



# **Planning Applications Sub-Committee**

## **PRESENTATION PACK**

**Date:** THURSDAY, 9 MAY 2024  
**Time:** 11.00 am  
**Venue:** LIVERY HALL - GUILDHALL

4. **ALBAN GATE, 125-130 LONDON WALL**

**For Decision**  
(Pages 3 - 34)

**Ian Thomas CBE**  
**Town Clerk and Chief Executive**

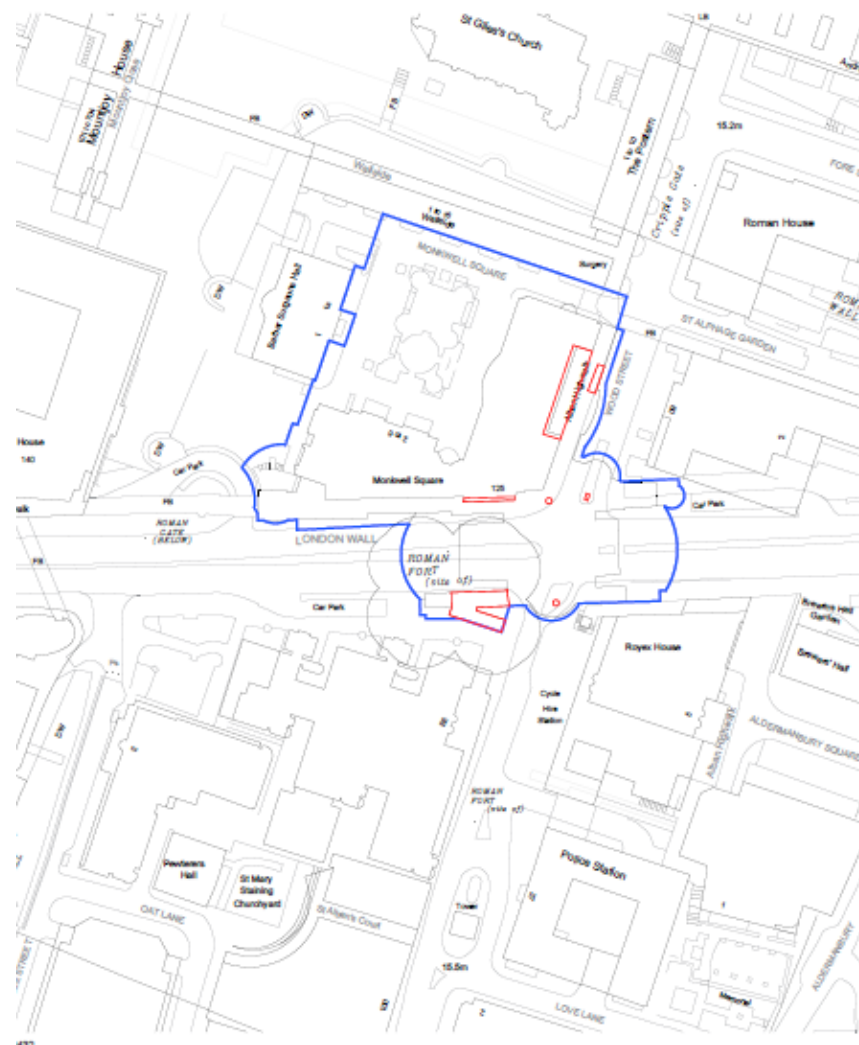
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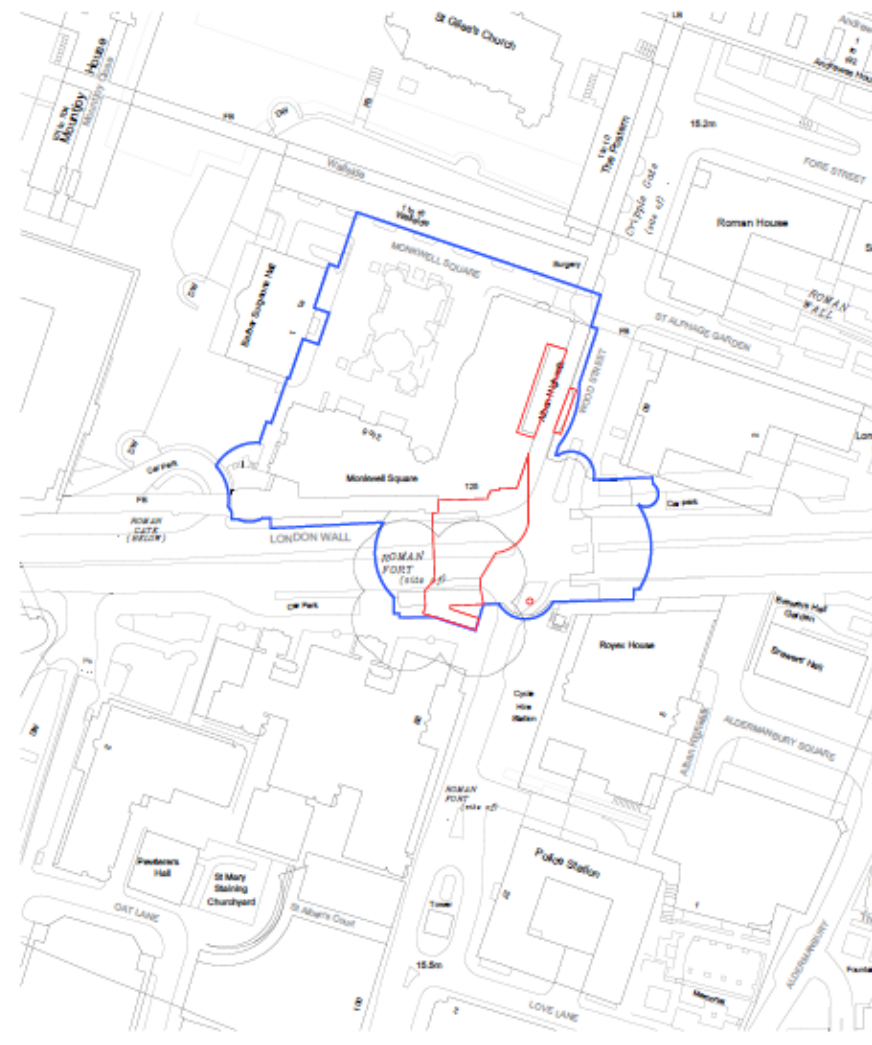
# **Alban Gate, 125 – 130 London Wall**

**Planning Applications Sub-Committee**

09 May 2024



1 Ground Level  
1:500



2 Podium Level  
1:500

# Site Location Plan Ground and Podium Level





### Historic Context





Existing Site Photos Wood Street (north side)



Existing Site Photos Wood Street (south side)

