




Welcome

Welcome to our public exhibition to show our updated plans for Tenter House – an exemplary new office building and improved public spaces in Moorgate.

Today, you will be able to:

-  View our updated plans
-  Meet and speak to members of the team
-  Share your feedback

This exhibition displays updated plans to a previous planning application for Tenter House which was approved by the City of London Corporation in 2020.



Aerial view looking west

About us

Freshwater Group is a family-owned property group in the UK, including both Daejan Holdings and Metropolitan Properties Limited.

The group invests in residential, commercial and industrial property across the country. Freshwater is driven by traditional values and seeks to provide enduring benefits to its tenants and local communities.

Leading the design for the updated proposals for Tenter House is David Walker Architects, an award-winning architectural practice based in London, founded in 2002.



Milton Court/The Heron



The Dumont



Riverbank House

Meet the team

Owner and Developer
Freshwater Group



Architect
David Walker Architects

David Walker Architects

Communications Consultant
London Communications Agency



Planning Consultant
Montagu Evans



Project Manager
Buro Four



The site

The current Tenter House building is at the southern end of Citypoint Plaza and to the west of Finsbury Circus Gardens.

Owned by Freshwater for 35 years, the site sits at the eastern boundary of the Barbican estate.

It is served by Moorgate Station with transport links recently boosted by the Elizabeth Line. The existing Tenter House has been an active commercial office building with public house at the ground floor. the Moorgate area is

emerging as a key centre of office and shared workspace in the City of London and the opportunity to redevelop Tenter House will provide improved relationships between the surrounding buildings and offer enhancements to the public realm.

Tenter House shown in red



Our existing plans

We aim to build upon the existing planning consent for this site to maximise its true potential.

In 2020, planning permission was granted to redevelop the Tenter House building. As a reminder, this scheme consisted of:

- A new 19 storey office building to provide high quality, flexible and sustainable office space
- Improvements to the public realm, including along New Union Street, creating a pedestrian focused 'southern' route to and from Silk Street
- Enlarged ground floor areas with greater flexibility for occupiers and the way in which the building is animated

Since the scheme received permission, further opportunities have been identified through discussions with Brookfield for greatly enhanced accessibility and permeability within the plaza, achieved by removing the existing Tenter House car park and ramp, then lowering the raised portion of Citypoint Plaza.

A consequence of these discussions is an updated scheme which we are now presenting for consultation.

Old scheme



The new proposed scheme





While we consult on these plans we are progressing with the existing permission, conducting preparatory works which will be followed by demolition works in the new year.




Our updated plans

Our new plans build upon previous planning consent with some minor changes that bring major benefits.



Significant improvements to the public spaces around Citypoint Plaza

-  Removing the ramp, dropping the level of Citypoint Plaza, and removing other unsightly features creates a better route from Moorgate to the Barbican.
-  New public realm changes will widen this path and make it a more enjoyable pedestrian experience.


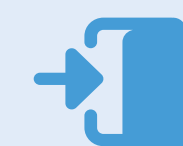
A more elegant building

-  We have reduced the height at Moorfields, where it is most sensitive, and increased the height at its centre.
-  The building now has a slimmer, more elegant shape that will lessen the 'wall' effect along Citypoint Plaza.
-  The new building respects statutory views of St Pauls and Westminster Pier.




A high level of sustainability

-  Whilst the previous consent had a very high level of sustainability, our new proposals take this even further.
-  These include improved thermal performance of the cladding and a more sustainable air conditioning system.

A larger and more accessible retail unit

-  Thanks to the changes at ground level, enlarged ground floor areas will be provided with greater flexibility for occupiers and the way in which the building is animated for a more artisanal food offer, such as a bistro style restaurant, for the benefit of the local community.
-  This space will now also be accessed more easily, directly from the plaza, improving its overall experience.

Improved urban greening

-  A more integrated and meaningful approach to urban greening, including more substantial garden areas that can accommodate trees and shrubs.
-  The urban greening has been developed to provide a major, accessible garden at the 14th floor, and on the lower levels of the east and west elevation.
-  This arrangement also provides landscaped areas at most levels of the office accommodation to significantly improve the urban greening provision.



