



110 The Queen's Walk



Current view of
110 The Queen's Walk

Welcome to our Public Exhibition

St Martins Property Investment Limited (St Martins) is sharing its emerging proposals for 110 The Queen's Walk, formerly known as City Hall.

Please take a moment to have a look at our exhibition and provide your feedback. Our project team is here to answer your questions and to hear your thoughts on the proposals.



110 The Queen's Walk



CGI view of the proposed development



110 The Queen's Walk

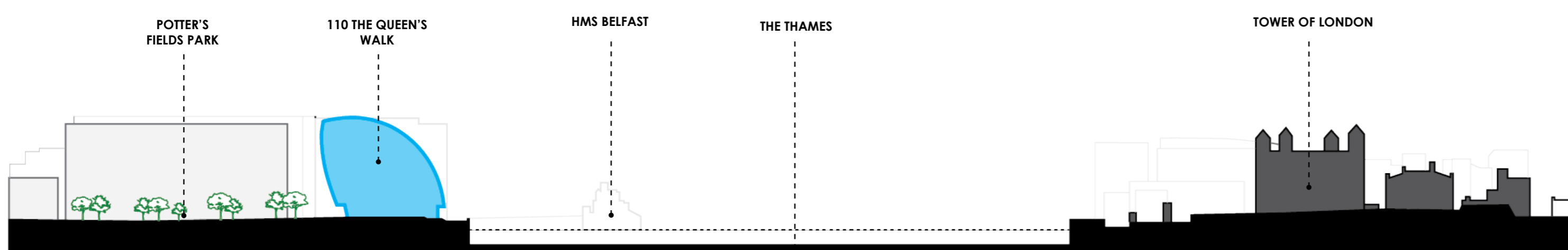


Site Context

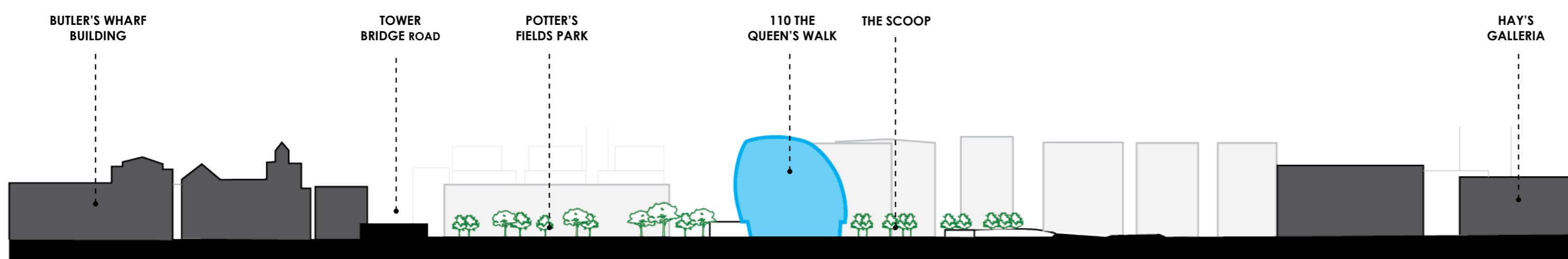
The building occupies an important site on the south side of the River Thames, opposite the Tower of London World Heritage Site, and close to Tower Bridge (Grade I Listed Building). The building is highly visible from several points in the surrounding area, set within the public realm of the wider More London Estate.

- Project Boundary
- Estate Boundary
- 110 The Queen's Walk
- Grade I Listed Buildings
- Grade II Listed Buildings
- Borough Open Land
- Metropolitan Open Land
- Conservation Area
- LVMF View Points

- 1 Tower of London
Grade I Listed Building / Scheduled Monument
- 2 Tower Bridge
Grade I Listed Building
- 3 The Counting house
Grade II Listed Building
- 4 Shipwrights Arms public house
Grade II Listed Building
- 5 115 Tooley Street
Grade II Listed Building
- 6 112 Tooley Street
Grade II Listed Building
- 7 South London College
Grade II Listed Building
- 8 Bridgemaster's House
Grade II Listed Building
- 9 The Anchor Tap public house
Grade II Listed Building
- 10 Eagle Wharf
Grade II Listed Building
- 11 The Cardamon building
Grade II Listed Building
- 12 Butler's Wharf building
Grade II Listed Building
- 13 Hay's Galleria
Grade II Listed Building



Site Section N-S



Site Section E-W

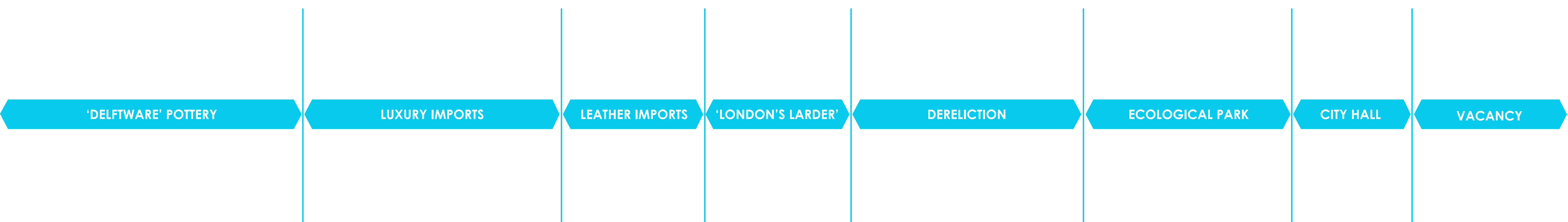


History

Over the centuries, the site has experienced various transformations. It was used historically for ceramics manufacture and docks before becoming an ecological park in the 1970s. It ultimately evolved into the More London Estate at the beginning of the 21st Century.



- 1618** Dutchman Christian Wilhelm opens the 'Pickleherring Pottery'
- 1681** Hub of internationally renowned English 'Delftware' (Dutch Pottery) trade
- 1708** Area developed into warehouses importing cotton, ivory, tallow & sugar
- 1856** Construction of Hay's Wharf & two large granaries
- 1861** Great fire of Tooley Street destroys granaries
- 1894** Tower Bridge opens - Area becomes known as 'Tower Bridge Wharf'
- 1900** Wharf renamed to 'Mark Brown's Wharf' - specialising in food imports
- 1940s** Severe bomb damage during Blitz
- 1950s** Wharves largely obsolete & abandoned
- 1960s** Site used as a lorry park
- 1971** HMS Belfast Arrives
- 1977** William Curtis Ecological Park Established
- 1982** Potter's Fields Park Established
- 2002** Construction of 110 The Queen's Walk
- 2013** St. Martins Property Investments Limited take ownership of estate
- 2021** Greater London Authority relocate to Royal Docks
- 2023** City Hall now vacant and in need of major refurbishment



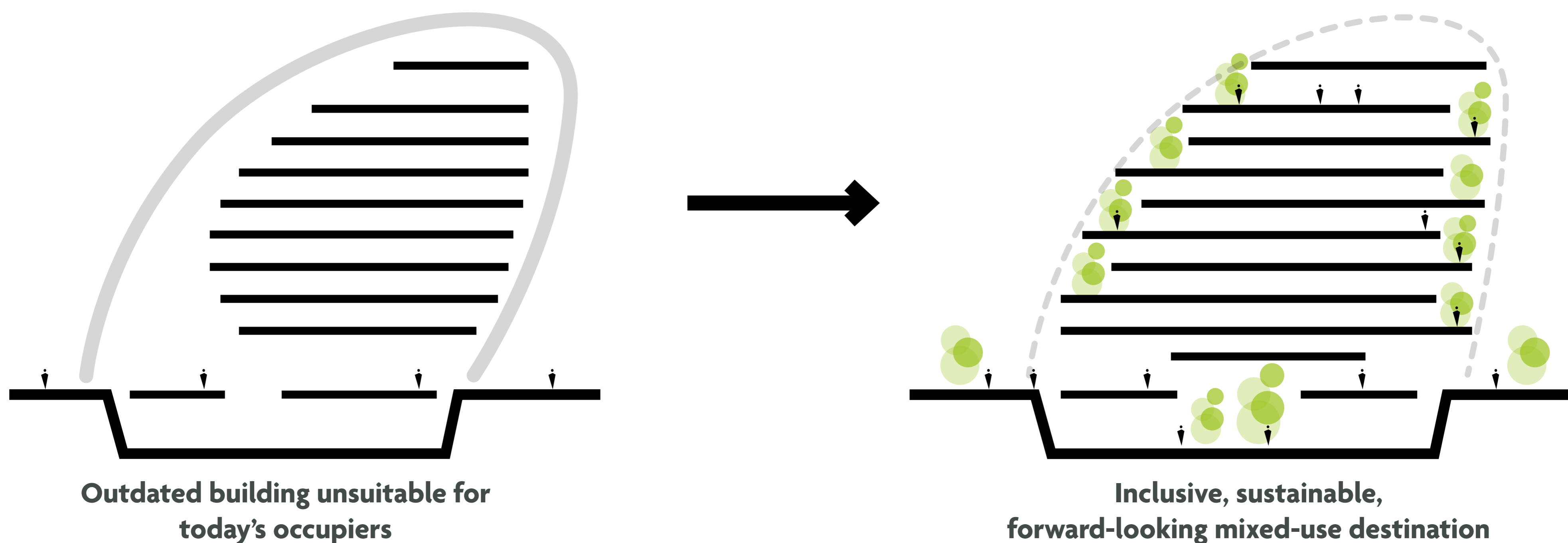


Project Vision

We want to transform the vacant and outdated building at 110 The Queen's Walk into a forward-looking mixed-use destination with re-imagined public realm.

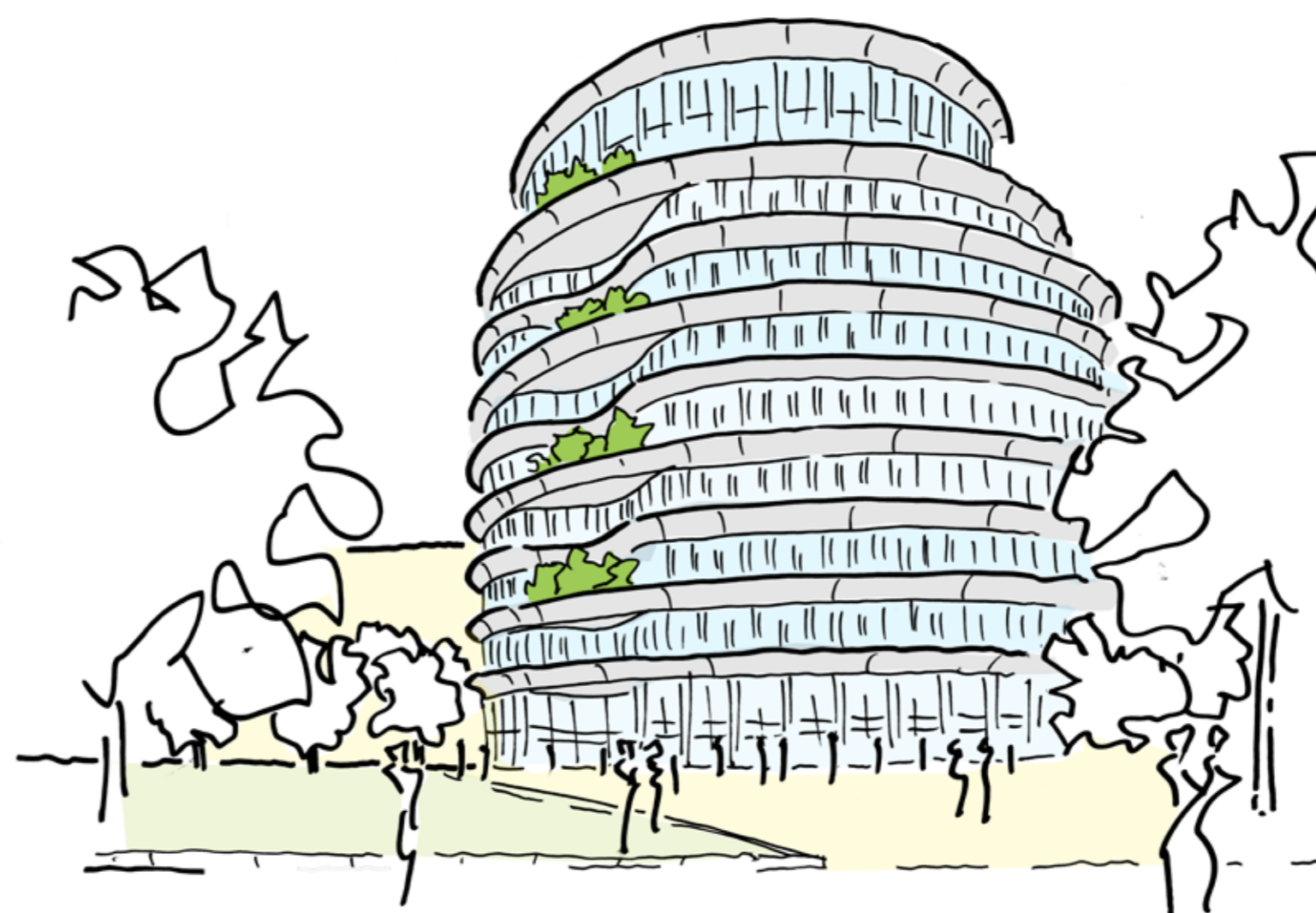
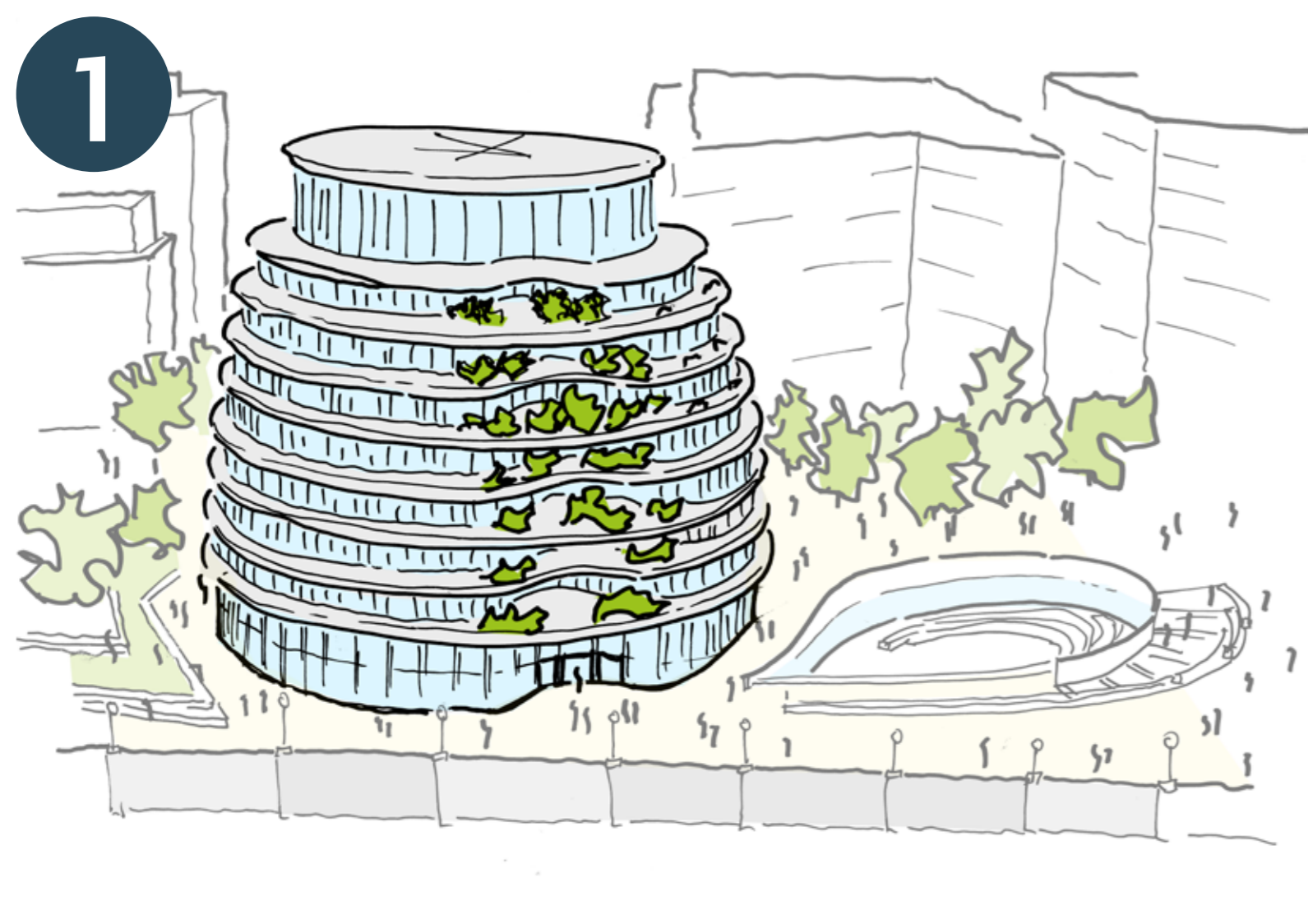
Over the past three years, St Martins has been exploring how best to bring the building back into use. We understand how important it is to the London skyline and the significance of its recent past. As a result, we have developed proposals that retain the building's fundamental character, including its circular footprint and curved silhouette.

