



Planning and Transportation Committee

PRESENTATIONS

Date: TUESDAY, 1 NOVEMBER 2022

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. **CRIPPLEGATE HOUSE 1 GOLDEN LANE LONDON EC1Y 0RR**

For Decision
(Pages 3 - 90)

8. **CITY OF LONDON LIGHTING SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

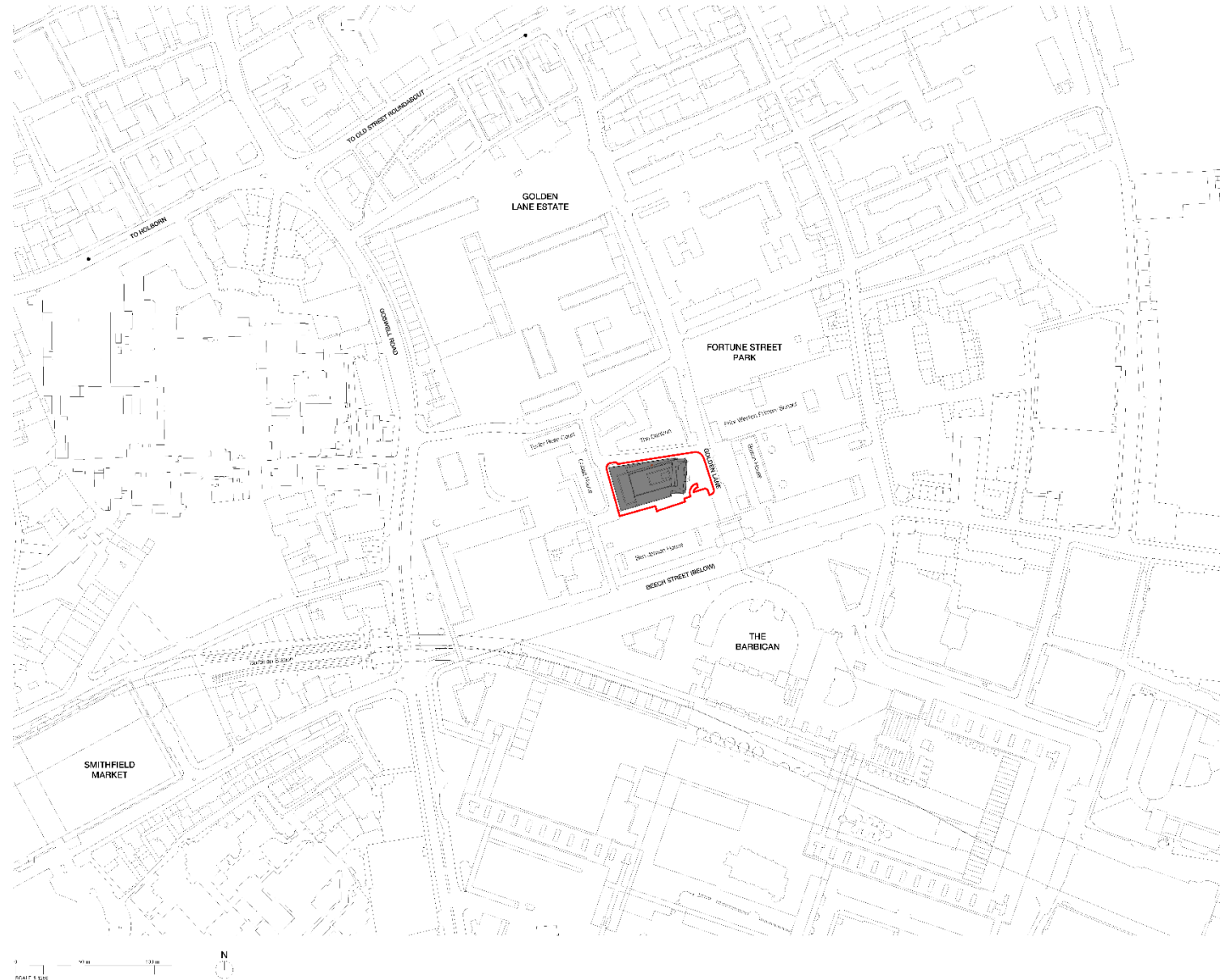
For Decision
(Pages 91 - 100)

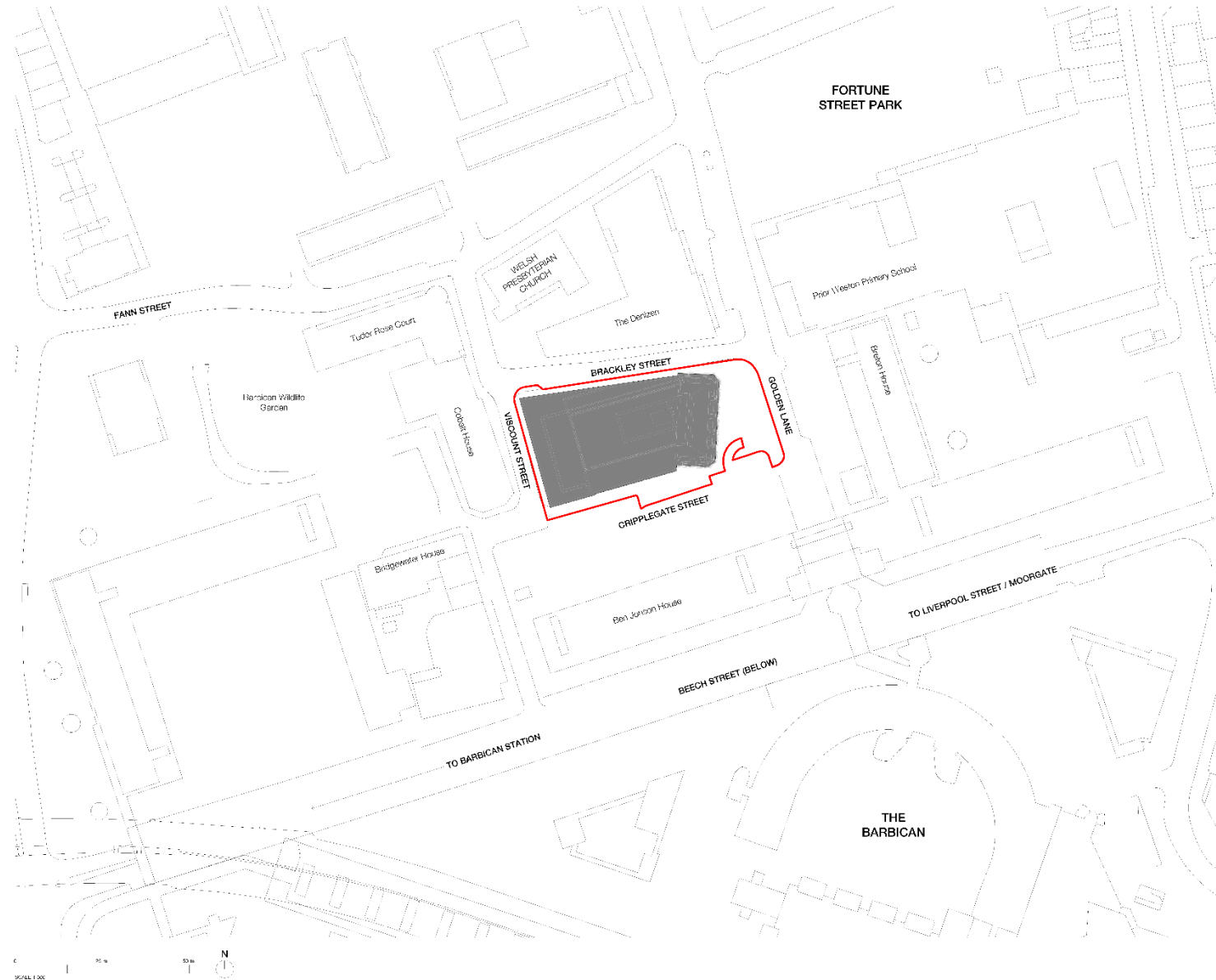
John Barradell
Town Clerk and Chief Executive

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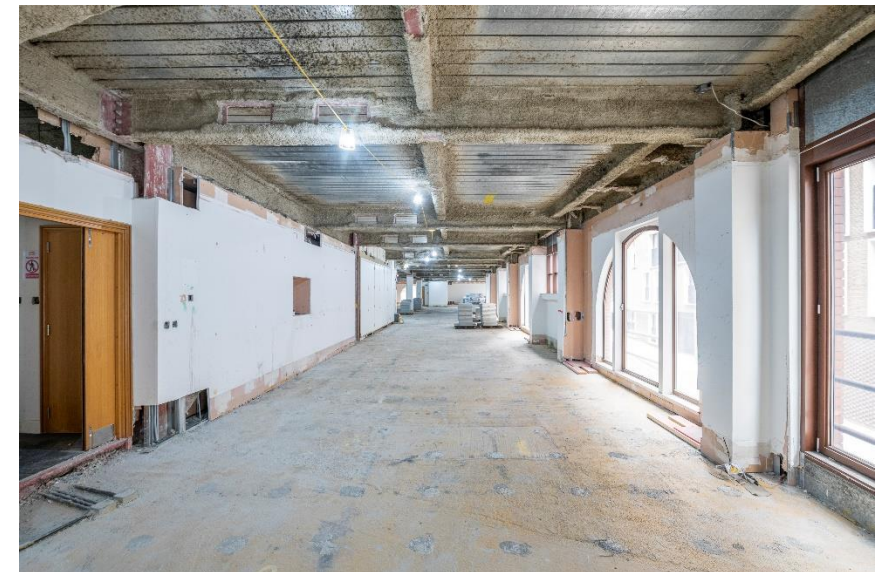
1 Golden Lane, EC1Y 0RR
Planning & Transportation Committee
01.11.2022







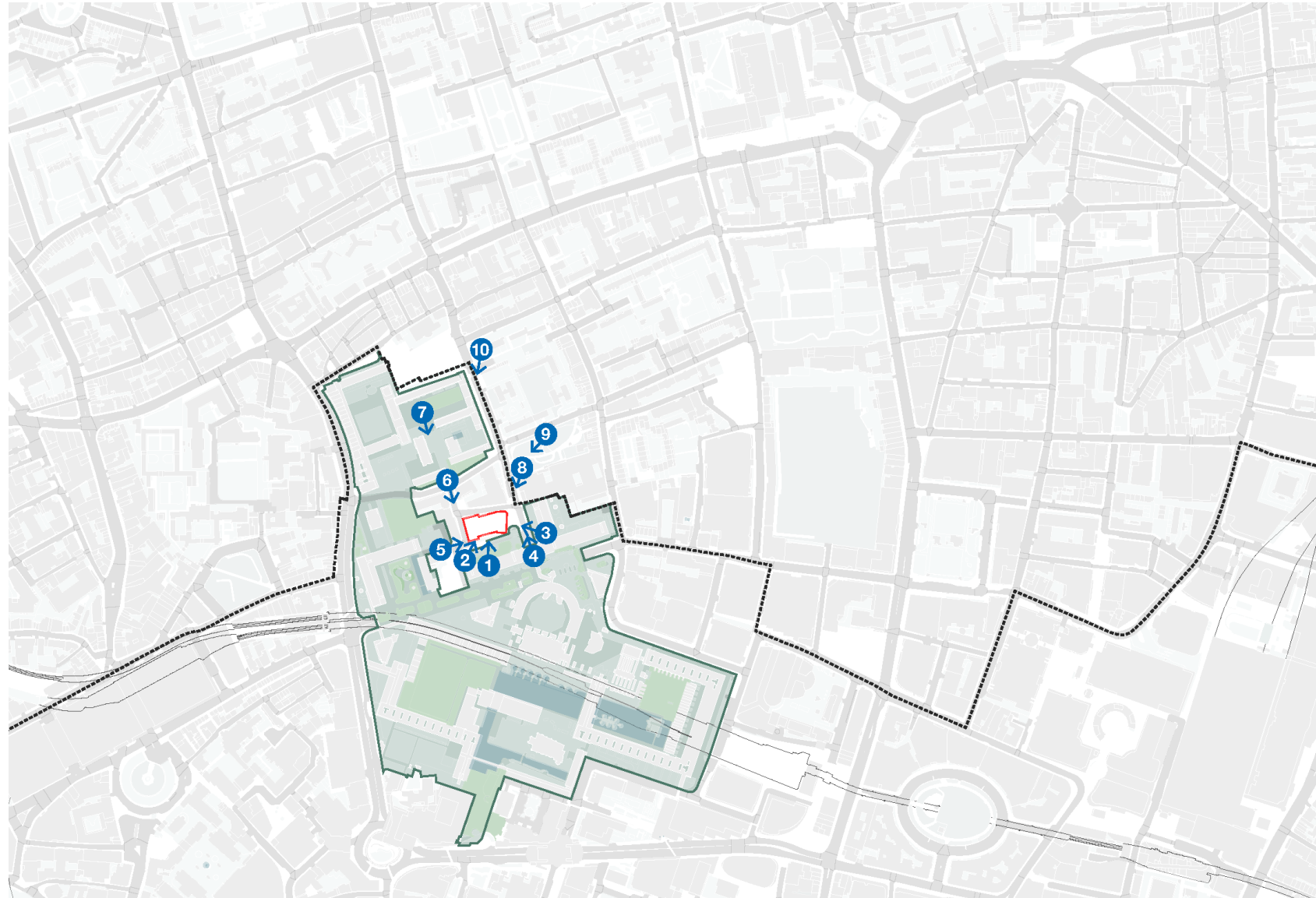
1 Golden Lane



1 Golden Lane





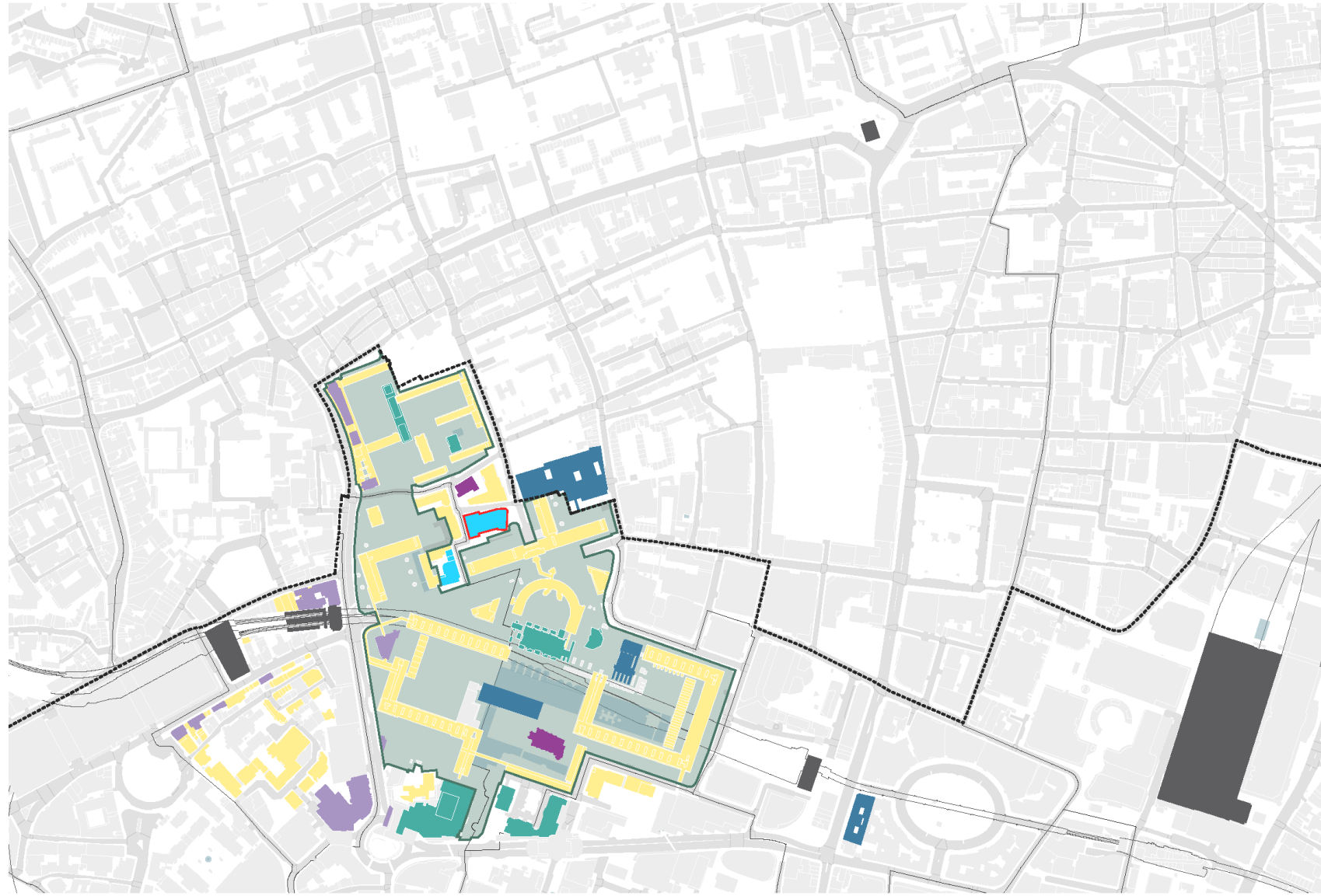


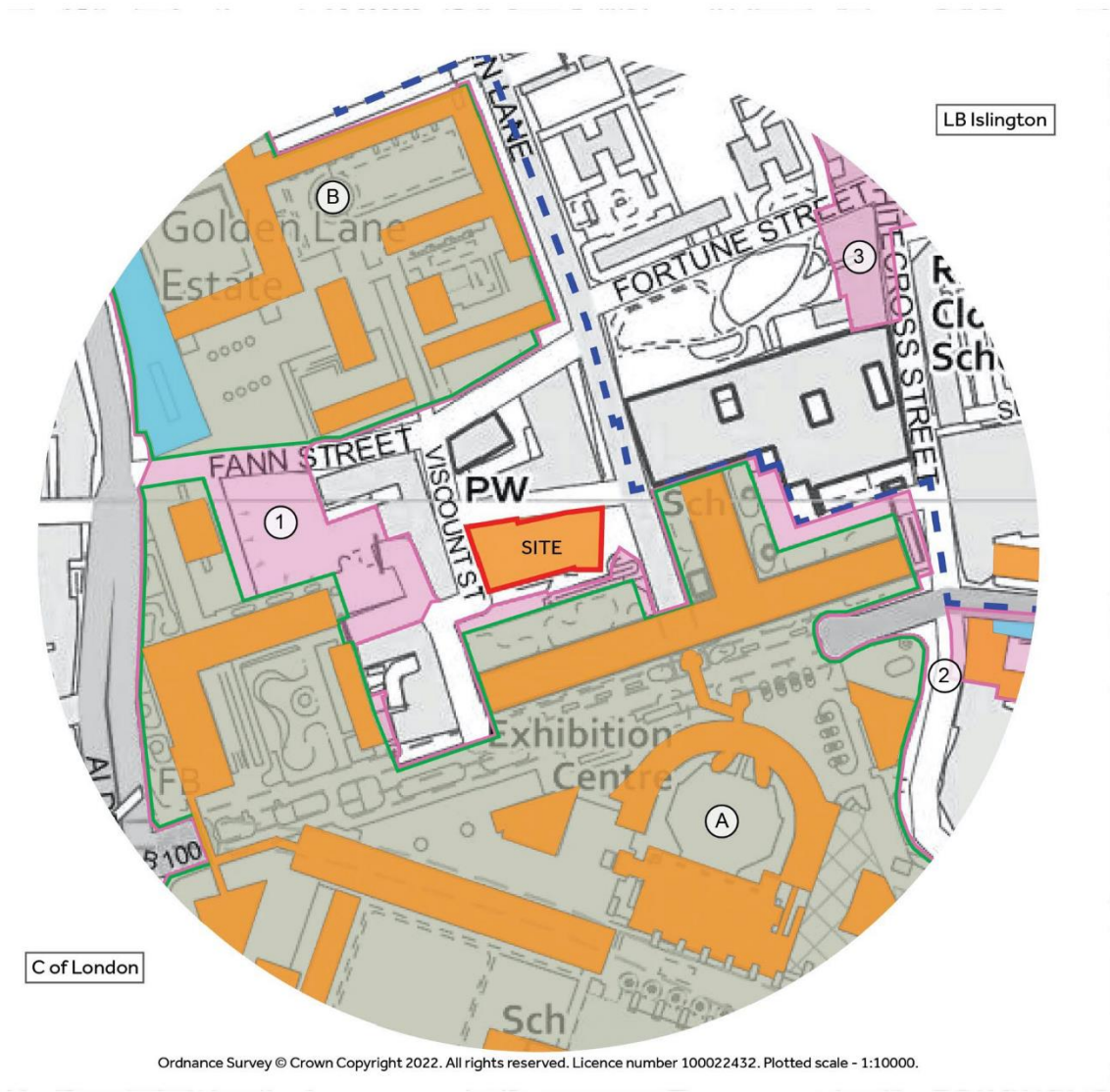
Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

- Conservation area
- Site
- City of London







Approximate Site boundary marked in red for indicative purposes only. An approximate 200m radius is marked on the map. Heritage assets within this radius are identified.