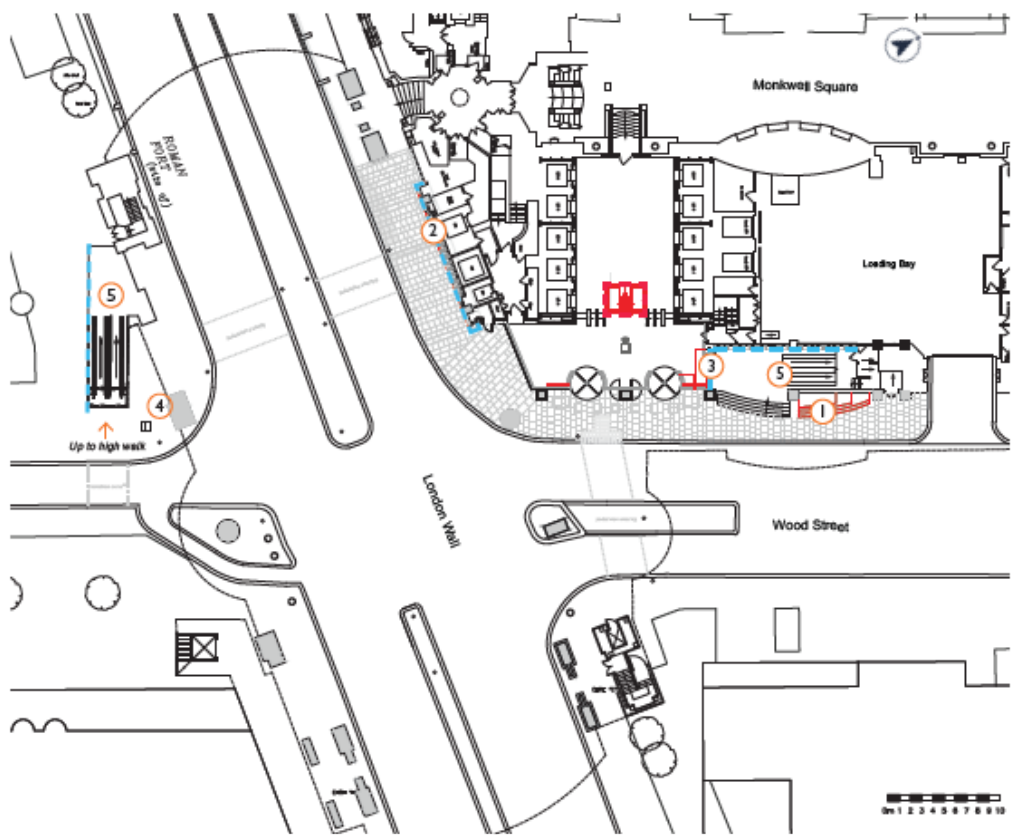




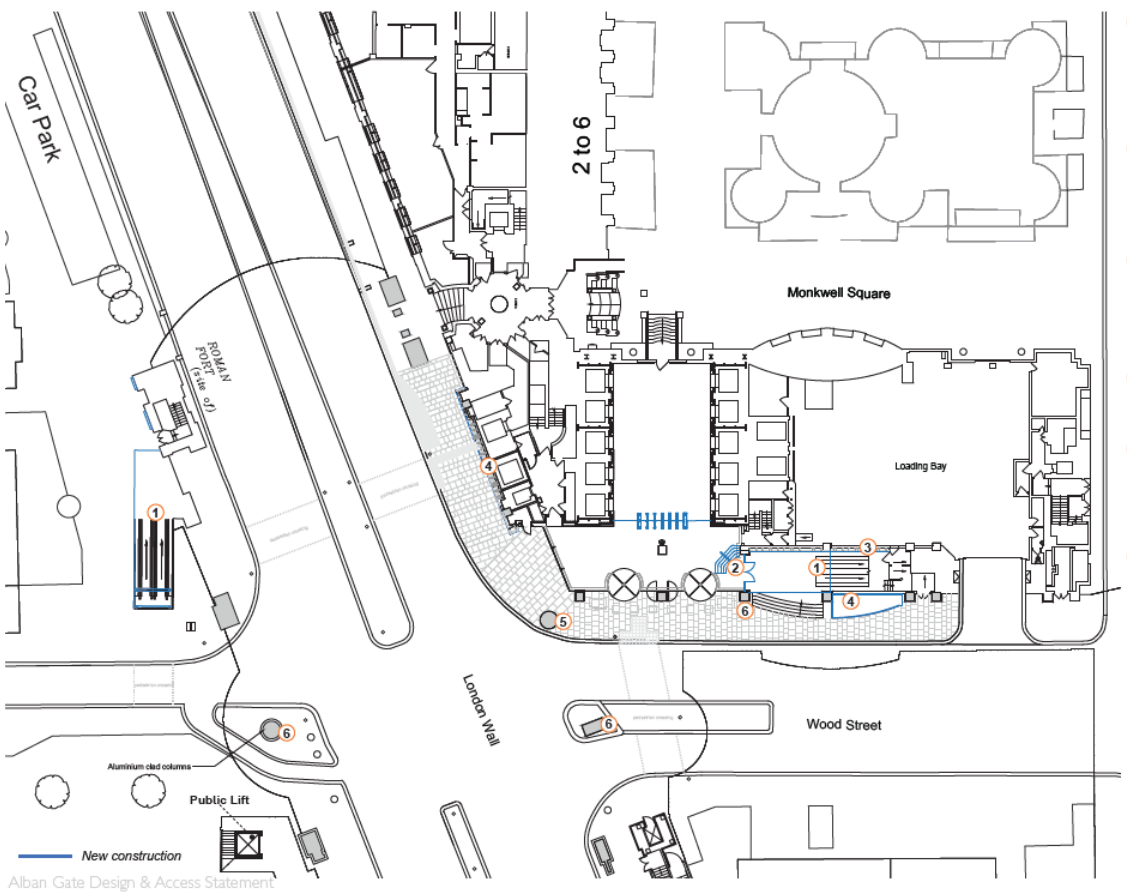
Existing Site Photos looking north across Alban Highwalk



- ① Creation of new planter
- ② Re-cladding of glass feature wall with lit, perforate aluminium behind glass to signal ground floor entrance
- ③ Creation of new connection from reception to Wood St north escalator
- ④ Introduction of new consolidated way-finding scheme across ground and podium levels
- ⑤ Refurbishment of existing escalator, escalator canopy & re-cladding of flank wall to escalator



Existing



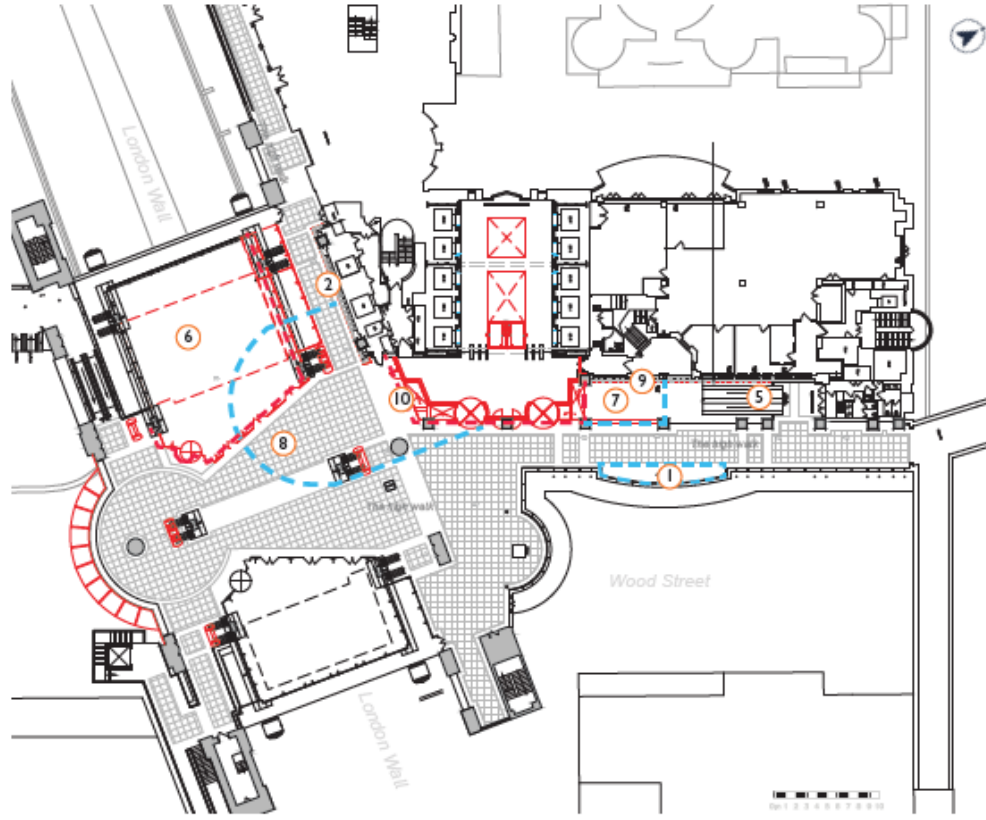
Proposed

- ① Refurbished Escalator  
The glazed enclosure will be refurbished with graphic film applied & new lighting introduced to reinforce the route
- ② New Access point  
The doorset between ground floor and escalator base to improve connectivity with podium.
- ③ Back-Lit Feature Wall  
Re-clad of existing grey glass feature wall with back-lit perforate metal to activate and assist in way finding strategies.
- ④ Planter  
With location appropriate plant species
- ⑤ Re-clad Aluminium Columns  
Dark grey aluminium clad columns to be re-clad to match the proposed scheme
- ⑥ Re-clad Dark Granite Columns  
Dark granite columns to be re-clad in light coloured PPC Aluminium

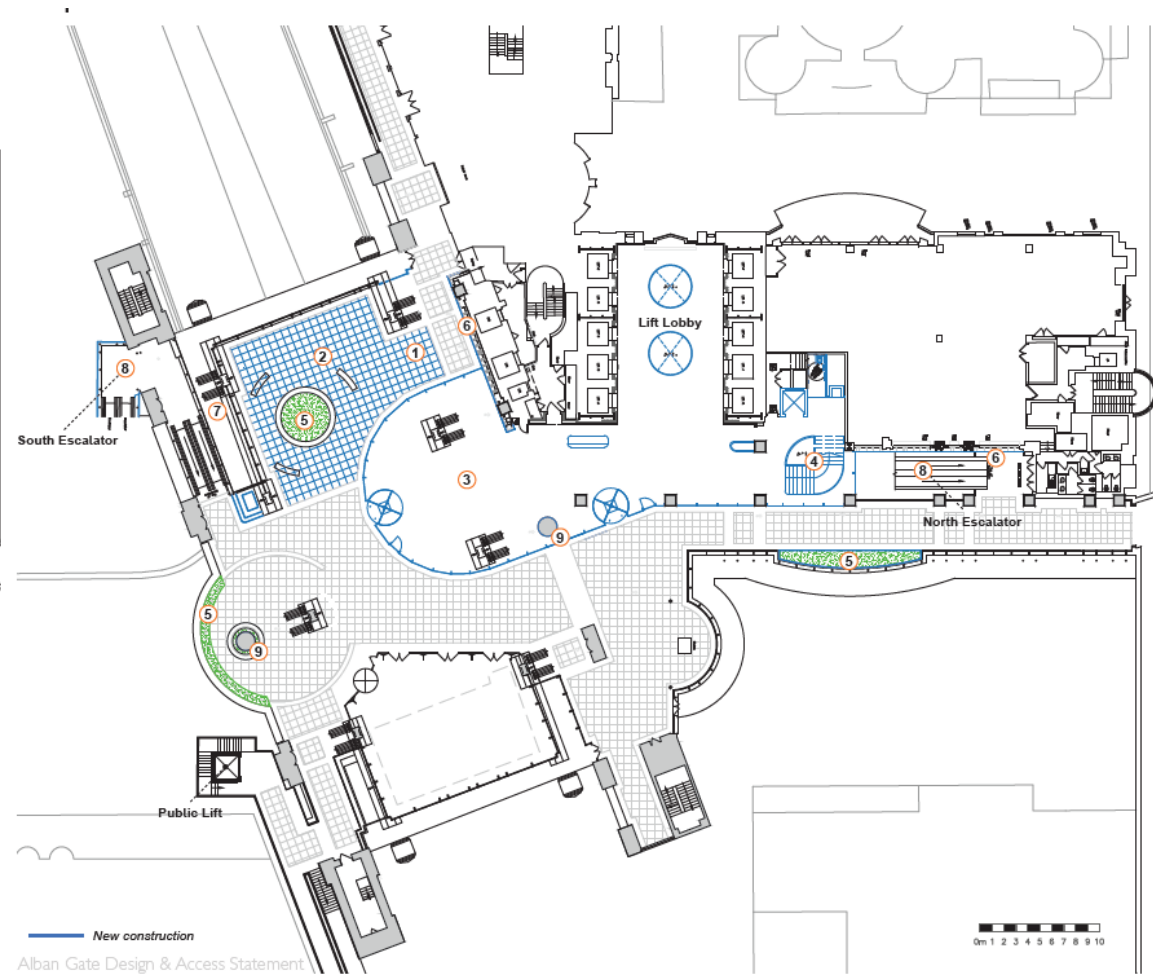
Existing and Proposed Ground Floor Plan

Alban Gate Design & Access Statement

- 10 Demolition of existing retail unit & creation of new seating area with planters
- 9 New partial-infill over escalator
- 8 New extension to office reception
- 9 Replacement of glass panelled wall with lit, perforate aluminium behind glass to signal city walk/podium access
- 10 Demolition of existing entrance doors and structural glazed facade



