



Consultation briefing

# **A Vision for a Landmark Civic Development on Fleet Street**

*Spring 2020*

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The proposed masterplan creates a new series of east-west links, one of which will frame the spire of the Wren-designed St Brides Church.

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**Catherine McGuinness, Chair of the Policy and Resources Committee at the City of London Corporation**

Maintaining London's position as a world leading centre for legal services is essential as we lay the foundations for our economic recovery. This project aims to deliver a new civic hub that will house a state-of-the-art combined court and a new headquarters for the City of London Police in the heart of the Square Mile's legal and financial services cluster.

It will serve to reinforce our reputation as a place to do business and ensure we are able to adapt to the changing demands placed on the justice system. It will also be transformational for the Fleet Street area, opening up new vistas and public spaces by rejuvenating a tremendously historic area.



**Chris Philp MP, Parliamentary Under-Secretary of State for Immigration Compliance and the Courts**

The flag of English law is flown in countries across the globe, and London already leads the way as the best place to do business and resolve disputes.

Purpose-built to deal with fraud and economic crime, this facility will enhance this reputation – attracting even more of the world's most dynamic companies to conduct their business here.

The speed at which our courts have adopted technology to facilitate hearings has been recognised globally; showing just why London will remain the world's centre for litigating and resolving disputes.



**Sir Michael Snyder, Chairman of the Capital Buildings Committee at the City of London Corporation**

This is a once in a generation opportunity to deliver a ground-breaking, modern facility that meets the needs of the judiciary and the City of London Police. As our economic recovery gets under way, it will be a significant contribution towards our aim of building a world-leading financial and business City, fit for the future.

The flagship court complex and state-of-the-art City of London Police headquarters will provide a major win for the justice system as well as the surrounding Fleet Street area.



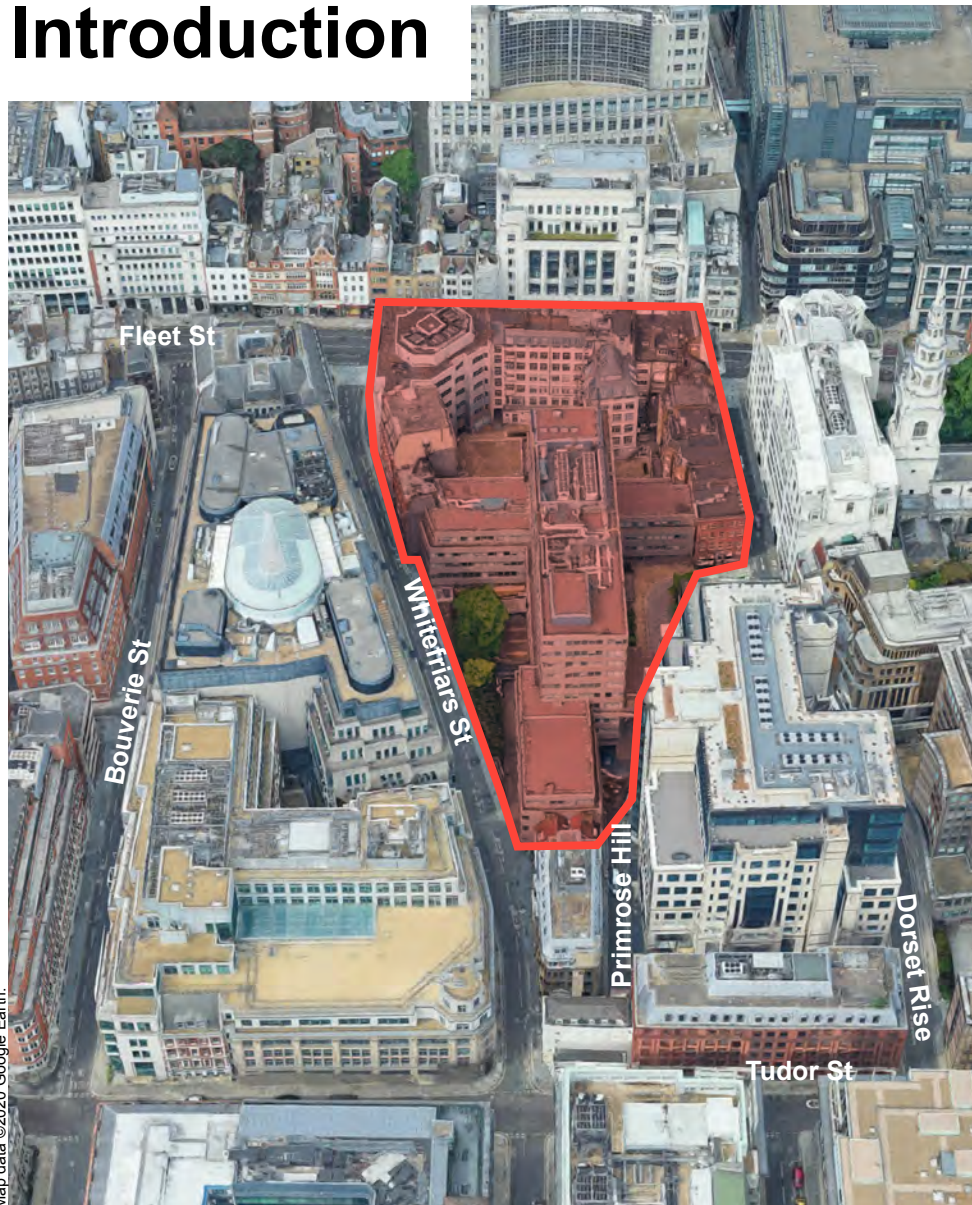
**Ian Dyson, Commissioner of the City of London Police**

