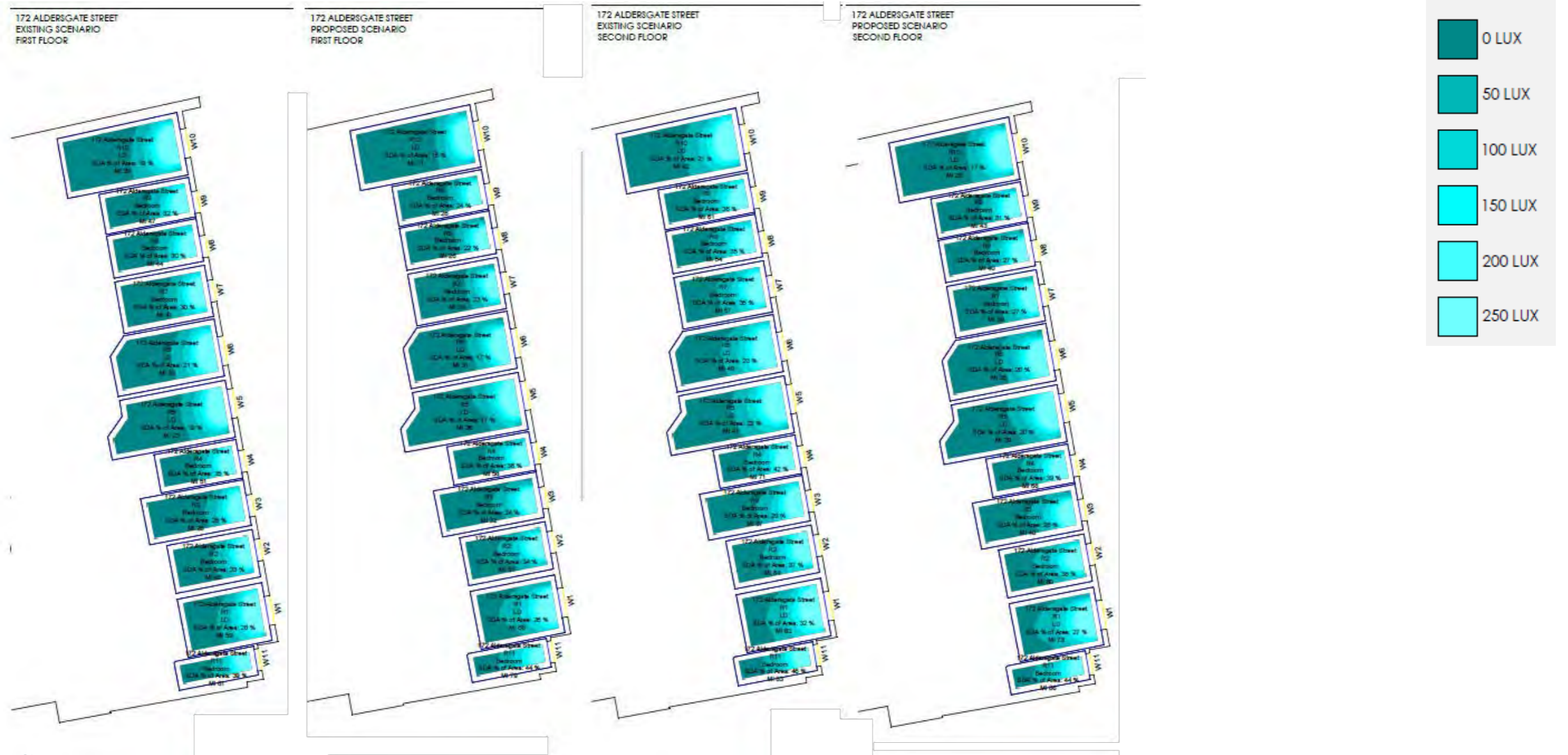


London House, 172 Aldersgate Street

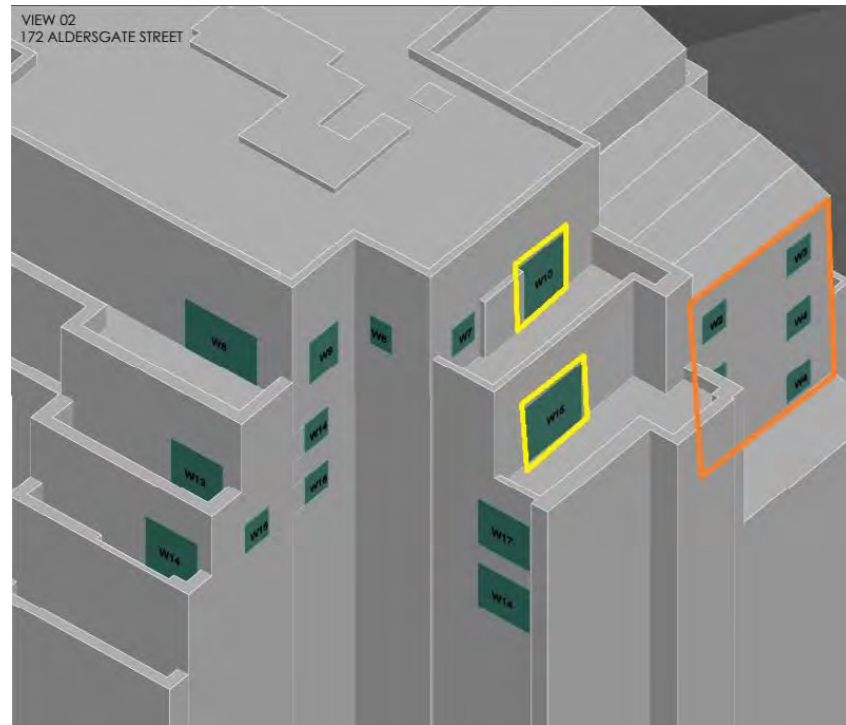
Daylight illuminance



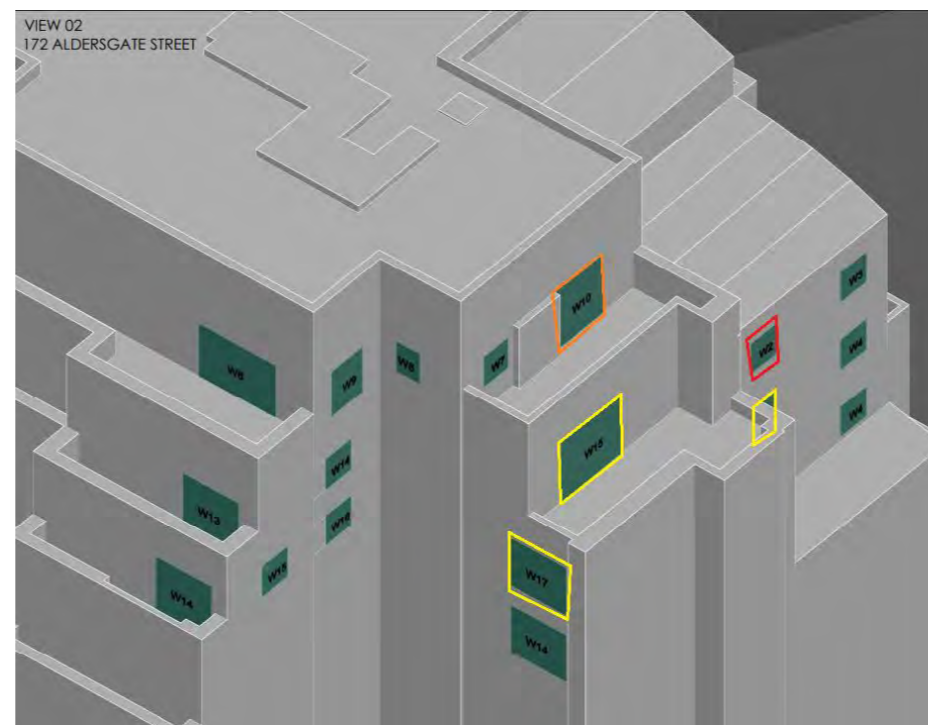
First & Second floors

London House, 172 Aldersgate Street

