



Planning Applications Sub-Committee

PRESENTATION PACK

Date: FRIDAY, 21 JULY 2023
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. 55 BISHOPSGATE

Report of the Planning & Development Director.

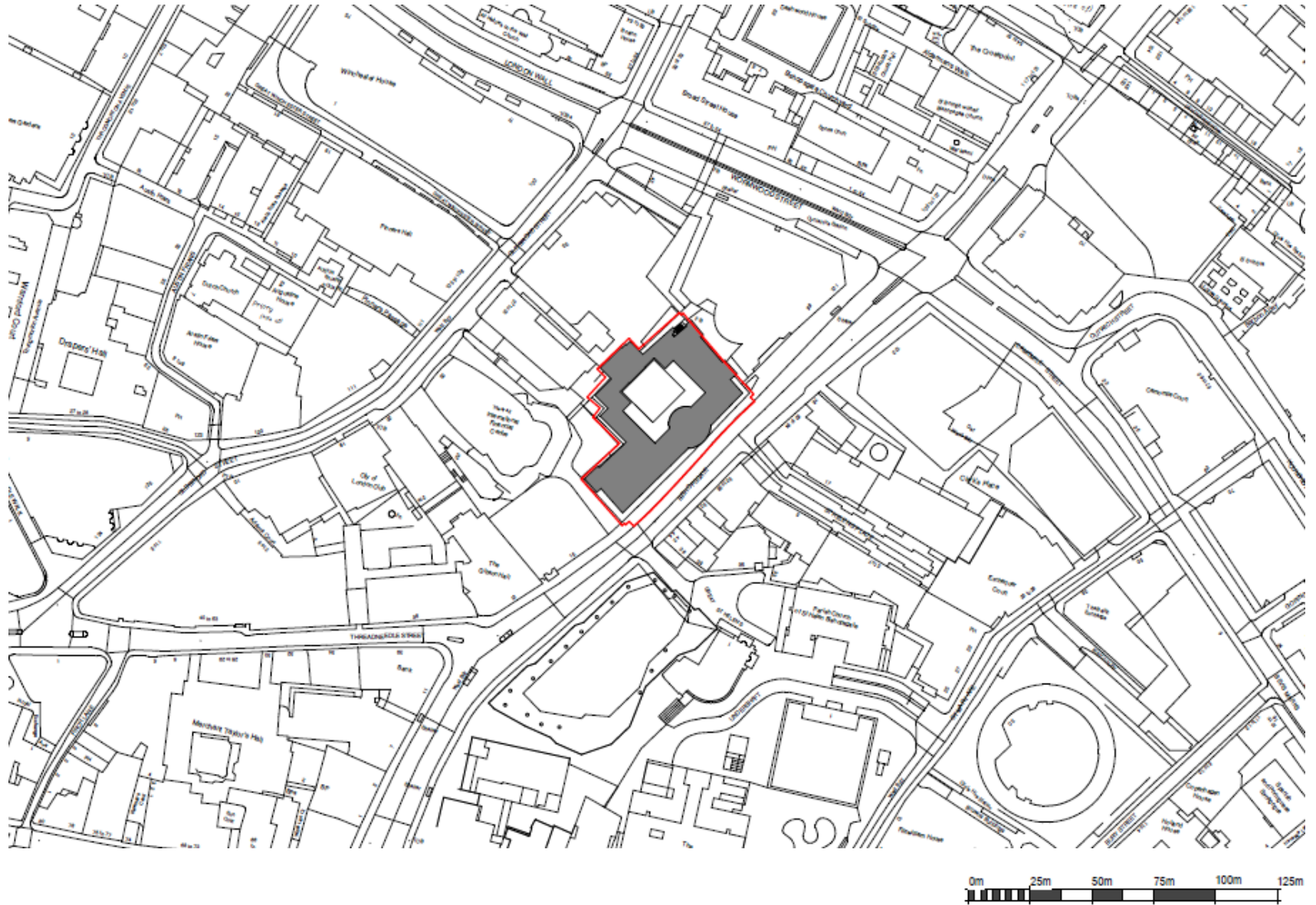
(pages 3-320)

Ian Thomas CBE
Town Clerk and Chief Executive

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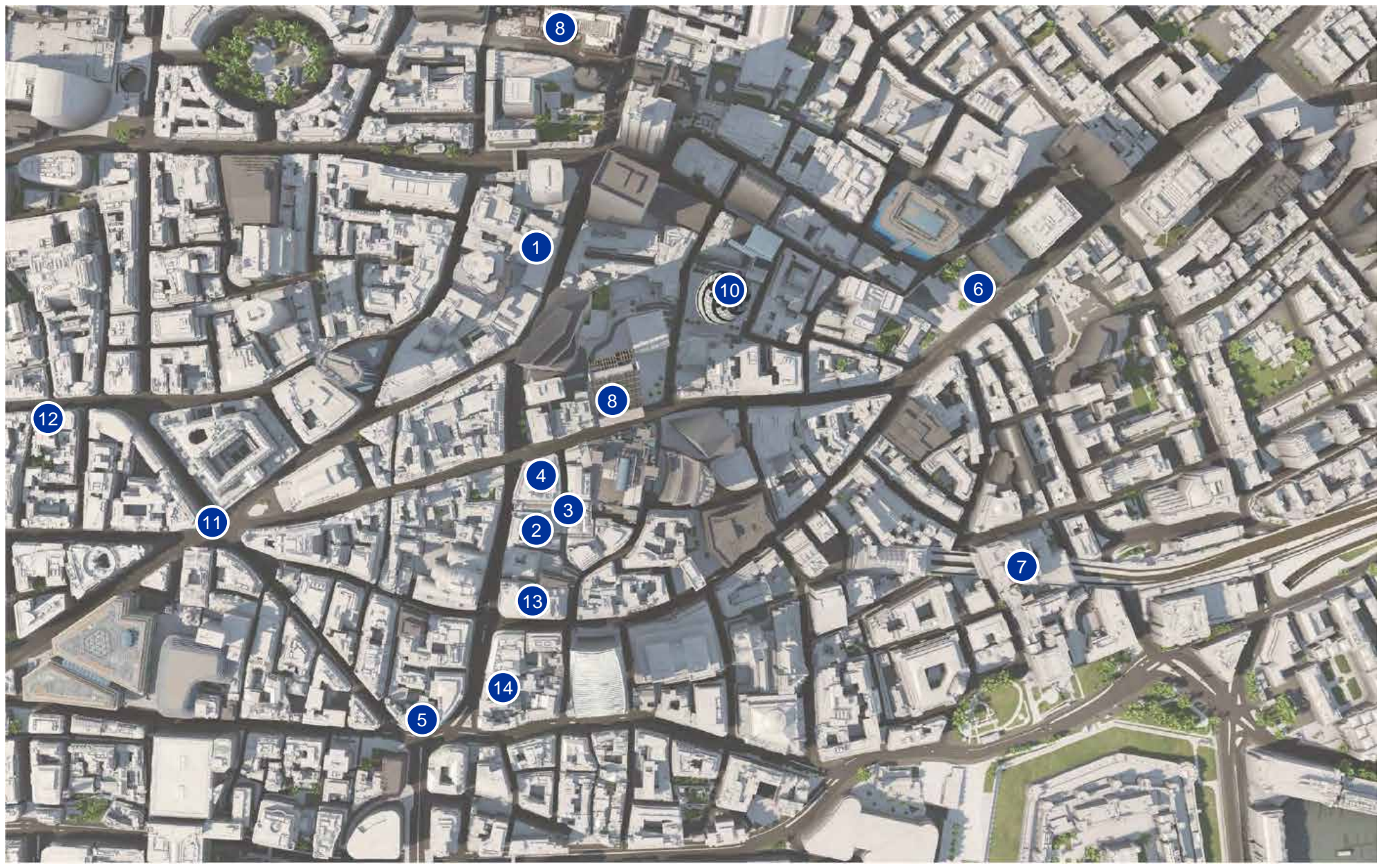


55 Bishopsgate
Planning Application Sub-Committee
21st July 2023



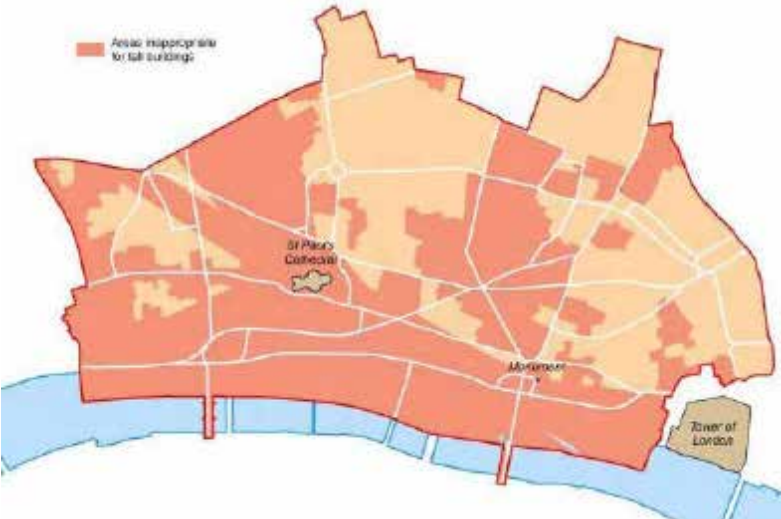
Site Location Plan

- 1. The Site (55 Bishopsgate)
- 2. 85 Gracechurch Street
- 3. Leadenhall Market
- 4. 1 Leadenhall
- 5. Monument Underground Station
- 6. Aldgate Underground Station
- 7. Fenchurch Street Station
- 8. Liverpool Street Station
- 9. 122 Leadenhall Street
- 10. 30 St Mary Axe
- 11. 20 Fenchurch Street
- 12. Bank Underground Station
- 13. 70 Gracechurch Street
- 14. 55 Gracechurch Street



Surrounding Features

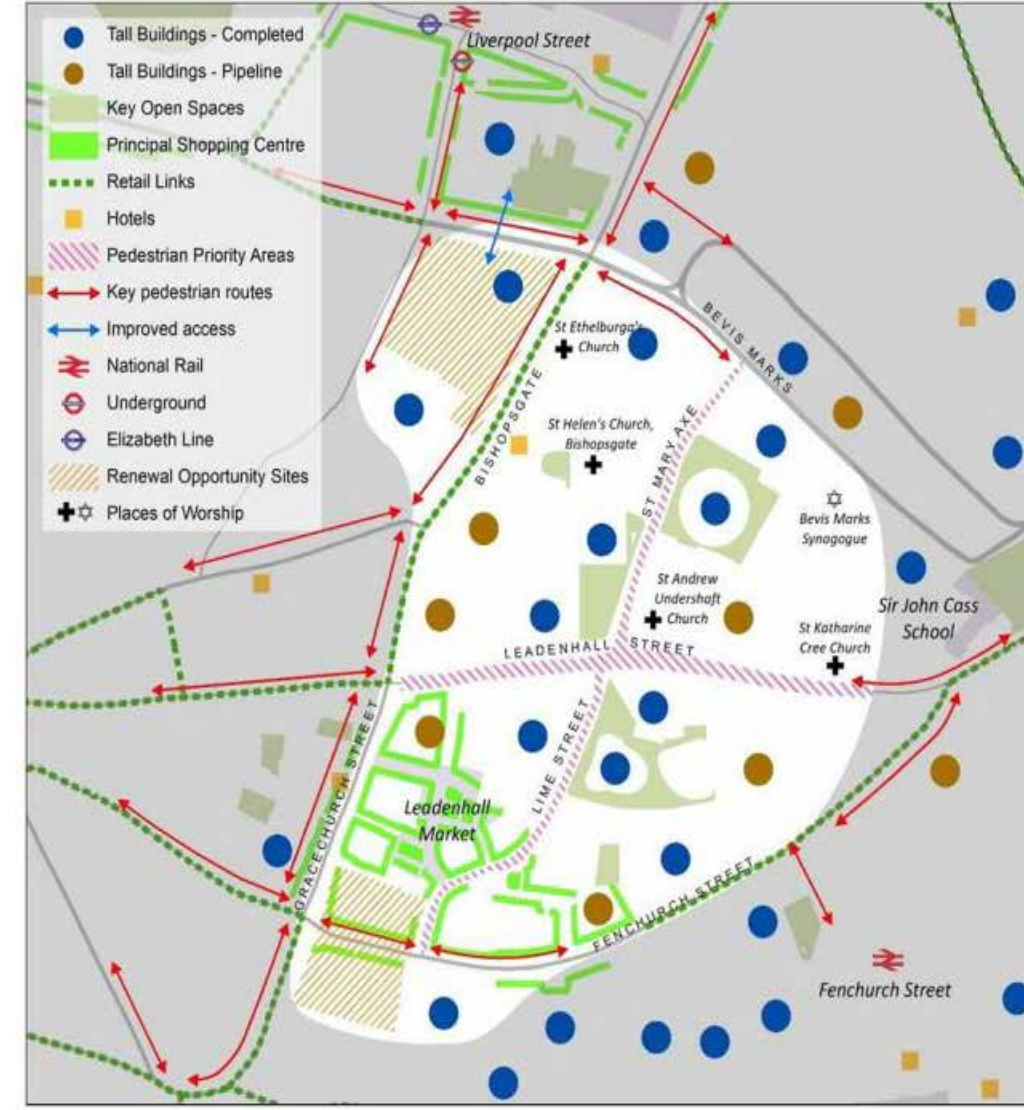
The Site is in the Eastern Cluster in the adopted Local Plan. The site is also in the City Cluster Key Area of Change – Renewal Opportunity Site in the emerging Local Plan where tall building development is to be directed.



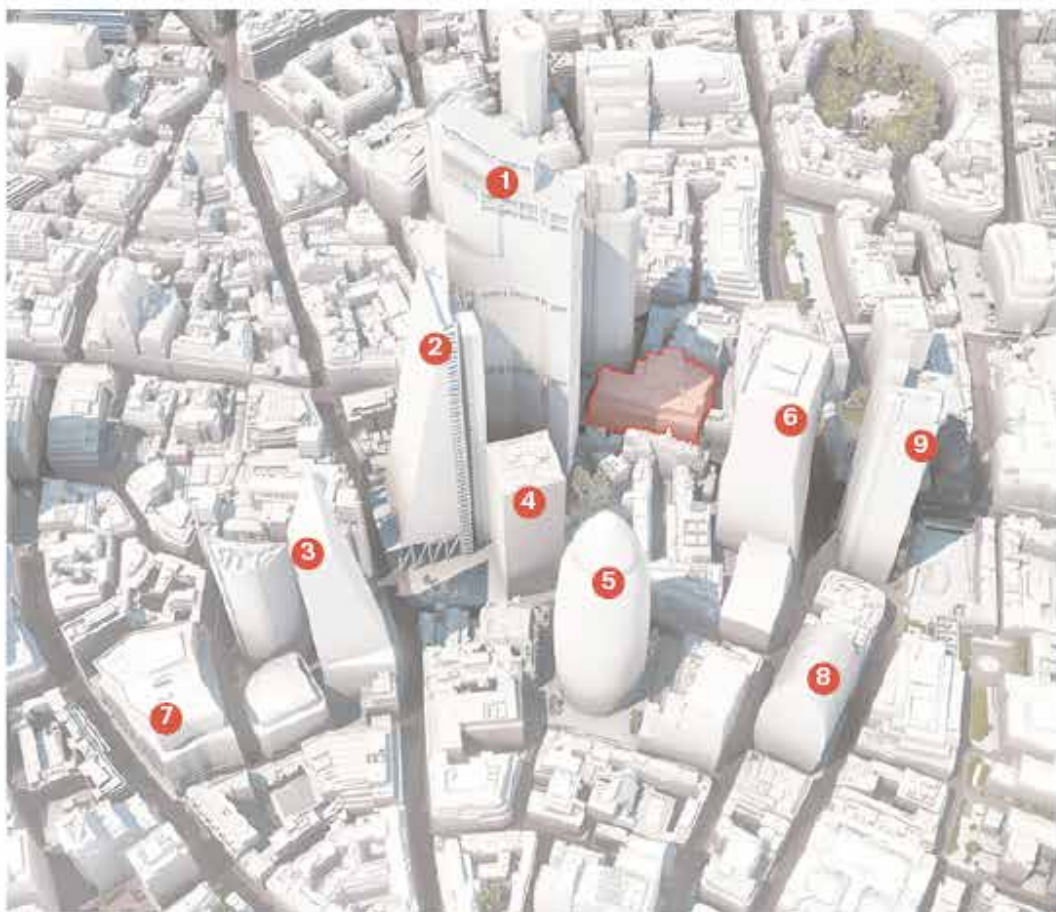
Extract from the CoL Local Plan showing areas that are suitable and less suitable for tall building development as identified by CoL



Approximate site location in the context of the Eastern Cluster (Local Plan 2015 Figure G).

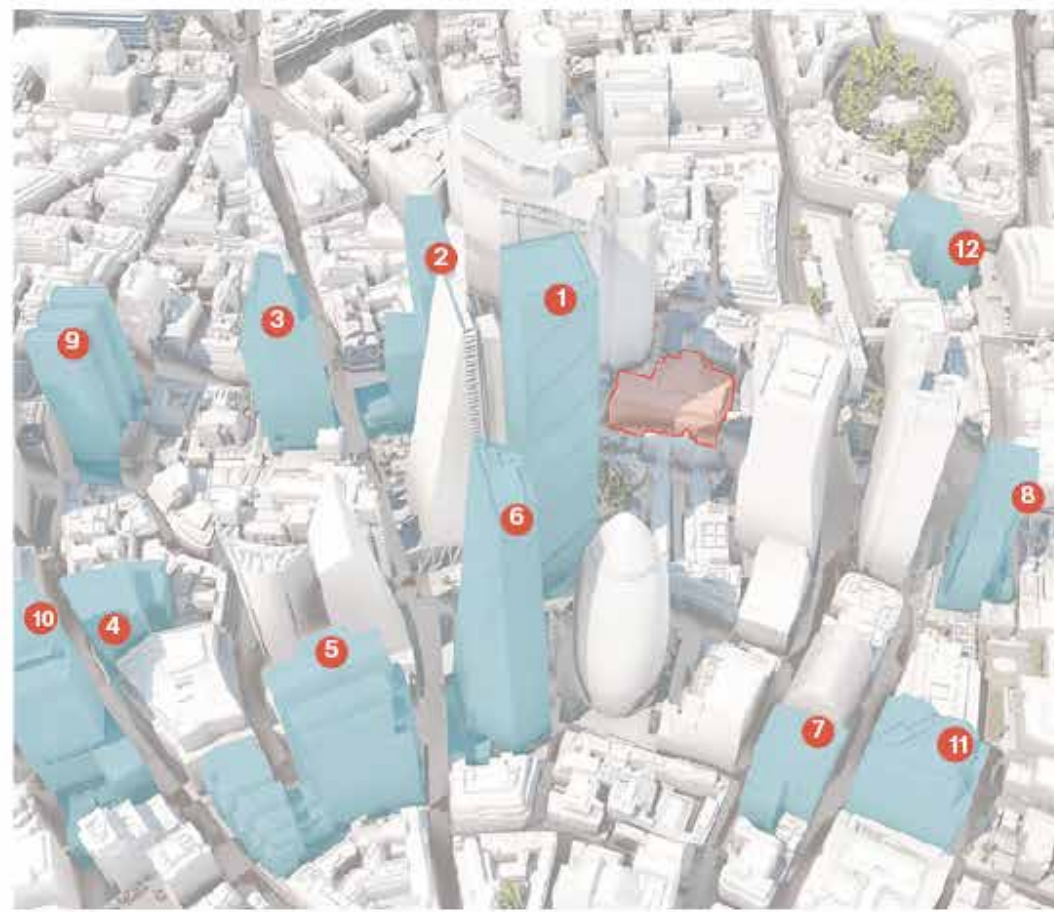


Emerging Local Plan 2036 Figure 33 – City Cluster Key Area of Change



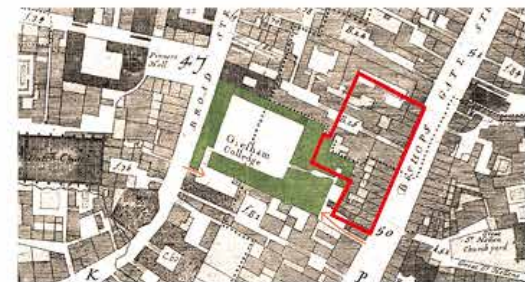
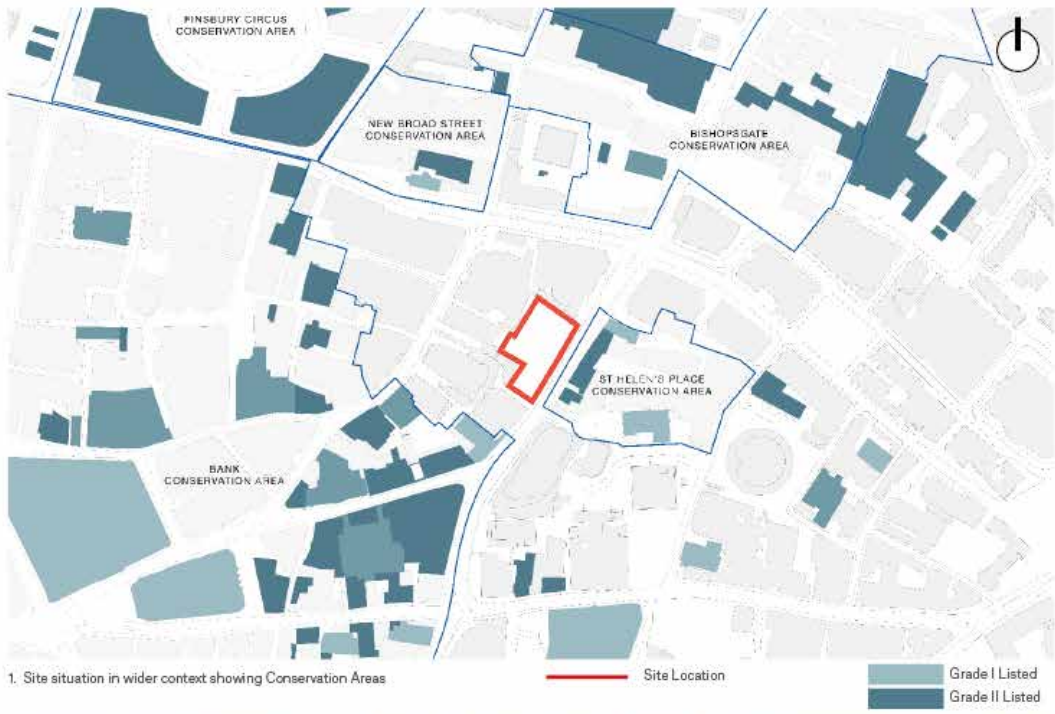
The Eastern Cluster today, viewed from the east

- | | |
|--------------------------|------------------------|
| 1. 22 Bishopsgate | 6. 100 Bishopsgate |
| 2. 122 Leadenhall Street | 7. 10 Fenchurch Avenue |
| 3. 52-54 Lime Street | 8. 70 St Mary Axe |
| 4. Aviva Tower | 9. 110 Bishopsgate |
| 5. 30 St Mary Axe | |



The future Eastern Cluster, viewed from the east

- | | |
|--------------------------|--------------------------|
| 1. 1 Undershaft | 7. Bevis Marks House |
| 2. 6-8 Bishopsgate | 8. 150 Bishopsgate |
| 3. 1 Leadenhall Street | 9. 70 Gracechurch Street |
| 4. 130 Fenchurch Street | 10. 130 Fenchurch Street |
| 5. 40 Leadenhall Street | 11. 115-123 Houndsditch |
| 6. 100 Leadenhall Street | 12. 1 Liverpool Street |



Conservation Area and Listed Buildings



View north along Bishopsgate

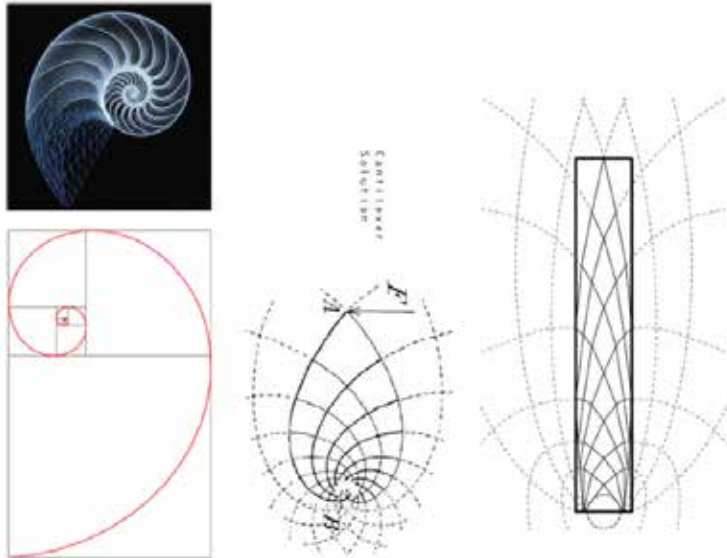


Frontage from Bishopsgate

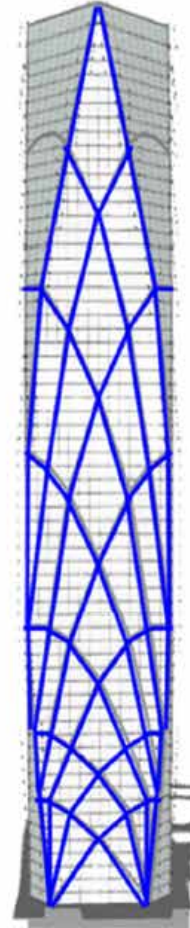


View south along Bishopsgate

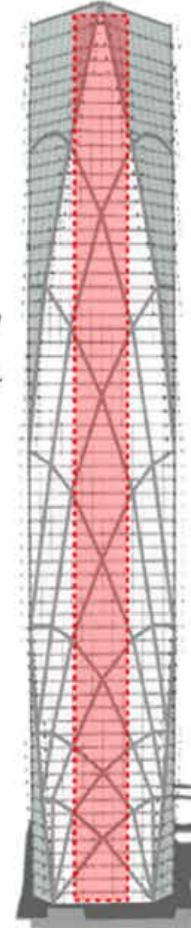
The structural philosophy of the building is based on maximising structural efficiency, reducing building embodied carbon, and enhancing the architectural aesthetic. The massing of the building comprises two interconnected components. Firstly, is the Tower, a circa 63 storey tall tower on the majority of the site footprint, while secondly is the Satellite Building, a smaller 22 storey tower adjacent and interconnected to the larger tower.



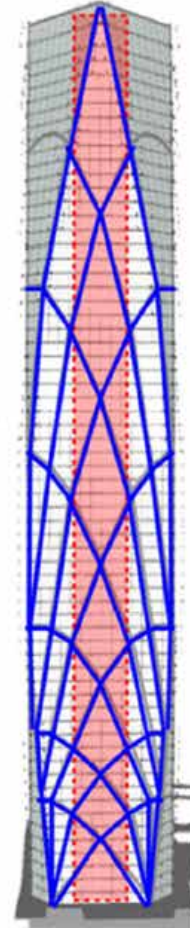
Bracing can take full wind load but needs secondary system to tie floors between noding points.



Core can't take full wind forces alone. Needs outrigger or external bracing system to assist.

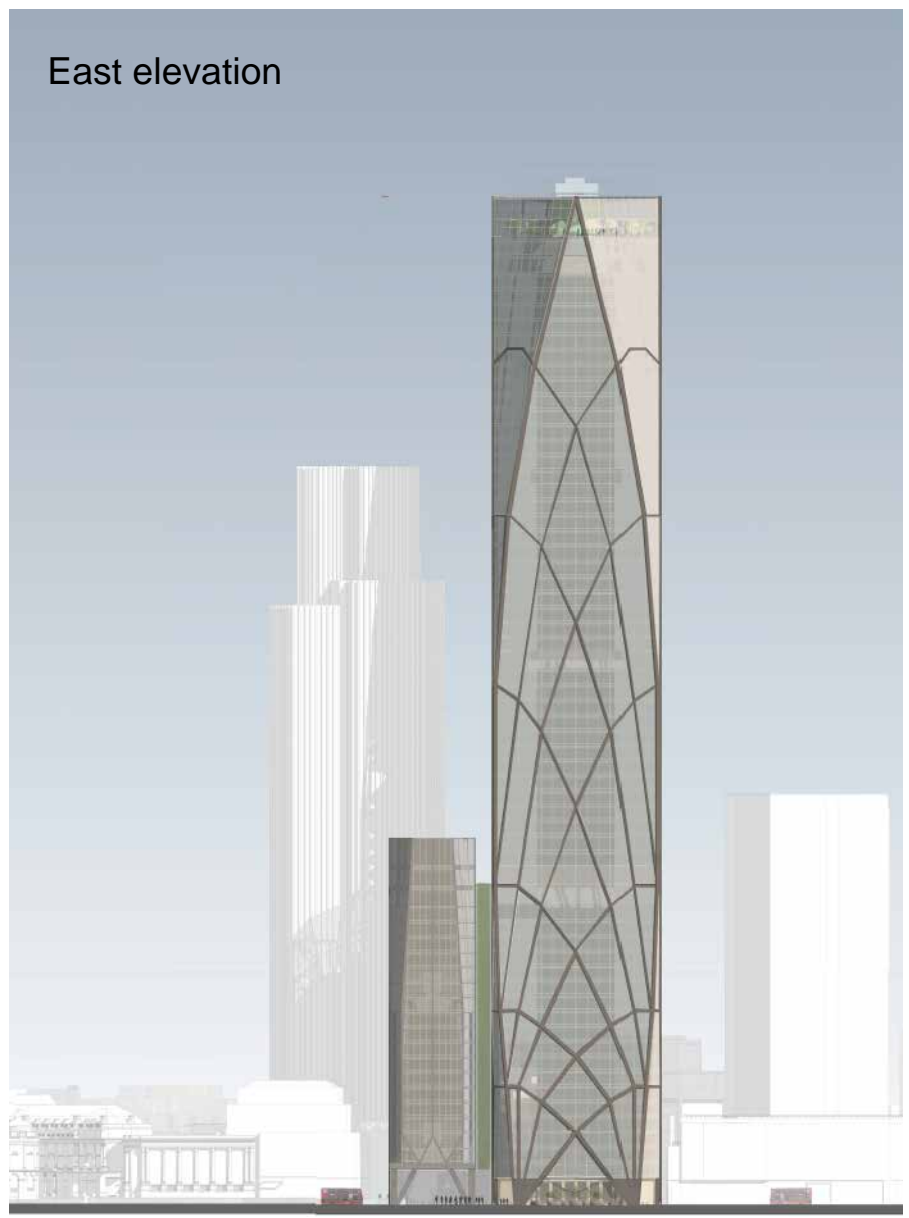


Core used to tie floors between noding points of the megabracing.



Combined system results in approx. 50-50% distribution of lateral forces between bracing and core. Bracing is most efficient but the inherent stiffness of the core attracts a significant proportion of the loads.

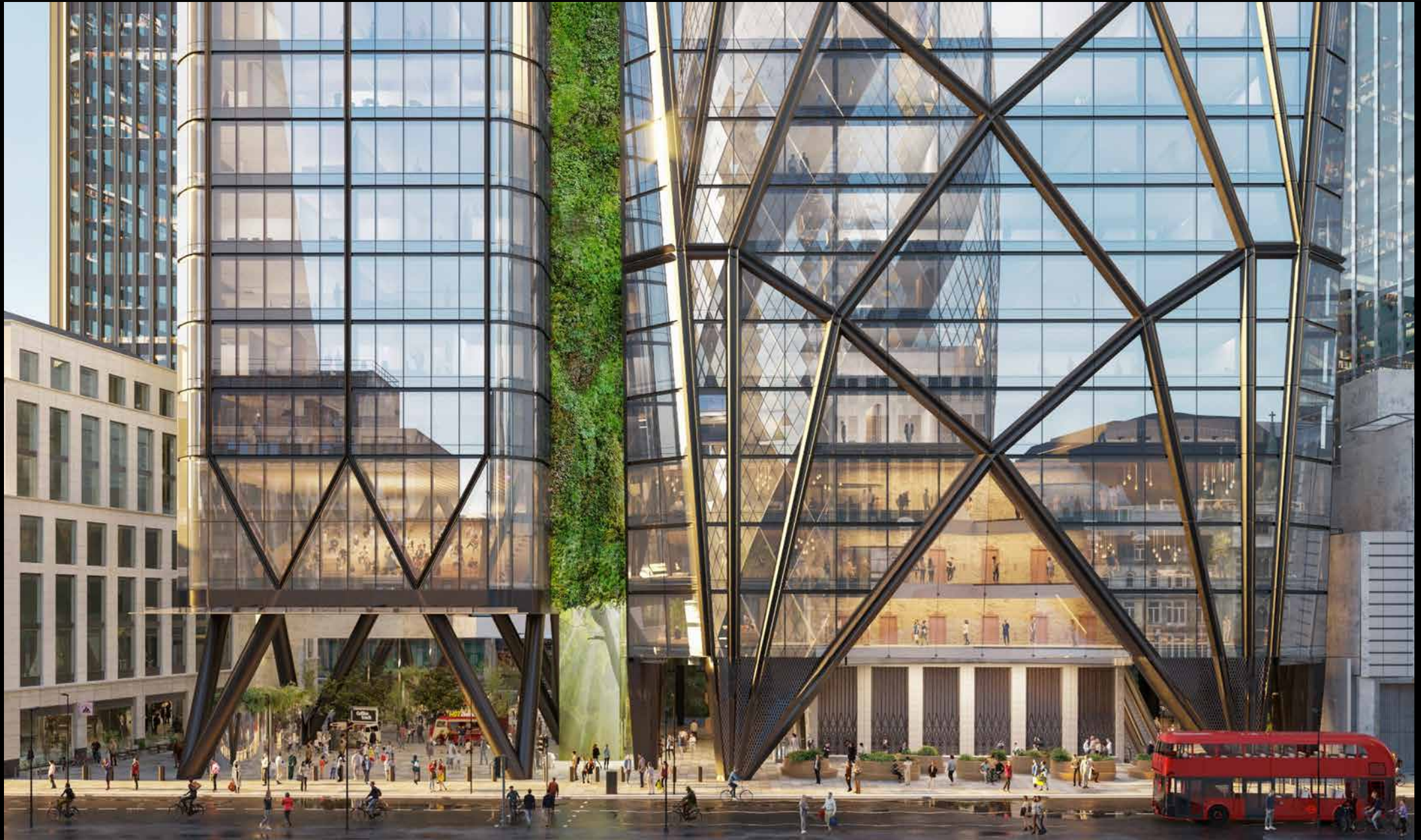
East elevation



South elevation



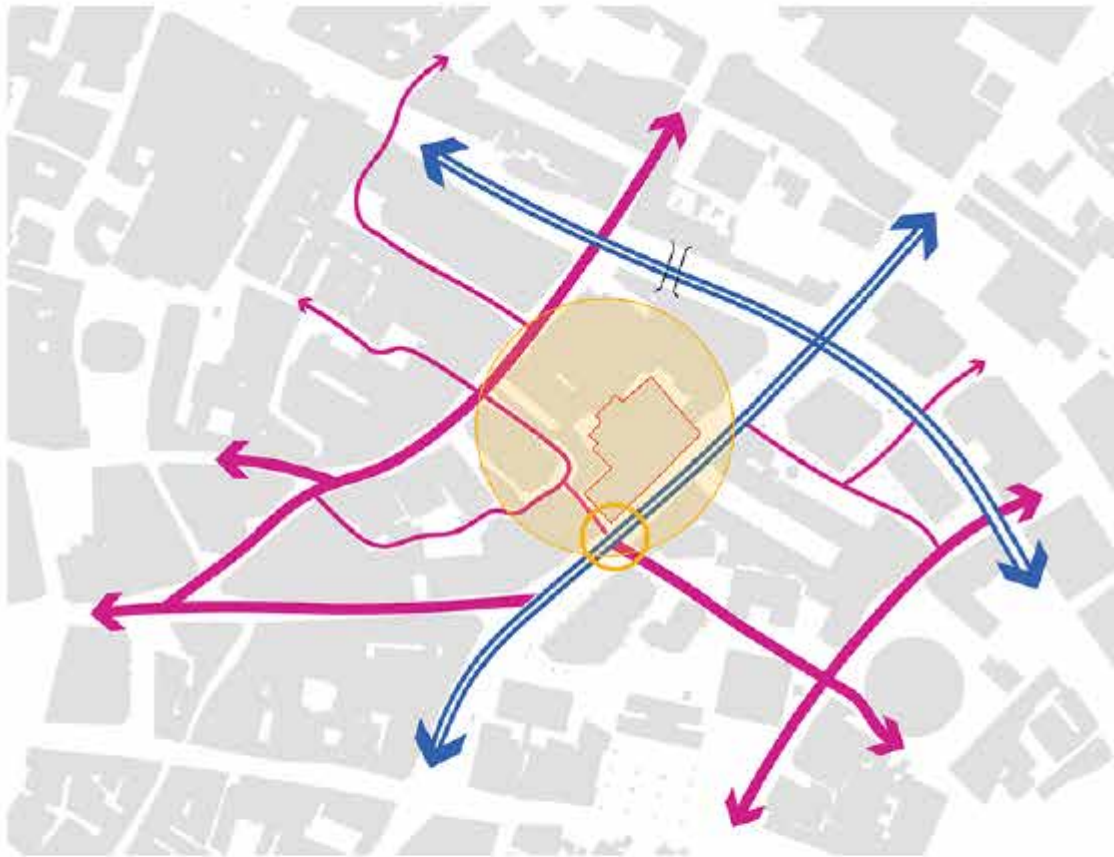
Proposed Design







Proposed Frontage along Bishopsgate

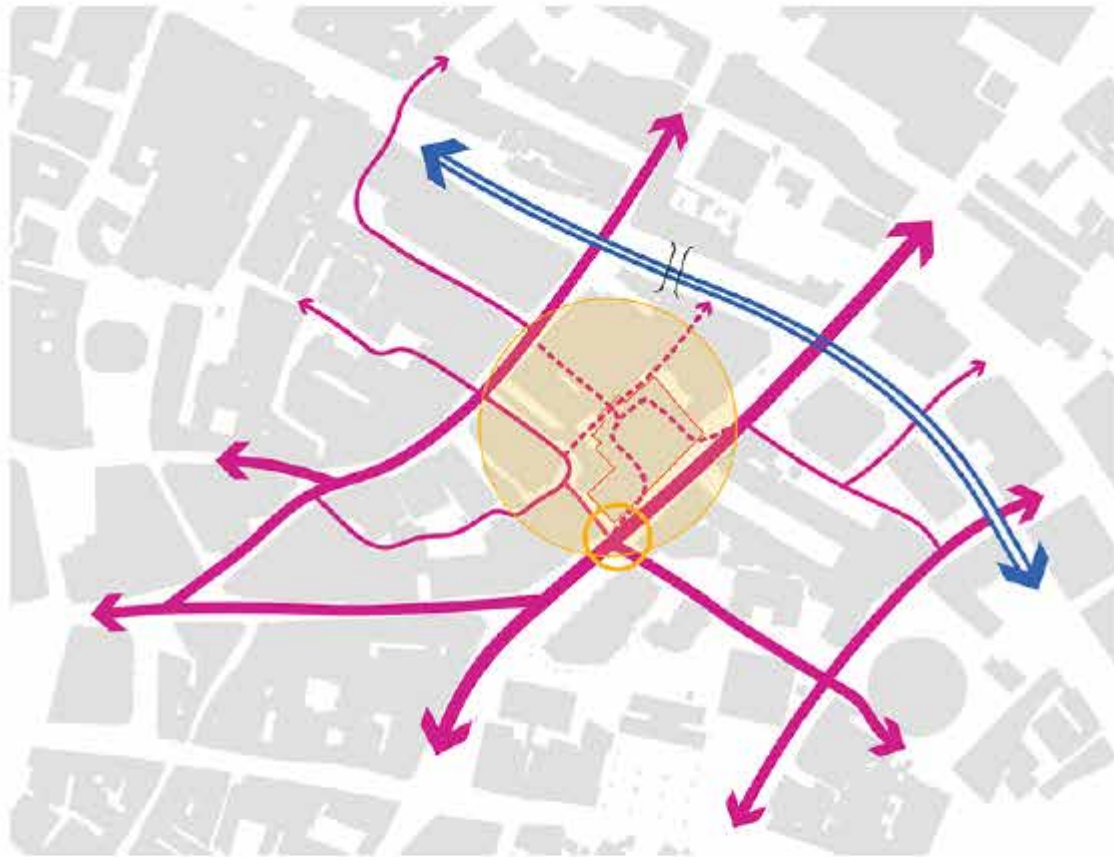


Aerial View

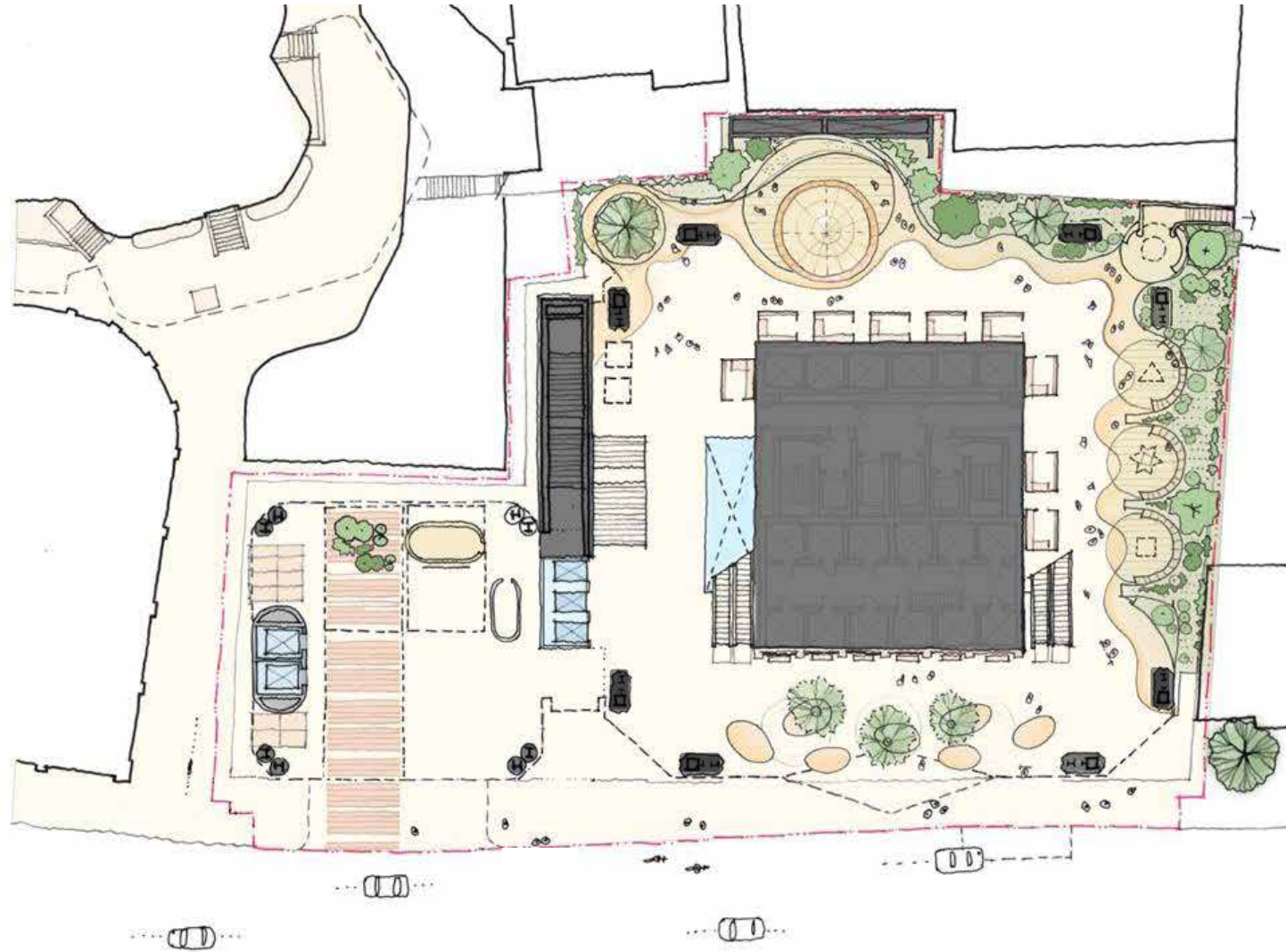


Opportunity to unlock a key city gateway/Creating a more open and accessible city

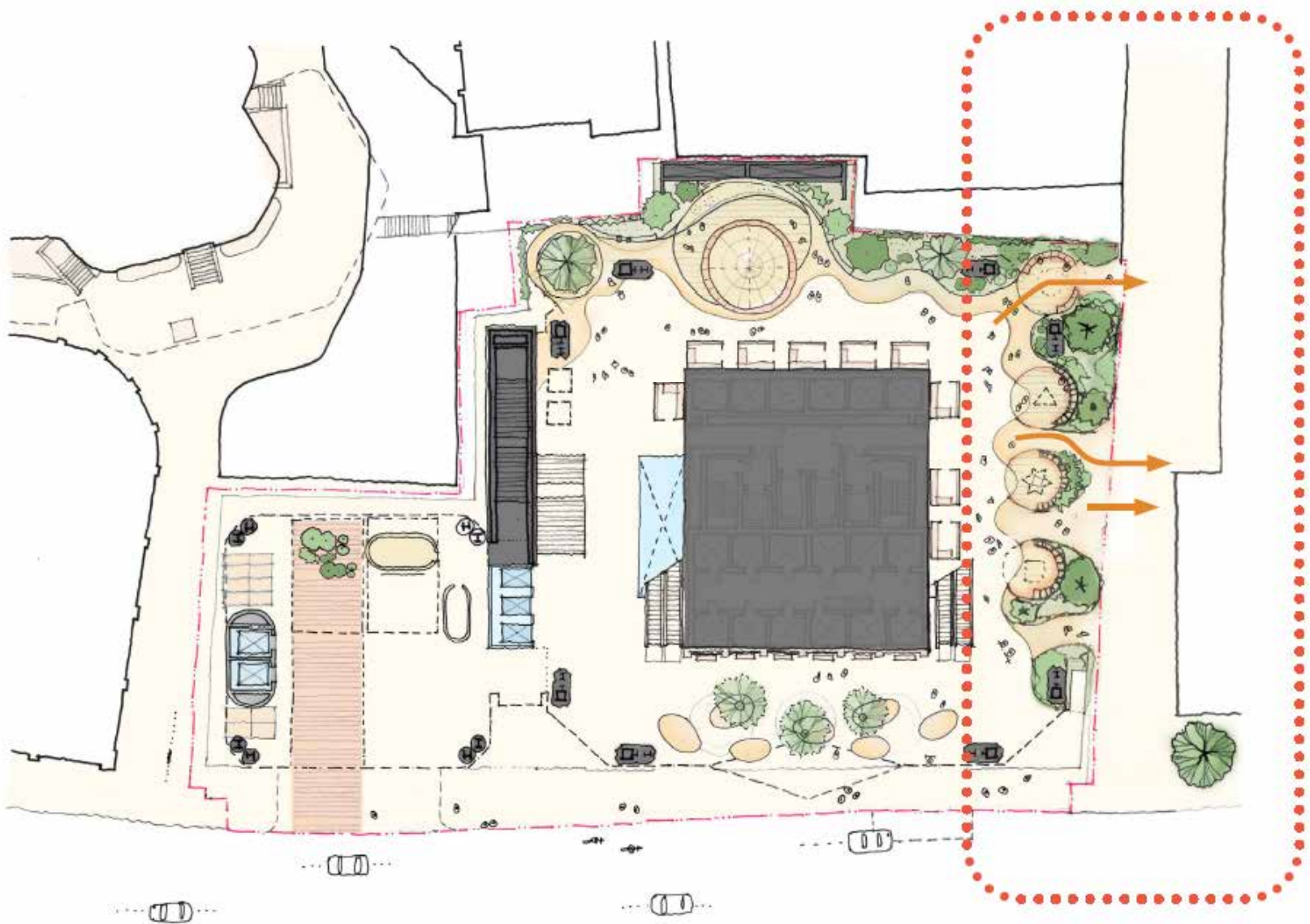
-  Pedestrian desire line
-  Severances to pedestrian movement
-  Existing footbridge
-  Key gateways



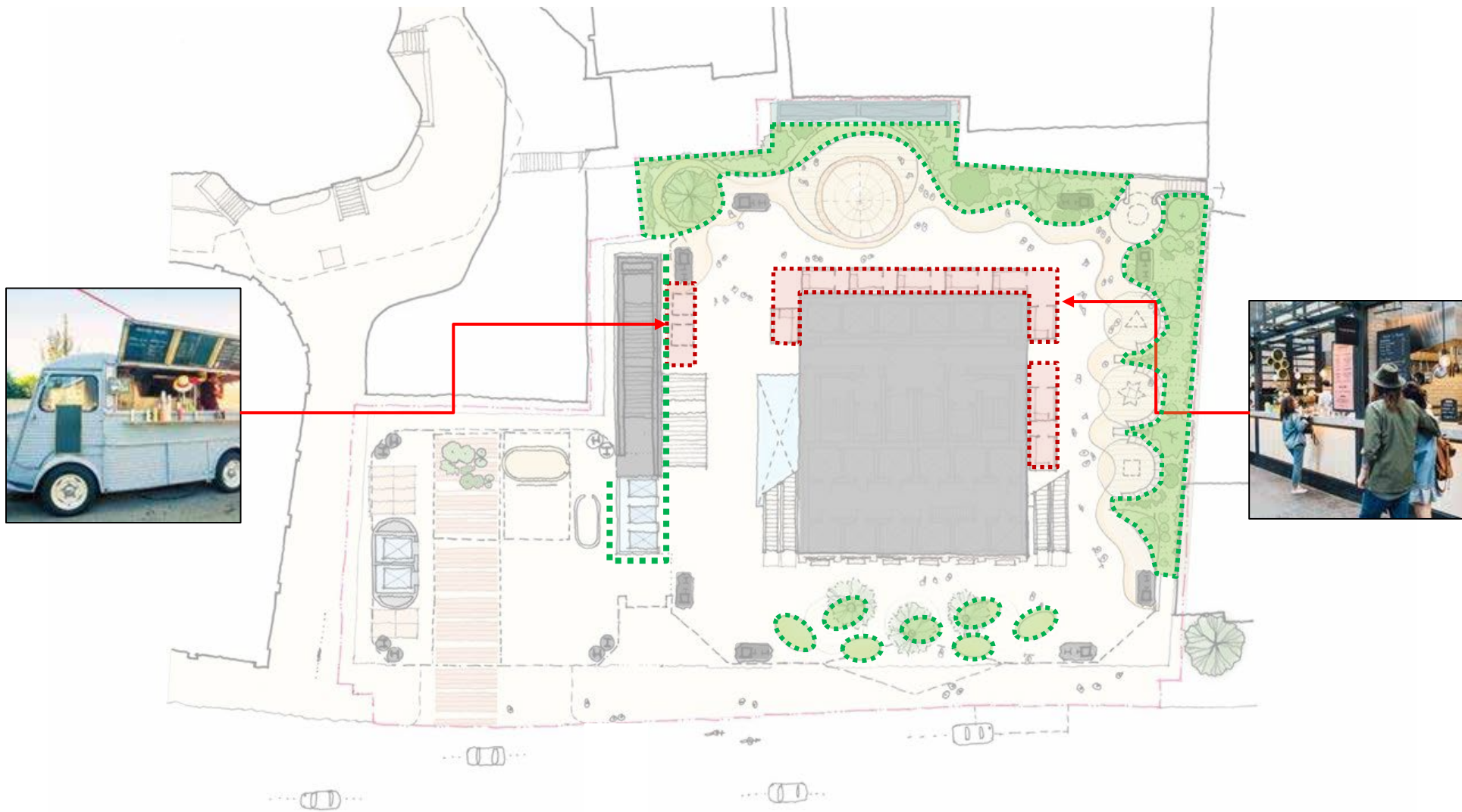
Repairing the barriers to pedestrians/Creating a secondary pedestrian network



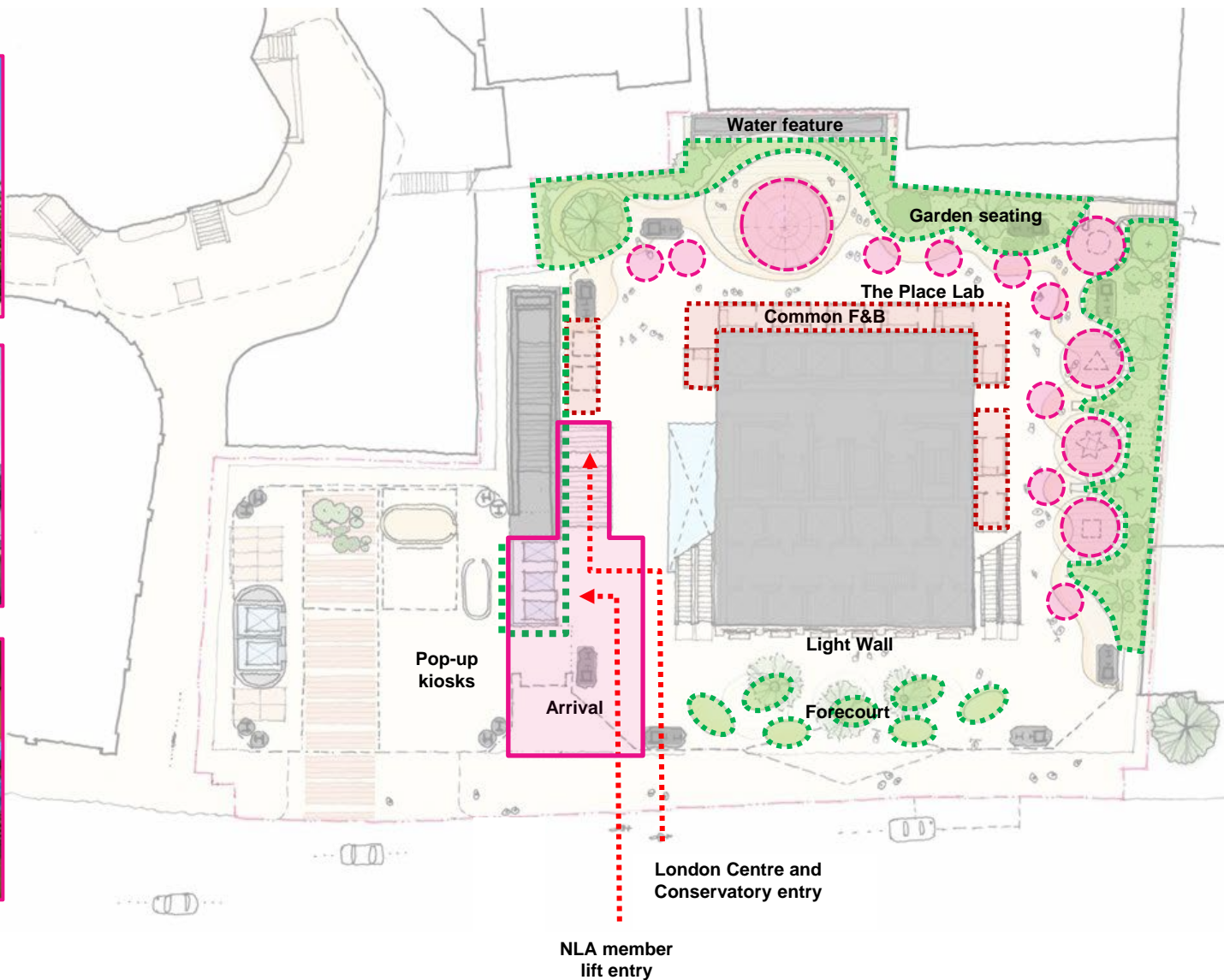
Ground Floor – Public Realm



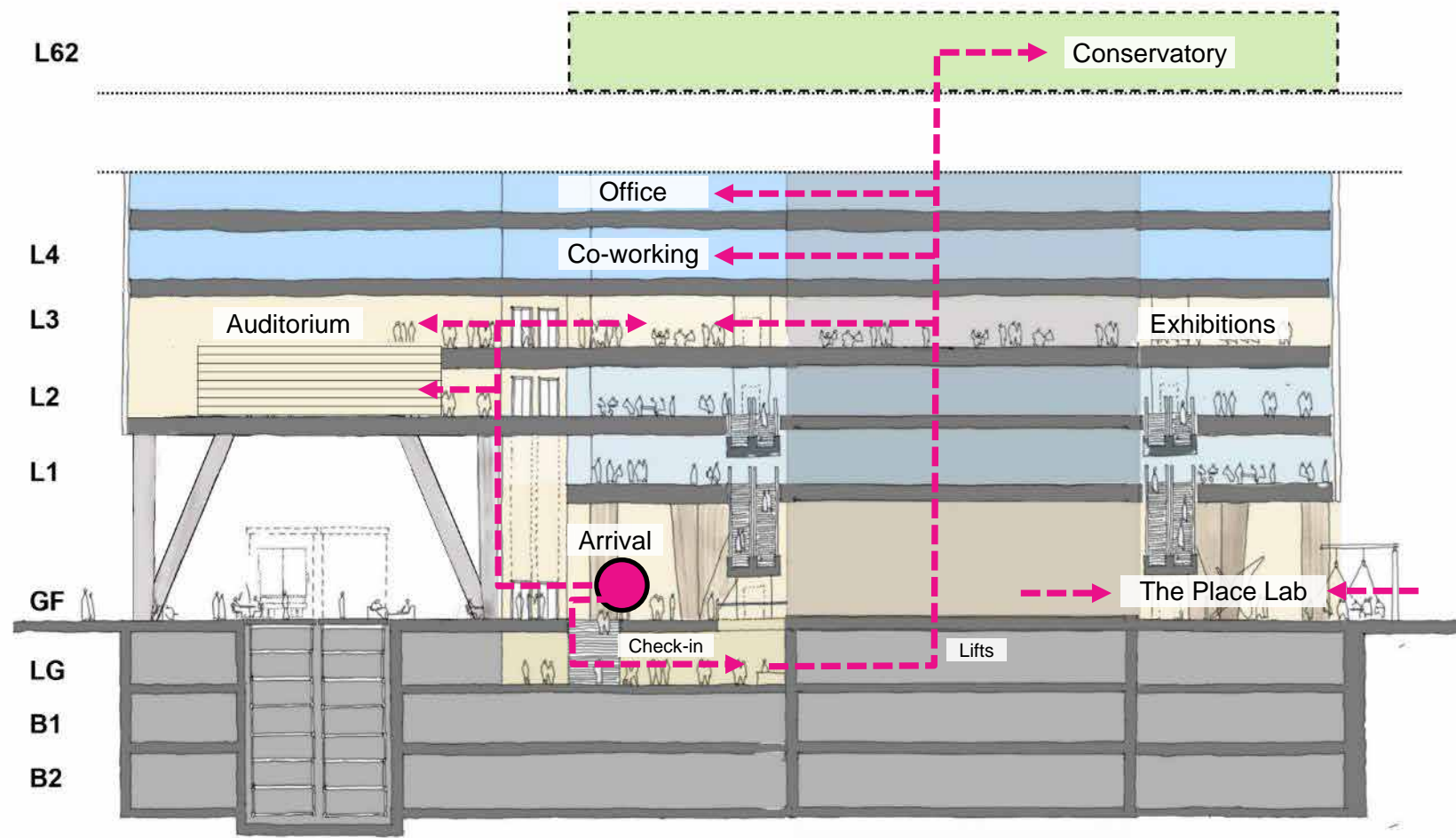
Ground Floor – Future Connectivity






Ground Floor - food and drink

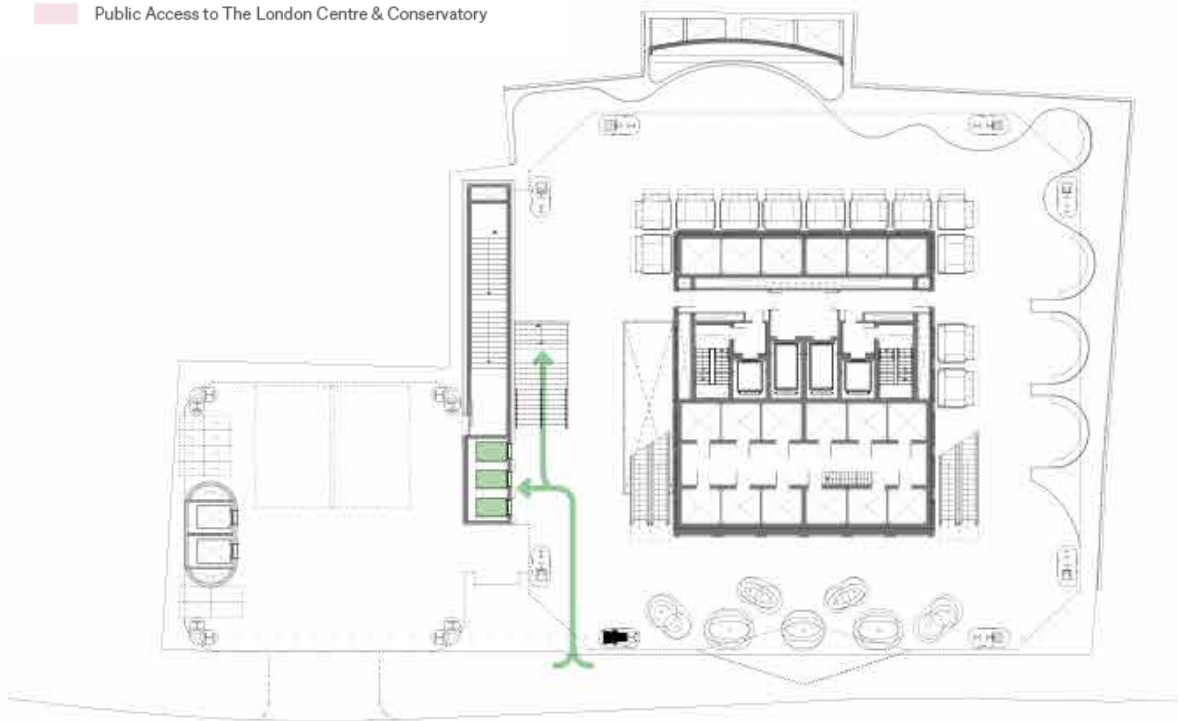


Ground Floor – Pop up installations

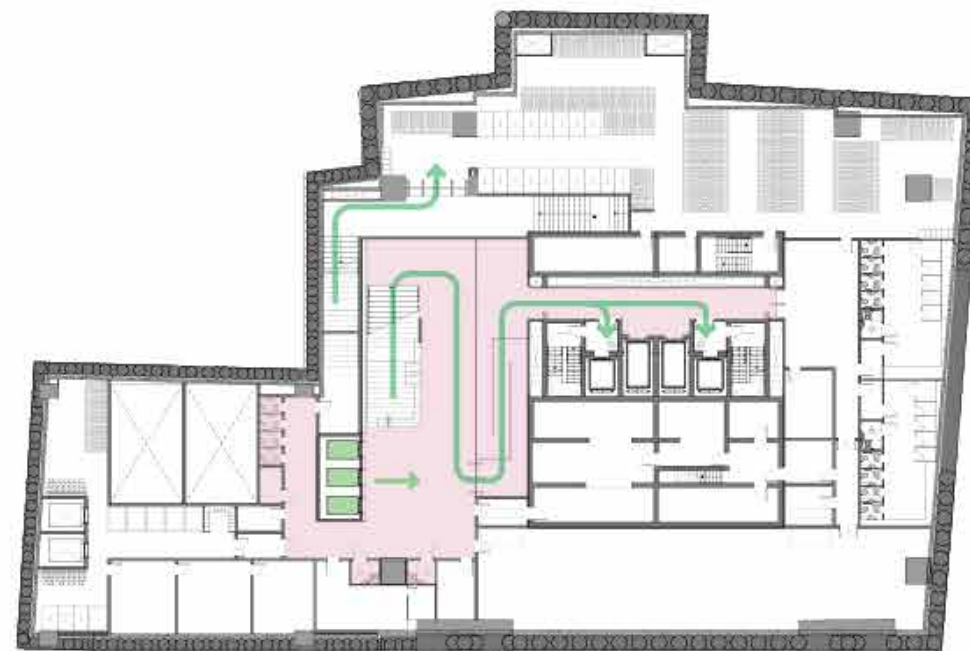


Sectional diagram




-  The London Centre
-  The London Centre access routes
-  Public Access to The London Centre & Conservatory