Our ambition has centred on the modernisation of this building into a re-imagined, open mixed-use accommodation, all the while safeguarding its intrinsic character. Through sensitive design, we aim to strike the optimal balance to ensure it remains a destination for both Londoners and visitors to London Bridge City.



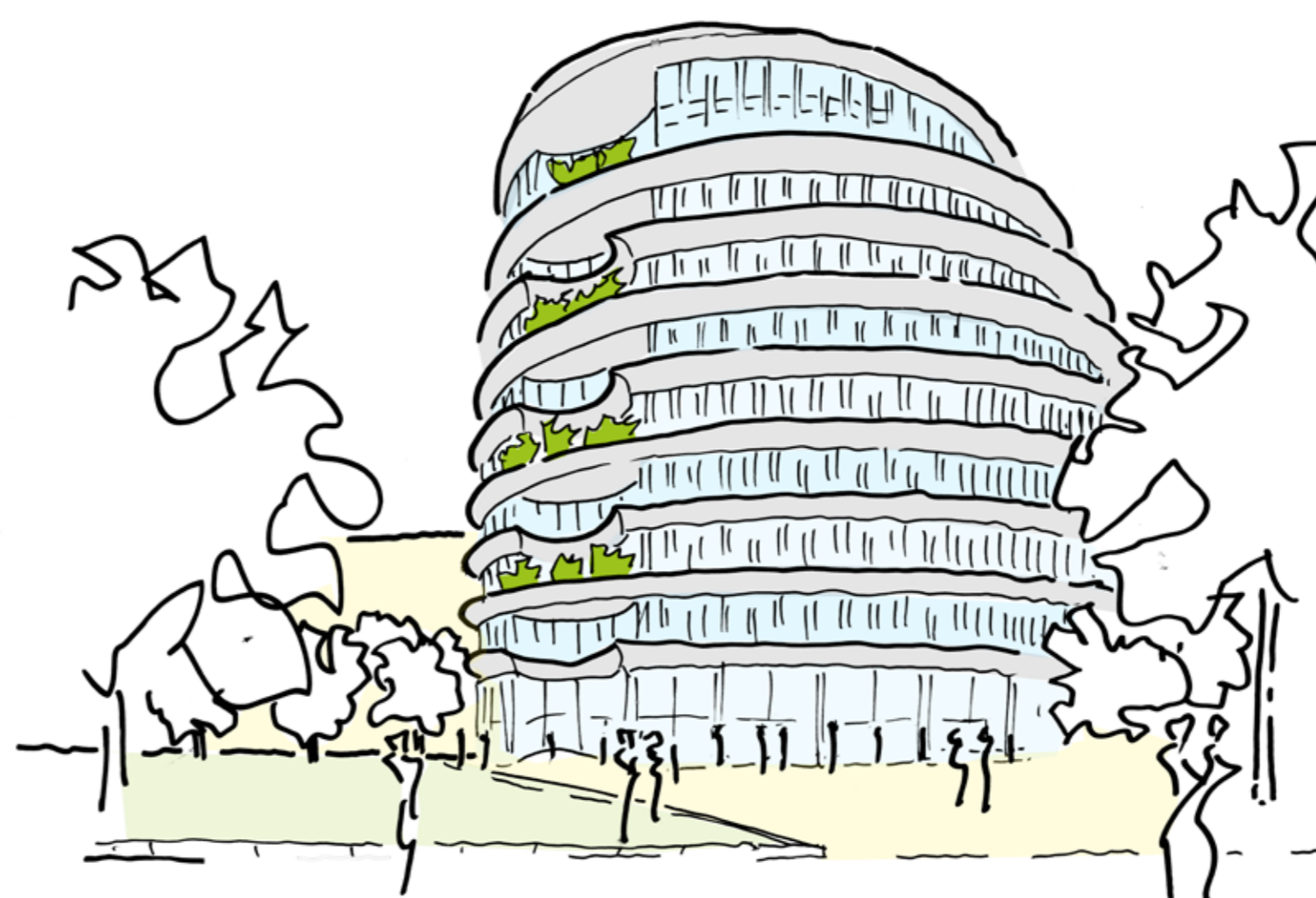
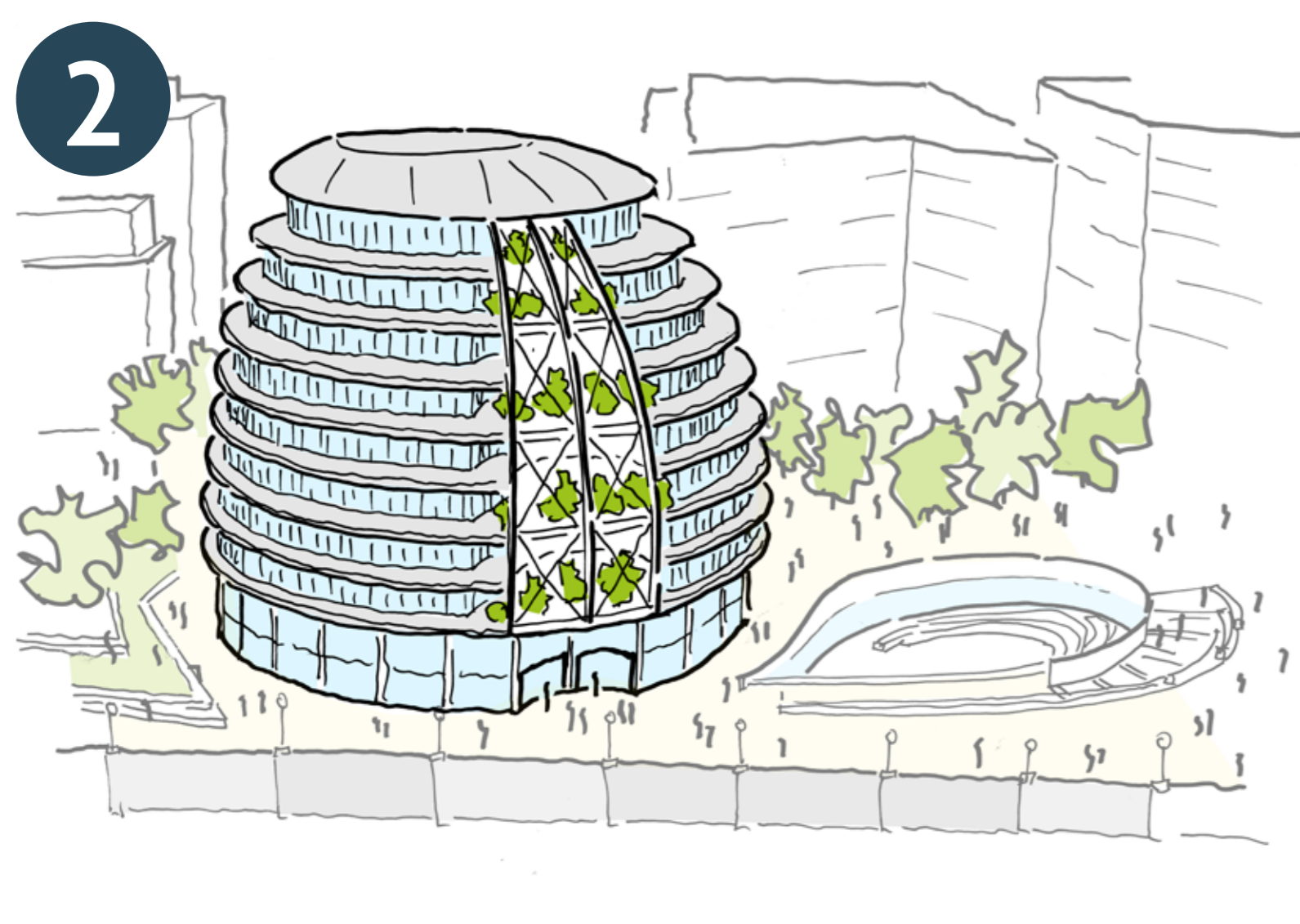


Design Development



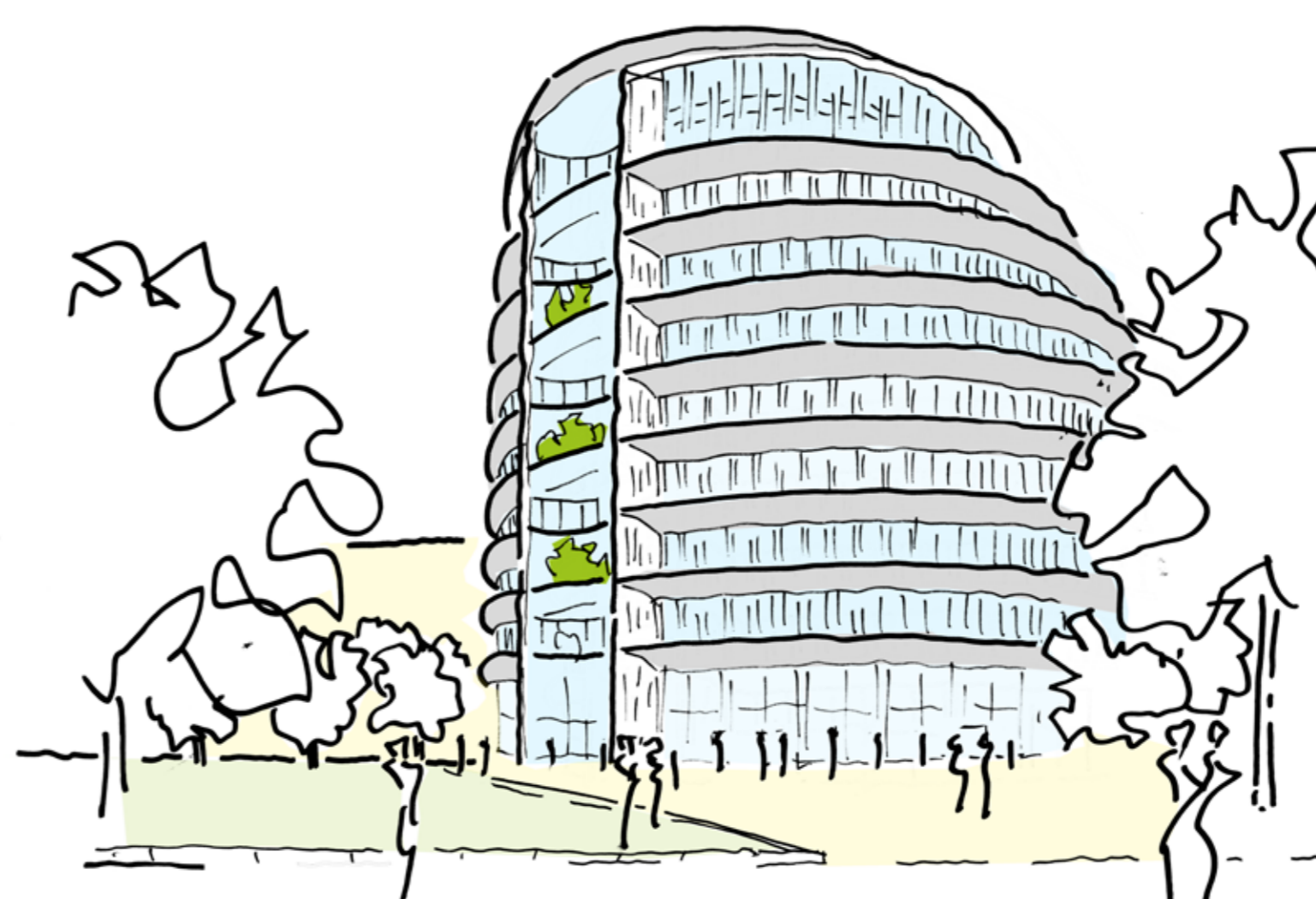
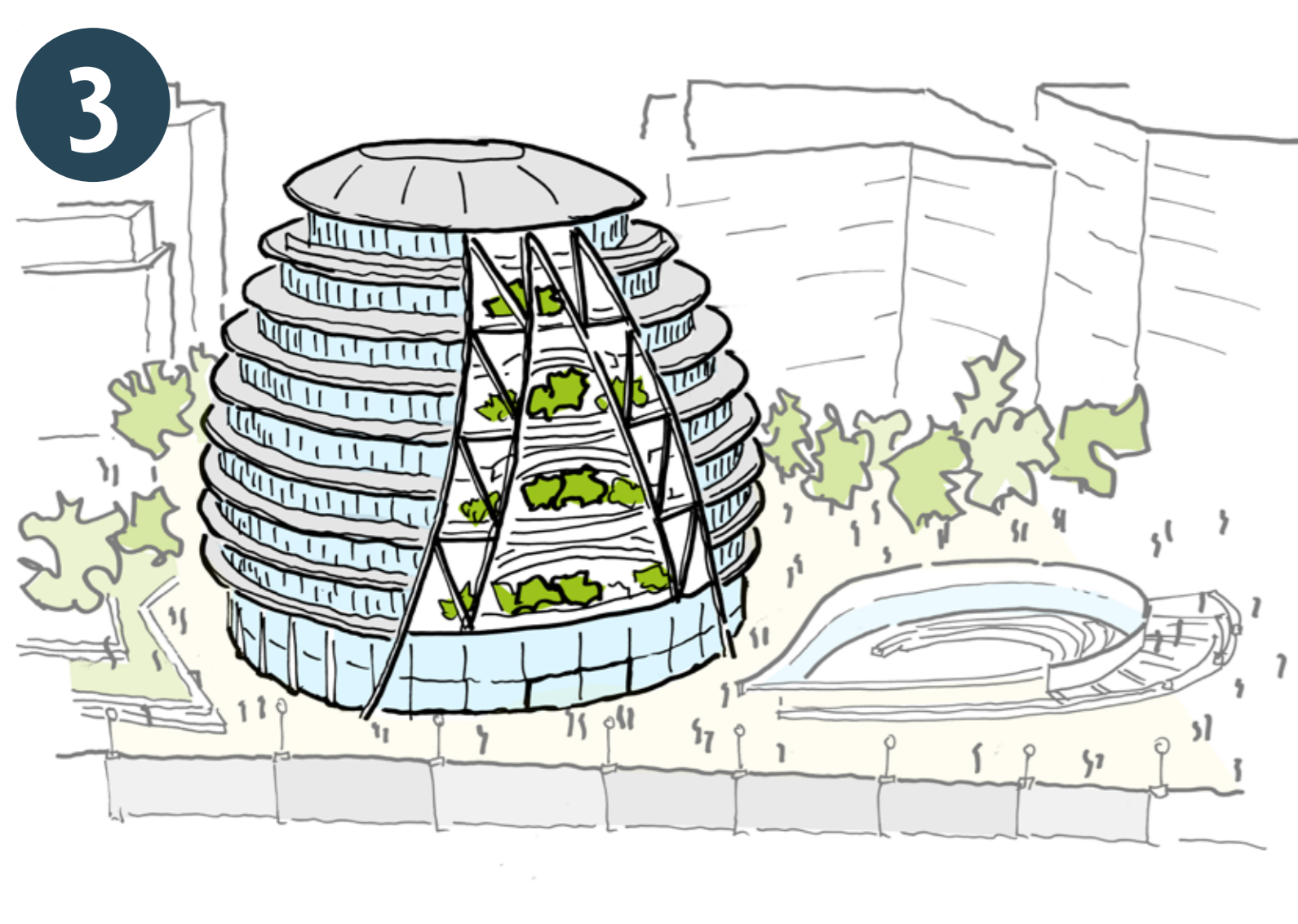
INITIAL PROPOSAL

