



PLP / ARCHITECTURE

22 Bishopsgate

Press Pack

22 Bishopsgate London, UK

Client
AXA Real Estate and
Lipton Rogers Developments

Facility
Multi-tenant tower with offices, amenity spaces and
public realm

Size
186,000m²

Status
Completed

22 Bishopsgate, designed by PLP Architecture for AXA IM – Real Assets and Lipton Rogers Developments, is the tallest tower at the heart of the City of London’s financial district. Shaped to respect townscape views, its twenty-three-sided, faceted glass form makes a strong and serene backdrop to the surrounding articulated towers and to the historic fabric of the Bank of England Conservation Area.

The building is designed with the individual’s well-being in mind. At 22 Bishopsgate art and craft, higher ceilings, increased daylight control, better fresh air and amenities combine to support individuals, in traditional and new ways of working. Outside of office area, approximately 100,000sf is dedicated to facilities that aim to improve the everyday experience for the building’s users and the public.

The building is a Vertical Village, built to support and nurture its population of 12,000 inhabitants. A Bike Park has everything from 1699 spaces, to showers and lockers, to safety classes and bicycle repair. The Market on level 2 offers a variety of fresh food and open kitchens, events and an external terrace. The double-height Exchange on level 7 offers space for qualified start-ups at reduced rents, with co-working, media suites, meeting rooms and facilities for networking and events. The Gym features a double-height glass climbing wall and specialised training features such as a high-altitude room, alongside spaces for on-demand personal and group training classes and a juice bar. The Retreat on level 41 offers relaxation, Pilates and yoga, and health services. On the 57th level, The Club allows occupiers of any size an opportunity to host clients in a small room or at a conference.

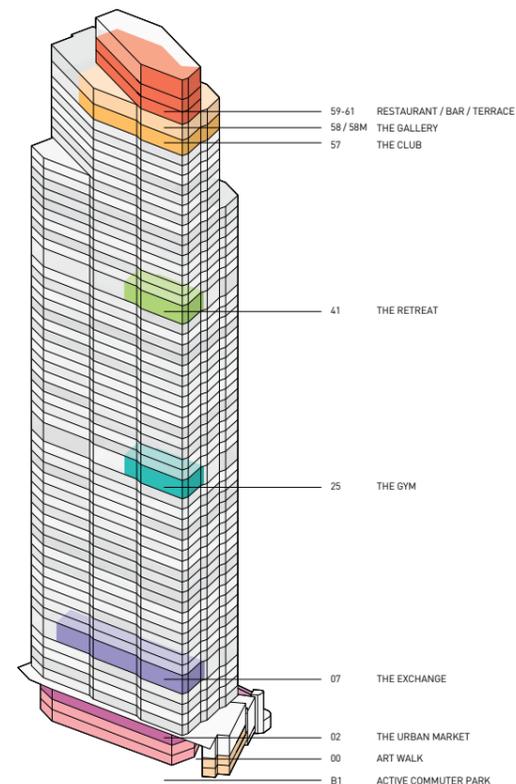
22 Bishopsgate offers a new, positive relationship between itself, the city and the public. At its base, pedestrian access is unlocked through the cluster in the heart of the City, converting it into landscaped public open space. Systems to improve well-being in the public realm have been implemented such as wind mitigation canopies, and a management system that consolidates deliveries to the building and reduces the number of vehicle trips needed, subsequently reducing emissions. At the summit, five levels of restaurants, bars with external terrace, and London’s highest and free-to-public access Viewing Gallery, offer new ways to experience the City.

Art and craft have been integrated into the architectural design, carrying on the traditions of centuries old City Guilds, creating an enriching experience for visitors. The entrance hall is a multi-level foyer conceived as an art gallery with curated temporary art exhibits. Permanent installations adorn

the building, such as Alexander Beleschenko’s glass canopies and Bill Amberg’s leather hand-crafted reception ‘library’. French furniture artist Pierre Renart has been commissioned to design and make sculptural, figural walnut pieces. Artist Bruce McLean provided bold and colourful art, a unique work for each passenger lift car; London’s fastest lifts and Europe’s fastest double deck lifts ferry passengers directly to their destination at eight metres per second.

