



Planning and Transportation Committee

Presentation

1.

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Planning & Transportation Committee

20th February 2018



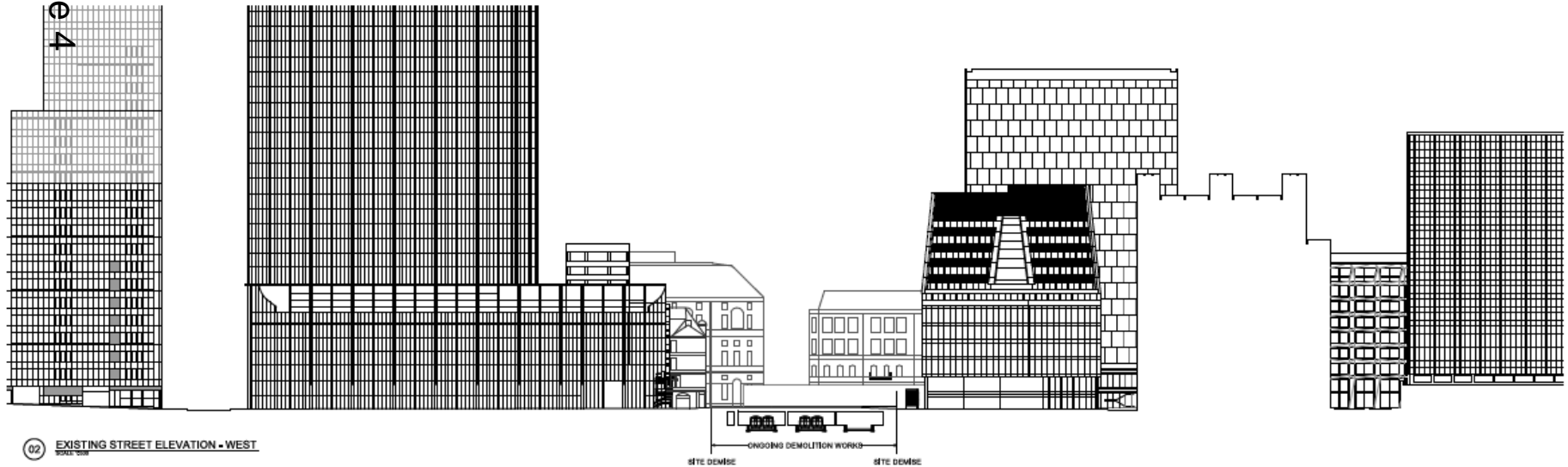
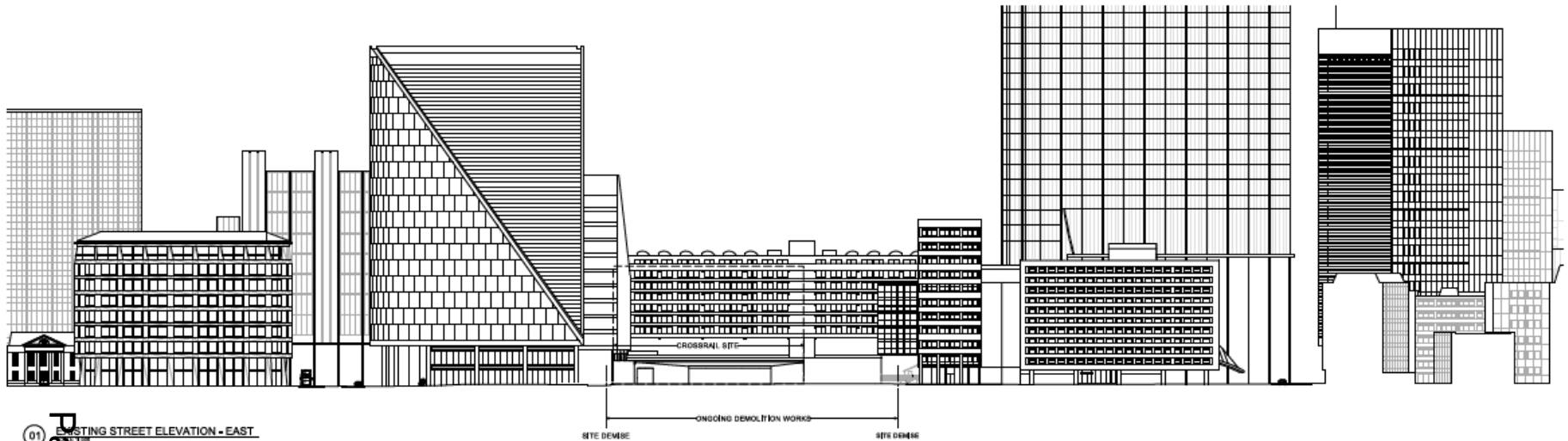
Ongoing demolition at site

21 Moorfields

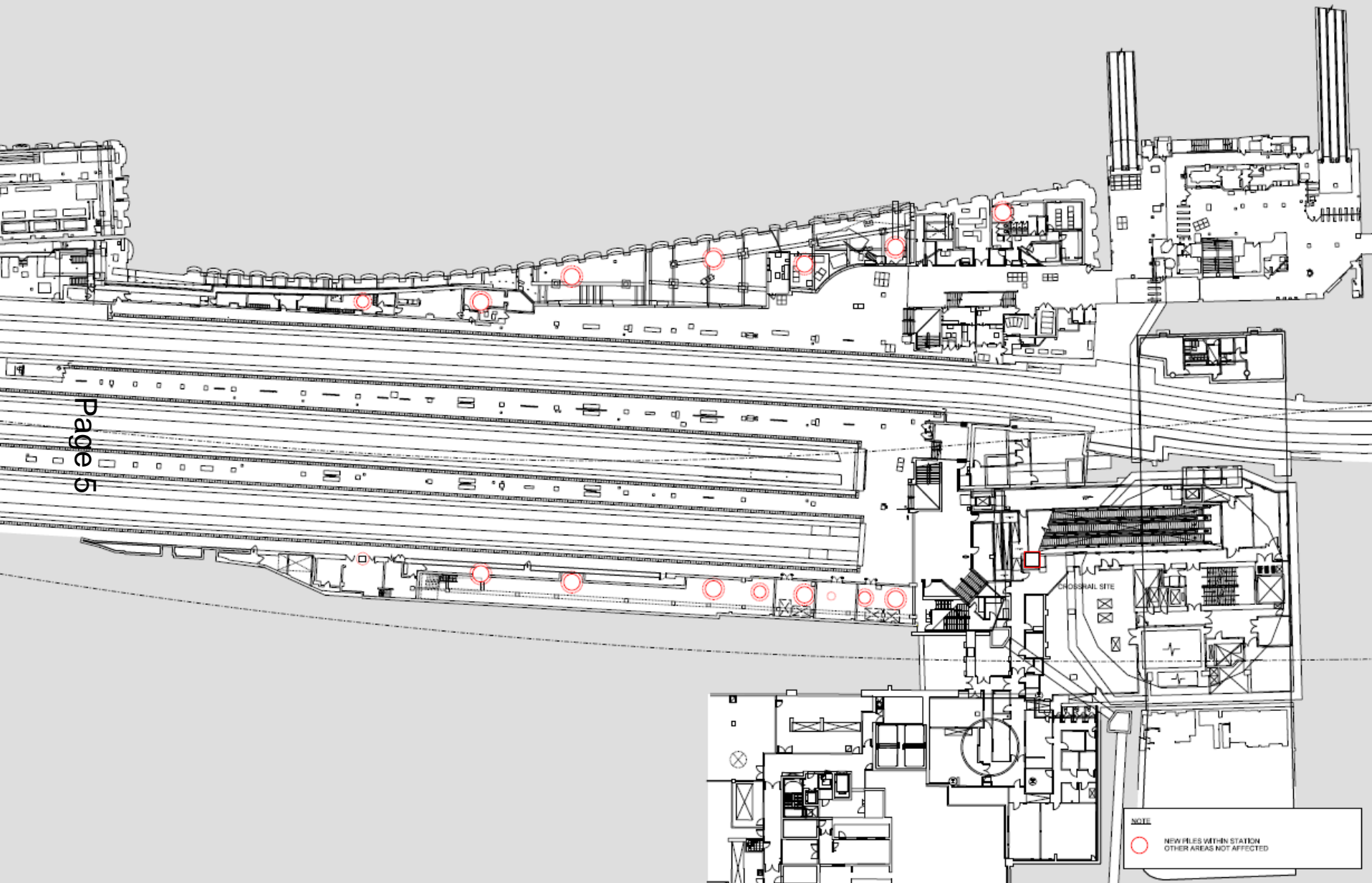


Site location plan

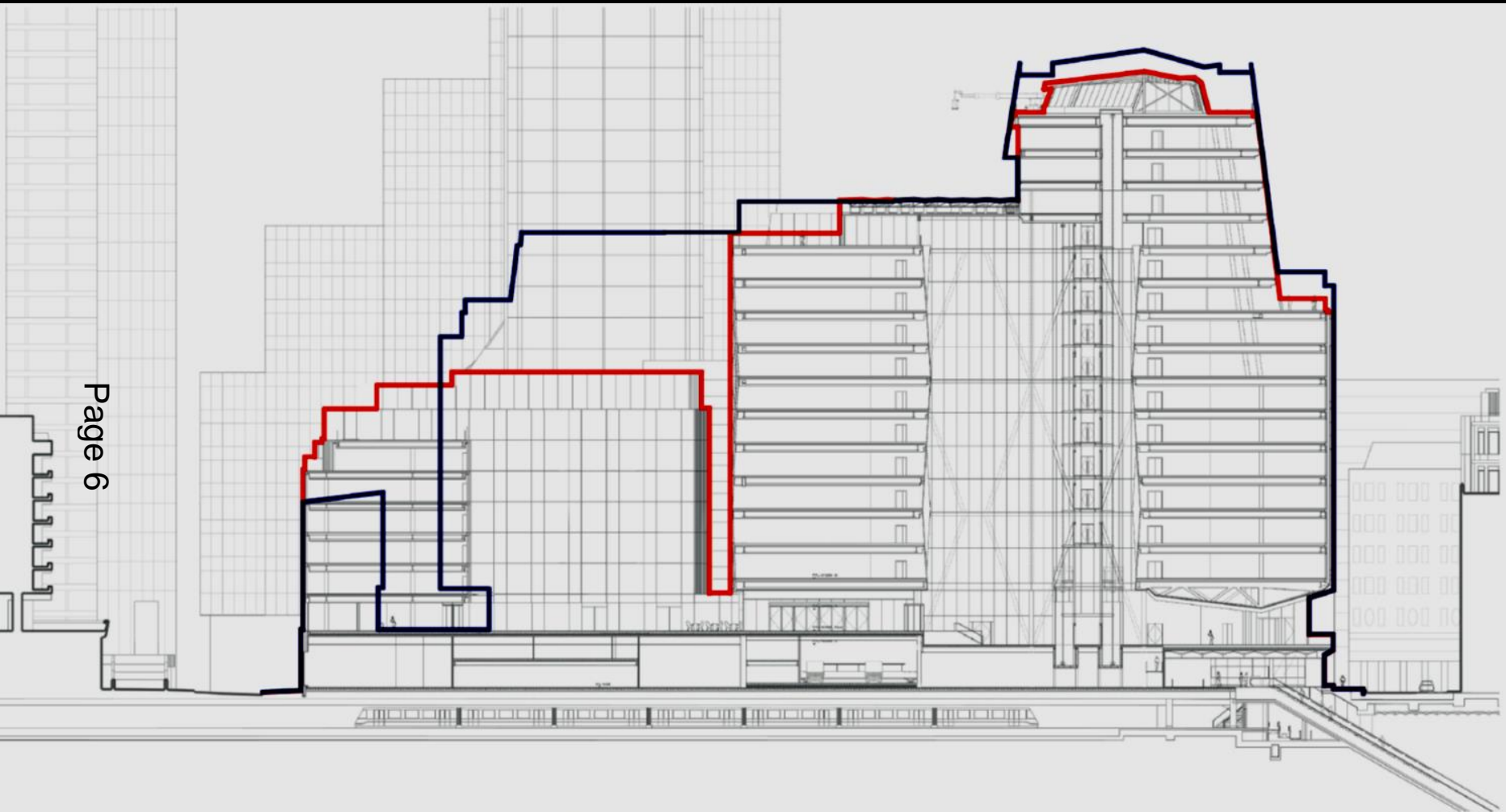
21 Moorfields



Existing surroundings



21 Moorfields

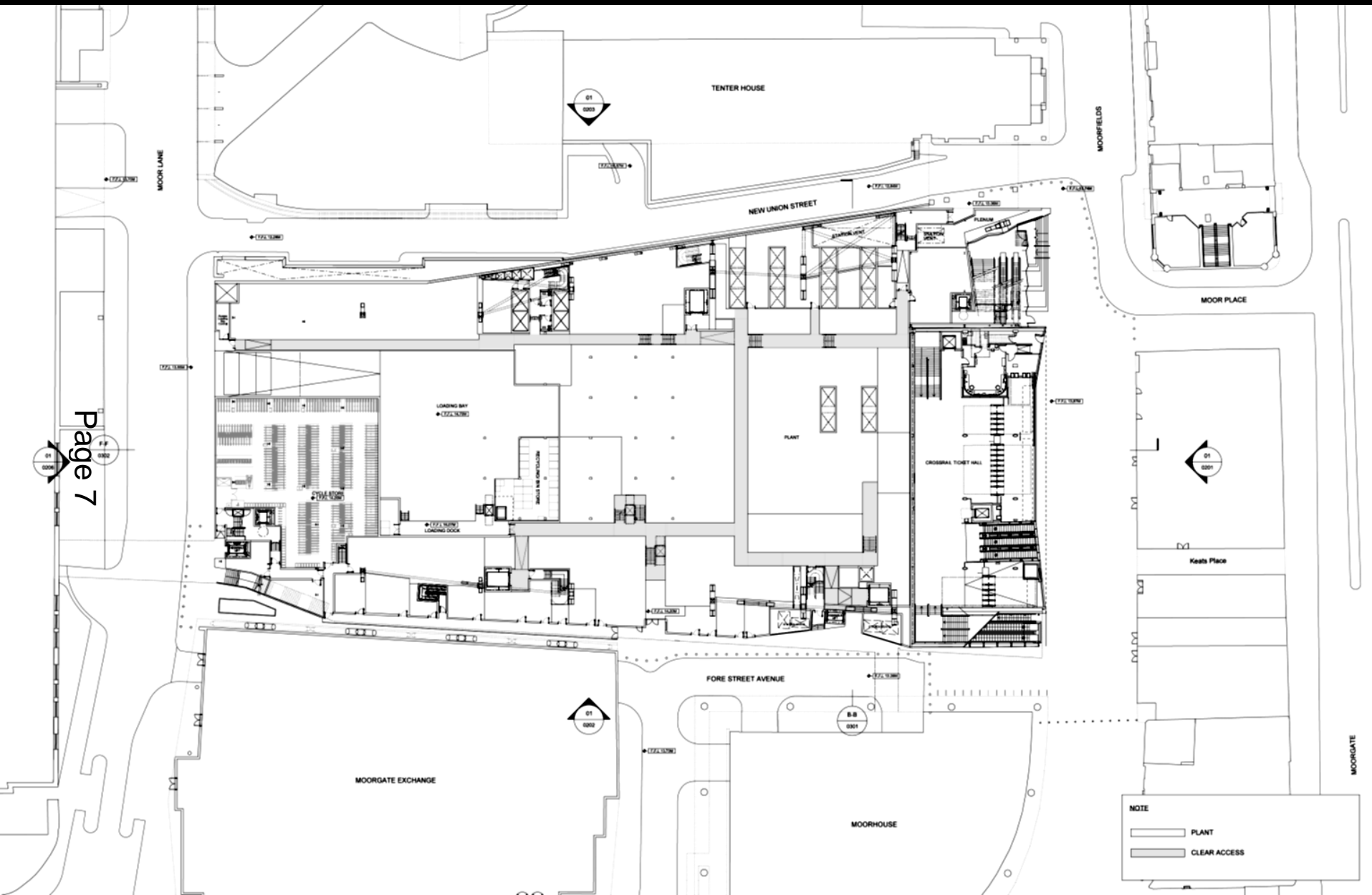


Page 6

05.. Diagram showing Consented Scheme (red line) and Bespoke design (blue line) in section

