



Planning and Transportation Committee

PRESENTATION

Date: TUESDAY, 16 NOVEMBER 2021

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. **115-123 HOUNDSDITCH LONDON EC3A 7BU**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 110)

John Barradell
Town Clerk and Chief Executive

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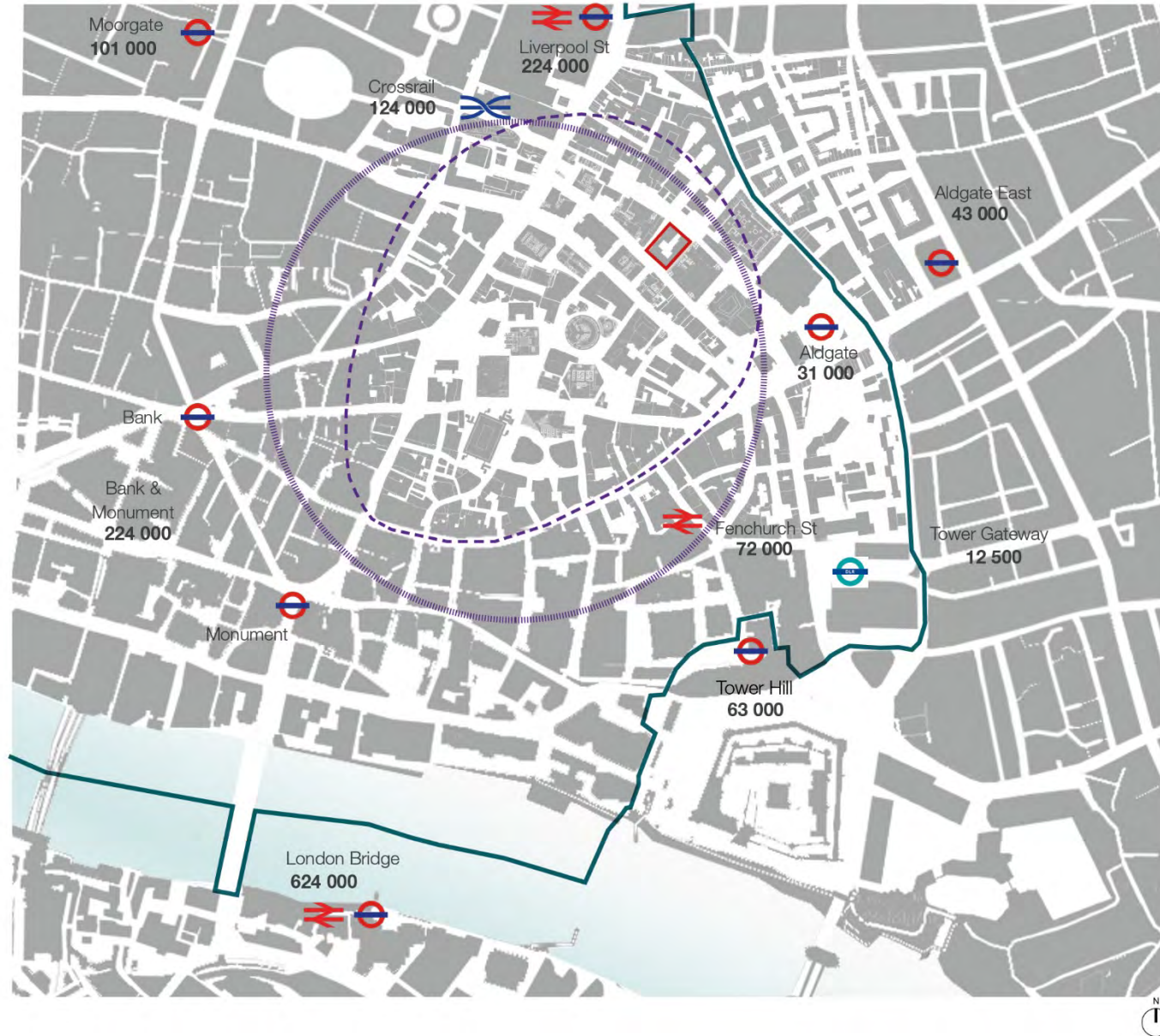


115-123 Houndsditch Application

Planning & Transportation Committee

16 November 2021

115-123 Houndsditch



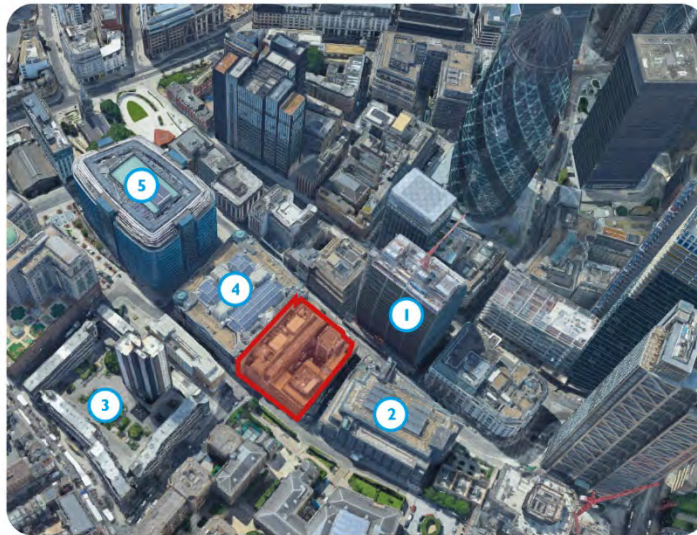
115-123 Houndsditch



Aerial view looking north



Aerial view looking west



Aerial view looking south



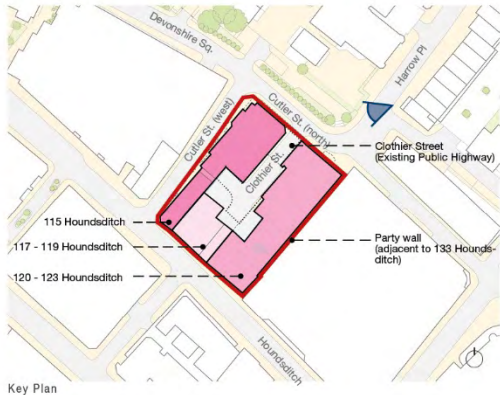
Aerial view looking east

Key:

-  The Site
-  70 St Mary Axe
-  Premier Place
-  Middlesex Estate, Petticoat Tower
-  133 Houndsditch
-  St Botolph Building

115-123 Houndsditch

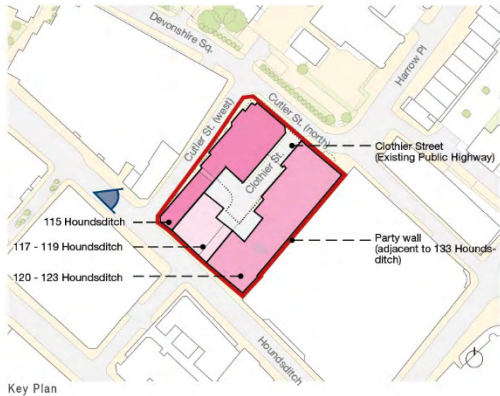
Page 6



Existing Site Photographs: Approach from Harrow Place

115-123 Houndsditch

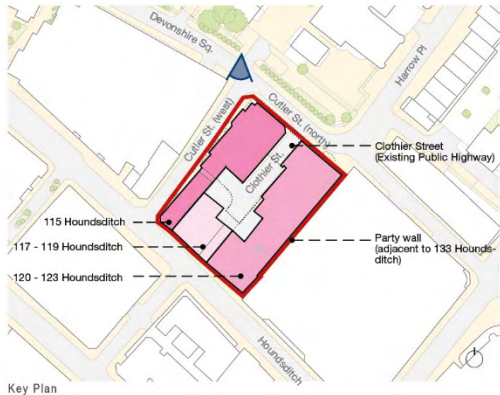
Page 7



Existing Site Photographs: Approach from Houndsditch

115-123 Houndsditch

Page 8

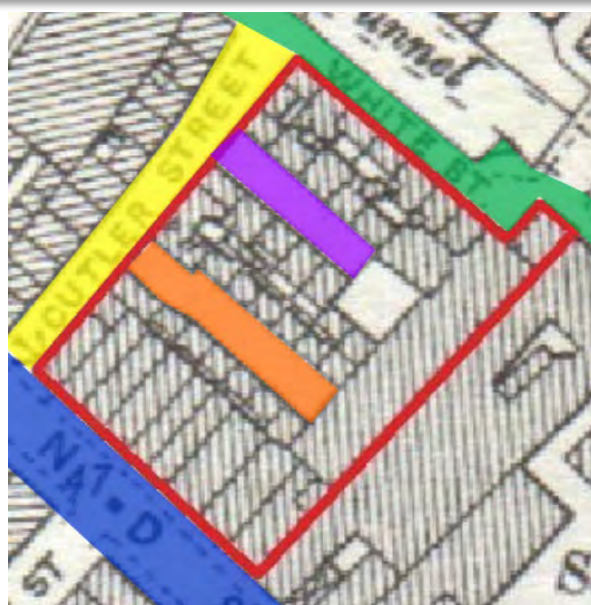


Existing Site Photographs: Approach from Devonshire Square

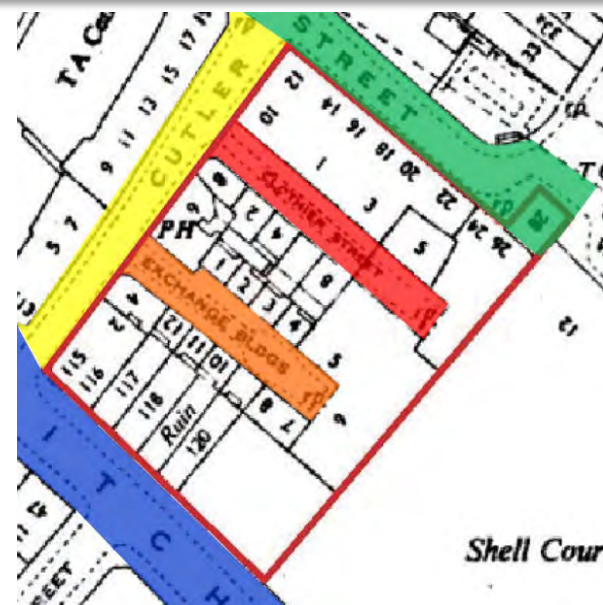
115-123 Houndsditch



1672 (Ogilby)



1894 (Ordnance Survey)



1963 (Ordnance Survey)



