



Planning and Transportation Committee

PRESENTATION

Date: WEDNESDAY, 24 FEBRUARY 2021

Time: 9.30 am

Venue: VIRTUAL PUBLIC MEETING - ACCESSIBLE REMOTELY

4. 2-3 FINSBURY AVENUE LONDON EC2M 2PF

Report of the Interim Chief Planning Officer and Development Director.

For Decision
(Pages 1 - 124)

John Barradell
Town Clerk and Chief Executive

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2-3 Finsbury Avenue
Planning & Transport Committee
24 February 2021

Site Aerial View (South-East)



2-3 Finsbury Avenue

Conservation and Heritage

Page 3

- ①

The Flying Horse Public House

(Grade II)
- ②

1 Finsbury Avenue

(Grade II)
- ③

RC Church of St Mary Moorfields

(Grade II)
- ④

Lutyens House

(Grade II*)
- ⑤

Park House & Garden House

(Grade II)
- ⑥

Salisbury House

(Grade II)
- ⑦

London Wall Buildings

(Grade II)
- ⑧

Finsbury House

(Grade II)
- ⑨

76-80 Old Broad Street

(Grade II)
- ⑩

St Botolphs Church Hall

(Grade II)
- ⑪

Church of St Botolph

(Grade II*)
- ⑫

Liverpool Street Train Shed

(Grade II)
- ⑬

Great Eastern Hotel

(Grade II)
- ⑭

162 & 164 Bishopsgate

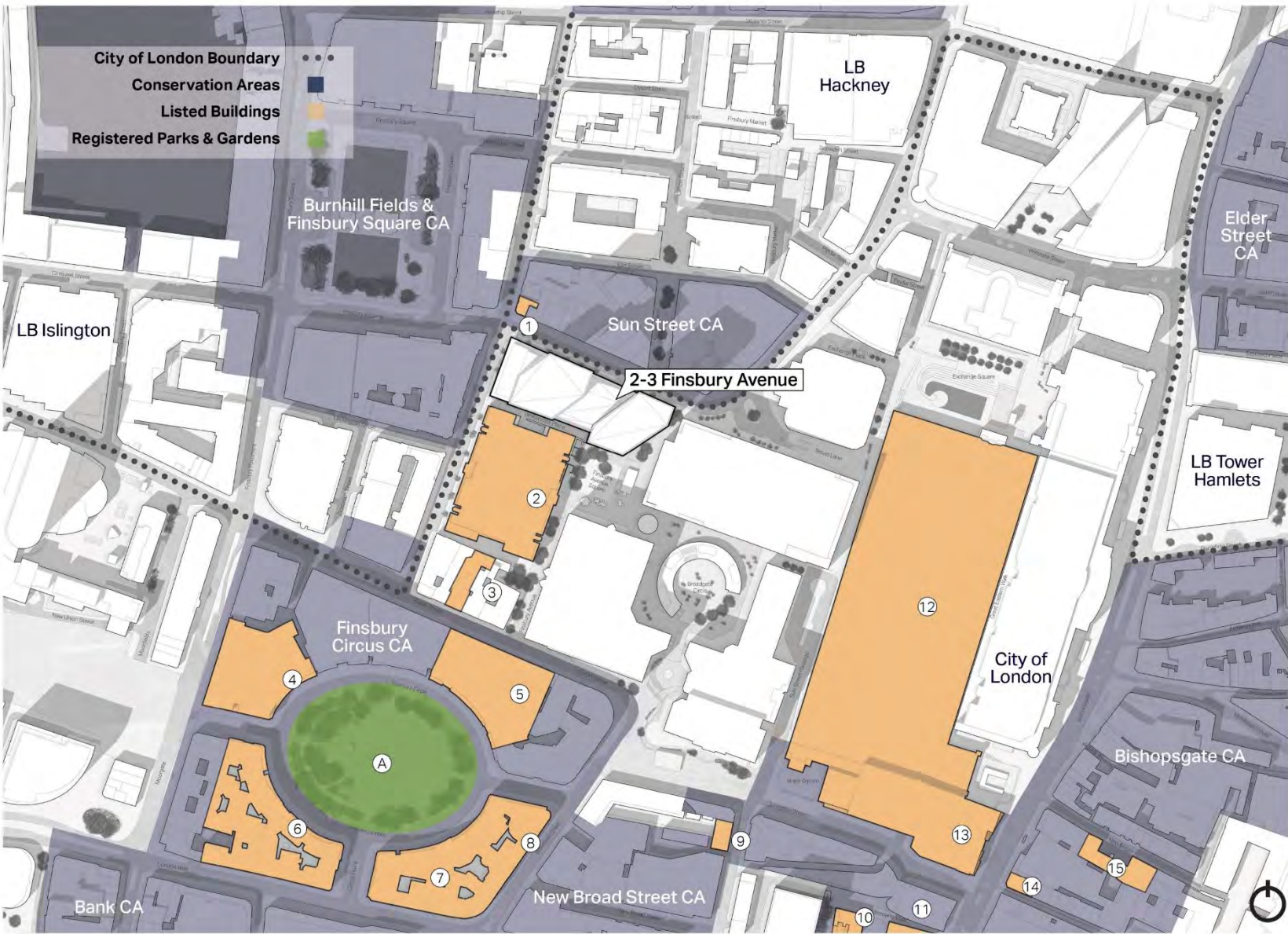
(Grade II)
- ⑮

Shield House

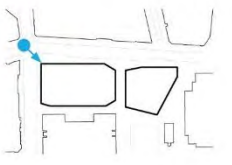
(Grade II)
- Ⓐ

Finsbury Circus

(Registered Park & Garden)



Site Photos



Wilson Street / Sun Street Corner Aerial

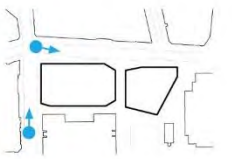


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Wilson Street / Sun Street Corner



Site Photos



Sun Street (Looking East)

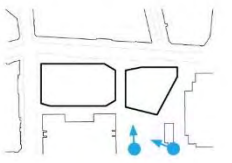


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Wilson Street (Looking North)



Site Photos



Finsbury Avenue Square



Page 6

Finsbury Avenue Square



2-3 Finsbury Avenue

Consented Scheme / Planning Ref: 16/00149/FULEIA / Permission Granted March 2018



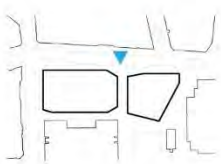
Page 7



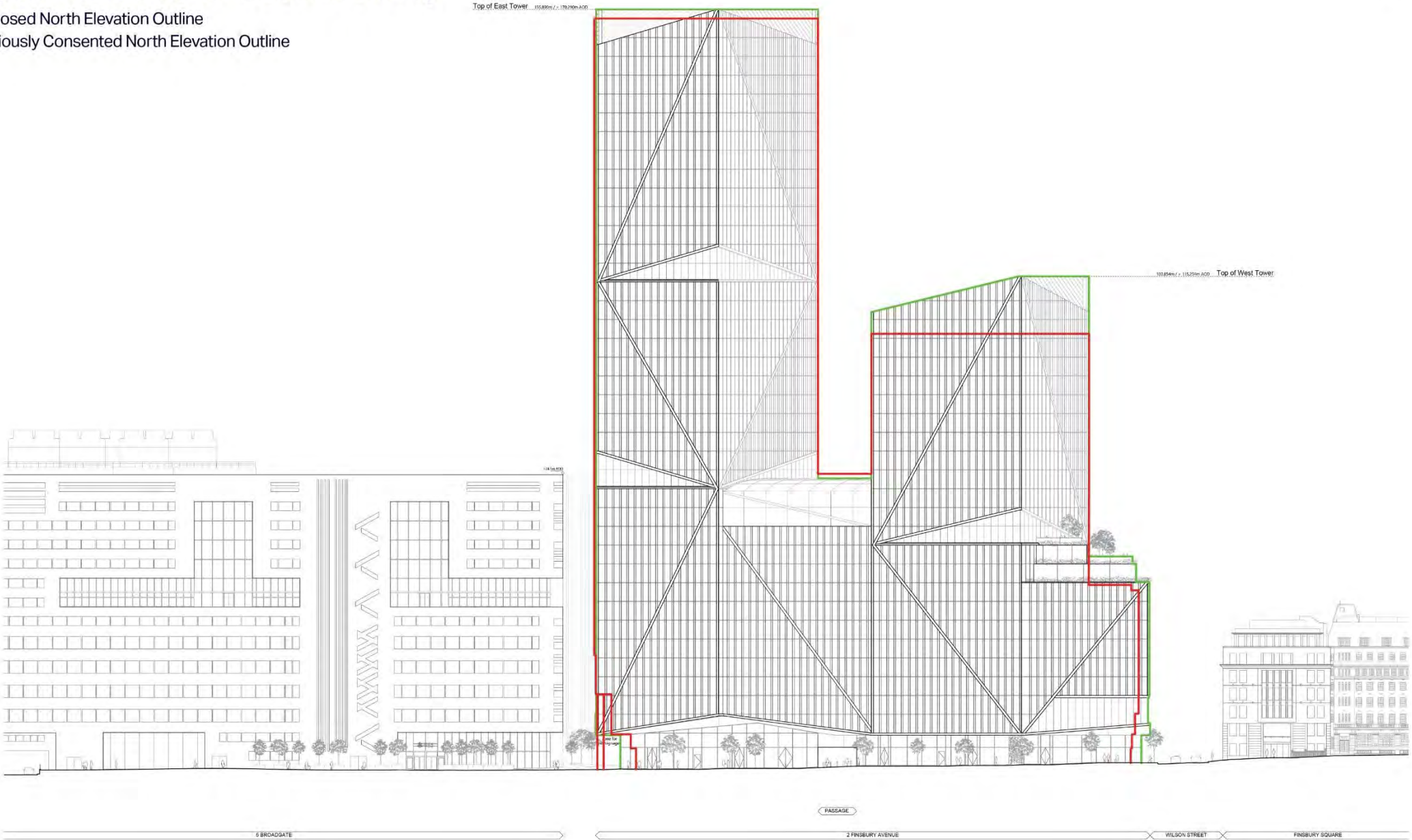
Proposed North Elevation

Previously Consented Scheme Outline Overlay

- Proposed North Elevation Outline
- Previously Consented North Elevation Outline



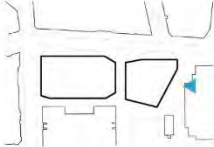
Page 8



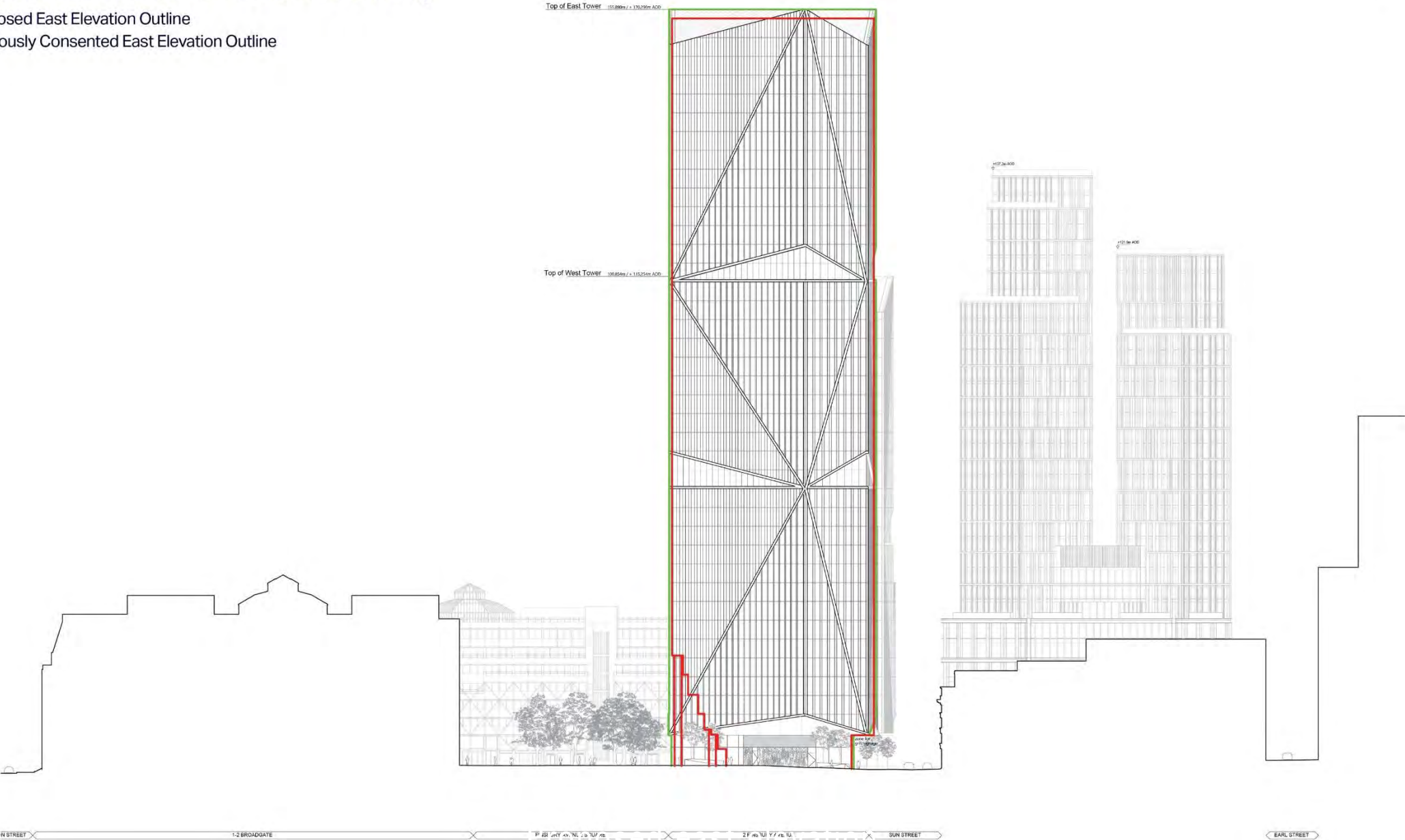
Proposed East Elevation

Previously Consented Scheme Outline Overlay

- Proposed East Elevation Outline
- Previously Consented East Elevation Outline



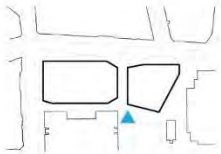
Page 9



Proposed South Elevation

Previously Consented Scheme Outline Overlay

- Proposed South Elevation Outline
- Previously Consented South Elevation Outline



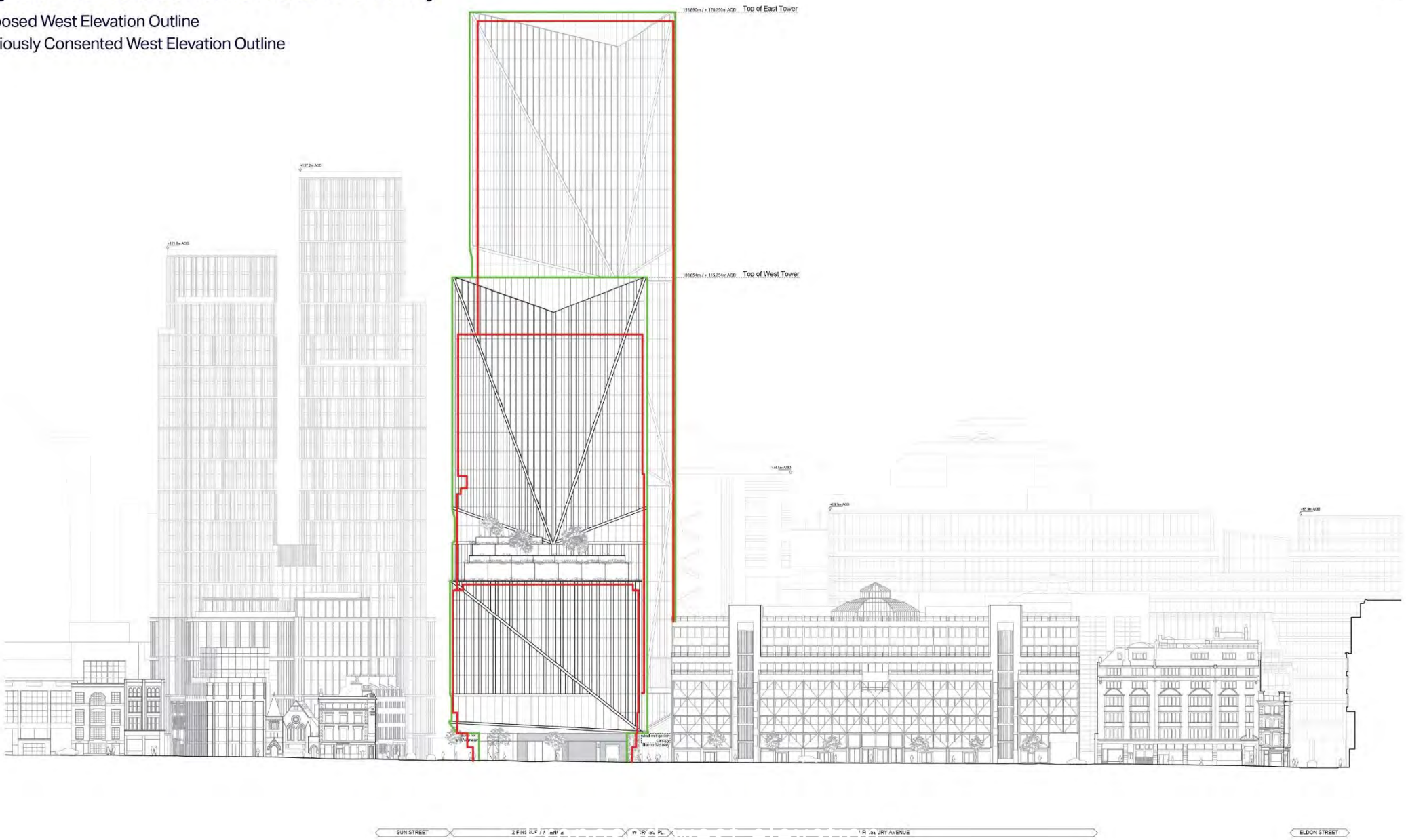
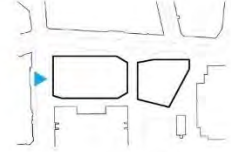
Page 10



Proposed West Elevation

Previously Consented Scheme Outline Overlay

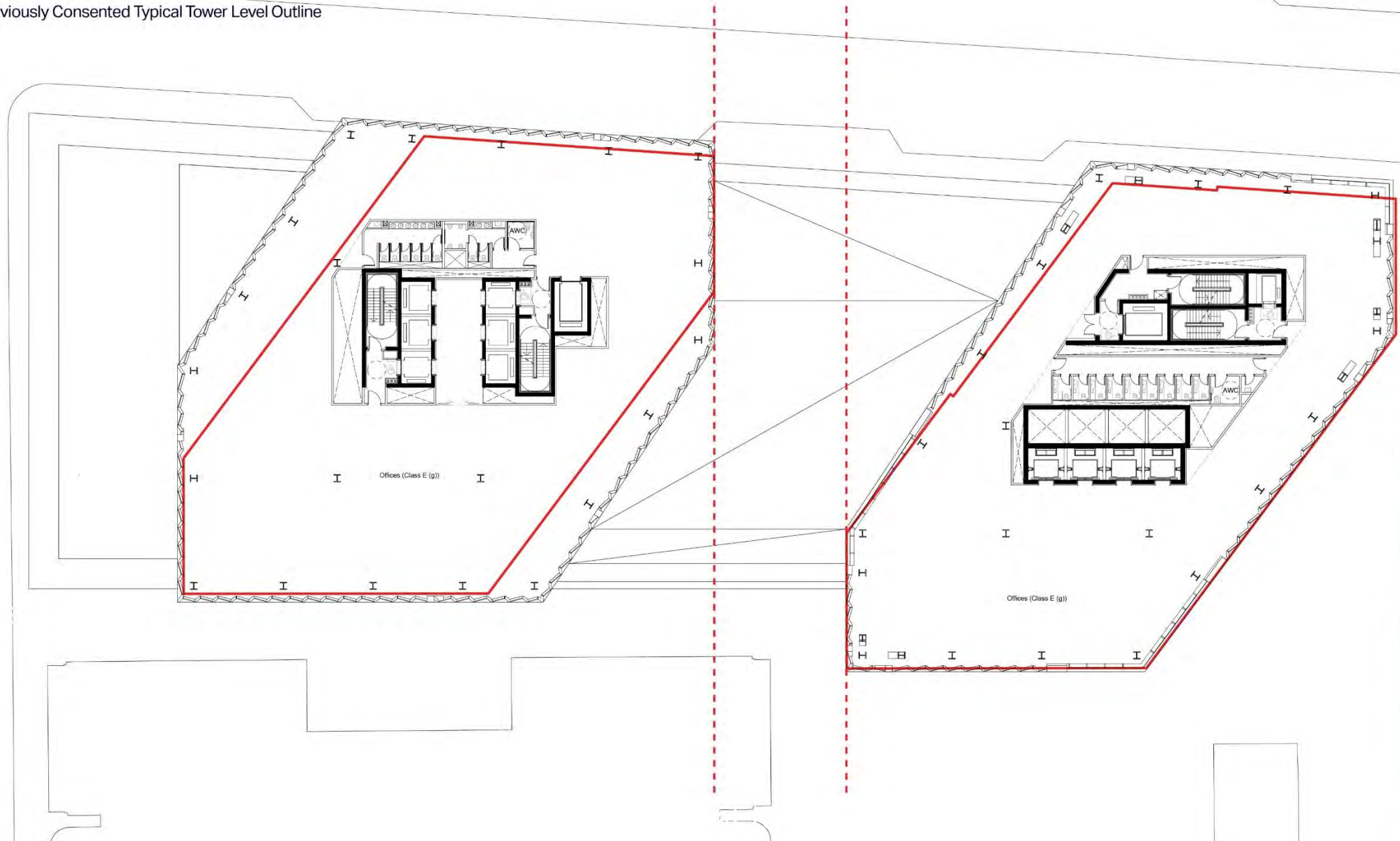
- Proposed West Elevation Outline
- Previously Consented West Elevation Outline



Proposed Typical Tower Level

Previously Consented Scheme Outline Overlay

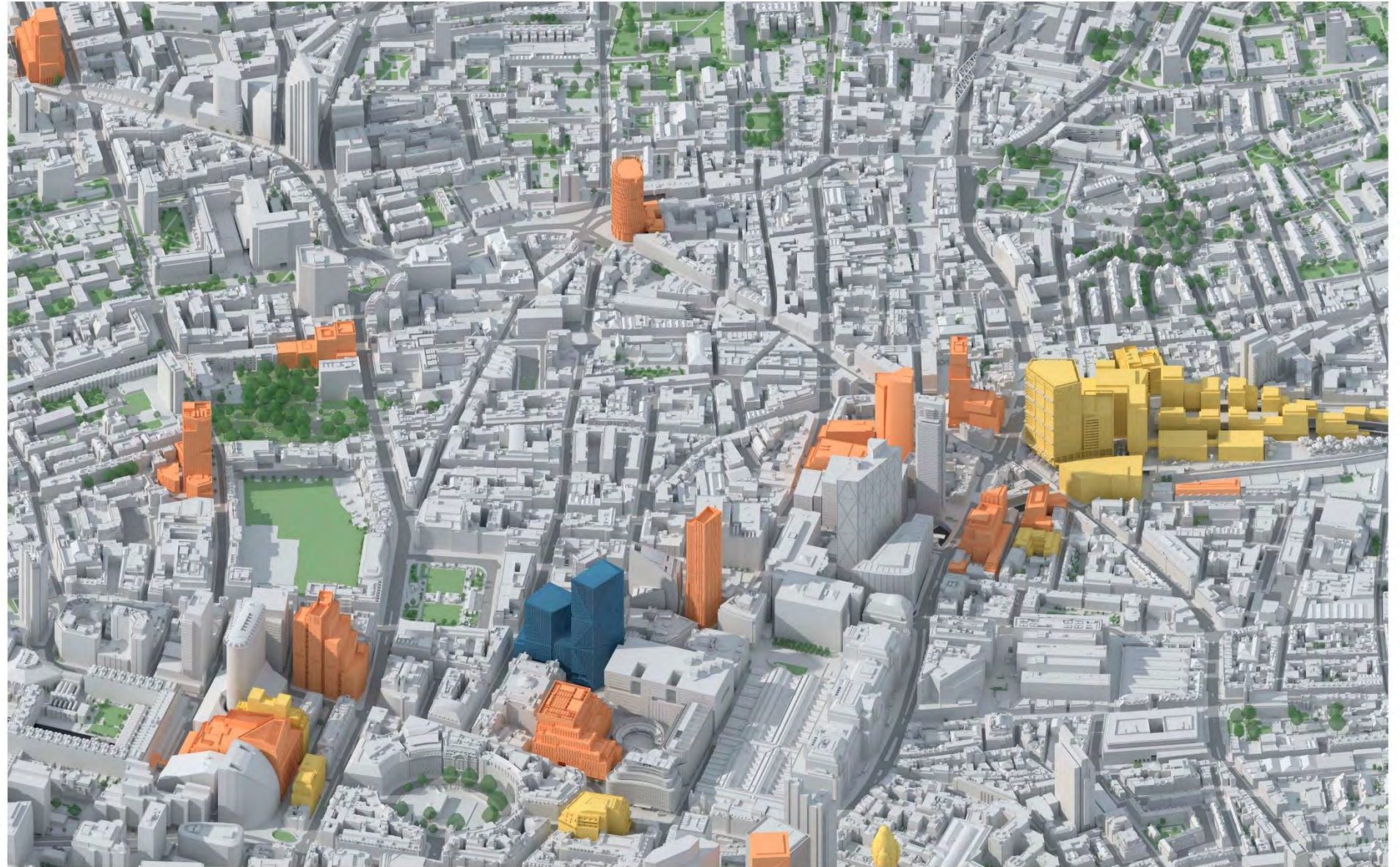
Previously Consented Typical Tower Level Outline