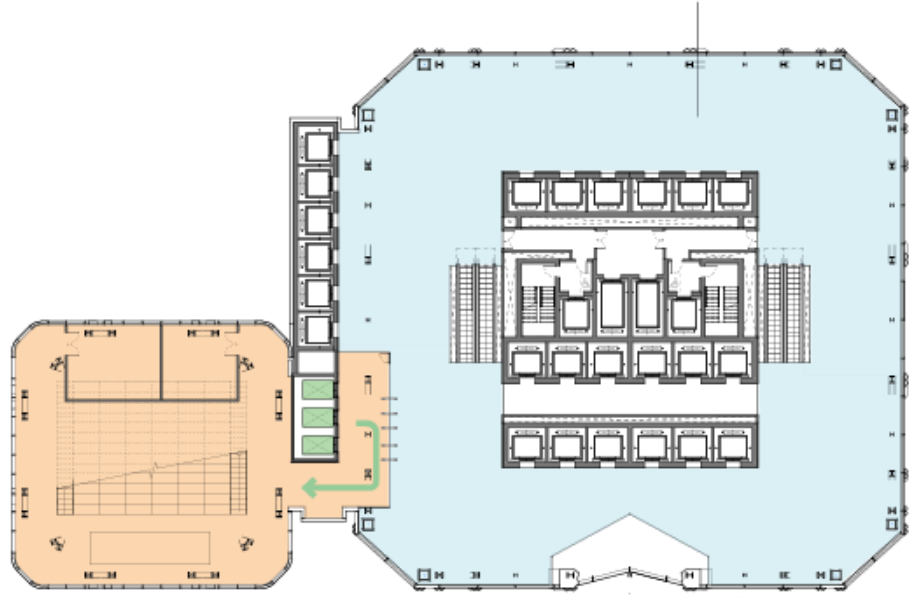
Ground floor



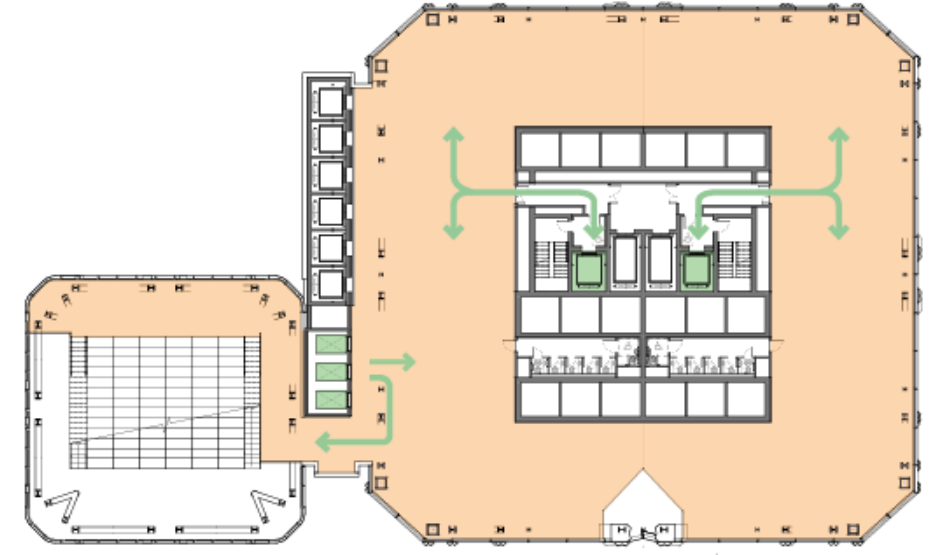
Lower ground floor

-  The London Centre
-  The London Centre access routes
-  Public Access to The London Centre & Conservatory

Office lobby



Level 2



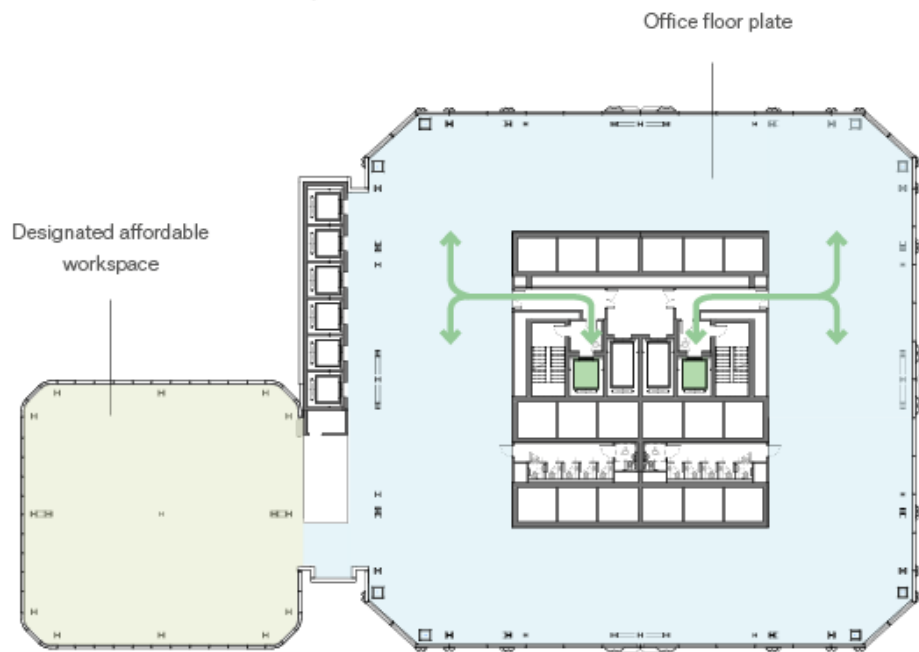
Level 3



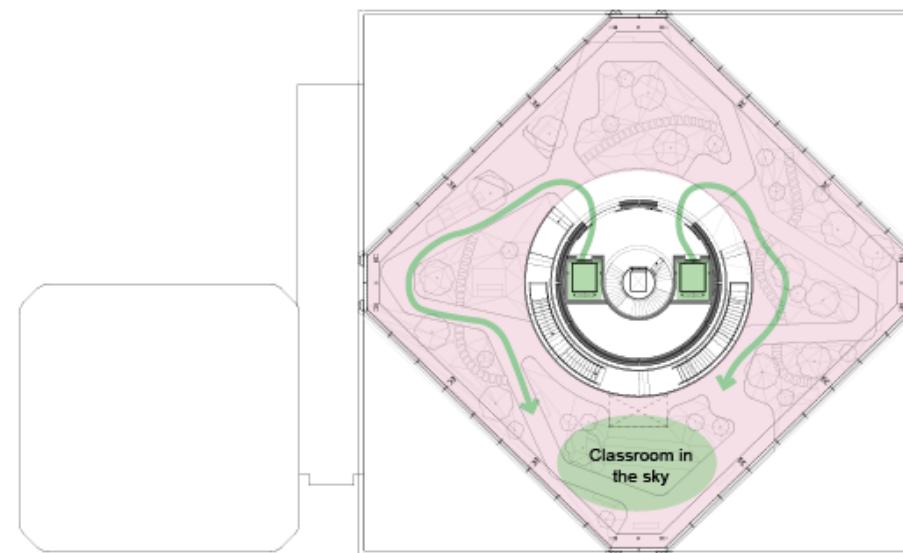
Public Realm



- The London Centre
- The London Centre access routes
- Public Access to The London Centre & Conservatory



Level 4



Public Conservatory/Viewing Gallery



Public Realm





Public Realm



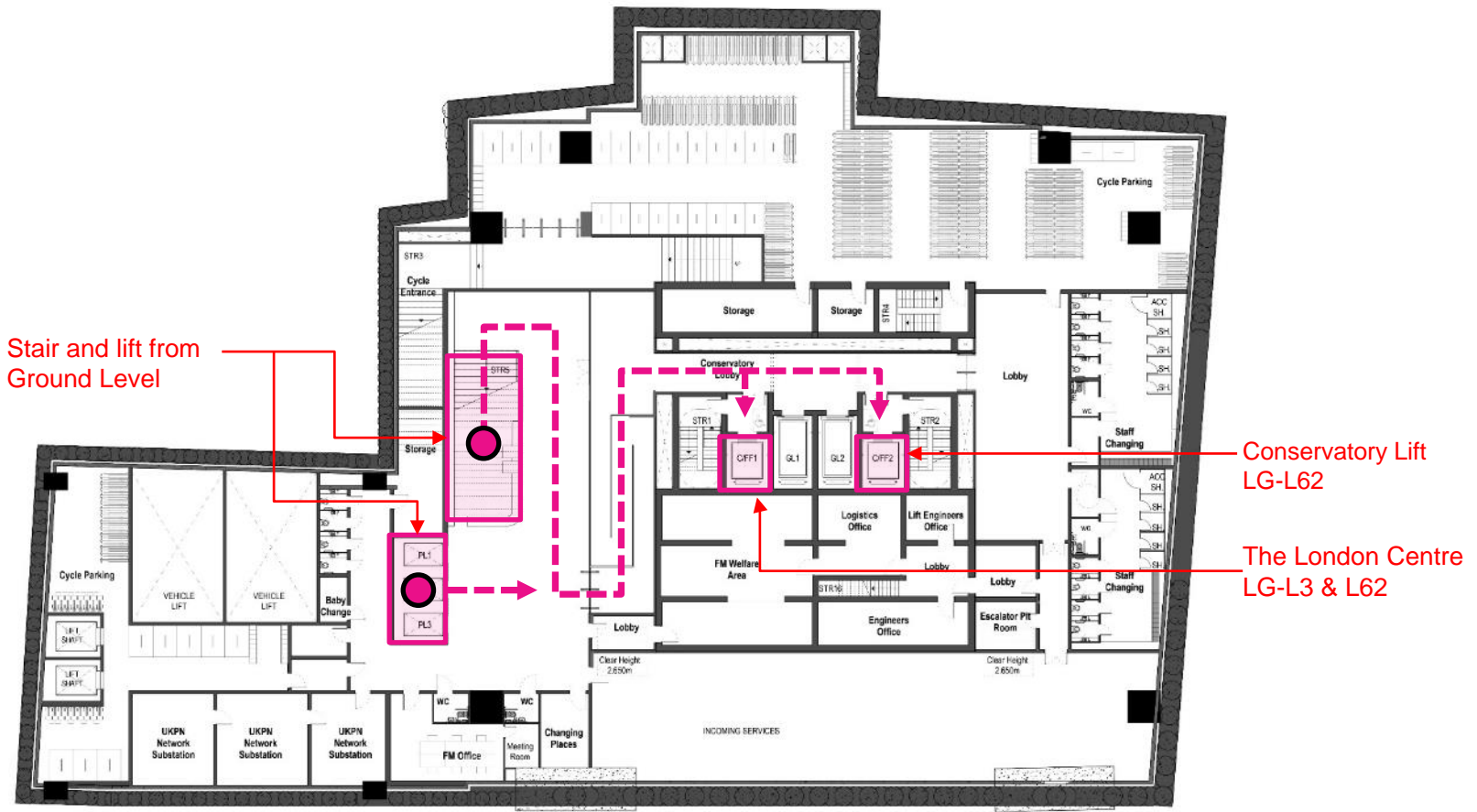


Public Realm

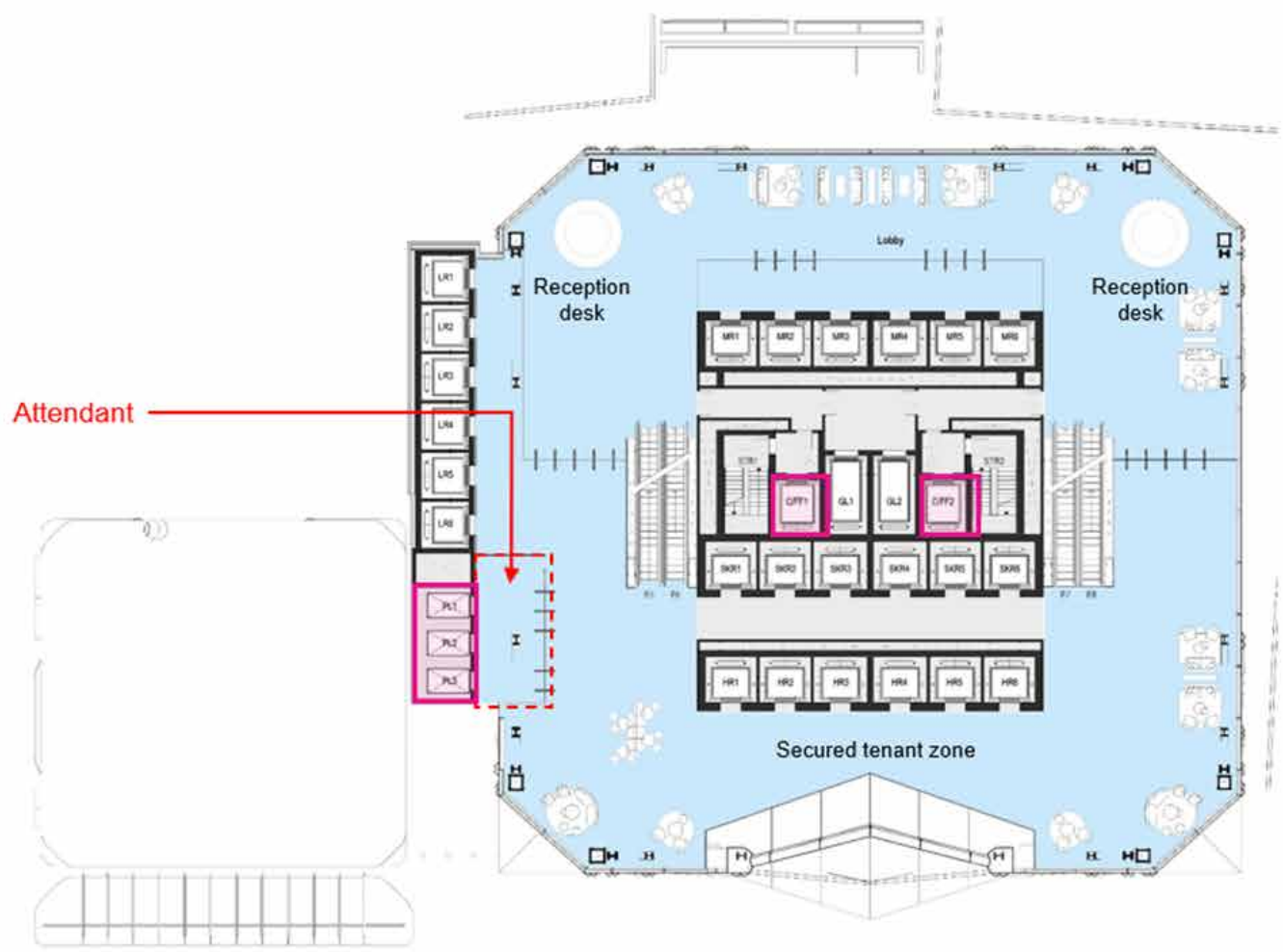




Landscape Plan



Lower Ground Floor - Conservatory Arrival

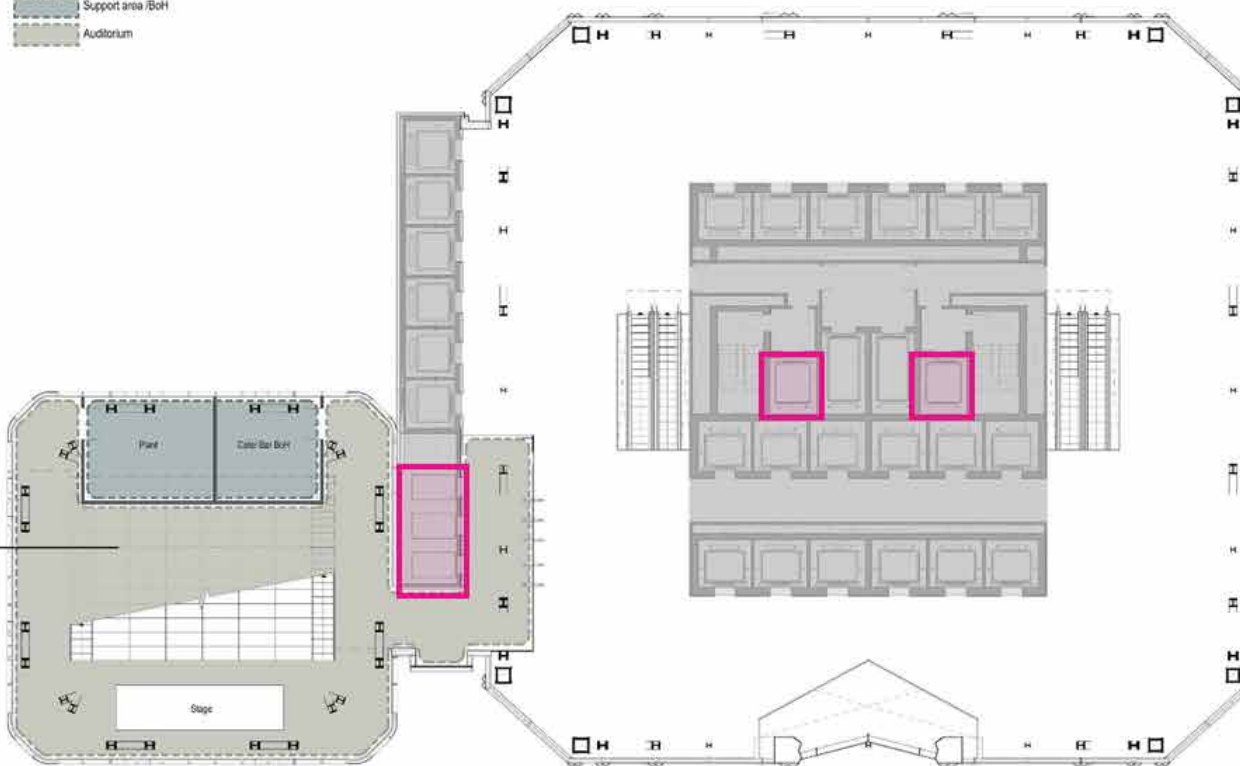


Level 1 - Lift Transition



The proposed stage and bleacher seating will be retractable and modularised to maximise the flexibility

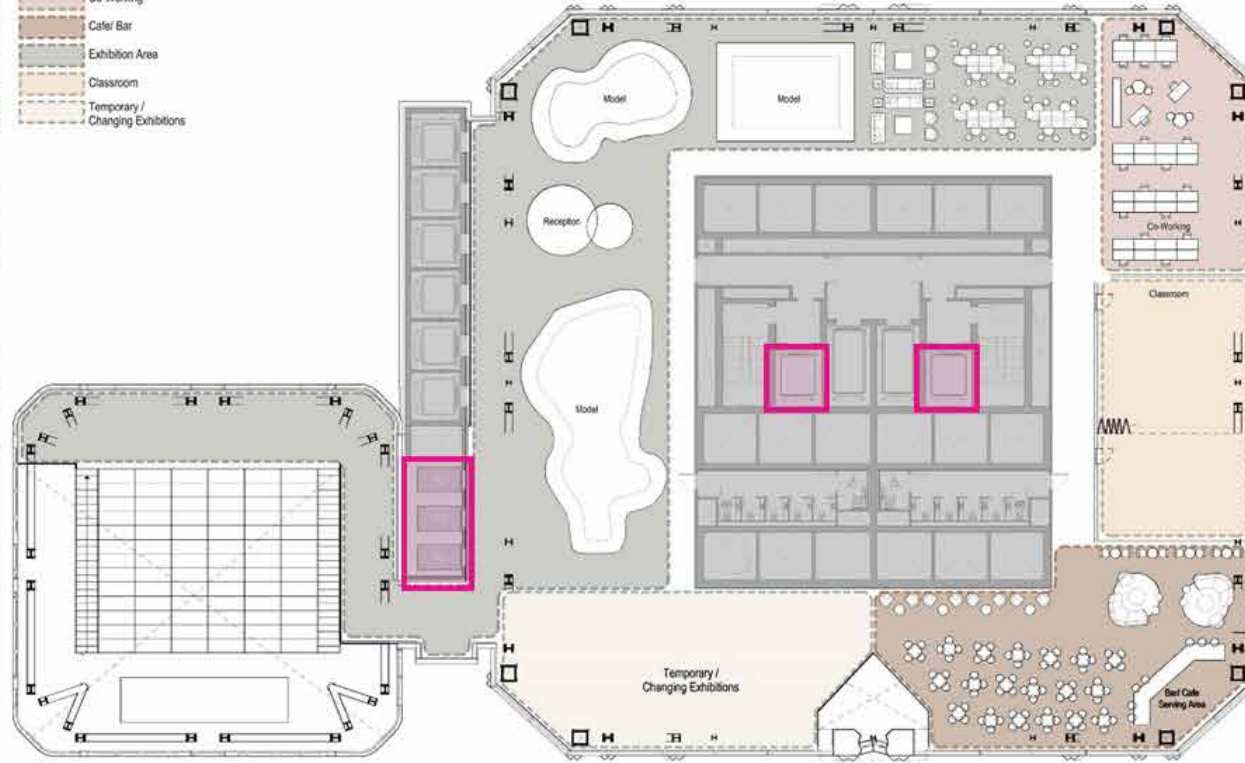
Support area /BOH
Auditorium



Level 2 - Auditorium (Lower level)



- Co-Working
- Cafe/ Bar
- Exhibition Area
- Classroom
- Temporary / Changing Exhibitions

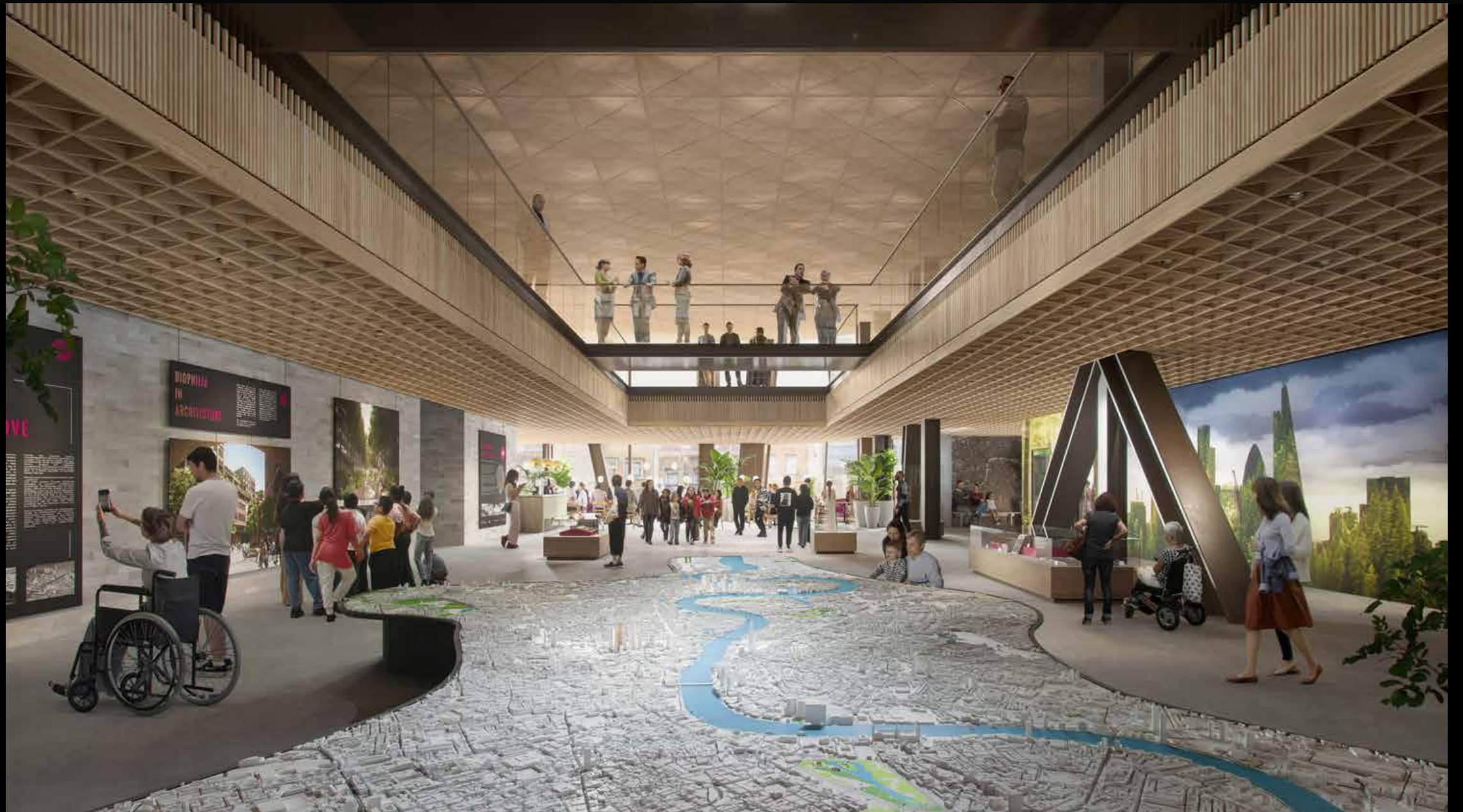


The cafe/bar area for pre-function and social gatherings is fronting onto Bishopsgate to create activity and engagement

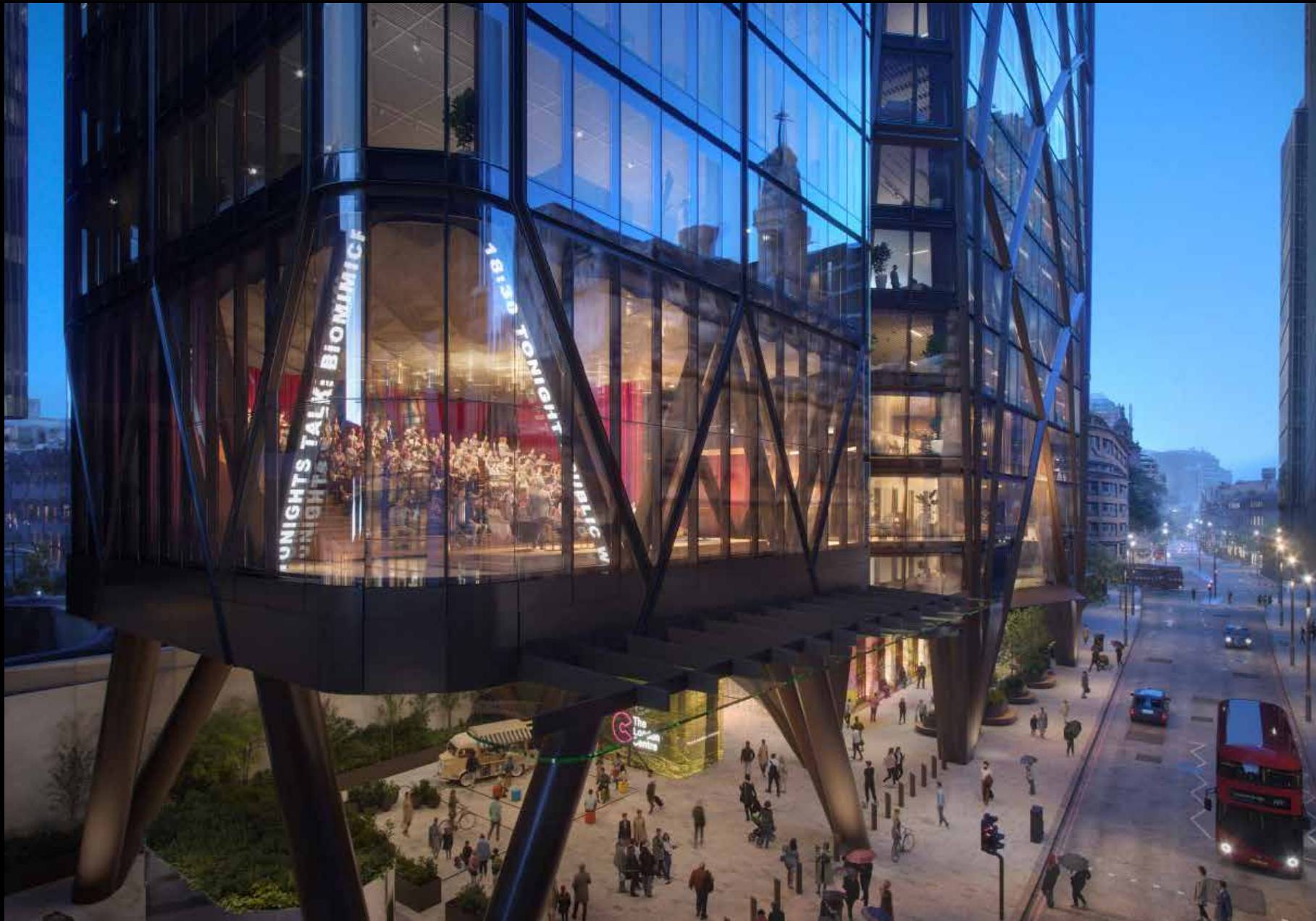
Level 3 - Auditorium (Upper level) and Exhibition Area



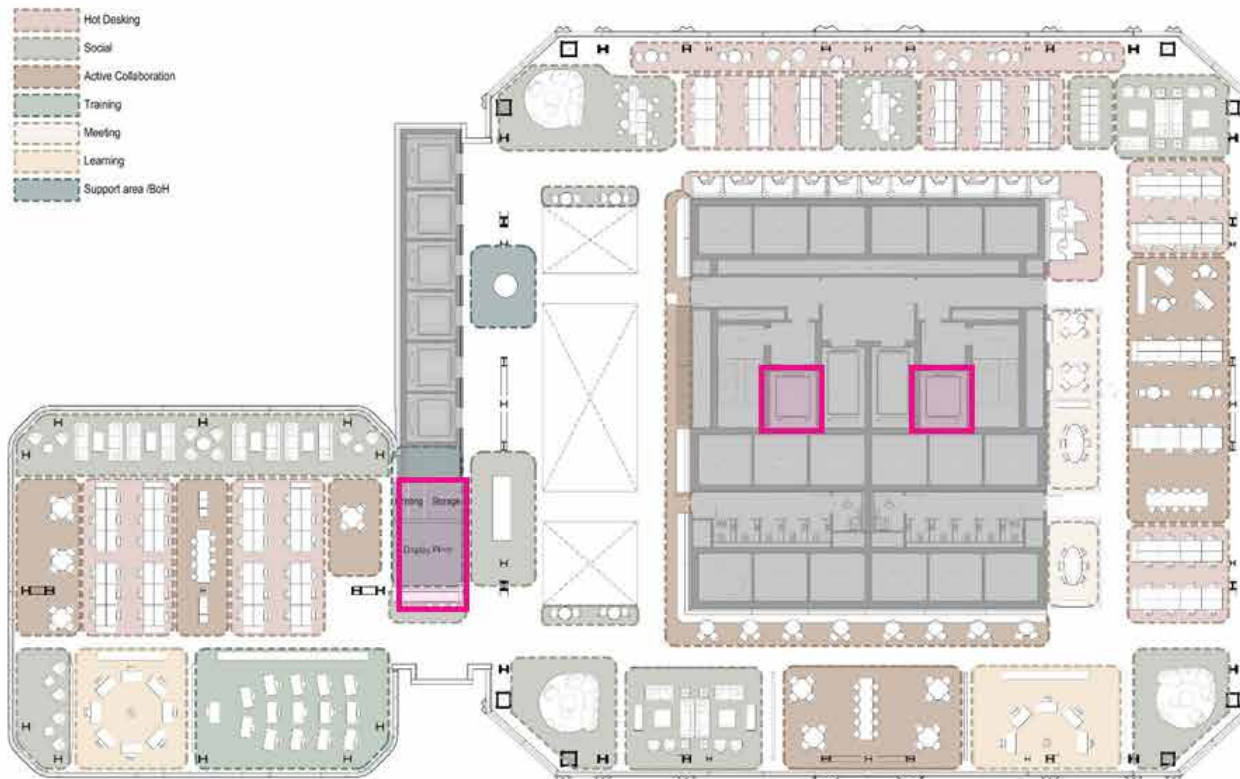
Auditorium – Cultural Space



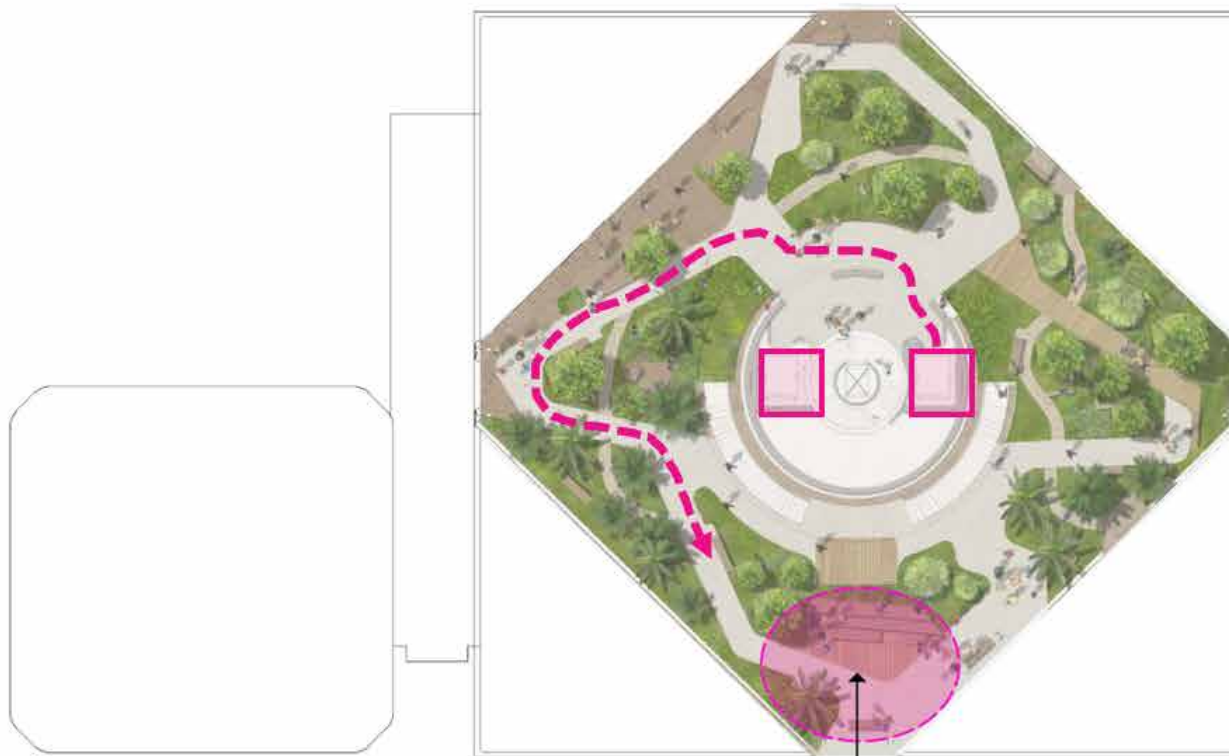
Exhibition – Cultural Space



External view of auditorium and Bishopsgate



Level 4 - Co-working office area



CLASSROOM IN THE
SKY
THE LONDON CENTRE
LEARNING AREA

Rooftop level - The Conservatory



Conservatory – Free Public Access



Conservatory Roof Summit – Free Public Access

The proposed planting will be designed to enhance the character and identity of each space. Species will be chosen that can thrive together in shaded environments under the building and planting mixes will ensure year around seasonal interest and enhanced biodiversity.



Dryopteris erythrosora



Epimedium x youngianum



Polygonatum odoratum



Aquilegia vulgaris 'Ruby Port'



Arthyrium filix-femina



Astrantia 'Hadspen Blood'



Luzula nivea



Asplenium scolopendrium



Rodgersiana sambucifolia



Geranium phaeum



Helleborus x hybridus 'Black Beauty'



Ilex crenata



Planting screening

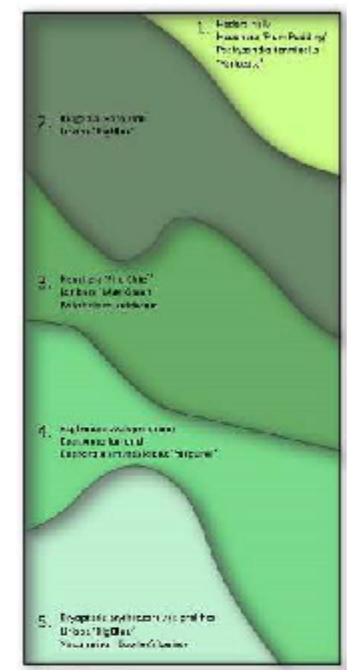


Cornus kousa

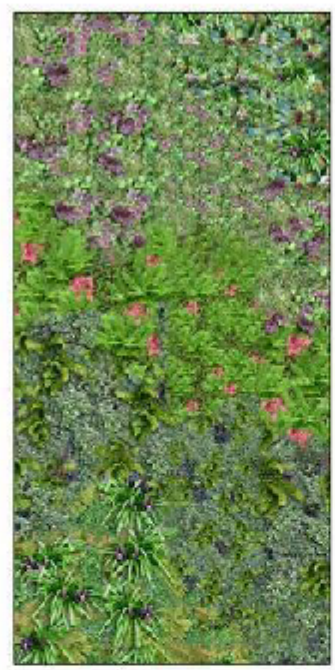


Ilex aquifolium

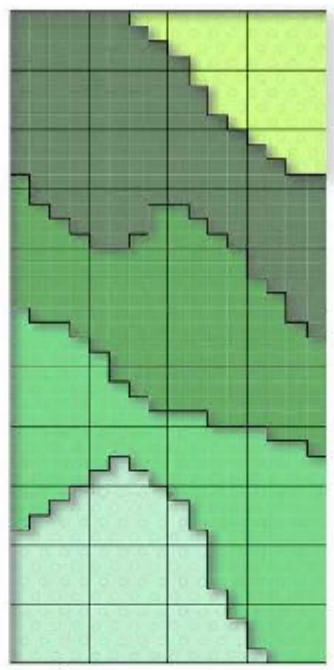
Each of the living walls has a bespoke planting plan that takes into consideration aspect, locational factors, shade conditions, when selecting plant species. A potential planting option has been prepared for full shade which will make up 90% of the plants. This matrix will provide year round coverage and green foliage. The background matrices will be supplemented with statement plants which make up 10% of the total plants. The statement plants offer an opportunity to introduce colour, texture and seasonal interest.



1. Planting Zones



2. Indicative Photononage



3. Panel Layout





Conservatory Landscape



Albizia julibrissin



Acca sellowiana



Dicksonia antarctica



Arbutus menziesi



Cycas revoluta



Phoenix canariensis



Adiantum pedatum



Agapanthus hybridus



Arbutus andrachne



Asplenium nidus



Blechnum gibbum



Pteris aspericaulis



Linope muscari



Pistacia lentiscus



Ficus carica



Punica granatum



Danae racemosa

The Socio-Economic Impact of the Proposed Development at 55 Bishopsgate

Approach

Hatch (Socio-economic Consultants) has modelled the existing onsite benefits and has estimated the economic benefits and wider regeneration benefits of the proposed development. Its findings are presented as follows.

Existing Onsite Benefits

- 15,732 sqm NIA existing floorspace, including office, retail, and gym space
- 1,157 jobs supported (of which 1,090 are supported within the office floorspace)
- £181m onsite GVA generation



Economic Benefits of the Proposed Development

Construction Phase

- 1,270 construction workers per year of construction
- £183m in GVA per annum

Operational Phase

- 4,409 – 4,473 net additional jobs
- £0.722bn – £0.730bn net additional GVA
- Further 2,204 – 2,237 net additional offsite jobs across London and £262.8m – £259.0m in annual GVA
- £12.2m net additional business rates revenue for the Borough



Wider Regeneration Benefits

- New employment & training opportunities and support for local businesses through a Social Value Construction Charter
- Support the City of London as a visitor destination through the provision of a curated cultural offer
- Reactivate a currently under-utilised site
- Increase active frontages and improve the public realm
- Improve opportunities for active travel

Cultural Impact of the Proposed Development to 55 Bishopsgate

Cultural Vision

- A genuinely mixed-use asset that combines commercial workspace with an exciting civic destination
- Dynamic exhibition space, a specialist education and professional networking hub, space for innovation, collaboration and learning
- Further enhanced by the Conservatory green space and viewing gallery as a public destination for the City
- A cultural partner will be identified to act as the main operator of these public spaces and to curate and deliver the cultural offer at 55 Bishopsgate

The London Centre concept

The London Centre concept has been developed in collaboration with New London Architecture (NLA), a potential partner and operator, as a worked example of how these flexible public spaces could be used to deliver a distinctive cultural offer at 55 Bishopsgate.

This would provide a permanent home for The London Centre, a dedicated hub for the built environment utilizing the lower public floors and top-level Conservatory.

It would be made up of a series of multifunctional spaces to celebrate the people, places, and buildings that make London a world class city and bring together the public, young people, London's stakeholders, senior decision makers, and civic leaders from all over the world.

Space	Expected Audience	Impact
Ground floor / public realm	<ul style="list-style-type: none"> • Resident Londoners • Tourists • Students • Professionals 	<ul style="list-style-type: none"> • Attract a large and diverse audience • Increased footfall • Opportunities for small and independent businesses • Promoting collaboration and innovation
Exhibition space / auditorium space	<ul style="list-style-type: none"> • Resident Londoners • Tourists • Students 	<ul style="list-style-type: none"> • Professionals • Investors • Politicians
Co-working space	<ul style="list-style-type: none"> • Students • Professionals 	<ul style="list-style-type: none"> • Promote collaboration and innovation
Conservatory	<ul style="list-style-type: none"> • Resident Londoners • Tourists • Students • Professionals 	<ul style="list-style-type: none"> • Education and outreach • Wellness • Sustainability

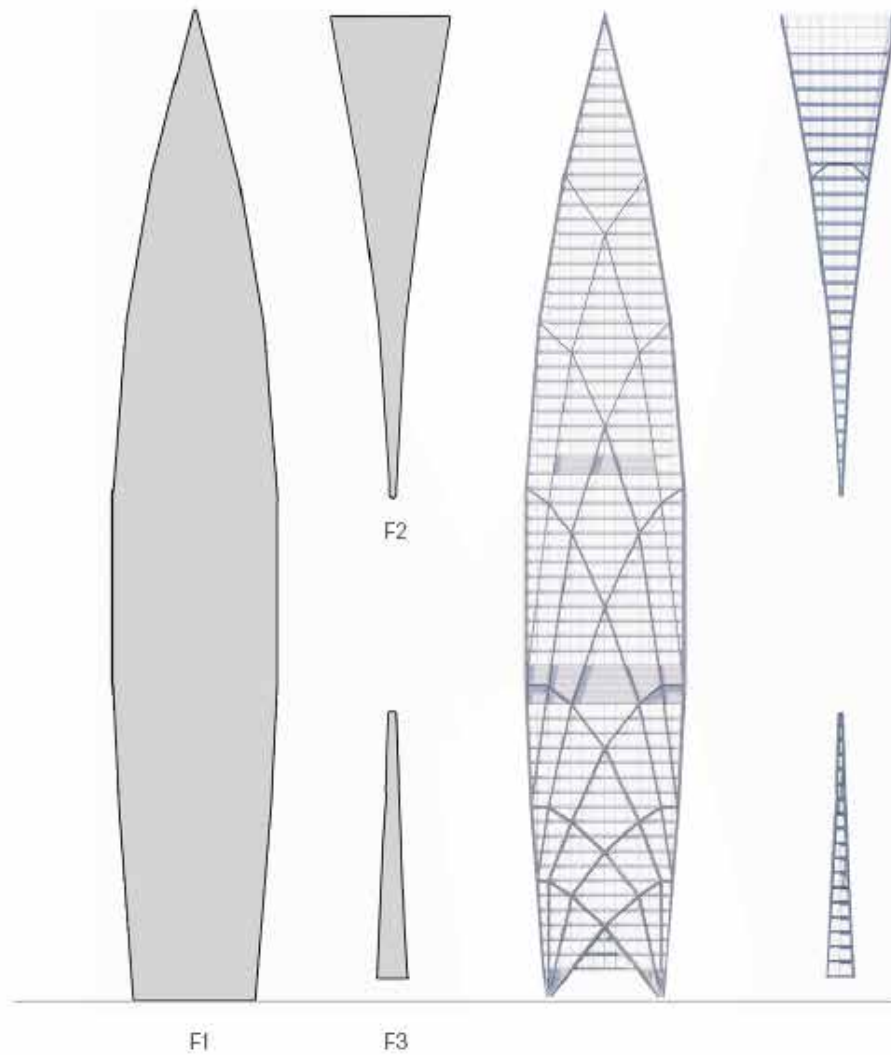


Source: NLA London; Bar Productions

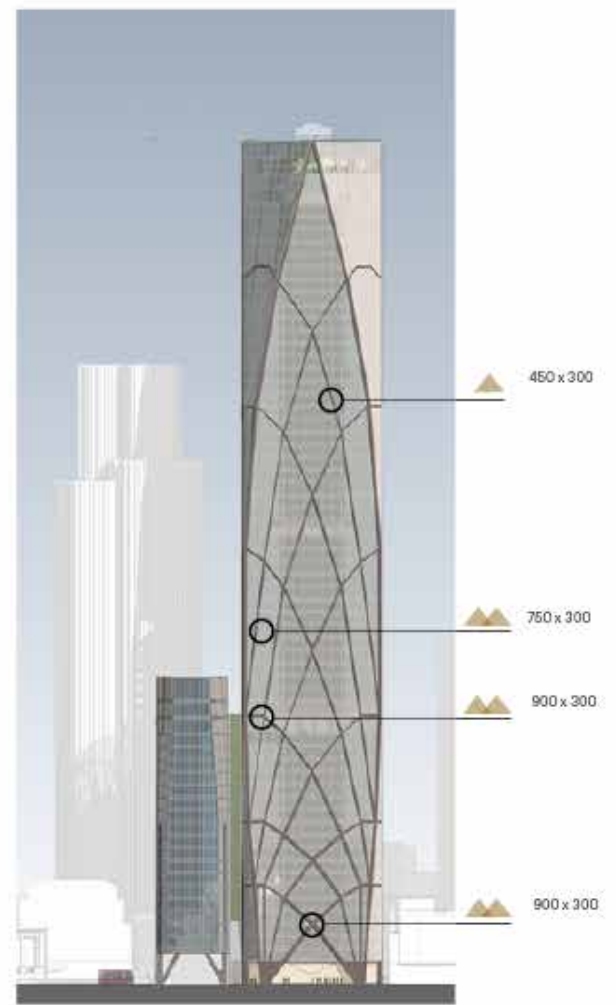


Without upstand:
solid 35%, glass 65%

With 150mm upstand
solid 40% glass 60%



Facade Expression



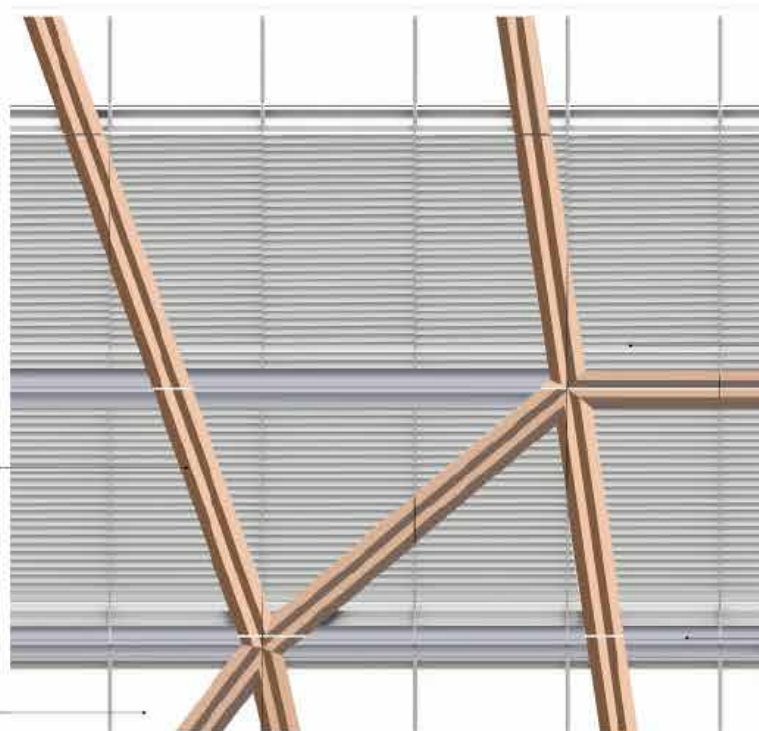
Elevation - Expression Sizes



Typical Detail

External Expression

CCF System



Glass louvers to external

Shadow box detail (As per typical floor)

Part Elevation - Louver

External Expression



Internal raking primary structure

Louver carrier system

Part Plan - Louver

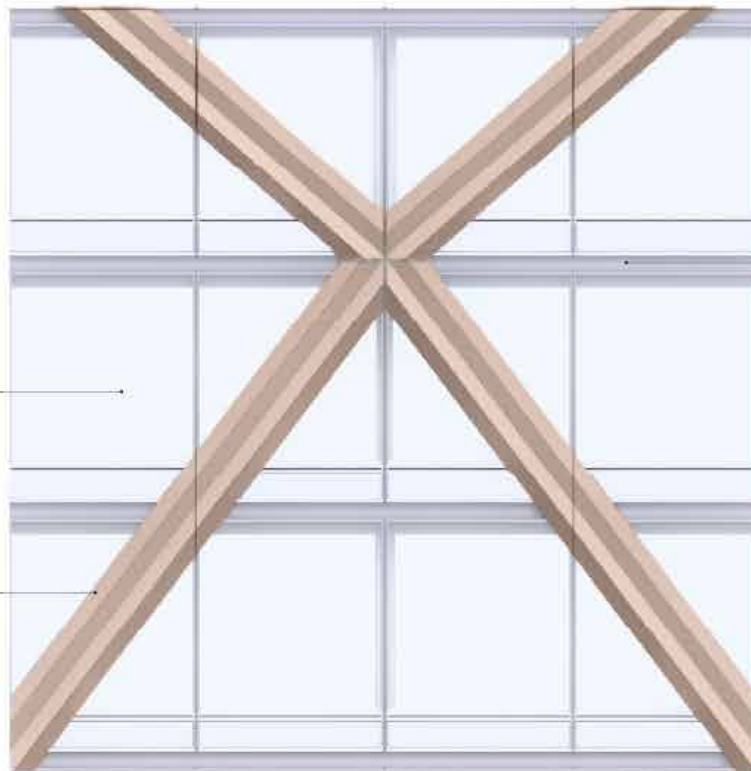
Façade Details



Typical Detail

CCF System

External Expression



Part Elevation - Node A

Class A weather louvre with aluminium or stainless steel mesh behind



Part Plan - Node A

External Expression

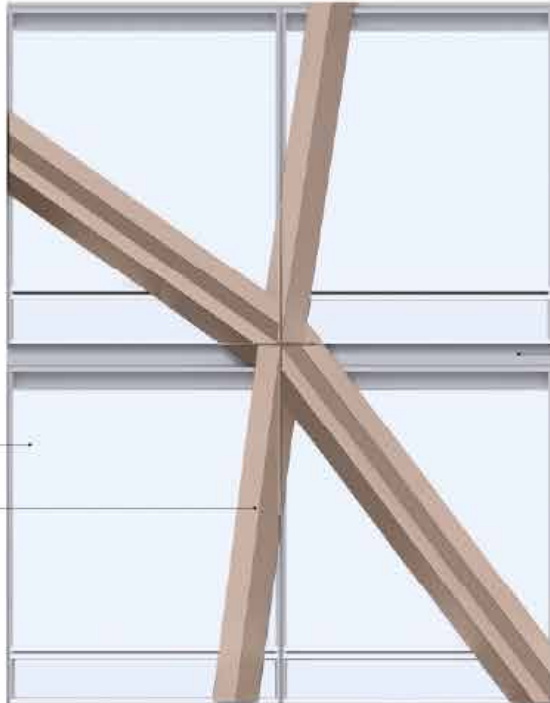
Internal raking primary structure

Closed cavity facade system:
Double glazed inner panel
BMS controlled blind in cavity
single glazed outer pane

Façade Details



Typical Detail



CCF System

External Expression

Class A weather louvre with aluminium or stainless steel mesh behind

Part Elevation - Node B



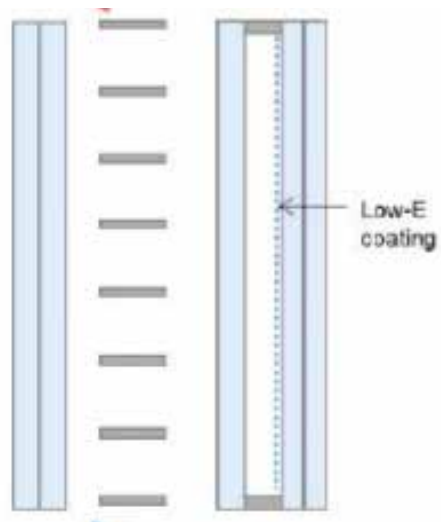
Closed cavity facade system:
Double glazed inner panel
BMS controlled blind in cavity
single glazed outer pane

External Expression

Internal raking primary structure

Part Plan - Node B

Façade Details

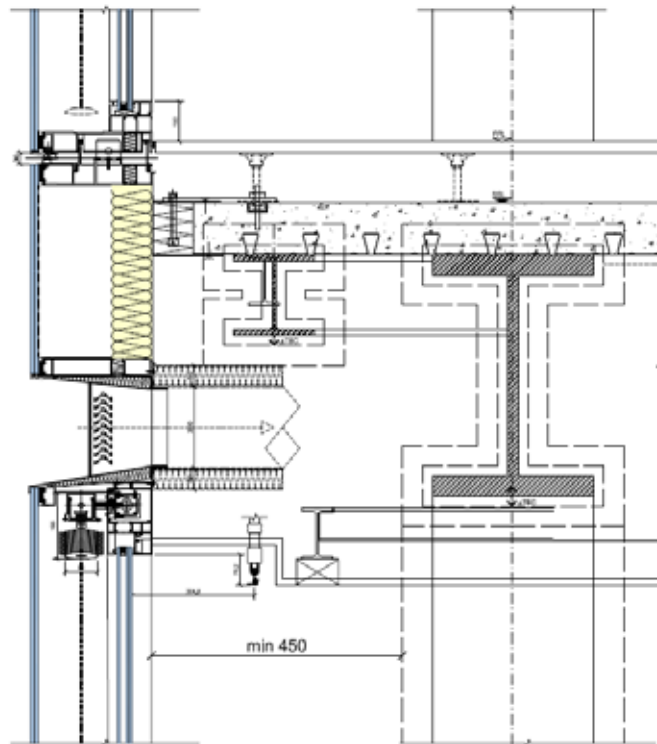


G-value

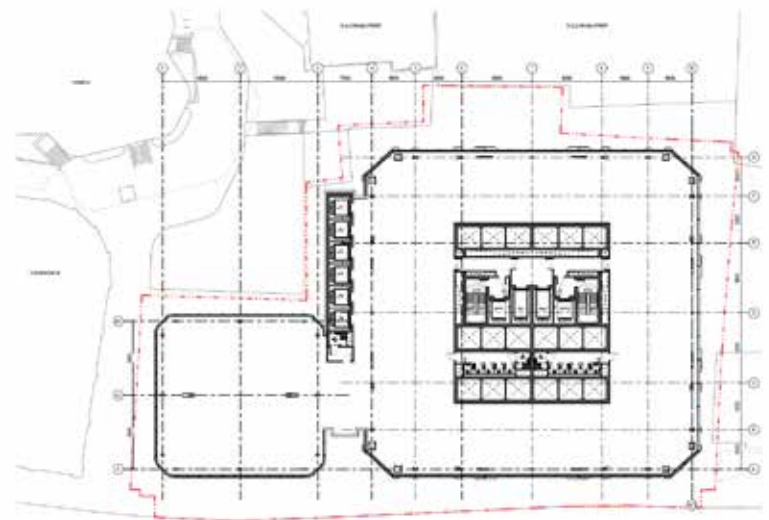
Solar Gain (W/m²)

0.08

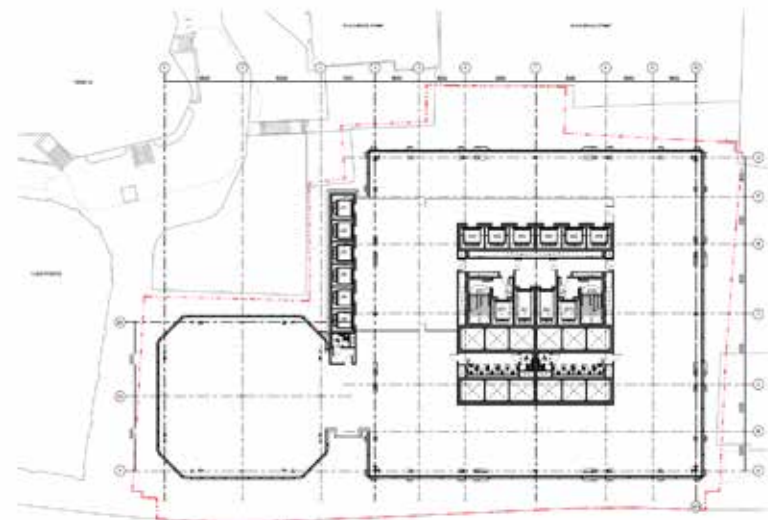
45



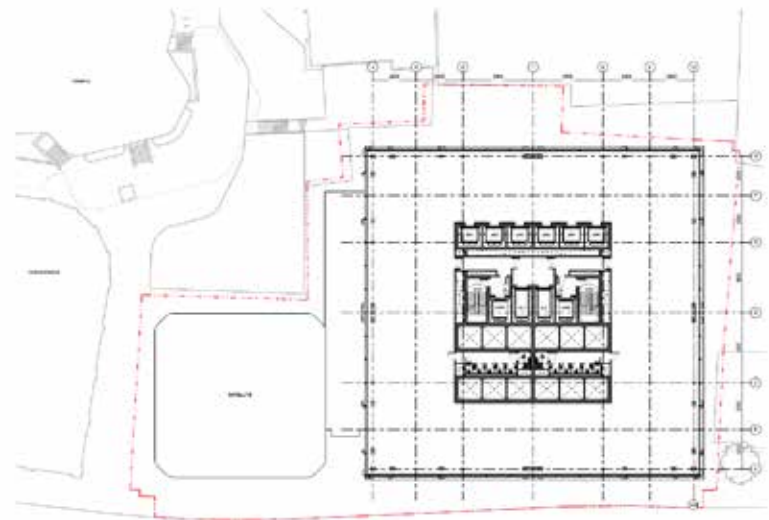
Double-skin curtain wall system, sketches through air slot with weather louvres



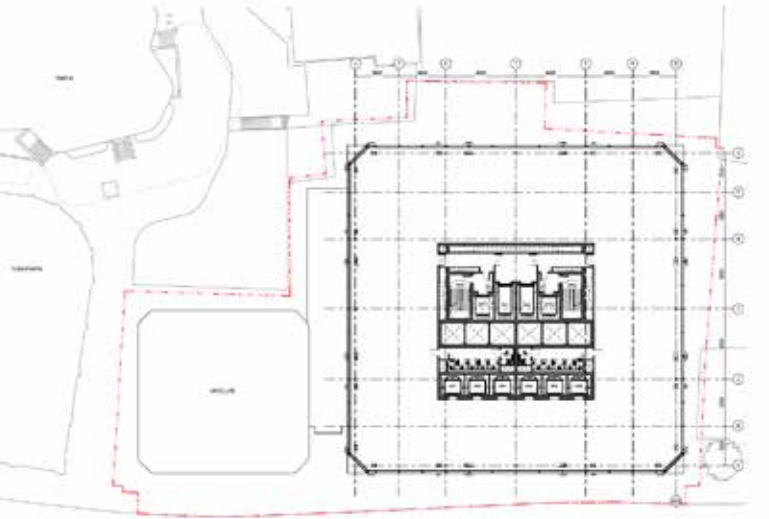
Level 5 – Low Rise



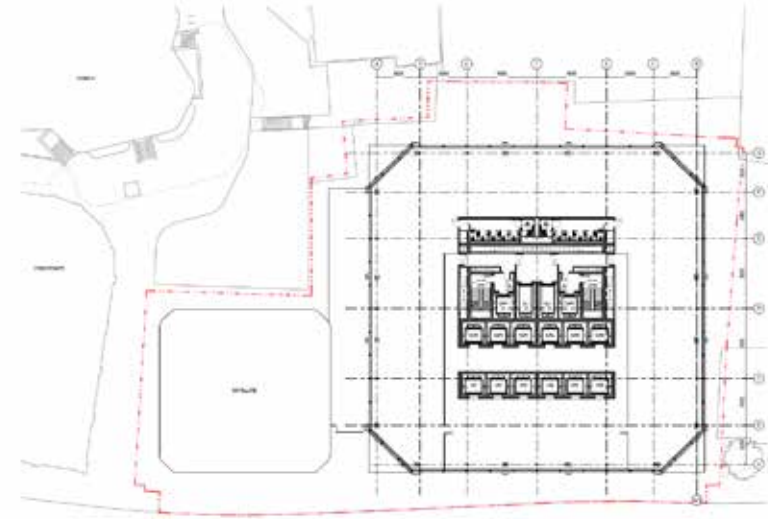
Level 18 – Tenant Amenity



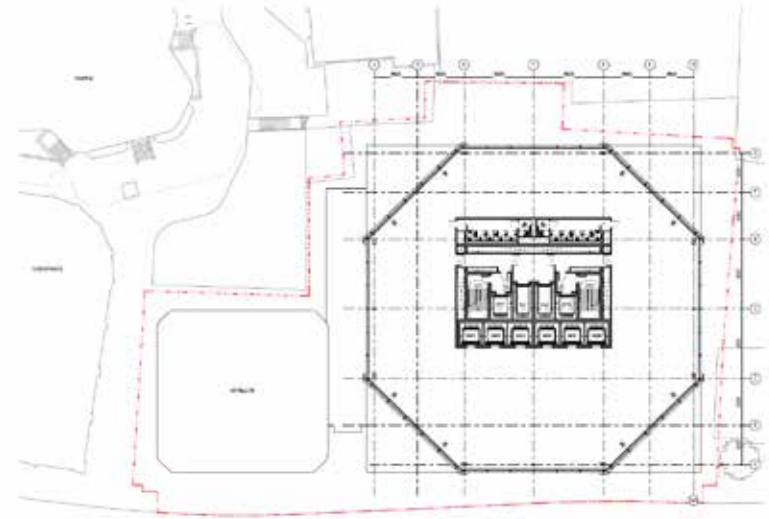
Level 25 – Mid Rise



Level 40 – High Rise



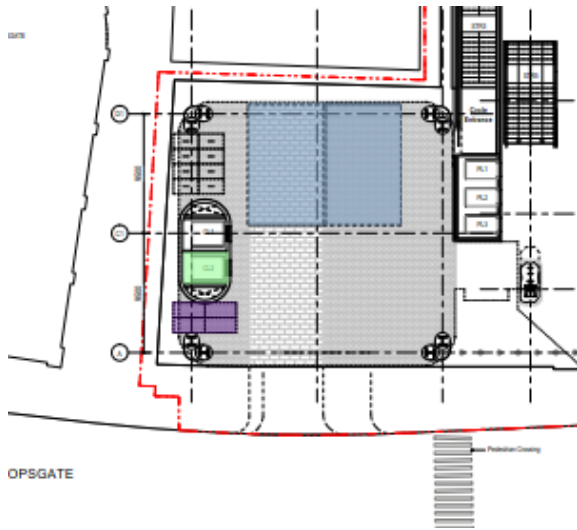
Level 46 – Tenant Amenity



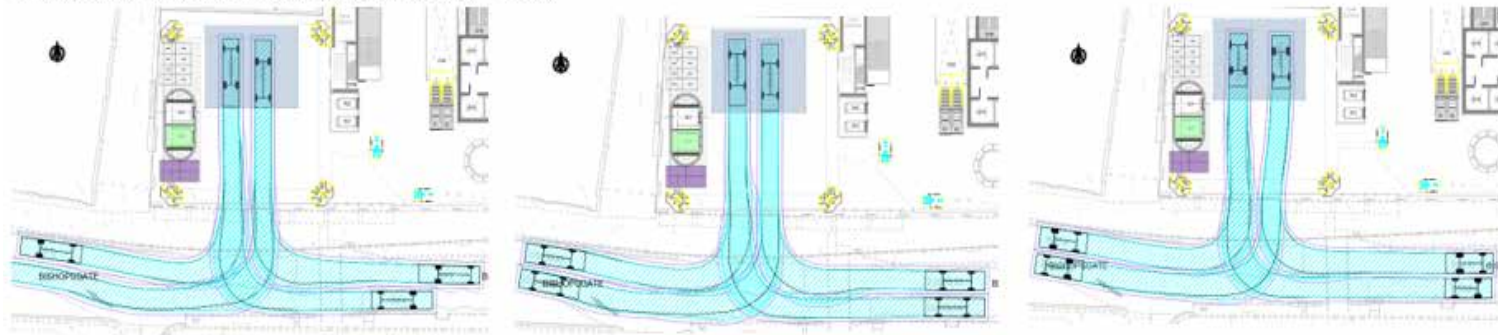
Level 55 – Sky Rise

Typical Low, Mid, and High Rise Floorplates

Ground Floor Layout



Ground floor plan during servicing hours (10pm – 7am)



7.5t Box Van (8m Rigid) Access and Egress

CoL Refuse Vehicle Access and Egress

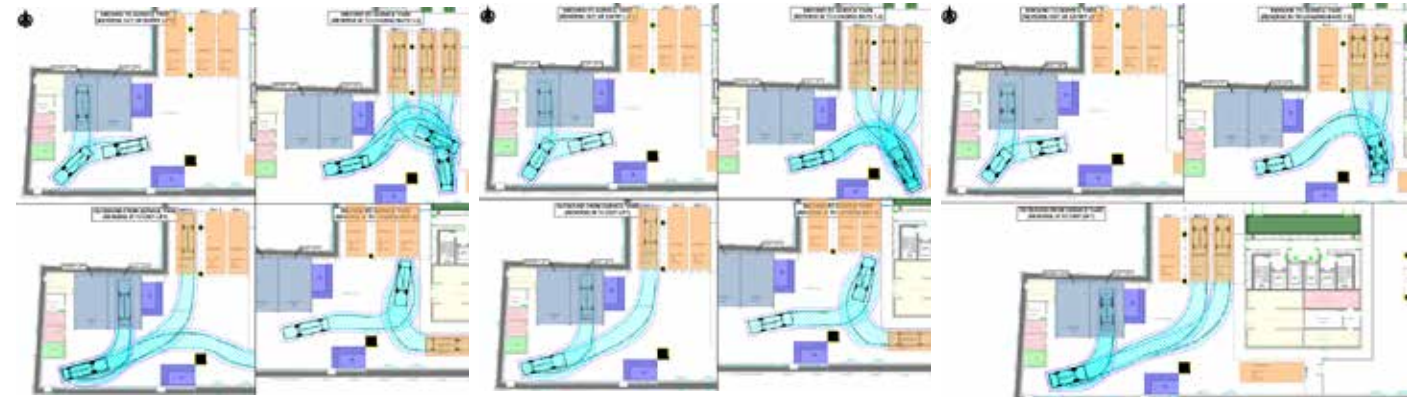
Small Skip Lorry Access and Egress

- Loading Bays x 4
- Vehicle Lifts
- Waste Store / Compactors
- Post Room / Tenant Store / Goods Holding Area
- Security and Control Rooms
- Cycle Lift
- Cargo Bike Parking

Basement B2 Floor Layout



Basement 2 plan during servicing hours (10pm – 7am)



7.5t Box Van (8m Rigid) Access and Egress

CoL Refuse Vehicle Access and Egress

Small Skip Lorry Access and Egress

**Maximum vehicle size permitted to access the site will be restricted to an 8.0m rigid (or equivalent)*

Deliveries, Servicing & Waste

Vehicles would access the site from Bishopsgate where a new crossover access will be provided.