22 Bishopsgate is infused with smart technologies, from the front door to the glass façade and everything in between. Opt-in facial recognition technology removes the hassle for staff entry and QR entry codes sent with visitors’ meeting invitations render the reception desk queue redundant. Roving receptionists greet and assist if required. A low-iron glass closed-cavity facade with operable blinds allows 55% light transmission into the interior (an increase of 60% over standard insulated glazing). A custom mobile app will enable tenants to control their environment, to connect socially and to explore, access and book services and events.

22 Bishopsgate is WiredScore Platinum certified and ActiveScore Platinum scored, and has been designed to achieve both a BREEAM Excellent rating as well as a WELL Certification.





“22 Bishopsgate is more than an office building. We wanted to create a building for people, one in which we would want to work. It is designed to enhance the physical comfort and psychological well-being of its users, to contribute to the public realm, and to create a workplace that makes you feel better than if you had stayed at home.

Despite its design starting over ten years ago, the technology and programming of the building helps to actively reduce its environmental impact and have set it up to be the model of post-Covid working. A ‘Vertical Village’ of curated amenities outside the office space, supports the individual tenancies and simultaneously fosters a community across the building. Amenities like shared conferencing spaces, co-working areas, bookable meeting rooms and recording studios, allow tenancies of all sizes to compete with the same high standard of facilities. Wellness-centred amenities, like the healthy food hall, the gym, and London’s largest Active Commuter Park, also help to keep occupants feeling their best.”

