



Planning and Transportation Committee

PRESENTATION

Date: TUESDAY, 5 OCTOBER 2021
Time: 10.30 am
Venue: INFORMAL, VIRTUAL MEETING – ACCESSIBLE REMOTELY

4. **BURY HOUSE, 31 BURY STREET LONDON EC3A 5AR**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 104)

Item received too late for circulation in conjunction with the Agenda.

John Barradell
Town Clerk and Chief Executive

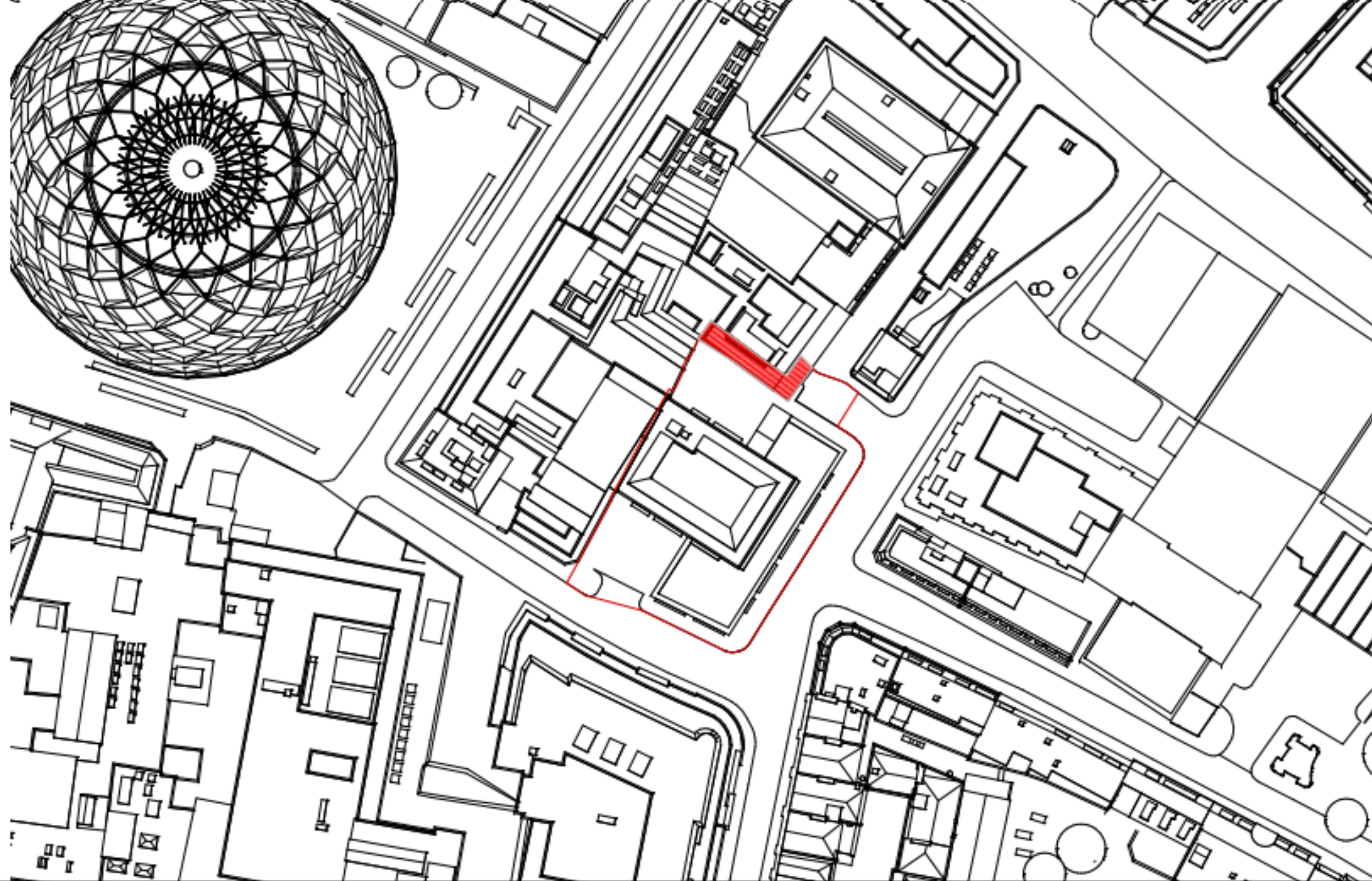
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31 Bury Street

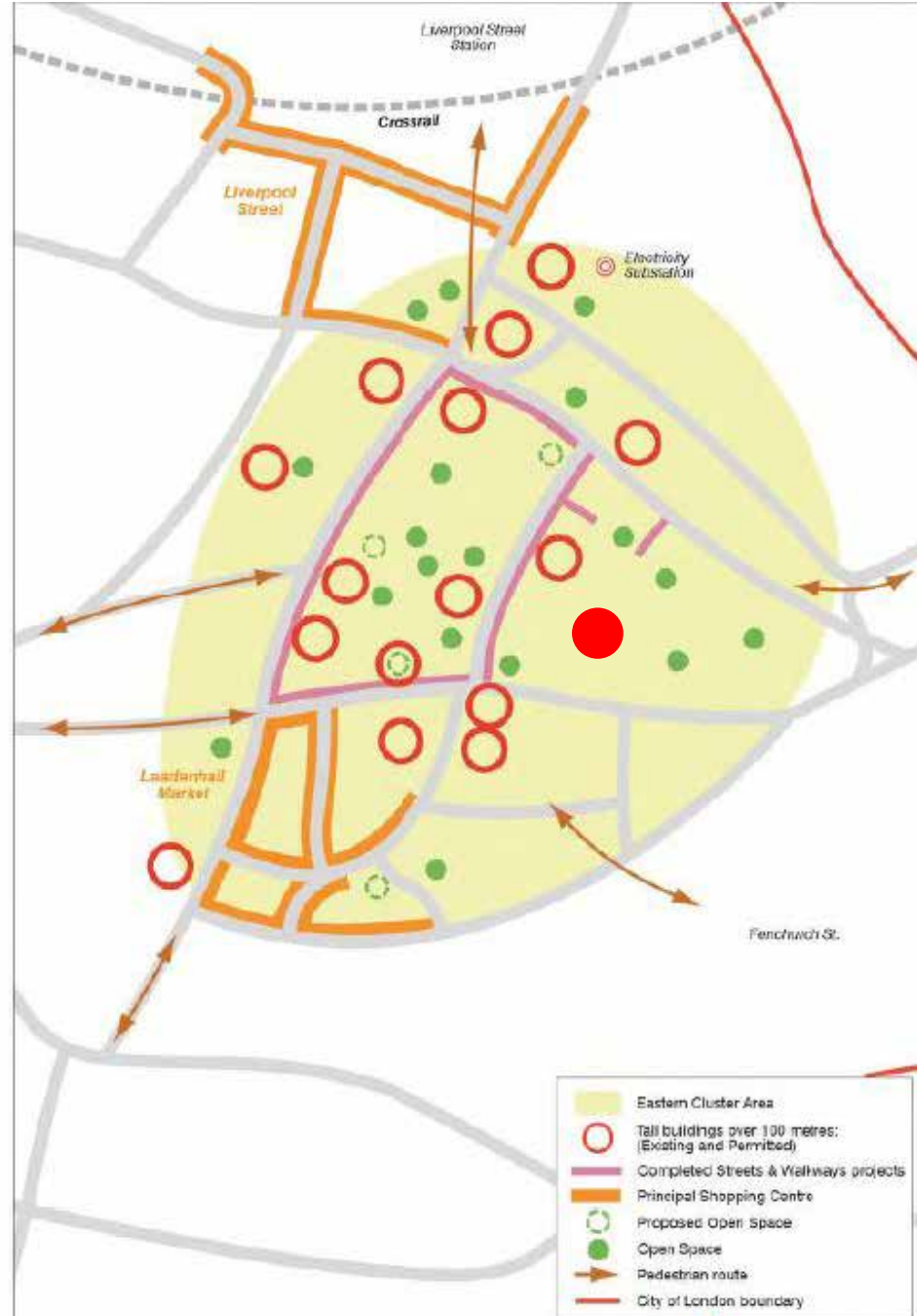
Planning & Transportation Committee


5 October 2021

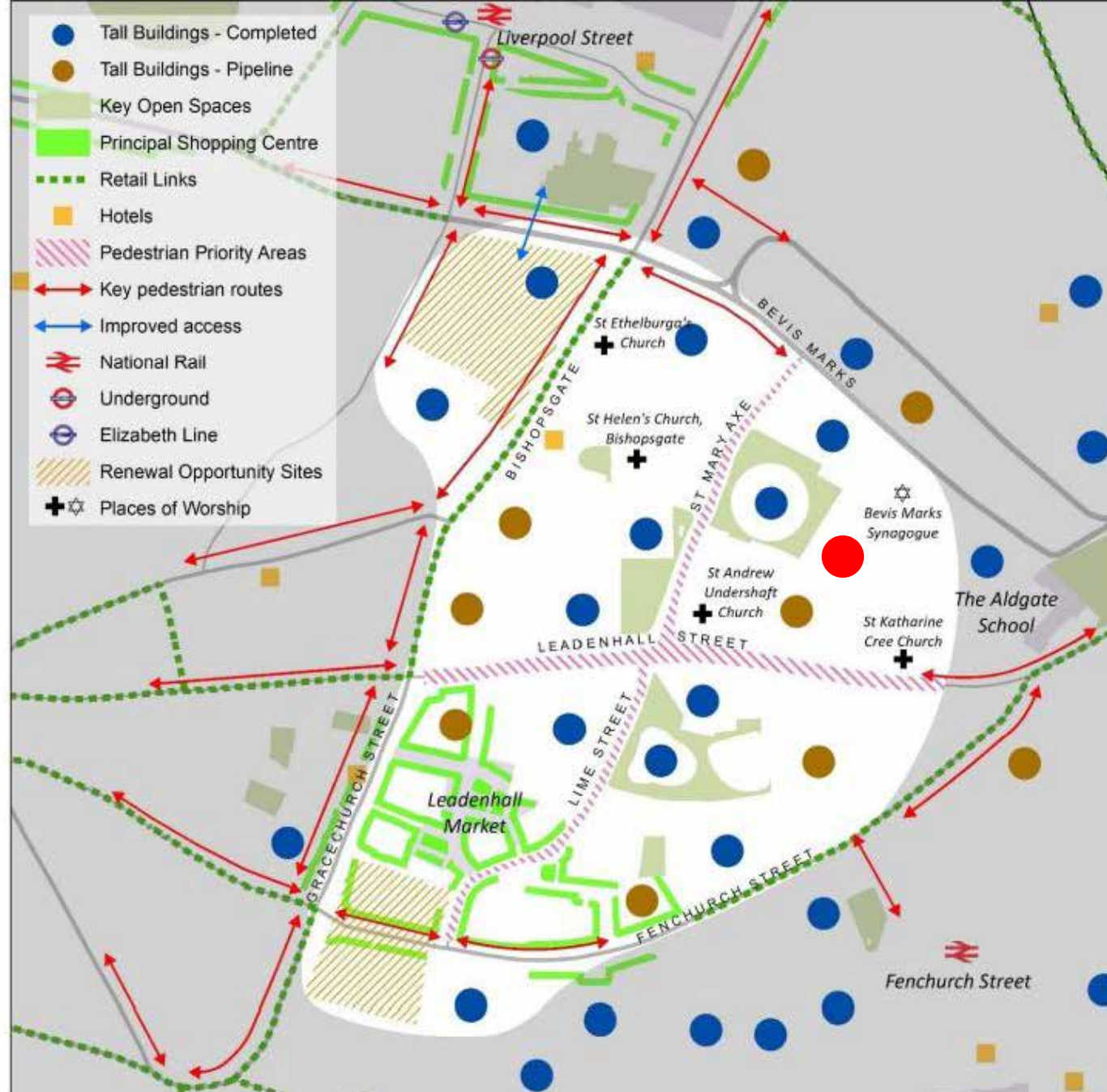




Site Photographs



 Bury Street



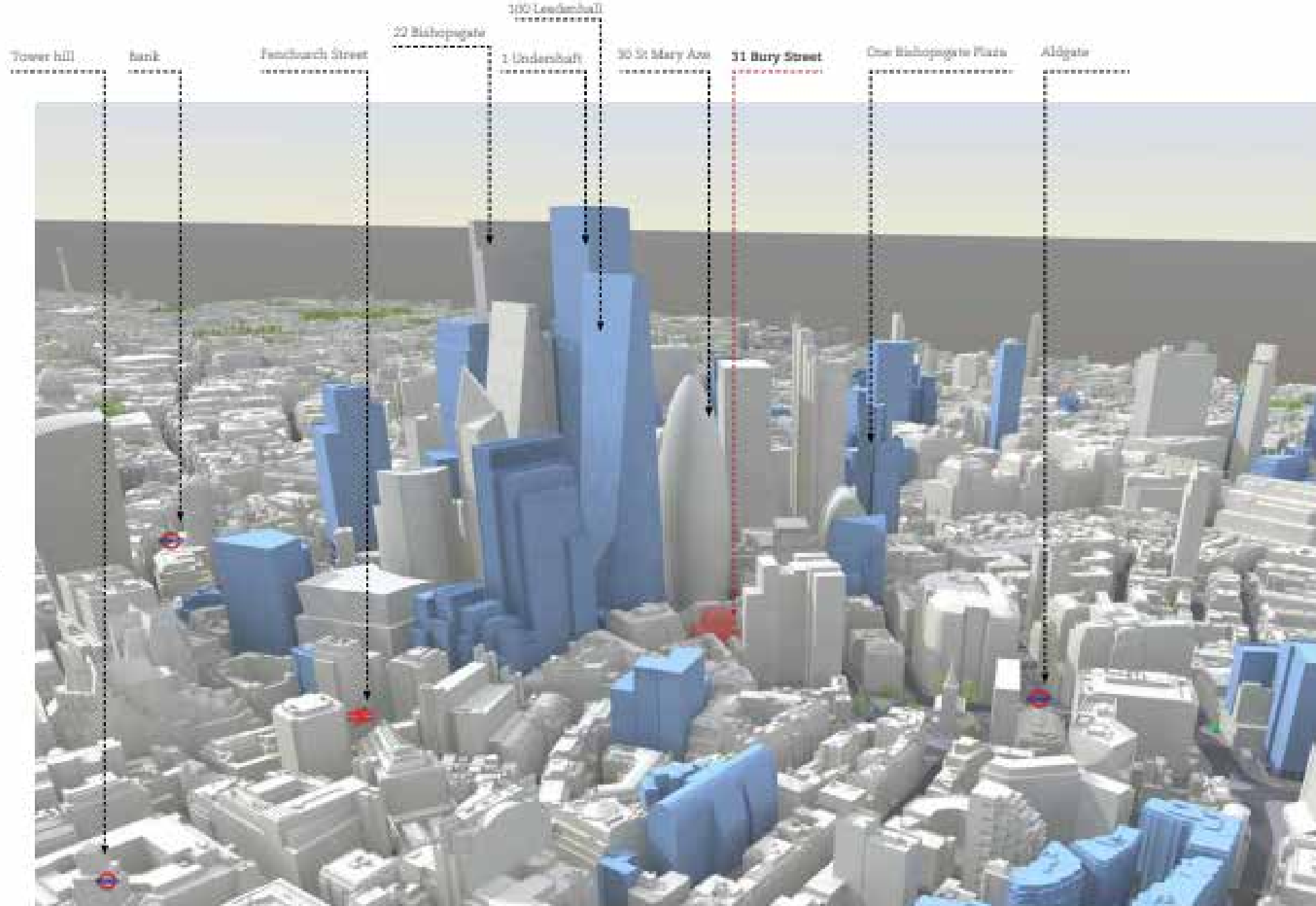


Site location in red with consented schemes in blue. Eastern Cluster Policy Area dotted red line

Key

31 Bury Street

Consented schemes



Existing Eastern Cluster with consented schemes in blue and site in red

Existing



Total Area: 95 sqm

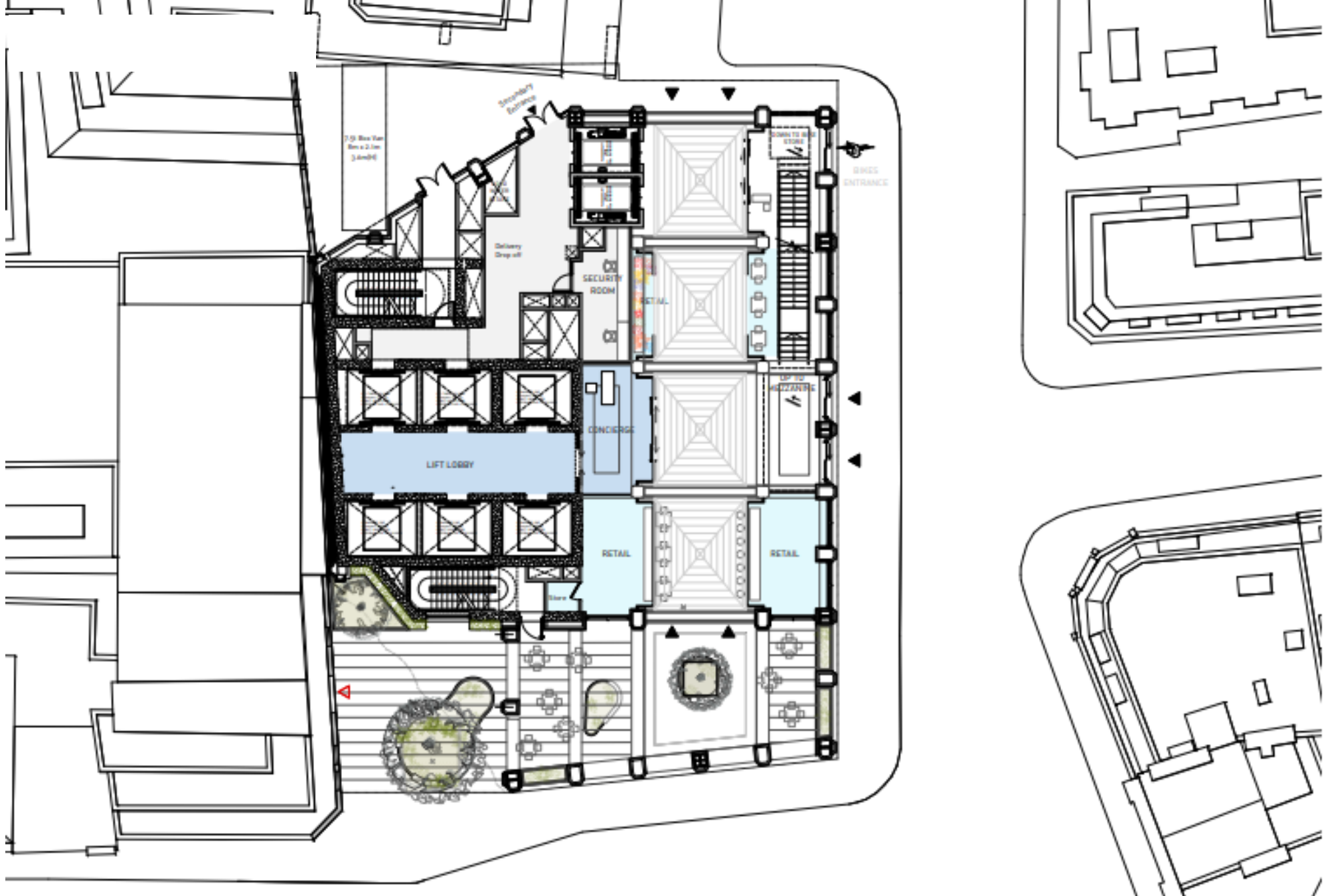
Proposed



- Heneage arcade:
- Height: Varies from 3.5 to 7 meters
 - Area: 143 sqm
- James' court:
- Area: 179 sqm

Total Area: 322 sqm

238.9% increase



Proposed Ground Floor Plan (coloured)