Existing

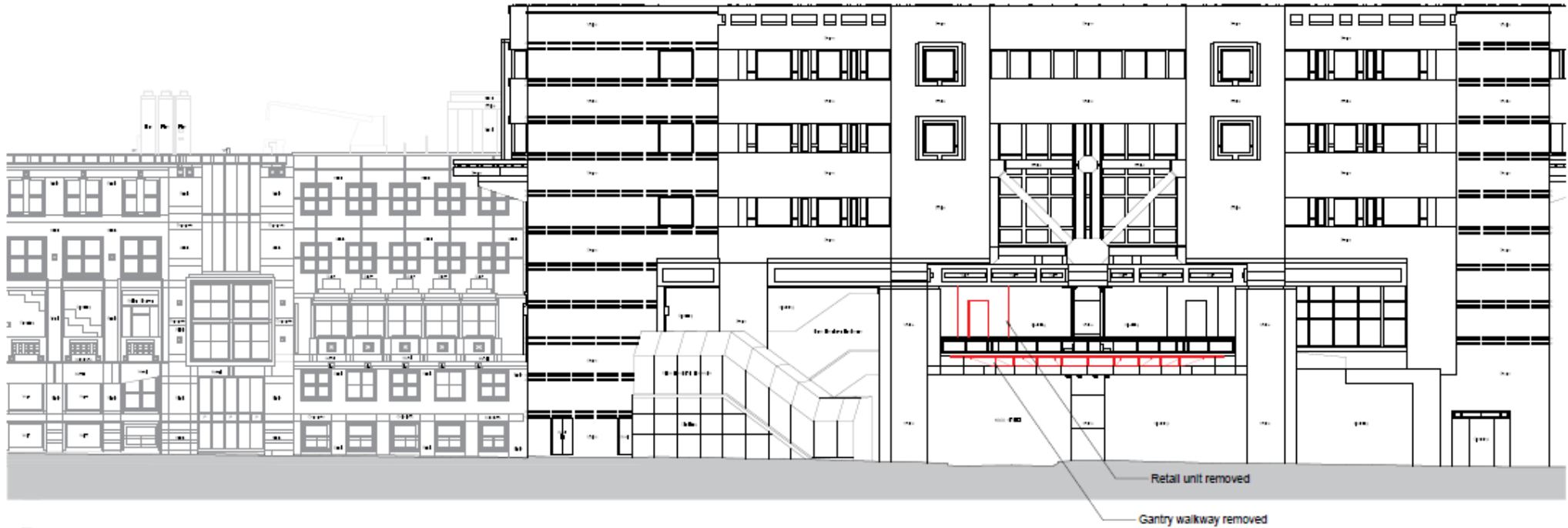


Proposed

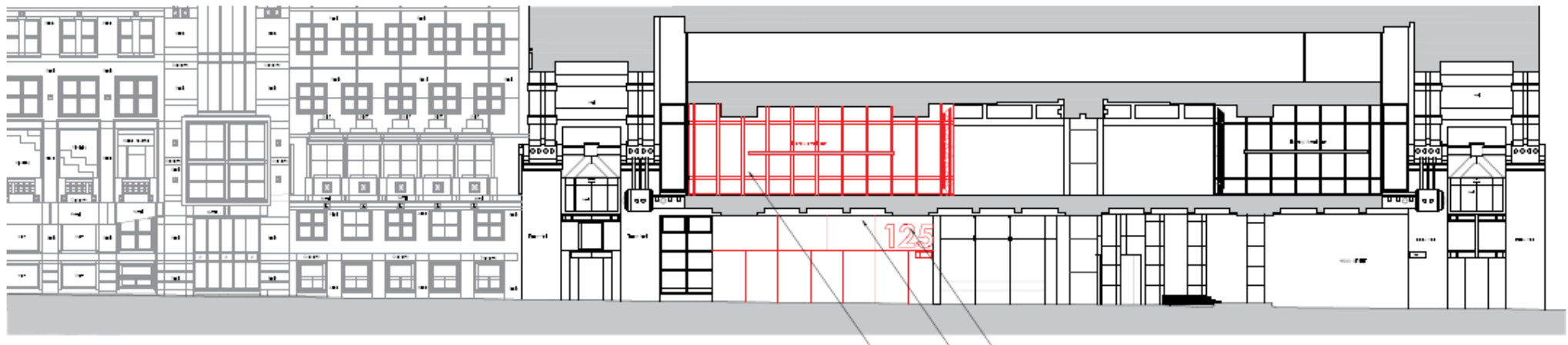
- To widen passage through to the podium and public seating area, open views South & West and dampen noise from the roadway
- 2 **New Flooring**  
Made up of reclaimed tiles from the area of new extension & laid in patterns consistent with the rest of the podium level.
- 3 **Reception Extension**  
This extension will provide a clear and obvious 'front door' to the building, facilities before the secure line for building uses & active frontage to the podium
- 4 **Conference Suite Access**  
An extension over the escalator allows for a feature staircase to improve access to the conference suite & active frontage to the walkway
- 5 **New planters**  
In key locations across the podium planters will be installed to soften the hard highwalk environment
- 6 **LED-Lit Feature Wall**  
Existing dark grey glazed wall re-clad with lit, perforate metal to assist in wayfinding & activation
- 7 **Acoustic treatment**  
The remaining void over the road will be acoustically treated to reduce noise pollution from the road beneath
- 8 **Refurbished Escalator**  
Both escalators will undergo refurbishment and the appearance improved through lighting & treatment to the enclosure.
- 9 **Re-clad Aluminium Columns**  
Dark grey aluminium clad columns re-clad in PPC aluminium to suite with the proposals generally and reduce the number of dark finishes.

# Existing and Proposed Podium Level Plan





1 Existing Elevation - London Wall  
1:100



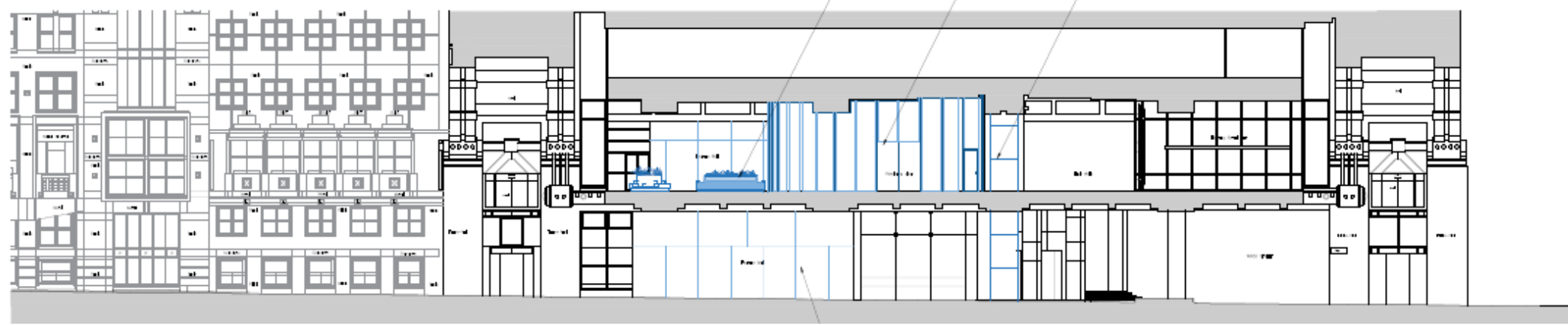
# Existing Elevations and Sections London Wall



1 Proposed Elevation - London Wall  
1:100

Glass canopy cleaned with Coloured graphic film applied to inside of glass. Escalator with Improved lighting  
New South facing planter and seater behind Column re-clad in PPC aluminium

Interactive art Installation feature wall



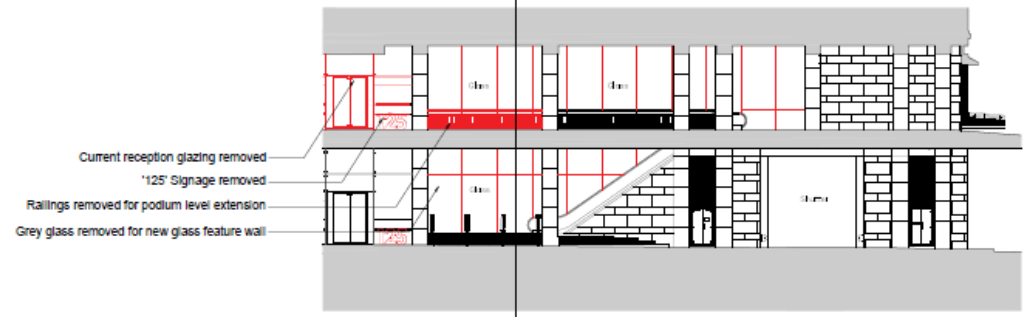
New Seating with integrated planters  
New reception space  
Column re-clad in PPC aluminium

