



Planning and Transportation Committee

Date: TUESDAY, 23 JUNE 2020
Time: 9.30 am
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)
[HTTPS://YOUTU.BE/TNGSHGZAFHC](https://youtu.be/TNGSHGZAFHC)

PRESENTATIONS

John Barradell
Town Clerk and Chief Executive

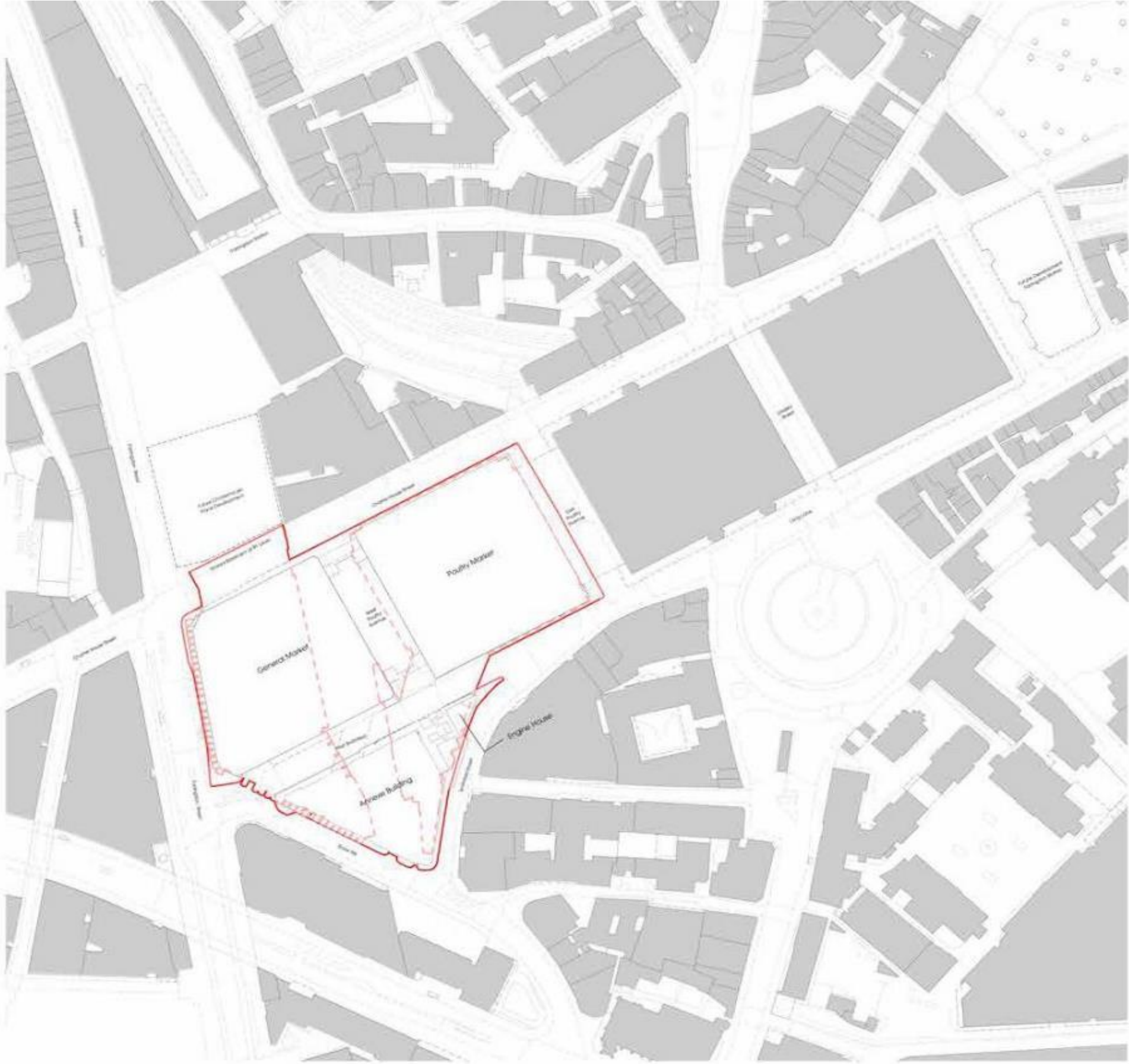
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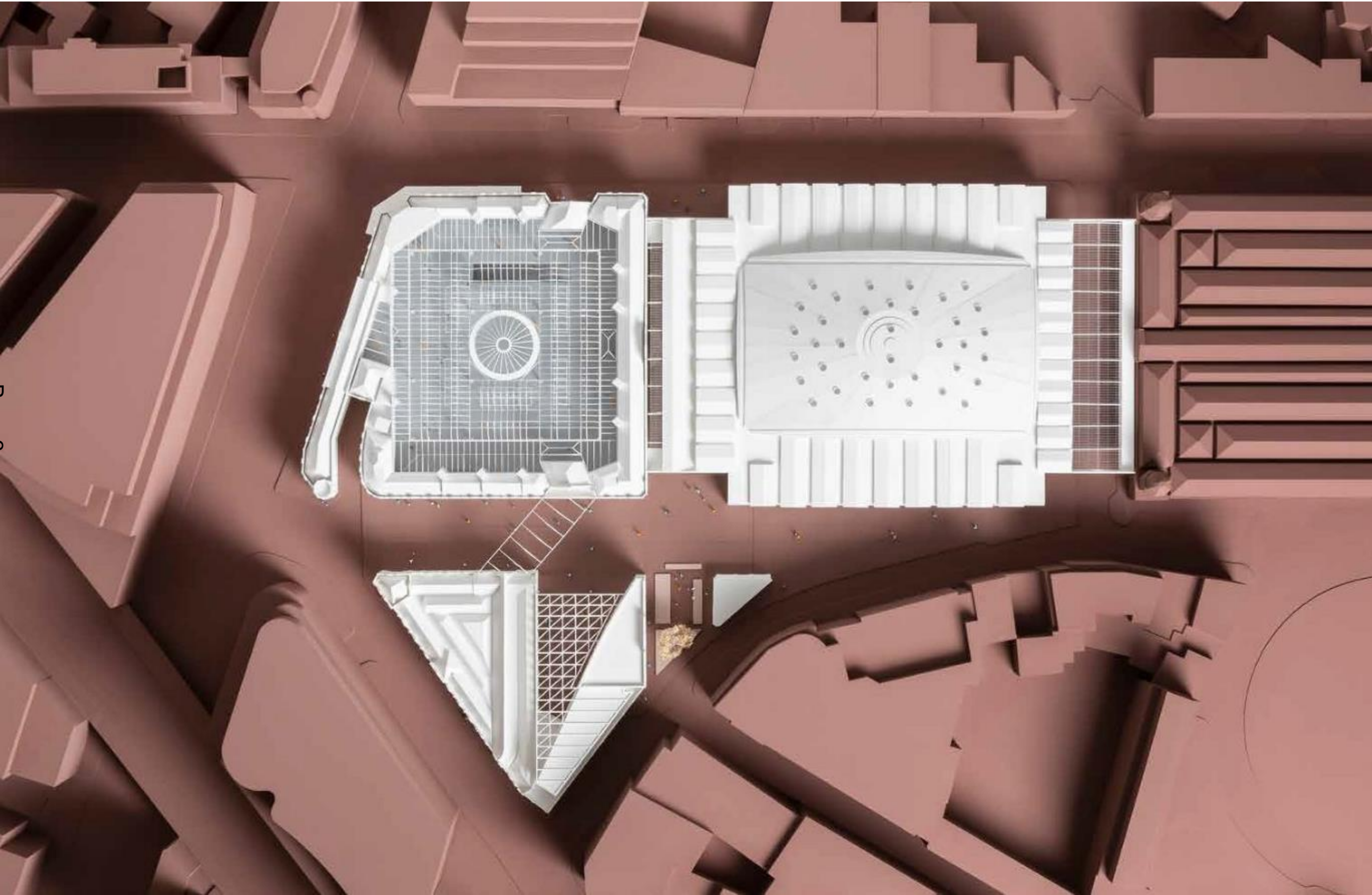
PLANNING & TRANSPORTATION COMMITTEE

23 June 2020

Museum of London, Smithfield : Presentation

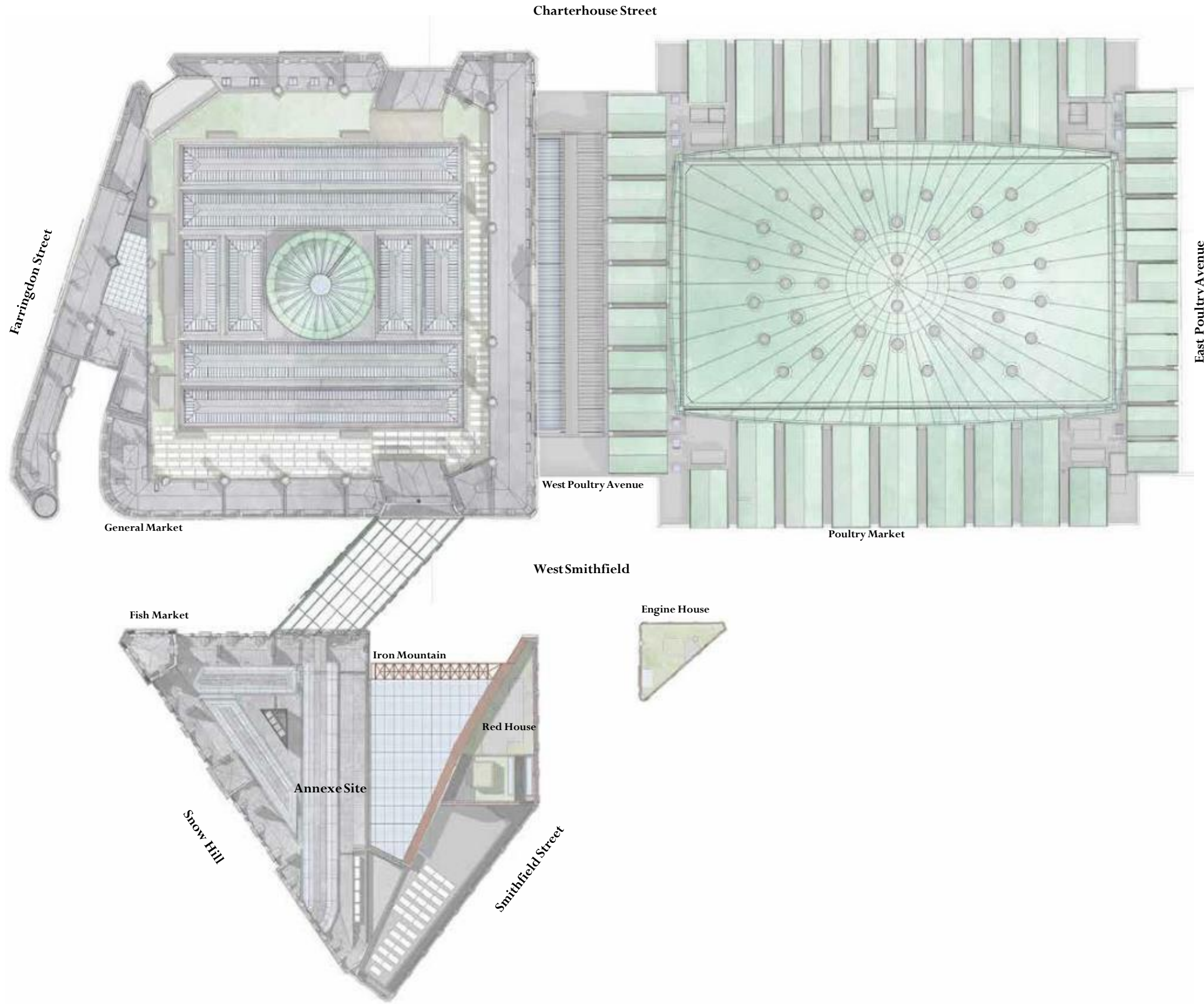








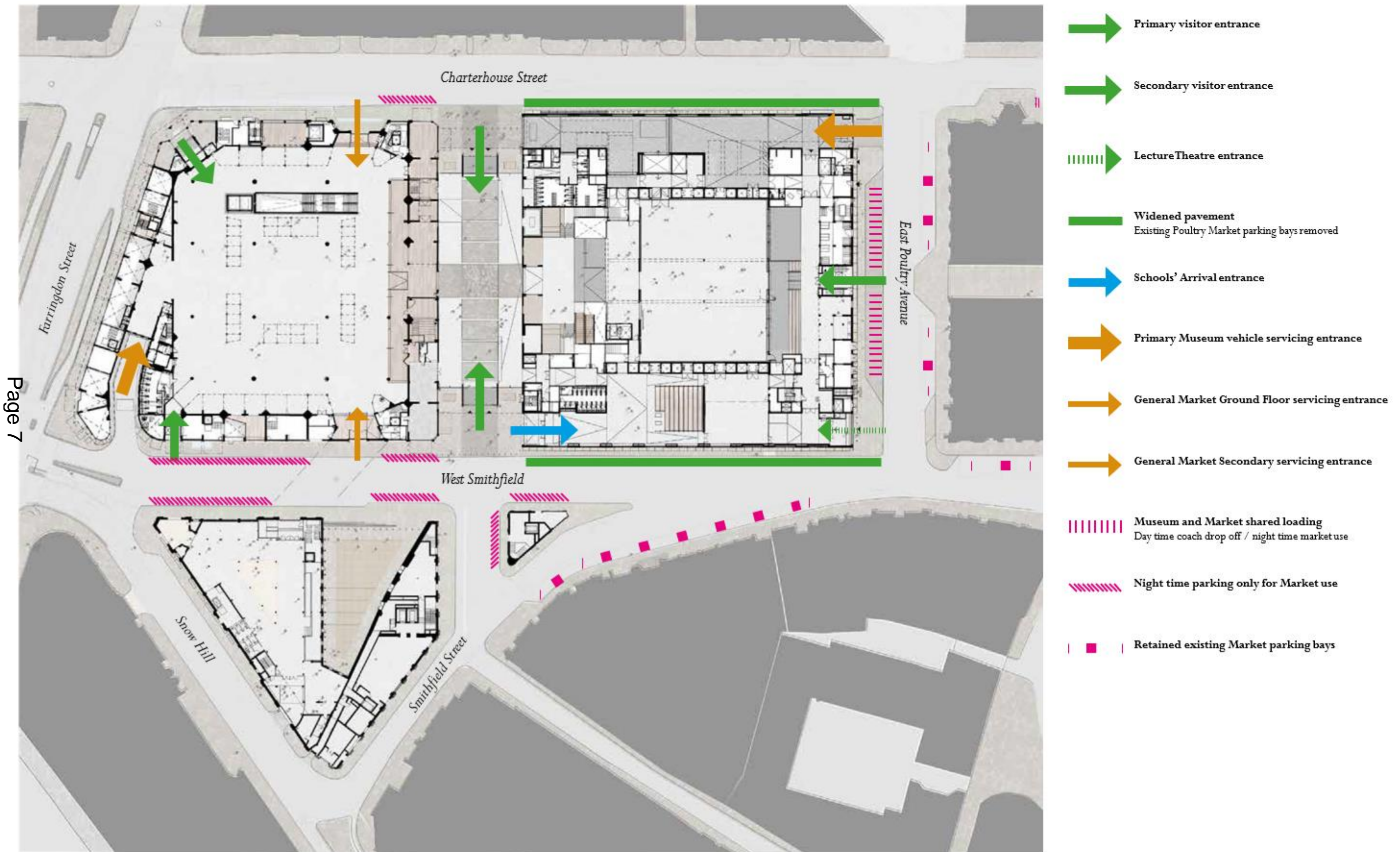


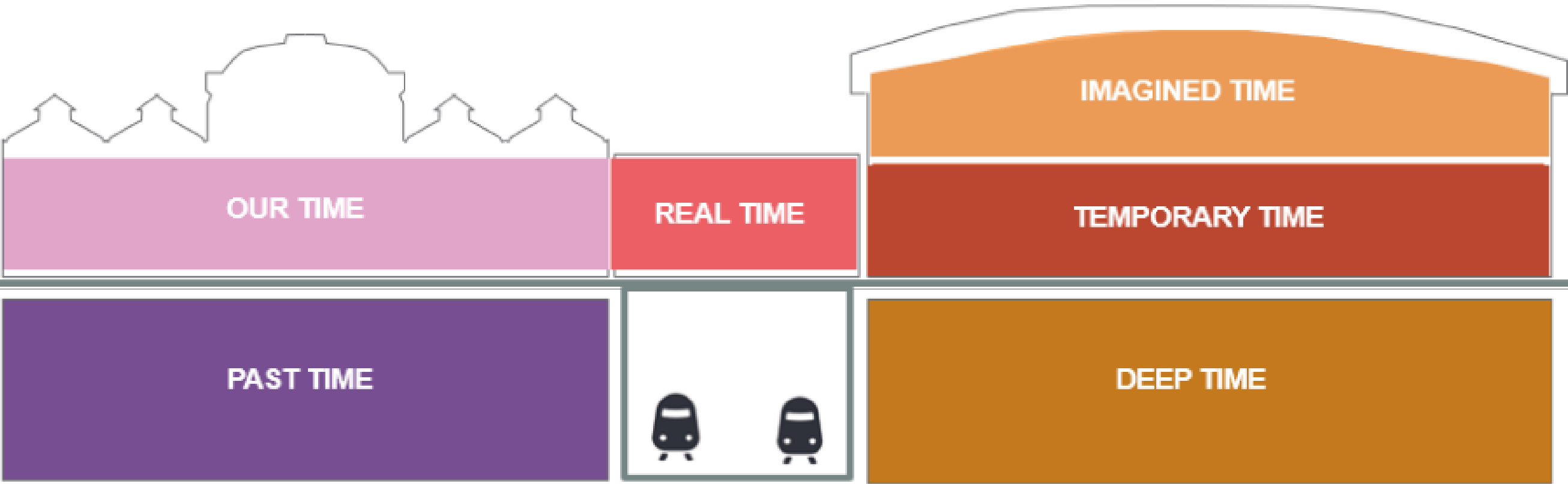


Proposed Roof Plan - Not to Scale

SITE ACCESS PLAN - PROPOSED

MOL



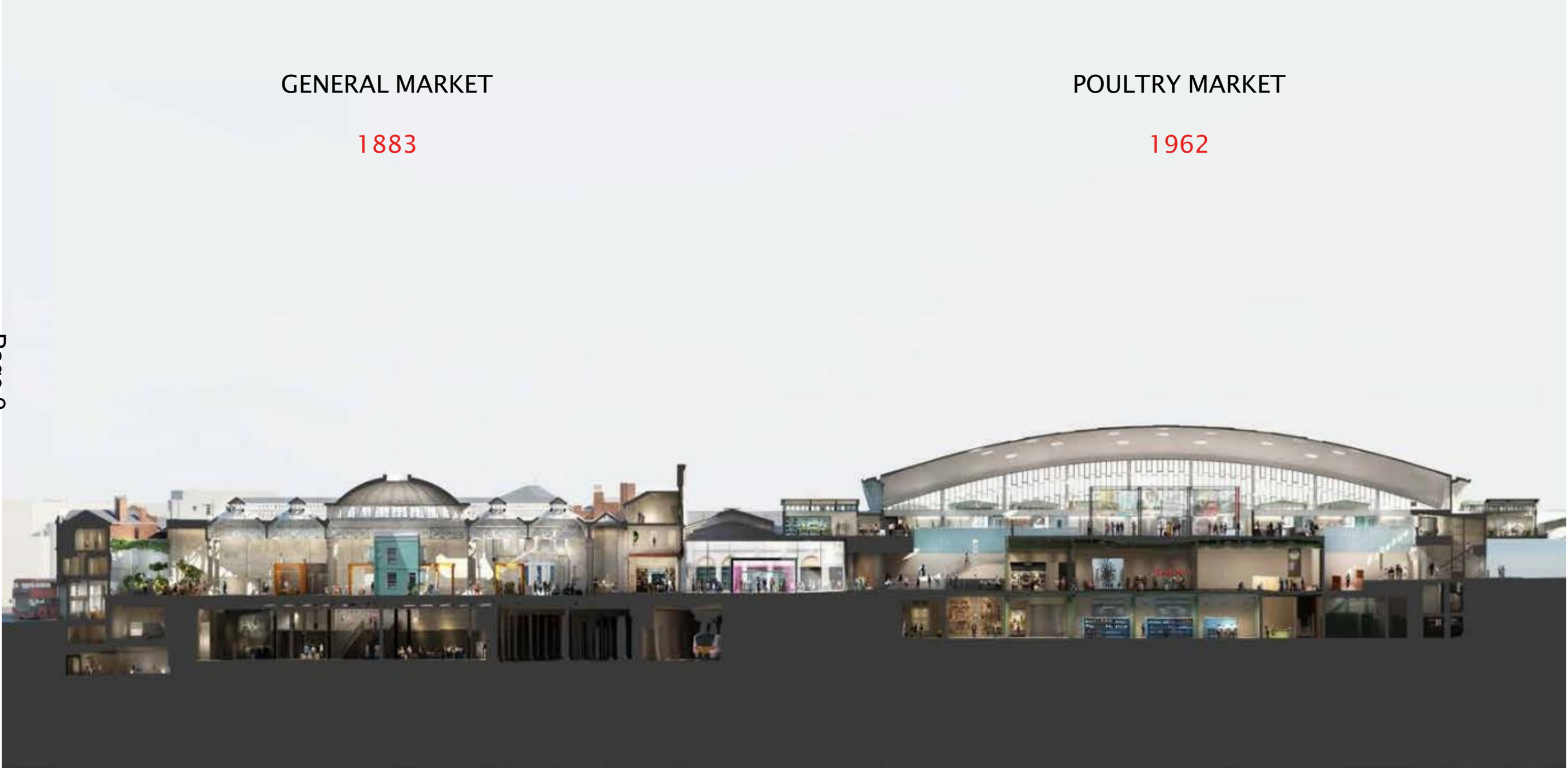


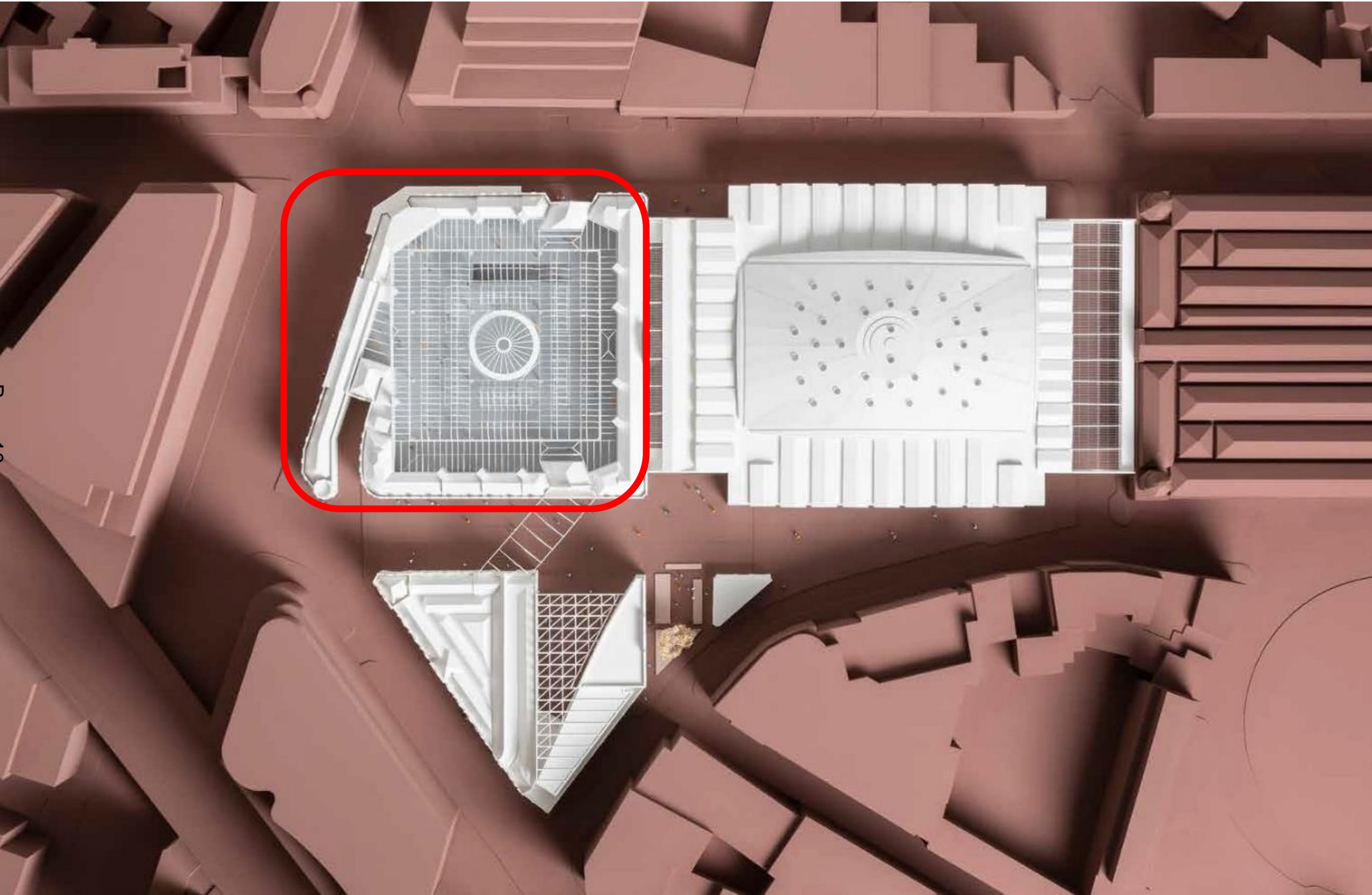
GENERAL MARKET

1883

POULTRY MARKET

1962

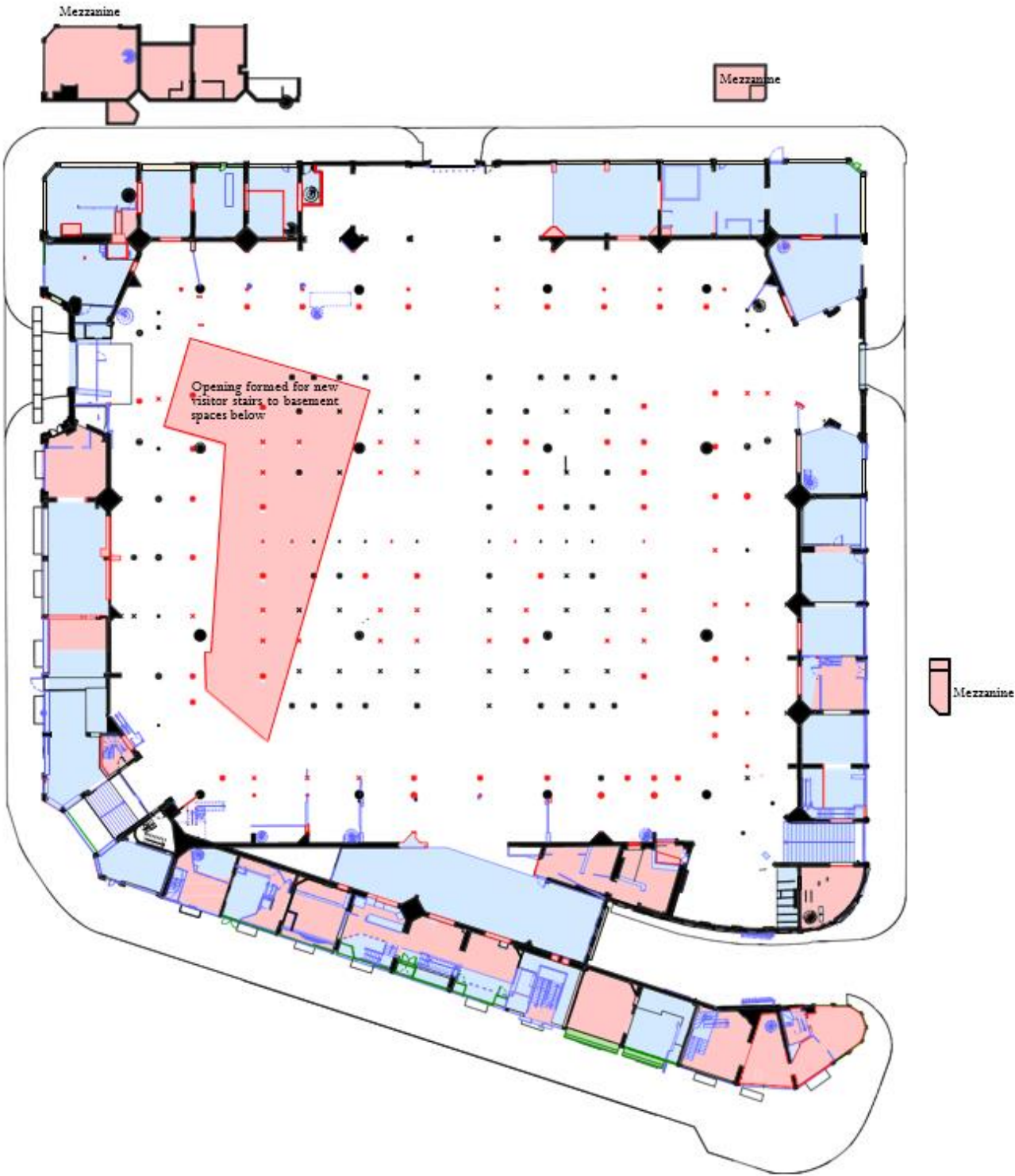








Central Square, existing



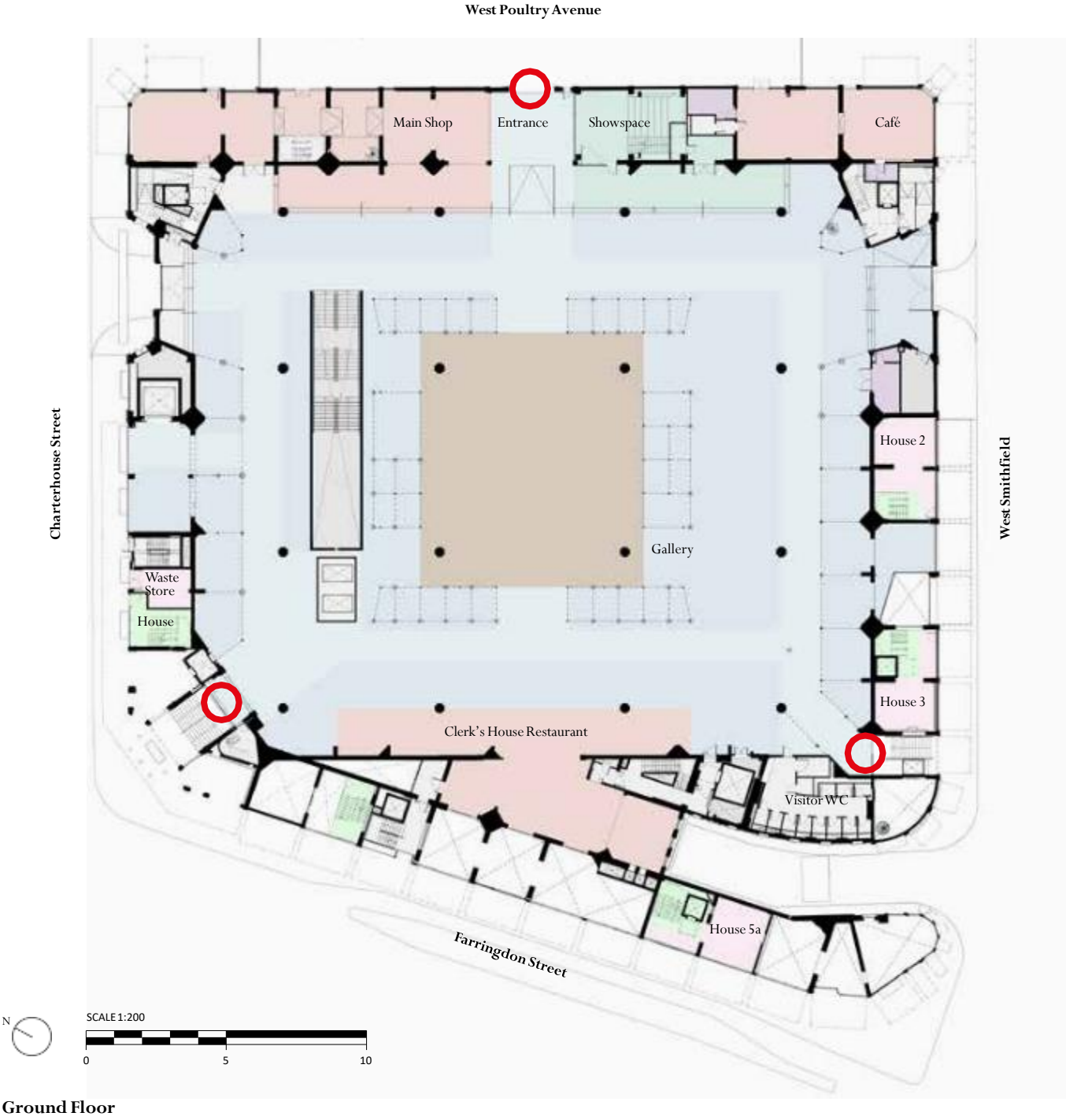
Demolition Plan, Ground Floor

GENERAL MARKET PROPOSED PLAN - GROUND FLOOR

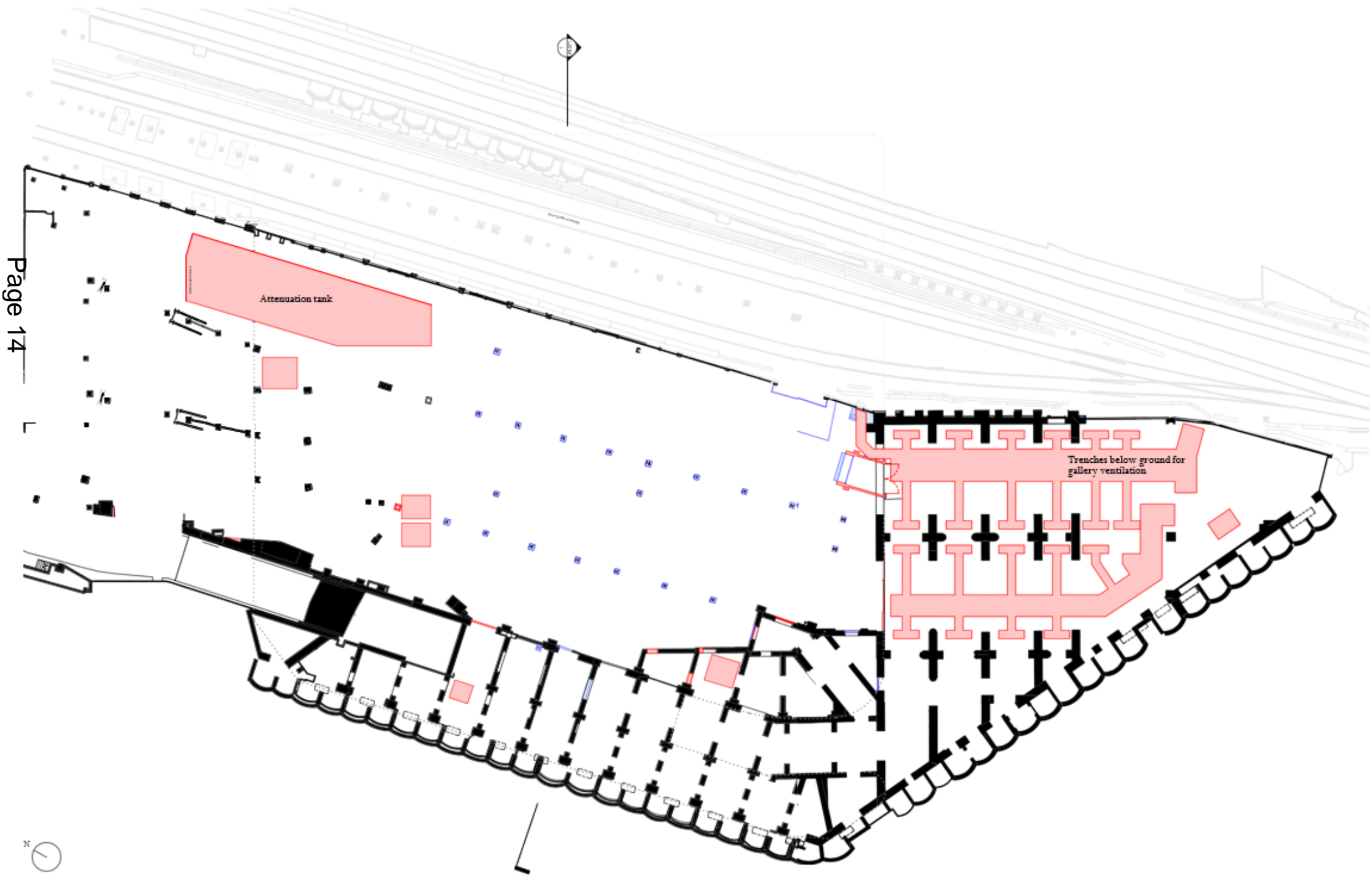
M^oL



Central Square, proposed



- Key
- Demolition
 - Soft Strip
 - Remove and Replace
 - Work



GENERAL MARKET PROPOSED PLAN - BASEMENT

- Key
- Back of House

Centre for Research

Circulation

Collection Storage

Commercial

Education and Learning

Front of House

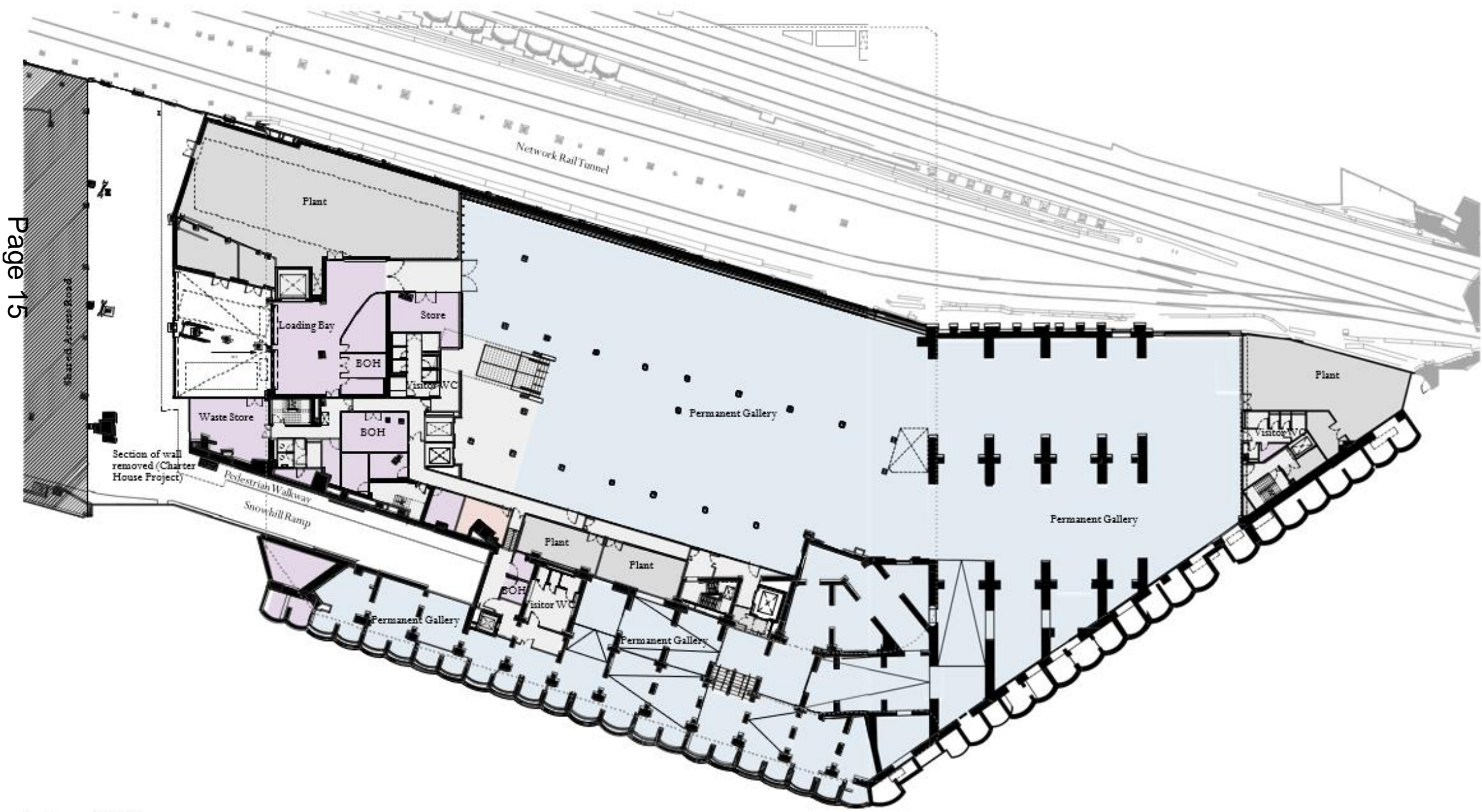
Galleries

Plant

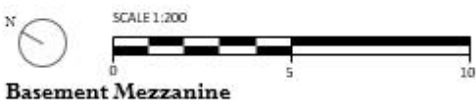
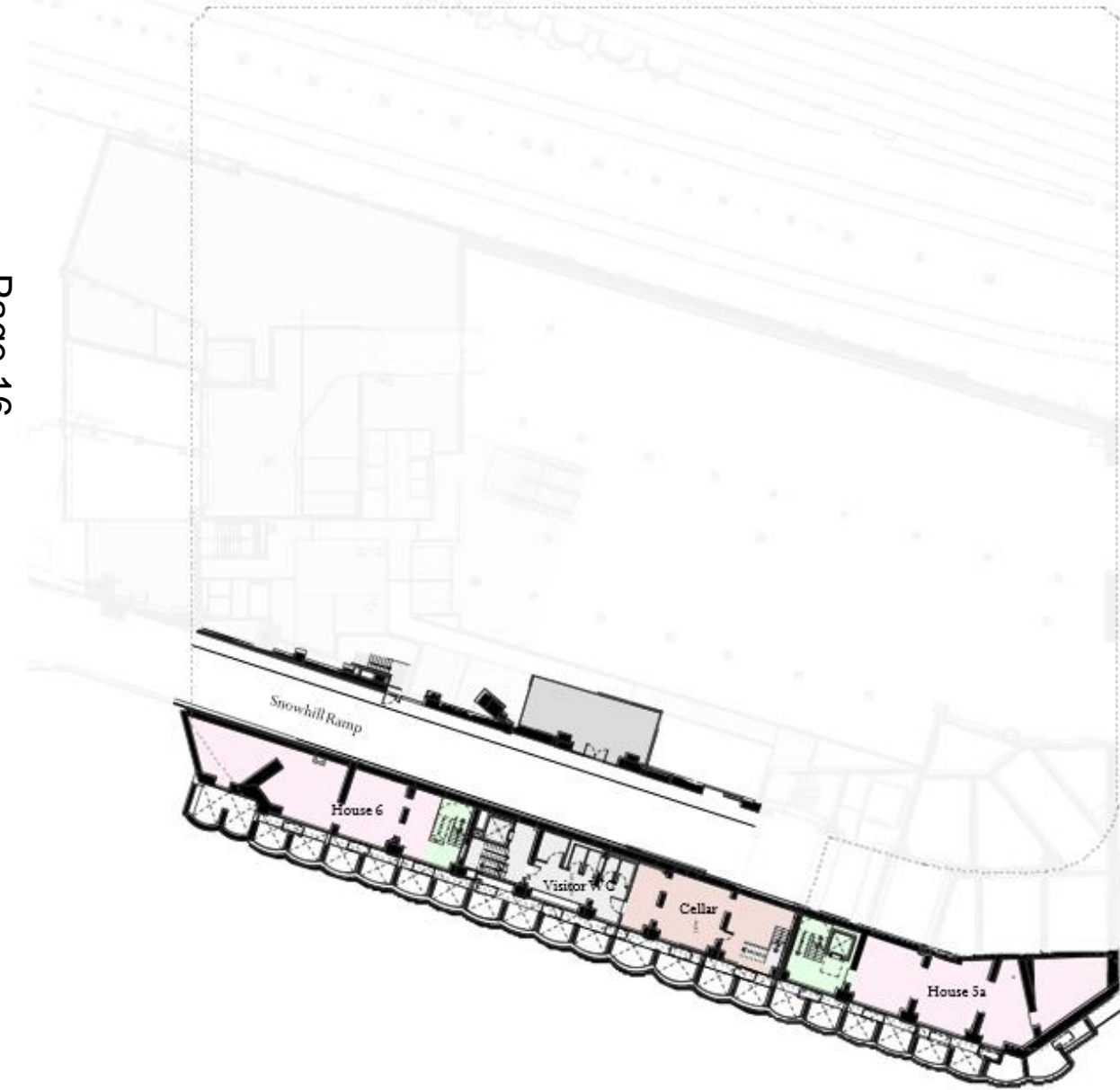
Public Engagement

Tenant Circulation

Tenanted



Basement



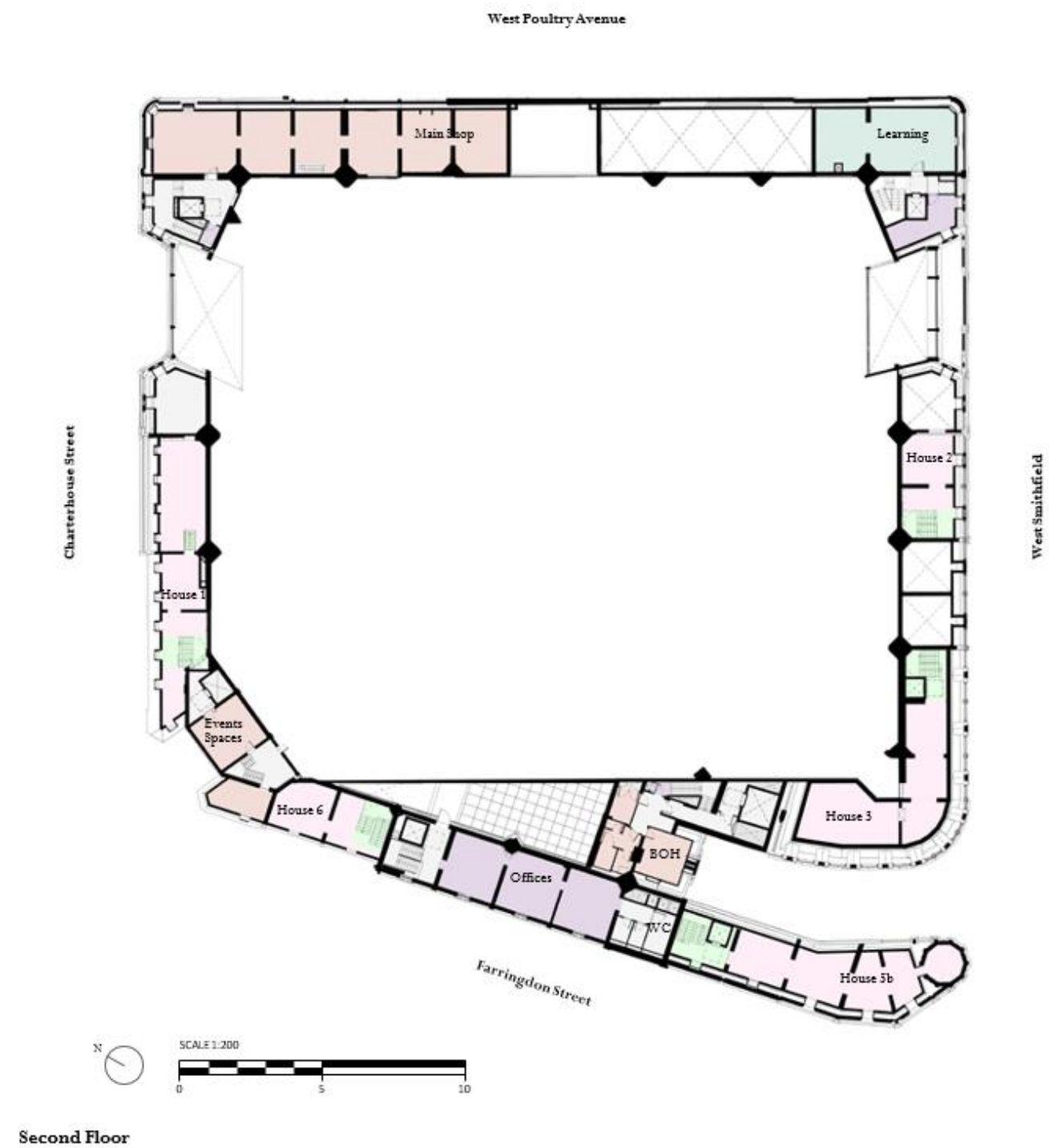
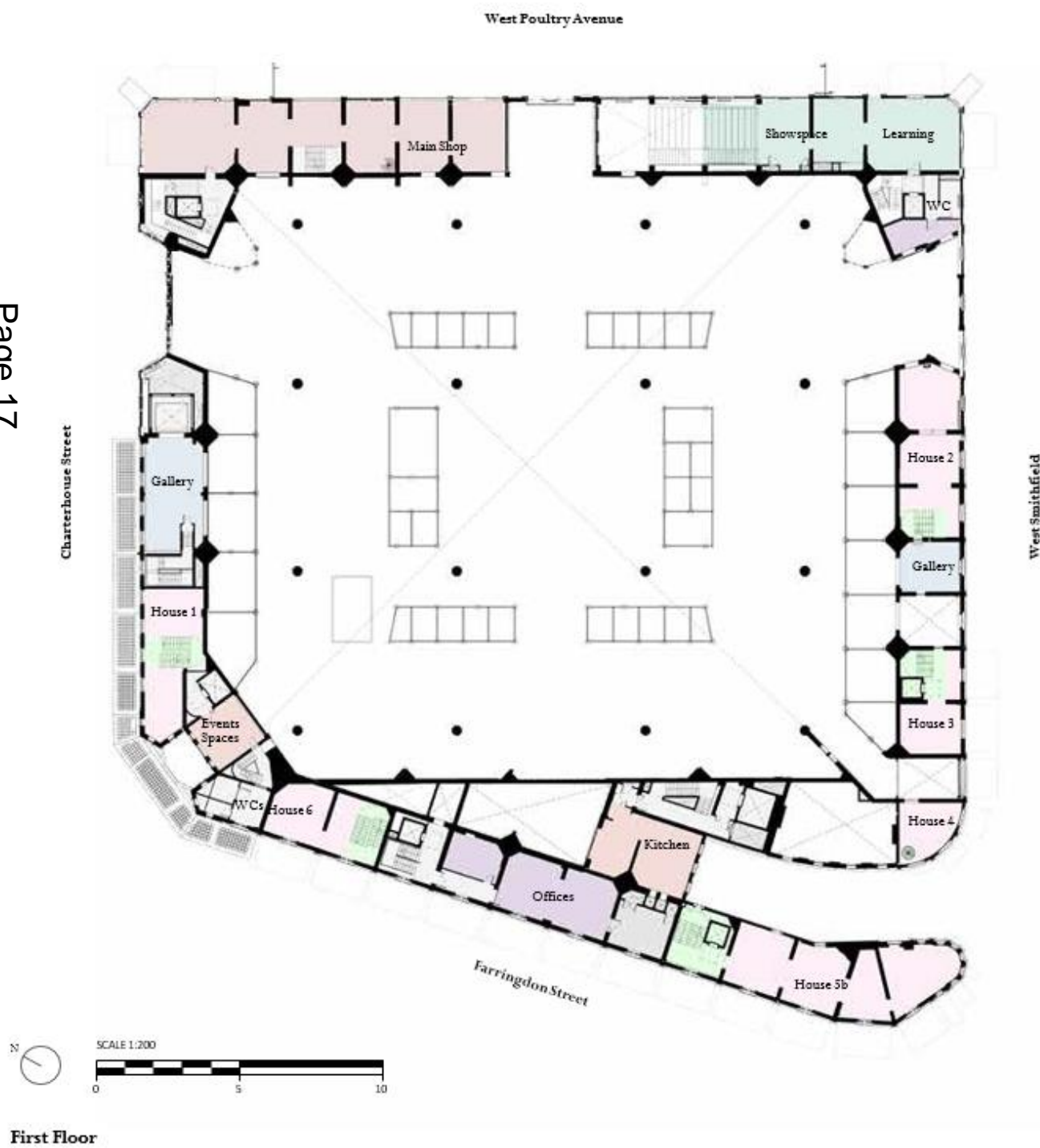
Lower Ground