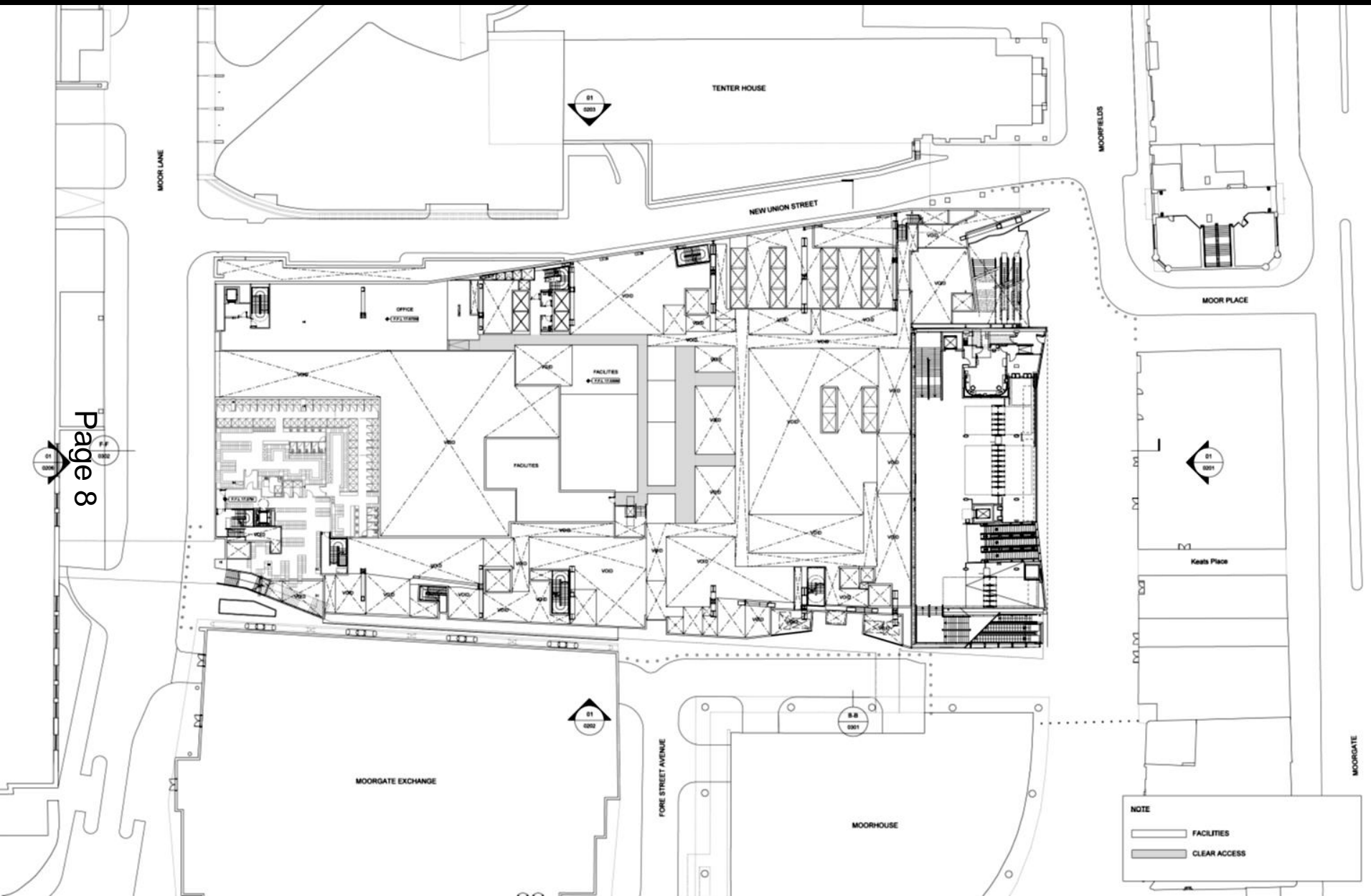
Section of approved and new scheme

21 Moorfields



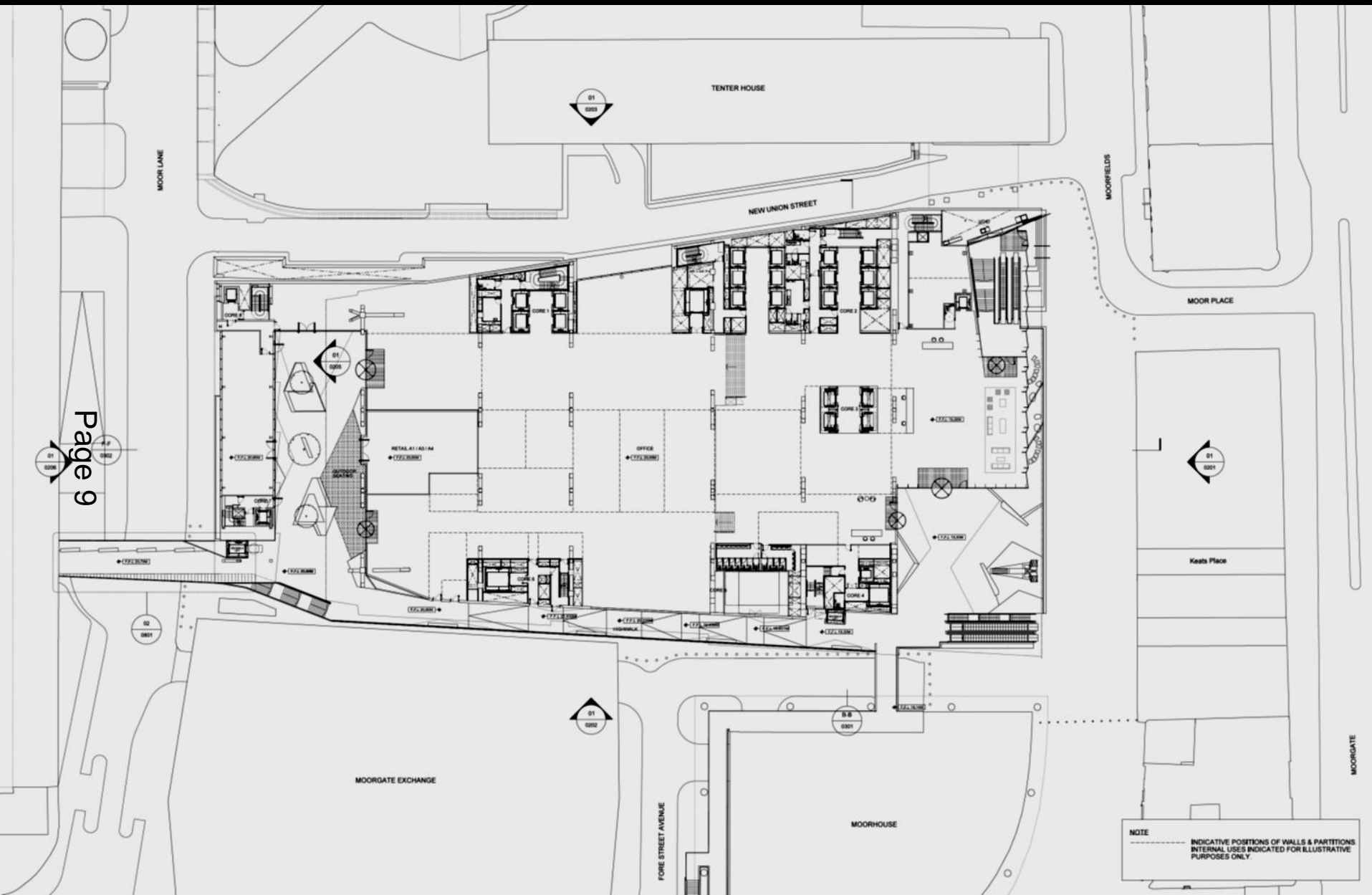
Ground Floor

21 Moorfields

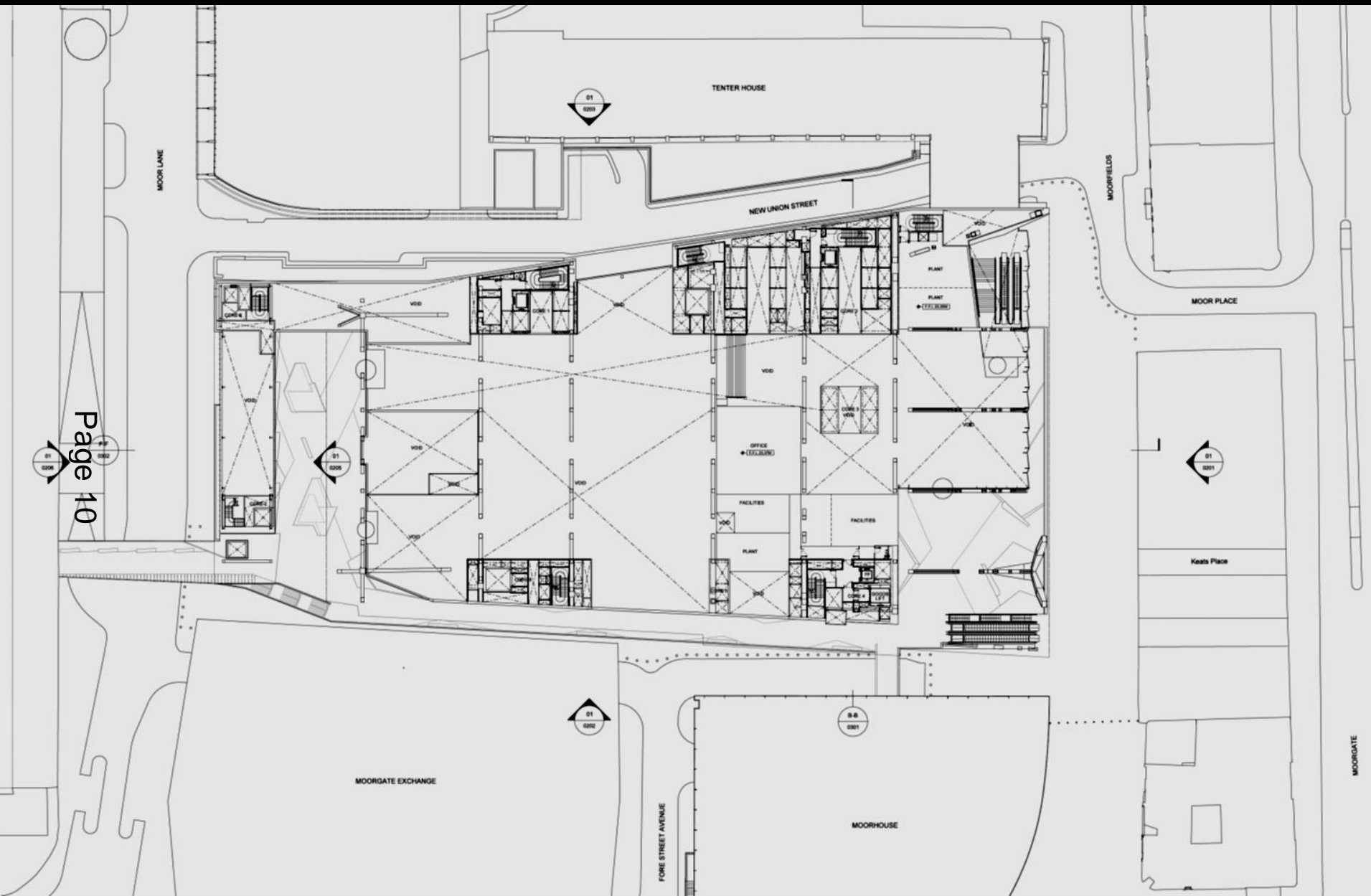


Mezzanine floor

21 Moorfields



21 Moorfields

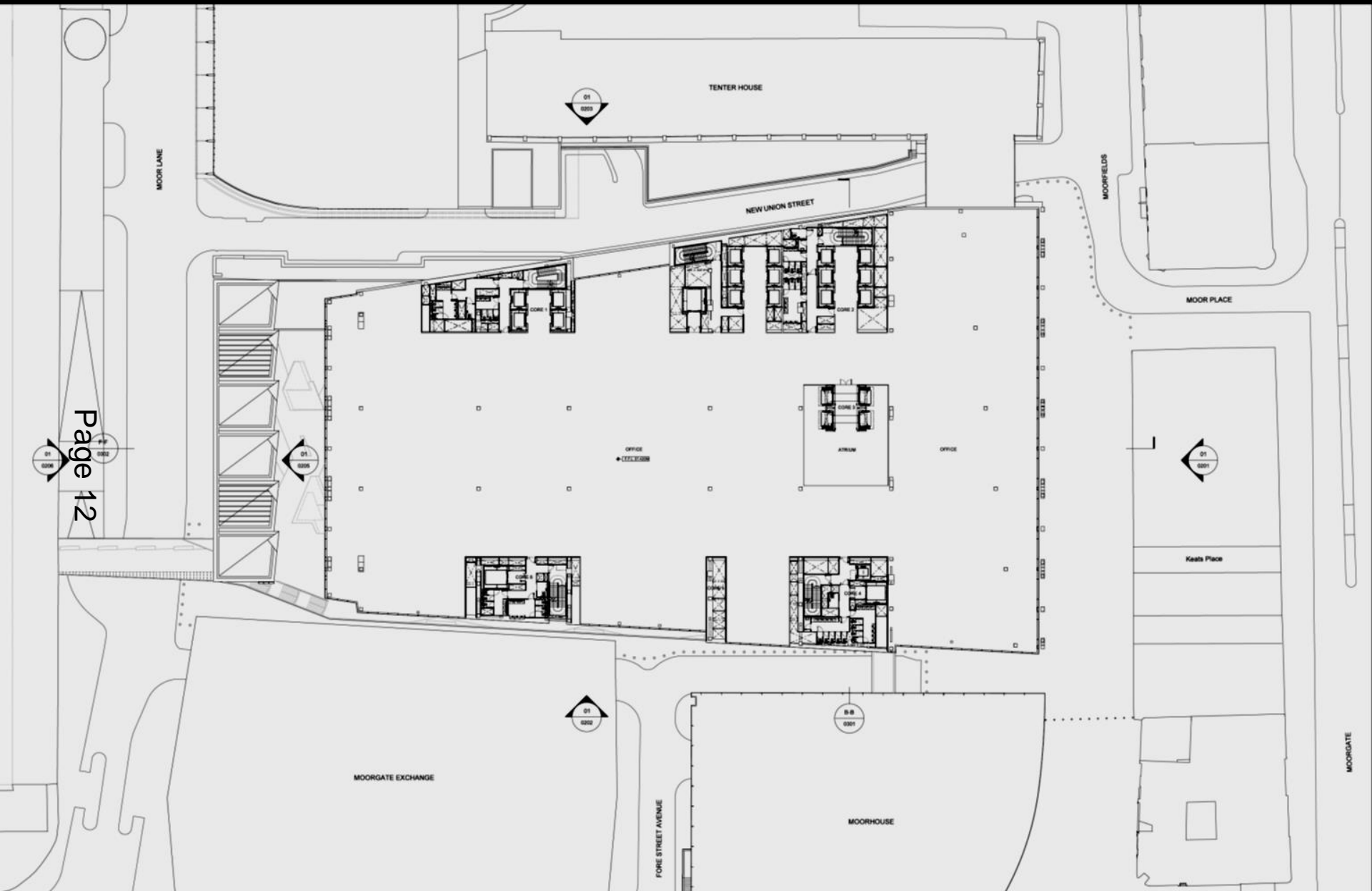


Level 2

21 Moorfields



Typical floorplan Level 3-8



21 Moorfields



Level 9

21 Moorfields



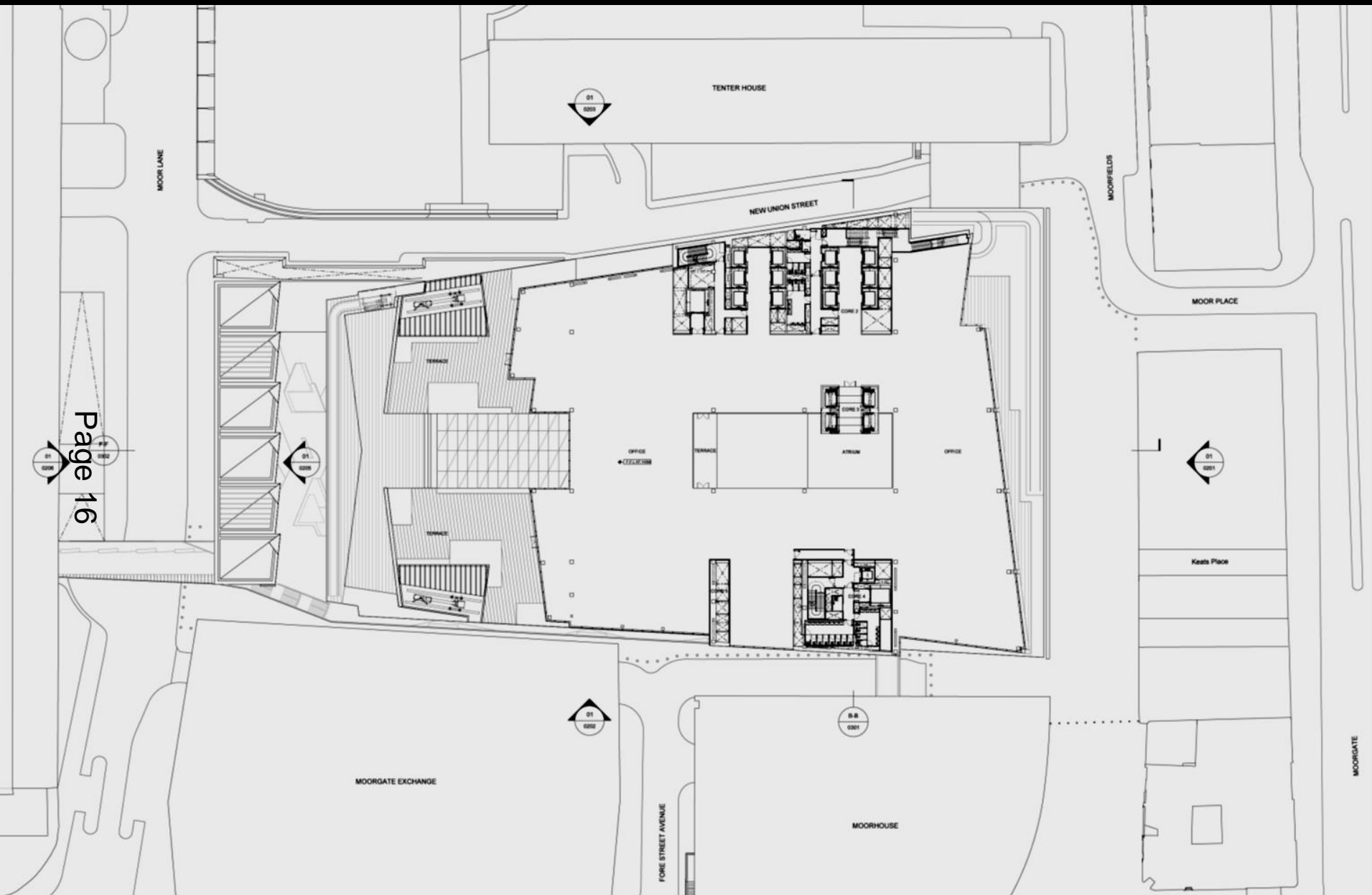
Level 10

21 Moorfields

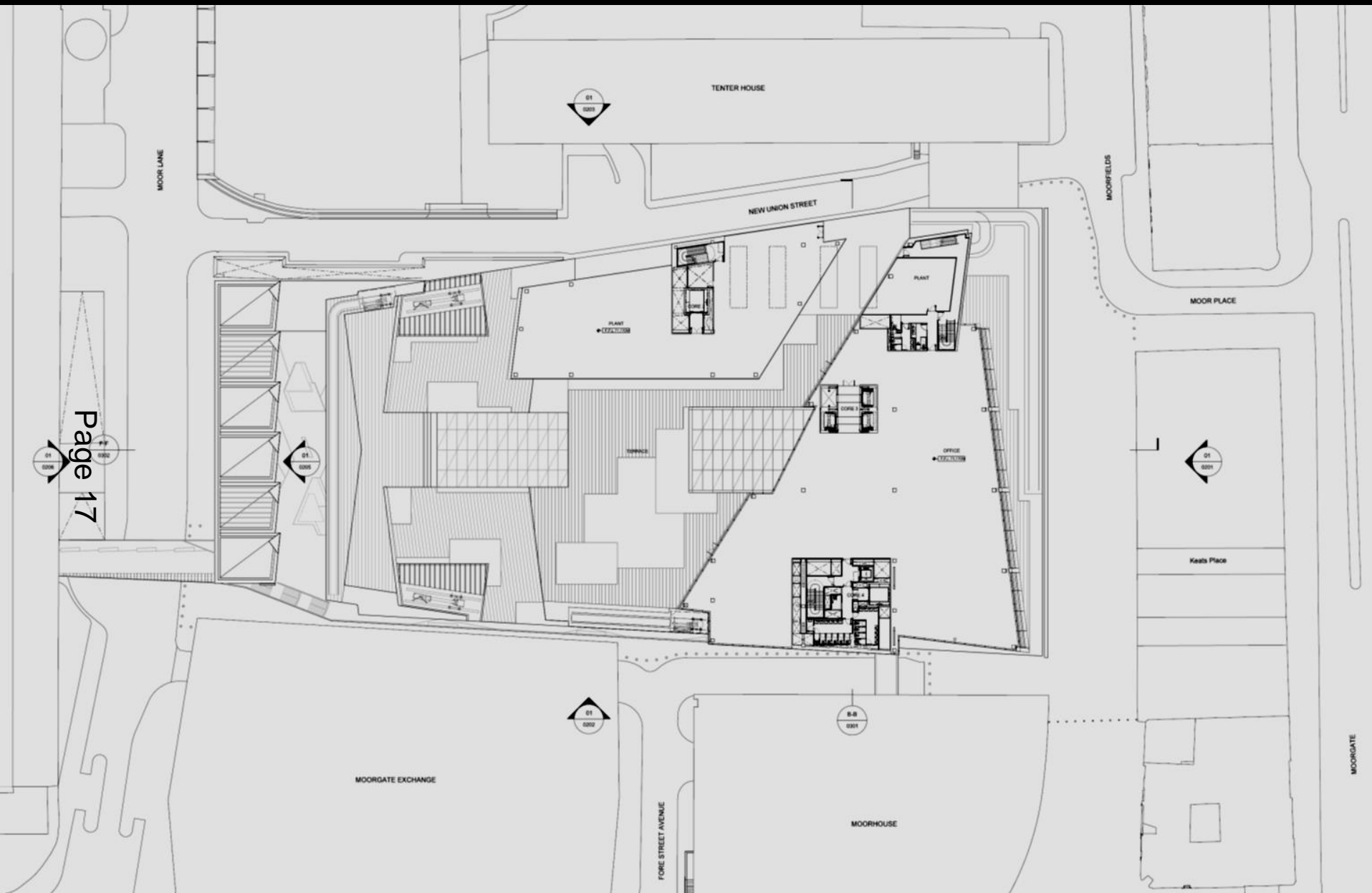


Level 11

21 Moorfields



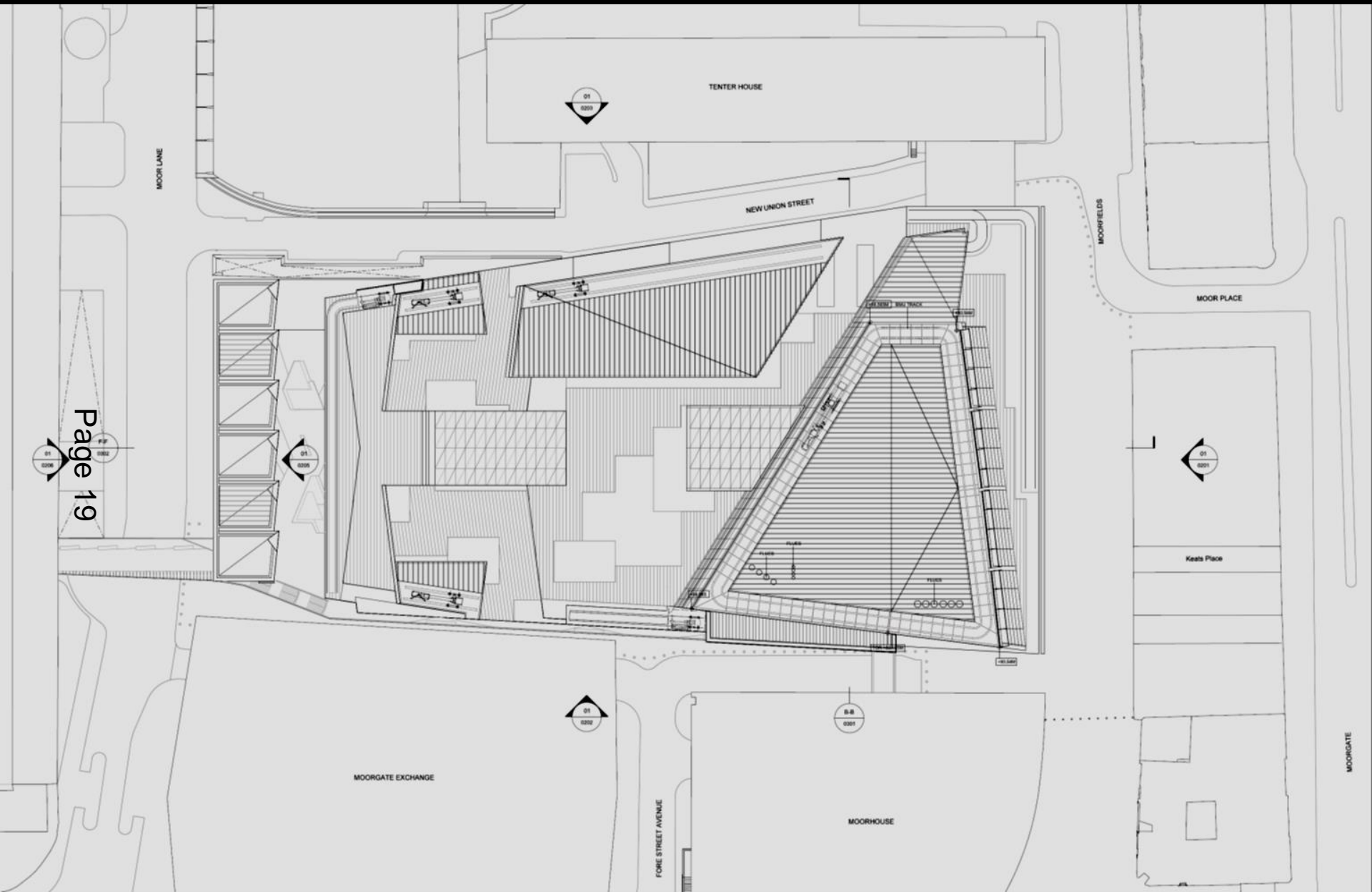
21 Moorfields



Level 13