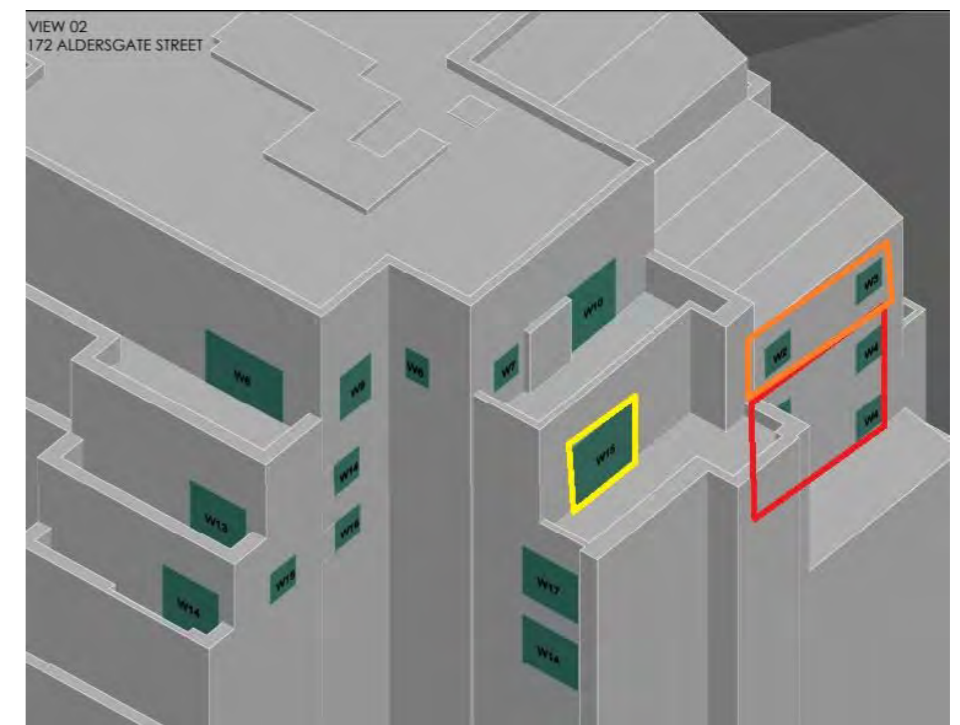
Daylight (VSC)



Daylight (NSL)



Sunlight (APSH)



Location

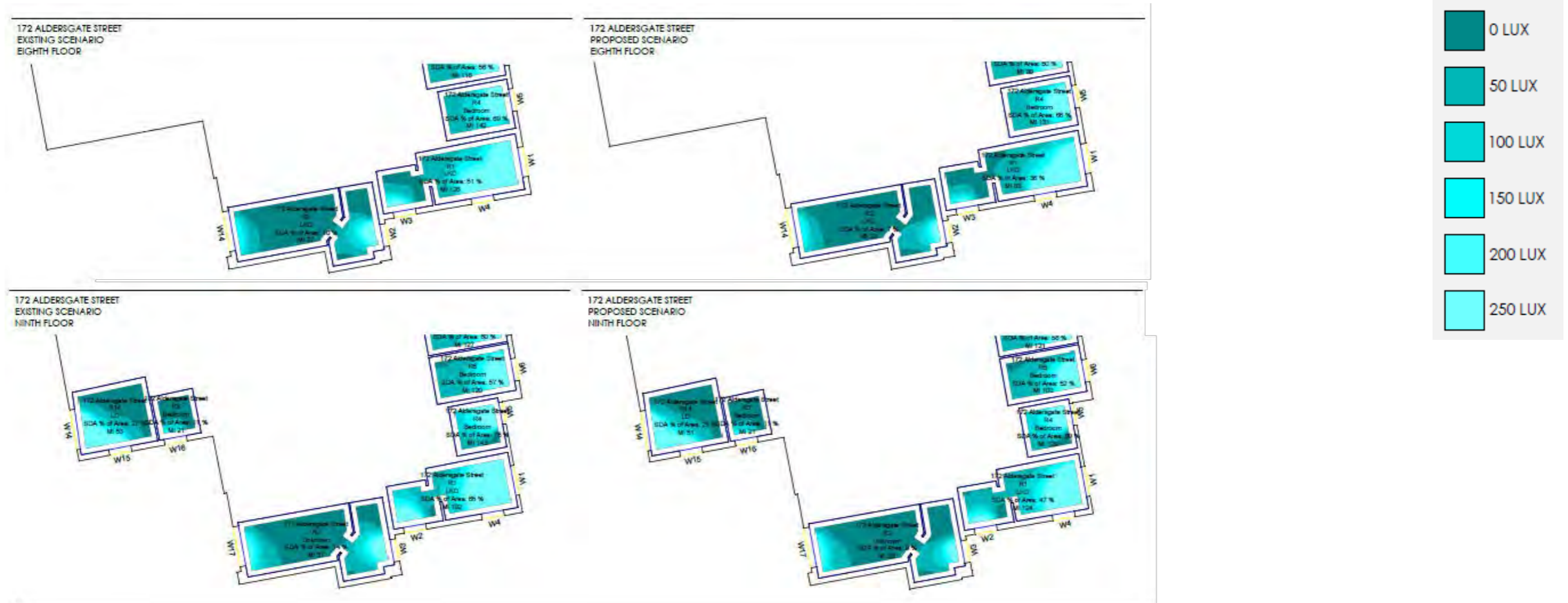


Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)
- Moderate adverse (30% to 40%)
- Major Adverse (>40%)

