



Planning and Transportation Committee

Presentation

Date: TUESDAY, 2 APRIL 2019
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

Any drawings and details of materials submitted for approval will be available for inspection by Members in the Livery Hall from Approximately 9:30 a.m.

John Barradell
Town Clerk and Chief Executive

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Planning & Transportation Committee

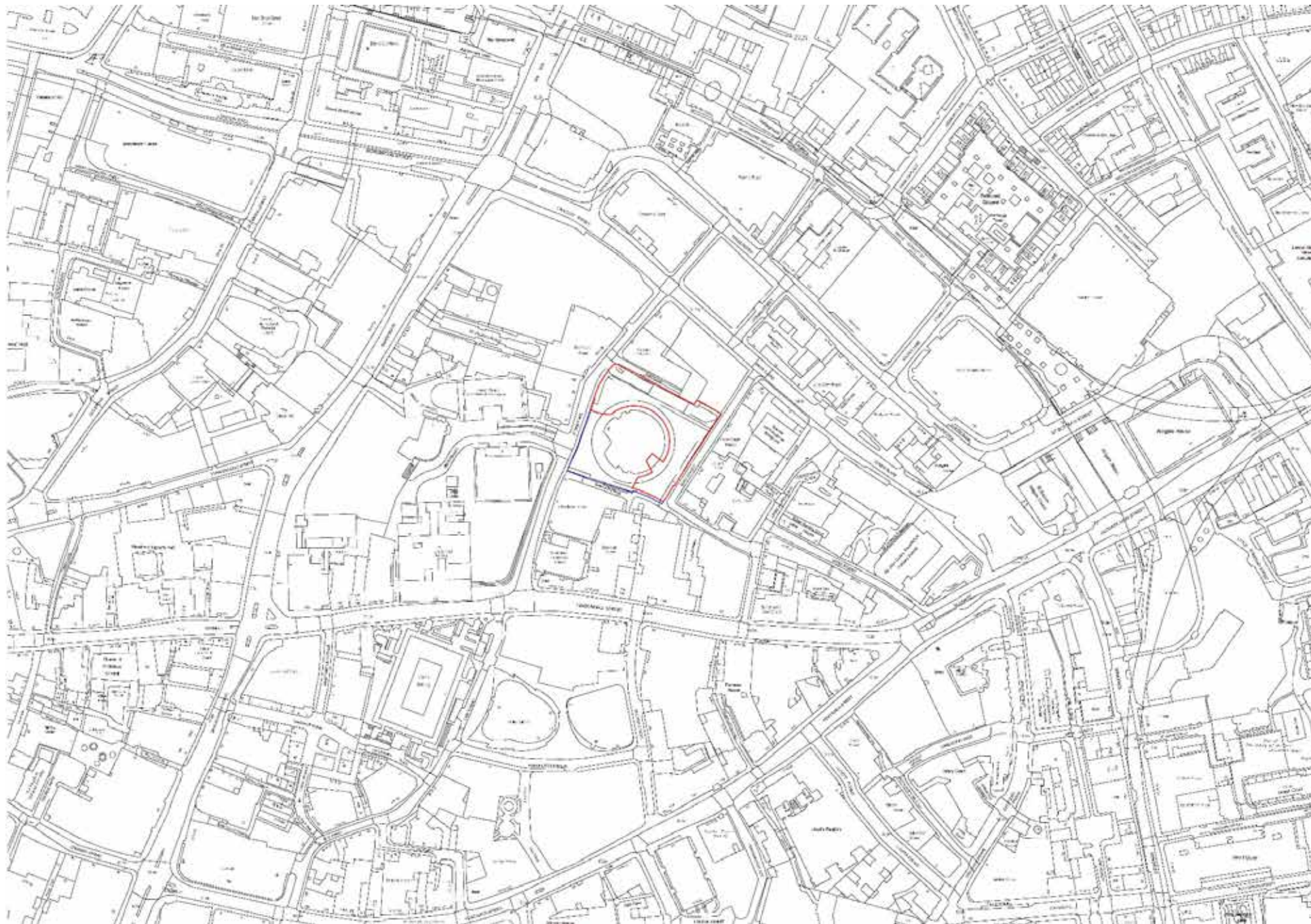
2nd April 2019

The Tulip





Location Site plan



Location Site plan

Key

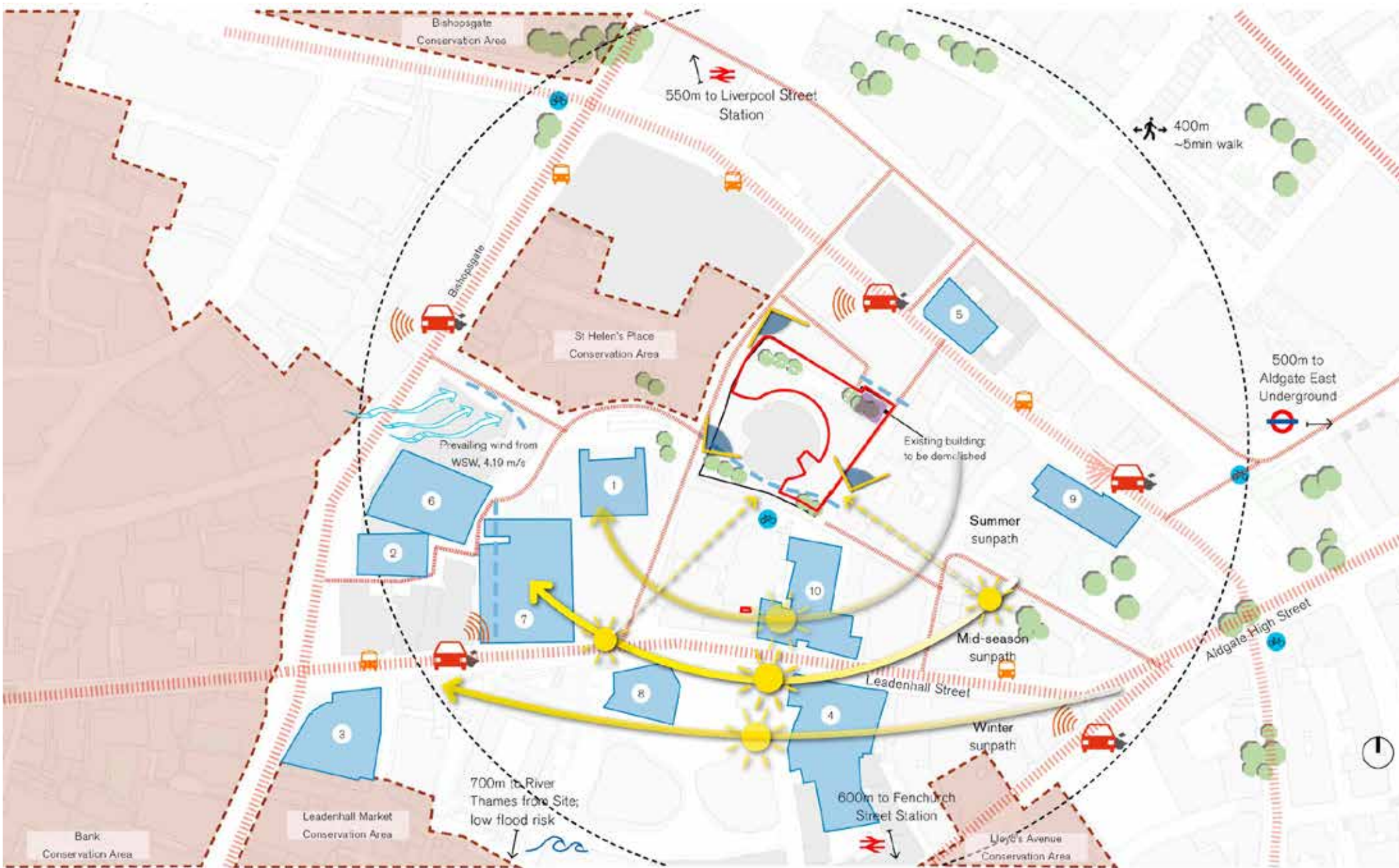
- Bus stop
- Bike rental station
- 5 mins walking distance from Site
- Pedestrian street
- Low traffic road
- High traffic road
- Noise and air pollution
- Green areas
- Key affected views
- Site boundary
- Conservation Areas

Challenges and Opportunities

- Noise and air pollution; **protect from noise and enhance air quality**
- Existing habitats of low ecological value; **enhancement of local green corridor**
- Public realm activity at specific times; **potential for increased activity during evenings and weekends**
- Good public transport + pedestrian connections; **further improvements of cycling facilities**
- Mix of old and modern buildings; **design and materials rooted in the context**
- Current ramp takes up large space; **new ground public realm design to enhance amenities space**
- Blocked views + overshadowing at ground level; **provide public spaces with good views out**

Key Surrounding Consented Buildings

① 1 Undershaft	⑥ 22 Bishopsgate
② 6-8 Bishopsgate	⑦ The Leaderhall Building
③ 1 Leadenhall Street	⑧ 52-54 Lime Street
④ 40 Leadenhall Street	⑨ International House
⑤ Bevis Marks House	⑩ 100 Leadenhall Street