- Rounded Terraces
- Straight South Façade
- Flat Roof forming top floor



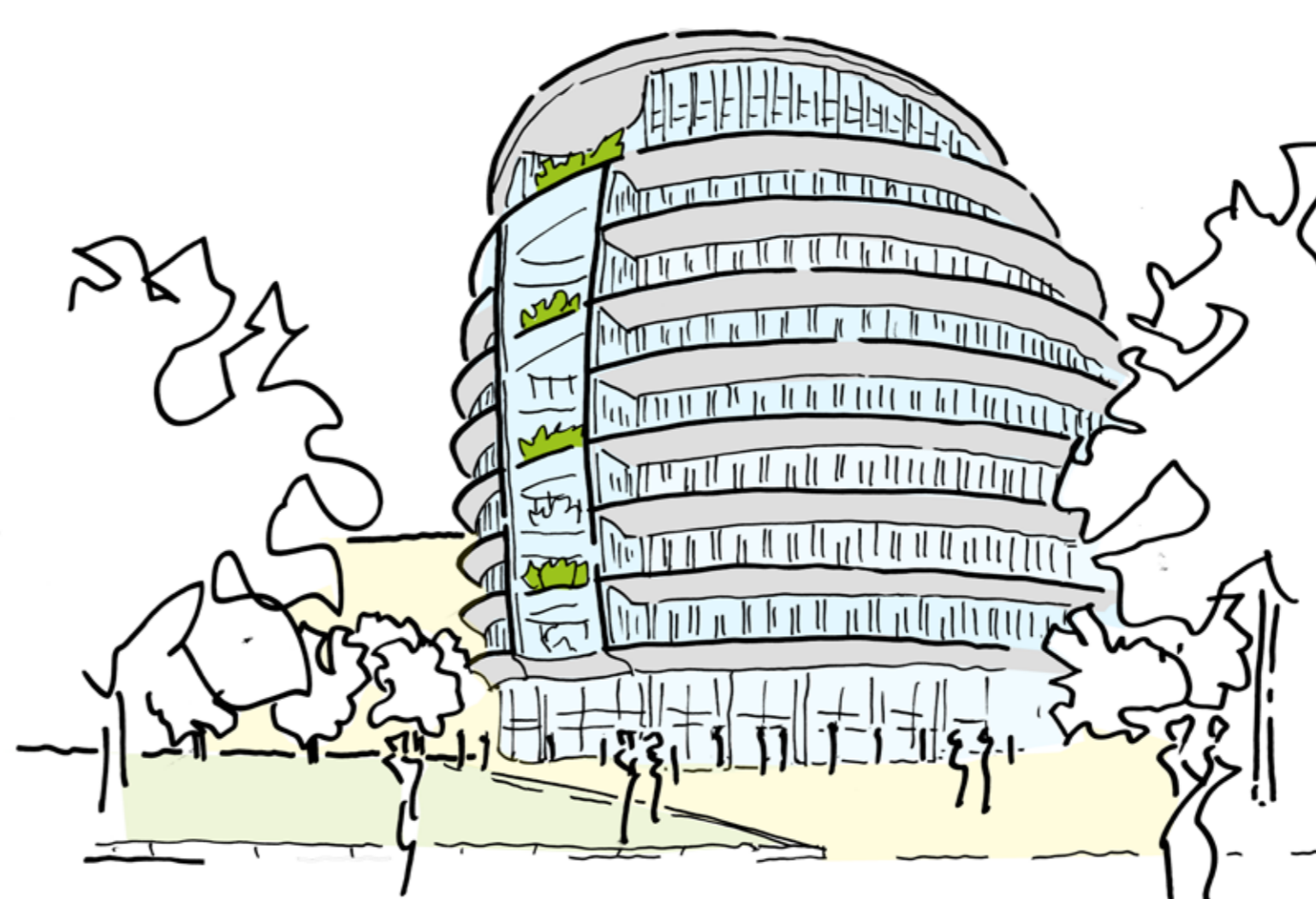
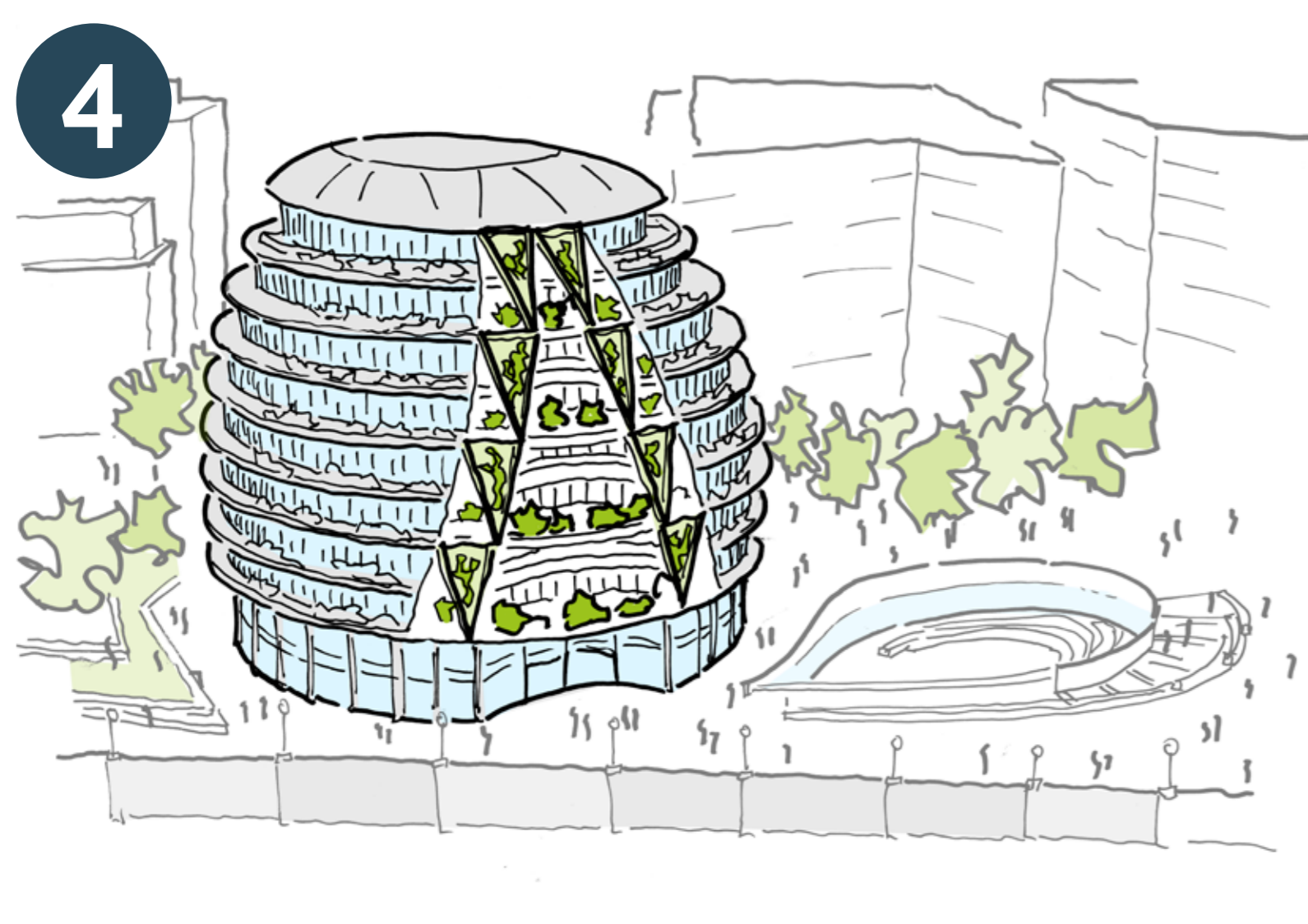
REFINED SCHEME 1

- Rounded Terraces
- Straight South Façade
- Rounded Roof inspired by existing building
- Introduction of new 'diagrid'



REFINED SCHEME 2

- Rounded Terraces
- Straight South Façade
- Rounded Roof inspired by existing building
- Introduction of new 'diagrid'
- Vertical elements enclosing balconies

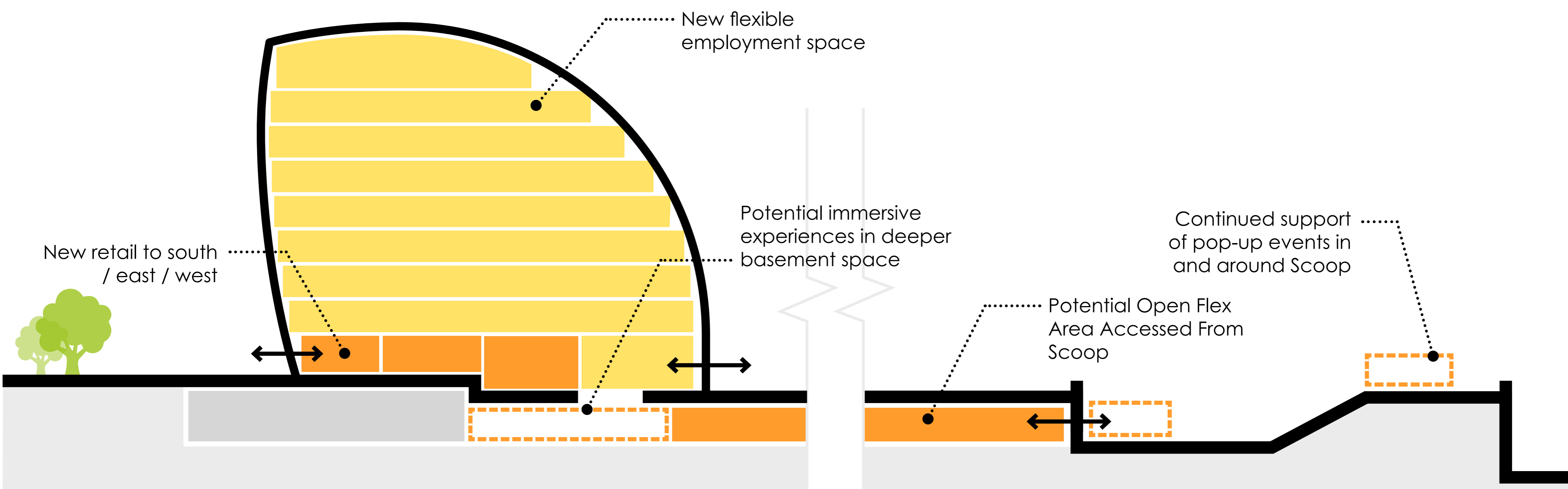


REFINED SCHEME 3

- Rounded Terraces
- Curvature introduced to South Façade and terraces
- Rounded Roof inspired by existing building
- Introduction of new 'diagrid'
- Vertical elements enclosing balconies



Active Uses
Employment



110 The Queen's Walk Uses

The Scoop Uses

Our Proposal

The proposed changes aim to contribute to the vibrancy of London Bridge City, whilst adding to the area's economy.

Maximising retention:

The proposal seeks to maximise the retention of the building's structure, and to reuse other materials where possible.

Retention of the building's character:

The fundamentals of the building, including its circular footprint and sculpted form, are proposed to be retained as part of the proposals.

Extension of floorplates:

Enlarging the floorplates to create versatile and practical internal spaces, enhancing the long-term viability of the building, and attracting high-quality occupiers for both office accommodation and publicly accessible uses on the ground and lower ground floors.

Updating the buildings' aged façade:

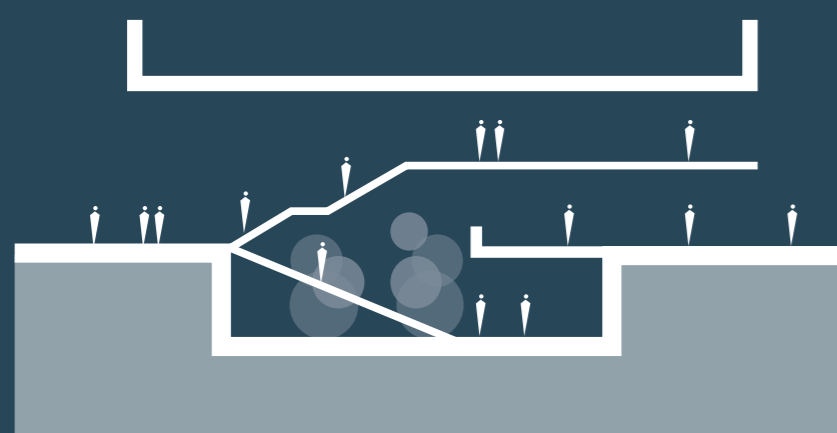
Improving the building's environmental performance by replacing the outdated extensive glazing with a greater balance of sustainable materials

Ground Floor spaces for cafés, shops, and restaurants:

Enriching London Bridge City by introducing new cafés, shops, and restaurants, generating employment opportunities, and increasing the local amenity for everyone.



Create a Successful 'Place'



Re-Interpret the Form



Modern Standards of Sustainability



Create a Workplace of the Future



The Opportunities

Enhance the public realm:

Featuring increased biodiversity, redesigned planting, opening up of The Scoop to include a multi-use internal space, new seating, and the removal of the current 'garage' structure to connect and extend the public realm, fostering a more dynamic environment at London Bridge City.

Enhance the public offer:

The existing building has inactive and blank façades around most of its perimeter at ground level. The proposal will modify the footprint of the building and the adjacent Scoop with more public frontage, enabling new retail, food and beverage offerings for the public.