GENERAL MARKET PROPOSED PLAN - FIRST AND SECOND FLOOR

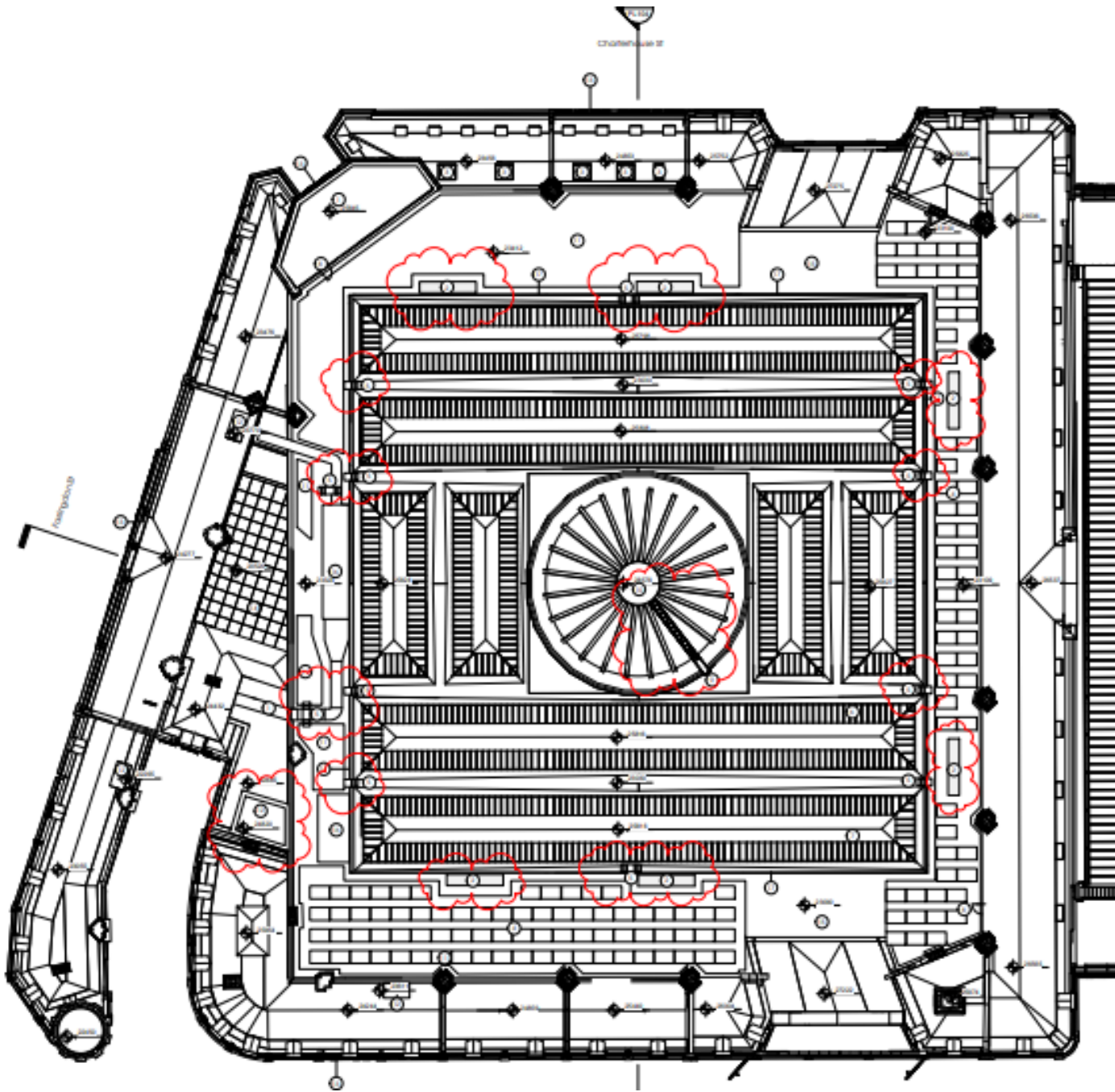
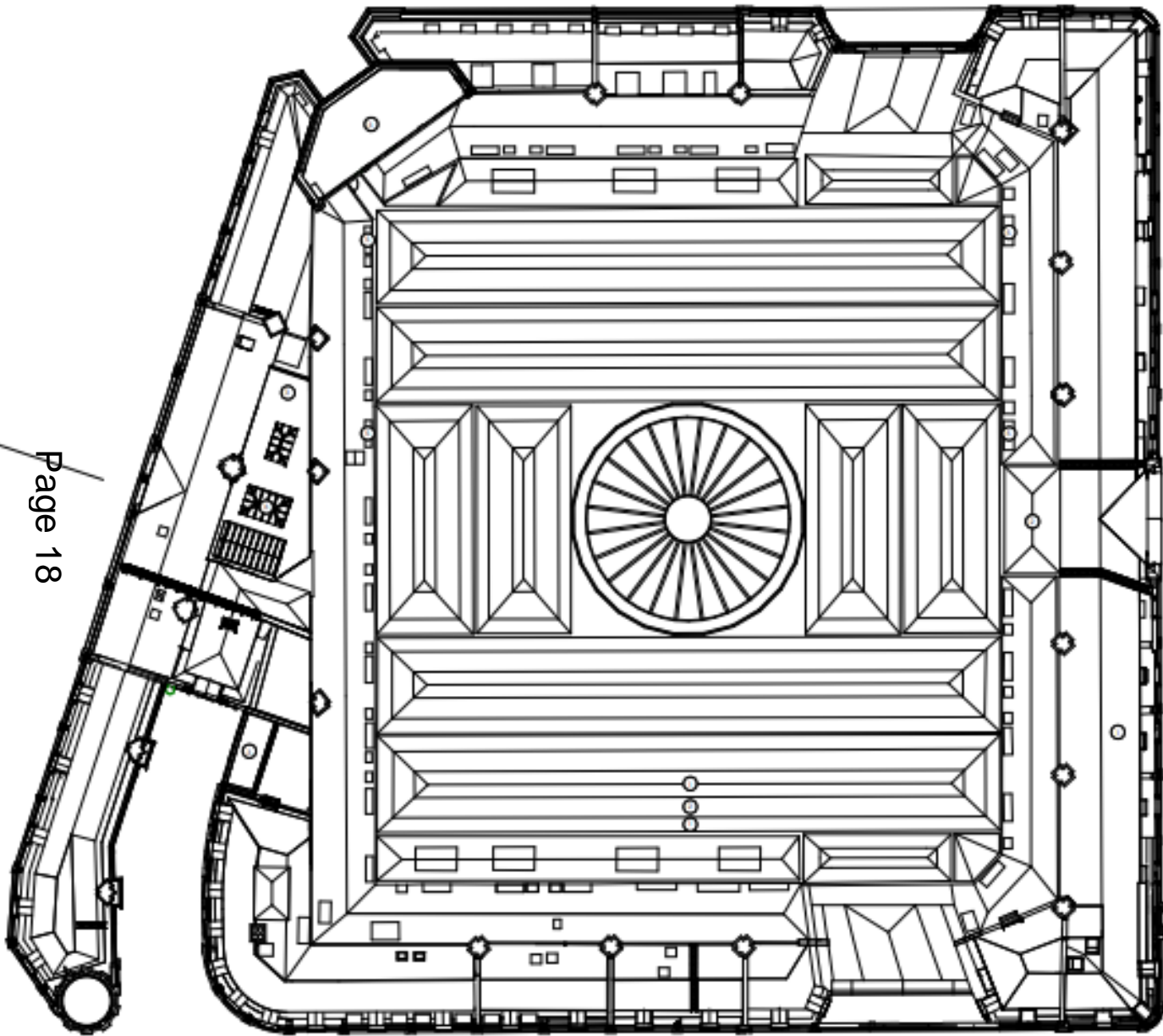
M^oL

- Key
- | | |
|------------------------|--------------------|
| Back of House | Front of House |
| Centre for Research | Galleries |
| Circulation | Plant |
| Collection Storage | Public Engagement |
| Commercial | Tenant Circulation |
| Education and Learning | Tenanted |

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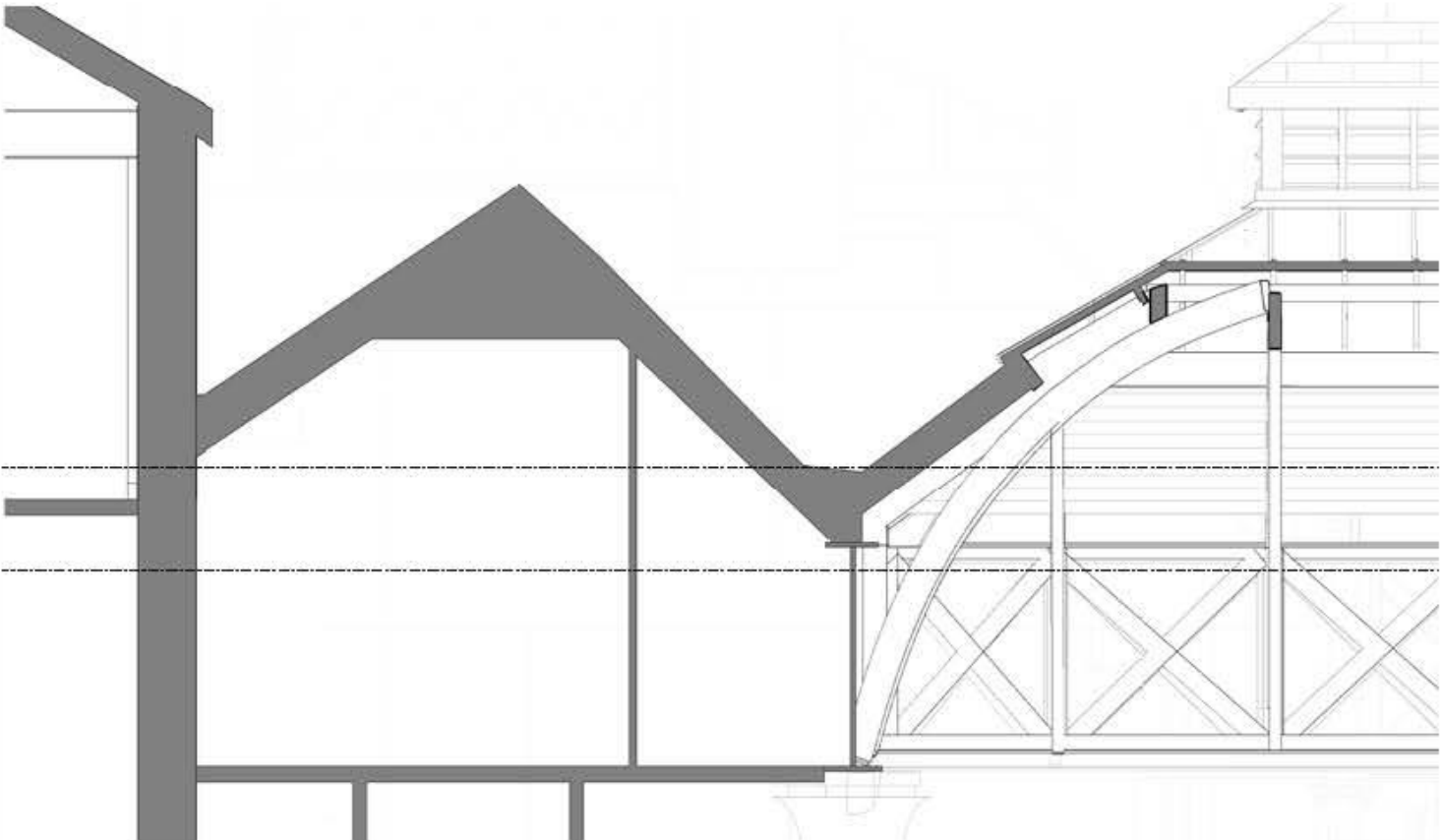
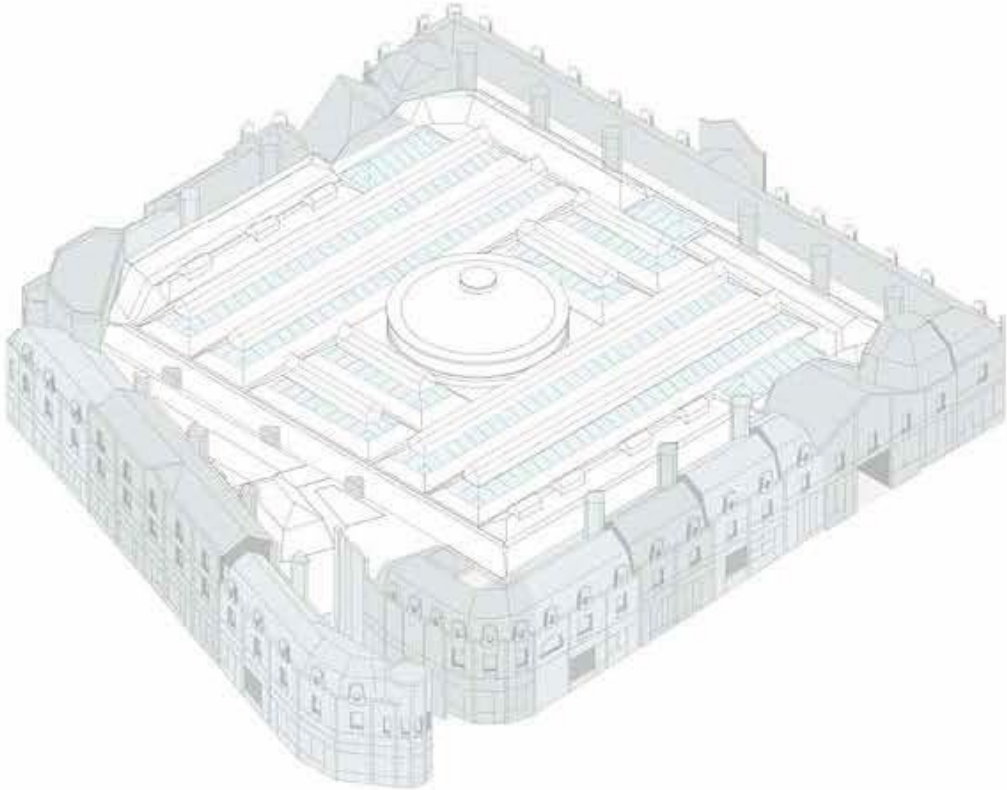
GENERAL MARKET (Existing and Proposed roof plan)



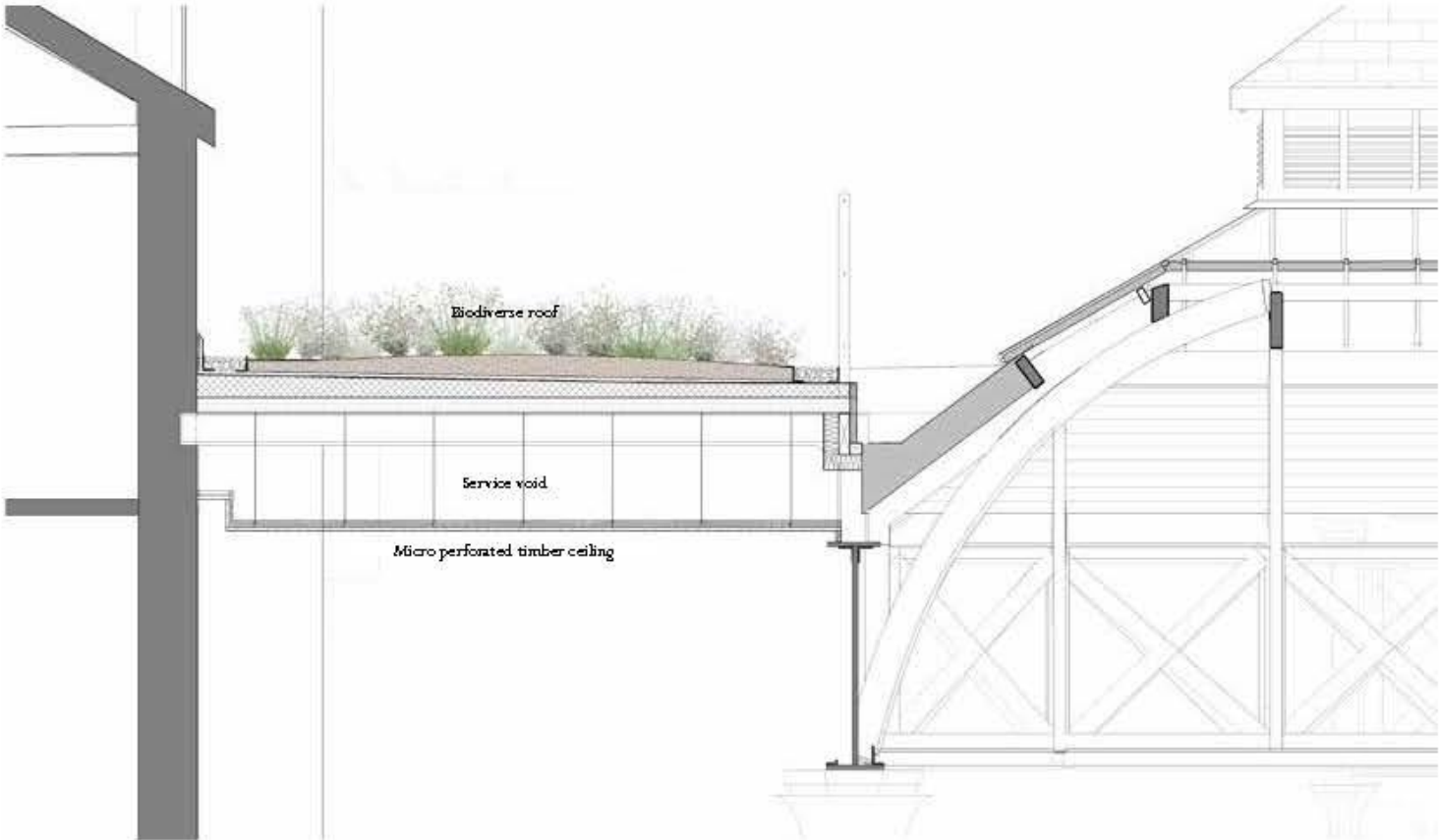
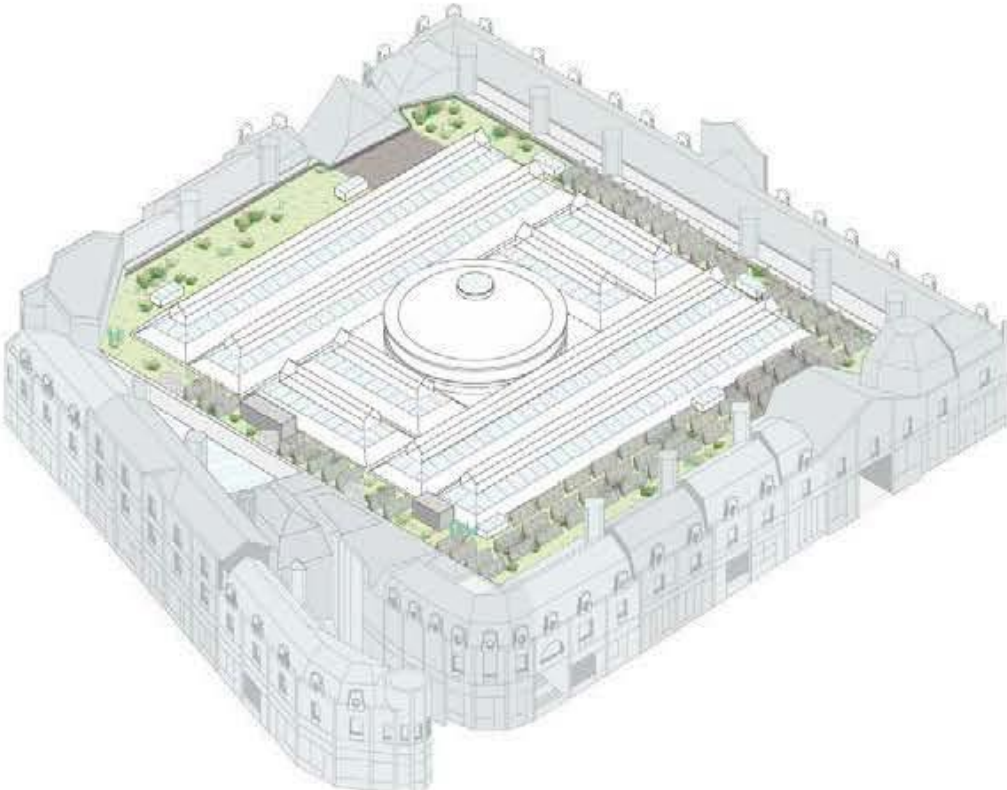
GENERAL MARKET (Existing and Proposed roof : axonometric and cross-section))

MOL

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Existing Section



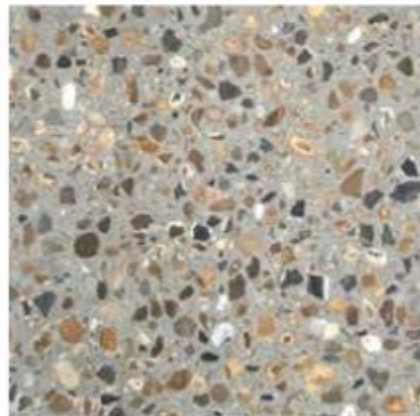
Proposed Section

Existing Inner Crust Roof

Proposed Inner Crust Roof



Existing Phoenix Column head



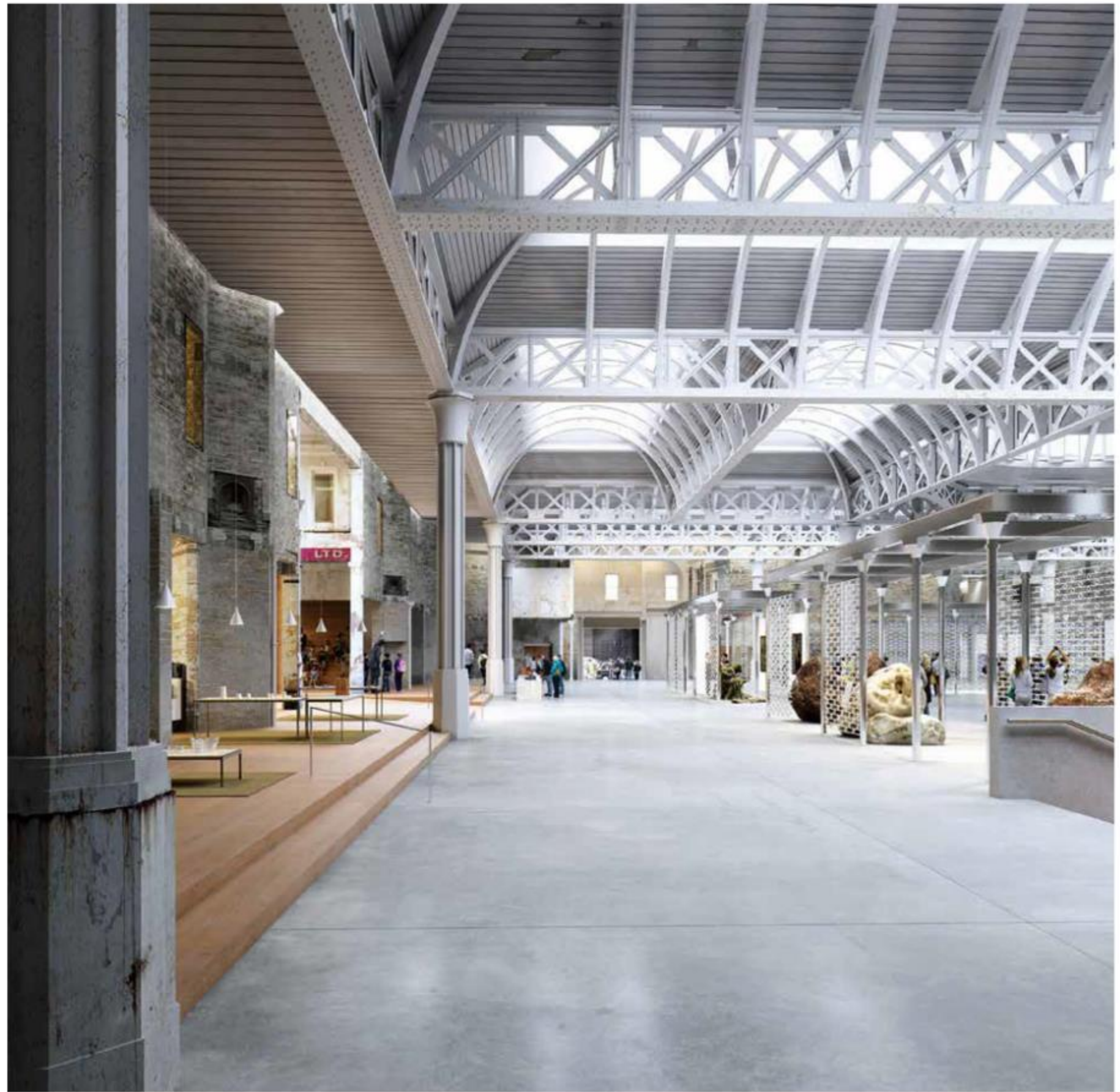
Concrete with exposed aggregate



Cherry Stained Douglas Fir



Clay Plastered Brickwork



Visualisation of the Central Square with the Inner Crust plinth and Spine Wall to the left



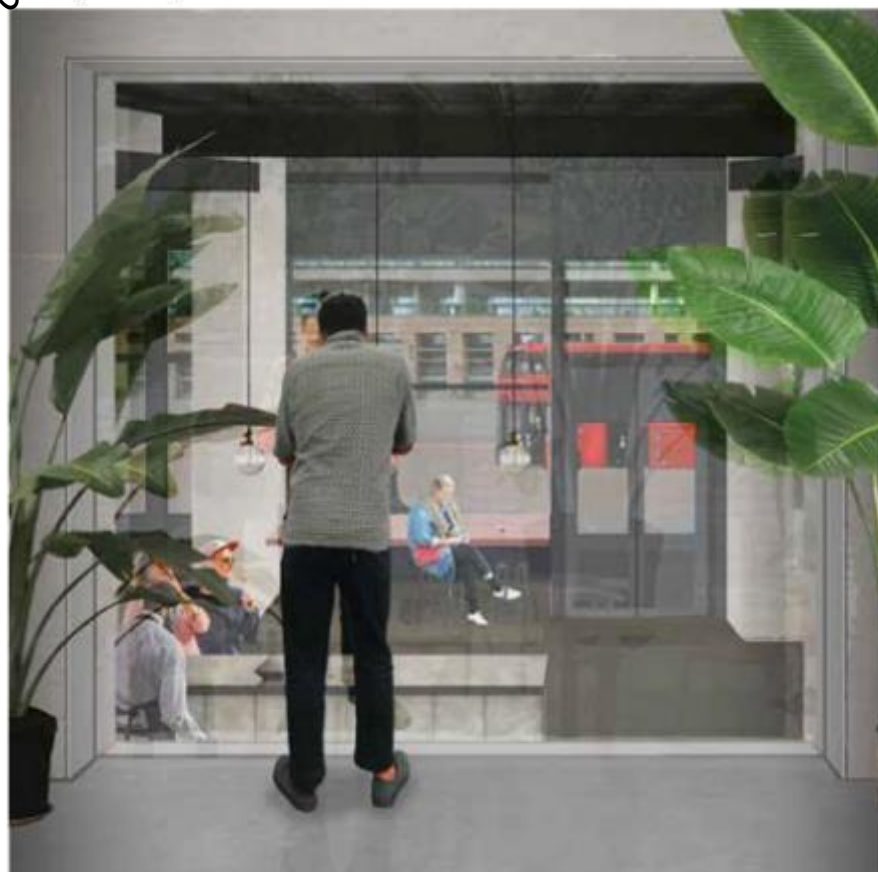
Existing spine wall condition



View from the Central Square towards the Spine Wall and Clerk's House Restaurant



Gallery fronting West Smithfield



Farringdon Street Bar viewed from Clerk's House Restaurant



Farringdon Street Bar



View down visitor stairs, with rammed concrete to evoke the strata of the removed ground



View from belvedere at landing level, across the vast gallery space below



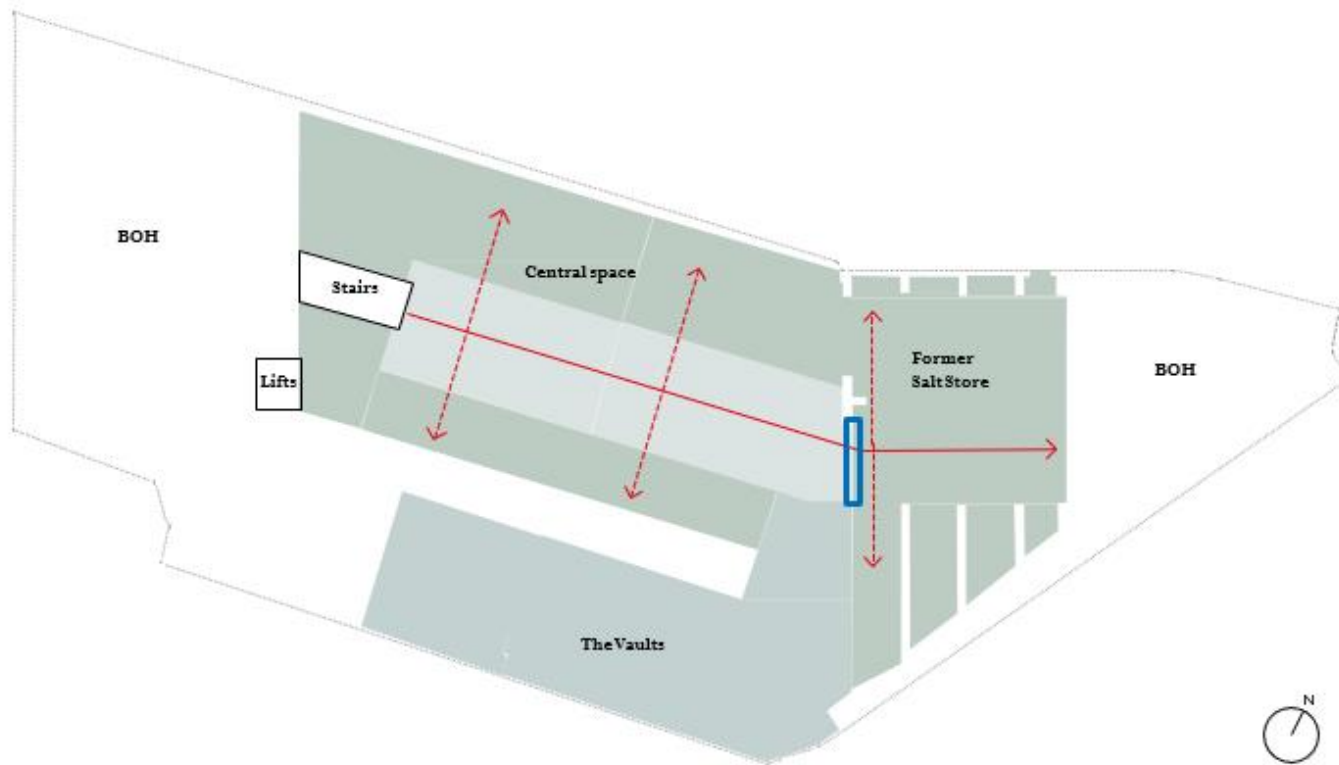
View looking up at the metal stair and to the Belvedere



Removal of existing brick infill, smoke vent above retained



View of Salt Store with train viewing window



Gallery Layout



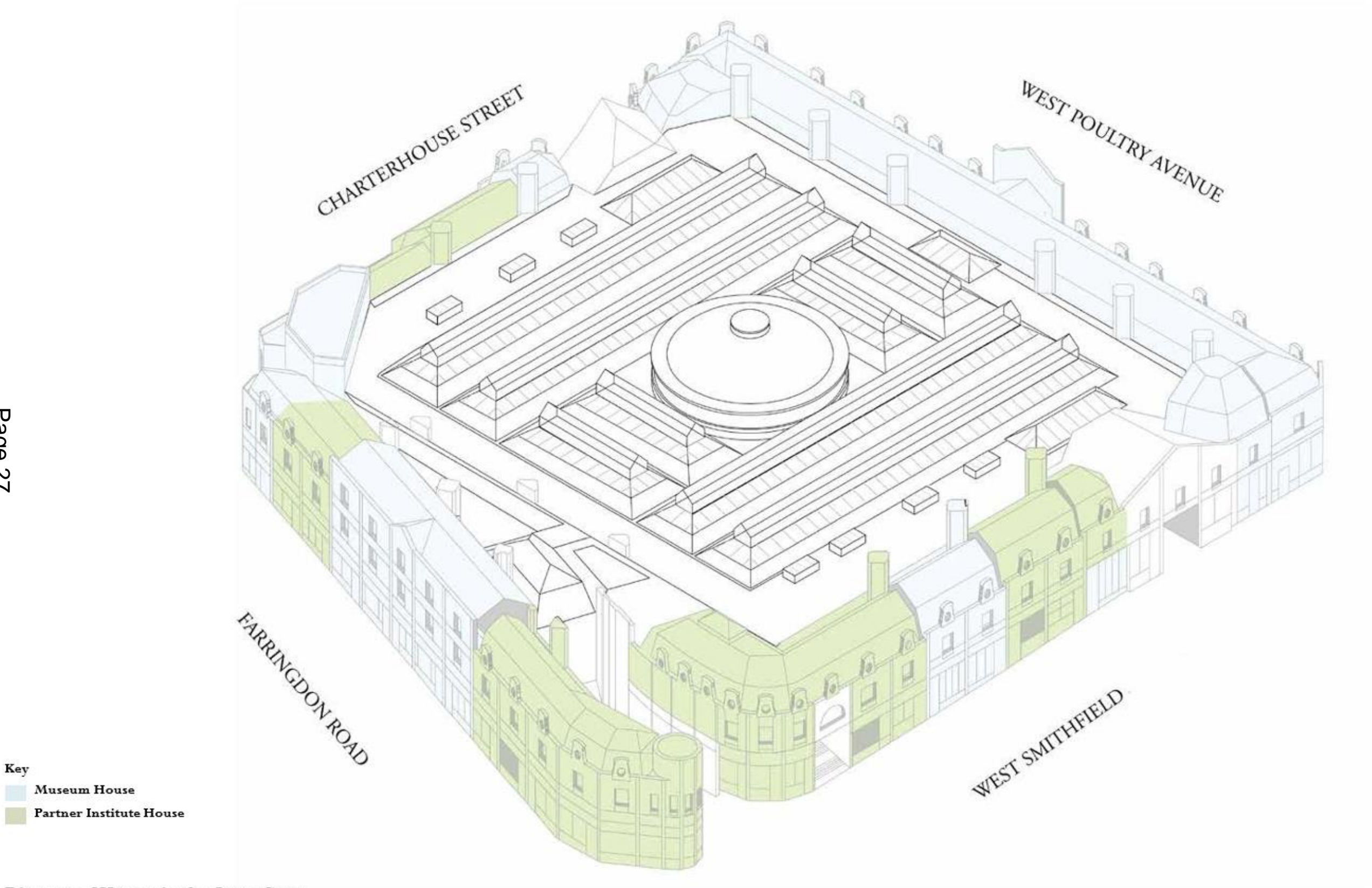
Repeating doorways and vaults- Farringdon Street Vaults



Visual impression of the gallery space looking back at the stairs and belvedere (image by Forbes Massie)



View of Permanent Gallery beneath the arches of West Smithfield



Key
Museum House
Partner Institute House

Diagram of Houses in the Outer Crust



View along West Smithfield

- Key
- 1. Cleaned existing brickwork
 - 2. Cleaned existing portland stone
 - 3. Existing metalwork in portland stone colour paint finish
 - 4. Restored timber frames and fascias in grey paint finish
 - 5. Restored glazing
 - 6. Proposed glazing
 - 7. Proposed awnings
 - 8. Proposed signage
 - 9. Proposed street ventilation louvre
 - 10. Proposed brickwork with 'museum display'
 - 11. Future tenant-design shopfront
 - 12. Cleaning existing tiling
 - 13. Proposed tiling to match existing

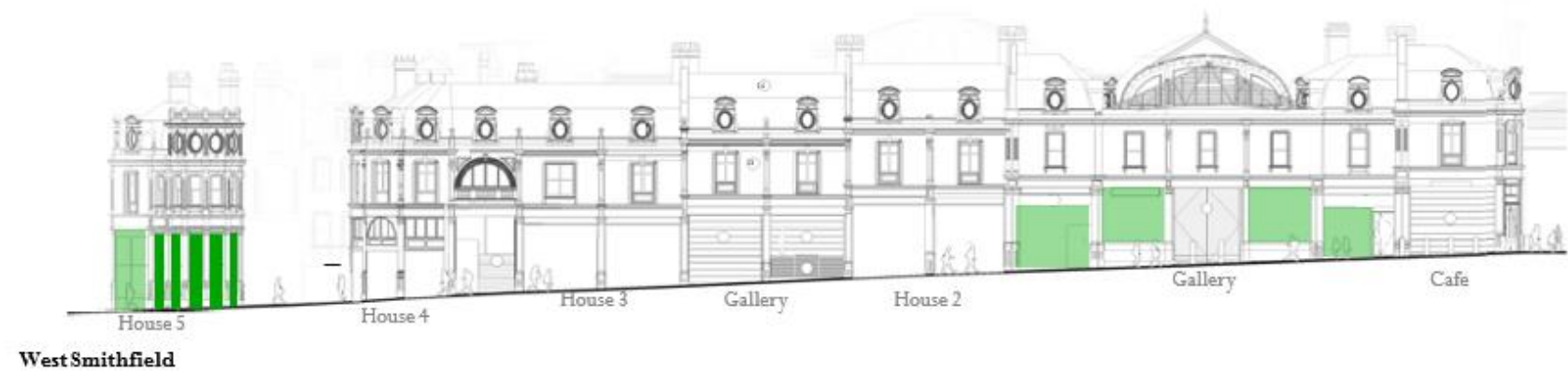


South Elevation - West Smithfield



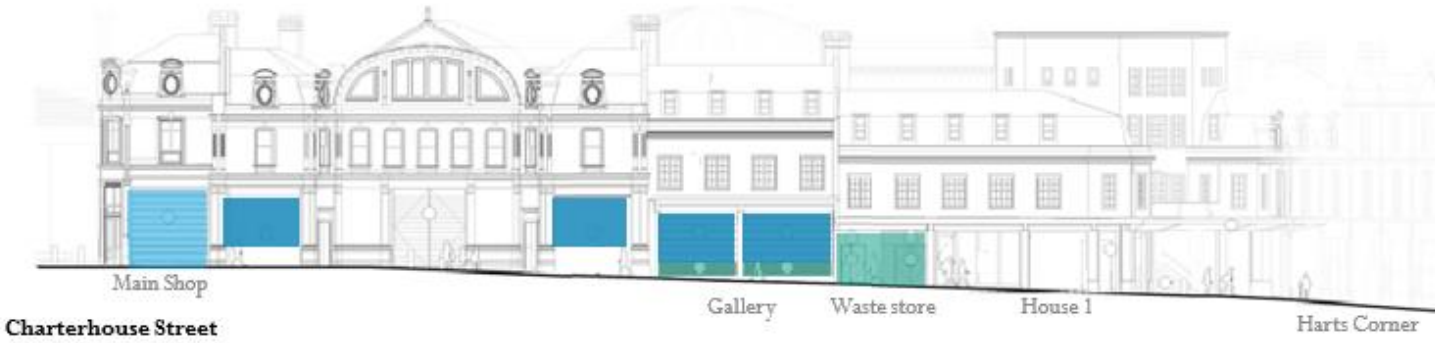
GENERAL MARKET PROPOSED ELEVATIONS - EXISTING SHOPFRONTS REPAIRED

MOL



Unit 310, Exterior as Existing (hoarding removed), 2019, JHA

Unit 310 as proposed (new elements in blue), 2019, JHA



- Key
- Restored as Existing
 - Museum Window
 - Museum Vitrine
 - Tenant Design Shopfront
 - Brickwork
 - Steel Louvres

Key
Museum Window



Charterhouse Street



West Poultry Avenue



West Smithfield



Farringdon Street



Cocoa Rooms Cafe, evening

Key
Museum Vitrine



Charterhouse Street



West Poultry Avenue



West Smithfield



Farringdon Street

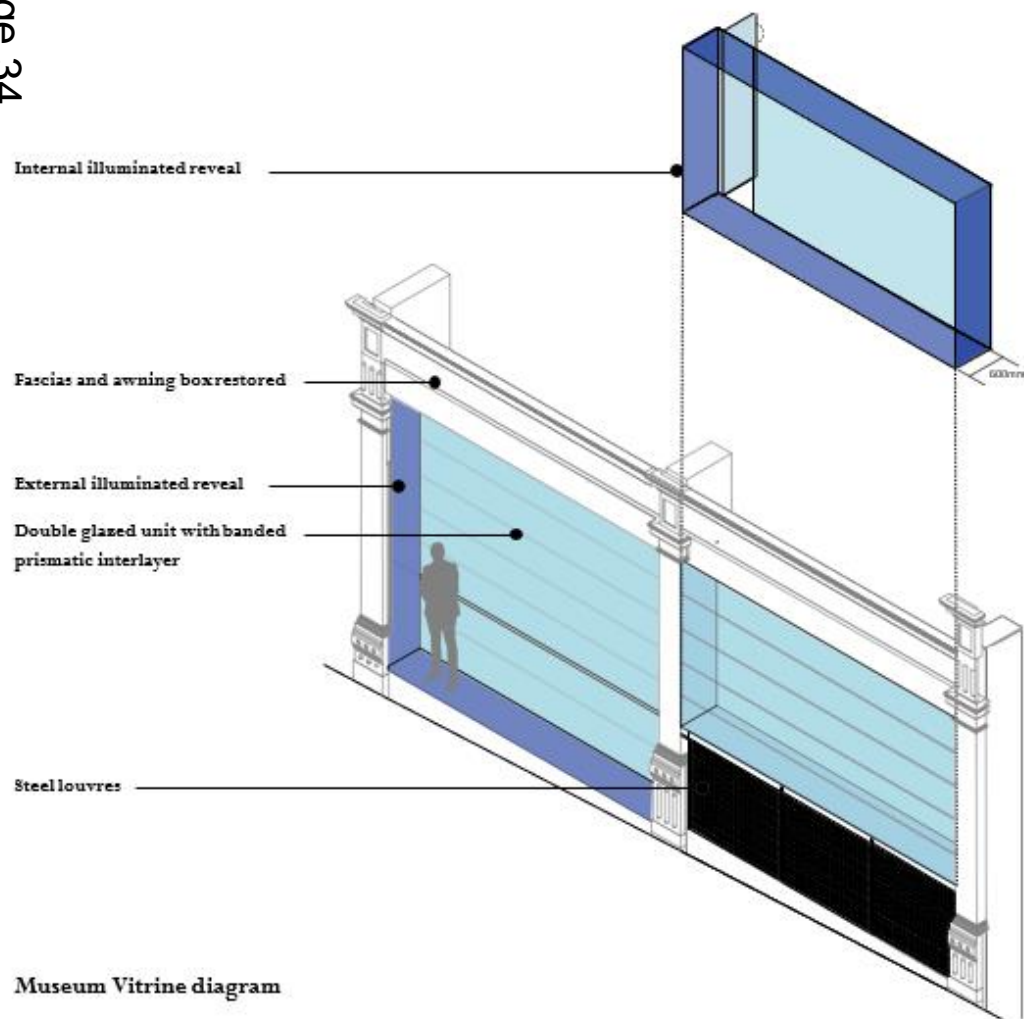


Charterhouse Street Entrance Vitrine



West Smithfield Museum Vitrine section diagrams

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Museum Vitrine diagram



1:20 Museum Vitrine Model - West Smithfield Avenue



1:20 Museum Vitrine Mode, detail



1:1 Optical banding prototype

Key
Brick restored as existing
New Brick Infill



Charterhouse Street



West Poultry Avenue



West Smithfield



Farringdon Street



Museum Display Walls, West Smithfield



Original Course: Flemish bond



Secondary Course: Running Bond



Tertiary Course: English Bond



New Infill: Stacked bond red brickwork

GENERAL MARKET PROPOSED ELEVATIONS - NEW TENANT DESIGNED SHOPFRONTS

M^oL

TENANT HOUSES

Area for Change

"Traditional 18th and 19th century buildings provide a framework of classical elements; pilasters, fascia and cornice which have a proportional relationship with the building. On such buildings, the area for change in terms of shop front and signs is clearly defined within this framework." [CoL shopfronts Design Review]

Design Guidelines for Tenant Design Shopfronts

All future tenant design shopfronts will adhere to a set of design guidelines. The adjacent diagram illustrates the location of these 'Tenant Pitches', of which there are a limited number. The following design guidelines are proposed:

- Be sited within defined 'area for change'
- Not obscure, or result in damage to, existing architectural features
- Use high quality materials and finishes
- Be approved by MoL design review panel prior to Planning application process.

A Tenant Guide will be secured by Planning condition and submitted for future approval.