# Proposed Elevations and Sections London Wall

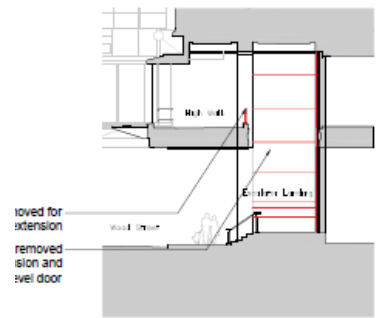




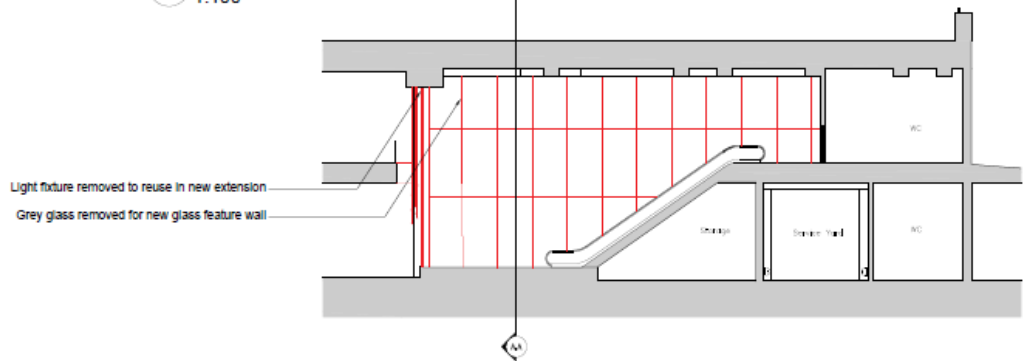
1 Existing Elevation - Wood Street  
1:100



2 Existing Section Through High Walk  
1:100



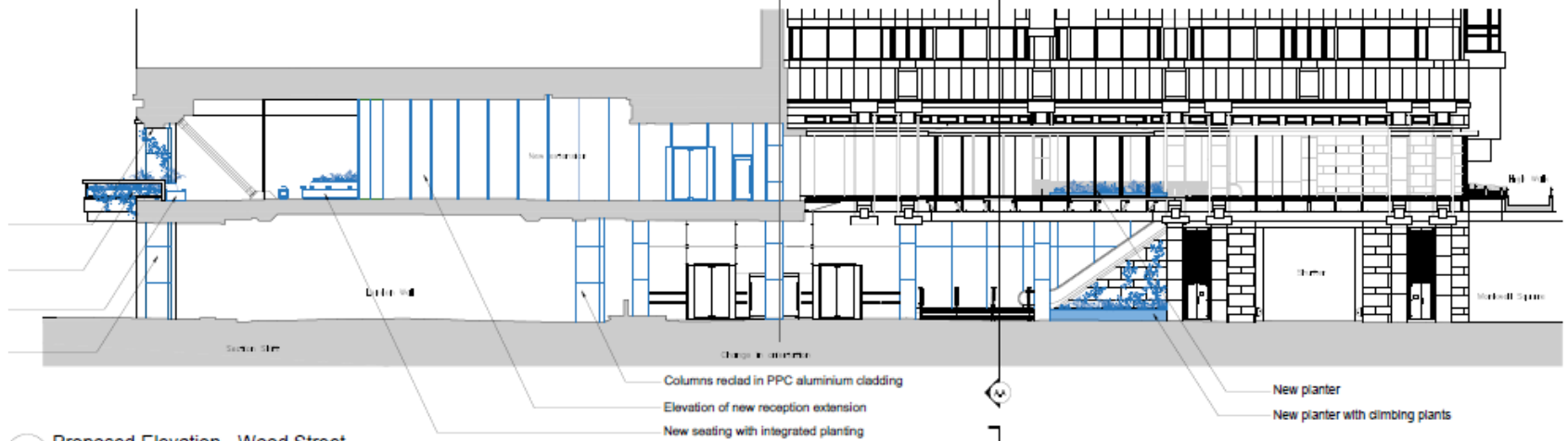
A.A Existing Section Escalator - Wood Street  
1:100



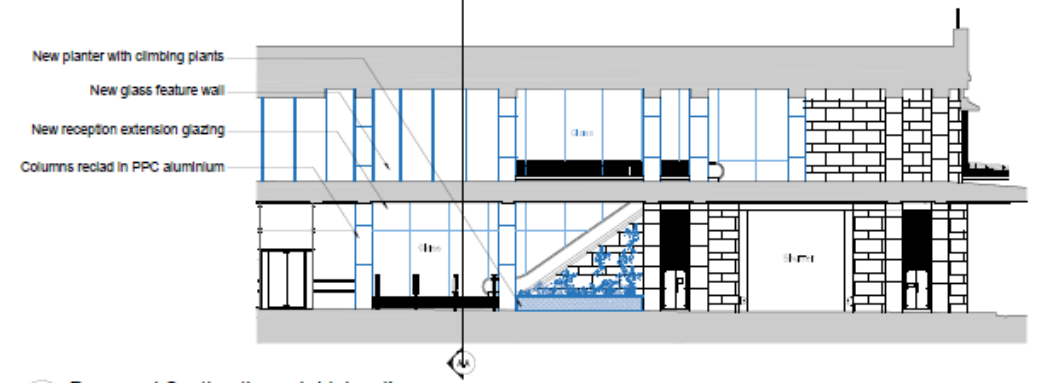
3 Existing Section Through Escalator  
1:100



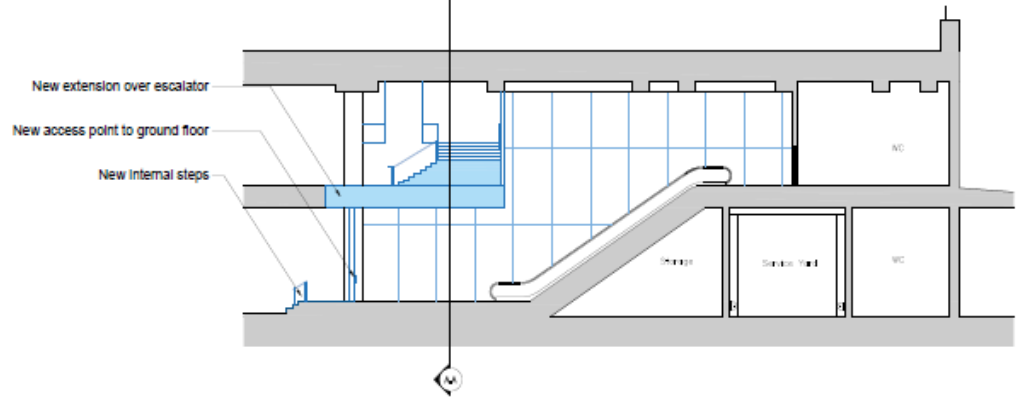
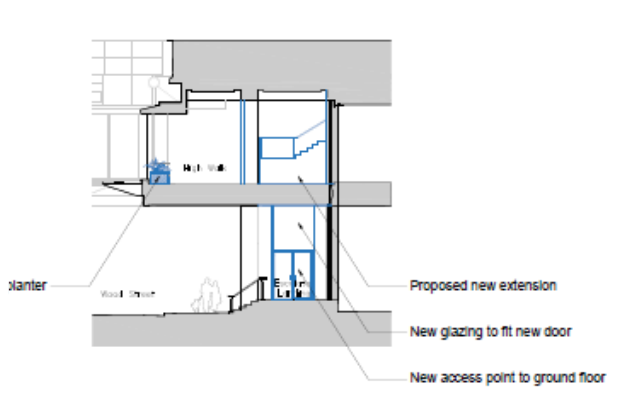
# Existing Elevations and Sections Wood Street North Side



