

Welcome

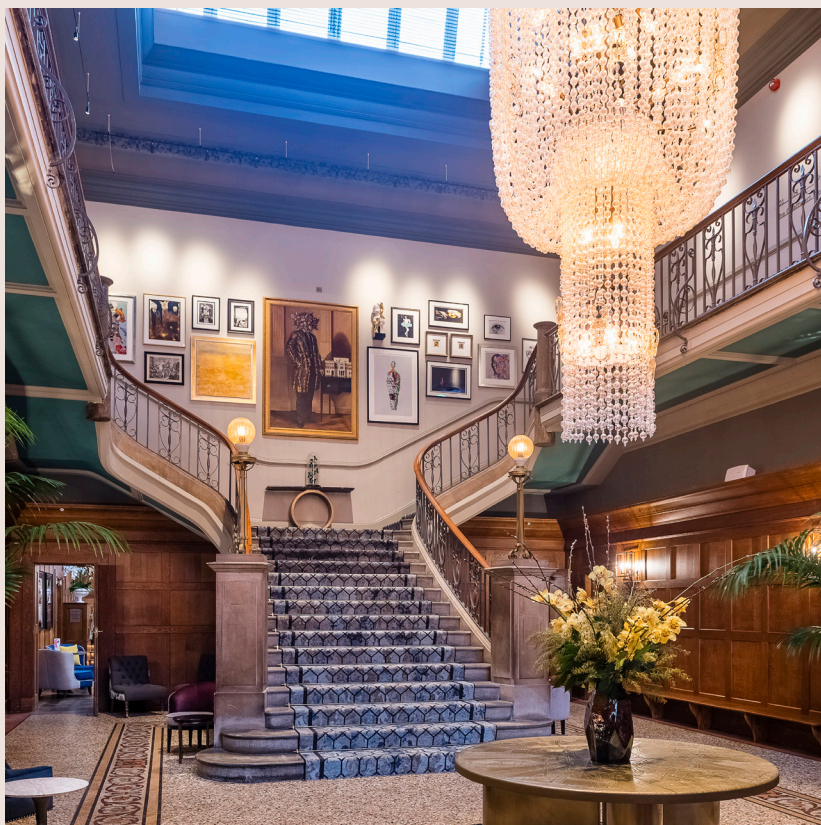
Welcome to our public consultation on our detailed proposals for the future of Ibex House.

This consultation presents our detailed **design proposals**, and members of the project team are available to answer any questions you may have and discuss the plans in more detail.

About Dominus

Dominus is a leading operator and developer of hotels. We own and operate five market-leading hotels under Hilton and Marriott brands in Bath, London and Oxford, with a sixth hotel under construction at Great Tower Street in the City of London. As part of our commitment to sustainability, all our hotels are Green Key Accredited, a leading international environmental certification.

Founded in 2011, we are a family-owned business that is deeply committed to creating social value and tangible community benefits in development and operation. We have an exemplary track record of working in partnership with our stakeholders to develop and implement innovative solutions that benefit investors, local authorities and communities alike.



