



# **Planning Applications Sub-Committee**

## **PRESENTATION PACK**

**Date:** TUESDAY, 21 FEBRUARY 2023  
**Time:** 10.30 am  
**Venue:** LIVERY HALL - GUILDHALL

### **4. FRIARY COURT, 65 CRUTCHED FRIARS**

**For Decision**  
(Pages 3 - 150)

**Ian Thomas**  
**Town Clerk and Chief Executive**

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# **65 Crutched Friars, London, EC3N 2ES**

**Planning Applications Sub-Committee**

**21 February 2023**

# 65 Crutched Friars, London, EC3N 2ES



Site Location Plan

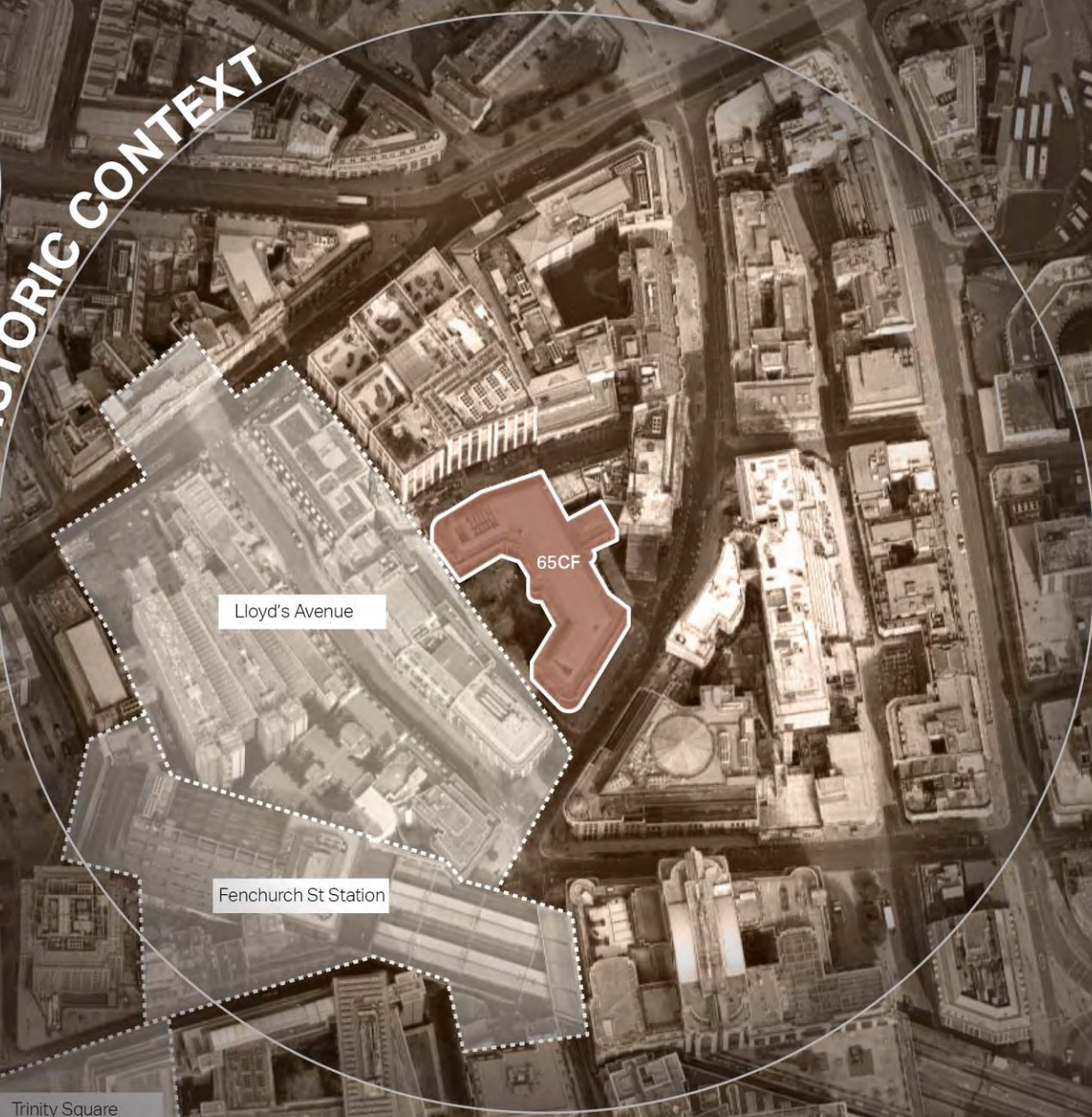




Context plan of the tower cluster and historic context

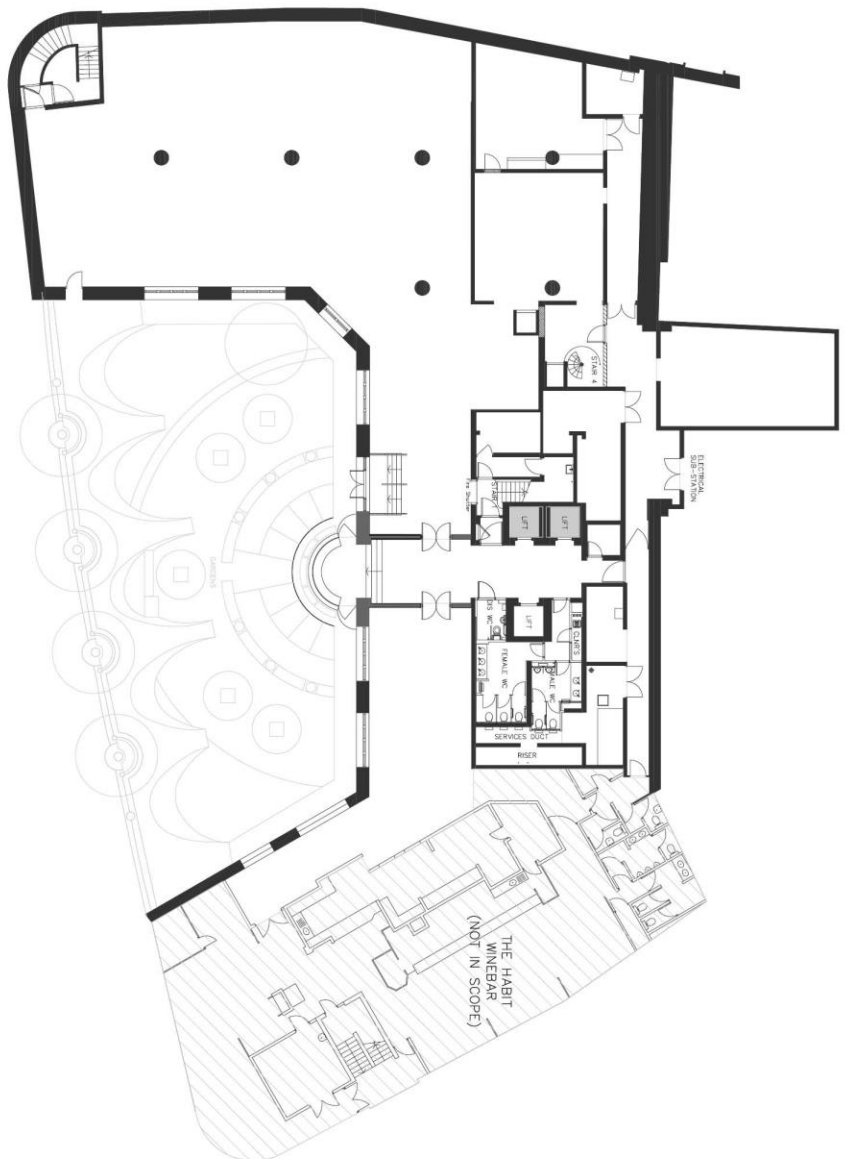


HISTORIC CONTEXT



Local historic context

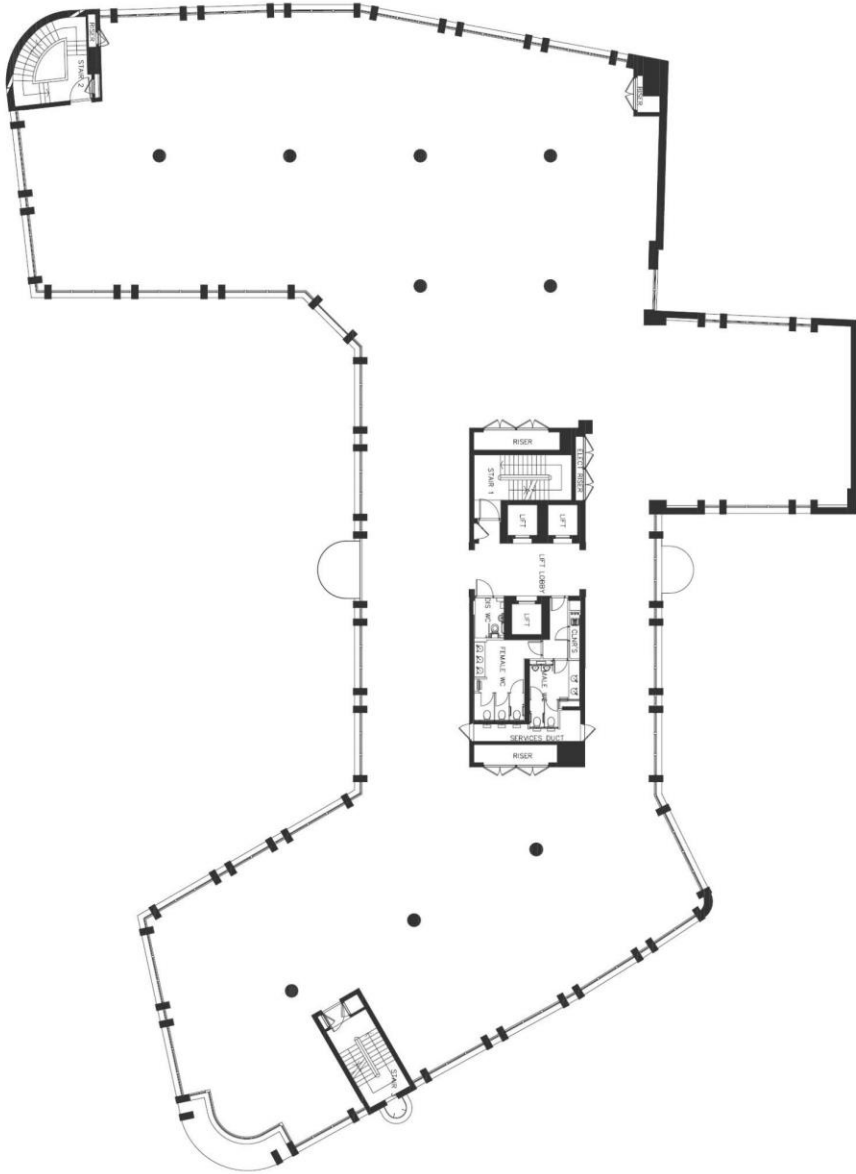




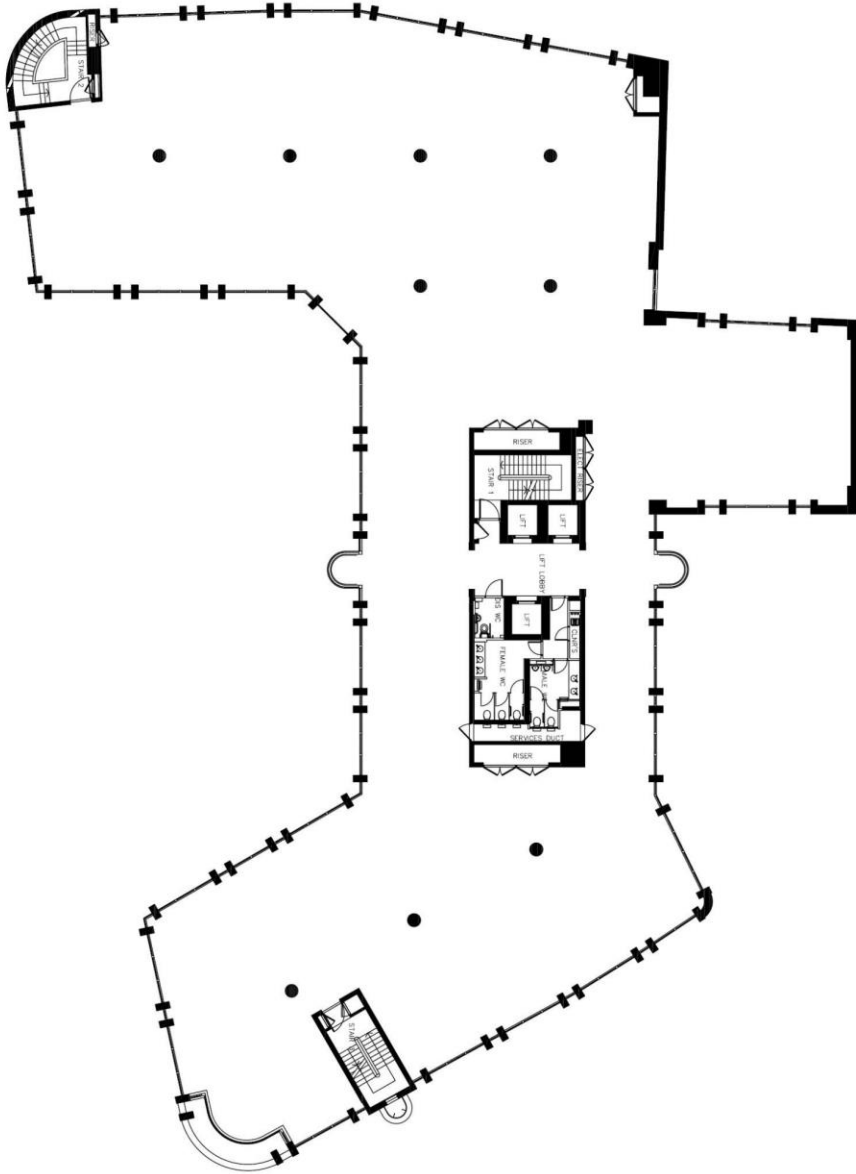
## Existing: Lower Ground / Basement Floor Plan

