Supplementary Public Document Pack

Planning Applications Sub-Committee

PRESENTATION PACK

Date: **TUESDAY, 31 JANUARY 2023**

Time: **10.30 am**

Venue: **LIVERY HALL - GUILDHALL**

4. **FLEET HOUSE, 8-12 NEW BRIDGE STREET**

For Decision
(Pages 3 - 74)

Michael Cogher
Acting Town Clerk and Chief Executive

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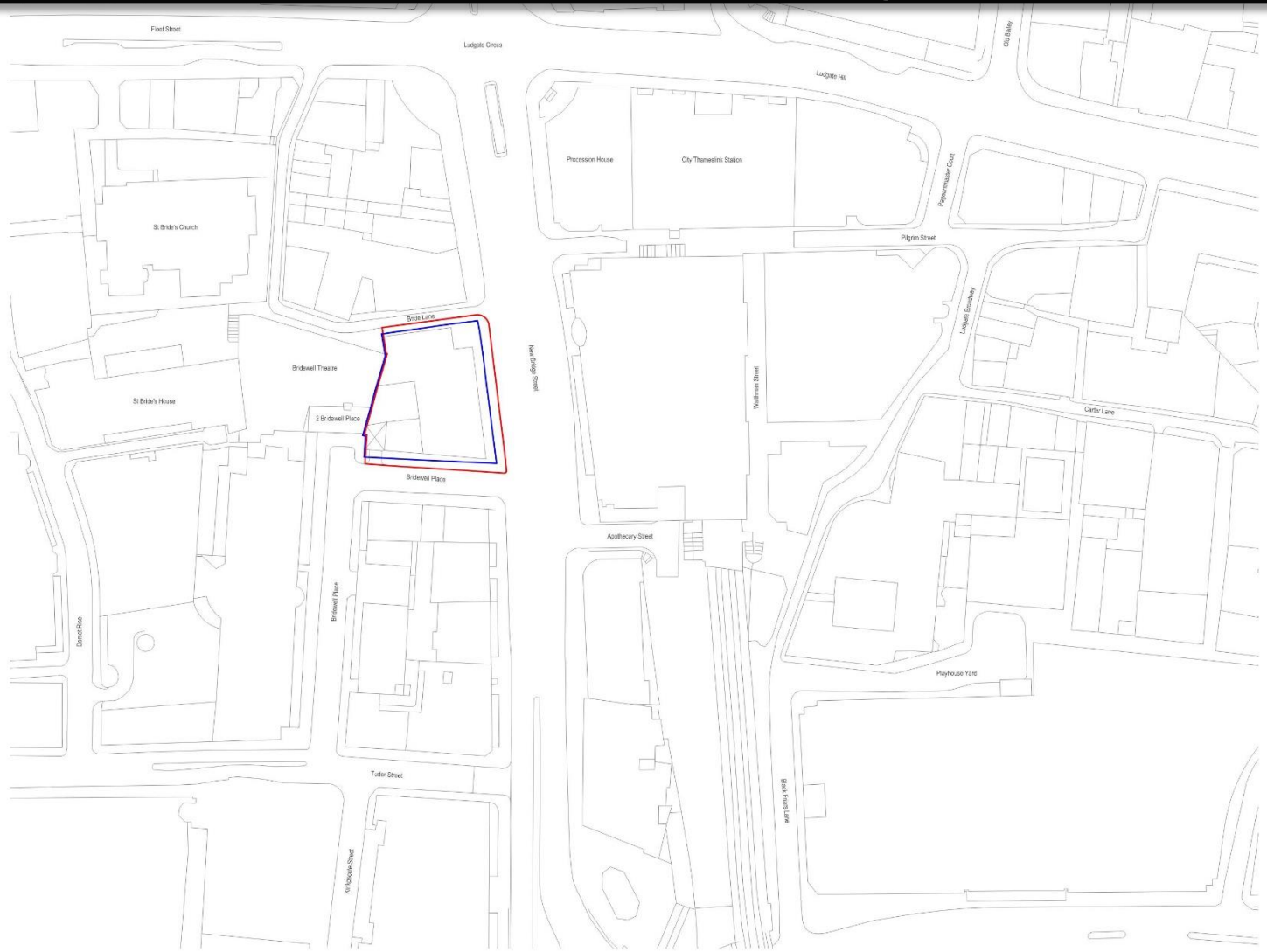
Fleet House 8-12 New Bridge Street

Planning Application Sub-Committee

31.01.23

8-12 New Bridge Street



Planning Application Boundary
Applicant Ownership Boundary

0 5 10 50 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
Fleet House Development Ltd
1 Chamberlain Square Cs, Birmingham, B3 3AX

HOK International Ltd.
Qube, 90 Whitfield Street
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Mechanical Engineering and Fire Consultancy
Western Transit Shed, 12-13 Stable Street, London, N1C 4AB

AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No: 20.33097.00
Drawn by: MC
Reviewed by: DW
Approved by: DW
Scale @A1: 1 : 500
Original drawing is A1. Do not scale contents of this drawing.

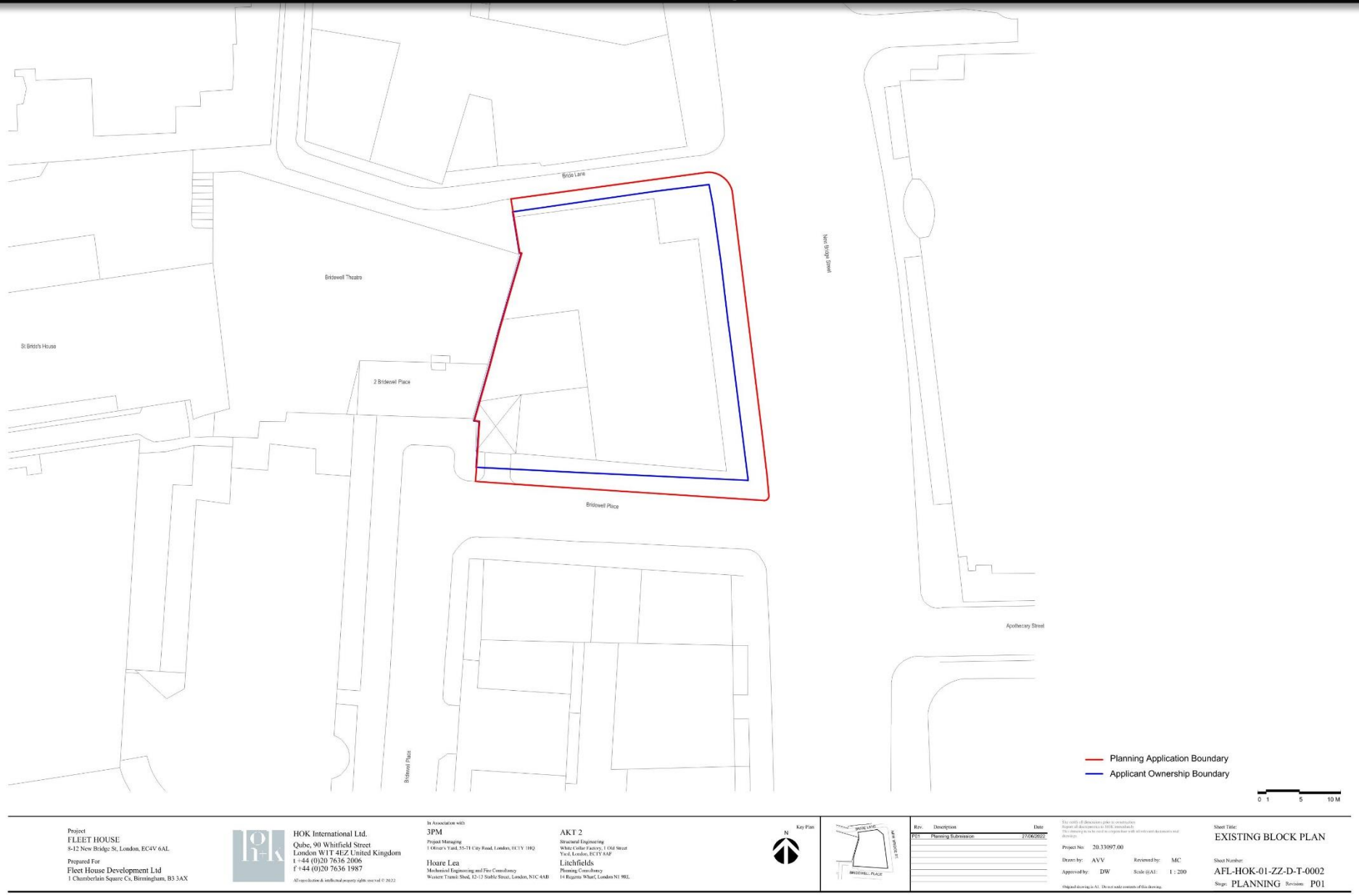
Sheet Title:
SITE LOCATION PLAN

Sheet Number:
AFL-HOK-01-ZZ-D-T-0001

Stage: PLANNING Revision: P01

Site Location Plan

8-12 New Bridge Street



Site Location Plan

1 BASEMENT 2 PLAN
1 : 100

2 BASEMENT 1 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

0 1 5 10 M

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Site verify all dimensions prior to commencing.
Report all discrepancies to HOK immediately.
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Project No. 20.33097.00
Drawn by: AAV Reviewed by: MC
Approved by: DW Scale @A1: 1 : 100
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Sheet Title:
EXISTING GA PLAN - BASEMENTS 1 & 2
Sheet Number:
AFL-HOK-01-ZZ-D-T-0003
Stage: PLANNING Revision: P01

Existing Building Plans : Basement 1 & 2

ROOM KEY

- CIRCULATION
- FM
- PLANT

KEY

- Planning Application Boundary
- Applicant Ownership Boundary
- No Build Zone
- Service Road
- Slab to be Retained

NOTE: Internal component riser locations to be specificed on MEP plans provided by Hoare Lea

0 1 5 10 M

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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Project No: 20.33097.00
Drawn by: MC
Reviewed by: AAV
Approved by: DW
Scale @A1: 1 : 100

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Sheet Title:
GA PLAN - BASEMENT 2

Sheet Number:
AFL-HOK-01-B2-D-T-1001

Stage: PLANNING Revision: P01

Proposed Plans: Level B2

ROOM KEY

- ATTENUATION TANK
- CIRCULATION
- CYCLE FACILITIES
- CYCLE STORE
- FM
- PLANT
- STORE
- SUI GENERIS (PUBLIC HOUSE)

Cycle Provision

BUILDING GEA: 8486m²

LONG STAY:	112
SHORT STAY (on site):	14
SHORT STAY (public realm):	4
SHORT STAY TOTAL: 18 (out of 30)	
TOTAL:	130

SPLIT: PLEASE REFER TO VELOCITY INFORMATION

KEY

- Planning Application Boundary
- Applicant Ownership Boundary
- No Build Zone
- Service Road
- Slab to be Retained

NOTE: Internal component riser locations to be specificed on MEP plans provided by Hoare Lea

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Key Plan

Rev.	Description	Date
P01	Planning Submission	27/06/2022
P02	Planning Addendum	18/11/2022

Project No: 20.33097.00
Drawn by: JC
Reviewed by: FS
Approved by: DW
Scale @A1: 1 : 100

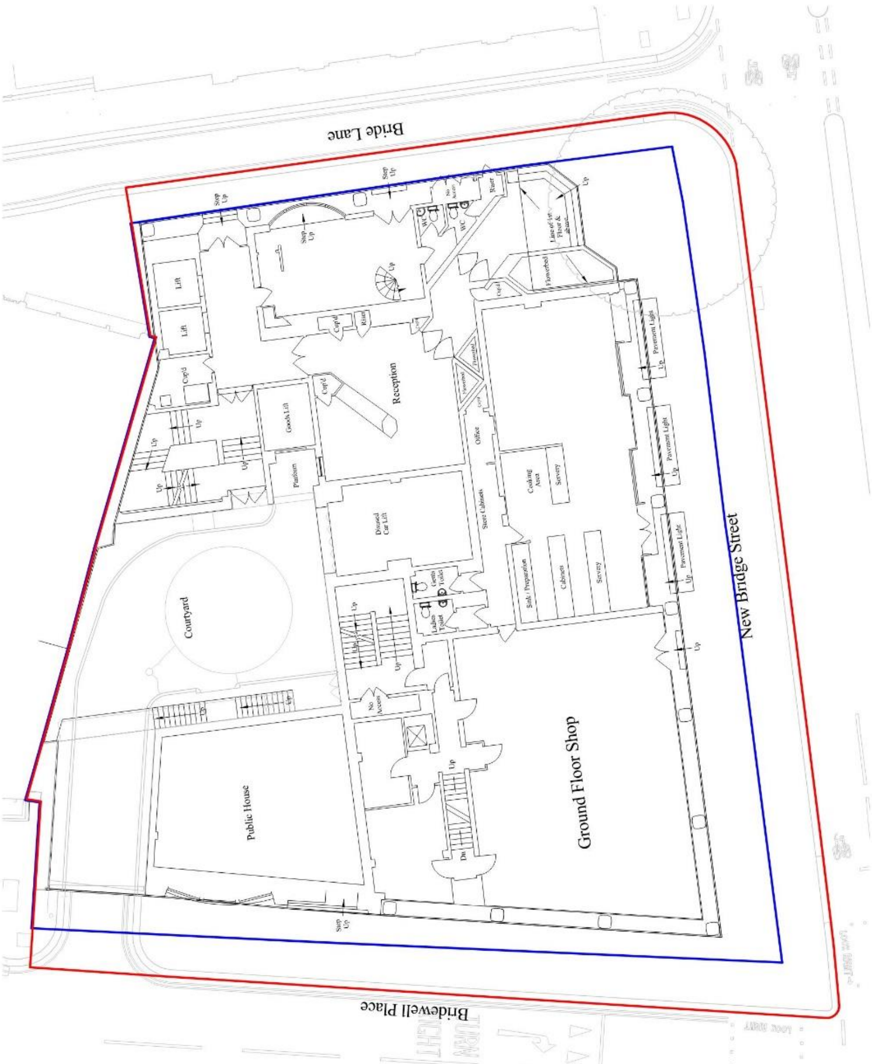
Sheet Title:
GA PLAN - BASEMENT 1

Sheet Number:
AFL-HOK-01-B1-D-T-1002

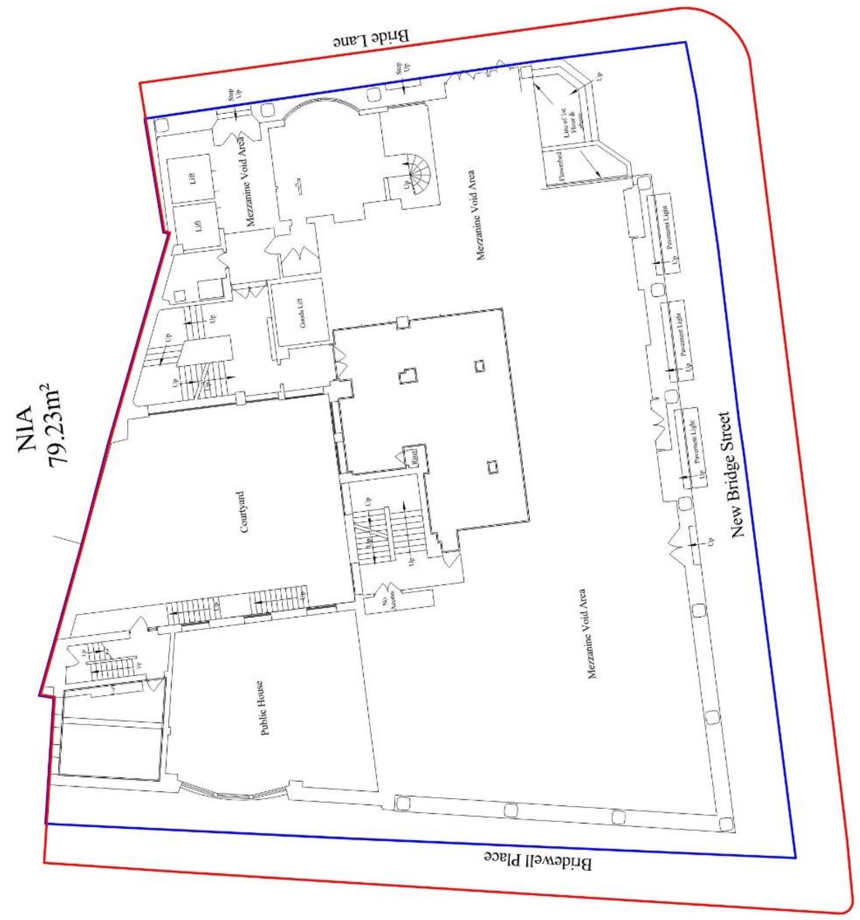
Stage: PLANNING Revision: P02

Page 8

Proposed Plans: Level B1



1 GROUND FLOOR PLAN
1 : 100



2 MEZZANINE PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

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Key Plan

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No: 20.33097.00
Drawn by: AAV Reviewed by: MC
Approved by: DW Scale @A1: 1 : 100