London House, 172 Aldersgate Street

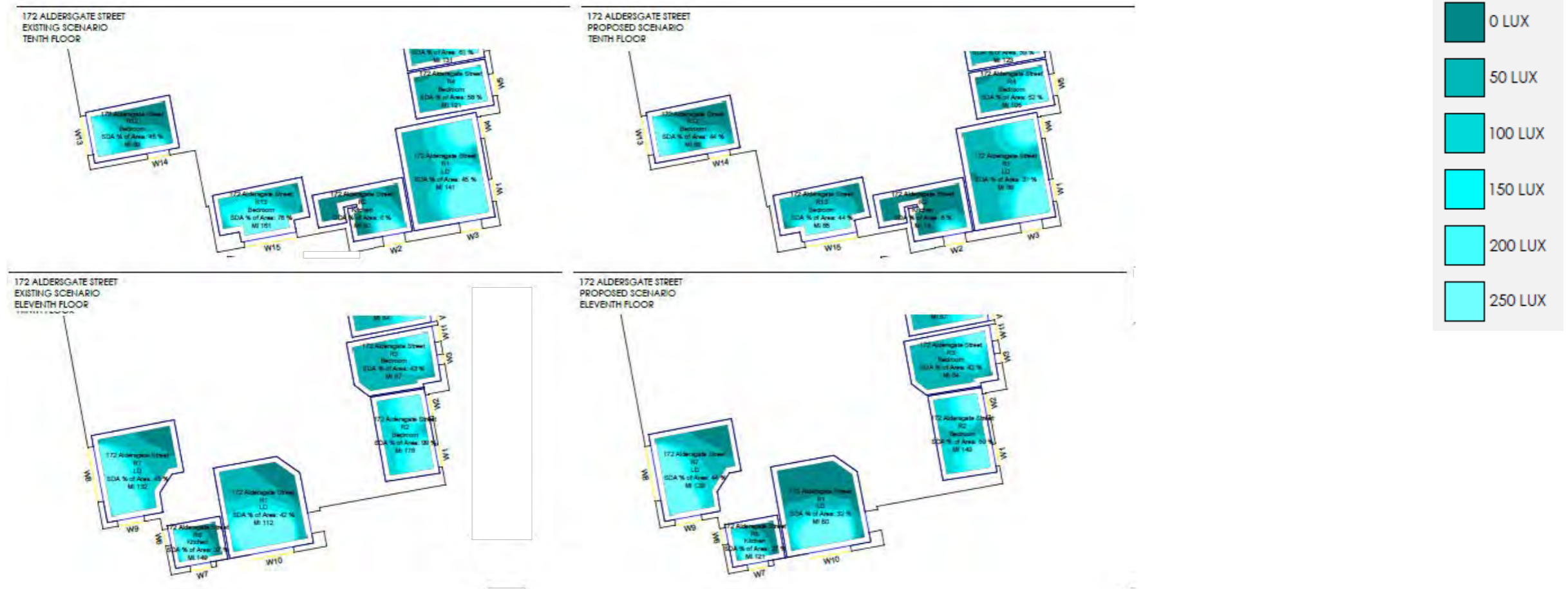
Daylight illuminance



Eighth & Ninth floors

London House, 172 Aldersgate Street

Daylight illuminance



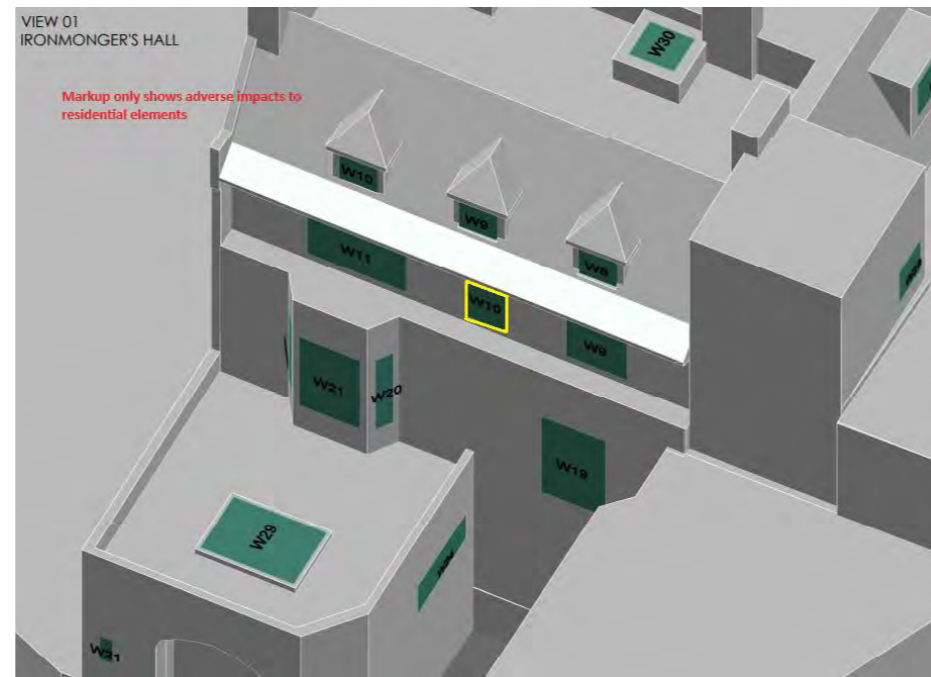
Tenth & Eleventh floors

Ironmongers Hall, Beadles Flat

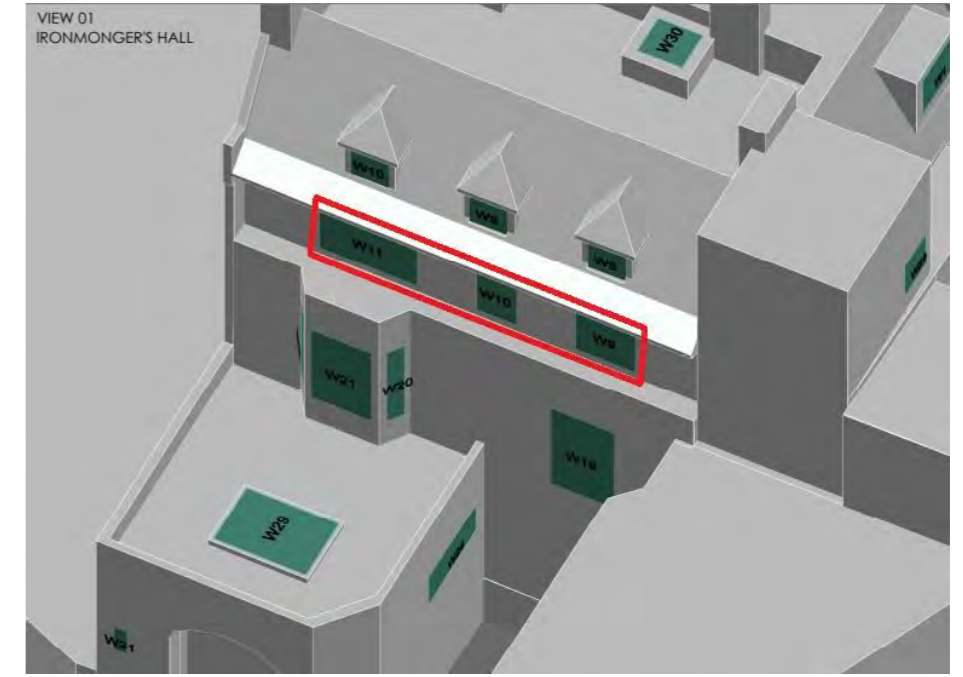
Daylight (VSC)



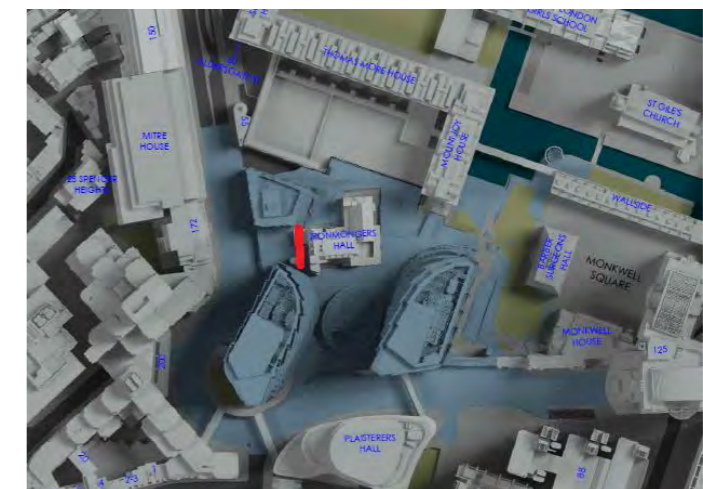
Daylight (NSL)



Sunlight (APSH)