Existing and Emerging buildings in City Fringe + Proposed 2FA Scheme

Aerial View - Cumulative

Page 13



Existing Site Plan



Proposed Site Plan



Existing Ground Level



Proposed Ground Level

Sun Street

Whitecross Place

Wilson Street

Proposed ground level

Key:

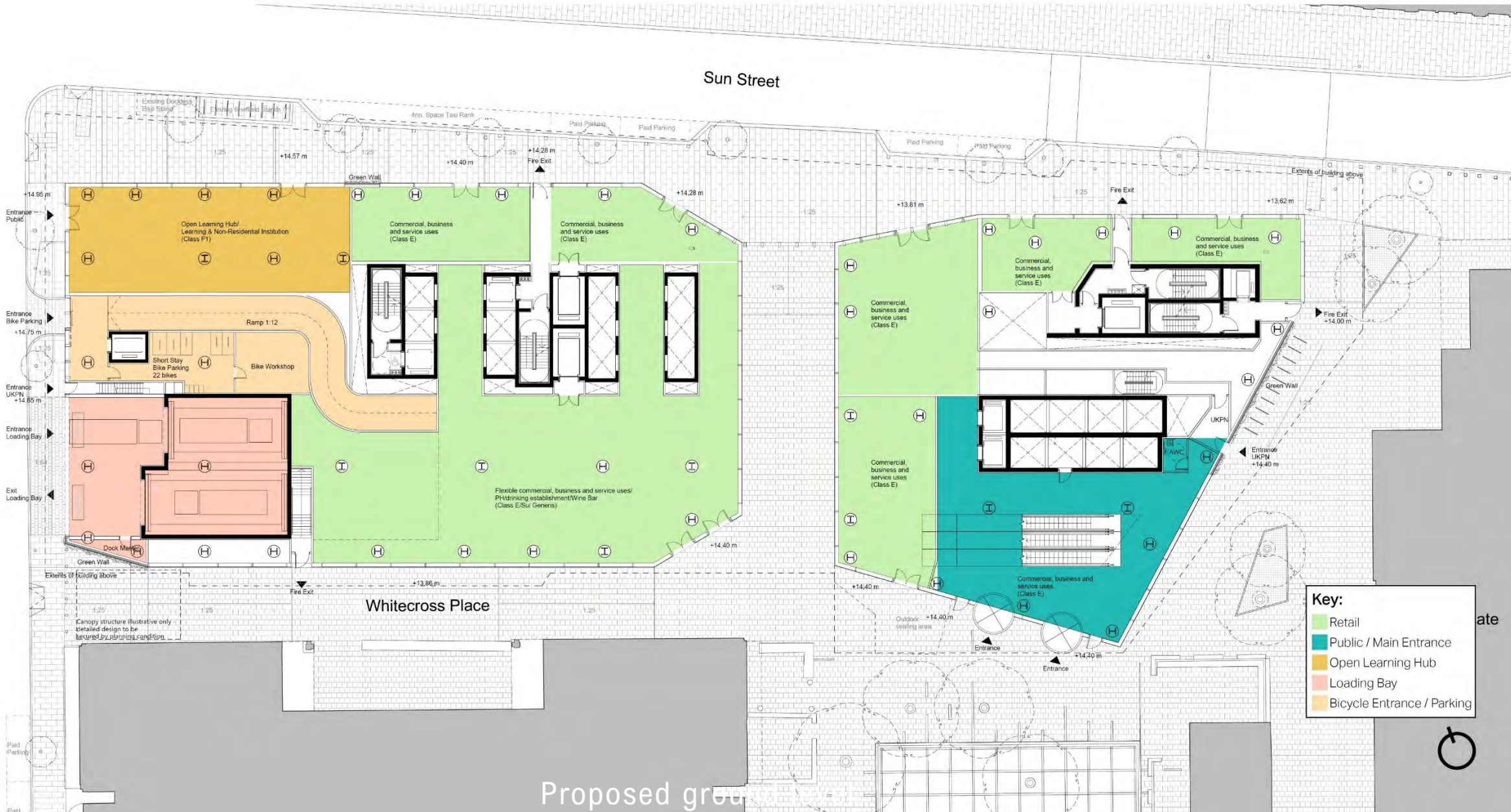
Retail

Public / Main Entrance

Open Learning Hub

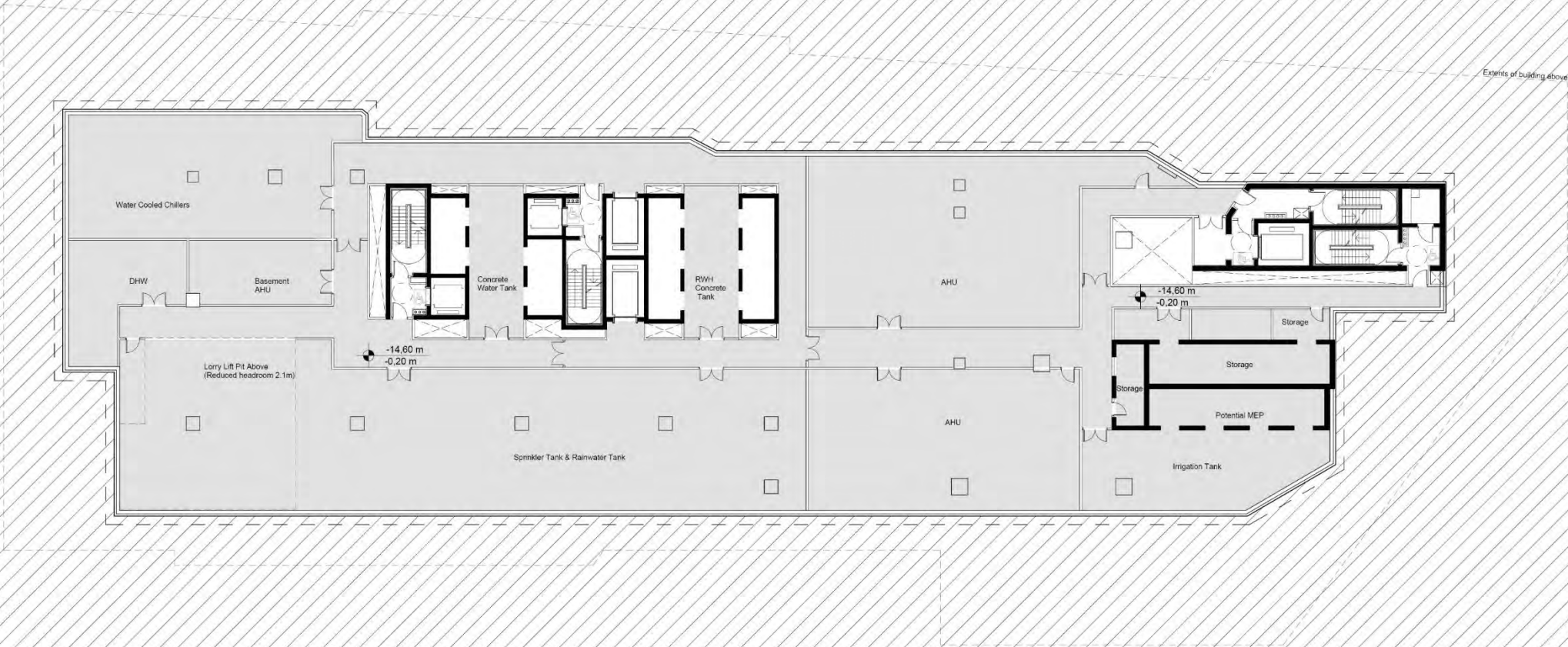
Loading Bay

Bicycle Entrance / Parking



Proposed Basement Level 3

Page 18



Key:

Plant / Storage / BoH



Proposed Basement Level 2



Key:

- Loading Bay
- Plant / Storage / BoH



Proposed Basement Level 2 Mezzanine

Page 20

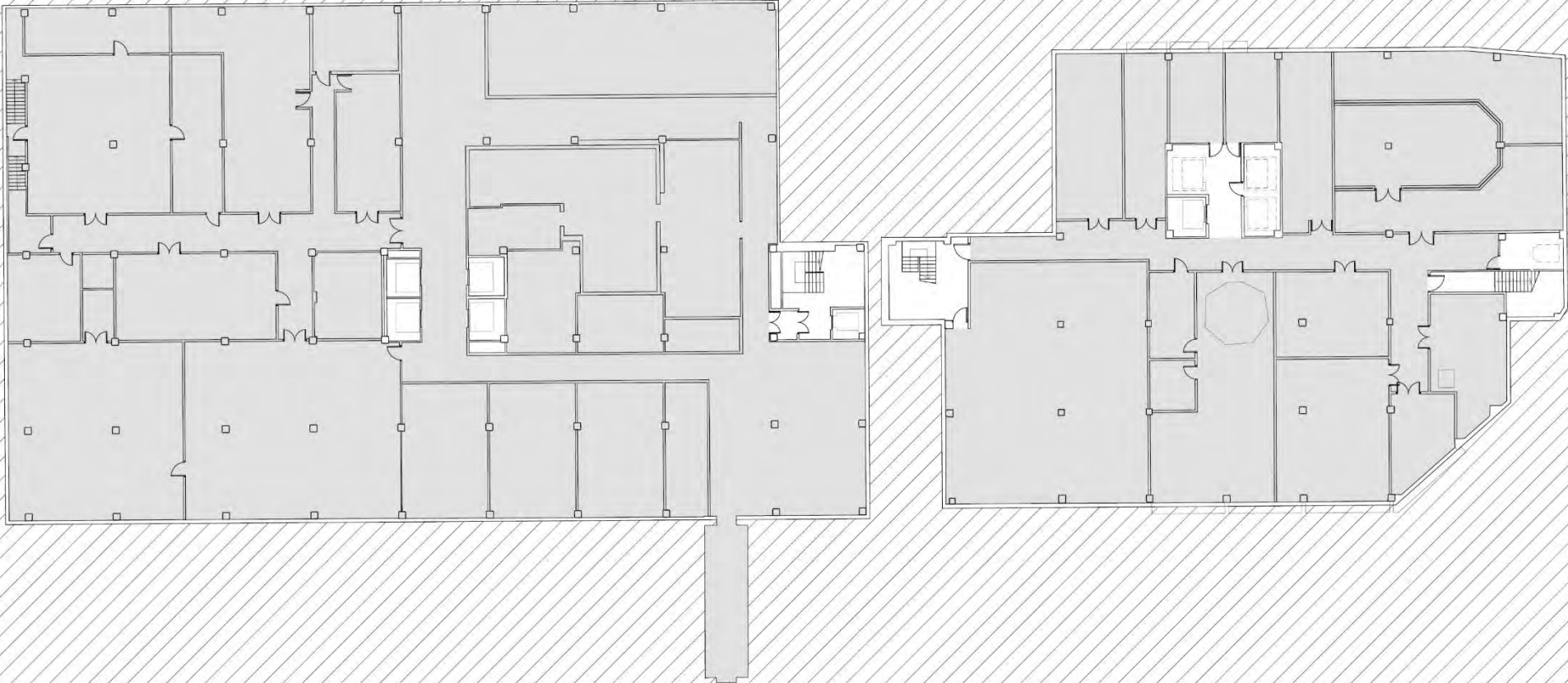


Key:

Plant / Storage / BoH



Existing Basement Level 1

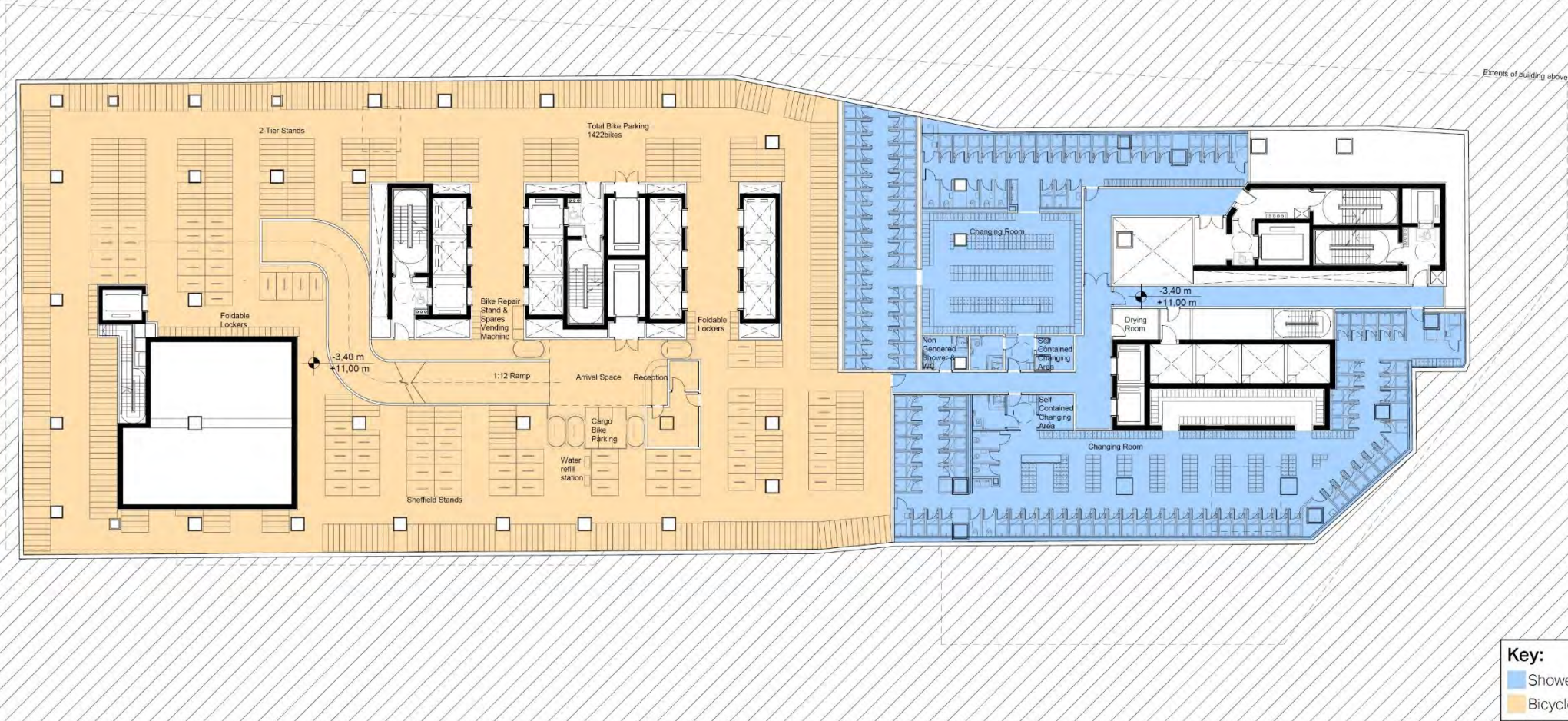


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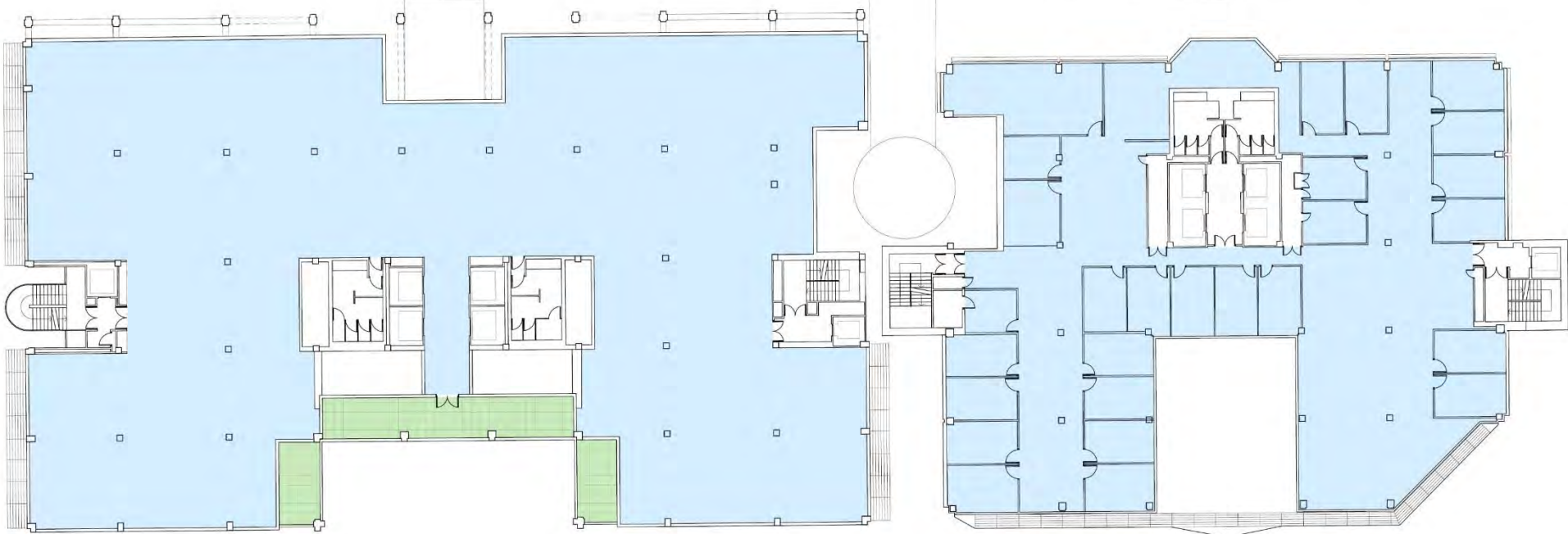
■ Plant / Storage / BoH



Proposed Basement Level 1



Existing Level 1

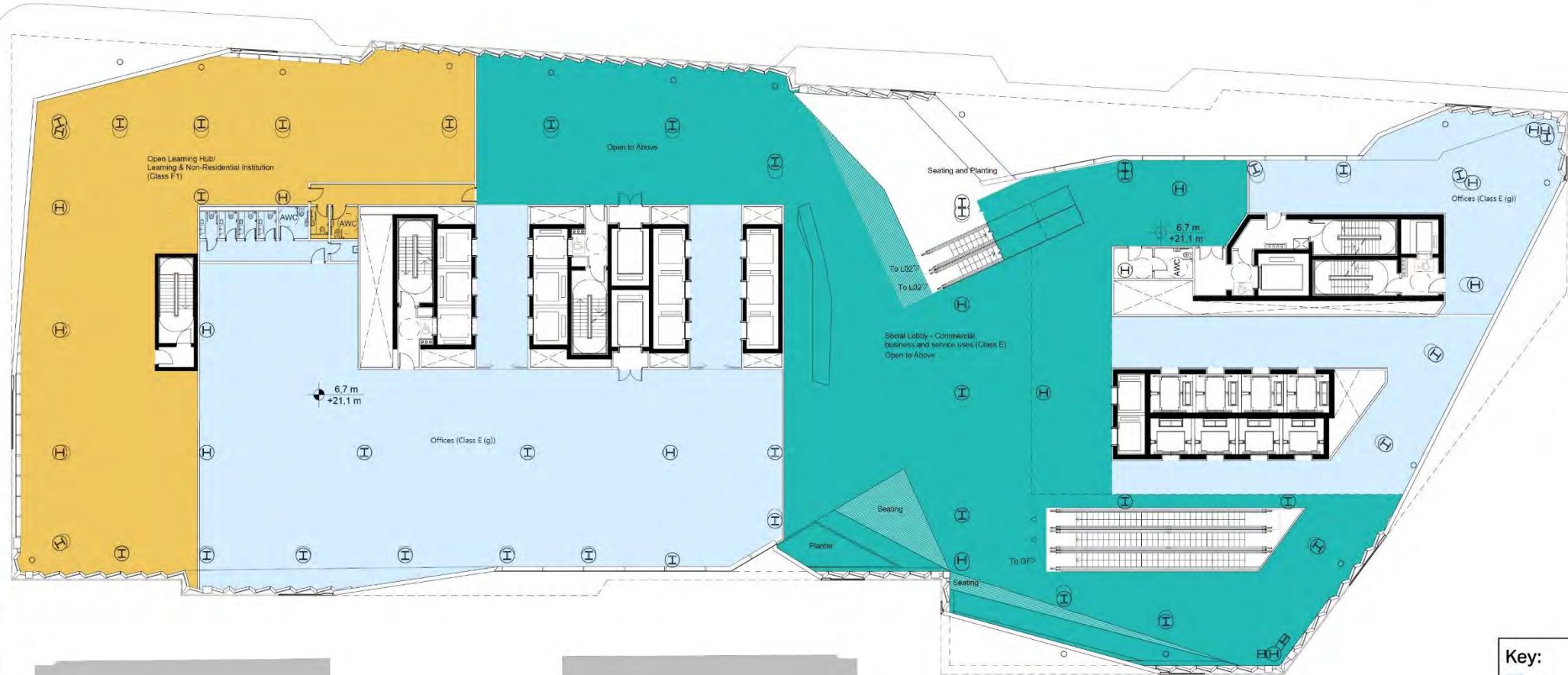


Key:

- Outdoor Area / Terrace
- Workplace



Proposed Level 1

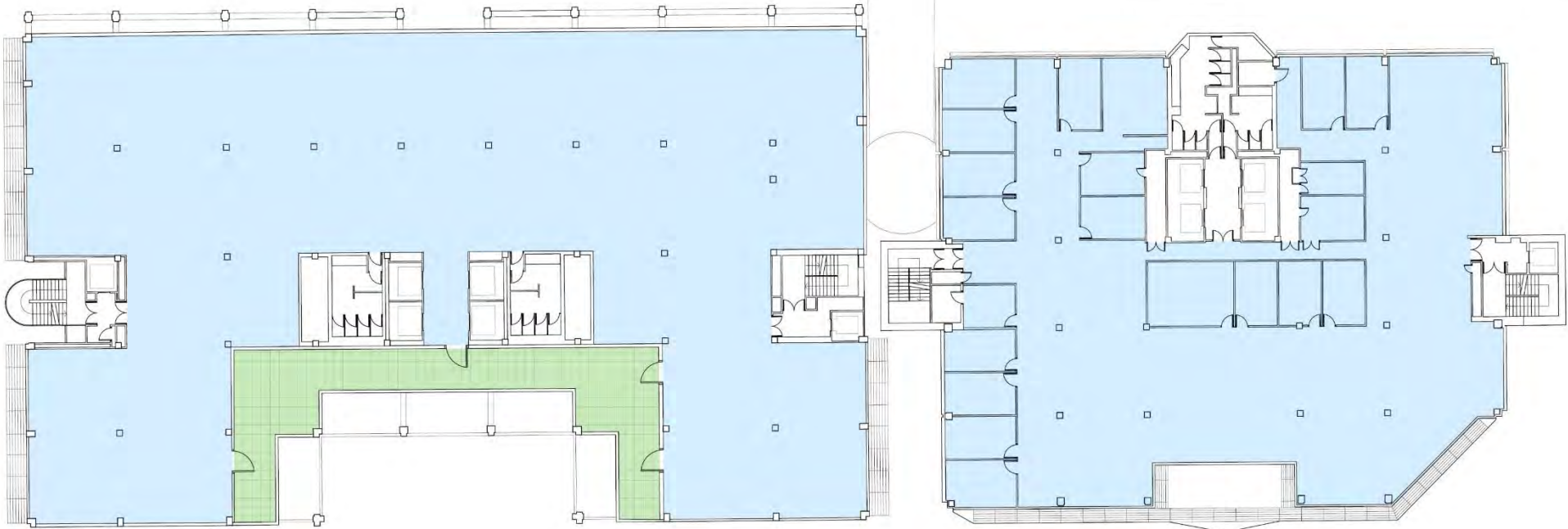


Key:

- Workplace
- Public / Main Entrance
- Open Learning Hub



Existing Level 2

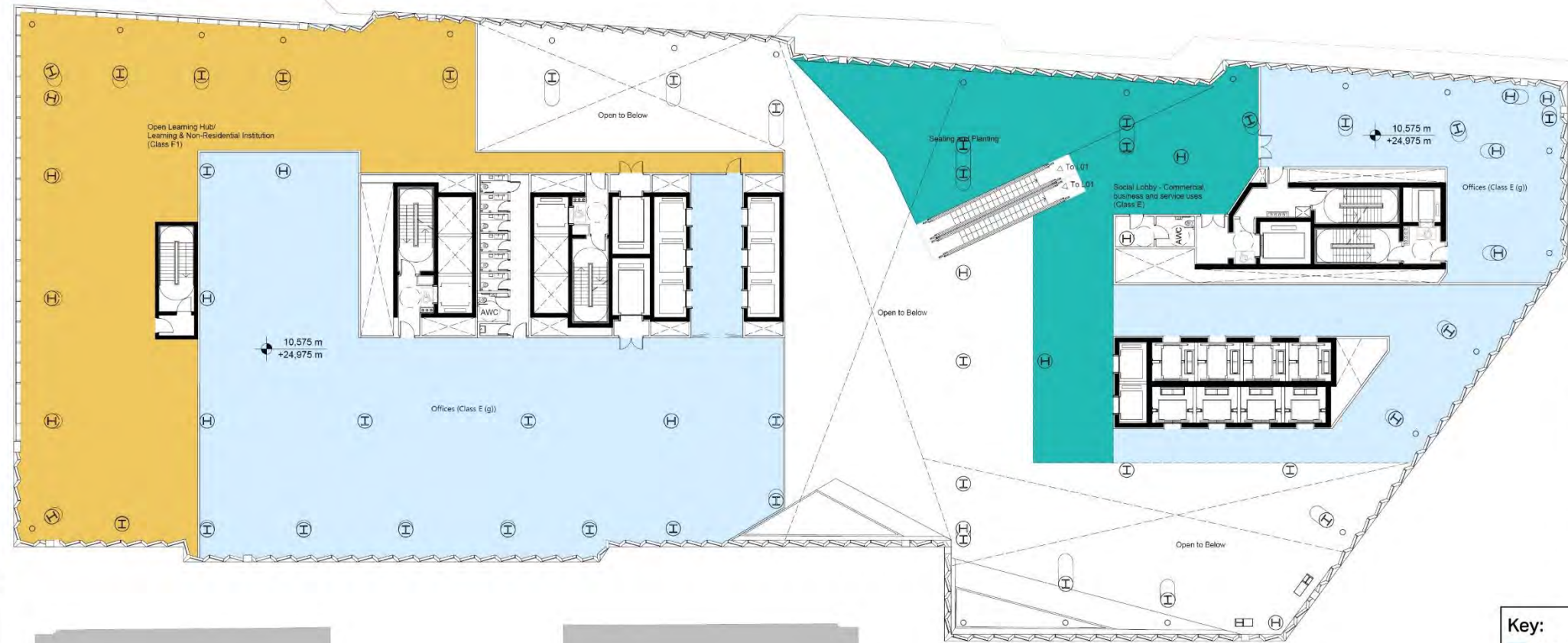


Key:

- Outdoor Area / Terrace
- Workplace



Proposed Level 2

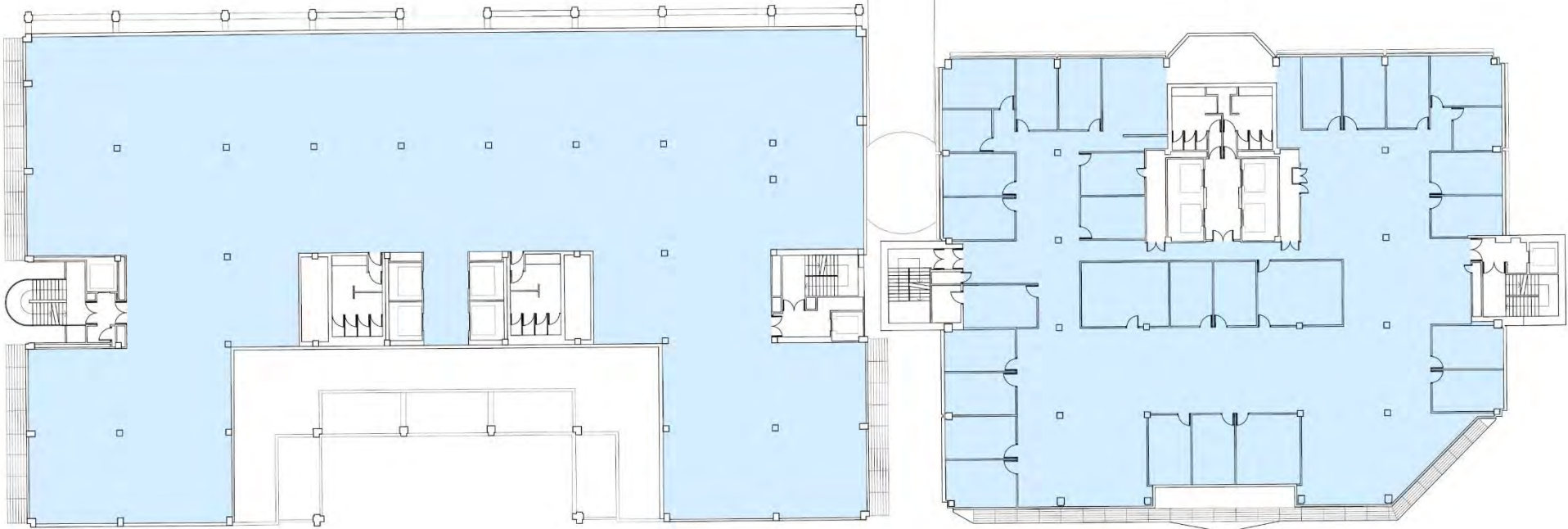


Key:

- Workplace
- Public / Main Entrance
- Open Learning Hub



Existing Level 3



Key:
Workplace



Proposed Level 3

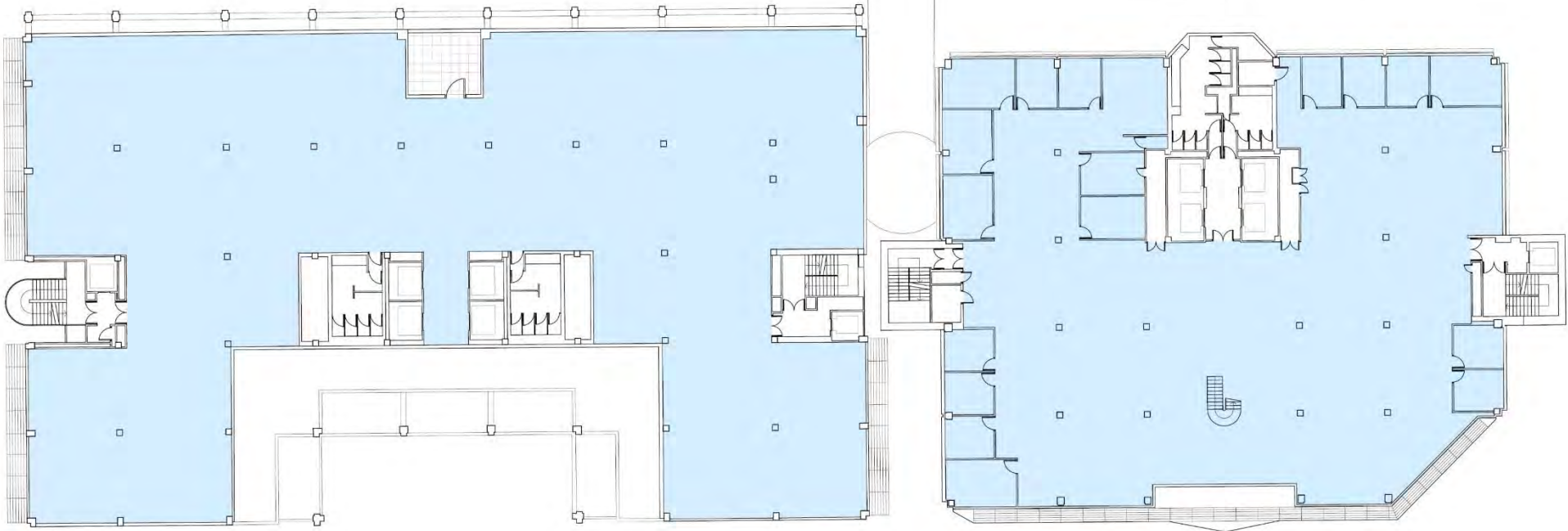


Key:

- Terrace / Winter Garden
- Workplace



Existing Level 4



Key:

Workplace



Proposed Level 4

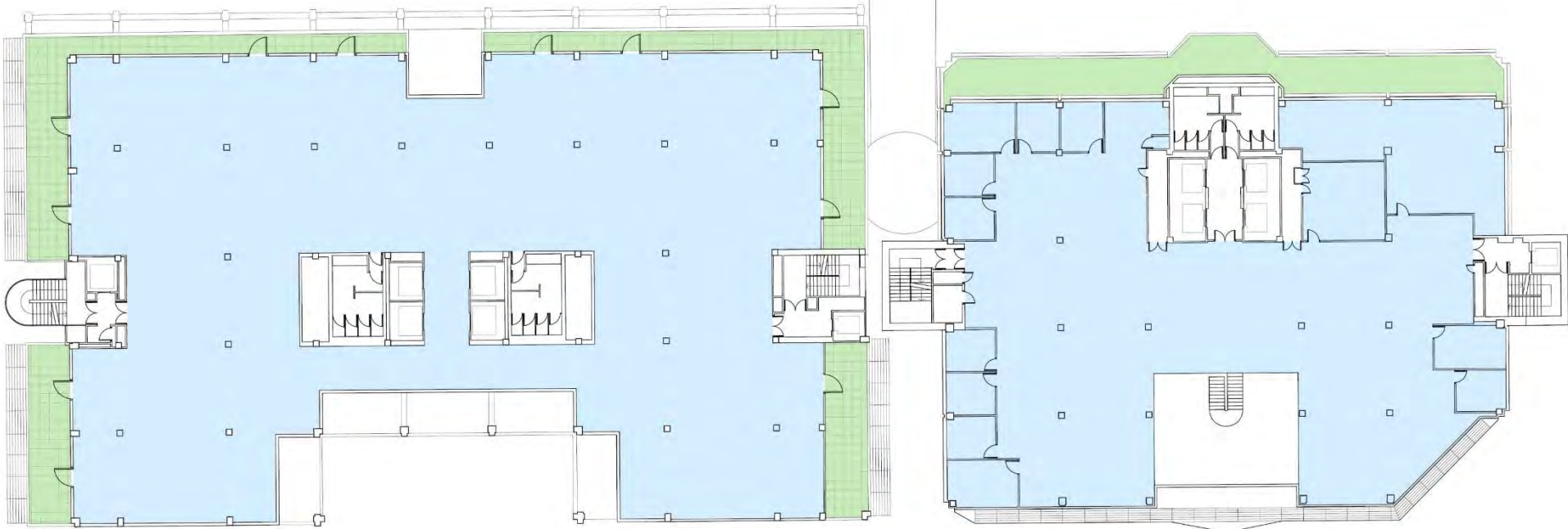


Key:

Workplace



Existing Level 5



Key:

- Outdoor Area / Terrace
- Workplace



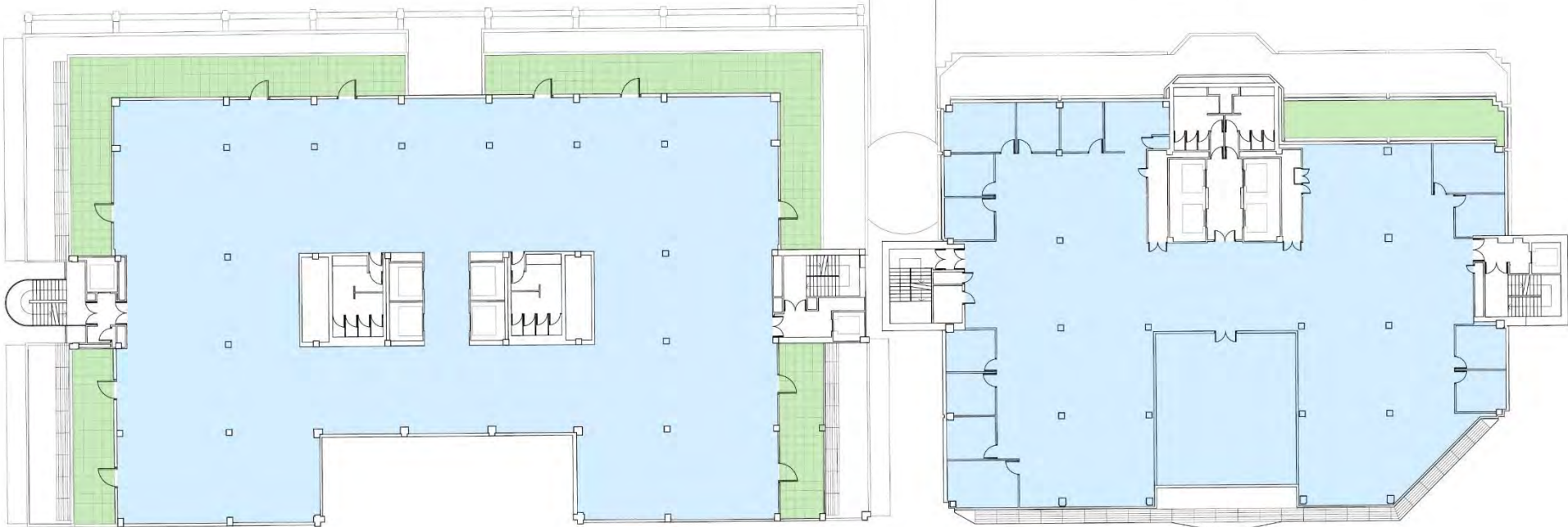
Proposed Level 5



Key:
Workplace



Existing Level 6



Key:

- Outdoor Area / Terrace
- Workplace



Proposed Level 6

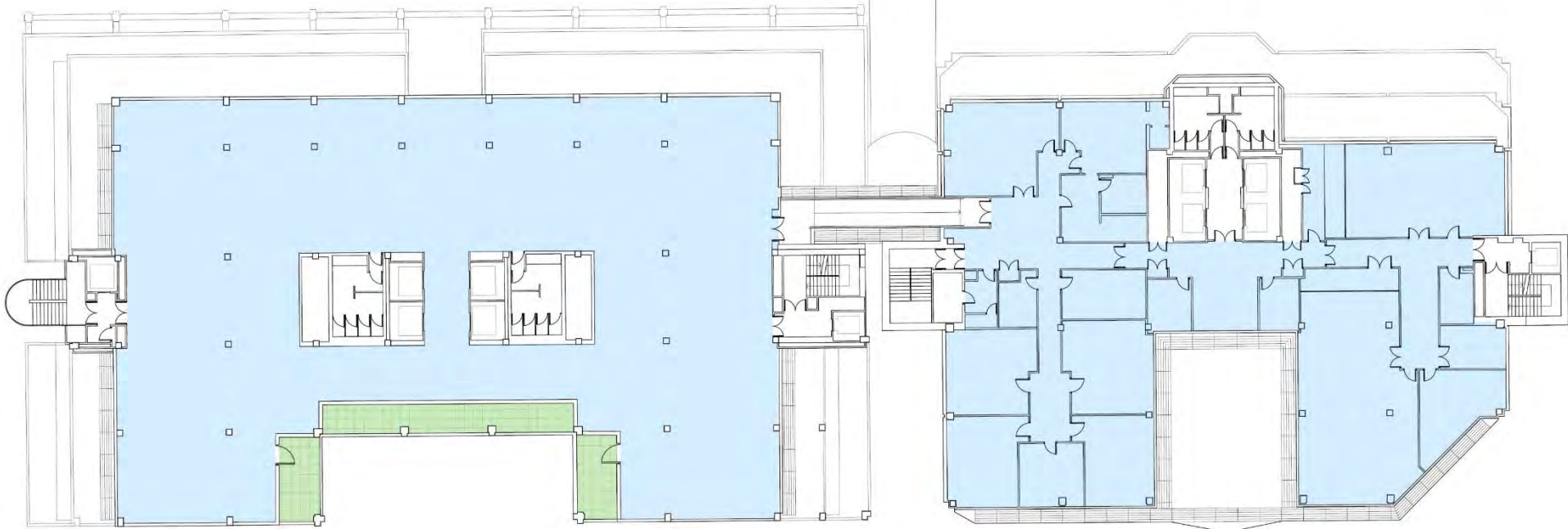


Key:

Workplace



Existing Level 7



Key:

- Outdoor Area / Terrace
- Workplace



Proposed Level 7

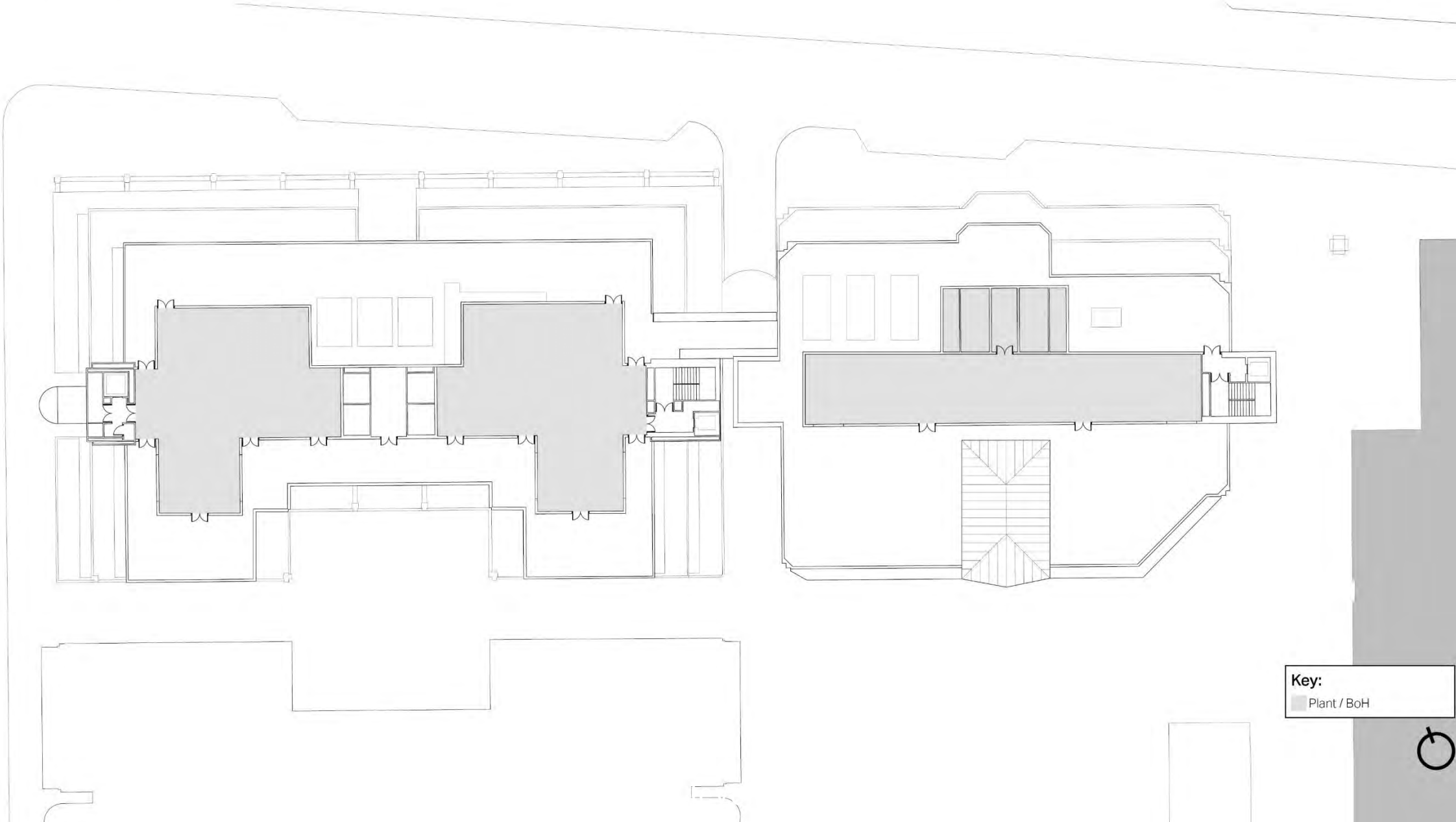


Key:

Workplace



Existing Level 8



Proposed Level 8



Key:

Workplace



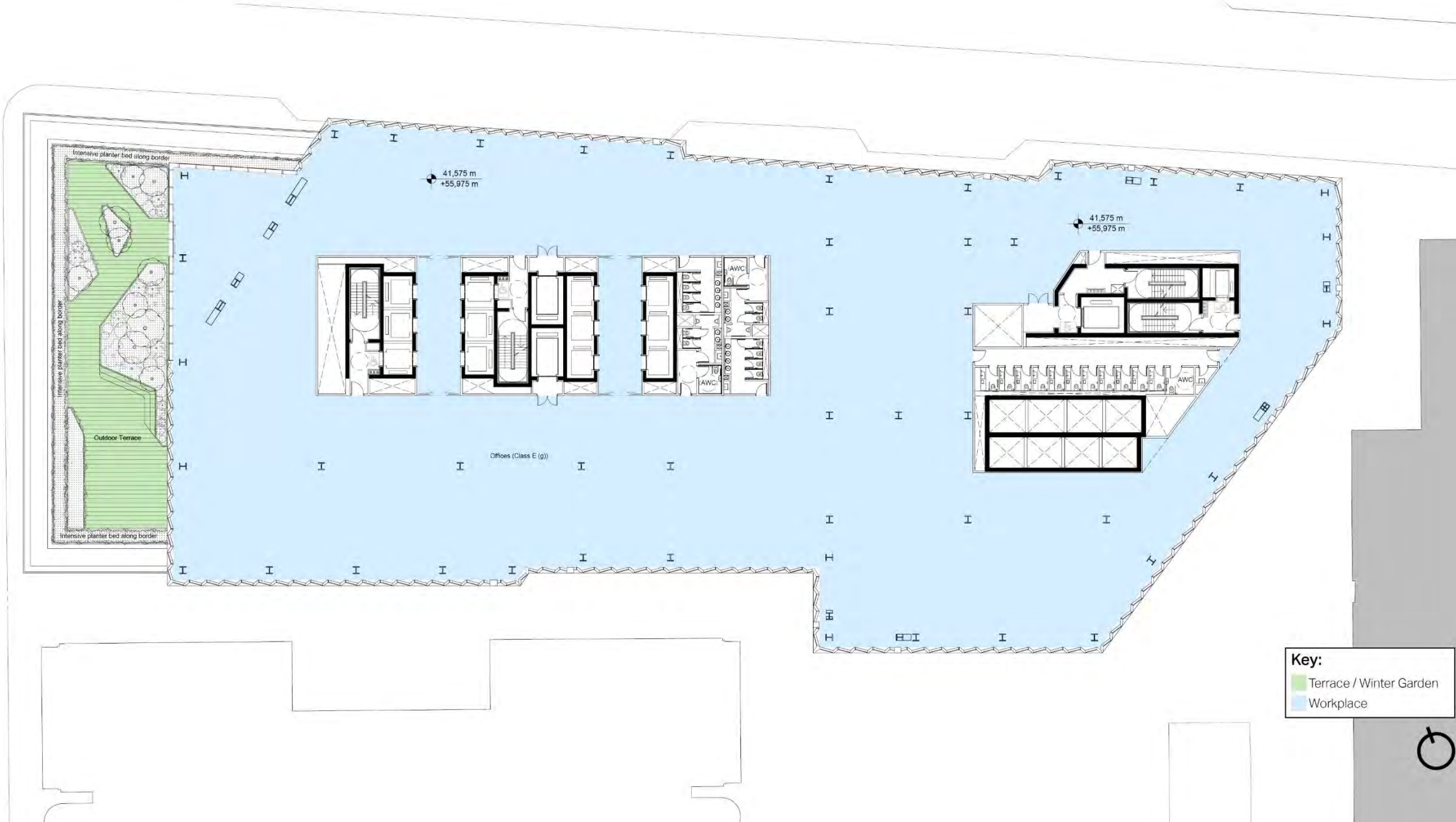
Proposed Level 9



Key:
Workplace



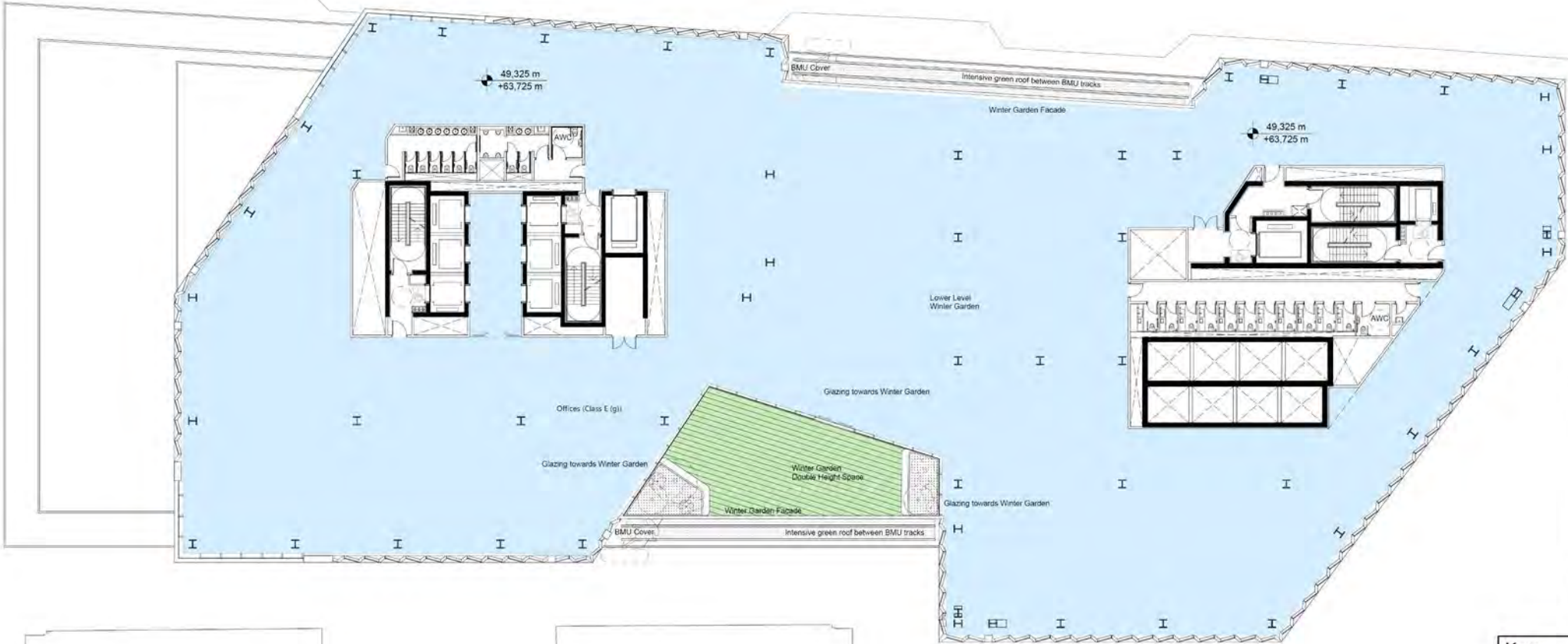
Proposed Level 10



Proposed Level 11



Proposed Level 12



Key:

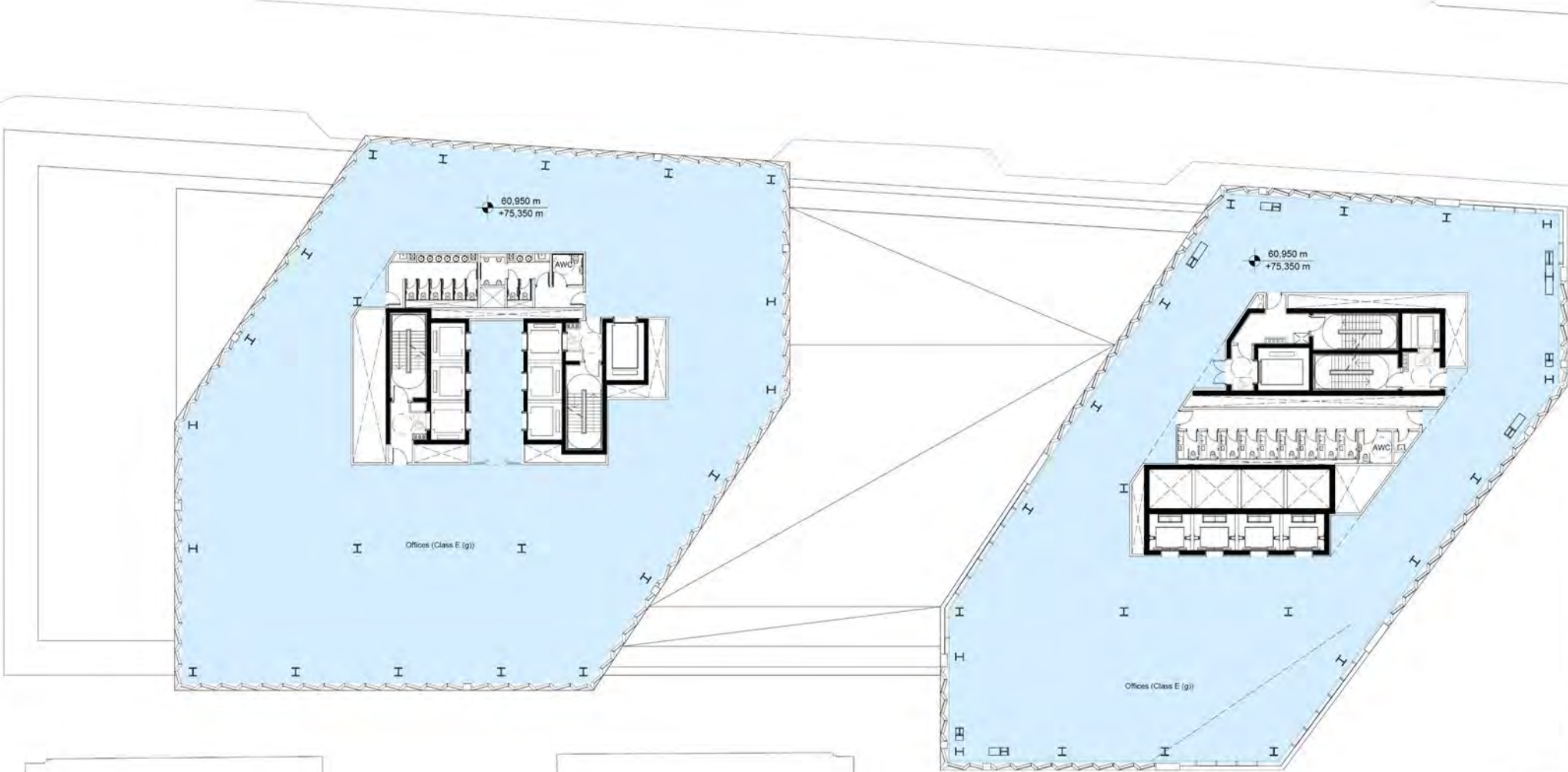
- Terrace / Winter Garden
- Workplace



Proposed Level 13



Proposed Level 14-20

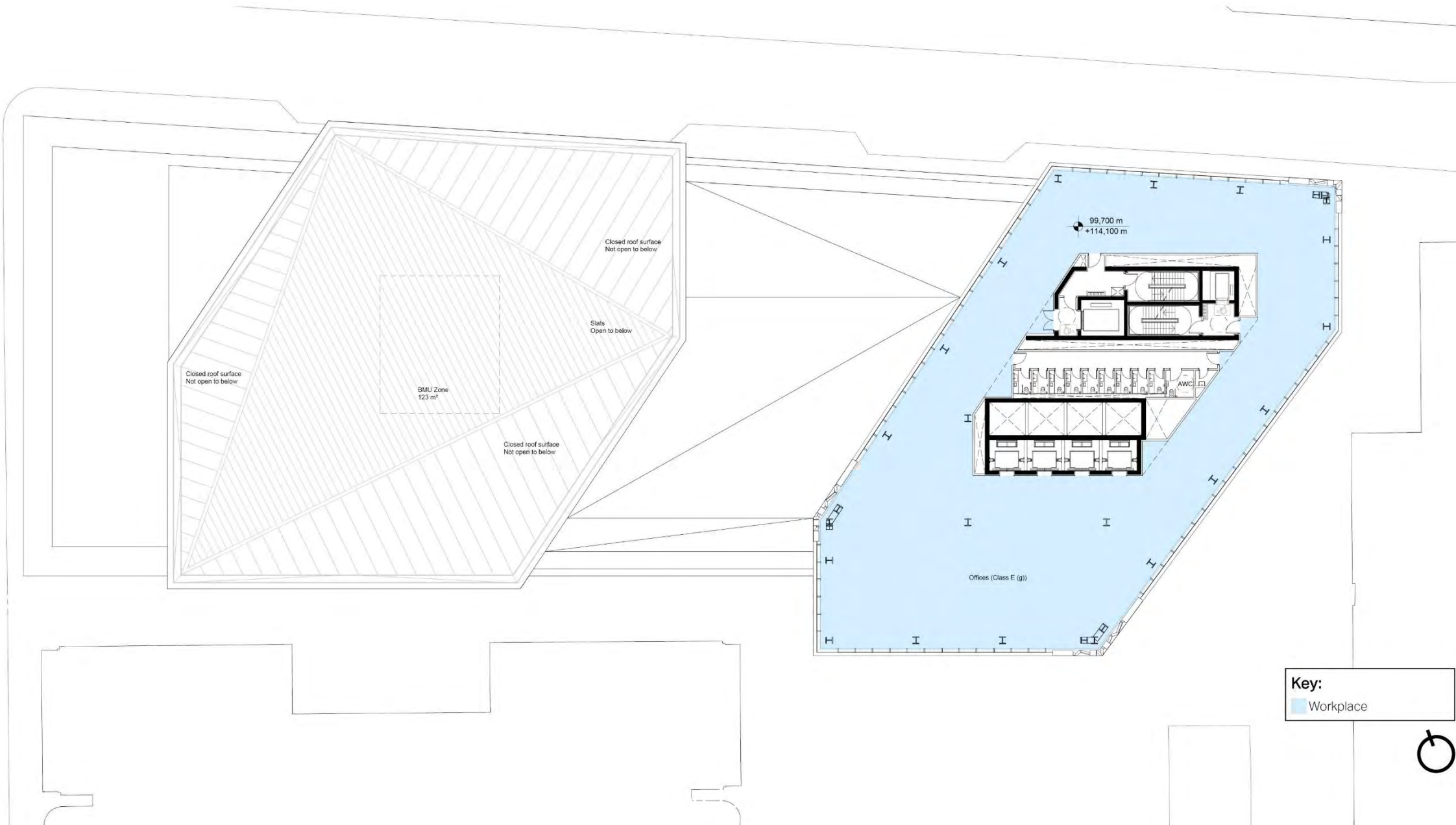


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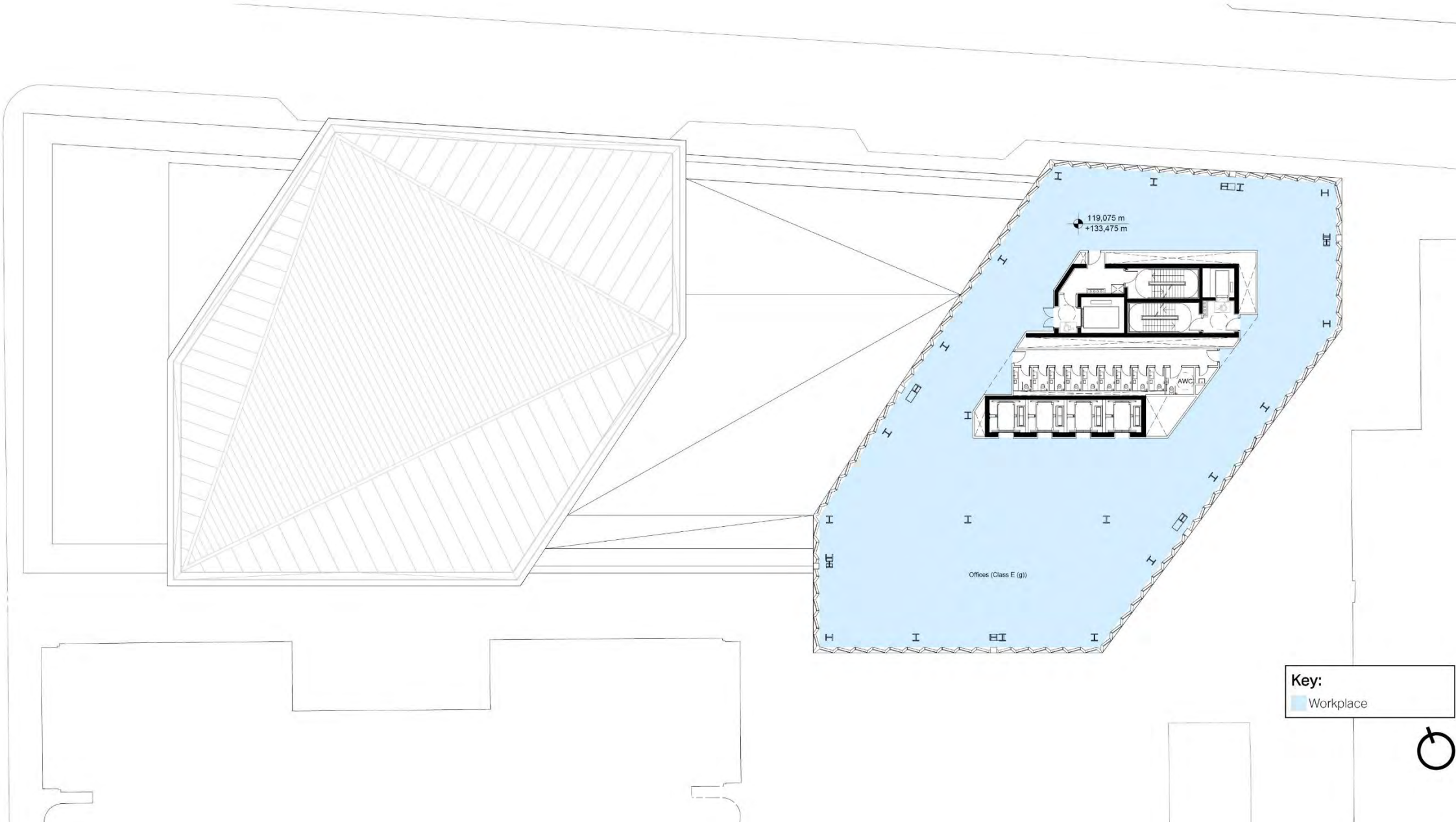
Workplace



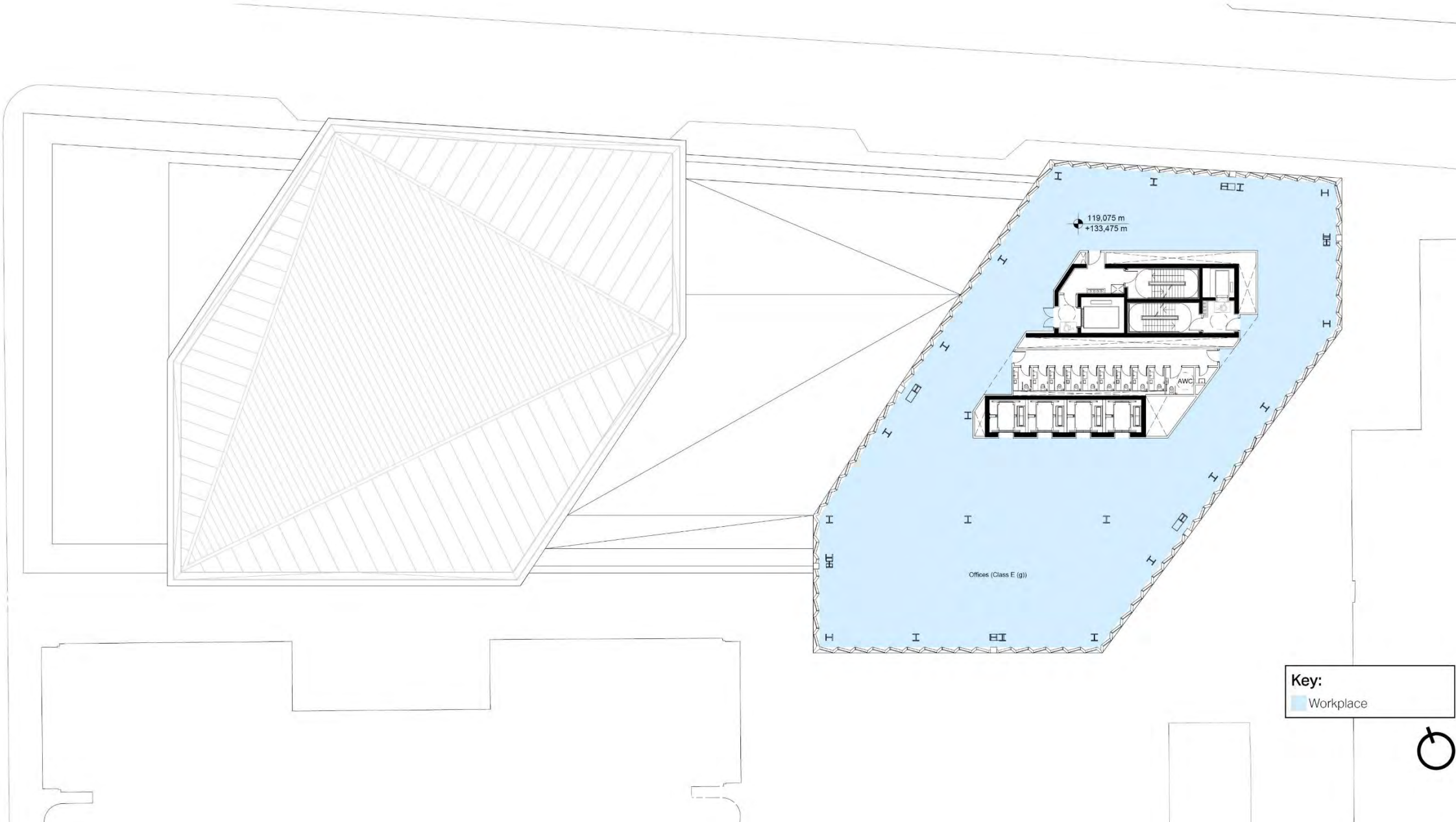
Proposed Level 21-28



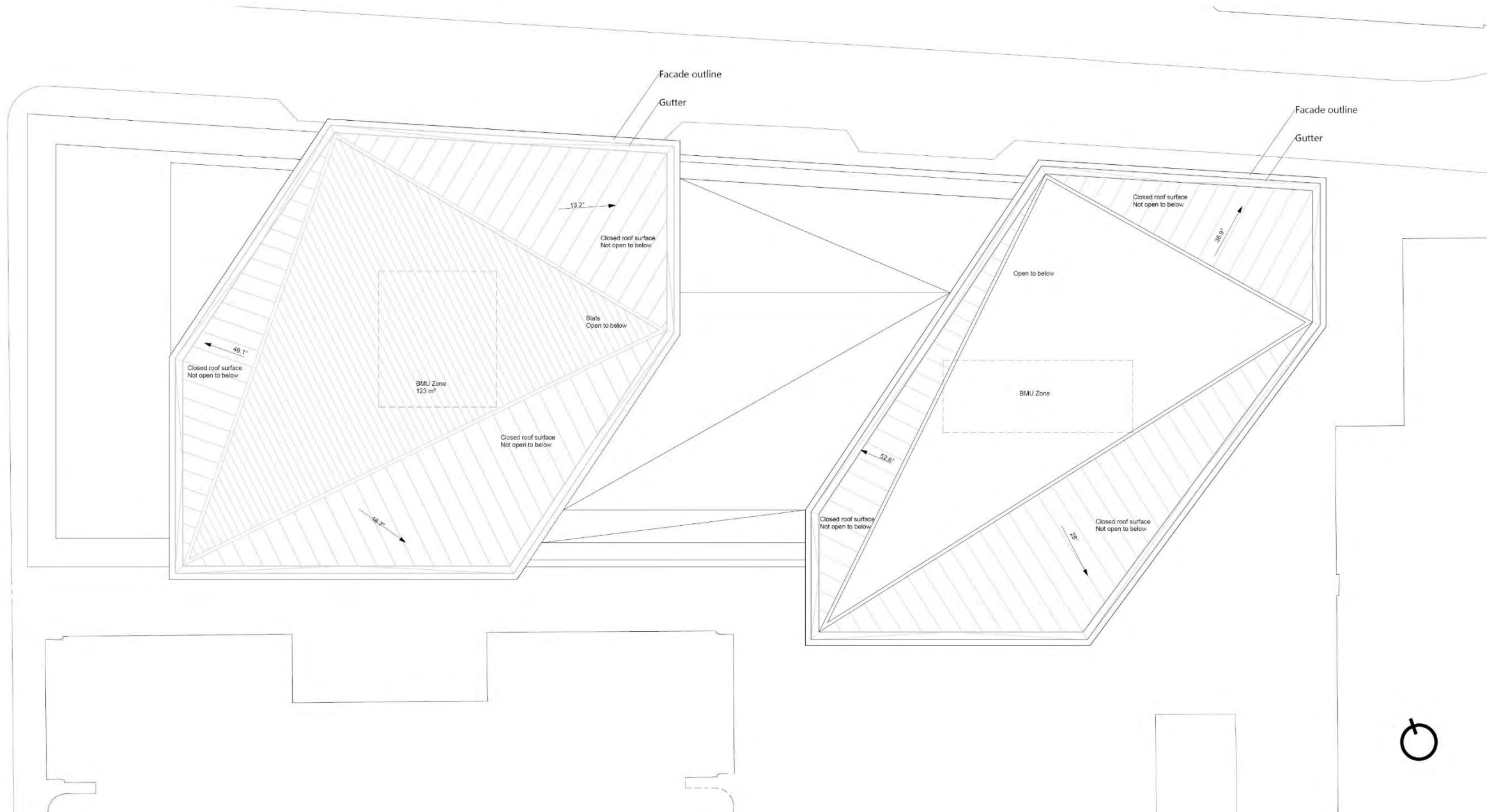
Proposed Level 29-35



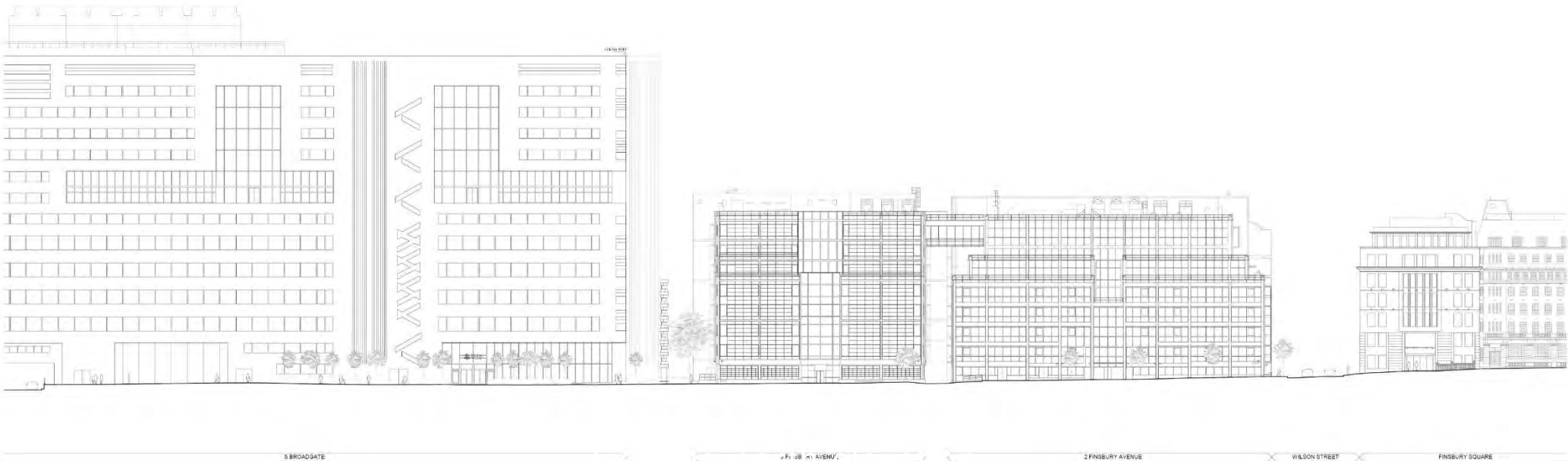
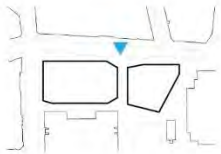
Proposed Level 29-35



