



Planning Applications Sub-Committee

Presentation Pack – Part A

Date: MONDAY, 20 NOVEMBER 2023

Time: 1.00 pm

Venue: LIVERY HALL - GUILDHALL

4. 55 AND 65 OLD BROAD STREET, LONDON, EC2M 1RX

Report of the Planning and Development Director.

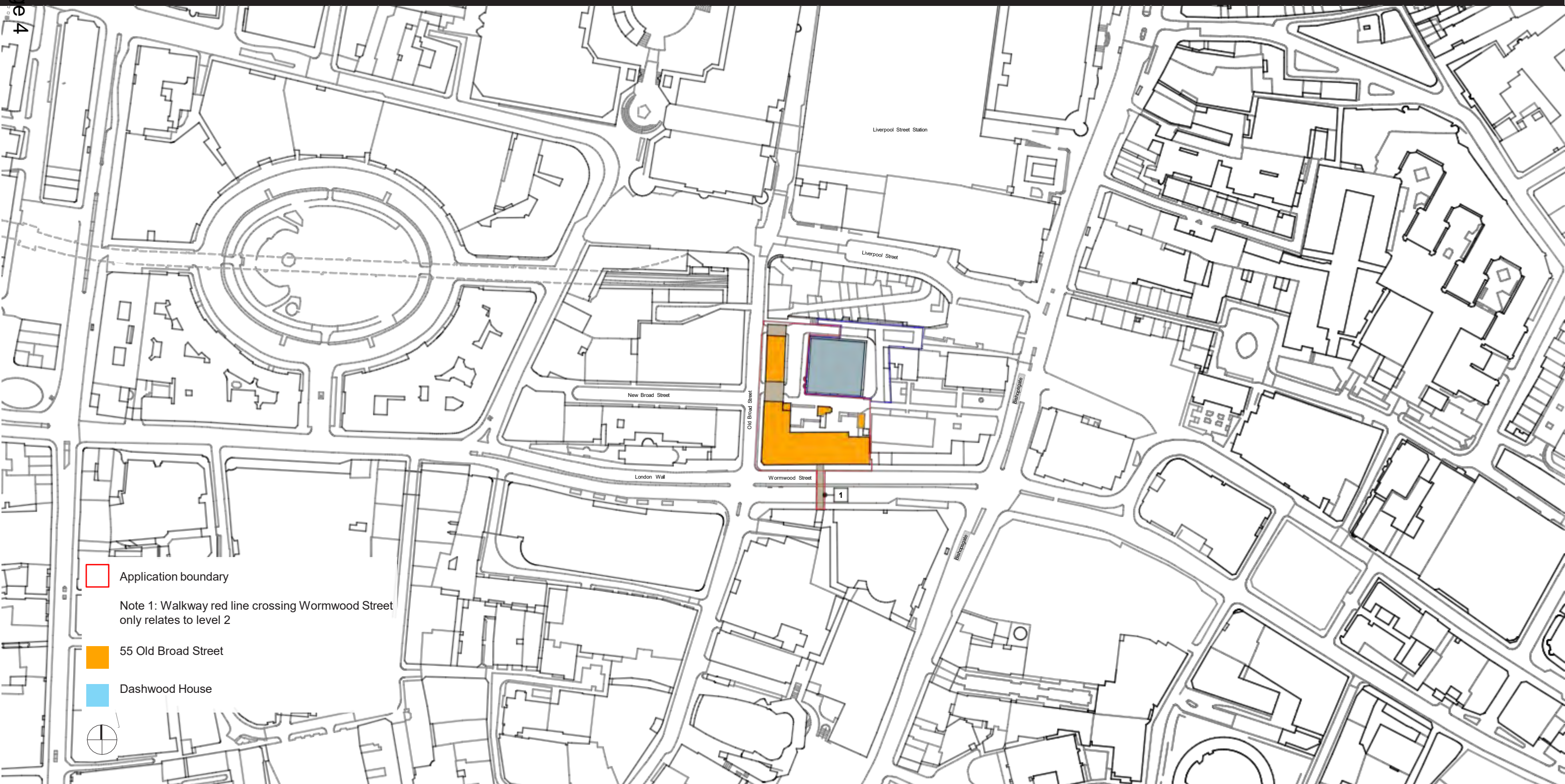
For Decision
(pages 3-98)





Ian Thomas CBE
Town Clerk and Chief Executive

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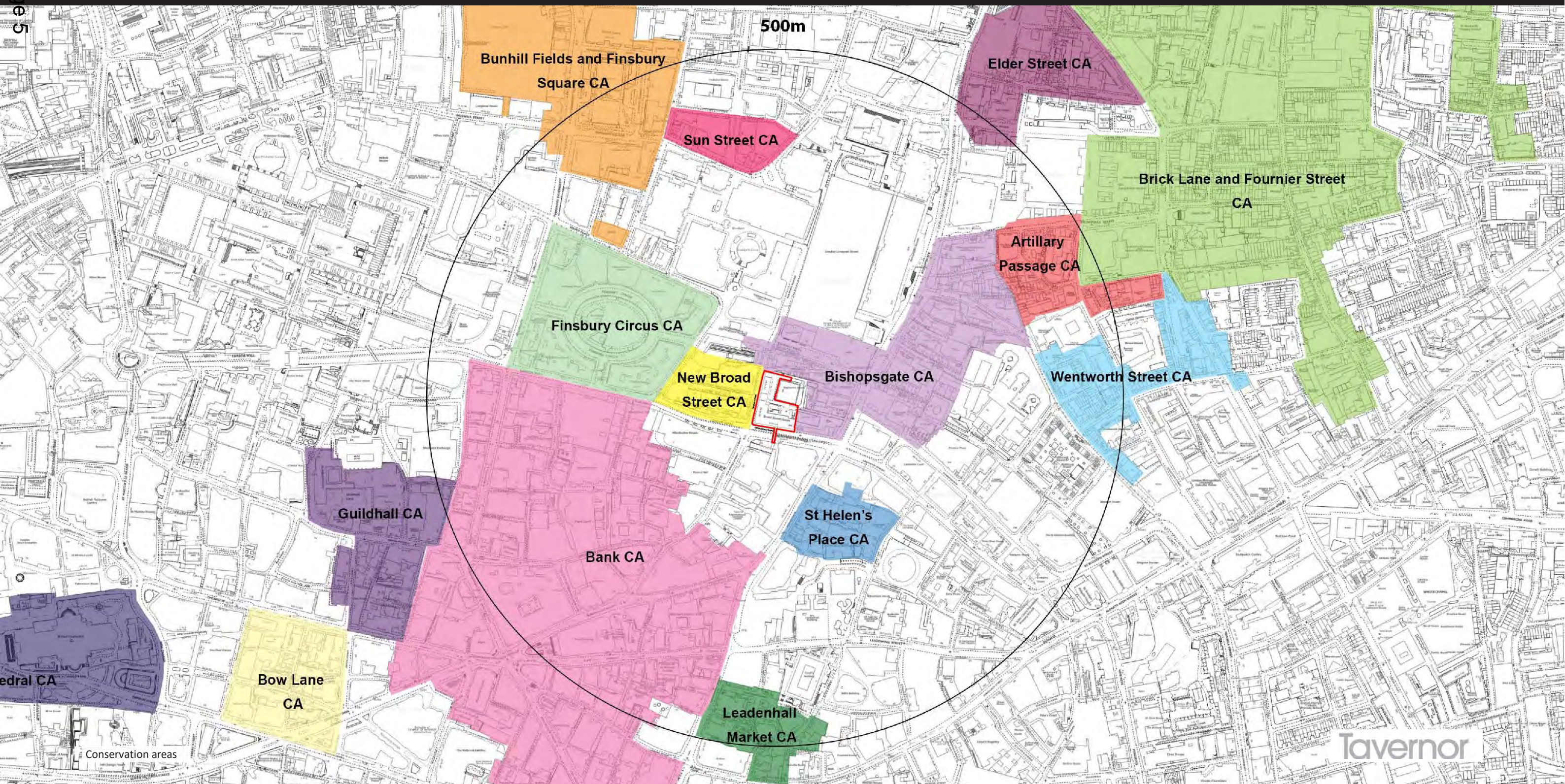