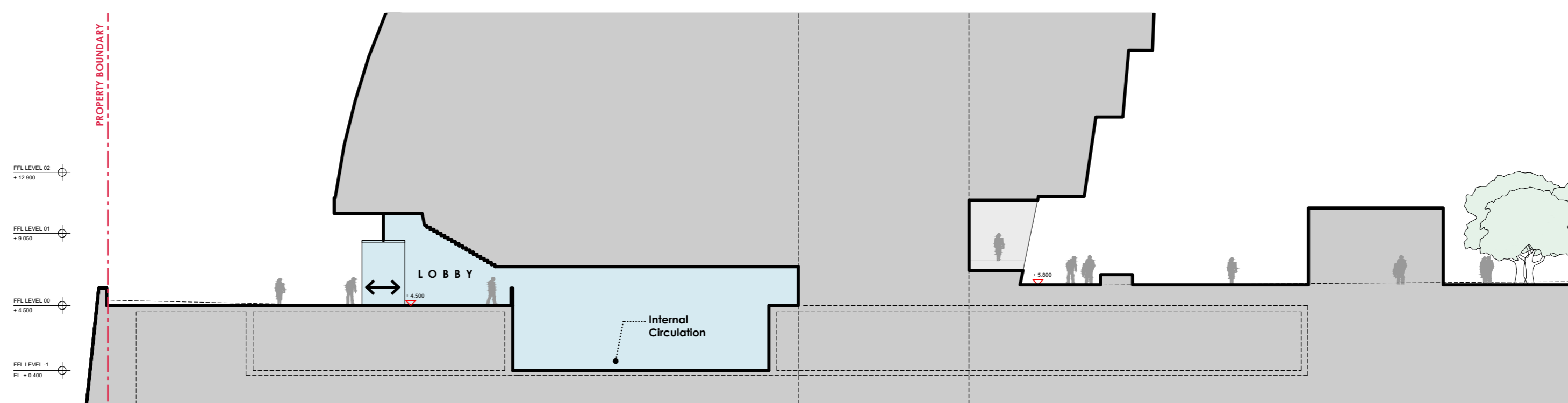
Integrate sustainability:

The original core and superstructure will be retained as far as possible to ensure that new embodied carbon is minimised. The proposal will make use of both passive and active sustainability measures to reduce operational carbon. We will prioritise flexibility and recyclability in the future.

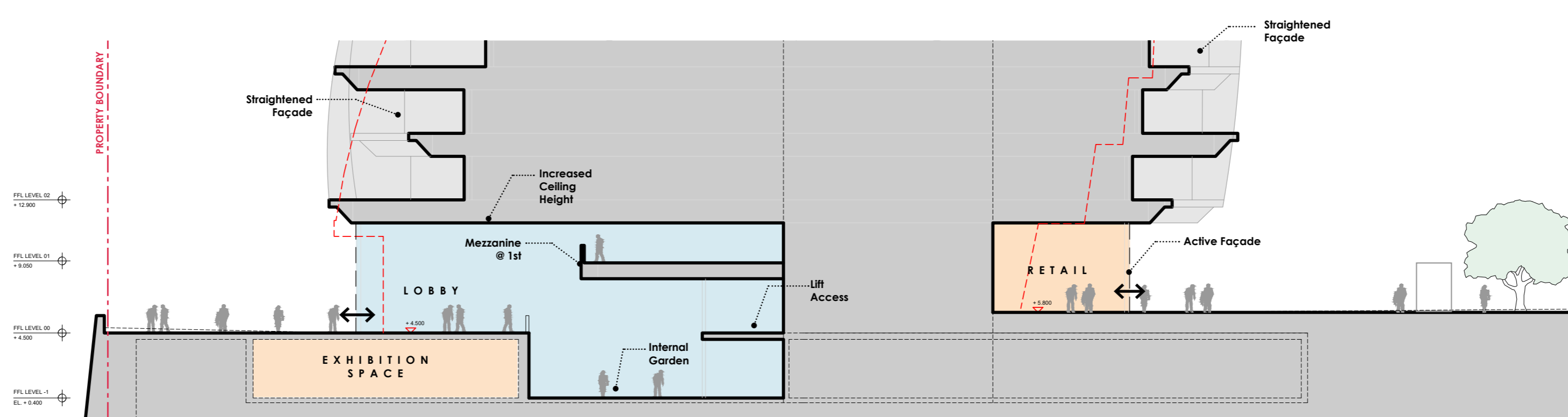
Celebrate the building form:

The proposals retain the distinctive elements of the existing building's form and the original core structure where possible.

Existing



Proposed

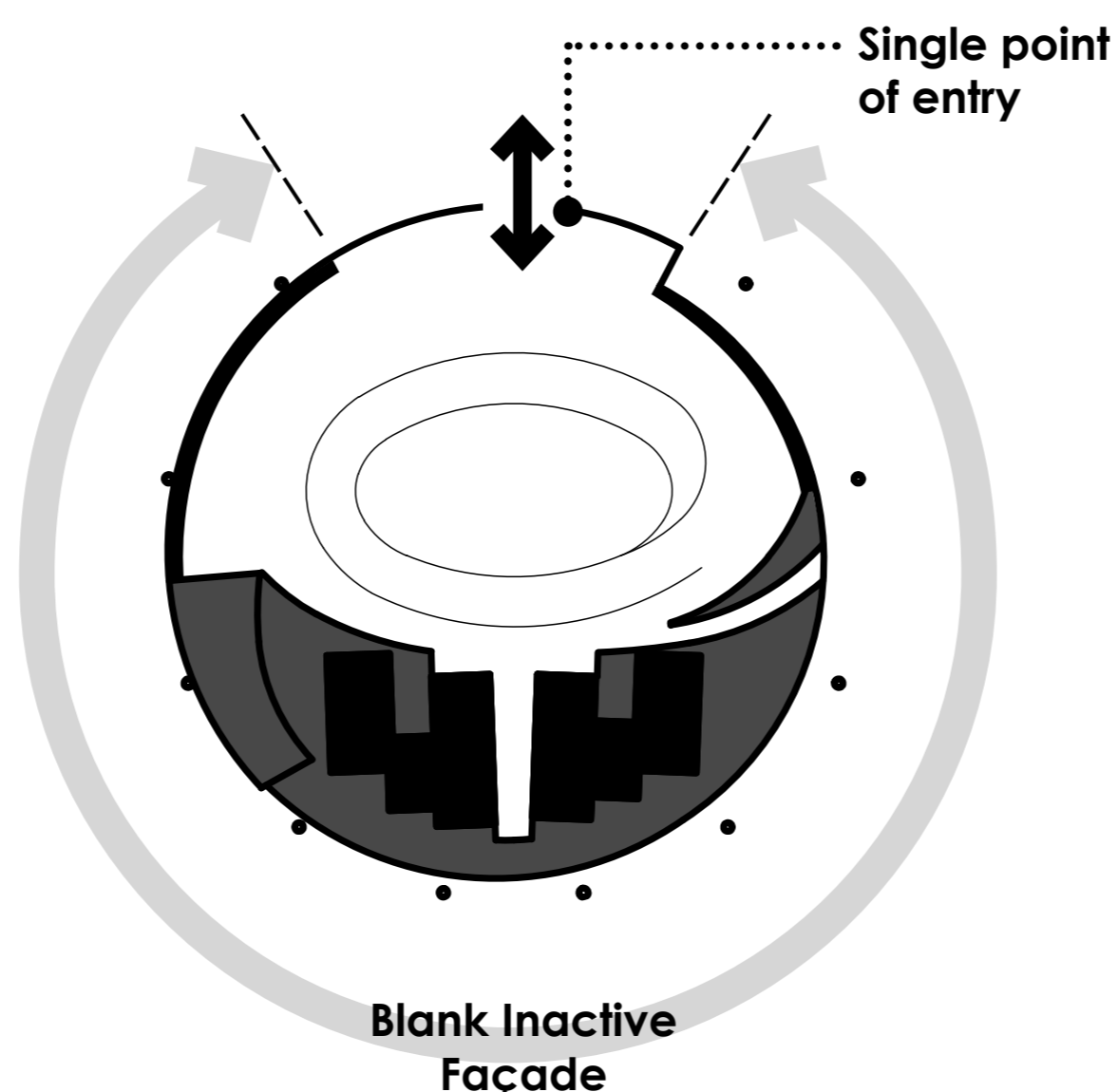




The Existing Building

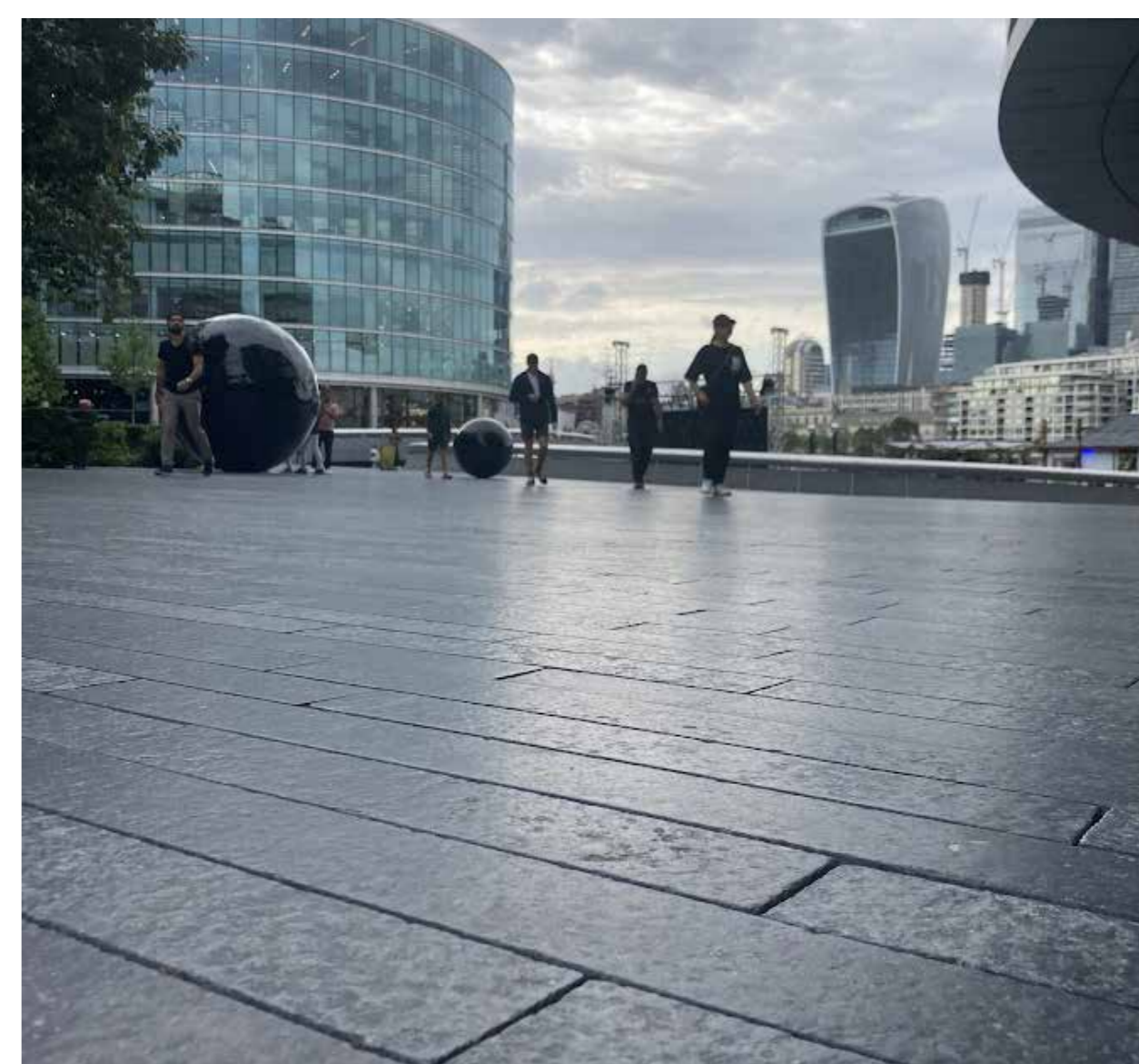
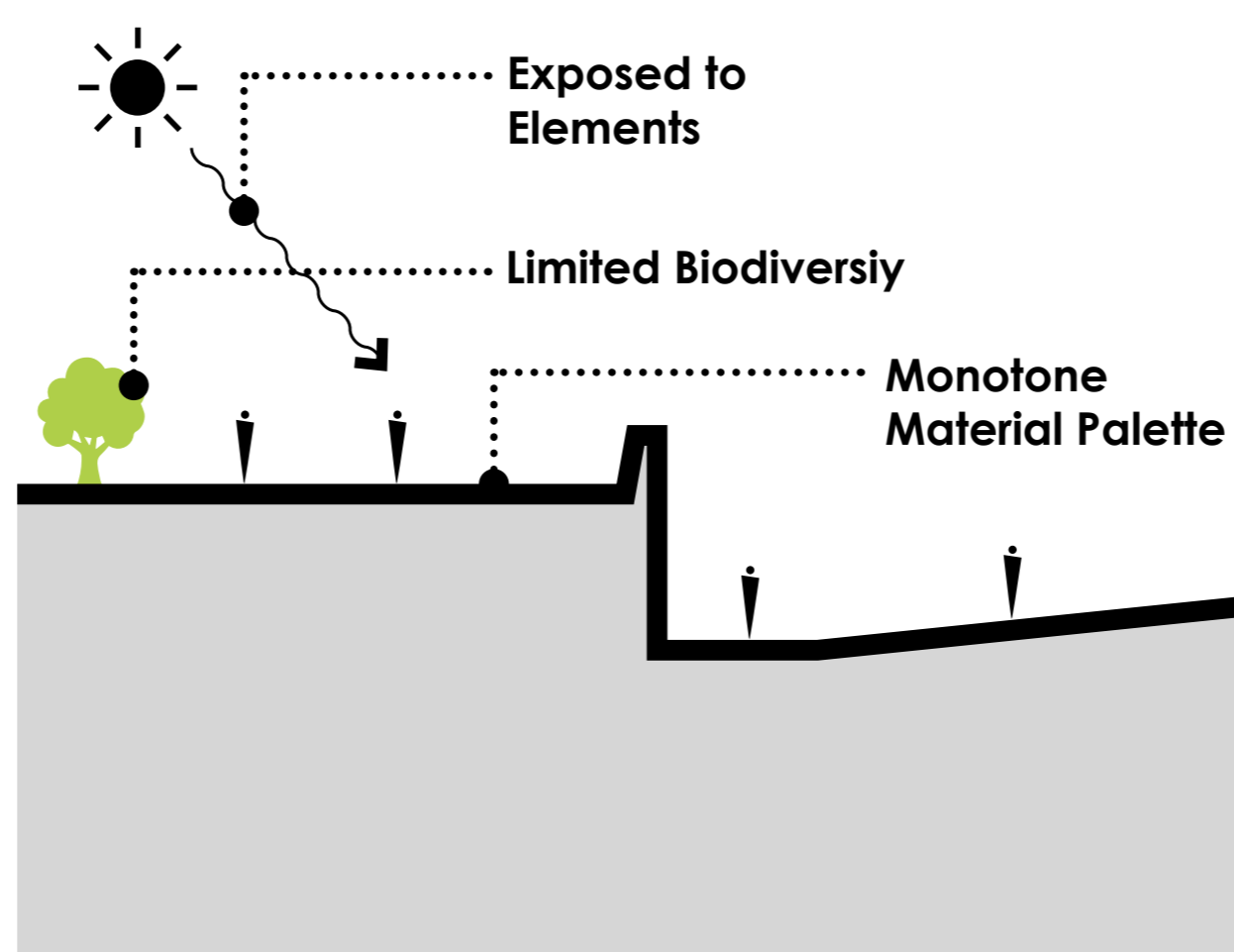
Inactive Elevations

The current envelope design precludes any activation of the public realm, due to the small size of the building footprint and its relationship with the core, inward looking nature of the lobby, and the spiral ramps.



