Welcome and Introduction

Thank you for taking the time to attend our public exhibition, which we hope will highlight the historic location, introduce the key members of the team and outline our initial analysis and thoughts for the site. We are very interested to hear your views. After you have reviewed the boards, and discussed any points you have with the team that are present, please let us have your feedback by completing the form provided.

The core members of the team involved in this project are:

- **Development Manager:** Delancey
- **Project Manager:** Second London Wall
- **Architects:** Sheppard Robson / Morrow + Lorraine
- **Structural Engineer:** Arup Structures
- **Services Engineer:** Cundall
- **Landscape Consultant:** Martha Schwartz
- **Planning Advisors:** DP9
- **Townscape Consultant:** Peter Stewart
- **Heritage Advisor:** K M Heritage
- **Transport Consultants:** Arup Transport
- **Quantity Surveyor:** Gardiner and Theobald
- **Archaeology Consultant:** CgMs Consulting

We are committed to working with our neighbours and partners to bring forward a scheme that will regenerate and improve this site which is located at the Western end of the borough, adjacent to the City of London and The Tower of London.
Delancey

Development Manager – Delancey

Delancey is a specialist real estate investment and advisory company with over 20 years’ experience and a portfolio that covers retail, residential and commercial developments across London and the UK. Delancey has spent much of the last few years bringing the legacy of the London 2012 Olympics to life; creating a brand new neighbourhood at East Village, the former London 2012 Athletes Village; and revealing the UK’s leading creative and digital hub at Here East, the former Olympic Press and Broadcast Centre, which will provide over 4,500 jobs on-site and an expected additional 2,000 jobs in the local area.

www.delancey.com

Sheppard Robson

Architect – Sheppard Robson

Sheppard Robson Architects is an award-winning practice, based in Camden Town. It designs buildings which, whilst of their time, draw strongly on their context and typically use traditional, high-quality materials and detailing. Recognising that its buildings have a substantial life expectancy, passing fashions are rejected in the search for a timeless quality that will sit well amongst London’s architectural heritage. This form of contemporary design, informed by its prevailing surrounding character, has been employed by Sheppard Robson Architects in a number of the most sensitive locations in London.

www.sheppardrobson.com

Morrow + Lorraine

Architect – Morrow + Lorraine

Morrow + Lorraine Architects is a young architecture practice founded in 2009 by directors Julian Morrow and J-J Lorraine. The firm, based in London’s West End, provides sophisticated and pragmatic design solutions for clients including Land Securities, Shaftesbury PLC and C.P. Hart. Morrow + Lorraine prides itself on working closely with its clients and forming trusting relationships, resulting in a high proportion of repeat business. Since its inception, the practice has built up an enviable reputation across a range of sectors including commercial, residential and retail. Recently the practice has completed the refurbishment of 116 Marylebone Lane for the Howard de Walden Estate; winner of an Architects’ Journal Retrofit award, and the redevelopment of 110 Park Street for Aberdeen Asset Management.

www.morrowlorraine.com
EXISTING BUILDINGS

- The Johnson Smirke Building: Built in 1807, Grade II Listed providing 36,000 sq ft of office space. Internally the building is in very poor condition.
- Murray and Dexter House: Built in 1987 with 336,000 sq ft of office space. Externally and internally the buildings are at end of their useful life.
- The Registry Building: Built in early 1800 (extended in 1989) with 63,000 sq ft of office space. Externally the cladding from the 1980s is at the end of useful life, internally the building is in need of full refurbishment.
Royal Mint Court is situated in an historic part of London, located on the edge of the City and overlooking the River Thames and The Tower of London. The site will have the Grade II* listed Johnson Smirke Building at its heart and will respect, celebrate and enhance the rich heritage of the surrounding area and Royal Mint Court’s proud history, as the former home of the Royal Mint.

It is proposed the architects Sheppard Robson will remodel and refurbish the two inter-connected office buildings known as Murray and Dexter and The Registry Building, whilst Morrow + Lorraine will work on the sympathetic refurbishment of the centre-piece Johnson Smirke Building.
• The approach in relation to the development of the site is to base the design around the formality and symmetry of the Johnson Smirke Building, and to use this pivotal building to set out the proposals for the developed Murray and Dexter located to the rear of the site.

