

Welcome to the public consultation on proposals for 65 Fleet Street

Dominus are bringing forward plans for the sustainable refurbishment of 65 Fleet Street. Our proposals will retrofit and refurbish a derelict building to deliver a vibrant and considered mixed-use scheme which improves upon the existing consent while providing a long-term future for a local institution, The Tipperary.

Our proposals will reimagine the vacant site to deliver new cultural and public uses that address the site's heritage and future. The refurbishment will also deliver high-quality, professionally-managed student accommodation to support the growth of the higher education sector in the Square Mile and the rest of London.

As part of our commitment to early community engagement, **we want to hear your feedback to shape the development of our plans.**



Applicant



Architect



Planning Consultant



Townscape and Heritage Consultant



Structural Engineer



Pub Advisor



Cultural Advisor



Sustainability and Services



Communications and Consultations

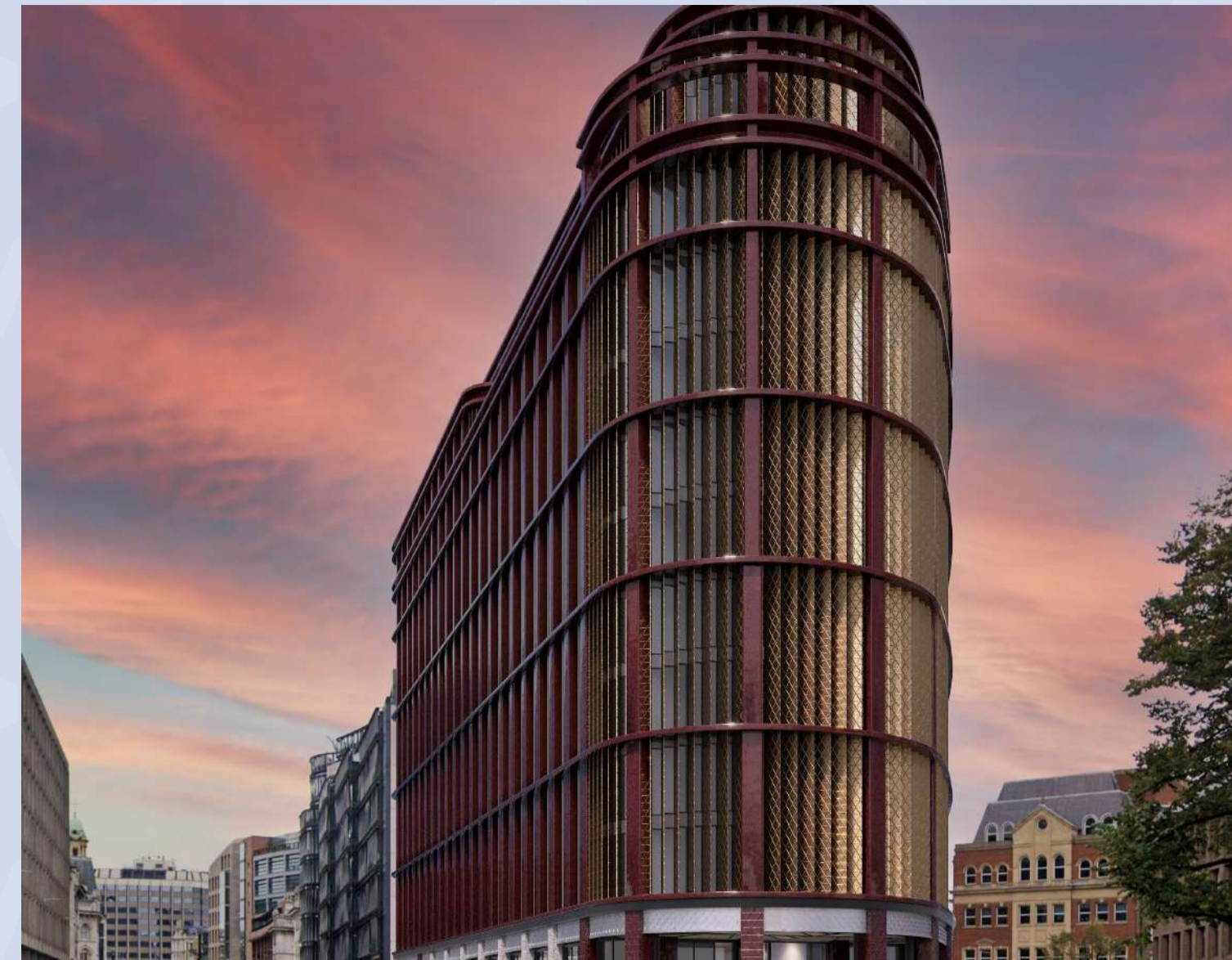
About Dominus

From modest origins decades ago, we've grown into one of the UK's most dynamic family-owned business groups, including specialising in industry-leading hotels and student accommodation to award-winning residential properties, regeneration projects and mixed-use schemes.

We are an award-winning, forward-thinking UK real estate owner, developer and investor, fundamentally committed to a better built environment. We build social value by enhancing the world around us, taking meaningful, tangible action in communities.

Working in collaboration nationwide, we make a daily difference at street level, with innovative partnerships and a progressive, long-term view of the future.

Dominus has an exceptional track record in the City of London, and our proposals for 65 Fleet Street marks the next phase in our long term partnership with the City.



61-65 HOLBORN VIADUCT, CITY OF LONDON

We are making significant progress building out our development with a ground-floor cultural and community use, a publicly accessible roof terrace and purpose-built student accommodation.



65 CRUTCHED FRIARS, CITY OF LONDON

We have started on site building a permanent home for the Migration Museum, a new pocket park and purpose-built student accommodation.



181 TALGARTH ROAD, HAMMERSMITH STREET

We are well underway building out a new hotel (opening imminently) and purpose-built student accommodation (opening summer 2025).



1 MEDLOCK STREET, MANCHESTER

We have begun building out the first phase of a mixed-use development including new 'Grade A' office and purpose-built student accommodation.



302-312 STRATFORD HIGH STREET

We have recently submitted a planning application for a mixed-use project with a not-for-profit community pub, affordable workspace and purpose-built student accommodation.

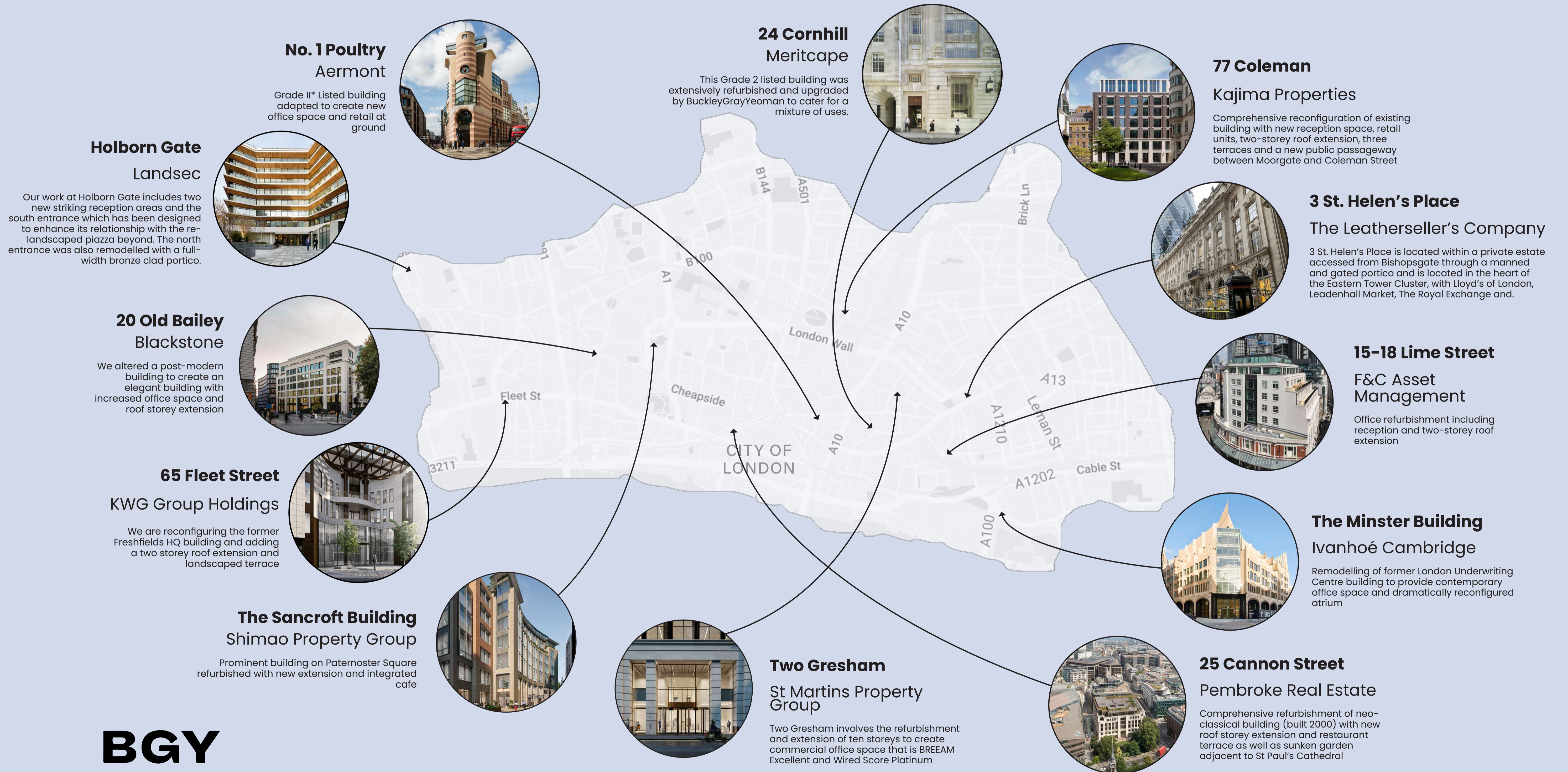
About BGY

Based in east London since the practice was established in 1997. Buckley Gray Yeoman create architecture that balances depth and delight.

The practice has grown from a group of three friends to a team of over a hundred based between London, Bristol

and Madrid who now have collective ownership of the practice.

With three office locations, they are now delivering projects across the UK and Europe, each carefully tuned to its own specific place and time.



BGY

BUCKLEY GRAY YEOMAN

The Site



Originally completed in 1989, 65 Fleet Street was previously occupied by law firm Freshfields Bruckhaus Deringer, before the company vacated the premises in 2019.

The northern part of the building fronts Fleet Street, and includes the Tipperary pub, retail uses and office floorspace. The southern part of the building comprises office floorspace previously used by Freshfields Bruckhaus Deringer as a single occupier. The building also includes the Grade II listed Whitefriars Crypt at basement level.

While the property is one building and is linked at lower ground level, a semi-enclosed courtyard at ground floor provides separation between the north and south parts of the building.

The northern portion of the building of 65 Fleet Street falls into the Fleet Street Conservation Area. The Southern part of the Building is adjacent to both the Temple and Whitefriars Conservation Areas but sits outside of the surrounding Conservation Areas.

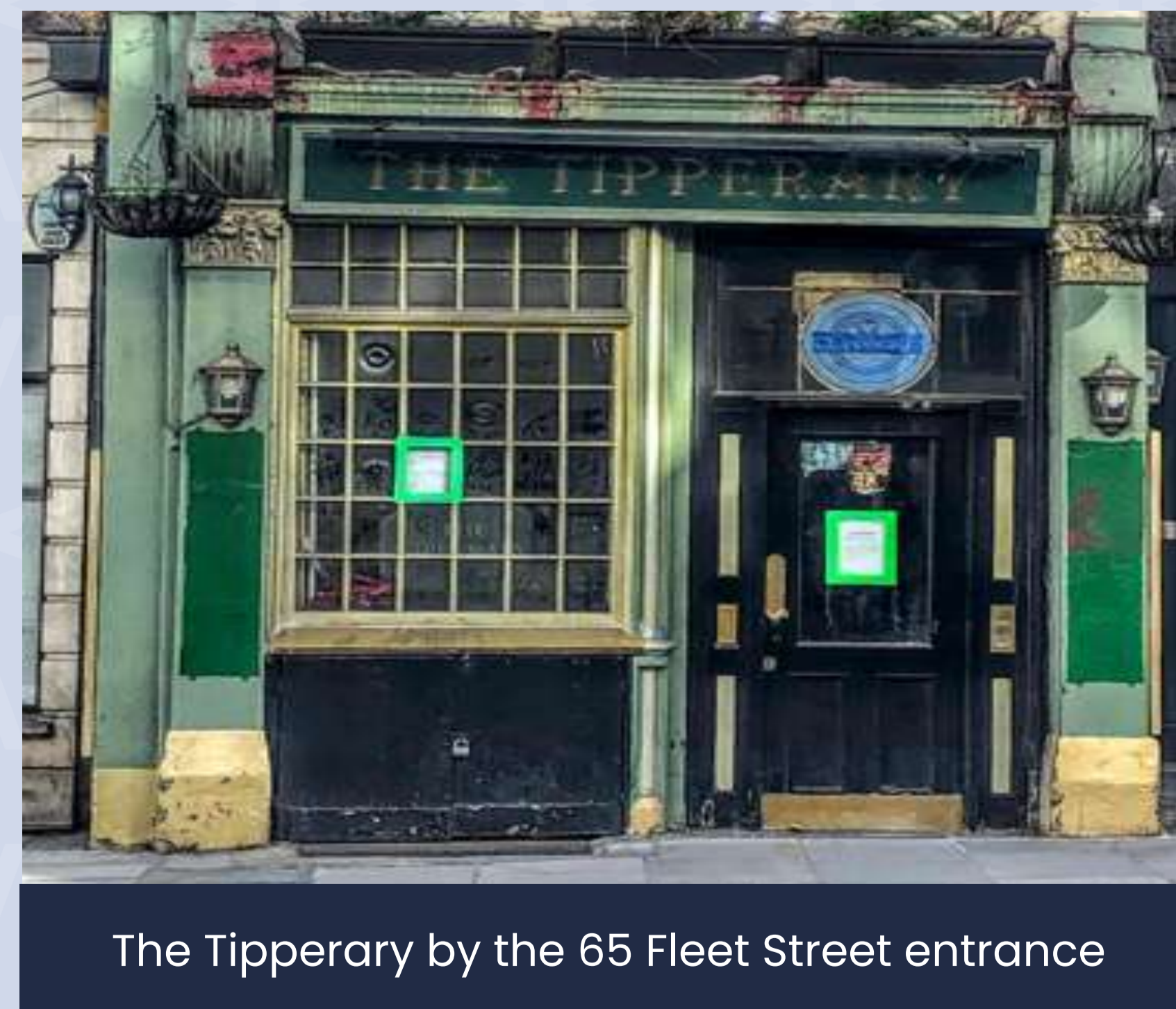
In April 2020, planning permission was granted for extension and façade changes to deliver an office use. This scheme was subsequently abandoned in 2023 due to pressures associated with the pandemic and increasing competition in the office space market, leaving 65 Fleet Street as a blighted stranded asset in need of significant investment.



