# City of London approves landmark 31-storey office tower at 130 Fenchurch Street with sustainable design features



The City of London Corporation has granted unanimous planning consent for a striking 31-storey office tower at 130 Fenchurch Street, designed by WilkinsonEyre to deliver over 57,000 square metres of Grade A commercial space. The development, formerly known as Fountain House, aligns with the City Corporation’s ambitious target to add 1.2 million square metres of office floorspace by 2040, signalling a major step in the ongoing transformation of the Square Mile’s commercial landscape. Scheduled for demolition of the existing structure in 2026 and completion by 2030, the new tower is expected to support around 3,610 jobs and represents the seventh office scheme in 2025 exceeding 50,000 square metres of floorspace.

The design embraces a stepped, jewel-like aesthetic intended to blend seamlessly with the surrounding skyline, while protecting vital sightlines towards London’s heritage landmarks, including St Paul’s Cathedral and the Tower of London. The scheme includes over 300 square metres of ground-floor retail and leisure space, alongside a publicly accessible terrace on the 20th floor, which will be open free of charge seven days a week in accordance with City Corporation policy. A newly created pedestrian route will link Fenchurch Street to Leadenhall Market, Cullum Street, and the Lime Street Estate, enhancing connectivity and public engagement within this bustling district.

While the official approval cites the tower’s height at 31 storeys, earlier design proposals and public consultation documents have indicated variations, with some sources referring to a 34-storey structure. These plans, developed by Aviva Investors in partnership with CO—RE, include additional public amenities such as exhibition space on level 17 and green terraces designed for both public and private use. The development also places emphasis on sustainability, aiming to set new benchmarks for environmental performance and design innovation, in line with the City of London’s City Plan 2040 ambitions.

The project replaces the current Fountain House building, a 16-storey block dating from 1958, facilitating a significant increase in high-quality office space in the heart of London’s financial district. Retail and hospitality provisions are also enhanced, with approximately 4,000 square feet planned to complement the office environment. This development reflects a broader trend in the City, where approvals for large-scale office developments continue to accelerate, with more than 300,000 square metres of new office floorspace granted planning permission this year alone.

The City Corporation’s planning and transportation committee chair, Tom Sleigh, underscored the importance of the scheme, stating that “130 Fenchurch captures our ambition to unlock growth: a striking new workplace in the heart of the City, with routes and views that open up the City for everyone.” The integrated public spaces and pedestrian connections are designed not only to accommodate the working population but also enrich the urban experience for residents and visitors, reinforcing the City of London’s commitment to sustainable, inclusive development.

Looking ahead, the approved tower at 130 Fenchurch Street is set to become a landmark addition to London’s skyline, combining commercial vitality with public accessibility and environmental responsibility. Backed by major investors and architectural innovation, it reinforces the evolving character of the City as a dynamic, forward-looking financial centre, equipped to meet contemporary demands for workplace quality, heritage sensitivity, and urban regeneration.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.constructionnews.co.uk/buildings/city-approves-31-storey-office-tower-at-130-fenchurch-street-30-09-2025/), [[7]](https://news.cityoflondon.gov.uk/city-of-london-corporation-approves-first-of-its-kind-sustainable-office-building/)
* Paragraph 2 – [[1]](https://www.constructionnews.co.uk/buildings/city-approves-31-storey-office-tower-at-130-fenchurch-street-30-09-2025/), [[6]](https://benews.co.uk/aviva-publishes-detailed-proposals-for-redevelopment-of-city-of-london-office/), [[2]](https://www.cityam.com/31-story-skyscraper-on-130-fenchurch-street-inches-towards-a-green-light/)
* Paragraph 3 – [[3]](https://martynwhite.co.uk/architecture/130-fenchurch-street), [[5]](https://benews.co.uk/aviva-submits-plans-for-redevelopment-of-fenchurch-street-site/), [[2]](https://www.cityam.com/31-story-skyscraper-on-130-fenchurch-street-inches-towards-a-green-light/)
* Paragraph 4 – [[4]](https://www.standard.co.uk/business/skyscraper-city-office-space-fenchurch-street-b1226269.html), [[5]](https://benews.co.uk/aviva-submits-plans-for-redevelopment-of-fenchurch-street-site/), [[1]](https://www.constructionnews.co.uk/buildings/city-approves-31-storey-office-tower-at-130-fenchurch-street-30-09-2025/)
* Paragraph 5 – [[1]](https://www.constructionnews.co.uk/buildings/city-approves-31-storey-office-tower-at-130-fenchurch-street-30-09-2025/), [[7]](https://news.cityoflondon.gov.uk/city-of-london-corporation-approves-first-of-its-kind-sustainable-office-building/)

