



## **Planning and Transportation Committee**

### **PLANNING PRESENTATION**

**Date:** TUESDAY, 18 JUNE 2019  
**Time:** 11.00 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.**

Item received too late for circulation in conjunction with the Agenda.

**John Barradell**  
**Town Clerk and Chief Executive**

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# PLANNING & TRANSPORTATION COMMITTEE

9 July 2019



**PRINGLE RICHARDS SHARRATT**

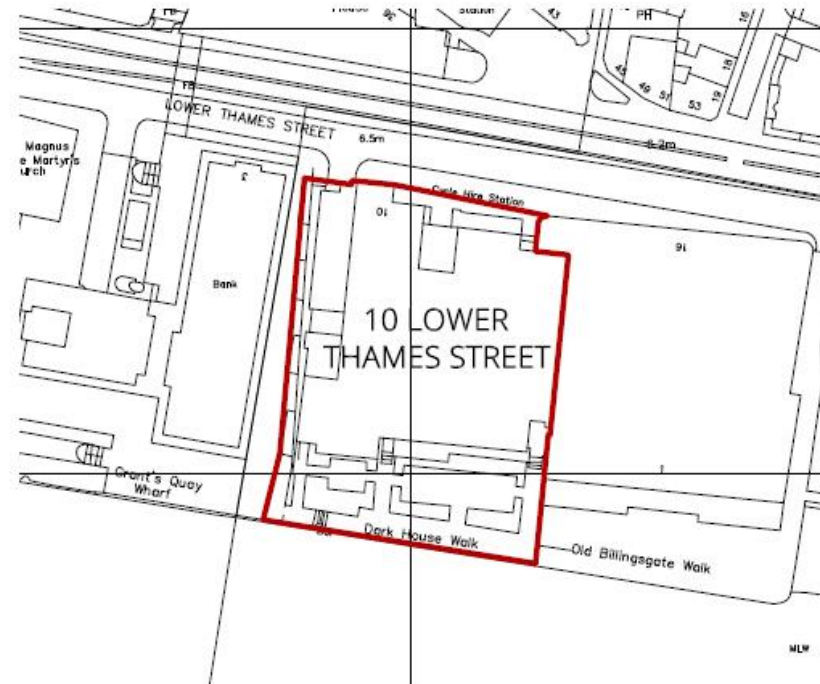
10 LOWER THAMES STREET, RIVERSIDE PAVILION - TRANSPORTATION COMMITTEE



## 10 LOWER THAMES STREET RIVERSIDE PAVILION THE SITE



The site - quayside adjacent to 10 Lower Thames Street



Plan showing proposed planning application site

## 10 LOWER THAMES STREET RIVERSIDE PAVILION THE BUILDING AND ITS CONTEXT

- Under-used un-inviting space.
- Tortuous route.
- Limited seating.
- No activity.