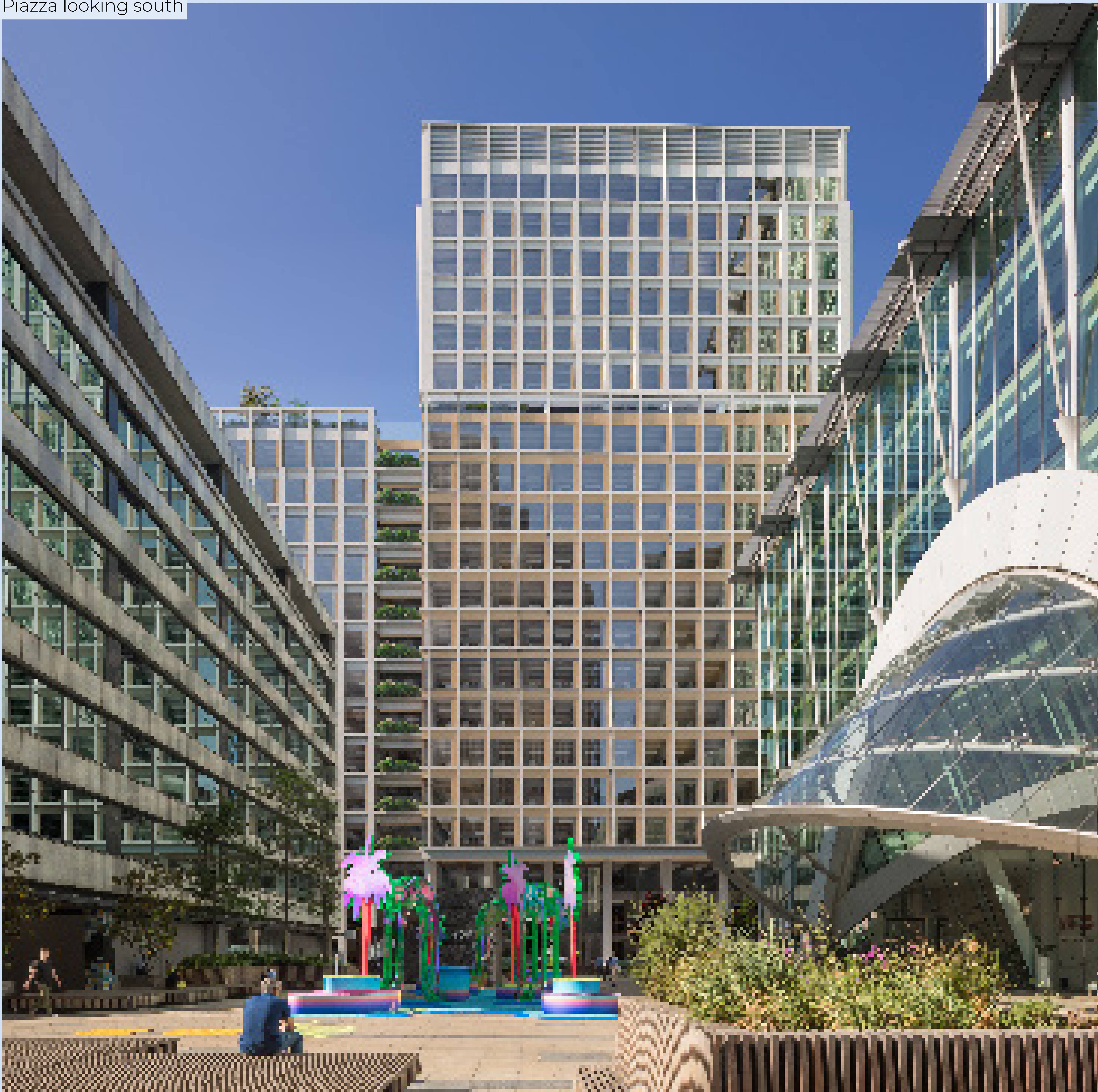
View of potential bistro area



View of improved urban greening

Images of the updated proposals

Piazza looking south



View from Moorfields Road



Public realm improvements at Citypoint Plaza



Proposed
site plan



Improvements to the public spaces

Further enhancements to the public realm are central to our updated proposal, improving both the Citypoint Plaza and Tenter House.

In addition to removing stairs, ramps and other clutter associated with the underground car park, our proposal includes the following:



A new retail unit at the western end of the building accessed from the plaza, providing an active and animated space.



The treatment of New Union Street remains prioritised as a pedestrian route with access for service vehicles controlled by automated rising bollards. The building frontage is also treated in the same manner as the frontage facing Citypoint Plaza.



The removal of various vents associated with the car park, results in a more enjoyable space to be.



A landscaping design that provides a densely planted and permeable addition to the public space.

Being a good neighbour

We know that a scheme of this nature will present some challenges. We're currently exploring a range of measures and options we can introduce to minimise disruption to our neighbours.



A new modern site

Utilising modern methods for vehicles will ensure loading and unloading on site is dramatically reduced compared to current practices.



Construction

Ensuring that all construction works are undertaken with the highest safety standards, causing as minimal disruption as possible to residents.



Efficient working

Committing to rejuvenating this site with a confidence that we will be able to deliver a scheme by the end of 2028 if we achieve planning consent – offering both speed and certainty of delivery whilst minimising disruption for nearby residents.



View of main entrance

Next steps

Thank you for attending our public exhibition

We will be reflecting on the feedback we have heard and will soon submit a planning application in the coming months to the City of London Corporation.

To summarise our updated plans for Tenter House, we are proposing:

- Major improvements to the public realm
- A more elegant and less obtrusive building
- A larger and more accessible retail unit
- An even higher level of sustainability
- Improved urban greening

Let us know what you think



Comments form: Available today



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Timeline