1 Proposed Elevation - Wood Street  
1:100



2 Proposed Section through highwalk  
1:100

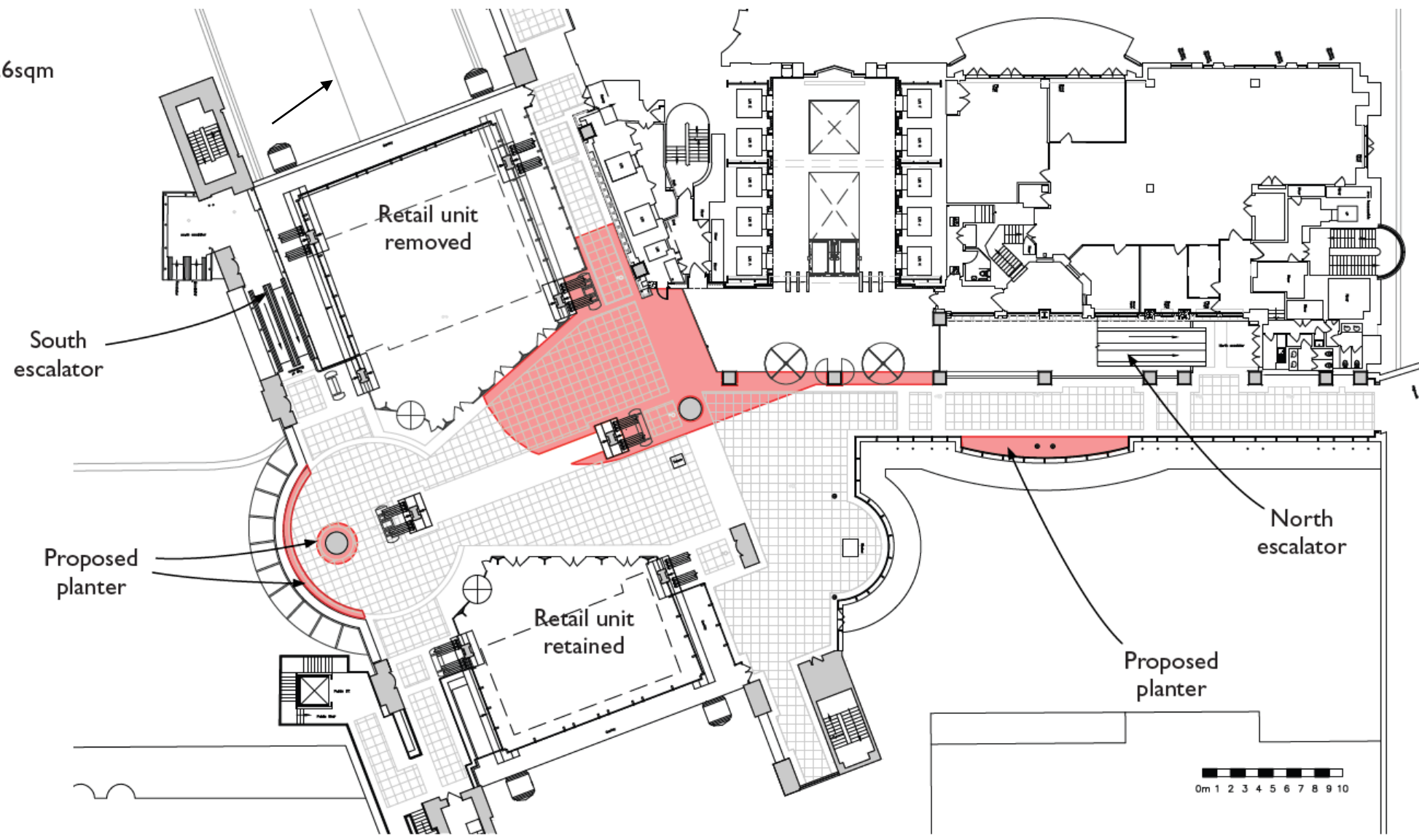


# Proposed Elevation and Sections Wood Street North Side



Area to be rescinded from City Walkway

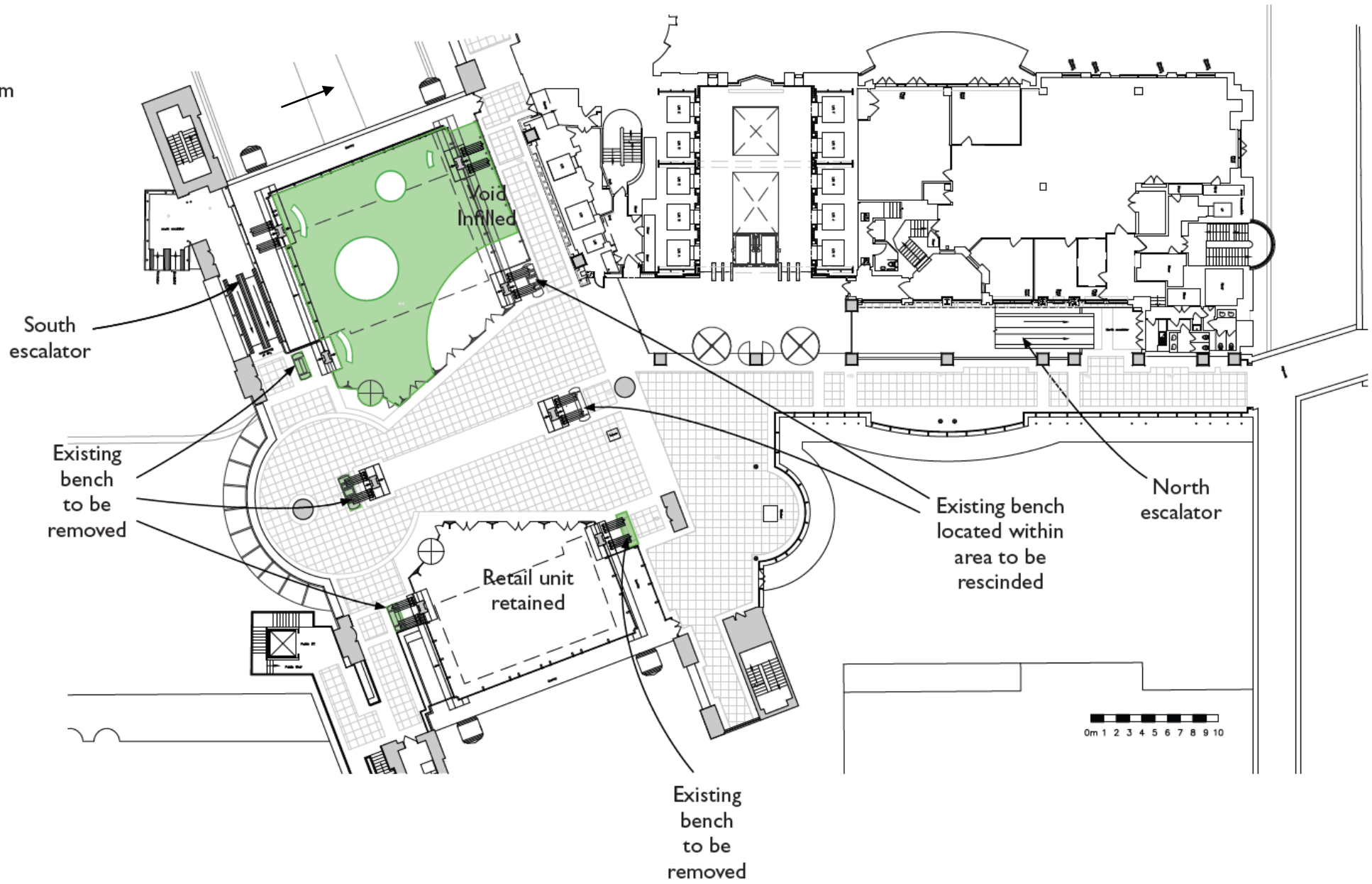
200.6sqm



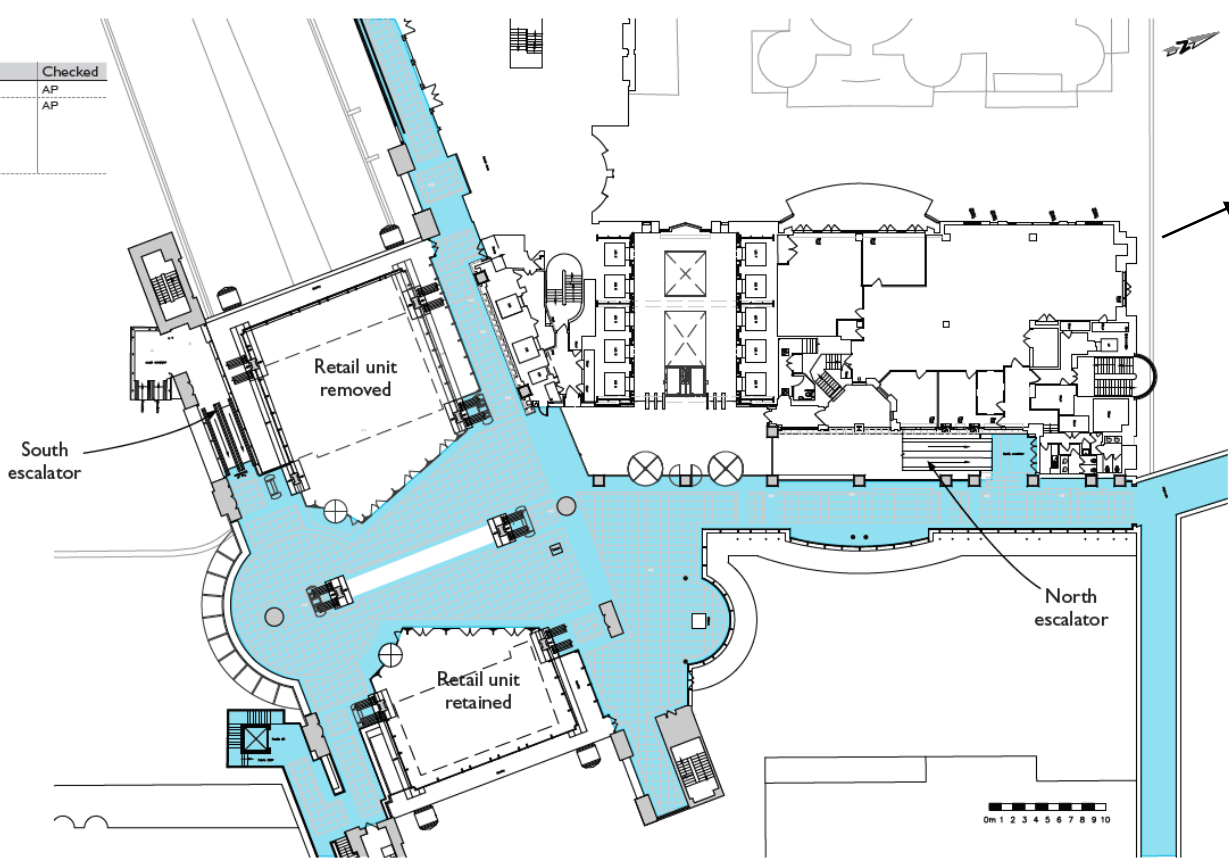
Areas of City Walkway to be Rescinded

Area to be dedicated as City Walkway

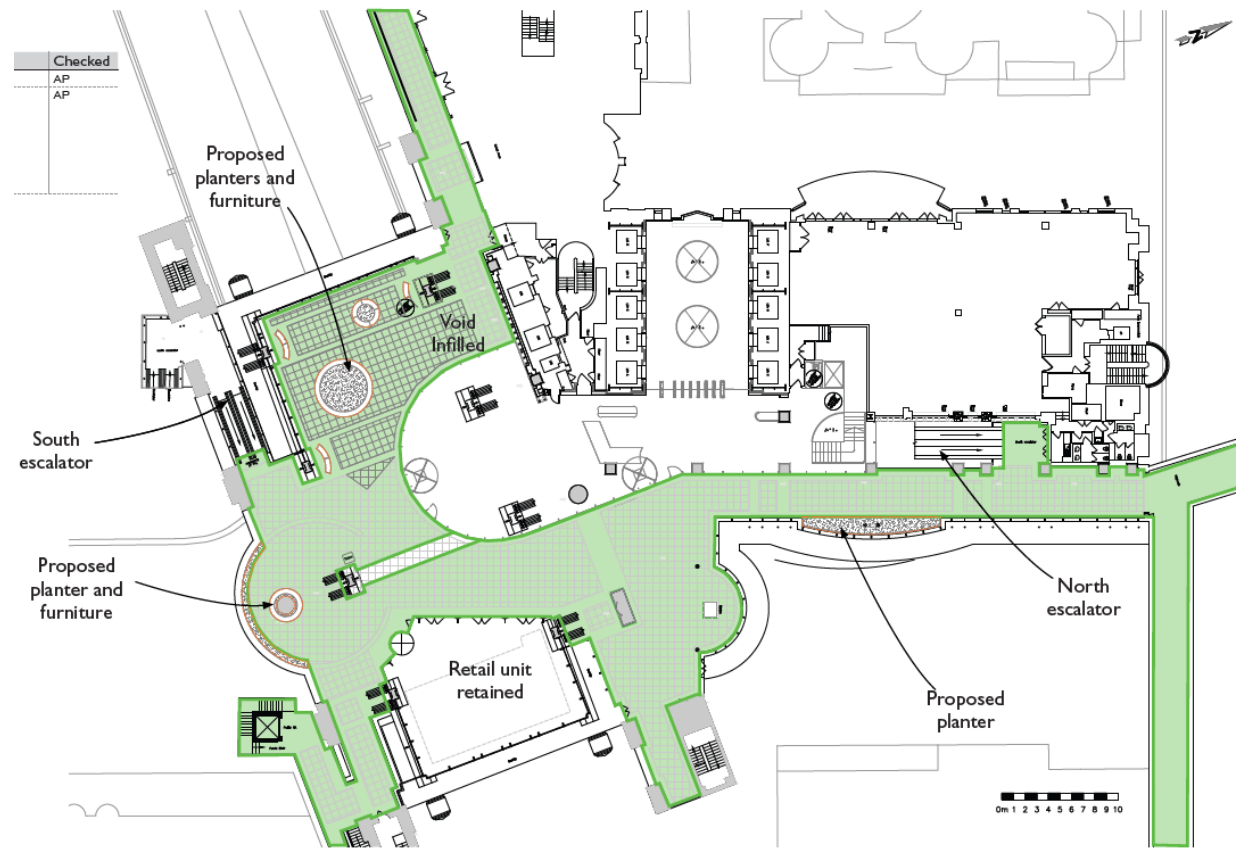
220.5sqm