As the UK's lead for policing economic crime, a new state-of-the-art operationally effective headquarters will meet the needs and challenges of the City of London Police's fast evolving brief to protect all the communities it serves, in the City of London and nationally.

Designed in close consultation with officers, the new HQ will allow the force to be as efficient and effective as possible, embracing technological advancement and smart working practices to better serve and protect the public.



# Introduction



Aerial of the Fleet Street Estate site showing the site boundary.

**The City of London Corporation has identified an incredible opportunity to create world class facilities for both the City of London Police and Her Majesty's Courts and Tribunals Service in the heart of the historic Square Mile.**

This document sets out the early vision for a state-of-the-art civic centre on Fleet Street. It is intended to support public consultation, as part of a remote engagement programme which takes into consideration the restrictions which remain in place in response to Covid-19.

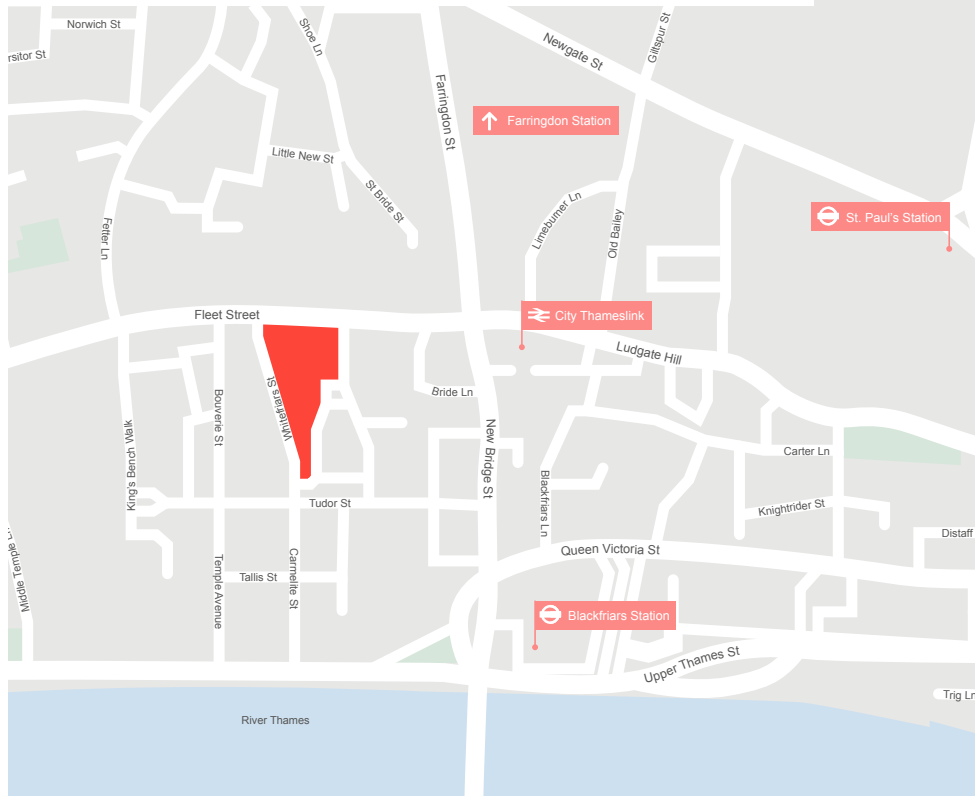
To provide some context, the Fleet Street Estate project was first conceived whilst the United Kingdom was still part of the European Union and when no one had heard of Coronavirus. Following the UK's departure from the EU and after the pandemic, it will be more important than ever that the UK invests in its future, nurturing its strengths in finance, legal services, commerce and culture.