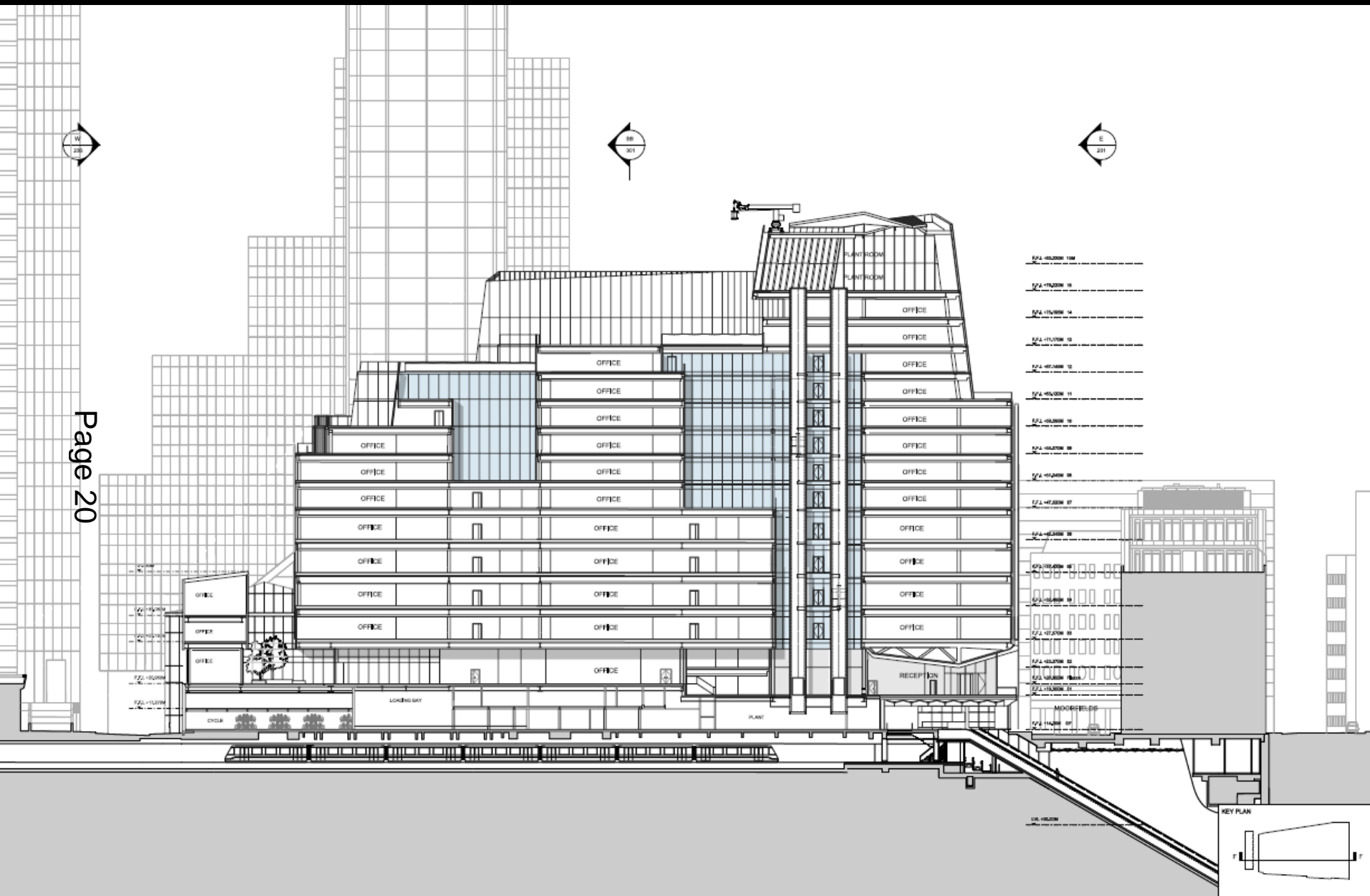
Level 14-16





21 Moorfields

Page 20



East-west Section

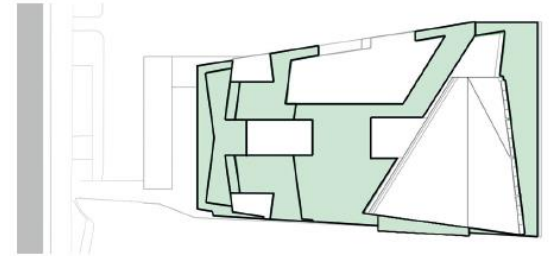
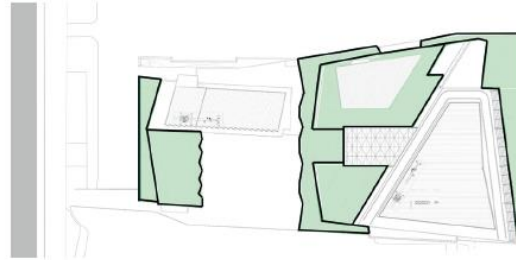
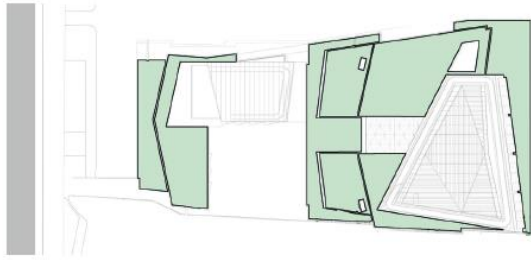
21 Moorfields

Page 21

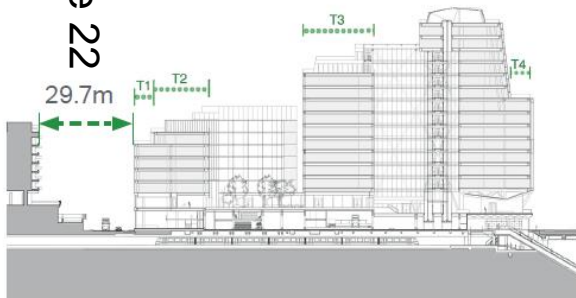


East-west Section

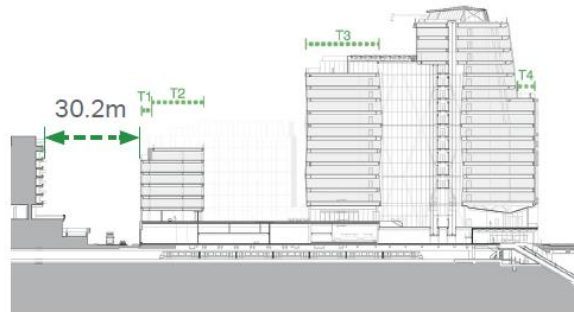
21 Moorfields



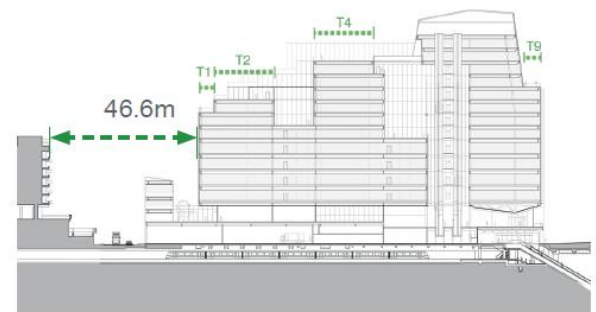
Page 22



Consented Scheme



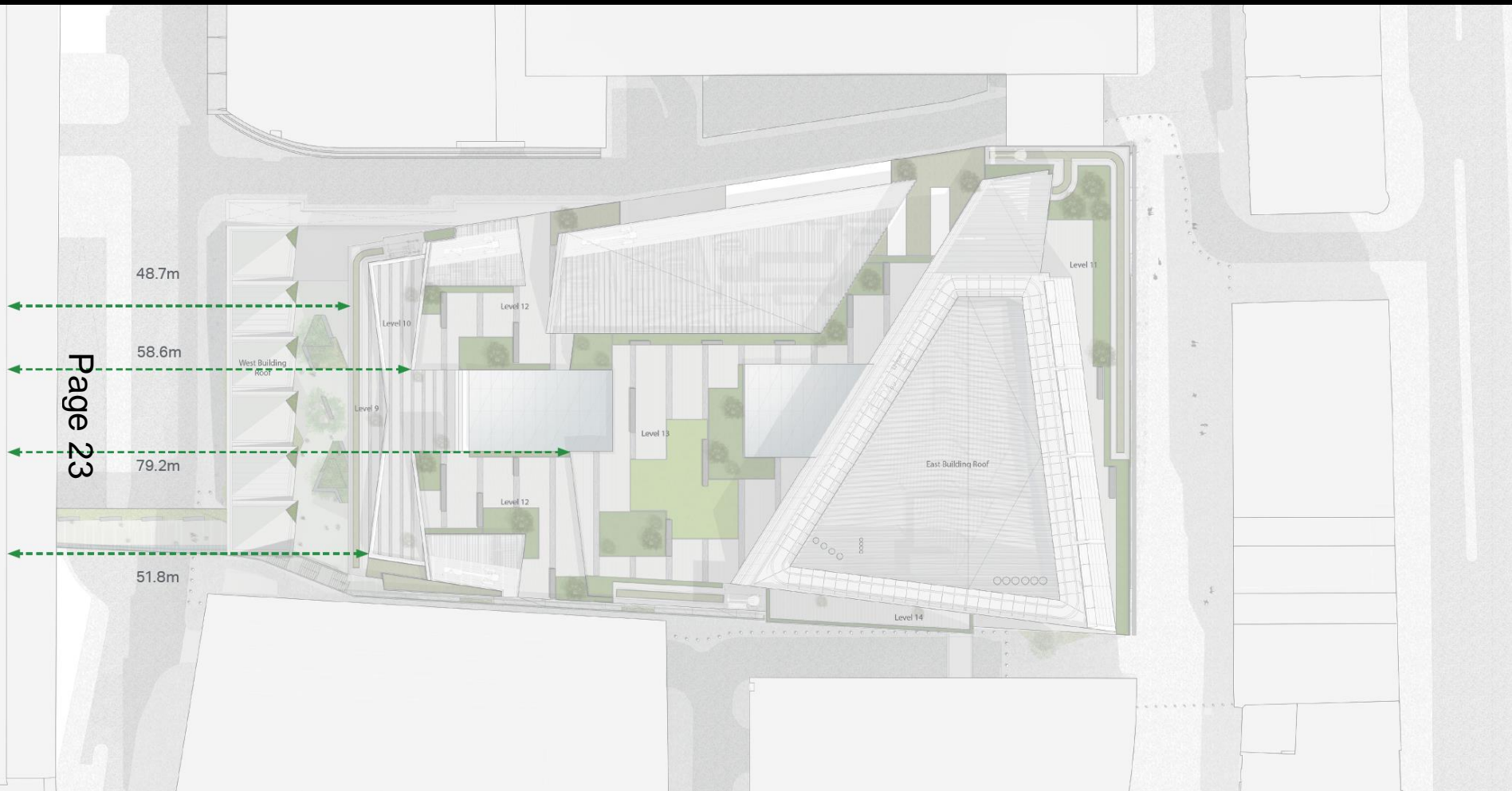
MMA Scheme



Glacier Scheme

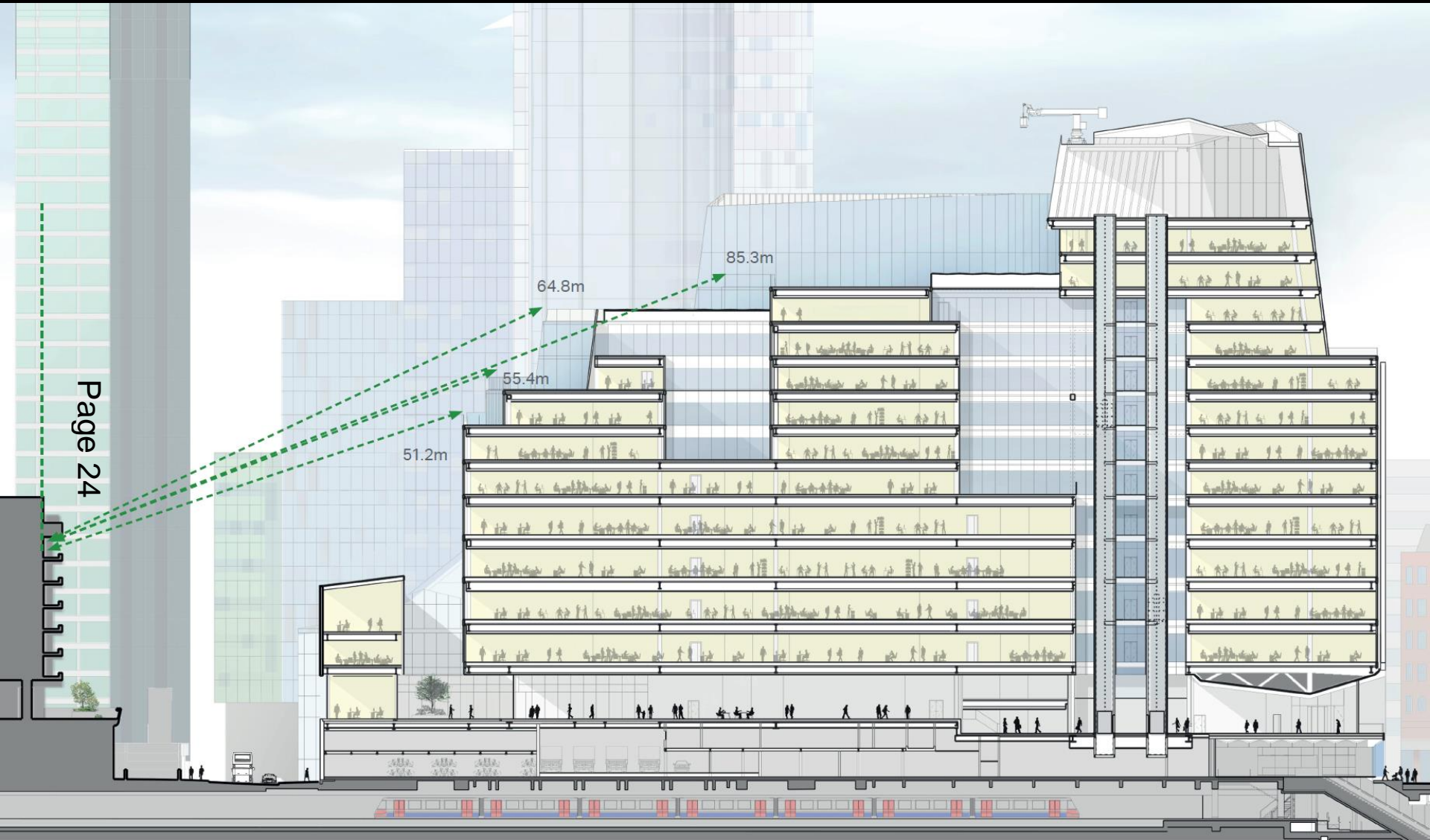
Distances from Willoughby House window line to terraces

