



Planning and Transportation Committee

PRESENTATIONS

Date: TUESDAY, 16 FEBRUARY 2021
Time: 10.30 am
Venue: VIRTUAL PUBLIC MEETING – ACCESSIBLE REMOTELY

4. **70 GRACECHURCH STREET, LONDON EC3V 0HR**
Report of the Interim Chief Planning Officer and Development Director.

For Decision
(Pages 1 - 168)

John Barradell
Town Clerk and Chief Executive

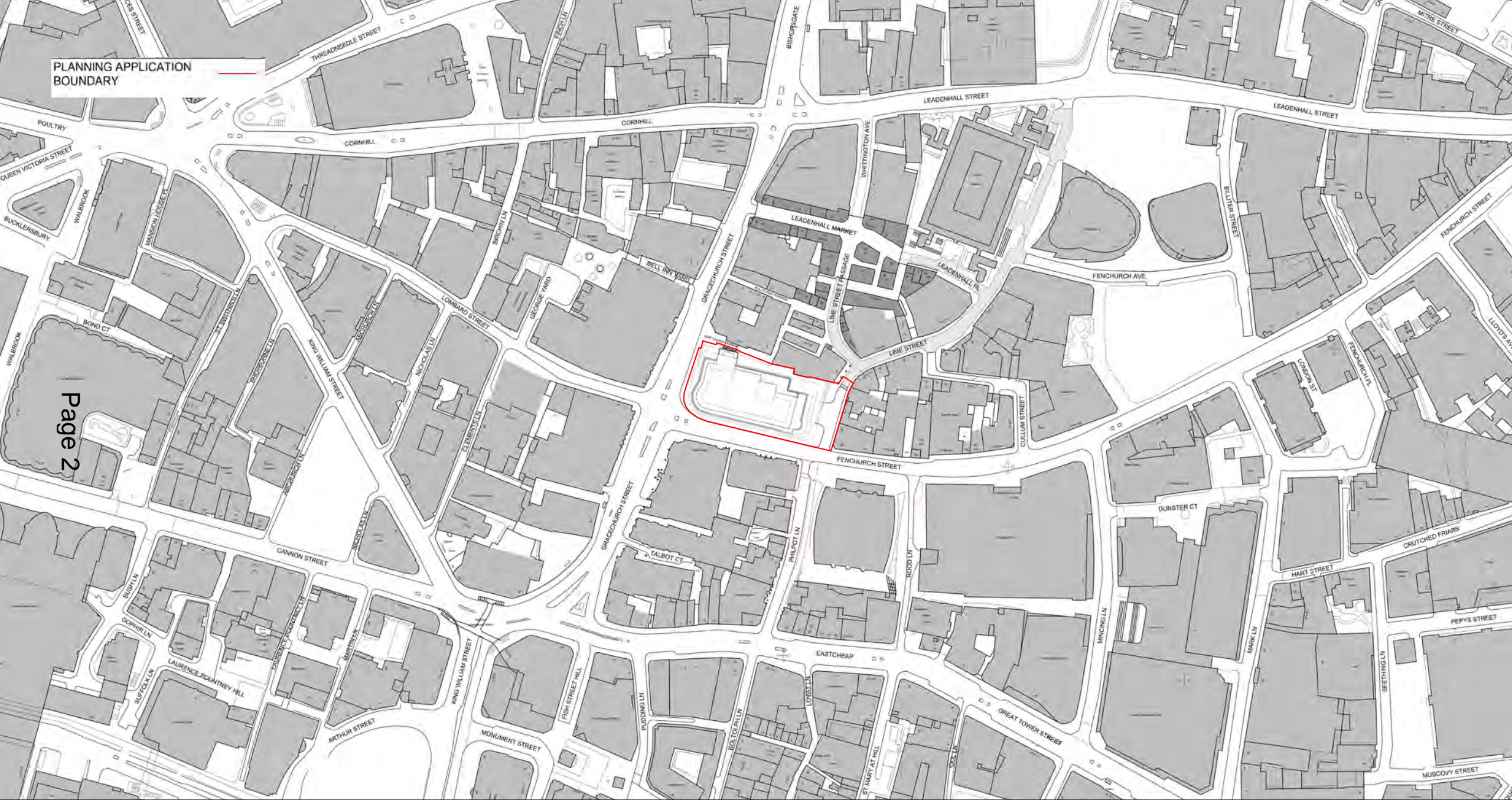
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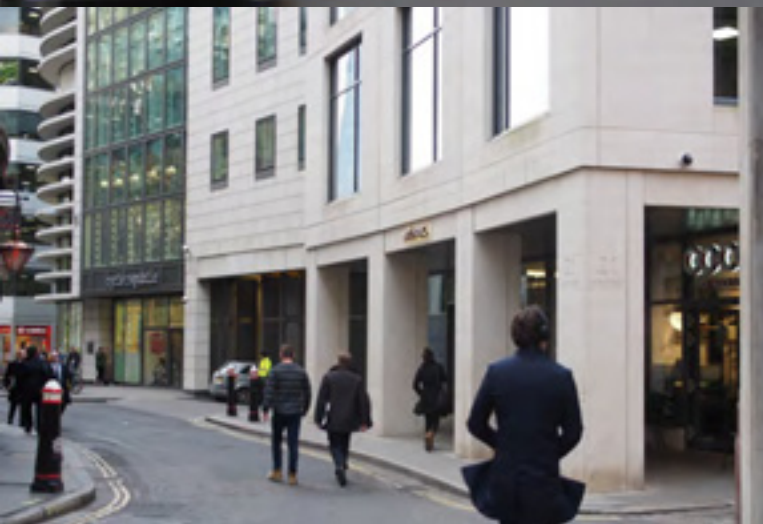
70 Gracechurch Street
Planning & Transport Committee
16 February 2021

PLANNING APPLICATION
BOUNDARY

Page 2



Site Location



Existing Building



Page 4



Existing Building





- Conservation Areas
- Grade I Listed Buildings
- Grade II * Listed Buildings

Bank CA

Page 6

Lloyd's Avenue CA

Leadenhall Market CA

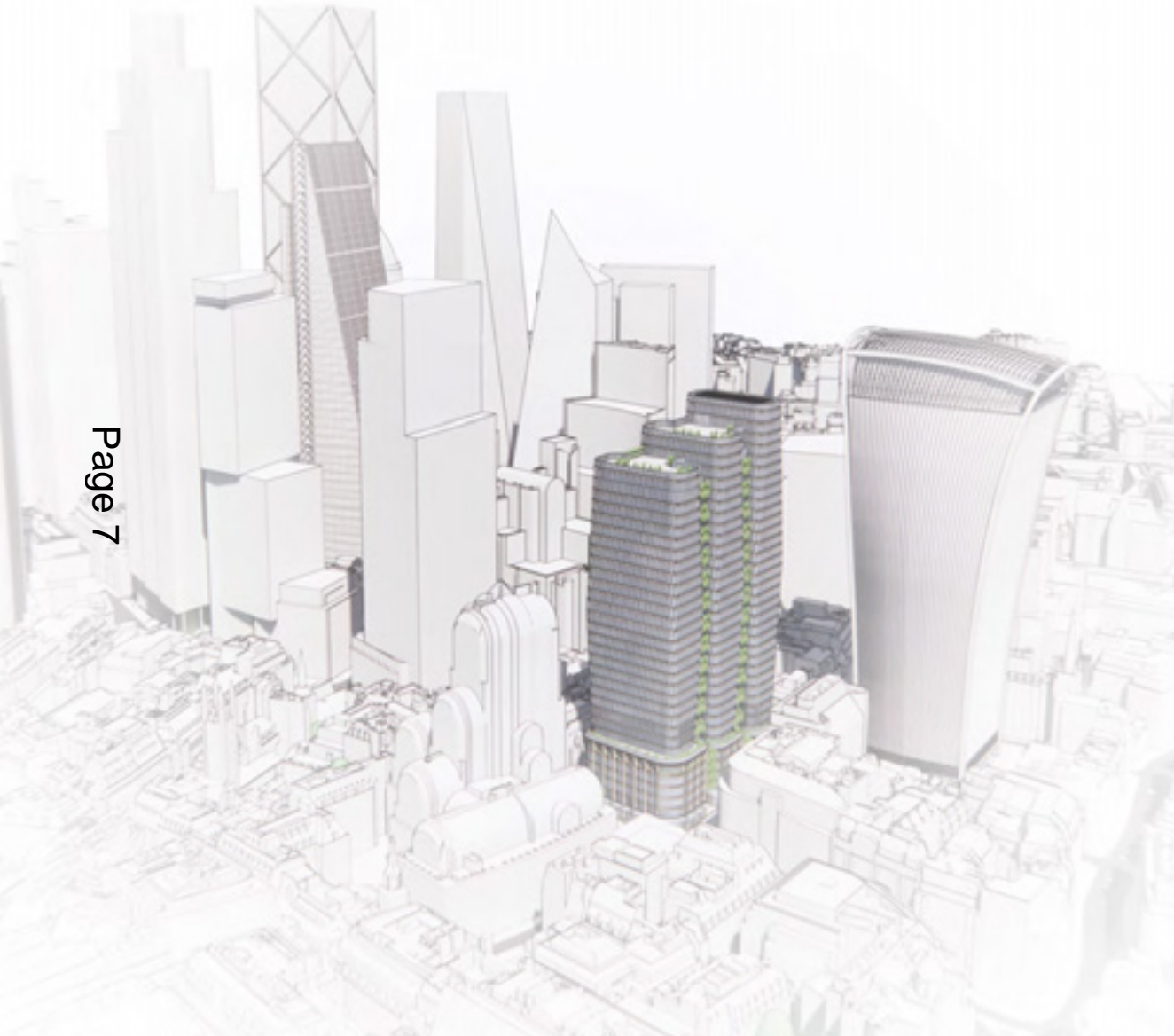
Fenchurch Street Station CA

Trinity Square CA

Laurence
Pountney Hill

Eastcheap CA

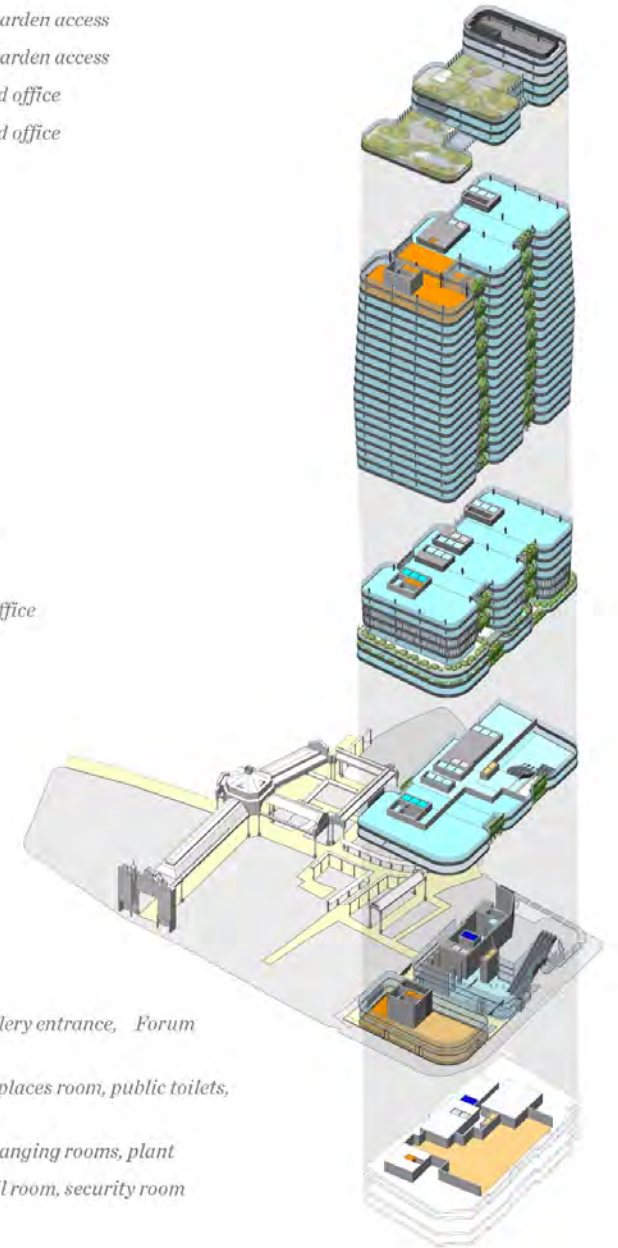
Aerial View- Conservation Areas and Listed Buildings



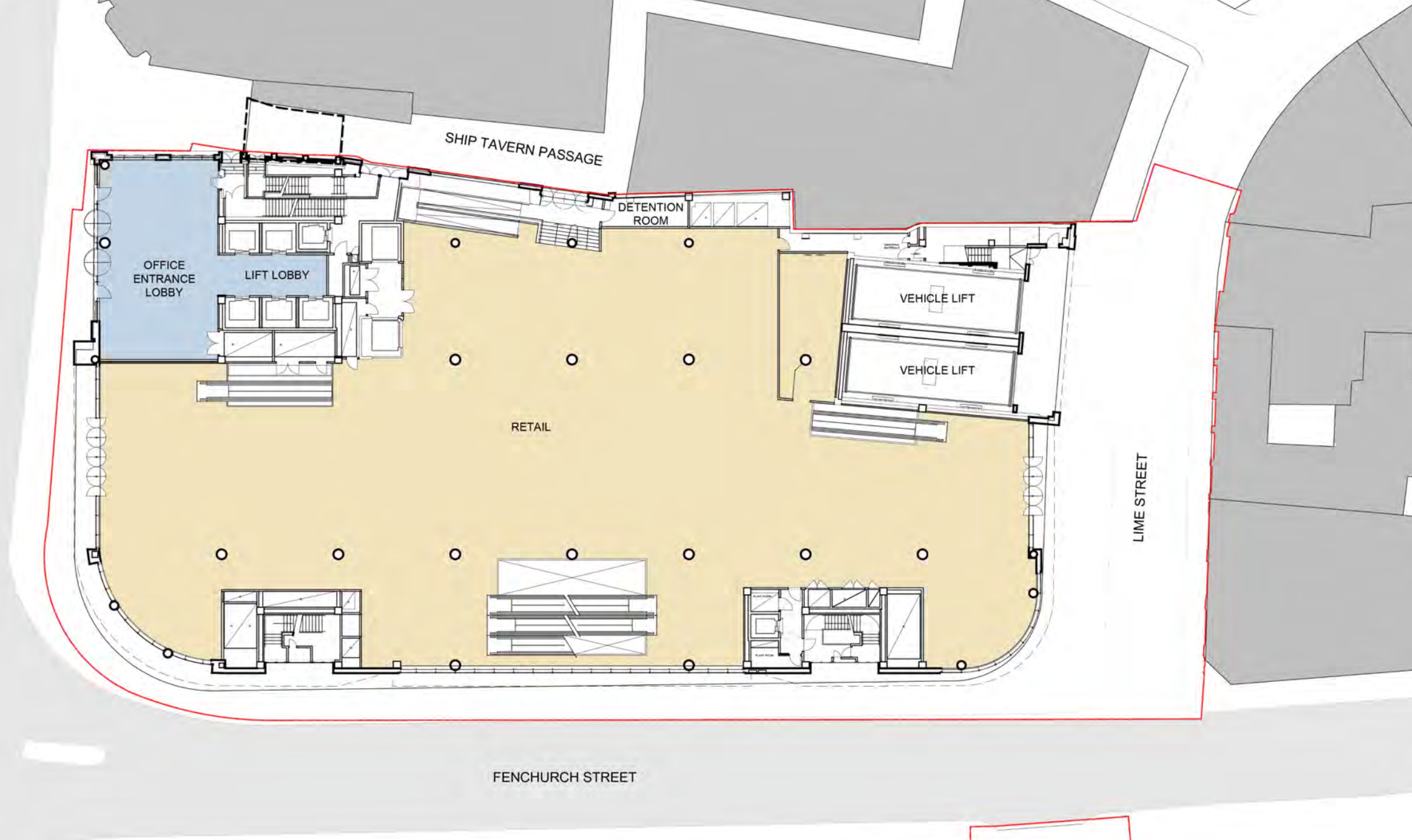
- Level 32 Office with roof garden access
- Level 31 Office with roof garden access
- Level 30 Public gallery and office
- Level 29 Public gallery and office

- Levels 9 to 28 Office
- Levels 5 to 9 Office and plant
- Level 04 Office
- Level 2 and 3 Sky lobbies and office
- Level 01 Plant

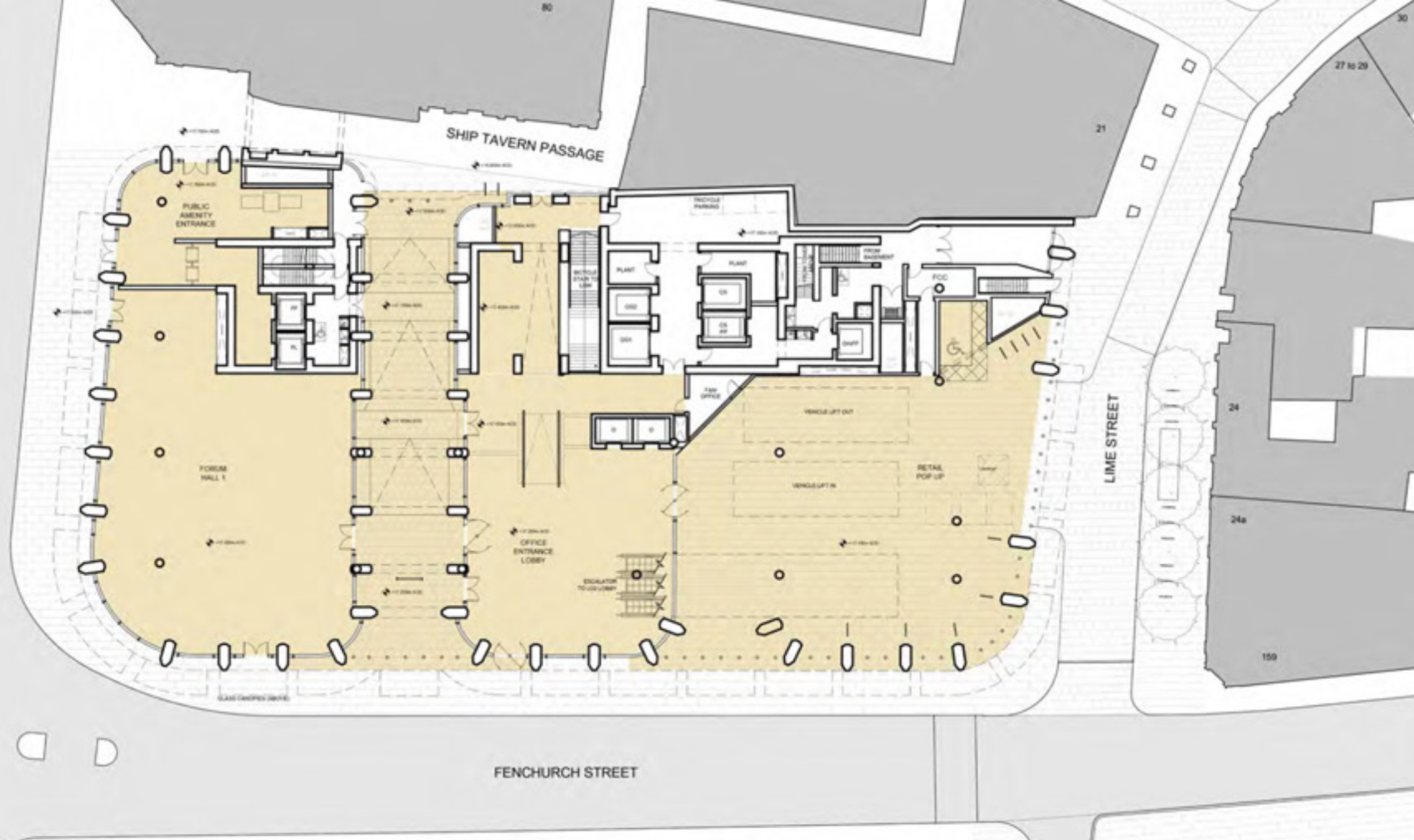
- Ground Floor Retail, public gallery entrance, Forum Halls, arcade
- Lower Ground Mezzanine Retail, changing places room, public toilets, changing rooms
- Lower Ground Cycle parking, changing rooms, plant
- Basement 01 Loading bay, mail room, security room
- Basement 02 Plant