By creating jobs, attracting visitors, improving sustainability and the local environment, the Fleet Street Estate project will drive recovery and growth in the Square Mile and beyond, ensuring that the City retains its global position as a beacon of business, law and justice.

This ambitious project will deliver a new, purpose-built 18-courtroom legal facility and a cutting-edge police headquarters equipped to combat fraud and economic crime across the UK.

Built to the highest modern standards when it comes to accessibility and sustainability, the Fleet Street Estate project will open up and improve justice for all and be a significant addition to the already exemplar legal capabilities of the UK.

# What is the Fleet Street Estate project?



Location of the Fleet Street Estate.

**The City of London Corporation (CoLC) is leading a major project to create a new headquarters for the City of London Police (CoLP) and an 18-courtroom facility combining Magistrates, Crown and Civil Courts for HM Courts and Tribunals Service (HMCTS).**

The objective of the Fleet Street Estate project is to create a world class and state-of-the-art civic site, ensuring the City's globally renowned justice system has everything it needs to thrive in the 21st century whilst also taking into account changing public health needs and working requirements.

The new civic centre will be on the south side of Fleet Street, in the historic Square Mile and at the heart of the capital's legal and financial services cluster. The Central Criminal Court is just 500 metres away to the east and the Royal Courts of Justice is 650 metres to the west.

The Fleet Street Estate project will also help to re-establish and reinvigorate this part of the capital; famous as the former home of the newspaper industry, the last journalists moved out 15 years ago.

The designs will consider not just the particular and complex needs of CoLP and HMCTS but also how we can create welcoming public spaces, a more open and accessible environment for pedestrians and cyclists and a much better experience for those who live and work in the area.



## What is the Fleet Street Estate project?



The former Snow Hill Police Station in Farringdon.



The current Mayor's and City of London Court.



The current City of London Magistrates' Court.

### HM Courts & Tribunals Service

HMCTS is responsible for the administration of criminal, civil and family courts and tribunals in England and Wales – and non-devolved tribunals in Scotland and Northern Ireland. It works with an independent judiciary to provide a fair, efficient and effective justice system.

The development will be a national asset for HMCTS and align with its Reform Programme, launched by the Lord Chancellor, Lord Chief Justice and the Senior President of Tribunals in 2016, to simplify processes and bring new technology and modern ways of working to the justice system. HMCTS will take a long lease from the City of London Corporation for a peppercorn rent.

### A new office building

At the southern end of the site, a new office building will be an important part of the scheme. Ground floor uses could include shops, cafés and bars, encouraging people through the site, down towards the river.

### City of London Police

The City of London Police was established in 1839, and holds responsibility for policing the City of London.

As well as policing the Square Mile, the City of London Police is the lead force in the UK for economic crime and plays an international role in preventing and investigating fraud. Its expertise is recognised internationally and its new home on Fleet Street will better serve modern day policing requirements.

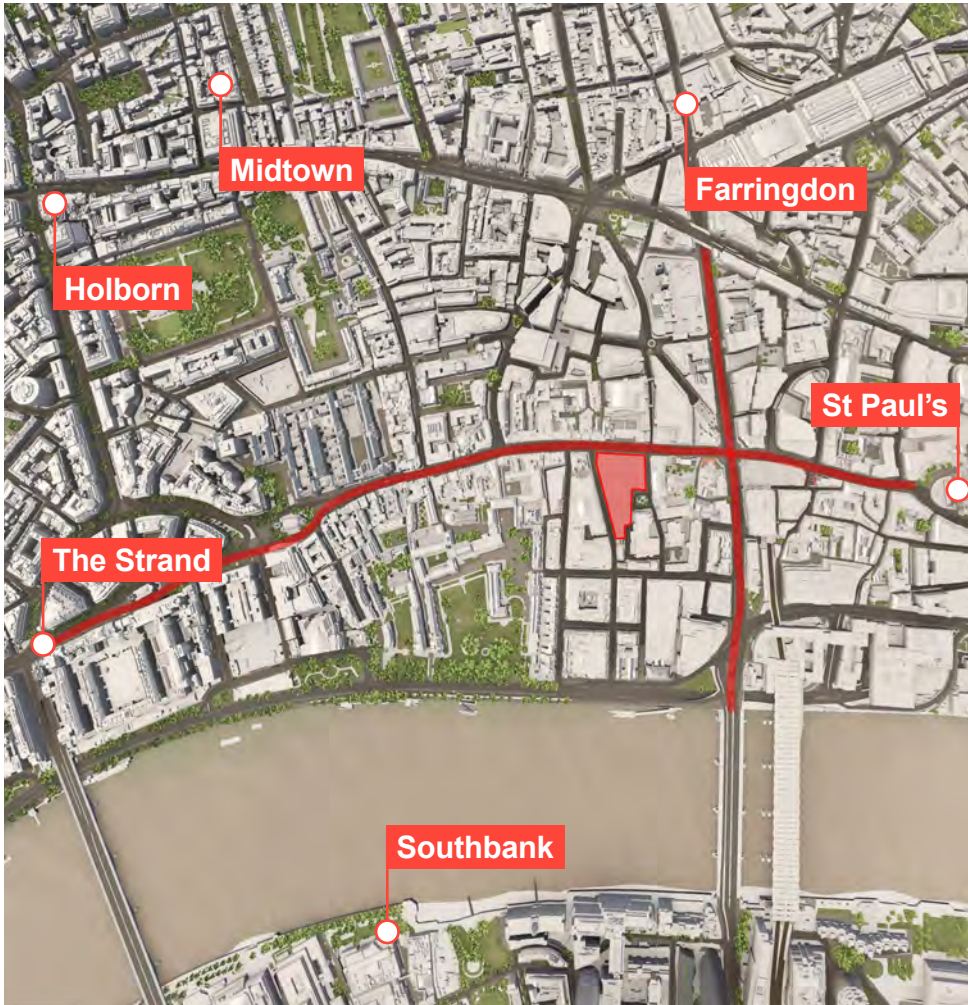
### Who is leading the Fleet Street Estate project?