21 Moorfields



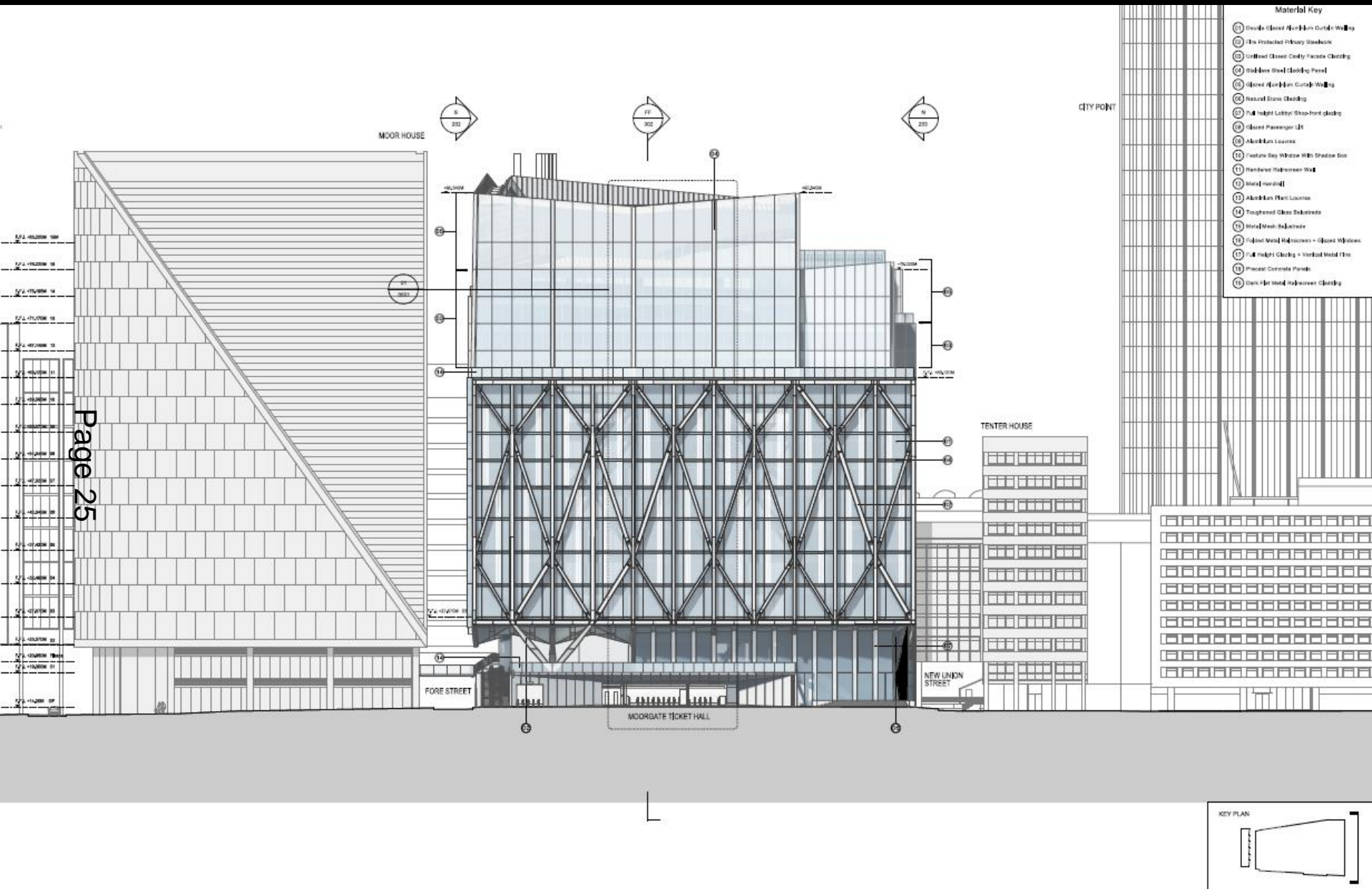
Distances from Willoughby House window line to terraces

21 Moorfields



Distances from Willoughby House window line to terraces

21 Moorfields

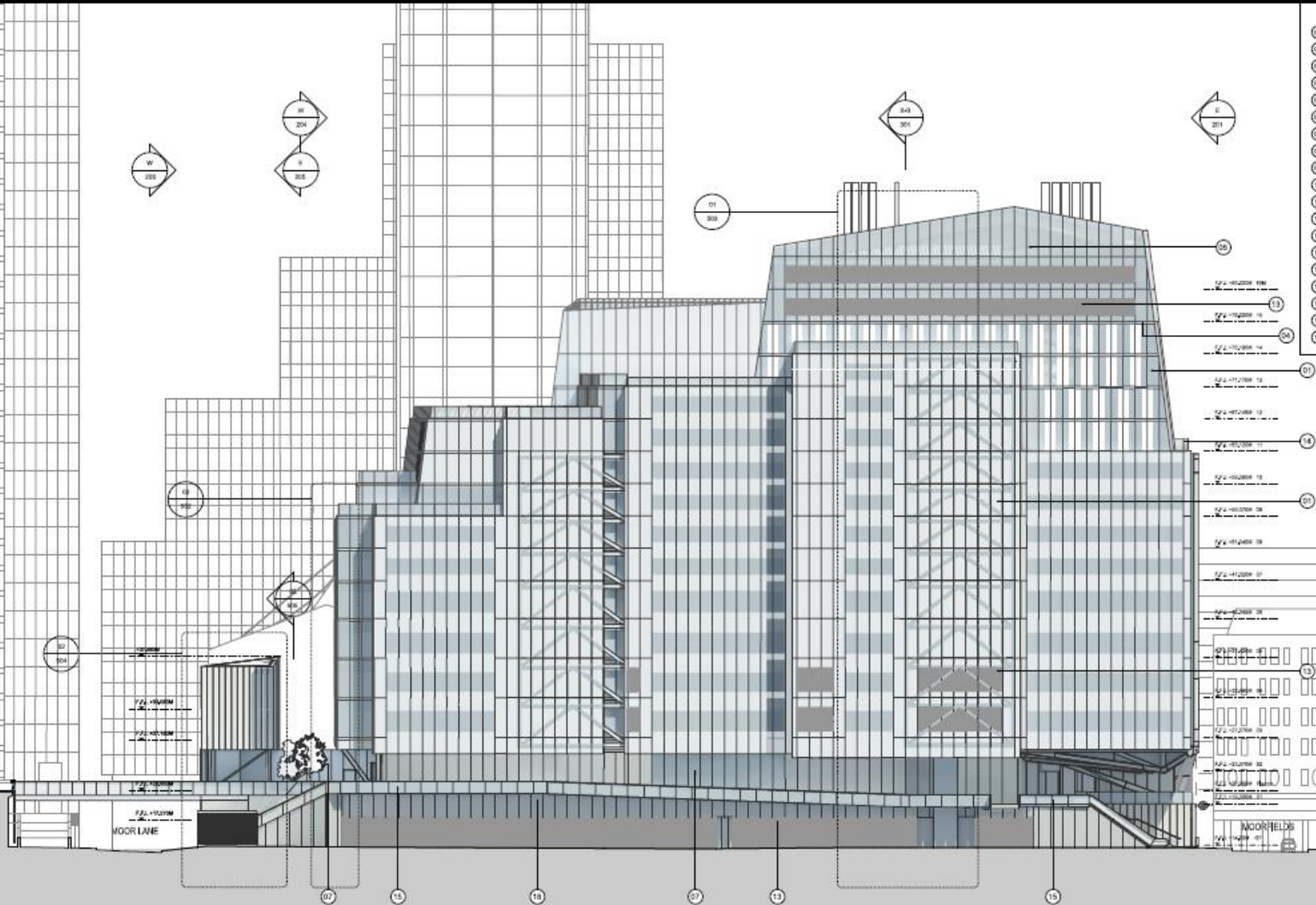


21 Moorfields

Page 26

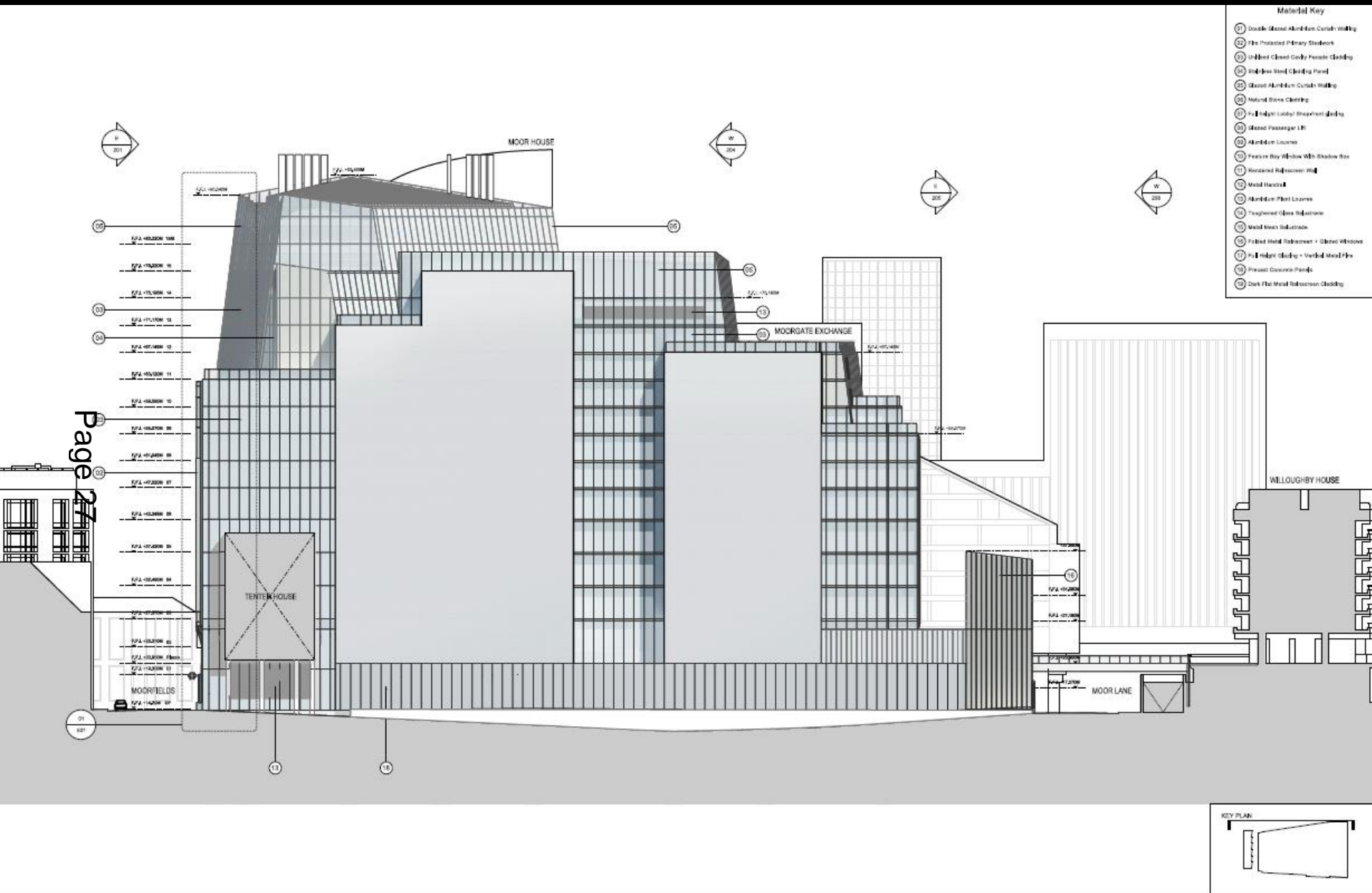
Material Key

- (01) Double Glazed Aluminium Curved Walling
- (02) High Protected Primary Window
- (03) Unfired Glass Gully / Access Cladding
- (04) Stainless Steel Cladding Panel
- (05) Glazed Aluminium Curved Walling
- (06) Natural Stone Cladding
- (07) Full Height Lobby / Shop-front glazing
- (08) Glazed Passenger Lift
- (09) Aluminium Louvers
- (10) Feature Bay Window With Shadow Box
- (11) Hardened Refractive Wall
- (12) Metal Handrail
- (13) Aluminium Plant Louvers
- (14) Toughened Glass Balustrade
- (15) Metal Mesh Balustrade
- (16) Polished Metal Refractive - Glazed Windows
- (17) Full Height Glazing - Vertical Metal Fins
- (18) Precast Concrete Panels
- (19) Dark Flat Metal Refractive Cladding



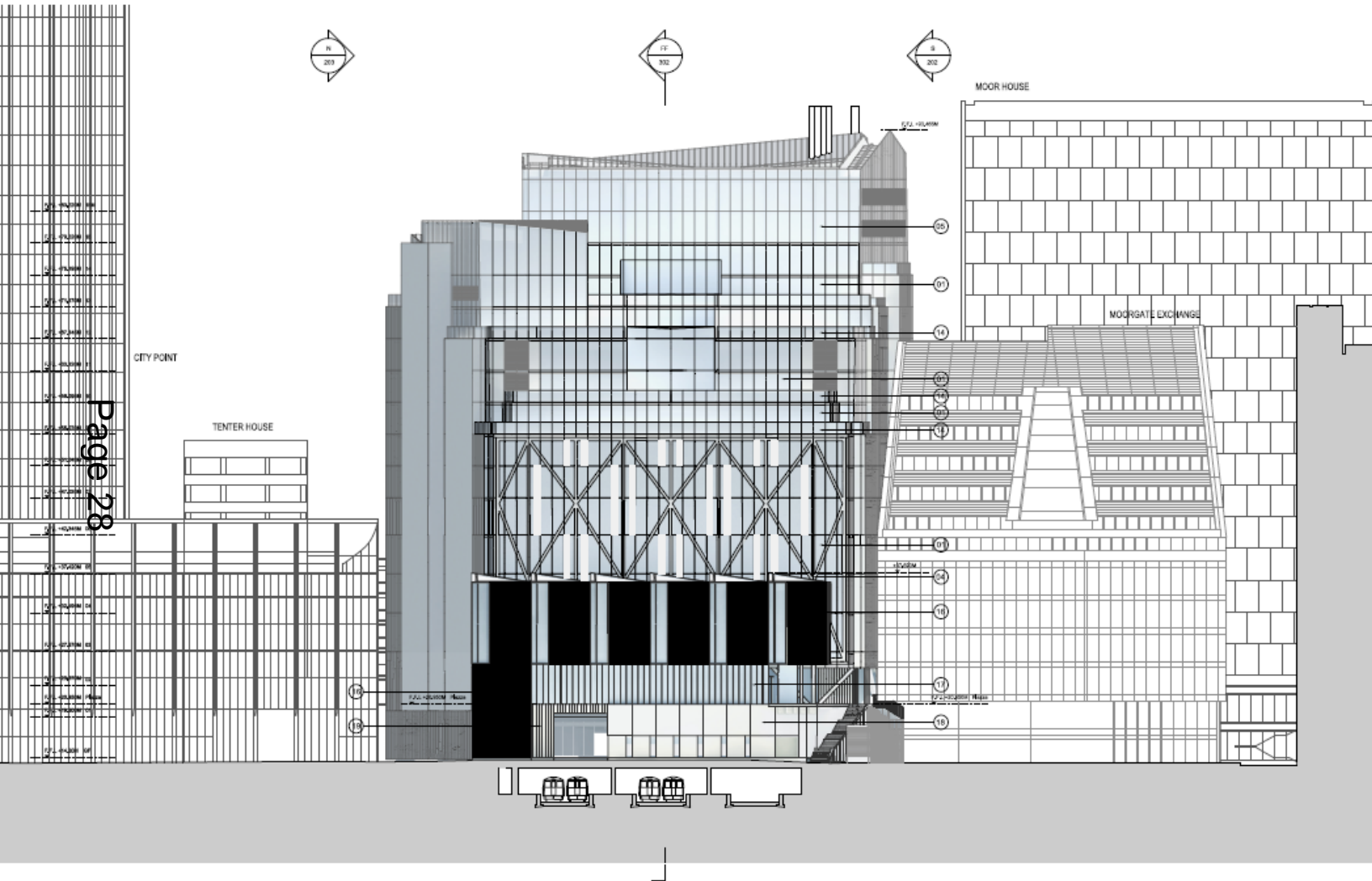
South elevation (Fore Street Avenue)

21 Moorfields



North elevation (New Union Street)

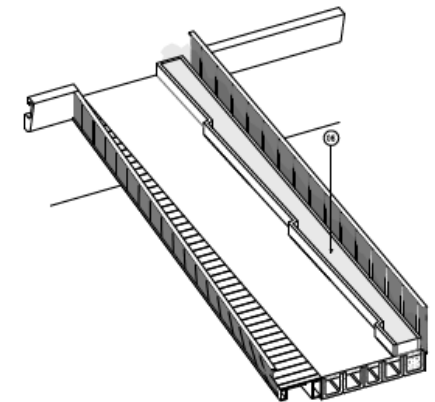
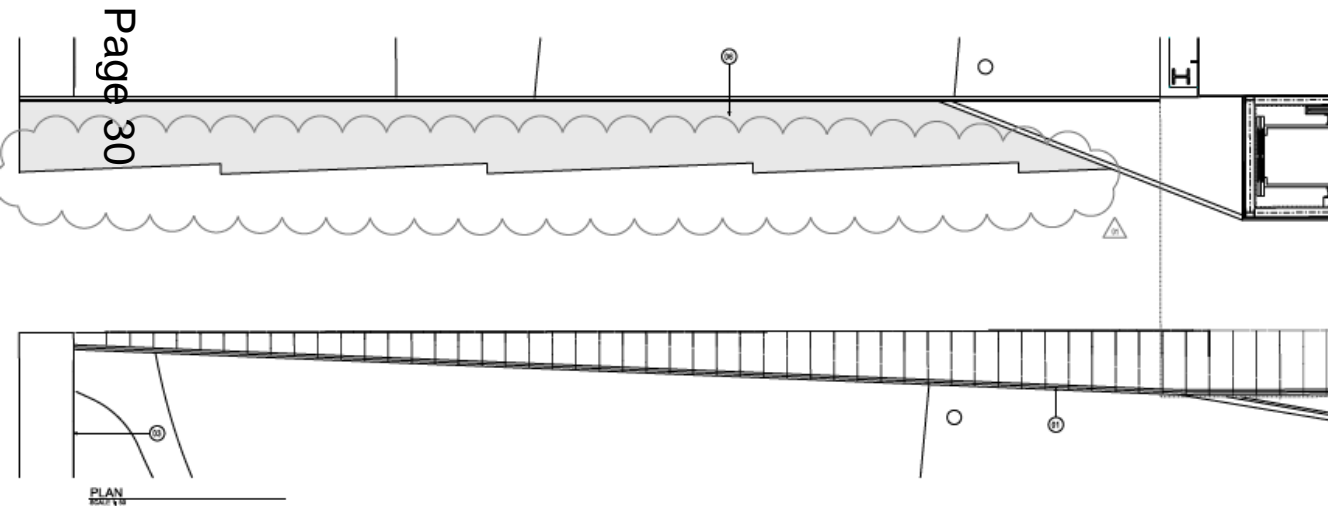
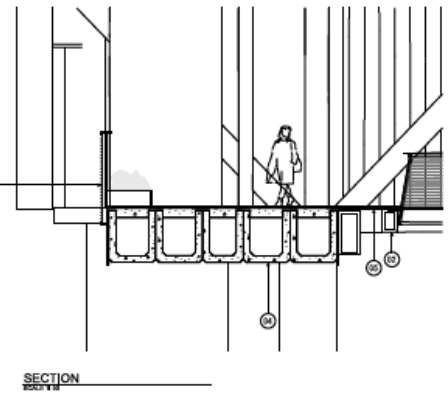
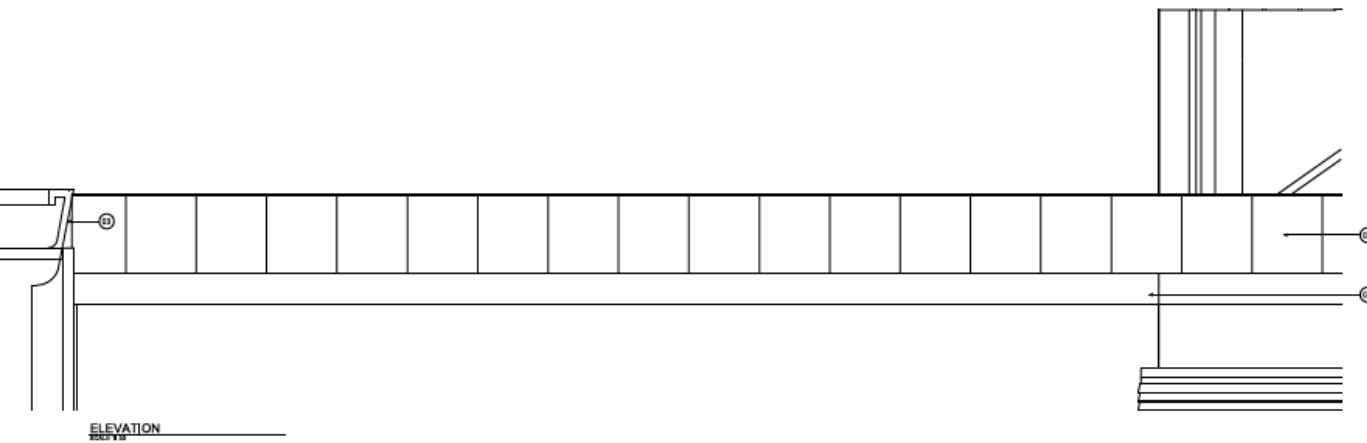
21 Moorfields