Pilaster, cornice and fascia define historical rhythm of the shopfront



Proposed 'area for change' for Tenant Design Shopfronts bounded in red

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Tenant Design Shopfronts



Charterhouse Street



West Poultry Avenue



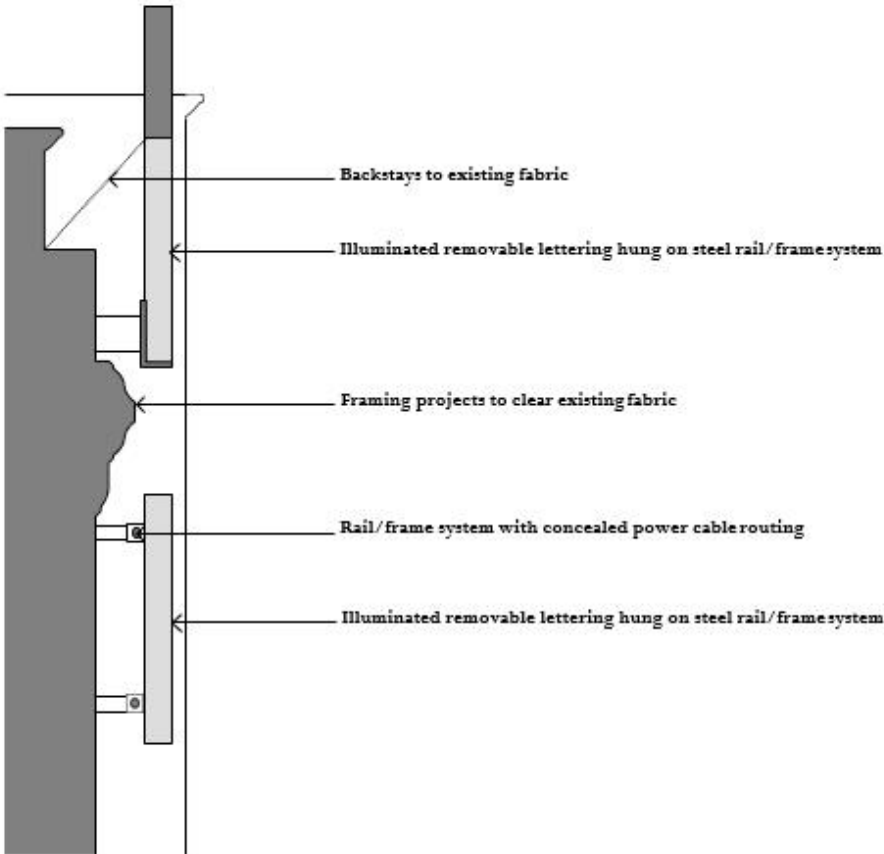
West Smithfield



Farringdon Street



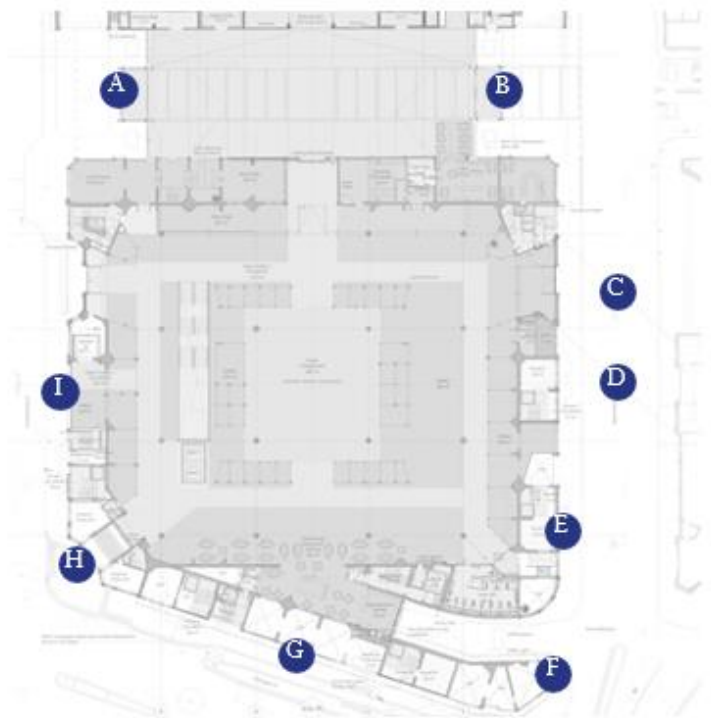
Precedents: Bocca Di Lupo, Sweetings Bakery, Arthur Beale and Hans Hollein



Art Canvas design intent diagram



The 'Hinge' (F) with Snow Hill (E) and D (West Smithfield canopy) beyond

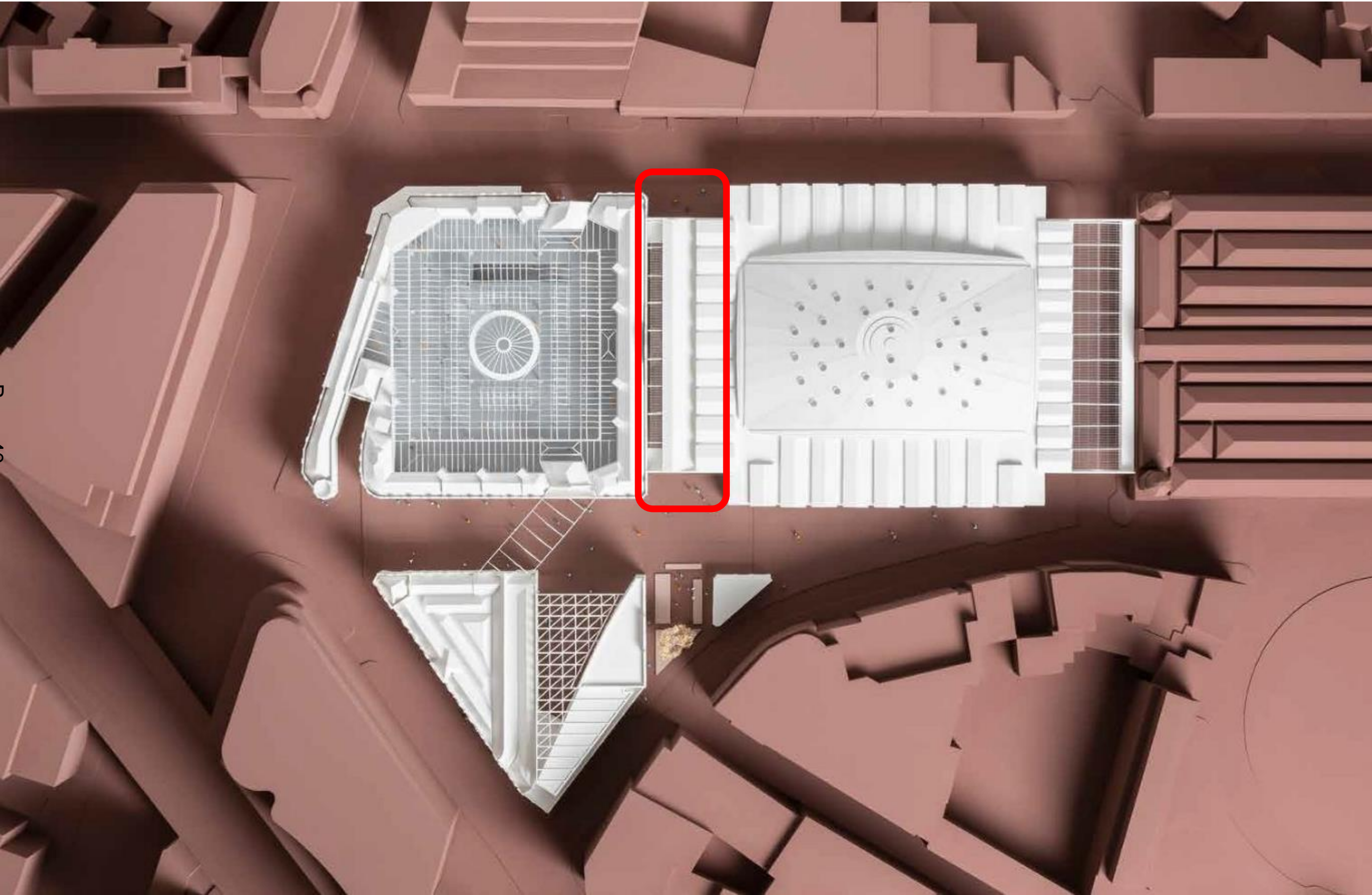




Verified view 02B Farringdon Street from Viaduct, by Hayes Davidson



Verified view 07 from Charterhouse Street, Farringdon Road, by Hayes Davidson





Verified view 13 from Charterhouse Street, by Hayes Davidson



Public Realm indicative only



Proposed West Poultry Avenue Entrance showing metal framework lettering and LED mesh screen



Existing West Poultry Avenue canopy



Entrance lobby detail



West Poultry Avenue Internal Street



Fragments found 'mudlarking' along the Thames



Development of concrete flooring with embedded objects



Pottery shards



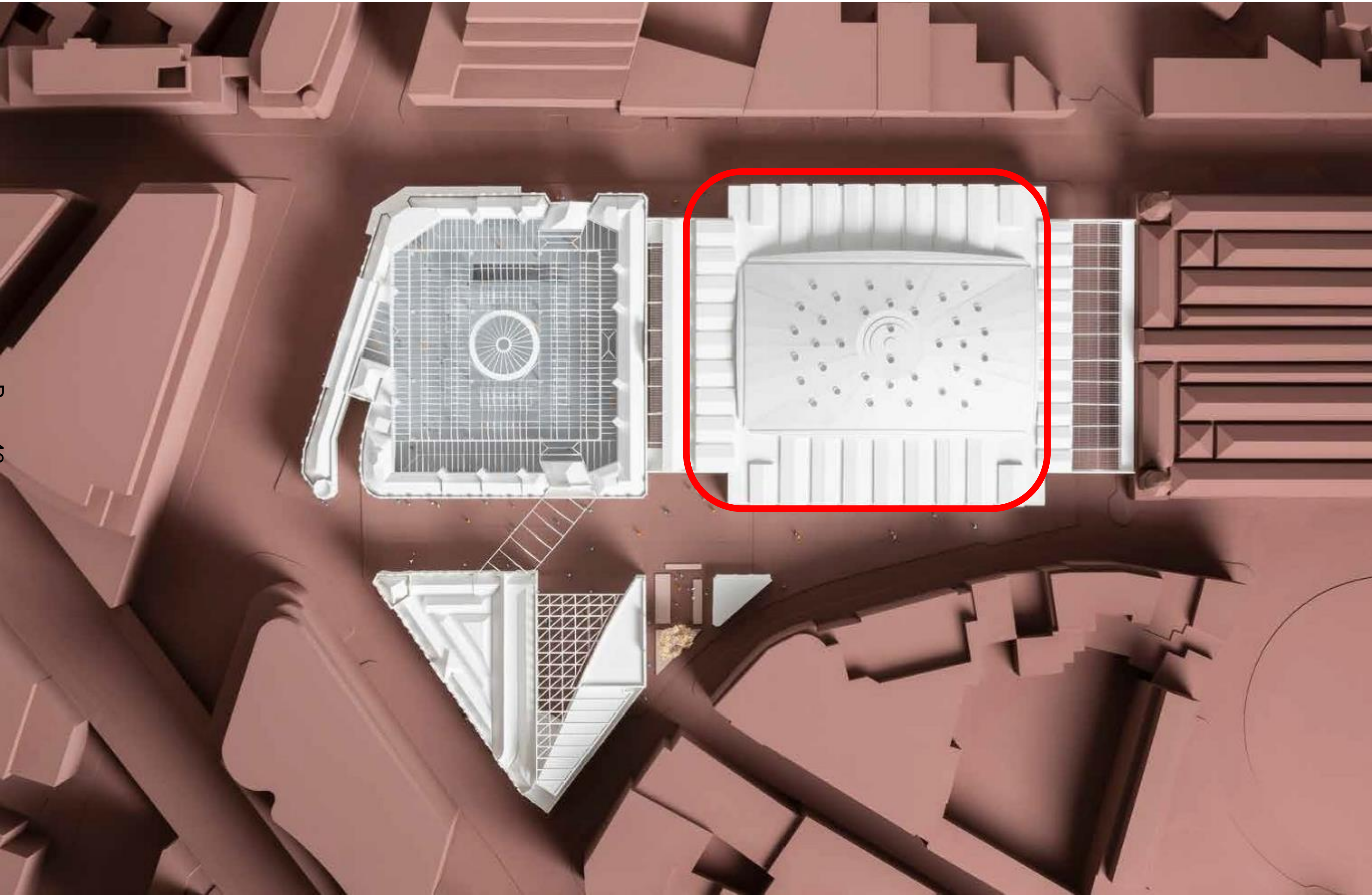
Proposed Poultry Market entrance showing widening and new glazed windows



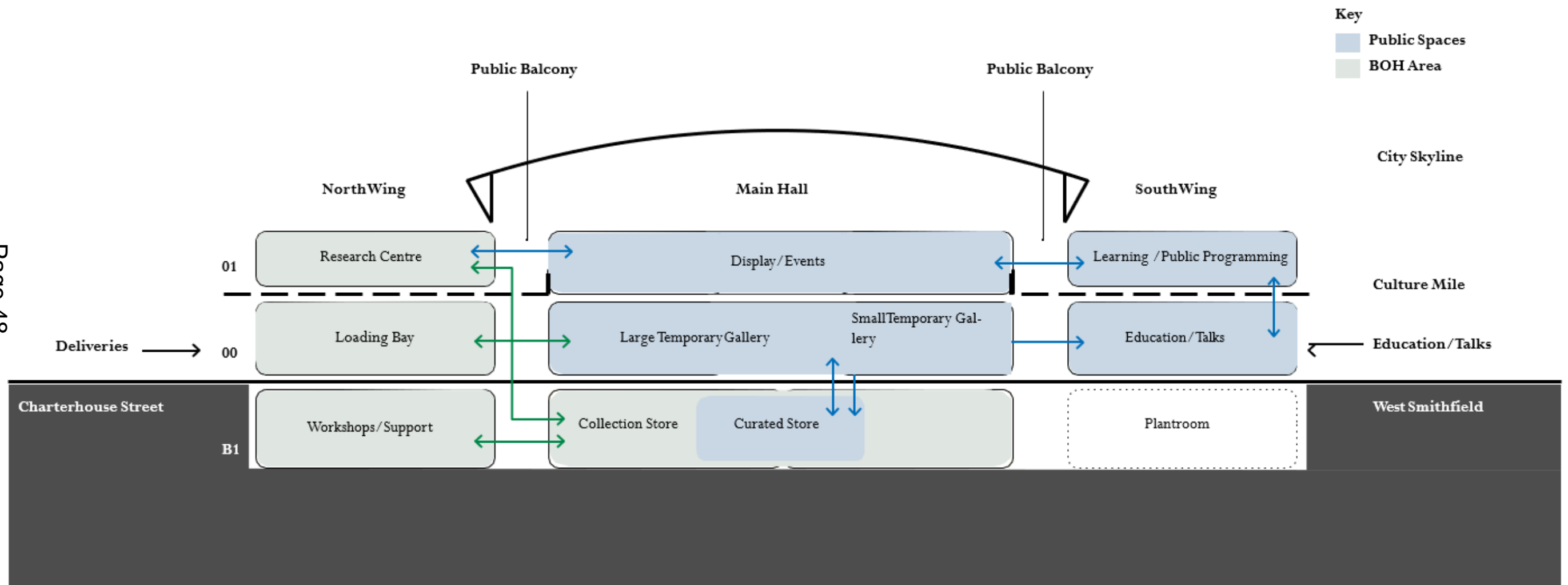
Existing entrance from inside

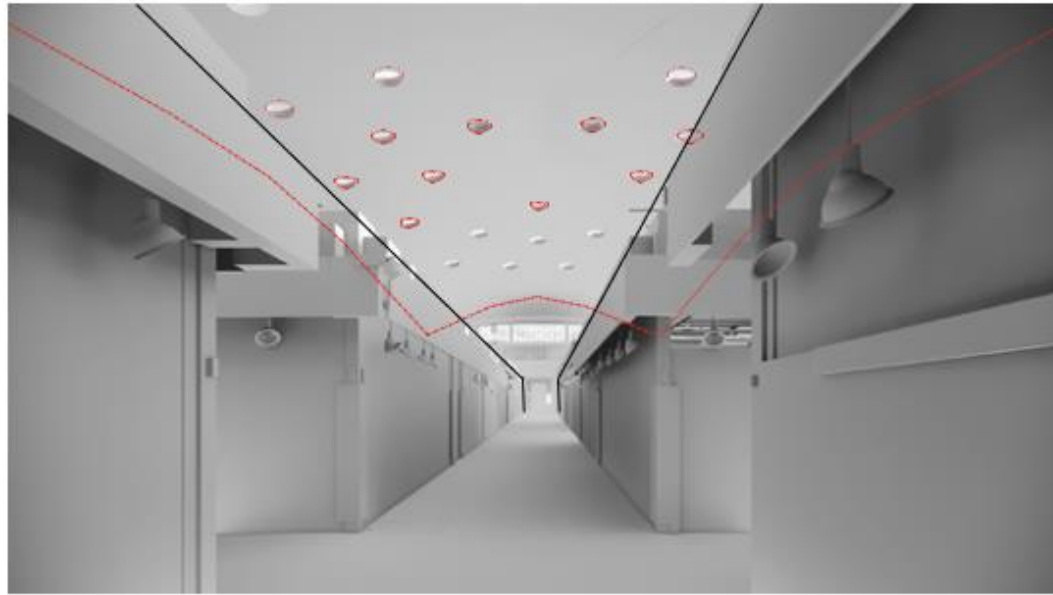


Existing main entrance from outside and traders unit entrances





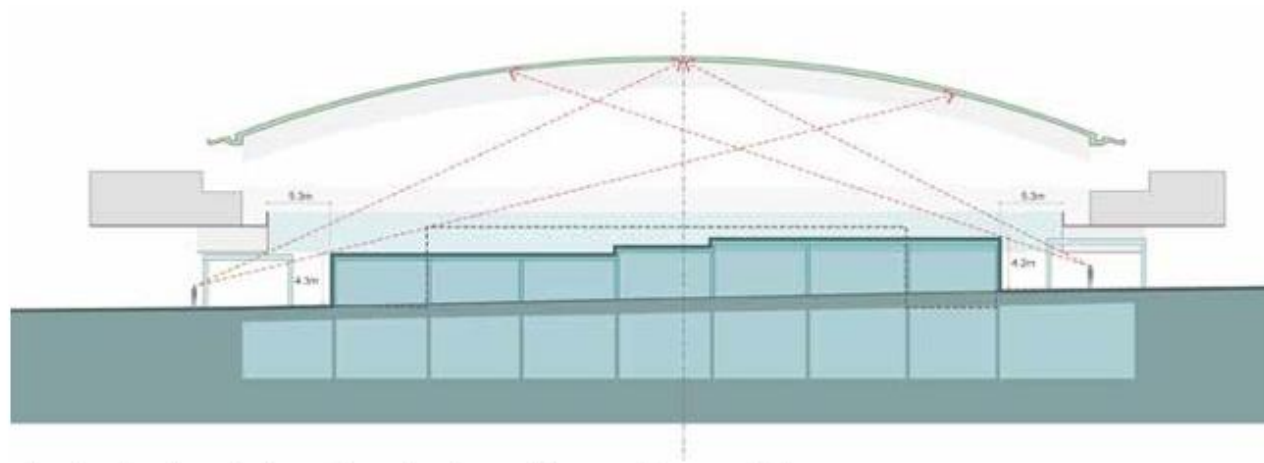




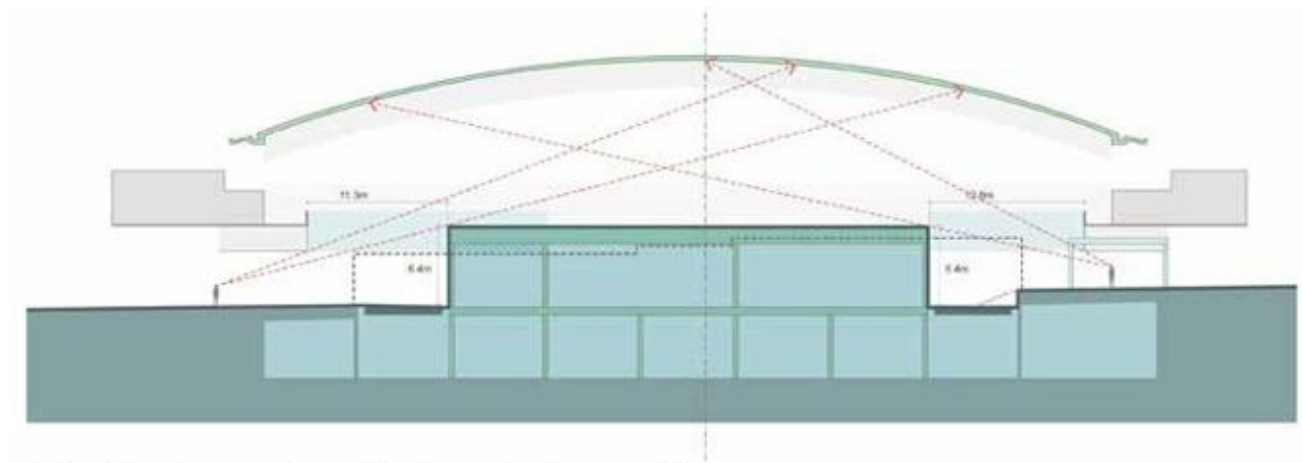
Existing view along E-W axis from West



Proposed view along E-W axis from West



Section showing existing traders unit volume with new volume overlaid



Section showing new volume with traders unit volume overlaid

POULTRY MARKET EXISTING PLAN - GROUND FLOOR

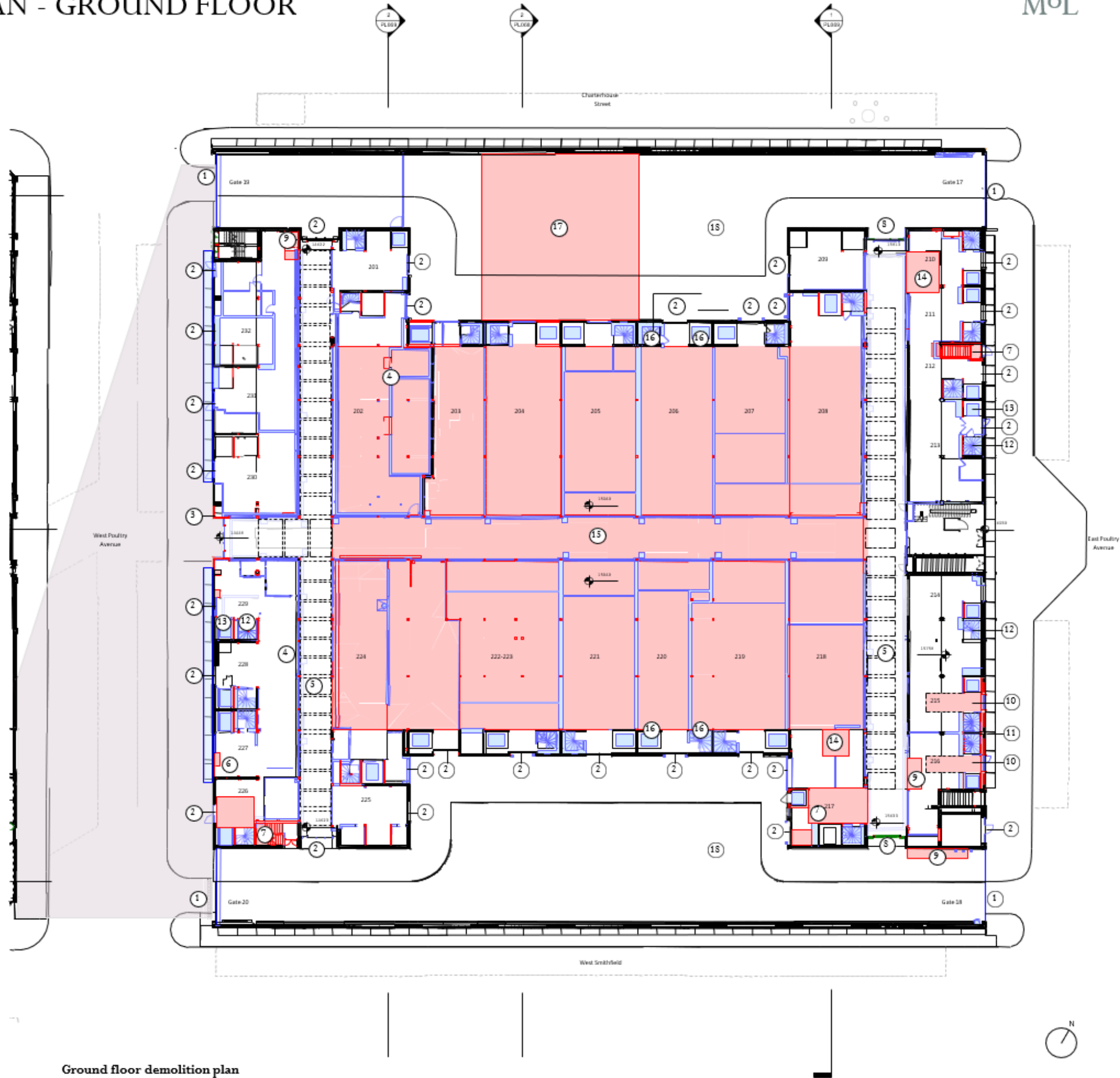
MOL

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- Key
- 1 Existing shutters removed and replaced to match
 - 2 Shutters repaired or replaced subject to condition survey
 - 3 West entrance widened and shutter replaced
 - 4 Steel frame Market structures removed
 - 5 Flooring panels to be removed and infilled
 - 6 Entrance door widened to accommodate Learning opening
 - 7 Stair core removed to accommodate new stair
 - 8 Shutters removed and glazed doors reinstated
 - 9 Floor slab demolished to accommodate new riser
 - 10 Local trench for transformer
 - 11 Section of Elevation removed to accommodate UKPN Substation
 - 12 Spiral stairs removed where shown in blue
 - 13 Lift removed where shown in blue
 - 14 Floor slab removed to accommodate new lift
 - 15 Area of sloping floor slab removed to replace with proposed Level floor
 - 16 Spiral stairs and lift removed. Shafts re-used for Temporary Gallery services distribution
 - 17 Area of floor slab removed to accommodate proposed Art and Goods Lift
 - 18 Removal of existing floor finish

- Retention/Local Repairs
- Removal
- Soft Strip
- Existing windows removed & replaced with thermally upgraded glazing to match existing
- Landscape finishes removed

Note: All rolling shutters to be repaired or replaced, subject to further survey of condition

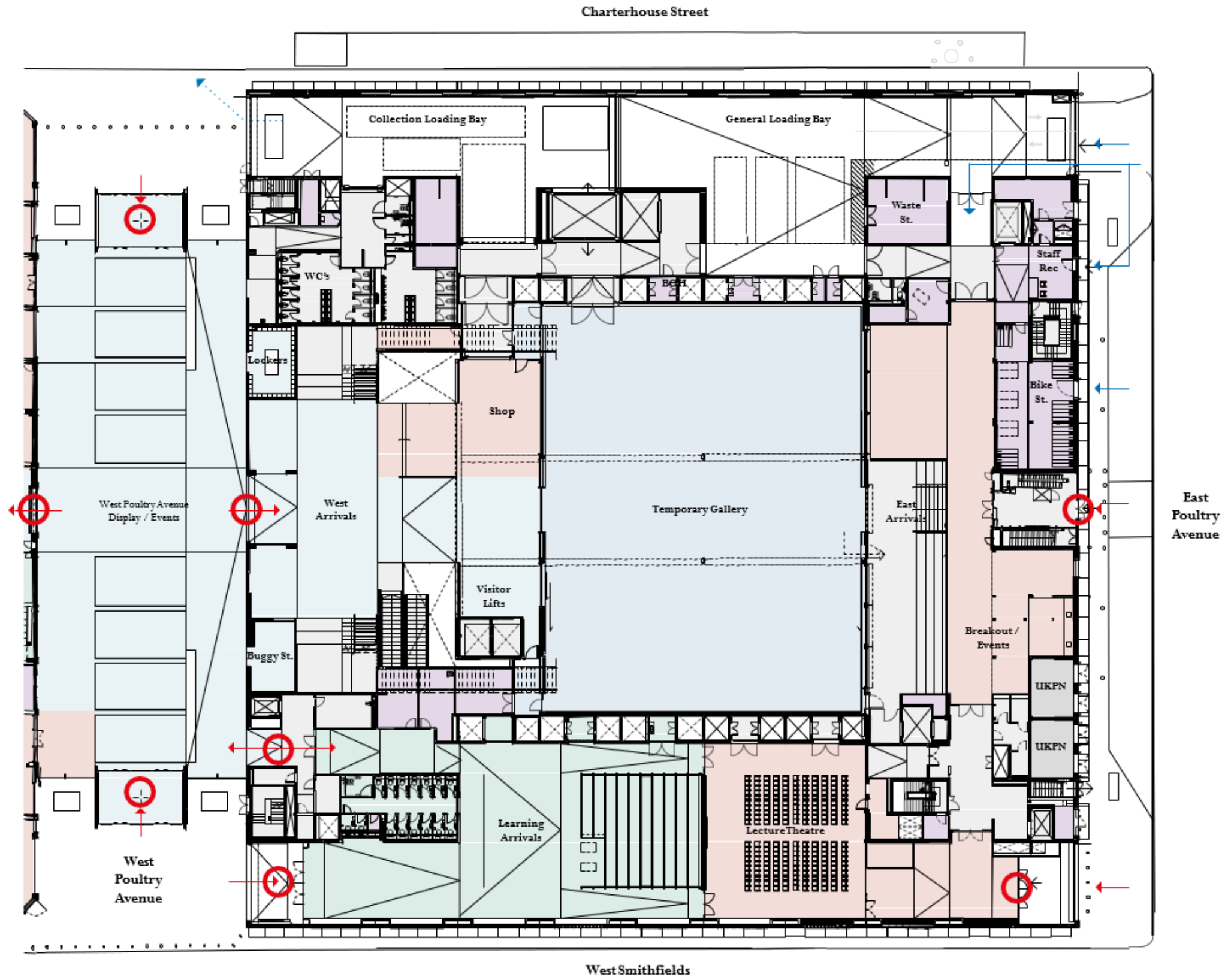


POULTRY MARKET PROPOSED PLAN - GROUND FLOOR

MOL

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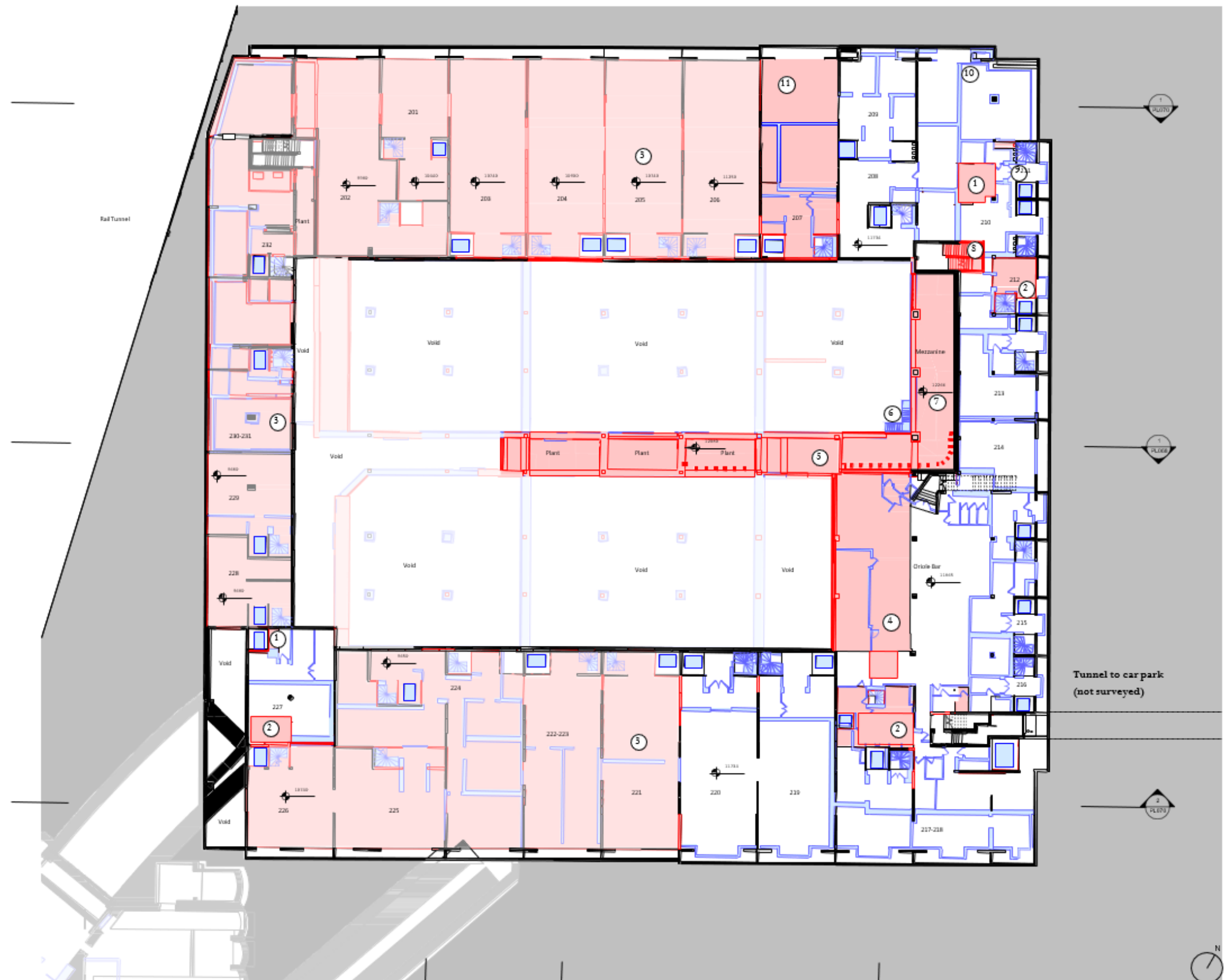
- Key
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant
- Staff / vehicle entry
- Visitor entry



- 1 Floor slab removed to accommodate new lift
- 2 Floor slab removed to accommodate new stair core
- 3 Floor level aligned to central basement
- 4 Section of mezzanine removed to accommodate lowered level slab above
- 5 Plant mezzanine above corridor removed
- 6 Temporary stair removed
- 7 Inaccessible mezzanine removed
- 8 Existing stair removed
- 9 Doors salvaged for re-use as raw material, furniture etc.
- 10 Cold store cork lining and lightweight internal walls removed
- 11 Mezzanine floor removed to accommodate plant in main basement

- Retention/Local Repairs
- Removal
- Soft Strip
- Existing windows removed & replaced with thermally upgraded glazing to match existing

Note: All rolling shutters to be repaired or replaced, subject to further survey of condition.



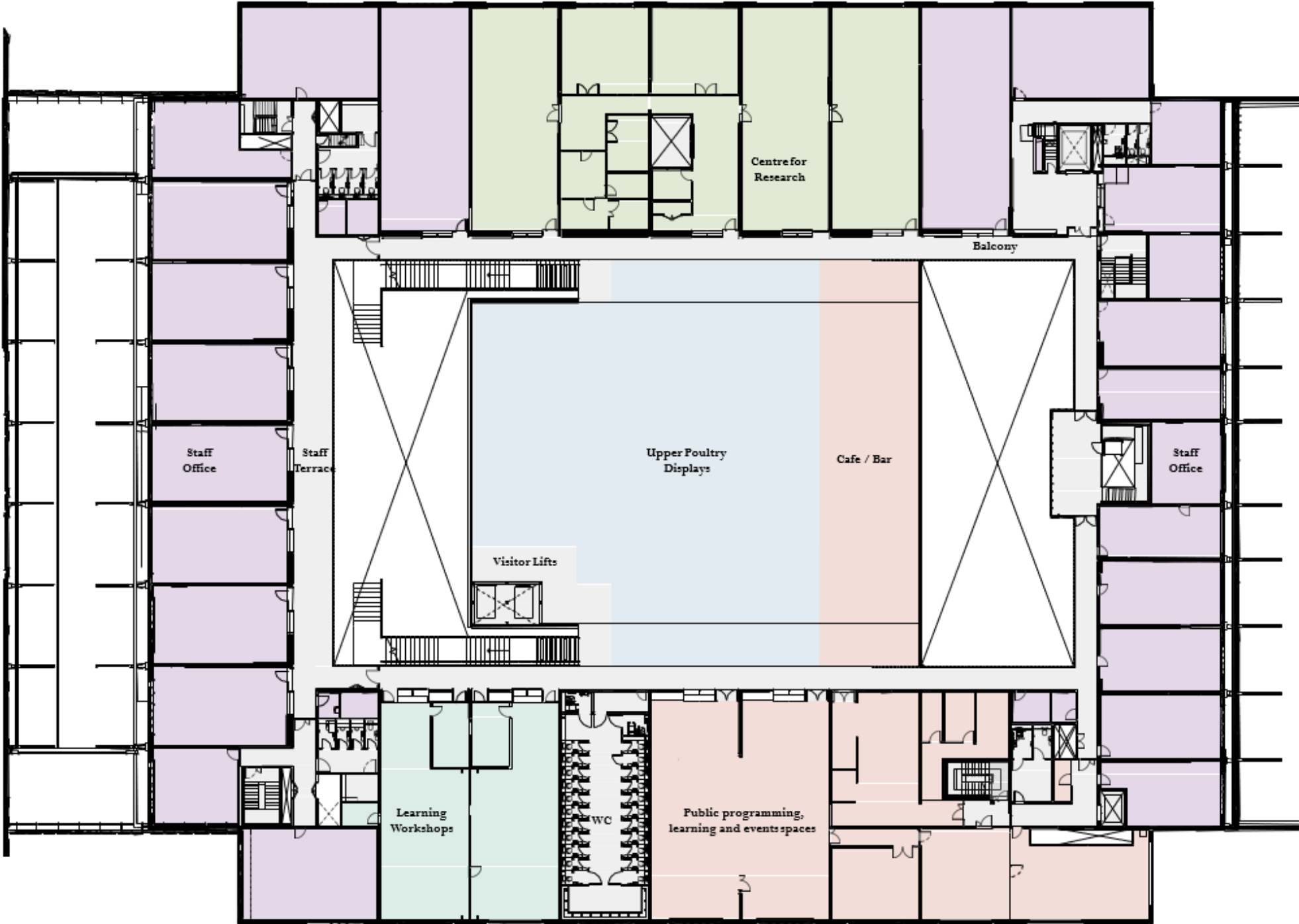
Basement Mezzanine demolition plan

- Key
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant





- Key
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant

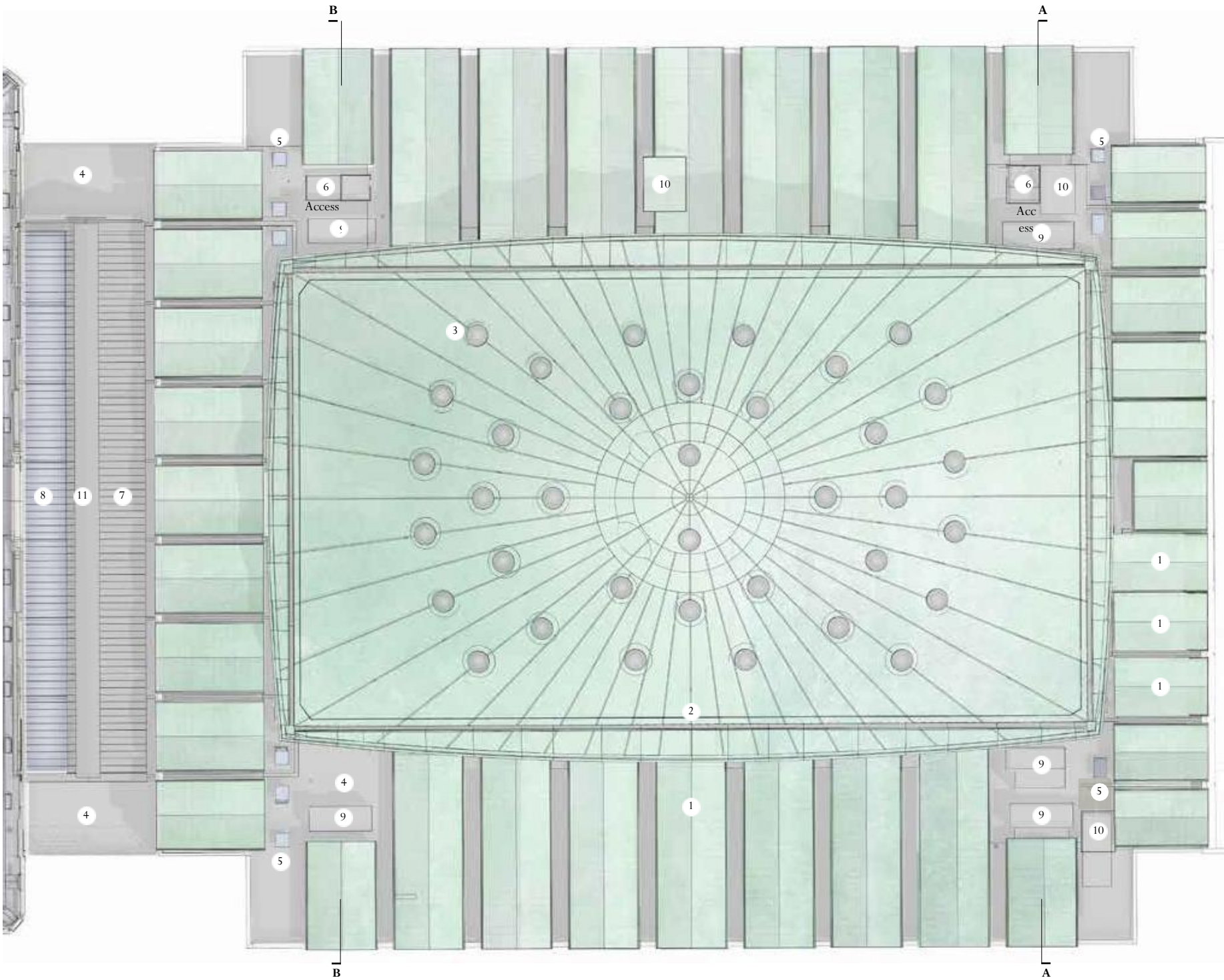




Archive photograph of East Poultry Avenue original roofscape showing precedent plant detail to monitor roof



Aerial photograph of North West corner showing typical existing stair enclosure and corner plant equipment location



Proposed roof plan showing final patination colour (5 years)



- Key
- | | |
|--|---------------------------------------|
| 1 New standing seam copper cladding | 6 New roof access hatch |
| 2 Metal balustrade (not part of planning application) | 7 New pitched standing seam zinc roof |
| 3 New double glazed circular rooflights (not part of planning application) | 8 New pitched roof skylight |
| 4 New bitumen type roof covering | 9 New roof plant |
| 5 Repaired existing rooflight | 10 Lift overrun |

POULTRY MARKET EXISTING SECTIONS

MOL

Key

- 1 Columns and lightweight walls removed to allow for new temporary gallery steel structure. Cork linings removed to reduce fire risk
- 2 Area of sloping floor slab removed to be replaced with level floor
- 3 Plant mezzanine and central corridor removed
- 4 Refer to drawing PL108 + PL109 for opening up work to perimeter balcony walls
- 5 Section of balustrade removed to accommodate access onto new floor area
- 6 Steel frame market structure and lightweight walls removed
- 7 Balustrade carefully removed, salvaged and reinstated to accommodate staff entrance
- 8 Suspended floor and dwarf walls removed to align to central basement floor slab
- 9 Existing entrance removed, widened and replaced
- 10 Removal of existing purlins and polycarbonate roof
- 11 Removal of hanging gutter
- 12 Overpanel removed to accommodate new glazed clerestory
- 13 Internal office partition removed
- 14 Area of floor slab removed to accommodate proposed Art and Goods Lift
- 15 Door widened to accommodate large objects entrance
- 16 Rooflight removed and opening reused as service riser
- 17 Brickwork only removed
- 18 Brickwork and concrete with structure removed
- 19 Plant access enclosures removed
- 20 Loading bay shutter removed and replaced to match
- 21 Trader's unit shutter removed removed and replaced to match
- 22 Localised structural openings to dividing walls to connect spaces laterally on North and South wings
- 23 Localised structural opening to accommodate Goods lift overrun
- 24 Shutters removed and glazed doors reinstated
- 25 Spiral stair removed
- 26 Lift removed
- 27 Structural opening required for duct work distribution
- 28 Removed structure to accommodate new lift core
- 29 EPA Canopy not part of planning application
- 30 Shutters repaired or replaced subject to condition survey

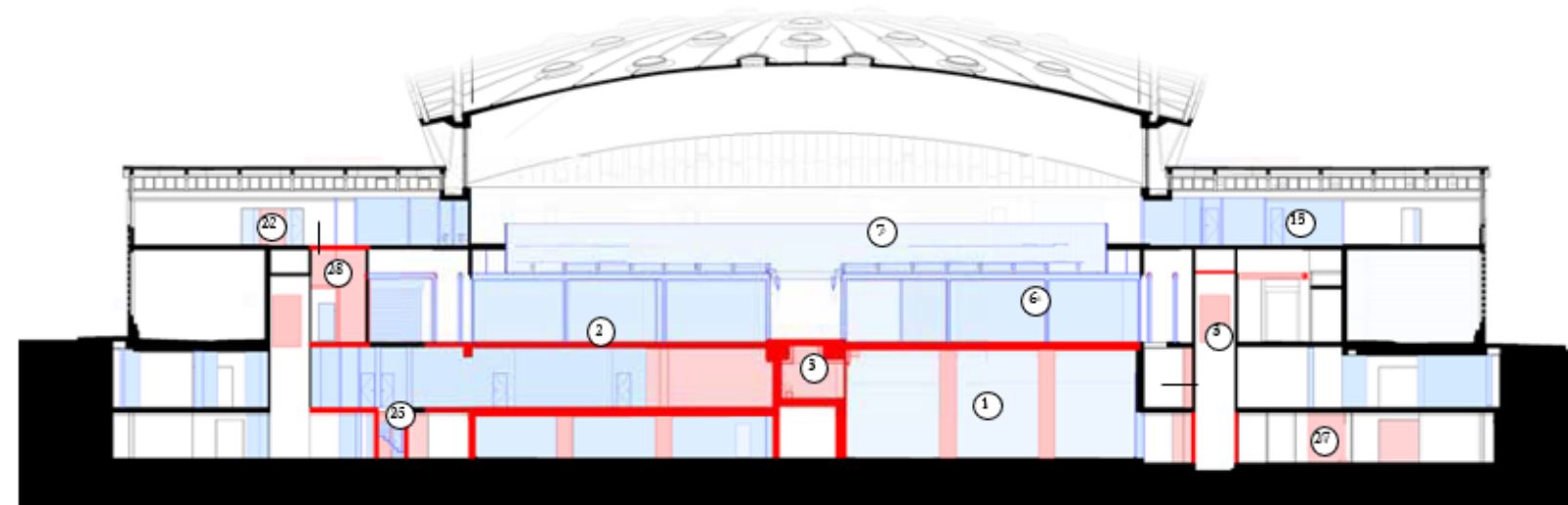
Retention/Local Repairs

Removal

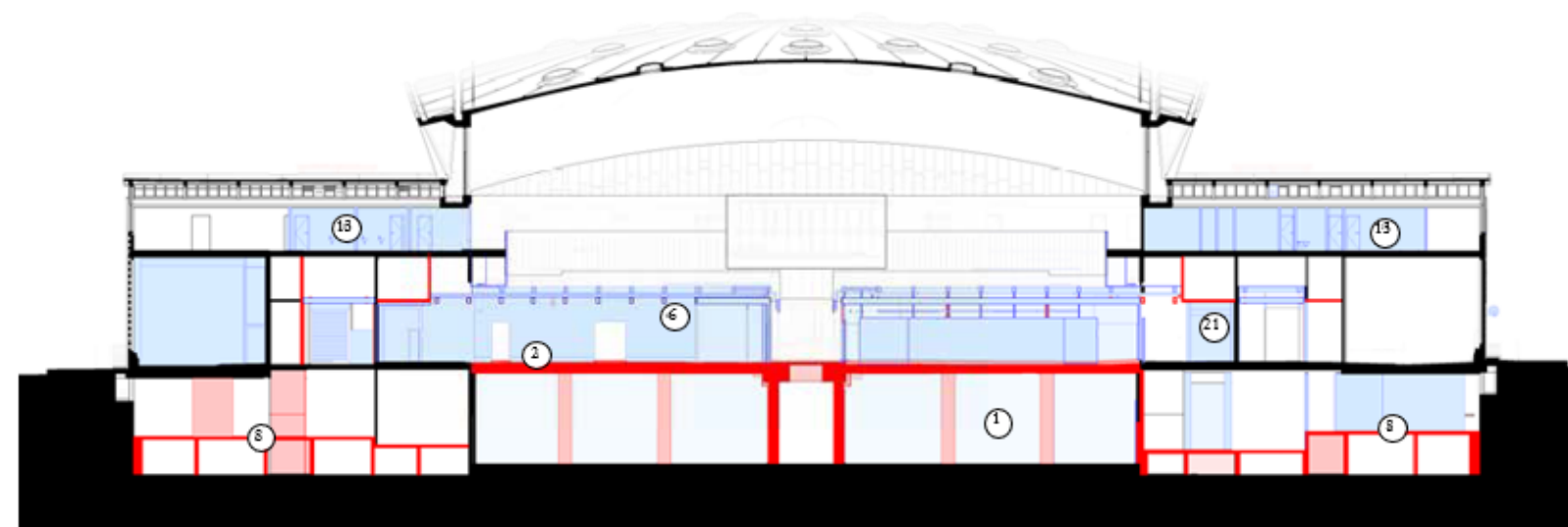
Soft Strip

Existing windows removed & replaced with thermally upgraded glazing to match existing

Note: All rolling shutters to be repaired or replaced, subject to further survey of condition.

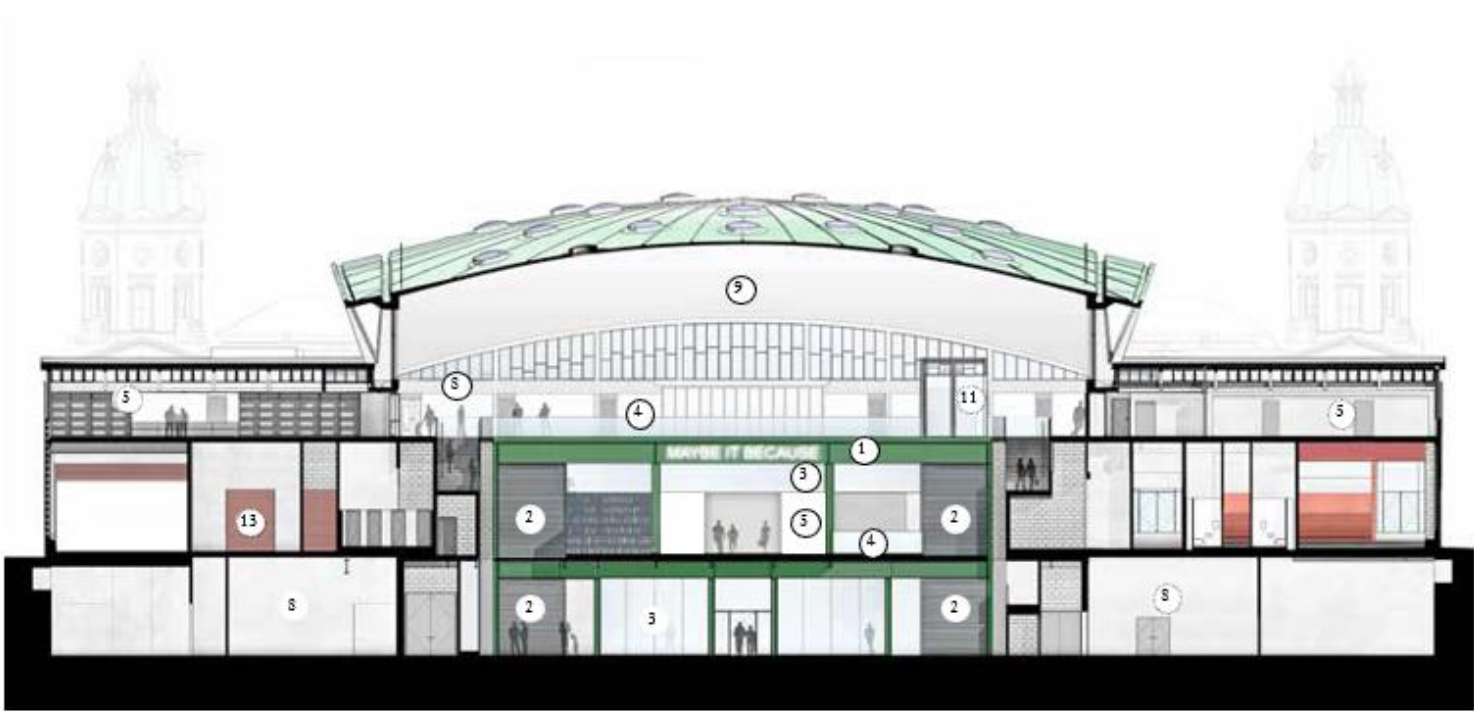


Section through East Arrivals Area showing removal

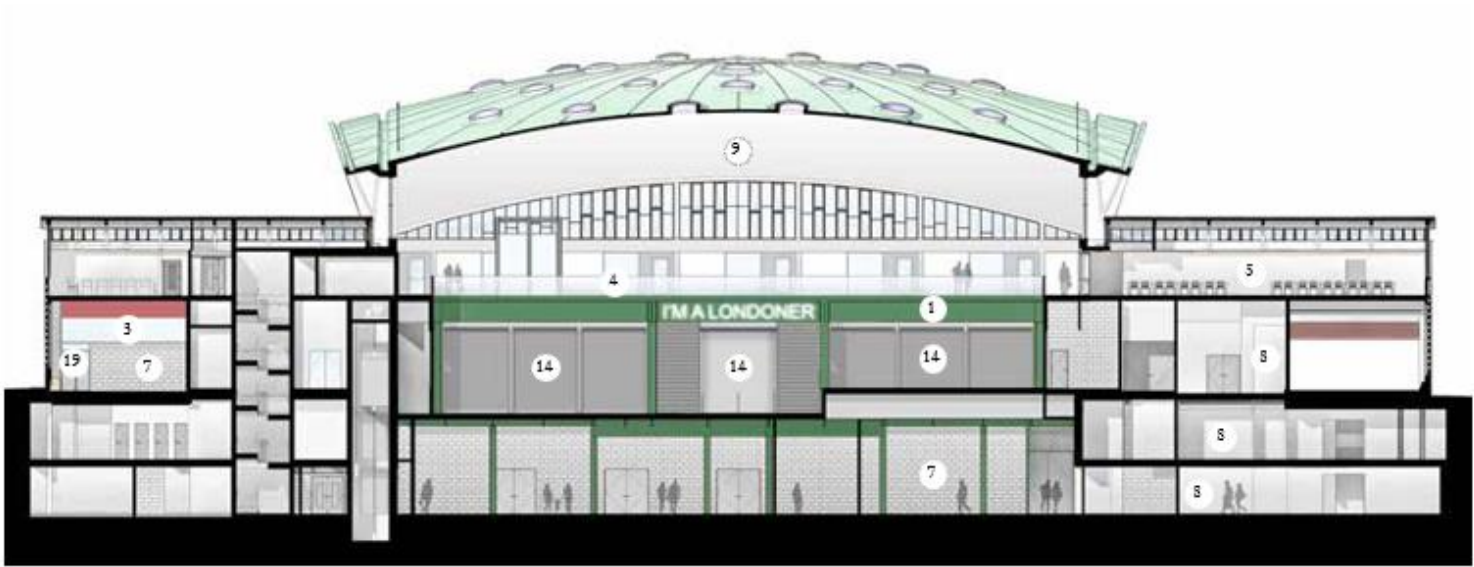


Section through West Arrivals Area showing removal



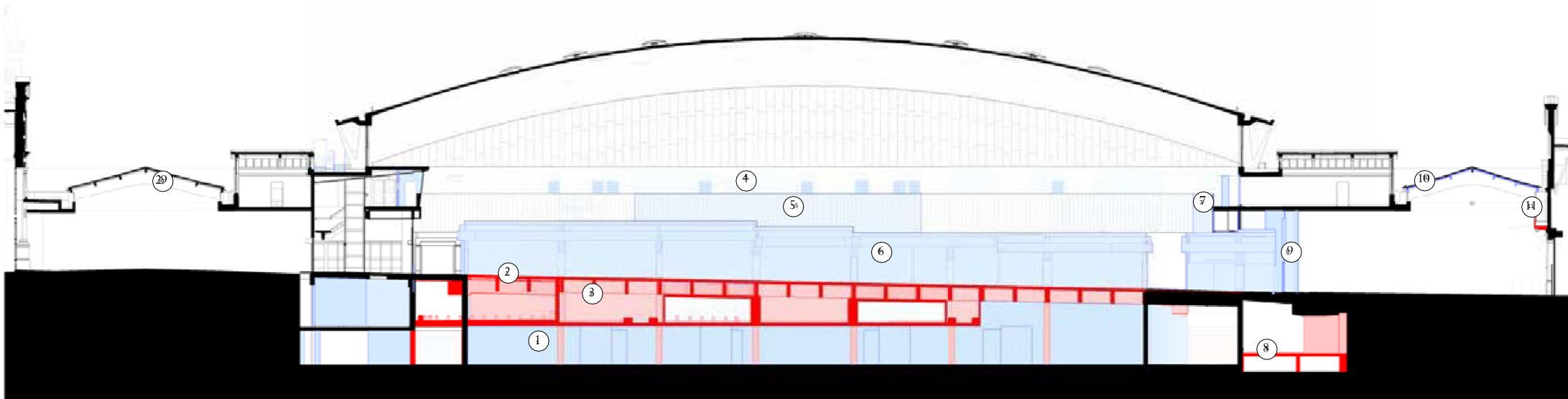


North - South Section through West arrivals area

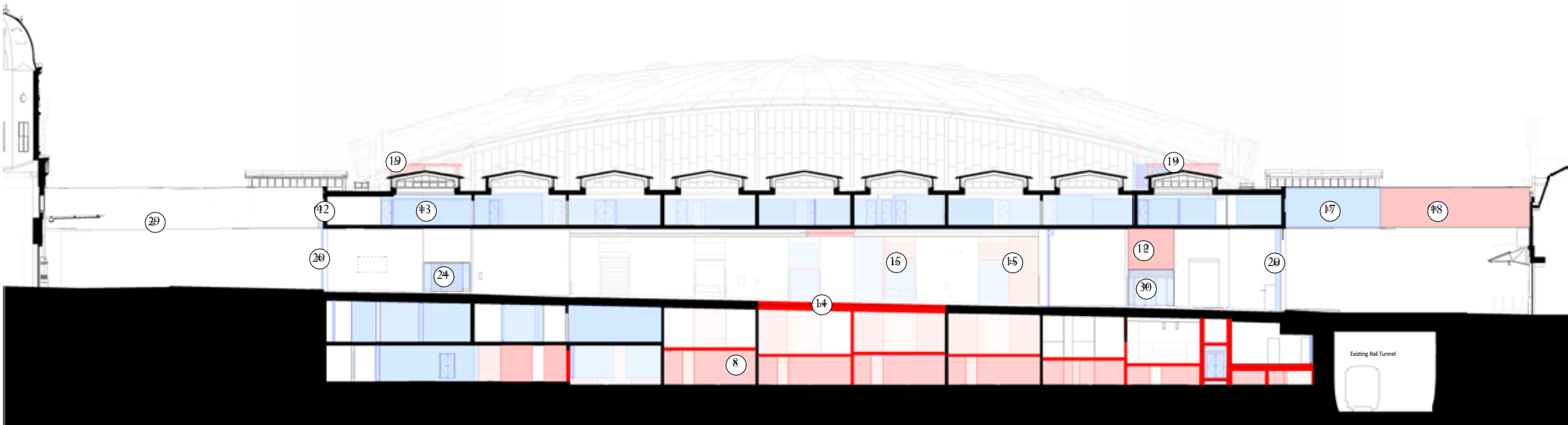


North - South Section through East arrivals area





East-West section showing removal



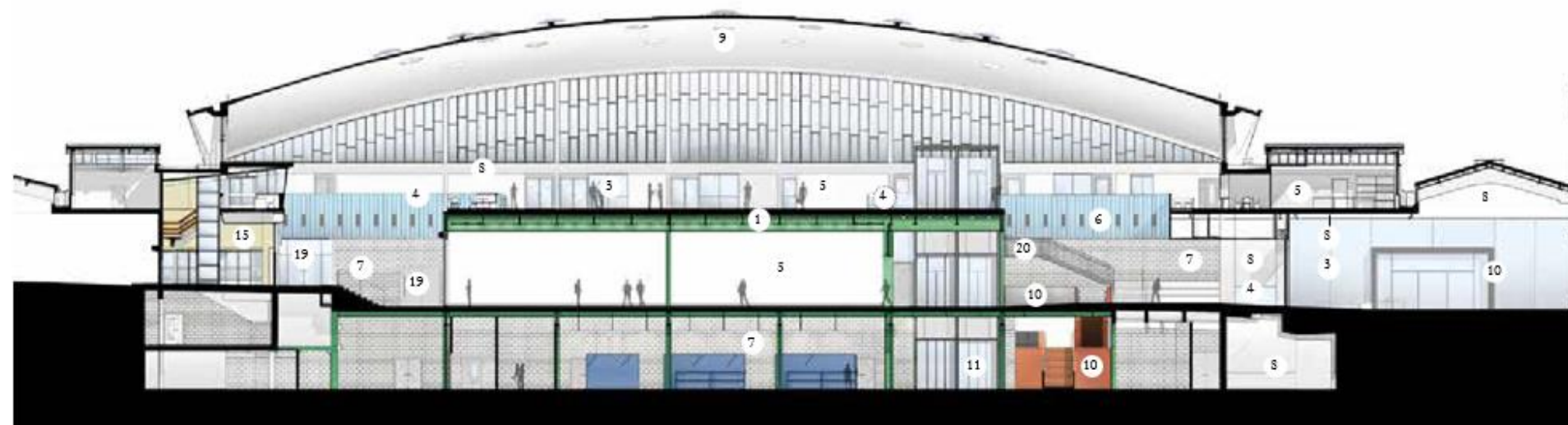
East-West section through loading bay showing removal

- Retention/Local Repairs
 - Removal
 - Soft Strip
 - Existing windows removed & replaced with thermally upgraded glazing to match existing
- Note: All rolling shutters to be repaired or replaced, subject to further survey of condition.



