



Planning and Transportation Committee

PRESENTATION

Date: THURSDAY, 14 MAY 2020

Time: 1.45 pm

Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)
[HTTPS://YOUTU.BE/4CEY-RORZ_0](https://youtu.be/4CEY-RORZ_0)

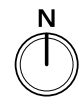
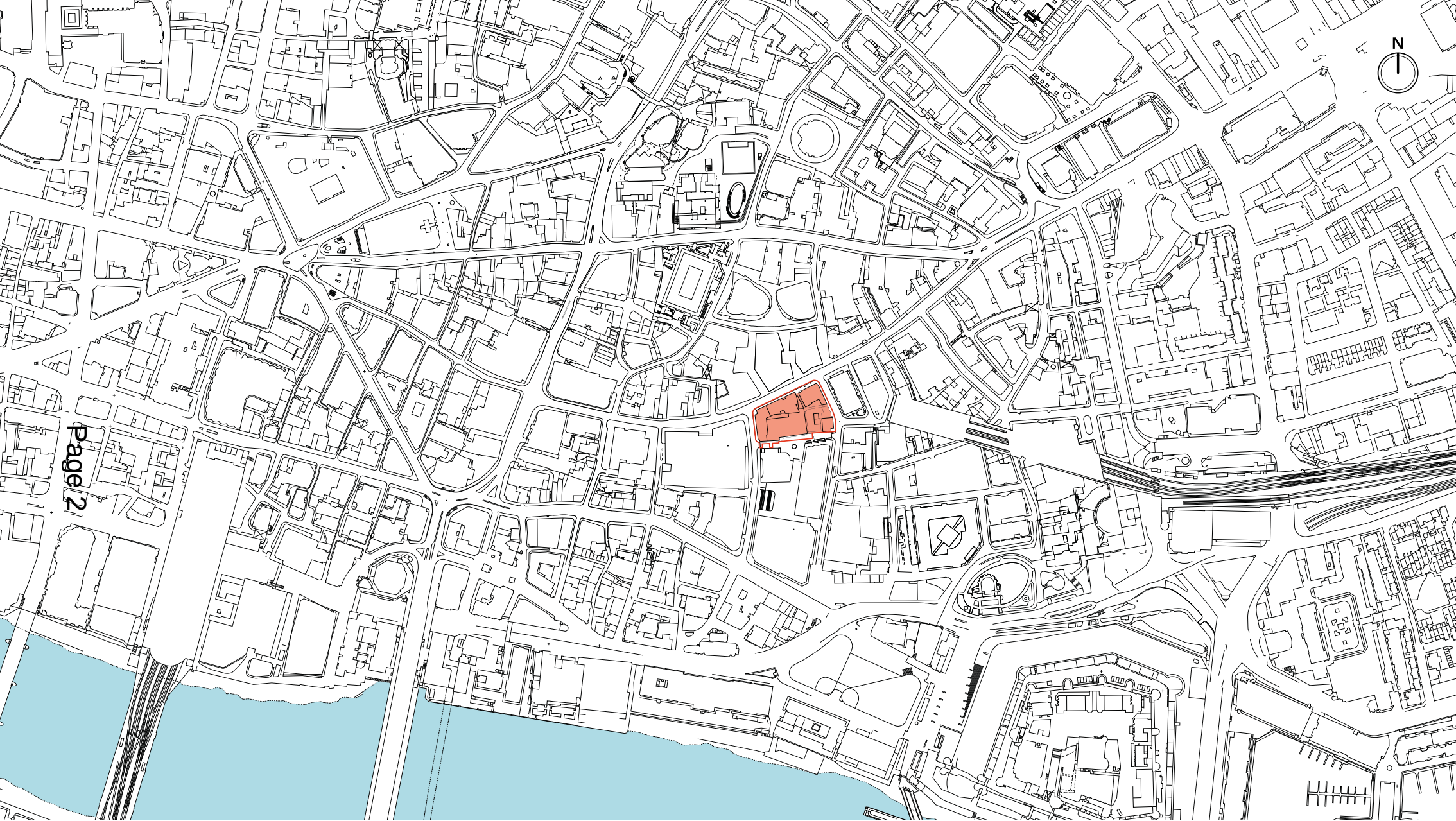
John Barradell
Town Clerk and Chief Executive