The Dixon Tower Bridge

Autograph Collection by Marriott,
211 Tooley Street, London

- Completed in 2018
- 193 rooms



Courtyard by Marriott Oxford

15 Paradise Street, Oxford

- Completed in 2019
- 149 rooms



Hampton by Hilton Bath City

Milk Street, Bath

- Completed in 2022
- 202 rooms



Lost Property St Paul's

Curio Collection by Hilton,
3-5 Ludgate Hill, London

- Completed in 2022
- 144 rooms



Hampton by Hilton London City

12-20 Osborn Street,
London

- Completed in 2023
- 278 rooms



The Derby London City

Curio Collection by Hilton, 5-10
Great Tower Street, London

- Expected opening
early 2026
- 237 rooms

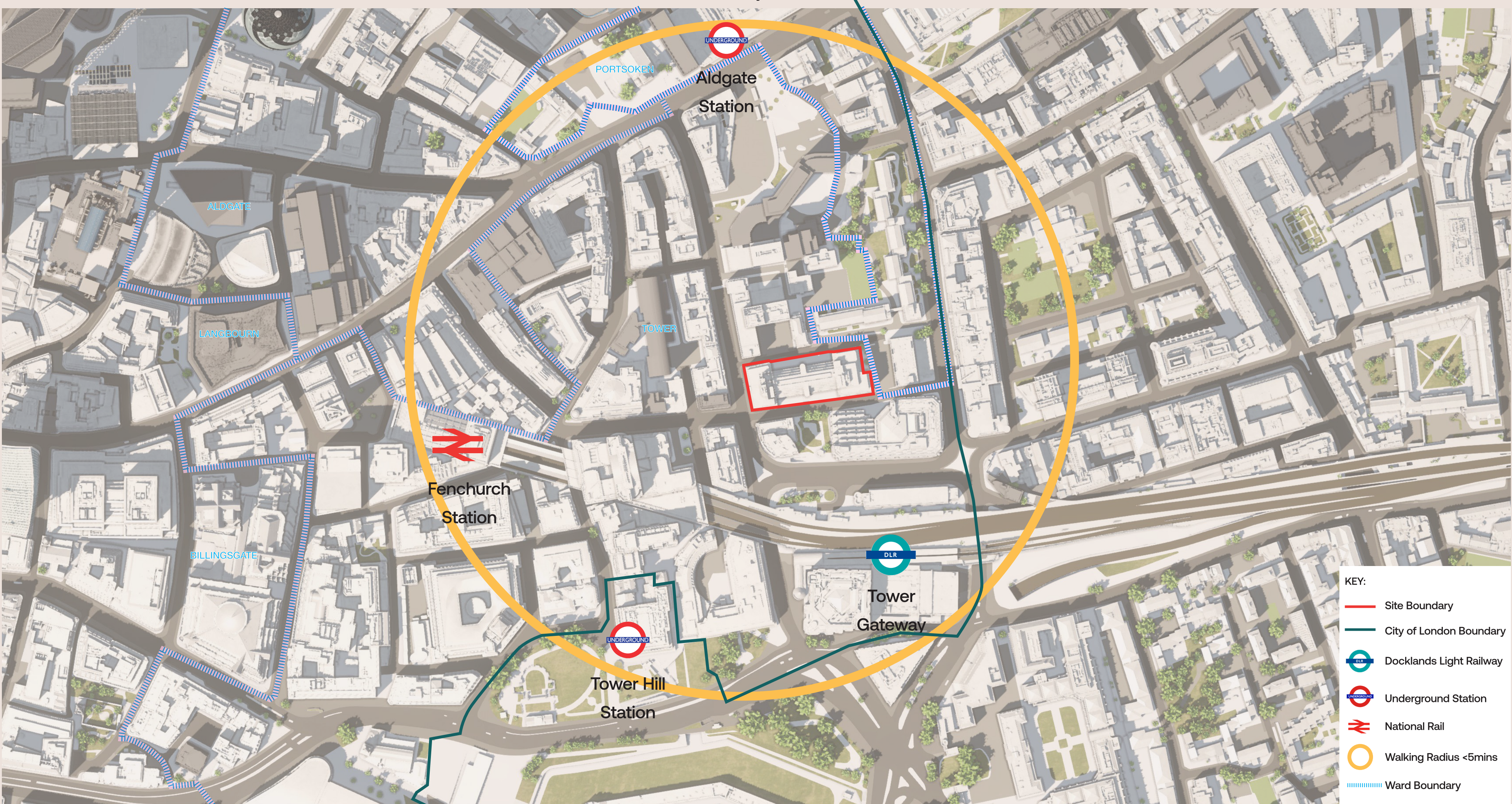
The site and its context



Photos of existing site



Surrounding area



Ibex House history



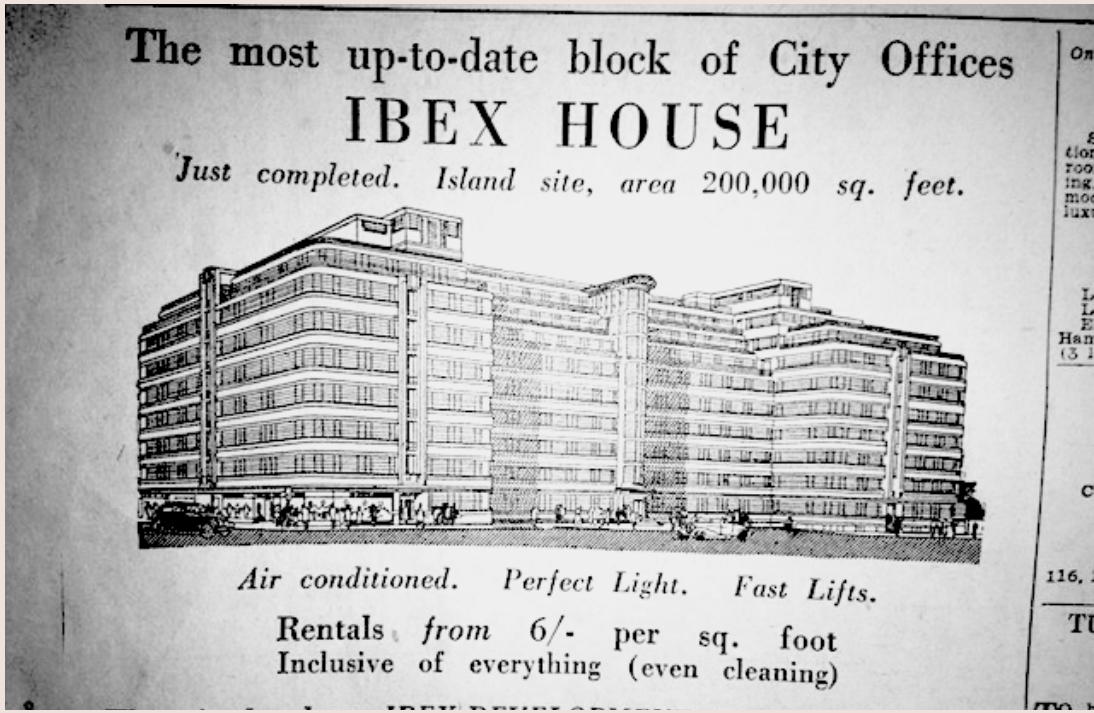
Ibex House under construction - 1937 -RIBA73976

Ibex House is an example of art deco architecture, it was built between 1933 and 1937, and was designed by Fuller, Hall & Foulsham.

Ibex House was built as a speculative office building, with rentable floor space and minimal interior finishes. The building housed numerous companies from its early inception.



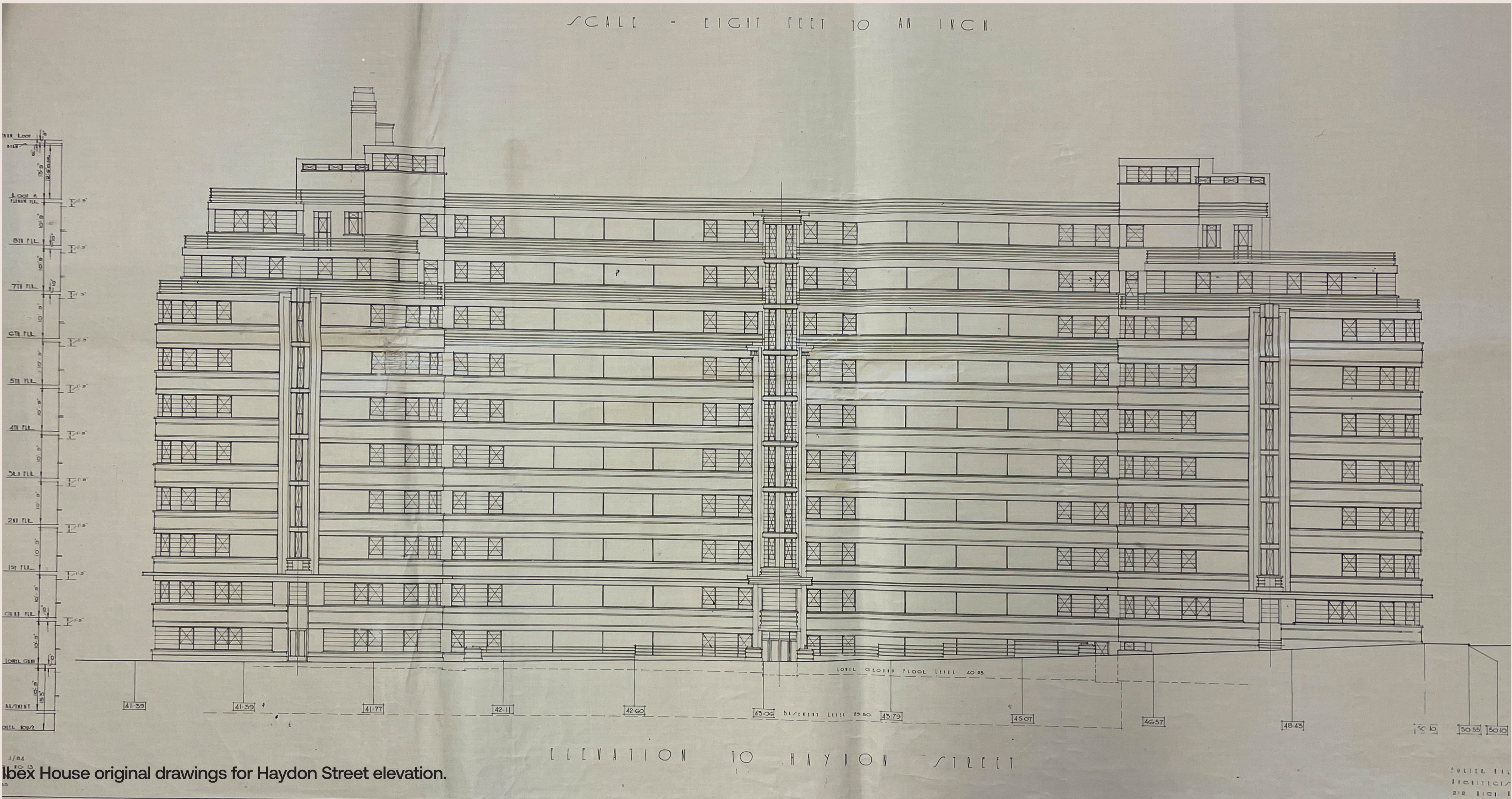
Peacock Tavern, July 1985



Ibex House advertisement showing off its modernism (1937) - The Morning post

Although the building has undergone numerous internal refurbishments to accommodate its various occupiers over time, the exterior has retained its original architectural character.

A notable feature of the proposal is the Peacock Pub, which was incorporated into the original design as a continuation of a pre-existing pub on the site. The current proposal is to re-open and expand the Peacock Pub.



Ibex House original drawings for Haydon Street elevation.