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View from Bury Street



View from Bury Street



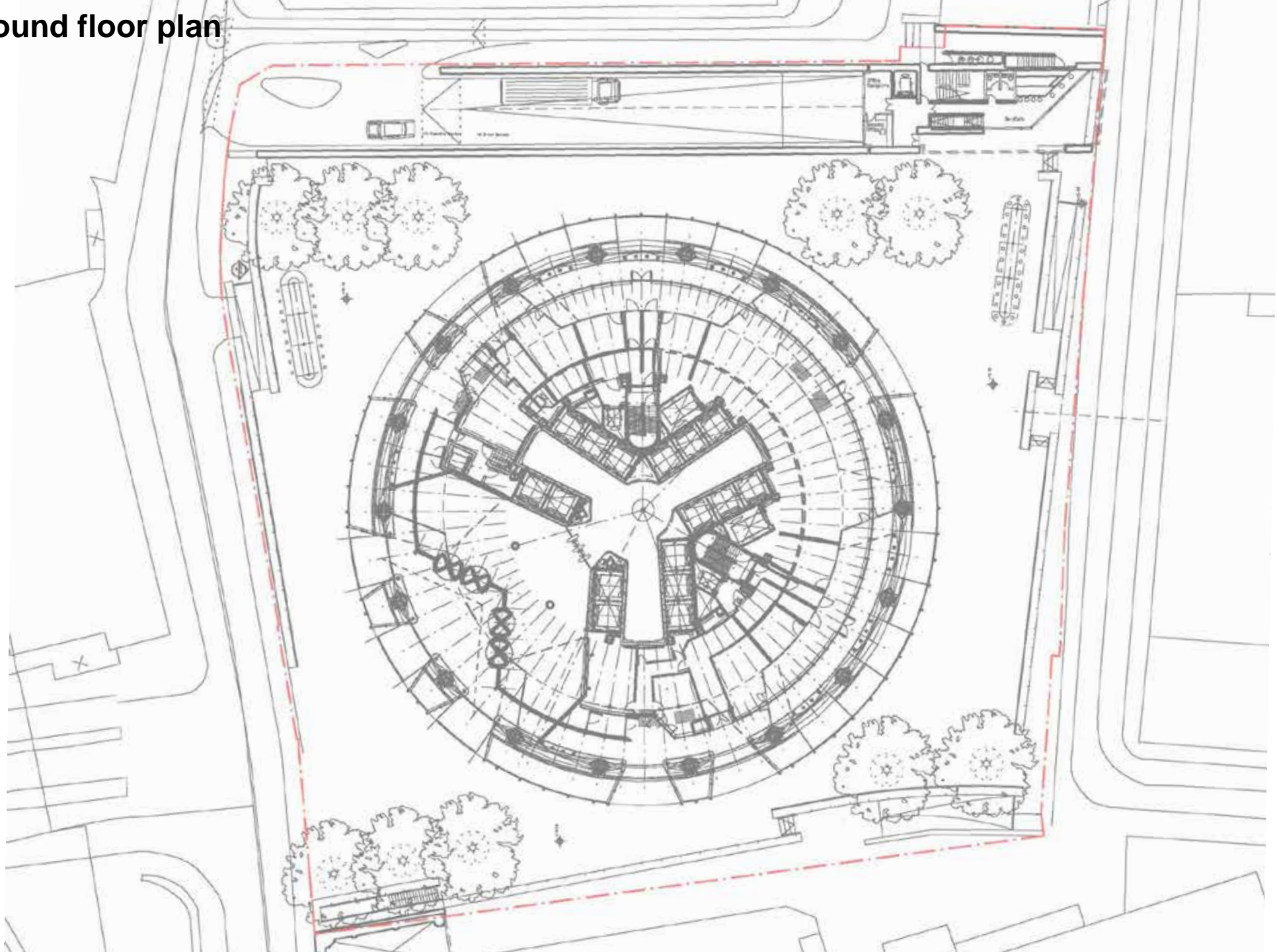
View from St Mary Axe



View from St Mary Axe



Existing Ground floor plan



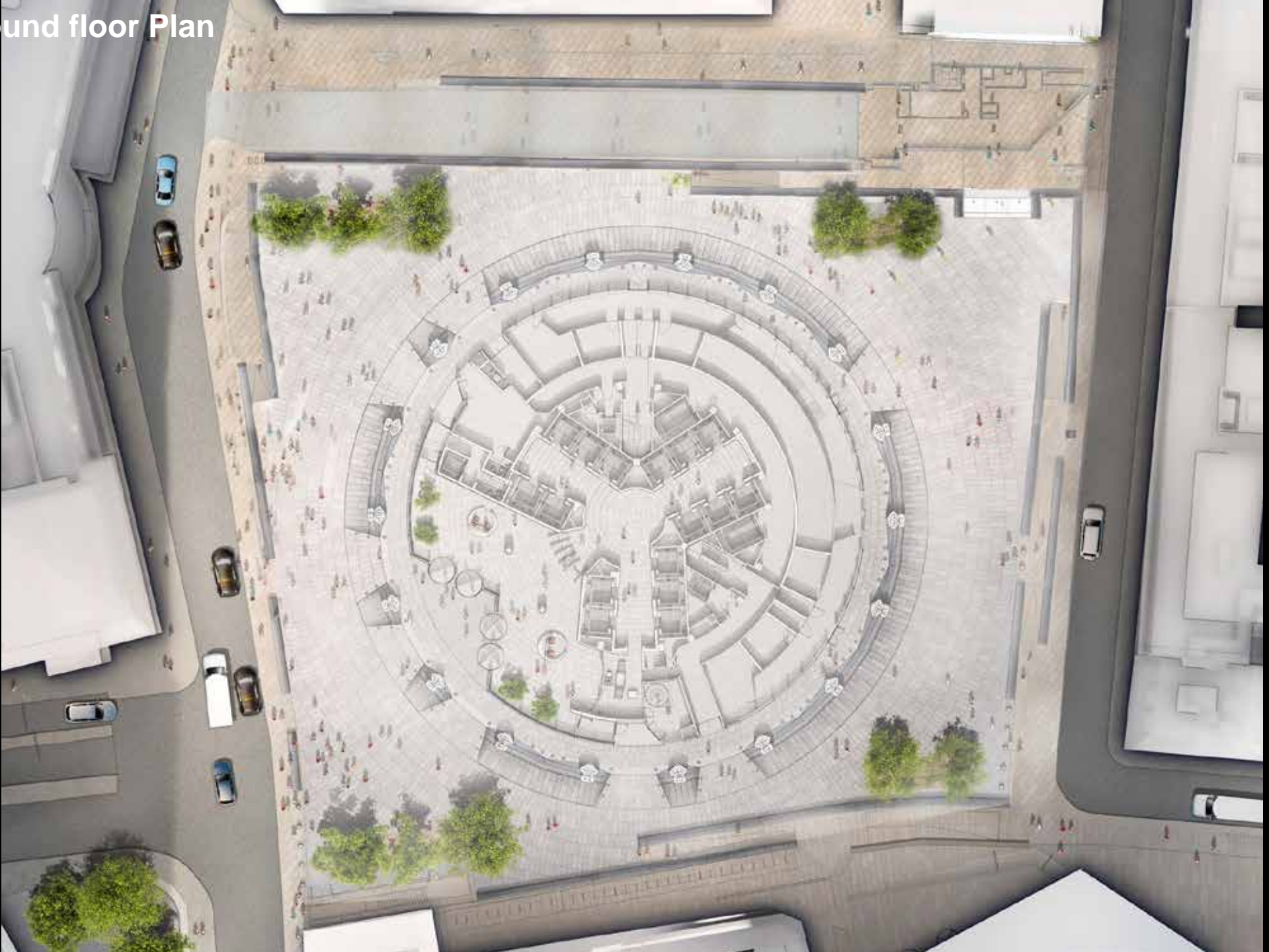
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Key section