Existing: Ground Floor Plan

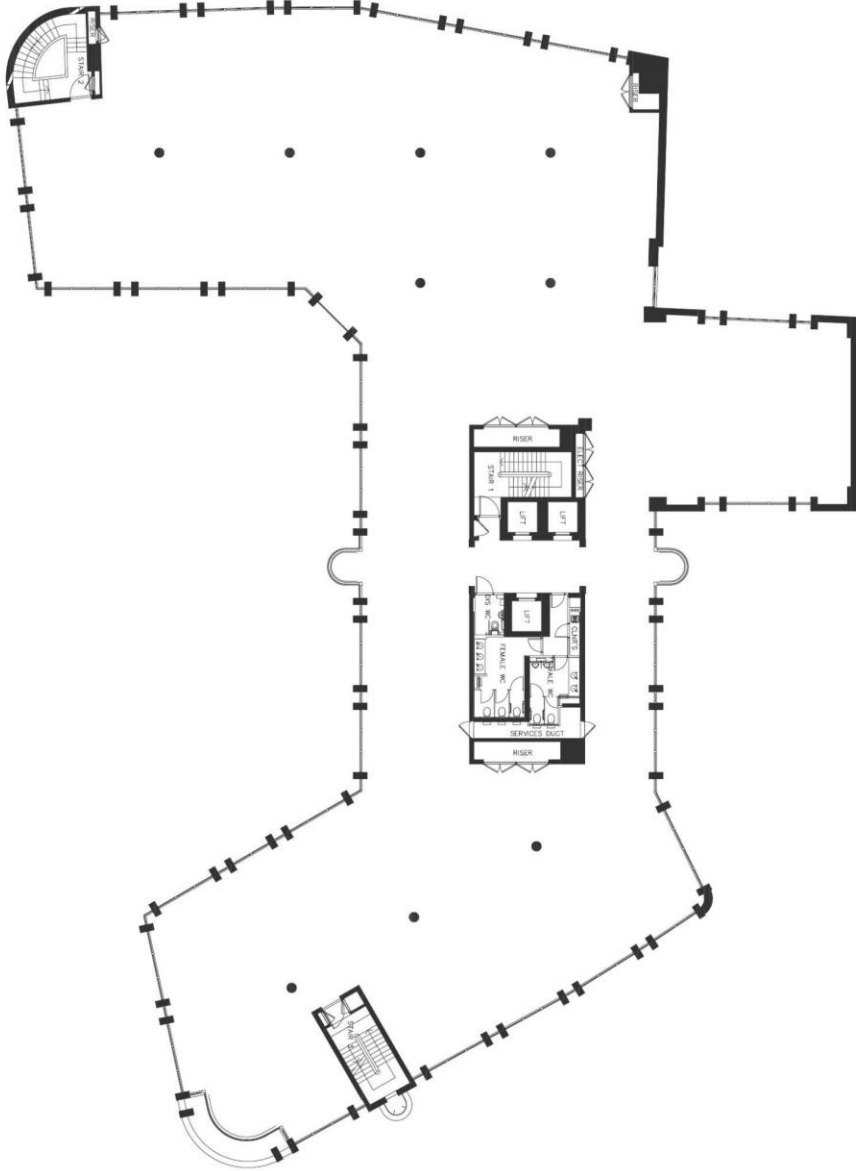




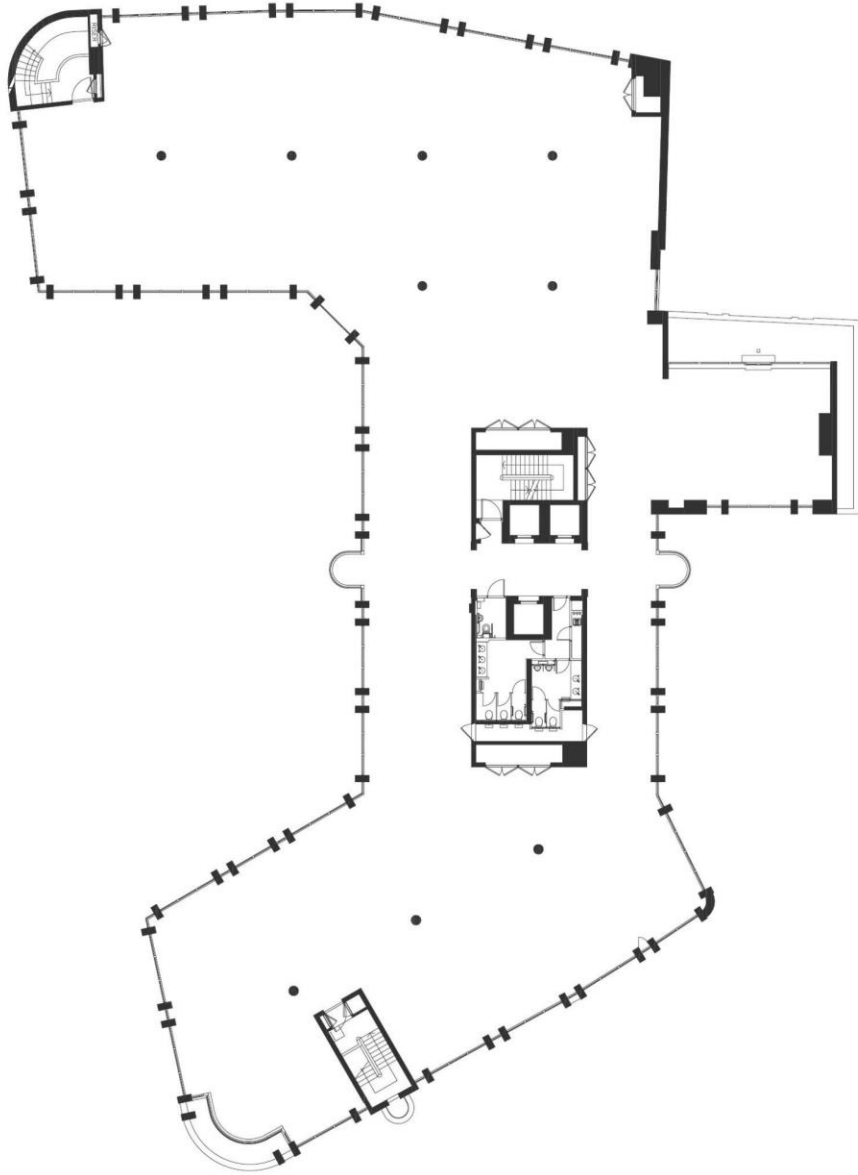
Existing: Level 01 Plan



Existing: Level 02 Plan

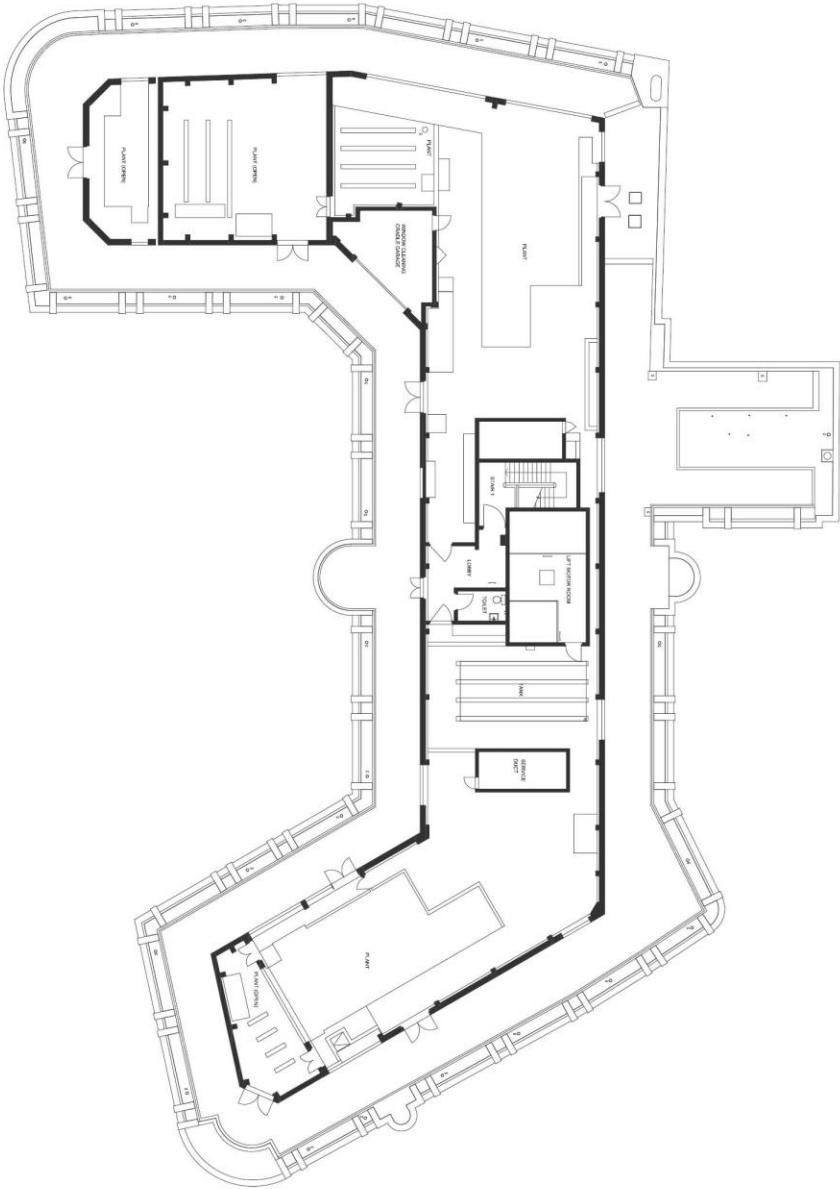


Existing: Level 03 Plan



Existing: Level 04 Plan





Existing: Roof Plan



Existing: Photo of Rangoon Street



Existing: Photo of Rangoon Street and Crutched Friars





Existing: Photo of Crutched Friars and Northumberland Alley facing East





Existing: Photo from Northumberland Alley towards sunken courtyard





Existing: Photo of Carlisle Avenue and Northumberland Alley



Existing: Photo of Carlisle Avenue facing West





Existing: Photo of Sunken courtyard adjacent to Northumberland Alley

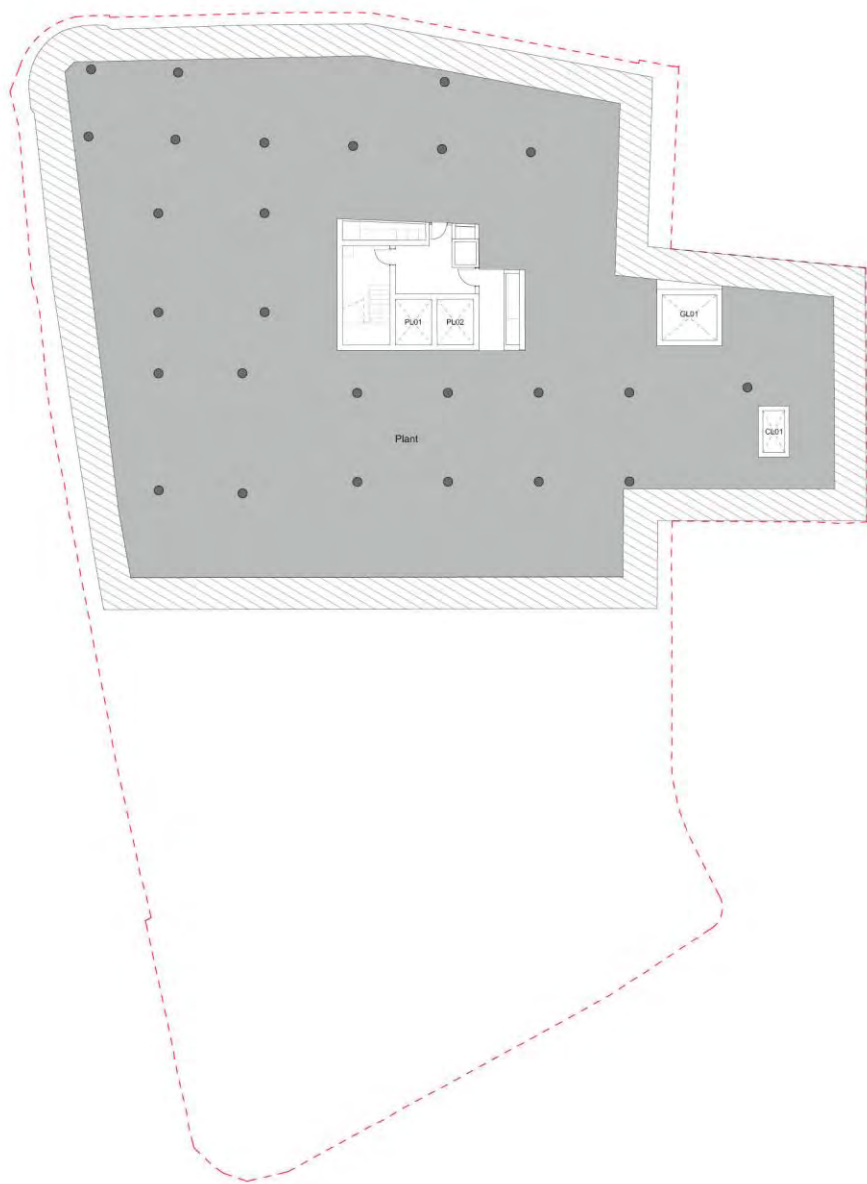




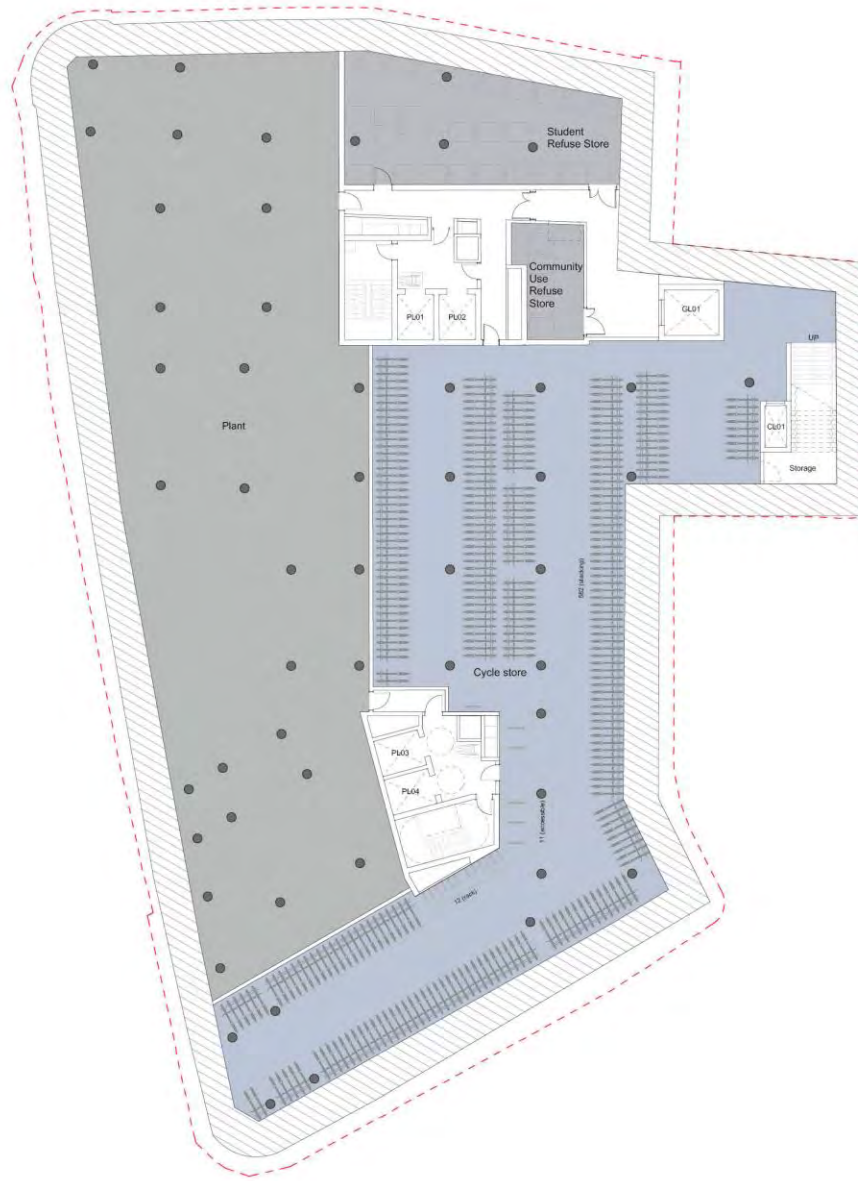
Existing: Photo of typical office interior