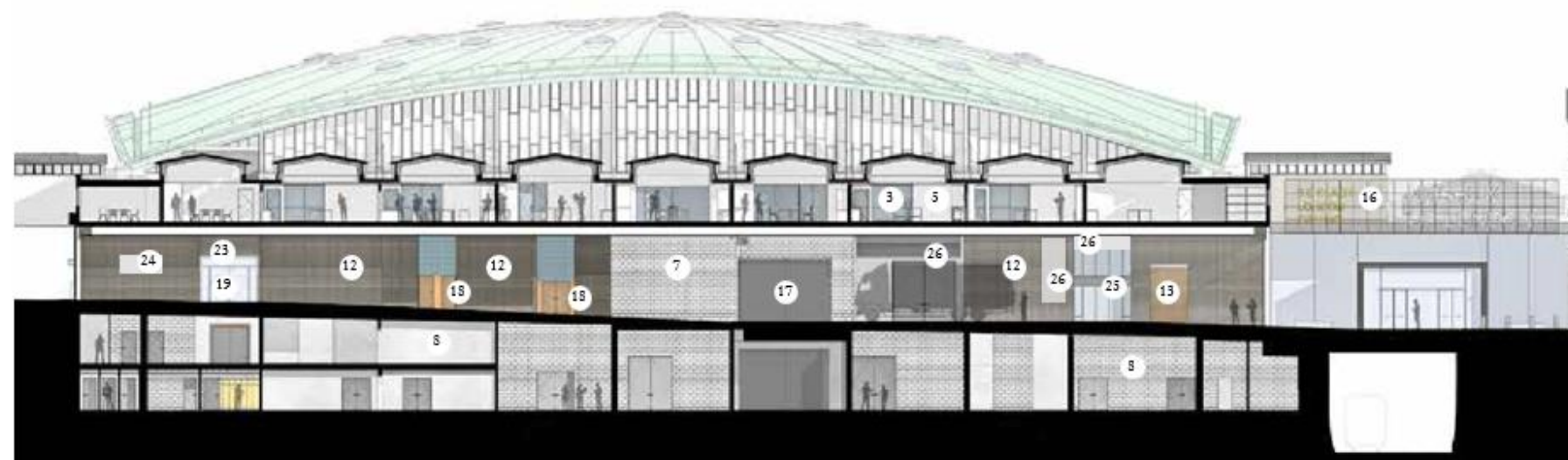
POULTRY MARKET PROPOSED SECTIONS

MOL



- Key
1. Proposed intumescent painted steelwork
 2. Proposed perforated anodized aluminium, corrugated screens
 3. Proposed glazing
 4. Proposed glazed balustrade
 5. Proposed painted plasterboard display wall
 6. Repaired blue balustrade and vents
 7. Proposed fairfaced blockwork
 8. Cleaned existing concrete
 9. Proposed acoustic render
 10. Proposed painted sheet steel
 11. Proposed glazed lift
 12. Cleaned existing brickwork
 13. Proposed painted rolling shutters
 14. Proposed galvanised rolling shutters
 15. Repaired existing ceramic tiles
 16. New metal framework with metal lettering and mesh LED screen
 17. Proposed stainless steel lift doors
 18. Proposed powdercoated metal doors
 19. Glazed doors
 20. PFC metal balustrade
 21. New metal panelling
 22. New timber steps + framework
 23. Existing repaired granite overpanel
 24. Existing plaque
 25. Repaired or replaced rolling shutter
 26. Proposed vent

Note: All existing rolling shutters to be repaired or replaced, subject to further survey of condition.



East - West Section through North Loading Bay













Research Centre



Learning Workshop



Office Studio



Public programming, learning and events spaces



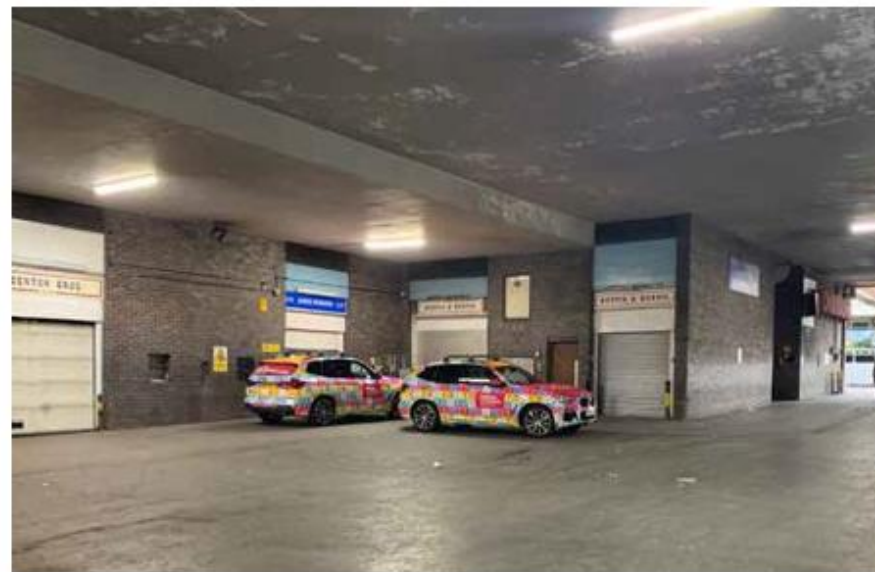




View of proposed Lecture Theatre



Existing Traders entrances including as found signage will be retained



Existing South loading bay looking East



View of school arrival space from seating area



Existing glass block



Interior view of school arrival entrance



Reused meat hanging system



Drop down projection screen

POULTRY MARKET PROPOSED ELEVATIONS

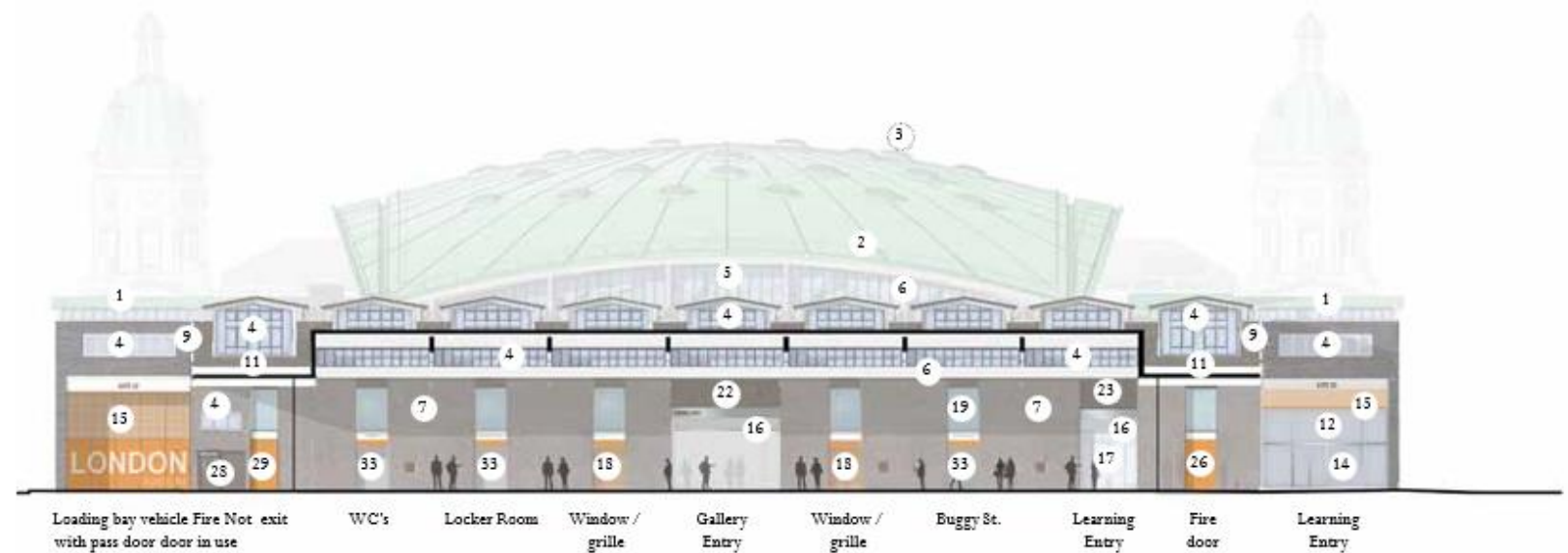
MOL

Note: Main dome roof not part of planning application

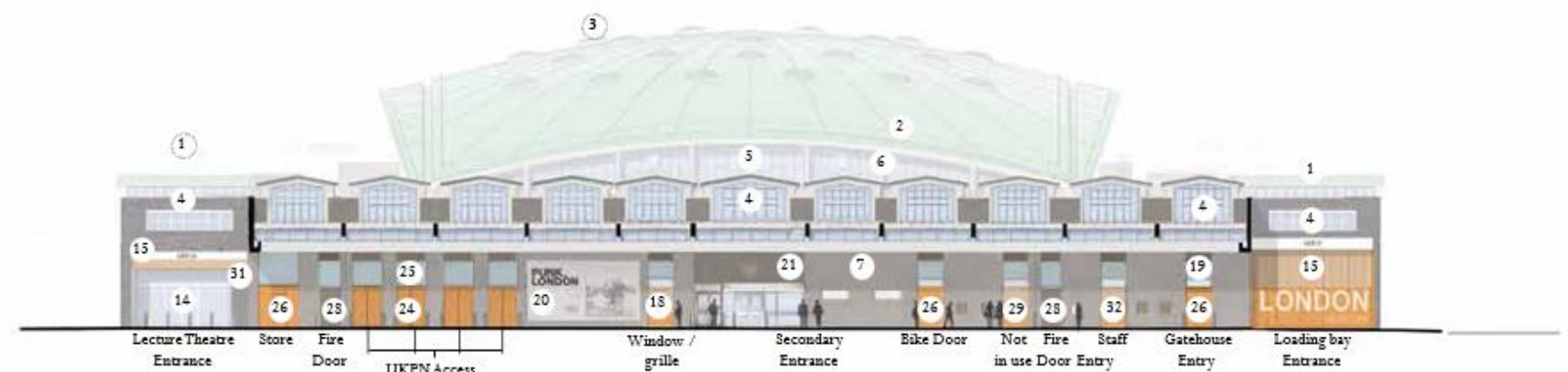
Key

- 1 Existing copper cladding replaced with standing seam
- 2 Existing metal balustrade (not part of planning application)
- 3 Double glazed circular domed rooflights (not part of planning application)
- 4 New thermally broken double glazed windows with natural ventilation openings to match existing
- 5 New thermally broken aluminium windows with natural ventilation openings to match existing
- 6 Repaired exposed concrete structure
- 7 Repaired existing brickwork
- 8 Repaired hexagonal glass block wall and granite base
- 9 New metal framework with metal lettering and mesh LED screen
- 10 Back exposed existing concrete structural wall
- 11 New bitumen type flat roof
- 12 New large format structural bonded glass
- 13 New double glazed sliding door system within sheet steel portal frame
- 14 New double glazed entrance with glass hinged doors
- 15 New loading bay painted roller shutter open grille with solid base and pass door
- 16 New internal galvanised roller shutter
- 17 New glazed double door
- 18 New internal glazed windows behind repaired or replaced open grille shutters (subject to condition)
- 19 New glazed lightbox, repaired tiles and repaired / replaced painted rolling shutter
- 20 Brick wall with indicative signage zone
- 21 Repaired brushed SS glazed doors and polished granite overpanel
- 22 Repaired polished granite overpanel and new signage
- 23 New polished granite overpanel and new signage
- 24 New powdercoated UKPN metal louvre doors
- 25 New ceramic tiles
- 26 New powdercoated metal door with shutter repaired or replaced held open
- 27 New thermally broken double glazed fixed windows
- 28 Repair or replace existing hardwood door and fanlight above
- 29 Existing opening blocked off with repaired or replaced shutter fixed shut
- 30 New street lighting
- 31 Painted louvre ventilation panel
- 32 Double glazed door with repaired or replaced shutter in front
- 33 Existing opening with repaired or replaced shutter held open

Note: All rolling shutters to be repaired or replaced, subject to further survey of condition.



Poultry Market West Elevation

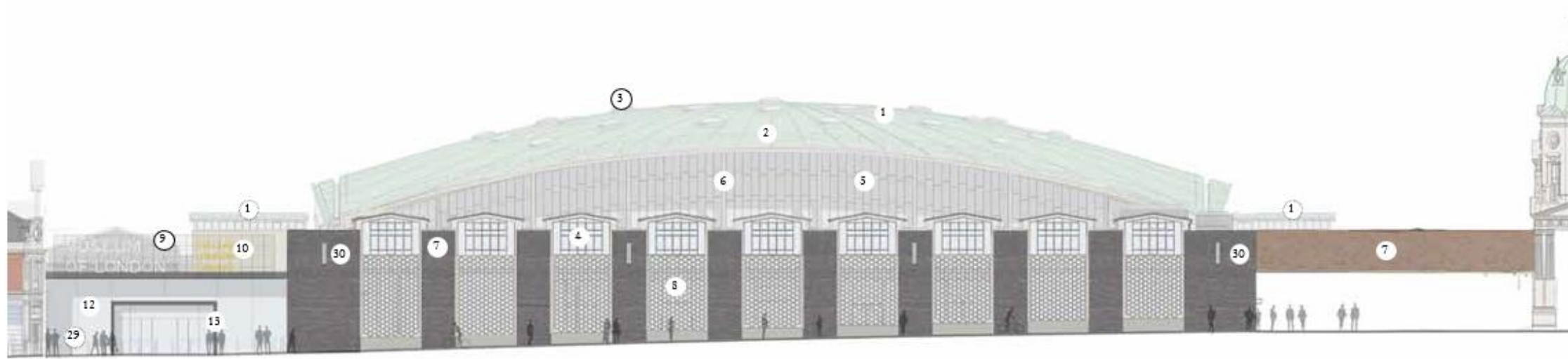


Poultry Market East Elevation

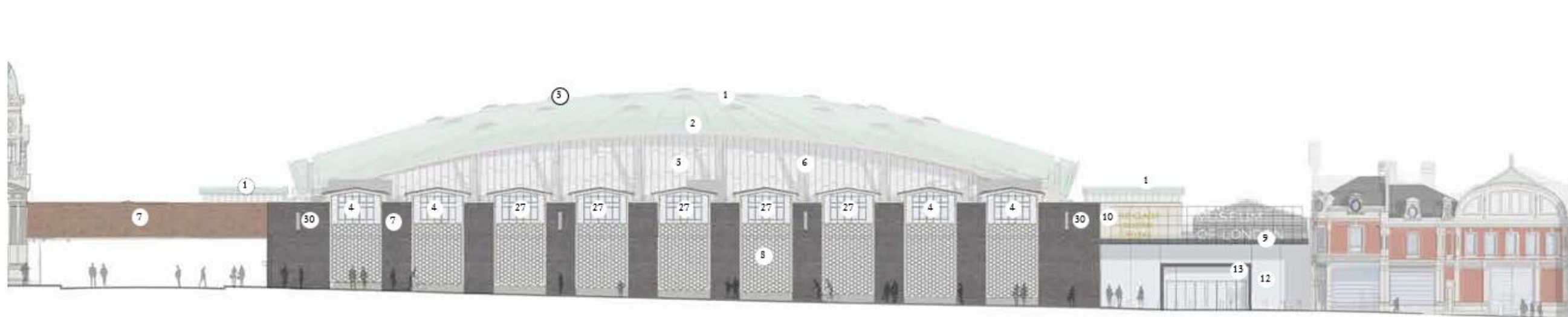


POULTRY MARKET PROPOSED ELEVATIONS

M^oL



Poultry Market South Elevation



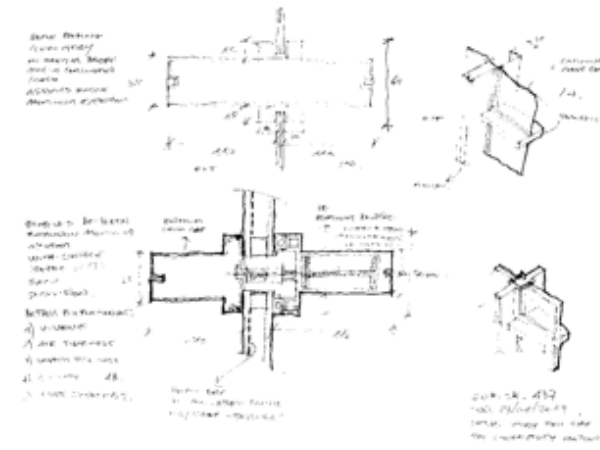
Poultry Market North Elevation

POULTRY MARKET PROPOSED LUNETTE GLAZING REPLACEMENT

MOL

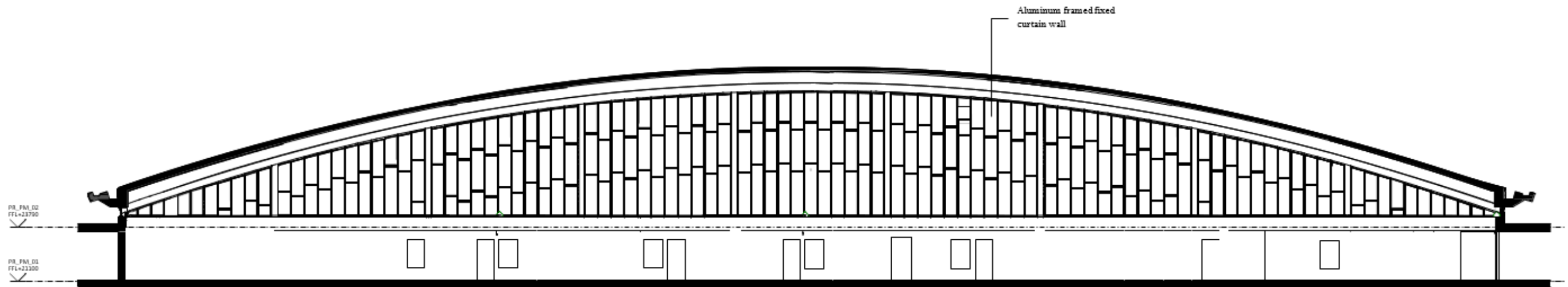


Dome clerestory Glazing- Internal section-- Natural ventilation strategy

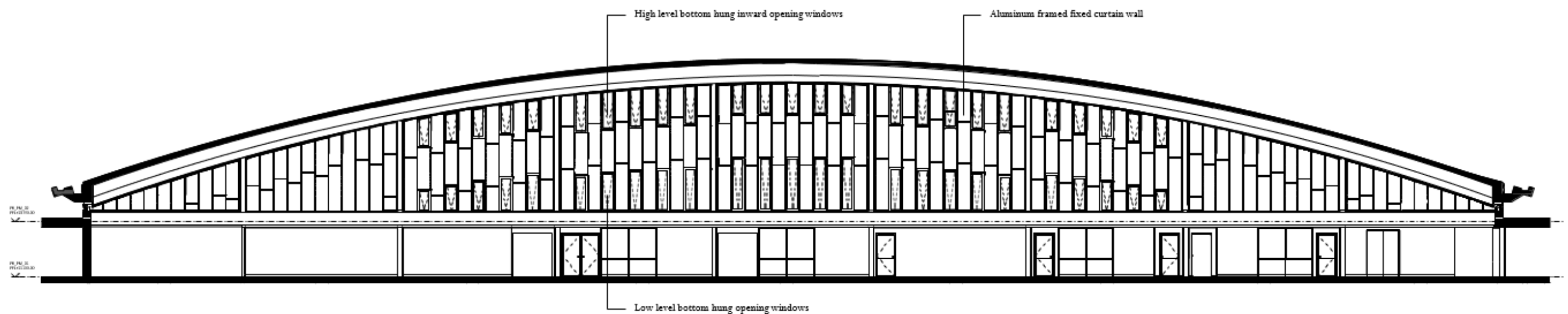


Study sketch of the clerestory existing facade detail and new proposed thermally broken system

Page 73



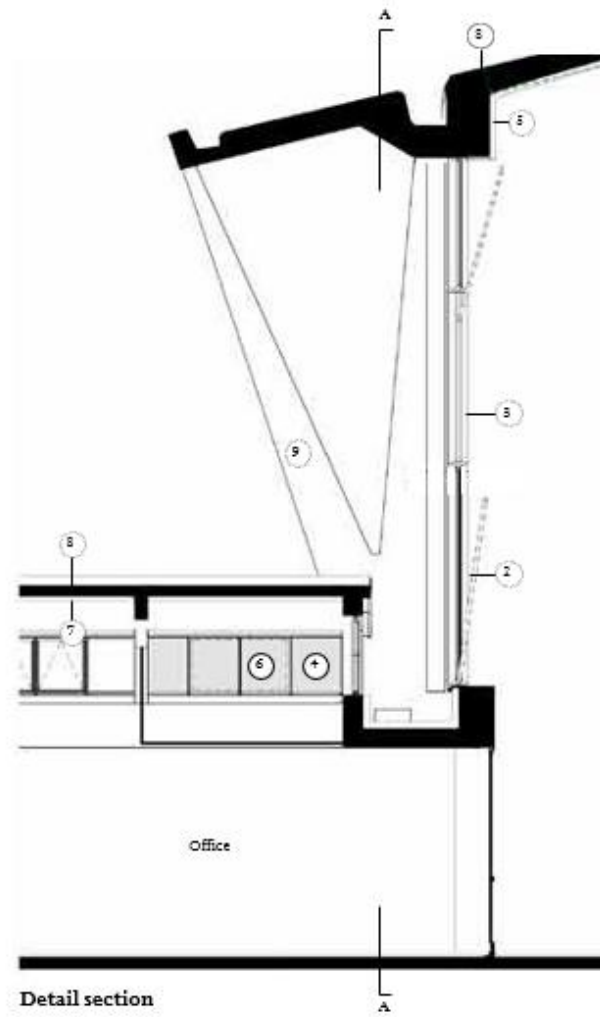
Existing lunette windows- Elevation



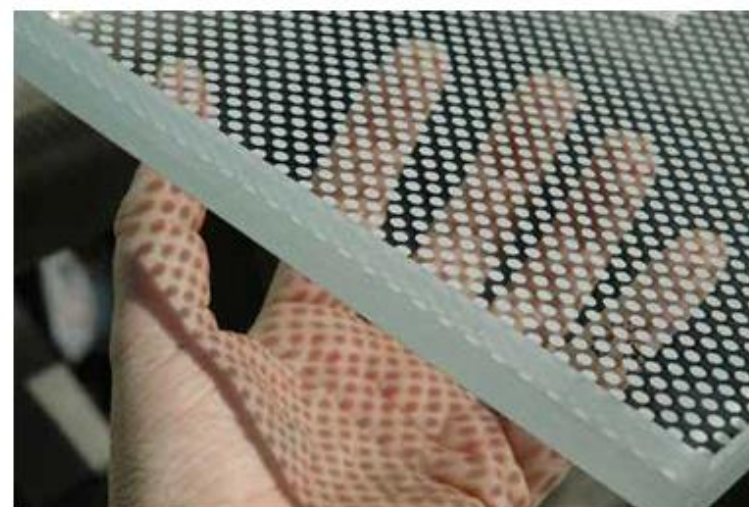
Proposed lunette windows- Elevation

POULTRY MARKET PROPOSED LUNETTE GLAZING REPLACEMENT

MOL



- Key
- 1 2-layer bituminous torch applied warm roof
 - 2 Inward bottom hung inward opening window.
 - 3 Aluminium thermally broken facade to match existing with 70% ceramic frit to glazing
 - 4 Insulated infill panel to conceal mechanical ventilation ductwork routes
 - 5 Acoustic mineral render
 - 6 Services penetration through existing opening
 - 7 Woodwool acoustic tiles
 - 8 Copper standing seam
 - 9 Exposed concrete
 - 10 Internal stainless steel windows and doors





Existing Entrance from East Poultry Avenue



Proposed Entrance from East Poultry Avenue



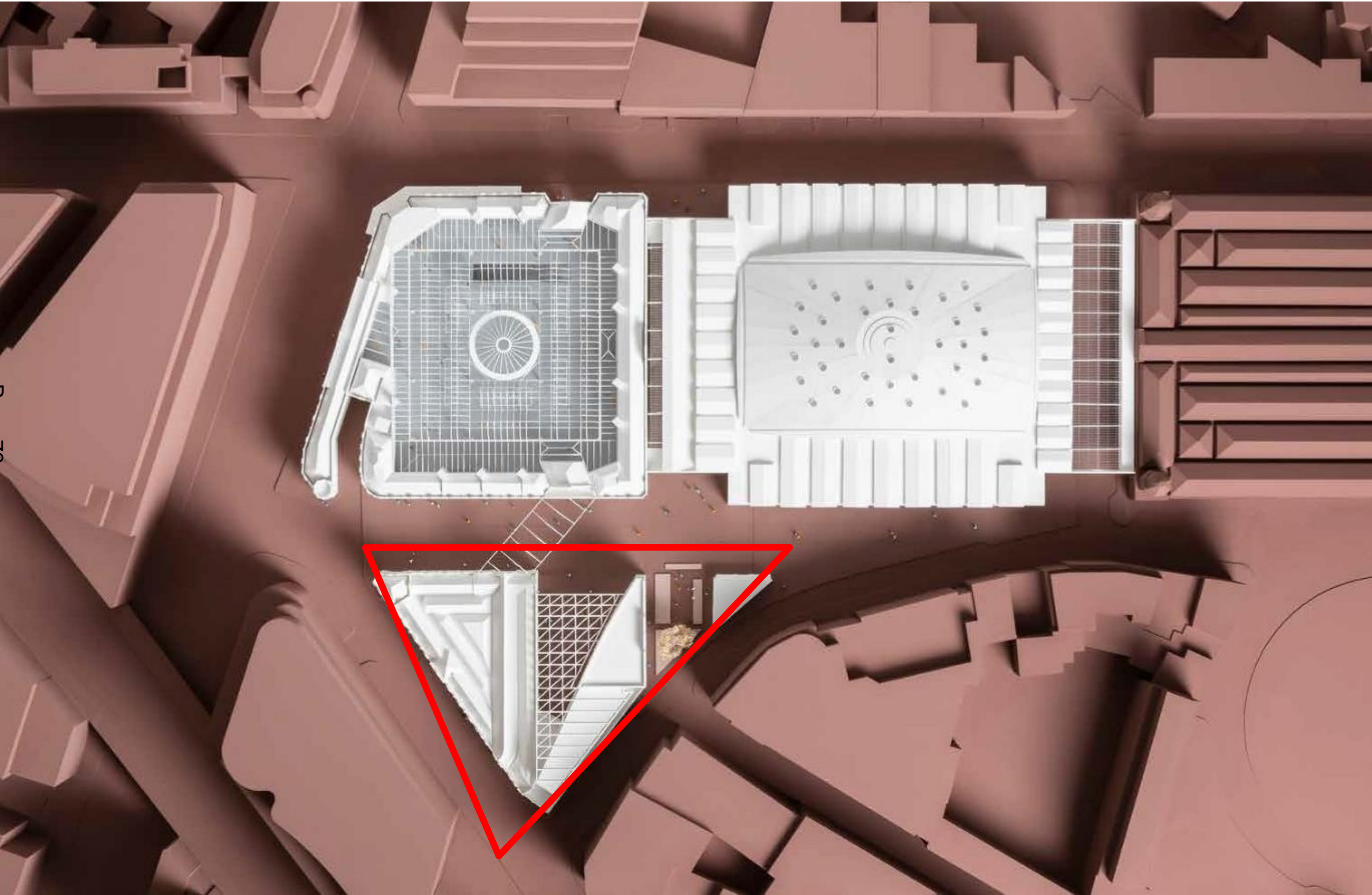
Lecture Theatre entrance

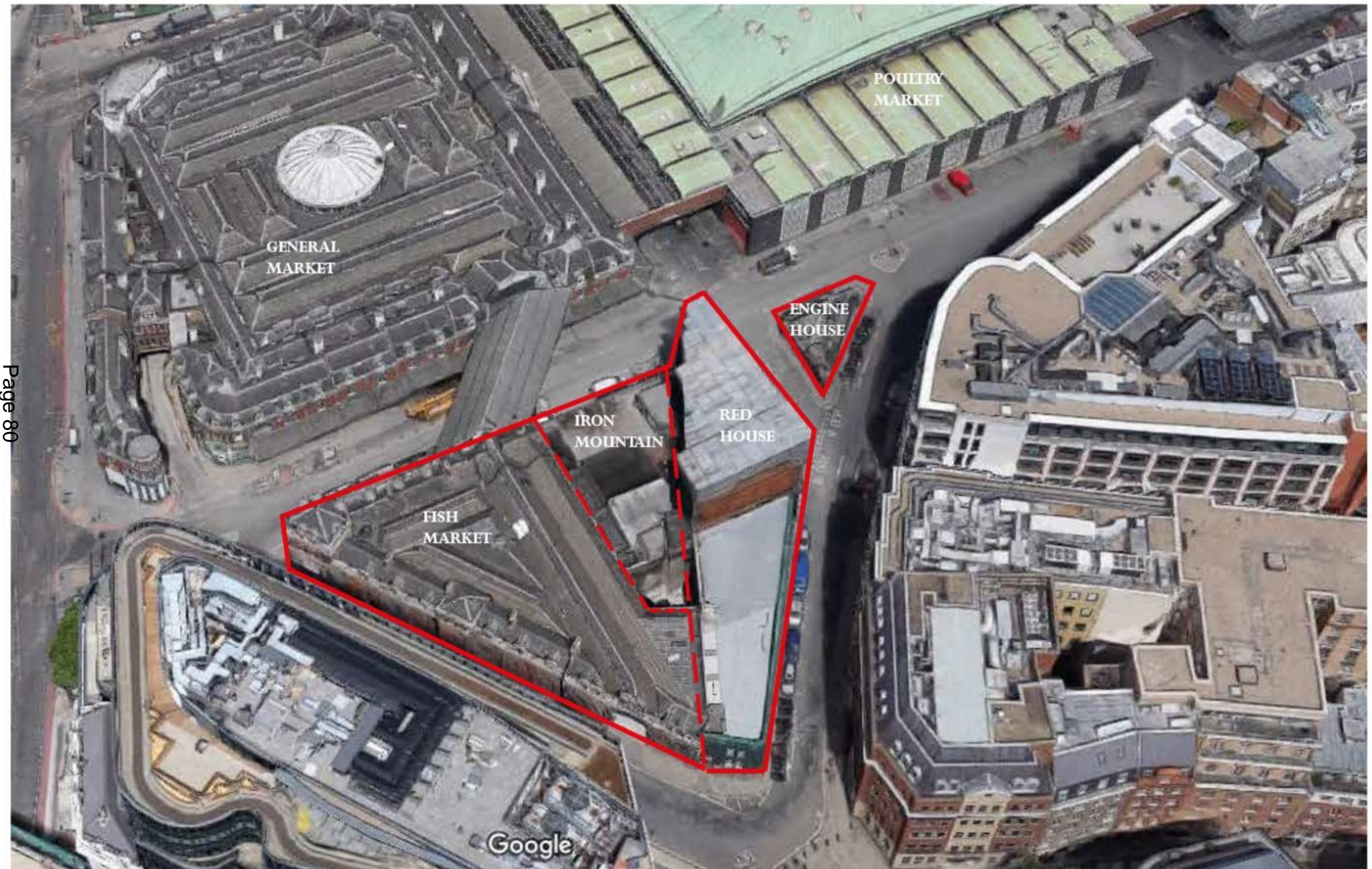


Existing South East loading bay entrance







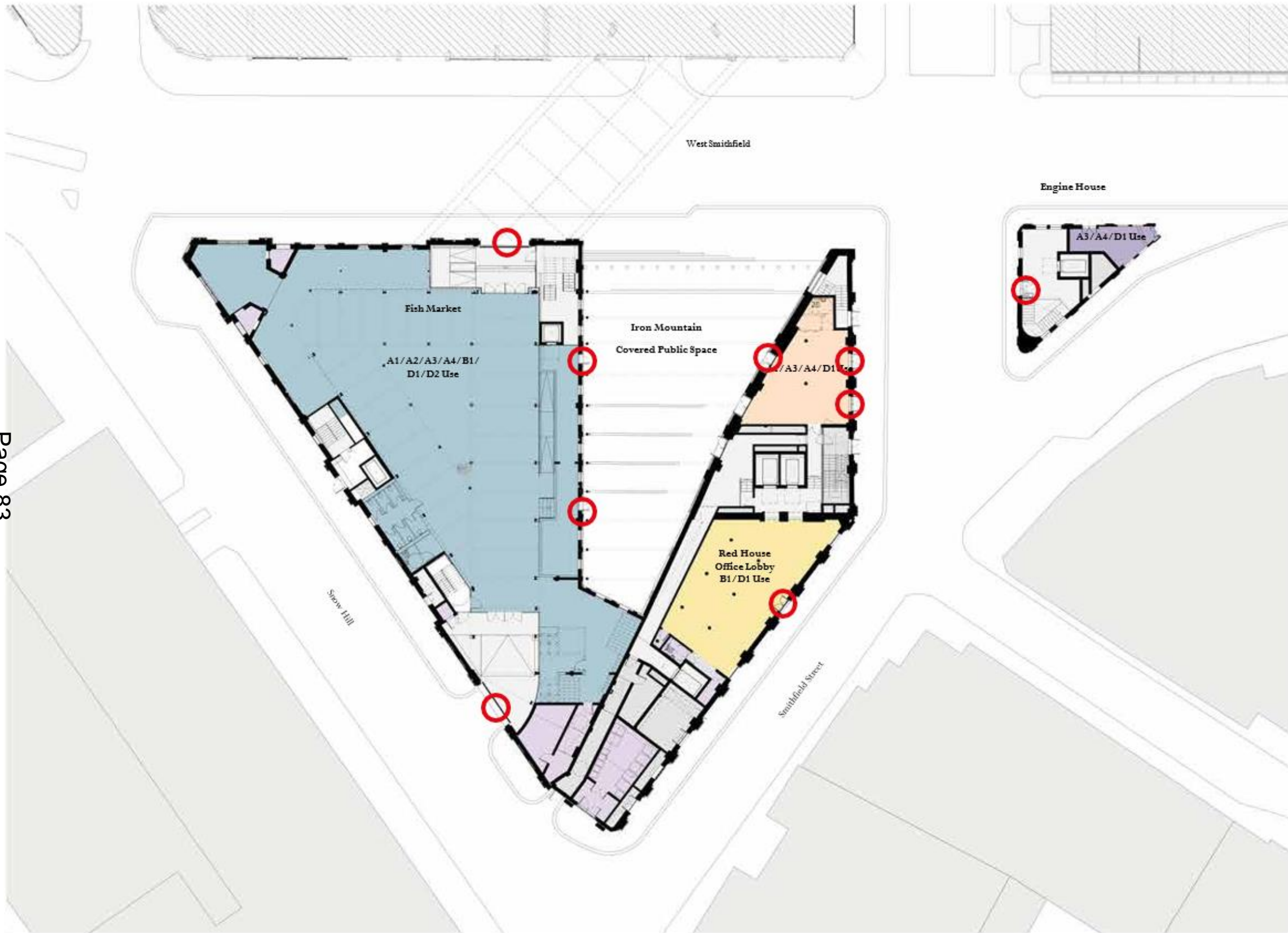




ANNEXE SITE EXISTING PLAN - GROUND FLOOR

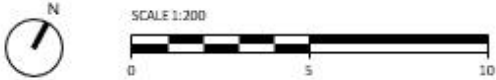


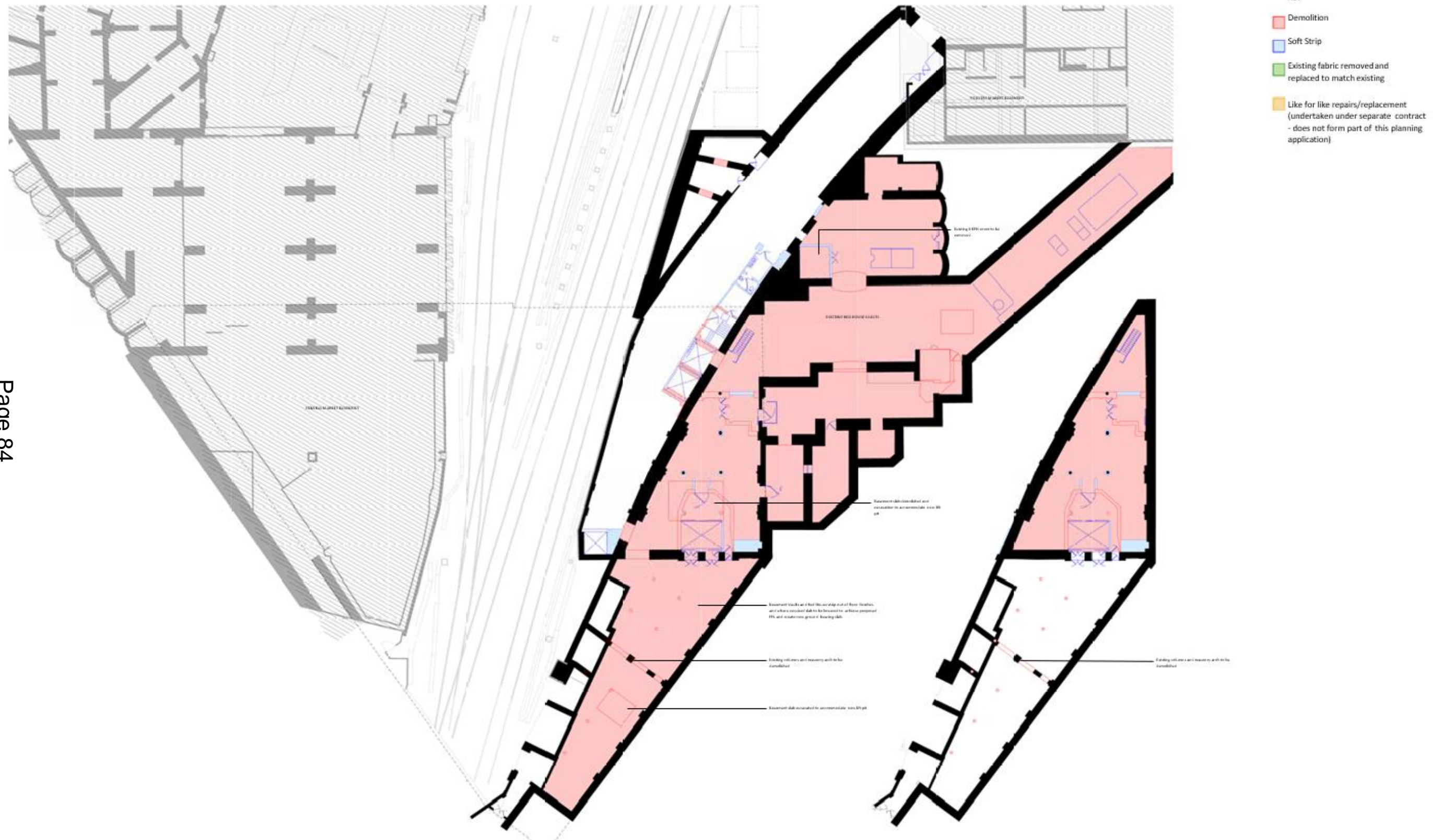
ANNEXE SITE PROPOSED PLAN - GROUND FLOOR

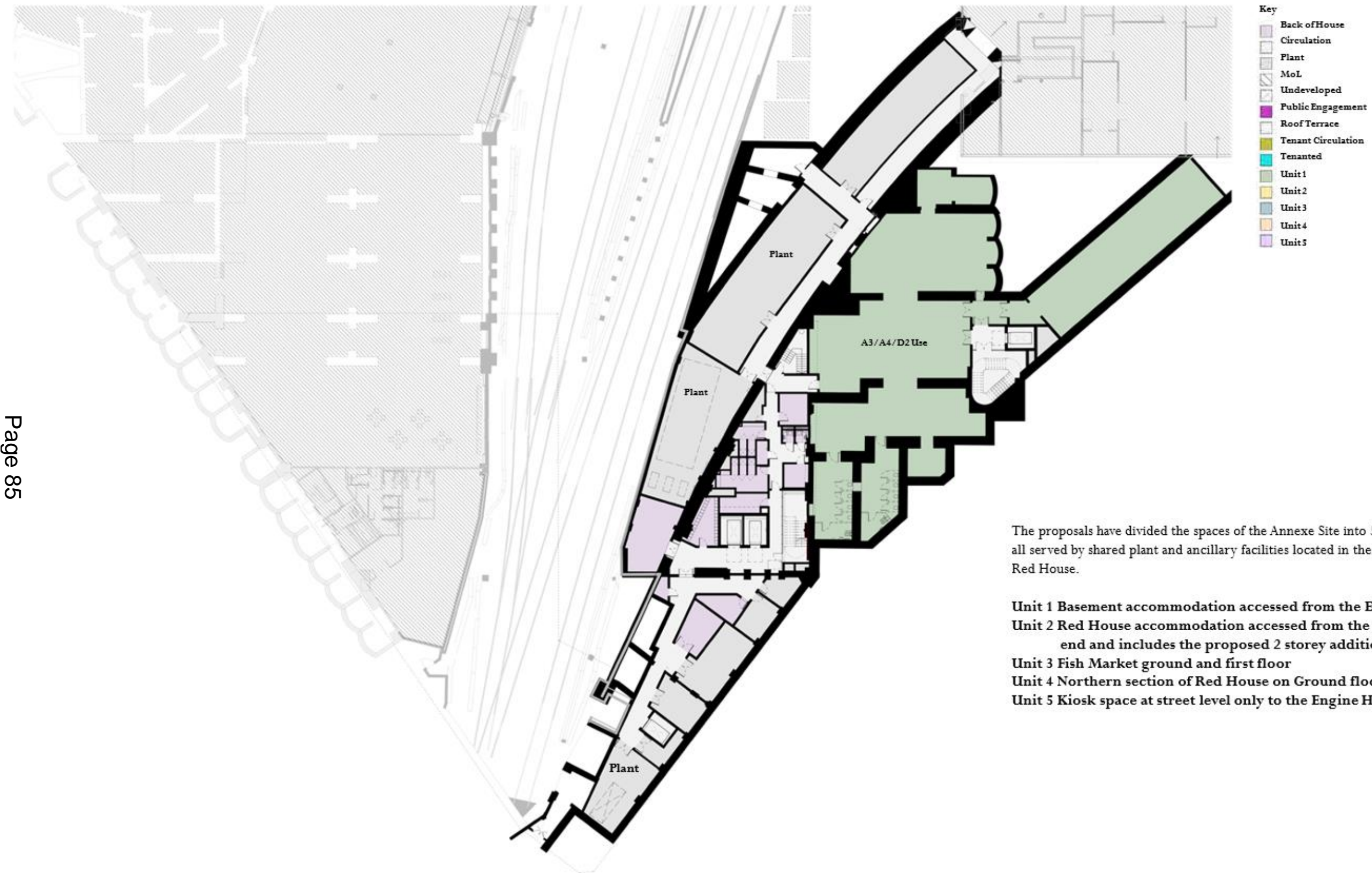


- Key
- Back of House
 - Circulation
 - Plant
 - MoL
 - Undeveloped
 - Public Engagement
 - Roof Terrace
 - Tenant Circulation
 - Tenanted
 - Unit 1
 - Unit 2
 - Unit 3
 - Unit 4
 - Unit 5

Ground Floor Plan





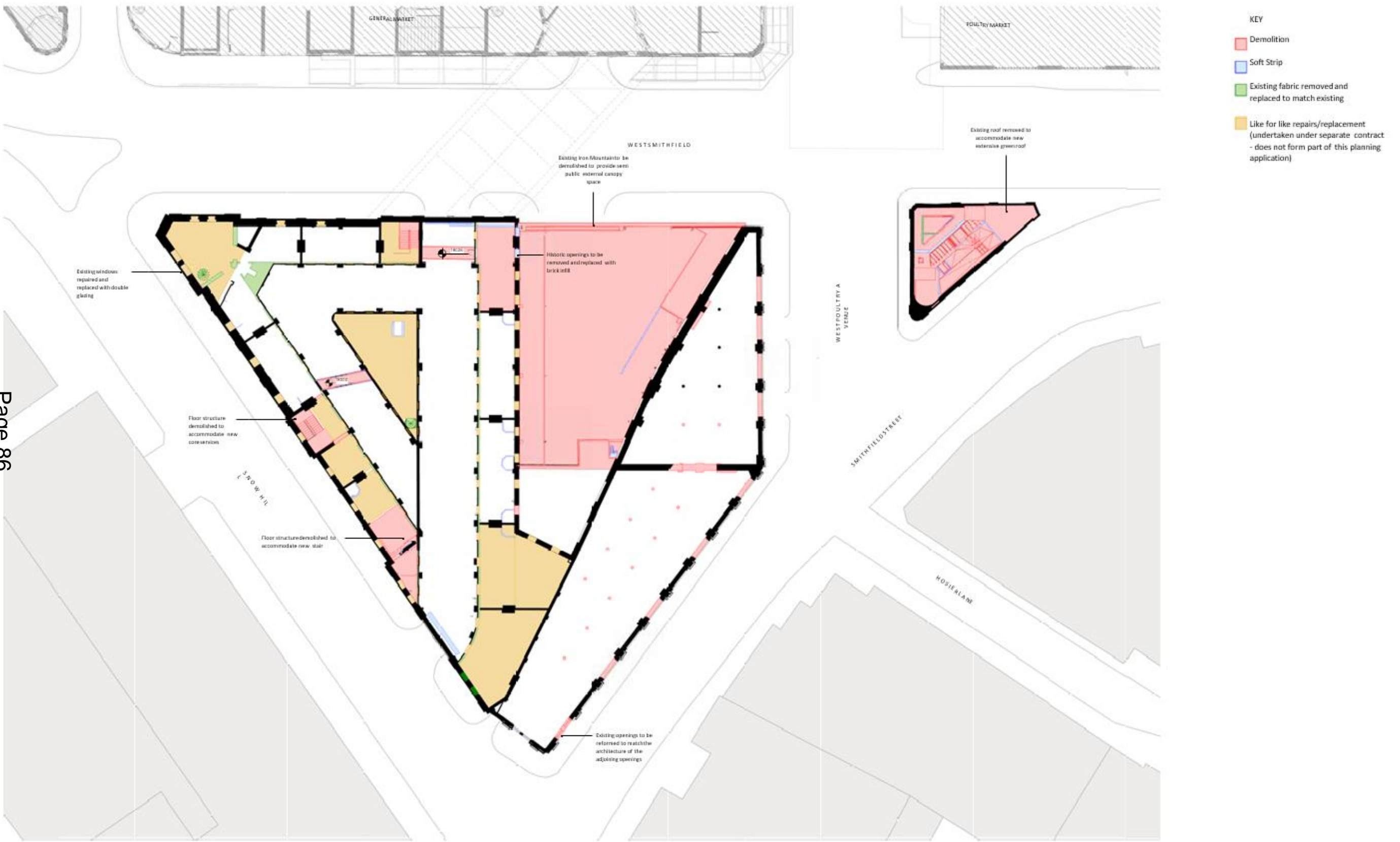


The proposals have divided the spaces of the Annexe Site into 5 potential units, all served by shared plant and ancillary facilities located in the basement of the Red House.