Street elevations



21 Moorfields



- KEY
- 01 Weld Steel Joist/Truss
 - 02 Steel Structure
 - 03 Existing Concrete Reinforced Subgrade
 - 04 Existing Concrete Superstructure
 - 05 Glass Lift From Underneath
 - 06 Indicative Landscape Proposal

21 Moorfields



View of proposed east building – from Moorfields south

21 Moorfields



View of proposed east building – from Moor Place & Moorfields north



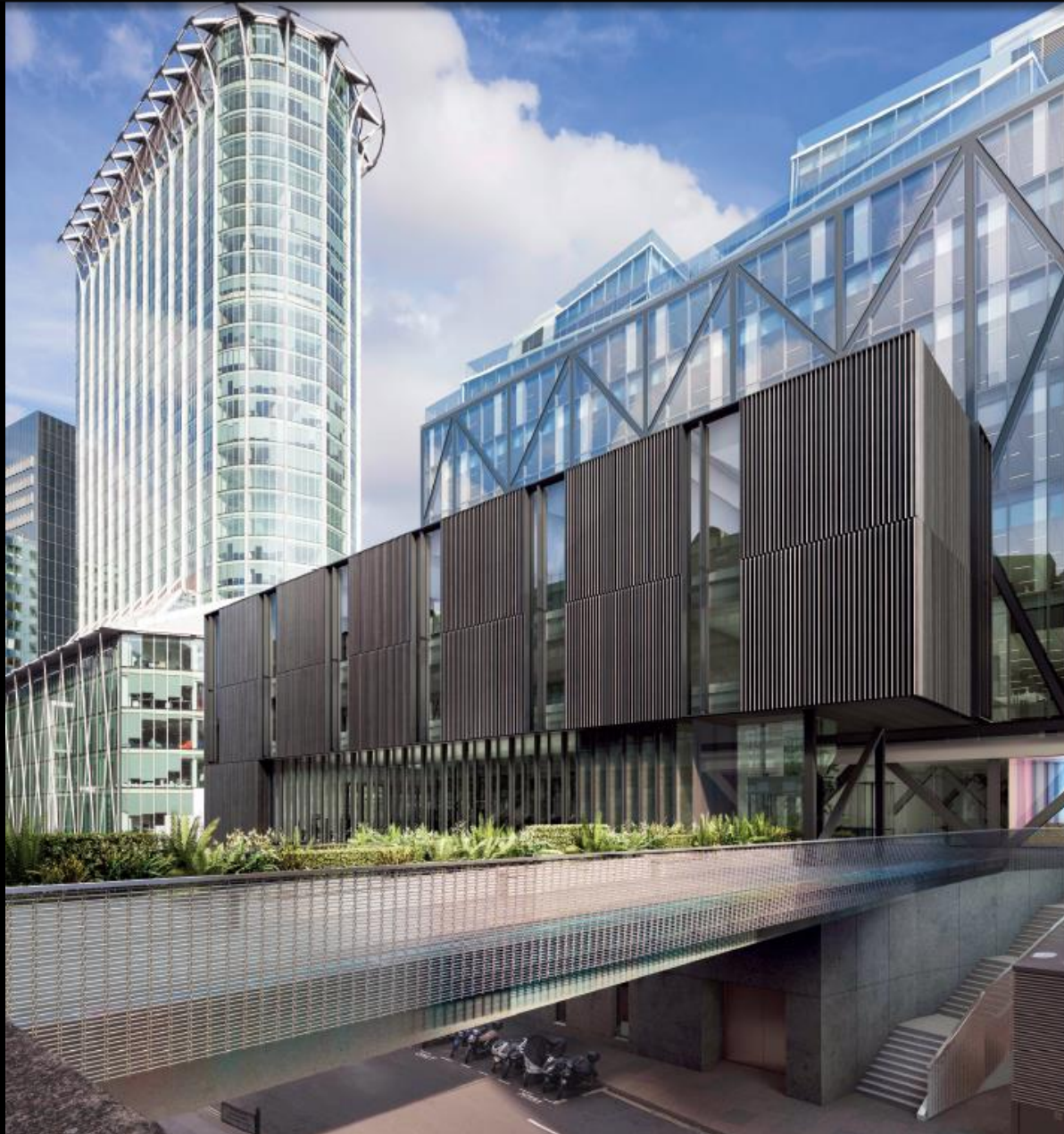
View of proposed new urban square from Highwalk

21 Moorfields



View of proposed new urban square

21 Moorfields



View of proposed Moor Lane bridge & west elevation

21 Moorfields



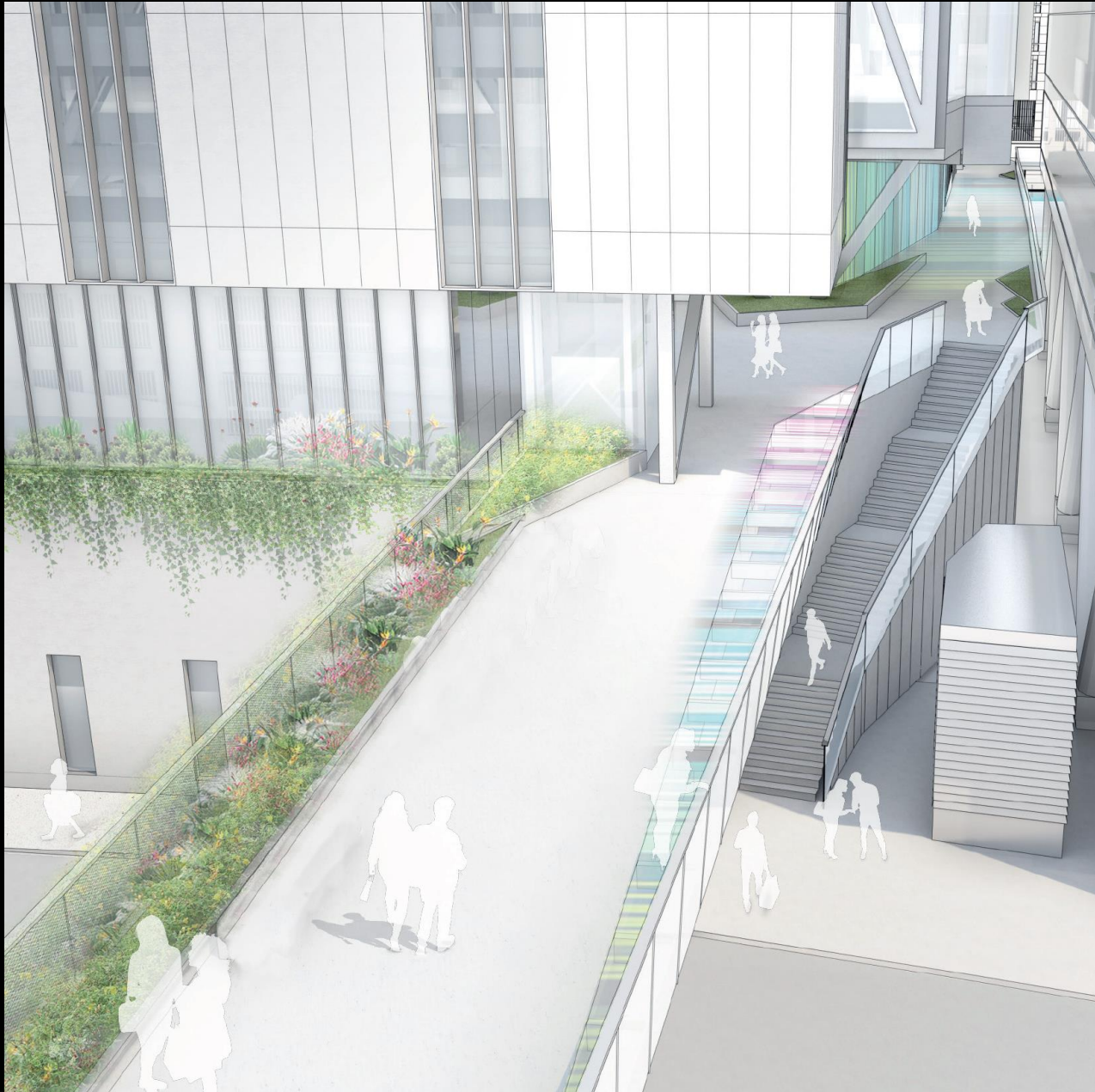
View north with Moor Lane enhancement scheme

21 Moorfields



View south - west building & service area entrance

21 Moorfields



Greening on Moor Lane bridge

21 Moorfields



Page 30

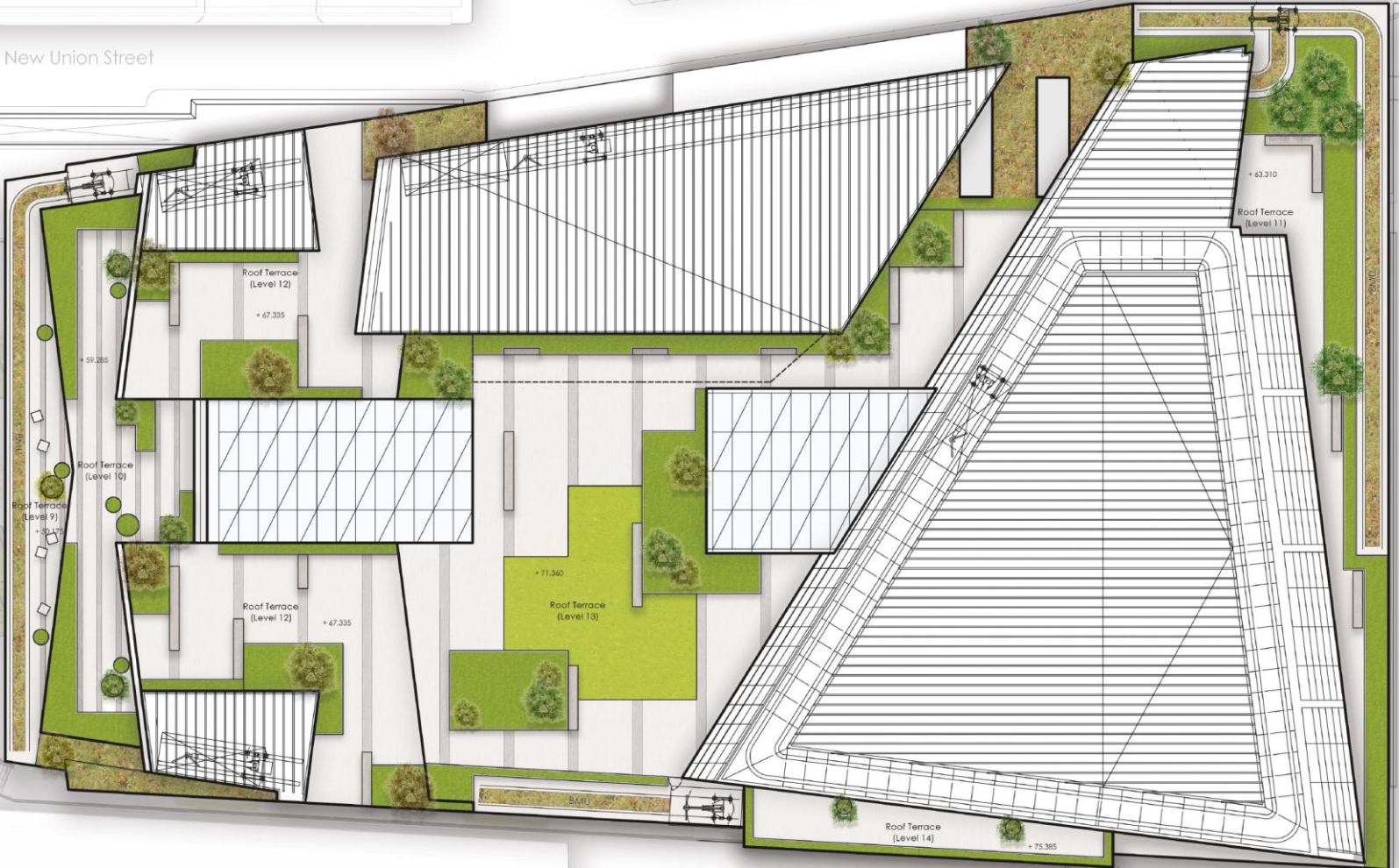
Greening in new urban square



21 Moorfields

New Union Street

Roof (Level 5)
Page 41

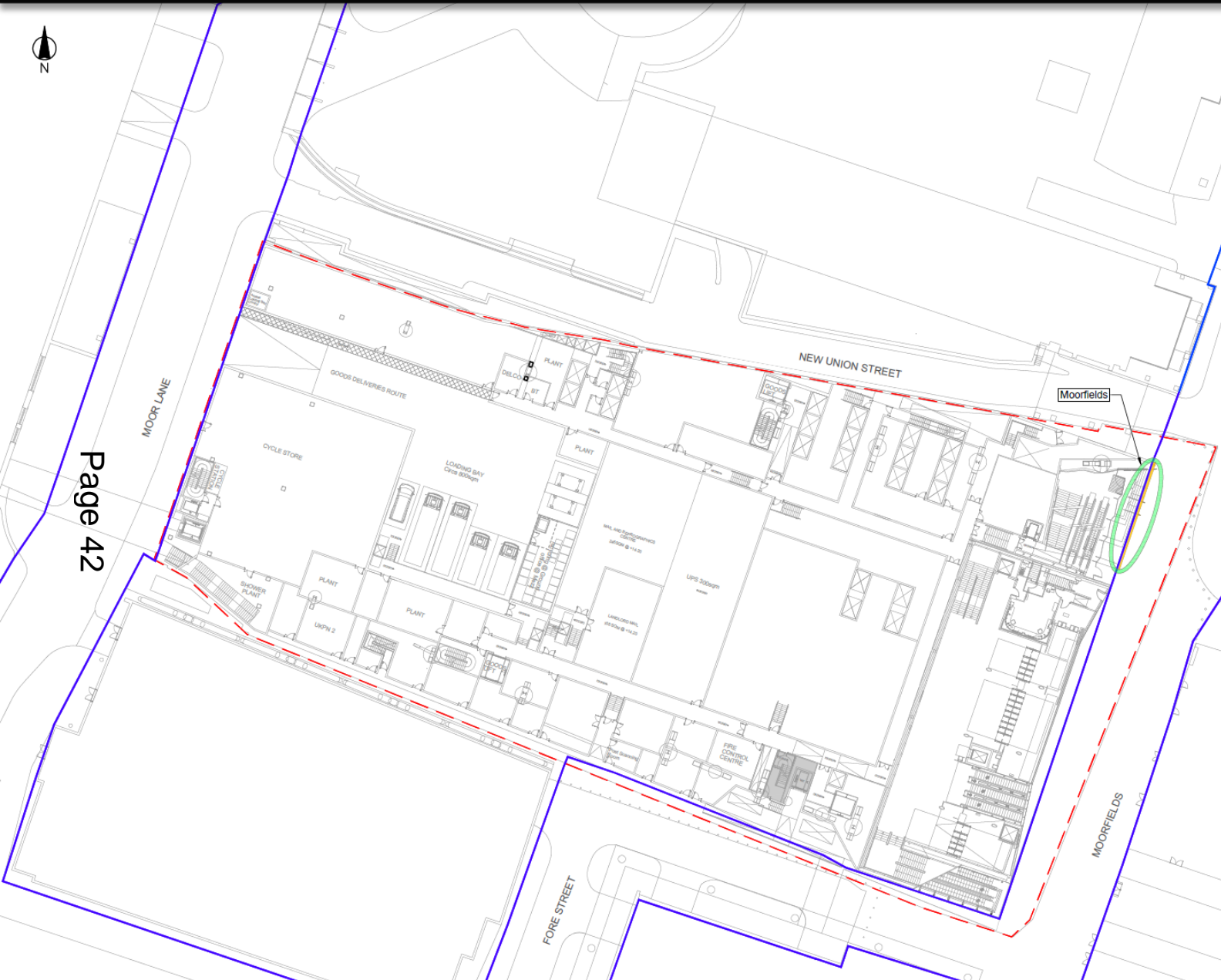


Greening on roof terraces

21 Moorfields



Page 42



1. Do not scale from this drawing. If in doubt refer to the Project Manager for clarification.
2. The Adopted Highway Boundary has been scaled from information provided by City of London and is indicative only.