Existing: Photo of typical office interior

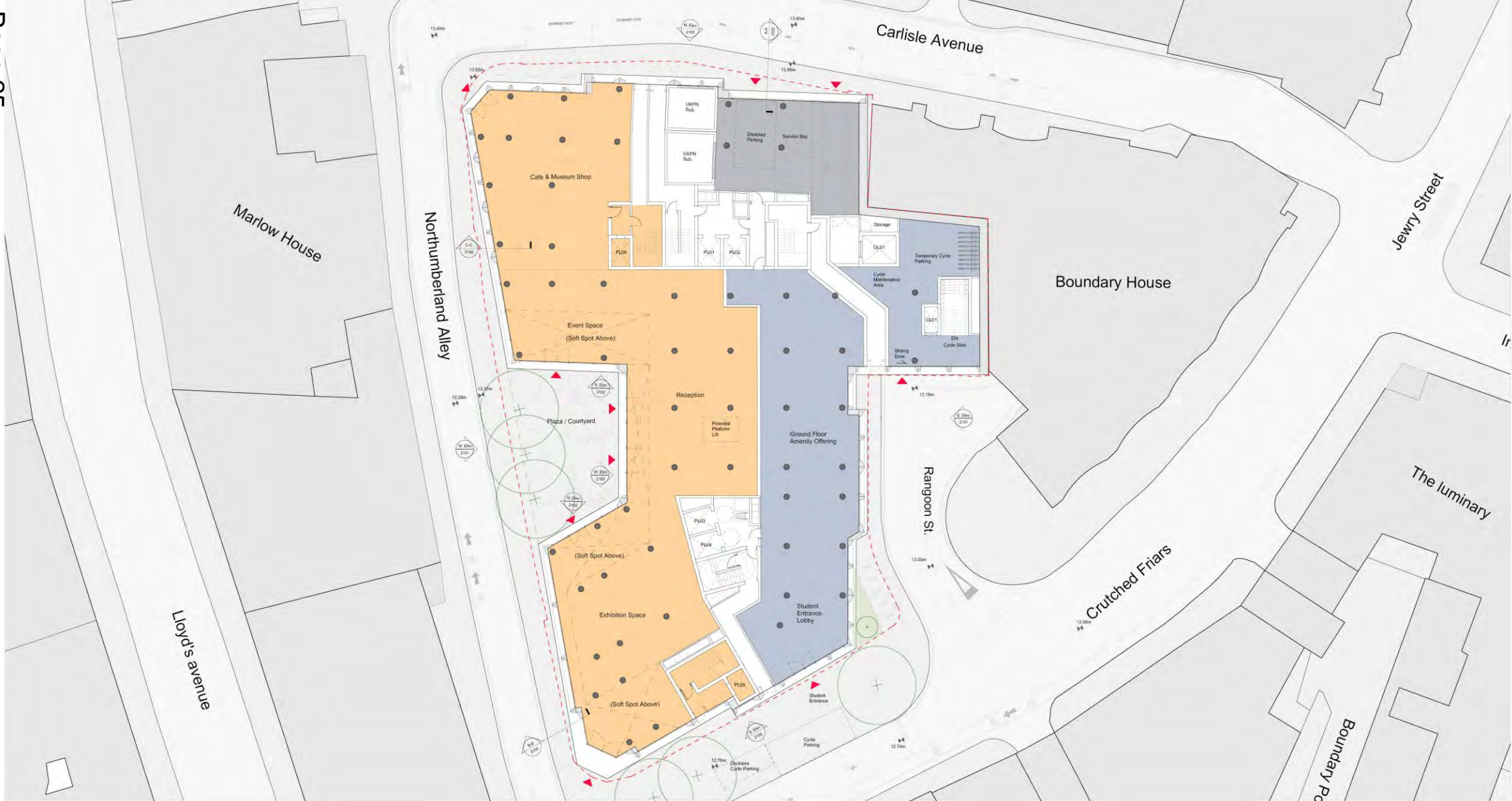


Proposal: Basement 2 Plan



Proposal: Basement 1 Plan





Proposal: Ground Floor Plan



Proposal: Level 01 Plan



Proposal: Level 02 Plan





Proposal: Level 03 Plan



Proposal: Level 04 Plan



Proposal: Level 05 Plan





Proposal: Level 06 Plan



Proposal: Level 07 Plan





Proposal: Level 08 Plan



Proposal: Level 09 Plan





Proposal: Level 10 Plan



Proposal: Level 11 Plan



Proposal: Level 12 Plan





Proposal: Level 13 Plan



Proposal: Level 14 Plan



Proposal: Level 15 Plan





Proposal: Level 16 Plan



Proposal: Level 17 Plan



Proposal: Level 18 Plan





Proposal: Level 19 Plan



Proposal: Level 20 Plan



Proposal: Level 21 - Roof Plan





Proposal: South Elevation along Crutched Friars



Proposal: West Elevation along Northumberland Alley



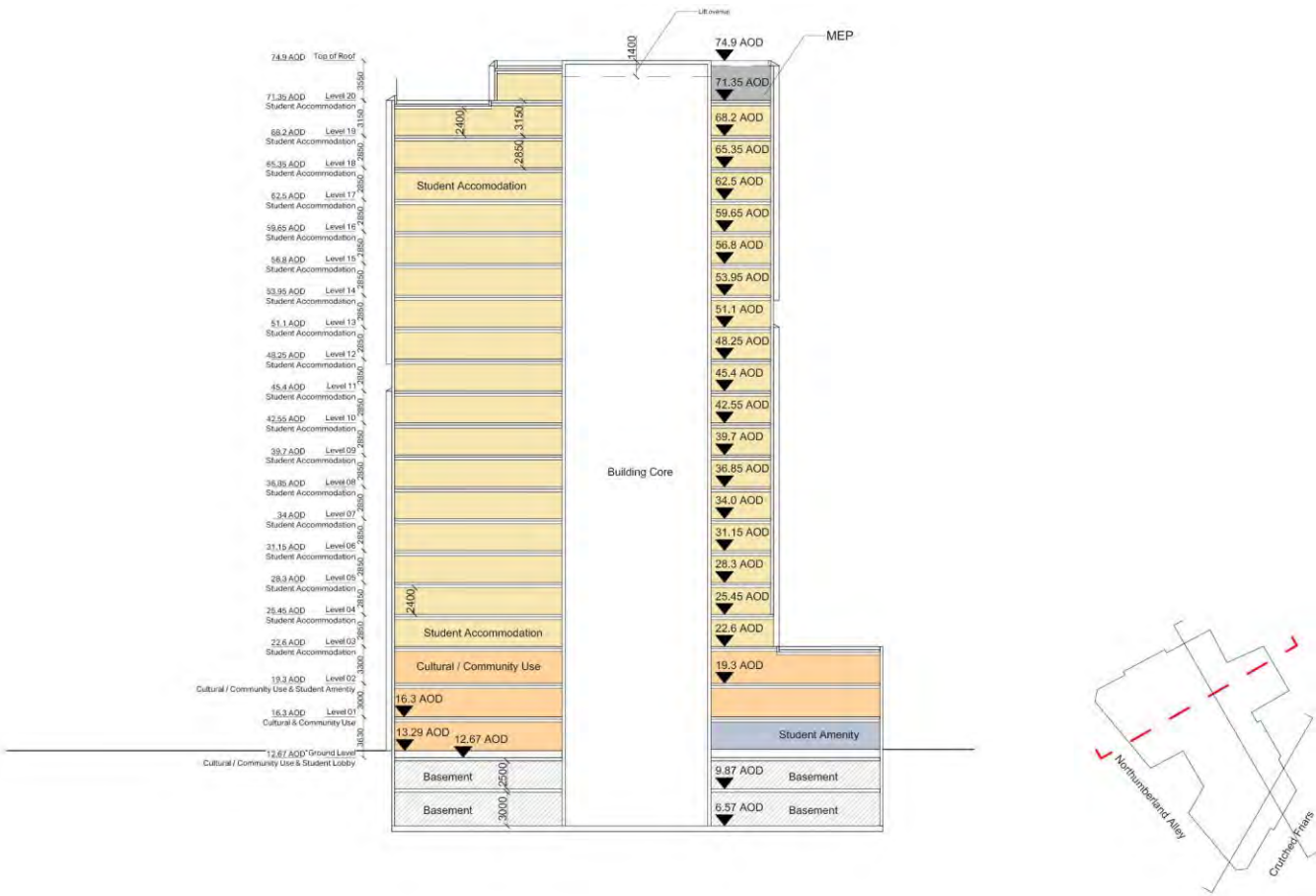


Proposal: East Elevation along Rangoon Street

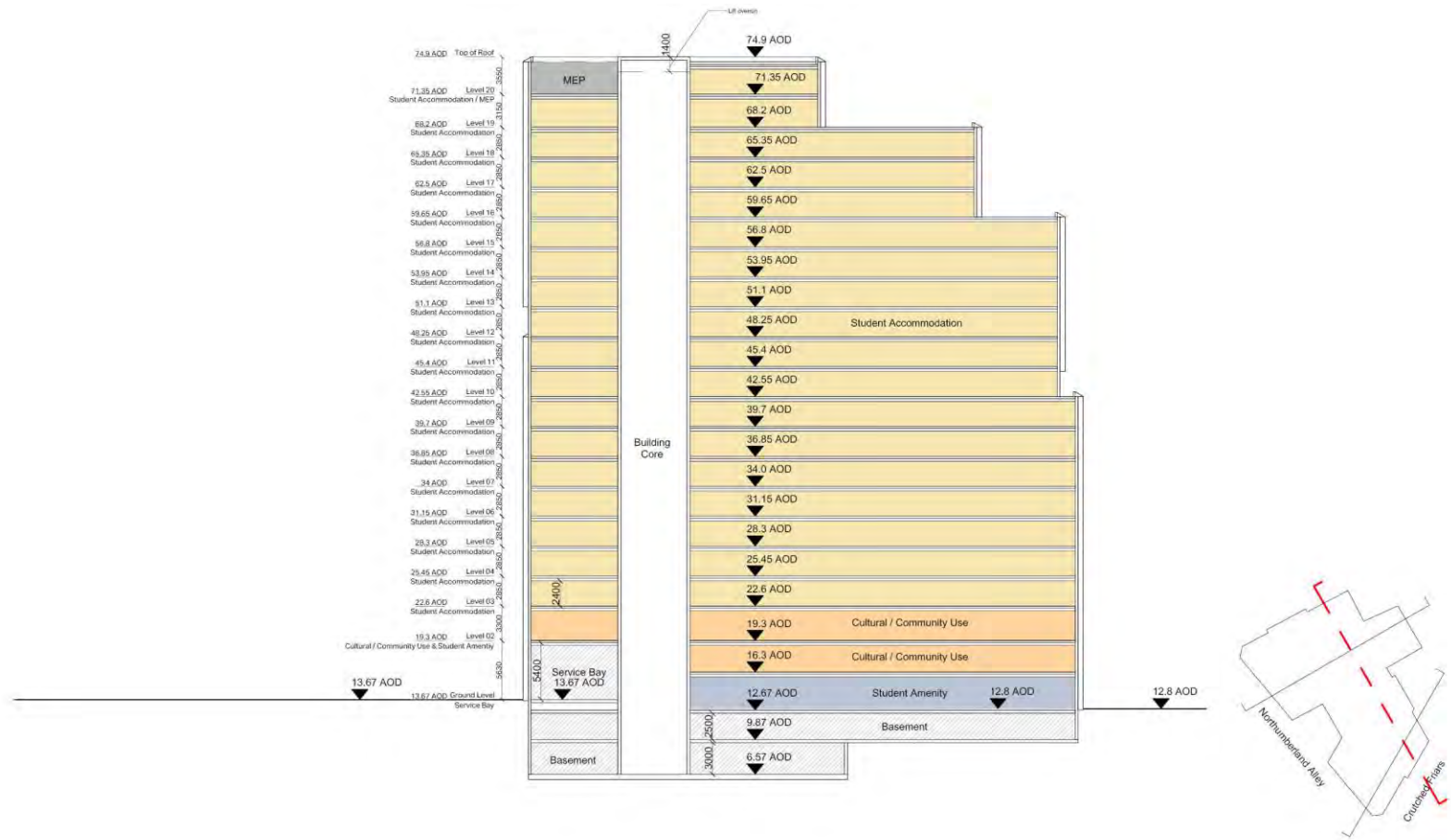




Proposal: North Elevation along Carlisle Avenue

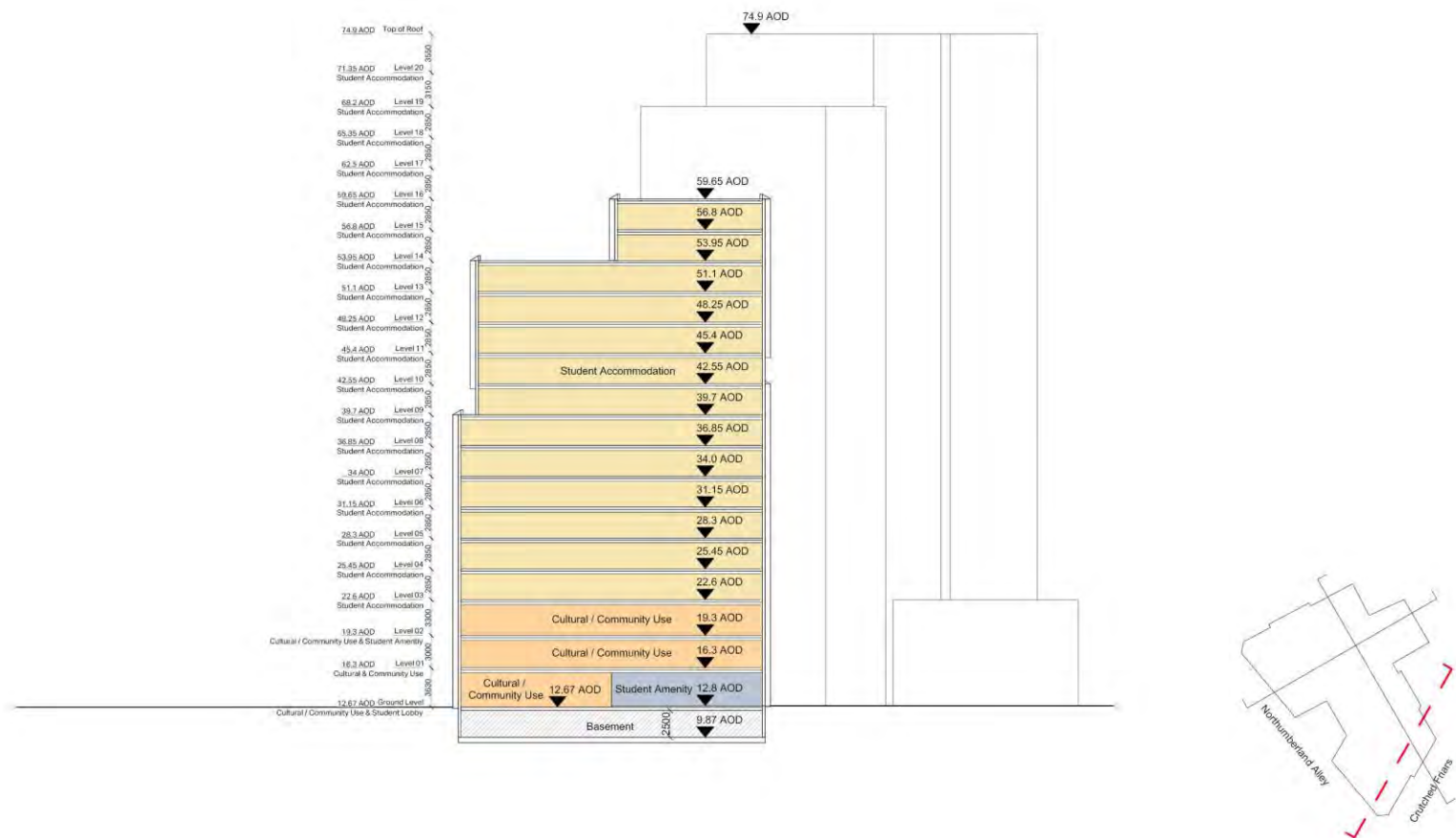


Proposal: Section A through East-West axis



Proposal: Section B through North-South Axis





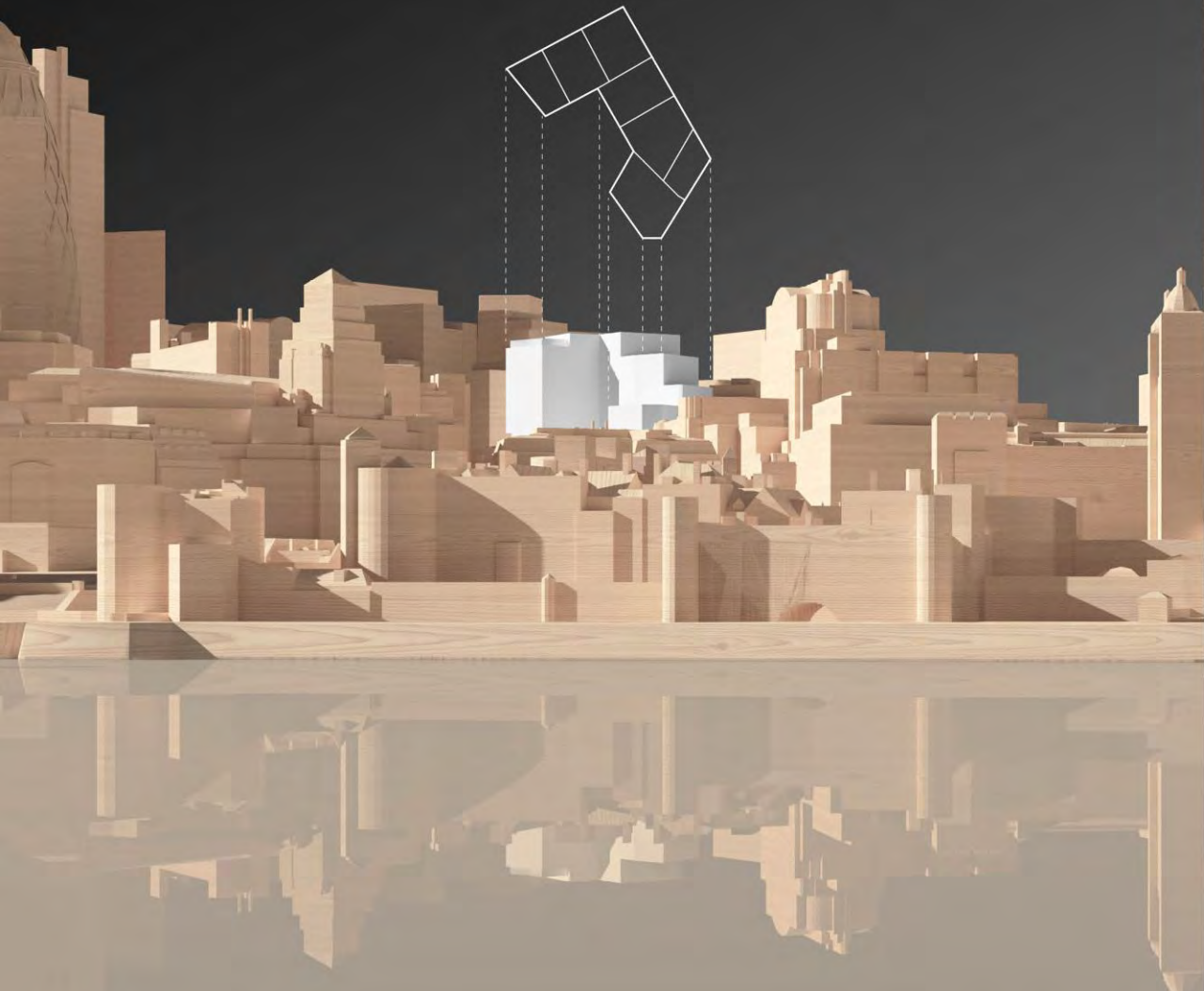
Proposal: Section C through East-West Axis



Massing context diagram: key datums



## STEPPING DOWN TO THE SOUTH



## RELATING TO KEY DATUMS



Massing context diagram: massing stepping down in relation to key datums





Proposal: View of the corner of Crutched Friars and Northumberland Alley





Proposal: View of courtyard adjacent to Northumberland Alley facing North





Proposal: View from Crutched Friars facing west towards Rangoon Street





Proposal: View from Crutched Friars and Northumberland Alley



Proposal: View from Crutched Friars and Crosswall





Proposal: View from Queen's Walk facing North



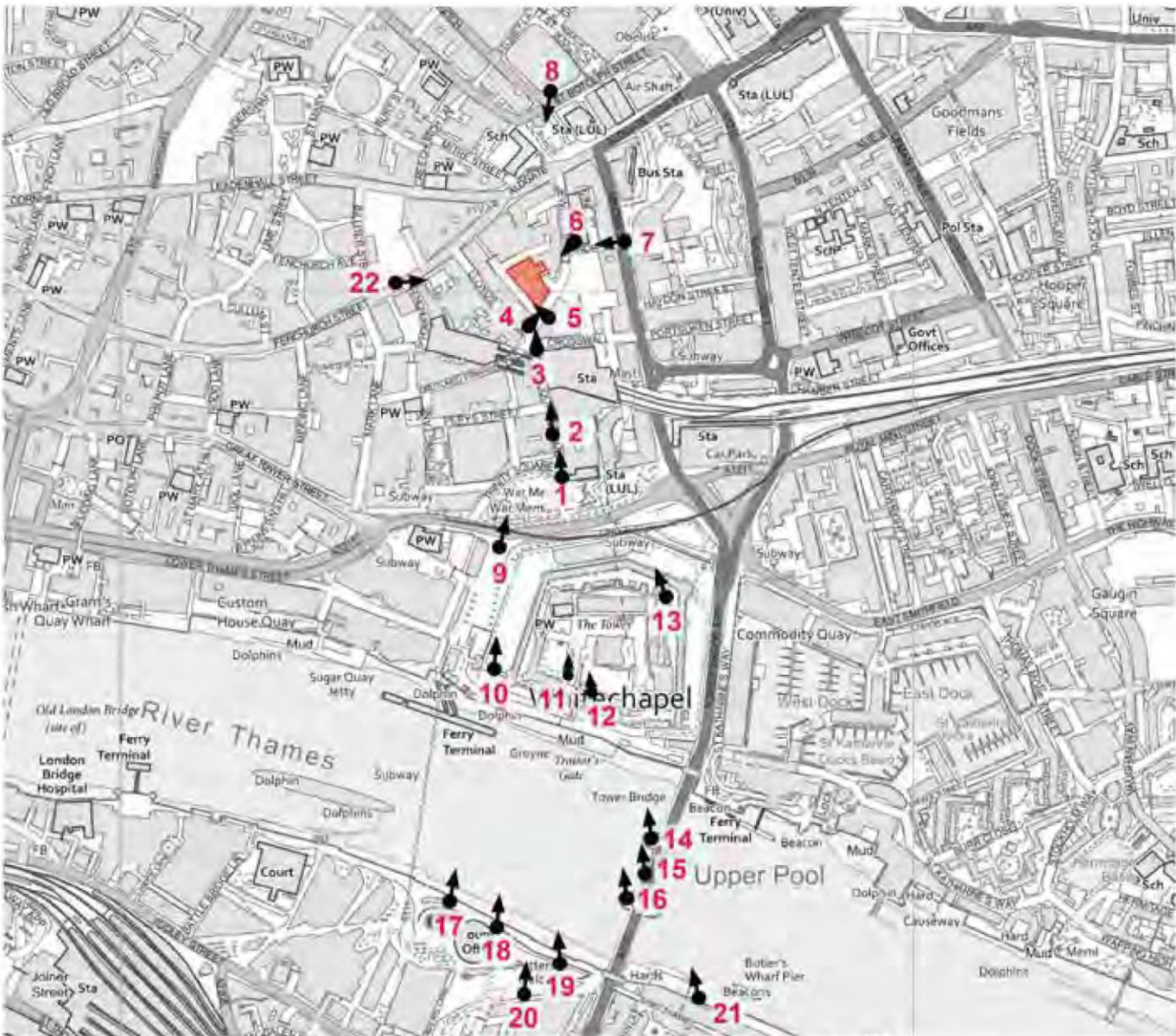
| TTC view no. | Location   | Render / Wireline |
|--------------|--|-------------------|
| 1            | Tower Hill London Underground Station                      | R                 |
| 2            | Cooper's Row   | W                 |
| 3            | Crutched Friars/ Crosswall                                 | R                 |
| 4            | Crutched Friars/ Lloyd's Avenue                            | R                 |
| 5            | Crutched Friars/ Northumberland Alley                      | R                 |
| 6            | India Street/ Jewry Street                                 | R                 |
| 7            | Minories/ India Street                                     | W                 |
| 8            | Dukes Place  | W                 |
| 9            | Tower Hill Square  | W                 |
| 10           | ToL Local Setting Study view 5: Main entrance to the tower | R                 |
| 11           | Tower Green, south-east corner                             | W                 |
| 12           | ToL Local Setting Study view 4: Inner Curtain Wall (South) | W                 |
| 13           | ToL Local Setting Study view 2: Inner Curtain Wall (North) | R                 |
| 14           | Tower Bridge LVMF 10A.1                                    | W                 |
| 15           | Tower Bridge, midway                                       | W                 |
| 16           | Tower Bridge, south bastion                                | W                 |
| 17           | Queen's Walk LVMF 25A.2                                    | R                 |
| 18           | Queen's Walk LVMF 25A.1                                    | R                 |
| 19           | Queen's Walk LVMF 25A.3                                    | W                 |
| 20           | Potters Fields Park  | W                 |
| 21           | Butler's Wharf   | W                 |
| 22           | Fenchurch Street/ Fenchurch Place                          | W                 |

Approximate site boundary marked in red for indicative purposes only.



65 Crutched Friars  
Viewpoint map for Townscape and Visual Impact  
Assessment

Revision no: 7  
Date: August 2022



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Fig. 7.1: Viewpoint map.