Existing Plan



Proposed Plan

Houndsditch

Cutler Street

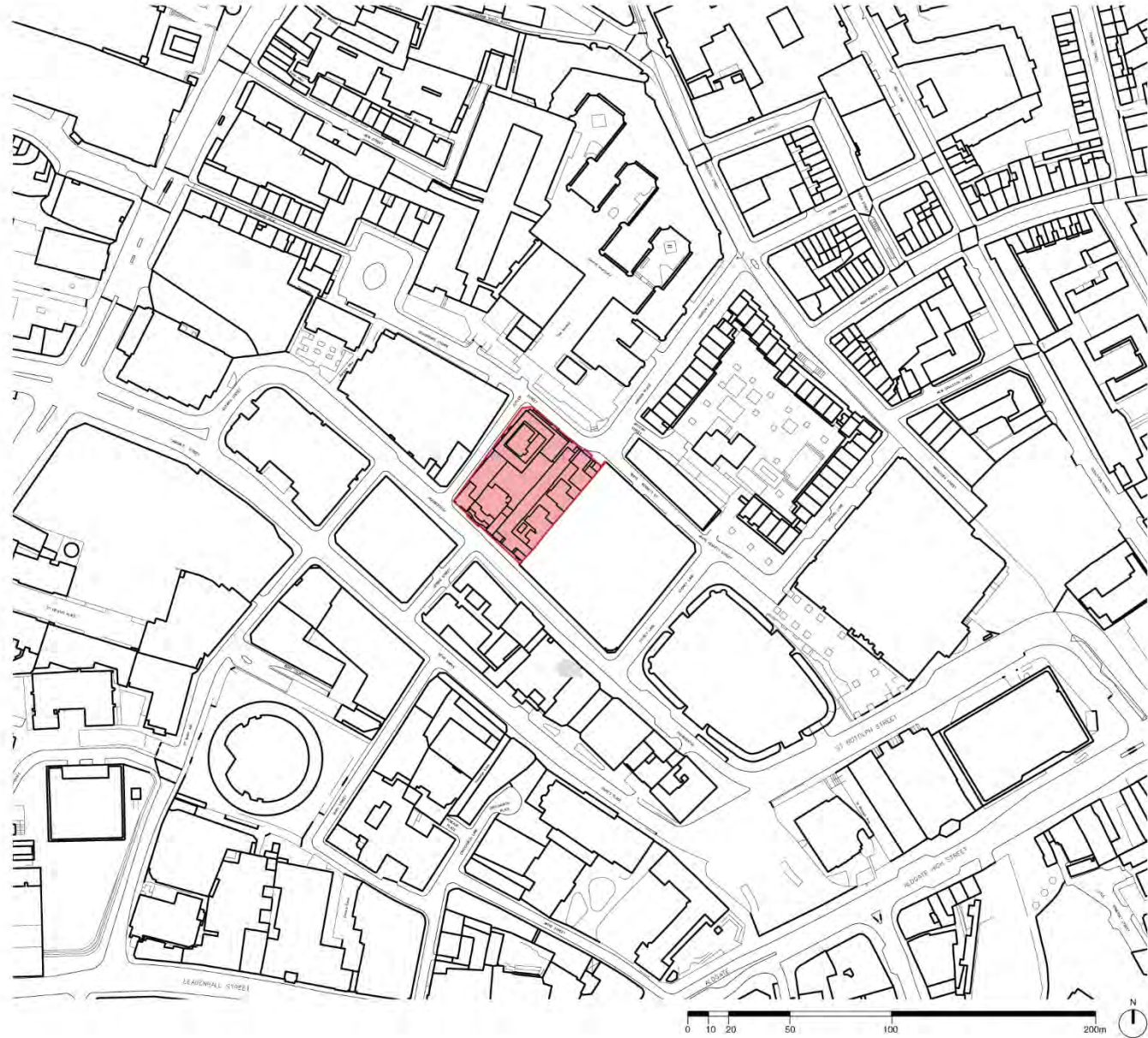
White Street / Not named

Exchange Bldgs / Not named

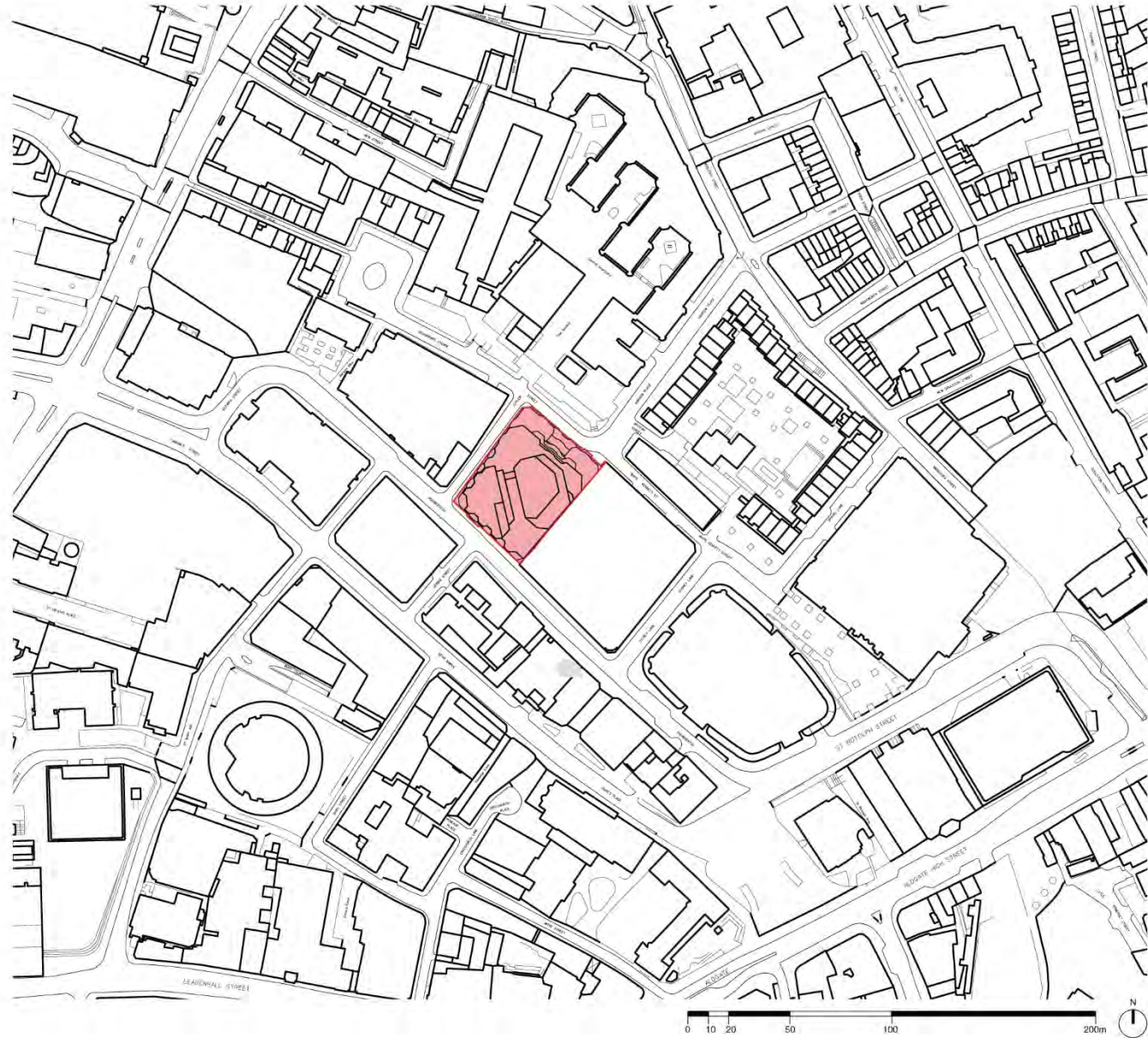
Clothier Street

Carter Street / Not named

Historic Street Pattern



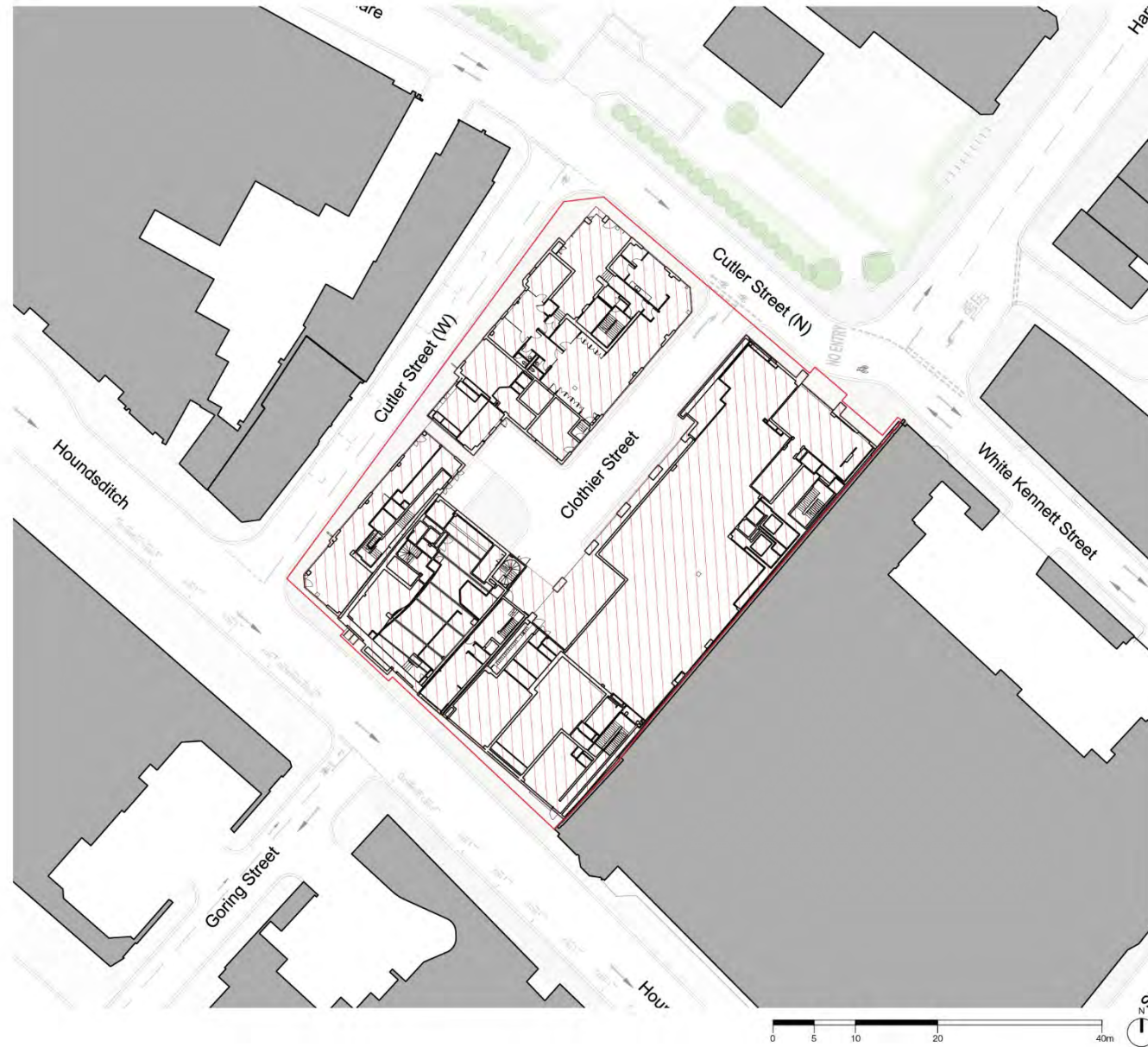
Existing Site Plan



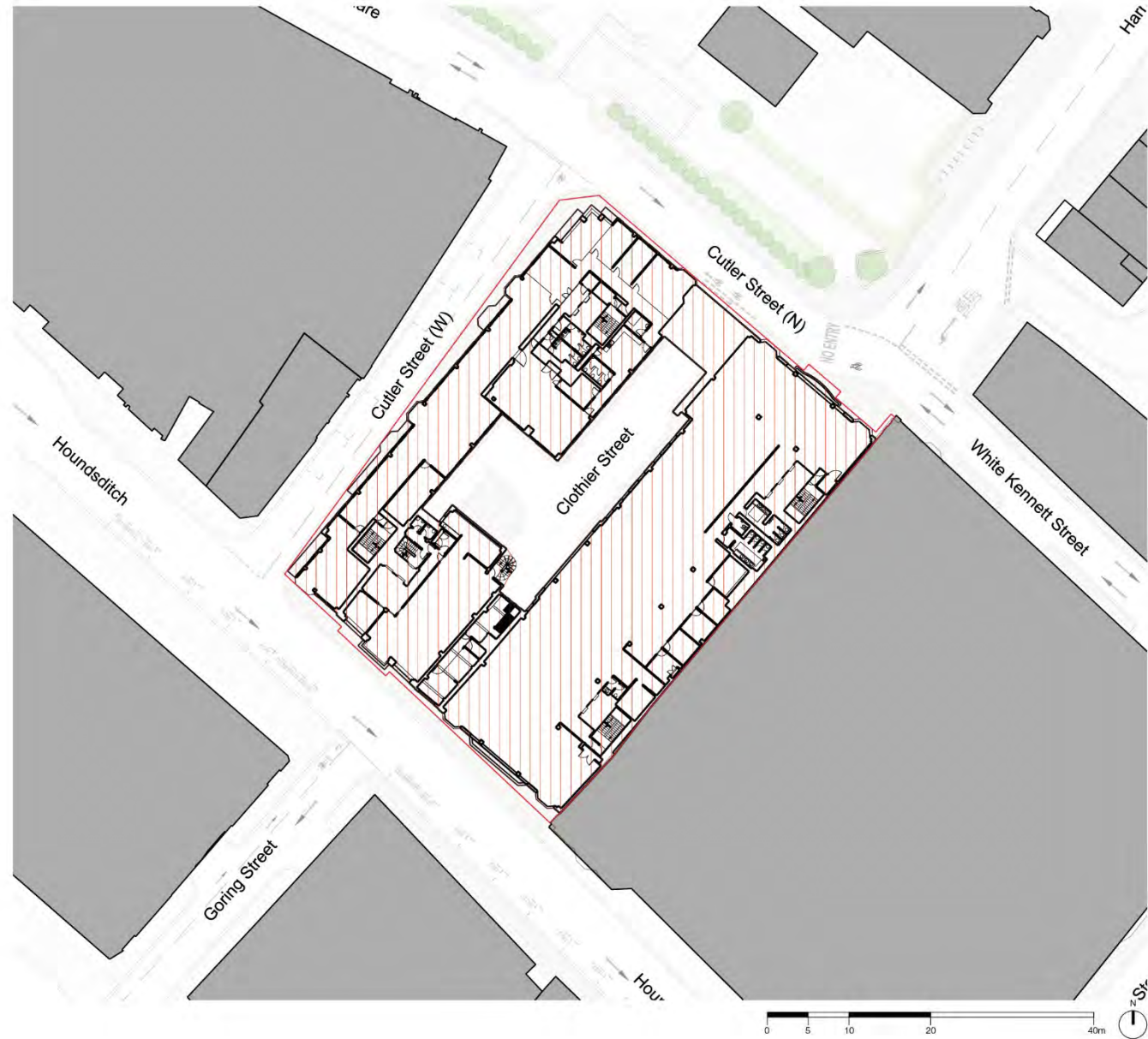
Proposed Site Plan



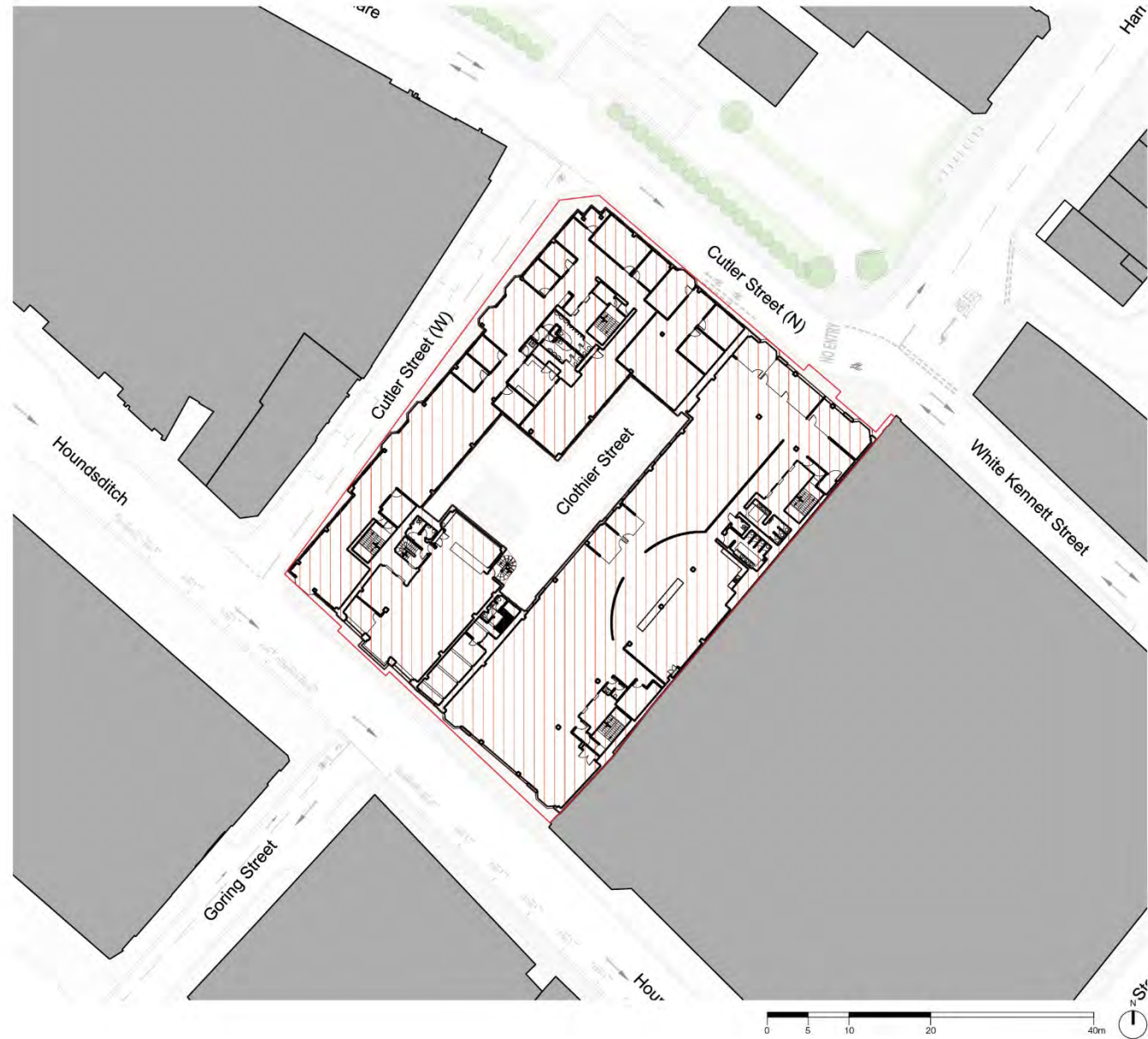
Existing Basement Plan



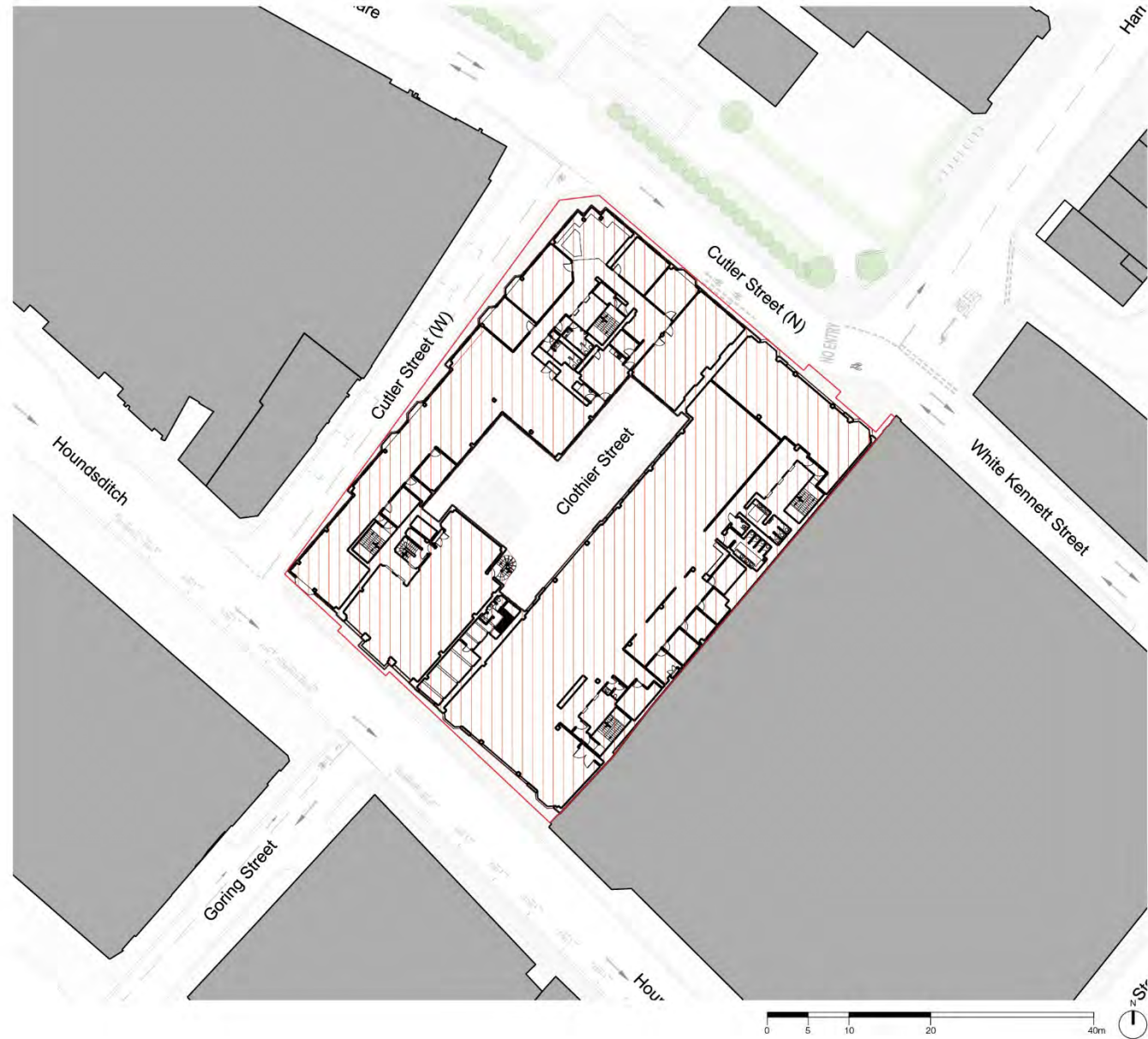
Existing Ground Floor Plan



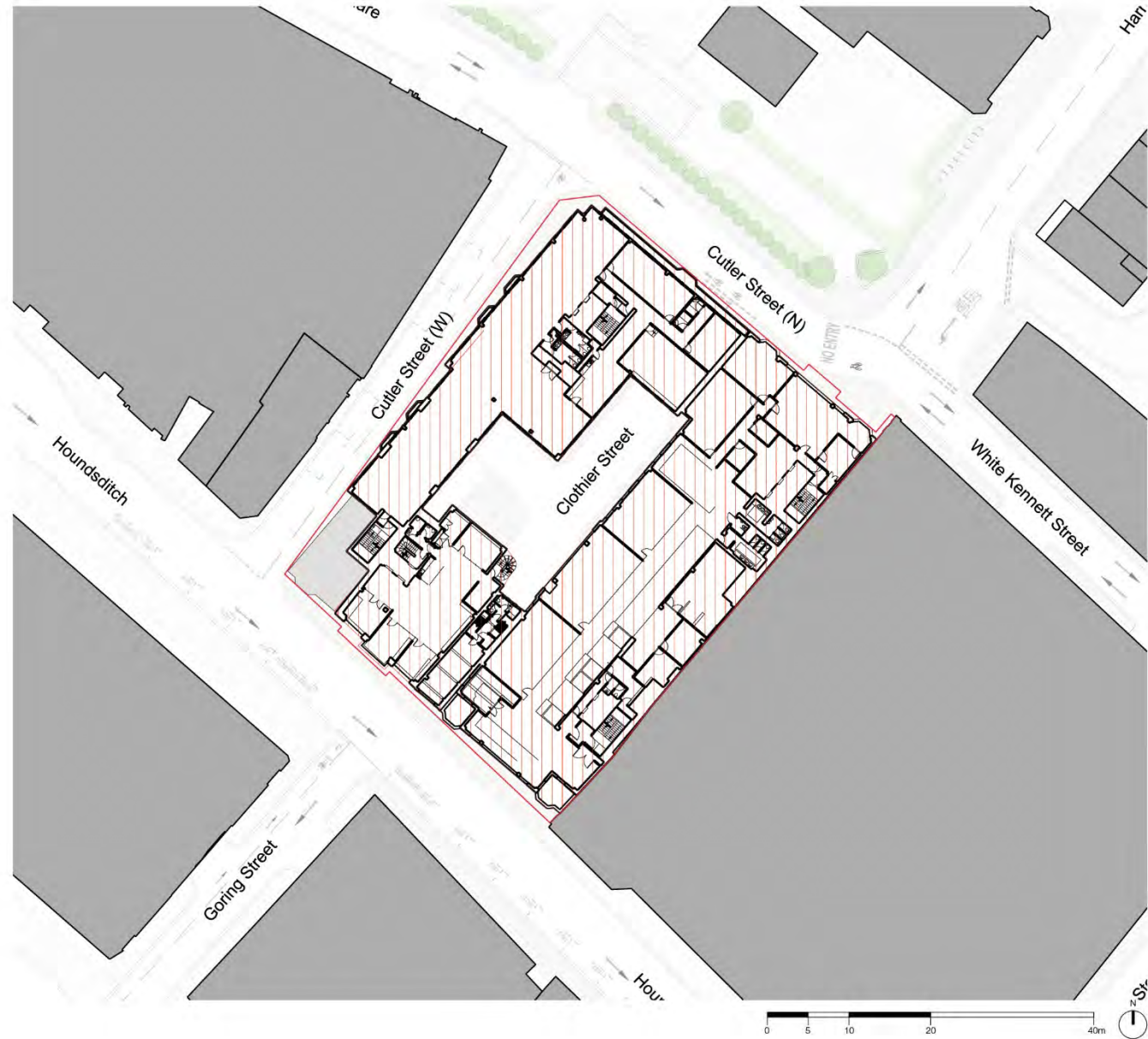
Existing First Floor Plan



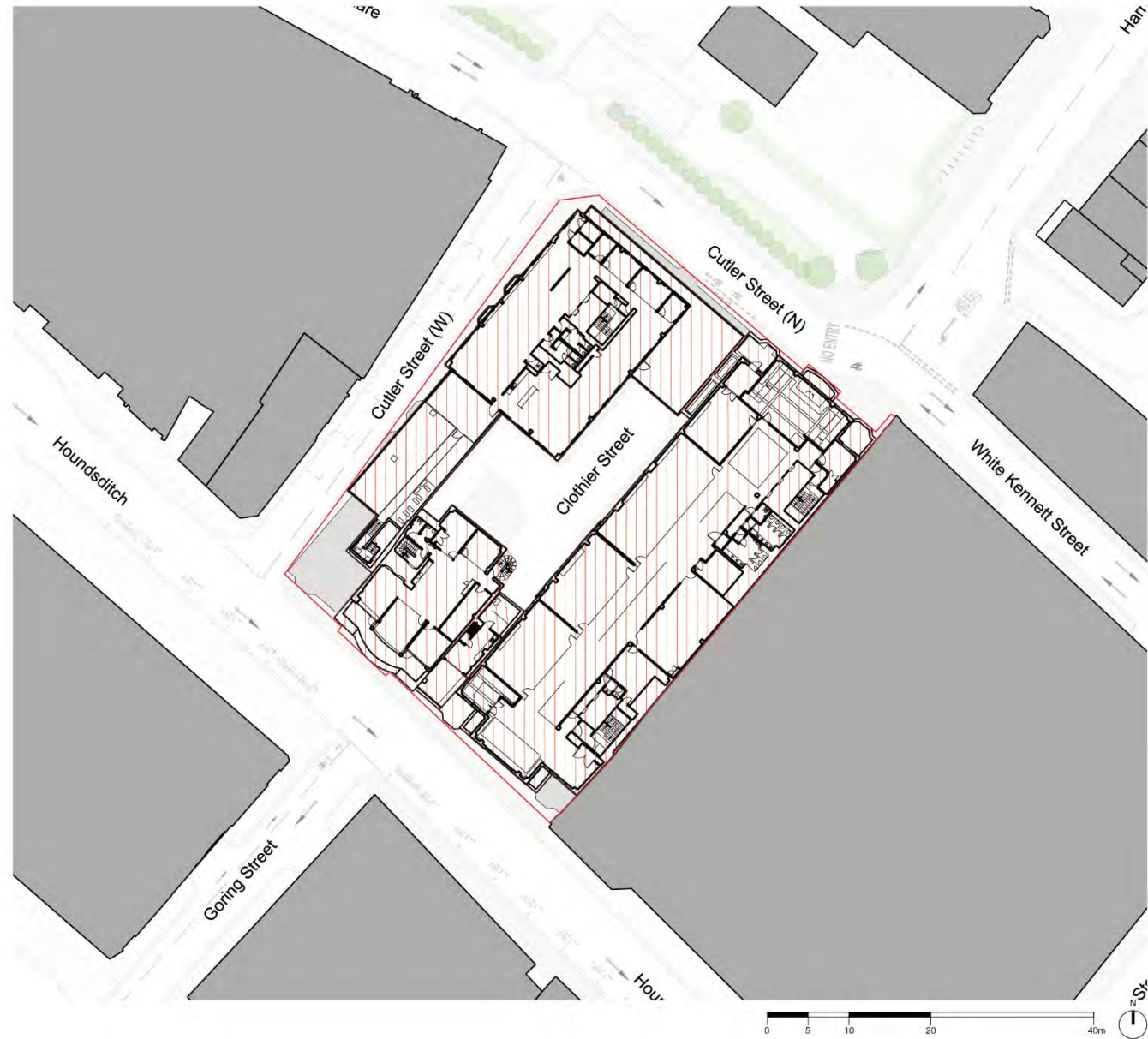
Existing Second Floor Plan



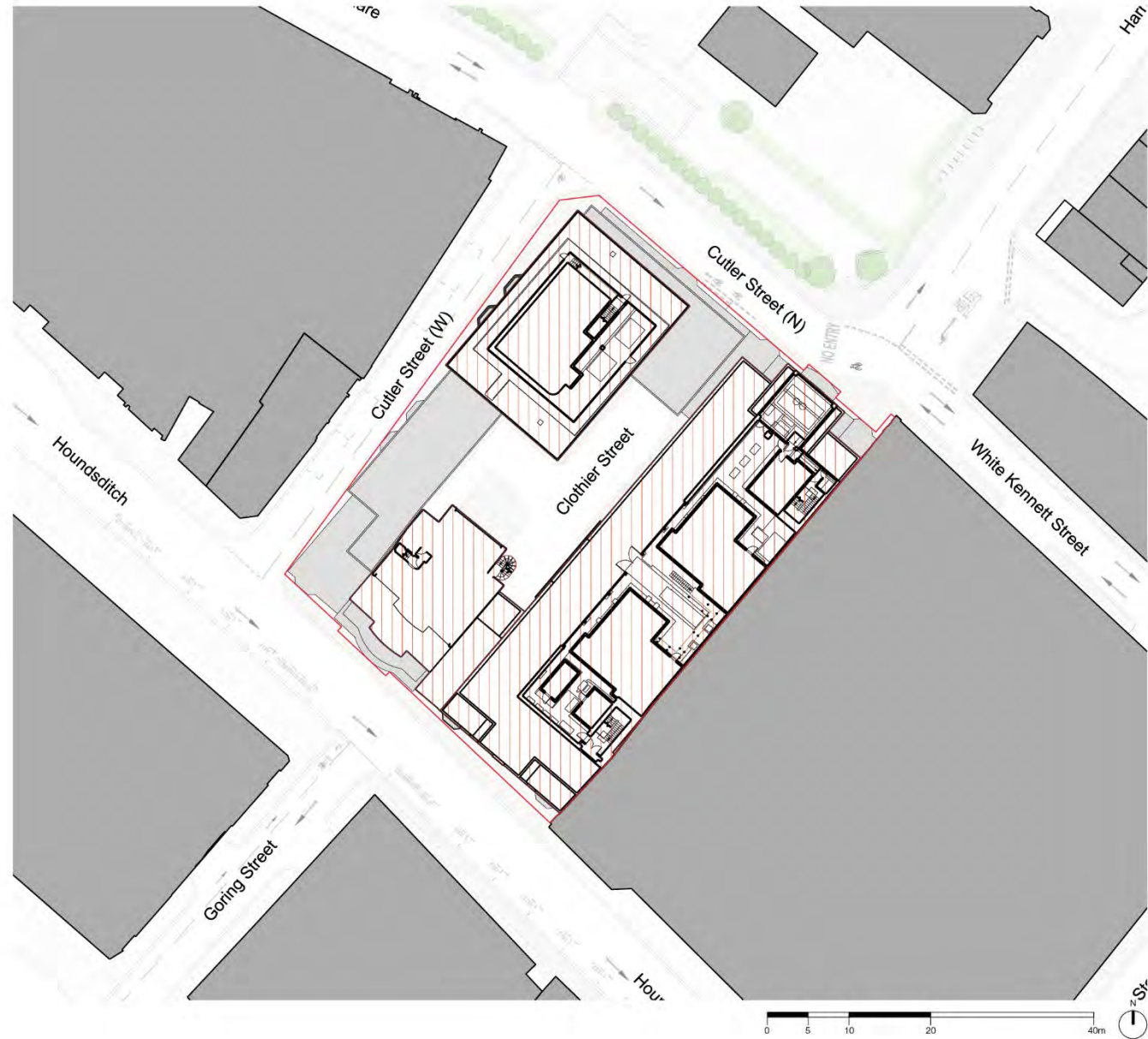
Existing Third Floor Plan



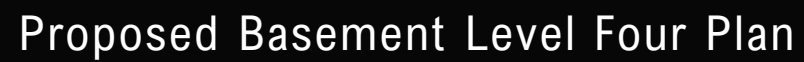
Existing Fourth Floor Plan