Proposed Roof Plan



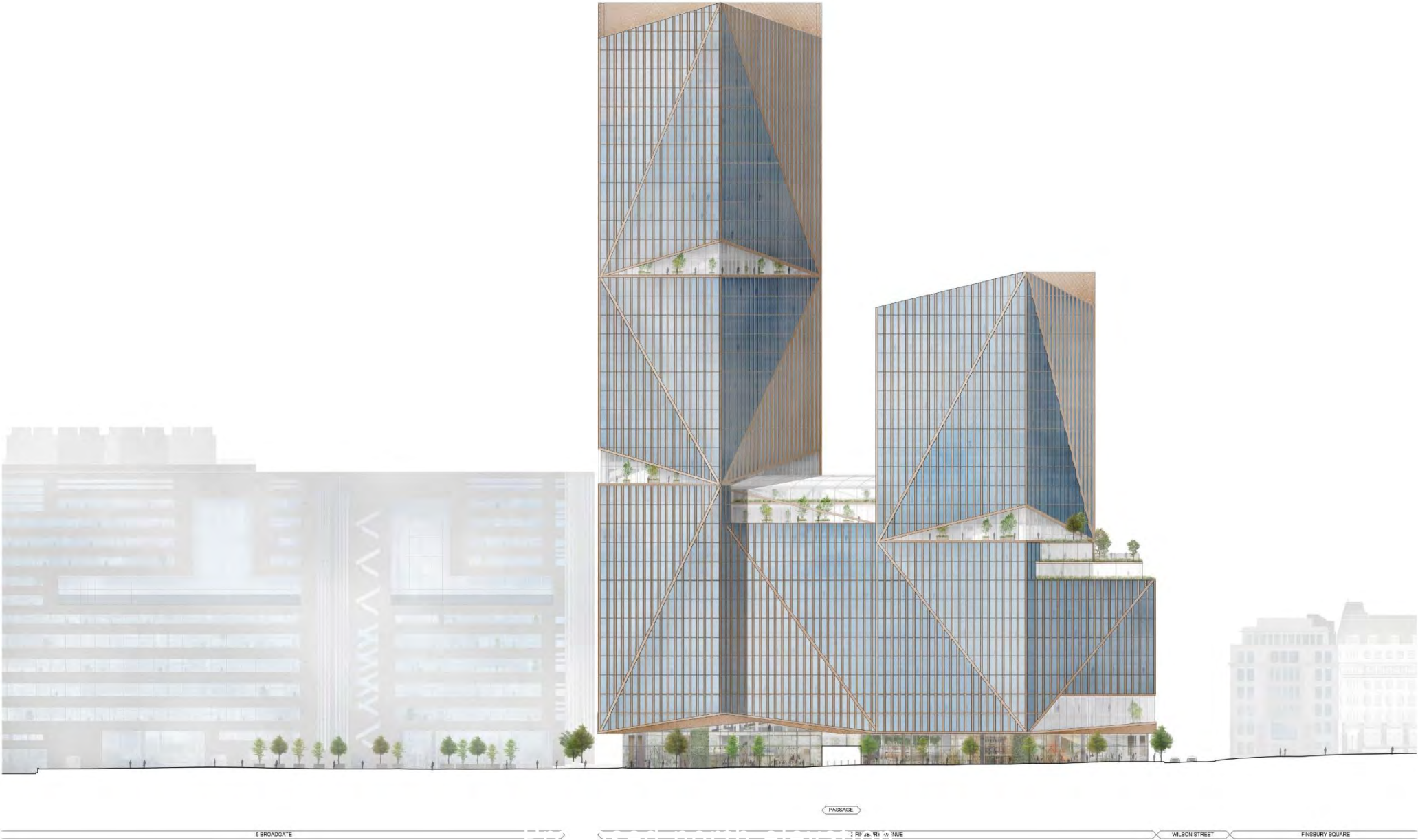
Existing North Elevation



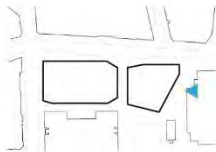
Proposed North Elevation



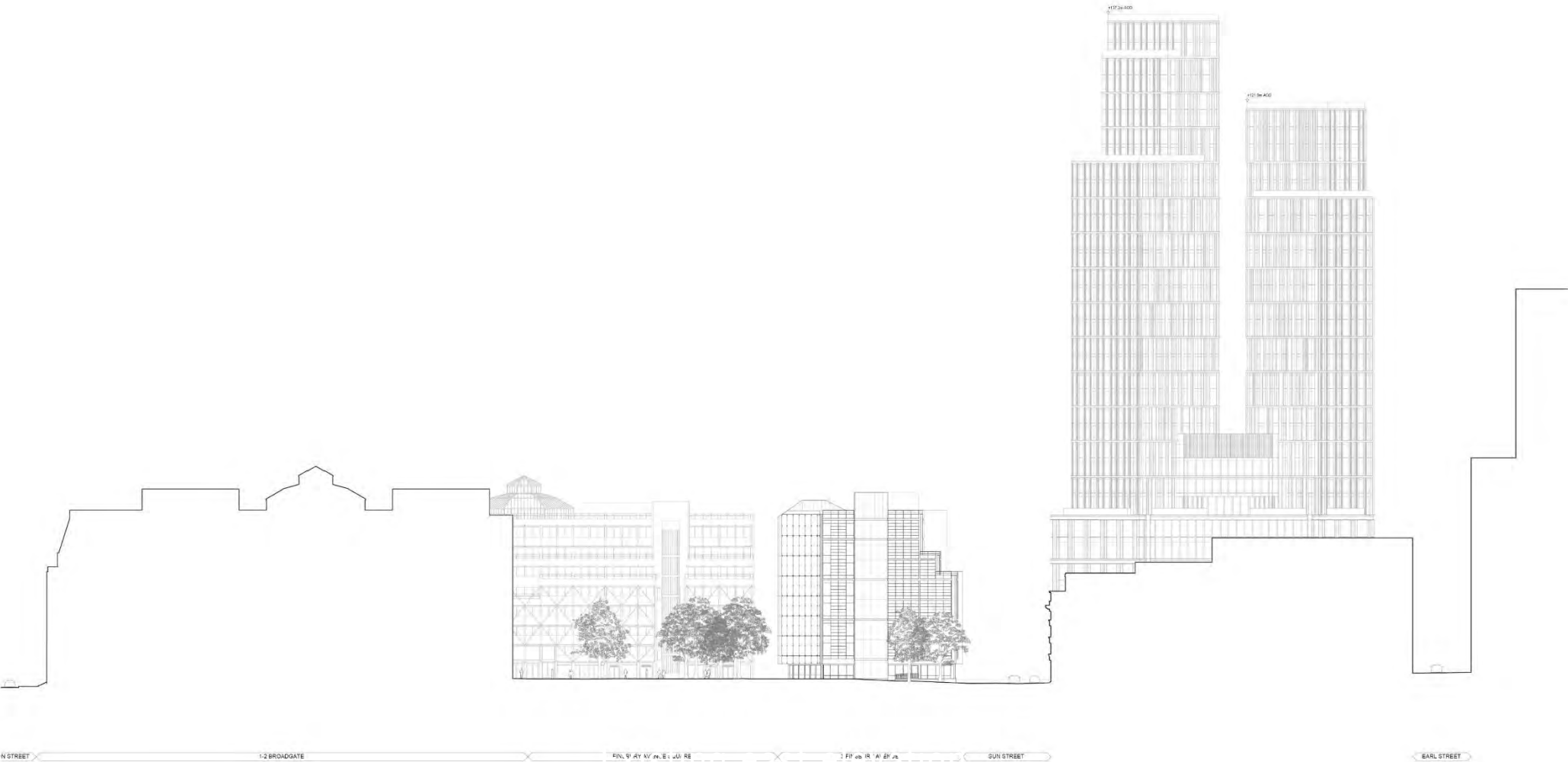
Page 50



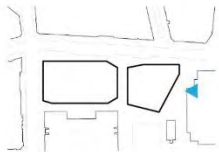
Existing East Elevation



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Proposed East Elevation



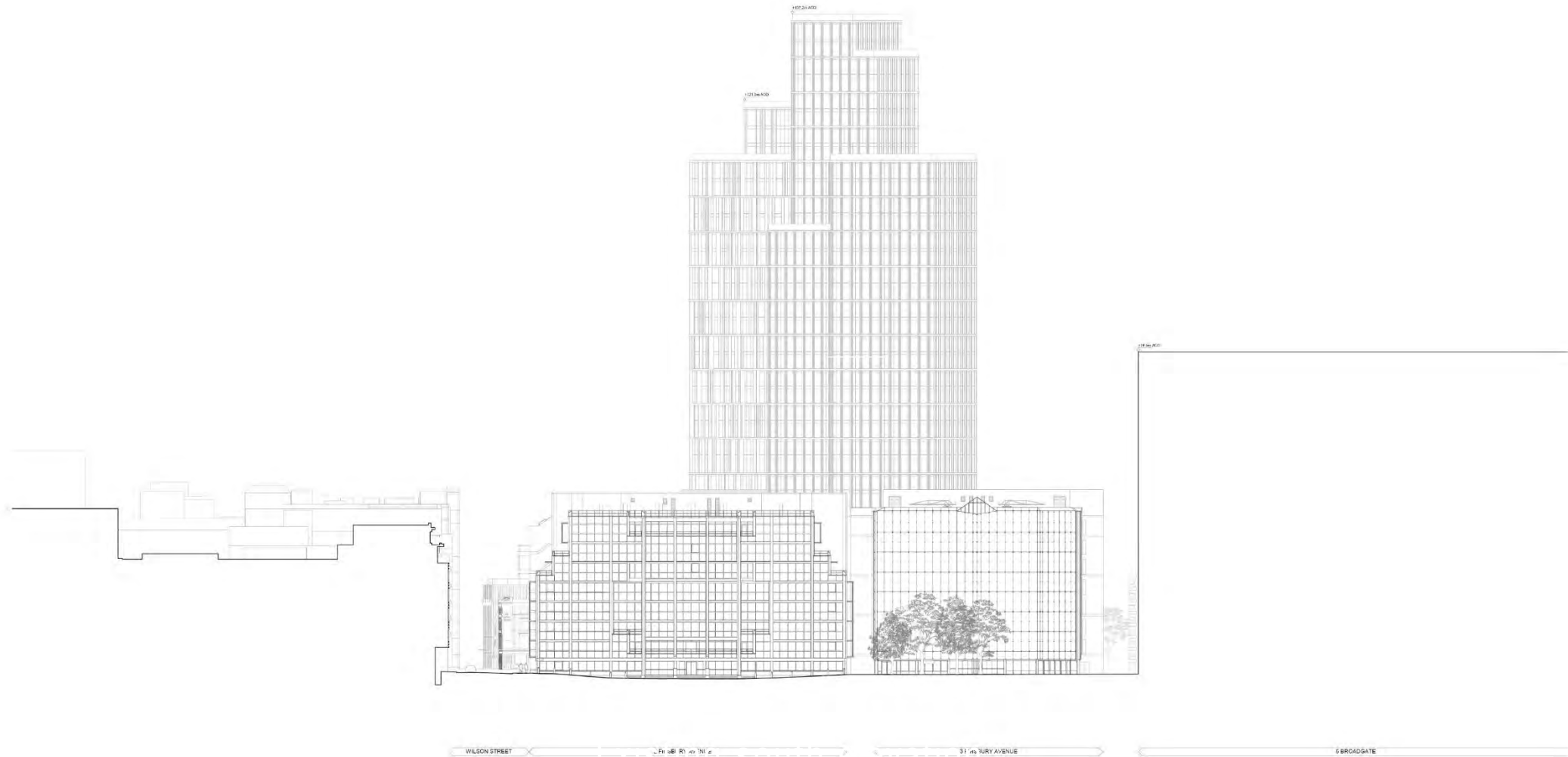
Page 52



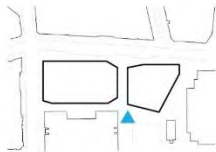
Existing South Elevation



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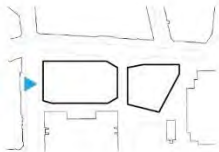
Proposed South Elevation



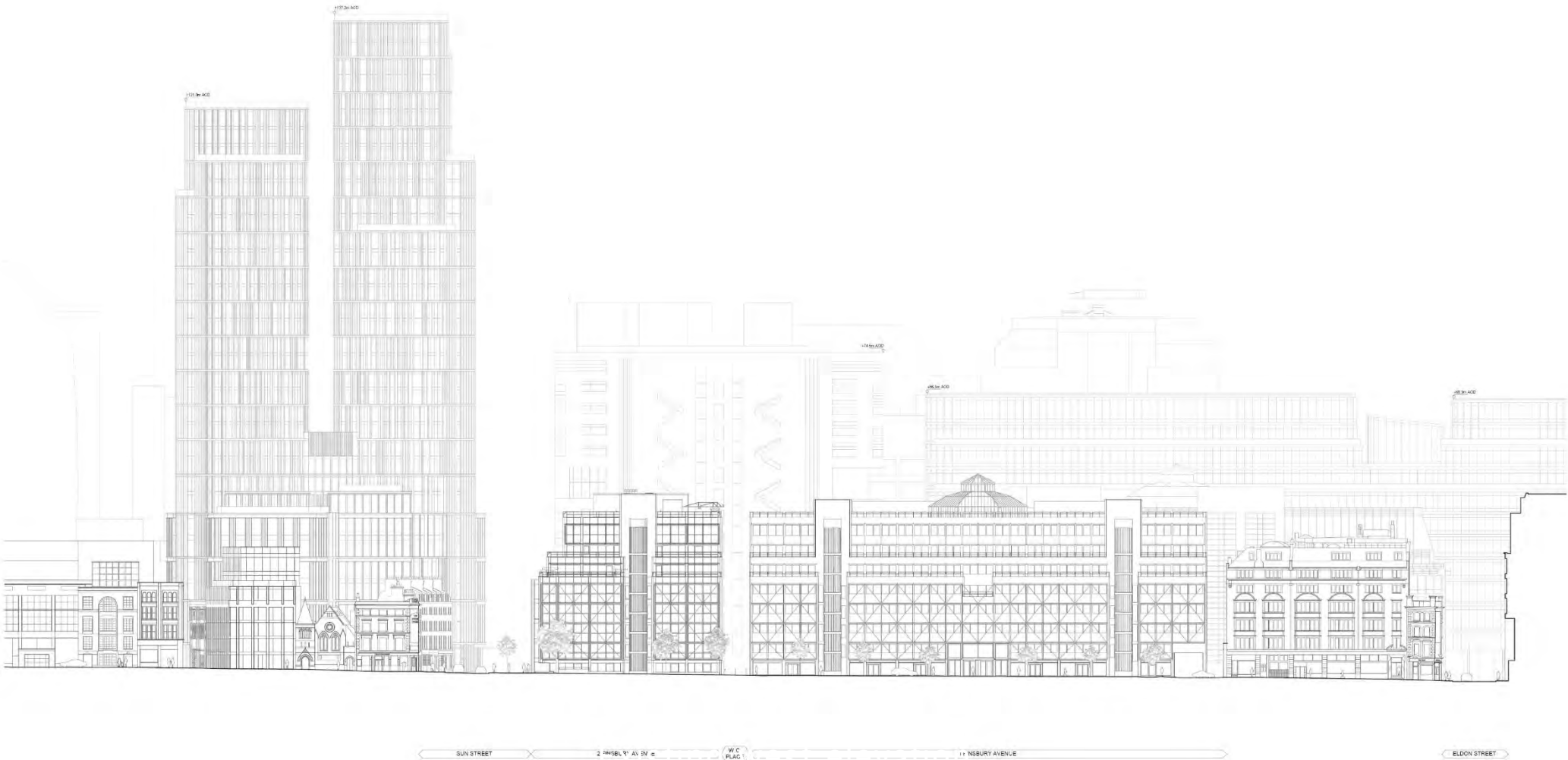
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Existing West Elevation

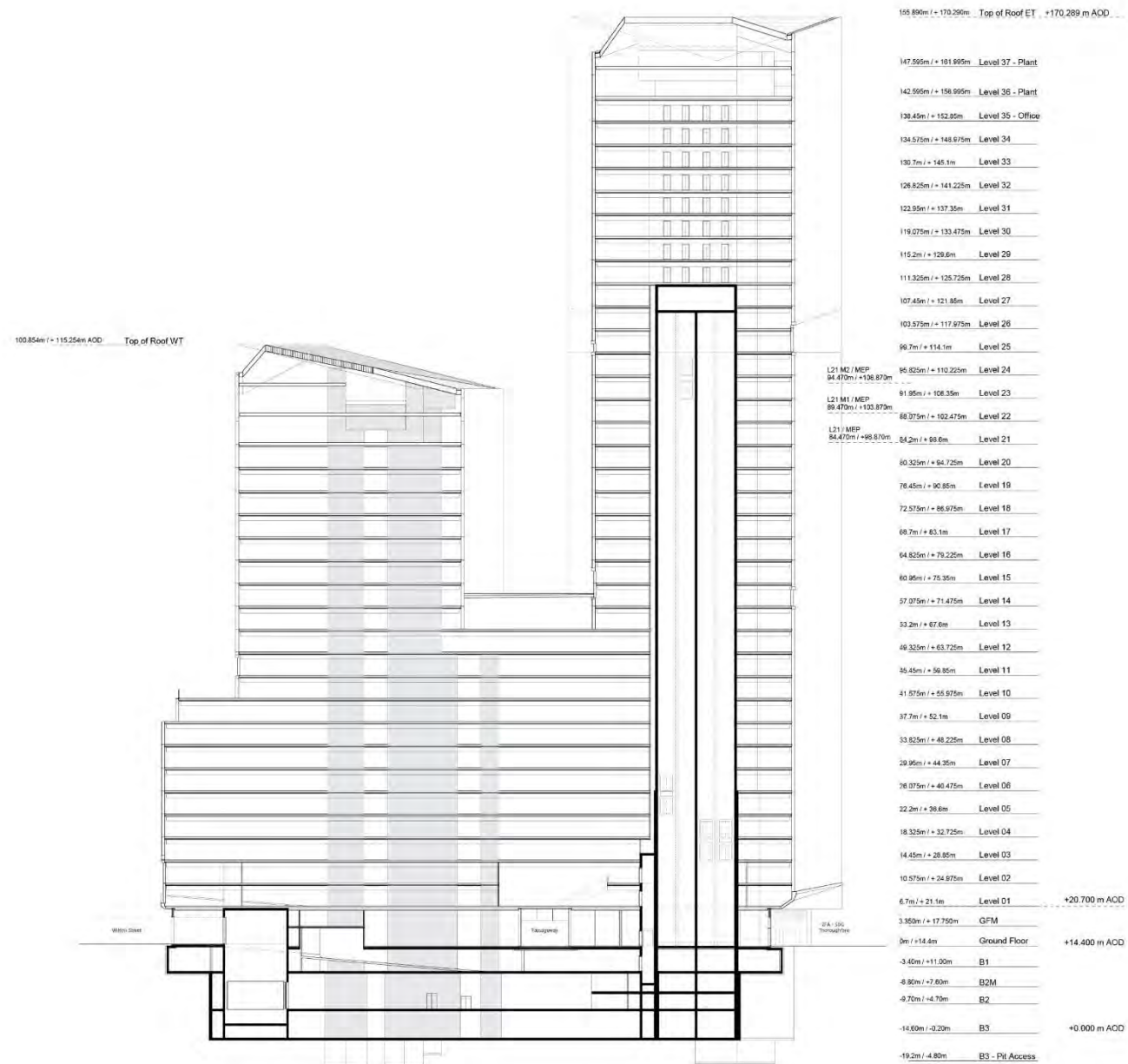


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This architectural rendering depicts a tall, modern skyscraper with a glass and steel facade. The building's design is characterized by a prominent triangular structural element on its upper half, which houses a green roof terrace with small trees. The skyscraper is situated in an urban environment, surrounded by other buildings, including a historic church with a red roof and a large commercial building with a glass facade. The scene is set against a clear sky, with a few trees and a street visible in the foreground.