55 and 65 Old Broad Street
Planning & Transportation Committee
20th November 2023



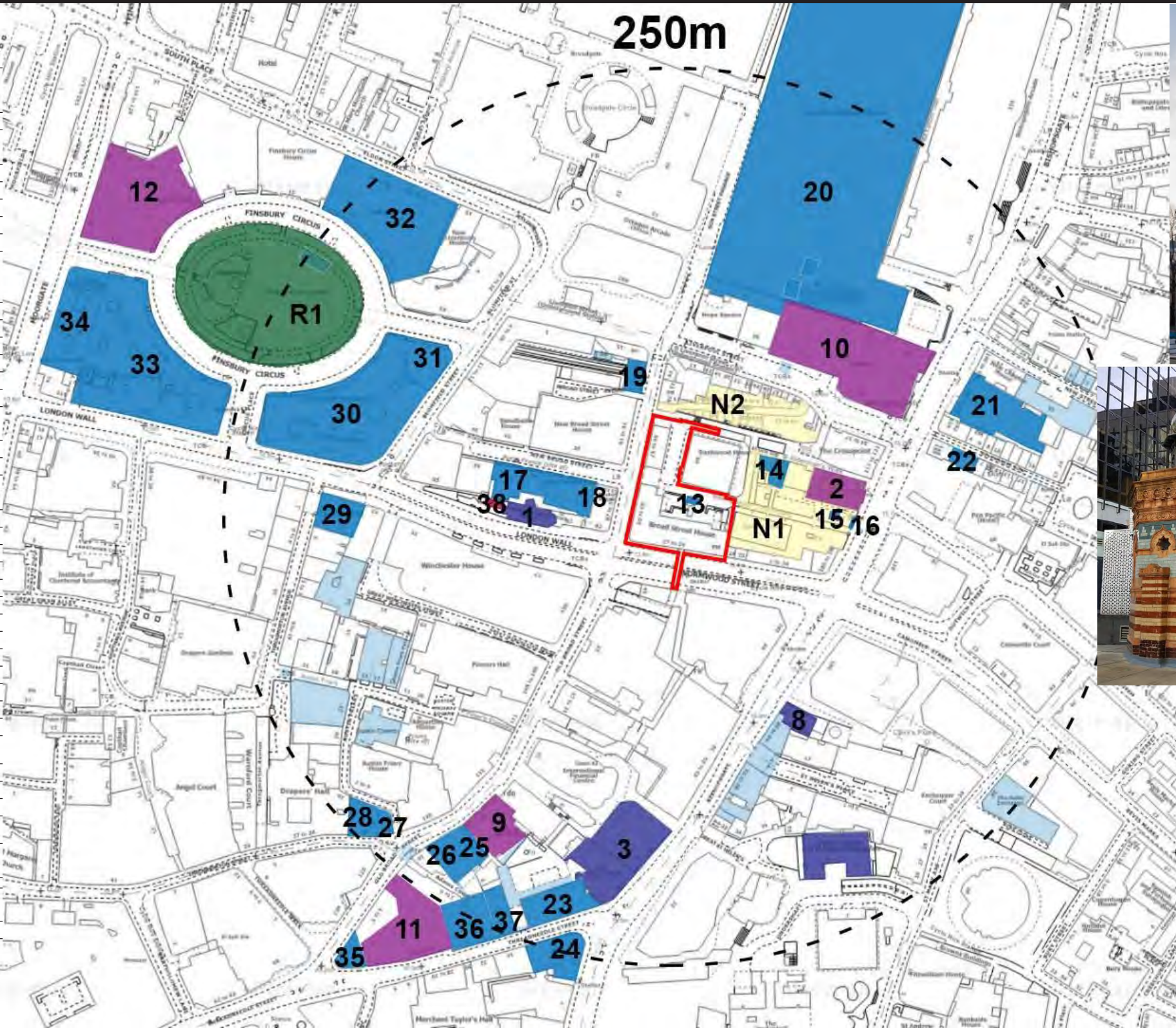
-  Application boundary
- Note 1: Walkway red line crossing Wormwood Street only relates to level 2
-  55 Old Broad Street
-  Dashwood House
- 

Site Location Plan



Surrounding Conservation Areas

Heritage Asset		Designation
Listed Buildings and above-ground Scheduled Monuments		
1	Church of All Hallows-on-the-Wall	I
2	Church of St Botolph's-without-Bishopsgate	II*
3	13 Bishopsgate	I
4	Church of St Mary-le-Bow	I
5	St Paul's Cathedral	I
6	St Nicholas Cole Abbey	I
7	St Benet, Paul's Wharf	I
8	Guild Church of St. Ethelburga the Virgin	I
9	City of London Club	II*
10	Great Eastern Hotel	II*
11	51-53 Threadneedle Street	II*
12	Lutyens House	II*
13	8 Bishopsgate Churchyard	II
14	St Botolph's Church Hall	II
15	Bishopsgate Parish Memorial	II
16	2 Drinking Fountains, 3 Overthrows and Lanterns	II
17	56-60 New Broad Street	II
18	62 New Broad Street	II
19	76-80 Old Broad Street	II
20	Liverpool Street Station	II
21	162 and 164 Bishopsgate	II
22	1, 3 and 5 Stone House Court	II
23	British Linen Bank	II
24	Lloyds Bank	II
25	18 Old Broad Street	II
26	13-17 Old Broad Street	II
27	123 Old Broad Street	II
28	26 Throgmorton Street	II
29	Carpenters' Hall	II
30	London Wall Buildings	II
31	Finsbury House	II
32	Park House and Garden House	II
33	Salisbury House	II
34	Electra House/Business School LMU	II
35	1 Old Broad Street	II
36	43-47 Threadneedle Street	II
37	41 Threadneedle Street	II
38	London Wall: section bounding All Hallows Churchyard	Scheduled Monument
RPGSHI		
R1	Finsbury Circus	RPGSHI grade II
Non-designated heritage assets		
N1	St. Botolph's Churchyard	Non-designated
N2	The Metropolitan Arcade	Non-designated
Heritage assets		