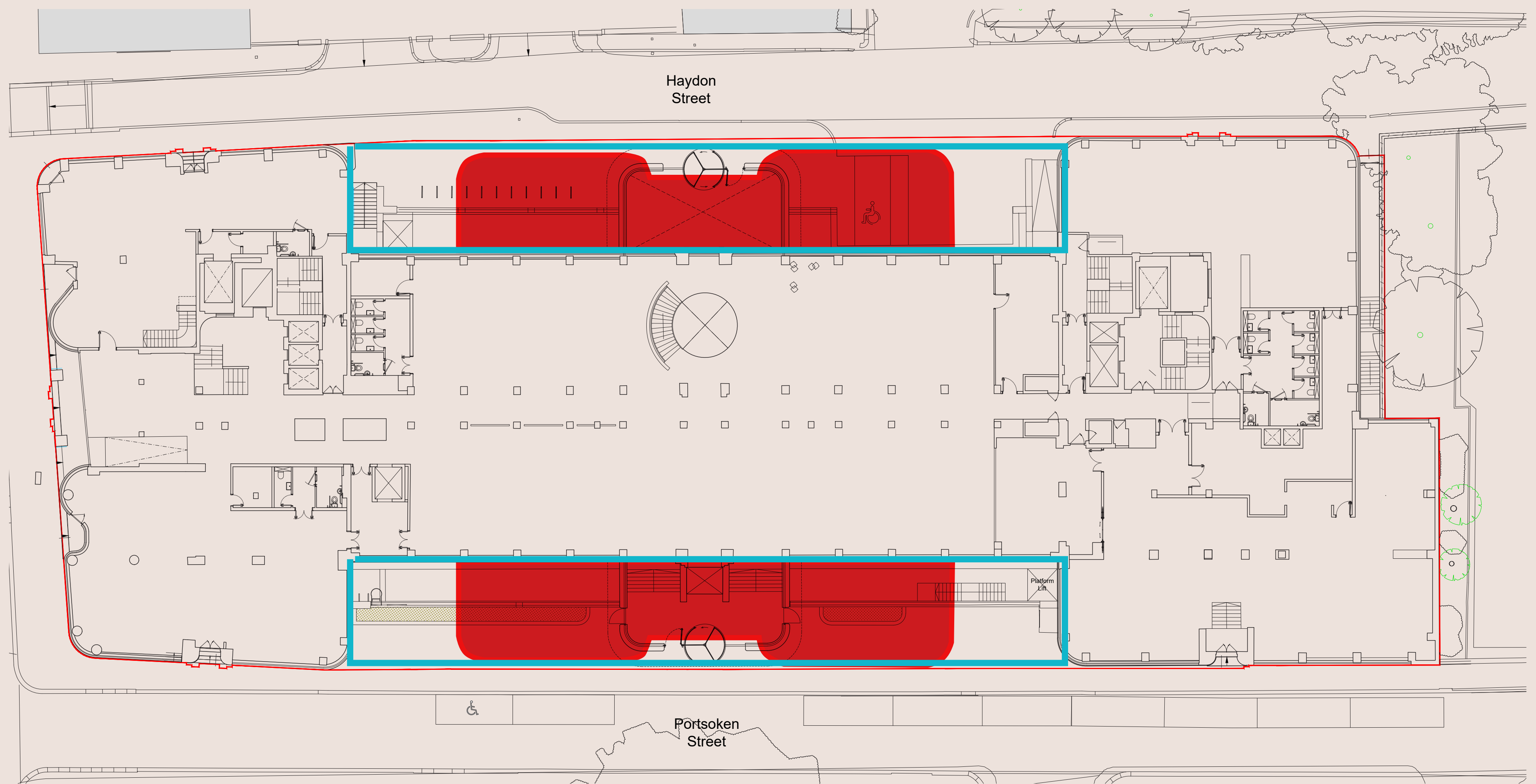
The site planning history

A planning and listed building consent application for the refurbishment and extension to the building received a 'resolution to grant' from the City's planning committee in 2022.

That scheme sought to construct an enlarged basement and lower ground floor, building out beyond the current footprint of the building and underneath Hayden Street and Portsoken Street. Our proposals do not seek to do this.

That scheme proposed an office use for the building. That scheme was not progressed. That previous scheme would not have provided the same community benefits as these proposals.

Proposed Lower Ground Floor, comparison with resolution to grant scheme.

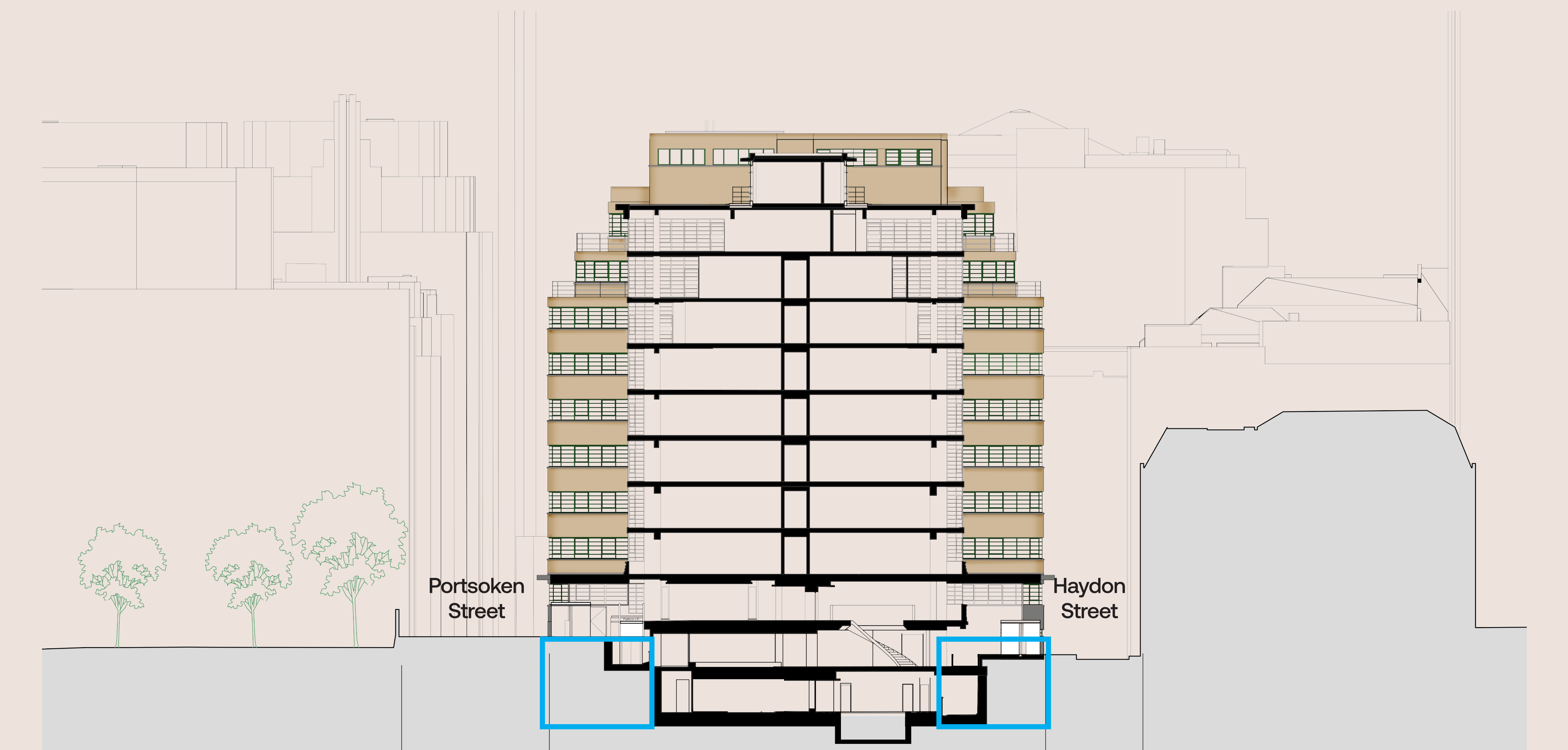


The proposal as a hotel has reduced the size of the pavilions towards Hayden and Portsoken Streets, and minimised the excavation and internal demolition.