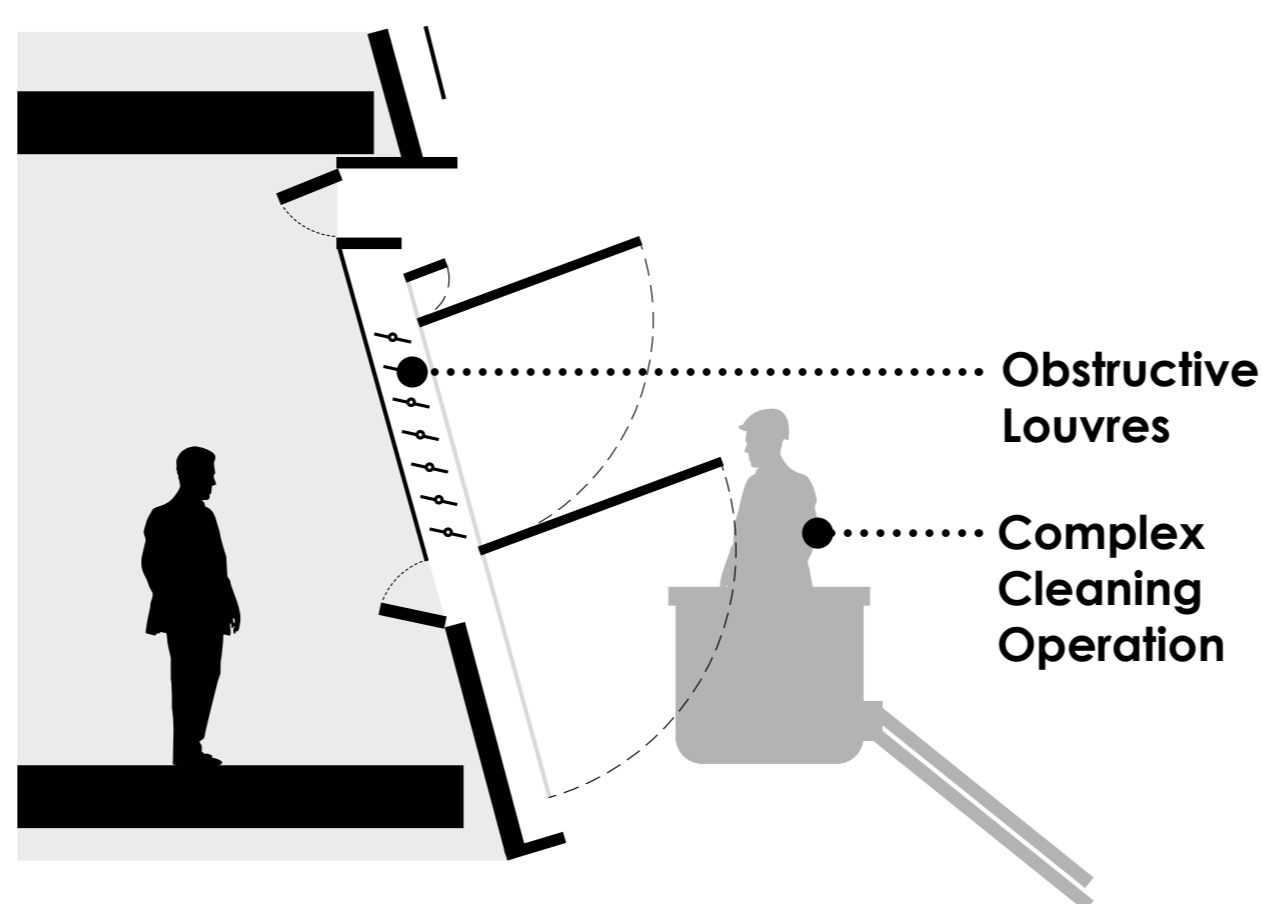
Hard Public Space

The public realm is generally monotone and lacking in character. It is exposed to the elements, with a lack of biodiversity or seating.



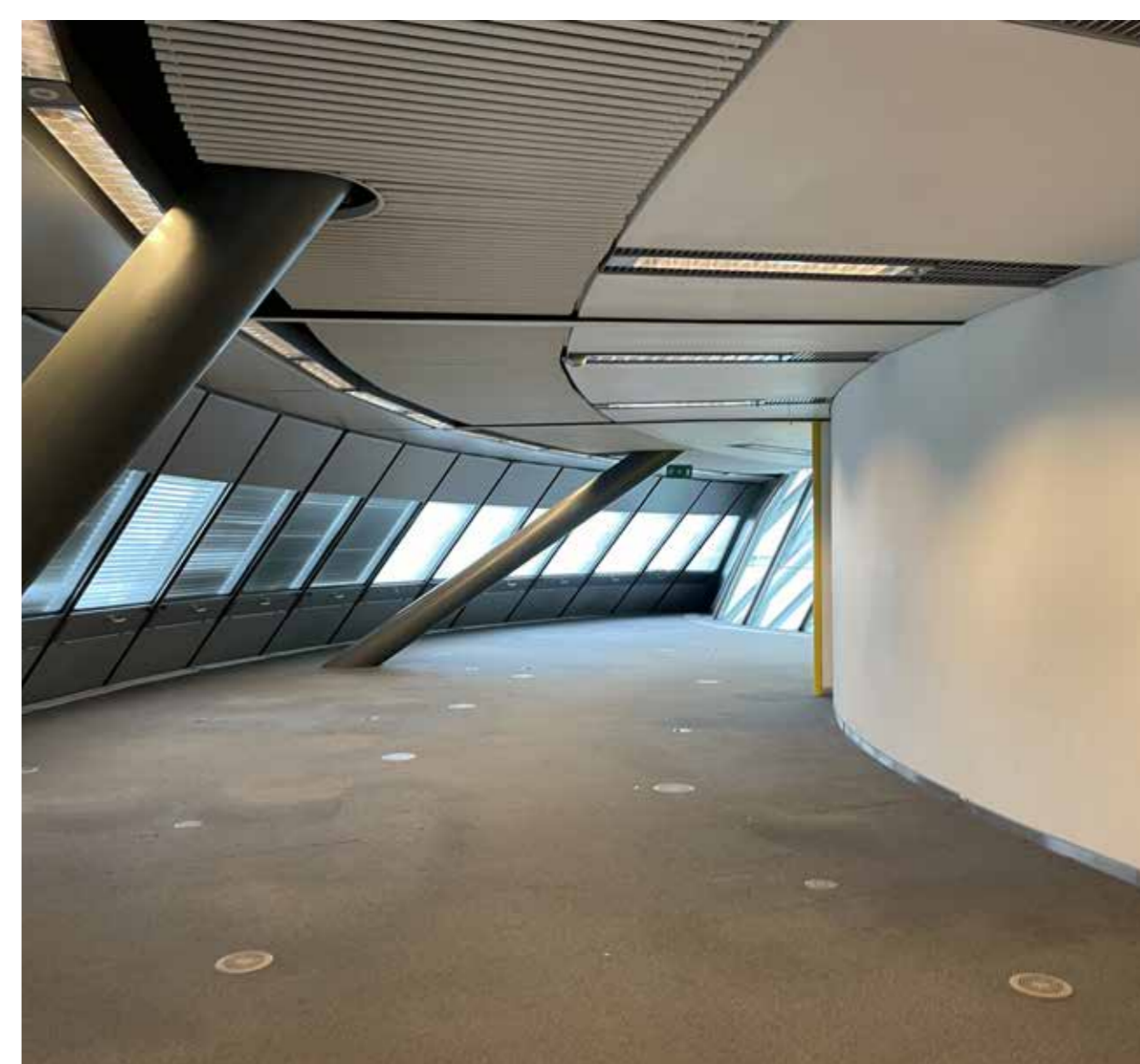
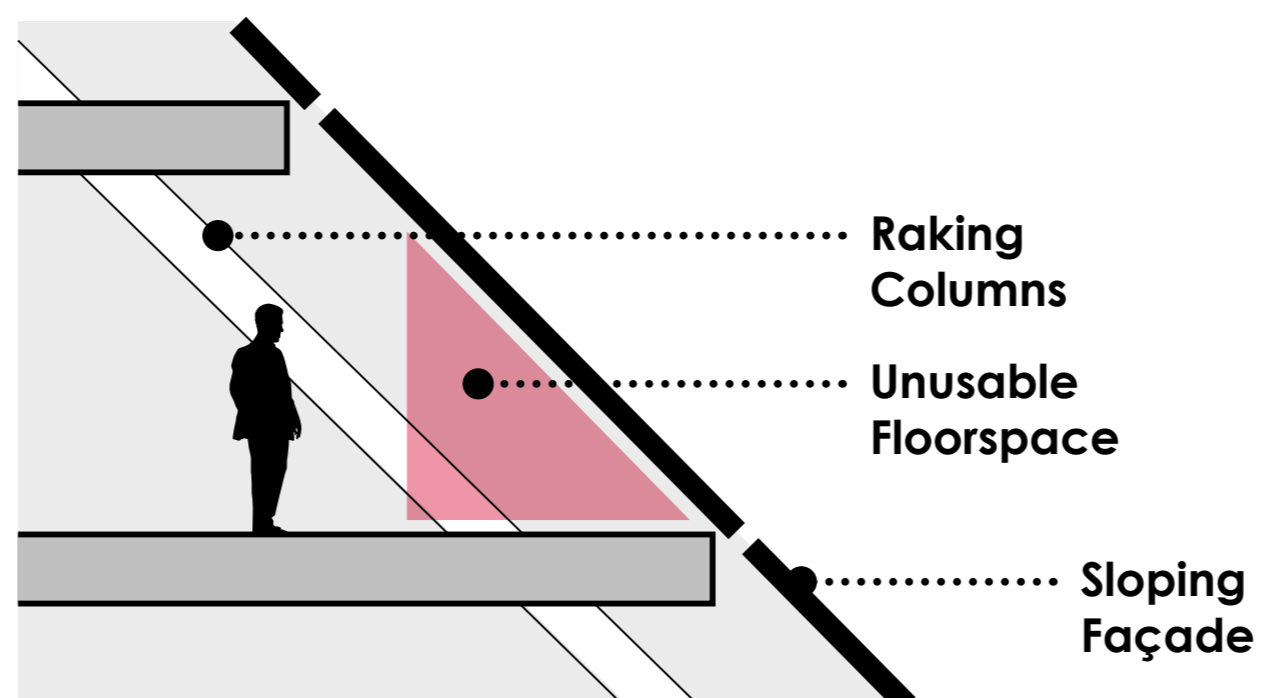
Complex Façade System

The experimental façade system is mechanically complex with obstructive louvres which cannot be retracted, making it difficult to clean. It can only be performed externally via a MEWP.



Unusable Internal Spaces

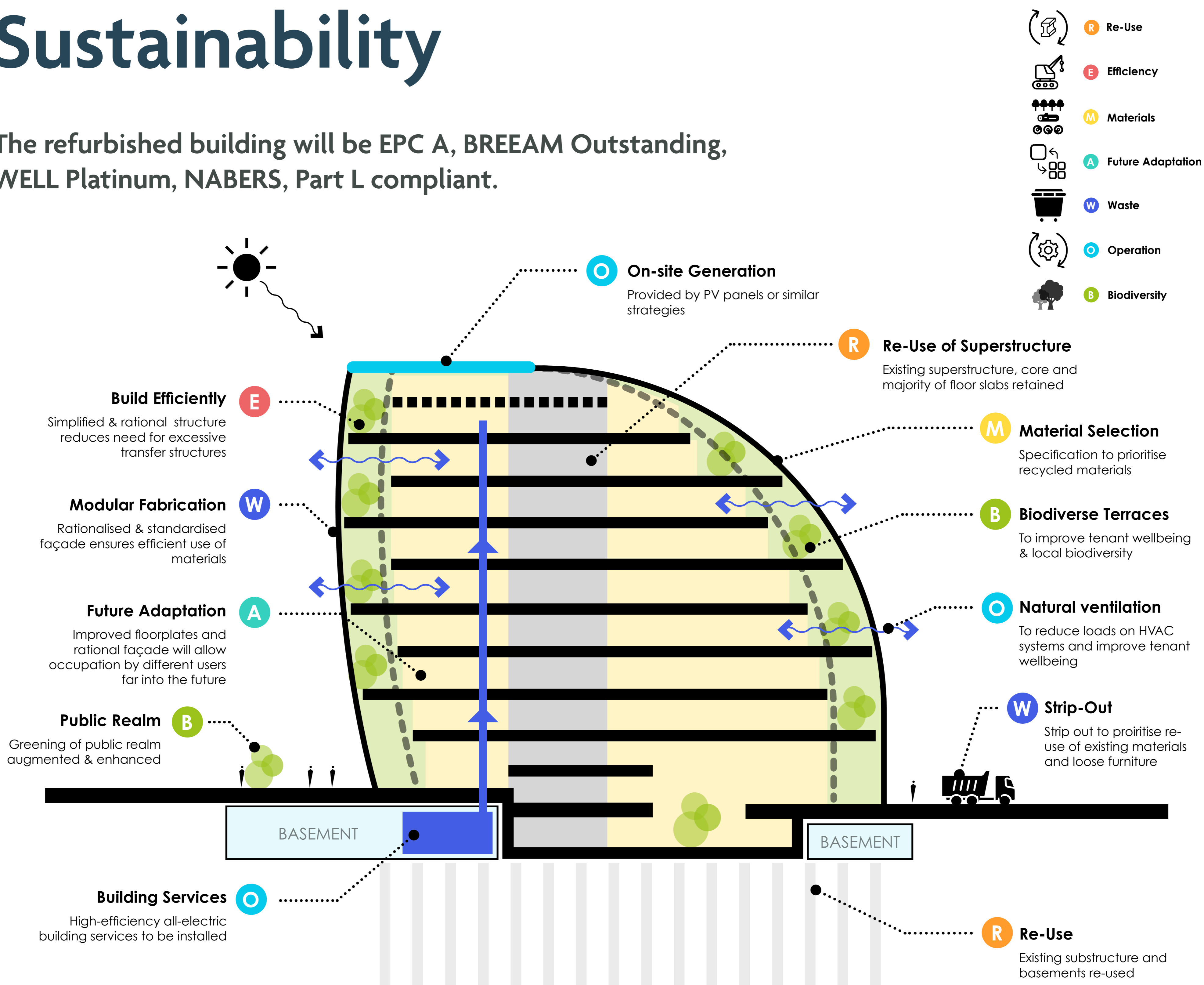
The sloping surfaces and raked columns result into large areas of unusable space within the building, making it undesirable for use by new tenants.