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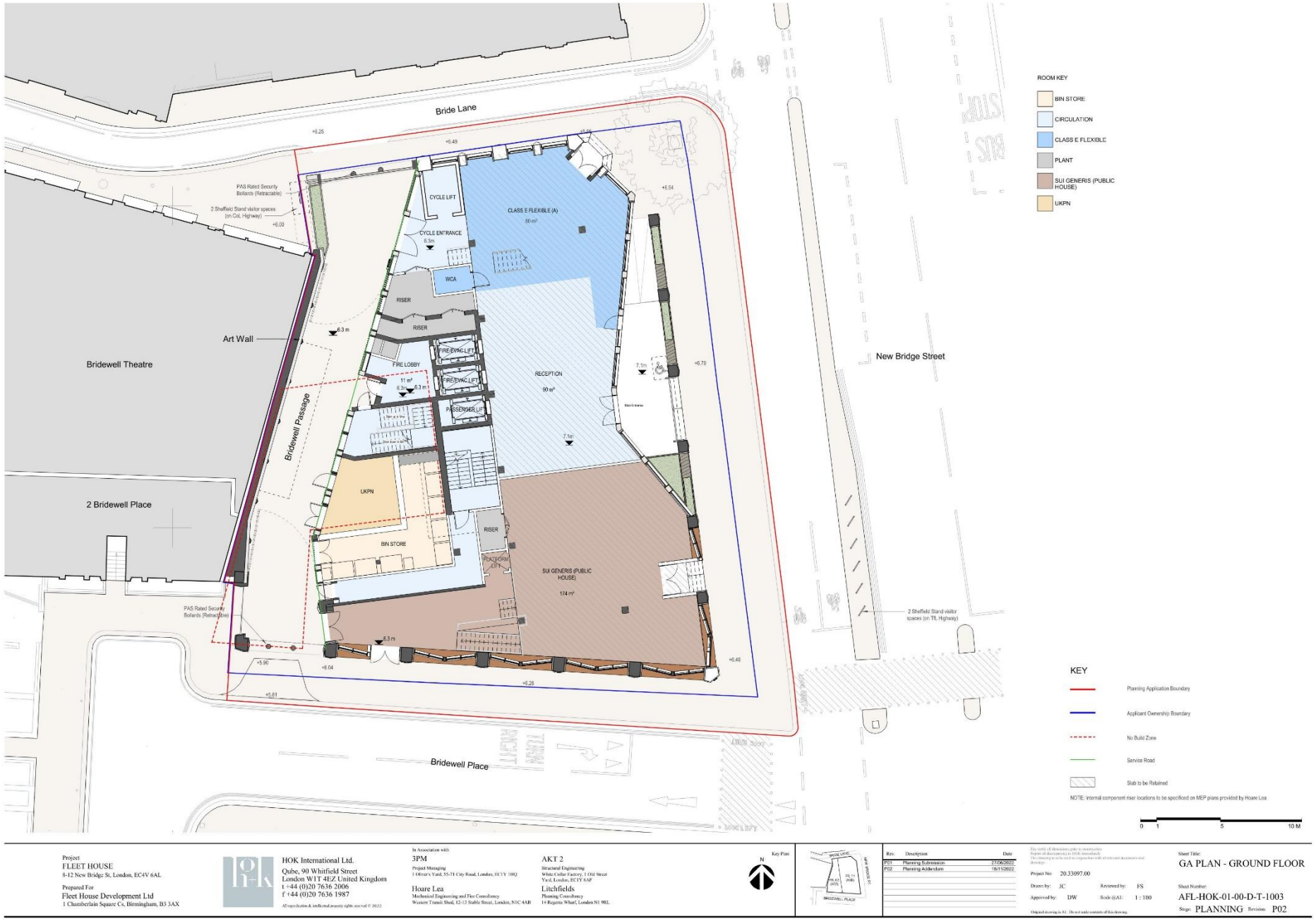
Sheet Title:
EXISTING GA PLAN - GROUND FLOOR & MEZZANINE
AFL-HOK-01-ZZ-D-T-0004
Stage: PLANNING Revision: P01

Existing Building Plans : Ground & Mezz Floors



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Key Plan

Rev.	Description	Date
P01	Planning Submission	27/06/2022
P02	Planning Addendum	18/11/2022

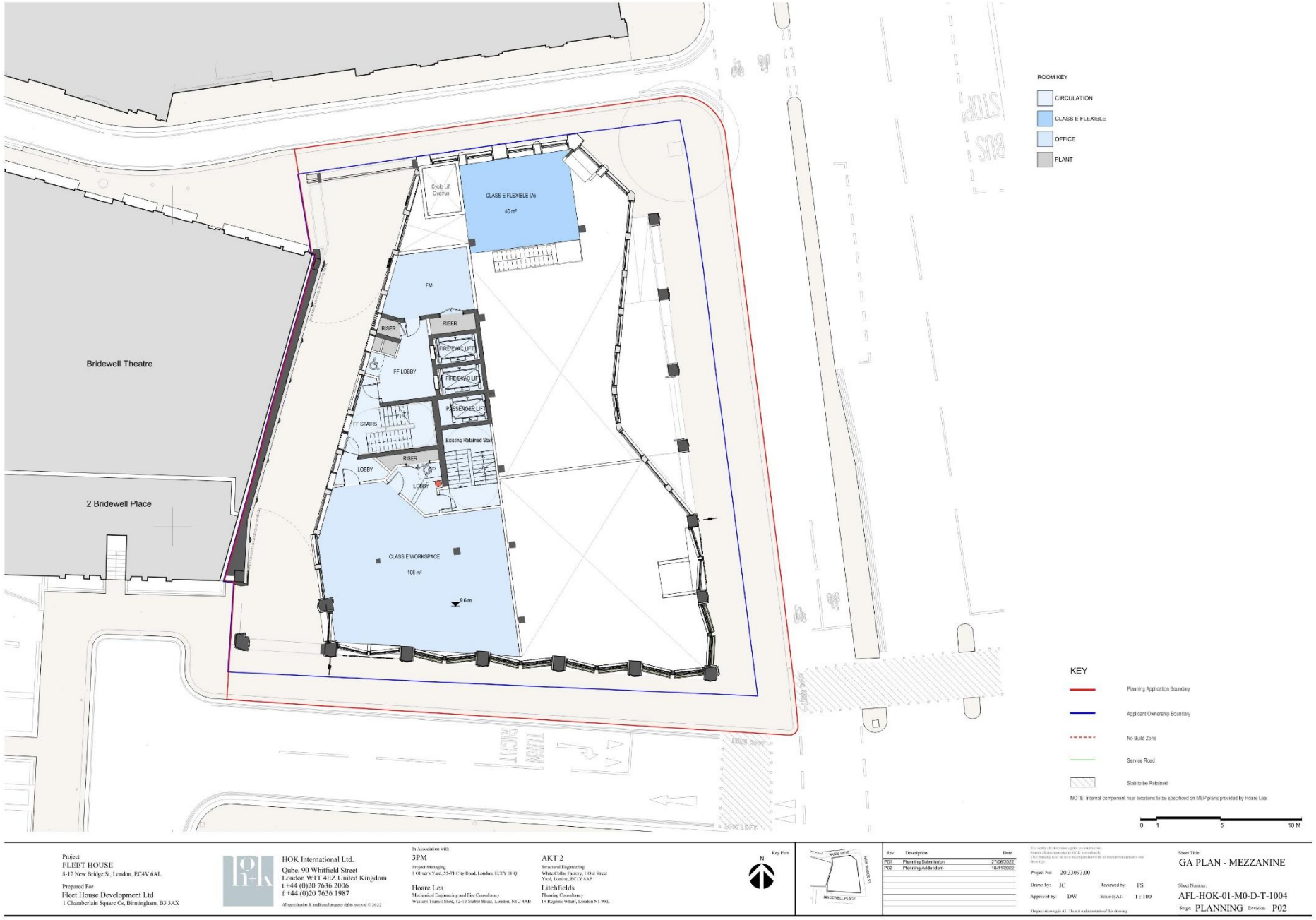
Project No: 20.33097.00
Drawn by: JC
Reviewed by: FS
Approved by: DW
Scale @A1: 1 : 100

Sheet Title:
GA PLAN - GROUND FLOOR

Sheet Number:
AFL-HOK-01-00-D-T-1003

Stage: PLANNING Revision: P02

Proposed Plans: Ground Floor



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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022
P02	Planning Addendum	18/11/2022

Do not scale drawings, refer to construction
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Project No: 20.33097.00
Drawn by: JC
Reviewed by: FS
Approved by: DW
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Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
GA PLAN - MEZZANINE

Sheet Number:
AFL-HOK-01-M0-D-T-1004
Stage: PLANNING Revision: P02

Proposed Plans: Level Mezz

1 LEVEL 1 PLAN
1 : 100

2 LEVEL 2 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bernett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

0 1 5 10 M

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

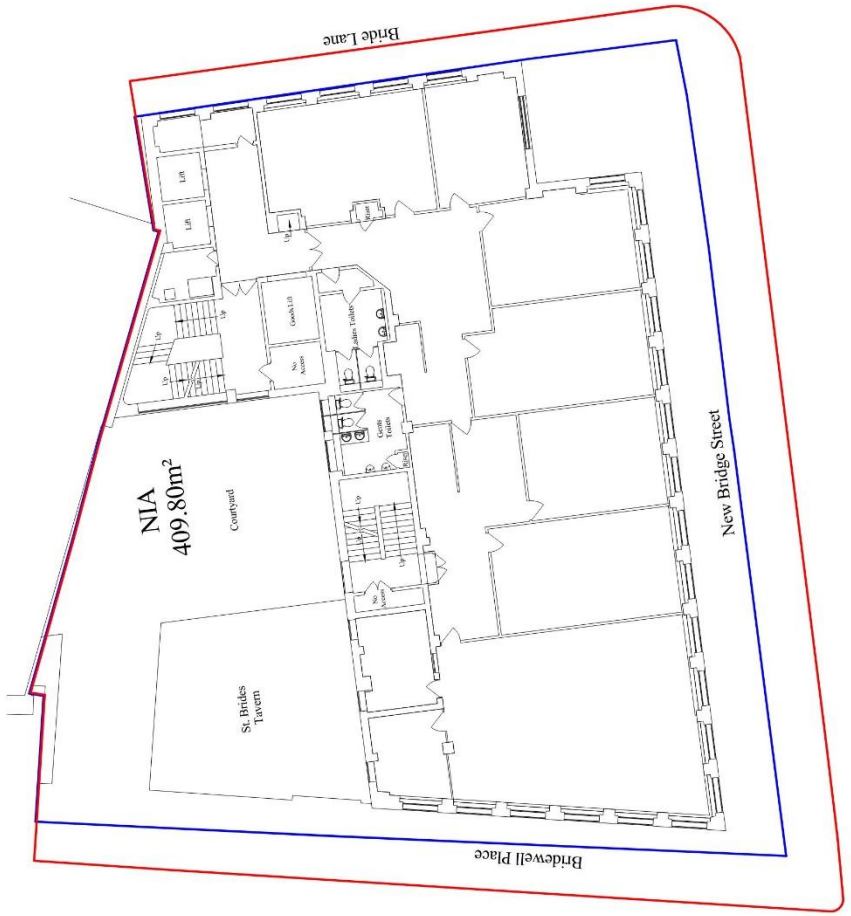
Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

Sheet Title:
EXISTING GA PLAN - LEVELS 1 & 2

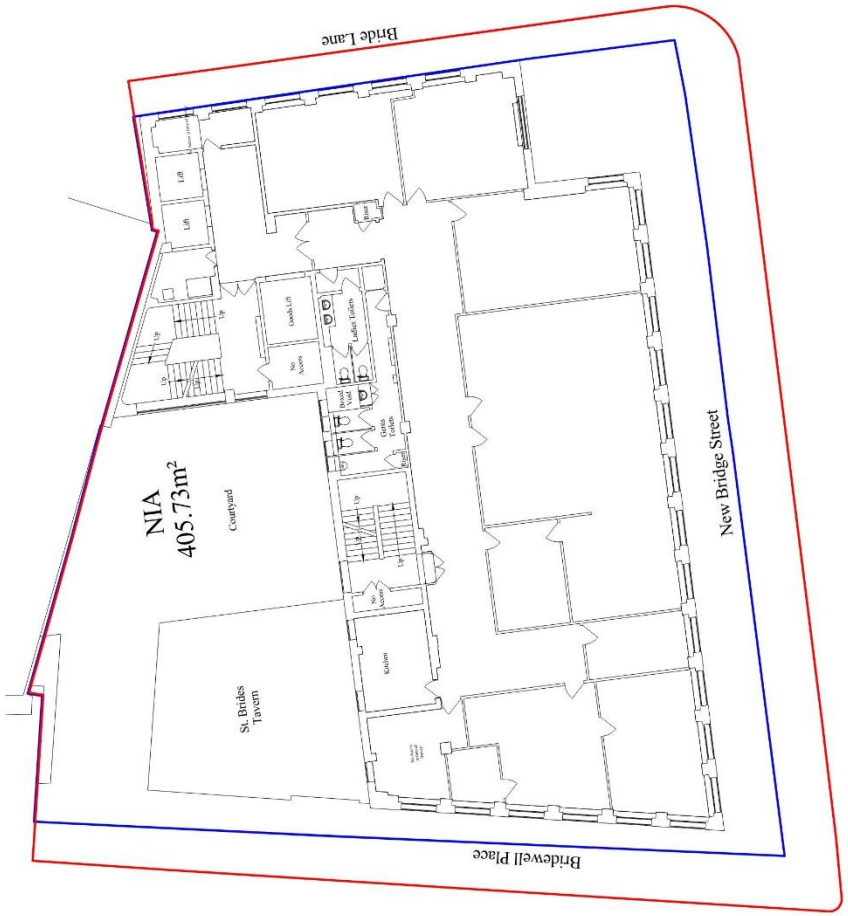
Sheet Number:
AFL-HOK-01-ZZ-D-T-0005

Stage: PLANNING Revision: P01

Existing Building Plans : Levels 1 & 2



1 LEVEL 3 PLAN
1 : 100



2 LEVEL 4 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bernett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Use only of dimensions given in construction
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Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

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Sheet Title:
EXISTING GA PLAN - LEVELS 3 & 4

Sheet Number:
AFL-HOK-01-ZZ-D-T-0006

Stage: PLANNING Revision: P01

Existing Building Plans : Levels 3 & 4

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Site verify all dimensions prior to commencing.
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Reviewed by: AAV
Approved by: DW
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Sheet Title:
GA PLAN - LEVEL 1

Sheet Number:
AFL-HOK-01-01-D-T-1005

Stage: PLANNING
Revision: P01

Proposed Plans : Level 1-3

1 LEVEL 5 PLAN
1 : 100

2 LEVEL 6 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

0 1 5 10 M

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Key Plan
N

SITE LINE
SITE BOUNDARY
BRIDEWELL PLACE

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Site verify all dimensions prior to construction.
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Project No. 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
EXISTING GA PLAN - LEVELS 5 & 6
Sheet Number:
AFL-HOK-01-ZZ-D-T-0007
Stage: PLANNING Revision: P01

Existing Building Plans : Levels 5 & 6

Project
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8-12 New Bridge St, London, EC4V 6AL

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Key Plan
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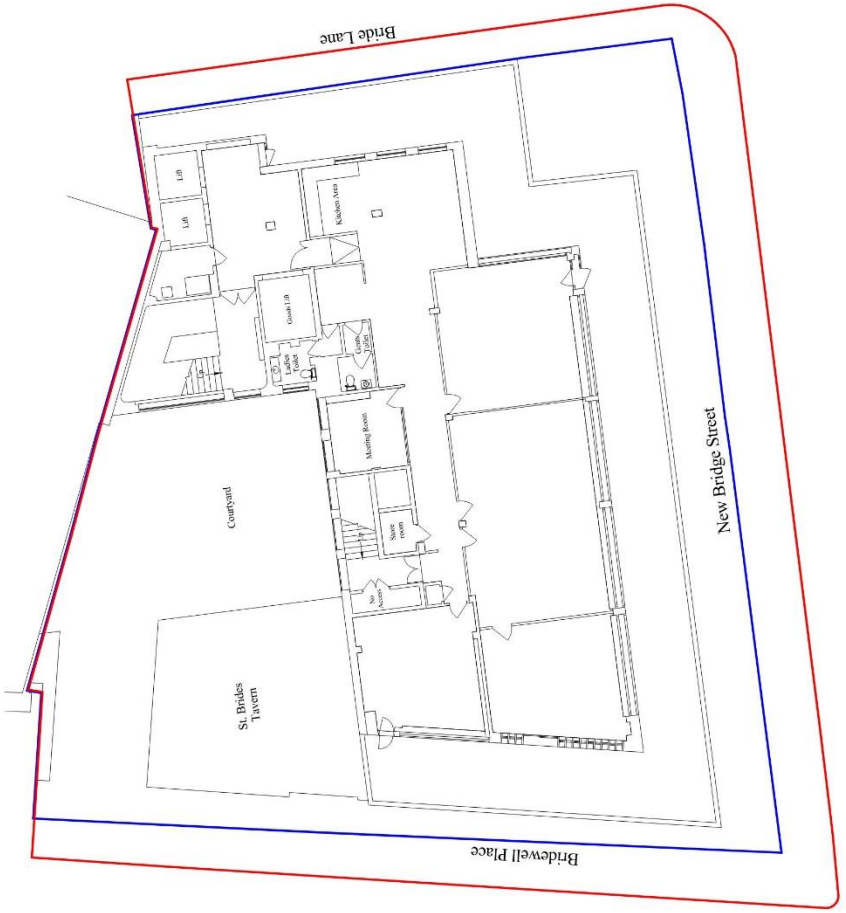
Rev.	Description	Date
P01	Planning Submission	27/06/2022

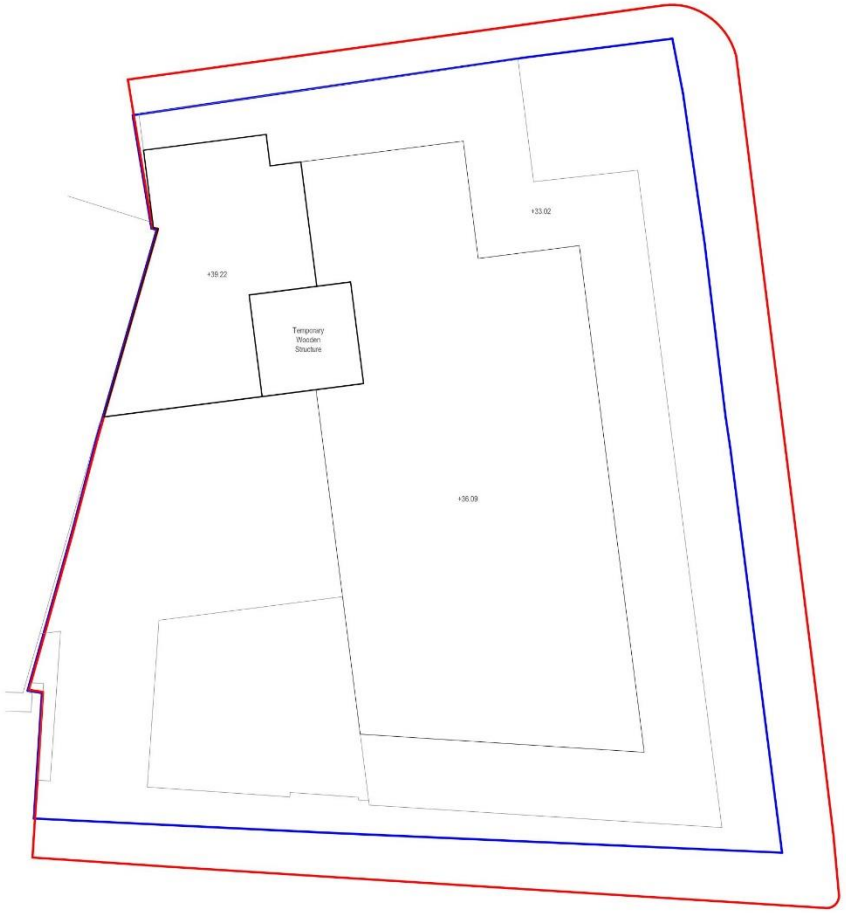
Project No. 20.33097.00
Drawn by: MC Reviewed by: AAV
Approved by: DW Scale @A1: 1 : 100
Original drawing in A1. Do not scale contents of this drawing.