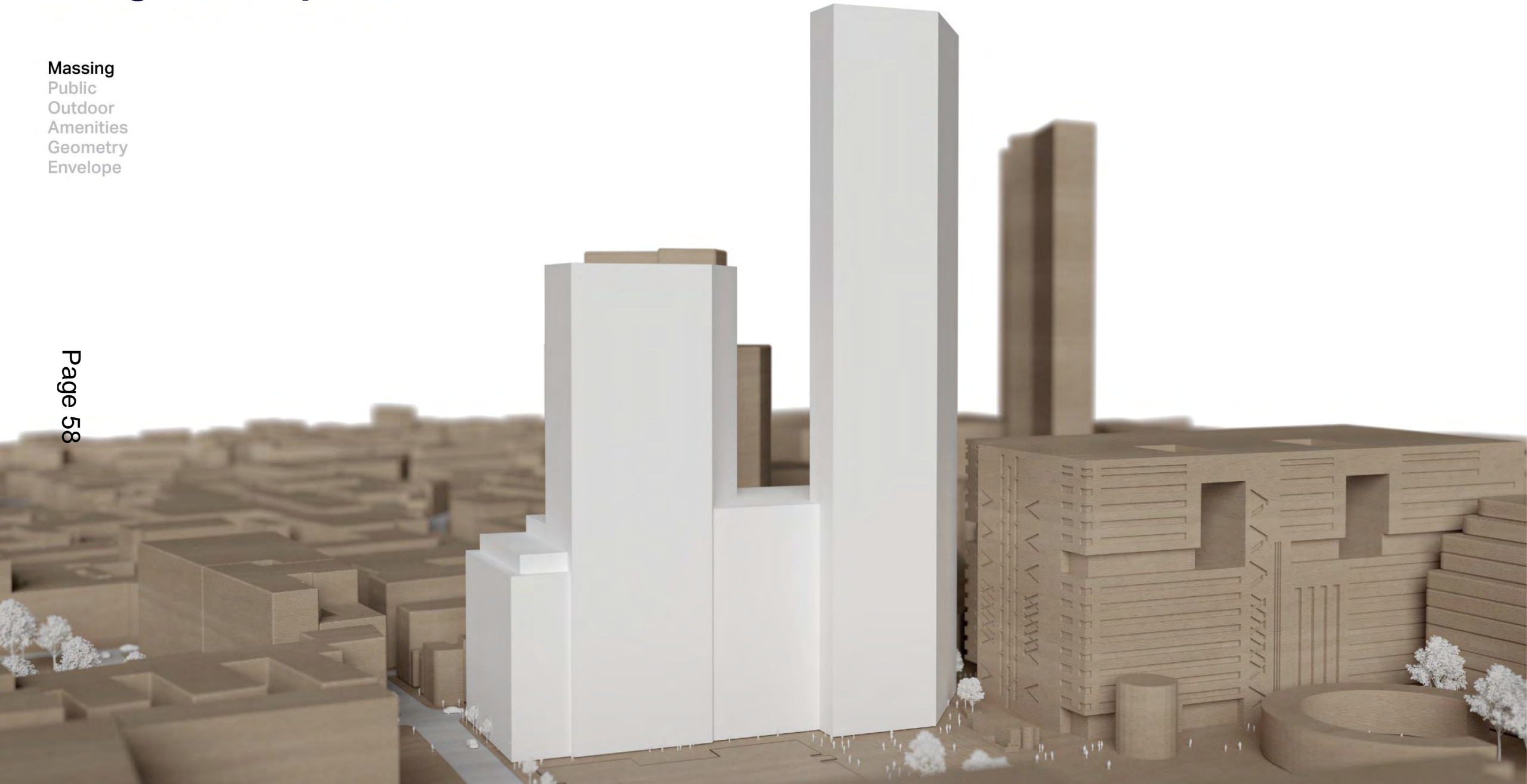
Proposed Section B



Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope

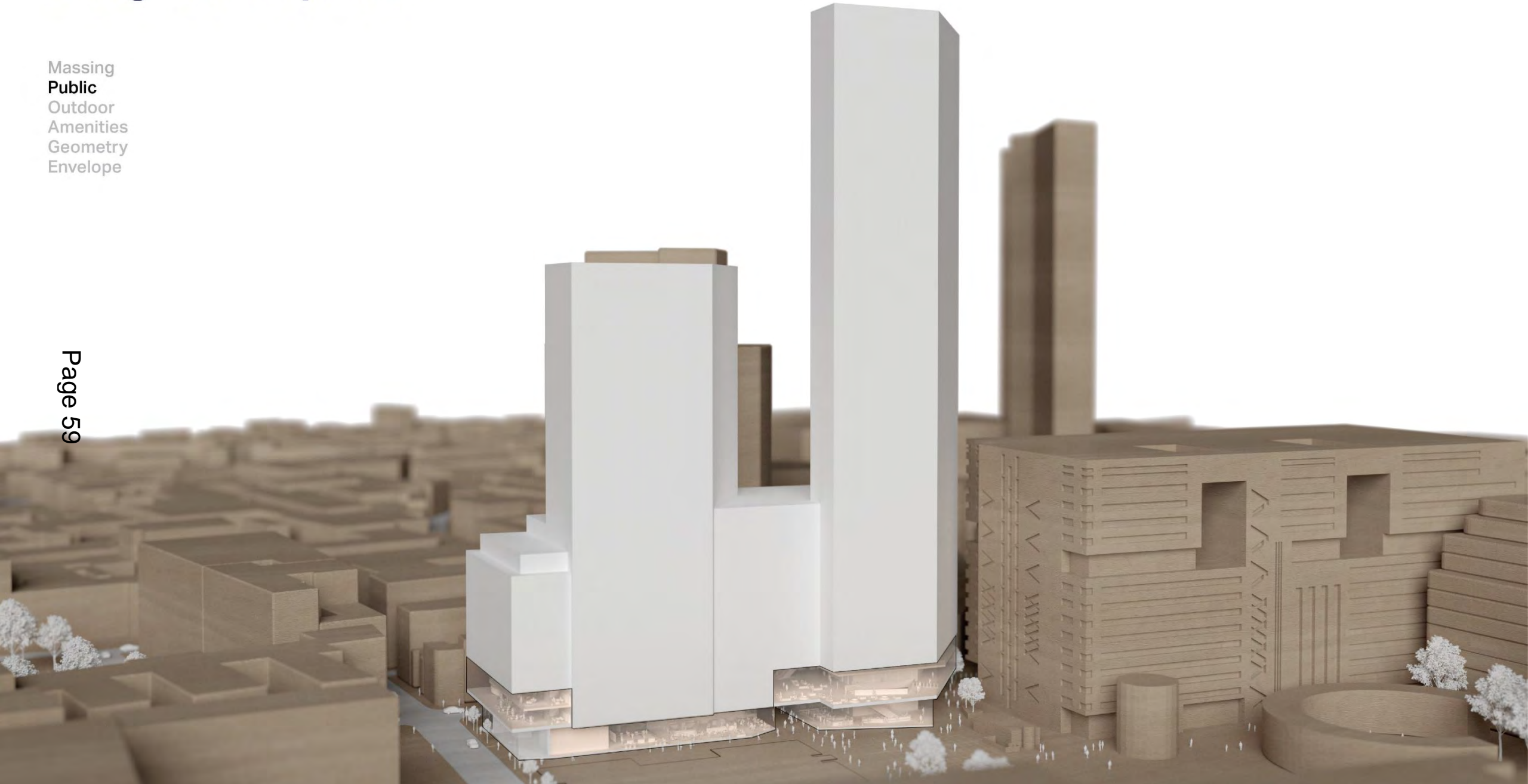
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Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope

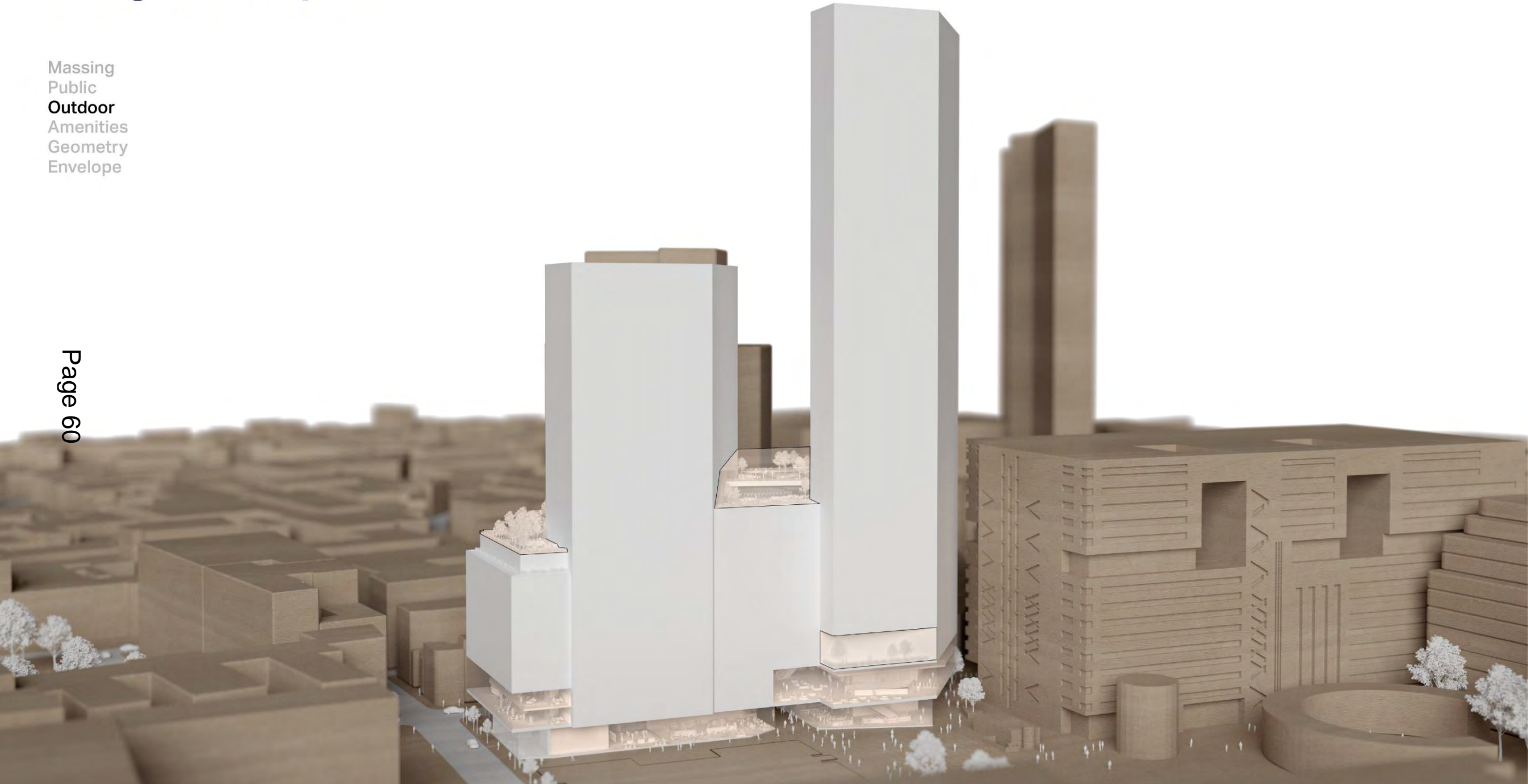
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Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope

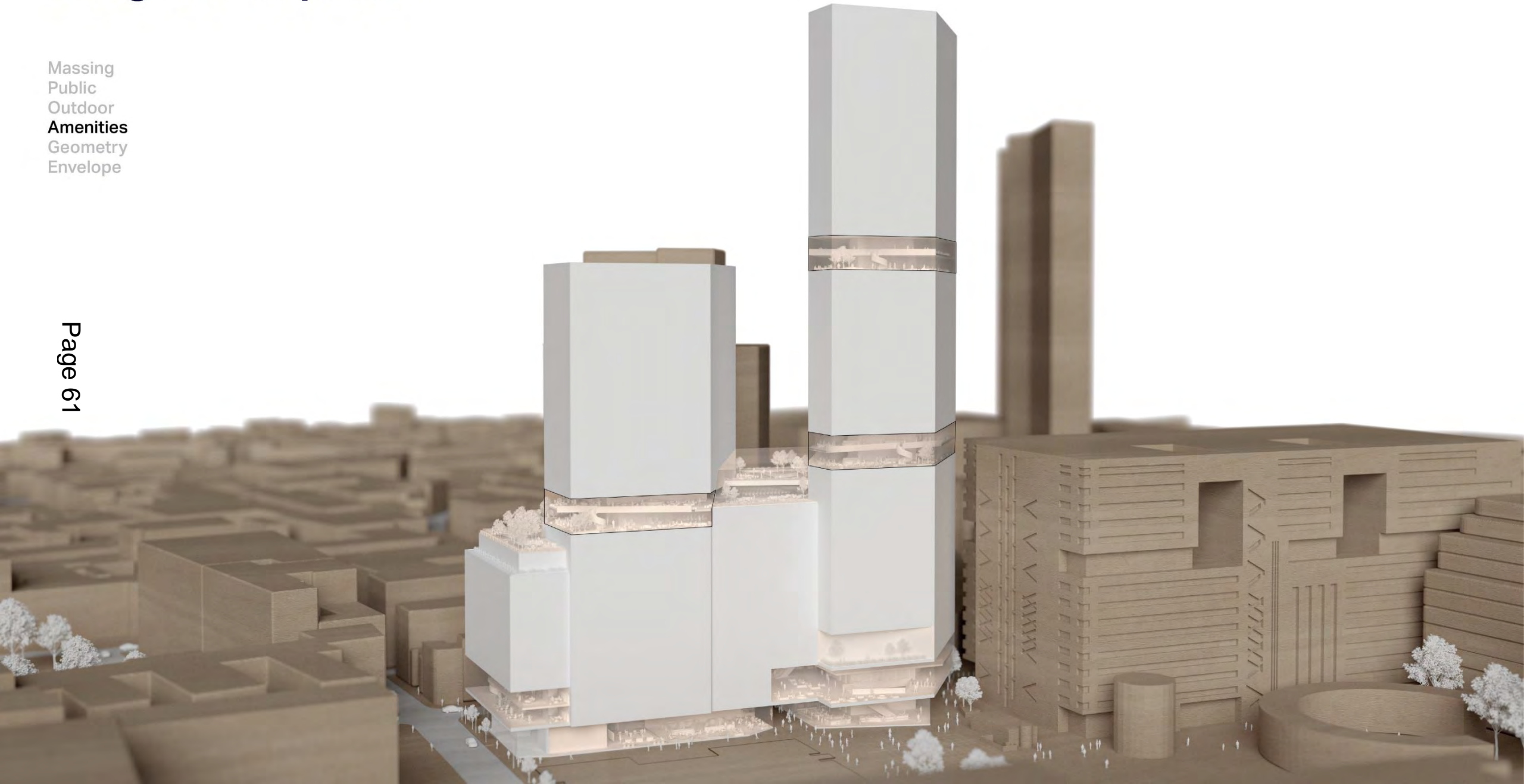
Page 60



Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope

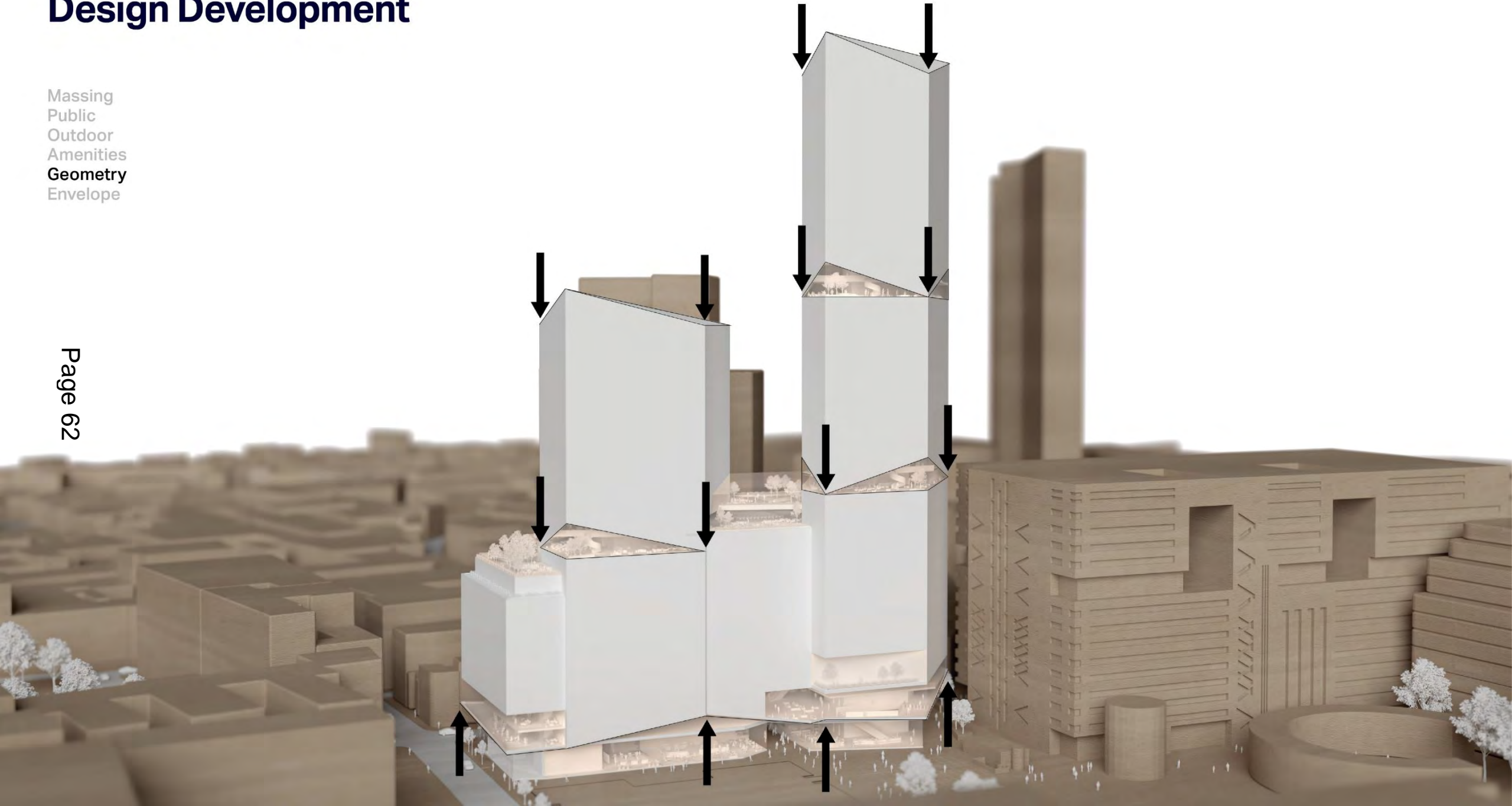
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Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope

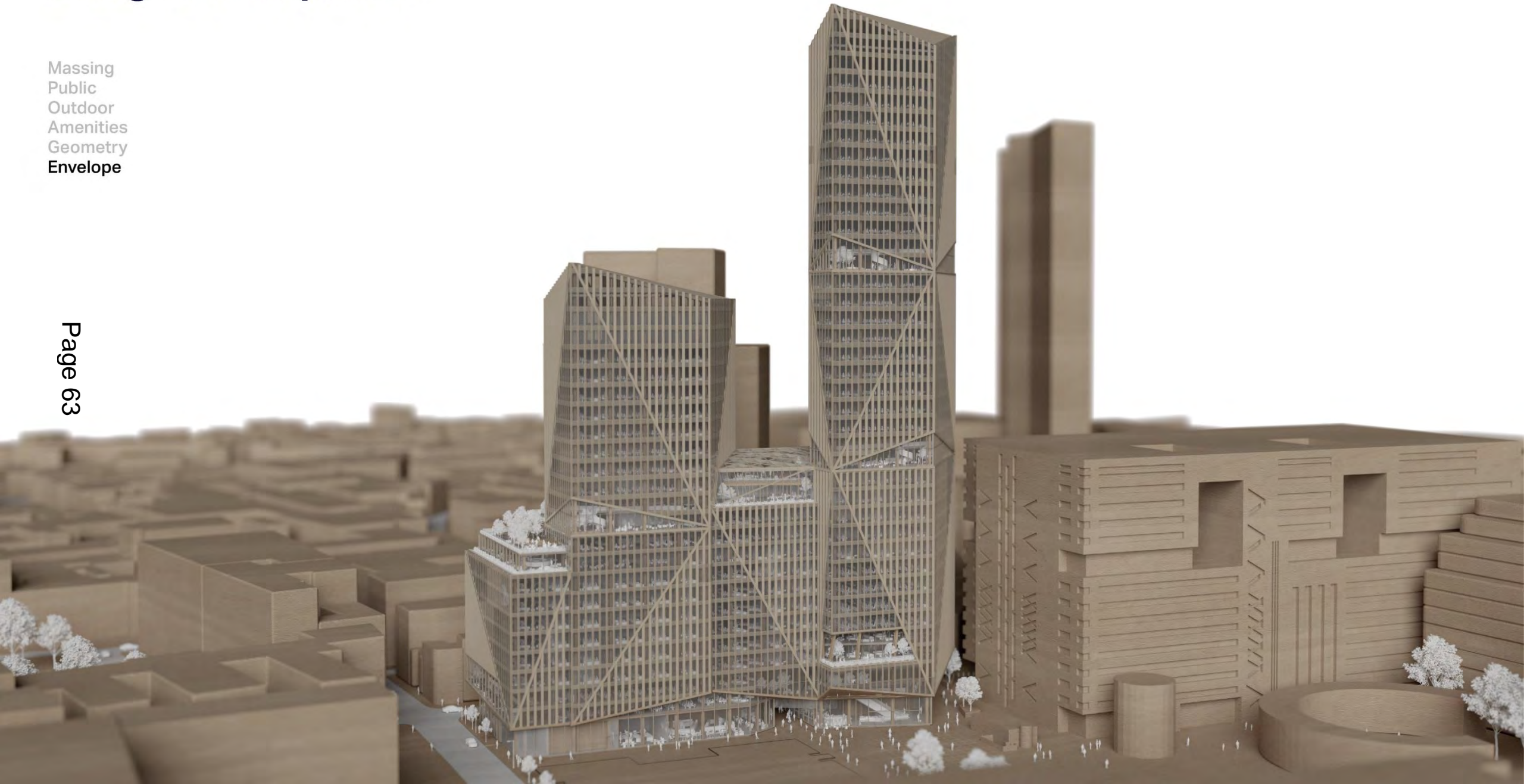
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Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope

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View 2: LVMF 8A.1 | Westminster Pier – the orientation plaque

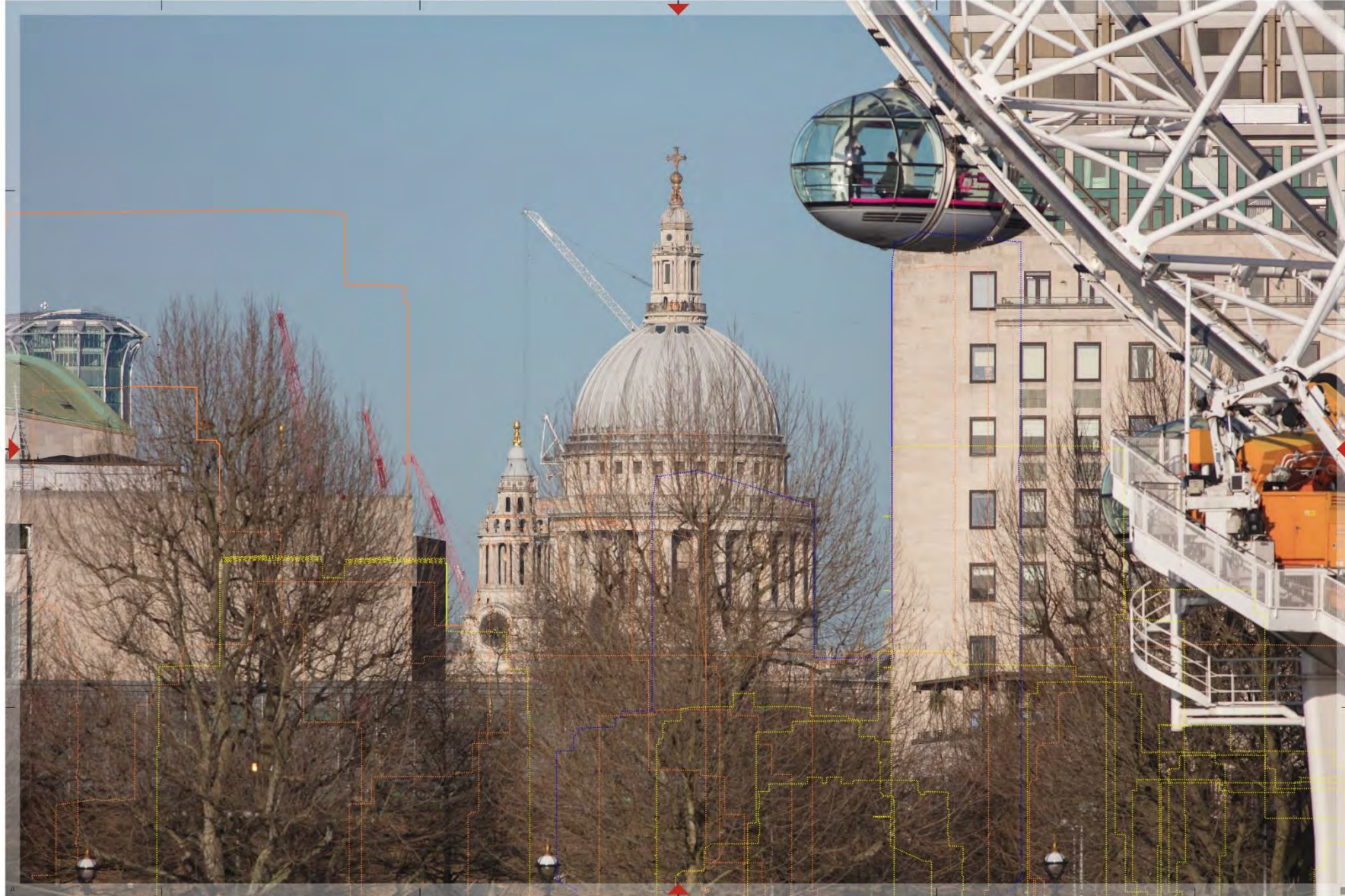
Existing



View 2: LVMF 8A.1 | Westminster Pier – the orientation plaque

Cumulative

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View 1: LVMF 9A.1 | King Henry VIII's Mound – the viewing point

Existing



View 1: LVMF 9A.1 | King Henry VIII's Mound – the viewing point

Cumulative

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View 5: LVMF 15B.1 | Waterloo Bridge: downstream - close to the Westminster bank