Location

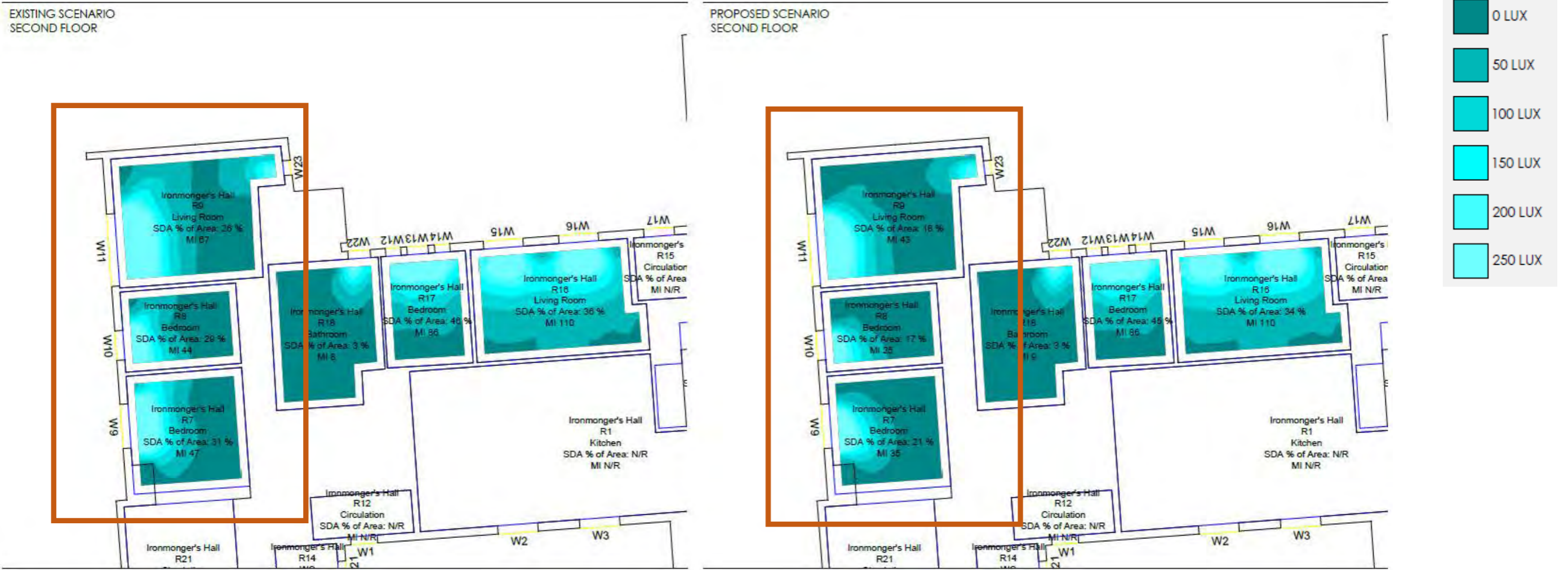


Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)
- Moderate adverse (30% to 40%)
- Major Adverse (>40%)

Ironmongers Hall, Beadles Flat

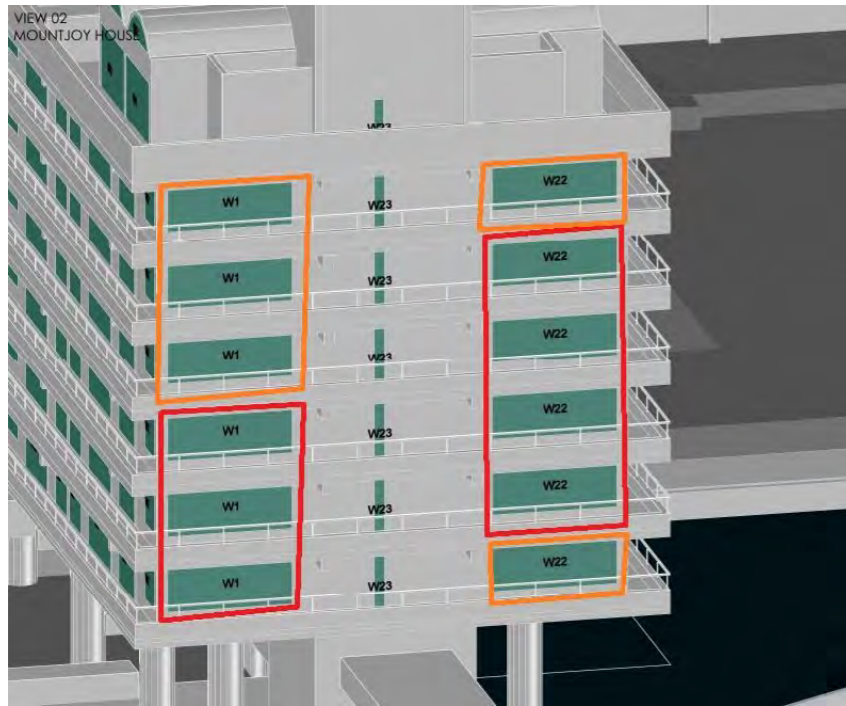
Daylight illuminance



Beadle's flat outlined.

Mountjoy House

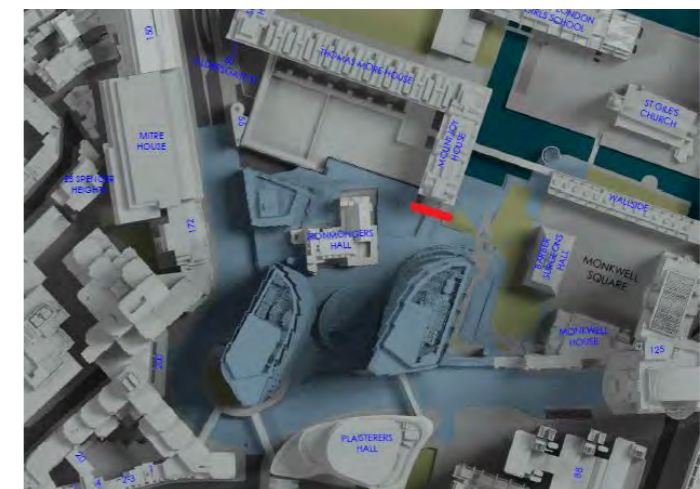
Daylight (VSC)






Daylight (NSL)

Sunlight (APSH)

Location



Reductions from baseline for individual windows / rooms.

-  - Minor adverse (20% to 30%)
-  - Moderate adverse (30% to 40%)
-  - Major Adverse (>40%)

Mountjoy House

Daylight illuminance



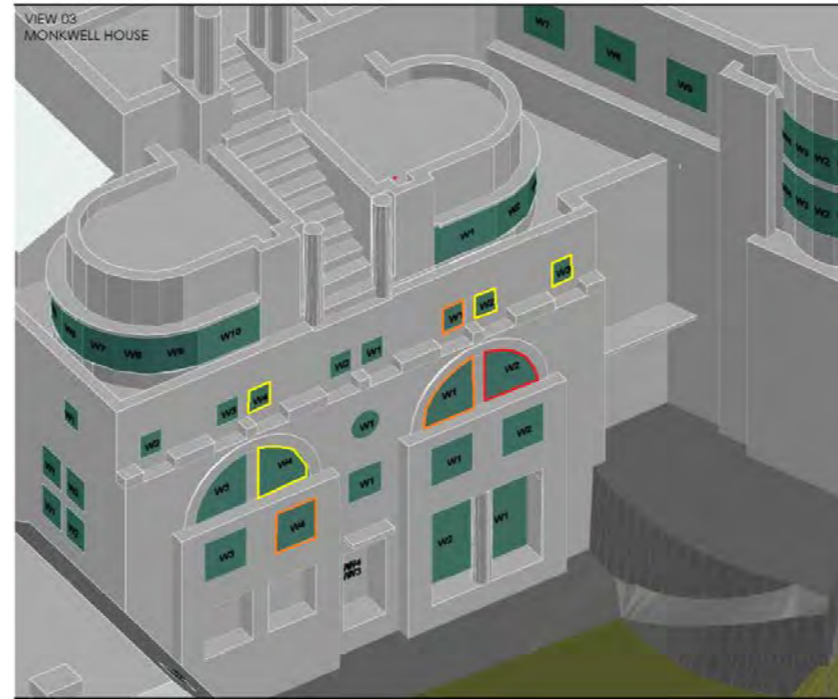
First floor shown, upper floors above show improved daylight illuminance.