Sheet Title:
GA PLAN - LEVEL 4

Sheet Number:
AFL-HOK-01-04-D-T-1008
Stage: PLANNING Revision: P01

Proposed Plans: Level 4-6





NOTE: The Survey Information did not include an existing Roof Plan. HOK has produced the above roof plan from information available on other drawings and as such should not be used as reference for construction.

1 LEVEL 7 PLAN
1 : 100

2 ROOF PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

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Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No. 20.33097.00
Drawn by: AAV Reviewed by: MC
Approved by: DW Scale @A1: 1 : 100

Sheet Title:
EXISTING GA PLAN - LEVEL 7 & ROOF
Sheet Number:
AFL-HOK-01-ZZ-D-T-0008
Stage: PLANNING Revision: P01

Existing Building Plans : Levels 7 & 8

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1 Oliver's Yard, 55-71 City Road, London, EC1Y 1HQ

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AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No: 20.33097.00
Drawn by: MC
Reviewed by: AAV
Approved by: DW
Scale @A1: 1 : 100

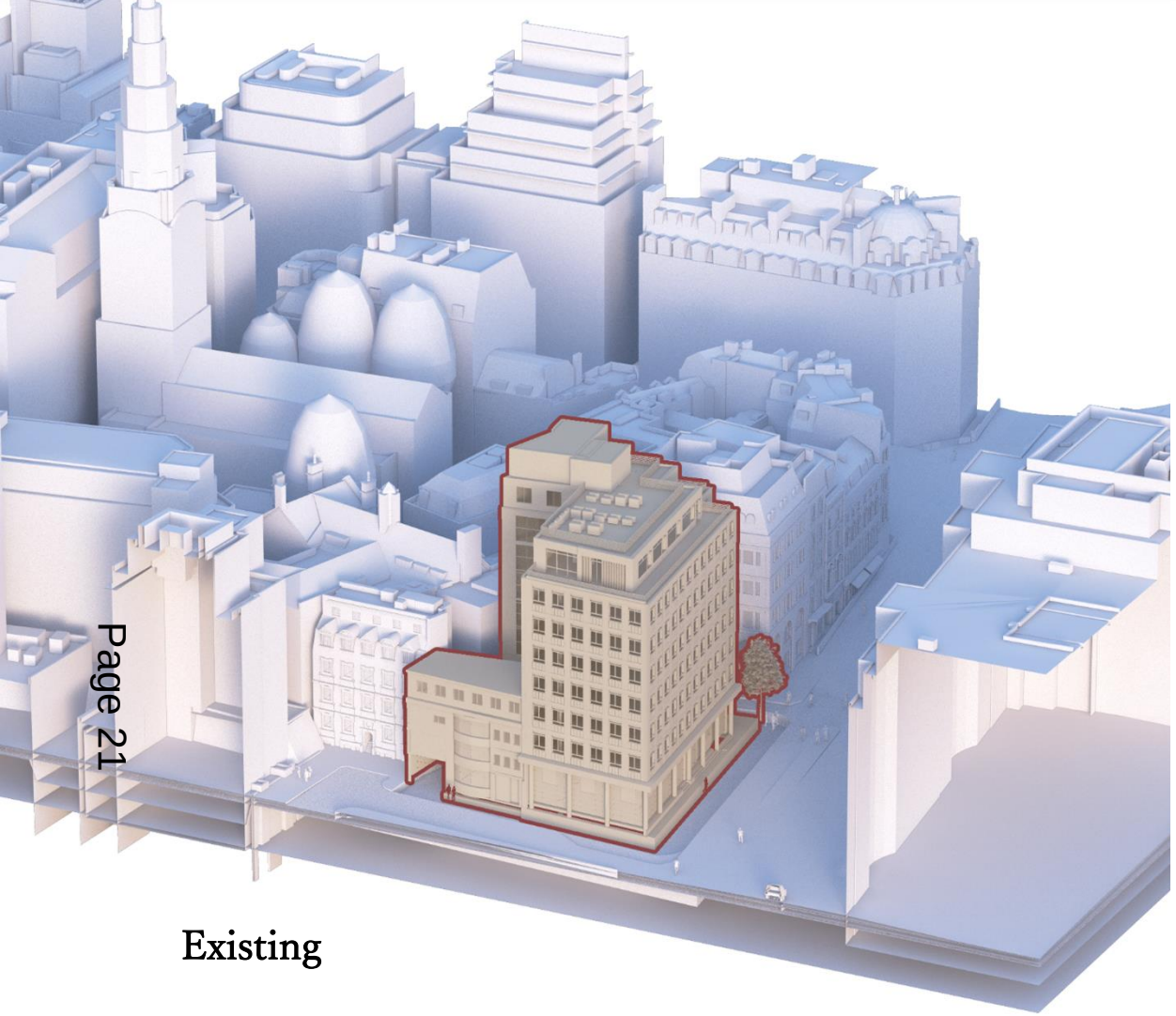
Sheet Title:
GA PLAN - LEVEL 7

Sheet Number:
AFL-HOK-01-07-D-T-1011
Stage: PLANNING Revision: P01

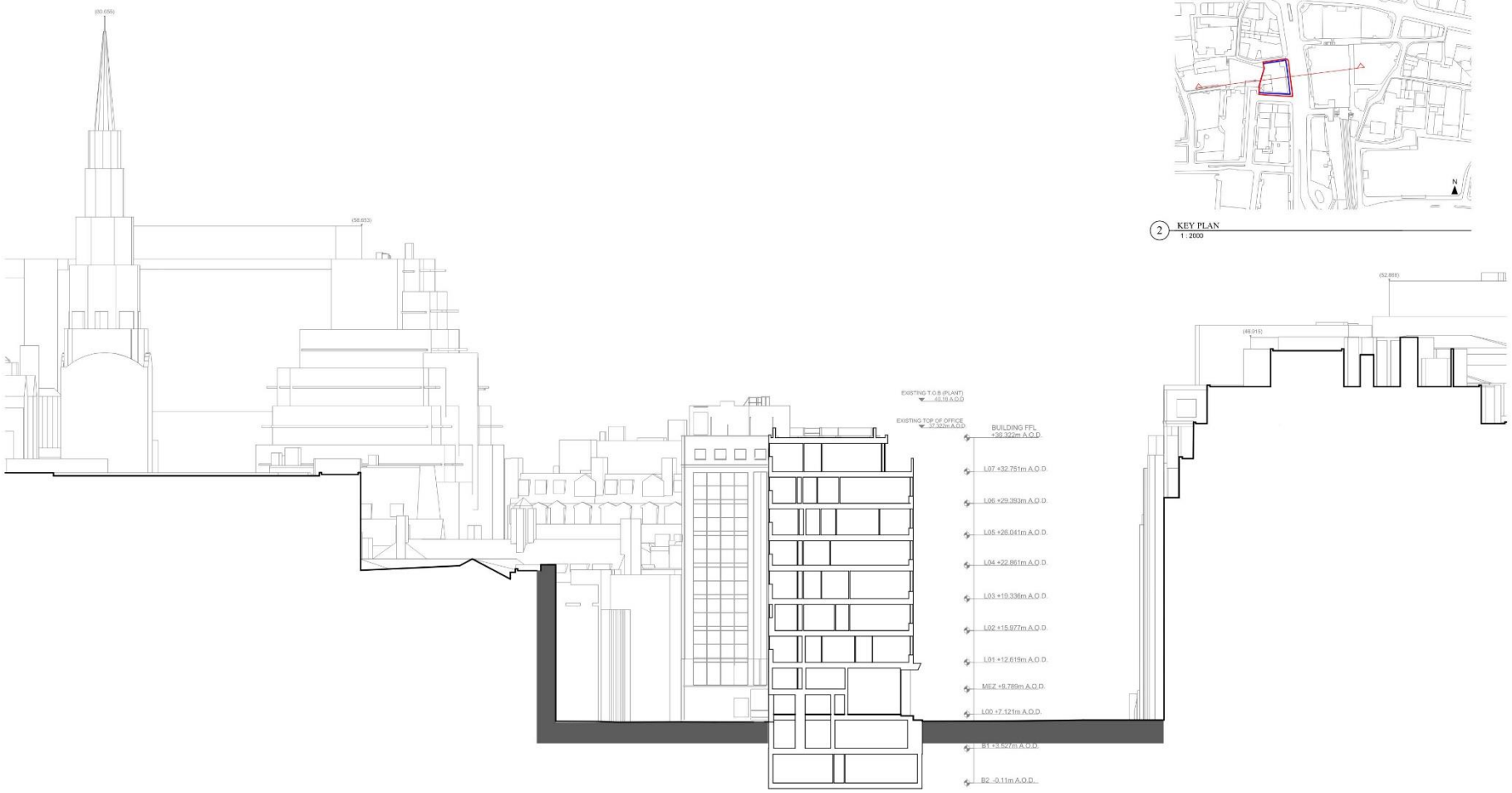
Proposed : Level 7

Proposed : Level 8

Proposed : Level 8 Roof Garden



Proposed : Massing



1 EXISTING EAST WEST SECTION
1 : 200

2 KEY PLAN
1 : 2000

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006, T13/0155/P/0010, T13/0155/P/0012, T13/0155/P/0014

0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
Fleet House Development Ltd
1 Chamberlain Square Cs, Birmingham, B3 3AX

HOK International Ltd.
Qube, 90 Whitfield Street
London W1T 4EZ United Kingdom
t +44 (0)20 7636 2006
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AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No: 20.33097.00
Drawn by: MC
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated

Sheet Title:
EXISTING SECTION

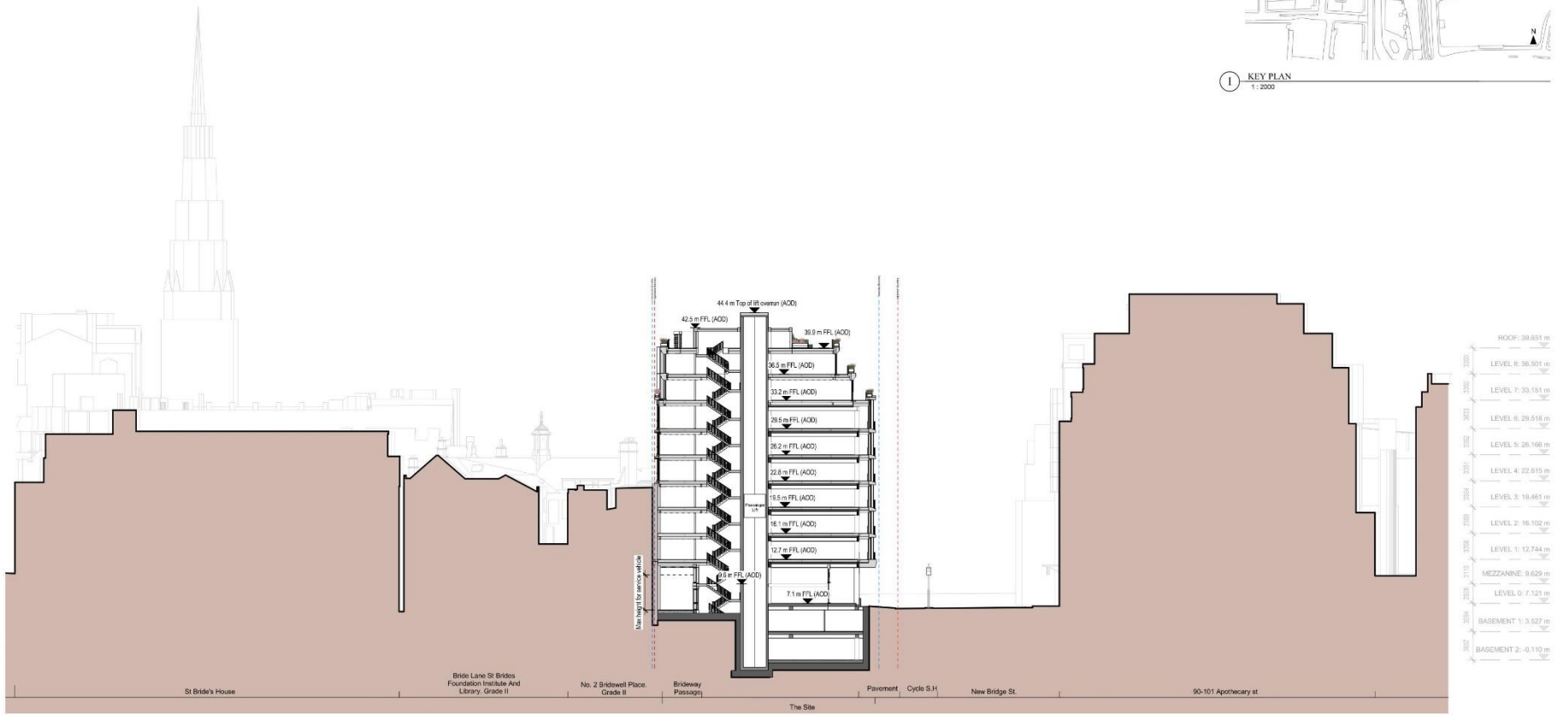
Sheet Number:
AFL-HOK-01-ZZ-D-T-0013

Stage: PLANNING Revision: P01

Existing : Section looking North

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0026,T13/0155/P/0010,T13/0155/P/0012, T13/0155/P/0014

1 KEY PLAN
1 : 2000



2 SECTION AA EAST WEST
1 : 250

0 1 5 10 M

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FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

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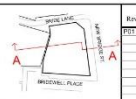
AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan



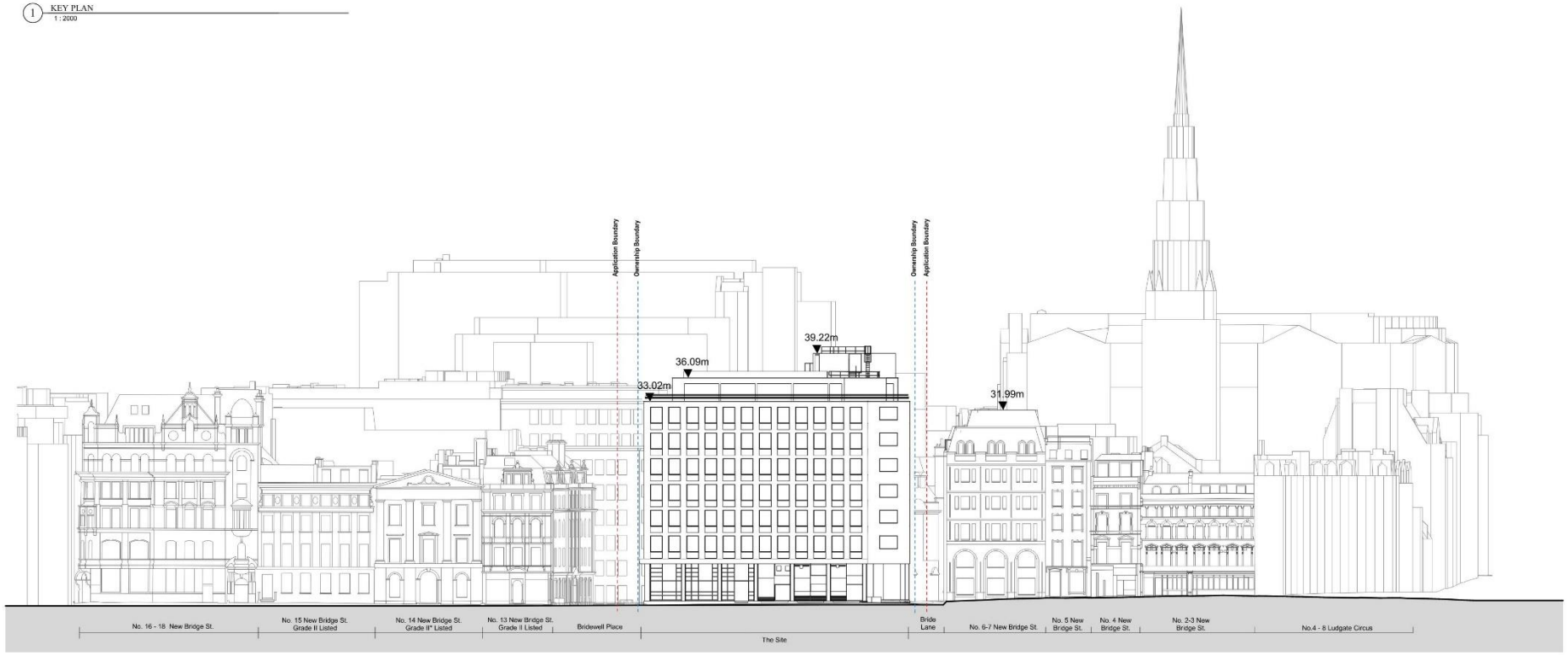
Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No: 20.33097.00
Drawn by: RH
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated

Sheet Title:
SECTION A-A EAST WEST CONTEXT
Sheet Number:
AFL-HOK-01-ZZ-D-T-3015
Stage: PLANNING Revision: P01

Proposed : Section looking North

1 KEY PLAN
1 : 2000



2 EXISTING EAST ELEVATION
1 : 250

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006, T13/0155/P/0010, T13/0155/P/0012, T13/0155/P/0014

0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Site verify all dimensions prior to commencing.
Report all discrepancies to HOK immediately.
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Project No. 20.33097.00
Drawn by: MC
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated
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Sheet Title:
EXISTING EAST ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-0010
Stage: PLANNING Revision: P01

Existing : East Elevation (New Bridge Street)

1 KEY PLAN
1 : 2000

2 EAST CONTEXT ELEVATION
1 : 250

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0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

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Key Plan

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Project No: 20.33097.00
Drawn by: RH
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated

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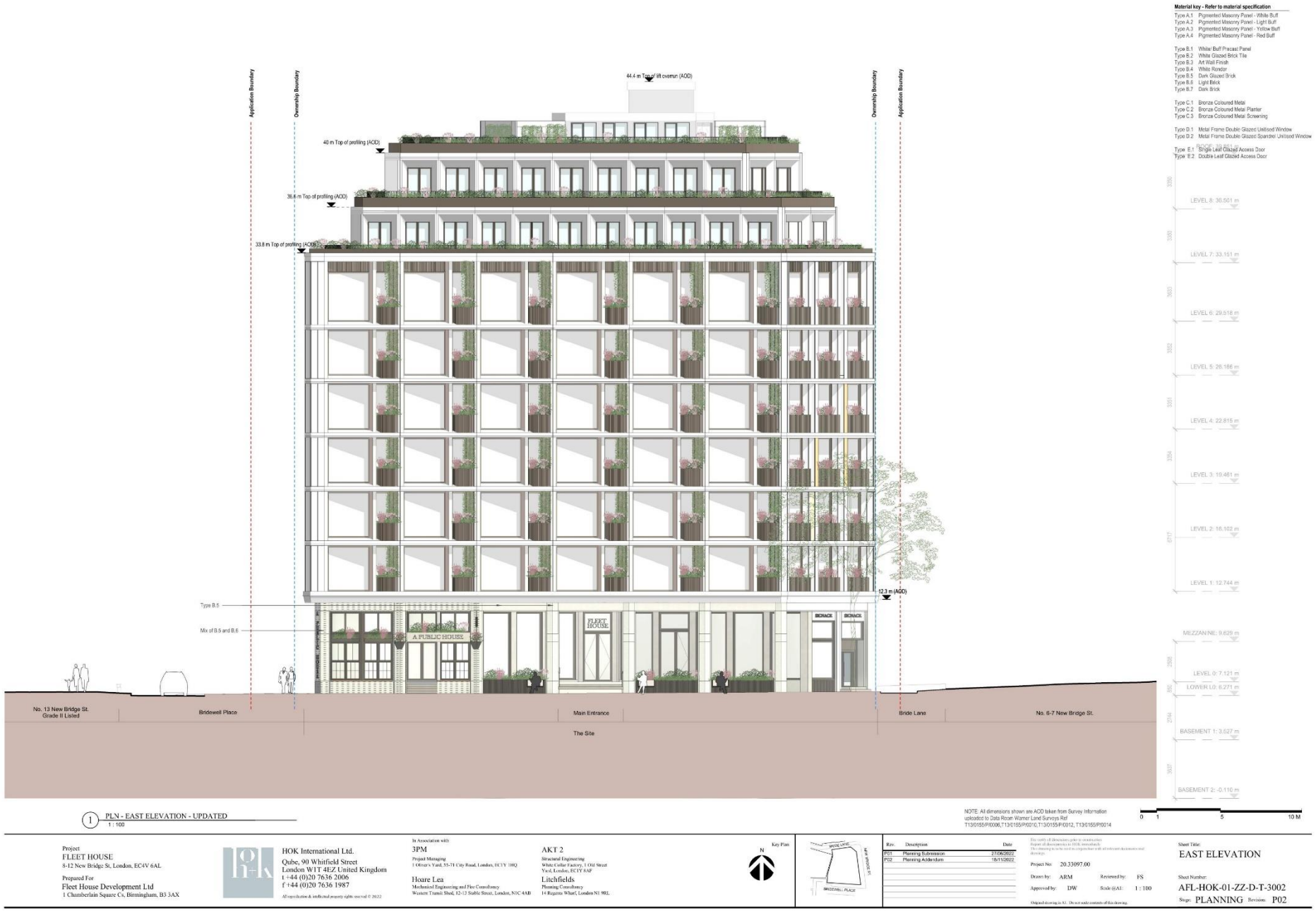
Sheet Title:
EAST CONTEXT ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-3006
Stage: PLANNING Revision: P01

Proposed : East Elevation (Context)



Proposed : East Elevation

1 KEY PLAN
1 : 2000

2 EXISTING SOUTH ELEVATION
1 : 250

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006, T13/0155/P/0010, T13/0155/P/0012, T13/0155/P/0014

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Project
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8-12 New Bridge St, London, EC4V 6AL

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Site verify all dimensions prior to commencing.
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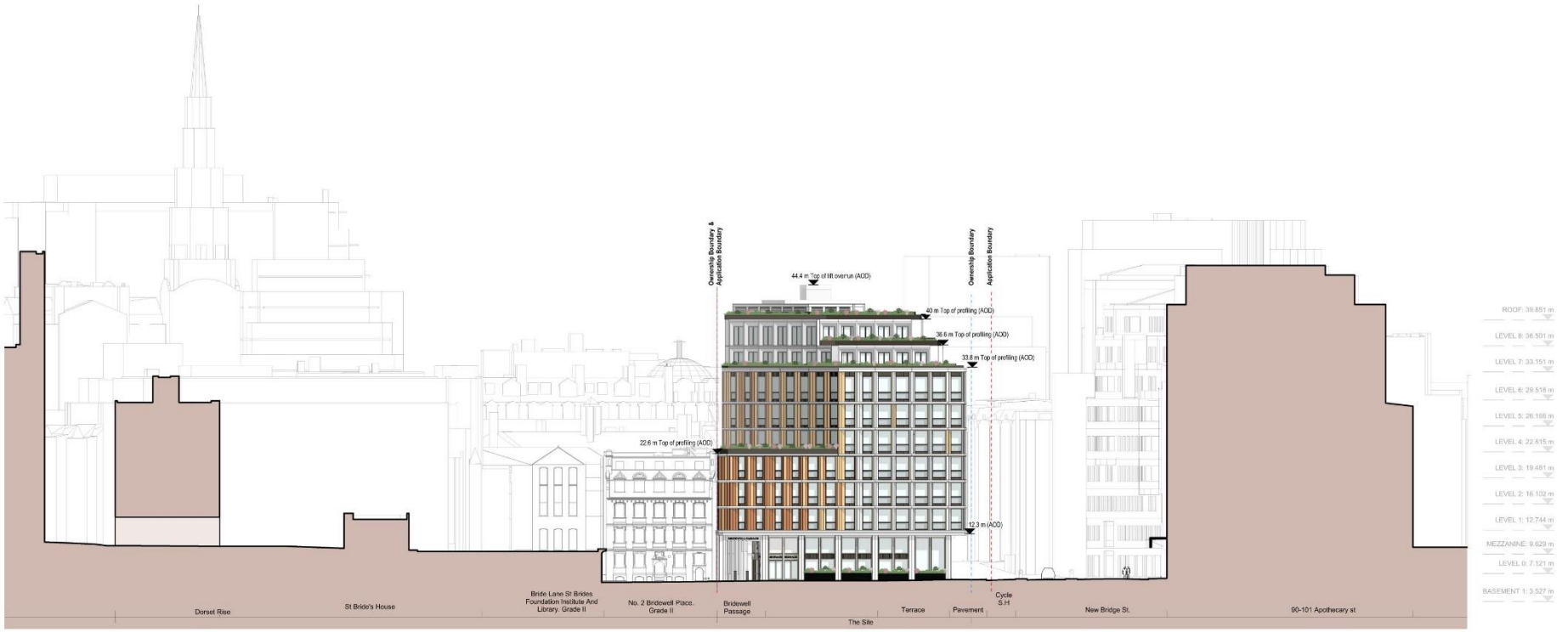
Project No. 20.33097.00
Drawn by: MC
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated

Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
EXISTING SOUTH ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-0011
Stage: PLANNING Revision: P01

Existing : South Elevation (Bridewell Place)

1 KEY PLAN
1 : 2000



2 SOUTH CONTEXT ELEVATION
1 : 250

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006,T13/0155/P/0010,T13/0155/P/0012, T13/0155/P/0014

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Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
Fleet House Development Ltd
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Key Plan
N

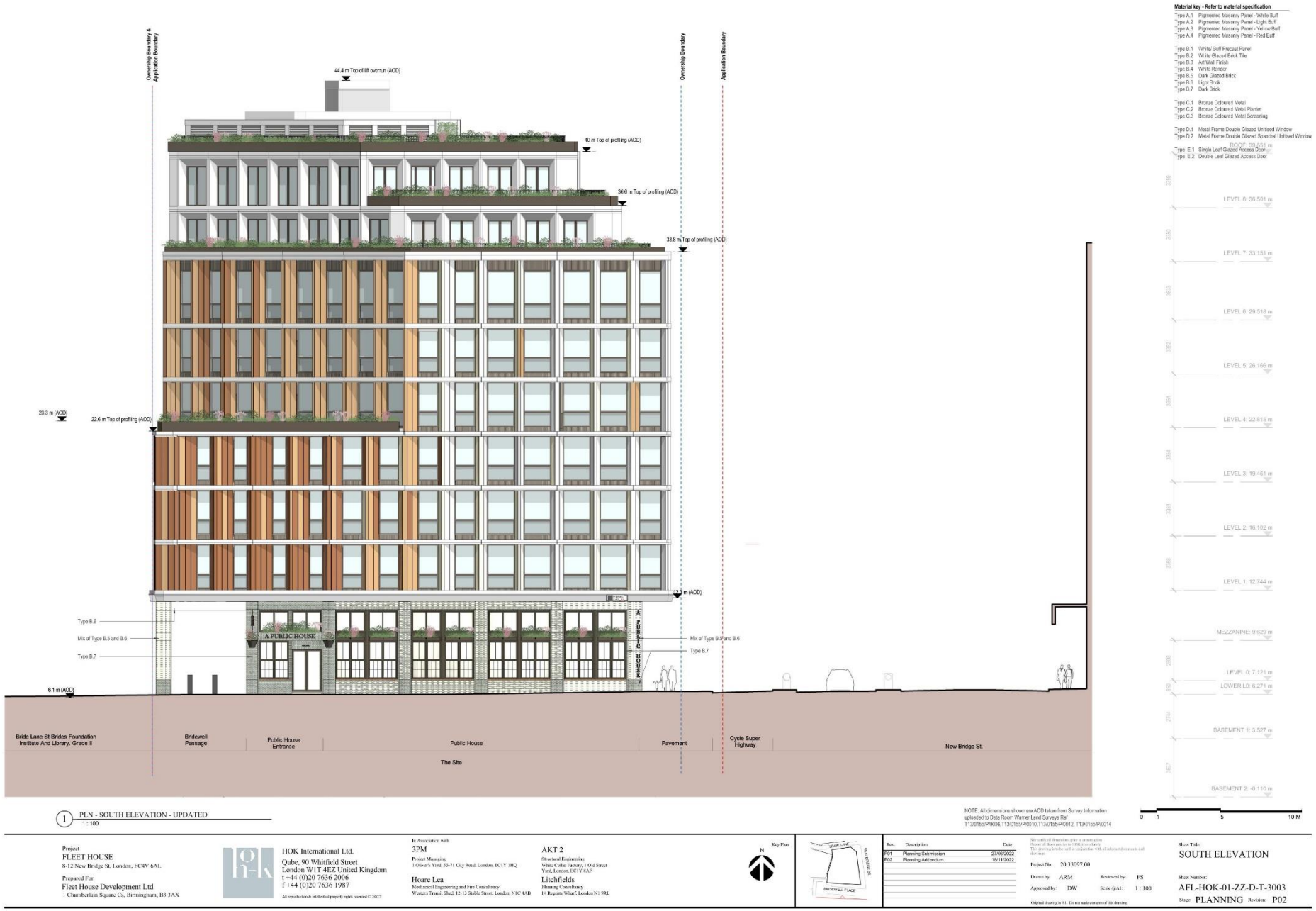
Rev.	Description	Date
P01	Planning Submission	27/06/2022

Use only of dimensions prior to construction
Report all discrepancies to HOK immediately
This drawing is to be read in conjunction with all relevant documents and drawings.

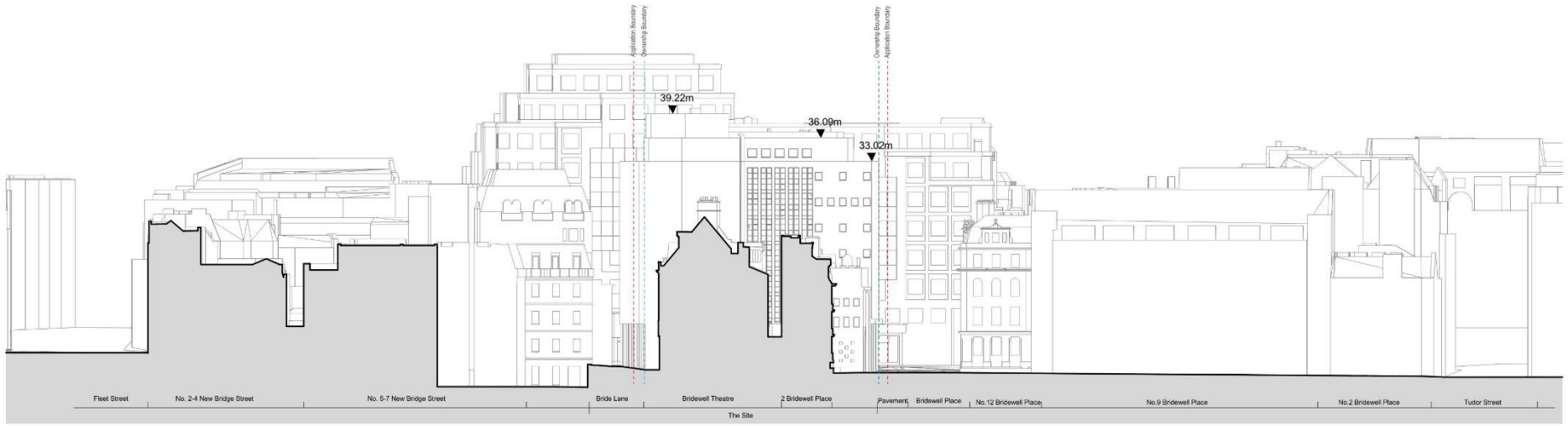
Project No: 20.33097.00
Drawn by: RH
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated
Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
SOUTH CONTEXT ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-3007
Stage: PLANNING Revision: P01

Proposed : South Elevation (Context)



Proposed : South Elevation (Bridewell Place)



2 EXISTING WEST ELEVATION
1 : 250

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006, T13/0155/P/0010, T13/0155/P/0012, T13/0155/P/0014

0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
Fleet House Development Ltd
1 Chamberlain Square Cs, Birmingham, B3 3AX

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AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

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14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

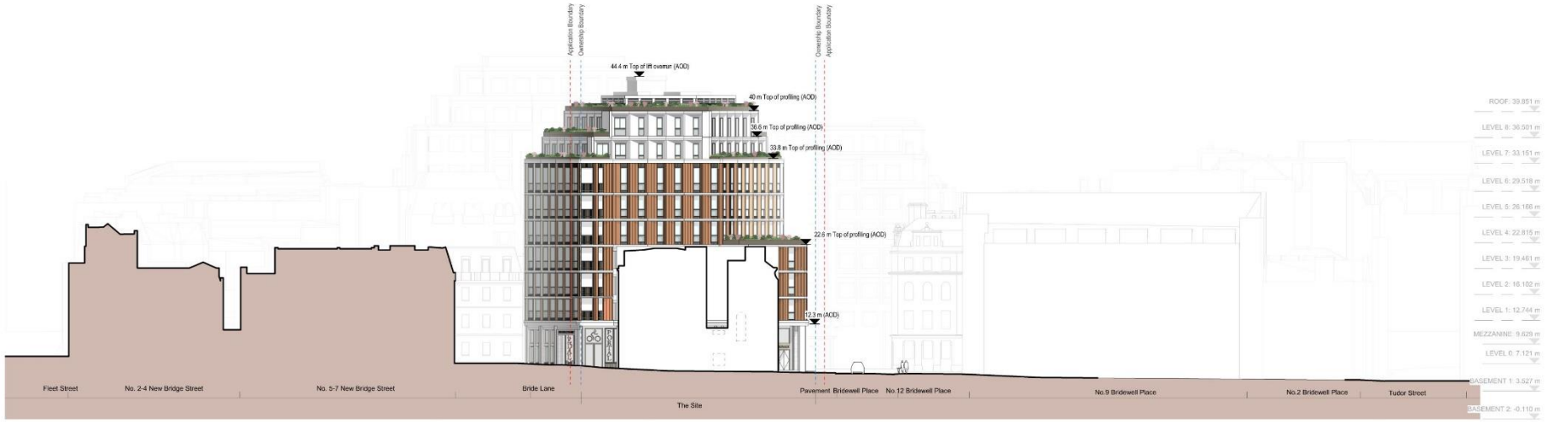
Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated

Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
EXISTING WEST ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-0012
Stage: PLANNING Revision: P01

Existing : West Elevation

1 KEY PLAN
1 : 2000



2 WEST ELEVATION CONTEXT
1 : 250

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006,T13/0155/P/0010,T13/0155/P/0012, T13/0155/P/0014

0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
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Structural Engineering
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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Use north-cll dimensions prior to construction
Report all discrepancies to HOK immediately
This drawing is to be read in conjunction with all relevant documents and drawings.

Project No: 20.33097.00
Drawn by: RH
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated
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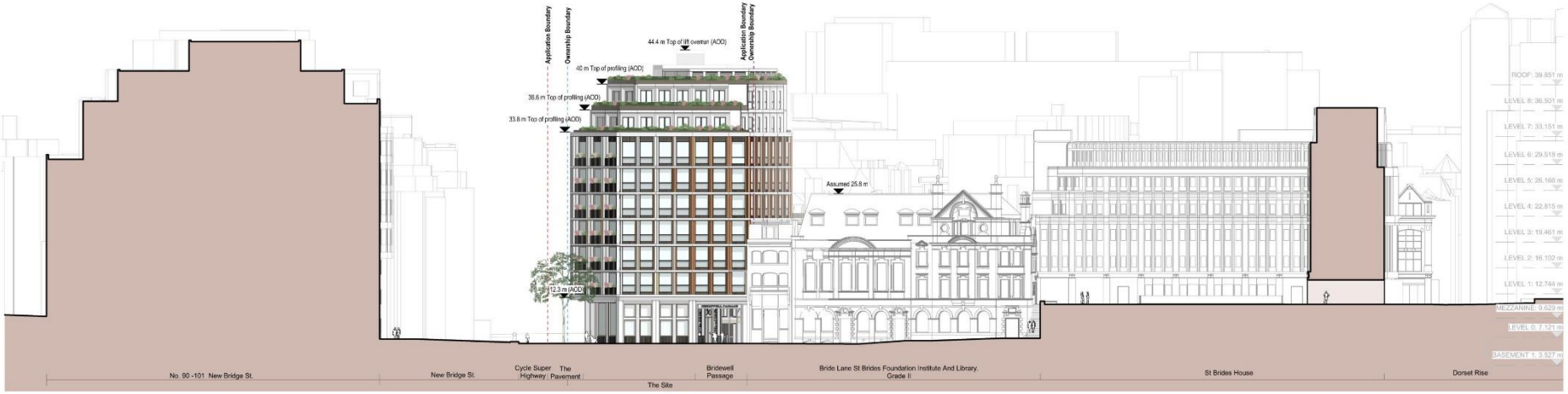
Sheet Title:
WEST CONTEXT ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-3008
Stage: PLANNING Revision: P01

Proposed : West Elevation (Context)

Proposed : West Elevation (Bridewell Place)

1 KEY PLAN
1 : 2000



2 NORTH ELEVATION CONTEXT
1 : 250

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P/0006,T13/0155/P/0010,T13/0155/P/0012, T13/0155/P/0014

0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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Report all discrepancies to HOK immediately
This drawing is to be read in conjunction with all relevant documents and drawings.