Existing: HTVIA View 01 – Tower Hill London Underground Station





Cumulative: HTVIA View 01 – Tower Hill London Underground Station





Existing: HTVIA View 02 – Cooper's Row





Cumulative: HTVIA View 02 – Cooper's Row





Existing: HTVIA View 03 – Crutched Friars / Crosswall



Note: Ground floor, level 01, and  
level 02 façade have been updated  
in the 25 Nov 2022 addendum



Cumulative: HTVIA View 03 – Crutched Friars / Crosswall





Existing: HTVIA View 04 – Crutched Friars / Lloyd's Ave





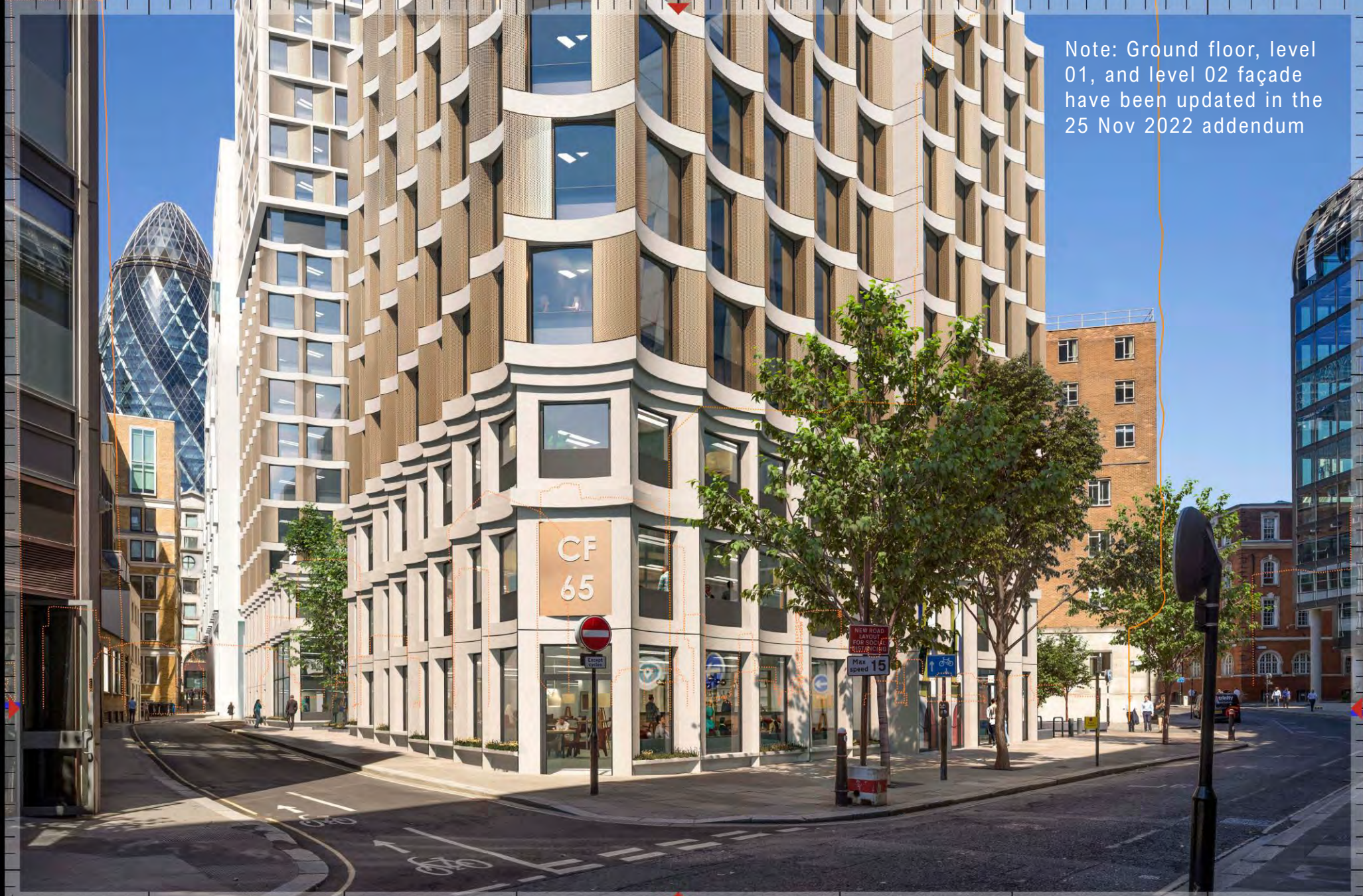
Cumulative: HTVIA View 04 – Crutched Friars / Lloyd's Ave





Existing: HTVIA View 05 – Crutched Friars / Northumberland Alley





Note: Ground floor, level 01, and level 02 façade have been updated in the 25 Nov 2022 addendum

Cumulative: HTVIA View 05 – Crutched Friars / Northumberland Alley





Existing: HTVIA View 06 – India Street / Jewry Street





Cumulative: HTVIA View 06 – India Street / Jewry Street





Existing: HTVIA View 07 – Minories / India Street





Cumulative: HTVIA View 07 – Minories / India Street





Existing: HTVIA View 09 – Tower Hill Square





Cumulative: HTVIA View 09 – Tower Hill Square





Existing: HTVIA View 10 – ToL Local Setting Study view 5: Main entrance to the tower





Cumulative: HTVIA View 10 – ToL Local Setting Study view 5: Main entrance to the tower





Existing: HTVIA View 11 – Tower Green, south-east corner





Cumulative: HTVIA View 11 – Tower Green, south-east corner





Existing: HTVIA View 12 – ToL Local Setting Study view 4: Inner Curtain Wall (South)





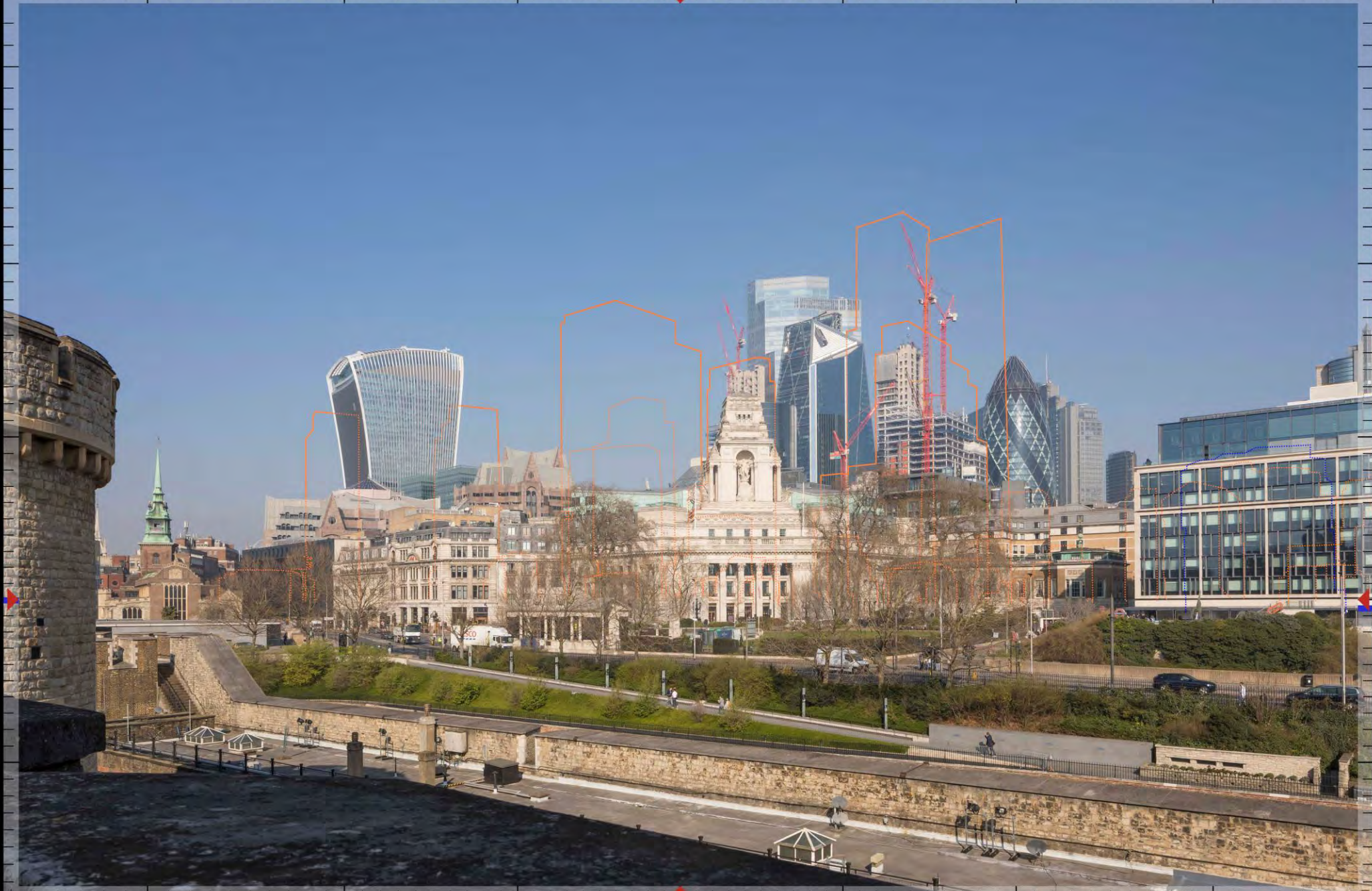
Cumulative: HTVIA View 12 – ToL Local Setting Study view 4: Inner Curtain Wall (South)





Cumulative: HTVIA View 13 – ToL Local Setting Study view 4: Inner Curtain Wall (North)





Existing: HTVIA View 13 – ToL Local Setting Study view 4: Inner Curtain Wall (North)





Existing: HTVIA View 14 – Tower Bridge LVMF 10A.1





Cumulative: HTVIA View 14 – Tower Bridge LVMF 10A.1





Existing: HTVIA View 15 – Tower Bridge, midway





Cumulative: HTVIA View 15 – Tower Bridge, midway





Existing: HTVIA View 16 – Tower Bridge, south bastion





Cumulative: HTVIA View 16 – Tower Bridge, south bastion





Existing: HTVIA View 17 – Queen's Walk LVMF 25A.2





Cumulative: HTVIA View 17 – Queen's Walk LVMF 25A.2





Existing: HTVIA View 18 – Queen's Walk LVMF 25A.1





Cumulative: HTVIA View 18 – Queen's Walk LVMF 25A.1





Existing: HTVIA View 19 – Queen's Walk LVMF 25A.3





Cumulative: HTVIA View 19 – Queen's Walk LVMF 25A.3





Existing: HTVIA View 20 – Potters Field Park





Cumulative: HTVIA View 20 – Potters Field Park





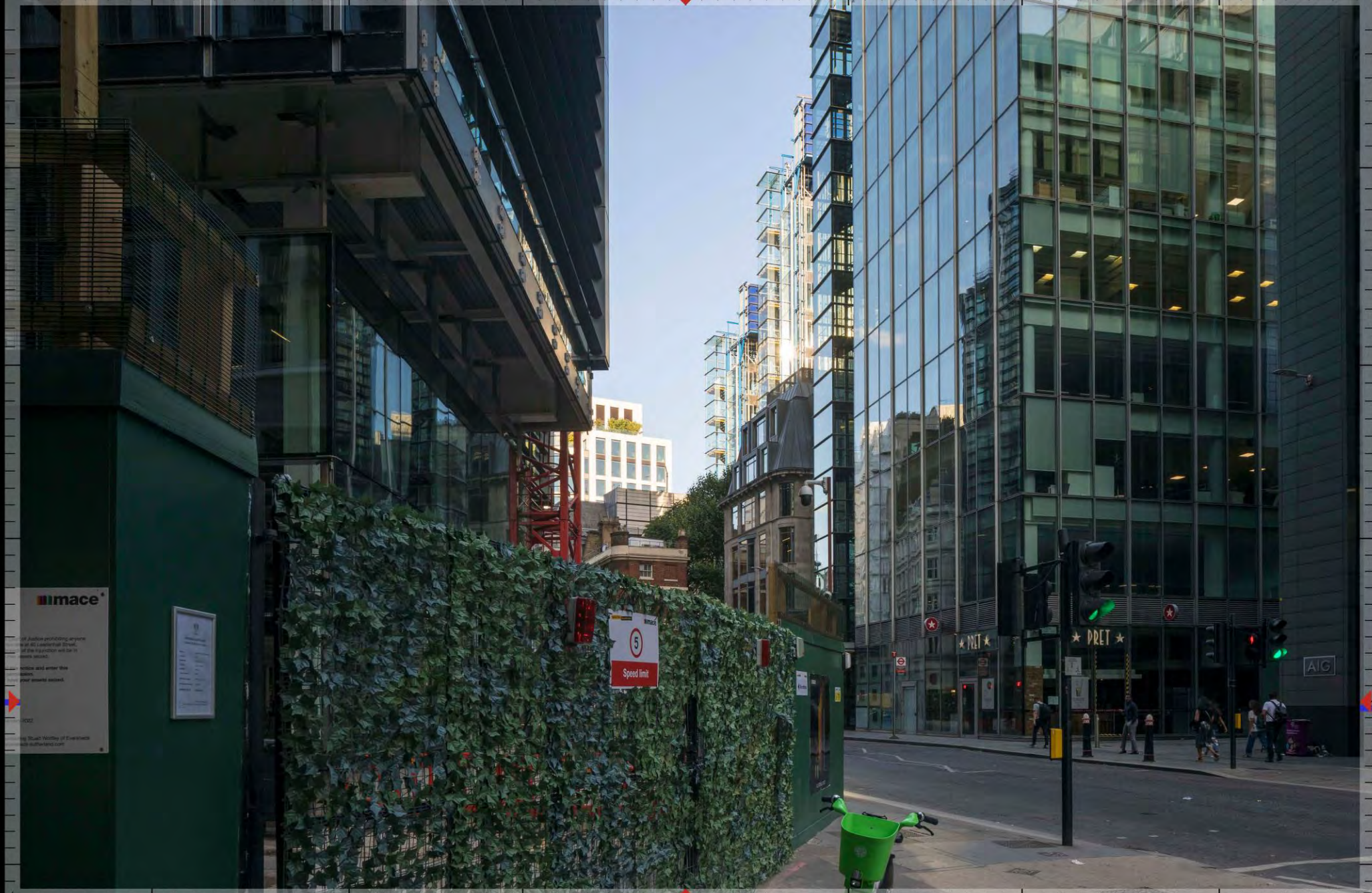
Existing: HTVIA View 21 – Butler's Wharf





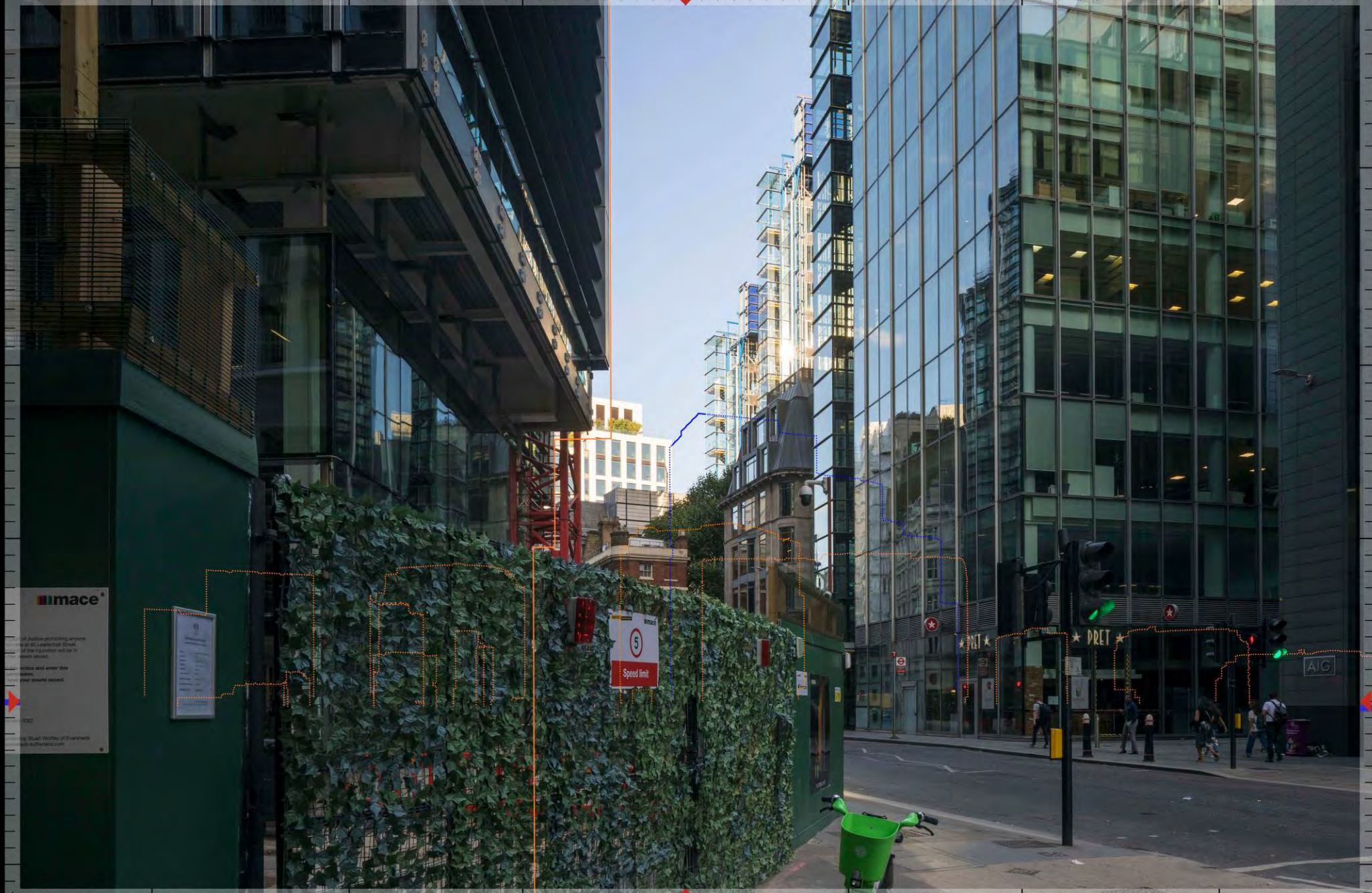
Cumulative: HTVIA View 21 – Butler's Wharf