Axonometric of the proposed Ground Floor Plan



Illustrative view from Heneage Lane looking south



Illustrative view showing proposed James' Court looking north



Illustrative view from Creechurch Lane looking north



Illustrative view from Mitre Street looking west



Illustrative view from Mitre Street looking west



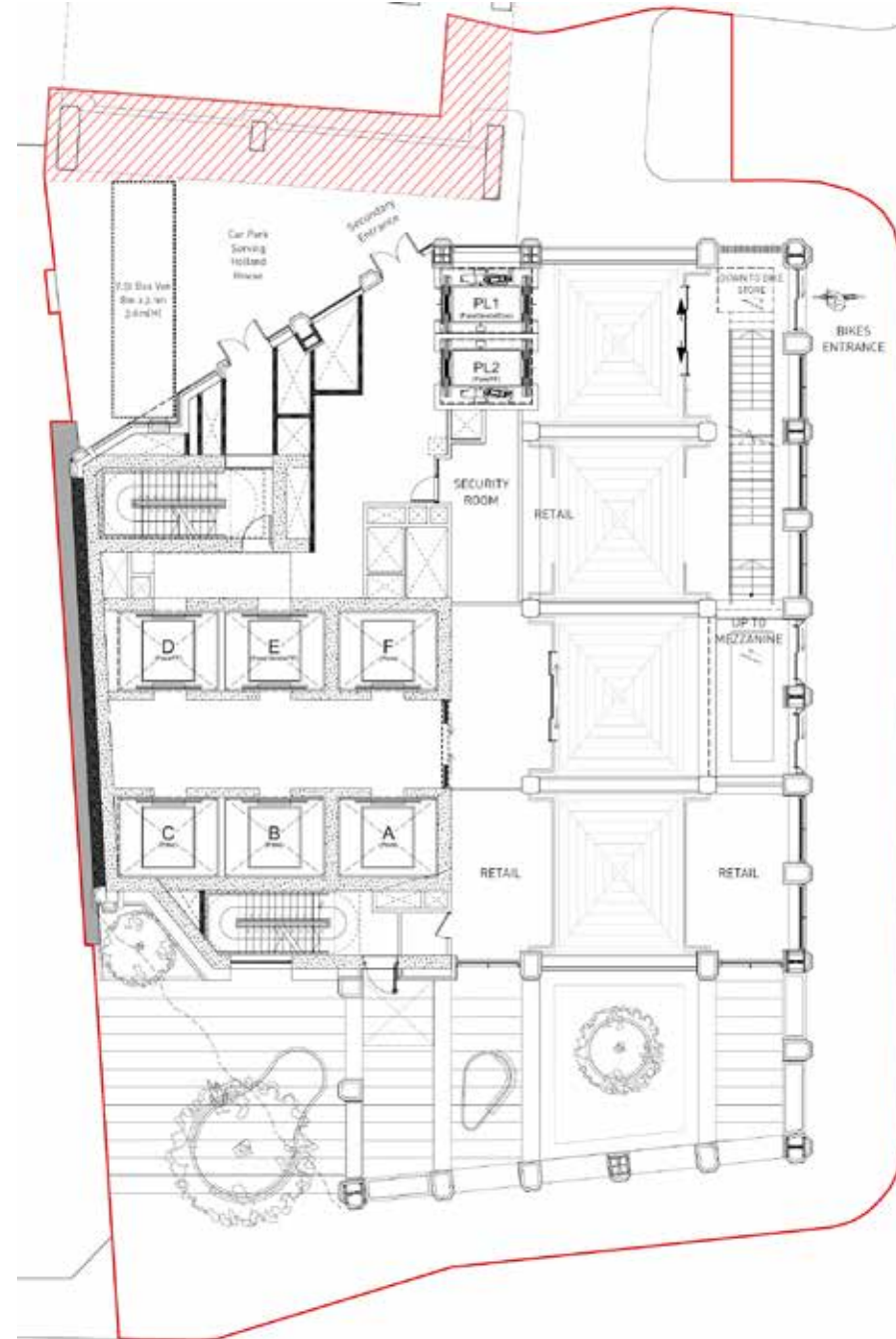
Illustrative view showing proposed Heneage Arcade (from Creechurch Lane entrance)



Illustrative view showing proposed Heneage Arcade interior



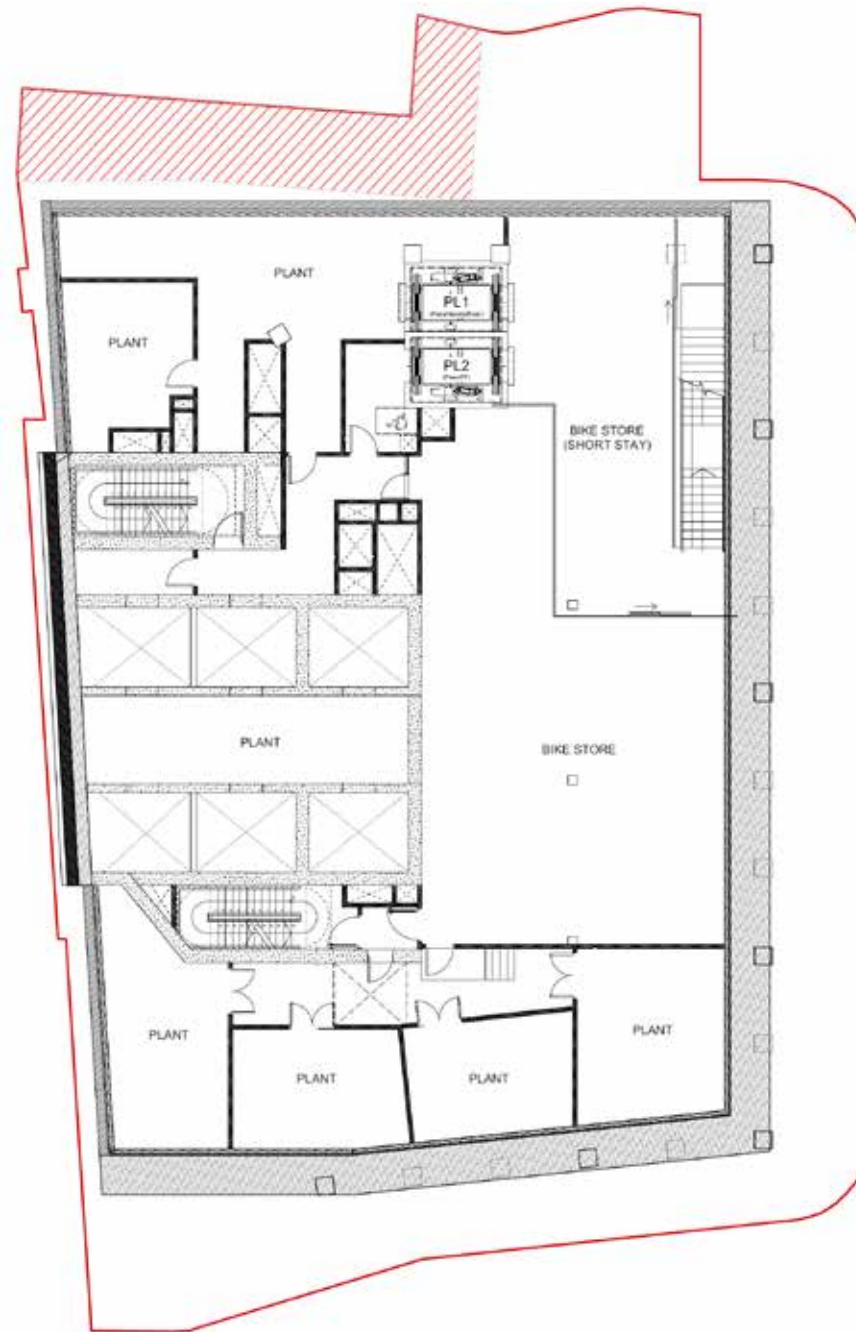
Illustrative view from Bury Street looking north-east (James' Court)



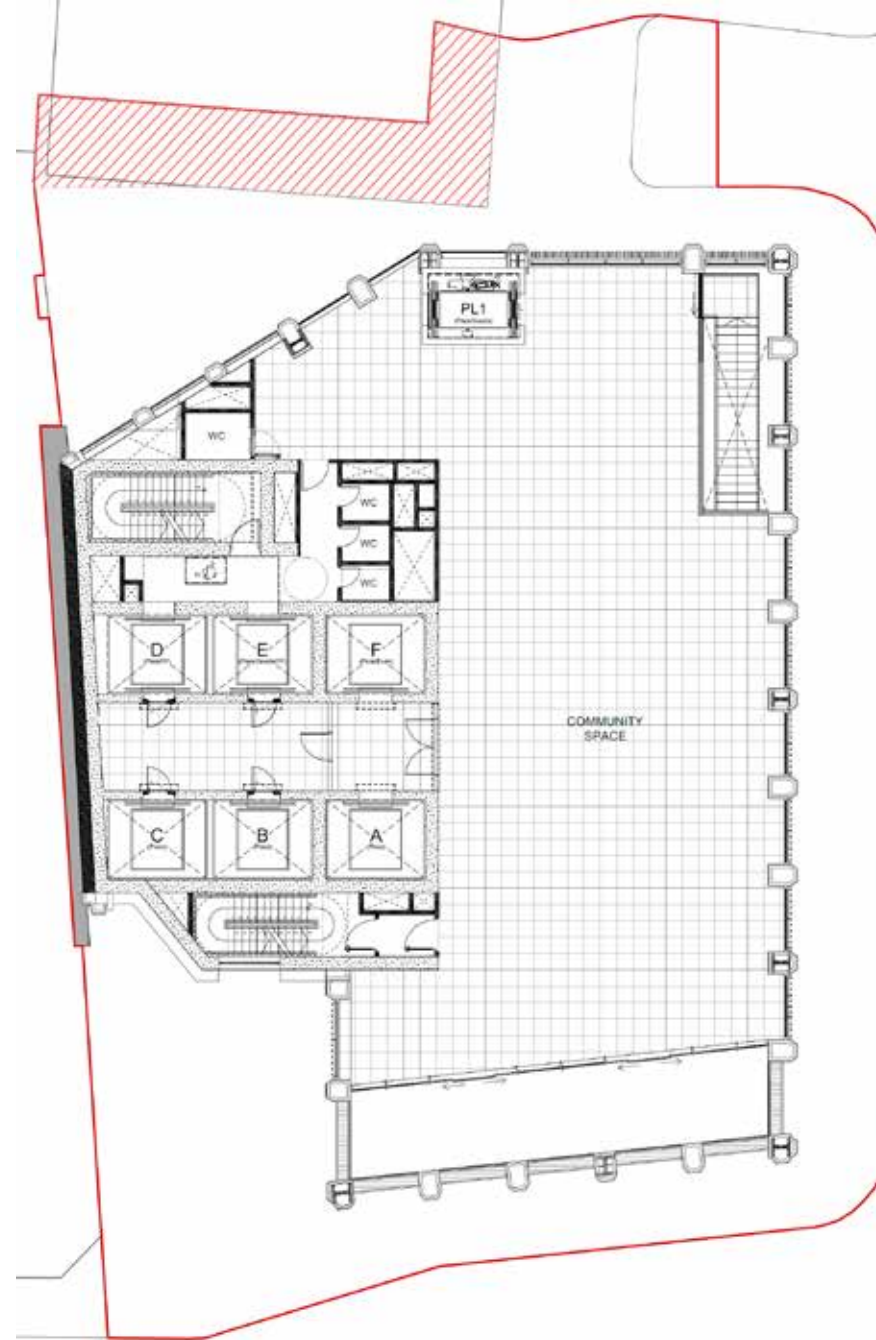
Proposed ground floor plan



Proposed basement level 1 floor plan B



Proposed basement mezzanine level floor plan



Proposed first floor plan with community Space : "Creechurch Hall"



Illustrative view showing first floor level: Cultural Event (Creechurch Hall)



Illustrative view showing first floor level: Community Event (Creechurch Hall)

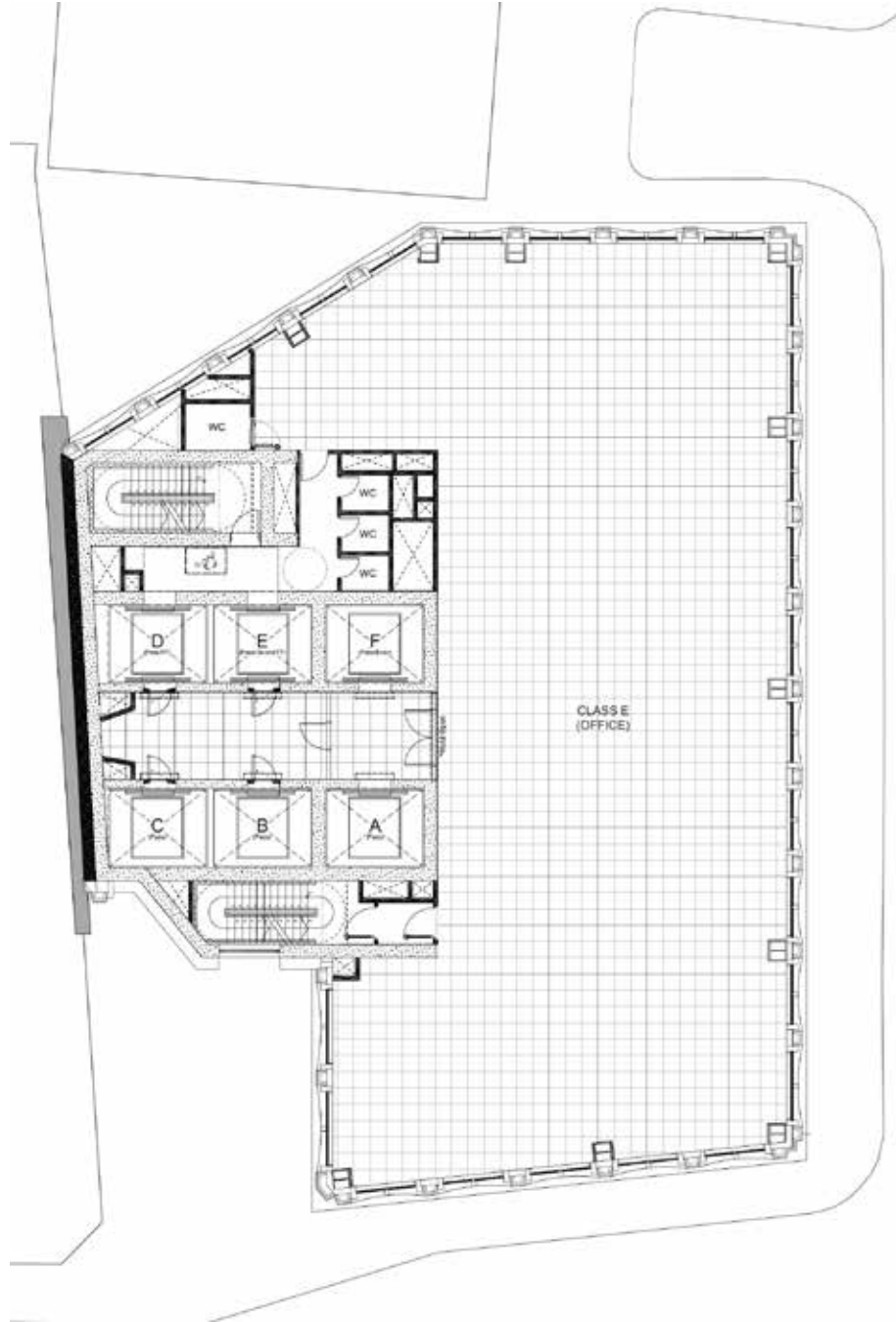


Illustrative view from Bury Street (typical bay detailing)

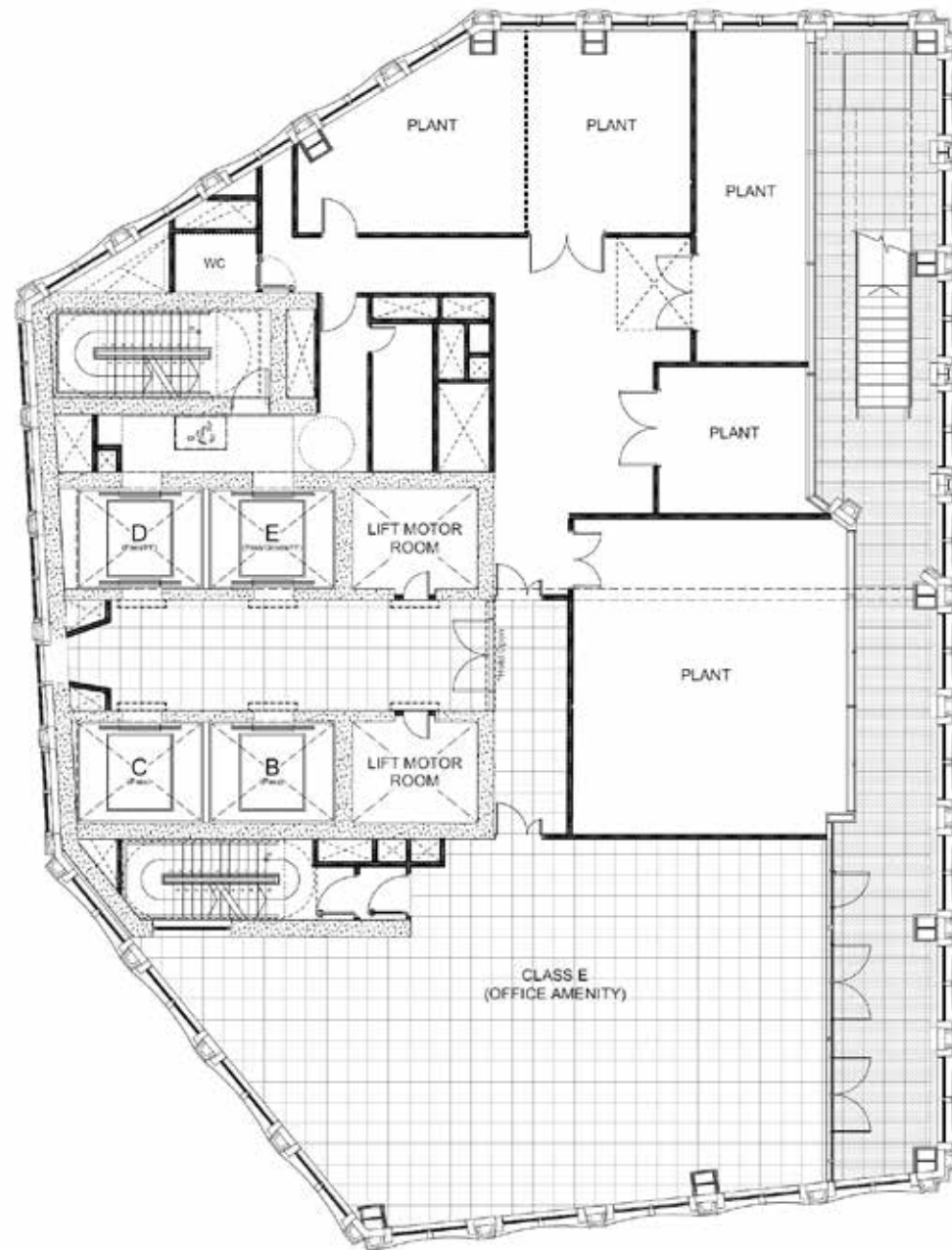




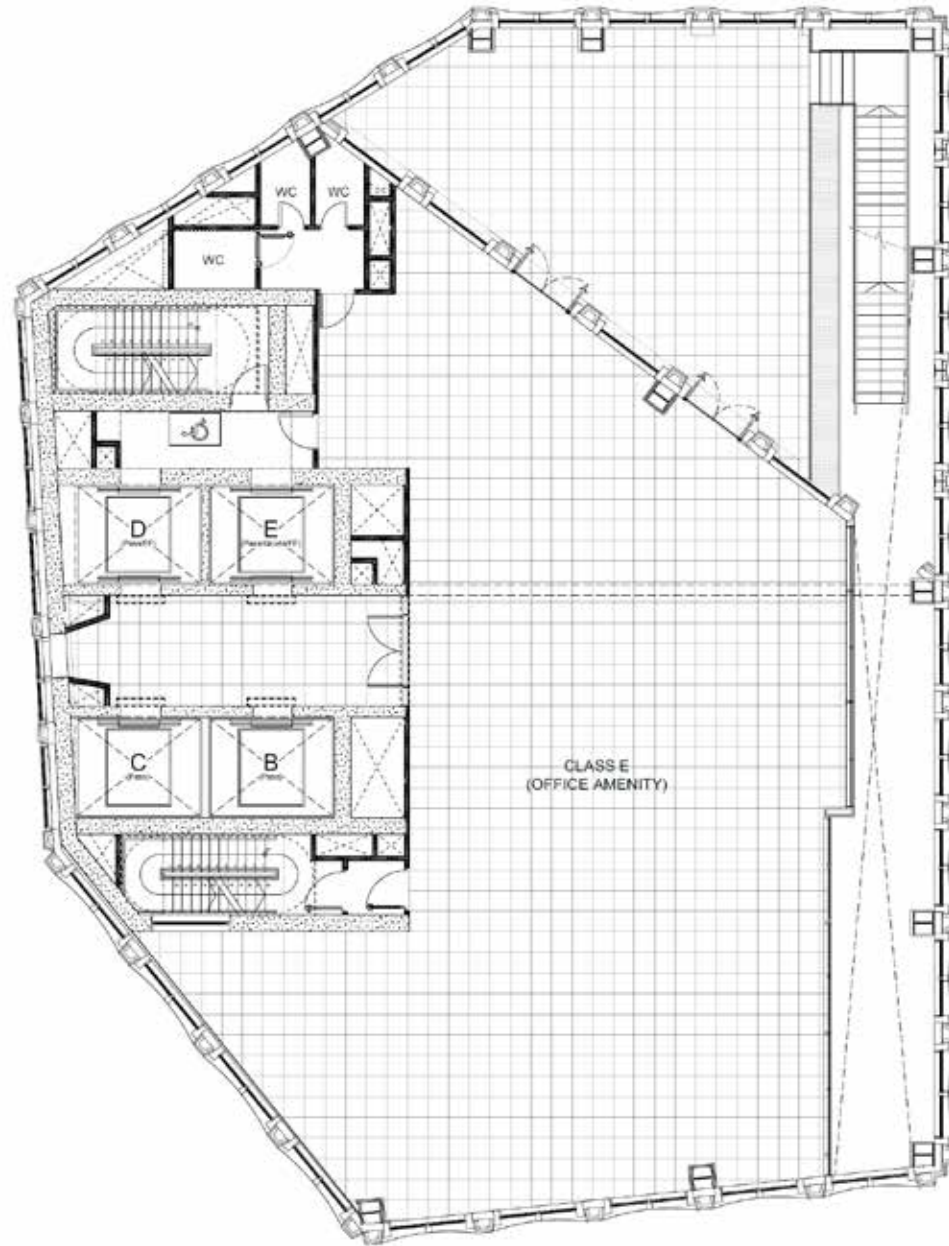
Illustrative view showing mezzanine floor (Creechurch Hall Vestibule)