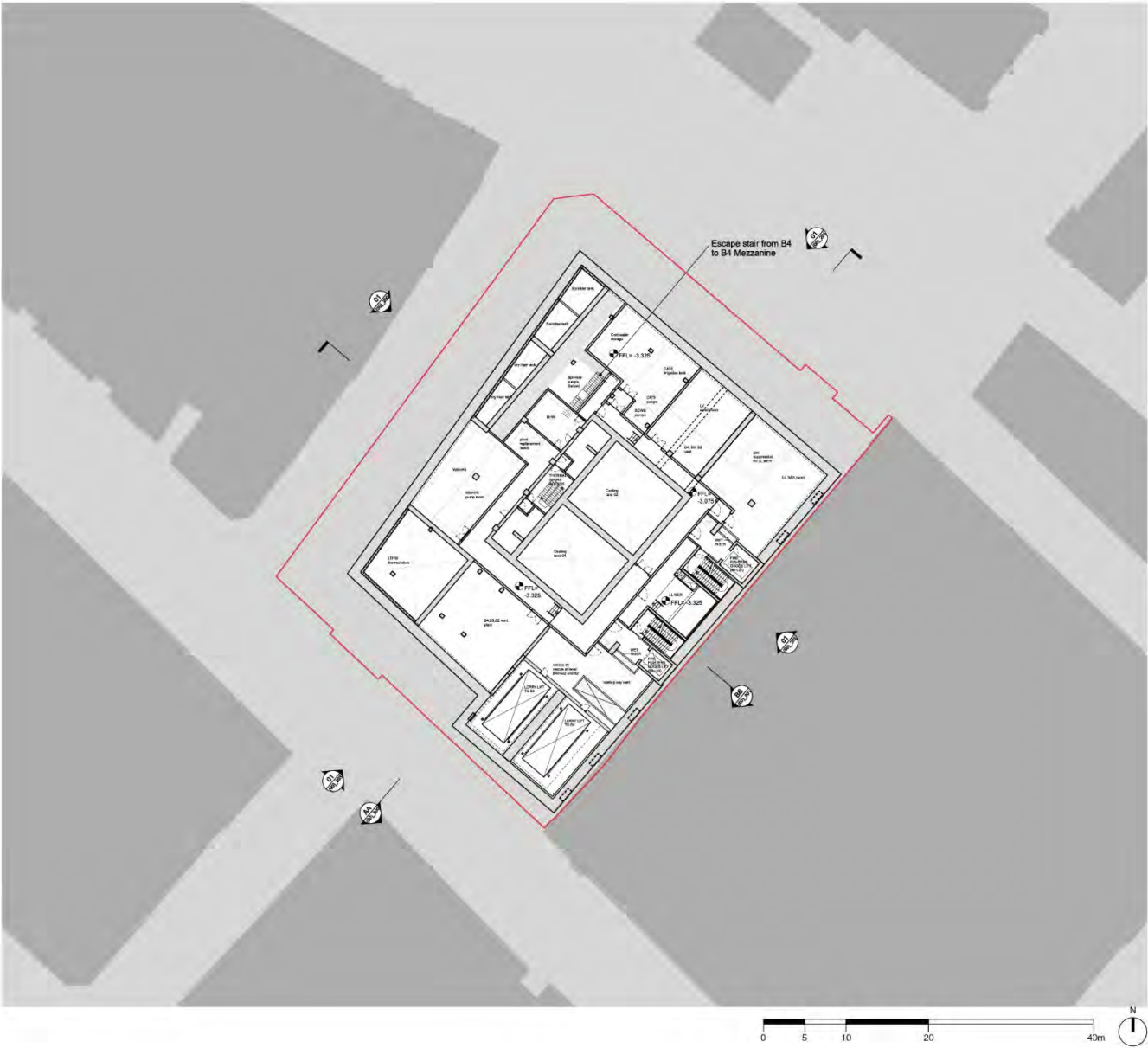
Existing Fifth Floor Plan



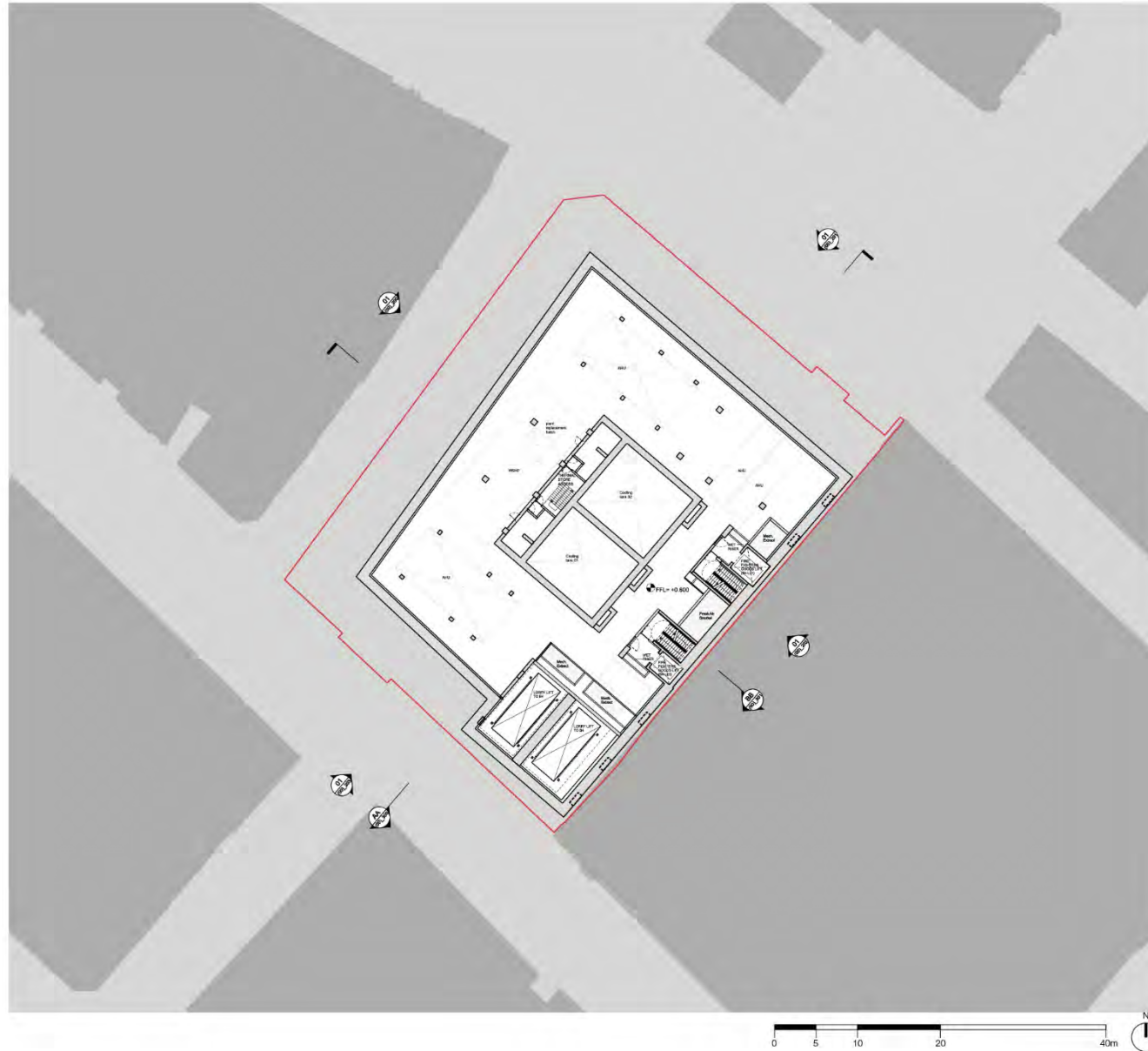
Existing Sixth Floor Plan



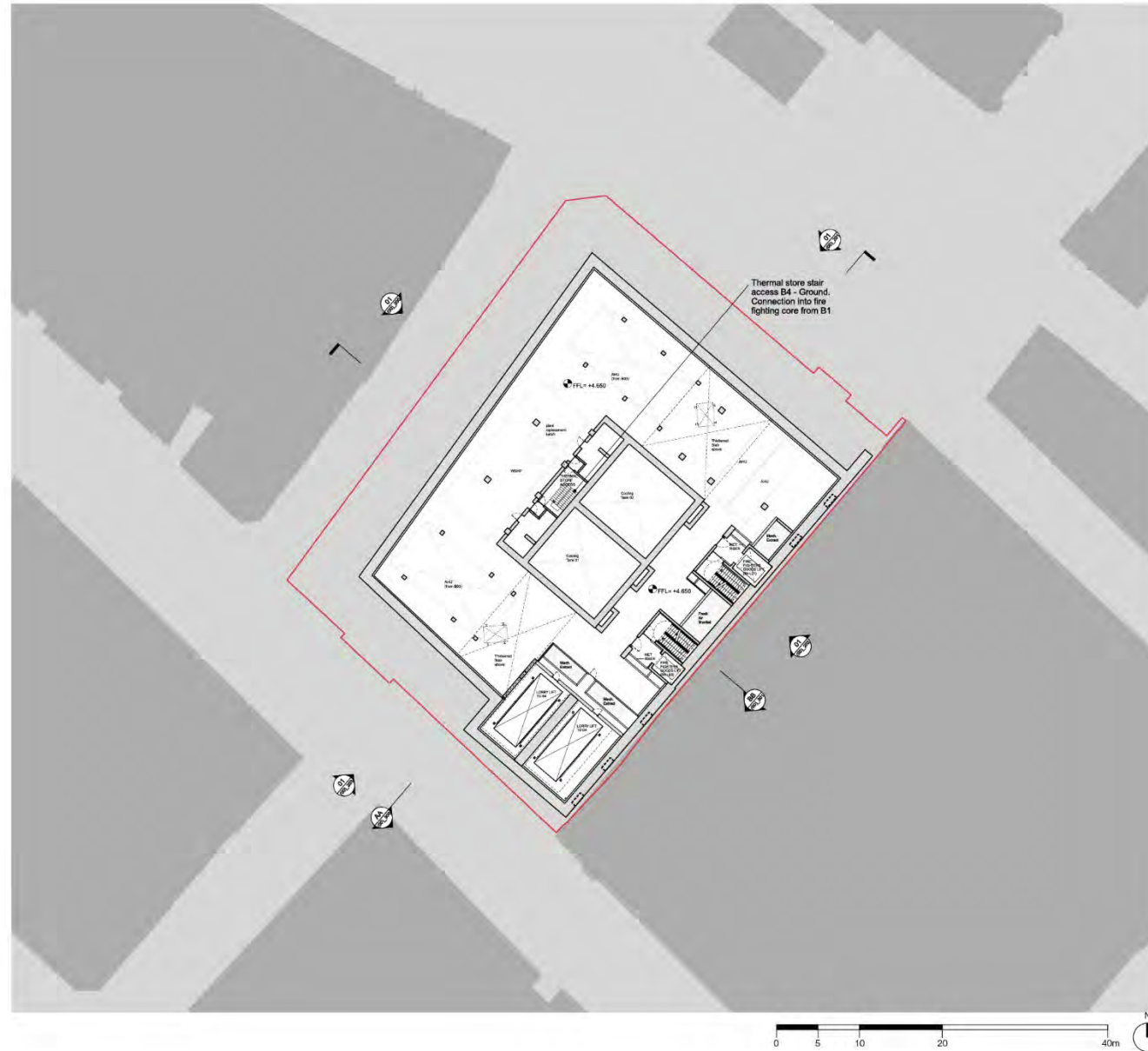
Proposed Basement Level Four Plan



Proposed Basement Level Four Mezzanine Plan



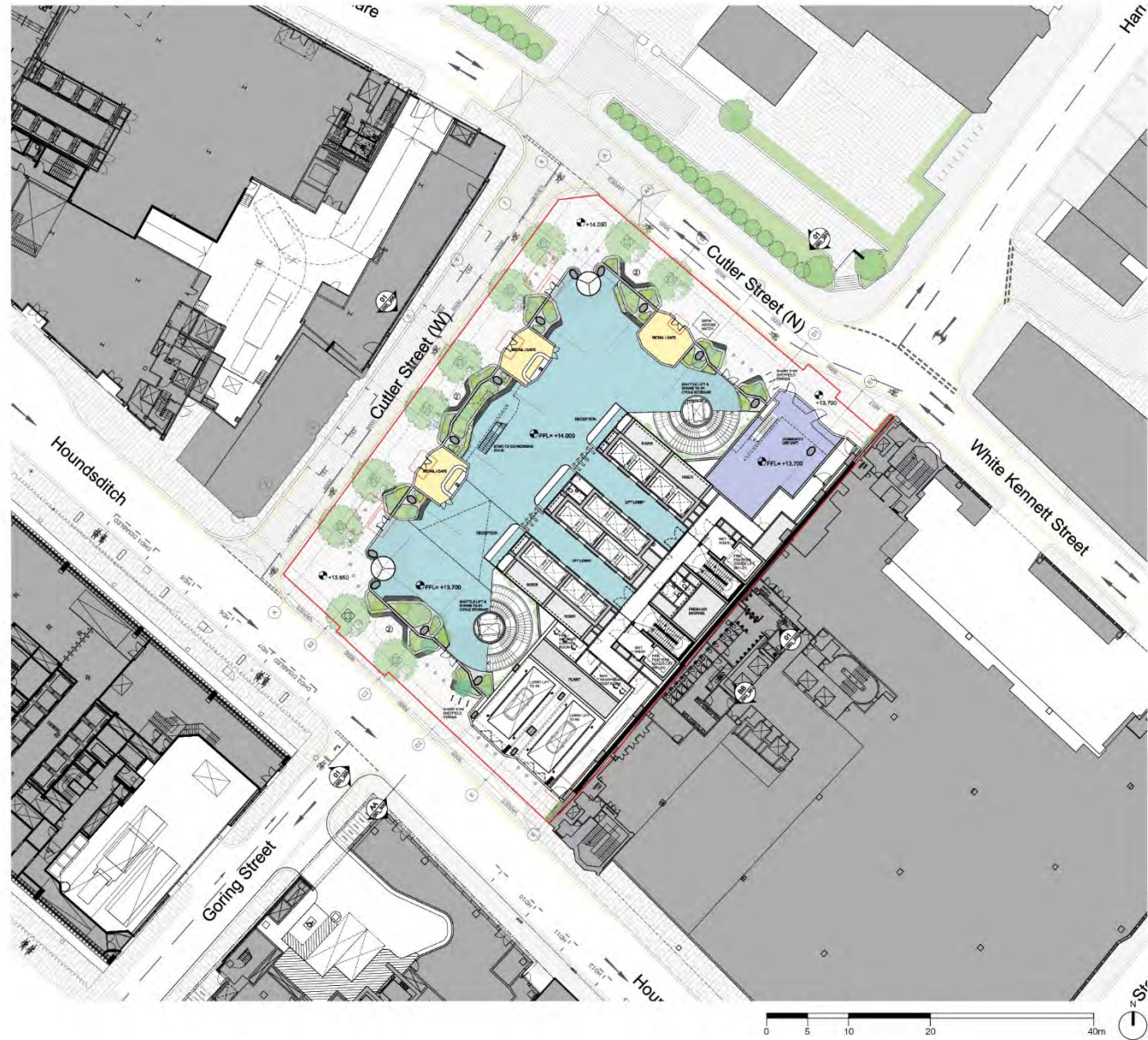
Proposed Basement Level Three Plan



Proposed Basement Level Two Plan

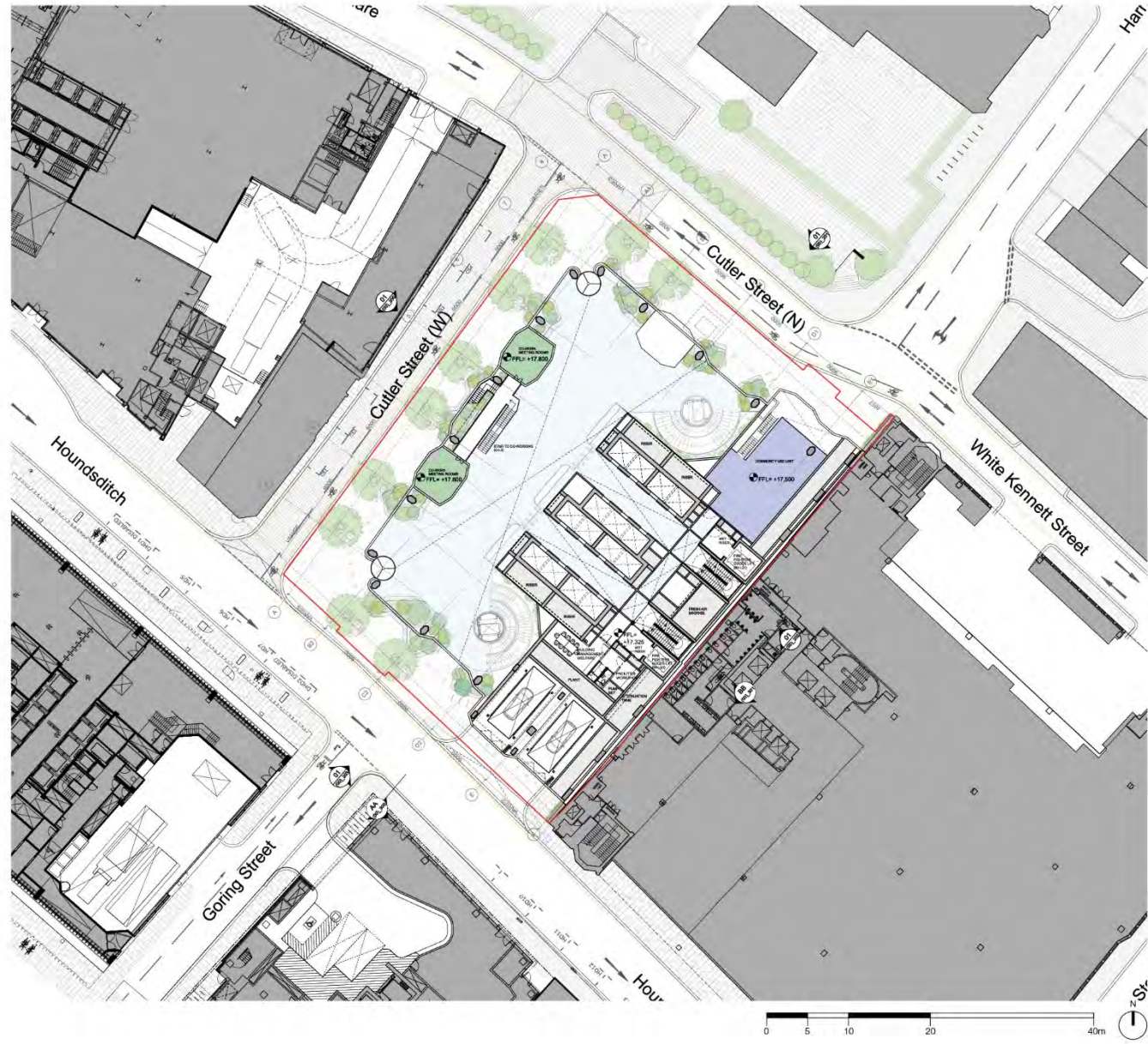


Proposed Basement Level One Plan



Proposed Ground Floor Plan

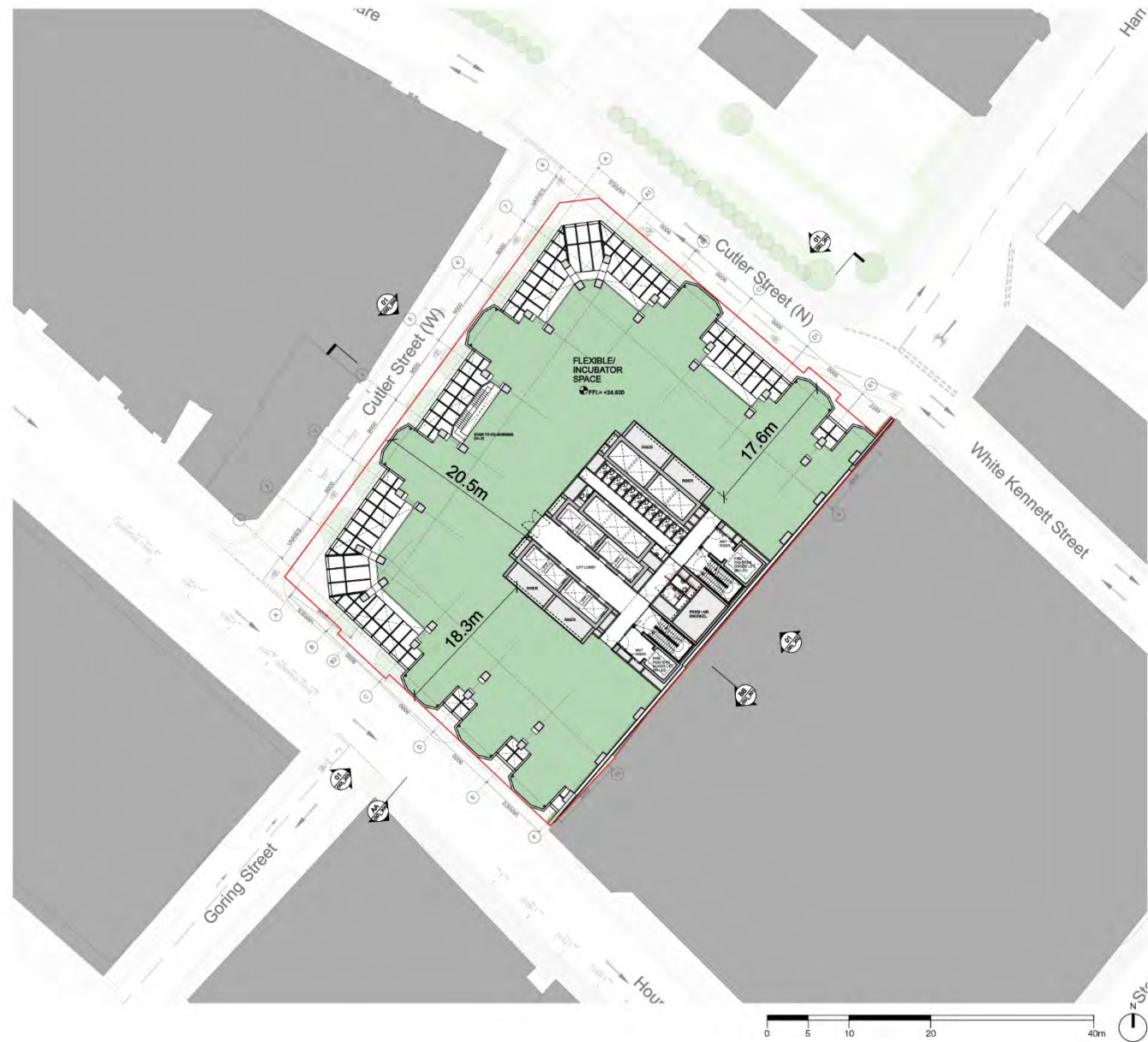
115-123 Houndsditch



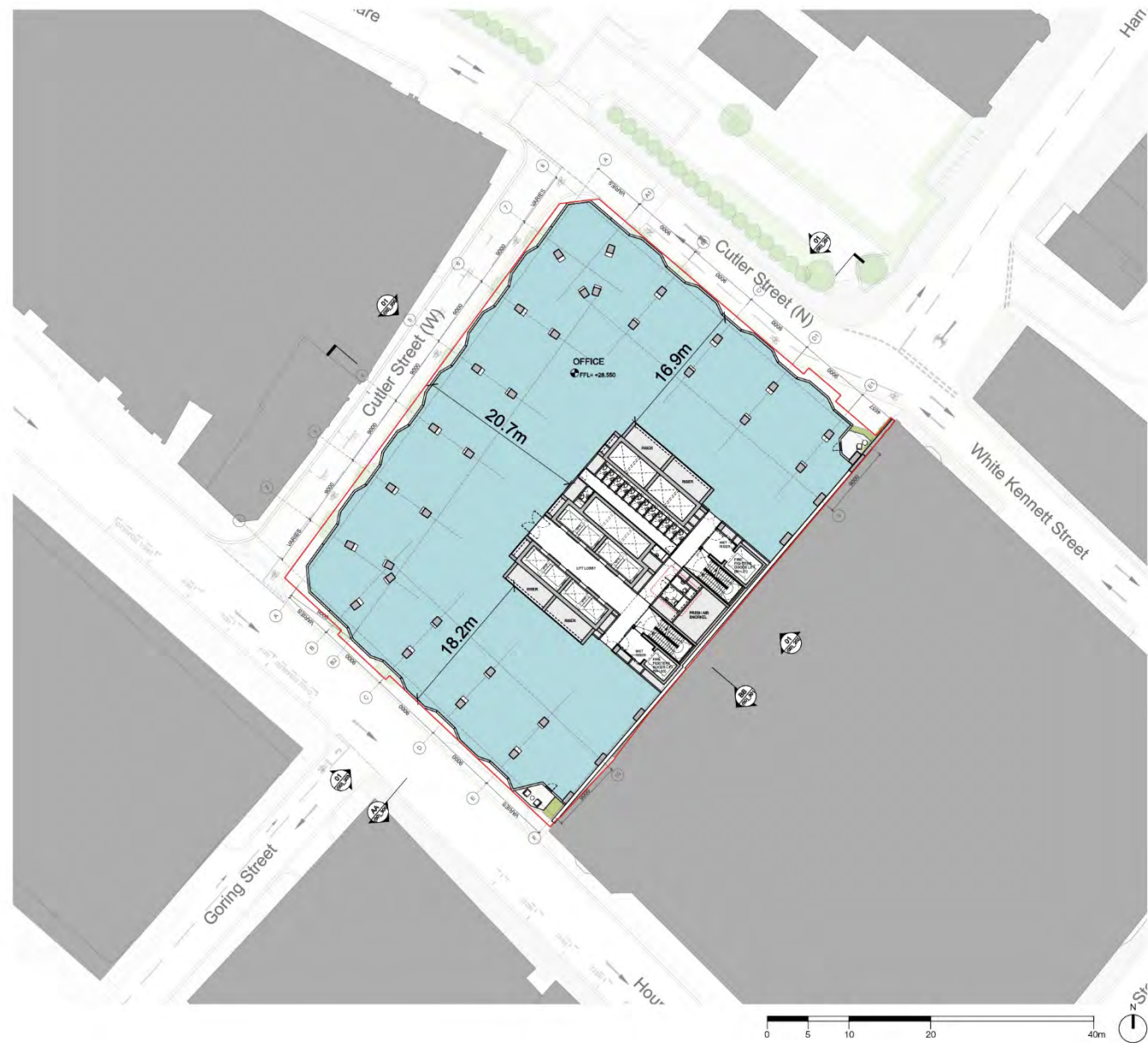
Proposed Ground Floor Mezzanine Plan



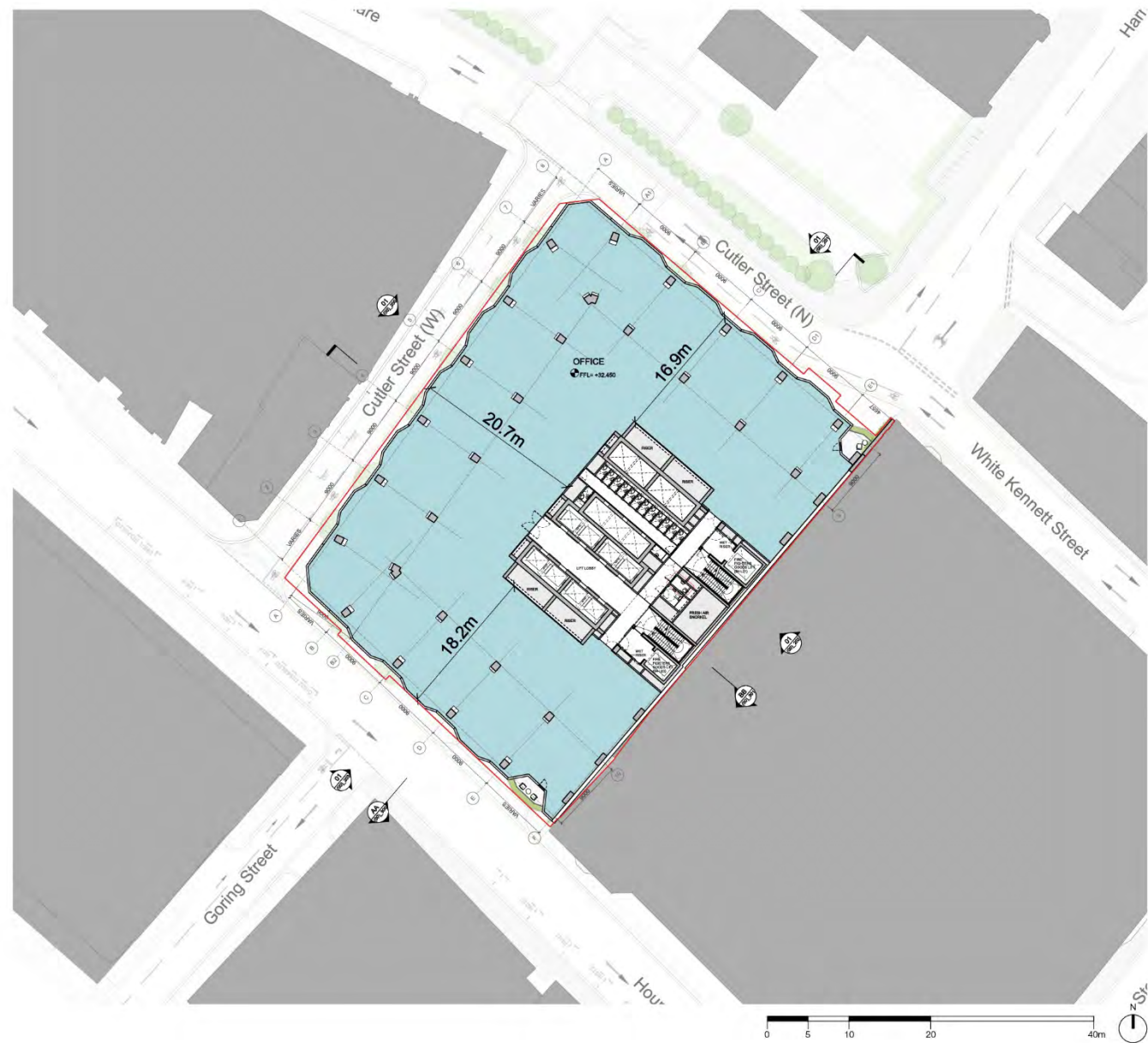
Proposed First Floor Plan



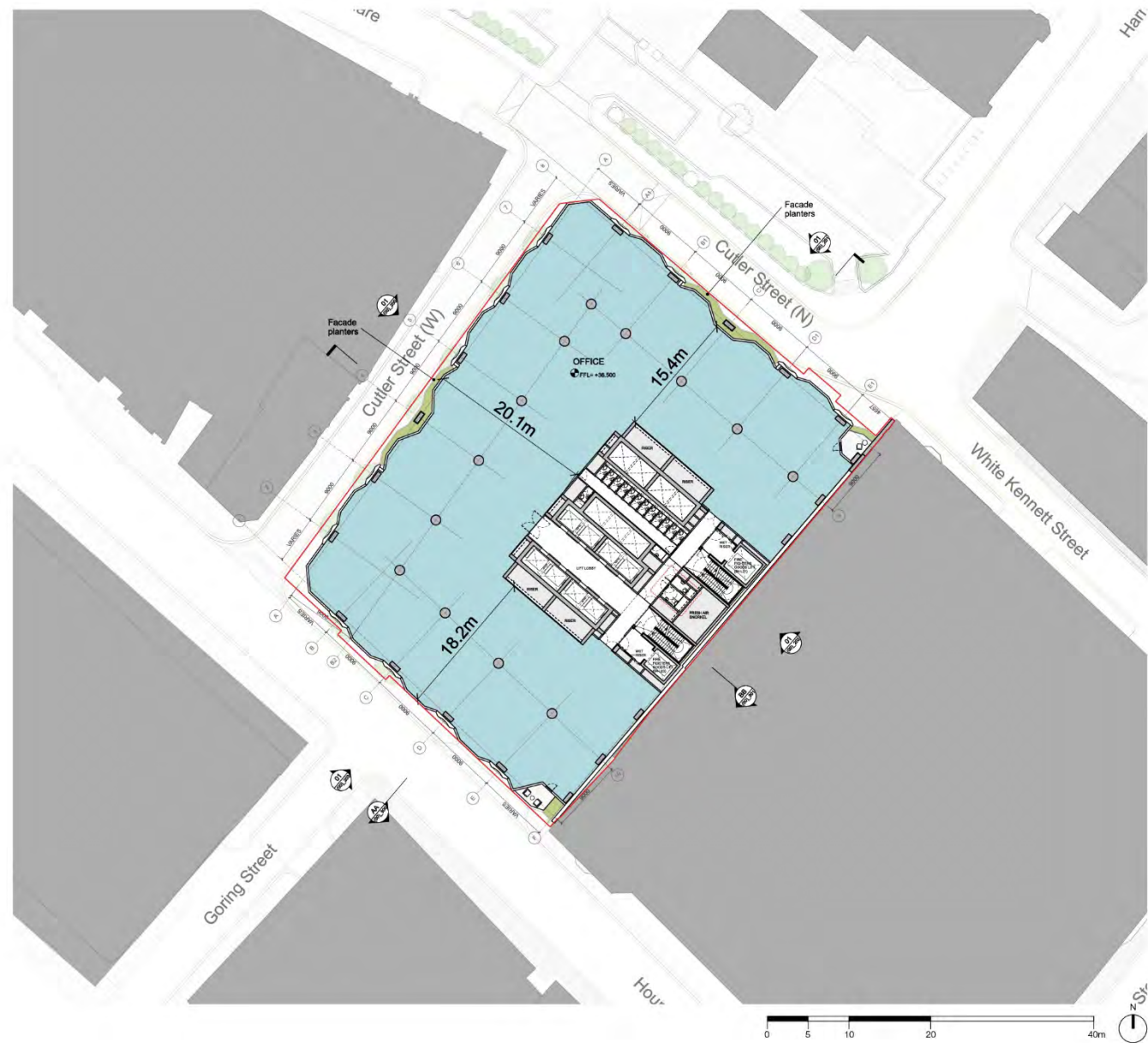
Proposed Second Floor Plan



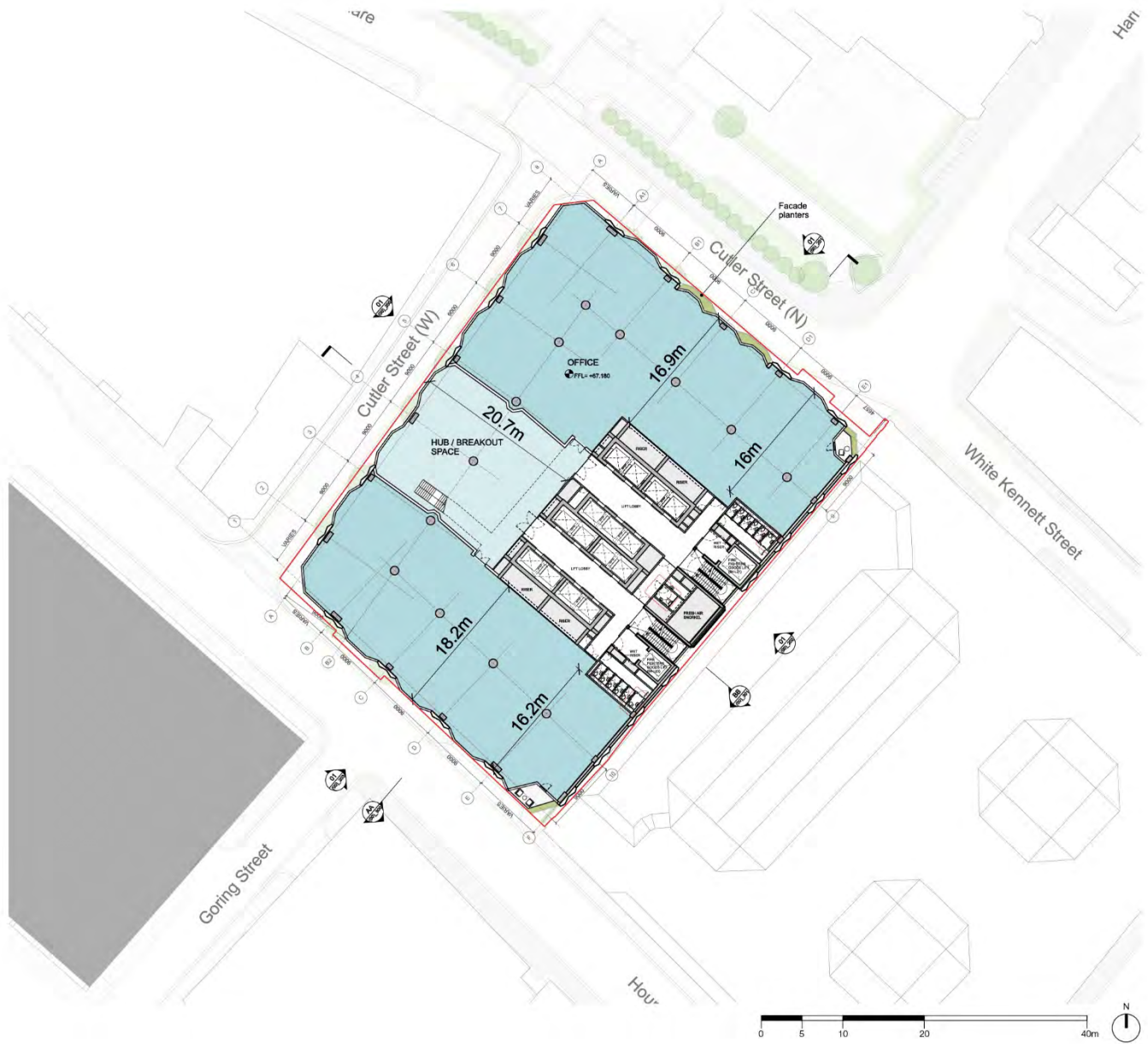