Conservation areas are marked in pink and identified below.

Borough boundaries are marked with a blue dotted line.

Listed buildings:

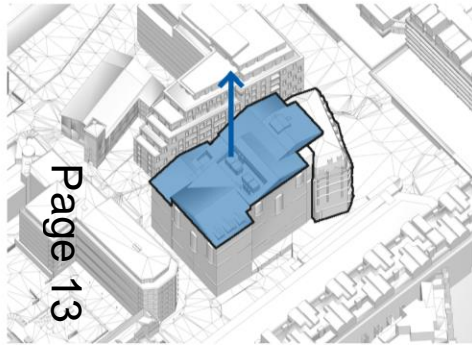
- Grade II* listed building
- Grade II listed building
- Registered Parks and Gardens of Special Historic Interest

- (A) The Barbican (grade II*)
- (B) Golden Lane Estate (grade II)

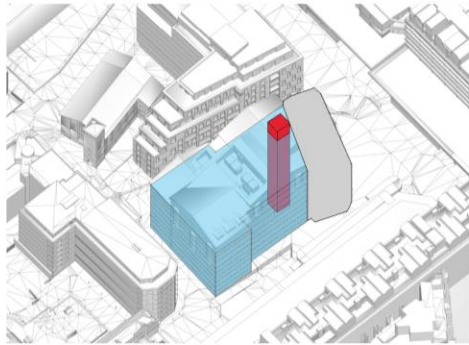
Conservation areas

- (1) Barbican and Golden Lane Conservation Area (C of London)
- (2) Brewery Conservation Area (C of London)
- (3) St Luke's Conservation Area (LB Islington)

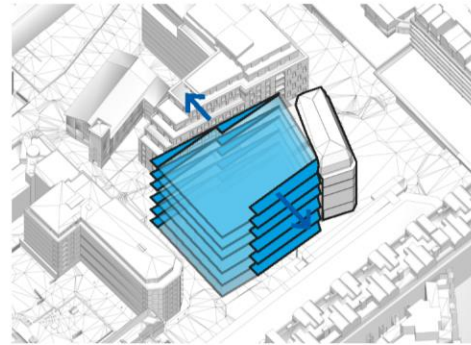
Figure 1: Heritage Context plan



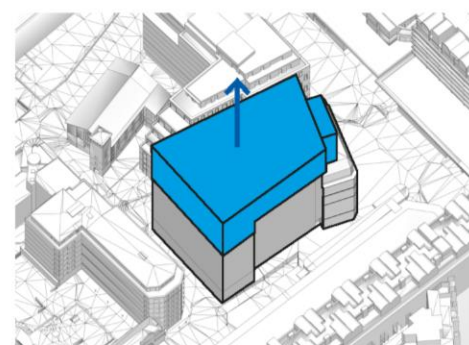
1
Remove



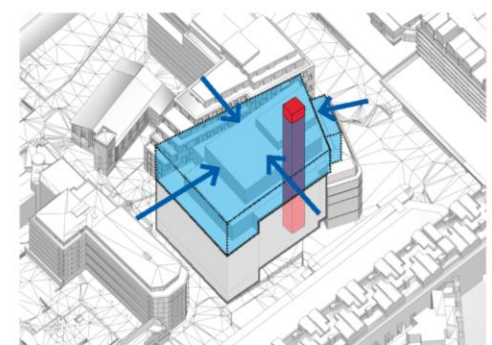
2
Retain



3
Rationalise



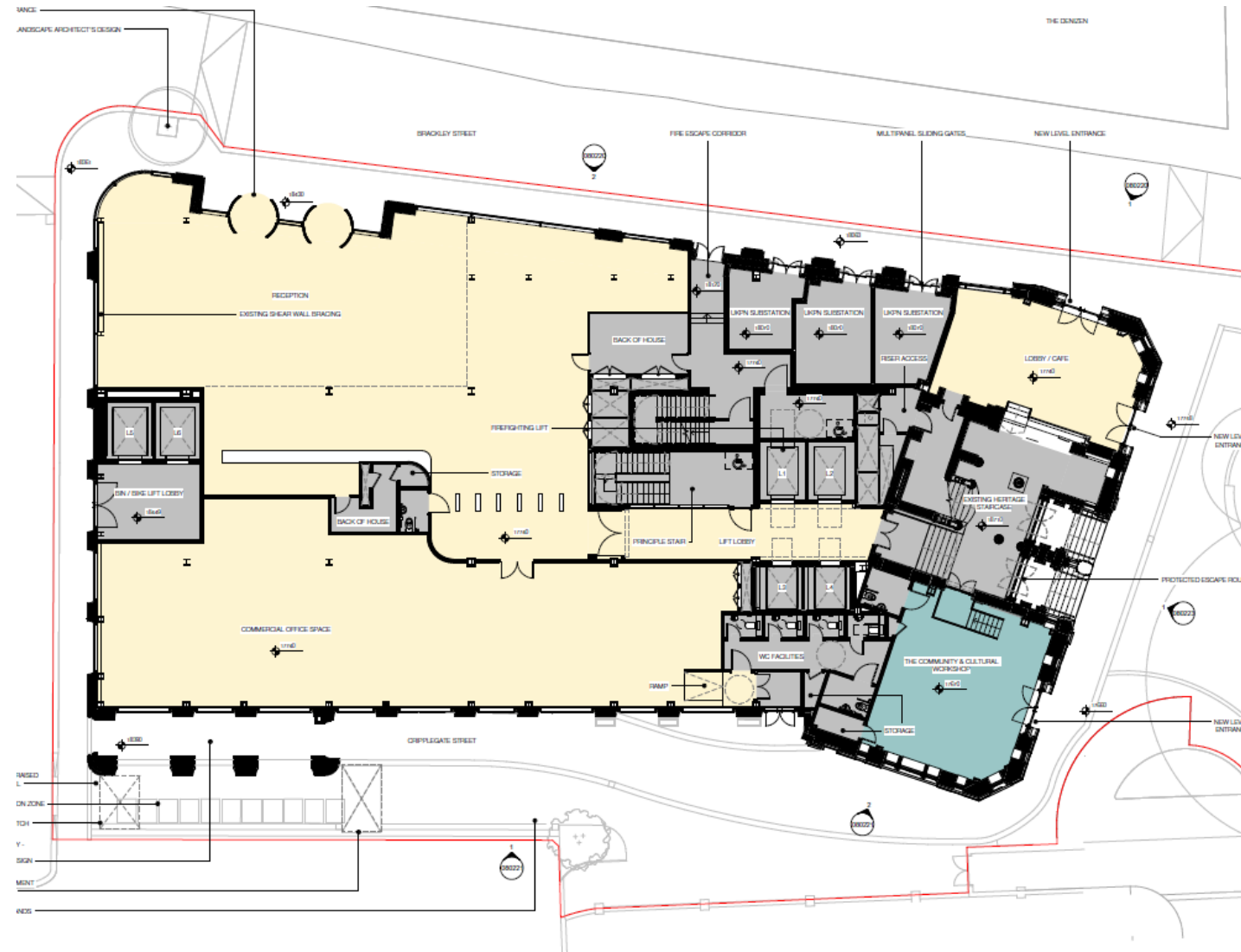
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Improve

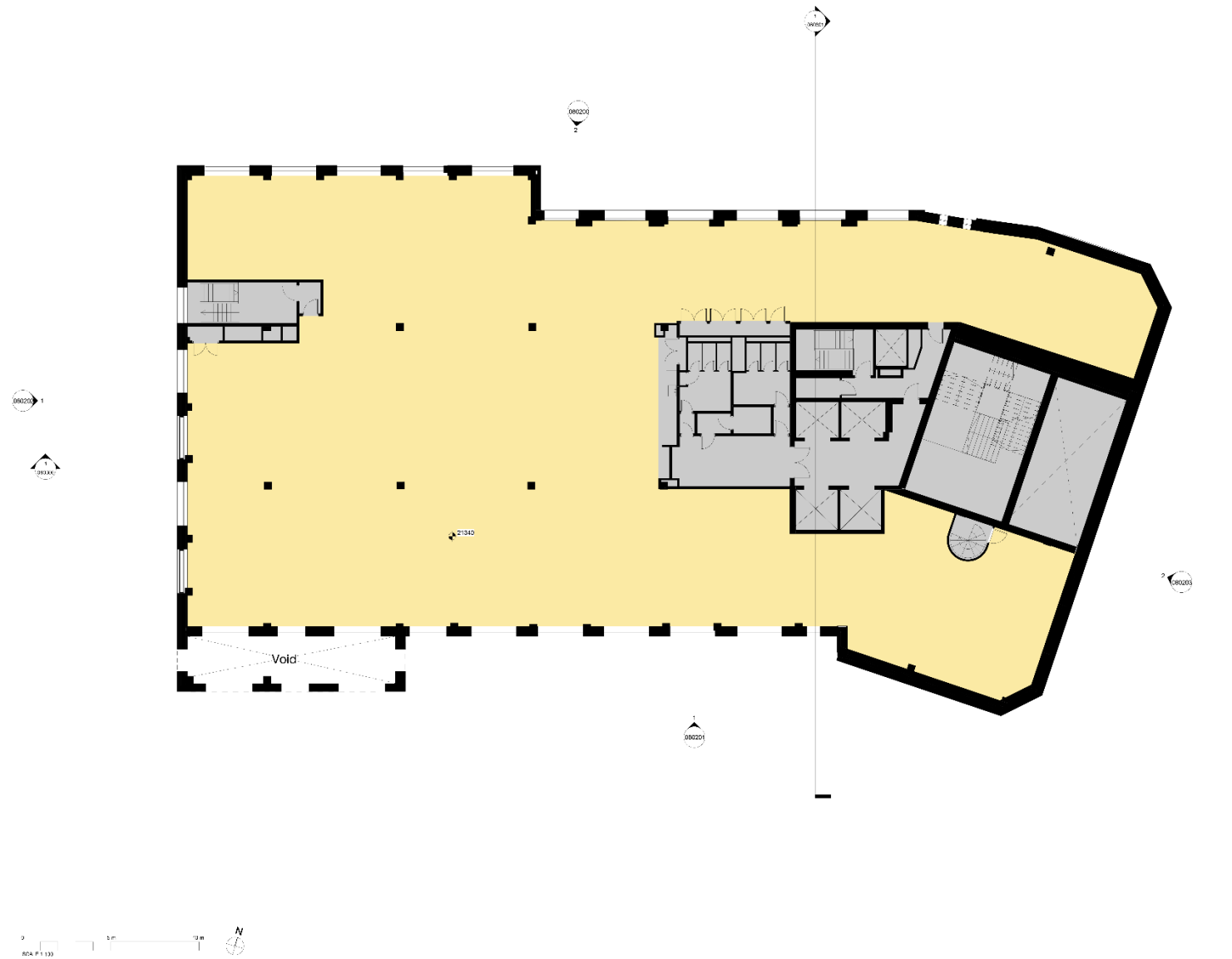


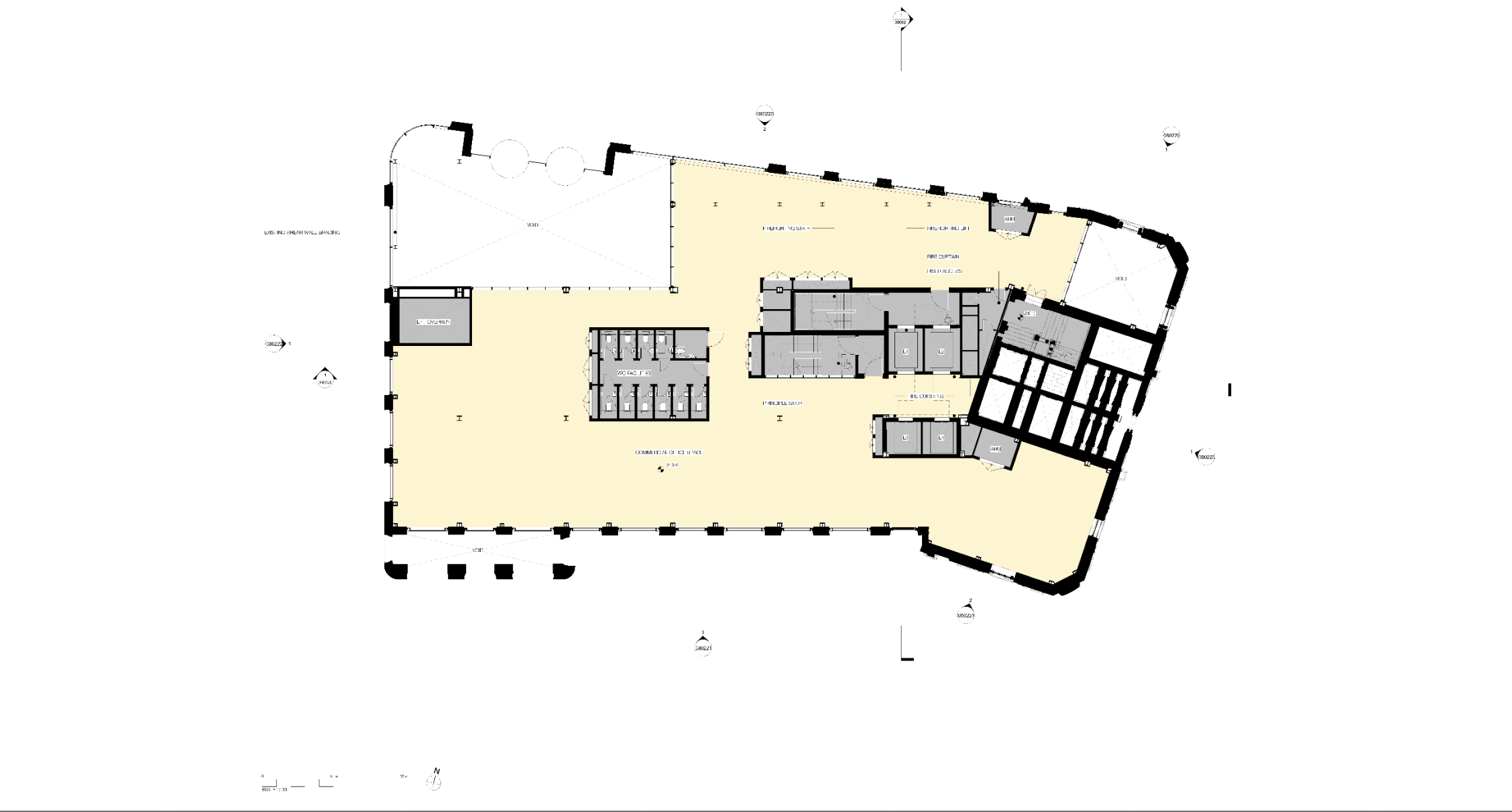
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Step