Surrounding Features

Existing Building



The Existing Application Site

Existing South Elevation

- ① Red granite cladding
- ② Bronze-tinted glazing
- ③ White painted concrete panels
- ④ Redundant walkway
- ⑤ Retail frontages
- ⑥ Dashwood House



Existing South Elevation – Wormwood Street



Existing West Elevation – Old Broad Street



1 Wormwood (from Chamomile Street: Very busy 4 lane highway with traffic prioritised and limited crossings



2 View from Wormwood Street: Hostile road with opaque and generally inactive frontages



3 Centre of site: Poor setting for heritage



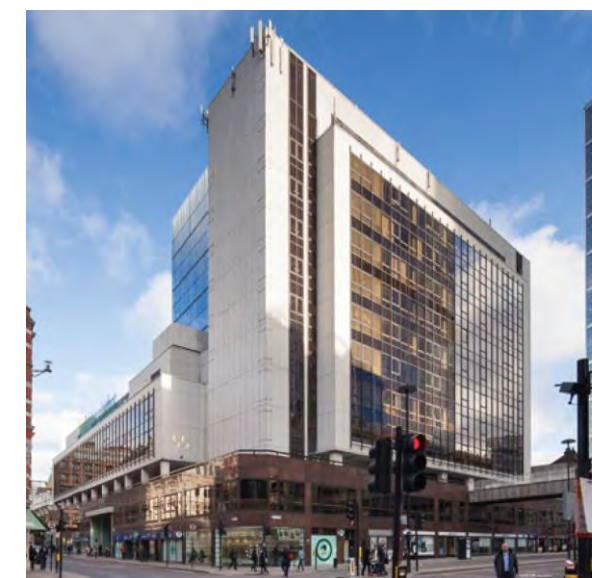
4 St Botolph's Churchyard: Beautiful and green approach to the site let down by 55 Old Broad Street: hard, dark and difficult to access outdoor spaces



5 Old Broad Street / tube / train access: Busy street with traffic prioritised, difficult to access from the station



6 Old Broad Street: Old Broad St frontages very opaque and offer limited visibility to Dashwood and 55 Old Broad Street courtyard



7 Wormwood Street/Old Broad Street Junction: Dark, opaque and underutilised frontages with difficult crossings and redundant bridge

The Site is bounded by the New Broad Street and Bishopsgate conservation areas, and acts as a link between them.

For a detailed assessment of surrounding townscape character areas, refer to the Townscape, Heritage and Visual Impact Assessment prepared by Tavernor and included with this application.



35 New Broad Street House
1907, FW Marks



Cable House
1905-6, Paul Hoffman



The Bishopsgate Conservation Area from Wormwood Street.
55 Old Broad Street and Dashwood House in background



Old Broad Street



London Wall

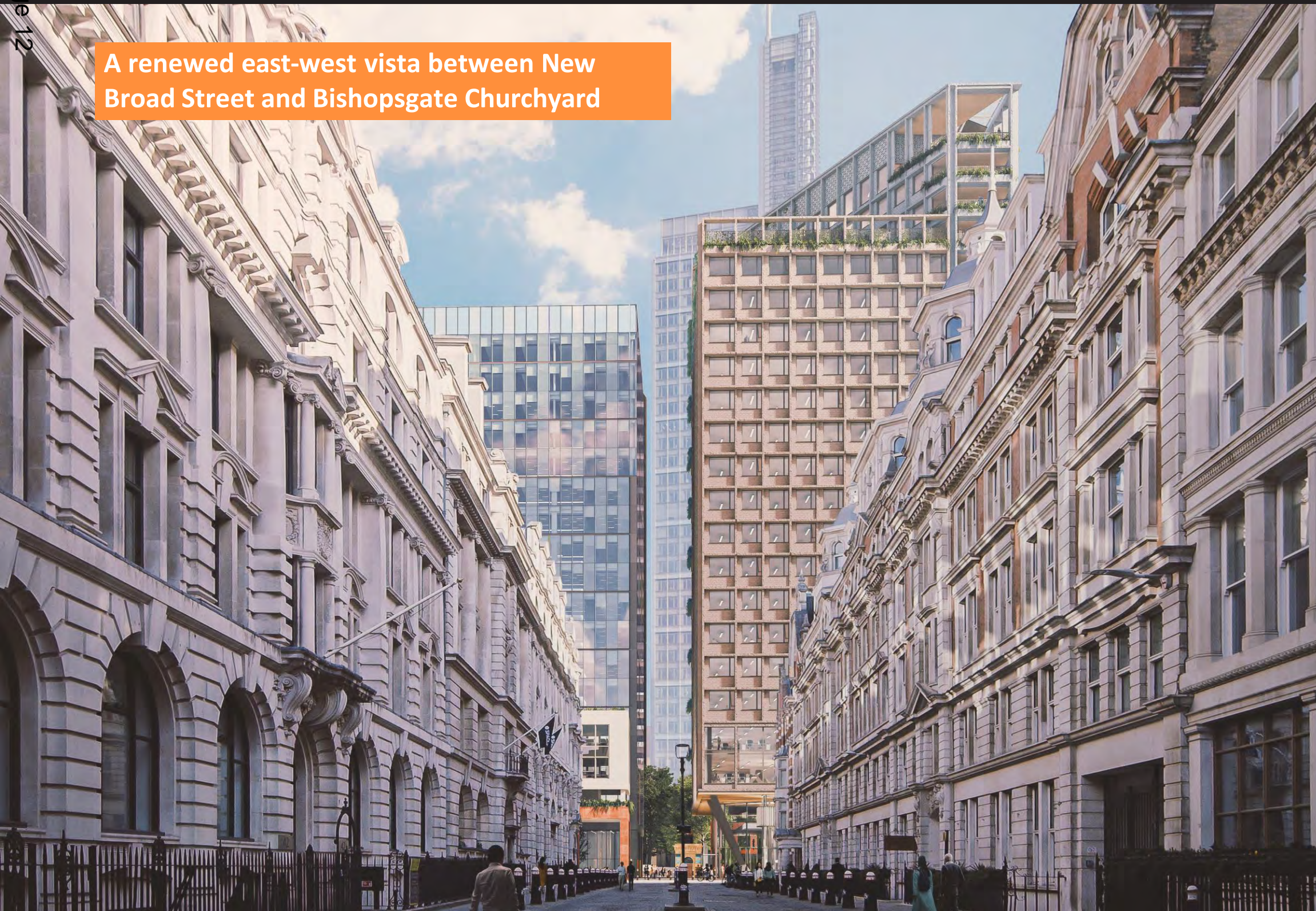


The Bishopsgate Conservation Area from across
Bishopsgate. 55 Old Broad Street and Dashwood House in