Proposed Third Floor Plan



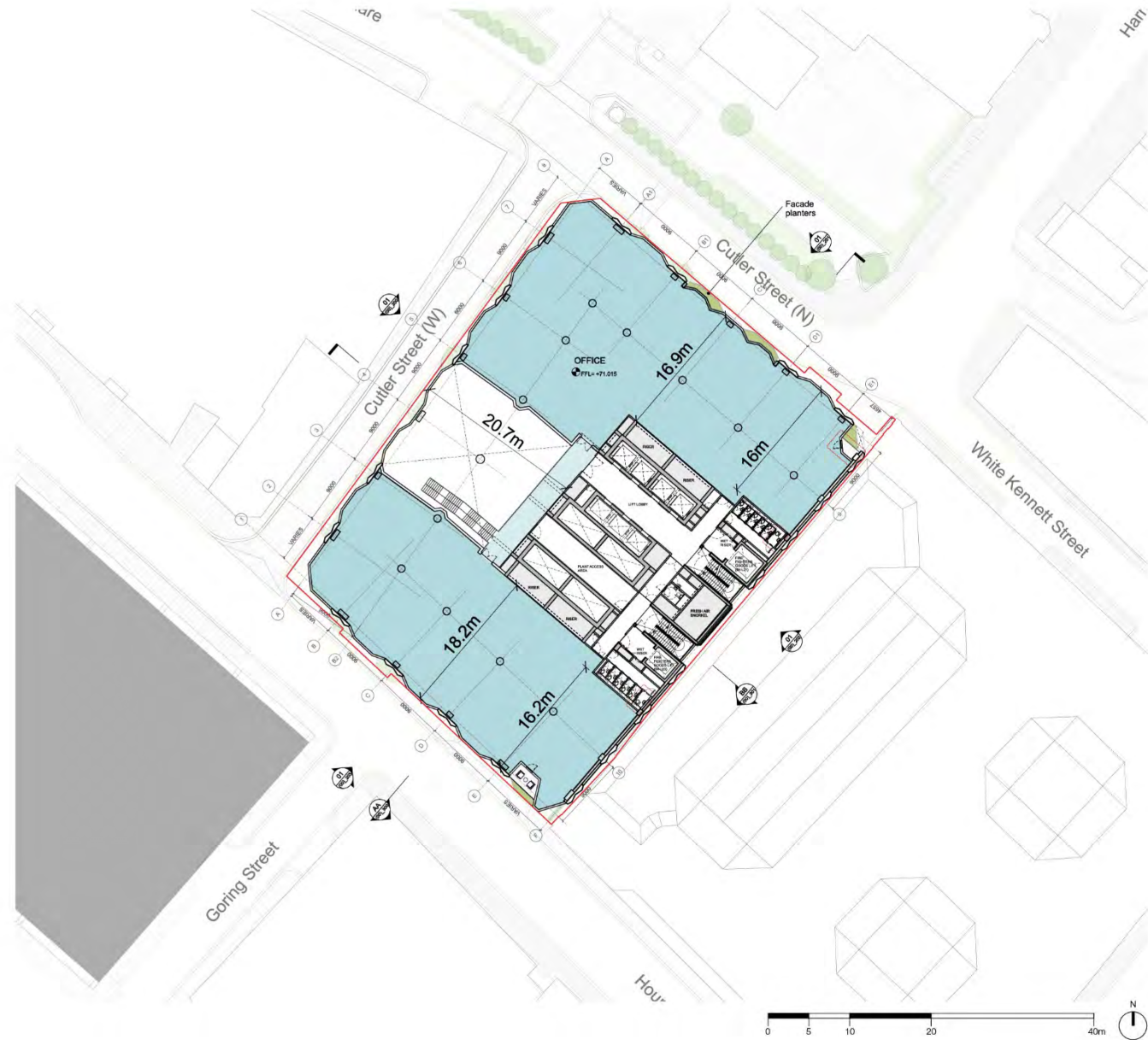
Proposed Fourth Floor Plan



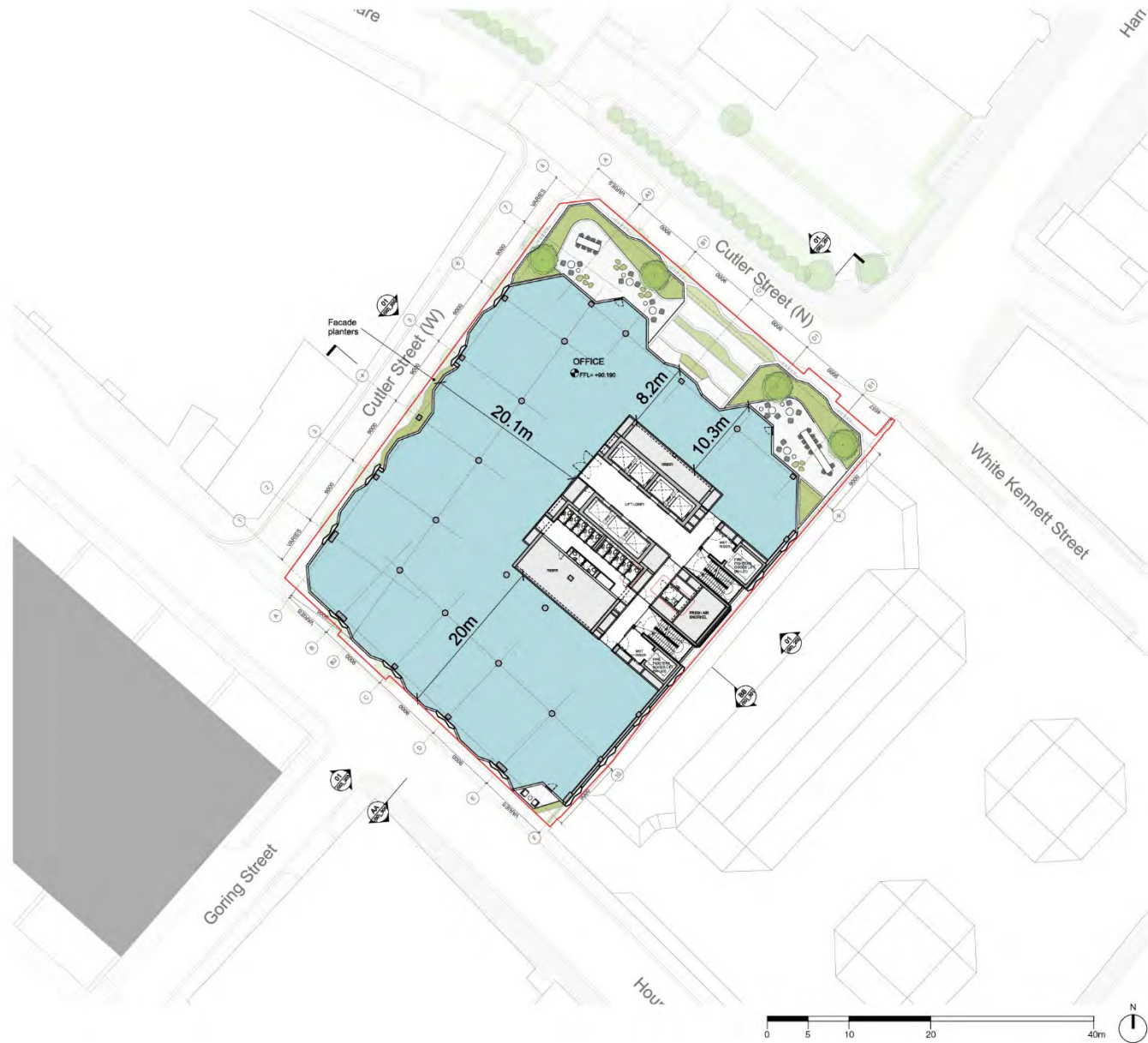
Proposed Typical Lower Office Floor Plan (Levels 05-12)



Proposed Thirteenth Floor Plan (Hub Level)



Proposed Fourteenth Floor Plan (Transfer Level)



Proposed Typical Upper Office Floor Plan (Cascading Terraces: Levels 15-22)



Proposed Twenty Third Floor Plan (Sky Pavilion)



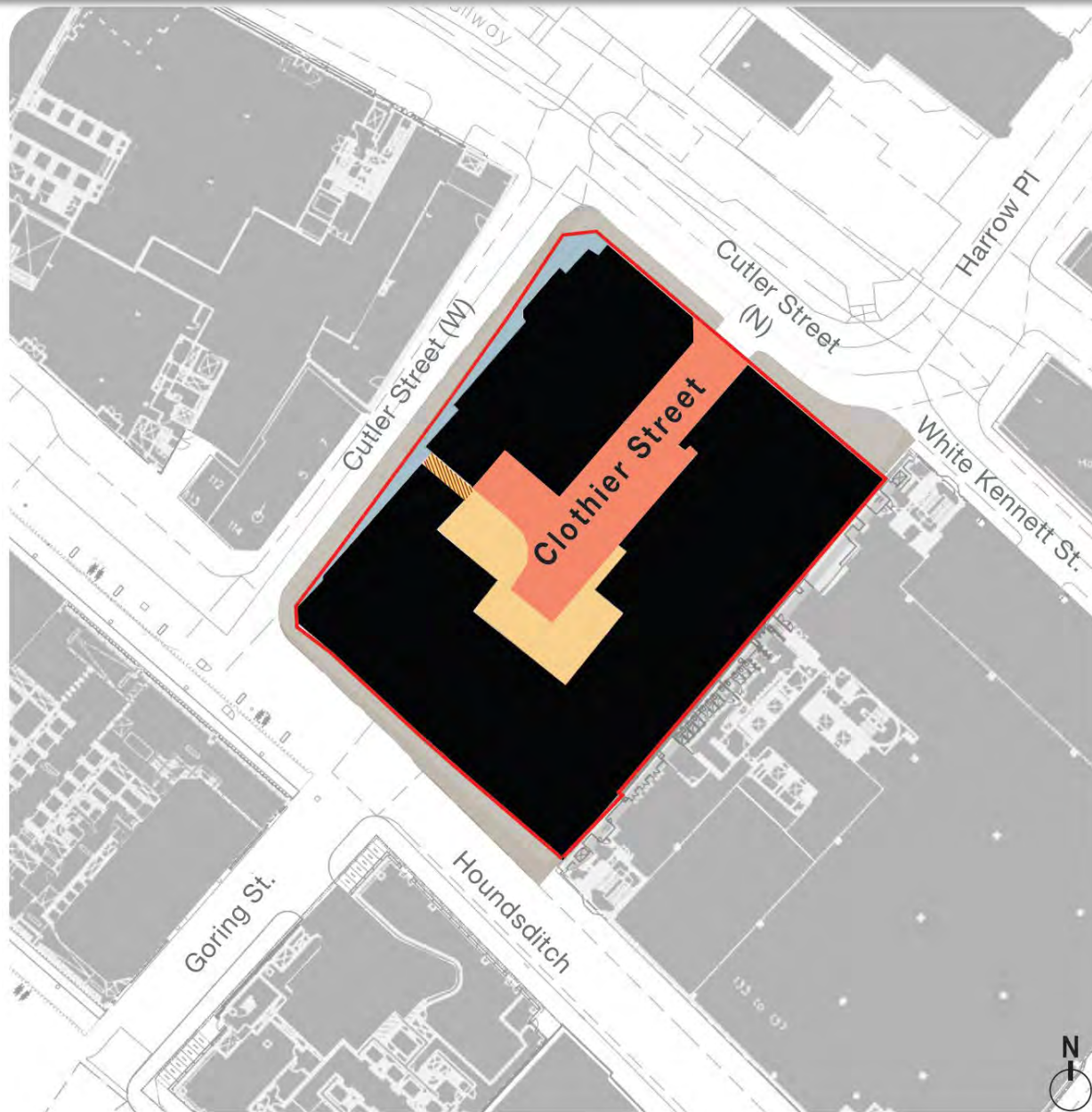
Proposed Twenty Fourth Floor Plan (Roof Plant)

115-123 Houndsditch



Proposed Roof Plan

115-123 Houndsditch



Area of Highway to be Stopped Up at Clothier Street
344.98 sqm*

Private passageway to Clothier Street (publicly accessible)

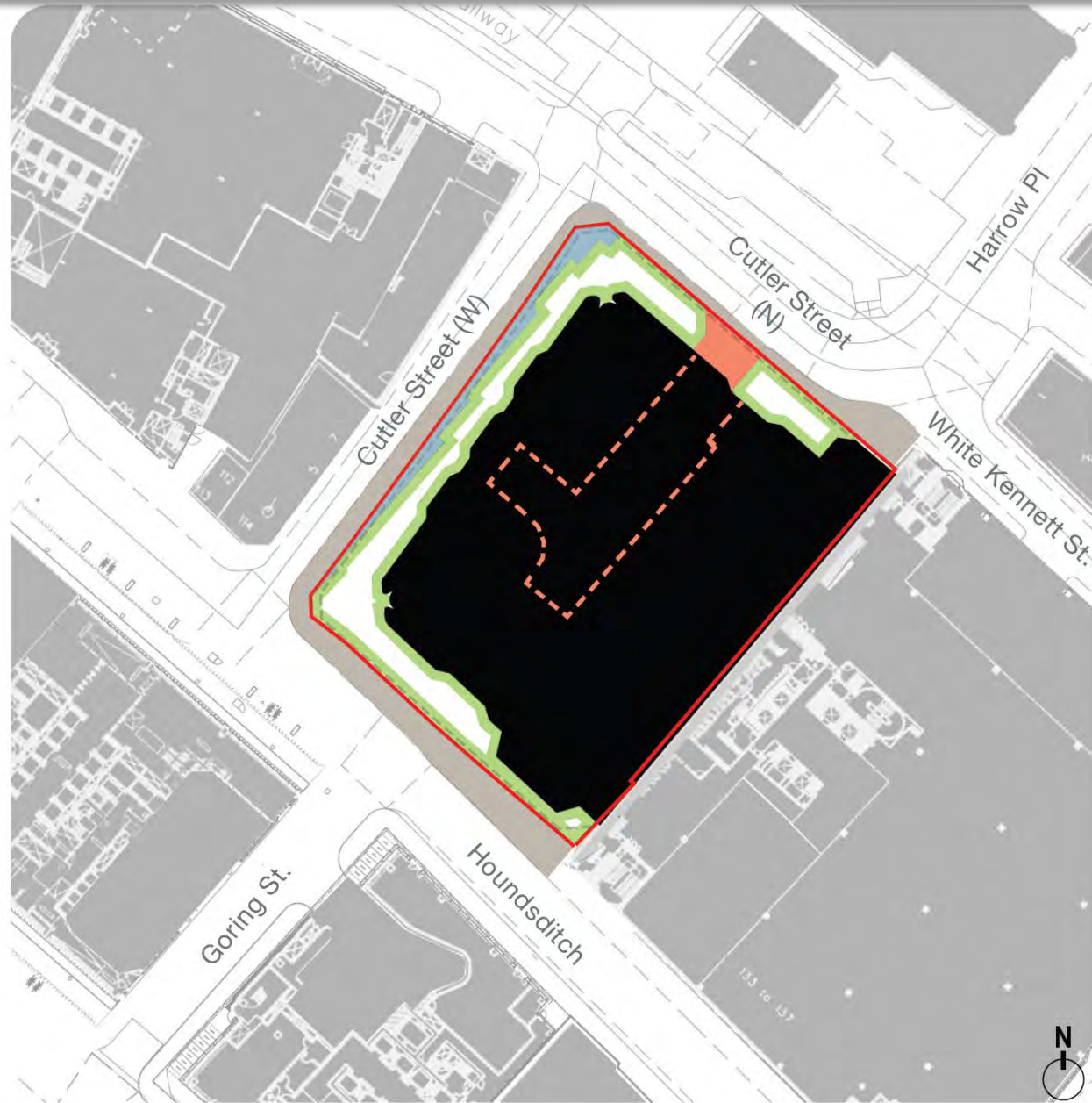
Private service area/bin store/informal parking (no public access)