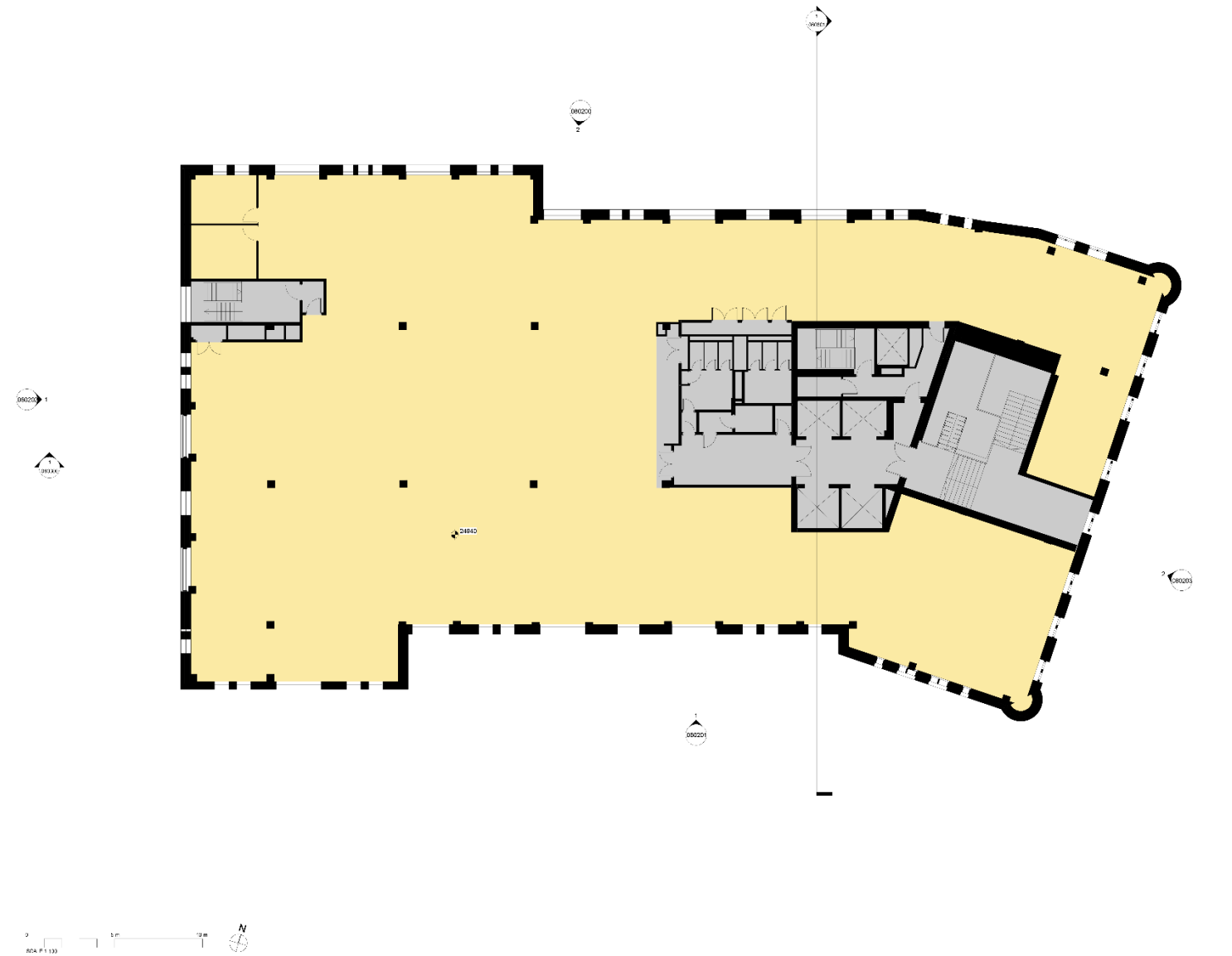


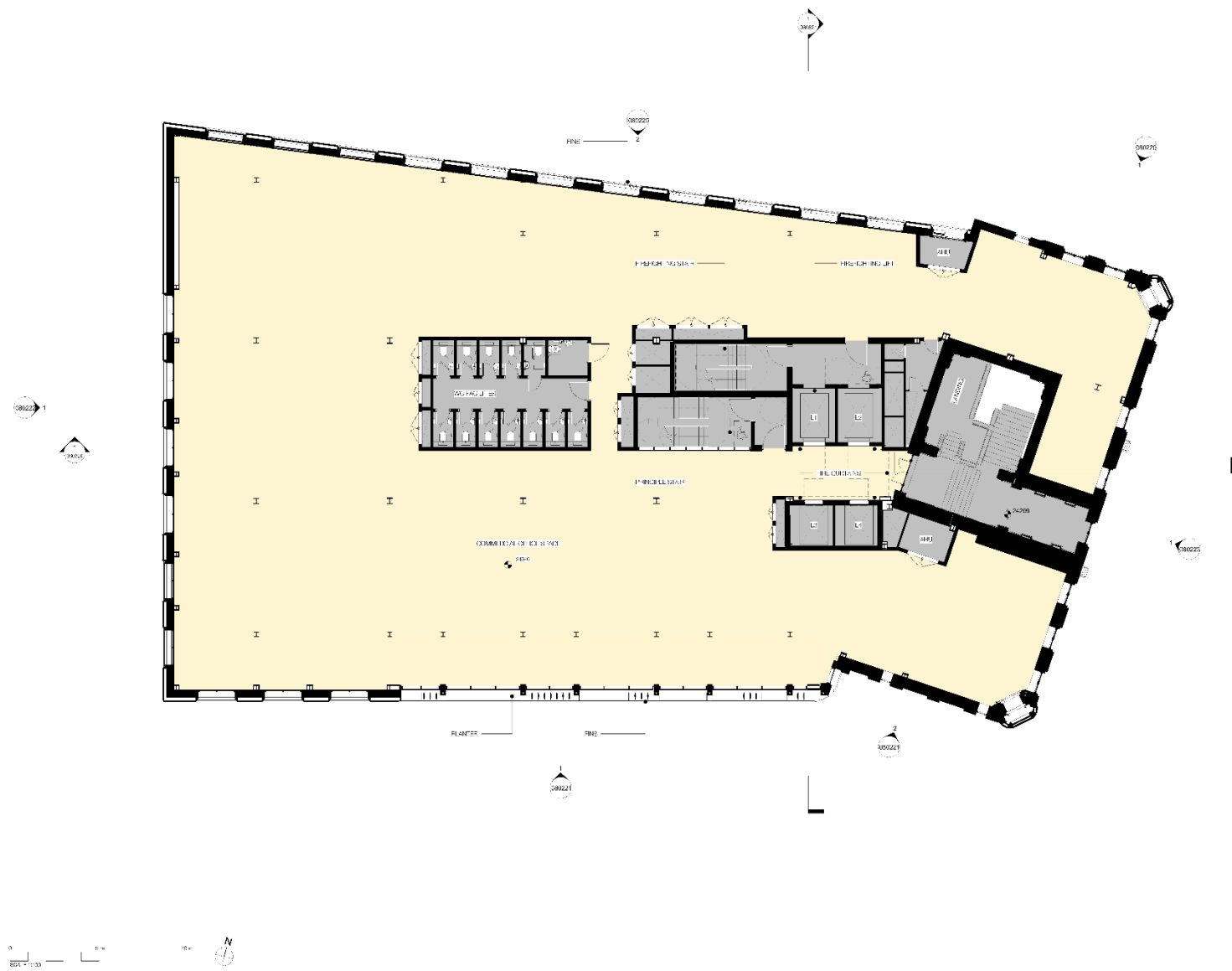
Existing Plan – Ground Floor



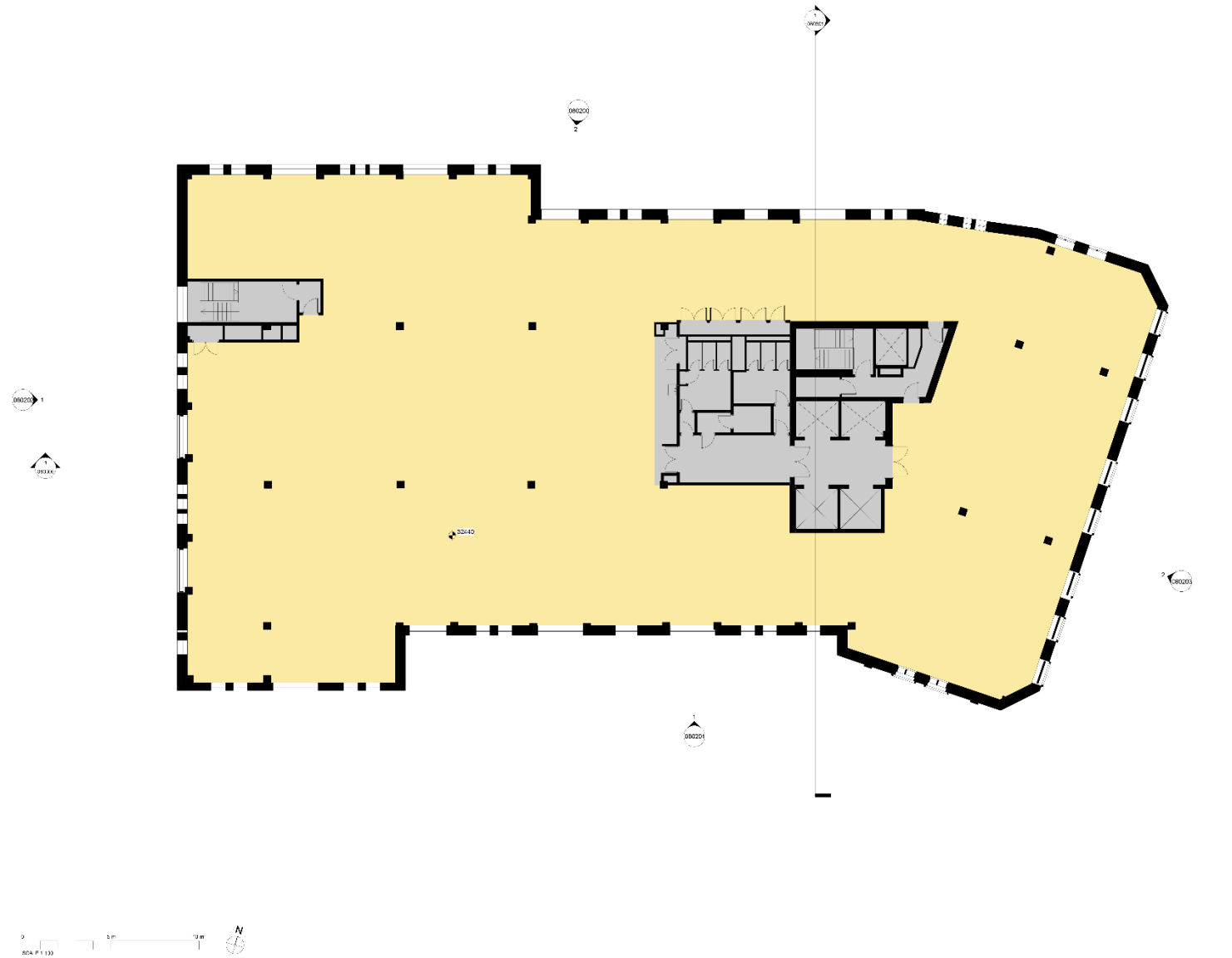




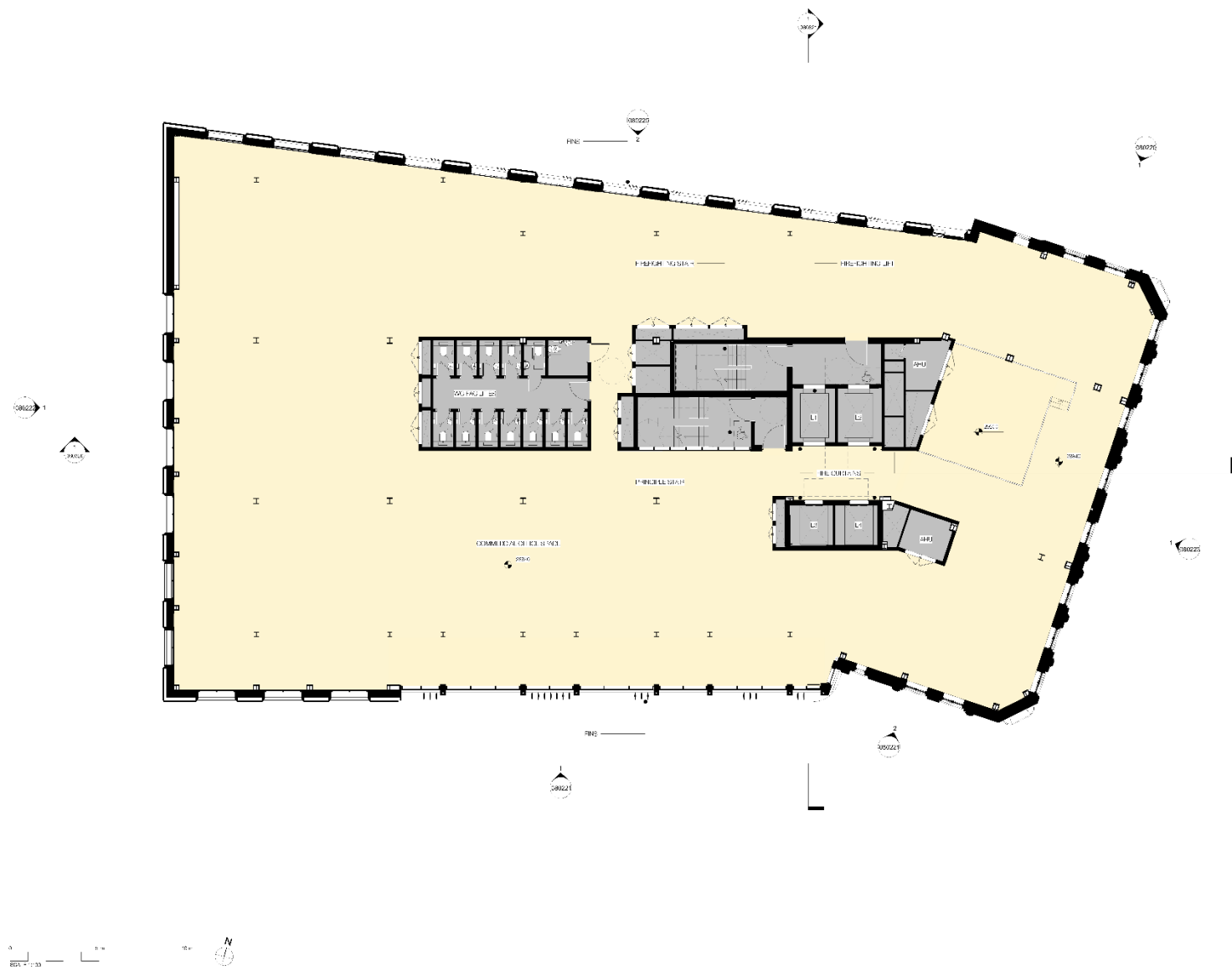




Proposed Plan – Second Floor

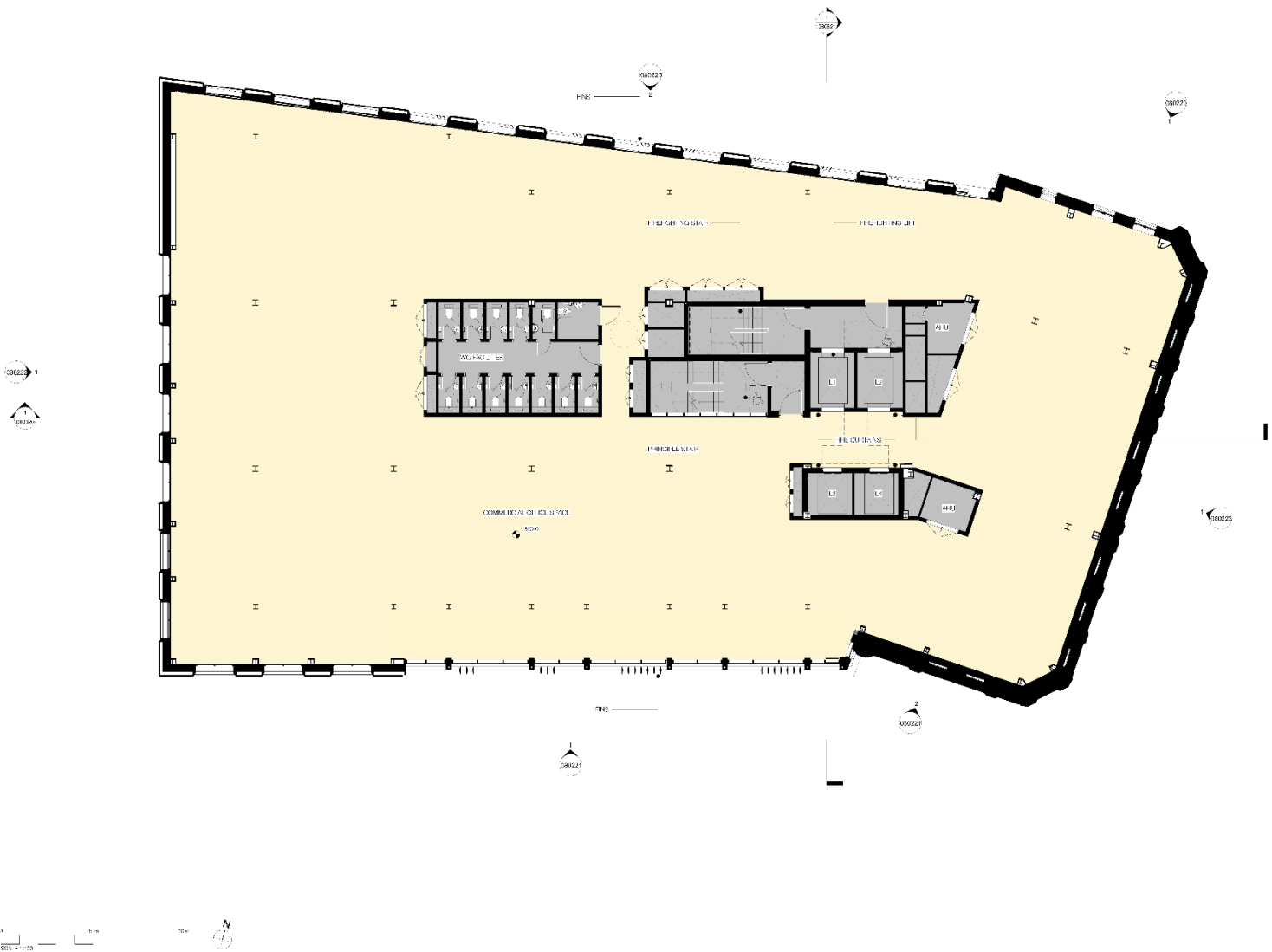


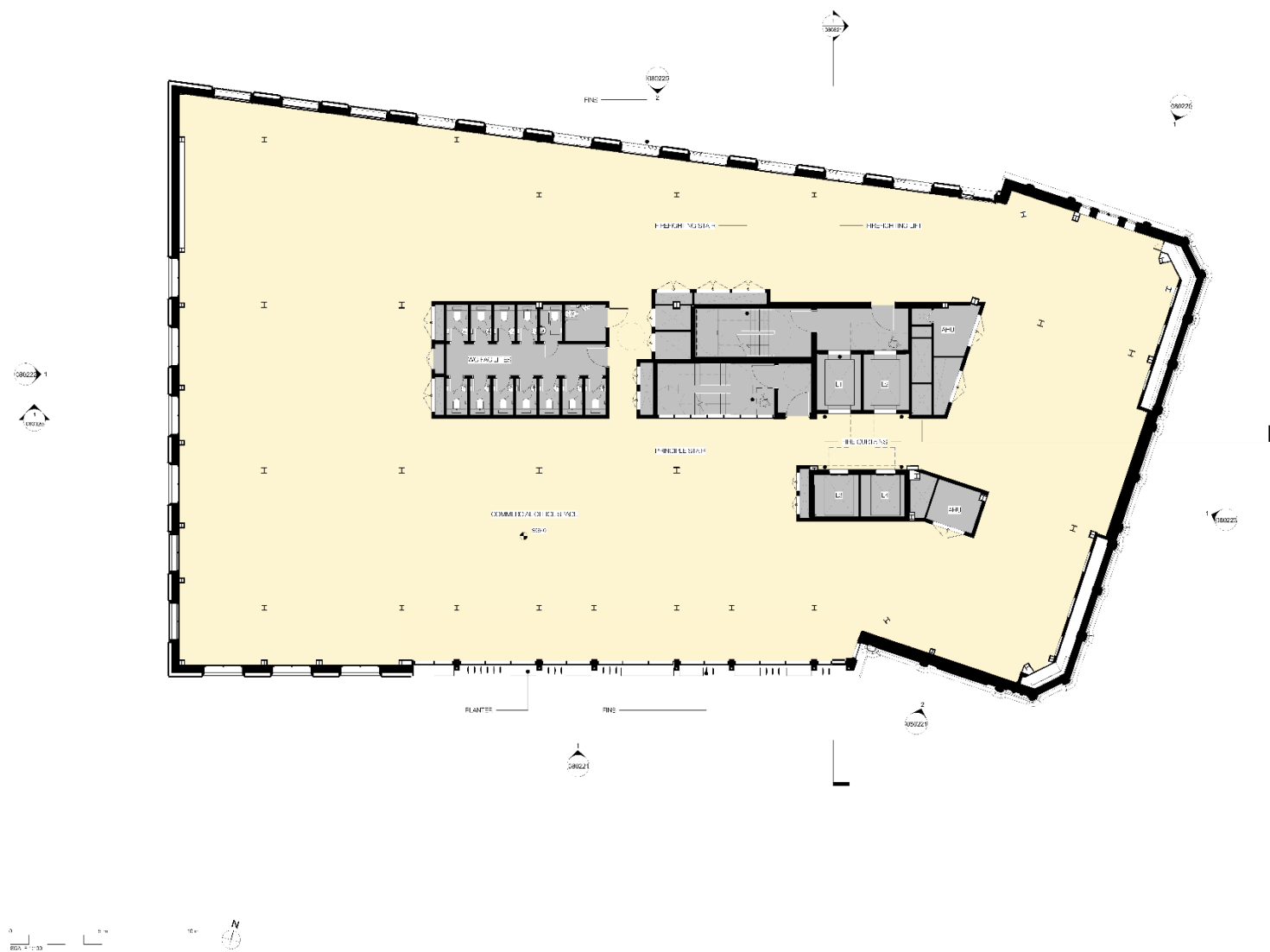
Existing Plan – Typical (Third - Sixth) Floor