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50 Fenchurch Street

Planning and Transport Committee May 2020



Existing Views



Fenchurch Street Looking West



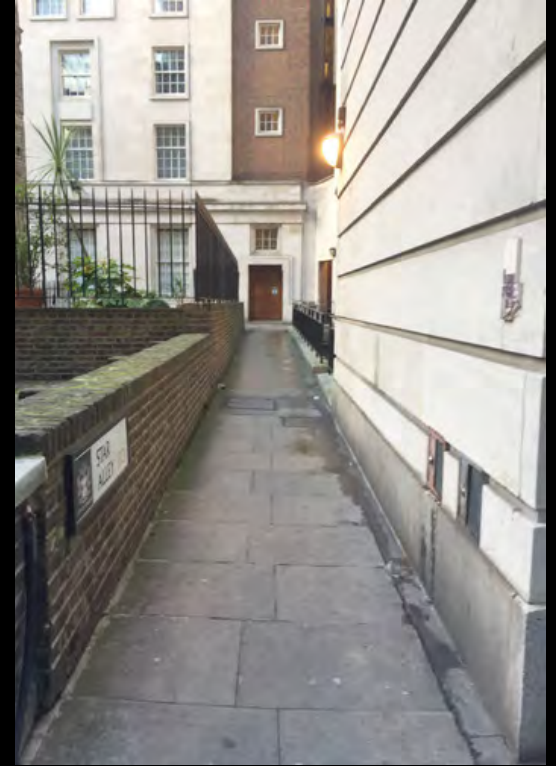
Fenchurch Street Looking East



Fenchurch Street West



Existing views of congested pavements on Fenchurch Street



Star Alley



Fenchurch Street Station

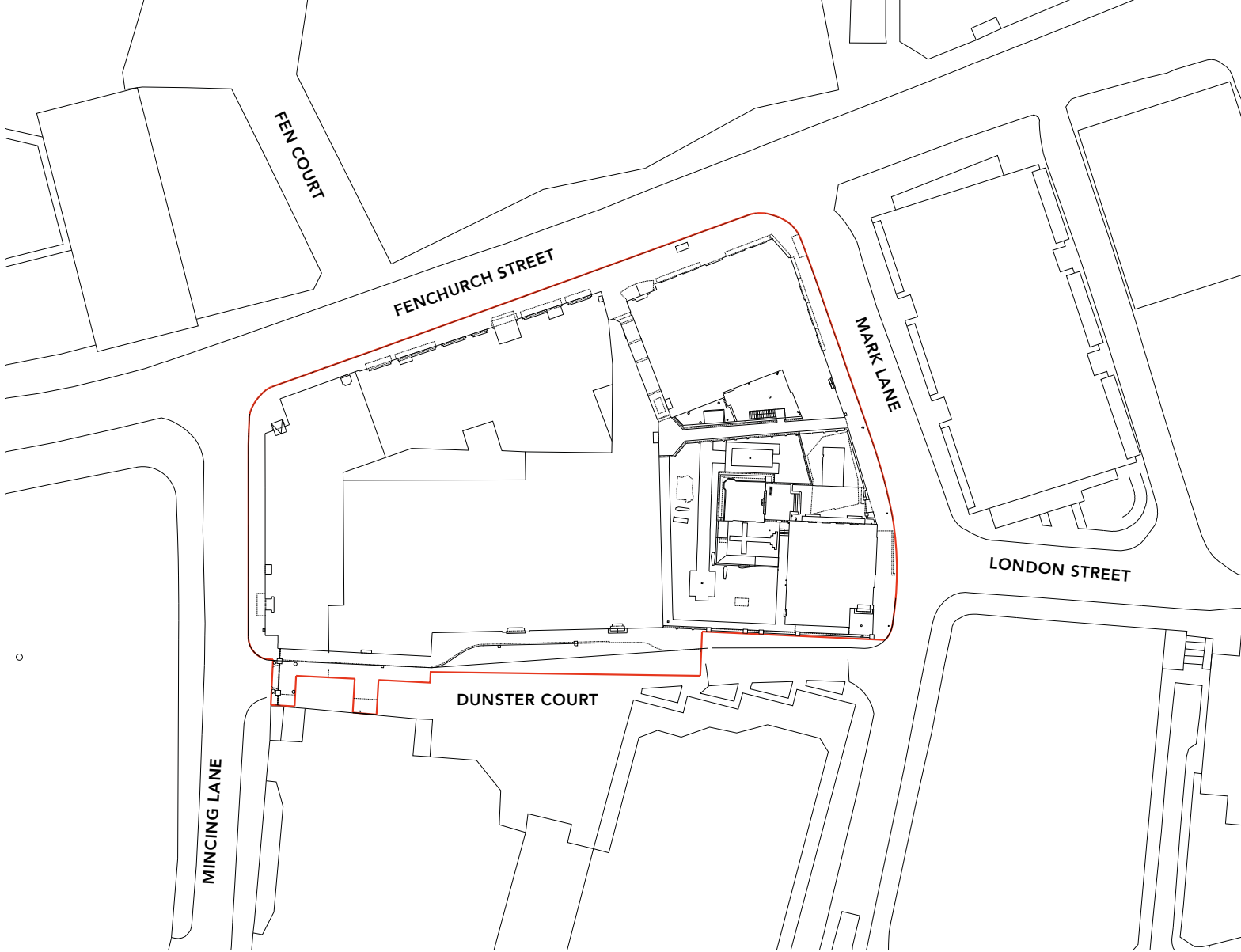


Existing view of site from the corner of Mark Lane and London Street

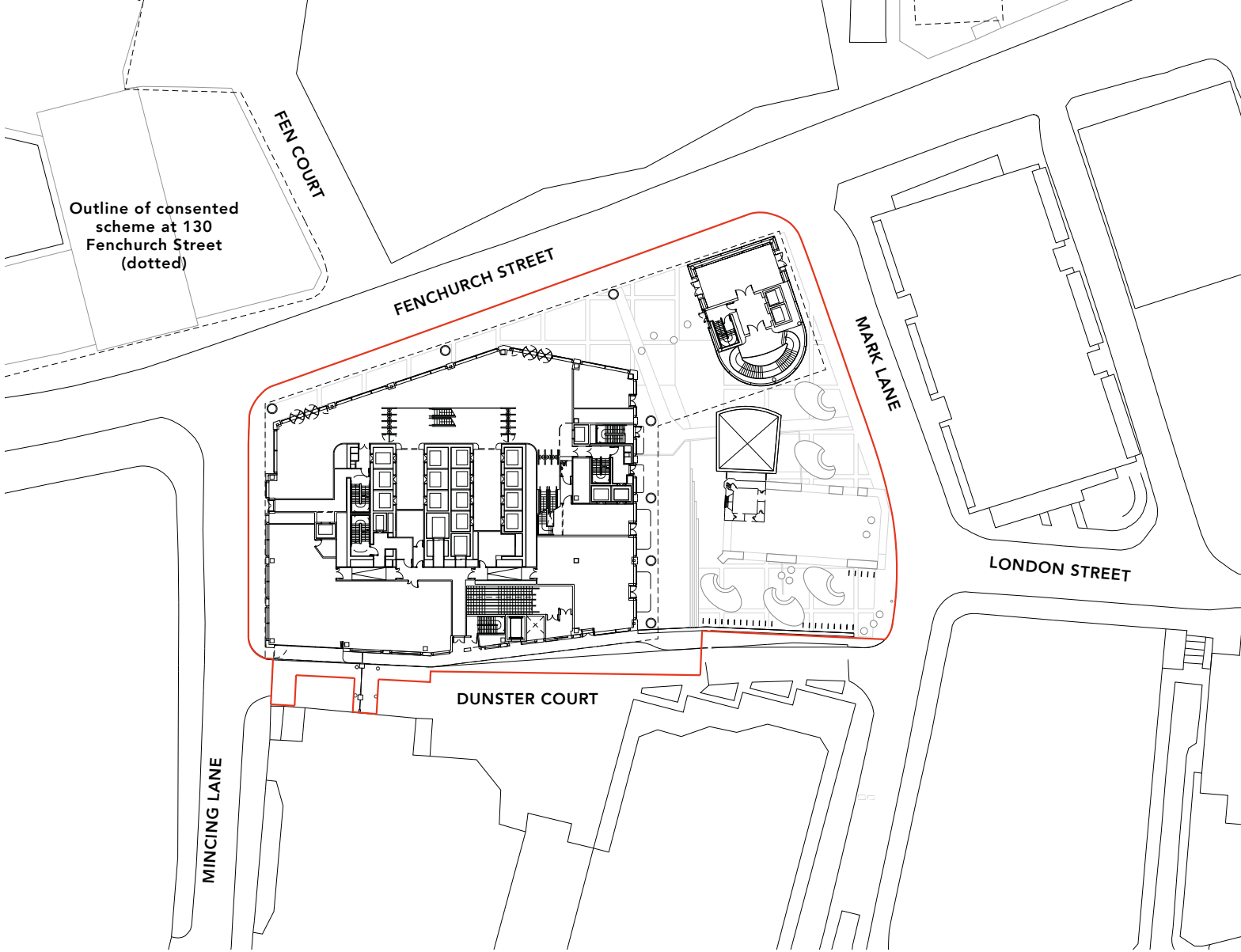


All Hallows Staining

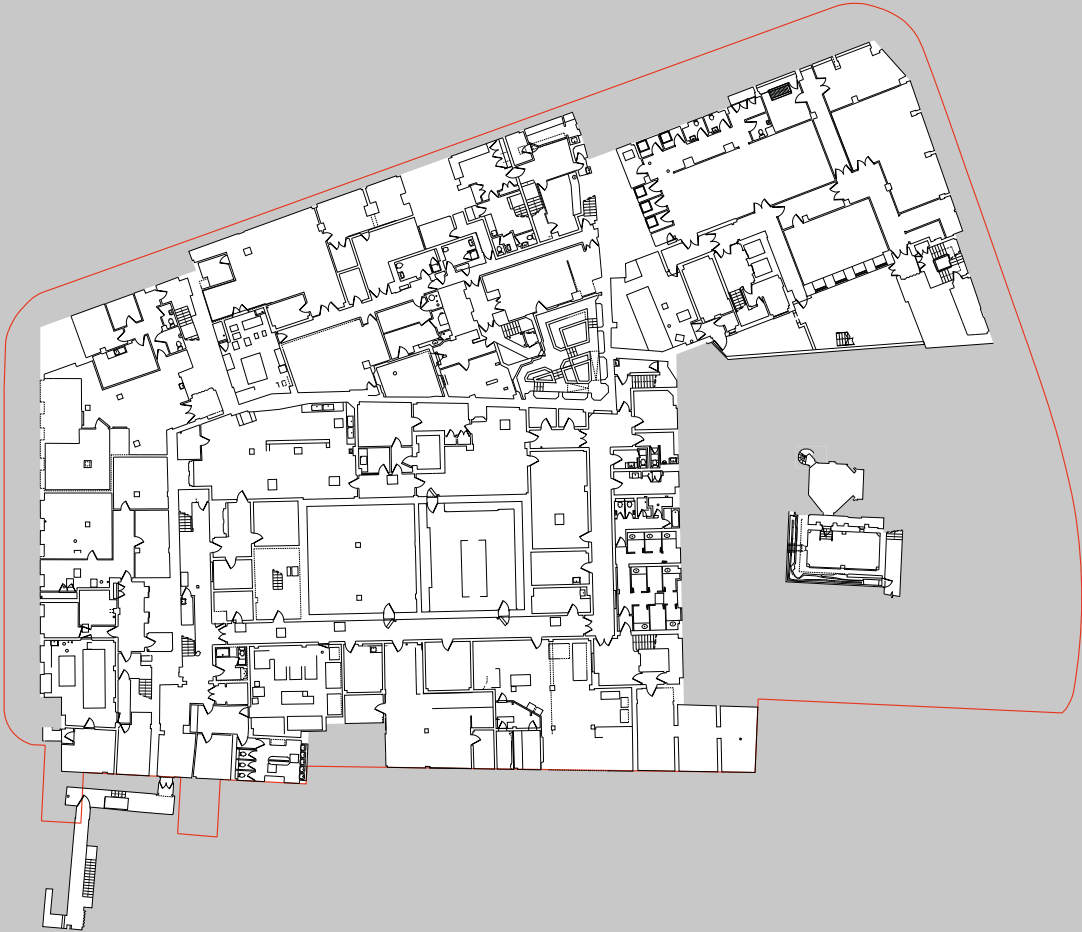
Existing Ground Floor Plan



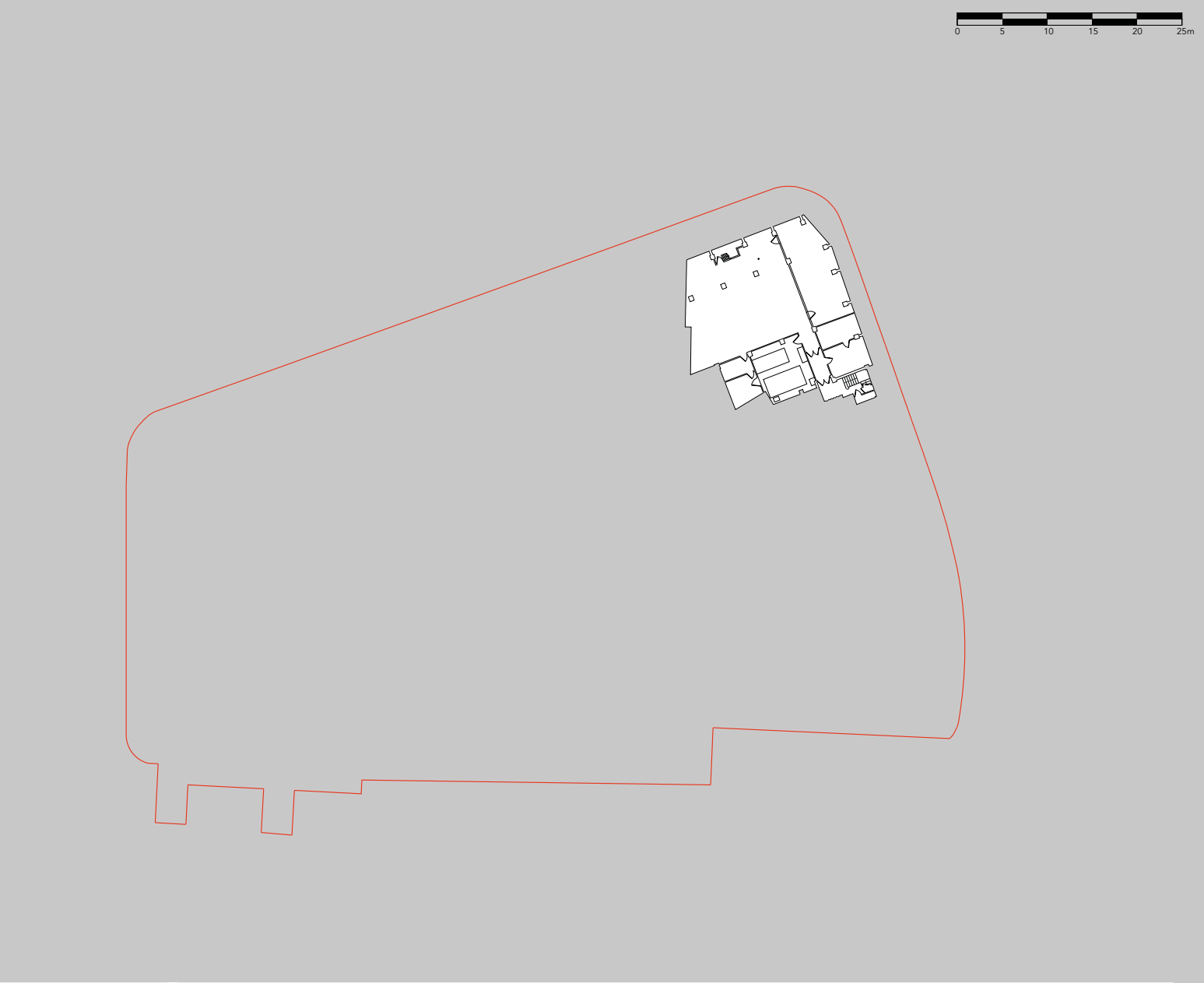
Proposed Ground Floor Plan



Existing Basement



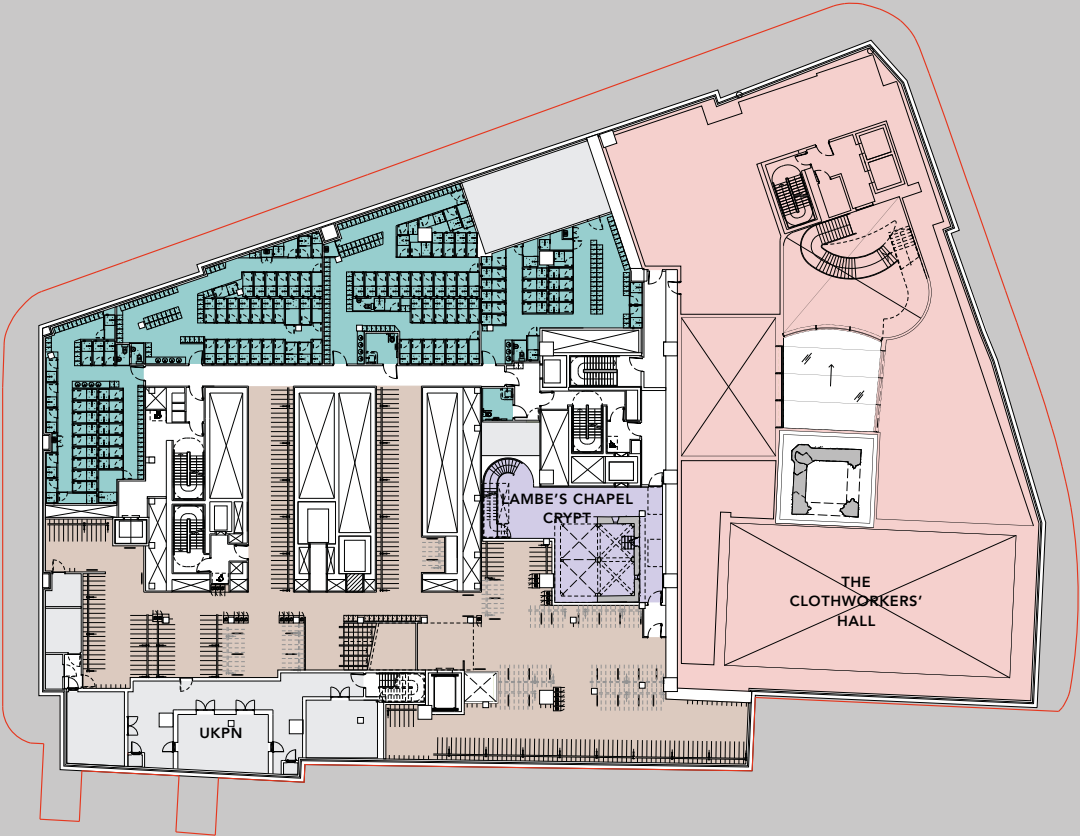
