



Planning and Transportation Committee

PRESENTATIONS

Date: TUESDAY, 7 SEPTEMBER 2021

Time: 10.30 am

Venue: INFORMAL VIRTUAL PUBLIC MEETING – ACCESSIBLE REMOTELY

4. **100 AND 108 FETTER LANE LONDON EC4A 1ES - OPTION A**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 110)

- 4a. **100 AND 108 FETTER LANE LONDON EC4A 1ES - OPTION B**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 111 - 218)

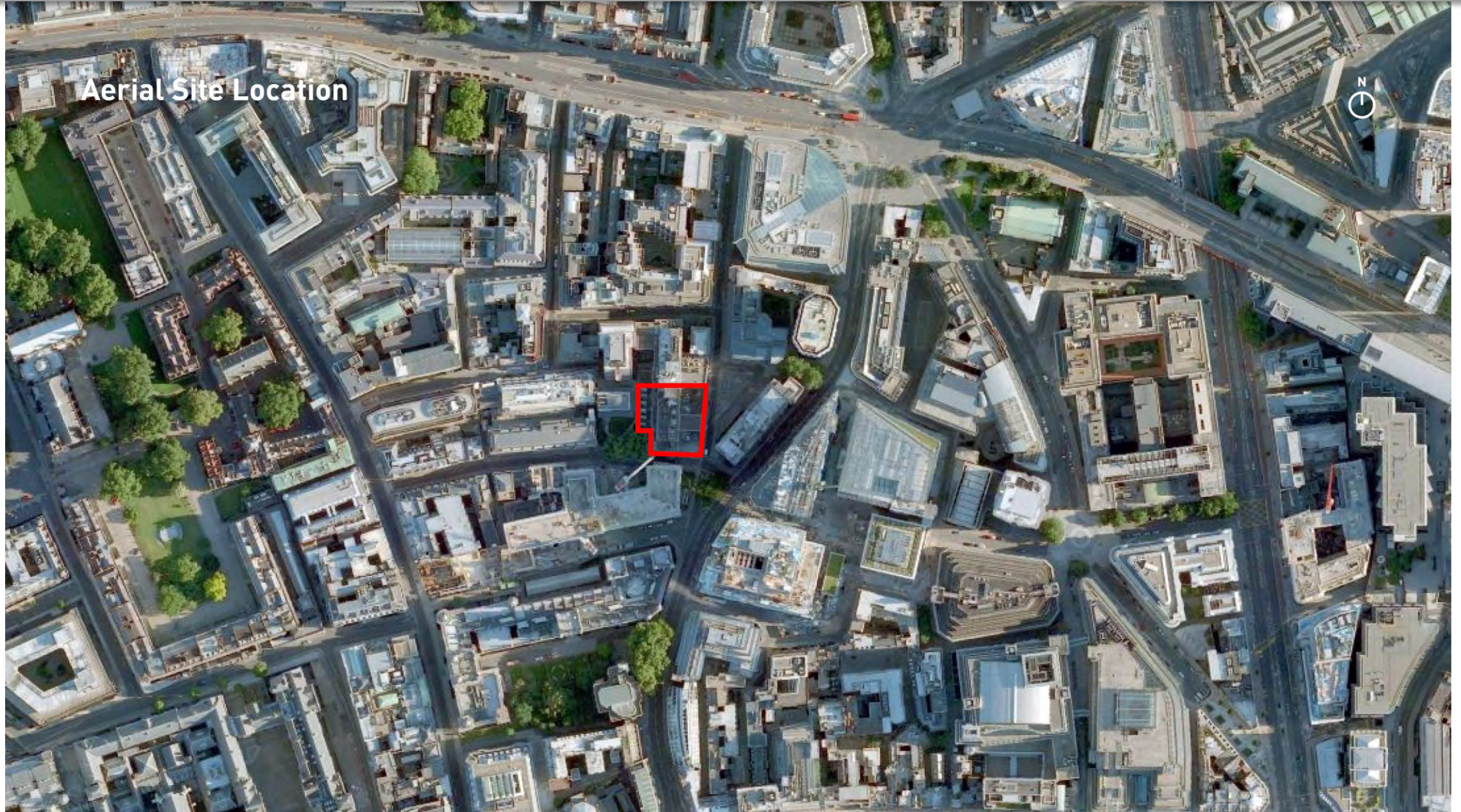
John Barradell
Town Clerk and Chief Executive

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100 Fetter Lane Application – Option A
Planning & Transport Committee
7 September 2021

100 Fetter Lane – Option A



Aerial Site Location

100 Fetter Lane – Option A

Page 5



Northern aerial site view

100 Fetter Lane – Option A

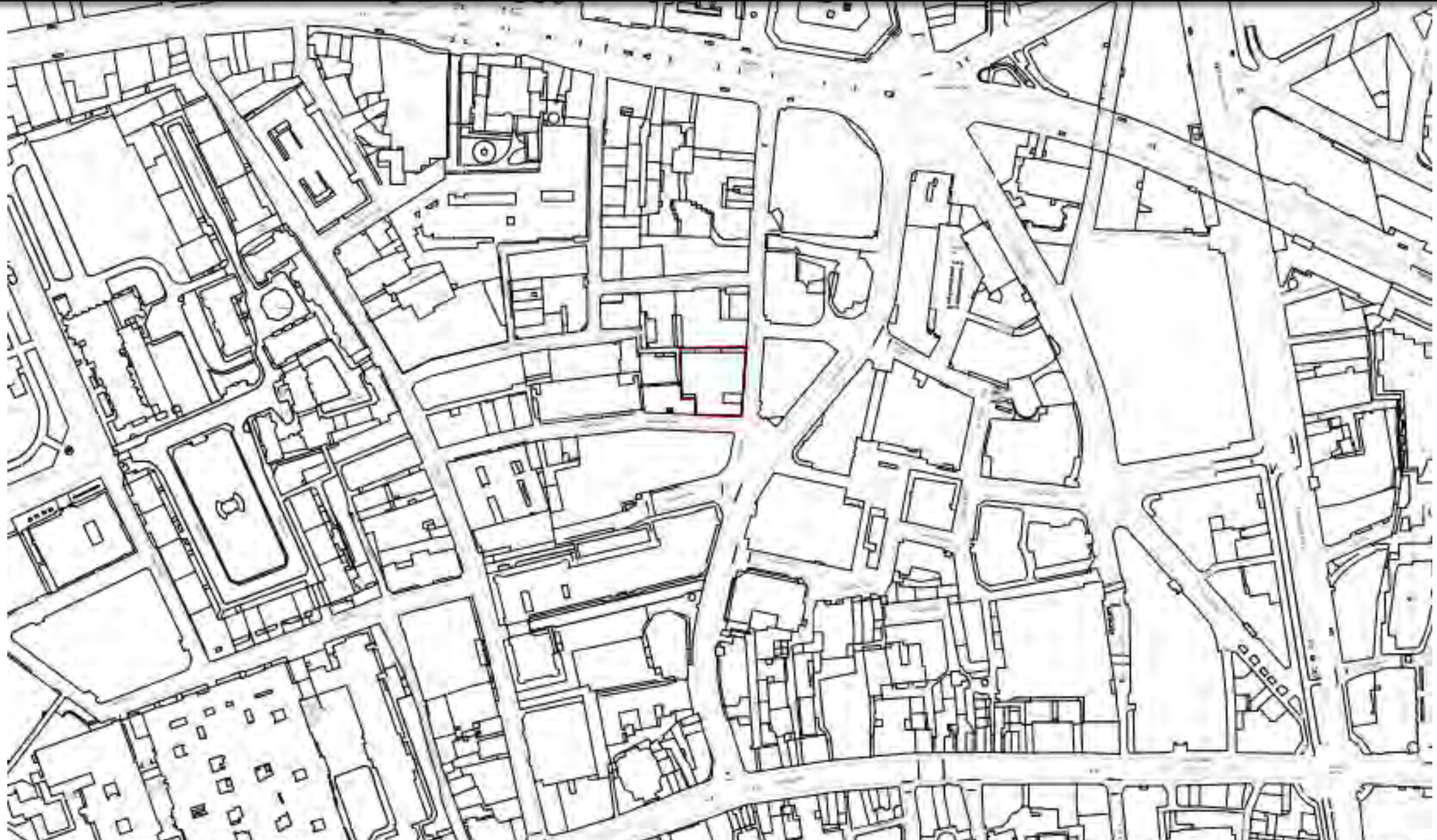
Western Aerial Site View

Page 6



Western aerial site view

100 Fetter Lane – Option A



Existing site location plan

100 Fetter Lane – Option A

Page 8



Existing building

100 Fetter Lane – Option A

Page 9



1. The White Swan public house



2. The White Swan public house



3. View along Greystoke Place from Fetter Lane – looking west

Site photos

100 Fetter Lane – Option A

Page 10



4. View further west looking east
along Greystoke Place and Passage



4. View further west looking east
along Greystoke Place and Passage



5. View along Mac's Place towards St
Dunstan's Garden.

Site photos

100 Fetter Lane – Option A

Page 11



4. View further west looking east
along Greystoke Place and Passage



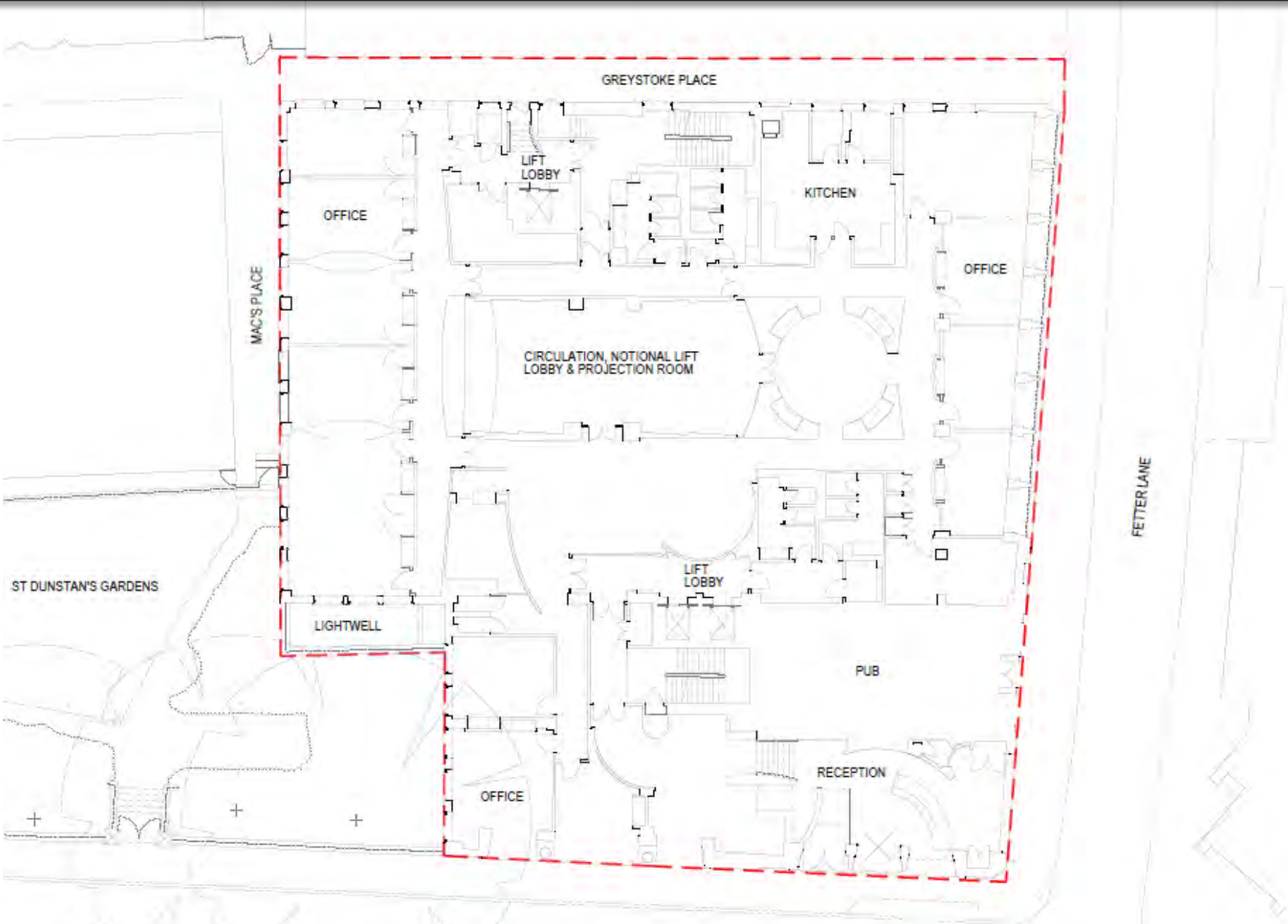
4. View further west looking east
along Greystoke Place and Passage



5. View along Mac's Place towards St
Dunstan's Garden.

Site photos

100 Fetter Lane – Option A



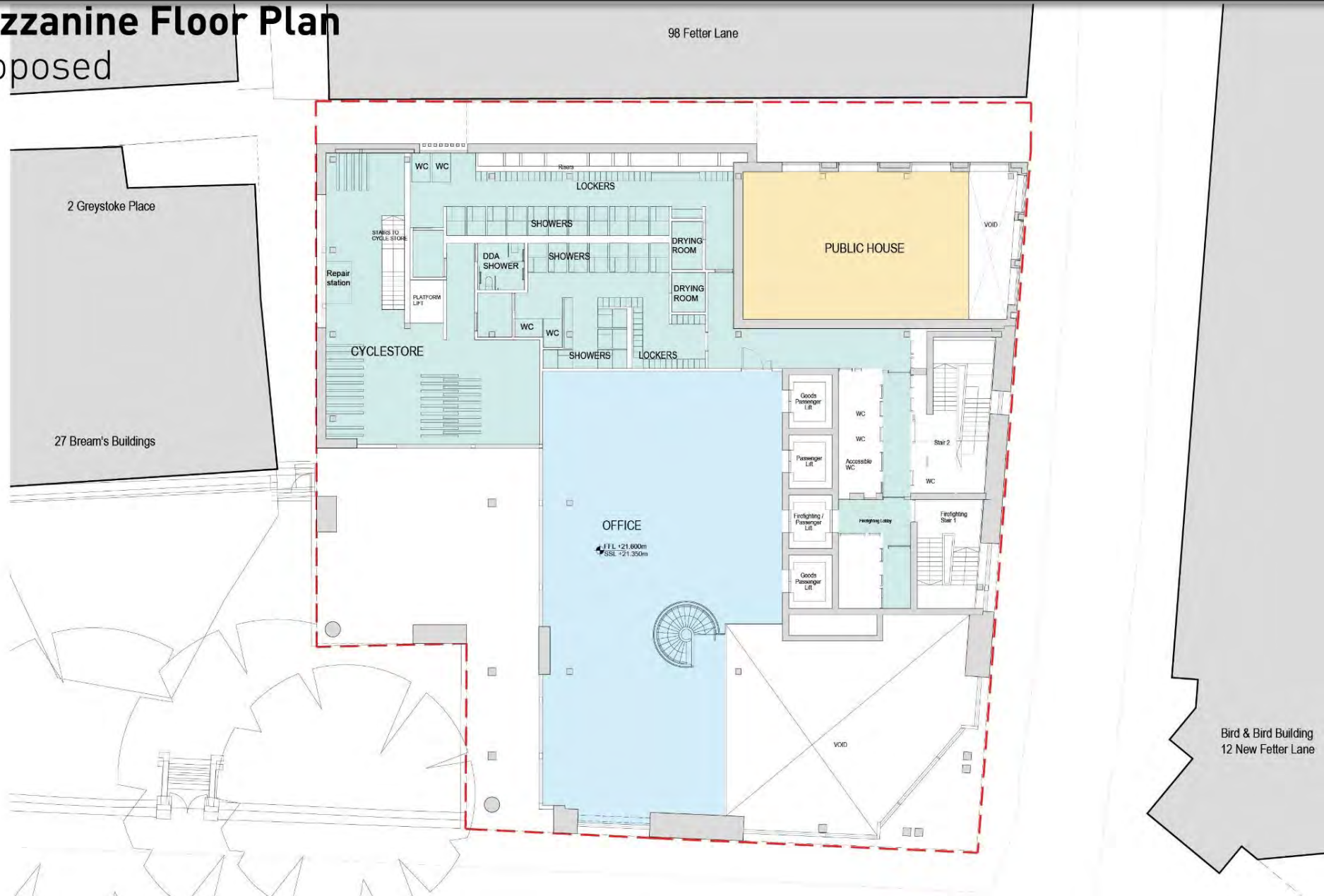
Existing ground floor plan

Ground Floor Plan

Proposed



Mezzanine Floor Plan
Proposed



100 Fetter Lane – Option A



Existing ground floor plan - illustrative

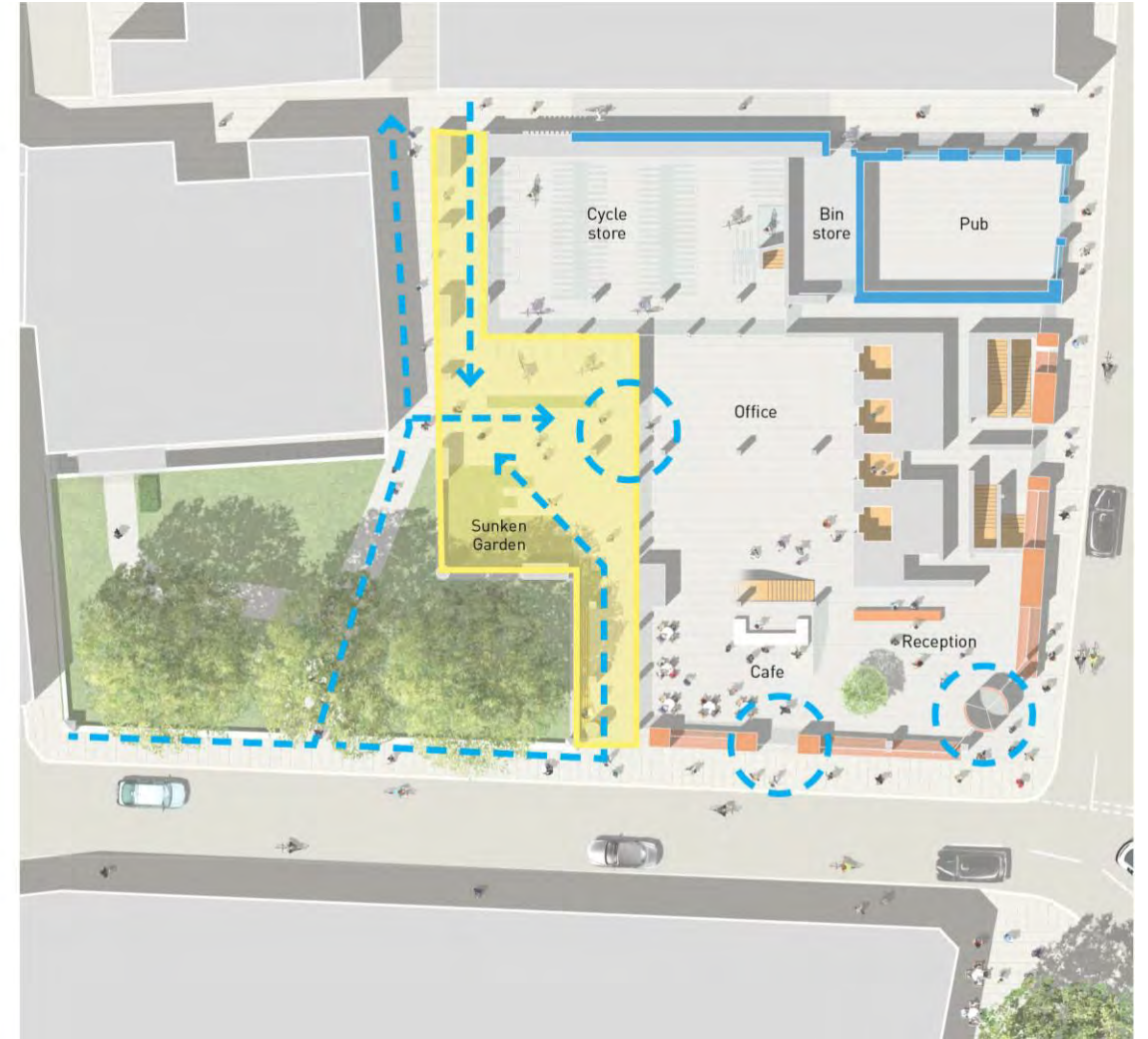
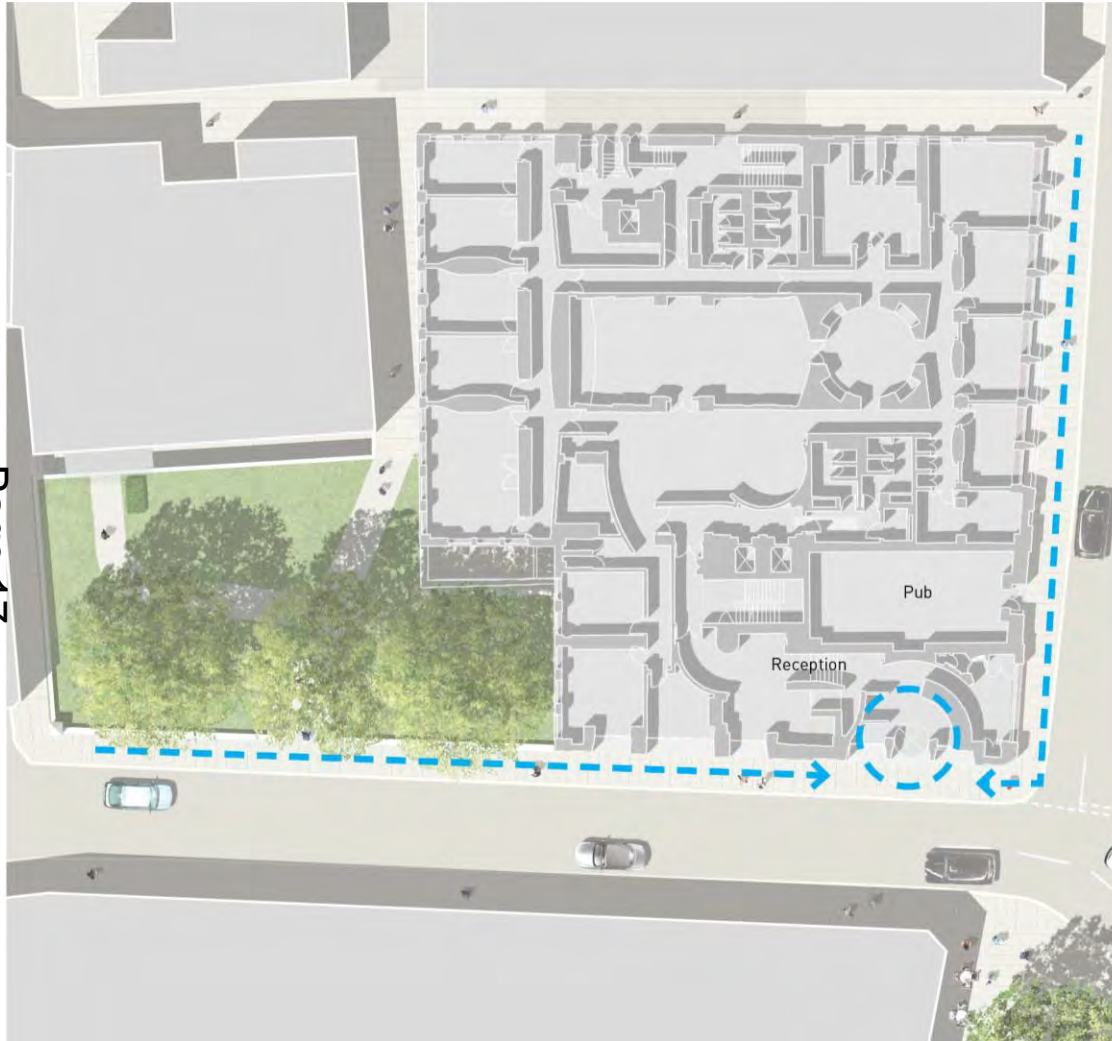
100 Fetter Lane – Option A



Proposed ground floor plan - illustrative

100 Fetter Lane – Option A

Page 17



Existing & proposed pedestrian route through

New Pedestrian Route Through
Sunken Garden



Dryopteris filix-mas - Wood fern



Euphorbia amygdaloides robbiae - Wood spurge



Tellima grandiflora - Fringe cups



Dicksonia antarctica - New Zealand Tree fern



Hakonechloa macra - Hakone grass



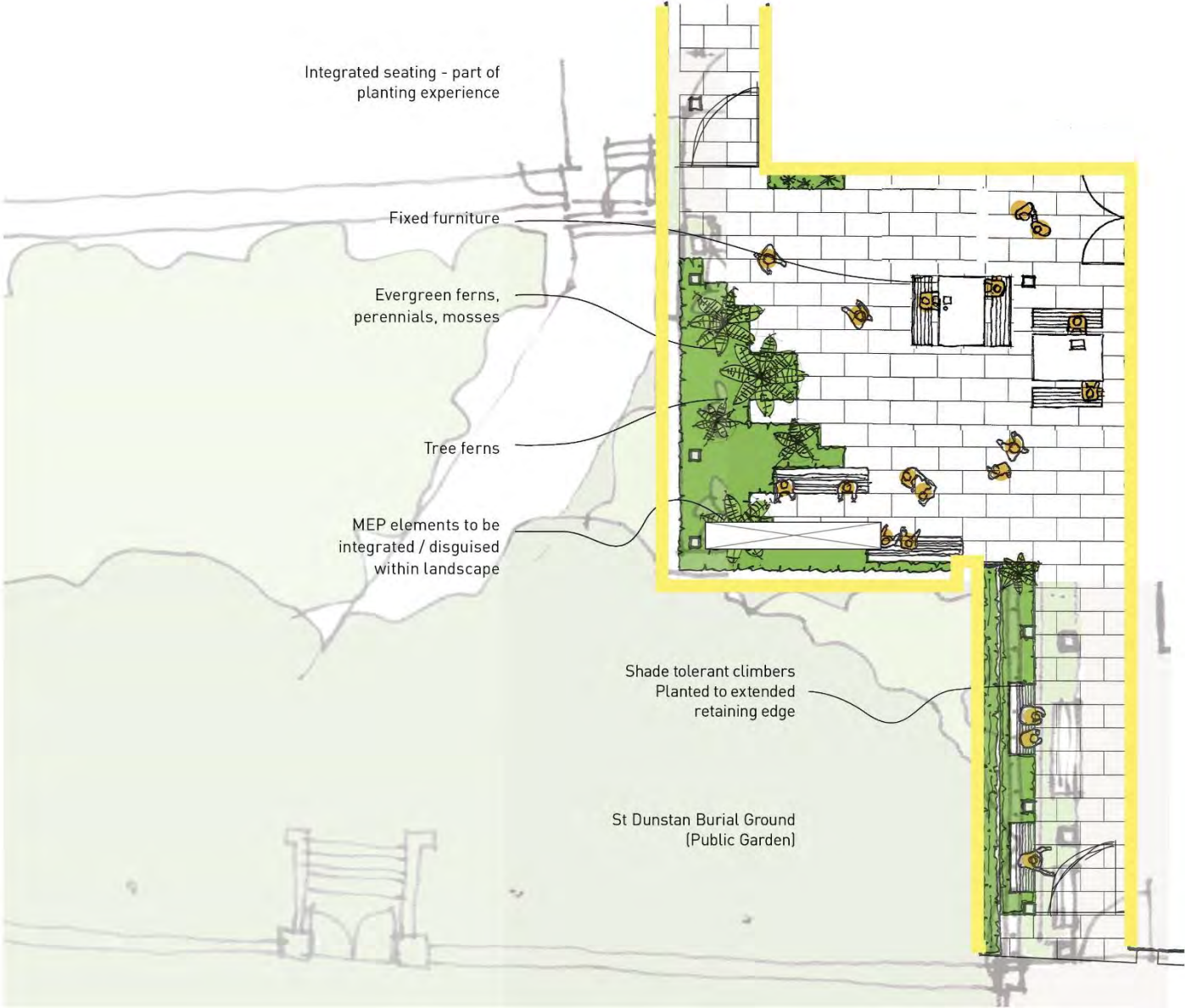
Climber support system (indicative)



Hydrangea petiolaris - Henry's honeysuckle



Lonicera henryi - Henry's honeysuckle



New Pedestrian Route Through Sunken Garden



Shade tolerant ornamental grasses - multi seasonal interest



Shade tolerant ferns - showy fronds



Moss thriving in shaded conditions



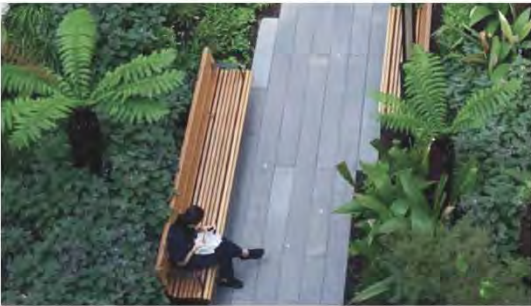
New Pedestrian Route Through Sunken Garden



Paving edges softened by planting



Climbers - seasonal interest - colour change



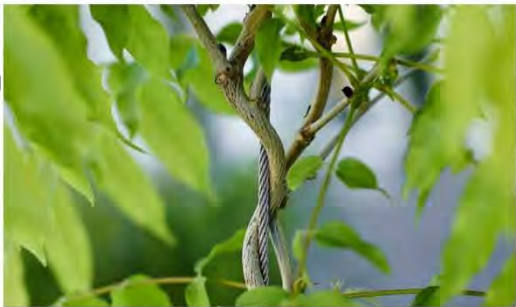
Lush green planting surrounding the space



New Pedestrian Route Through
Sunken Garden



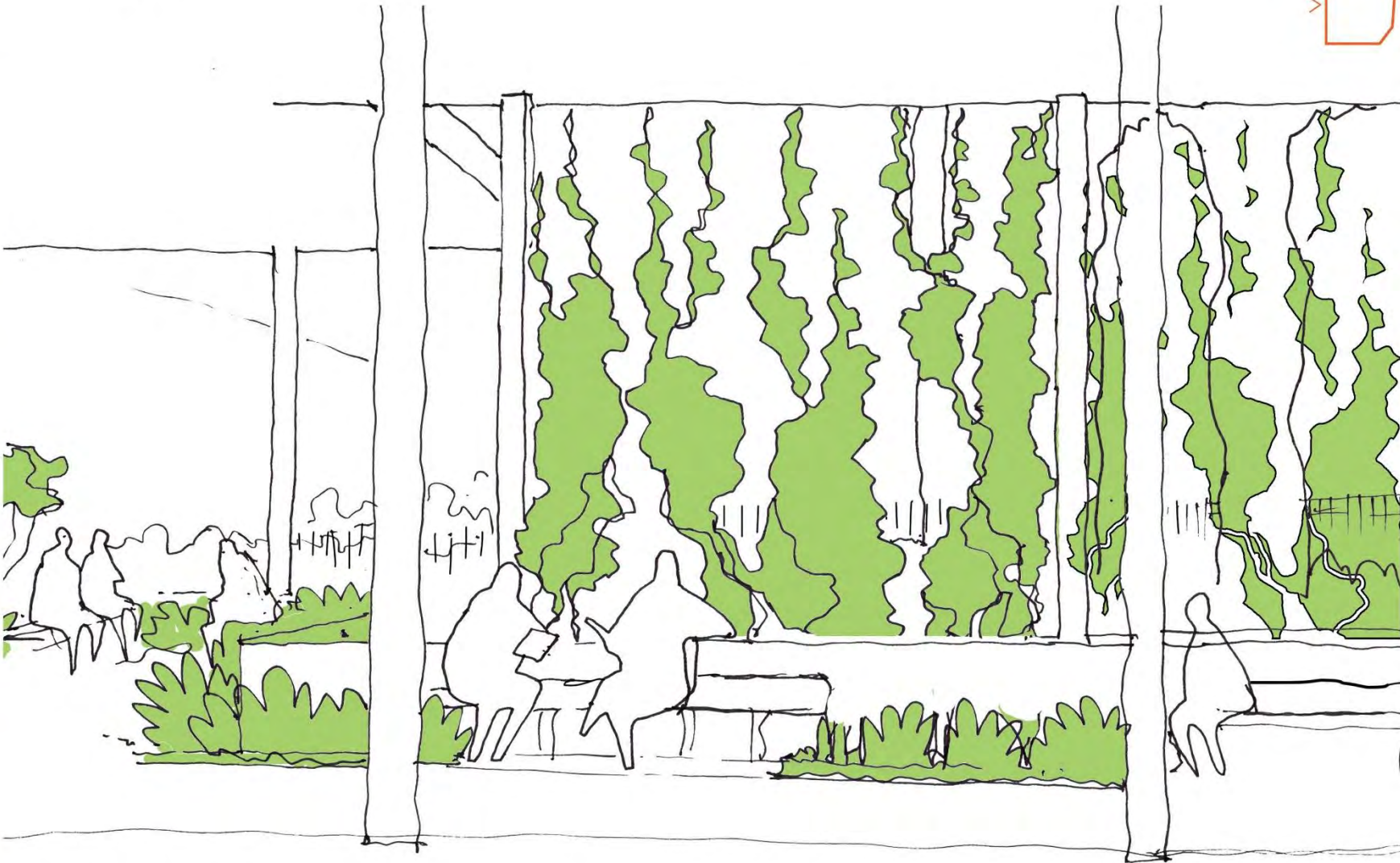
Shade tolerant ornamental grasses - multi seasonal interest



Shade tolerant ferns - showy fronds



Moss thriving in shaded conditions



1

New Pedestrian Route Through Sunken Garden

Page 22



New pedestrian route through – Sunken Garden

100 Fetter Lane – Option A



Existing public realm

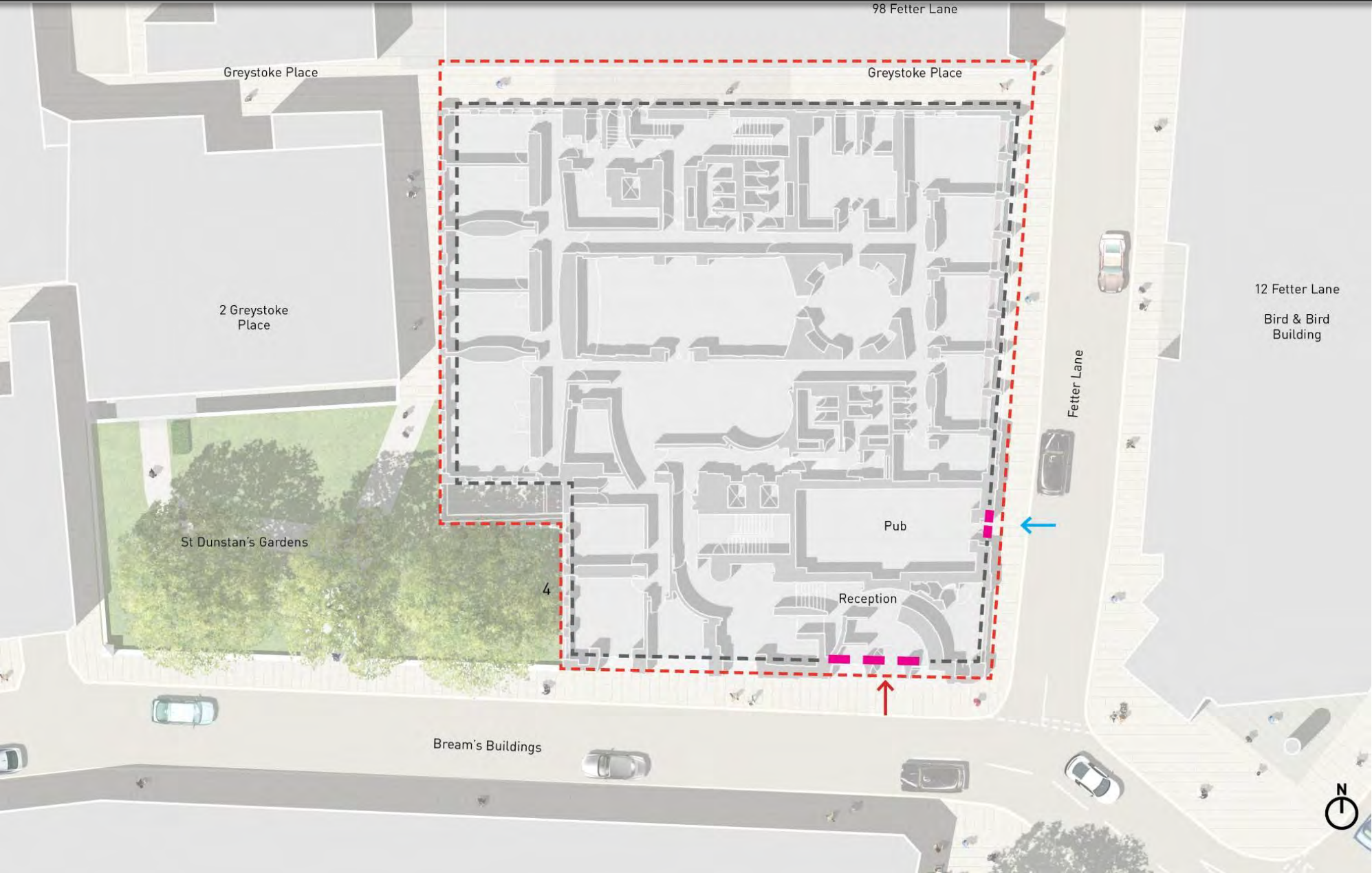
100 Fetter Lane – Option A

**226 sqm of new
public realm at
ground floor level**



Proposed public realm

100 Fetter Lane – Option A



Existing active frontage

100 Fetter Lane – Option A

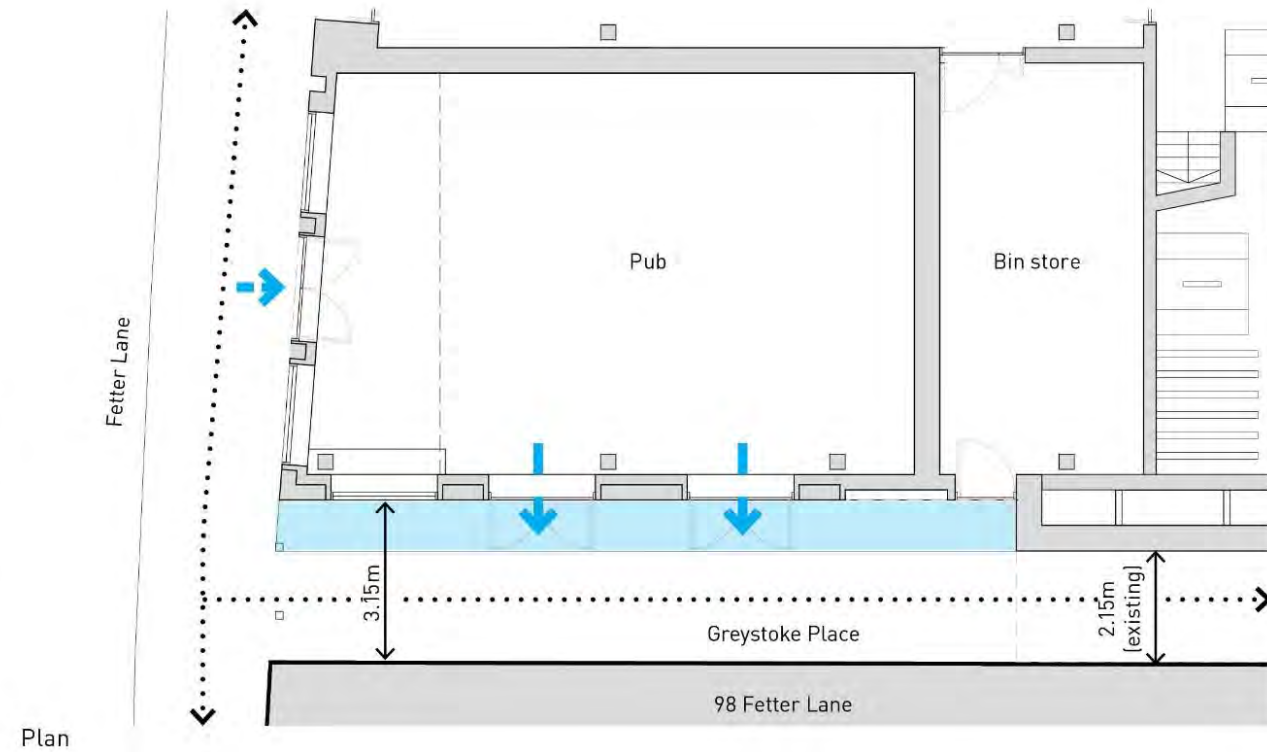
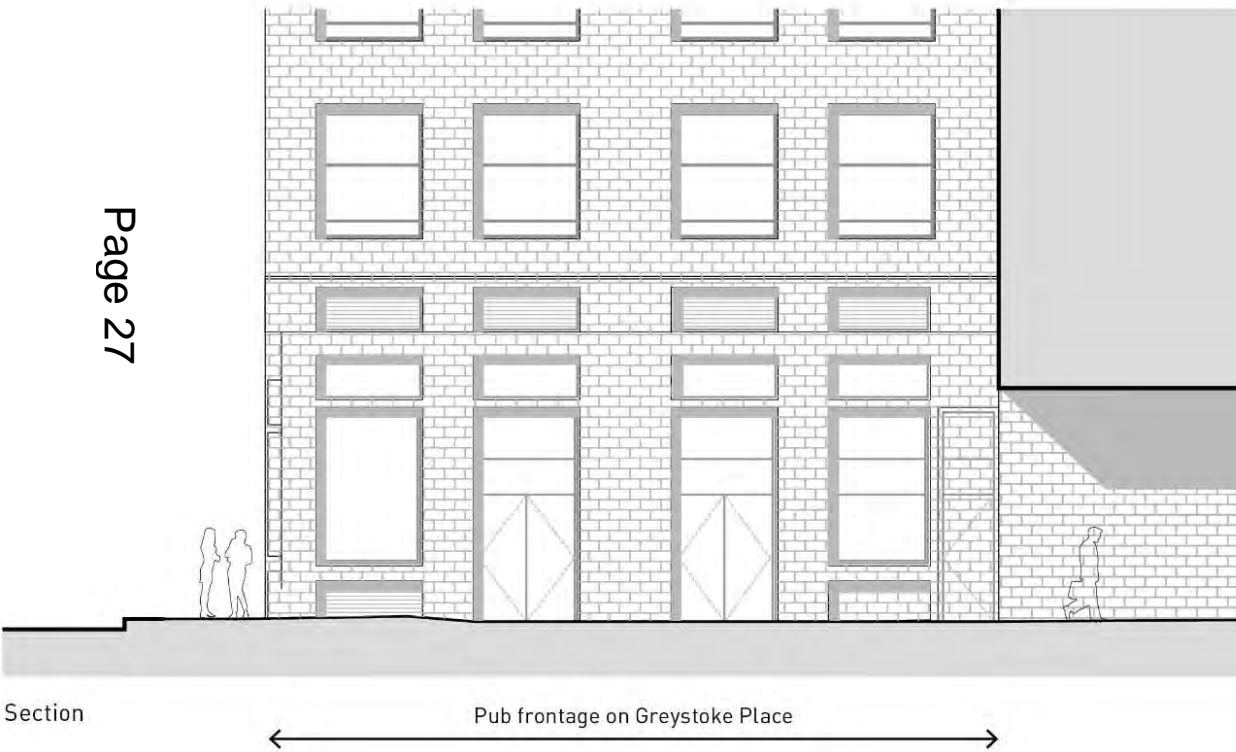


Proposed active frontage

Active Frontage

Greystoke Place Pub Outdoor Space

Page 27

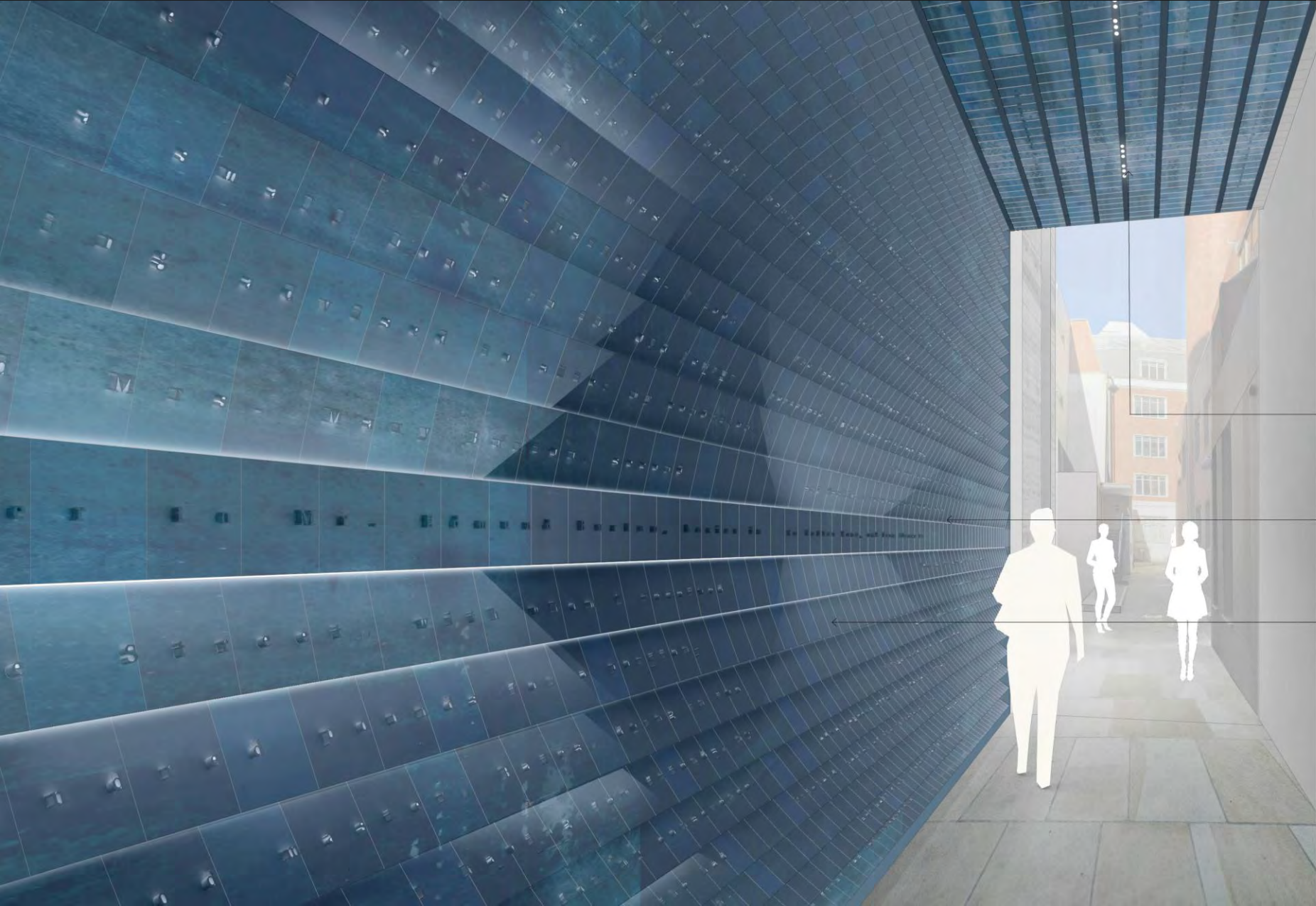


Active Frontage
Greystoke Place Pub

The studies on this page look at the blue tone of the public house in relation to the adjacent properties and design. (Detail samples will be procured at the next stage)



100 Fetter Lane – Option A



Key plan

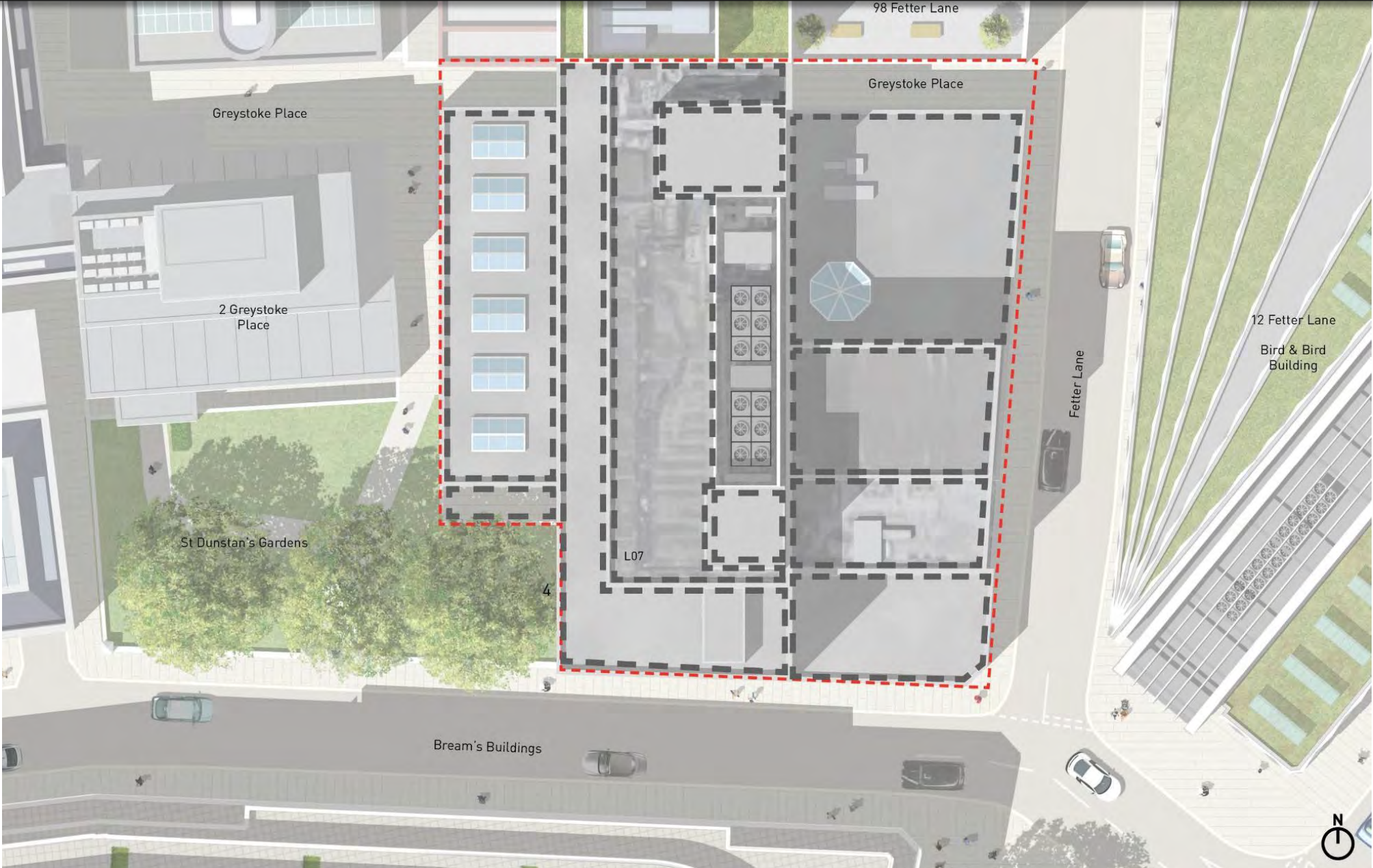
Ceiling down light on feature wall integrated within featured finish

Hidden subtle lighting washing downwards to wall

Glazed feature tiles to match Pub elevations finish colour.