# Areas of City Walkway to be Dedicated



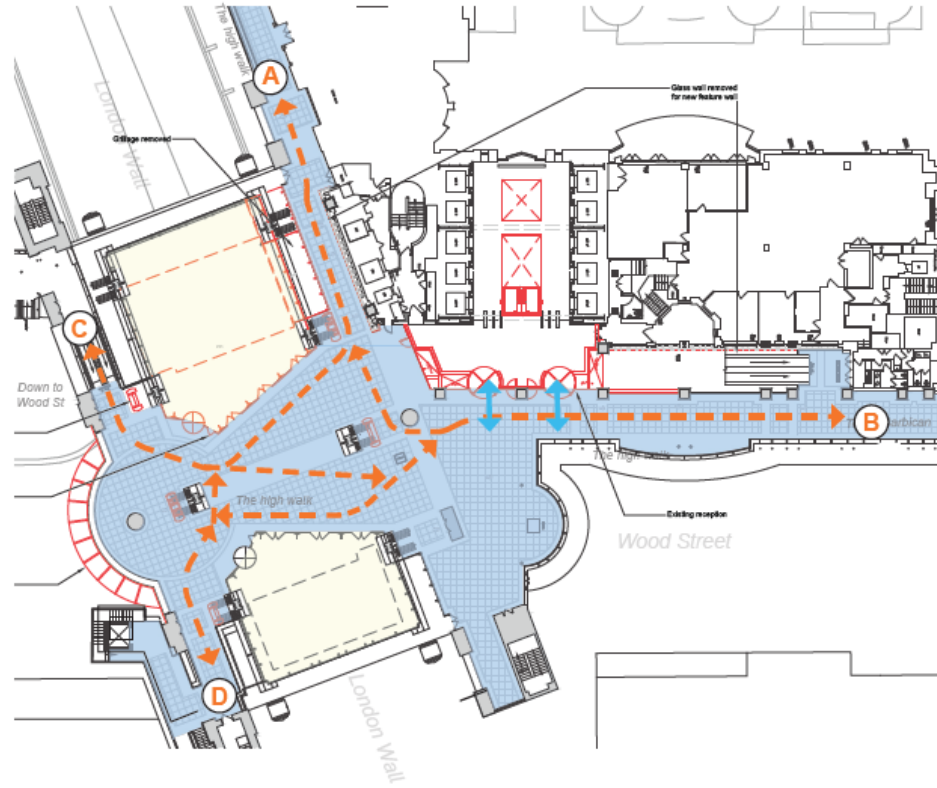
Existing



Proposed

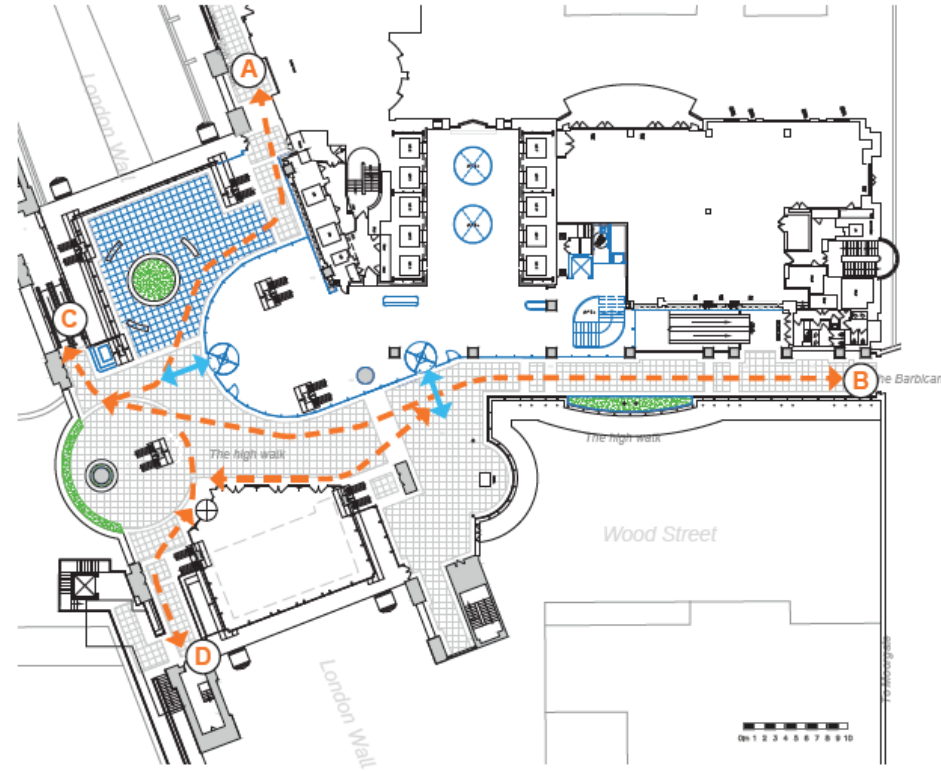
# Existing and Proposed City Walkway





- A ↔ B 82.2m
- C ↔ A 61.3m
- A ↔ D 61.9m
- D ↔ B 81.9m
- C ↔ B 86.7m

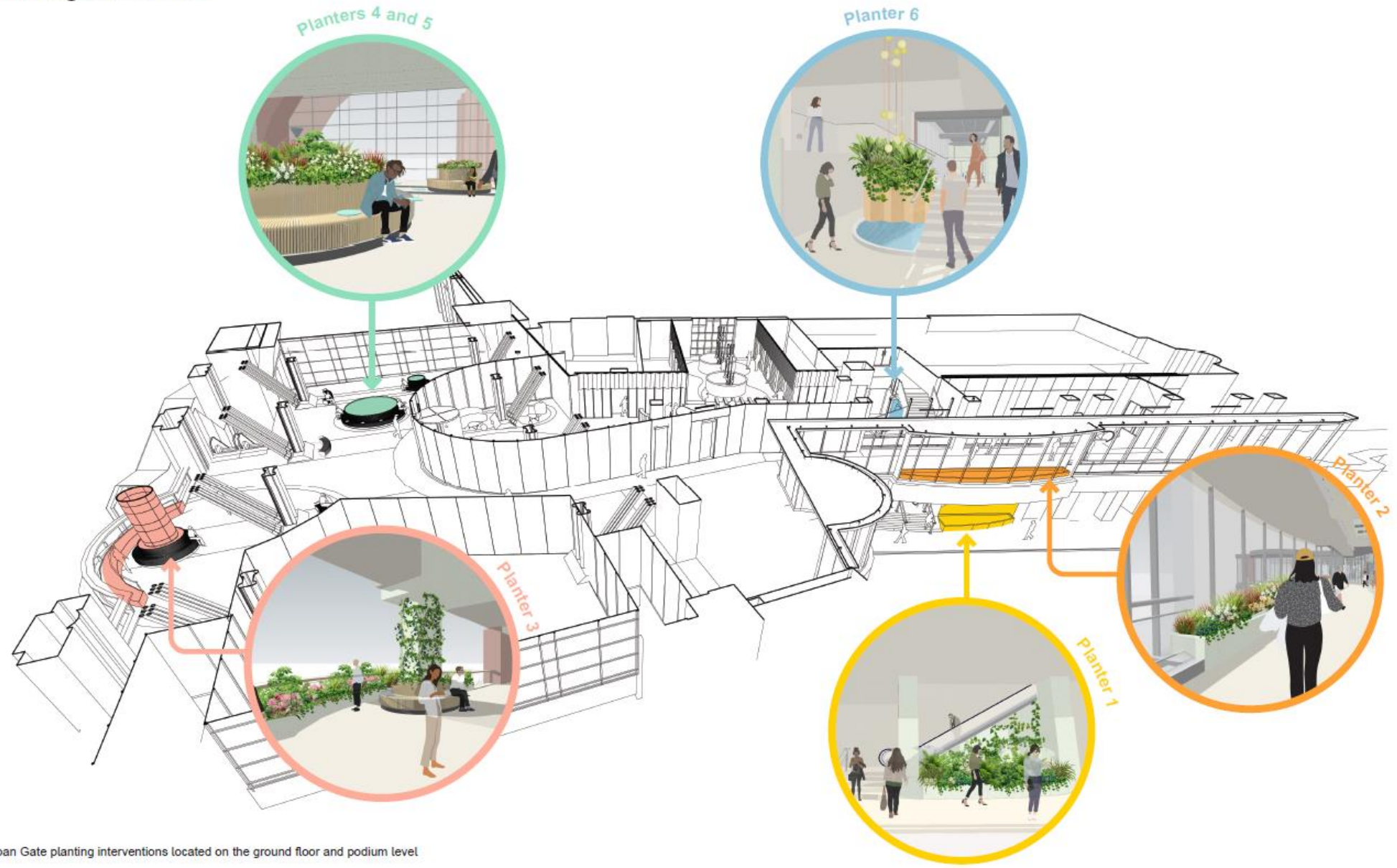
Existing



- A ↔ B 105.7m
- C ↔ A 52.1m
- A ↔ D 60.9m
- D ↔ B 81.9m
- C ↔ B 86.7m

Proposed

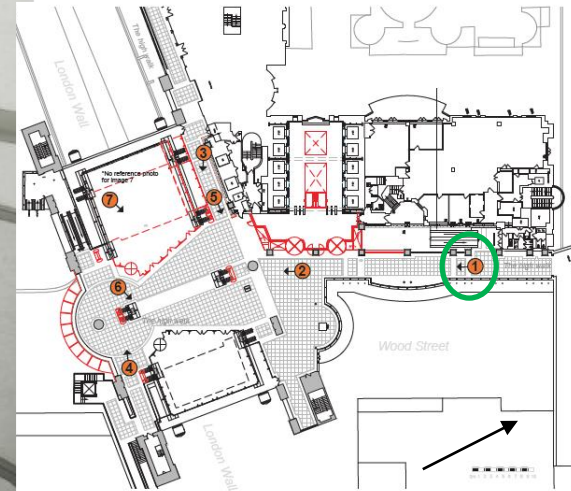
# Existing and Proposed Pedestrian Routes



Alban Gate planting interventions located on the ground floor and podium level