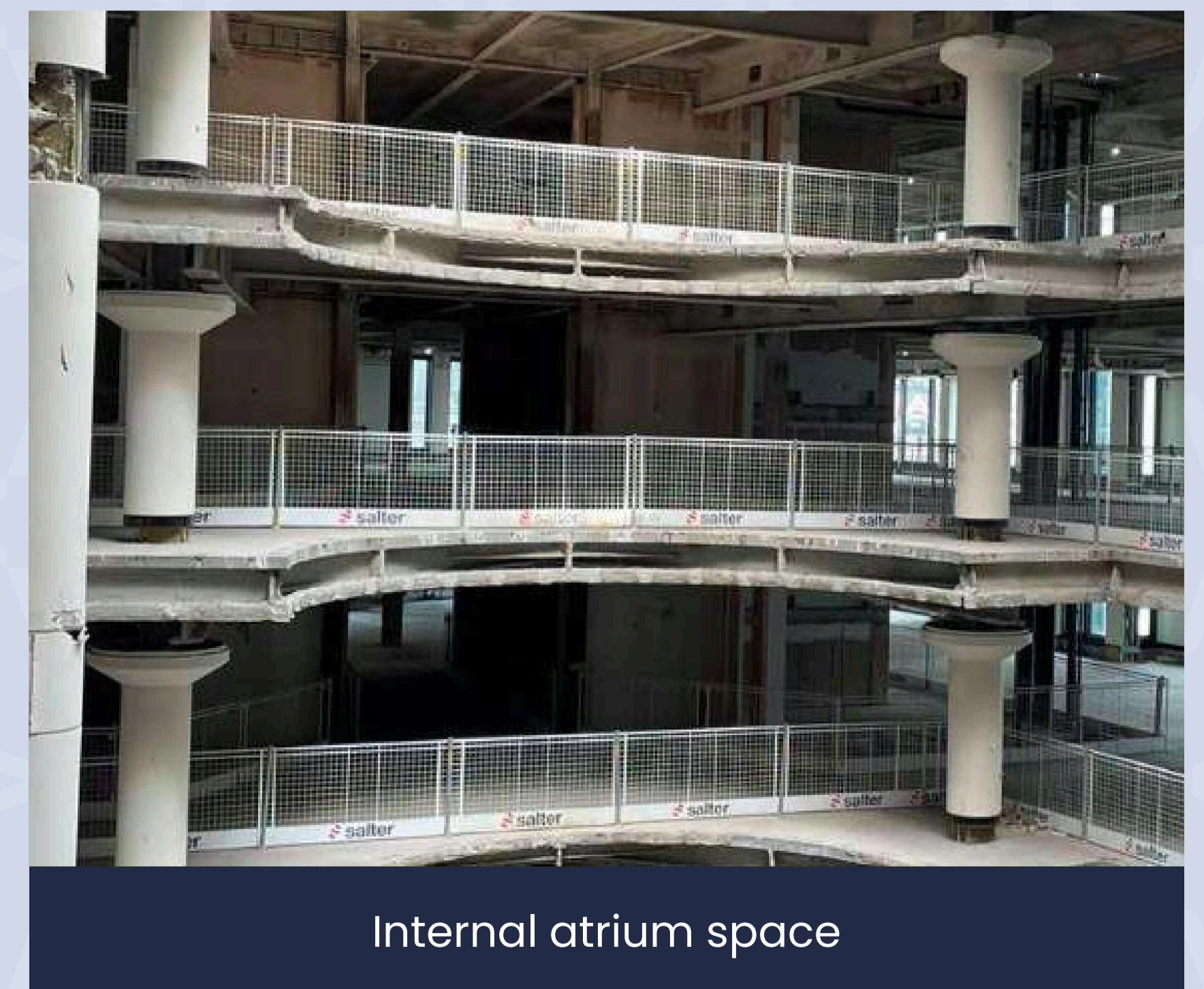
Internal courtyard



Corner of Fleet Street and Bouverie

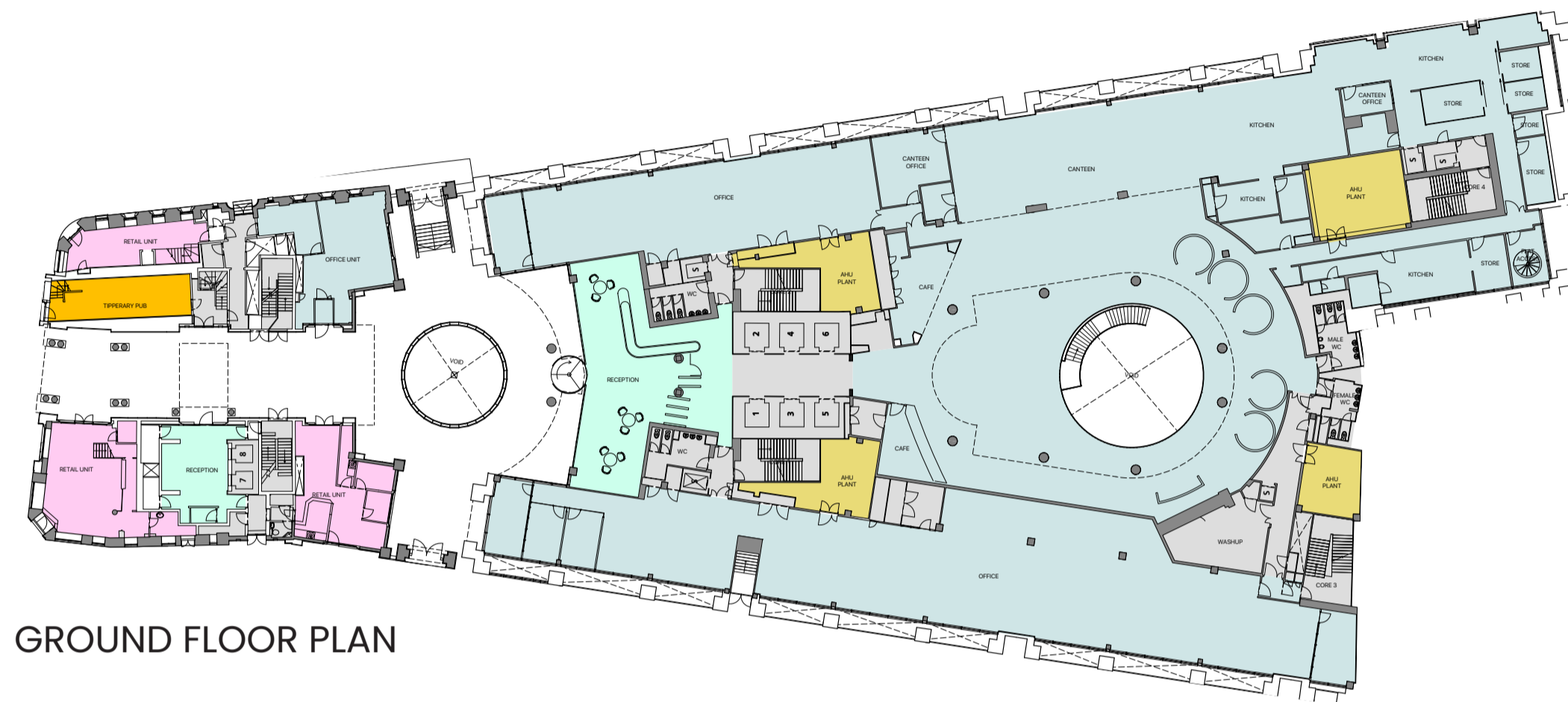


The Tipperary by the 65 Fleet Street entrance

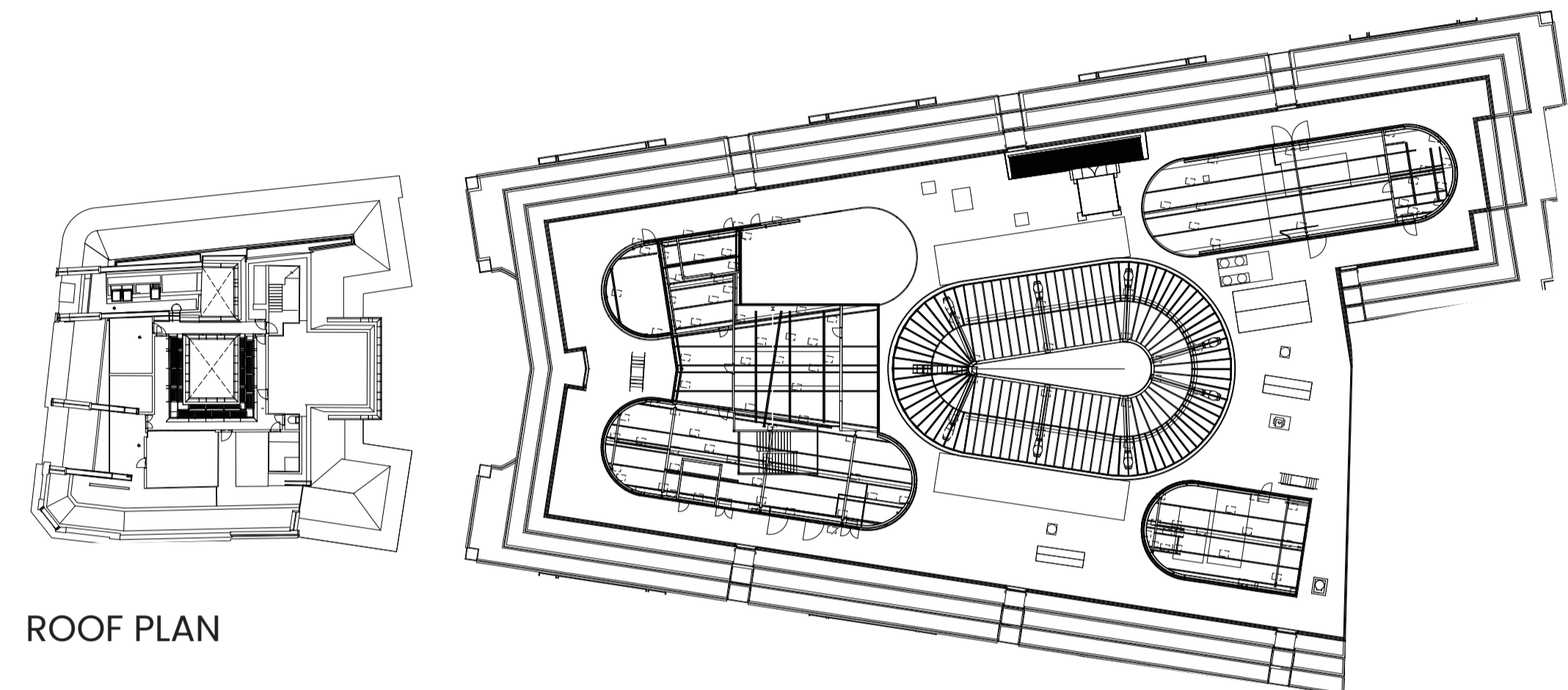


Internal atrium space

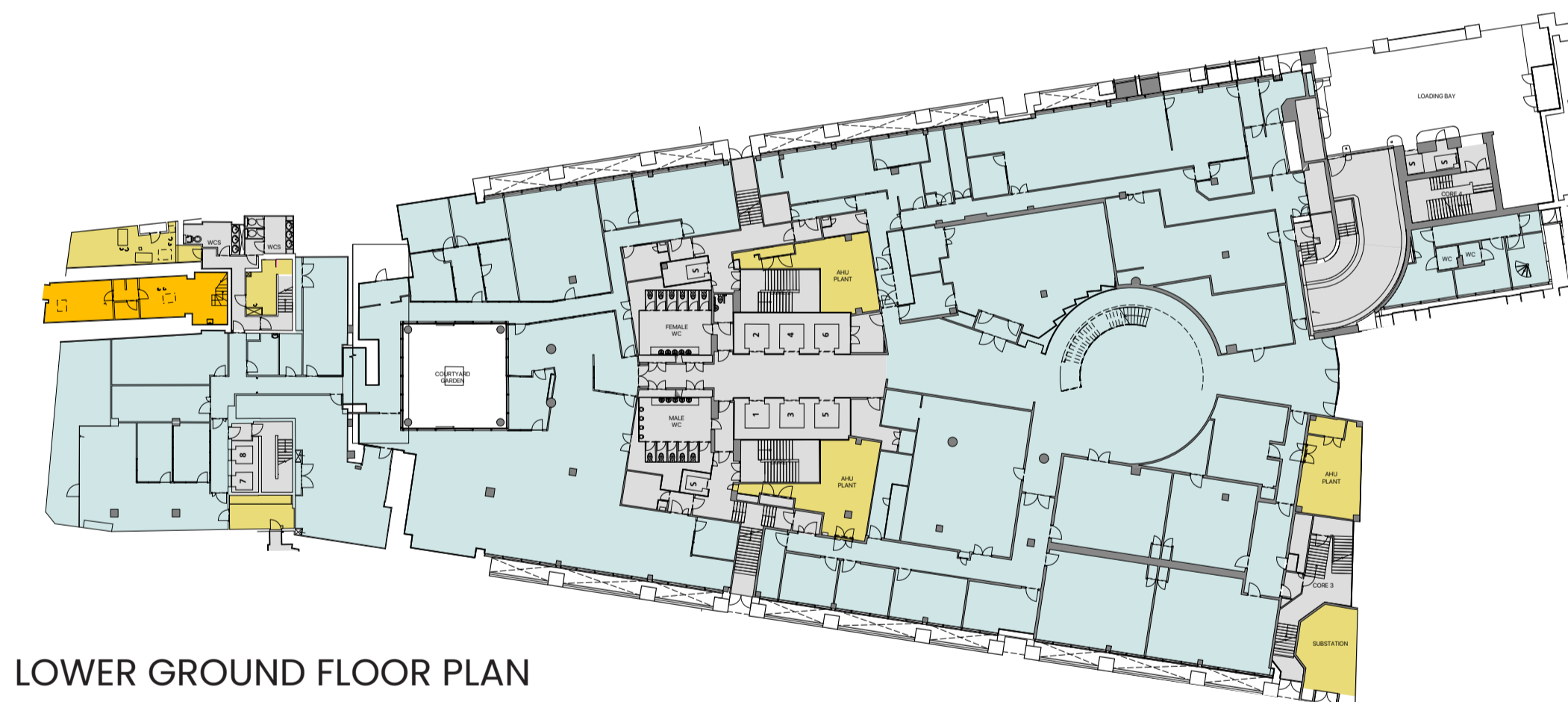
The Site



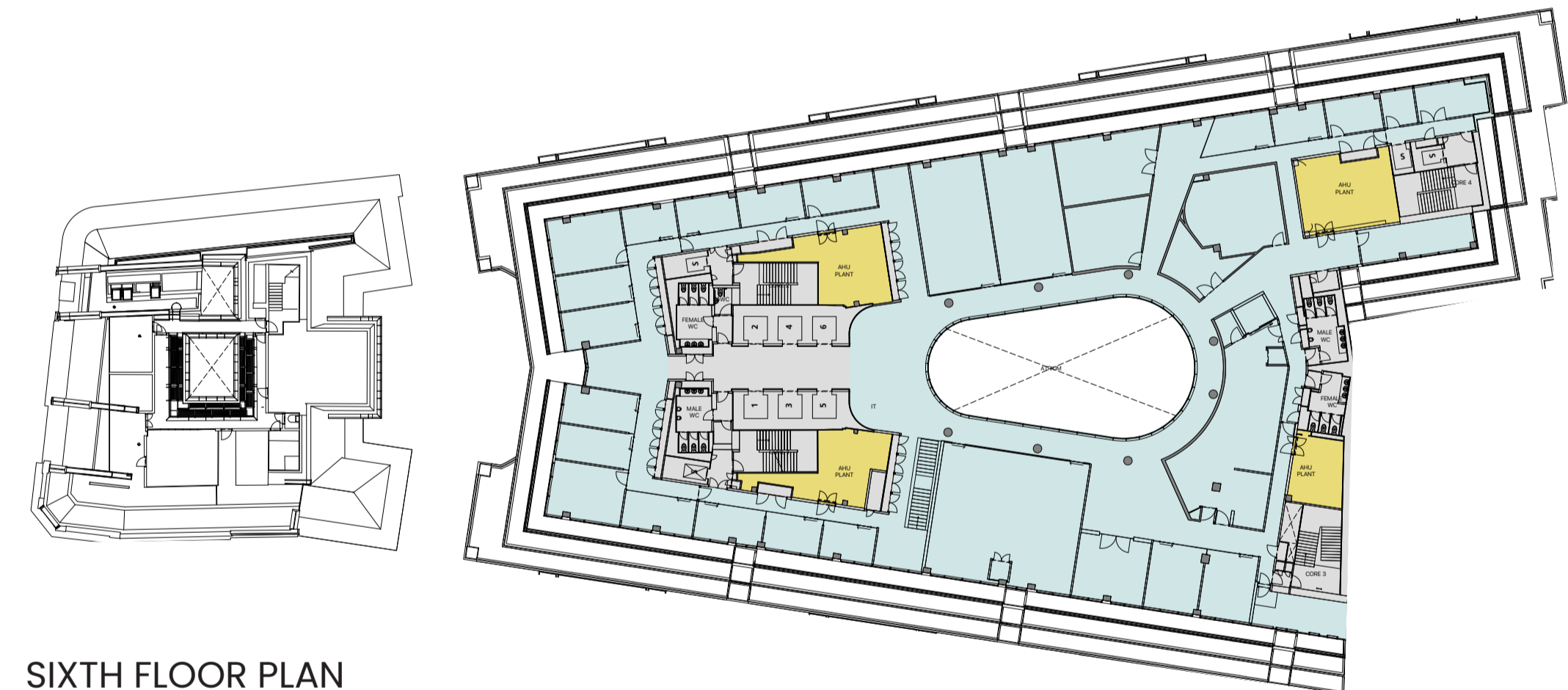
GROUND FLOOR PLAN



ROOF PLAN

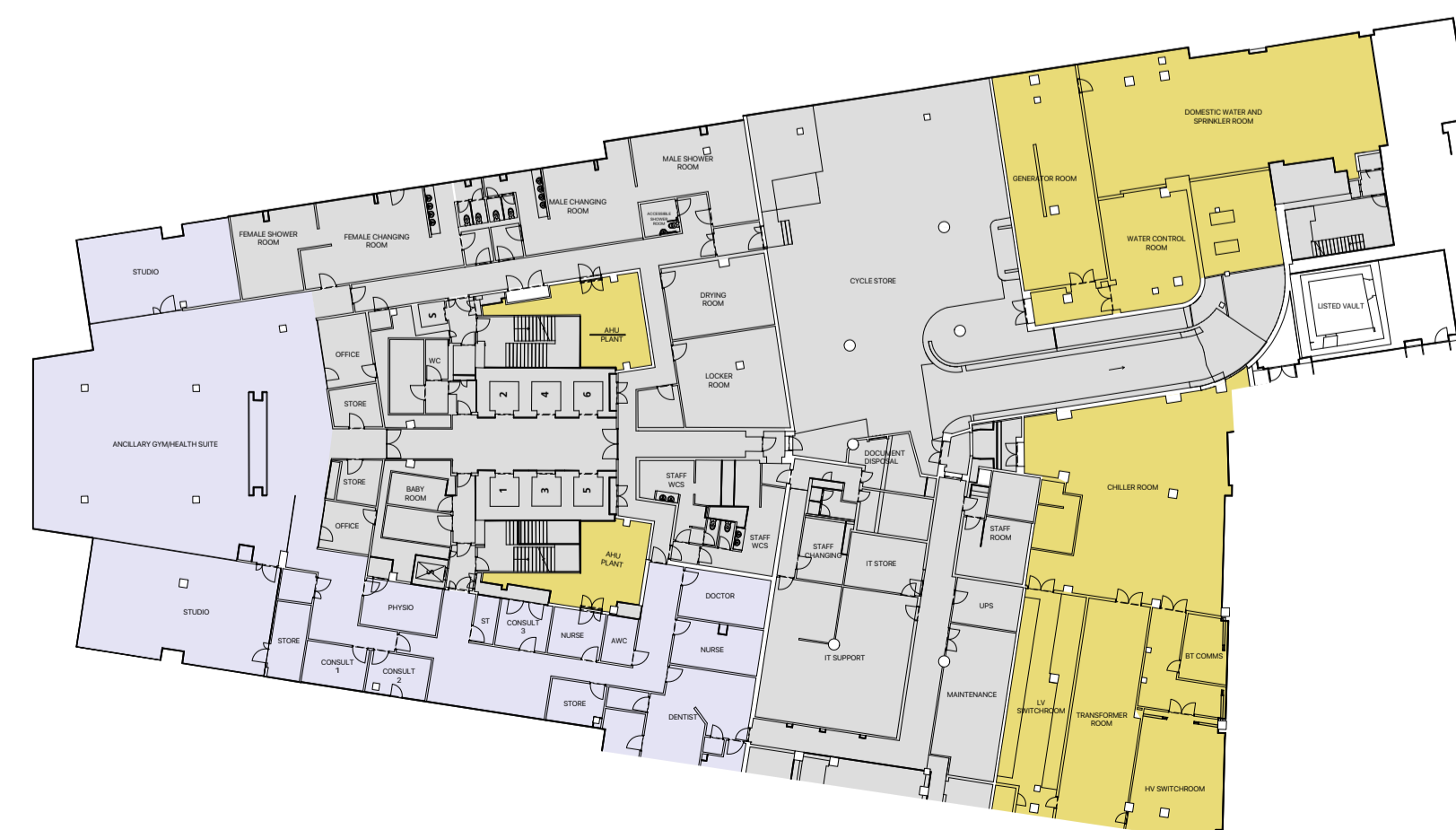


LOWER GROUND FLOOR PLAN

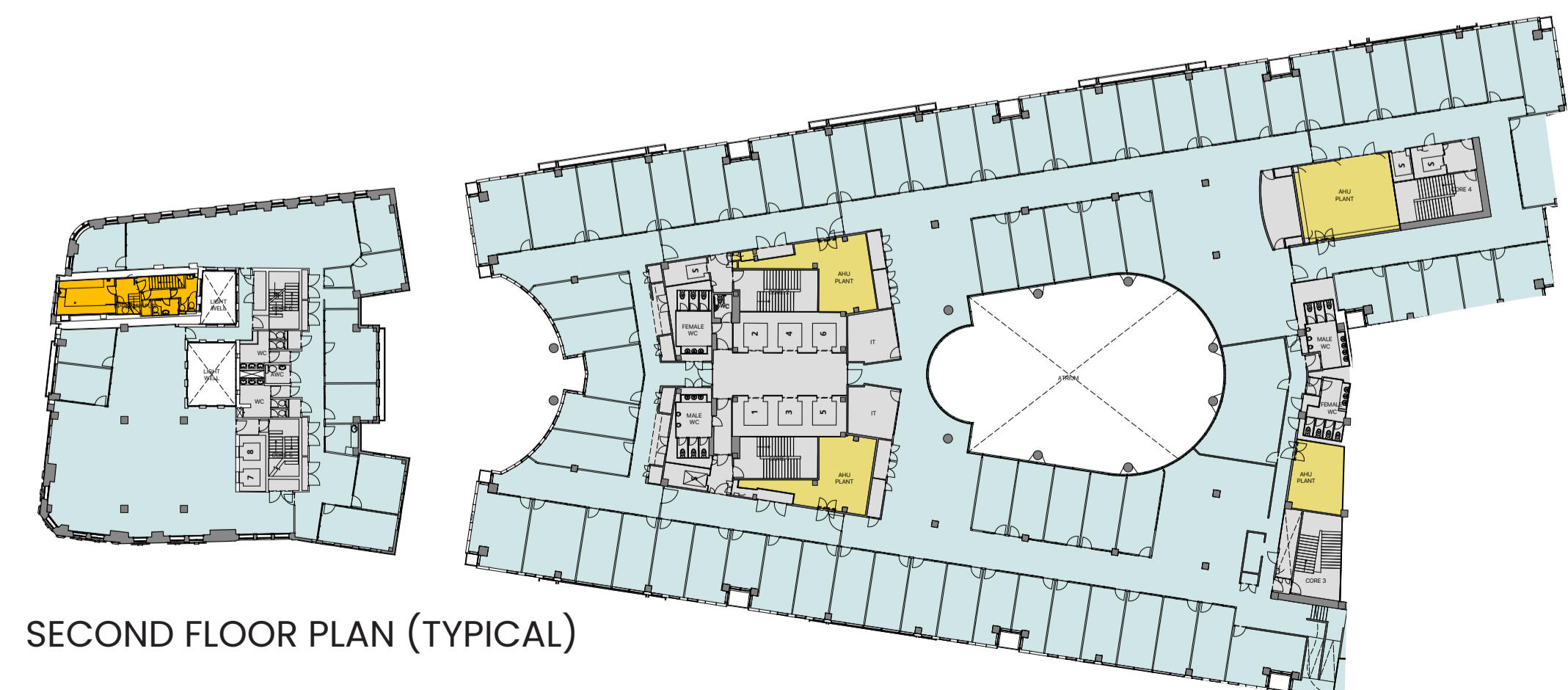


SIXTH FLOOR PLAN

- KEY
- RECEPTION
 - RETAIL
 - OFFICE
 - THE TIPPERARY
 - GYM
 - SERVICES
 - PLANT

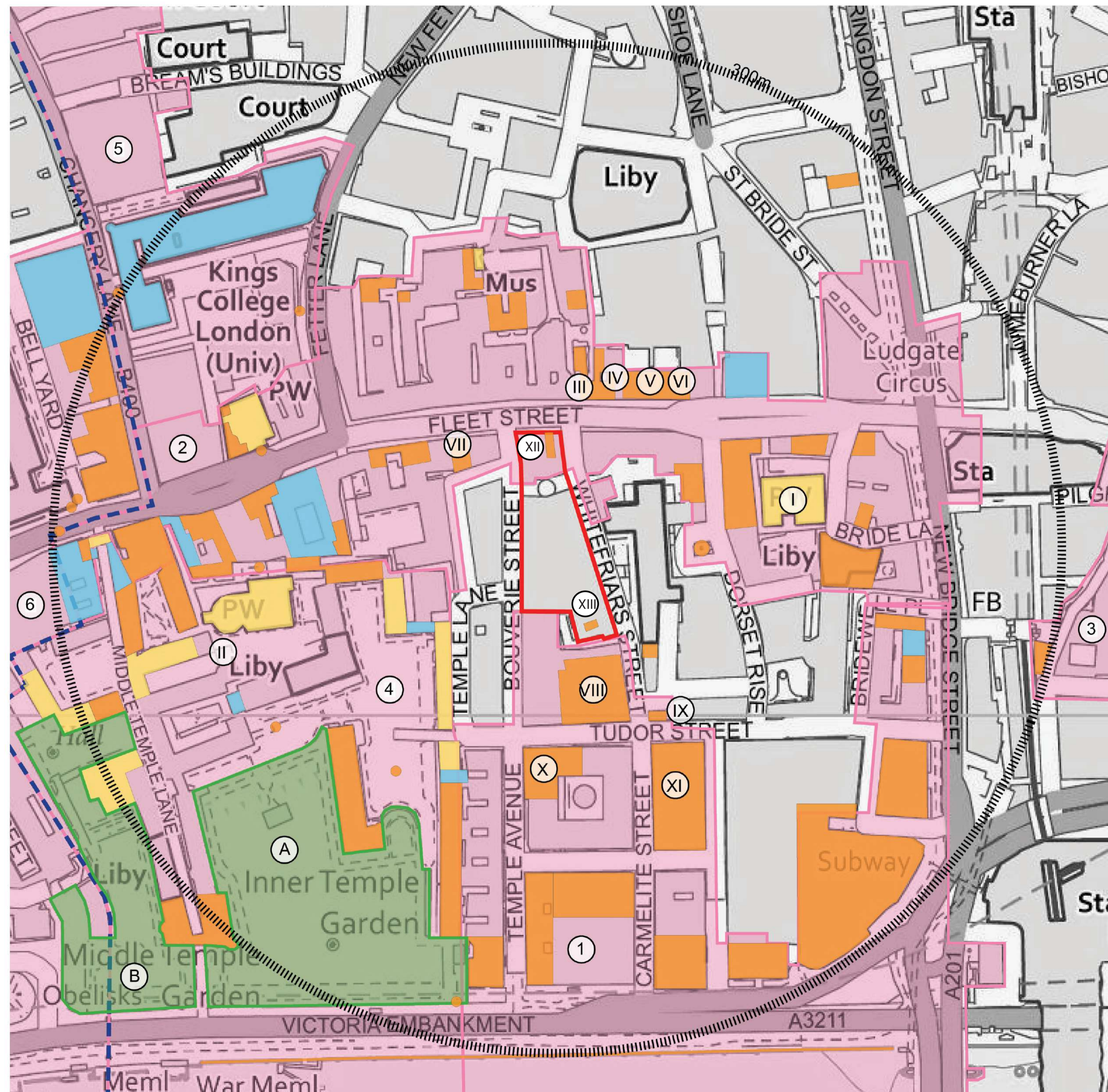


BASEMENT



SECOND FLOOR PLAN (TYPICAL)

Heritage Assets



Approximate Site boundary marked in red for indicative purposes only. An approximate 300m radius is marked on the map. All designated heritage assets within radius of the Site are identified on the map.

Conservation areas are marked in pink and identified below.

Borough boundaries are marked with a blue dashed line.

Conservation areas

- ① Whitefriars Conservation Area (City of London)
- ② Fleet Street Conservation Area (City of London)
- ③ St Paul's Cathedral Conservation Area (City of London)
- ④ Temples Conservation Area (City of London)
- ⑤ Chancery Lane Conservation Area (City of London)
- ⑥ Strand Conservation Area (City of Westminster)

Listed buildings:

- Grade I listed building
- Grade II* listed building
- Grade II listed building

- ① St. Bride's Church
- ② The Temple
- ③ 146 Fleet Street
- ④ Ye Olde Cheshire Cheese Public House
- ⑤ 143 and 144 Fleet Street
- ⑥ The Daily Telegraph Building
- ⑦ Former Glasgow Herald Office
- ⑧ Northcliffe House
- ⑨ 24 Tudor Street
- ⑩ Former Argus Printing Company
- ⑪ Former Guildhall of Music
- ⑫ The Tipperary