 Outline of the resolution to grant scheme excavation

 Outline of the resolution to grant scheme pavilions

Proposed section, comparison with resolution to grant scheme.



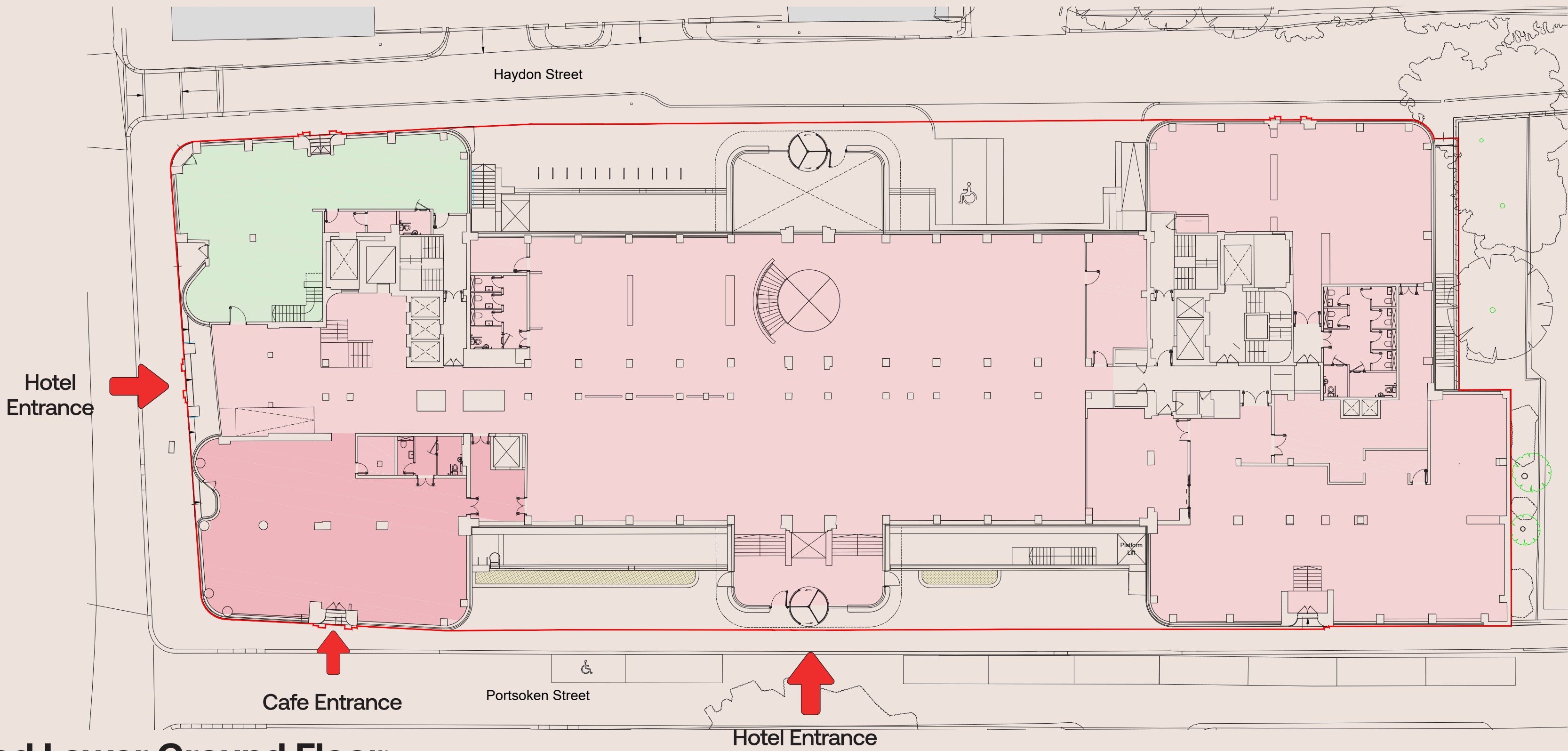
Our vision

1. Rejuvenating Ibex House as a high-quality hotel and expanding and reopening The Peacock pub: both operated by Dominus Hospitality.
2. Retaining, refurbishing and celebrating this Grade II listed Art Deco building: retaining 100% of its substructure and 90% of its superstructure.
3. Helping to build a more inclusive Square Mile: delivering new culture-led activation on Minories; providing new access to the building and its facilities including its swimming pool; and creating an on-site hospitality training academy.