All servicing accommodated off-street.

The proposed internal servicing area will have 4 loading bays provided at Basement Level B2 and accessed via dedicated vehicle lifts.

Servicing will occur overnight between 22:00 – 07:00.

All vehicles would be required to pre-book a delivery slot prior to arrival at the Site.

Cargo Bikes would be utilised during the day to service the site.

Forecast delivery and servicing activity are based on:

- A minimum of 50% consolidations of trips.
- 16-minute dwell times.
- Managed 9-hour delivery period.

Waste would be stored at Basement Level B2 and would be collected from the internal servicing area.

Vehicle Lifts



Closed



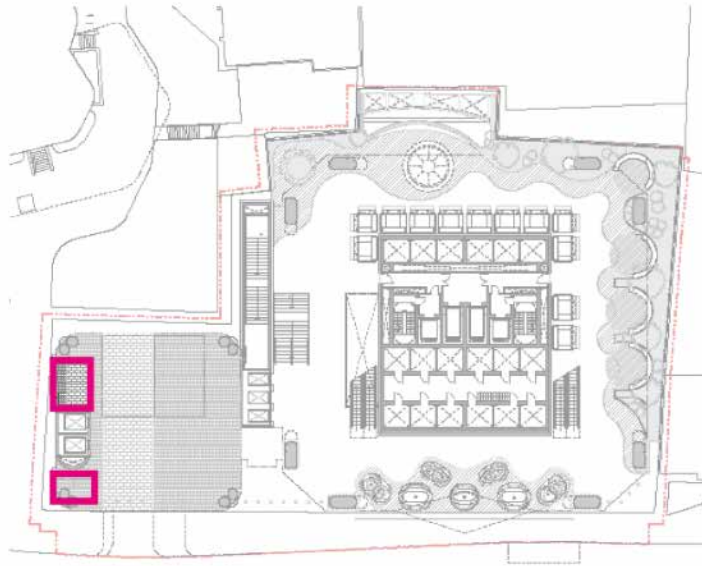
Nearly Open

Vehicle lifts lowered to form continuous public realm (7am – 10pm)
Vehicle lifts raise when in use during servicing hours (10pm-7am)

Deliveries and Servicing (Daily Trips)



No. of deliveries per day – *none during peak hours*

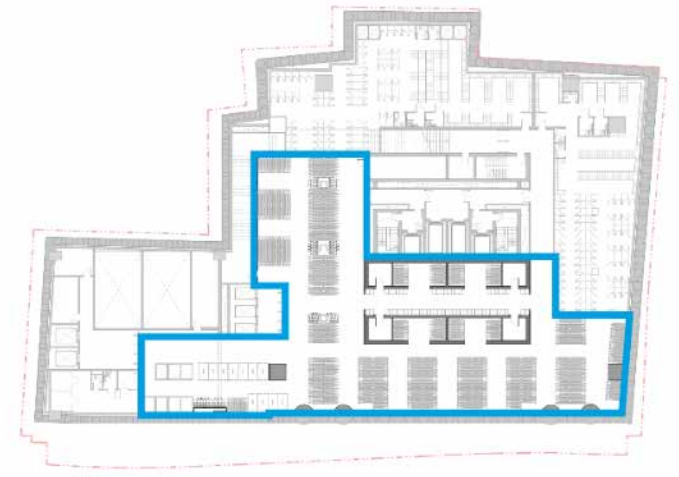


Ground Floor
 8 x Sheffield Stand
 4 x Cargo Bike Stand
 Total: 20 Spaces



Lower Ground Floor
 17 x Vertical Stand
 3 x Sheffield Stand
 14 x 2 Tier Rack
 15 x Folding Bike Lockers(3)
 6 x Mobility Scooter/Accessible
 Total: 102 Spaces

18 x Sheffield Stand
 200 x 2 Tier Rack
 11 x Folding Bike Lockers(2)
 Total: 458 Spaces



Basement Floor
 30 x Vertical
 398 x Tier Rack
 61 x Folding Bike Lockers(2)
 7 x Mobility Scooter/Accessible
 11 x Sheffield
 Total: 977 Spaces

London Plan 2021 Requirement
 Short-Stay: 116 spaces
 Long-Stay: 1435 spaces

Proposed Scheme
 Public Accessible: 122 Spaces
 In Building: 1435 Spaces



Proposed view looking south along Bishopsgate



Aerial view current scenario



Aerial view with 55 Bishopsgate in place



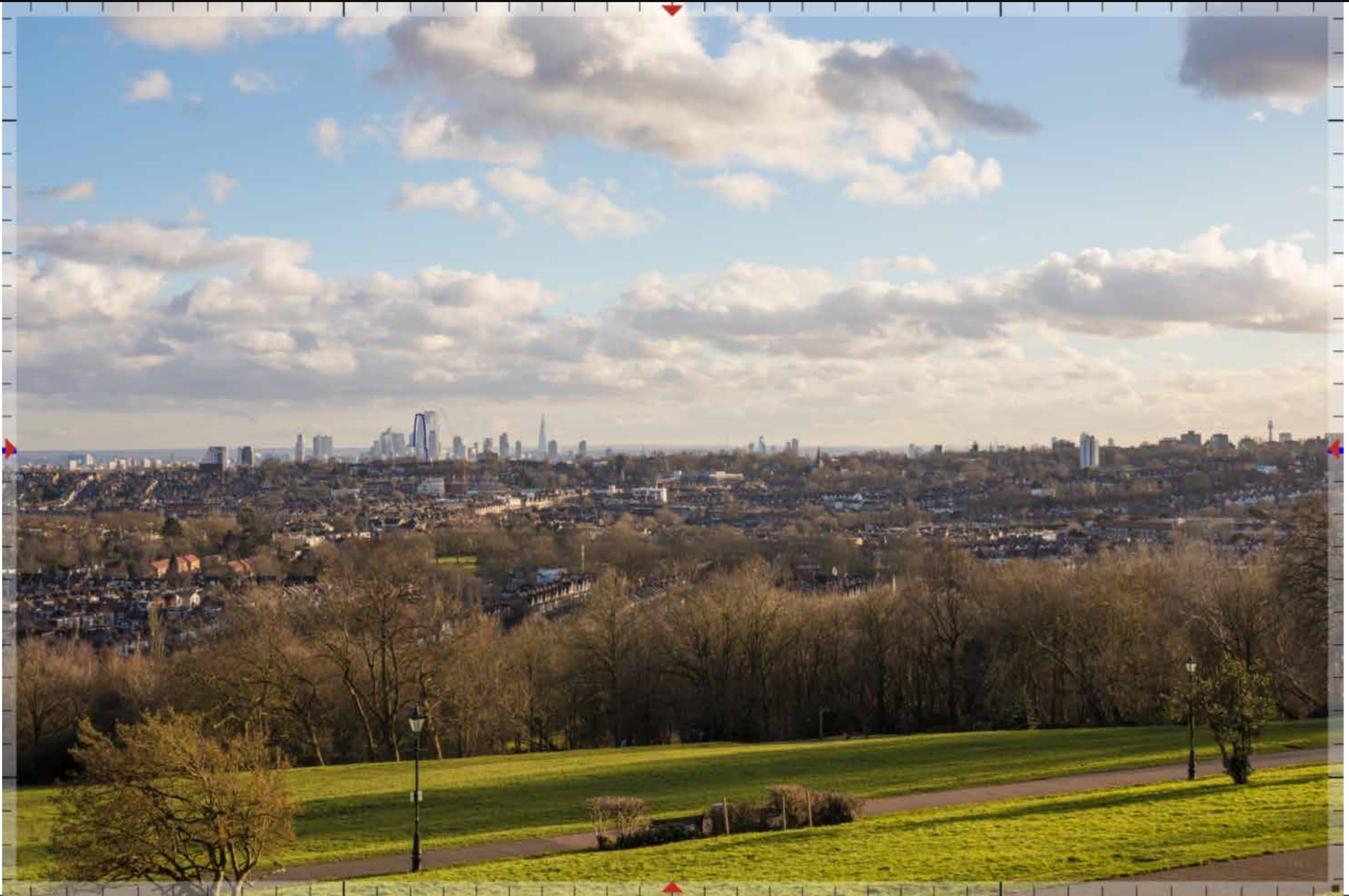
Aerial view current scenario



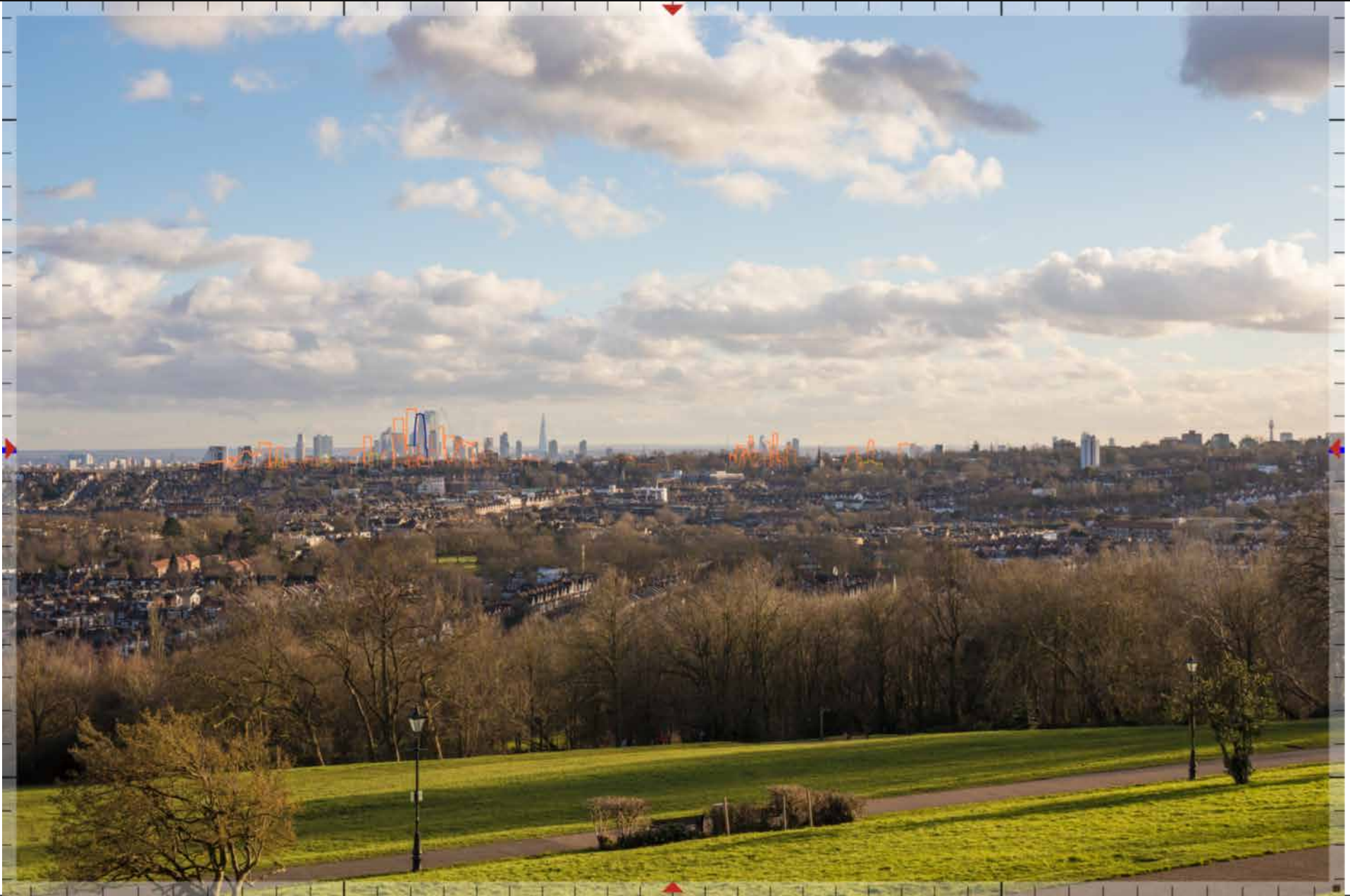
Aerial view with 55 Bishopsgate in place



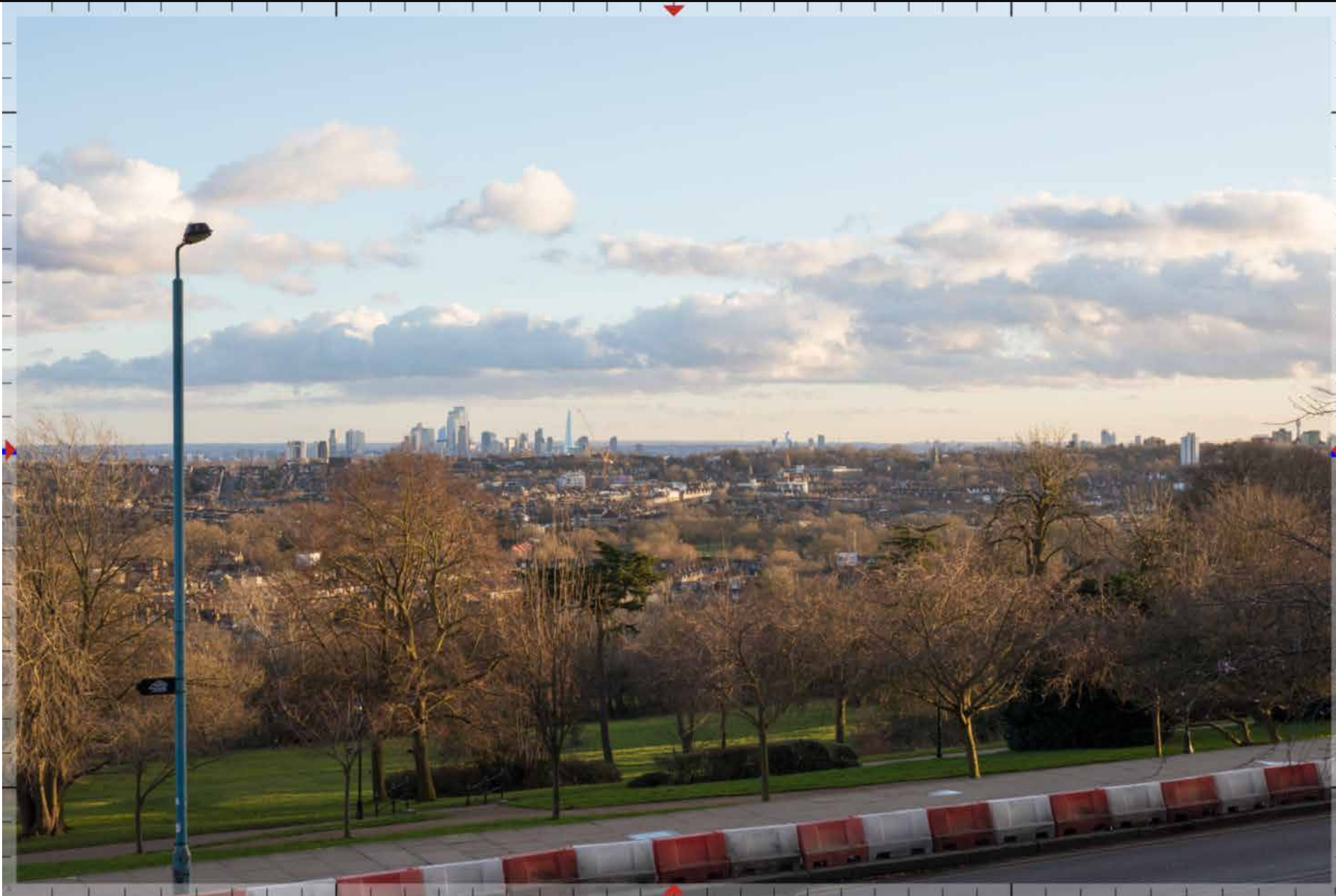
1 | LVMF 1A.1 | Alexandra Palace: viewing terrace – south-western section



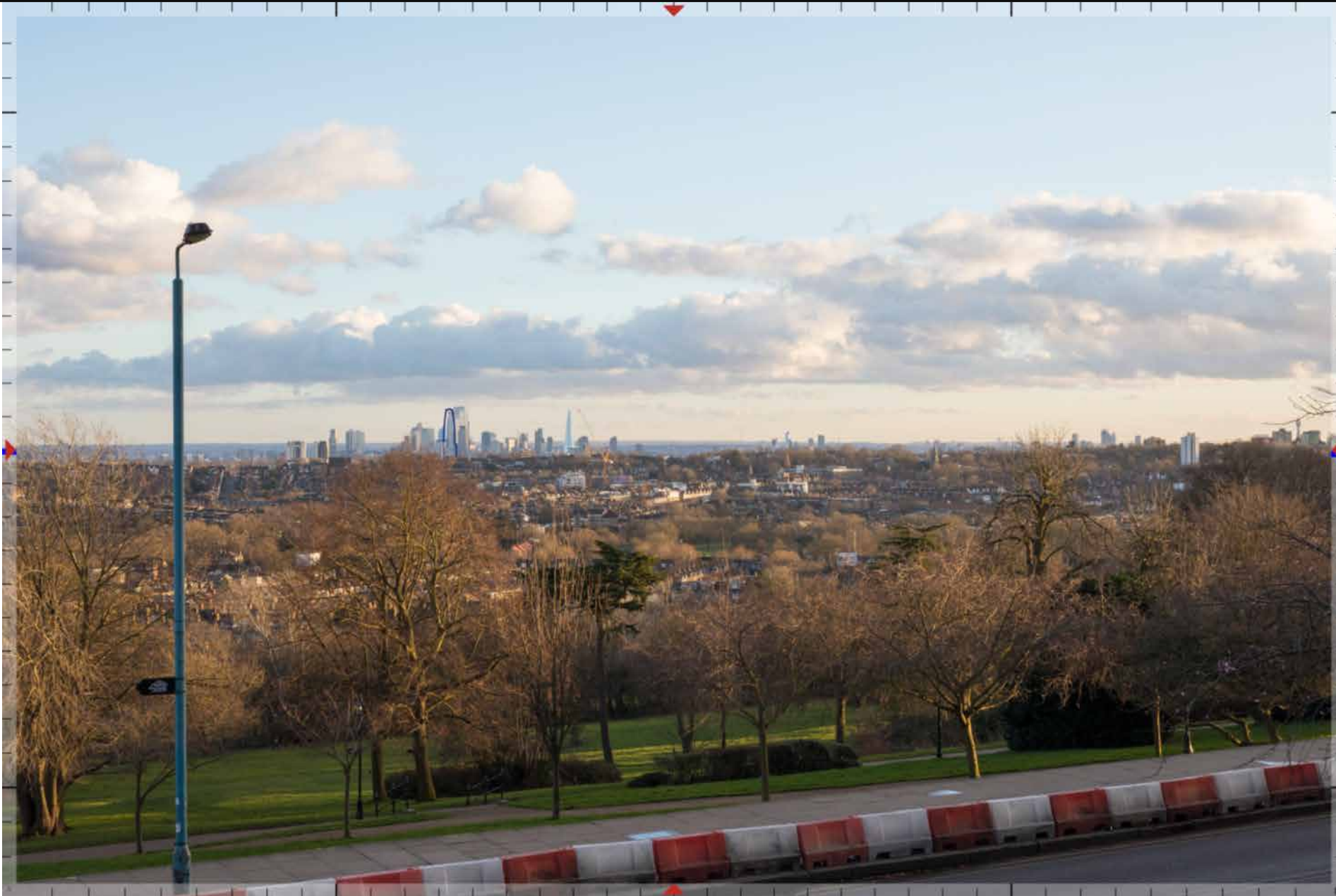
1 | LVMF 1A.1 | Alexandra Palace: viewing terrace – south-western section



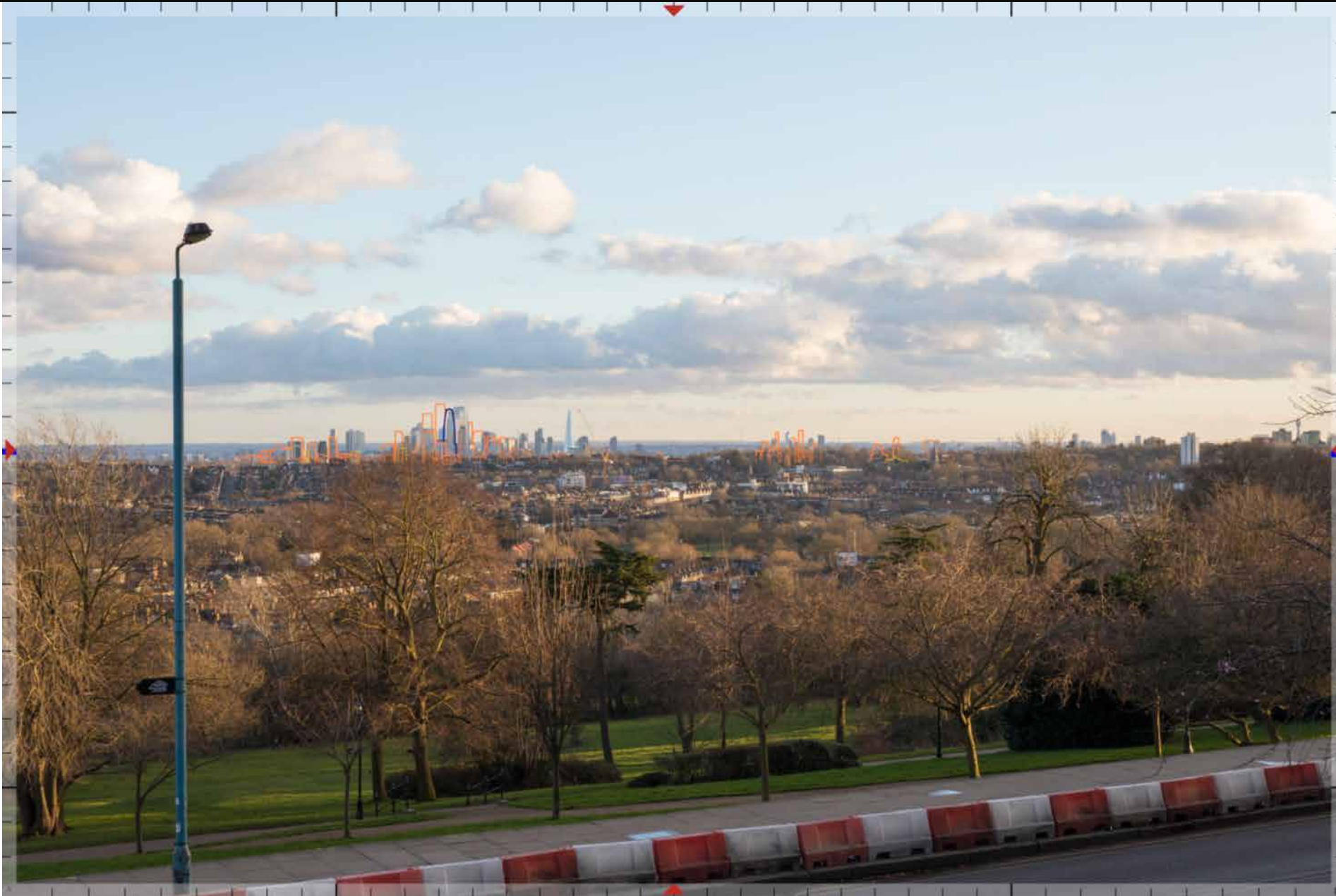
1 | LVMF 1A.1 | Alexandra Palace: viewing terrace – south-western section



2 | LVMF 1A.2 | Alexandra Palace: viewing terrace – approaching from the north-eastern carpark



2 | LVMF 1A.2 | Alexandra Palace: viewing terrace – approaching from the north-eastern carpark



2 | LVMF 1A.2 | Alexandra Palace: viewing terrace – approaching from the north-eastern carpark



3 | LVMF 2A.1 | Parliament Hill: the summit



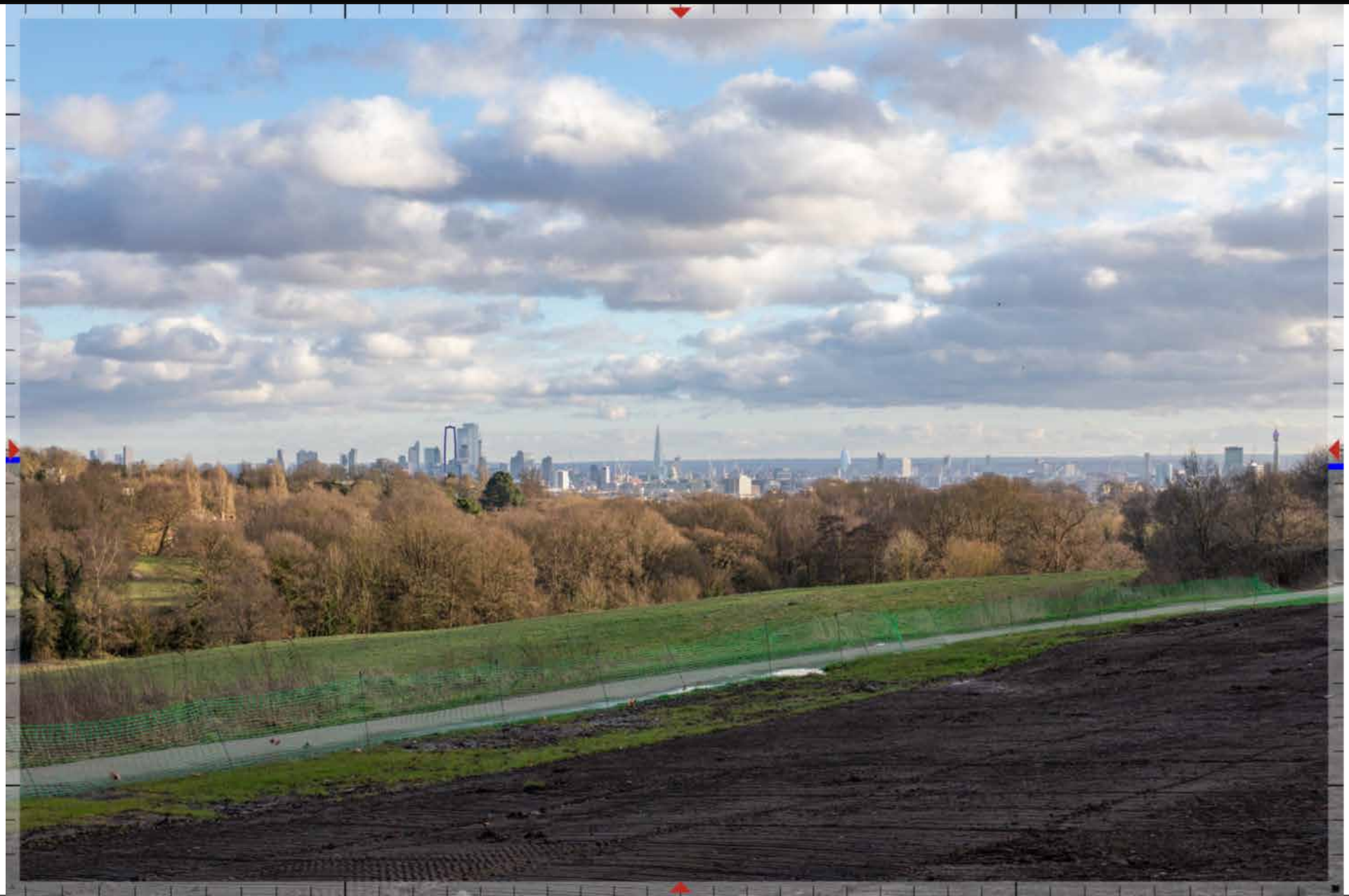
3 | LVMF 2A.1 | Parliament Hill: the summit



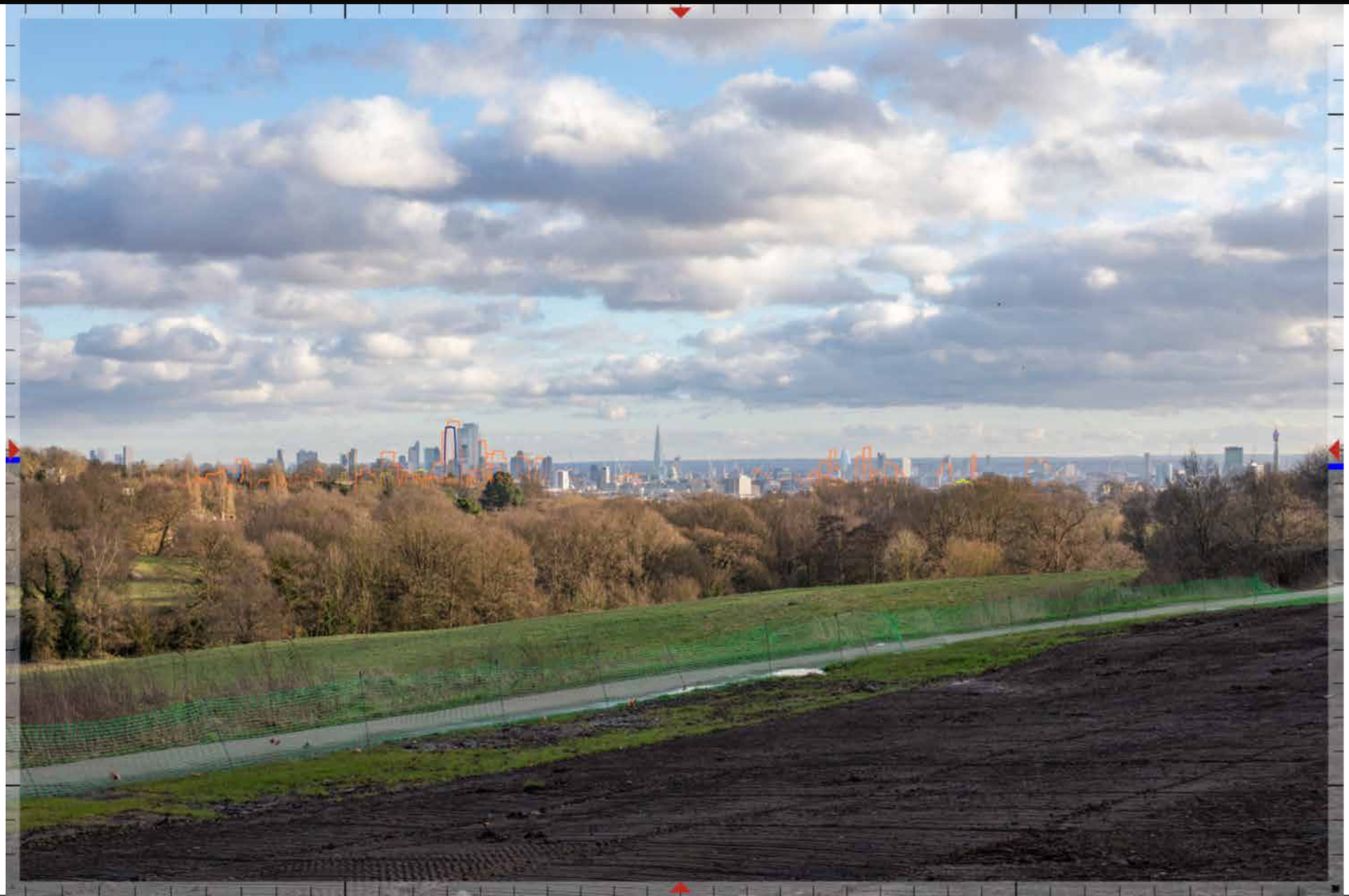
3 | LVMF 2A.1 | Parliament Hill: the summit



4 | LVMF 3A.1 | Kenwood: the viewing gazebo – in front of the orientation board



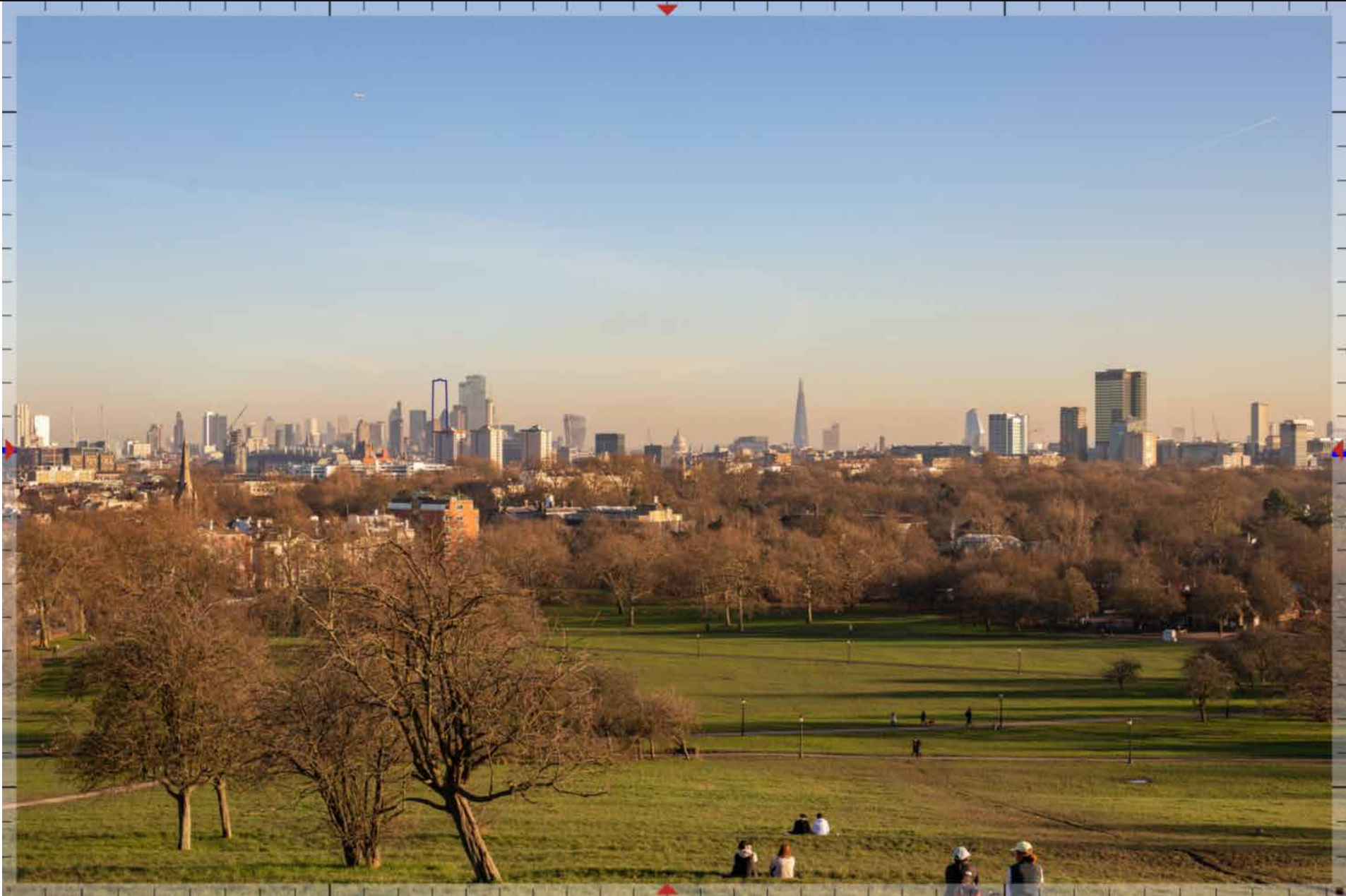
4 | LVMF 3A.1 | Kenwood: the viewing gazebo – in front of the orientation board



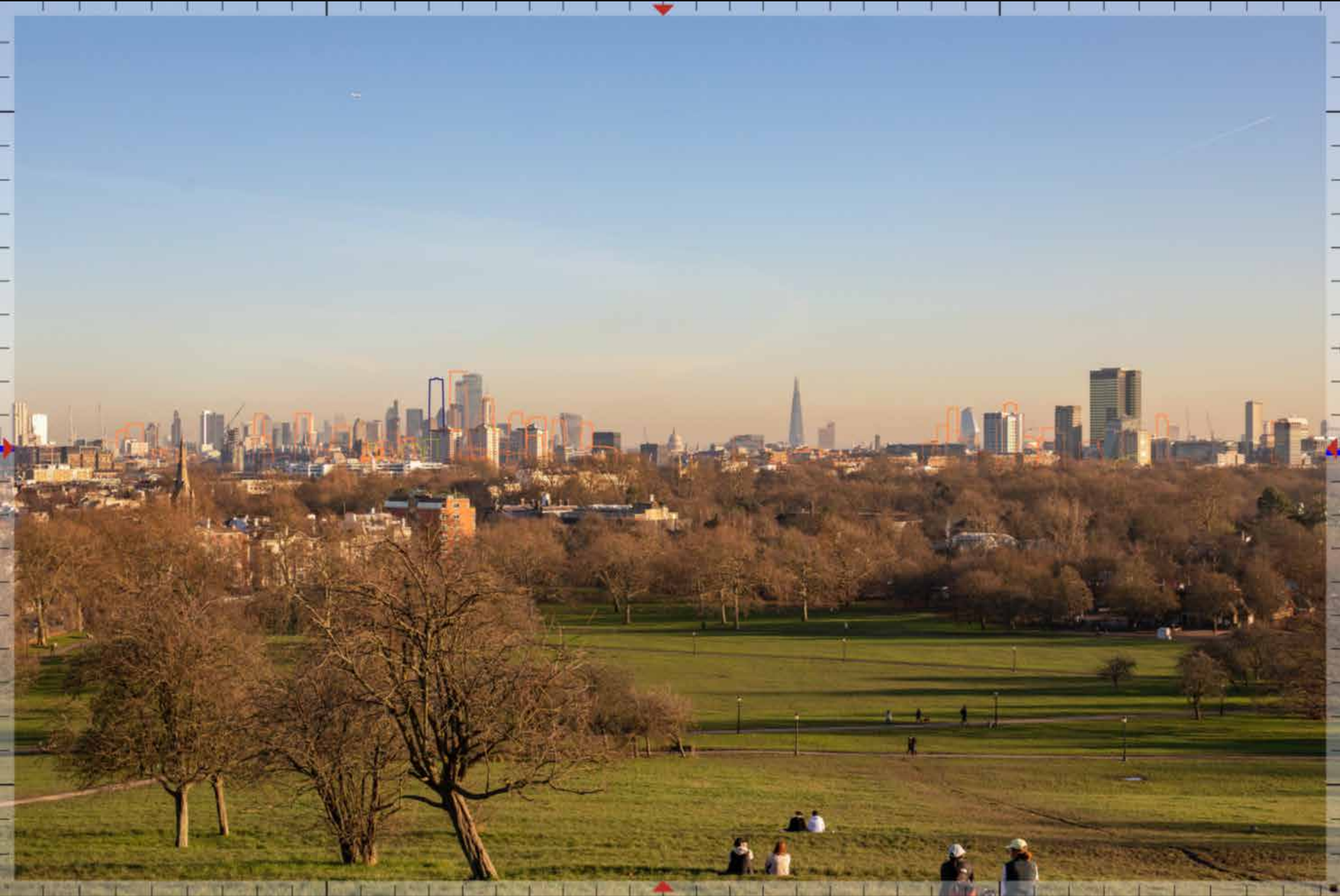
4 | LVMF 3A.1 | Kenwood: the viewing gazebo – in front of the orientation board



5 | LVMF 4A.1 | Primrose Hill: the summit



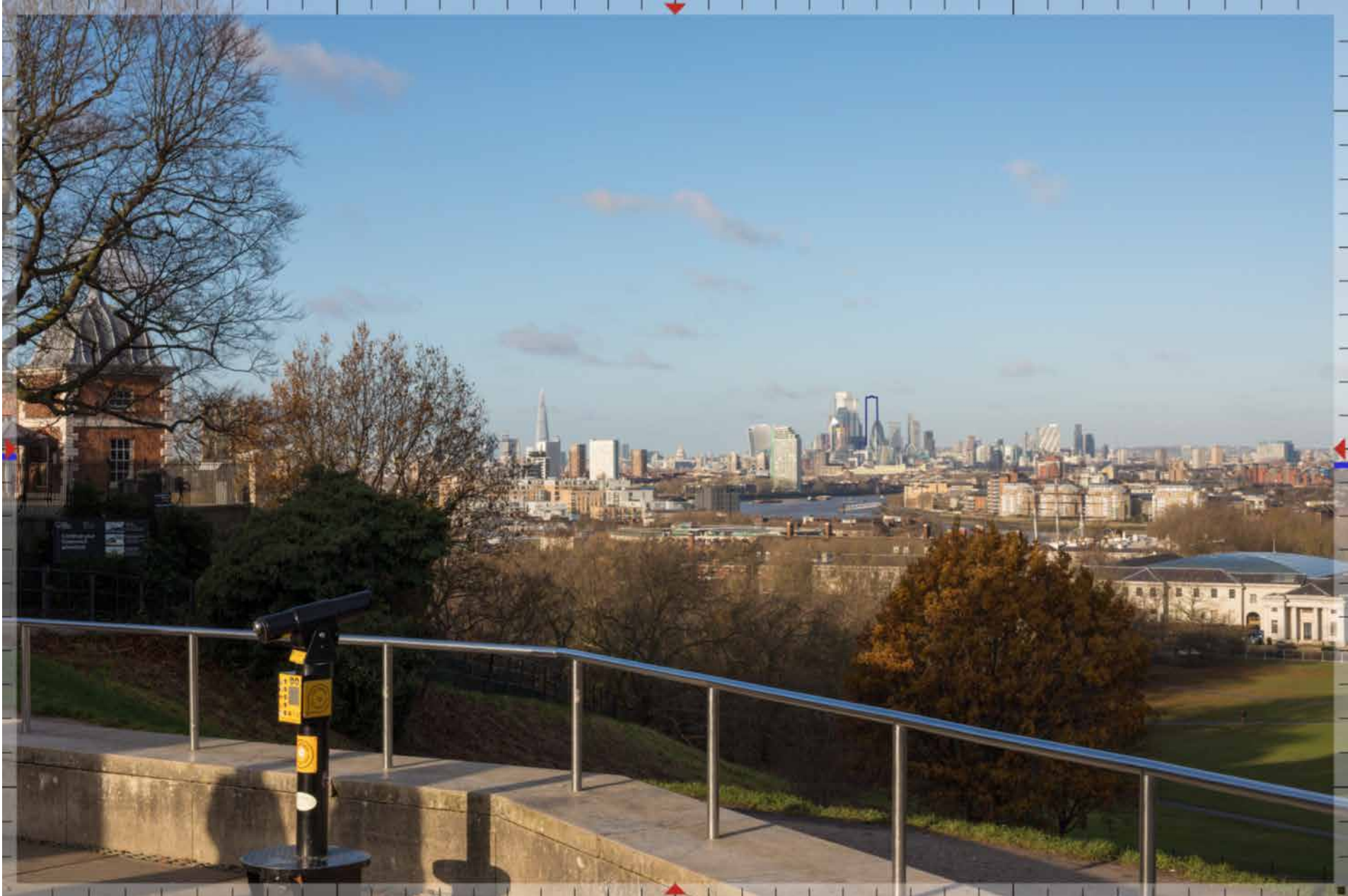
5 | LVMF 4A.1 | Primrose Hill: the summit



5 | LVMF 4A.1 | Primrose Hill: the summit



6 | LVMF 5A.2 | Greenwich Park: the General Wolfe statue



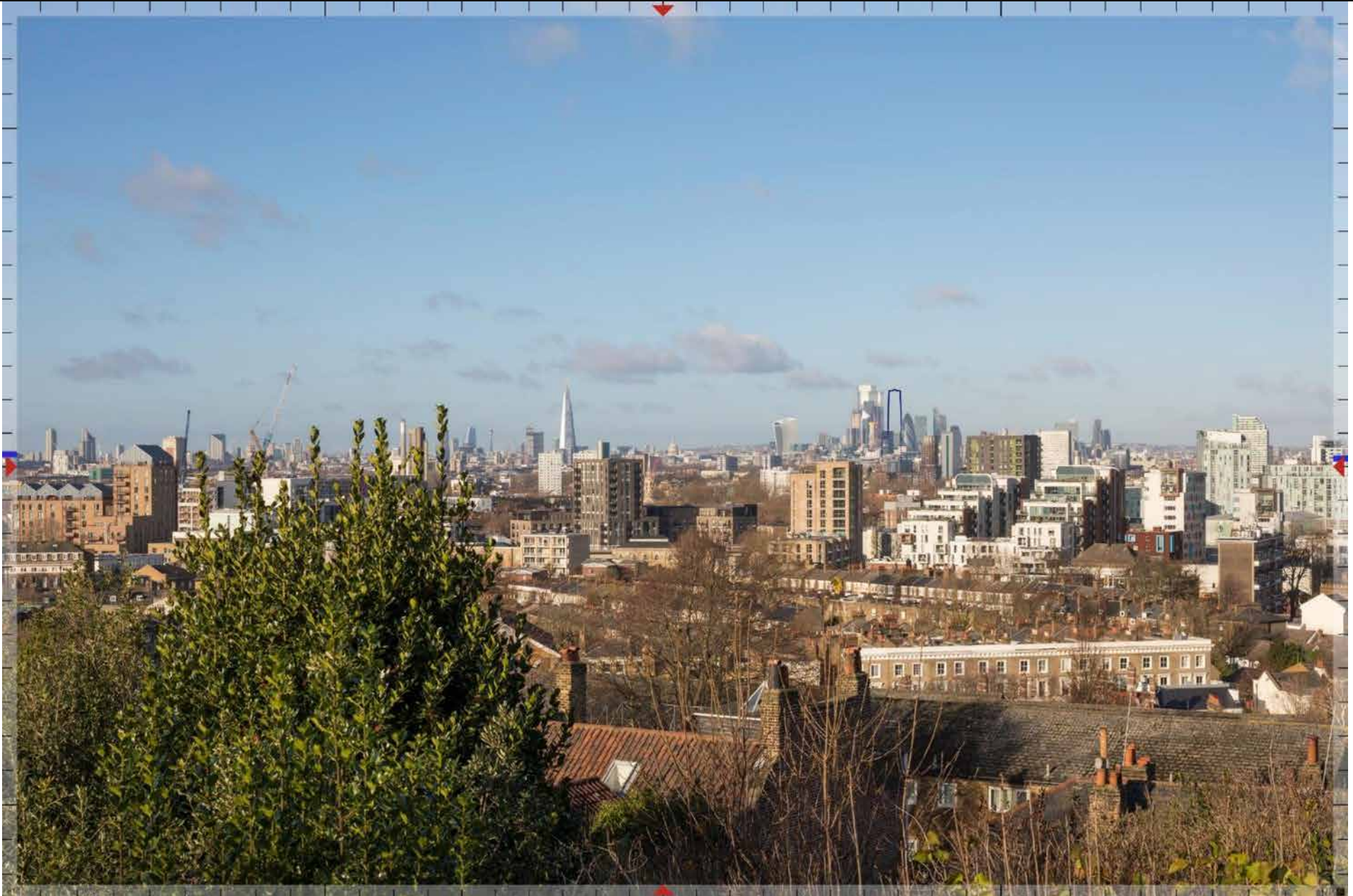
6 | LVMF 5A.2 | Greenwich Park: the General Wolfe statue



6 | LVMF 5A.2 | Greenwich Park: the General Wolfe statue



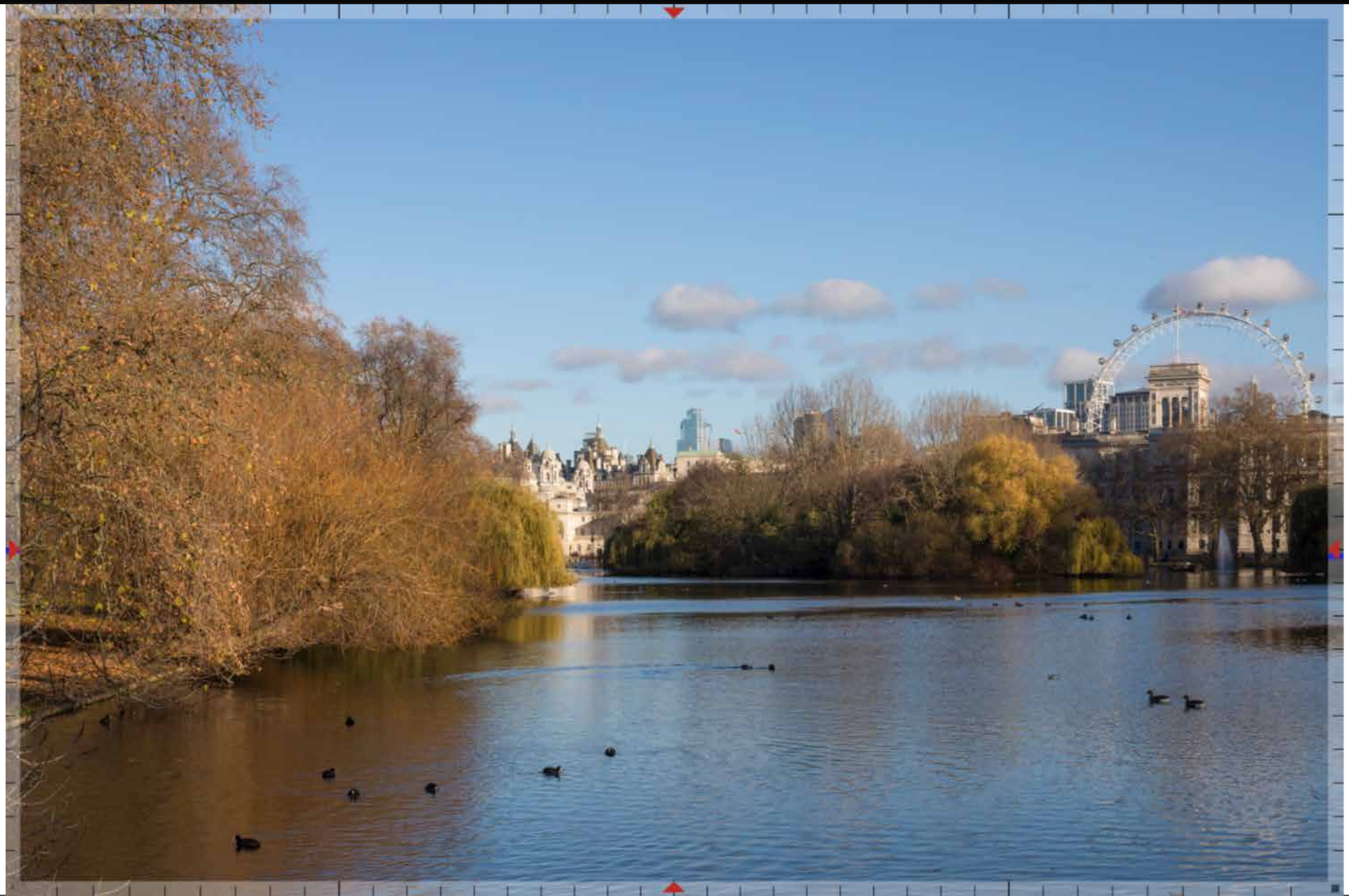
7 | LVMF 6A.1 | Blackheath Point – near the orientation board



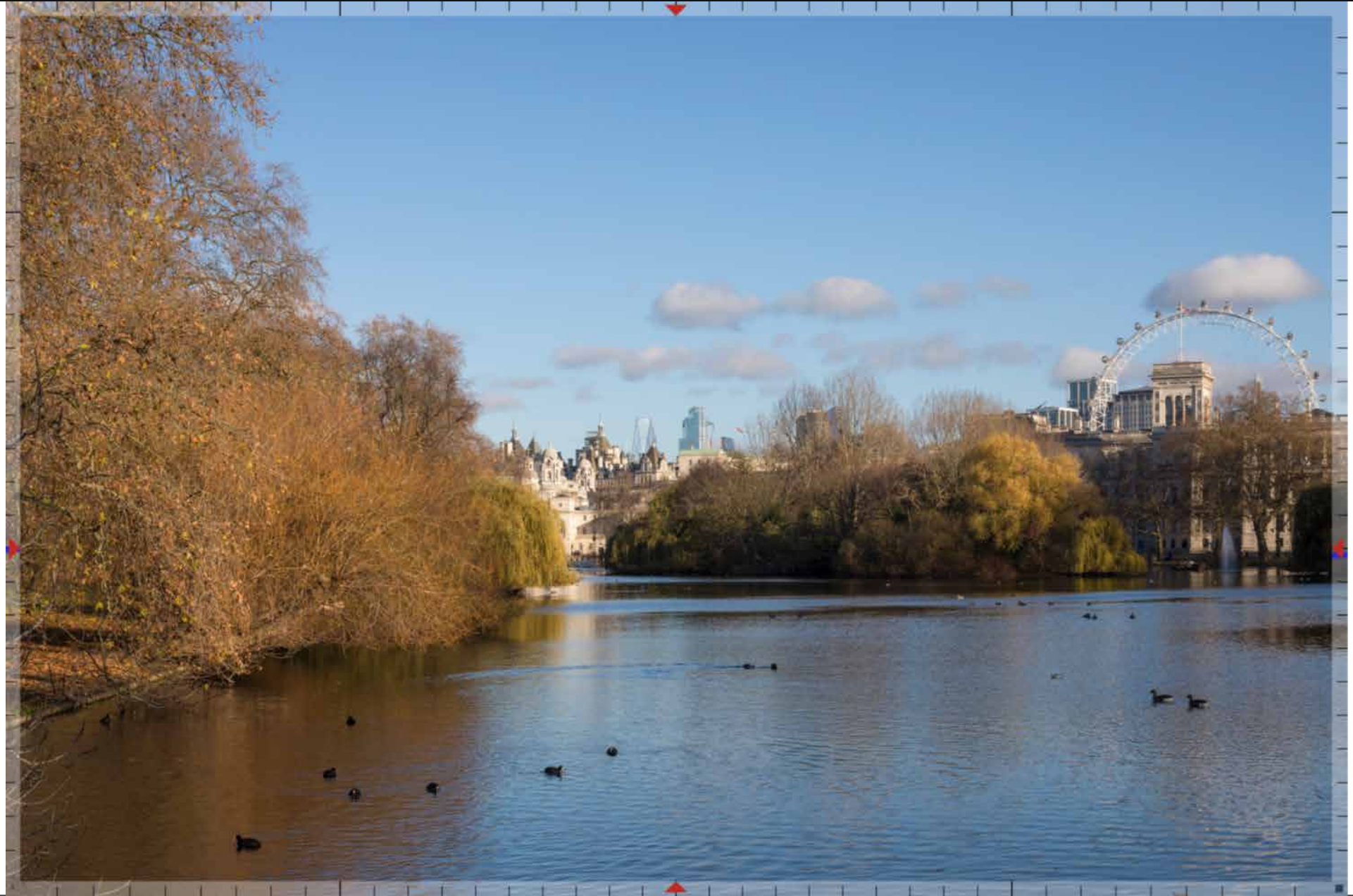
7 | LVMF 6A.1 | Blackheath Point – near the orientation board