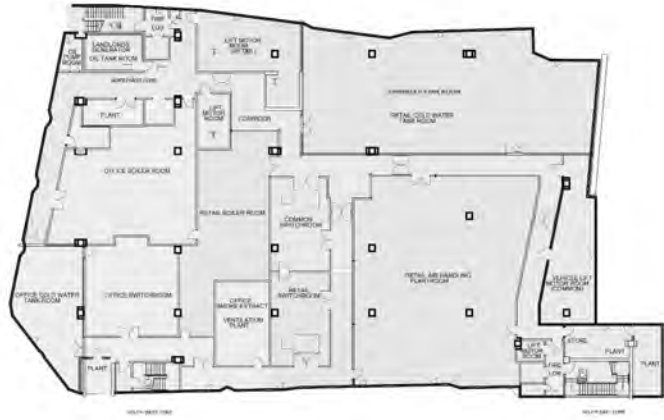
Stacking Diagram - Axonometric



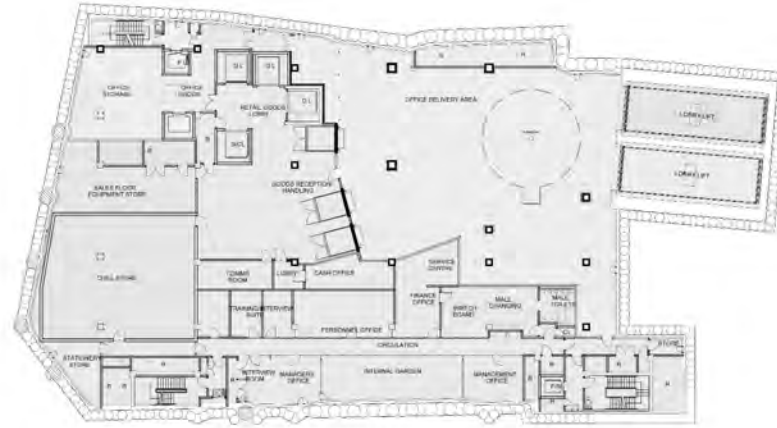
Existing Ground Floor - Plan



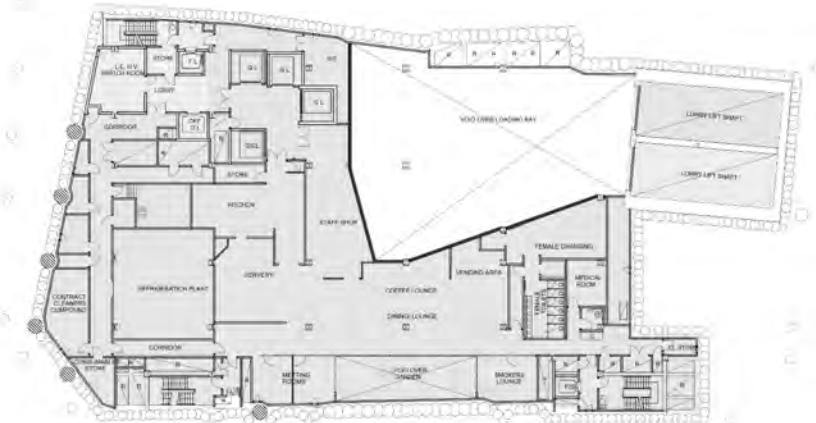
Proposed Ground Floor - Plan



1 EXISTING BASEMENT 3



2 EXISTING BASEMENT 2

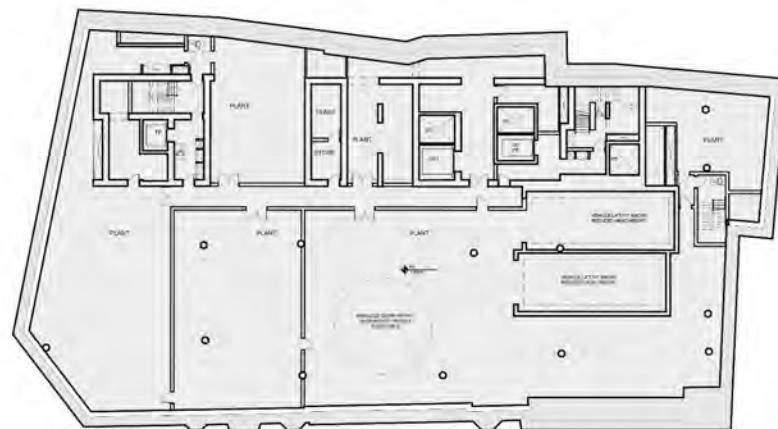


3 EXISTING BASEMENT 1

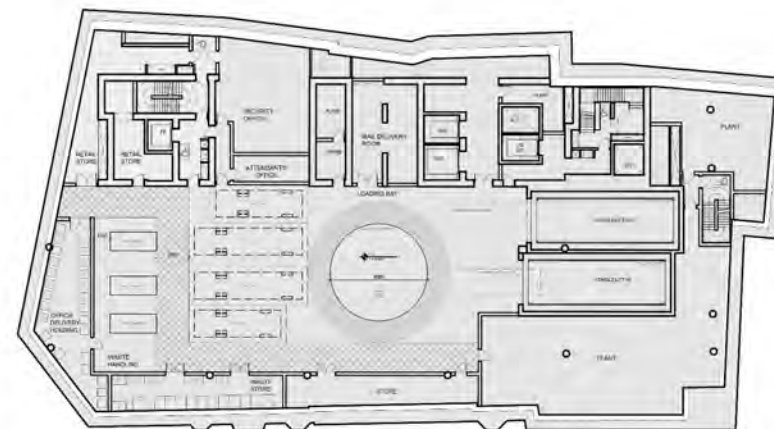


4 EXISTING LOWER GROUND FLOOR

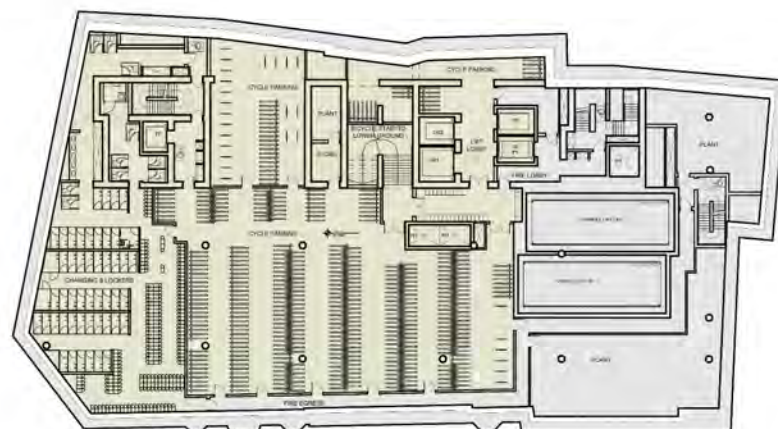
- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/
Storage



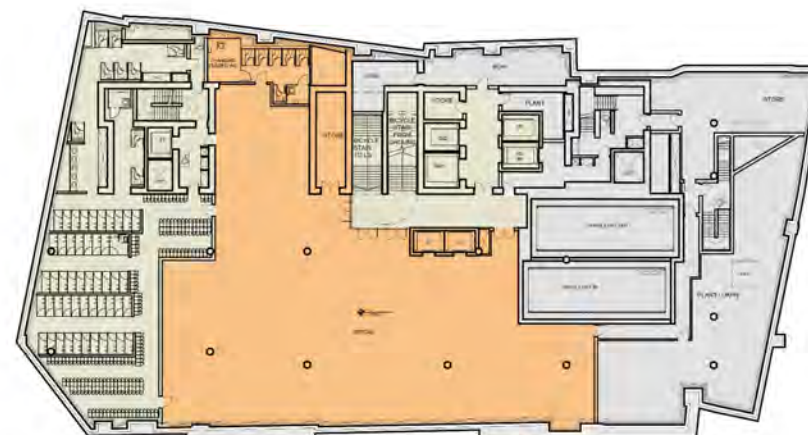
1 PROPOSED BASEMENT 2



2 PROPOSED BASEMENT 1



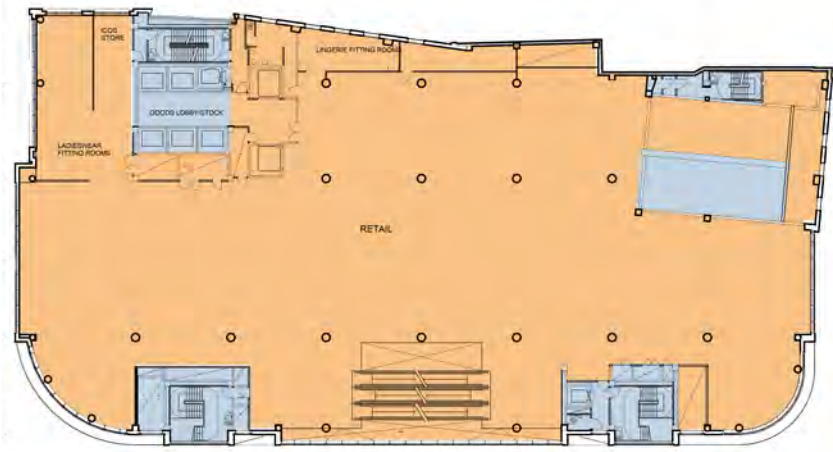
3 PROPOSED LOWER GROUND FLOOR



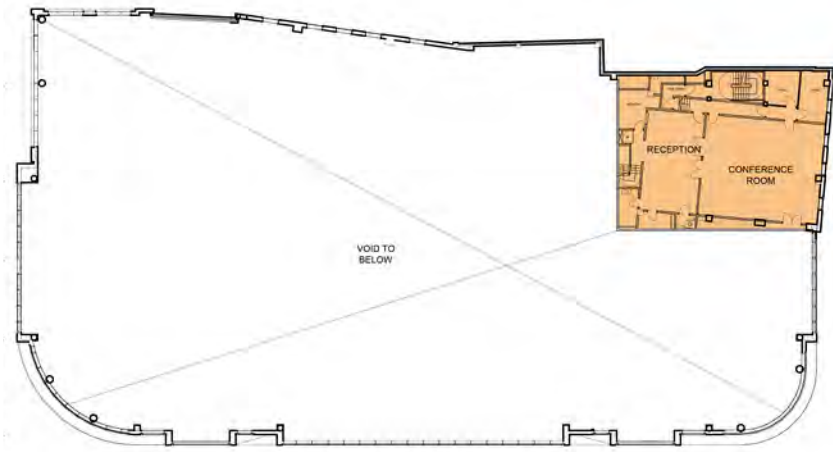
4 PROPOSED LOWER GROUND MEZZANINE FLOOR

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

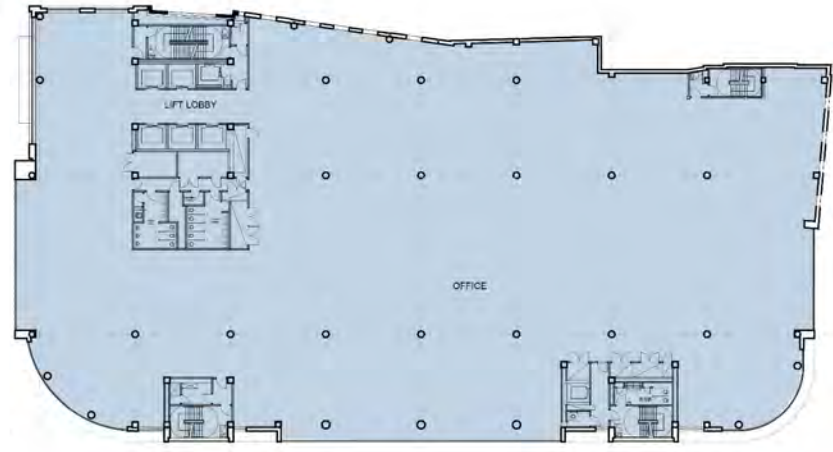
Proposed Building Plans- Basement Floor Levels



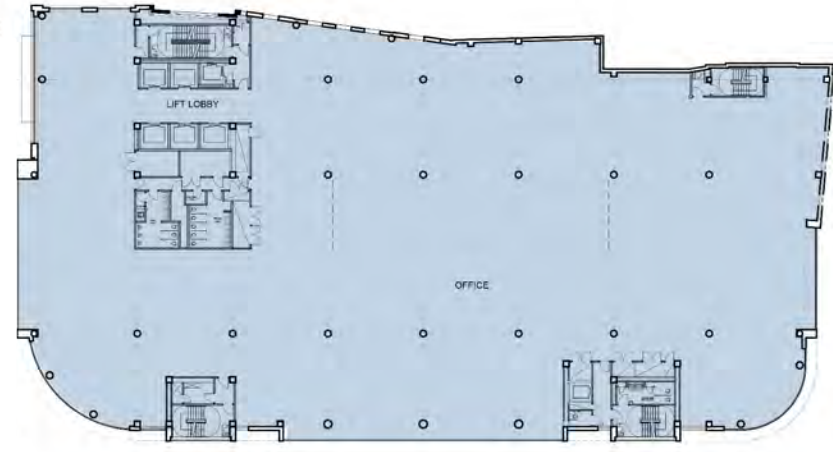
1 EXISTING LEVEL 01 PLAN



2 EXISTING LEVEL 01 MEZZANINE PLAN



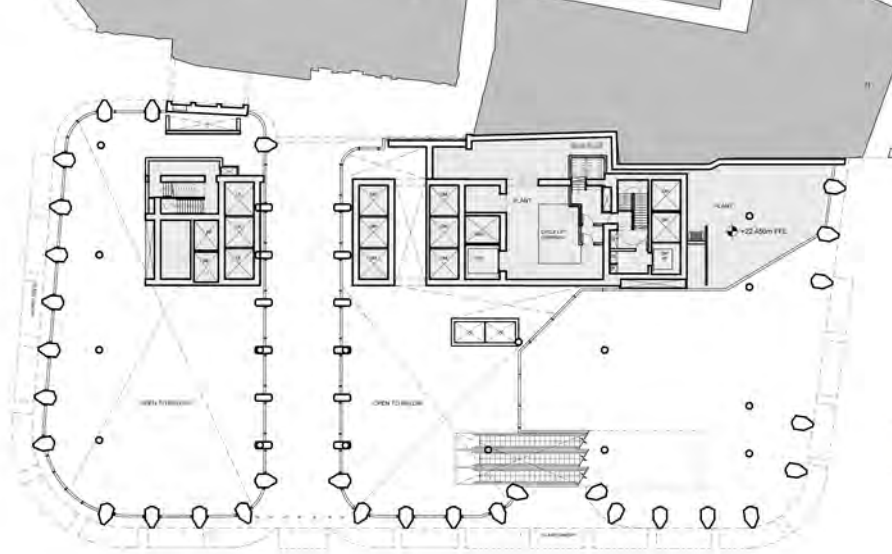
3 EXISTING LEVEL 02 PLAN



4 EXISTING LEVEL 03 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage





1 PROPOSED LEVEL 01 PLAN



2 PROPOSED LEVEL 02 PLAN



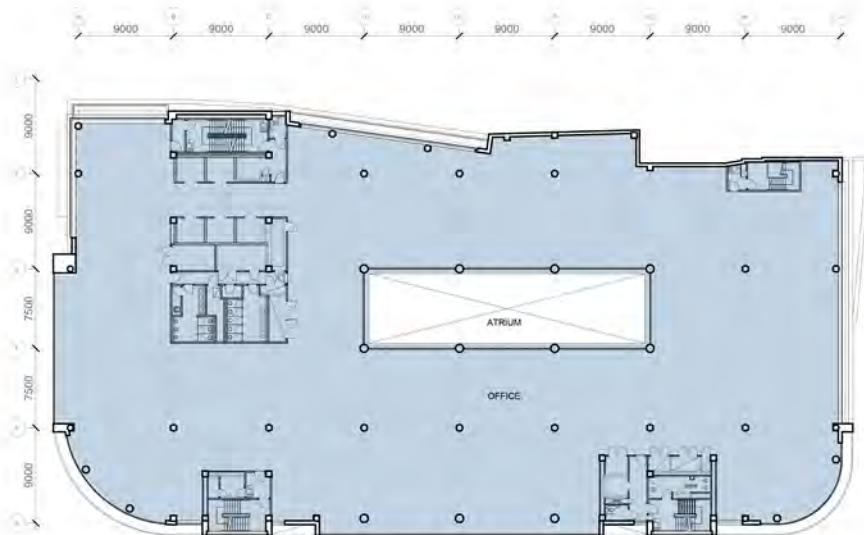
3 PROPOSED LEVEL 03 PLAN



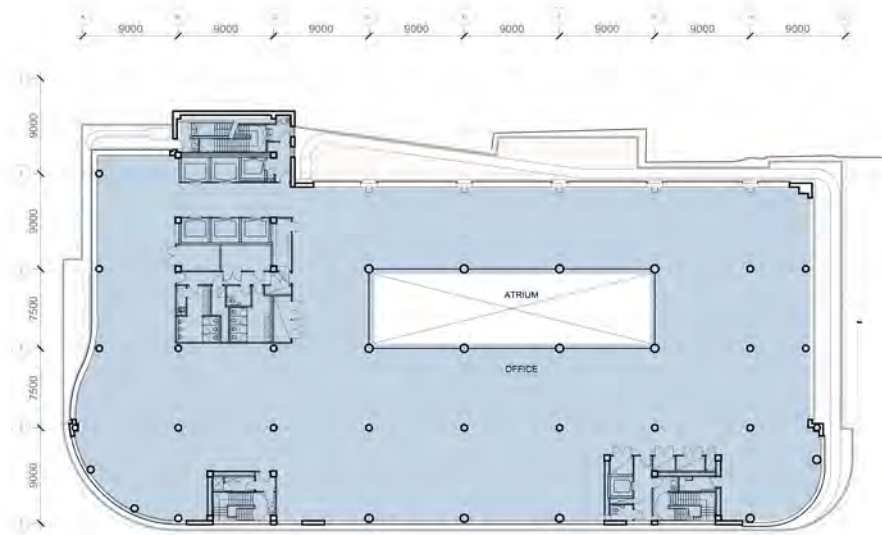
4 PROPOSED LEVEL 04 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