Existing: HTVIA View 22 – Fenchurch Street / Fenchurch Place





Cumulative: HTVIA View 22 – Fenchurch Street / Fenchurch Place



| View | Description                         | MH Reference | Type            | Method    | Camera Location |          |        | Camera                    | Lens | HFOV  |       | Photo date/time  | Bearing | distance (km) |
|------|-------------------------------------|--------------|-----------------|-----------|-----------------|----------|--------|---------------------------|------|-------|-------|------------------|---------|---------------|
|      |                                     |              |                 |           | Easting         | Northing | Height |                           |      | Photo | Image |                  |         |               |
| 16   | Tower Bridge: the south bastion     | 0250         | AVR1   Wireline | Verified  | 533634.6        | 180231.6 | 14.75  | Canon EOS 5D Mark IV DSLR | 24mm | 74.1  | 73.2  | 06/08/2022 13:50 | 352.1   | 0.8           |
| A1   | The Tate Modern Terrace             | 0500         | Model           | Estimated | 531971.7        | 180489.0 | 34.35  | Canon EOS 5D Mark II DSLR | 24mm | 73.2  | 73.2  | 22/02/2019 14:26 | 70.9    | 1.6           |
| A2   | The Monument Viewing Platform       | 0510         | Model           | Estimated | 532926.0        | 180762.1 | 61.22  | na                        | na   | 69.9  | 69.9  | na               | 66.2    | 0.7           |
| A3   | St Paul's Cathedral, Stone Gallery  | 0520         | Model           | Estimated | 532075.1        | 181146.1 | 73.99  | Canon EOS 5D Mark IV DSLR | 24mm | 74.4  | 73.5  | 05/08/2022 15:15 | 94.7    | 1.5           |
| A4   | St Paul's Cathedral, Golden Gallery | 0530         | Model           | Estimated | 532058.4        | 181141.4 | 104.36 | Canon EOS 5D Mark II DSLR | 24mm | 73.3  | 73.2  | 15/02/2019 15:04 | 94.5    | 1.5           |



Index of Supplementary Views





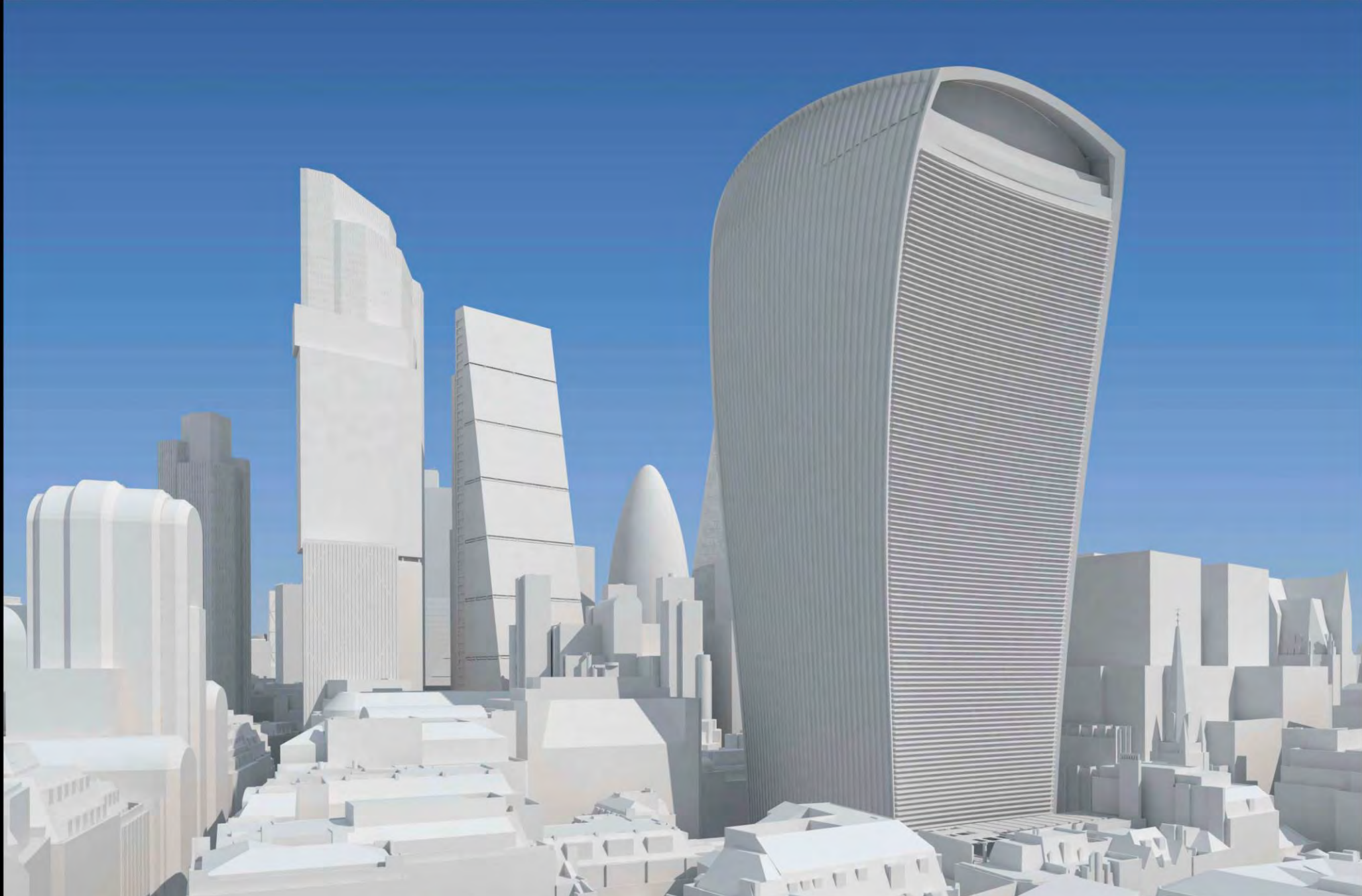
Existing: Supplementary View – A1 The Tate Modern Terrace





Cumulative: Supplementary View – A1 The Tate Modern Terrace





Existing: Supplementary View – A2 The Monument Viewing Platform





Cumulative: Supplementary View – A2 The Monument Viewing Platform





Existing: Supplementary View – A3 St Paul's Cathedral, Stone Gallery





Cumulative: Supplementary View – A3 St Paul's Cathedral, Stone Gallery





Existing: Supplementary View – A4 St Paul's Cathedral, Golden Gallery





Cumulative: Supplementary View – A4 St Paul's Cathedral, Golden Gallery



# 4 SCENARIOS OF VARYING LEVELS OF REFURBISHMENT AND NEW CONSTRUCTION



SCENARIO 1

Deep refurbishment of the existing building and vertical extension with four additional floors



SCENARIO 2

New construction on the north wing of the site, retention of the substructure of the east wing of the site with new frame and slabs above grade in the east wing, and a deep refurbishment of the south wing of the existing building with a vertical extension of four additional floors



SCENARIO 3

New construction on the north and east wing of the site a deep refurbishment of the south wing of the existing building with a vertical extension of four additional floors



SCENARIO 4

Demolition of all the existing building and construction of new building retaining the existing basement walls

Diagram: Scenarios studied with varying degrees of refurbishment and new construction



**SCENARIO 4 HAS THE LOWEST WHOLE LIFE CARBON PERFORMANCE**



Diagram: Analysis of whole life carbon performance for the 4 scenarios



20%

BY MASS

OF THE EXISTING  
SUBSTRUCTURE IS  
RETAINED

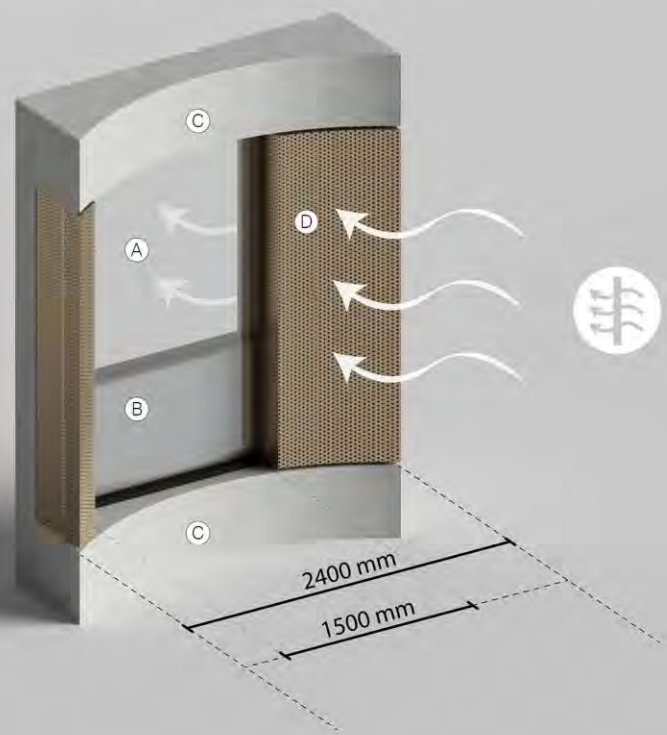
Diagram: Scenario 04 – retention of the existing substructure



TARGETING

BREEAM

OUTSTANDING



- A Window
- B Insulated solid panel
- C Horizontal cladding element
- D Perforated natural ventilation panel

Table 4 BREEAM credits that set out best practice in response to circular economy principles.

| Credit |  | Credit Targeted |
|--------|--|-----------------|
| Man 03 | Responsible Construction Practices           | Targeted        |
| Ene 01 | Reduction of Energy Use and Carbon Emissions | Targeted        |
| Ene 02 | Energy Monitoring                            | Targeted        |
| Wat 01 | Water Consumption                            | Targeted        |
| Wat 02 | Water Monitoring                             | Targeted        |
| Mat 01 | Life Cycle Impacts                           | Targeted        |
| Mat 02 | Environmental Product Declarations           | Targeted        |
| Mat 03 | Responsible Sourcing of Materials            | Targeted        |
| Mat 05 | Designing for Durability and Resilience      | Targeted        |
| Mat 06 | Material Efficiency                          | Targeted        |
| Wst 01 | Construction Waste Management                | Targeted        |
| Wst 02 | Sustainably Sourced Aggregates               | Not targeted    |
| Wst 03 | Operational Waste                            | Targeted        |
| Wst 05 | Adaptation to Climate Change                 | Targeted        |
| Wst 06 | Design for Disassembly and Adaptability      | Targeted        |
| LE 01  | Site Selection                               | Targeted        |

TABLE OF BREEAM CREDITS TARGETED

Diagram: Scenario 04 – overview of BREEAM credits targeted





FURNITURE



CARPET TILES



RAISED ACCESS FLOORING



CEILING TILES



PLASTERBOARD



CONCRETE



GLASS



GRANITE



TIMBER



METALS

Table 3: Reuse and recycling opportunities for KDPs identified

| Material/product         | EWC      | Description   | Quantity tonnes | Quantity m3 | Reuse opportunity  | Optimal recycling opportunity  | Issues to consider  |
|--------------------------|----------|---|-----------------|-------------|--|--|---|
| Concrete                 | 17 01 01 | Structural elements, precast walls, stairs, mortar, blockwork                         | 10,386.38       | 4,546.57    | limited - could consider some external features  | (Upcycle) Higher value recycled aggregates for road sub-base or concrete                                   | separation from potential contaminants, follow Quality protocol                   |
| Steel                    | 17 04 05 | Reinforcement, raised access flooring, ceiling tiles/grid, wall frame, studwork       | 687             | 90          | High reuse potential for raised access flooring, ceiling tiles (est. 77 tonnes = 11%)                | (Upcycle) All steel not reused will go for closed loop recycling   | Reuse requires careful removal and end user located                               |
| Glass                    | 17 02 02 | Internal glass panels; external glazing and windows                                   | 42.71           | 17.36       | Reuse potential for internal glass (24 tonnes = 56% by weight)                                       | (Upcycle) remaining glass for closed loop recycling  | Deconstruction/handling of internal glass; good segregation of external glass     |
| Aluminium                | 17 04 05 | Aluminium window frames, door frames  | 6.00            | 2.00        | limited potential for reuse  | (Upcycle) anything not reused will go for closed loop recycling  | Separation from other metals to maximise recycling grade                          |
| Copper                   | 17 04 05 | pipework  | 2.70            | -           | limited potential for reuse  | (Upcycle) anything not reused will go for closed loop recycling  | Separation from other metals to maximise recycling grade                          |
| Lead                     | 17 04 05 | cladding  | 60.00           | 5.00        | Difficult to reuse   | (Upcycle) anything not reused will go for closed loop recycling  | Reuse complicated by hazardous nature   |
| Gypsum                   | 17 08 02 | Plasterboard, plaster   | 136.21          | 177.94      | Difficult to reuse   | (Downcycle) limited closed loop recycling, soil conditioner application more likely                        | Manufacturers generally do not accept post consumer waste                         |
| Carpet tiles             | 17 02 03 | Carpet tiles  | 34.30           | 42.88       | Reuse potential for less worn carpeting (est. 50%)   | (Downcycle) low recycling potential, could use as energy feedstock   | Requires careful removal and end user located                                     |
| Timber based             | 17 02 01 | Studwork, window frames, doors, raised access flooring (MDF), plywood partitions etc. | 279.53          | 450.70      | Reuse potential high for RAF, plywood, some studwork (est. 250 tonnes = 89%)                         | (Downcycle) high recycling potential, should avoid energy feedstock route                                  | Reuse requires careful removal and end user located                               |
| Ceramic                  | 17 01 03 | tiles; sanitaryware   | 9.09            | 3.79        | medium potential for sanitaryware  | (Downcycle) limited closed loop recycling, mixed inert fill more likely                                    | Reuse requires careful removal and end user located                               |
| Bitumen                  | 17 02 01 | Asphalt roofing   | 61.20           | 30.60       | limited  | (Upcycle) Recycling of asphalt back to bitumen is possible   | See if recycling option possible in UK. Separate for recycling into fresh bitumen |
| Insulation               | 17 06 04 | PU, mineral wool insulation   | 26.74           | 534.76      | limited  | (Downcycle) limited unless carefully segregated and takeback organised                                     | Explore options for supplier takeback, otherwise likely to be landfilled          |
| plastics                 | 17 02 03 | vinyl flooring  | 2.29            | 2.25        | Could be reuse potential in some flooring (similar to Karndean)                                      | (Upcycle) Could be recycled through PVC takeback schemes - recoviny!                                       | Contact relevant scheme provider for recycling                                    |
| Stone                    | 17 01 01 | façade granite cladding   | -               | -           | Reuse potential linked to ability to remove intact   | (Upcycle) Higher value recycled aggregates for road sub-base or concrete                                   | Reuse requires careful removal and end user located                               |
| Other items              |          | Appliances, furniture, lighting, other M&E equipment                                  |                 |             | Reuse potential for specific items such as appliances, furniture and lighting, as detailed in report | (Downcycle) metal items removed for recycling and other materials downcycled/used for energy or landfilled | Reuse requires careful removal and end user located                               |
| Total potential (tonnes) |          |   | See table 14    |             |  | 368.00   | 11972.00  |
| Total potential (%)      |          |   |                 |             |  | 3.06   | 99.42   |

TABLE OF REUSE AND RECYCLING OPPORTUNITIES FOR KEY REUSABLE PRODUCTS





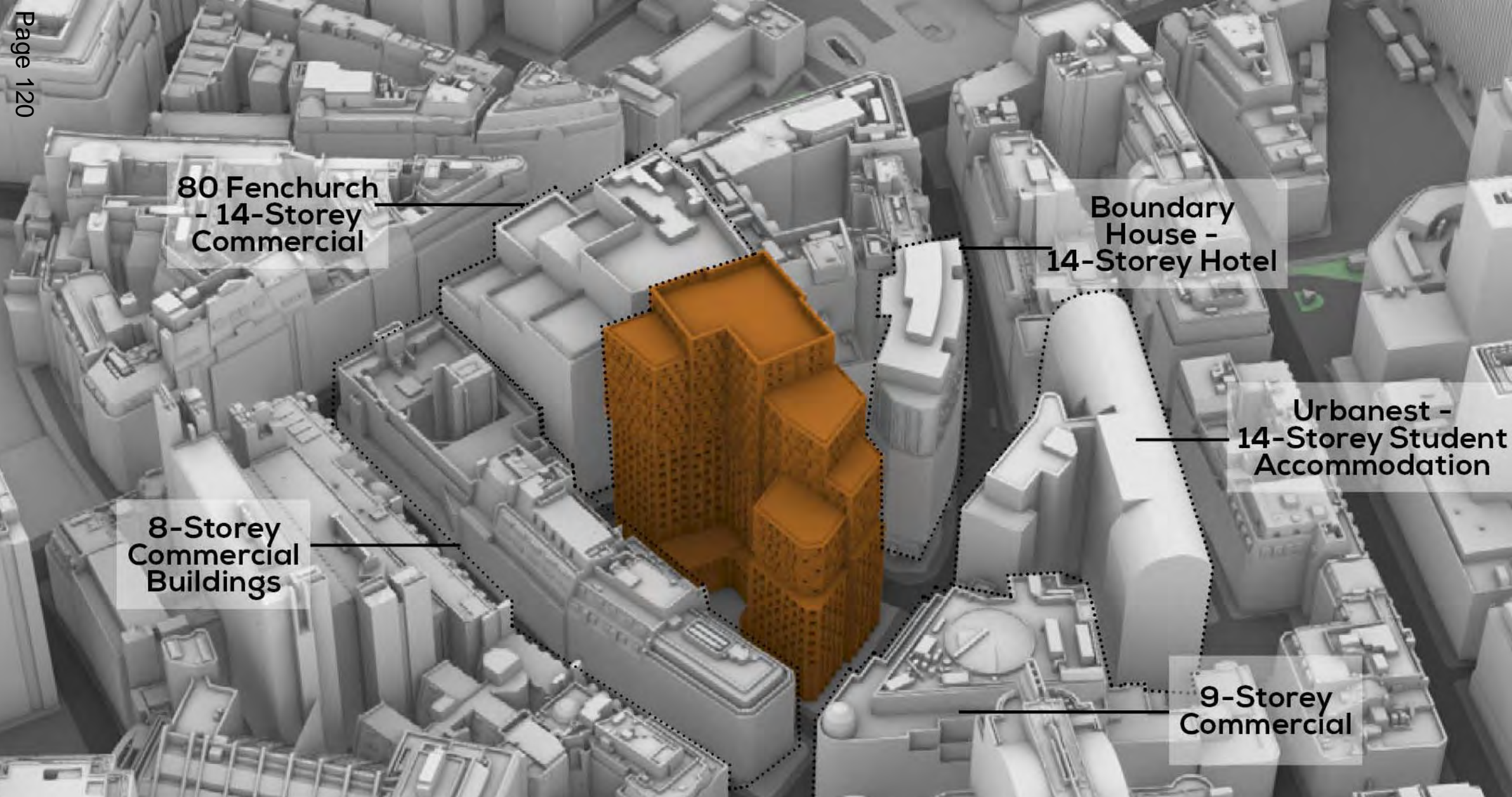
70%

## IMPROVEMENT ON OPERATIONAL CARBON EMISSIONS

IMPROVEMENT AGAINST PART L 2021  
USING SAP 10.2 CARBON FACTORS  
(POLICY TARGET 35%)

Diagram: Scenario 04 – improvement of operational carbon emissions





Context and Emerging Context impacting Daylight and Sunlight



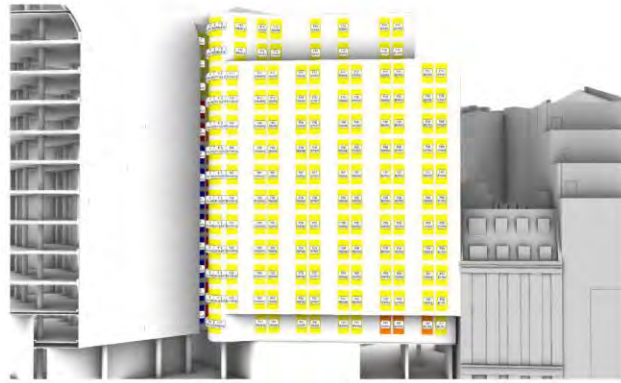


Figure 14: Existing ADF levels (Crutched Friars frontage)