- ⑬ The Crypt

Registered Parks and Gardens:

- Ⓐ Inner Temple (Grade II)
- Ⓑ Middle Temple (Grade II)



Landmarks and Cultural Assets



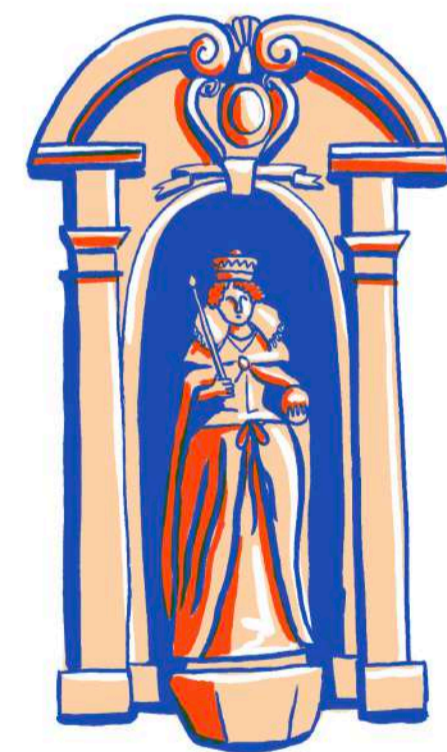
FLEET STREET QUARTER

Fleet Street Quarter is a Business Improvement District (BID). Encompassing an area which features Fleet Street at its heart, but embracing fascinating areas such as Chancery Lane, Holborn, Ludgate Hill and Carter Lane, we are taking a leading role in shaping this historic location into a thriving quarter.

3 ST-DUNSTAN-IN-THE-WEST

Founded in 1000 AD, The Guild Church of St Dunstan-in-the-West has been standing on the west side of Fleet Street since its construction in the 1830s.

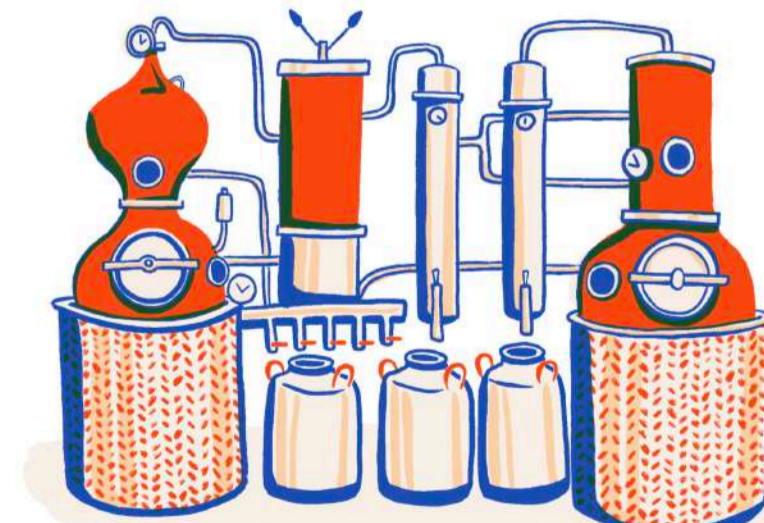
186a Fleet St, EC4A 2AT



9 ST BRIDE'S CHURCH

Re-designed by Sir Christopher Wren following destruction in the Great Fire of London, but tracing its origins back to the 6th Century, St Bride's is known as 'The Journalist's Church' due to the areas long association with newspapers. The church is the second tallest of all Wren's churches, only surpassed in height by St Paul's Cathedral. Its tiered spire is said to be the inspiration behind the design of the traditional wedding cake.

Fleet St, EC4Y 8AU



10 THE CITY OF LONDON DISTILLERY

The first and only gin distillery in The City of London in 200 years, this establishment in the heart of the Square Mile, has been producing award-winning gins since 2012.

22-24 Bride Lane, EC4Y 8DT



11 ST BRIDE FOUNDATION

Established in 1891, the Grade II listed Victorian building was originally set up to serve the print trade of Fleet Street. One of the City's hidden gems, the building houses both the St Bride Library and Bridewell Theatre as well as contemporary design events.