- Unit 1 Basement accommodation accessed from the Engine House
- Unit 2 Red House accommodation accessed from the South Eastern end and includes the proposed 2 storey addition
- Unit 3 Fish Market ground and first floor
- Unit 4 Northern section of Red House on Ground floor only
- Unit 5 Kiosk space at street level only to the Engine House

Basement Floor Plan

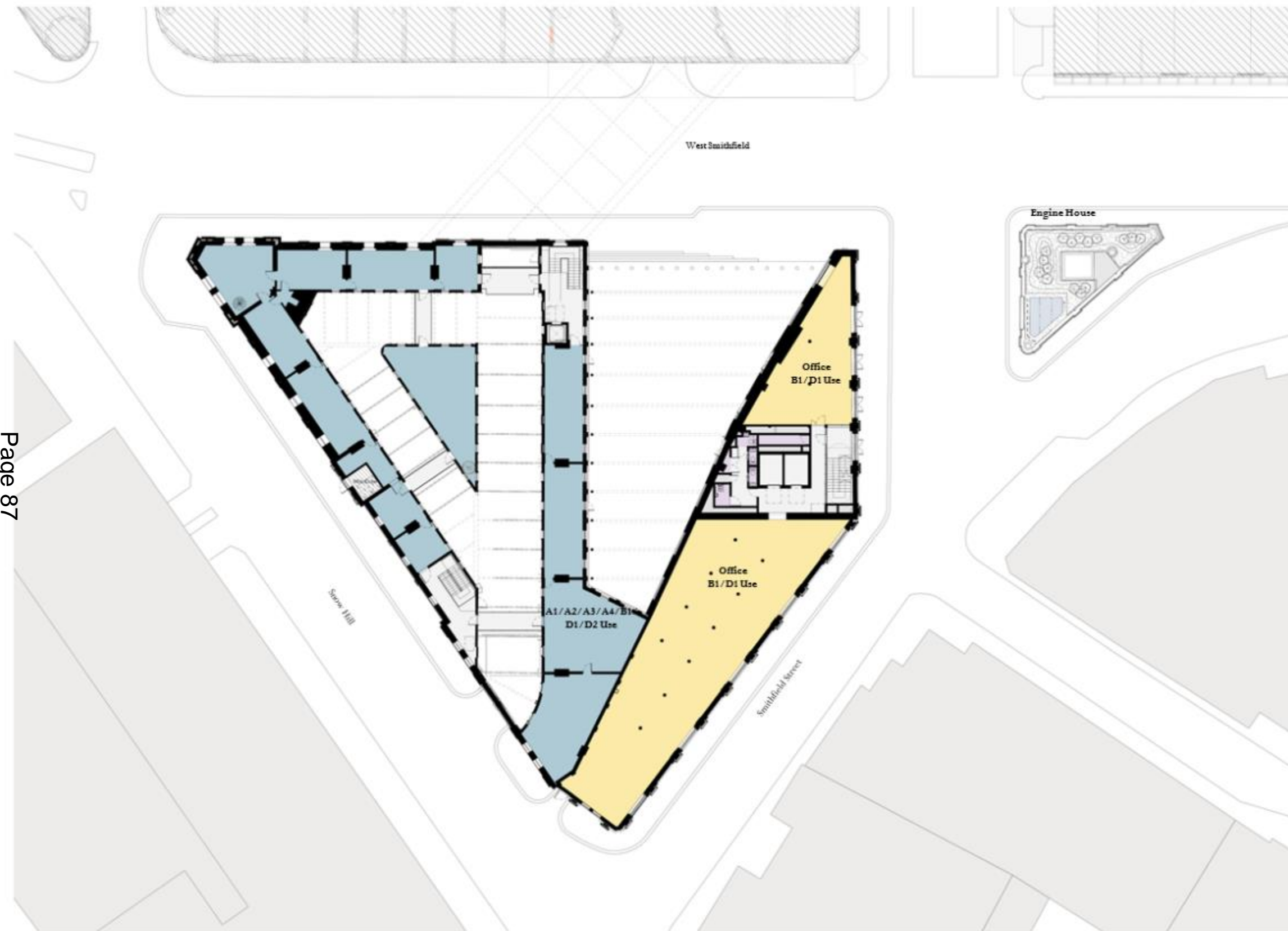
ANNEXE SITE EXISTING PLAN - FIRST FLOOR



Demolition - First Floor Plan

ANNEXE SITE PROPOSED PLAN - FIRST FLOOR

M^oL

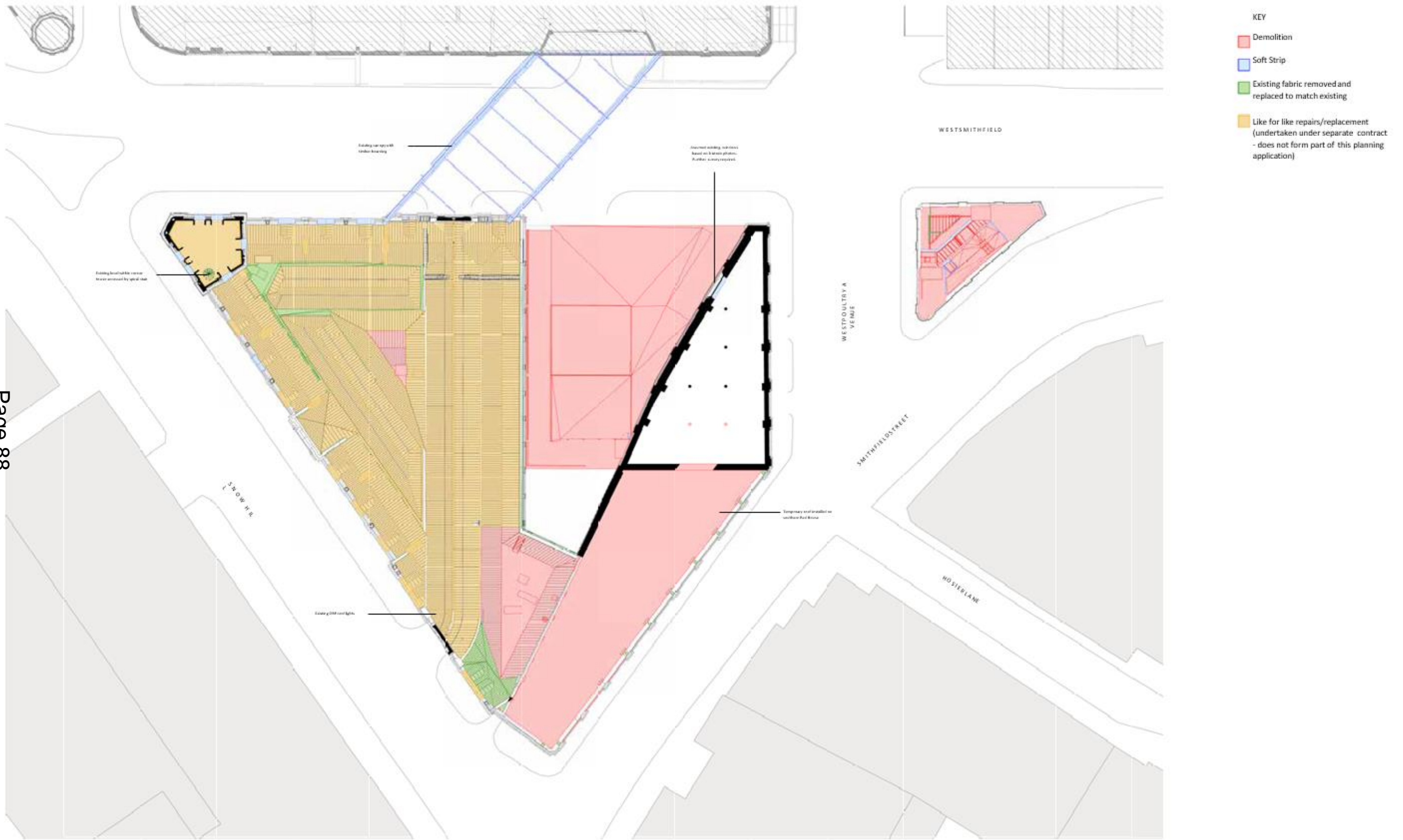


- Key**
- Back of House
 - Circulation
 - Plant
 - MoL
 - Undeveloped
 - Public Engagement
 - Roof Terrace
 - Tenant Circulation
 - Tenanted
 - Unit 1
 - Unit 2
 - Unit 3
 - Unit 4
 - Unit 5

First Floor Plan



ANNEXE SITE EXISTING PLAN - SECOND FLOOR



Demolition Roof Plan

ANNEXE SITE PROPOSED PLAN - SECOND FLOOR

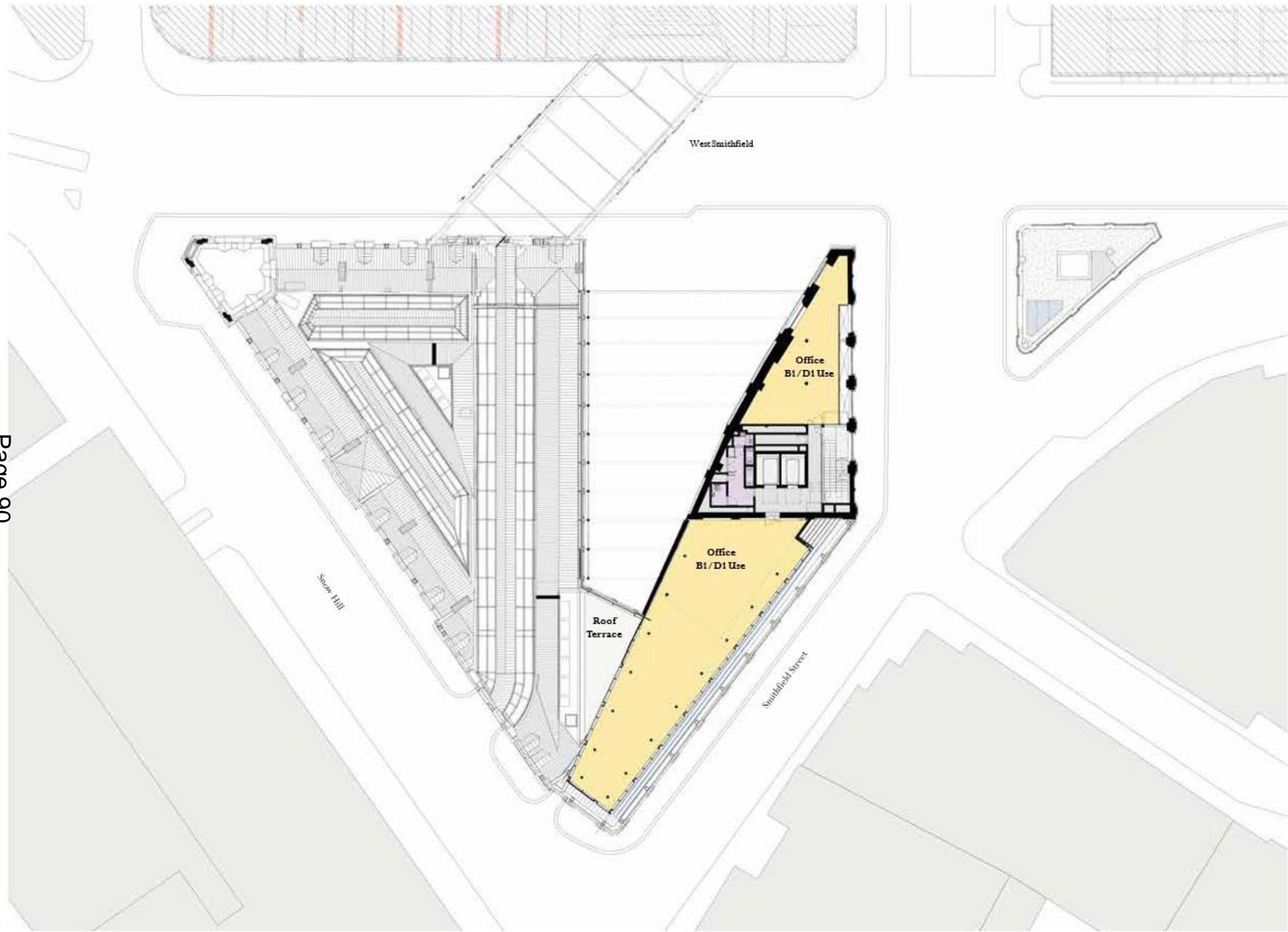
M^oL



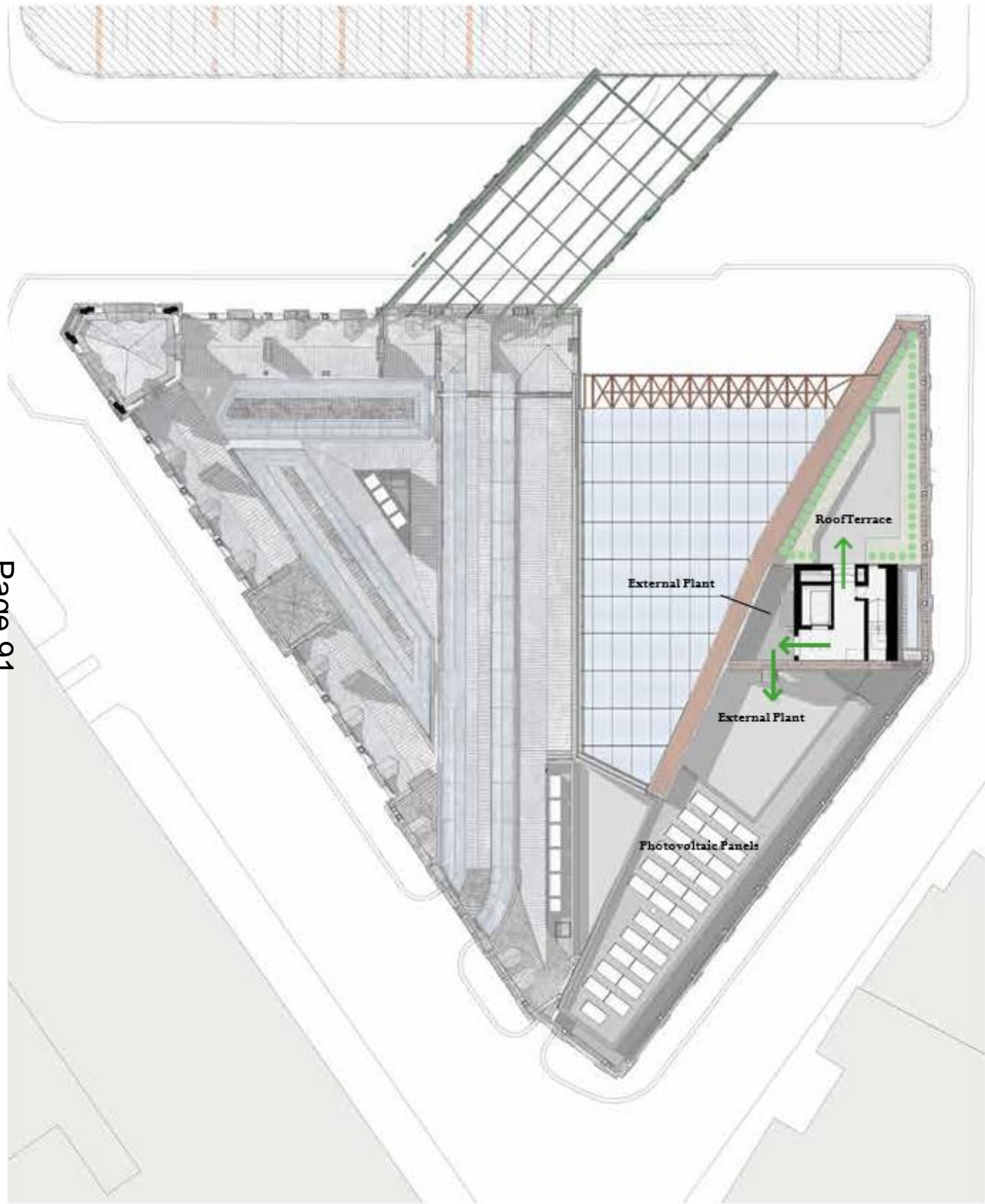
Second Floor Plan

ANNEXE SITE PROPOSED PLAN - THIRDFLOOR

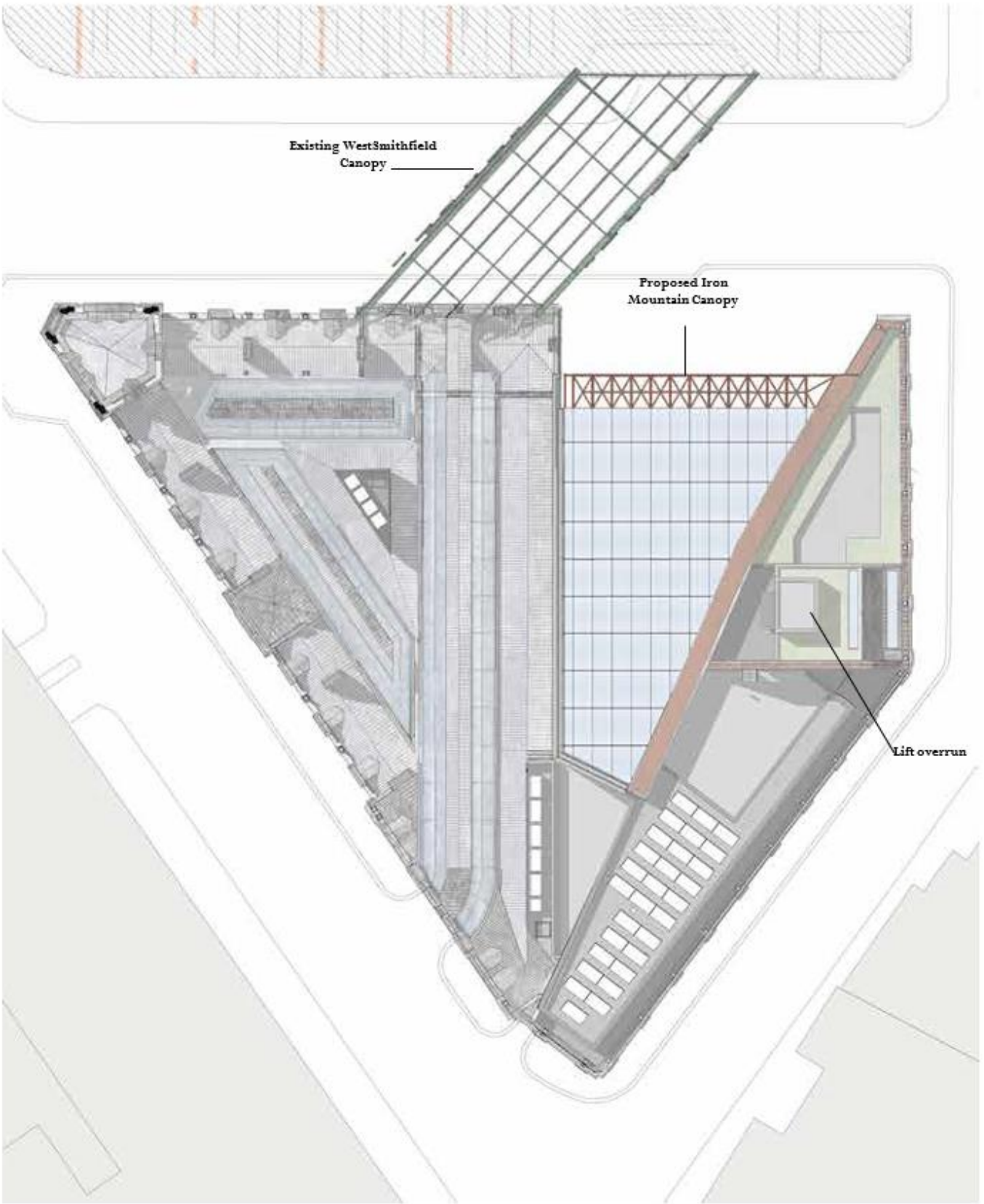
M^oL



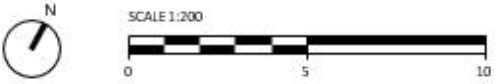
Third Floor Plan



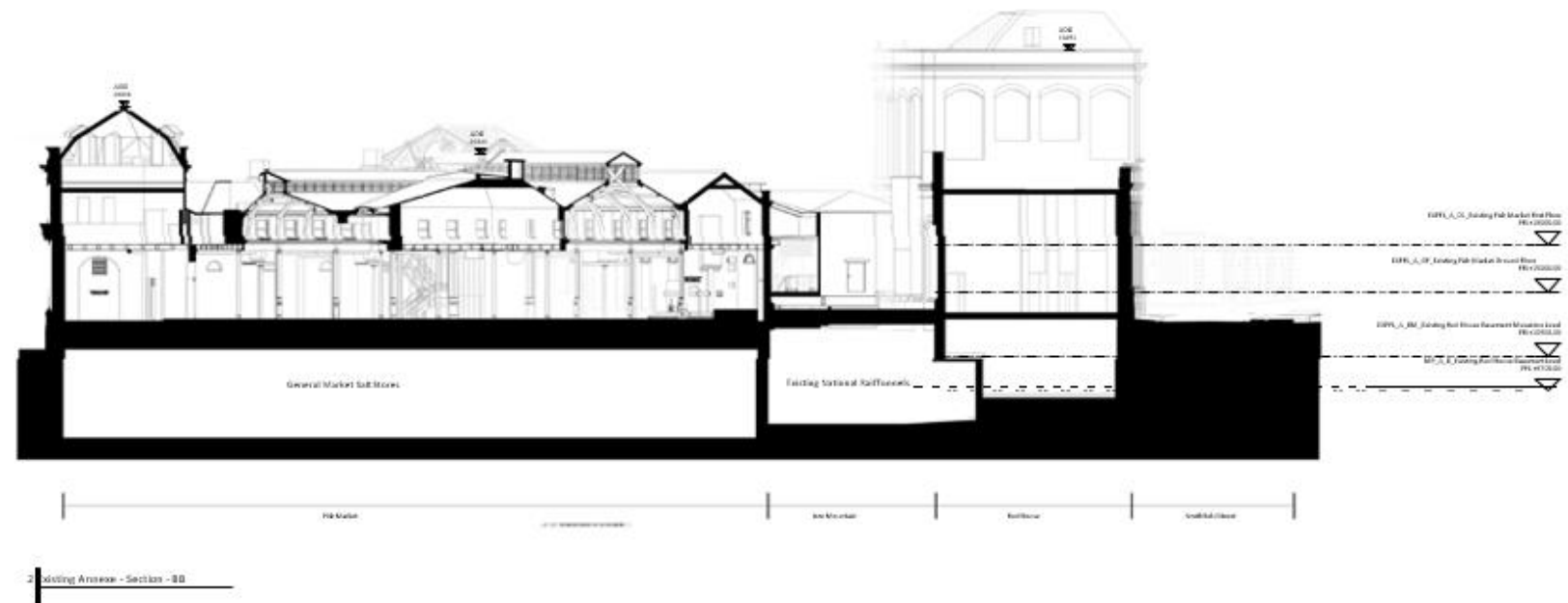
Fourth Floor Plan

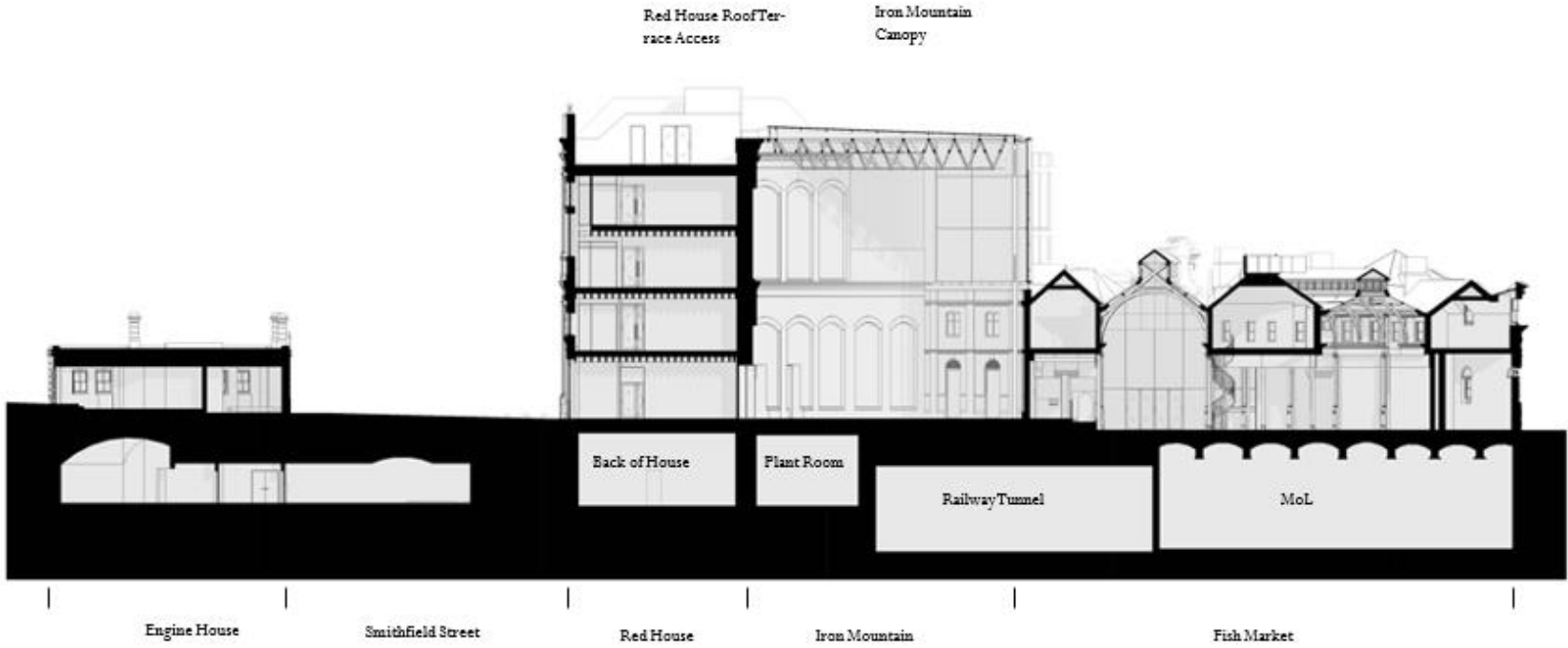


Roof Plan

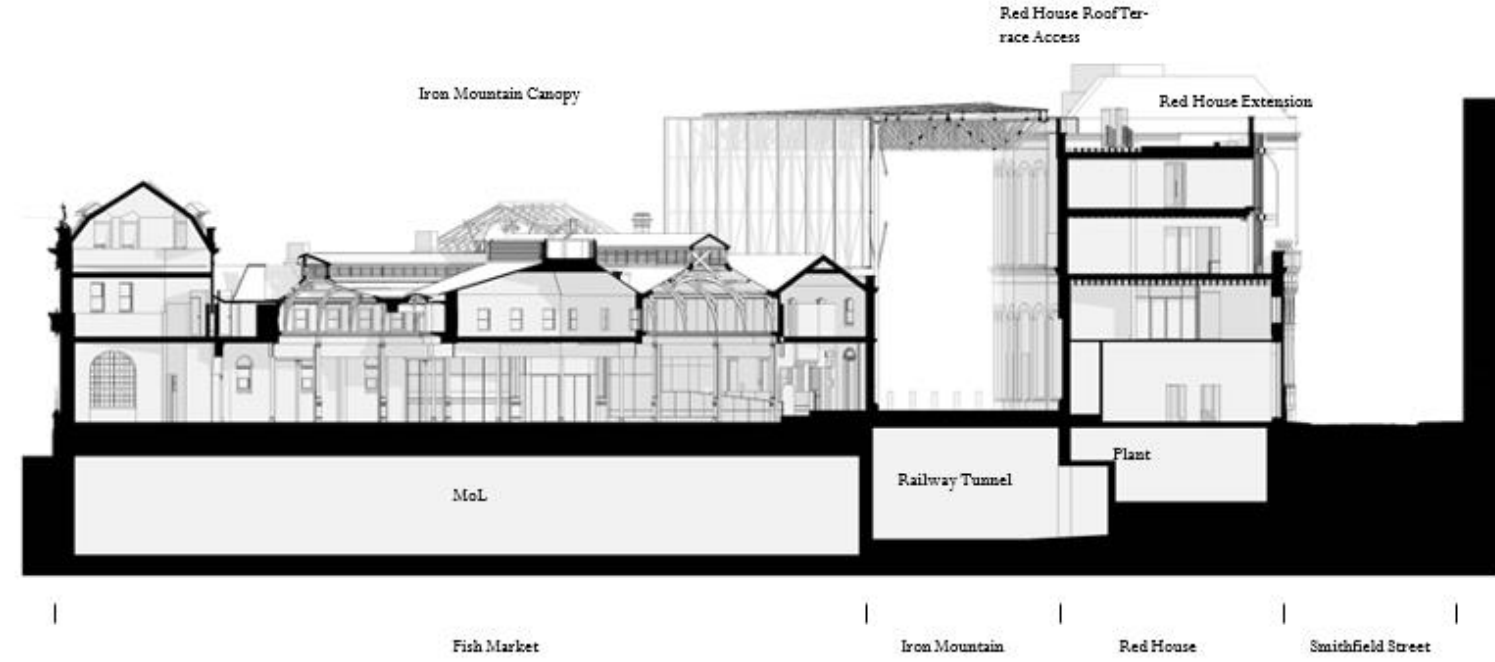


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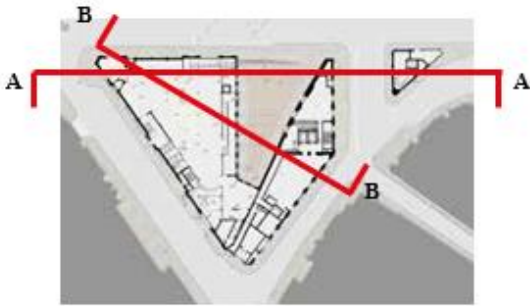




Section A-A



Section B-B







Existing Vault Condition



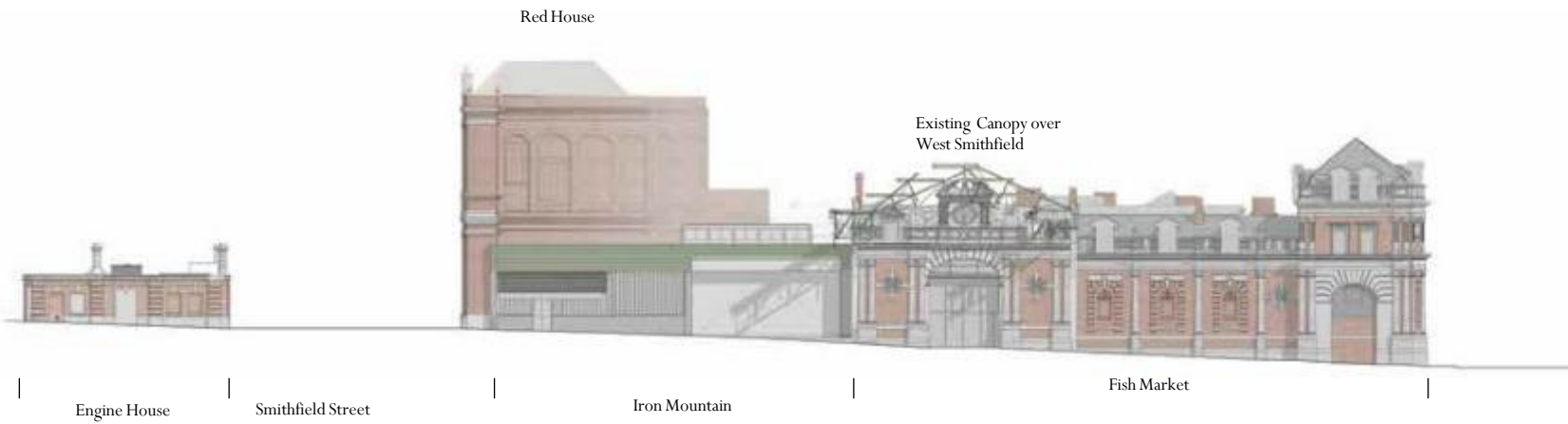
Existing Vault Condition



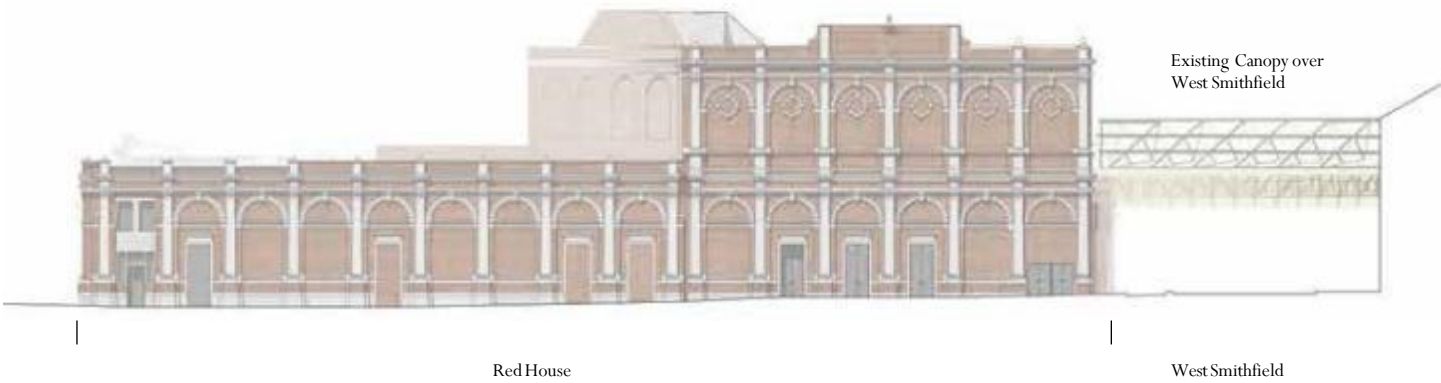
Reference - Entrance Staircase Brunel Museum - London



Interior Concept Sketch



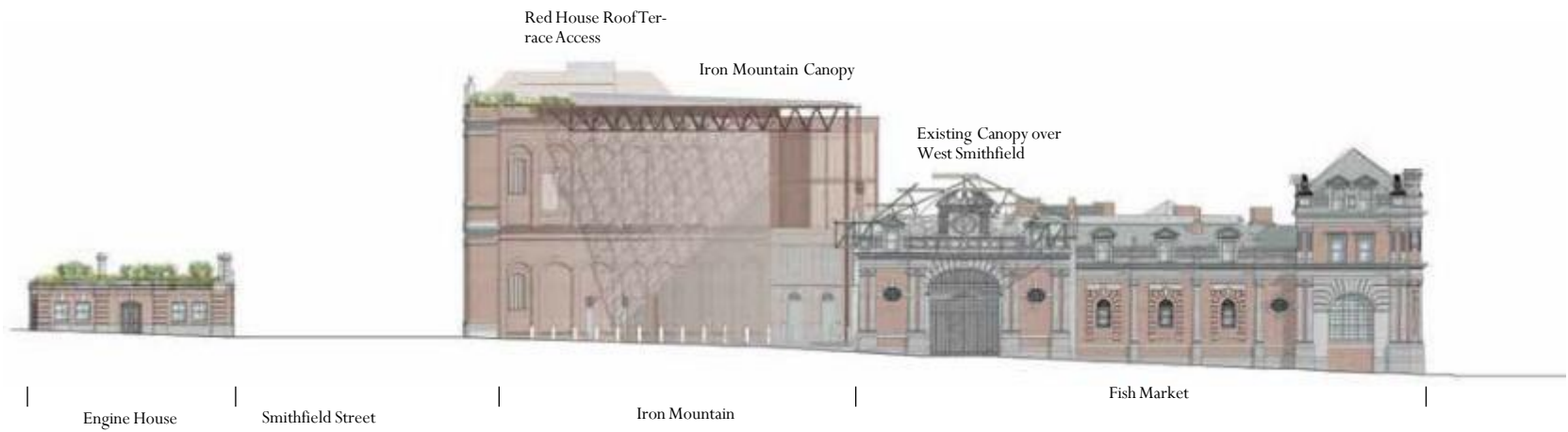
Existing North Elevation - West Smithfield



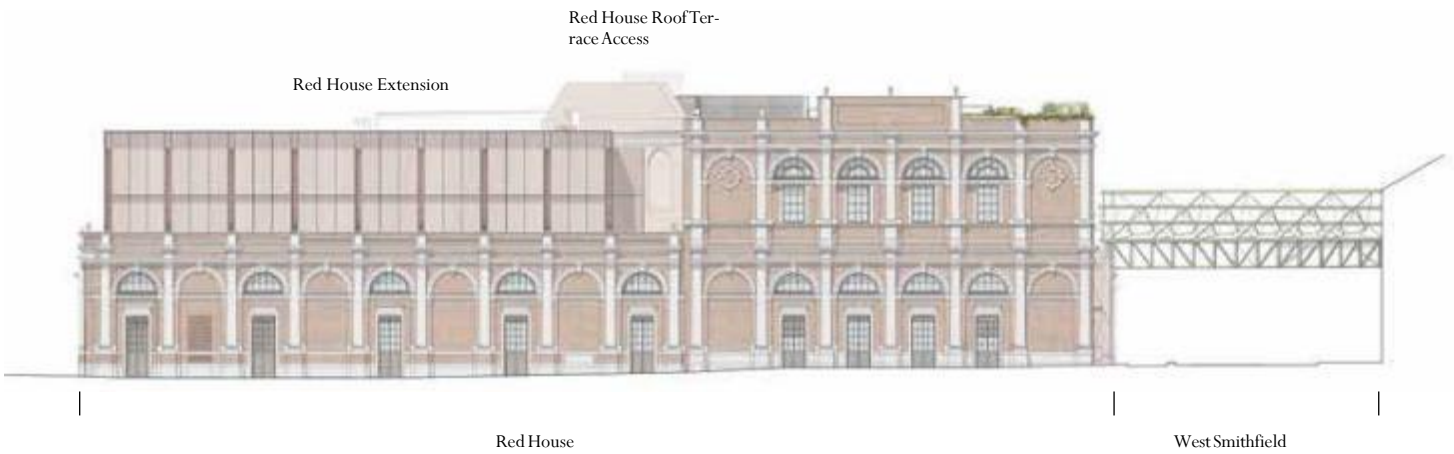
Existing East Elevation - Smithfield Street



Existing West Elevation - Snow Hill



Proposed North Elevation - West Smithfield



Proposed East Elevation - Smithfield Street



Proposed West Elevation - Snow Hill



View of The Red House Extension from Smithfield Street. (Garden in foreground is aspirational and for illustrative purposes only) by Secchi Smith



Red House: East Elevation (Northern Section) Second and Third Floor Bay as Proposed



Proposed Glazed Cladding to Reference existing Historic Steel Ventilation Grille



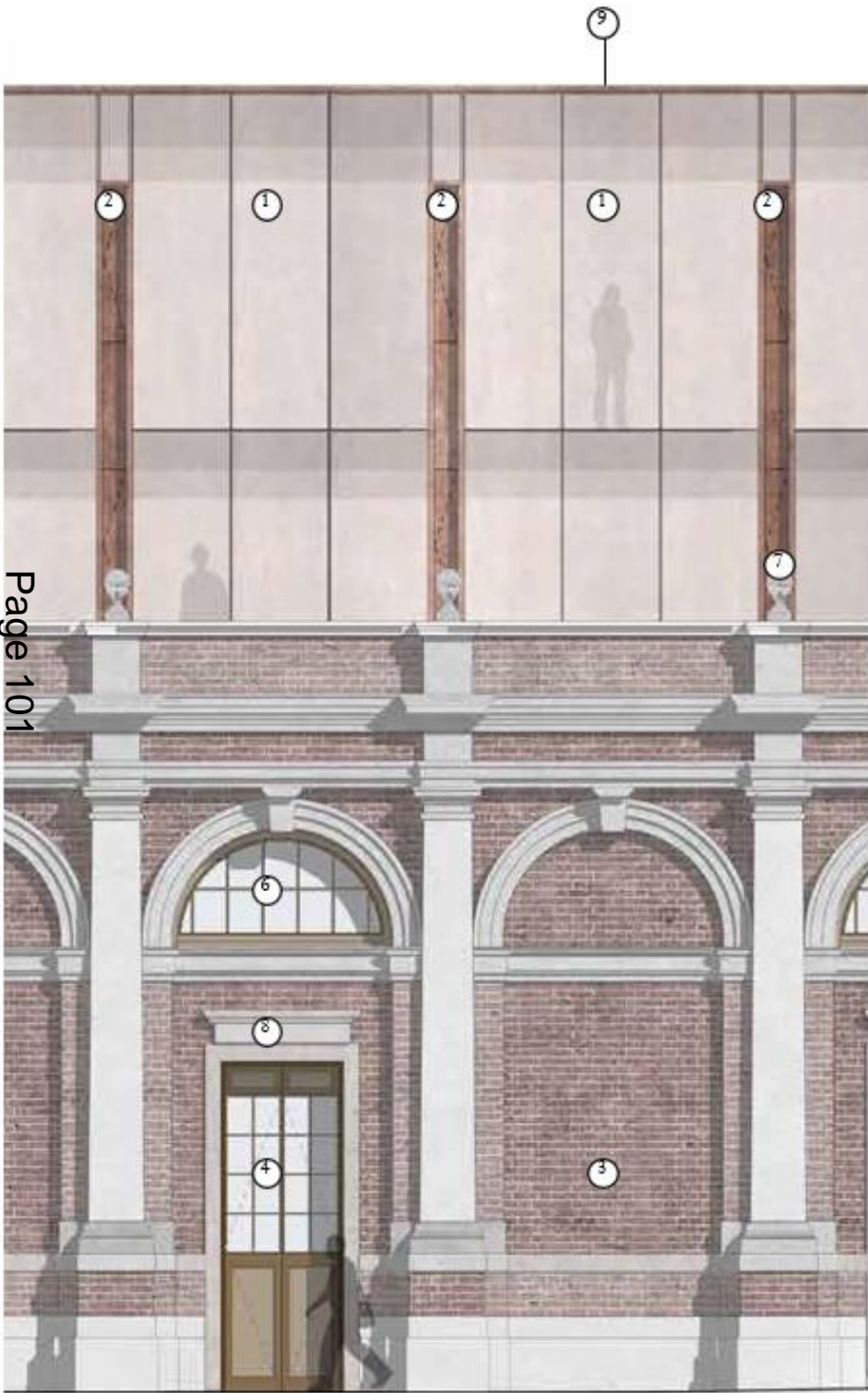
Okulux glazing - Des Moines Library - David Chipperfield Architects



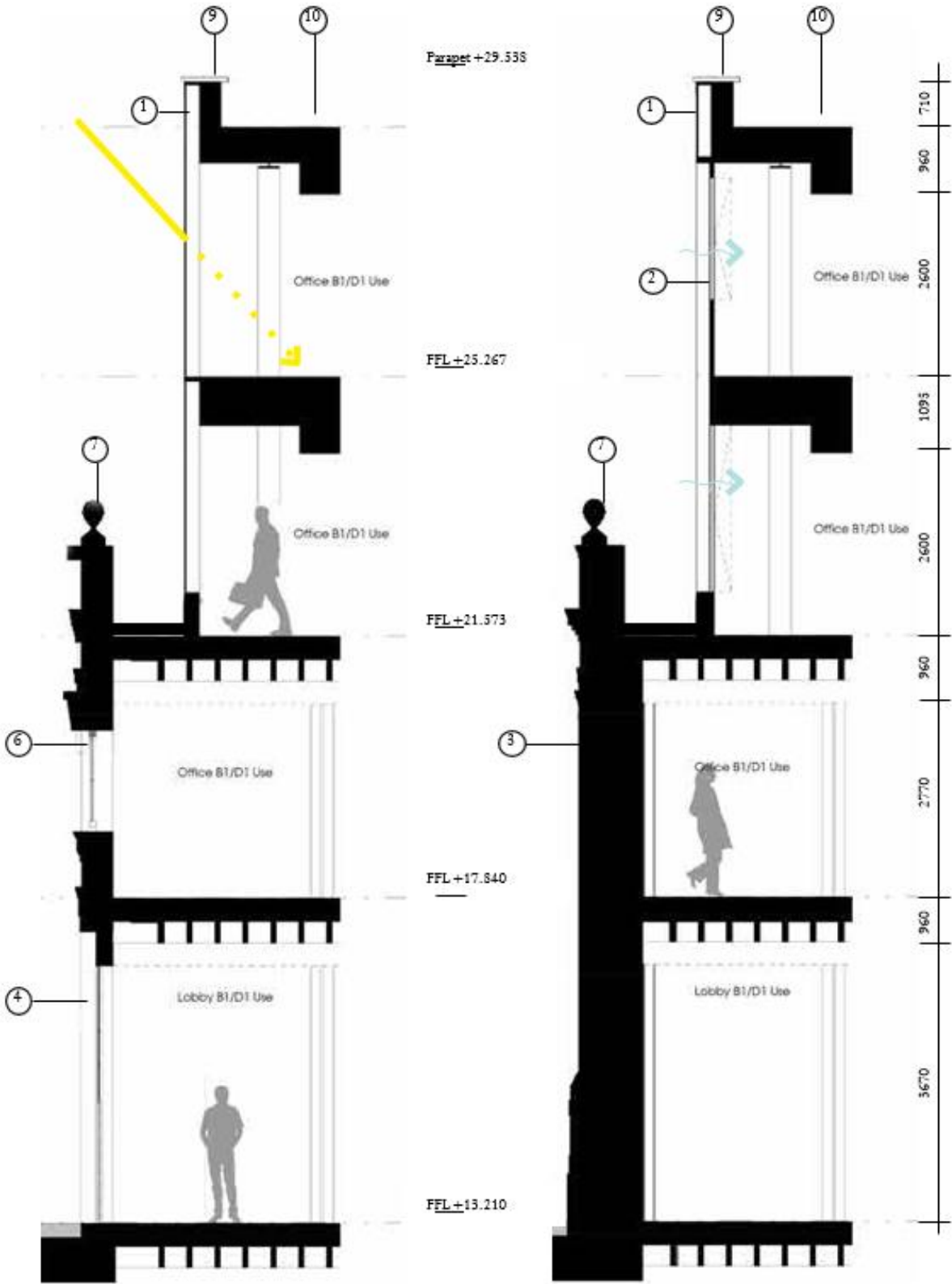
Okulux glazing - Goethe Institute, Dublin - Henchion + Reuters Architects



View of the proposed Red House extension from Smithfield Street, by Secchi Smith



East Elevation Detail of Red House South



Section through Glazing

Section through Operable Panels

- Key
1. New large format glass panelling with expanded metal interlayer.
 2. New recessed metal operable ventilation panel.
 3. Historic elevation: stone and brickwork cleaned and repaired via Exchange of Letters.
 4. New metal doors with glazed sections, within existing openings.
 5. New metal doors with glazed sections within new openings.
 6. Existing brickwork opened up and new metal casement windows installed.
 7. Carved Portland stone bald finials to be reinstated (to match surviving existing) via Exchange of Letters.
 8. New Portland stone doorcase, including architrave and pediment, to match the detail of the existing doorways.
 9. New metal coping.
 10. New ballasted flat roof with FV's and Plant equipment.