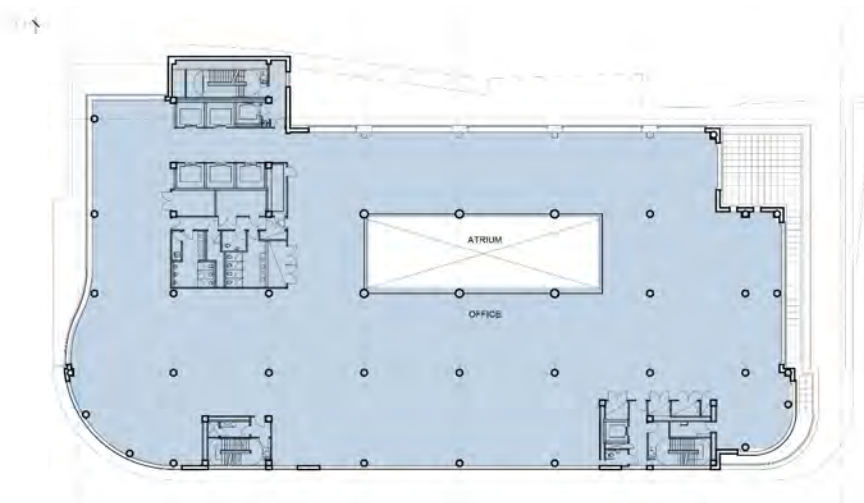
Proposed Building Plans- Levels 01-04



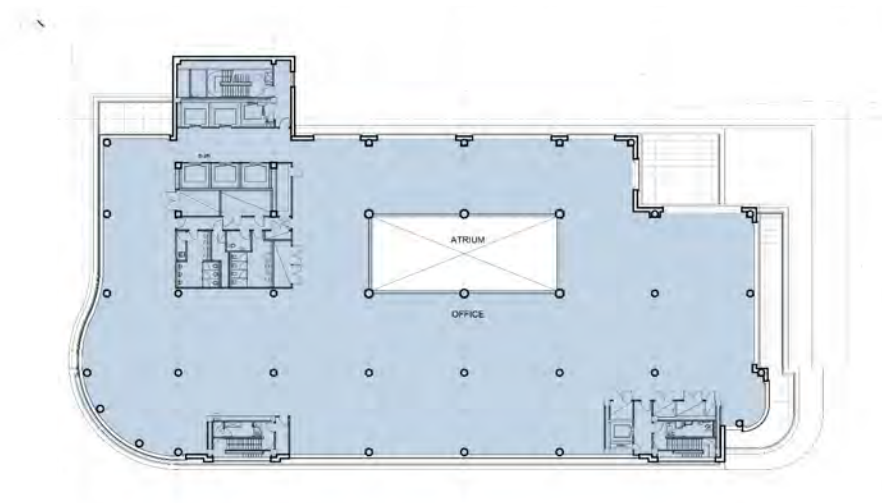
1 EXISTING LEVEL 04 PLAN



2 EXISTING LEVEL 05 PLAN



3 EXISTING LEVEL 06 PLAN



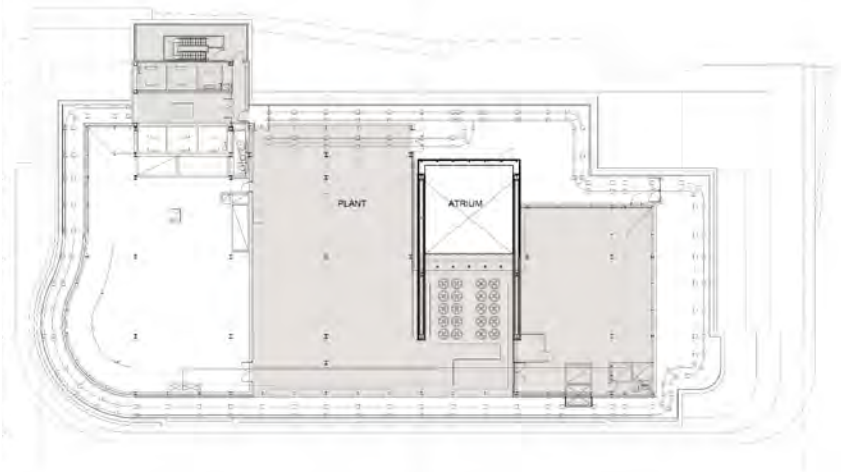
4 EXISTING LEVEL 07 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

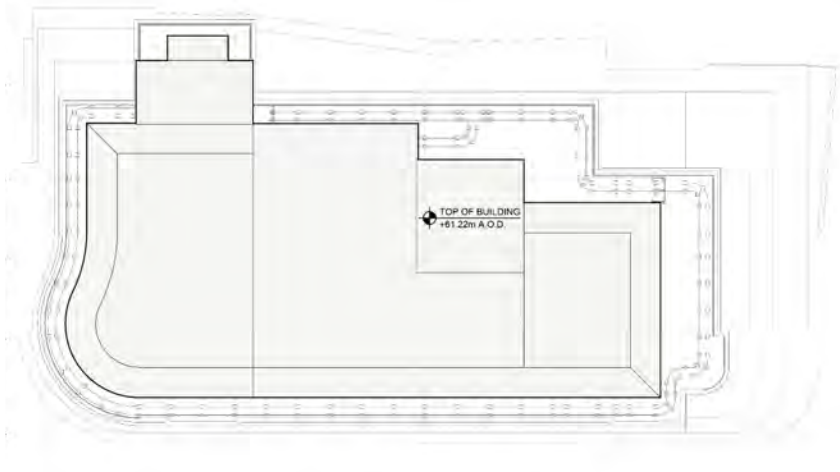
Existing Building Plans- Levels 04-07

[illegible]

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

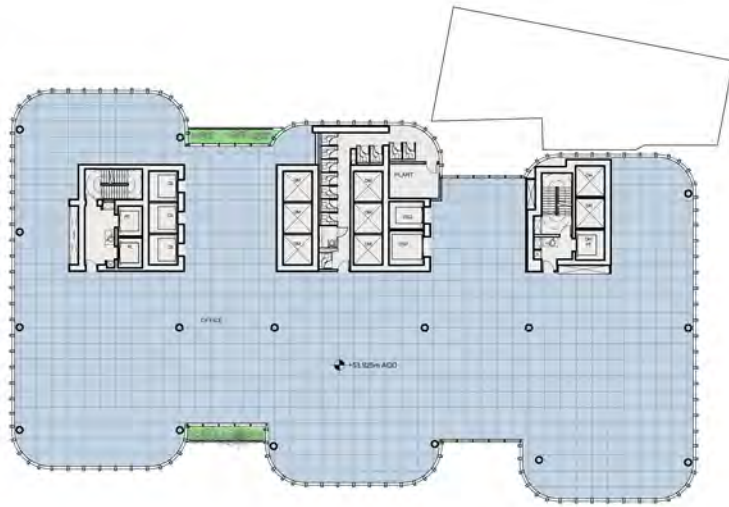


1 EXISTING LEVEL 08 PLAN



2 EXISTING ROOF PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage



1 PROPOSED LEVEL 09 PLAN



2 PROPOSED LEVEL 11 PLAN



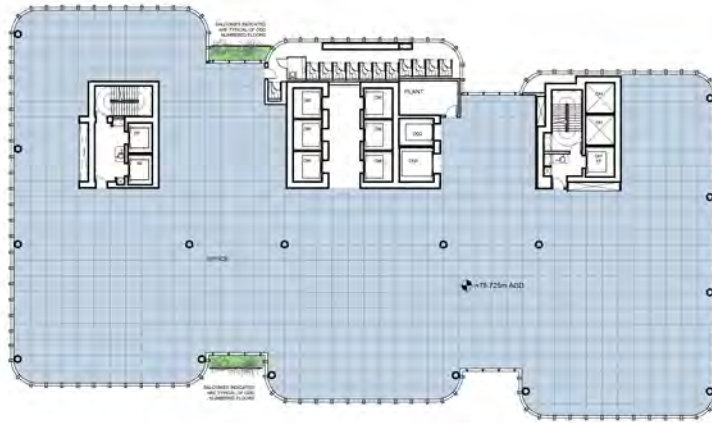
3 PROPOSED LEVEL 12 PLAN



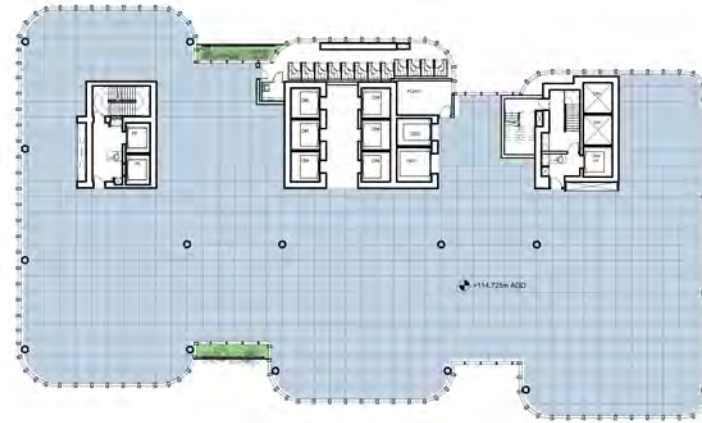
4 PROPOSED LEVEL 13-14 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

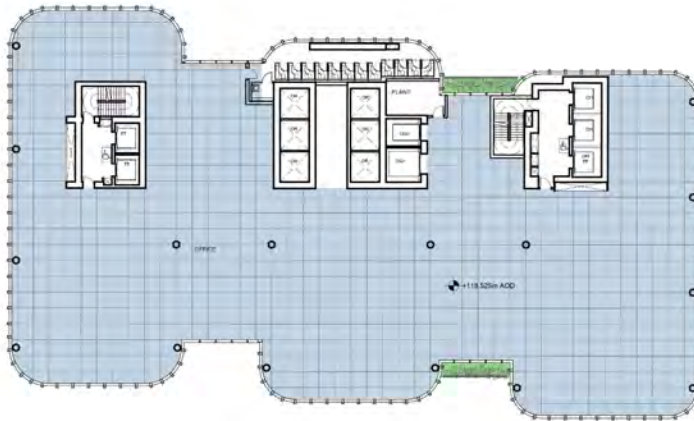
Proposed Building Plans- Levels 09-14



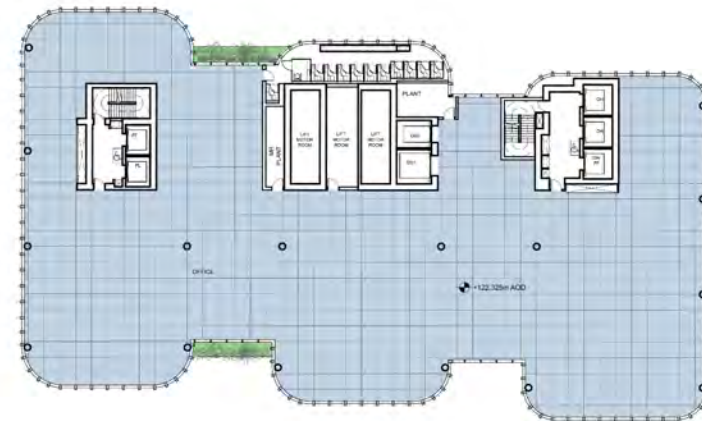
1 PROPOSED LEVEL 15-24 PLAN



2 PROPOSED LEVEL 25 PLAN



3 PROPOSED LEVEL 26 PLAN



4 PROPOSED LEVEL 27 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

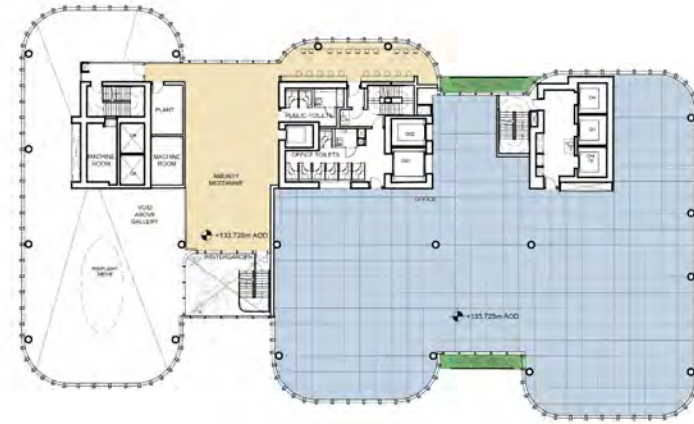
Proposed Building Plans- Levels 15-27



1 PROPOSED LEVEL 28 PLAN



2 PROPOSED LEVEL 29 PLAN



3 PROPOSED LEVEL 30 PLAN



4 PROPOSED LEVEL 31 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Proposed Building Plans- Levels 28-31



1 PROPOSED LEVEL 32 PLAN



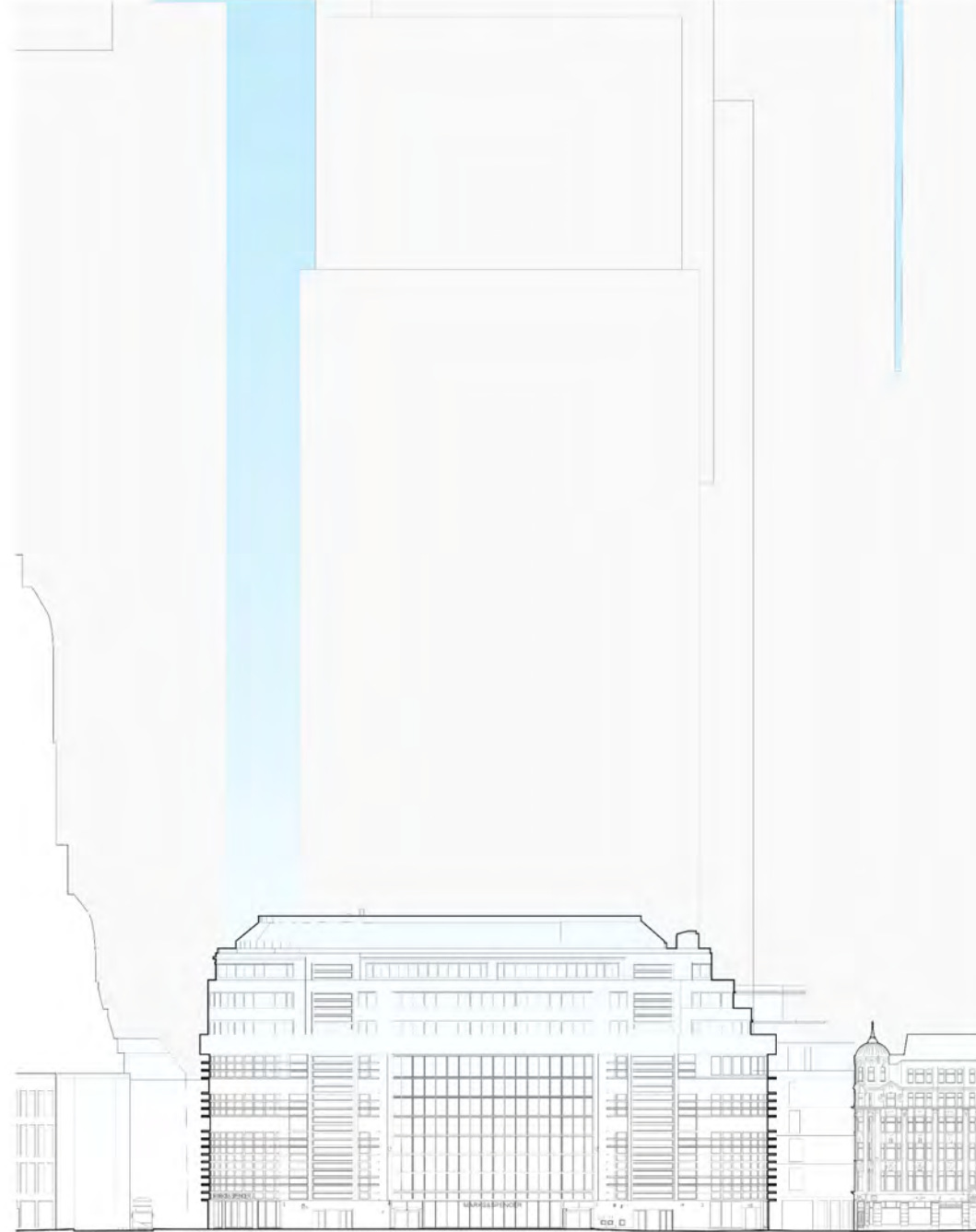
2 PROPOSED LEVEL 33 PLAN



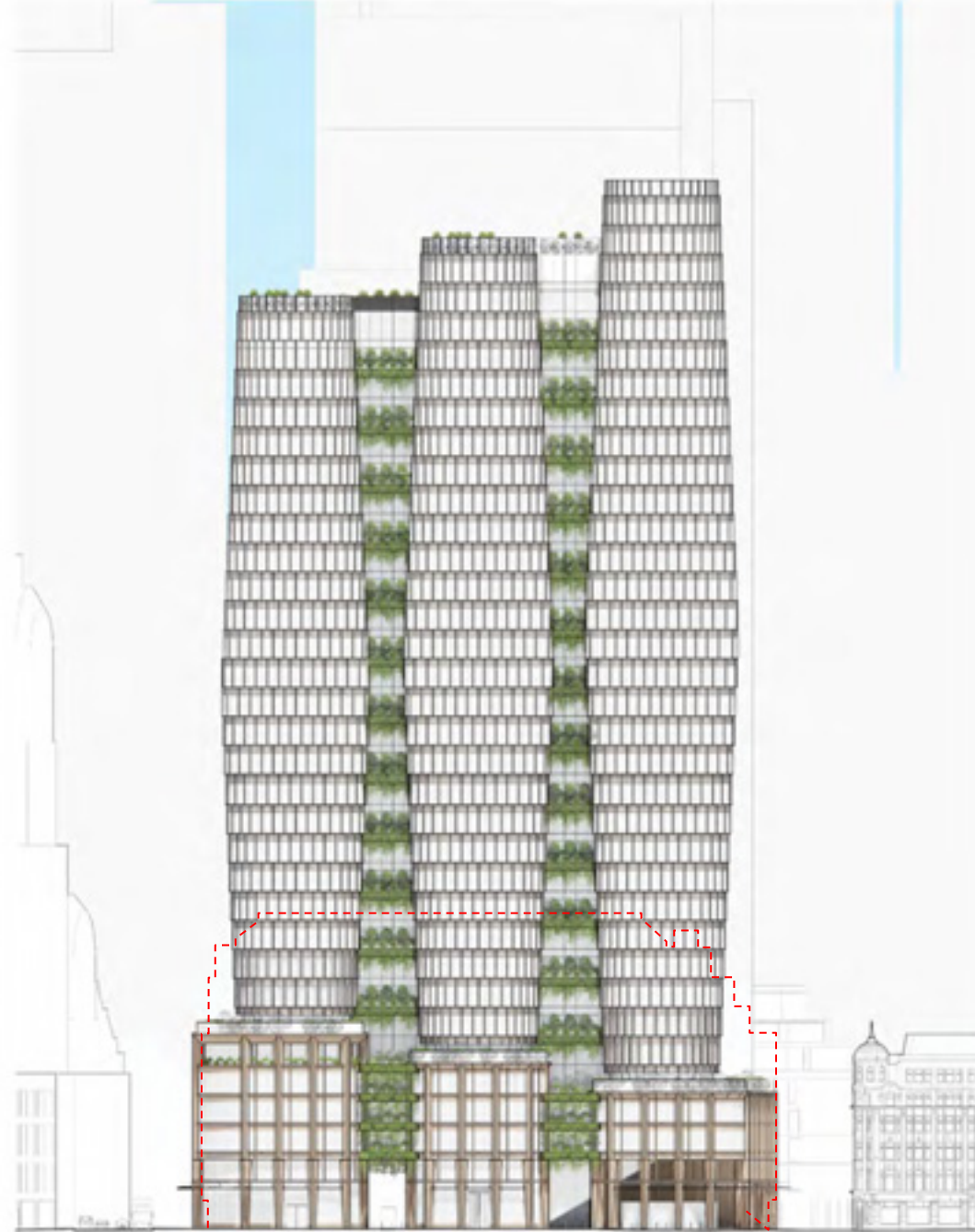
3 PROPOSED HIGH LEVEL PLANT PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