- Amy Holtz, Director, PLP Architecture



**“Colourful canopies
by Alexander
Beleschenko create
a vibrant entrance
along Bishopsgate.”**

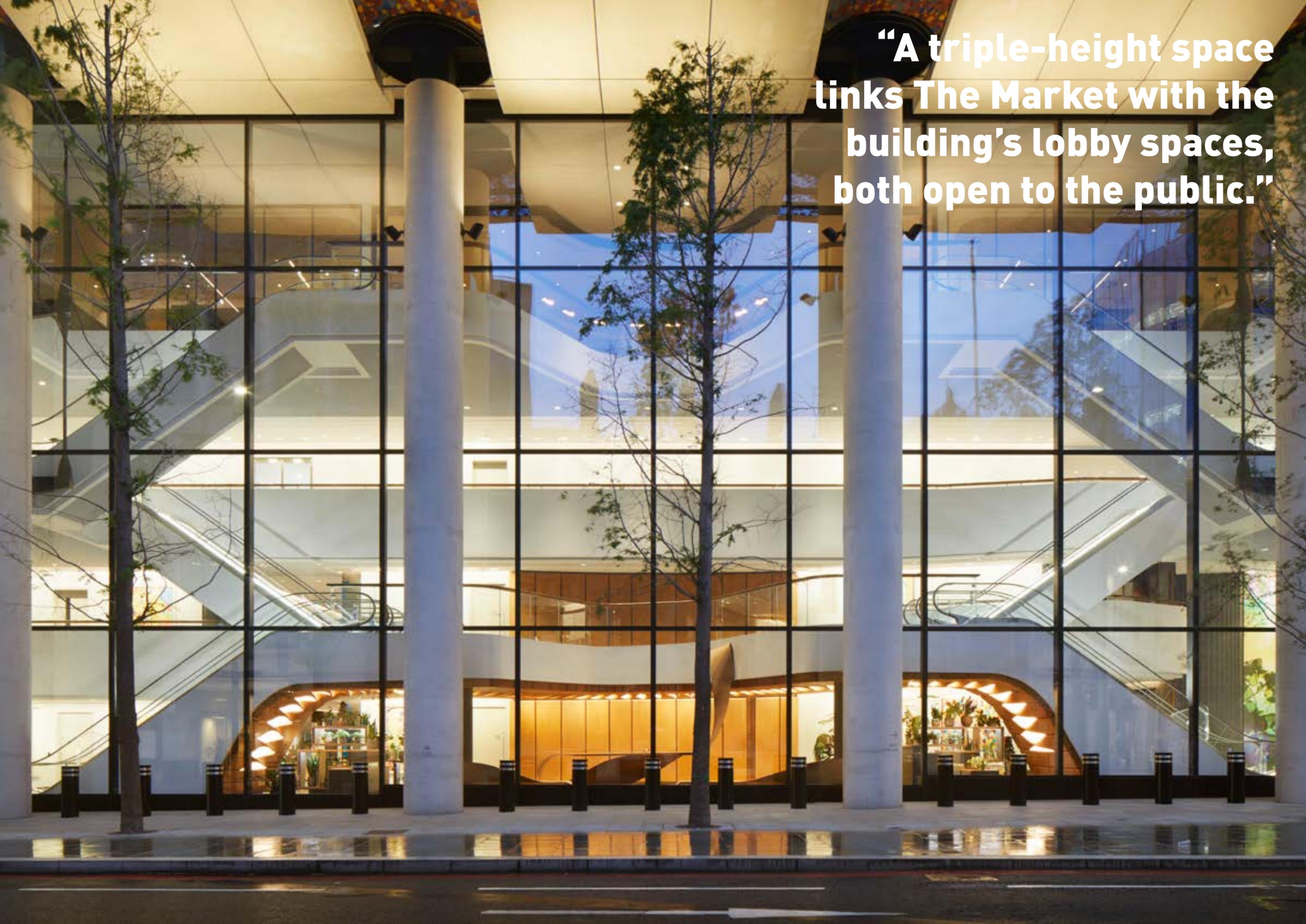


22 Bishopsgate's lobby has no reception desks, but instead has roaming welcome staff, vibrant artwork and an opt-in facial recognition entry system.



The Market, open to the public on level 3, is a food hall centred around healthy eating that also has a range of private rooms for meetings, events and dining.

“A triple-height space links The Market with the building’s lobby spaces, both open to the public.”





Curved timber furniture by artist Pierre Renart can be seen throughout the lobby.



Leatherwork by Bill Amberg Studio creates a warm, welcoming refuge on the ground floor.



“Leatherwork by Bill Amberg Studio and furniture by Pierre Renart come together in an intimate lobby space.”