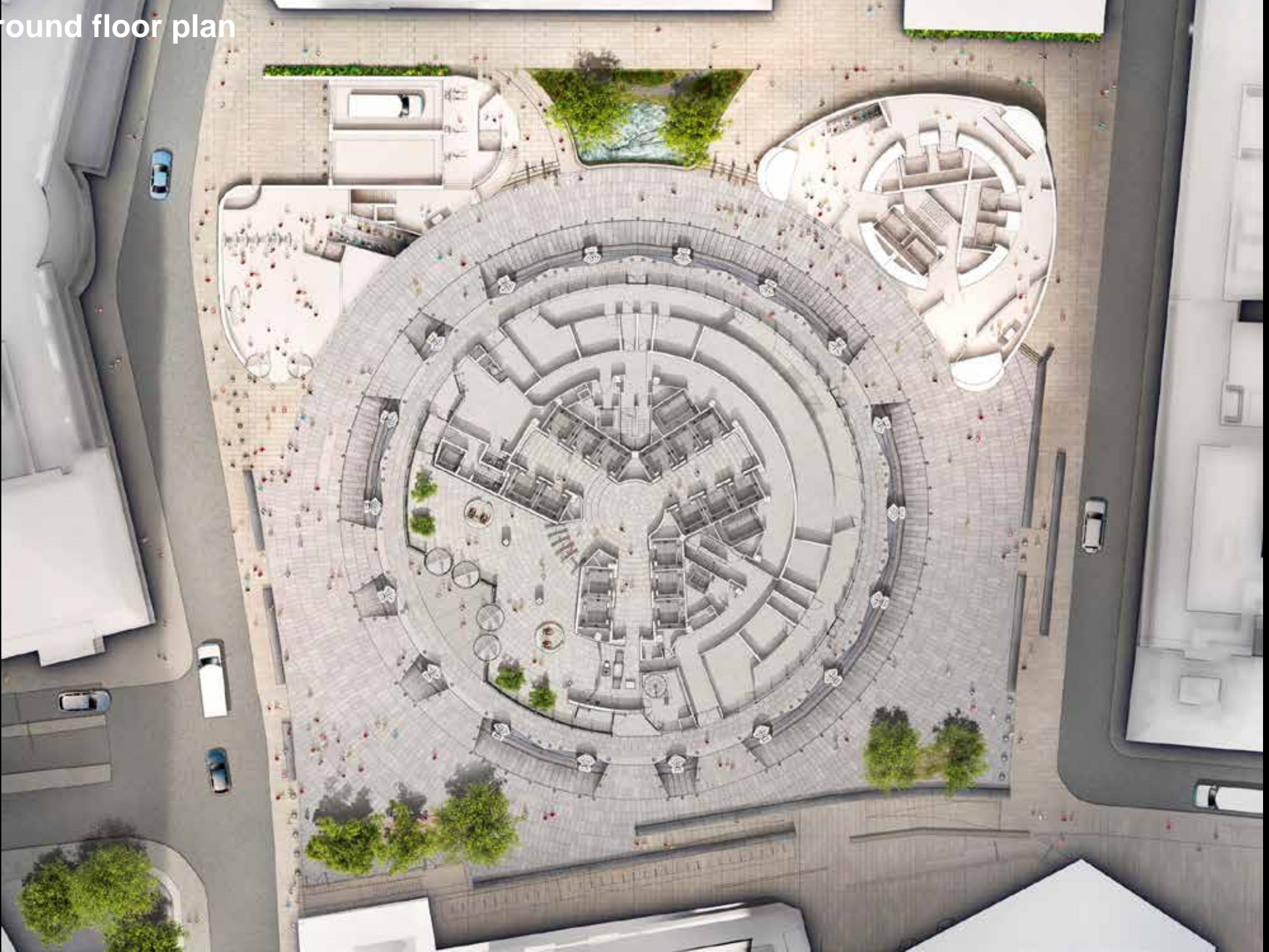


● Ground Floor

Existing Ground floor Plan

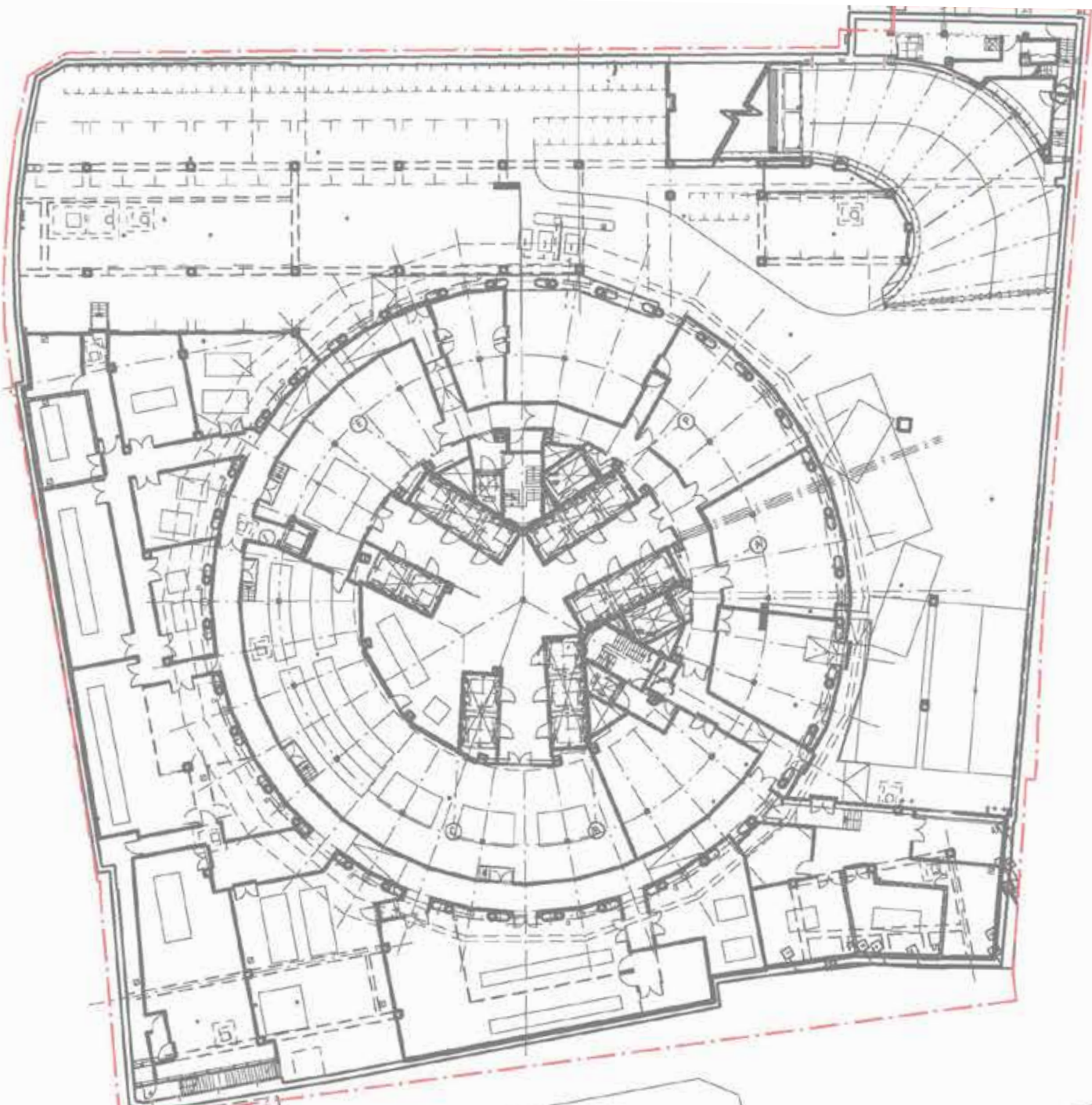


Proposed Ground floor plan



Existing Basement plan

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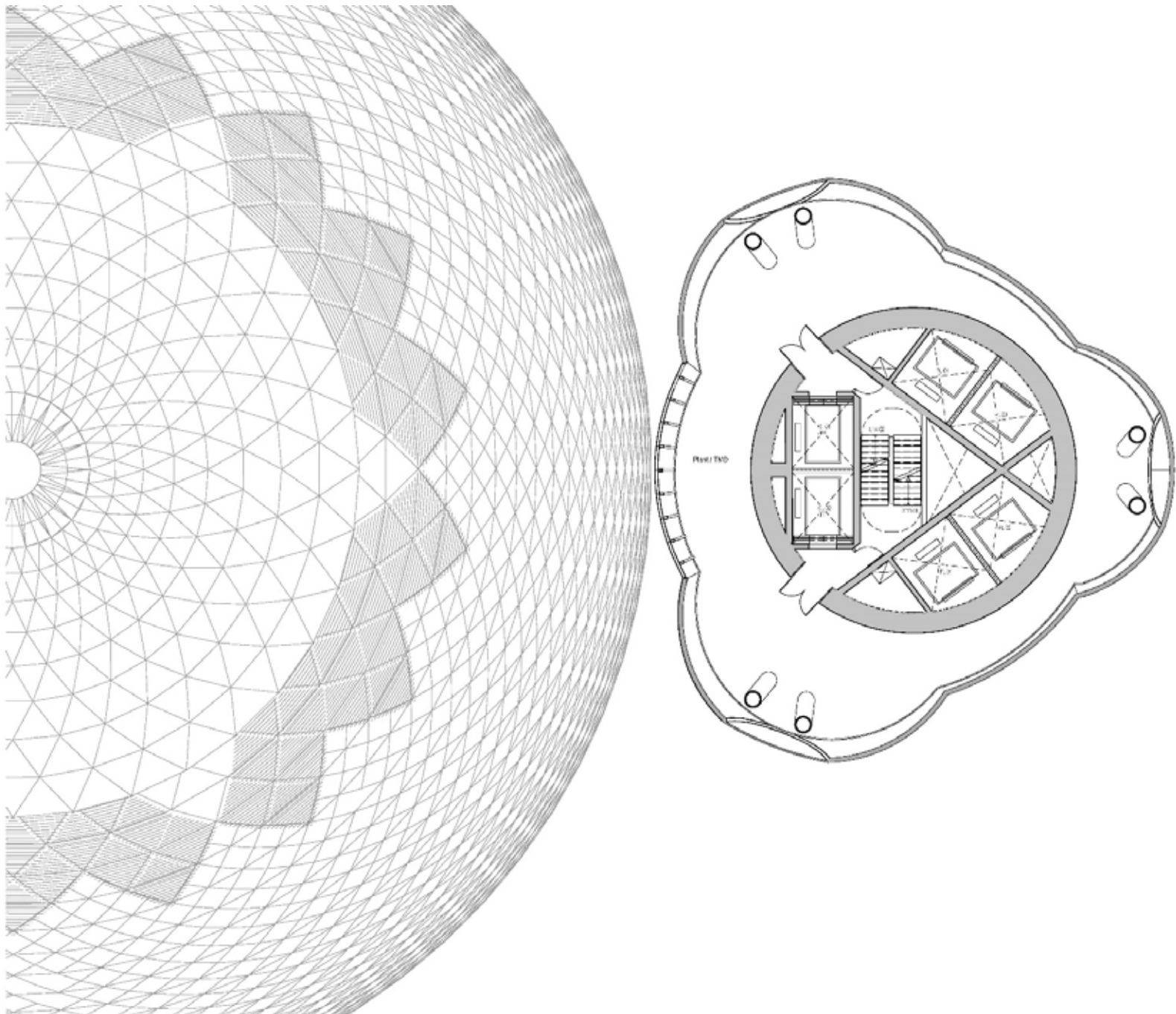


Key section



• Basement

Proposed Level 01 Plan



Key section

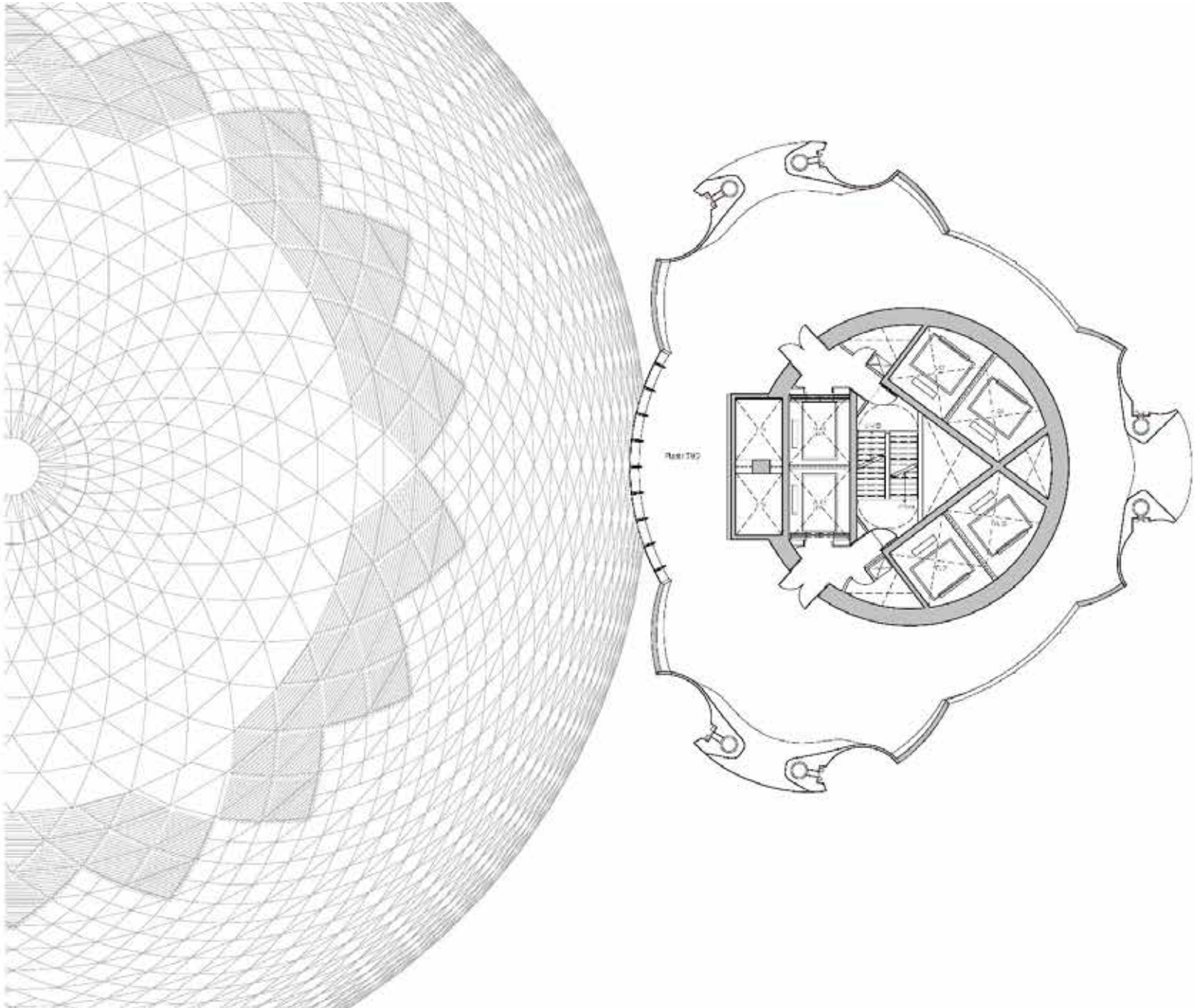


• Level 1

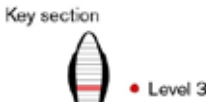
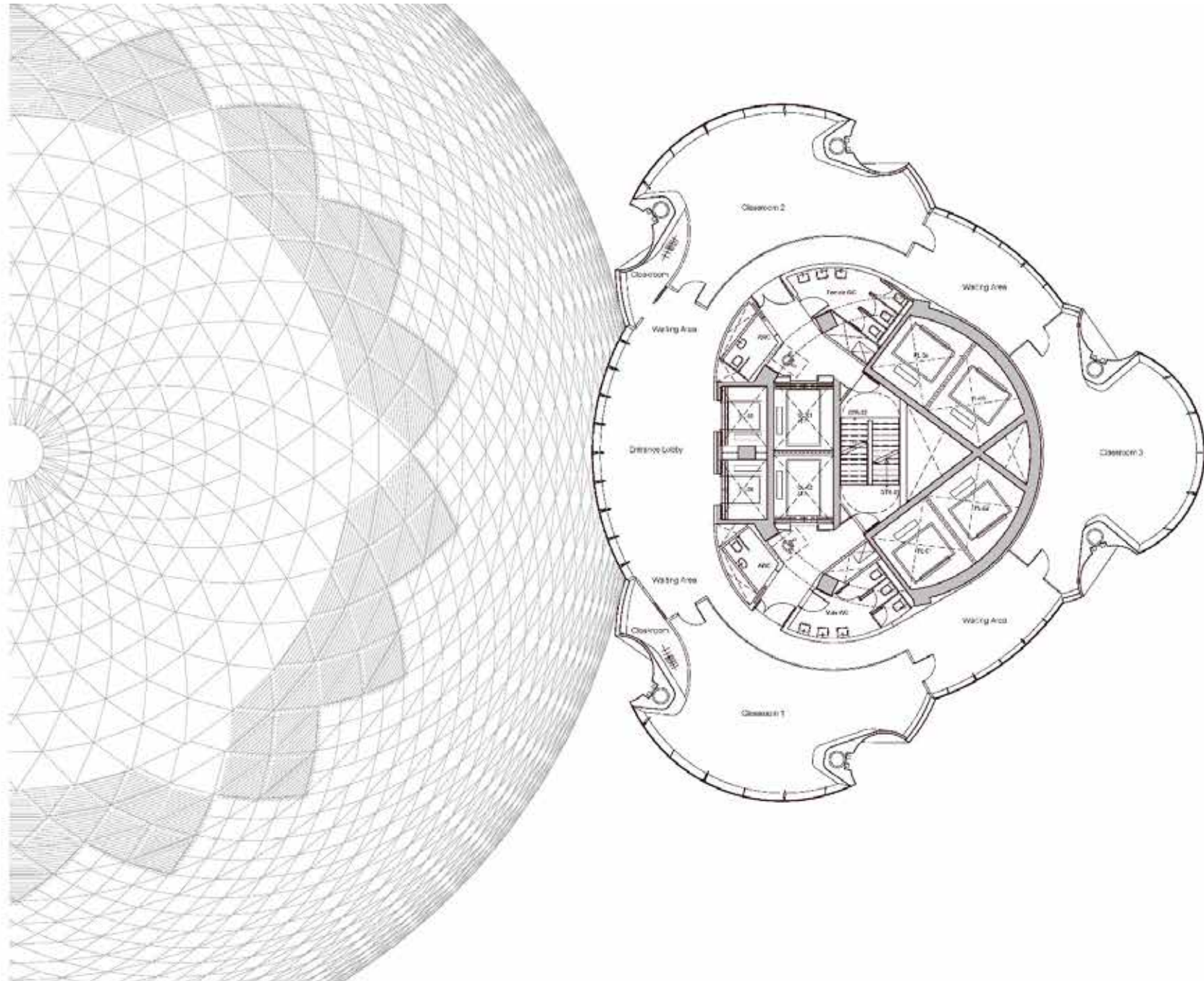