The City of London Corporation is leading the Fleet Street Estate project, working closely with the City of London Police and HM Courts and Tribunals Service as the future tenants of the buildings.

### How will it be funded?

The project will be funded by the City of London Corporation in part by the disposal of the existing court and police facilities, and in part by the provision of new commercial space.

# The importance of Fleet Street and the Square Mile



Fleet Street is an ancient part of the City, a link between St Paul's Cathedral and the river and between the City and Midtown.

The City of London hosts an unparalleled cluster of financial, professional, and business services which are recognised across the world as vital engines of business and economic growth. Now more than ever, the City needs to invest in its future to maintain its worldwide status.

£69bn

In gross value added is generated by the City for the UK economy each year.

18.4m

Number of people who visited the Square Mile in 2017, **spending over £1.7bn.**

£110m

Amount invested by the City of London Corporation in heritage and cultural activities per annum.

40%

Percentage of all global arbitrations dealt with in UK law.

£31.5bn

Amount generated by legal activities in the UK in 2016.

17,000

Number of solicitors clustered around the Temples in the west of the Square Mile. More than **200 international law firms** have a home there.



## The importance of Fleet Street and the Square Mile



Processional route, Lord Mayor's Show.

**This part of Fleet Street is an ancient part of the City, a link between St Paul's Cathedral and the River Thames and between the City and Midtown.**

### Fleet Street

Fleet Street dates to the 12th century when it is believed to have been a site of Christian worship along the Fleet River.

More recently, Fleet Street became the national centre of the newspaper industry which started in the 19th century and became fully established in the inter-war years in the 20th century. Advances in technology led to changing needs, and in 2005, Reuters became the last major news organisation to leave Fleet Street.

St Bride's Church, destroyed by the Great Fire of London and then rebuilt under the direction of Sir Christopher Wren in the 1670s, is still known as the spiritual home of the journalistic community in Britain, maintaining its connection despite the media industry's departure from Fleet Street.

The site sits at the centre point of an ancient processional route along Fleet Street that links the Palace of Westminster to St Paul's Cathedral. It is positioned between Fetter Lane and Farringdon Road providing a connection through to the A40/Holborn linking the City to the West End.

It remains an important route in modern times, included in processions to celebrate jubilees of the reign of the monarch, state funerals and the Lord Mayor's show.

Reaffirming this important historical context is an important part of the Fleet Street Estate project.

### How was this location selected for the Fleet Street Estate project?

A series of detailed options appraisals and feasibility studies have led to the conclusion that this prime location in the heart of the historic Square Mile – already a global centre of justice – presents a fantastic opportunity for a national civic centre.

It is also very helpful that the City of London Corporation already owns the buildings, enabling the creation of a site wide masterplan that can reinvigorate the whole area.



# The existing site and buildings



North elevation of 69-71 Fleet Street.



Front and side elevations, 80-81 Fleet Street.



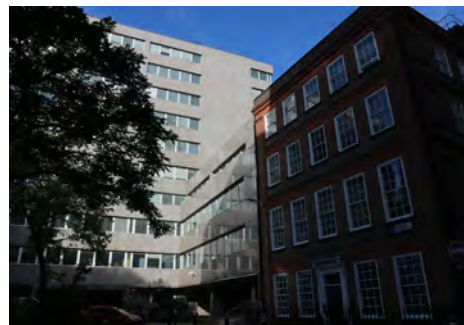
Front Elevation, Chronicle House, 72-78 Fleet Street.