A 'Vertical Village' of curated amenities outside the office space, supports the individual tenancies and simultaneously fosters a community across the building.



A variety of work spaces and meeting rooms are available in Convene.



These spaces support the building's drive to attract a range of tenancies, by enabling smaller tenancies to still have world-class spaces to work, host events or entertain clients.



Conference and work spaces are supported by a range of catering facilities.



The interior spaces of Convene were designed by Woods Bagot.



**“Convene is
22 Bishopsgate’s platform
for conferences, meetings,
and entertainment.”**

“Floorplates are continuous, with generous ceiling heights providing flexibility and unrivalled views”





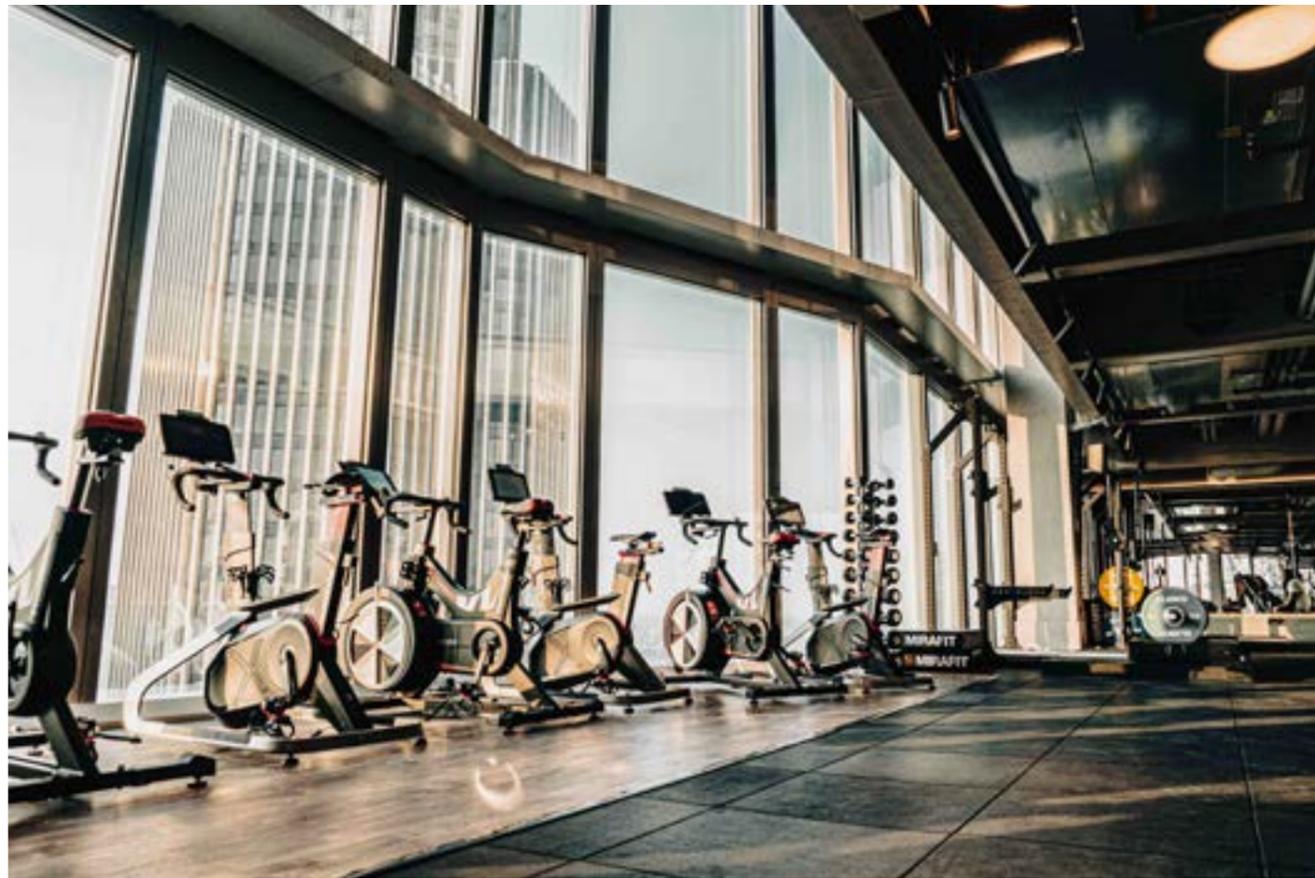
“Technology is embedded into workspaces, with app-based personal environmental controls and solar-reactive blinds”