Existing Sub Basement



Proposed Level Basement 1



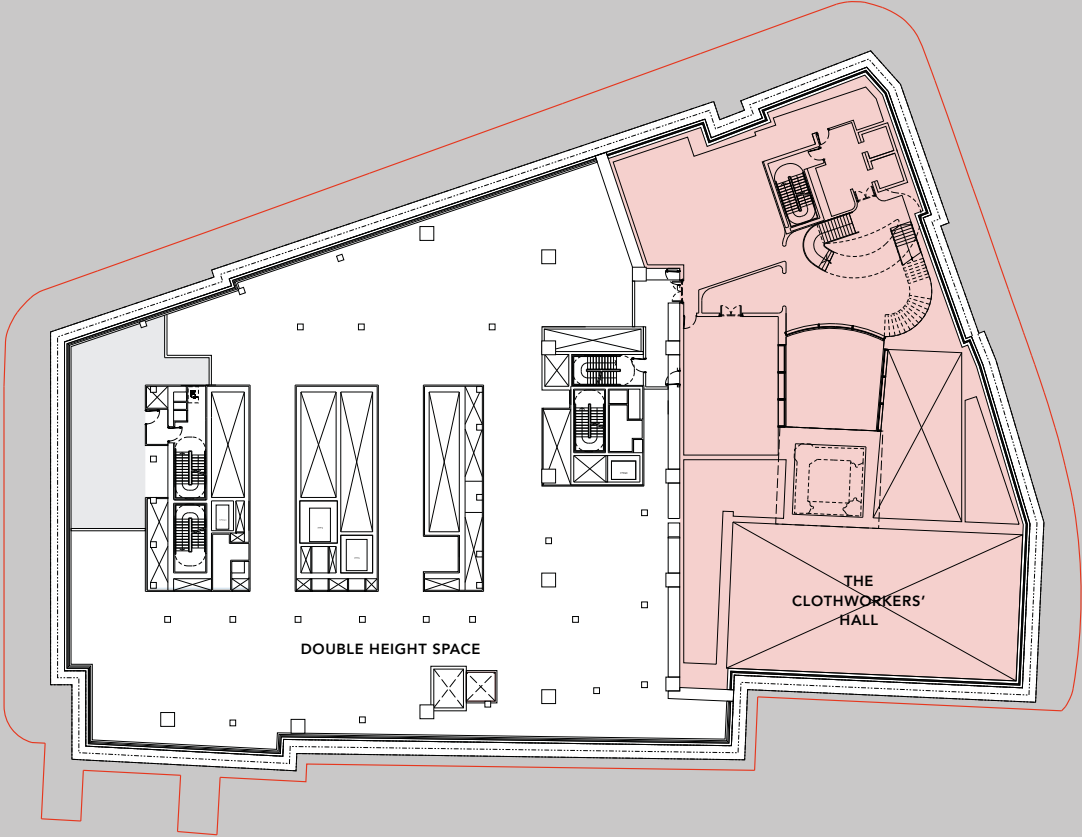
- Cycle Parking
- Cyclist Ancillary Facilities
- Plant
- Lambe's Chapel Crypt
- The Clothworkers' Hall
- Application Boundary



Proposed Level Basement 2 Mezzanine



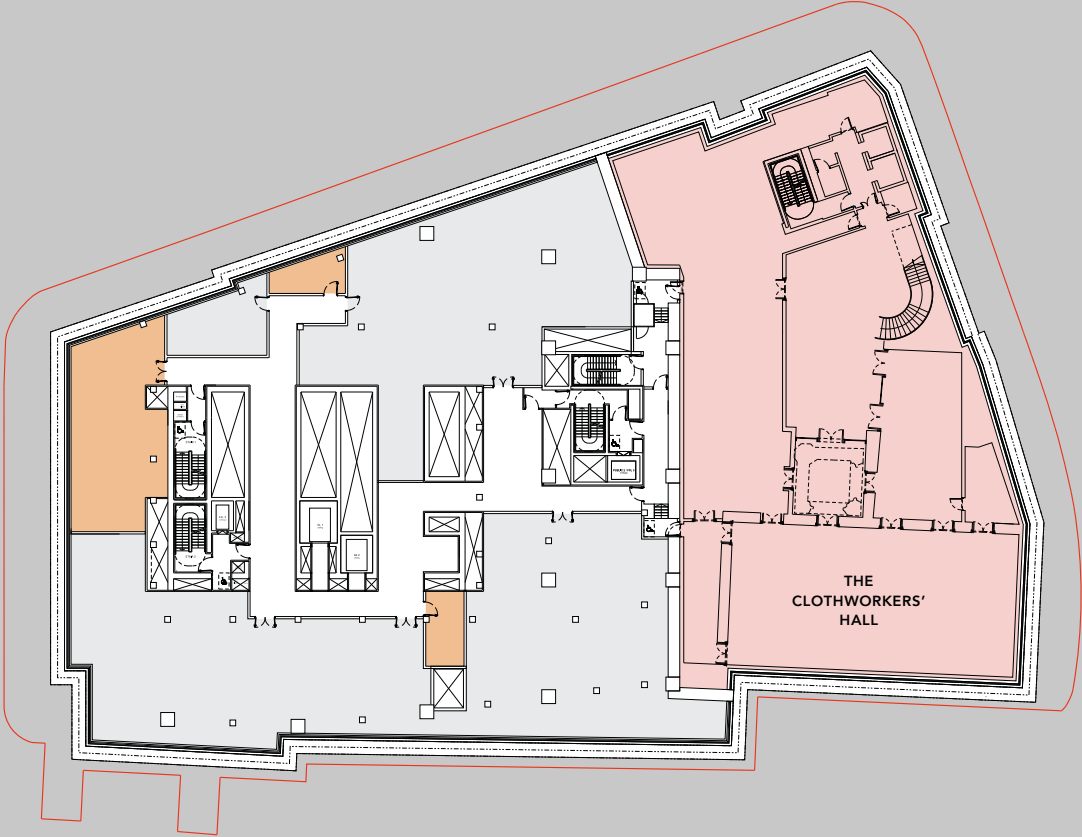
- Plant
- The Clothworkers' Hall
- Application Boundary



Proposed Level Basement 2



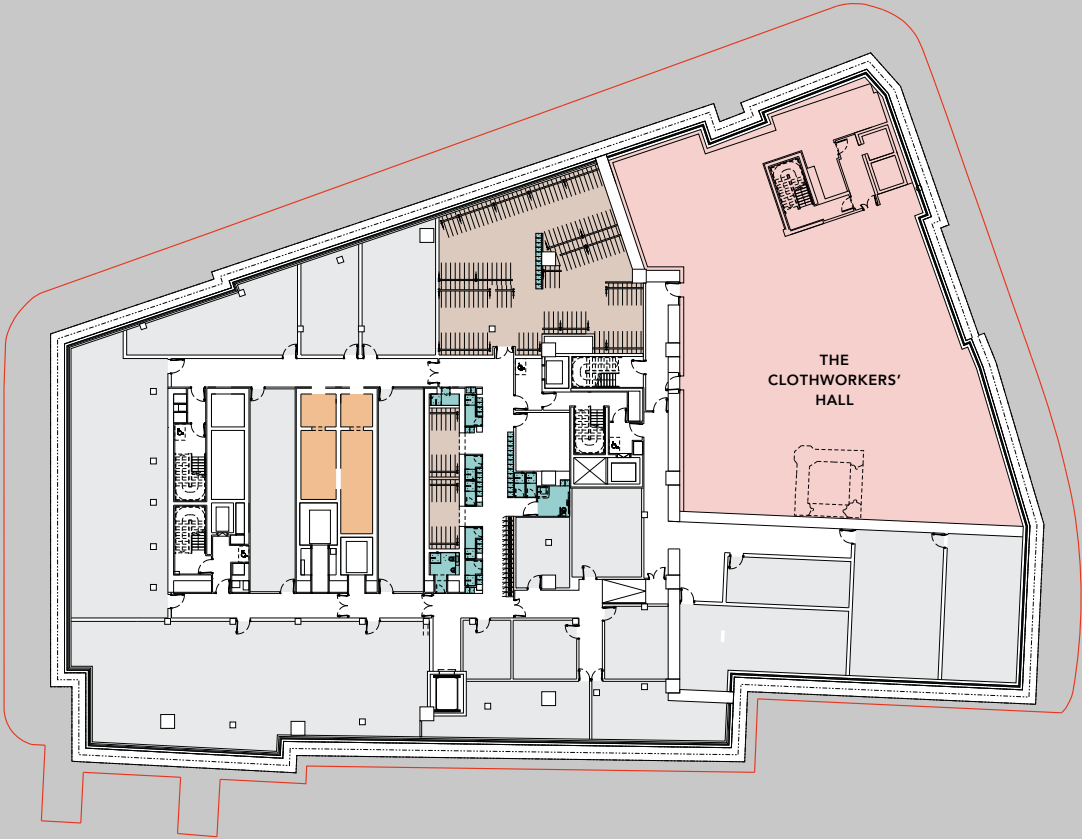
- Plant
- Facilities Management
- The Clothworkers' Hall
- Application Boundary



Proposed Level Basement 3



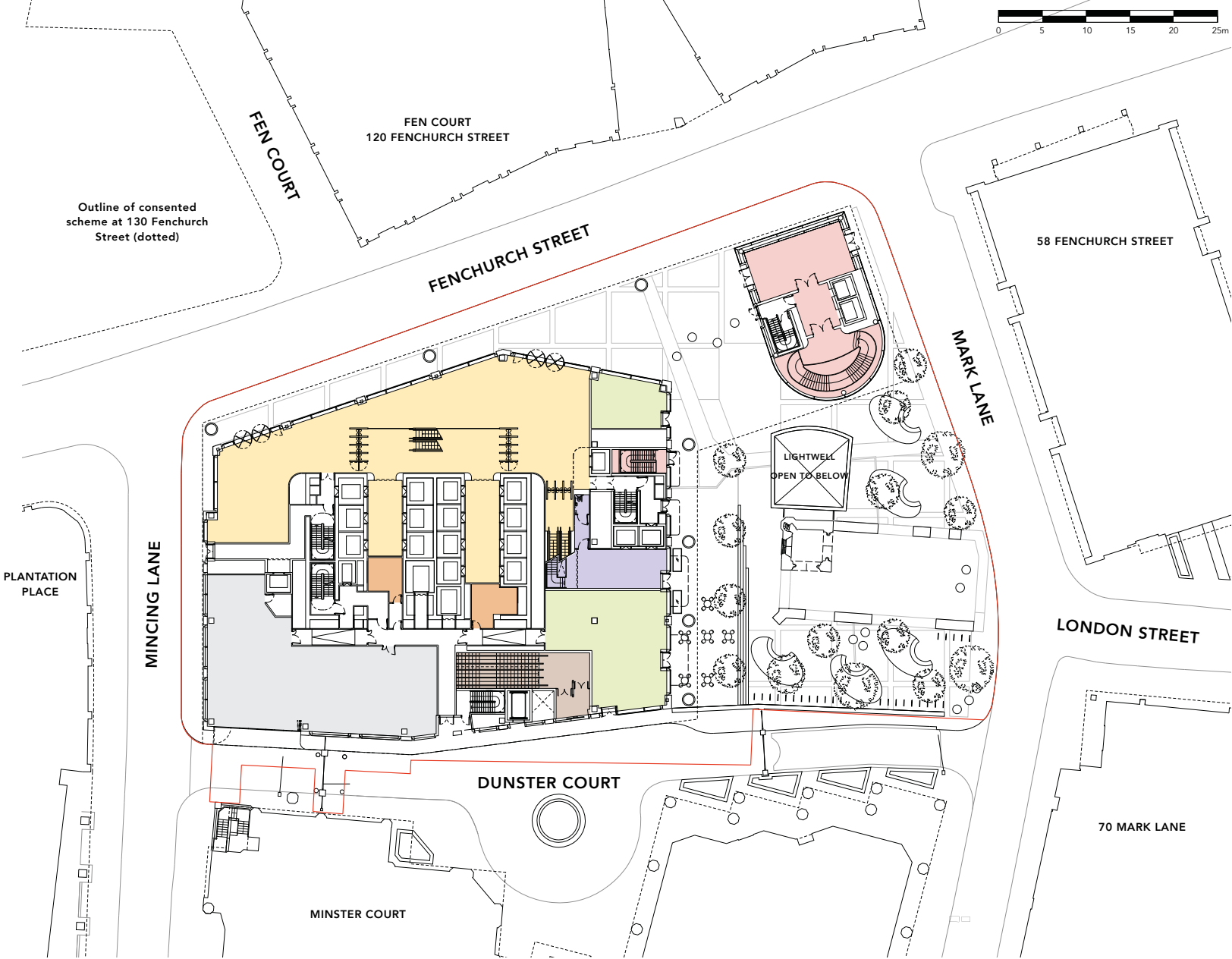
- Cycle Parking
- Cyclist Ancillary Facilities
- Plant
- Facilities Management
- The Clothworkers' Hall
- Application Boundary