Publicly accessible pavement within the Site boundary

Publicly accessible pavement outside the Site boundary

Existing site ownership

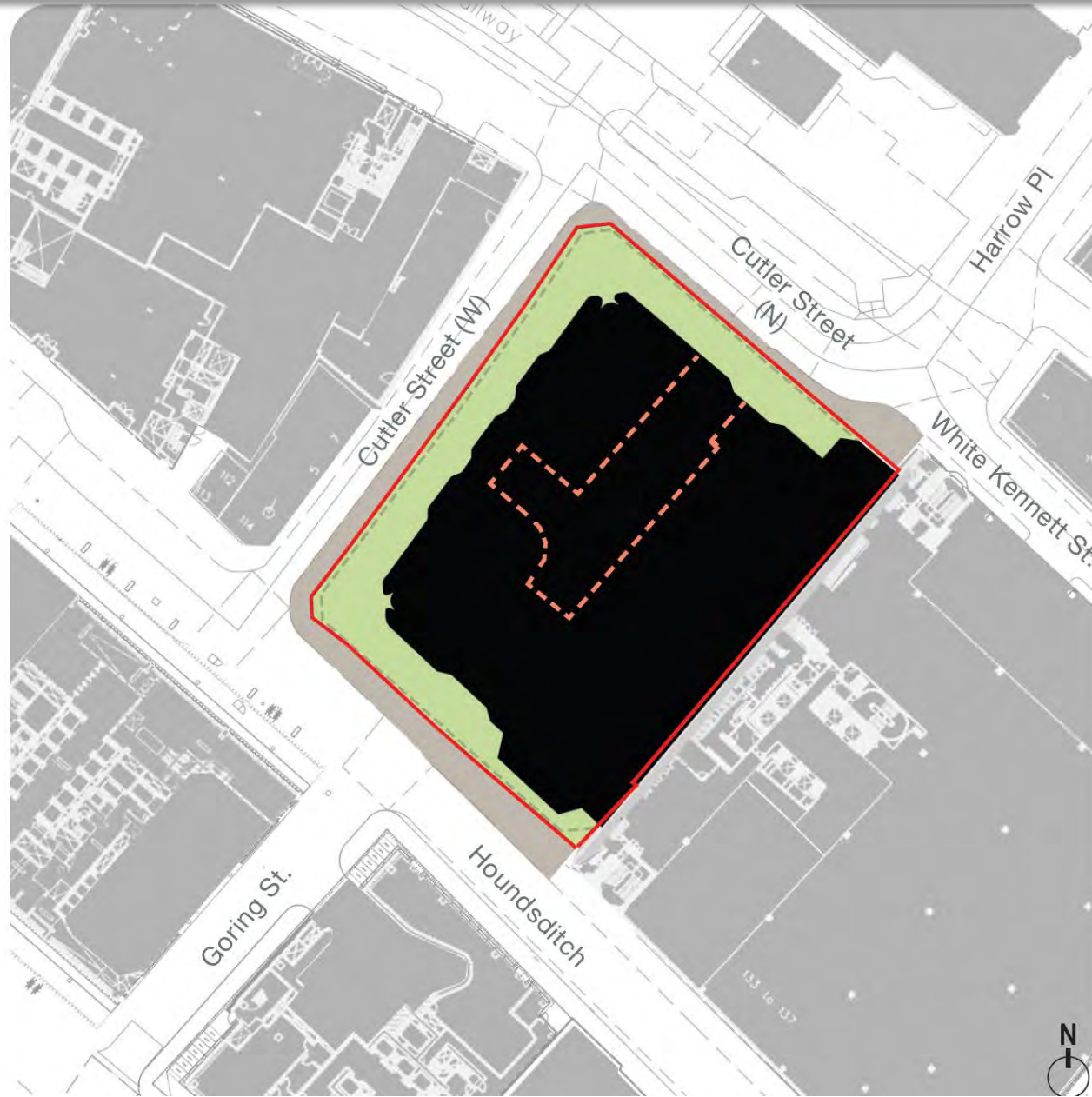
115-123 Houndsditch








-  Existing Public Highway area within proposed building line
-  Existing Public Highway area in proposed public realm
- +  Proposed public realm within red line/site boundary
-  Publicly accessible pavement within the Site boundary
-  Publicly accessible pavement outside the Site boundary

Proposed public realm – (public highway & accessible pavement)

115-123 Houndsditch



-  Existing Public Highway area within proposed building line
 -  Existing Public Highway area in proposed public realm
 -  Proposed public realm within red line/site boundary
 -  Publicly accessible pavement within the Site boundary
 -  Publicly accessible pavement outside the Site boundary
- Proposed new public realm

Proposed public realm – (existing public highway & proposed building)

115-123 Houndsditch



Area of Highway to be declared at
Cutler Street/Houndsditch
372.72 sqm*

Publicly accessible private
land / Public Realm

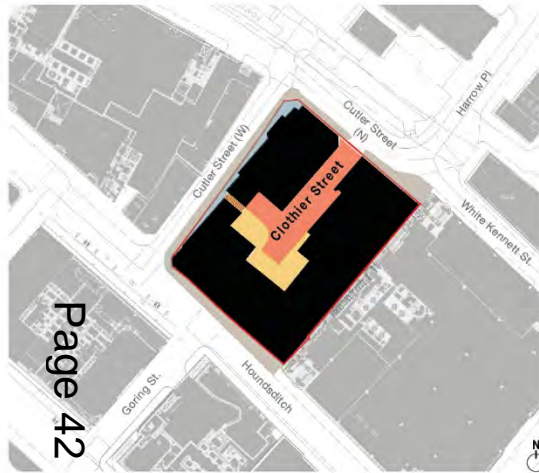
Publicly accessible pavement
outside the Site boundary

Proposed public realm & new public highway area

115-123 Houndsditch

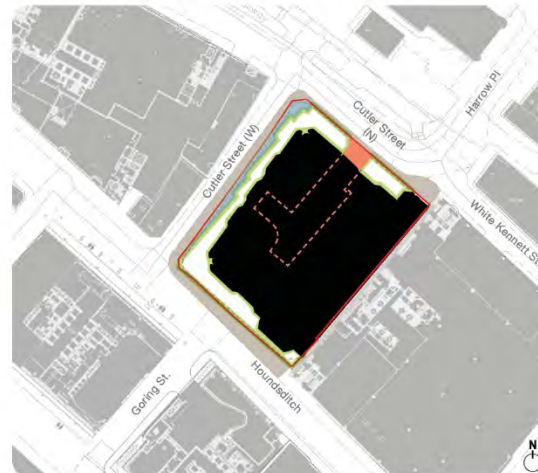
Existing Public Realm

Existing Site Ownership



- Existing Public Highway of Clothier Street
360sqm
- Private passageway to Clothier Street (publicly accessible)
- Private service area/bin store/informal parking (no public access)
- Publicly accessible pavement within the Site boundary
47sqm
- Publicly accessible pavement outside the Site boundary
368sqm

Proposed Public Realm
(with public highway and accessible pavement overlay)



- Existing Public Highway area within proposed building line
- 328sqm
- + Existing Public Highway area in proposed public realm
+ 32sqm
- + **Proposed public realm within red line/site boundary**
+501sqm
- = Publicly accessible pavement within the Site boundary
47sqm
- = Publicly accessible pavement outside the Site boundary
368sqm

Proposed Public Realm
(with existing public highway within proposed building line overlay)



- Existing Public Highway area within proposed building line
- 328sqm
- + Existing Public Highway area in proposed public realm
+ 32sqm
- + **Proposed public realm within red line/site boundary**
+501sqm
- = Publicly accessible pavement within the Site boundary
+ 47sqm
- = Publicly accessible pavement outside the Site boundary
368sqm

Proposed new public realm
+580sqm
(32 + 501 + 47)

Proposed Public Realm

Proposed Public Realm and New Public Highway Area



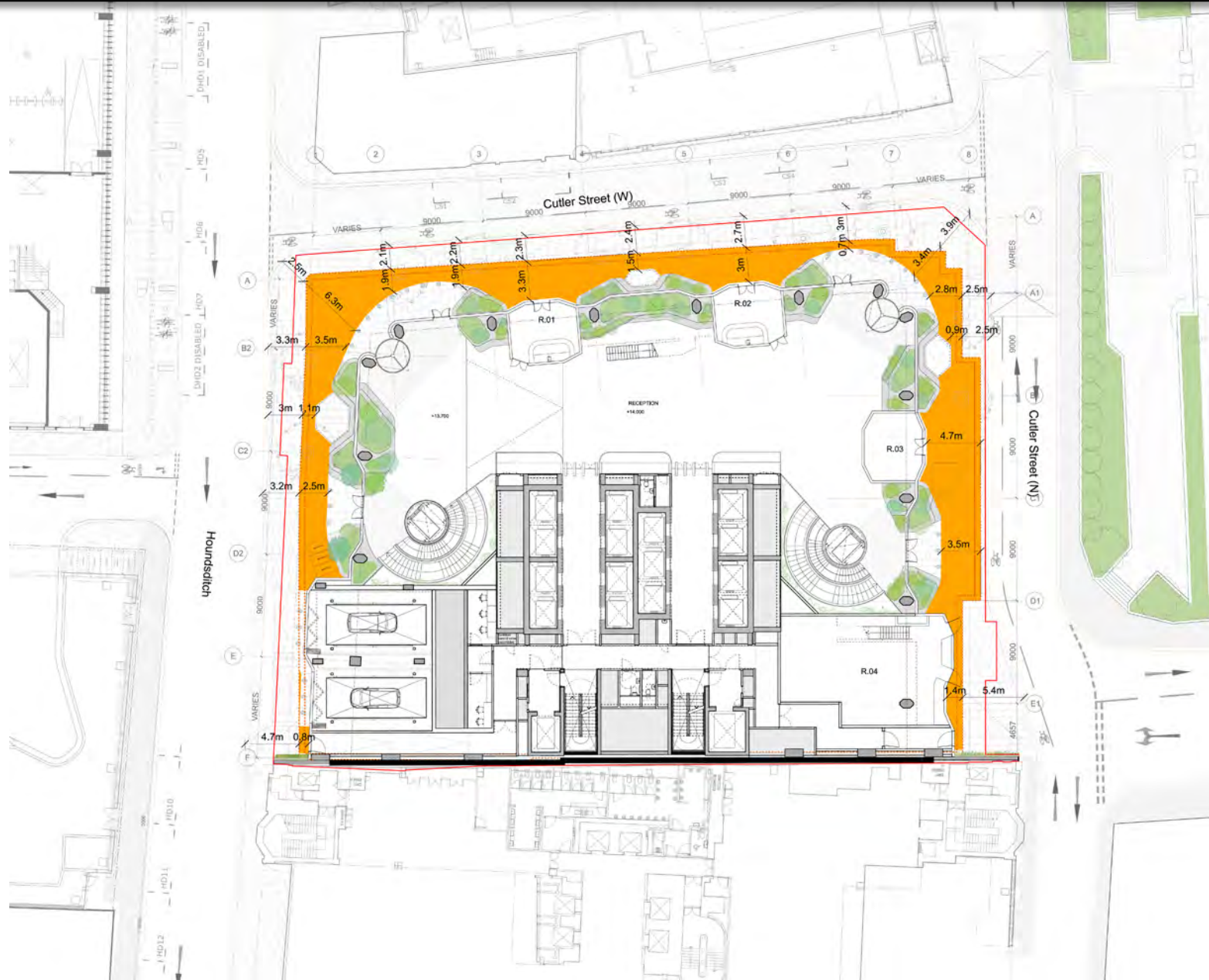
- = **New Public Highway**
380 sqm
(Net gain of 20 sqm over existing)
- = **Publicly accessible private land / Public Realm**
200 sqm
- = Publicly accessible pavement outside the Site boundary
368sqm

115-123 Houndsditch



Proposed public highway – oversail areas

115-123 Houndsditch



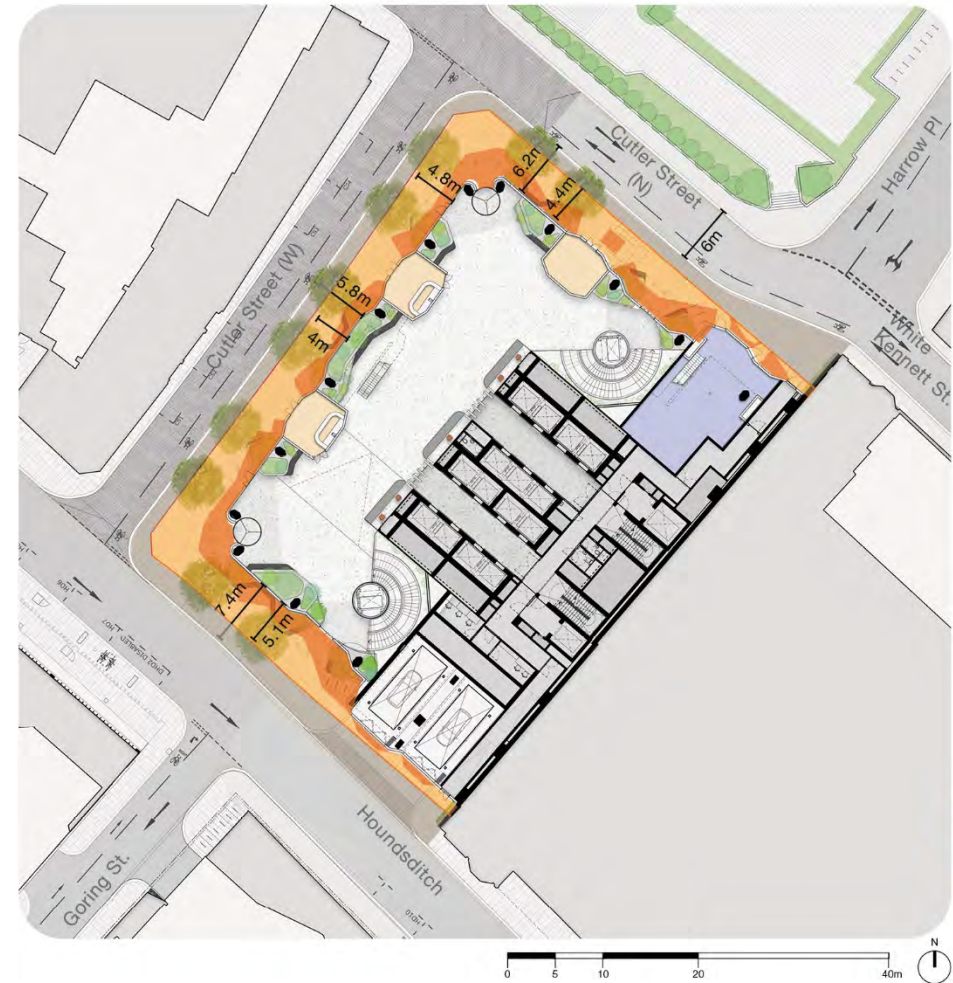
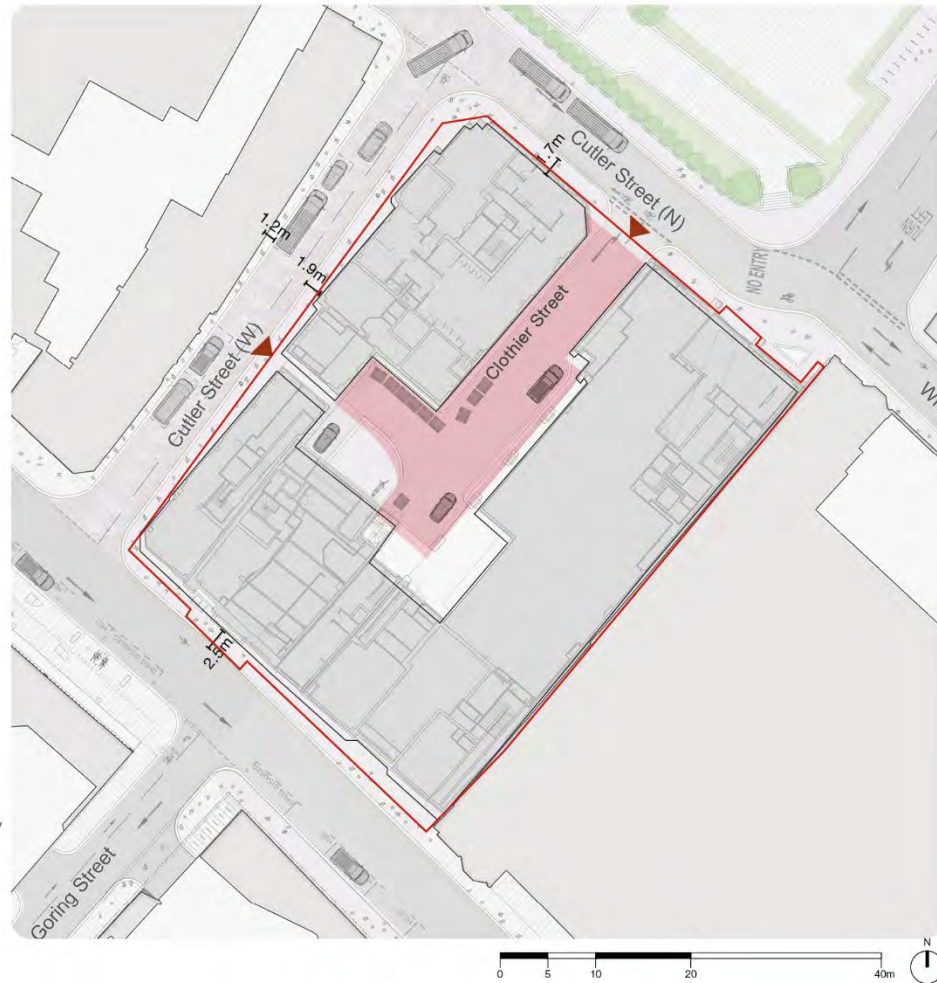
Proposed public highway – undersail areas

115-123 Houndsditch

Existing Public Realm

Proposed Public Realm

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Existing and Proposed Public Realm

115-123 Houndsditch

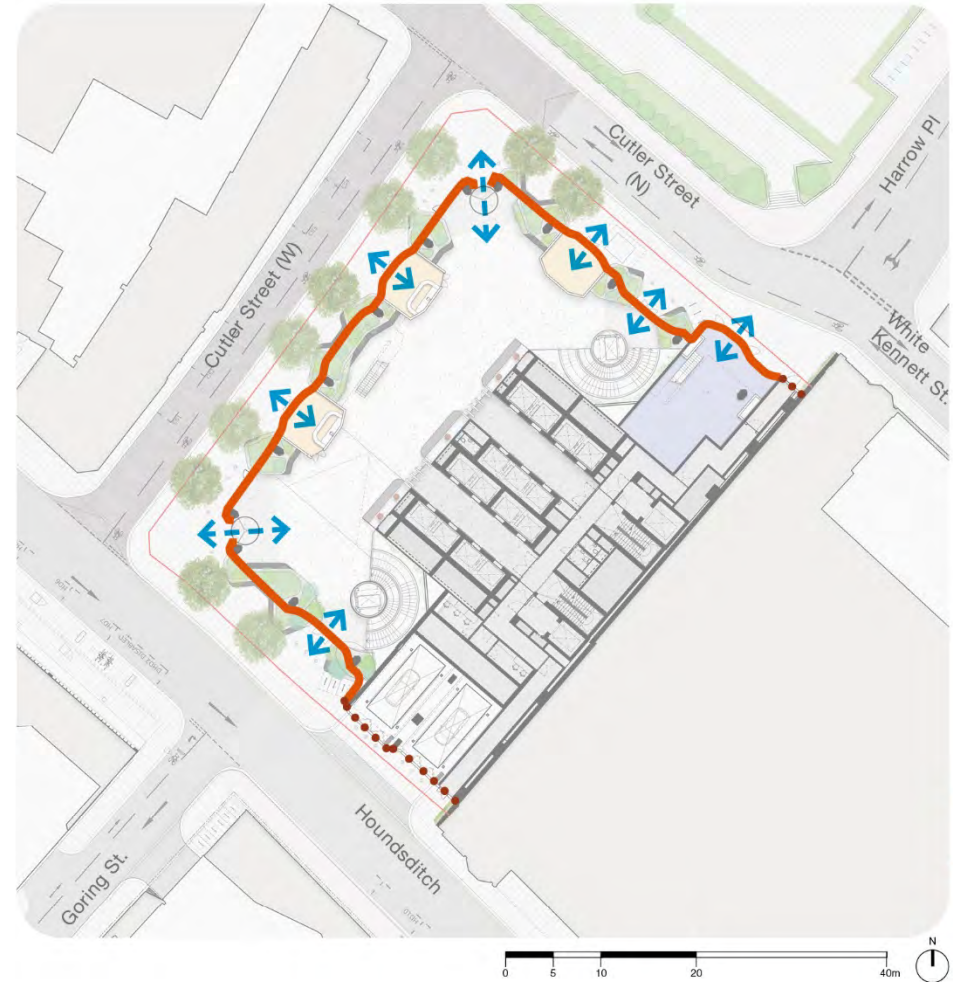
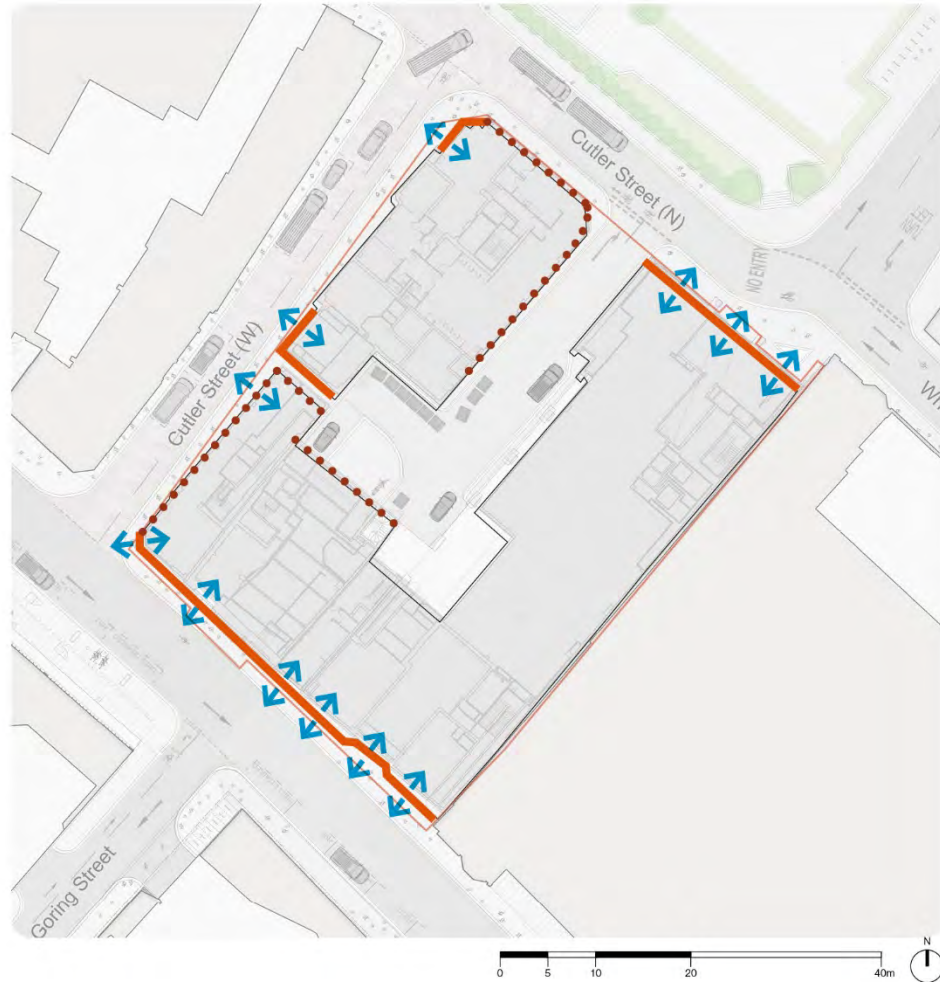