Proposed pedestrian route

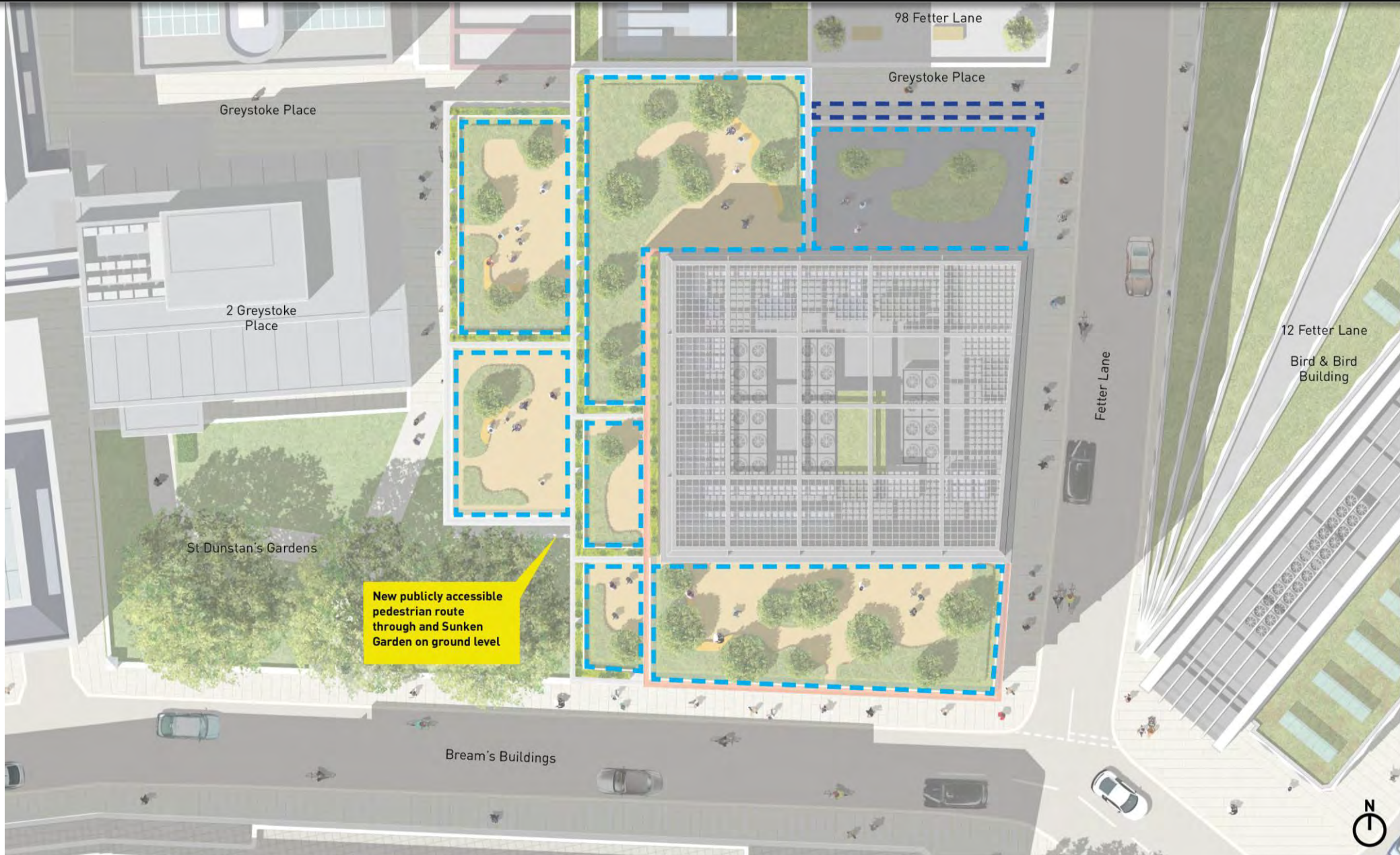
100 Fetter Lane – Option A



Existing amenity space

100 Fetter Lane – Option A

Page 31



Proposed amenity space

100 Fetter Lane – Option A

Page 32



Multifunctional amenity space

100 Fetter Lane – Option A



Greystoke Mac's Place St Dunstan's Gardens Bream's Buildings Proposed illustrative West elevation

Amenity space – west elevation

98 Fetter Lane



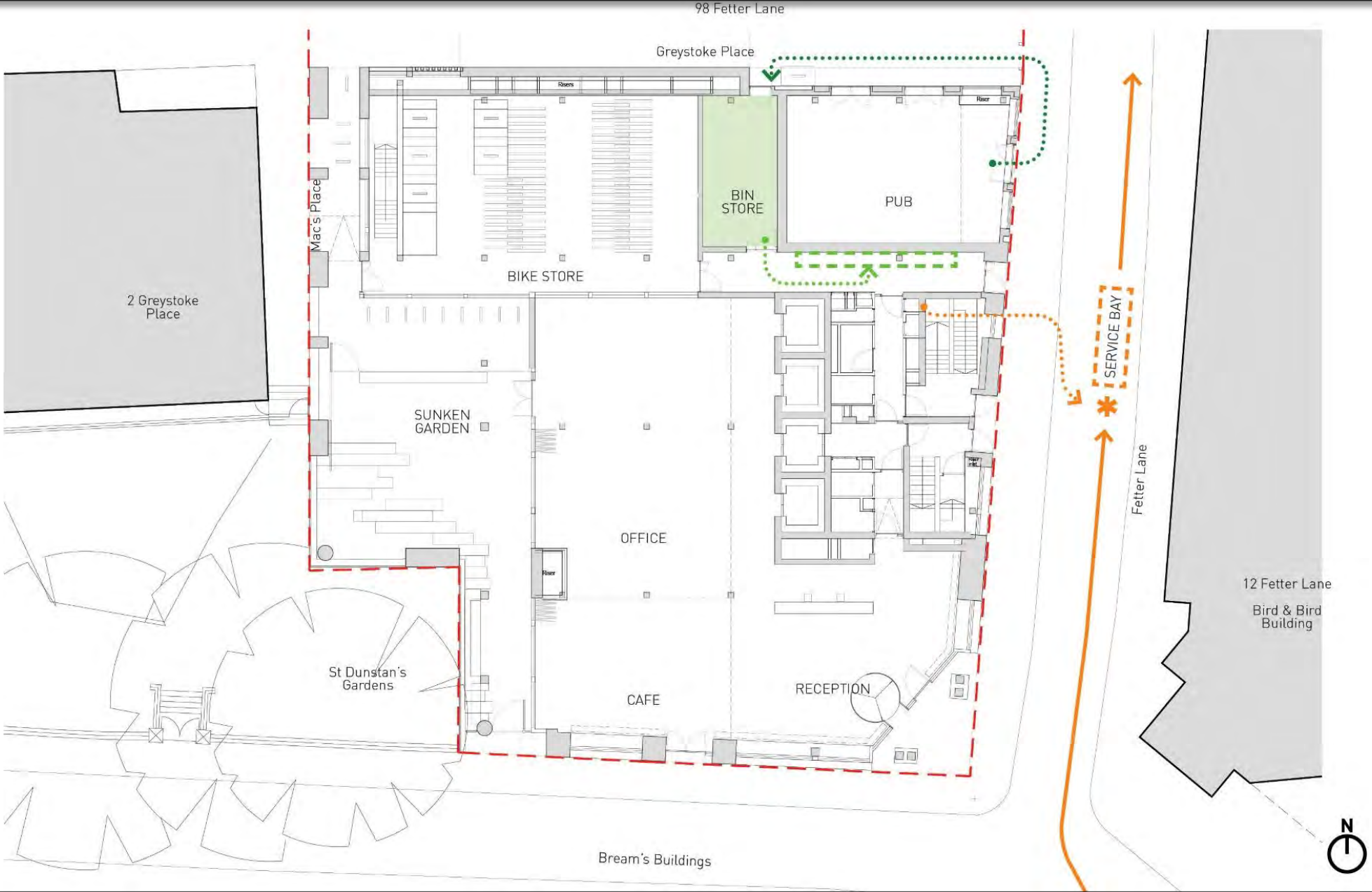
Page 34

100 Fetter Lane – Option A



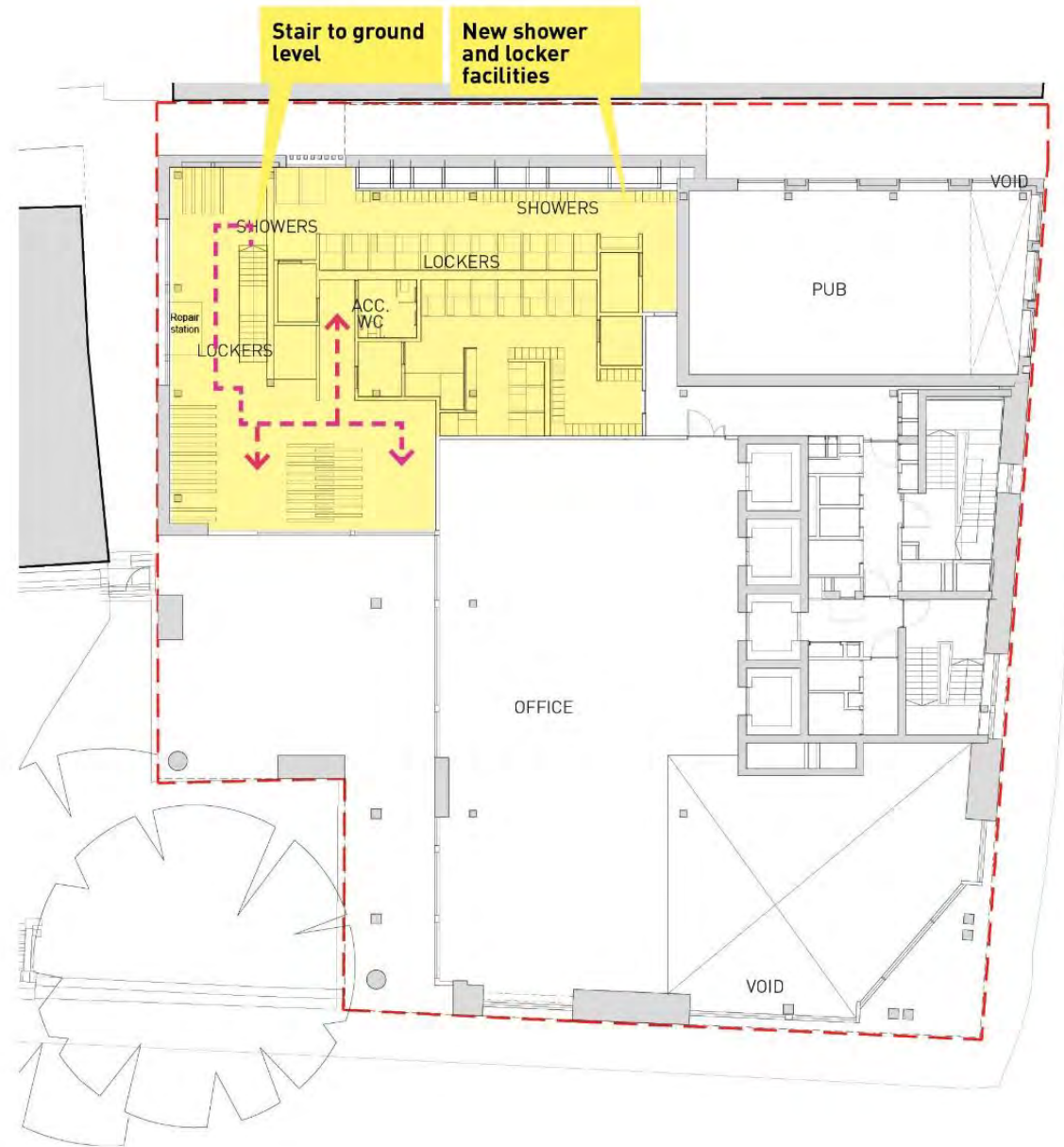
Proposed servicing strategy

100 Fetter Lane – Option A



Servicing strategy - waste

100 Fetter Lane – Option A



Long-stay cycle provision access

100 Fetter Lane – Option A





Page 38



Sheffield cycle stands

Key

-  Proposed indicative location of short-stay cycle parking
-  Cycle route to short-stay cycle parking

Short-stay cycle provision access

100 Fetter Lane – Option A

Dedicated stair
access to cyclist
facilities on
mezzanine level

New cyclist facilities
to meet London Plan
requirements

Greystoke Place

Risers

BIN
STORE

BIKE STORE

Page 39

Ground floor plan

Stair to ground
level

New shower
and locker
facilities

SHOWERS

LOCKERS

Repair
station

ACC.
WC

LOCKERS

BIKE STORE

Mezzanine floor plan

Long-stay cycle provision access

100 Fetter Lane – Option A



Cycle store visible from outside



Contrasting raw materials

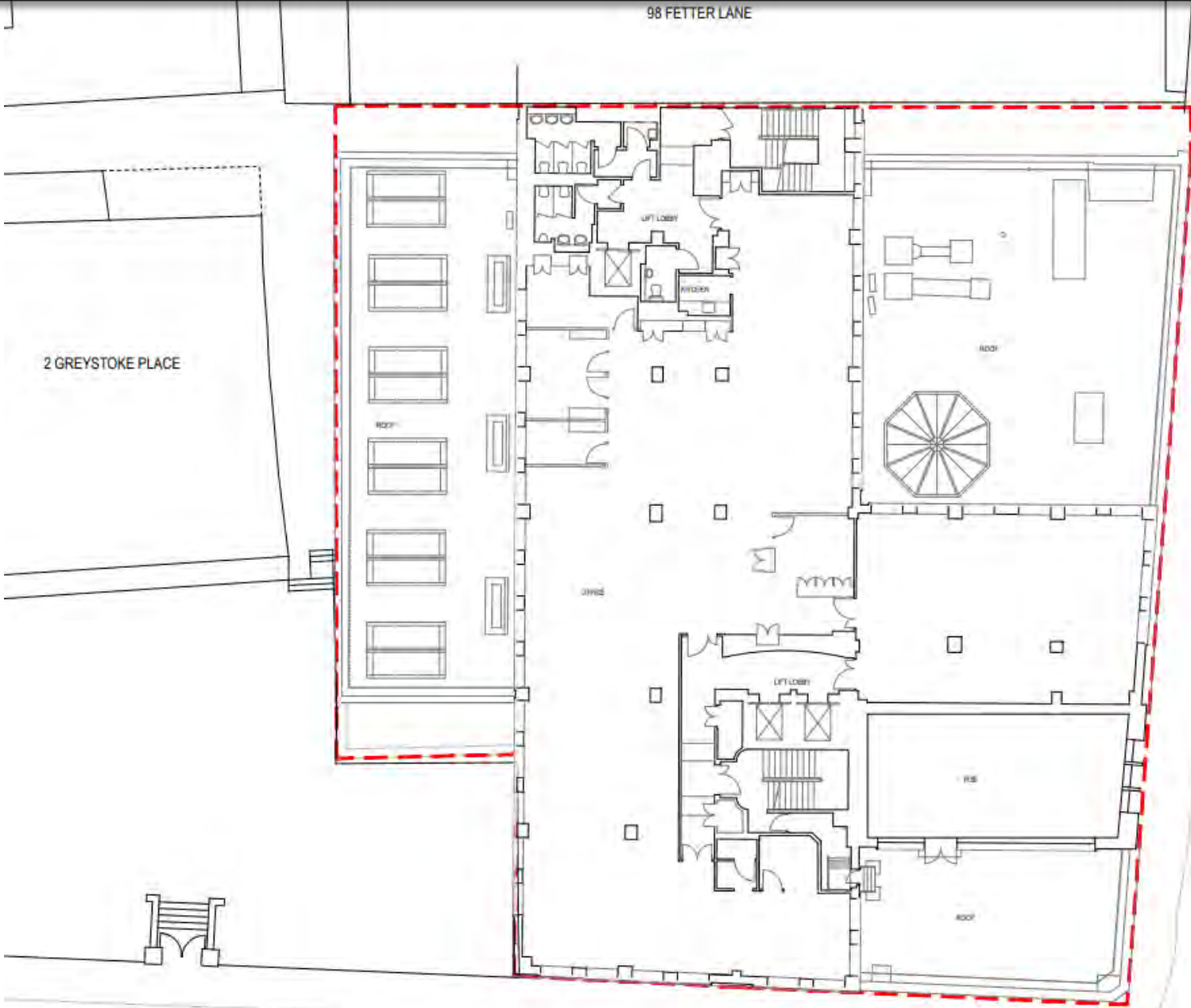


Graphics to aid wayfinding



Graphics to aid identifying spaces

100 Fetter Lane – Option A



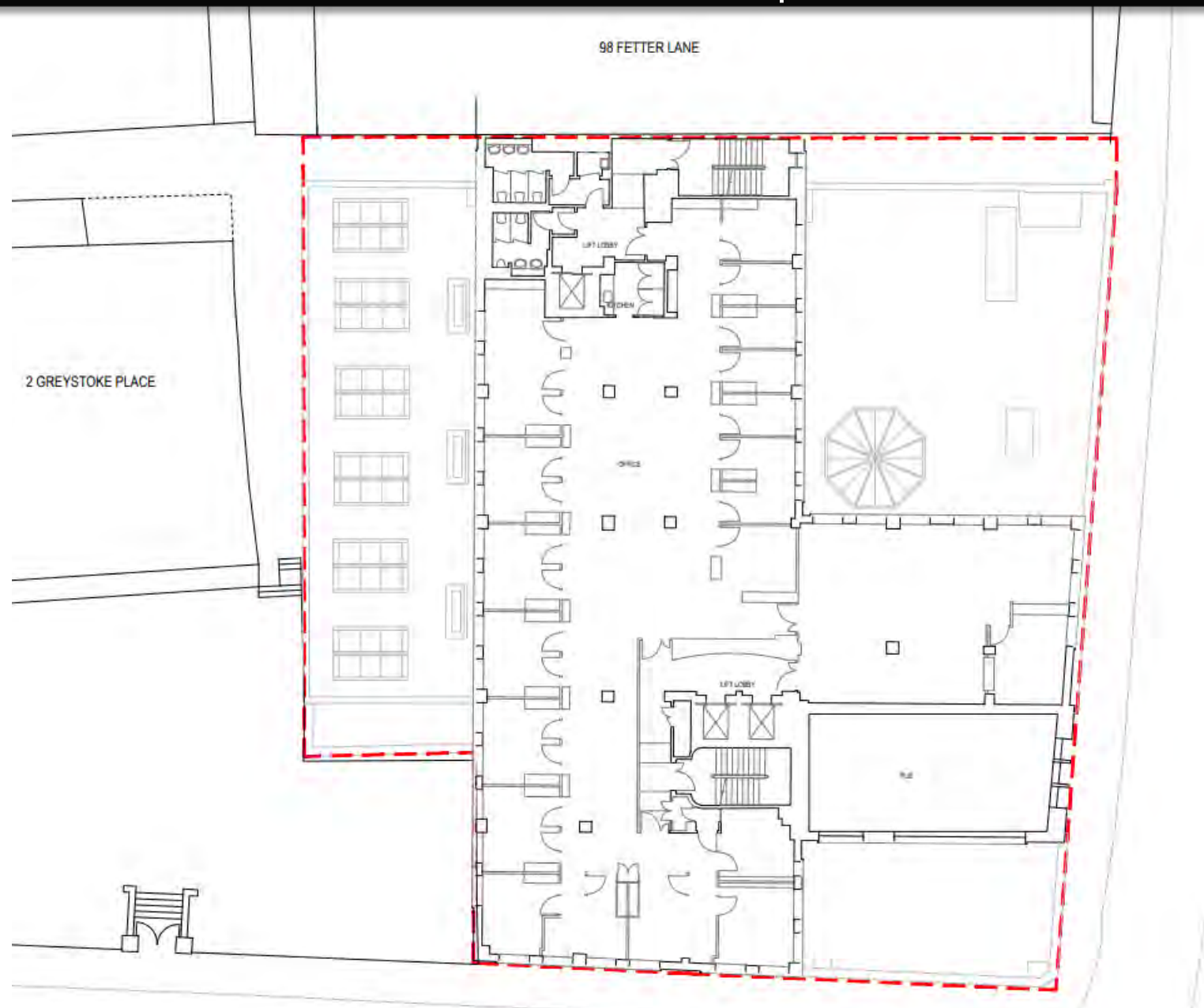
Existing first floor plan

First Floor Plan

Proposed



100 Fetter Lane – Option A

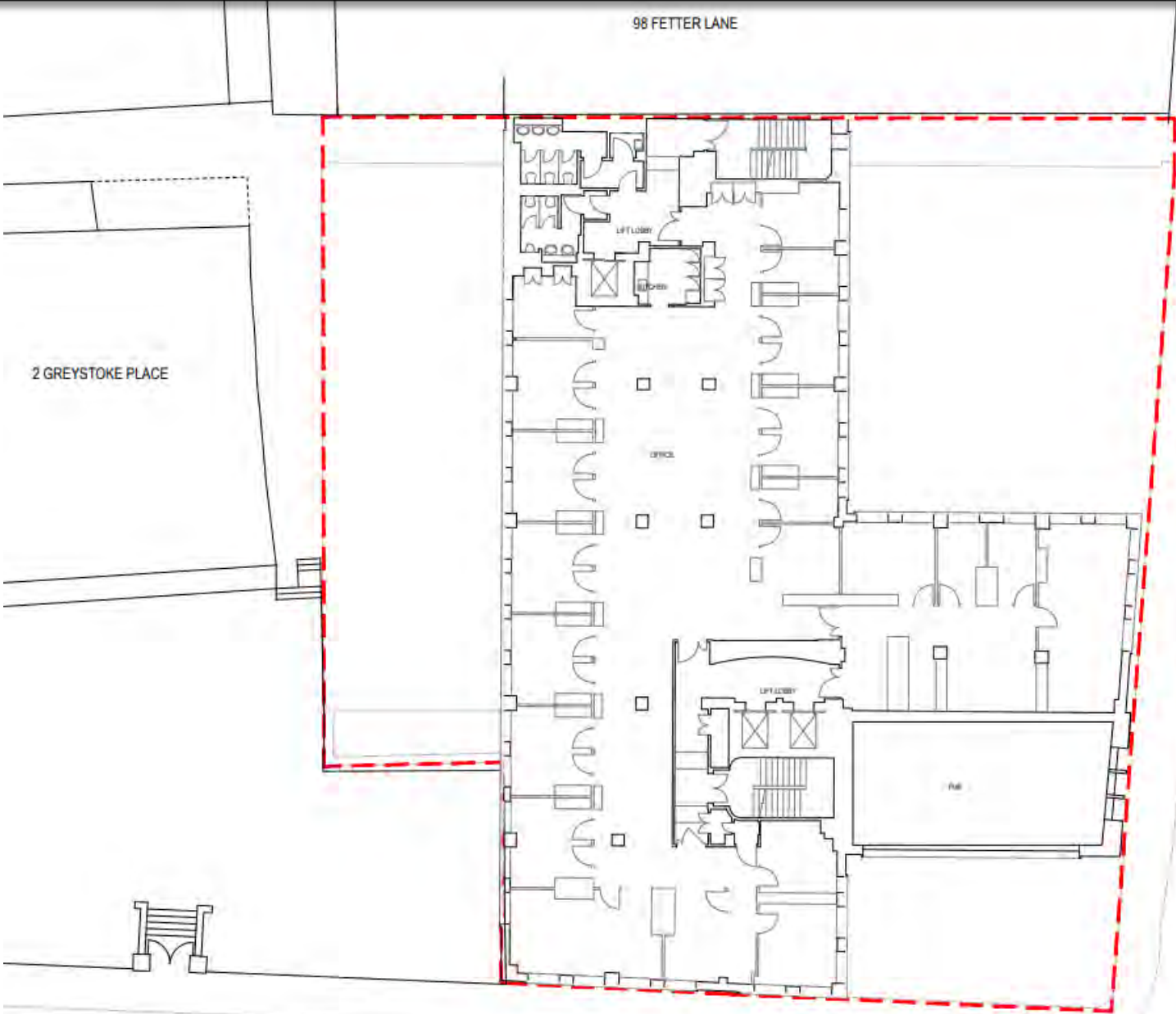


Existing second floor plan

Page 44

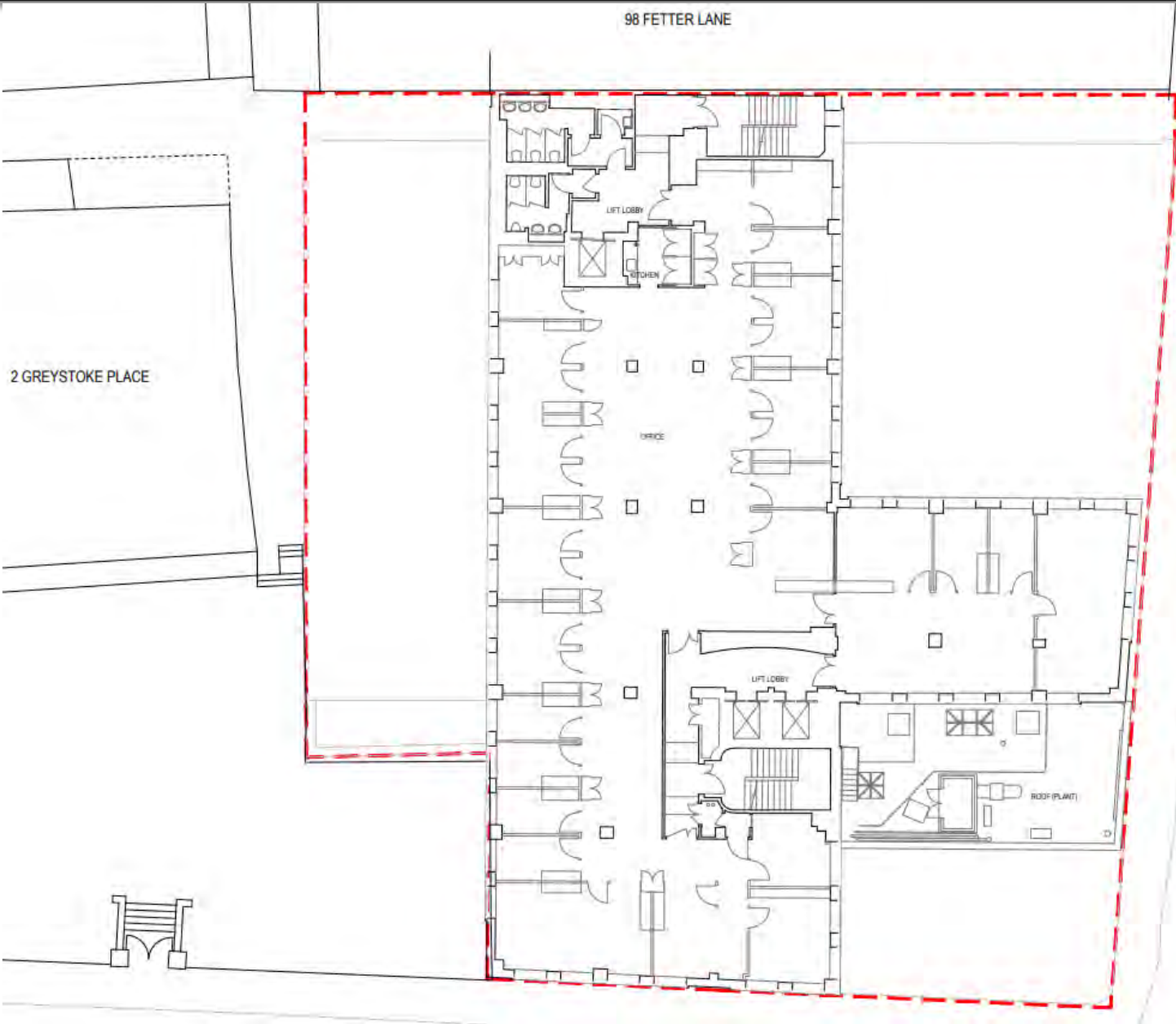


100 Fetter Lane – Option A



Existing third floor plan

100 Fetter Lane – Option A



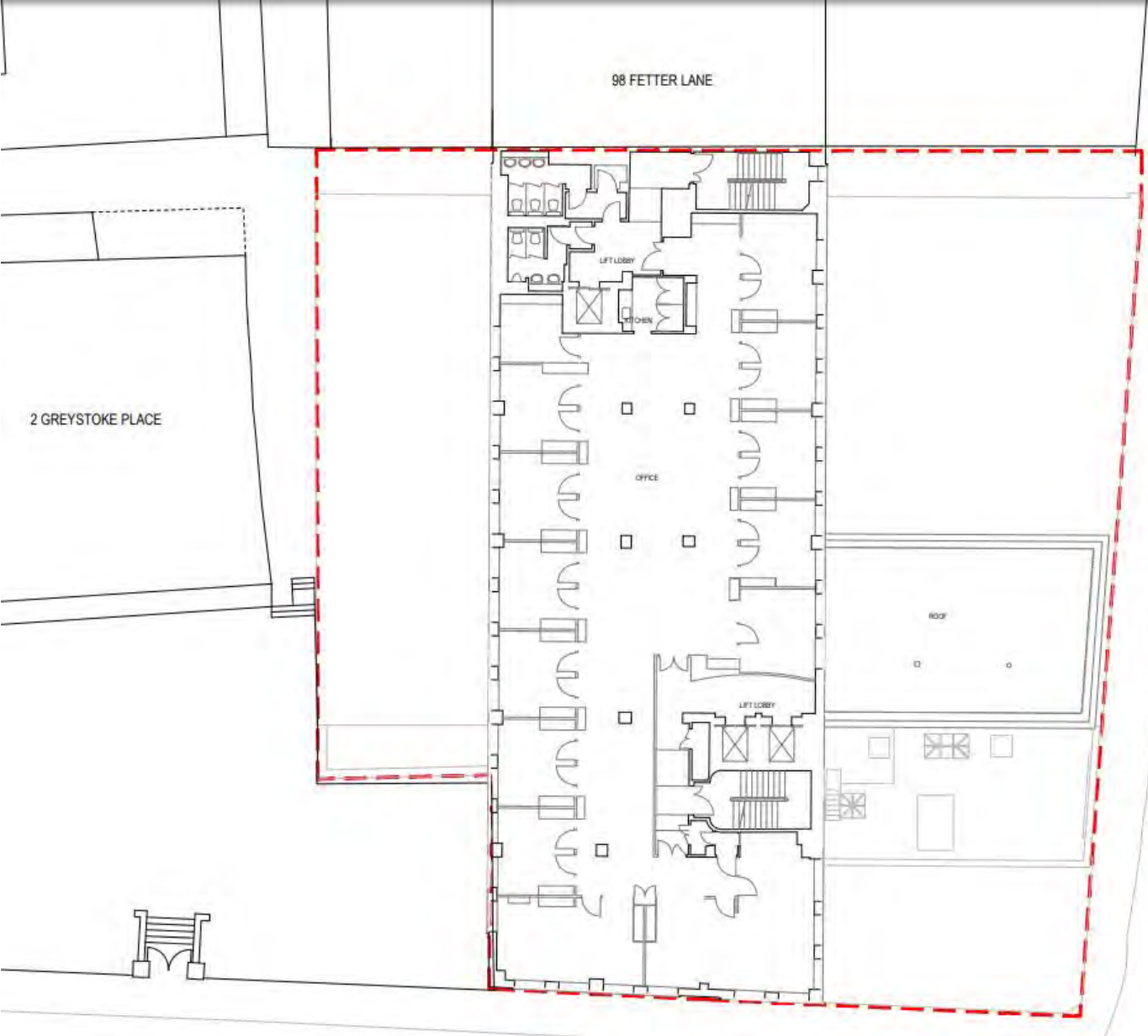
Existing fourth floor plan

Fourth Floor Plan
Proposed



Proposed fourth floor plan

100 Fetter Lane – Option A



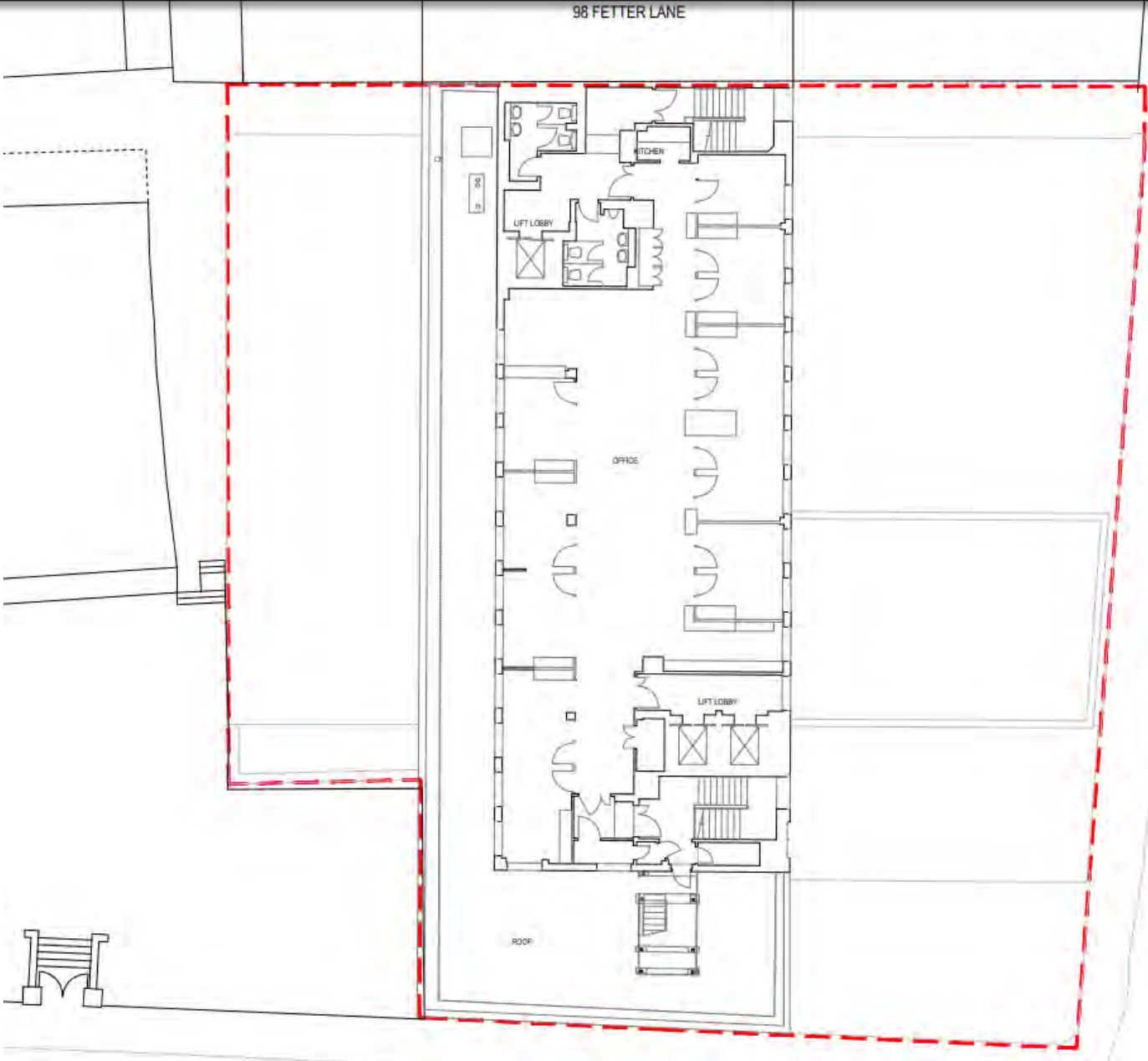
Existing fifth floor plan

Fifth Floor Plan
Proposed



Proposed fifth floor plan

100 Fetter Lane – Option A



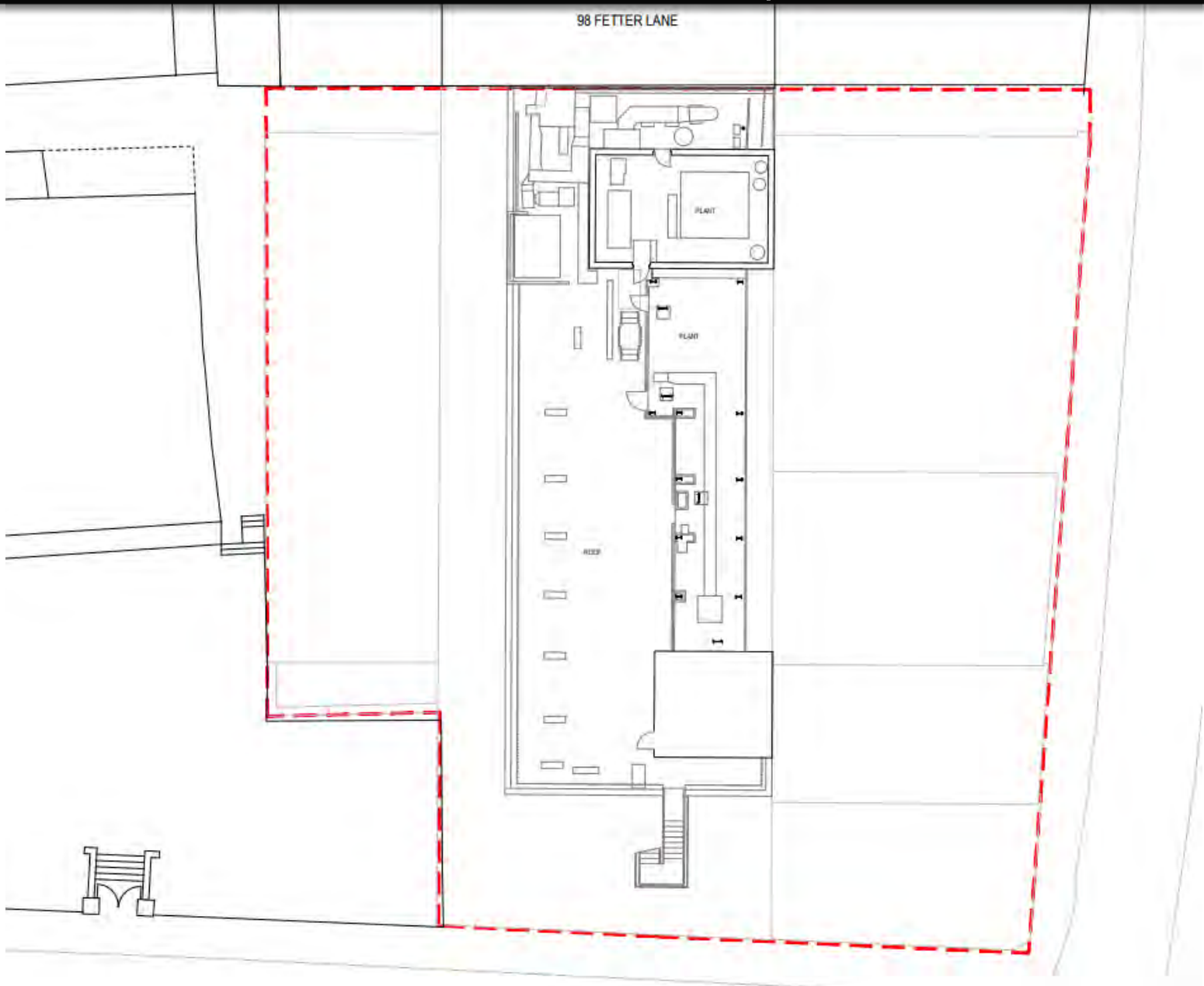
Existing sixth floor plan

Sixth Floor Plan
Proposed



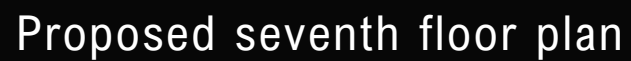
Proposed sixth floor plan

100 Fetter Lane – Option A



Existing seventh floor plan

Seventh Floor Plan Proposed

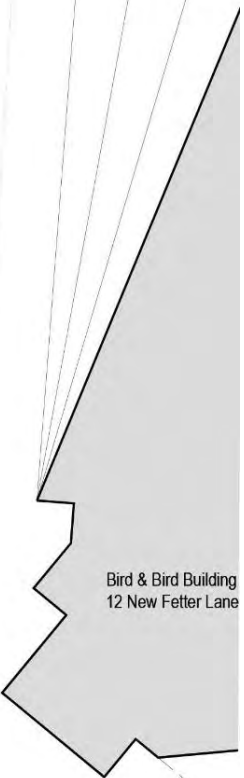


Eighth Floor Plan
Proposed



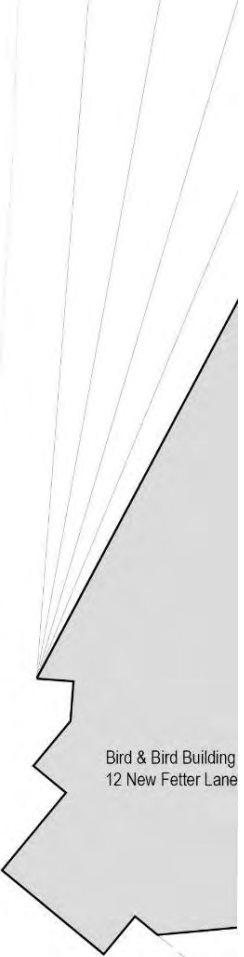
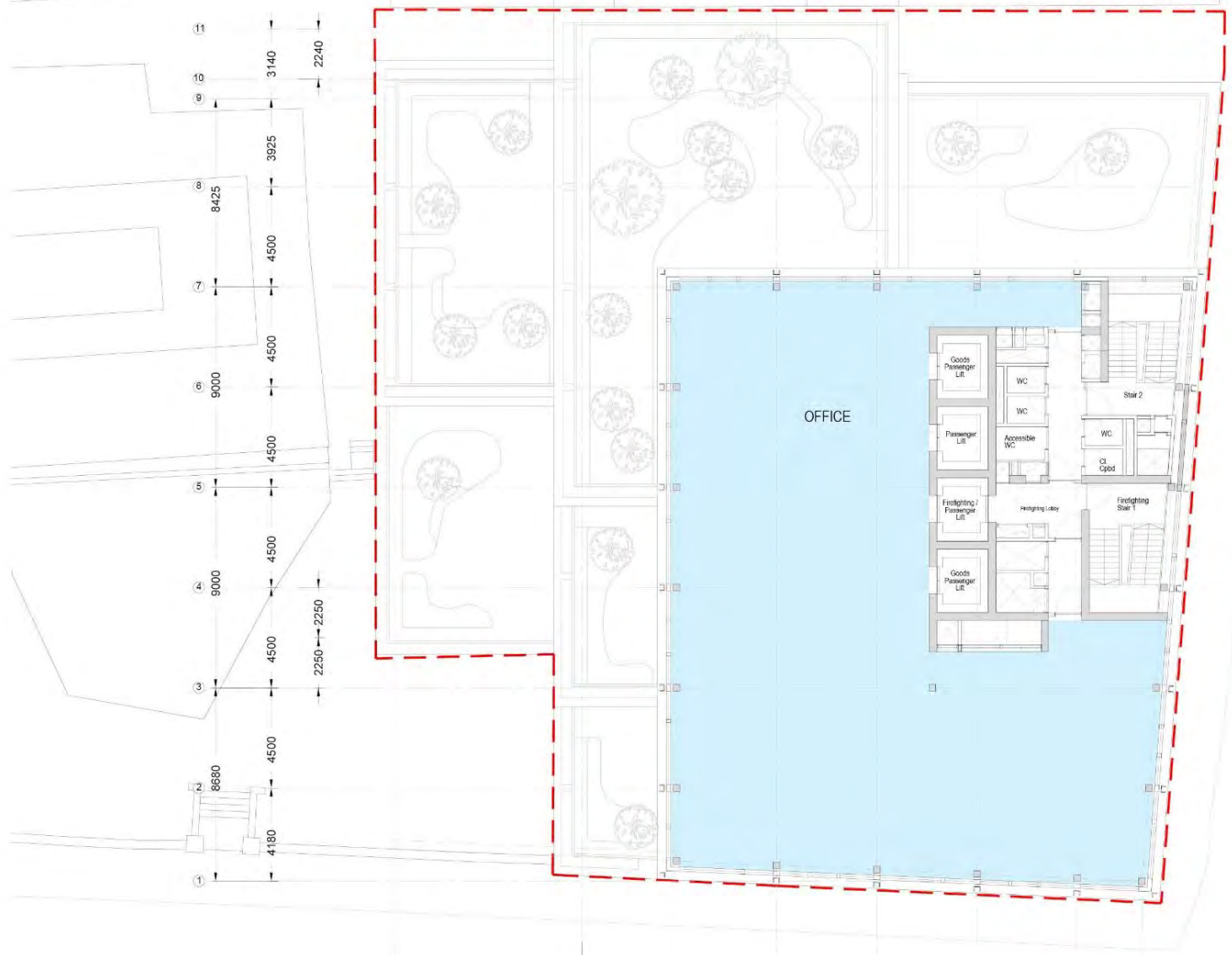
Proposed eighth floor plan

Ninth Floor Plan
Proposed



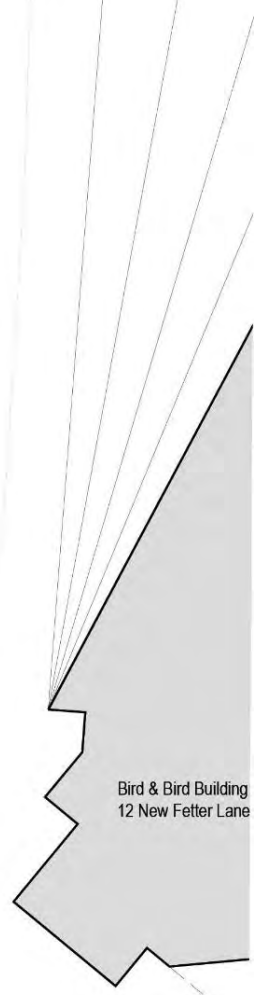
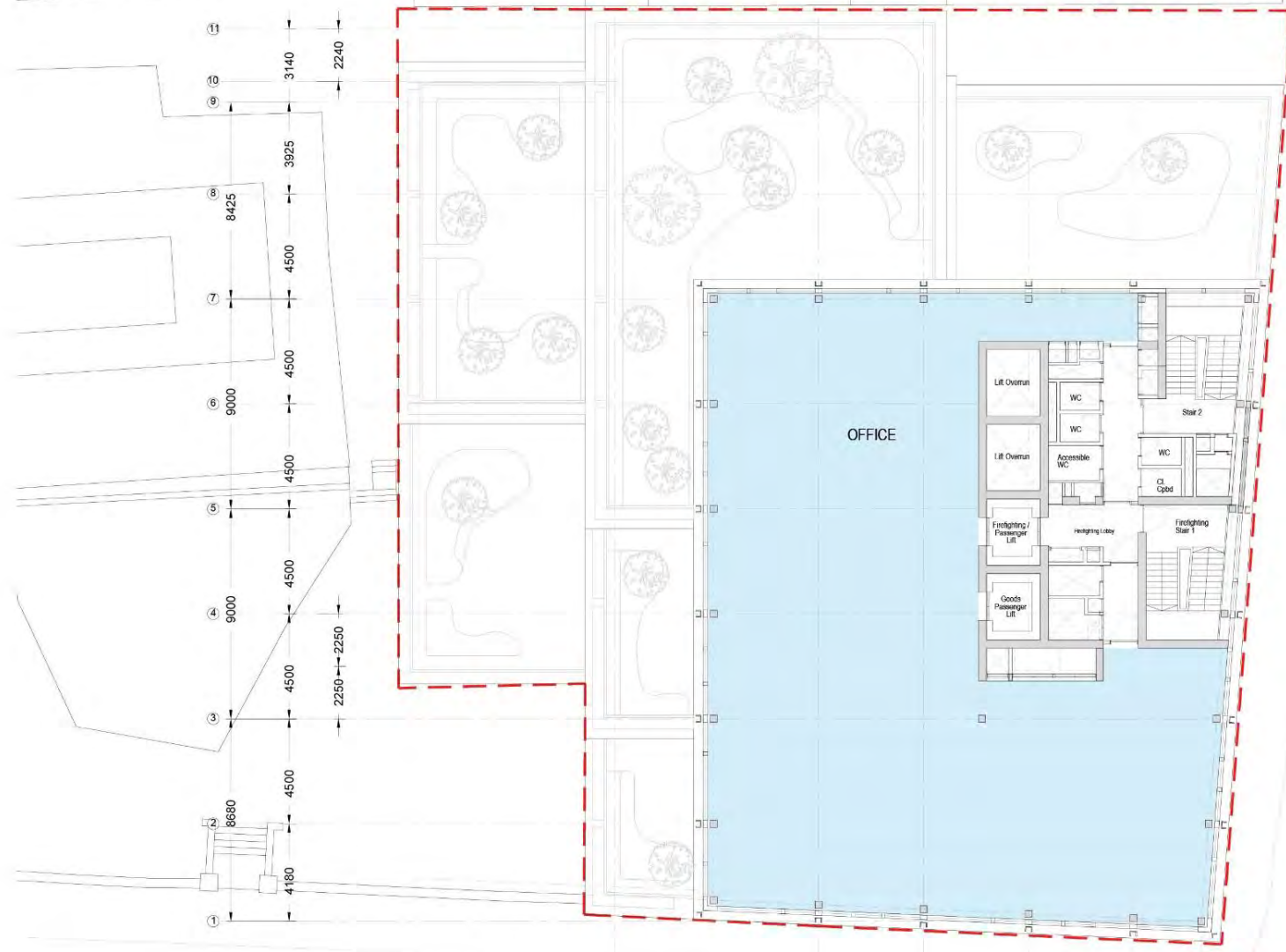
Proposed ninth floor plan

Tenth Floor Plan
Proposed



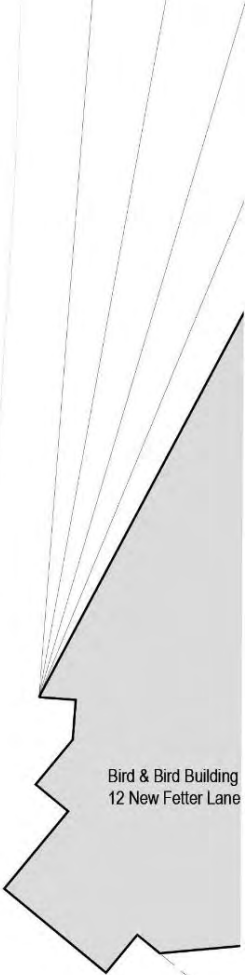
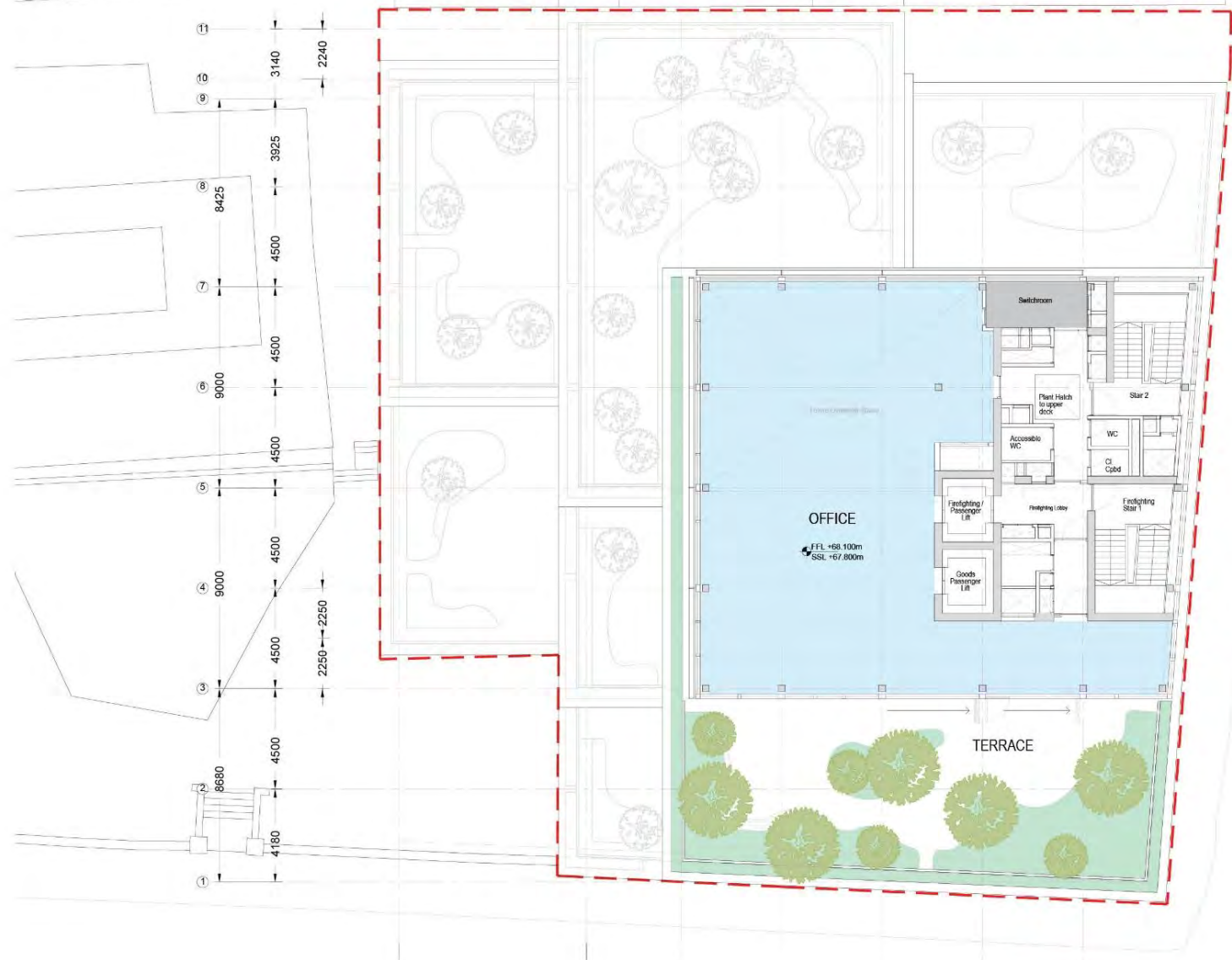
Proposed tenth floor plan