2-6 Monkwell Square

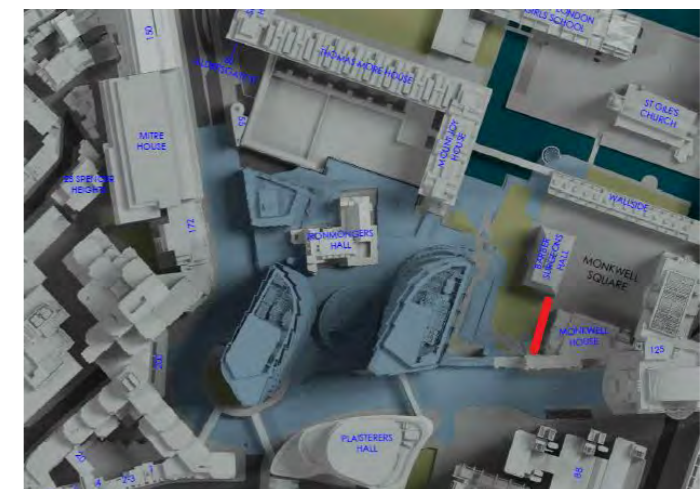
Daylight (VSC)

Daylight (NSL)




Sunlight (APSH)



Location

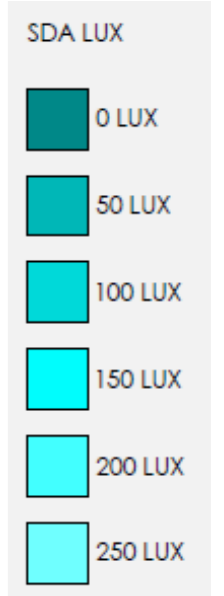
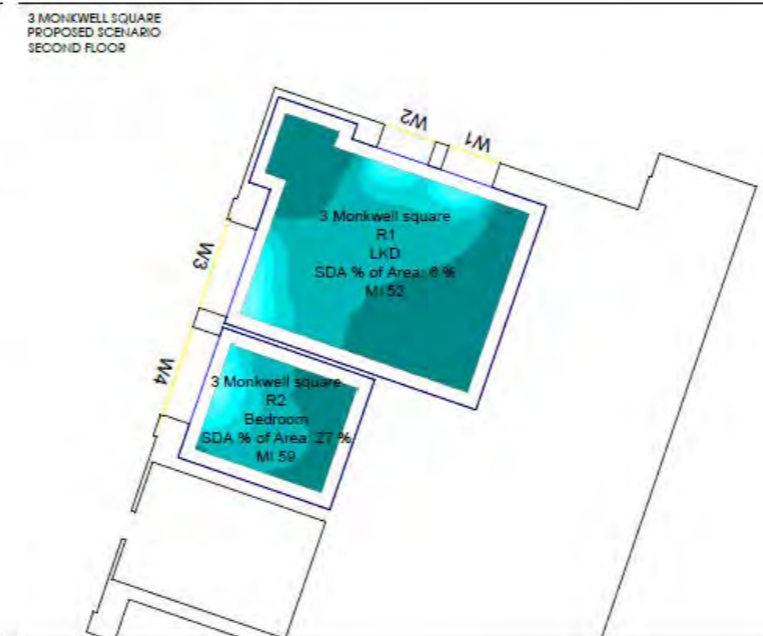
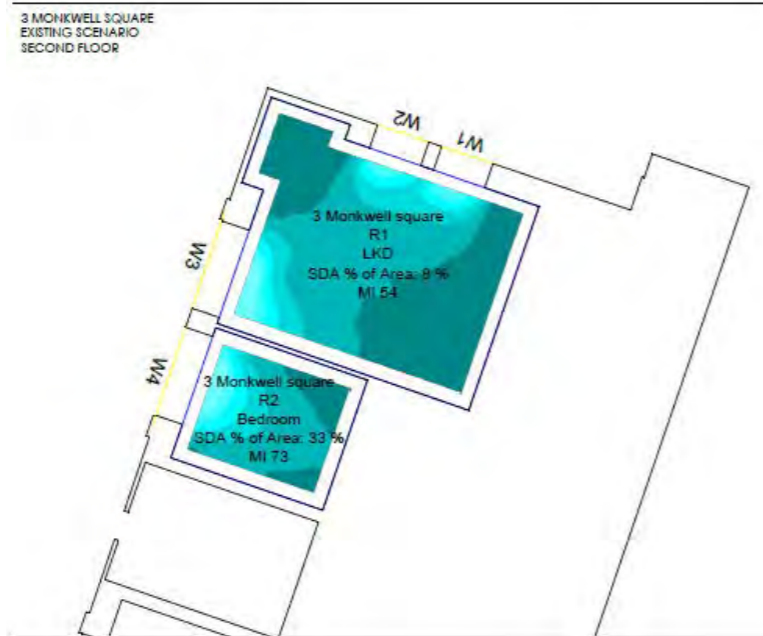
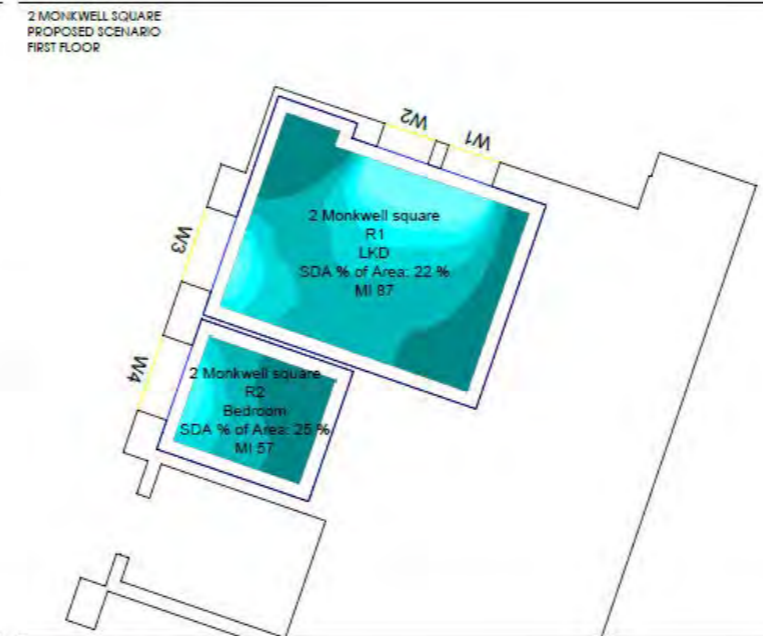
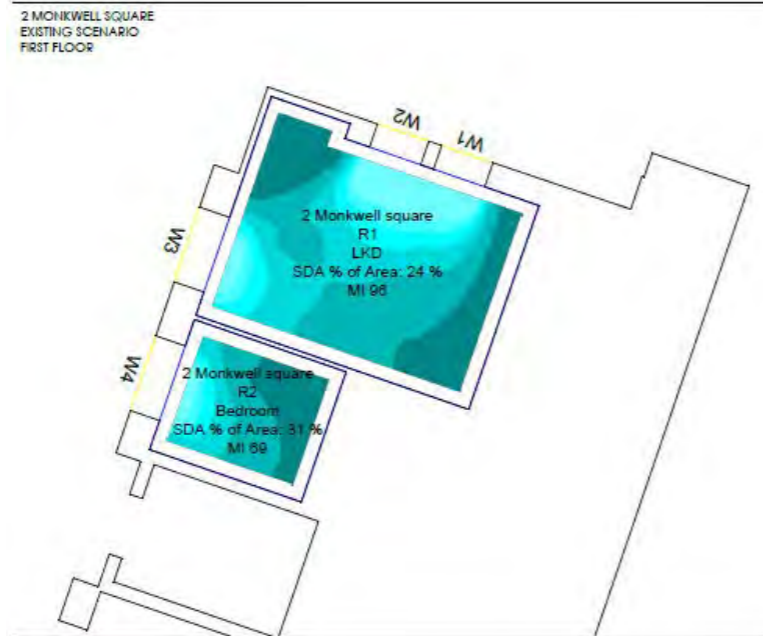


Reductions from baseline for individual windows / rooms.