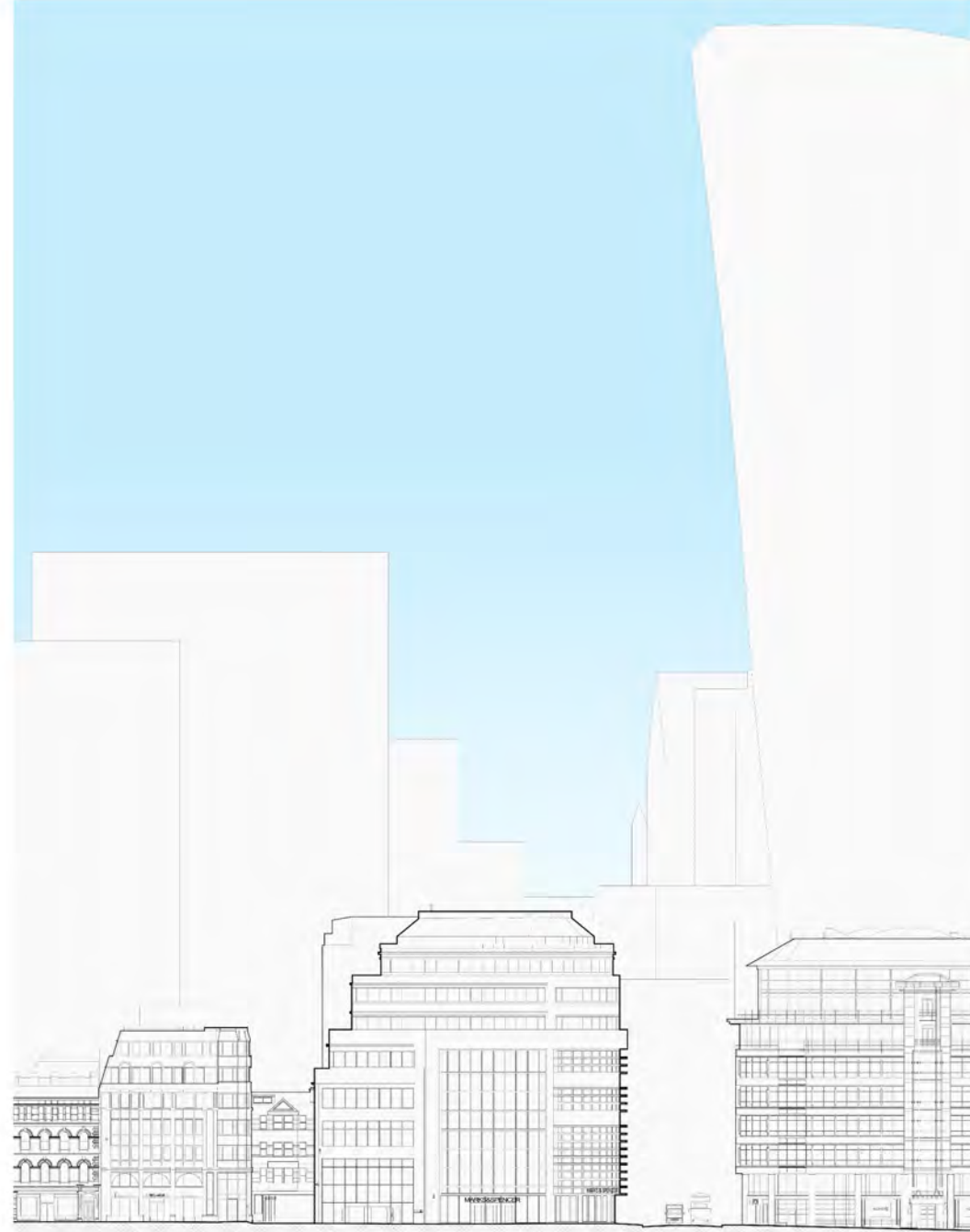
Proposed Building Plans- Levels 32-Roof



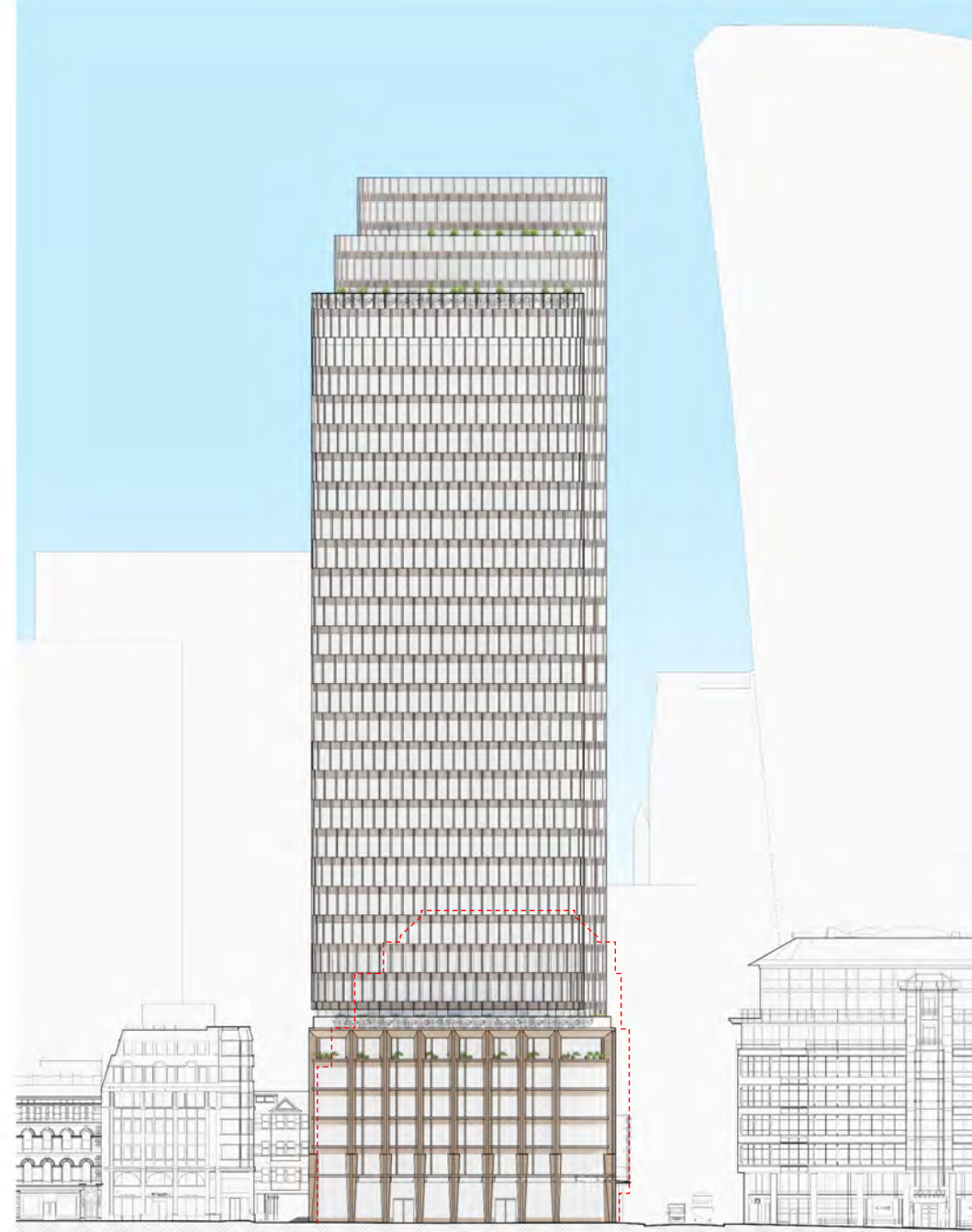
Existing Building Elevation - South



Proposed Building Elevation - South



Existing Building Elevation - West



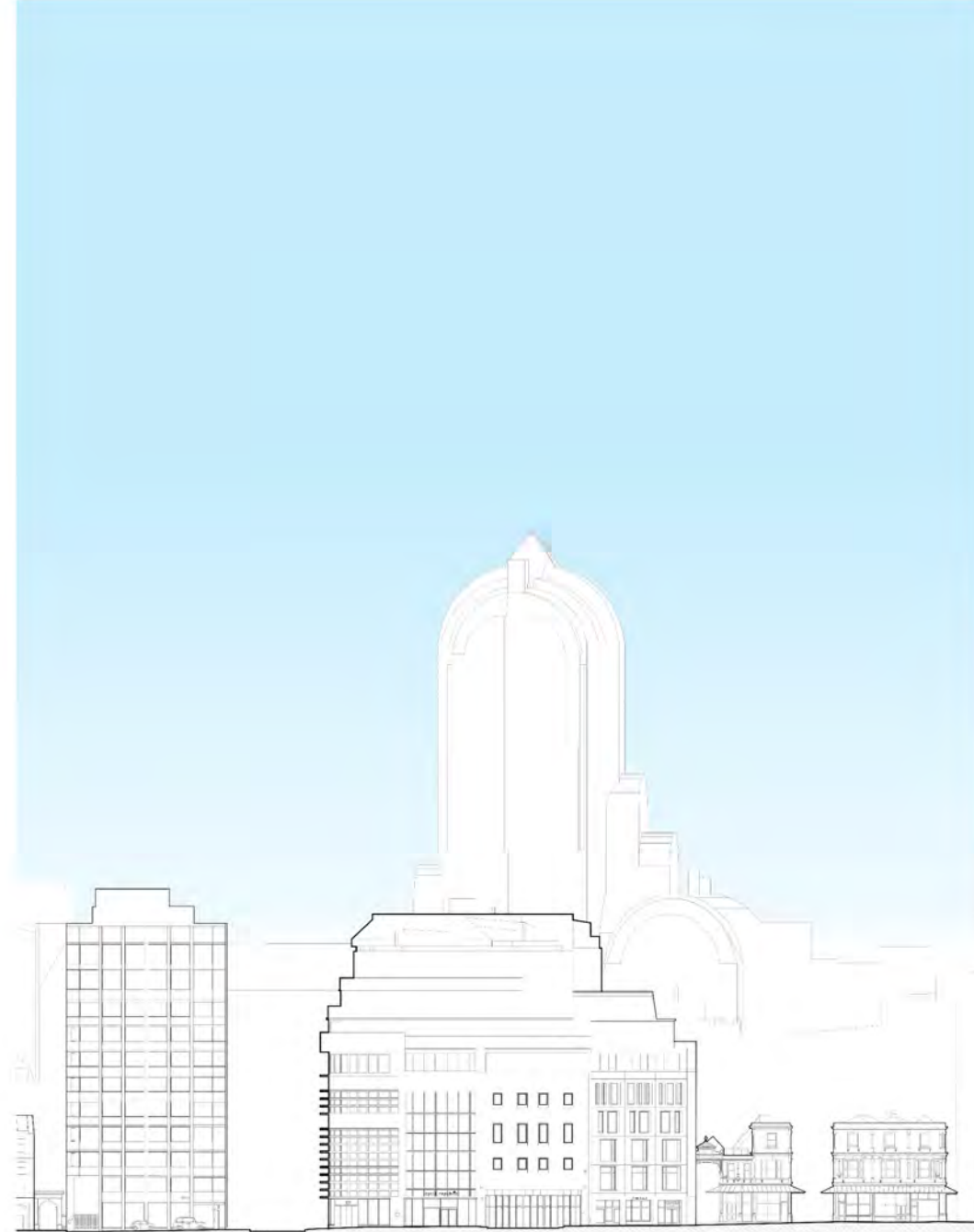
Proposed Building Elevation - West



Existing Building Elevation - North



Proposed Building Elevations - North



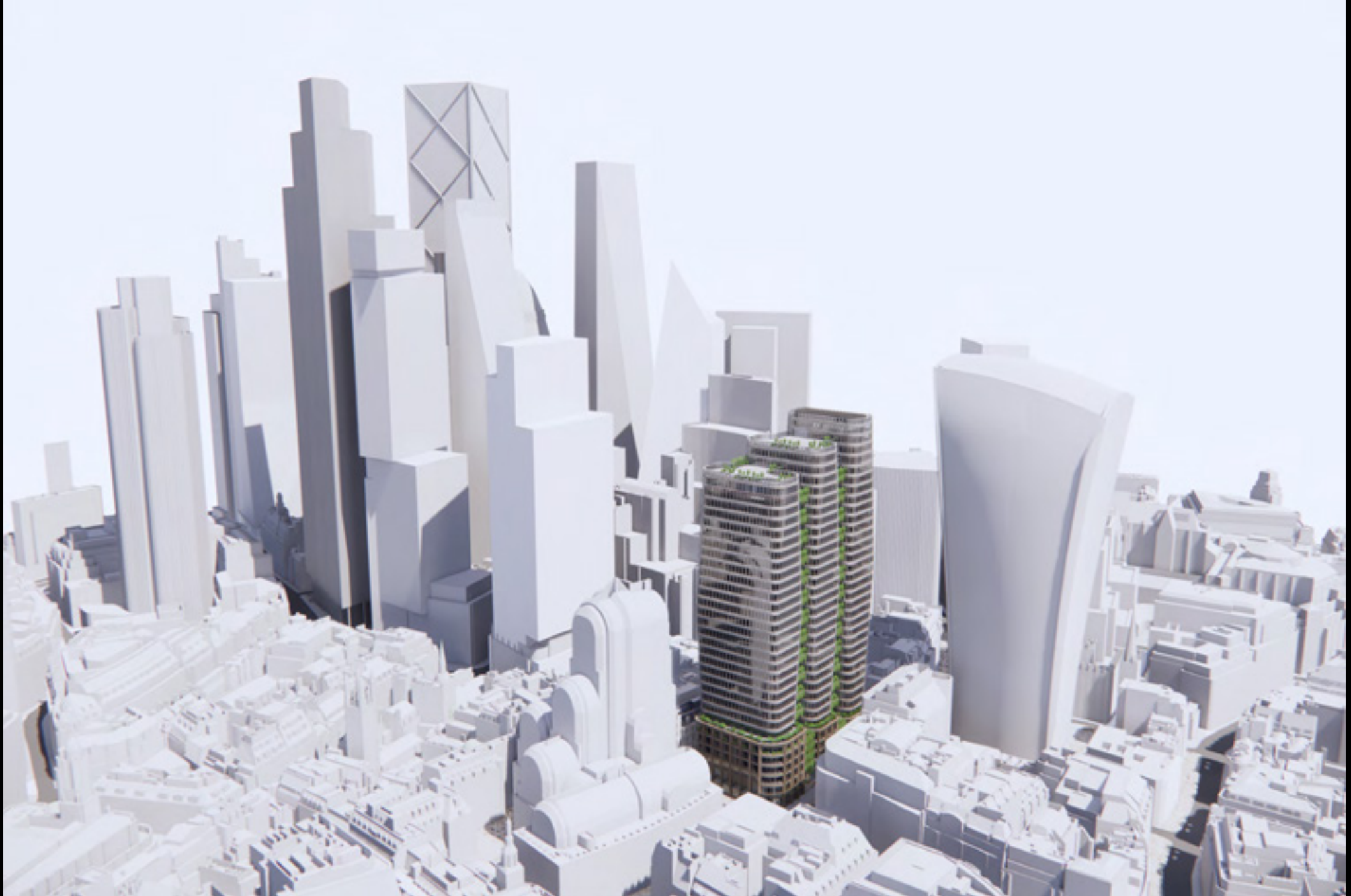
Existing Building Elevation - East



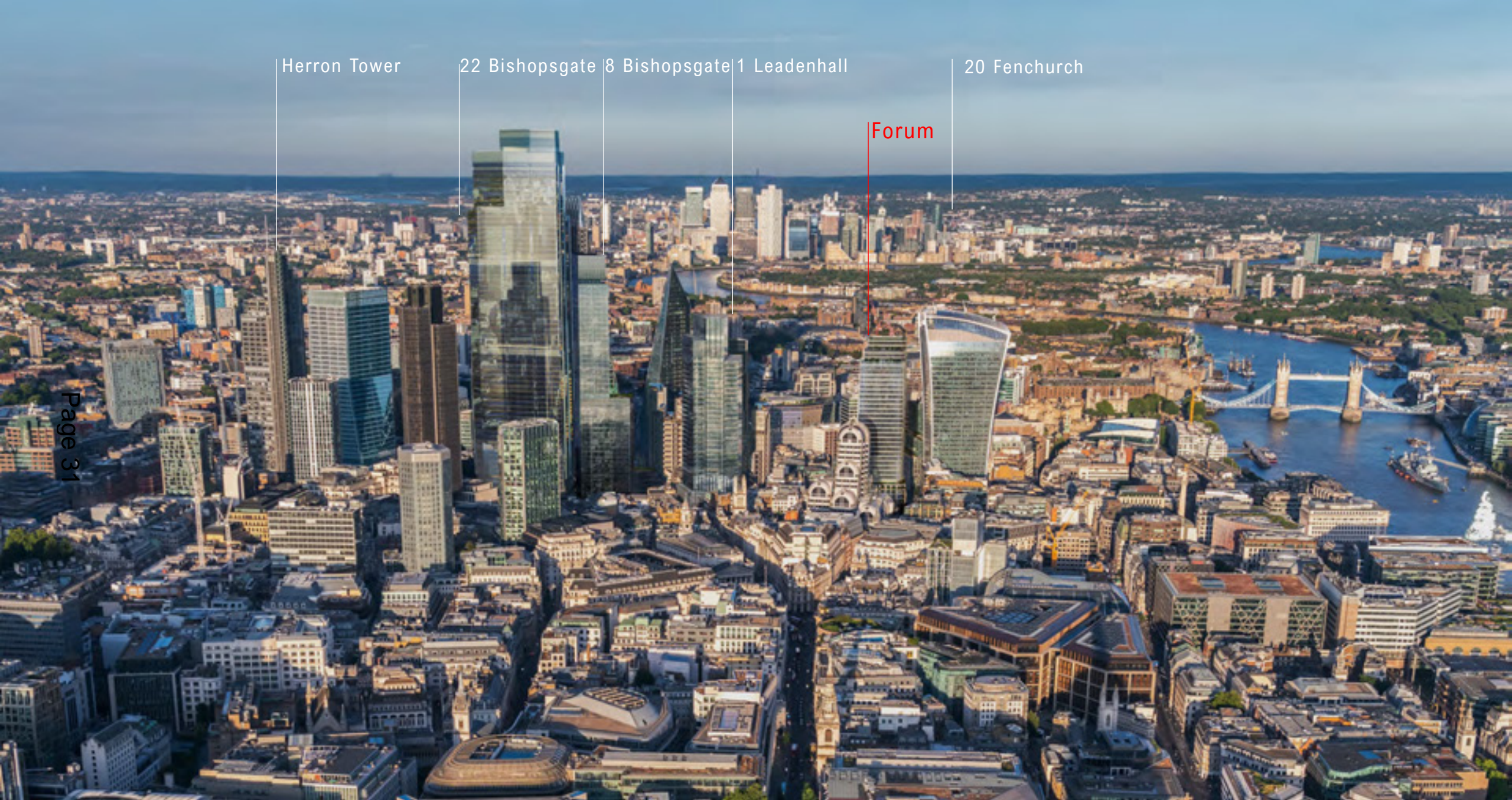
Proposed Building Elevation - East



Proposed Building Elevation - East



70 Gracechurch- Axonometric





Forum



Existing - View 4 - LVMF 1A.1 Alexandra Palace: the viewing terrace



Proposed - View 4 - LVMF 1A.1 Alexandra Palace: the viewing terrace



Cumulative - View 4 - LVMF 1A.1 Alexandra Palace: the viewing terrace



Existing - View 2 - LVMF 2A.1 Parliament Hill: The summit - Close to the orientation board



Proposed - View 2 - LVMF 2A.1 Parliament Hill: The summit - Close to the orientation board



Cumulative - View 2 - LVMF 2A.1 Parliament Hill: The summit - Close to the orientation board



Existing - View 3 - LVMF 3A.1 Kenwood: The viewing gazebo



Proposed - View 3 - LVMF 3A.1 Kenwood: The viewing gazebo



Cumulative - View 3 - LVMF 3A.1 Kenwood: The viewing gazebo



Existing – View 1 – LVMF 4A.1 Primrose Hill: The Summit



Proposed – View 1 – LVMF 4A.1 Primrose Hill: The Summit





Existing – View 6 – LVMF 5A.1 Greenwich park: The general Wolfe statue



Proposed – View 6 – LVMF 5A.1 Greenwich park: The general Wolfe statue



Cumulative – View 6 – LVMF 5A.1 Greenwich park: The general Wolfe statue



Existing – View 5 – Blackheath point - Near the orientation board



Proposed – View 5 – Blackheath point - Near the orientation board



Cumulative – View 5 – Blackheath point - Near the orientation board



Existing – View 10A – Tower of London Inner wall & inner ward



Proposed – View 10A – Tower of London Inner wall & inner ward



Cumulative – View 10A – Tower of London Inner wall & inner ward



Existing – View 13 - LVMF 10A.1 - Tower Bridge the north bastion



Proposed – View 13 - LVMF 10A.1 - Tower Bridge the north bastion





Existing – View 10B – Tower of London Inner wall & inner ward



Proposed – View 10B – Tower of London Inner wall & inner ward



Cumulative – View 10B – Tower of London Inner wall & inner ward



Existing – View 19 - LVMF 10B.1 - London Bridge Downstream - Center



Proposed – View 19 - LVMF 10B.1 - London Bridge Downstream - Center



Cumulative – View 19 - LVMF 10B.1 - London Bridge Downstream - Center



Existing – View 18 - LVMF 10B.2 - London Bridge Downstream



Proposed – View 18 - LVMF 10B.2 - London Bridge Downstream



Cumulative – View 18 - LVMF 10B.2 - London Bridge Downstream



Existing – View 43 - LVMF 15B.1 - Waterloo bridge: Downstream - Close to the Westminster Bank



Proposed – View 43 - LVMF 15B.1 - Waterloo bridge: Downstream - Close to the Westminister Bank



Proposed – View 43 - LVMF 15B.1 - Waterloo bridge: Downstream - Close to the Westminister Bank