Proposed Level 02 Plan

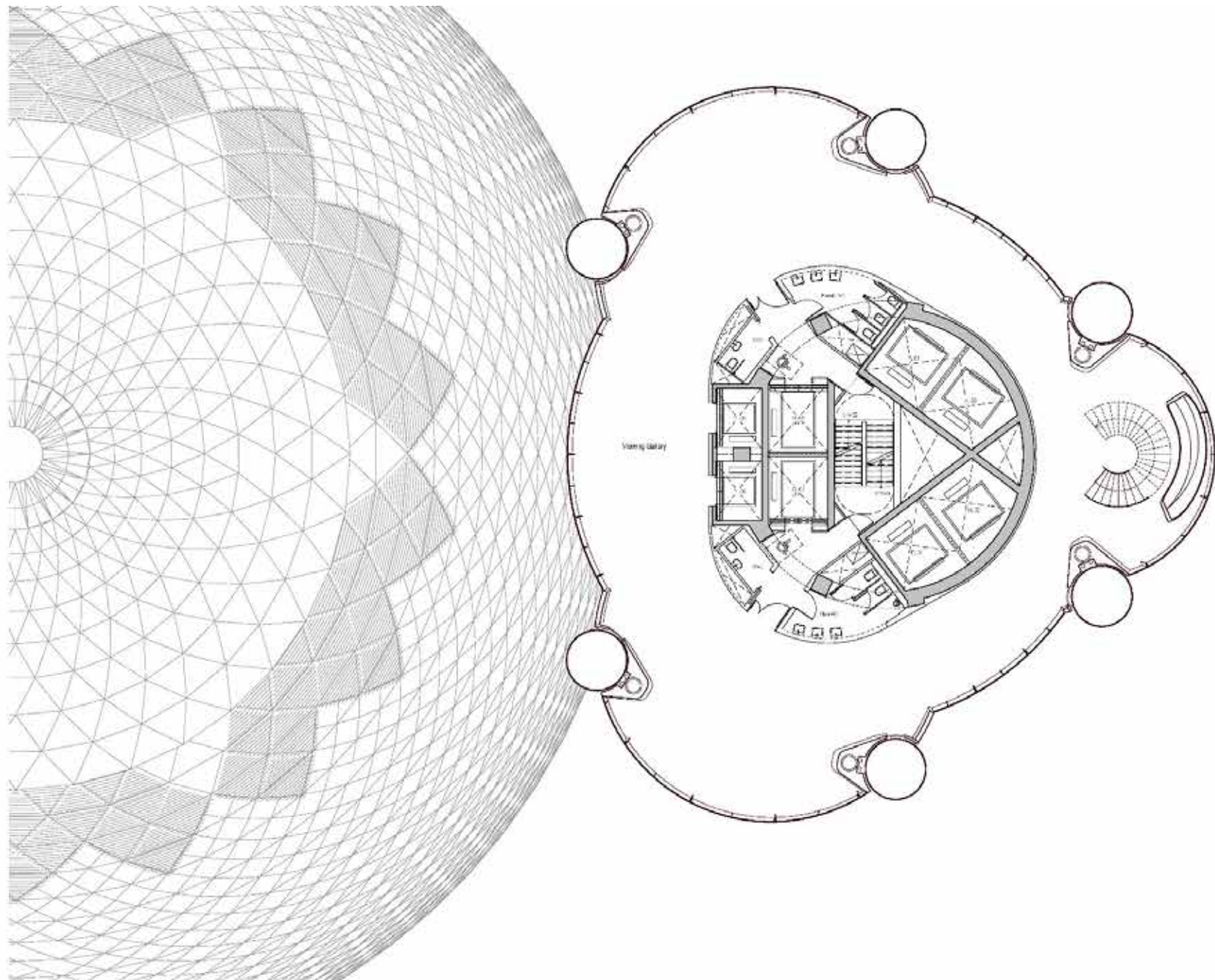
Key section
• Level 2



Proposed Level 03 Plan



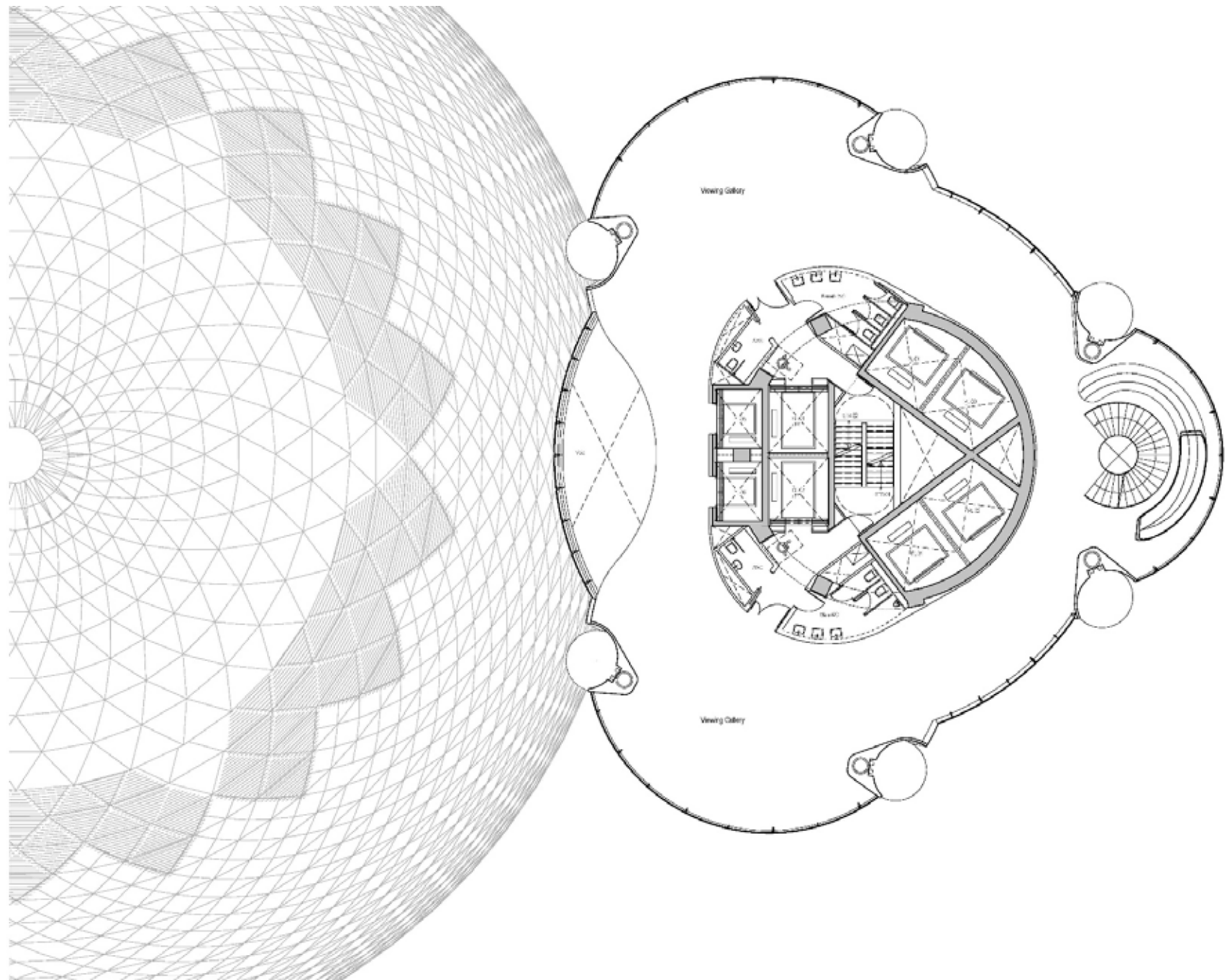
Proposed Level 04 Plan



Key section
• Level 4



Proposed Level 05 Plan

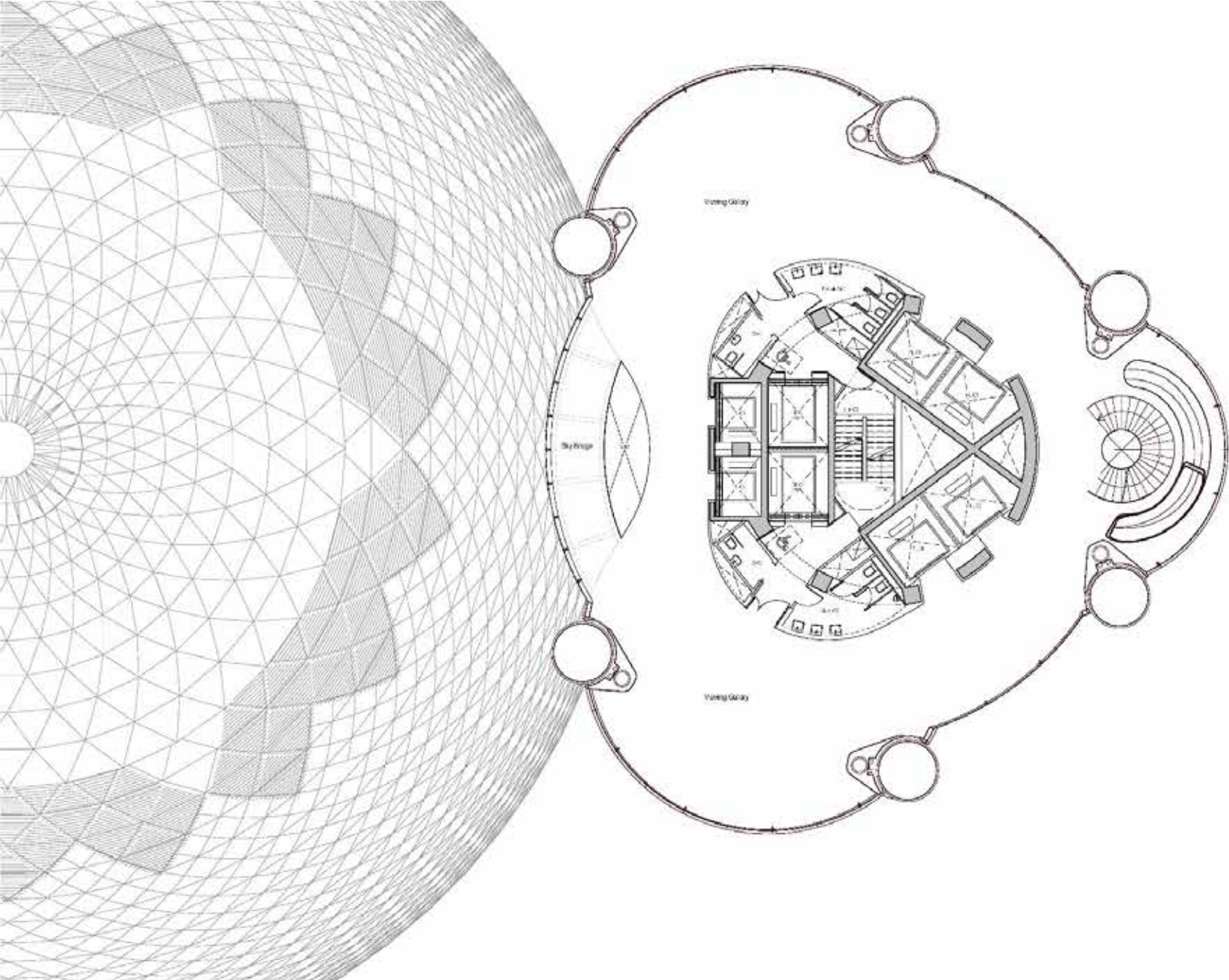


Key section
• Level 5



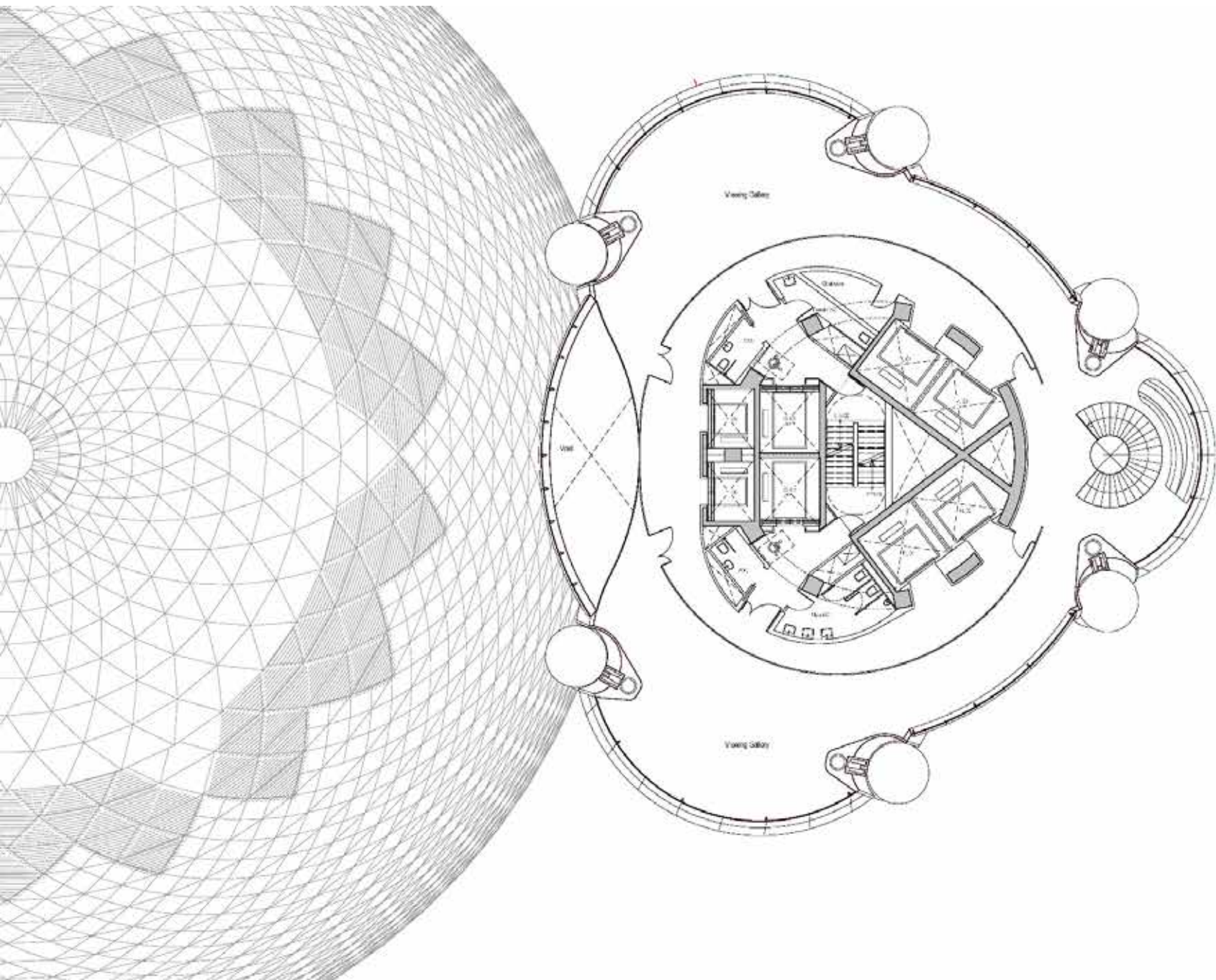
Proposed Level 06 Plan

Key section
• Level 6

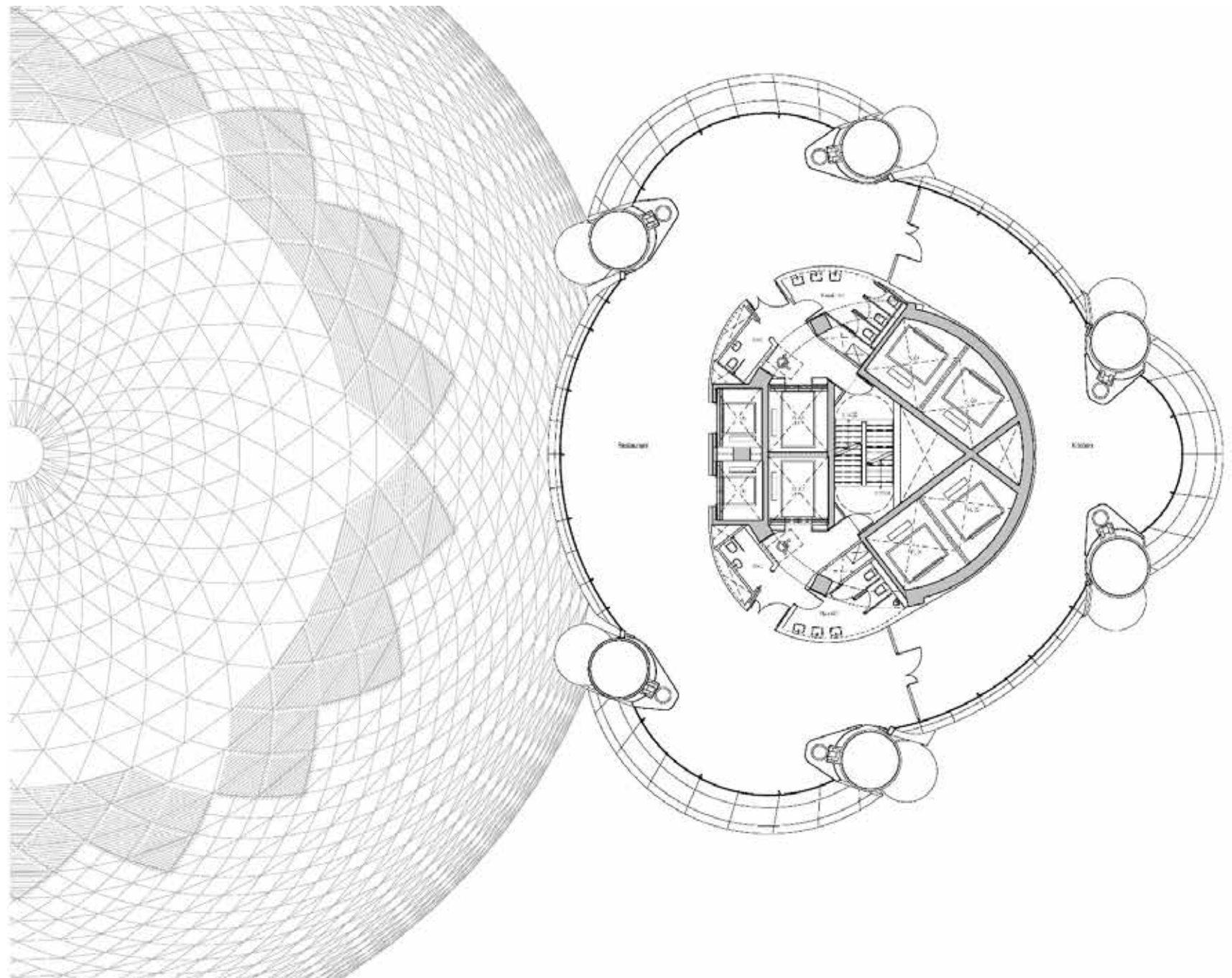


Proposed Level 07 Plan

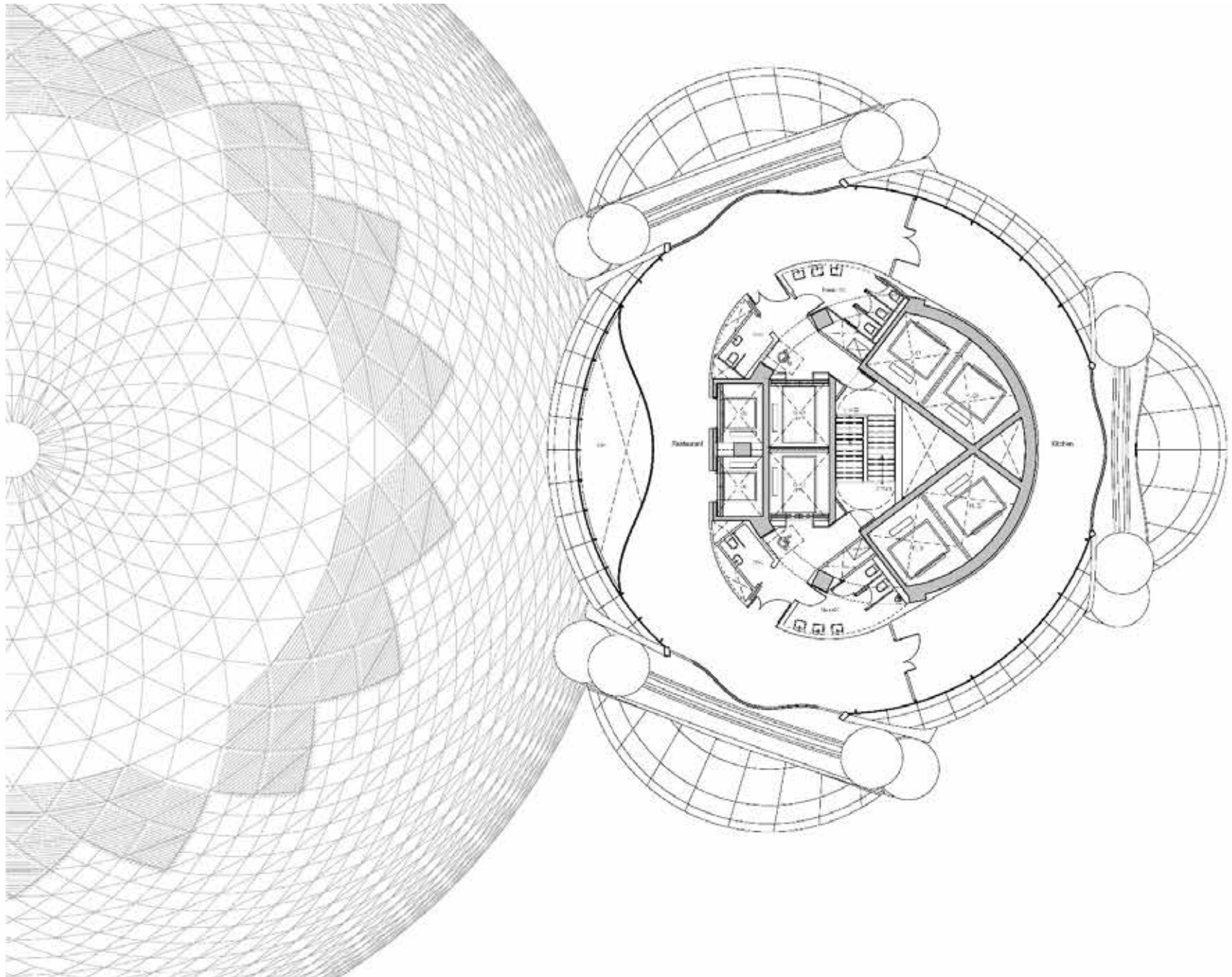
Key section
• Level 7



Proposed Level 08 Plan



Proposed Level 09 Plan



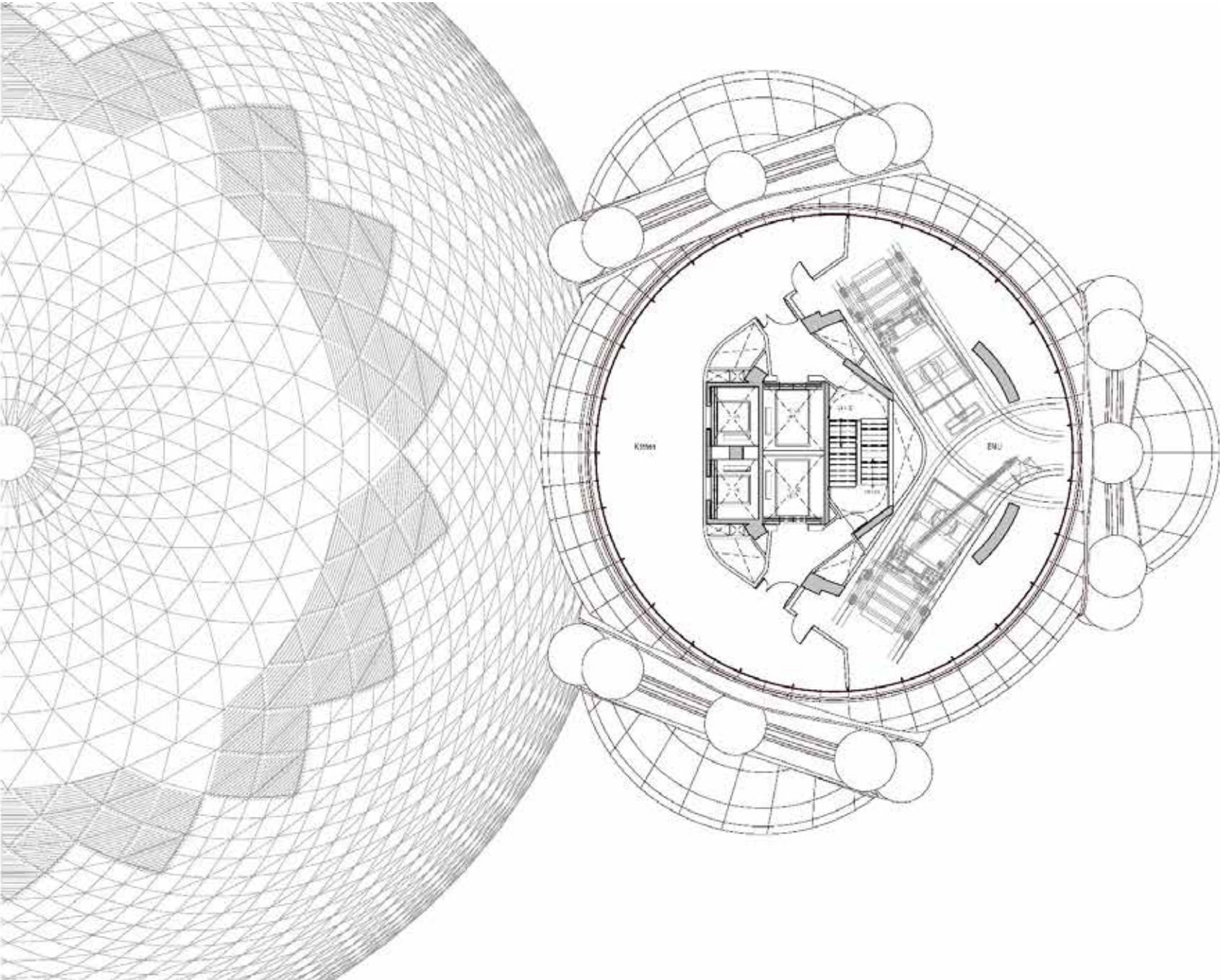