Proposed Level Ground



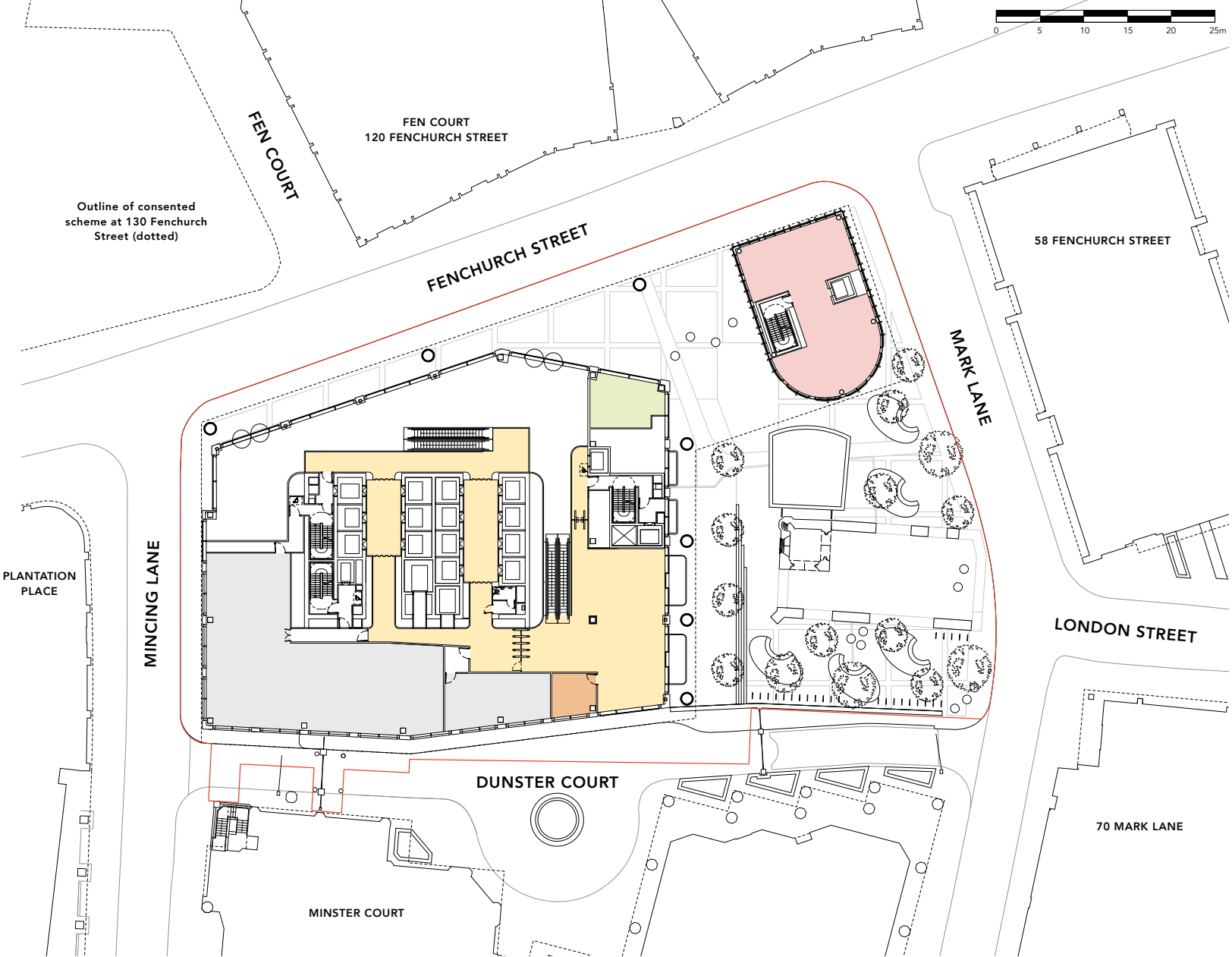
- Public Access
- Office Reception
- Retail
- Loading Bay
- Facilities Management
- Cycle Access
- The Clothworkers' Hall
- Application Boundary



Proposed Level Mezzanine



- Office Reception
- Retail
- Loading Bay/Plant
- Facilities Management
- The Clothworkers' Hall
- Application Boundary



Proposed Level 1



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

PLANTATION
PLACE

MINSTER COURT

70 MARK LANE

- Office
- Plant
- The Clothworkers' Hall
- Application Boundary



Proposed Level 2



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

PLANTATION
PLACE

MINSTER COURT

70 MARK LANE

- Office
- The Clothworkers' Hall
- Application Boundary



Proposed Typical Podium Levels



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

PLANTATION
PLACE

MINSTER COURT

70 MARK LANE

- Office
- Application Boundary



Proposed Level 10



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

PLANTATION
PLACE

70 MARK LANE

MINSTER COURT

- Retail
- Public Winter Garden
- Plant
- Application Boundary



Proposed Level 11



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)




58 FENCHURCH STREET

PLANTATION
PLACE

Open to below

70 MARK LANE

MINSTER COURT

-  Retail
-  Plant
-  Application Boundary



Proposed Typical Upper Levels



Outline of consented
scheme at 130 Fenchurch
Street (dotted)

FEN COURT
120 FENCHURCH STREET

58 FENCHURCH STREET

PLANTATION
PLACE

MINSTER COURT

70 MARK LANE

- Office
- Application Boundary



Proposed Level 32



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

OFFICE TERRACE

PLANTATION
PLACE

70 MARK LANE

MINSTER COURT

- Office
- Application Boundary



Proposed Level 35



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

PLANTATION
PLACE

70 MARK LANE

MINSTER COURT

- Office
- Plant
- Application Boundary



Proposed Roof



FEN COURT
120 FENCHURCH STREET

Outline of consented
scheme at 130 Fenchurch
Street (dotted)

58 FENCHURCH STREET

PLANTATION
PLACE

MINSTER COURT

70 MARK LANE

PVs BMU PVs

Application Boundary



Section Through Proposed Building Looking North

Page 25

- Office
- Office Reception
- Retail
- Cycle Parking
- Cyclist Amenities
- Facilities Management
- Plant & Core
- The Clothworkers' Hall

