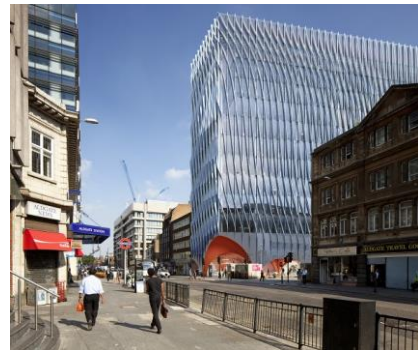


# future54

NEWSLETTER 01

## MINORIES, ALDGATE, LONDON

Future54 are responsible for providing Project Management, Development Management and Employer's Agent services for the Minories development in Aldgate, London. The scheme comprises three buildings: the existing 16 Minories which is being converted into a new Canopy by Hilton Hotel, a 14-storey Commercial office building comprising 200,000 sq ft and a Residential scheme creating 87 homes in a 15-storey building. The redevelopment of the site by 4C Hotel Group seeks to produce a high quality Mixed-Use scheme with substantially improved public realm in and around the site with additional pedestrian routes.



# MINORITIES ALDGATE



Future54 Project Manager Tom Bishop gives insight into the £200m Mixed-Use scheme he is Project Managing in the heart of the city of London.

Future54 are responsible for providing Project Management, Development Management and Employer's Agent services for the Minorities development in Aldgate, London.

The scheme comprises three buildings: the existing 16 Minorities which is being converted into a new Canopy by Hilton Hotel, a 14-storey Commercial office building comprising 200,000 sq ft. and a Residential scheme creating 87 homes in a 15-storey building. The redevelopment of the site by 4C Hotel Group seeks to produce a high quality Mixed-Use scheme with substantially improved public realm in and around the site with additional pedestrian routes.



## H O T E L

Canopy by Hilton brings a new type of four-star Hotel to the UK. The proposed alterations allow for the creation of 342 rooms over No.16 & No.15 Minorities including a roof-top restaurant and a vibrant FoH deli / café experience that is locally inspired.

The Canopy brand is the connection to the best local food, drink, art, music, fun and fitness and is the first of it's brand to be established in the UK.

## R E S I D E N T I A L

The residential building is to be located within the newly landscaped garden on the southern edge of the site. The scheme will provide flats and duplex penthouses for private sale. There are 87 units ranging from studio to 3-bed flats up to the 13<sup>th</sup> floor and three duplex / penthouses on the 14<sup>th</sup> and 15<sup>th</sup> floor.

## O F F I C E

The office building will be located on Aldgate High Street. 60 Aldgate is a new built Commercial office building, designed to accommodate multiple tenants. Retail space has been provided at grade towards the newly created square south of the office building and facing the alley.

## C H A L L E N G E S

Given the location of the site, the main challenges have come from the surrounding Third Party Stakeholders and local organisations including: Transport for London, London Underground, the Guinness Trust, the Church of St. Botolphs without Aldgate and the public around the site, including the residents of the neighbouring Guinness Trust Estate.

Given the local impact of any new scheme, we have sought constant engagement with the local community. This has included public meetings, meetings with the local councillors, a series of public newsletters, public exhibitions with presentations all of which have influenced the design and build of the development.

The remaining scope of works is due to go out to tender Q2 2017 and with 2016 witnessing the average tender price increasing across London by 7% it will be interesting to review submissions. Contractors' margins are holding up as their order books for 2017 appear healthy. The Client may have the opportunity to reverse engineer the procurement should they want to look at acquiring more competitive margins and risk positions.

## H I S T O R Y O F S I T E

Harrow Alley is a historic passage that originally lead to slaughterhouses serving Butchers Row. In his memoirs, retired City of London Police Inspector Robert Sagar reportedly said about the Jack the Ripper murders, "We had good reason to suspect a man who worked in Butcher's Row, Aldgate. The name "Butcher's Row" originates from long before Victorian times, when animals were herded up from Essex along Whitechapel Road to the old City Gate. Here, the animals were slaughtered so owners could avoid paying taxes on live animals brought inside the city walls.