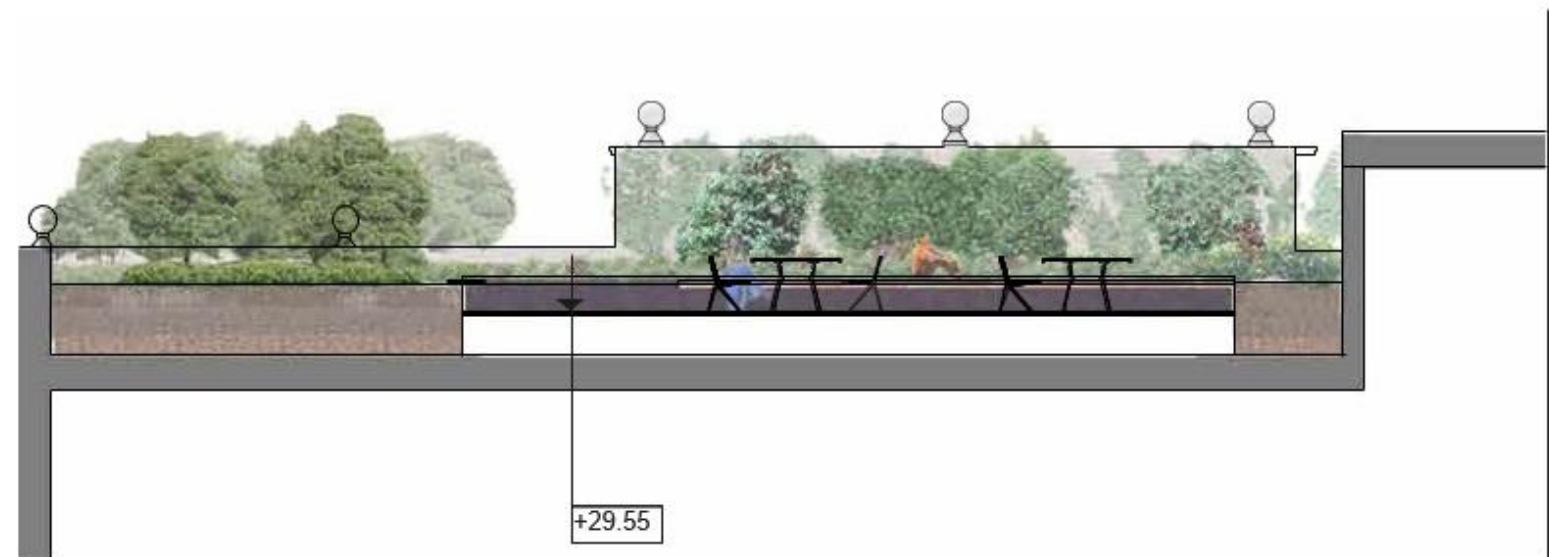
View from corner of Smithfield Street and Snow Hill, by Secchi Smith



Roof Terrace Arrangement



Existing Roof and Stair/Lift Enclosure

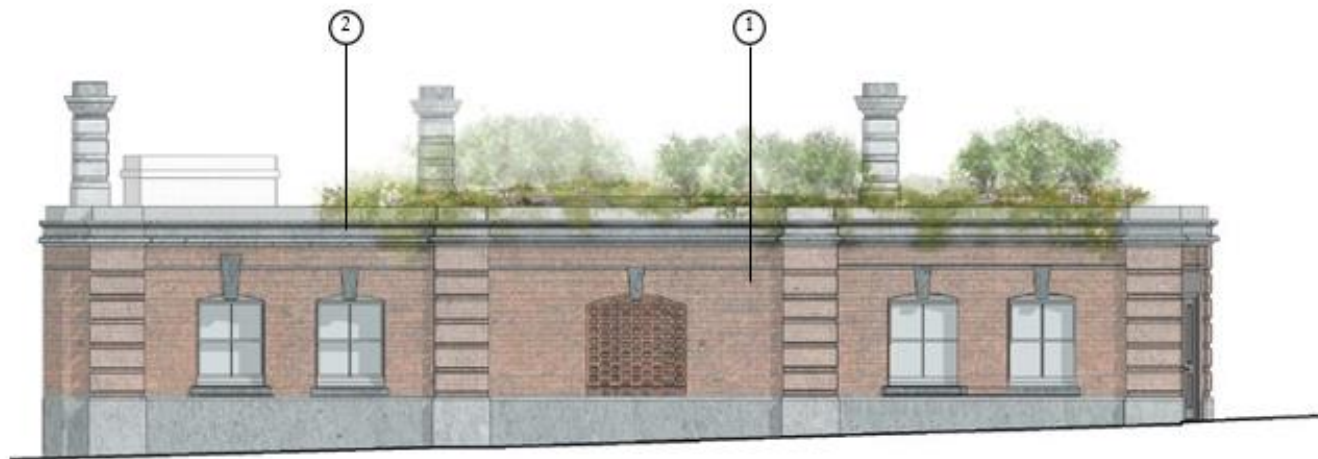




West Elevation

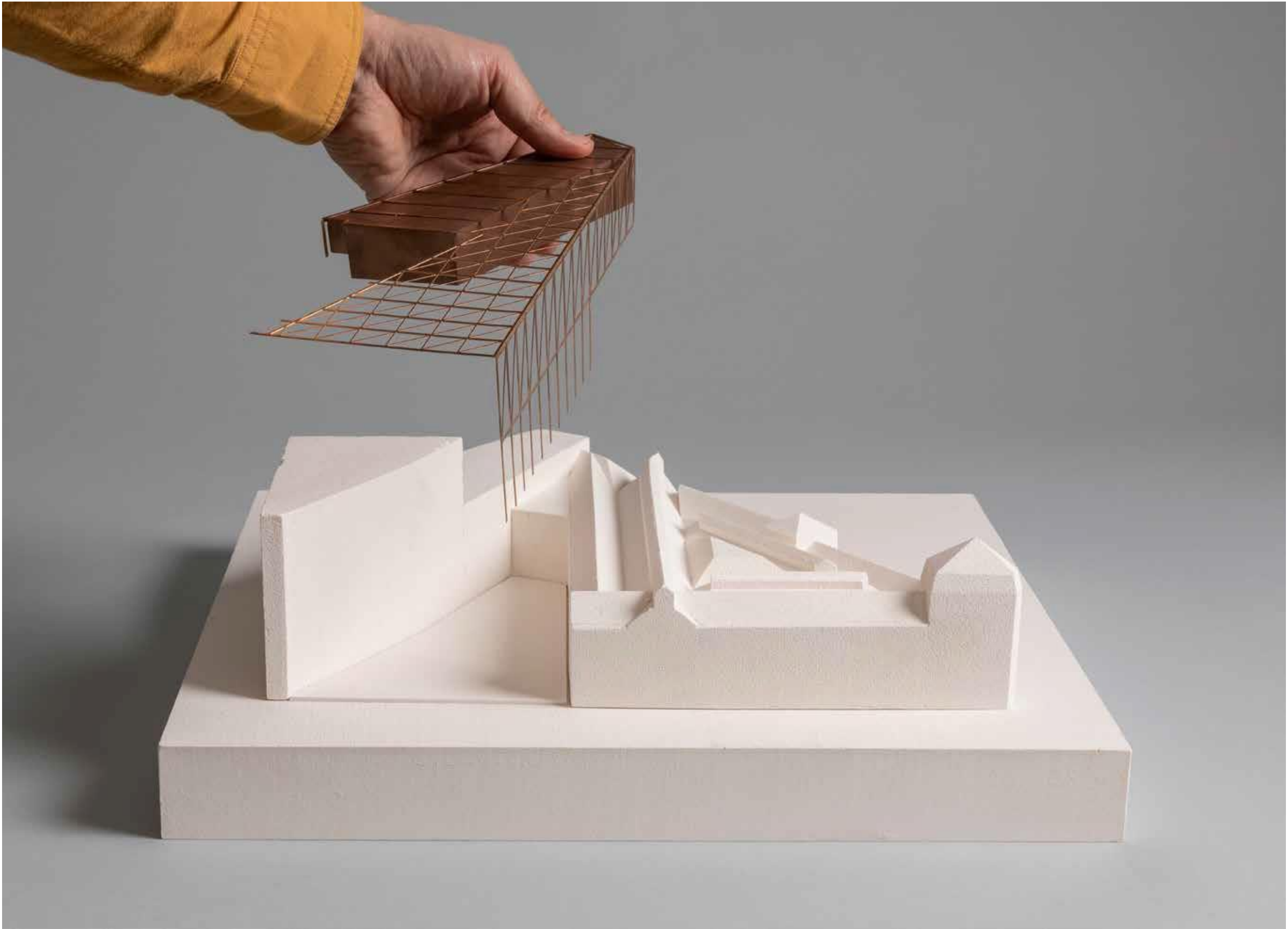


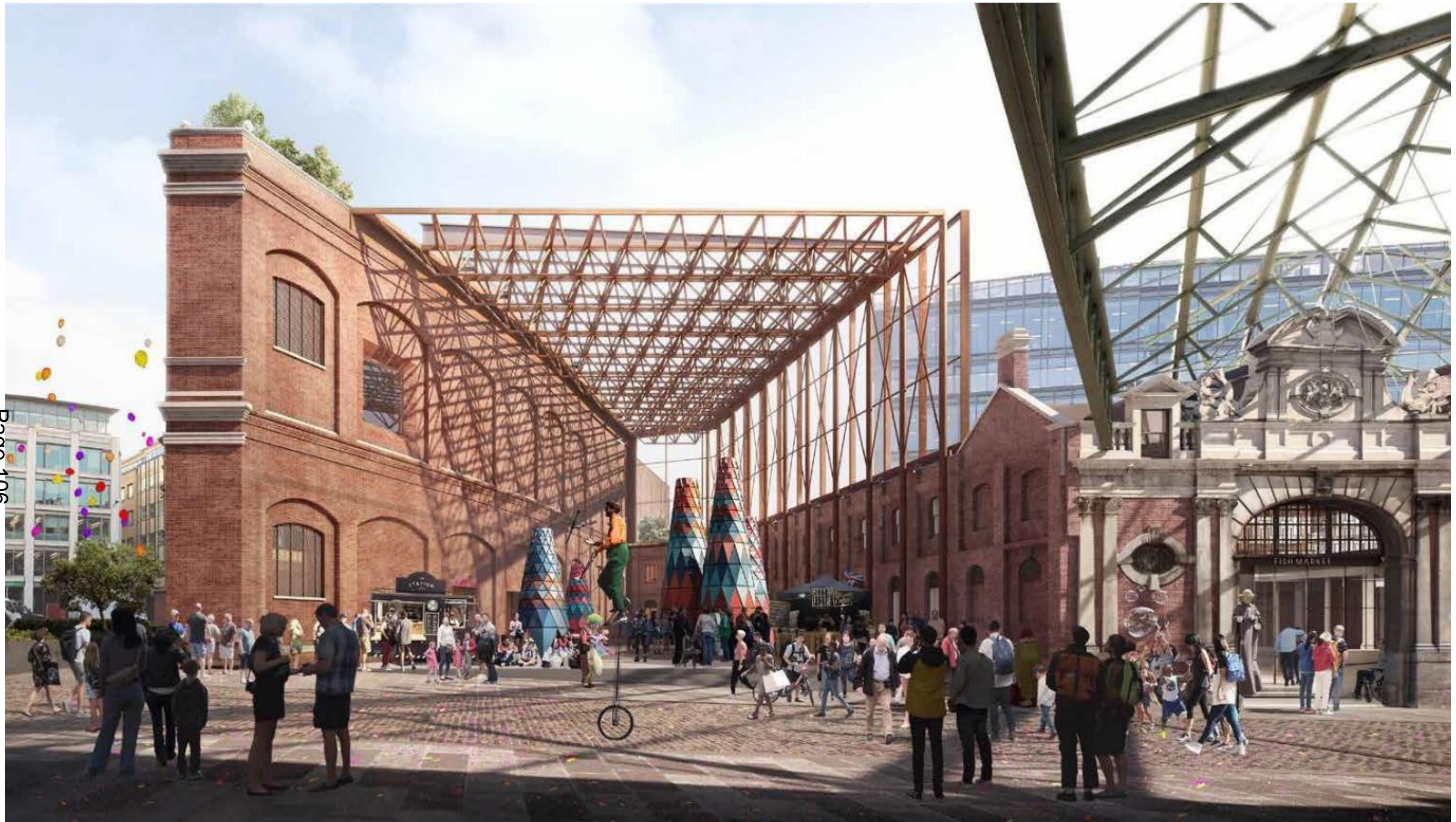
North Elevation



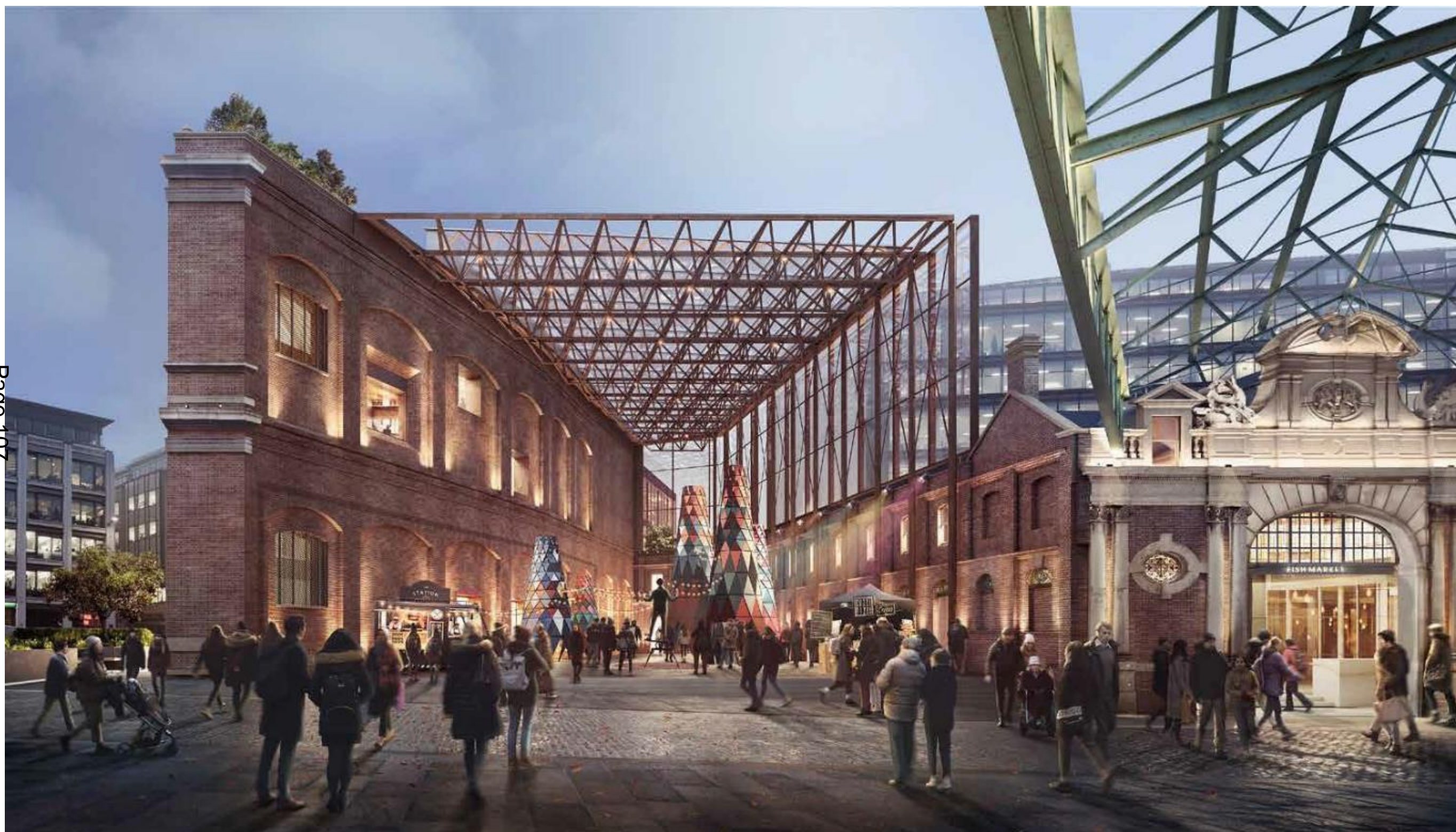
East Elevation

Potential Plant Types

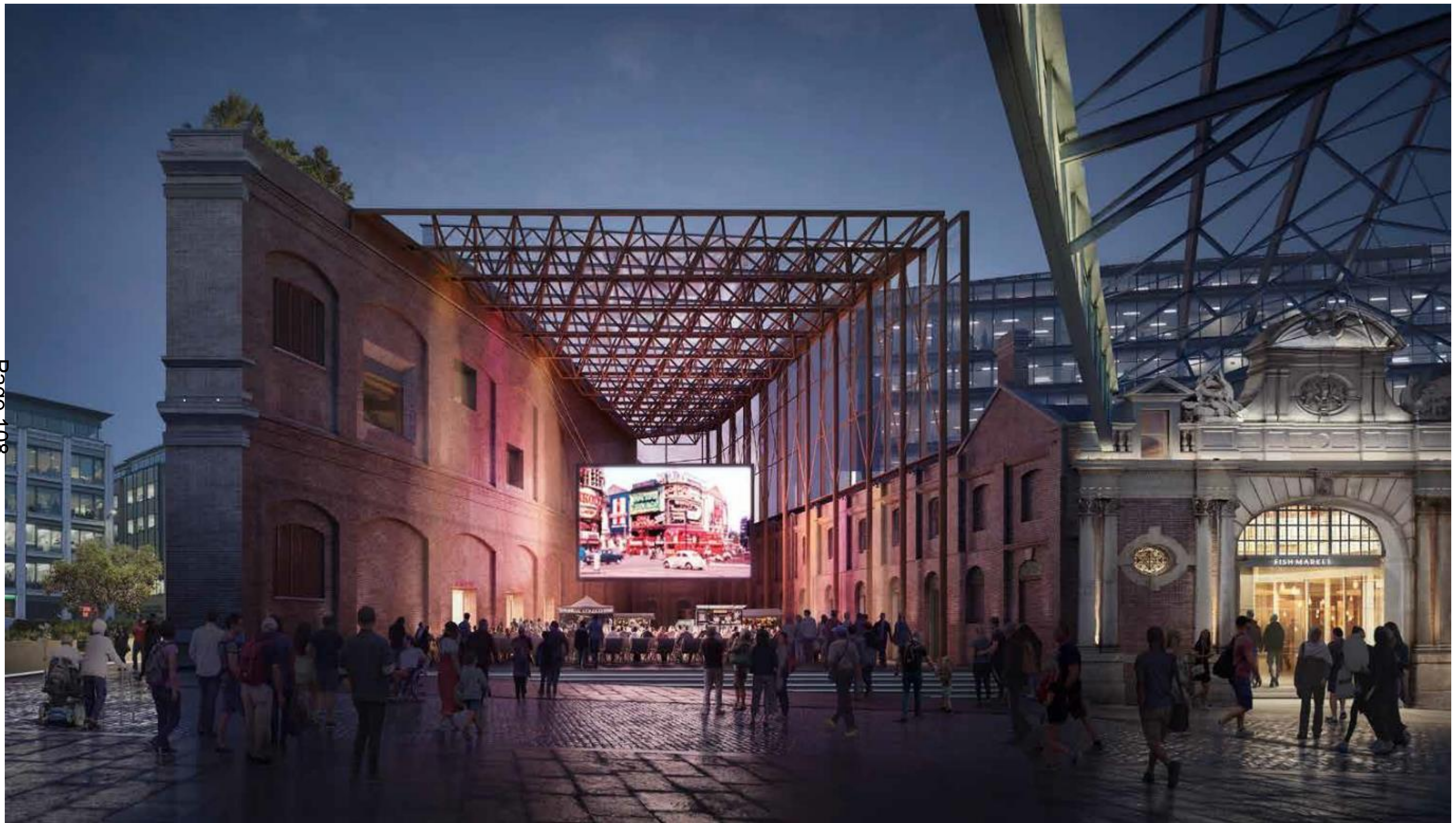




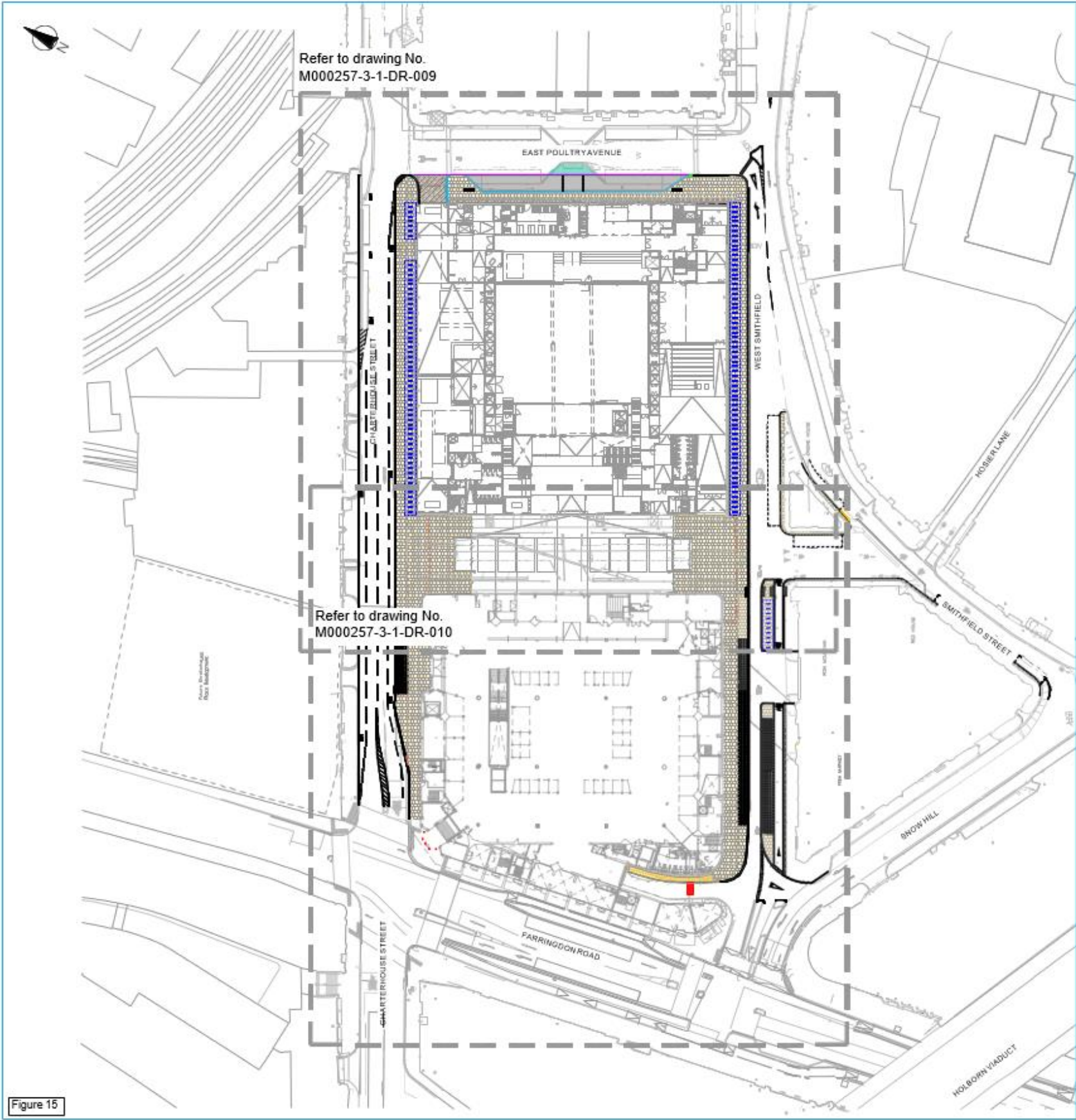
View from West Smithfield. (Street treatment and Garden to the far left is aspirational and for illustrative purposes only) by Secchi Smith



View showing Iron Mountain being used as a market (street treatment and Garden to the far left is aspirational and for illustrative purposes only), by Secchi Smith



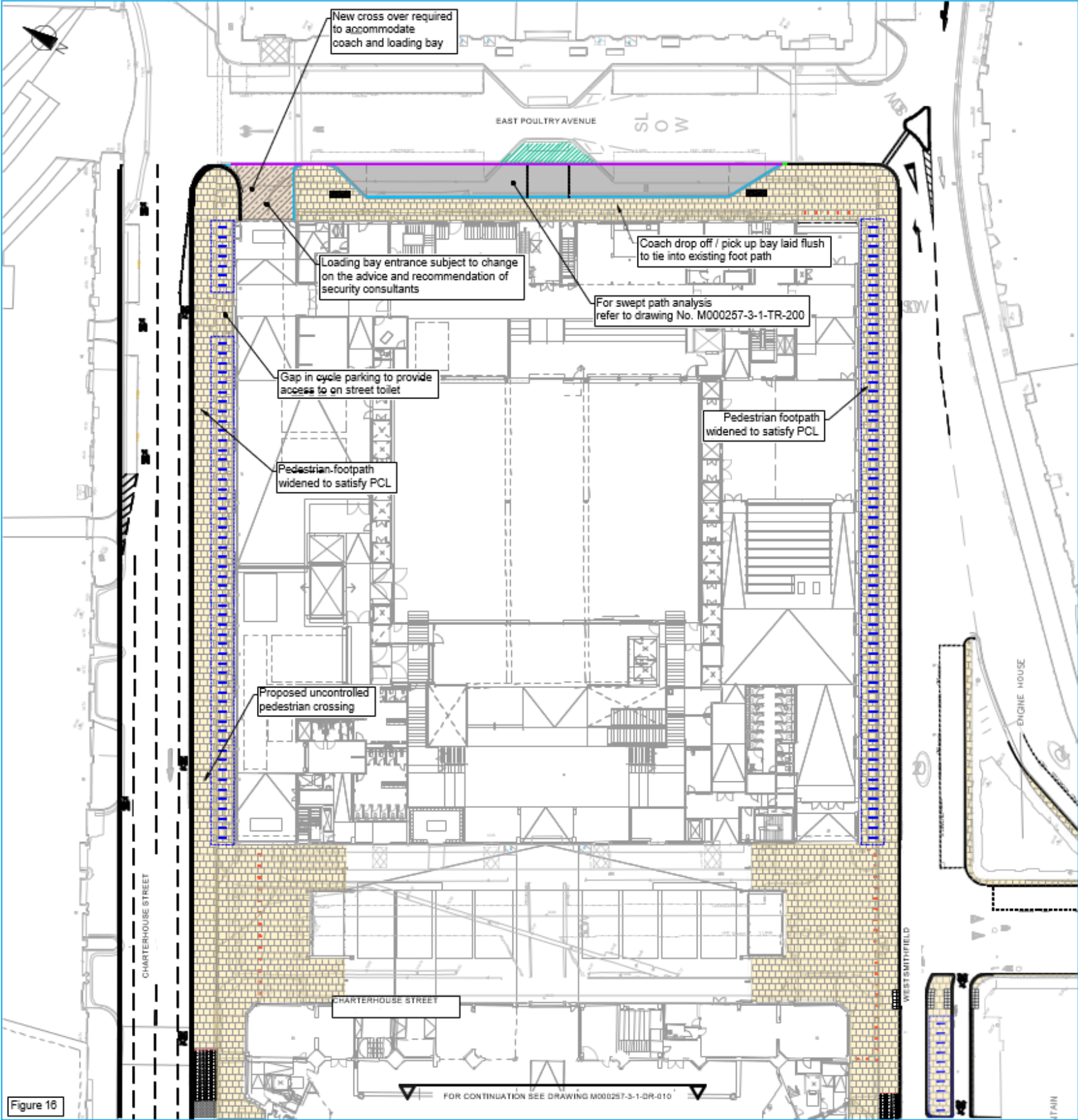
View showing Iron Mountain being used as an outdoor cinema (street treatment and Garden to the far left is aspirational and for illustrative purposes only), by Secchi Smith



- NOTES
- 11. This drawing is a site plan for the proposed development for the Museum of London.
 - 12. This drawing is a site plan for the proposed development for the Museum of London.
 - 13. This drawing is a site plan for the proposed development for the Museum of London.
 - 14. This drawing is a site plan for the proposed development for the Museum of London.

KEY

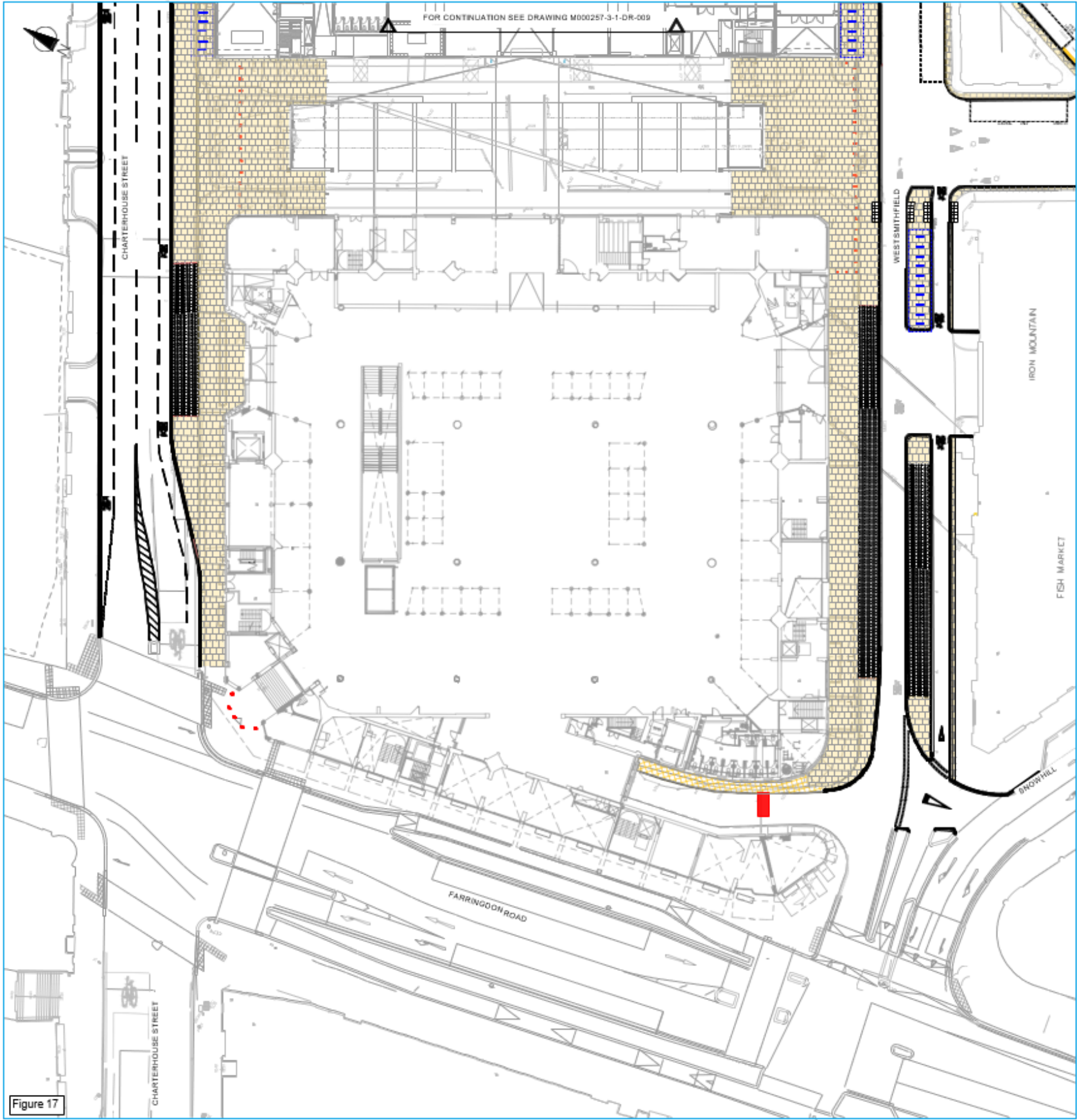
COPY RIGHT
OVERVIEW PLAN: OpenStreetMap



- NOTES**
1. See drawing M000257-3-1-DR-008 for overview.
 2. The original plans were supplied by Stanton William Architects.
 3. This drawing is based upon Ordnance Survey mapping. No levels, Statutory Undertakers or surface water drainage has been taken into account at this stage of the design.
 4. This design has been subject to road safety audit.
 5. Street furniture/landscape to provide vehicle deterrence to be developed.
 6. This drawing is to be used for information purposes only.

- KEY**
- Proposed standard kerb (125mm upstand)
 - Proposed flush kerb (0-6mm upstand)
 - Proposed splay kerb.
 - Proposed transition kerb.
 - Existing kerb to be removed
 - Proposed Security bollards.
 - Proposed Security blocker to be set back a minimum of 10m from West Smithfield.
 - Proposed Coach bay paving to be agreed (To be used by market overnight)
 - Proposed footway construction
 - Proposed cross over entrance
 - Existing footway to be broken out
 - Loading bays re-timed for night use only
 - Proposed Sheffield Stands (133 stands to provide 266 cycle parking spaces)

COPY RIGHT
OVERVIEW PLAN: OpenStreepMap



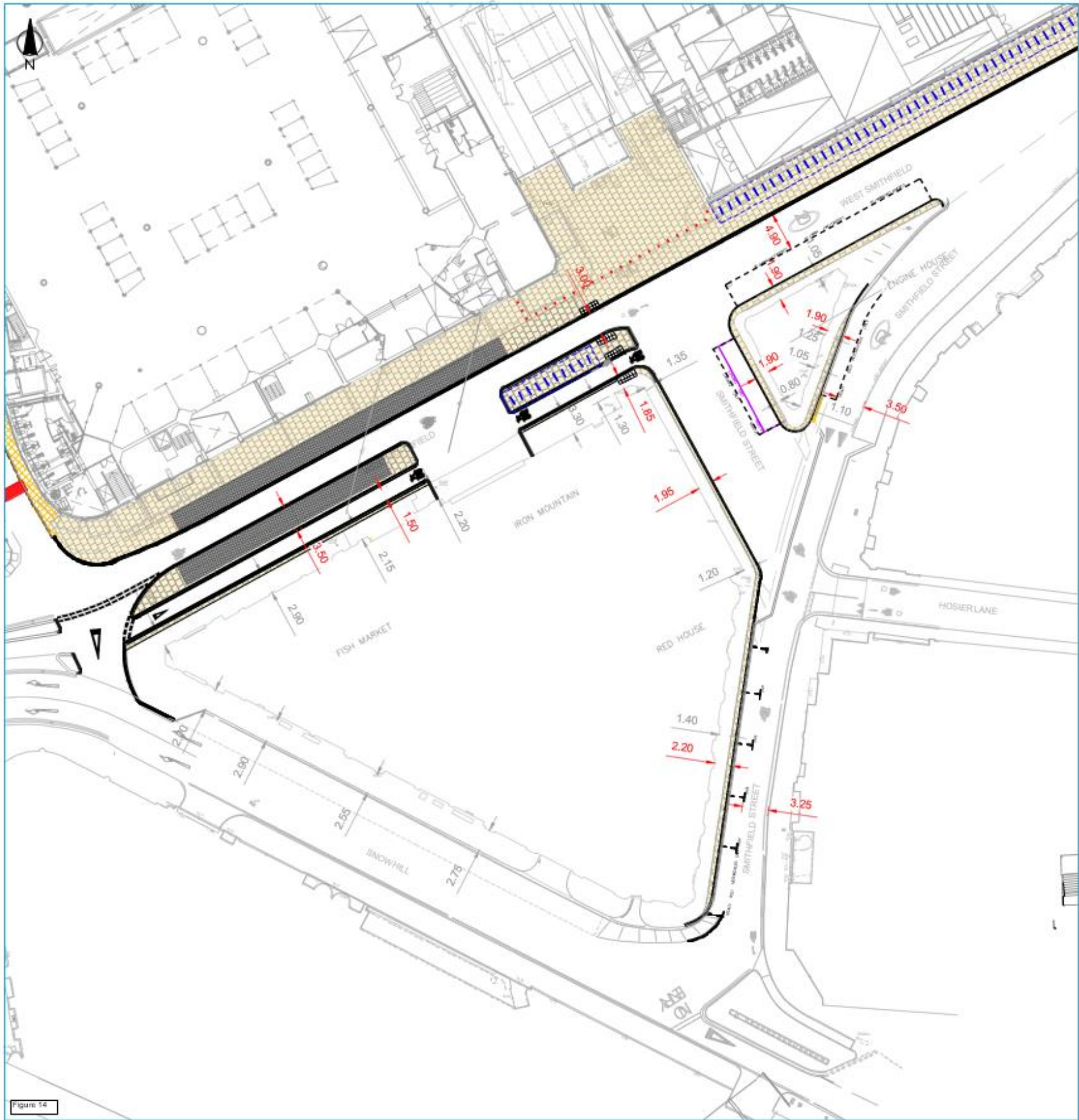
NOTES

1. See drawing M000257-3-1-DR-008 for overview.
2. The original plans were supplied by Stanton William Architects.
3. This drawing is based upon Ordnance Survey mapping. No levels, Statutory Undertakers or surface water drainage has been taken into account at this stage of the design.
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COPY RIGHT
OVERVIEW PLAN: OpenStreepMap



- NOTES**
1. Do not scale from this drawing, work to figured dimensions only.
 2. Dimensions are in metres unless stated otherwise.
 3. This drawing is based upon Ordnance Survey mapping. No levels, Statutory Undertakers or surface water drainage has been taken into account at this stage of the design.
 4. This design has been subject to road safety audit.
 5. This drawing is to be used for information purposes only.

- KEY**
- Additional footway provided to comply with PCL
 - Proposed upstand kerb
 - Indicative road markings to be confirmed
 - Proposed dims
 - Existing dims
 - Loading bays re-timed for night use only
 - Proposed Sheffield Stands (133 stands to provide 266 cycle parking spaces)

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OVERVIEW PLAN: OpenStreepMap

PLEASE



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**PLEASE REFER TO THE FLY-THROUGH VIDEO LINK IN
THE MEMBER'S PACK**

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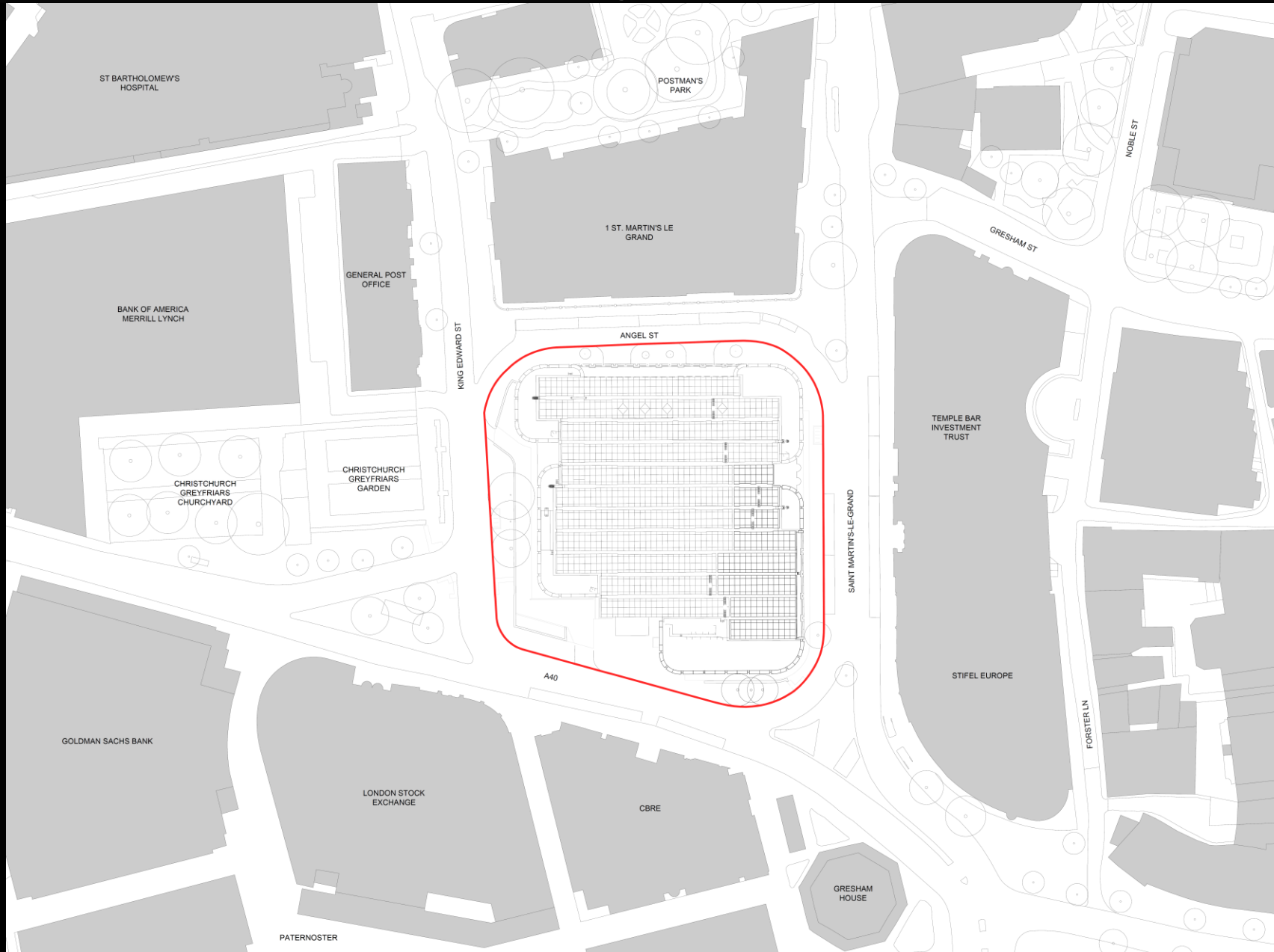
PLANNING & TRANSPORTATION COMMITTEE

23 June 2020

81 Newgate Street



81 Newgate Street



Site location plan



Existing site photo

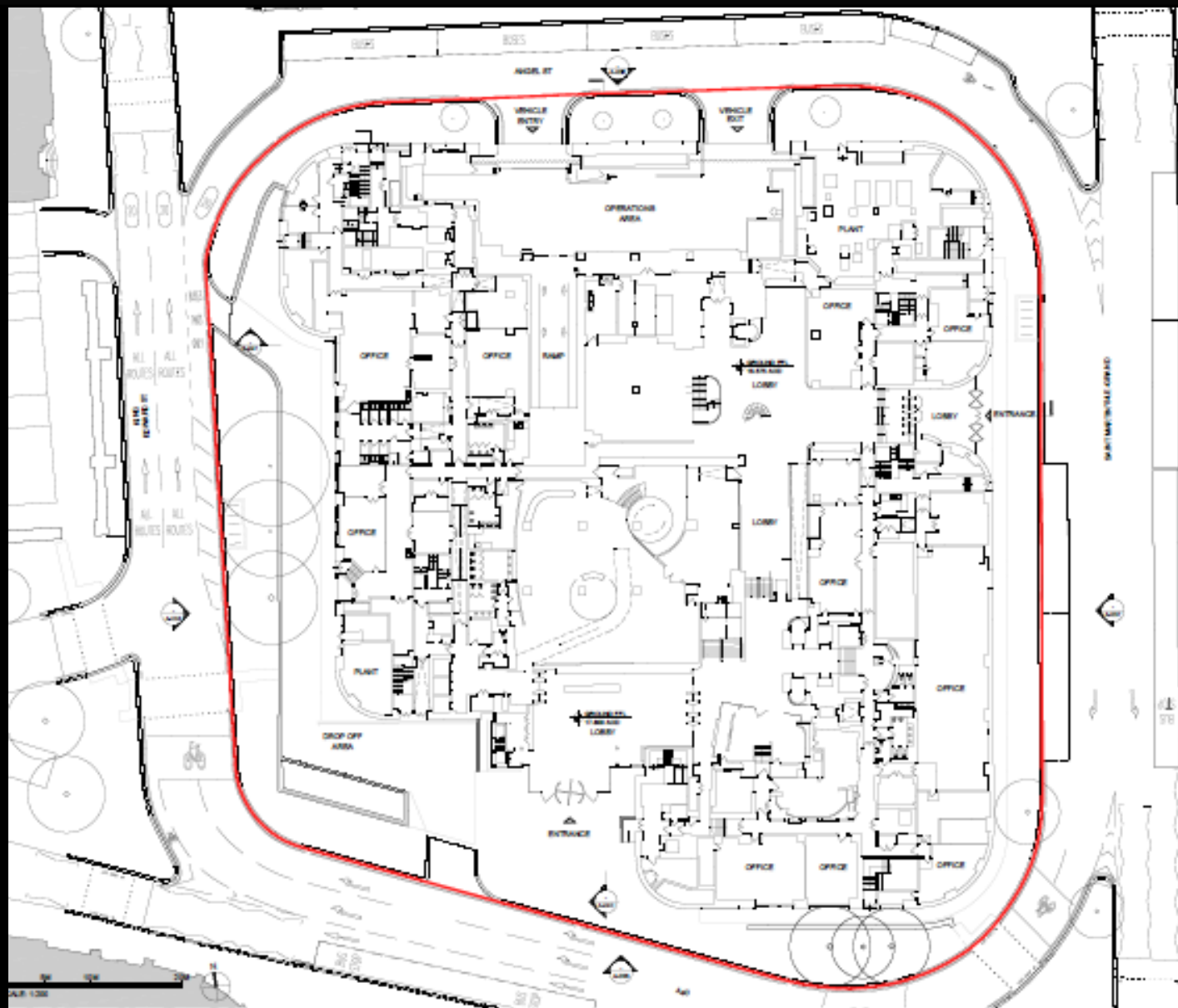
81 Newgate Street



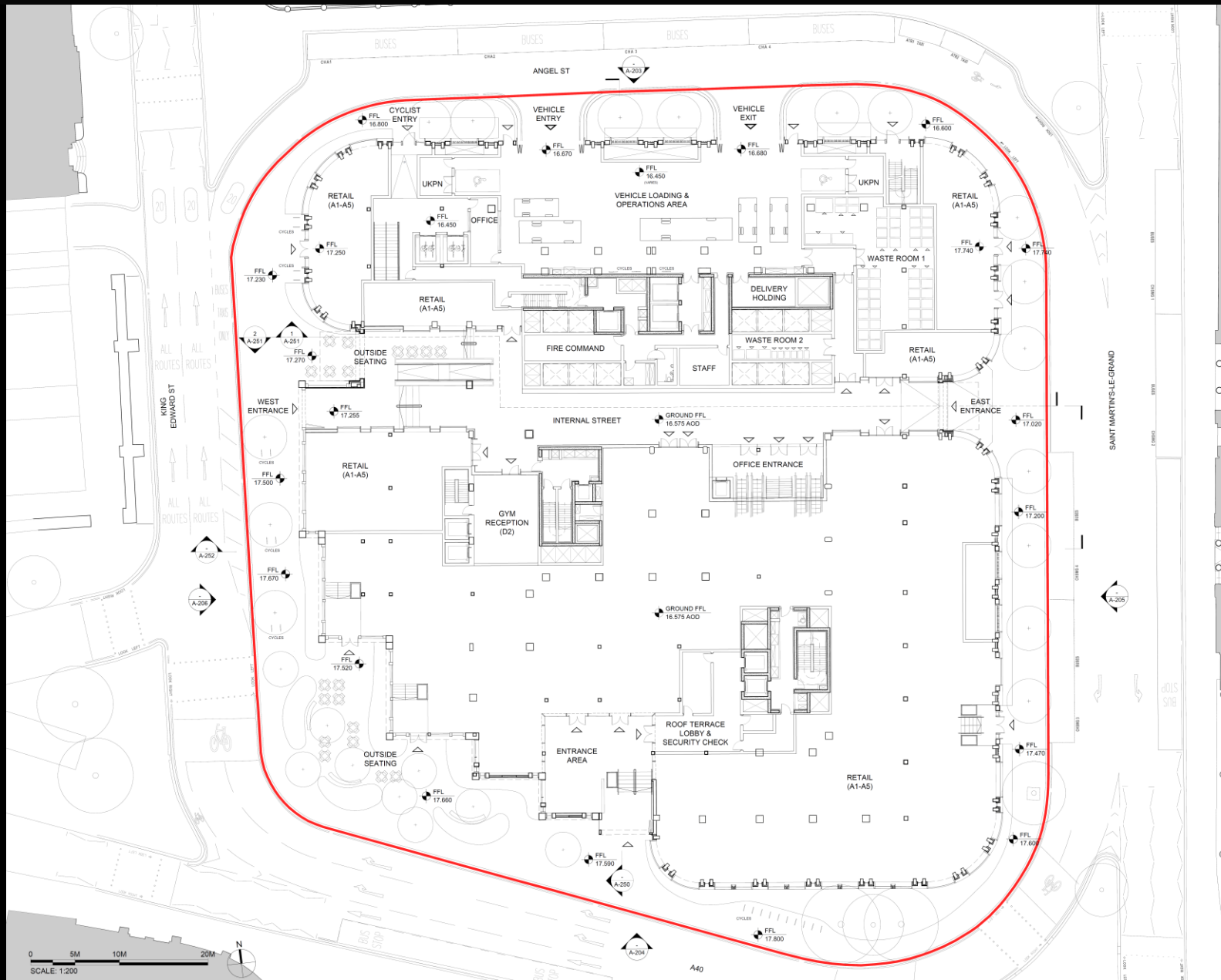
Proposed site photo



Proposed Newgate Street view



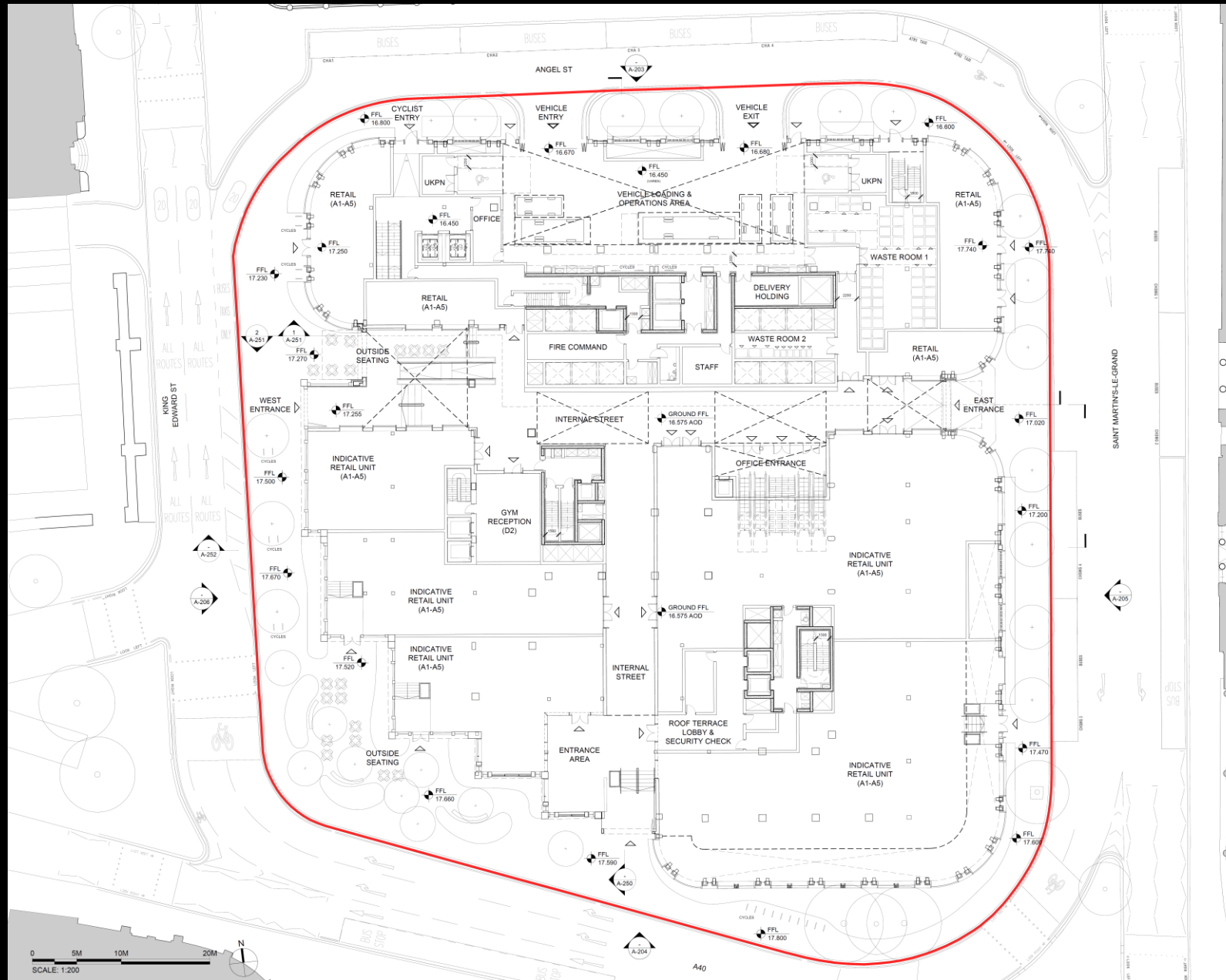
Existing ground floor



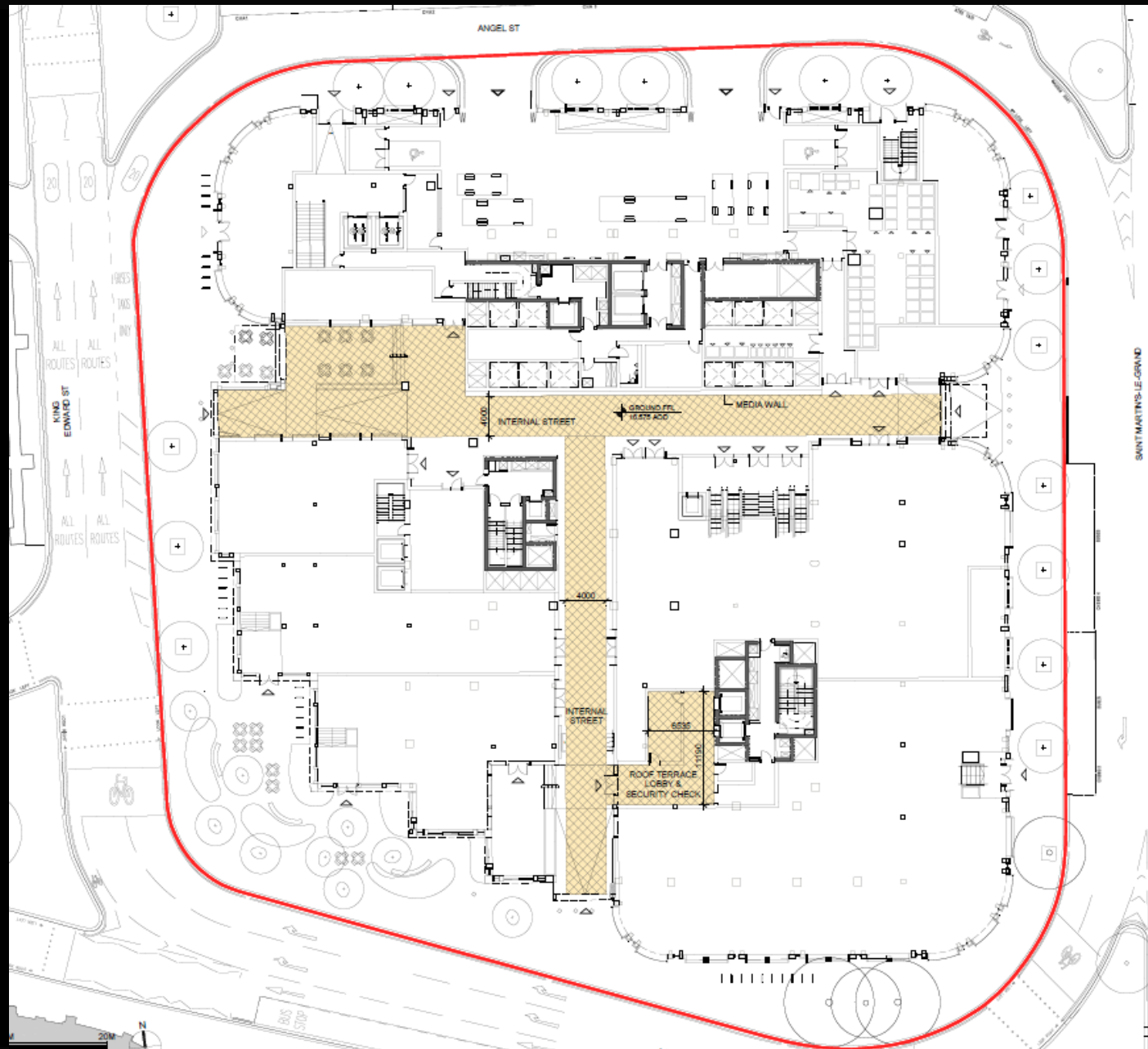
Proposed ground floor layout option A



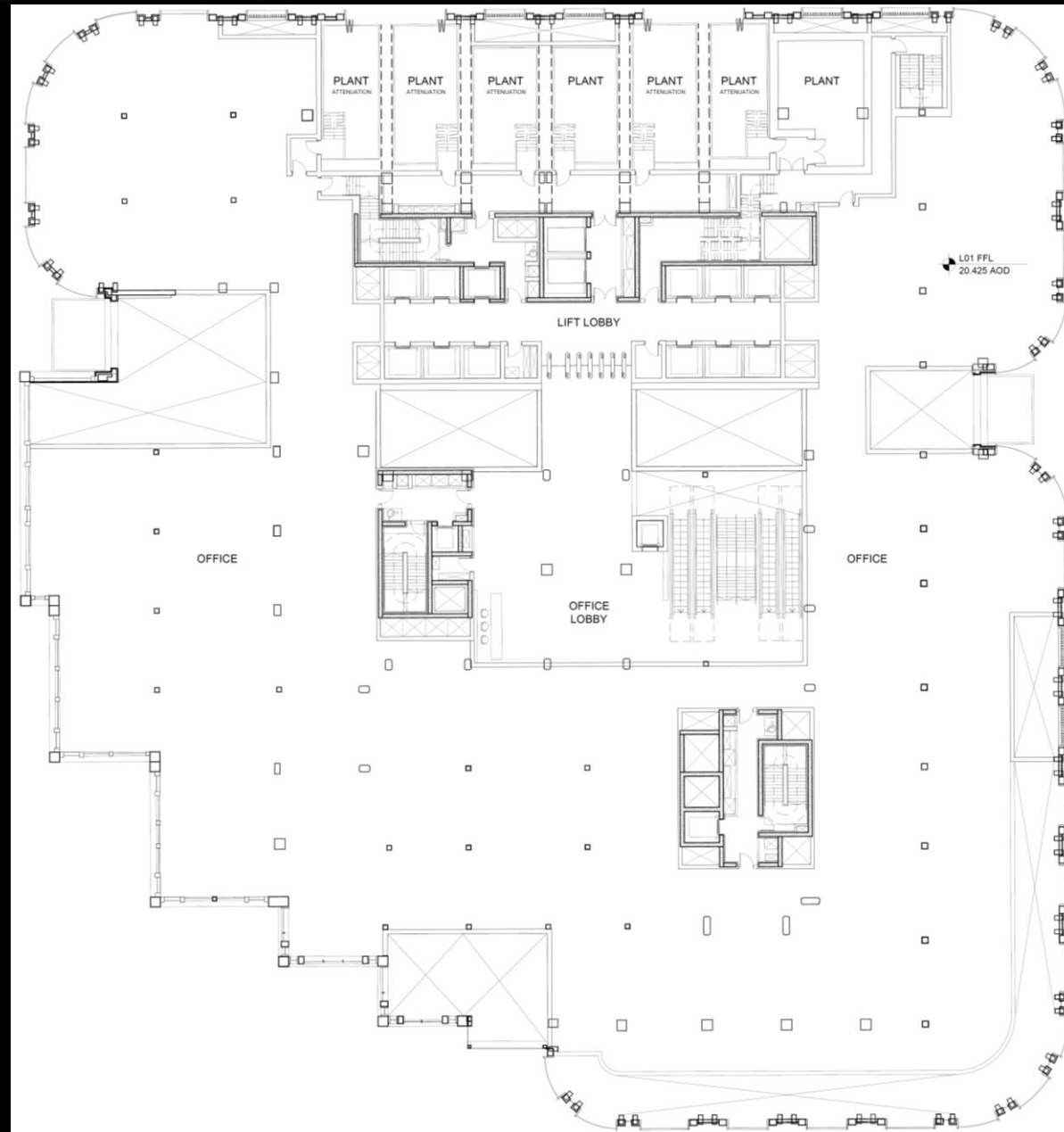
Proposed ground floor retail and permeable route - Option A