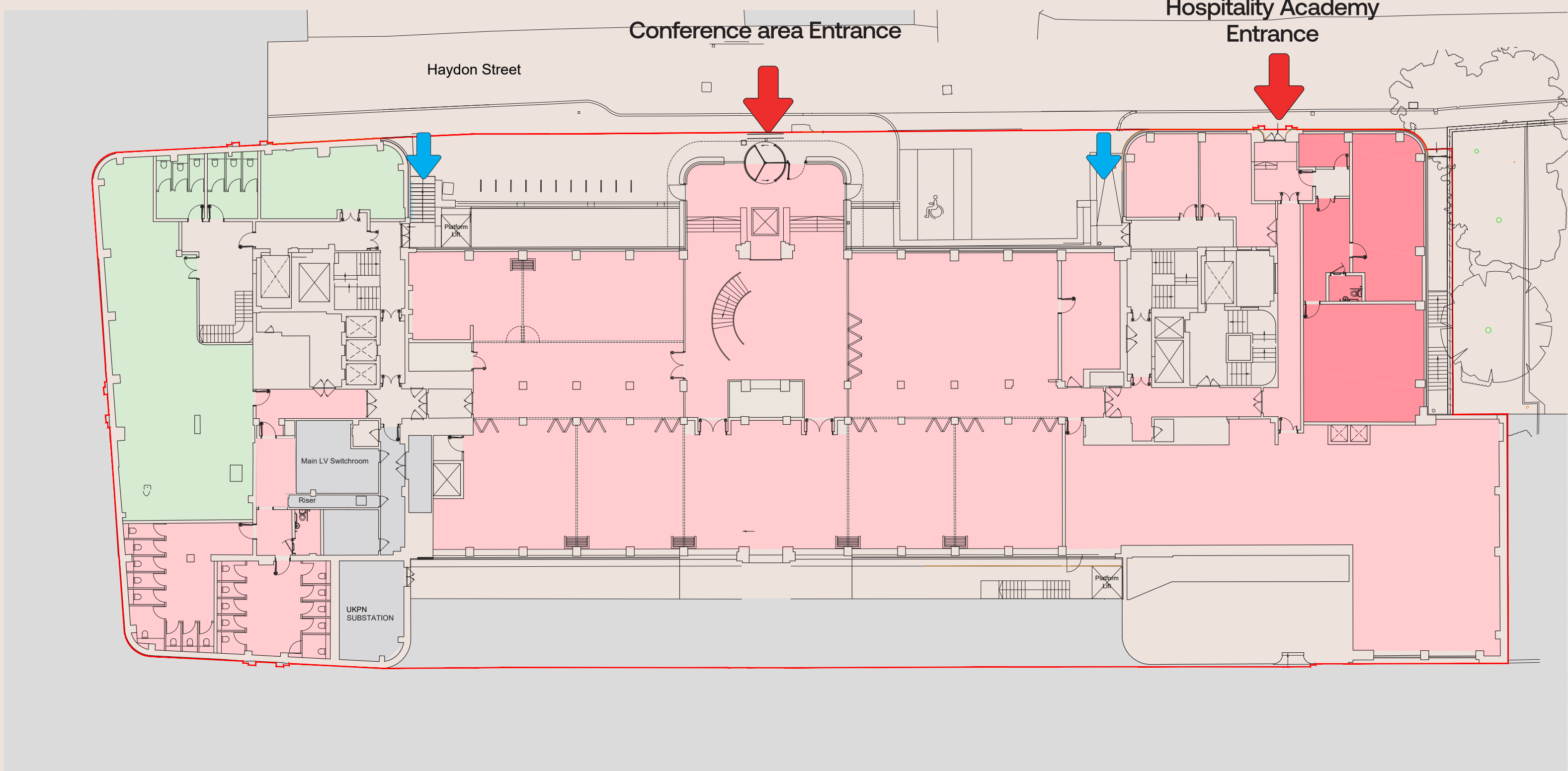


Rejuvenating Ibex House

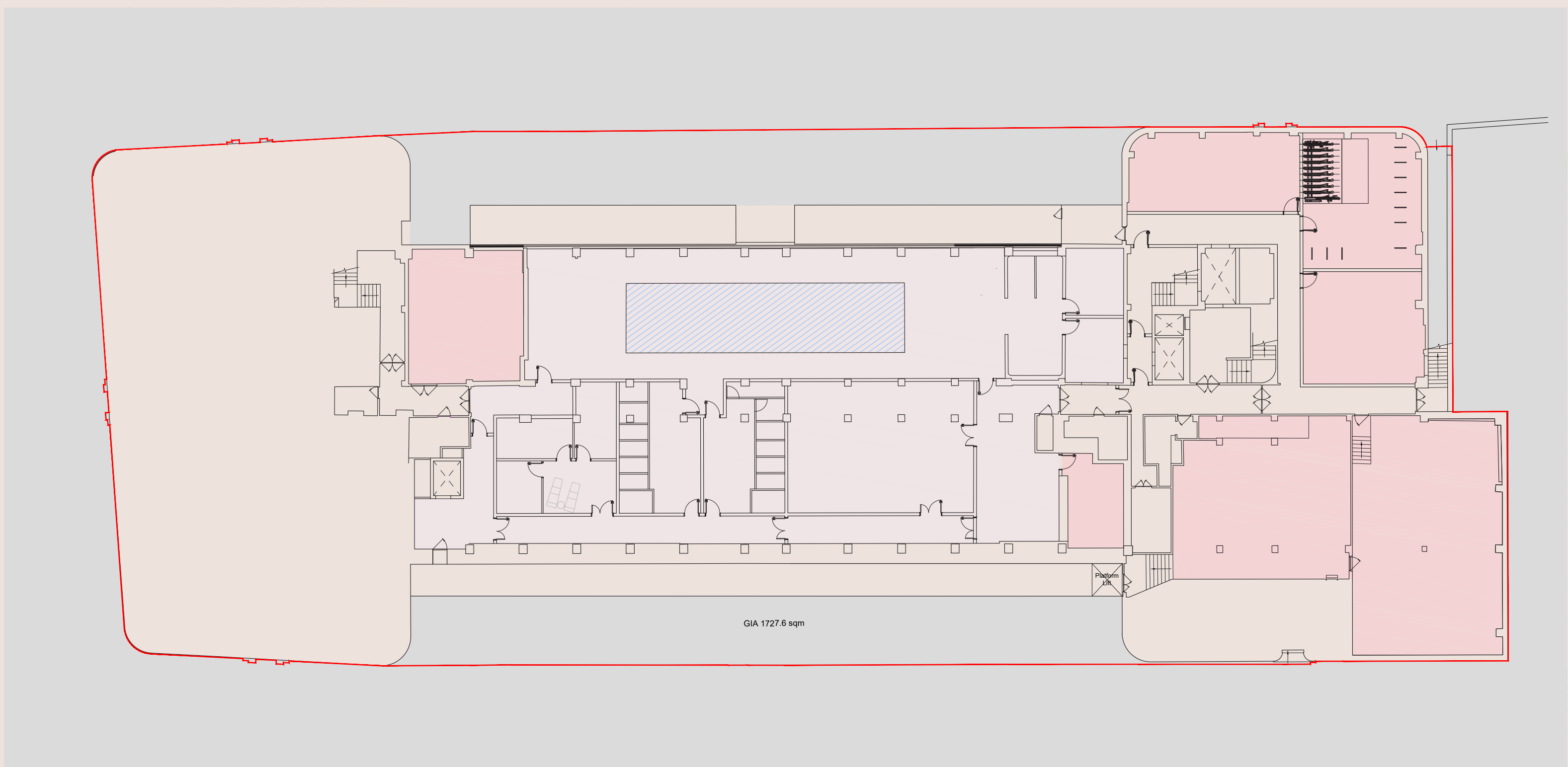
Proposed Ground Floor:



Proposed Lower Ground Floor:



Proposed Basement Floor:



Hotel



Cafe



Hospitality
Academy



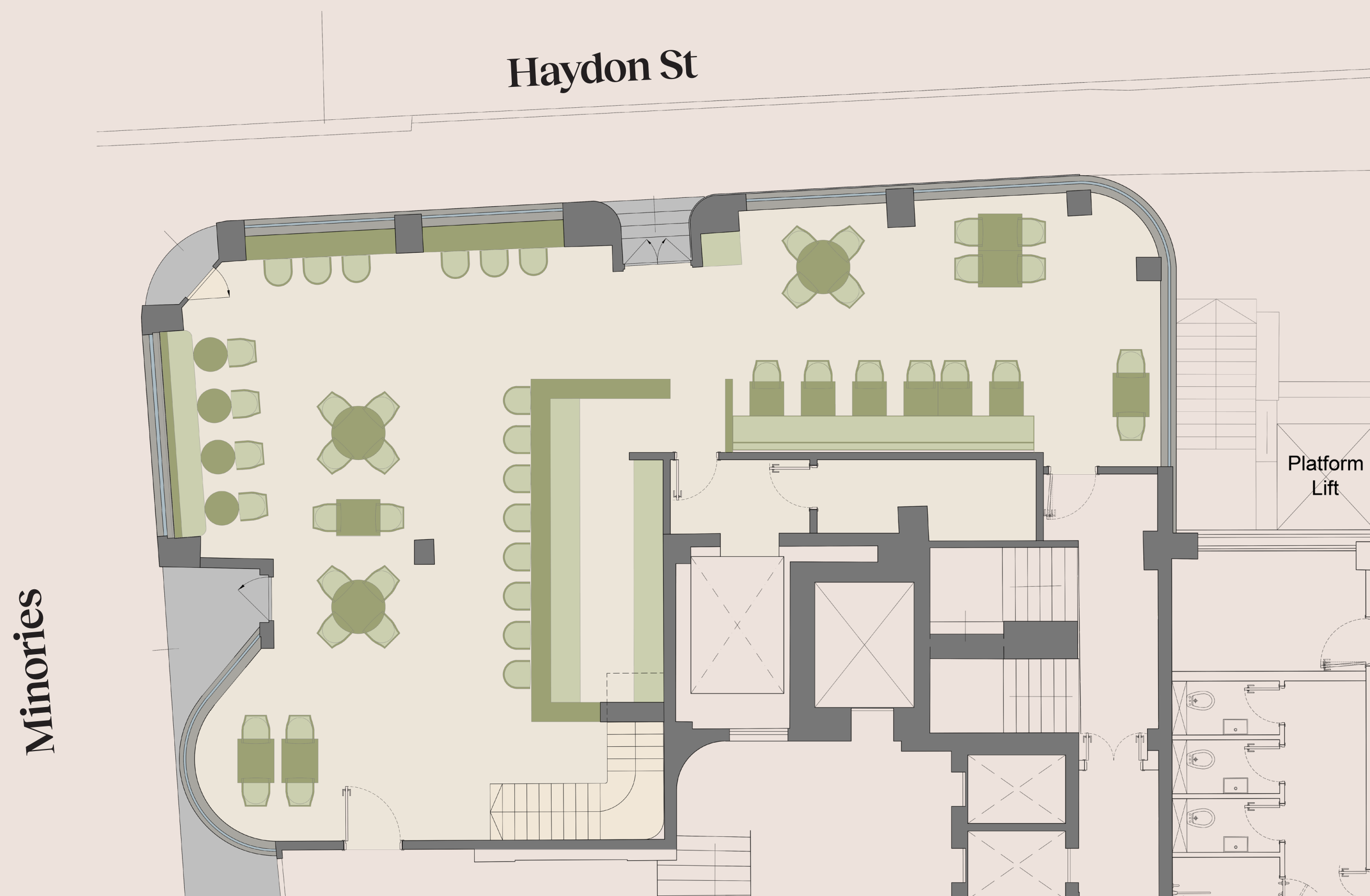
Leisure



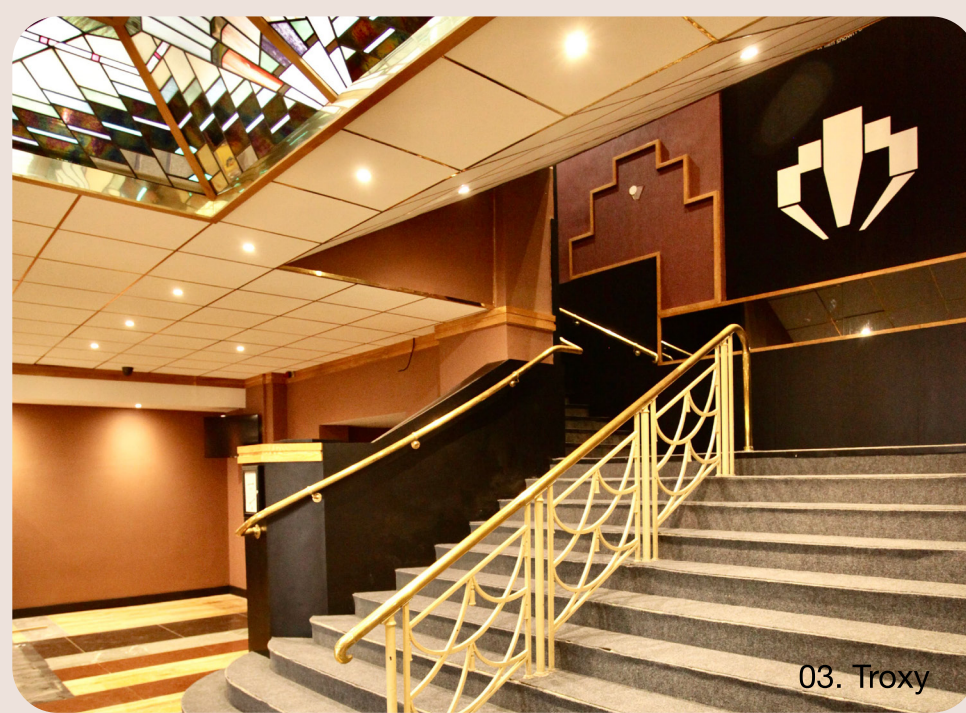
The Peacock
Pub

Rejuvenating Ibex House The Peacock Pub

The Peacock Pub



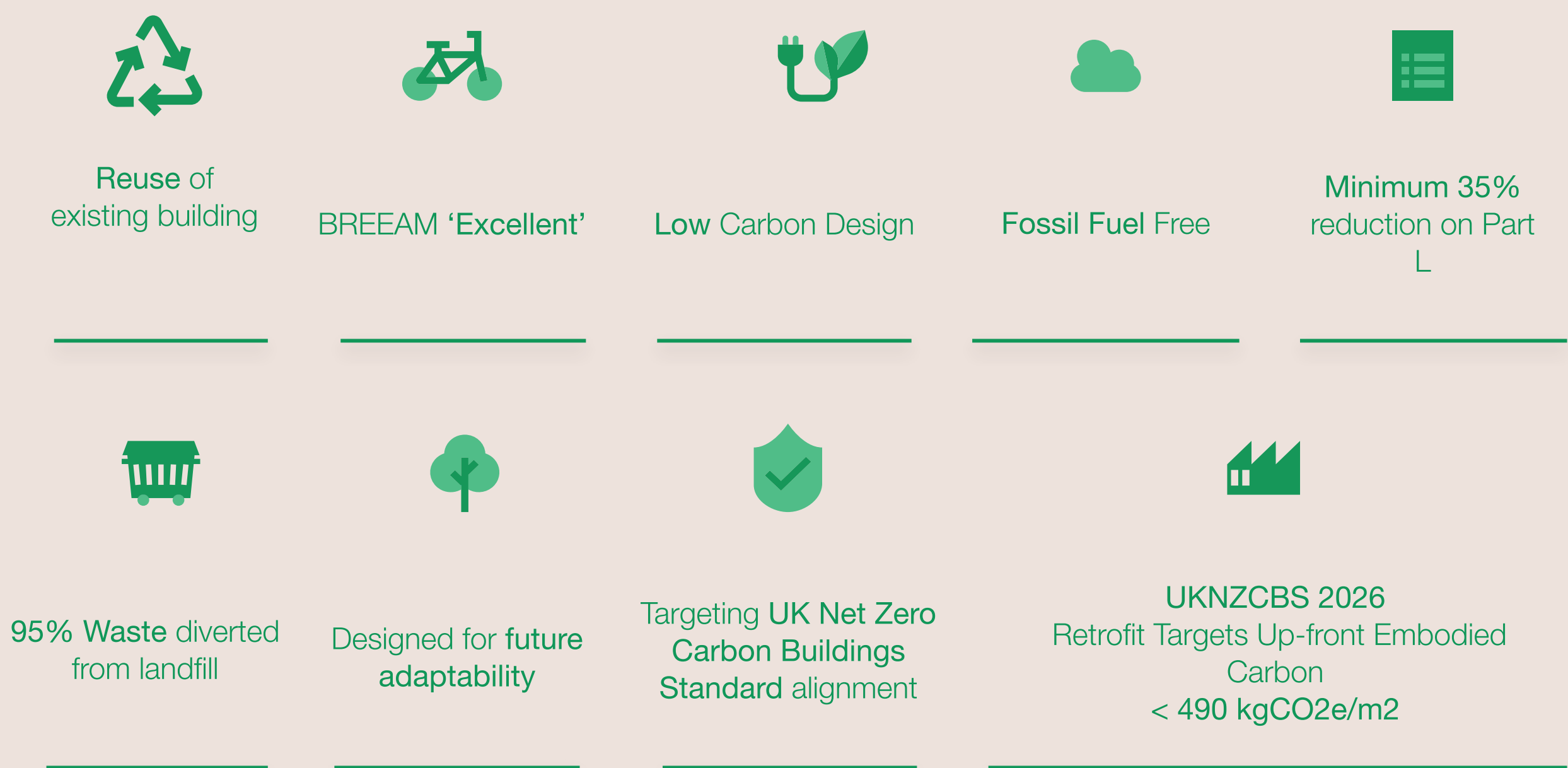
Precedents



Indicative design for The Peacock Pub

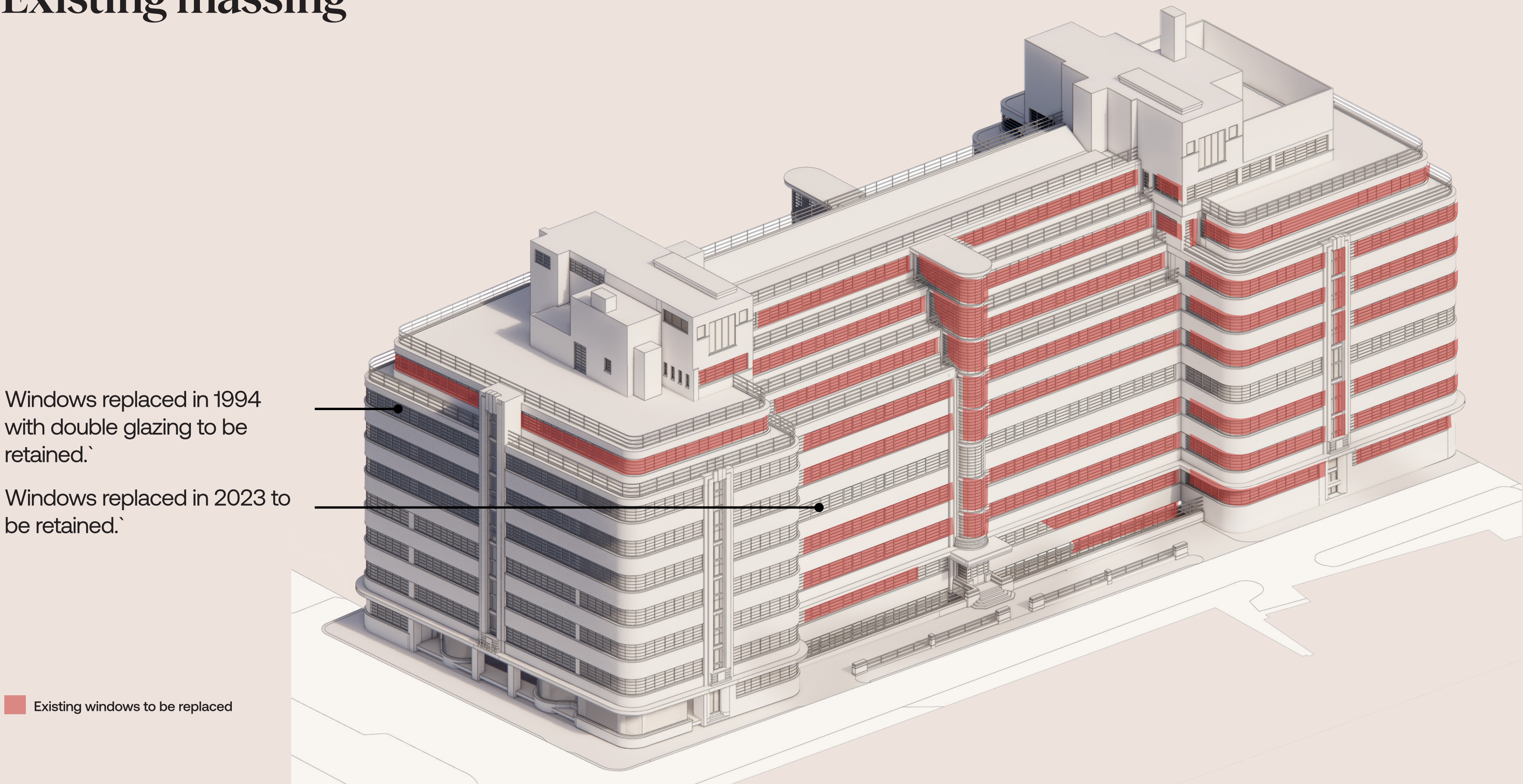


Retaining, refurbishing and celebrating Ibex House



Planning Application Deliverables October 2025	
Completed	BREEAM Pre - assessment
Completed	Building Level Options Appraisal
In progress	Whole Life Carbon Assessment
In progress	Element Level Options Appraisal
In progress	Pre-refurbishment Audit
In progress	Circular Economy Statement