14 Bride Lane, EC4Y 8EQ



2 MAUGHAN LIBRARY

Famed for its dodecagonal reading room this library was formerly the HQ of the Public Record Office, "the strong box of the Empire". The beautiful 19th century neo-Gothic building on Chancery Lane is now the main university research library of King's College London.

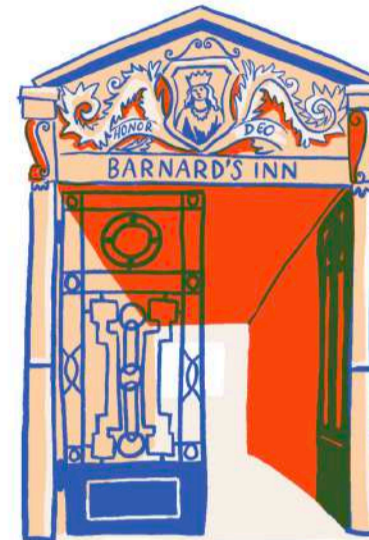
Chancery Ln, WC2A 1LR



4 DR JOHNSON'S HOUSE

Nestled amongst a maze of courts and alleyways, Dr Johnson's House is a charming 300-year-old treasure-trove. See where Dr Samuel Johnson lived and wrote, compiling his Dictionary of the English Language.

17 Gough Square, EC4A 3DE



1 GRESHAM COLLEGE

Founded in 1597 by Sir Thomas Gresham, the college is an institution of higher learning which has been providing expert-led, free lectures in the heart of the City for over 400 years.

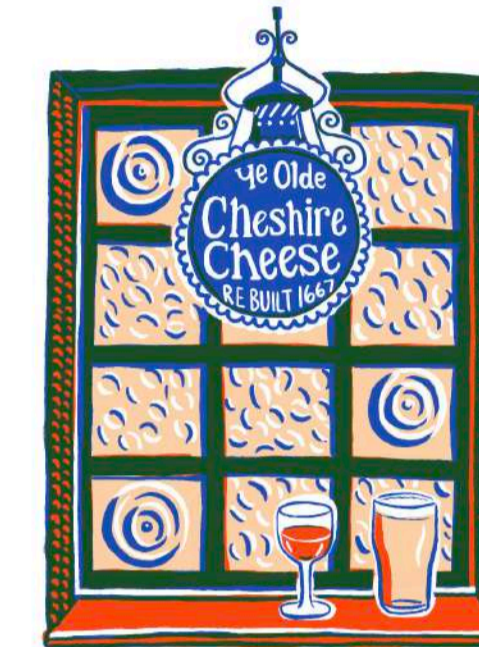
Barnard's Inn Hall, Barnards Inn, EC1N 2HH



5 EL VINO

El Vino is a popular local wine bar bursting with character and a colourful history. Former famous patrons include Ian Fleming, author of James Bond, as well as many Fleet Street journalists, when multiple national newspapers were based nearby.

47 Fleet St, Temple, EC4Y 1BJ



6 YE OLDE CHESHIRE CHEESE

With patrons including Charles Dickens, G.K. Chesterton and Mark Twain, this charming public house rebuilt after the Great Fire of 1666, is famed across Fleet Street for its literary connections.

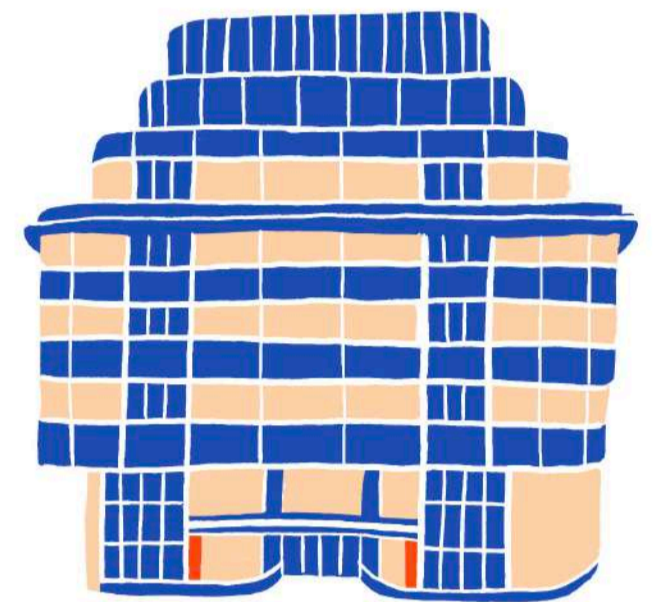
145 Fleet St, EC4A 2BP



7 DAILY TELEGRAPH BUILDING

Known also as Peterborough Court. This Art Deco building is detailed with Egyptian decorations. This was the original HQ of the British daily broadsheet, The Daily Telegraph, before the company moved out in the 1980s.