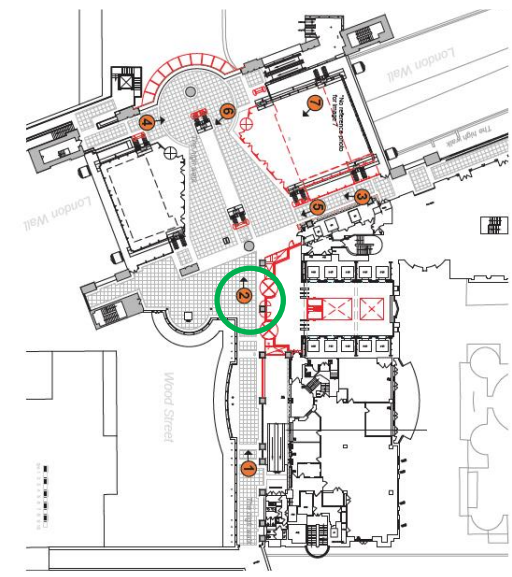
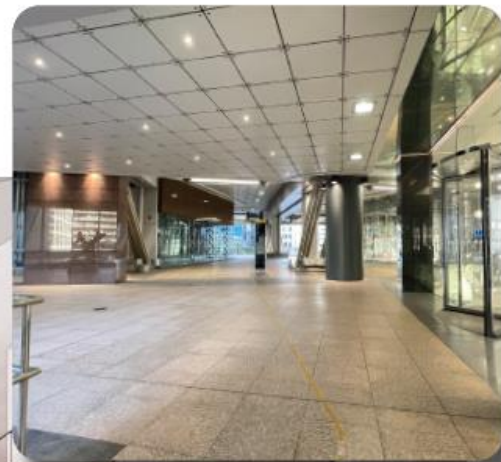
# Opportunities for Greening





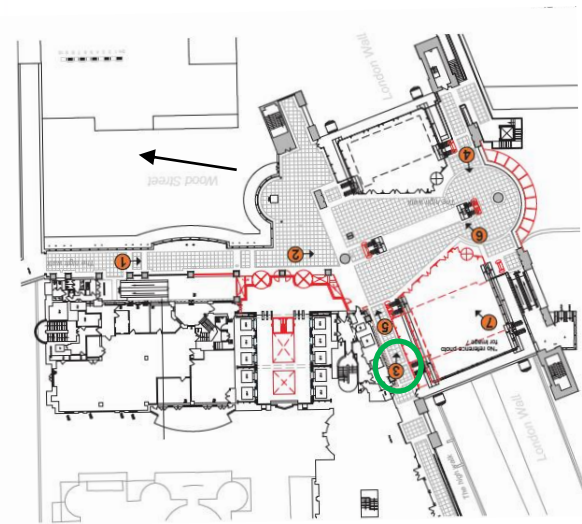
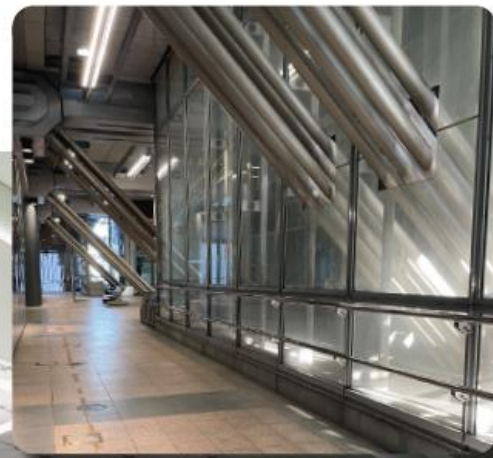
Looking South Along Alban Highwalk





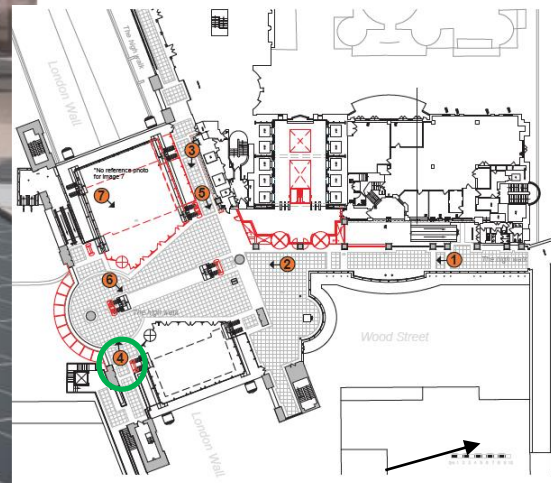
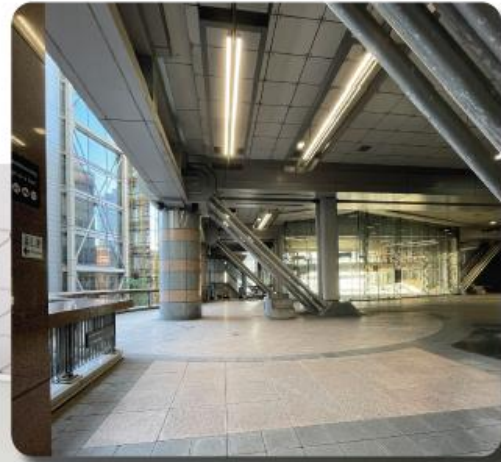
Looking South into the Podium





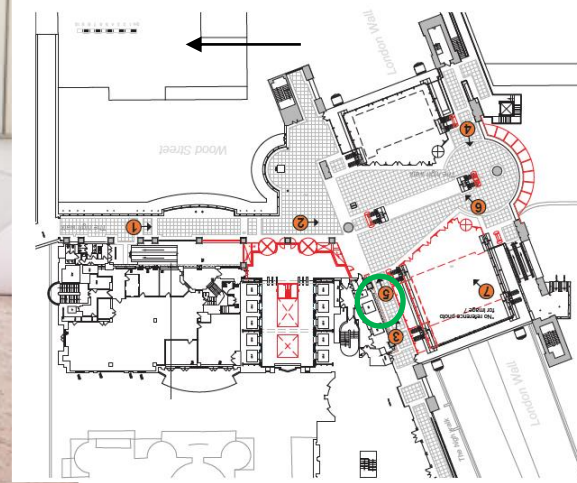
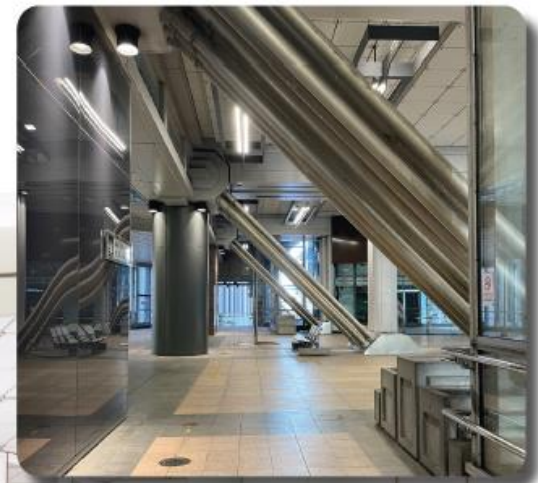
Looking East Across the Podium