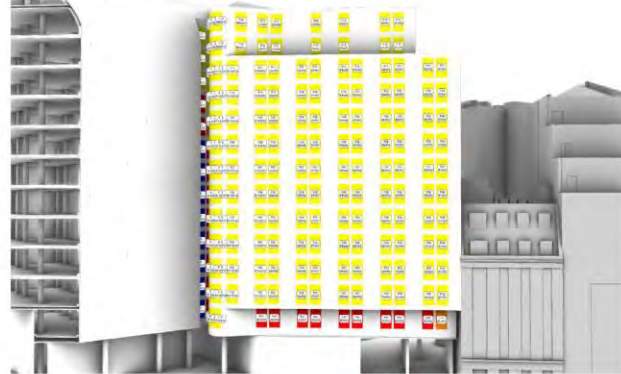


Figure 15: Proposed ADF levels (Crutched Friars frontage)

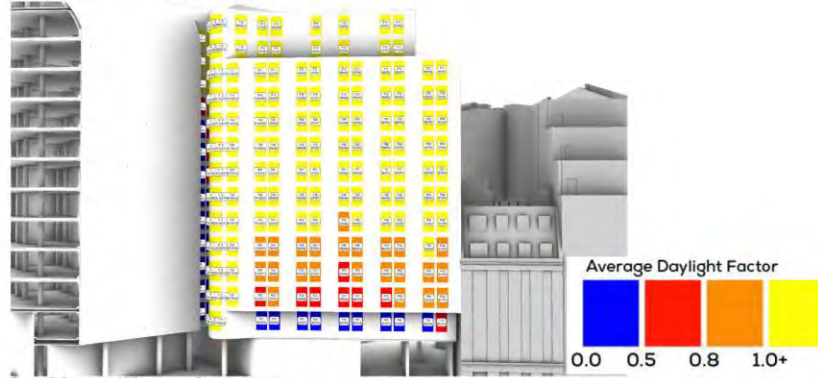


Figure 16: Cumulative ADF levels (with Boundary House)

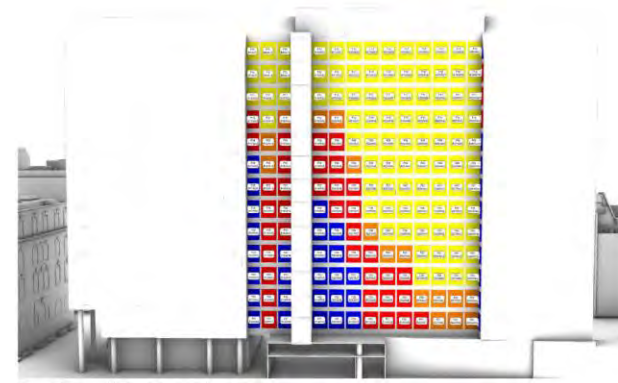


Figure 17: Existing ADF levels (set back frontage)

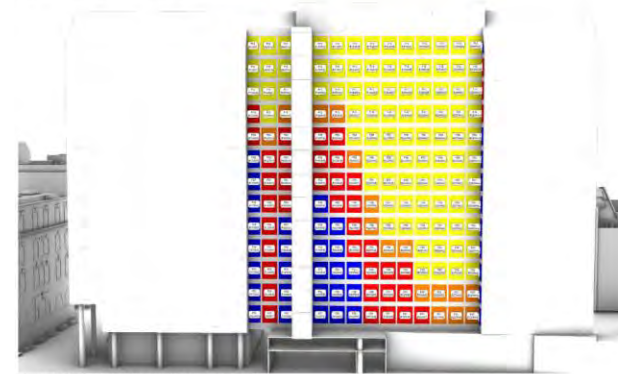


Figure 18: Proposed ADF levels (set back frontage)

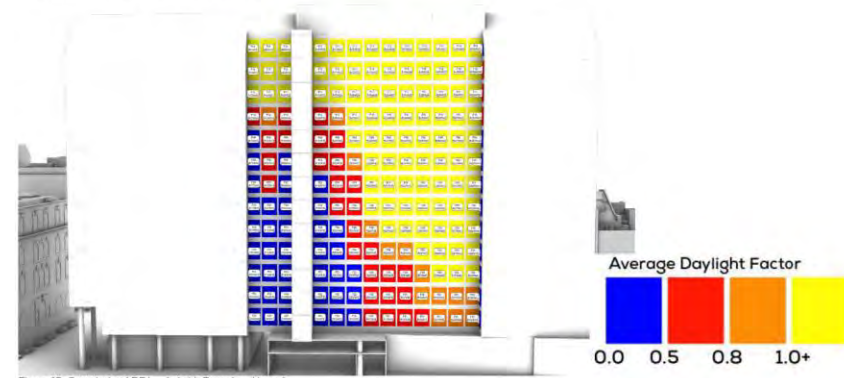


Figure 19: Cumulative ADF levels (with Boundary House)

ADF Daylight Impacts on Urbanest building – Existing (top) Proposed (middle) Cumulative (bottom)



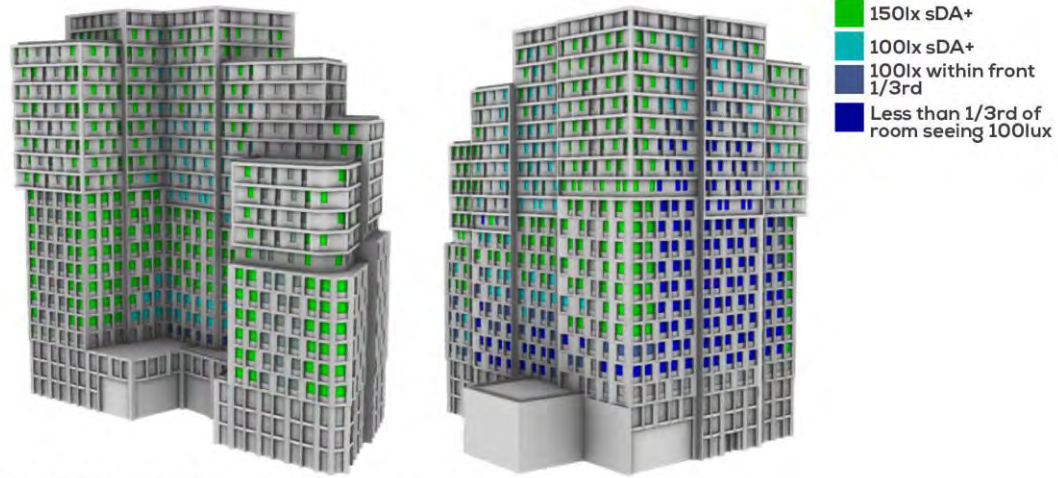


Fig. 03: 65 Crutched Friars sDA Window Maps

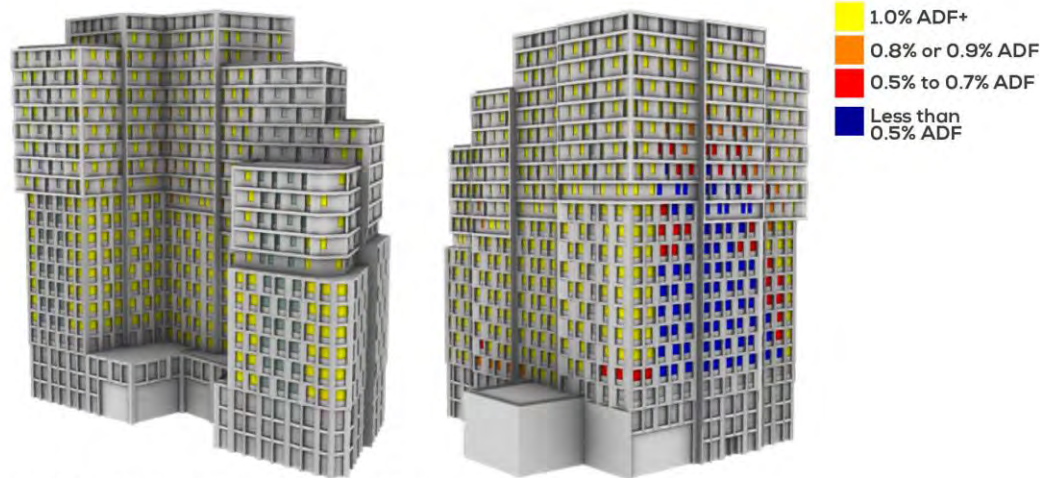


Fig. 04: 65 Crutched Friars ADF Window Maps

Internal Daylight of 65 Crutched Friars with Existing Context – sDA (top) ADF (bottom)



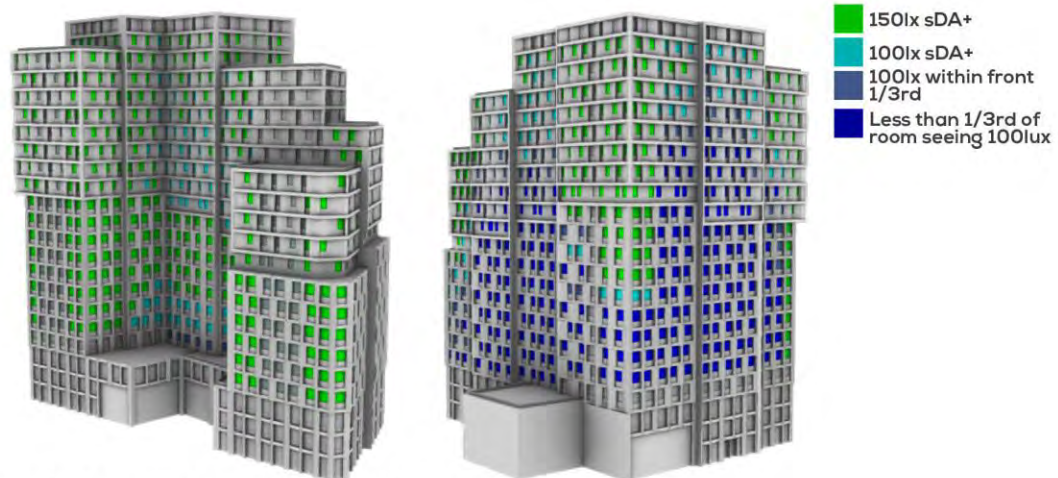


Fig. 06: 65 Crutched Friars sDA Window Maps

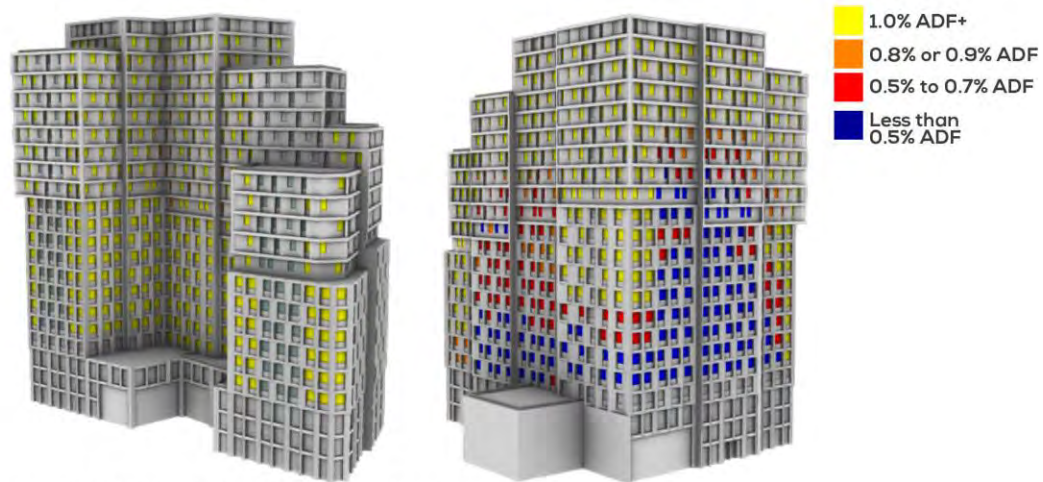


Fig. 07: 65 Crutched Friars ADF Window Maps



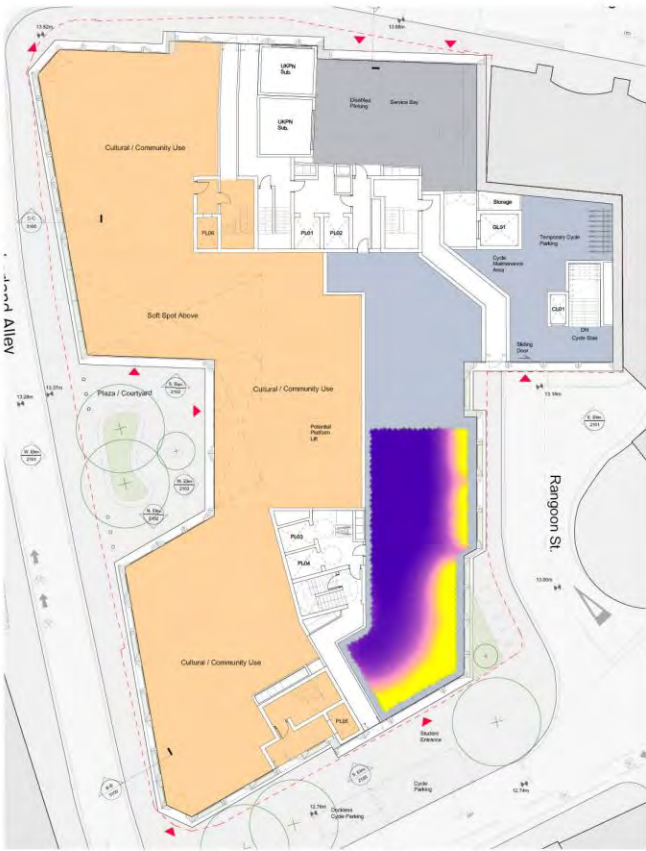


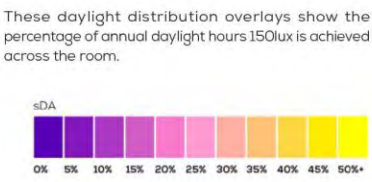
Figure 3: Ground Floor Student Amenity Space Daylight Performance