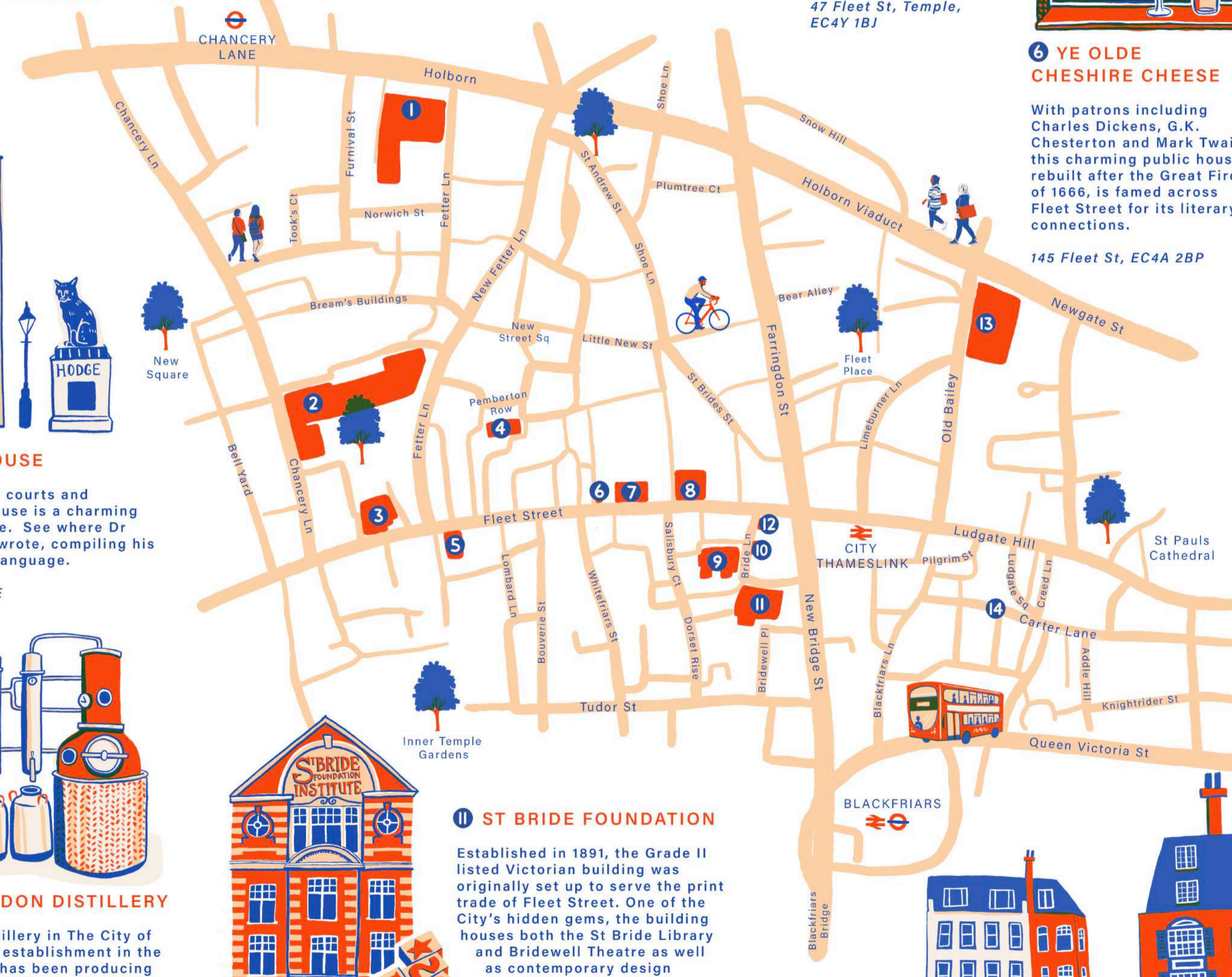
135-141 Fleet Street, EC4A 2BB



8 DAILY EXPRESS BUILDING

Based at 120 Fleet Street, the Ellis and Clark designed 1932 building was home to the Daily Express newspaper for over 50 years and is a leading example of art-deco architecture in the city.

120 Fleet St, EC4A 2BE



12 PUNCH TAVERN

Standing at the former 19th century Gin Palace, this historic site was named in the 1840s in homage to the regular drinkers from nearby Punch magazine. The pub remains a Fleet Street favourite, with over 100 different gins to choose from.

99 Fleet St, EC4Y 1DE



13 OLD BAILEY

Known as the Old Bailey after the street on which it stands, The Central Criminal Court of England and Wales is located just outside the former western wall of the City of London - part of the fortification's bailey.

Old Bailey, EC4M 7EH



14 CARTER LANE

Running south of Ludgate Hill and St. Paul's Cathedral, the historic Carter Lane is home to three sections known as Shoemakers Row, Great Carter Lane and Little Carter Lane, noted on a London map in 1746. Today, Carter Lane is home to some of the City's best independent coffee shops, pubs and restaurants.

Carter Lane, EC4V 5EA

Olivia Broderidge

An Area of Change



The site sits at the heart of a major area of change in the City of London, adjacent to the Justice Quarter redevelopment and the nearby 120 Fleet Street.

It also sits within the Fleet Street Quarter's ambitious 'Era of Change' strategy which bridges the diverse uses in this unique City location.

The Era of Change strategy includes ambitious public realm improvements for key sites including Fleet Street and Ludgate Circus.



Justice Quarter redevelopment



120 Fleet Street redevelopment

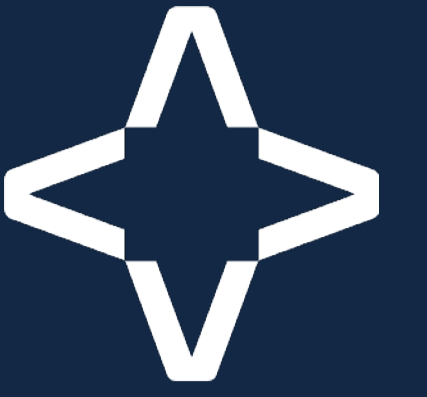


Public realm proposals for Ludgate Circus



Public realm proposals for Fleet Street

Our Vision



1
Refurbishing, retrofitting and rejuvenating a derelict building with a new mixed-use proposal which improves upon the existing planning permission scheme, and helps realise the visions and ambitions of the;

- City of London Destination City Programme
- City of London Emerging Local Plan, which designates Fleet Street and Ludgate as Key Area of Change
- Fleet Street Quarter BID and its Era of Change Programme

2
Taking a sustainable design approach – retaining and upgrading the existing building with extensions and alterations making it more environmentally friendly and helping meet the City of London’s Climate Action Strategy;

3
Refurbishing the Tipperary Public House to return a much loved high-street amenity to the Fleet Street local and business community.



4
Delivering new cultural/public uses that address the site’s heritage and future – positively contributing towards delivering a shared vision for a diverse district undergoing change;

5
Providing high quality and professionally managed purpose-built student accommodation that will benefit students, local universities and the local area.

6
Generating social and economic benefits for the local community and supporting the Destination City initiative through helping ensure ‘that the City is the world’s most innovative, inclusive, and sustainable business ecosystem as well as an attractive place to invest, work, live, learn, and visit’.

Reopening The Tipperary

A key aspect of our proposals is the restoration and reopening of London's "Oldest Irish Pub", The Tipperary.

Thought to have housed a public house since 1605, The Tipperary became an Irish pub in the late 19th century and served as a staple of City of London hospitality until it was forced to close in 2020 due to pressures associated with the pandemic.

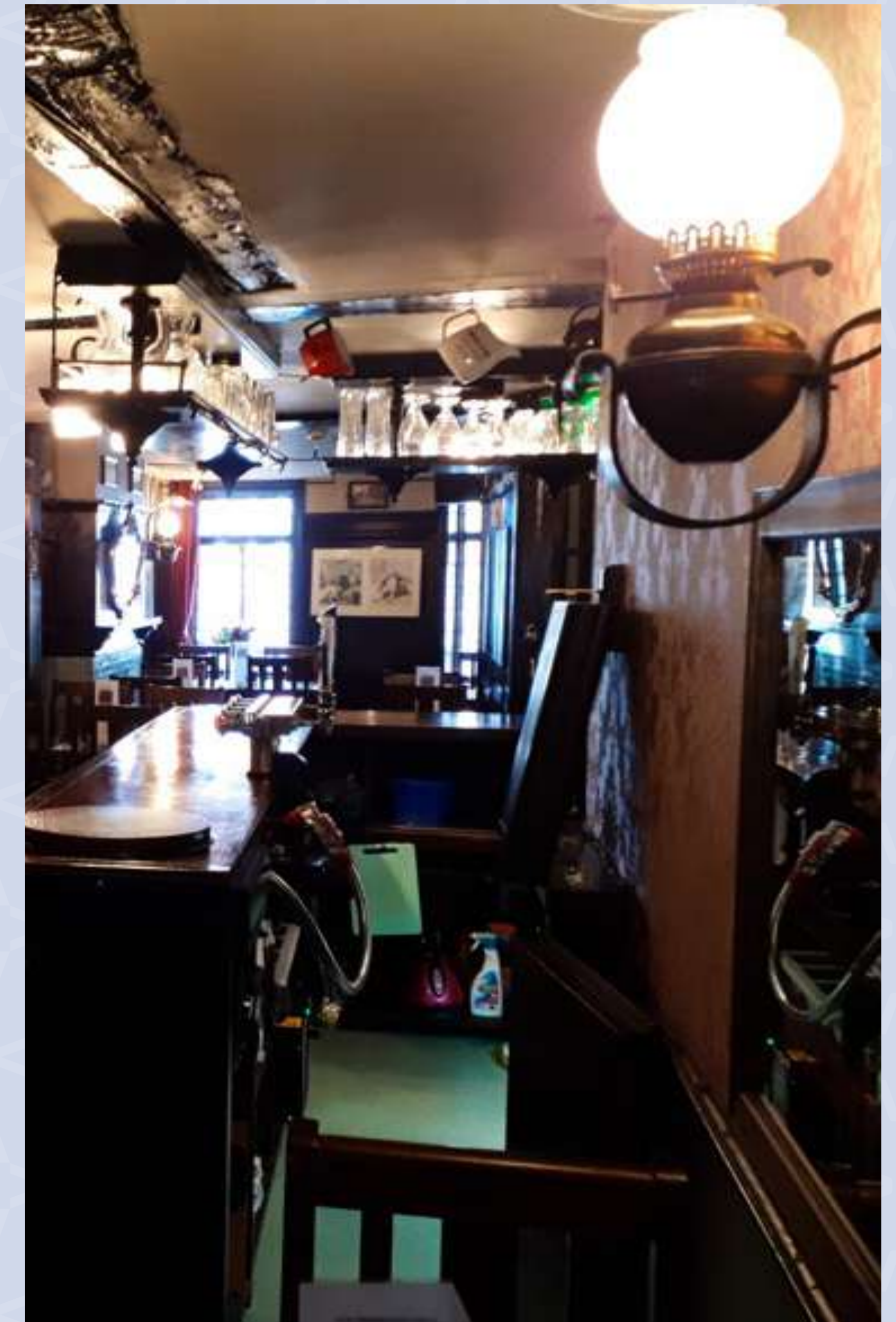
The reopening and custodianship of The Tipperary is central to Dominus's vision for 65 Fleet Street.

Prior to consulting on the planning application, our licensing application for the reopening of The Tipperary was approved by the City of London in mid-February. Our intention is to restore a crucial aspect of City heritage, returning a pillar of traditional hospitality in the Square Mile to thriving public use.

Our investment will secure the long-term future and economic longevity of The Tipperary, enabling it to endure as an independent institution irrespective of future changes.



At present, The Tipperary is vacant and in need of renewed investment



Tipperary Interior

Reopening The Tipperary



Repaired facade and windows to be made good



Revitalised planting / greening



Restored & improved visibility



Painted frontage, in keeping with the original theme



Delivering New Cultural and Public Uses



Our proposals will make provision for new cultural uses at ground floor and lower ground level, with active frontages to the principal elevations and internal courtyard elevations, positively contributing to a shared vision for this area of change as a vibrant mixed-use district. We are currently liaising with a range of local organisations to determine an occupiers for the new public and cultural spaces.

The proposals will also ensure the protection of the Grade II-listed Whitefriars Crypt. The access arrangements for the Crypt are currently unclear and there is little to indicate its location from any of the surrounding streets, though it is on the blue plaque walking route. The Design Team have made initial contact with Historic England about how to better reveal the Crypt.