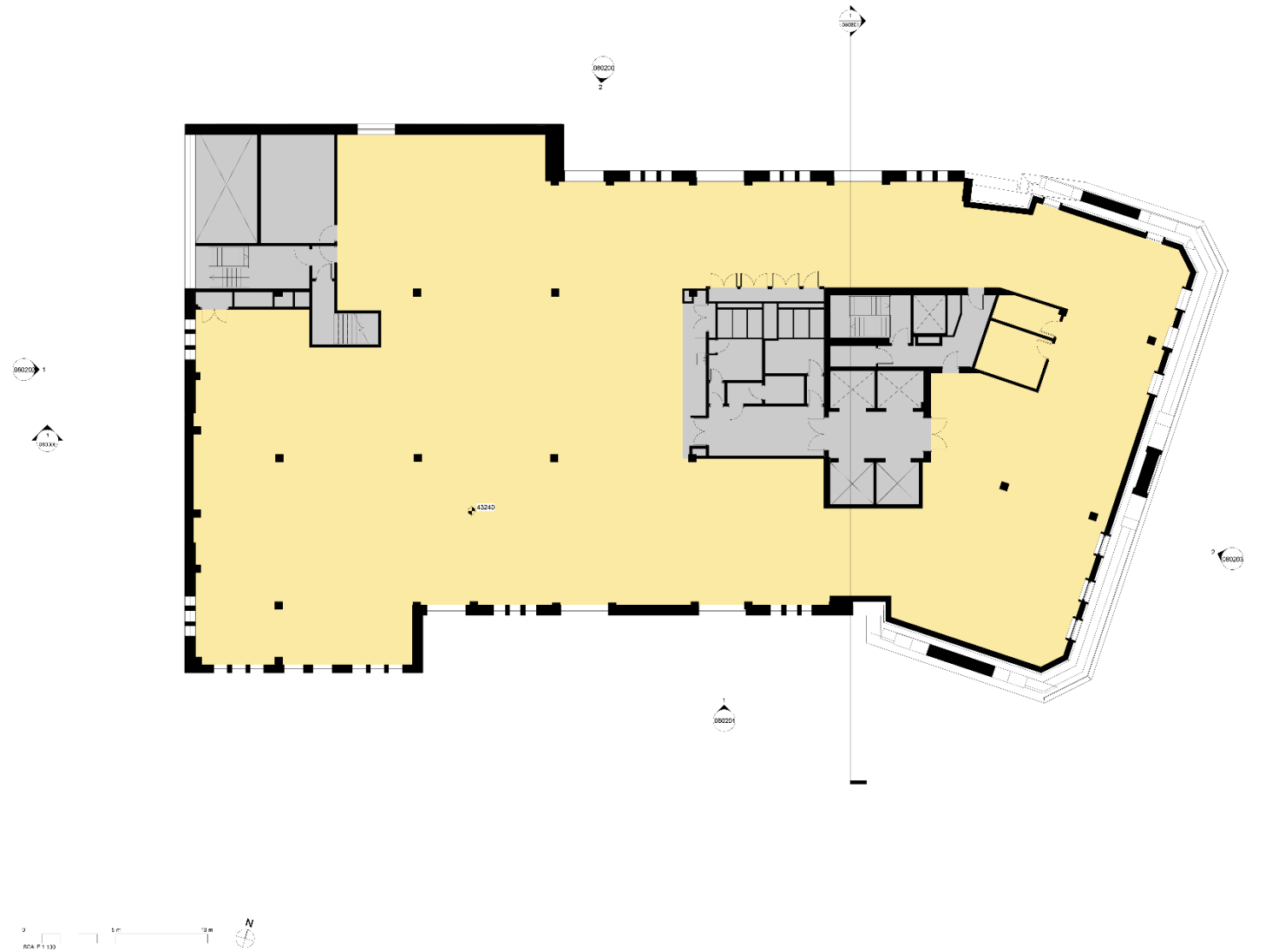


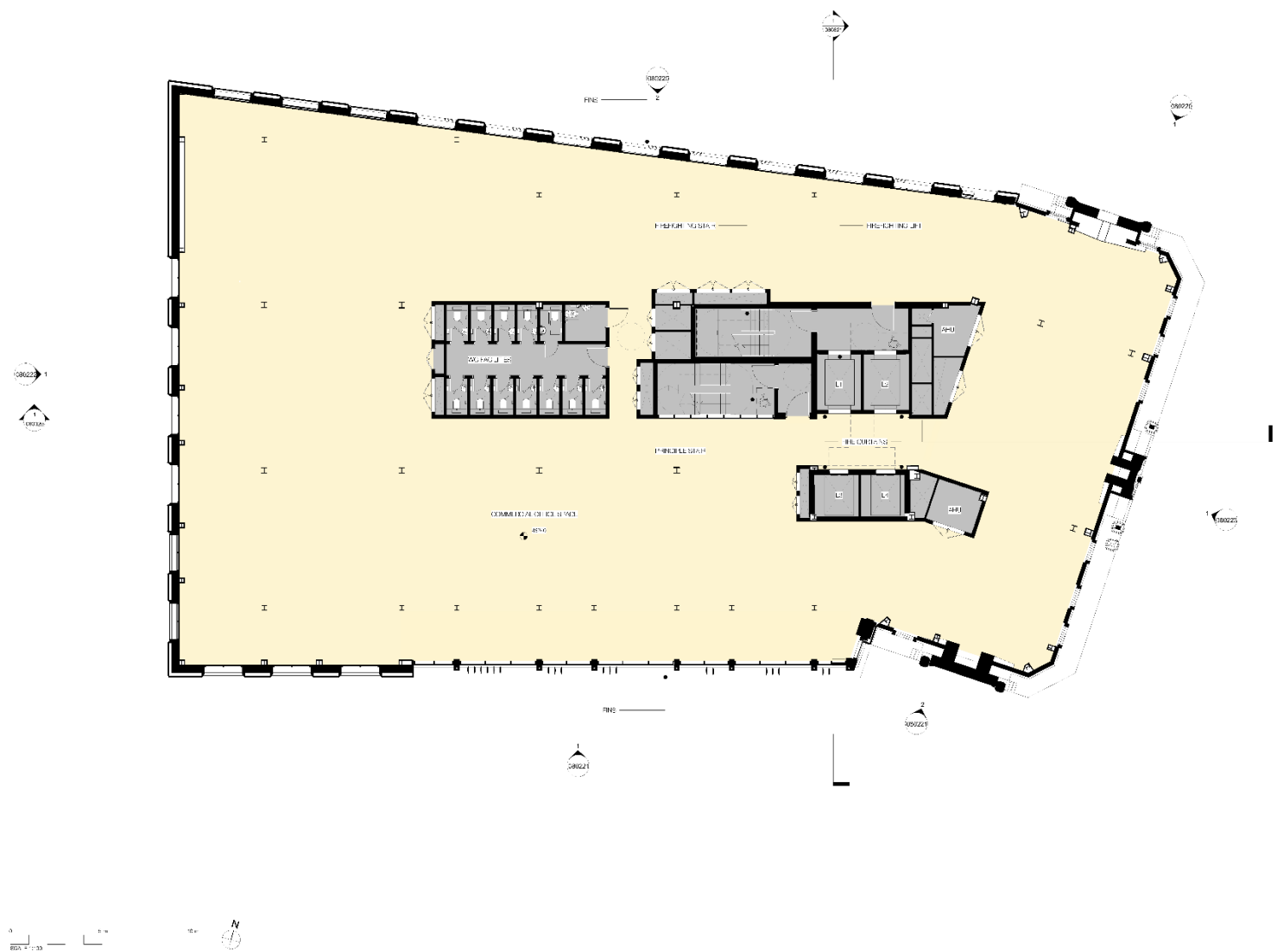
Proposed Plan – Third Floor



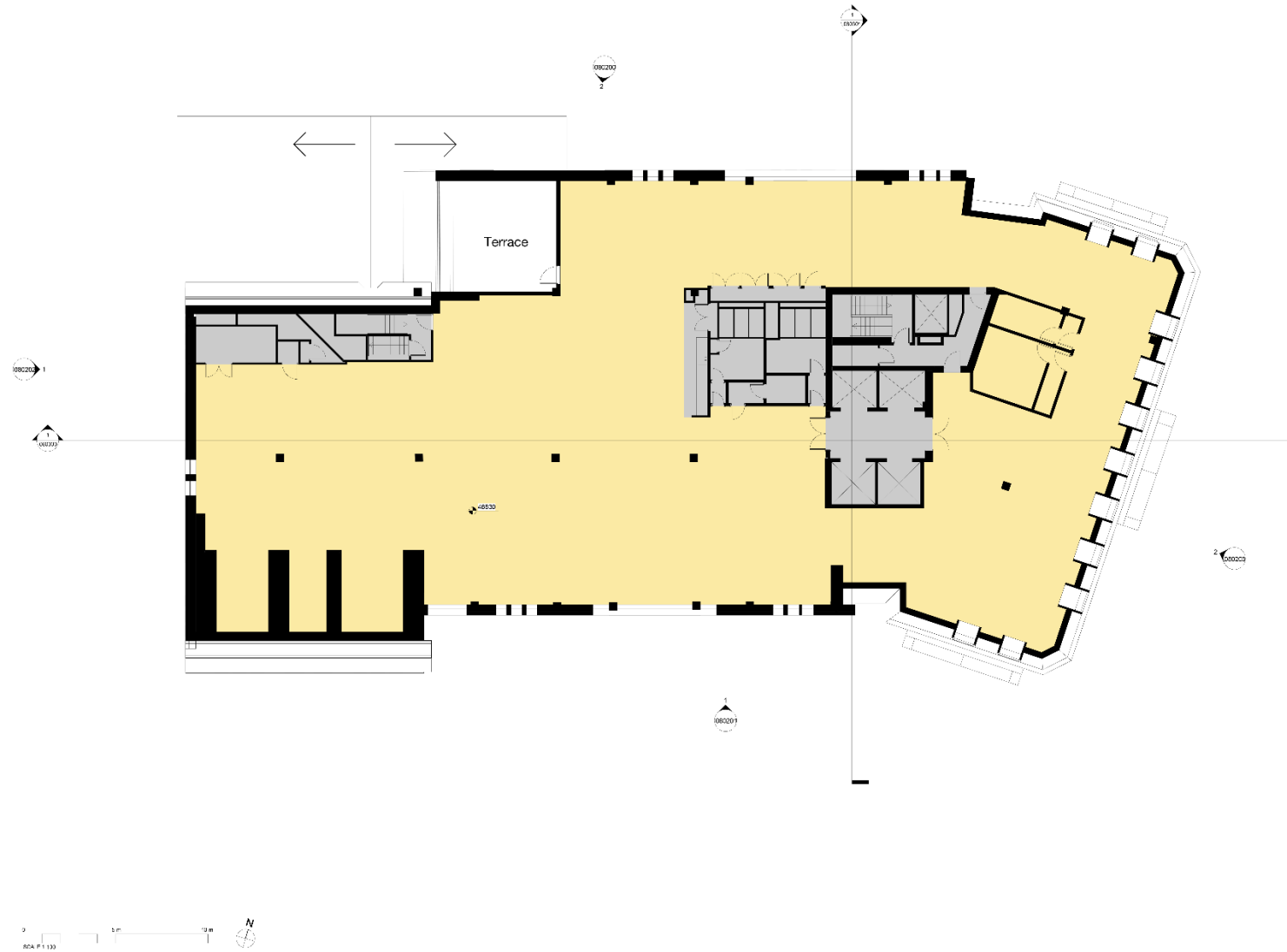


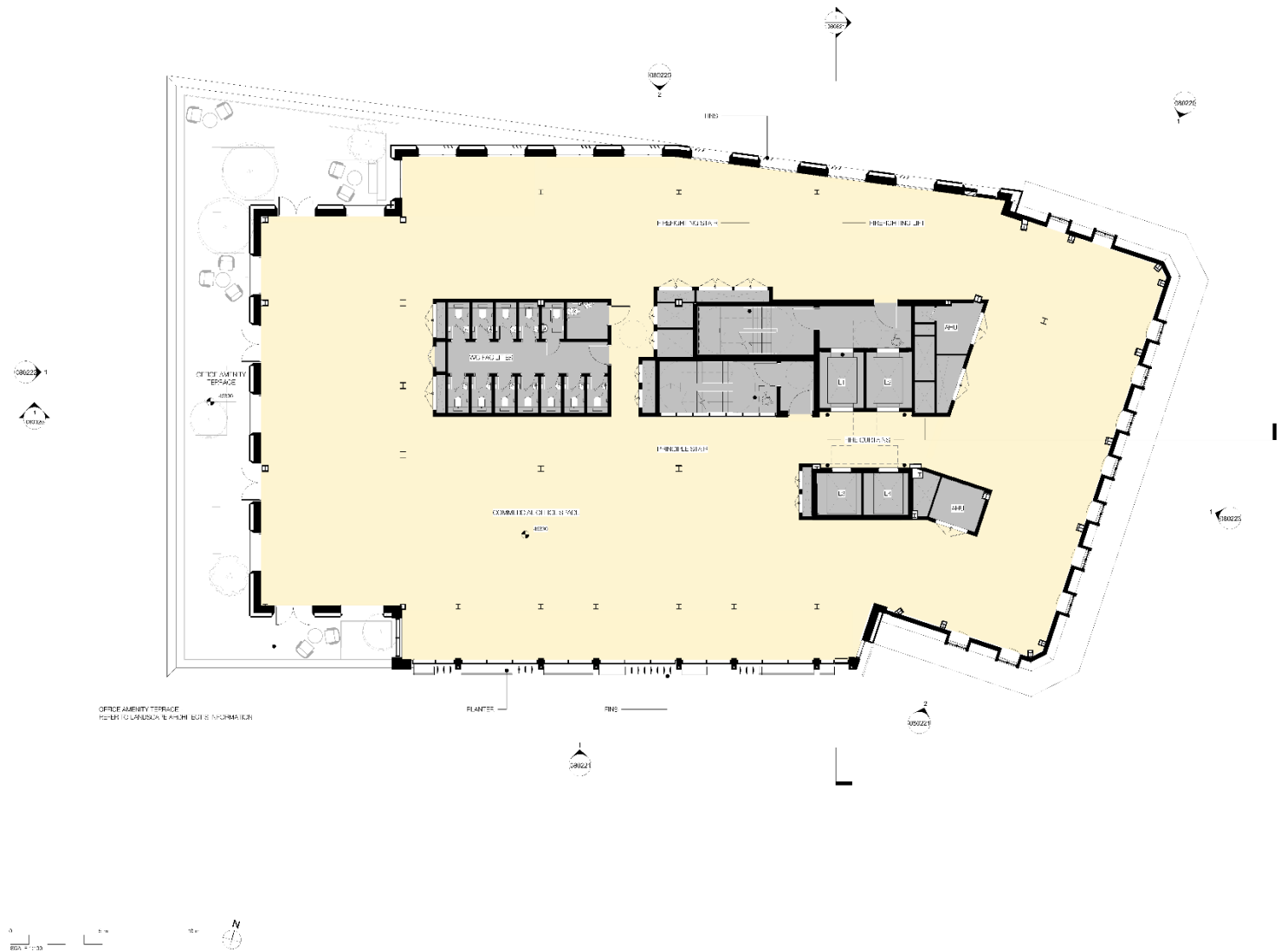




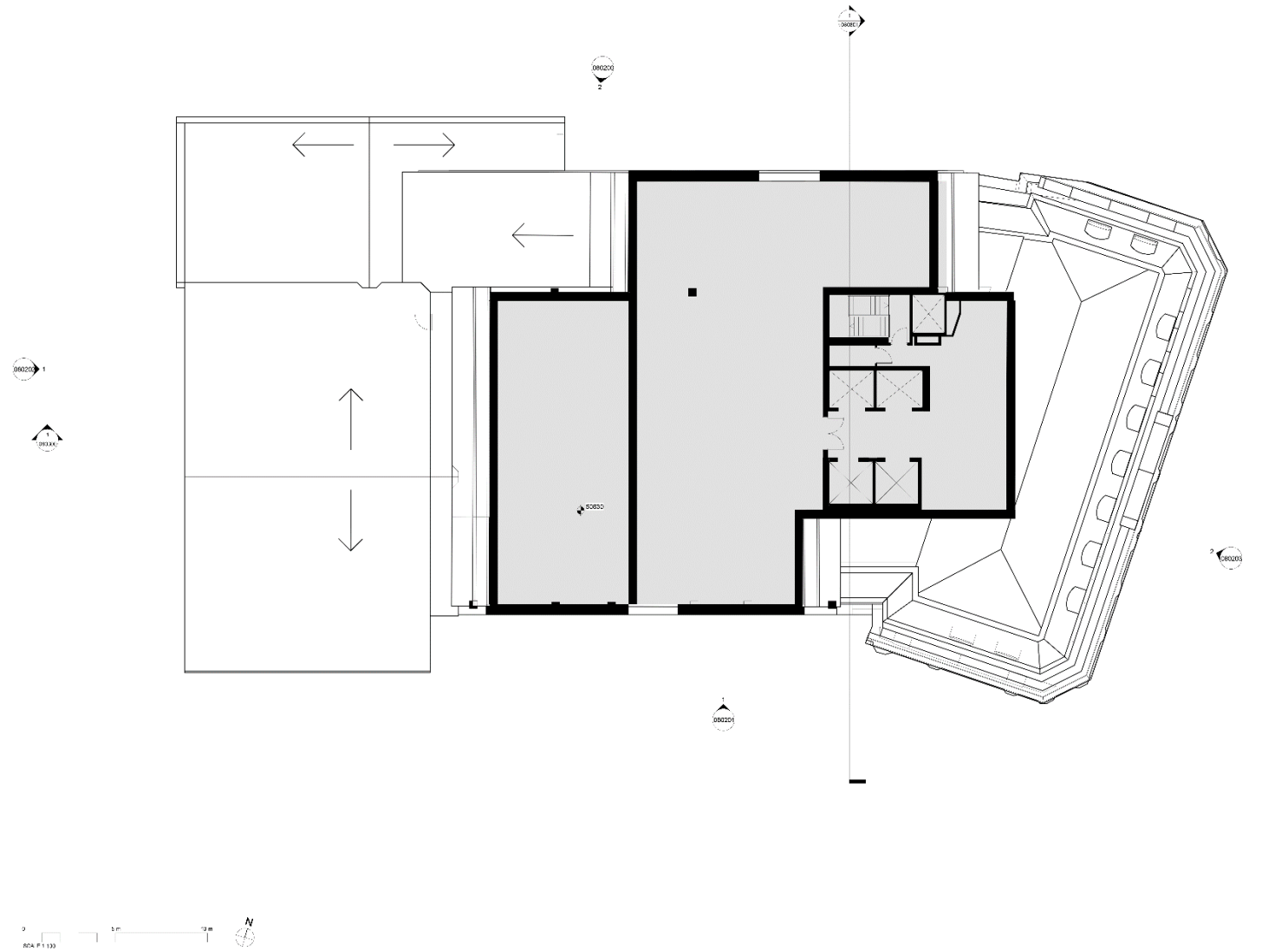


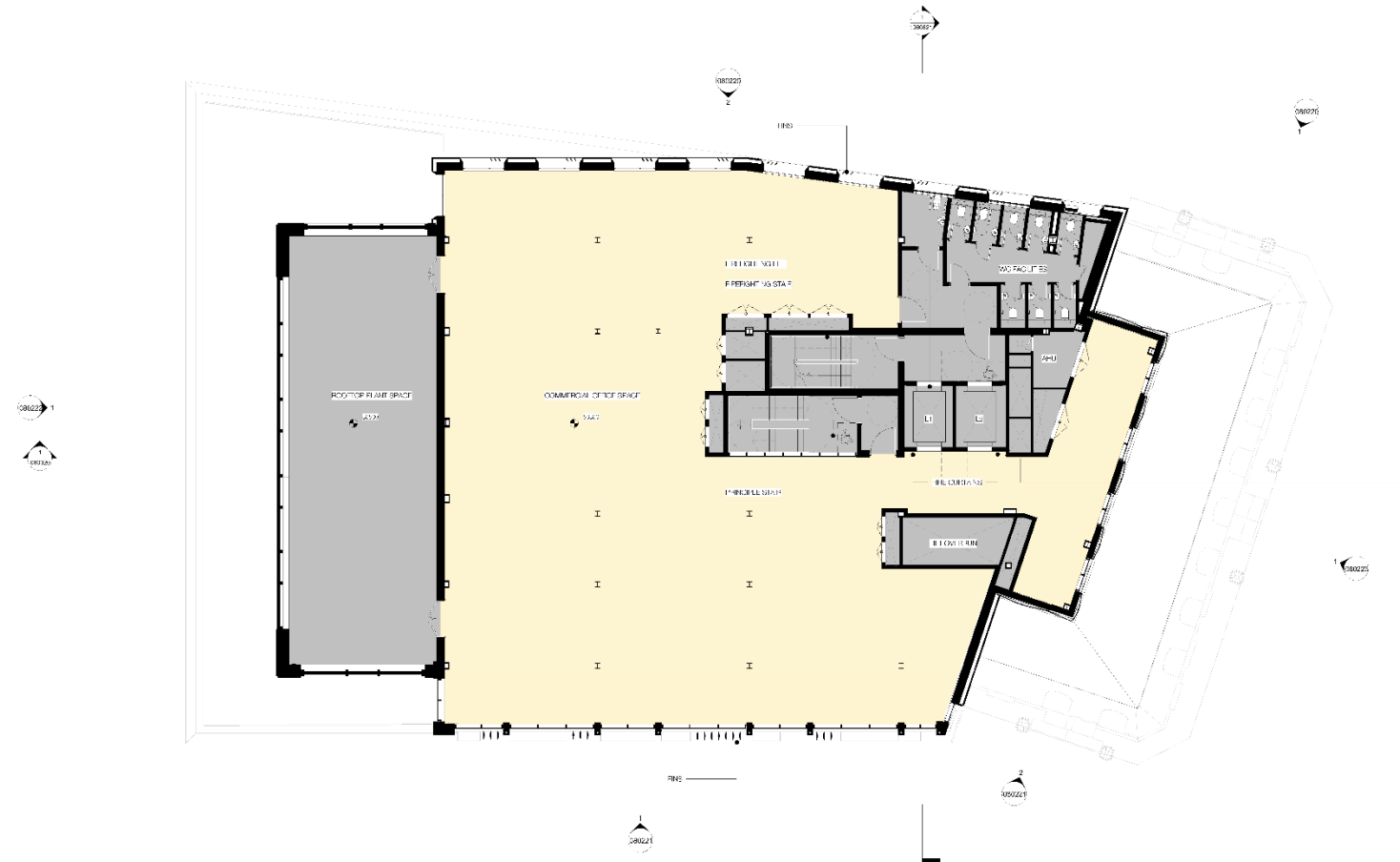
Proposed Plan – Seventh Floor

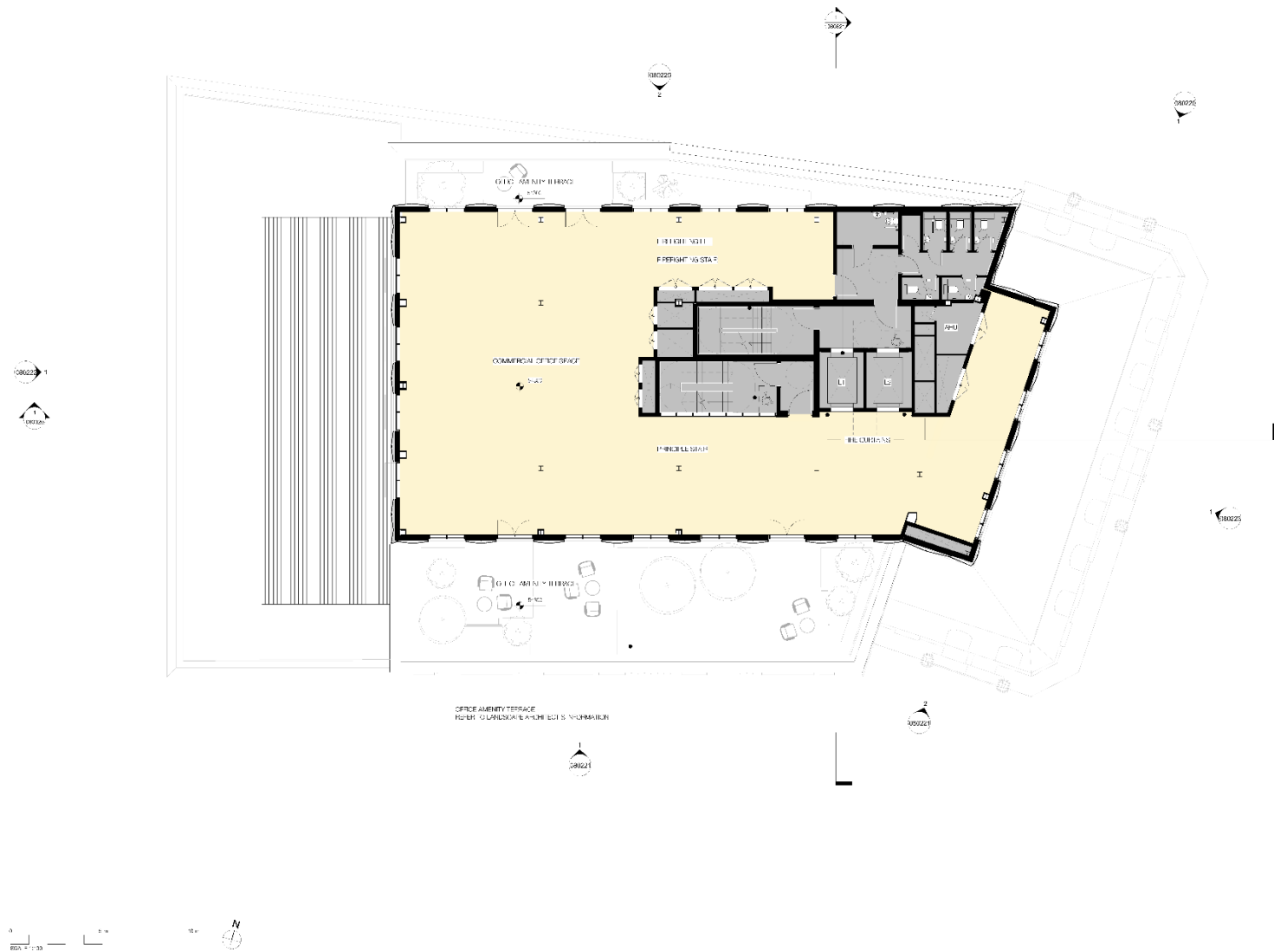




Proposed Plan – Eighth Floor

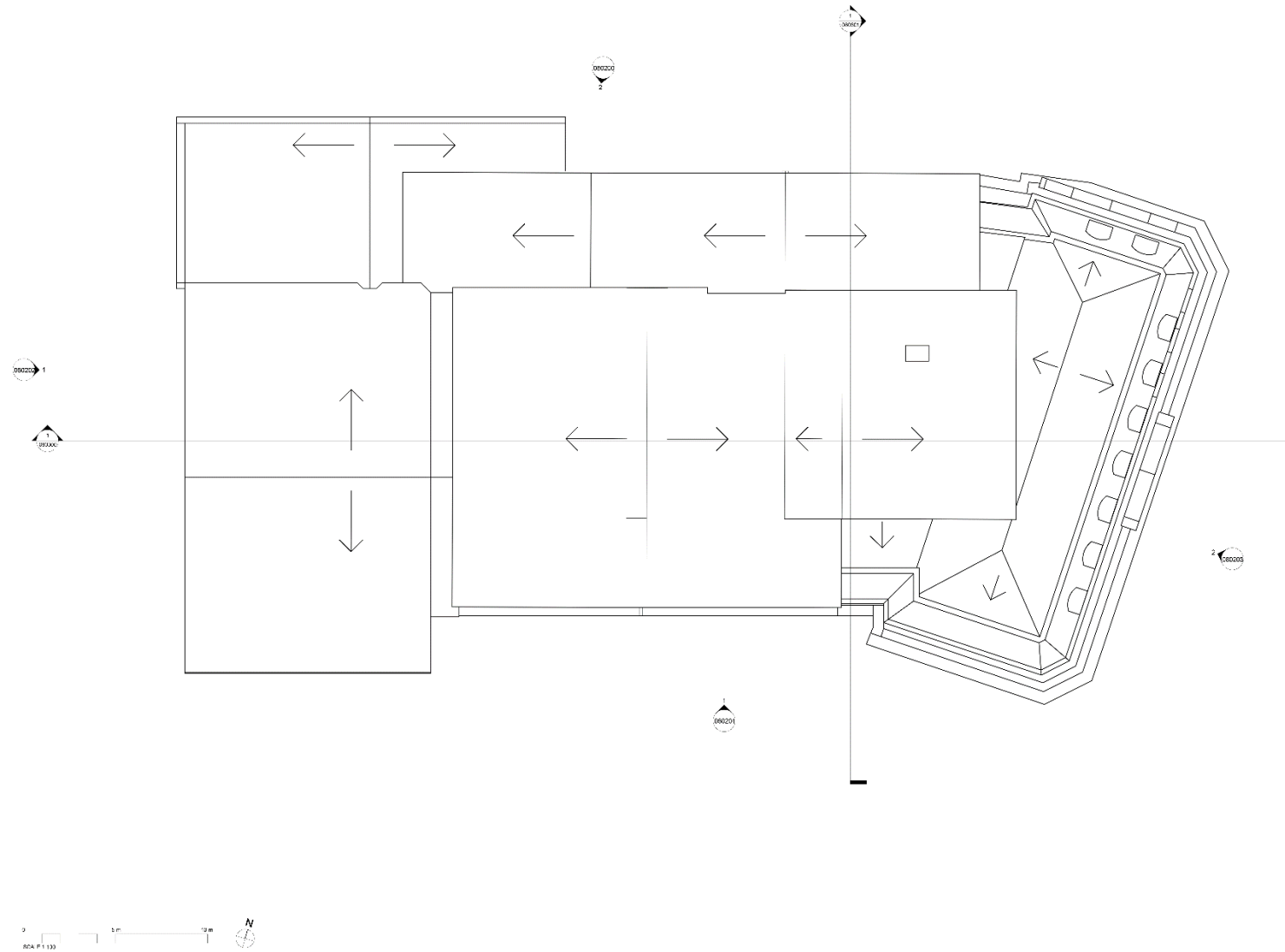


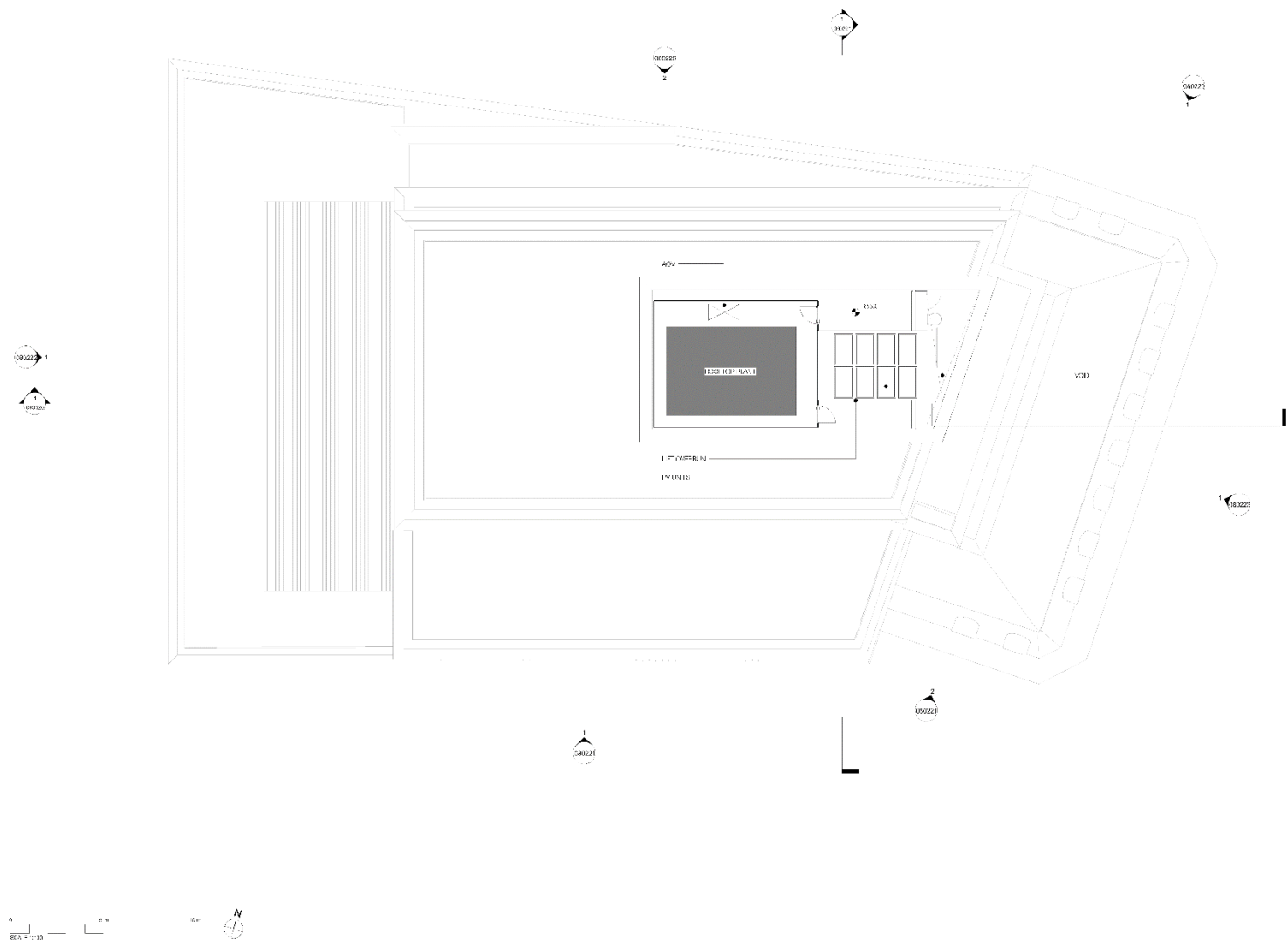




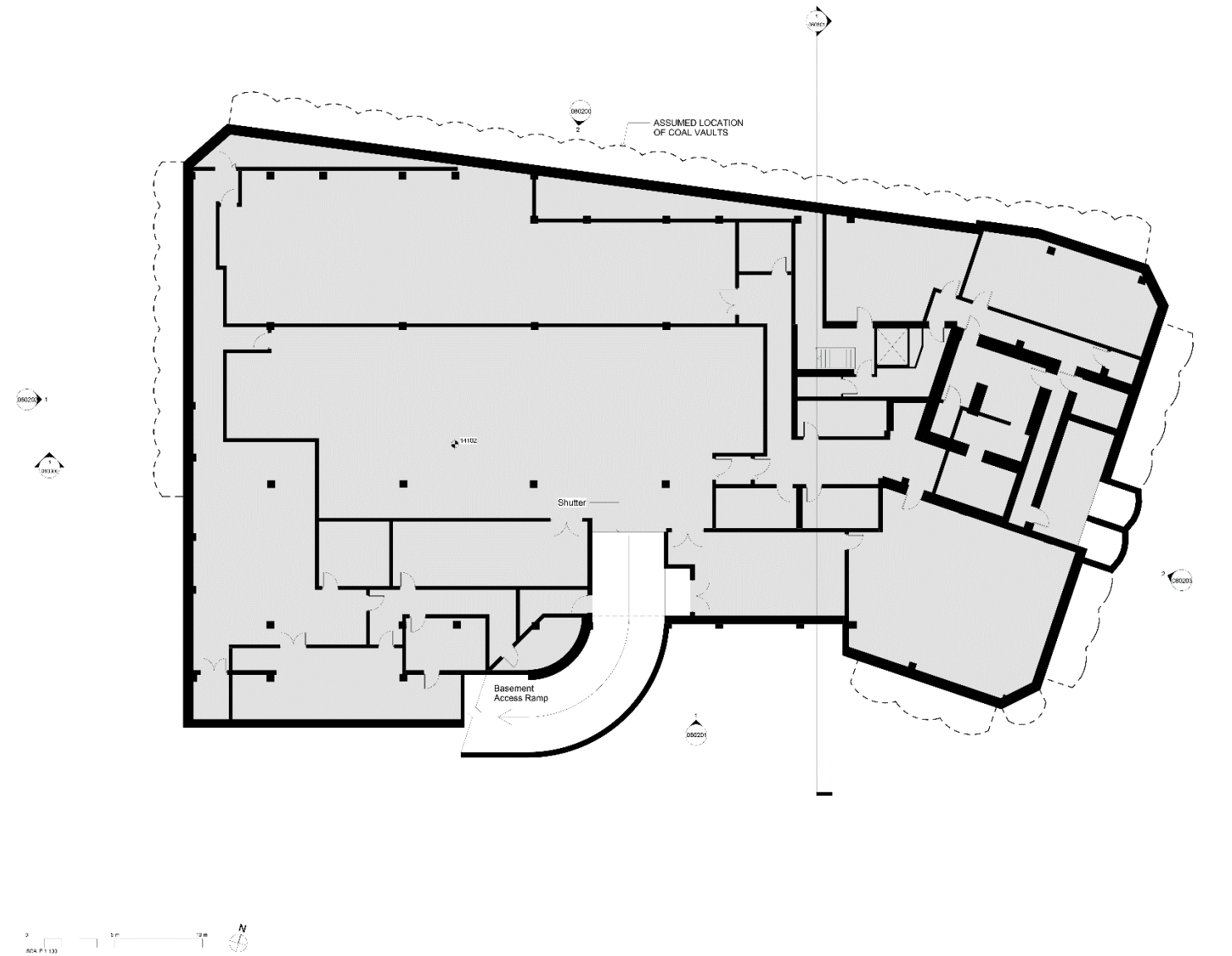
Proposed Plan – Tenth Floor







Proposed Plan – Roof



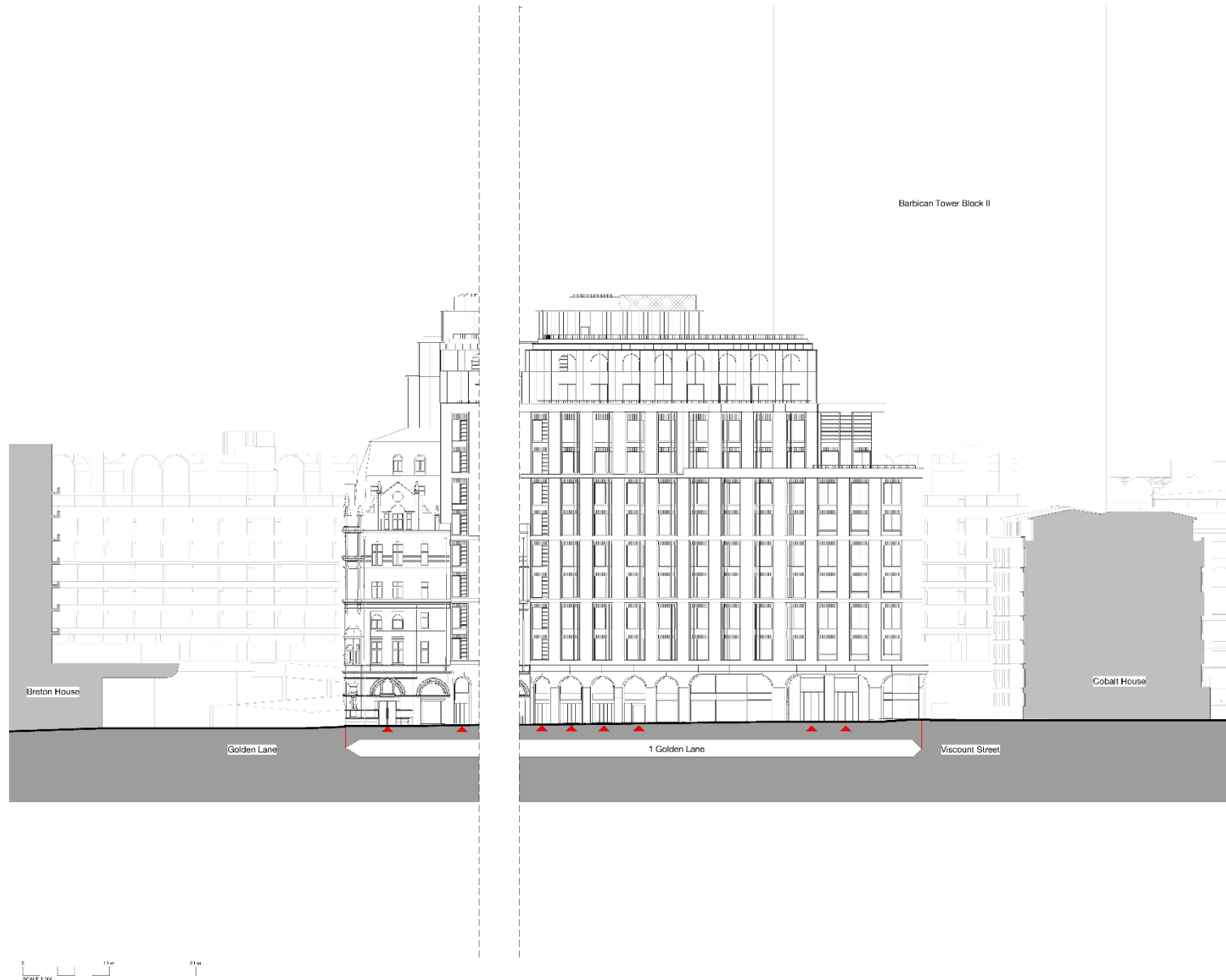




Existing Elevation – North



Proposed Elevation – North



Existing Elevation – South

The image displays two architectural elevations of a proposed building at 1 Golden Lane. The left elevation is a detailed line drawing showing the building's facade, which features a central arched entrance, multiple windows, and a gabled roof. Key annotations include 'AOD - Top of Roof 155293' at the top left, 'AOD - Top of Roof 155293' at the top center, and 'AOD 18306' at the bottom left. The right elevation is a simplified line drawing of the same building, showing the basic outline and roofline. It includes the annotation 'AOD - Top of Roof 155405' at the top right. Both elevations are set against a background of a sloping site plan, with 'Viscount St' and '1 Golden Lane' labeled at the bottom. A scale bar at the bottom left indicates 0, 5, and 10 meters.