Eleventh Floor Plan
Proposed



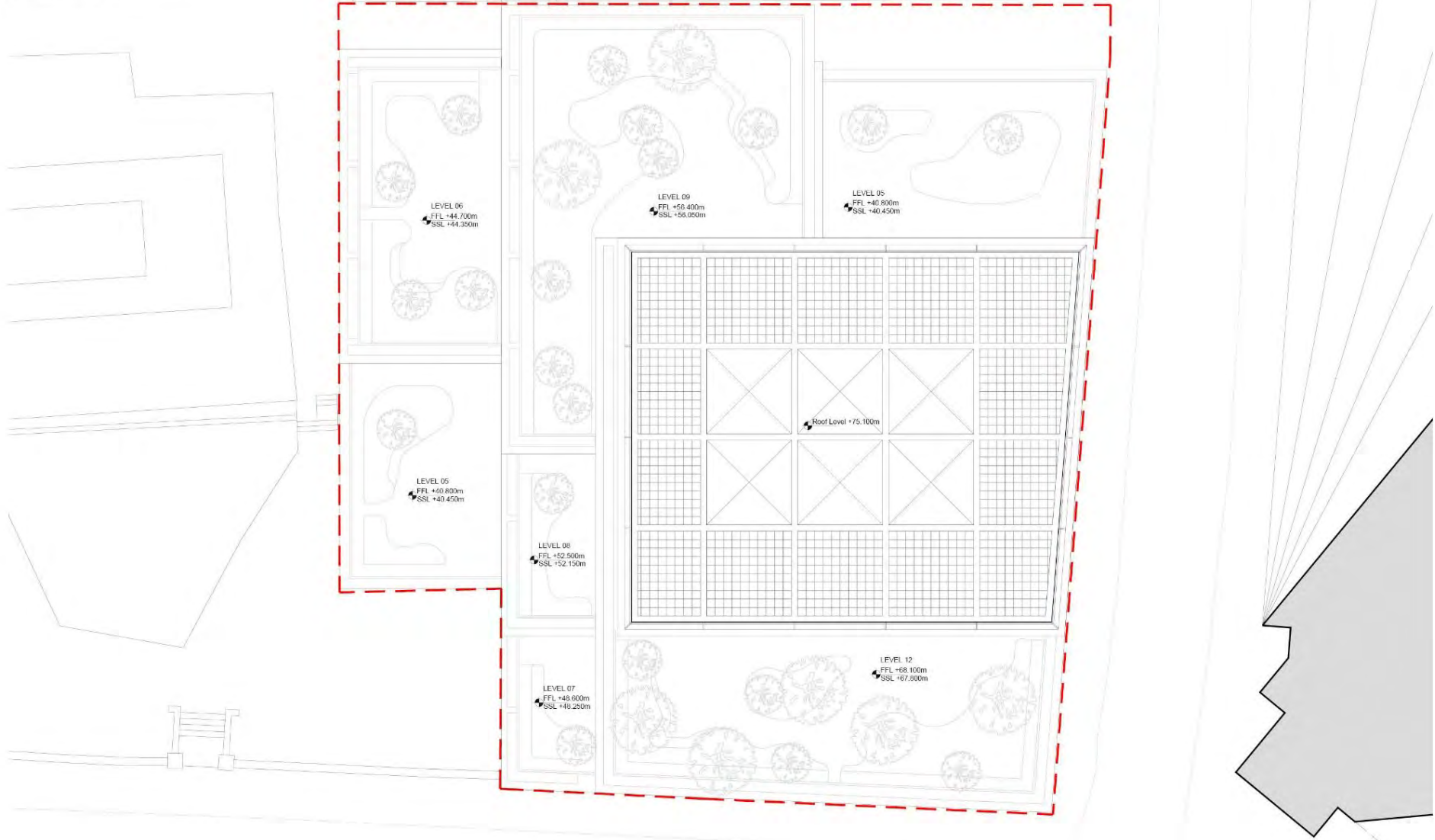
Proposed eleventh floor plan

Twelfth Floor Plan
Proposed



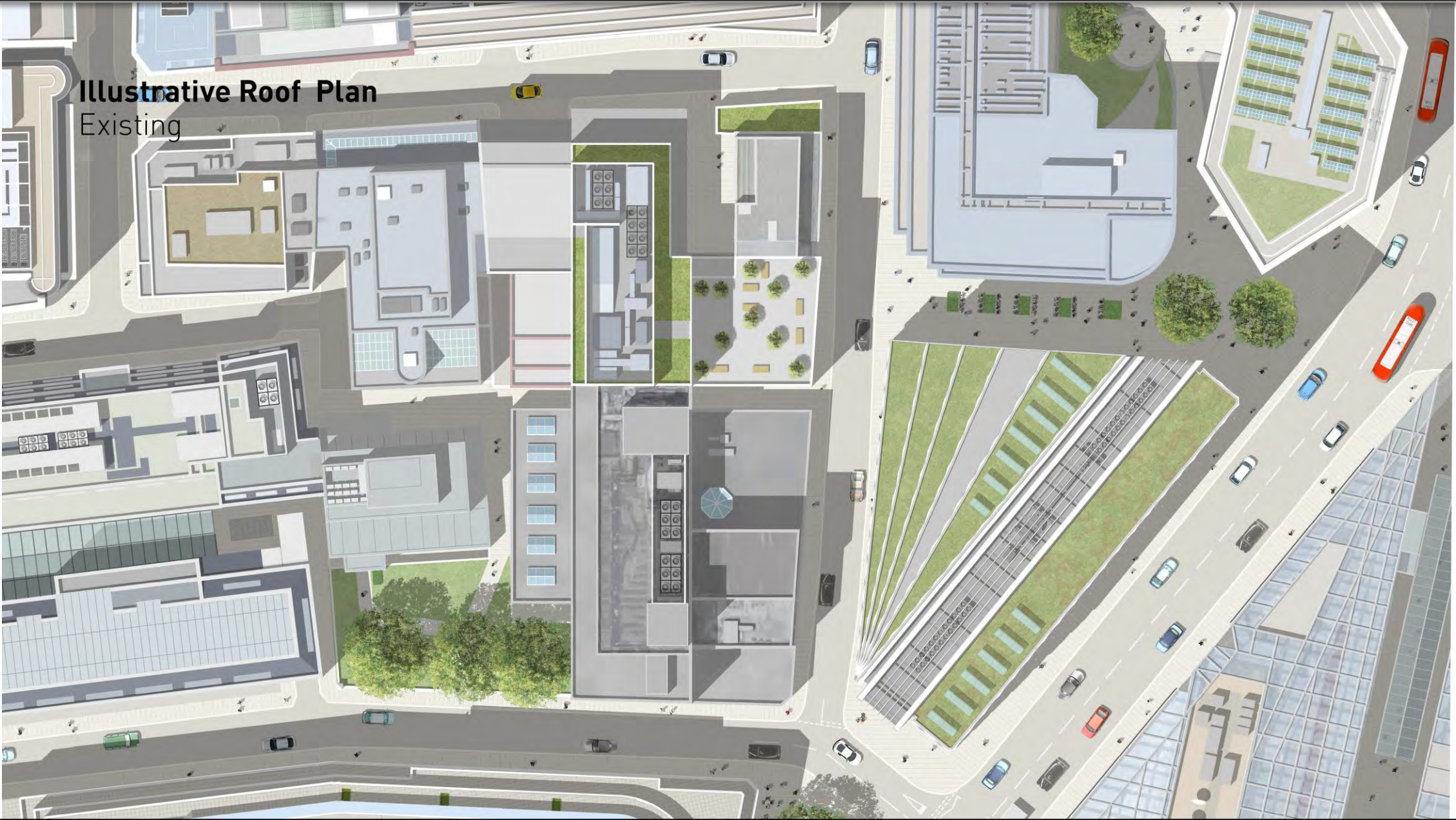
Proposed twelfth floor plan

Roof Plan
Proposed



Proposed roof plan

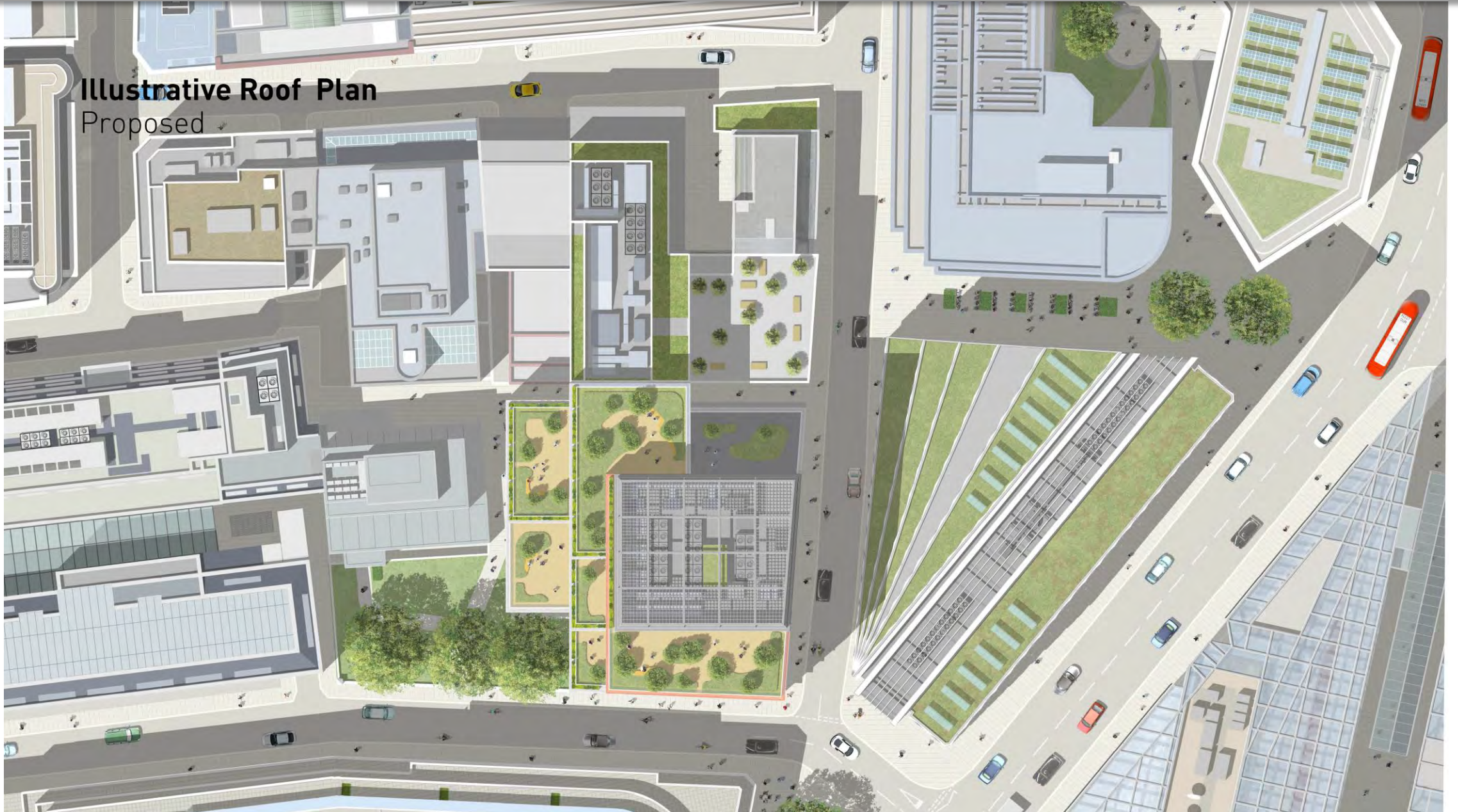
Illustrative Roof Plan
Existing



Existing roof plan - illustrative

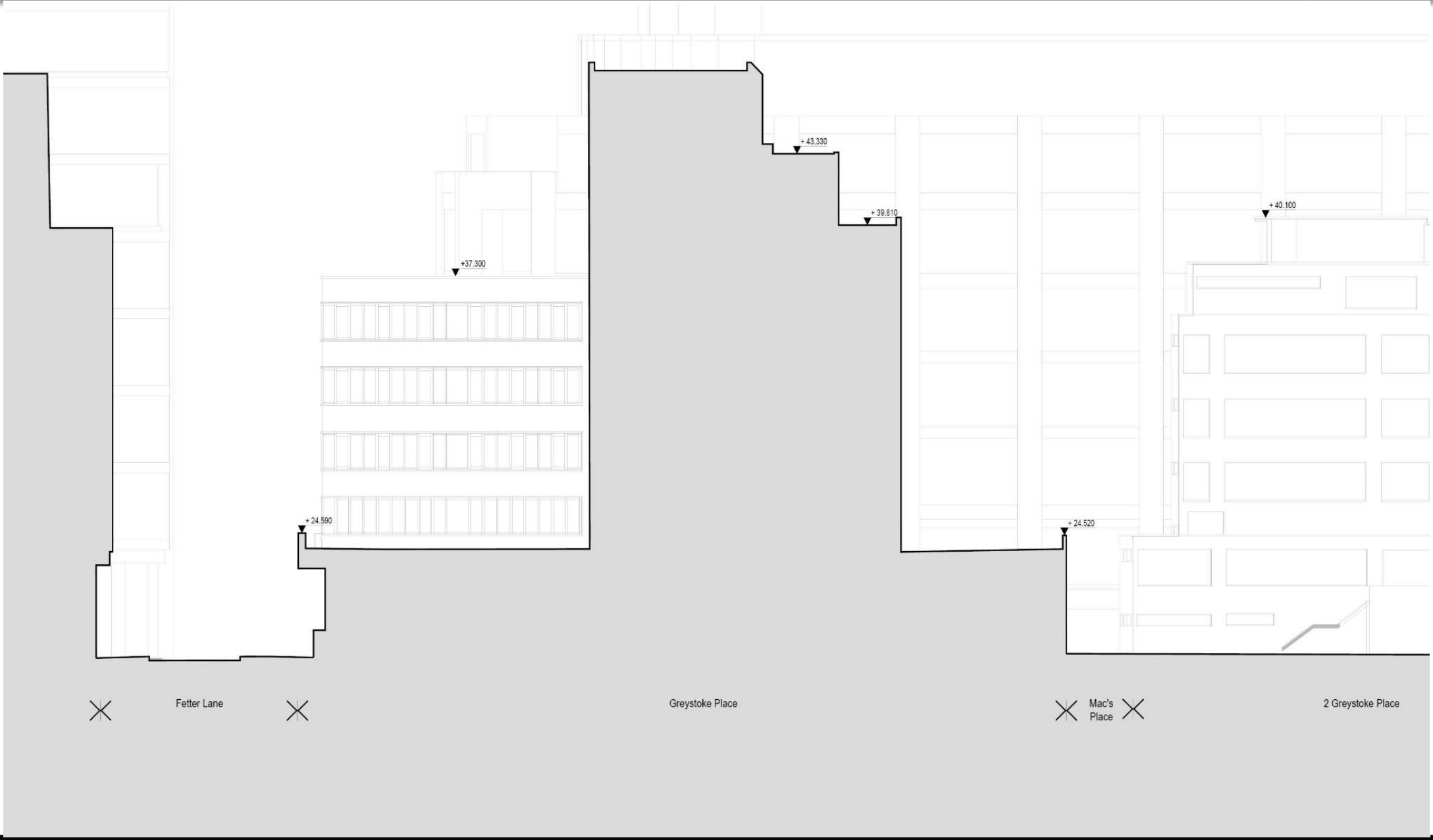
100 Fetter Lane – Option A

Illustrative Roof Plan
Proposed



Proposed roof plan - illustrative

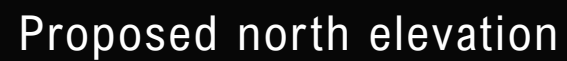
100 Fetter Lane – Option A



Existing north elevation

Fetter Lane Elevation

Proposed North



100 Fetter Lane – Option A

Page 65



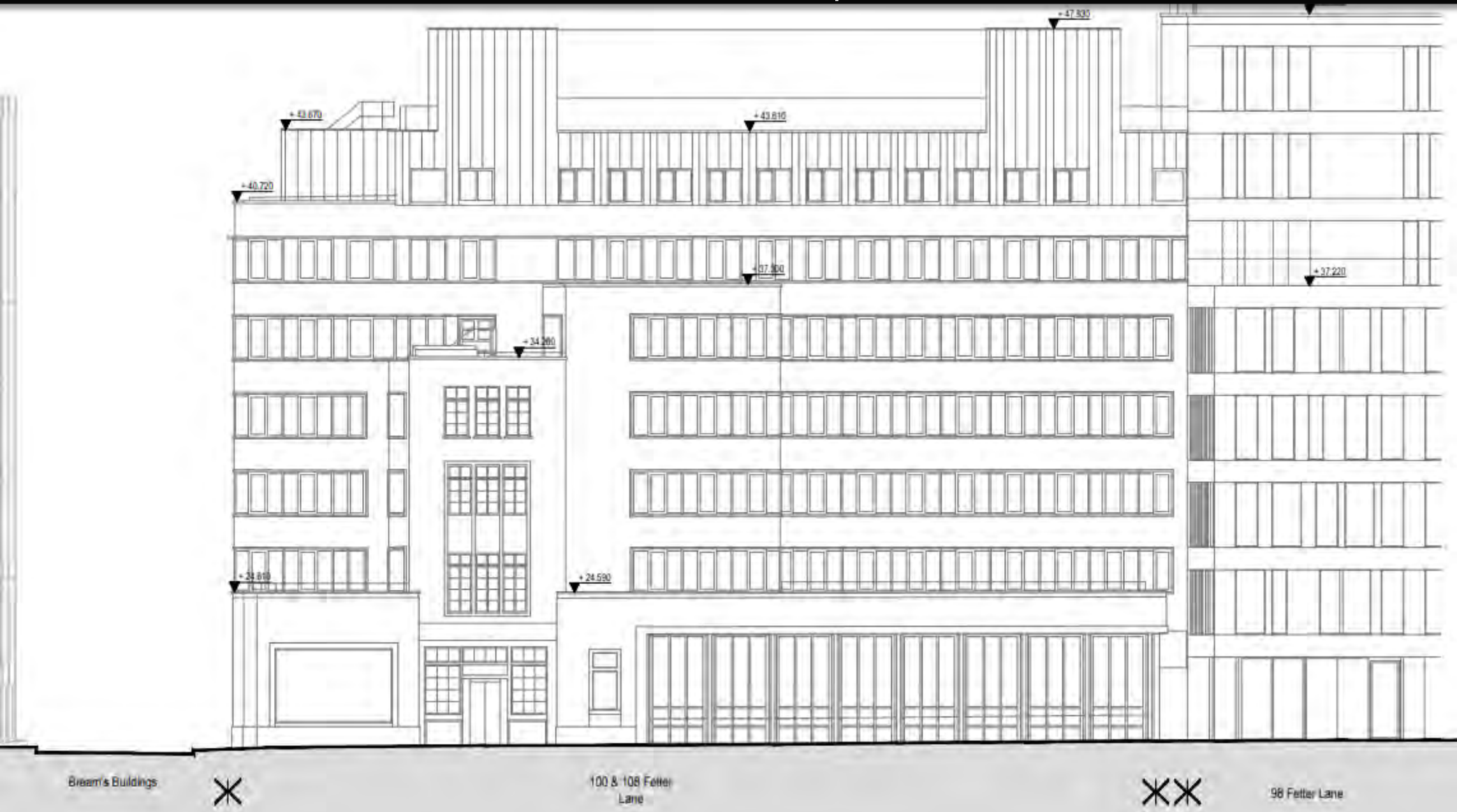
Existing south elevation

100 Fetter Lane – Option A



Proposed south elevation

100 Fetter Lane – Option A



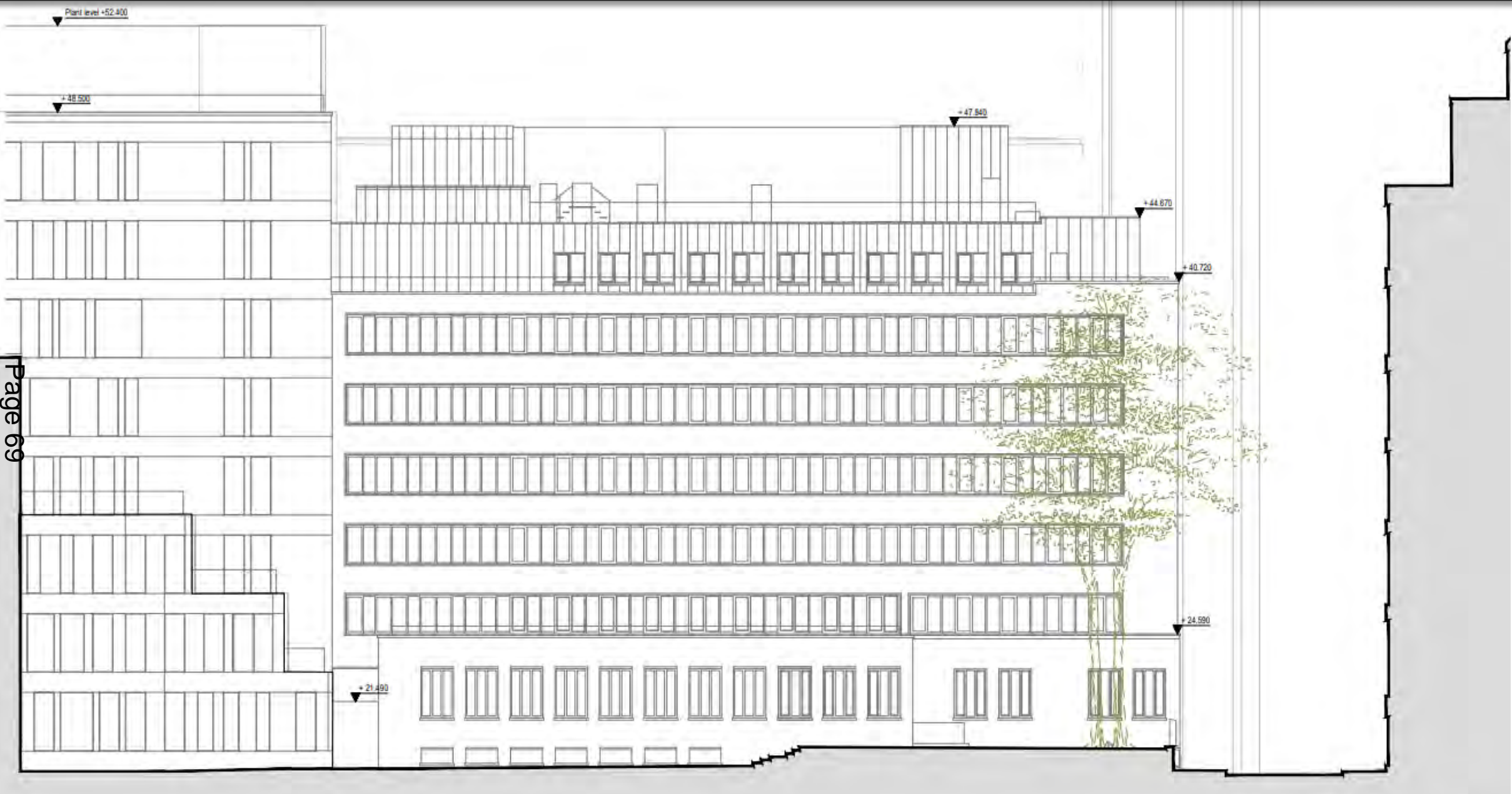
Existing east elevation

100 Fetter Lane – Option A



Proposed east elevation

100 Fetter Lane – Option A



Existing west elevation

100 Fetter Lane – Option A



Proposed west elevation

100 Fetter Lane – Option A

Page 71



Existing south elevation - illustrative



Proposed south elevation - illustrative

100 Fetter Lane – Option A

Page 73



Existing east elevation - illustrative

100 Fetter Lane – Option A



Proposed east elevation - illustrative

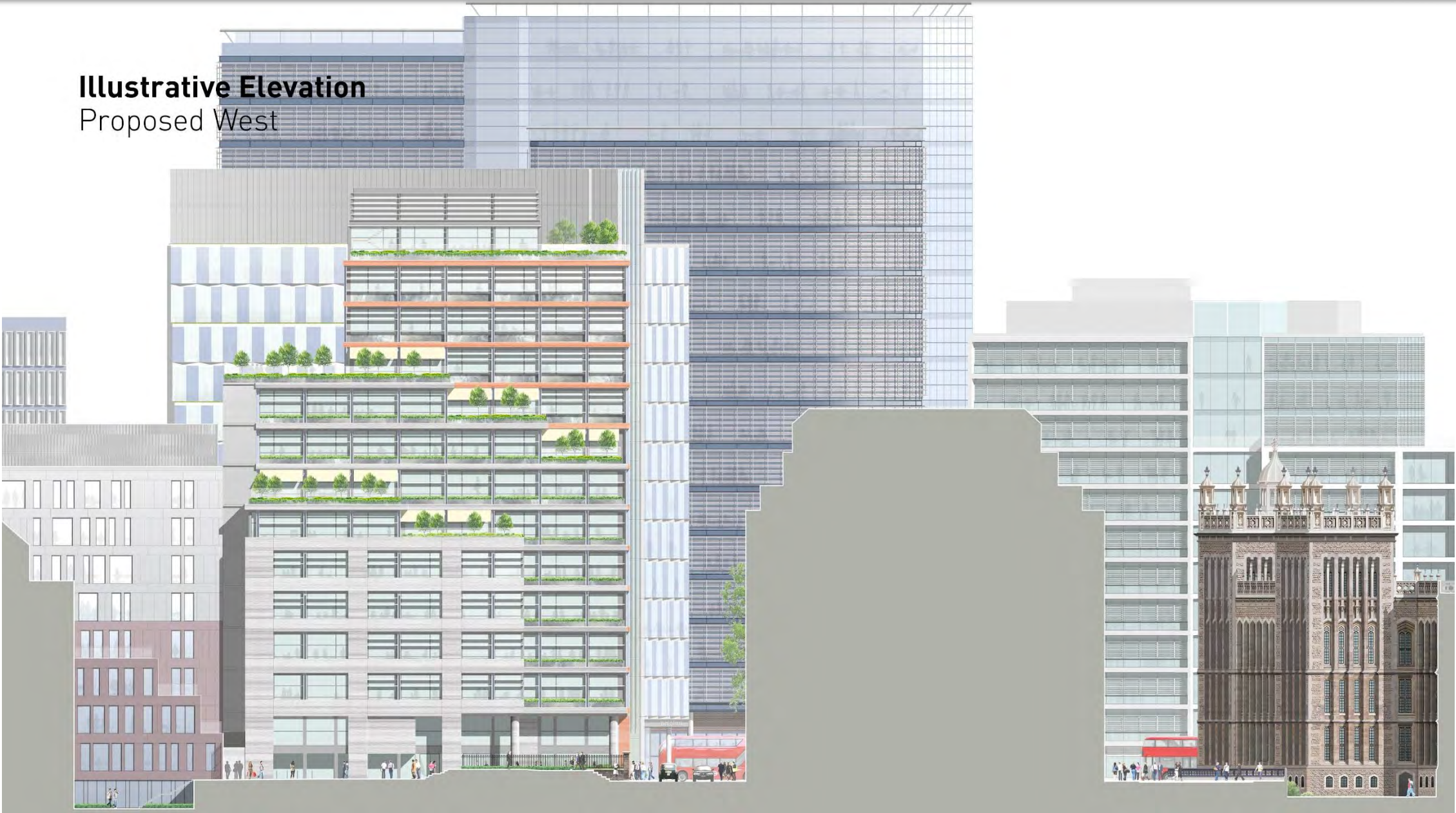
Illustrative Elevation
Existing West



Existing west elevation - illustrative

Illustrative Elevation
Proposed West

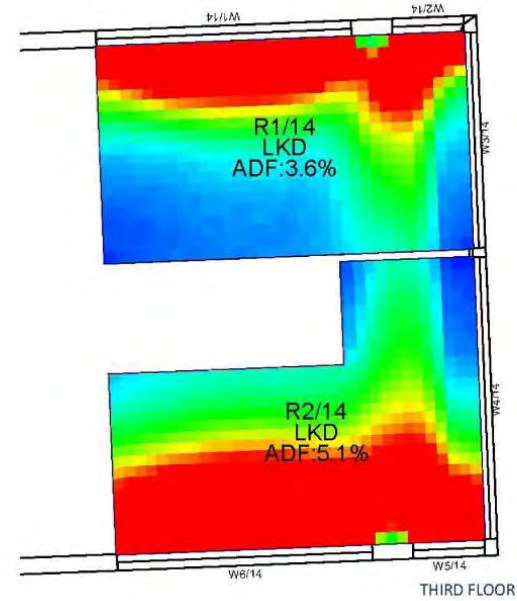
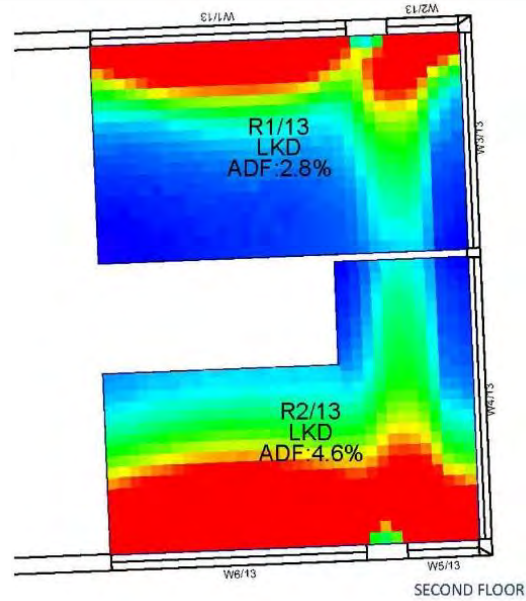
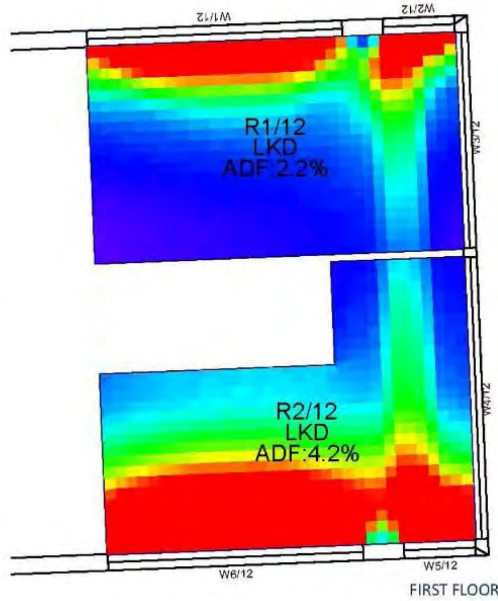
Page 76



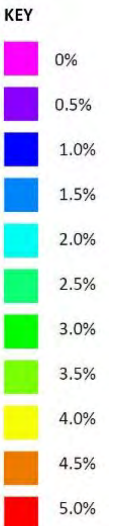
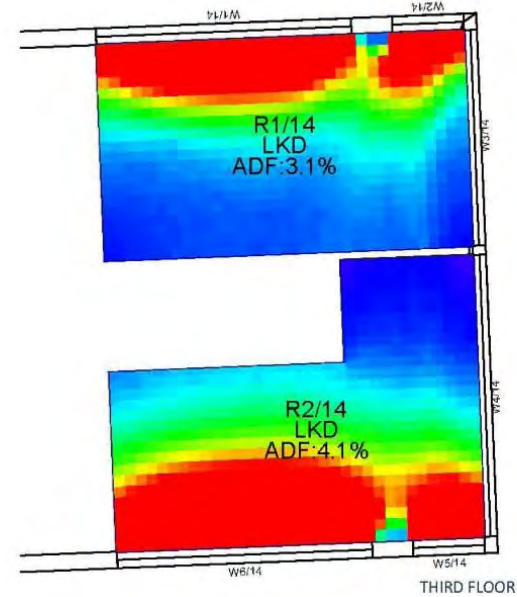
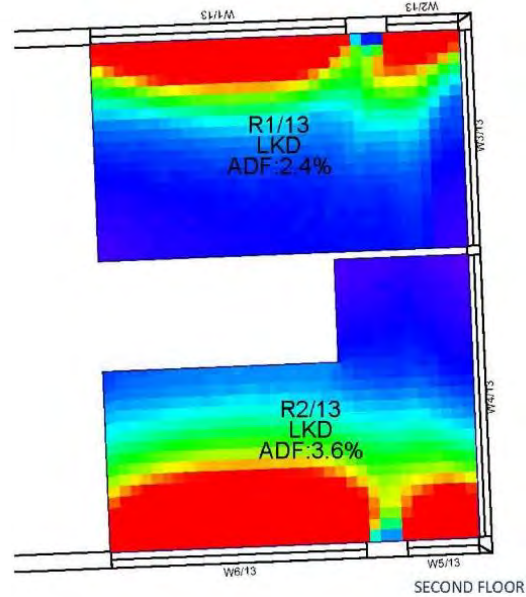
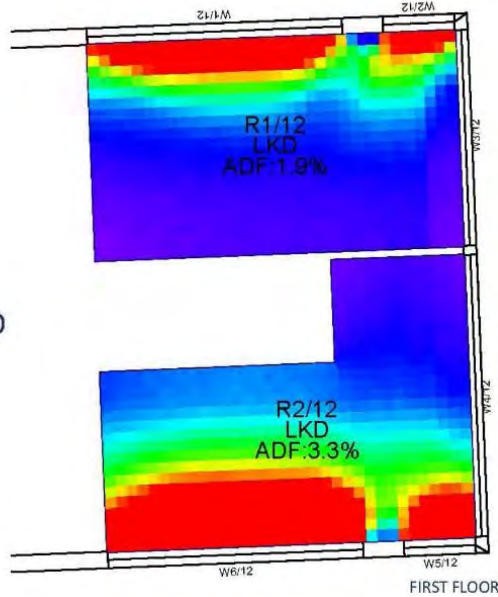
Proposed west elevation - illustrative

100 Fetter Lane – Option A

EXISTING



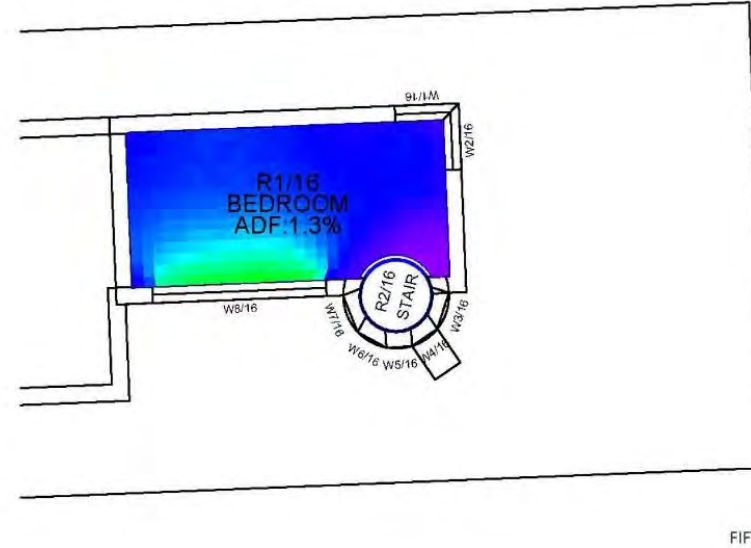
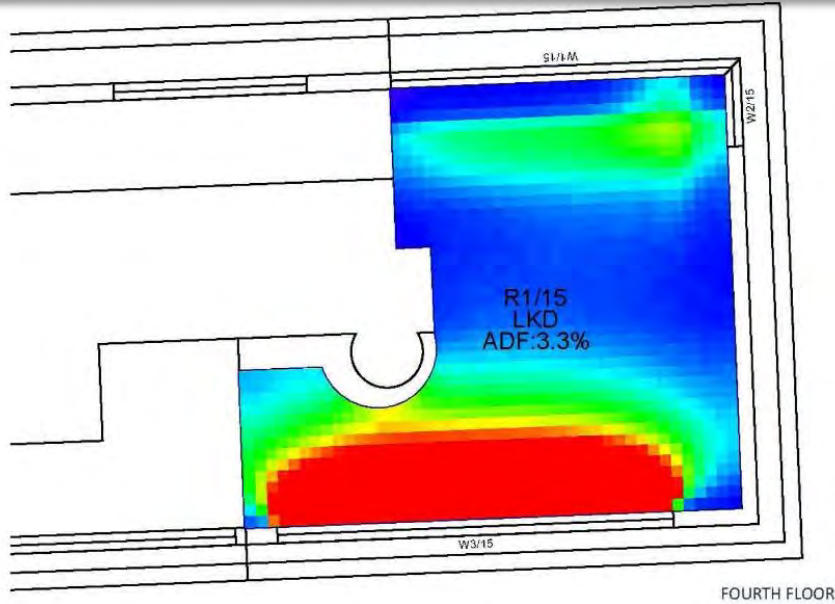
PROPOSED



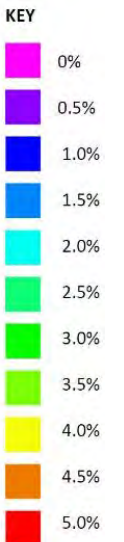
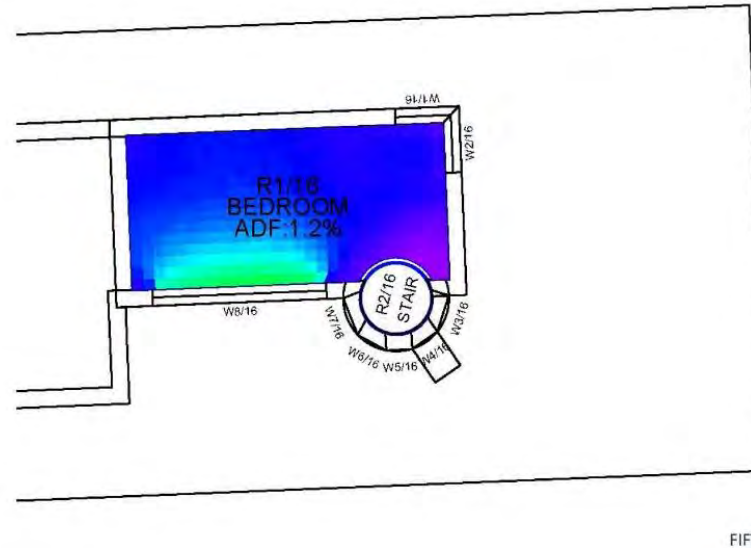
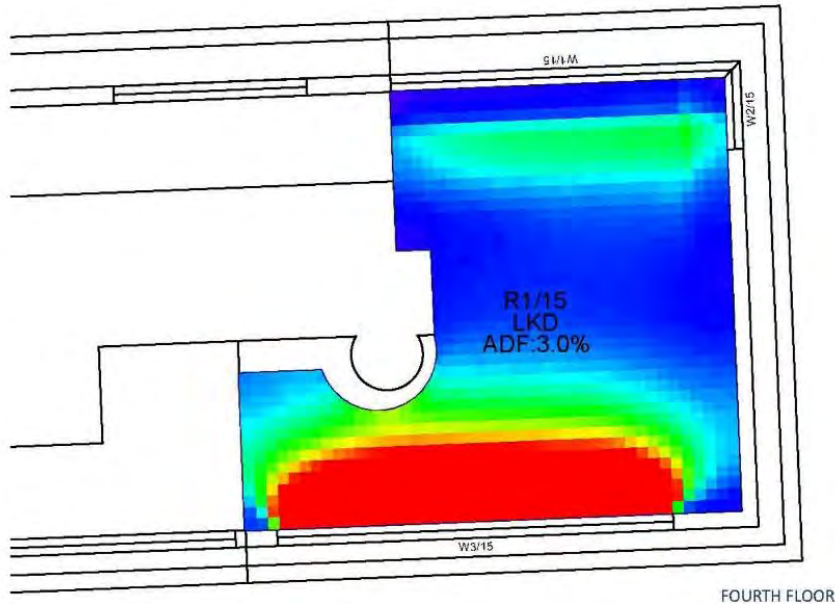
Existing & proposed radiance diagrams – residential properties at 2 Greystoke Place

100 Fetter Lane – Option A

EXISTING

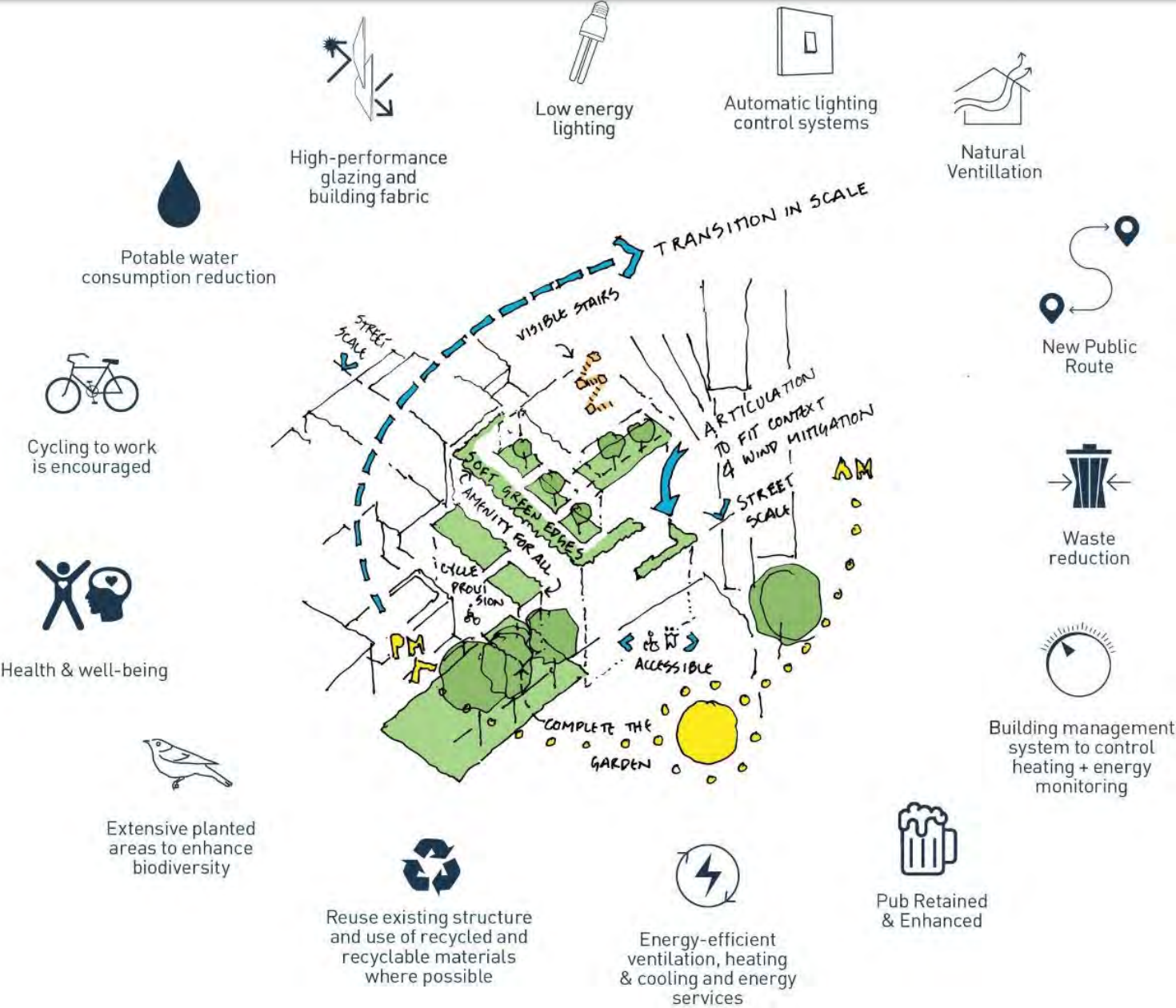


PROPOSED



Existing & proposed radiance diagrams – residential properties at 2 Greystoke Place

100 Fetter Lane – Option A



Sustainability – environmental design features

100 Fetter Lane – Option A

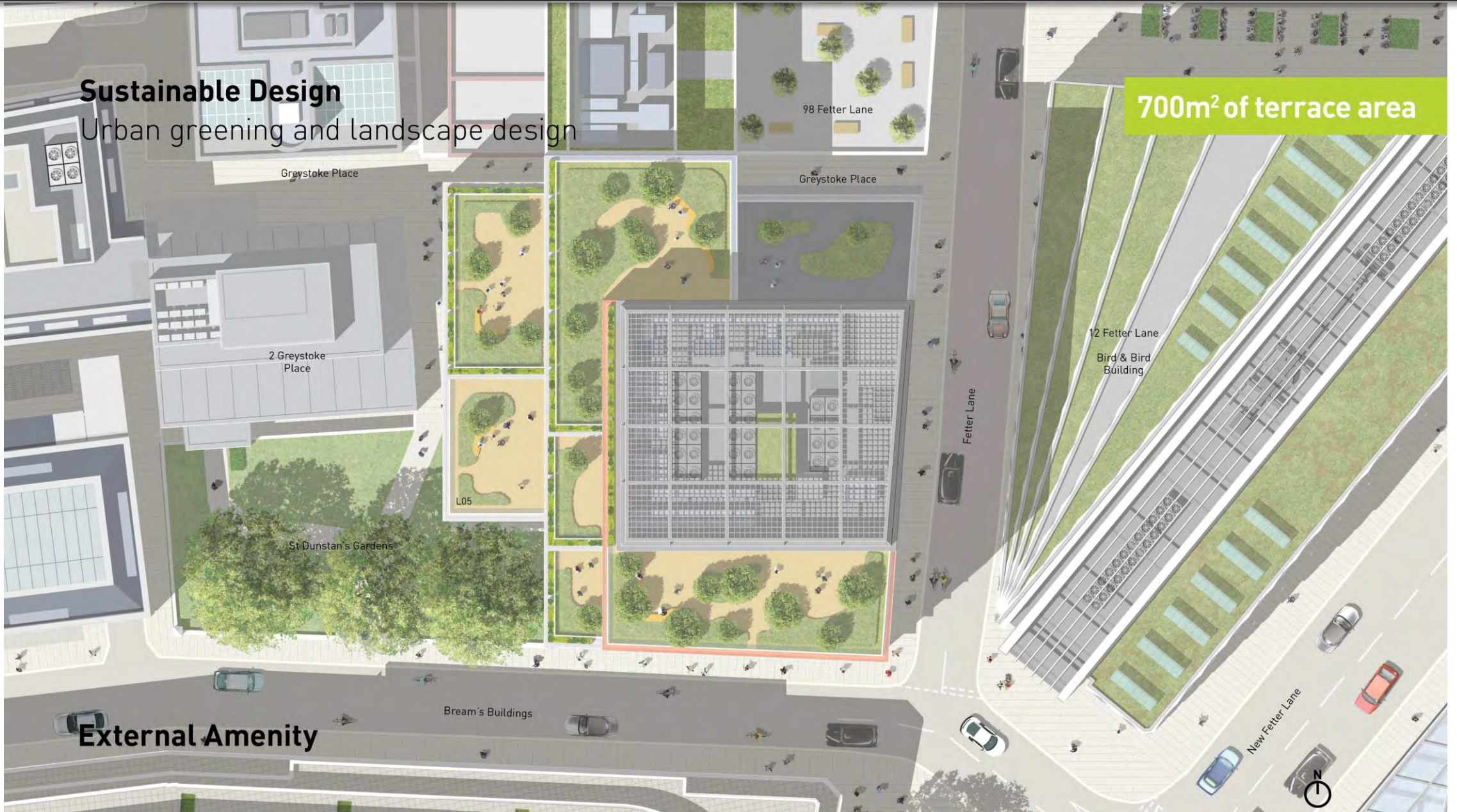
Sustainable Design

Urban greening and landscape design

700m² of terrace area

External Amenity

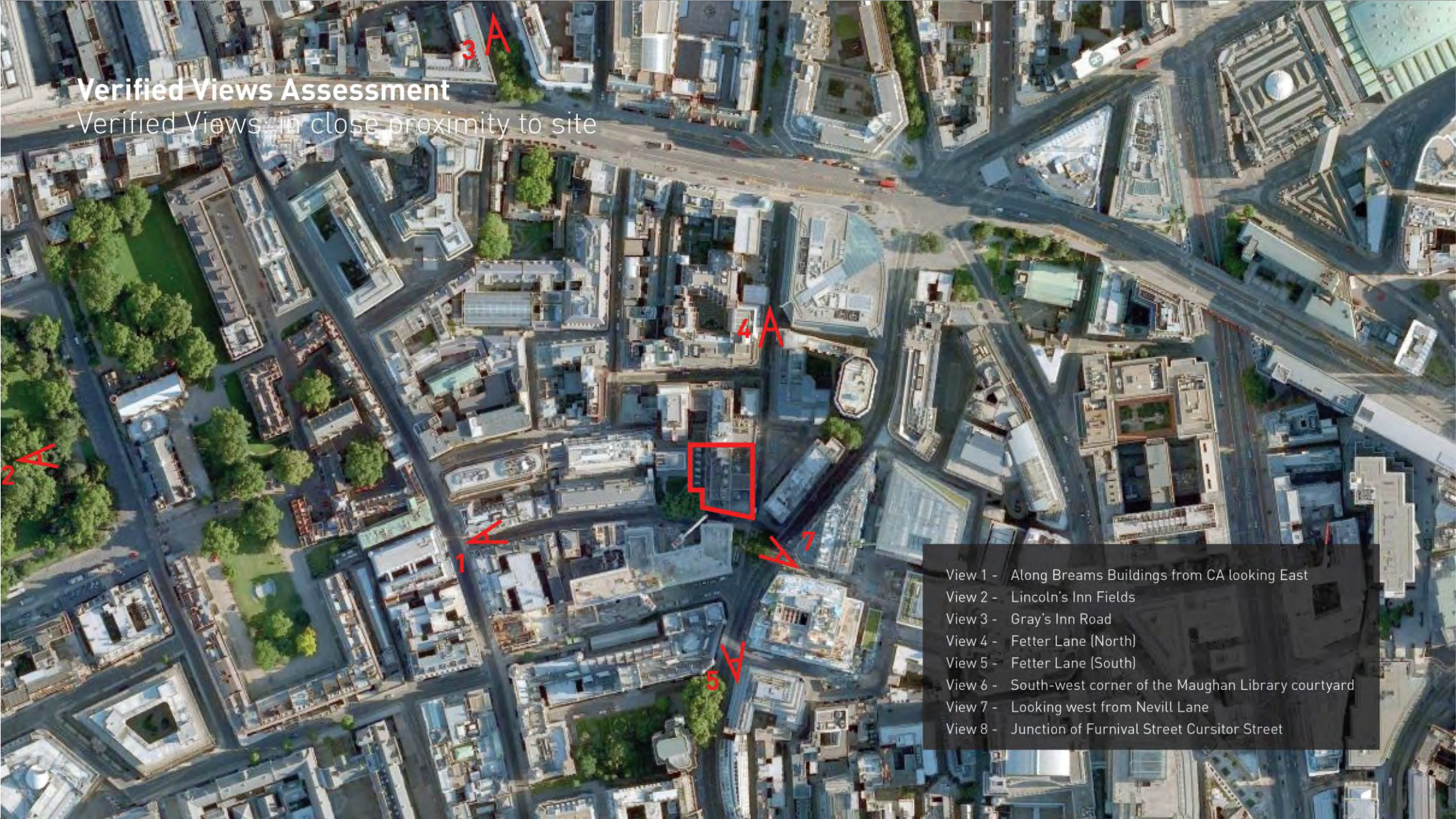
Sustainability – urban greening & landscape design