Existing – View 42 – LVMF 15B.2 – Waterloo bridge downstream - Center



Proposed – View 42 – LVMF 15B.2 – Waterloo bridge downstream - Center



Cumulative – View 42 – LVMF 15B.2 – Waterloo bridge downstream - Center



Existing – View 41 – LVMF 16B.2 - The South Bank Gabriel's Wharf







Existing – View 14 - LMVF 25A.1 – The Queen's Walk at City Hall



Proposed – View 14 - LMVF 25A.1 – The Queen's Walk at City Hall





Existing – View 15 – LVMF 25A.2 – Queens Walk



Proposed – View 15 – LVMF 25A.2 – Queens Walk





Existing – View 7 – Tower of London, Tower Bridge approach – north



Proposed – View 7 – Tower of London, Tower Bridge approach – north



Cumulative – View 7 – Tower of London, Tower Bridge approach – north

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Existing – View 9 – Tower of London, Tower of London: Tower Wharf, East of Henry VIII's Watergate



Proposed – View 9 – Tower of London, Tower of London: Tower Wharf, East of Henry VIII's Watergate



Cumulative – View 9 – Tower of London, Tower of London: Tower Wharf, East of Henry VIII's Watergate



Existing – View 10C – Tower of London Inner wall & Inner ward



Proposed – View 10C – Tower of London Inner wall & Inner ward



Existing – View 10D – Tower of London: Inner Wall, West of Bowyer Tower



Proposed – View 10D – Tower of London: Inner Wall, West of Bowyer Tower



Cumulative – View 10D – Tower of London: Inner Wall, West of Bowyer Tower





Proposed – View 12 – Butler's Wharf





Existing - View 16 – Southbank, London Bridge City Pier



Proposed - View 16 – Southbank, London Bridge City Pier



Cumulative - View 16 – Southbank, London Bridge City Pier



Existing & Proposed – View 21 – Fish Street Hill



Existing & Cumulative – View 21 – Fish Street Hill LVMF



Existing – View 22 – King William Street



Proposed – View 22 – King William Street



Cumulative – View 22 – King William Street



Existing - View 23 - Eastcheap with junction with Botolph lane



Proposed - View 23 - Eastcheap with junction with Botolph lane



Cumulative - View 23 - Eastcheap with junction with Botolph lane



Existing & Proposal – View 26 - Lime Street, Leadenhall Market Conservation



Existing & Cumulative – View 26 - Lime Street, Leadenhall Market Conservation



Existing & Proposed- View 27 - Leadenhall Market looking south



Existing & Cumulative- View 27 - Leadenhall Market looking south



Existing – View 28 – Bishopsgate looking south



Proposed – View 28 – Bishopsgate looking south



Cumulative – View 28 – Bishopsgate looking south



Existing – View 30 – Cheapside – St Mary Le Bow and 1 Cornhill



Proposed – View 30 – Cheapside – St Mary Le Bow and 1 Cornhill



Cumulative – View 30 – Cheapside – St Mary Le Bow and 1 Cornhill



Existing & Proposed– View 31 – Lombard Street – Church of St Mary Woolnoth & Church of St



Existing & Cumulative– View 31 – Lombard Street – Church of St Mary Woolnoth & Church of St



Existing – View 35 – Golden Gallery



Proposed – View 35 – Golden Gallery





Existing – View 36 – Southwark Bridge and Cannon Street Station Towers (grade



Proposed – View 36 – Southwark Bridge and Cannon Street Station Towers (grade



Cumulative – View 36 – Southwark Bridge and Cannon Street Station Towers (grade II)

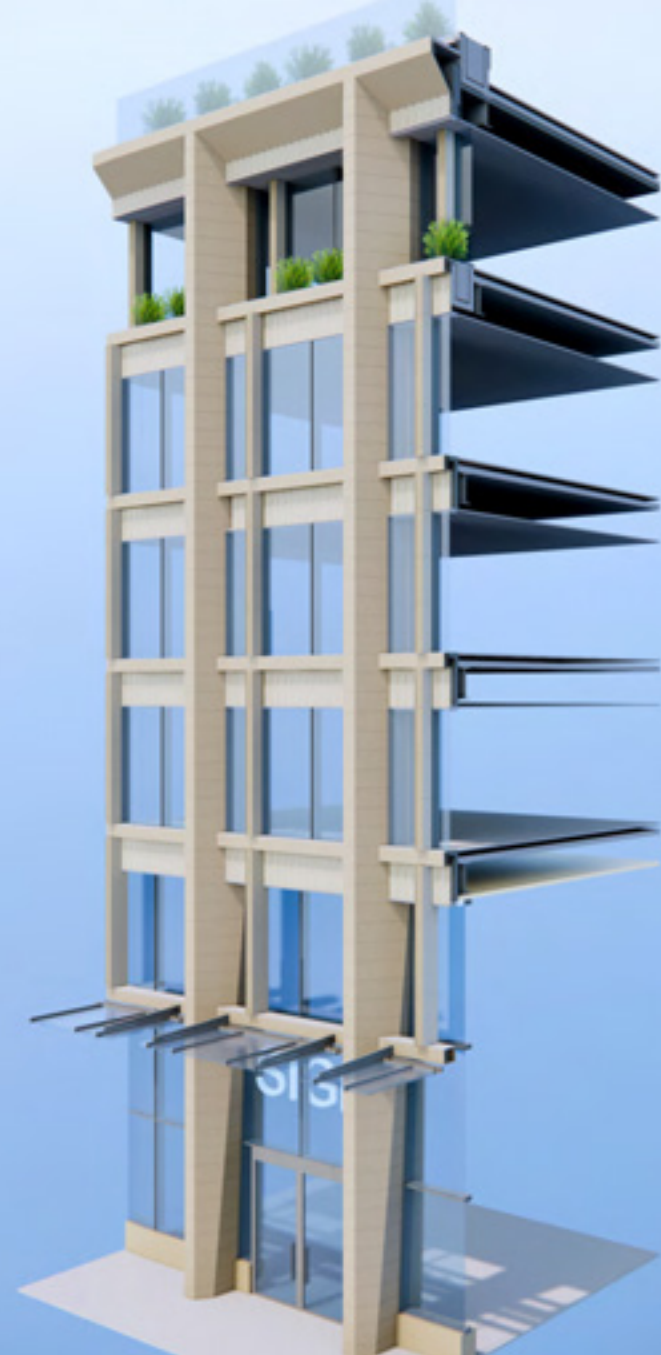


Existing – View 39 – Tate Modern



Proposed – View 39 – Tate Modern

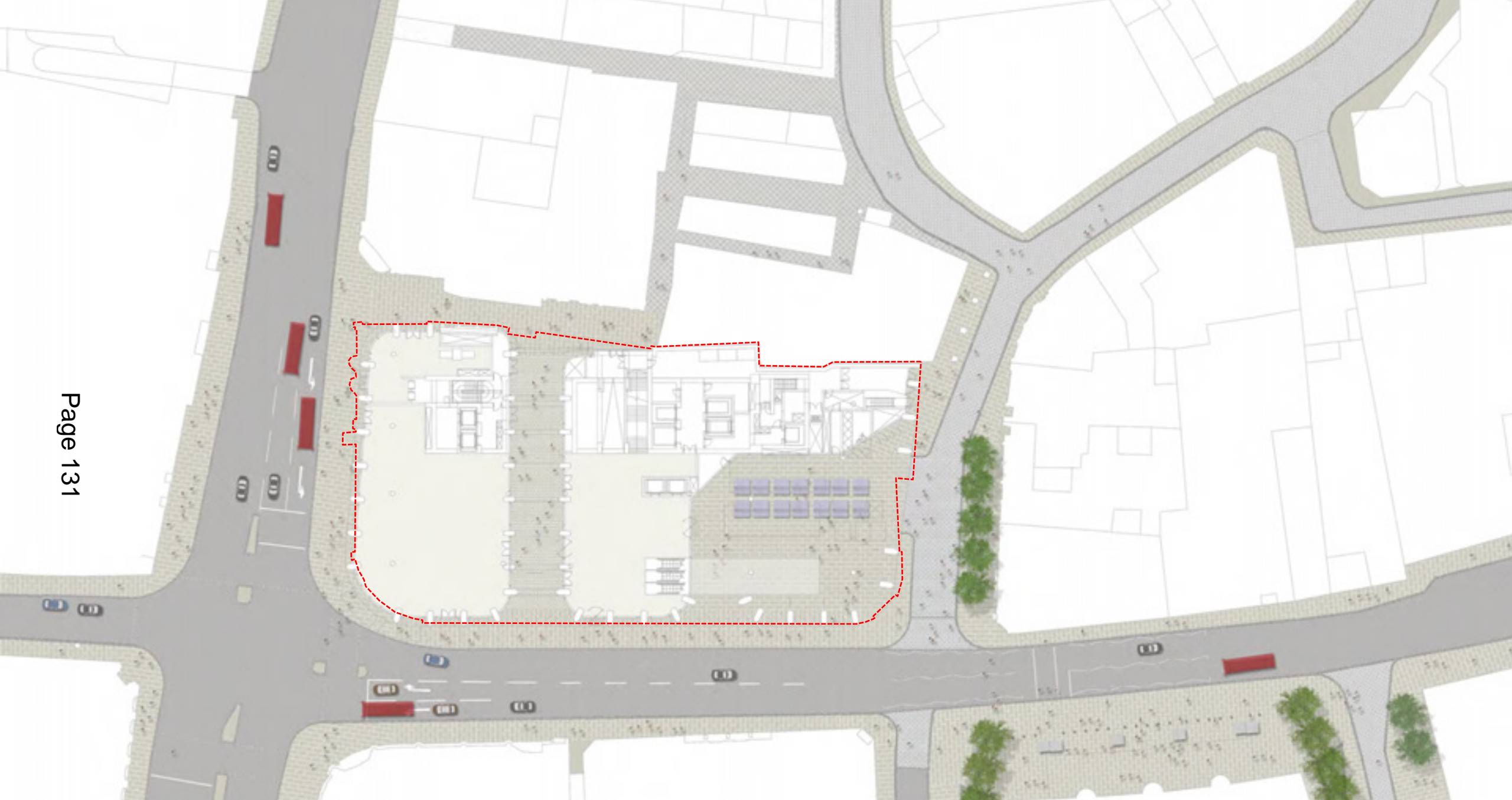


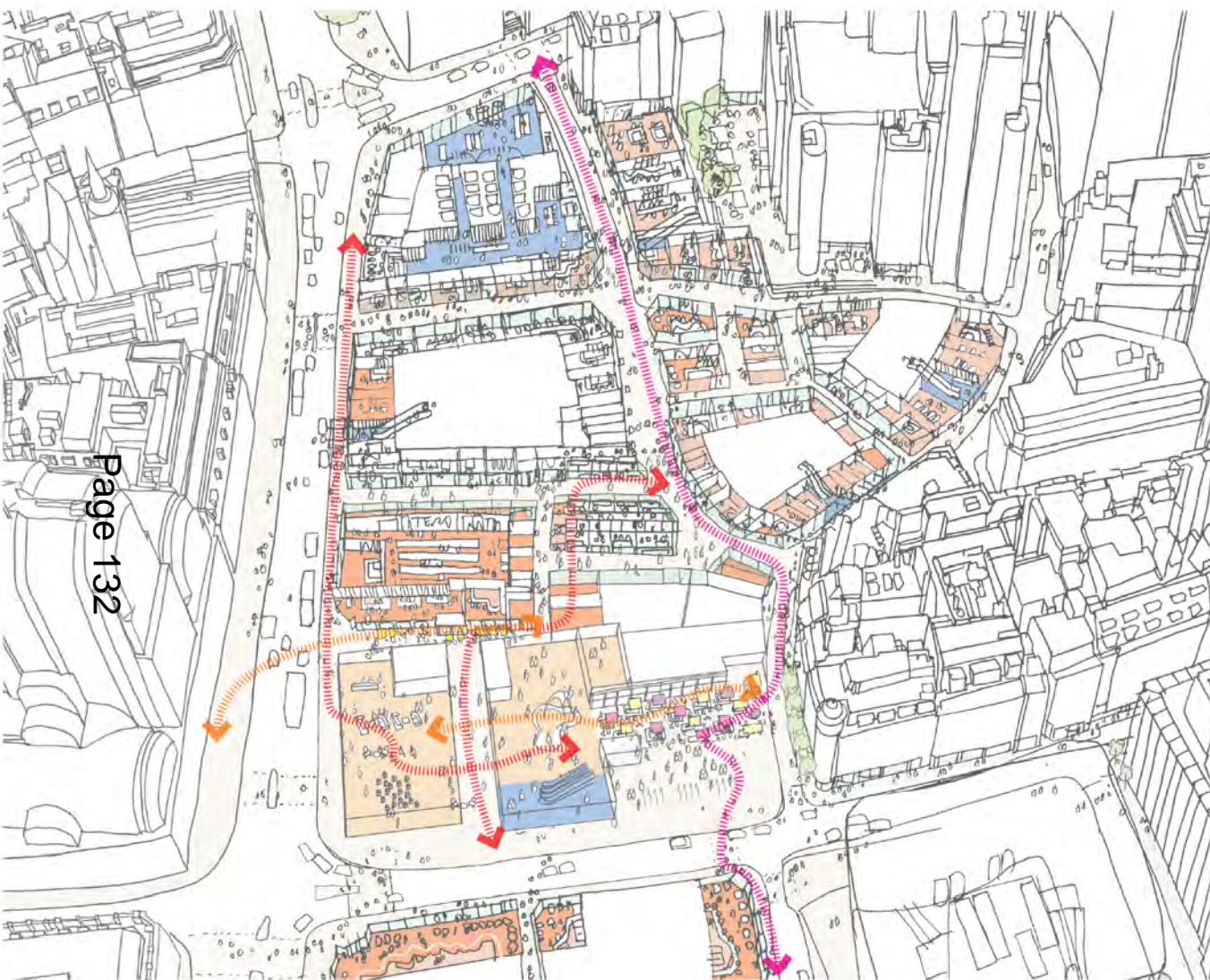


Façade Materials and Detailing - Podium



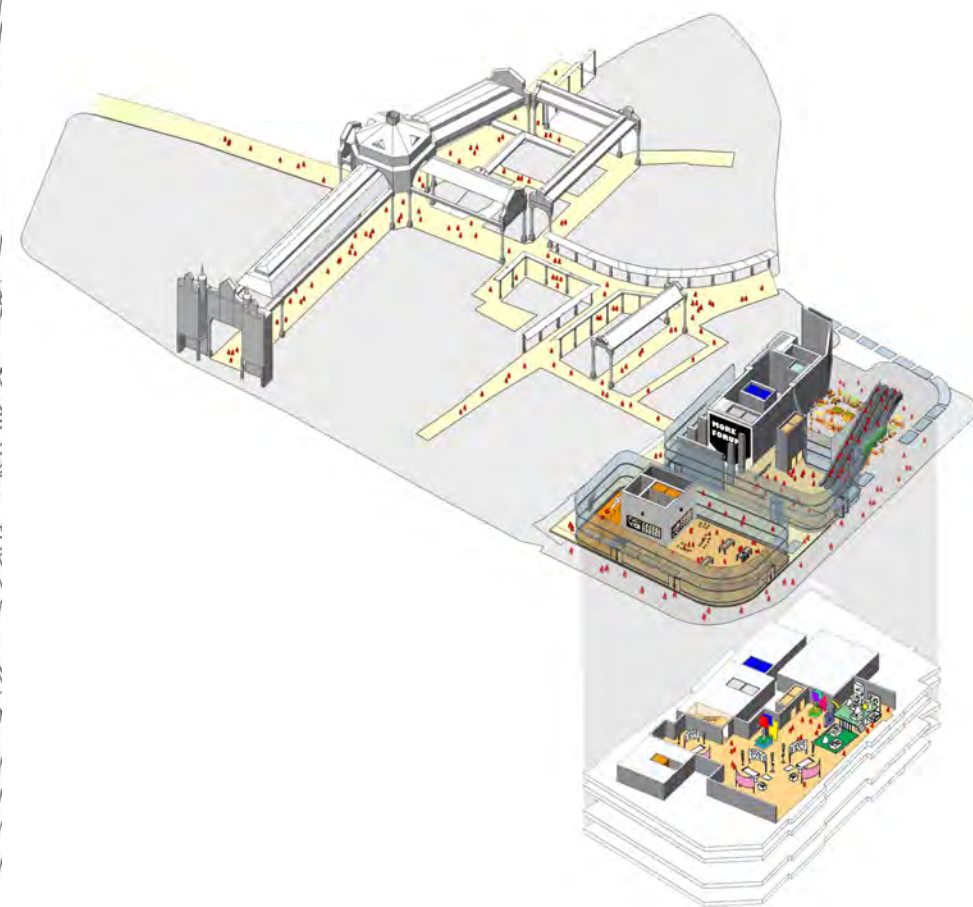


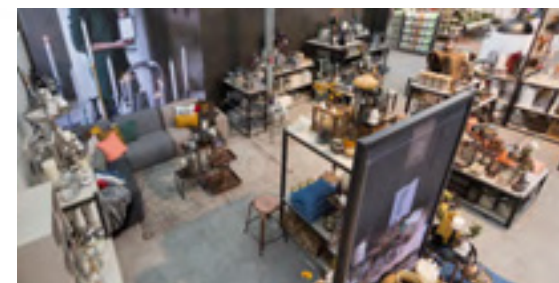




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Development Sketch of Links through the Locality and the Proposal