Co-working precedent



Museum/exhibit precedent

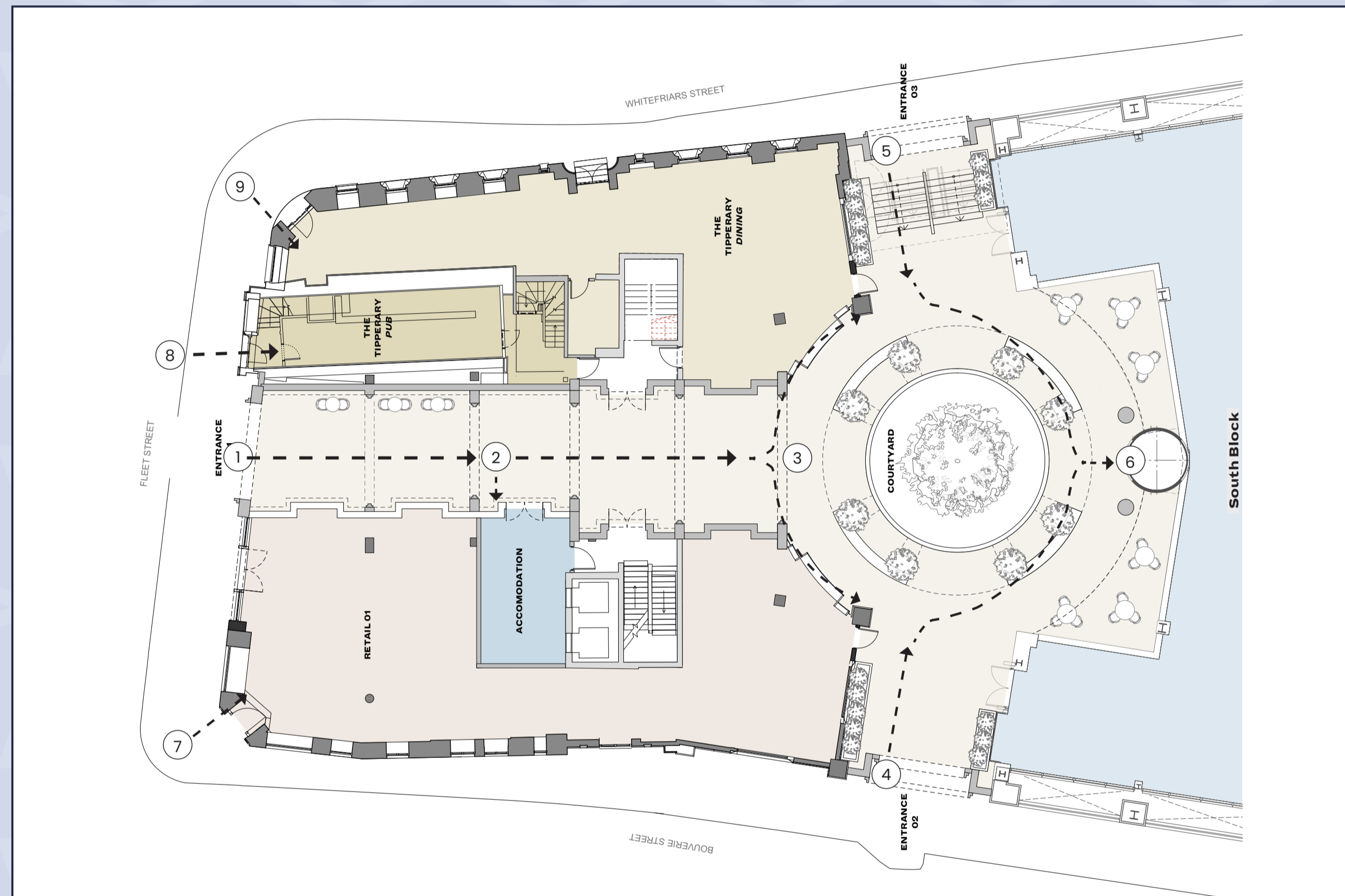


Grade II listed Whitefriars Crypt



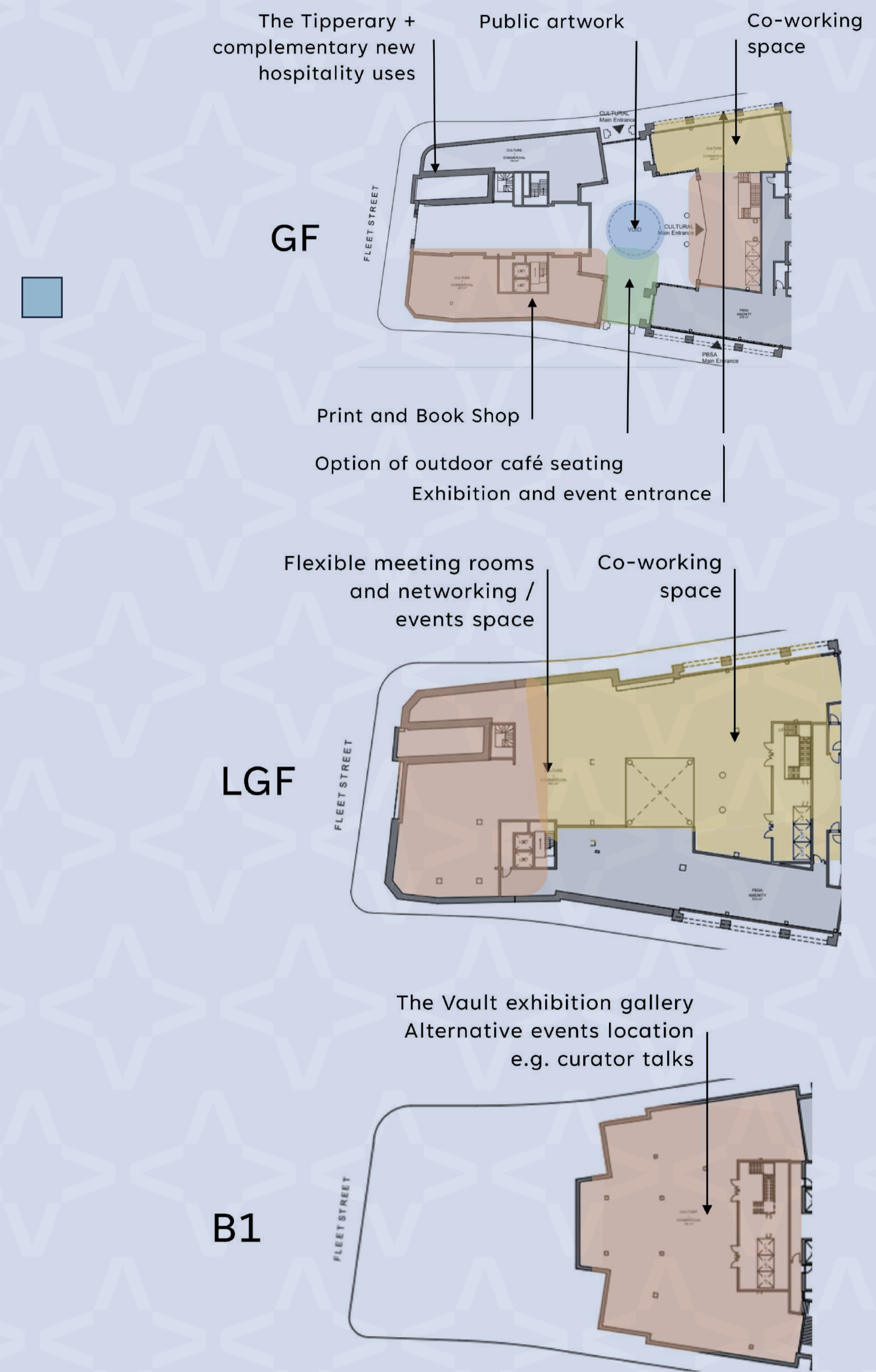
Print or bookshop precedent

Delivering New Cultural and Public Uses



Key

- 1 Main entrance to passageway from Fleet Street
- 2 Private accommodation entrance
- 3 Courtyard
- 4 Secondary entrance from Bouverie Street
- 5 Secondary entrance from Whitefriars Street
- 6 Entrance to the South Block
- 7 Entrance to the retail space
- 8 Entrance to the Tipperary Pub
- 9 Entrance to the Tipperary Dining space

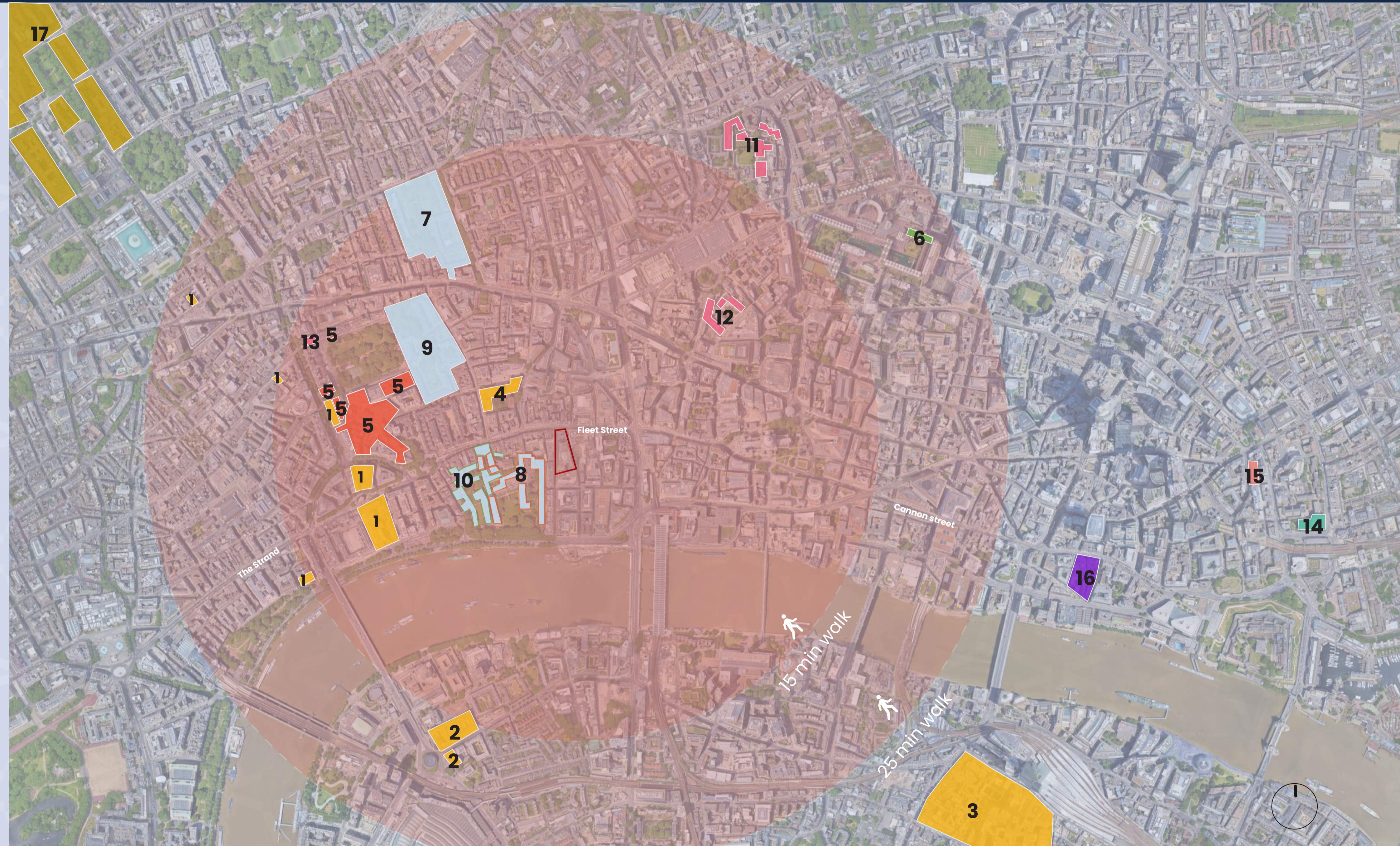


Delivering high-quality, professionally-managed student accommodation



In close proximity to the Inns of Courts and to both Kings College London and LSE, 65 Fleet Street is located at the epicentre of higher education in the City. There is a growing student demographic in the Square Mile, many in higher education, and the City's local plan outlines a number of ambitions to support and grow this demographic.

Our proposals will reimagine the vacant site to deliver high-quality, professional-managed student accommodation that will benefit students, local universities and the local area.



1 King's College London, The Strand Campus (total no. students 32,670)

2 King's College London, The Waterloo Campus

3 King's College London, The Guy Campus

4 King's College London, The Maughan Library

5 London School of Economics (No. students 12,490)

6 Guildhall School of Music and Drama (No. students 1,010)

7 Inns of Court College of Advocacy, Gray's Inn (Total no. students 165)

8 Inns of Court College of Advocacy, Inner Temple

9 Inns of Court College of Advocacy, Lincoln's Inn

10 Inns of Court College of Advocacy, Middle Temple

11 Queen Mary University of London, Charterhouse Square Campus (No. students 605)

12 Queen Mary University of London, West Smithfield Campus

13 Queen Mary University of London, Lincoln's Inn Fields Campus (No. students 890)

14 BPP University (No. students 12,815)

15 David Game College (No. students No. students 280)

16 The London Institute of Banking & Finance (No. students 240)

17 UCL (No. students 39,635)

No. of students in brackets

Student Management

The shared parts of the building will provide a variety of high-quality areas for

- **Study** - large (co-working style) casual study lounges, dedicated quiet study rooms and fully equipped group study rooms
- **Community** - flexible social spaces for events, TV lounges and private dining rooms
- **Wellbeing** - all spaces will be designed with resident wellbeing in mind and will include dedicated resident wellness spaces like a gym and yoga room.
- **Functional** - ample dedicated space for laundry, parcel storage, bike storage and other functional facilities

Dominus makes the following seven commitments for its student accommodation, to be secured under a Student Management Plan:

- **Professional Management** - The building will be managed in accordance with the Accreditation network UK/Unipol National Code of Standards.
- **Community Liaison Pack** - flexible social spaces for events, TV lounges and private dining rooms
- **Community Liaison Officer ("CLO")** - A named CLO will be in place at all times from the date the building opens as the principal contact for the local community. Their details will be provided to the local community.
- **Community Liaison Group ("CLG")** - The CLO will coordinate and operate a CLG as a managed process to enable members of the local community to discuss any management matters with the operators.
- **Student Wellbeing** - All external and internal shared spaces within the building will be available to all students. A named Students Liaison Officer will be in place at all times from the opening of the building, acting as the primary point of contact for students in terms of their health and wellbeing and regarding any concerns and their living experience. Counselling services will be available.
- **Tenancy Agreement and Welcome Pack** - A Tenancy Agreement will be signed by students before moving into the building and will then be issued with a Welcome Pack summarising this and key information, including access to healthcare services.
- **Student Behaviour** - The Tenancy Agreement and Welcome Pack will provide a Code of Conduct which will set out the expectations of students, including a "three-strikes and-out" procedure





Social and Economic Benefits





65 Fleet Street Socio-Economic Impacts

Proposed Development


 **Public House**
Refurbishment of The Tipperary


 **Public/Cultural Space**


 **Improved Public Realm**


 **PBSA**
High Quality, Professionally Managed


Local Drivers for Change

 Refurbishing, retrofitting & rejuvenating a derelict building to bring it back into beneficial use


 City of London Destination Programme


 The Fleet St and Ludgate Key Area of Change designation in CoL emerging Local Plan