Workspaces throughout 22 Bishopsgate are filled with natural light and offer unparalleled views across London.



Interiors in the workspaces shown on this page are designed by Woods Bagot.

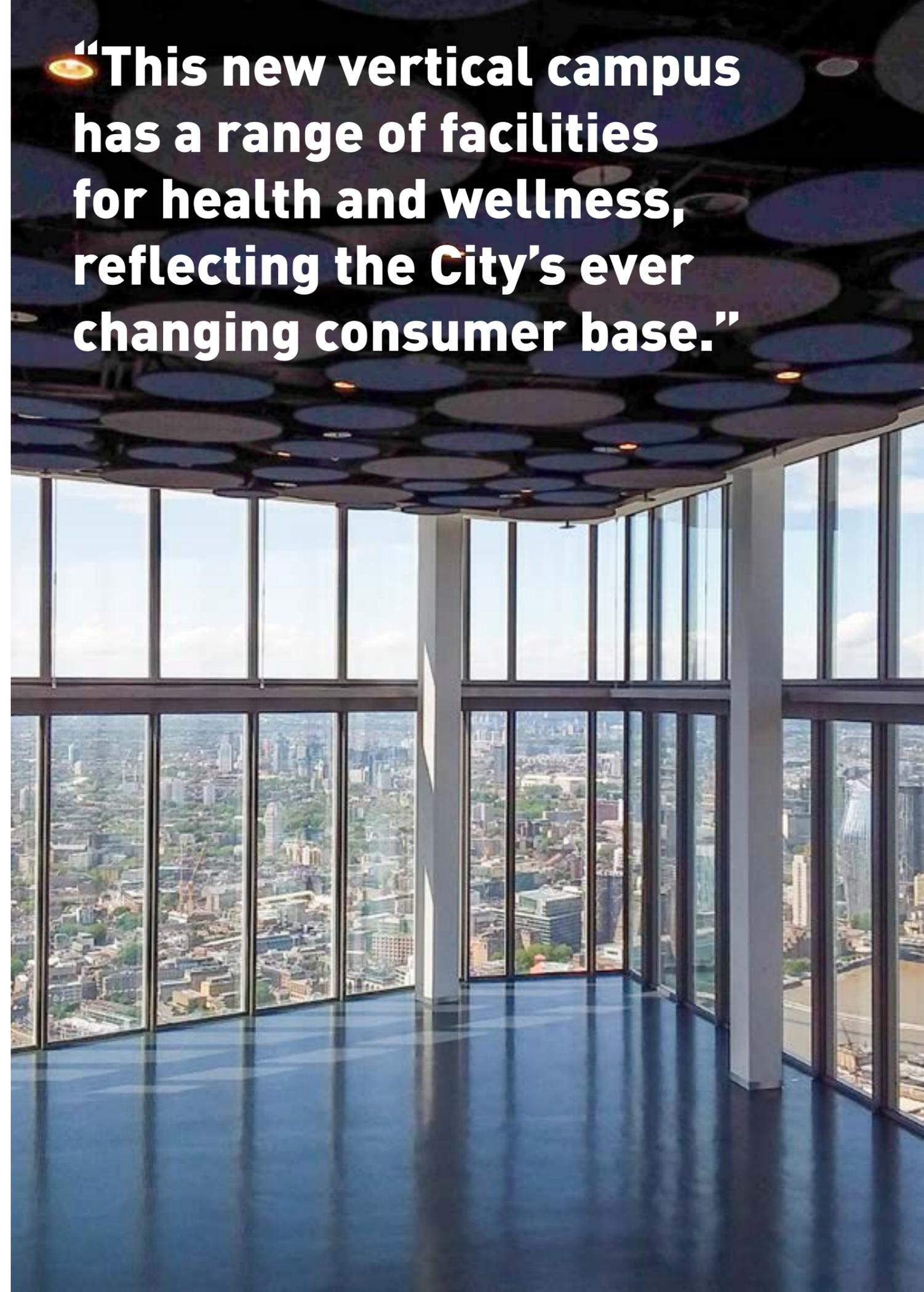


A high-spec gym operated by BXR gives a heavy workout overlooking London.



The Active Commuter Park has everything from 1699 spaces, to showers and lockers, to safety classes and bicycle repair facilities.

“This new vertical campus has a range of facilities for health and wellness, reflecting the City’s ever changing consumer base.”



PLP Architecture

PLP Architecture is a collective of architects, designers and researchers who value the transformative role of ideas and architecture's ability to inspire. Based in London, the practice is led by an experienced and dedicated group of partners who have worked together for more than three decades. Together, they have designed and delivered a wide range of projects around the world, producing intelligent, ground-breaking and exciting designs through a profound commitment to social, economic and environmental ideals.

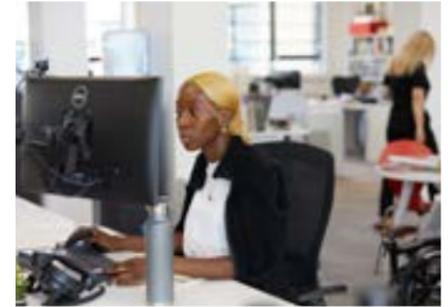
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Selected Projects



One Bishopsgate Plaza - A mixed-use development in the City of London that combines a Pan Pacific Hotel, serviced residences, offices, whisky bar and restaurant, a subterranean ballroom, retail and a large public plaza.



Sky Central - Headquarters for media giant Sky, created as working neighbourhoods around a large open plaza. Utilises innovative construction technologies, including a large CLT roof.



The Edge - Dubbed by Bloomberg as the 'smartest building in the world', which also achieved the highest BREEAM rating of 98.38 at the time. This smart workplace combines technology and human-centric design to create a highly efficient and flexible office building.

Upcoming Projects



Arbor - The first building to be completed in PLP's hypermixed Bankside Yards Masterplan in London. Arbor is a next-generation workplace for the post-Covid era. Completion is due December 2023.



Park Nova - These luxury biophilic residences in Singapore set new benchmarks for sustainable and healthy living. Completion is due in 2024.



Park Modern - Overlooking London's Hyde Park, these ultra-luxury residences have been carefully designed to embrace and enhance the rich character and heritage of the Queensway Conservation Area. Completion is due 2023.



65 Davies Street - 65 Davies Street sits above the Elizabeth Line's Bond Street station and looks to anchor itself as one of the most technically advanced and best-connected workplaces in London. Completion is due in 2023.



Uchisaiwaicho 1-Chome District Development - This 1.1m sq metre development, a stone's throw from the Imperial Palace, will be a life-centric district centered around co-creation and connectivity. Completion of phase 1 is due in 2030 with full completion in 2037.



Shanghai WLA AI Lab - The World Laureates' Association Artificial Intelligence Lab will be a leading technological research institute that sits in the heart of new science-based masterplan. Completion is due in 2023.



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