Sustainability

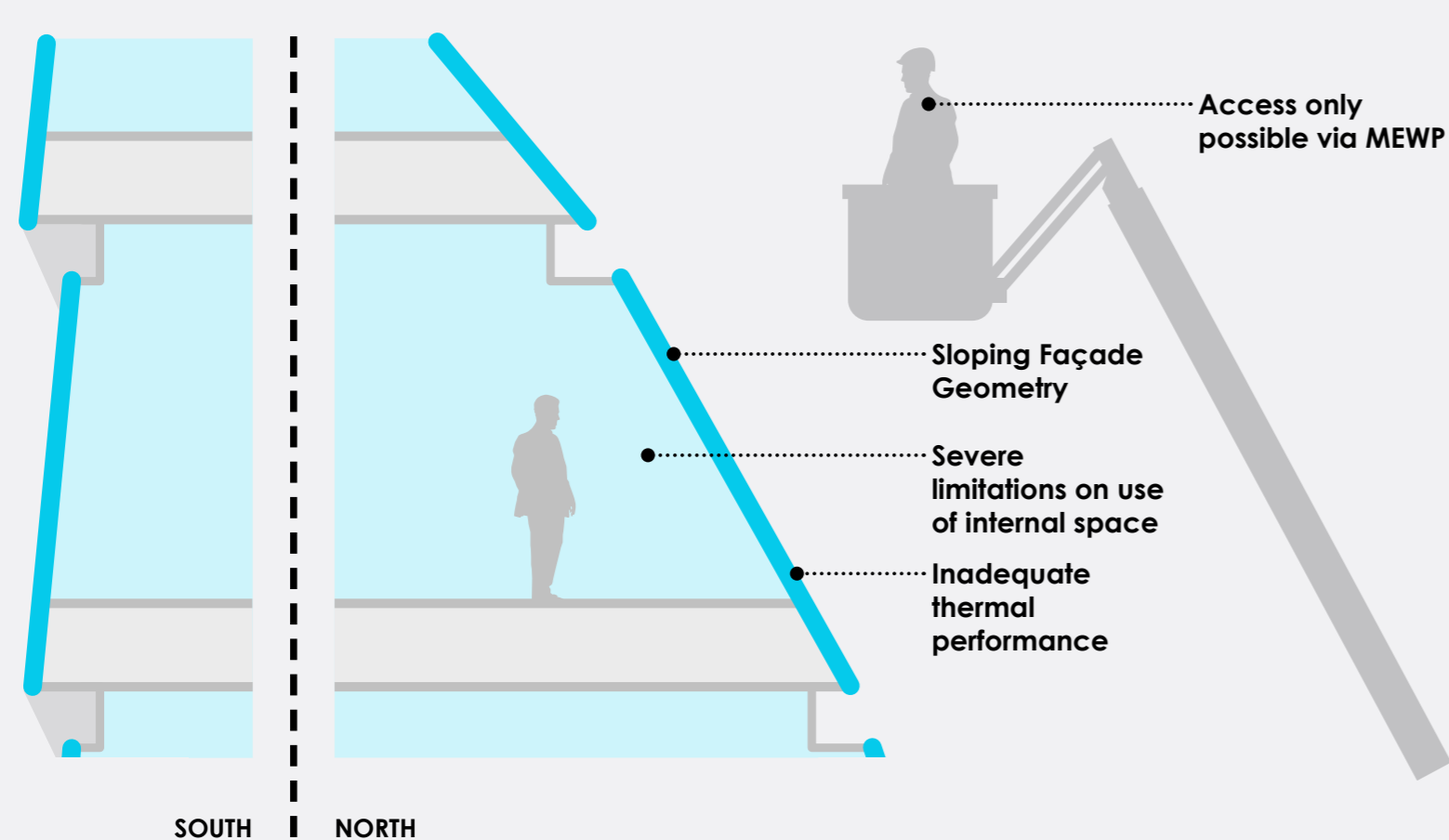
The refurbished building will be EPC A, BREEAM Outstanding, WELL Platinum, NABERS, Part L compliant.



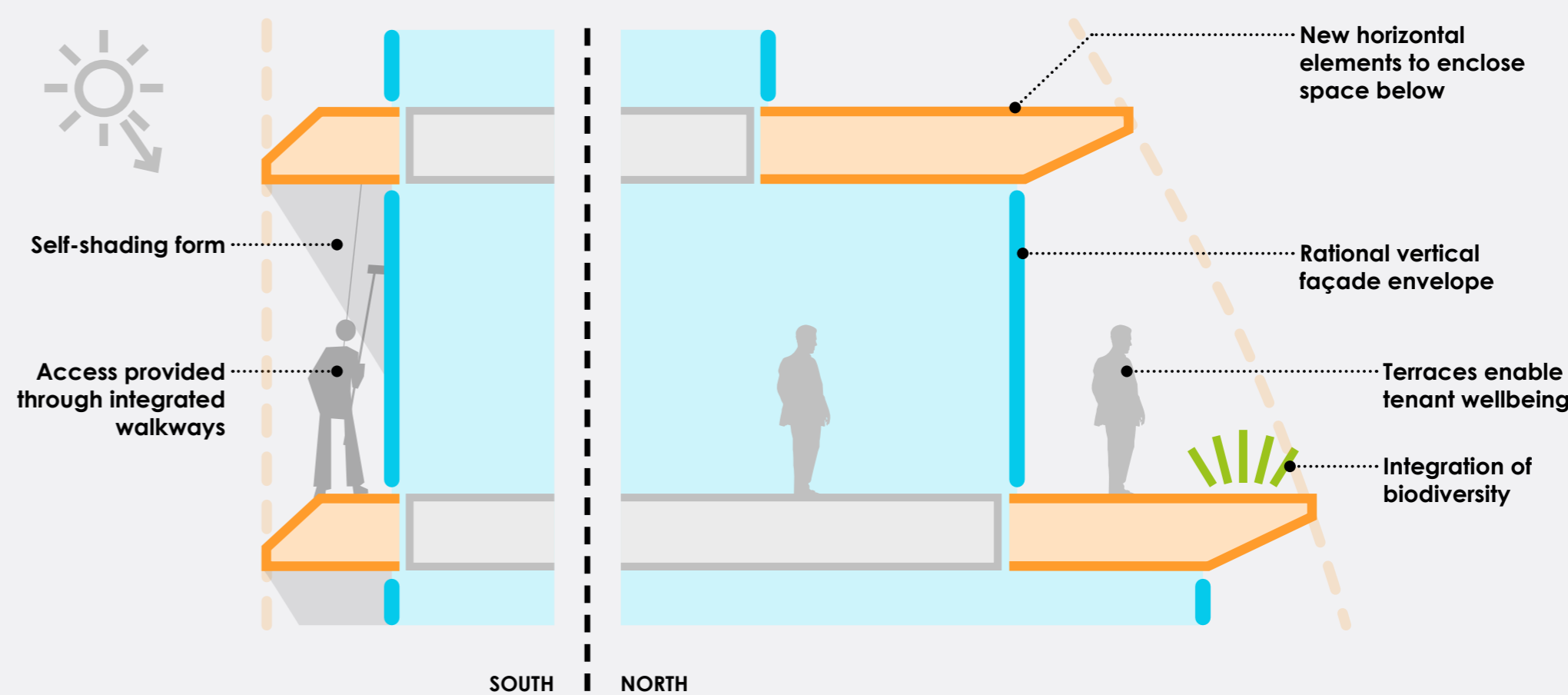
Updating the Building's Aged Façade

The existing façade will be rationalised and updated with a greater balance of sustainable materials. Additional benefits will include simplified maintenance and cleaning, and opportunities to introduce biodiversity. Taken together these initiatives will contribute to improving the building's environmental performance.

Existing Condition



Proposed Façade Rationalisation





Enhanced Public Realm

The location of the building within an open public space means that all its ground level frontage is visible and accessible.

Currently, the surrounding area is a hard landscape that lacks interest. The public realm is generally hard landscaping and lacking in character. It is exposed to the elements, with a lack of shade, biodiversity and seating.

Our proposals will soften the landscaping by providing new areas of greenery along with outdoor seating.

New planting will encourage biodiversity and wildlife and create green connections to Potters Fields Park.

By removing the kiosk on the south side of the building, we can open and brighten the space as well as improving walking routes and views to Potters Fields Park.

Public Realm Improvement Principles

Look to the past

- 1000 years of the Thames Embankment; continuous change, responding to trading methods, commerce, tourism and climate change
- Look backwards to look forward: William Curtis Urban Ecological Park, evermore relevant

Corporate greening vs intentional greening

- Push beyond providing a simple green back drop
- Be intentional with greening - for biodiversity and ecological enhancement
- Seasonal connection with nature (biophilia), respond to climate (macro and micro)

A place for the people

- Enhance a sense of collective ownership
- A place to meet, socialise, enjoy world class views and entertainment





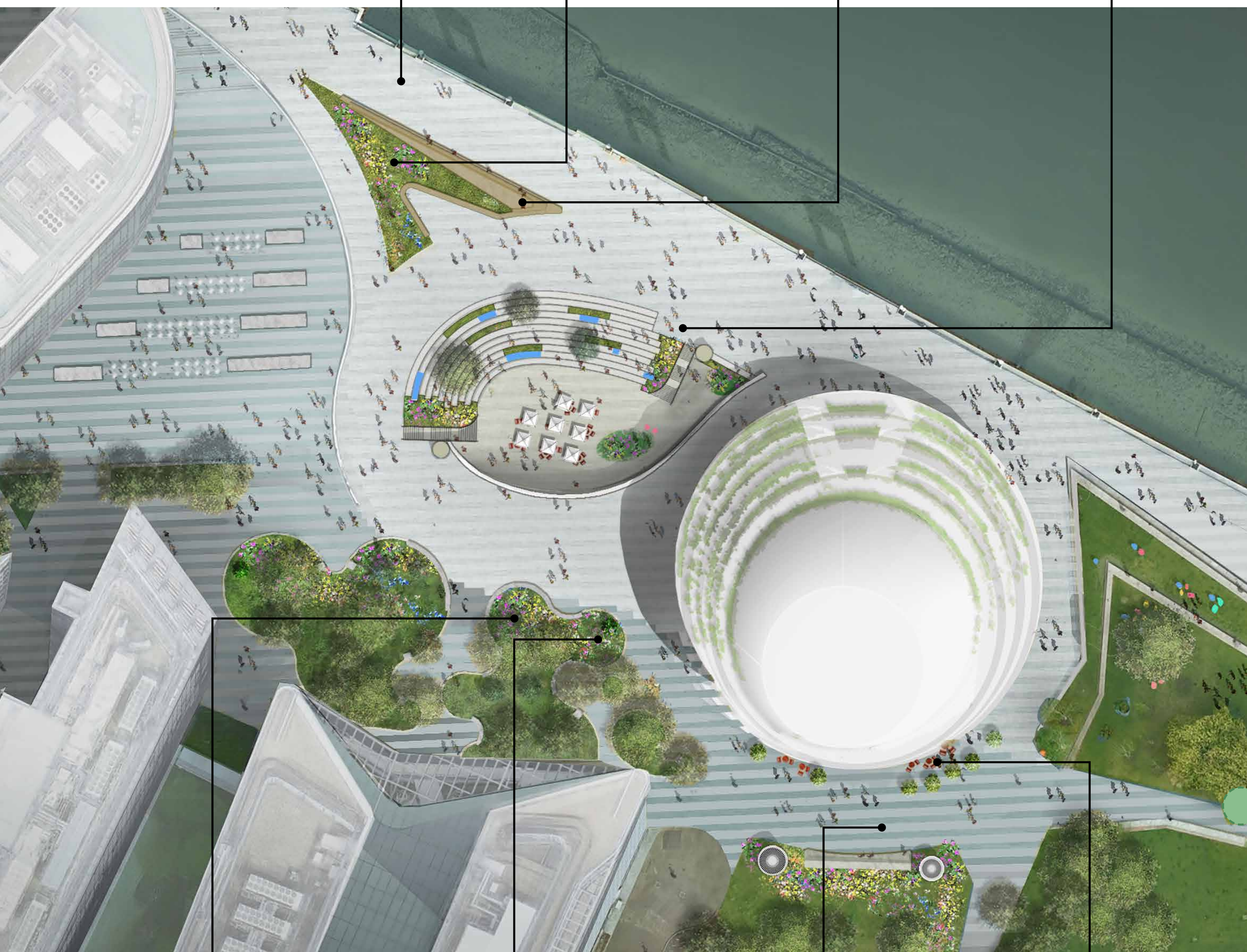
Enhanced and Greened Public Space

The Queen's Walk retained as primary route

New planting area for increased greening and biodiversity

New welcoming seating with panoramic river views

Greening, accessibility and activation opportunities for The Scoop



Re-designed planting area to increase planting and biodiversity, with seating niches

No loss of trees - all trees retained / repositioned, with additional trees where possible

Removal of 'garage' structure opens up views and connectivity with Potters Fields Park

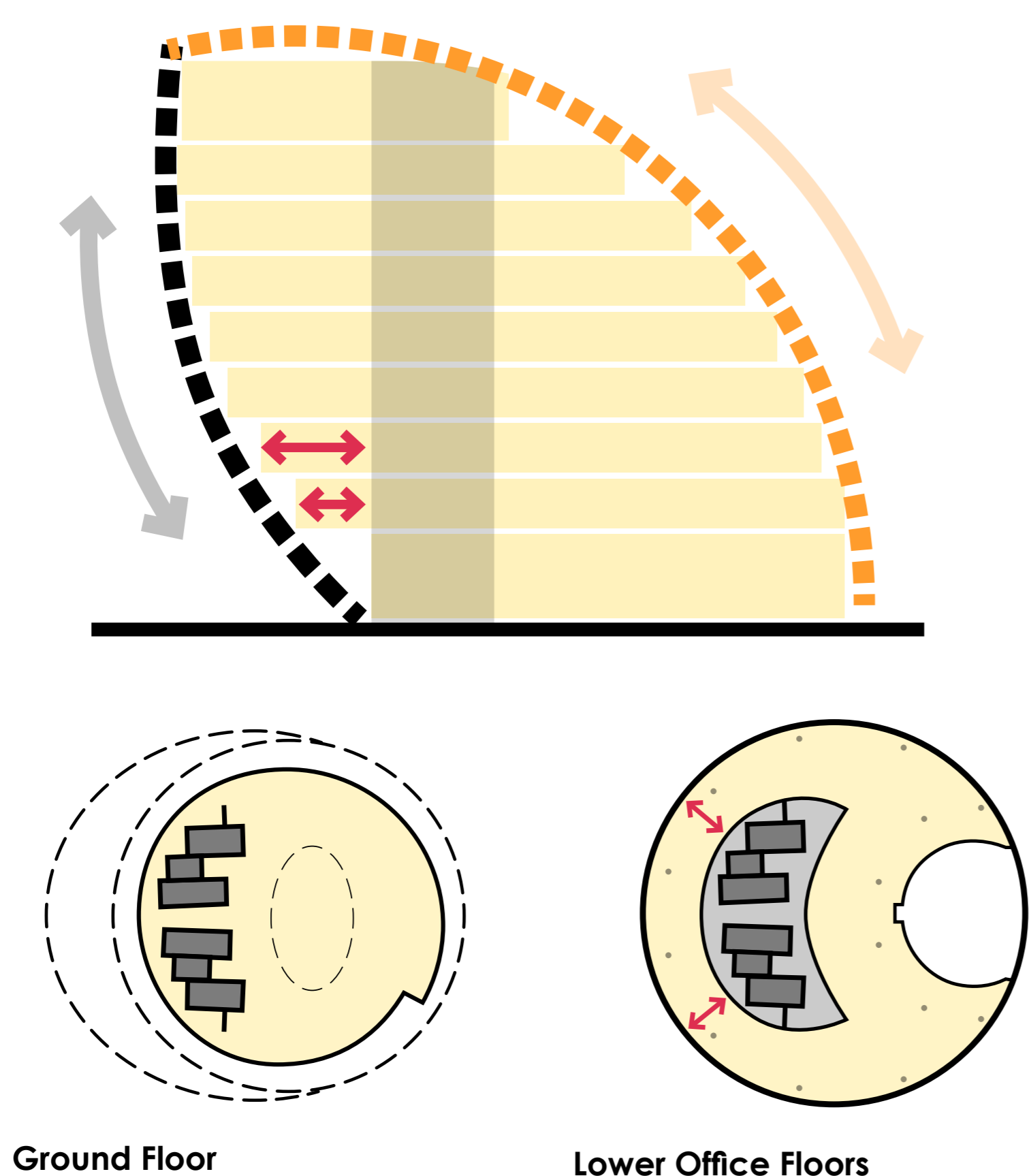
Newly activated ground floor and lower ground floor around the building