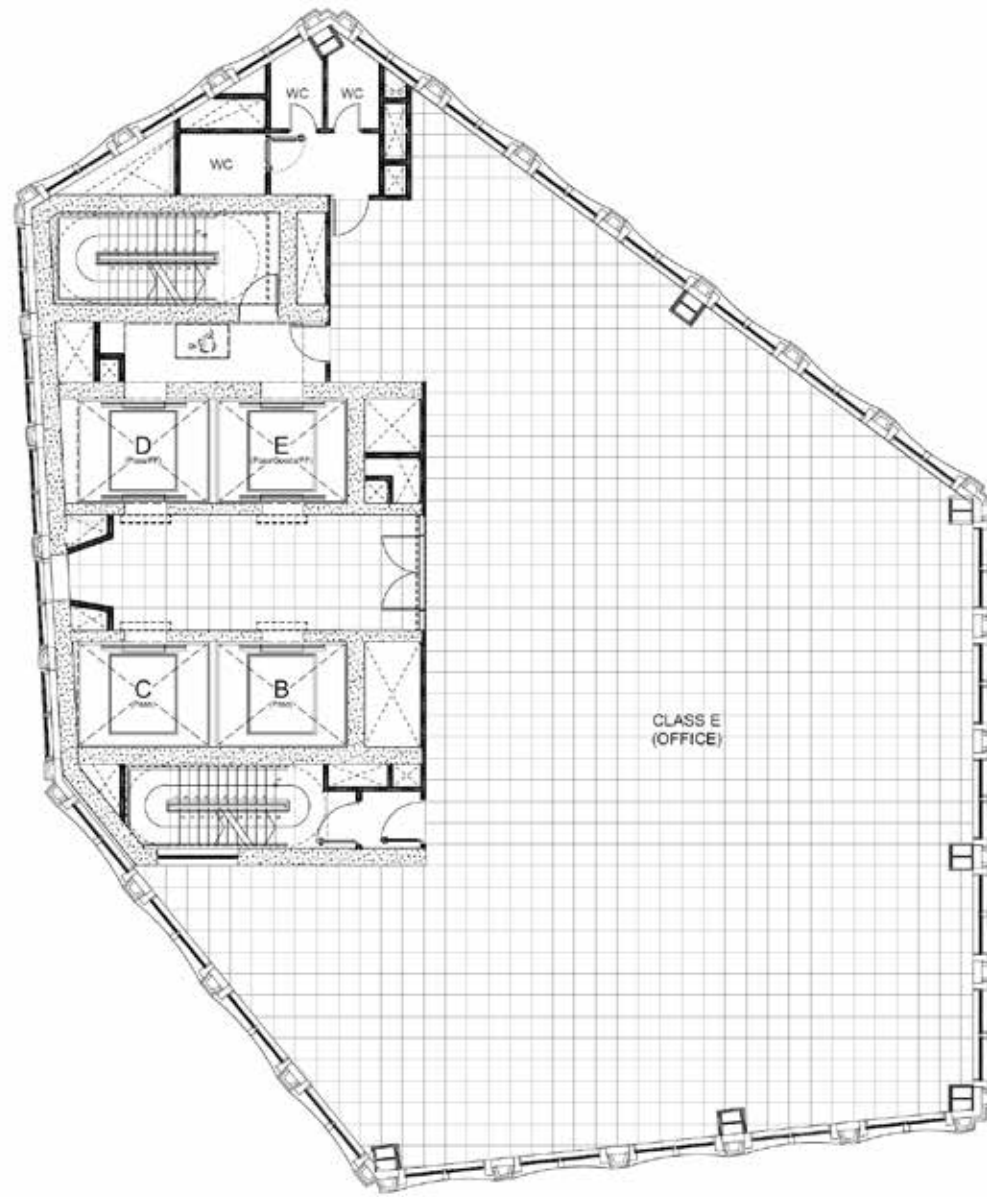
Proposed typical office floor (Low level)



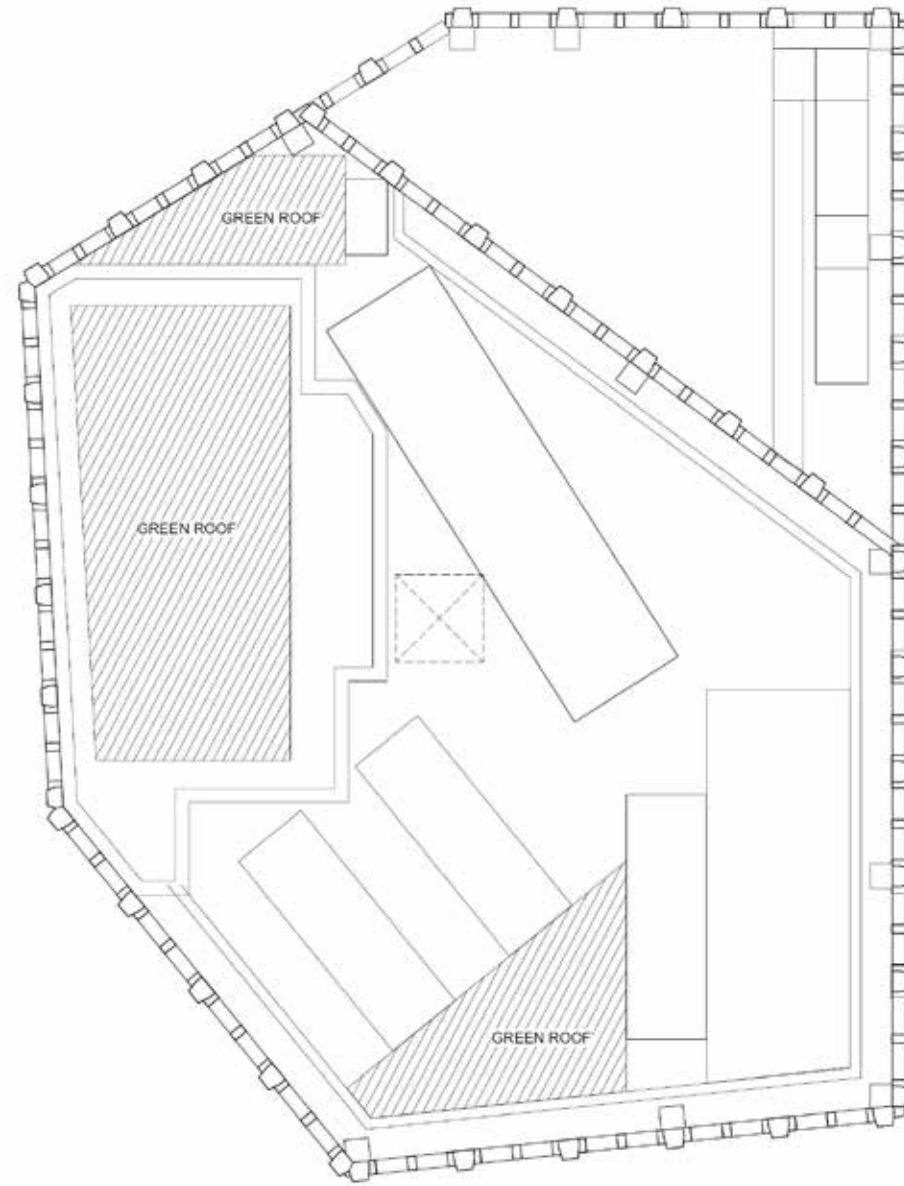
Proposed twentieth floor plan "Creechurch Hive"



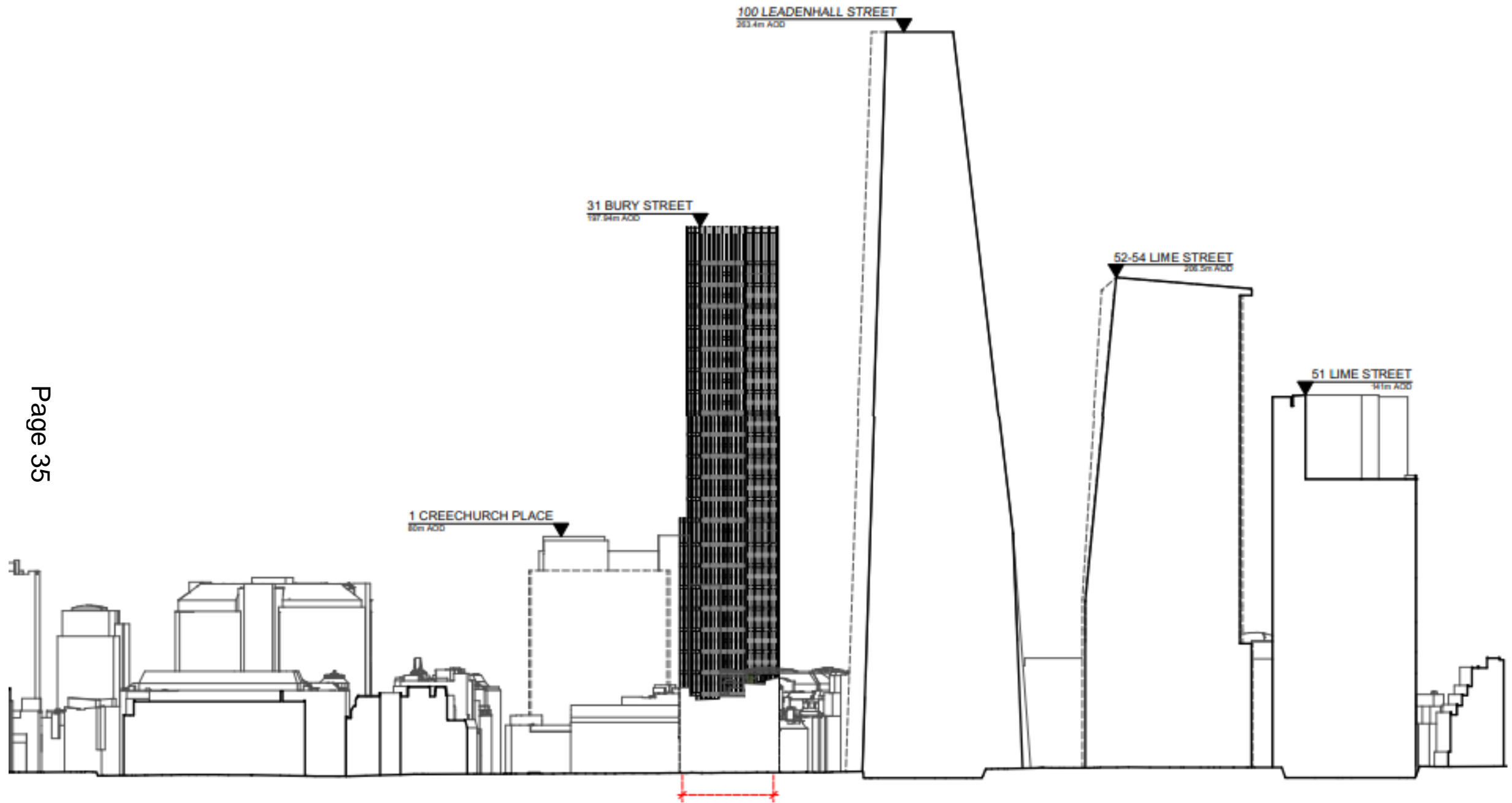
Proposed twenty-first floor plan



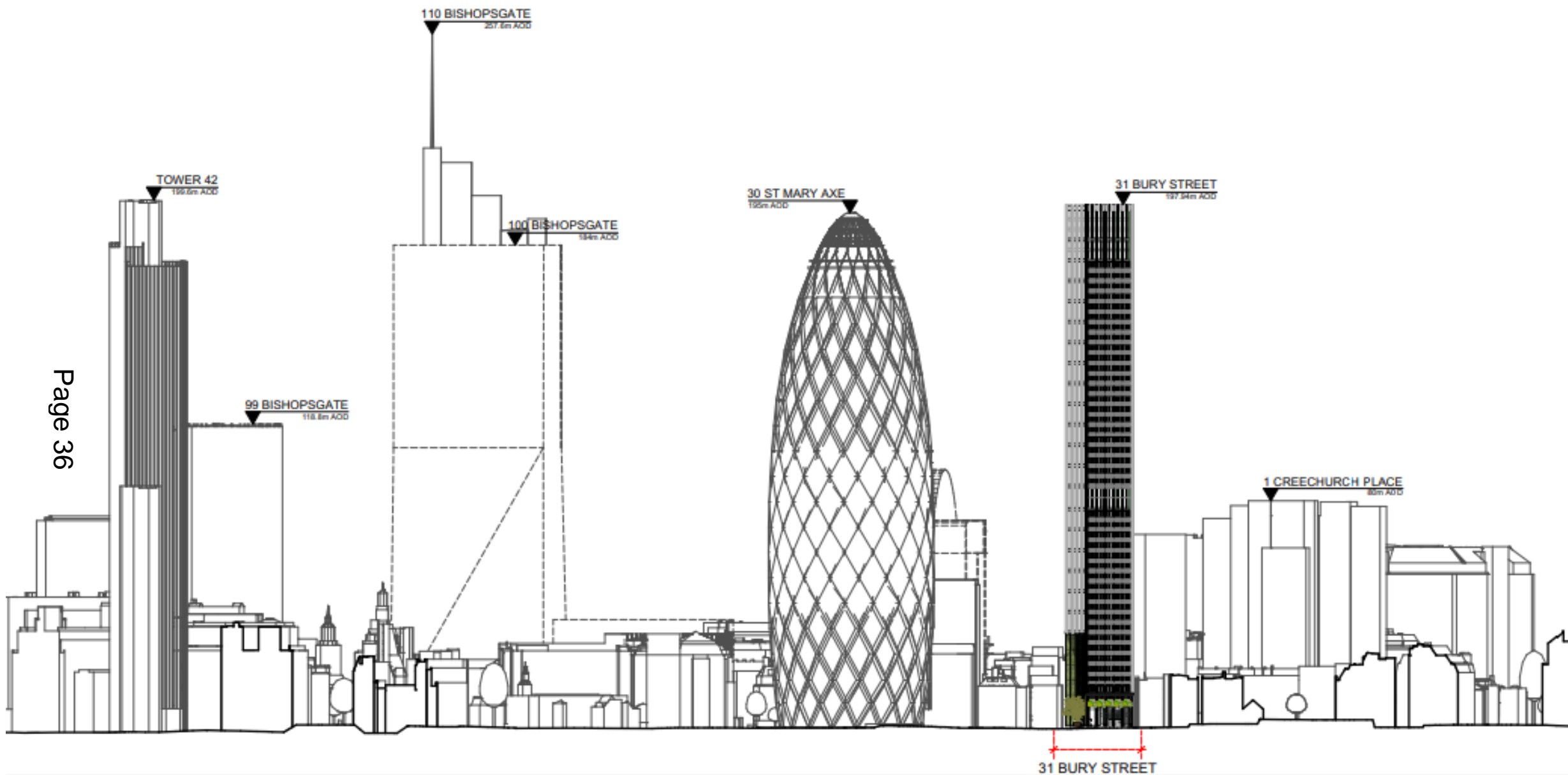
Proposed typical office floor (Upper level)



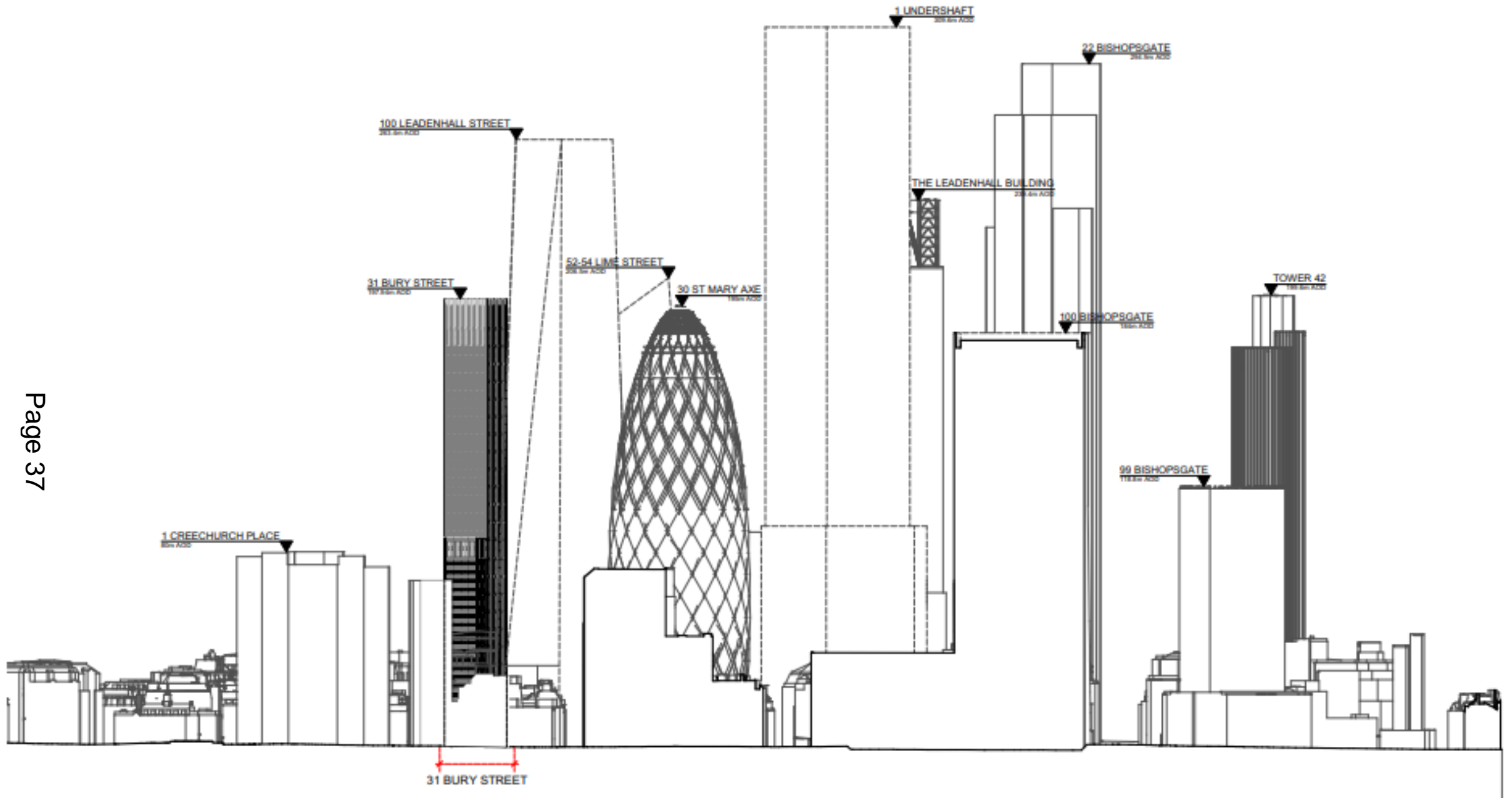
Proposed roof plan



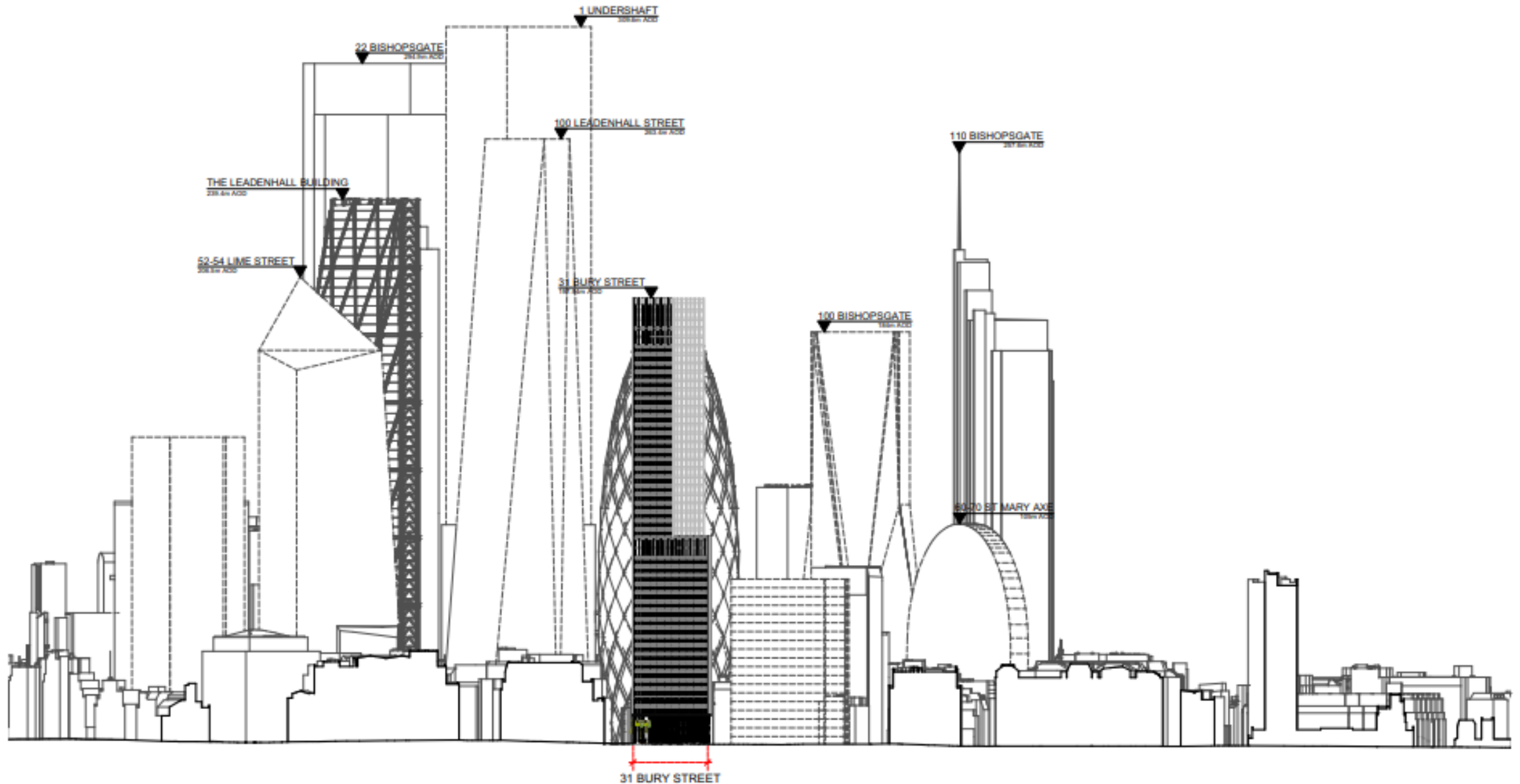
Proposed west elevation with consented schemes