Project No: 20.33097.00
Drawn by: RH
Reviewed by: MC
Approved by: DW
Scale @A1: As indicated
Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
NORTH CONTEXT ELEVATION
Sheet Number:
AFL-HOK-01-ZZ-D-T-3005
Stage: PLANNING Revision: P01

Proposed : North Elevation (Context)

Proposed : North Elevation (Bride Lane)

Material key - Refer to material specification

Type A.1 Pigmented Masonry Panel - White Buff
Type A.2 Pigmented Masonry Panel - Light Buff
Type A.3 Pigmented Masonry Panel - Yellow Buff
Type A.4 Pigmented Masonry Panel - Red Buff

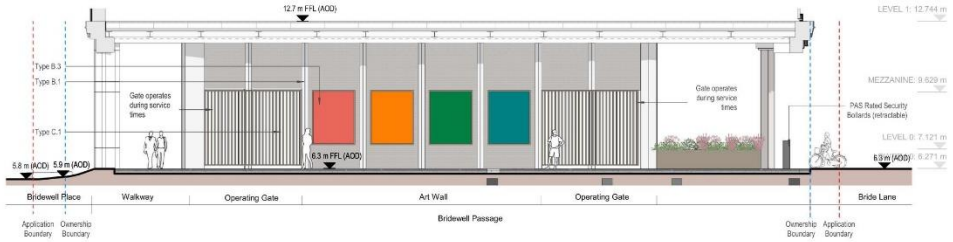
Type B.1 White/ Buff Precast Panel
Type B.2 White Glazed Brick Tile
Type B.3 Art Wall Finish
Type B.4 White Render
Type B.5 Dark Glazed Brick
Type B.6 Light Brick
Type B.7 Dark Brick

Type C.1 Bronze Coloured Metal
Type C.2 Bronze Coloured Metal Planter
Type C.3 Bronze Coloured Metal Screening

Type D.1 Metal Frame Double Glazed Unitised Window
Type D.2 Metal Frame Double Glazed Spandrel Unitised Window

Type E.1 Single Leaf Glazed Access Door
Type E.2 Double Leaf Glazed Access Door

1 ELEVATION AA PROPOSED BRIDEWELL PASSAGE EAST - UPDATED
1 : 100



2 ELEVATION BB PROPOSED - BRIDEWELL PASSAGE WEST - UPDATED
1 : 100

NOTE: All dimensions shown are AOD taken from Survey Information uploaded to Data Room Warner Land Surveys Ref T13/0155/P0006,T13/0155/P/0010,T13/0155/P/0012, T13/0155/P/0014

0 1 5 10 M

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FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

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Structural Engineering
White Coffee Factory, 1 Old Street Yard, London, EC1Y 8AF

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14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022
P02	Planning Addendum	16/11/2022

Site certify all dimensions prior to commencing.
Report all discrepancies to HOK immediately.
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Project No. 20.33097.00
Drawn by: ARM
Reviewed by: FS
Approved by: DW
Scale @A1: As indicated
Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
BRIDEWELL PASSAGE ELEVATIONS
Sheet Number:
AFL-HOK-01-ZZ-D-T-3009
Stage: PLANNING Revision: P02

Proposed : Bridewell Passageway Elevations

Material key - Refer to material specification

Type A.1 Pigmented Masonry Panel - White Buff
Type A.2 Pigmented Masonry Panel - Light Buff
Type A.3 Pigmented Masonry Panel - Yellow Buff
Type A.4 Pigmented Masonry Panel - Red Buff

Type B.1 White/ Buff Precast Panel
Type B.2 White Glazed Brick Tile
Type B.3 Art Wall Finish
Type B.4 White Render

Type C.1 Bronze Coloured Metal
Type C.2 Bronze Coloured Metal Planter
Type C.3 Bronze Coloured Metal Screening

Type D.1 Metal Frame Double Glazed Unitised Window
Type D.2 Metal Frame Double Glazed Spandrel Unitised Window

Type E.1 Single Leaf Glazed Access Door
Type E.2 Double Leaf Glazed Access Door

1 TOP BAY STUDY - ELEVATION AND 3D PERSPECTIVE
1 : 50

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
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1 Chamberlain Square Cs, Birmingham, B3 3AX

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Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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Project No: 20.33097.00
Drawn by: RH
Reviewed by: AAV
Approved by: DW
Scale @A1: 1 : 50

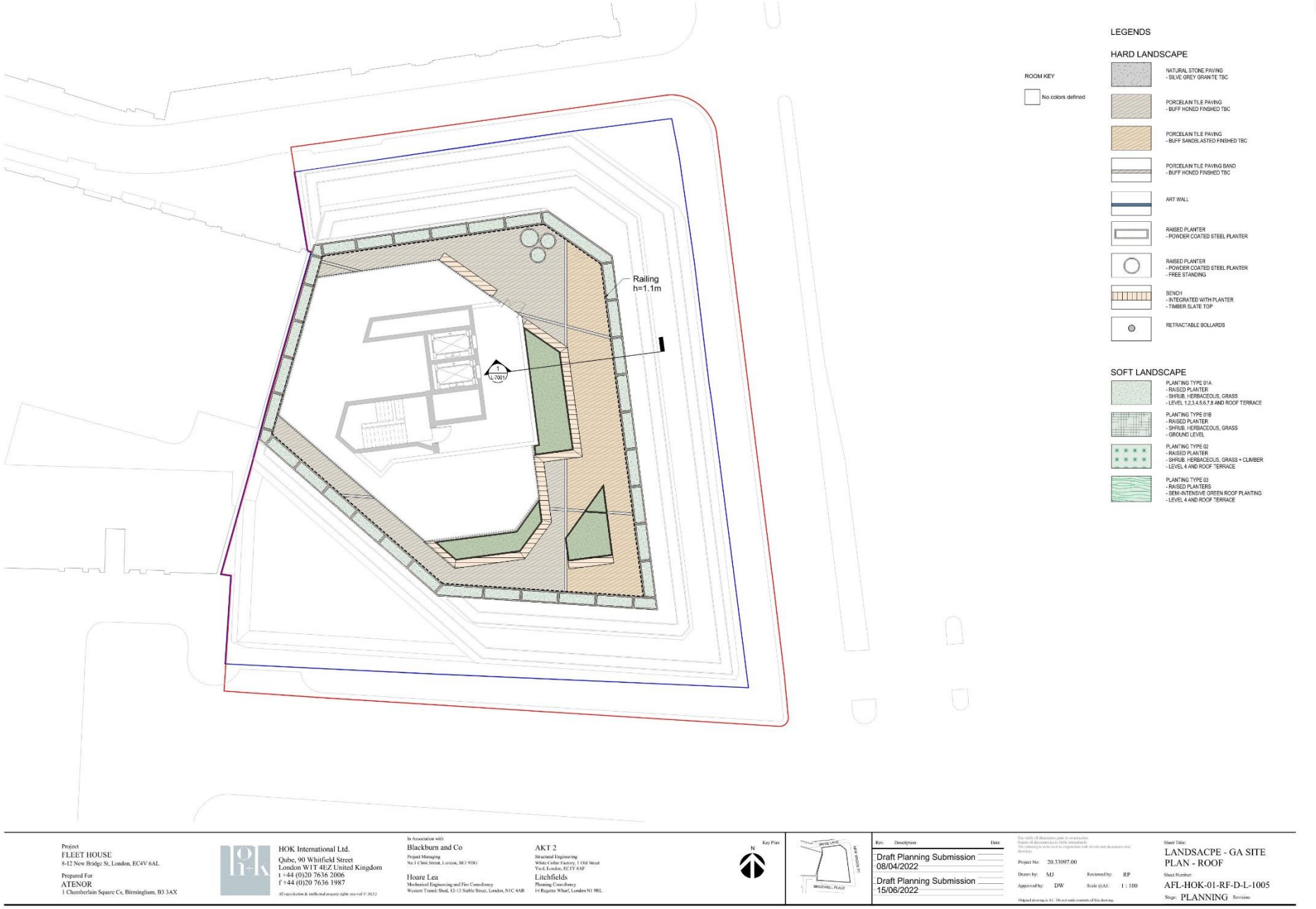
Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
BAY STUDY - TOP

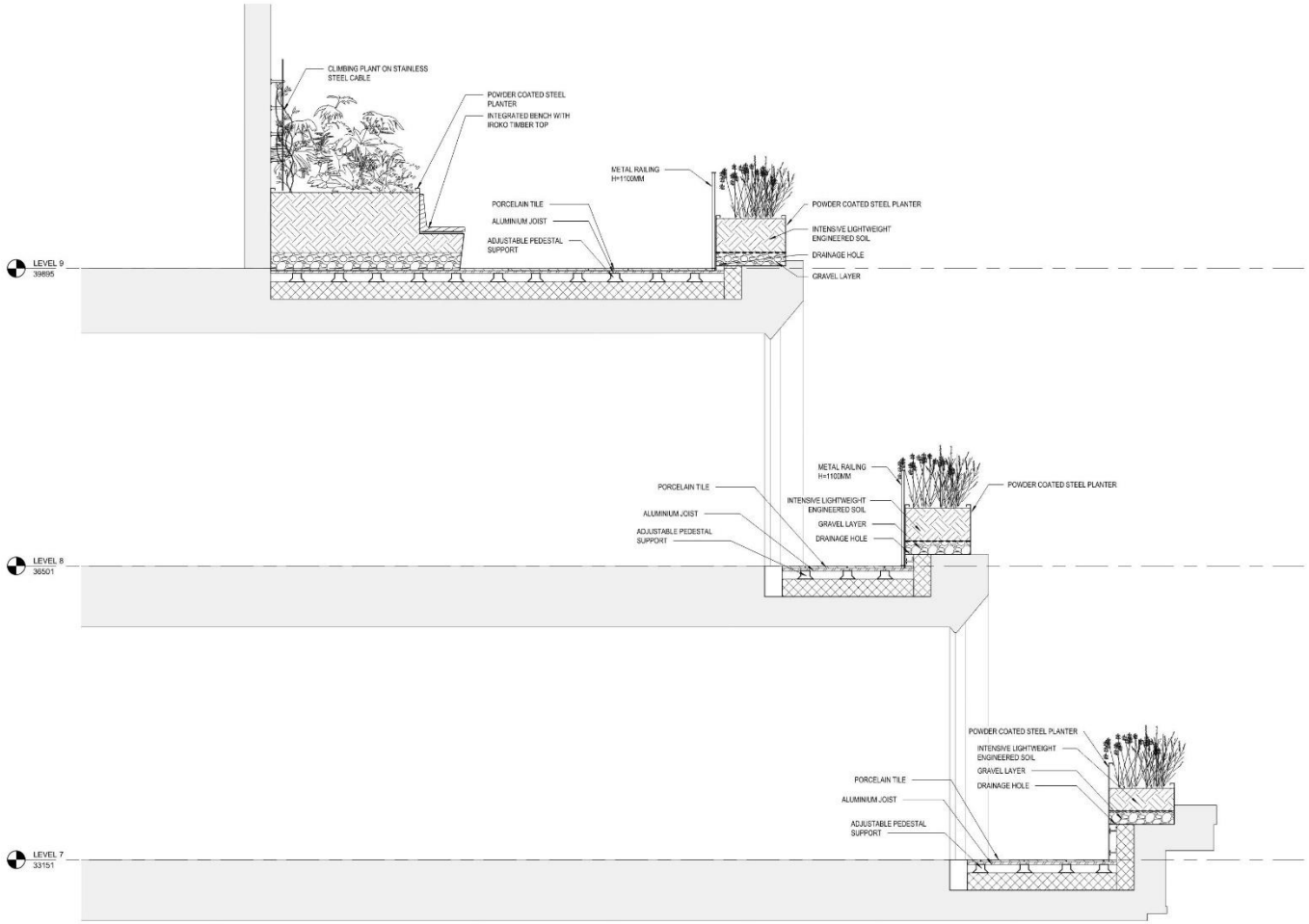
Sheet Number:
AFL-HOK-01-ZZ-D-T-5002

Stage: PLANNING Revision: P01

Proposed : Bay Study - Top



Proposed : Roof Terrace Level 8



1 SECTION - LEVEL 7/8/9 - PLANTER EDGE
1 : 25

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
ATENOR
1 Chamberlain Square Co, Birmingham, B3 3AX

HOK International Ltd.
Qube, 90 Whitfield Street
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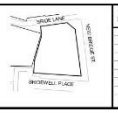
Waterts Transit Shed, 12-13 Stable Street, London, N1C 4AB

AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan
N



Rev.	Description	Date
	Draft Planning Submission 08/04/2022	
	Draft Planning Submission 15/06/2022	

Site verify all dimensions prior to construction
Report all discrepancies to HOK immediately
This drawing is to be read in conjunction with all relevant documents and drawings

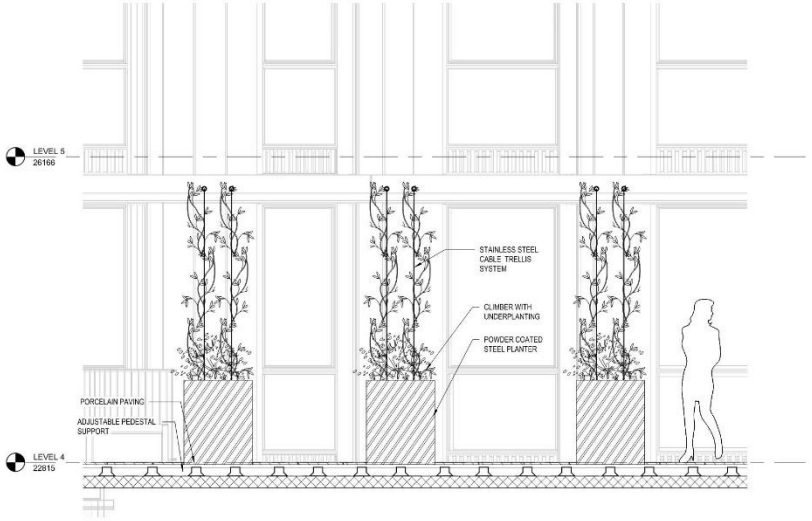
Project No. 20.33097.00
Drawn by: MJ Reviewed by: RP
Approved by: DW Scale @A1: 1 : 25
Original sheet size is A1. Do not scale contents of this drawing.

Sheet Title:
LANDSCAPE SECTION

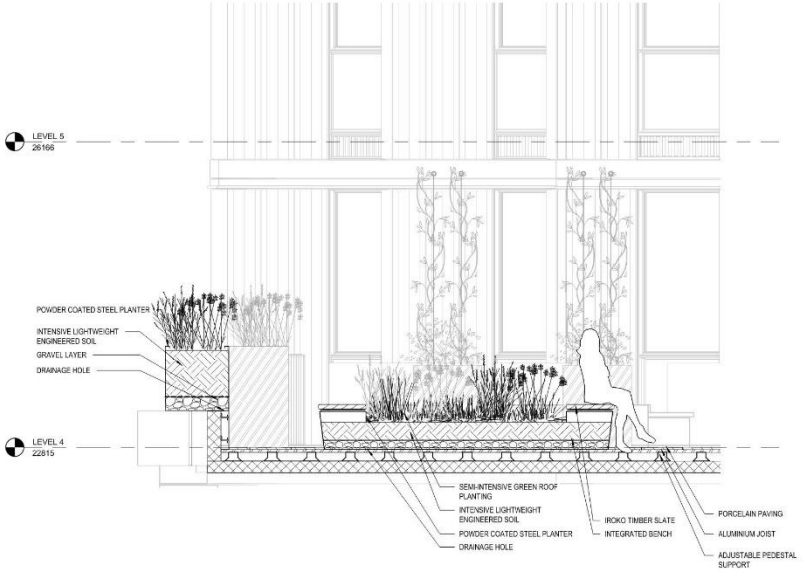
Sheet Number:
AFL-HOK-01-ZZ-D-L-7001

Stage: PLANNING Revision:

Proposed : Landscape Section : Levels 7,8 & Roof Terrace



1 SECTION - LEVEL 4 - CLIMBER PLANTER
1 : 25



2 SECTION - LEVEL 4 - SEMI-INTENSIVE GREEN ROOF
1 : 25

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

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14 Regents Wharf, London N1 9RL

Key Plan
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Rev.	Description	Date
	Draft Planning Submission 08/04/2022	
	Draft Planning Submission 15/06/2022	

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Project No: 20.33097.00
Drawn by: MJ
Reviewed by: RP
Approved by: DW
Scale @A1: 1 : 25