Existing

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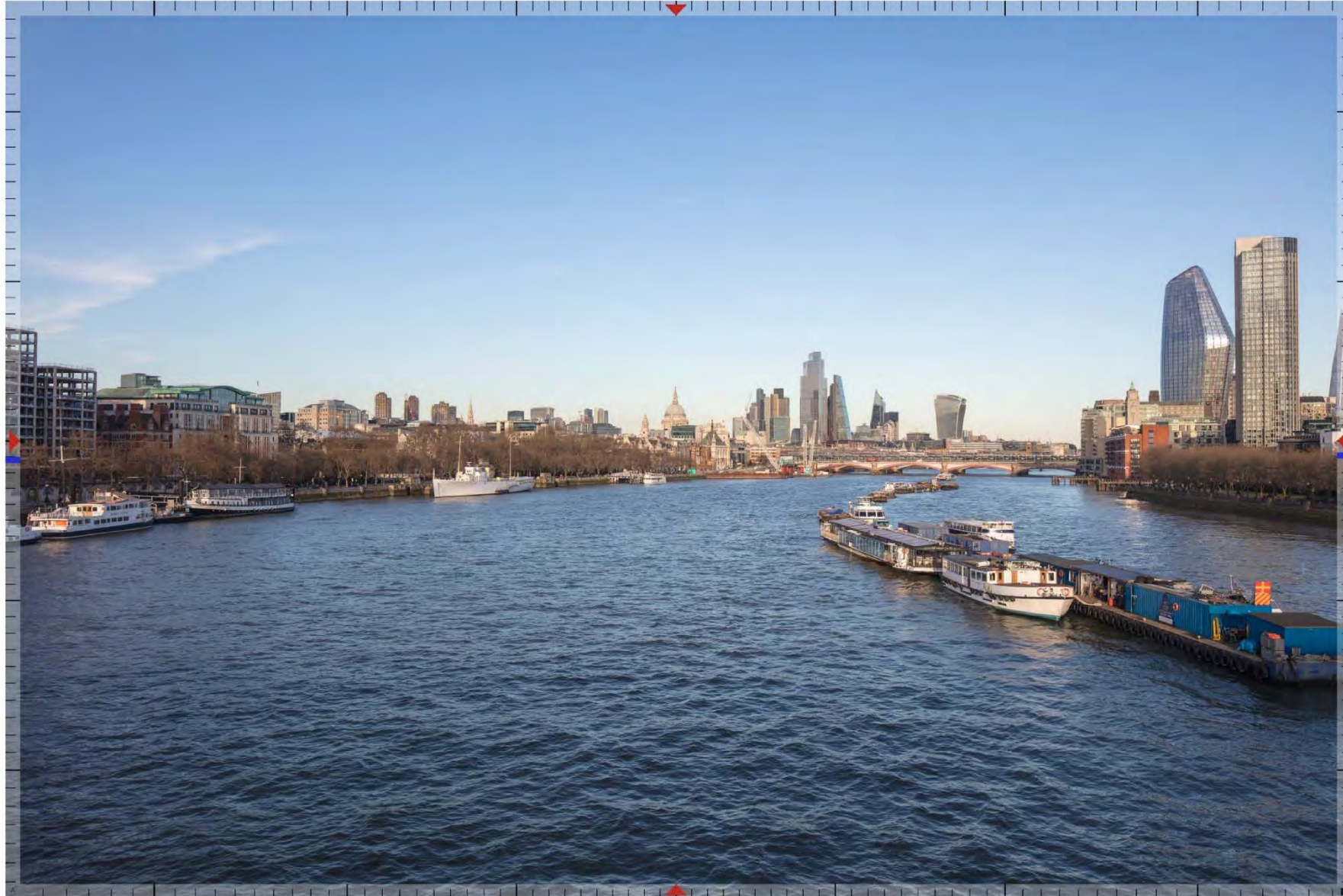
View 5: LVMF 15B.1 | Waterloo Bridge: downstream - close to the Westminster bank

Cumulative



View 6: LVMF 15B.2 | Waterloo Bridge: downstream - at the centre of the bridge

Existing



View 6: LVMF 15B.2 | Waterloo Bridge: downstream - at the centre of the bridge

Cumulative

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View 8: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Existing

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View 8: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Cumulative

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View 9: LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform

Centre of north-east rail - Existing

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View 9: LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform

Centre of north-east rail - Cumulative



View 8T: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Telephoto - Existing



View 8T: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Telephoto - Cumulative



View 7: Waterloo Bridge: downstream – alongside National Theatre

Existing

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View 7: Waterloo Bridge: downstream – alongside National Theatre

Cumulative

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View 7T: Waterloo Bridge: downstream – alongside National Theatre

Telephoto - Existing

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View 7T: Waterloo Bridge: downstream – alongside National Theatre

Telephoto - Previously Consented Scheme

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View 7T: Waterloo Bridge: downstream – alongside National Theatre

Telephoto - Cumulative

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View 12: LVMF 10A.1 | Tower Bridge: the north bastion - close to the information centre

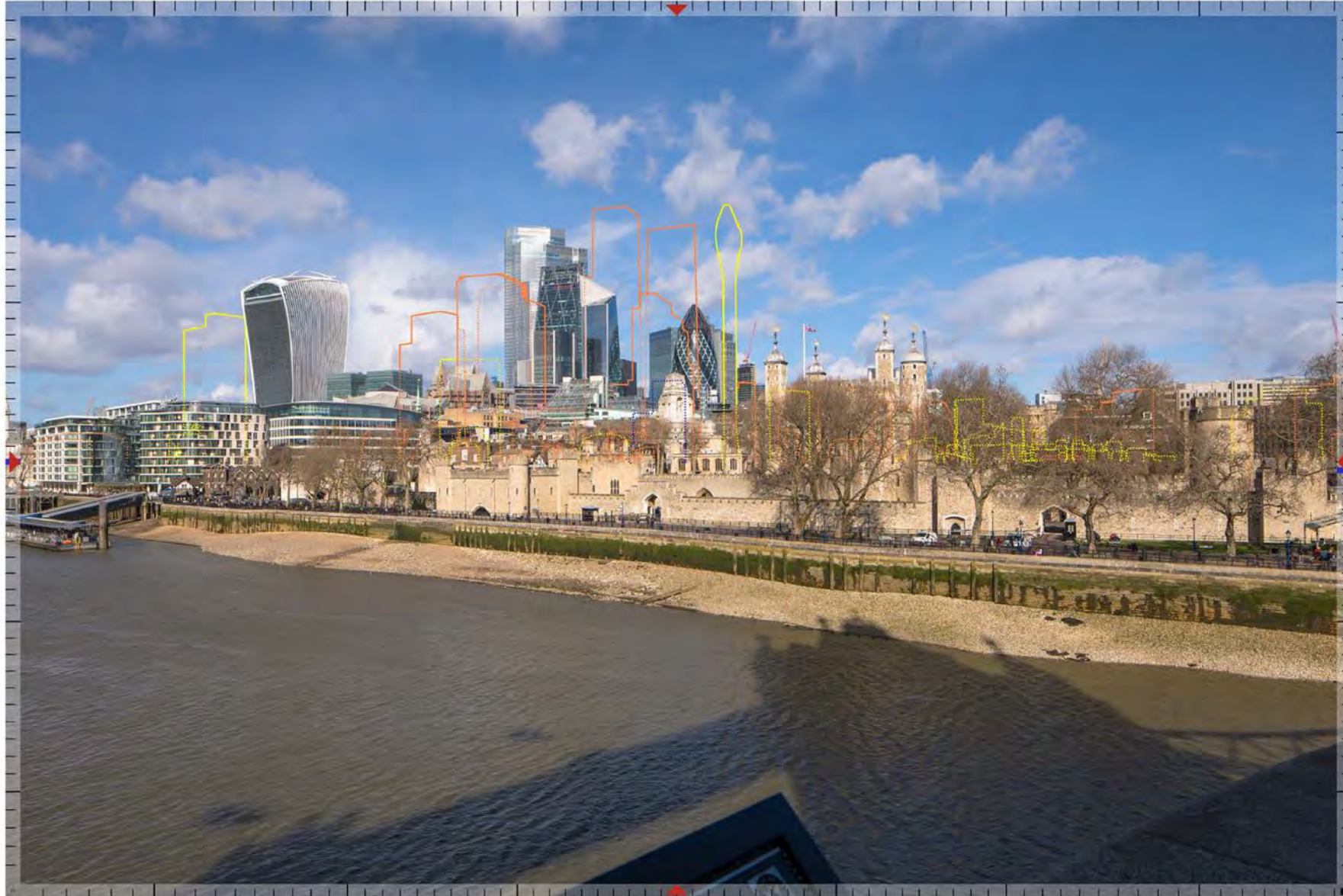
Existing

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View 12: LVMF 10A.1 | Tower Bridge: the north bastion - close to the information centre

Cumulative



View 40: St. Paul's Cathedral Golden Gallery

Existing



View 40: St. Paul's Cathedral Golden Gallery

Cumulative

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View 14W: Finsbury Circus: Circus Place | Winter

Existing

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View 14W: Finsbury Circus: Circus Place | Winter

Cumulative

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View 16: Finsbury Square: south-west corner

Existing

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View 16: Finsbury Square: south-west corner

Cumulative

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View 18: Finsbury Square, at junction with City Road

Existing

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View 18: Finsbury Square, at junction with City Road

Cumulative

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View 19: Honourable Artillery Company: north-west corner

Existing

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View 19: Honourable Artillery Company: north-west corner

Cumulative

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View 23: Exchange Square

Existing

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View 23: Exchange Square

Cumulative

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View 27: Wilson Street, south – position 2

Existing



View 27: Wilson Street, south – position 2

Cumulative



View 28B: Wilson Street, corner with Finsbury Square - looking east along Sun Street

Existing



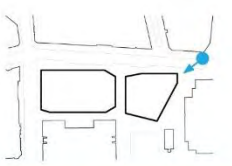
View 28B: Wilson Street, corner with Finsbury Square - looking east along Sun Street

Cumulative



Existing Sun St. View

Visual Impact Assessment

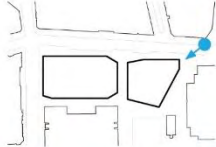


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Proposed Sun St. View

Visual Impact Assessment



View 38: Finsbury Avenue Square, south-east corner

Existing

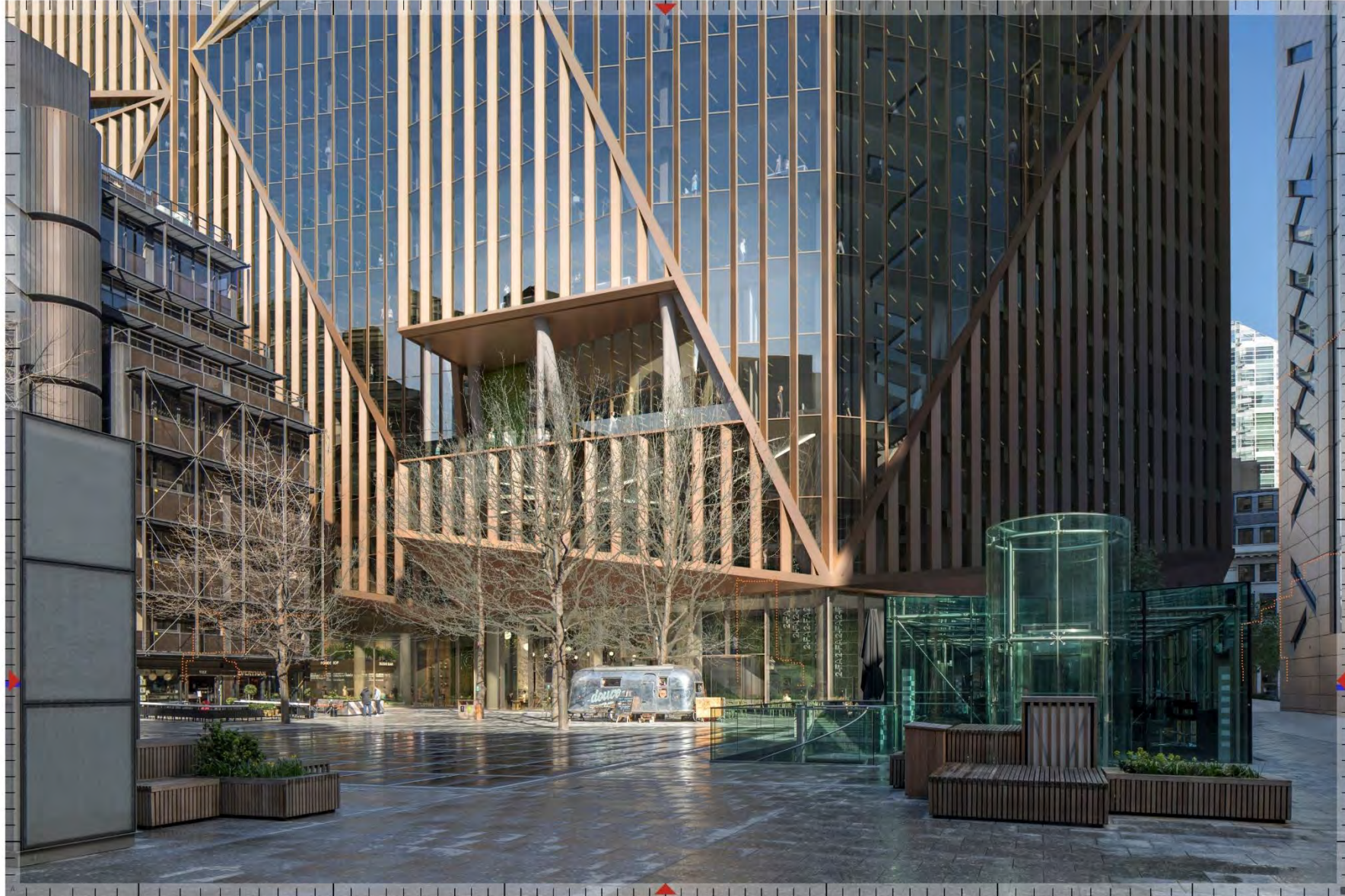
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View 38: Finsbury Avenue Square, south-east corner

Cumulative

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Facade

Innovative Sawtooth Facade

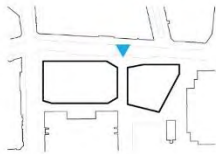


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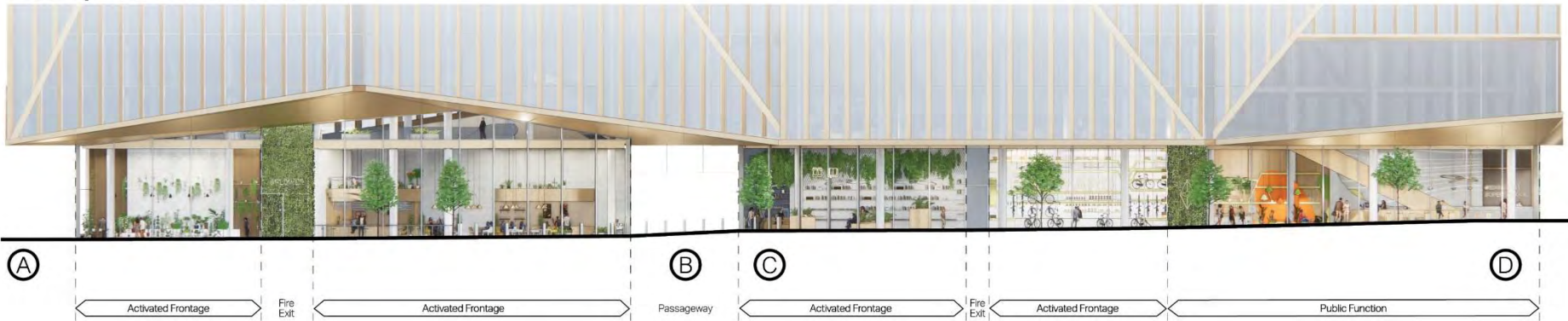


Public Realm & Streetscape

Illustrative views along Sun Street

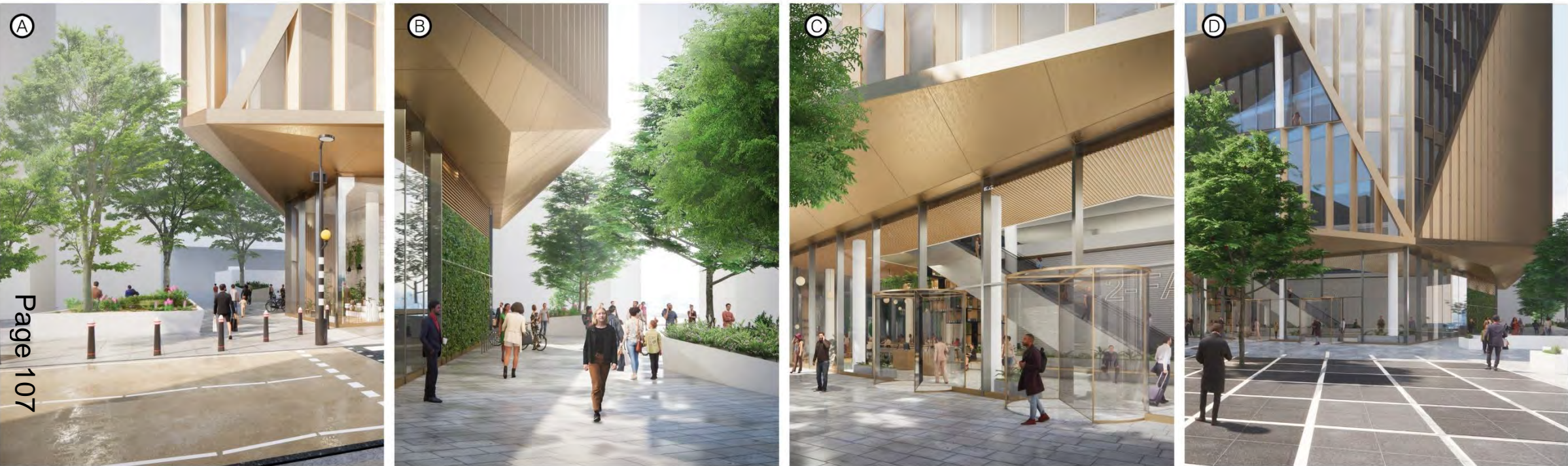
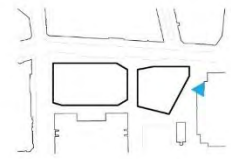


Conceptual North Elevation



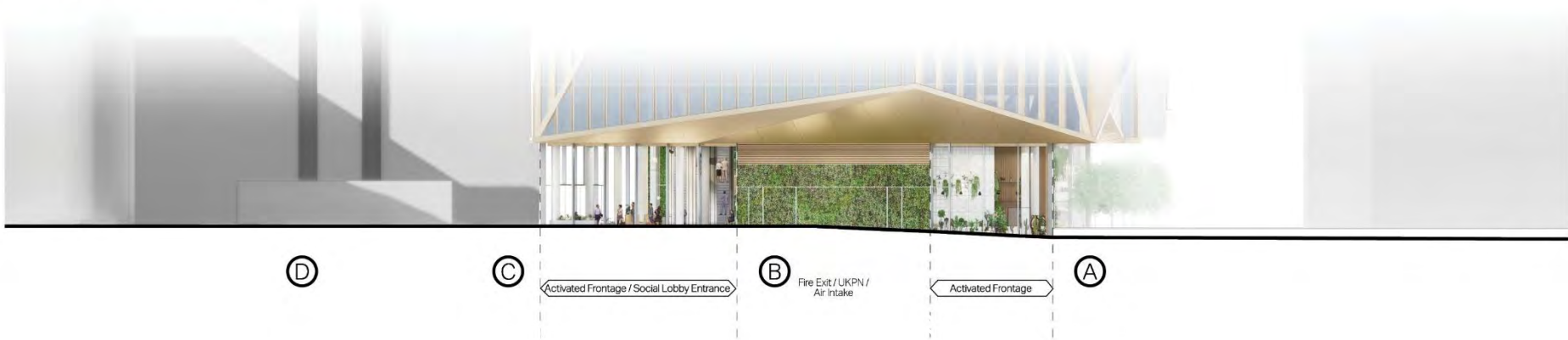
Public Realm & Streetscape

Illustrative views between 2 Finsbury Avenue and 5 Broadgate



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Conceptual East Elevation



Public Realm & Streetscape

Illustrative views from Finsbury Avenue Square



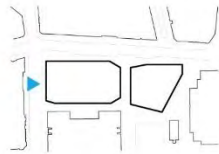
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Conceptual South Elevation



Public Realm & Streetscape

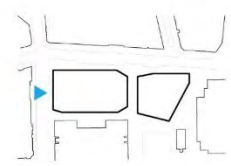
Illustrative views along Wilson Street



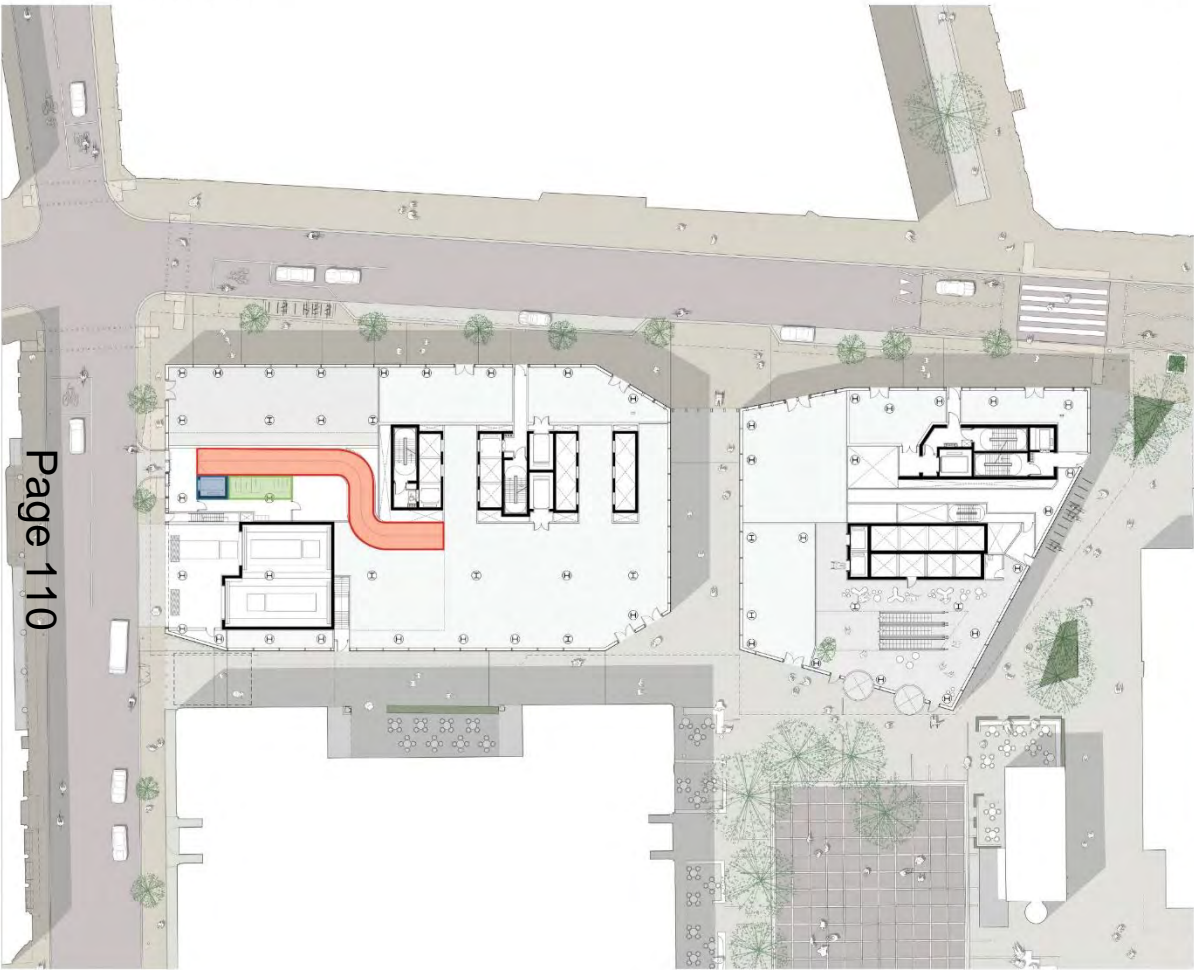
Conceptual West Elevation



Cycle Ramp / Access



Ground Floor Plan



Key:

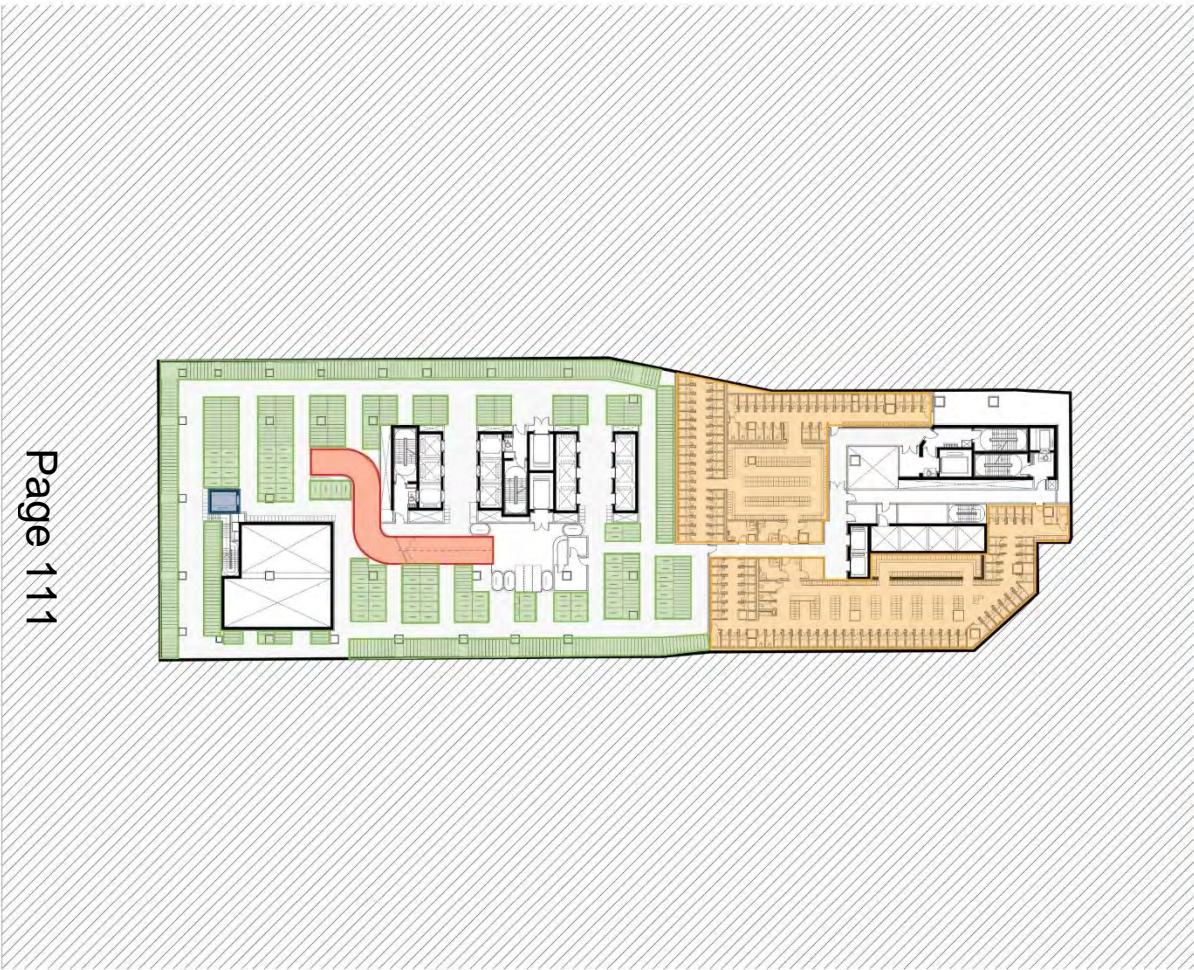
	Cycle Ramp to basement bike parking		Cycle Lift for larger cycles / recumbent cycles		Cycle Parking Internal ground floor short-stay
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Cycle Ramp entry from Wilson Street







Cycle Parking

Basement Level 1 Plan



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Key:

	Cycle Ramp to Wilson Street		Cycle Lift for larger cycles / recumbent cycles		Cycle Parking		Shower/Changing Facilities
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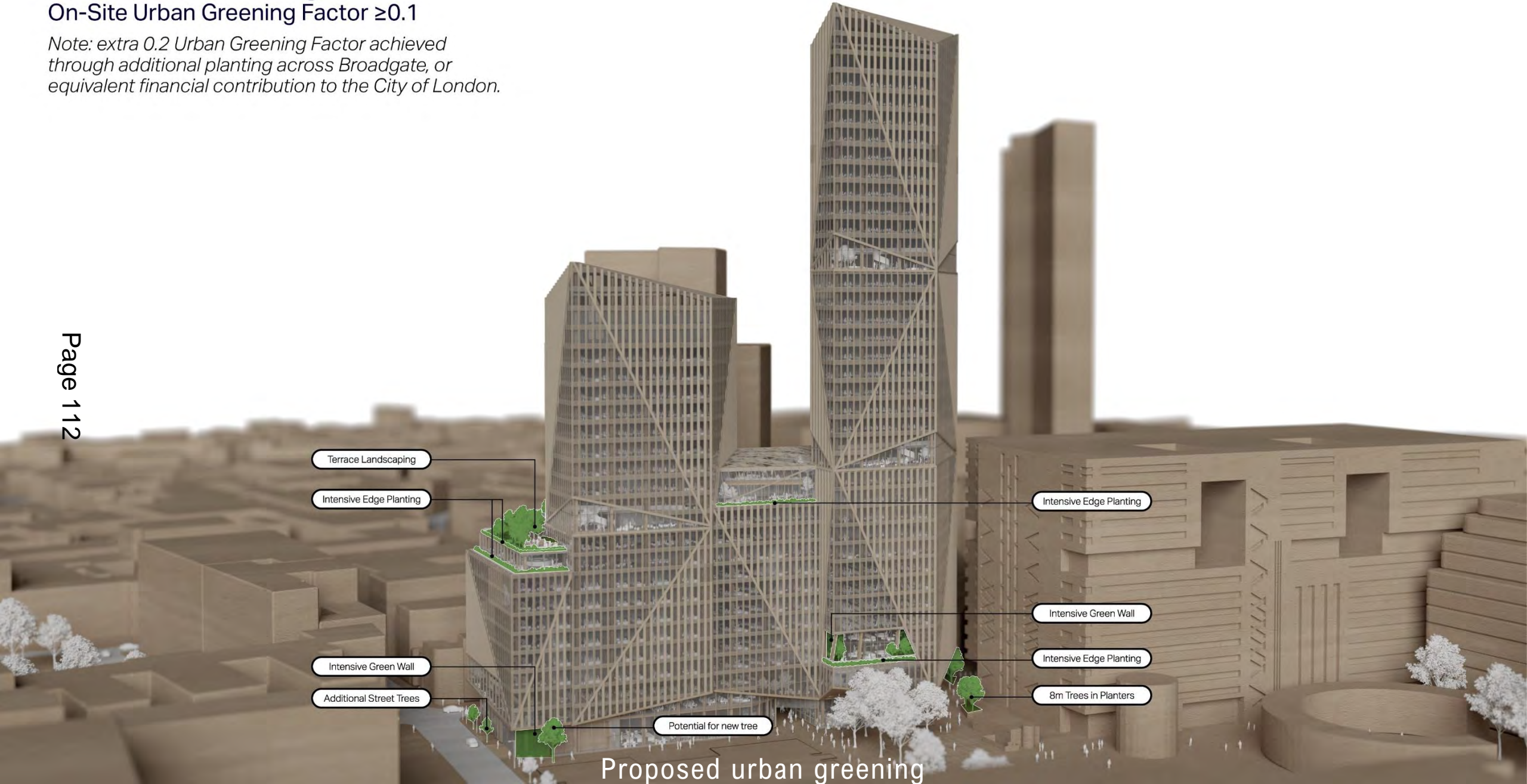
Cycle Parking at Basement level 1



Urban Greening

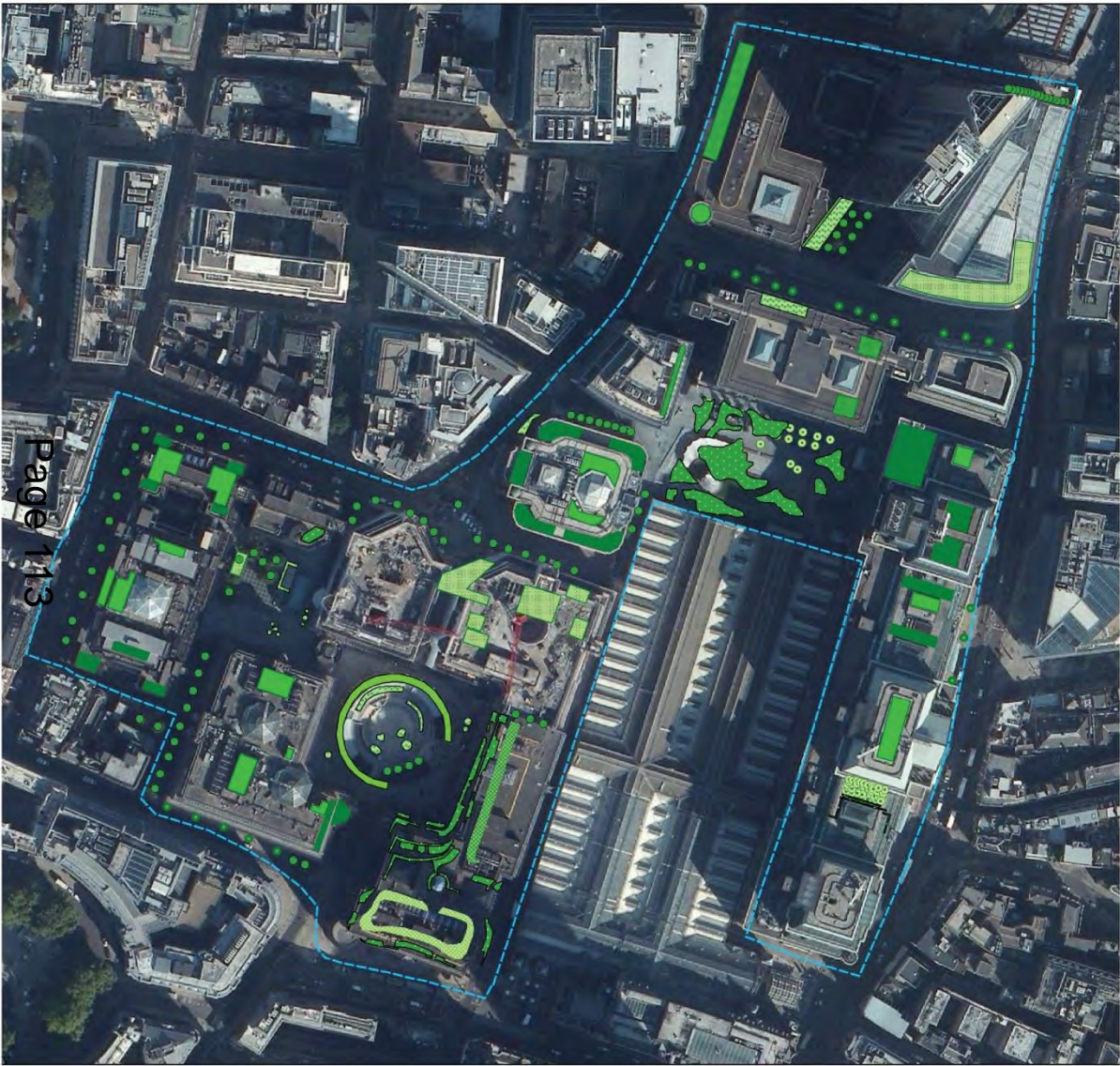
On-Site Urban Greening Factor ≥ 0.1

Note: extra 0.2 Urban Greening Factor achieved through additional planting across Broadgate, or equivalent financial contribution to the City of London.



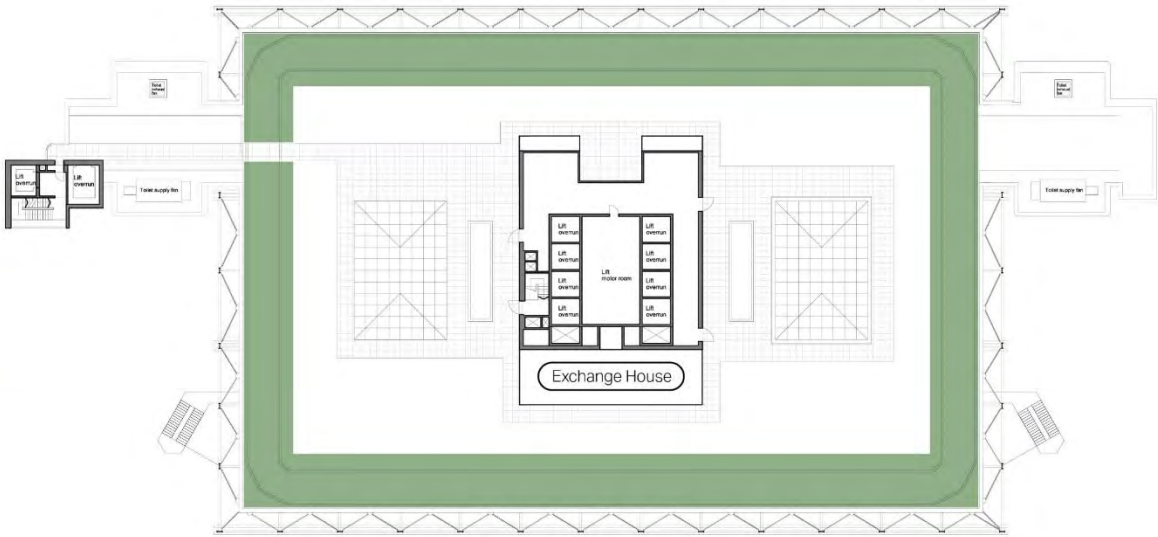
Urban Greening

Broadgate Biodiversity Brief (2017) prepared by Greengage



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Indicative off-site Urban Greening



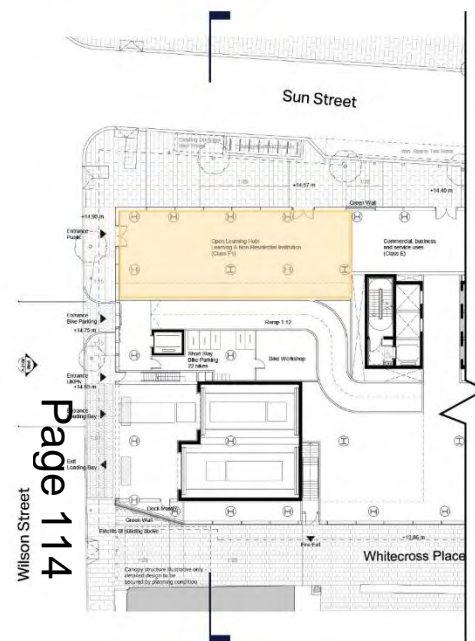
approx. area of extensive biodiverse roof required to achieve 0,2 UGF

Open Learning Hub

Providing 1,536sq.m NIA of Flexible Learning Space



Ground Level
Entrance / Reception / Cafe



Level 1
Open Learning Hub & Flex Area

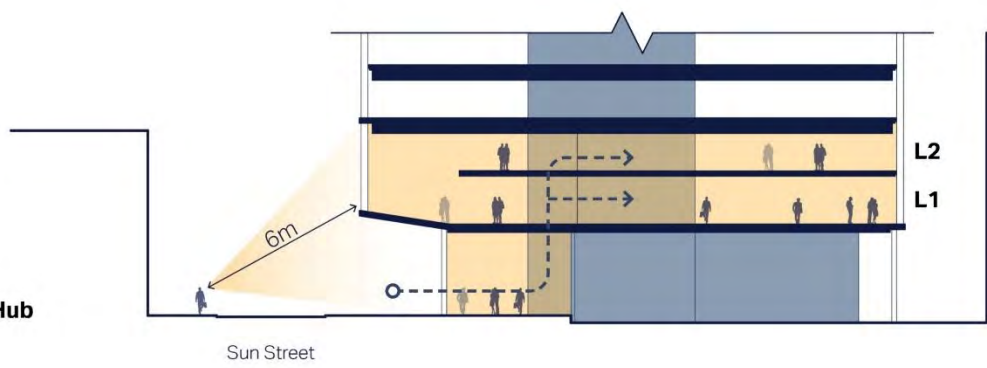


Level 2
Double Height Space / Mezz.

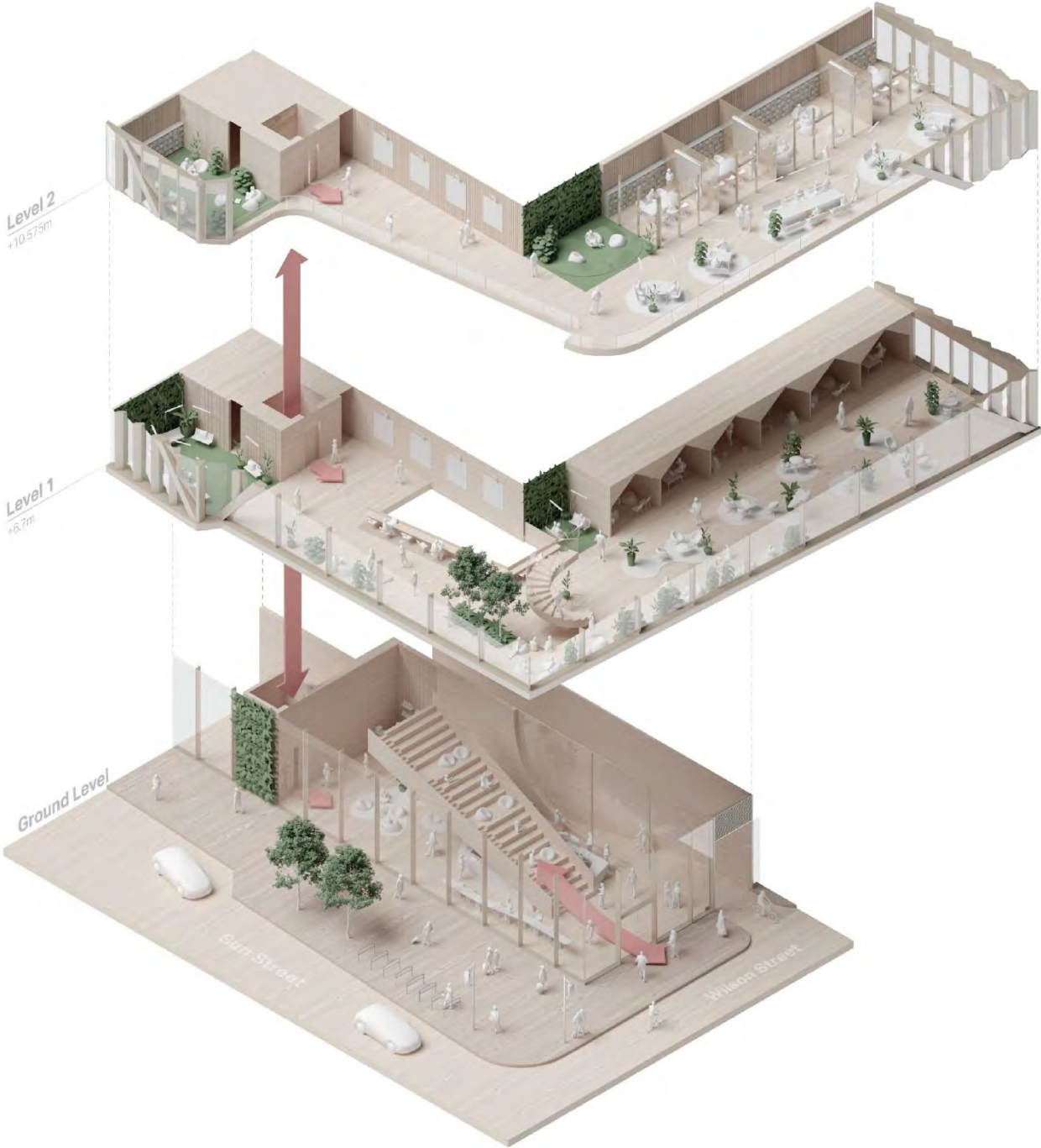
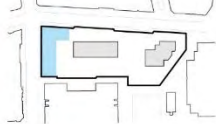


Wilson Street
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Diagrammatic Section
through Open Learning Hub



Open Learning Hub

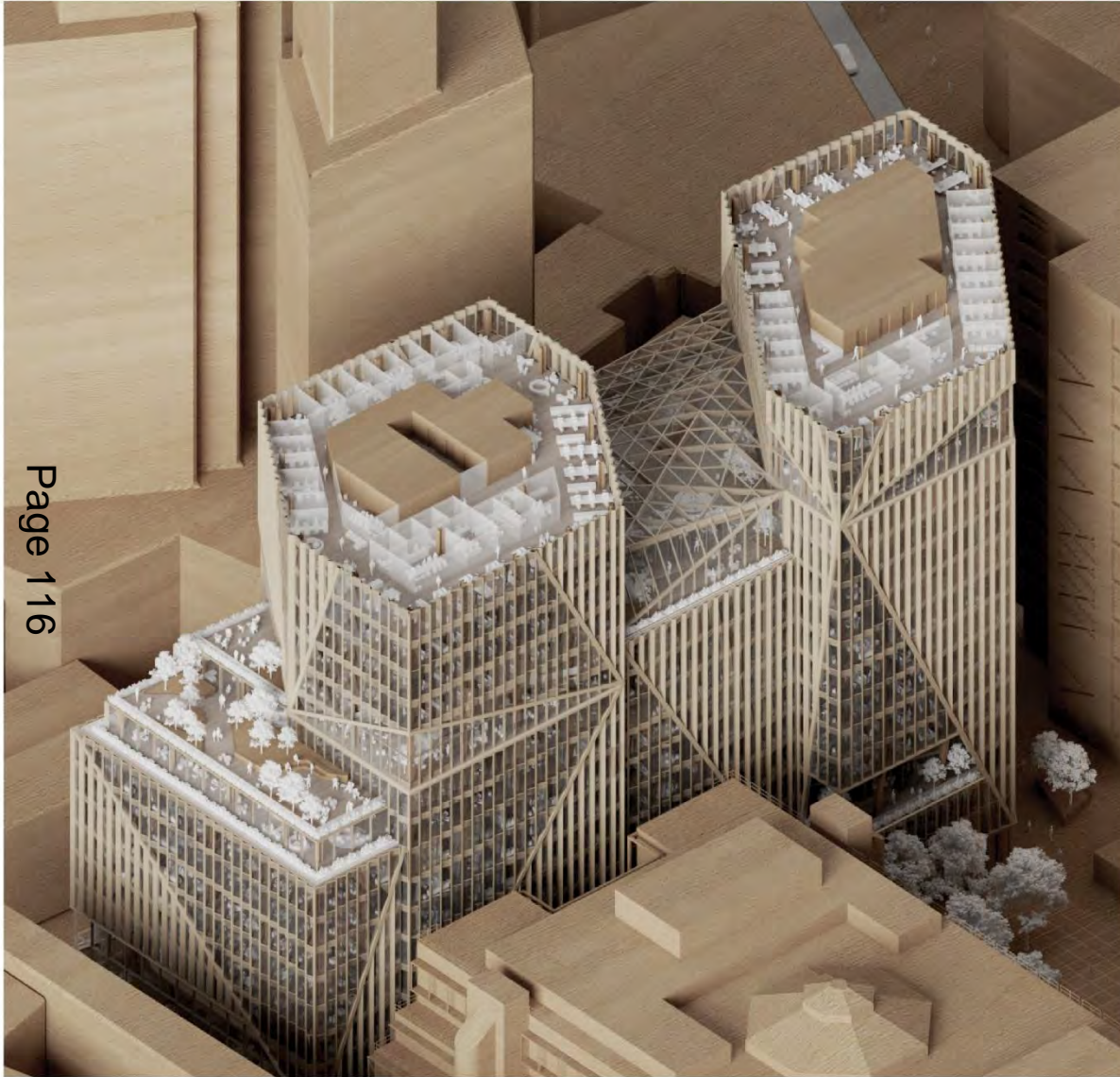


*Internal layouts indicative and subject to potential occupier's requirements

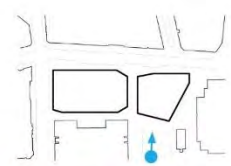
Future Workplace

A Varied & Agile Workplace Environment

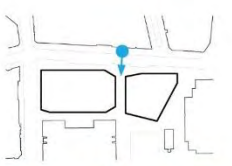
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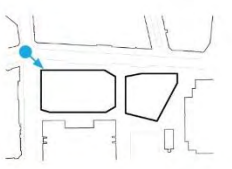
Finsbury Avenue Square



New North-South Route Connecting Finsbury Avenue Square + Sun Street



Wilson Street / Sun Street Corner



Level 1 Social Lobby



West Terrace

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Next Planning & Transport Committee
9 March 2021