LEGEND

- Adopted Highway Boundary
- Site Boundary
- Area of adopted highway to be stopped up
 - Moorfields:
Area = 6.2m²
Width = 0.34m
Length = 15.3m

Rev	Date	By	Remarks	Chkd	Appd
D	06/02/18	IH	Minor updates	NL	DH
C	31/01/18	IH	Layout revised	NL	DH
B	24/07/17	IH	Adopted Highway boundary revised	NL	DH
A	18/07/17	IH	First Issue	NL	DH

momentum
transport consultancy

Client



Job Title

21 MOORFIELDS

Drawing Title

**PROJECT GLACIER
PROPOSED HIGHWAY BOUNDARY
GROUND LEVEL**

Scale at A3 1:500

Job No	Drawing No	Issue
M000040	M000040-HB-019	D

Stopping up

21 Moorfields



Page 43

Aerial view from north-east

1 & 2 Garden Court, 3 Garden Court, Middle Temple



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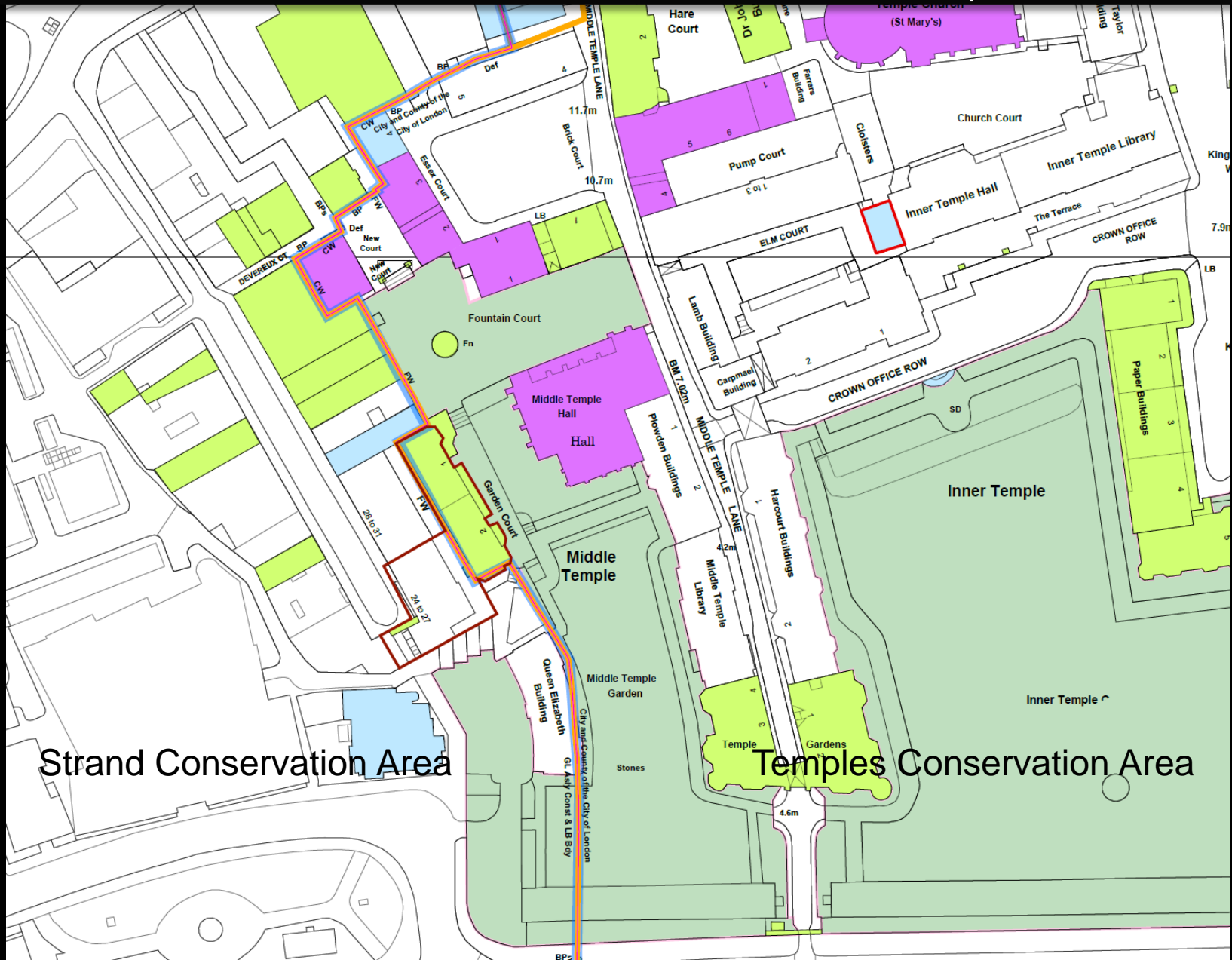
SITE LOCATION



BOROUGH BOUNDARY

Site location plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



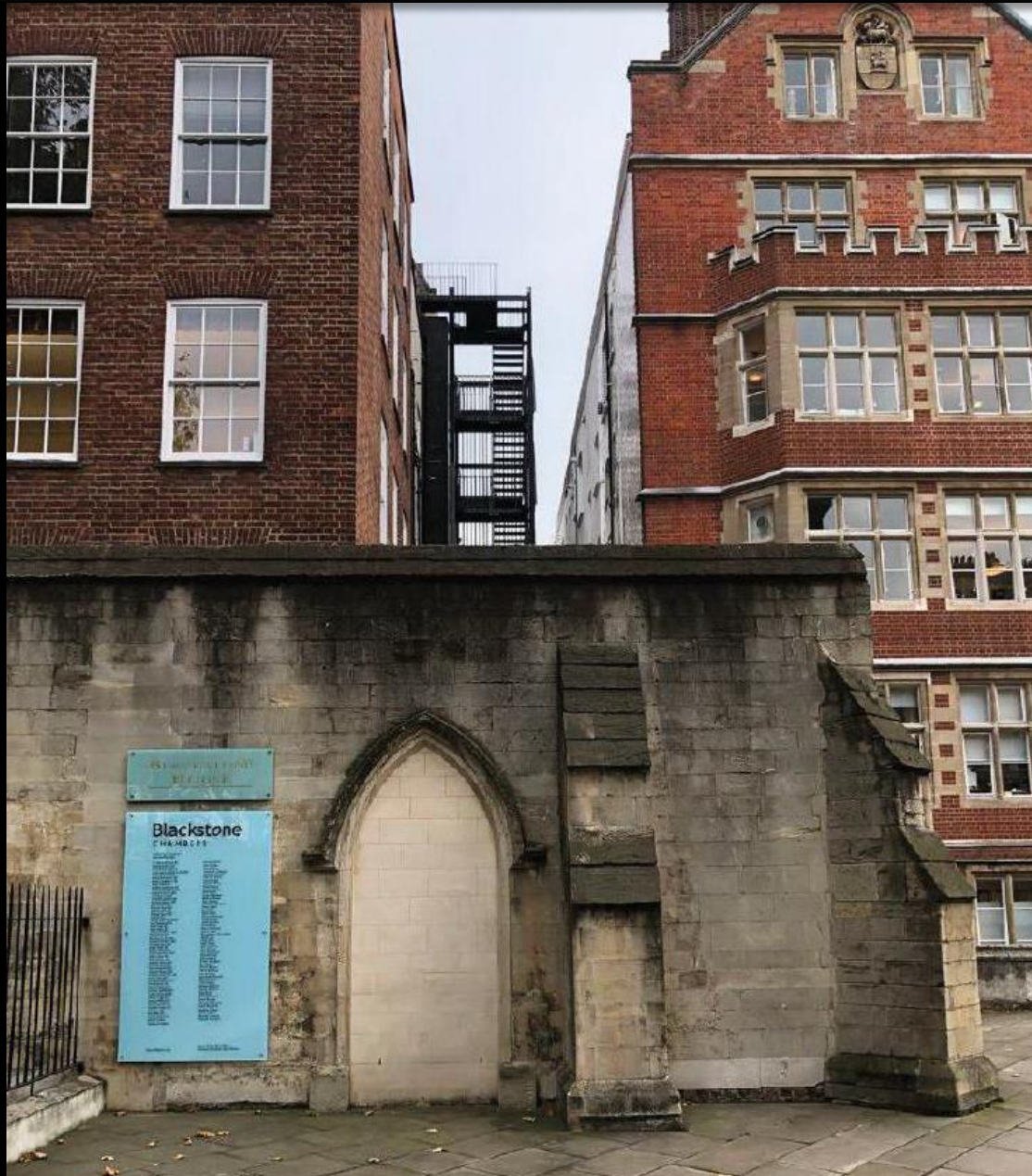
Designated heritage assets

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing buildings from Middle Temple Garden

1 & 2 Garden Court, 3 Garden Court, Middle Temple



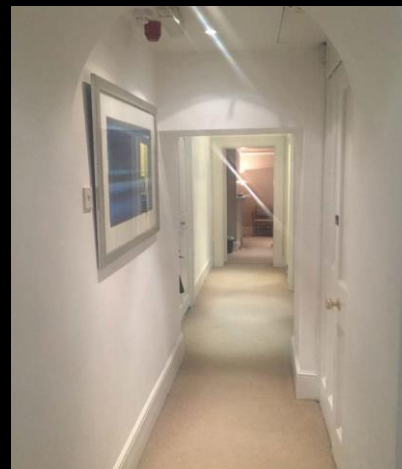
Existing view north

1 & 2 Garden Court, 3 Garden Court, Middle Temple



View south from existing fire escape

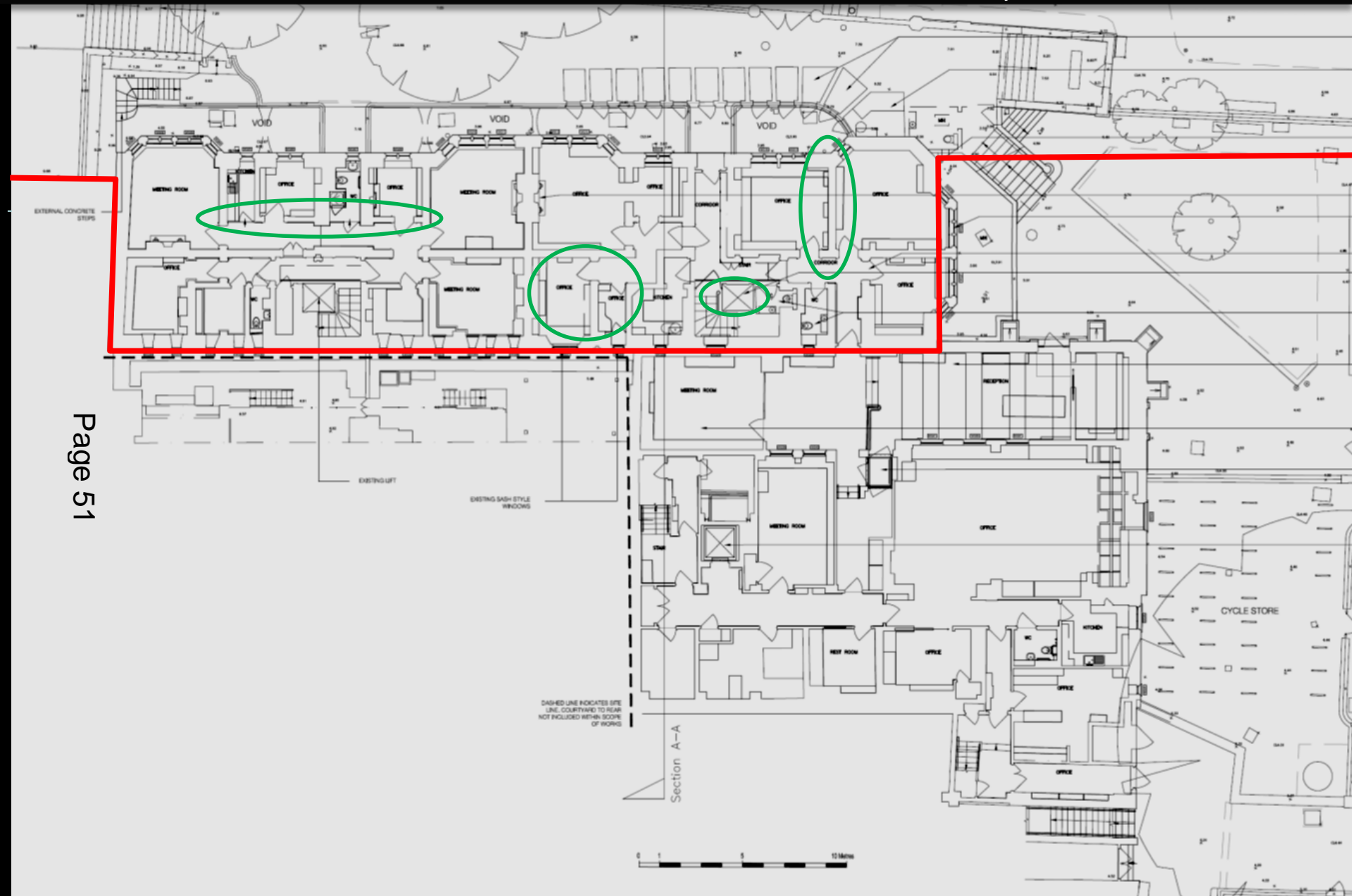
1 & 2 Garden Court, 3 Garden Court, Middle Temple



Photographs of typical interiors, 1 & 2 Garden Court

1 & 2 Garden Court, 3 Garden Court, Middle Temple

Page 51



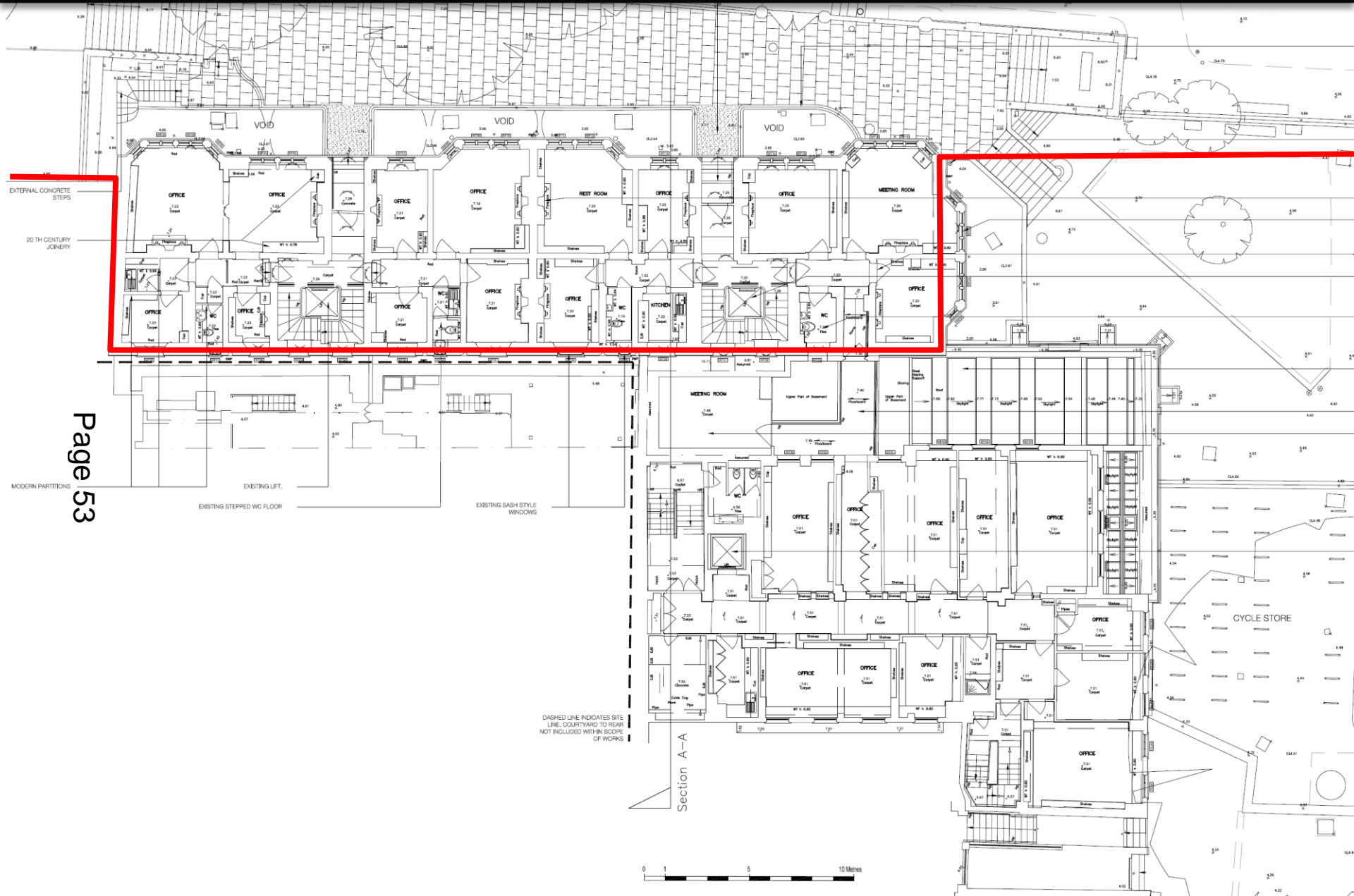
Existing ground floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed ground floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing first floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed first floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing second floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed second floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple

Page 57



Existing second floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed second floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple

Page 59



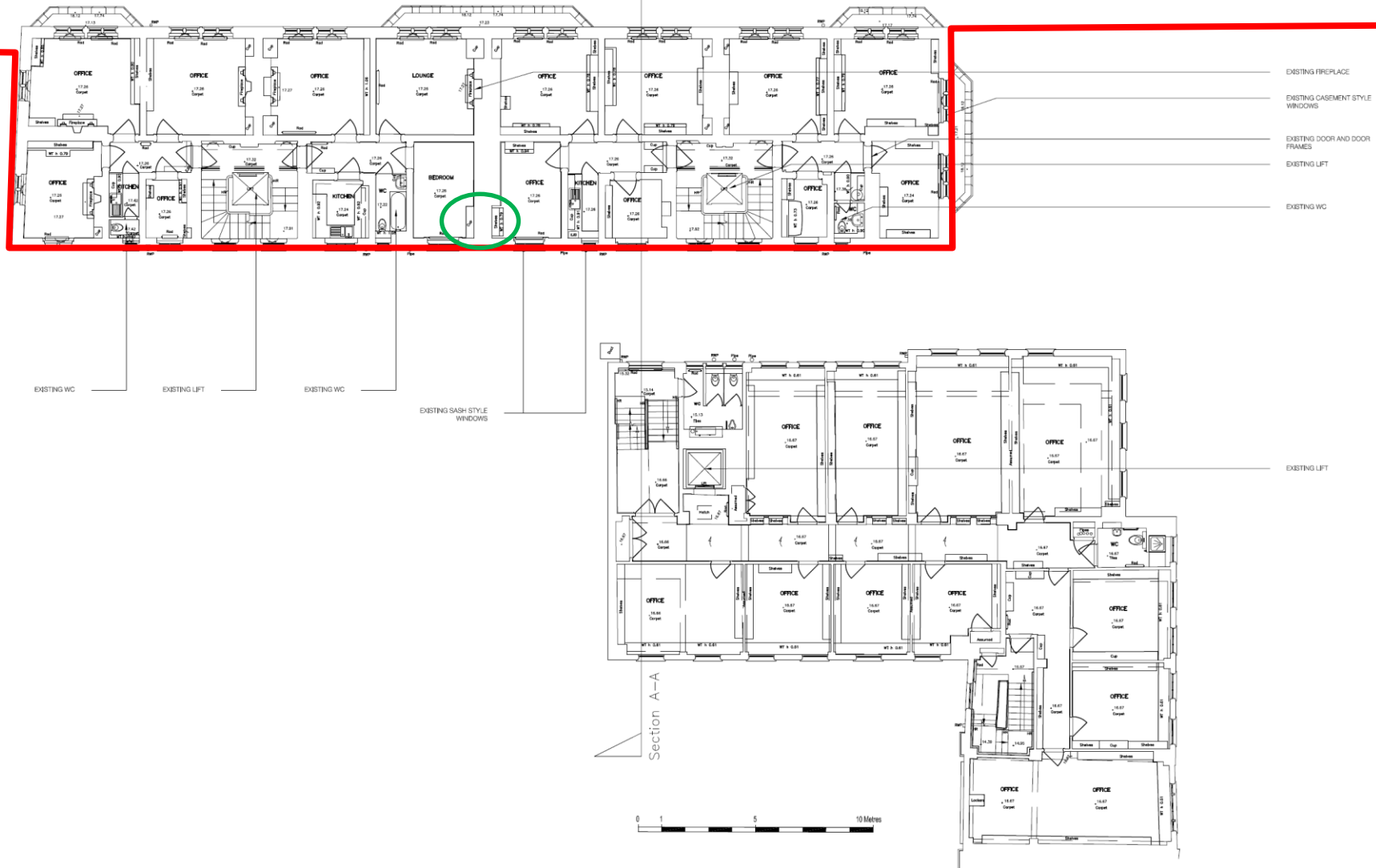
Existing third floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed third floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing fourth floor plan

