



Our ambition at 33 Creechurch Lane is to do just that - create world class office space designed for multi sector SMEs in the heart of London's financial district.

33 Creechurch Lane

Merchant Land

ICENI PROJECTS - CASE STUDY

The redevelopment of this site will deliver higher quality office space with major enhancements to the public realm, introduction of a green wall and new ground floor uses which will enliven this City of London location.

On behalf of Merchant Land Development, Icen Projects completed a Townscape, Heritage, and Visual Impact Assessment for a tall building development within the City of London and supported the design developed by Assael Architects. The redevelopment of the Site includes the demolition of a smaller, 5 storey office block, located within the Eastern Cluster, which was identified as a building of low heritage value and underutilising the Site to its full potential, to be replaced with a 20 storey building comprising office and retail and associated works.

As the Site is within the City of London, a number of highly significant heritage assets are within its immediate and wider setting, including the Grade I listed Bevis Marks Synagogue, Grade II* listed Former Port of London Authority Building, and the Tower of London World Heritage Site. Icen Heritage and Townscape were commissioned to provide advice regarding the setting of these sensitive heritage assets. As well as detailed analysis on the setting of heritage assets, the height of the scheme required analysis of views and townscape impacts, with key views agreed with City of London, which included viewpoints within the LVMF. Of particular sensitivity and resulting in a reduction in height of the taller element, was the view from Tower Bridge where the UNESCO World Heritage Site, Tower of London, is appreciated from.

5 interesting facts about the project

1: HISTORIC LOCATION

Bevis Marks Synagogue, the Grade-I listed building adjacent to the site, was the 2nd synagogue erected in England.

2: HISTORIC REFLECTIONS

The arches of the former Holy Trinity Priory, which historically stood on the site, have been incorporated in embossed in the pre-cast concrete panels, reflecting the previous use on the site.

3: GREEN FINGERED

The front façade will incorporate 318 sq m of green wall.

4: ACTIVATING THE GROUND FLOOR, FINALLY

It was originally intended to have a wine bar on the ground floor in the existing building, but which never was fully established. The new scheme will establish an active and open frontage at ground level.

5: GROWING WORKFORCE

GLA Economic Forecast estimates approximately 2% increase of workers in the City of London annually between 2018-50, 23,109 people, resulting in a great need for office space, which this scheme will deliver

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