Privately owned land suitable for temporary kiosks



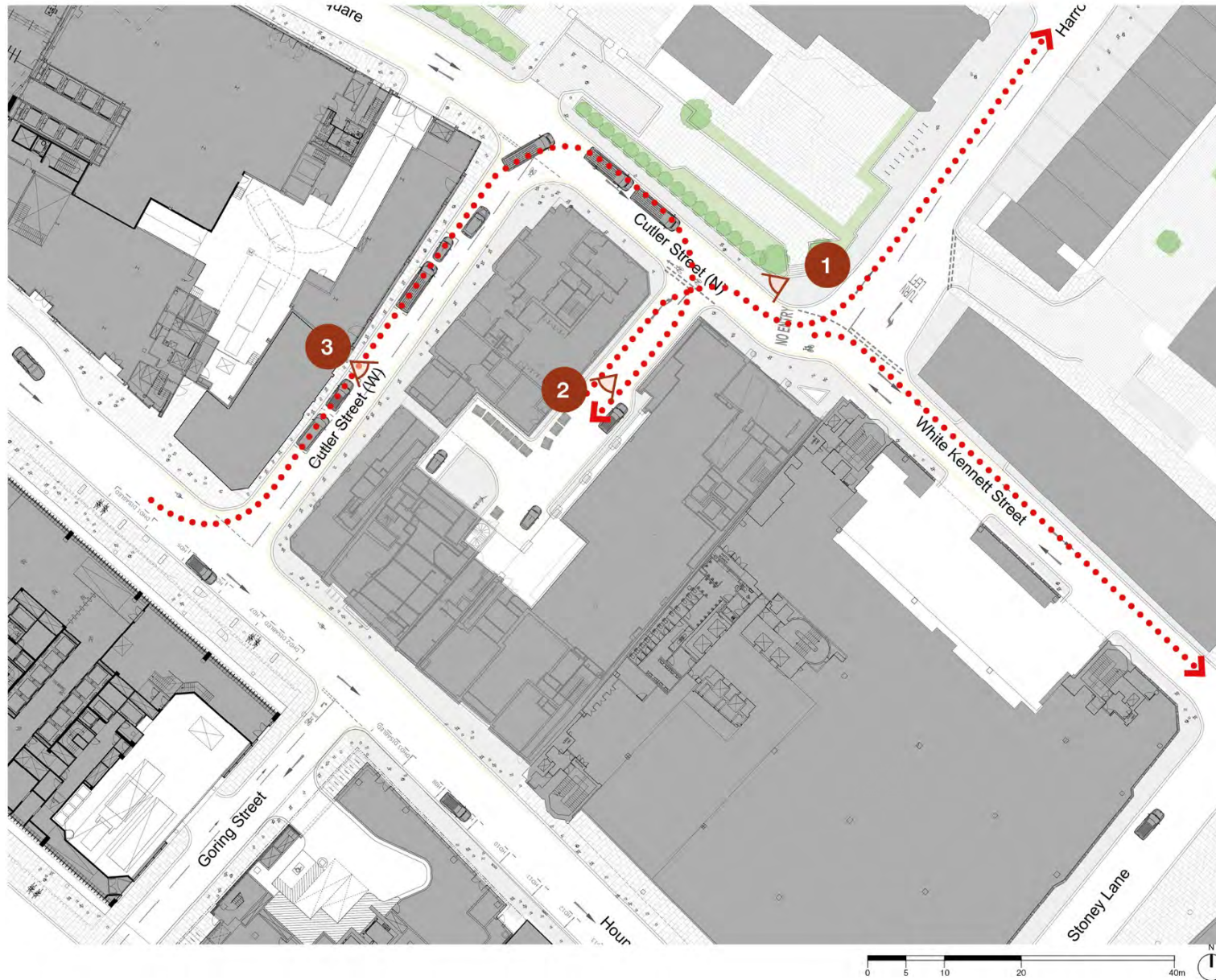
B4 Plan – Potential market storage locations

115-123 Houndsditch



Existing and Proposed Active Frontage

115-123 Houndsditch



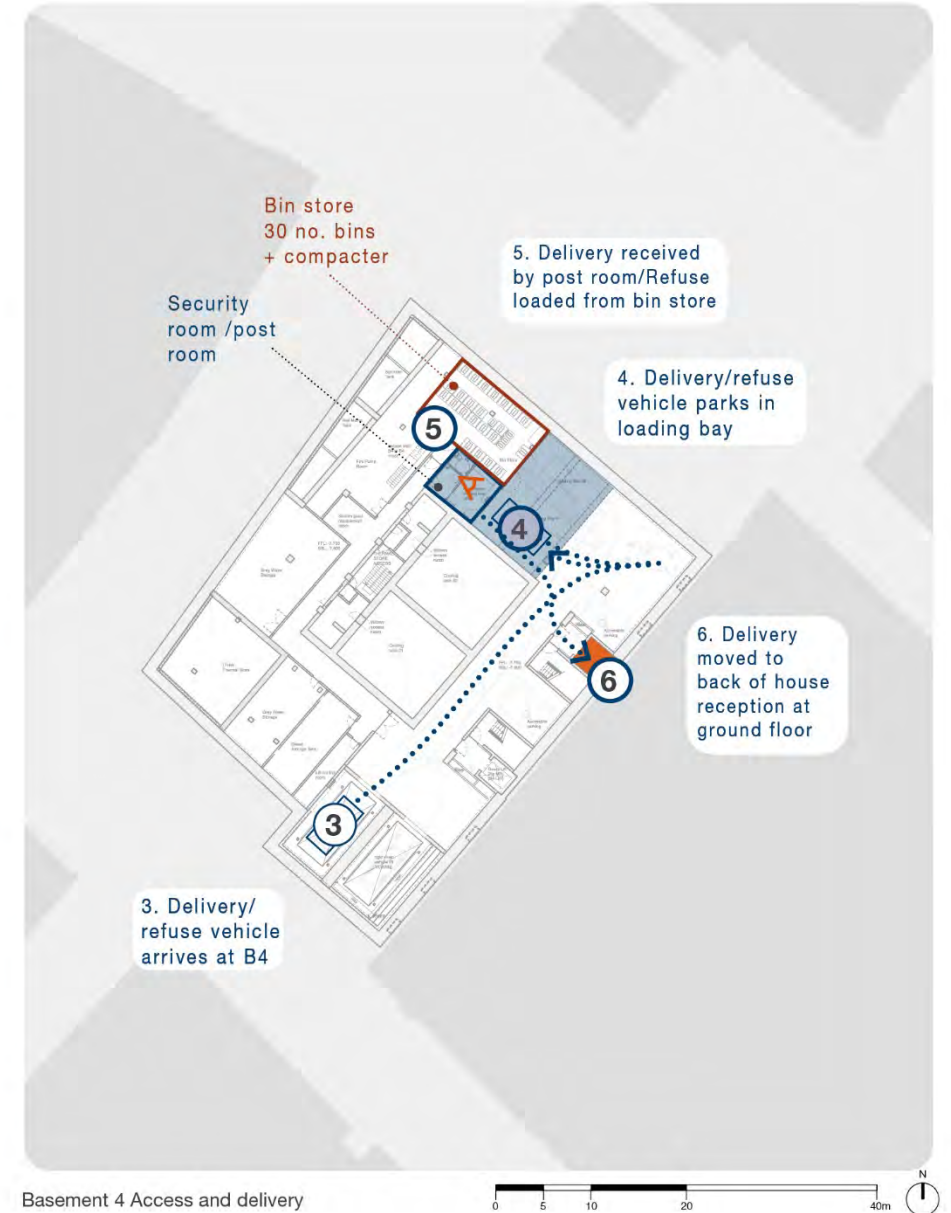
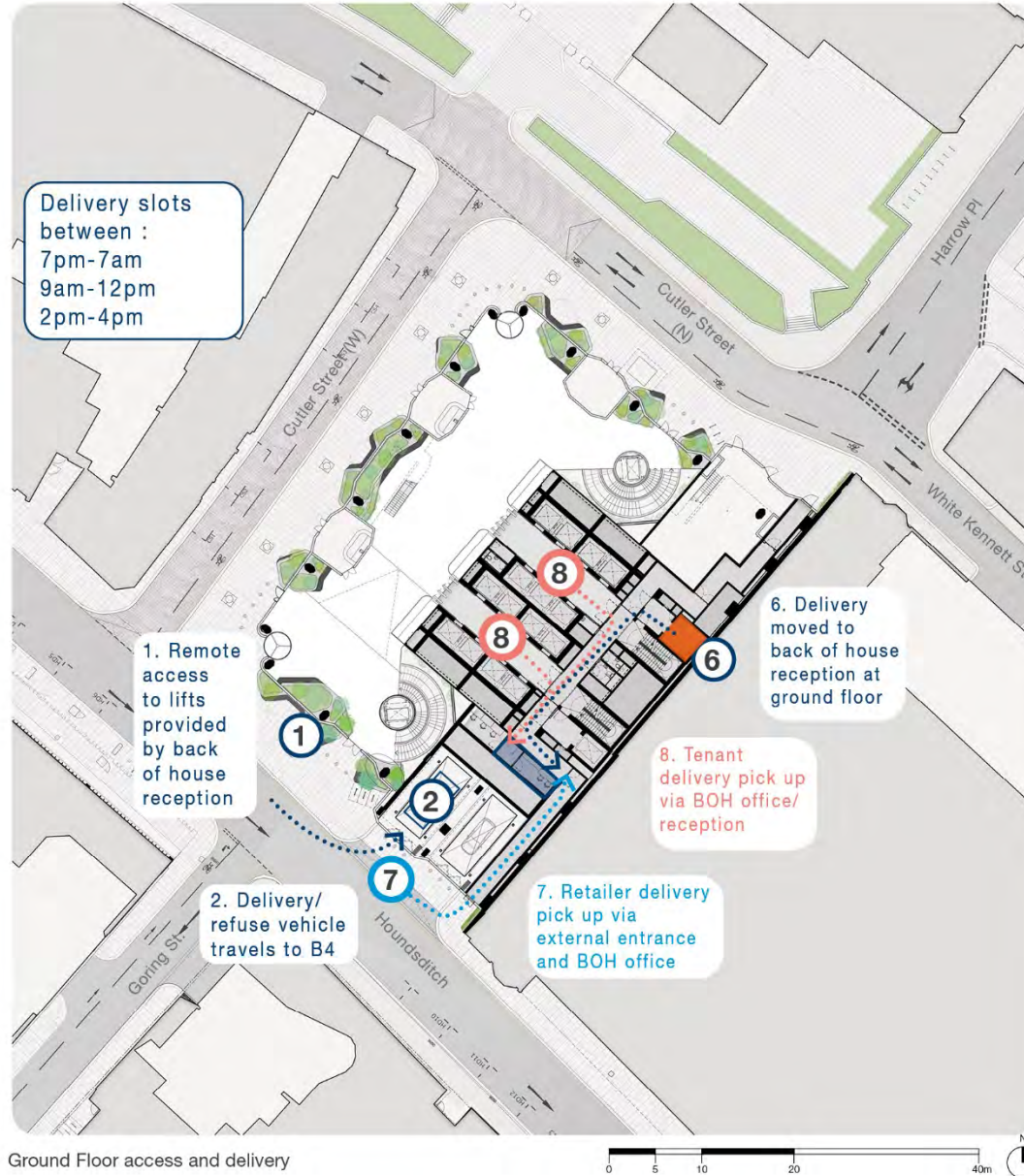
View into Clothier Street from Cutler Street (North)



View looking north on Clothier Street



View of passageway connecting to Clothier Street





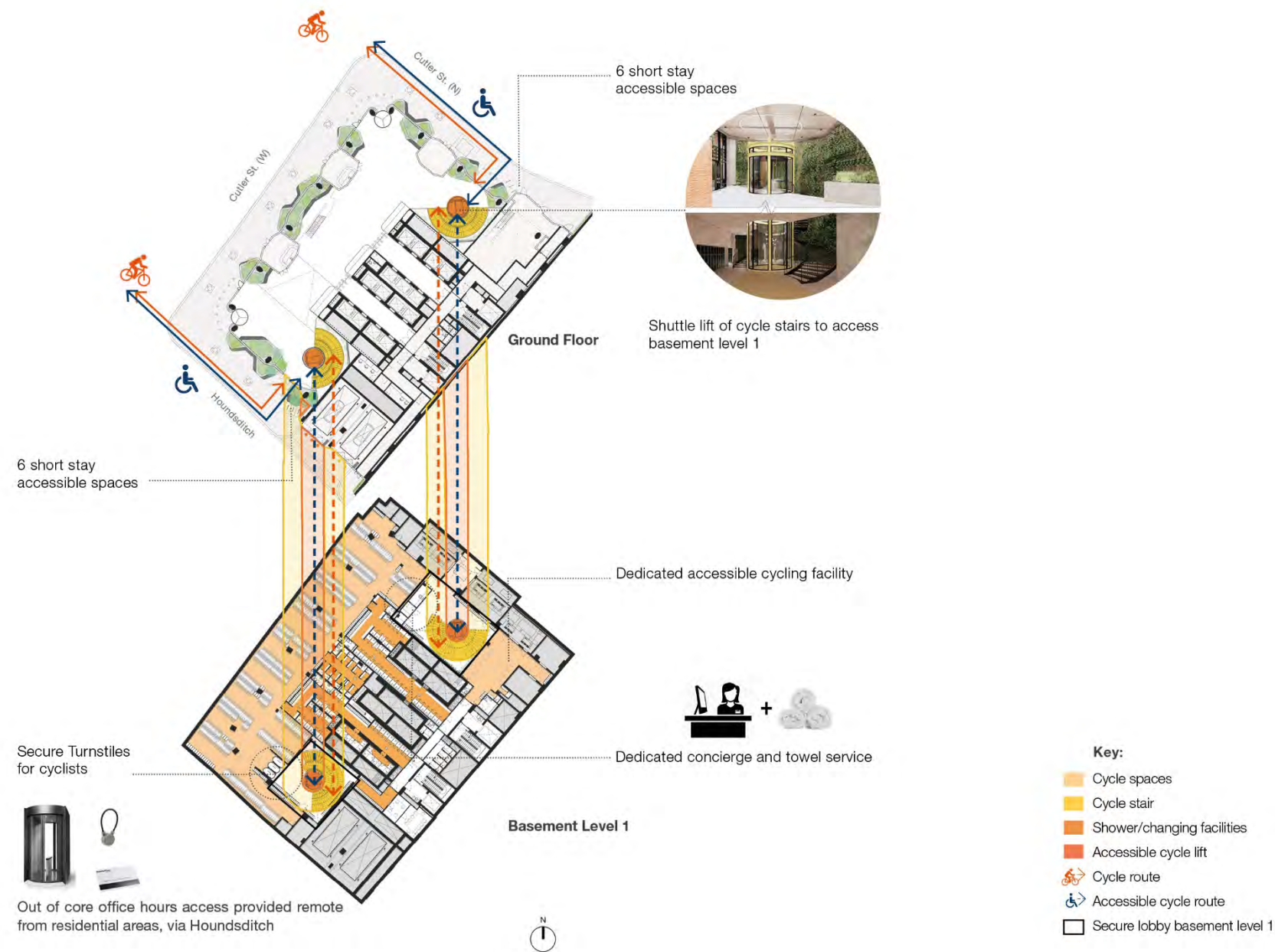
Retail Deliveries - On Street

1. Deliveries received by retailers directly

Tenant Deliveries - On Street

Delivery slot booked in advance

1. Cargo bike parked on street
2. Building Access via back of house reception
3. Delivery received by back of house reception
4. Delivery picked up by tenant



115-123 Houndsditch



948 long stay includes 3 for retail/
community - all at B1.





33 short stay (includes 10 for retail/
community) - 21 at B1 and 12 in
public realm.

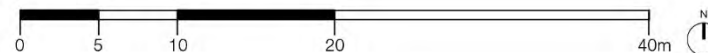
94 showers

948 lockers

Dedicated
accessible
cycling facility

Key:

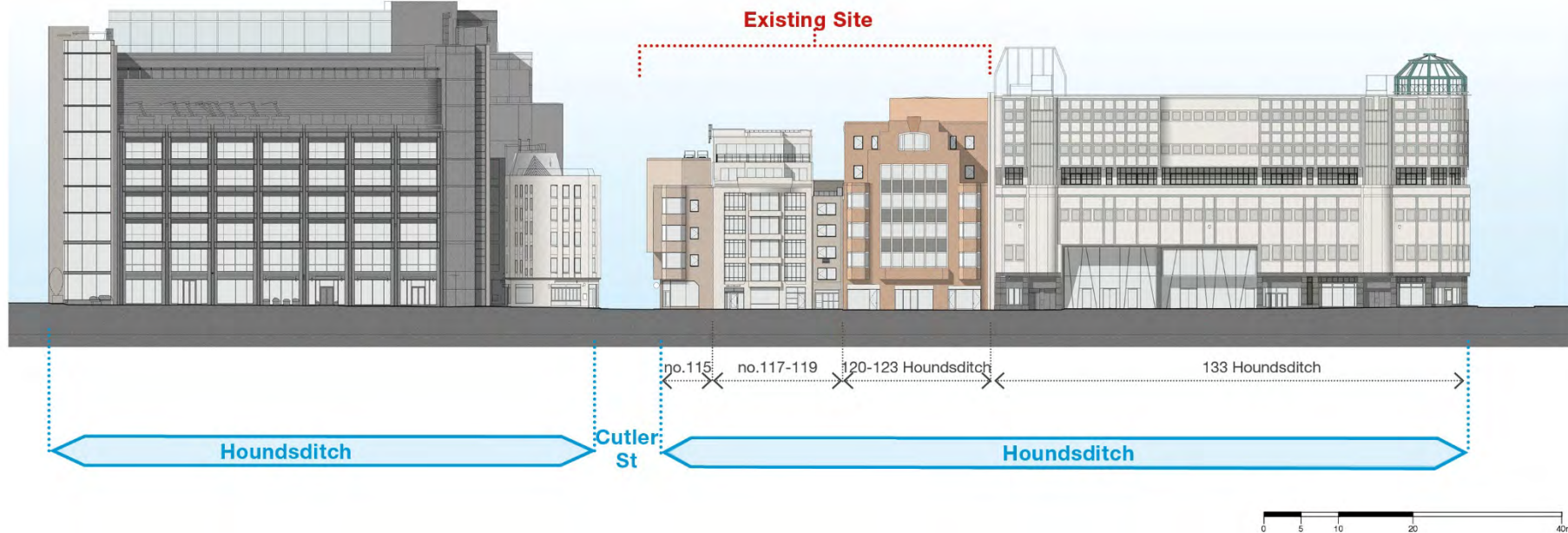
-  Entry Points via shuffle Lift
-  Long stay cycle parking
-  Short stay cycle parking
-  Showers/changing facilities



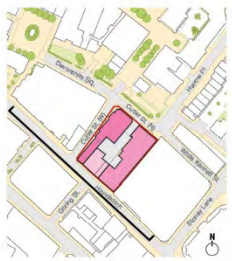
Cycle Parking: Basement Level 1 Cycle Facilities

115-123 Houndsditch

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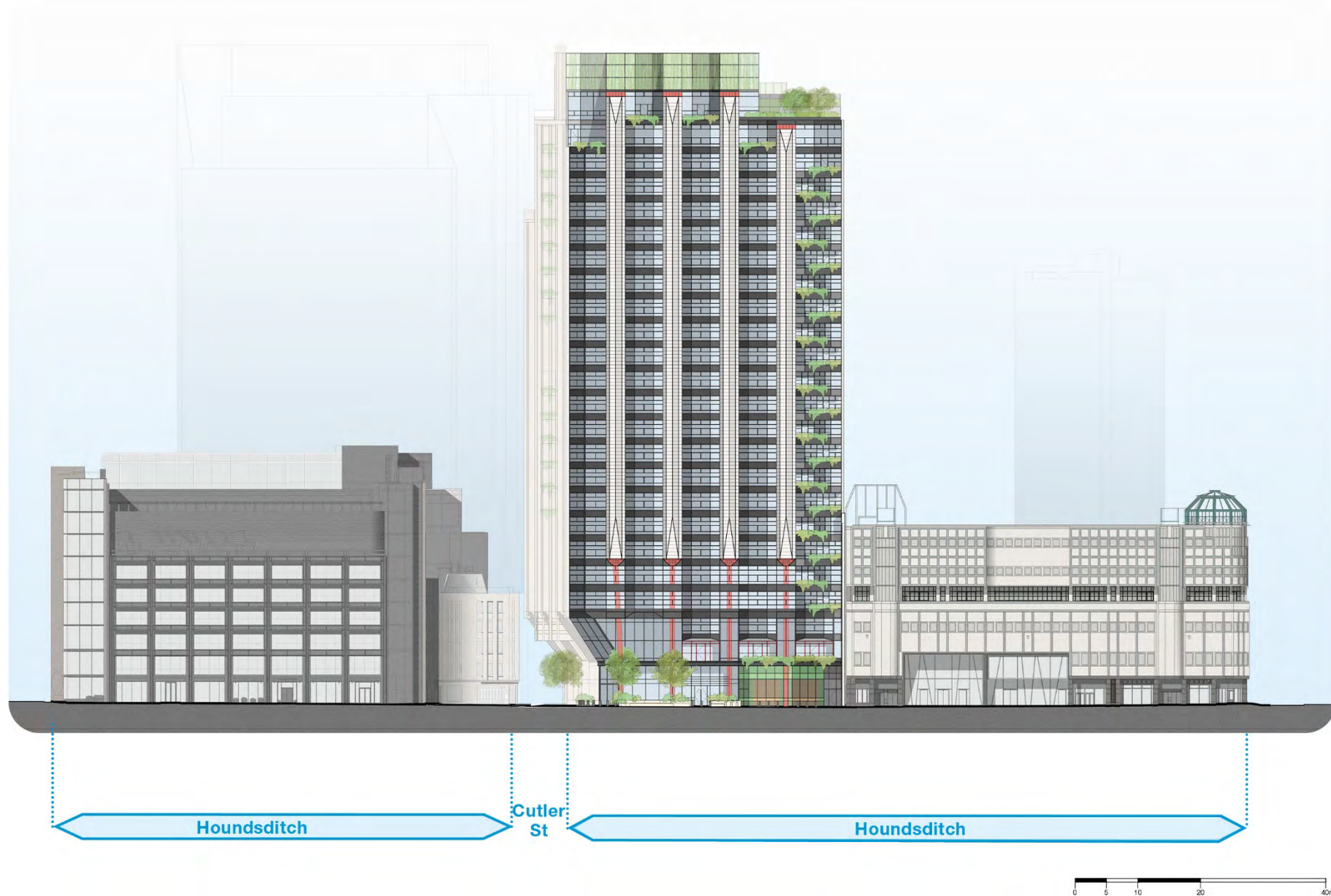