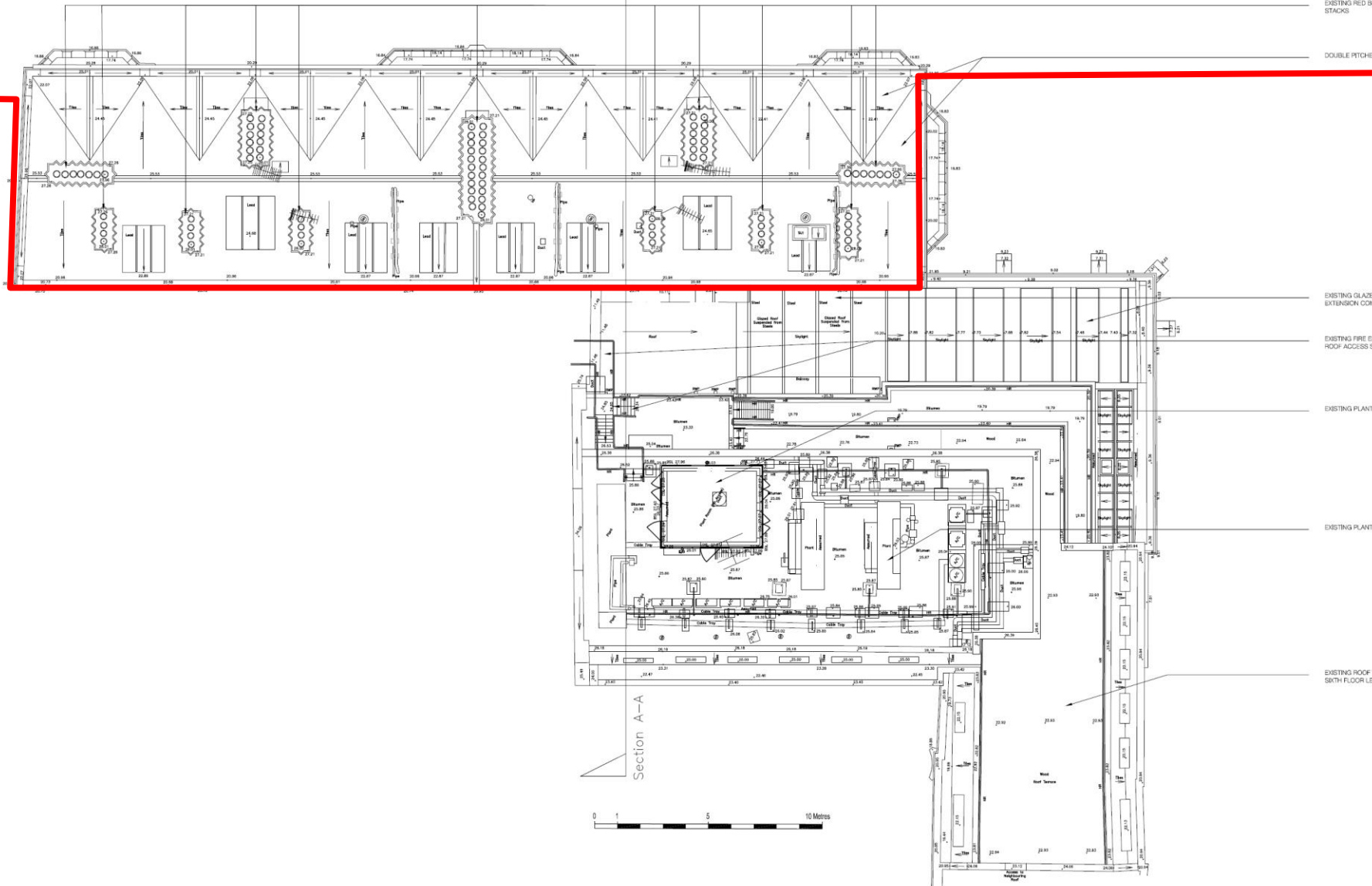
1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed fourth floor plan

1 & 2 Garden Court, 3 Garden Court, Middle Temple

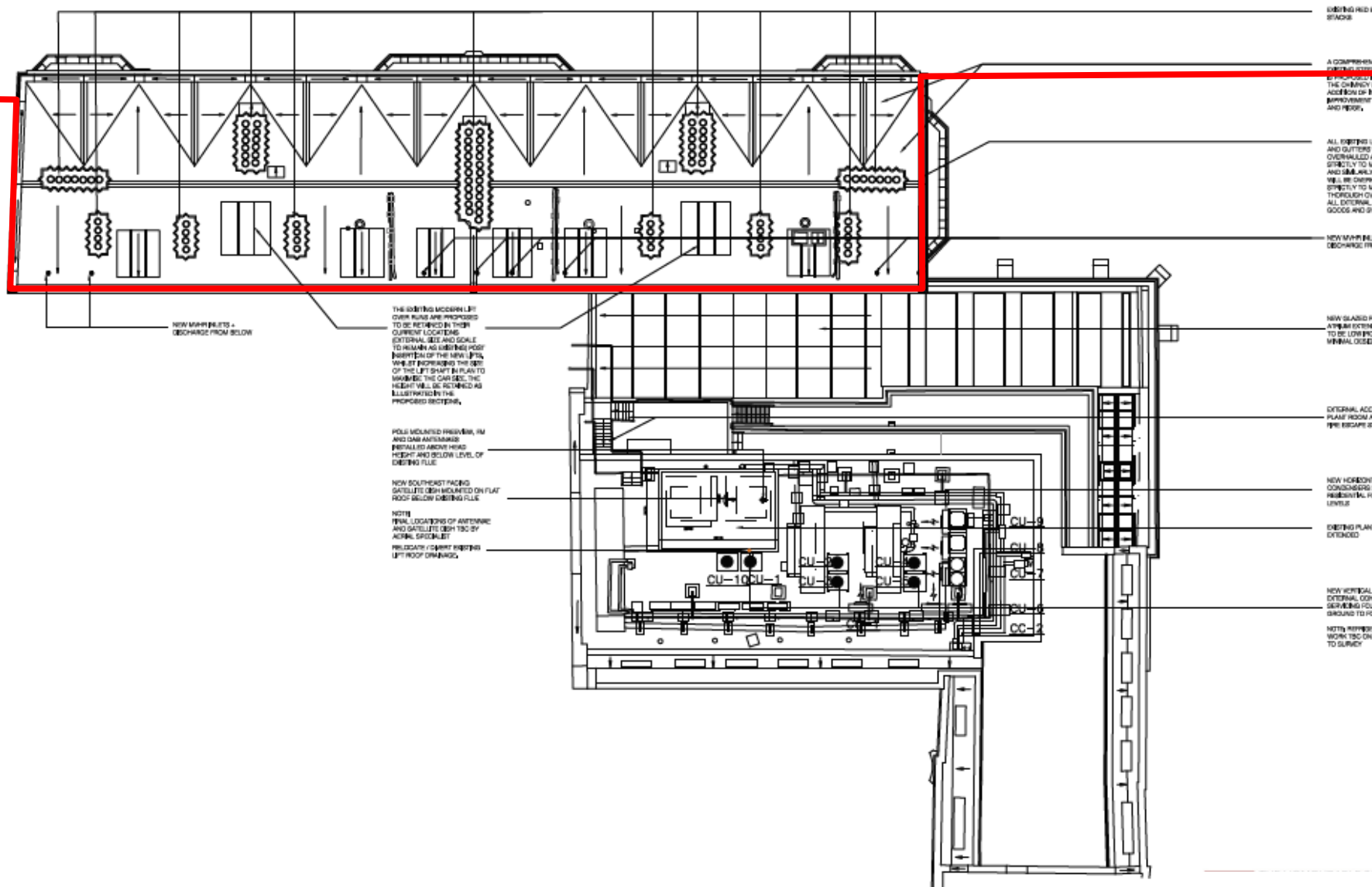
Page 63



Existing roof plan

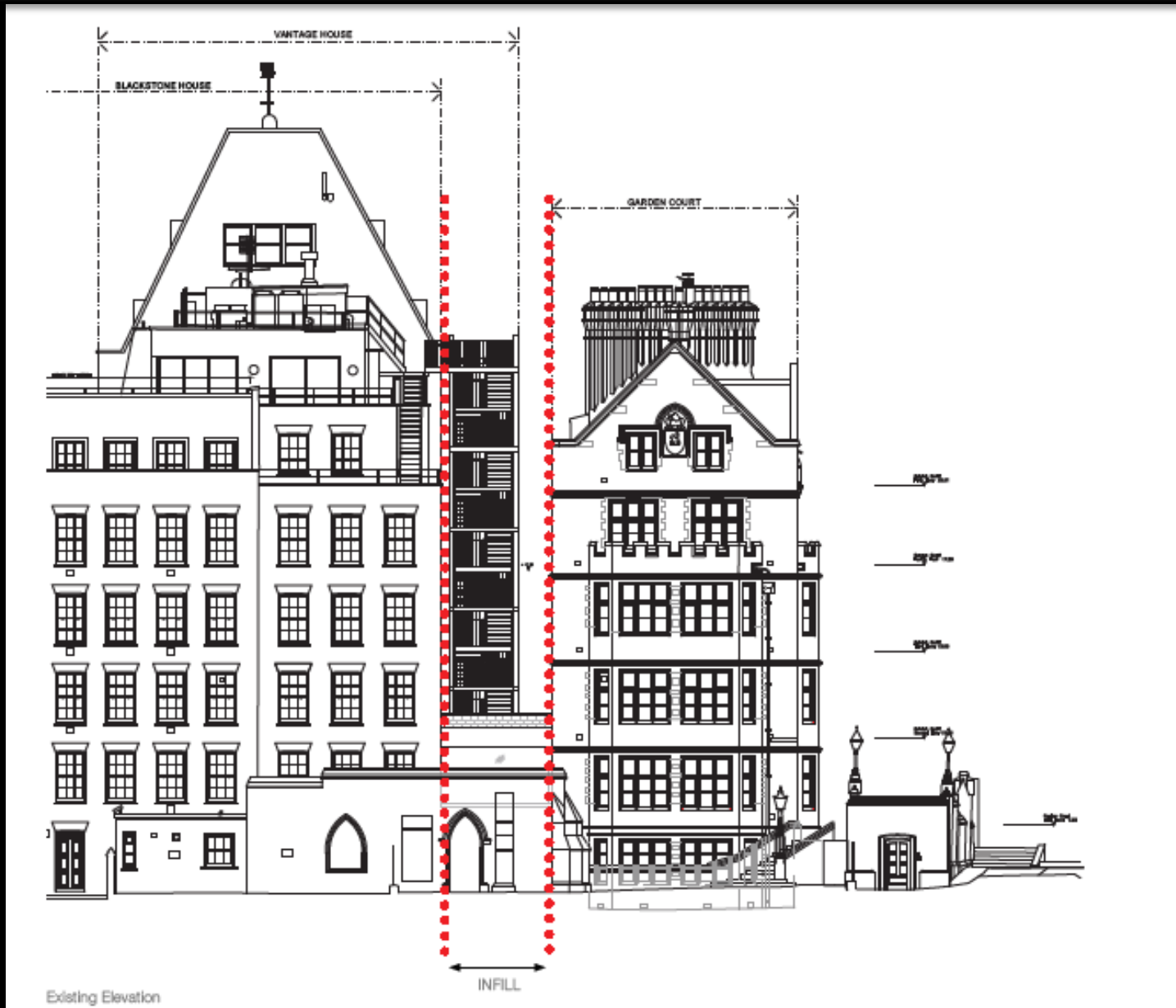
1 & 2 Garden Court, 3 Garden Court, Middle Temple

Page 64



Proposed roof plan

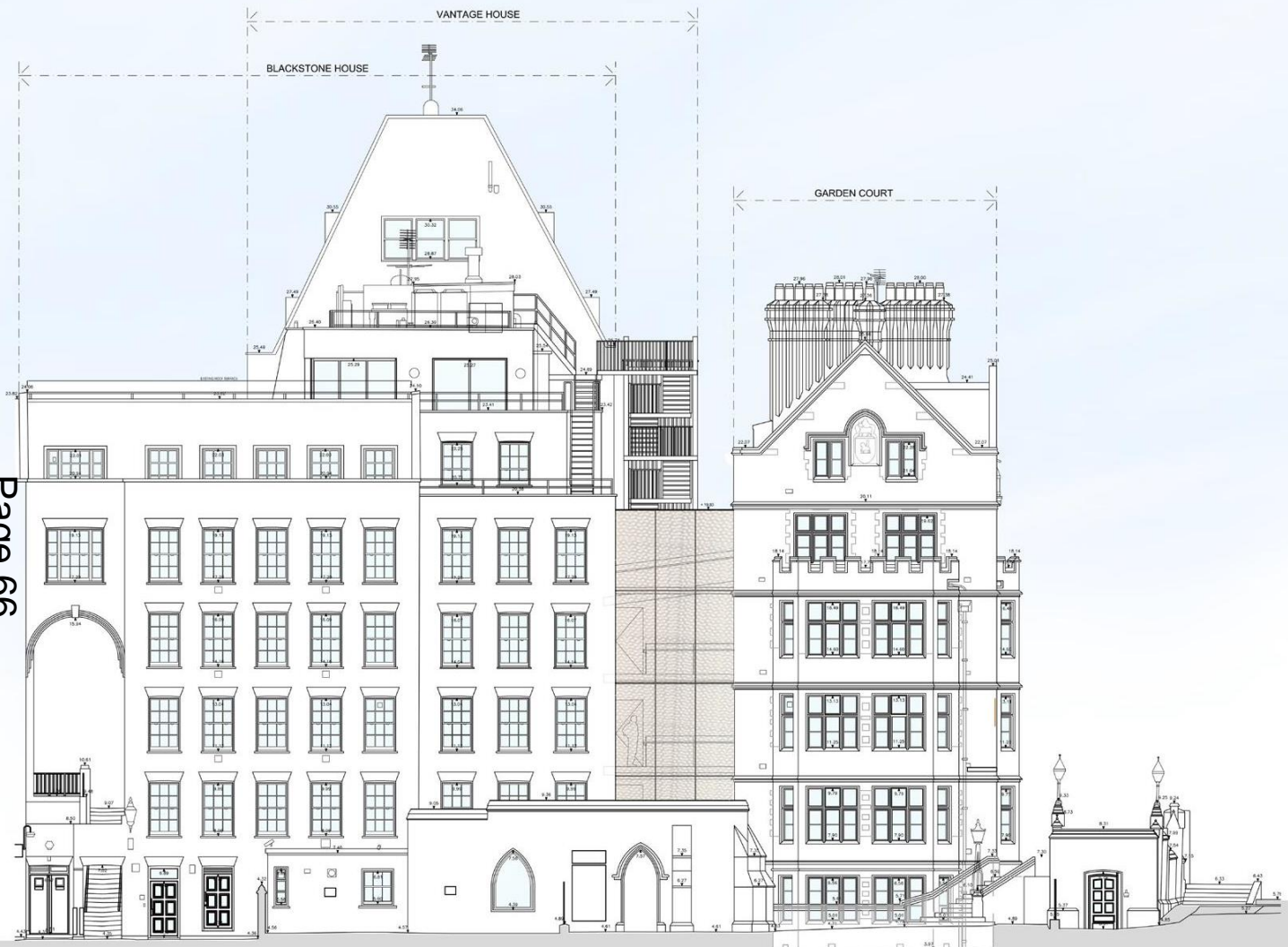
1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing south elevation