Key section



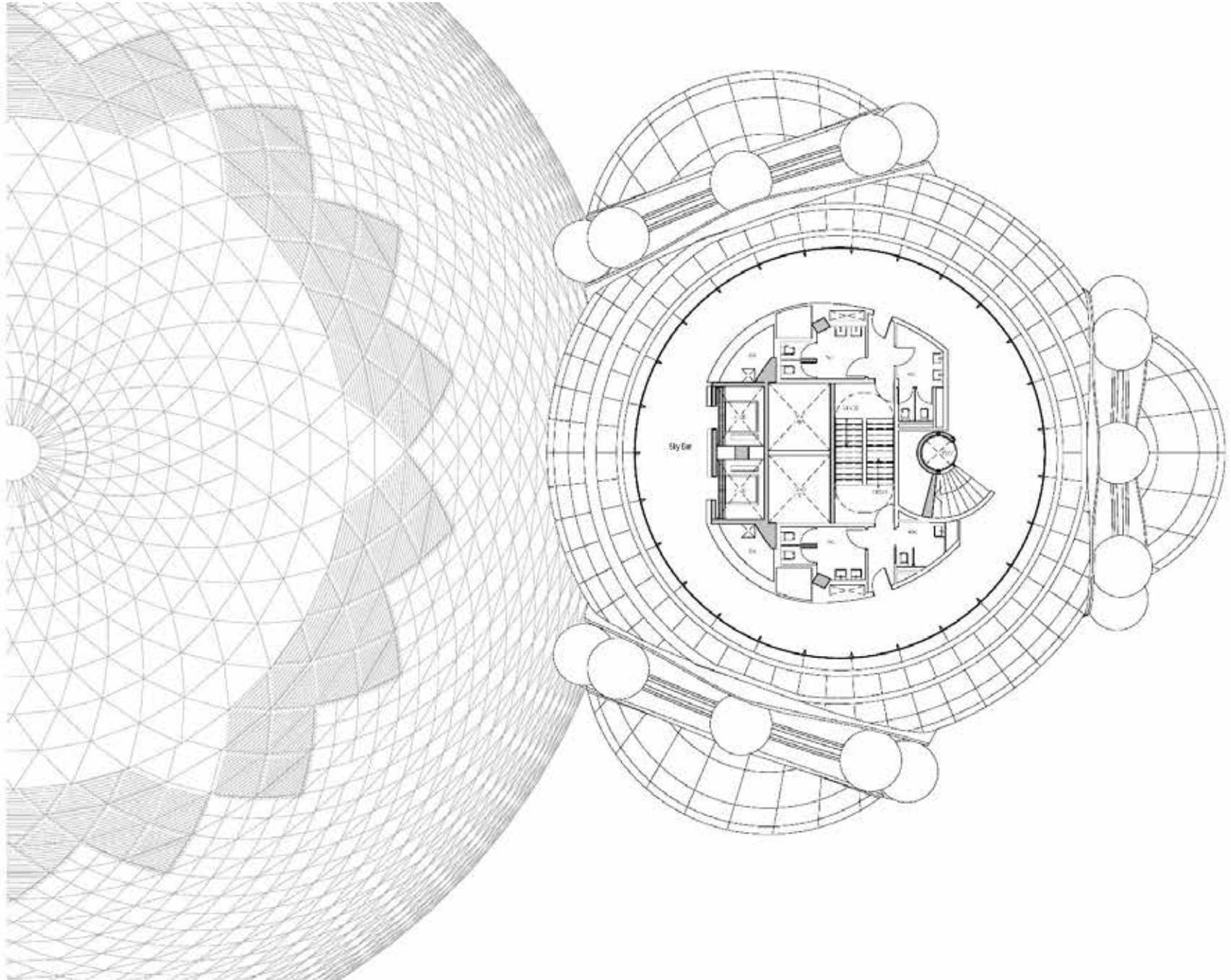
• Level 9



Proposed Level 10 Plan



Proposed Level 11 Plan



Key section

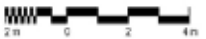
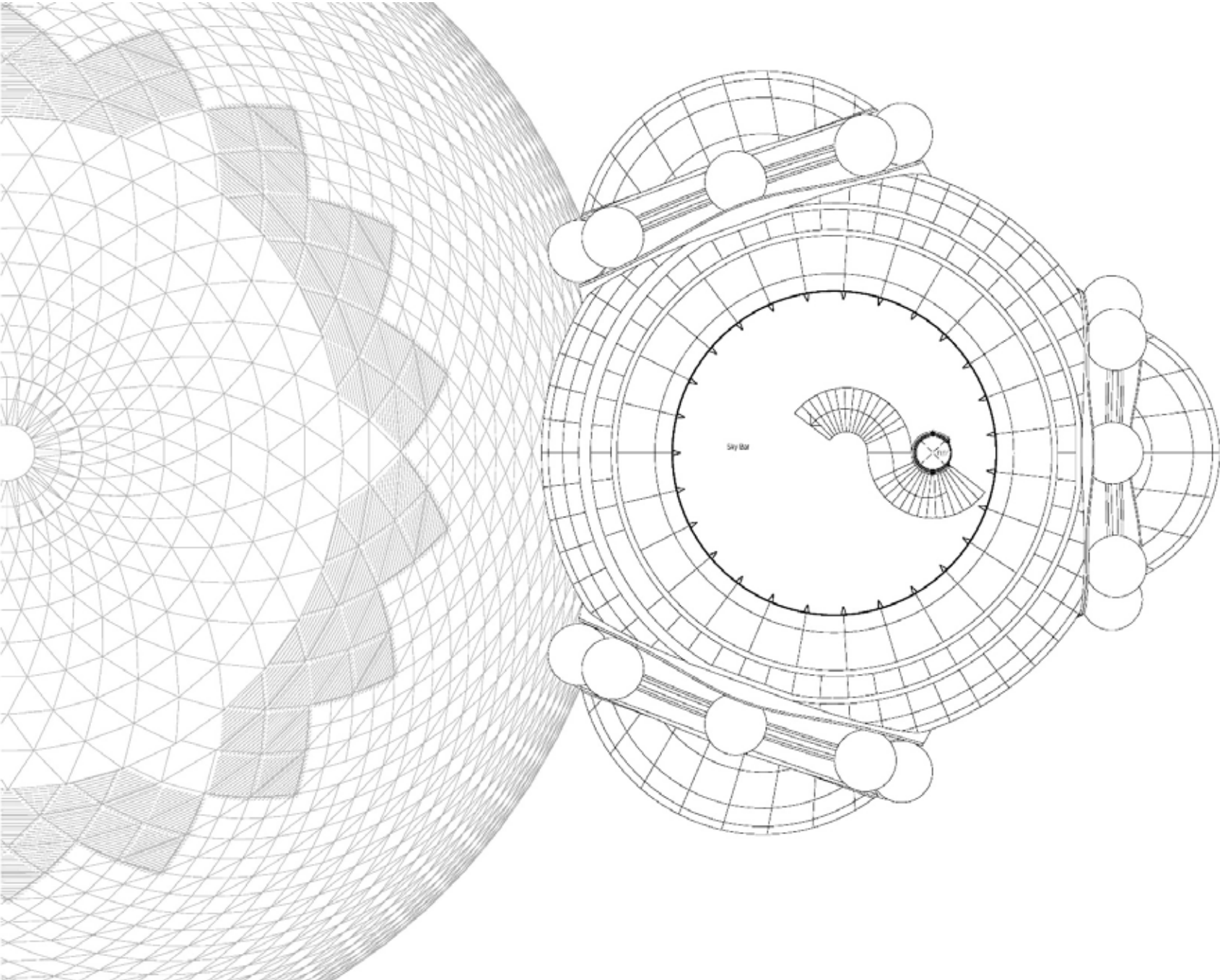


• Level 11



Proposed Level 12 Plan

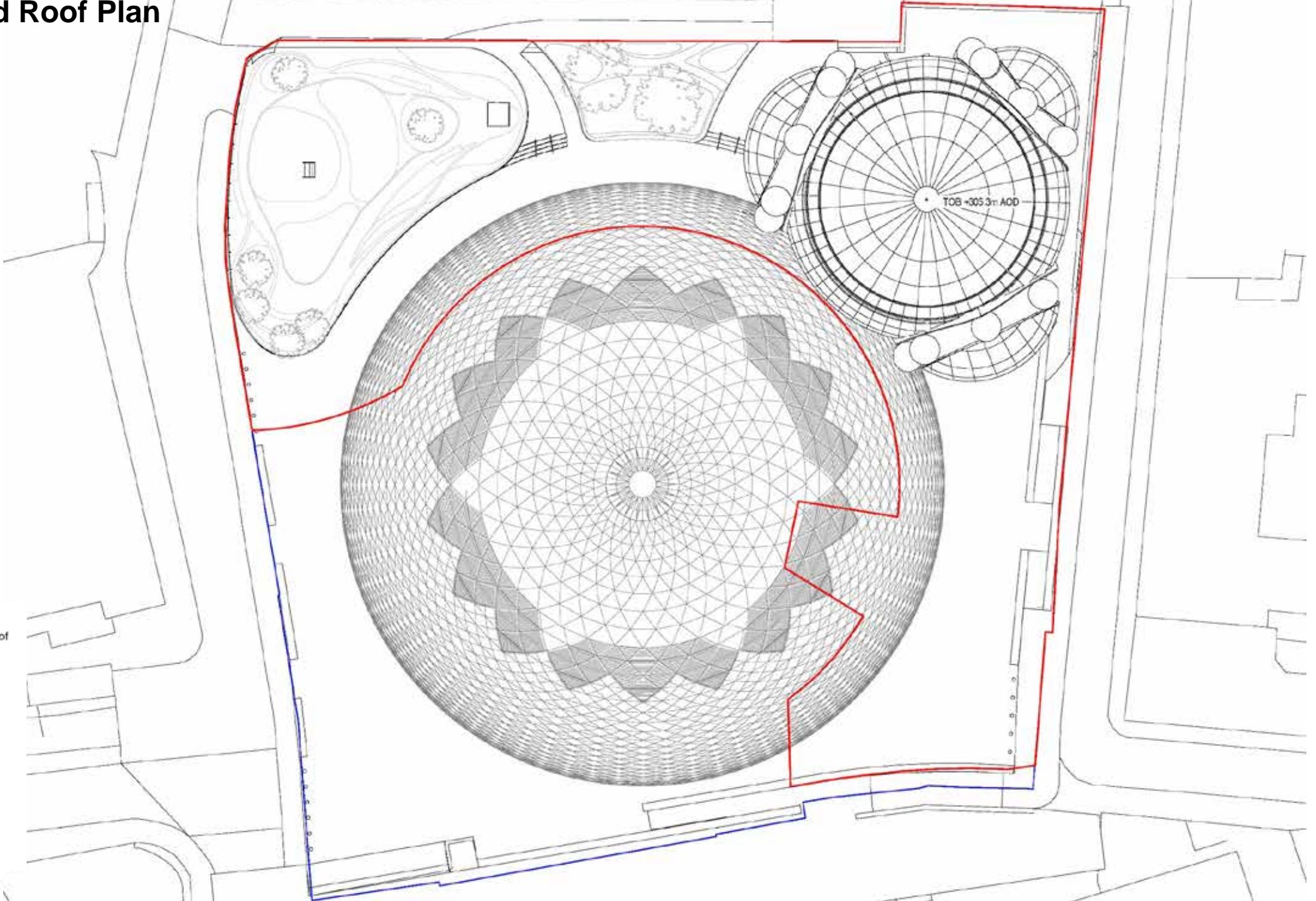
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Proposed Roof Plan

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Key section → Roof



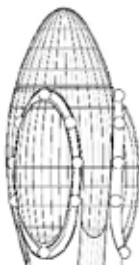


Cross Section

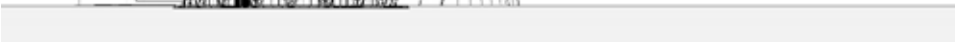
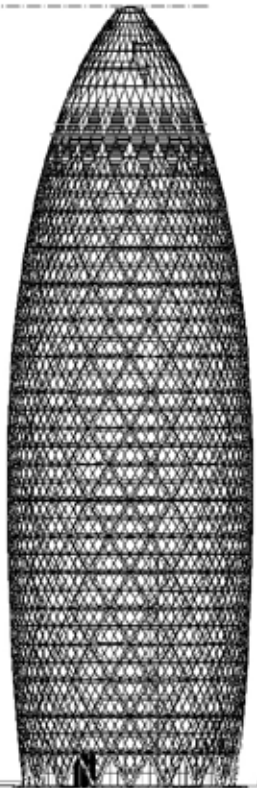


South Elevation

452.000.00	TOP