	-	Minor adverse (20% to 30%)
	-	Moderate adverse (30% to 40%)
	-	Major Adverse (>40%)

2 & 3 Monkwell Square

Daylight illuminance



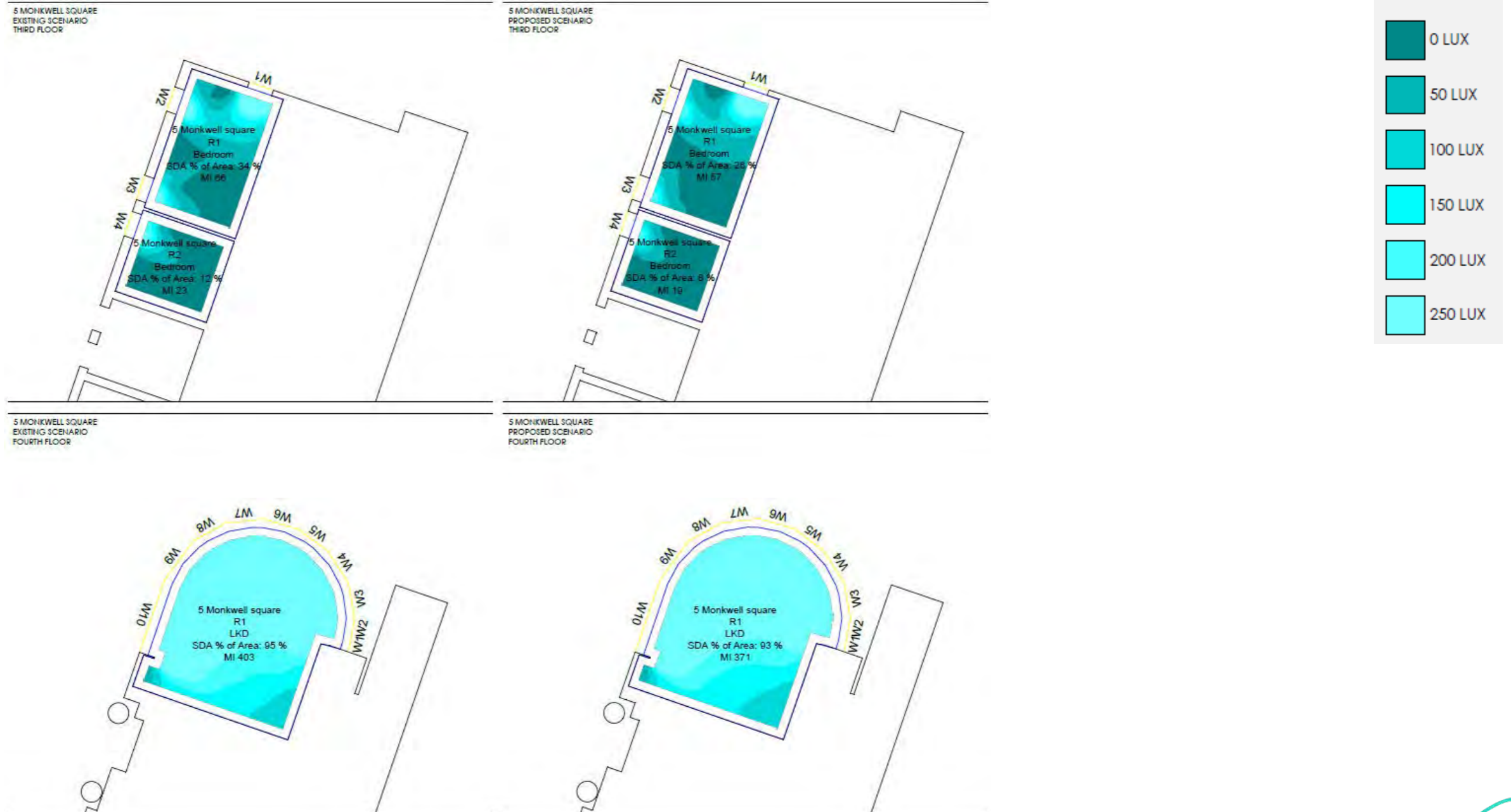
4 Monkwell Square

Daylight illuminance



5 Monkwell Square

Daylight illuminance

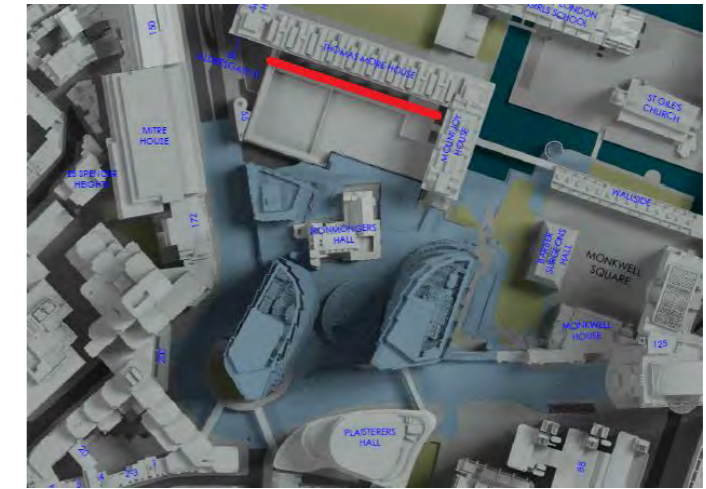


Thomas More House

Daylight (VSC)



Location



Sunlight (APSH)



Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)
- Moderate adverse (30% to 40%)
- Major Adverse (>40%)

Spencer Heights

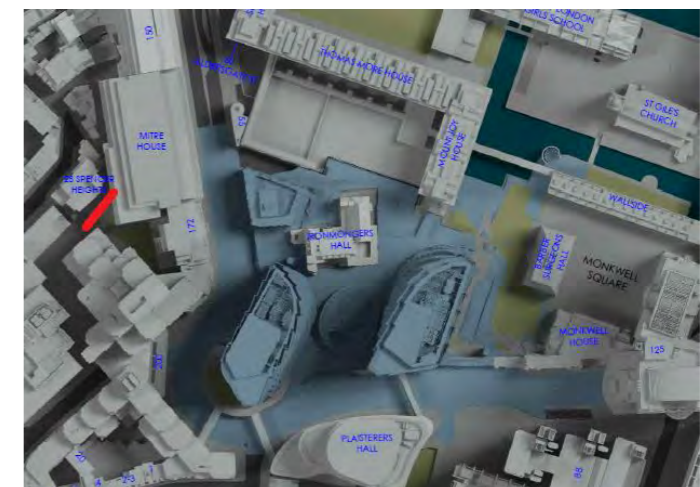
Daylight (VSC)

Daylight (NSL)

Sunlight (APSH)



Location



Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)
- Moderate adverse (30% to 40%)
- Major Adverse (>40%)