## 10 LOWER THAMES STREET RIVERSIDE PAVILION THE CITY WALKWAY



2.7 wide walkway



Landscape area by St Magnus

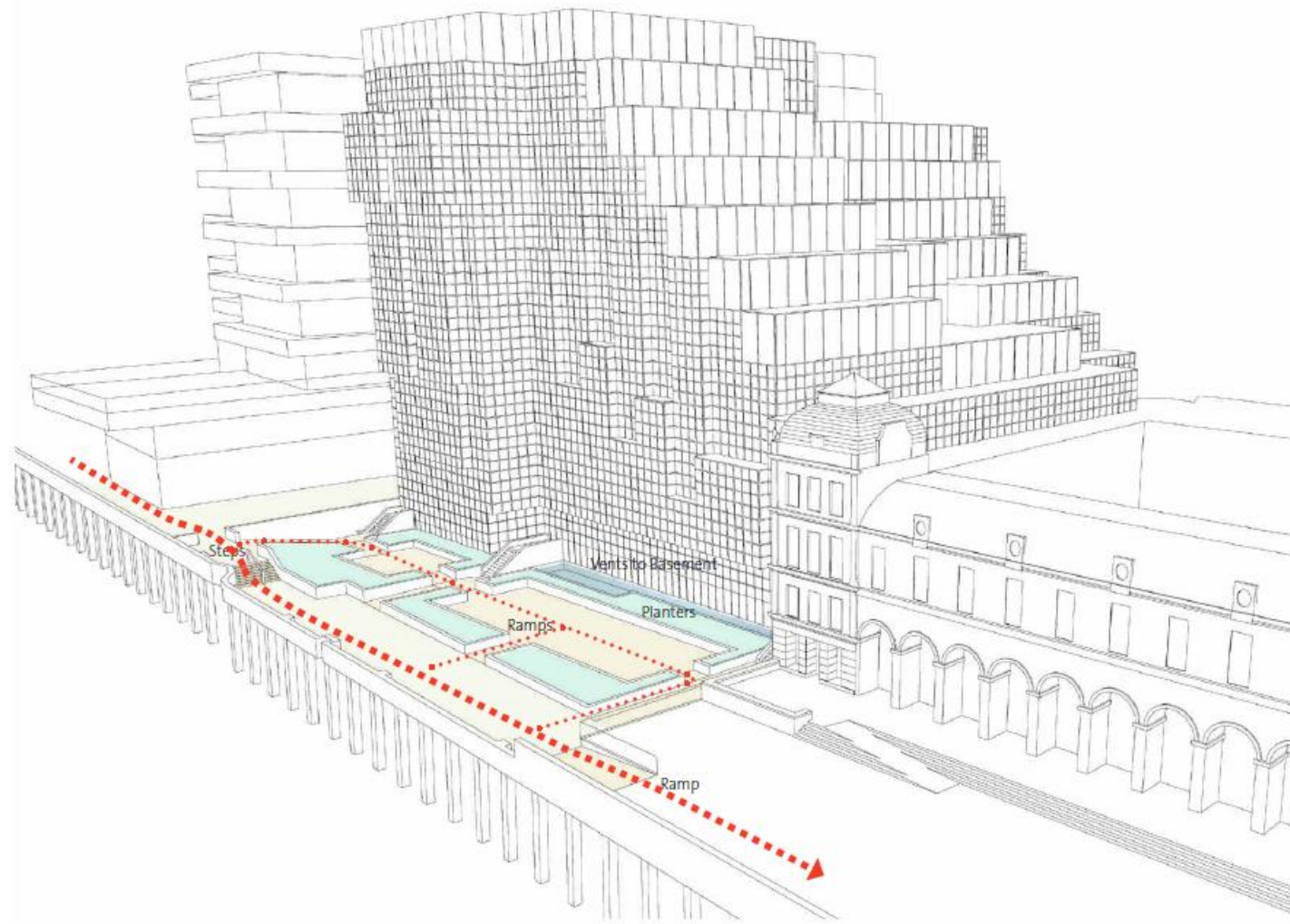


Old Billingsgate



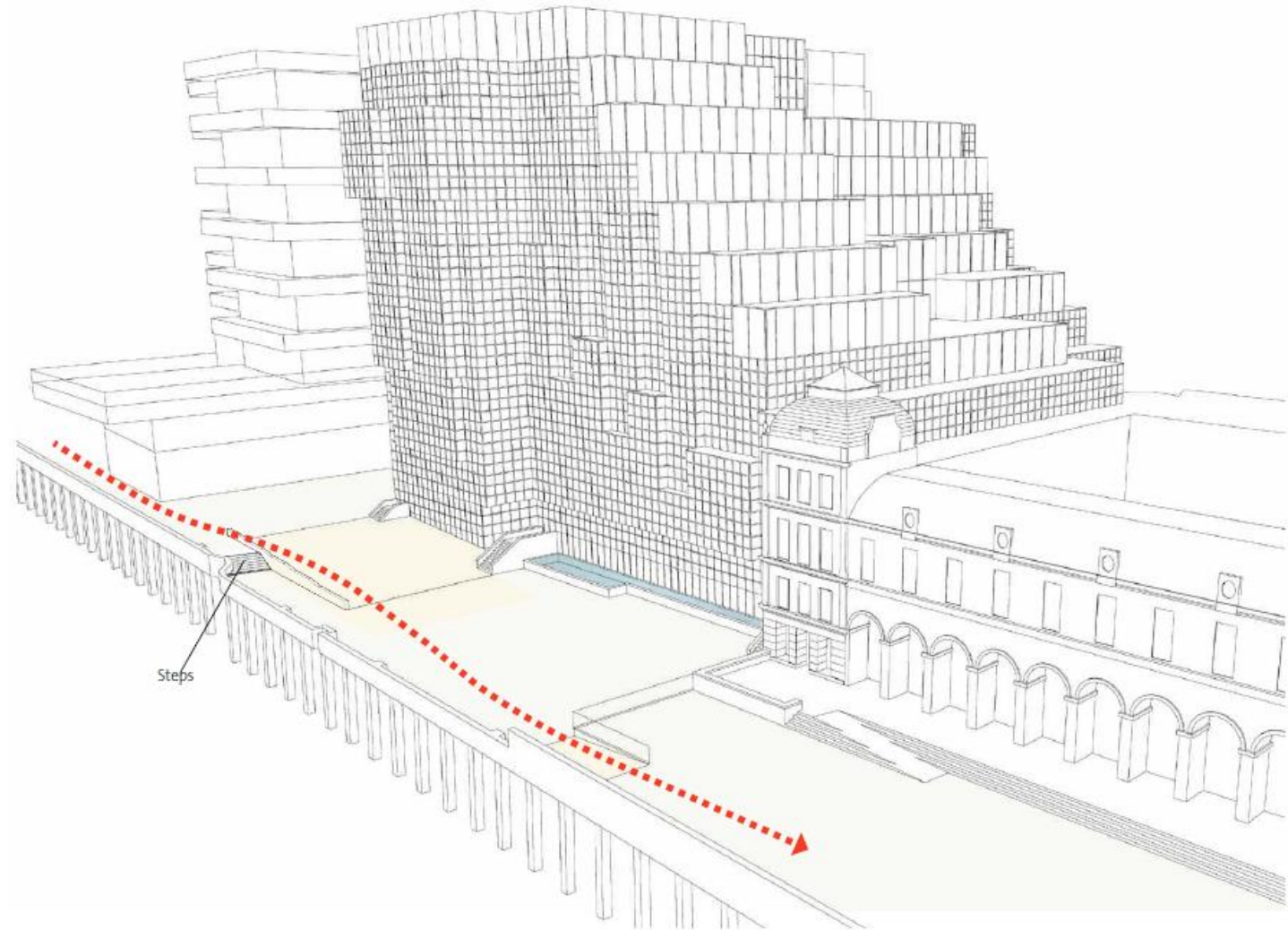
Custom House

## 10 LOWER THAMES STREET RIVER SIDE PAVILION THE EXISTING HARD LANDSCAPE - LEVELS





## 10 LOWER THAMES STREET RIVERSIDE PAVILION THE PROPOSED HARD LANDSCAPE - LEVELS





## 10 LOWER THAMES STREET RIVERSIDE PAVILION

### THE PAVILION CONCEPT AND PRECEDENTS



St James Park - timber clad restaurant pavilion



Green Park - timber clad coffee kiosk.





## 10 LOWER THAMES STREET RIVERSIDE PAVILION LANDSCAPE PROPOSALS

- A generous and user friendly promenade.
- Contemporary landscape with spaces to sit and enjoy the riverside environment out of the pedestrian flow across the site.





## 10 LOWER THAMES STREET RIVERSIDE PAVILION

### CURRENT AND PROPOSED PUBLIC WALKWAYS



## 10 LOWER THAMES STREET RIVERSIDE PAVILION L VIEWS



View of the proposed pavilion and landscape from Old Watermen's Walk



## 10 LOWER THAMES STREET RIVERSIDE PAVILION VIEWS



View of the proposed pavilion and landscape from Old Billingsgate Terrace



## 10 LOWER THAMES STREET RIVERSIDE PAVILION VIEWS



Planters with small trees frame views of the Thames.



## 10 LOWER THAMES STREET RIVERSIDE PAVILION PLANNING HISTORY

- Discussions with CoL started in 2016, regarding the site in general including pavilion and public realm.
- Planning consent for single storey pavilion granted - same foot print as current in March 2018.
- Further discussions CoL summer 2018.
- New planning application for two storey pavilion October 2018.
- Planning consent for two storey pavilion granted February 2019.





## 10 LOWER THAMES STREET RIVERSIDE PAVILION CONCLUSION

- The existing public realm fronting onto the river is an unattractive and uninviting space.
- The applicant has worked closely with the City of London planning department to develop a well-considered, high quality scheme that will significantly enhance this part of the City.
- There is a desire from the City of London to improve the facilities for visitors in the immediate area through the River Walk Enhancement Strategy.
- The proposal seeks to deliver on the River Walk Enhancement Strategy by providing a series of open, inclusive and attractively landscaped spaces which are activated encouraging users to dwell.
- The pavilion will provide café, restaurant and bar facilities which will create an attractive and vibrant year round destination on the river.
- The proposal represents an improvement of the cohesion and vibrancy of the riverside and provides a spacious, accessible and better connected Riverside Walk with appropriate active frontage.









# NEXT COMMITTEE

30 July 2019



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