Proposed south elevation with consented schemes



Proposed north elevation with consented schemes



Proposed east elevation with consented schemes



Aerial image : Cumulative view with consented schemes and proposal



Existing view LVMF VIEW 10A.1 – Tower Bridge upstream



Cumulative view with consented schemes LVMF VIEW 10A.1 – Tower Bridge upstream



Existing view LVMF 25A.3 The Queen's Walk at City Hall



Cumulative view with consented schemes LVMF 25A.3 The Queen's Walk at City Hall



Existing view from Tower Bridge south looking north



Cumulative view with consented schemes from Tower Bridge south looking north



Existing view – Butler's Wharf



Cumulative view with consented schemes – Butler's Wharf



Existing view Tower of London, Inner Ward





Existing view – Tower of London, The Inner Ward





Existing view Tower of London view 4 – Inner Curtain Wall



Cumulative view with consented schemes Tower of London view 4 – Inner Curtain Wall



Existing view – East of St Botolph



Cumulative view with consented schemes – East of St Botolph



Existing view – Bury Street



Cumulative view with consented schemes – Bury Street looking north



Existing view – Bury Court looking east



Cumulative view with consented schemes – Bury Court looking east



Existing view – Leadenhall Street (at Creechurch Lane)



Cumulative view with consented schemes – Leadenhall Street (at Creechurch Lane)



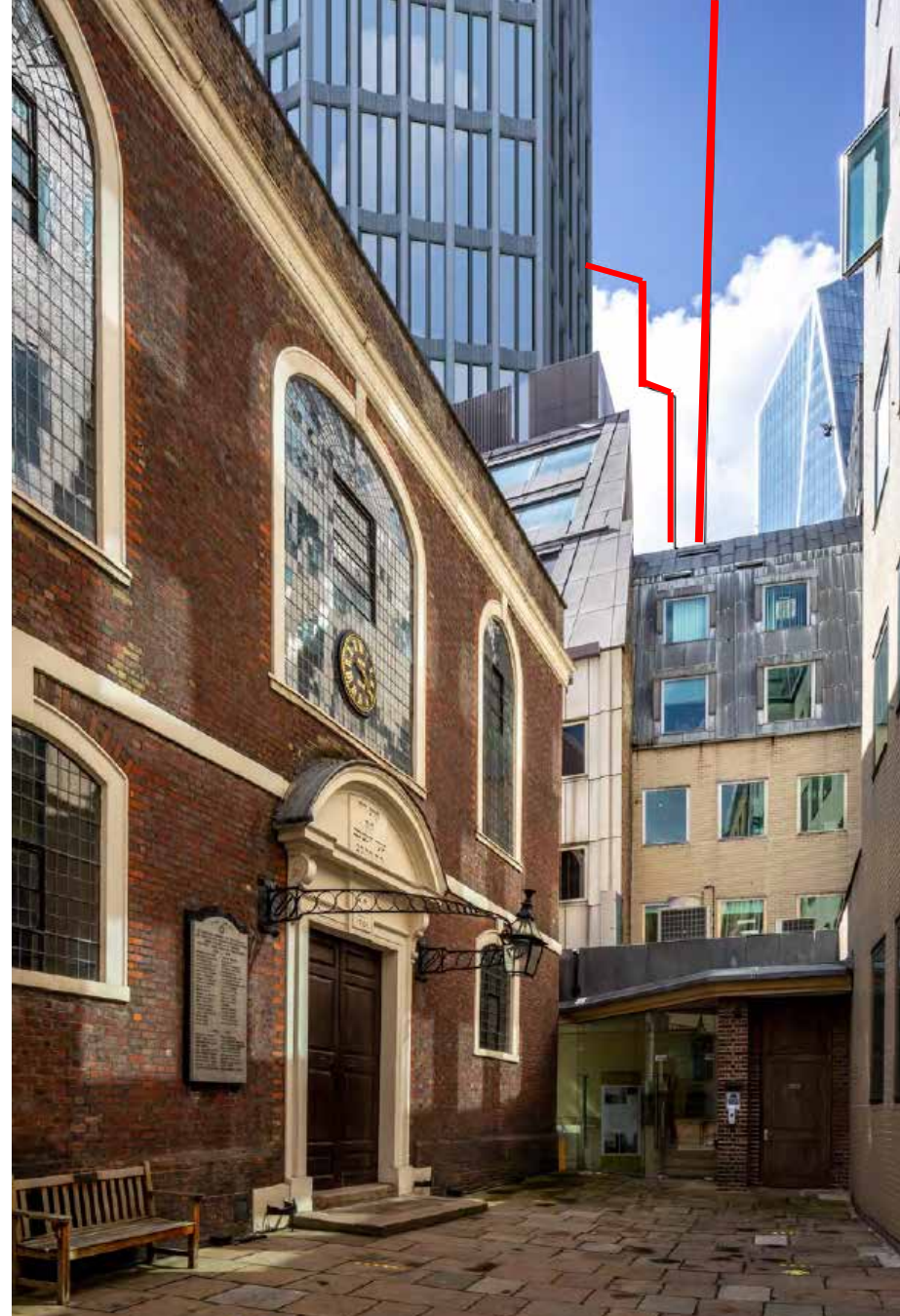
Illustrative view from Bury Street looking north-east



Bevis Marks Synagogue : Photographs taken from the Conservation Plan (2019)



Existing view – Bevis Mark Synagogue



Please click on link below to play video

<https://vimeo.com/529247018>

If the link does not work – please copy and paste into a Google Chrome web browser

Please click on link below to play video

<https://vimeo.com/560052028/9e3e7c74fc>

If the link does not work – please copy and paste into a Google Chrome web browser

Please click on link below to play video

<https://vimeo.com/524275048/d9bc7cc12e>

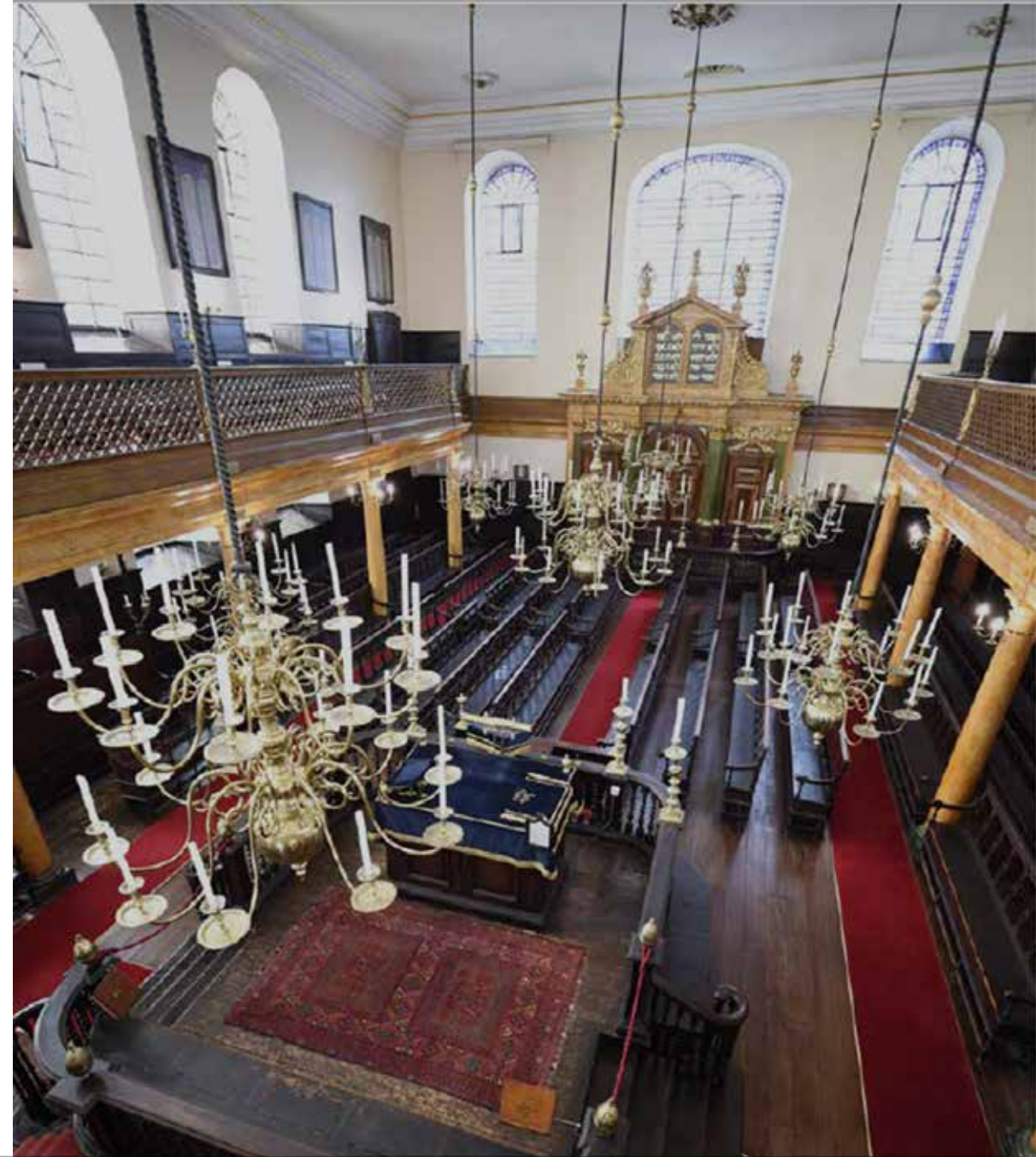
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Photograph : Synagogue north courtyard looking east with works scaffolding in place

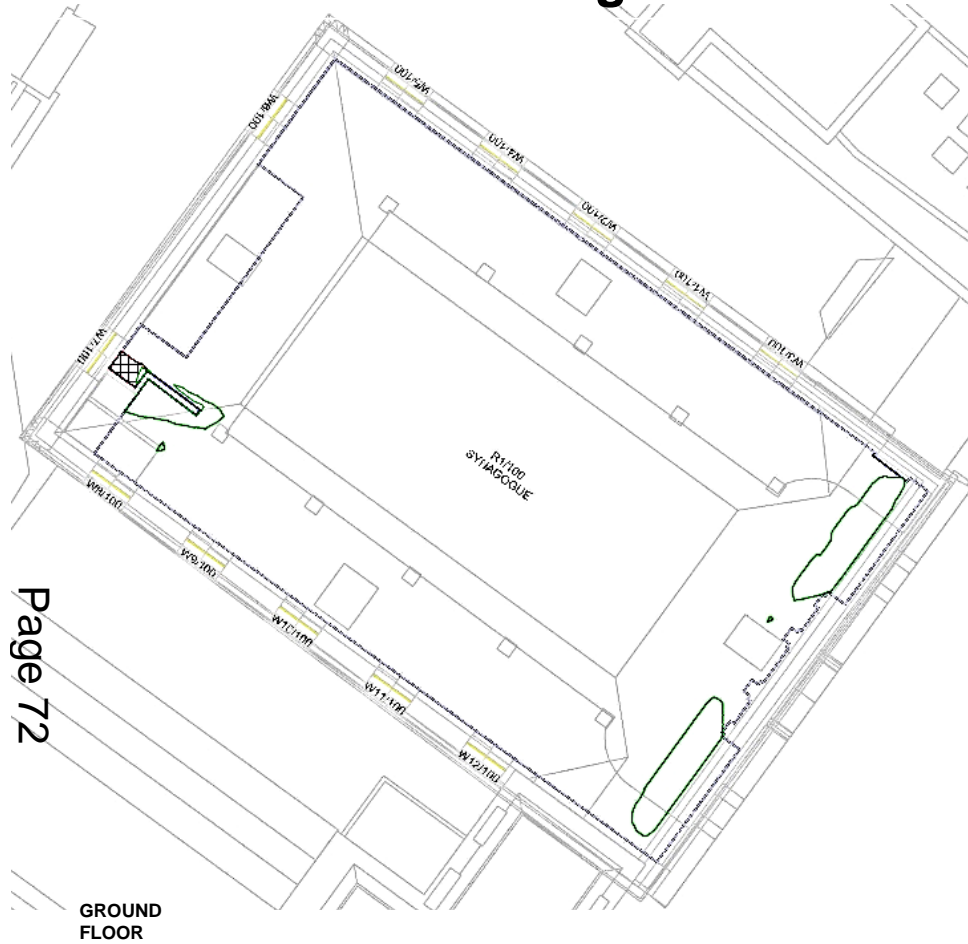


Photograph : Interior view looking east from mezzanine

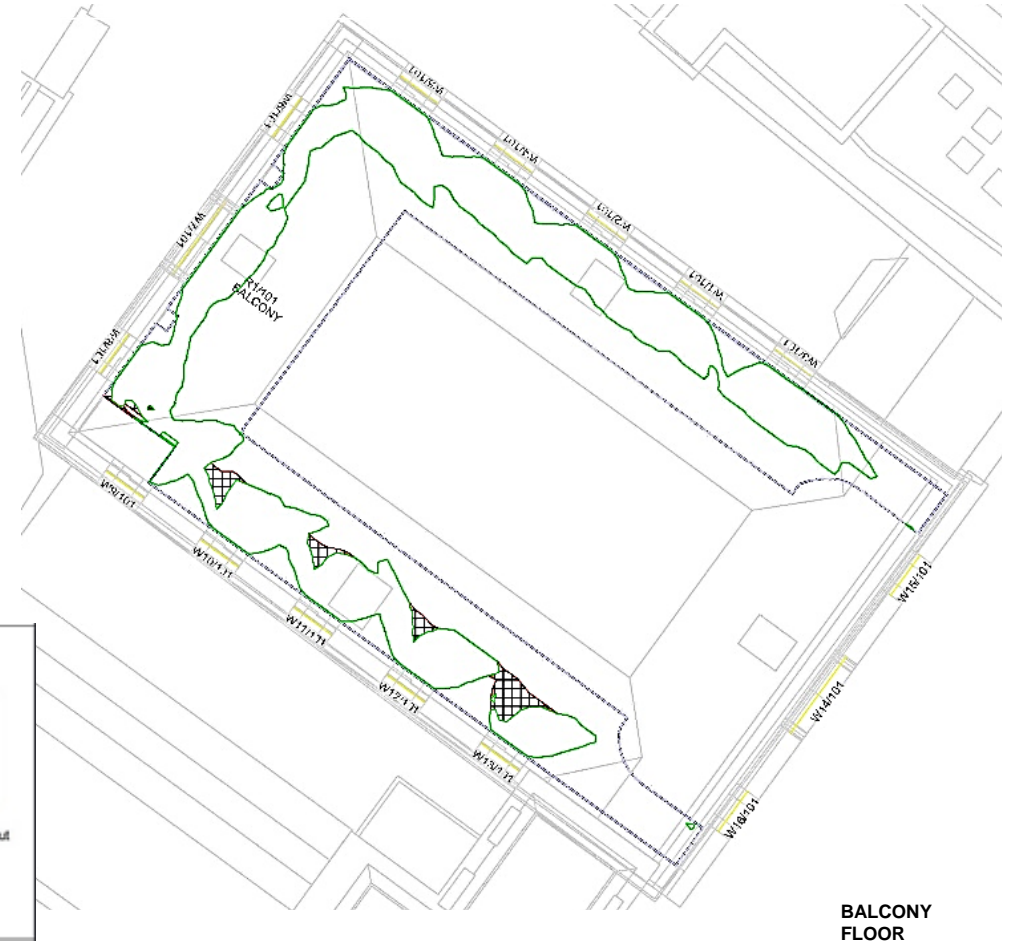


Photograph : Interior view of Bimah (raised reading desk)

Existing Baseline v Proposed Scenario – Minor Adverse



NSL Contour Diagrams



Page 72

For daylight VSC, 23 (82%) of 28 windows meet BRE criteria (negligible)

- Ø 4 windows experience minor adverse effects (relative loss bet. 20%-30%)
- Ø 1 window experiences a moderate adverse effect (relative loss bet. 30%-40%)

(Absolute alterations very small, bet. 1.3%-1.8% VSC)

For daylight NSL, 2 (100%) of 2 rooms meet BRE criteria (negligible)

For sunlight APSH, 22 (79%) of 28 windows meet annual BRE criteria; (negligible)

- Ø 6 windows (annual APSH) experience major adverse effects (relative loss 40%+)
- Ø Absolute alterations to affected windows between 1%-13% APSH for annual sunlight

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GROUND FLOOR

**GROUND
FLOOR**

Legend

- Existing No-Sky Line Contour
- Proposed No-Sky Line Contour

Daylighting

Existing

Proposed

1ft Grid Loss Mapping

Room Layout

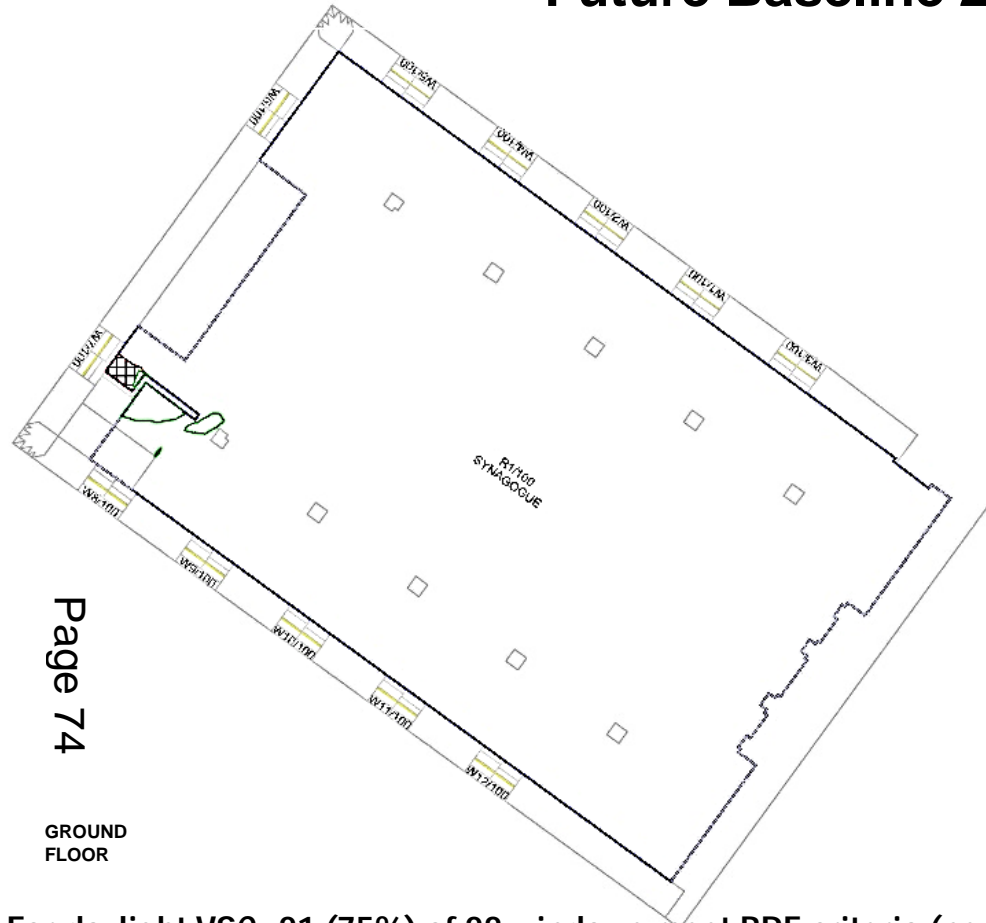
**BALCONY
FLOOR**

- Ø 2 windows experience minor adverse effects (relative loss bet. 20%-30%)
- Ø 3 windows experience moderate adverse effects (relative loss bet. 30%-40%)
- Ø Absolute alterations to affected windows only very small, bet. 1.2%-1.8% VSC