1 Golden Lane



Proposed Elevation – South



Proposed Long Elevation – South



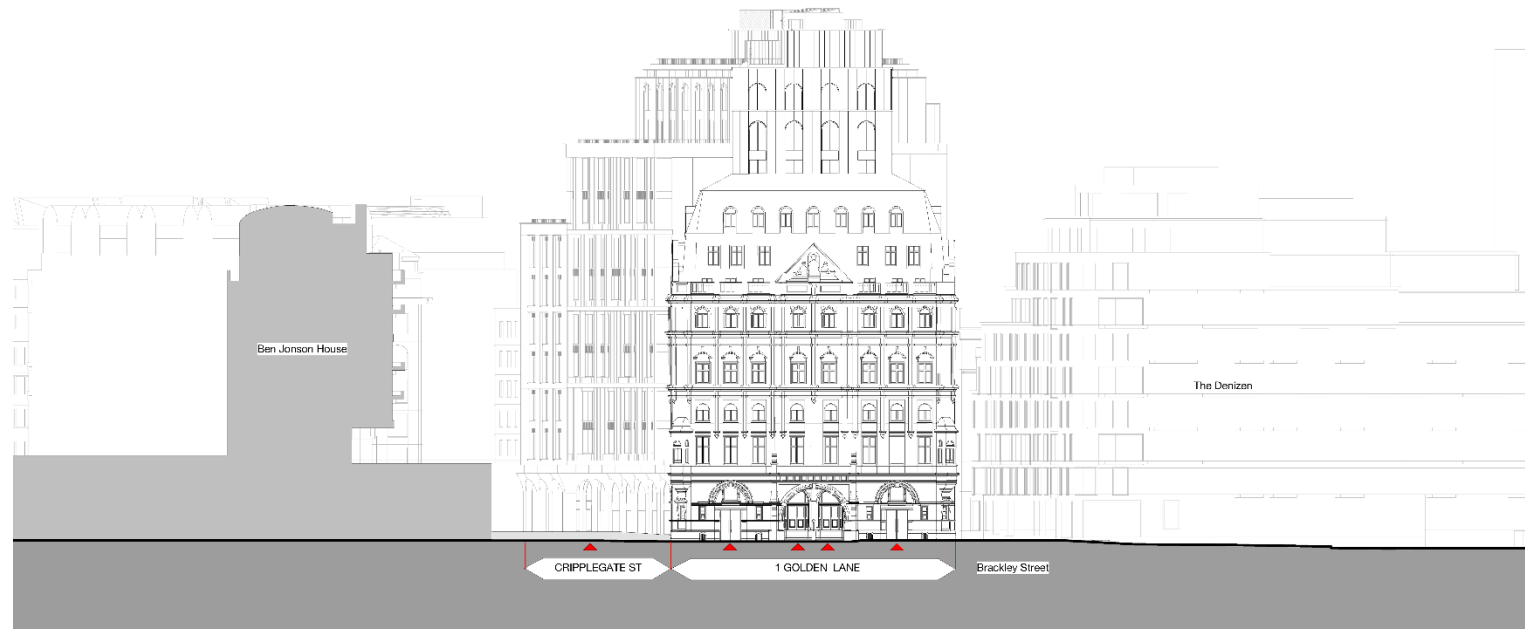
Existing Elevation – East

1 Golden Lane

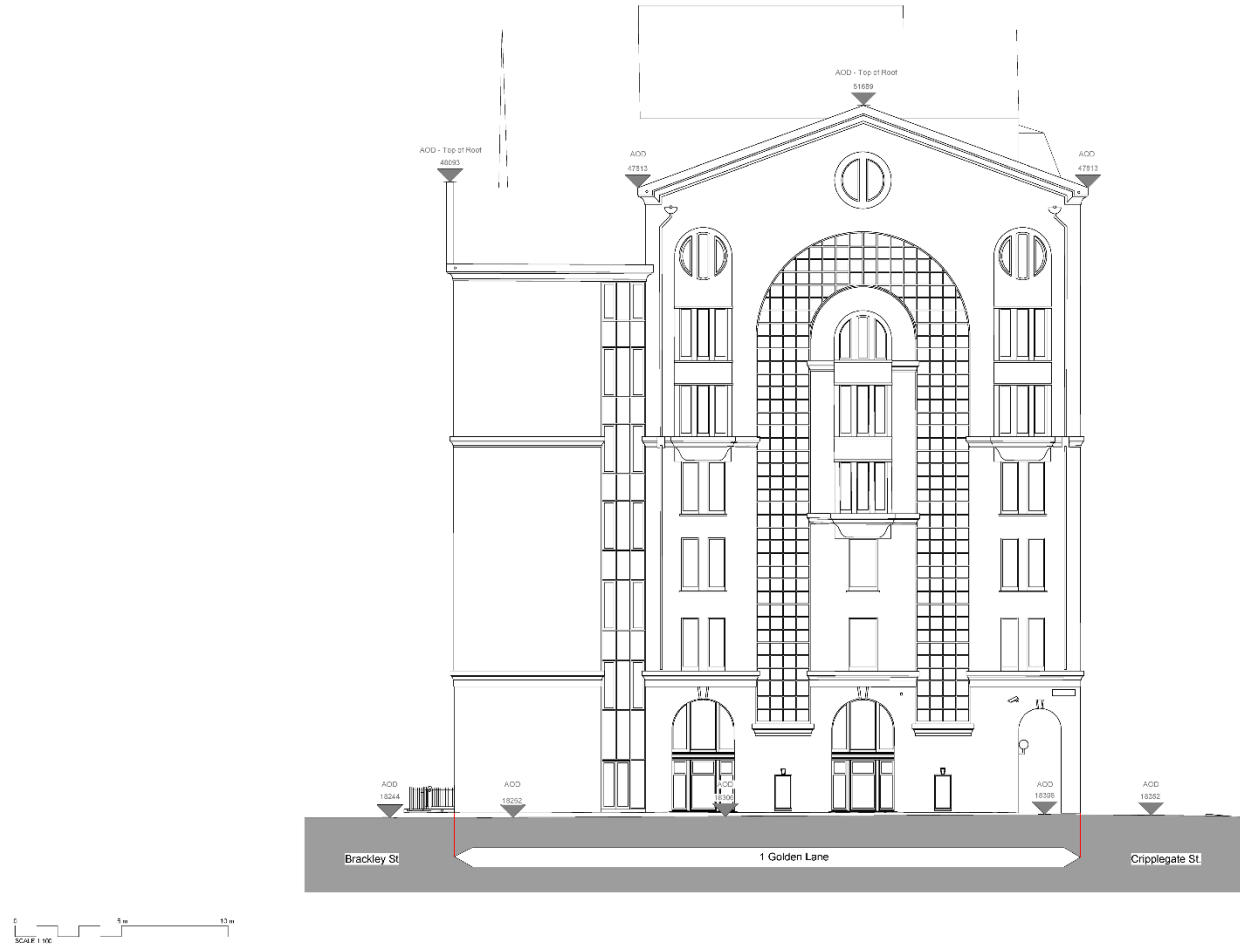
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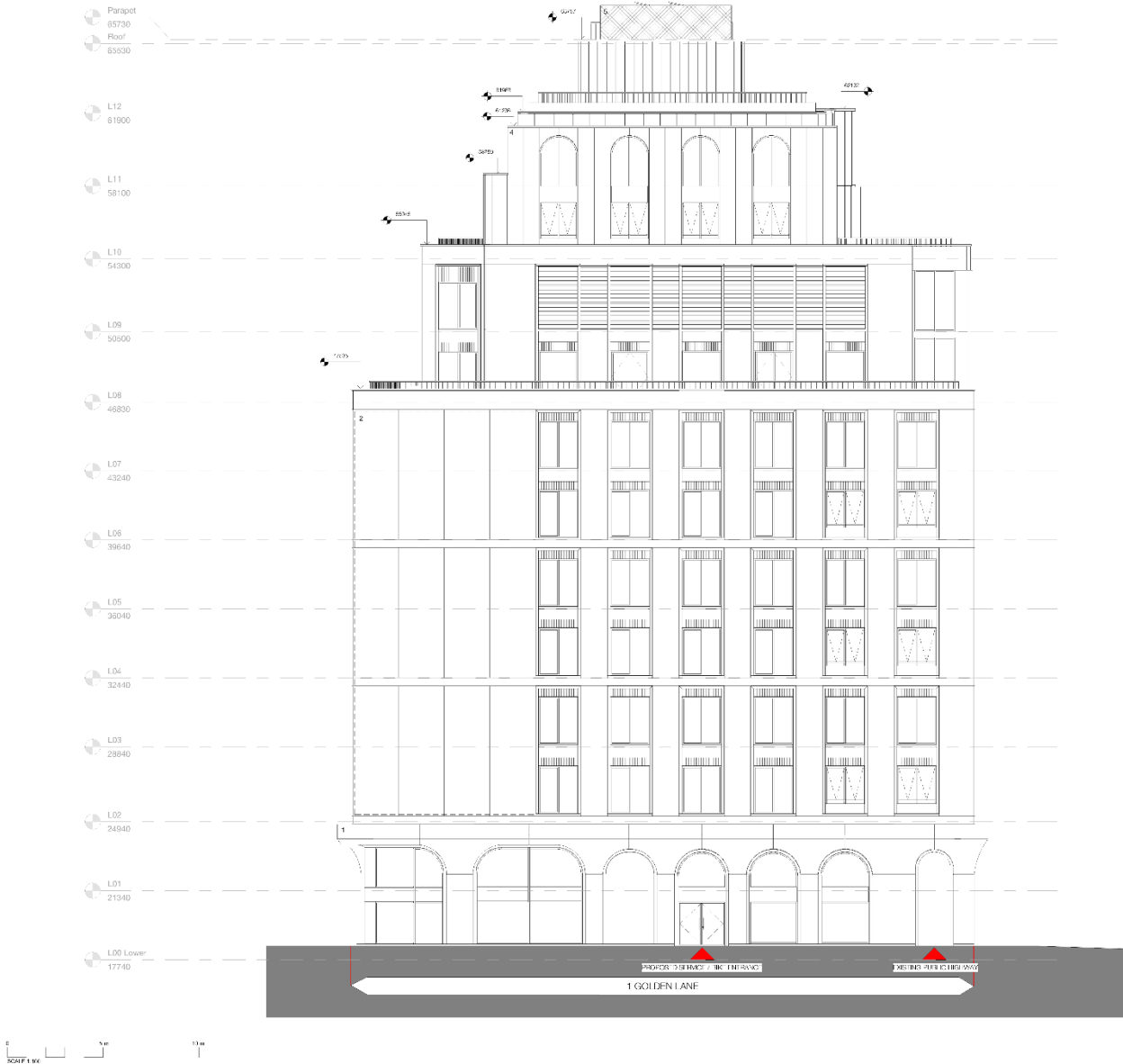
Proposed Elevation – East



Proposed Long Elevation – East



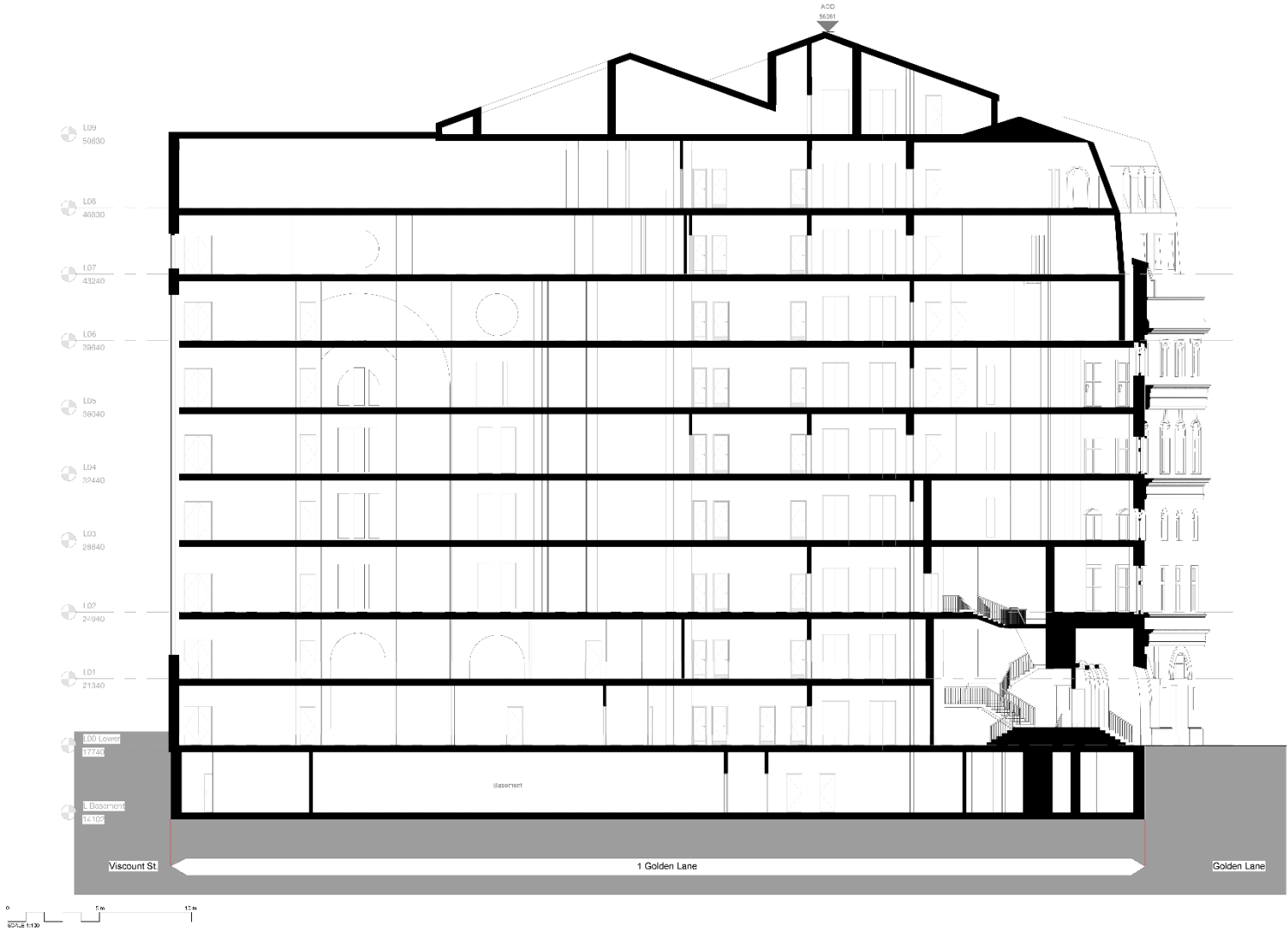
Existing Elevation – West



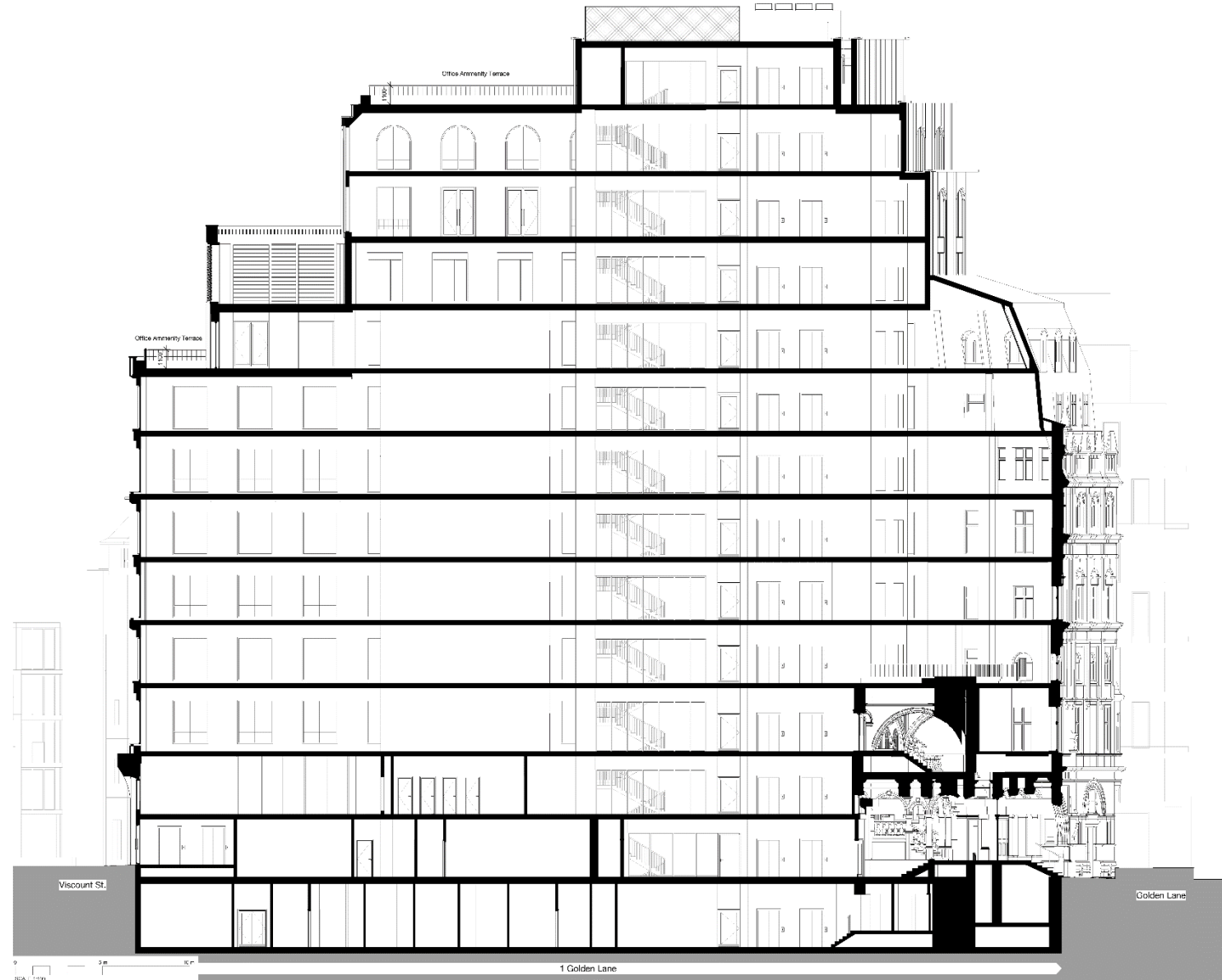
Proposed Elevation – West



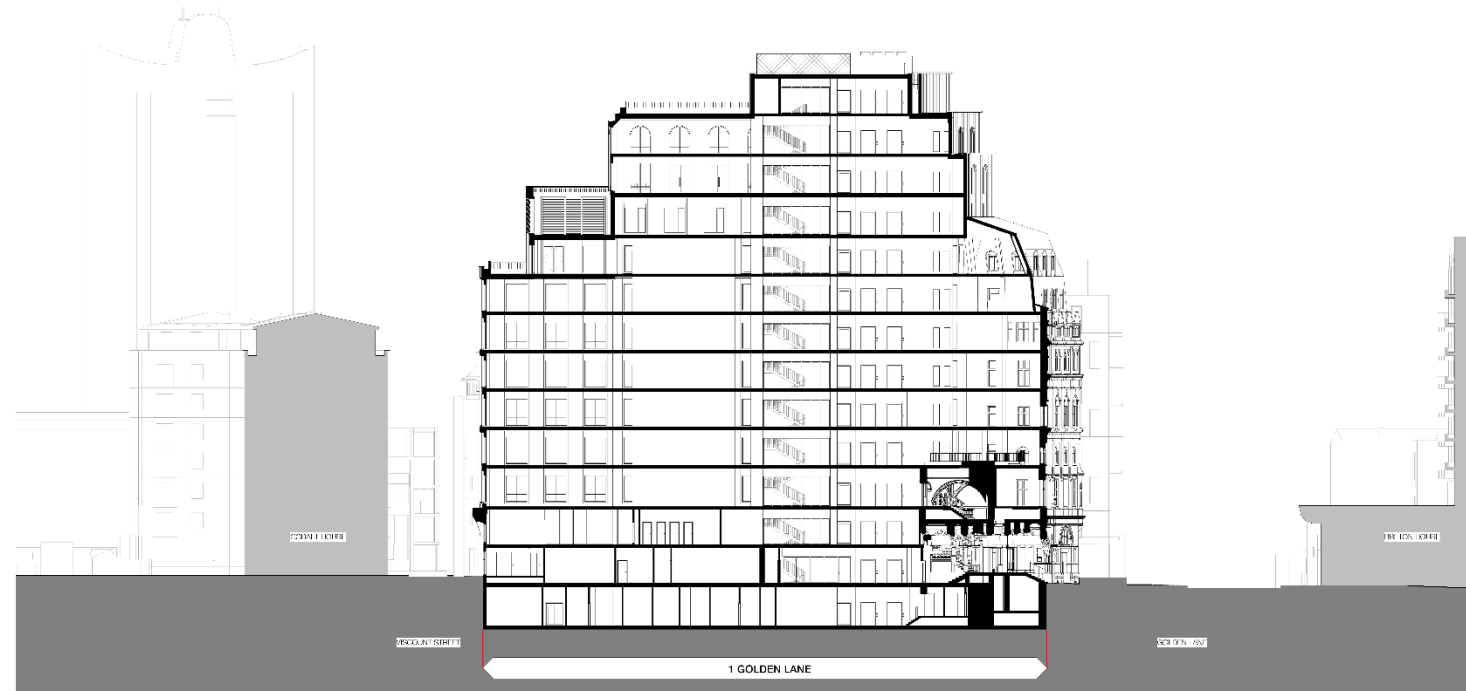
Proposed Long Elevation – West



Existing Section – Section AA



Proposed Section – Section AA



Proposed Long Section – Section AA





Proposed Section – Section BB



1 Golden Lane

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v PERMANENT SCHEME
(SUBJECT TO SANITARIAN REPORT FUTURE PLANS)



v TEMPORARY / REMOVABLE SCHEME
(SUBJECT TO SANITARIAN REPORT FUTURE PLANS)