 The Fleet St Quarter BID's Era of Change Programme


 The CoL Climate Action Strategy

Construction Impacts over 2.5 years


 **£90m**
Investment in construction


 **140 Jobs**
Construction jobs supported per annum


 **£19m**
Annual GVA impact


 Training and Apprenticeship Opportunities


Gross Operational Impacts

 **34 Total FTE Jobs**
across London including:

 **23 direct on-site jobs** in the CoL
11 Indirect & Induced jobs supported across London

 **£9.9m p.a.**
Student & Visitor Spending across London

 **£4.1m GVA p.a.**
Direct and indirect impact, including £2.8m within CoL

 **28 Jobs**
FTEs supported by Spending in London

Fiscal Benefits
Potential for fiscal benefits for CoL in the form of business rates from cultural and commercial space

Wider Regeneration and Community Benefits

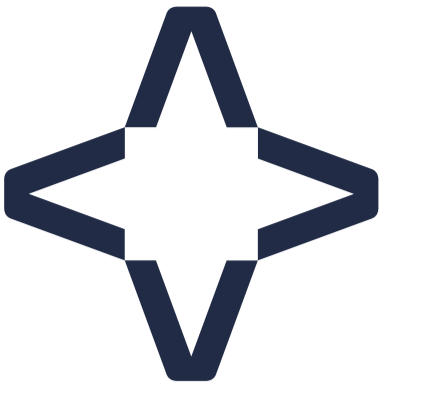
 Refurbishing the Tipperary Public House to return a much-loved high-street amenity to the Fleet St local & business community

 Providing high quality & professionally managed PBSA benefiting students, local Universities & the local area

 Delivering new public/cultural uses that address the site's heritage and future

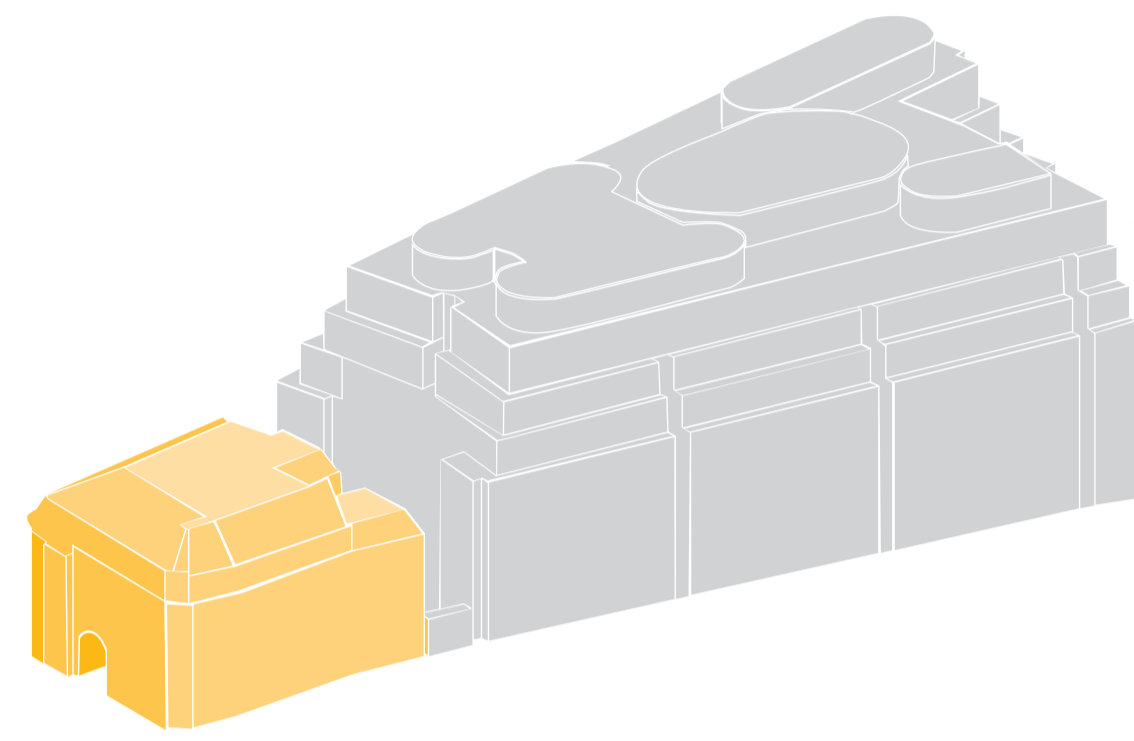
 Social & economic benefits for the local community: helping to ensure that CoL is the world's most innovative, inclusive & sustainable business ecosystem & an attractive place to invest, work, live, learn & visit

Our Sustainable Design Approach



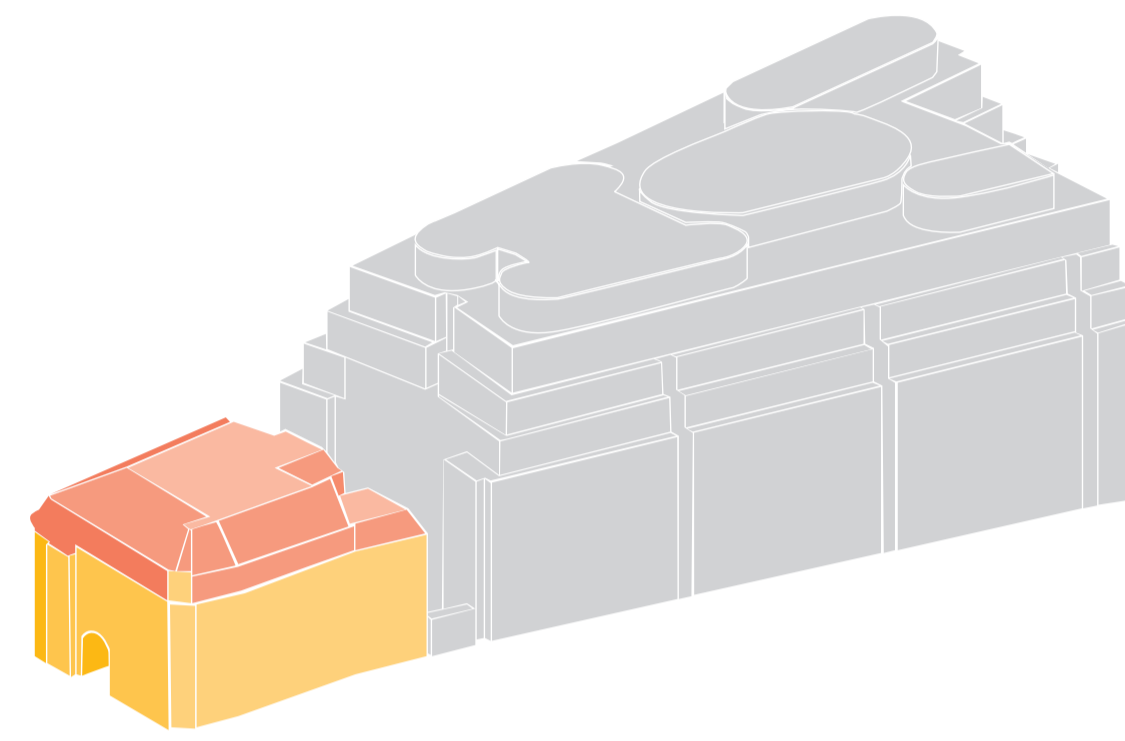
Structural Strategy North Block

Existing



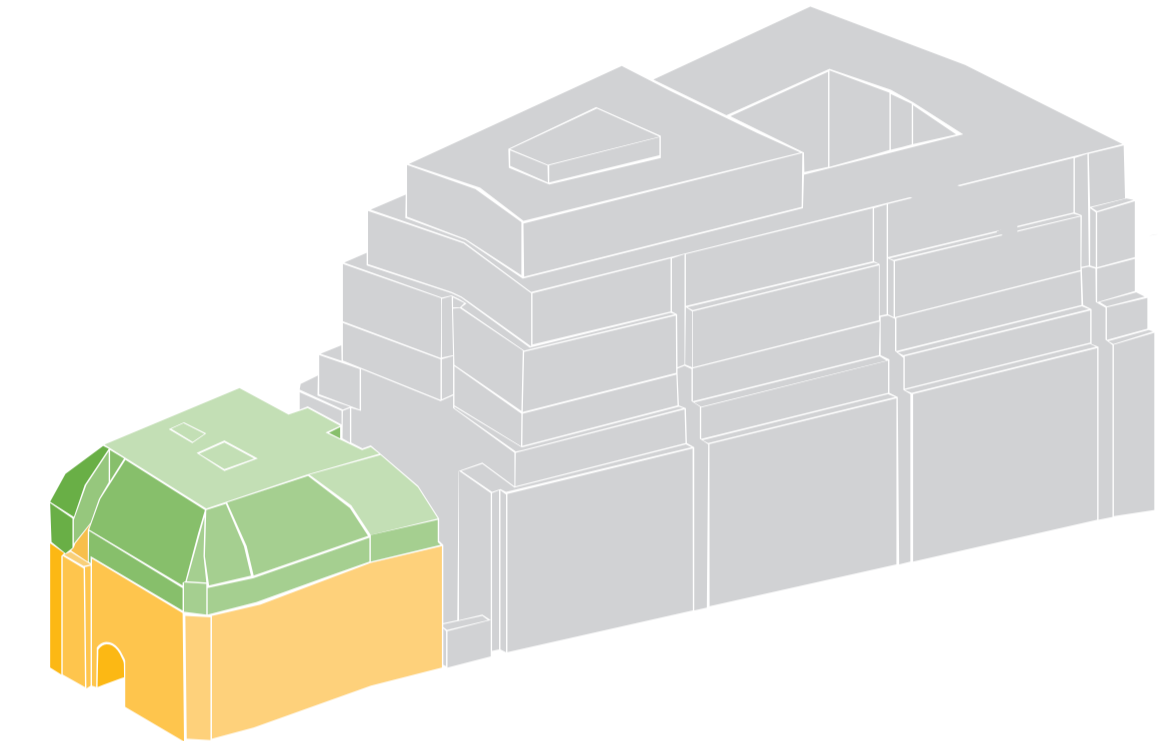
Plant enclosure at roof level
7 Total Floor Slabs
(including lower ground)

Proposed Demolition



Demolish plant enclosure and roof slab
6 existing slabs retained
(including lower ground)

Proposed Extension

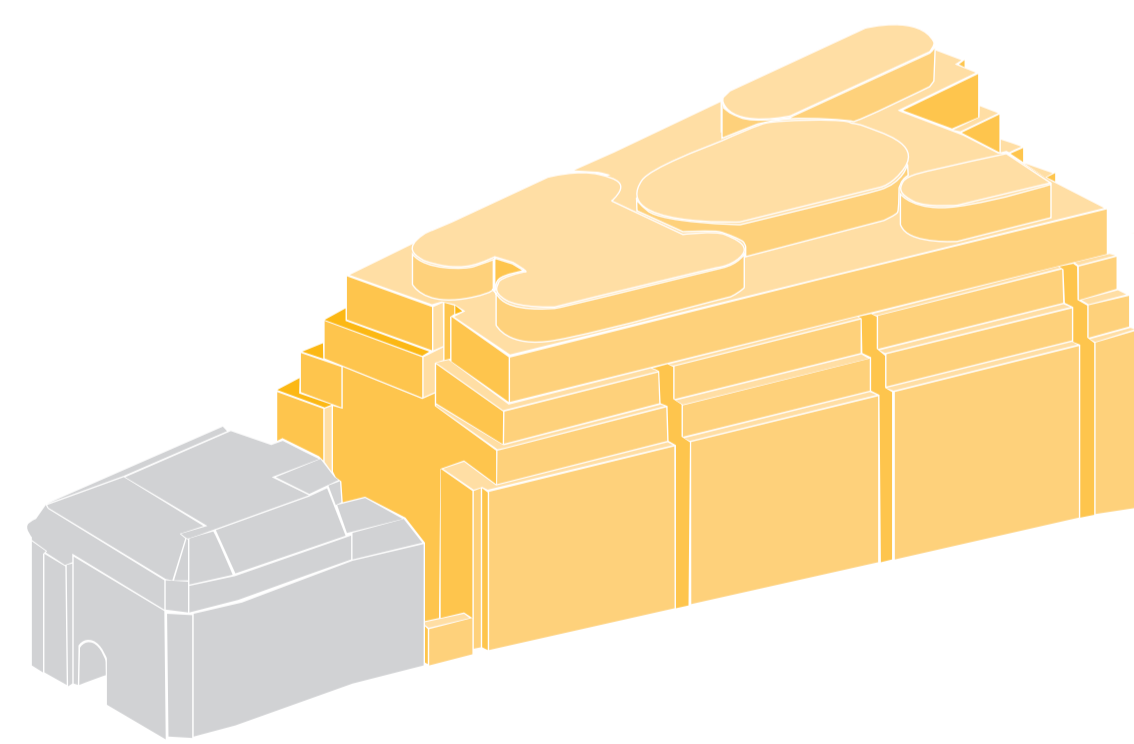


Rebuild 3 floors
9 total floor slabs
(including lower ground)

100% of Substructure retained
86% of Superstructure retained
66% of total existing structure retained