- Ø **6 windows (annual APSH) experience major adverse effects (relative loss 40%+)**
- Ø **Absolute alterations to affected windows between 5%-13% APSH for annual sunlight**

Future Baseline 2 v Proposed Scenario – Minor Adverse

NSL Contour Diagrams



Page 74

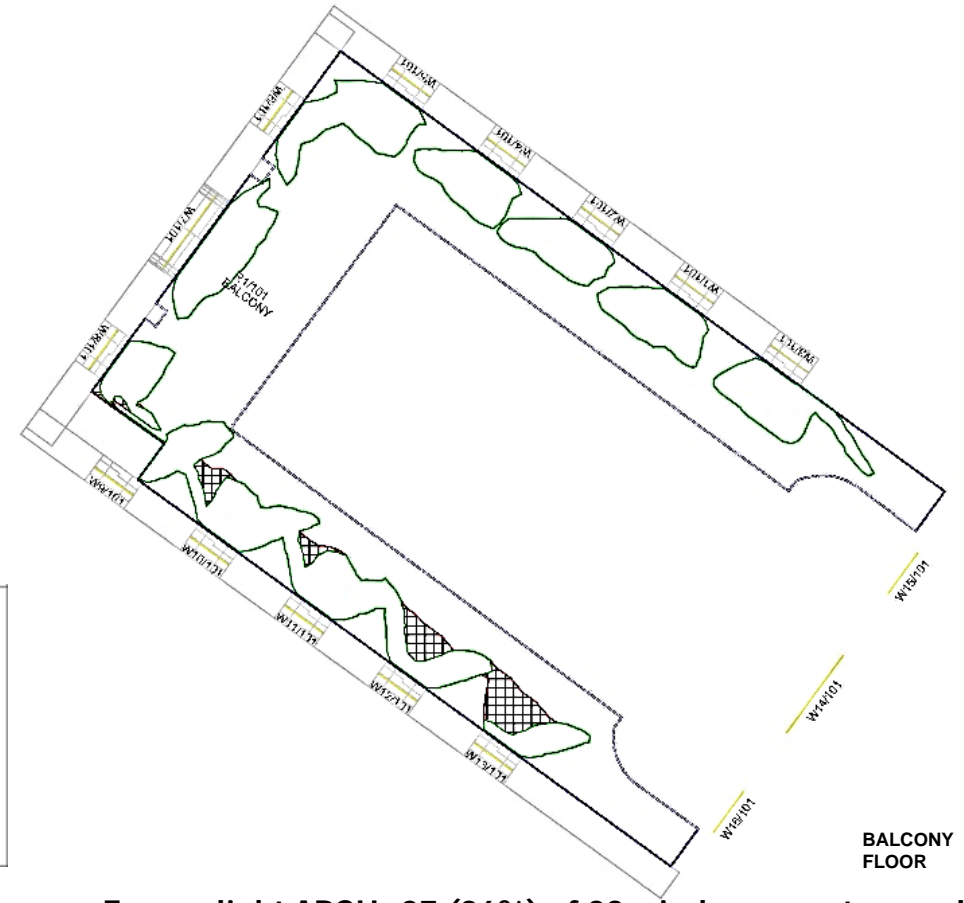
GROUND FLOOR

For daylight VSC, 21 (75%) of 28 windows meet BRE criteria (negligible)

- Ø 1 window experiences a minor adverse effect (relative loss bet. 20%-30%)
- Ø 1 window experiences a moderate adverse effect (relative loss bet. 30%-40%)
- Ø 5 windows experience major adverse effects (relative loss 40%+)
- Ø Absolute alterations to the affected windows only very small, ranging bet. 0.1%-1.8% VSC

For daylight NSL, 1 (50%) of 2 rooms meet BRE criteria (negligible)

- Ø 1 room experiences a minor adverse effect (relative loss bet. 20%-30%)



BALCONY FLOOR

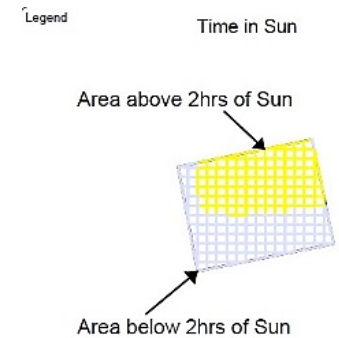
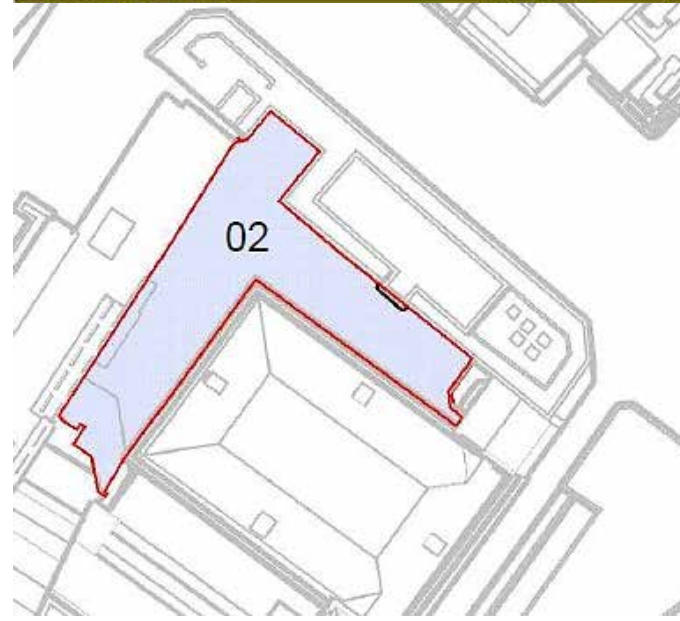
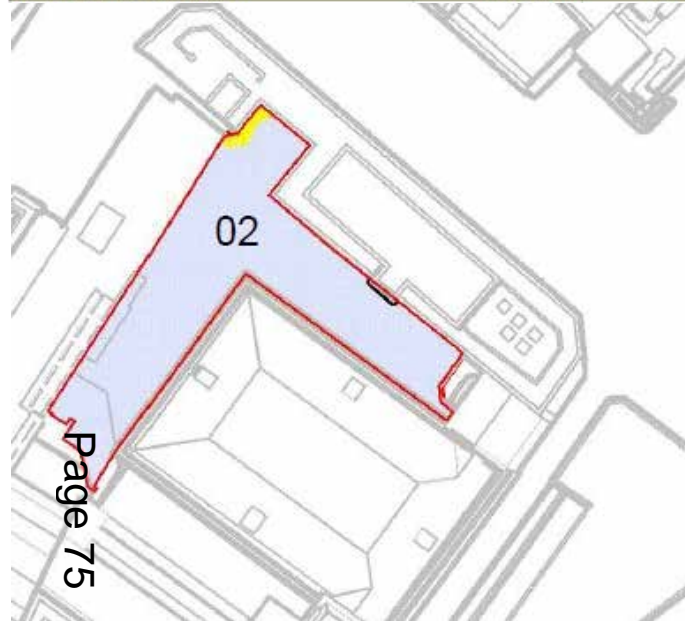
For sunlight APSH, 27 (96%) of 28 windows meet annual BRE criteria (negligible)

- Ø 1 window experiences a major adverse effect (relative loss 40%+) & absolute alteration of 7% APSH

Courtyard : Existing Baseline v Proposed – Minor Adverse

AREA:02	EXISTING	Percentage
Area between 0.00 and 120.00 mins:	317.22 Sq m	98.49%
Area over 120.00 mins:	4.86 Sq m	1.51%

AREA:02	PROPOSED	Percentage
Area between 0.00 and 120.00 mins:	322.08 Sq m	100.00%
Area over 120.00 mins:	0.00 Sq m	0.00%

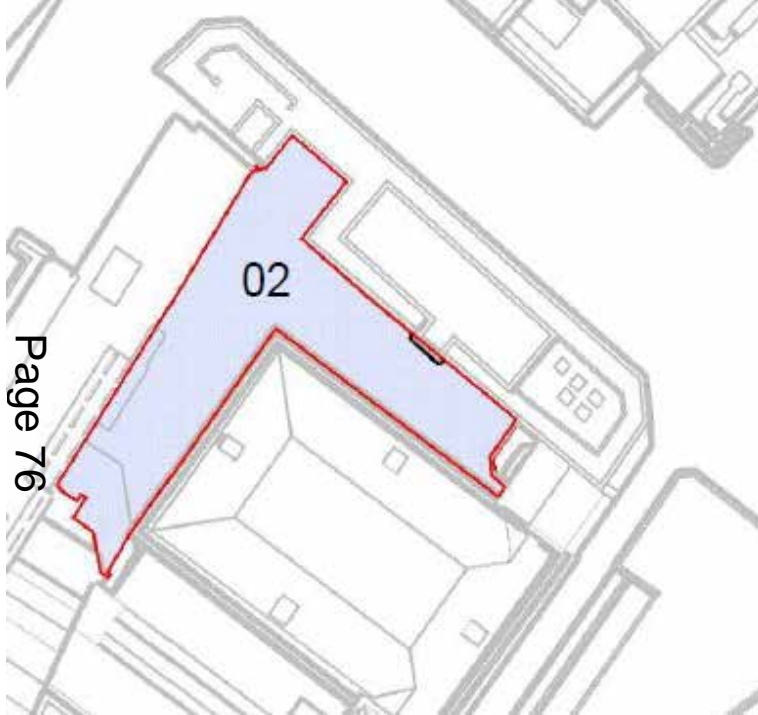


For SHOG, the courtyard experiences a major adverse effect (relative loss 40%+):

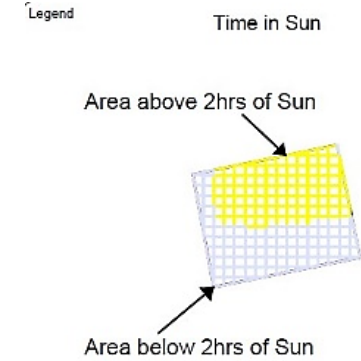
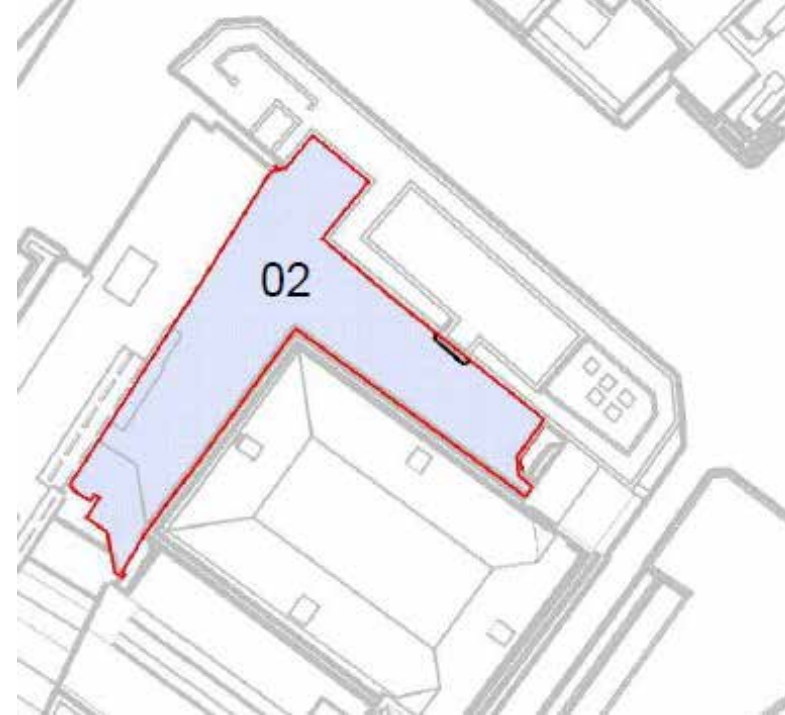
- ∅ Existing area receiving at least 2hrs SHOG represents only 1.51% of total area
- ∅ Absolute alteration equates to an area of 4.86 sq m only
- ∅ Thin patch of ground in northwest corner of outer courtyard affected

Courtyard : Future Baseline 1 & Future Baseline 2 – Negligible

AREA:02	PROPOSED	Percentage
Area between 0.00 and 120.00 mins:	322.08 Sq m	100.00%
Area over 120.00 mins:	0.00 Sq m	0.00%

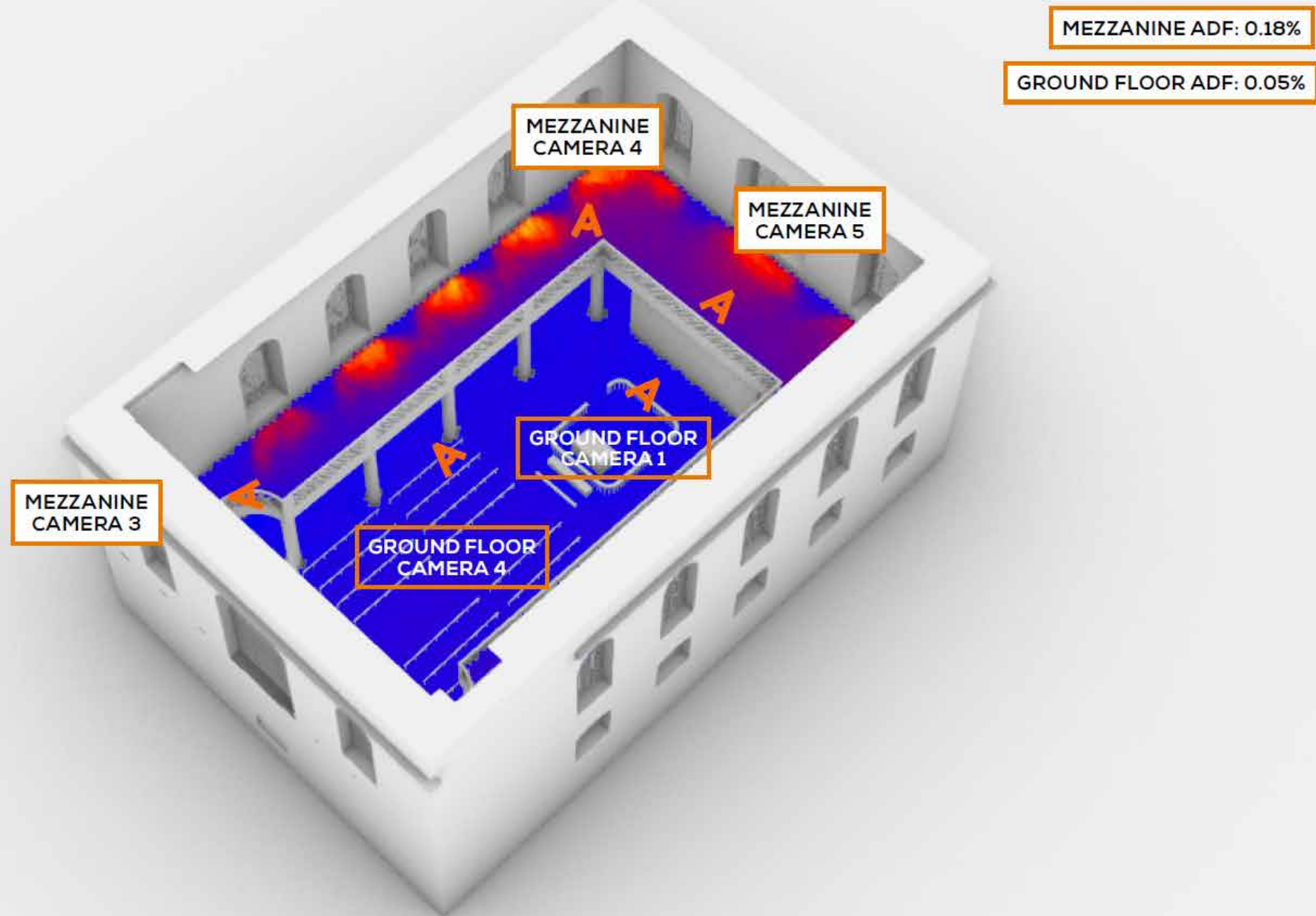


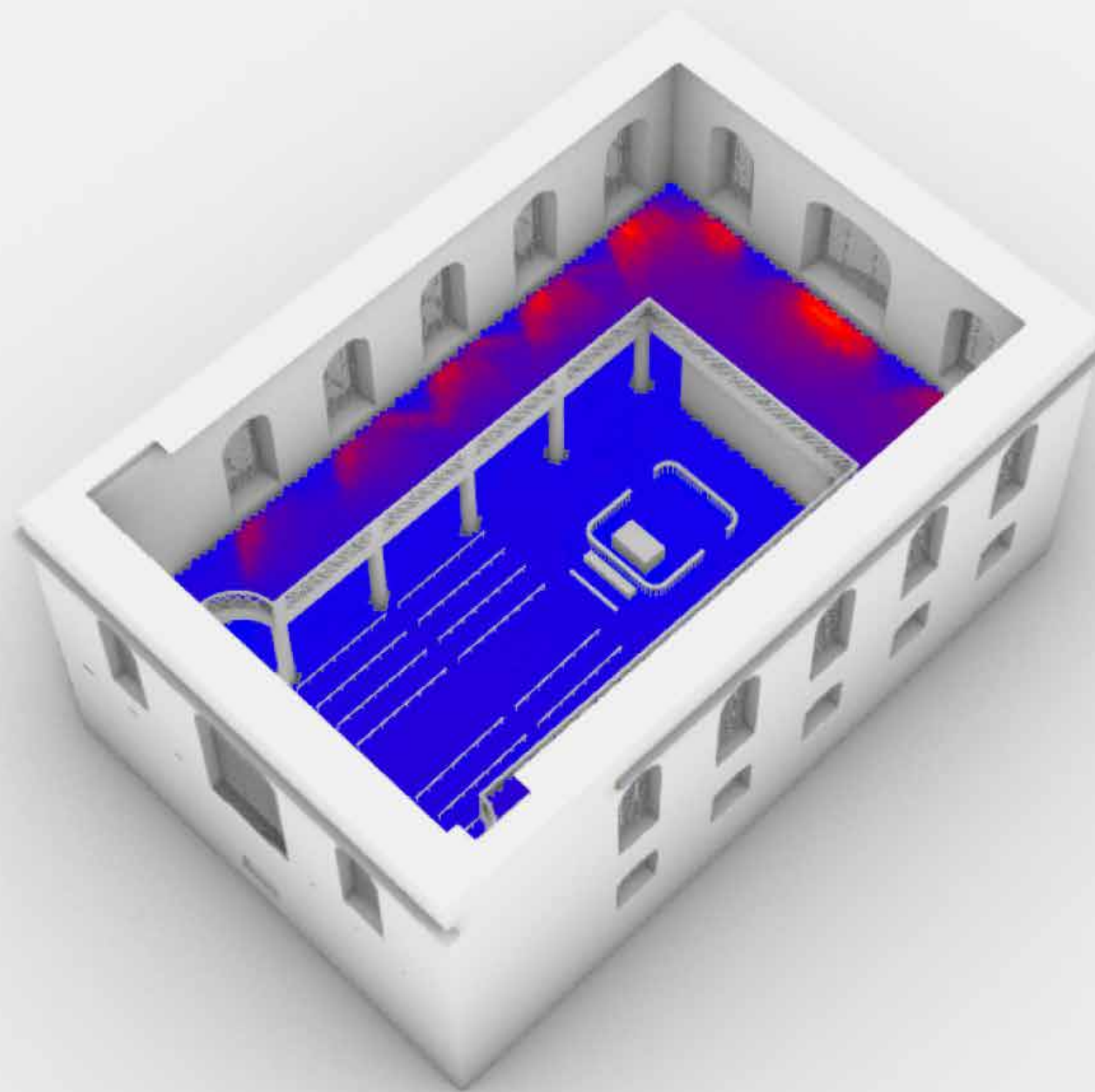
AREA:02	PROPOSED	Percentage
Area between 0.00 and 120.00 mins:	322.08 Sq m	100.00%
Area over 120.00 mins:	0.00 Sq m	0.00%