Proposed Public Realm

Servicing Strategy

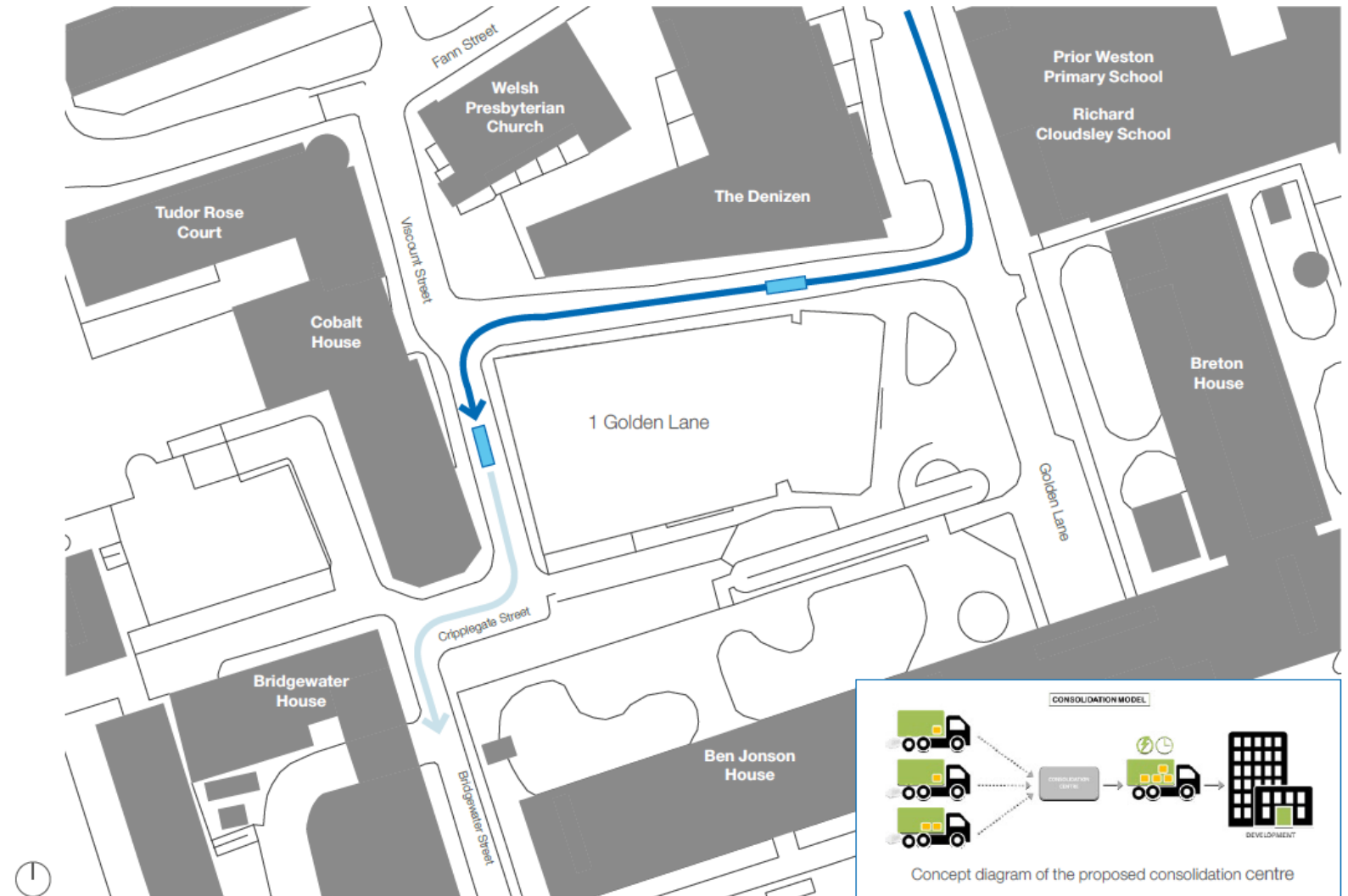
On-Street servicing retained and improved

- On-street servicing retained and improved to reduce the potential for nuisance created by servicing
- Fewer servicing movements per day
- Limiting servicing movement to controlled time periods to avoid nuisance to neighbours
- On-site servicing was not deemed feasible. Refer to Velocitiys Servicing Optioneering Report - Doc No. D002, In which eight options were considered and discounted as unfeasible

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Key

— Proposed service route



1 Golden Lane

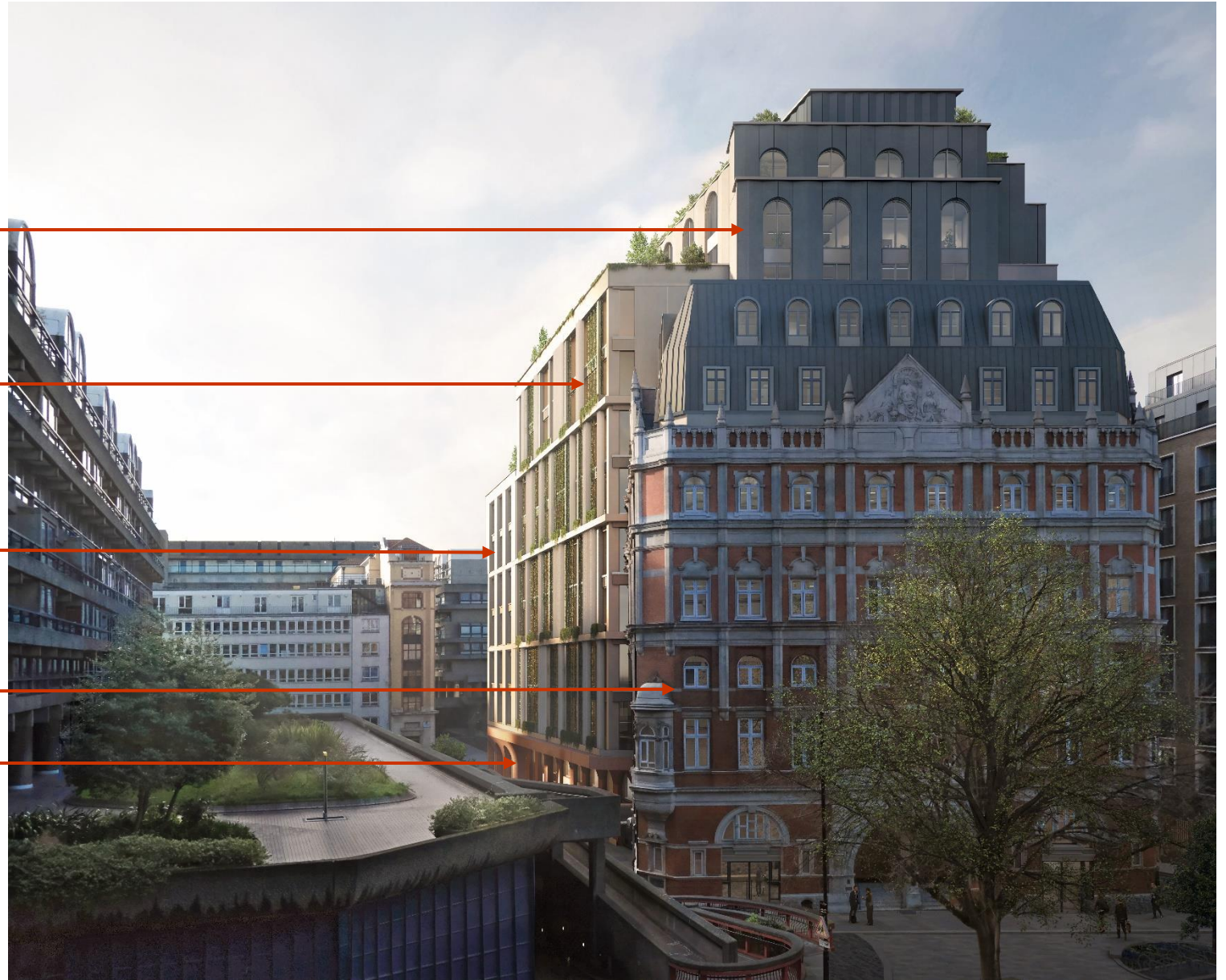
Faceted dark grey PPC aluminium rainscreen cladding with double height recessed arch windows.

Stick curtain walling system with GRC piers. Fixed double height PPC aluminium fins, planters and green veils to selected areas.

Light grey GRC cladding with double height recessed window bays. Fixed double height PPC aluminium fins, planters and fritted glazing to selected areas.

Existing Building Fabric

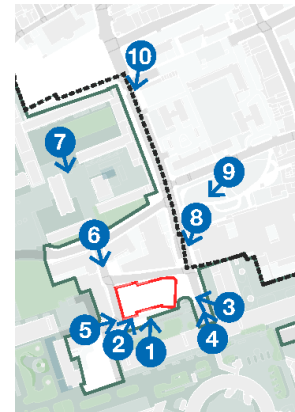
Terrazzo finish precast concrete rainscreen cladding



Proposed Materiality

1 Golden Lane

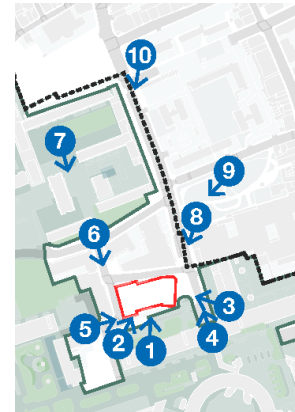
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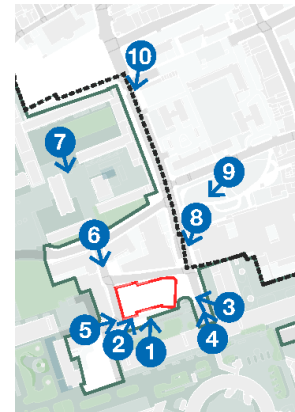
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Verified View 01 – Existing



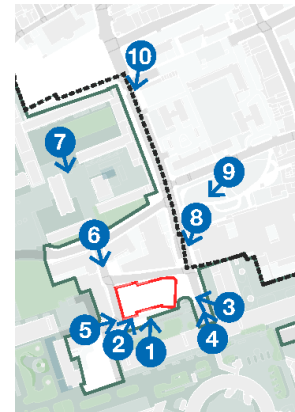
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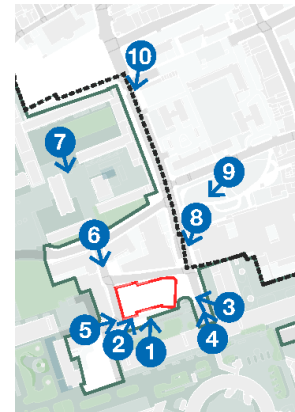
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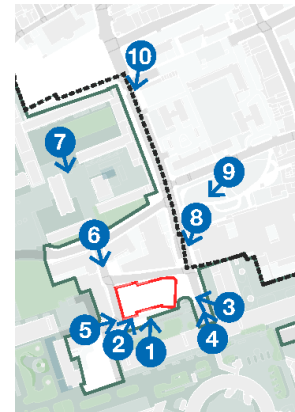
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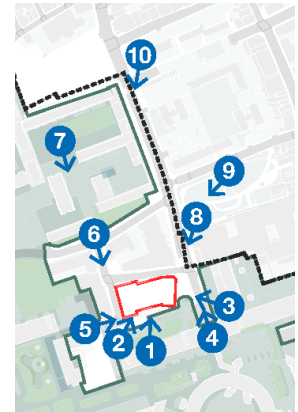
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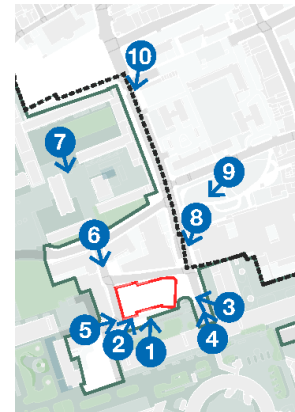
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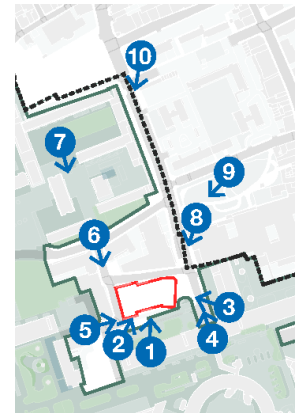
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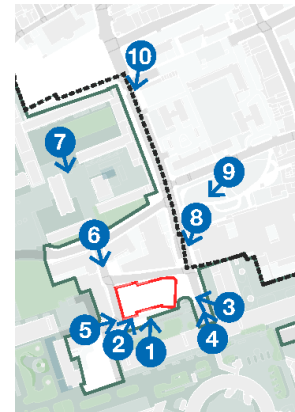
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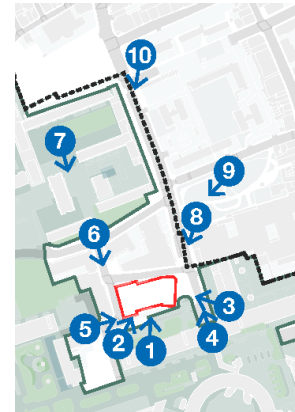
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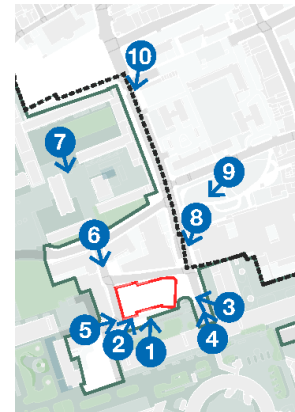
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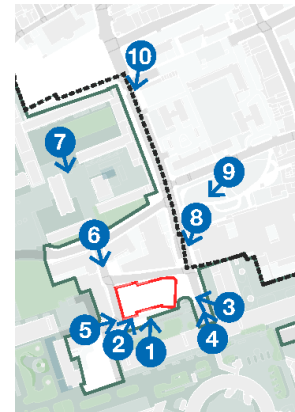
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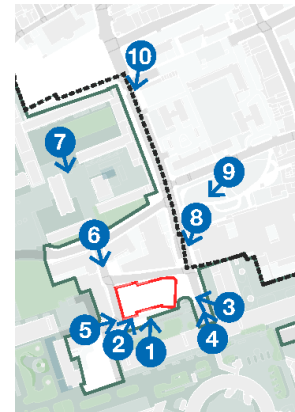
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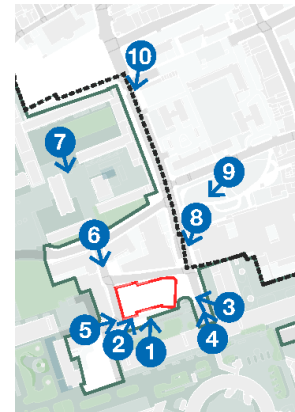
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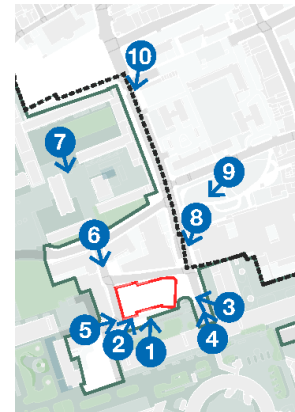
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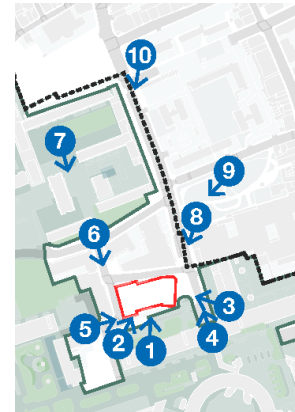
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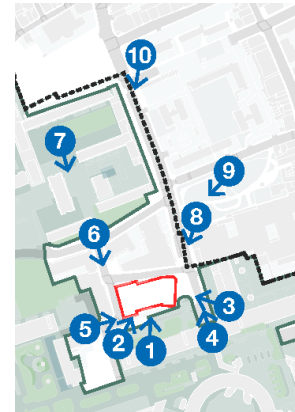
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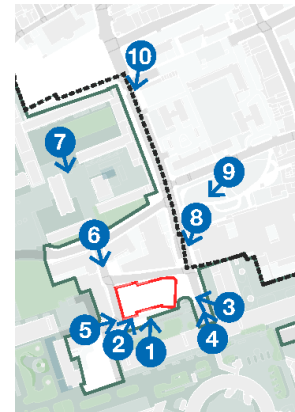


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1 Golden Lane

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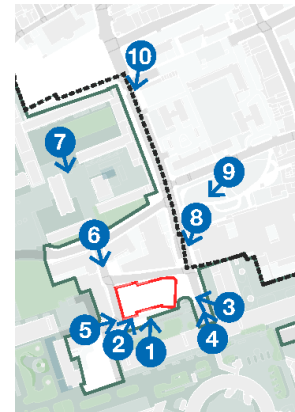
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Verified View 10 – Existing