Front Elevation, 8 Salisbury Court.



35-38 Whitefriars Street.



Fleetbank House and 1 Salisbury Square.

**The Fleet Street Estate site is made up of a series of buildings and small streets extending south between Fleet Street and Tudor Street and between Dorset Rise and Salisbury Court.**

The site is currently quite closed off with no real connections through, with blank walls and no quality public space. Fleetbank House, a large 11-storey 1970s office building, dominates and creates a barrier from St Bride's Church and Salisbury Square, making it difficult to walk through or appreciate the location and surroundings.

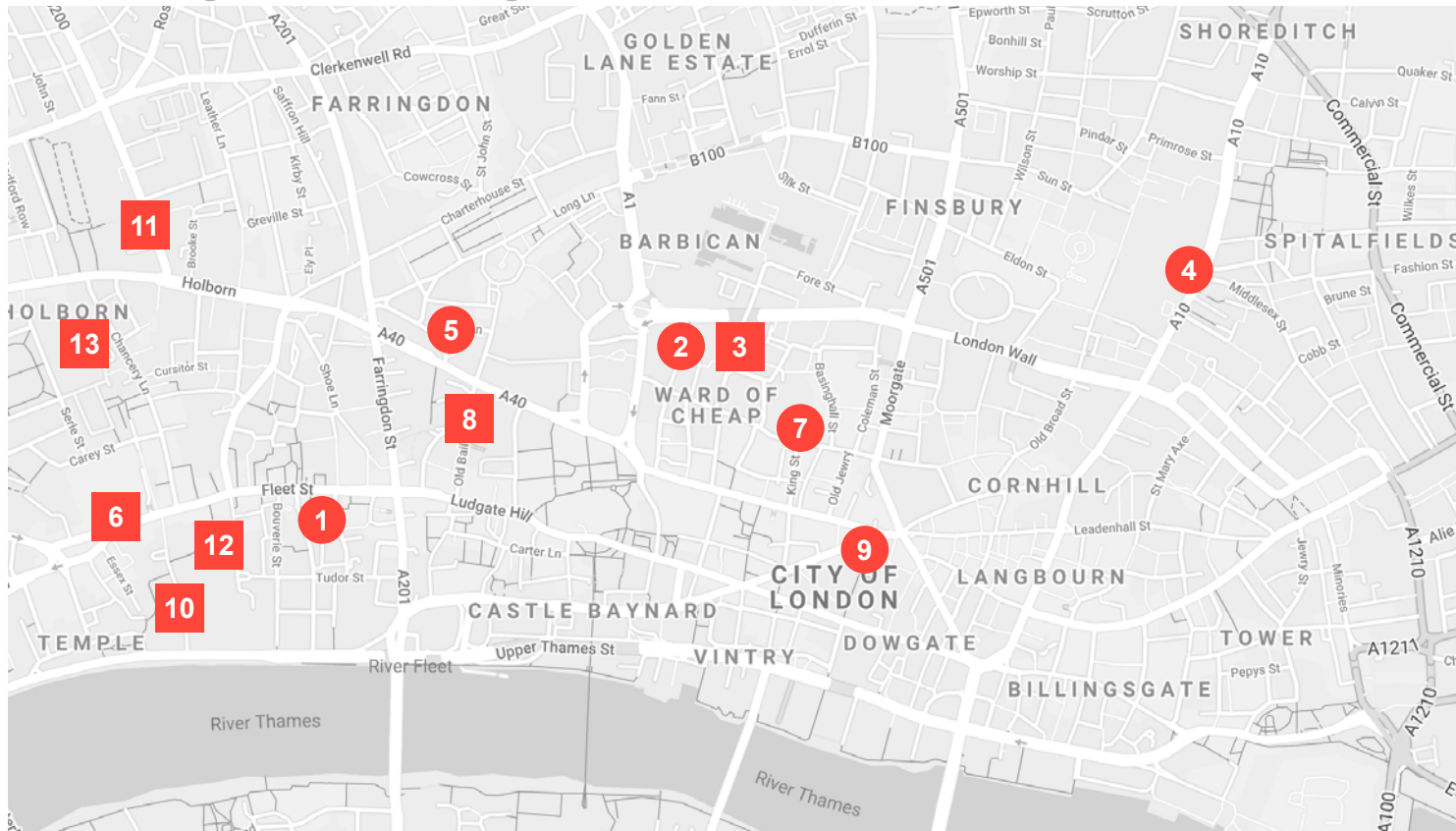


Fleetbank House, built 1970-1975, is no longer fit-for-purpose while the public realm outside the entrance could be greatly improved.