100 Fetter Lane – Option A

Verified Views Assessment

Verified Views in close proximity to site

- 
- View 1 - Along Brems Buildings from CA looking East
 - View 2 - Lincoln's Inn Fields
 - View 3 - Gray's Inn Road
 - View 4 - Fetter Lane (North)
 - View 5 - Fetter Lane (South)
 - View 6 - South-west corner of the Maughan Library courtyard
 - View 7 - Looking west from Nevill Lane
 - View 8 - Junction of Furnival Street Cursitor Street

Verified views – in close proximity to site

Verified Views Assessment

Verified View 01 - Along Breams Buildings Looking East



Existing view – Breams Buildings looking east

Verified Views Assessment

Verified View 01 - Along Breams Buildings Looking East



Proposed view – Breams Buildings looking east

Verified Views Assessment

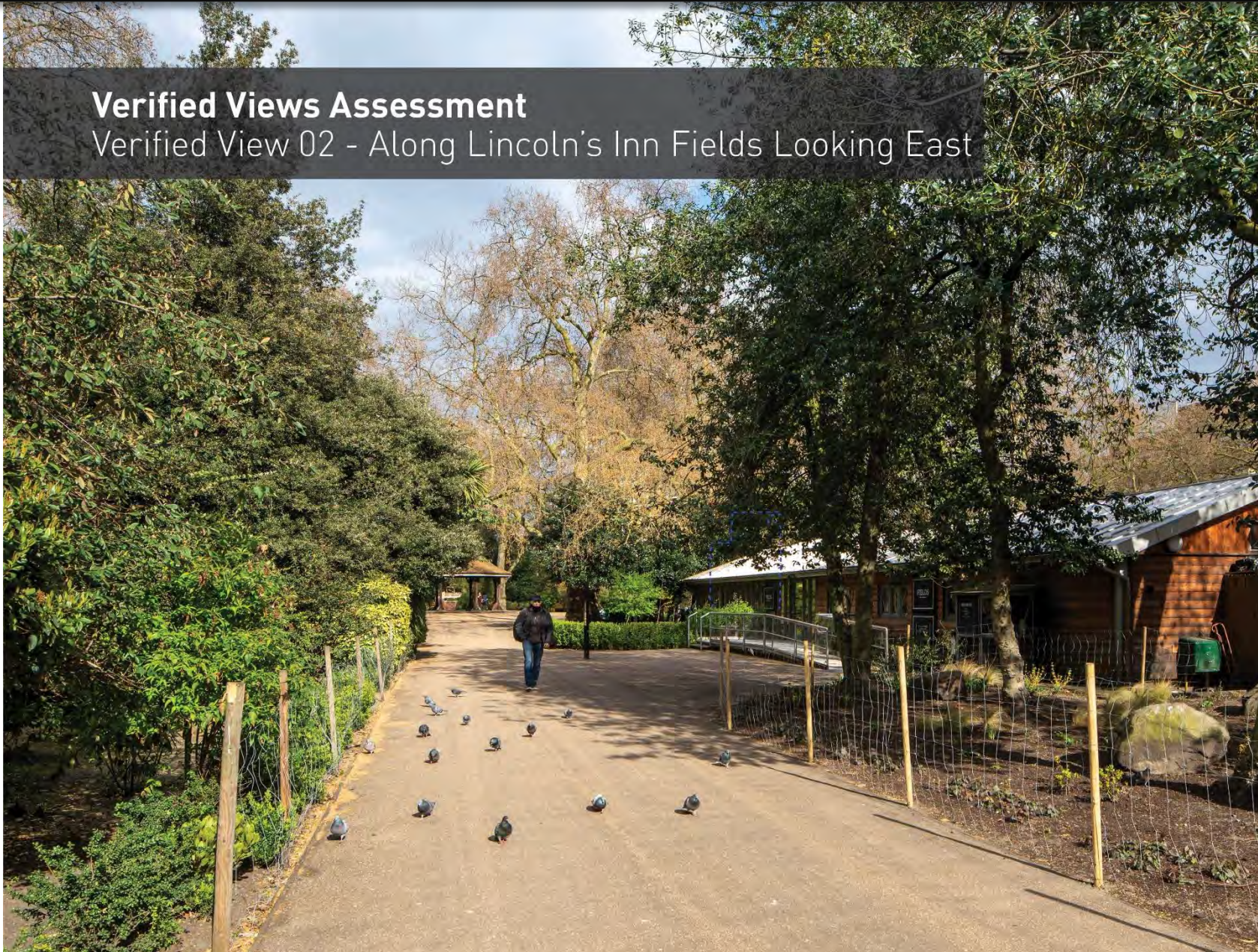
Verified View 02 - Along Lincoln's Inn Fields Looking East



Existing view – Lincoln's Inn Fields looking east

Verified Views Assessment

Verified View 02 - Along Lincoln's Inn Fields Looking East



Proposed view – Lincoln's Inn Fields looking east

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 03 - Along Gray's Inn Road Looking South



Existing view – Gray's Inn Road looking south

100 Fetter Lane – Option A

Verified Views Assessment

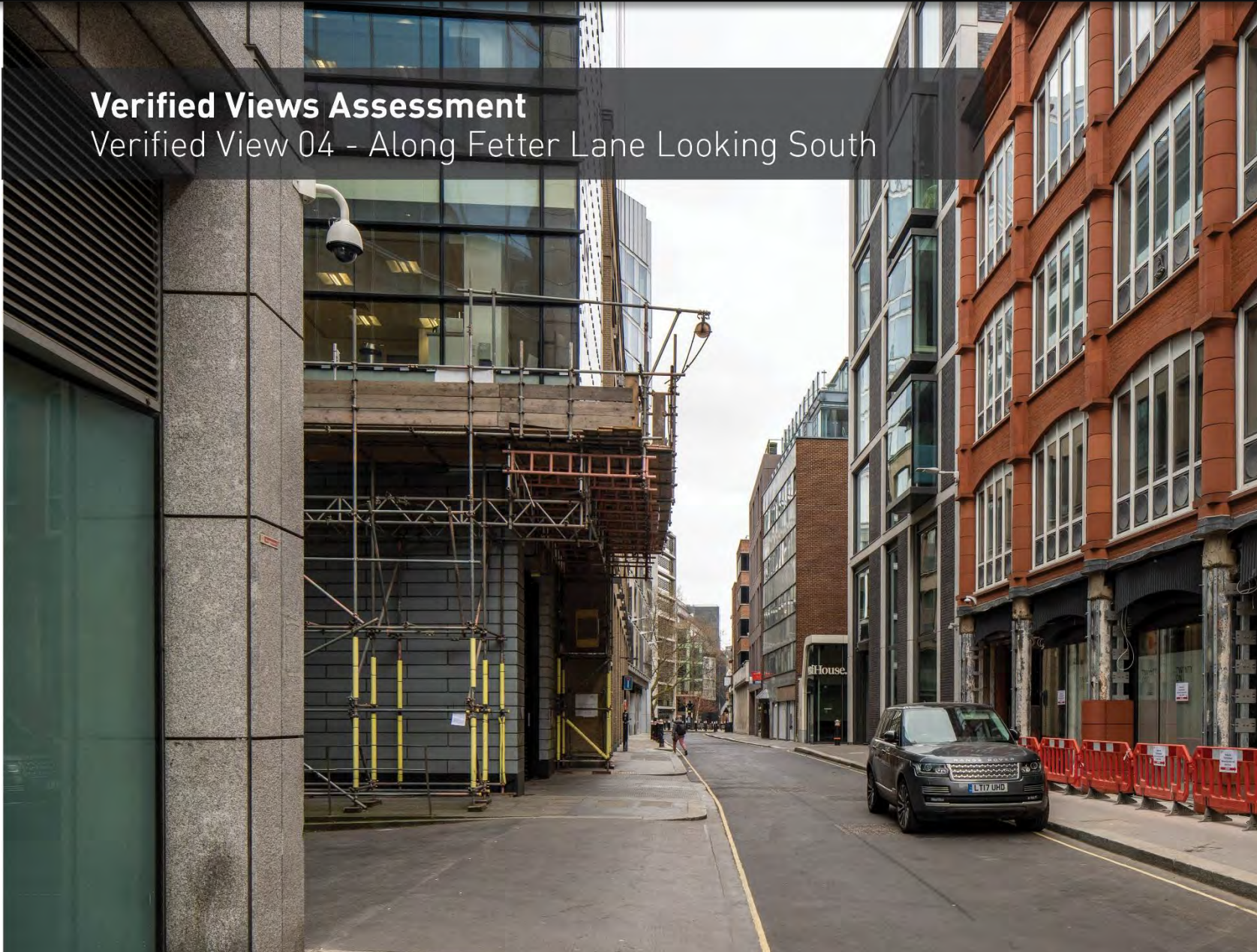
Verified View 03 - Along Gray's Inn Road Looking South



Proposed view – Gray's Inn Road looking south

Verified Views Assessment

Verified View 04 - Along Fetter Lane Looking South

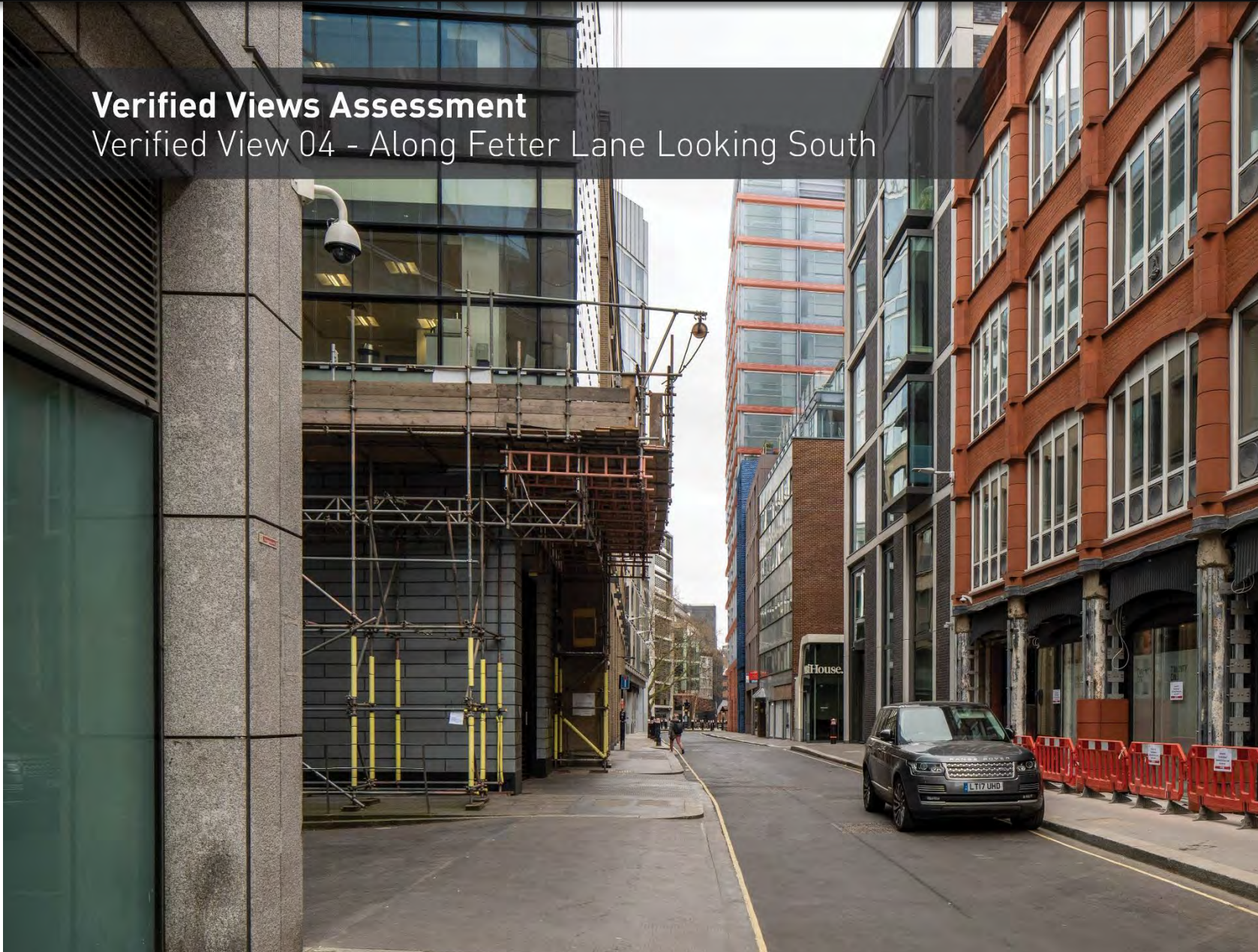


Existing view – Fetter Lane looking south

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 04 - Along Fetter Lane Looking South



Proposed view – Fetter Lane looking south

Verified Views Assessment

Verified View 05 - Along Fetter Lane Looking North



Existing view – Fetter Lane looking north

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 05 - Along Fetter Lane Looking North

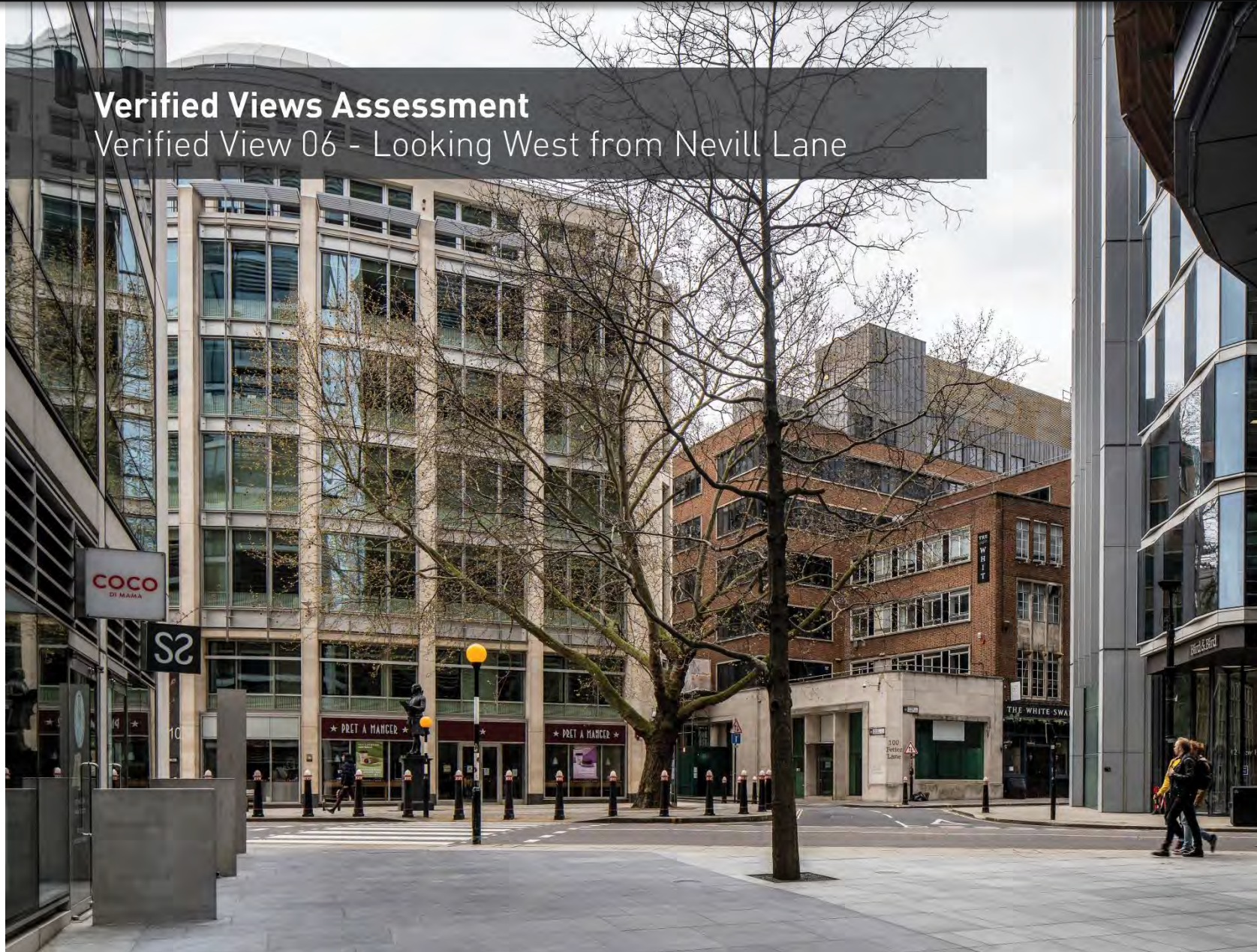


Proposed view – Fetter Lane looking north

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 06 - Looking West from Nevill Lane

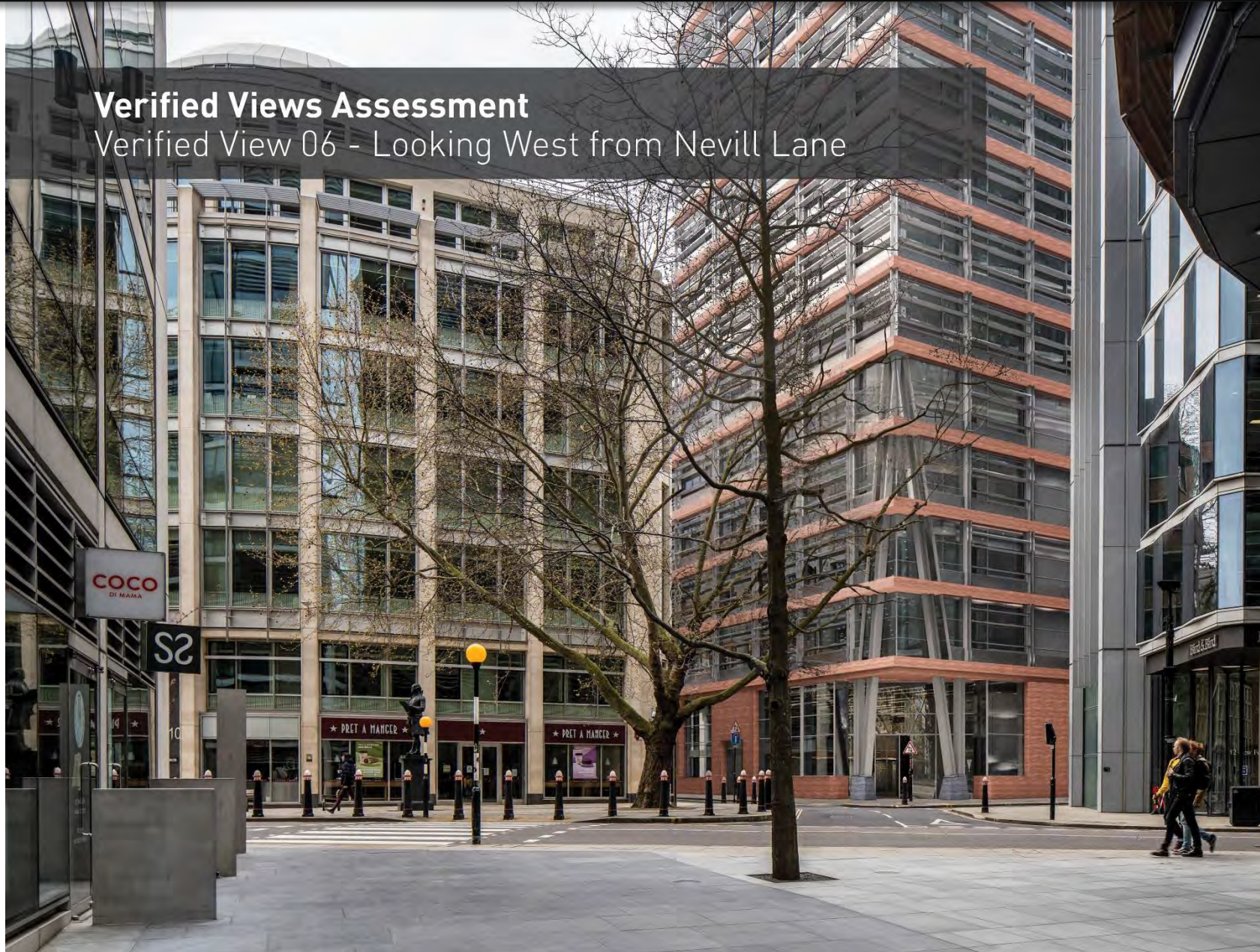


Existing view – Nevill Lane looking west

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 06 - Looking West from Nevill Lane



Proposed view – Nevill Lane looking west

100 Fetter Lane – Option A

Verified Views Assessment

Verified Views: LVMF/Riparian

LVMF/ Riparian Views:

- LVMF 4A.1 Primrose Hill (non-verified)
- LVMF 5A.2 Greenwich Park
- LVMF 6A.1 Blackheath Point (non-verified)
- LVMF 15B.2 Waterloo Bridge looking East
- LVMF 16B.1 Gabriel's Wharf
- LVMF 17B.1 Golden Jubilee Hungerford Footbridges

Riparian View 2 Looking north from outside Sea Containers Wharf (non-verified)

Riparian View 3 Looking north from outside Oxo House (non-verified)

NOTE: Riparian View 1 has been discounted in the pre-

Verified views – LVMF/Riparian



Existing views – Greenwich Park (LVMF 5A.2)

100 Fetter Lane – Option A

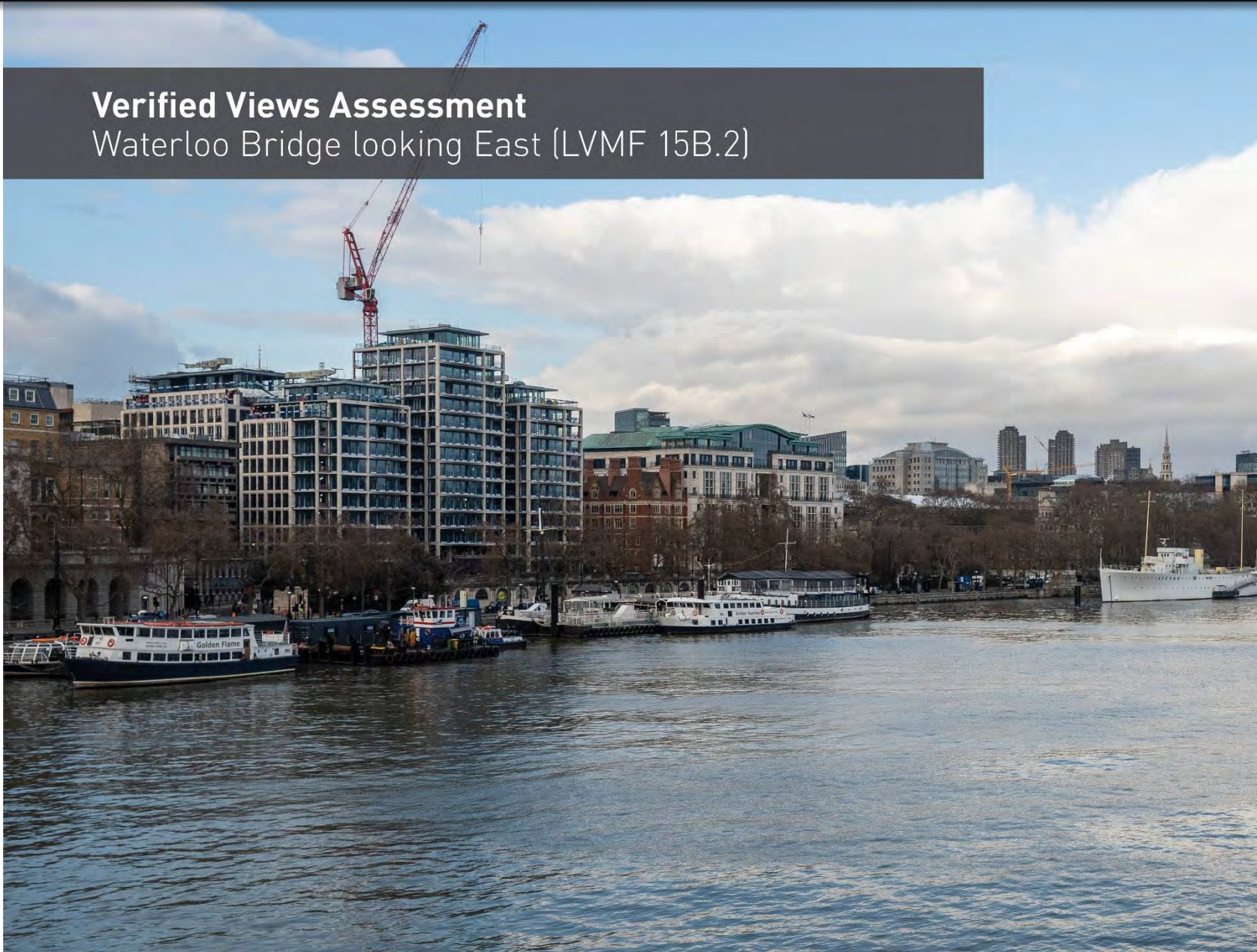
Page 96



Proposed views – Greenwich Park (LVMF 5A.2)

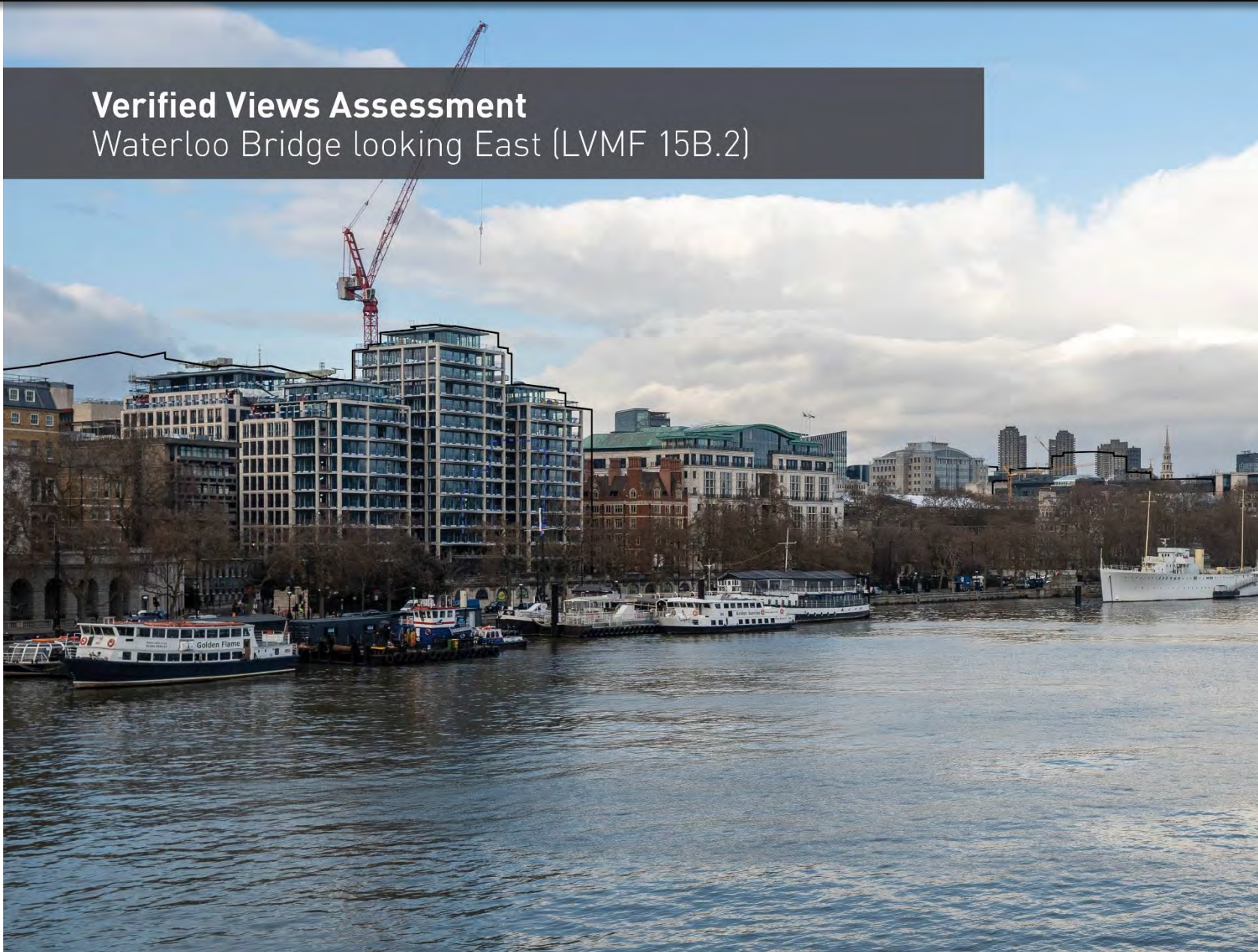
Verified Views Assessment

Waterloo Bridge looking East (LVMF 15B.2)



Verified Views Assessment

Waterloo Bridge looking East (LVMF 15B.2)



100 Fetter Lane – Option A

Page 99



Existing views – Gabriel's Wharf (LVMF 16B.1)



Verified Views Assessment

Golden Jubilee Hungerford Footbridges (LVMF 17B.1)



Verified Views Assessment

Golden Jubilee Hungerford Footbridges (LVMF 17B.1)



Proposed views – Golden Jubilee Hungerford Footbridges (LVMF 17B.1)

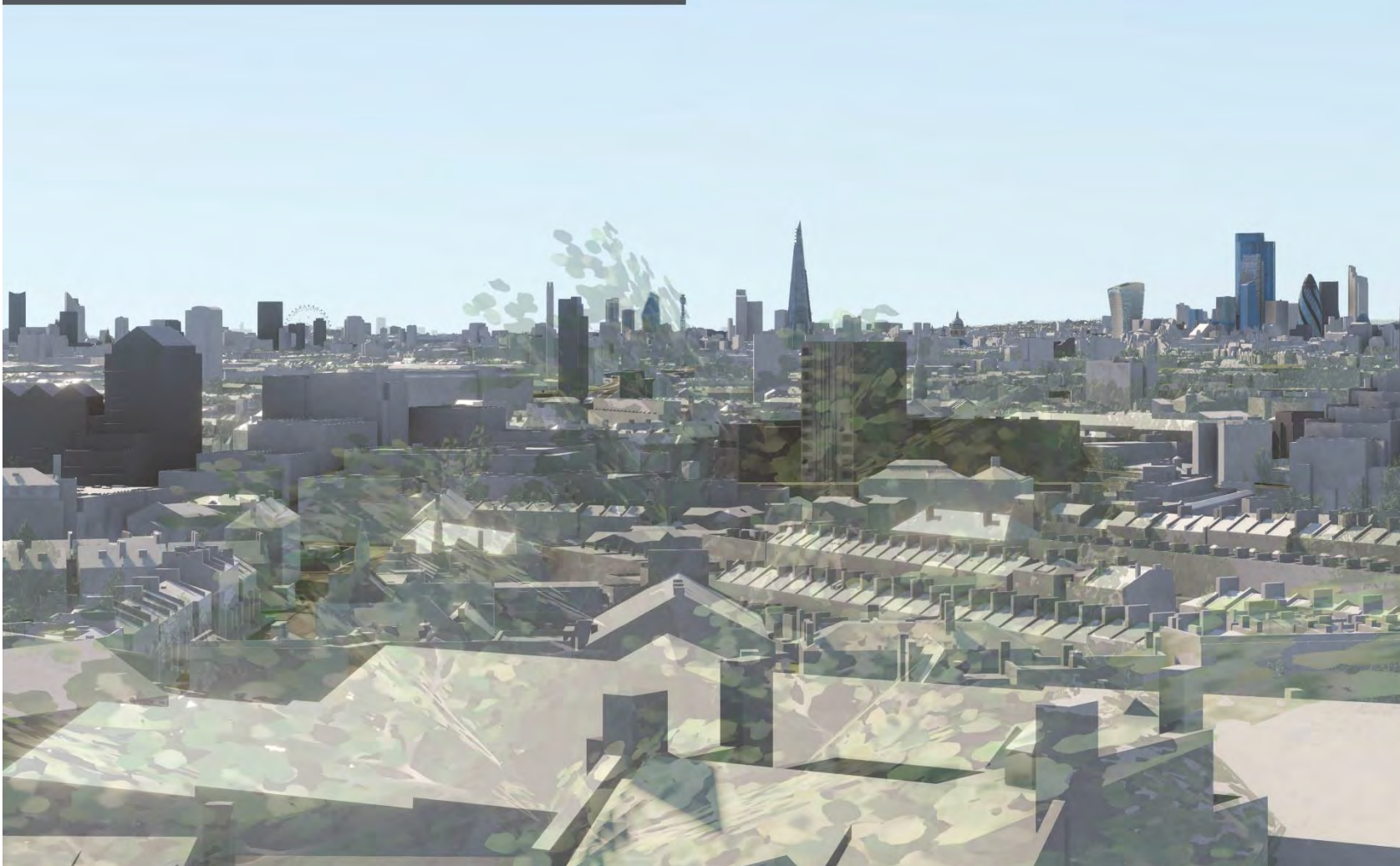
Verified Views Assessment Primrose Hill (LVMF 4A.1)



[527657.69, 182893] Bearing 122° Pitch 0° Focal Length 48mm

Proposed views – Primrose Hill (LVMF 4A.1)

Verified Views Assessment Blackheath Point (LVMF 6A.1)



Proposed views – Blackheath Point (LVMF 6A.1)

Non-Verified Views Assessment

Sea Containers Wharf (Riparian view 2)



Non-Verified Views Assessment

Sea Containers Wharf (Riparian view 2)



Proposed views – Sea Containers Wharf (Riparian view 2)

100 Fetter Lane – Option A

Page 107



Proposed western view - illustrative



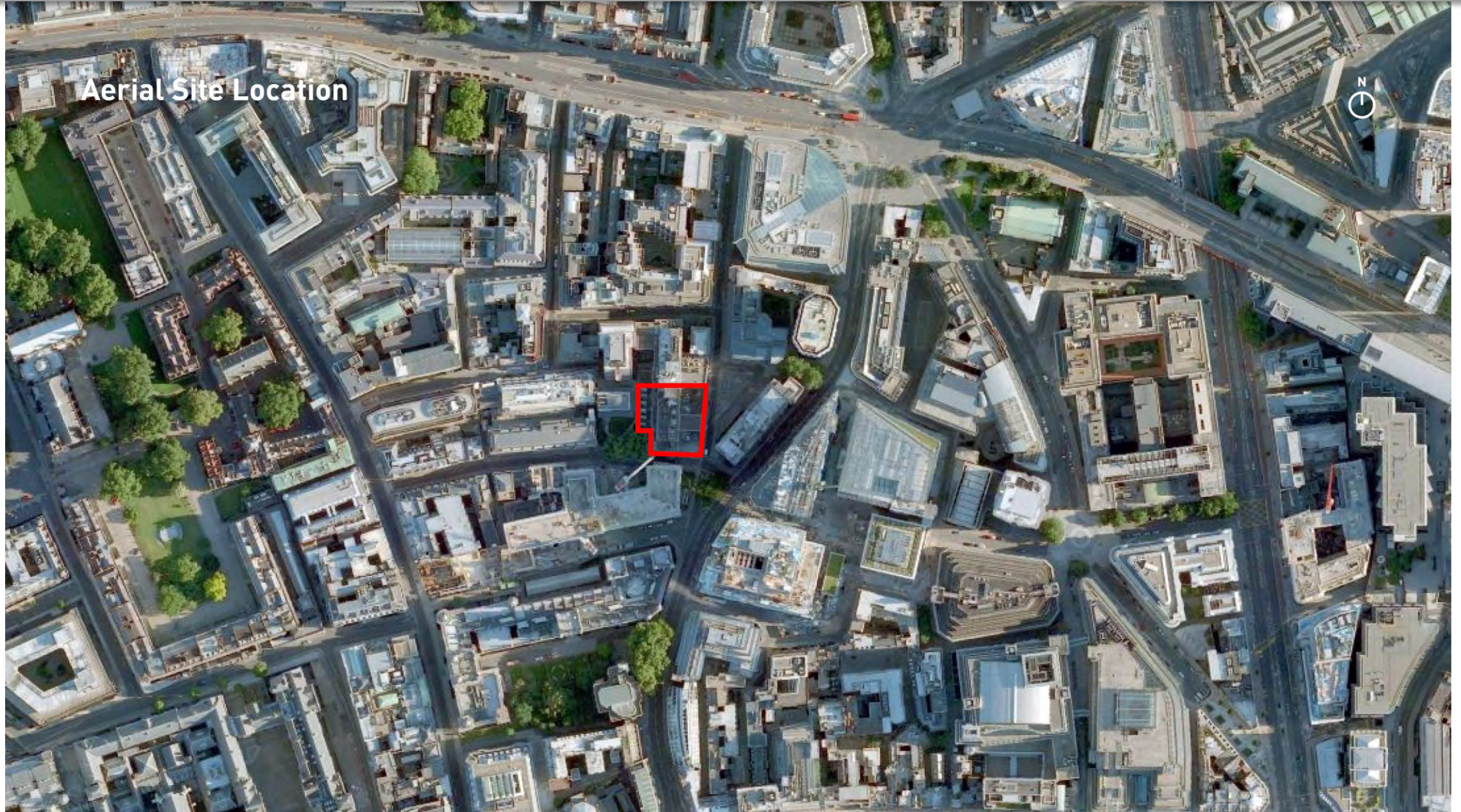
Next Planning & Transport Committee
21 September 2021

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100 Fetter Lane Application – Option B
Planning & Transport Committee
7 September 2021