For SHOG, the courtyard experiences a negligible effect for both Future Baseline 1 & 2:

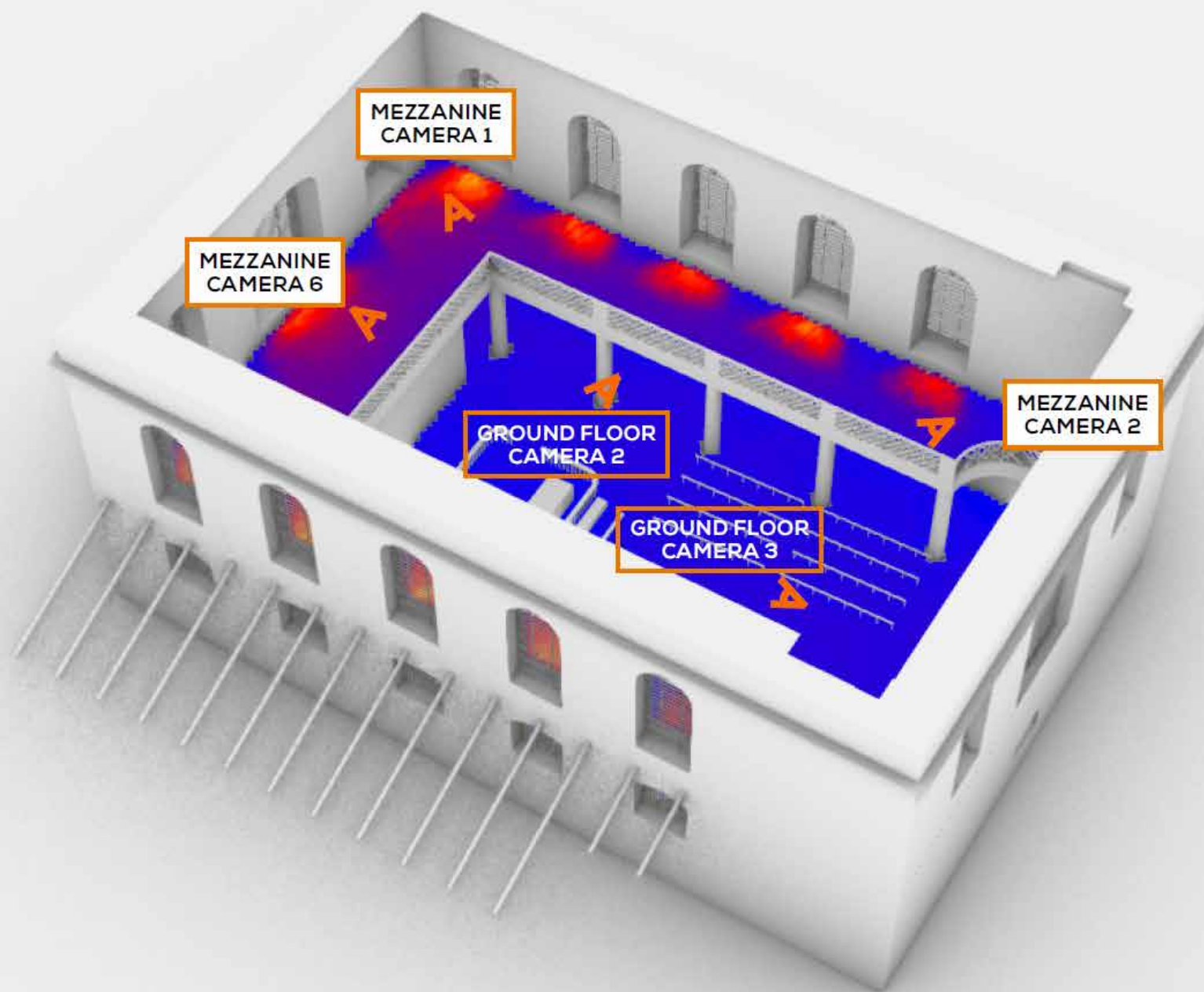
- ∅ 0% of the courtyard receives at least 2hrs SHOG in the existing conditions
- ∅ 0% of the courtyard receives at least 2hrs SHOG in the proposed conditions

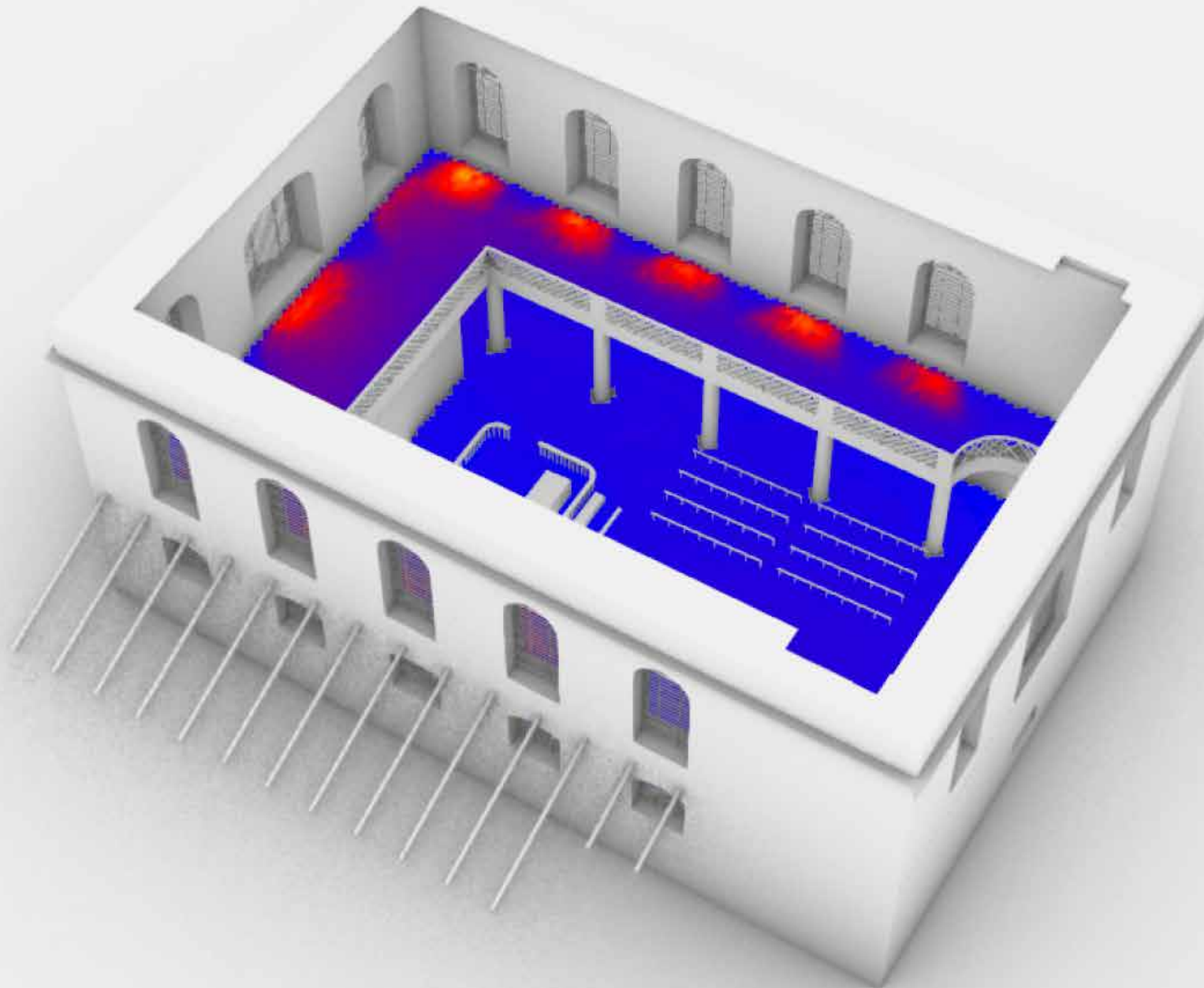




MEZZANINE ADF: 0.15%

GROUND FLOOR ADF: 0.04%





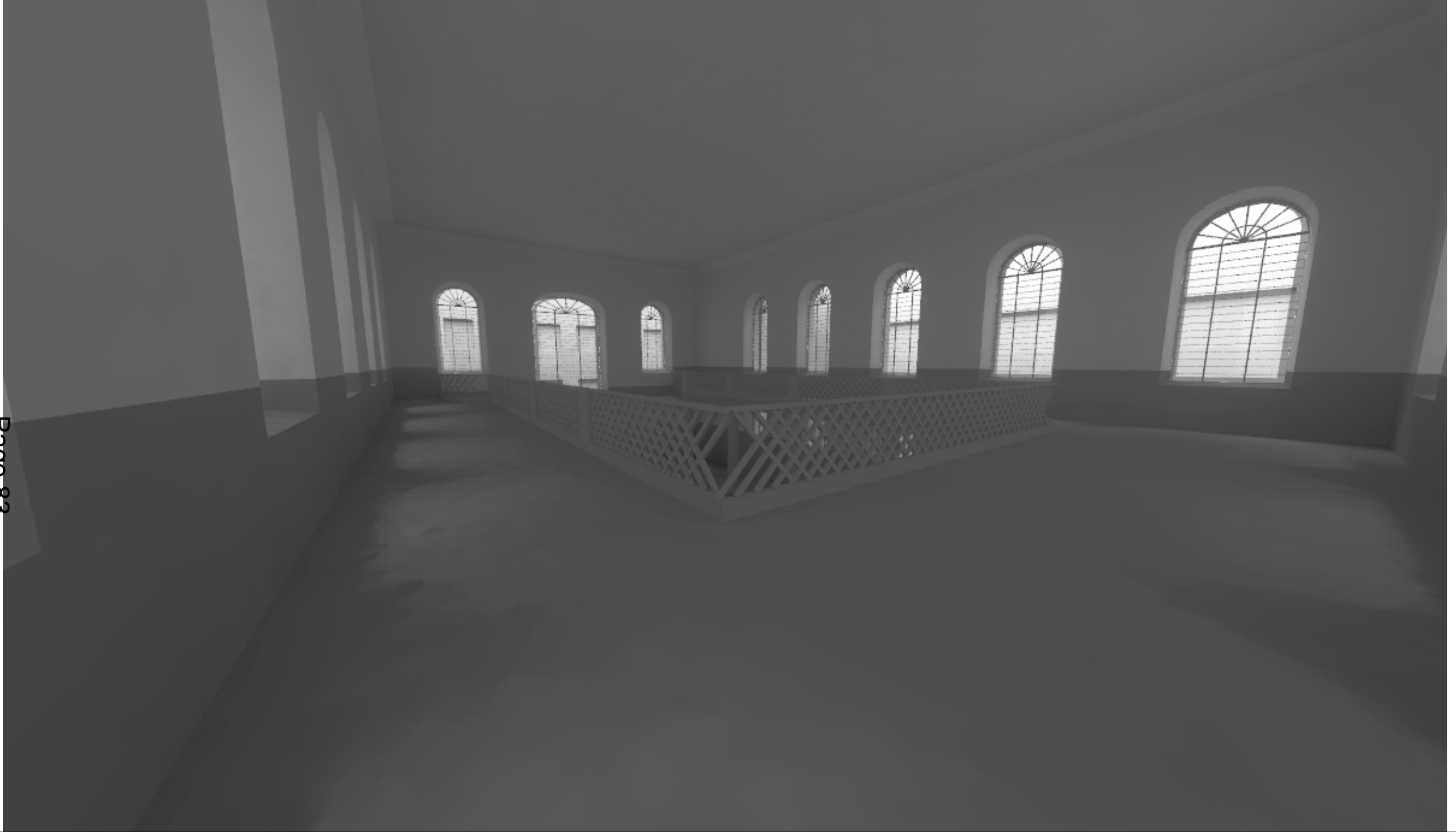
Proposed radiance diagram – View from South (Future Baseline 1 : The Proposal, with existing and Consented schemes)



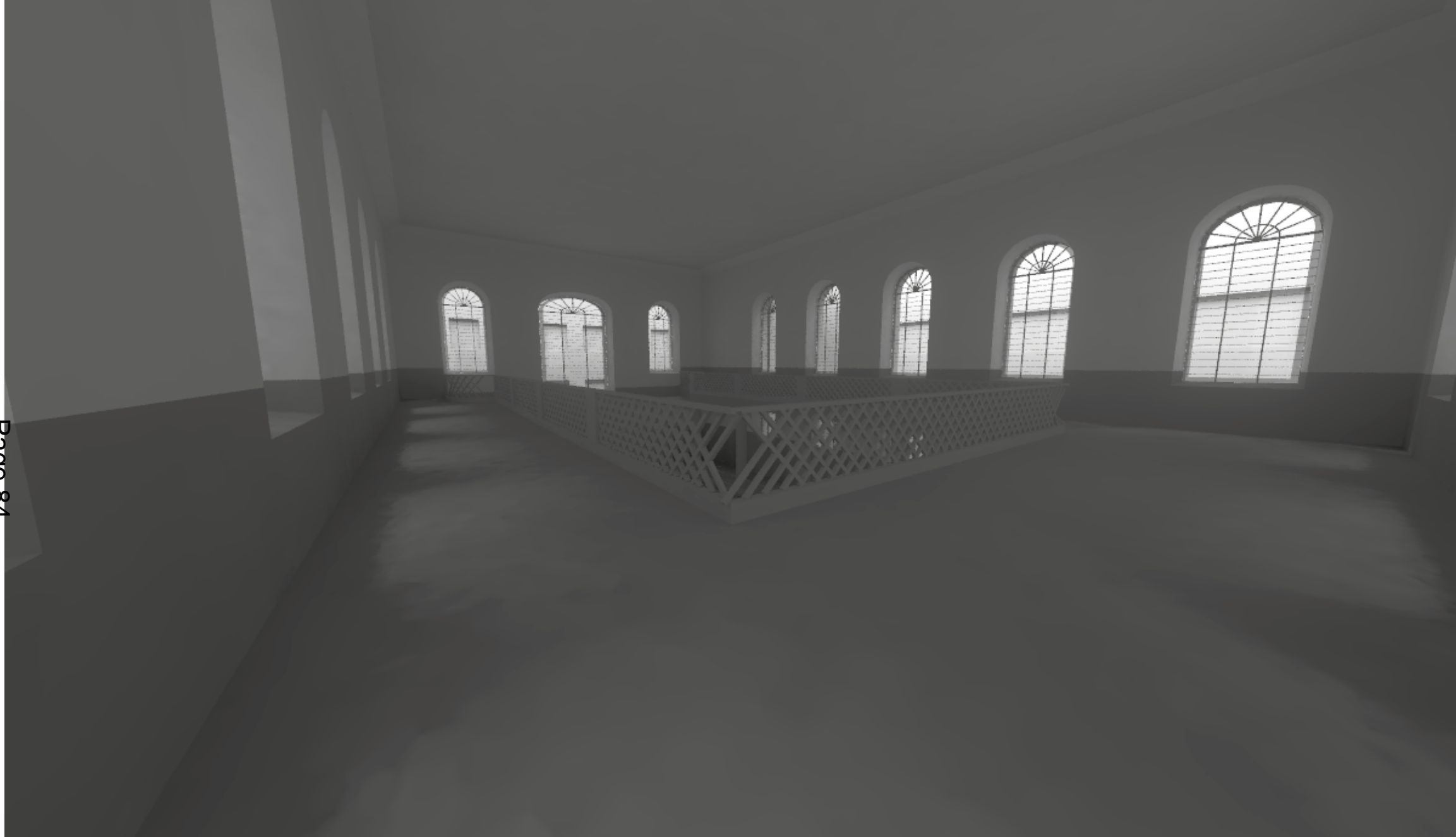
Existing radiance diagram –Internal ground floor view (Future Baseline 1: The existing 31 Bury Street, with existing and consented schemes)



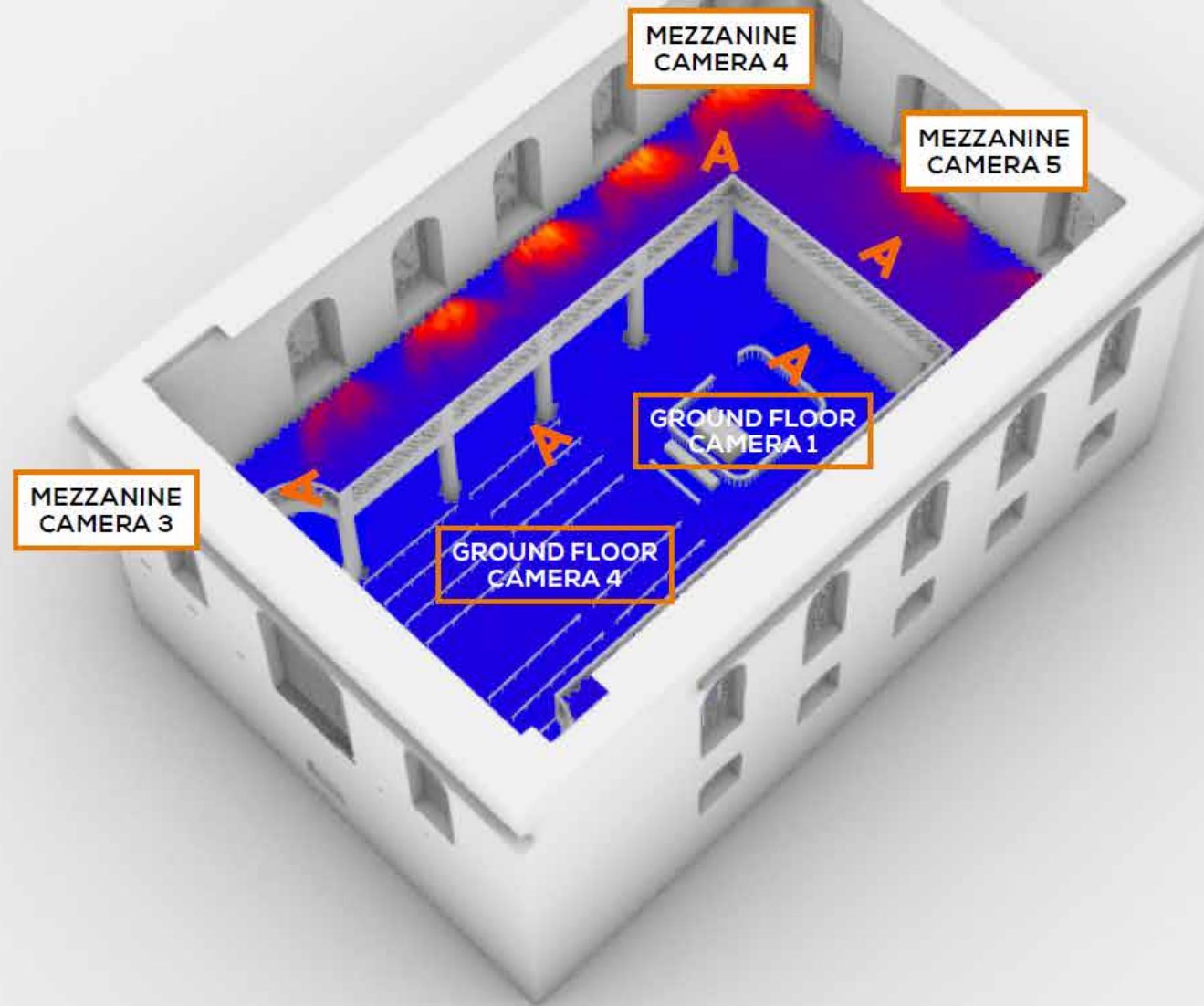
Proposed radiance diagram – Internal ground floor (Future Baseline 1 : The proposal, with existing and consented schemes)
“Human Visual Response image”

