# City of London approves striking 31-storey office tower at 130 Fenchurch Street



Plans for a new 31-storey office tower at 130 Fenchurch Street in the City of London have been approved by the City of London Corporation’s Planning Applications Sub-Committee. Designed by WilkinsonEyre and backed by Aviva Investors, the project will see the demolition of the existing 1958 Fountain House, one of London’s earliest podium and tower blocks. The new development aims to replace this dated structure with approximately 57,500 square metres of high-quality, energy-efficient office space, responding to the growing demand for premium offices in the City.

WilkinsonEyre’s design is described as ‘jewel-like,’ crafted to preserve significant sightlines to historic landmarks such as St Paul’s Cathedral and the Tower of London. The new tower will feature a distinctive large panel-style façade and a ‘crown’ intended to add visual interest to the City skyline. Aviva Investors, who took over the project five years ago, highlighted the outdated operational and energy performance of the existing building as a key motivation for redevelopment.

The development will also prioritise public amenities and sustainability. The ground floor is set to include 300 square metres of publicly accessible space with food and beverage units and a new pedestrian route connecting Cullum Street to Fen Court. Additionally, a garden terrace on the 20th floor will be open to the public seven days a week, enhancing the building’s cultural offering. Public terraces and cultural spaces will be incorporated at mid-levels, while biodiversity improvements across the site are planned to reinforce environmental goals.

Aviva Investors emphasised that the project aims for ‘industry-leading standards for sustainability and supporting occupier wellbeing.’ The involvement of developer CO-RE will support realising this vision, overseeing the scheme that aligns with broader City ambitions to create a greener, denser, and more dynamic Square Mile. This tower is one part of a wider strategic effort to meet the City’s target of adding 1.2 million square metres of office space by 2040.

Ben Littman, head of real estate development at Aviva Investors, characterised Fenchurch Street as a ‘dynamic’ district, signalling the new building as a revitalising force in what he called a ‘tired, inefficient and outdated asset.’ Tom Sleigh, chair of the City of London Corporation’s Planning and Transportation Committee, praised the project for capturing the City’s growth ambitions by delivering a striking new workplace that opens up routes and views to the public, framing it as a crucial piece in the City’s future-ready transformation.

The approval followed initial plans secured by Farshid Moussavi Architecture in 2015 for a 17-storey scheme, which Aviva ultimately chose not to pursue. That earlier proposal featured a fluted glass curtain wall but was superseded by WilkinsonEyre’s more ambitious vision. Demolition of Fountain House is scheduled to begin next year, with completion of the new tower expected by 2030.

While some reports mentioned a 34-storey proposal, the approved plan stands at 31 storeys. The development promises some of the finest office accommodation in London, featuring public viewing galleries, cultural spaces, retail, and hospitality units, bolstering the area's appeal and meeting the critical shortage of high-standard office space. Vacancy rates in new City office buildings have reportedly fallen to just 0.5%, underscoring the pressing demand that this project aims to address.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[2]](https://news.cityoflondon.gov.uk/plans-for-31-storey-office-building-approved-at-130-fenchurch-street/), [[5]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[6]](https://www.building.co.uk/news/developer-reveals-plans-for-31-storey-city-tower-designed-by-wilkinson-eyre/5138010.article)
* Paragraph 2 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[5]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london)
* Paragraph 3 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[6]](https://www.building.co.uk/news/developer-reveals-plans-for-31-storey-city-tower-designed-by-wilkinson-eyre/5138010.article)
* Paragraph 4 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[6]](https://www.building.co.uk/news/developer-reveals-plans-for-31-storey-city-tower-designed-by-wilkinson-eyre/5138010.article), [[2]](https://news.cityoflondon.gov.uk/plans-for-31-storey-office-building-approved-at-130-fenchurch-street/)
* Paragraph 5 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[6]](https://www.building.co.uk/news/developer-reveals-plans-for-31-storey-city-tower-designed-by-wilkinson-eyre/5138010.article)
* Paragraph 6 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[2]](https://news.cityoflondon.gov.uk/plans-for-31-storey-office-building-approved-at-130-fenchurch-street/), [[5]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london)
* Paragraph 7 – [[1]](https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london), [[3]](https://www.standard.co.uk/business/skyscraper-city-office-space-fenchurch-street-b1226269.html), [[7]](https://www.standard.co.uk/business/skyscraper-city-office-space-fenchurch-street-b1226269.html)

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## Bibliography

1. <https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london> - Please view link - unable to able to access data
2. <https://news.cityoflondon.gov.uk/plans-for-31-storey-office-building-approved-at-130-fenchurch-street/> - The City of London Corporation's Planning Applications Sub-Committee has unanimously approved plans for a 31-storey office tower at 130 Fenchurch Street. The development, designed by WilkinsonEyre, will provide 57,491 square metres of Grade-A office space and includes public spaces such as a 300-square-metre ground-floor area with retail outlets and a 20th-floor garden terrace open to the public seven days a week. The project aims to meet the growing demand for high-quality office space in the City and is scheduled for completion in 2030.
3. <https://www.standard.co.uk/business/skyscraper-city-office-space-fenchurch-street-b1226269.html> - A planning application has been submitted for a 34-storey building at 130 Fenchurch Street, designed by WilkinsonEyre. The new skyscraper will replace Fountain House, a 16-storey block built in 1958, and will include 31 storeys of office space providing around 600,000 square feet of offices. The development also features public viewing galleries and cultural spaces on levels 17 and 20, along with retail and hospitality facilities at street level. The project aims to meet the demand for office space in the City of London and is backed by Aviva Investors.
4. <https://www.building.co.uk/news/contractors-on-alert-after-300m-city-tower-gets-green-light/5138416.article> - Contractors are on alert after plans for a 31-storey office tower at 130 Fenchurch Street have been approved by the City of London Corporation. The £300 million scheme, designed by WilkinsonEyre and developed by CO-RE, will replace the existing 1950s building, Fountain House. The new tower will include 31 storeys of office space and exhibition space on the middle level. Demolition is scheduled to begin next year, with completion expected in 2030.
5. <https://www.architectsjournal.co.uk/news/wilkinsoneyre-wins-approval-for-31-storey-office-tower-in-city-of-london> - WilkinsonEyre has received approval for a 31-storey office tower at 130 Fenchurch Street, designed to replace the existing 1958 building, Fountain House. The new development will provide 57,500 square metres of high-quality, energy-efficient office space and includes publicly accessible cultural spaces and terraces. The project aims to meet the growing demand for premium office space in the City of London and is scheduled for completion in 2030.
6. <https://www.building.co.uk/news/developer-reveals-plans-for-31-storey-city-tower-designed-by-wilkinson-eyre/5138010.article> - Developer CO-RE, working for Aviva Investors, has revealed plans for a new 31-storey office tower at 130 Fenchurch Street, designed by WilkinsonEyre. The development will replace the existing 16-storey 1950s building, Fountain House, and will include office space on upper levels, a cultural space with public terraces at mid-height, and retail units at street level. The project aims to contribute to the Square Mile’s target to build 1.2 million square metres of office space by 2040.
7. <https://www.standard.co.uk/business/skyscraper-city-office-space-fenchurch-street-b1226269.html> - A planning application has been submitted for a 34-storey building at 130 Fenchurch Street, designed by WilkinsonEyre. The new skyscraper will replace Fountain House, a 16-storey block built in 1958, and will include 31 storeys of office space providing around 600,000 square feet of offices. The development also features public viewing galleries and cultural spaces on levels 17 and 20, along with retail and hospitality facilities at street level. The project aims to meet the demand for office space in the City of London and is backed by Aviva Investors.