100 Fetter Lane – Option B



100 Fetter Lane – Option B



Northern Aerial Site View

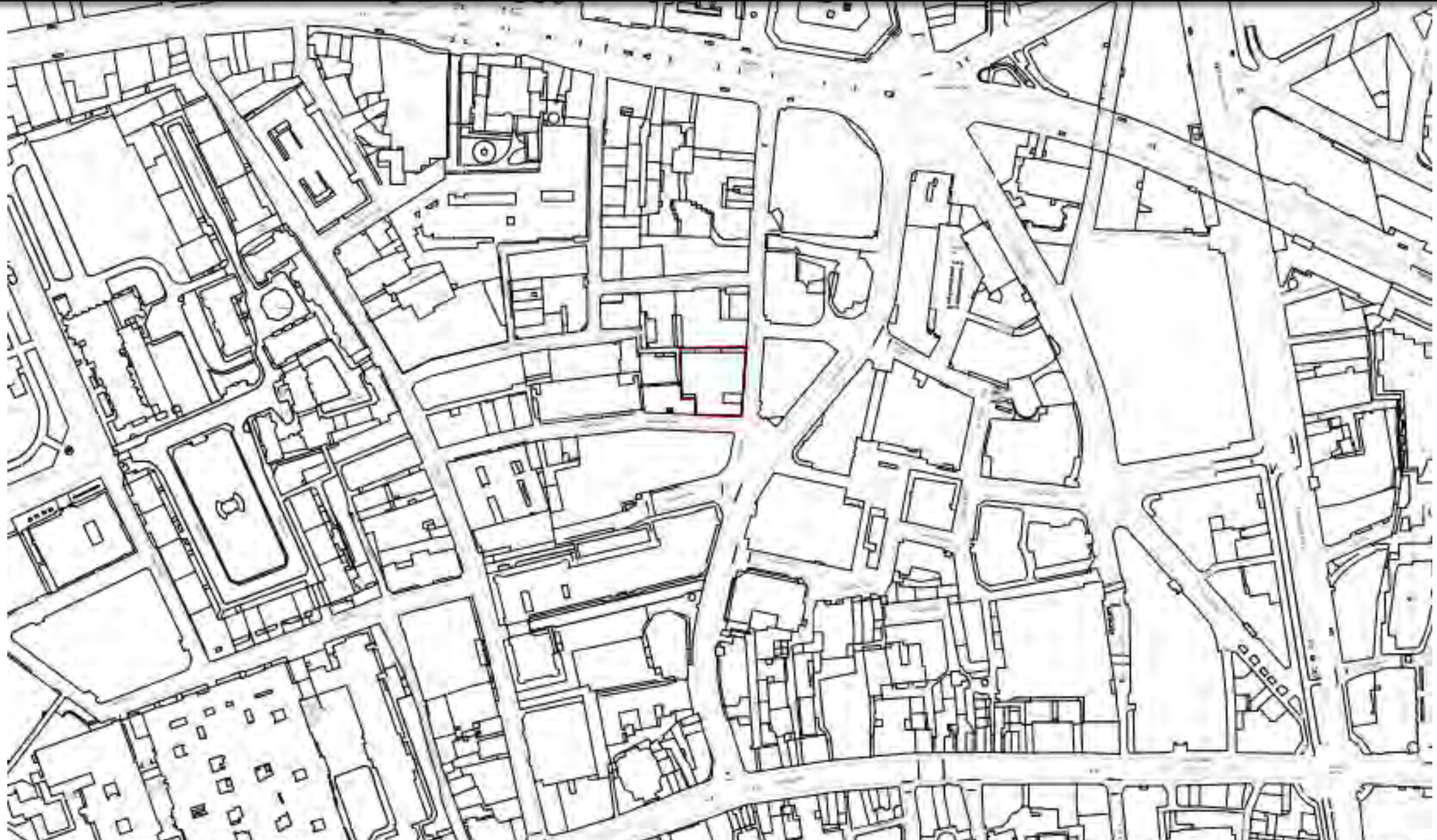
Northern aerial site view

100 Fetter Lane – Option B



Western aerial site view

100 Fetter Lane – Option B



Existing site location plan

100 Fetter Lane – Option B

Page 116



Existing building

100 Fetter Lane – Option B

Page 117



1. The White Swan public house



2. The White Swan public house



3. View along Greystoke Place from Fetter Lane – looking west

100 Fetter Lane – Option B

Page 118



4. View further west looking east
along Greystoke Place and Passage



4. View further west looking east
along Greystoke Place and Passage



5. View along Mac's Place towards St
Dunstan's Garden.

Site photos

100 Fetter Lane – Option B

Page 119



4. View further west looking east
along Greystoke Place and Passage

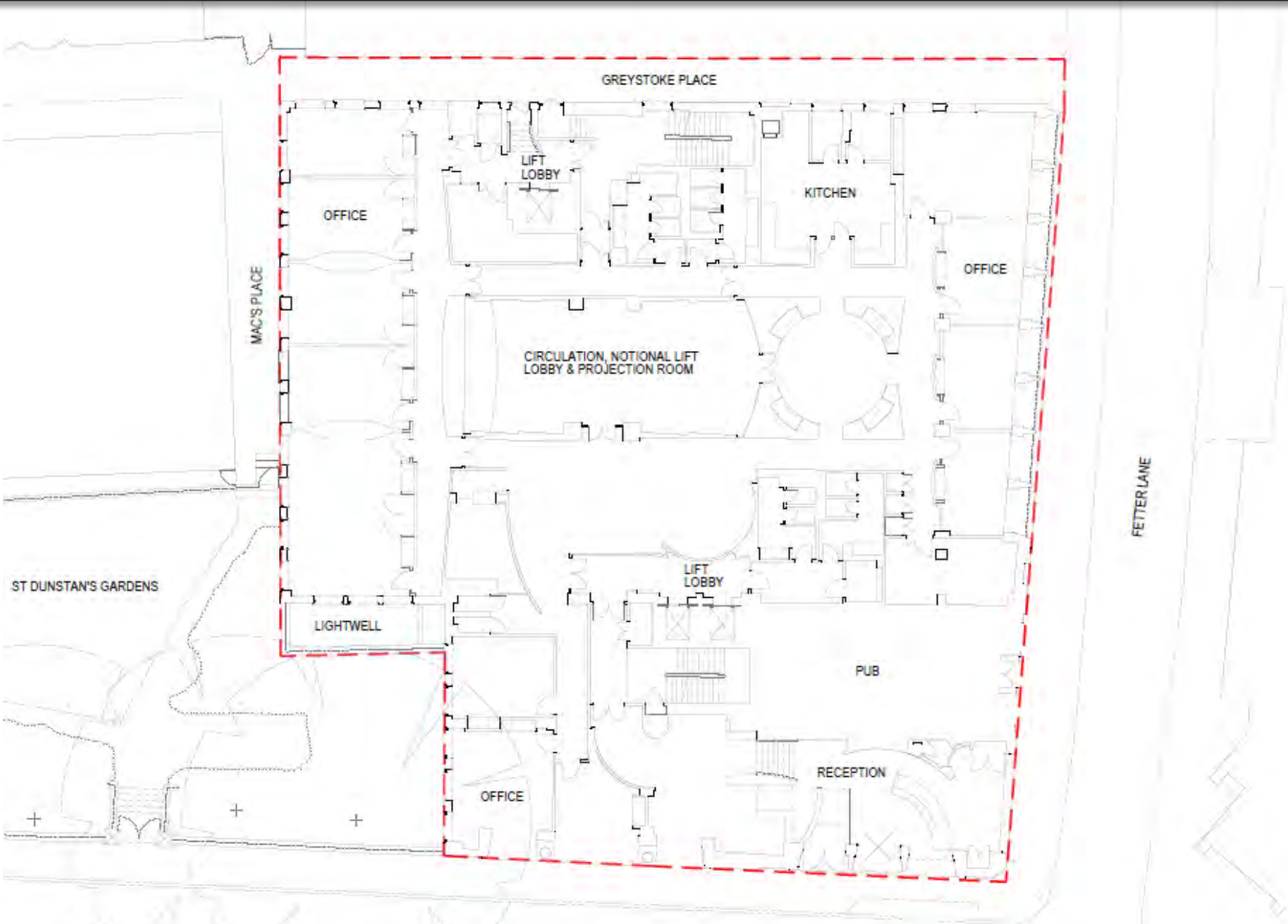


4. View further west looking east
along Greystoke Place and Passage



5. View along Mac's Place towards St
Dunstan's Garden.

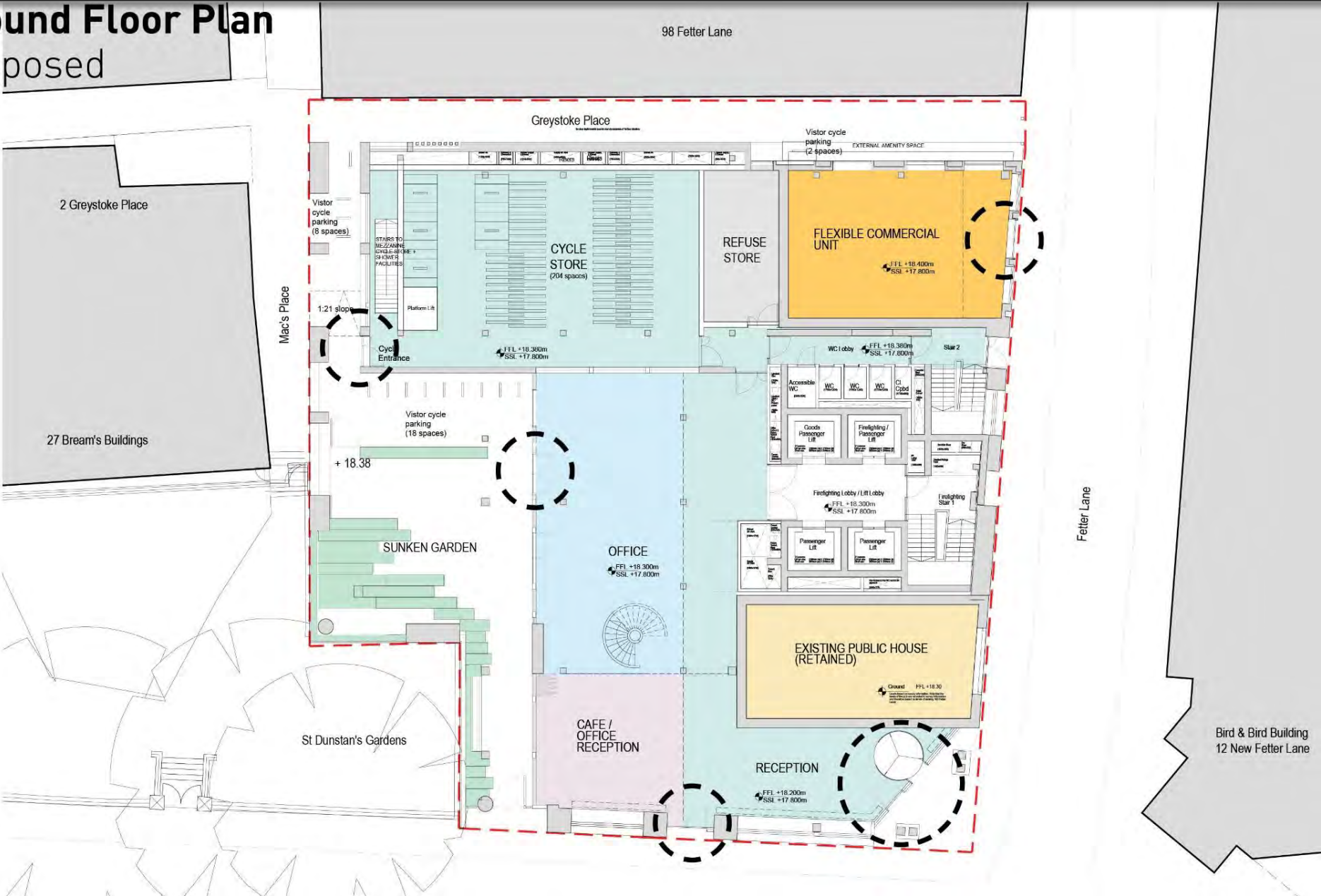
Site photos



Existing ground floor plan

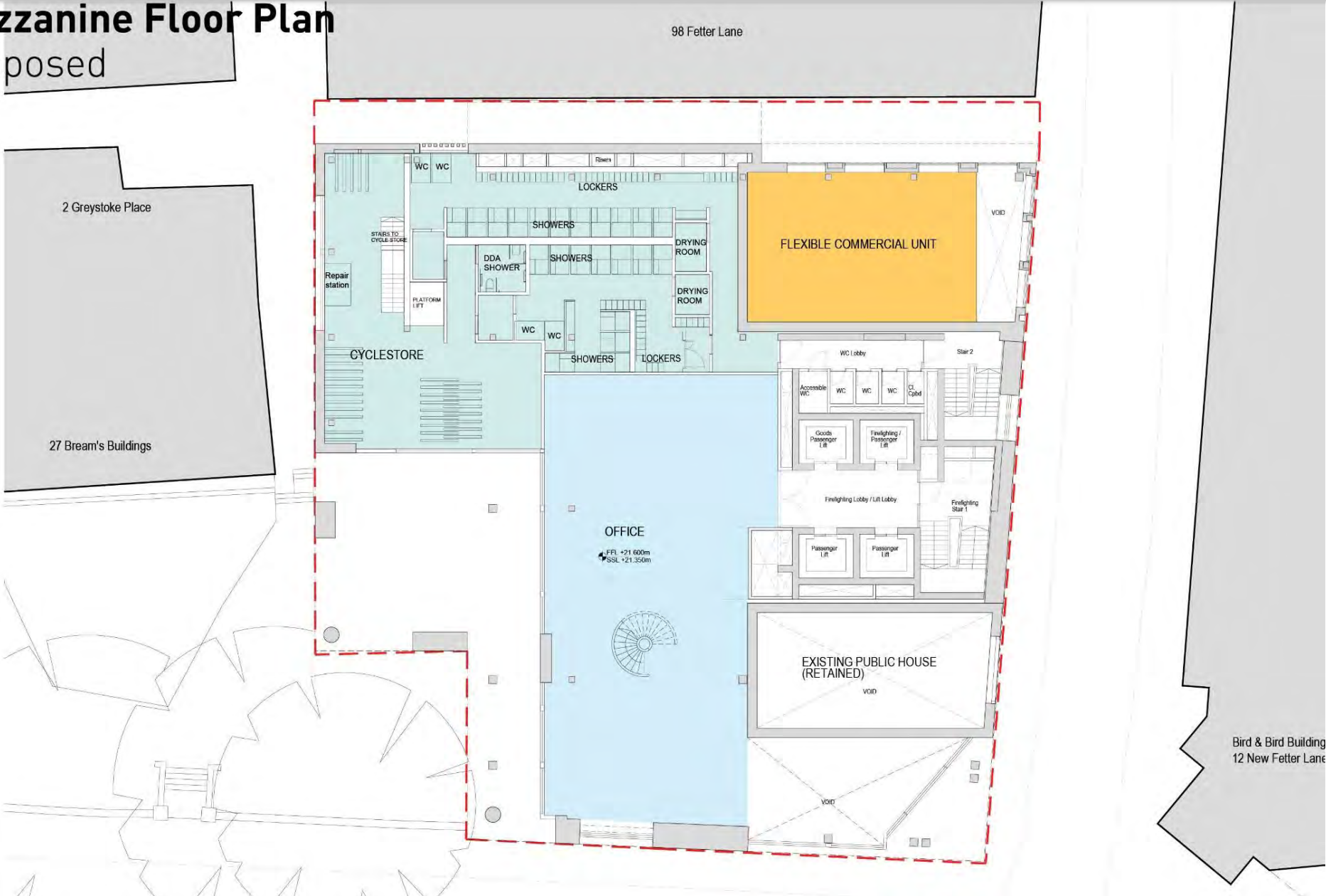
100 Fetter Lane – Option B

Ground Floor Plan
Proposed



Proposed ground floor plan

Mezzanine Floor Plan
Proposed



Proposed mezzanine floor plan

100 Fetter Lane – Option B



Existing ground floor plan - illustrative

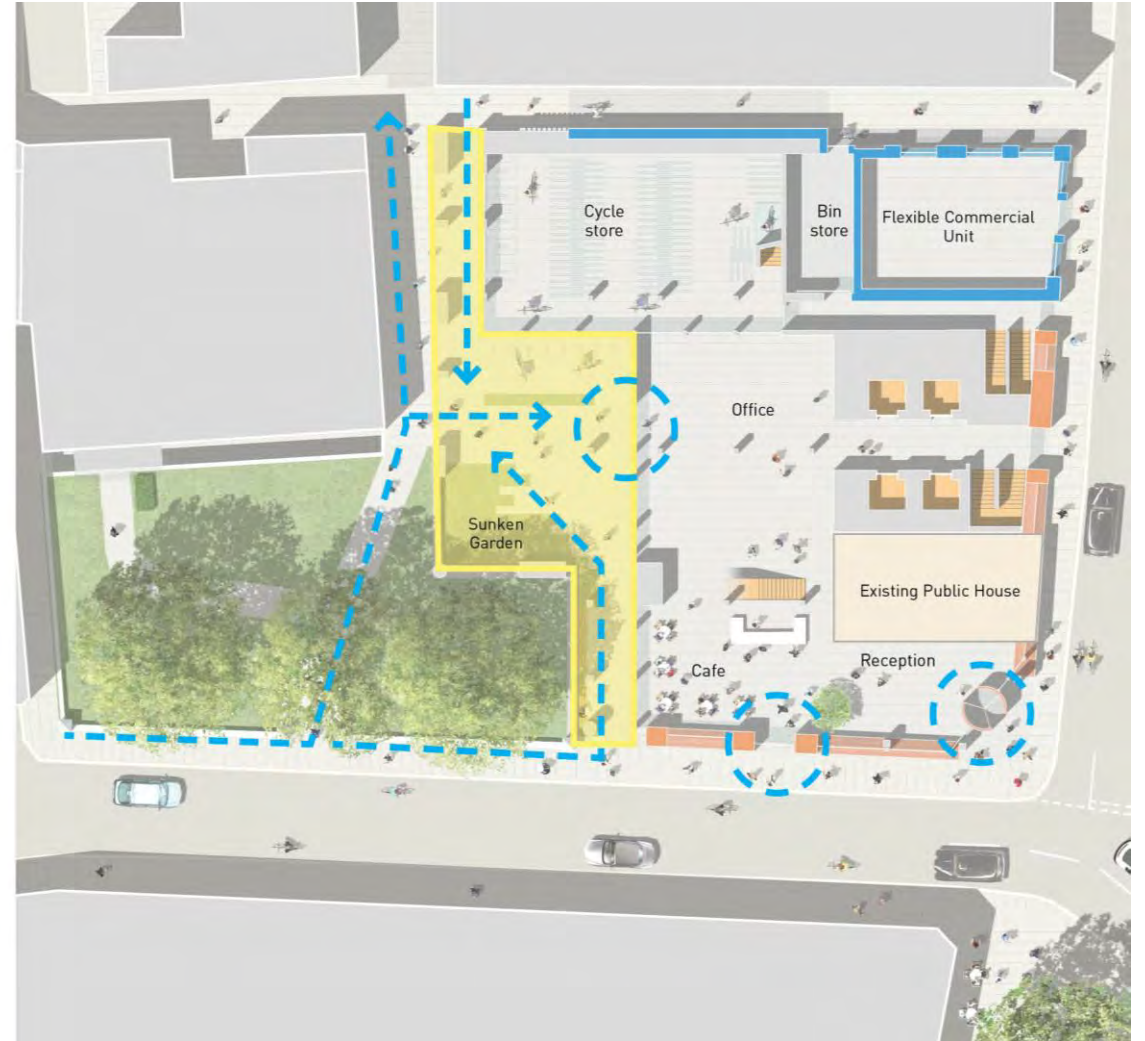
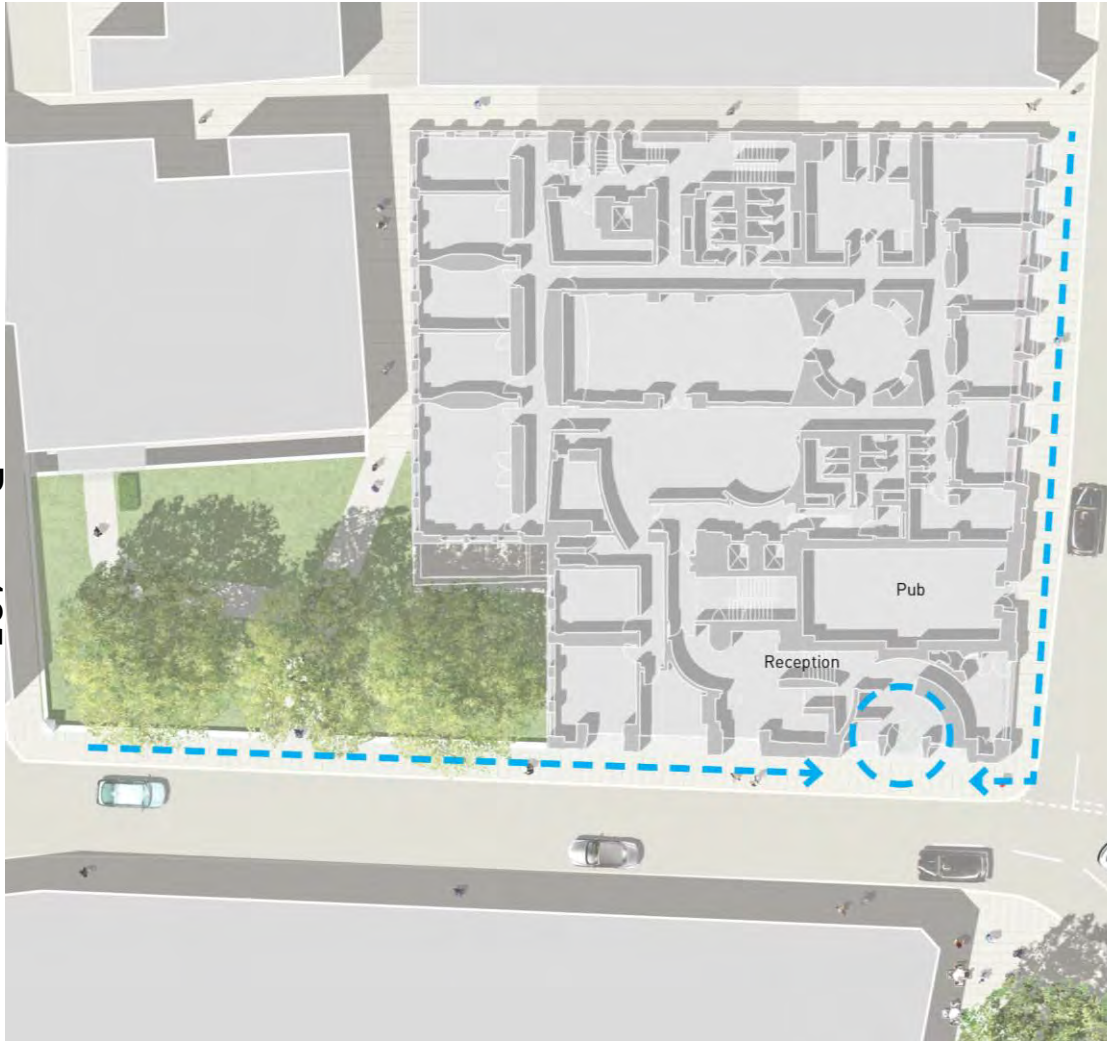
100 Fetter Lane – Option B



Proposed ground floor plan - illustrative

100 Fetter Lane – Option B

Page 125



Existing & proposed pedestrian route through

New Pedestrian Route Through
Sunken Garden



Dryopteris filix-mas - Wood fern



Euphorbia amygdaloides robbiae - Wood spurge



Tellima grandiflora - Fringe cups



Dicksonia antarctica - New Zealand Tree fern



Hakonechloa macra - Hakone grass



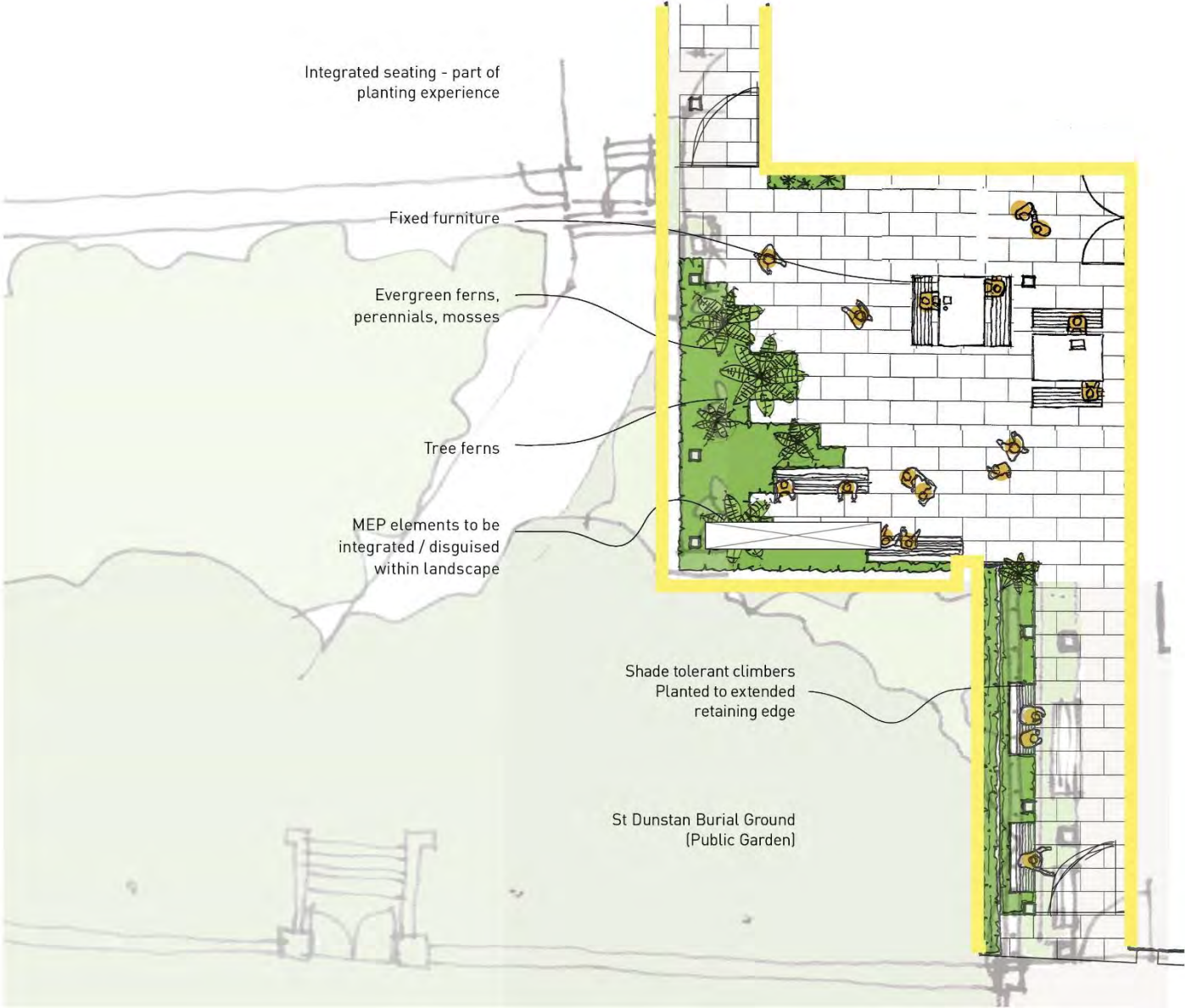
Climber support system (indicative)



Hydrangea petiolaris - Henry's honeysuckle



Lonicera henryi - Henry's honeysuckle



New Pedestrian Route Through Sunken Garden



Shade tolerant ornamental grasses - multi seasonal interest



Shade tolerant ferns - showy fronds



Moss thriving in shaded conditions



New Pedestrian Route Through
Sunken Garden



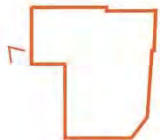
Paving edges softened by planting



Climbers - seasonal interest - colour change



Lush green planting surrounding the space



New Pedestrian Route Through
Sunken Garden



Shade tolerant ornamental grasses - multi seasonal interest

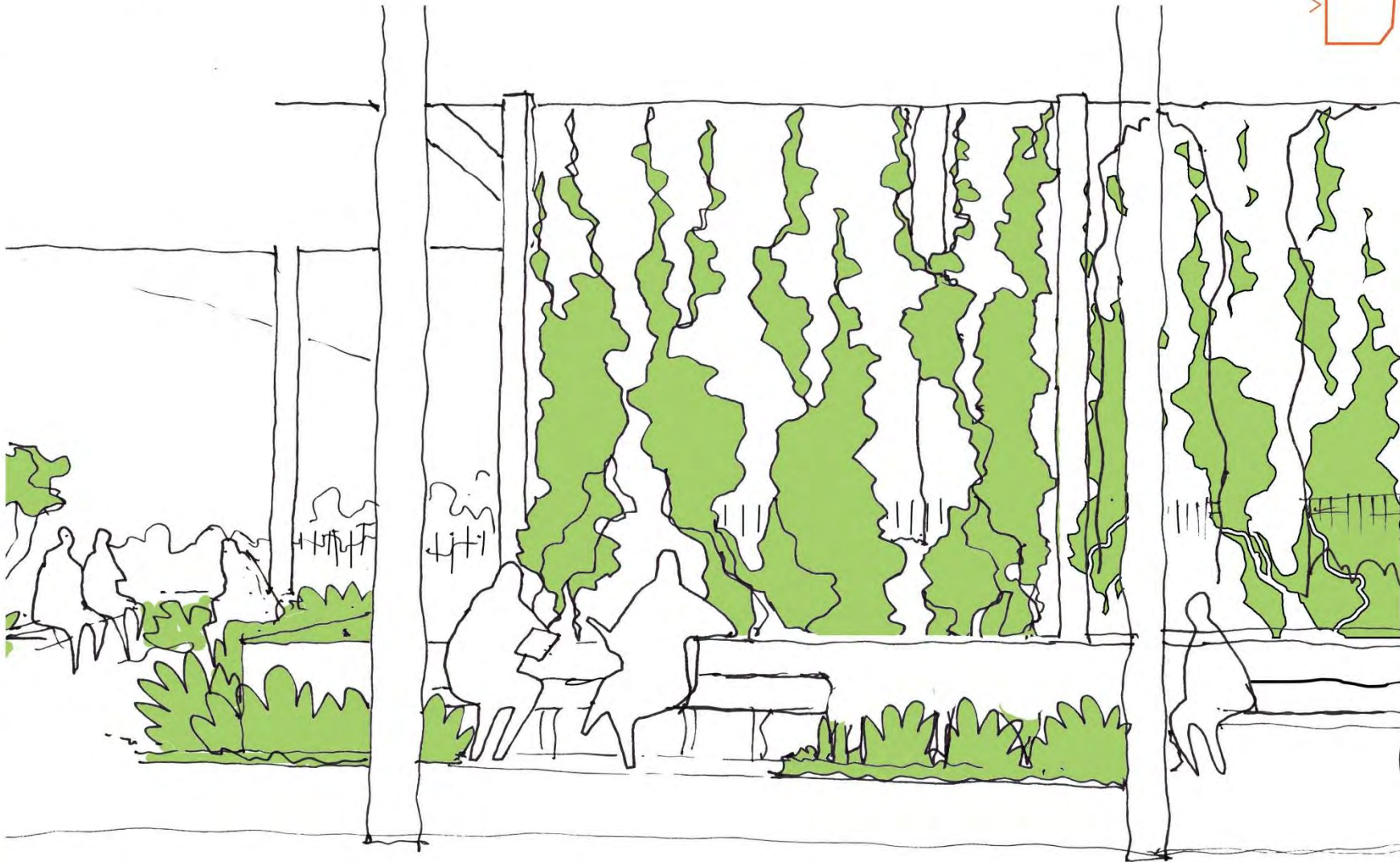


Shade tolerant ferns - showy fronds



Moss thriving in shaded conditions

Page 129



New Pedestrian Route Through Sunken Garden

Page 130



New pedestrian route through – Sunken Garden

100 Fetter Lane – Option B

Page 131



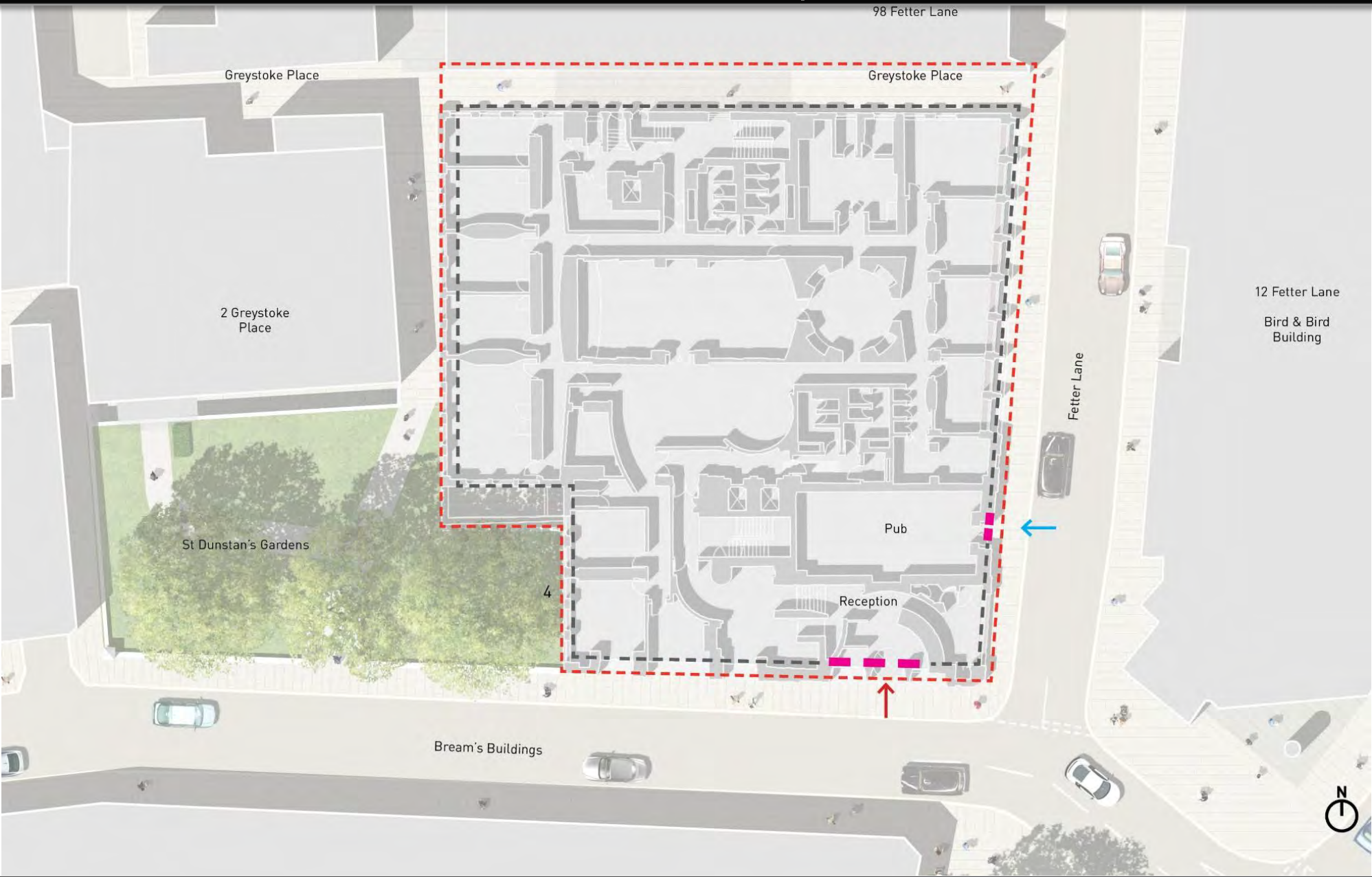
Existing public realm

100 Fetter Lane – Option B



Proposed public realm

100 Fetter Lane – Option B



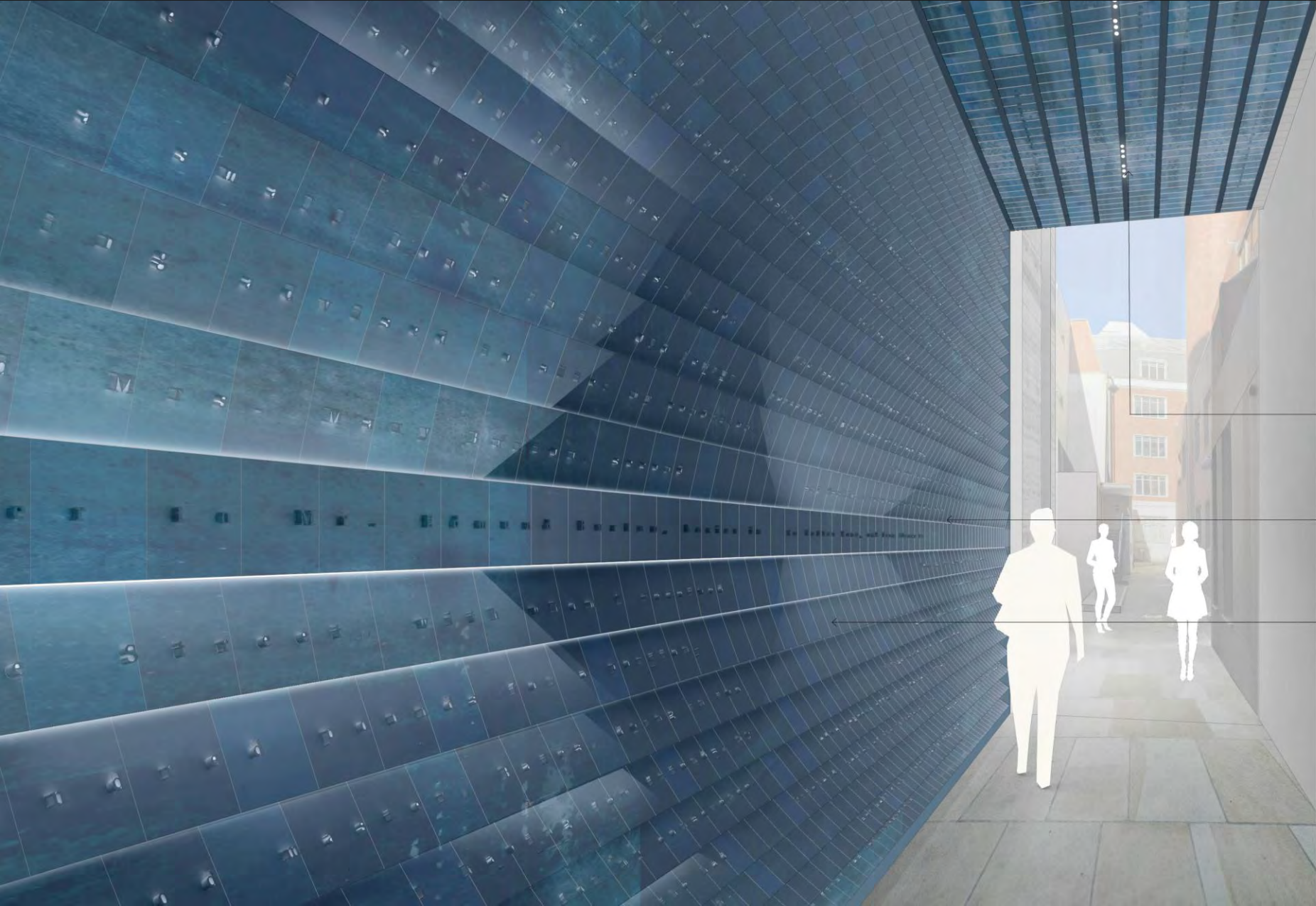
Existing active frontage

100 Fetter Lane – Option B



Proposed active frontage

100 Fetter Lane – Option B



Key plan

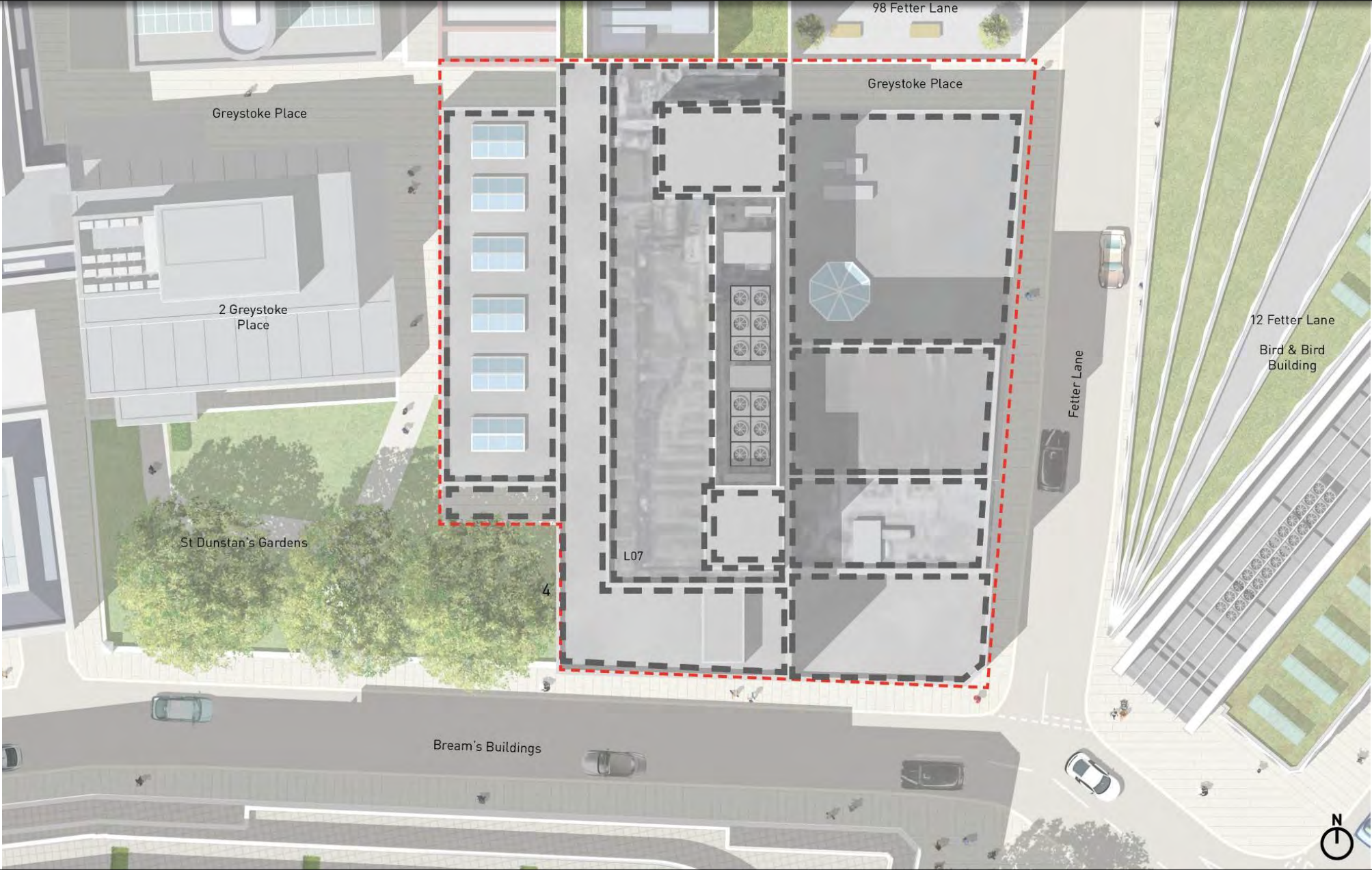
Ceiling down light on feature wall integrated within featured finish

Hidden subtle lighting washing downwards to wall

Glazed feature tiles to match Pub elevations finish colour.

Proposed pedestrian route

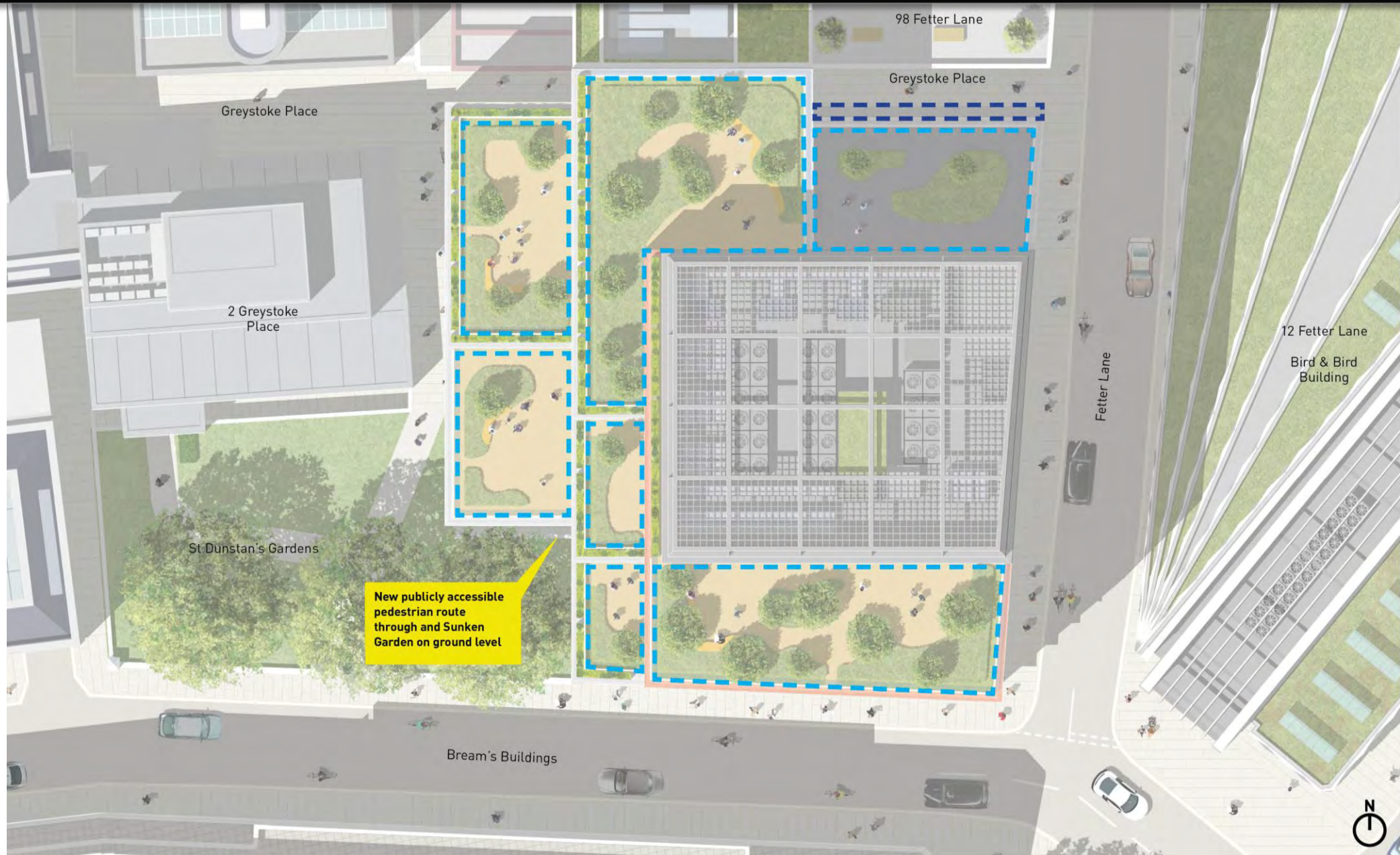
100 Fetter Lane – Option B



Existing amenity space

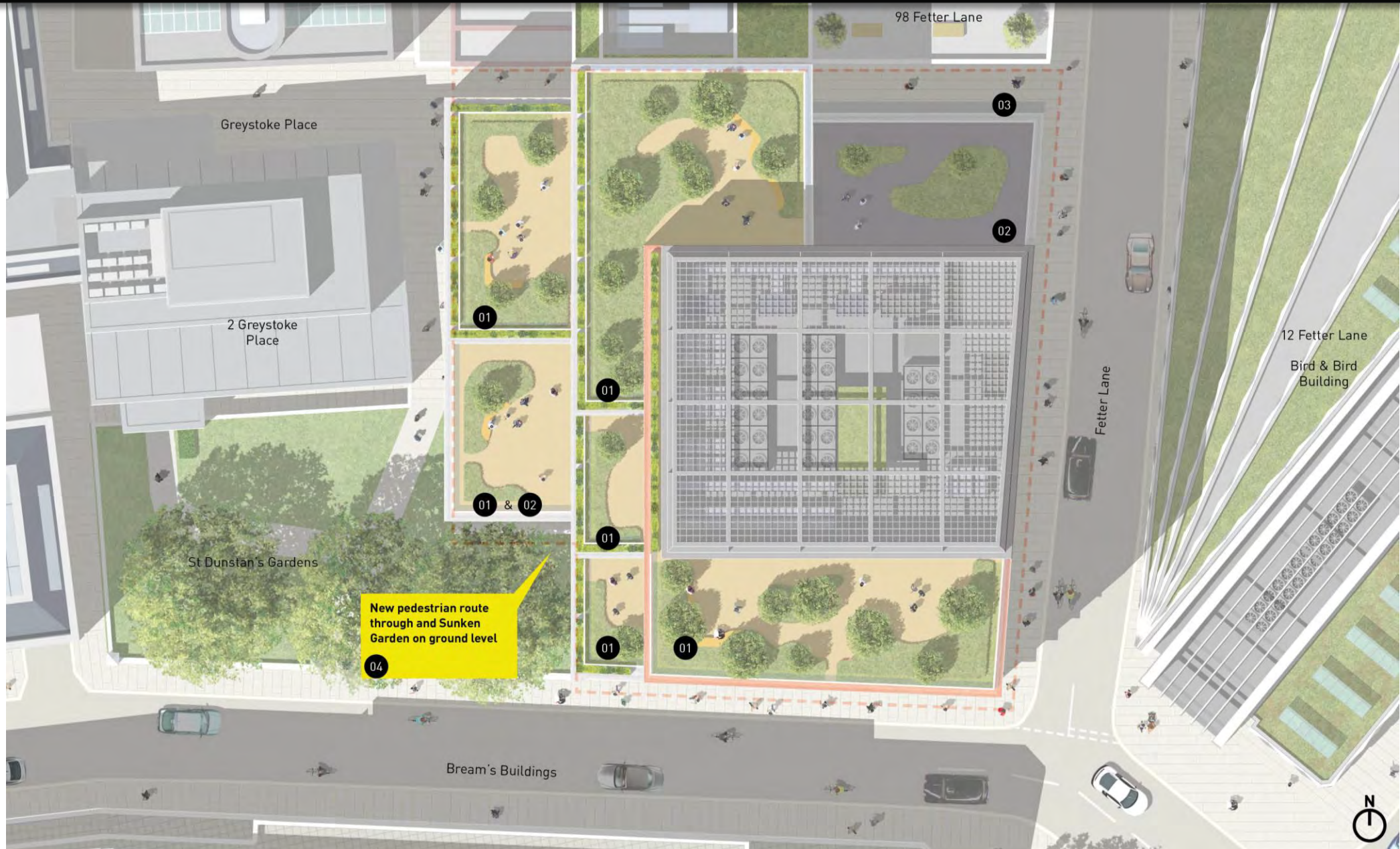
100 Fetter Lane – Option B

Page 137



Proposed amenity space

100 Fetter Lane – Option B



Amenity space – proposed types

100 Fetter Lane – Option B

Page 139



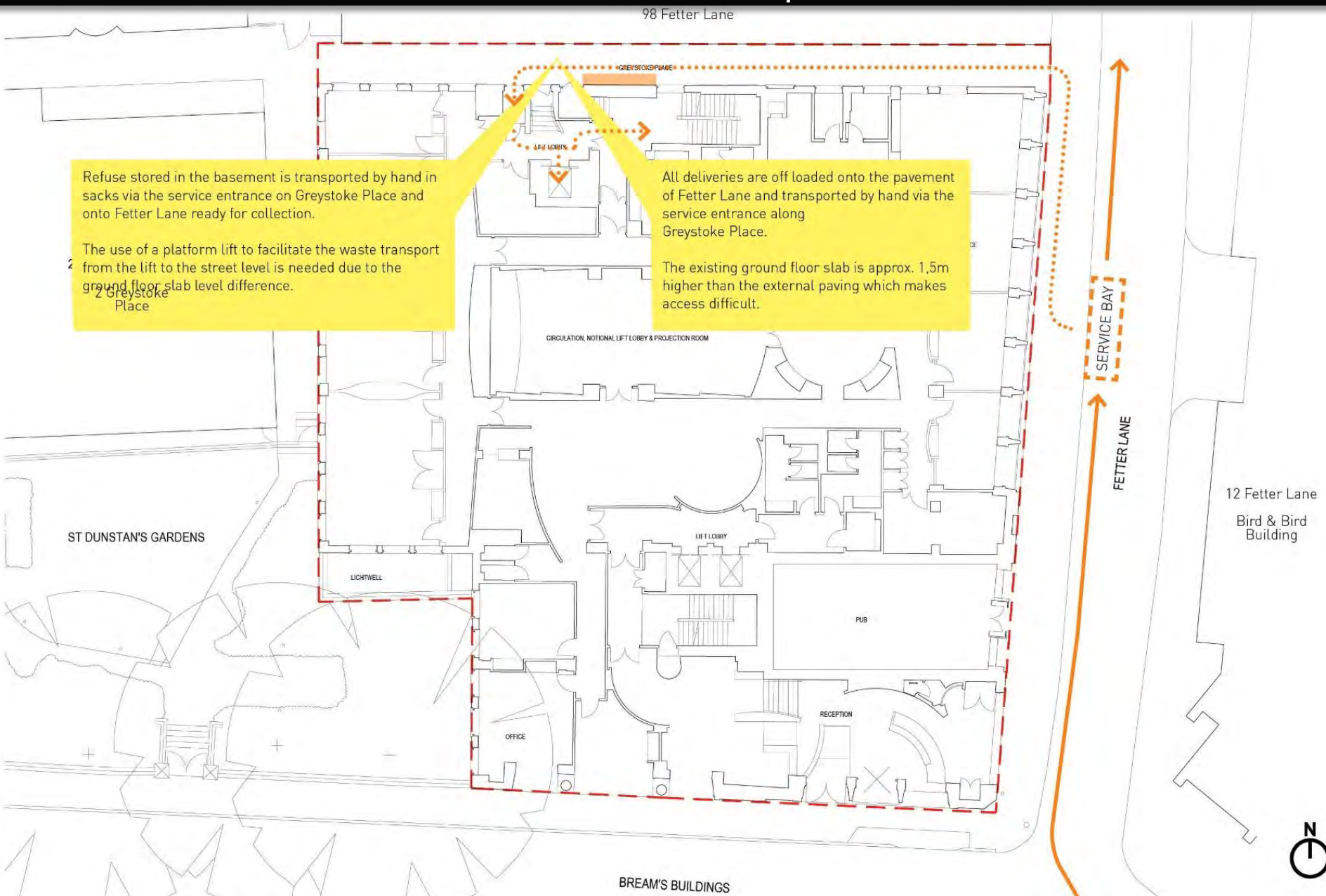
Multifunctional amenity space

100 Fetter Lane – Option B



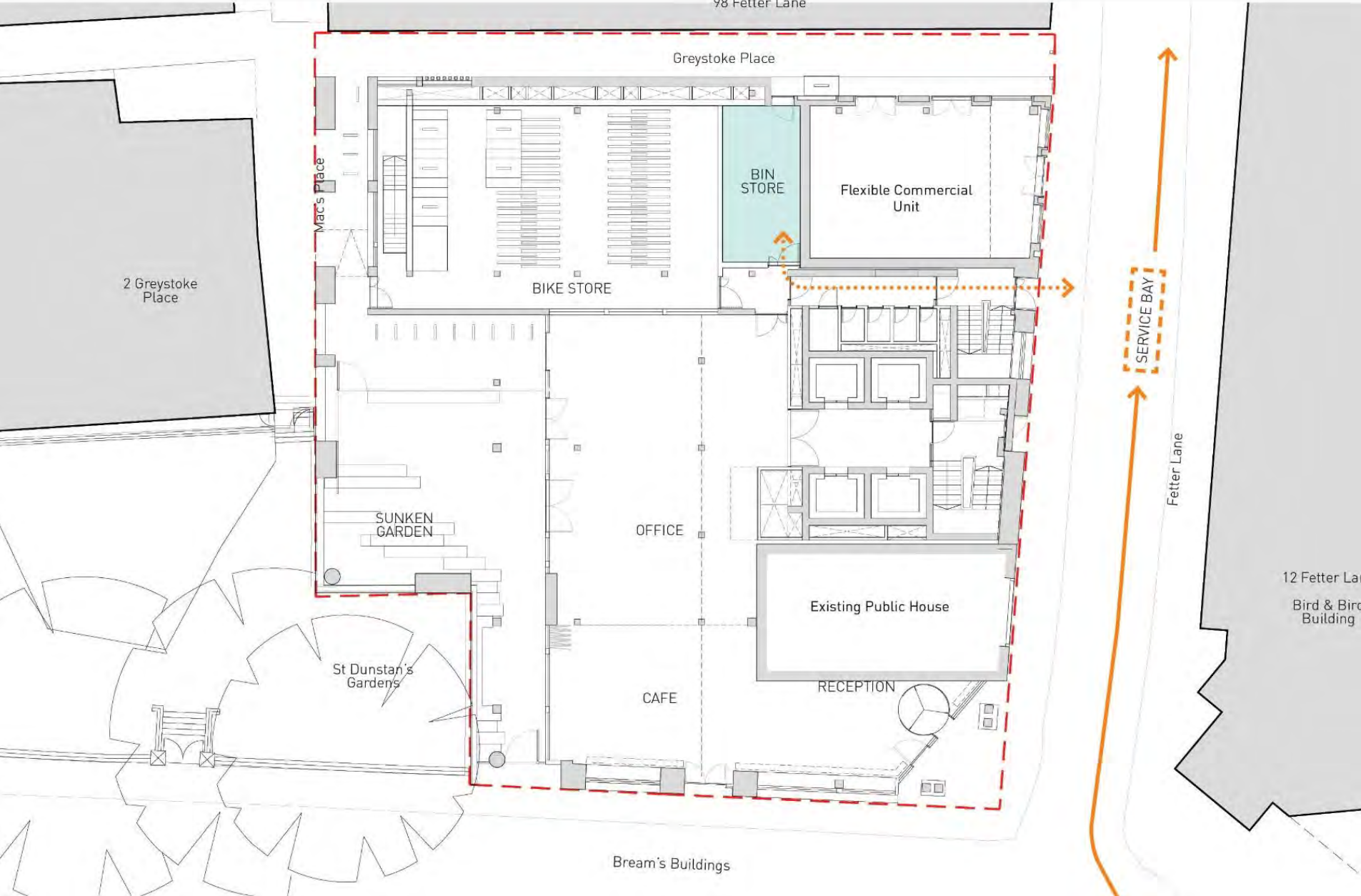
Amenity space – west elevation

100 Fetter Lane – Option B



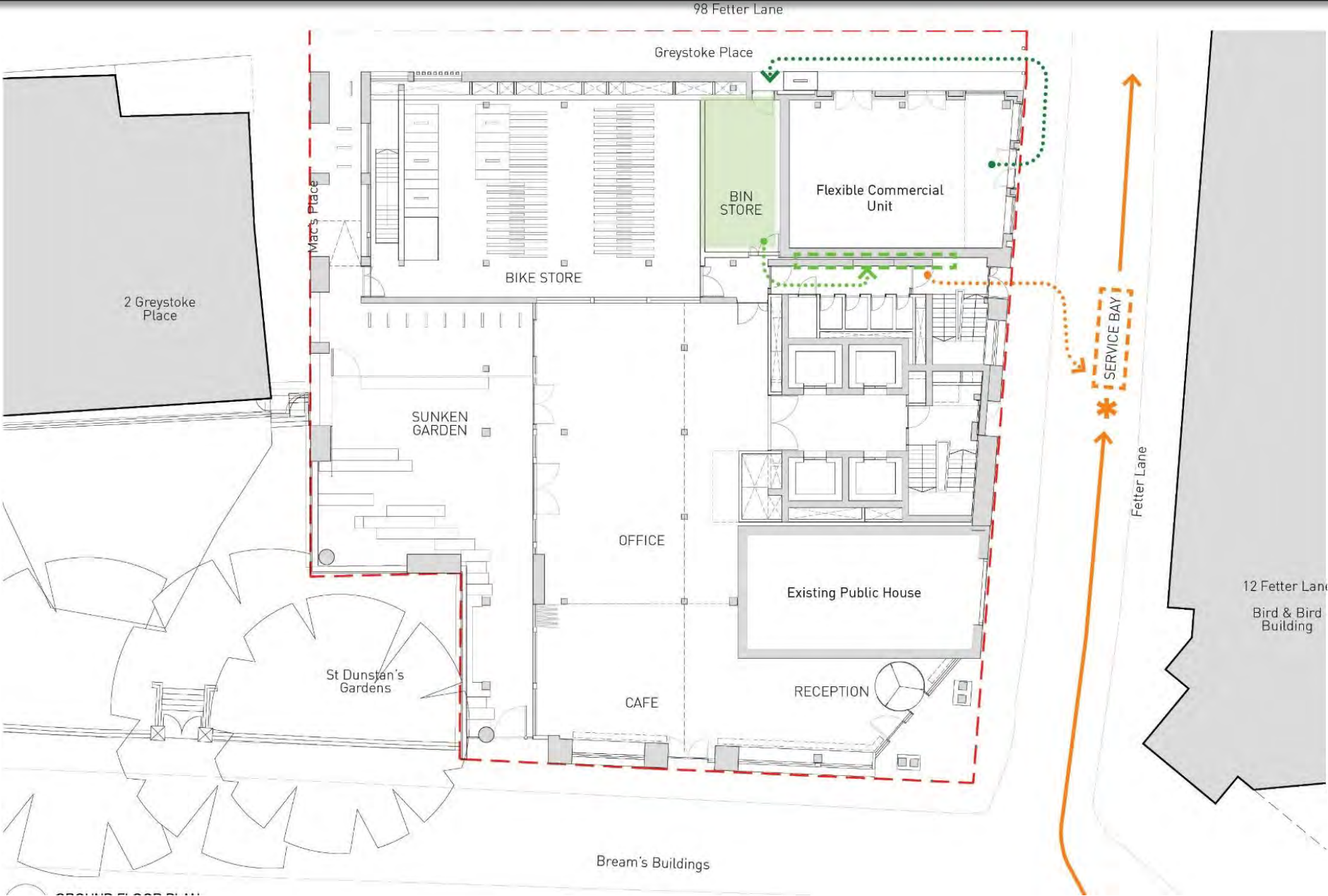
Existing servicing strategy

100 Fetter Lane – Option B



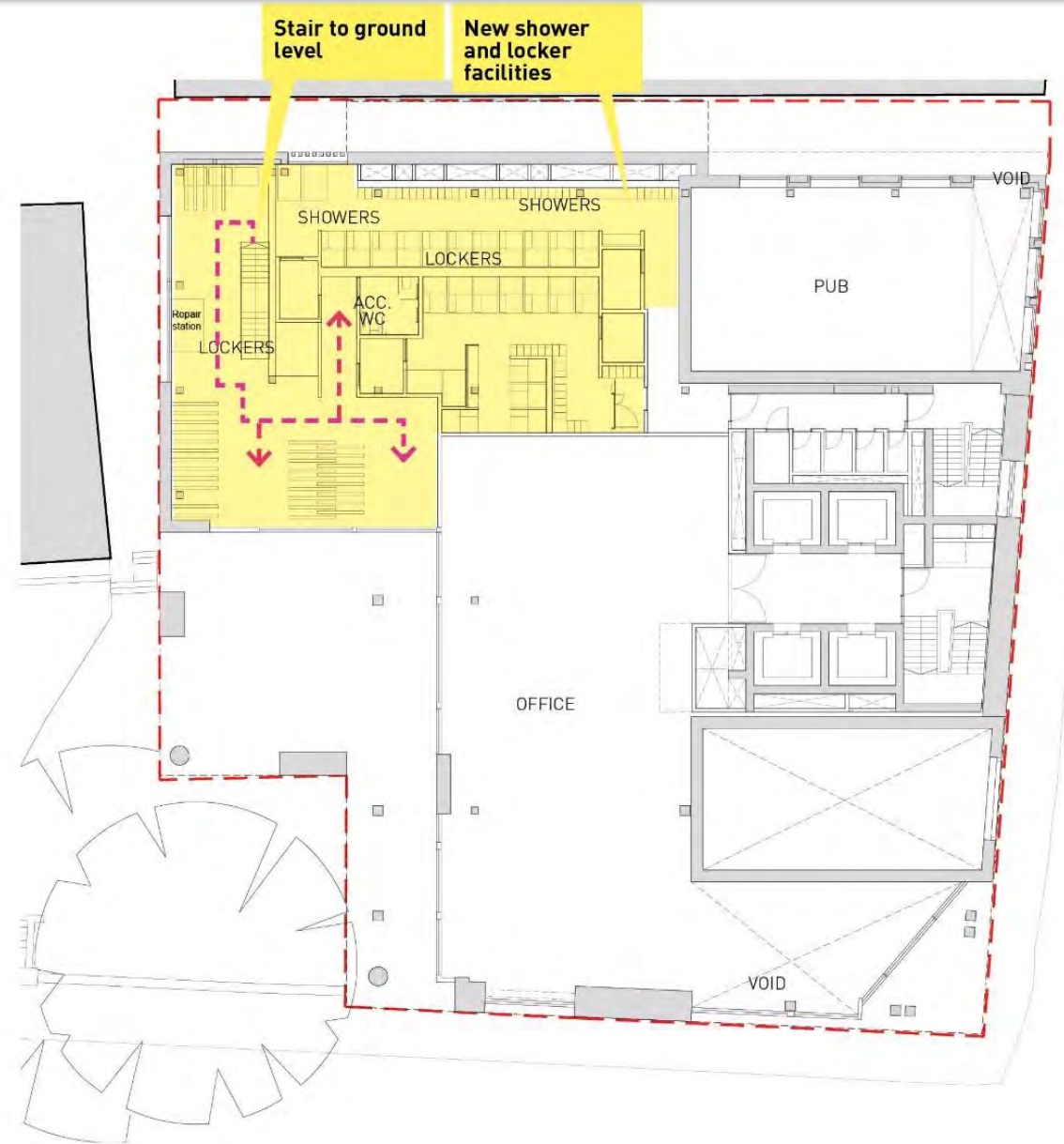
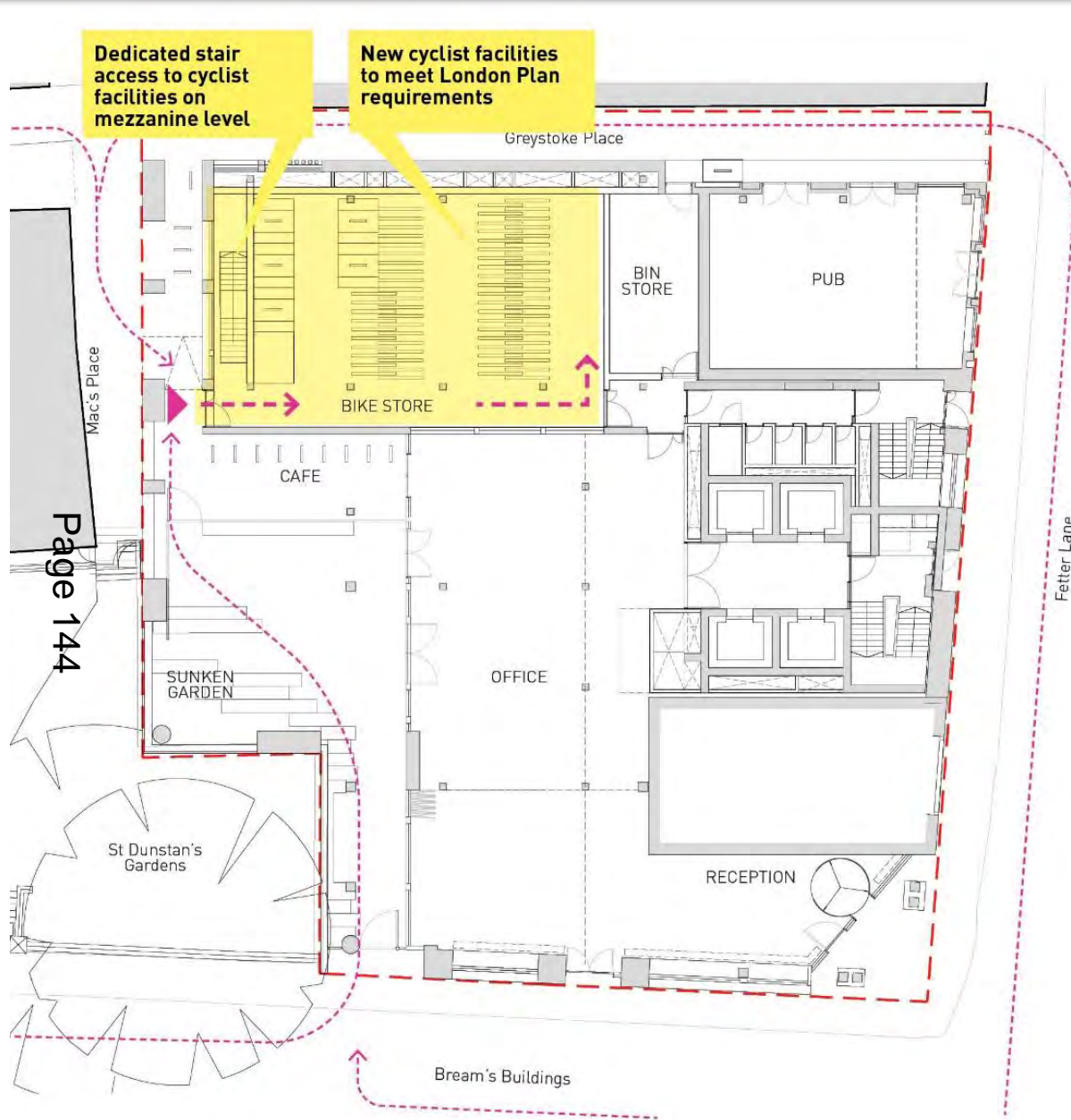
Proposed servicing strategy