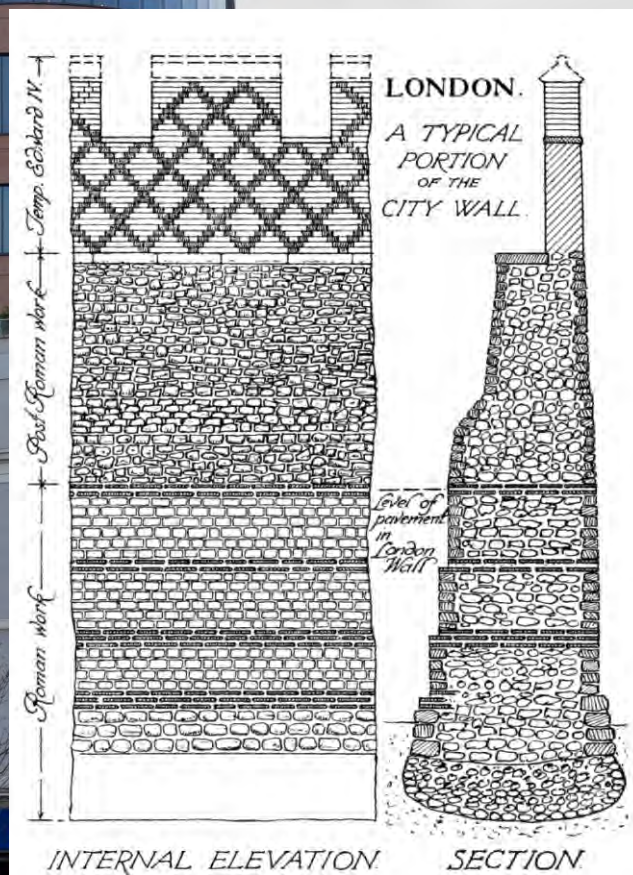
The Churchyard adjacent to 55 Old Broad Street