7 | LVMF 6A.1 | Blackheath Point – near the orientation board



8 | St James's Park: The Blue Bridge - north of LVMF 26A.1



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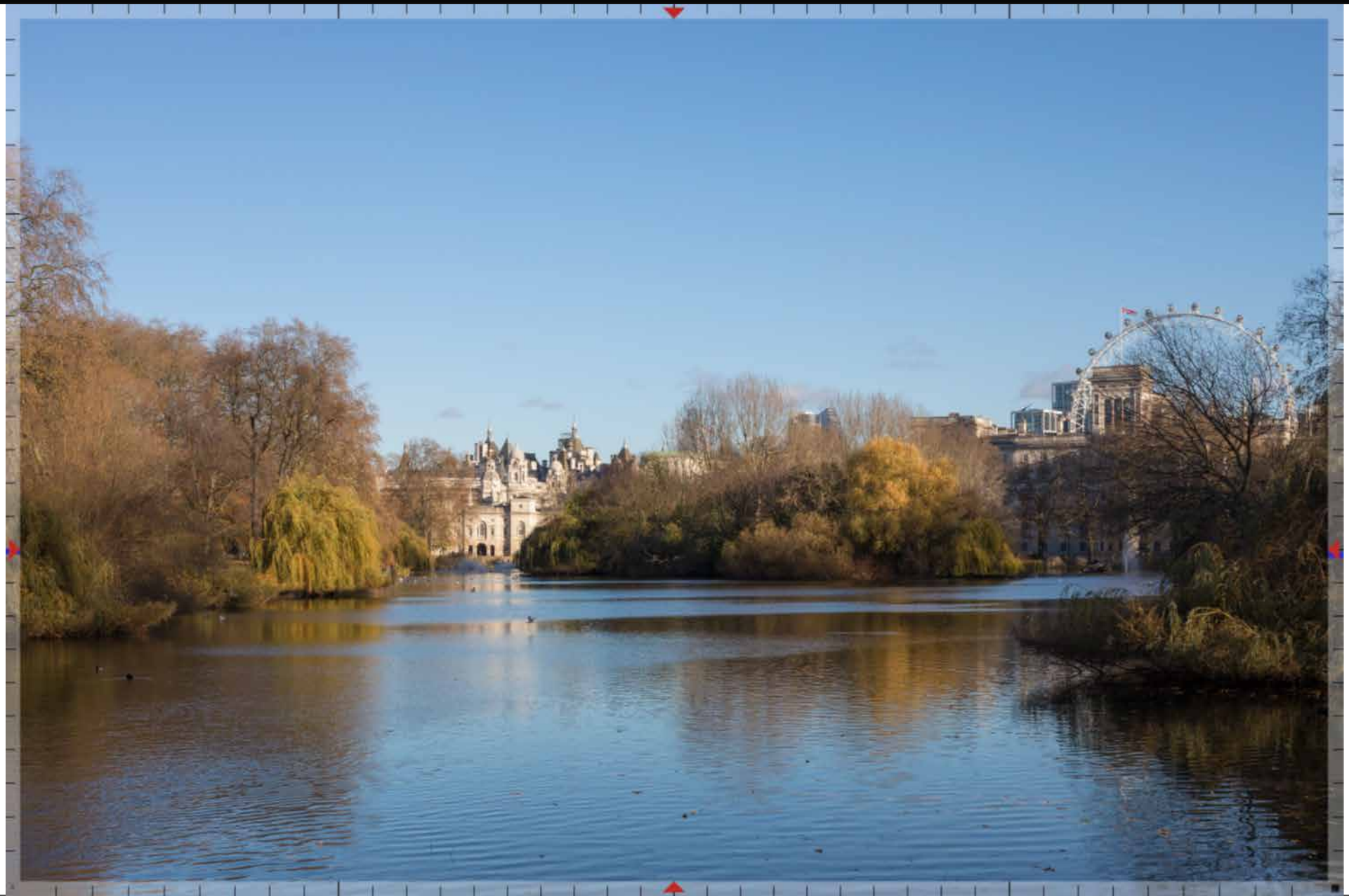
9.1 | St James's Park: The Blue Bridge - LVMF 26A.1 | Summer



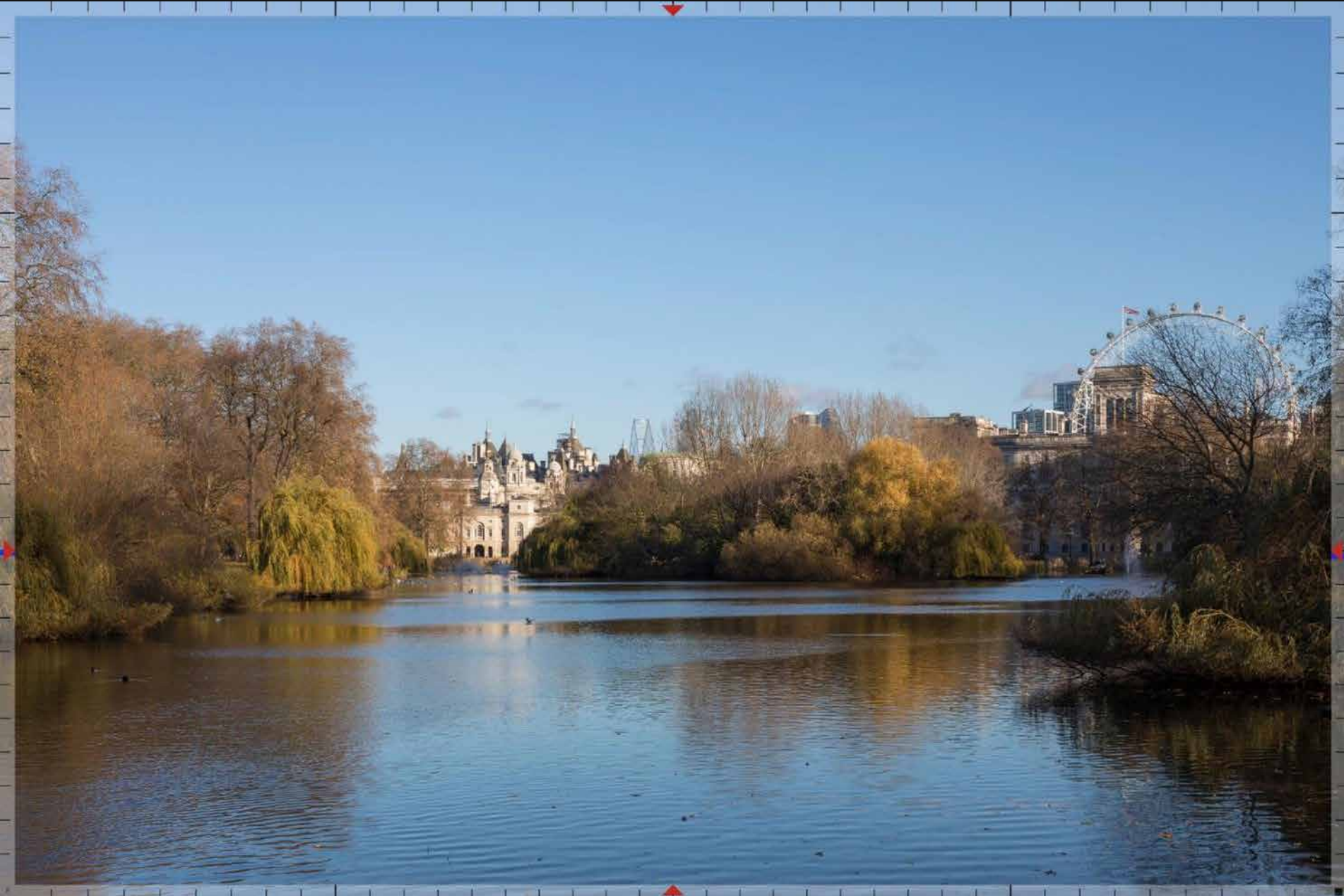
9.1 | St James's Park: The Blue Bridge - LVMF 26A.1 | Summer



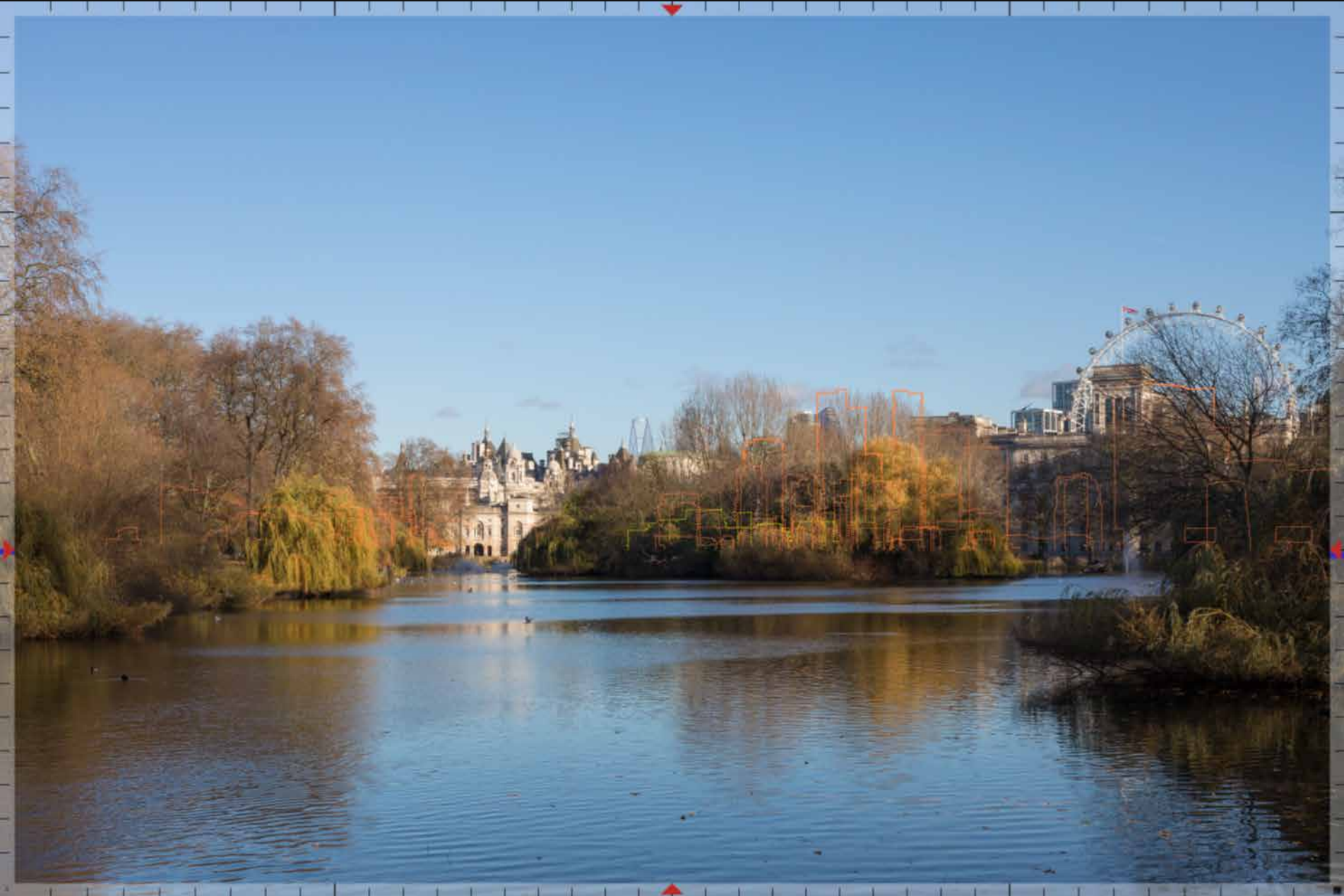
9.1 | St James's Park: The Blue Bridge - LVMF 26A.1 | Summer



9.2 | St James's Park: The Blue Bridge - LVMF 26A.1 | Winter



9.2 | St James's Park: The Blue Bridge - LVMF 26A.1 | Winter



9.2 | St James's Park: The Blue Bridge - LVMF 26A.1 | Winter



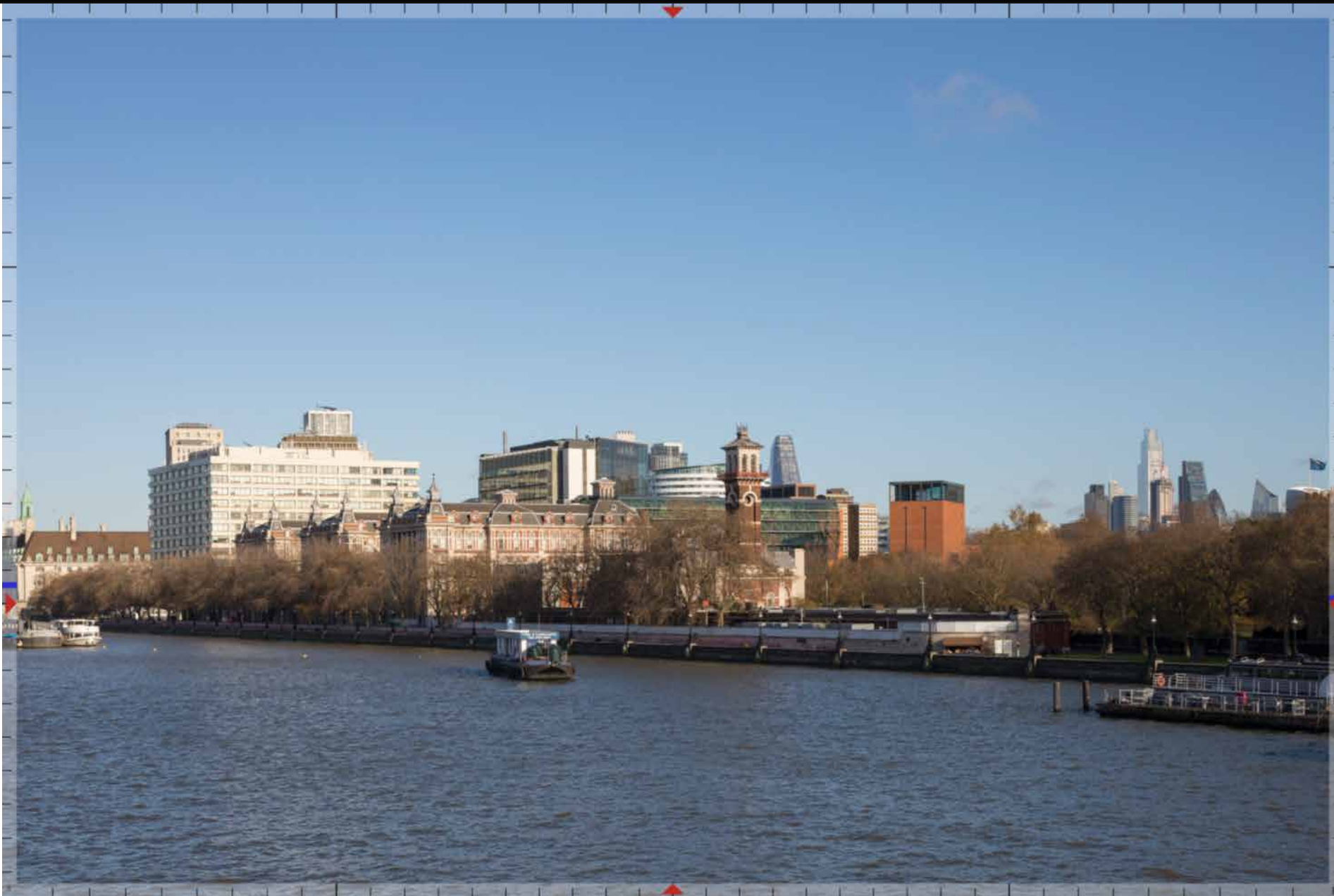
9.3 | St James's Park: The Blue Bridge - LVMF 26A.1 | Night



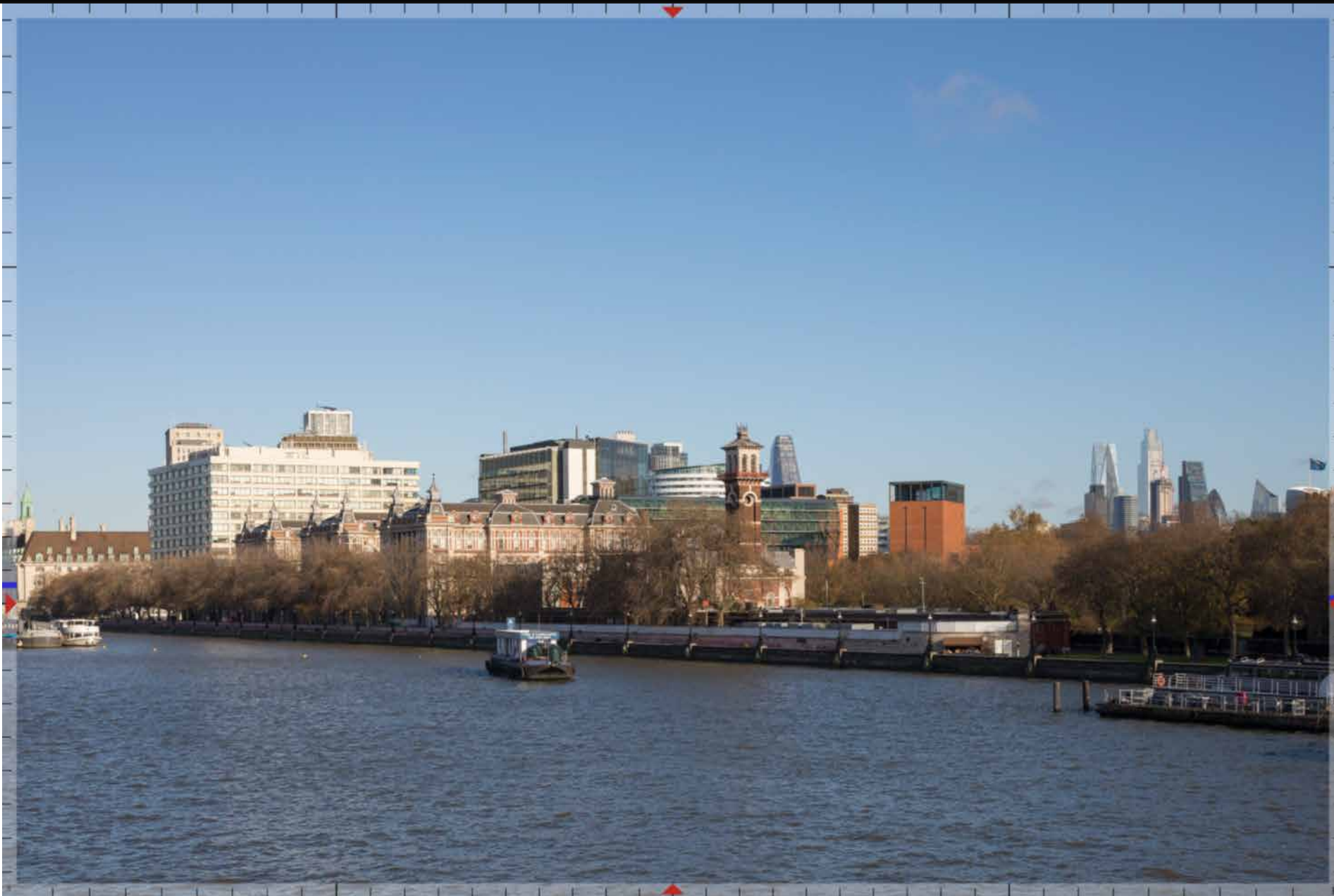
9.3 | St James's Park: The Blue Bridge - LVMF 26A.1 | Night



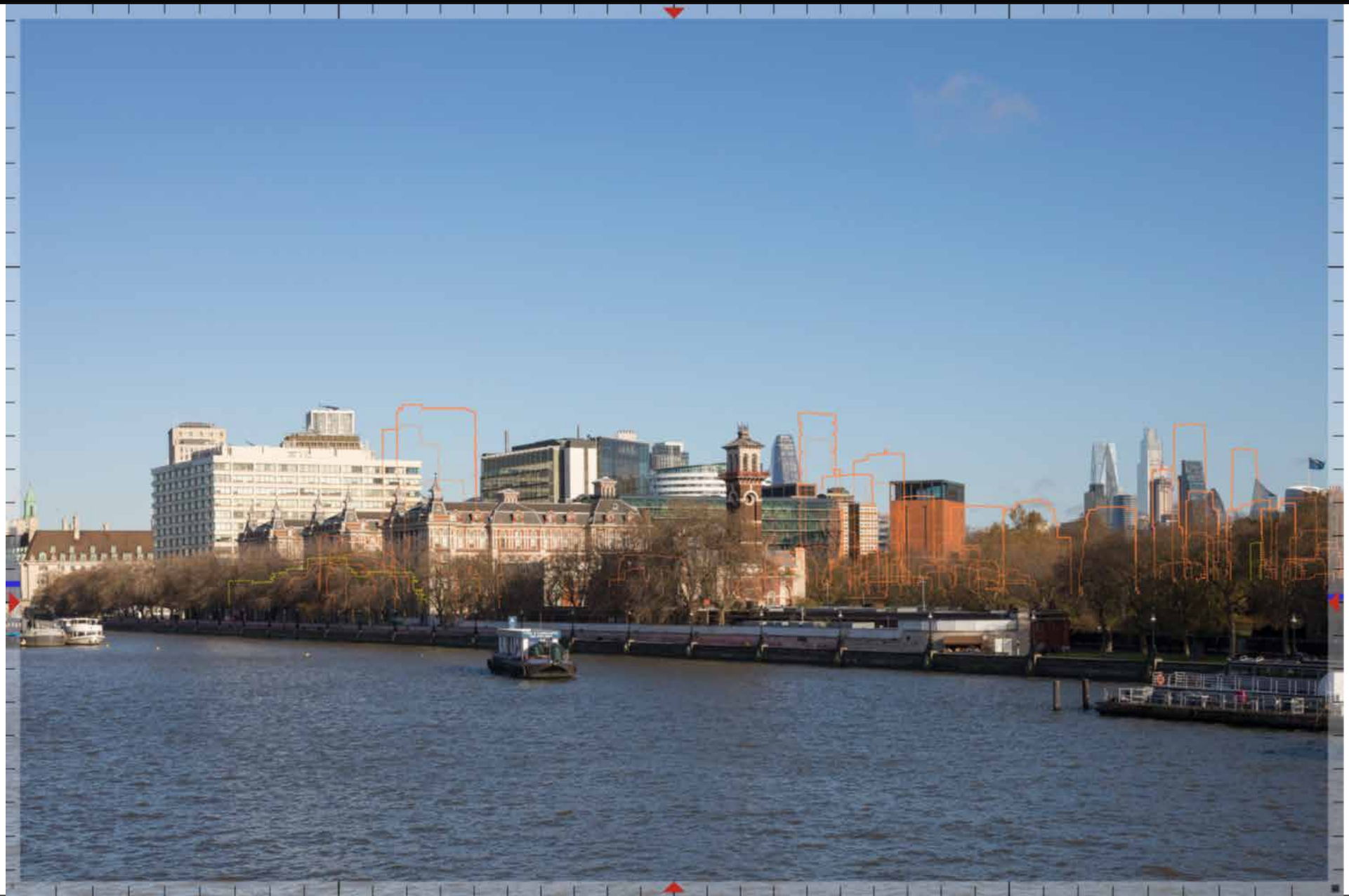
9.3 | St James's Park: The Blue Bridge - LVMF 26A.1 | Night



10 | LVMF 19A.1 | Lambeth Bridge Downstream: at the centre of the bridge



10 | LVMF 19A.1 | Lambeth Bridge Downstream: at the centre of the bridge



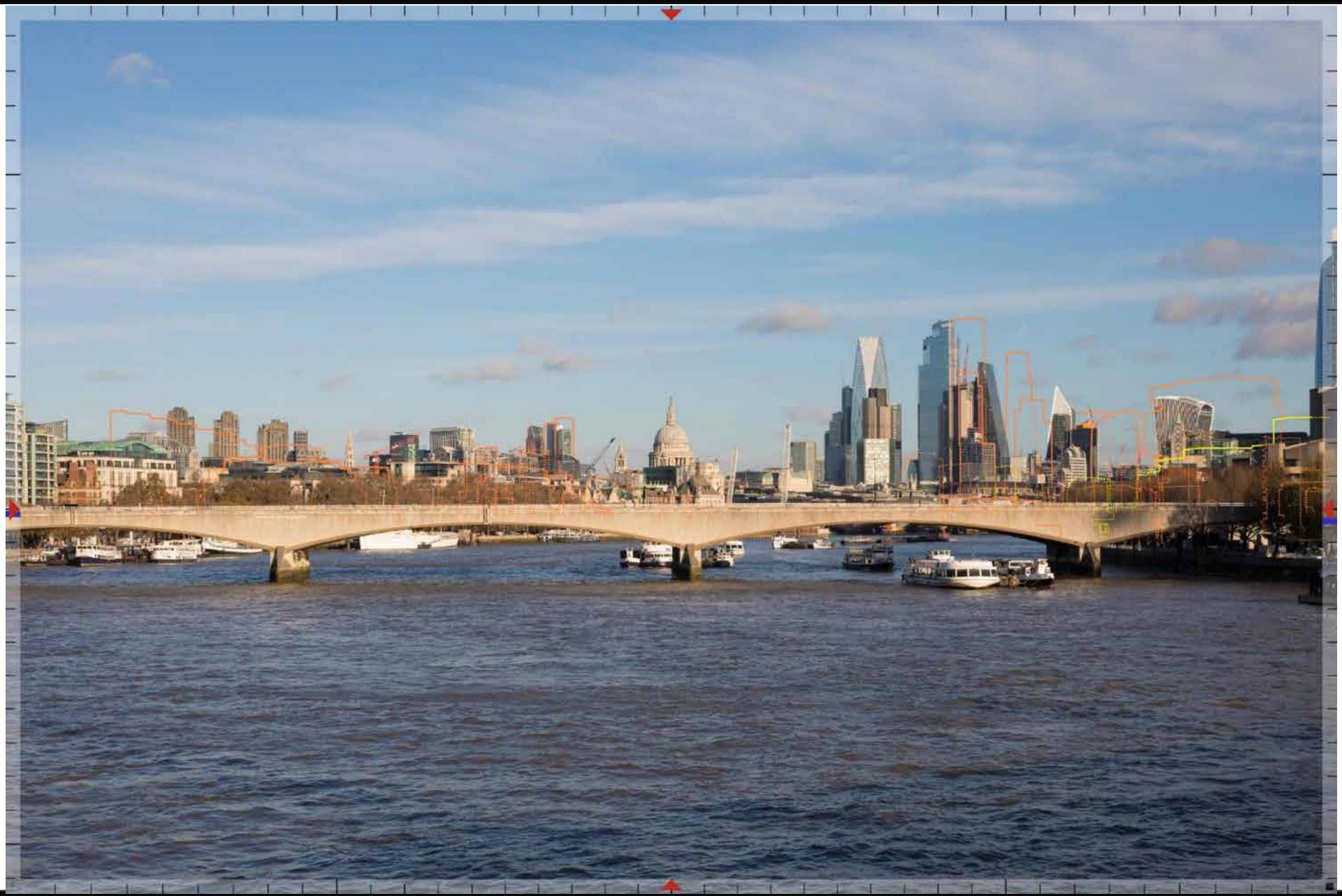
10 | LVMF 19A.1 | Lambeth Bridge Downstream: at the centre of the bridge



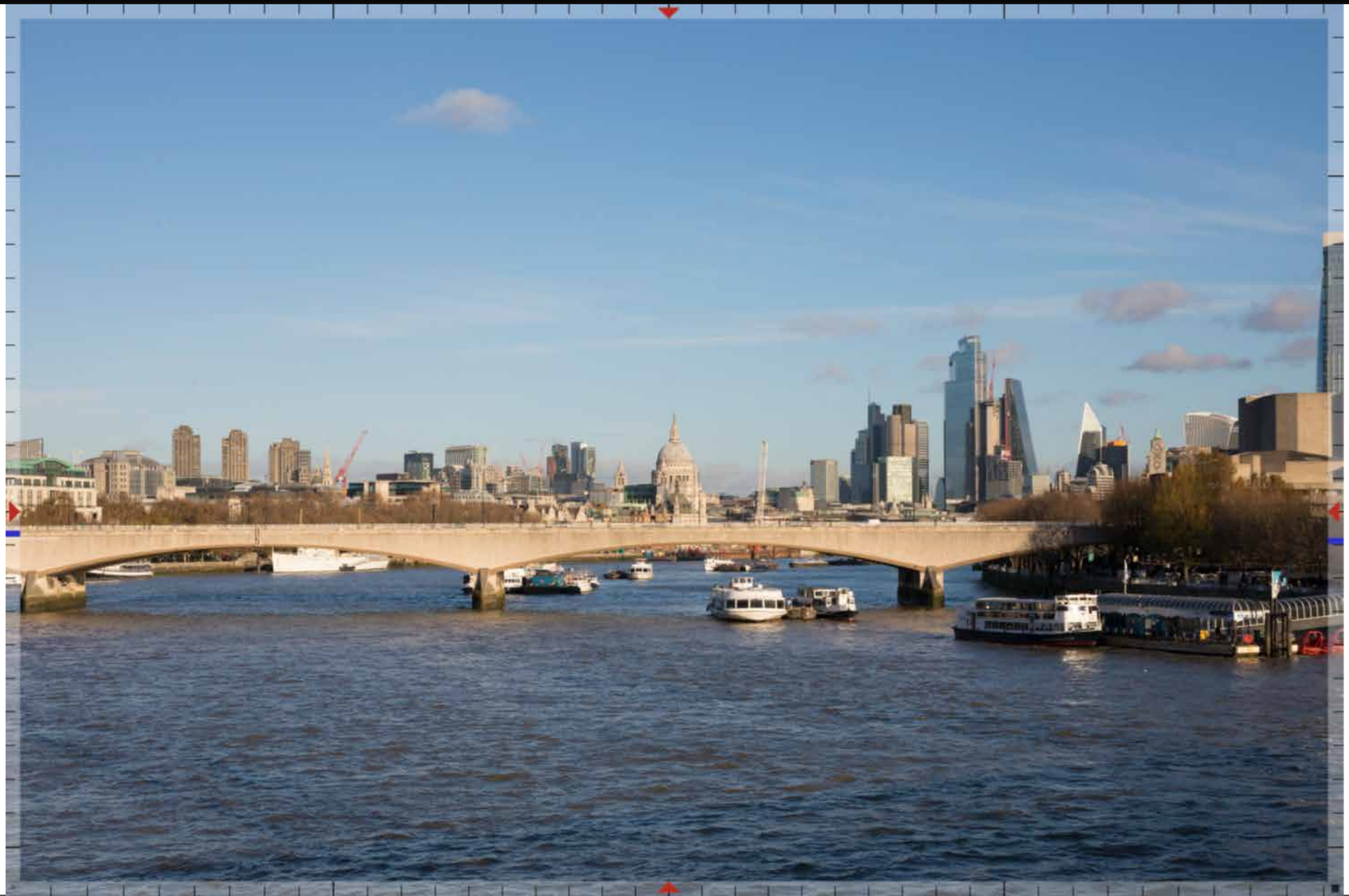
11 | LVMF 17B.1 | Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank



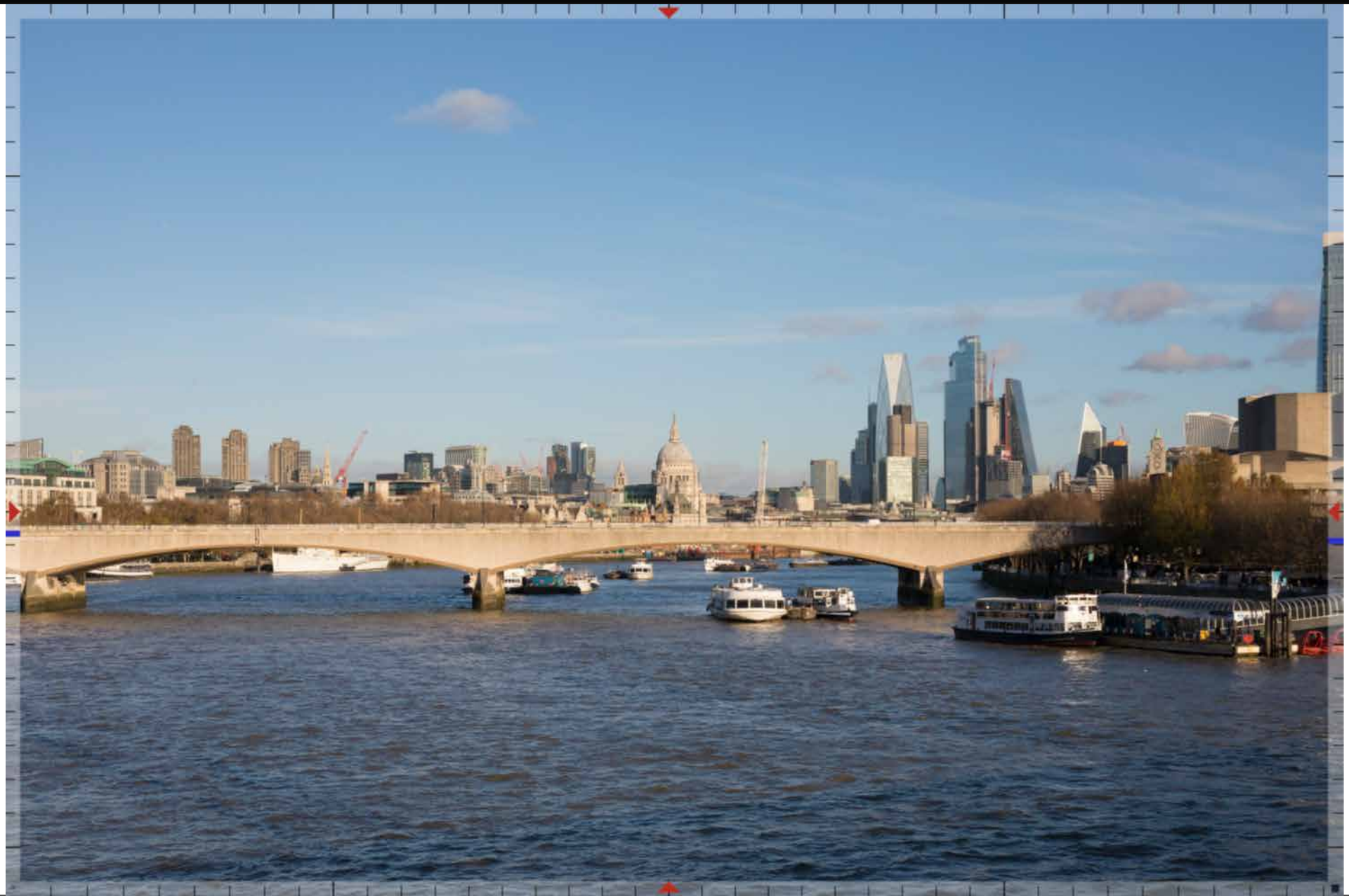
11 | LVMF 17B.1 | Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank



11 | LVMF 17B.1 | Golden Jubilee/Hungerford Footbridges: downstream – crossing the Westminster bank



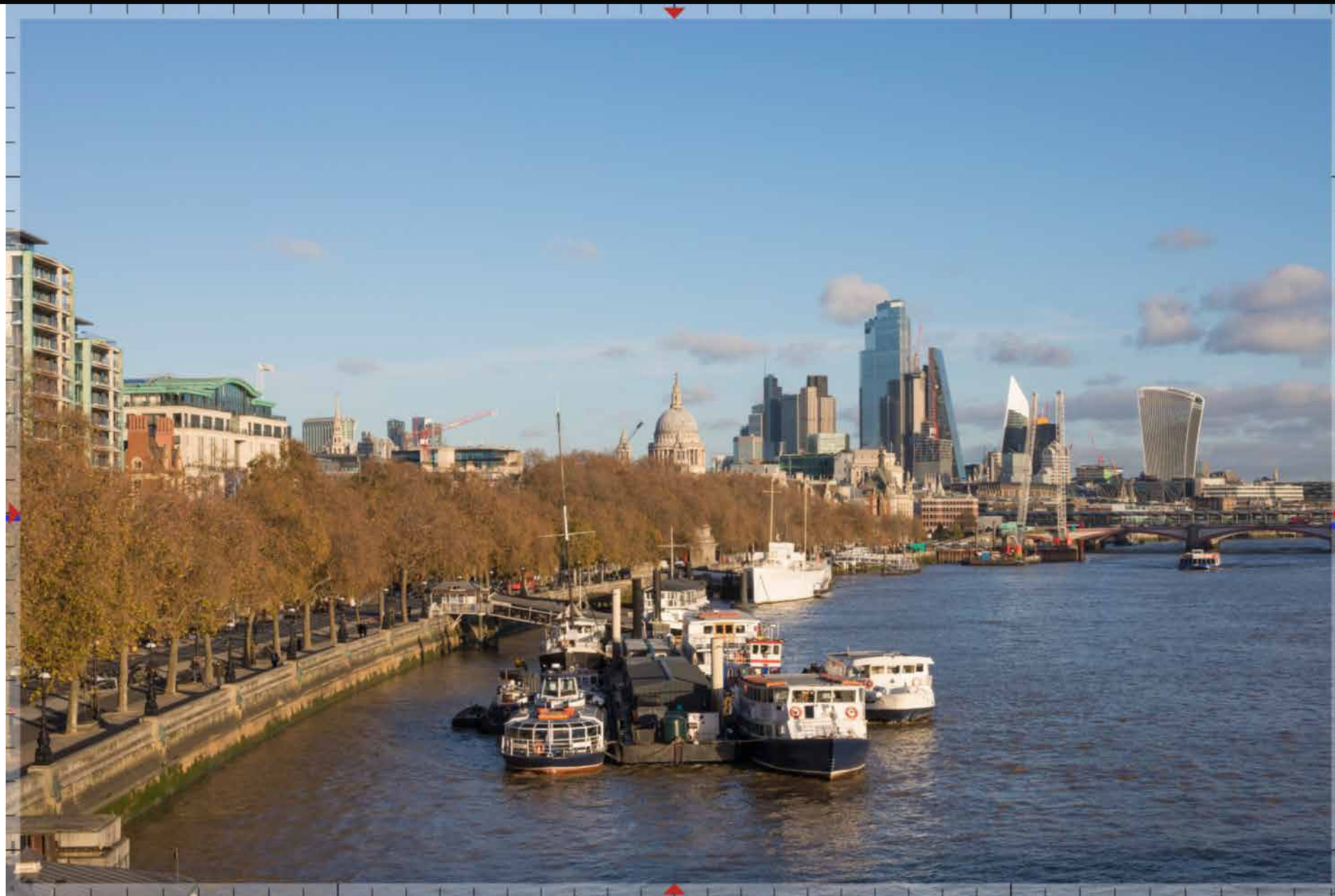
12 | LVMF 17B.2 | Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank



12 | LVMF 17B.2 | Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank



12 | LVMF 17B.2 | Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank



13 | LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminster bank



13 | LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminister bank



13 | LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminster bank



14 | LVMF 15B.2 | Waterloo Bridge: downstream – at the centre of the bridge



14 | LVMF 15B.2 | Waterloo Bridge: downstream – at the centre of the bridge



14 | LVMF 15B.2 | Waterloo Bridge: downstream – at the centre of the bridge



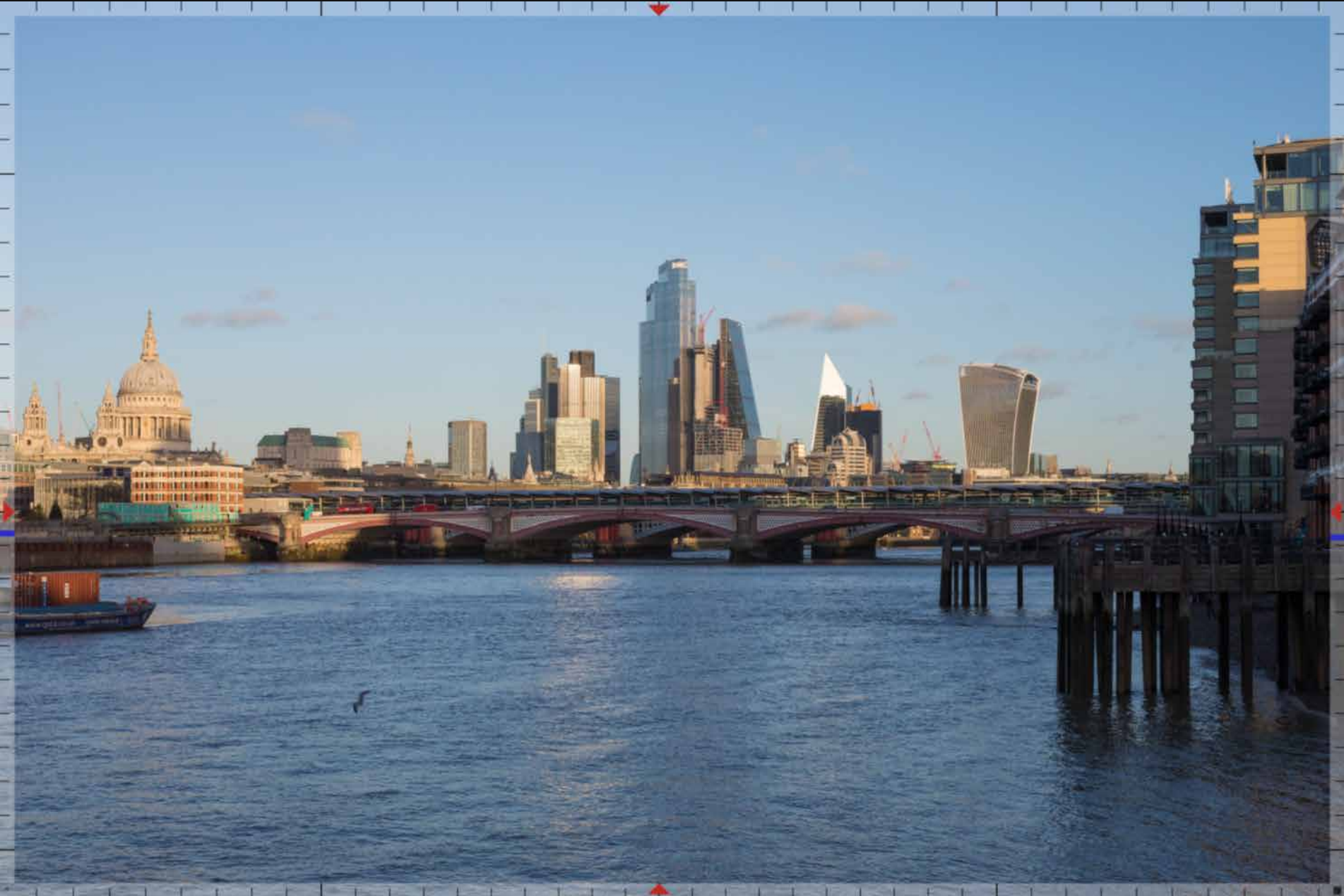
14.1 | LVMF 15B.2 | Waterloo Bridge: downstream – at the centre of the bridge | 50mm | Night



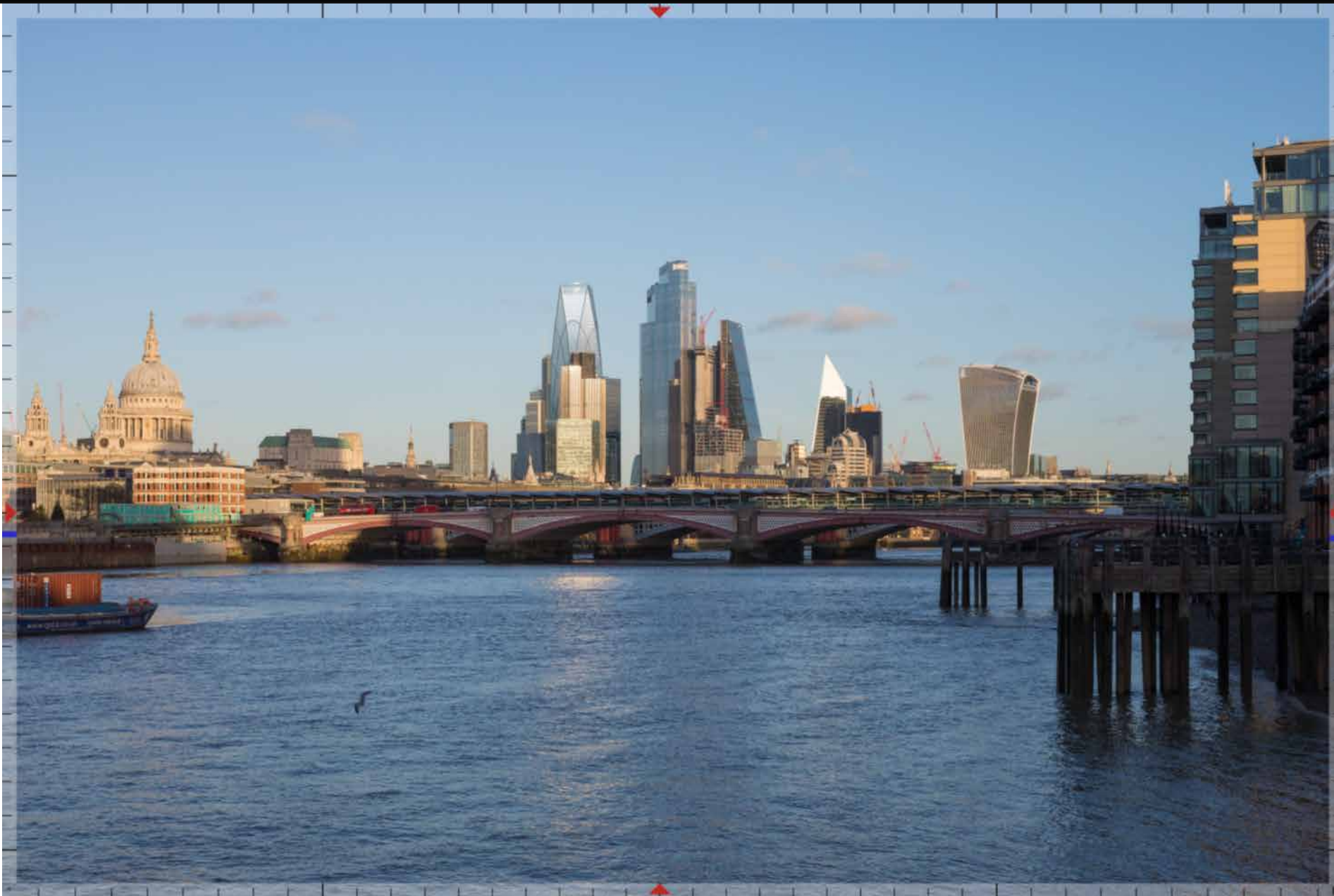
14.1 | LVMF 15B.2 | Waterloo Bridge: downstream – at the centre of the bridge | 50mm | Night



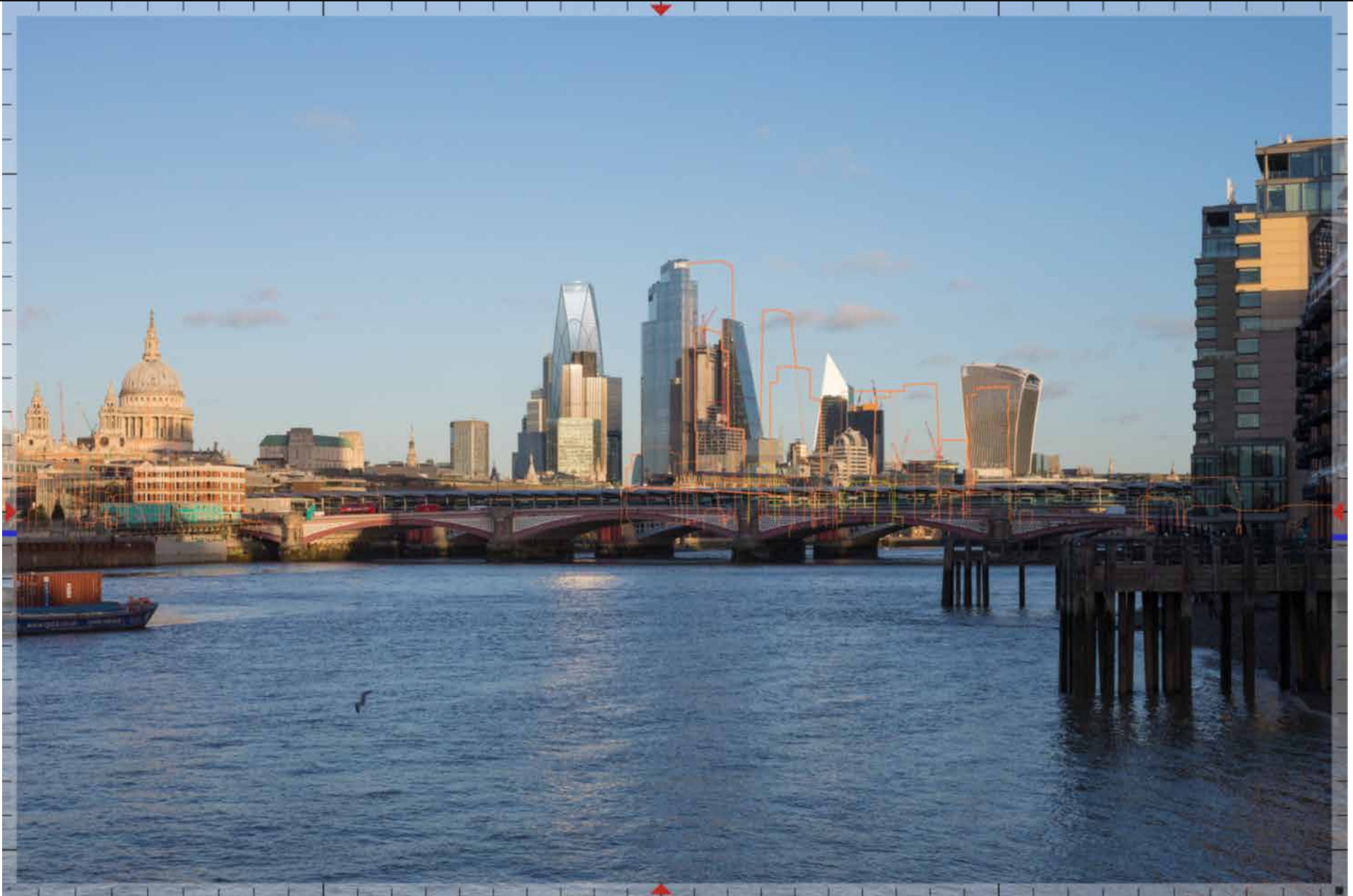
14.1 | LVMF 15B.2 | Waterloo Bridge: downstream – at the centre of the bridge | 50mm | Night



15 | LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform – centre of north-east rail



15 | LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform – centre of north-east rail



15 | LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform – centre of north-east rail



16 | Tate Modern: viewing gallery



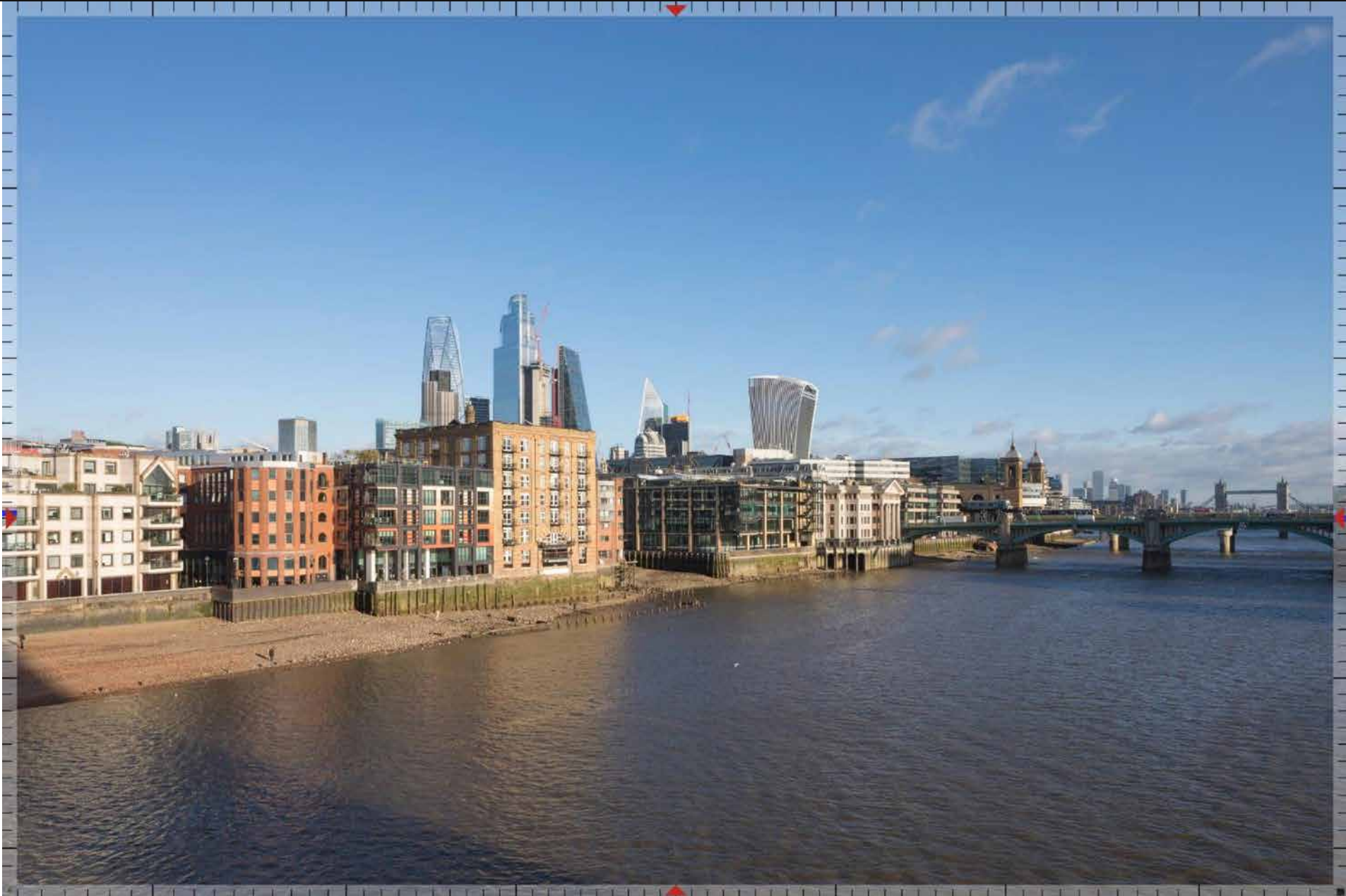
16 | Tate Modern: viewing gallery



16 | Tate Modern: viewing gallery



17 | Millennium Bridge - at the centre of the bridge



17 | Millennium Bridge - at the centre of the bridge



17 | Millennium Bridge - at the centre of the bridge

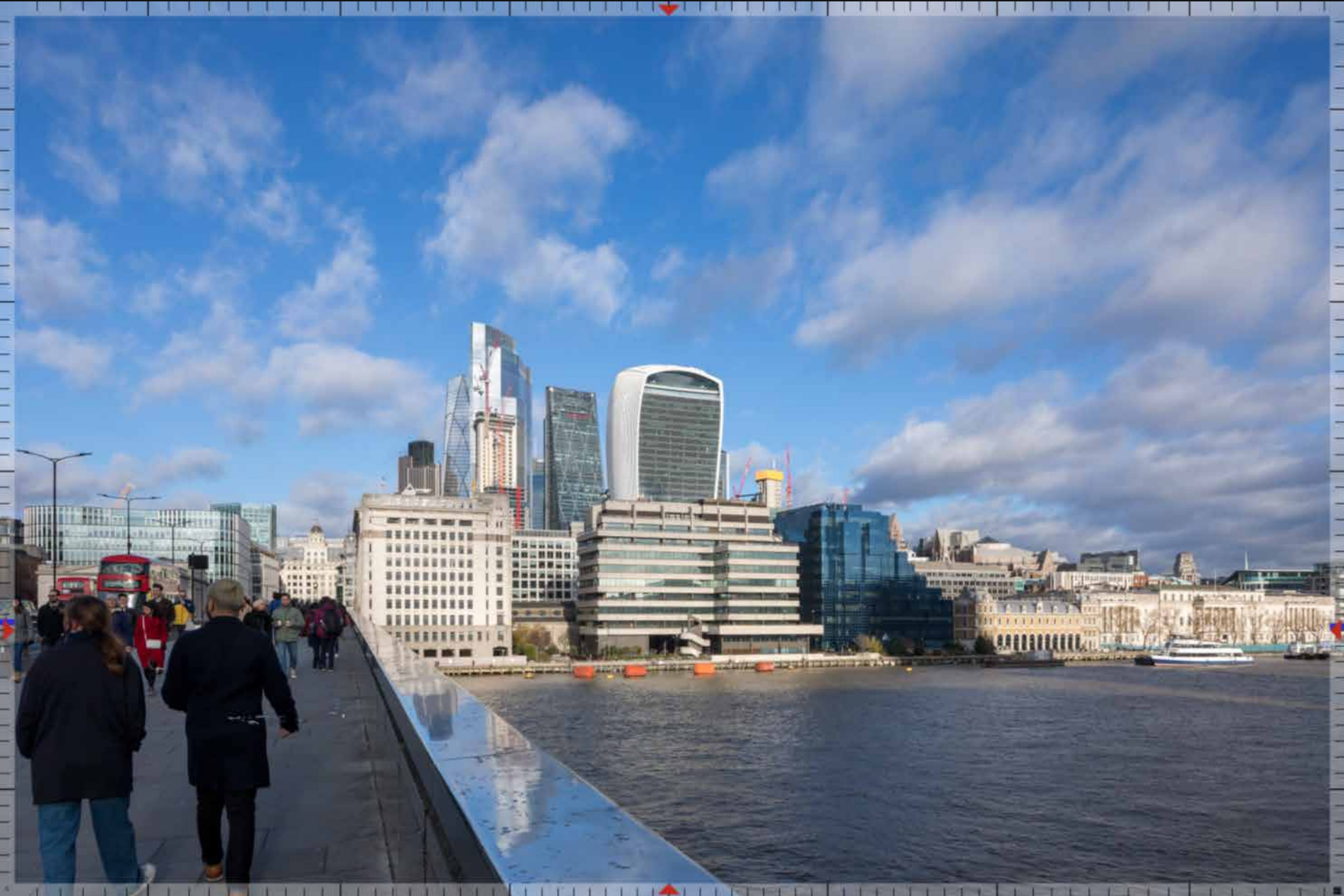








19 | LVMF 11B.2 | London Bridge: downstream – close to the Southwark bank



19 | LVMF 11B.2 | London Bridge: downstream – close to the Southwark bank



19 | LVMF 11B.2 | London Bridge: downstream – close to the Southwark bank



20 | LVMF 25A.1 | The Queen's Walk at City Hall: foot of pathway from Potter's Fields



20 | LVMF 25A.1 | The Queen's Walk at City Hall: foot of pathway from Potter's Fields



20 | LVMF 25A.1 | The Queen's Walk at City Hall: foot of pathway from Potter's Fields