100 Fetter Lane – Option B



Servicing strategy - waste

100 Fetter Lane – Option B



Long-stay cycle provision access

100 Fetter Lane – Option B



Page 145

Short-stay cycle provision access



Sheffield cycle stands

Key

- Proposed indicative location of short-stay cycle parking
- Cycle route to short-stay cycle parking

100 Fetter Lane – Option B

Dedicated stair
access to cyclist
facilities on
mezzanine level

New cyclist facilities
to meet London Plan
requirements

Greystoke Place

Risers

BIN
STORE

BIKE STORE

Page 146

Ground floor plan

Stair to ground
level

New shower
and locker
facilities

SHOWERS

LOCKERS

Repair
station

ACC.
WC

LOCKERS

BIKE STORE

Mezzanine floor plan

Long-stay cycle provision access

100 Fetter Lane – Option B



Cycle store visible from outside



Contrasting raw materials

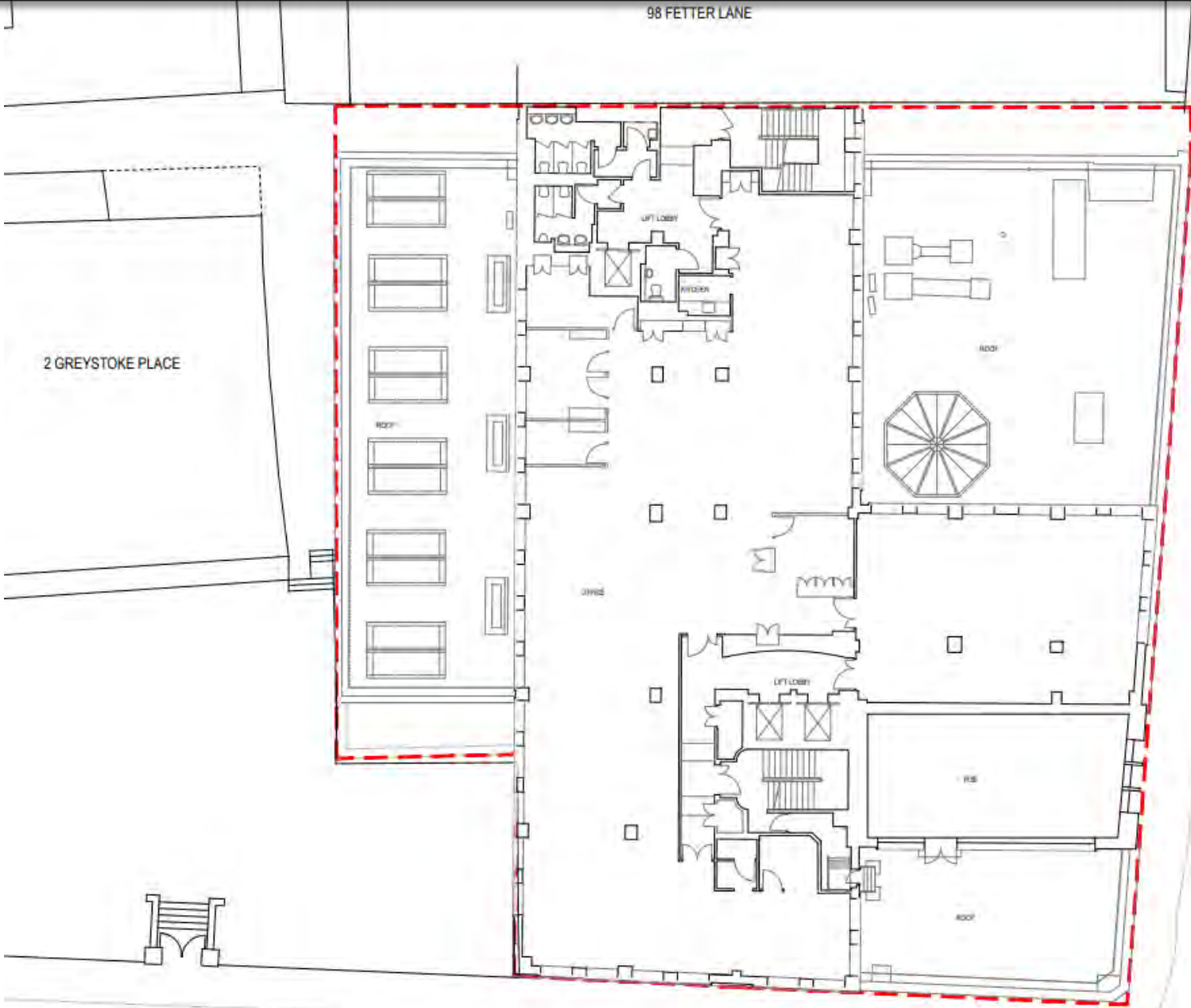


Graphics to aid wayfinding



Graphics to aid identifying spaces

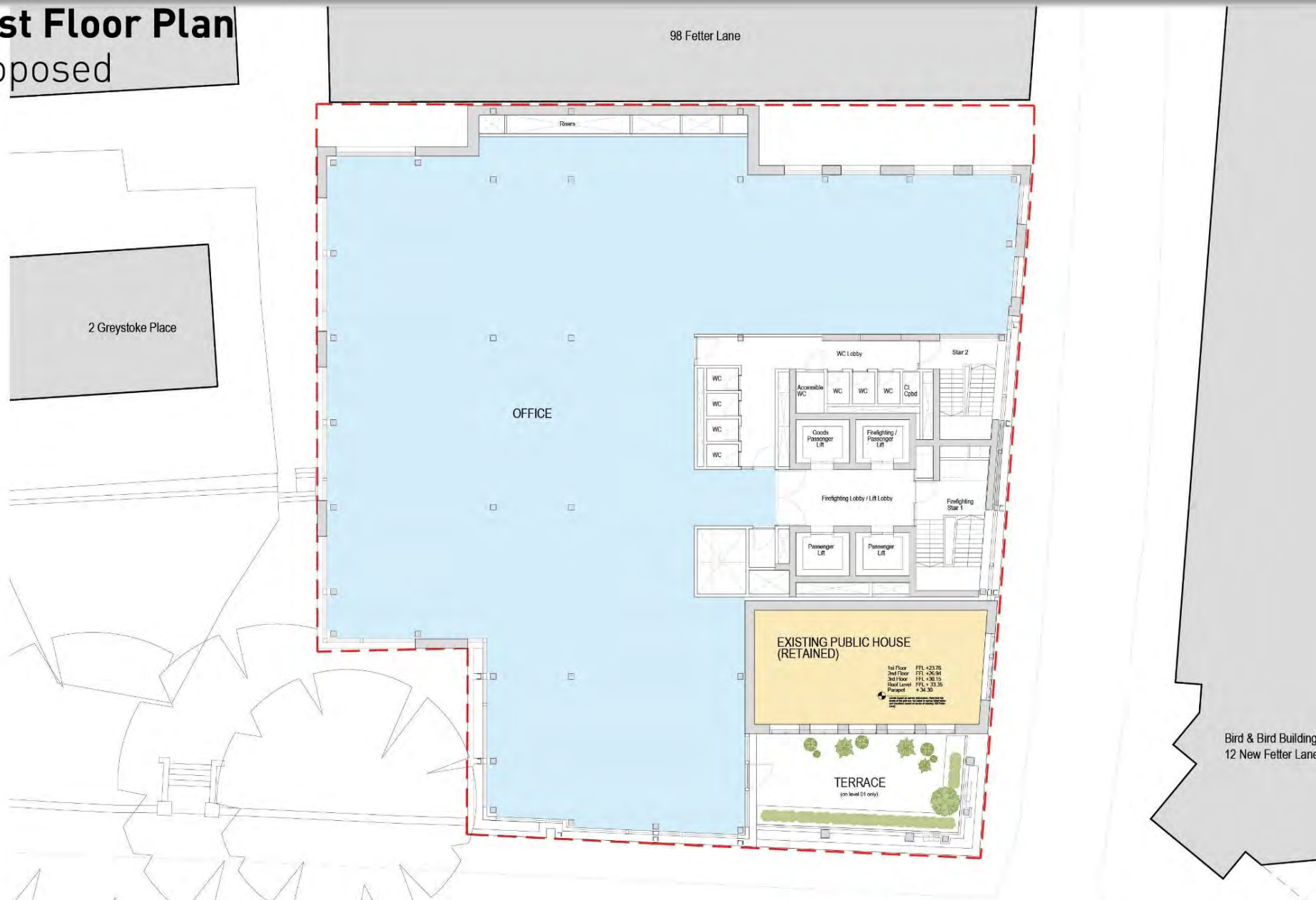
100 Fetter Lane – Option B



Existing first floor plan

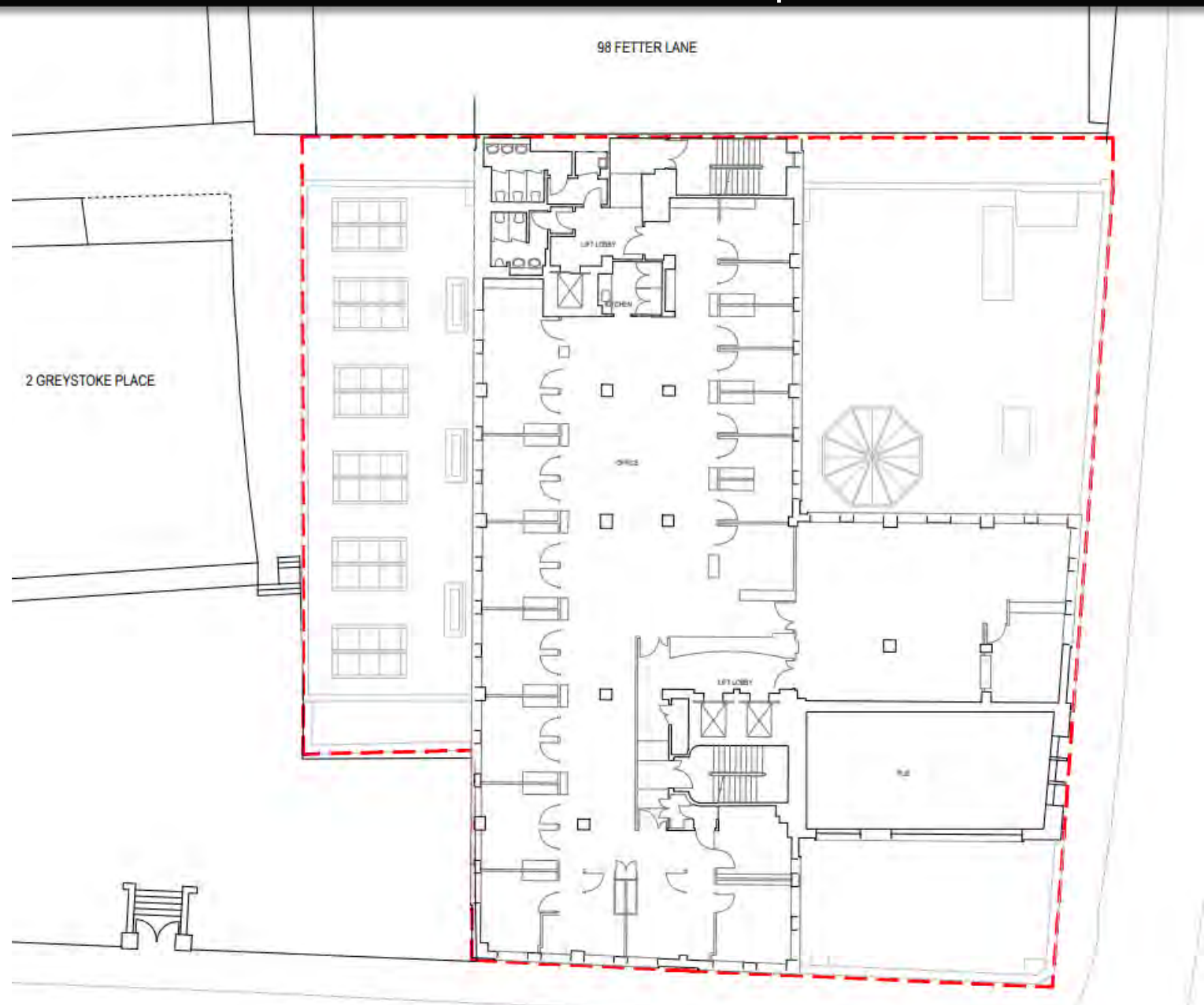
100 Fetter Lane – Option B

First Floor Plan
Proposed



Proposed first floor plan

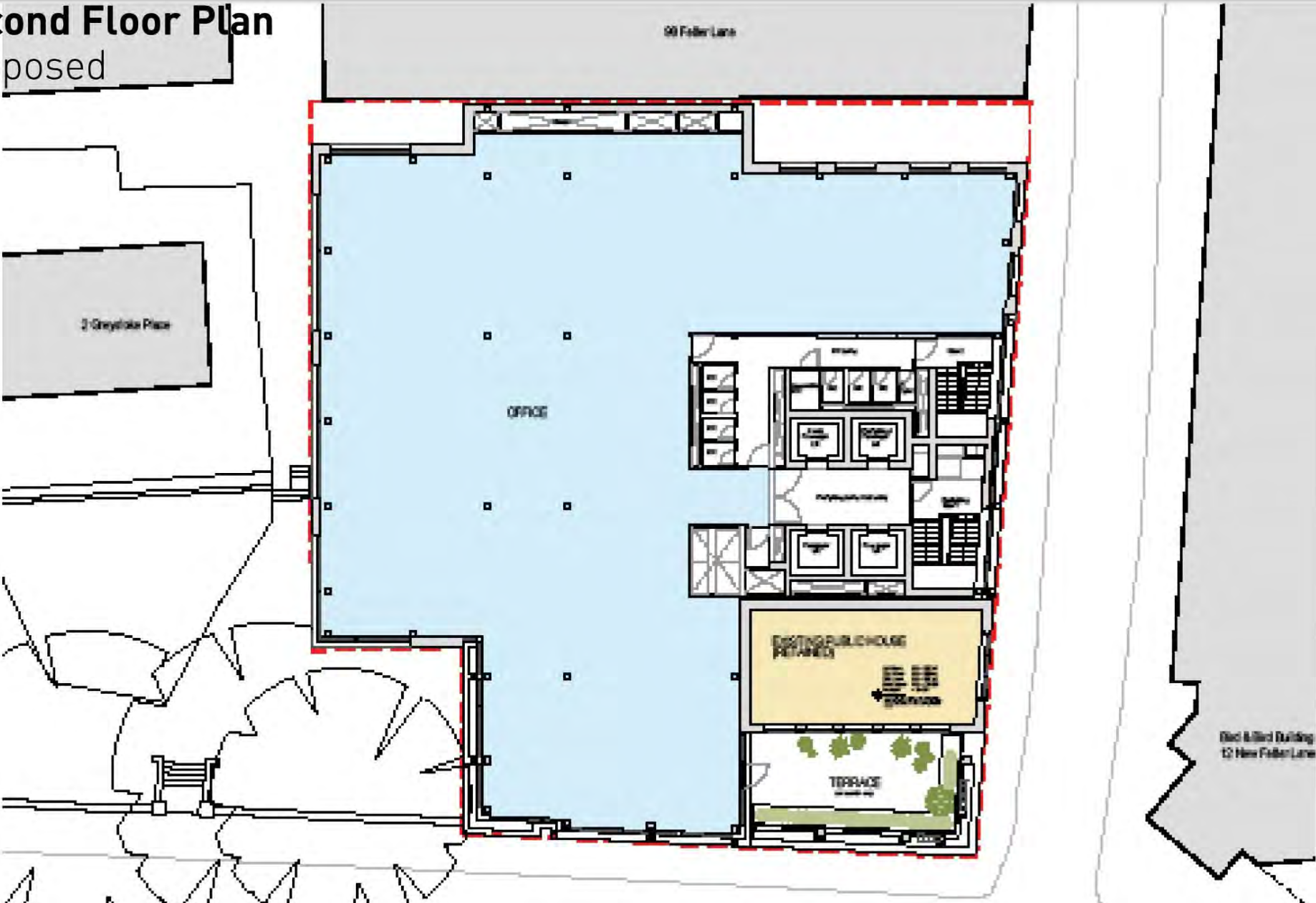
100 Fetter Lane – Option B



Existing second floor plan

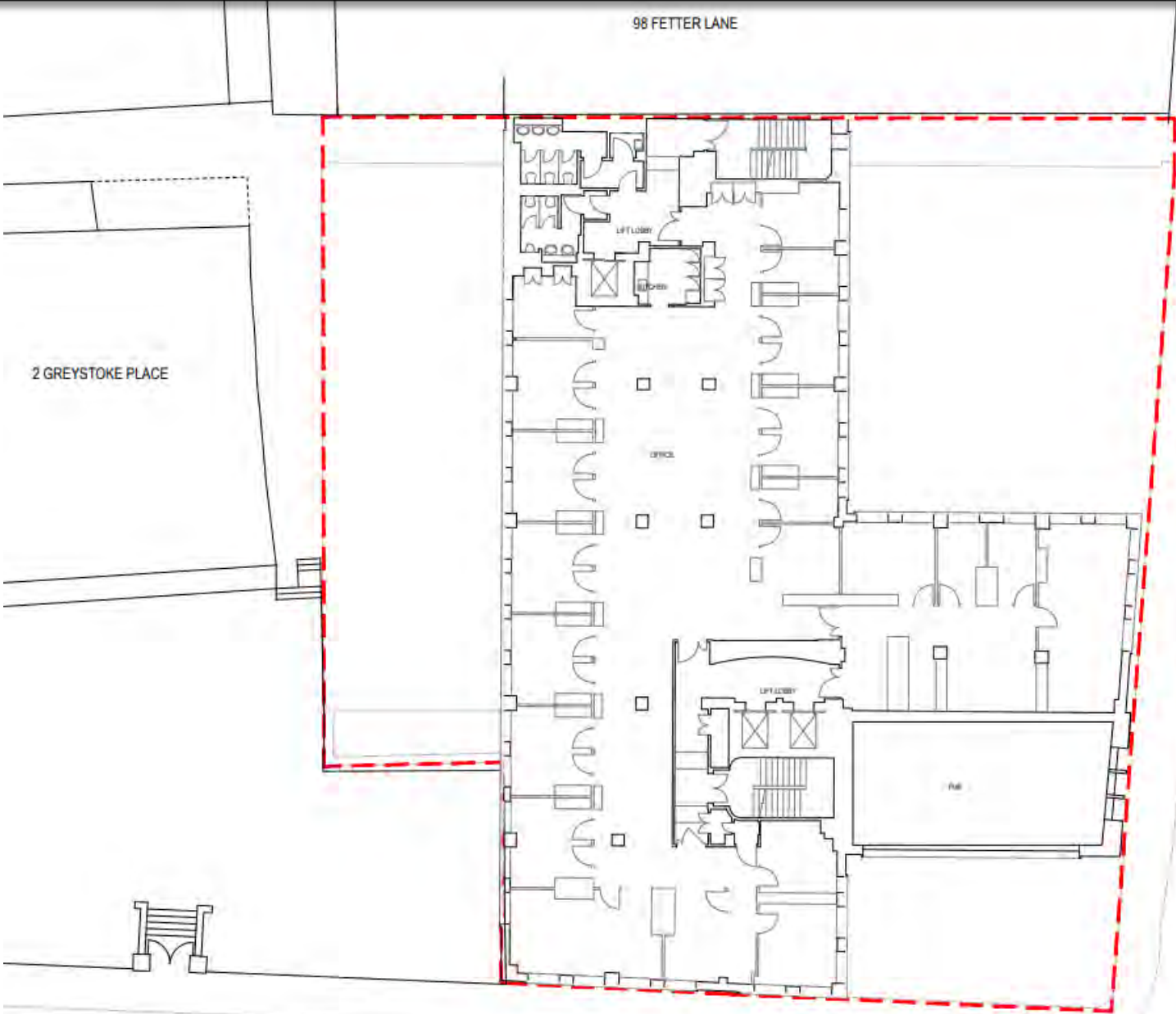
100 Fetter Lane – Option B

Second Floor Plan
Proposed



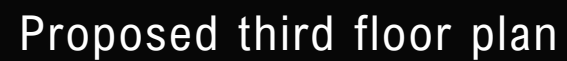
Proposed second floor plan

100 Fetter Lane – Option B

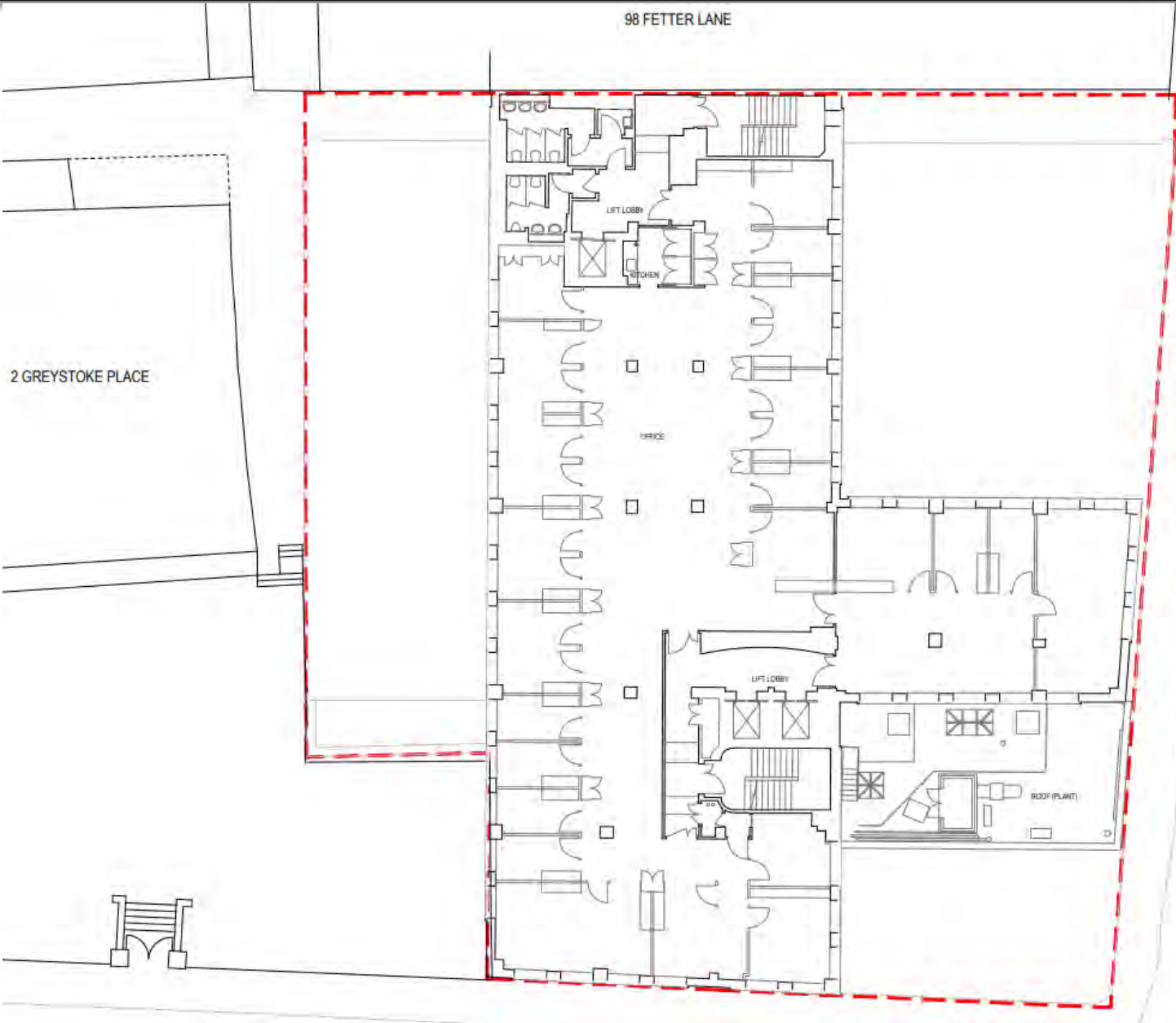


Existing third floor plan

Third Floor Plan

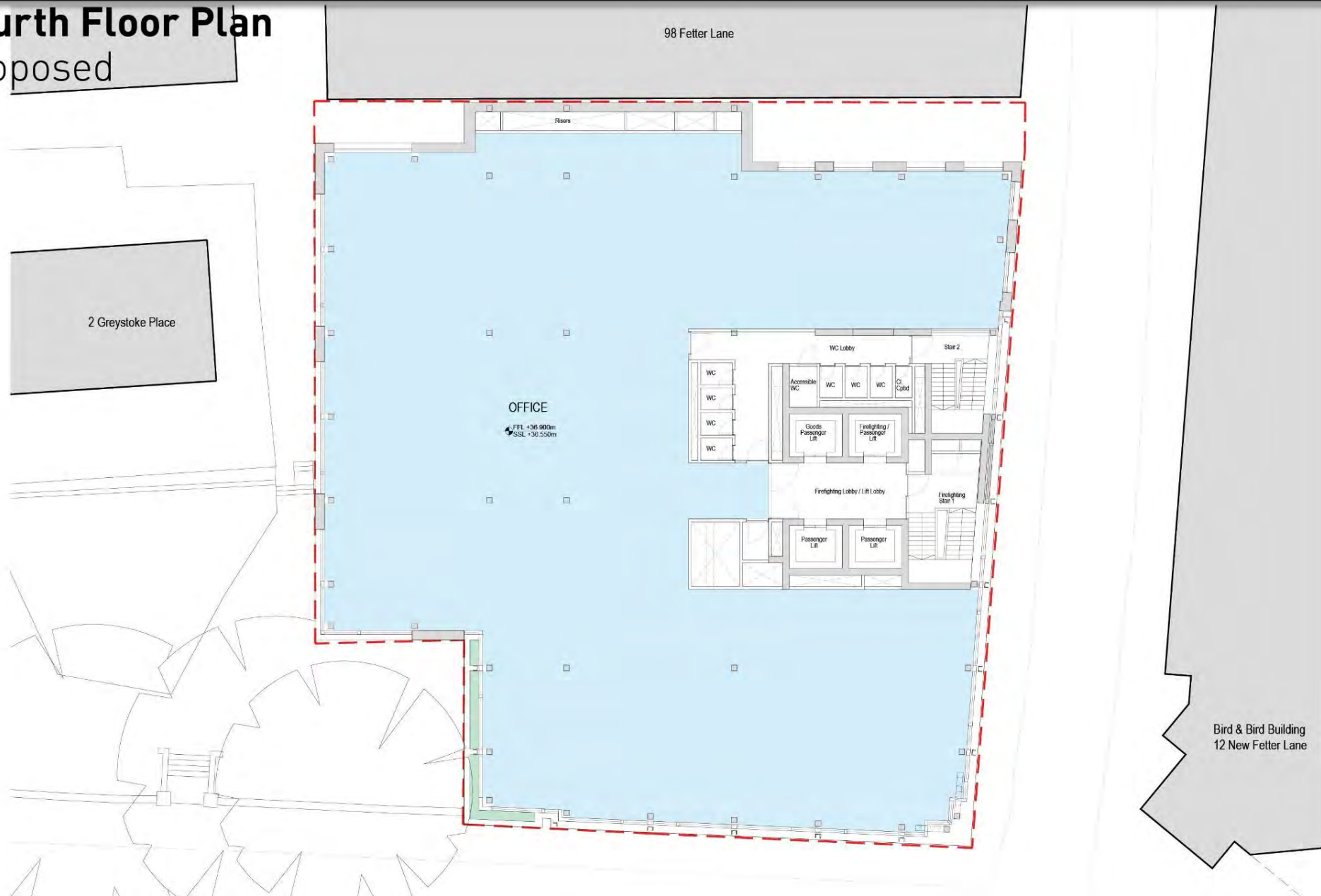


100 Fetter Lane – Option B



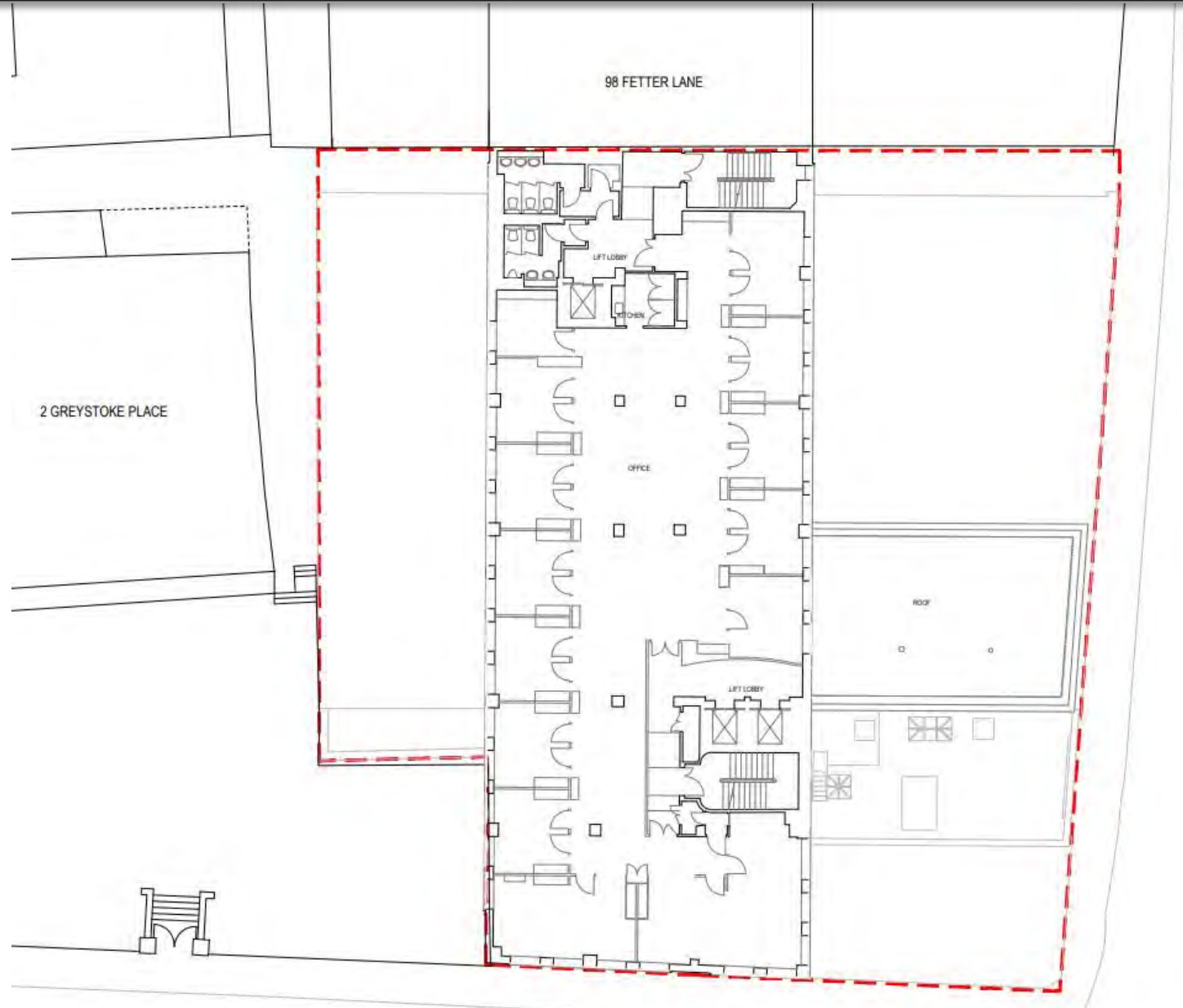
Existing fourth floor plan

Fourth Floor Plan
Proposed



Proposed fourth floor plan

100 Fetter Lane - Option B



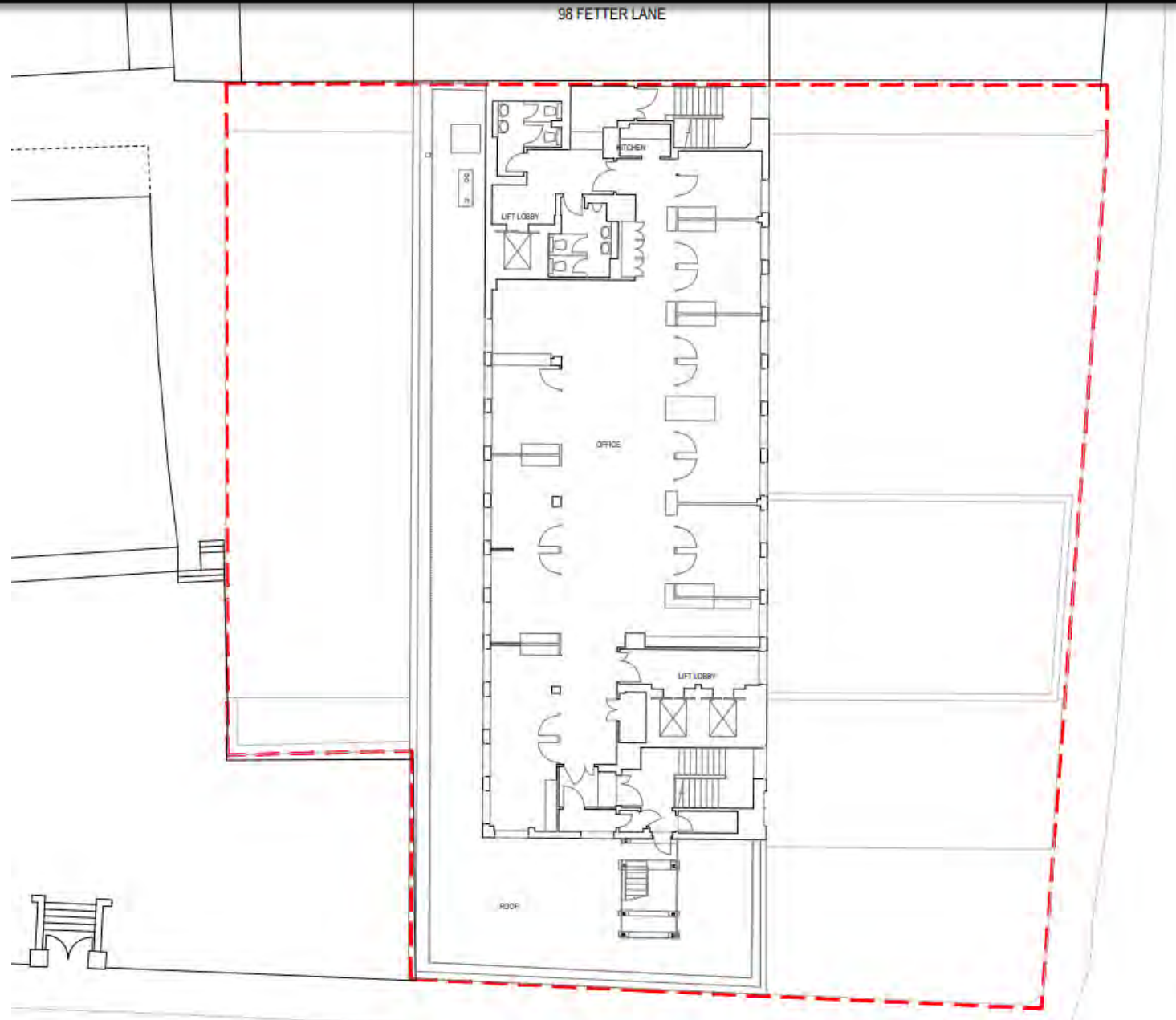
Existing fifth floor plan

Fifth Floor Plan
Proposed



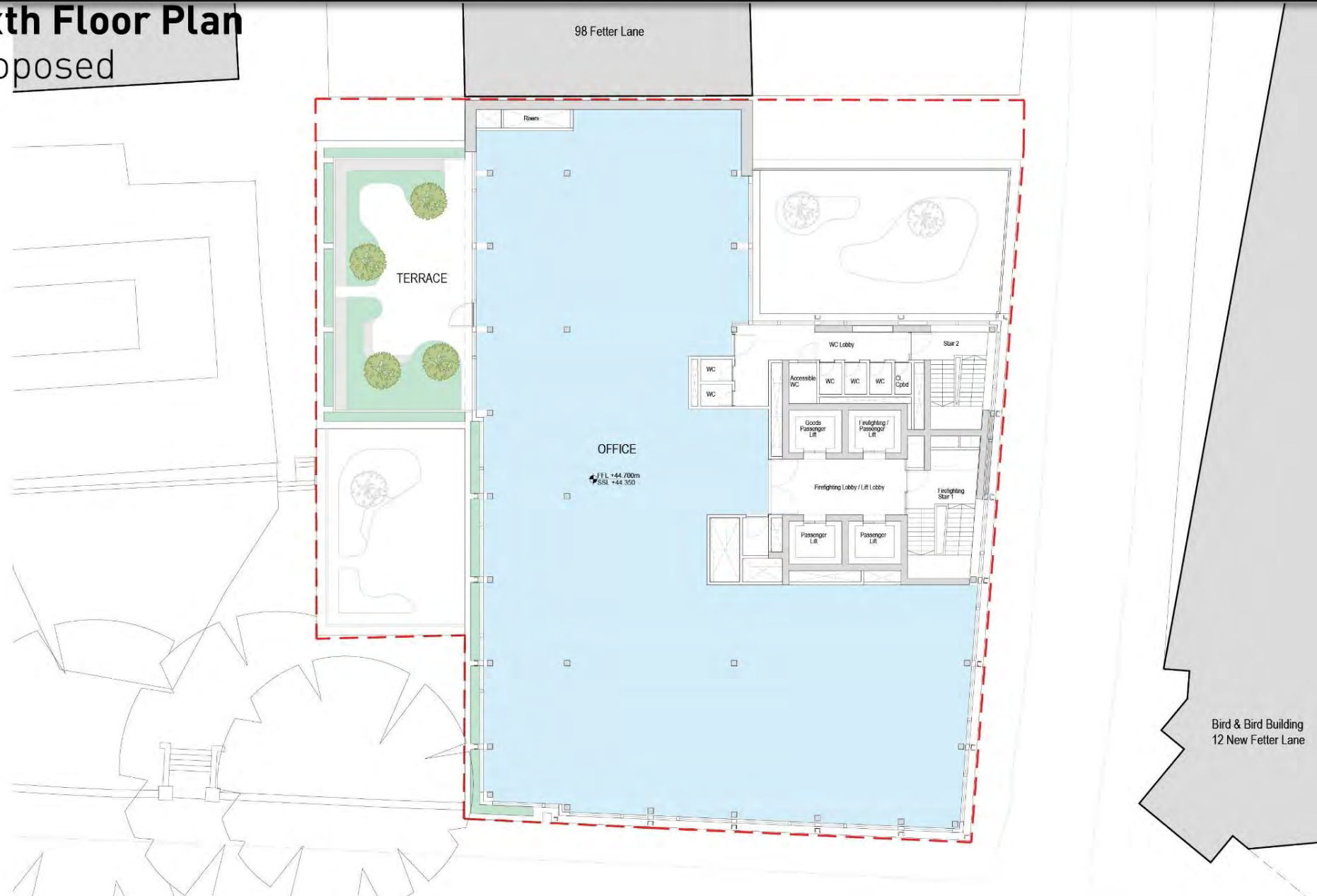
Proposed fifth floor plan

100 Fetter Lane - Option B



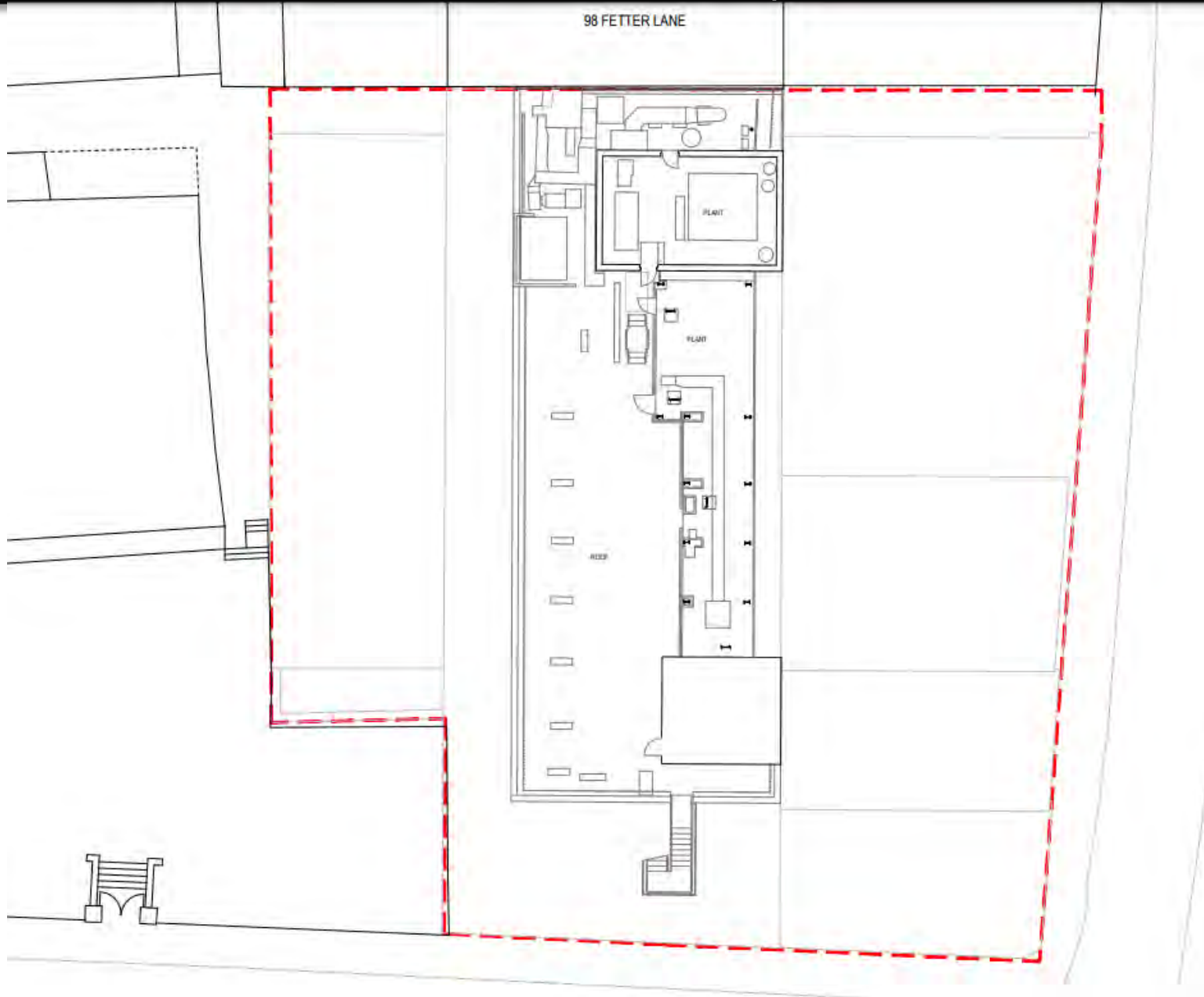
Existing sixth floor plan

Sixth Floor Plan Proposed



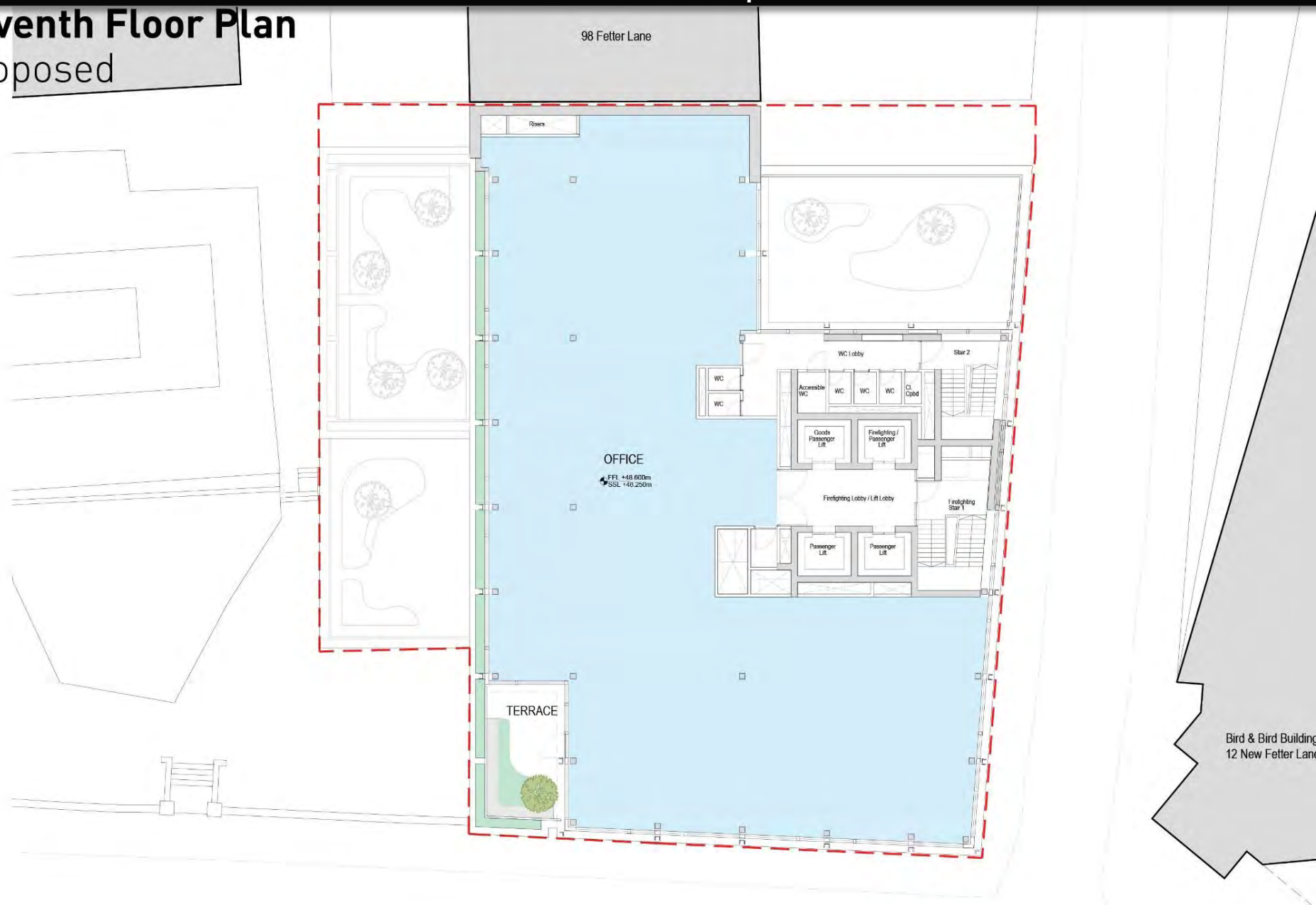
Proposed sixth floor plan

100 Fetter Lane - Option B



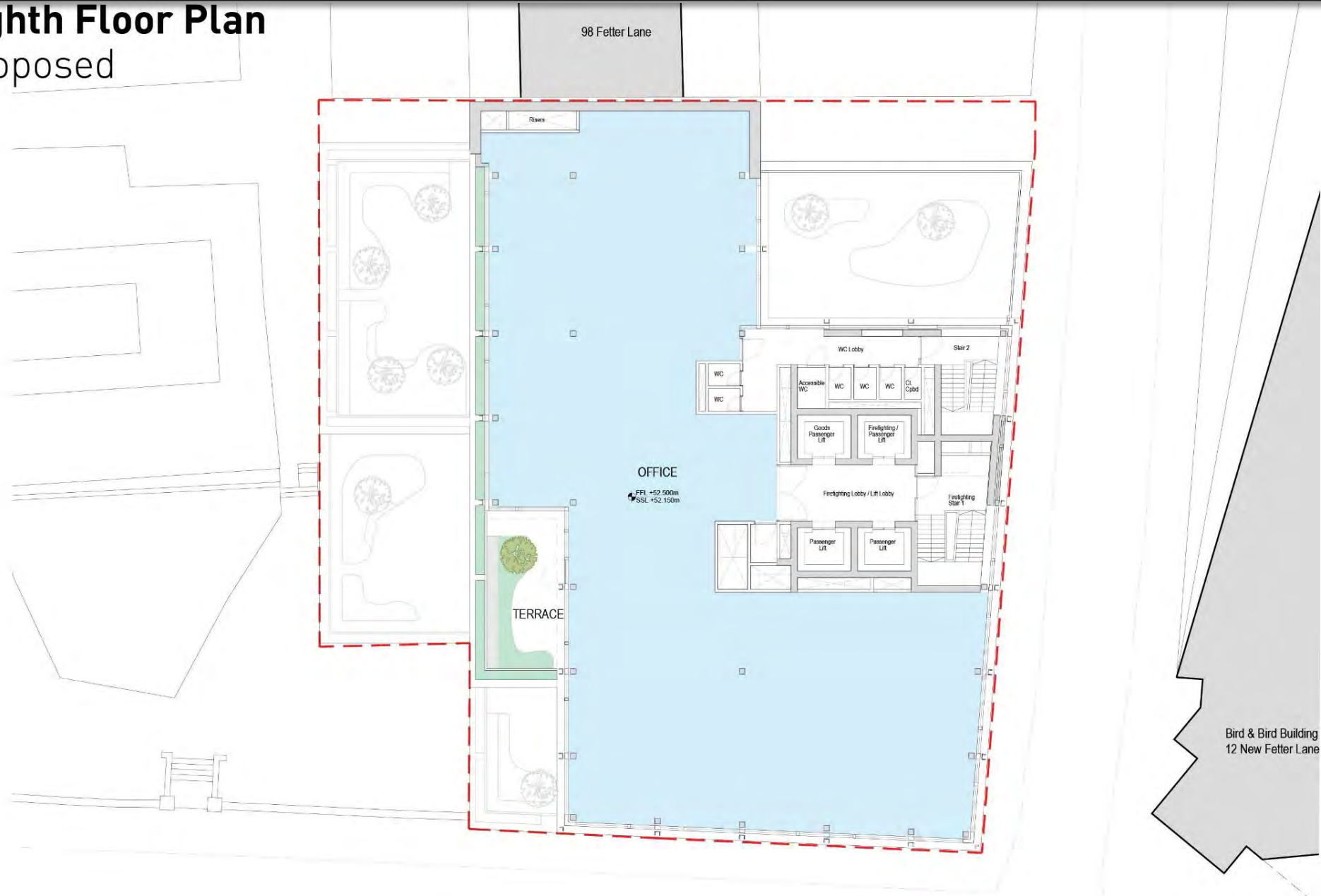
Existing seventh floor plan

Seventh Floor Plan
Proposed



Proposed seventh floor plan

Eighth Floor Plan
Proposed



Proposed eighth floor plan