438.000.00	Level 2
434.000.00	Level 11
427.000.00	Level 8
423.000.00	Level 16
417.000.00	Level 16
413.000.00	Level 17
409.000.00	Level 16/17a
403.000.00	Level 16
400.000.00	Level 16
395.000.00	Level 16
391.000.00	Level 16
387.000.00	Level 16
383.000.00	Level 16
379.000.00	Level 16

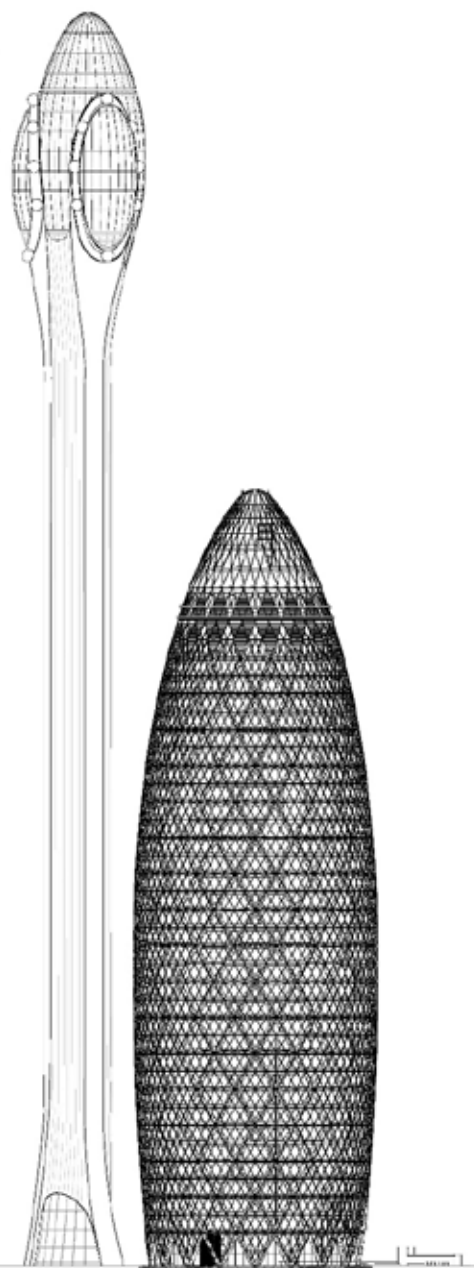


The Grids
506 - 600.000



North Elevation

+00.000.00	100
+00.000.00	Level 12
+01.000.00	Level 11
+02.000.00	Level 10
+03.000.00	Level 09
+04.000.00	Level 08
+05.000.00	Level 07
+06.000.00	Level 06
+07.000.00	Level 05
+08.000.00	Level 04
+09.000.00	Level 03
+10.000.00	Level 02
+11.000.00	Level 01