1 Golden Lane

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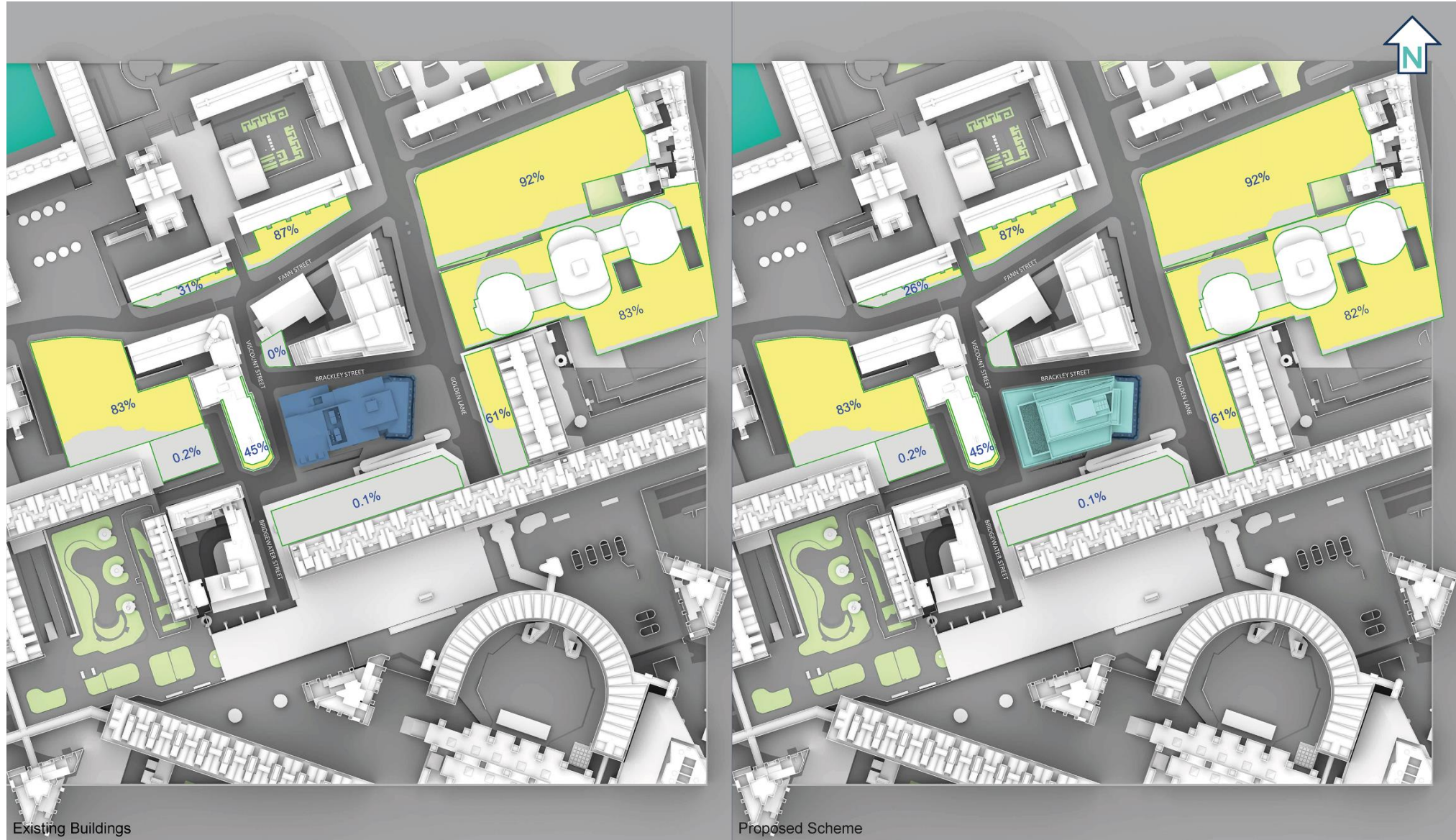
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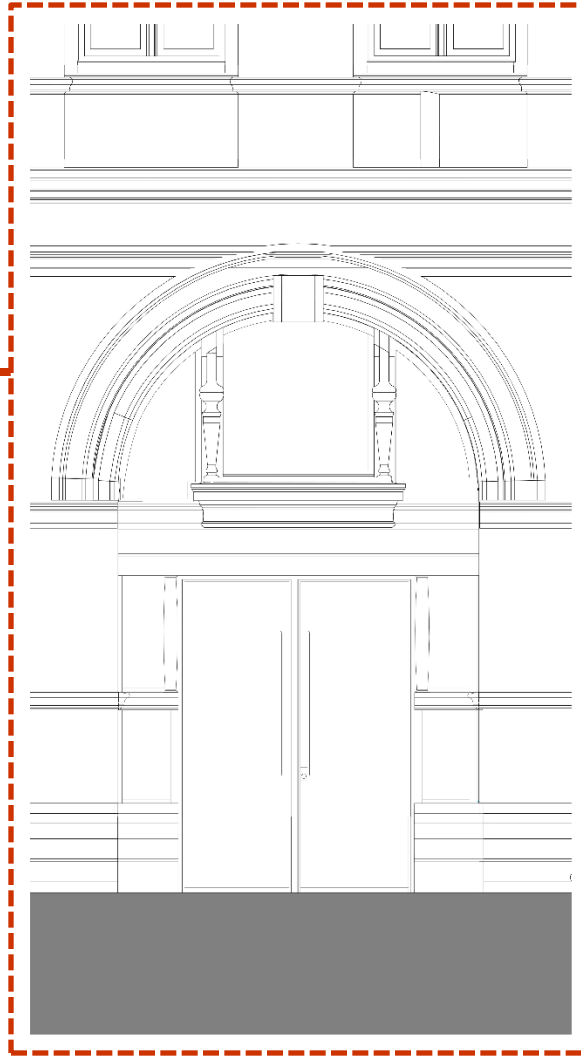
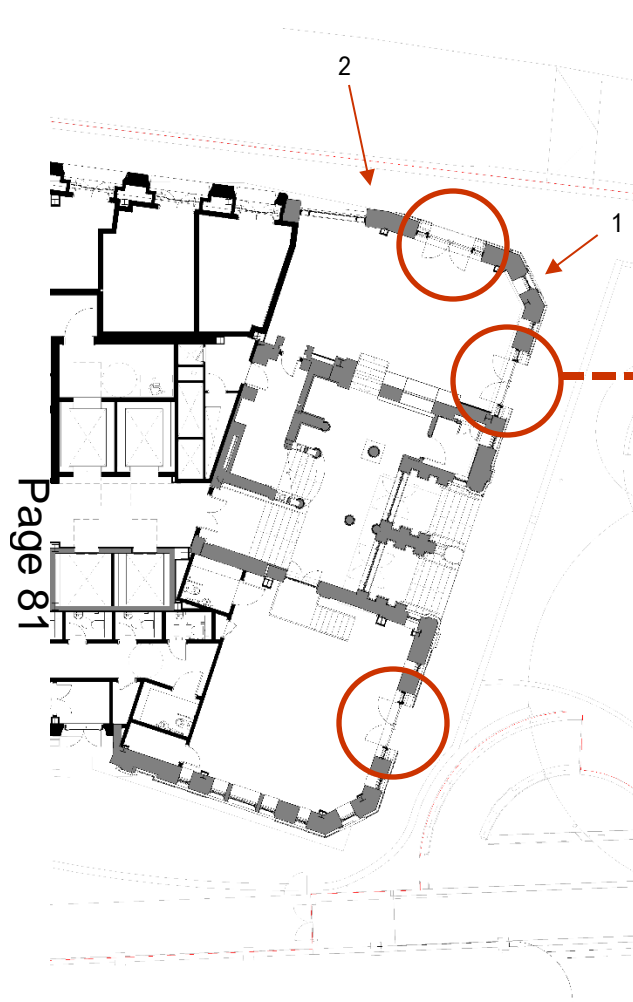
Verified View 10 – Proposed

Key	Address	Total No. of Windows	Fully VSC Compliant?	Total No. of Rooms	Fully NSL Compliant?	Fully APSH Compliant?
1	Tudor Rose Court	39	Yes	22	Yes	Yes
2	The Cobalt Building	149	7 Minor Adverse	106	Bedrooms less important, 3 LKDs Minor Adverse	Yes
3	Ben Jonson House	181	Yes	181	Yes	Yes
4	Breton House	60	Yes	54	Yes	Yes
5	The Prior Weston Primary School	17	Yes	7	1 Isolated anomaly due to overhang	Yes
6	The Denizen	145	30 Minor Adverse, 13 Moderate Adverse	61	Bedrooms less important, 1 LKD Moderate Adverse	All but 2
7	The Welsh Presbyterian Church	206	3 Isolated anomalies due to overhangs	36	Yes	Yes
8	Cuthbert Harrowing House	76	4 Isolated anomalies due to overhangs	49	3 Isolated anomalies due to overhangs	Yes
9	Bowater House	116	7 Isolated anomalies due to overhangs	76	Yes	Yes
Total		989		592		

1 Golden Lane



1 Golden Lane



Café and Community Spaces – Proposed Openings

1 Golden Lane



1 Golden Lane



Uplift in Urban Greening



External Visualisation – View from Barbican Podium at Breton House



External Visualisation – View from Fann Street



External Visualisation – View down Brackley St from Golden Lane



External Visualisation – View down Barbican Loading Zone





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Lighting: Supplementary Planning Document

Planning & Transportation Committee

1st November 2022

City of London Lighting Supplementary Planning Document

Revision: DRAFT
19/10/2022

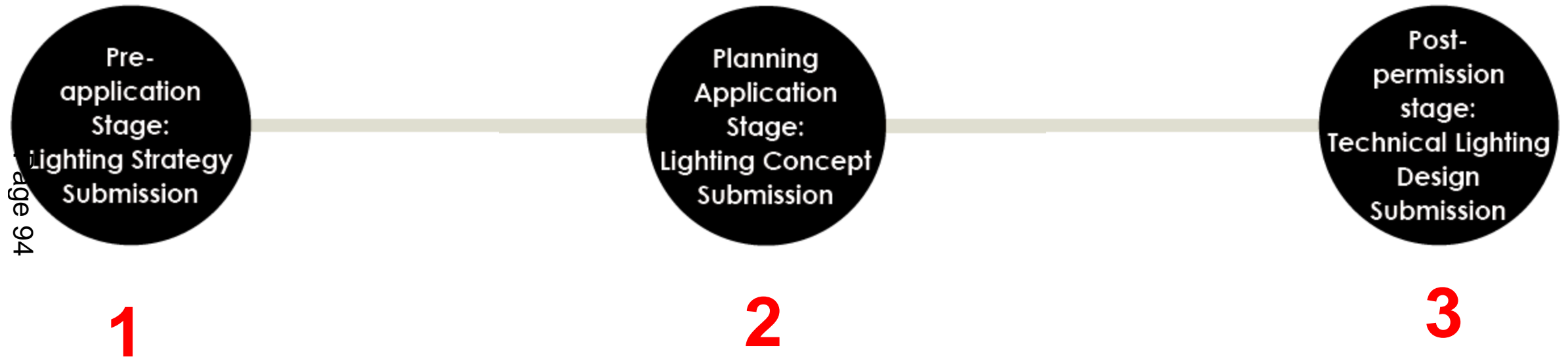


Cover image
Photography by James Newton

Contents of the SPD:

- **Guidance for the planning process**
- **Lighting Guidance:**
 - Lighting Outcomes
 - Lighting Principles
- **Technical Requirements**
- **Appendices:**
 - Including the 'Considerate Lighting Charter'

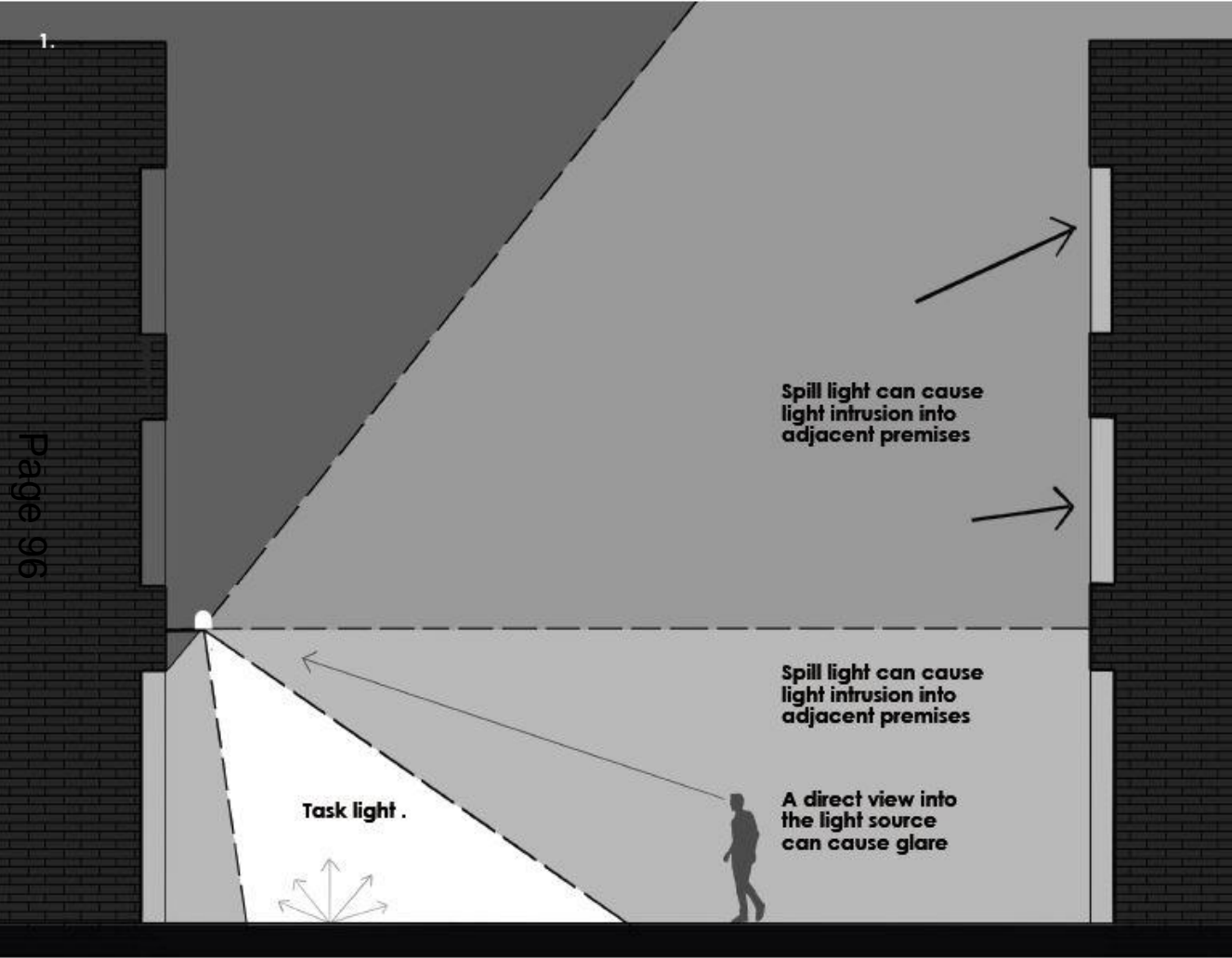
3.0 Planning Process



Six 'Lighting Outcomes':

- A.** Sustainability and climate change
- B.** Residential amenity
- C.** Public realm
- D.** Architecture, heritage, and public art
- E.** Safe and inclusive design
- F.** Temporary Lighting

5.0 Technical Requirements



1. Types of obtrusive light.

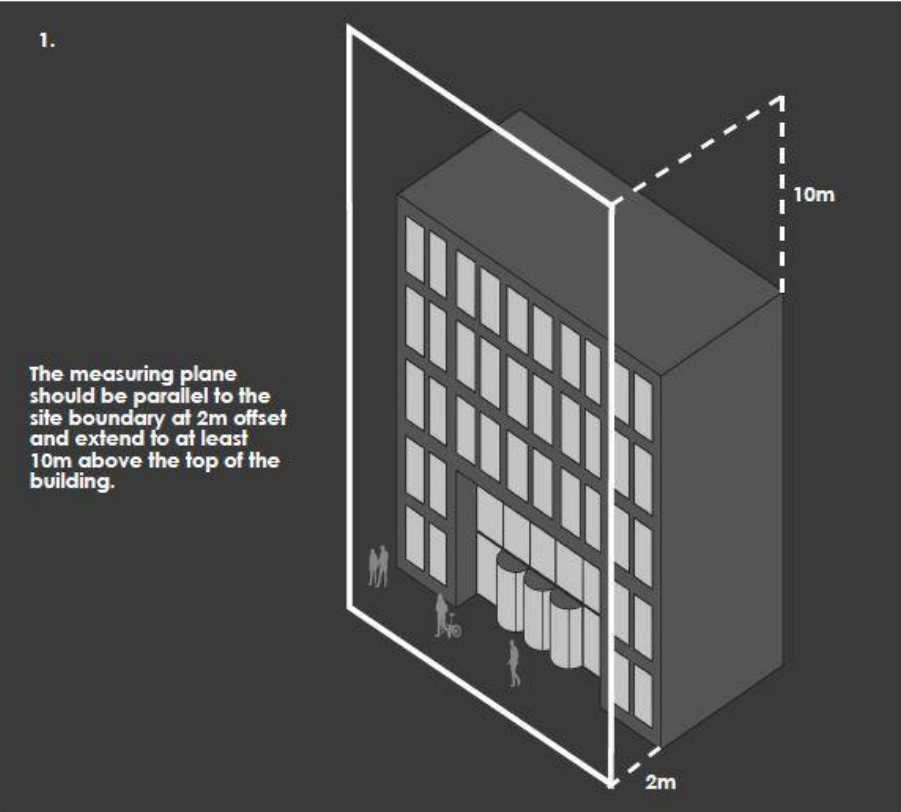
Table 8: District Brightness Zones (DBZ)

DBZ	Class	Area
DBZ1	High	Commercial, retail and transport terminals and other defined high district brightness areas.
DBZ2	Medium	Cultural, tourist and heritage and other defined medium district brightness areas.
DBZ3	Low	Residential, special heritage, landscaped and other defined low district brightness areas.

Table 9: Lighting Curfew Times

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	Sunset to midnight	Midnight to sunrise
DBZ2	Medium	Sunset to 23.00	23.00 to sunrise
DBZ3	Low	Sunset to 22.00	22.00 to sunrise

5.0 Technical Requirements

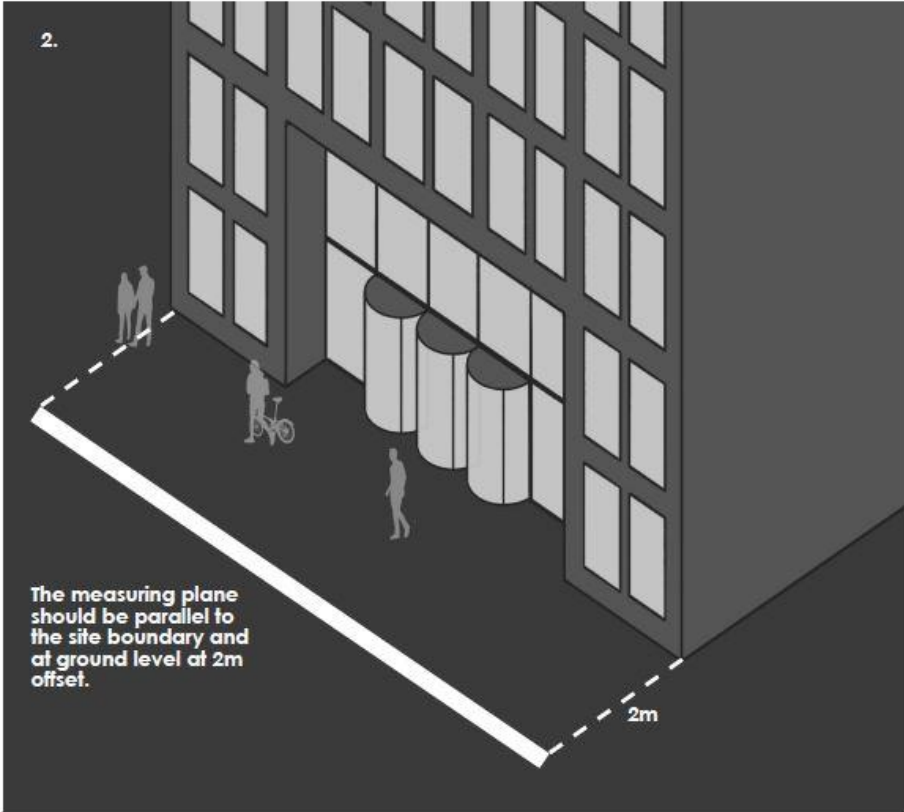


1. Diagram explaining measuring plane for vertical illuminance.

Table 10: Light Spill – Maximum Vertical Illuminance

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	15 lux	3 lux
DBZ2	Medium	5 lux	1 lux
DBZ3	Low	1 lux	0.1 lux

Note: The measuring plane should be parallel to the site boundary and extend to at least 10m above the top of the building.



2. Diagram explaining measuring plane for horizontal illuminance

Table 11: Light Spill – Maximum Horizontal Illuminance

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	15 lux	3 lux
DBZ2	Medium	5 lux	1 lux
DBZ3	Low	1 lux	0.1 lux

Note: The measuring plane should be parallel to the site boundary and at ground level.

Appendix A:

Considerate Lighting Charter

City of London Corporation

The City of London Corporation's Considerate Lighting Charter is a set of actions that will help to ensure that buildings and public spaces in the Square Mile achieve the right light, in the right place, at the right time.

Building owners, managers and occupiers in the Square Mile are encouraged to sign up to the Charter. By doing so, they commit to the principles and actions of the Charter, and commit their organisations to minimising the amount of artificial lighting they use.

These 13 actions are the minimum required to comply with the Considerate Lighting Charter. For further guidance, look at the City of London Corporation's Lighting SPD.

Well-managed lighting

1. **Turn lights off** – Do not leave the lights on in unoccupied interior spaces, particularly commercial spaces and ensure external lighting accords with curfew times in the Lighting SPD.
2. **Review your lighting system** – Carry out an initial review and update it regularly, with the aim of minimising light spill, reducing energy consumption and improving sustainability.
3. **Consult neighbouring properties** – Particularly residents and other sensitive receptors, as part of the review. Keep neighbouring properties informed about changes to your lighting system.
4. **Detection systems** – Install passive infrared detectors (PIR) or similar detection systems as part of a 'smart' lighting system designed in a way that minimises the amount of light used.
5. **Management** – Embed good lighting practice in your facilities management teams and undertake training for staff on how lighting systems should be operated.

Comfortable lighting

6. **Glare** – Install low-glare downlighting and louvres to minimise glare and the visibility of lights from outside the building.
7. **Light spill** – Remove or reduce any lighting that is within two metres of a window. Install blinds to minimise light spill outside the building.
8. **Colour temperature** – Do not use lighting that is cooler than 3,000 Kelvin for outside the building, or cooler than 4,000 Kelvin for inside the building, after dark.
9. **Illuminance and brightness** – Put limits on external lights and internal lights that are visible from outside, taking account of the time of day and character of the area. (Tables 10 -12 of the Lighting SPD set out the limits to follow).

Sustainable lighting

10. **Energy waste** – Only use light where deemed absolutely necessary and ensure it is on only when needed.
11. **Reduce carbon impacts** – Procure light fittings that have the minimum embodied carbon and lowest operational energy, and can be easily repaired, replaced and recycled. Consider 'lux leasing' and other circular economy approaches.
12. **Efficiency** – All exterior lighting equipment should achieve an efficiency of more than 70 lumens per circuit watt.
13. **Biodiversity** – Identify local context and design your lighting to limit any impacts on biodiversity.



Next Planning & Transportation Committee
22 November 2022