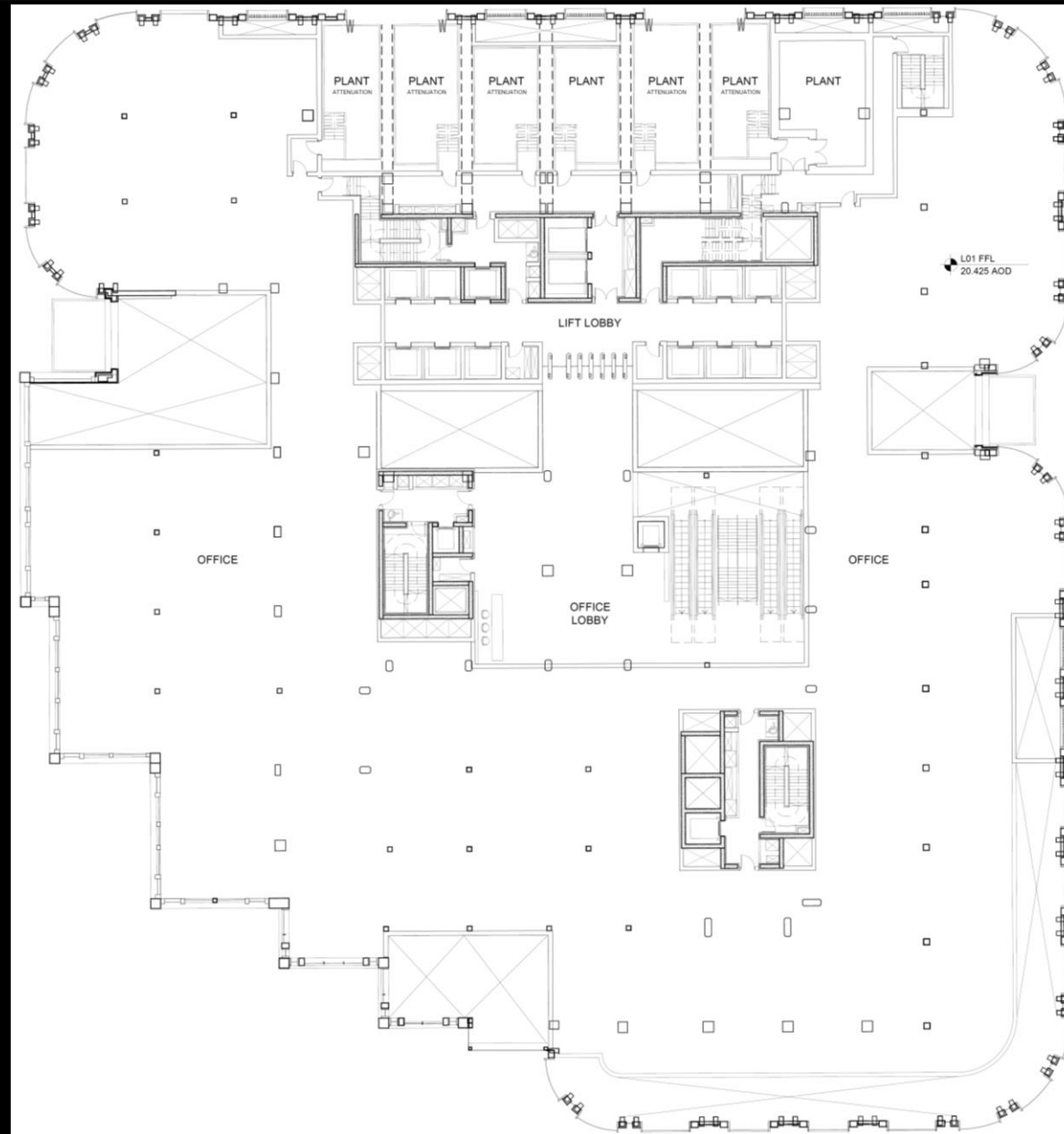
Proposed ground floor layout - Option B



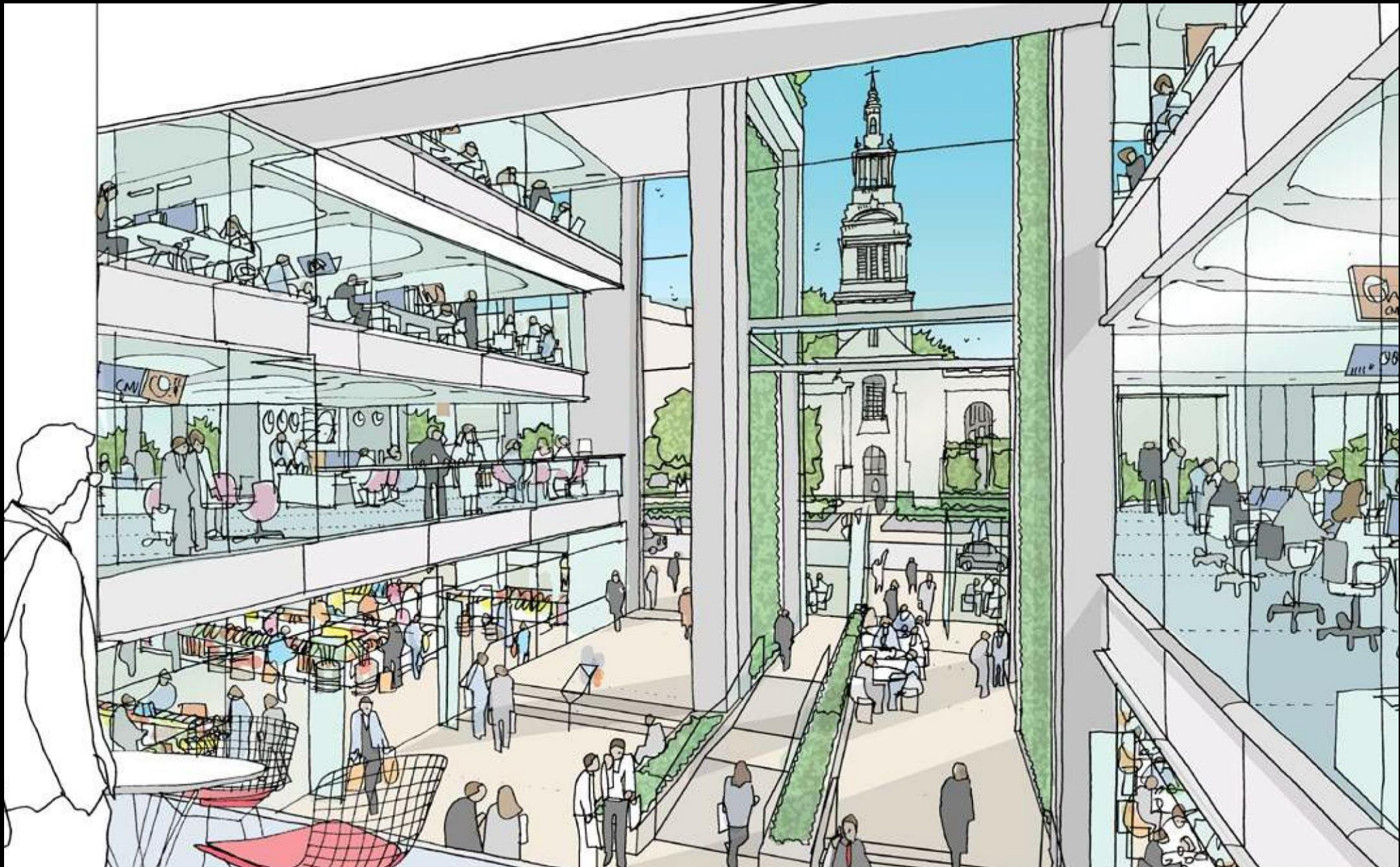
Proposed ground floor retail and permeable route - Option B



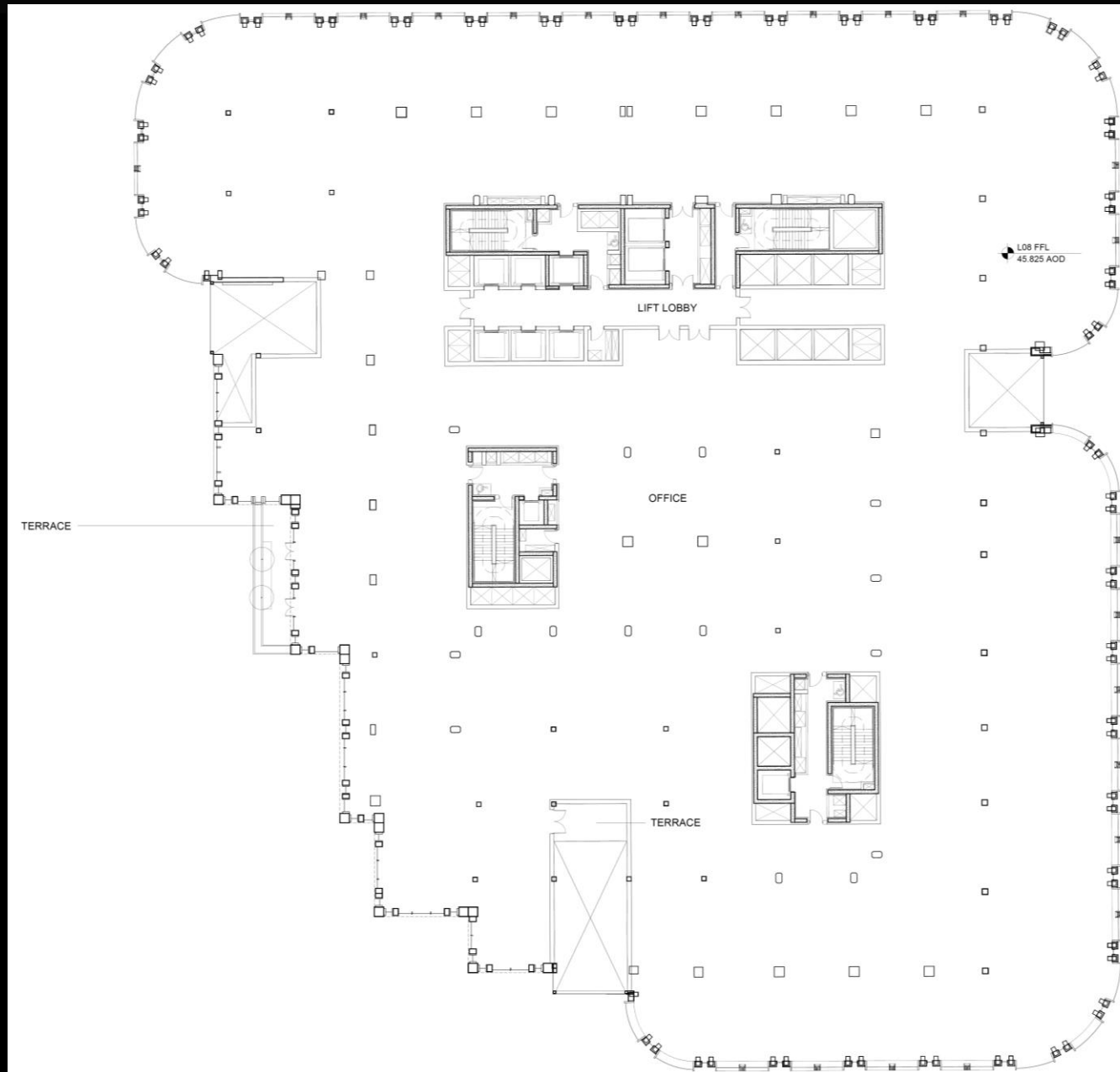
Existing first floor plan



Proposed first floor with secure office lobby



View west with atria, offices and ground floor retail and public route

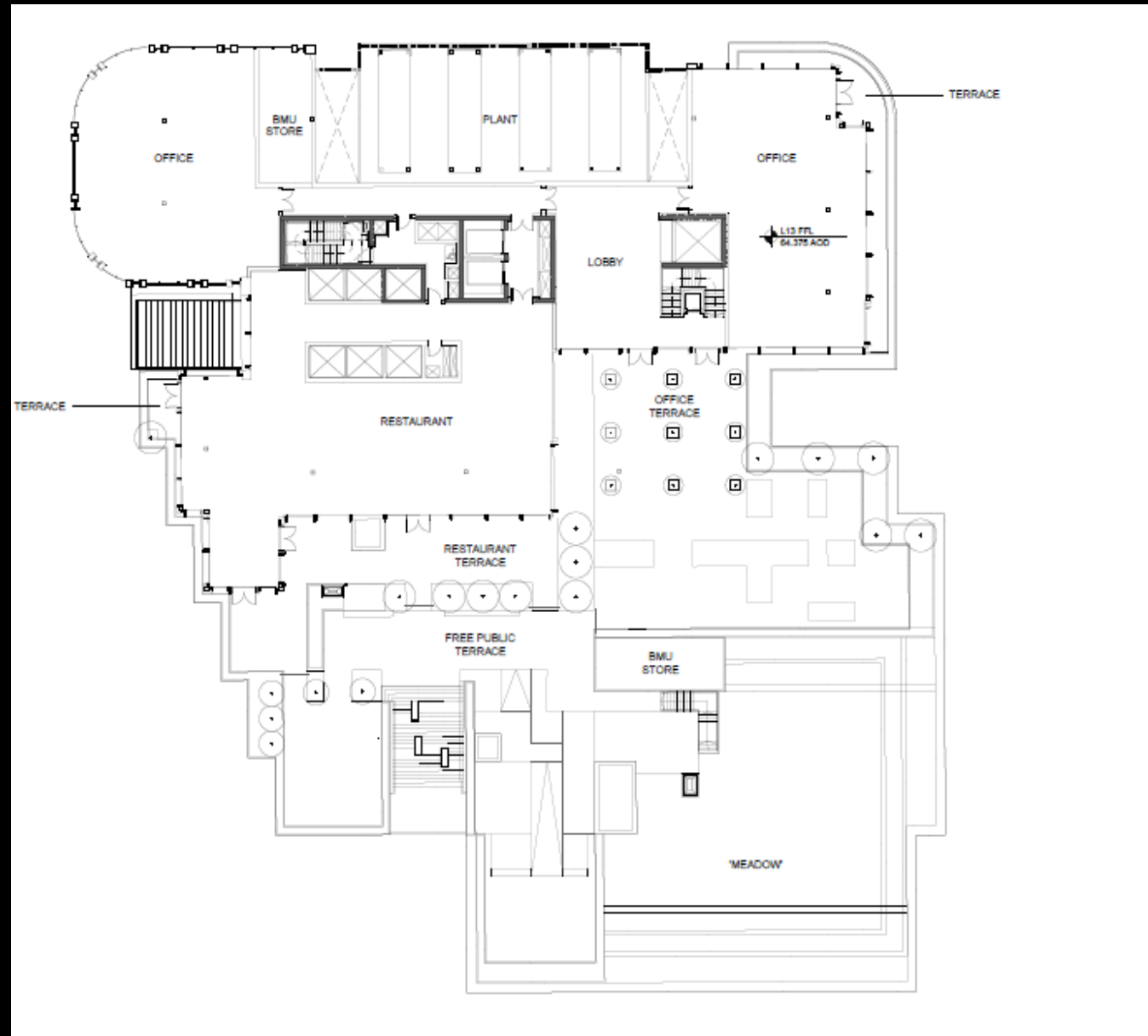


Proposed eighth floor typical floor plan

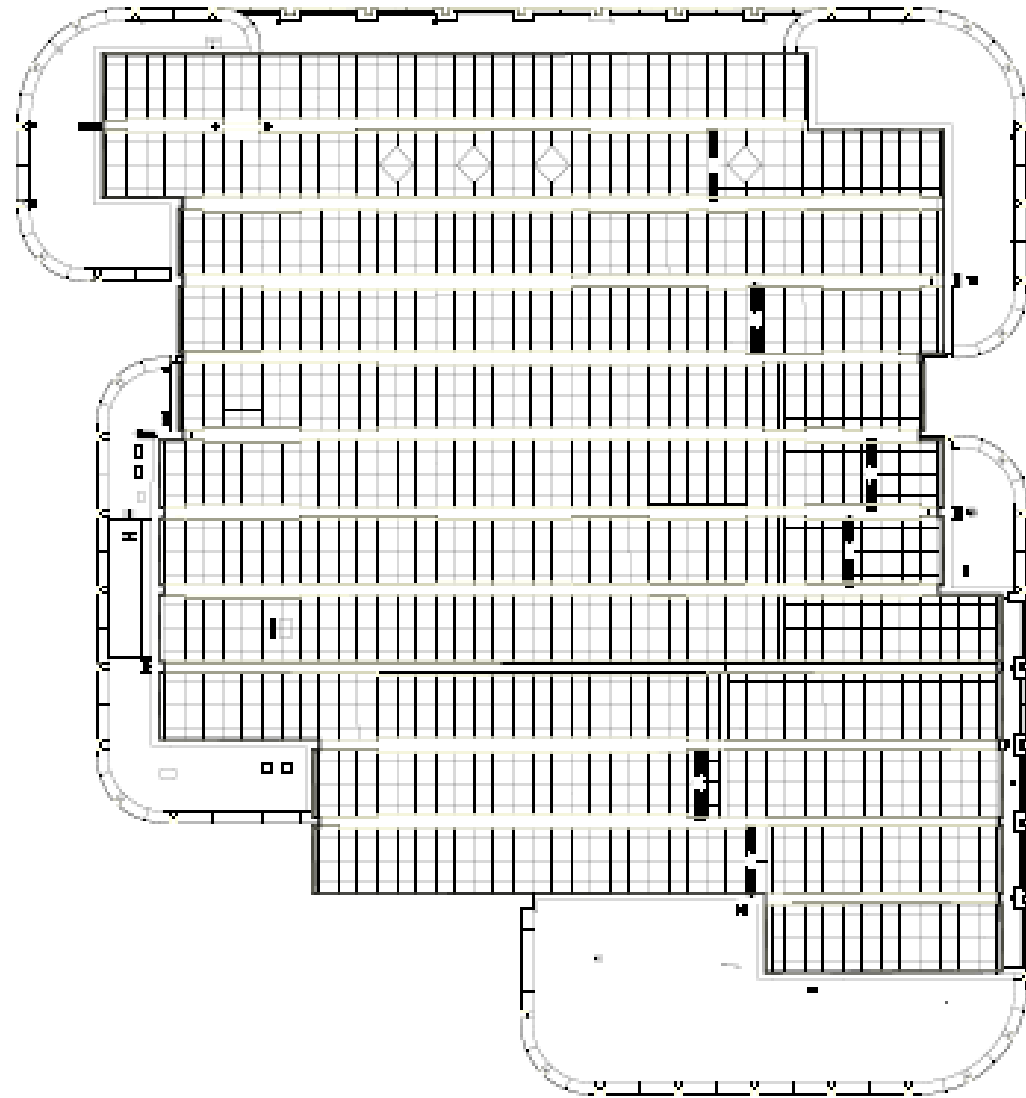


View east and south from office spaces through the atria

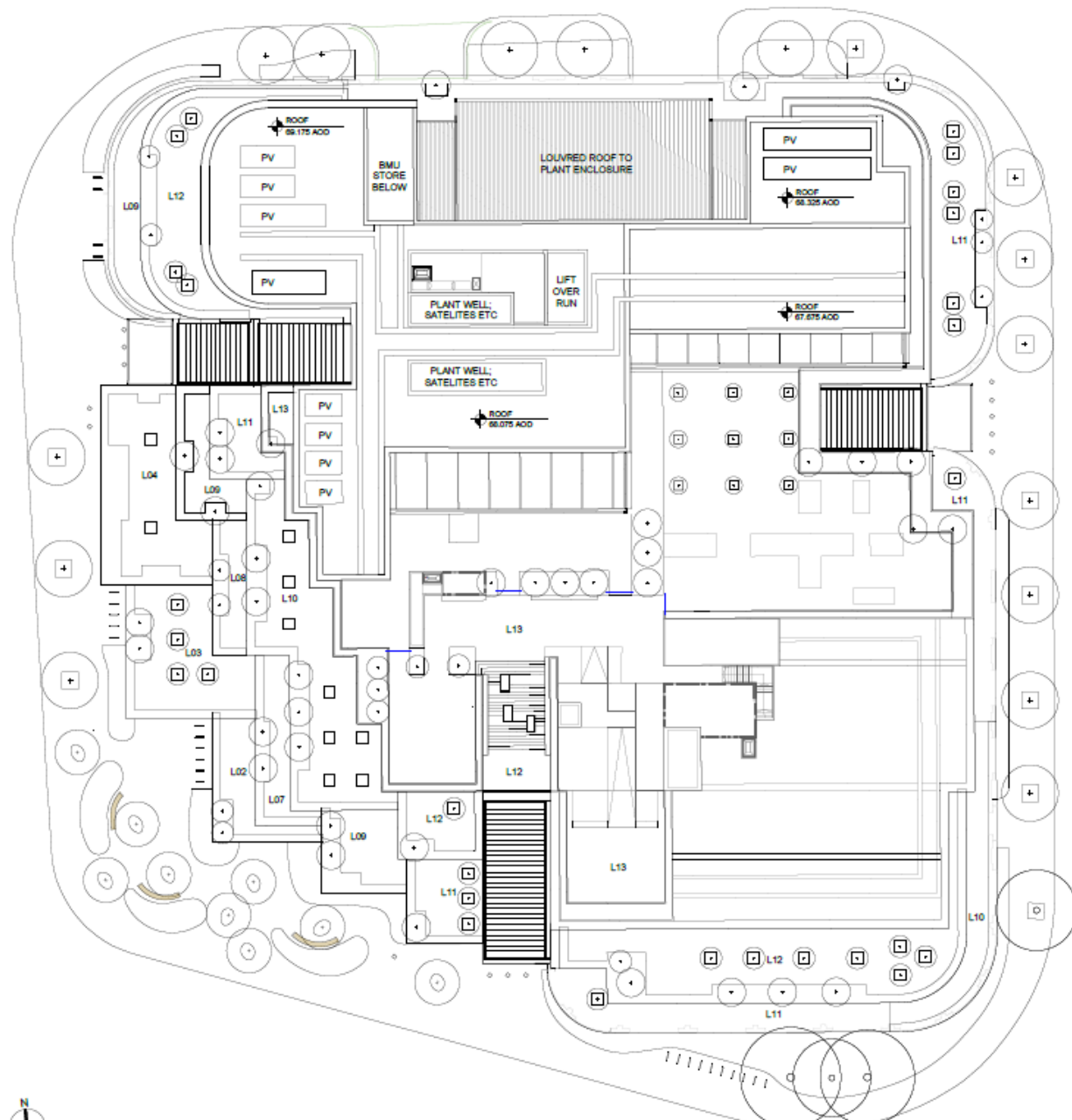
81 Newgate Street



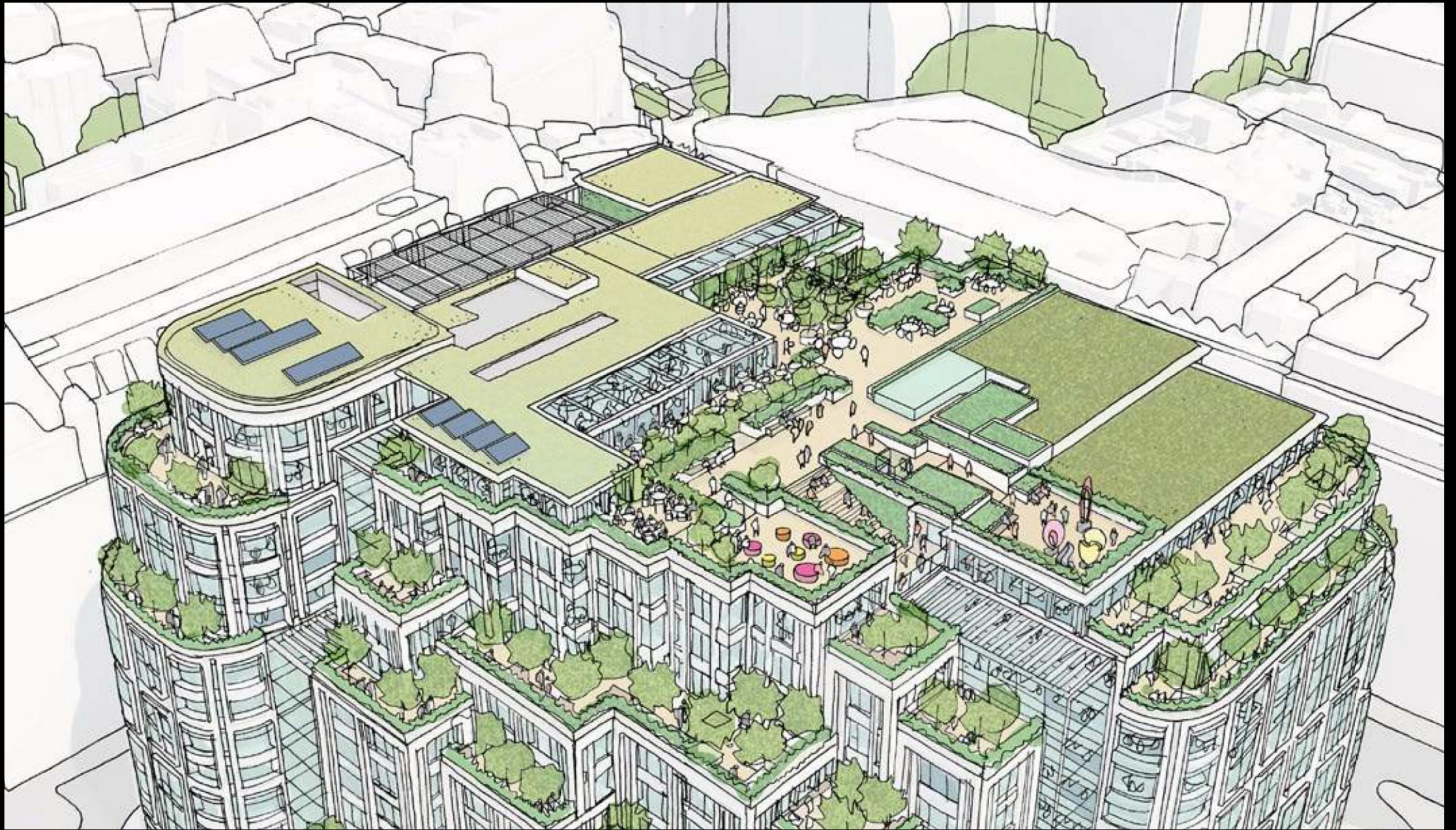
Roof level layout



Existing roof plan



Proposed roof plan



Urban greening at roof level and terraces



Public restaurant, office terraces



Public roof terrace view

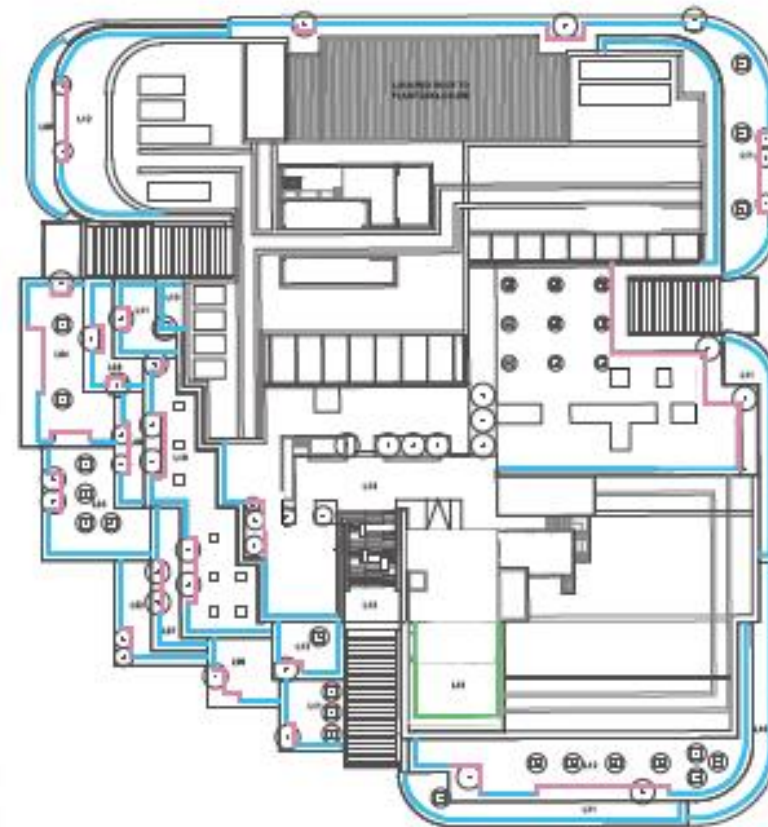


Balustrade Heights

- FFL +1100mm due to view restrictions
- FFL +1350mm public (terrace). Height set by view restrictions.
- FFL +1500mm
- FFL +1800mm for improved microclimate comfort

Wind mitigation screen

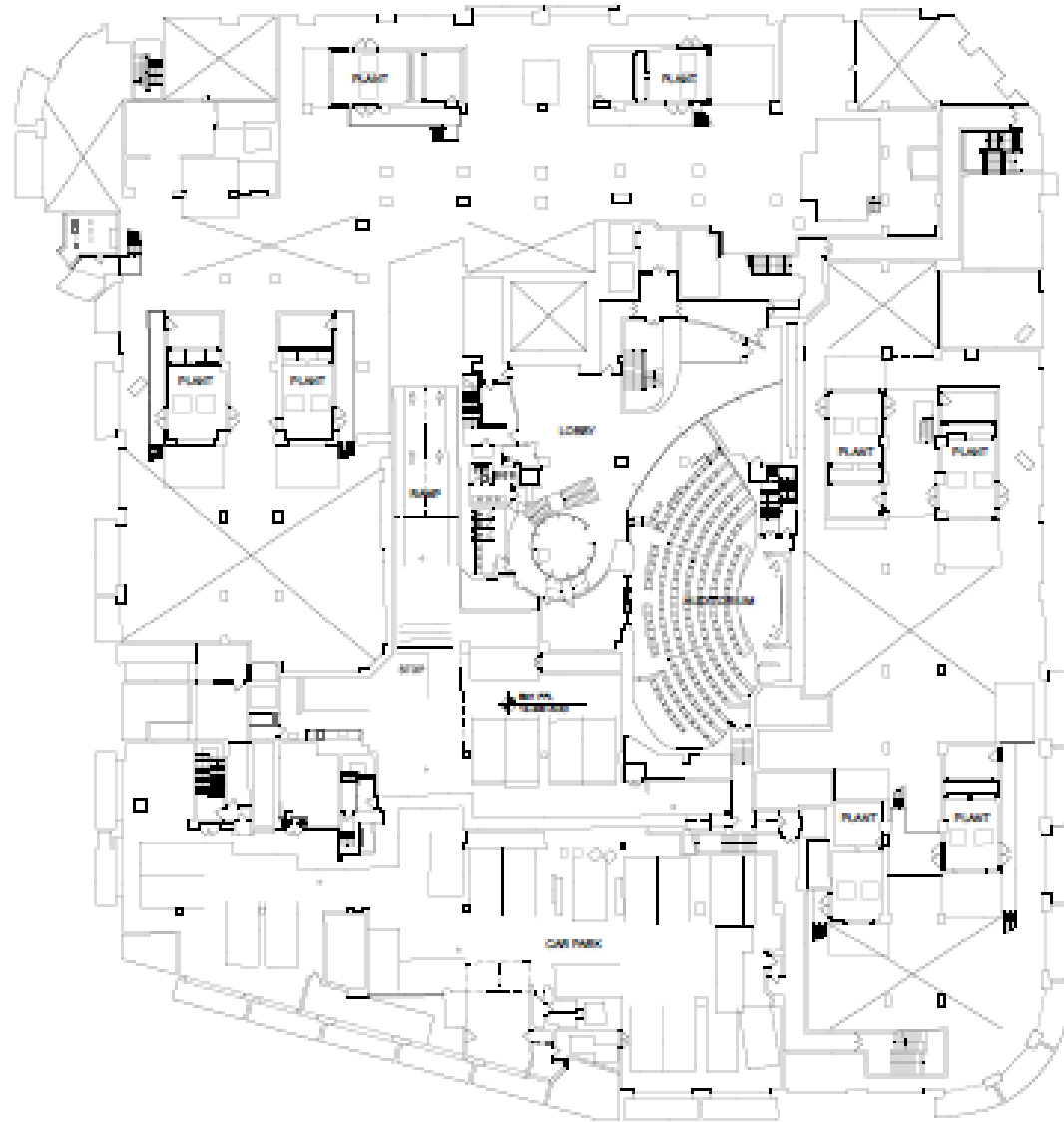
- FFL +1800mm glass screen for improved microclimate comfort