There is a lack of active frontages facing onto Hanging Sword Alley.

## The existing site and buildings



### Key

- Building or site that is included in the Fleet Street Estate project
- Building or site that is not part of the project but is important to the character and context of the development site and local area

- |  |   |
|--|---|
| <span style="color: red;">1</span> The Fleet Street Estate site      | <span style="color: red;">8</span> Central Criminal Court           |
| <span style="color: red;">2</span> Wood Street Police Station (sold) | <span style="color: red;">9</span> City of London Magistrates Court |
| <span style="color: red;">3</span> Guildhall                         | <span style="color: red;">10</span> Middle Temple                   |
| <span style="color: red;">4</span> Bishopsgate Police Station        | <span style="color: red;">11</span> Gray's Inn                      |
| <span style="color: red;">5</span> Snow Hill Police Station (sold)   | <span style="color: red;">12</span> Inner Temple                    |
| <span style="color: red;">6</span> Royal Courts of Justice           | <span style="color: red;">13</span> Lincoln's Inn                   |
| <span style="color: red;">7</span> Mayor's and City of London Court  |   |

### What will happen to the current courts buildings that are being replaced?

The two buildings which incorporate the Civil Court, Mayor's and City of London County Court and City of London Magistrates' Court are no longer considered to be fit-for-purpose. They are listed heritage assets and have been modified over time to accommodate changing requirements, however are no longer suitable for an effective 21st century justice system which has seen huge technological advancements in order to combat the evolving nature of crime.

The aspiration for these buildings once they are vacant will be to find uses that make the very best use of their history and heritage.

### What will happen to the existing police stations?

Two of the City of London Police's existing buildings have been sold in order to help fund the Fleet Street project, with a police facility for the public being maintained around Bishopsgate.

Police forces up and down the country are undergoing similar estate rationalisations in order to keep up with technology and modern policing practices and provide fit-for-purpose police facilities within more centralised locations, ensuring an efficient and effective service.



# The design brief



Aerial of the Fleet Street Estate project.

**A world class team of architects and experts has been assembled to deliver a new state-of-the-art courts and police building along with new offices, retail and much improved public realm and green spaces.**

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The brief from the City of London Corporation is to:

- Meet the specific needs and standards of modern policing and justice, including the complex security and resilience requirements.
- Work to the highest modern accessibility, sustainability and environmental standards – these buildings will have double the expected design life of a standard office building.
- Create fit-for-purpose facilities that are future-proofed, and ready to adapt to new technology and advances in communication and connectivity.
- Prioritise the safety and integrity of the legal process for victims of crime, witnesses, the judiciary and the accused.
- Provide a positive and supportive experience for all those served by the justice system and the City of London Police including the press and the general public.
- Improve routes through and around the site for pedestrians, particularly east/west and down from Fleet Street towards the river.
- Respect and complement the incredible heritage of the area, in particular the views of Sir Christopher Wren's Grade I listed St Bride's Church.

## The design brief



City of London Police officers.



Entrance to the City of London Magistrates' Court.

### A flagship 18-courtroom facility

The Fleet Street Estate project will bring the Civil Court, Mayor's and City of London Court and City of London Magistrates' Court together into one flagship building.

This new court will provide significantly improved facilities for users. It replaces the ageing Mayor's and City of London Court, the City of London Magistrates' Court and will also contain eight Crown courtrooms. Criminal cases heard at the Old Bailey will not be affected by the scheme.

The court will be equipped to deliver justice in the modern age, with a focus on economic crime and fraud, and will form a key part of the Government's response to the wider economic crime agenda.

### A new City of London Police HQ

City of London Police is currently housed in four sites across the City with some of its buildings old and costly to maintain. Bringing a large part of the force together in one purpose-built headquarters at the very heart of the Square Mile will improve operational effectiveness.

The City of London Police will be provided with world-leading new facilities, designed in consultation with officers and staff, to support modern policing and the CoLP's local and national remit.

The CoLP brief prioritises close coordination of teams and resources in order to drive effective policing across all services.

### A new office building with retail at ground floor

To make the scheme work financially, a new office building, supported by ground floor retail, is proposed for the southern end of the site.

The ground floor uses of this building will create a much livelier street frontage, connecting nearby residents and workers to the river or up to St Paul's.

The development of the southern part of the site for commercial use will be carefully curated so as not to impact the integrity, safety or security of the new CoLP headquarters or courts facilities.

### Improved public realm and townscaping

The Fleet Street Estate will be supported by a new public green on Salisbury Square which will be complemented by the footfall generated by the new civic hub. There is also an opportunity to provide roof terraces and urban greening on all three buildings that will create new views of St Bride's Church, St Paul's Cathedral and the River Thames.