A renewed east-west vista between New Broad Street and Bishopsgate Churchyard



A sculptural form and green ribbon of amenity





Expressing the history of
London Wall



Sensitively restored buildings and modern public facilities

Architectural Impressions

A new gateway to the City of London









Architectural Impressions



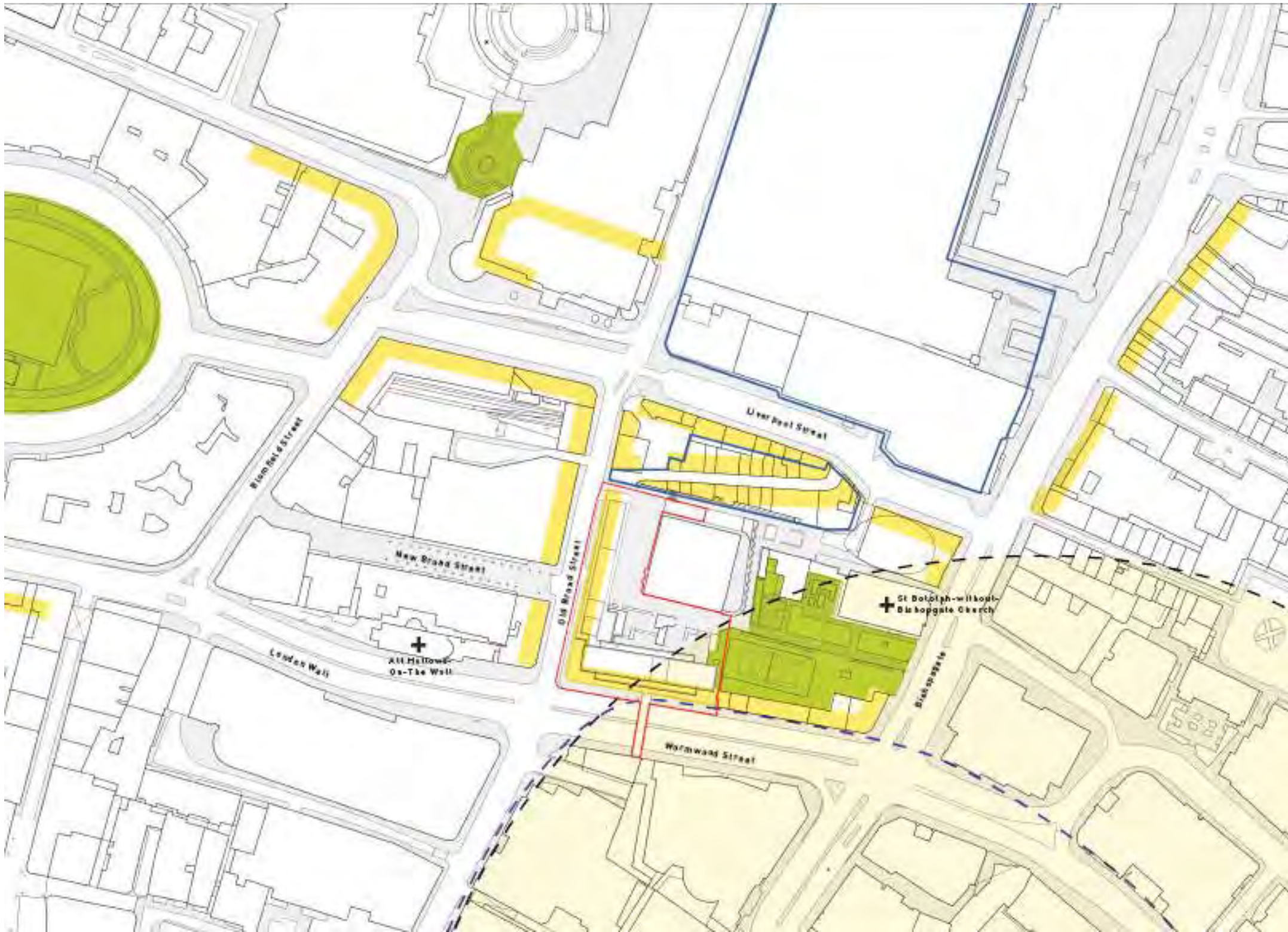
Liverpool Street Key Area of Change

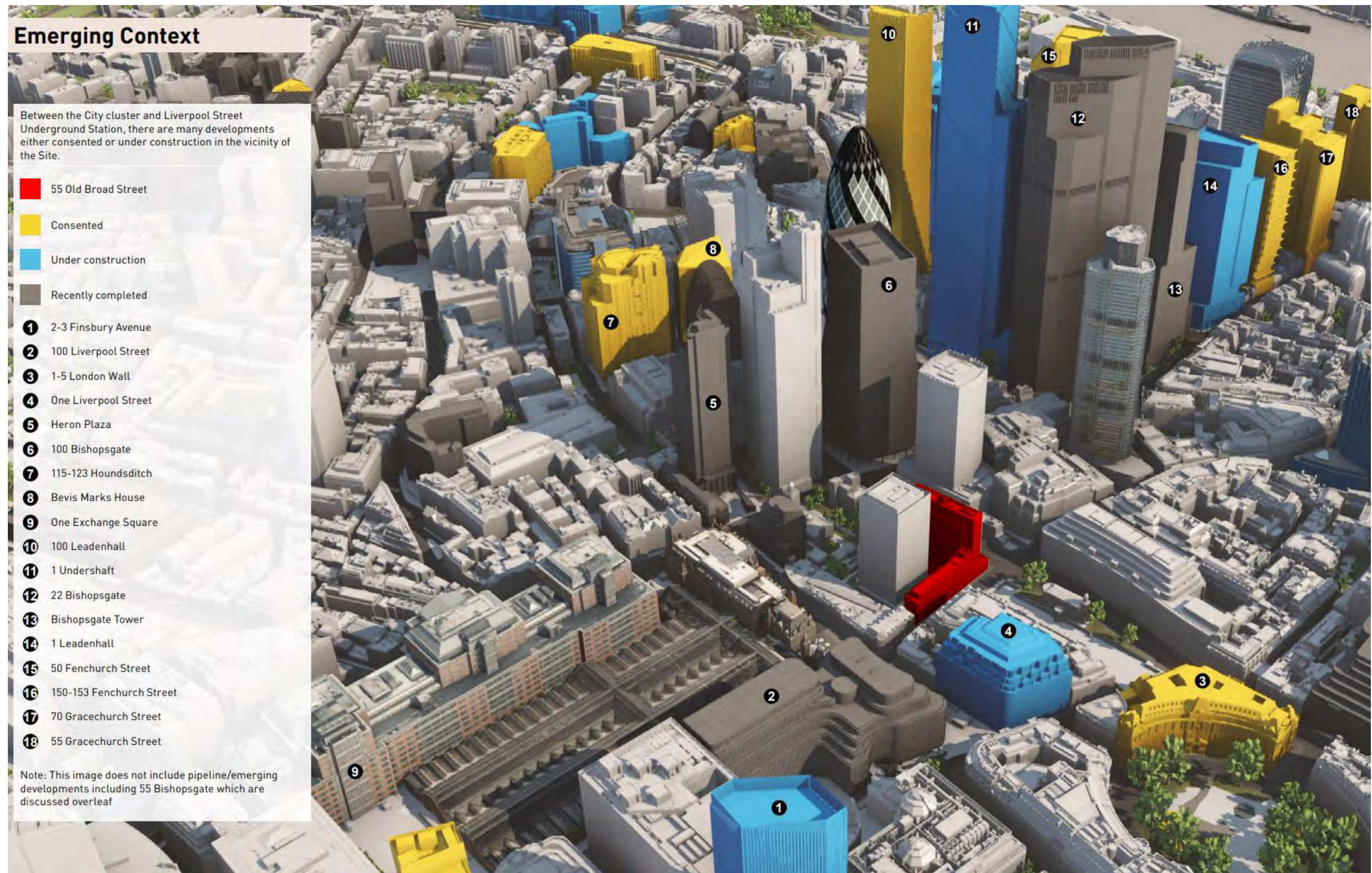
55 Old Broad Street lies between the City cluster and Liverpool Street Underground station. The wider area provides important functions for City visitors and workers. Currently the immediate surroundings are a focus for change, both in the public realm and individual Sites.

This change is being undertaken in the context of many listed buildings and conservation areas (listed overleaf), and the area’s principal shopping centre designations.

-  Selected recent/pending planning applications
-  Key open spaces
-  Principal shopping centres
-  Eastern Cluster (Local Plan, 2015)
-  City Cluster (Draft City Plan 2040, 2021)
-  Ownership boundary

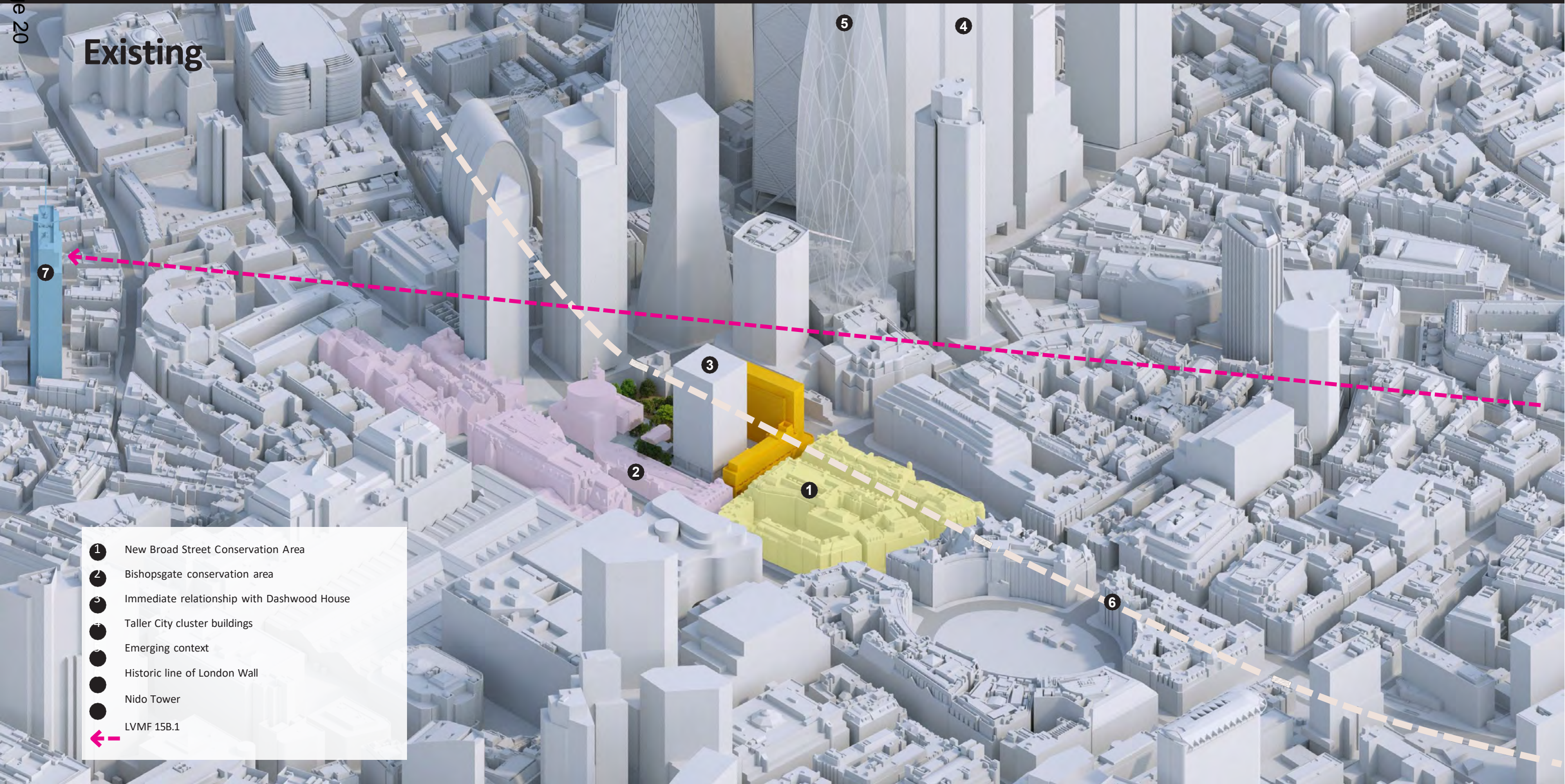
For further detail refer to the Planning Statement prepared by DP9 and included with this application.





