



THE TULIP

Briefing Pack: FactSheet

October 2020



FACTSHEET

Client:

Bury Street Properties (Luxembourg) SARL

Architects:

Foster + Partners

Location:

Land adjacent to 20 Bury Street, City of London

Appointment:

2018

Planning Application:

13 November 2018

Estimated Construction:

2022-2027

Site Area:

2,889m² (31,100sq ft)

Number of buildings:

2 – Entrance Pavilion and Visitor Attraction

Building dimensions:

- Height: 305.3m (1,000ft) A.O.D.
- Diameter of concrete shaft: 14.3m (47ft)
- Diameter of widest floor: 34.5m (113ft)

Structure:

High-strength concrete shaft with steel framed observation deck levels

Parking facilities:

- 462 bicycles
- 2 disabled car spaces

Materials:

- Concrete shaft for strength, maintenance and durability
- High performance glass: unitised and glazed
- Steel and aluminium framing
- Composite floor slabs



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Sustainability:

- Targeting BREEAM 'Outstanding' rating
- Additional 130m² (1400sq ft) plaza space and 8.5 times green surface area: two green walls, Pocket Park and Roof Top Garden, supporting the Mayor's goal for London to be the first National Park City
- Positive impact on air quality: zero combustion, improving The Gherkin's systems, to support the Mayor's goal of London having the best air quality of any major world city by 2050
- Optimised design combined with efficient systems and zero-carbon technologies provide 42% carbon saving, contributing to the Mayor's goal of London being zero-carbon by 2050
- Designed using circular economy principles and 'zero waste to landfill' operations, discouraging single-use plastics, in support of the Mayor's move towards London as a zero-waste city
- 48% overall water reduction, with 100% recycled water for irrigation
- Car free, with 462 cycle parking spaces, equivalent to taking 50 cars off the street

Design Features:

- As a purpose-designed visitor attraction, the building adds a new asset to the City. Its height and location will provide incomparable views of the London skyline and the activities within will offer guests a memorable experience
- Provides a unique new education facility for the use of London state schools with a view onto 2,000 years of London's history, and a vision of the future
- Increased public realm permeability improves connections to public transport, pedestrian and cycle routes
- The new entrance Pavilion enhances the existing active ground level of 30 St Mary Axe (The Gherkin) through its public roof terrace and additional retail businesses while also accommodating 462 bicycle parking spaces for staff and visitors
- The significantly extended landscape with two green walls, a biodiverse Roof Top Garden and a Pocket Park including a water feature, improves the site's ecological value

The materials contained in this document are drawn
from the Evidence submitted to the Public Inquiry.

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