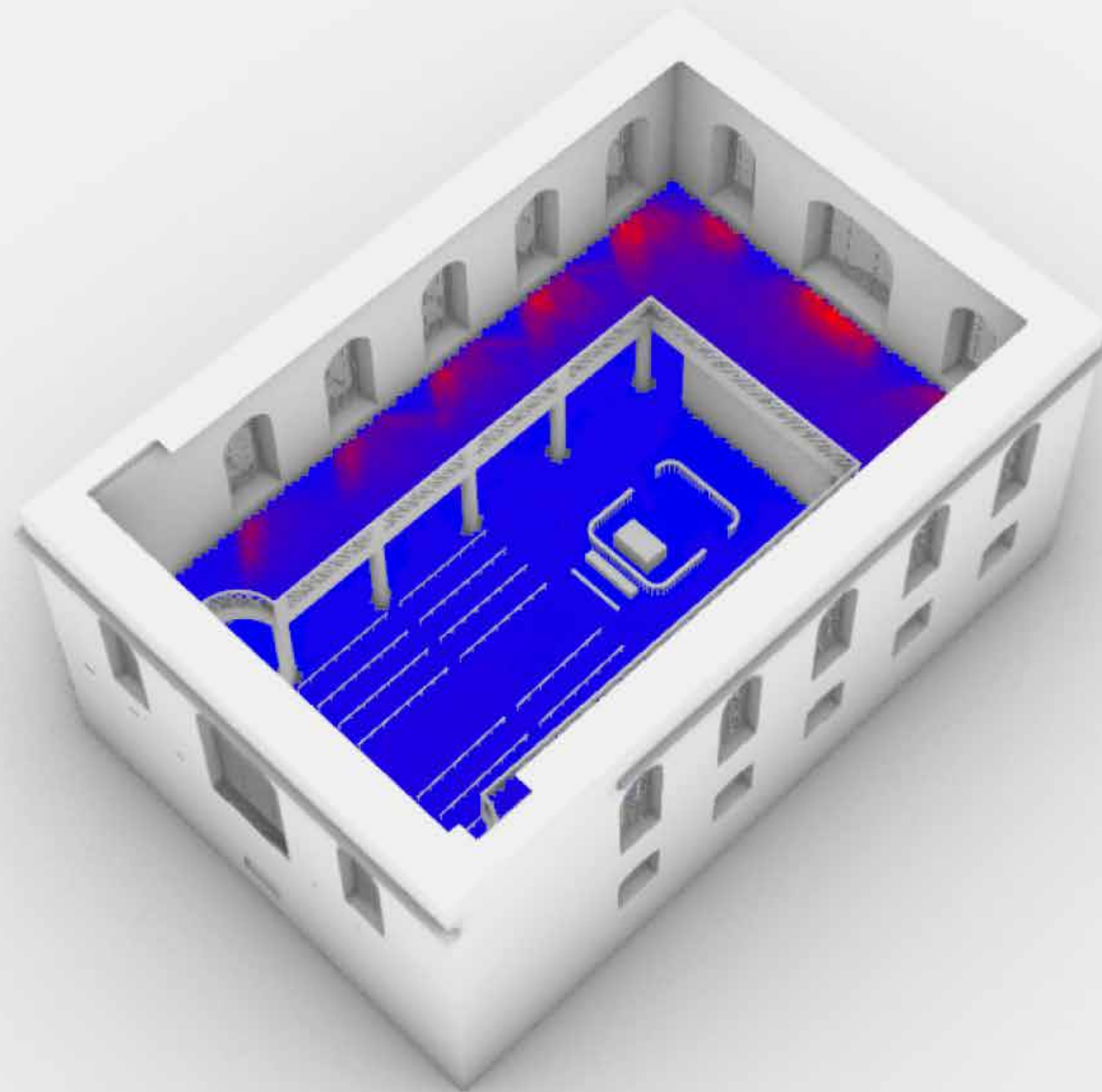


Existing radiance diagram – Internal mezzanine floor (Future Baseline 1 : The existing 31 Bury Street, with existing and consented schemes) "Human Visual Response image"



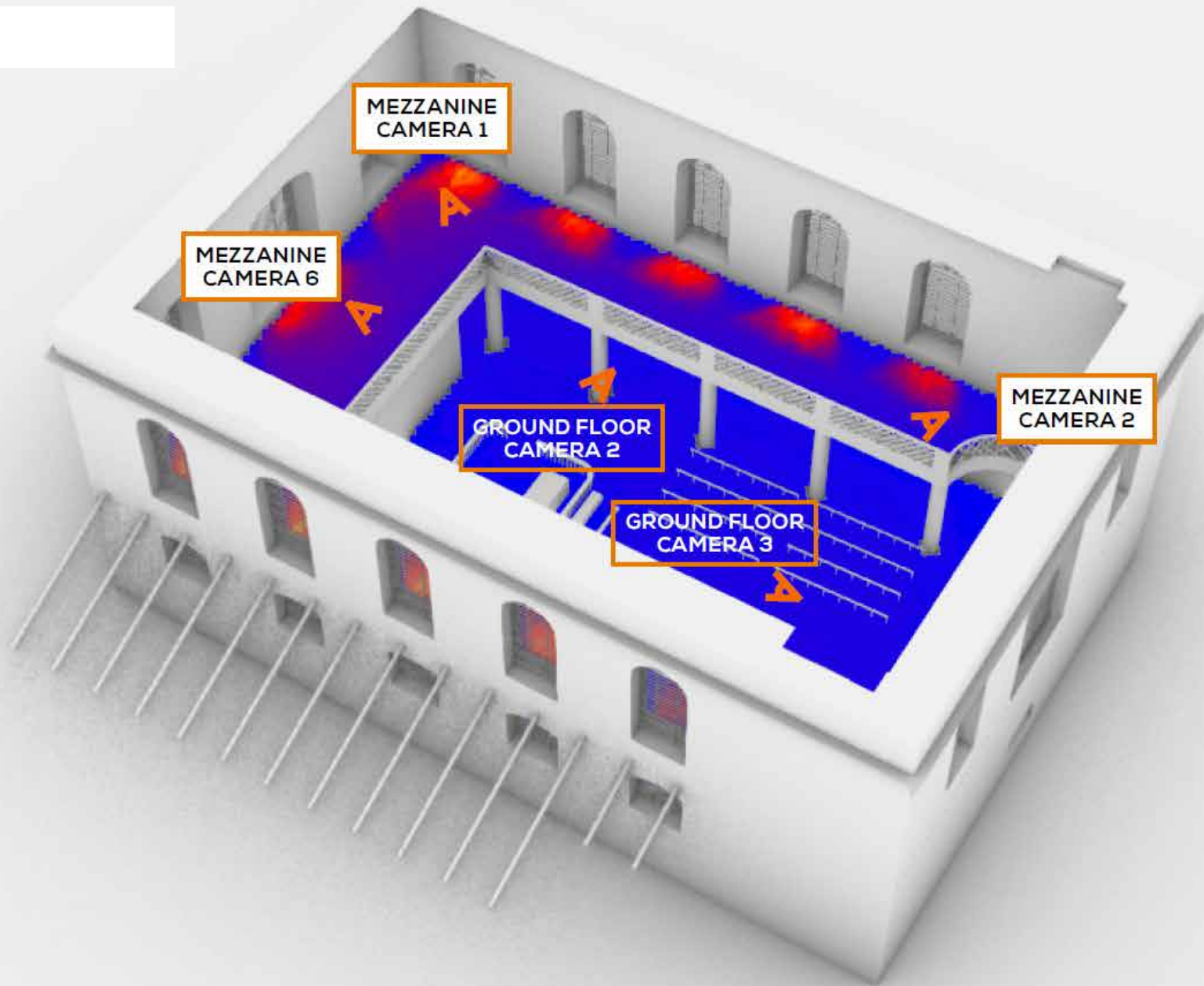
Proposed radiance diagram – Internal mezzanine floor (Future Baseline 1 : The proposal, with existing and consented schemes)
“Human Visual Response image”



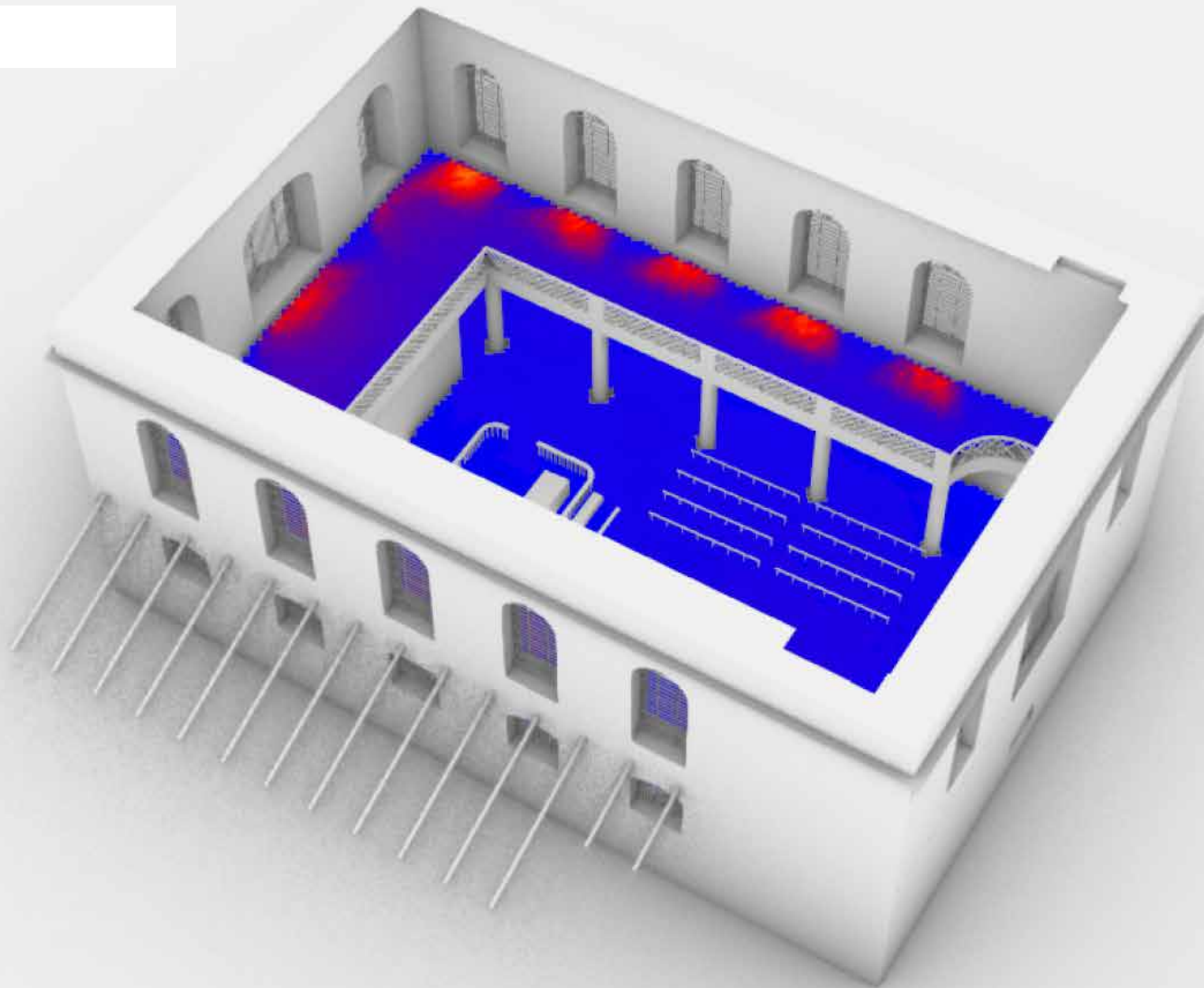


MEZZANINE ADF: 0.12%

GROUND FLOOR ADF: 0.03%



Existing radiance diagram – view from south (Future Baseline 2 : The existing 31 Bury Street with existing, consented and unconsented schemes)

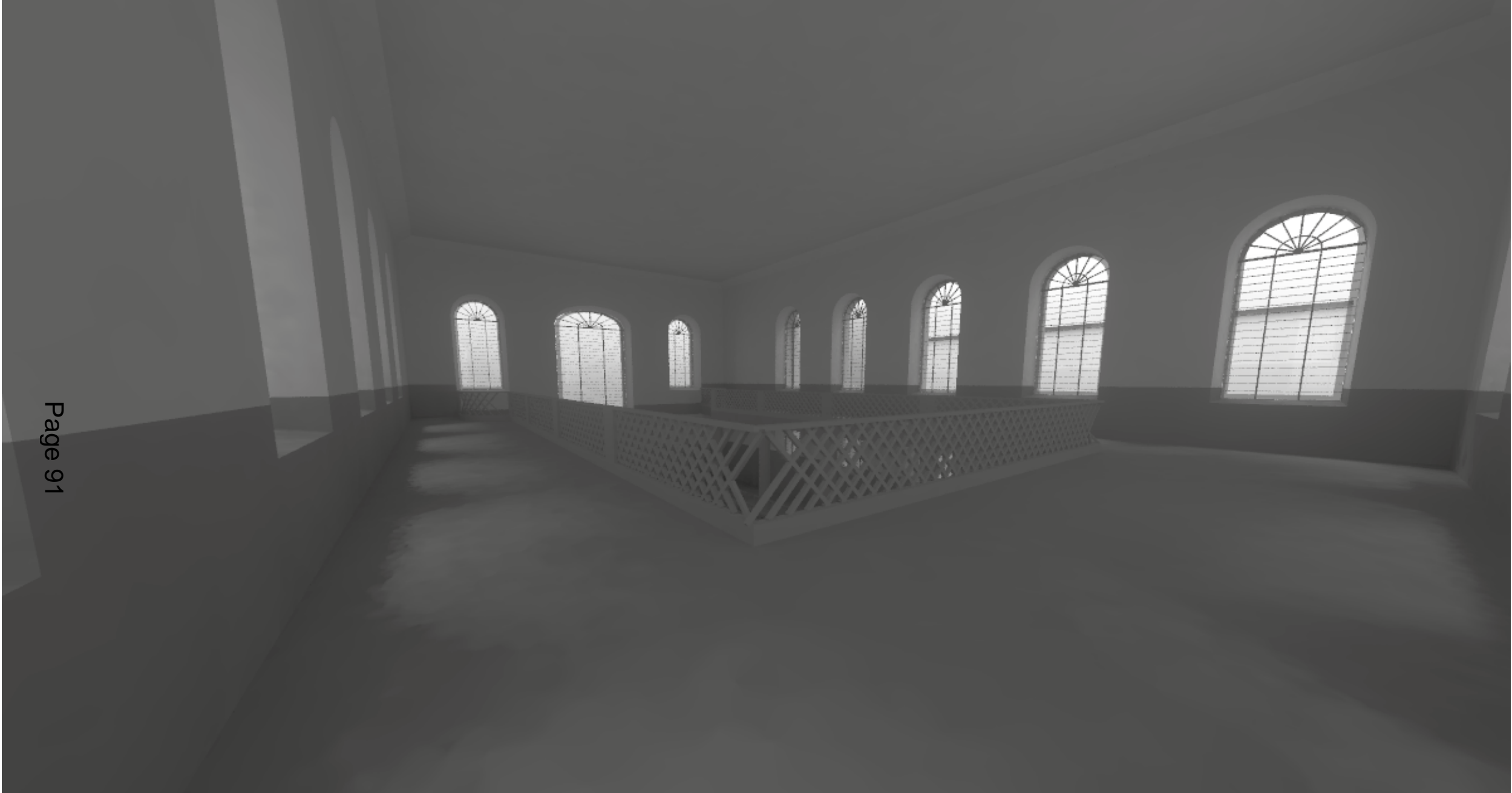




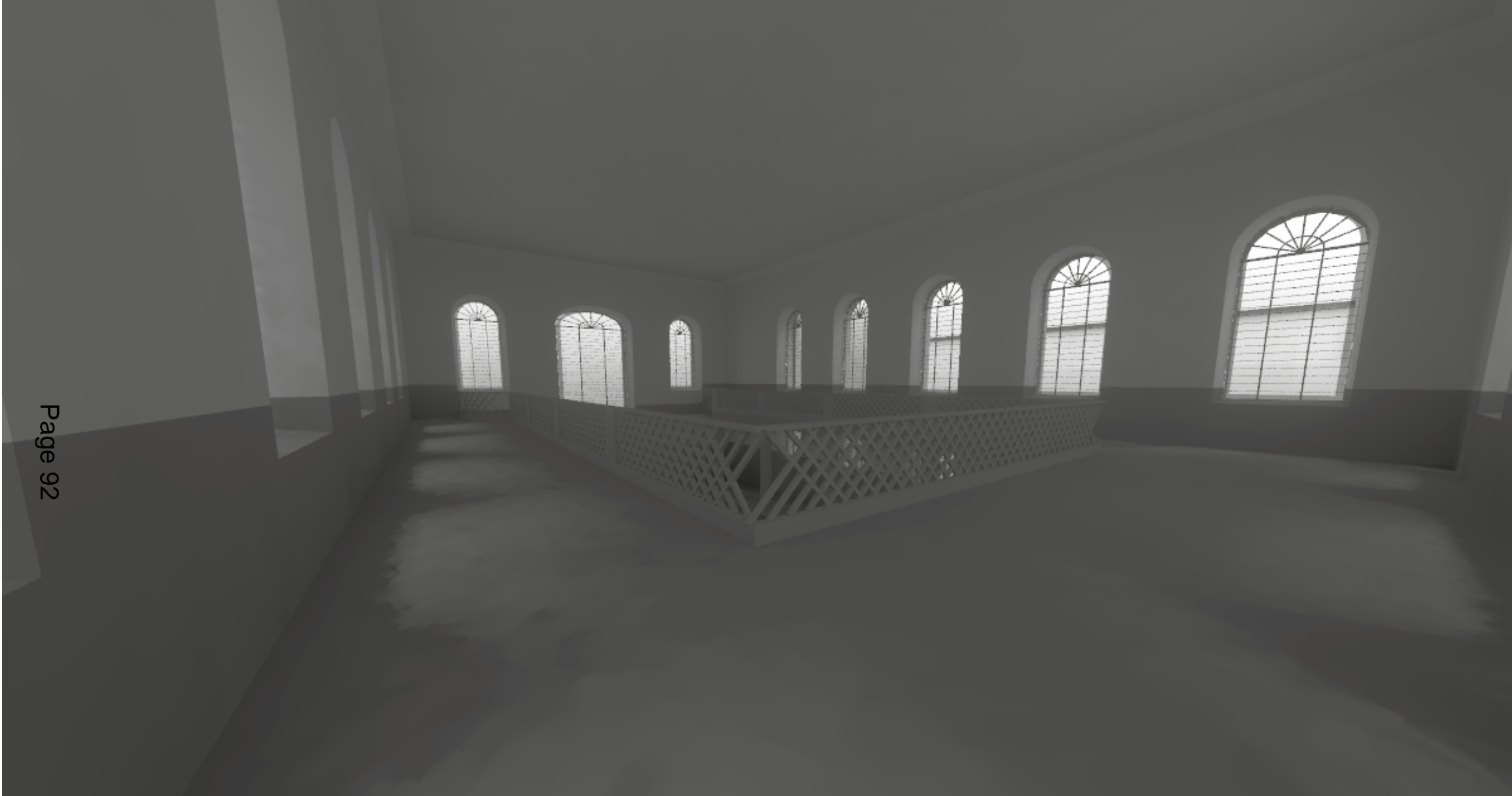
Existing radiance diagrams – Internal ground floor Future Baseline 2 (existing 31 Bury Street with existing, consented and unconsented schemes) “Human Visual Response image”



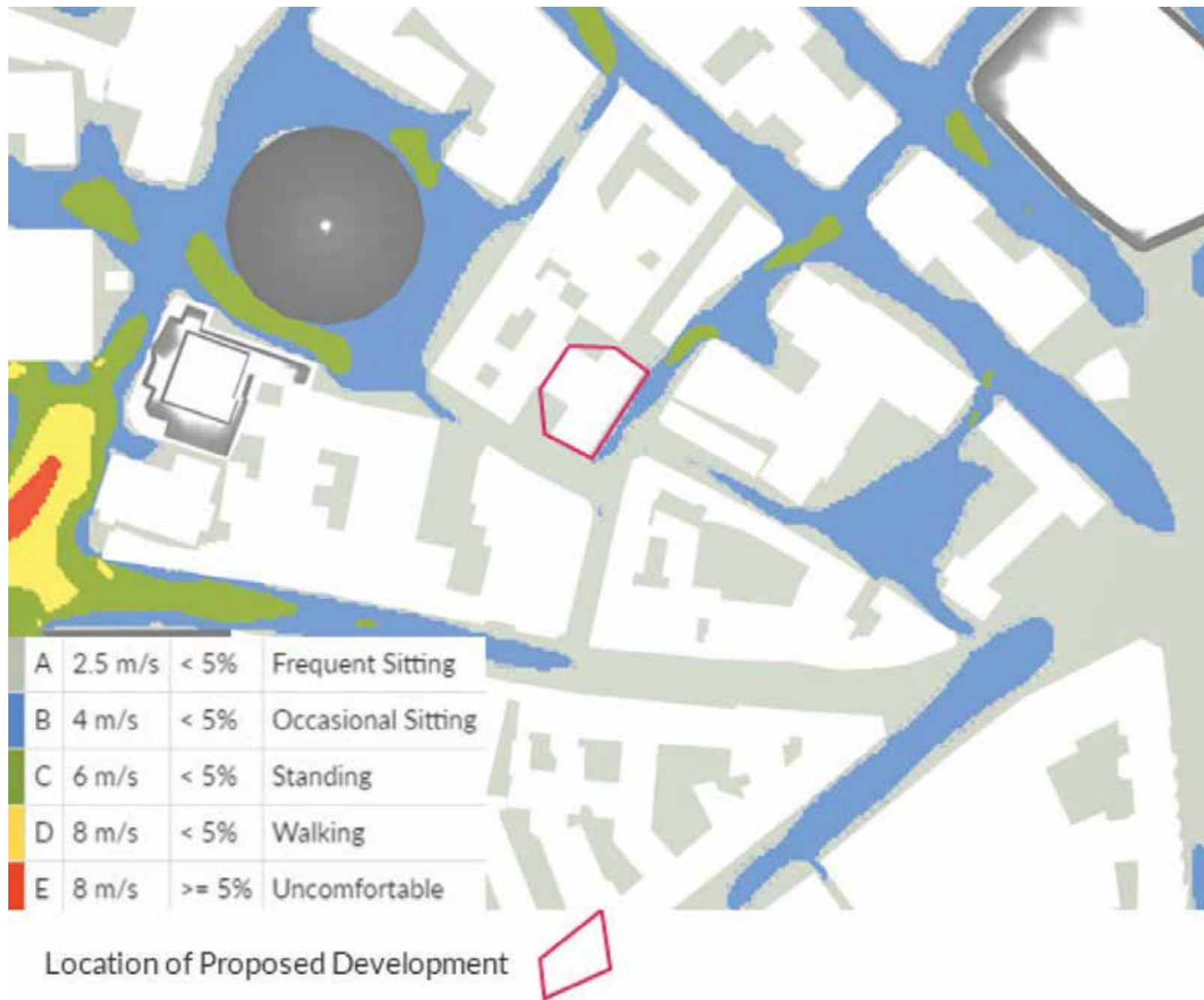
Proposed radiance diagrams – Internal ground floor Future Baseline 2 (the proposal with existing, consented and unconsented schemes)
“Human Visual Response image”