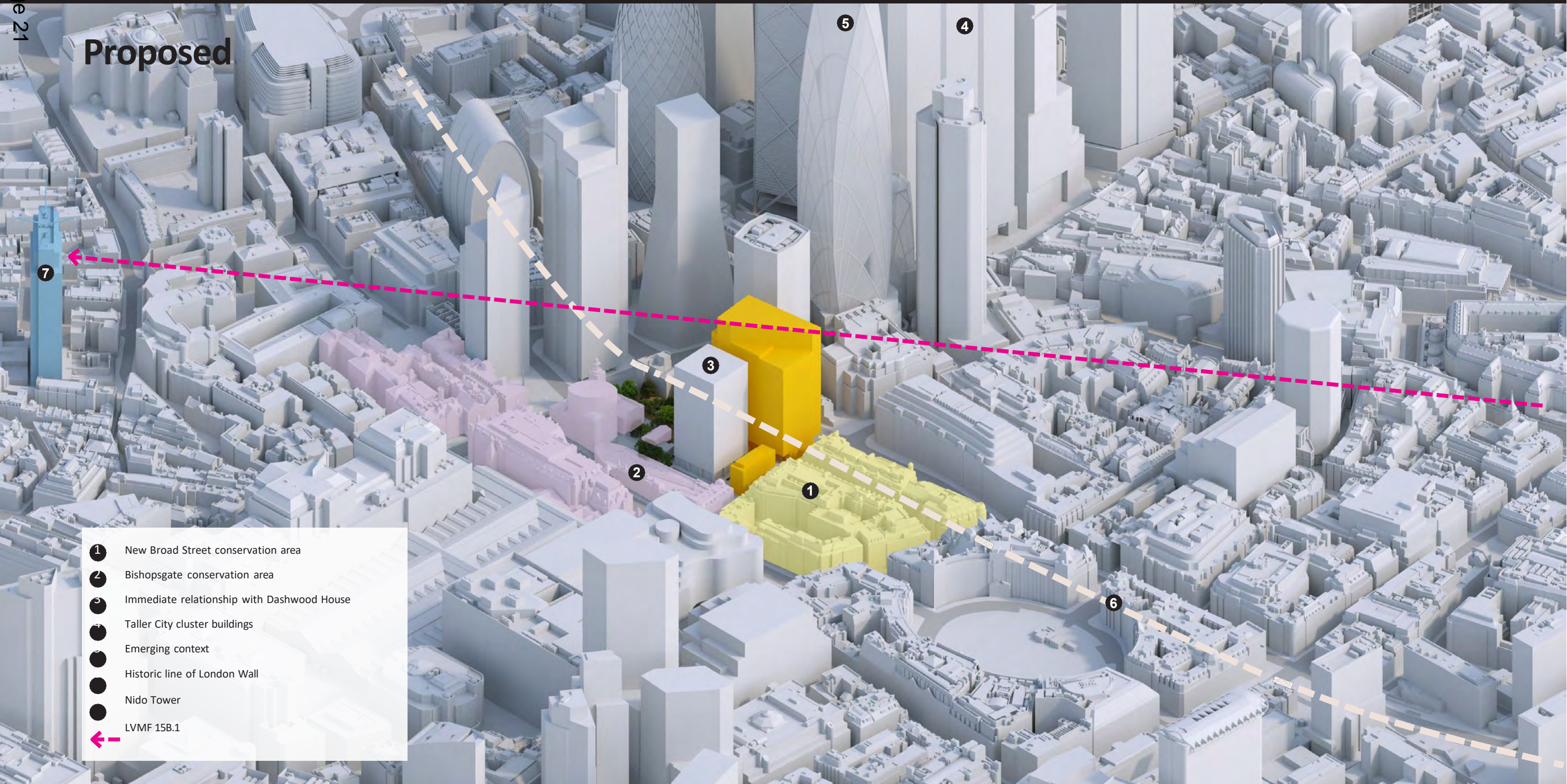
Eastern Cluster – Emerging

Existing



- 1 New Broad Street Conservation Area
- 2 Bishopsgate conservation area
- 3 Immediate relationship with Dashwood House
- 4 Taller City cluster buildings
- 5 Emerging context
- 6 Historic line of London Wall
- 7 Nido Tower
- ← LVMF 15B.1

Proposed



Principle of Tall Building

Office-led mixed use, with an ambitious
Site-wide cultural plan

<div></div>	Workspace	33,081	m ² GIA
<div></div>	Retail	237	m ² GIA
<div></div>	Public House	420	m ² GIA
<div></div>	Maker/Studio	911	m ² GIA
<div></div>	Cultural/Event	348	m ² GIA
<div></div>	Plant/BOH		
<div></div>	Amenity		
<div></div>	End of trip facilities		