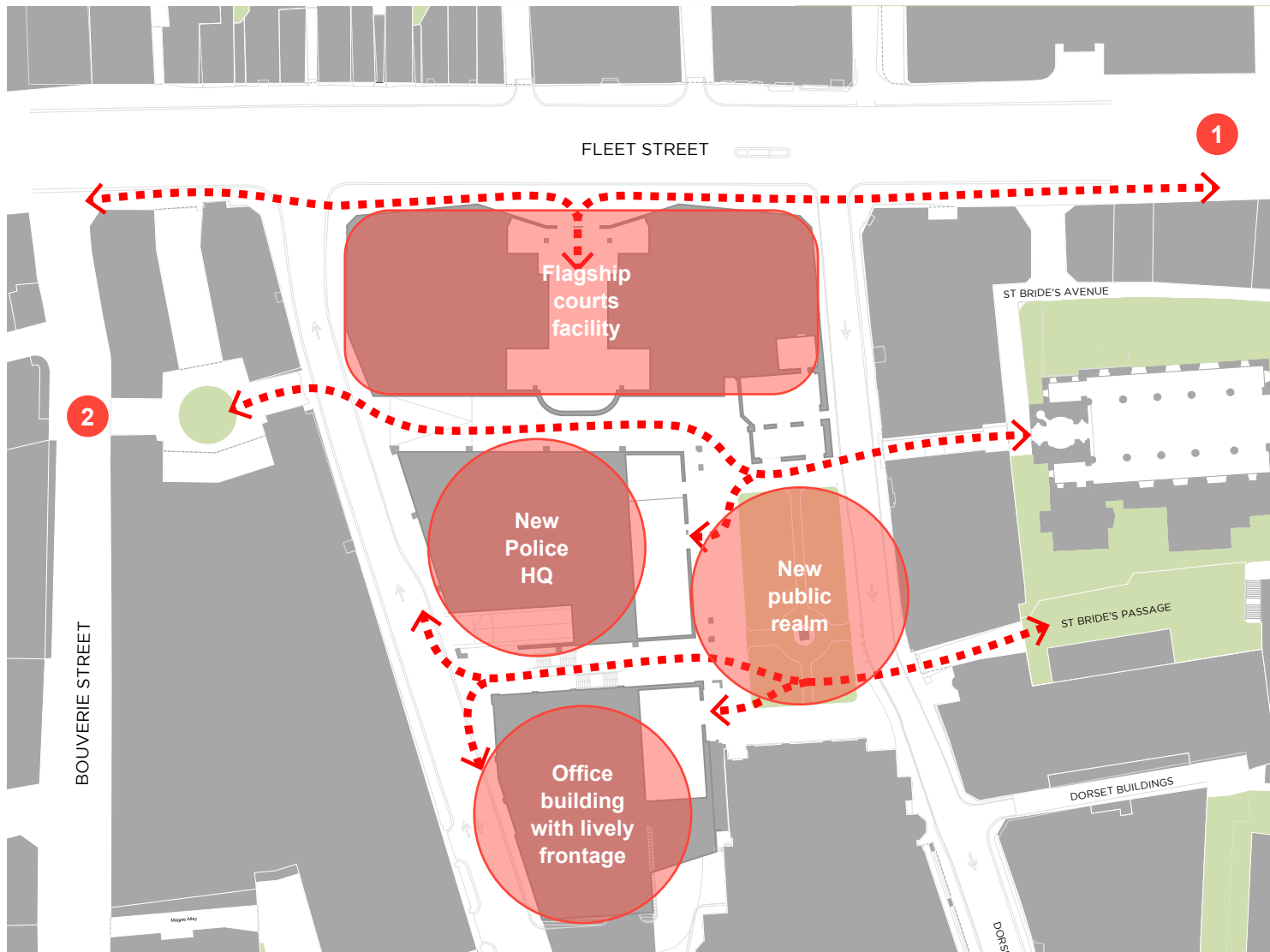
A new east west link through the site will create natural walking routes and a more pleasant journey through from Temple to St Bride's, creating magnificent new views of the St Bride's Church spire.

### What facilities will HMCTS and CoLP share?

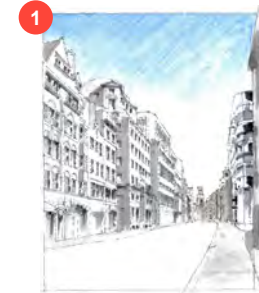
HMCTS and the CoLP will share a security controlled basement, building servicing and core to create efficiencies through the build process and in the day-to-day running of the facilities. However, it is also very important to create discrete and separated journeys through the building for different user groups – just one of the complexities of designing a civic hub in this way.