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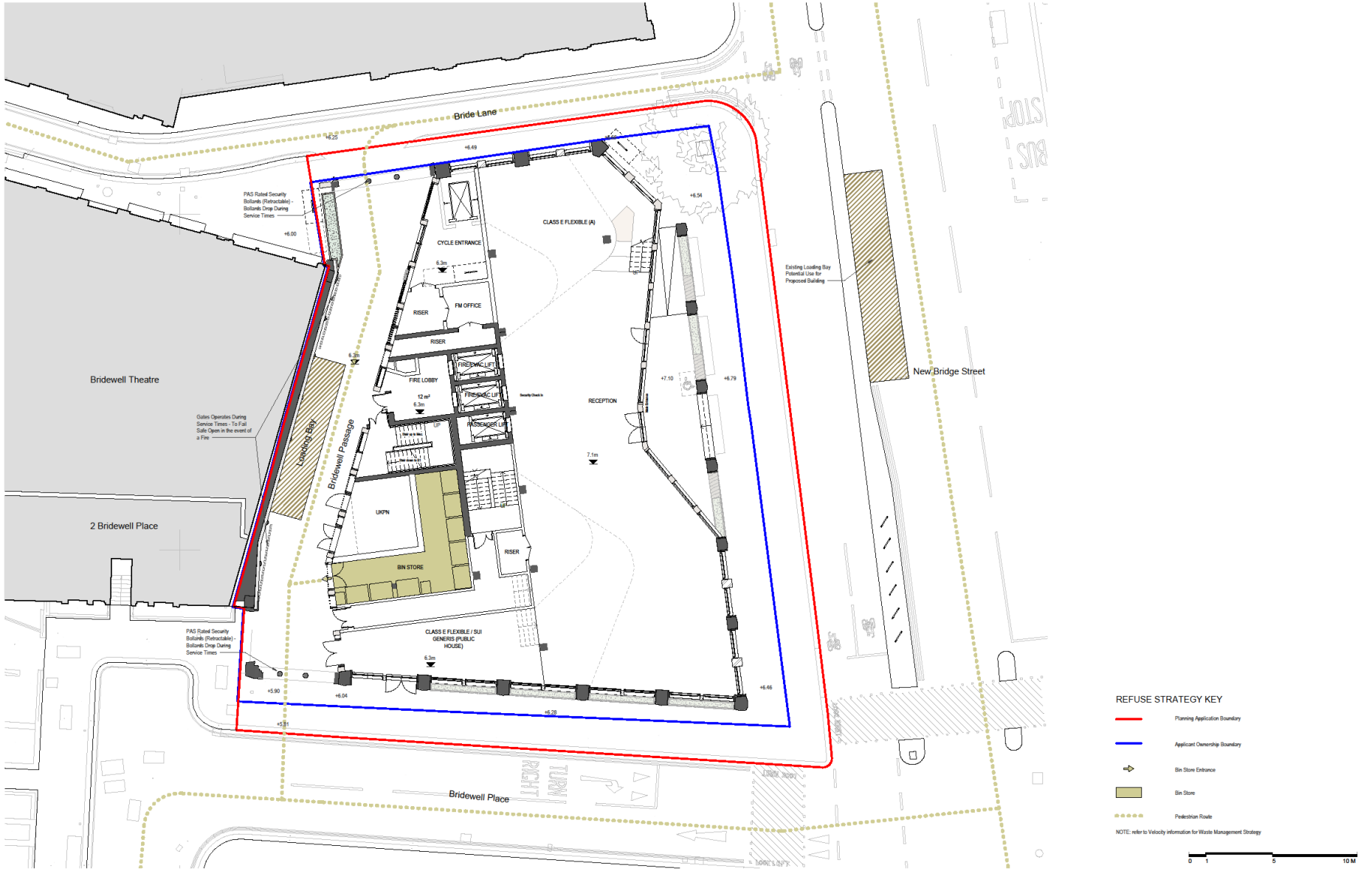
Sheet Title:
LANDSCAPE SECTION

Sheet Number:
AFL-HOK-01-ZZ-D-L-7002

Stage: PLANNING
Revision:

Proposed : Landscape Section : Level 4 Terrace

Proposed : Visualisation from Roof Garden Level 9



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Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

Site verify all dimensions prior to construction
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Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

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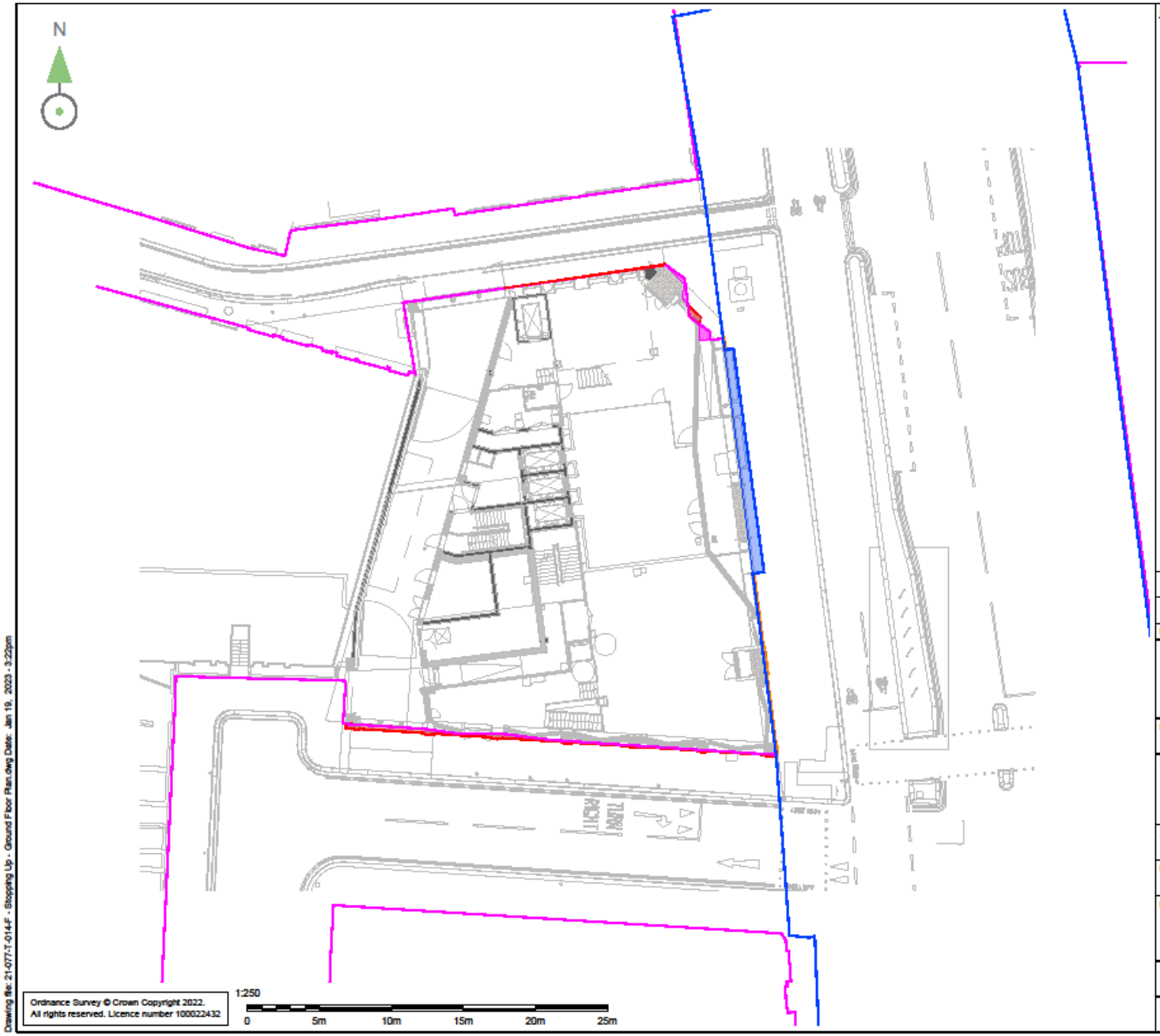
Sheet Title:
SERVICING STRATEGY PLAN
Sheet Number:
AFL-HOK-01-00-D-T-0118
Stage: PLANNING Revision: P01

Proposed : Service Strategy



Notes:

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
3. THIS DRAWING IS TO BE PRINTED IN COLOUR.
4. BASED ON DRAWING AFL-HOK-ZZ-00-D-SK-230119 / STAGE 4 AND VELOCITY TRANSPORT PLANNING SHALL NOT BE LIABLE FOR ANY INACCURACIES OR DEFICIENCIES.
5. THIS DRAWING HAS BEEN ISSUED FOR INFORMATION PURPOSES AND MUST NOT BE USED FOR CONSTRUCTION.

Key:

- CoL Highway Boundary
- TfL Highway Boundary
- Area of TfL Public Highway to be stopped up (1.77 sqm)
- Area of CoL Public Highway to be stopped up (5.67 sqm)
- Area of land to be dedicated to TfL (10.96 sqm)
- Area of land to be dedicated to CoL (1.09 Sqm)

Rev	Date	Description	Drn	Chk	App
F	19/01/23	UPDATED LAYOUT	GSF	TM	TM
E	16/01/23	UPDATED LAYOUT	IZ	TM	TM

VELOCITY Transport Planning
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Drawing Status

Client: ATENOR

Architect: HOK ARCHITECTS

Project Title: FLEET HOUSE

Drawing Title: CoL AND TfL HIGHWAY BOUNDARY STOPPING UP PLAN

Scale @ A3	Date	Designed/Drawn	Checked	Approved
1:250	16/01/23	IZ	TM	TM

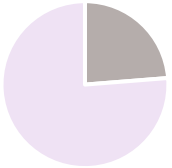
Project Ref	Drawing Number	Rev
21-077	21-077-T-014	F

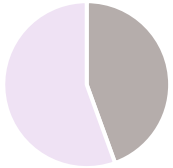
Drawing file: 21-077-T-014-F - Stopping Up - Ground Floor Plan.dwg Date: Jan 19, 2023 - 3:22pm

Proposed : Stopping Up Plan

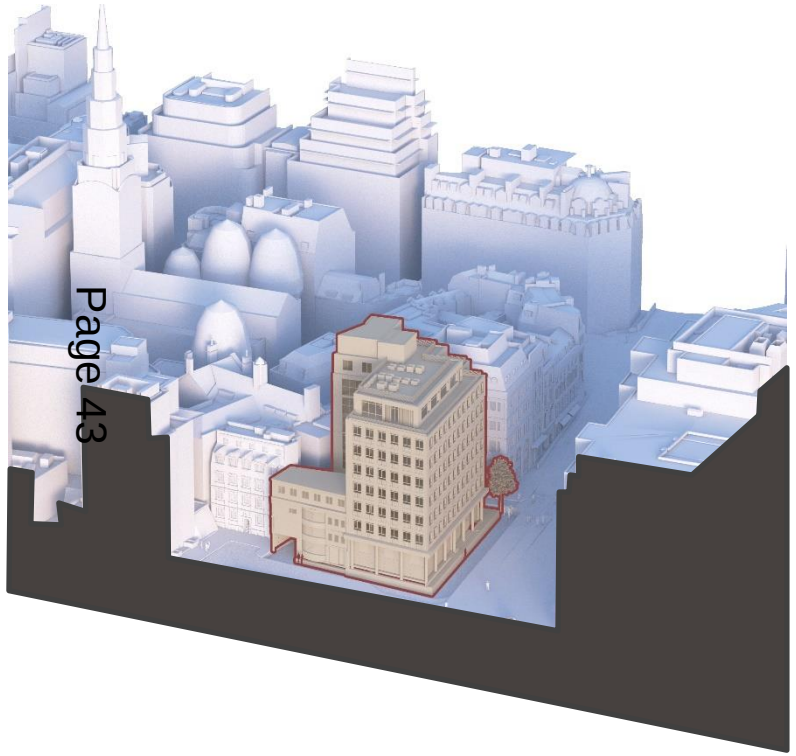
5,612m2 GIA

4,280m2 of Retained structure

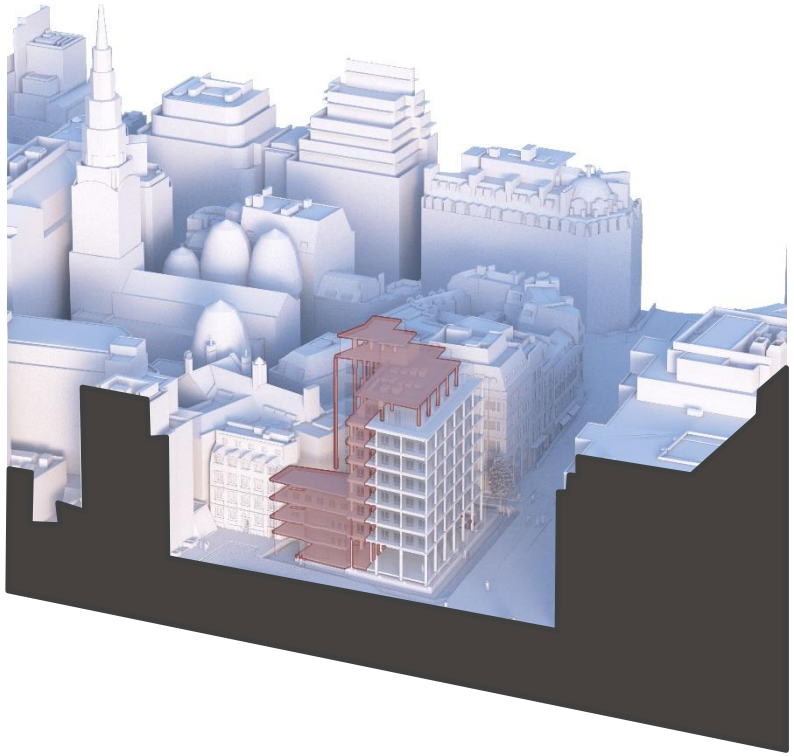




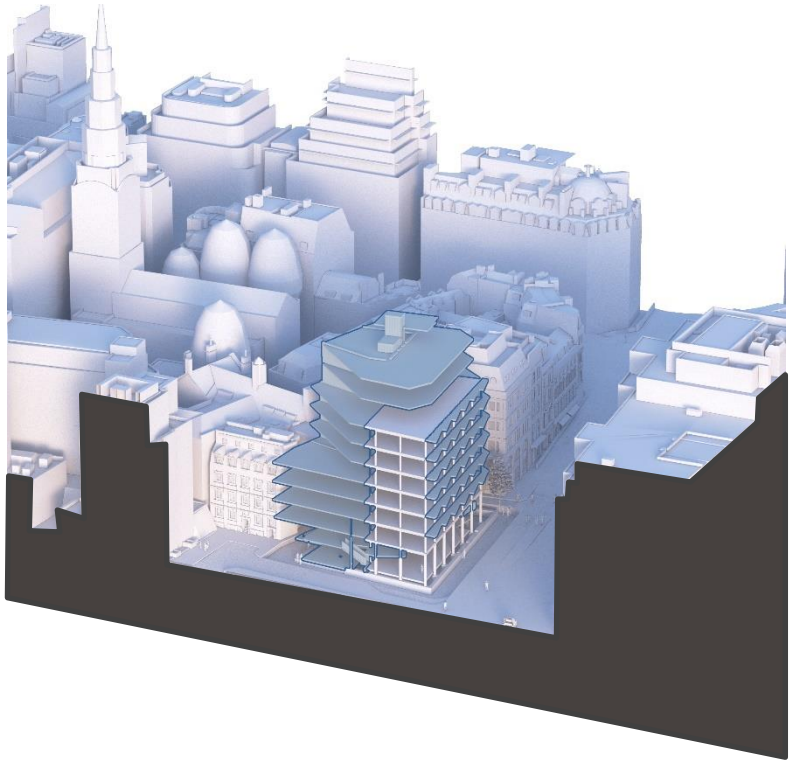
3,428m2 of New structure



Existing Building

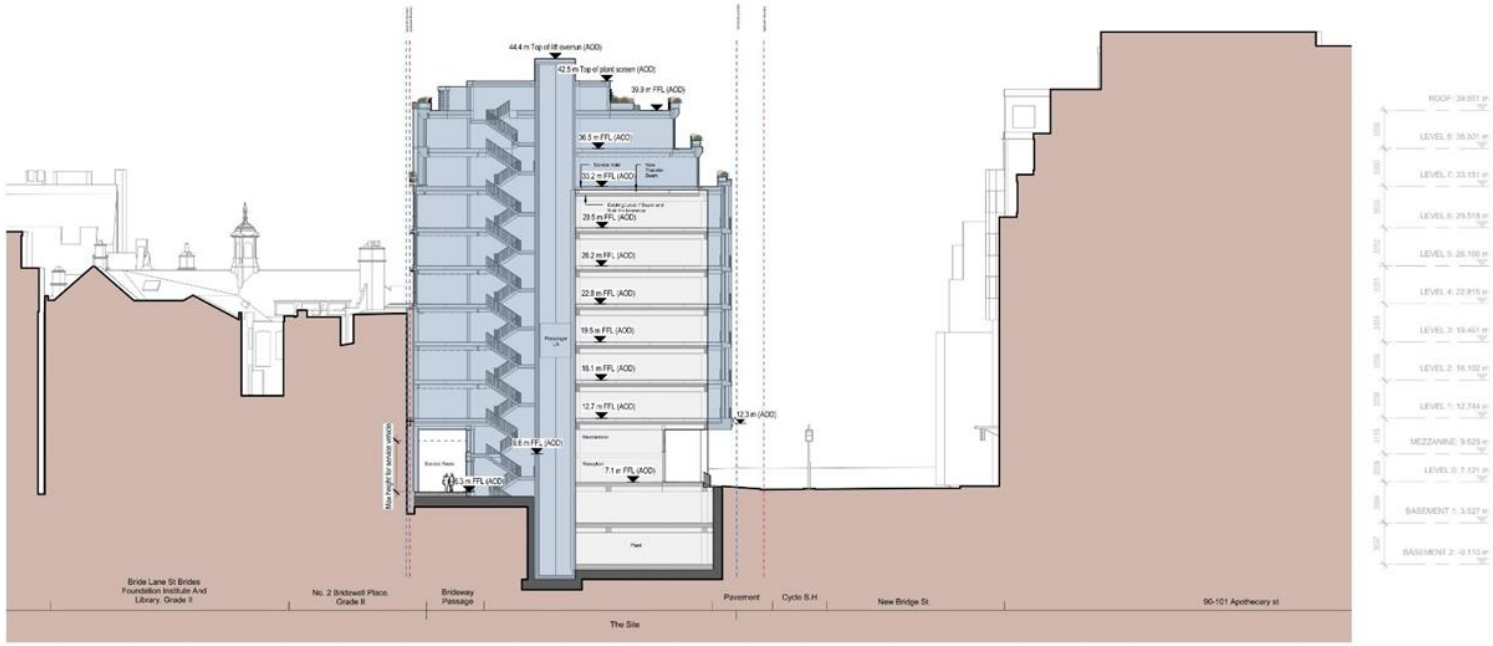


Retain basement and 80% of usable office structure



Add new structure

Proposed : Retention Strategy



2 SECTION BB EAST WEST
1 : 200

NEW STRUCTURE
RETAINED STUCTURE

NOTES:
1. Column position TBC by AKT II structural intrusive survey
2. Drawings show extent of structural slab & column retention in accordance with Stage 2 Structural & Sustainability strategy
3. Internal partitions & facade assumed to be demolished

0 1 5 10 M

Project
FLEET HOUSE
8-12 New Bridge St, London, EC4V 6AL

Prepared For
Fleet House Development Ltd
1 Chamberlain Square Cx, Birmingham, B3 3AX

HOK International Ltd.
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AKT 2
Structural Engineering
White Collar Factory, 1 Old Street Yard, London, EC1Y 8AF

Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan

Rev.	Description	Date
P01	Planning Submission	27/06/2022

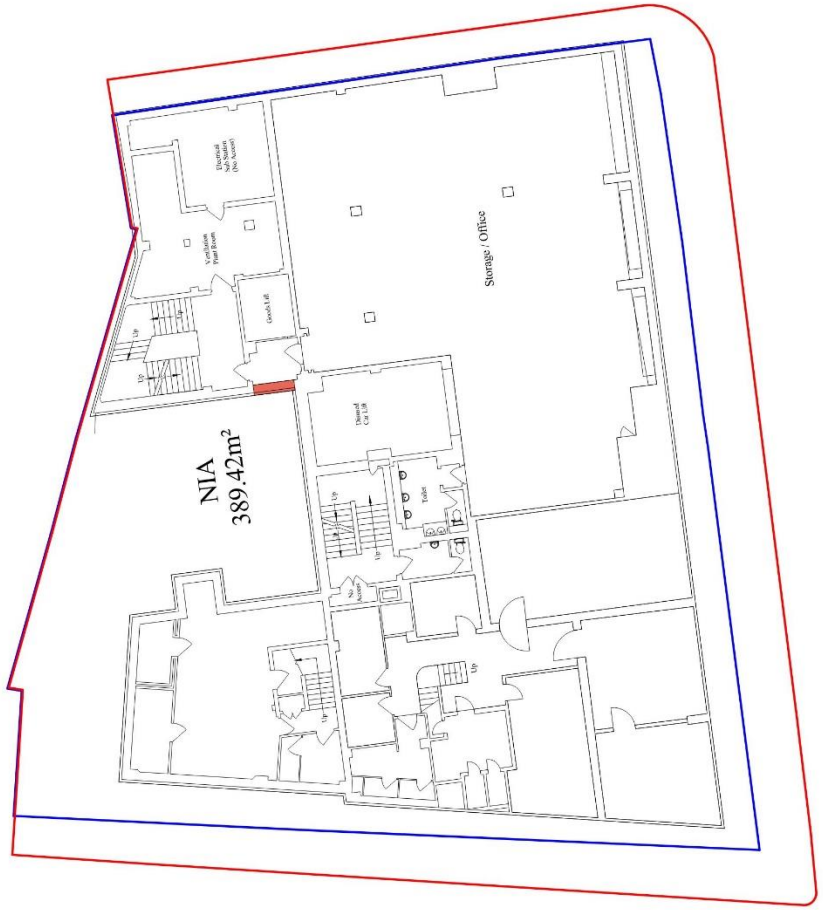
Project No: 20_33097.00
Drawn by: RH
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 200

Sheet Title:
ST SLAB RETENTION STRATEGY SECTION

Sheet Number:
AFL-HOK-01-ZZ-D-T-0116

Stage: PLANNING Revision: P01

Proposed : Structure Retention Section



1 BASEMENT 2 PLAN
1 : 100

2 BASEMENT 1 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from Survey Information uploaded to Data Room P.G. Bennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

TO BE DEMOLISHED
TO BE RETAINED

NOTES:
1. Column position TBC by AKT II structural intrusive survey
2. Drawings show extent of structural slab & column retention in accordance with Stage 2 Structural & Sustainability strategy
3. Internal partitions & facade assumed to be demolished

0 1 5 10 M

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Litchfields
Planning Consultancy
14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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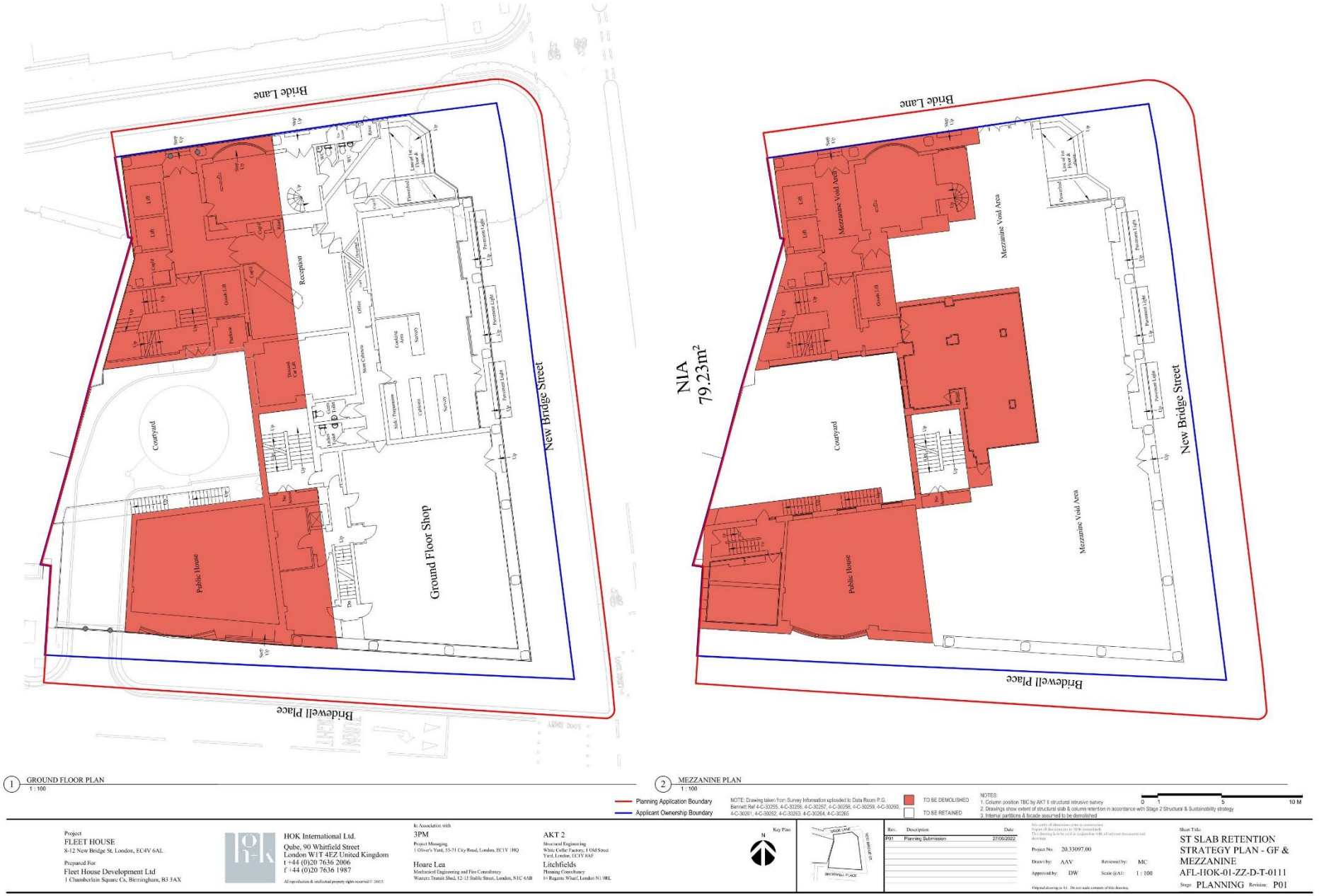
Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

Original drawing is A1 - Do not scale contents of this drawing.

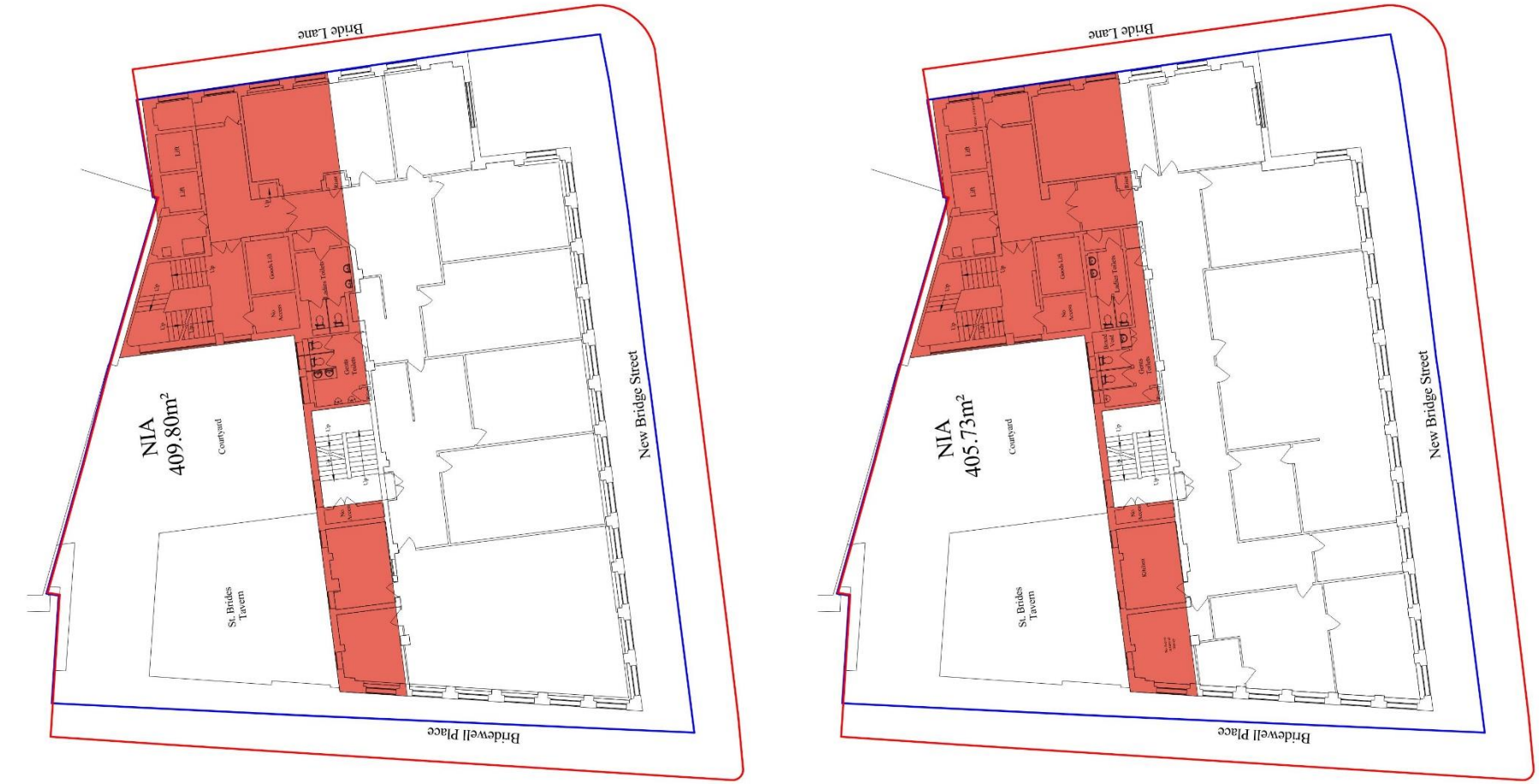
Sheet Title:
ST SLAB RETENTION STRATEGY PLAN - BASEMENTS 1 & 2
AFL-HOK-01-ZZ-D-T-0110
Stage: PLANNING Revision: P01

Proposed Building Plans : Basement 1 & 2 Retention Strategy



Proposed Building Plans : Ground & Mezz Retention Strategy

Proposed Building Plans : Levels 1 & 2 Retention Strategy



1 LEVEL 3 PLAN
1 : 100

2 LEVEL 4 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from: Survey Information uploaded to Data Room P.G.
Sennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

TO BE DEMOLISHED
TO BE RETAINED

NOTES:
1. Column position TBC by AKT II structural intrusive survey
2. Drawings show extent of structural slab & column retention in accordance with Stage 2 Structural & Sustainability strategy
3. Internal partitions & facade assumed to be demolished

0 1 5 10 M

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14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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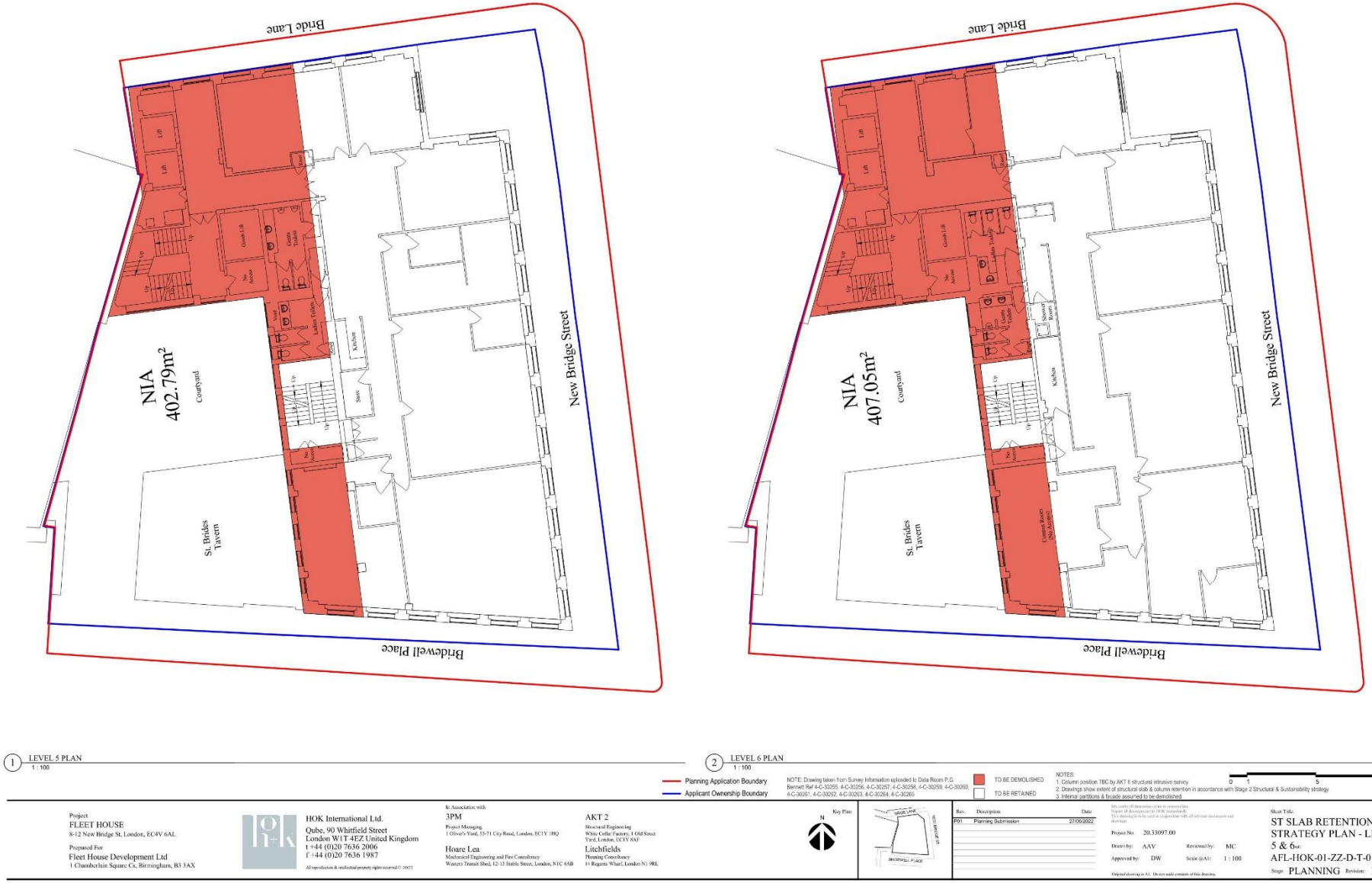
Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
ST SLAB RETENTION STRATEGY PLAN - LEVELS 3 & 4
AFL-HOK-01-ZZ-D-T-0113
Stage: PLANNING Revision: P01

Proposed Building Plans : Levels 3 & 4 Retention Strategy



1 LEVEL 5 PLAN
1 : 100

2 LEVEL 6 PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from: Survey Information uploaded to Data Room P.G. Bennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

TO BE DEMOLISHED
TO BE RETAINED

NOTES:
1. Column position TBC by AKT II structural intrusive survey
2. Drawings show extent of structural slab & column retention in accordance with Stage 2 Structural & Sustainability strategy
3. Internal partitions & facade assumed to be demolished

0 1 5 10 M

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Key Plan
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SITE LINE
BRIDEWELL PLACE
NEW BRIDGE STREET

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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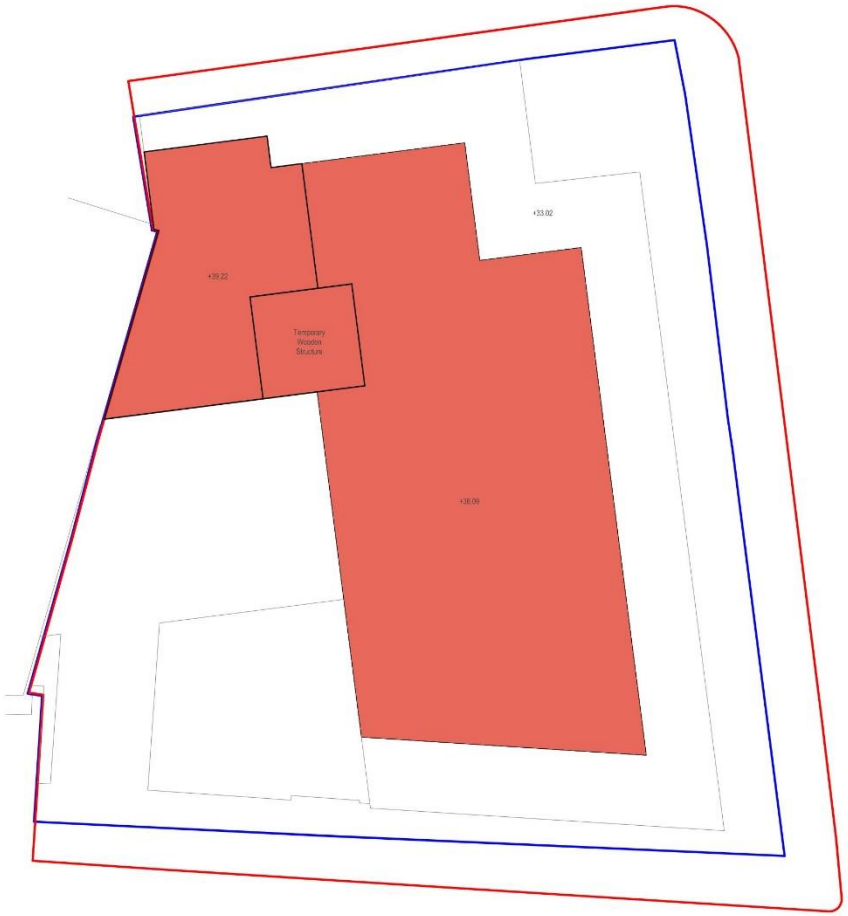
Project No. 20.33097.00
Drawn by: AAV Reviewed by: MC
Approved by: DW Scale @A1: 1 : 100

Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
ST SLAB RETENTION STRATEGY PLAN - LEVELS 5 & 6
Nr: AFL-HOK-01-ZZ-D-T-0114
Stage: PLANNING Revision: P01

Proposed Building Plans : Levels 5 & 6 Retention Strategy



NOTE: The Survey Information did not include an existing Roof Plan. HOK has produced the above roof plan from information available on other drawings and as such should not be used as reference for construction.