Basement 1



Basement 2

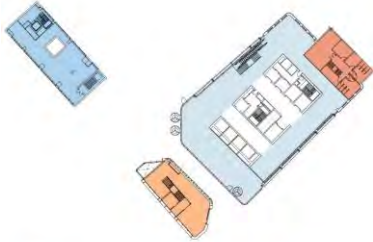


Retained basement

Level 2



Level 1



Ground Floor



Vibrant mix of uses

Level 21-22



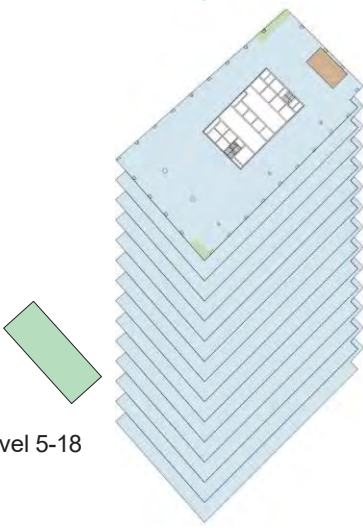
Level 20



Level 19



Level 5-18



Long-life, low-carbon,
flexible worksapce

Basement

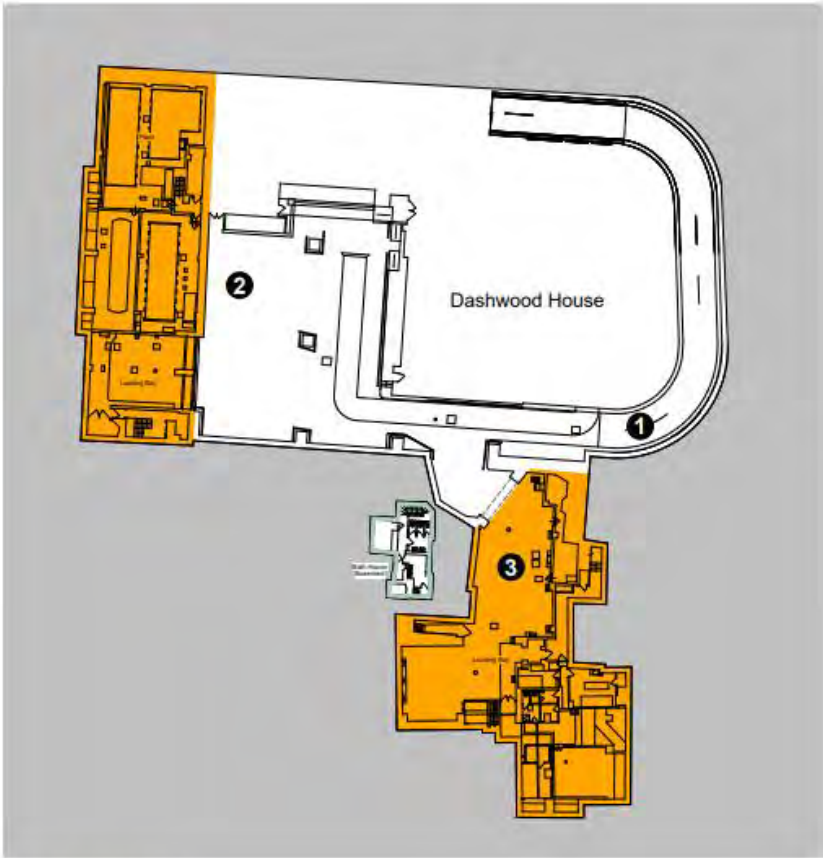
The existing building was constructed at the same time as Dashwood House, and both buildings share a basement. This is arranged over two levels, with vehicle access provided by a ramp from ground level at the north of the Site, to B2 level.

The basement of the Bath House lies within the 55 Old Broad Street ownership, and is part Victorian, part 1970s construction and part subsequent refurbishment.