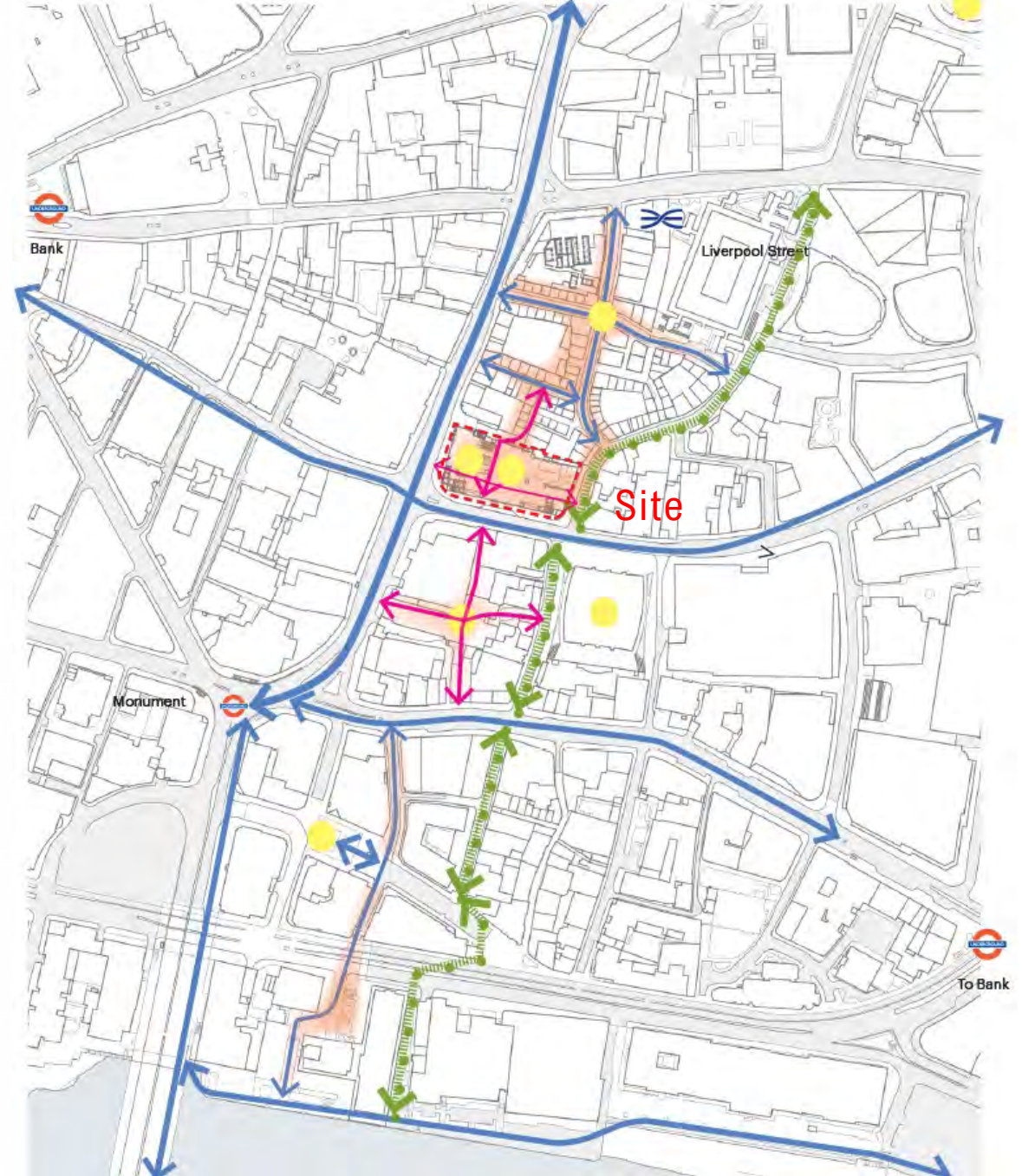
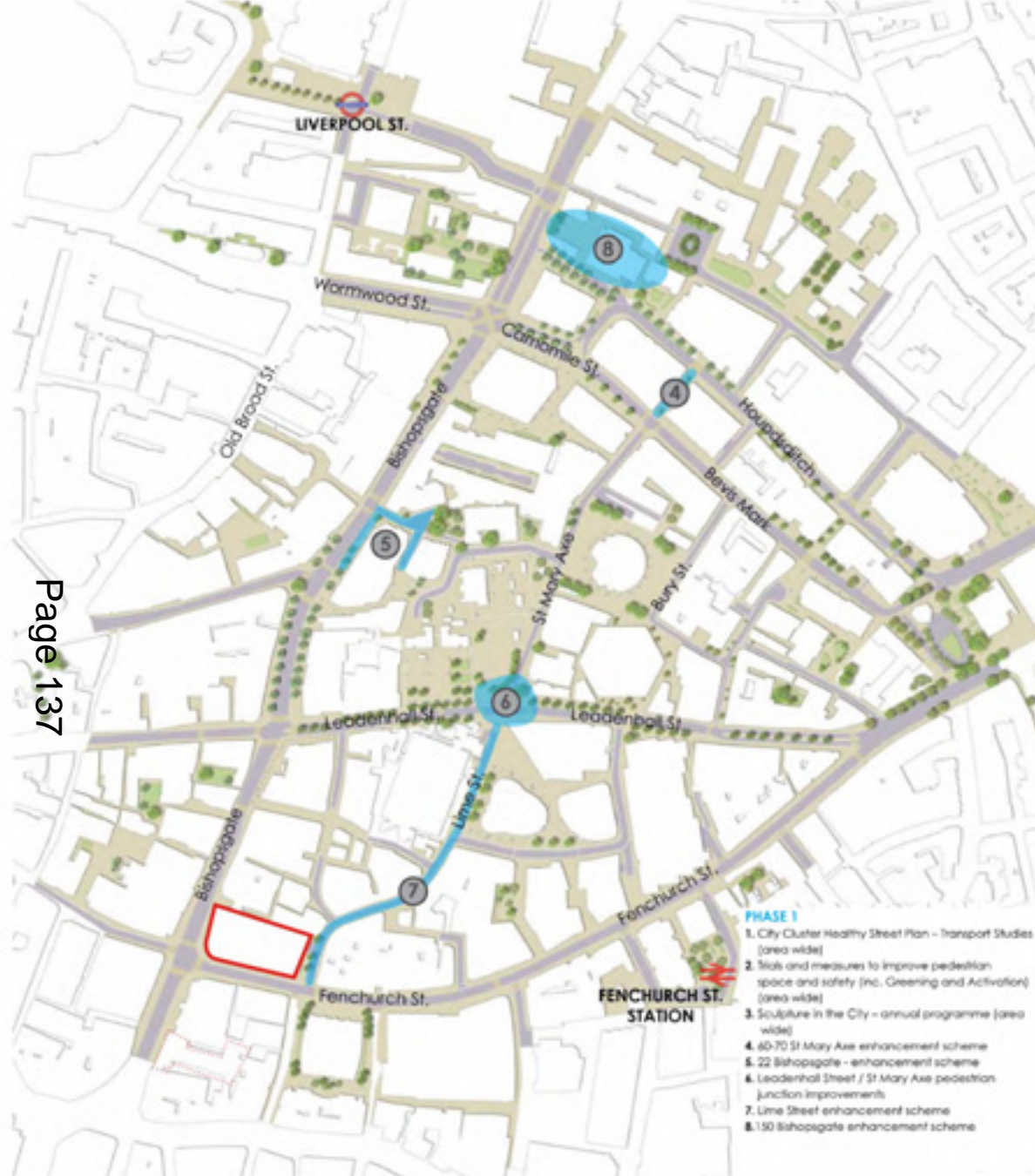


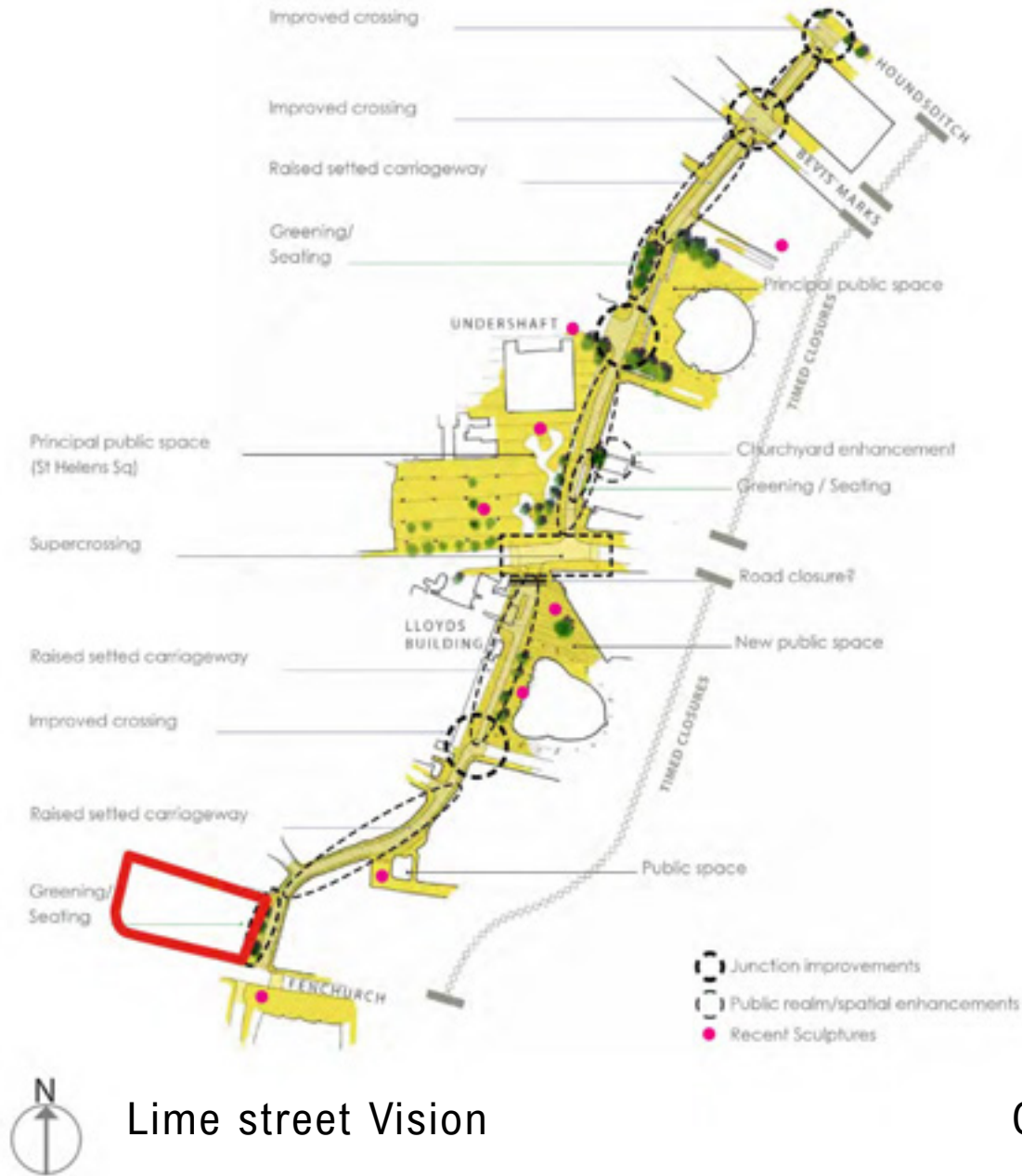
Public Realm- New Passage



Public Realm- New Market Halls







Lime street Vision

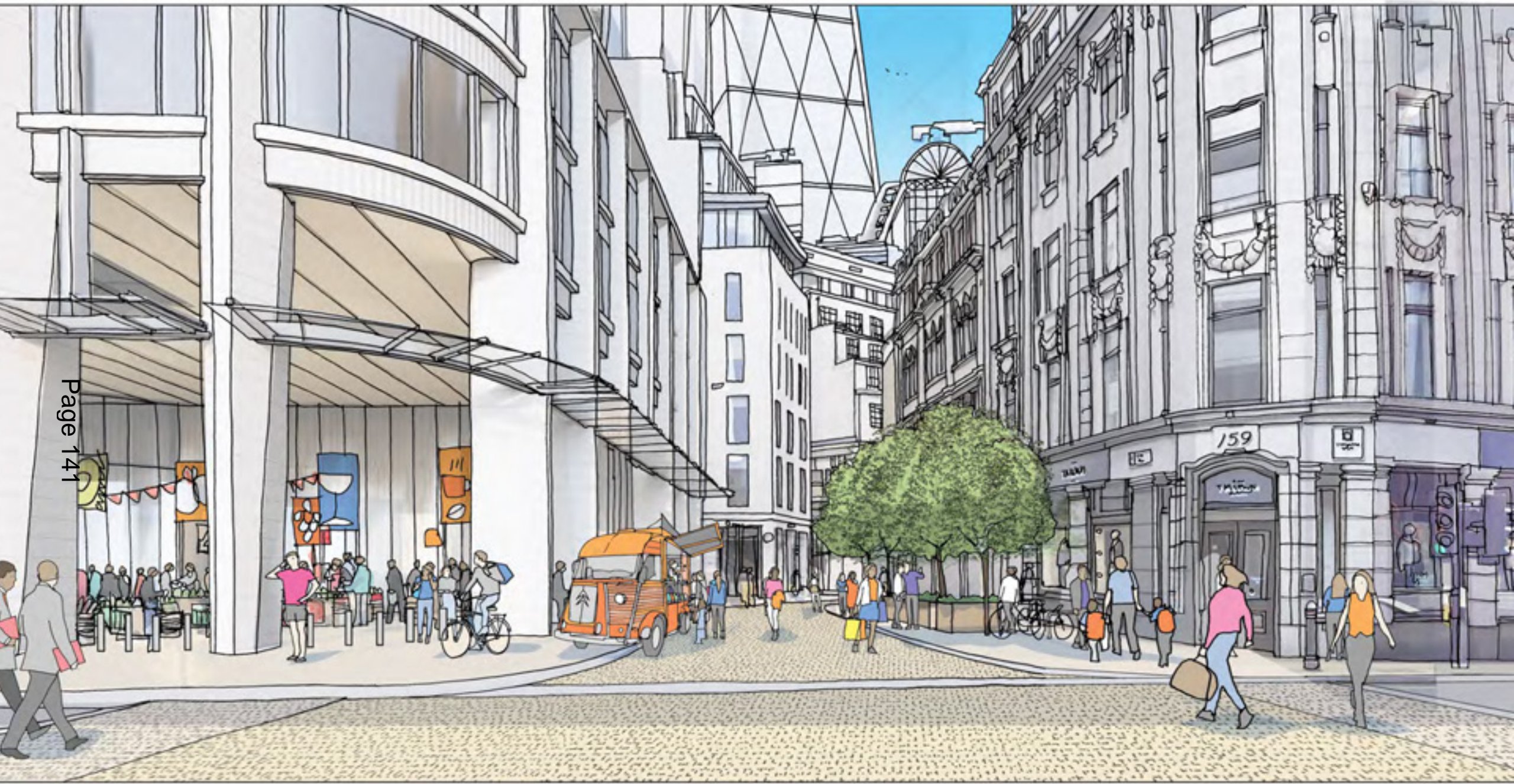


Gracestreet street Vision





Public Lime street sequence



Public Lime street sequence



Public Realm- Fenchchurch View



Public Realm-Lime street sequence



User Experience- Bike Sequence



Public Realm - The Pop-Up street market

Existing



Proposed

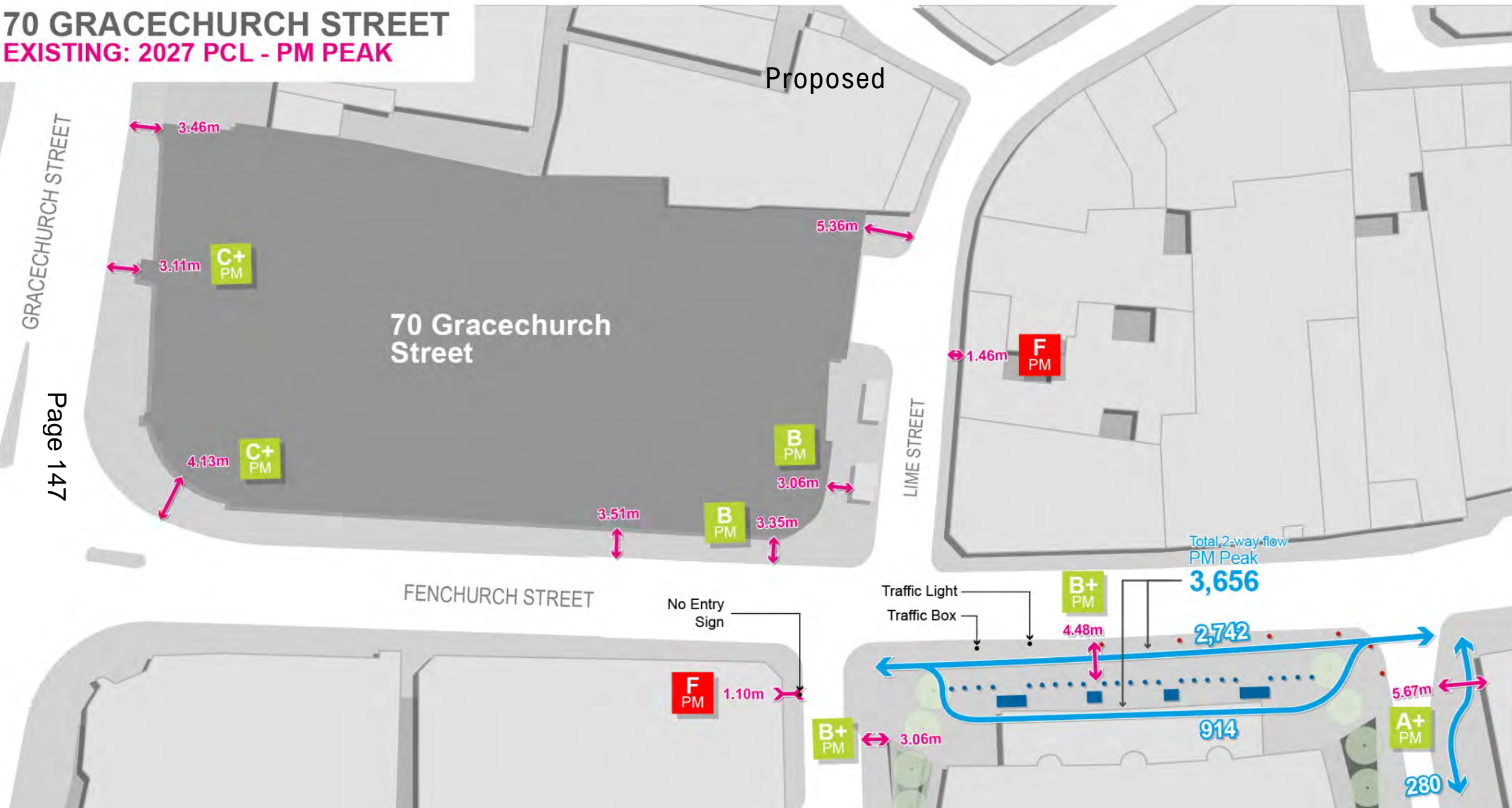


New Route to Leadenhall Market

Improved Sidewalks

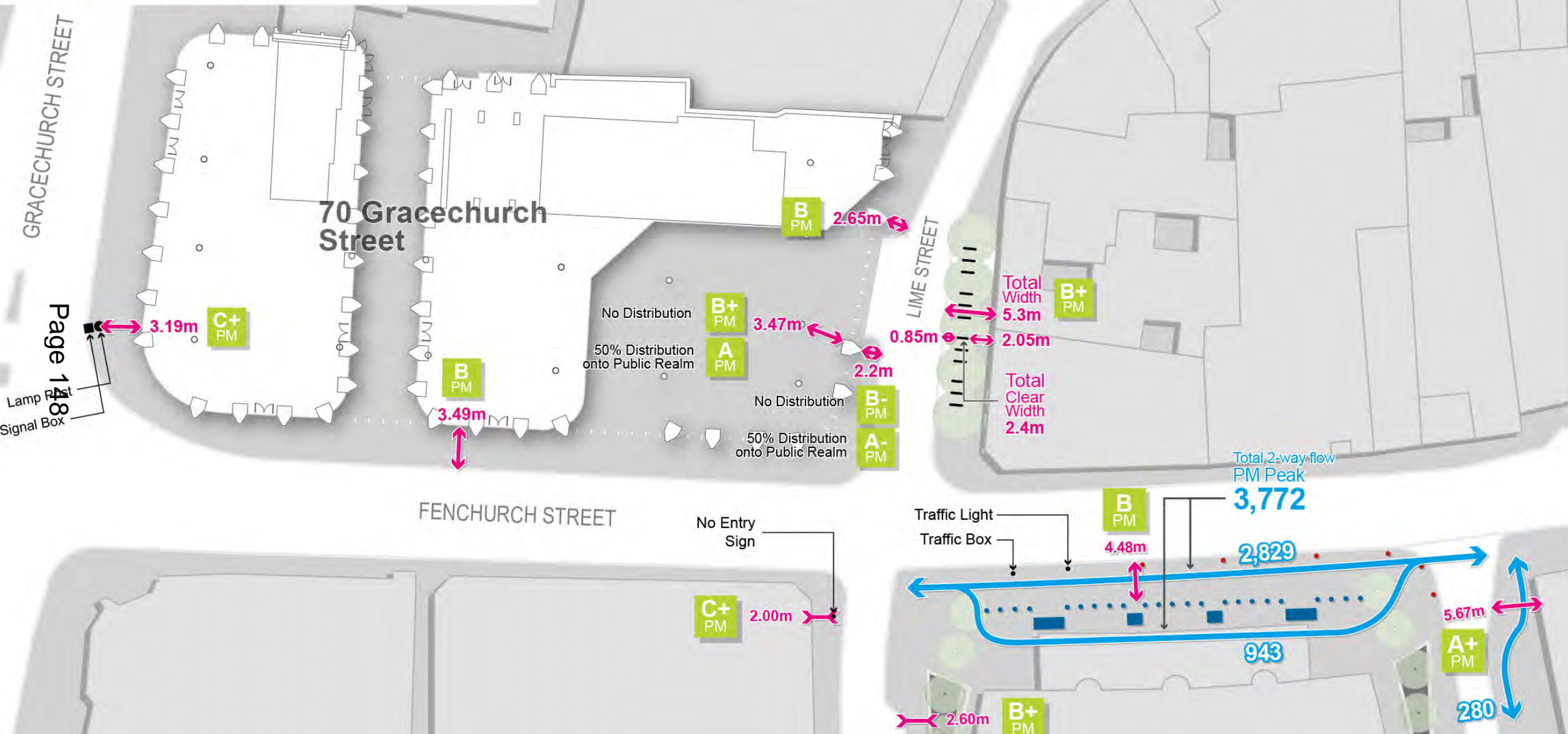
1175 m2 of public realm with in the Property Boundary
(40% of site area)