1 LEVEL 7 PLAN
1 : 100

2 ROOF PLAN
1 : 100

Planning Application Boundary
Applicant Ownership Boundary

NOTE: Drawing taken from: Survey Information uploaded to Data Room P.G. Sennett Ref 4-C-30255, 4-C-30256, 4-C-30257, 4-C-30258, 4-C-30259, 4-C-30260, 4-C-30261, 4-C-30262, 4-C-30263, 4-C-30264, 4-C-30265

TO BE DEMOLISHED
TO BE RETAINED

NOTES:
1. Column position TBC by AKT II structural intrusive survey
2. Drawings show extent of structural slab & column retention in accordance with Stage 2 Structural & Sustainability strategy
3. Internal partitions & facade assumed to be demolished

0 1 5 10 M

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14 Regents Wharf, London N1 9RL

Key Plan
N

Rev.	Description	Date
P01	Planning Submission	27/06/2022

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Project No: 20.33097.00
Drawn by: AAV
Reviewed by: MC
Approved by: DW
Scale @A1: 1 : 100

Original drawing is A1. Do not scale contents of this drawing.

Sheet Title:
ST SLAB RETENTION STRATEGY PLAN - LEVEL 7 & ROOF
AFL-HOK-01-ZZ-D-T-0115
Stage: PLANNING Revision: P01

Proposed Building Plans : Levels 7 & 8 Retention Strategy

Proposed : Visualisation from New Bridge Street

Proposed : Visualisation from New Bridge Street

Proposed : Visualisation from New Bridge Street

Proposed : Visualisation from New Bridge Street

Proposed : Visualisation from Bridewell Place

Proposed : Visualisation from New Bridge Street

Proposed : Visualisation from Bridewell Place

Proposed : Visualisation from Bridewell Place

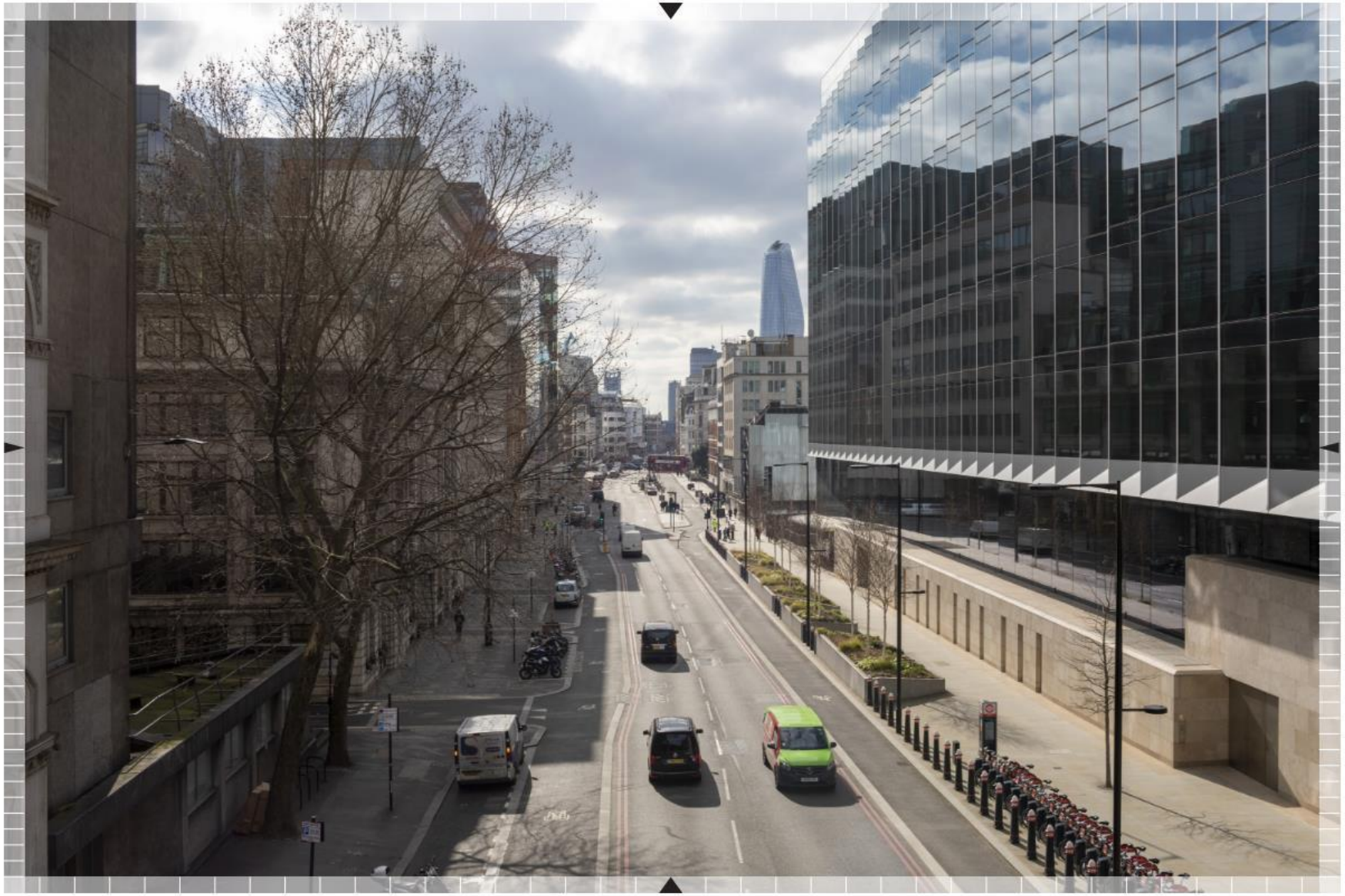
Verified View 1 New Bridge Street at junction of Apothecary Street. Original Photo.

Existing : Verified View from New Bridge Street Looking North

Verified View 1 New Bridge Street at junction of Apothecary Street. AVR 3.

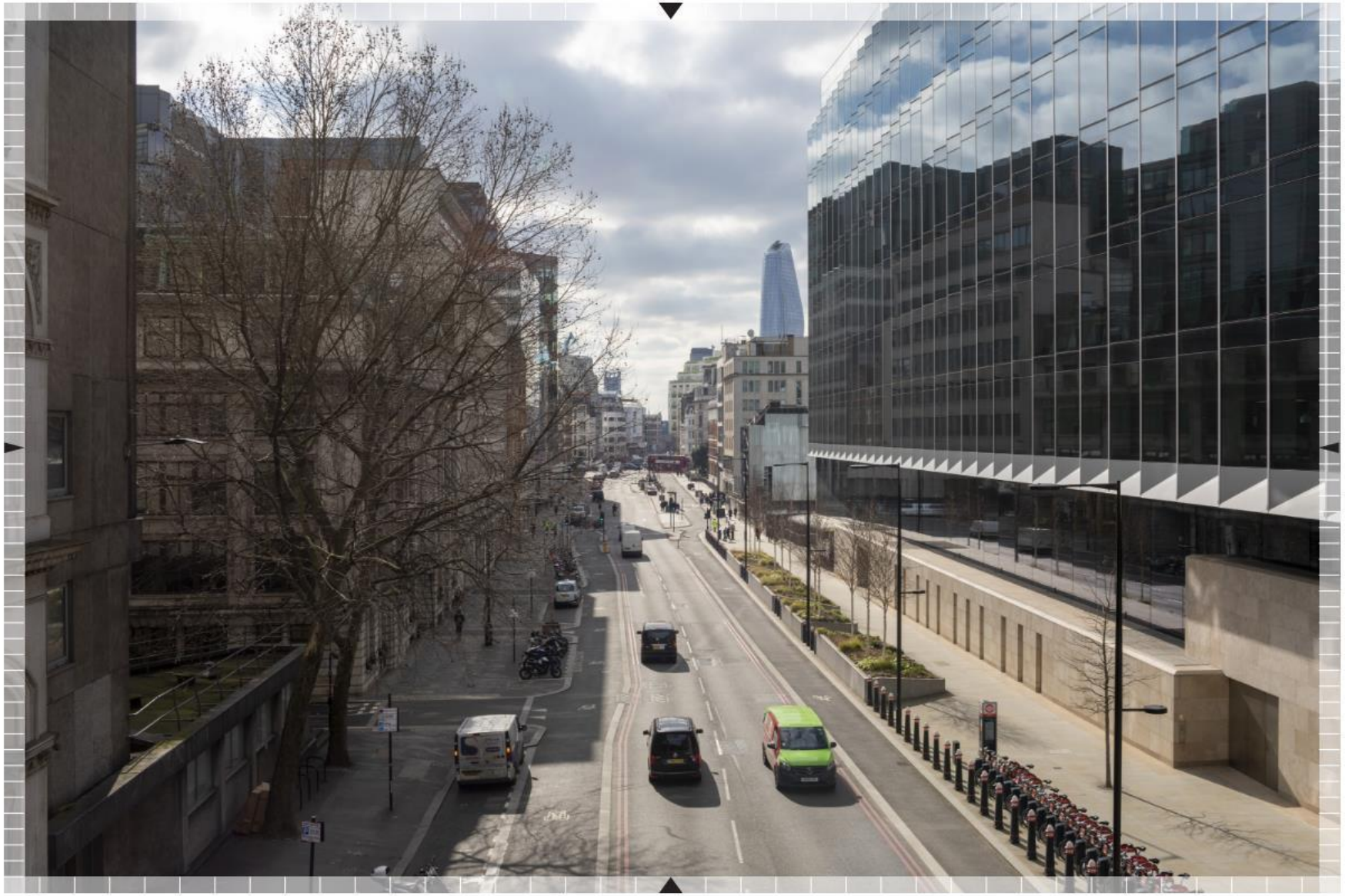
Proposed : Verified View from New Bridge Street Looking North

Verified View 4 Holborn Viaduct. Original Photo.



Existing : Verified View from Holborn Viaduct Looking South

Verified View 4 Holborn Viaduct. AVR3.



Proposed : Verified View from Holborn Viaduct Looking South

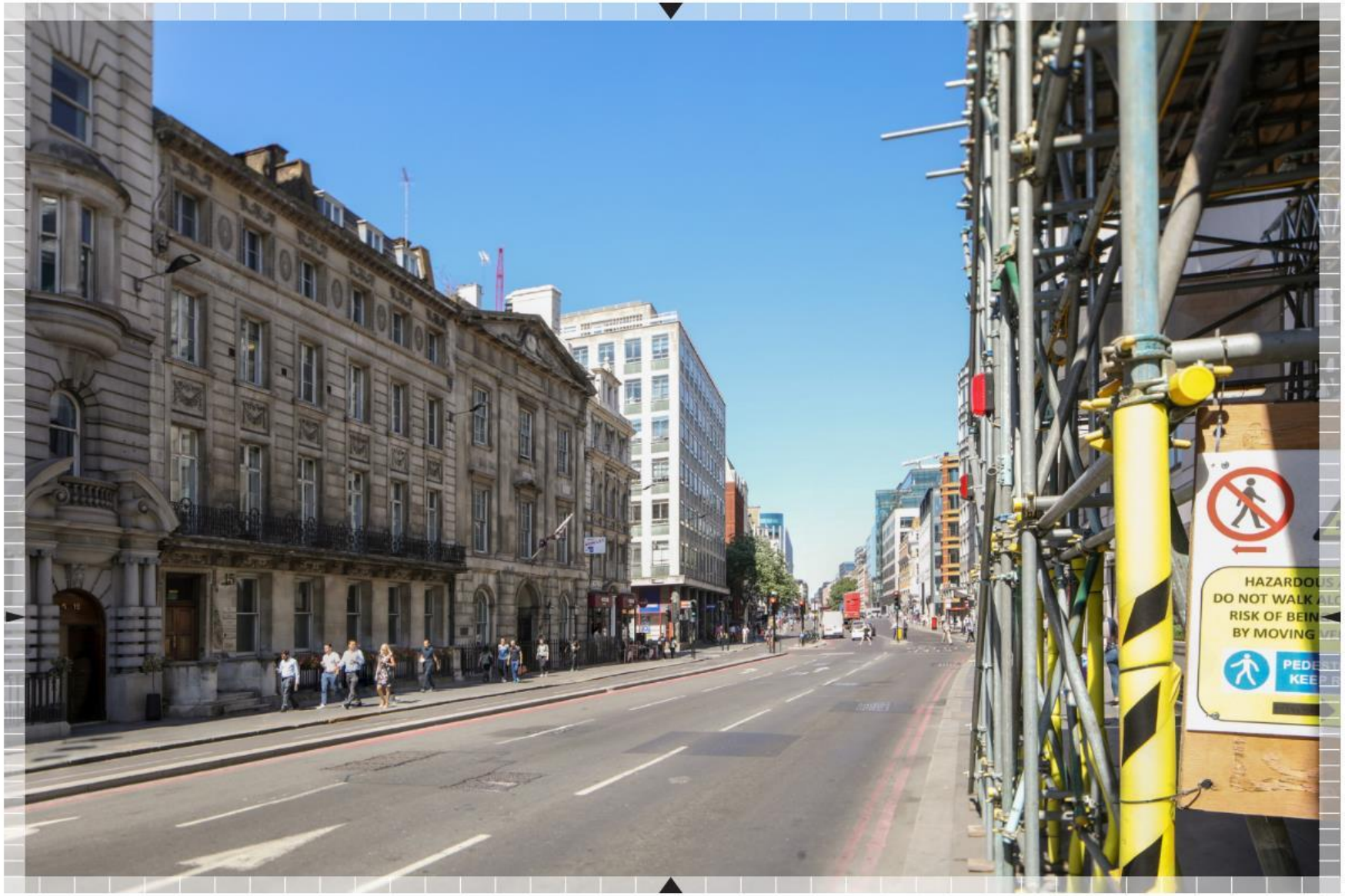
Verified View 3 Ludgate Hill at junction of New Bridge Street. Original Photo.

Proposed : Verified View from Ludgate Circus Looking South

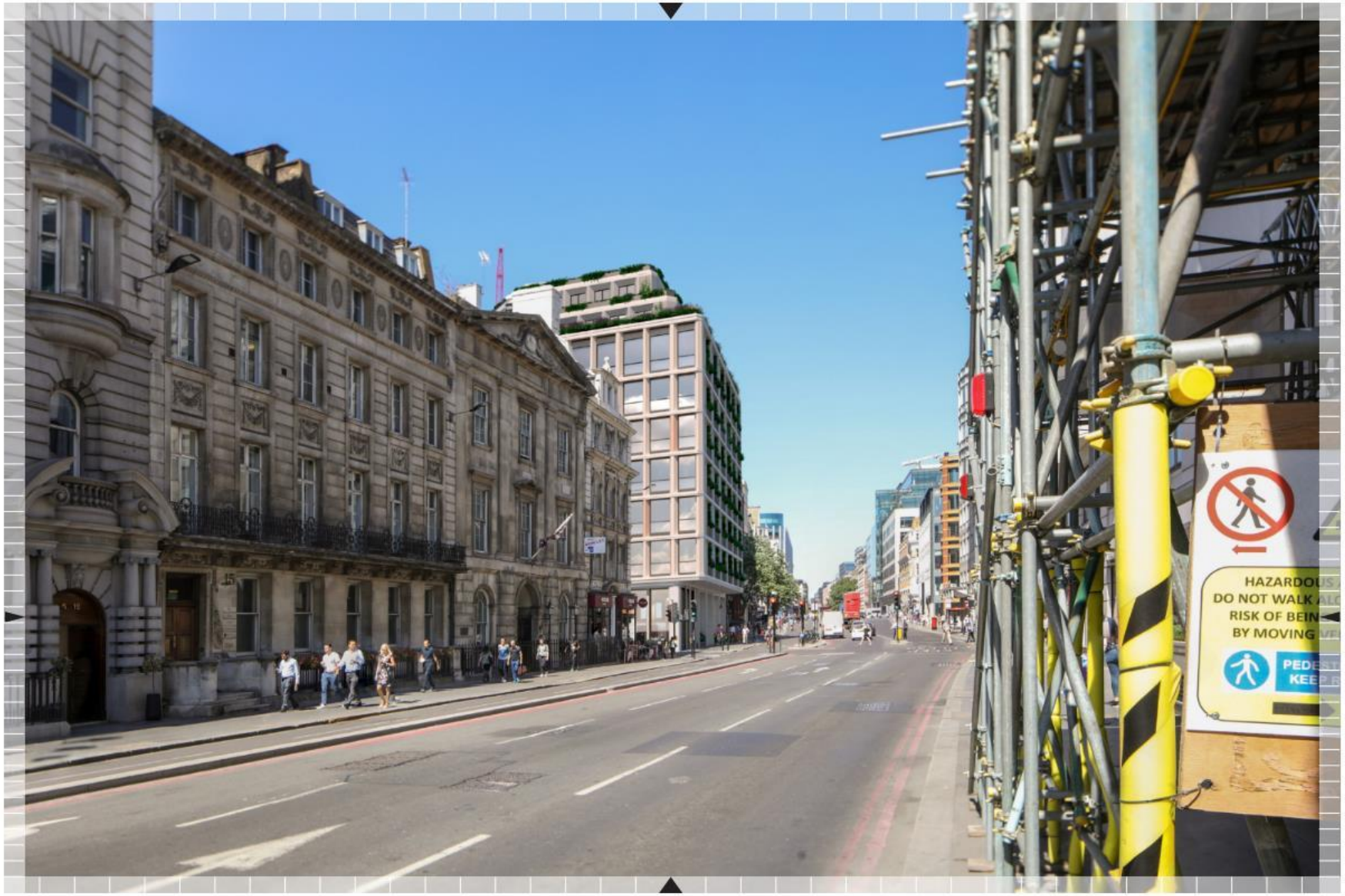
Verified View 3 Ludgate Hill at junction of New Bridge Street. AVR 3.

Proposed : Verified View from Ludgate Circus Looking South

Verified View 5 New Bridge Street. Original Photo.



Verified View 5 New Bridge Street. AVR3.



Verified View 2 New Bridge Street outside Blackfriars Station. Original Photo.

Existing : Verified View from Blackfriars Station looking North

Verified View 2 New Bridge Street outside Blackfriars Station. AVR 3.

Proposed : Verified View from Blackfriars Station looking North

Verified View 11A.1 Panorama from Assessment Point 11A.1 London Bridge Upstream - Crossing the Southwark Bank. Original Photo.

Verified View 11A.1 Panorama from Assessment Point 11A.1 London Bridge Upstream - Crossing the Southwark Bank. AVR2.

Verified View 13A.1 Panorama from Assessment Point 13A.1 Millenium Bridge - Close to the Southwark landing. Original Photo.

Verified View 13A.1 Panorama from Assessment Point 13A.1 Millenium Bridge - Close to the Southwark landing. AVR2.

Next Planning Applications Sub-Committee

21.02.23

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