Figure 4: Second Floor Student Amenity Space Daylight Performance



Figure 5: Third Floor Student Amenity Space Daylight Performance





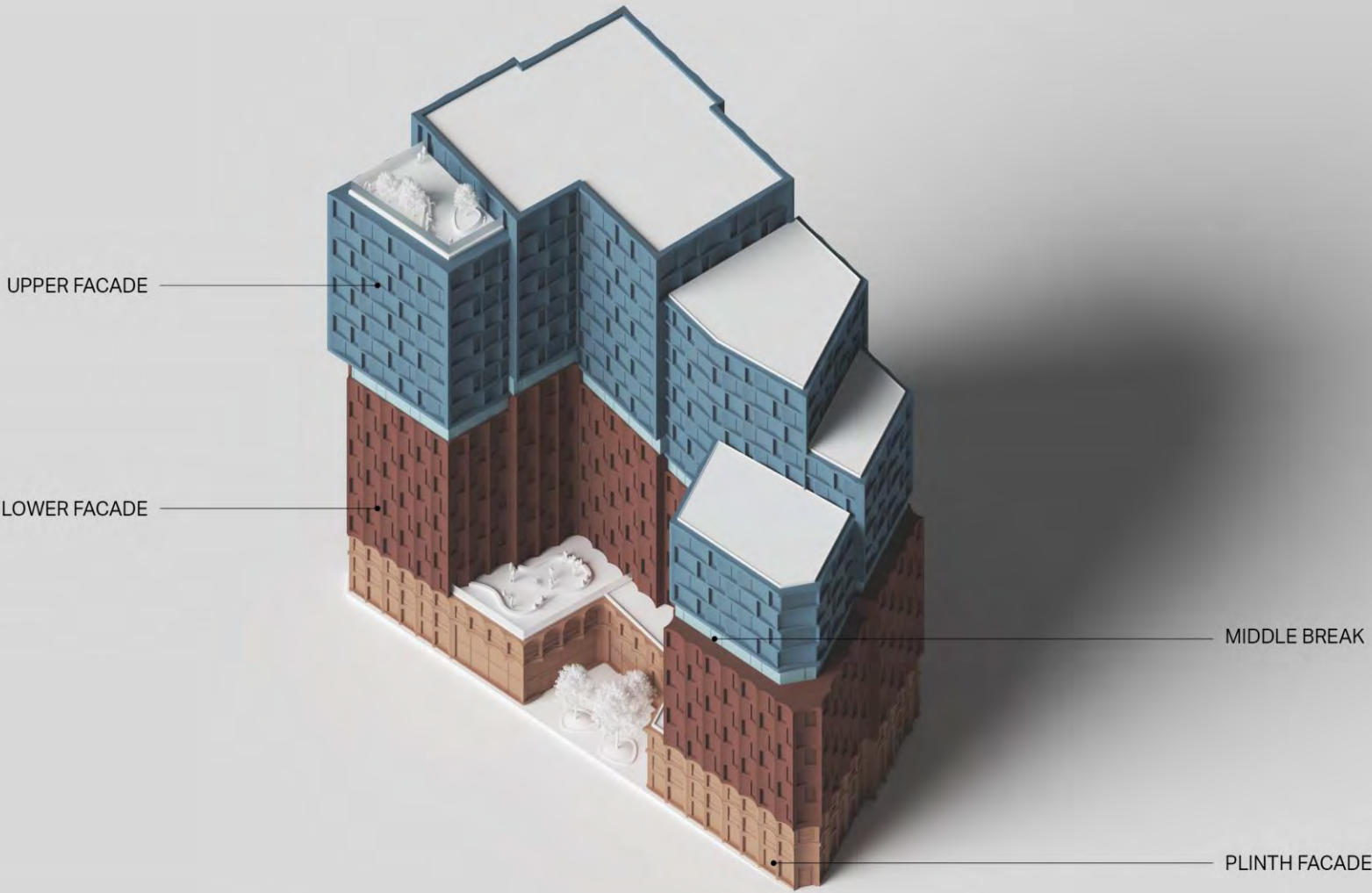


Diagram: Key façade types





Diagram: Lower façade type



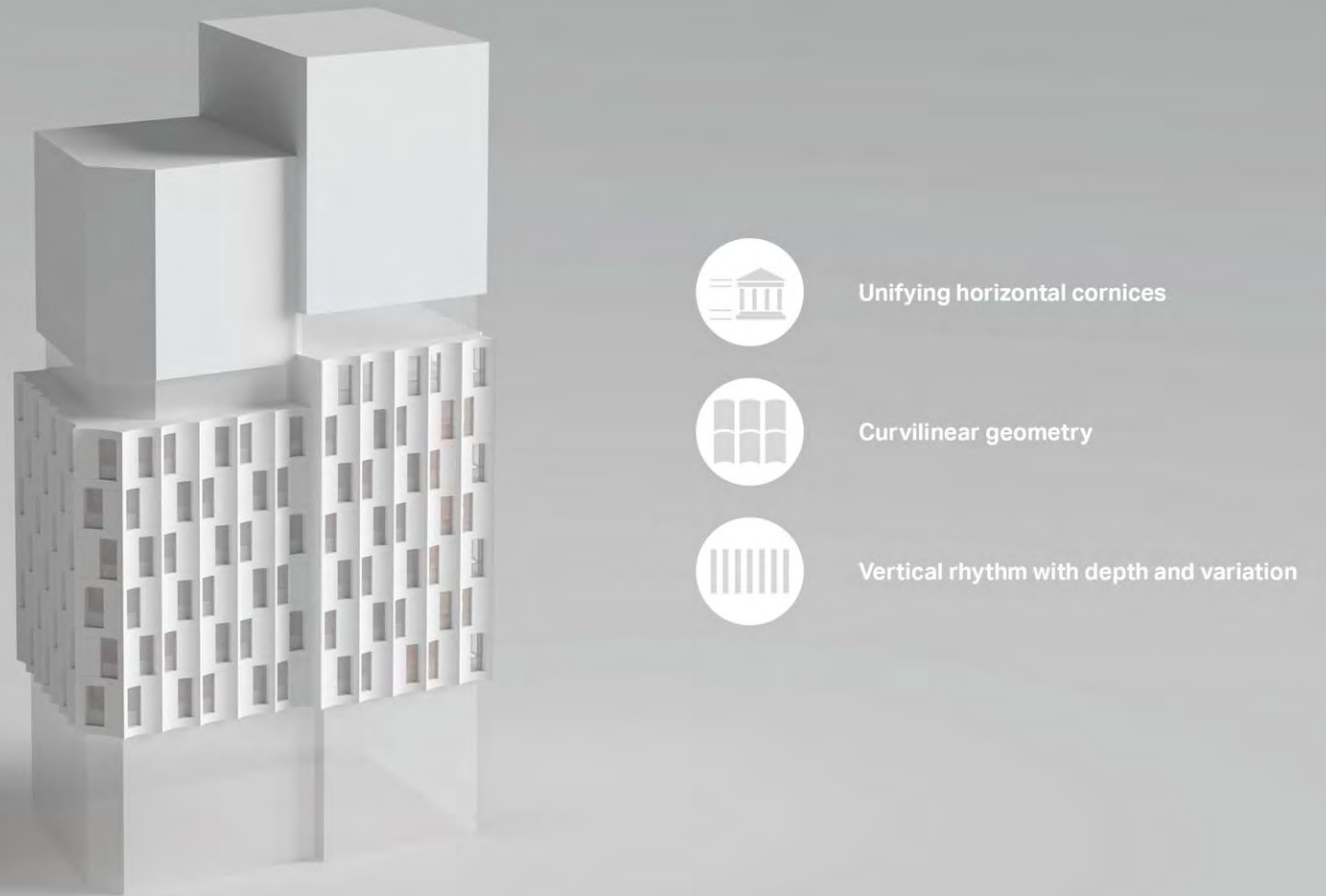


Diagram: Lower façade type characteristics



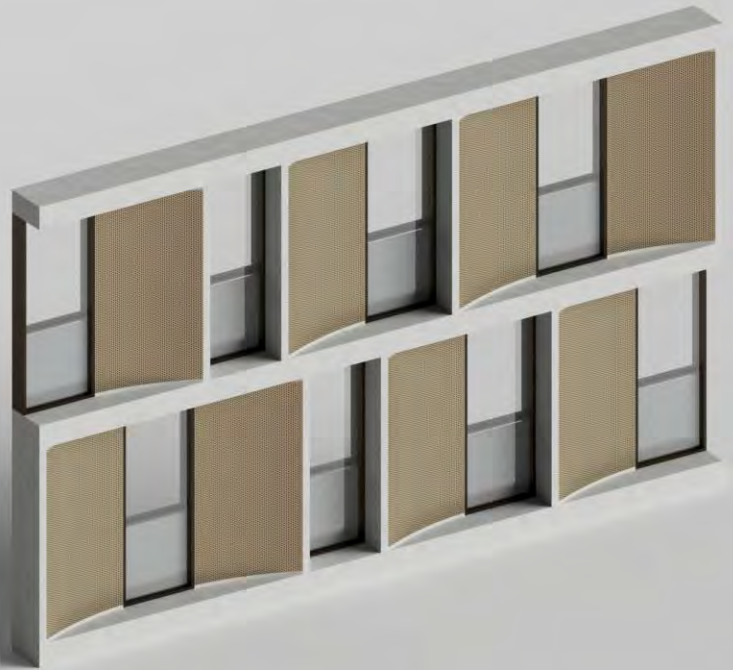
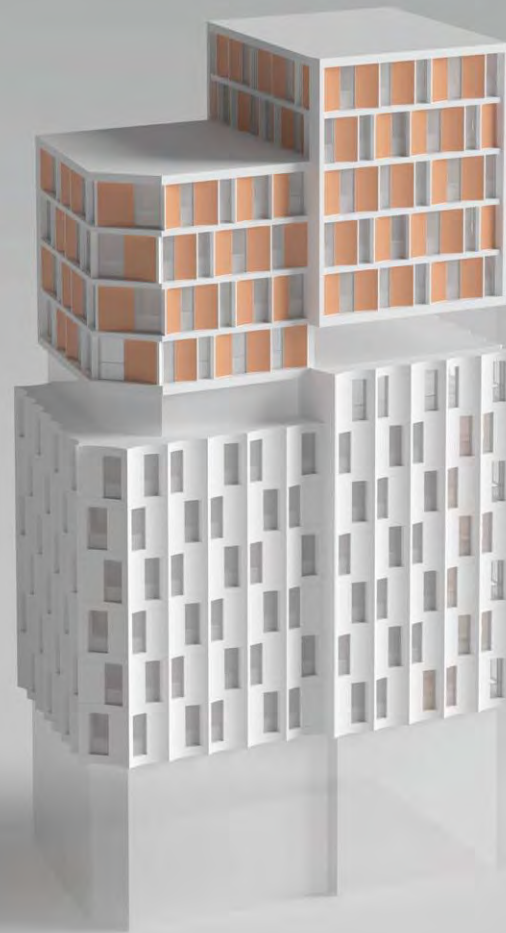


Diagram: Upper façade type





Unifying single-height cornice line



Curvilinear geometry



Vertical rhythm with depth and variation

Diagram: Upper façade type characteristics





Diagram: Plinth façade type





Mix of double-height & single height expression



Corbelling detail



Integrated planters & benches activate the facade

Diagram: Plinth façade type characteristics





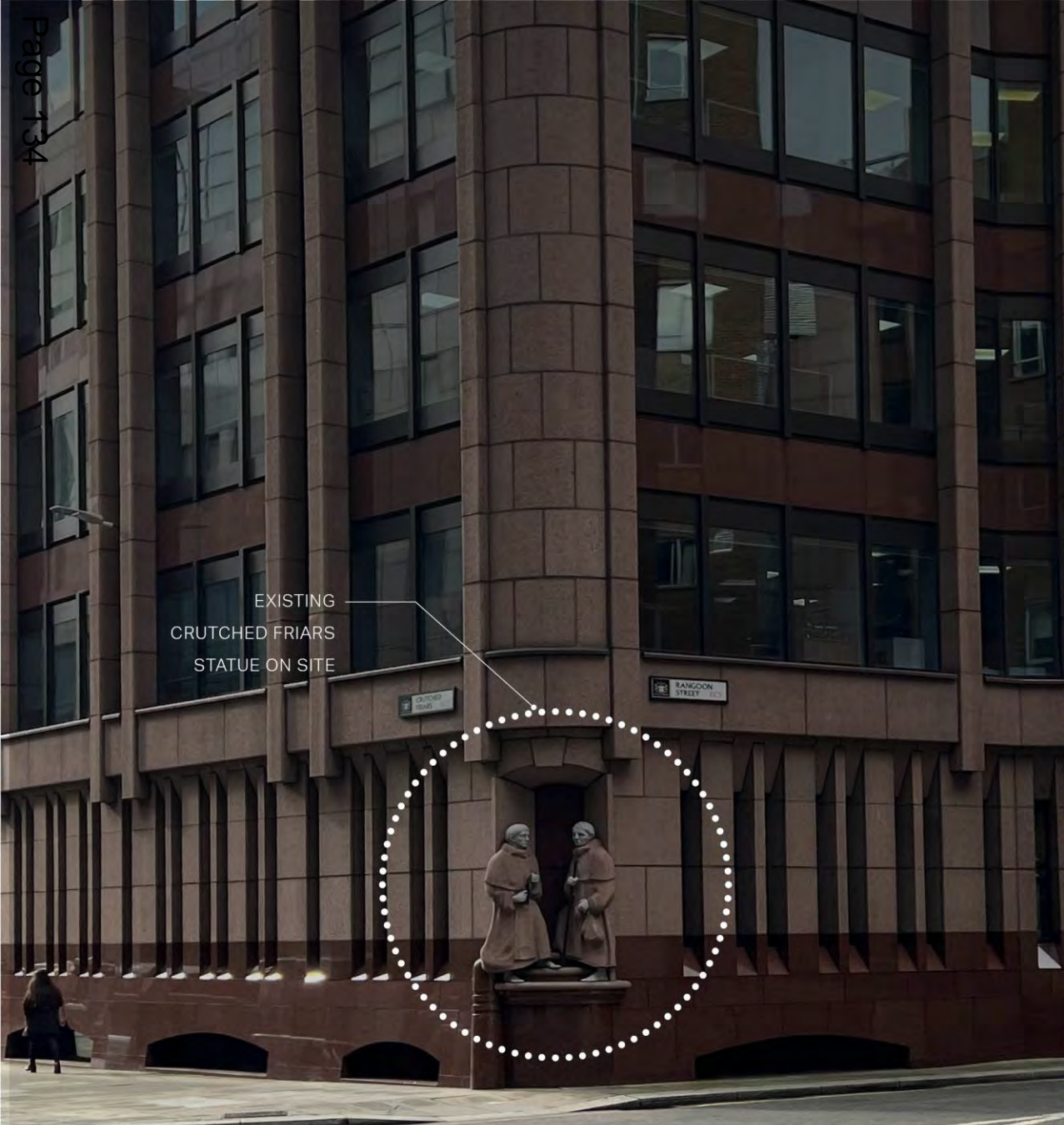
Comparison: Façade proposal in relation to historical context





Comparison: Façade proposal in relation to historical context





View of Retention of existing statues





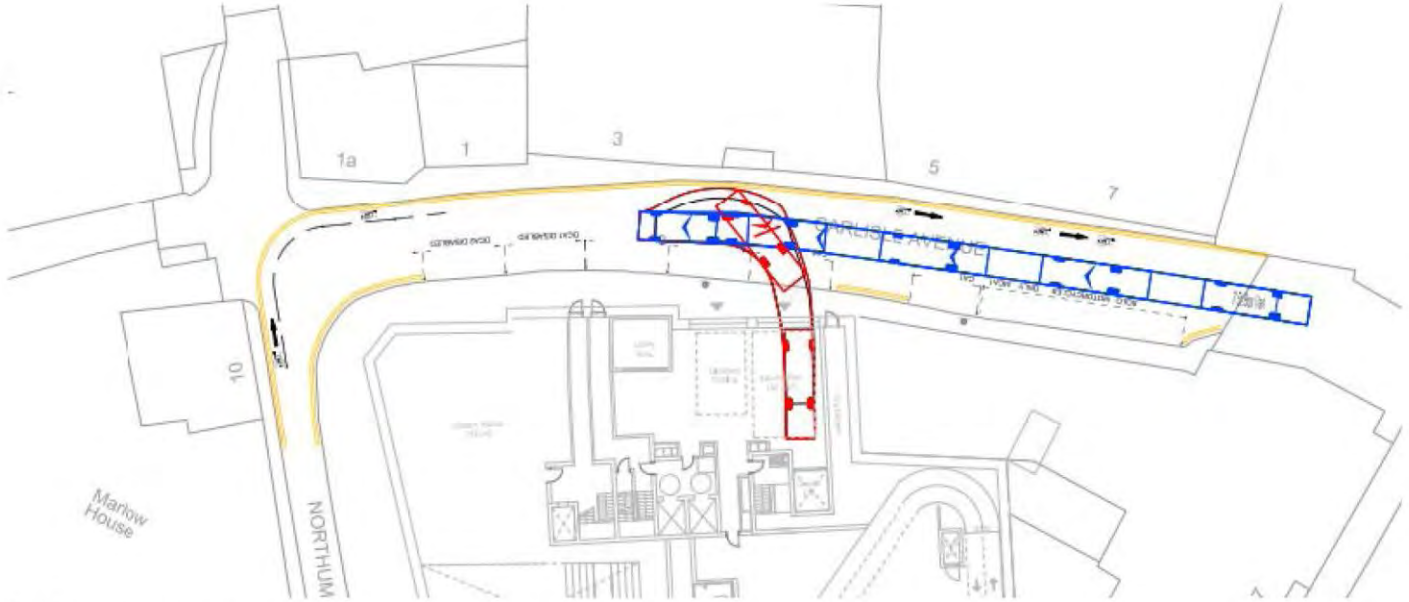
View of service bay on Carlisle Avenue while closed (note all artwork shown is indicative)



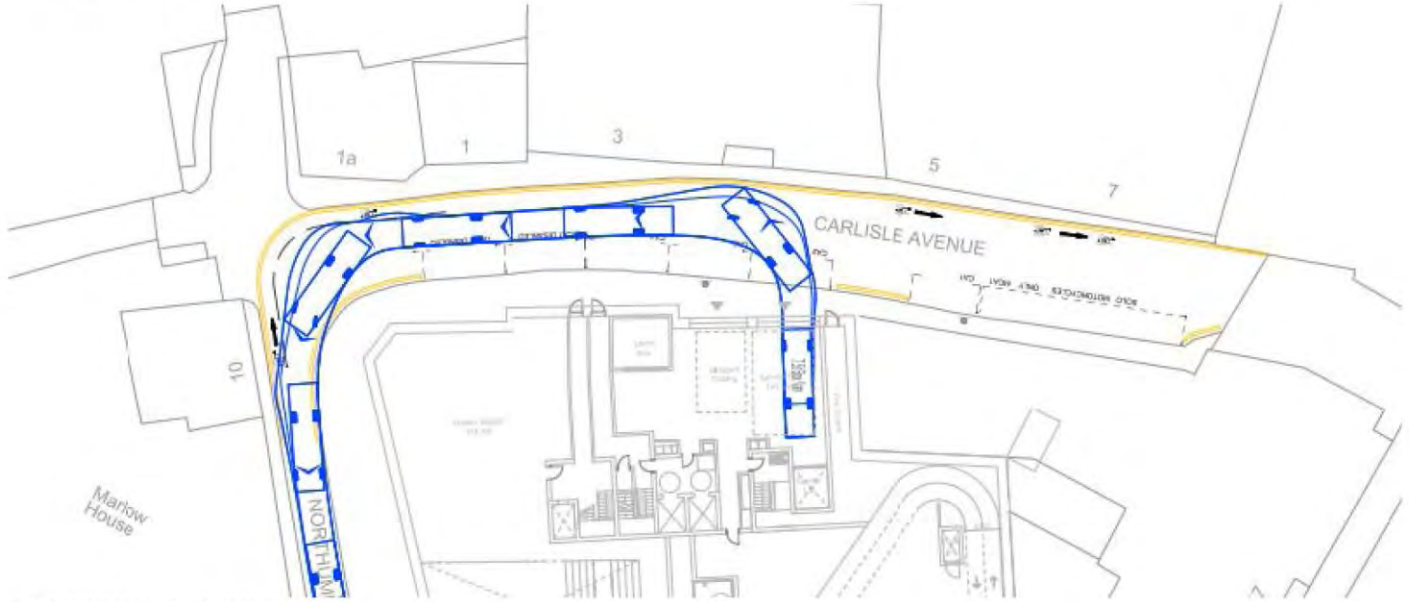
View of service bay on Carlisle Avenue while open (note all artwork shown is indicative)