Roof Plant

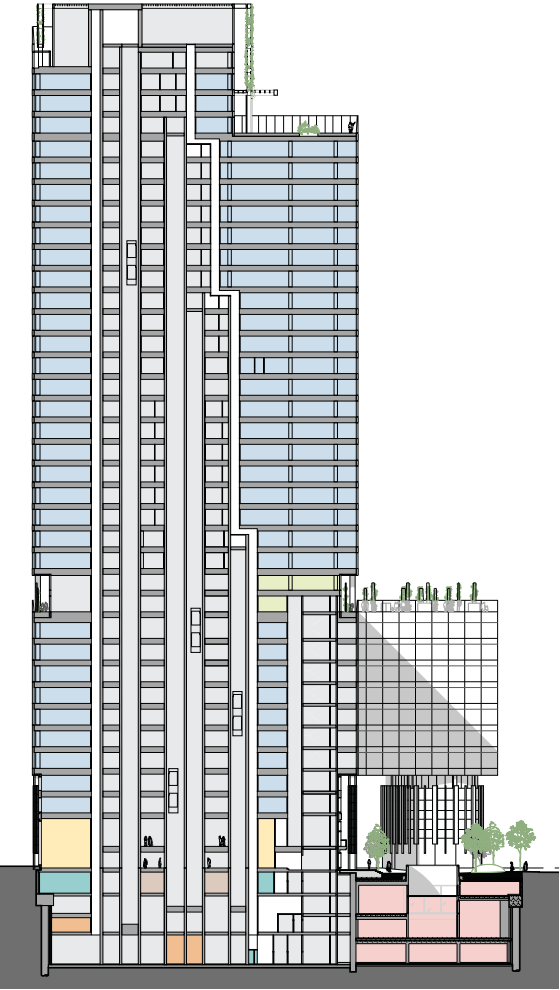
Upper Levels
12 - 35

Public Winter Garden
Levels 10 & 11

Levels 1 - 9

Loading Bay

Basement
Amenities and Plant



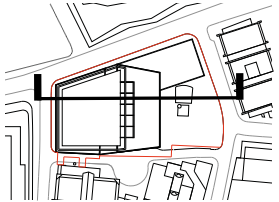
Office Roof Terrace
Level 32

Public Roof Garden
Level 10

Podium
Levels 3 - 9

Clothworkers' Company

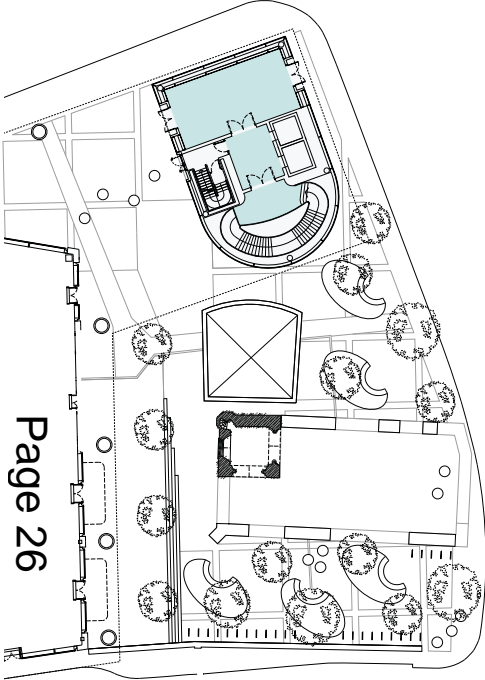
Clothworkers' Hall



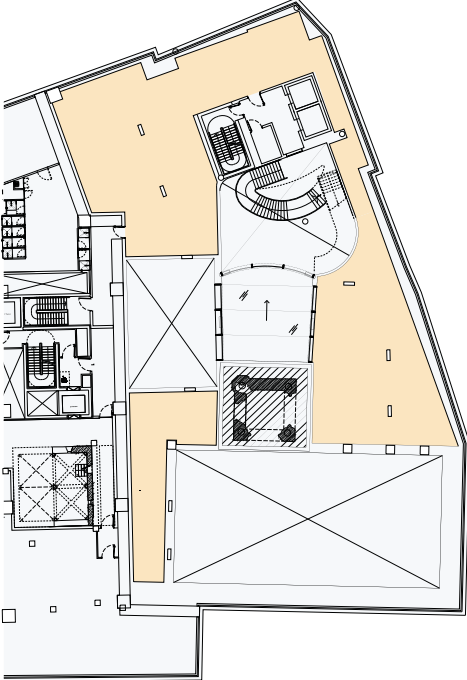
KEY PLAN

Proposed Clothworkers' Hall

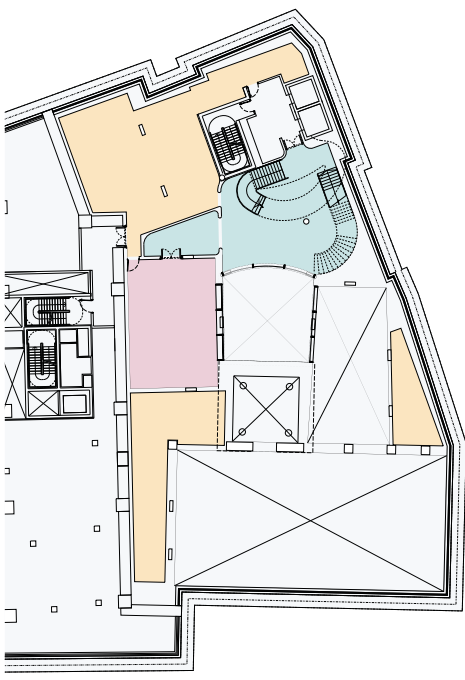
Key Plans



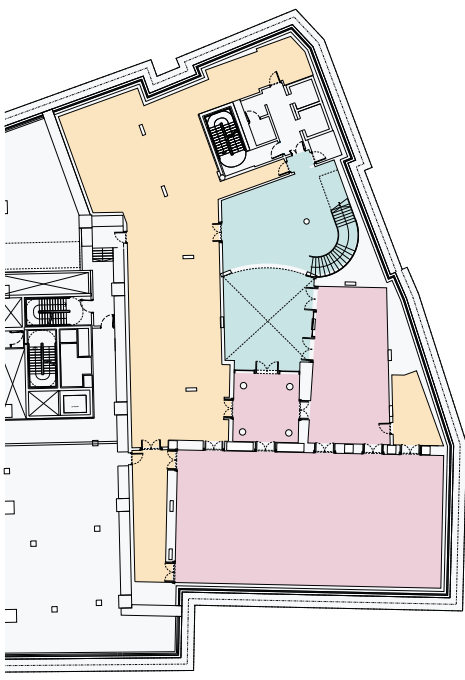
Ground Level Plan






Support Level Plan - Basement 1



Court Level Plan - Basement 2



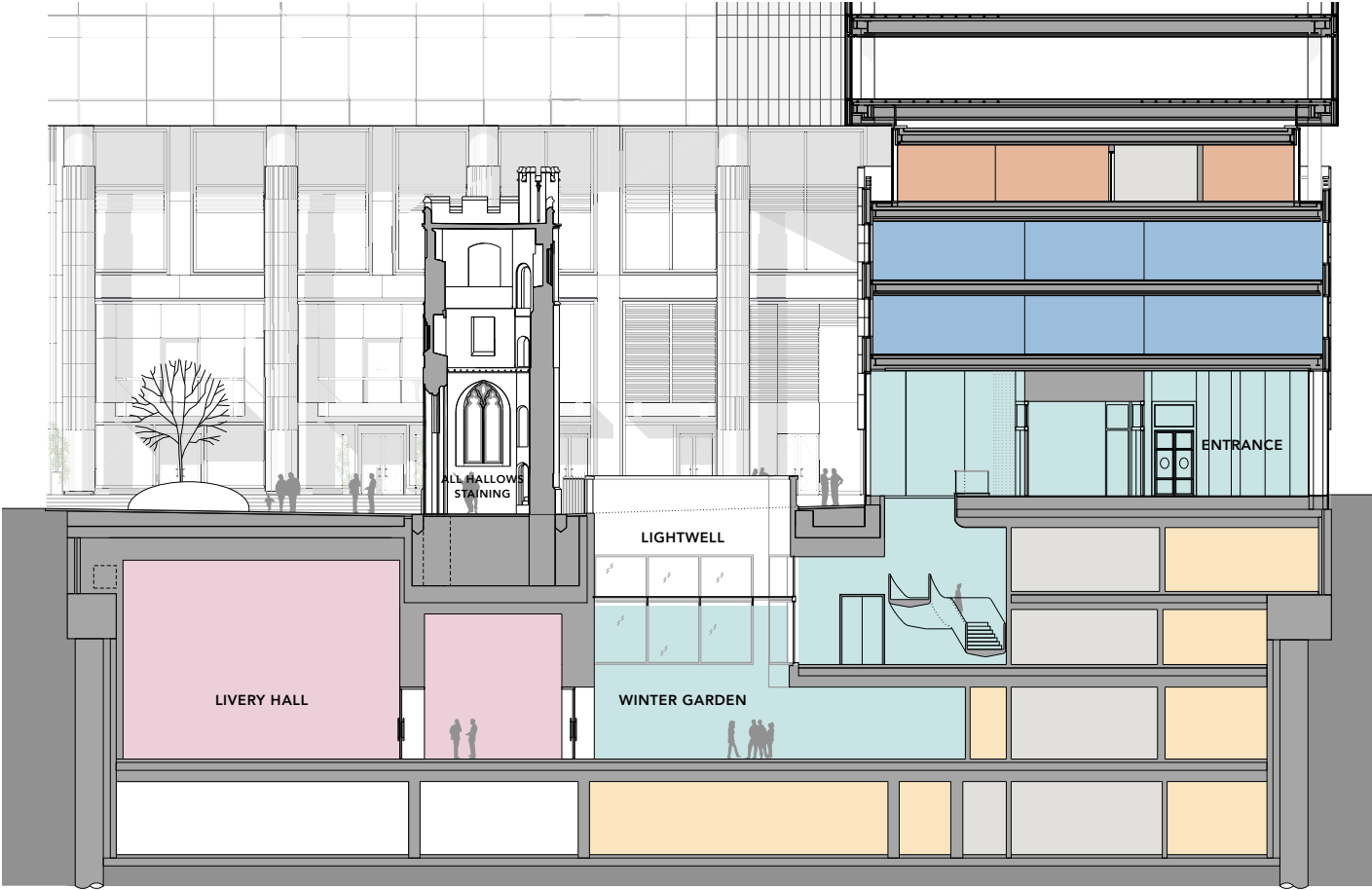
Livery Hall Plan - Basement 3

-  Ceremonial Rooms
-  Arrival and Circulation Spaces
-  Support Spaces

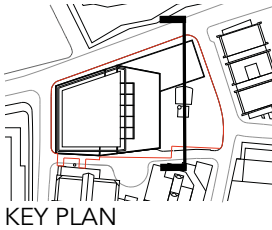
Proposed Clothworkers' Hall

Section Looking East

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- Ceremonial Rooms
- Arrival and Circulation Spaces
- Clothworkers' Office Accommodation
- Apartment and Guest Accommodation
- Support Spaces
- Back-of-House Circulation