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## Bibliography

1. <https://www.constructionnews.co.uk/buildings/city-approves-31-storey-office-tower-at-130-fenchurch-street-30-09-2025/> - Please view link - unable to able to access data
2. <https://www.cityam.com/31-story-skyscraper-on-130-fenchurch-street-inches-towards-a-green-light/> - Proposals for a 31-storey office building at 130 Fenchurch Street are advancing, with public consultations underway ahead of a planning application. Designed by WilkinsonEyre and developed by CO—RE for Aviva Investors, the scheme aims to create a showpiece office space in the dynamic Fenchurch Street area. The building will feature 600 sqm of ground-floor public space, exhibition space on level 17, and green terraces for public and private use. Construction is expected to commence in 2026 and be completed by 2030. ([cityam.com](https://www.cityam.com/31-story-skyscraper-on-130-fenchurch-street-inches-towards-a-green-light/?utm_source=openai))
3. <https://martynwhite.co.uk/architecture/130-fenchurch-street> - WilkinsonEyre has unveiled plans for a 34-storey tower at 130 Fenchurch Street, designed to replace the existing Fountain House. The proposed building will provide approximately 430,000 sq ft of premium office space across 31 storeys, along with 4,000 sq ft of retail and hospitality facilities at ground level. The design includes 600 sqm of landscaped public space, green terraces, and pedestrian connections from Cullum Street to Fen Court. The project aims to set new benchmarks for sustainability, design innovation, and public engagement. ([martynwhite.co.uk](https://martynwhite.co.uk/architecture/130-fenchurch-street?utm_source=openai))
4. <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 and developed by CO—RE. The new tower will replace Fountain House, a 16-storey block built in 1958. The development includes 31 storeys of office space providing around 600,000 sq ft, with levels 17 and 20 offering public viewing galleries and cultural spaces. The scheme also includes nearly 4,000 sq ft of retail and hospitality facilities and aims to meet the City of London's demand for quality and sustainable office space. ([standard.co.uk](https://www.standard.co.uk/business/skyscraper-city-office-space-fenchurch-street-b1226269.html?utm_source=openai))
5. <https://benews.co.uk/aviva-submits-plans-for-redevelopment-of-fenchurch-street-site/> - Aviva Investors has submitted a detailed planning application to the City of London Corporation for the redevelopment of 130 Fenchurch Street. The proposed 34-storey building includes 31 storeys of office space, an exhibition space in the middle of the building, and nearly 4,000 sq ft of retail and hospitality space. Designed by WilkinsonEyre, the development aims to create a flagship location in the Square Mile, supporting the City of London's ambitious City Plan 2040. ([benews.co.uk](https://benews.co.uk/aviva-submits-plans-for-redevelopment-of-fenchurch-street-site/?utm_source=openai))
6. <https://benews.co.uk/aviva-publishes-detailed-proposals-for-redevelopment-of-city-of-london-office/> - Aviva Investors has published detailed proposals for the redevelopment of 130 Fenchurch Street, following an initial public consultation. Designed by WilkinsonEyre and developed by CO—RE, the scheme includes a 31-storey tower offering Grade A office space, 600 sq m of ground-floor public space, and an exhibition space on level 17. The building aims to set new benchmarks for sustainability, design innovation, and public engagement, aligning with the City of London's City Plan 2040. ([benews.co.uk](https://benews.co.uk/aviva-publishes-detailed-proposals-for-redevelopment-of-city-of-london-office/?utm_source=openai))
7. <https://news.cityoflondon.gov.uk/city-of-london-corporation-approves-first-of-its-kind-sustainable-office-building/> - The City of London Corporation's Planning Applications Sub-Committee has unanimously approved proposals for a new landmark sustainable office building at the corner of Gracechurch and Fenchurch Street. The 33-storey building will deliver over 50,000 square metres of office space and features an innovative design combining substantial retrofitting within a new build tower. The development aims to reduce carbon emissions and waste, contributing to the regeneration of the southern part of Leadenhall Market. ([news.cityoflondon.gov.uk](https://news.cityoflondon.gov.uk/city-of-london-corporation-approves-first-of-its-kind-sustainable-office-building/?utm_source=openai))