Existing massing

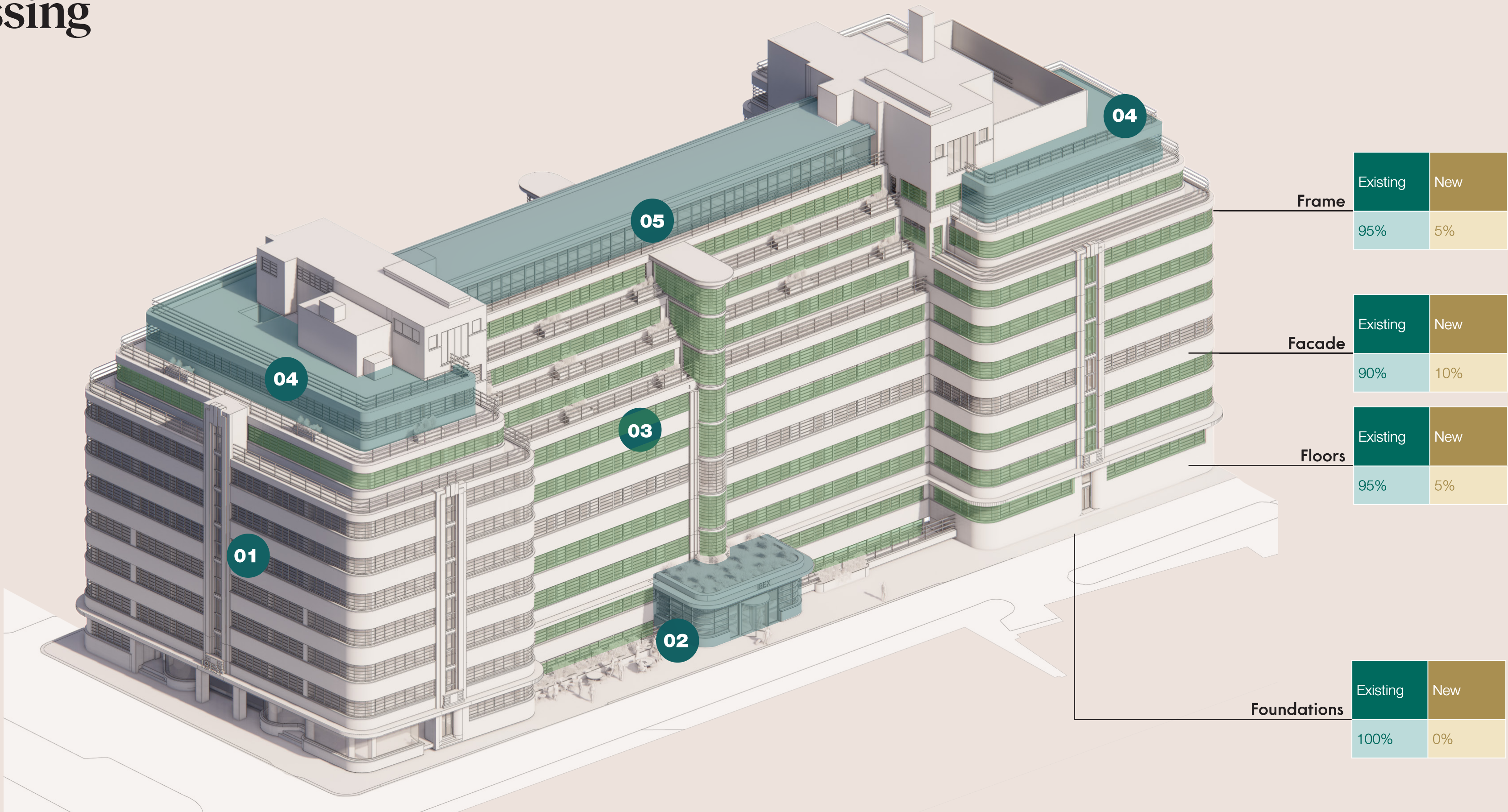


Proposed massing

PROPOSAL	
100%	90%
Substructure retained	Superstructure retained

- Proposed Extensions
- Proposed New Windows

- SUMMARY OF PROPOSED WORKS:
01. Refurbishment and Change of Use
Conversion of the existing office into a high-quality hotel.
02. New Pavilion and Public Realm Improvements (Portsoken Street & Haydon Street)
03. External Fabric Upgrades
04. 8th Floor Extensions
Modest, sensitive extensions.
05. 9th Floor Pavilion
A refined new pavilion will sit within the building's silhouette.



Retaining, refurbishing and celebrating Ibex House



Illustrative views of Portsoken Street proposed pavilion



Illustrative views of Portsoken Street proposed pavilion

Retaining, refurbishing and celebrating Ibex House



Illustrative view of the proposed Cafe in the corner of Minories with Portsoken Street.



Illustrative view of the proposed entrance pavilion on Haydon Street.

Helping to build a more inclusive Square Mile


Springboard
Impact
2024 - 2025

5,340

people supported into employment in hospitality and tourism across employability training, careers & education programmes and CareerScope

"As a child, I faced unimaginable challenges, working instead of going to school. In a dark moment, Springboard gave me hope and an apprenticeship at The Waldorf Hilton. I began as a doorman, then moved into the bar and concierge team. With expert guidance, I found my passion for hospitality."

Kyle Steward,
Springboard Trainee



Careers & Education

22,914

total pupils engaged across all education programmes

18,279

students participated in the FutureChef competition

1,771

students attended Hospitality Takeover Days

2,915

students took part in Career Hub Sessions

 Springboard
FUTURECHEF

 CareerScope
CAREER HUBS



Employability

2,765

individuals supported through employability programmes

86%

secured work in the hospitality and tourism sector

81%

remained in work after 12 months

92%

progressed into positive destinations (employment, education or training)

 Springboard
DESTINATION
HOSPITALITY

 LEARNING FOR LIFE



Careers services

152,483

people accessed careers information and guidance

126,804

used CareerScope to explore hospitality careers, with 16,571 applying for jobs

2,371

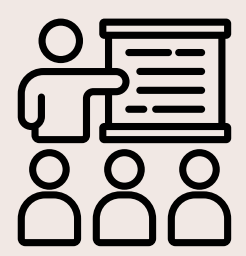
Springboard Ambassadors provided mentoring and industry insights

570

hospitality employers recruited Springboard trainees

 CareerScope
HOSPITALITY | LEISURE | TOURISM

 Springboard
AMBASSADORS



Full Course

Recruitment
4 weeks

Programme delivery
3 weeks

Work experience
1 week

Job support
4 weeks

Aftercare
Ongoing check in at
3, 6 and 12 months



Taster Course

Introduction to
hospitality course

Exploring career pathways in
hospitality Industry visits and
Q&A with professionals

Barista training
Front of house activities (reception
duties, table setting techniques
and tray carrying techniques)
Housekeeping best practice

Following completion, participants
receive tailored mentorship
to help them transition into
employment or further training
through the Hospitality Academy

Inside the spaces



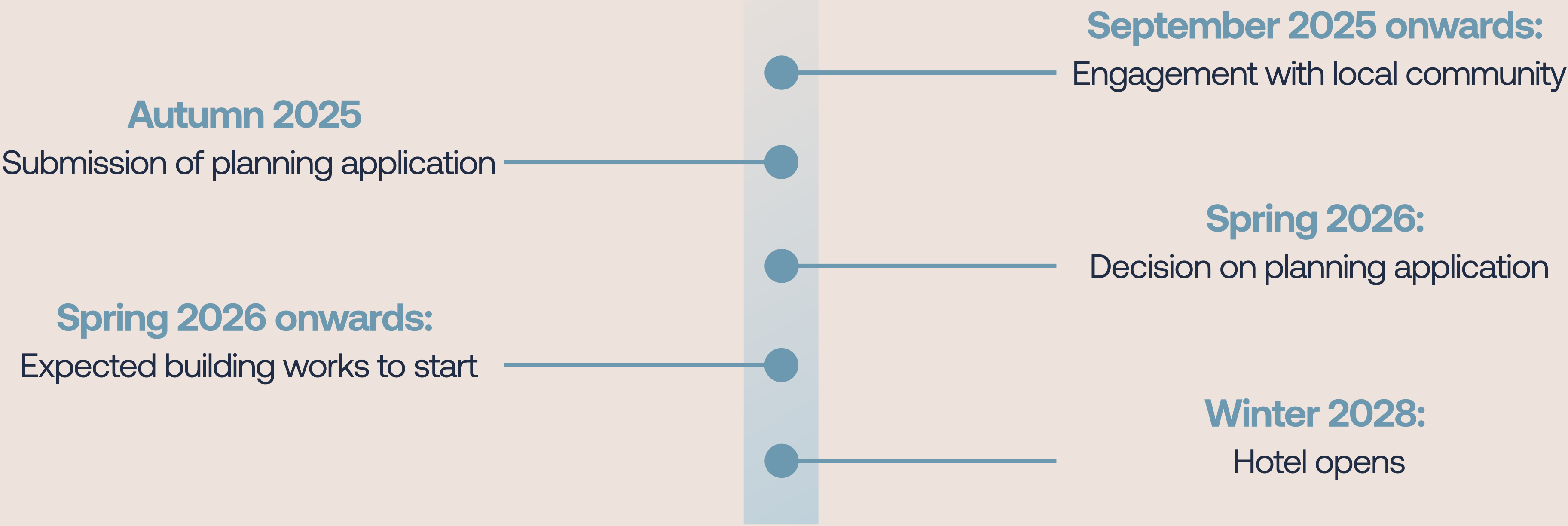
Vision for Ibex House

Rejuvenating Ibex House as a high-quality hotel and expanding and reopening The Peacock pub

Retaining, refurbishing and celebrating this Grade II listed Art Deco building

Helping to build a more inclusive Square Mile.

Next steps



Thank you for taking the time to attend our public consultation event on the proposals for the future of Ibex House.

We would be grateful if you could take the time to fill out a feedback form. You can find the feedback form on our website:



ibexhouse.co.uk
or by scanning the QR code below.



We will carefully consider all the feedback received at this event and if you have any further questions or feedback for the team, please get in touch via:



ibexhouse@conciliocomms.com
0800 193 0884



Illustrative view of the proposed pavilion on Portsoken Street