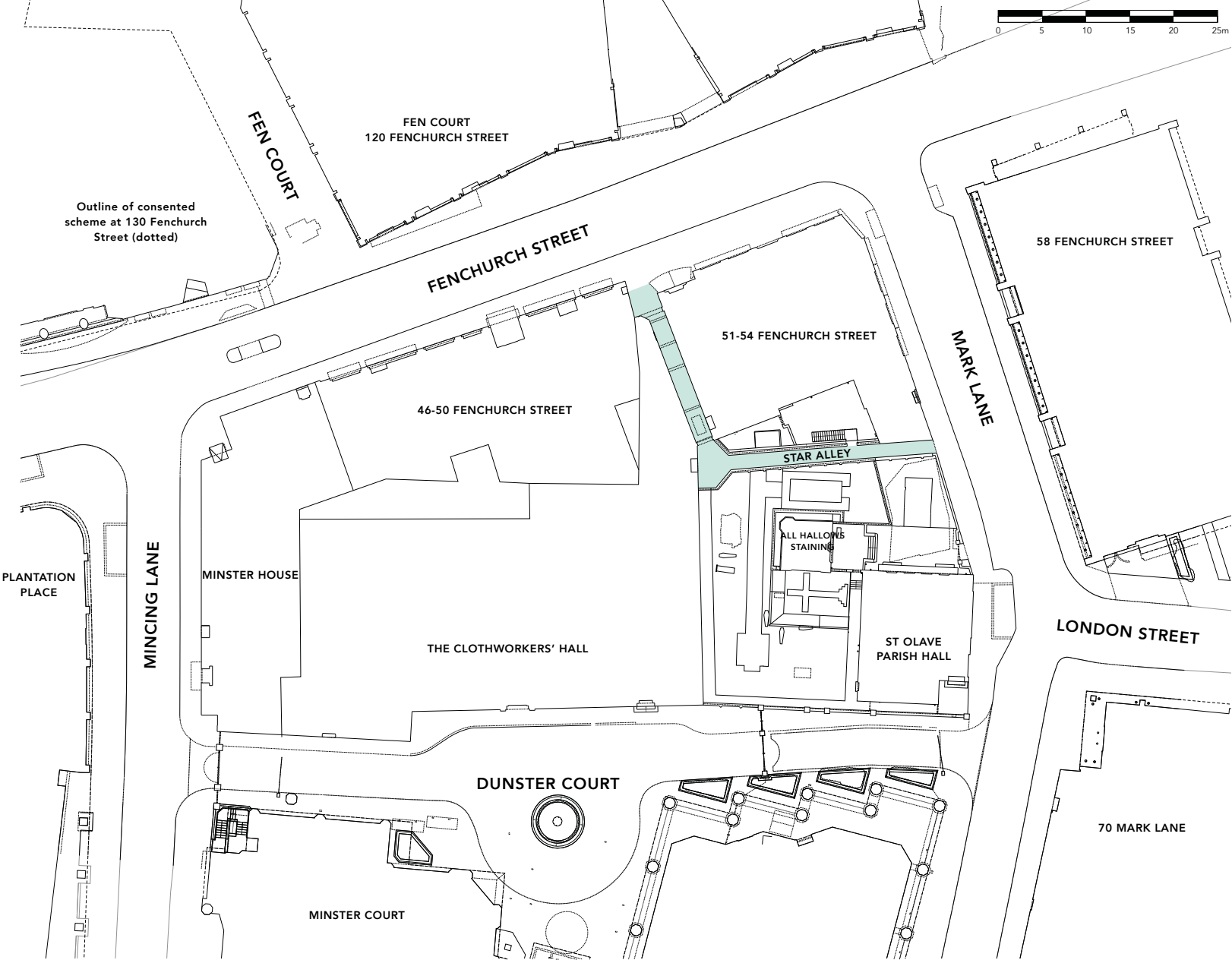


Public Realm Existing Ground

Existing Ground Level
Public Realm: 95 sq m



 Publicly Accessible



Public Realm Proposed Ground

Proposed Ground Level

Public Realm: 1,530 sq m
Public Lobby: 55 sq m


Level 10

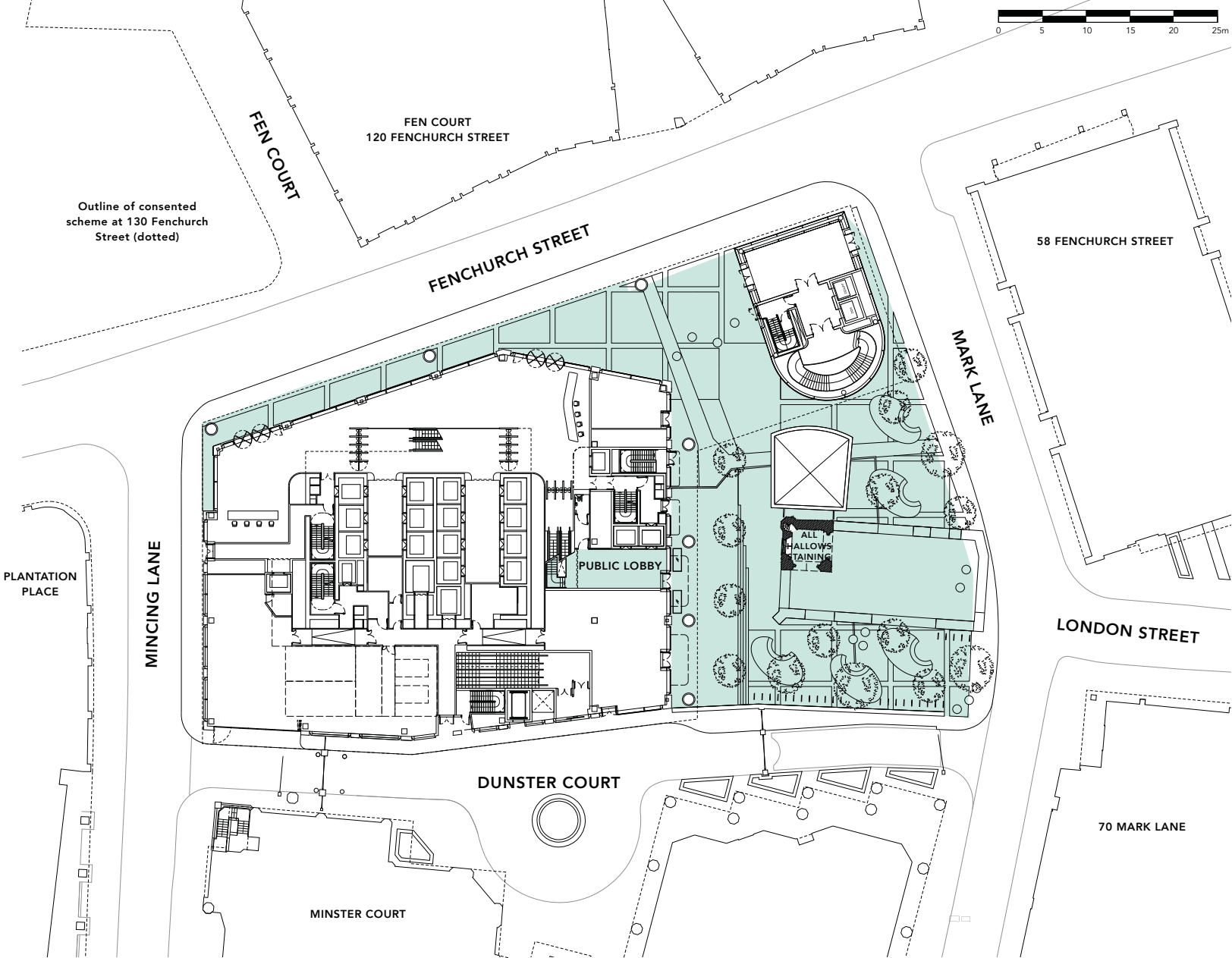
Roof Garden: 1,294 sq m
Wintergarden: 353 sq m
Public Lobby: 52 sq m

Basement 1

Lambe's Crypt & Information Centre: 118 sq m
Total: 3,492 sq m



 Publicly Accessible



Public Realm

Proposed Basement 1

Proposed Ground Level

Public Realm: 1,530 sq m

Public Lobby: 55 sq m

Level 10

Roof Garden: 1,294 sq m

Wintergarden: 353 sq m

Public Lobby: 52 sq m

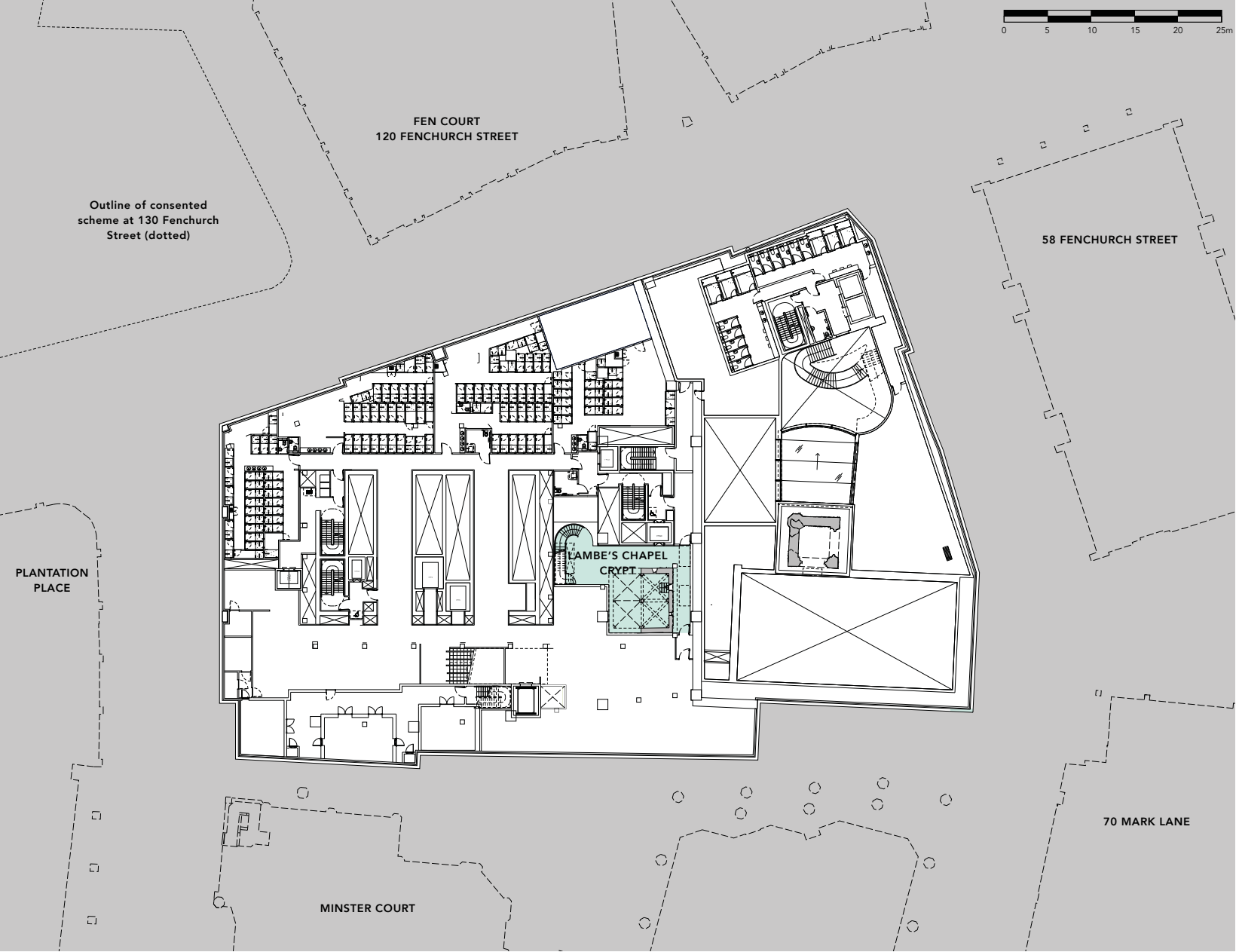
Basement 1

Lambe's Crypt & Information Centre: 118 sq m

Total: 3,492 sq m



 Publicly Accessible



Public Realm

Proposed Level 10

Proposed Ground Level

Public Realm: 1,530 sq m

Public Lobby: 55 sq m

Level 10

Roof Garden: 1,294 sq m

Wintergarden: 353 sq m

Public Lobby: 52 sq m

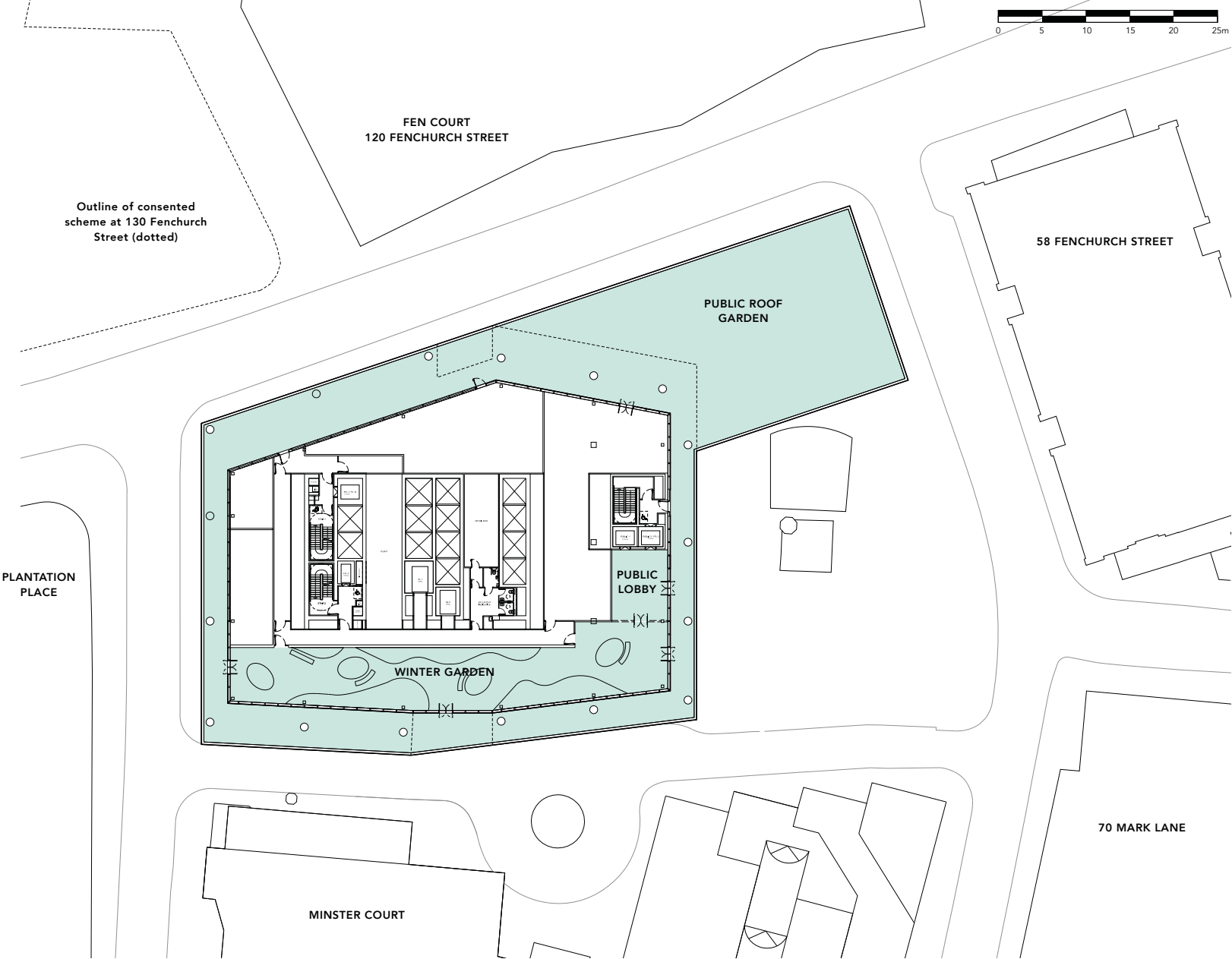
Basement 1

Lambe's Crypt & Information Centre: 118 sq m

Total: 3,492 sq m



 Publicly Accessible



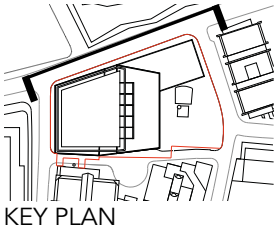
Public Realm Comparison Table

Existing Public Realm	Location	Area (sq m)
Ground Level	Star Alley	95
Total		95

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Proposed Public Realm	Location	Area (sq m)
Ground Level	Public Realm	1,530
	Public Lobby	55
Level 10	Roof Garden	1,294
	Wintergarden	353
	Public Lobby	52
Basement 1	Lambe's Crypt & Infomation Centre	118
Total		3,402