70 GRACECHURCH STREET
EXISTING: 2027 PCL - PM PEAK



Public Realm – Pedestrian comfort comparison- Existing

70 GRACECHURCH STREET
BASELINE: PROPOSED DEVELOPMENT
2027 PCL PM PEAK



Public Realm – Pedestrian comfort comparison- Proposed



Ground Floor Plan

Long Stay provision

- 101 folding bikes
- 50 accessible Sheffield stands
- 854 two- tier spaces
- Total 1005 long stay bicycles

Short Stay provision

- total 22 short stay bicycles

Lockers and showers

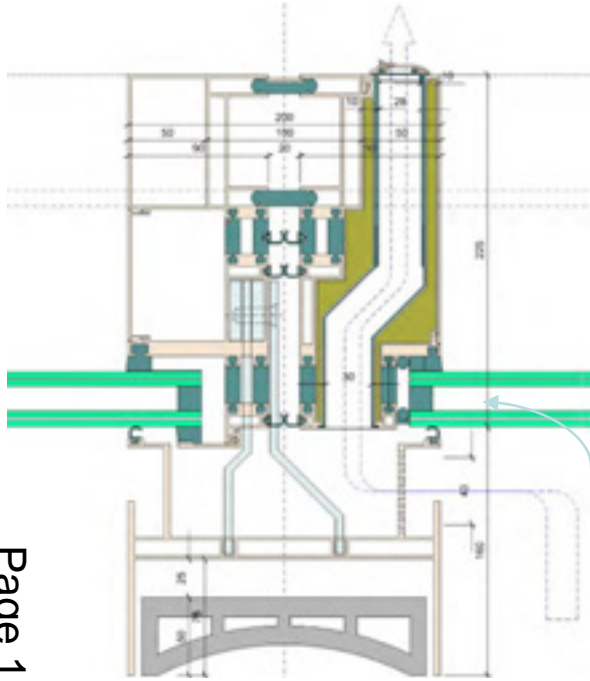
- 670 Lockers
- 101 showers



Lower Ground Floor Plan



Lower Ground Mezzanine Floor Plan

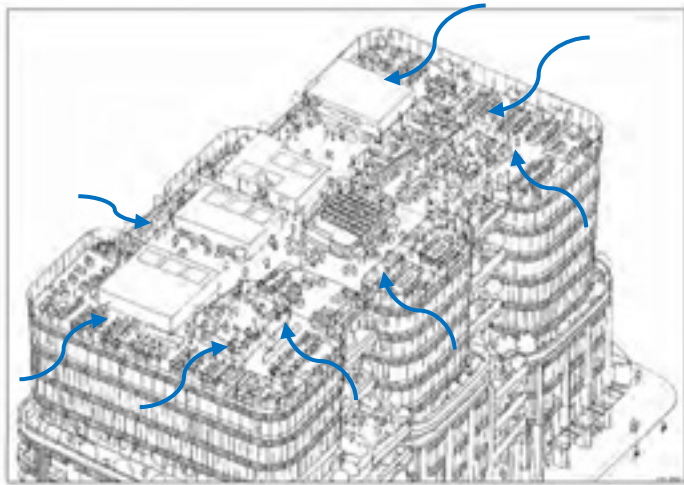


Recently emerging office design themes to improve **health and wellbeing** of occupan

- access to fresh air
- open space
- flexible working
- alternative means of travel
- spatial proximities

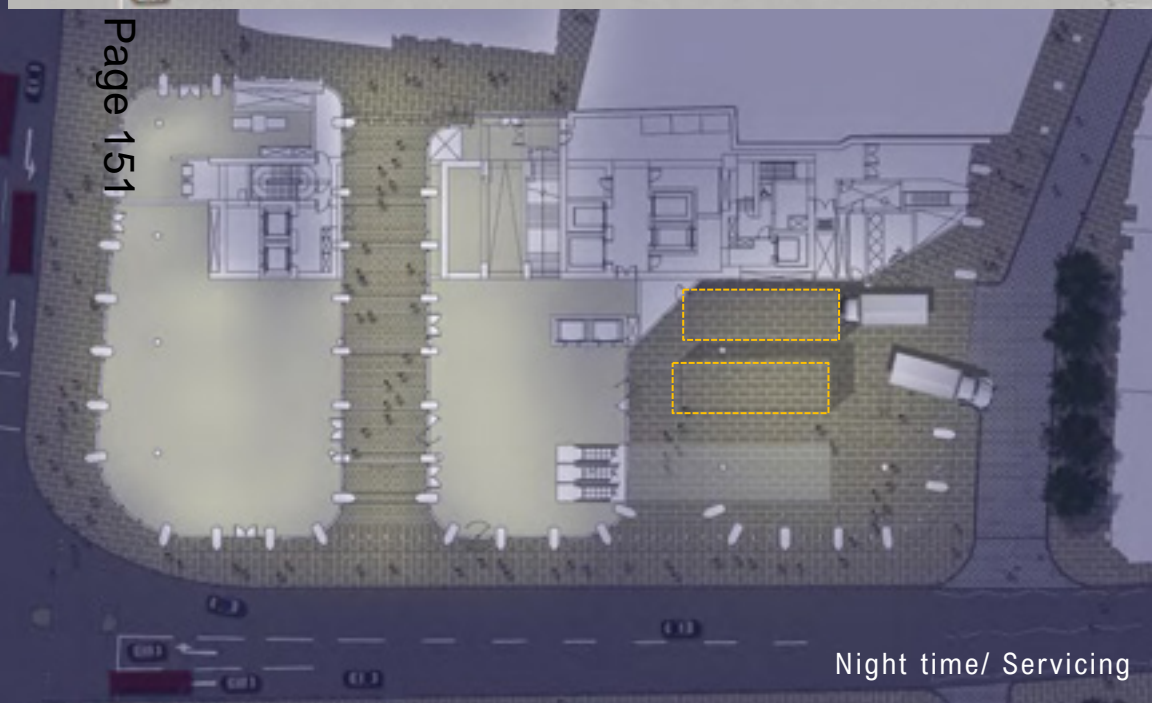
The design

- has good access to daylight and views
- encourages the use of staircases in lieu of lifts between floors;
- minimises touch points as required
- provides tenant controlled ventilation floor by floor
- provides **natural ventilation** options and minimises recirculation
- provides “super loos” with automated taps and paper towels
- promotes cycling to work to reduce reliance on public transport;
- promotes running or walking to work from home or train station; and
- provides **outside space and terraces**.





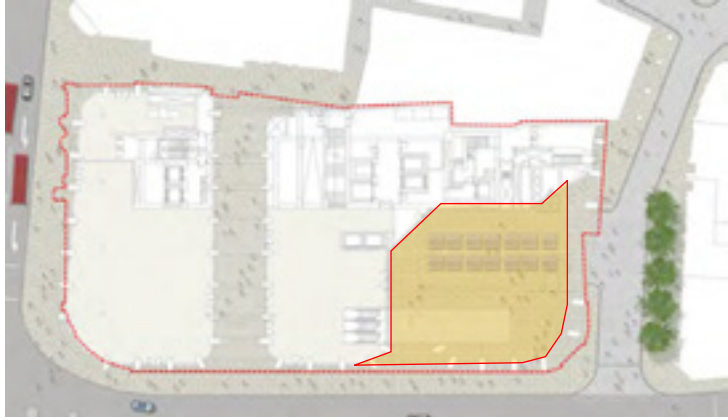
Daytime / Pop - Up



Night time/ Servicing



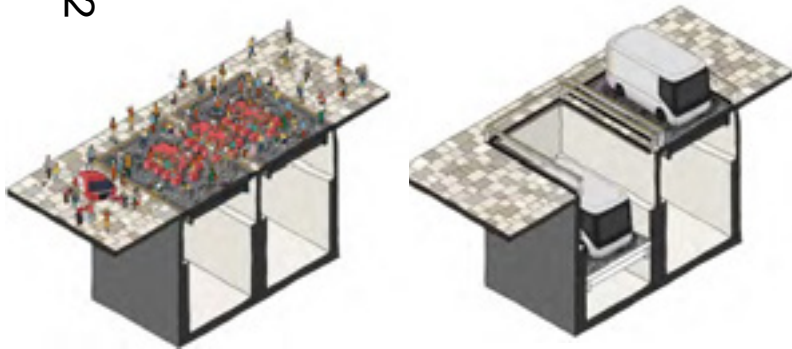
Public Realm – Loading Bay (Night) / Pop-up space (Day)



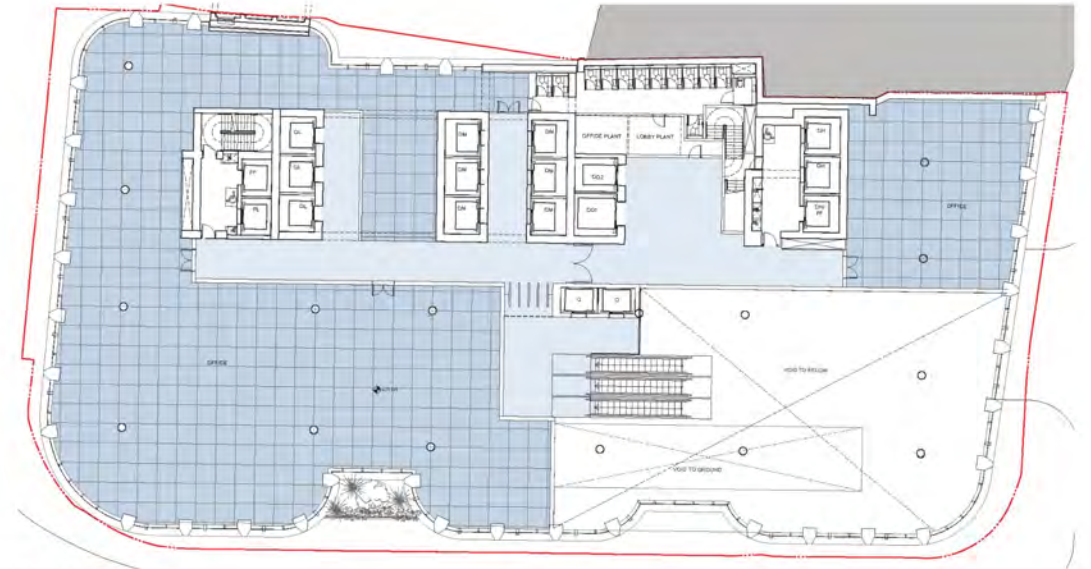
Daytime / Pop - Ups



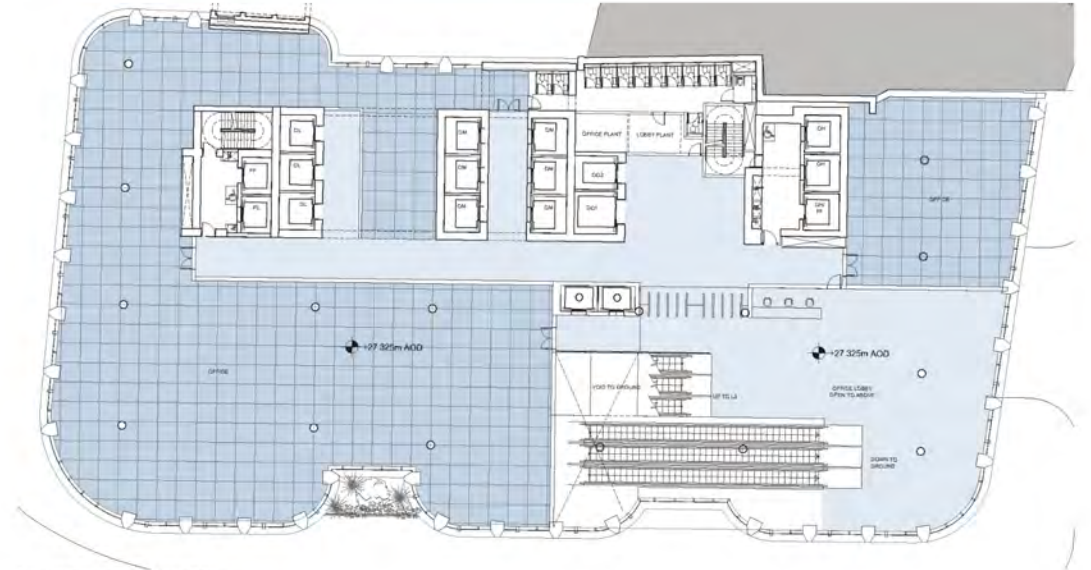
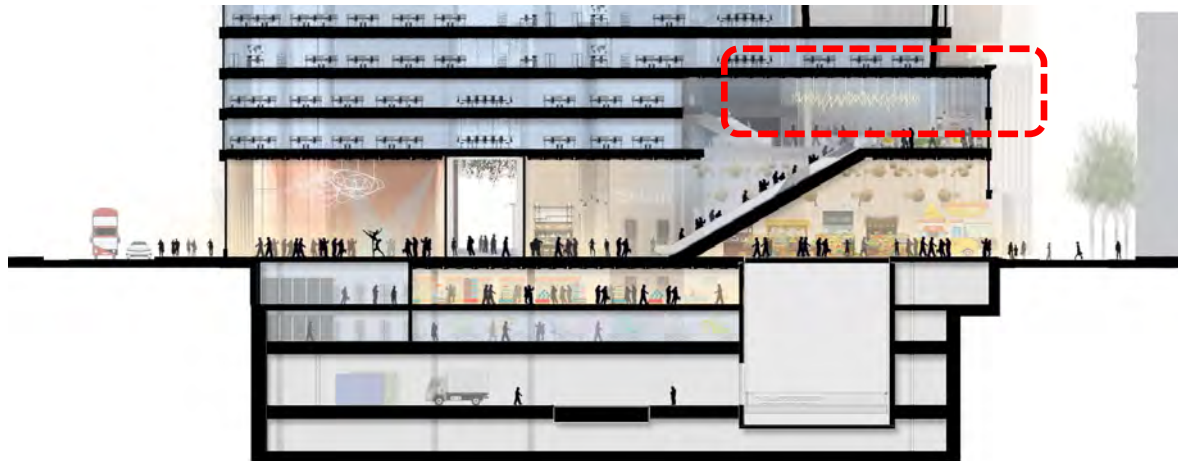
Night time/ Servicing



Public Realm – Loading Bay (Night) / Pop-up space (Day)

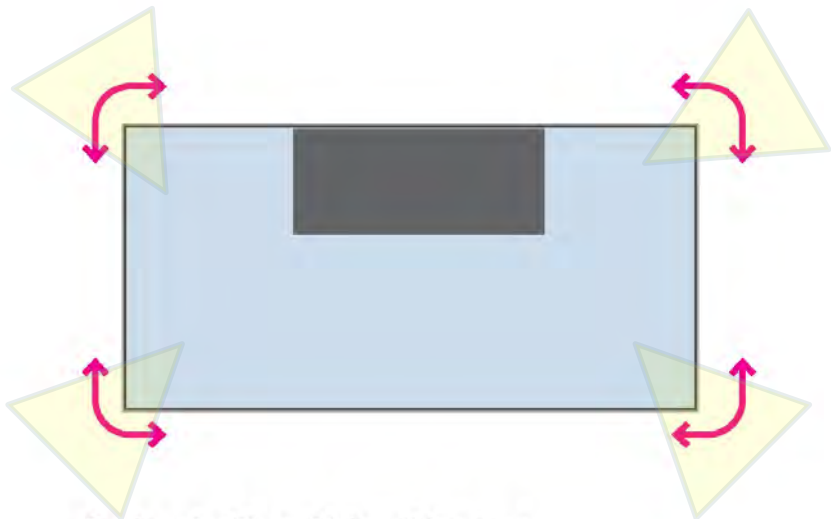


Sky Lobby - Third Floor Plan



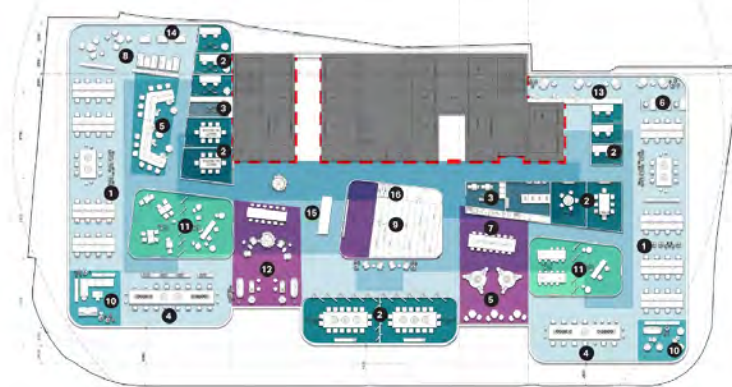
Sky Lobby - Second Floor Plan

A New Generation of Workplace- Lobby

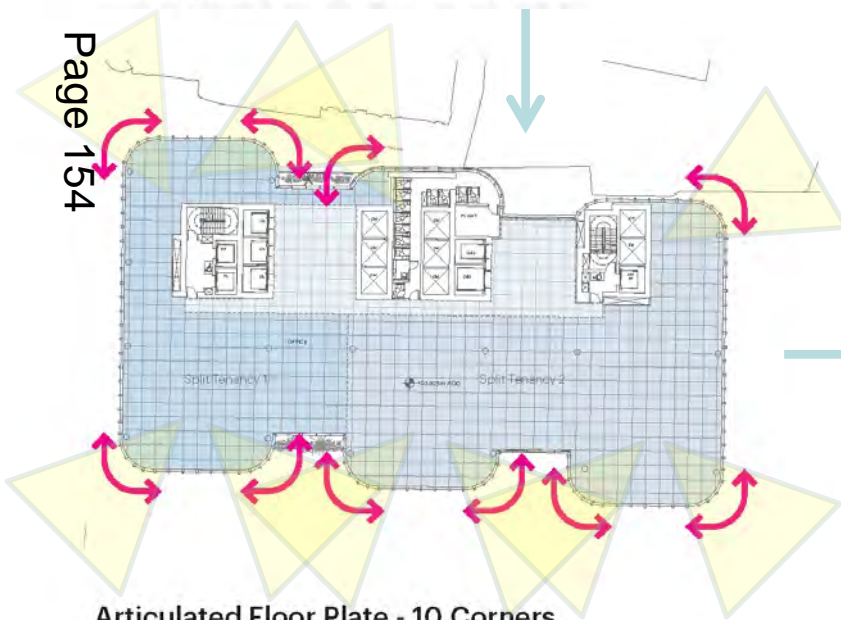


Rectangular Floor Plate - 4 Corners

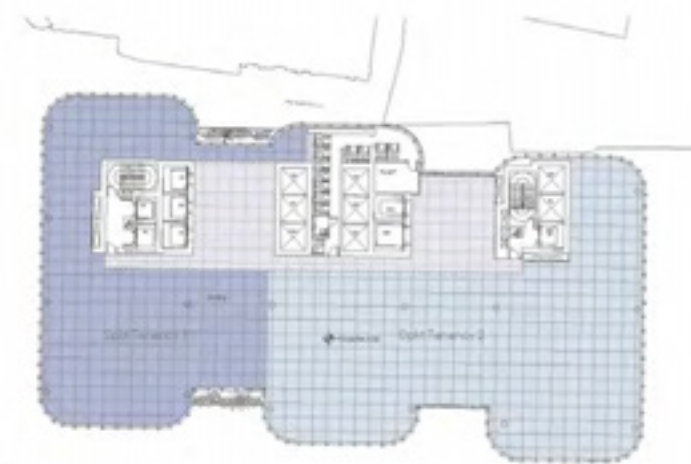
Single Tenant



AECOM Concept Layout



Articulated Floor Plate - 10 Corners



Multi-Tenants



Environmental Impact

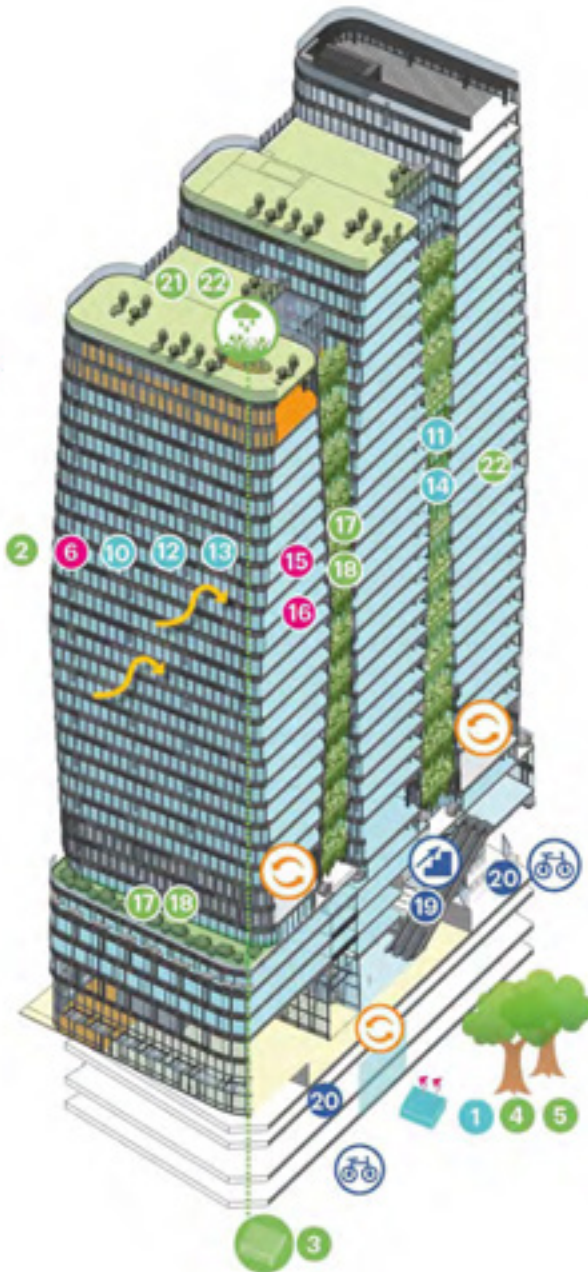
- 1 Evaporative Cooling
- 2 High-efficiency Façade
- 3 Rainwater Attenuation / Irrigation
- 4 High-efficiency Heat Pumps
- 5 Heat Recycling
- 6 Operable Windows for Natural Ventilation
- 10 Mixed mode ventilation
- 11 Water Saving Taps
- 12 Overheating protection
- 13 Solar glare control
- 14 Low Energy Light + Controls