100 Fetter Lane - Option B

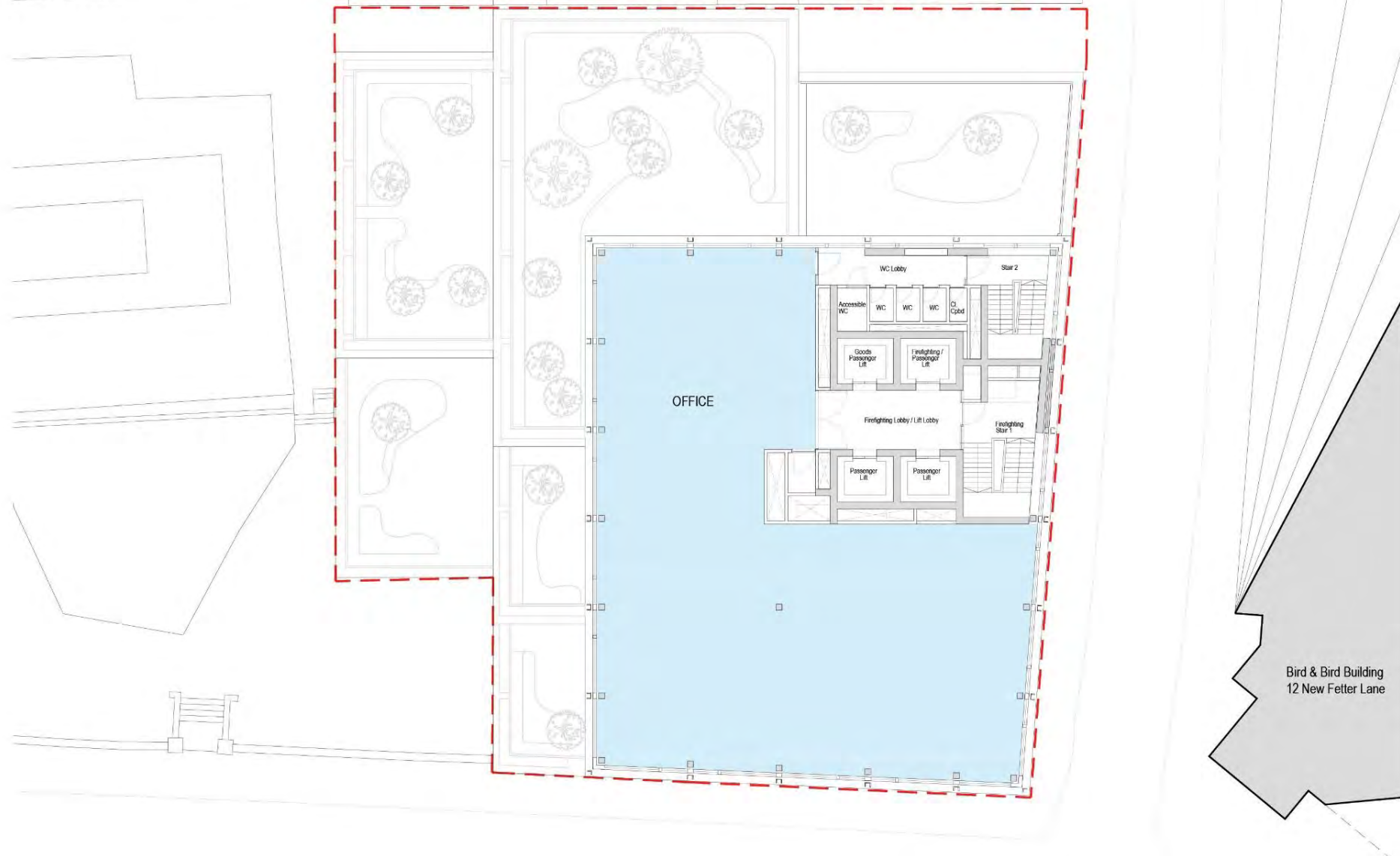
Ninth Floor Plan Proposed



Proposed ninth floor plan

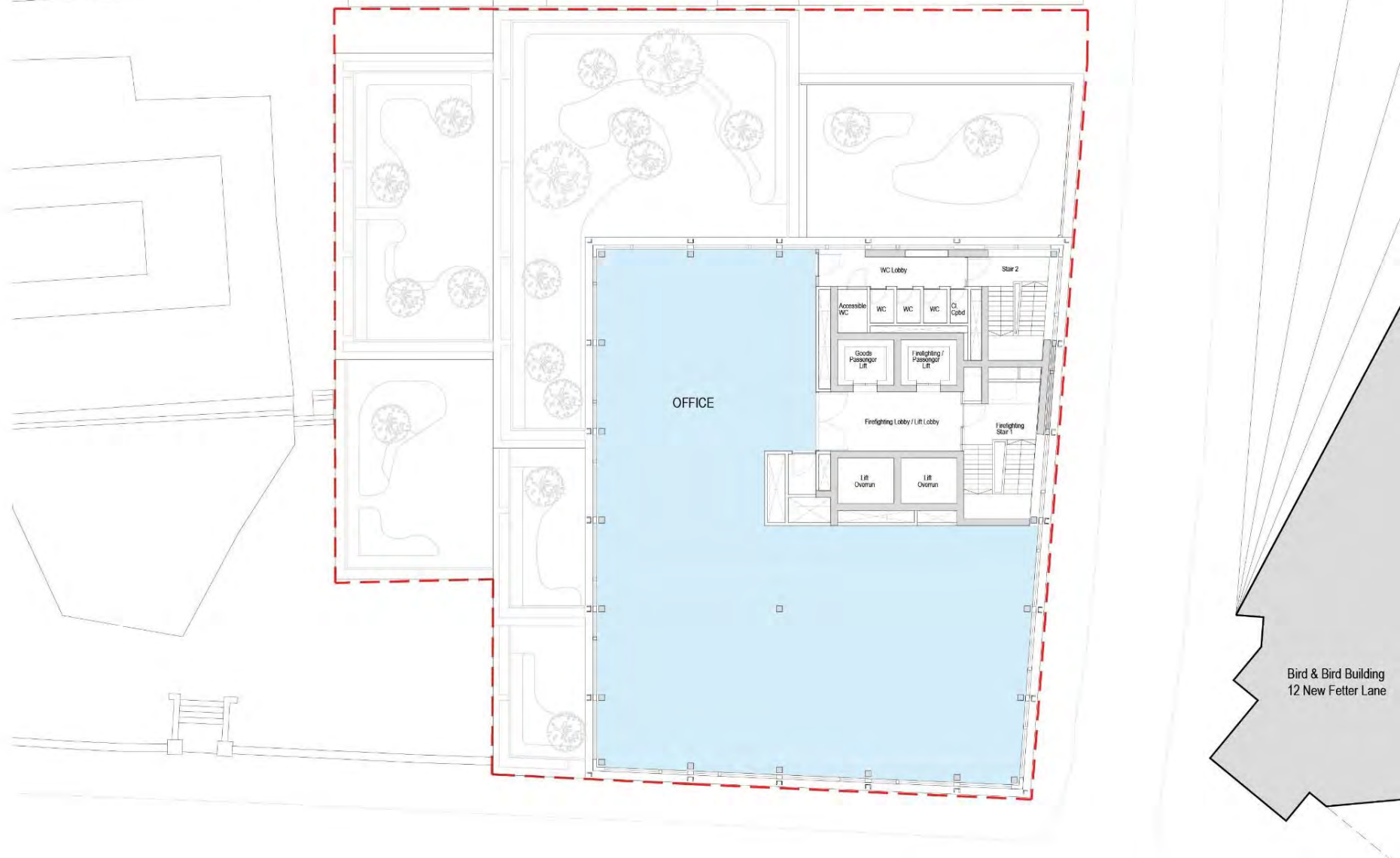
100 Fetter Lane - Option B

Tenth Floor Plan Proposed



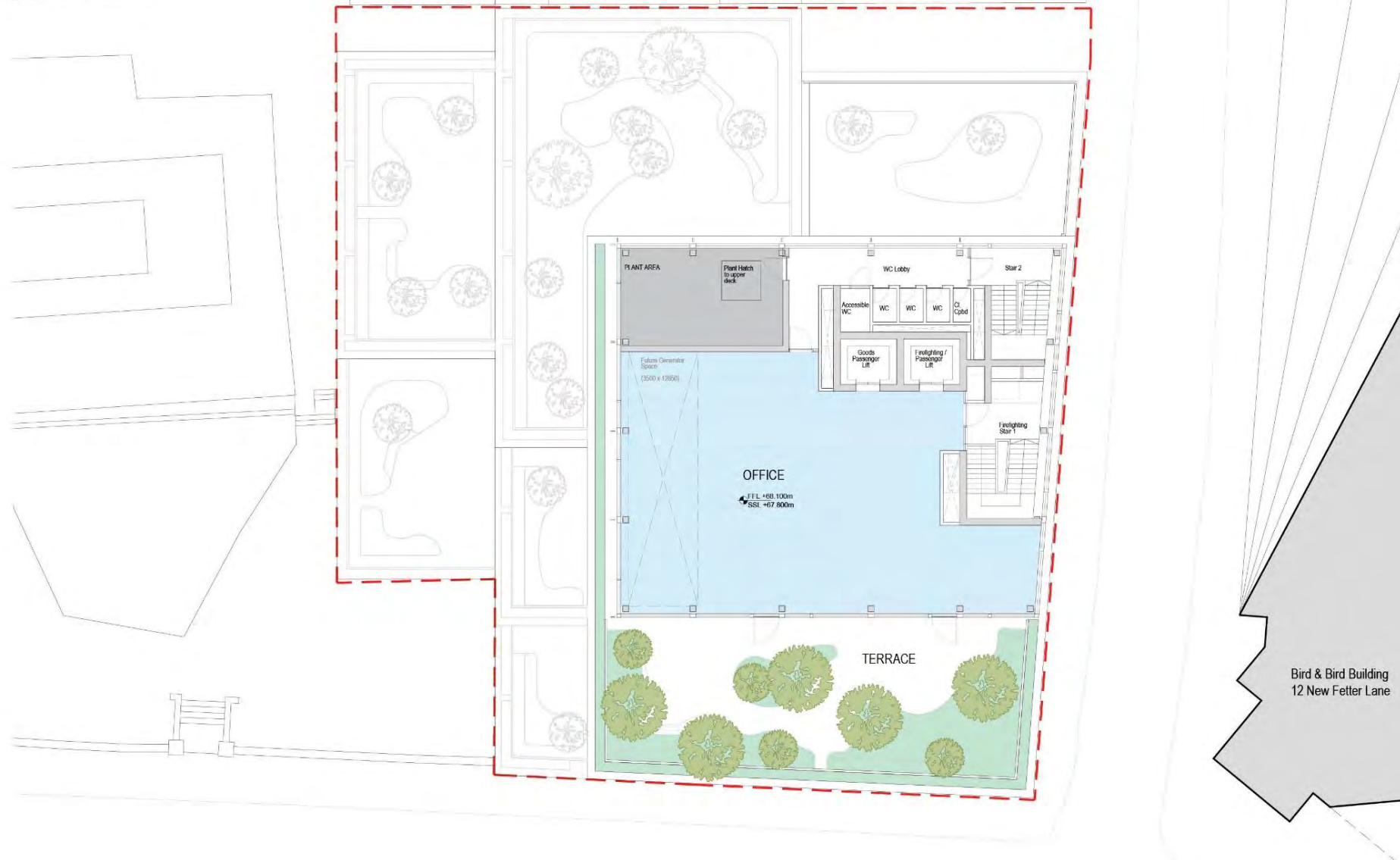
Proposed tenth floor plan

Eleventh Floor Plan Proposed



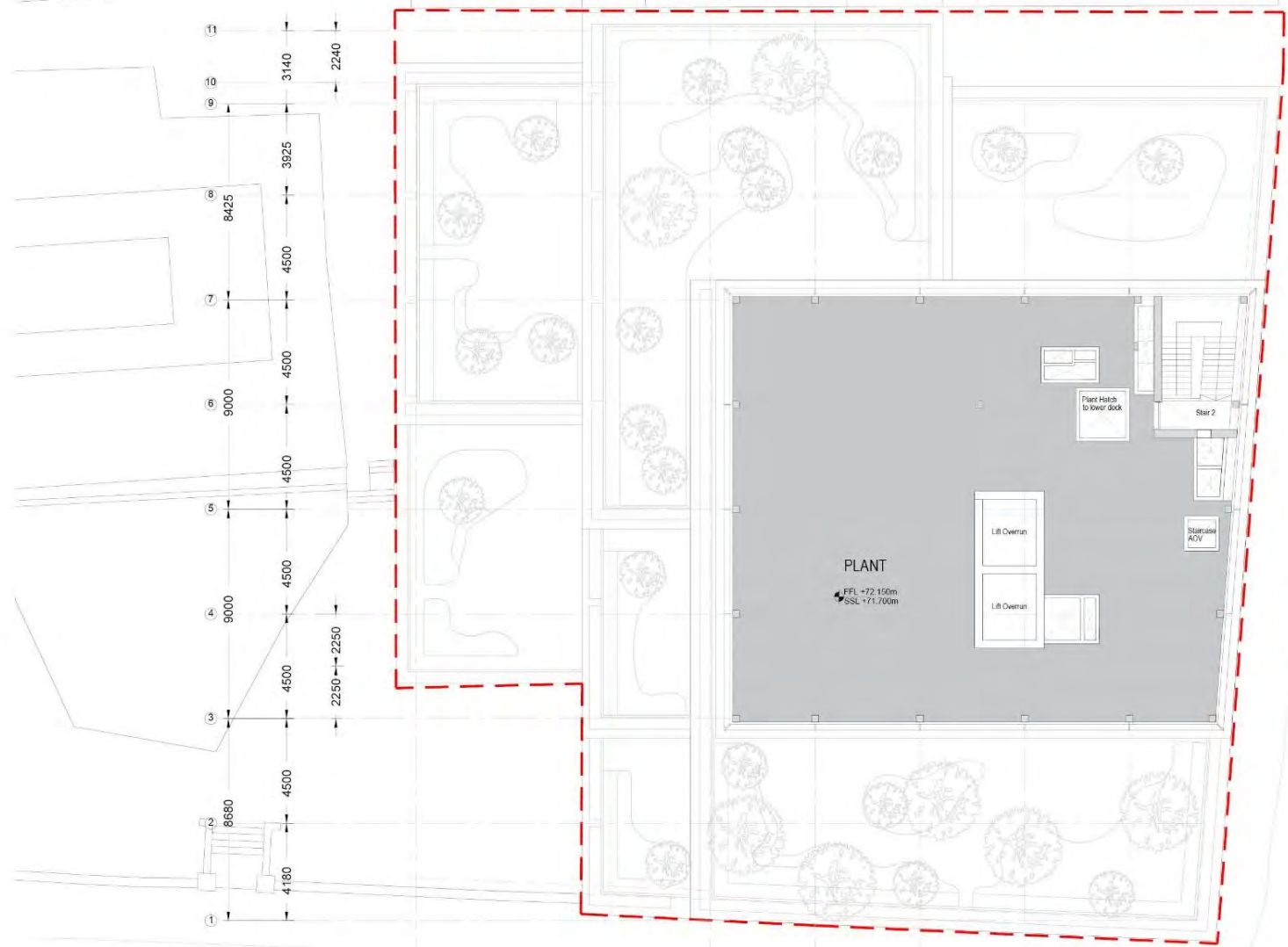
Proposed eleventh floor plan

Twelfth Floor Plan Proposed



Proposed twelfth floor plan

Twelfth Floor Plan
Proposed



Proposed twelfth floor plan

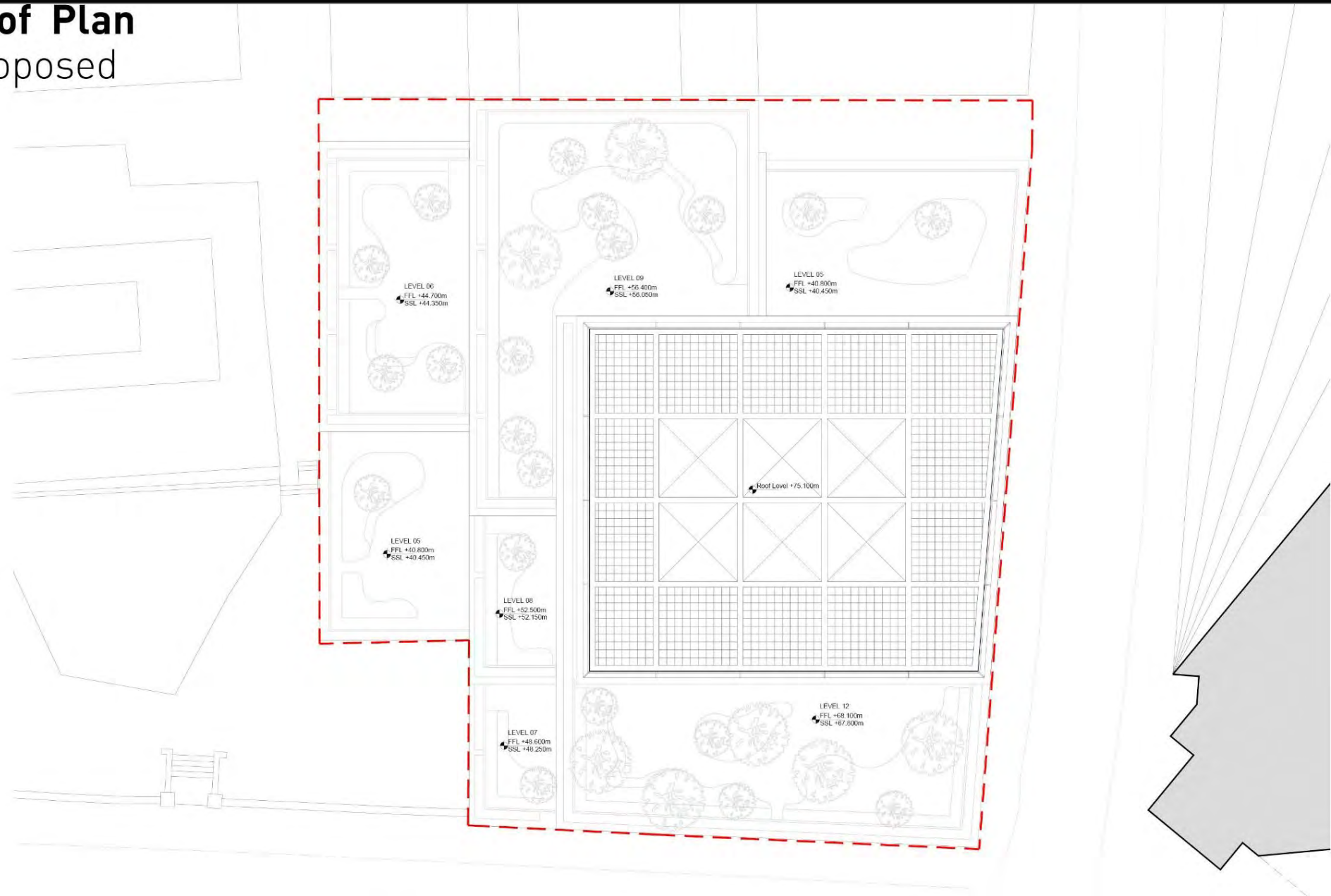
100 Fetter Lane - Option B

Roof Plan Existing



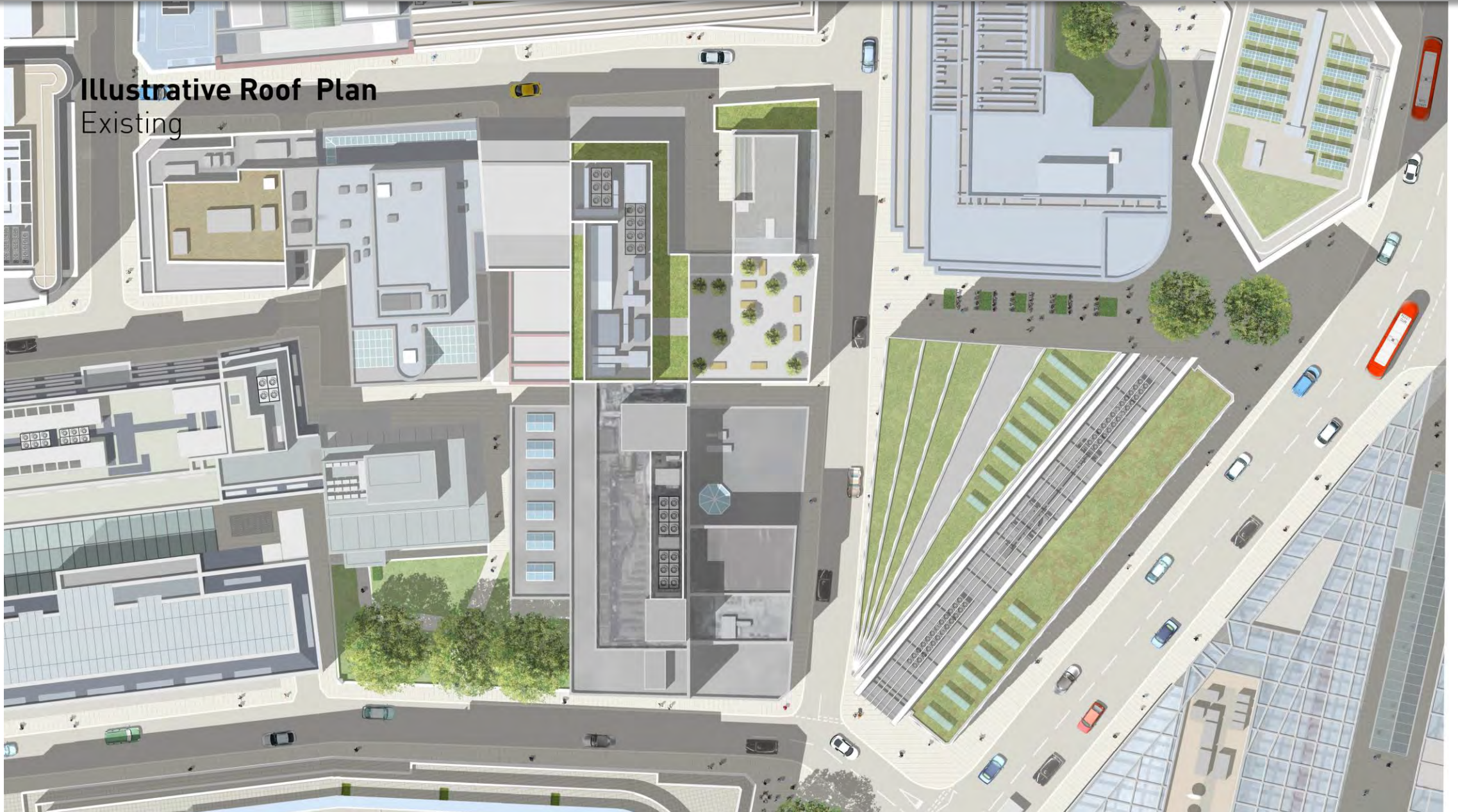
100 Fetter Lane - Option B

Roof Plan Proposed



100 Fetter Lane - Option B

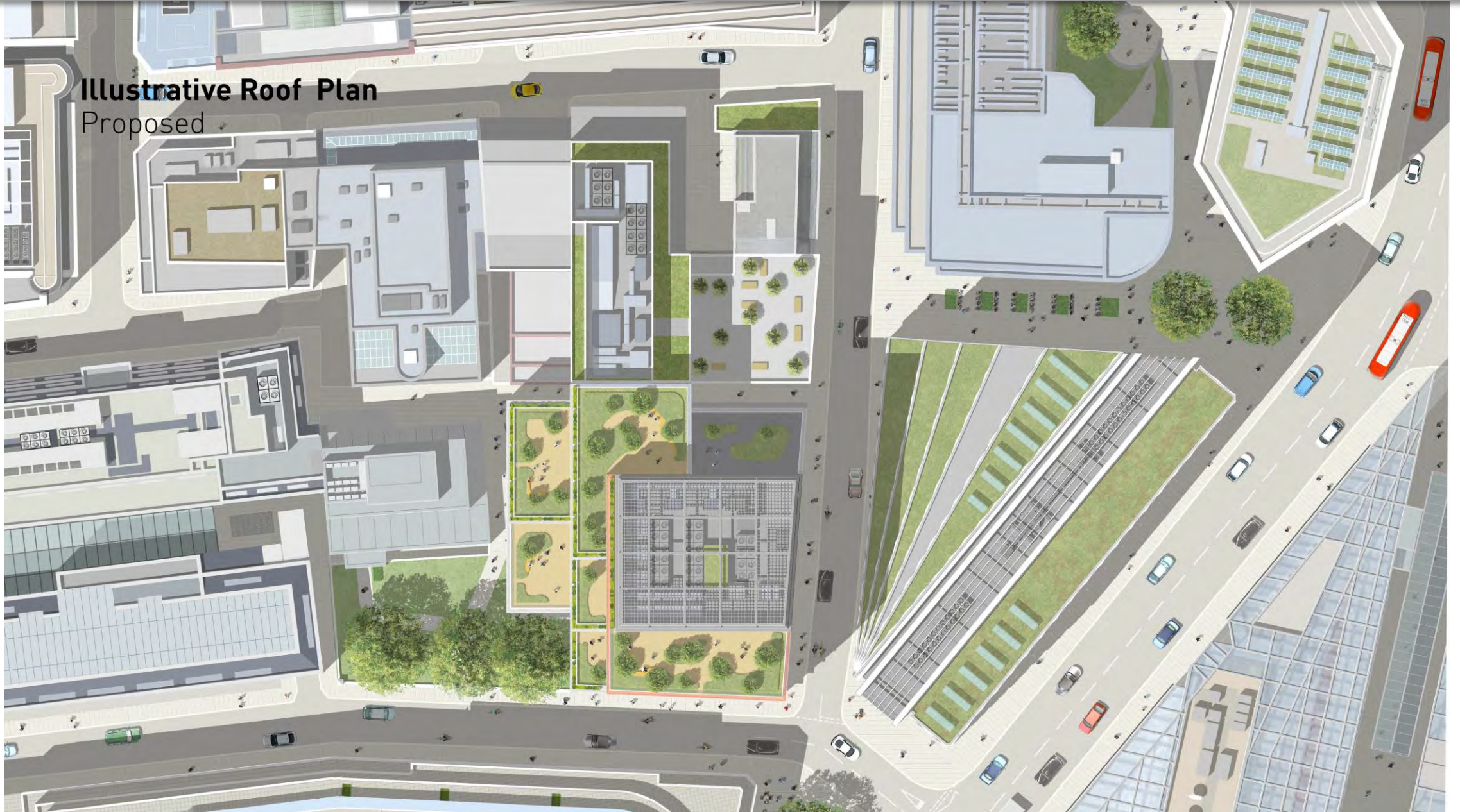
Illustrative Roof Plan
Existing



Existing roof plan - illustrative

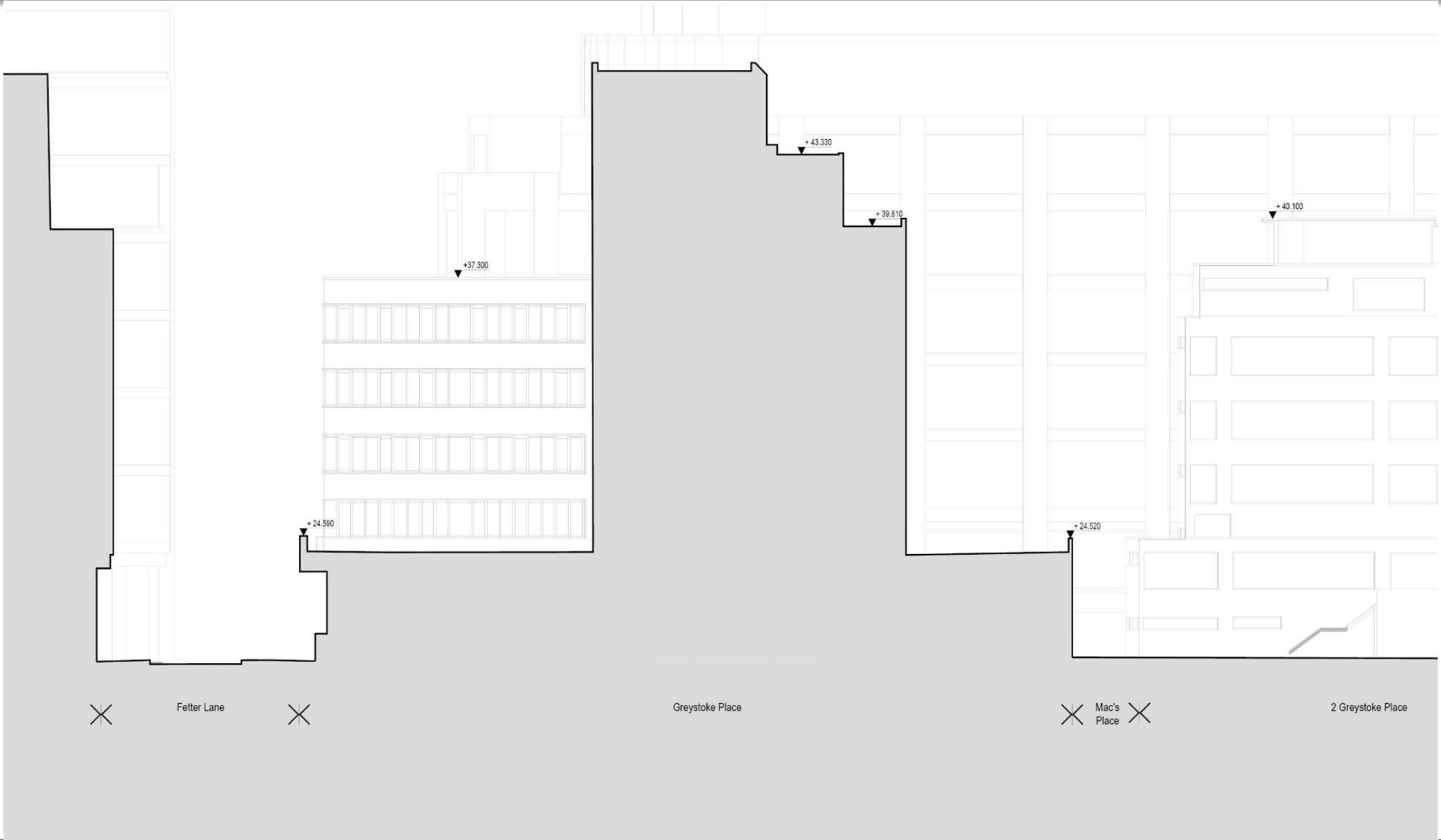
100 Fetter Lane - Option B

Illustrative Roof Plan
Proposed



Proposed roof plan - illustrative

100 Fetter Lane – Option B



Existing north elevation

100 Fetter Lane – Option B



Proposed north elevation

100 Fetter Lane – Option B

Page 174



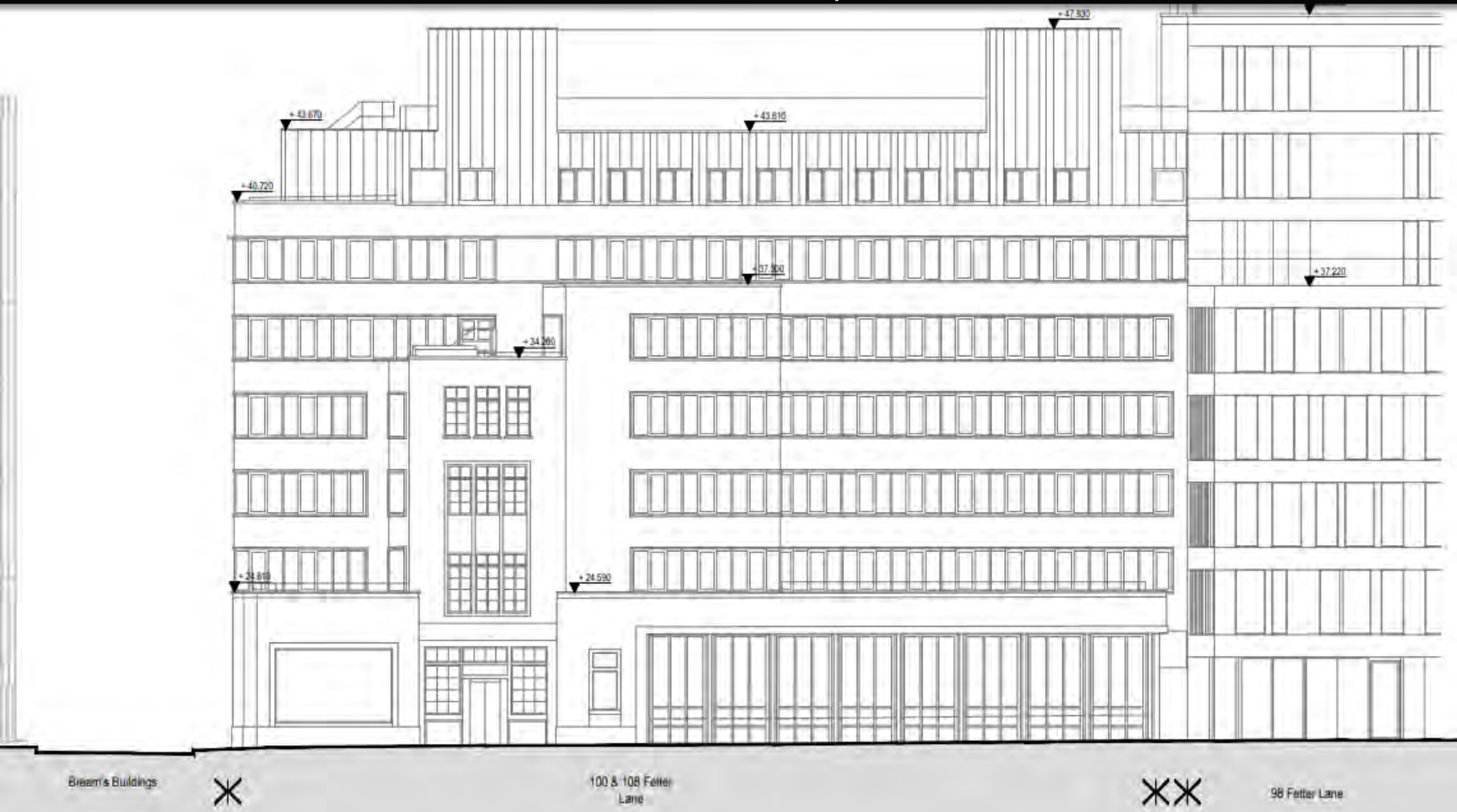
Existing south elevation

100 Fetter Lane – Option B



Proposed south elevation

100 Fetter Lane – Option B



Existing east elevation

100 Fetter Lane – Option B

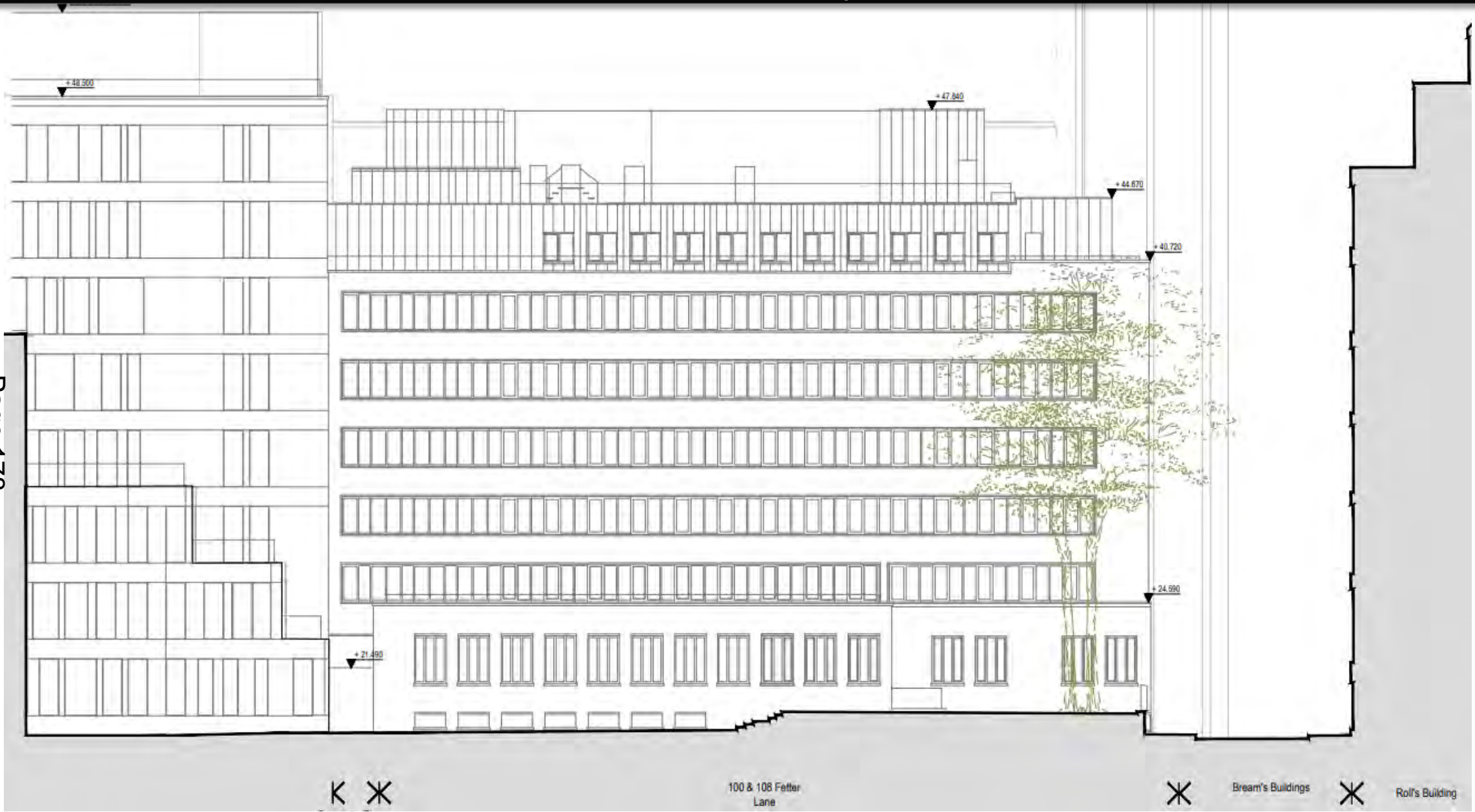
Page 177



Proposed east elevation

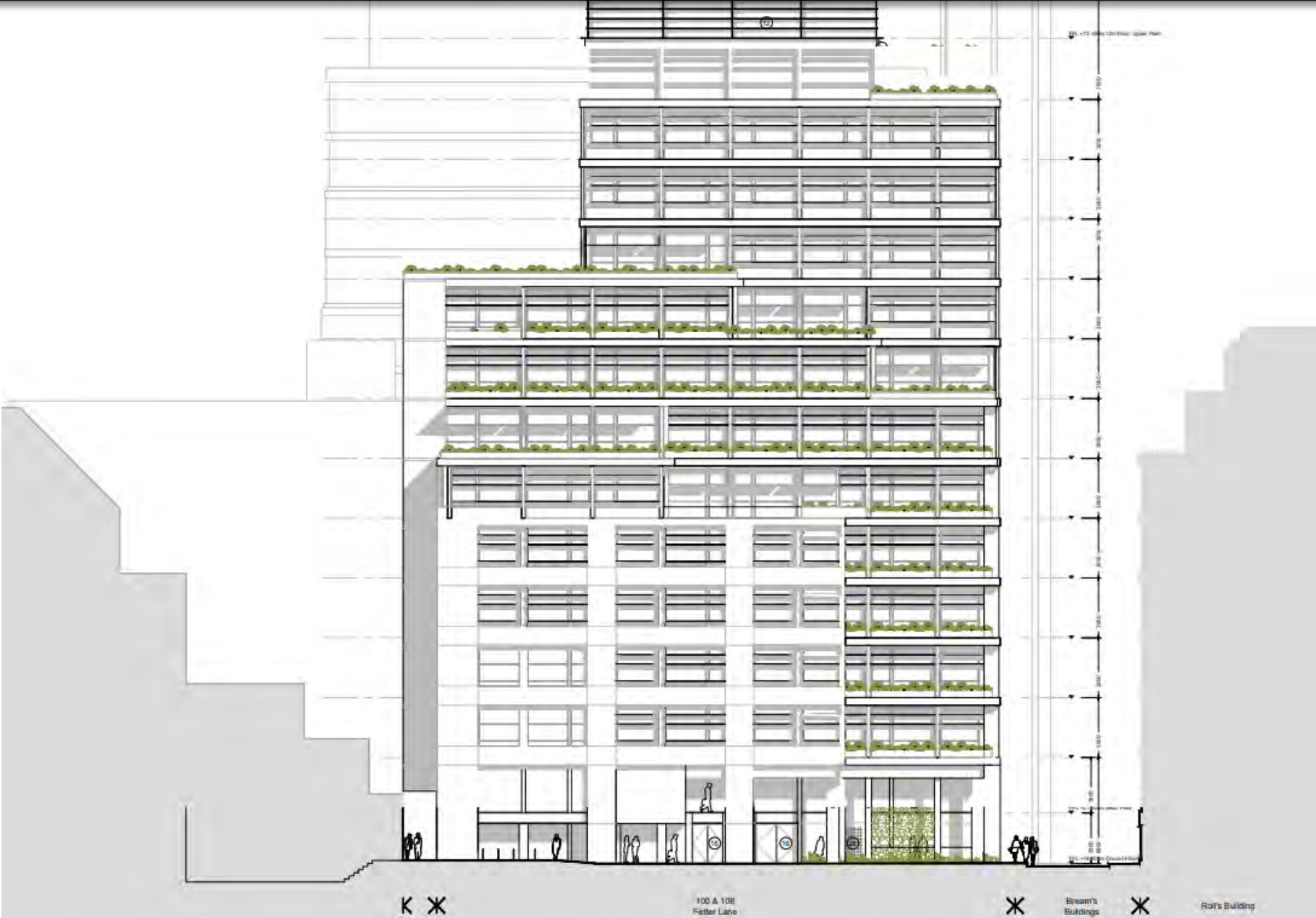
100 Fetter Lane – Option B

Page 178



Existing west elevation

100 Fetter Lane – Option B



Proposed west elevation



Existing south elevation - illustrative

100 Fetter Lane – Option B

Page 181



Proposed south elevation - illustrative

100 Fetter Lane – Option B

Page 182



Existing east elevation - illustrative

100 Fetter Lane – Option B



Proposed east elevation - illustrative

Illustrative Elevation
Existing West

Page 184



Existing west elevation - illustrative

100 Fetter Lane – Option B

Illustrative Elevation
Proposed West

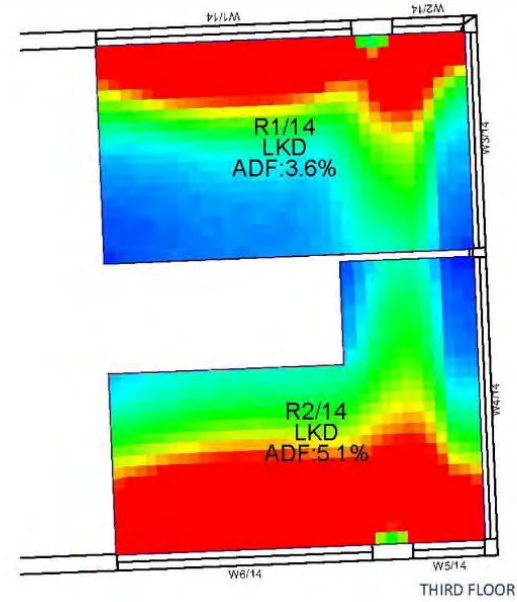
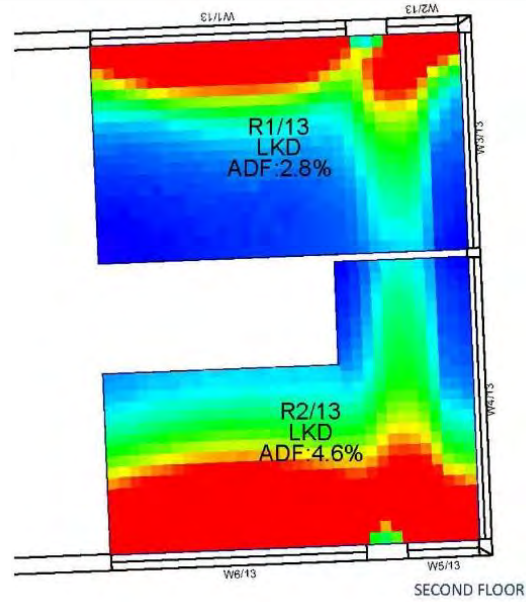
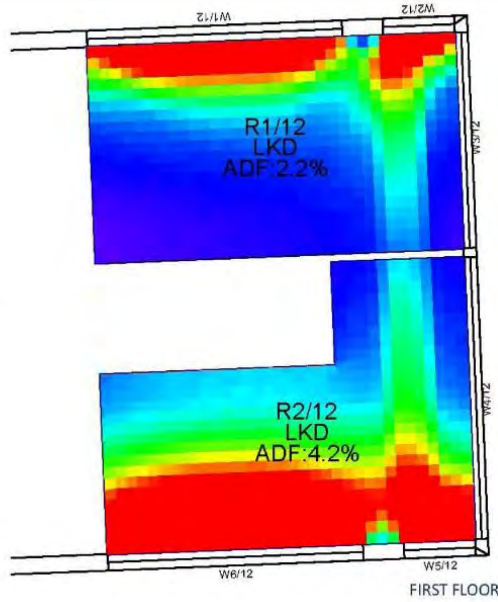
Page 185



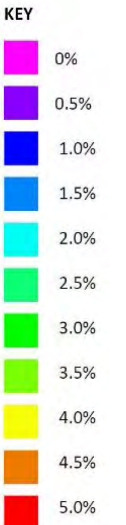
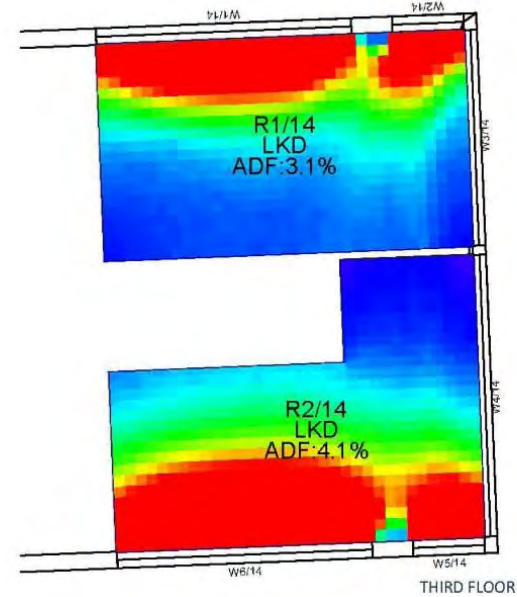
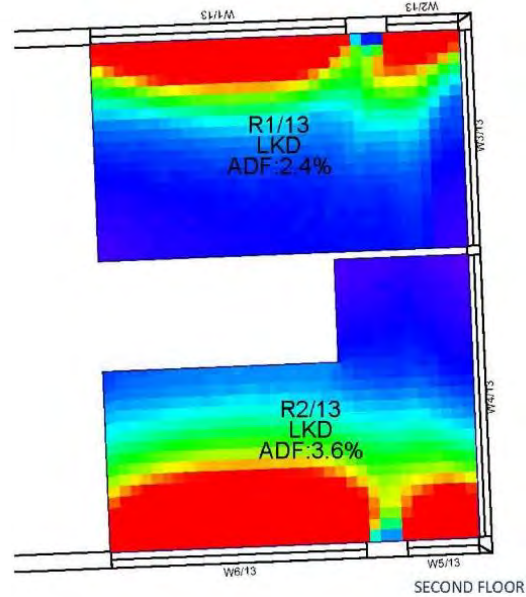
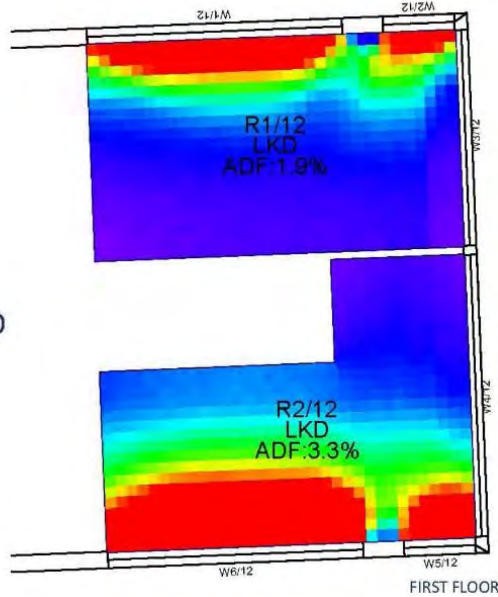
Proposed west elevation - illustrative