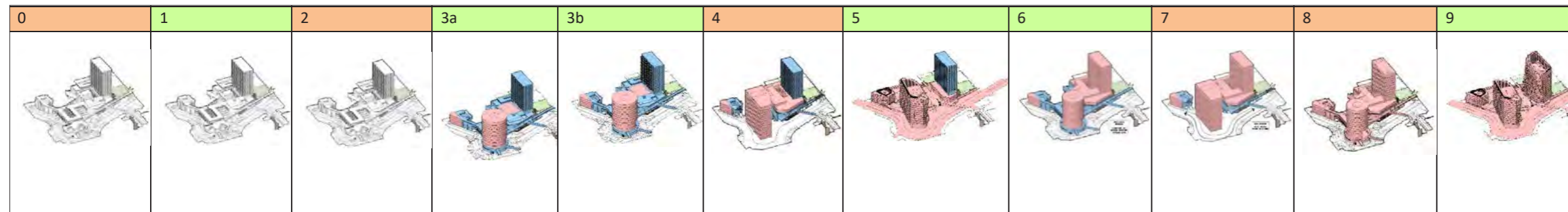
Daylight / Sunlight

Summary of impacts residential properties with impacts beyond negligible

	Daylight (VSC)	Daylight (NSL)	Daylight illuminance	Sunlight (APSH, living rooms)	Overall
172 Aldersgate Street	Negligible to moderate adverse	Negligible to Major adverse	Negligible to Minor adverse	Negligible to moderate adverse	Minor adverse, not significant
Ironmongers Hall Clerk's / Beadle's Flat	Negligible to Major adverse	Negligible to Minor adverse	Negligible to Minor adverse	Negligible to Major adverse	Moderate adverse, significant
Mountjoy House	Negligible to Major adverse	Negligible	Negligible	Negligible	Negligible to Minor adverse, not significant
Thomas More House	Minor adverse	Negligible	Negligible	Negligible	Minor adverse, not significant
2-6 Monkwell Square	Negligible	Negligible to Major adverse	Negligible to moderate adverse	Negligible	Minor adverse, not significant
Spencer Heights	Negligible	Minor adverse	Minor adverse	Negligible	Minor adverse, not significant

Sustainability Summary

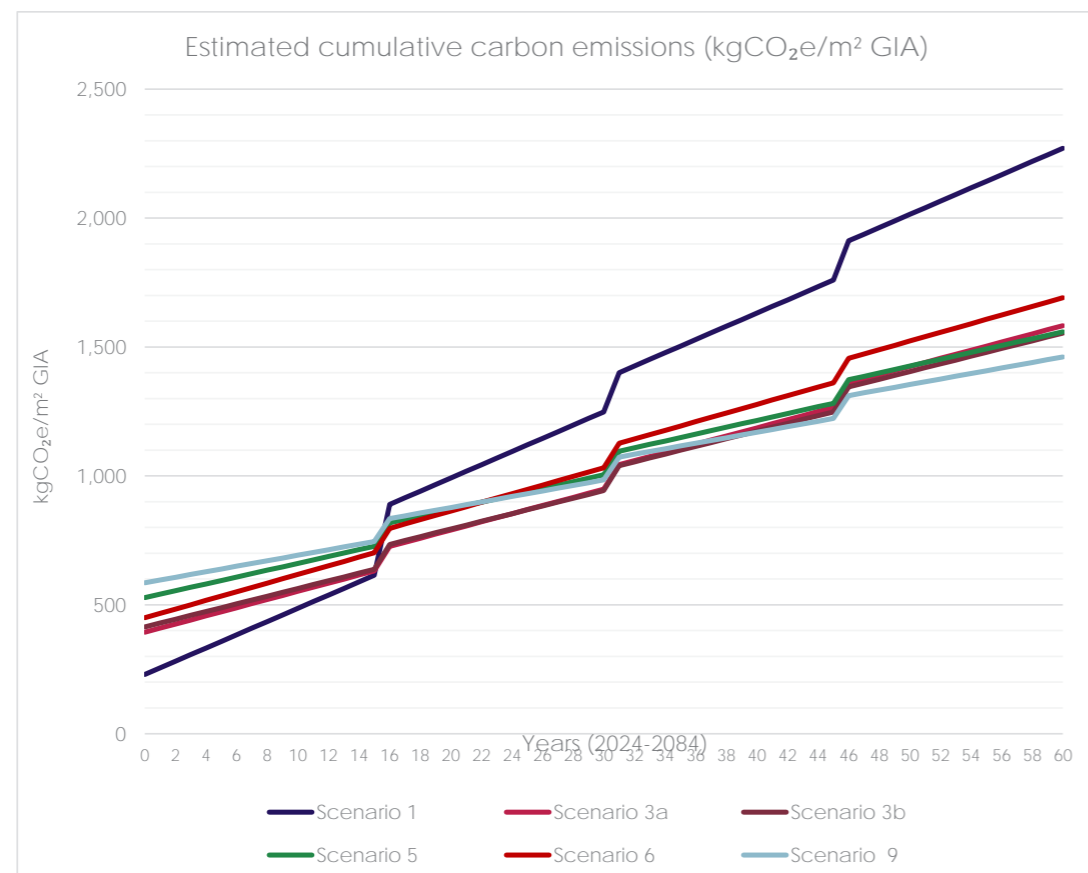
The design team carefully considered the re-use of the existing buildings of the former Museum of London Building and Bastion House having regard to the City's Carbon Options Guidance Planning Advice Note.



Potential Re-Use Scenarios

KEY

- Scenarios selected for whole life cycle carbon analysis
- Scenarios not selected for whole life cycle carbon analysis



Estimated cumulative carbon emissions (kgCO₂e/m² GIA) over a 60-year period, including whole life-cycle carbon (Embodied and Operational) emissions

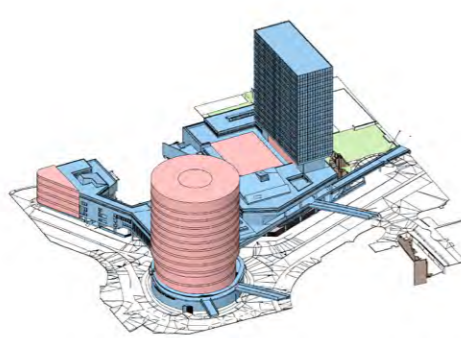
- **Scenario 1. Minor Refurbishment** which considers interventions to extend the life of the buildings considering the need to adapt the vacant Museum of London spaces and the future regulations that office spaces will need to comply with in the near future. This scenario is considered a short-term solution and a Major Refurbishment is introduced after 15 years of further operation.
- **Scenario 3a. Major Refurbishment with Extension**, retaining the Bastion House building but changing its use to hotel, retaining the former Museum of London building and proposing a new office building on the Rotunda site.
- **Scenario 3b. Major refurbishment with Extension**, retaining the Bastion House building but changing its use to residential, retaining the former Museum of London building and proposing a new office building on the Rotunda site.
- **Scenario 5. Major Redevelopment with Retention**, retaining the Bastion House building to be used as hotel and building a new Rotunda office building, a North building, a podium with cultural uses and new public realm.
- **Scenario 6. Major Refurbishment with Extension**, retaining the former Museum of London building and building a new office building on top of the Rotunda site as well as demolishing the Bastion House building to be rebuilt to the same height but with improved floor-to-floor heights.
- **Scenario 9. Full Demolition and New Build** which considers full demolition of the site and erection of two new office buildings a North building with a podium with cultural uses and new public realm.

The results showed that, whilst Scenario 9 starts at project completion with higher embodied carbon than the rest of the scenarios, at 30 years of operation, the cumulative carbon emissions equalize to the other scenarios and at 60 years it outperforms the other scenarios mainly due to the higher operational efficiency that the buildings present.