21 | LVMF 10A.1 | Tower Bridge: the north bastion



21 | LVMF 10A.1 | Tower Bridge: the north bastion

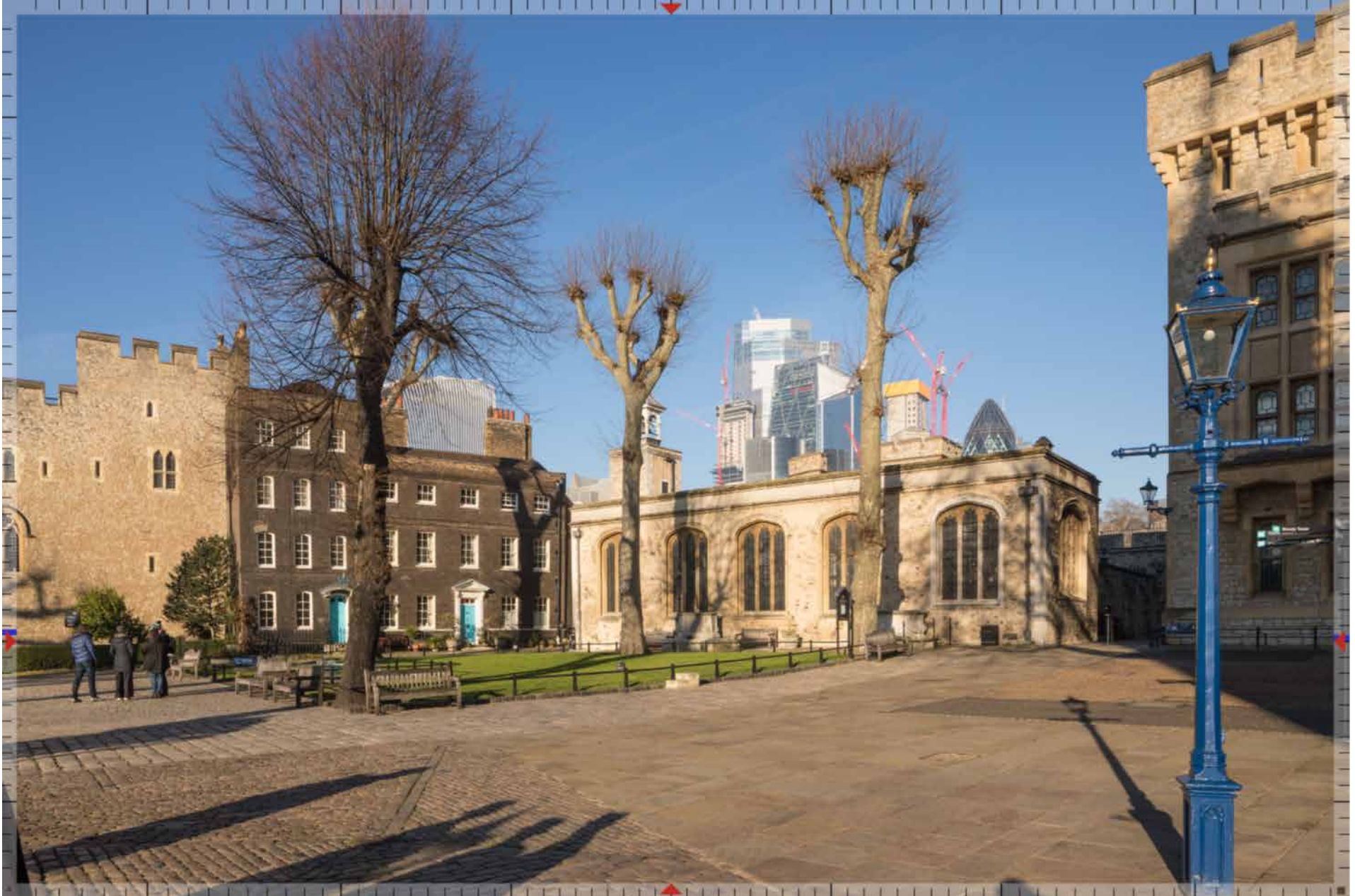


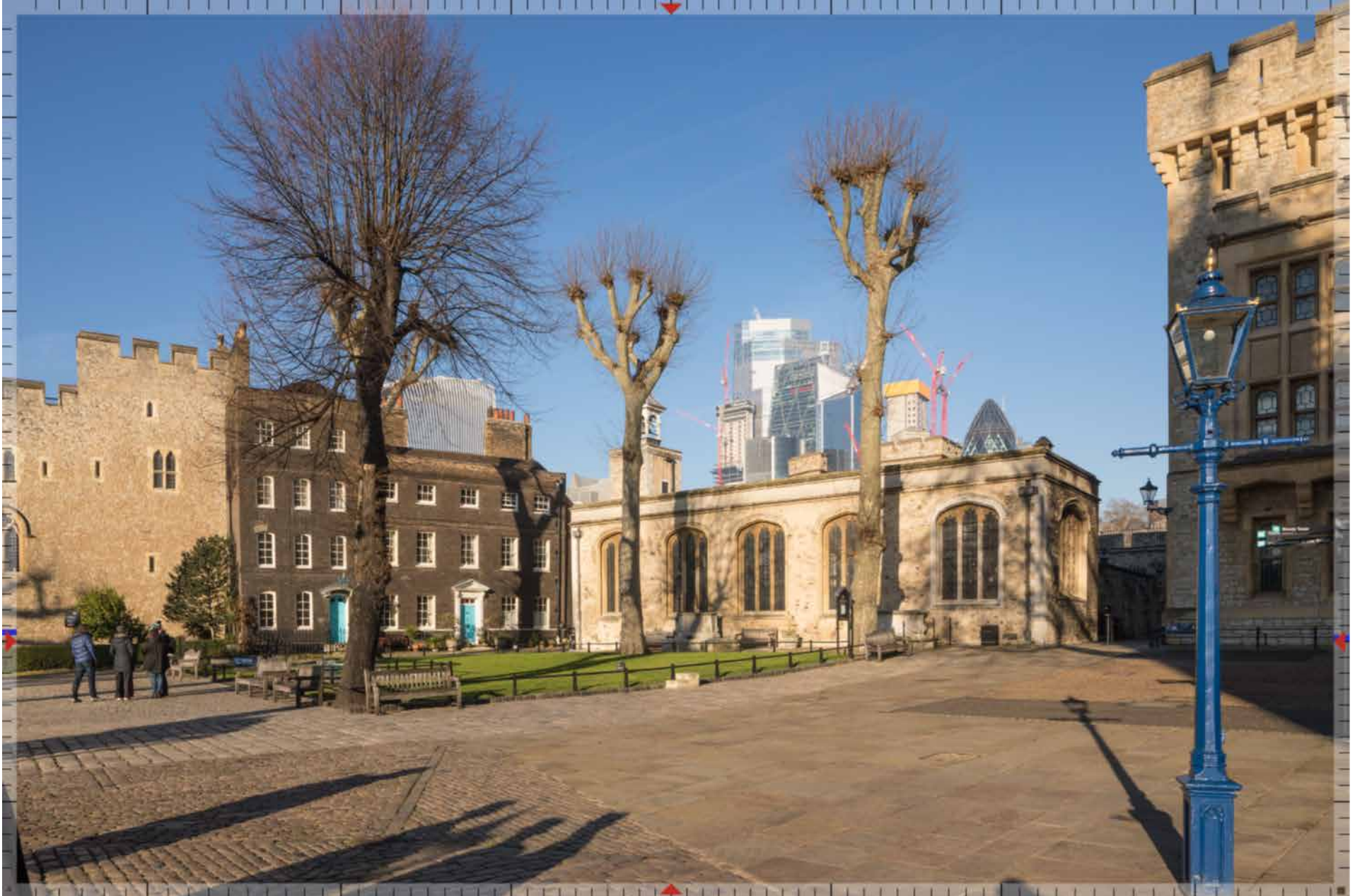
21 | LVMF 10A.1 | Tower Bridge: the north bastion

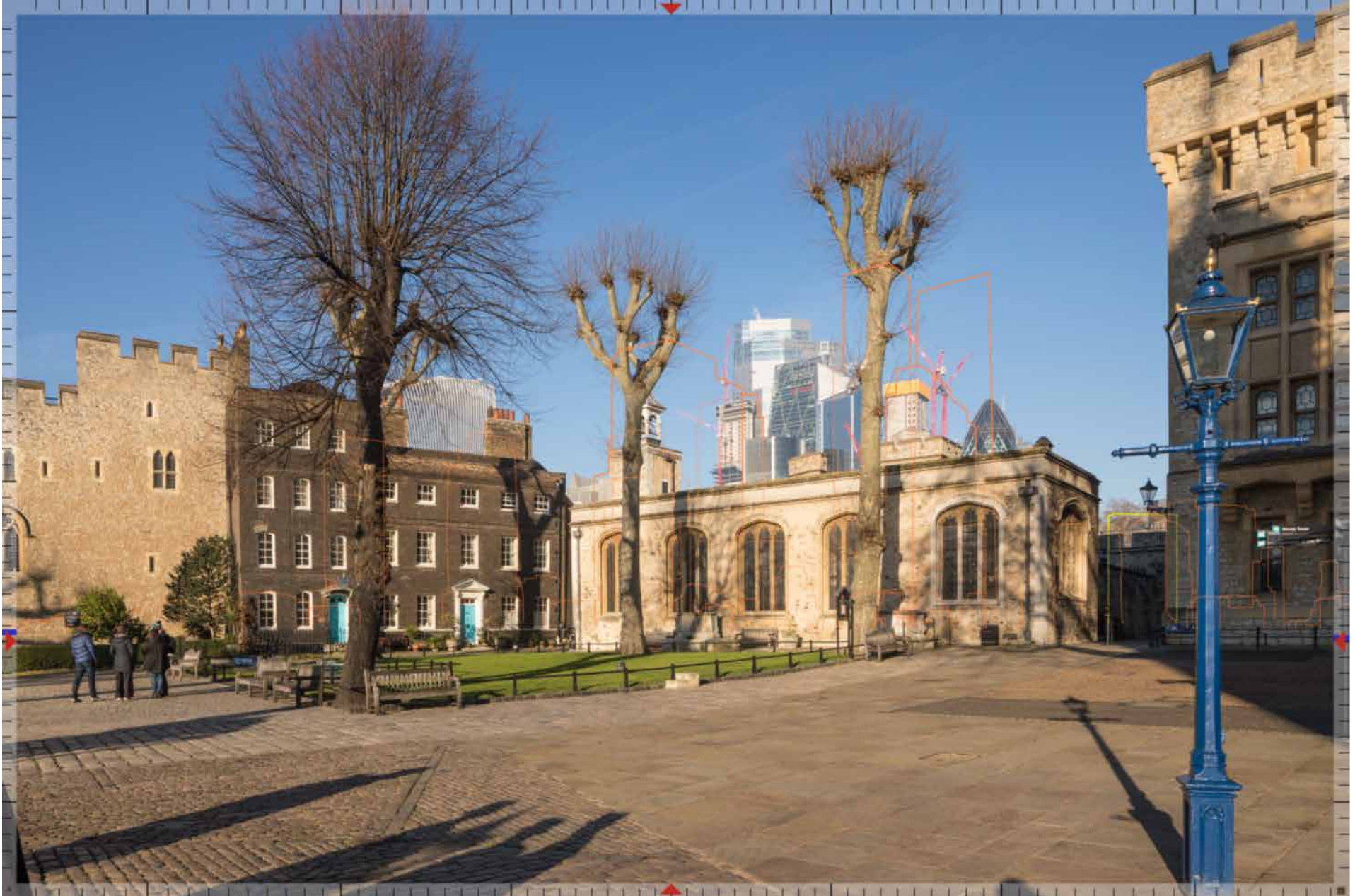














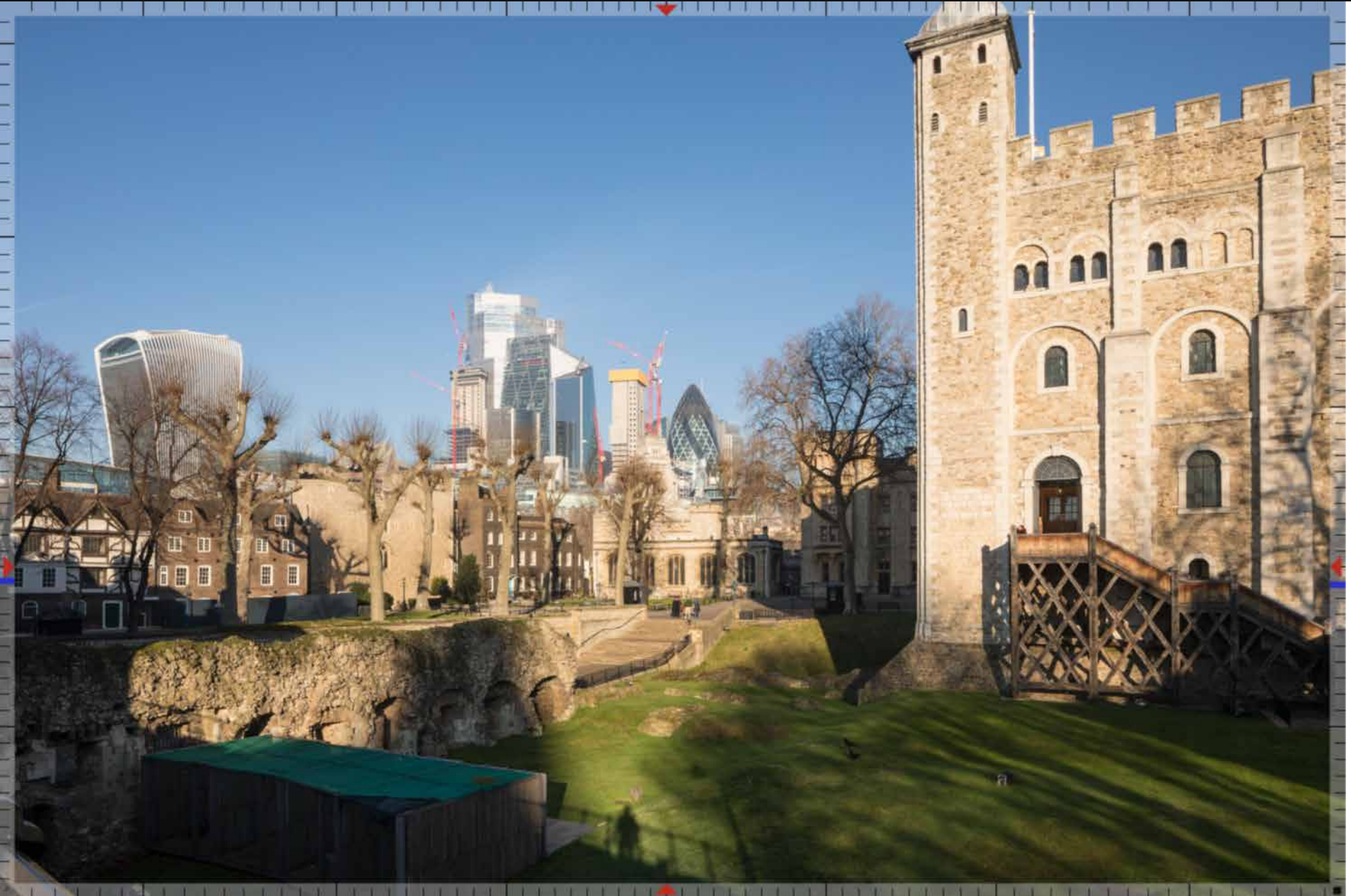
24 | Tower of London: the Inner Ward - Site of the Scaffold



24 | Tower of London: the Inner Ward - Site of the Scaffold



24 | Tower of London: the Inner Ward - Site of the Scaffold



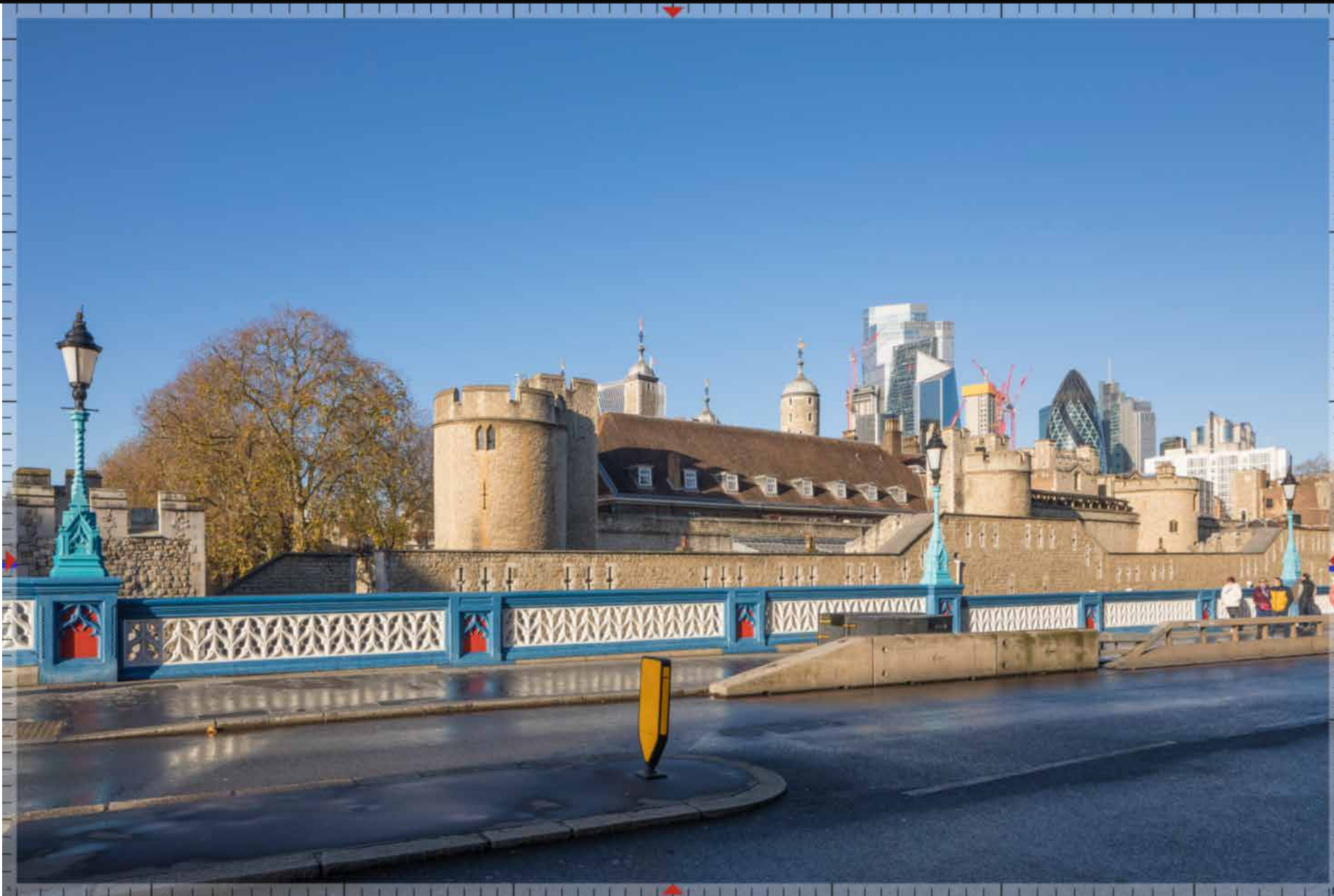
25 | Tower of London: Inner Curtain Wall - south



25 | Tower of London: Inner Curtain Wall - south



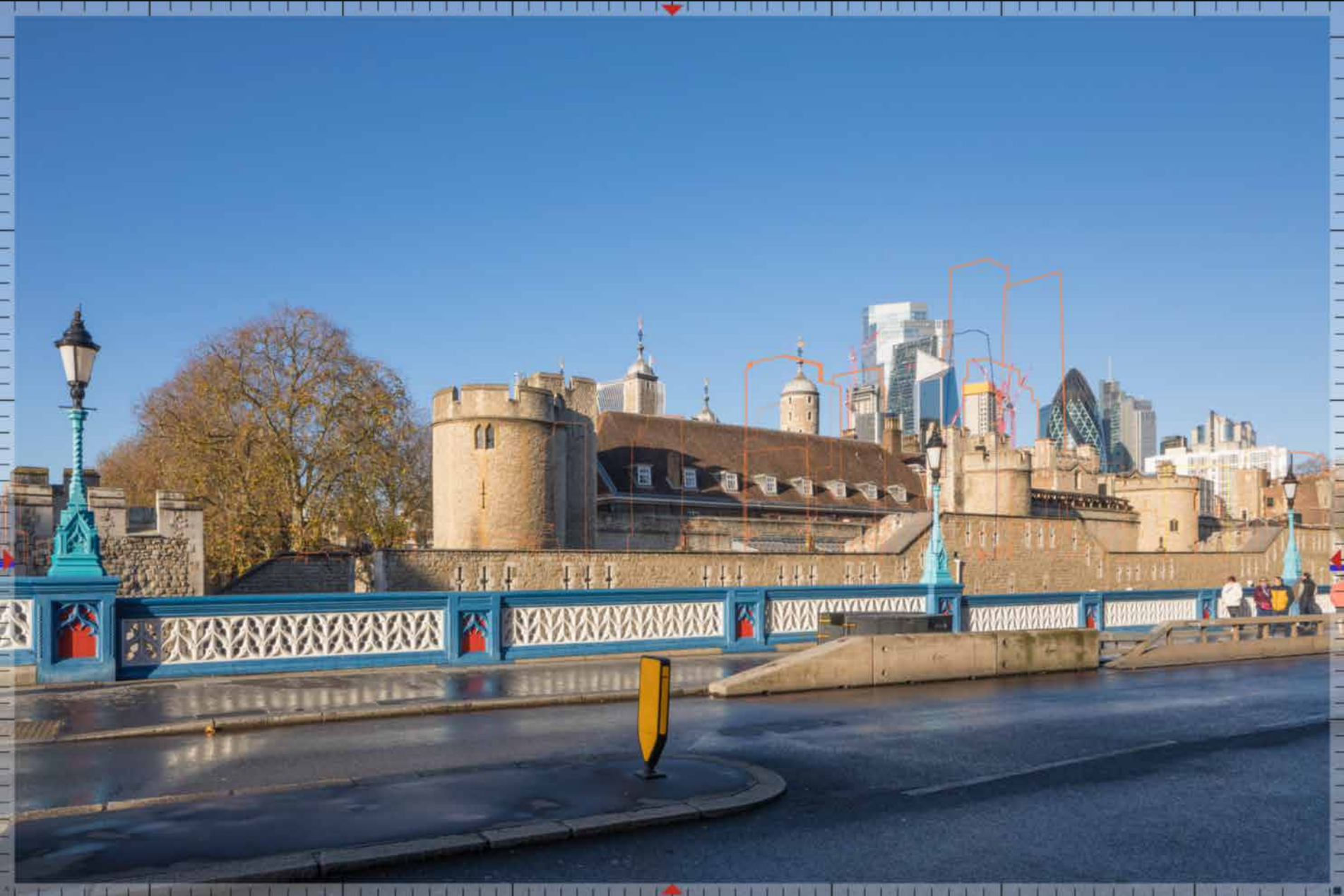
25 | Tower of London: Inner Curtain Wall - south



26 | Tower of London: Tower Bridge Approach - south



26 | Tower of London: Tower Bridge Approach - south



26 | Tower of London: Tower Bridge Approach - south



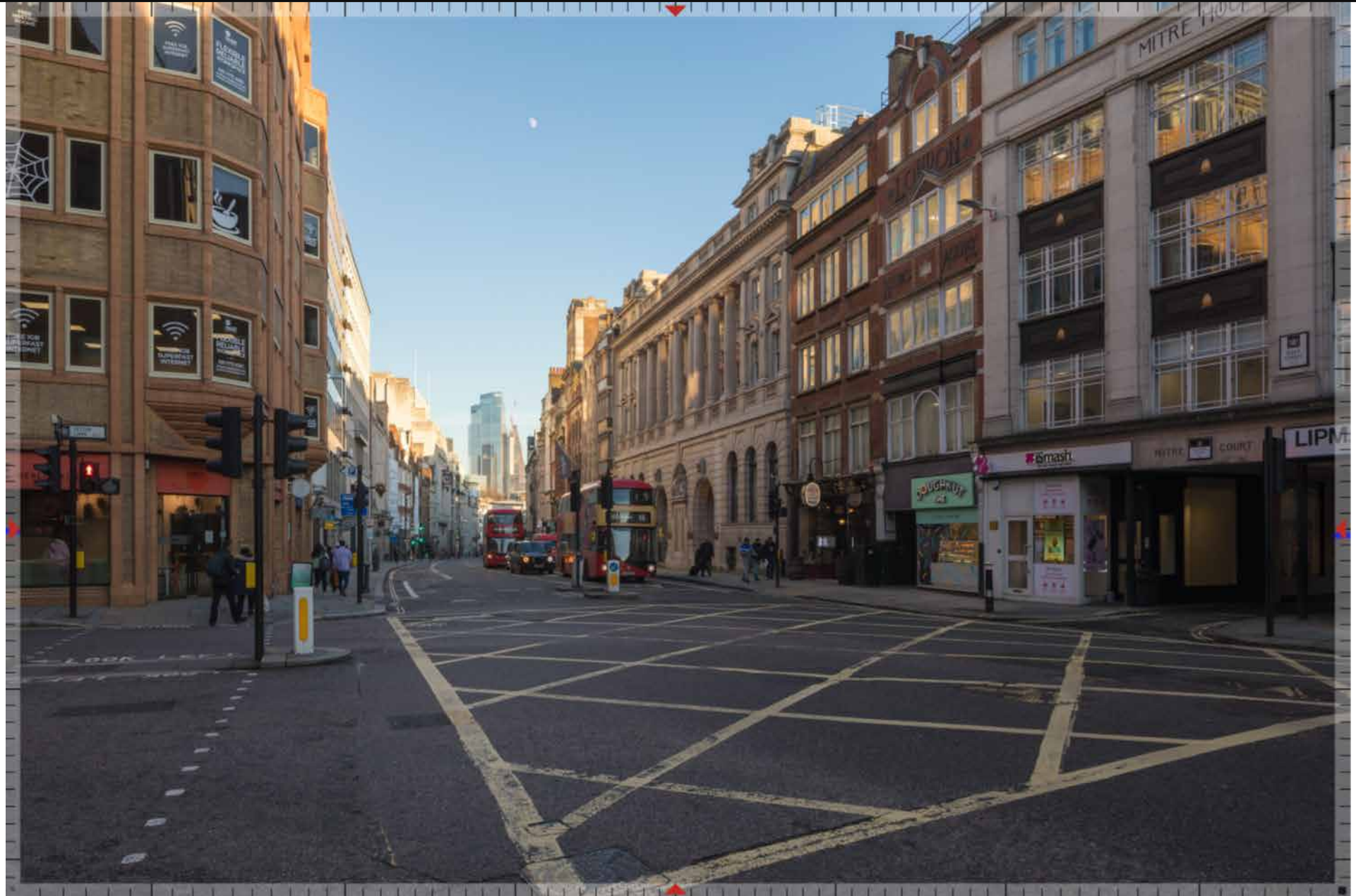
27 | Borough High Street, corner with Great Dover Street



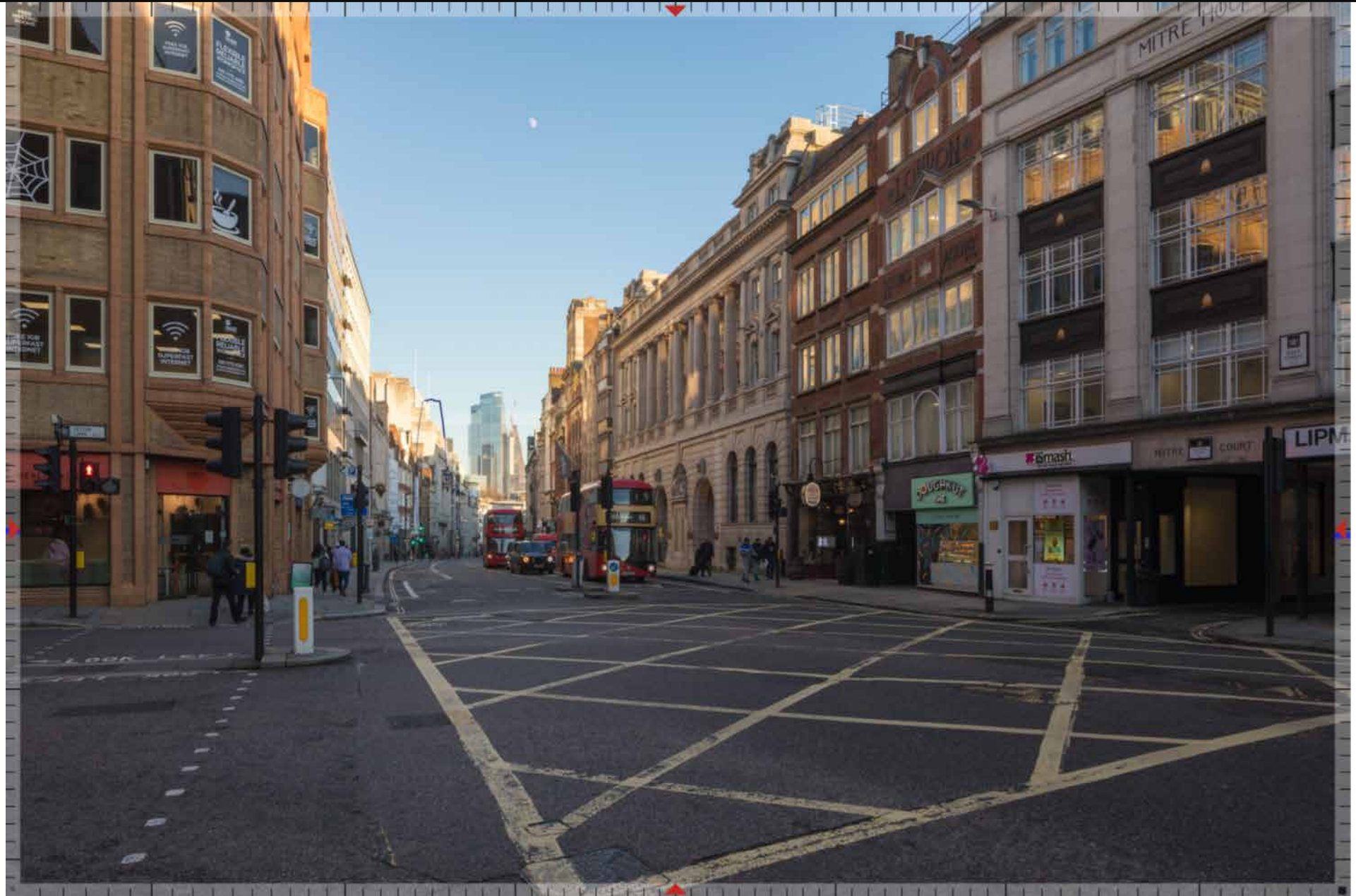
27 | Borough High Street, corner with Great Dover Street



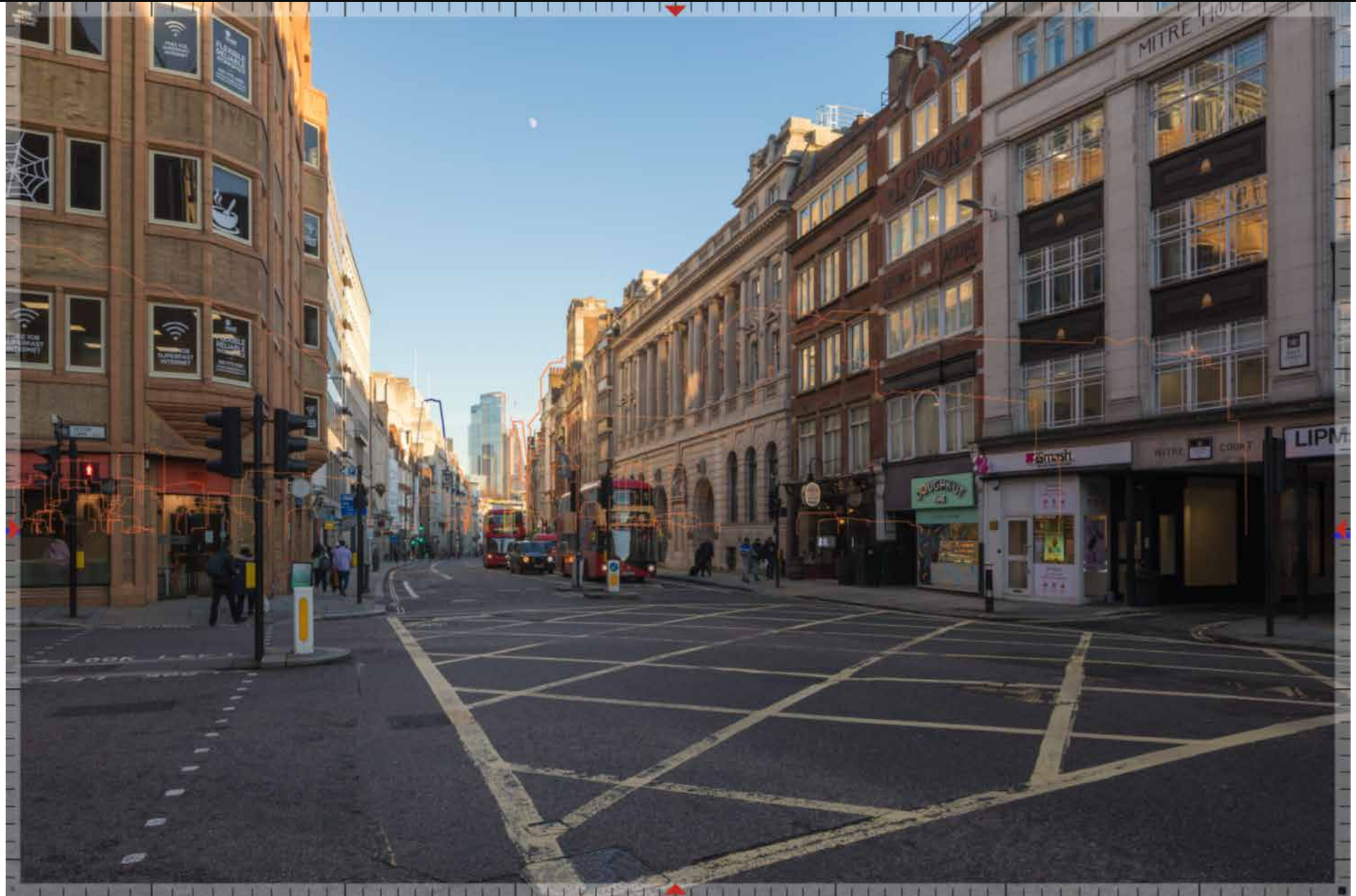
27 | Borough High Street, corner with Great Dover Street



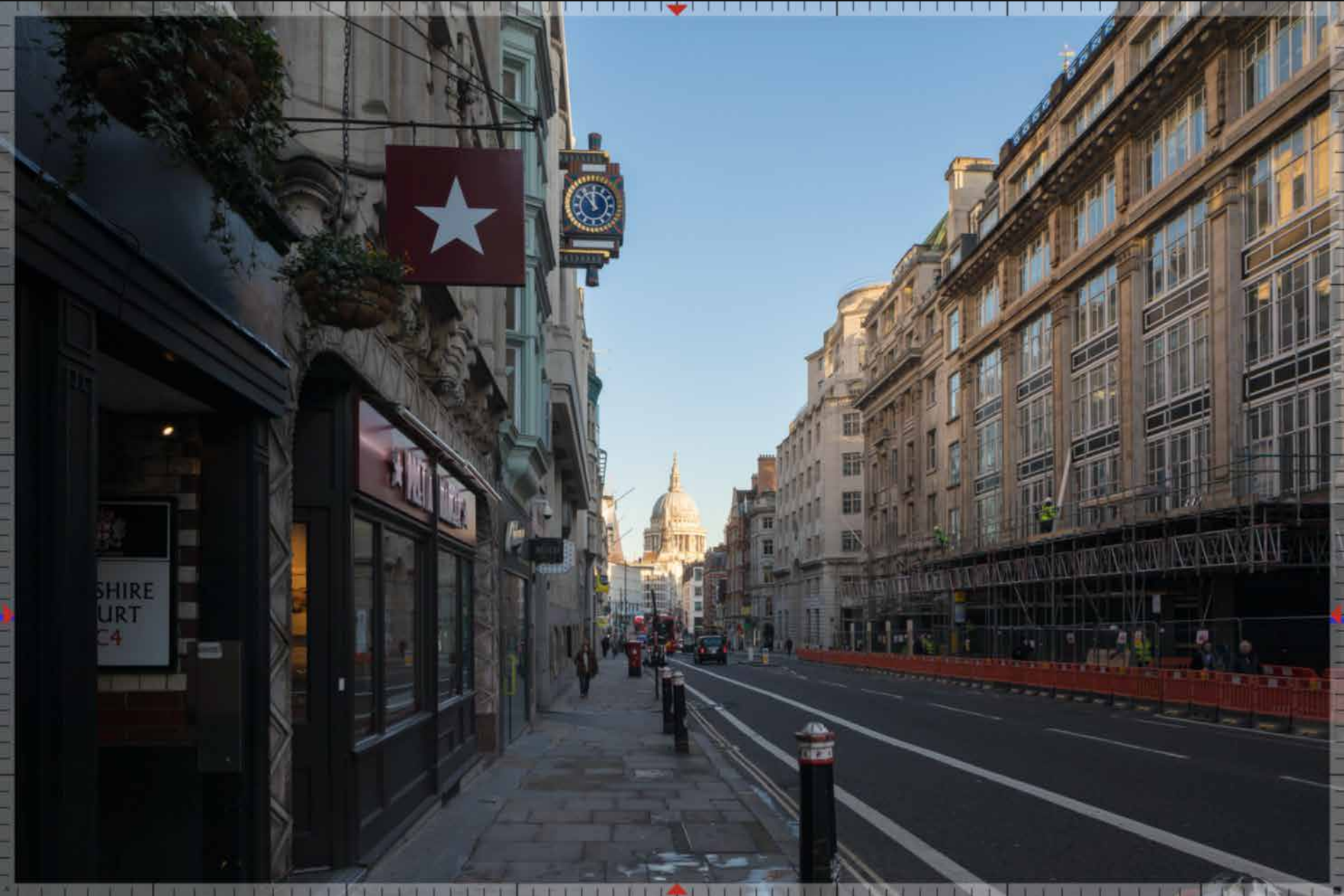
28 | Fleet Street: western corner of junction with Fetter Lane



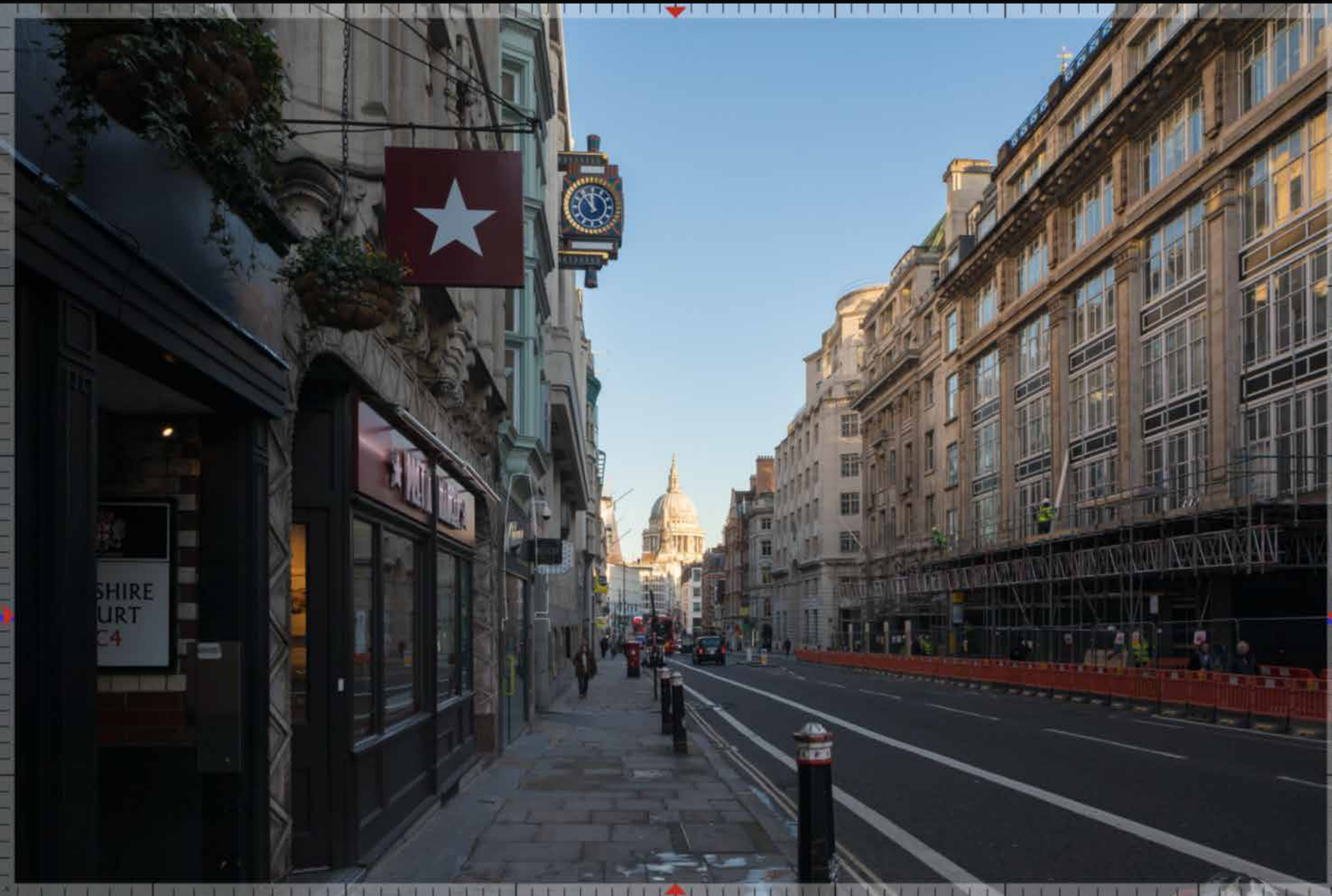
28 | Fleet Street: western corner of junction with Fetter Lane



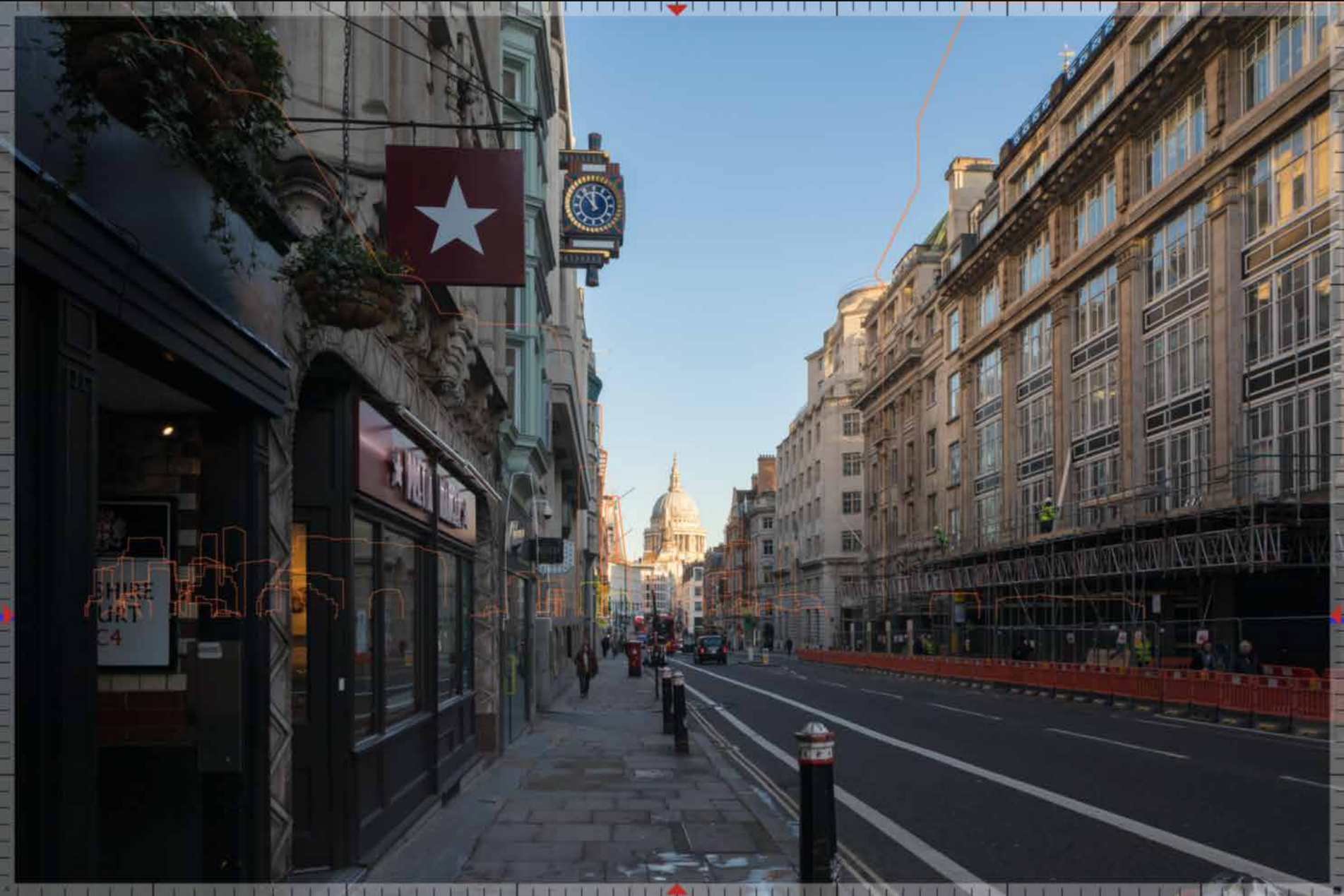
28 | Fleet Street: western corner of junction with Fetter Lane



29 | Fleet Street: at entrance to Cheshire Court



29 | Fleet Street: at entrance to Cheshire Court



29 | Fleet Street: at entrance to Cheshire Court



30 | St. Paul's Cathedral Golden Gallery







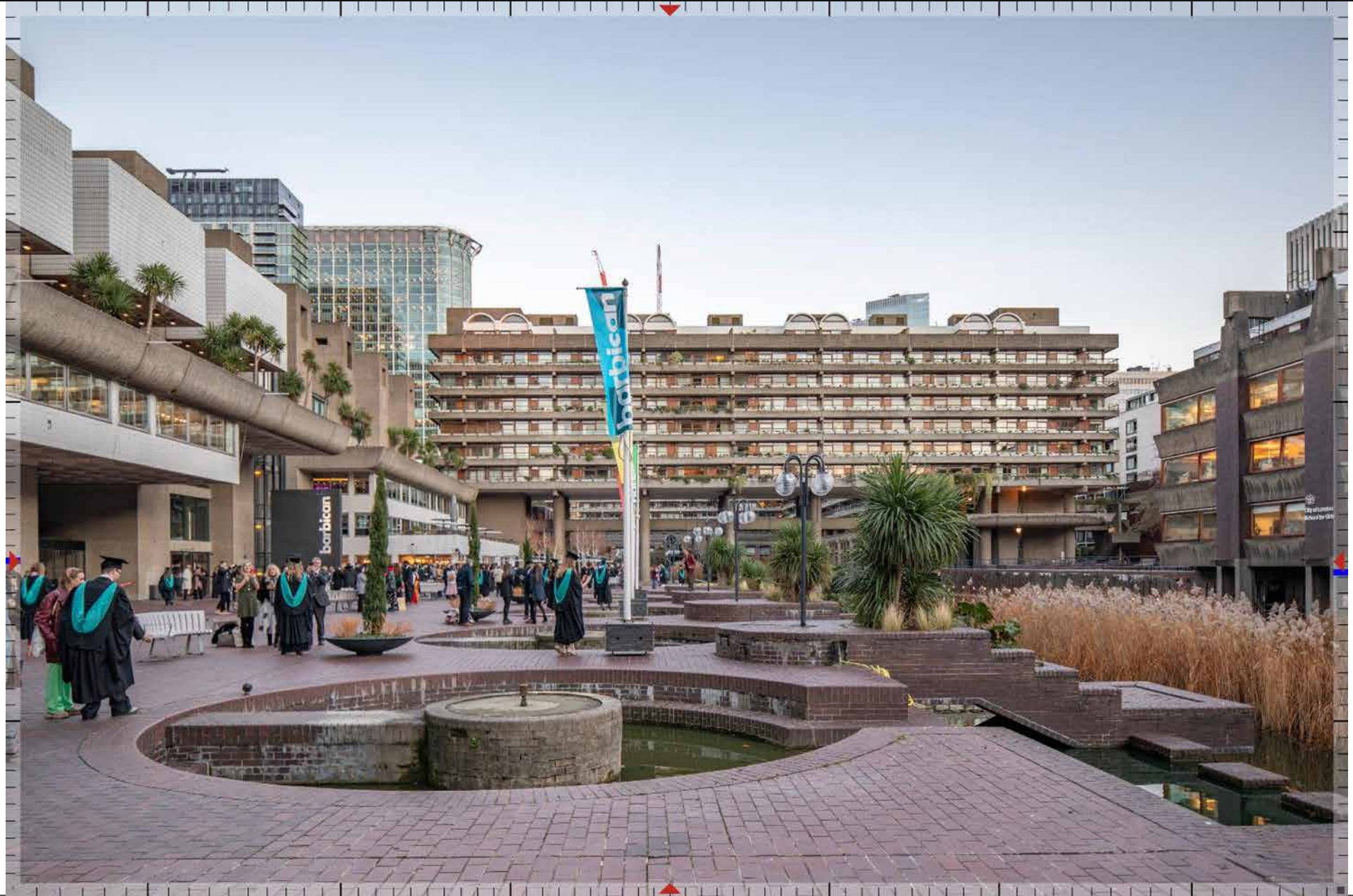
31 | St. Paul's Cathedral Churchyard



31 | St. Paul's Cathedral Churchyard



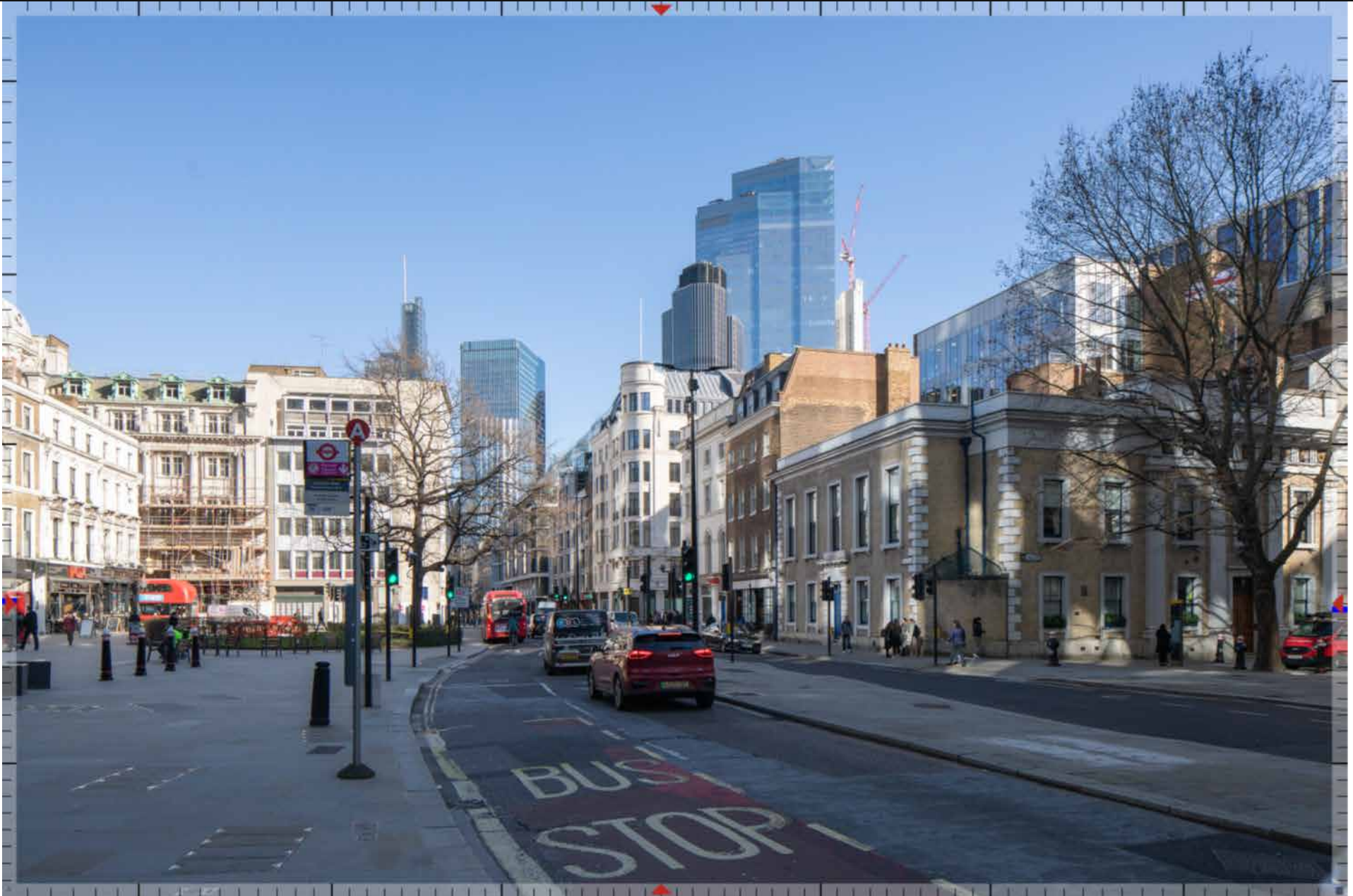
31 | St. Paul's Cathedral Churchyard



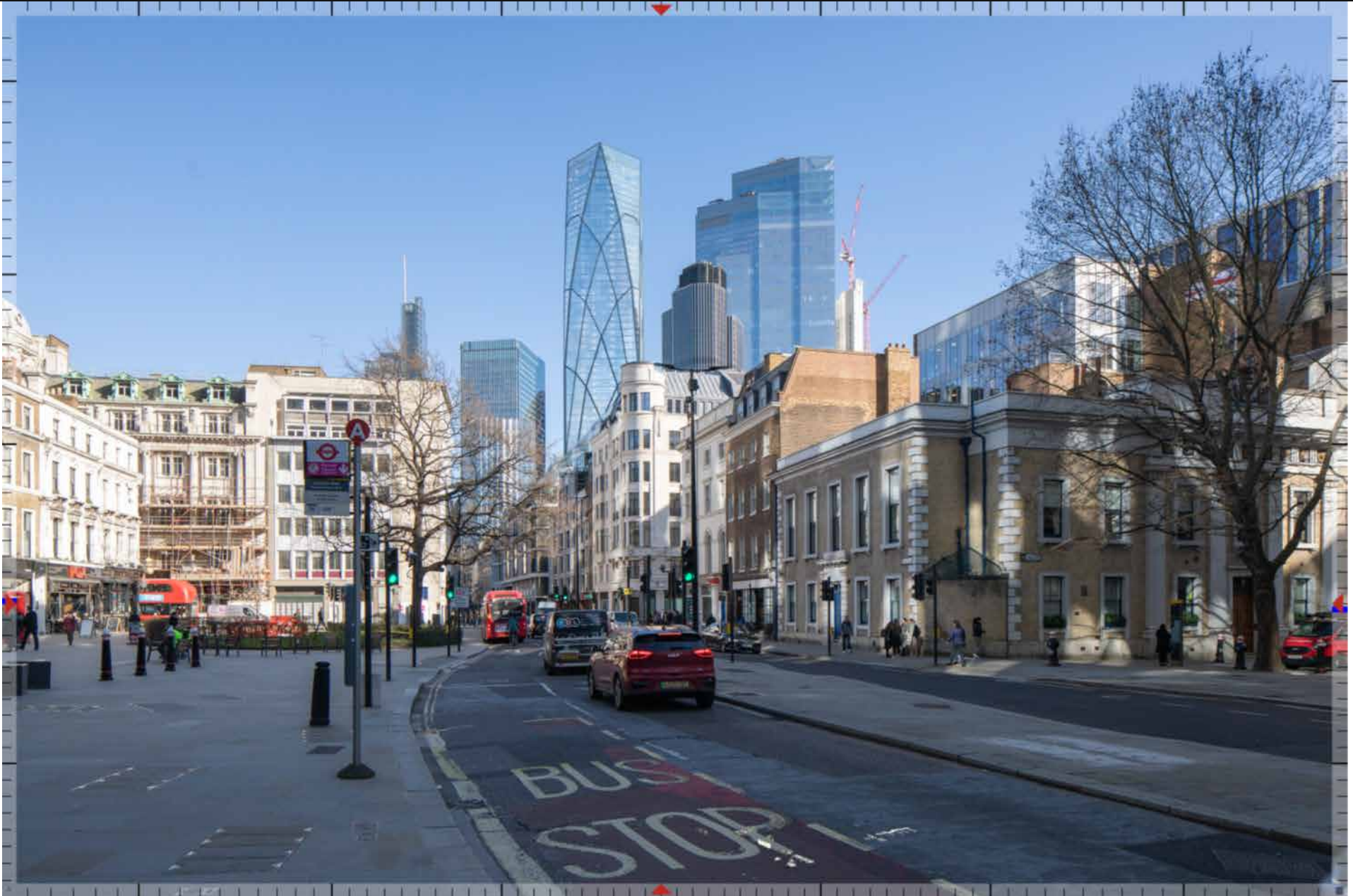


32 | Barbican Estate: Lakeside Terrace

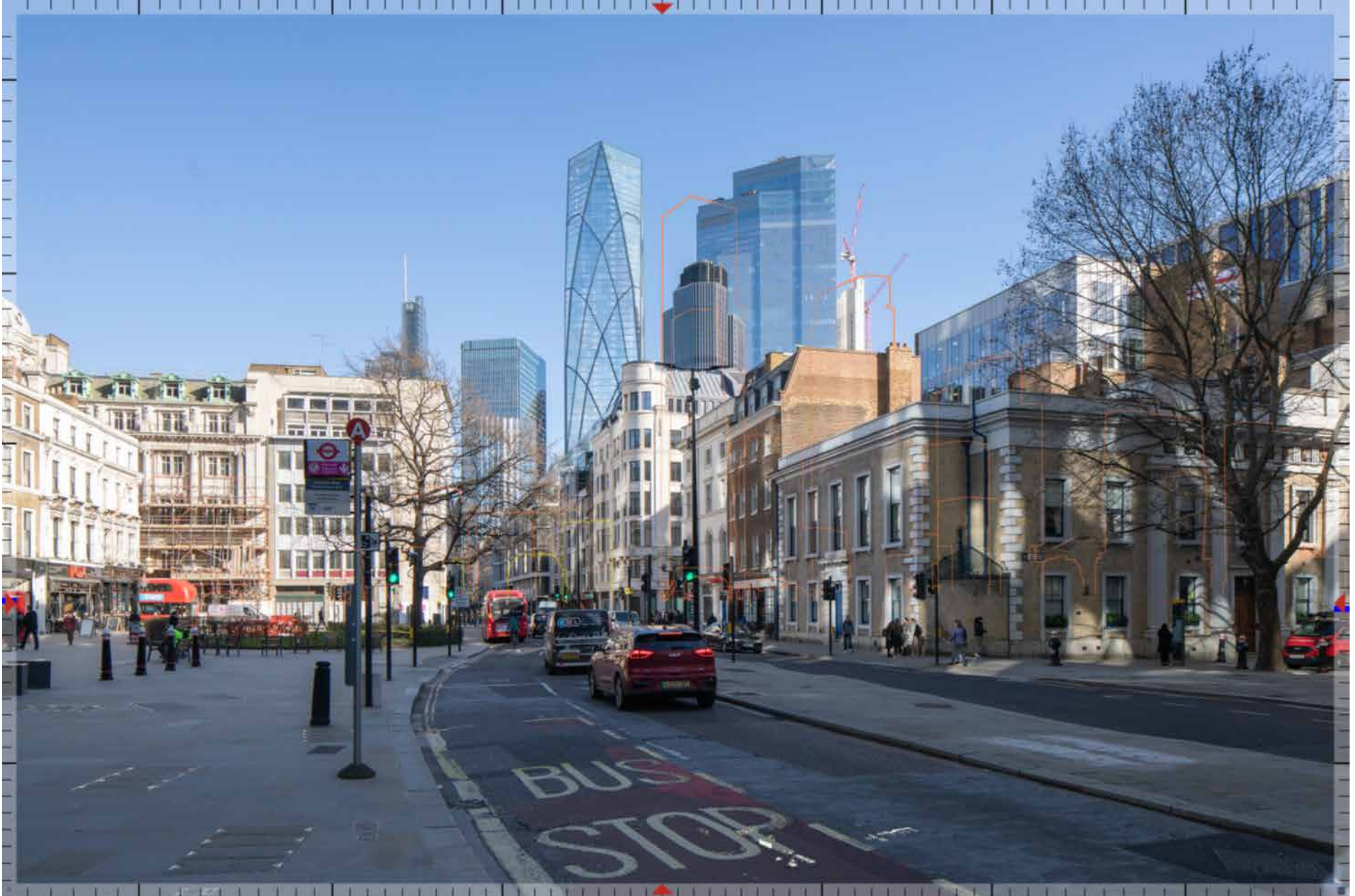




33 | London Wall, corner with Fore Street Avenue



33 | London Wall, corner with Fore Street Avenue



33 | London Wall, corner with Fore Street Avenue



34 | Finsbury Circus, adjacent to Britannic House



34 | Finsbury Circus, adjacent to Britannic House



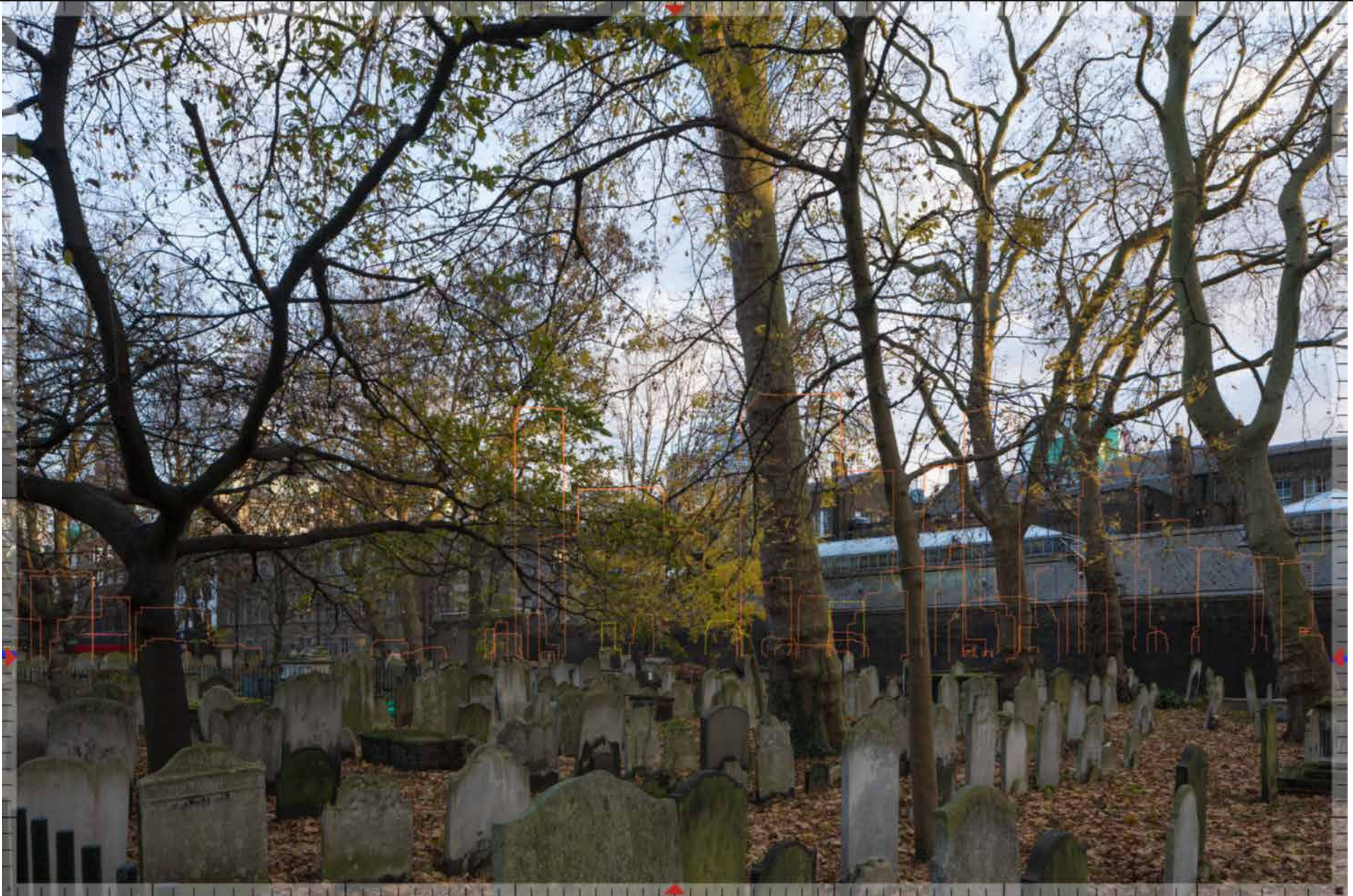
34 | Finsbury Circus, adjacent to Britannic House