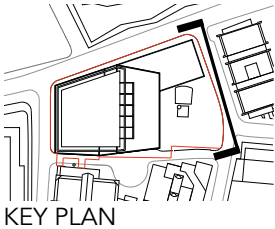
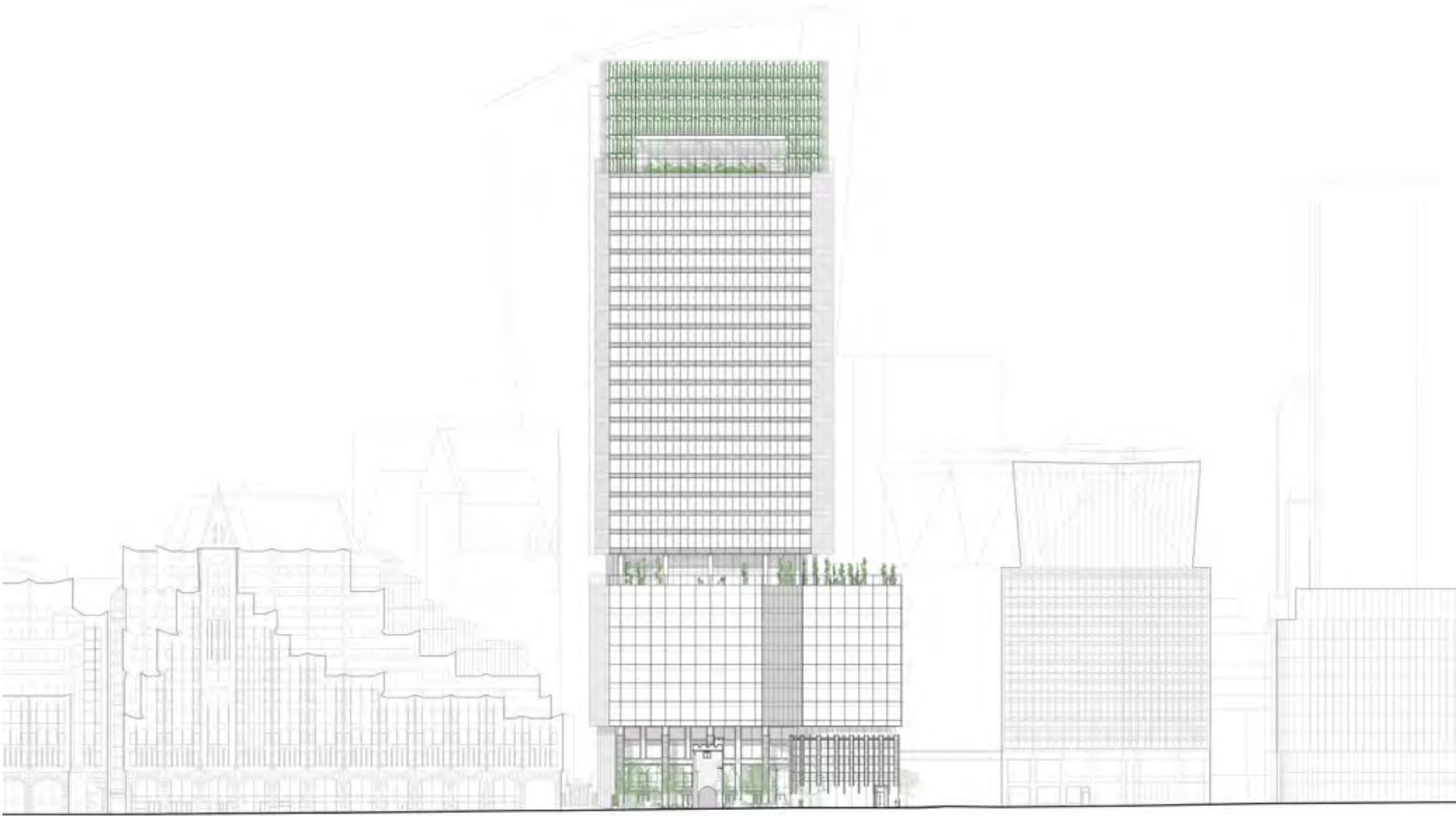
Proposed North Elevation
Fenchurch Street



KEY PLAN

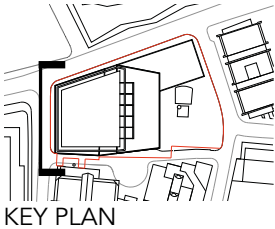
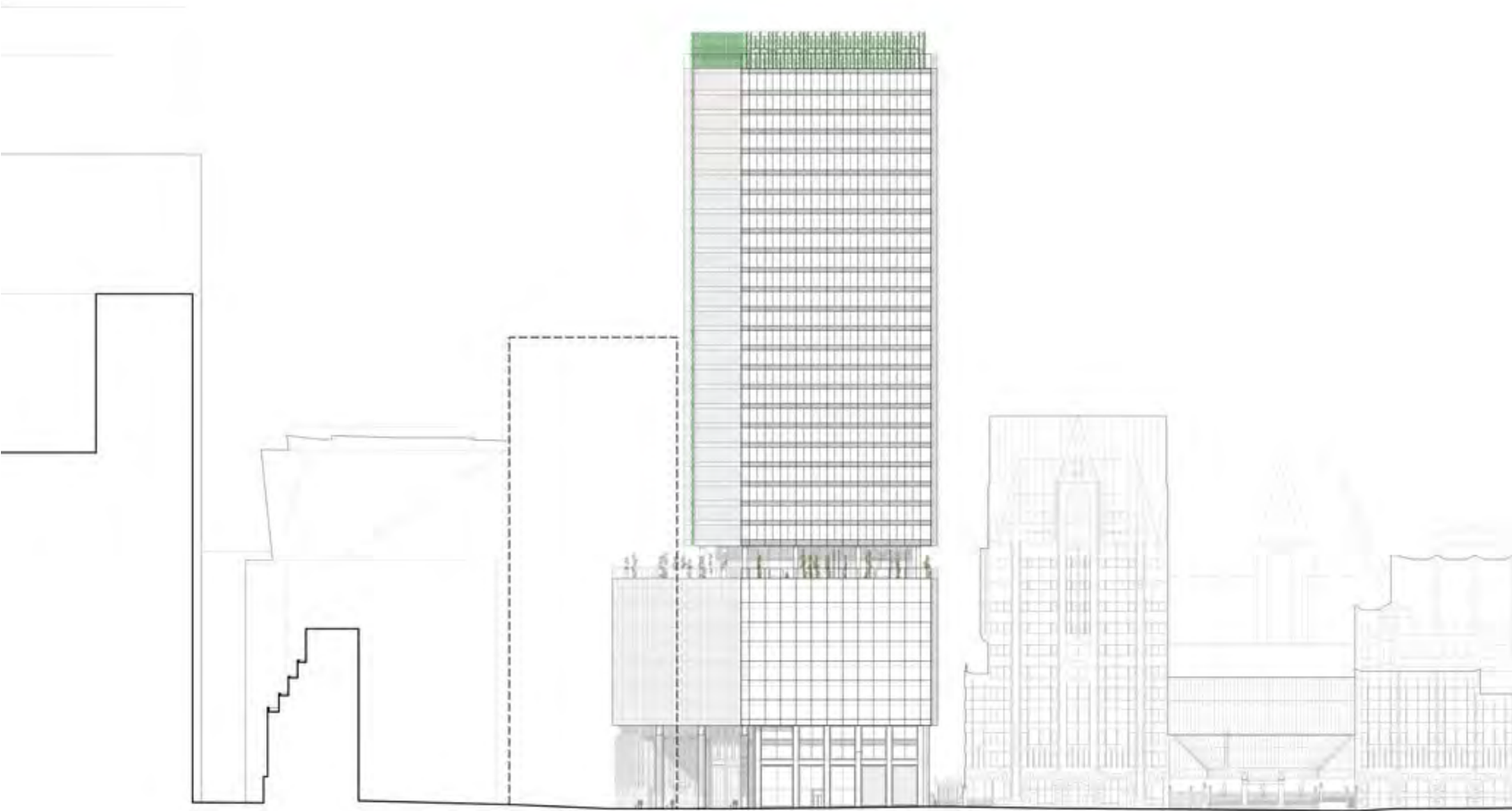
Proposed East Elevation
Mark Lane

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Proposed West Elevation
Mincing Lane