Existing Elevation: Houndsditch

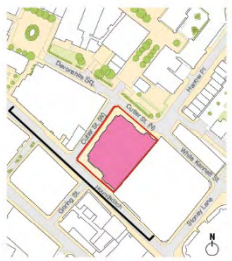


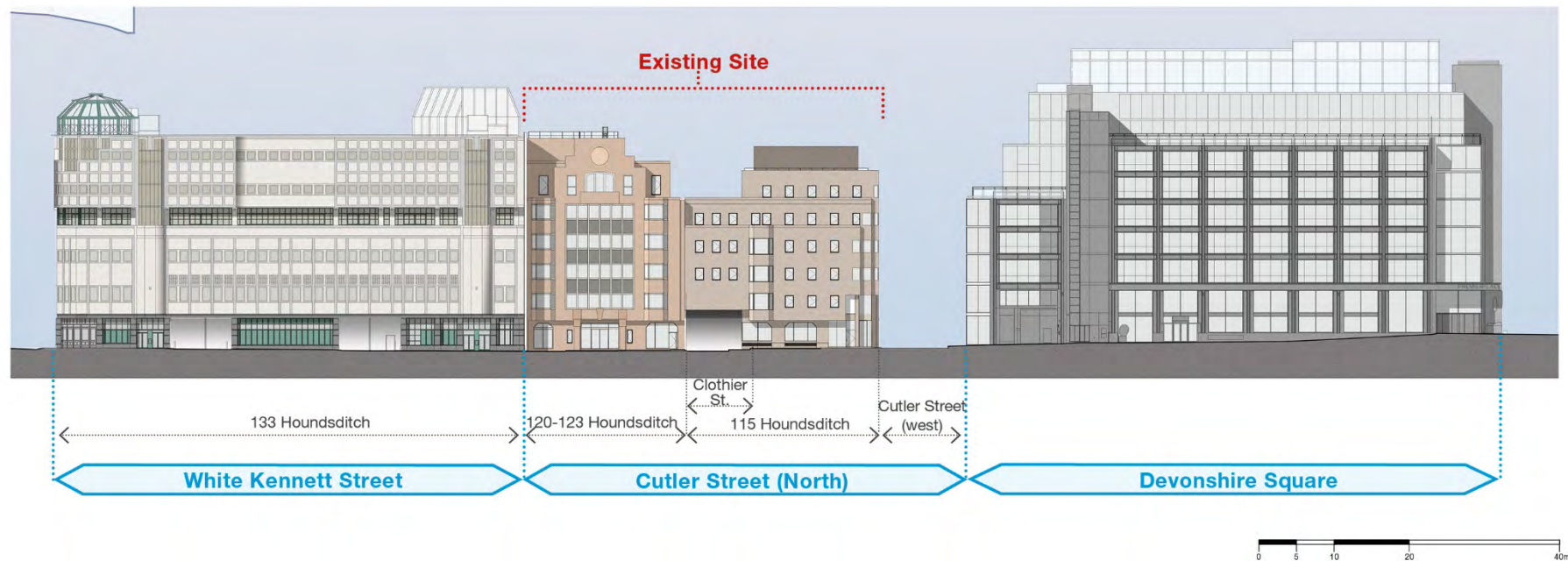
115-123 Houndsditch

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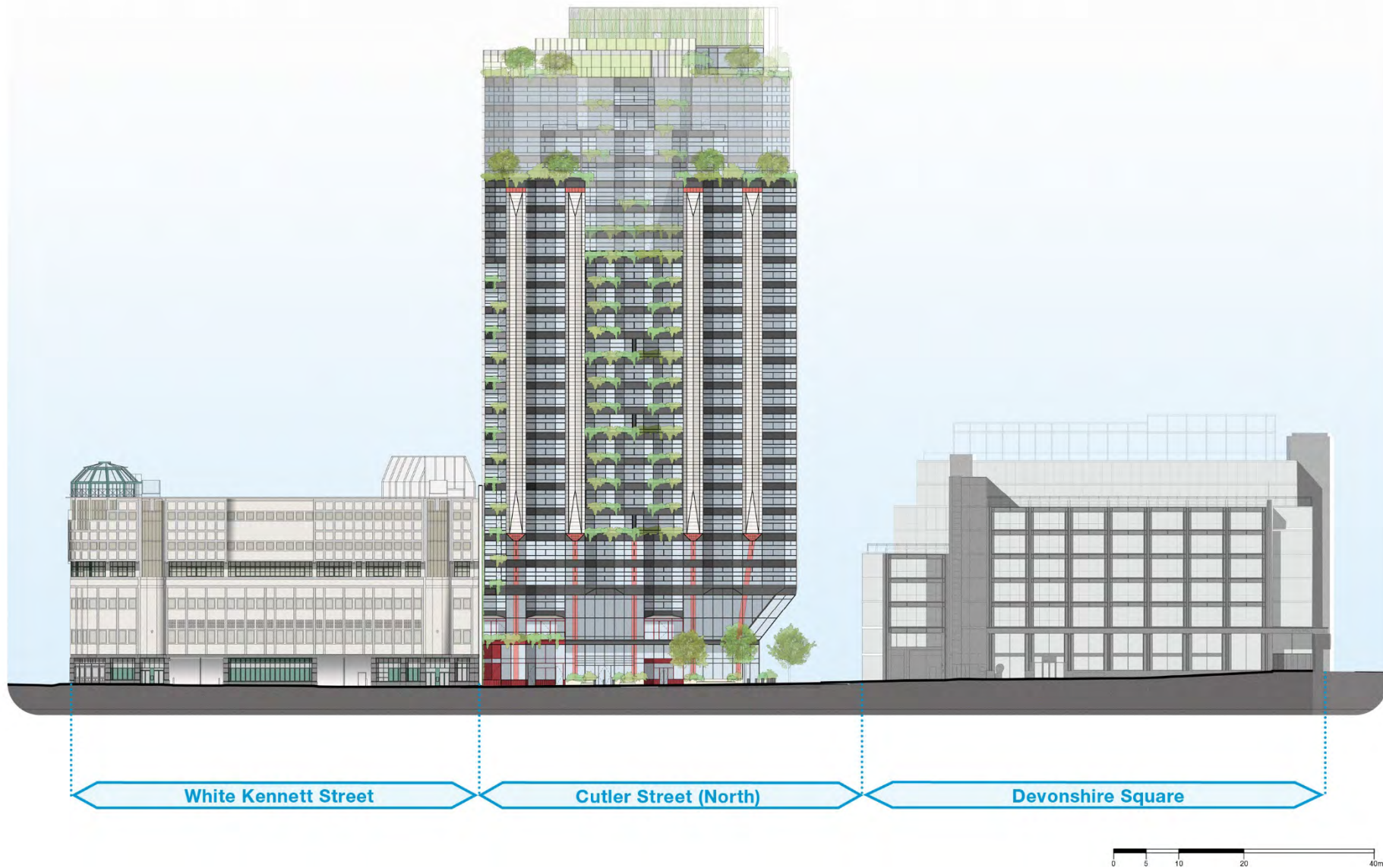


Proposed Elevation: Houndsditch

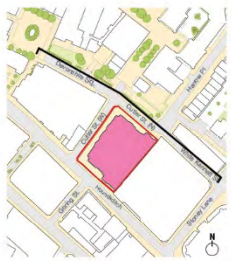


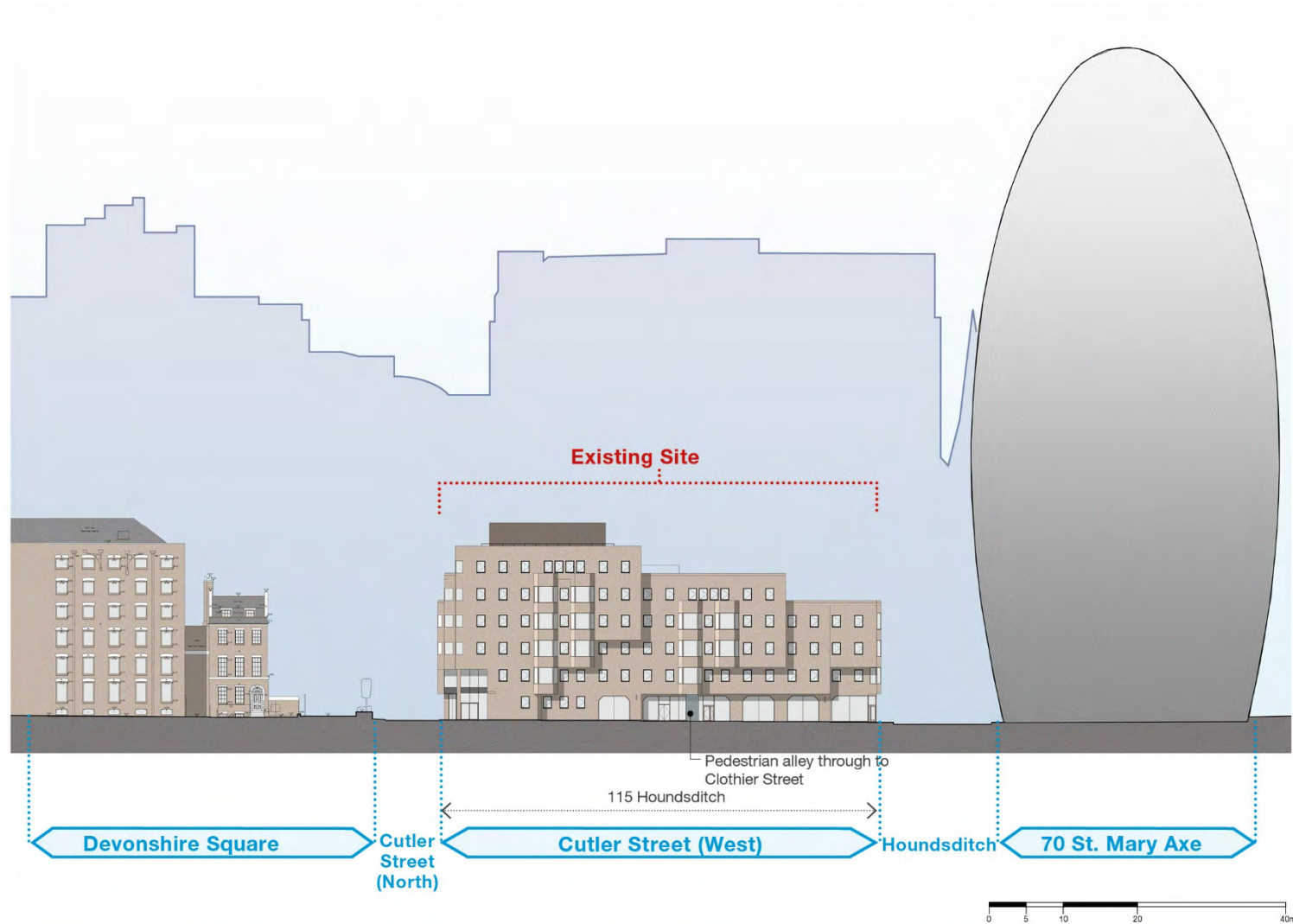


Existing Elevation: Cutler Street (North)

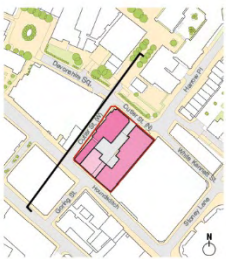


Proposed Elevation: Cutler Street (North)





Existing Elevation: Cutler Street (West)

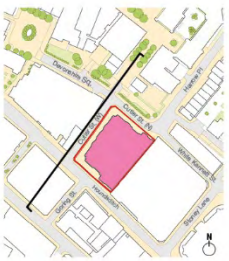


115-123 Houndsditch

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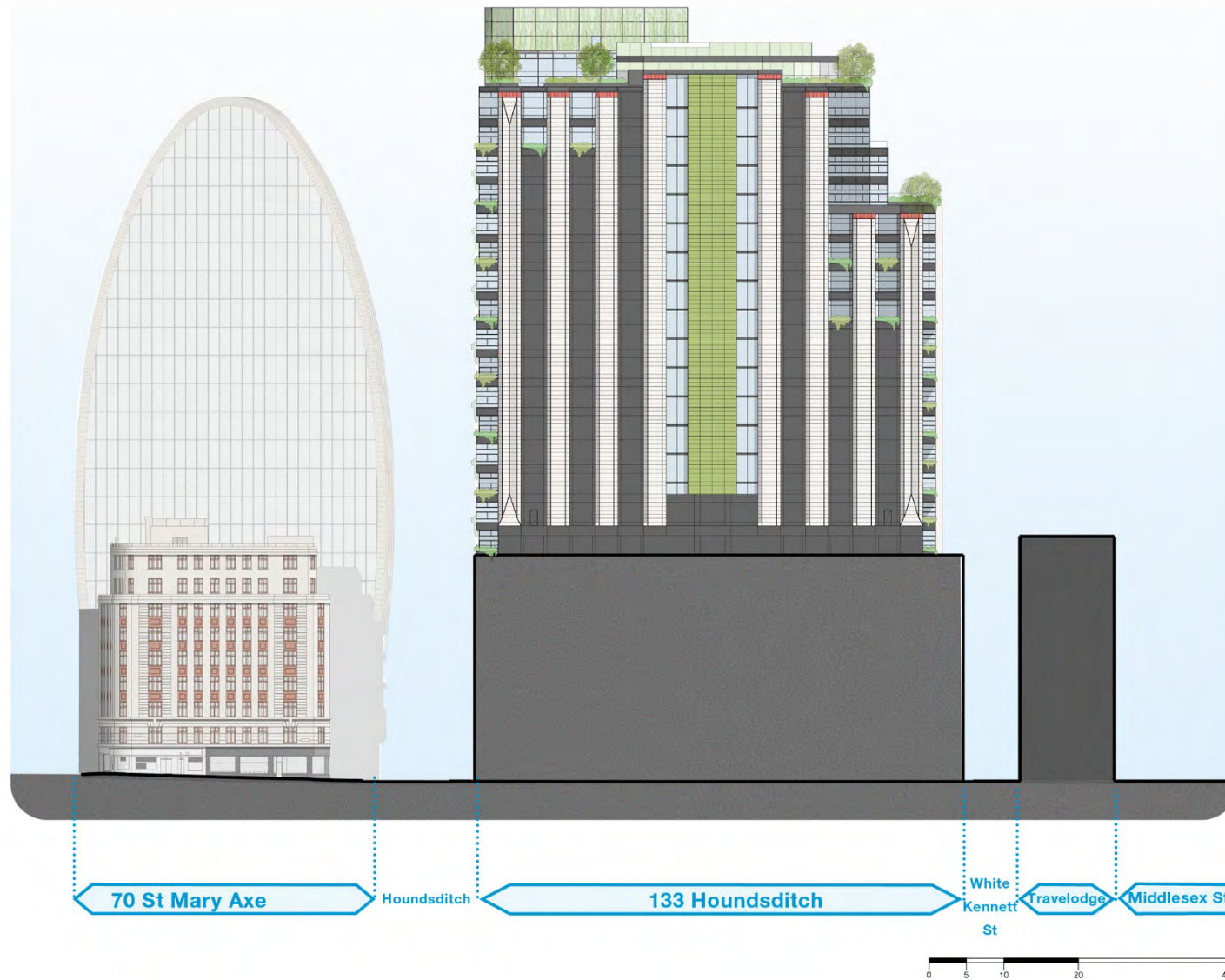


Proposed Elevation: Cutler Street (West)

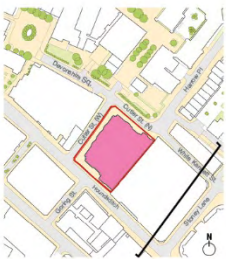


115-123 Houndsditch

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Proposed Elevation: Stoney Lane



115-123 Houndsditch

LVMF River Prospect View from Tower Bridge North Bastion
(LVMF Assessment Point 10A.1)



Existing



Proposed

Key:
--- Proposed development

Existing and Proposed LVMF River Prospect View from Tower Bridge North Bastion

115-123 Houndsditch

LVMF Townscape View from the Queen's Walk
(LVMF Assessment Point 25A.1)



Existing



Proposed

Key:
— Proposed development

Existing and Proposed LVMF Townscape View from the Queen's Walk

115-123 Houndsditch

LVMF Townscape View from the Queen's Walk
(LVMF Assessment Point 25A.2)



Existing



Proposed

Key:
— Proposed development

Existing and Proposed LVMF Townscape View from the Queen's Walk

115-123 Houndsditch

LVMF Townscape View from the Queen's Walk
(LVMF Assessment Point 25A.3)



Existing



Proposed

Note: Proposal rendered
in view

Existing and Proposed LVMF Townscape View from the Queen's Walk

115-123 Houndsditch

Houndsditch, Junction with Bishopsgate



Existing



Proposed

Existing and Proposed View from Houndsditch (junction with Bishopsgate)

115-123 Houndsditch

Devonshire Square, North-West Corner

Page 66

Existing



Existing



Proposed

Proposed

Existing and Proposed View from Devonshire Square (north-west Corner)

115-123 Houndsditch

Cobb Street from Bell Lane



Existing



Proposed

Existing and Proposed View from Bell Lane

115-123 Houndsditch

New Goulston Street



Existing



Proposed

Existing and Proposed View from New Goulston Street

115-123 Houndsditch

Petticoat Square, North Corner



Existing



Proposed

Existing and Proposed View from Petticoat Square (north corner)

115-123 Houndsditch

St Botolph Street



Existing



Proposed

Key:
— Proposed development

Existing and Proposed View from St Botolph Street

115-123 Houndsditch

Minories



Existing



Proposed

Existing and Proposed View from Minories

115-123 Houndsditch

Aldgate High Street



Existing



Proposed

115-123 Houndsditch

Leadenhall, Junction with Creechurch Street



Existing



Proposed

Existing and Proposed View from Leadenhall (junction with Creechurch Street)

115-123 Houndsditch

Bury Street



Existing



Proposed

Existing and Proposed View from Bury Street

115-123 Houndsditch

Cobb Street, Junction with Leyden Street



Existing



Proposed

Supplementary View from Cobb Street (junction with Leyden Street)

115-123 Houndsditch

Cobb Street, Junction with Middlesex Street



Existing



Proposed

Supplementary View from Cobb Street (junction with Middlesex Street)

115-123 Houndsditch

Wentworth Street, Junction with Commercial Street



Existing



Proposed

Supplementary View from Wentworth Street (junction with Commercial Street)

115-123 Houndsditch

Wentworth Street, Junction with Bell Lane



Existing



Proposed

Supplementary View from Wentworth Street (junction with Bell Lane)

115-123 Houndsditch

Devonshire Square, SE Corner



Existing



Proposed

Supplementary View from Devonshire Square (south-east corner)

Courtyard of Bevis Marks Synagogue

Page 80

Existing



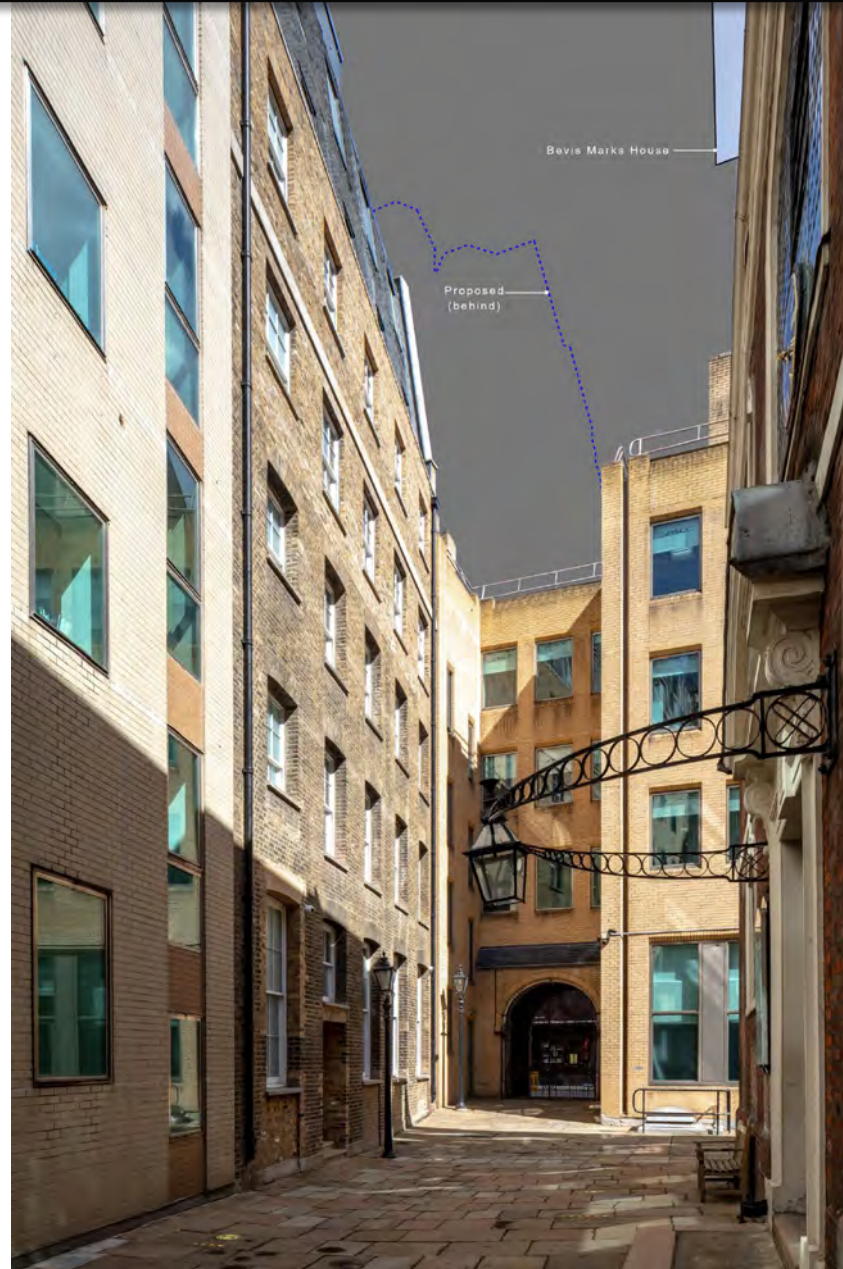
Existing



Proposed

Proposed

Supplementary View from the Courtyard of Bevis Marks Synagogue



Cumulative View from the Courtyard of Bevis Marks Synagogue

115-123 Houndsditch

Middlesex Courtyard, South Corner



Existing



Proposed

Supplementary View from Petticoat Square (south corner)



Existing View

View from Petticoat Square, North Corner (dusk) - Existing



Proposed View

View from Petticoat Square, North Corner (dusk) - Proposed



Cumulative view

View from Petticoat Square, North Corner (dusk) – Proposed with cumulatives



Existing View

View from Devonshire Square, north-west corner (dusk) - Existing



Proposed View

View from Devonshire Square, north-west corner (dusk) - Proposed



Cumulative view

View from Devonshire Square, north-west corner (dusk) – Proposed with cumulatives





Urban Greening Details: Cascading North East Terraces

115-123 Houndsditch

Sustainability Accreditation

	Policy Requirements	ASPIRATIONAL BRIEF
BREEAM UK New Construction 2018		
LEED Building Design & Construction v4		
WELL Building Standard v2		
Embodied Carbon	<ul style="list-style-type: none">Promote Circular Economy and reduce carbon emissions	Stages A1-A5 < 600 kgCO ₂ /m ² planning < 500 kgCO ₂ /m ² Rev.14 brief
Operational Energy	<ul style="list-style-type: none">Maximise passive and active design features to reduce energy consumptionMinimum of 35% reduction over Part L 2013 (SAP 10)	< 55 kWh/m ²
Urban Greening Factor	0.3 minimum Col. City Plan	> 0.3 Significantly exceed
Fresh Air	13.2 l/s/p BOQ Guidance	20 l/s/p

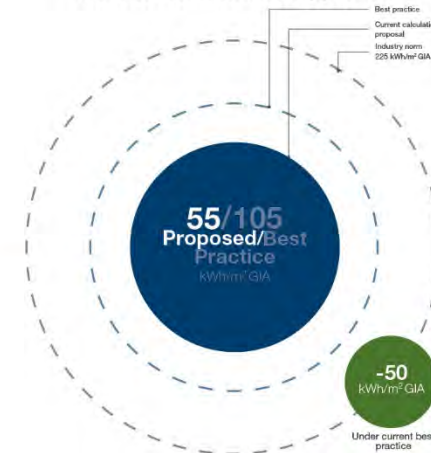


Operational Energy and Carbon: Targets and Approach

Current Approach



115-123 Houndsditch Approach

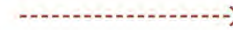


NOTE: RELAYING INFORMATION
IN THE APPLICATION



Embodied Energy and Carbon: Targets and Approach

Current Approach



115-123 Houndsditch Approach



Superstructure
140/260
kgCO₂/m²

Substructure
123/92
kgCO₂/m²

Facade
44/87
kgCO₂/m²

MEP
121/82
kgCO₂/m²

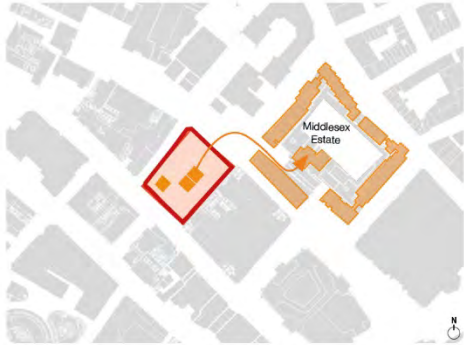
Transport
19/34
kgCO₂/m²

Construction
51/28
kgCO₂/m²

Internal Finishes
28/22
kgCO₂/m²

115-123 Houndsditch

Heat Transfer Offer to Middlesex Street Estate



Key Plan



There is an opportunity to transfer the waste heat generated by the development to provide hot water and heating to the neighbouring residents on the Middlesex Street Estate. This will reduce the load on the residents' gas boiler plant, leading to energy and carbon savings.