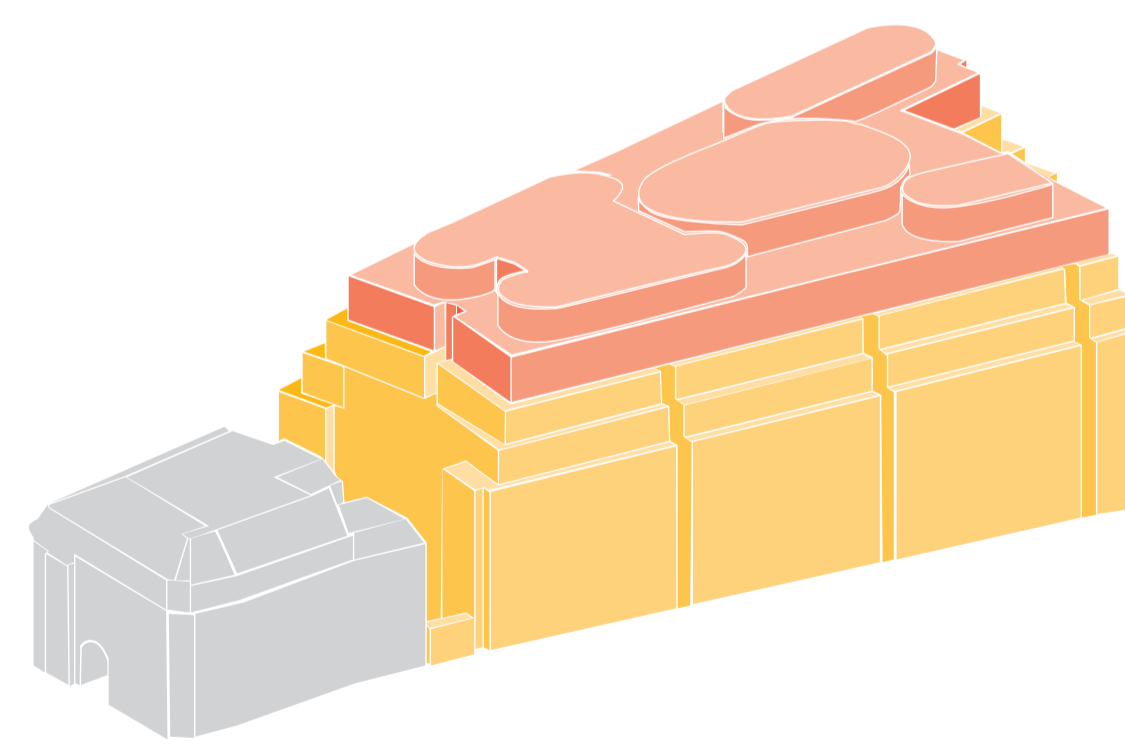
Structural Strategy South Block

Existing



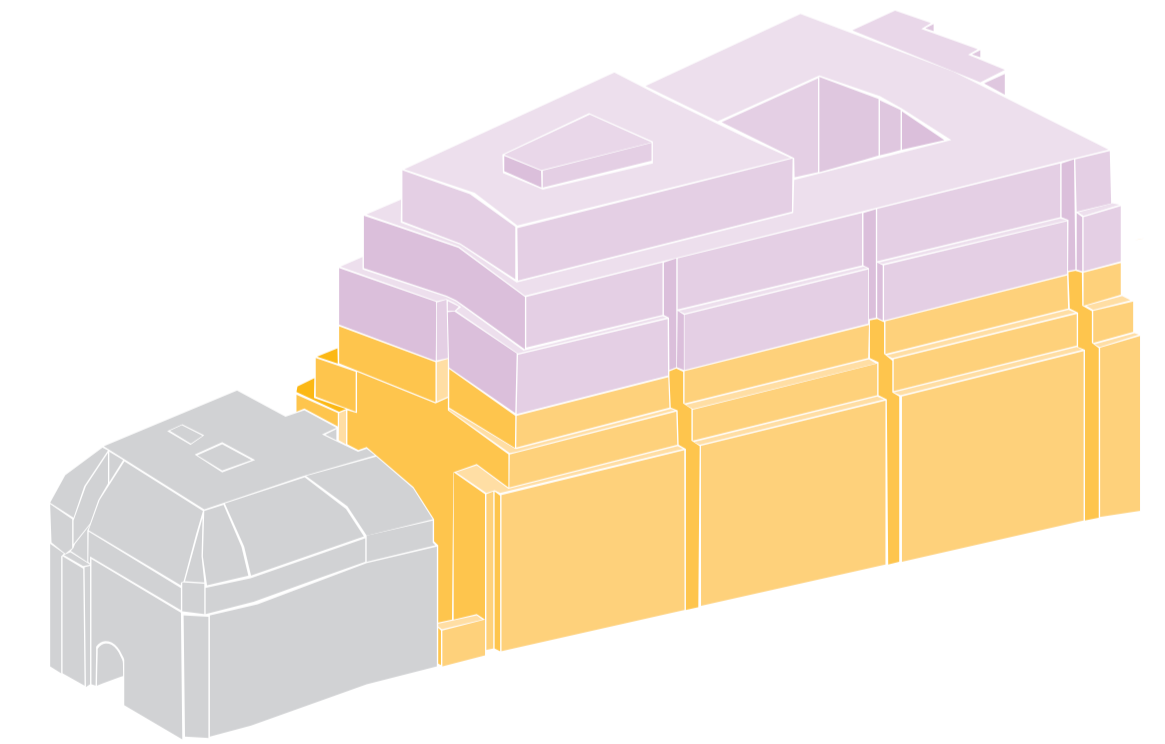
Plant enclosure at roof level
10 Total Floor Slabs
(including lower ground & basement)

Proposed Demolition



Demolish 2 slabs
8 existing slabs retained
(including lower ground & basement)
Retain all steel beams and columns

Proposed Extension



Rebuild 6 floors
14 total floor slabs
(including lower ground & basement)

100% of Substructure retained
73% of Superstructure retained
47% of total existing structure retained

Indicative Images



Proposed view from Fleet Street looking down Bouverie Street

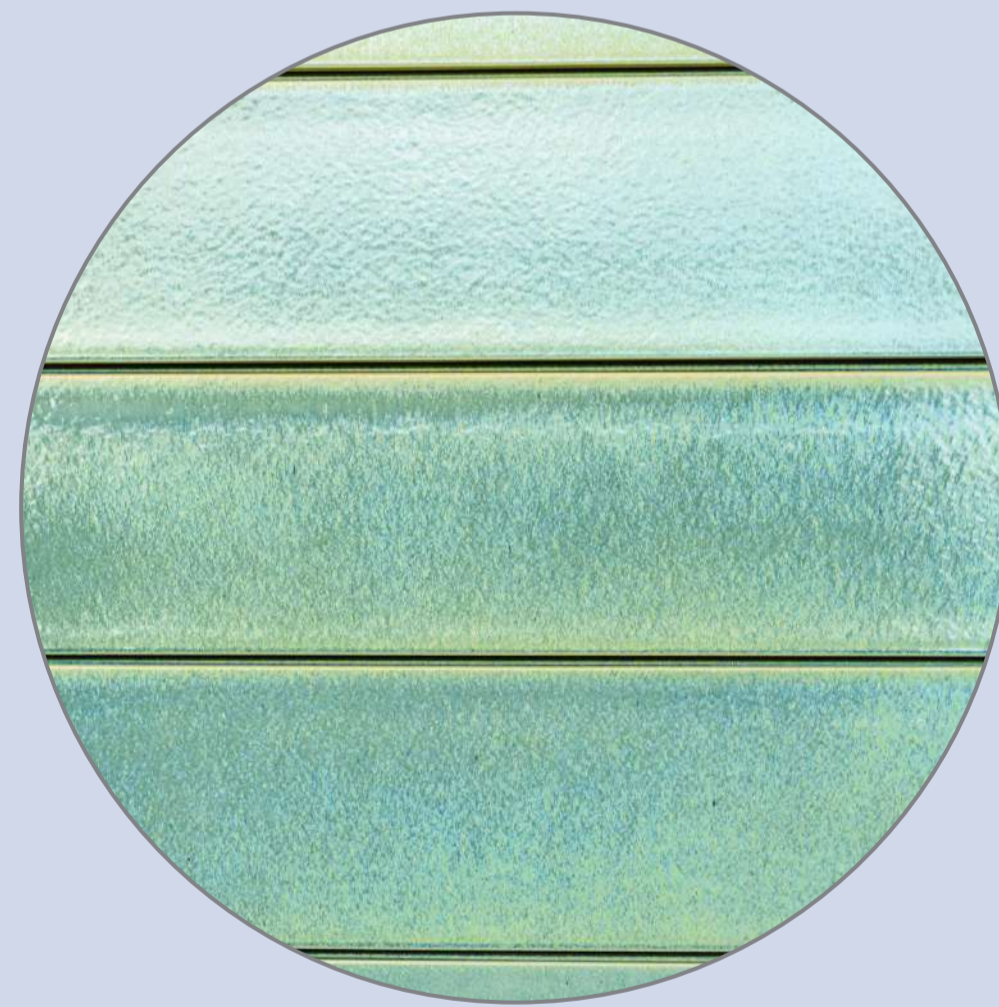


Proposed view from Fleet Street looking down Whitefriars Street

Proposed Materiality



Material Studies



Ceramic Faience Tiling

A possible materiality link between the ground floor entrance passage and the new elements of fabric on the top floor.

Faience tiling is contextual to the city and it's backstreets



Metal Cladding

An option that blends into the emerging city context.

Zinc standing seam is seen as an alternative to lead.



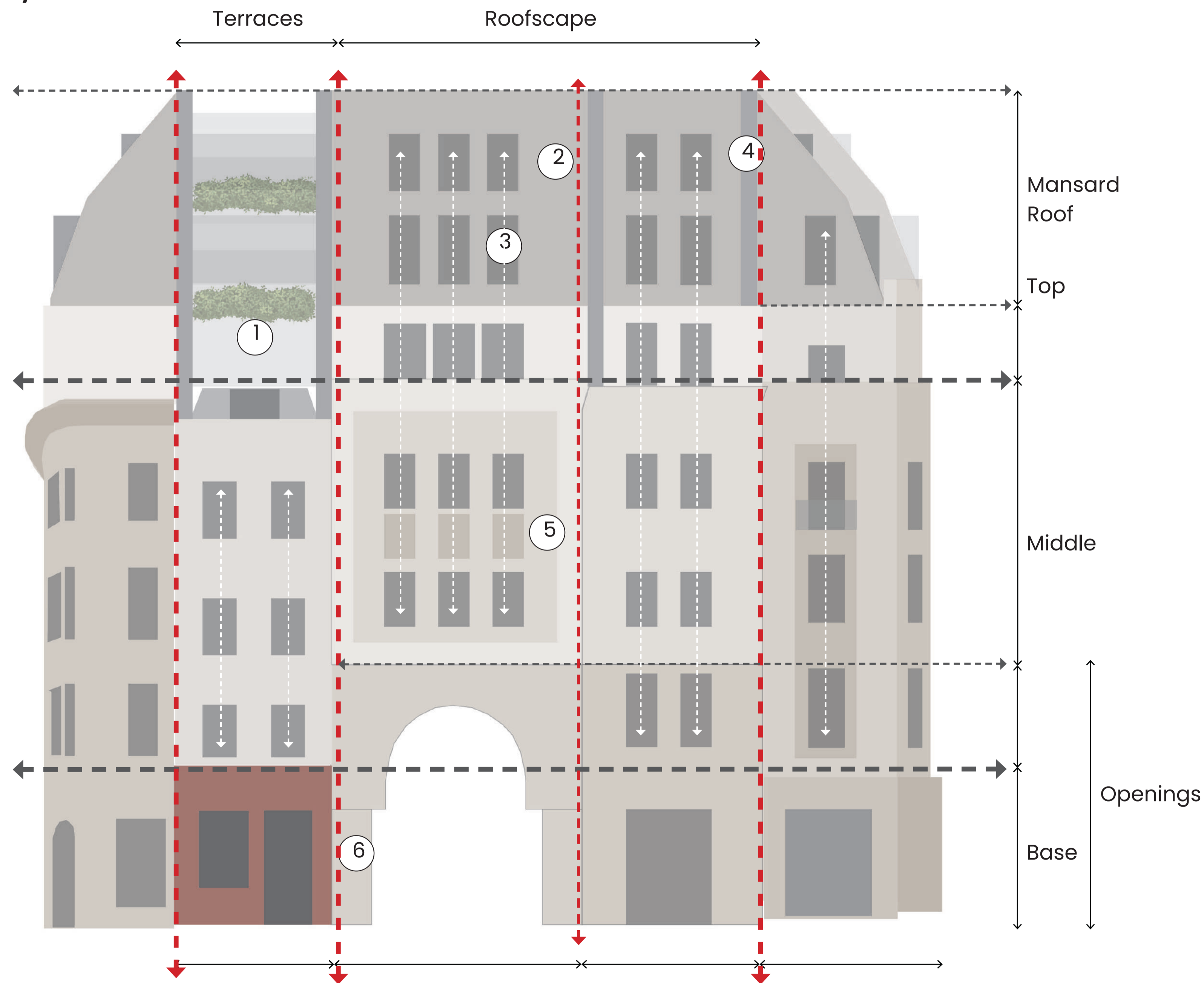
Patterned Pre-Cast Panels

A more tactile option that could pick up on the history of news printworks of the fleet street are - lithographic/ public art opportunities

Proposed Materiality



Fleet St Materiality Proposed



PROPOSED FACADE HIERARCHY



1. TERRACE SPACES INSET WITHIN THE EXISTING MANSARD BREAK



2. DORMER WINDOWS WITH TILED MANSARD ROOF



3. DORMER WINDOWS WITH STANDING SEAM MANSARD ROOF



4. INSET SKY LIGHT TO THE PROPOSED 6TH FLOOR



5. REPLACED 65 FLEET ST FACADE WITH REVISED WINDOW OPENINGS AND HIERARCHIES



6. EXPLORING OPPORTUNITIES FOR CREATIVE LETTERING

We want to hear from you

We are keen to hear your feedback to shape the development of our plans.

Have your say by filling in one of the surveys provided or scanning the QR code to complete our questionnaire online.

65fleetstreet.co.uk



Timeline and Next Steps