Health & Wellbeing

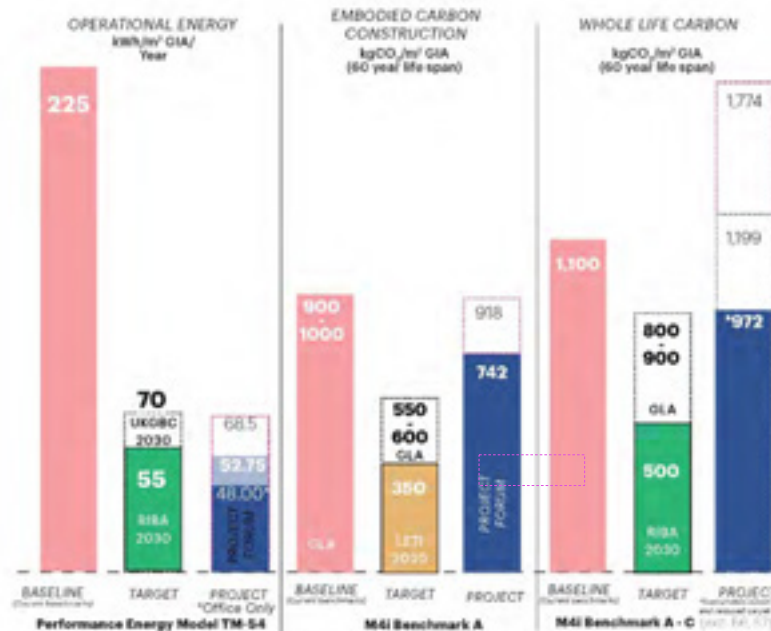
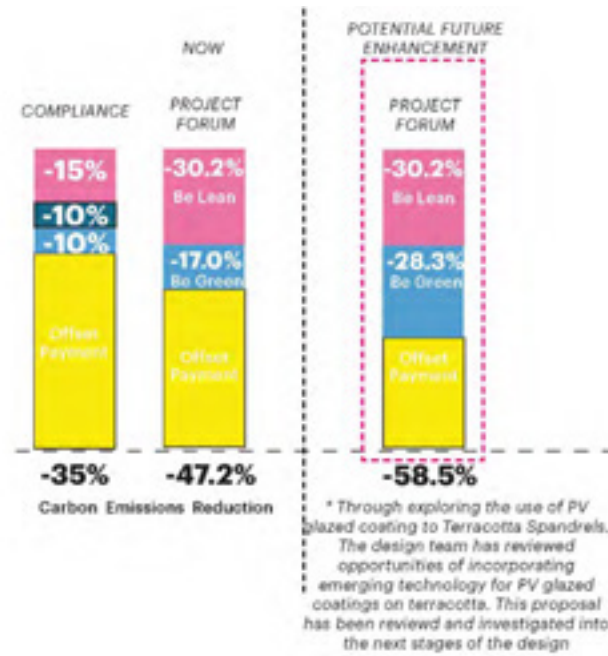
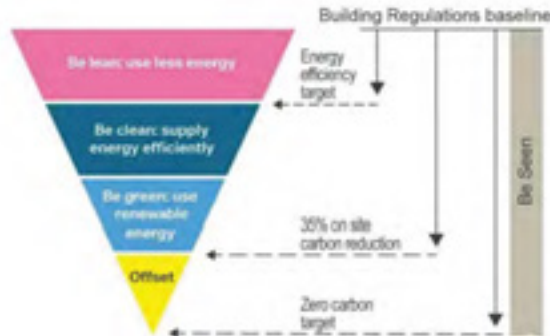
- 7 Light access
- 8 Access to views
- 9 Access to Greenery
- 15 Biophilic Design
- 16 Stair circulation promotion
- 19 Bicycle storage and support

Resilience & Adaptation

- 21 Green roof
- 22 Biodiversity



- **Free evaporative cooling** providing 100 percent of the cooling requirement for the building on all but the hottest days;
- Use of a **high-efficiency façade** which provides solar shading;
- **Rainwater attenuation** will limit the runoff rates easing pressure on local drainage systems. Rainwater will be utilised for irrigation;
- High-efficiency heat pumps will use the evaporative cooling thermal storage tank as a source of heat to produce domestic hot water;
- The office floors will have manually operated **natural ventilation** grilles to allow occupants to admit measured amounts of additional fresh air onto every floor when the outside air conditions are suitable;
- **Flow restricted taps** for each hand basin with infra-red control;
- **Passive infra-red (PIR) controls**;
- Enhanced water saving measures and reduced flood risk through a PIR-controlled boosted cold water supply to the toilet areas.
- **Low energy lighting** and controls throughout;
- Chilled water, heating and hot water all are derived using **100 percent renewable systems**.

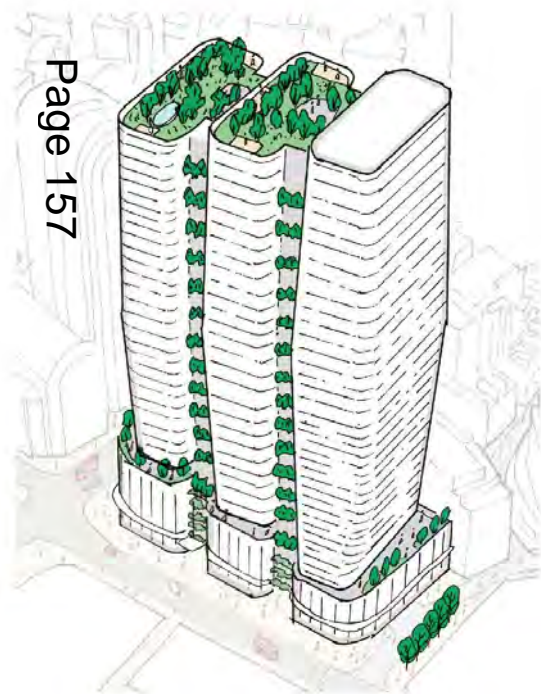


The sustainable credentials of the project include

- **47.2%** saving over Approved Document L achieved now.
- **58.5%** targeted for potential future enhancement through incorporation of PV glazed coating on spandrels
- Breeam target rating of '**Outstanding**'
- Current Proposals **5 times more efficient** (per m2) than existing
- Whole life Carbon approx. **972** kgCO₂/m² GIA (60 year life span)
- Recycle/ reuse of **98%** of existing building materials
- **Commitment to a Route to Net Zero Carbon** through green energy supply and offset
- **Urban Greening Factor : 0.37 (GLA) - 0.42 (CoL)**

Urban Greening Factor (CoL) **0.31**

Urban Greening Factor (GLA) 0.42



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Urban Greening Factor

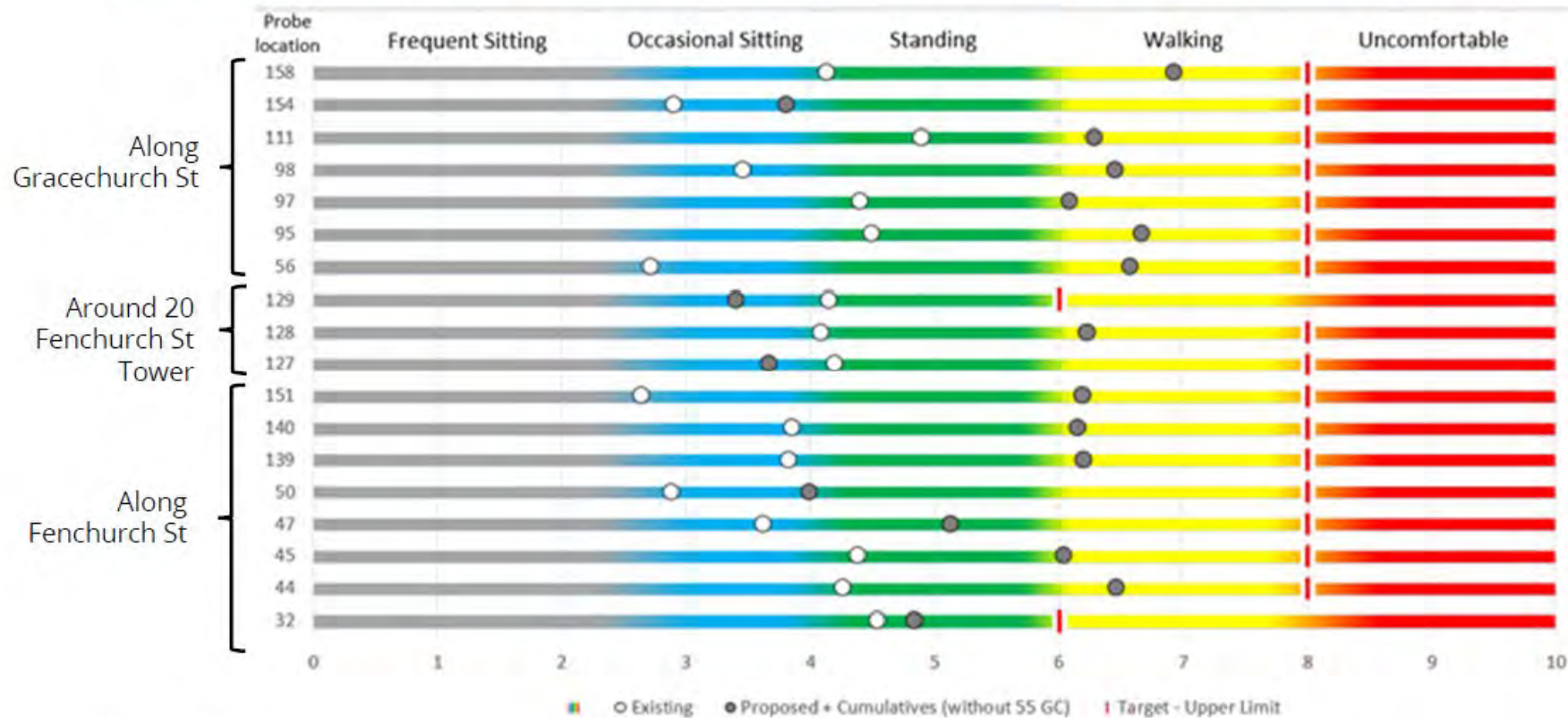


Wind testing was conducted both in the wind tunnel setting and through CFD. The mitigation measures below were integrated into the proposal.

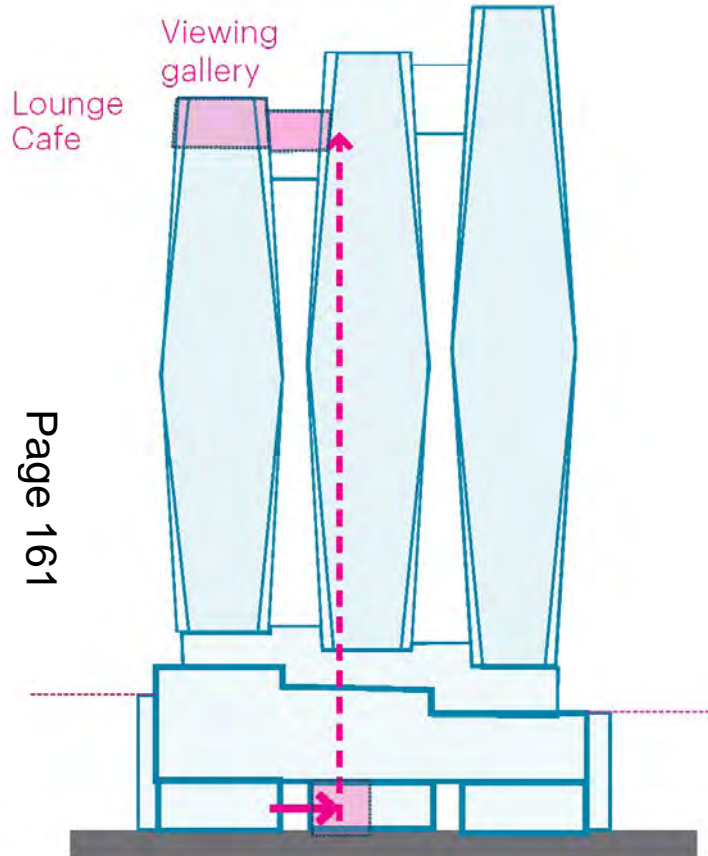
- No unsafe conditions identified in the proposal with or without cumulative assesment
- At all locations tested the wind conditions are appropriate for their intended use
- No significant impact on the exiting conditions

The figure below shows the change in Lawson comfort speed as a result of the introduction of the proposed scheme at various locations. White circles indicate existing comfort speed, while grey circles indicate those around the proposed scheme. Most of the locations chosen for this comparison are the windiest areas around the site.

As the existing site contains a low-rise building, some locations see a considerable increase in windiness, but maintain acceptable conditions for the intended pedestrian activities. Some locations (e.g. main entrance of 20 Fenchurch St Tower) see improved conditions. Many of the 'walking' conditions are close to the standing/walking limit.

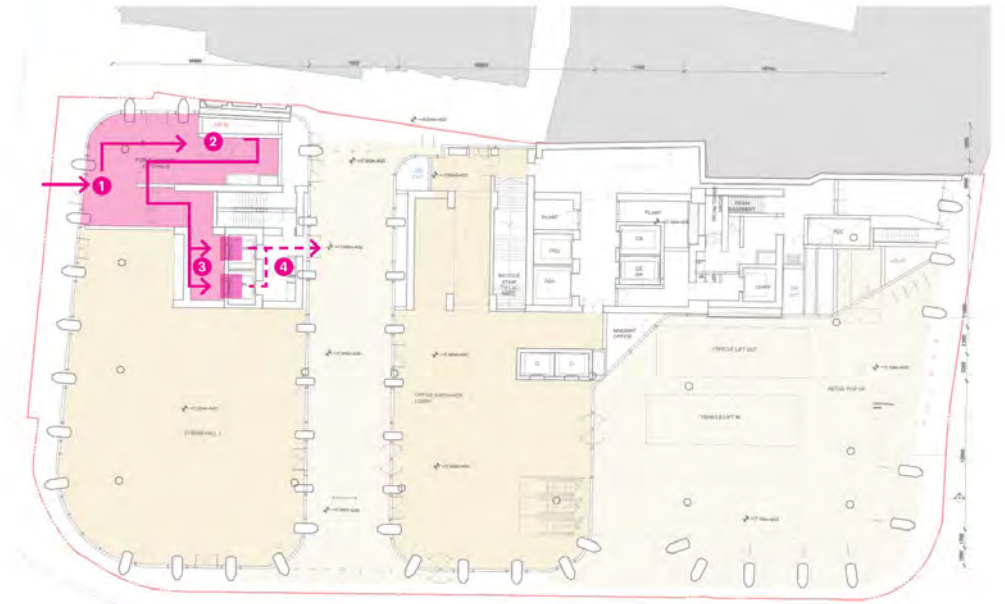




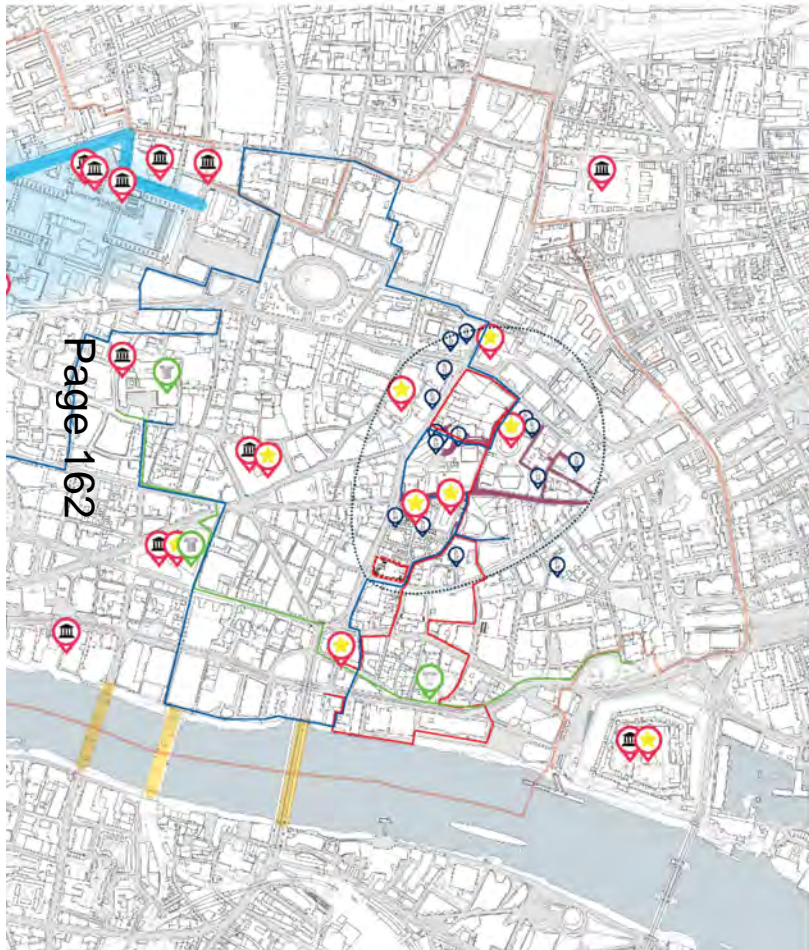


Lift Experience

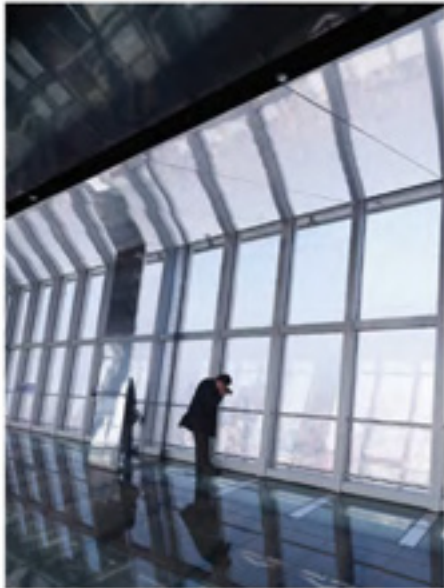
- 1 Entrance Lobby
- 2 Security Screening
- 3 Lift Lobby
- 4 Exit Lobby



Entrance at Ground



Viewing Gallery



Art Venue/ Curated display Winter Garden





Level 30



Level 29



Public Viewing Gallery- Levels 29-30





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