Planning Committee to, again, uphold the Council's Planning Policies and reject this totally inappropriate tower proposal."

Bevis Marks Synagogue was built in 1701 and is Grade I listed. Image: Dan Dennison/Getty Images

The UK's Chief Rabbi, Sir Ephraim Mirvis is among those to have publicly objected, with historians Sir Simon Schama, Tom Holland and Simon Sebag Montefiore also writing in to the Corporation. In its representation Historic England described the proposed tower as more dominant than the one previously refused due to its impact on the Tower of London and the Grade-II listed Holland House.

Historic Palaces, which manages the Tower of London, meanwhile has said it 'strongly' objects to the application, which it believes would 'significantly harm views from, and the setting of, the Tower of London'.

A spokesperson for the applicant, Welput, said the real estate fund welcomes the recommendation by the City's planning officers and the scheme will address the growing demand for high quality office space.

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Last month the Deputy Prime Minister and Housing Secretary Angela Rayner issued an Article 31 Holding Direction in relation to the proposal, meaning the Corporation can refuse or indicate approval but cannot give it a definitive green light. This is intended to give the Secretary of State time to decide whether she wishes to call in the application herself. The Ministry of Housing,

Rabbi Shalom Morris of Bevis Marks Synagogue. Image: Dan Dennison/Getty

An Article 31 Holding Direction was earlier this year issued ahead of a decision being made on the London Wall West scheme, though it was later lifted meaning the City's indicative approval was taken forward.

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Ask your question about Bevis Marks Synagogue
Asked about the Holding Direction, a Planning Inspector will be appointed to hold a public inquiry into the proposal. Any interested parties will be invited to make representations to the Inspector, who will then write a report with a recommendation to the Secretary of State for Housing, Communities and Local Government. The Secretary of State will then make the final decision.
"It is our steadfast commitment to maintaining an open and cooperative dialogue with all community stakeholders, including the Bevis Marks Synagogue, and to continue exploring constructive solutions that bring this exciting, community-driven project to fruition."
City of London Corporation.
"It is our steadfast commitment to maintaining an open and cooperative dialogue with all community stakeholders, including the Bevis Marks Synagogue, and to continue exploring constructive solutions that bring this exciting, community-driven project to fruition."