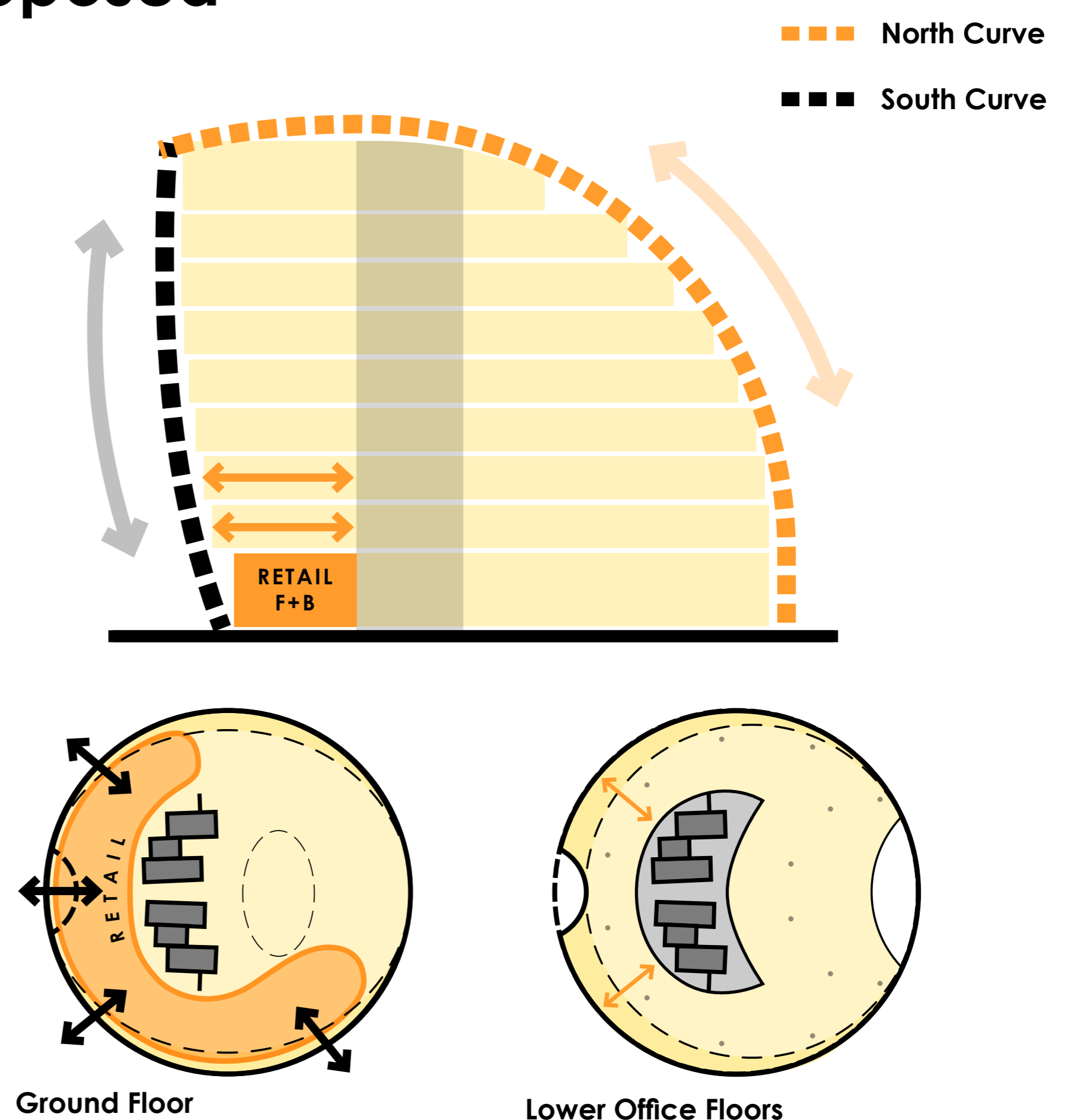
Activating the Ground and Lower Ground Floors

The curved form of the building will be retained with changes at ground and lower ground floors to provide more space for new public uses. The shops, cafes, restaurants will be better connected to the enhanced public realm.

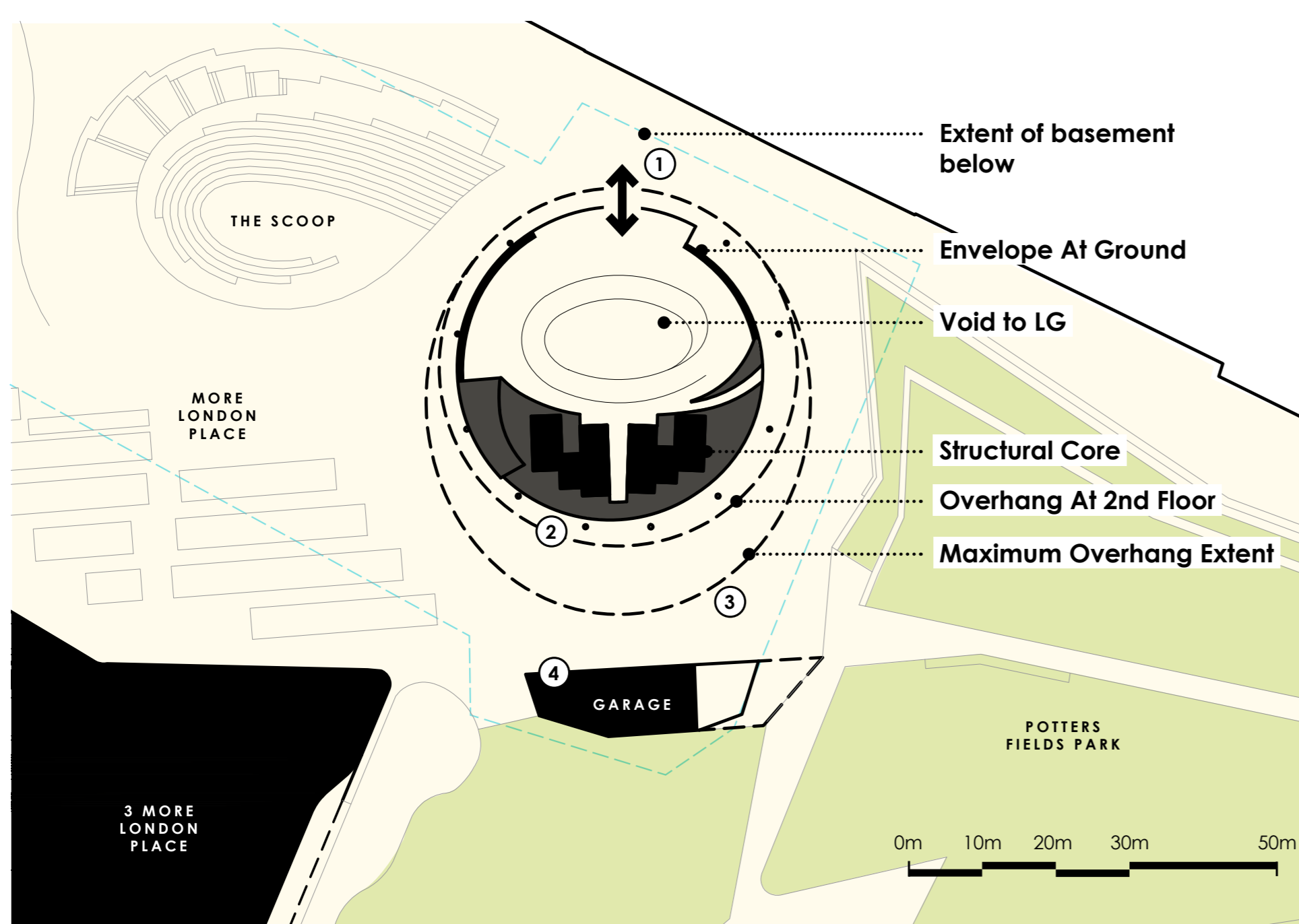
Existing



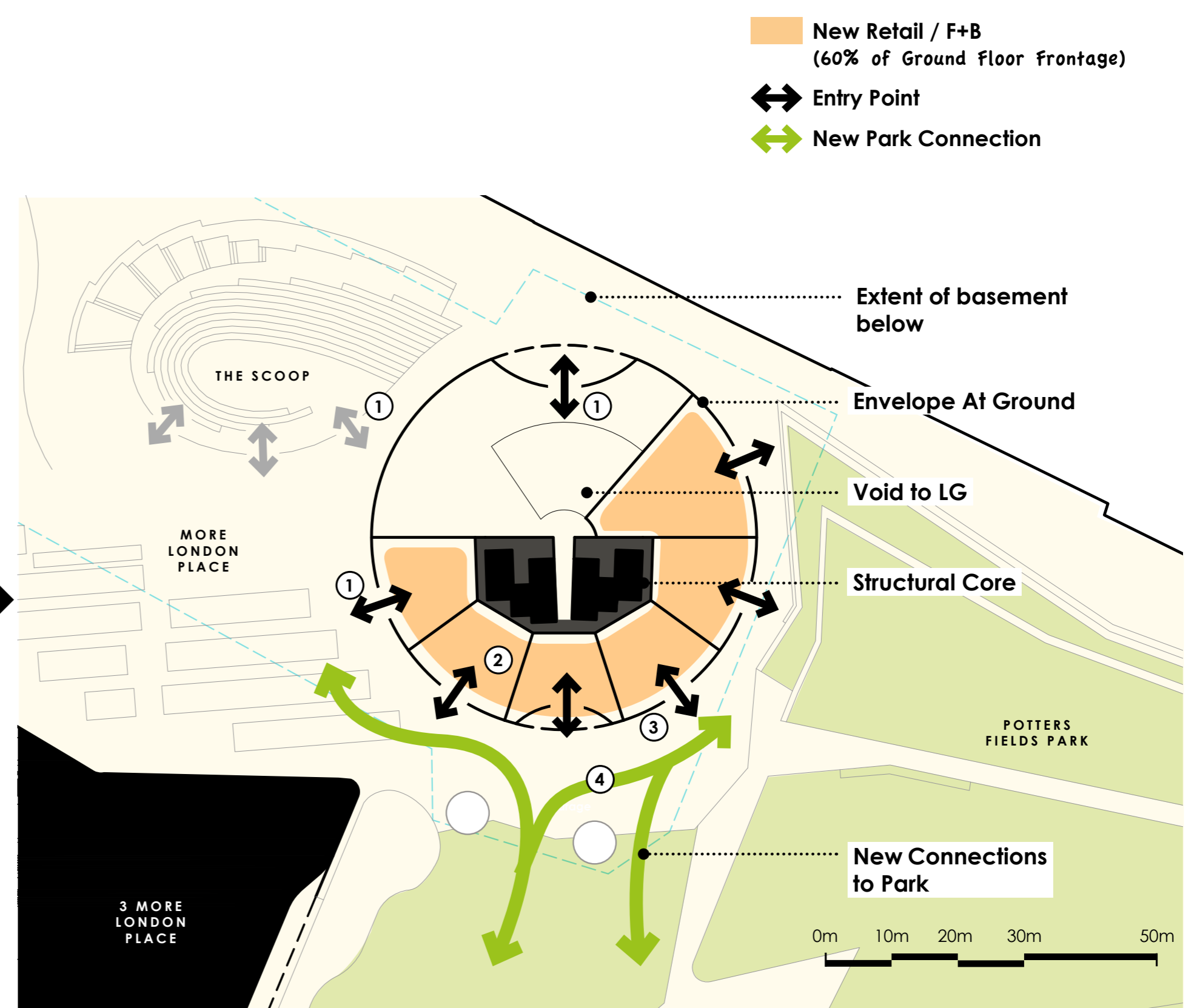
Proposed

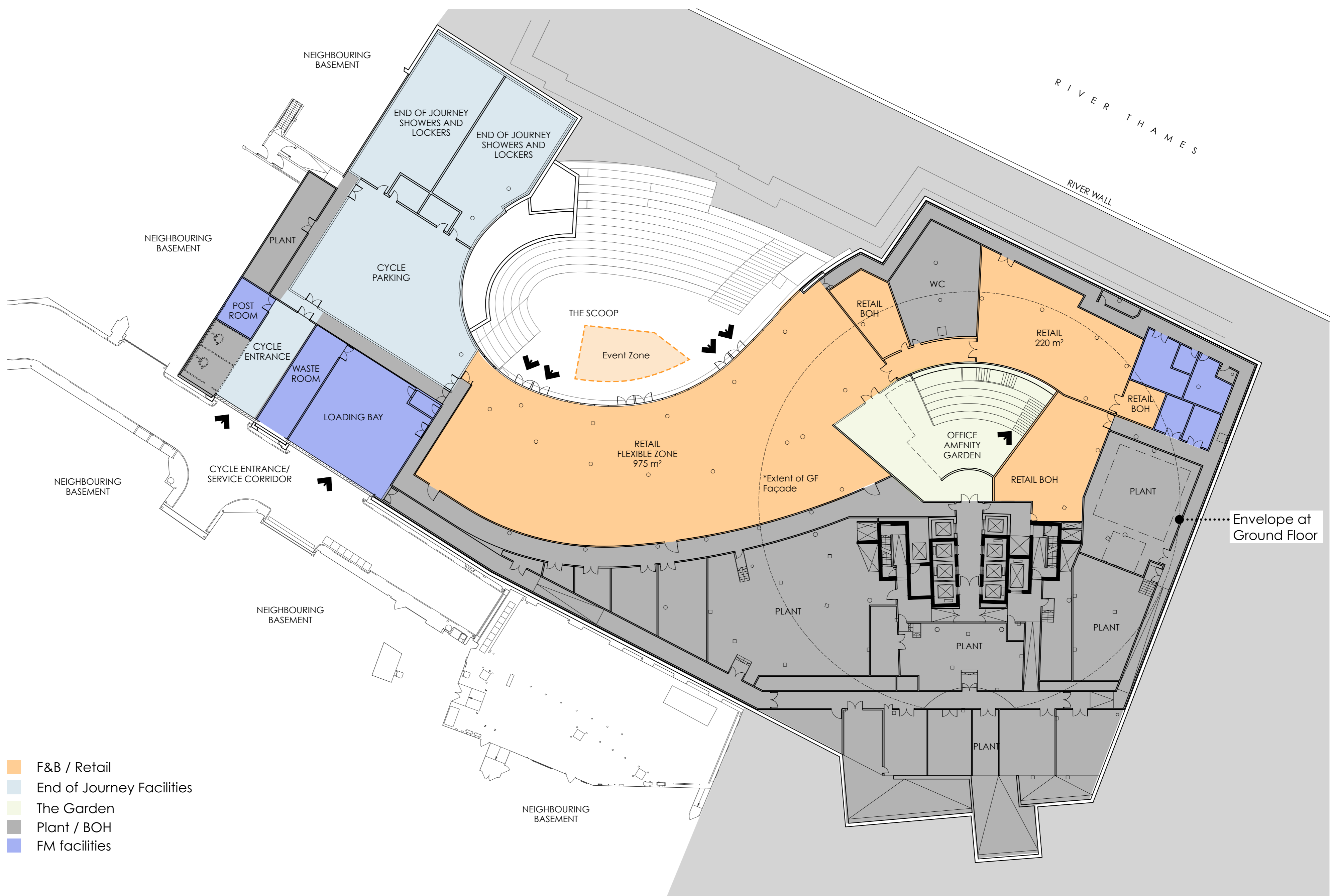


Existing



Proposed





New Public Uses at Ground and Lower Ground Floors

The design will invigorate the surrounding area with new active uses that encircle the entire the building and The Scoop.