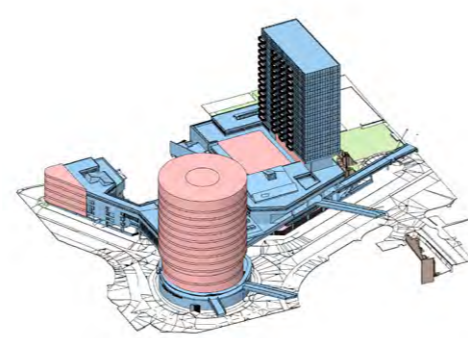
Scenario 9, a full demolition and new build, is over a 60year lifecycle and on a per sqm basis the most carbon efficient option. It further delivers on the project brief, delivering the highest quality and quantity of office space, with a transformative public realm.



Scenario 1



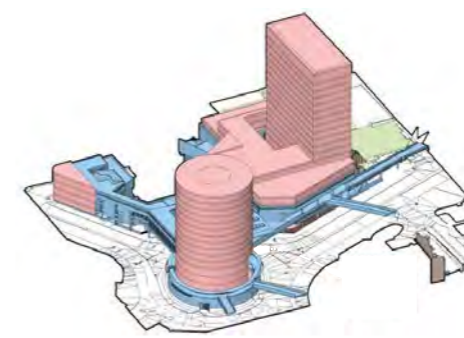
Scenario 3a



Scenario 3b



Scenario 5



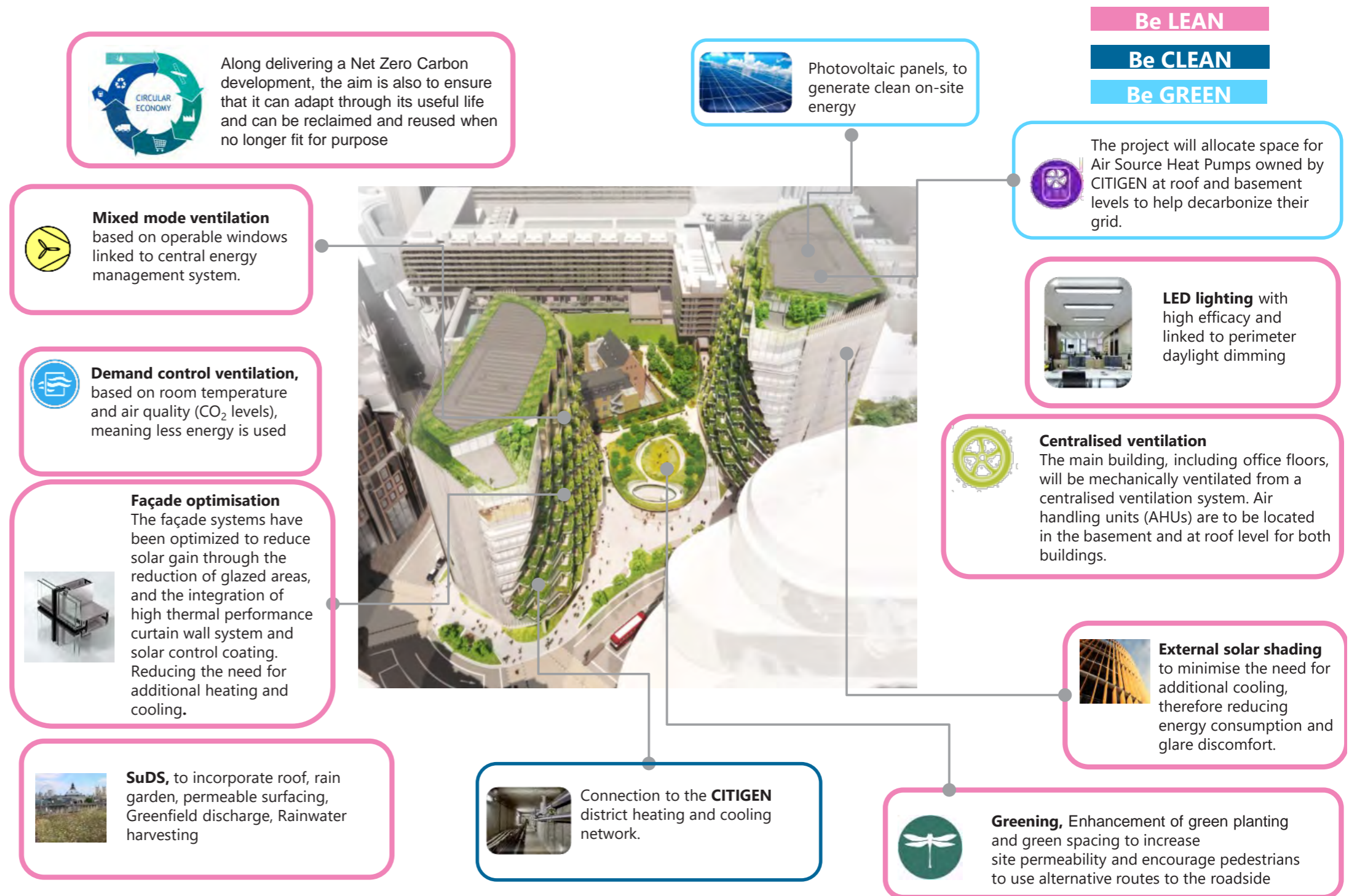
Scenario 6



Scenario 9

The proposal is for a highly sustainable Net Zero Carbon development that is designed to comply with all the sustainability requirements of the local planning policies. Some key sustainability headlines for the project are as below. A visual summary of these measures is presented on the diagram opposite.

- **BREEAM UK NC 2018 'Outstanding'** for Office areas
BREEAM 'Excellent' for Retail and Cultural areas
- **Enhance the capacity and efficiency of the City of London energy network with Citigen**
- **The Proposed Development Be Lean Building** (the first step of the GLA Energy Hierarchy) currently achieves 16% against Part L 2021, exceeding the GLA target of 15%. GLA Be Clean and Be Green 35% improvement target were met using Part L 2013 based on Citigen SAP 12 Carbon factors
- **Passive design measures** well-oriented buildings, fabric performance aligned with LETI targets, to achieve the new BCO 2023 solar gain target.
- **NABERS -UK Design for Performance (DfP)** approach adopted
- Innovative Structural and Mechanical, Electrical and Plumbing (MEP) design used significantly reducing embodied carbon
- **Whole Life Cycle Carbon Assessment (WLCA)** results show that the development currently achieves an upfront embodied carbon (A1-A5) of 560 kgCO_{2e}/m², below the GLA aspirational benchmark (600 kgCO_{2e}/m²) and 248 kgCO_{2e}/m² for modules B-C (excluding B6 and B7), below the GLA standard benchmark (450 kgCO_{2e}/m²)
- Water conservation with greywater & rainwater harvesting, utilization of Sustainable Urban Drainage Systems (SuDS), and recovery of Air Handling Units (AHU) condensate
- **WELL-ready targeting Platinum** to allow future tenants to certify their areas fully
- Enhancing biodiversity by achieving a minimum of 20% net gain exceeding the latest DEFRA Metric methodology.



SUSTAINABILITY OVERVIEW

Overview CGIIs



AERIAL VIEW FROM SOUTH



NORTHERN VIEW FROM THE BARBICAN ESTATE



SOUTH APPROACH UP ST MARTIN'S LE GRAND



AERIAL VIEW OF CENTRAL PLAZA



CENTRAL PLAZA





NORTHERN GARDEN - PROPOSED



BARBER SURGEON'S GARDEN



ROMAN GATE VIEWING AREA

This page is intentionally left blank