1 & 2 Garden Court, 3 Garden Court, Middle Temple

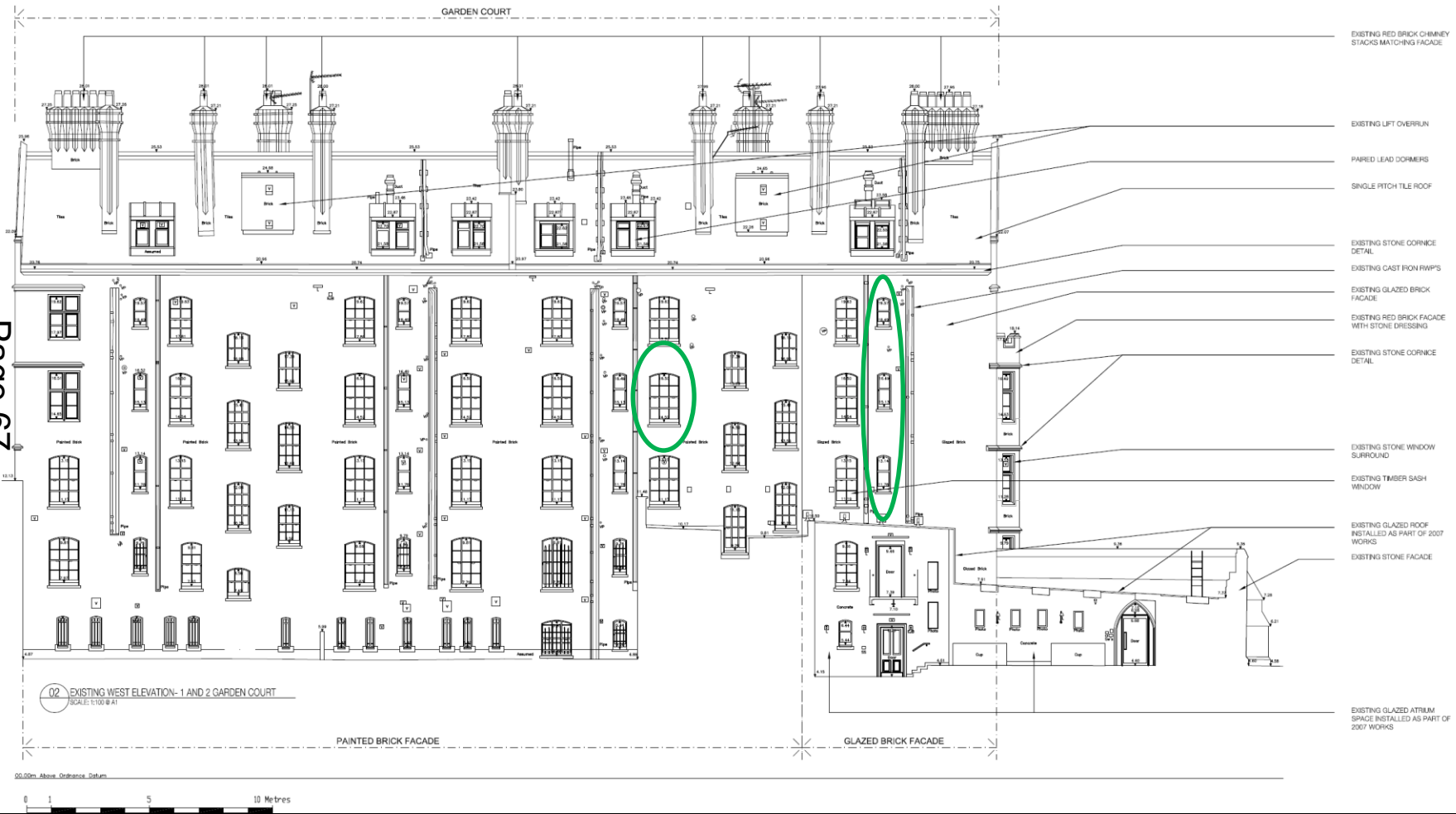
Page 66



Proposed south elevation

1 & 2 Garden Court, 3 Garden Court, Middle Temple

Page 67



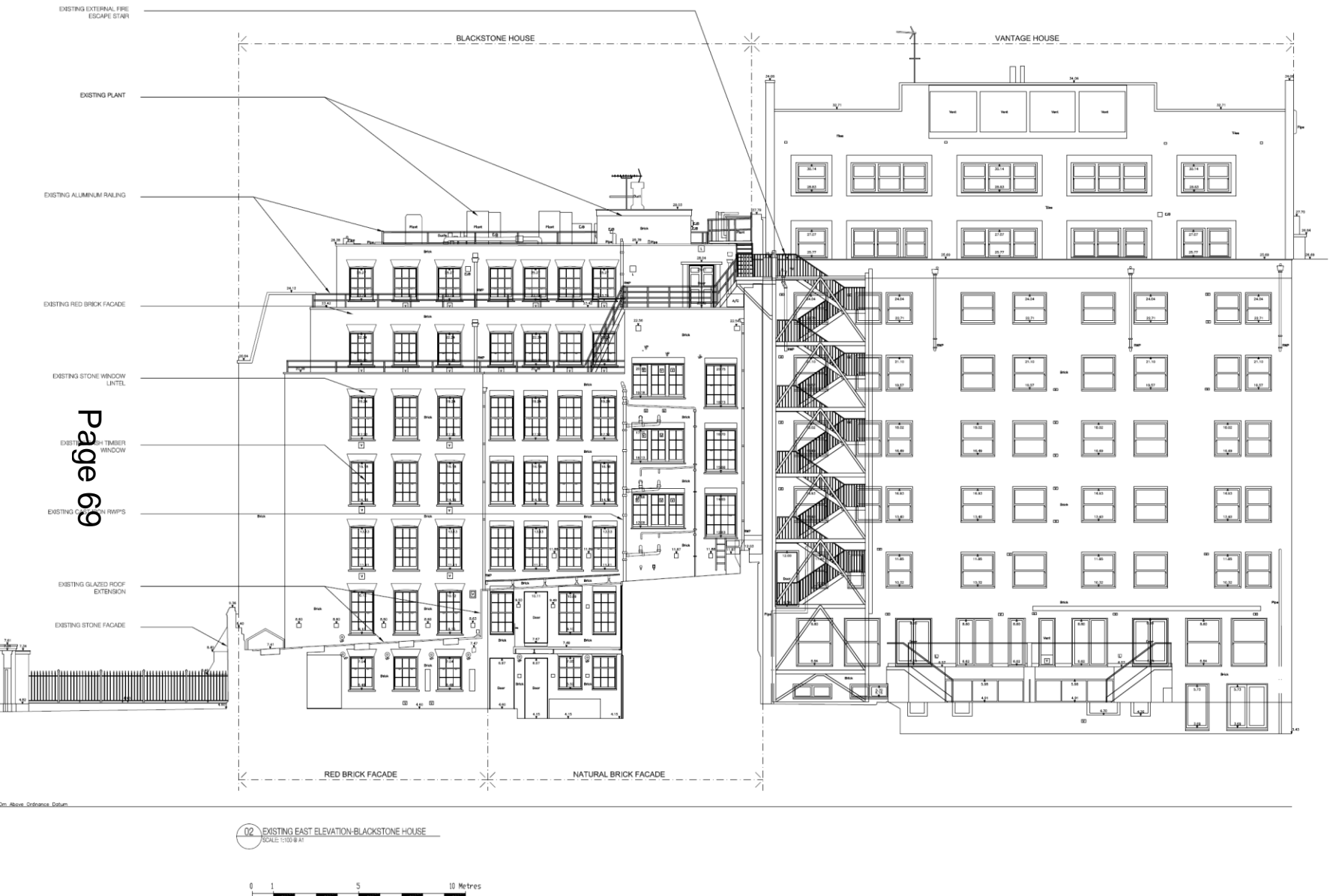
1 & 2 Garden Court - Existing west elevation

1 & 2 Garden Court, 3 Garden Court, Middle Temple



1 & 2 Garden Court - Proposed west elevation

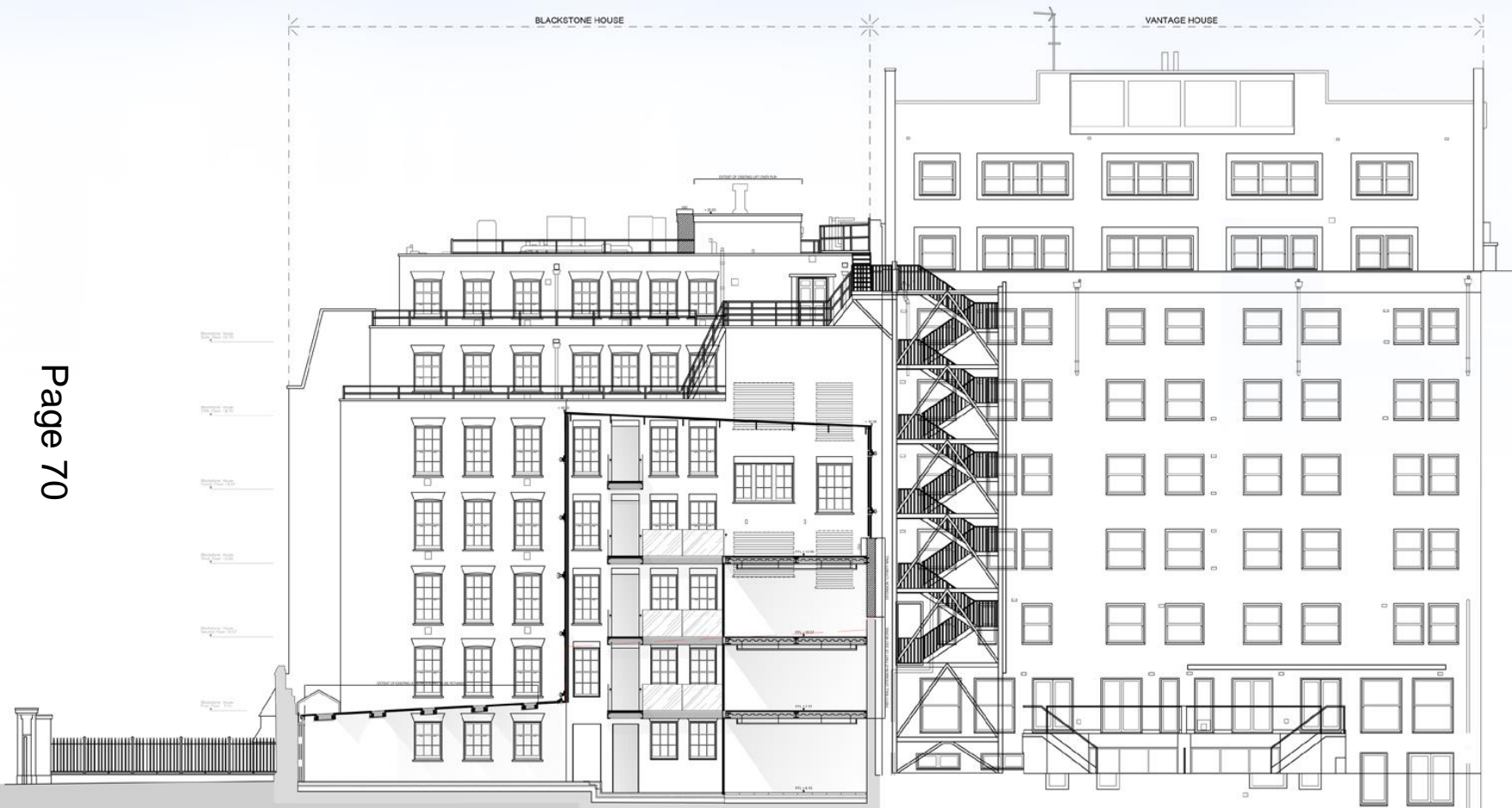
1 & 2 Garden Court, 3 Garden Court, Middle Temple



Blackstone House and Vantage House –Existing east elevation

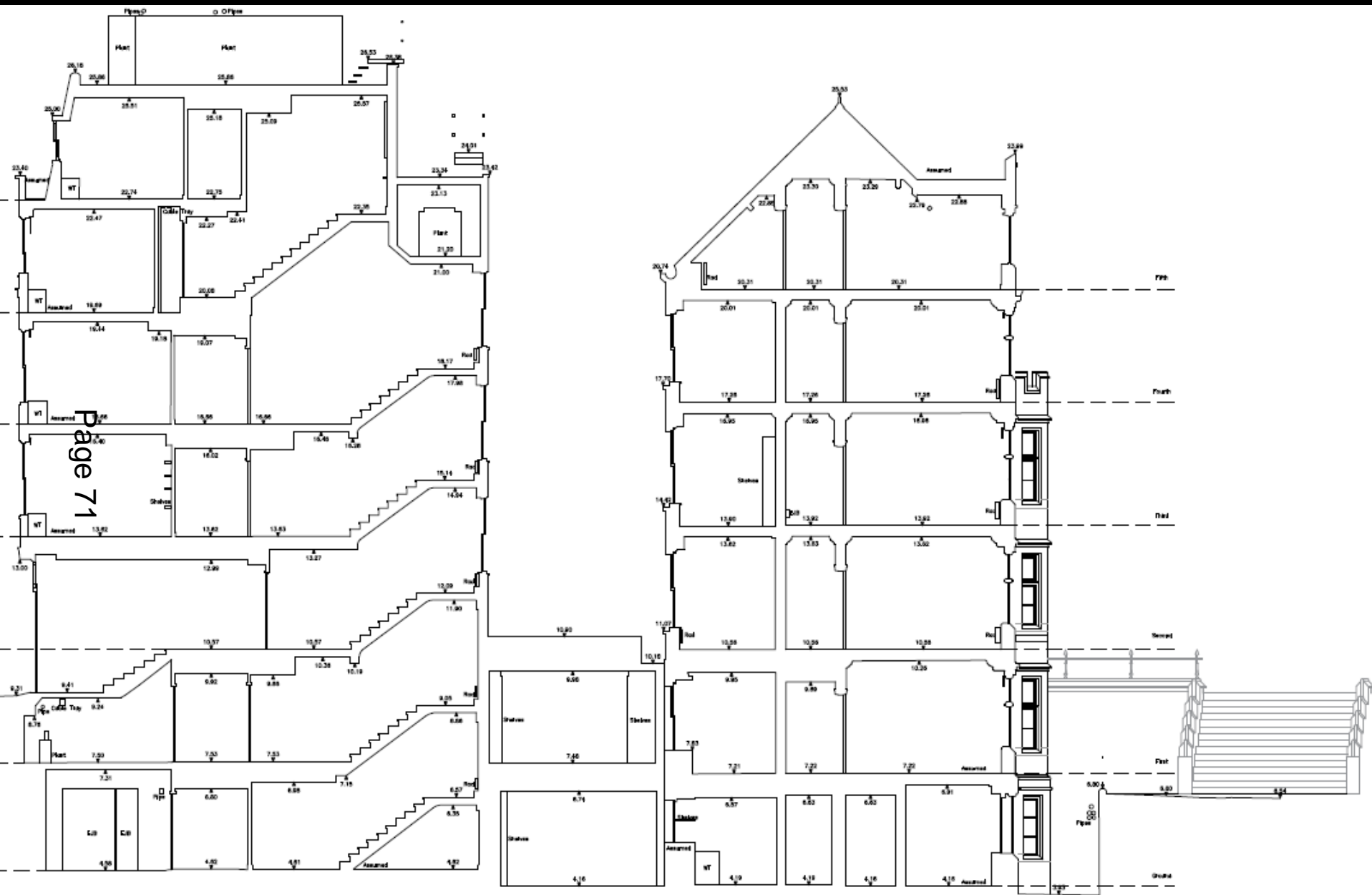
1 & 2 Garden Court, 3 Garden Court, Middle Temple

Page 70



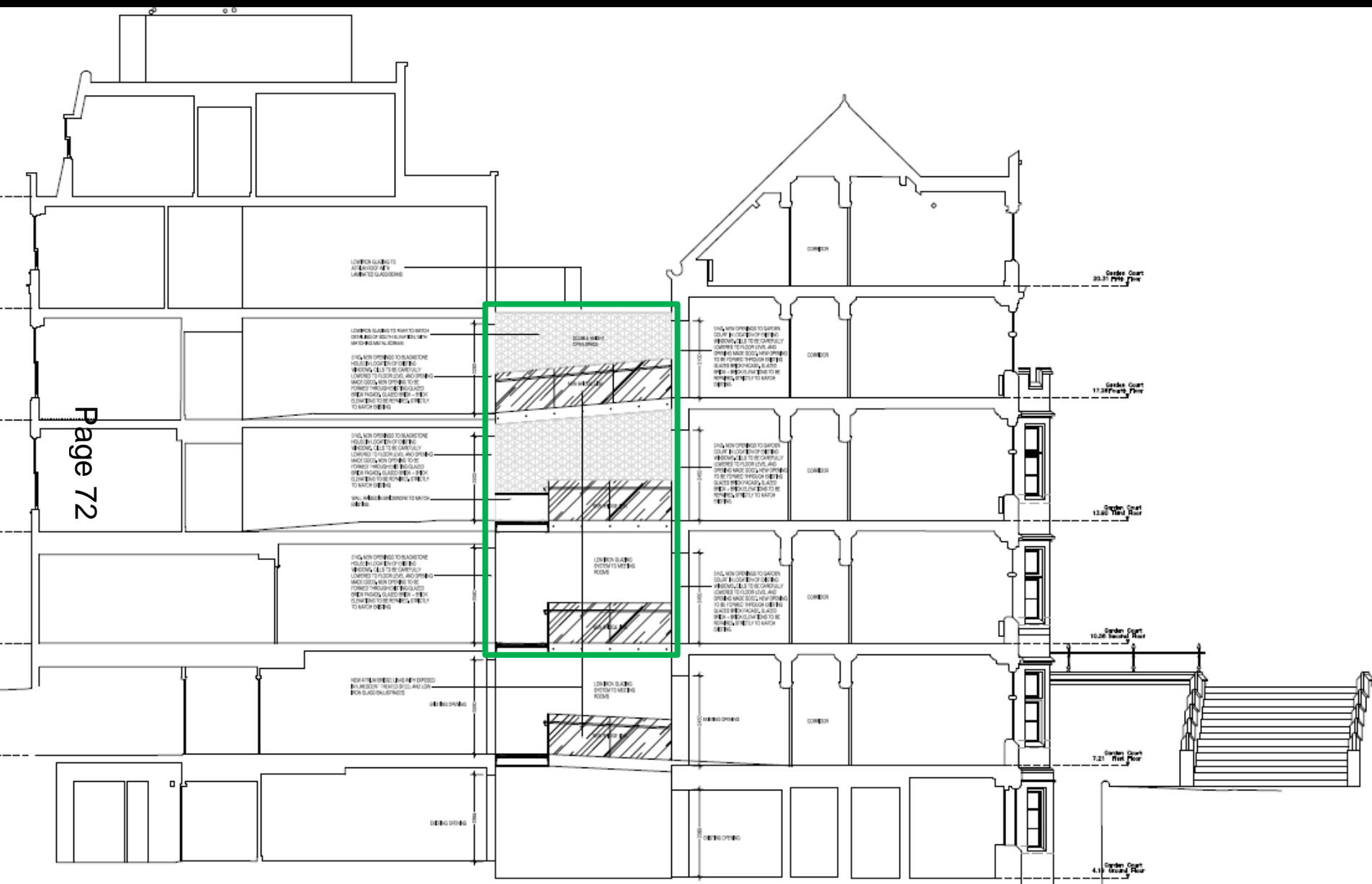
Blackstone House and Vantage House – Proposed east elevation

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing section AA

1 & 2 Garden Court, 3 Garden Court, Middle Temple

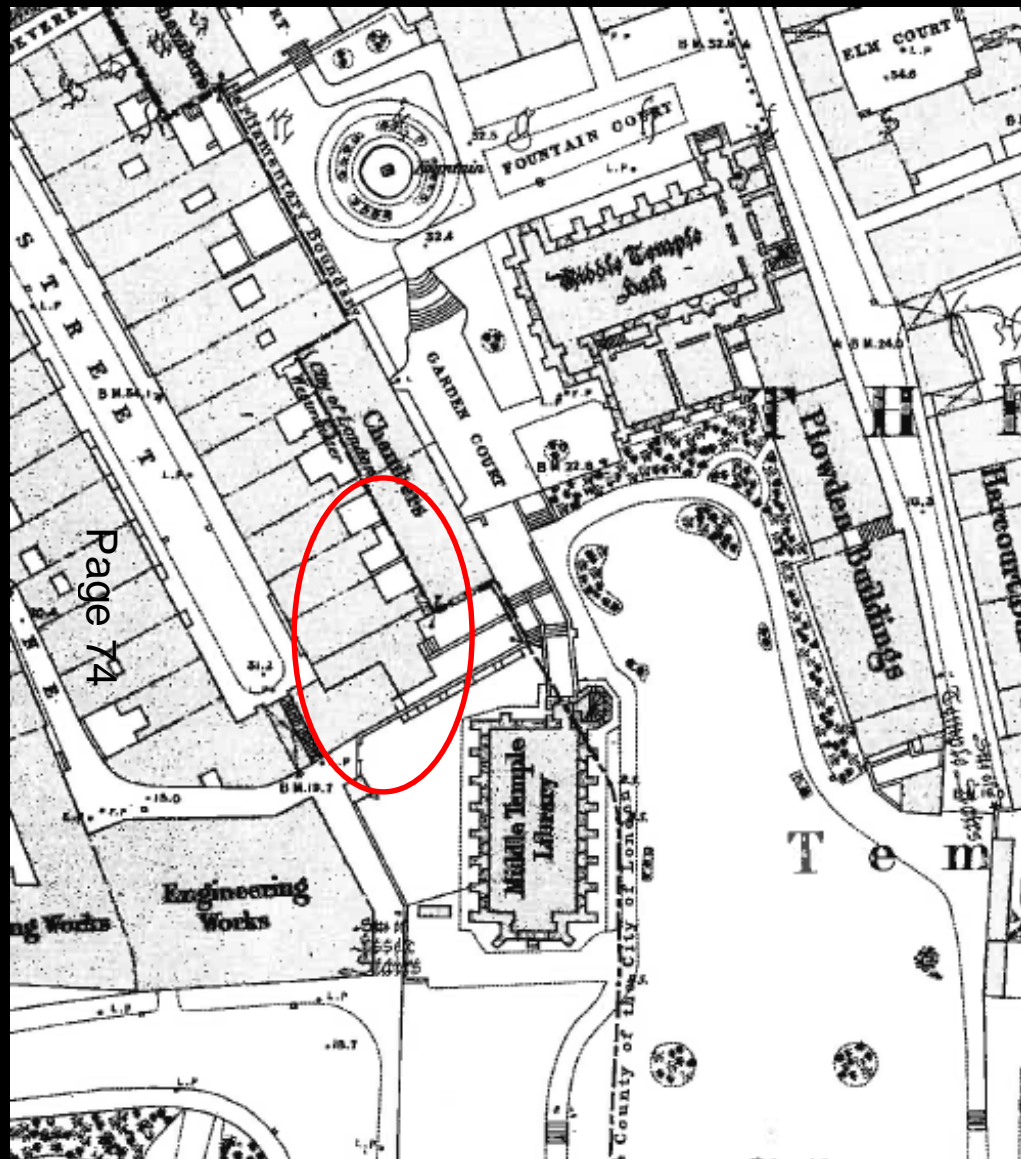


1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed axonometric looking towards 2 Garden Court

1 & 2 Garden Court, 3 Garden Court, Middle Temple



1940s photograph and 19th Century Ordnance Survey map

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed views from Middle Temple Garden

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing and proposed daytime view

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Existing and proposed night time view

1 & 2 Garden Court, 3 Garden Court, Middle Temple



Proposed Section looking towards Blackstone House



View looking north towards the existing fire escape stair

Residential amenity

Planning & Transportation Next Committee

26th March 2018