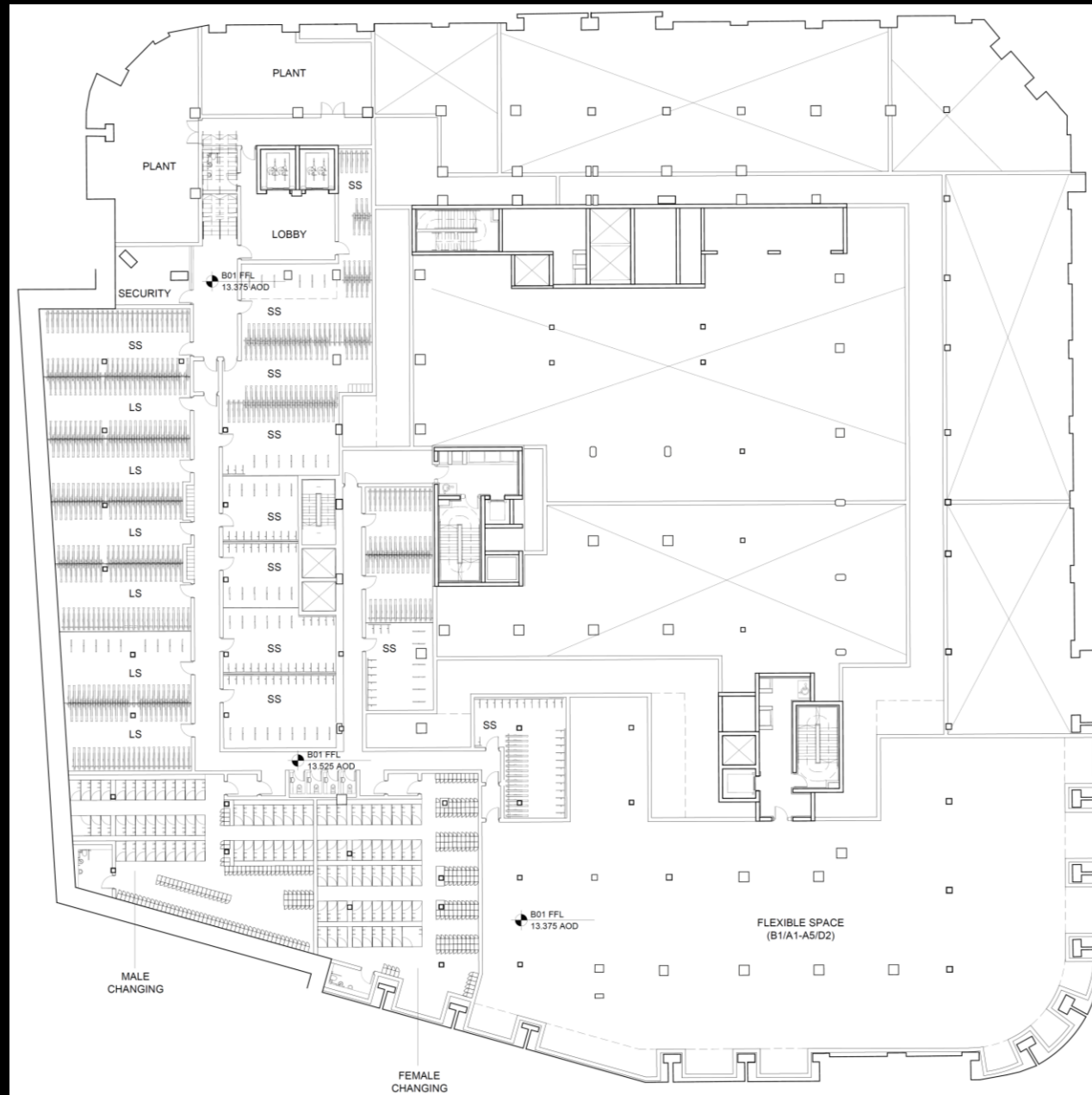
Balustrade to planter relationship

- Condition 1
- Condition 2
- Condition 3

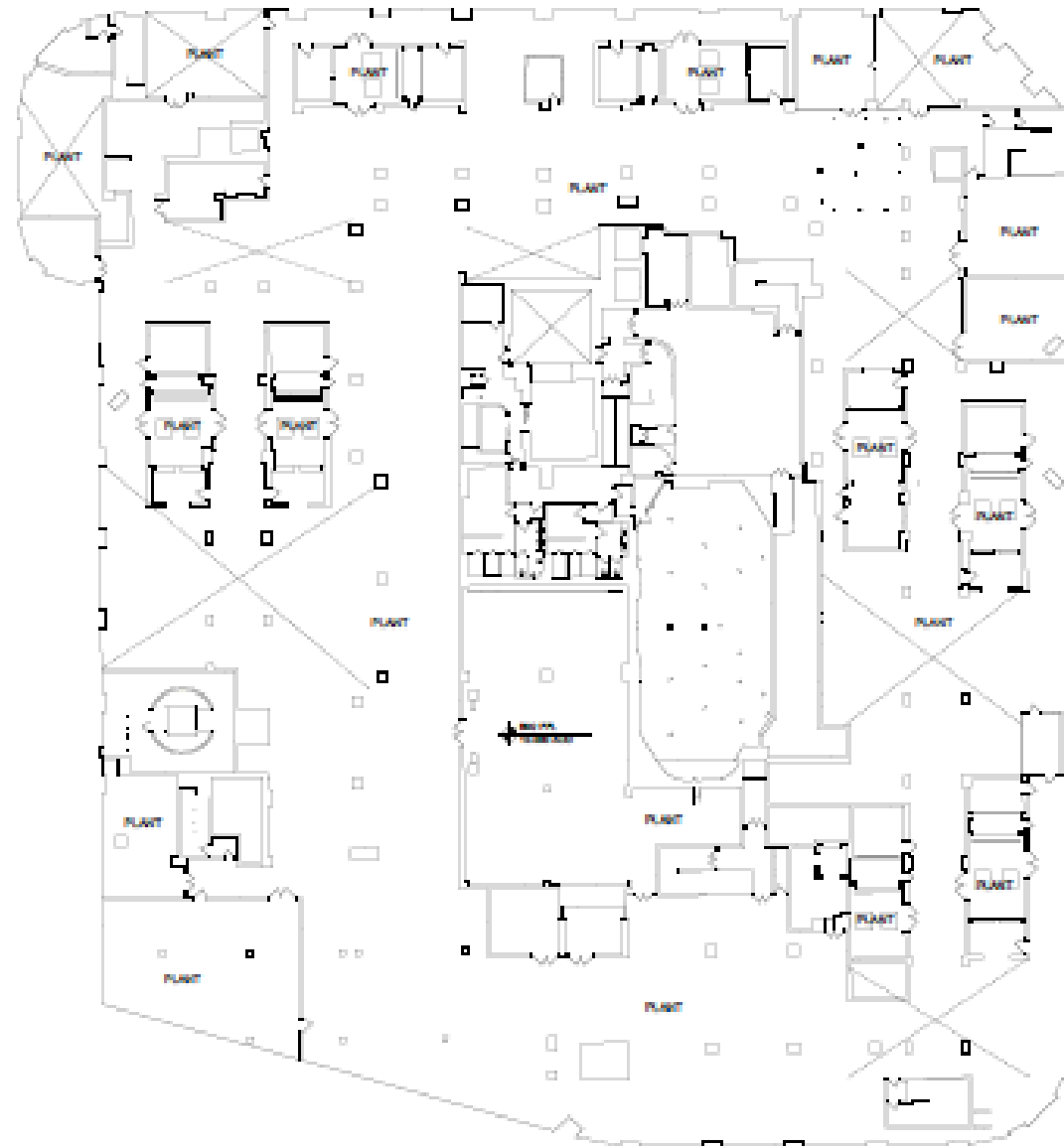
Proposed Terrace balustrades



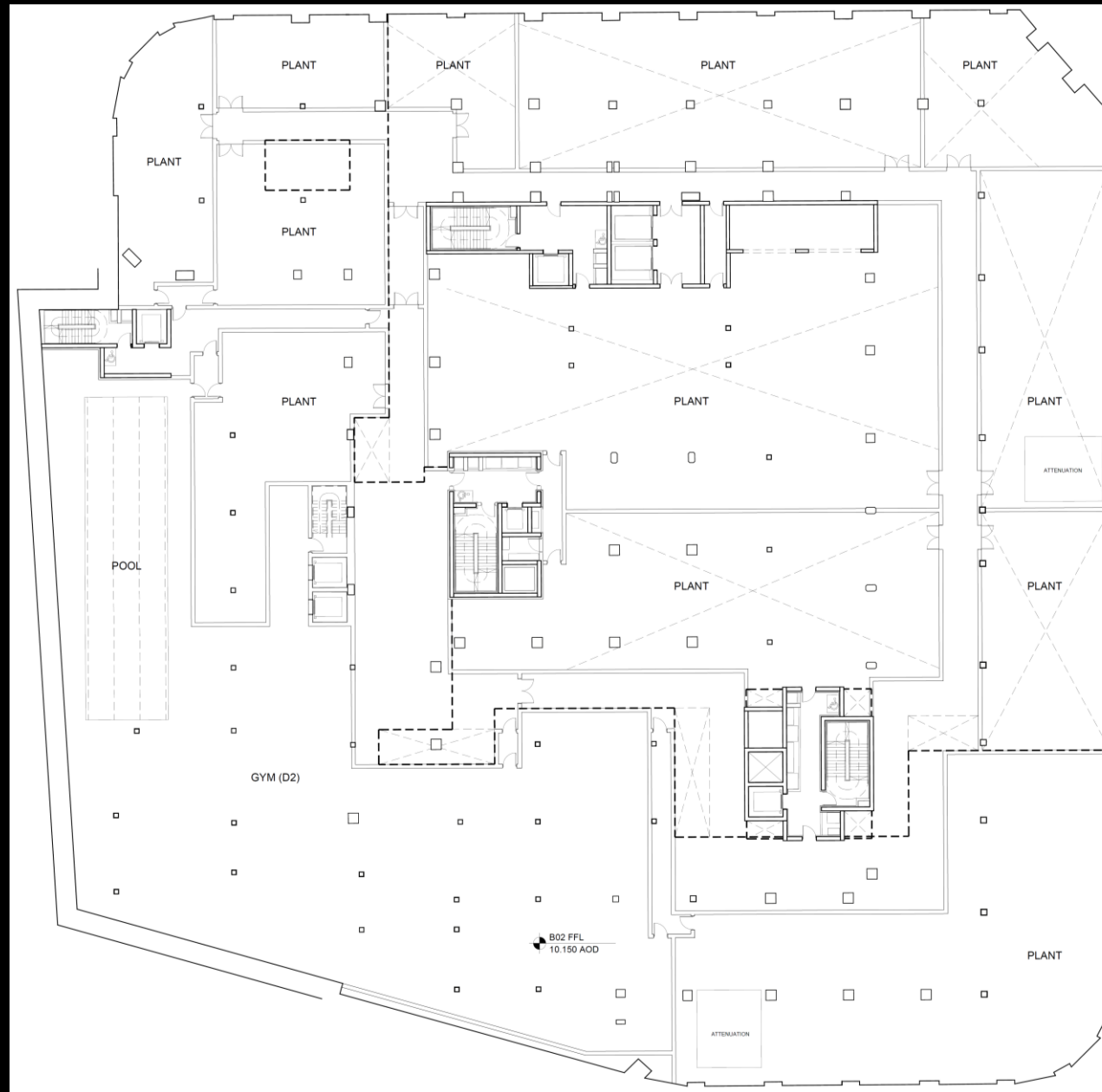
Existing 01 basement



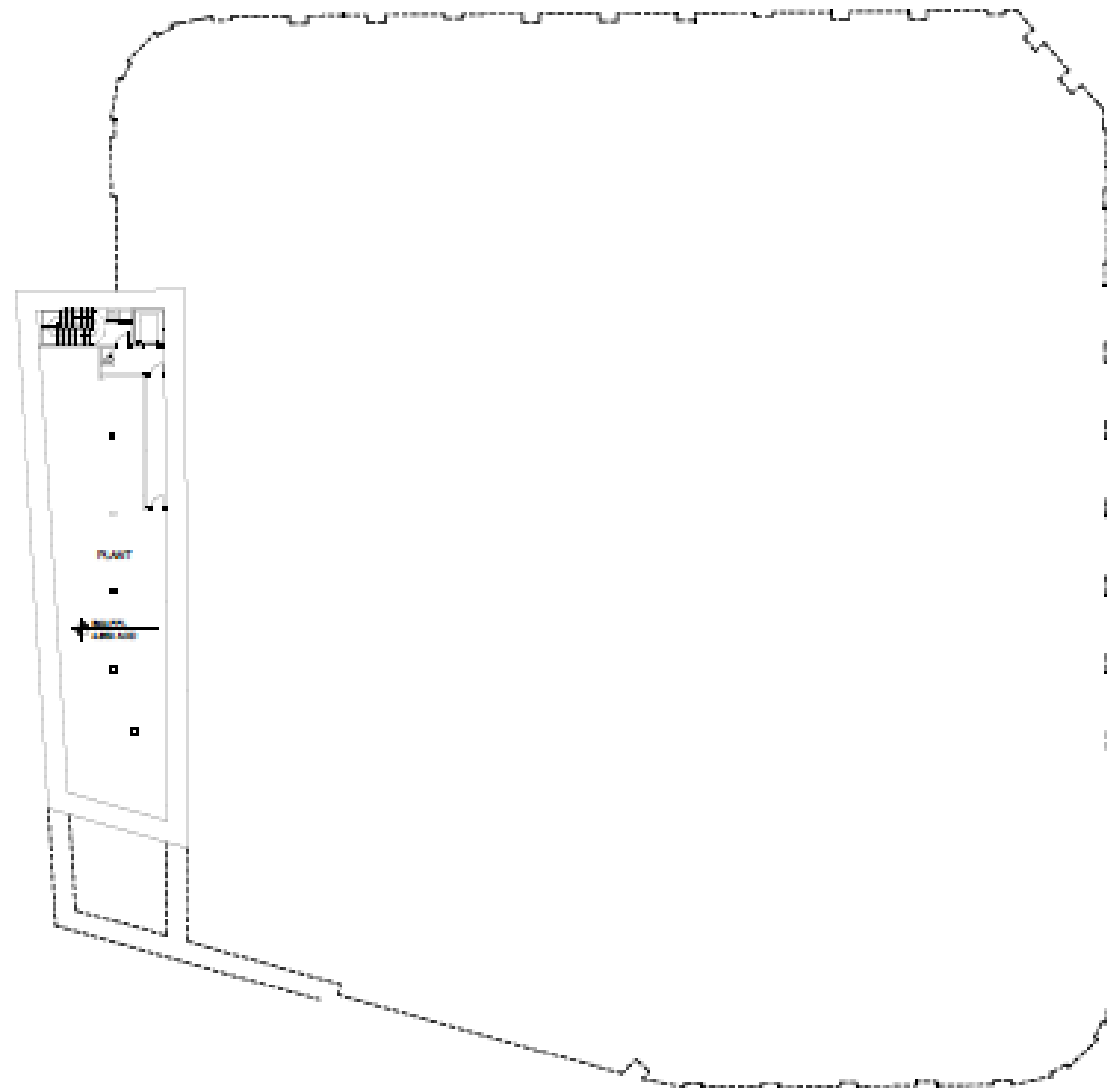
Proposed 01 basement



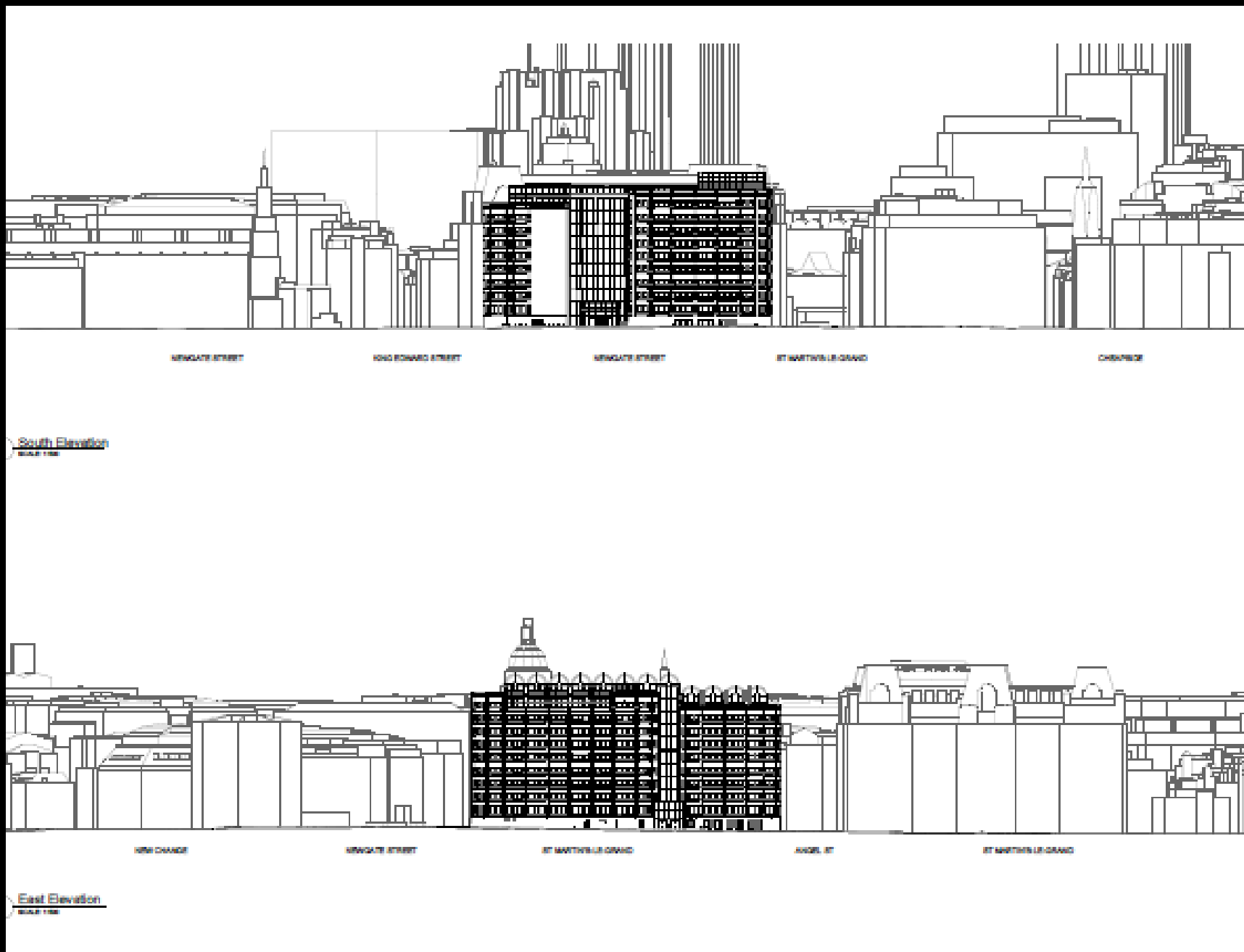
Existing basement 02



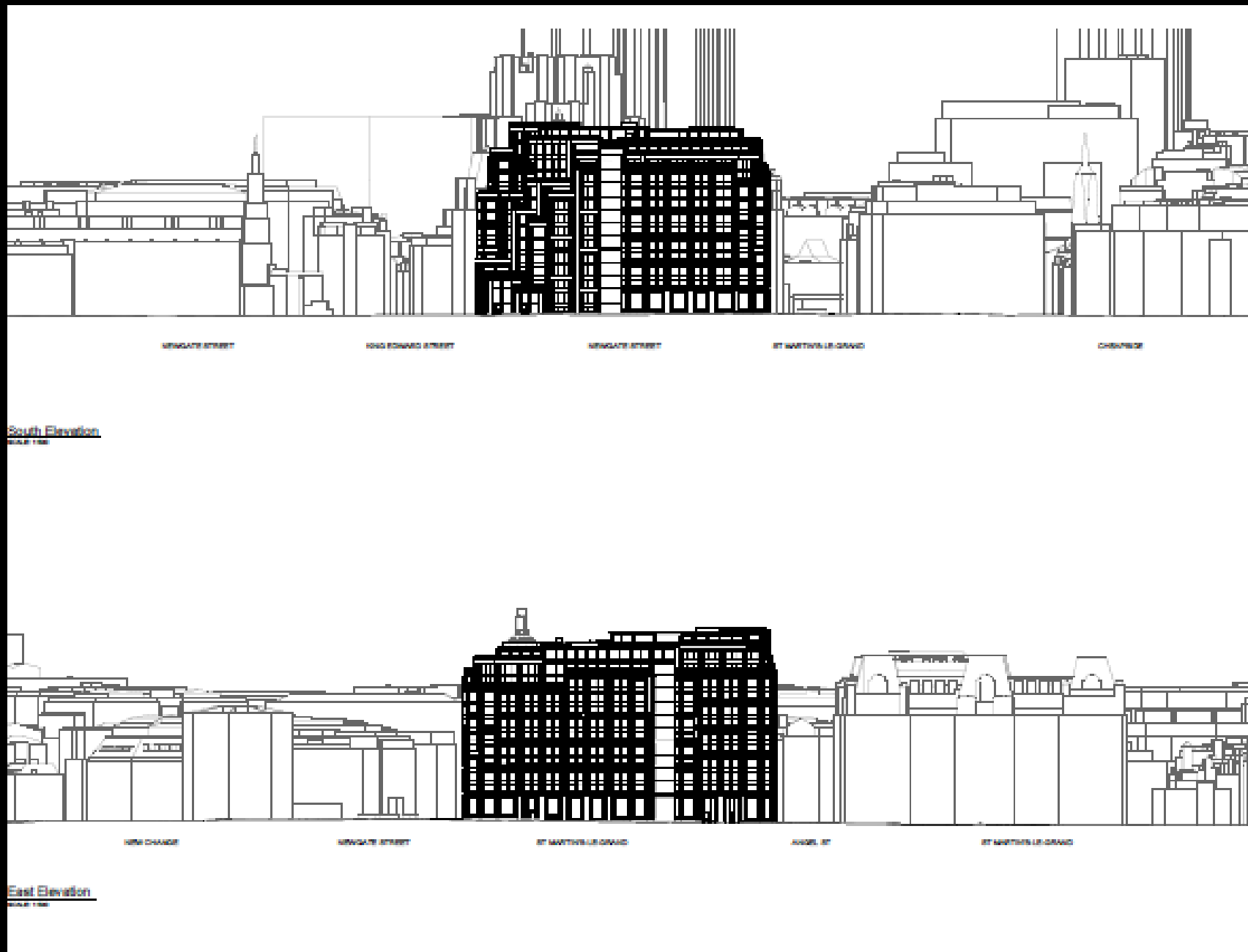
Proposed 02 basement



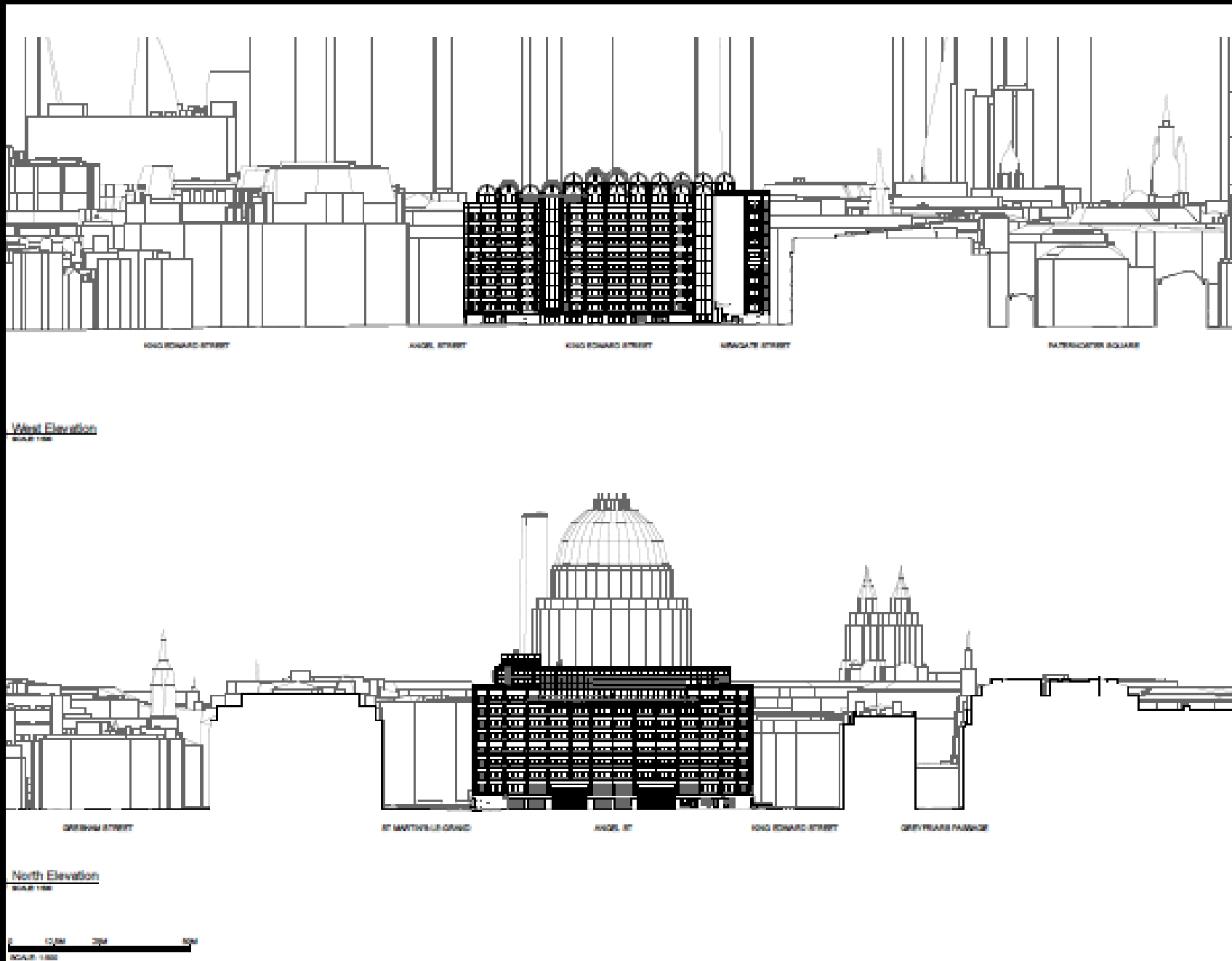
Proposed 03 basement



Existing south and east elevations



Proposed east and south elevations



Existing west & north elevations



KING EDWARD STREET

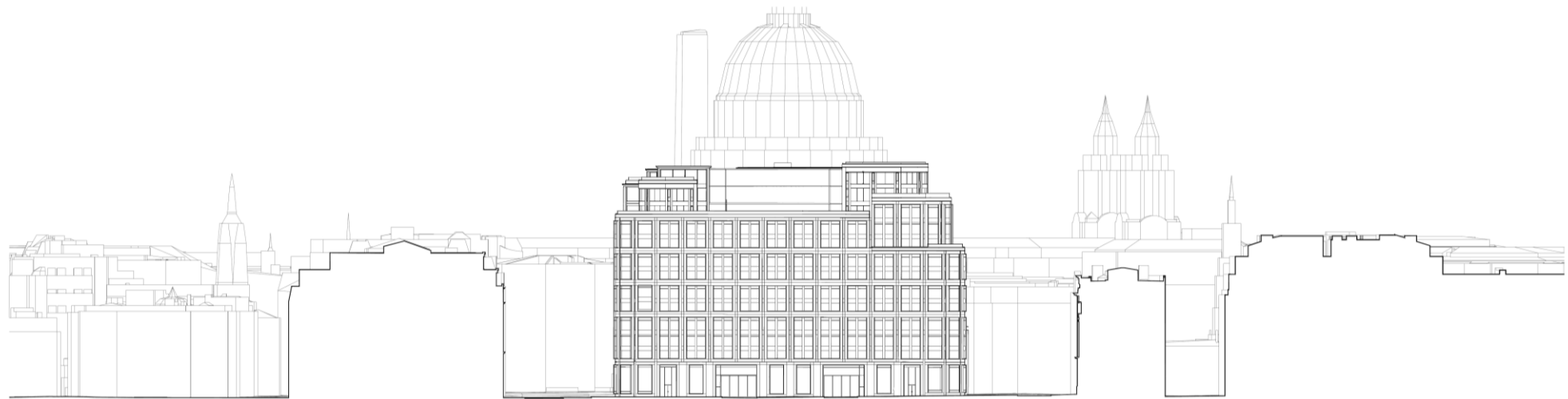
ANGEL STREET

KING EDWARD STREET

NEWGATE STREET

PATERNOSTER SQUARE

2 West Elevation
SCALE: 1:500



GRESHAM STREET

ST MARTIN'S-LE-GRAND

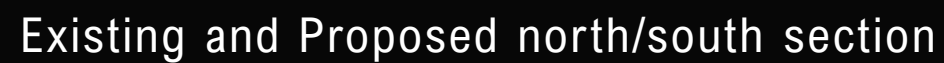
ANGEL ST

KING EDWARD STREET

GREYFRIARS PASSAGE

1 North Elevation
SCALE: 1:500

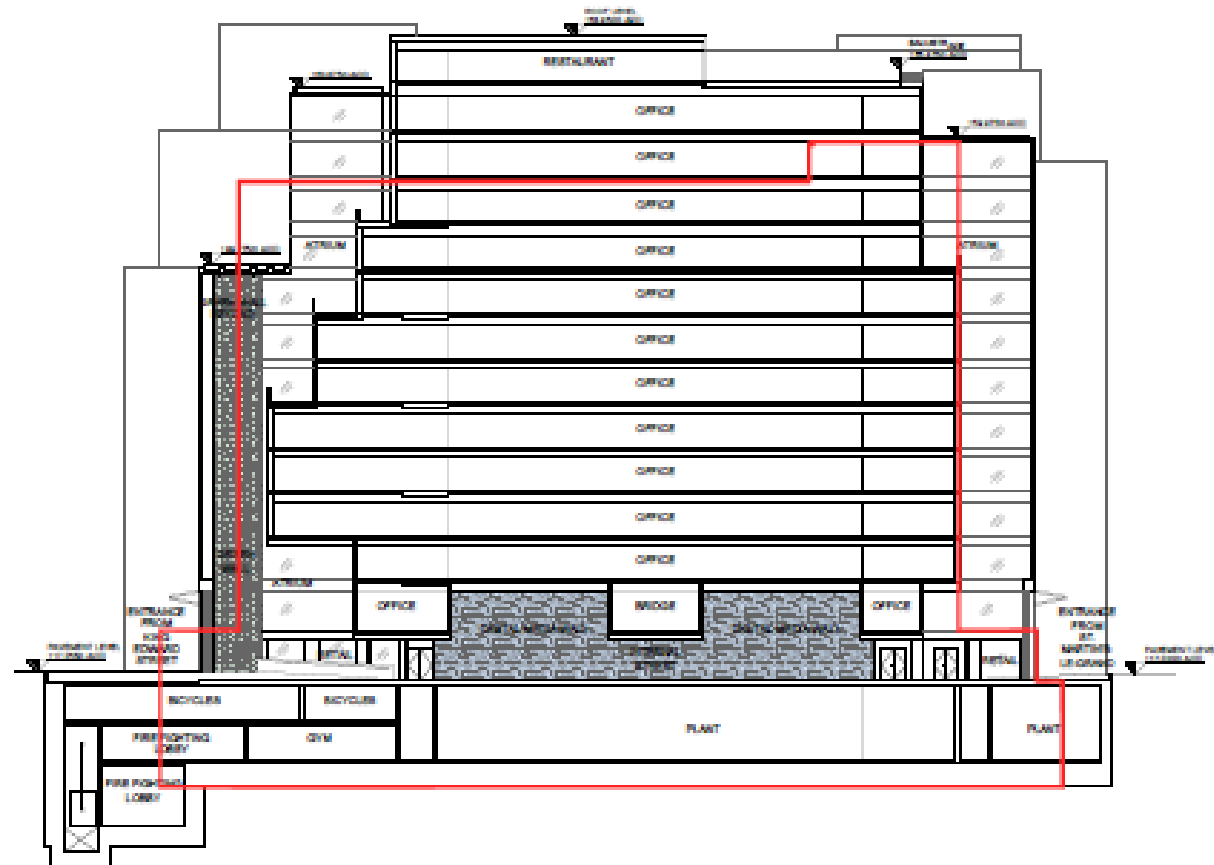
Proposed west & north elevations





Section through the proposed building north/south

TENTH FLOOR
 PTL 104.075-104.080
 NINTH FLOOR
 PTL 103.075-103.080
 EIGHTH FLOOR
 PTL 102.075-102.080
 SEVENTH FLOOR
 PTL 101.075-101.080
 SIXTH FLOOR
 PTL 100.075-100.080
 FIFTH FLOOR
 PTL 99.075-99.080
 FOURTH FLOOR
 PTL 98.075-98.080
 THIRD FLOOR
 PTL 97.075-97.080
 SECOND FLOOR
 PTL 96.075-96.080
 FIRST FLOOR
 PTL 95.075-95.080
 GROUND FLOOR
 PTL 94.075-94.080
 BASEMENT 1
 PTL 93.075-93.080
 BASEMENT 2
 PTL 92.075-92.080
 BASEMENT 3
 PTL 91.075-91.080
 BASEMENT 4
 PTL 90.075-90.080



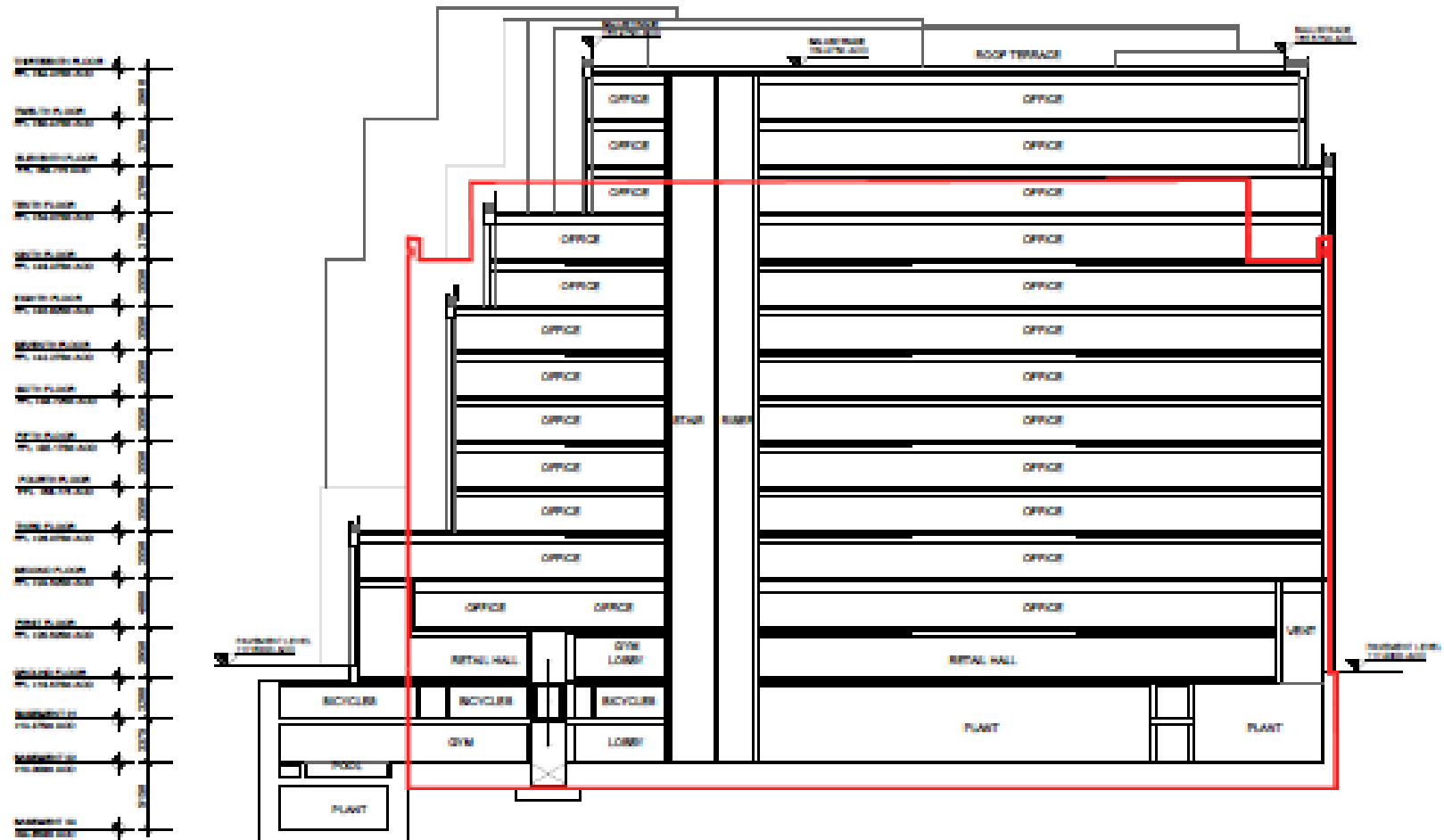
1 SECTION AA
SCALE 1/8" = 1'-0"

FOURTH FLOOR
 PTL 98.075-98.080
 THIRD FLOOR
 PTL 97.075-97.080
 SECOND FLOOR
 PTL 96.075-96.080
 FIRST FLOOR
 PTL 95.075-95.080
 GROUND FLOOR
 PTL 94.075-94.080

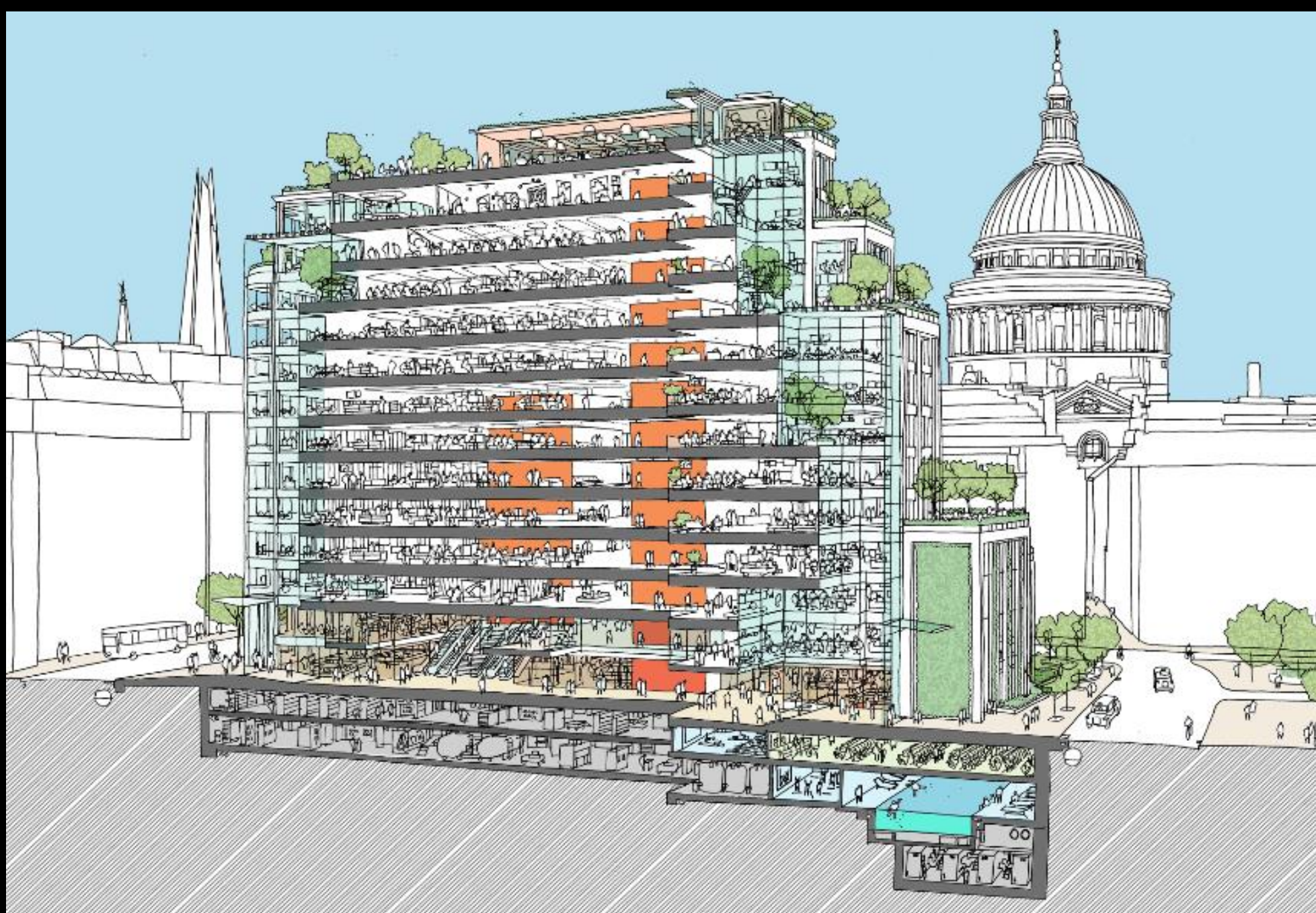


2 SECTION BB
SCALE 1/8" = 1'-0"

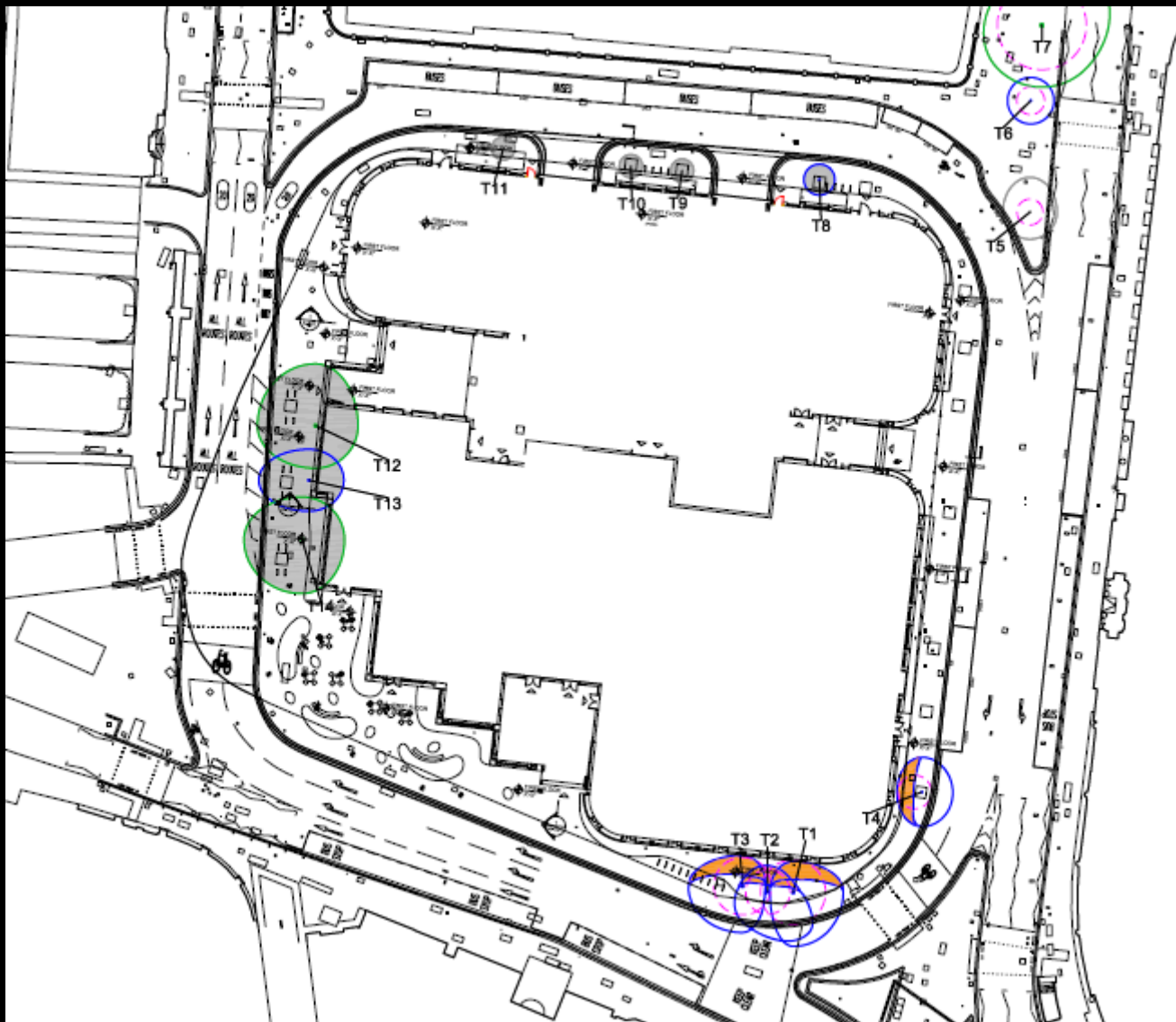
Existing and proposed sections east/west



Existing and proposed section east/west

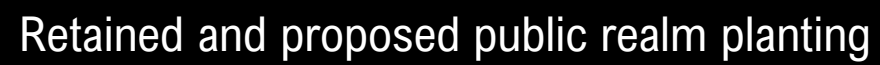


Section through proposed building east/west



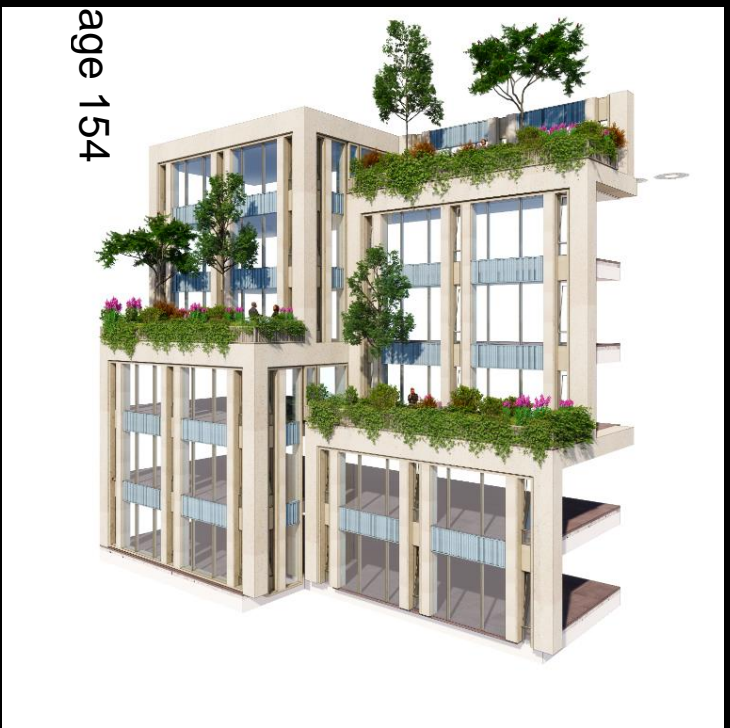
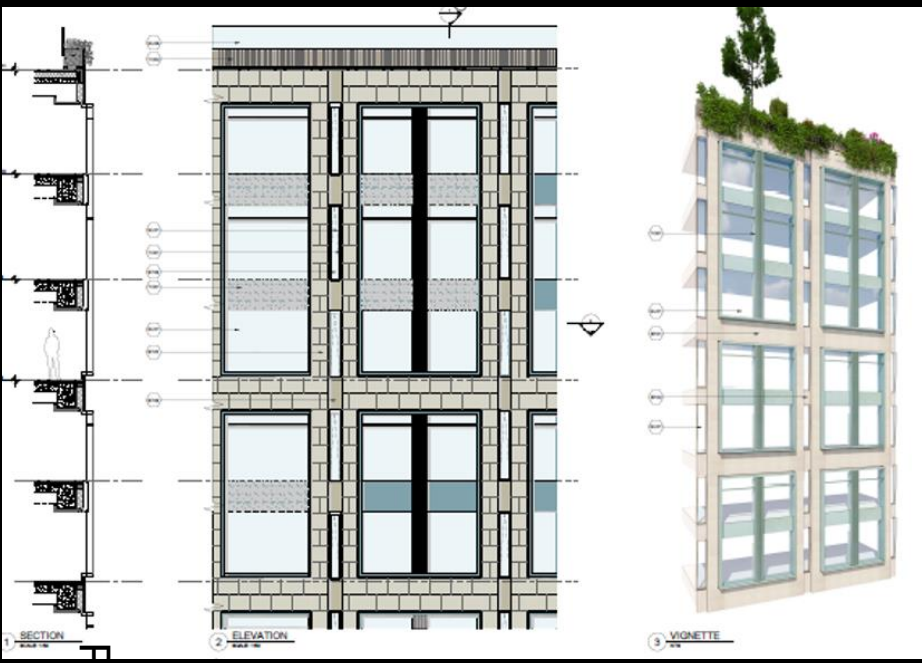
Trees to be removed highlighted in grey



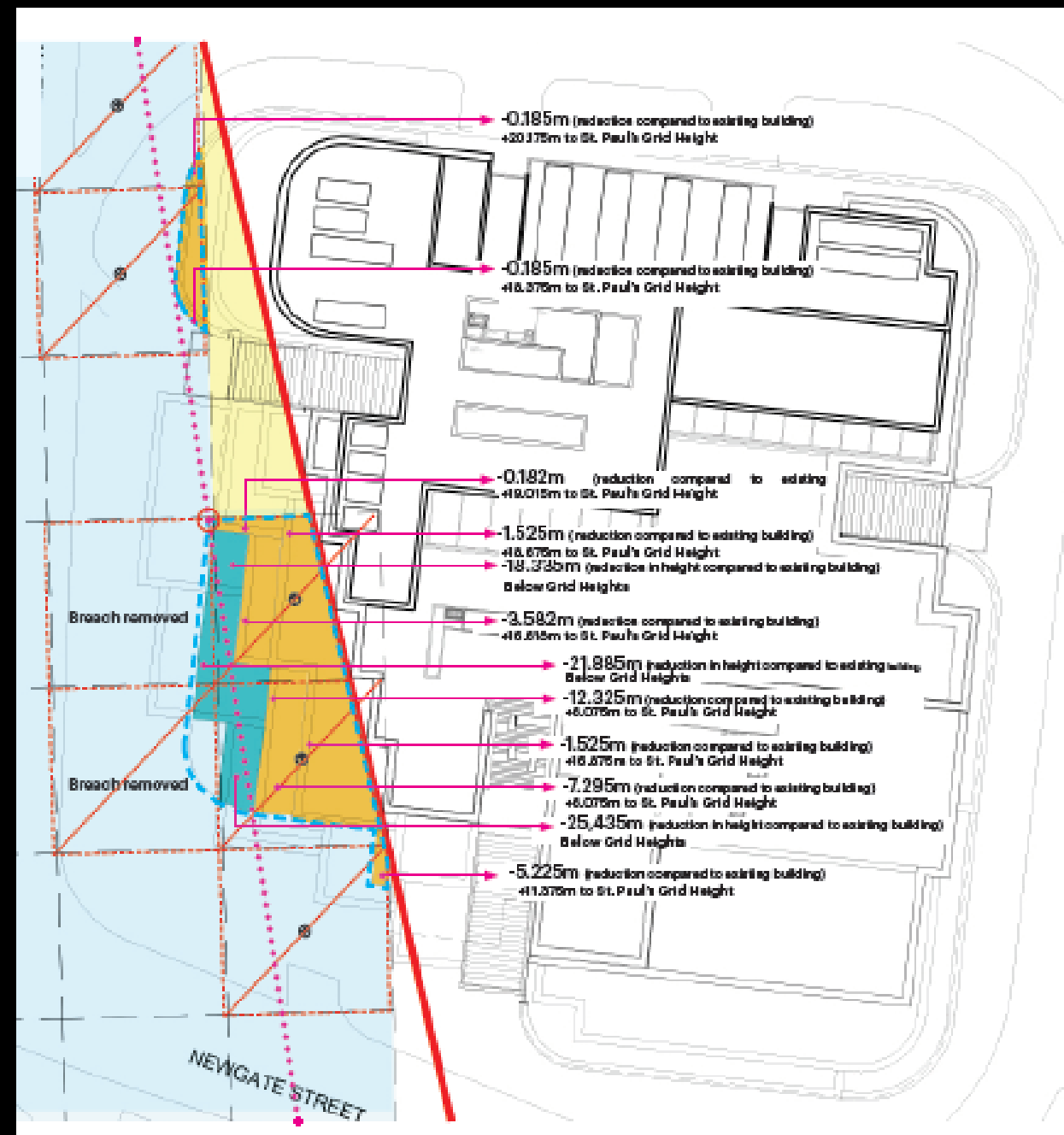
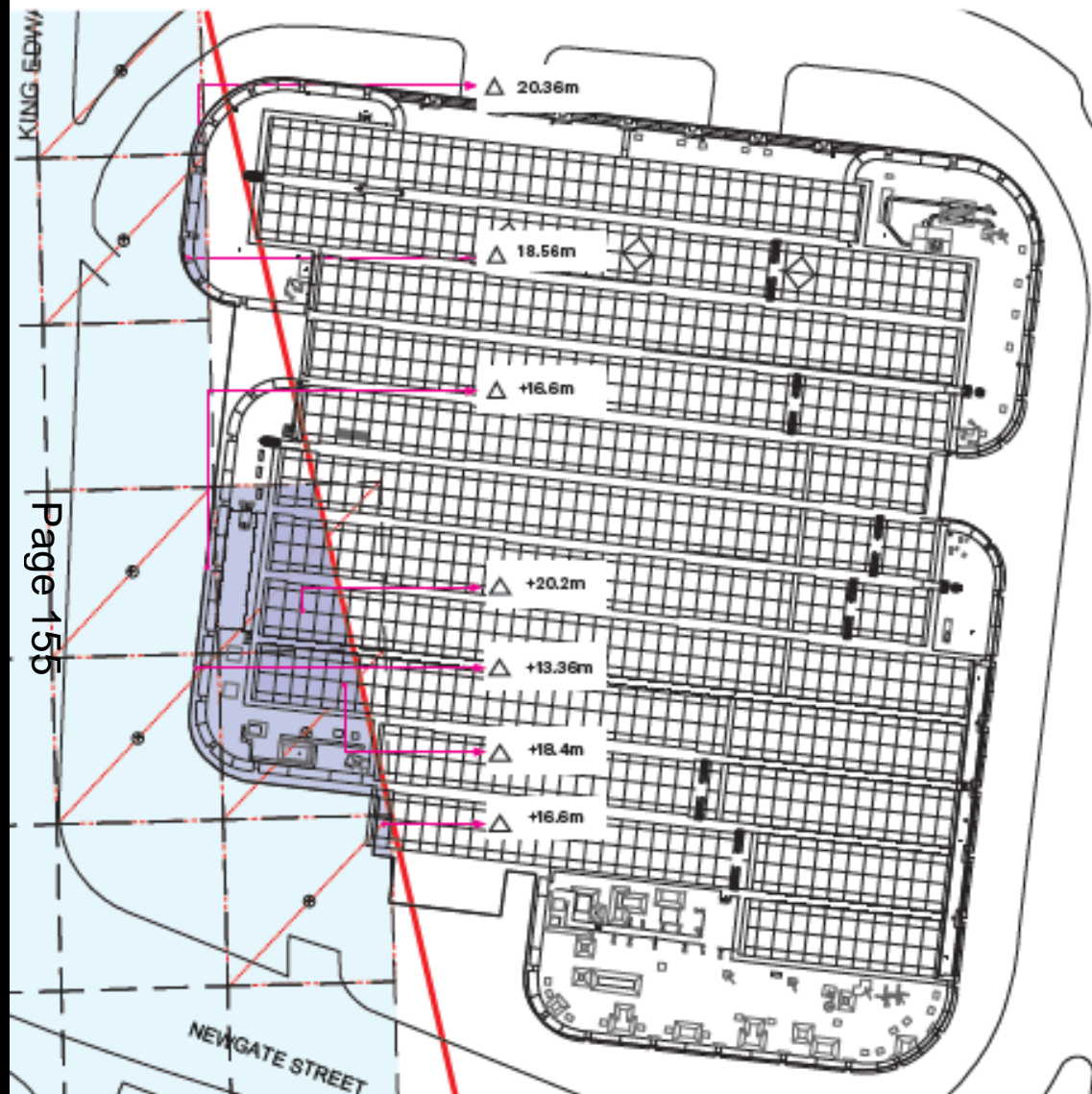




South west elevation



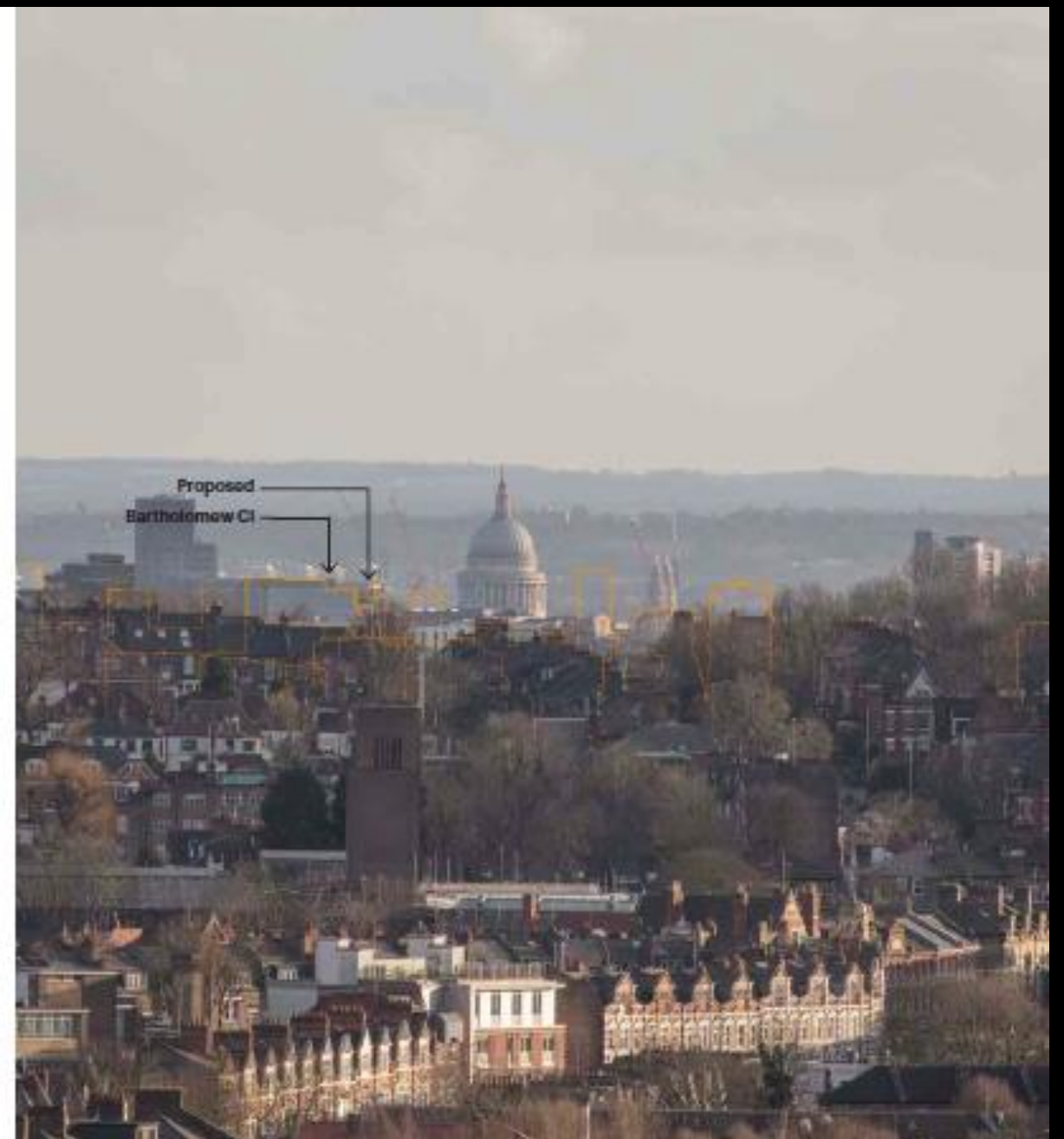
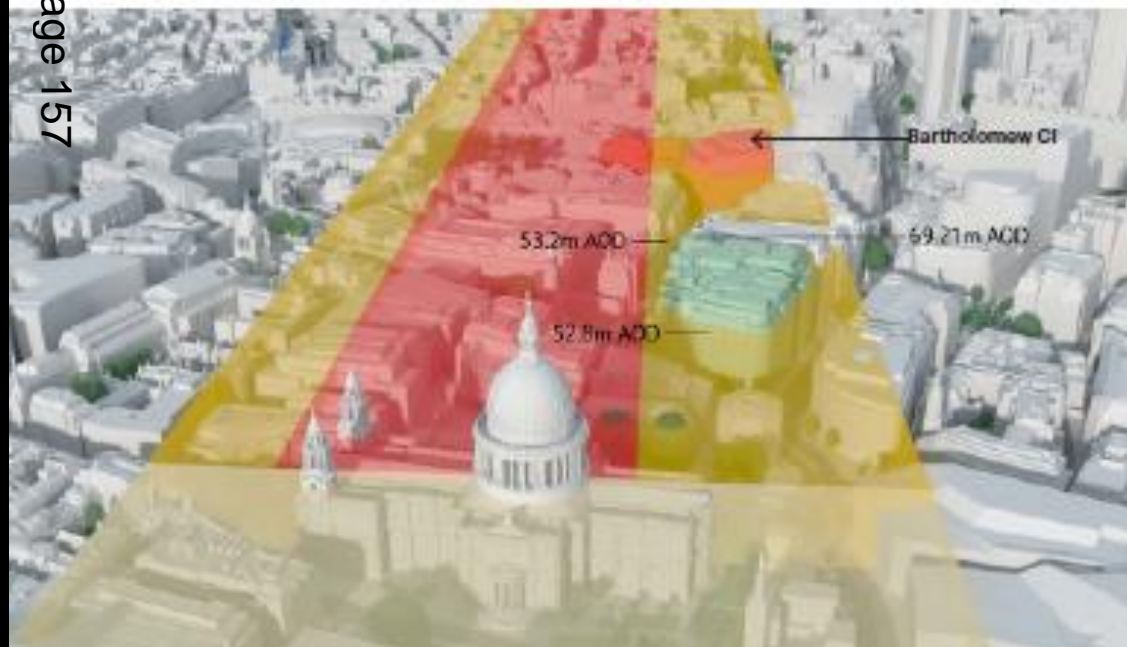
Bay proposals for new and adapted elevations



St Pauls Heights Policy Area existing and proposed exceedances



Existing & proposed St. Bartholomew's on King Edward Street view



LVMF View 1A.2 Alexandra Palace existing, proposed cumulative impacts



Blackfriars Bridge existing



Proposed Blackfriars Bridge



Existing Southwark Bridge



Proposed Southwark Bridge



LVMF 13B.1 Millennium Bridge



Existing view King Edward Street



Proposed view King Edward Street



Existing from Cheapside



Proposed view from Cheapside



Existing view from Greyfriars Churchyard



Proposed west elevation Greyfriars Churchyard



Proposed evening view from Greyfriars Churchyard



Existing view from Gresham Street and St Martin's le Grand



Proposed view from Gresham Street and St Martin's le Grand



Existing View Newgate Street



Proposed view Newgate Street



Existing view St Martin's le Grand



Proposed view St Martin's le Grand



Existing Golden Gallery View



Proposed view from Golden Gallery



81 Newgate Street



81 Newgate Street public roof terrace