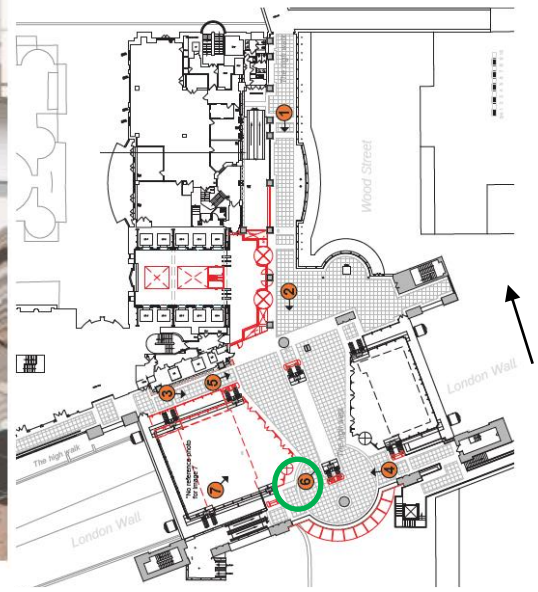
CGI Looking West Across Podium Level





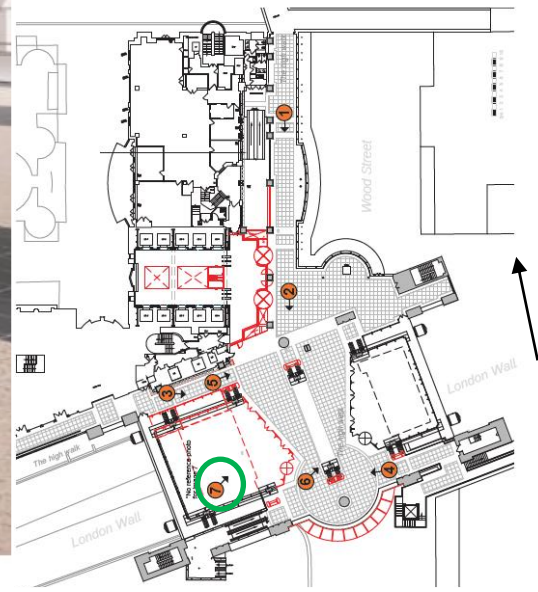
CGI Looking East Across Podium Level





CGI Looking North Across Podium Level





CGI Looking North, Showing Extension



# Approach & Entrance - Wood St North escalator, feature walls & planters



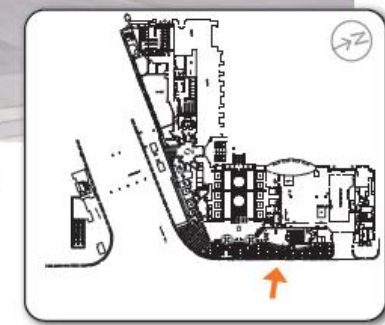
New access door from ground floor reception to direct podium access

LED-lit glass feature wall with interchangeable perforate metal lining to encourage pedestrians up to podium level

Escalator to be refurbished with low-level lighting & graphic film applied to glazed sidewalls

Existing granite pillar to over clad in light coloured textured PPC aluminium

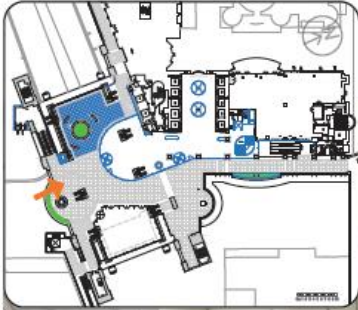
New planters to replace existing steps



Alban Gate Design & Access Statement

## CGI Wood Street North Entrance

# Podium Level - Reception approach



New benches with integrated planters

New LED lighting to wash soffits & highlight primary structure

Existing suspended lighting fixtures to be removed, repainted and fixed up to soffits.

Uplighting to be installed in soffits to brighten podium level generally

New seating area to extended high walk with accessible benches + anti-skate measures

Where the retail unit is removed, new floor finishes will be introduced to match the original design

Relocation to one of two existing revolving doors

New pass door

Existing floor finishes to be thoroughly cleaned & damage repaired where required

Alban Gate Design & Access Statement

## CGI Podium Level Office Extension



# Podium Level - New seating area to enlarged Highwalk



Primary structural beams to be overpainted in muted colour palette

New LED lighting strips to wash soffits



Anti-skate measures designed into bench seating

Variety of seating heights and choices to accommodate a diverse range of needs

Floor finishes generally to be made up of reclaimed original flooring taken from area of new reception extension. Pattern to emulate the principles demonstrated in the original design

New reception extension

## CGI Podium Level



# Approach & Entrance - Wood St South escalator

Existing granite wall cladding to be professionally cleaned

Existing glazed canopy cleaned and refurbished with coloured graphic film applied to announce access up to podium and city walk

Metal frame to glazed canopy be cleaned & repainted if required

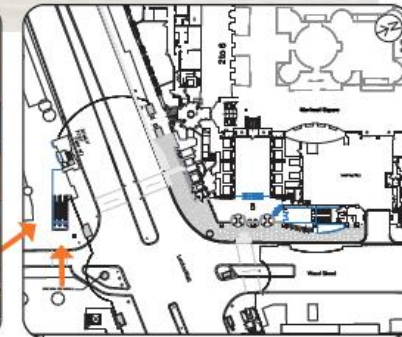
New LED lighting to canopy frame to signal route



Interactive art installation feature wall (Jason Bruges Studio or similar)



Low level LED lighting to escalators

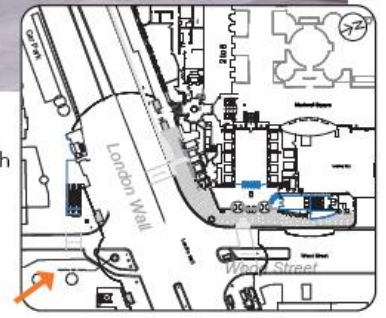


# Approach & Entrance - Wood Street South

The visualisations presented in the following pages illustrate a calm colour palette that compliments the existing building. The colour scheme is to be finalised during detailed design where samples & mock-ups will be reviewed on site alongside the existing finishes.



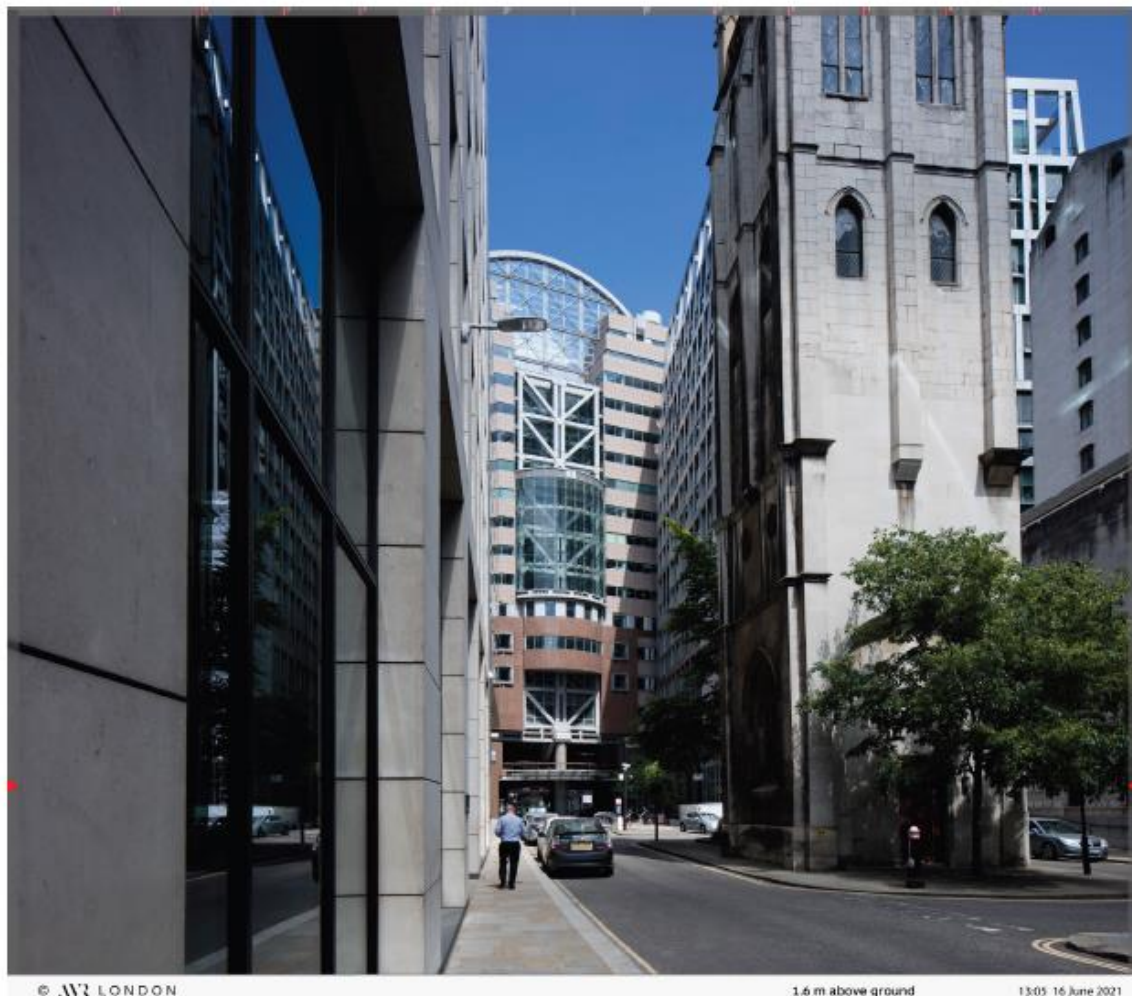
- Escalator refurbished & low level accent lighting introduced to illuminate route
- Existing steel canopy refinished/ over painted & coloured film applied to glazing
- Existing granite columns and facade to be cleaned
- New planter to podium
- New PPC aluminium cladding to circular columns
- LED-lit glass feature wall with perforate metal lining



Alban Gate Design & Access Statement

## CGI Wood Street South





Existing View 1, Wood Street looking North

Proposed View 1, Wood Street looking North

# Looking North Along Wood Street



# 10. Townscape



Existing View 2, Wood Street North Looking South



Proposed View 2, Wood Street North looking South

## Wood Street Looking South





# Planning Applications Sub Committee