# The emerging masterplan



EPA's emerging masterplan.



View west along Fleet Street.



The proposed masterplan creates a new series of east-west links, one of which will frame the spire of the Wren-designed St Brides Church.

The creation of new east west walking routes will allow for greater circulation around the site, and will open up new site lines, including to the Grade I listed St Bride's Church.

Each building will stand as its own separate entity above ground which means that the security and integrity of the two civic buildings are not compromised.

There will also be a much livelier street frontage down towards the river, linking into the commercial element and the new public green.

# Design inspiration and precedents



8 St James's Square, designed by Eric Parry Architects, incorporates the use of honed limestone, picked and polished granite and public art.

## Materials

The materials for the Fleet Street Estate will provide each of the three buildings proposed a sense of their own identity, taking inspiration from the surrounding streetscapes and the wider city.

A selection of durable materials will be used to underpin and enhance the Fleet Street Estate's civic presence.

The use of expressed weathered steel and a variety of stone façades will ensure that the buildings are low maintenance and durable.

The buildings will be designed with the safety and security of the user in mind and robust construction systems will be employed to ensure that they are fit to deliver their civic purposes.



Four Pancras Square, also designed by Eric Parry Architects, is fabricated of weathered steel and full height glazing.

## A next generation sustainable development

The vision for the Fleet Street Estate is to minimise resource use and create a restorative environment for occupants through:

- Reducing energy demand through passive design features including well insulated façades, high performance glazing and low air permeability.
- An all-electric, zero on-site emissions strategy, incorporating a ground source heat pump system to supply heating and cooling, partly supplied with on-site electricity generation from roof mounted photovoltaics. Remaining electricity demand will be supplied from the UK electricity grid and procured from a supplier with 100% renewable electricity generation.
- Reclaiming materials from existing buildings where possible, creating an adaptable building designed for a long life, responding to the circular economy.
- Green roofs and biodiverse landscapes which will provide habitat for fauna.
- Incorporating WELL Building Standard principles to ensure accessibility and inclusivity for all.
- Buildings designed to achieve a BREEAM excellent rating.



# Some examples from around the world



Supreme Court, Singapore.

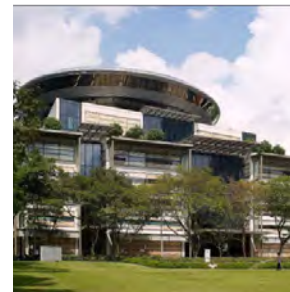
## Paris



In 2017, the Paris Law Courts, located in Clichy-Batignolles to the north of the capital, were completed, providing a new courts facility for Paris, and for France. They replaced the existing buildings on the Île de la Cité, which had become cramped, inefficient and antiquated.

The new facilities, designed to symbolise 21st century justice, are equipped with integrated multimedia and videoconferencing facilities, while the building is also a benchmark for environmental performance.

## Singapore



Completed in 2005, the new Supreme Court of Singapore replaced the existing buildings, which had become too limited for Singapore's rapidly growing population.

The building is designed for long-term flexibility, including future changes in the size and configuration of the courtrooms and advances in information technology. Environmentally, it incorporates a range of passive climate control devices, including solar shading to the offices, and the roofs are planted with trees, creating a blanket of greenery that shelters a public promenade.

## Barcelona



The Barcelona law courts, completed in 2009 consolidated the 17 existing buildings that were scattered across Barcelona and L'Hospitalet. The new 'City of Justice' was built to improve efficiency through flexible working spaces, as well as providing space for future growth.

The facility was designed to improve public spaces around the buildings, as well as present an open and modern vision of justice.

## Next steps

A world class planning and design team has been assembled through a competitive tender process. This includes Eric Parry Architects as the lead architect, townscape experts Tavernor Consultancy, heritage building experts Donald Insall Associates, consultant planners Gerald Eve and community engagement experts London Communications Agency. Buro Happold has been appointed as the civil and structural engineers and security consultants and AECOM are the building services engineers and cost managers.

The project team will work together in the coming months to put together a detailed planning application to submit to the City of London Corporation in winter 2020/21.

Our initial stage of public consultation will gather feedback on the early vision for the site, ahead of a second round of public consultation later in the autumn.

### Consultation and engagement through Covid-19

We very much hope that later this year we will be able to undertake face-to-face engagement with local residents, businesses and key stakeholders. Given the current restrictions however, we will begin with a remote engagement process, working extra hard to reach people at home and giving everyone a chance to understand the proposals and have their say using both digital and traditional methods.

We are happy to organise phone or video meetings with the project team or answer any questions via email, please do get in touch using the contact details below.

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