35 | Bunhill Fields, central footpath



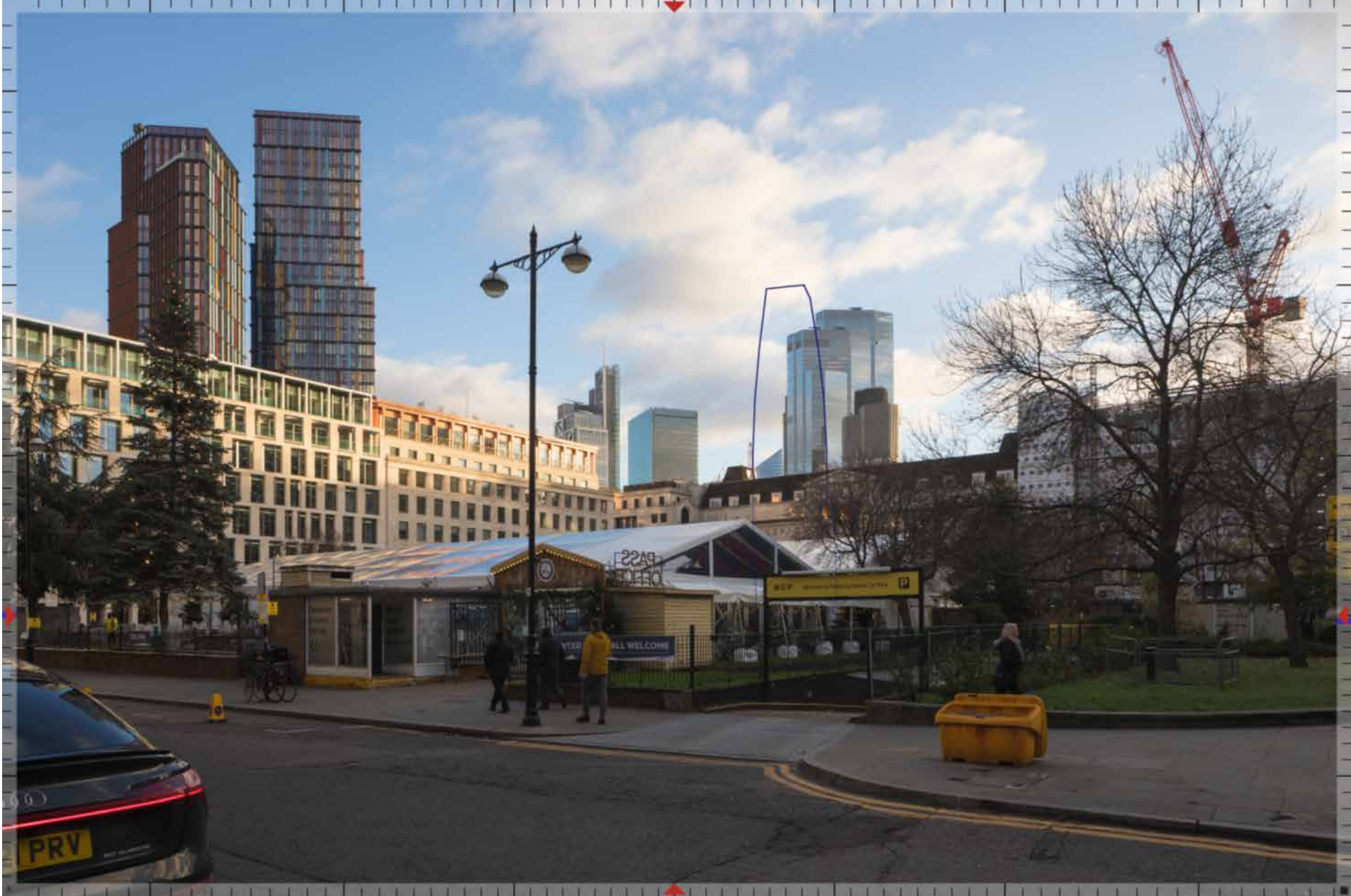
35 | Bunhill Fields, central footpath



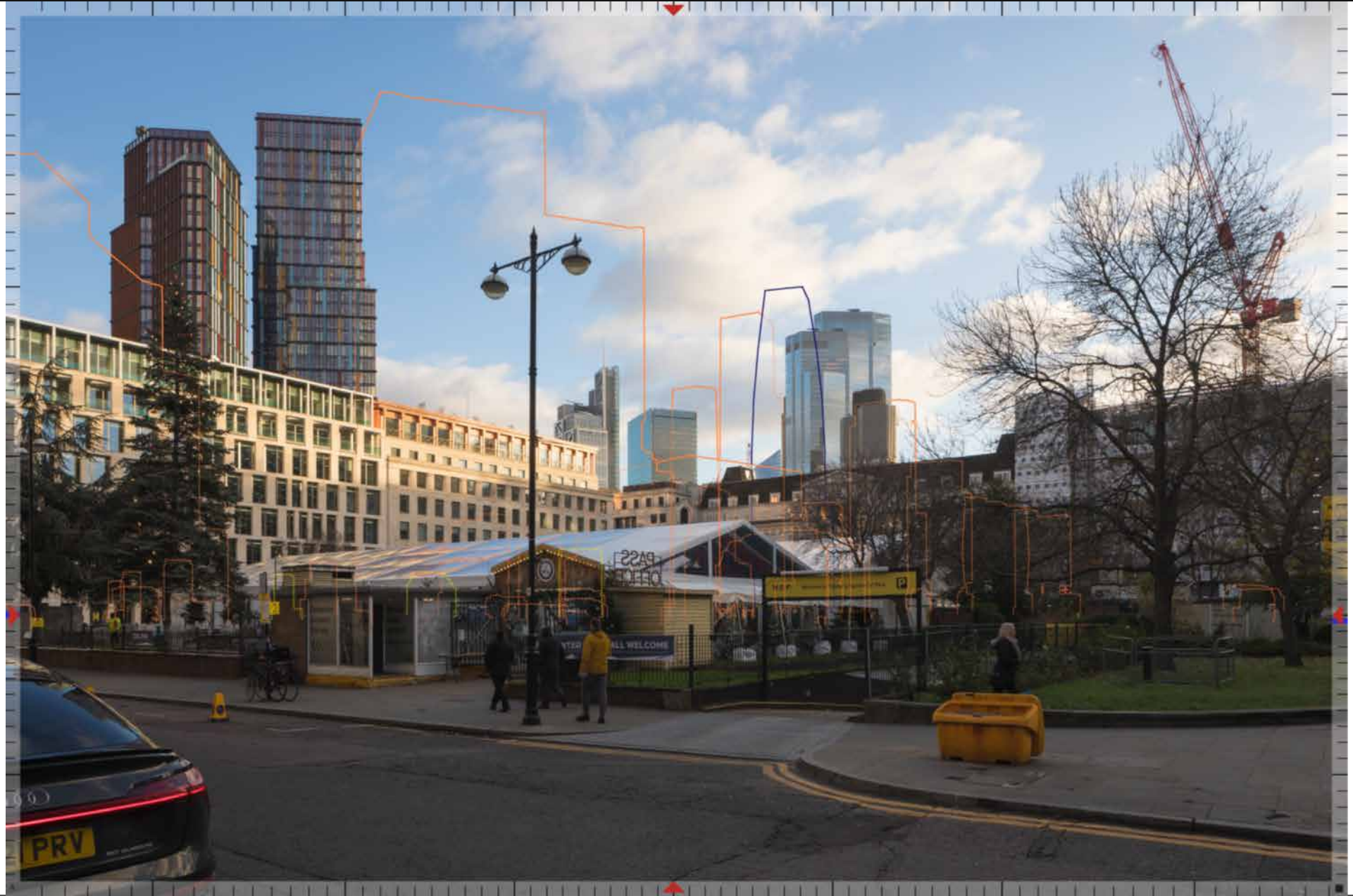
35 | Bunhill Fields, central footpath



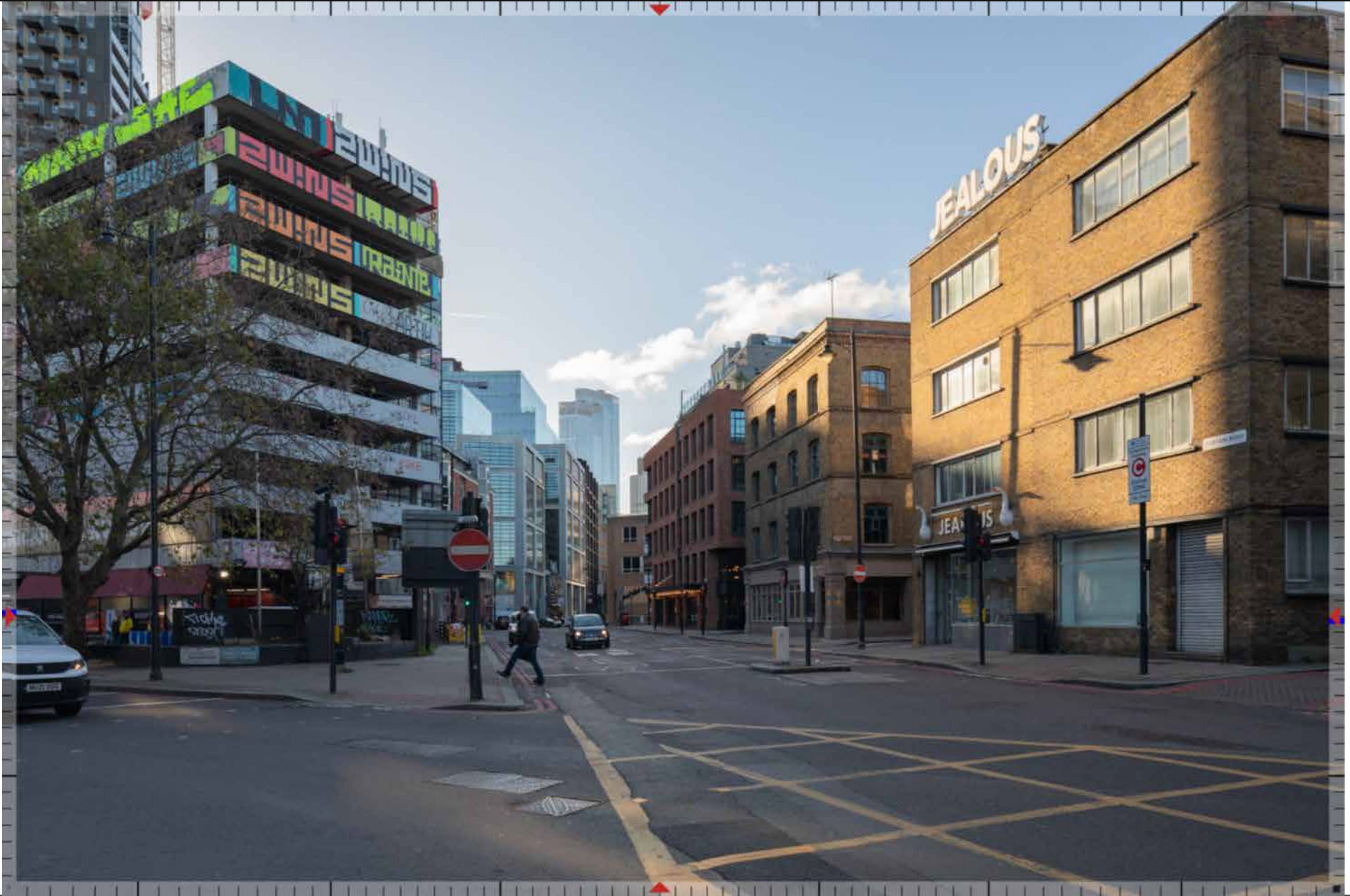
36 | Finsbury Square, north-west corner



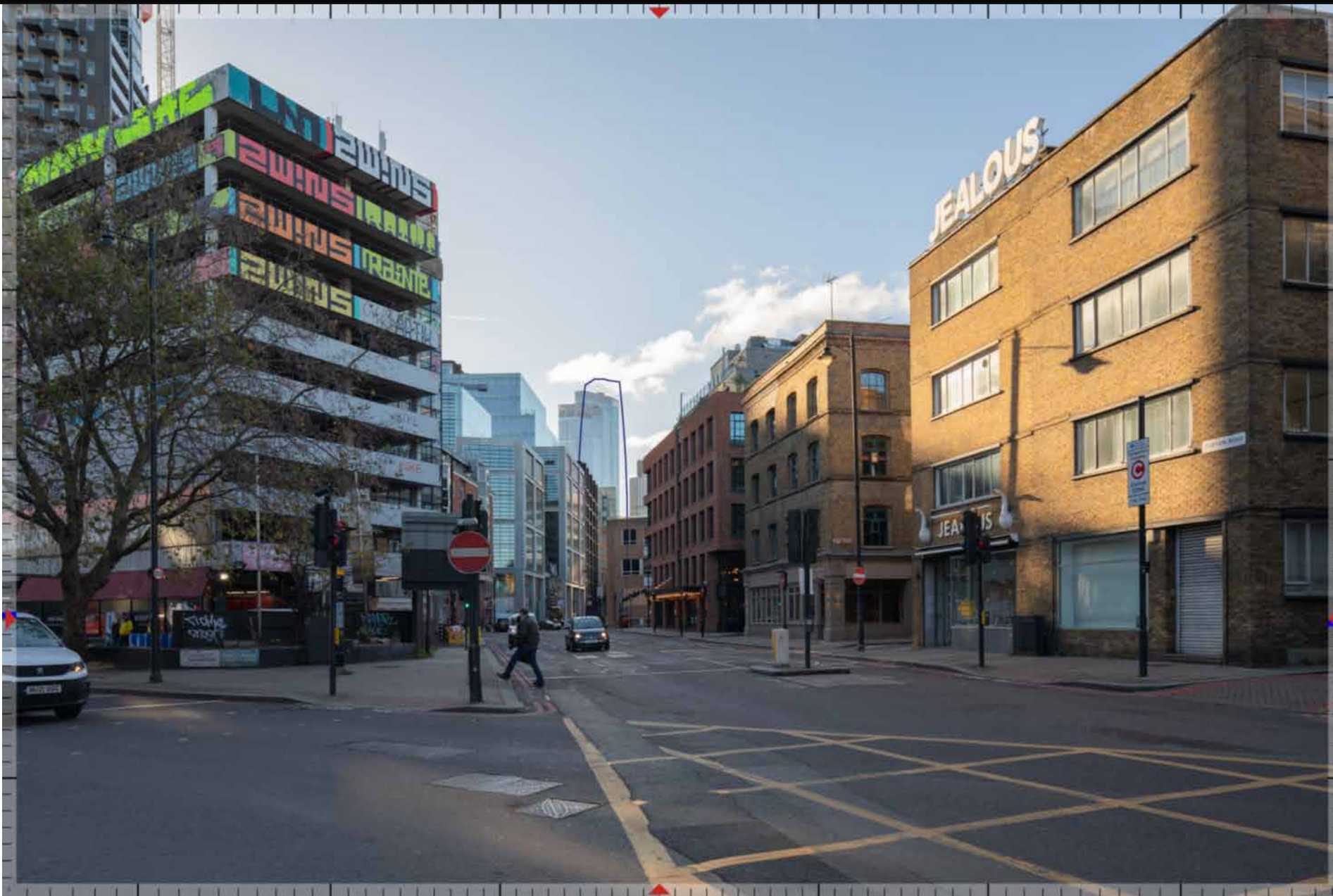
36 | Finsbury Square, north-west corner



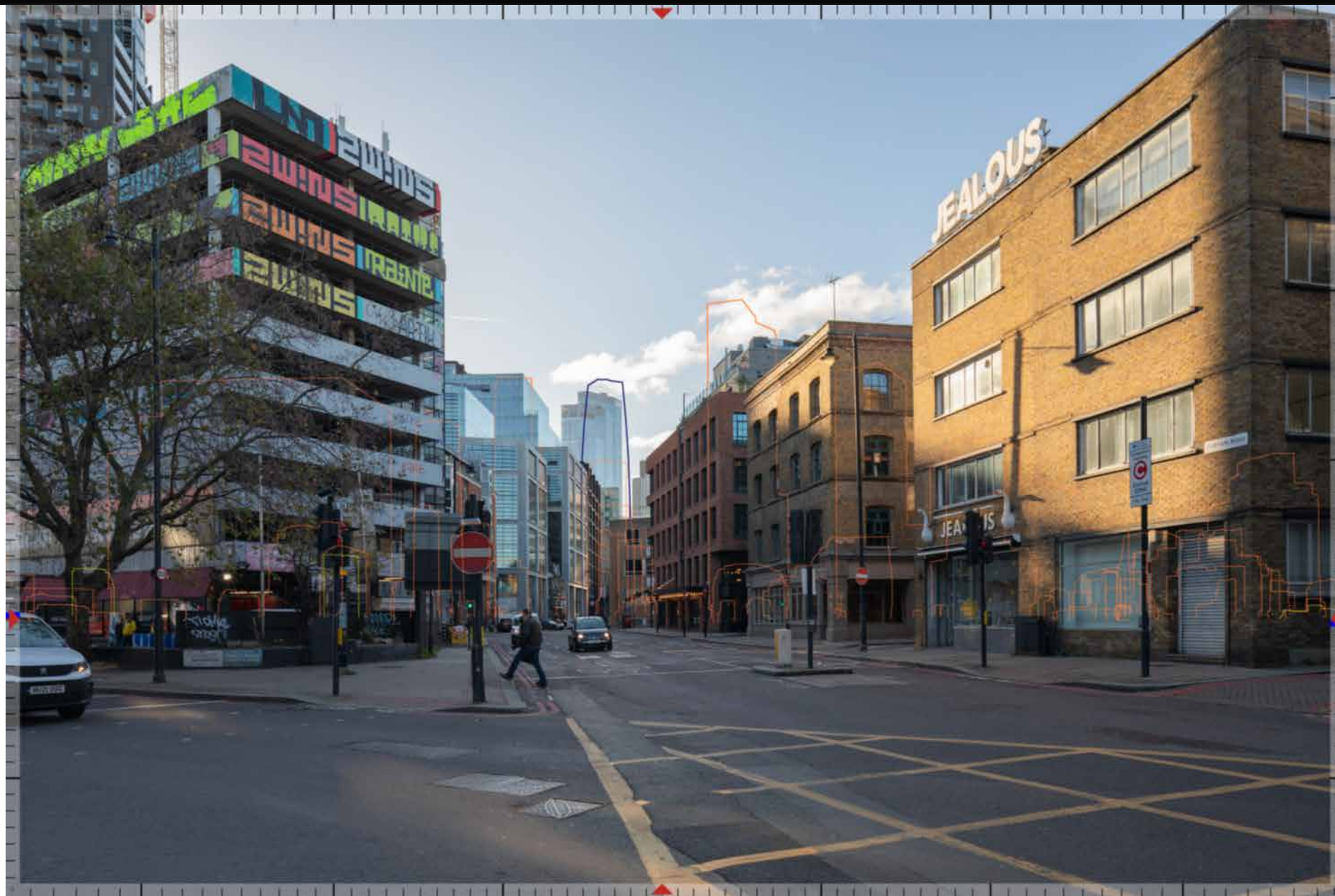
36 | Finsbury Square, north-west corner



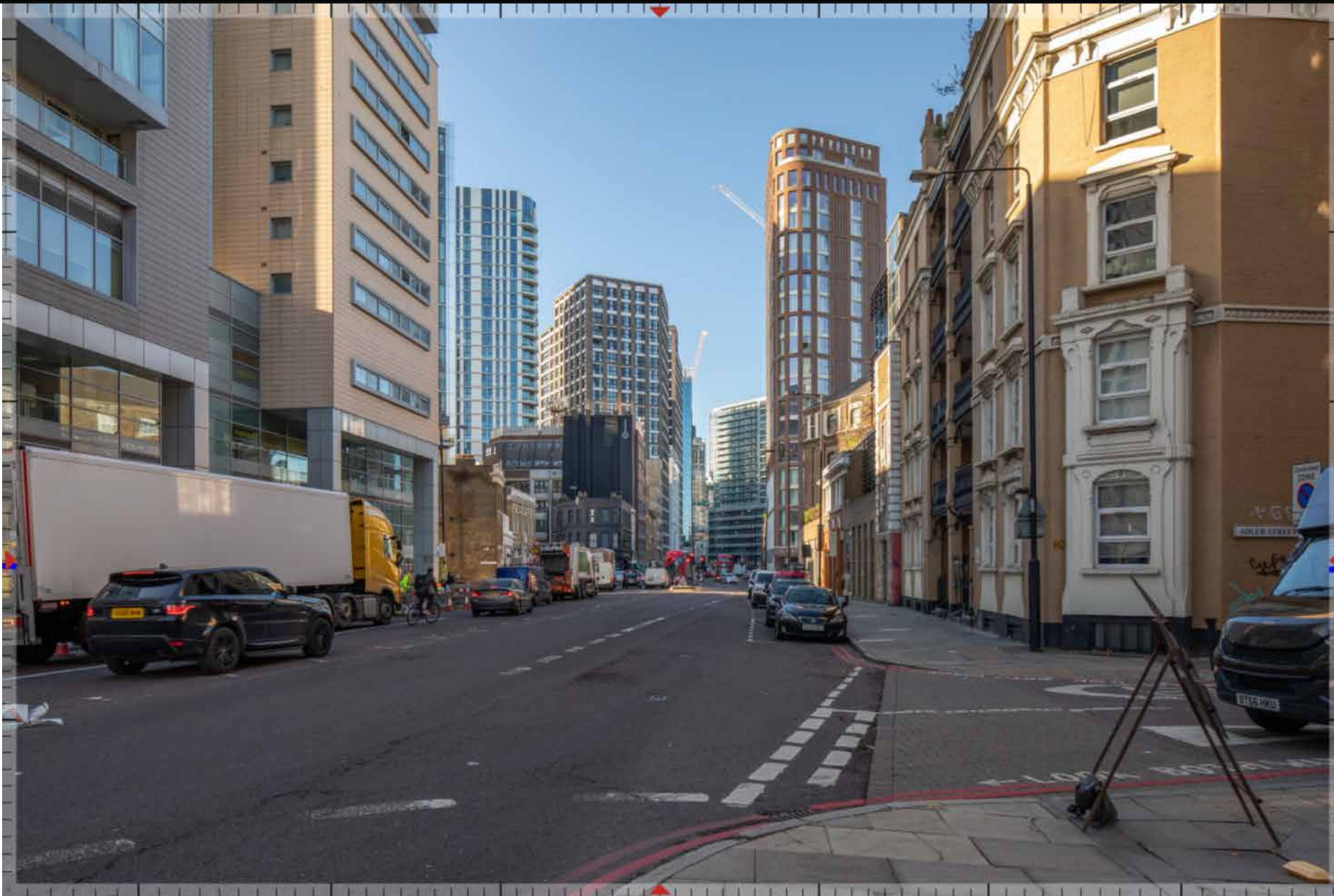
37 | City Road, corner with Curtain Road



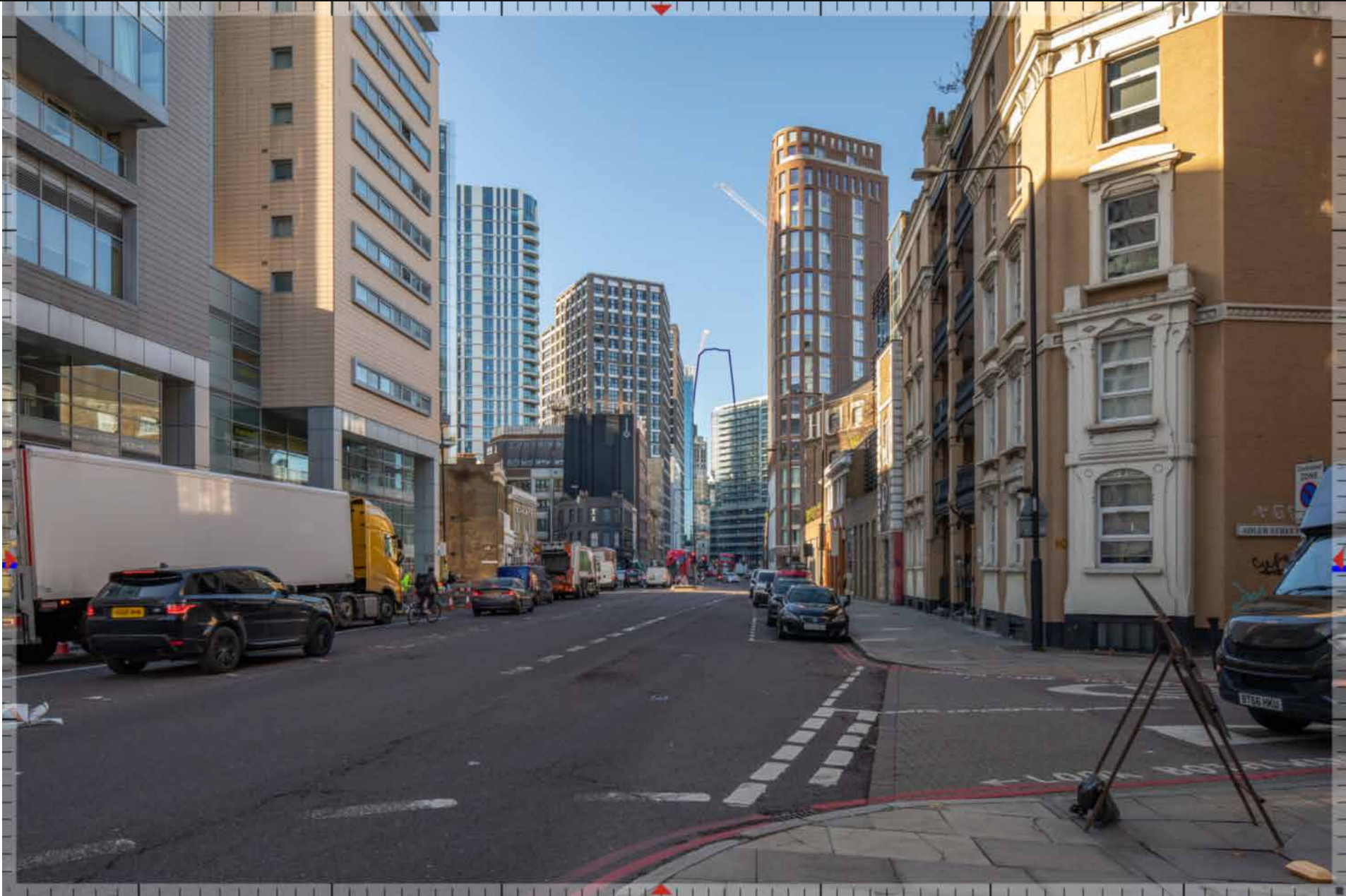
37 | City Road, corner with Curtain Road



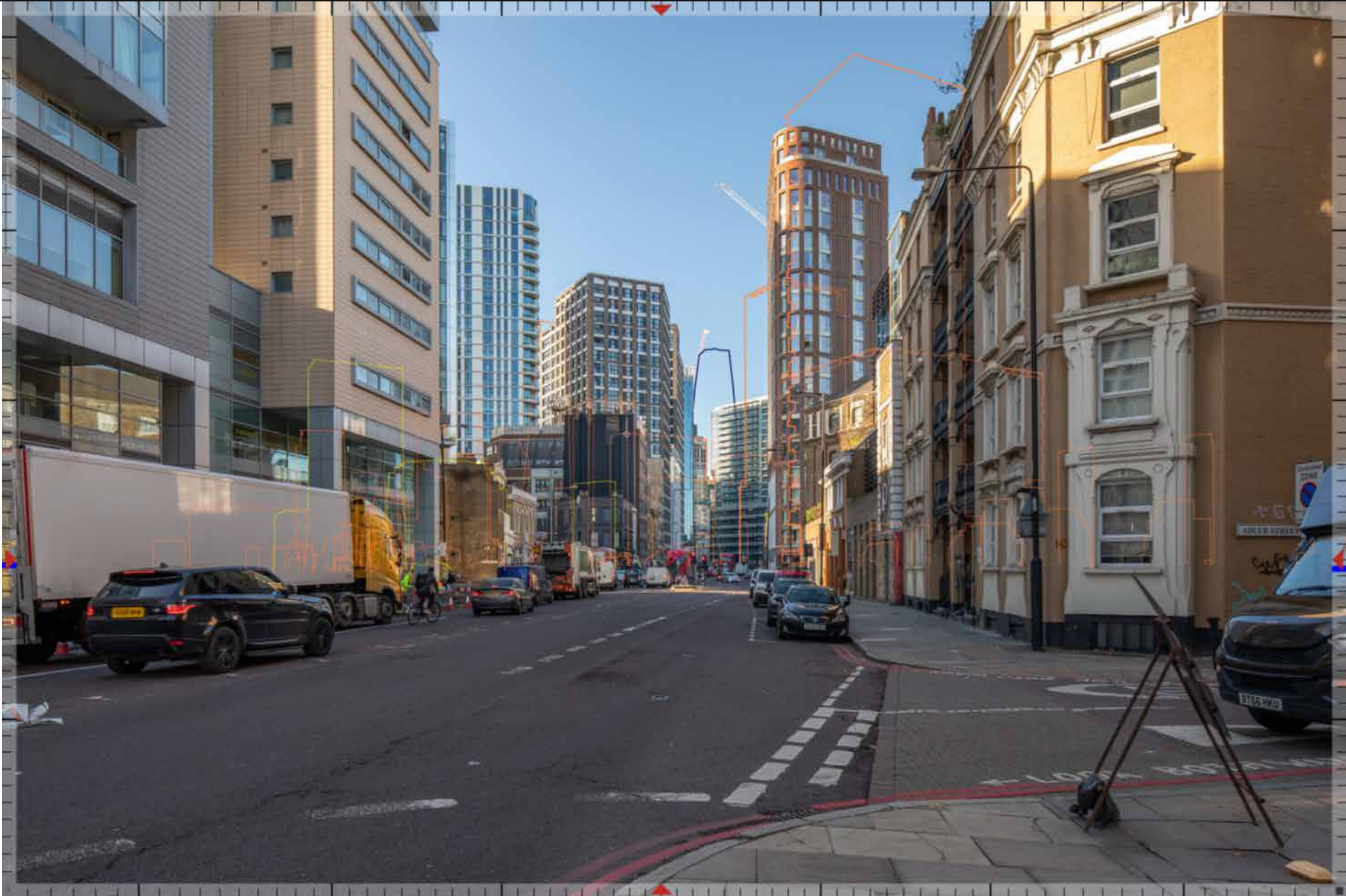
37 | City Road, corner with Curtain Road



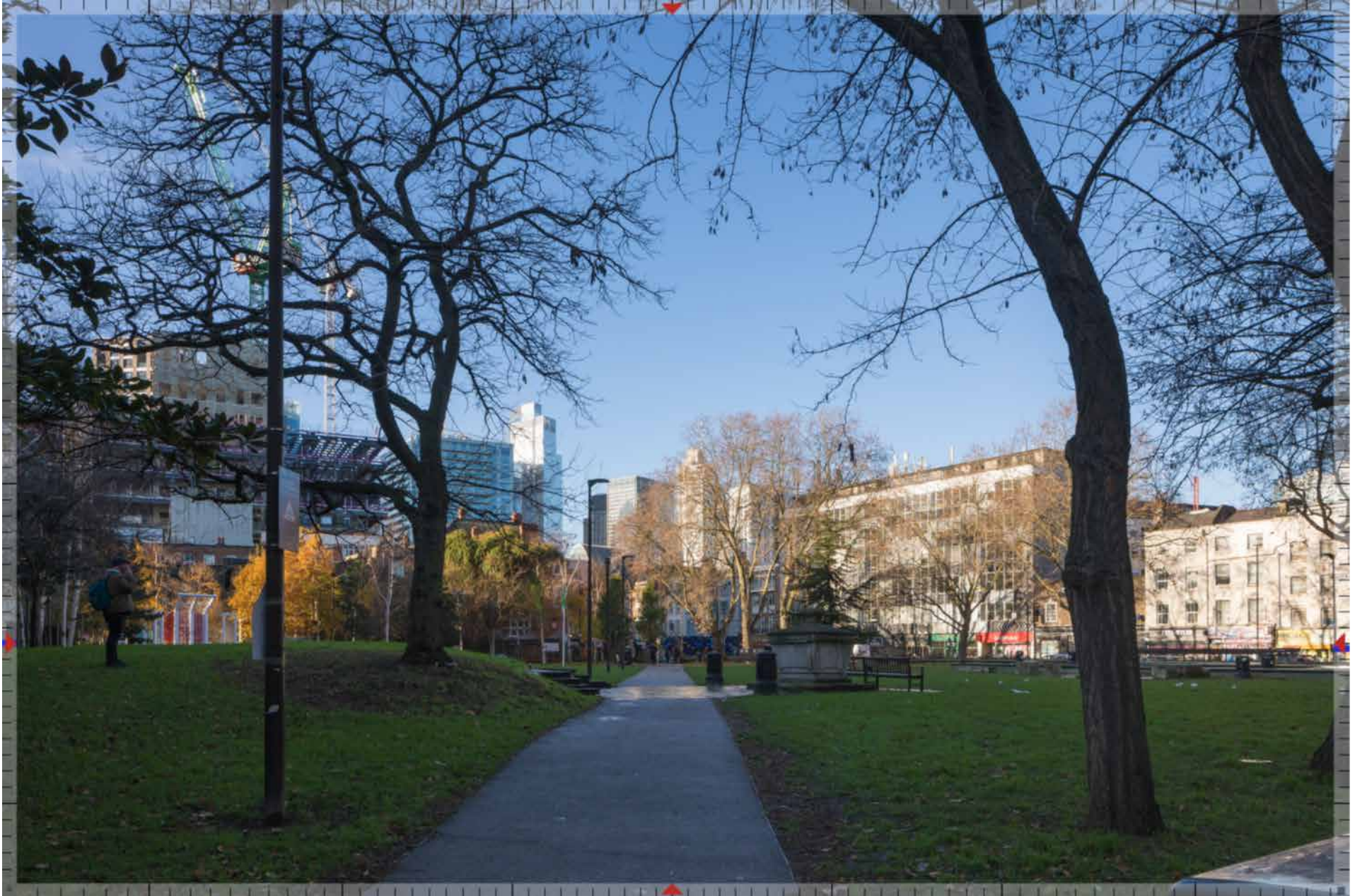
38 | Commercial Road, corner with Adler Street

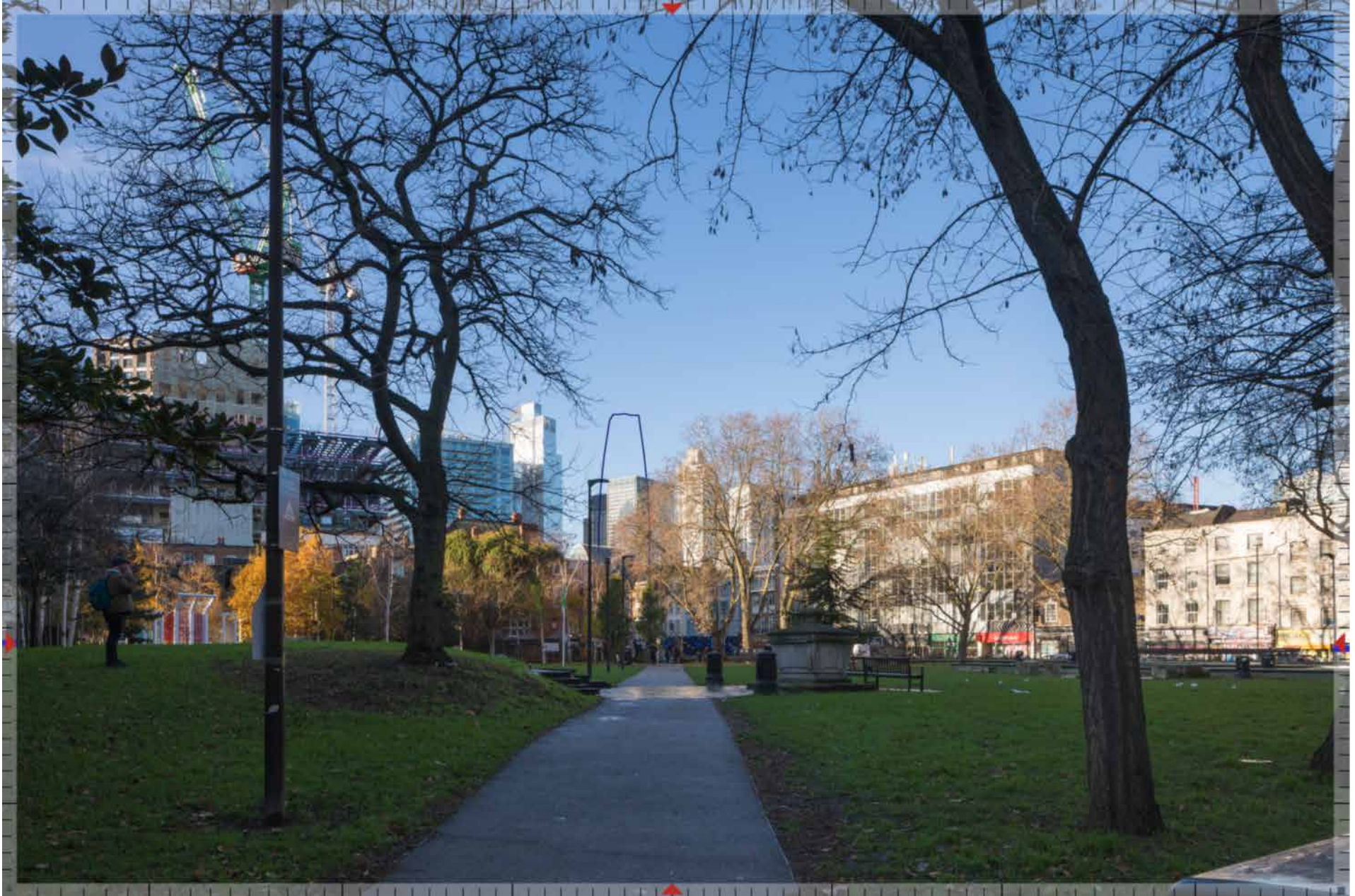


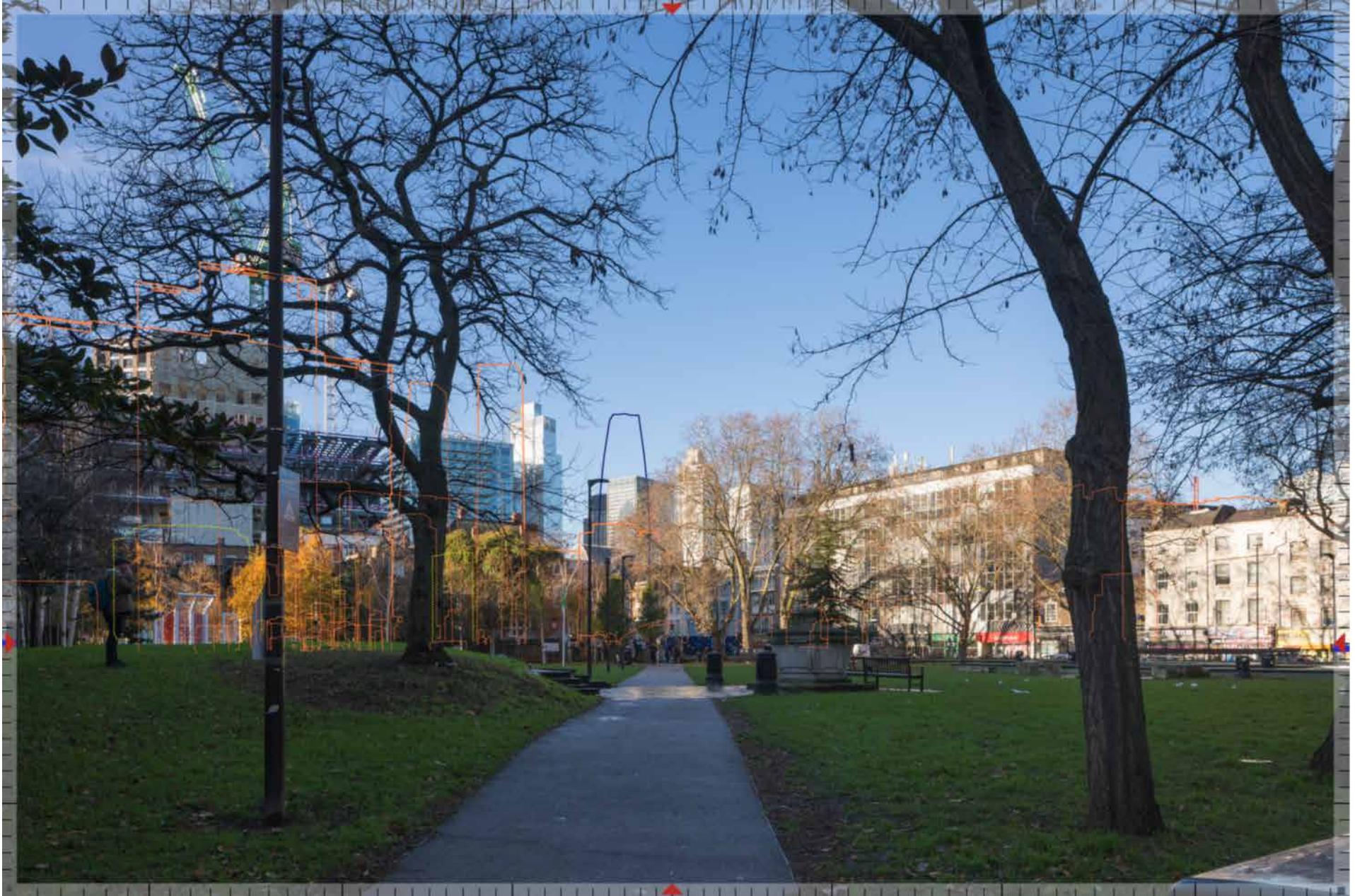
38 | Commercial Road, corner with Adler Street



38 | Commercial Road, corner with Adler Street









40 | Wentworth Street, corner with Toynbee Street



40 | Wentworth Street, corner with Toynbee Street



40 | Wentworth Street, corner with Toynbee Street



41 | St Katharine Docks: central basin



41 | St Katharine Docks: central basin



41 | St Katharine Docks: central basin





42 | Bank junction





43 | Bartholomew Lane, looking east along Throgmorton Street



43 | Bartholomew Lane, looking east along Throgmorton Street



43 | Bartholomew Lane, looking east along Throgmorton Street



44 | Copthall Avenue, looking along Austin Friars | Portrait



44 | Copthall Avenue, looking along Austin Friars | Portrait



44 | Copthall Avenue, looking along Austin Friars | Portrait



45 | Sun Street Passage | Portrait



45 | Sun Street Passage | Portrait



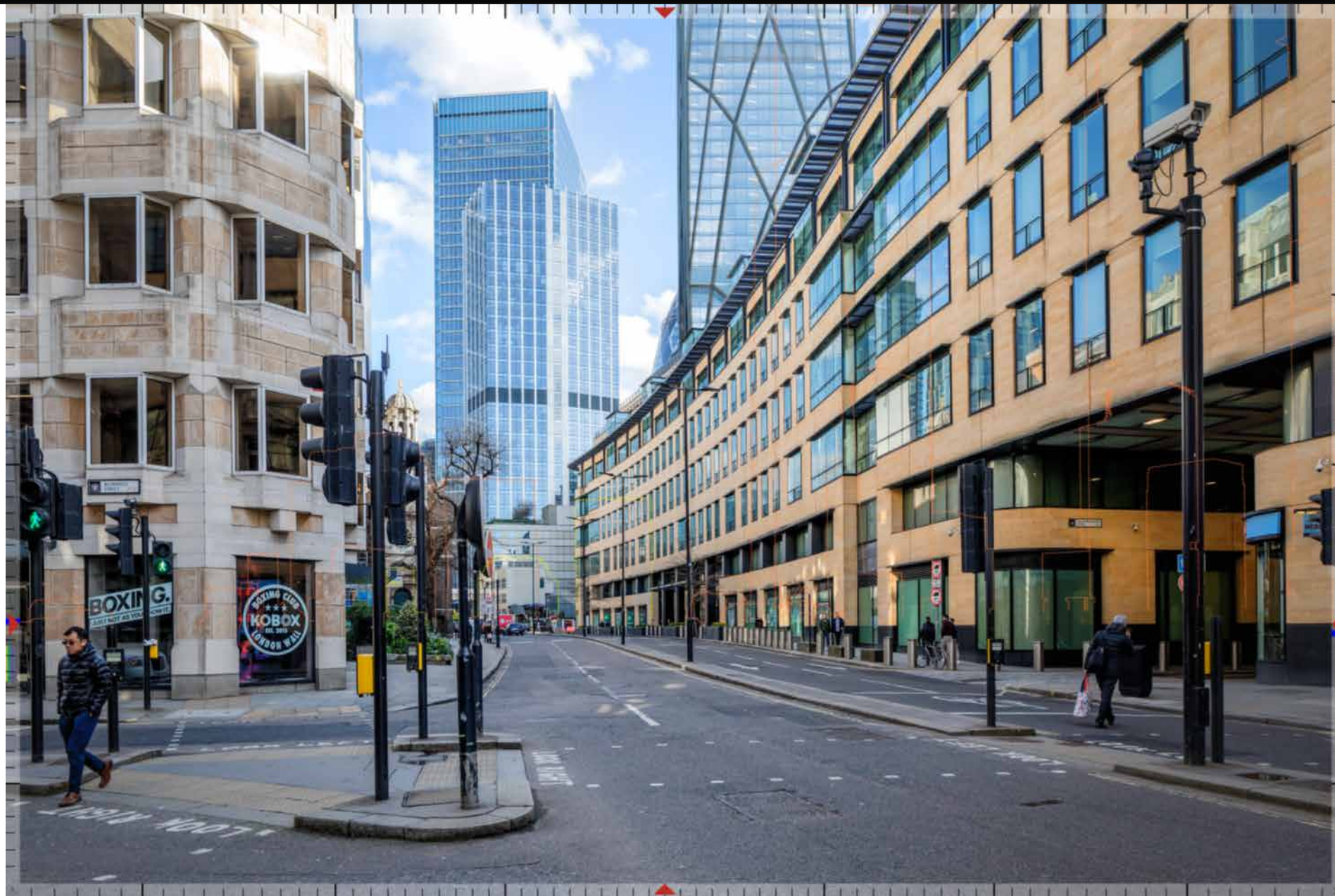
45 | Sun Street Passage | Portrait



46 | London Wall, corner with Blomfield Street



46 | London Wall, corner with Blomfield Street



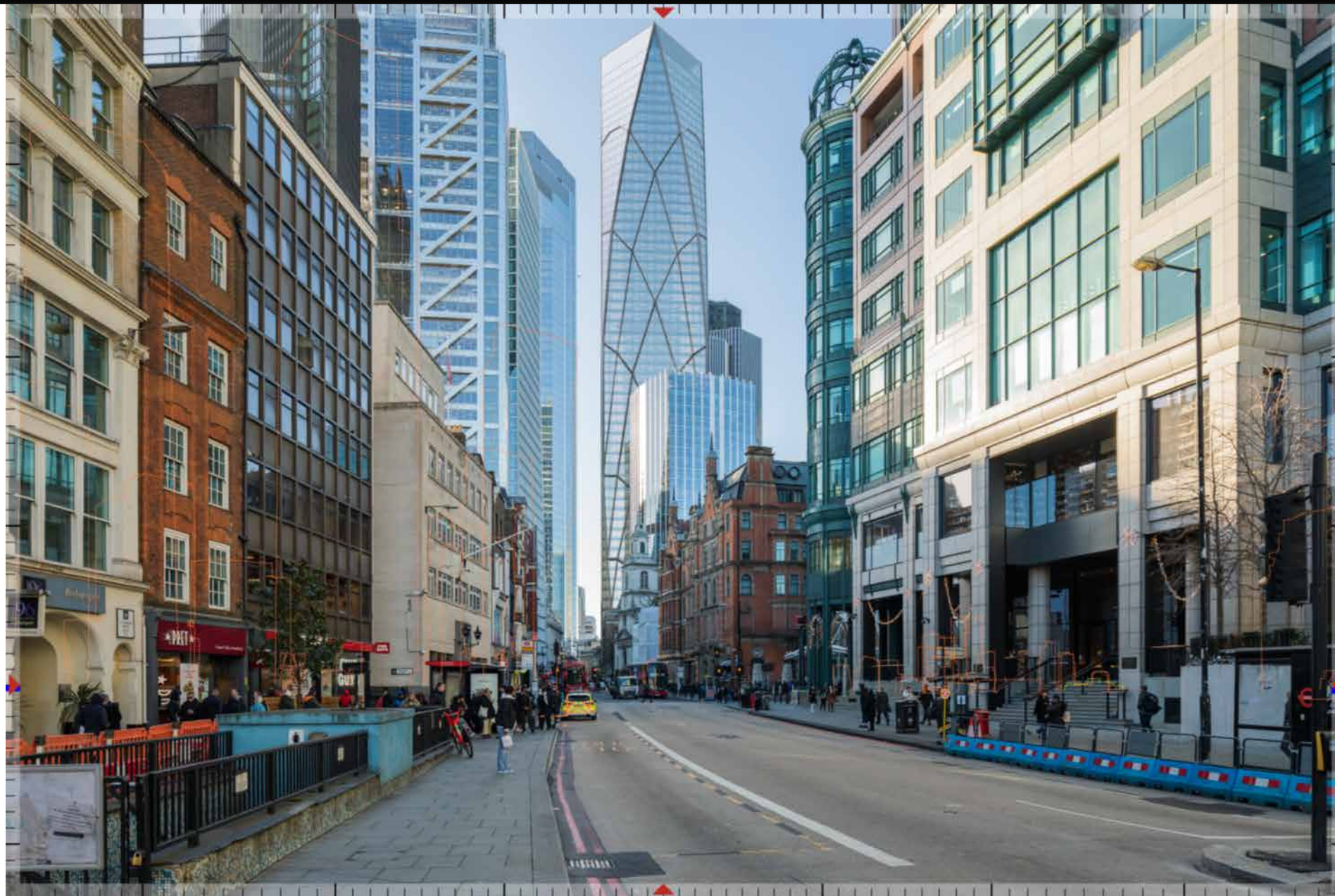
46 | London Wall, corner with Blomfield Street



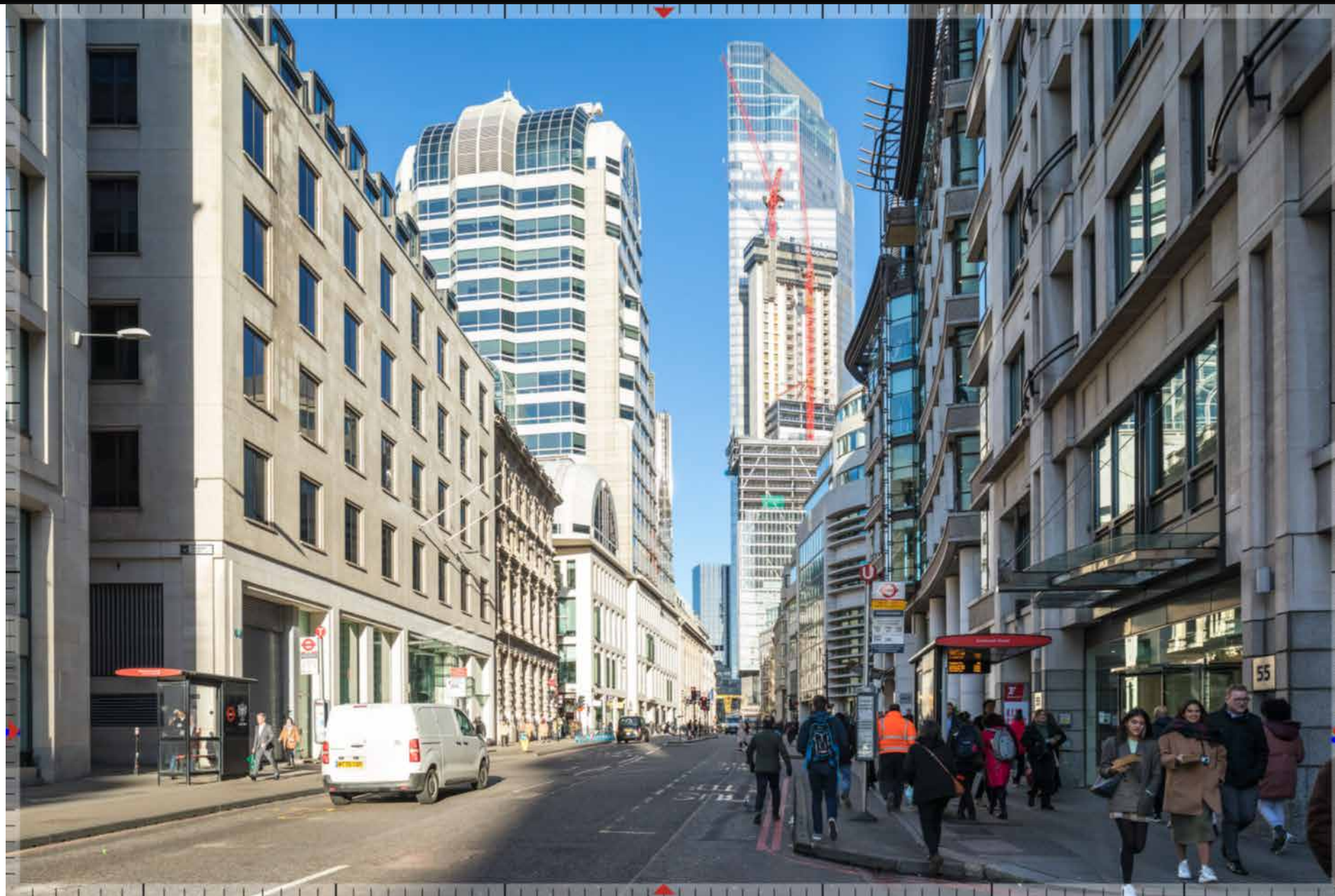
47 | Bishopsgate, corner with Middlesex Street



47 | Bishopsgate, corner with Middlesex Street



47 | Bishopsgate, corner with Middlesex Street



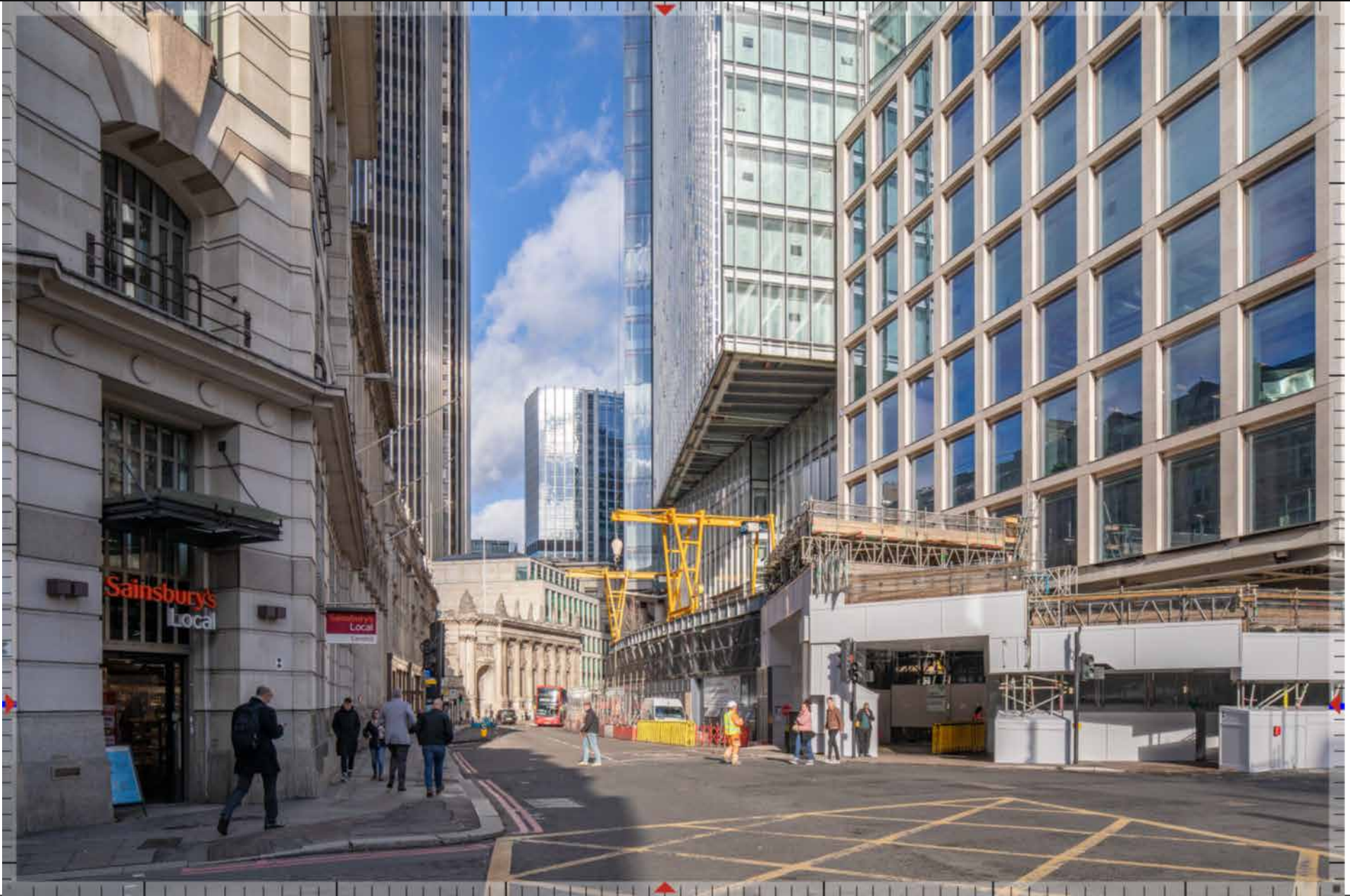
48 | Gracechurch Street, junction with Eastcheap



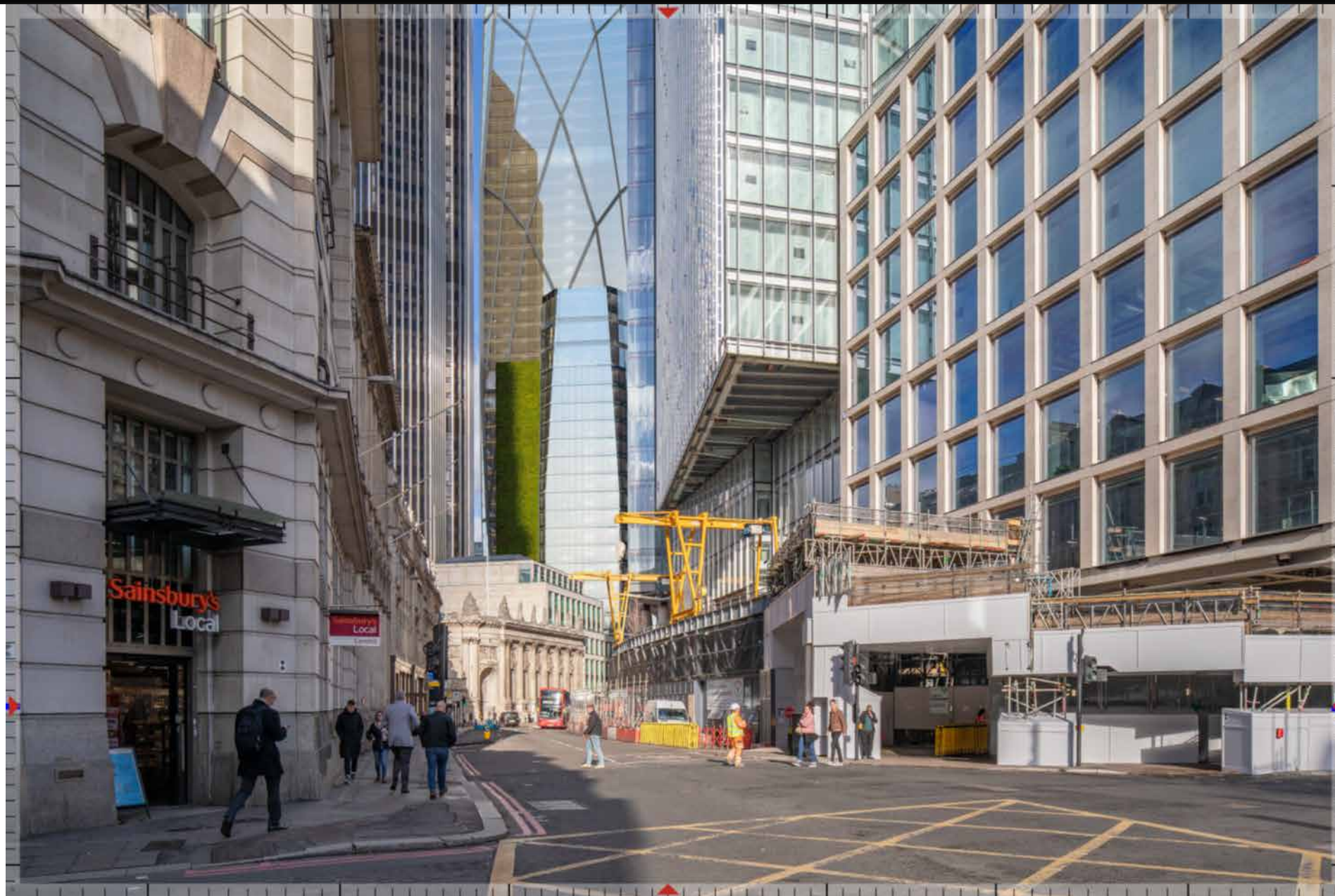
48 | Gracechurch Street, junction with Eastcheap