365
MWh
per year

equivalent to:



approx. 365,000
showers



approx. 14.7
million cups
of tea



77
tonnes
of CO₂

equivalent to:



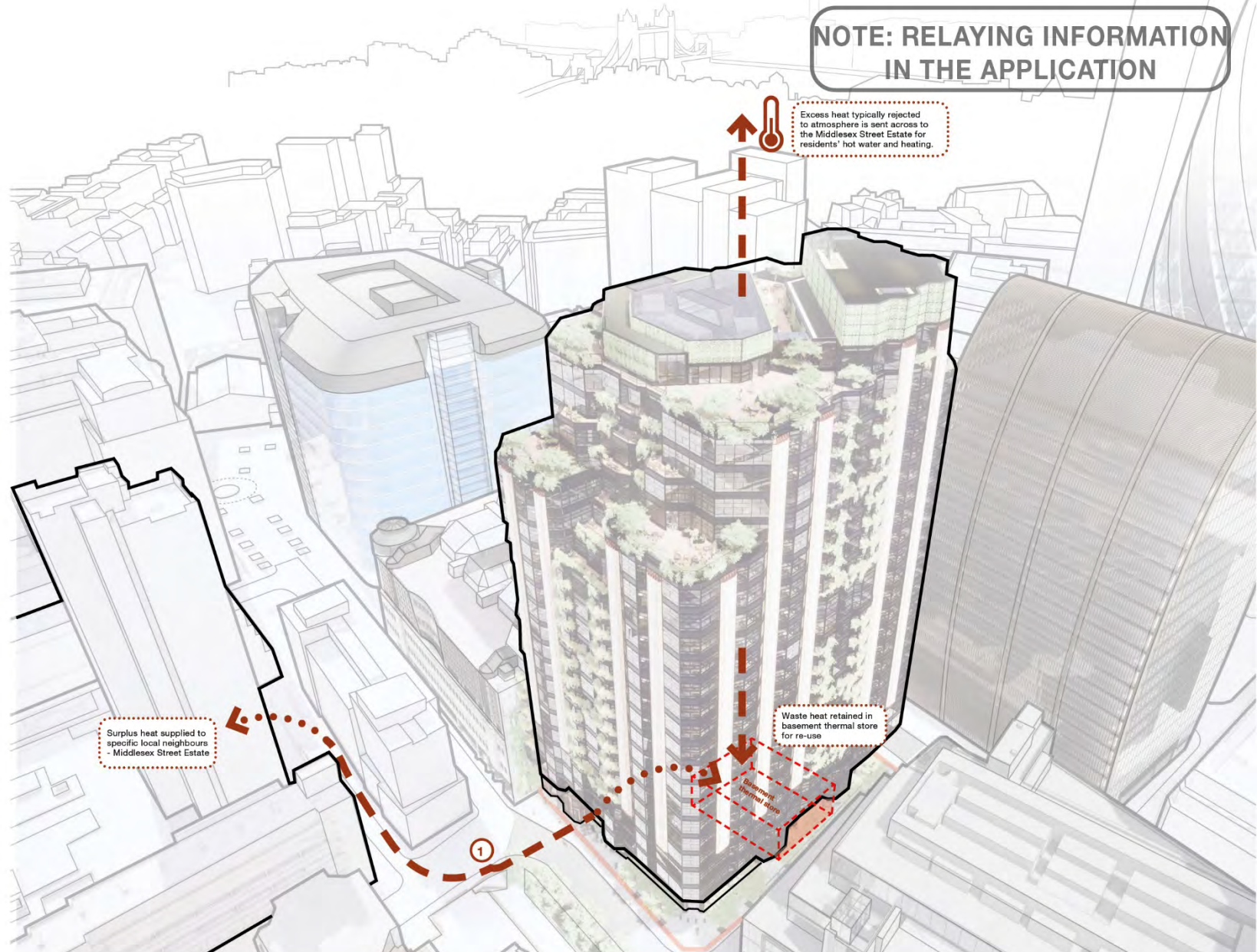
approx. 2,500m²
photovoltaics



approx.
500,000 miles

Energy savings (with a 3m³ tank)

**NOTE: RELAYING INFORMATION
IN THE APPLICATION**



The Heat Transfer Offer

115-123 Houndsditch

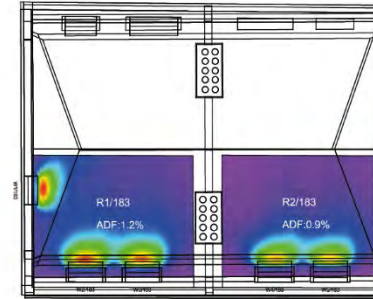
Radiance Assessment Daylight Factor Results: 3&3A Devonshire Square*

* Example of radiance studies - At the request of officers a Radiance Study has been undertaken in connection with the surrounding residential properties with particular reference to the Middlesex Estate. The Radiance study accords with the conclusions drawn from the EIA that any change in daylight will be negligible and in particular reference to Middlesex Estate not noticeable.

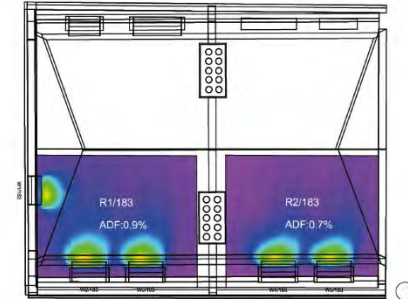
3&3A Devonshire Square



3rd Floor

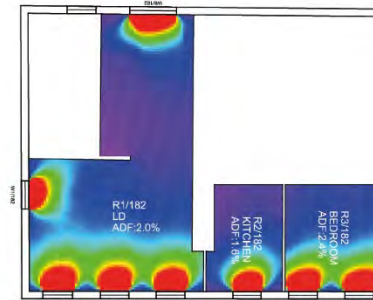


Existing Condition

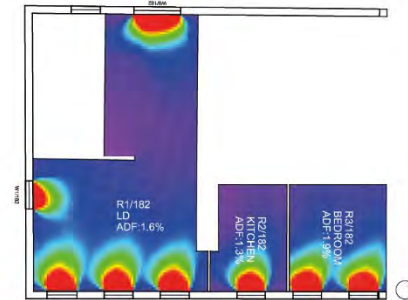


Proposed Scheme

2nd Floor

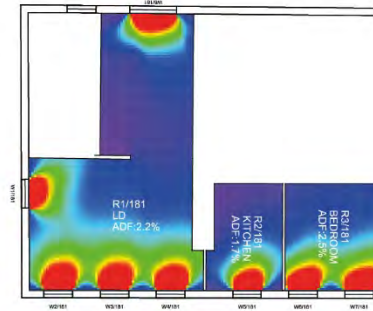


Existing Condition

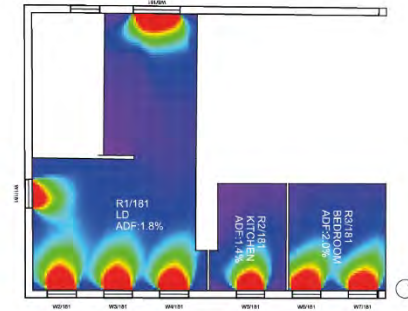


Proposed Scheme

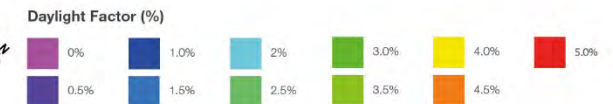
1st Floor



Existing Condition



Proposed Scheme



Radiance Diagrams: 3 & 3A Devonshire Square

115-123 Houndsditch

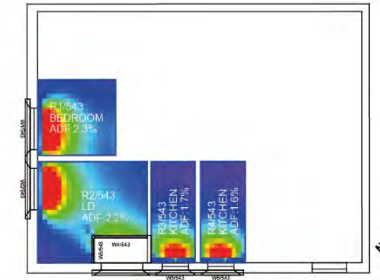
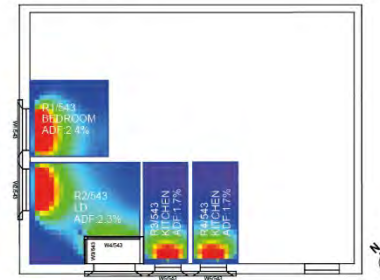
Radiance Assessment Daylight Factor Results: Petticoat Tower*

* Example of radiance studies - At the request of officers a Radiance Study has been undertaken in connection with the surrounding residential properties with particular reference to the Middlesex Estate. The Radiance study accords with the conclusions drawn from the EIA that any change in daylight will be negligible and in particular reference to Middlesex Estate not noticeable.

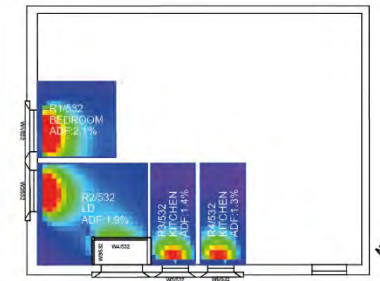
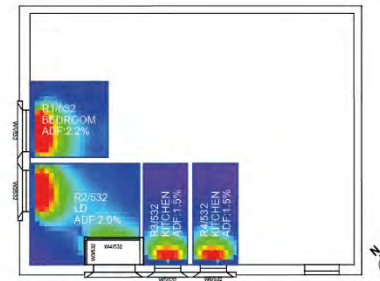
Petticoat Tower



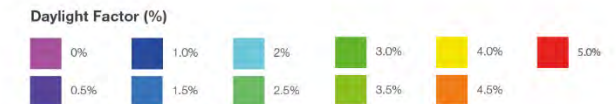
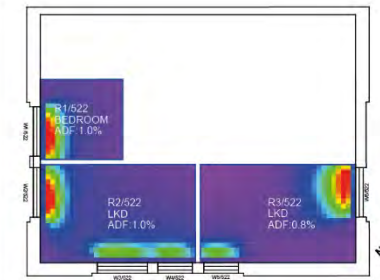
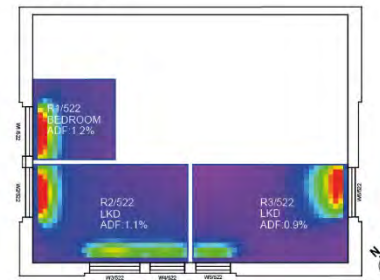
23rd Floor



12th Floor



2nd Floor



Radiance Diagrams: Petticoat Tower

115-123 Houndsditch

Radiance Assessment Daylight Factor Results: Middlesex Street Estate*

* Example of radiance studies - At the request of officers a Radiance Study has been undertaken in connection with the surrounding residential properties with particular reference to the Middlesex Estate. The Radiance study accords with the conclusions drawn from the EIA that any change in daylight will be negligible and in particular reference to Middlesex Estate not noticeable.

Middlesex Street Estate



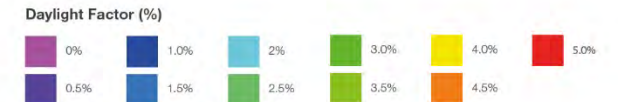
2nd Floor



3rd Floor

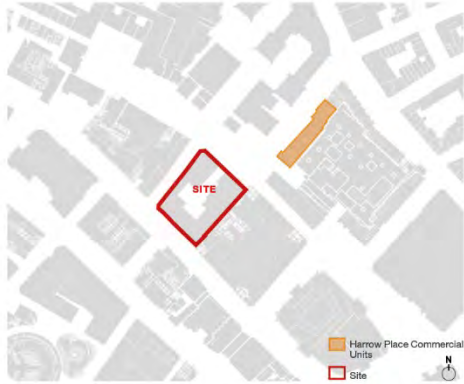


5th Floor



115-123 Houndsditch

Harrow Place Commercial Units: BRE 2hr Sunlight Test



Page 96

21st March



Existing Condition

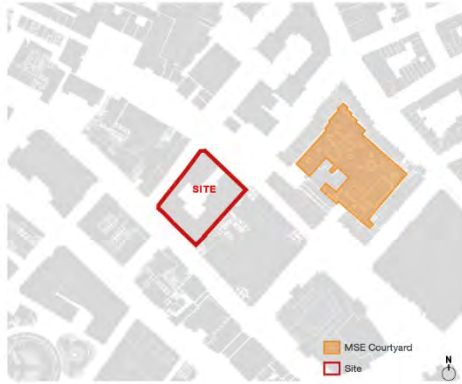


Proposed Scheme

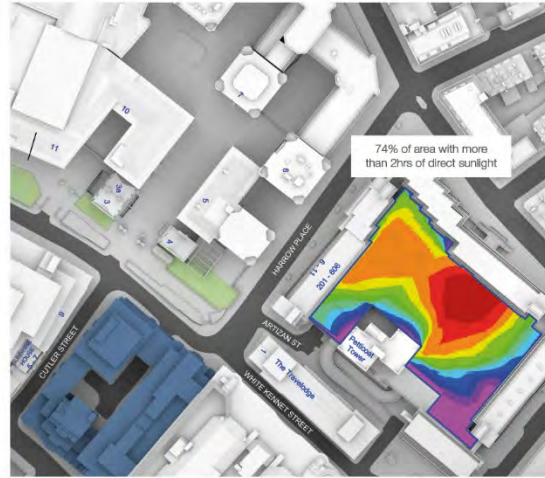
- Area Analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 5% Percentage of area with more than 2 hours of direct sunlight

115-123 Houndsditch

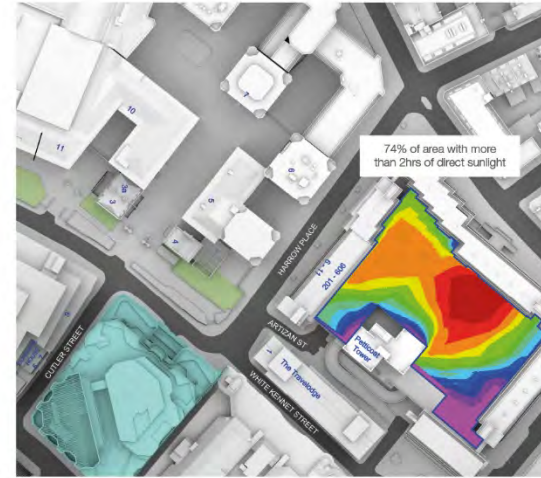
Middlesex Street Estate Courtyard: Time in Sun Study (30 min intervals)



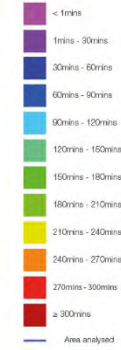
21st March



Existing Condition



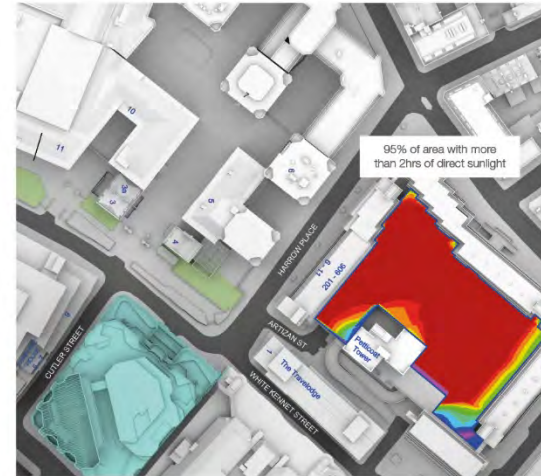
Proposed Scheme



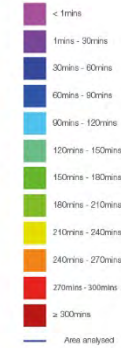
21st June



Existing Condition

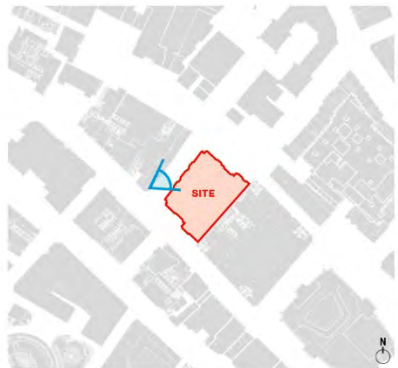


Proposed Scheme

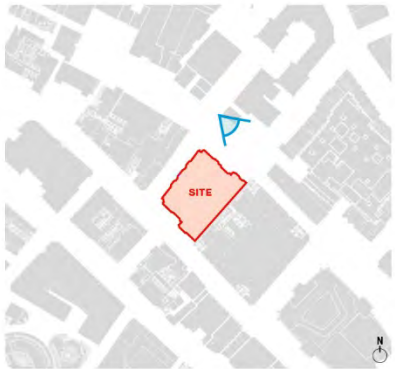


115-123 Houndsditch

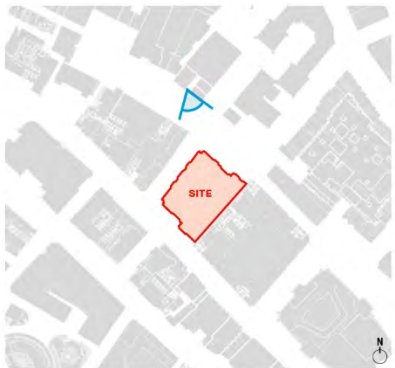




Proposed Public Realm: Cutler Street (West)



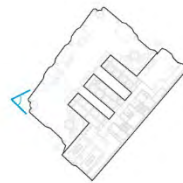
Proposed Public Realm: Cutler Street (North)



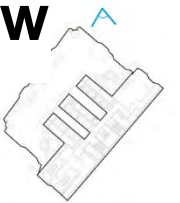
Proposed Public Realm: Devonshire Square



Cutler Street Entrance View

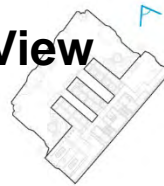


Houndsditch Entrance View

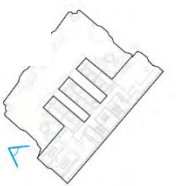




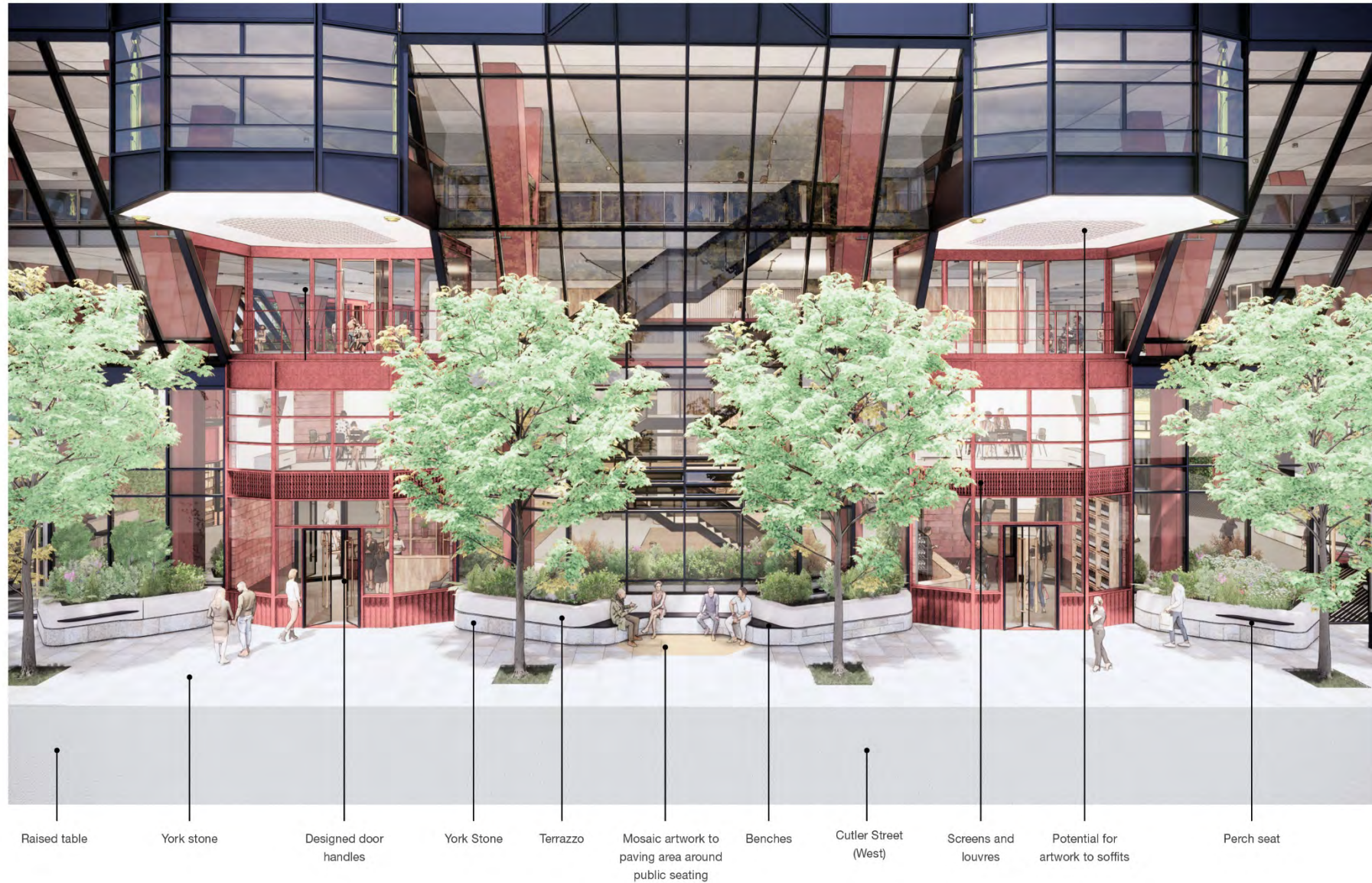
**Cutler Street (North)
Community Use Unit & Cycle Entrance View**

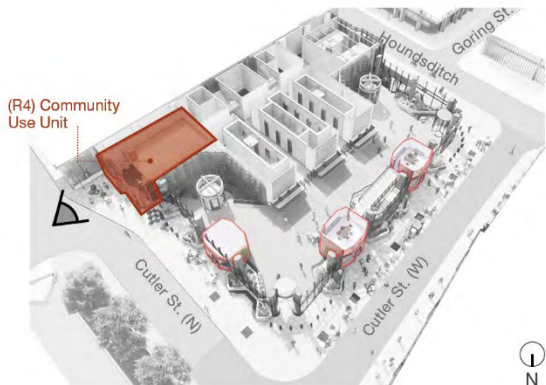


Houndsditch Cycle Entrance View

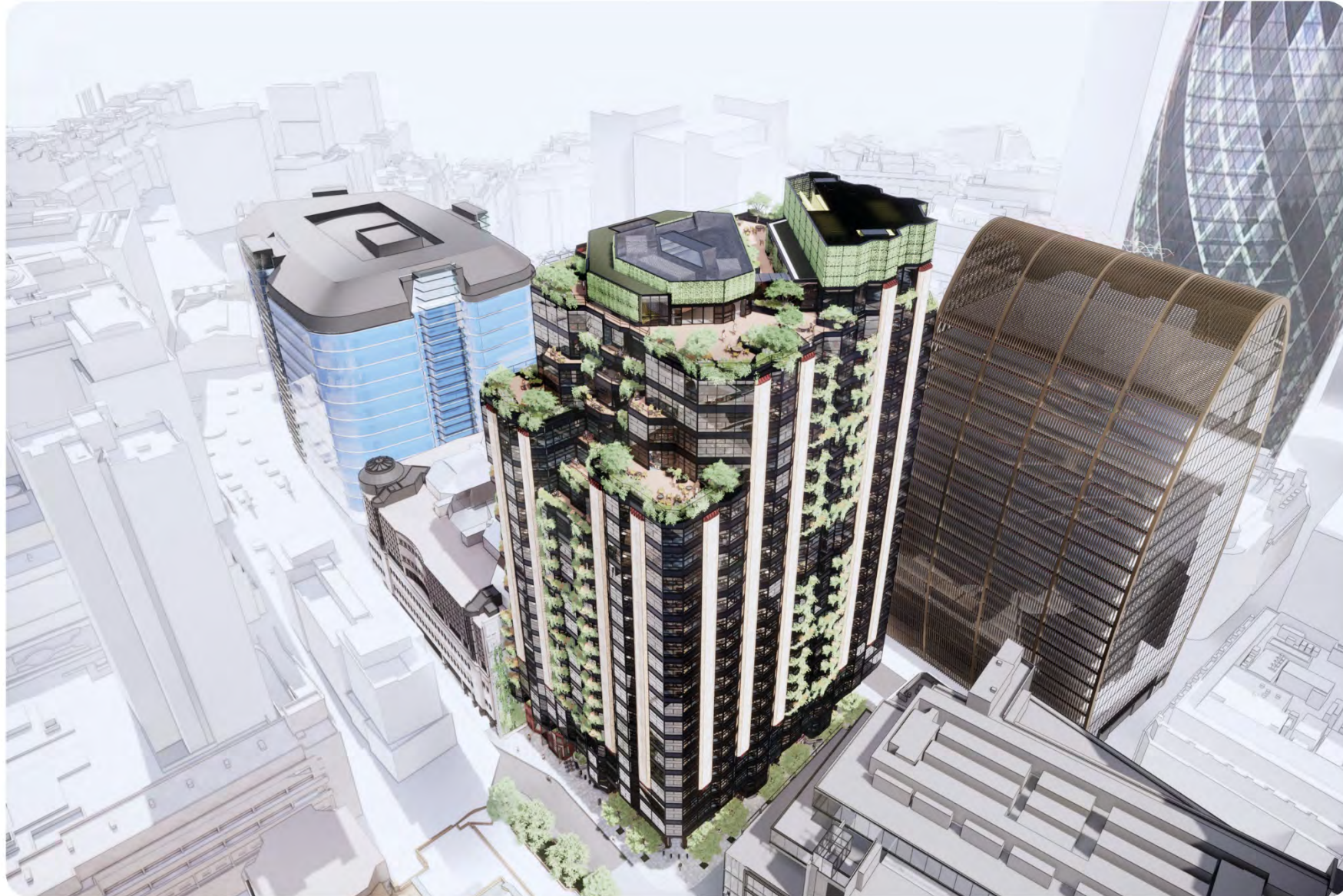








Proposed Public Realm: Community Use Unit



Aerial View of Proposal in Context



Next Planning & Transportation Committee

14 December 2021

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