Visualizations of service bay on Carlisle Avenue in closed and open conditions





Plan diagram showing entry manoeuvre



Plan diagram showing exit manoeuvre

Diagram: Entry and exit manoeuvre of service vehicles



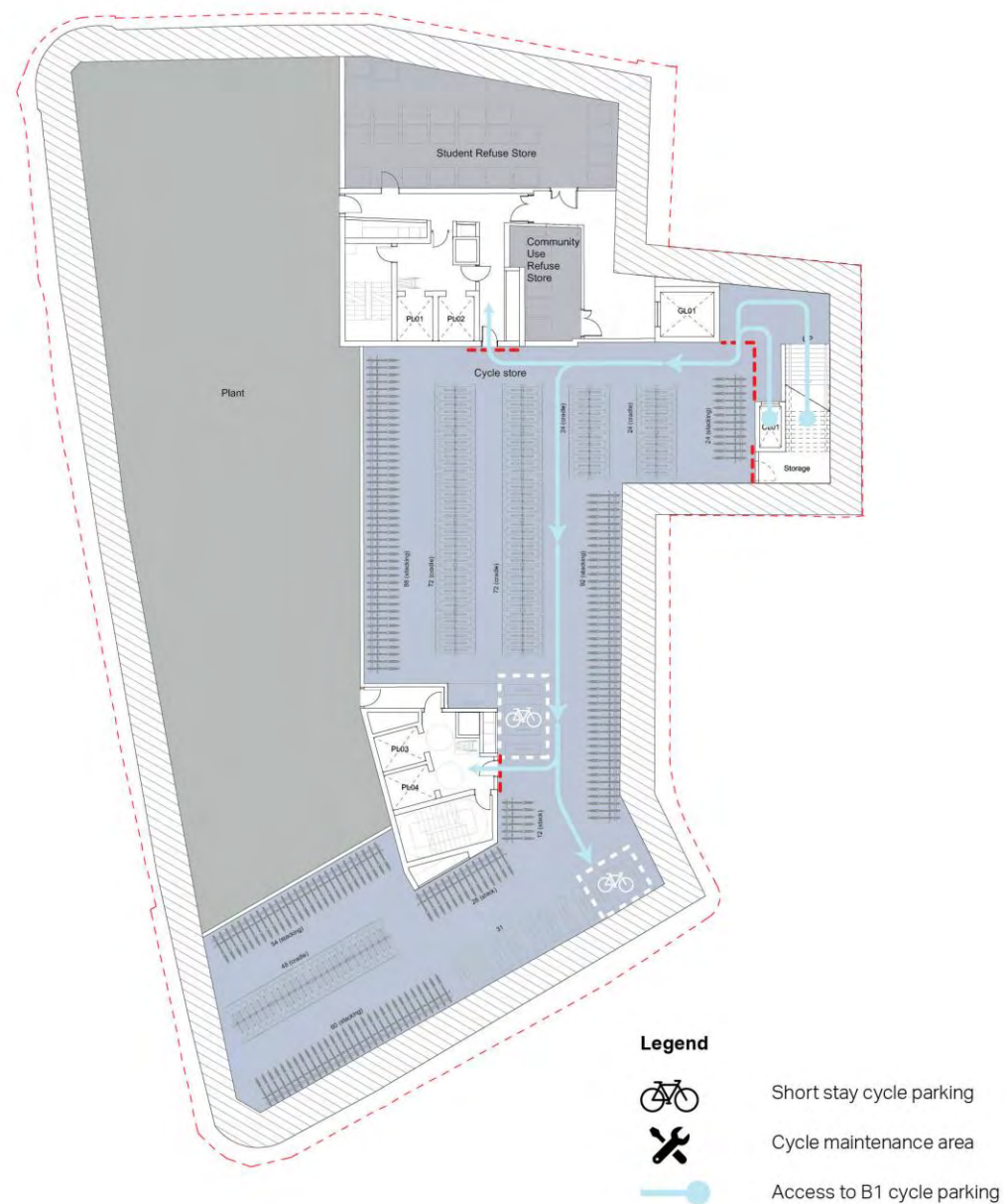
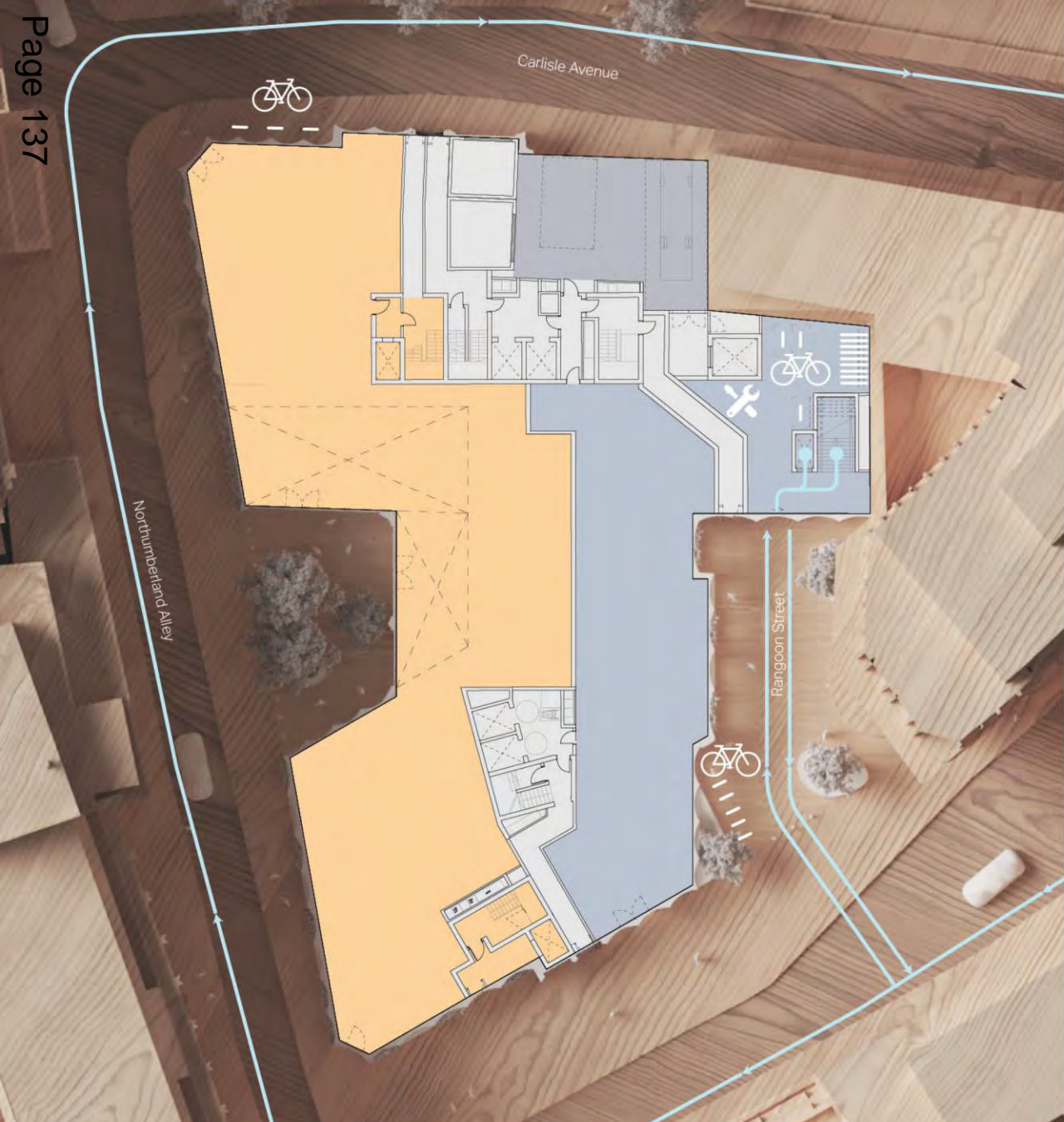


Diagram: Access and layout of cycle parking





Ground floor student amenity plan diagram

**Reception & Office c. 300m<sup>2</sup>**

- Reception
- Waiting / Lounge area
- Office
- Parcel Storage
- Security Gates
- Post Boxes
- WC



Second floor student amenity plan diagram

**Study Activities c. 400m<sup>2</sup>**

- Classic Study
- Individual Study
- Breakout/ Collaboration/ Workspace Areas
- Counselling Room
- Cafe
- Storage
- WC



Third floor student amenity plan diagram

**Play Activities & Terrace c. 420m<sup>2</sup>**

- Cinema
- Private Kitchen / Events Space
- Cafe Bar
- Video Games
- Games Area
- Gym
- Amenity Lounge
- Laundry
- WCs
- Storage

Diagram: Internal Student Amenities – Ground Floor, Level 02, and Level 03 plans





Diagram: New Public Green Spaces





Diagram & View: Courtyard along Northumberland Alley





Diagram & View: Pocket park on Rangoon Street





View of Migration Museum corner Entrance





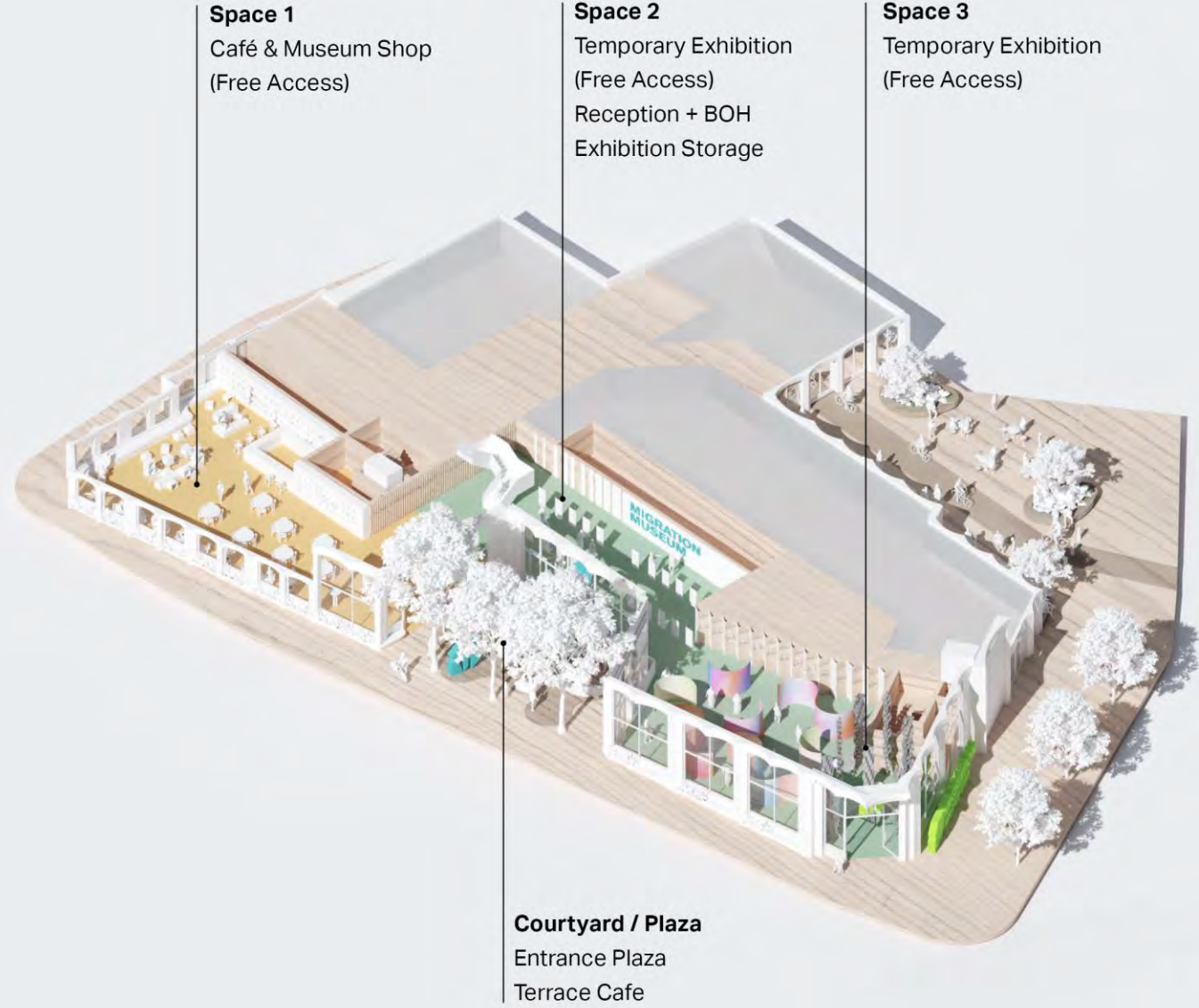
View of proposal from Crutched Friars facing west towards Rangoon Street





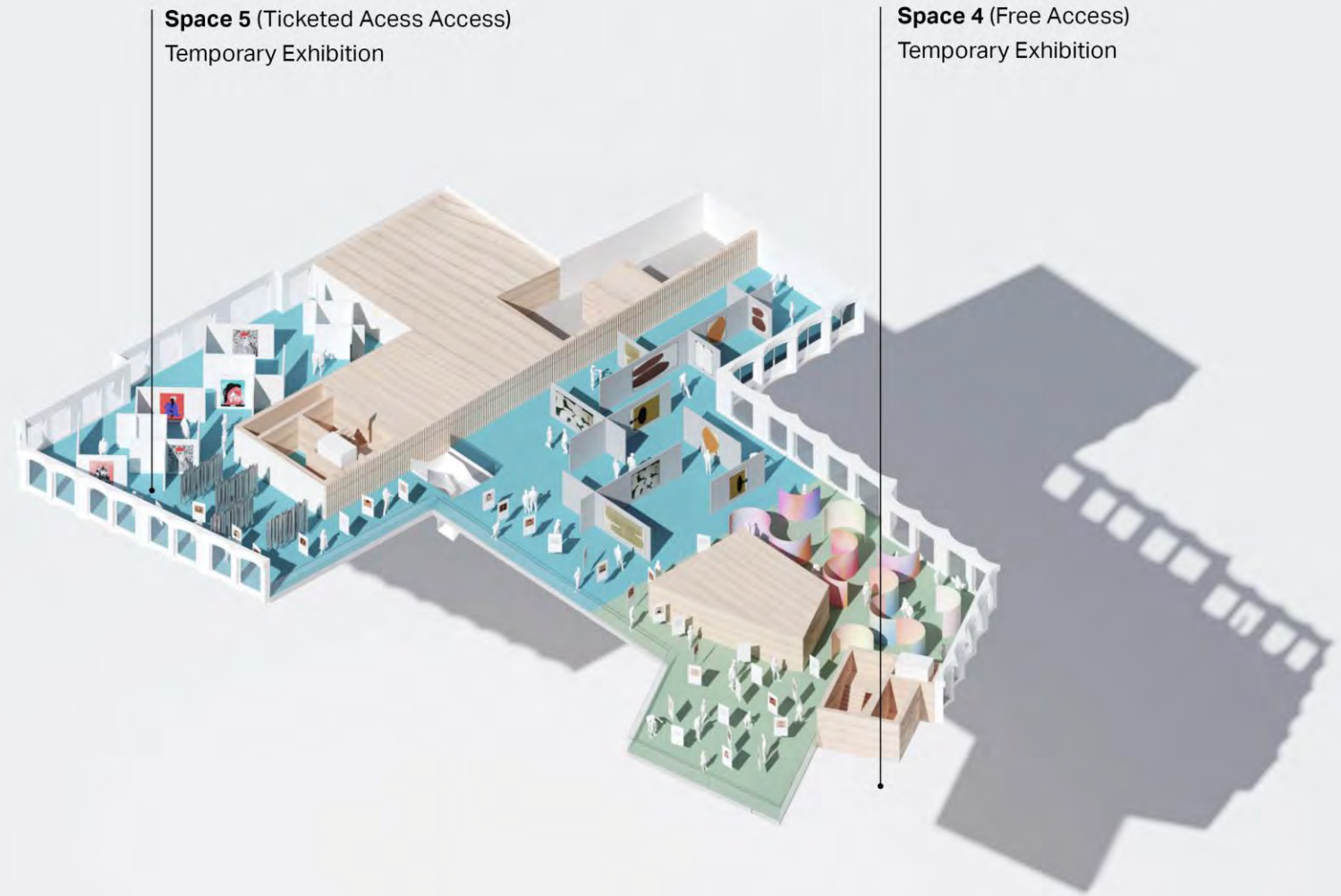
Exploded Axonometric Diagram of Migration Museum





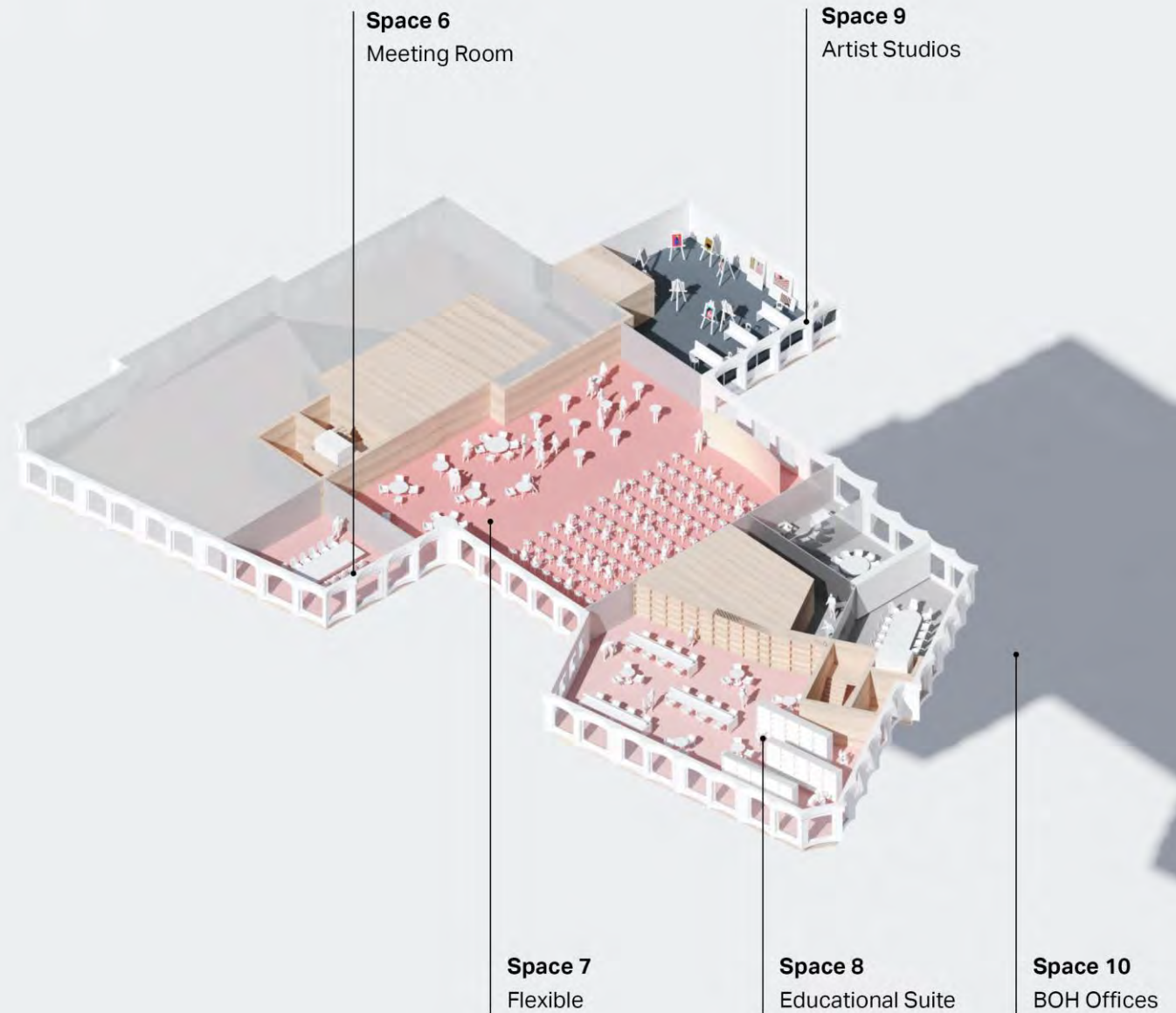
Plan & Axonometric Diagram of Migration Museum Ground Floor





Plan & Axonometric Diagram of Migration Museum Level 01





Plan & Axonometric Diagram of Migration Museum Level 02



PERIMETER PLANTING

MUSEUM SIGNAGE

3 MEDIUM TREES

INCREASED  
GLAZING

ADDITIONAL  
ENTRANCES

FACADE BENCH

DOUBLE-HEIGHT  
SPACES AND FACADE

ENTRANCE  
ALCOVE



Perspective Elevation showing activation of the streetscape



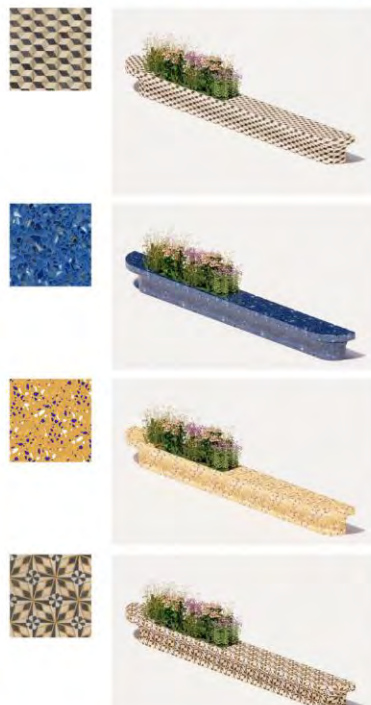


Diagram & Views: Tile Materiality with potential for further engagement





## **Next Planning Applications Sub-Committee**