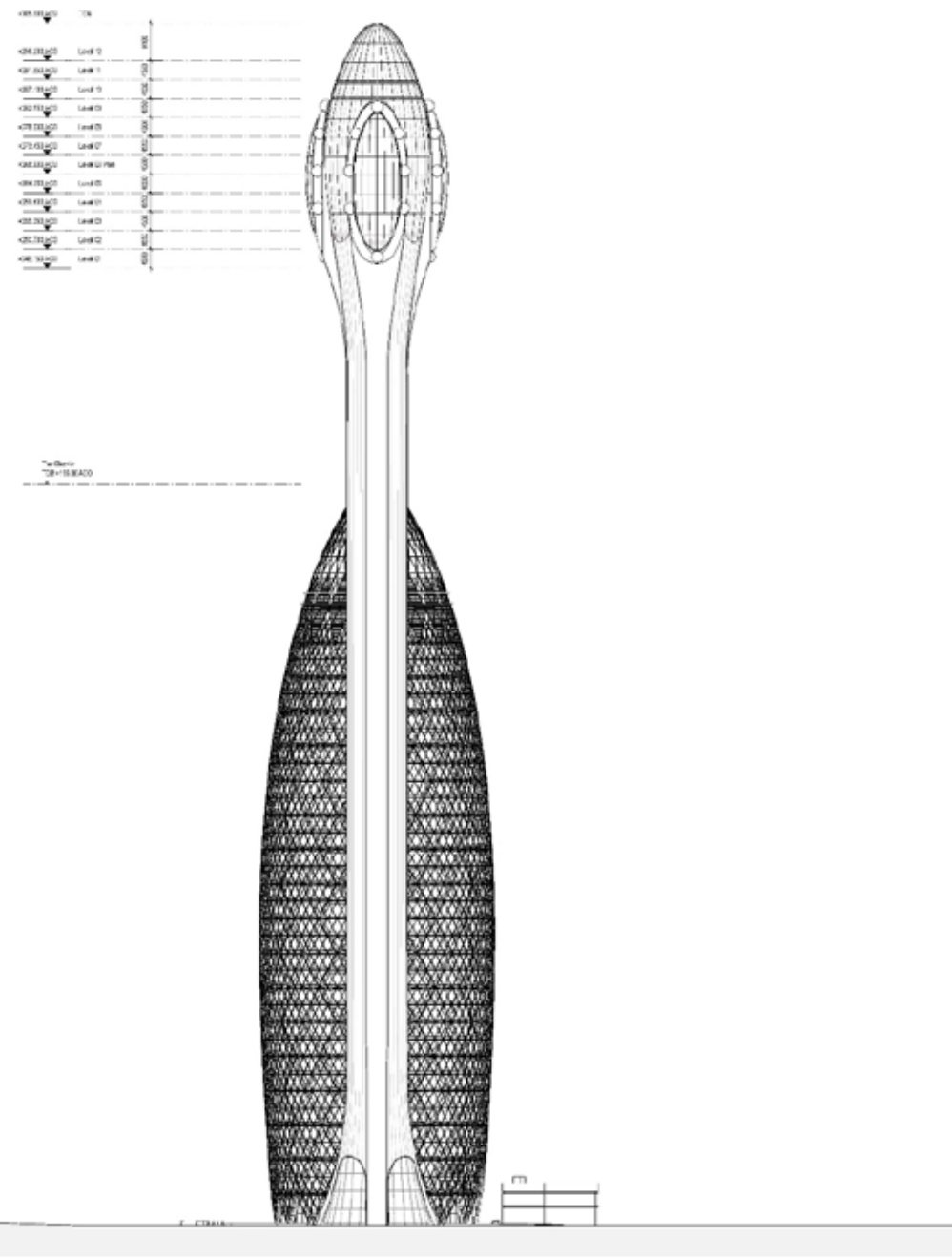


0m
1:100
+00.000.00

Elevation 04 - North
1:100

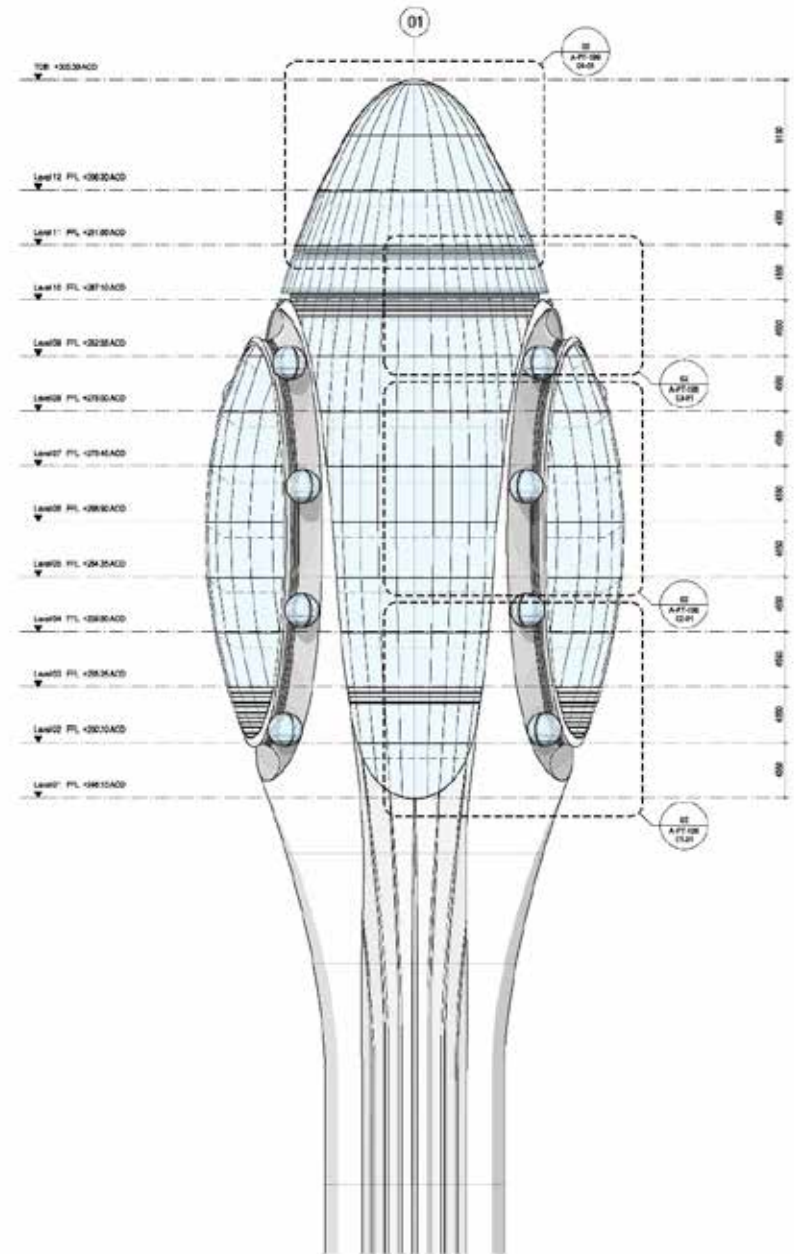


East Elevation

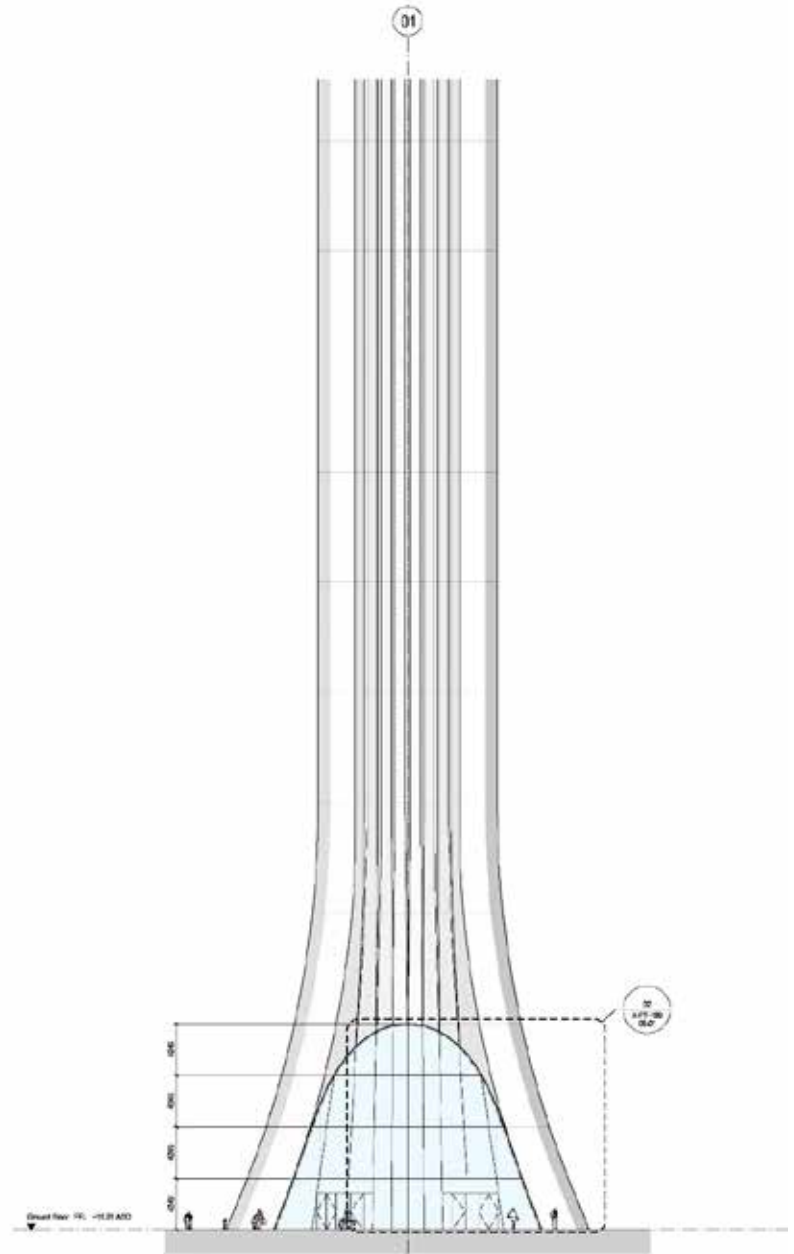


West Elevation

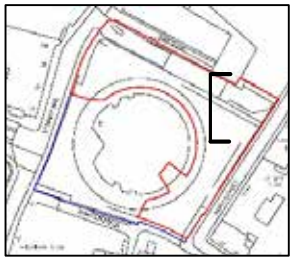
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01 Partial West Elevation - Top