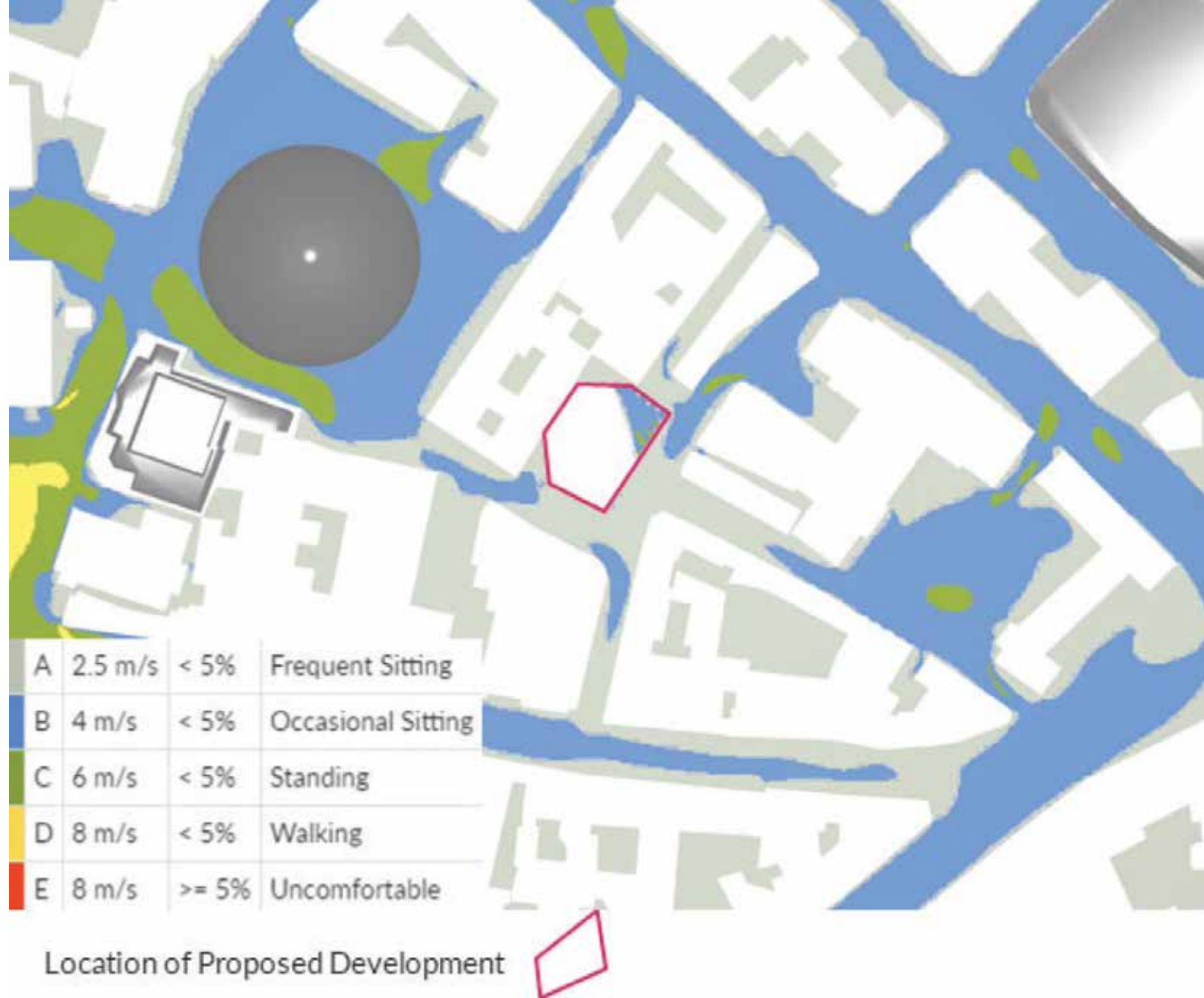


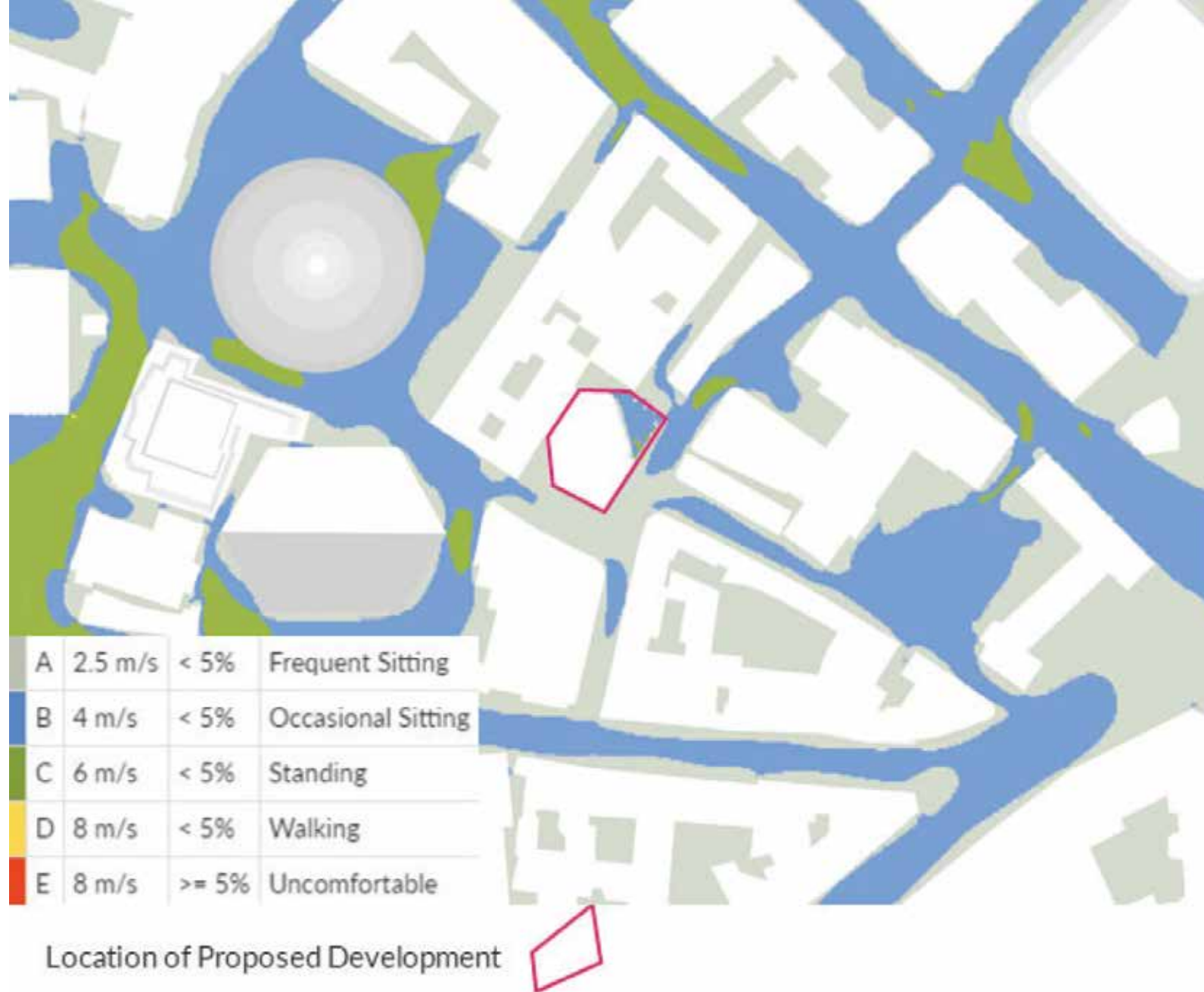
Existing radiance diagrams – Internal ground floor Future Baseline 2 (existing 31 Bury Street with existing, consented and unconsented schemes) “Human Visual Response Image”

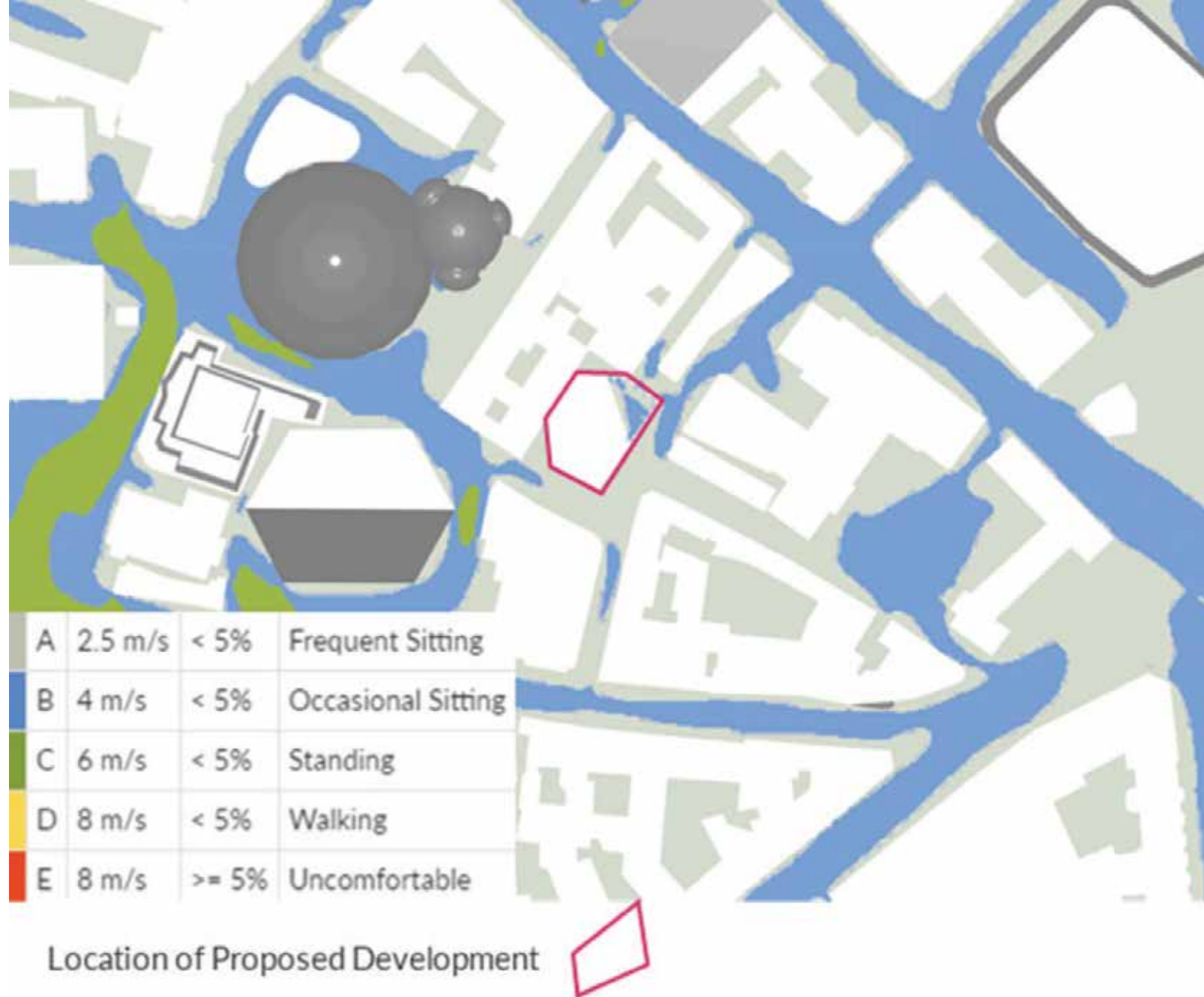


Proposed radiance diagrams – Internal ground floor Future Baseline 2 (the existing 31 Bury Street with existing, consented and unconsented schemes) “Human Visual Response Image”



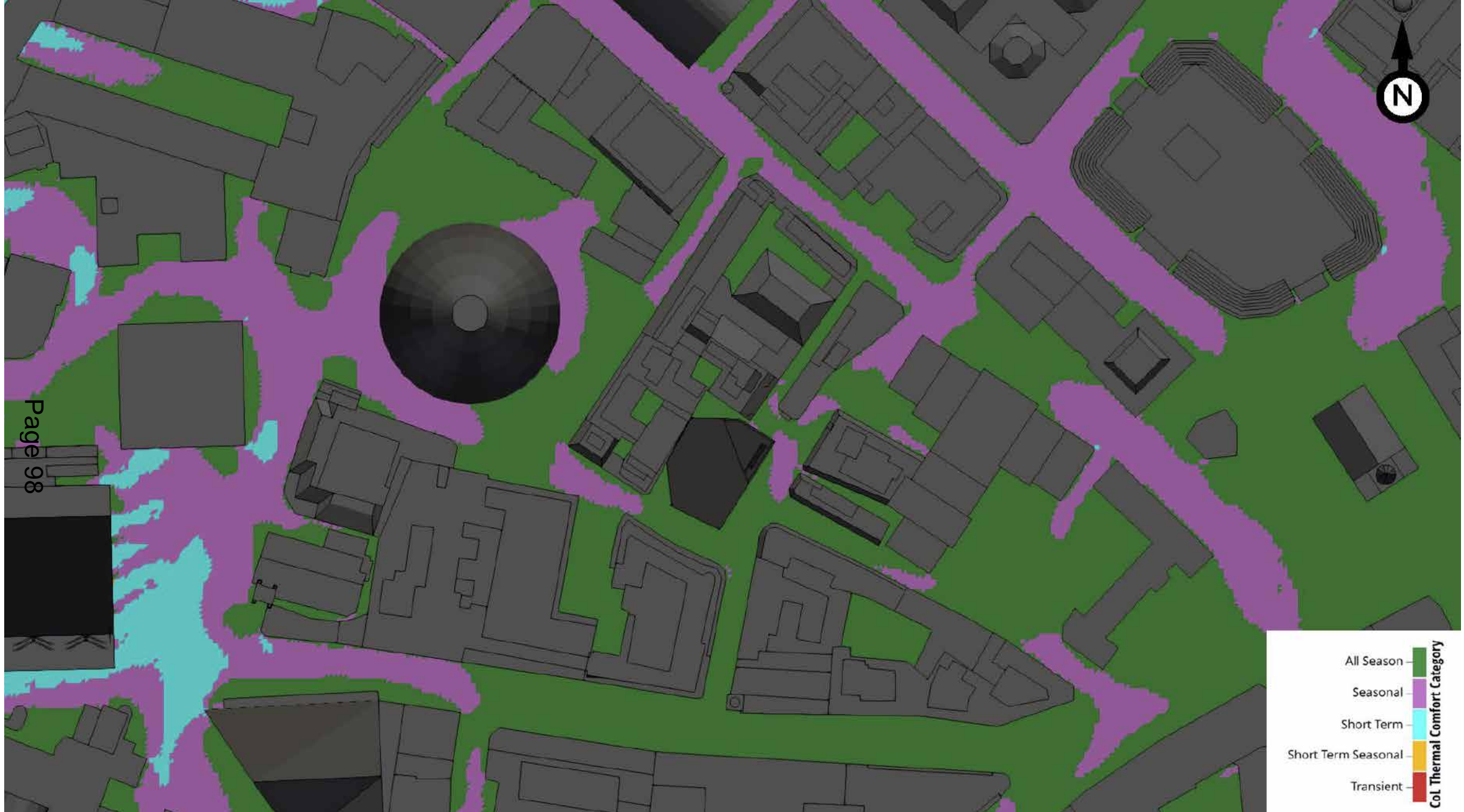




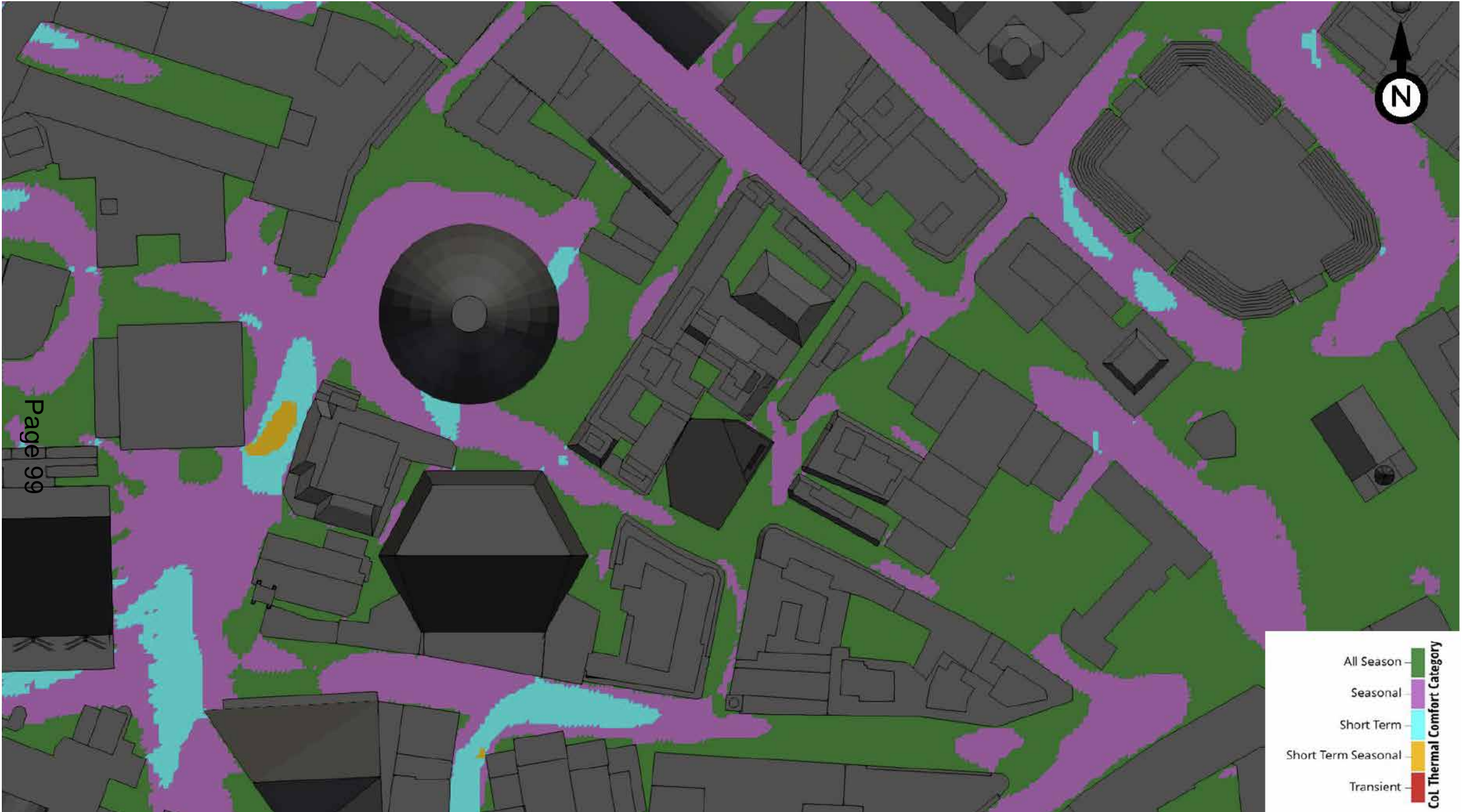




Thermal comfort conditions at existing site with existing surrounding buildings – Ground level



Thermal comfort conditions at proposed development with existing surrounding buildings – Ground level





Thermal comfort conditions at proposed development with consented and unconsented cumulative surrounding buildings – Ground level



Proposed CGI looking north



Proposed CGI looking west



Next Planning & Transportation Committee

26 October 2021

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