• In relation to the front square, the formality of Johnson Smirke sets out a potential new building to the south/west to enclose the front square, and provide a more sympathetic setting to Johnson Smirke.

• The Registry Building will remove the sub-standard 1980s cladding and propose a more appropriate material palette to compliment the retained listed facades.

• In addition, key openings in the external wall will allow the linkages to the new public squares.
01. Reinterpreted Historic Axis
Landscape to the front of Johnson Smirke is designed to emphasise the green connections throughout the site, open up the view to the historic building and enhance visibility from outside.

02. Signage + Infoscape
Potentially expose the historic remains of the site by combining physical and virtual landscape of information and knowledge.
Stone finishes provide a unified spatial experience, and forms continuity between the historic front and rear courts.

03. Increased Accessibility
New and improved existing routes onto the site to provide better connections and access to the adjacent neighbourhoods and new open spaces.

04. Increased Permeability
The visibility and permeability of the site will be enhanced by opening up the site to adjacencies.
Creating an active frontage with well-connected flexible spaces will provide more active use of space, and a lively neighbourhood for visitors and office workers.
The Royal Mint Court site is 5.18 acres and is currently substantially cut off from the surrounding public spaces by the original Mint wall and the current road system.

We will seek to improve the quality of the landscape by reworking the two existing major public spaces to provide a new destination for this part of Tower Hamlets and the City of London. We will improve permeability into and across the site, to allow full access to these new facilities. Approximately two acres of the site will become accessible public open space.

To achieve this, we will:

- Provide openings in the main external walls to improve access to the site.
- Seek to enhance the underpass from the Tower of London and Tower Hill tube station.
- Provide exciting and vibrant natural open spaces for local residents, office tenants and visitors to the site.
- Provide green and garden roofs. An ecologist will be consulted on plant species and measures to increase the biodiversity of the site.
The Royal Mint Court site is located on the edge of the City overlooking the River Thames and The Tower of London World Heritage Site. Located in a thriving part of the City, Royal Mint Court is currently largely vacant and, has significant potential to better utilise the site.

The proposed refurbishment and remodelling by architects Sheppard Robson and Morrow + Lorraine, will provide the calibre of design required to maintain and enhance the historic site, whilst breathing new life into the modern element to meet the ever-growing need for high quality commercial and retail premises to the east of the City of London.

The new shops, offices and public spaces will bring new employment to the area and benefit local residents, tenants and visitors.

In addition, the proposed improvements to site permeability via openings in the external walls, and a managed approach to site activities and exhibitions will make the site a destination for a large proportion of the adjacent residents.

Following the completion of the development the site should be capable of supporting in excess of 5,000 jobs providing local employment opportunities.

**BENEFITS OF THE SCHEME**

The proposals for Royal Mint Court are being developed in consultation with local decision-makers, residents and businesses. Our vision is to generate new employment opportunities and create accessible public spaces, which can be enjoyed by people living, visiting and working in the area.

- Capable of supporting over 5,000 jobs, providing local employment opportunities
- Increased footfall, business rates and spend in the local area
- Aspiration for 20% of total development contracts to be with local firms
- Flexible space to be provided for small to medium enterprises
- A significant contribution to be provided to Tower Hamlets Community Infrastructure Levy and the Mayoral CIL.
During construction careful consideration will be given to minimise disruption to local residents and occupiers.

- A contractor will be carefully selected to conduct the works to ensure best practice.
- Working hours for the construction will be restricted to those agreed with the Council.
- Transport specialists have been instructed to devise a Construction Traffic Management Plan to ensure traffic is managed efficiently.
- Safety is our principal priority. The site will be fully hoarded to ensure no unauthorised access or injury to members of the public.
- The main contractor will provide 24-hour site security.

Feedback
Thank you for visiting the exhibition, we look forward to reading your feedback.

To ensure we understand the views of the local community, we would be grateful if you could take a few moments to fill in a questionnaire giving us your thoughts. Information is available on our website (www.royalmintcourt.info) alongside an online version of our questionnaire. If you have any further questions, please contact us on contact@royalmintcourt.info.