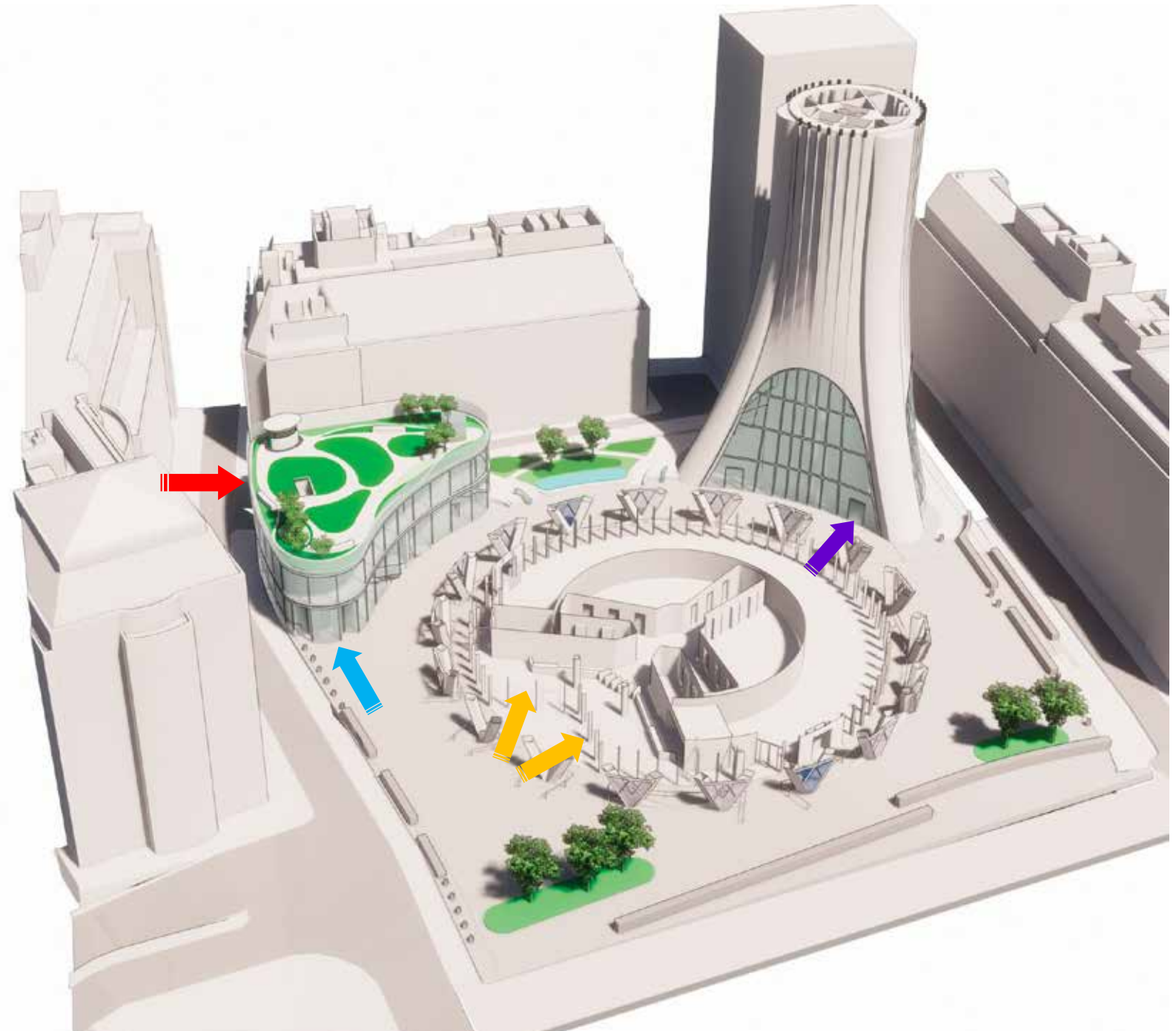
02 Partial West Elevation - Base



Entrances

Page:

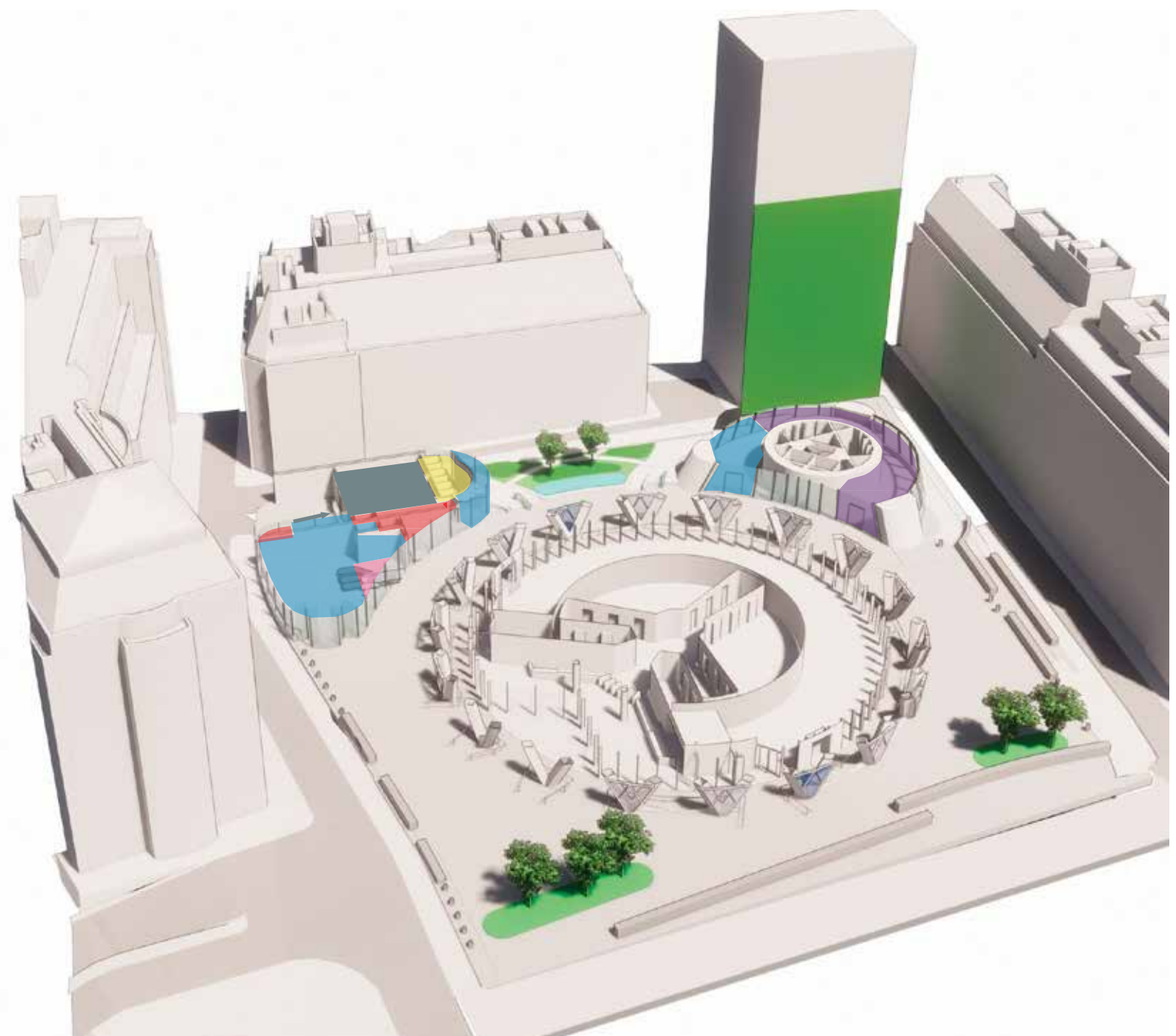
- 36 → Gherkin access
- Visitor entrance
- Restaurant entrance
- Vehicle access



Site Organization

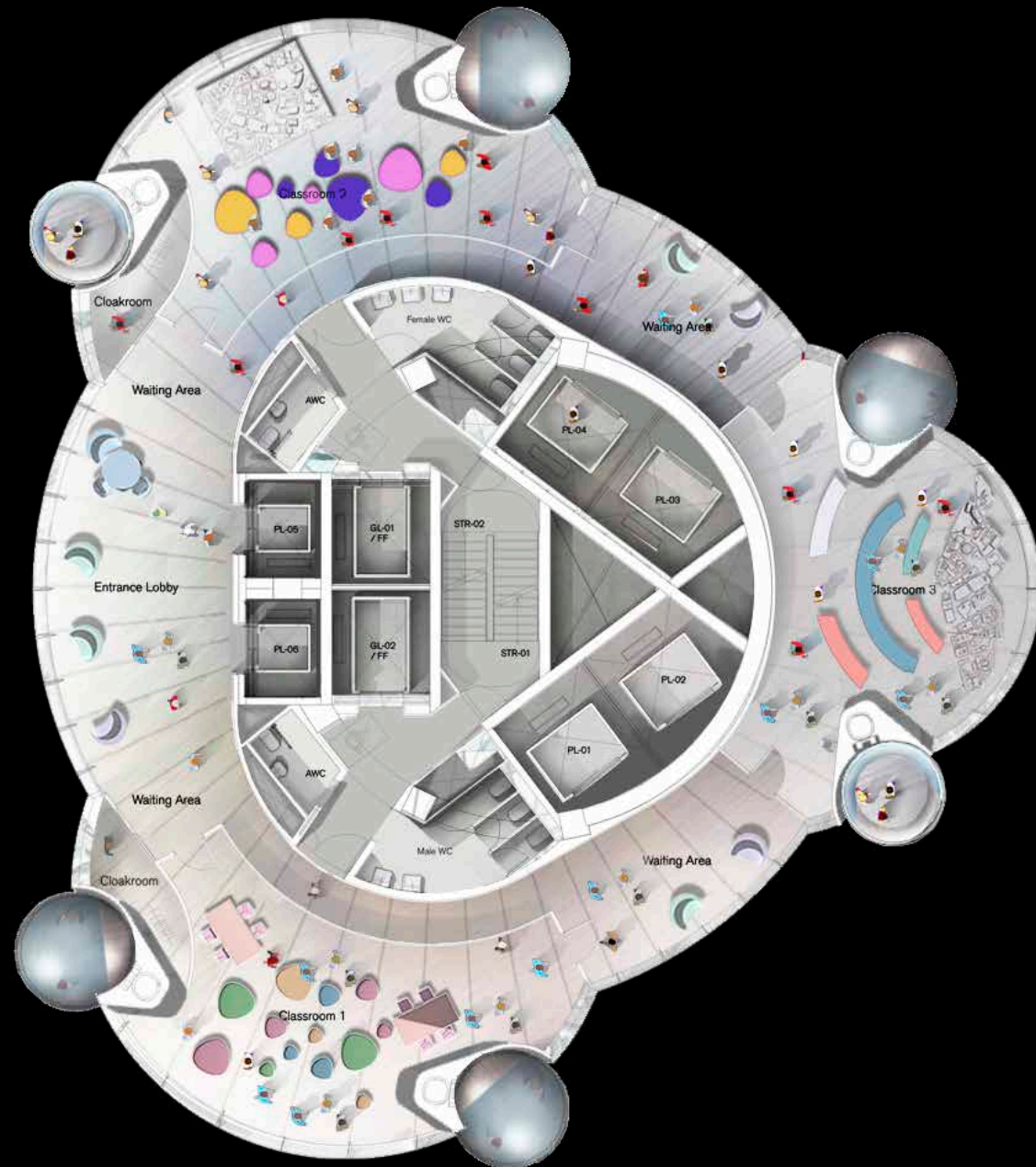
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- Entrance hall
- Restaurant lobby
- Retail
- Bicycle parking access
- Staff access
- Lorry lifts





Education Facility





































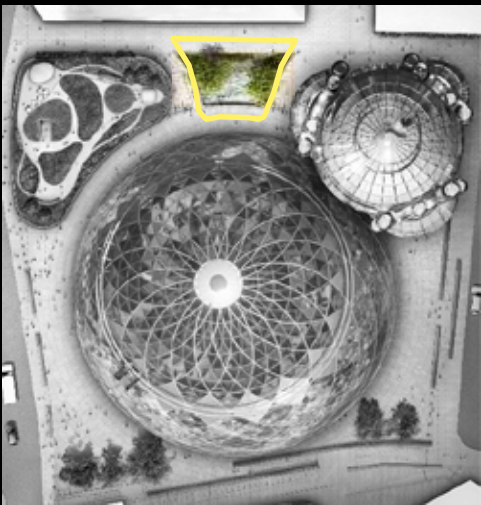






Pocket Park

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Pavilion Rooftop



View From Tower Bridge (day) - Existing



VIEW 08 [LVMF 10A.1]
D17358
FINAL



View From Tower Bridge (day) - Proposed



View From Tower Bridge (night) - Existing



VIEW 8N
D17473
FINAL



View From Tower Bridge (night) - Proposed





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VIEW 18 [LVMF 25A.1]
D17475
FINAL







Page 08

VIEW 18 UV
PLATE EXTENSION
FINAL





Page 09

VIEW 18 UV
PLATE EXTENSION
FINAL





VIEW 25
D17392
FINAL



View – 25 - Proposed





VIEW 26
D17407
FINAL



View - 26 - Proposed with Consented buildings



VIEW 26
D17407
FINAL



View - 26 – Existing (night)



VIEW 26N
D17474
FINAL



View - 26 – Proposed with Consented Buildings (night)



VIEW 26N
D17474
FINAL



View – Waterloo Bridge – Existing



VIEW 12 [LVMP 15B] DI7332 FINAL



View – Waterloo Bridge – Proposed



View – Bank Junction – Existing



View – Bank Junction – Proposed



View – London Bridge - Existing



View – London Bridge - Proposed



View – Monument - Existing



VIEW 55
D17428
FINAL



View – Monument – Proposed



View – Bishopsgate – Existing



VIEW 57
D17368
FINAL



View – Bishopsgate – Proposed



VIEW 57
D17368
FINAL



View - 54 – Existing



VIEW 54
D17367
FINAL





VIEW 54
D17367
FINAL





VIEW 55
D17428
FINAL





VIEW 55
D17428
FINAL





VIEW 57
D17368
FINAL





VIEW 57
D17368
FINAL



View - 61 – Existing



VIEW 61
D17353
FINAL



View - 61 – Proposed



VIEW 61
D17353
FINAL



View - 62 – Existing



VIEW 62
D17354
FINAL



View - 62 – Proposed



VIEW 62
D17354
FINAL



View - 52 – Existing



View - 52 – Proposed



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Bury Street - Existing



Bury Street – Proposed



Bury Court – Existing



Bury Court – Proposed









**Next Committee
30th April 2019**

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