100 Fetter Lane – Option B

EXISTING



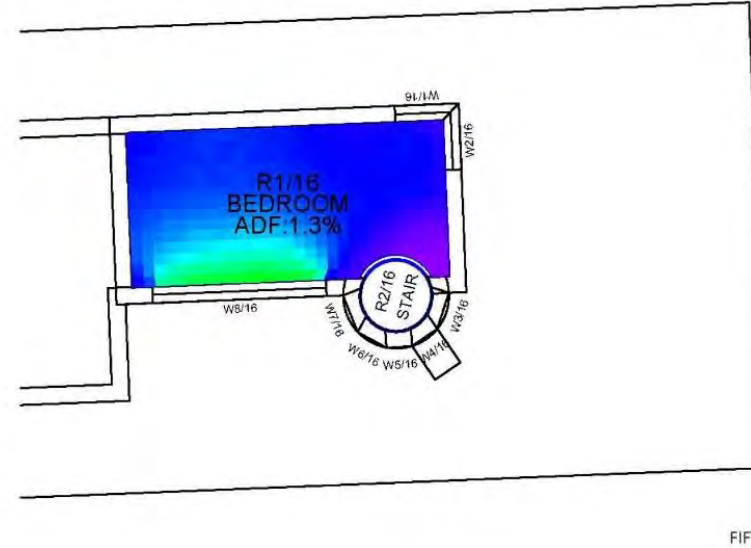
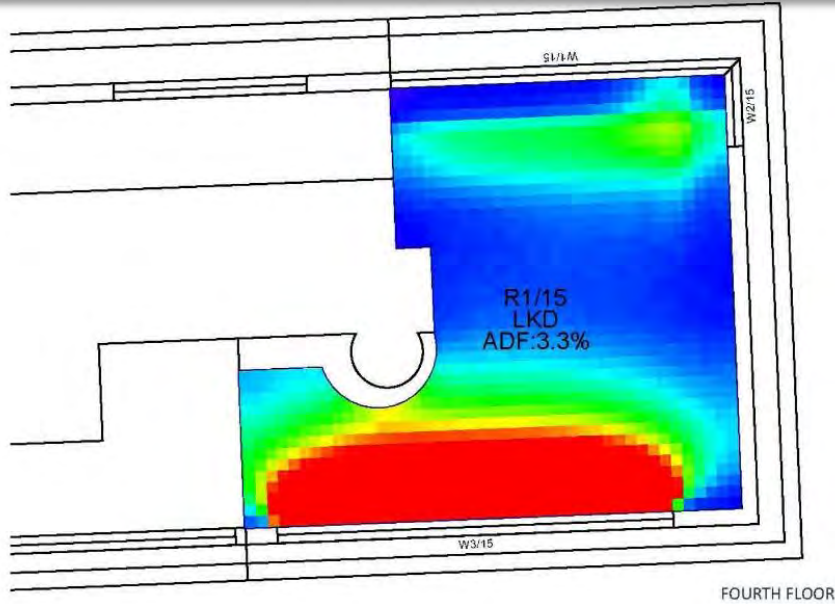
PROPOSED



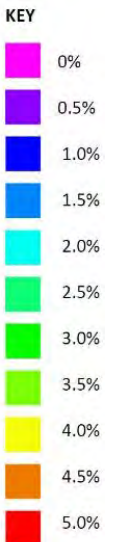
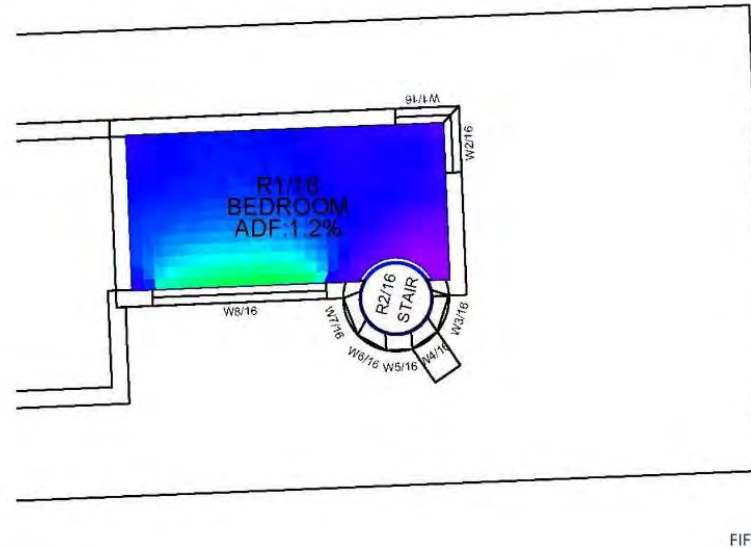
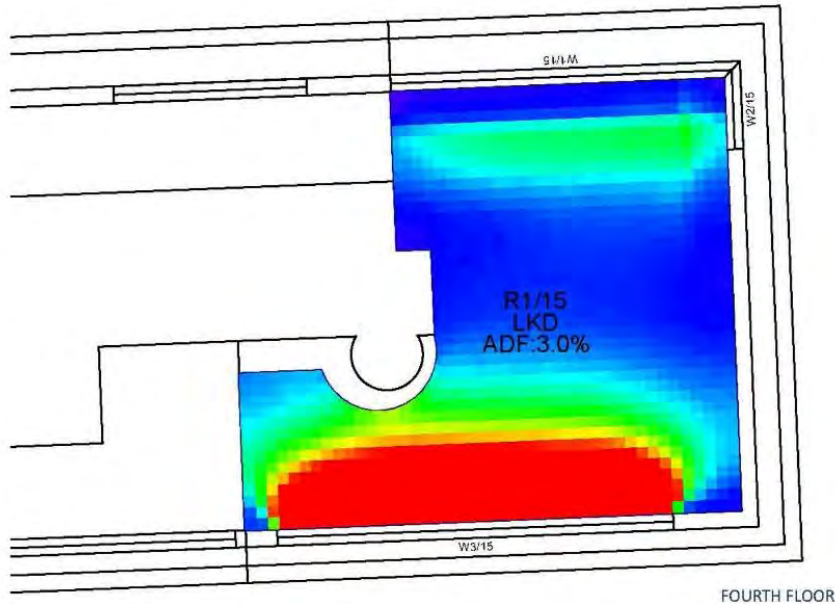
Existing & proposed radiance diagrams – residential properties at 2 Greystoke Place

100 Fetter Lane – Option B

EXISTING

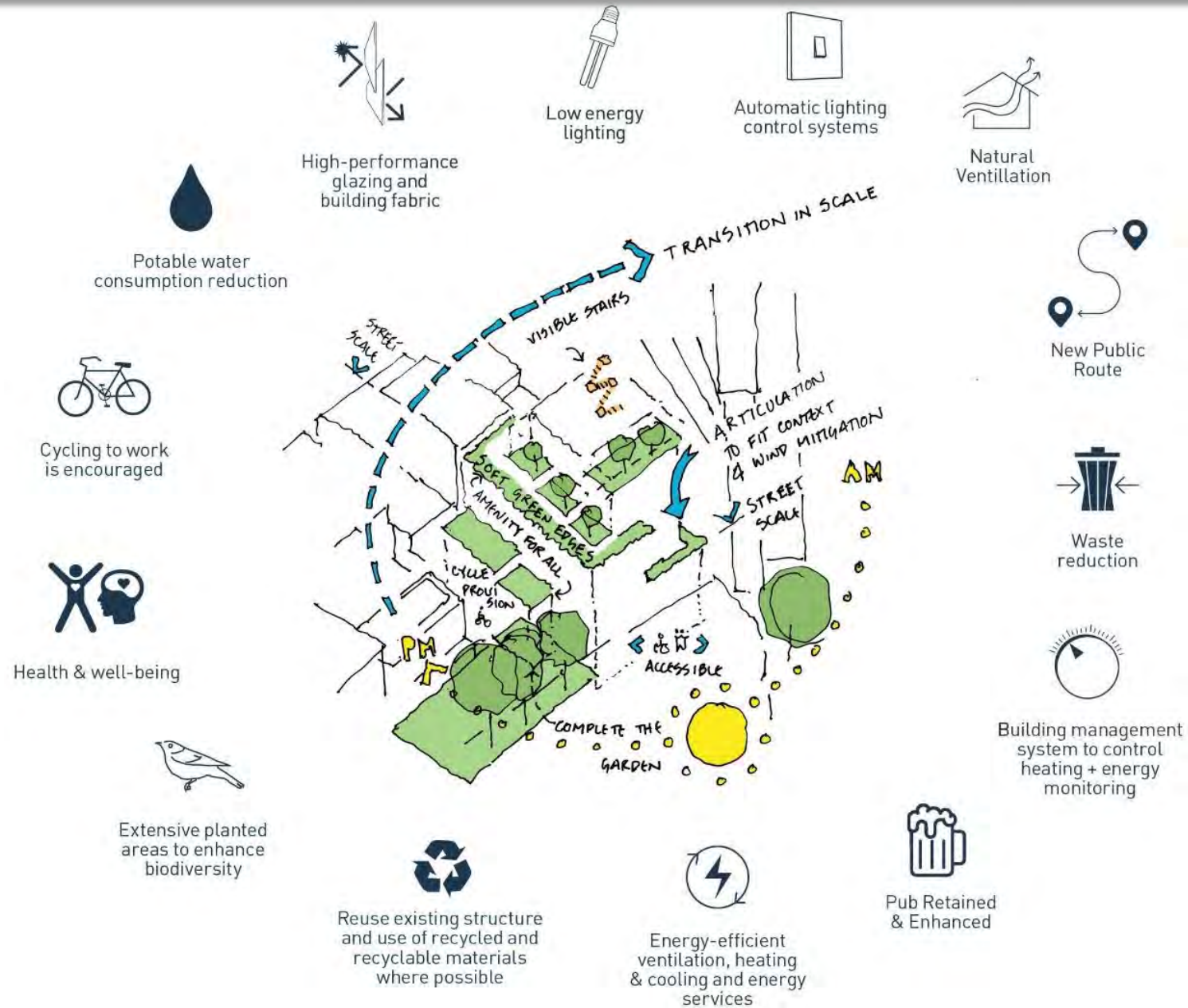


PROPOSED



Existing & proposed radiance diagrams – residential properties at 2 Greystoke Place

100 Fetter Lane – Option B



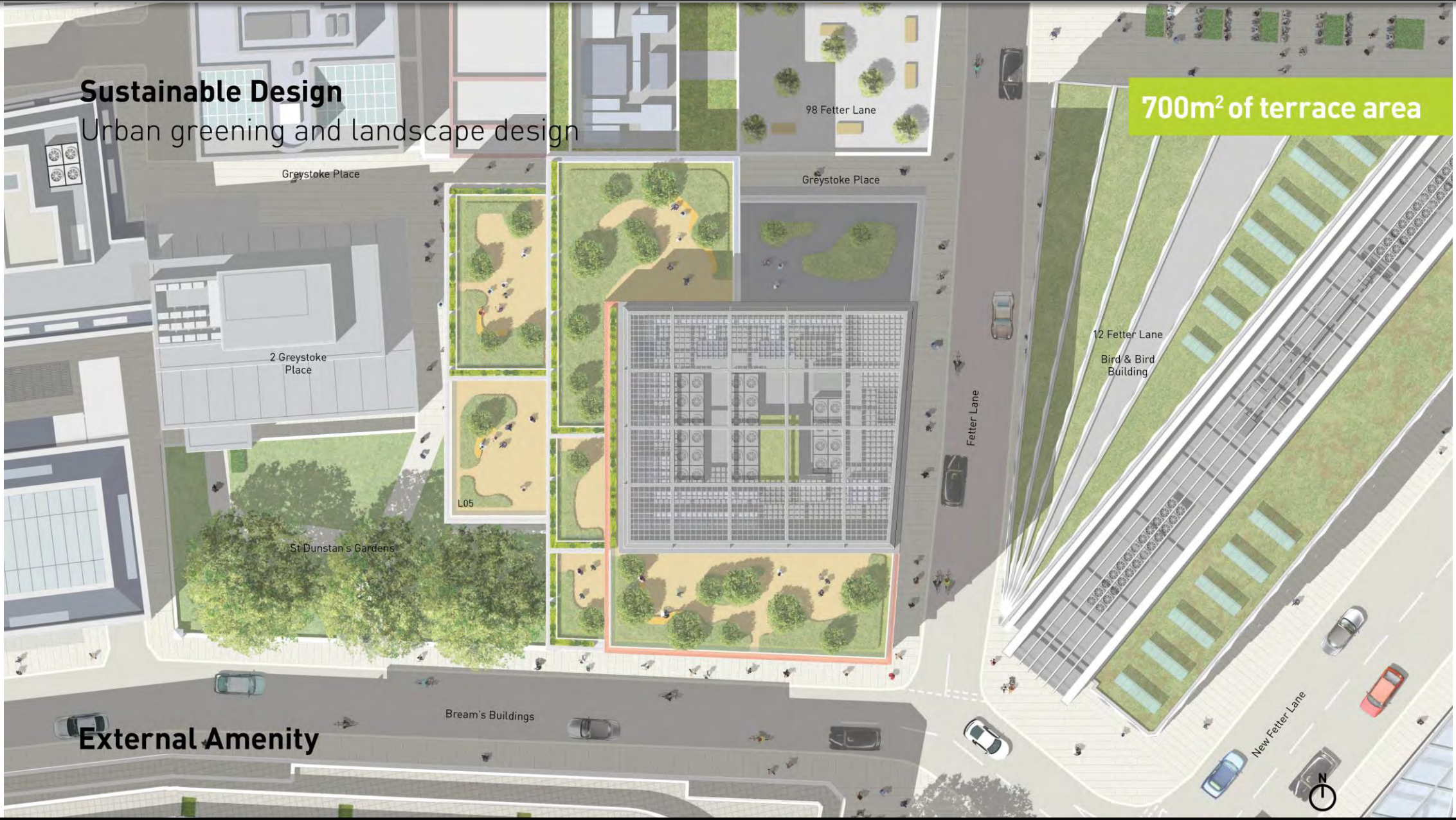
Sustainability – environmental design features

100 Fetter Lane – Option B

Sustainable Design

Urban greening and landscape design

700m² of terrace area



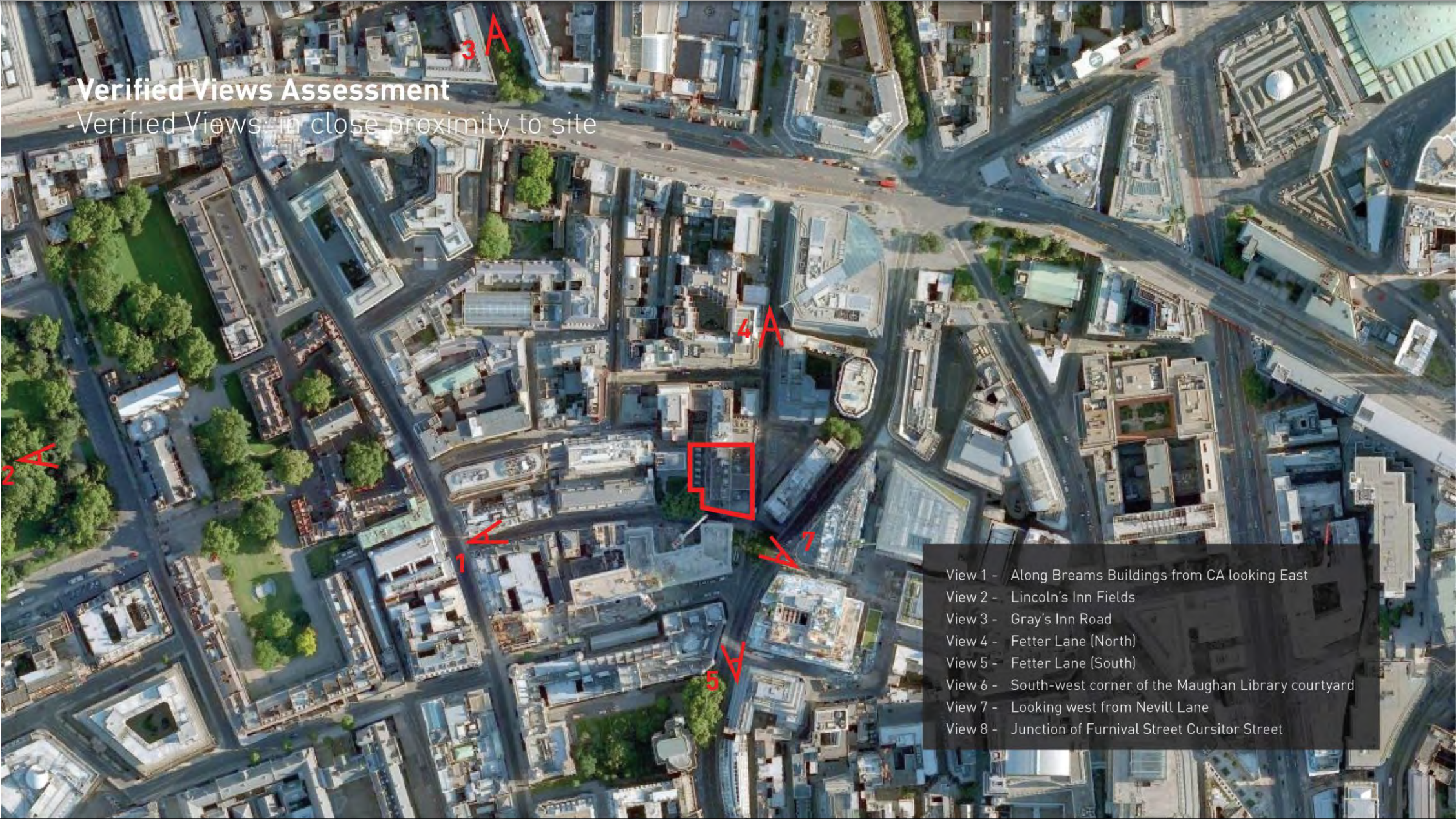
External Amenity

Sustainability – urban greening & landscape design

100 Fetter Lane – Option B

Verified Views Assessment

Verified Views in close proximity to site

- 
- View 1 - Along Brems Buildings from CA looking East
 - View 2 - Lincoln's Inn Fields
 - View 3 - Gray's Inn Road
 - View 4 - Fetter Lane (North)
 - View 5 - Fetter Lane (South)
 - View 6 - South-west corner of the Maughan Library courtyard
 - View 7 - Looking west from Nevill Lane
 - View 8 - Junction of Furnival Street Cursitor Street

Verified views – in close proximity to site

Verified Views Assessment

Verified View 01 - Along Breams Buildings Looking East



Existing view – Breams Buildings looking east

Verified Views Assessment

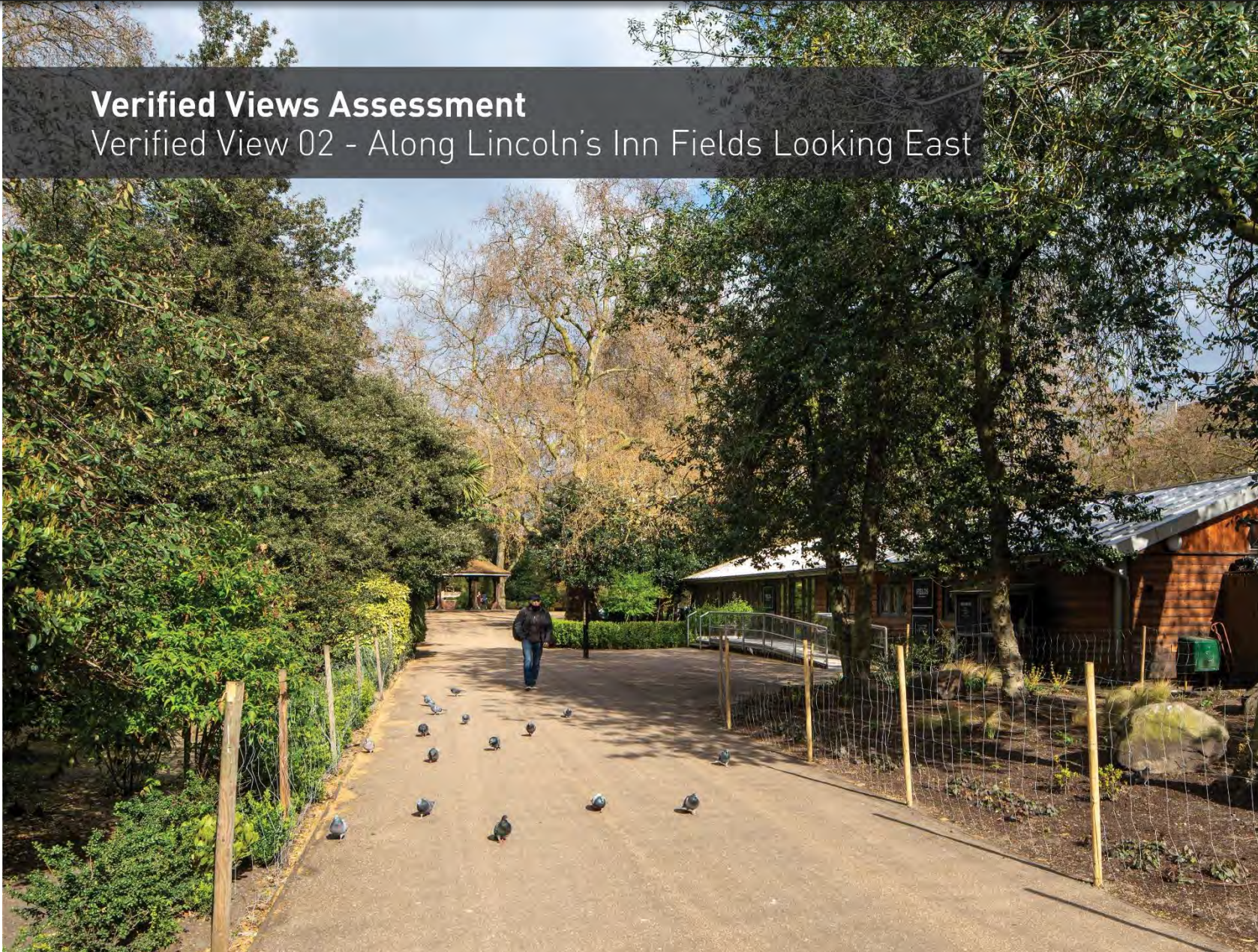
Verified View 01 - Along Breams Buildings Looking East



Proposed view – Breams Buildings looking east

Verified Views Assessment

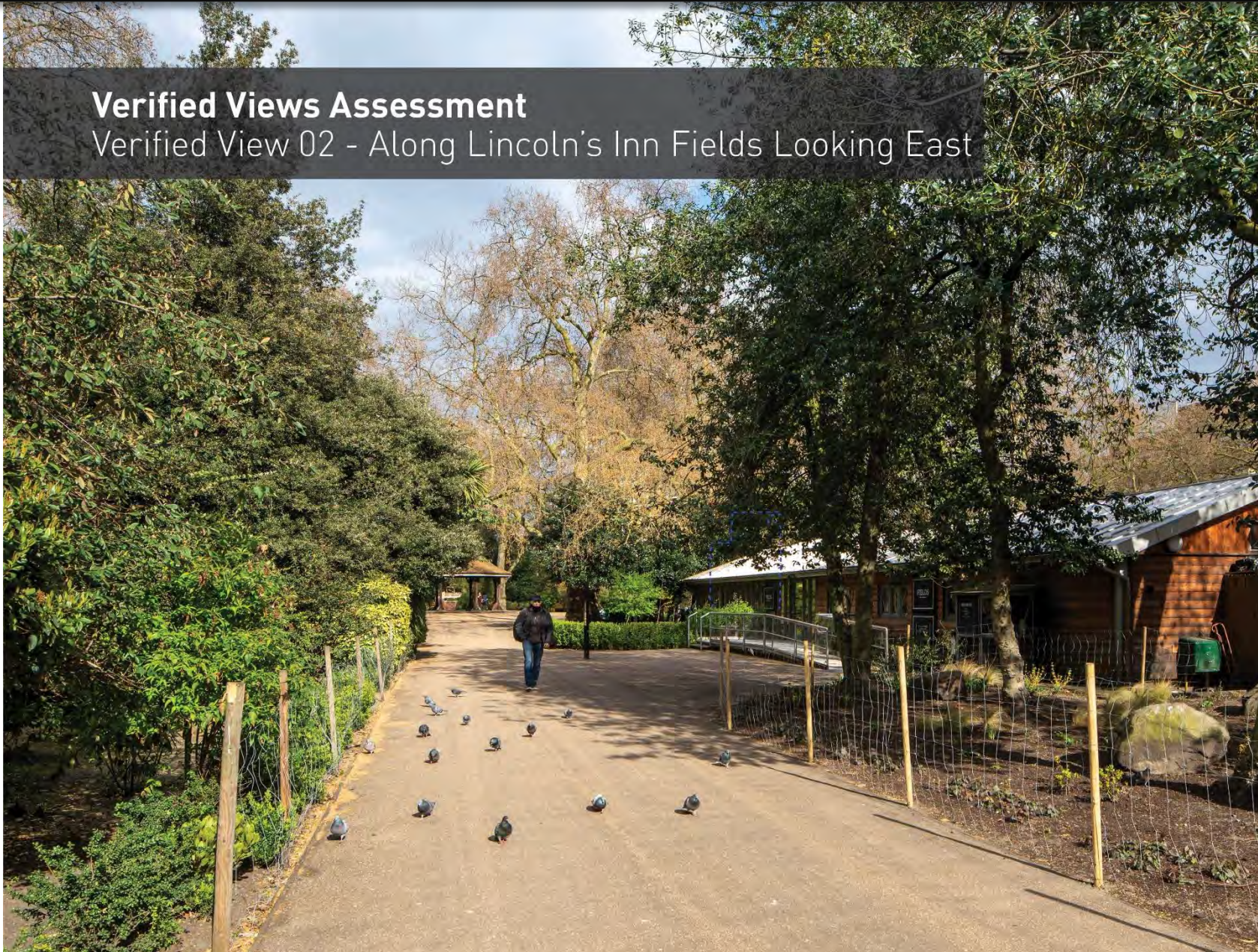
Verified View 02 - Along Lincoln's Inn Fields Looking East



Existing view – Lincoln's Inn Fields looking east

Verified Views Assessment

Verified View 02 - Along Lincoln's Inn Fields Looking East



Proposed view – Lincoln's Inn Fields looking east

100 Fetter Lane – Option B

Verified Views Assessment

Verified View 03 - Along Gray's Inn Road Looking South



Existing view – Gray's Inn Road looking south

100 Fetter Lane – Option B

Verified Views Assessment

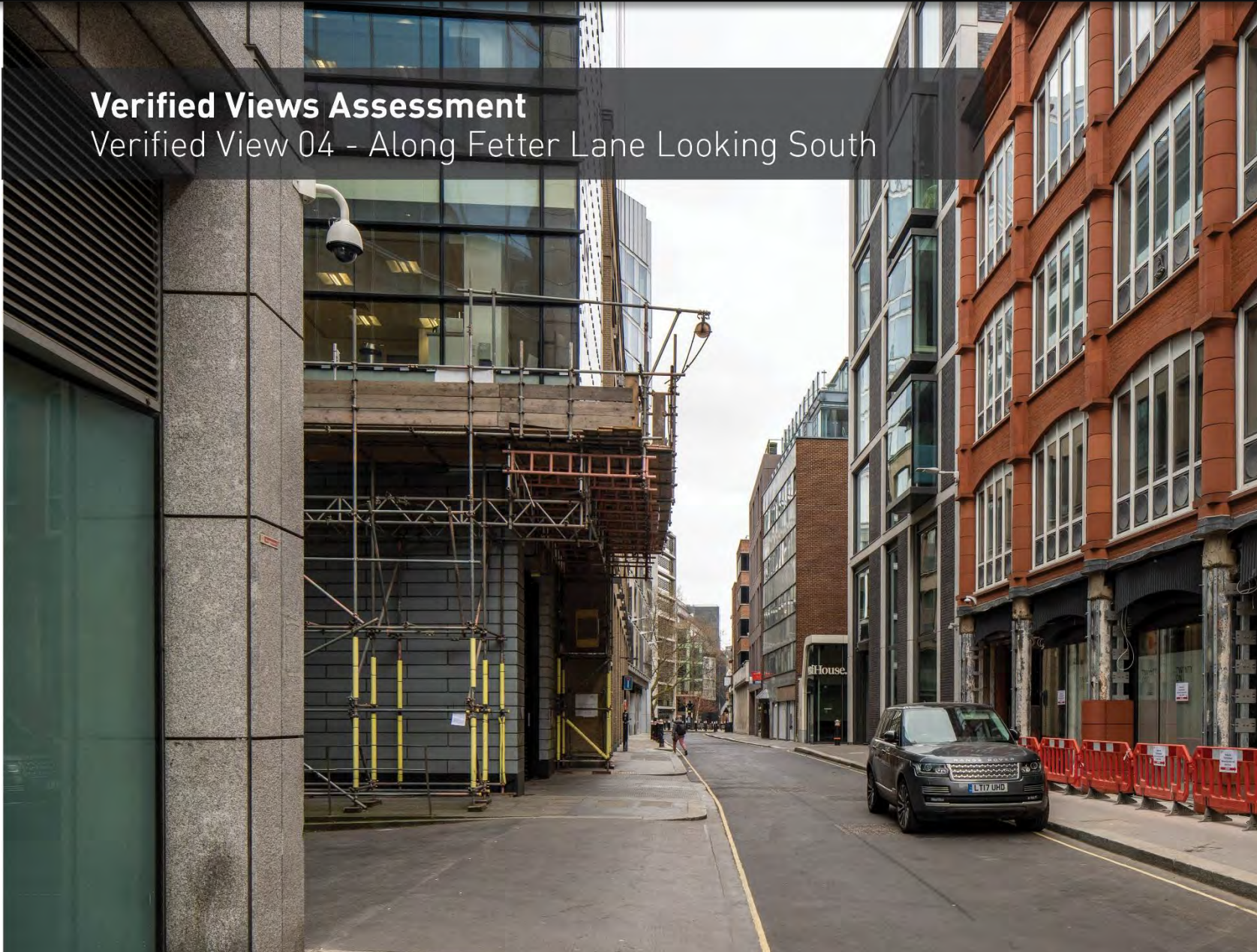
Verified View 03 - Along Gray's Inn Road Looking South



Proposed view – Gray's Inn Road looking south

Verified Views Assessment

Verified View 04 - Along Fetter Lane Looking South

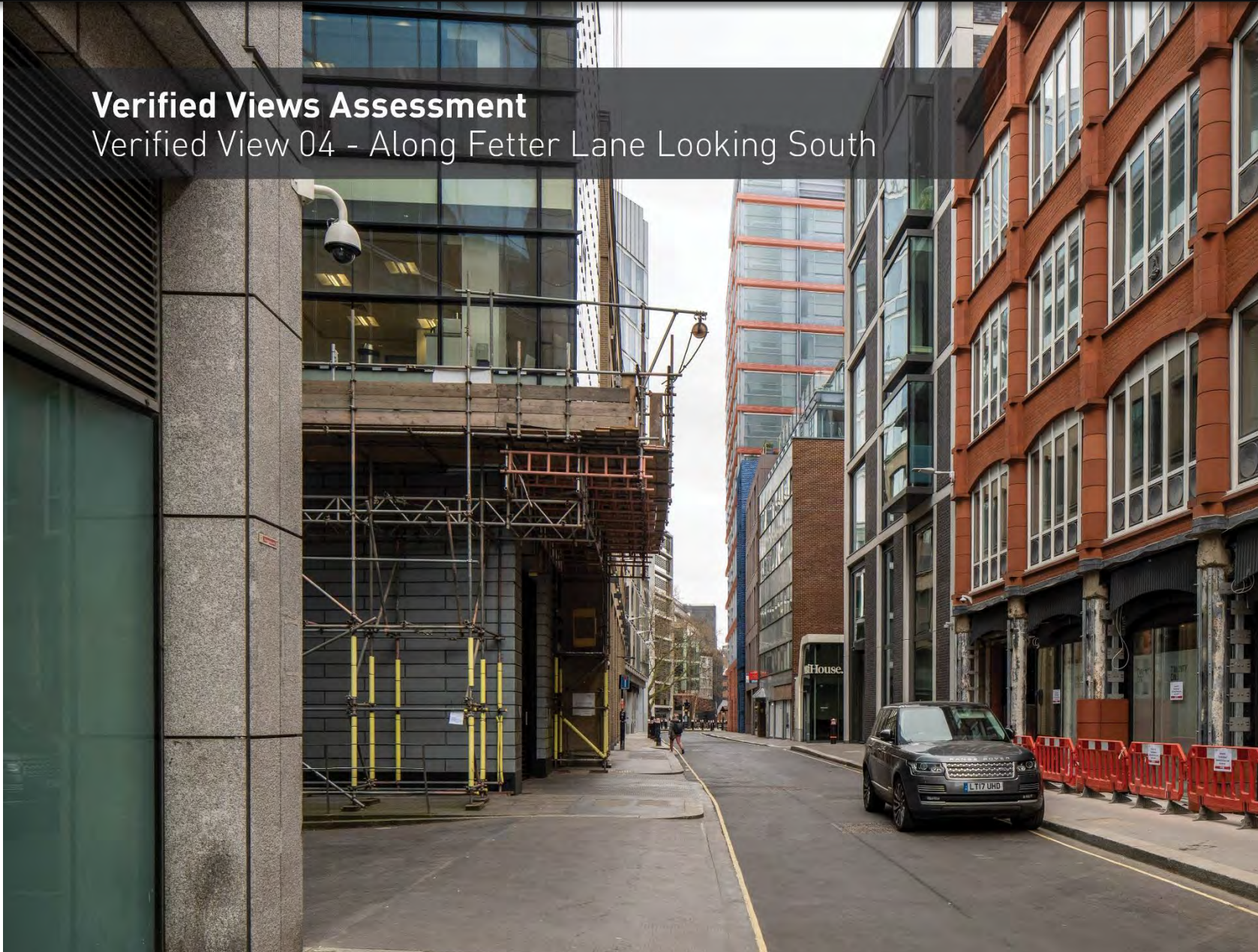


Existing view – Fetter Lane looking south

100 Fetter Lane – Option B

Verified Views Assessment

Verified View 04 - Along Fetter Lane Looking South



Proposed view – Fetter Lane looking south

Verified Views Assessment

Verified View 05 - Along Fetter Lane Looking North



Existing view – Fetter Lane looking north

Verified Views Assessment

Verified View 05 - Along Fetter Lane Looking North

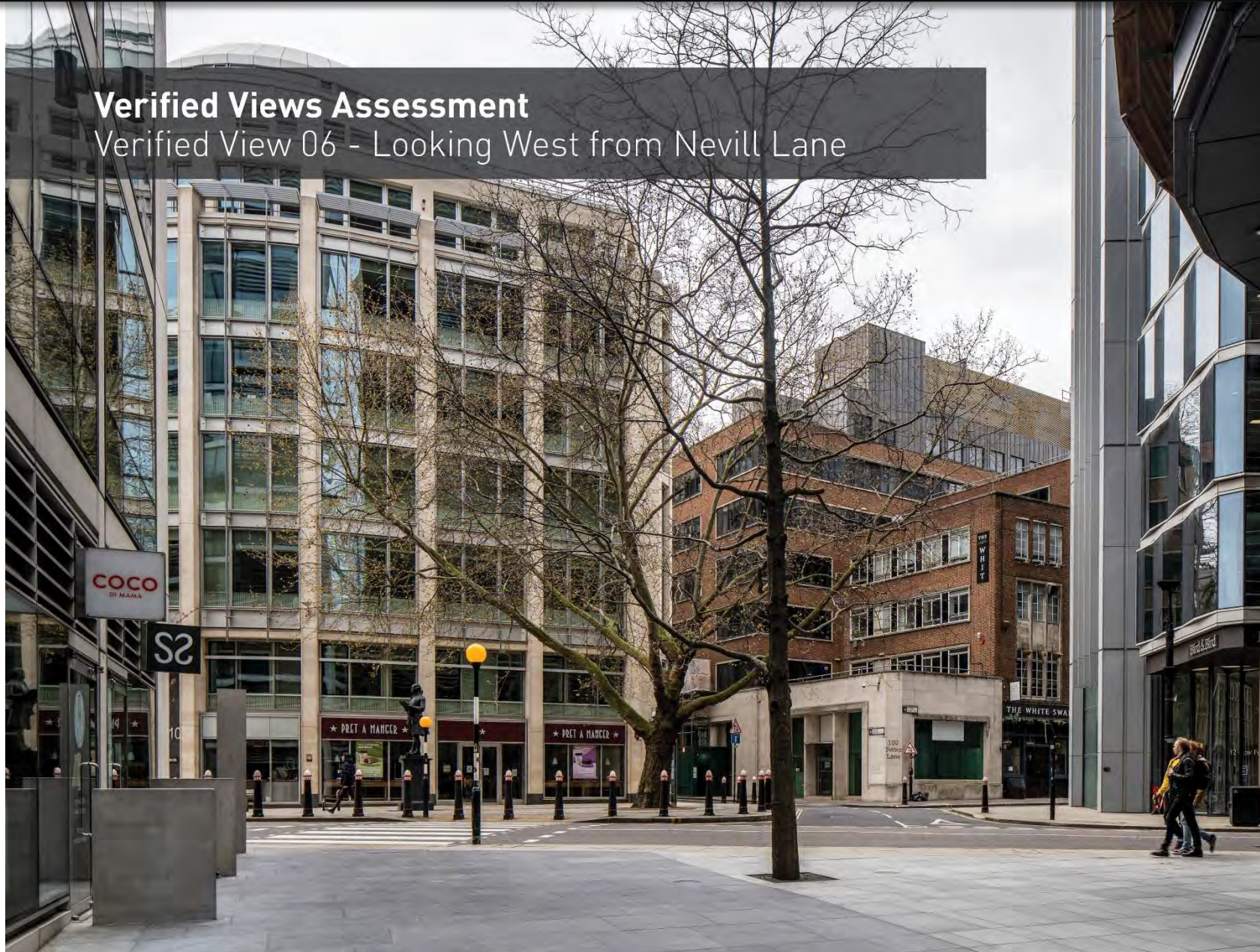


Proposed view – Fetter Lane looking north

100 Fetter Lane – Option B

Verified Views Assessment

Verified View 06 - Looking West from Nevill Lane



Existing view – Nevill Lane looking west

100 Fetter Lane – Option B

Verified Views Assessment

Verified View 06 - Looking West from Nevill Lane



Proposed view – Nevill Lane looking west

100 Fetter Lane – Option B

Verified Views Assessment

Verified Views: LVMF/Riparian

LVMF/ Riparian Views:

- LVMF 4A.1 Primrose Hill (non-verified)
- LVMF 5A.2 Greenwich Park
- LVMF 6A.1 Blackheath Point (non-verified)
- LVMF 15B.2 Waterloo Bridge looking East
- LVMF 16B.1 Gabriel's Wharf
- LVMF 17B.1 Golden Jubilee Hungerford Footbridges

Riparian View 2 Looking north from outside Sea Containers Wharf (non-verified)

Riparian View 3 Looking north from outside Oxo House (non-verified)

NOTE: Riparian View 1 has been discounted in the pre-

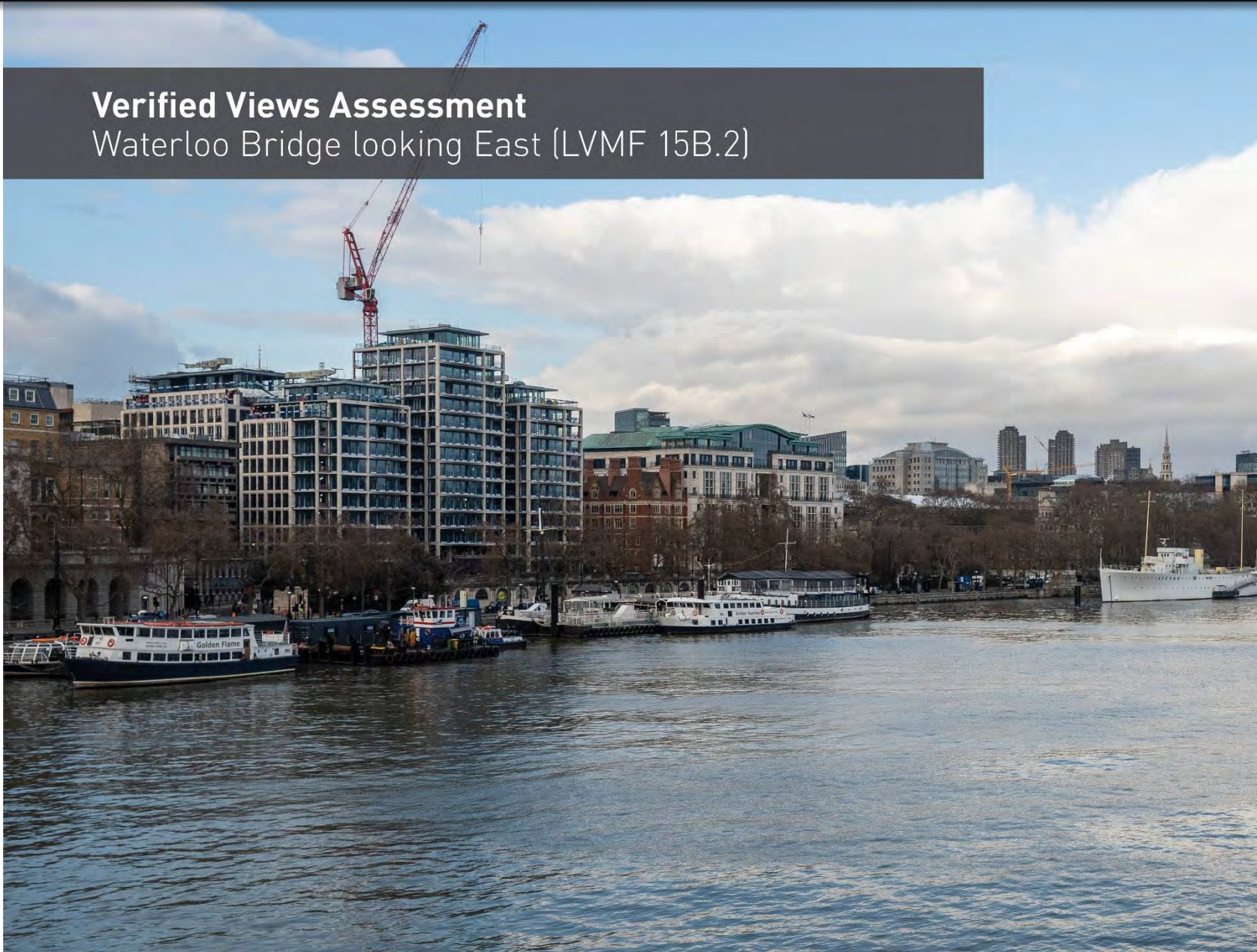


Existing views – Greenwich Park (LVMF 5A.2)



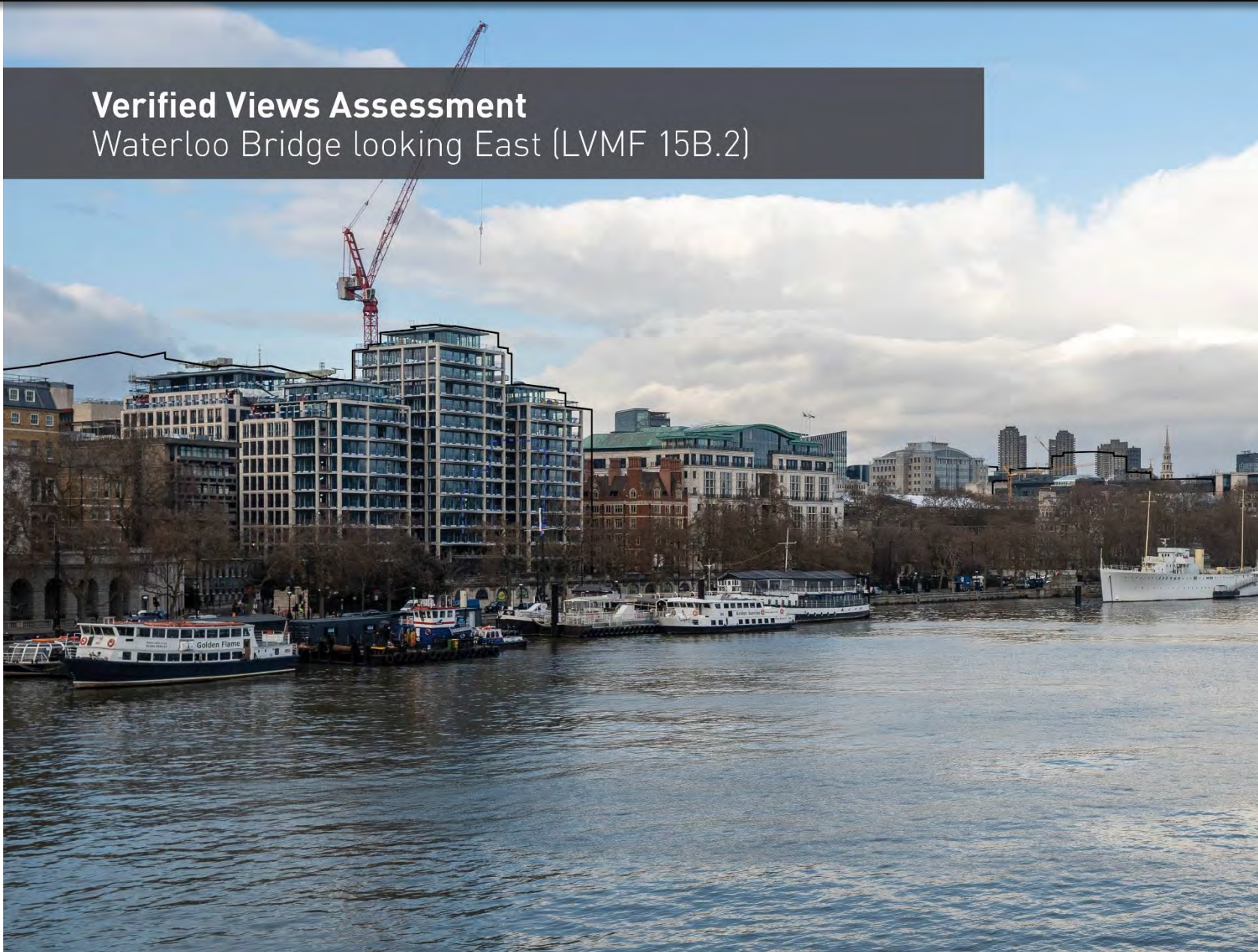
Verified Views Assessment

Waterloo Bridge looking East (LVMF 15B.2)



Verified Views Assessment

Waterloo Bridge looking East (LVMF 15B.2)







Verified Views Assessment

Golden Jubilee Hungerford Footbridges (LVMF 17B.1)



Existing views – Golden Jubilee Hungerford Footbridges (LVMF 17B.1)

Verified Views Assessment

Golden Jubilee Hungerford Footbridges (LVMF 17B.1)



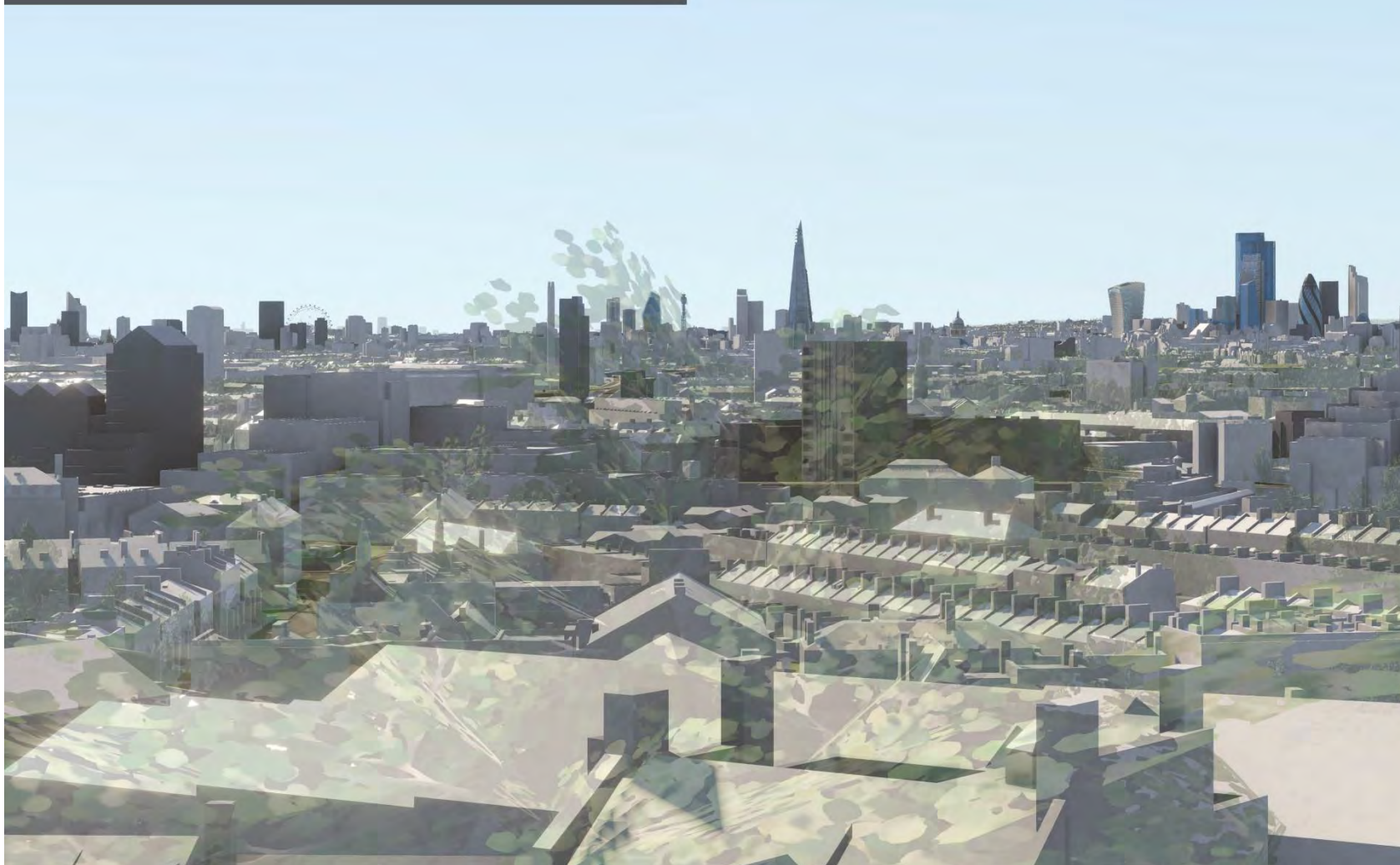
Verified Views Assessment Primrose Hill (LVMF 4A.1)



[527657.69, 182893] Bearing 122° Pitch 0° Focal Length 48mm

Proposed views – Primrose Hill (LVMF 4A.1)

Verified Views Assessment Blackheath Point (LVMF 6A.1)



Proposed views – Blackheath Point (LVMF 6A.1)

Non-Verified Views Assessment Sea Containers Wharf (Riparian view 2)



Non-Verified Views Assessment

Sea Containers Wharf (Riparian view 2)



100 Fetter Lane – Option B

Page 216



Proposed western view - illustrative



Next Planning & Transport Committee
21 September 2021