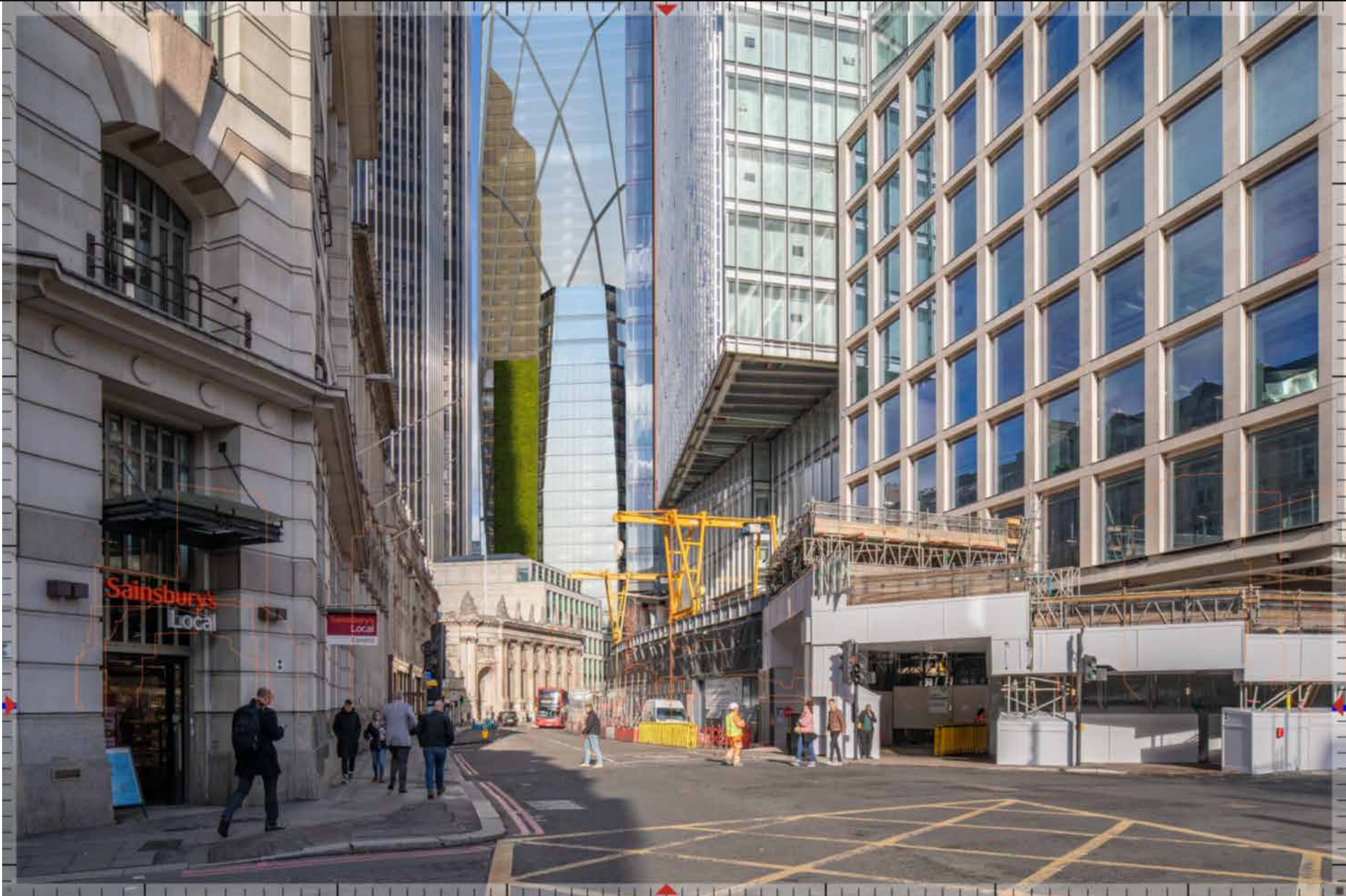
48 | Gracechurch Street, junction with Eastcheap



49 | Bishopsgate, junction with Cornhill, Leadenhall Street and Gracechurch Street



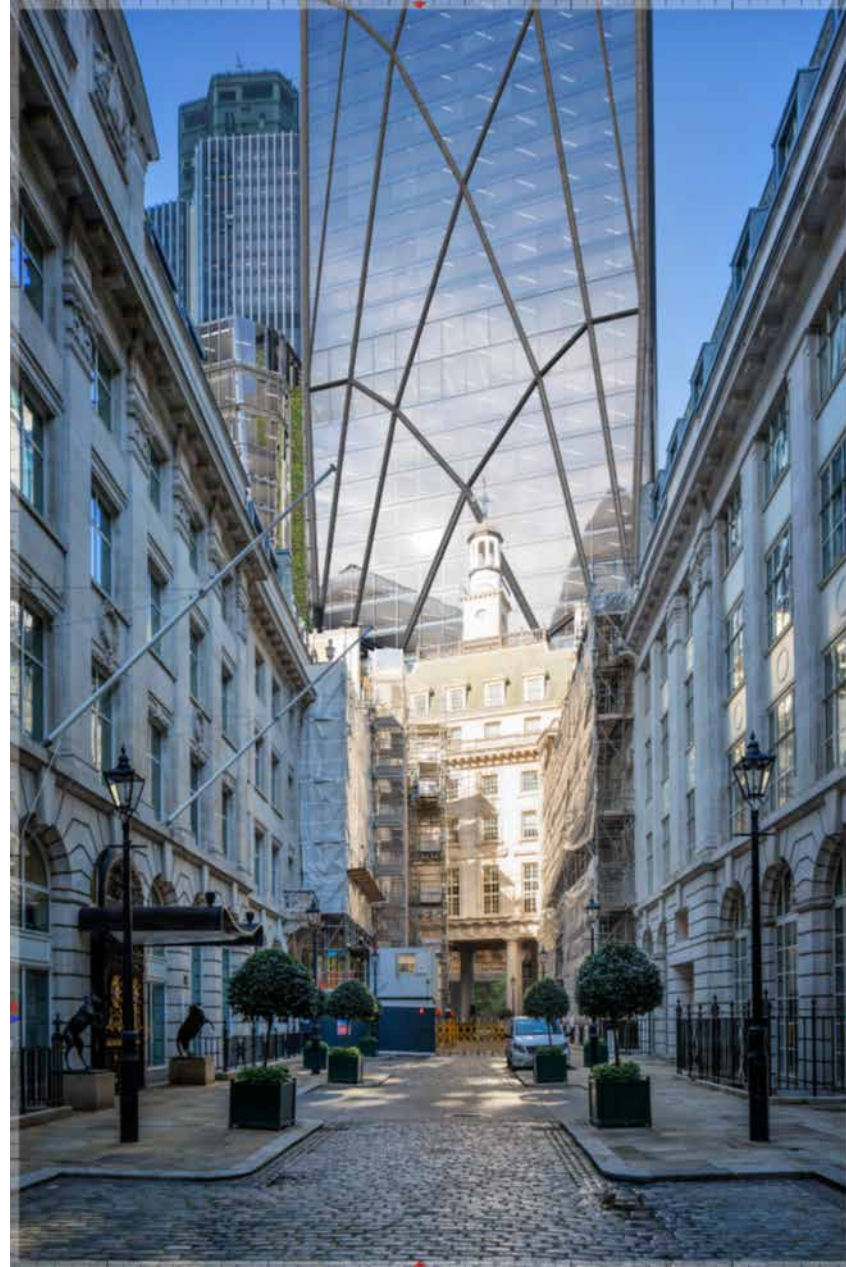
49 | Bishopsgate, junction with Cornhill, Leadenhall Street and Gracechurch Street



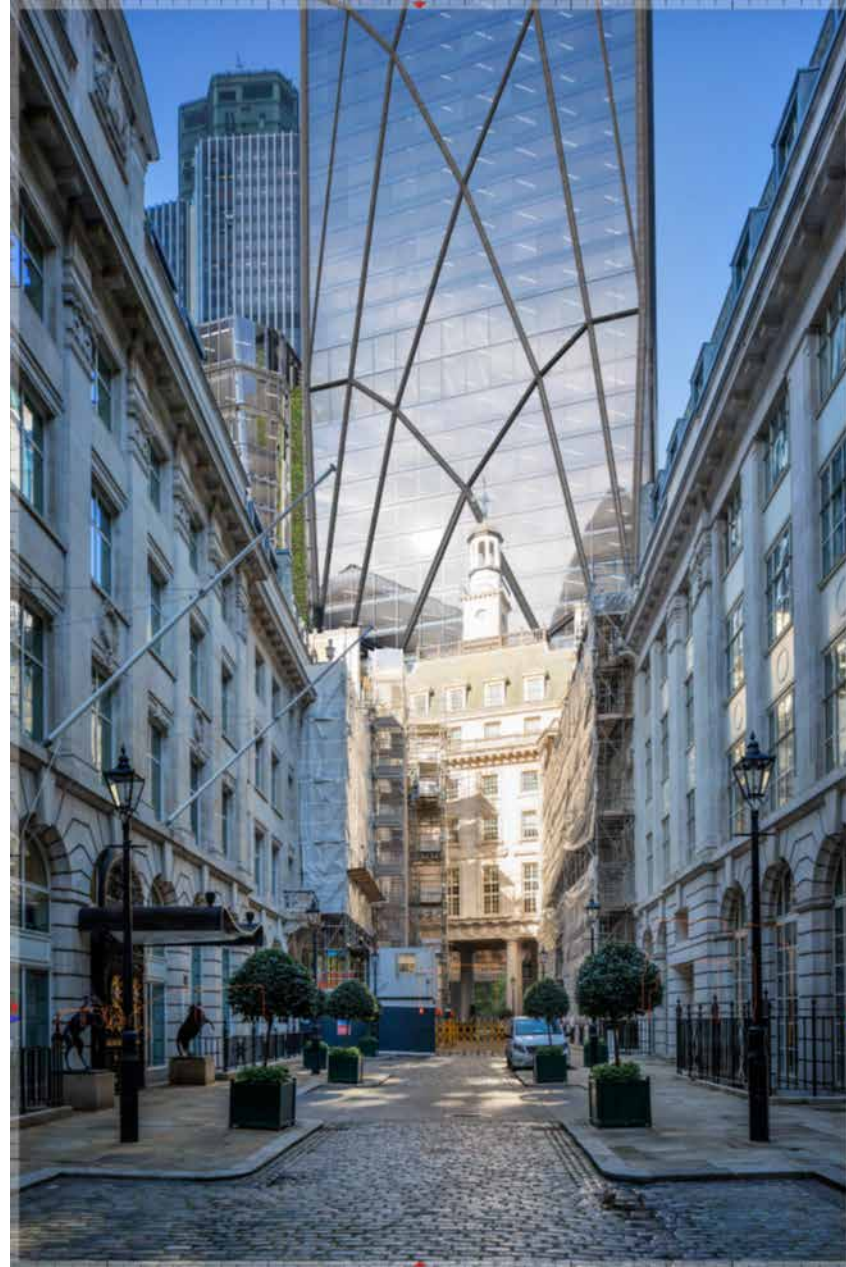
49 | Bishopsgate, junction with Cornhill, Leadenhall Street and Gracechurch Street



50 | St Helen's Place



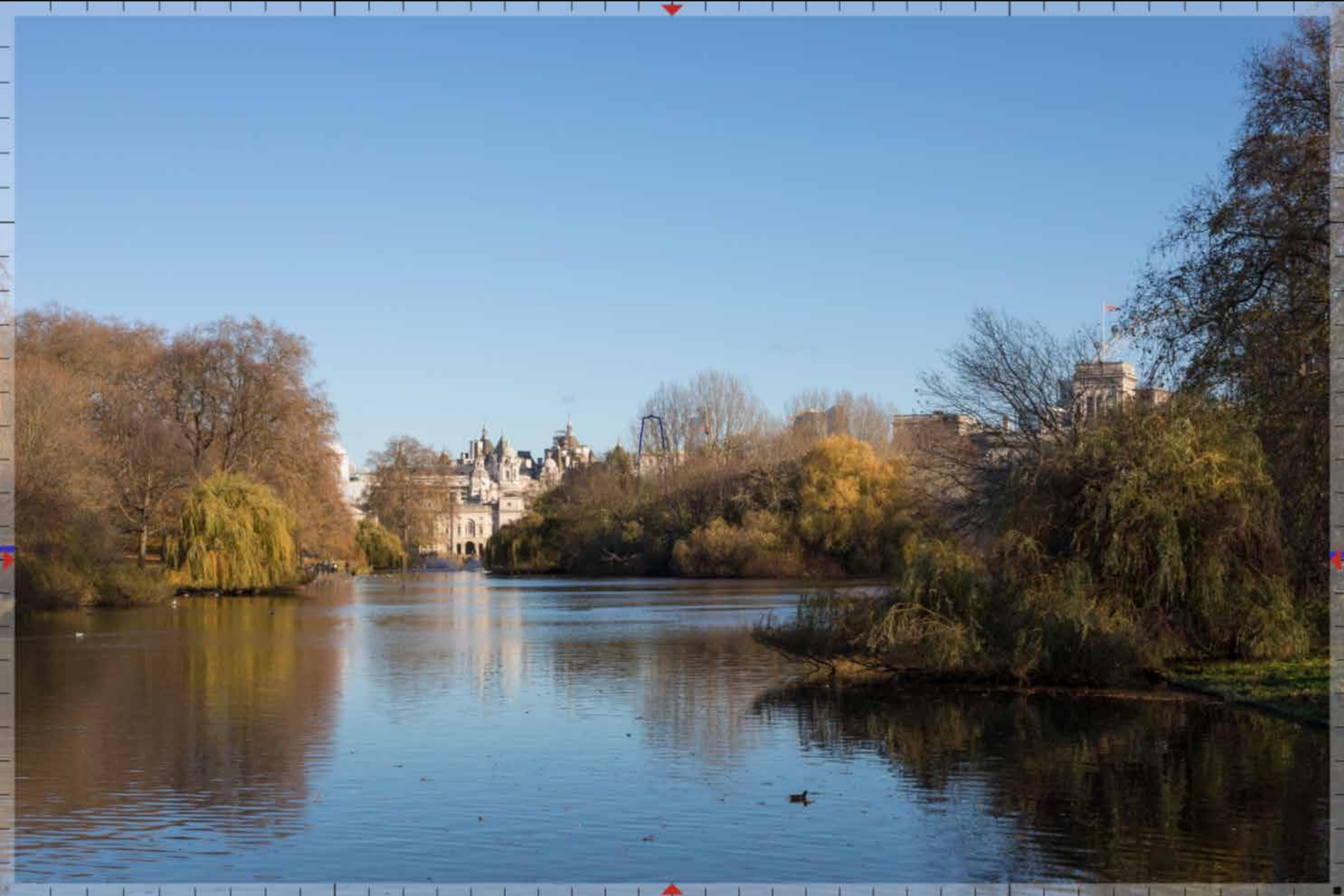
50 | St Helen's Place



50 | St Helen's Place



C01 | St James's Park: The Blue Bridge - south of LVMF 26A.1



C01 | St James's Park: The Blue Bridge - south of LVMF 26A.1



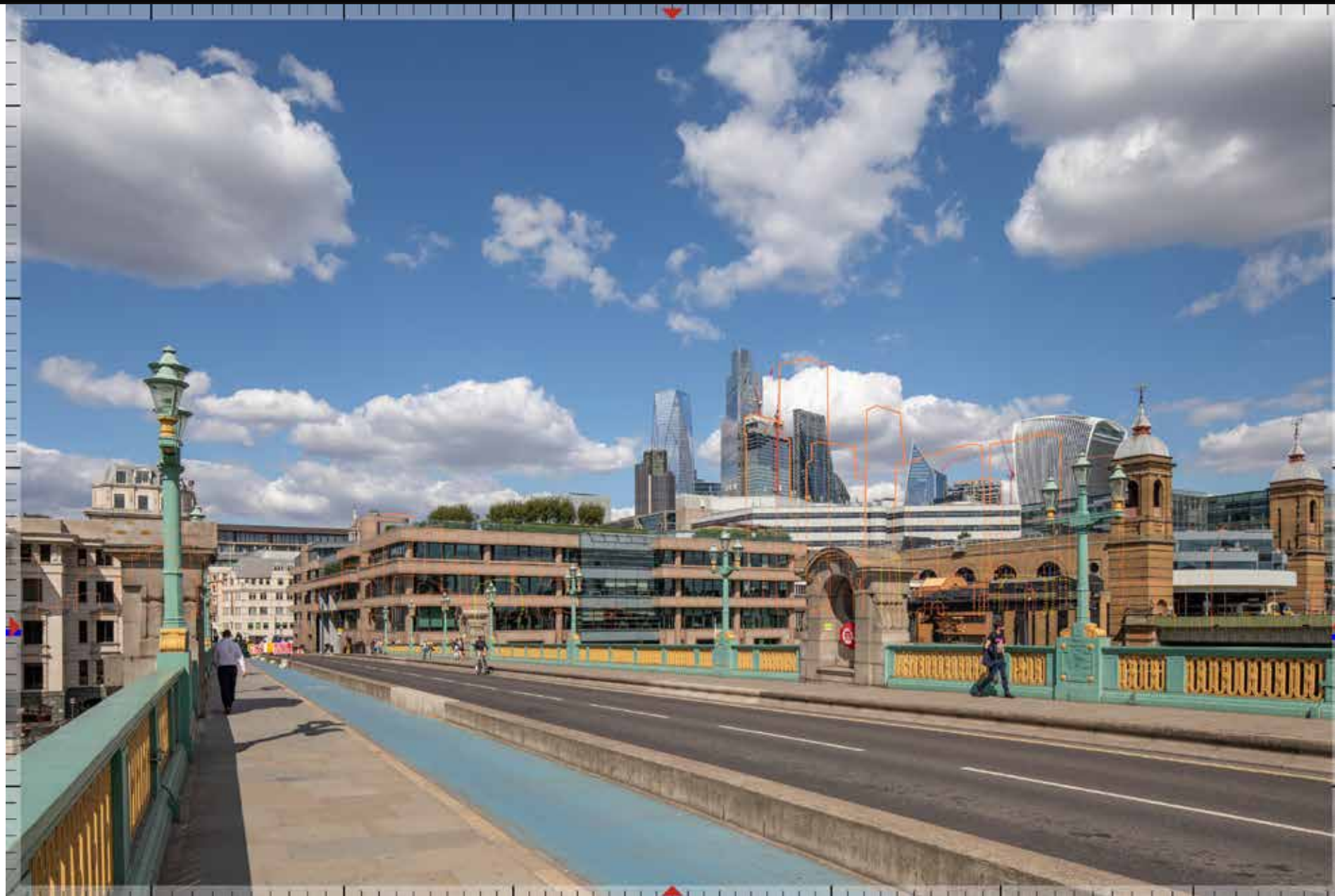
C01 | St James's Park: The Blue Bridge - south of LVMF 26A.1



C04 | Southwark Bridge: LVMF 12A.1 position – centre of the bridge



C04 | Southwark Bridge: LVMF 12A.1 position – centre of the bridge



C04 | Southwark Bridge: LVMF 12A.1 position – centre of the bridge



C06 | Bankside: opposite Tate Modern - at the viewing plaque



C06 | Bankside: opposite Tate Modern - at the viewing plaque



C06 | Bankside: opposite Tate Modern - at the viewing plaque



C07 | Blackfriars Bridge: LVMF 14A.1 position – centre of the bridge



C07 | Blackfriars Bridge: LVMF 14A.1 position – centre of the bridge



C07 | Blackfriars Bridge: LVMF 14A.1 position – centre of the bridge



C12 | Somerset House Terrace: eastern end



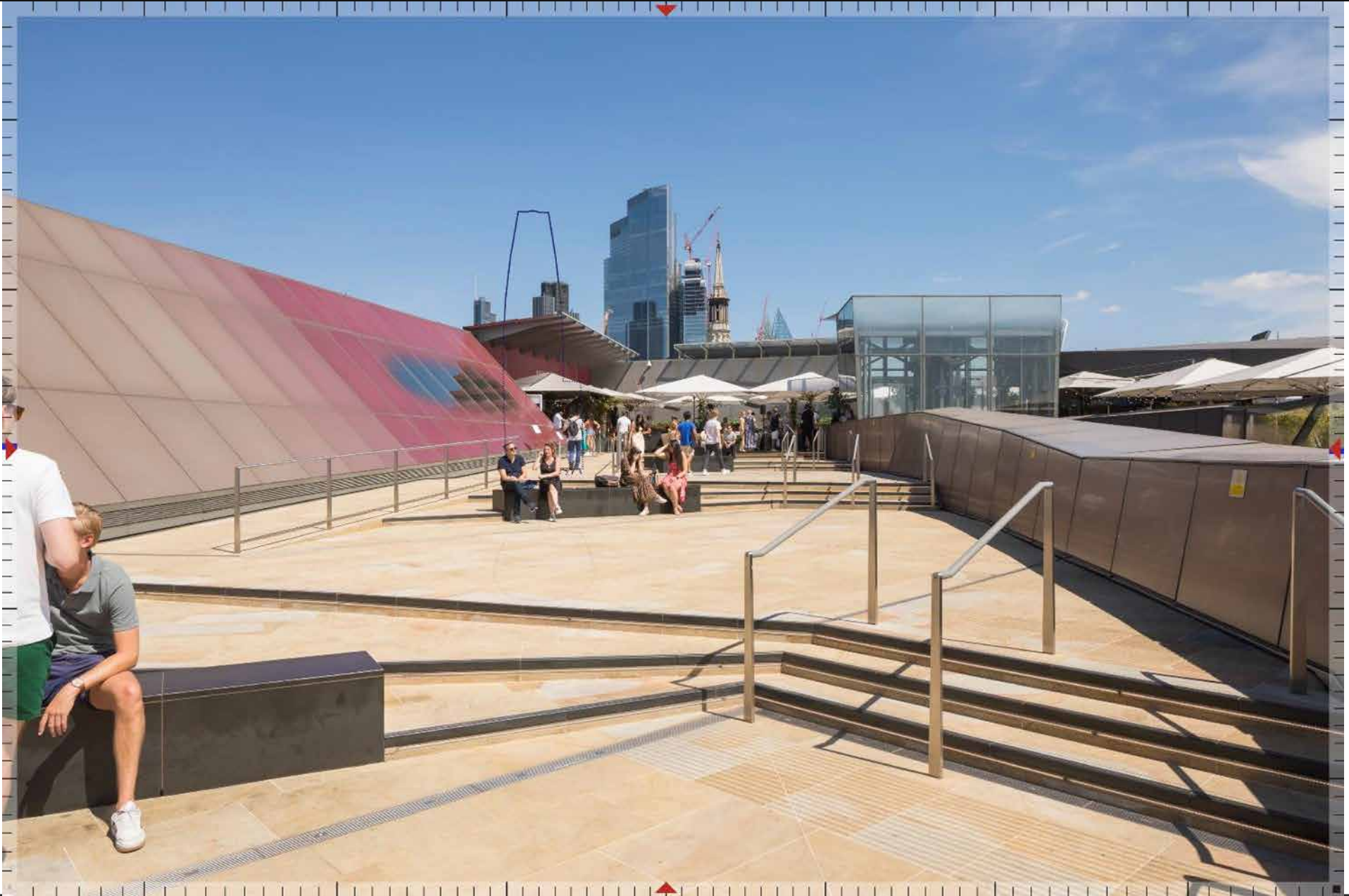
C12 | Somerset House Terrace: eastern end



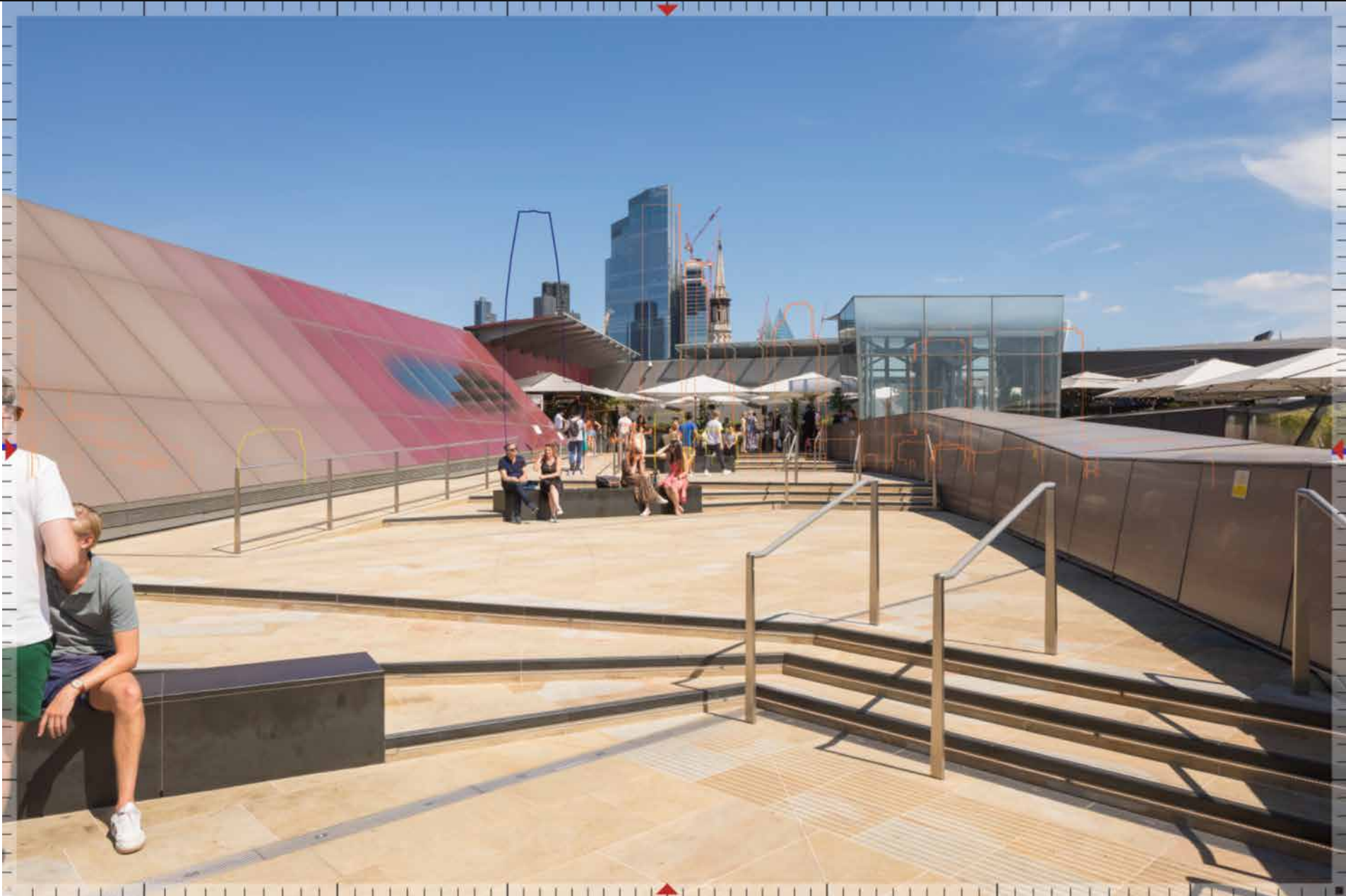
C12 | Somerset House Terrace: eastern end



C14 | One New Change - Roof Terrace



C14 | One New Change - Roof Terrace



C14 | One New Change - Roof Terrace



C15 | St Paul's Cathedral - Stone Gallery



C15 | St Paul's Cathedral - Stone Gallery



C15 | St Paul's Cathedral - Stone Gallery



C18 | Guildhall Yard



C18 | Guildhall Yard



C18 | Guildhall Yard



C19 | Queen Victoria Street, corner with Great Trinity Lane



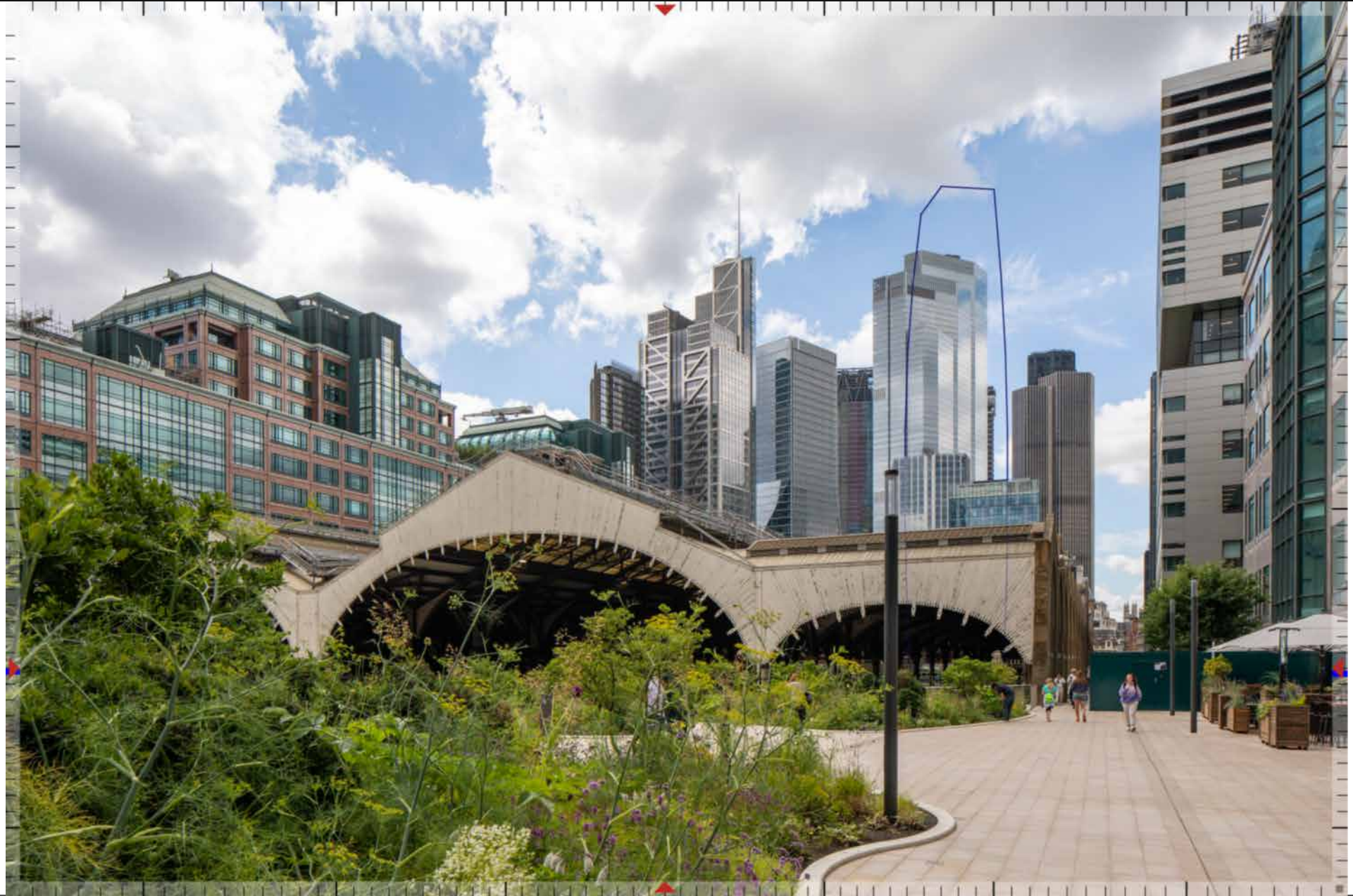
C19 | Queen Victoria Street, corner with Great Trinity Lane



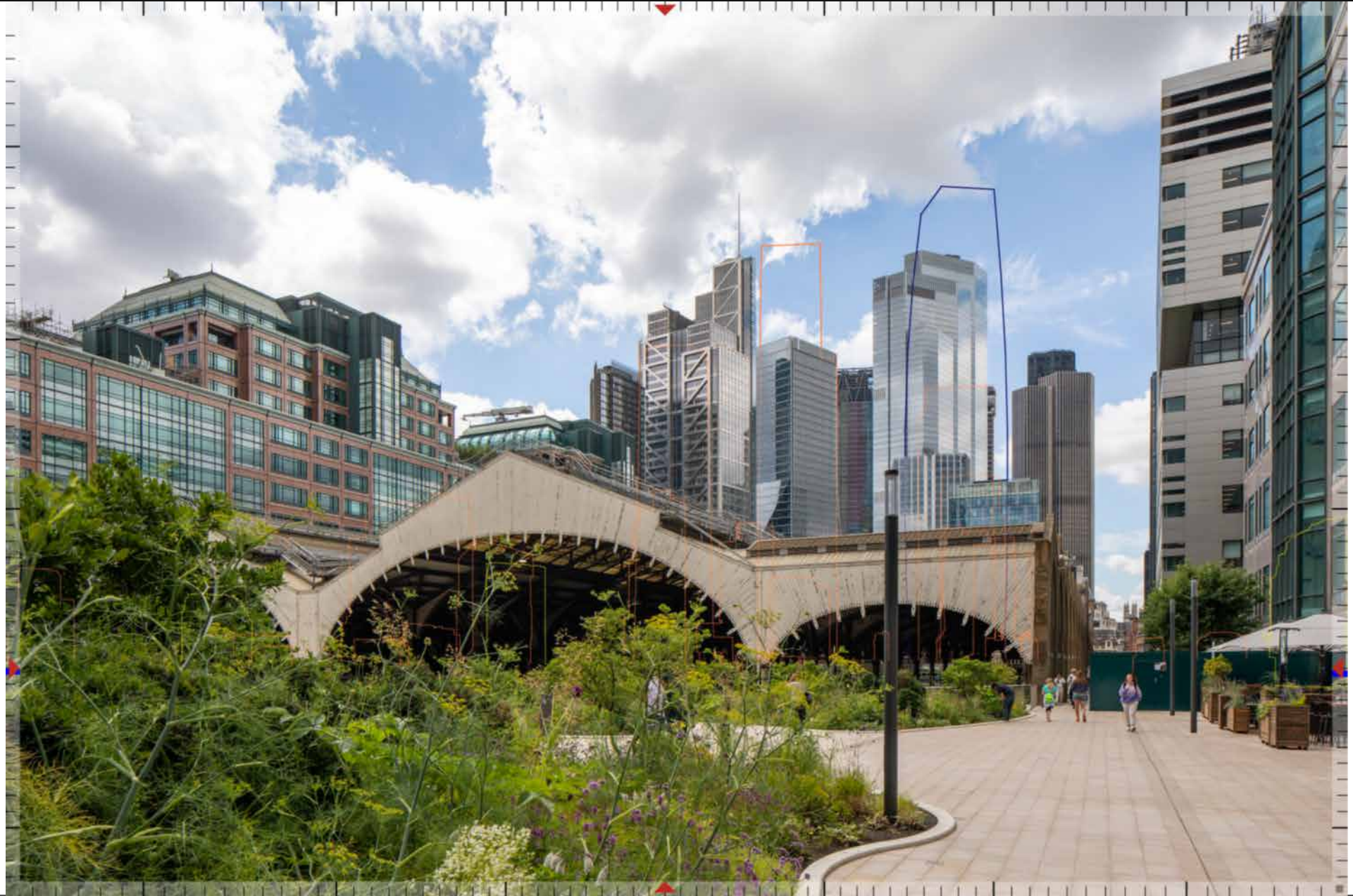
C19 | Queen Victoria Street, corner with Great Trinity Lane



C20 | Exchange Square



C20 | Exchange Square



C20 | Exchange Square



C23 | Hyde Park: Serpentine - north of the Diana Memorial Playground



C23 | Hyde Park: Serpentine - north of the Diana Memorial Playground



C23 | Hyde Park: Serpentine - north of the Diana Memorial Playground



C24 | Kensington Gardens: The Broad Walk





C24 | Kensington Gardens: The Broad Walk



C33 | Barbican Estate: St Giles' Terrace



ESTIMATED CAMERA - SUBJECT TO VERIFICATION

C33 | Barbican Estate: St Giles' Terrace

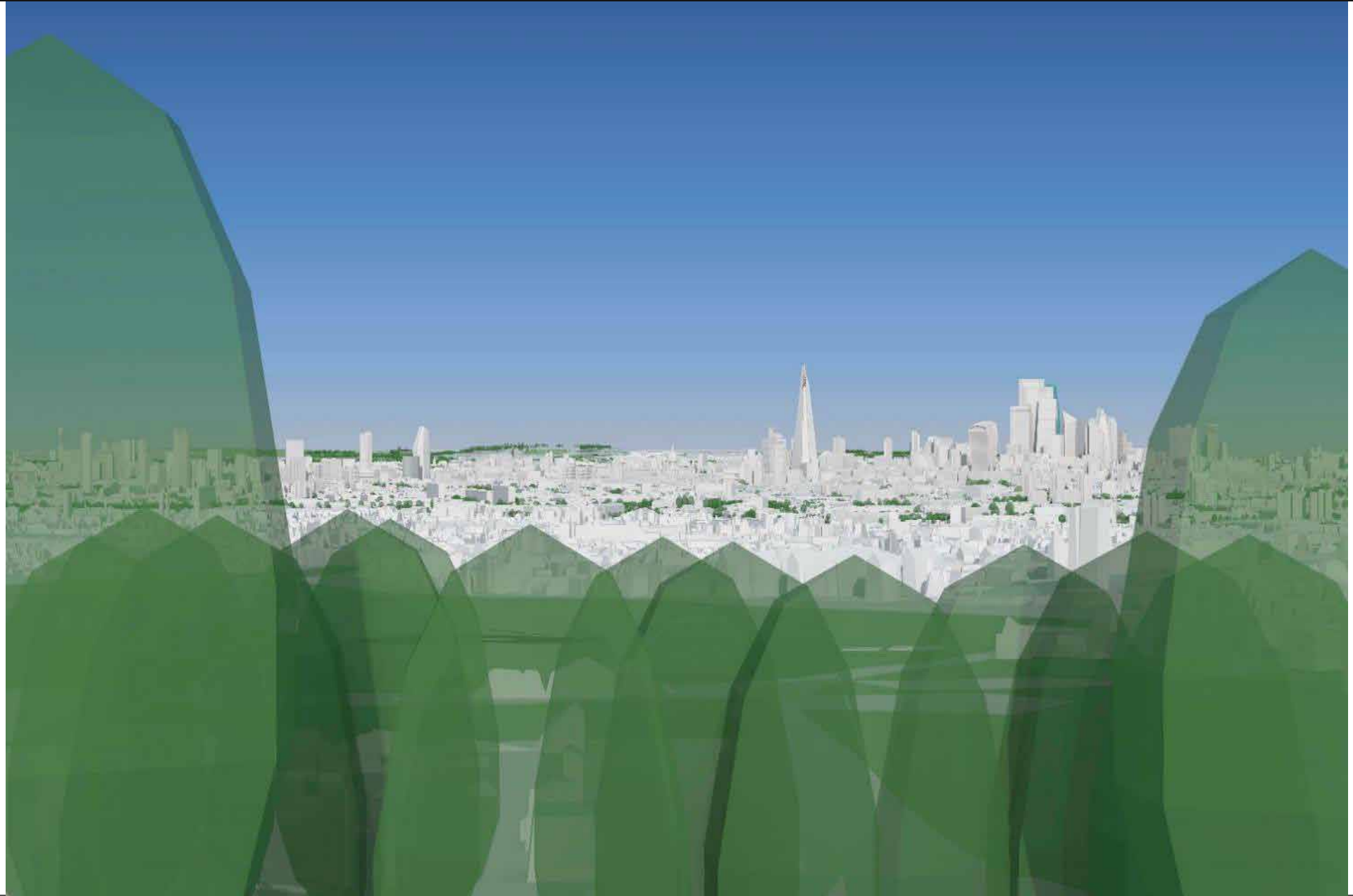


ESTIMATED CAMERA - SUBJECT TO VERIFICATION

C33 | Barbican Estate: St Giles' Terrace



LB Southwark Borough View 1 – One Tree Hill



LB BOROUGH VIEW 1- ONE TREE HILL



LB BOROUGH VIEW 1 – ONE TREE HILL



LB SOUTHWARK BOROUGH VIEW 4 – KING'S STAIRS GARDENS



LB SOUTHWARK BOROUGH VIEW 4 – KING'S STAIRS GARDENS



LB SOUTHWARK BOROUGH VIEW 4 – KING'S STAIRS GARDENS



LAMBETH LOCAL VIEWS SPD – PANORAMA | BROCKWELL PARK, VIEWING LOCATION C



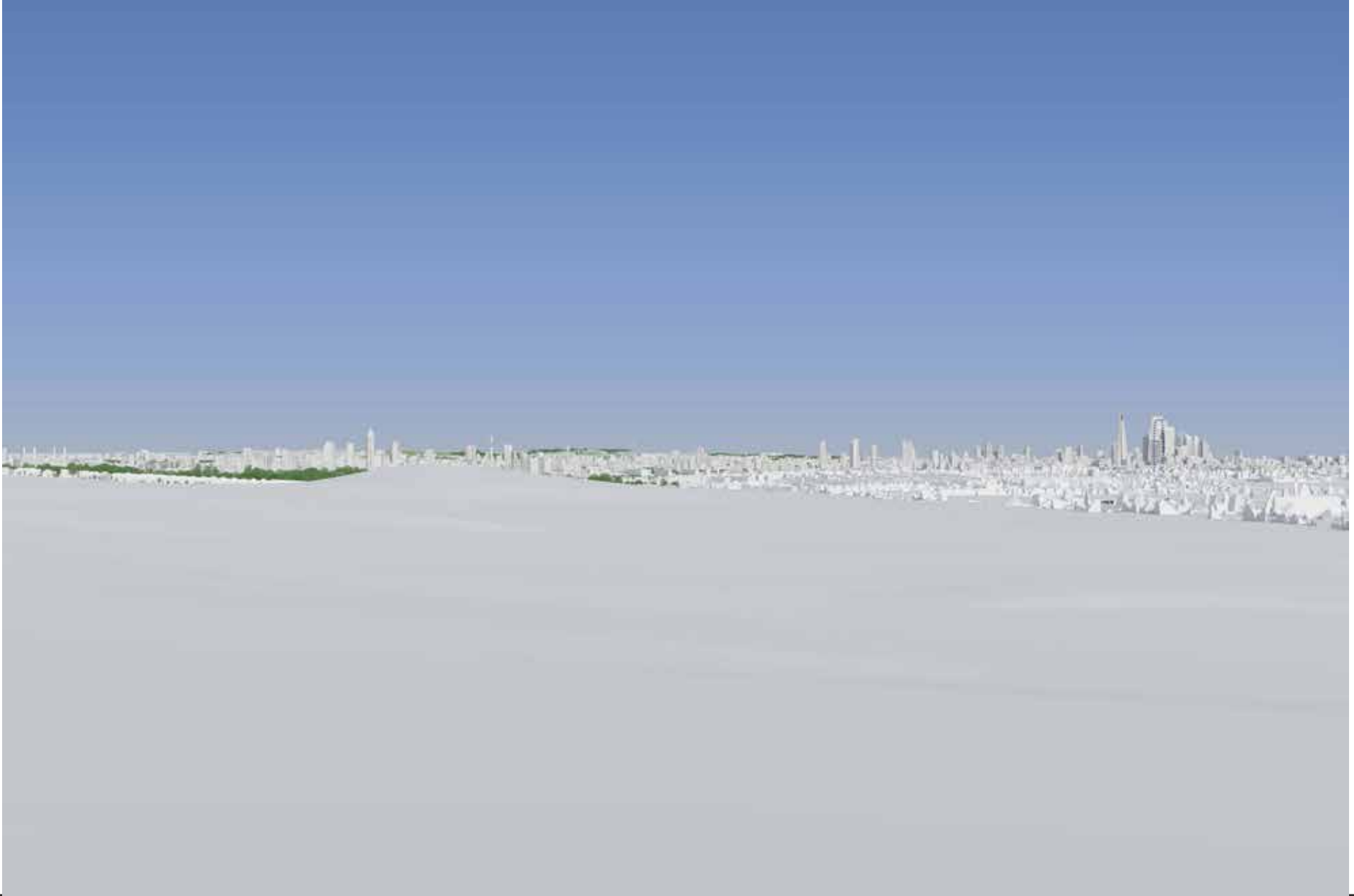
LAMBETH LOCAL VIEWS SPD – PANORAMA | BROCKWELL PARK, VIEWING LOCATION C



LAMBETH LOCAL VIEWS SPD – PANORAMA | BROCKWELL PARK, VIEWING LOCATION C



LAMBETH LOCAL VIEWS SPD – PANORAMA II NORWOOD PARK



LAMBETH LOCAL VIEWS SPD – PANORAMA II NORWOOD PARK



LAMBETH LOCAL VIEWS SPD – PANORAMA II NORWOOD PARK



LAMBETH LOCAL VIEWS SPD – PANORARAM IIII GIPSY HILL, VIEWING LOCATION II



LAMBETH LOCAL VIEWS SPD – PANORARAM IIII GIPSY HILL, VIEWING LOCATION II



LAMBETH LOCAL VIEWS SPD – PANORARAM IIII GIPSY HILL, VIEWING LOCATION II



LAMBETH LOCAL VIEWS SPD – PANORAMA IV KNIGHT'S HILL, VIEWING LOCATION II



LAMBETH LOCAL VIEWS SPD – PANORAMA IV KNIGHT'S HILL, VIEWING LOCATION II



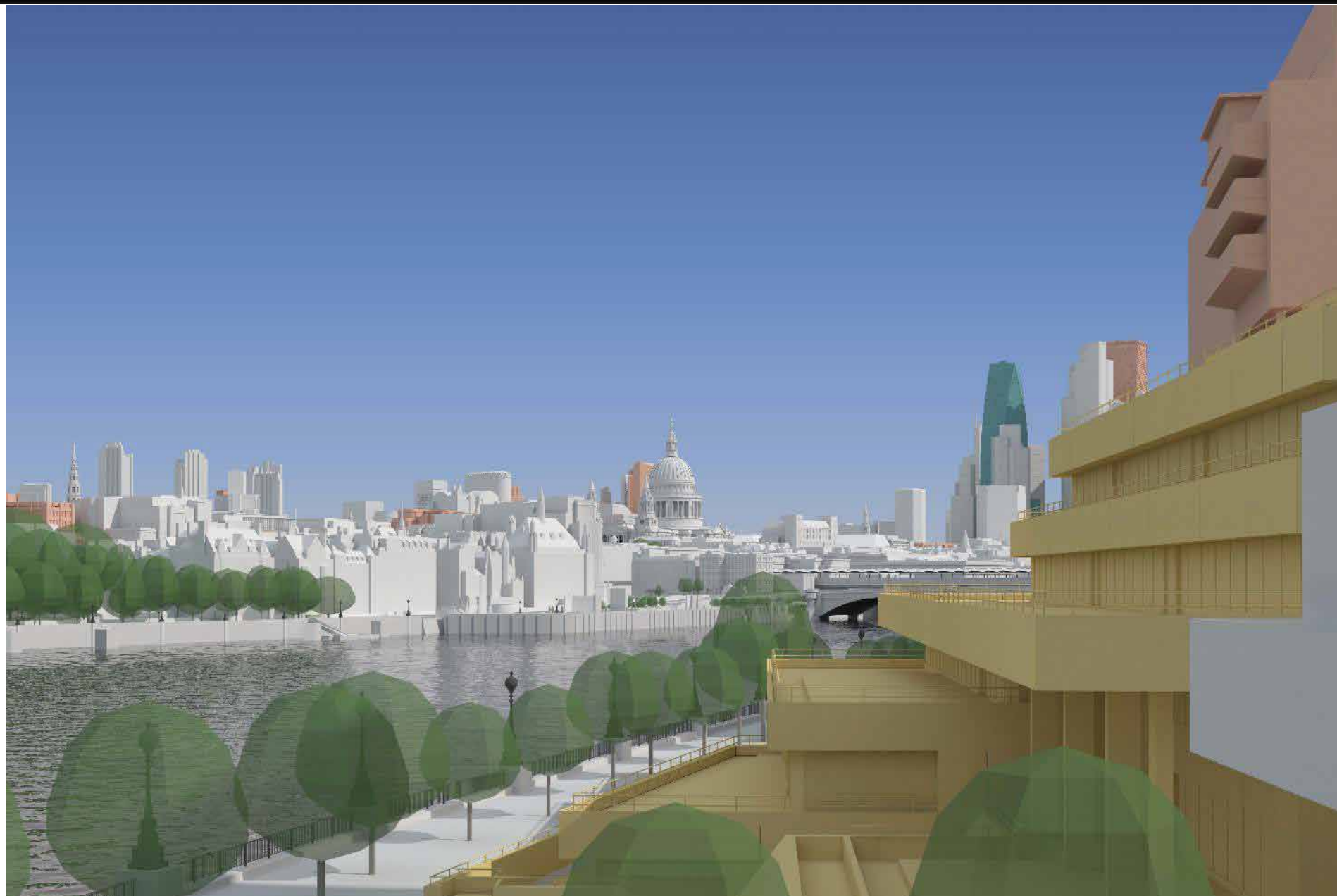
LAMBETH LOCAL VIEWS SPD – PANORAMA IV KNIGHT'S HILL, VIEWING LOCATION II



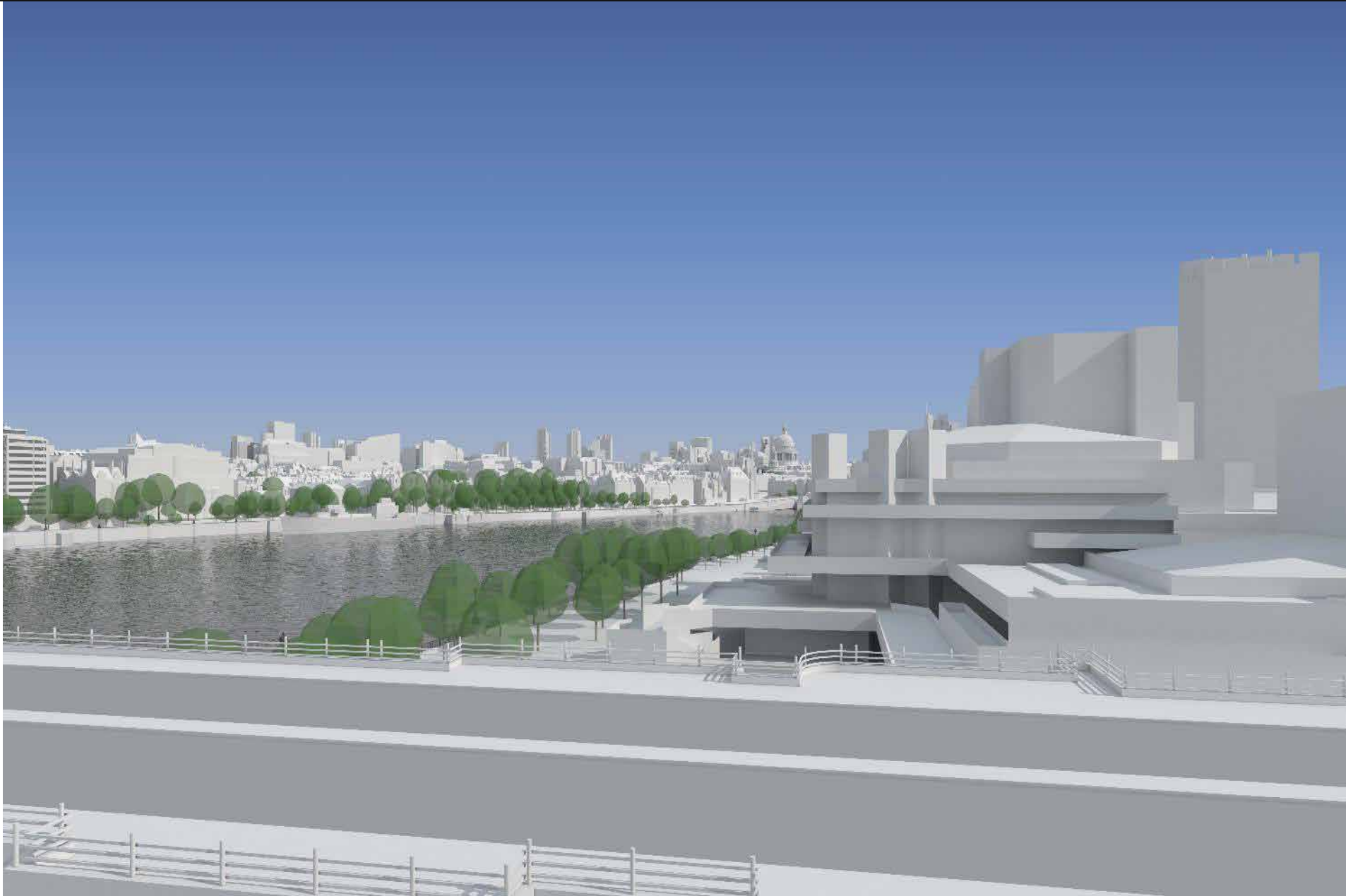
LAMBETH LOCAL VIEWS SPD – PANORAMA VIII – NATIONAL THEATRE TERRACES



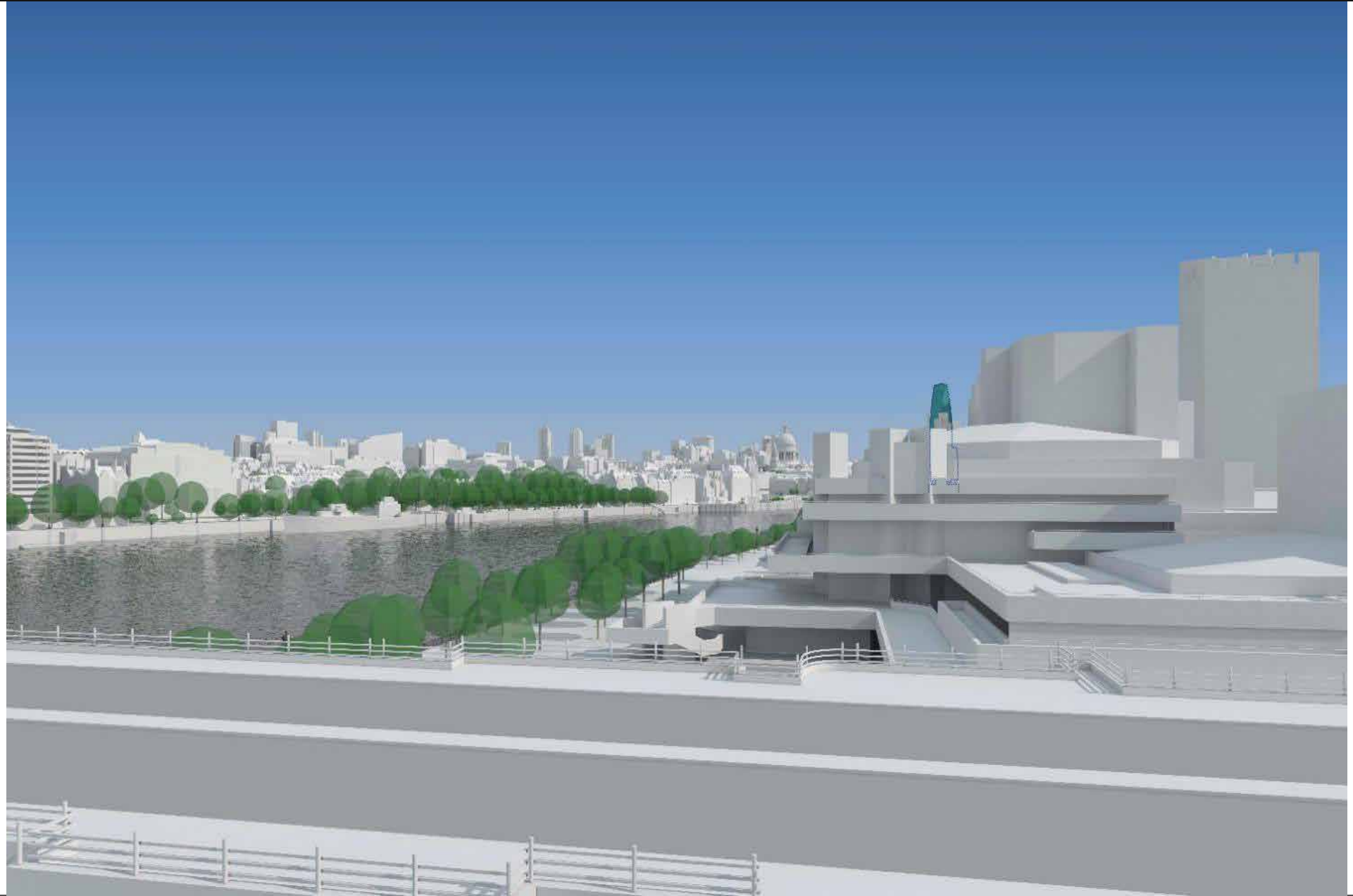
LAMBETH LOCAL VIEWS SPD – PANORAMA VIII – NATIONAL THEATRE TERRACES



LAMBETH LOCAL VIEWS SPD – PANORAMA VIII – NATIONAL THEATRE TERRACES



LAMBETH LOCAL VIEWS SPD – PANORAMA XI – QUEEN ELIZABETH HALL ROOF GARDEN



LAMBETH LOCAL VIEWS SPD – PANORAMA XI – QUEEN ELIZABETH HALL ROOF GARDEN



LAMBETH LOCAL VIEWS SPD – PANORAMA XI – QUEEN ELIZABETH HALL ROOF GARDEN



LAMBETH LOCAL VIEWS SPD – PANORAMA X ROYAL FESTIVAL HALL TERRACE



LAMBETH LOCAL VIEWS SPD – PANORAMA X ROYAL FESTIVAL HALL TERRACE



LAMBETH LOCAL VIEWS SPD – PANORAMA X ROYAL FESTIVAL HALL TERRACE



LAMBETH LOCAL VIEWS – LANDMARK SILHOUETTE XVIII QUEEN'S WALK



LAMBETH LOCAL VIEWS – LANDMARK SILHOUETTE XVIII QUEEN'S WALK



LAMBETH LOCAL VIEWS – LANDMARK SILHOUETTE XVIII QUEEN'S WALK



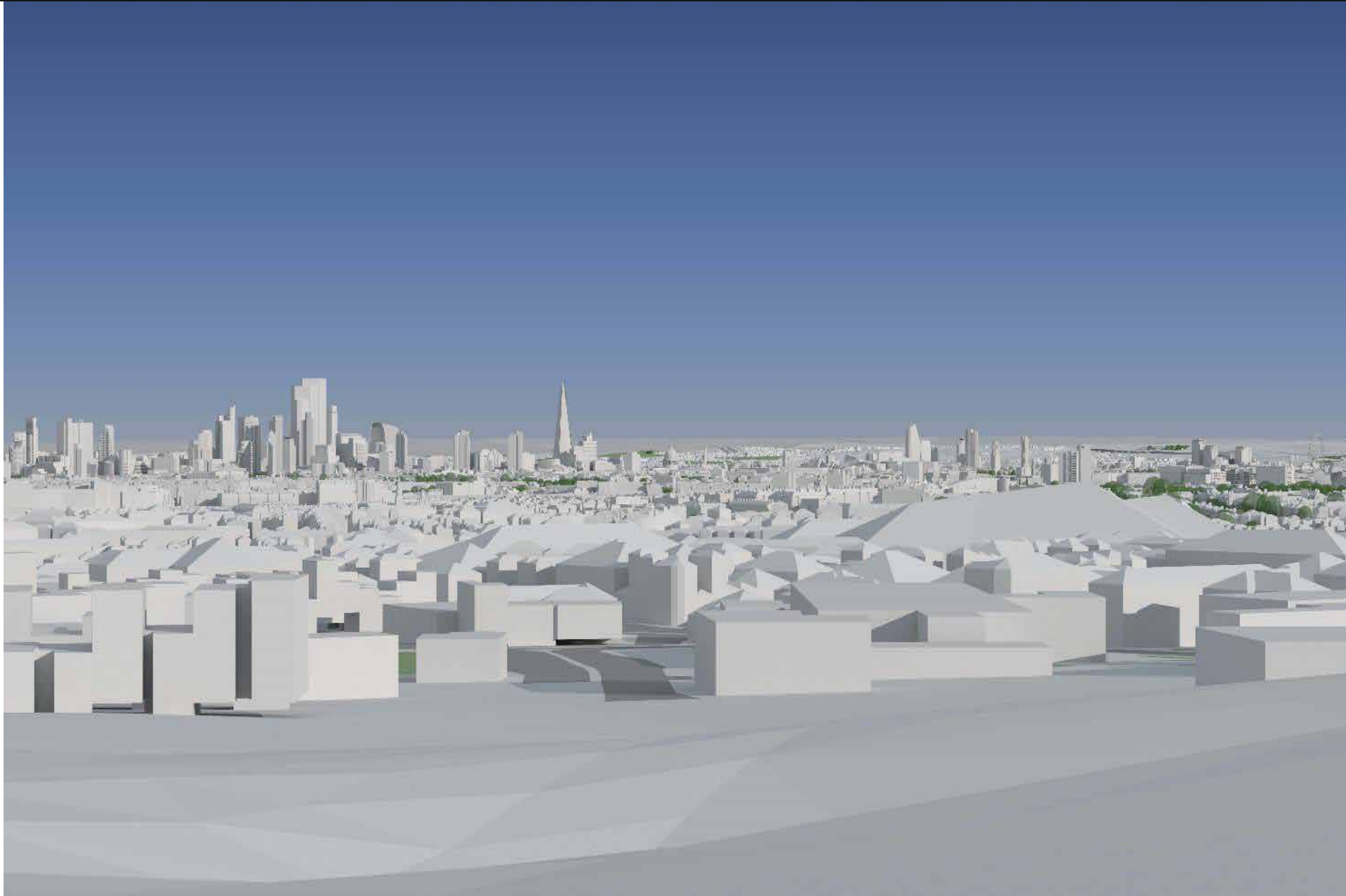
LAMBETH LOCAL VIEWS SPD – LANDMARK SILHOUETTE XV VICTORIA TOWER GARDENS



LAMBETH LOCAL VIEWS SPD – LANDMARK SILHOUETTE XV VICTORIA TOWER GARDENS



LAMBETH LOCAL VIEWS SPD – LANDMARK SILHOUETTE XV VICTORIA TOWER GARDENS



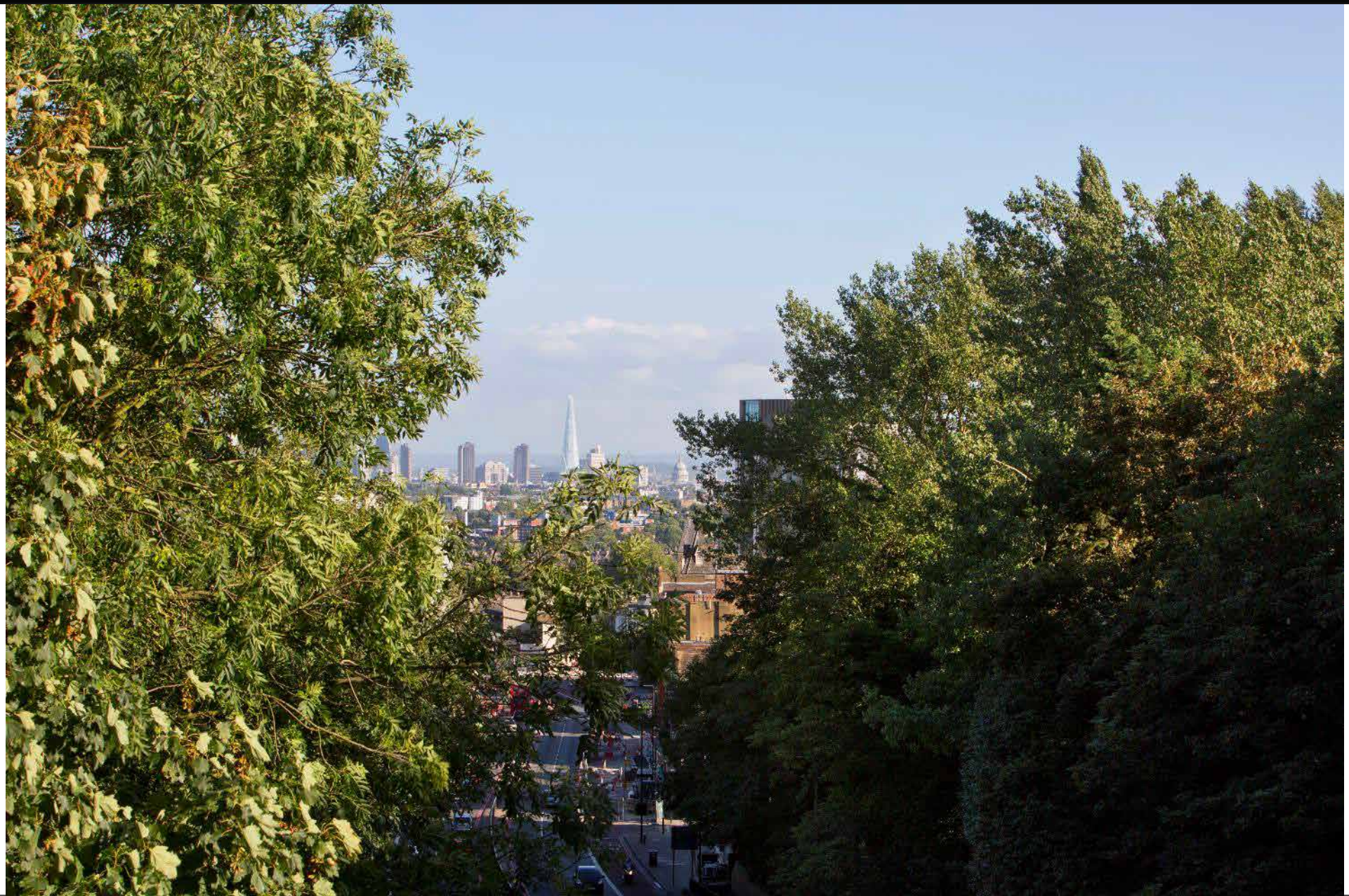
ISLINGTON LOCAL VIEW 4 ARCHWAY ROAD (POINT B)