New cafes, shops and restaurants will boost visitors and generate new employment opportunities. Our intention is to establish five flexible retail spaces to enrich the overall vibrancy of the area.

Proposed modifications to the glazing within The Scoop aim to enhance permeability and visibility into a new food hall.

This will become a place to meet, socialise, and enjoy world class views and entertainment.



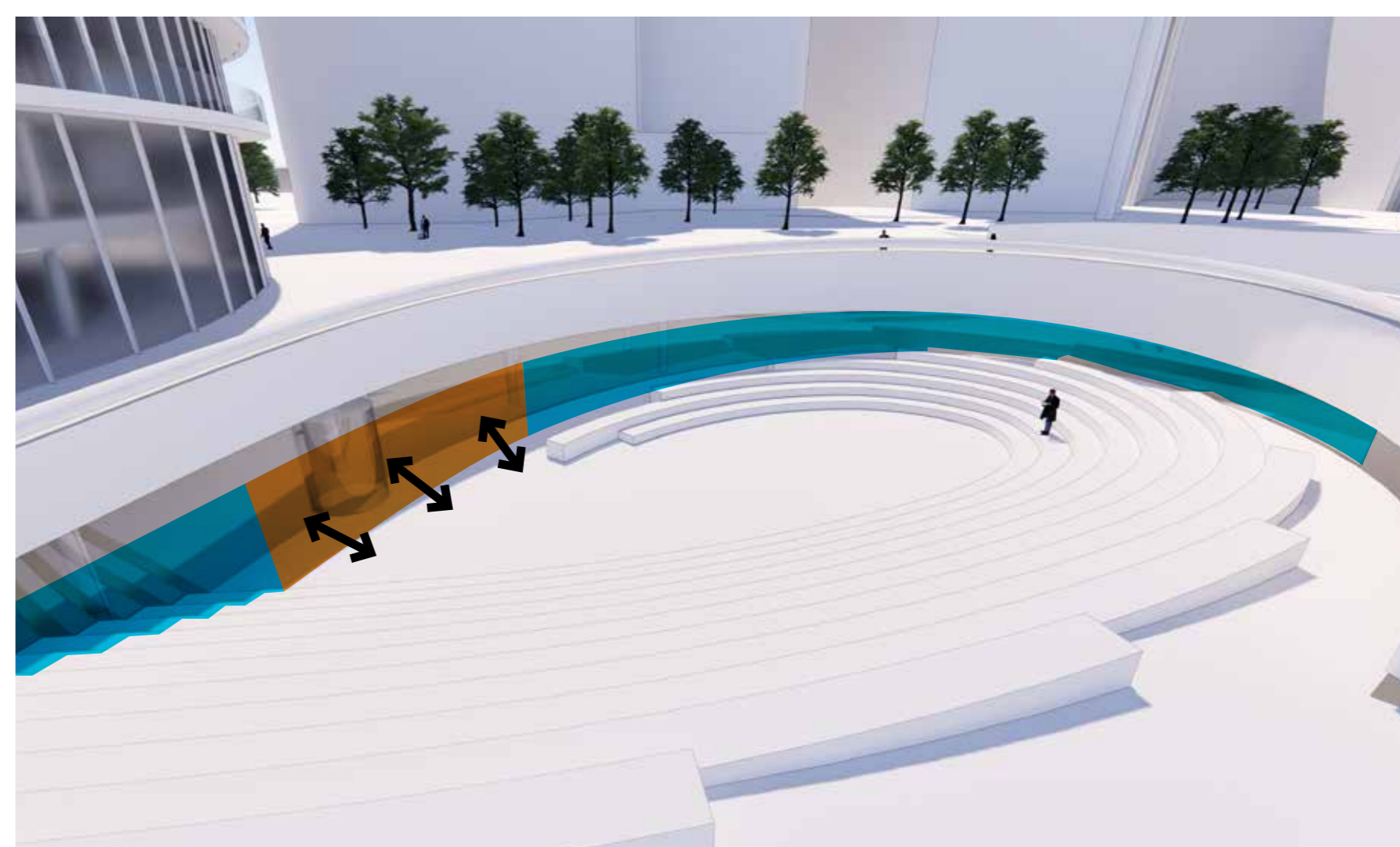


The Scoop

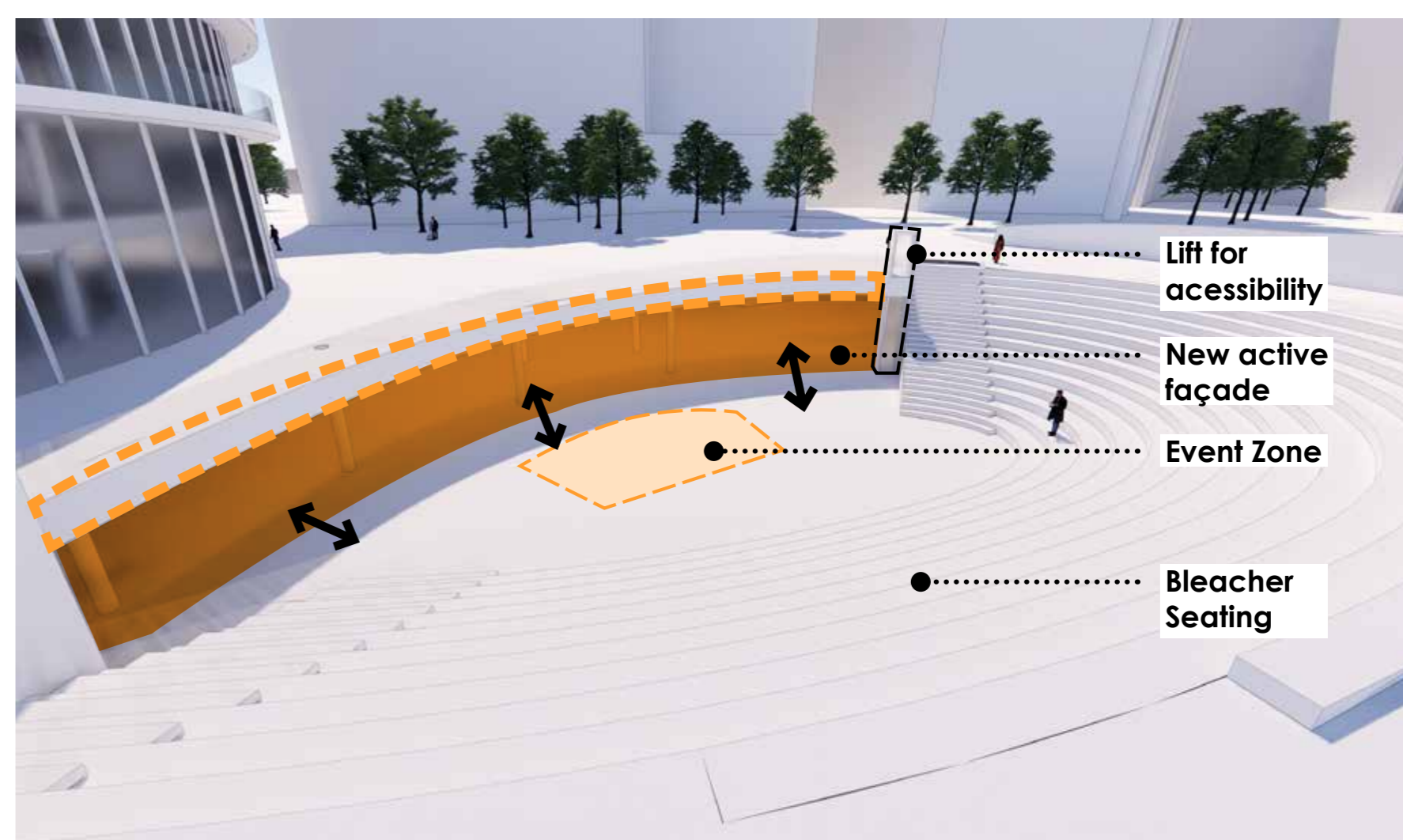
The Scoop is a popular destination at London Bridge City for meeting and socialising. St Martins hosts free events for the public, including cultural events and screenings of films and sporting events.

Our proposal presents an opportunity to host more events across the year. Improvements include:

- Increasing the space available for hosting events within The Scoop
- Opening up the lower ground floor of the building including the previously private meeting room area for public multiple use such as exhibitions, events and retail, alongside toilets
- Redesigning the seating to include areas of planting
- Improving accessibility to meet today's standards, including installing a lift.



Existing 'closed condition'



Opportunities for opening up The Scoop



Scheme Benefits

St Martins is committed to fostering opportunities for the local community to enjoy the building and surrounding public open spaces. Our plan includes:



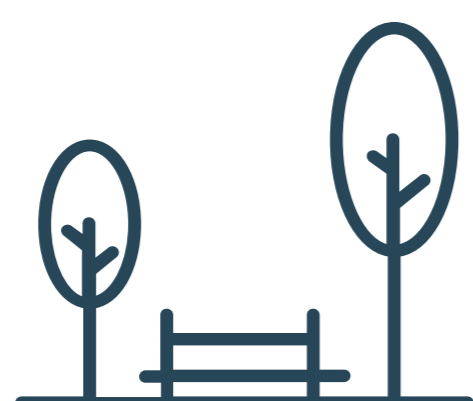
Job Creation and Economic Opportunities:

Introduction of 10,000sqm additional high-quality office floorspace, generating a mixture of employment opportunities, supporting local economic growth.



Vibrant Active Spaces:

Transformation of ground and lower ground floors into versatile spaces, featuring flexible shops, cafes and restaurants, and an exhibition space. This will cater not only to the local residential and business community but also to visitors, fostering a vibrant and inclusive atmosphere.



Active and Inclusive Public Open Space:

Development of active, integrated and enhanced public open spaces, including The Scoop. The improvements will not only enhance the setting but also make it more useable, providing a welcoming space for various community activities.



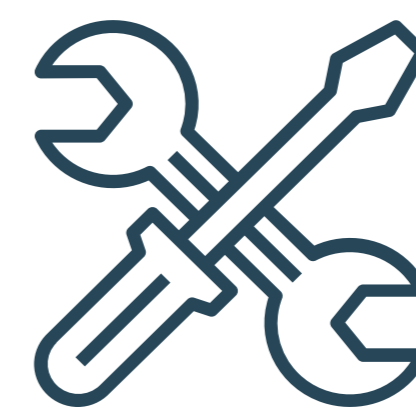
Community Events and Shared Experiences:

Creation of dedicated spaces for community and cultural events within The Scoop, encouraging a sense of belonging and shared experiences.



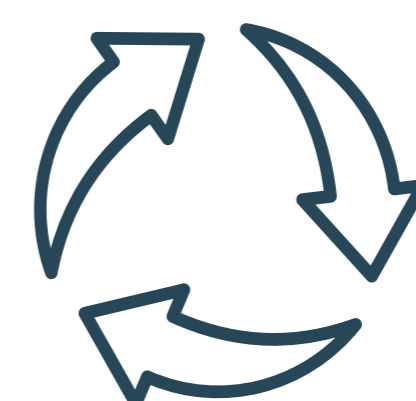
Biodiversity and Green Spaces:

Enhancements to existing landscaping and the introduction of new planting on each floor of the building, contributing significantly to an increase in biodiversity. These green spaces will not only create an attractive setting but also provide a sustainable and nature-friendly environment for the community.



Building Reuse:

Bringing a prominent vacant building back into use while maximising reuse of existing structure.



Recycling and Sustainable Construction:

Utilisation of high-performance building materials and recycling of old materials, demonstrating a dedication to sustainable construction practices and reducing environmental impacts.

These initiatives collectively aim to enrich the community by providing economic opportunities, creating inviting public spaces, and fostering a sustainable and socially connected environment.

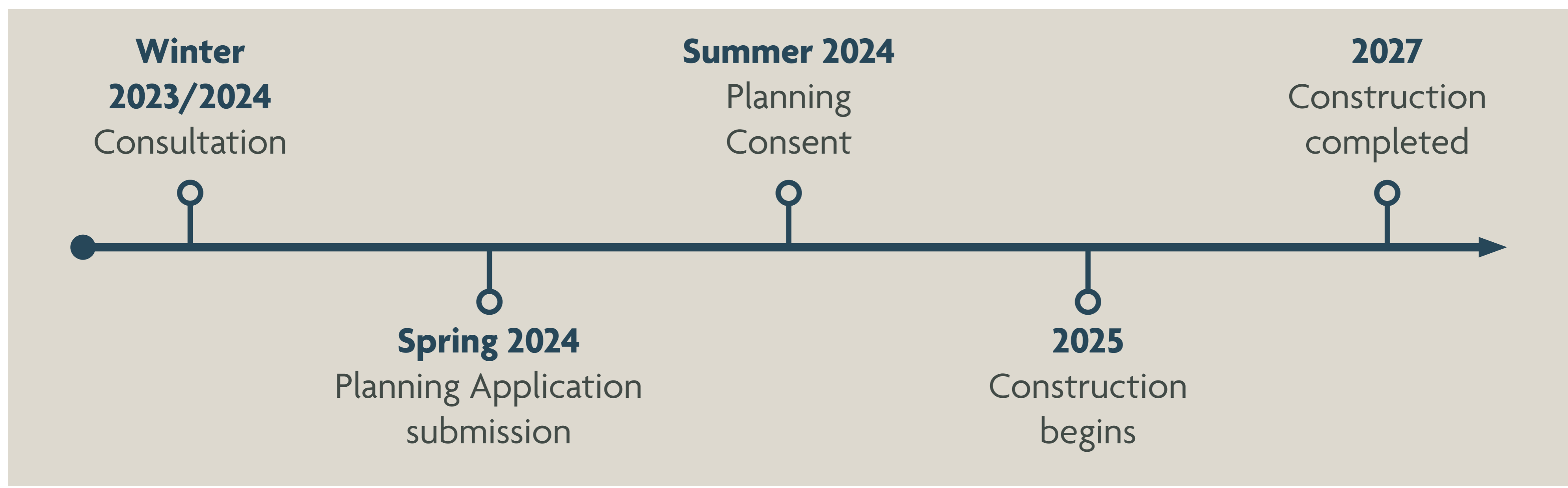


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CGI view of the proposed development

Next Steps and Timeline




Today's exhibition event is part of our public consultation. We are eager to hear your feedback before we update our proposal.

Please complete a feedback form to tell us what you think of our proposals. Our team is here today if you have any questions about the scheme or the design development so far.

Contact Us

If you have a question or want to sign up for updates following today's exhibition, please get in touch through the below methods.

 info@110thequeenswalk.co.uk

 **0800 772 0475**

 **Freepost COMM COMM UK**