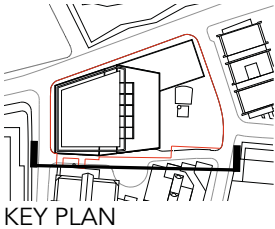
Page 35



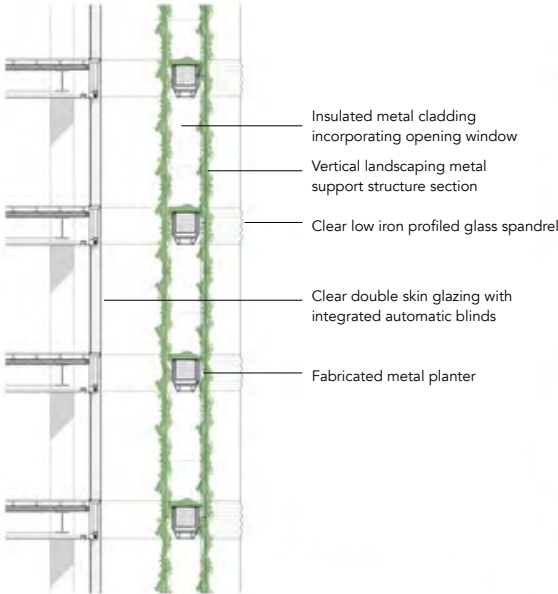
KEY PLAN

Proposed South Elevation
Dunster Court

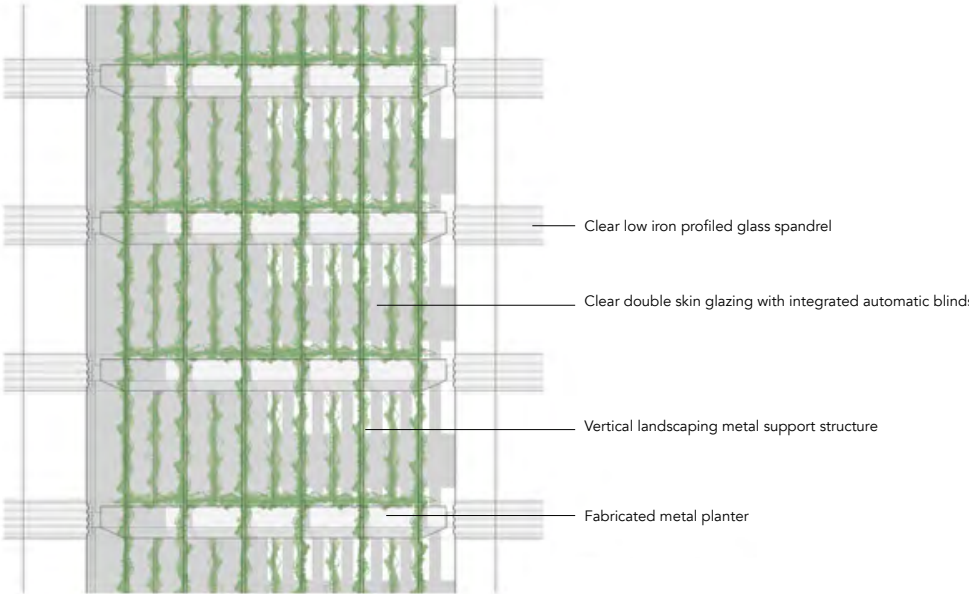
Page 36



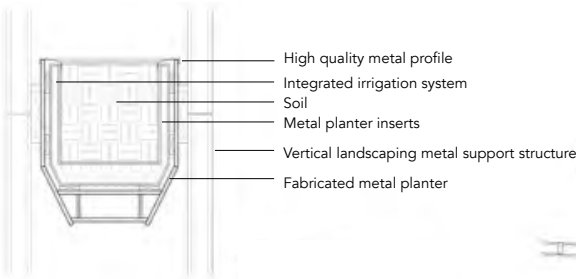
Vertical Landscaping



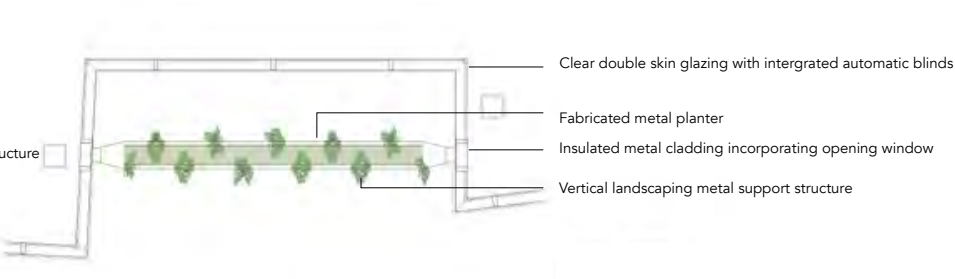
Partial Section



Partial Elevation



Partial Detail



Partial Plan

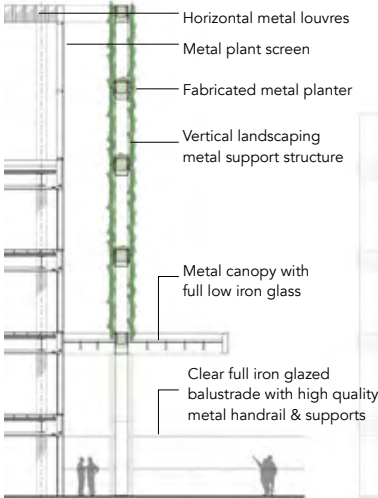
Detail Vertical Greening - East Façade



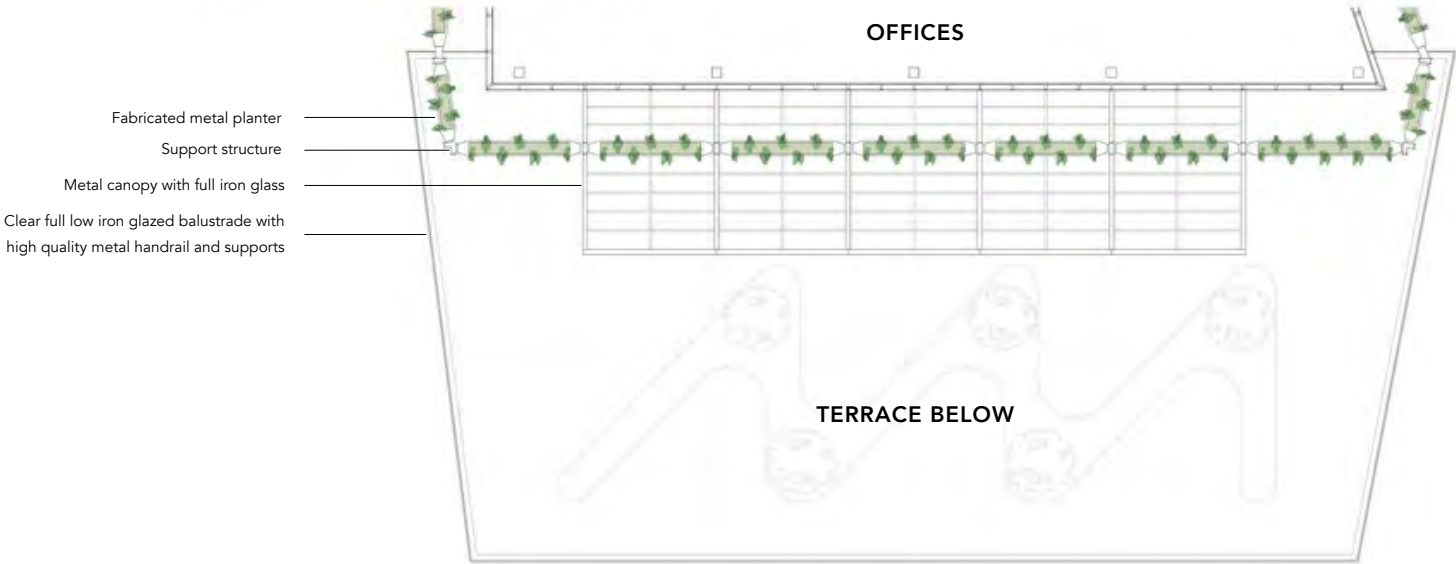
Hedera helix



Trachelospermum jasminoides



Partial Section

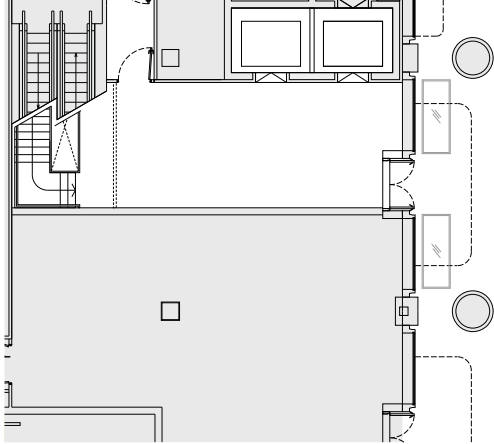




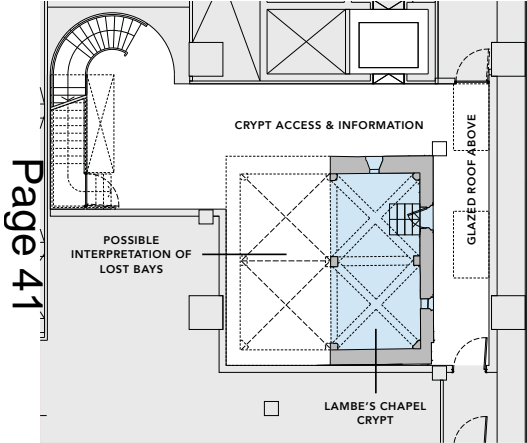
Existing Lambe's Chapel Crypt



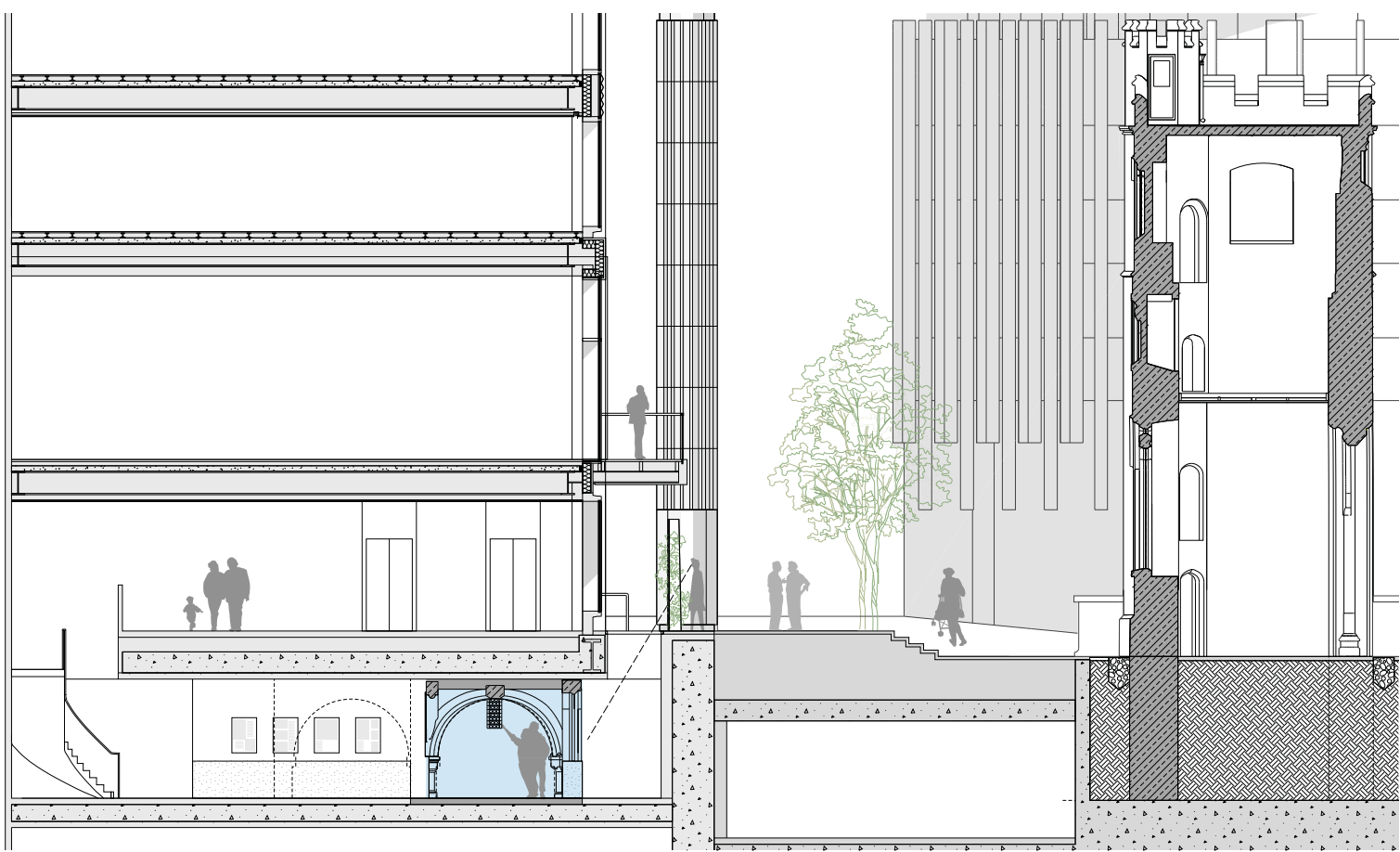
Proposed relocated Lambe's Chapel Crypt and Interpretive Space



Lambe's Chapel Crypt Ground Floor Entrance



Lambe's Chapel Crypt Lower Ground Floor



Section Showing The Lambe's Chapel Crypt and Tower of All Hallows Staining



Existing view of 46-50 Fenchurch Street



Proposed view on Fenchurch Street



Existing view from Mark Lane



Proposed view of Public Realm from Mark Lane



Existing views of the Tower of All Hallows Staining



Proposed view of Public Realm



Proposed approach to Public Lobby

THE ROOF GARDEN
AT 50 FENCHURCH STREET
LAMBE'S CHAPEL CRYPT

Proposed Public Lobby





Proposed Level 10 Lobby and Winter Garden



Proposed Winter Garden



Proposed Level 10 view looking south



Proposed Level 10 Terrace Walkway looking north



Proposed Level 10 Terrace looking west



Proposed view from 120 Fenchurch Street Roof Garden looking south



Aerial view of proposed Level 10 Public Garden and Public Realm

Animated slide -
360° view of roof garden

Animated slide -
360° view of City cluster

View from LVMF 25A.1

Existing

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The Queen's Walk at City Hall: foot of pathway from Potter's Fields

View from LVMF 25A.1 Proposed

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The Queen's Walk at City Hall: foot of pathway from Potter's Fields

View from LVMF 25A.2

Existing

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The Queen's Walk at City Hall: in front of the public terraces

View from LVMF 25A.2
Proposed



The Queen's Walk at City Hall: in front of the public terraces

View from LVMF 25A.3

Existing

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The Queen's Walk at City Hall: close to Tower Bridge

View from LVMF 25A.3 Proposed

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The Queen's Walk at City Hall: close to Tower Bridge

View from LVMF 10A.1

Existing

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Tower Bridge upstream - The North Bastion

View from LVMF 10A.1 Proposed

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Tower Bridge upstream - The North Bastion

View from Tower of London Existing

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The Inner Ward, Site of Scaffold

View from Tower of London Proposed

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The Inner Ward, Site of Scaffold

View from Tower of London Existing

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Inner wall, South

View from Tower of London Proposed

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Inner wall, South

View from Tower of London Existing

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North Wall Walk

View from Tower of London Proposed

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North Wall Walk



Existing view of Fenchurch Street looking East



Proposed view on Fenchurch Street looking East



Existing view of Fenchurch Street looking East



Proposed 50 Fenchurch Street Reception Approach



Existing view from City Hall



Proposed view from City Hall



Existing view of City Cluster



Proposed view of City Cluster

City Cluster Panoramic Hero Shot



Existing view of City Cluster



Proposed view of City Cluster