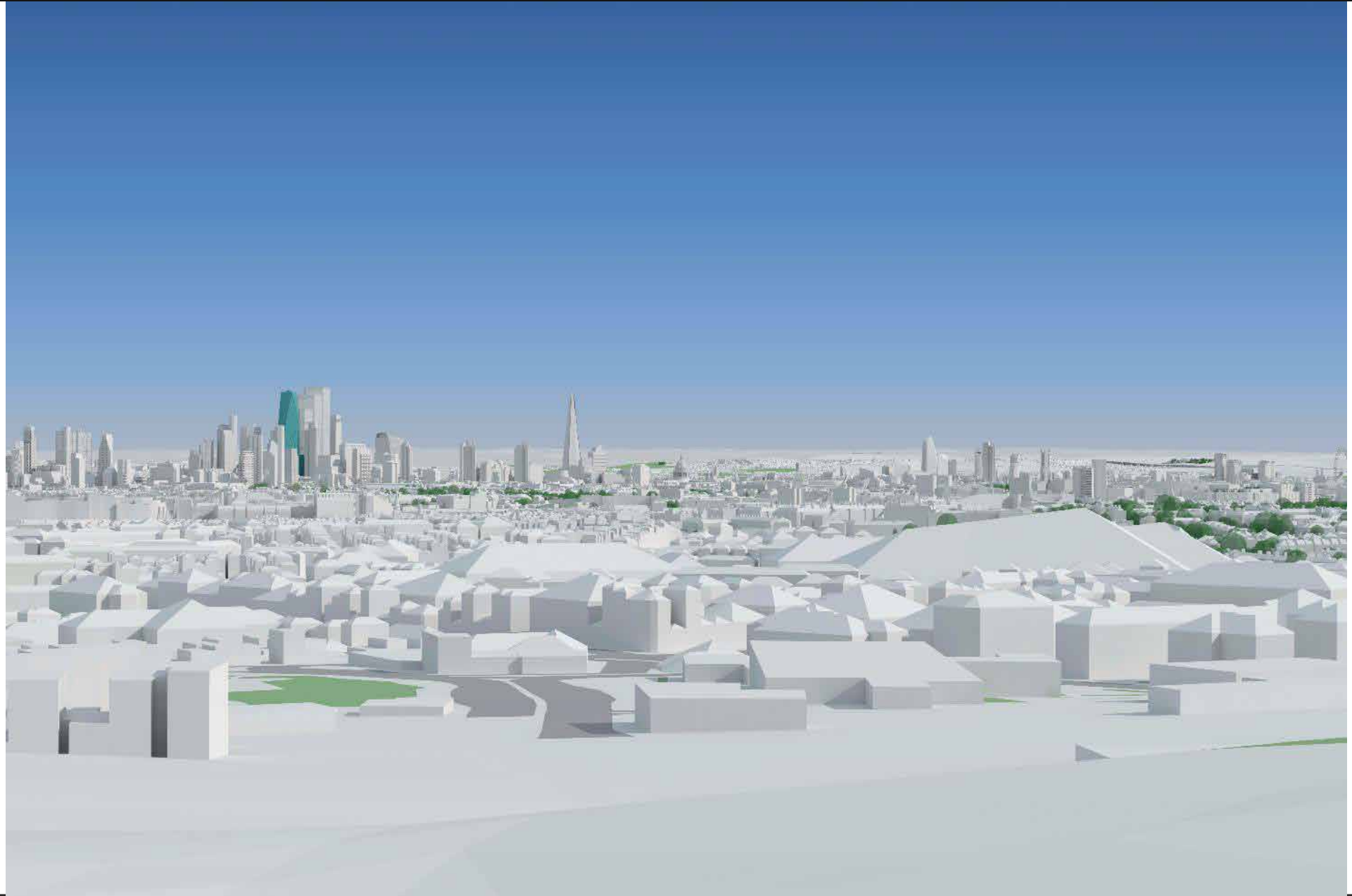
ISLINGTON LOCAL VIEW 4 ARCHWAY ROAD (POINT B)



ISLINGTON LOCAL VIEW 4 ARCHWAY ROAD (POINT B)



ISLINGTON LOCAL VIEW 5 HORNSEY LANE BRIDGE, ARCHWAY ROAD



ISLINGTON LOCAL VIEW 5 HORNSEY LANE BRIDGE, ARCHWAY ROAD



ISLINGTON LOCAL VIEW 5 HORNSEY LANE BRIDGE, ARCHWAY ROAD



ISLINGTON LOCAL VIEW 7 - DARTMOUTH PARK HILL



ISLINGTON LOCAL VIEW 7 - DARTMOUTH PARK HILL



ISLINGTON LOCAL VIEW 7 - DARTMOUTH PARK HILL



WCC METROPLOITAN VIEW 22, DOME OF ST PAUL'S FROM SOMERSET HOUSE RIVER TERRACE (50MM)



WCC METROPLOITAN VIEW 22, DOME OF ST PAUL'S FROM SOMERSET HOUSE RIVER TERRACE (50MM)



WCC METROPLOITAN VIEW 22, DOME OF ST PAUL'S FROM SOMERSET HOUSE RIVER TERRACE (50MM)

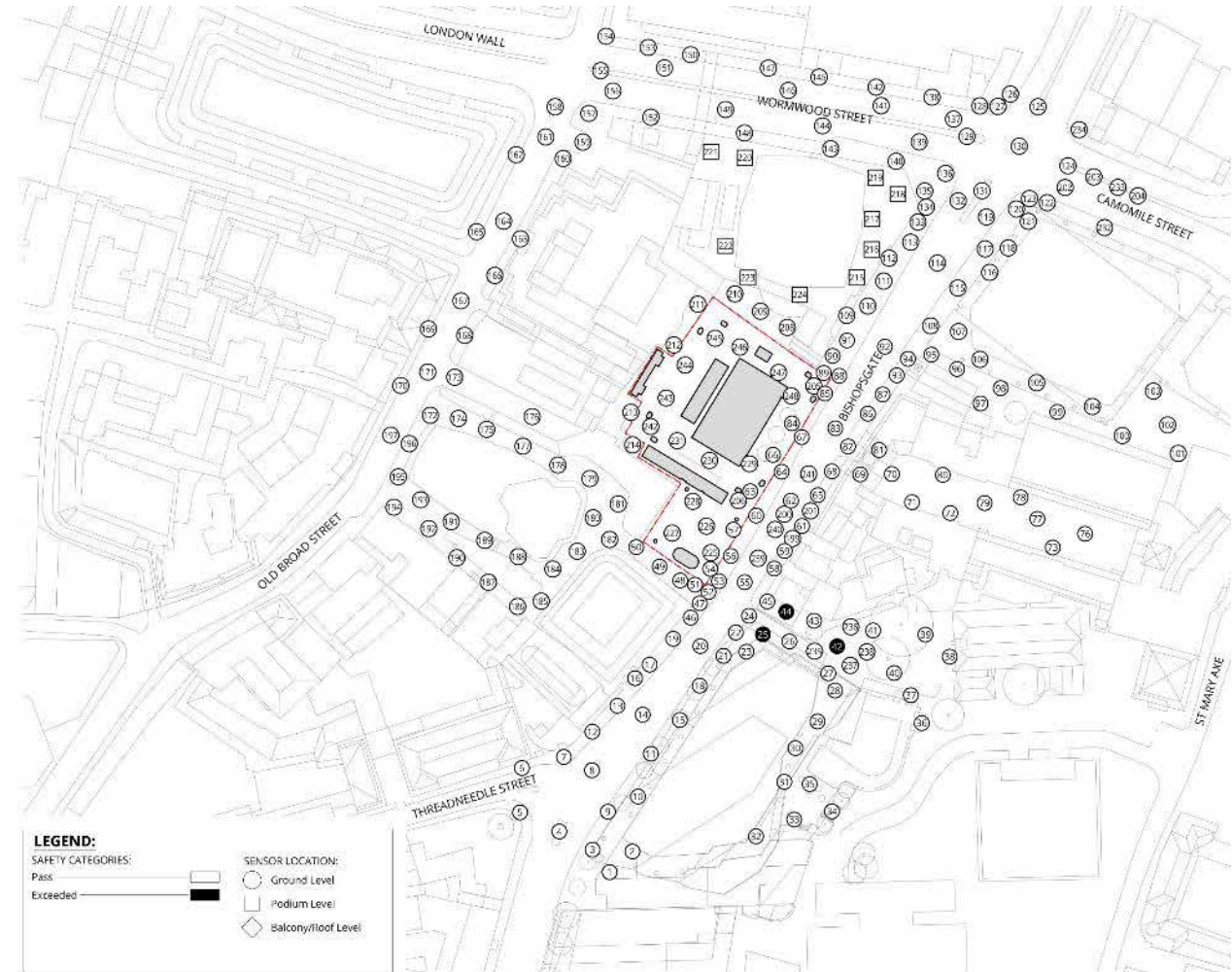
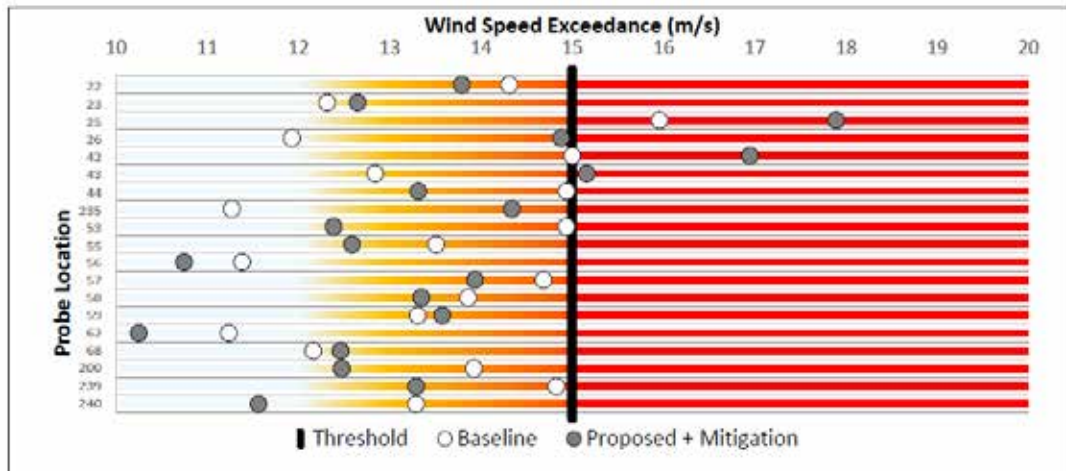
BACKGROUND

- The wind assessment for the proposed 55 Bishopsgate Development was undertaken in accordance with the City of London Wind Microclimate Guidelines 2019.
- Tall buildings will generally increase the windiness in the surrounding public realm, however, as the development would have limited wind impacts on the surrounding environment, acceptable conditions can be achieved through considered development and retention of existing and proposed small scale wind mitigation measures.
- Physical wind tunnel testing was undertaken by RWDI in collaboration with Wirth Research who undertook computational fluid dynamics modelling to optimise the building massing to minimise the need for street level mitigation and to develop necessary wind mitigation measures to ensure that wind conditions acceptable for the intended pedestrian activities. .



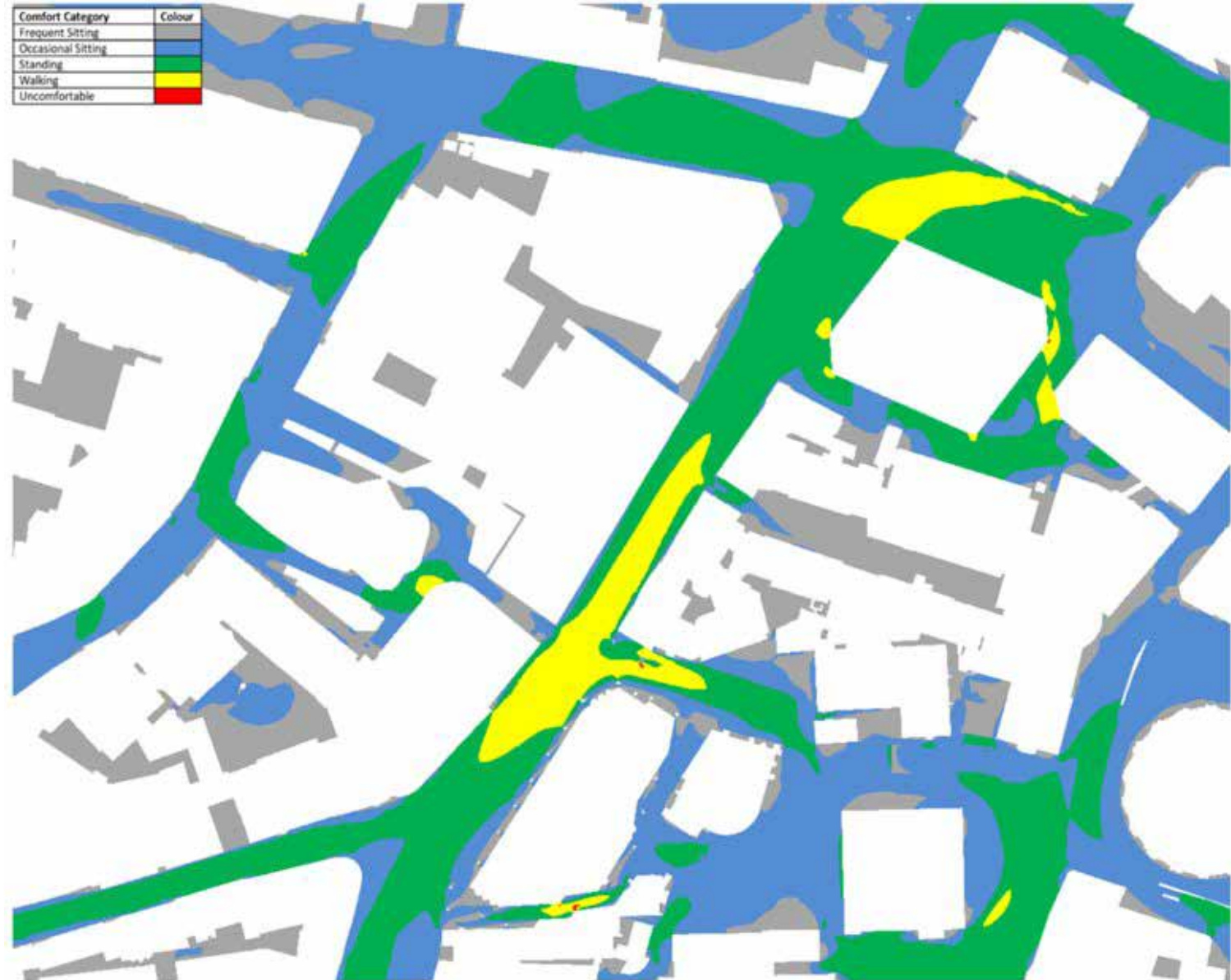
STRONG WINDS

- Strong winds are reported as locations where winds exceed 15m/s for more than 1.9 hours per year.
- With the proposed development constructed there are three locations within Great St Helen's where the strong winds increase in frequency and strength
- However, there are also multiple locations along Bishopsgate and on the junction with Camomile Street which sit on the threshold and where the frequency and strength of the strong winds are reduced with the construction of the proposed development.



WIND COMFORT – WORST SEASON

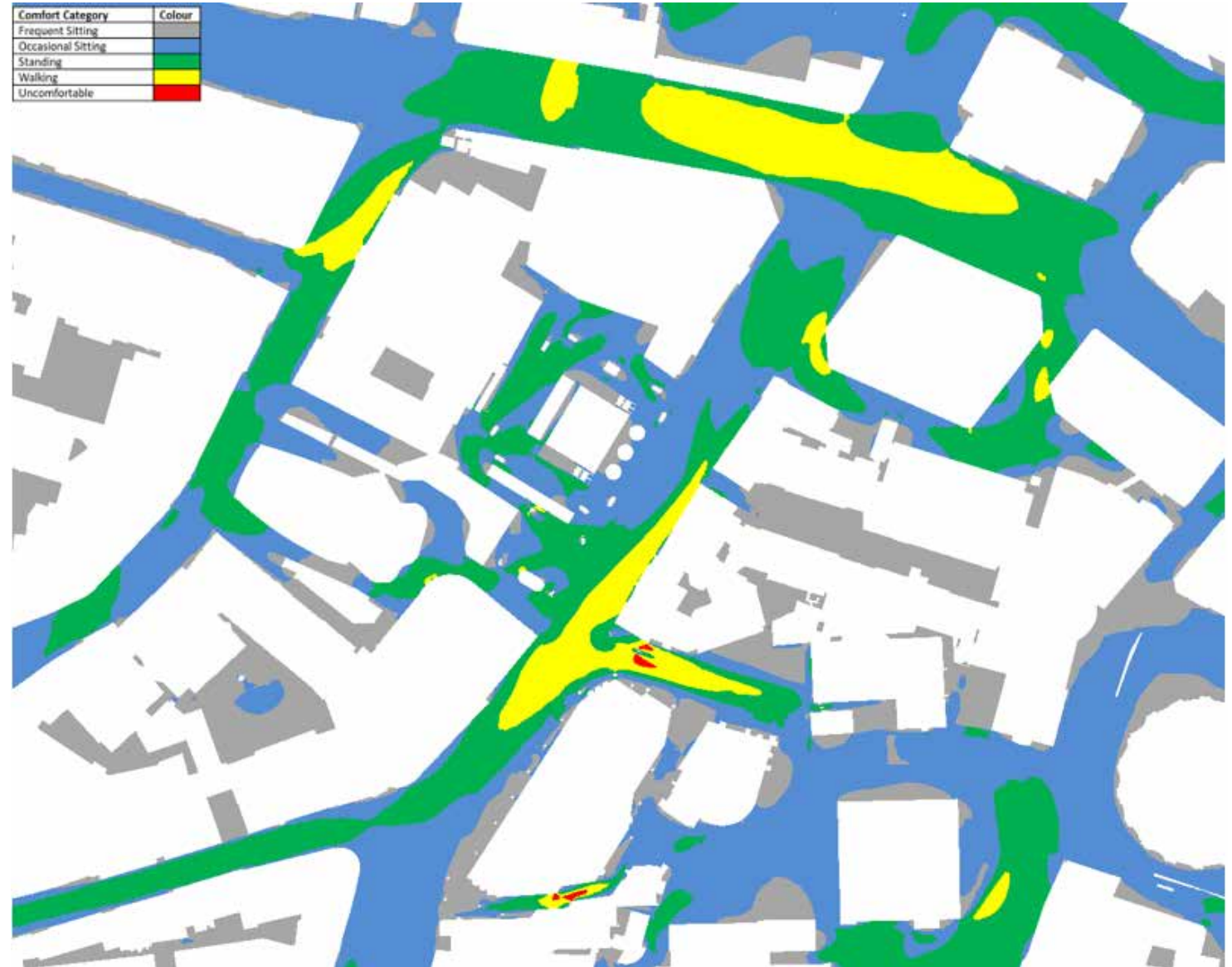
- Wind Comfort in all public spaces are assessed for the worst season.
- With the Introduction of the proposed development, wind conditions on thoroughfares along Bishopsgate and Great St Helen's remain suitable for the intended pedestrian use, except in isolated locations where strong winds are reported.
- There is an increase in wind conditions along Wormwood street and Broad street with Walking Conditions reported however this was not reported as significant because conditions remain suitable for the intended pedestrian use.
- Wind conditions on the corner of 100 Bishopsgate at the junction of Bishopsgate and Chamomile street are sheltered by the Proposed development reporting Standing conditions which is an improvement on the Walking conditions reported in the baseline.



Wind Microclimate – Existing Winter Season

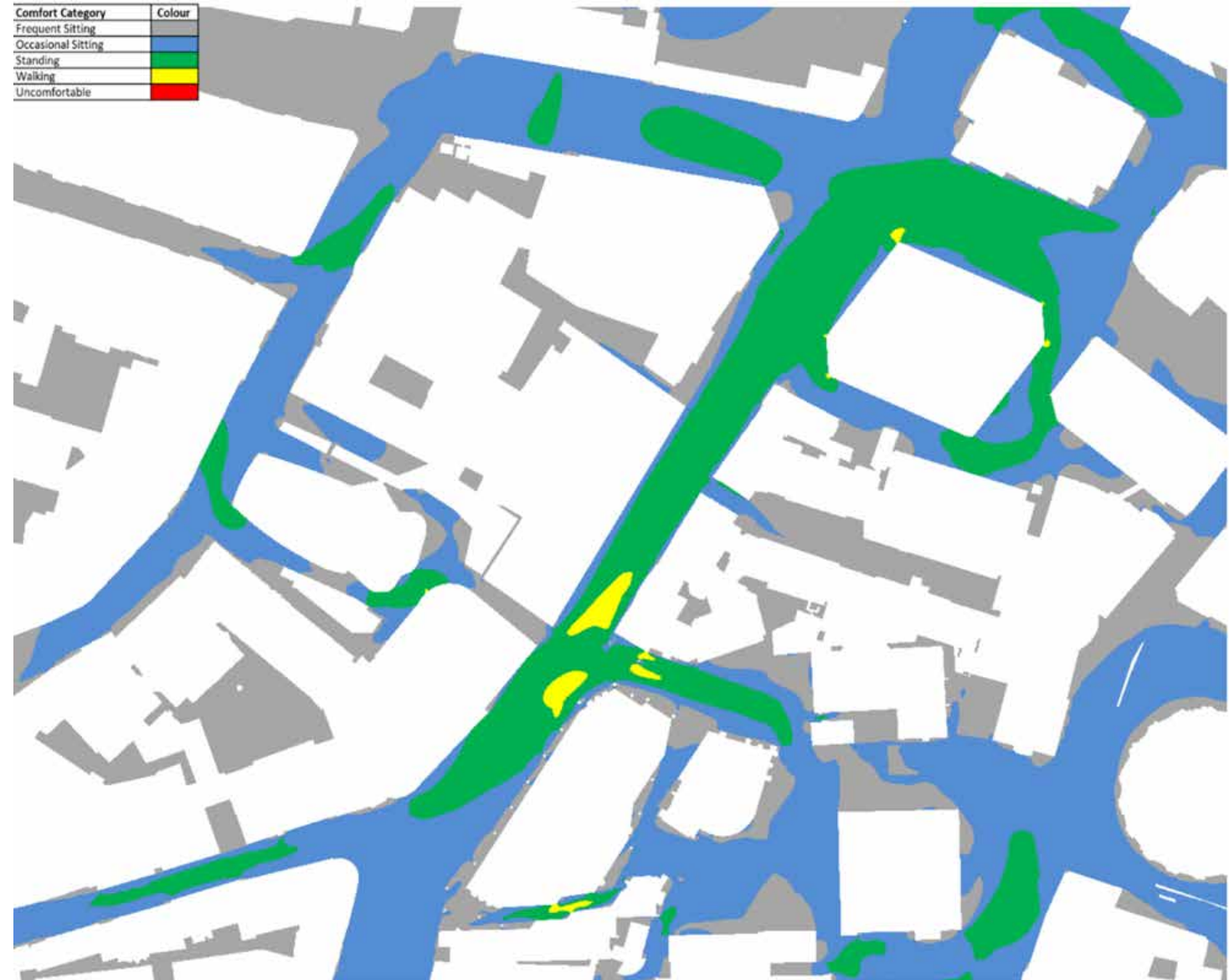
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WIND COMFORT – SUMMER SEASON

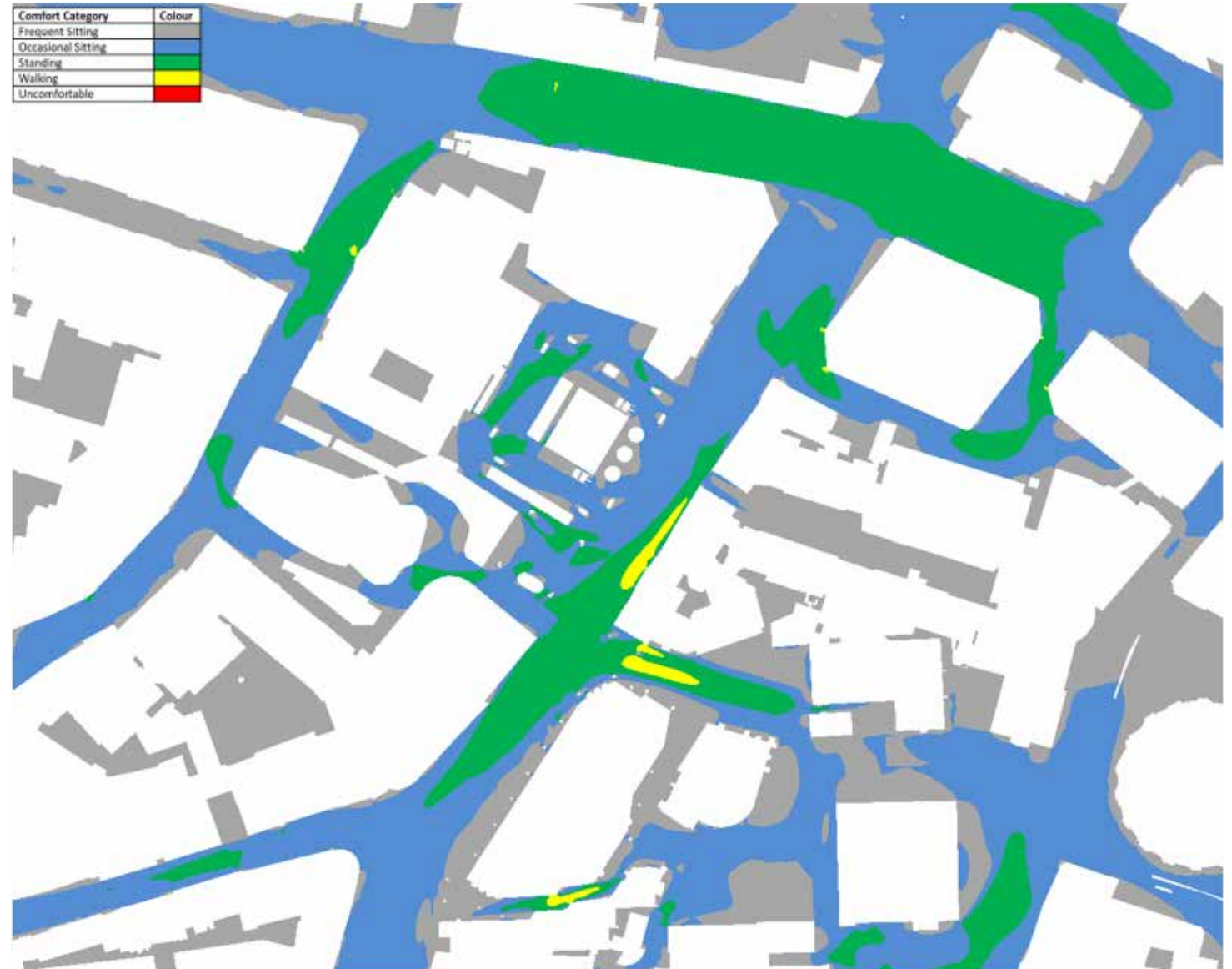
- Wind Comfort in amenity spaces are assessed during the summer season when they are most likely to be used.
- ‘The Market’ and ‘The Garden’ spaces created below the tower report a mixture of Frequent Sitting through to Standing conditions during the summer season. These are proposed to be transient spaces, with kiosks and seating to allow people to pass through or dwell for short periods of time.
- Where seating is provided, it is proposed to be in the form of high-backed chairs which will provide additional local wind shelter creating calm areas.
- The proposed development shelters the adjacent amenity terrace on 99 Bishopsgate, creating a calmer wind environment



Wind Microclimate – Existing Summer Season

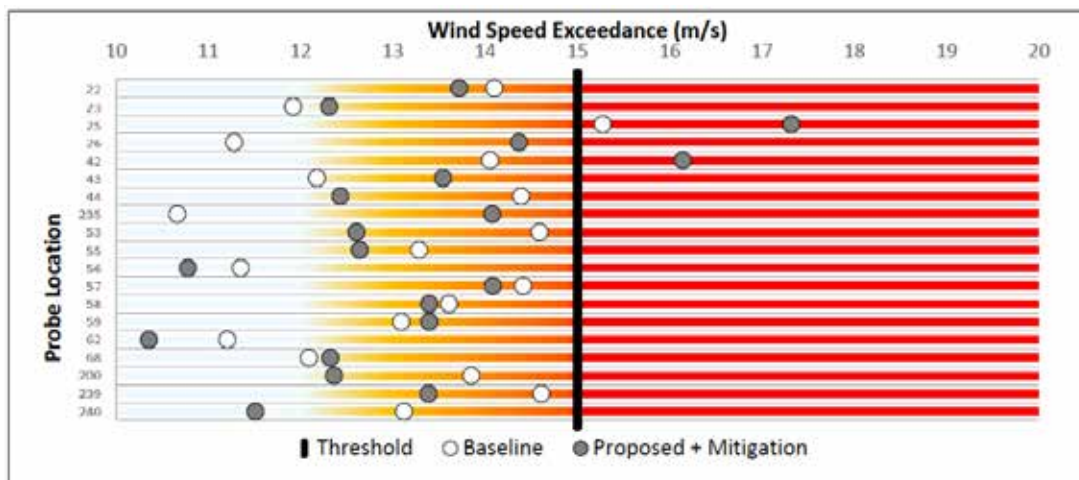
WIND COMFORT – SUMMER SEASON

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- The proposed development shelters the adjacent amenity terrace on 99 Bishopsgate, creating a calmer wind environment



WIND – CUMULATIVE SCHEMES

- Consented cumulative schemes within 400m radius of the site were assessed. A future baseline scenario was undertaken to provide a comparison to the Proposed with future schemes configurations of testing.
- The introduction of the Cumulative schemes results in a reduction in wind conditions within and around the Eastern Cluster. Most notably the strength of the strong wind exceedances is reduced within Great St Helens and along Bishopsgate.



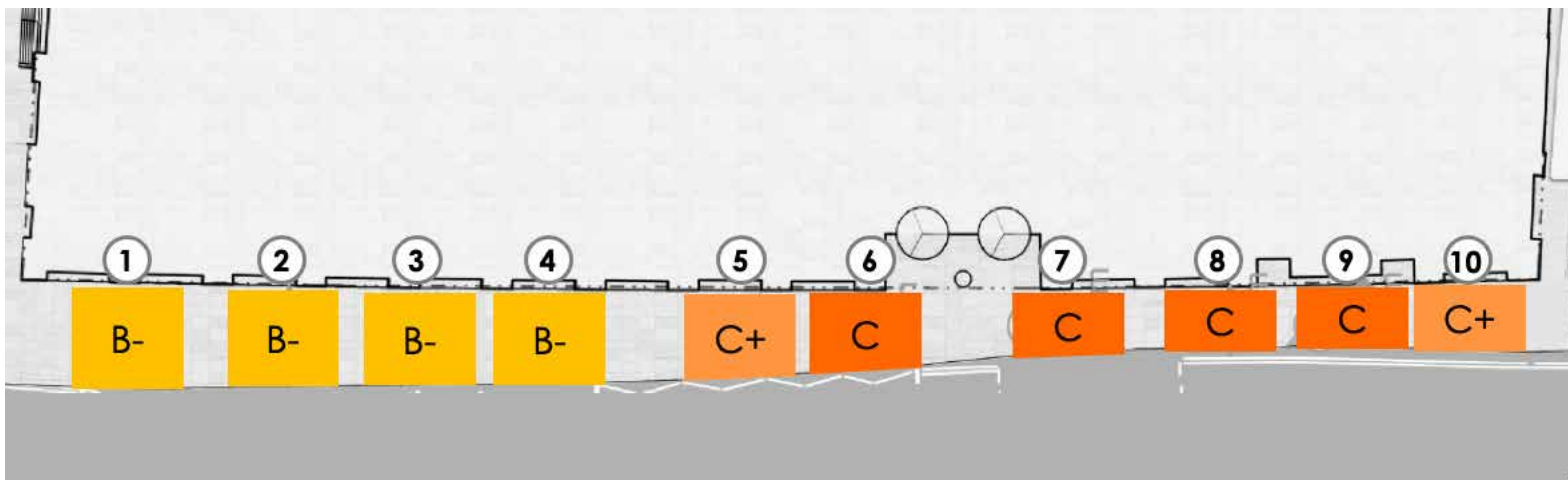
THERMAL COMFORT

- The Thermal Comfort assessment for the proposed 55 Bishopsgate Development was undertaken using computational modelling by Wirth Research in accordance with the City of London Thermal Comfort Guidelines 2020.
- Tall buildings will generally increase both the windiness and shading in the surrounding public realm
- The effect of the Proposed development on the thermal comfort of the existing pedestrian realm is expected to be negligible, with the areas that experience worse thermal comfort conditions generally being roadways where pedestrians are less likely to dwell, while those areas seeing improved conditions are those used for longer periods such as around Tower 42 and St. Helen's Gardens.
- The conditions at ground level of the Proposed development are largely in the 'Short-term' category, with regions to the north and east of the main tower in the 'All Seasons' and 'Seasonal' bands, and small regions under the satellite building and to the west of the main tower in the 'Short-term Seasonal' category.



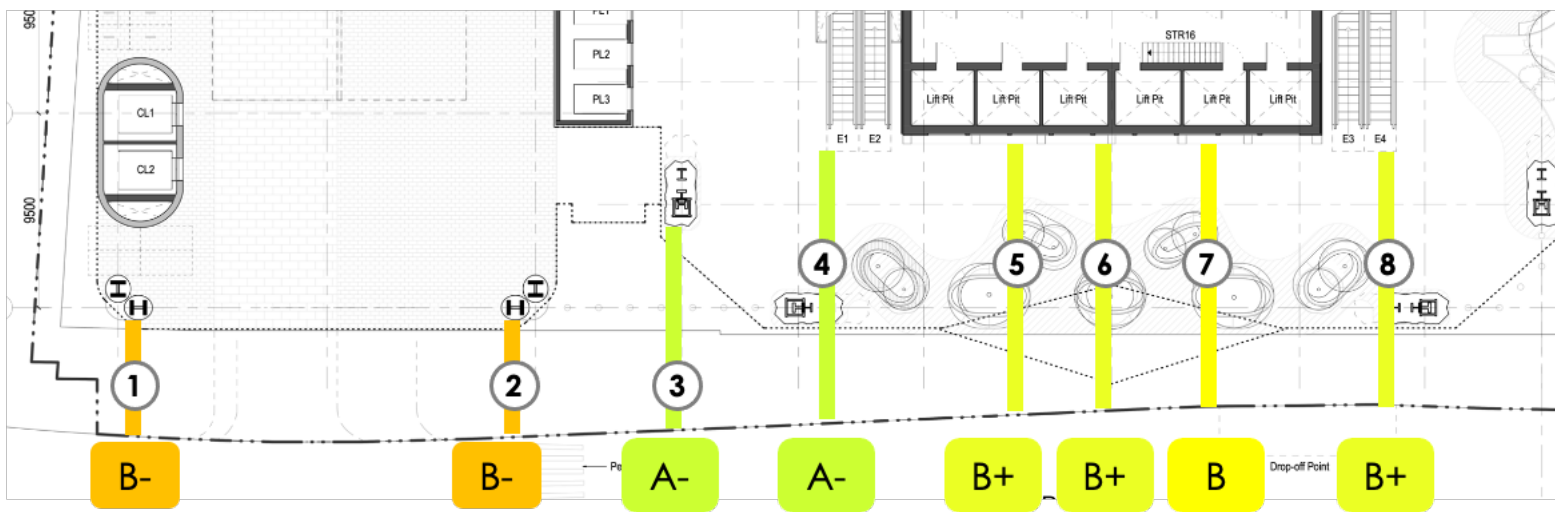
CoL Thermal Comfort Category

All Seasons – ■ Seasonal – ■ Short-term – ■ Short-term Seasonal – ■ Transient – ■



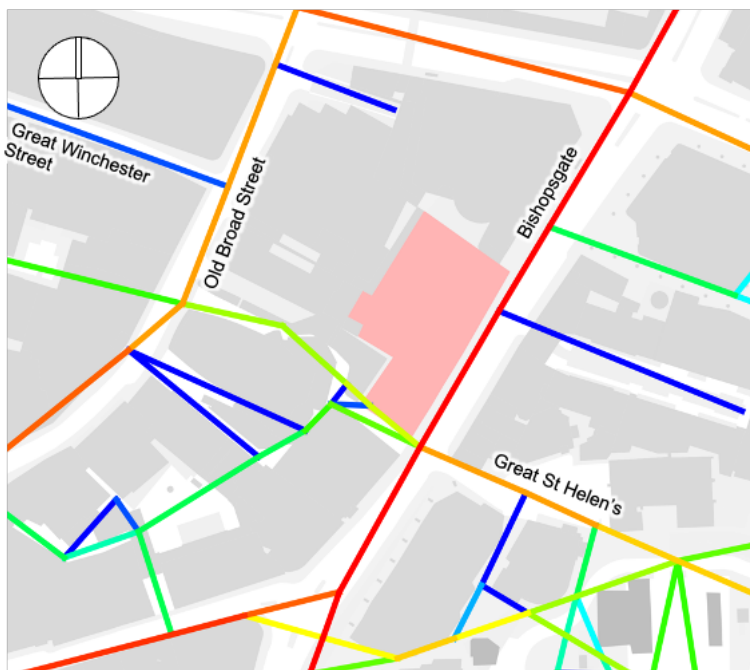
PCL assessment – Existing pavement

Location	Clear width (m)	Weekday PM peak hour (17:00-18:00)	
		Future baseline (pph)	PCL
1	4.40	4,100	B-
2	4.40	4,100	B-
3	4.30	4,100	B-
4	4.00	4,100	B-
5	3.60	4,100	C+
6	3.30	4,100	C
7	2.90	3,900	C
8	2.80	3,900	C
9	3.00	3,900	C
10	3.20	3,900	C+

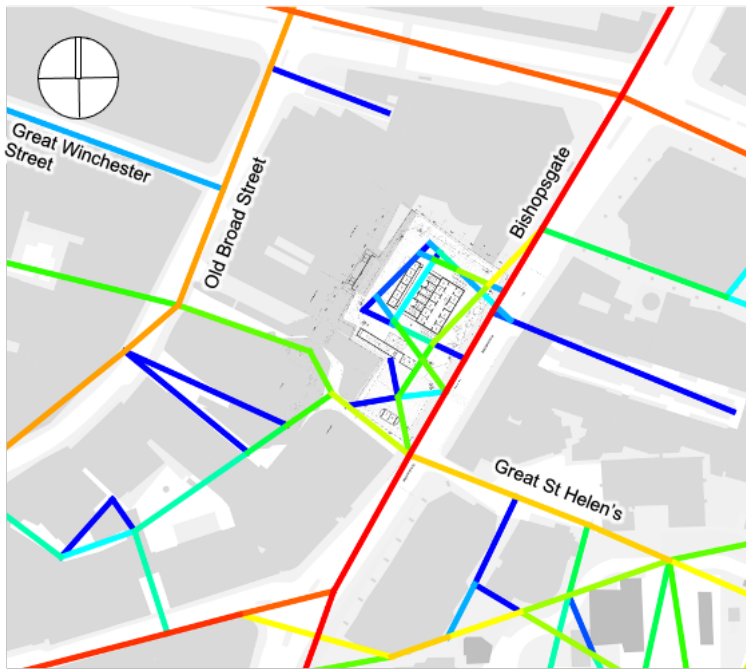


PCL assessment – Proposed scheme

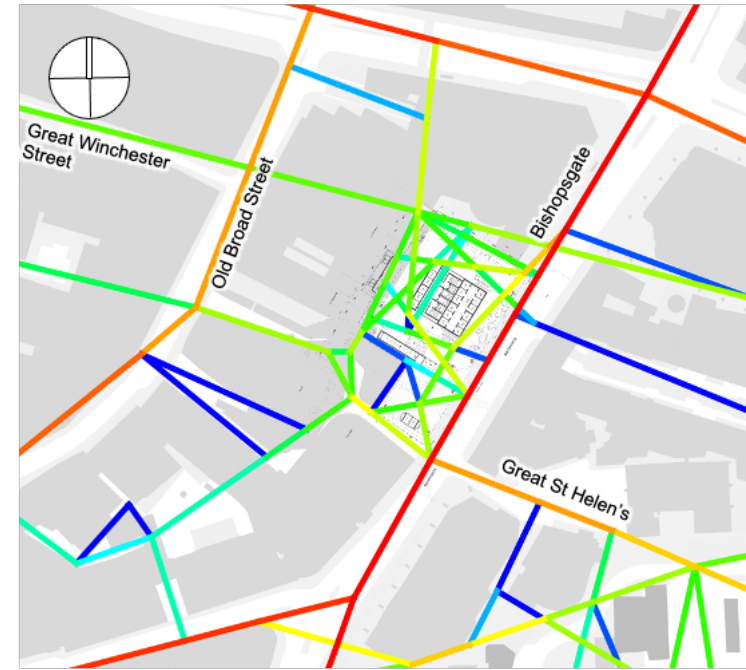
Location	Clear width (m)	Weekday PM peak hour (17:00-18:00)	
		Future baseline + 55BG flow (pph)	PCL
1	5.25	4,700	B-
2	5.28	4,700	B-
3	9.60	4,700	A-
4	10.98	4,700	A-
5	7.22	4,900	B+
6	9.00	4,900	B+
7	7.03	4,900	B
8	10.09	5,200	B+



Scenario 1
Future baseline

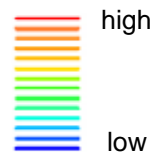


Scenario 2 – Near Term
Future baseline + 55 Bishopsgate



Scenario 3 – Long Term
Future baseline + 55 Bishopsgate
+ permeable block

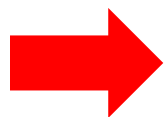
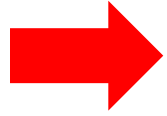
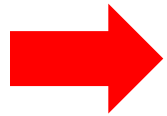
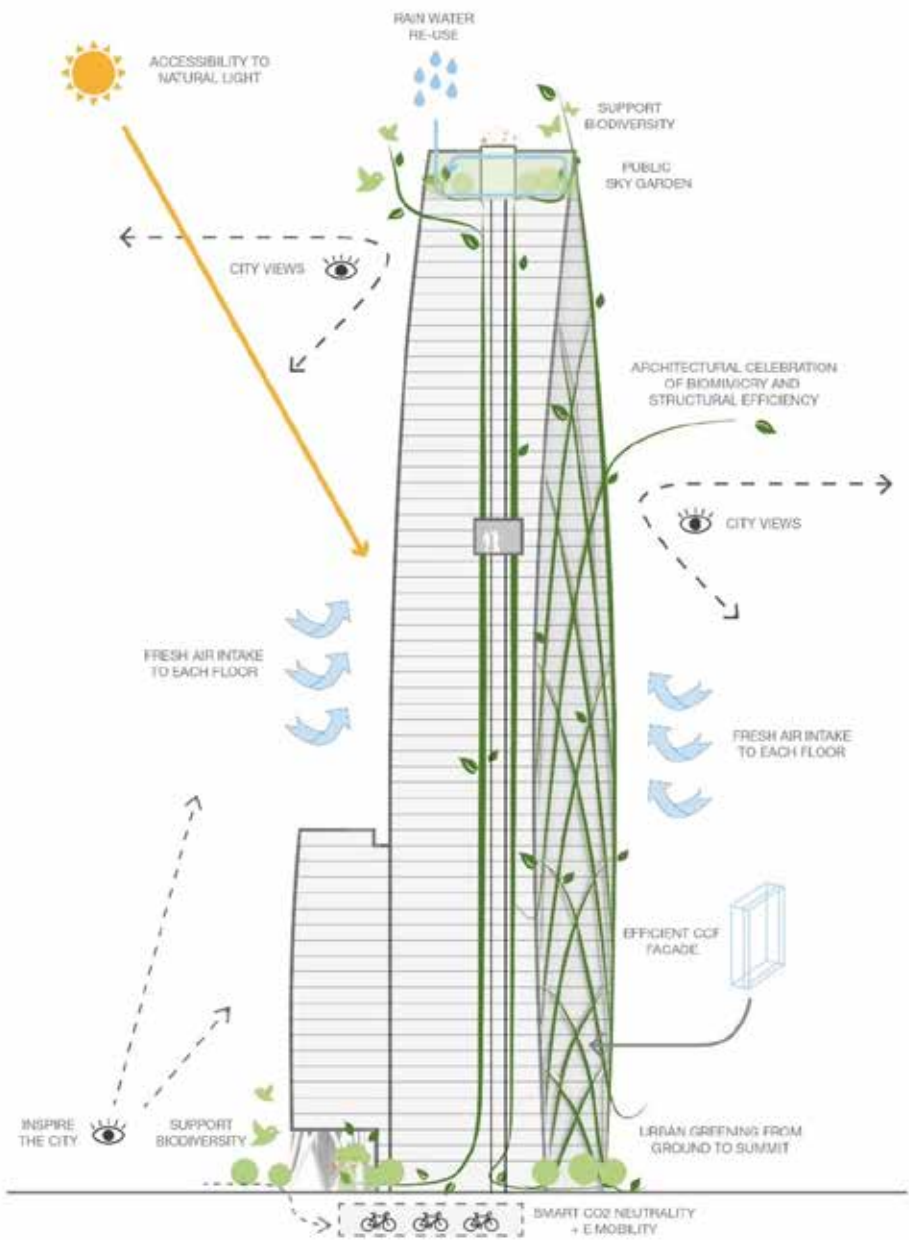
Spatial accessibility



The additional permeability will increase activity potentials within the site block.

The additional permeability through 55BG would further increase the activity potentials within the site and improve east-west connectivity between Great Winchester Street/Old Broad Street and Bishopsgate.

Space Syntax



BREEAM®
Outstanding



LEED Platinum



Energy Performance Certificate
A

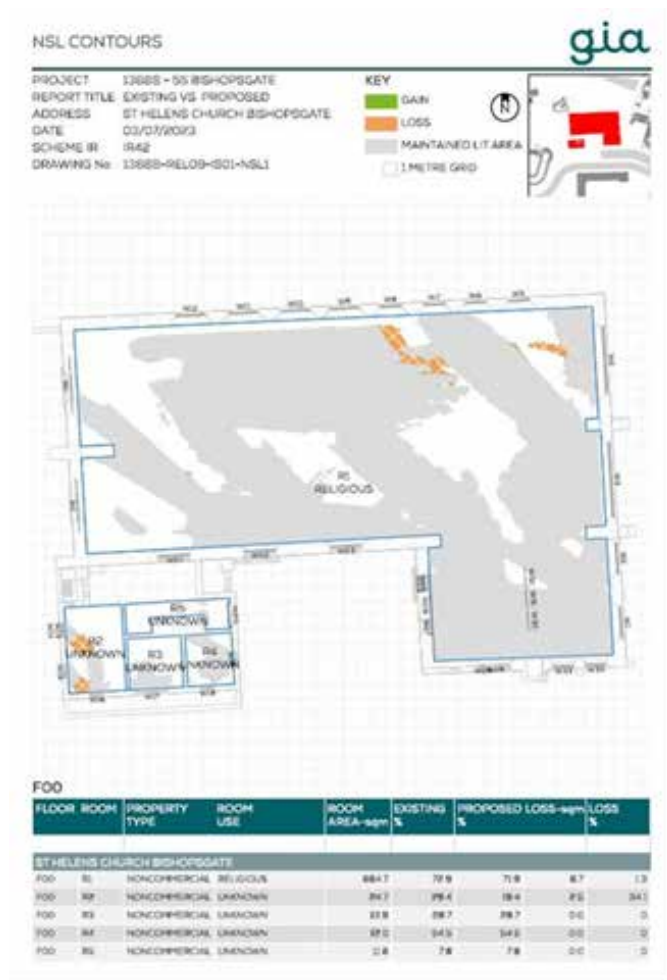
NABERS
5* – 5.5*



Recognising the importance of Whole Life Carbon in the design process

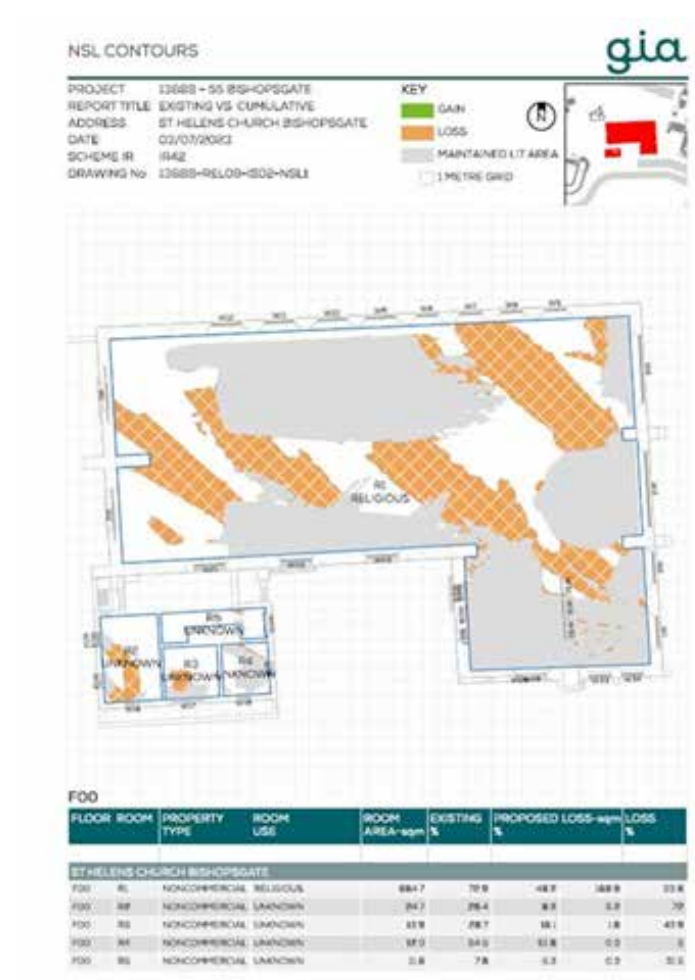
Sustainability & wellbeing baked-in

Existing vs Proposed



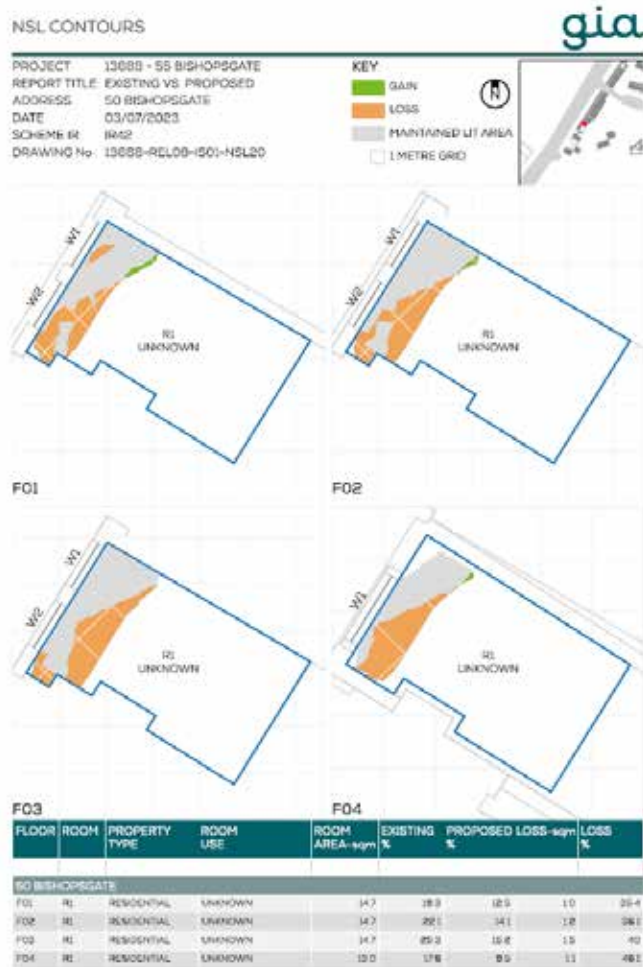
Overall, percentage changes beyond BRE's criteria occur to VSC at both the nave and auxiliary buildings. However, these are disproportionate percentage reductions due to the low baseline daylight values and the absolute reductions are unlikely to be perceptible. The nave is unaffected in terms of NSL, with three rooms of the auxiliary building, which is of unknown use seeing disproportionate changes. There is a high level of compliance for both VSC and NSL in both the nave and auxiliary building, with most windows and rooms unaffected by the Proposed Development coming forward. Therefore, based on professional judgement the effect is considered Negligible to Minor Adverse (not significant).

Existing vs Cumulative

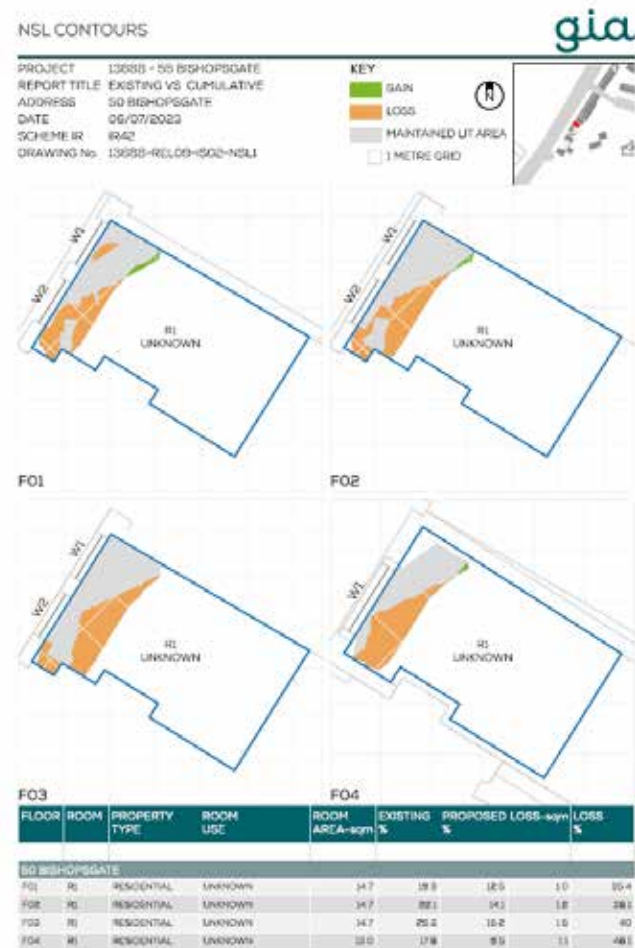


All impacted windows have low existing values therefore resulting in a disproportionate percentage change. In most instances, the alterations are not considered to result in a noticeable change and the Cumulative effect is considered to be Minor to Moderate Adverse (**significant**), compared to Negligible to Minor Adverse (not significant) as a result of the Proposed Development. The additional impacts are a result of cumulative schemes coming forward.

Existing vs Proposed



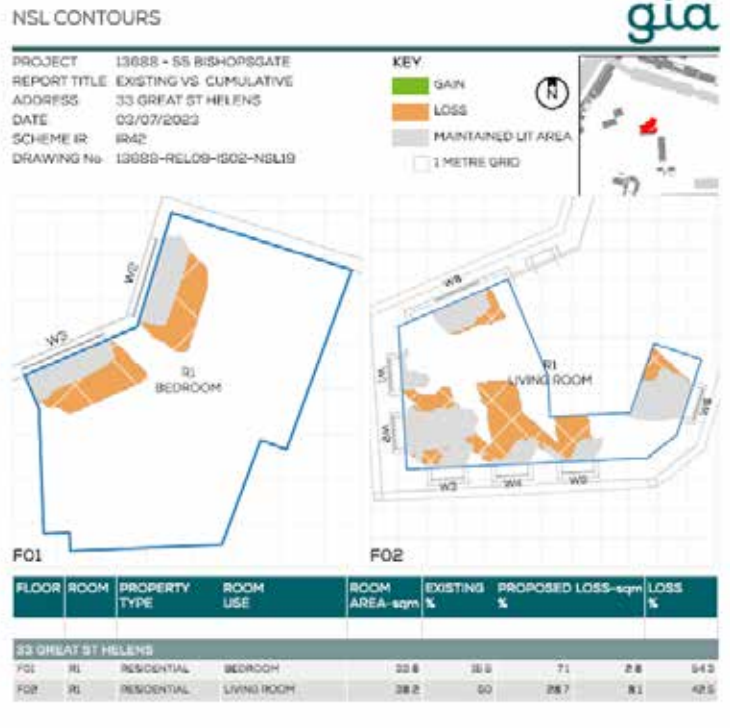
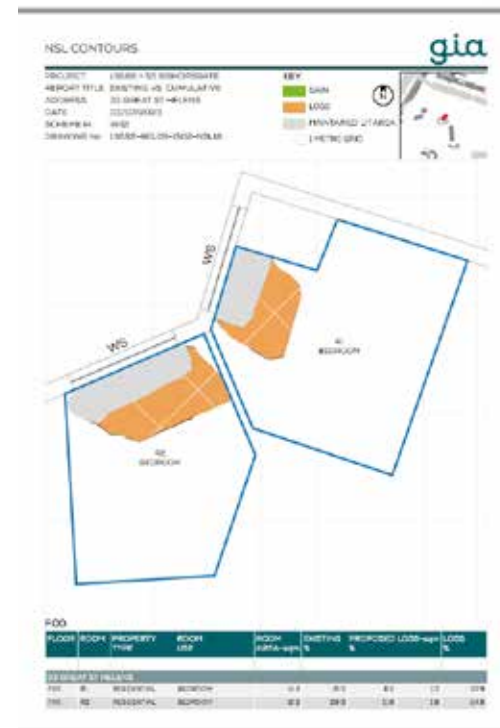
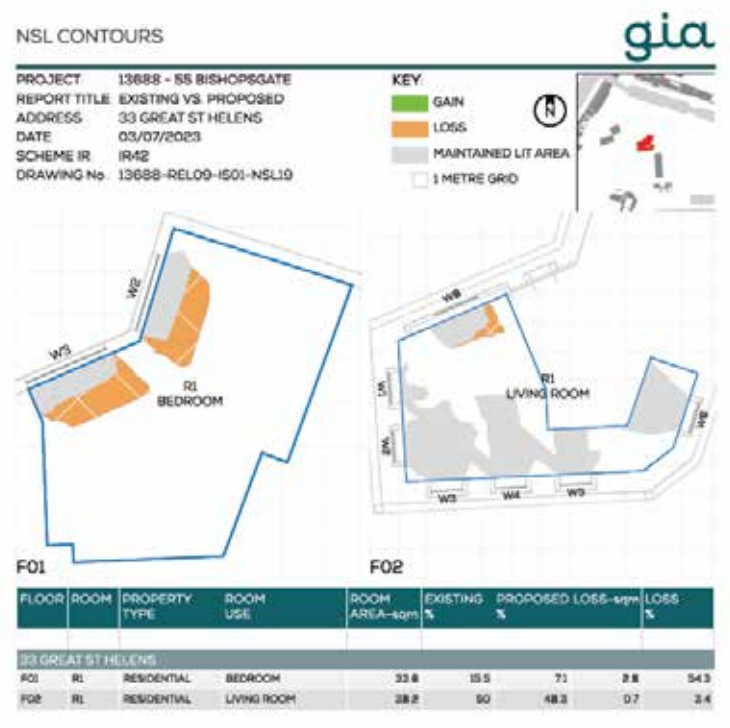
Existing vs Cumulative



Overall, given the living room uses which alterations occur, the effect is considered Major Adverse (significant). However, the existing levels of daylight the disproportionate losses should be taken into consideration as contributing factors to the significant percentage changes.

Existing vs Proposed

Existing vs Cumulative



Overall, given the disproportionate changes due to the low existing values, and only bedrooms seeing NSL impacts, with all other windows and rooms not being affected beyond BRE's criteria, the effect is considered Negligible to Minor Adverse (not significant).

Whilst additional windows and rooms would see impacts, these have low existing values therefore resulting in a disproportionate percentage change. Although isolated additional impacts occur, given the low baseline values the cumulative effect is considered to be Minor to Moderate Adverse (**significant**), compared to Negligible to Minor Adverse (not significant) in the Proposed Development scenario. The additional impacts are a result of cumulative schemes coming forward.



The London Centre

BIOPHILIA IN
ARCHITECTURE
EXHIBITION

Can plants inform
how we build better?

The London Centre



EVENING TALK: BIOMIMICRY

EVENING TALK: BIOMIMICRY

The London Lecture





Next Planning Application Sub-Committee
5th September 2023

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