- 55 Old Broad Street
- Bath House basement



Existing Basement 1



Existing Basement 2



1 Ramp from ground level to Basement 2, shared between 55 Old Broad Street and Dashwood House



2 Service area shared between 55 Old Broad Street and Dashwood House

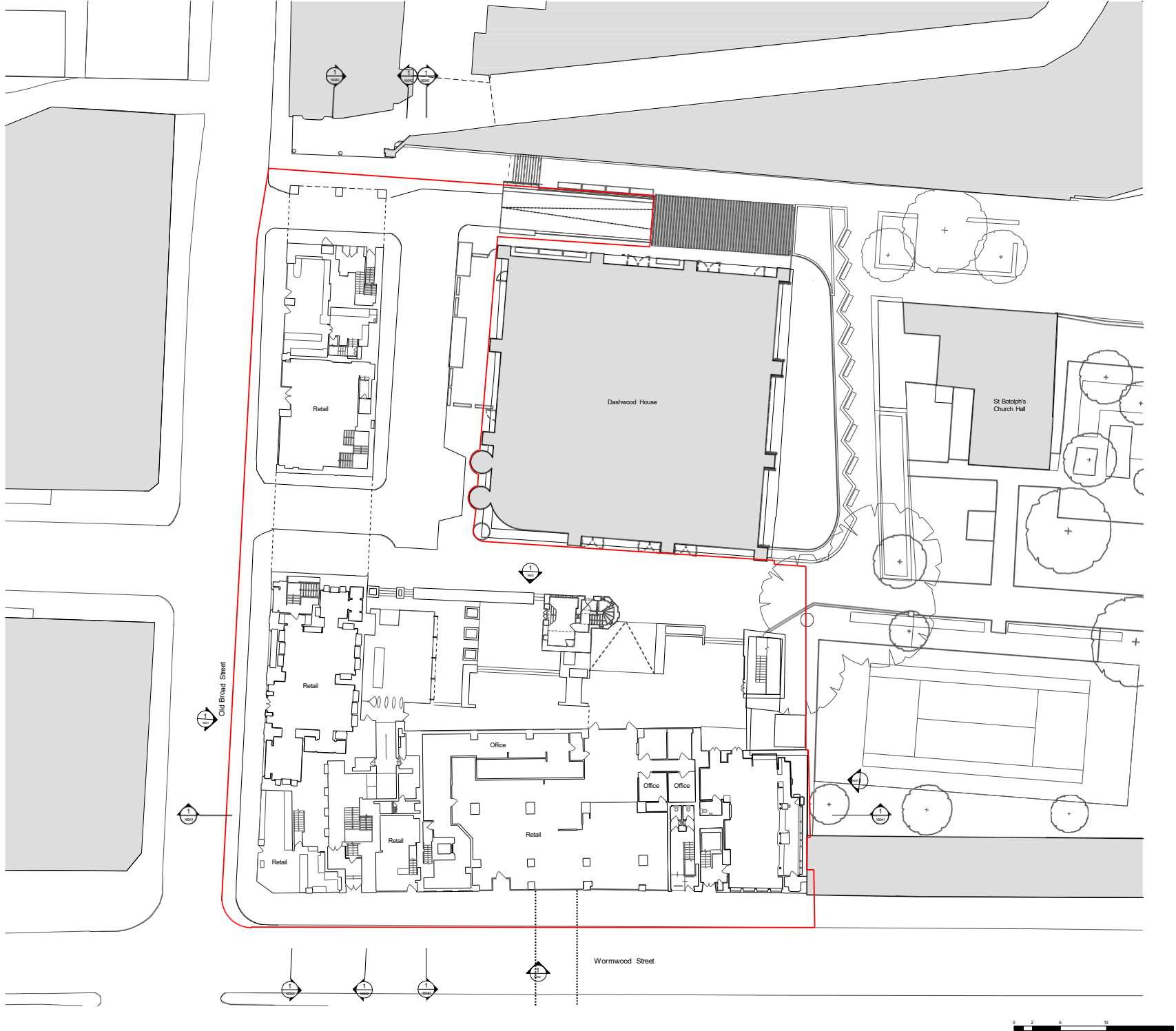


3 55 Old Broad Street service area



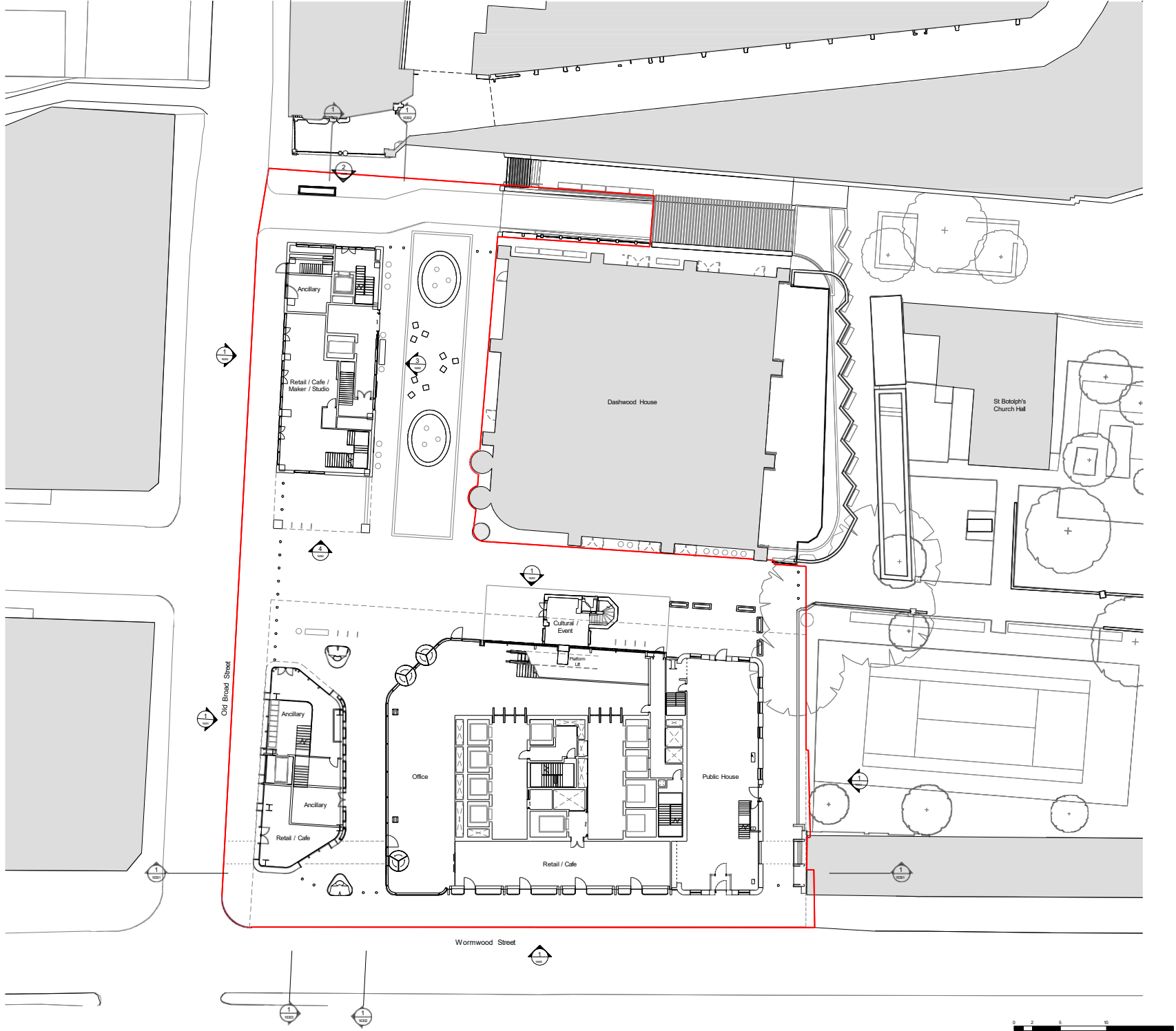
4 The basement of the listed Victorian Bath House, converted to a private hire bar.

Existing

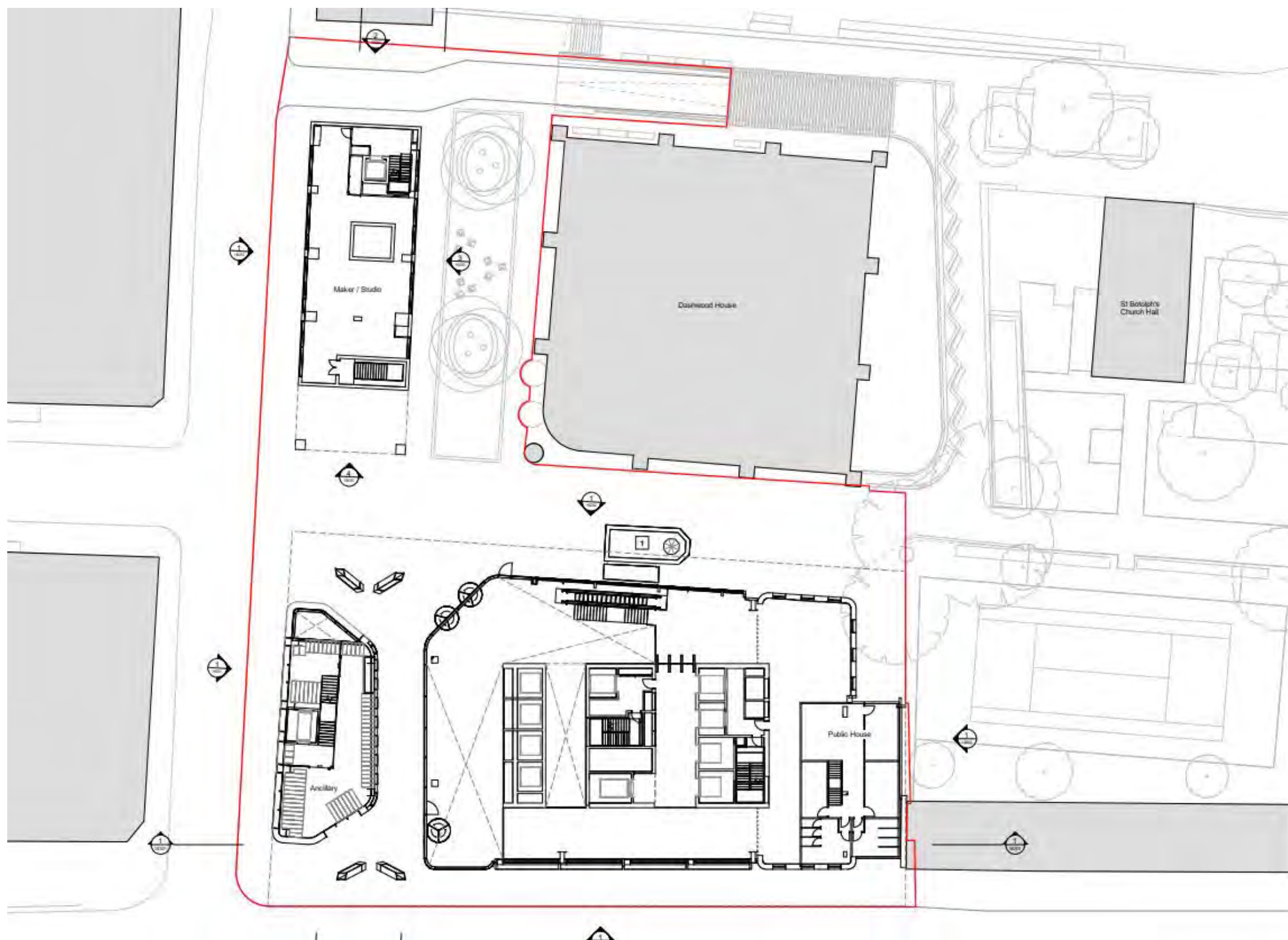


Existing and Proposed Ground Floor Plans

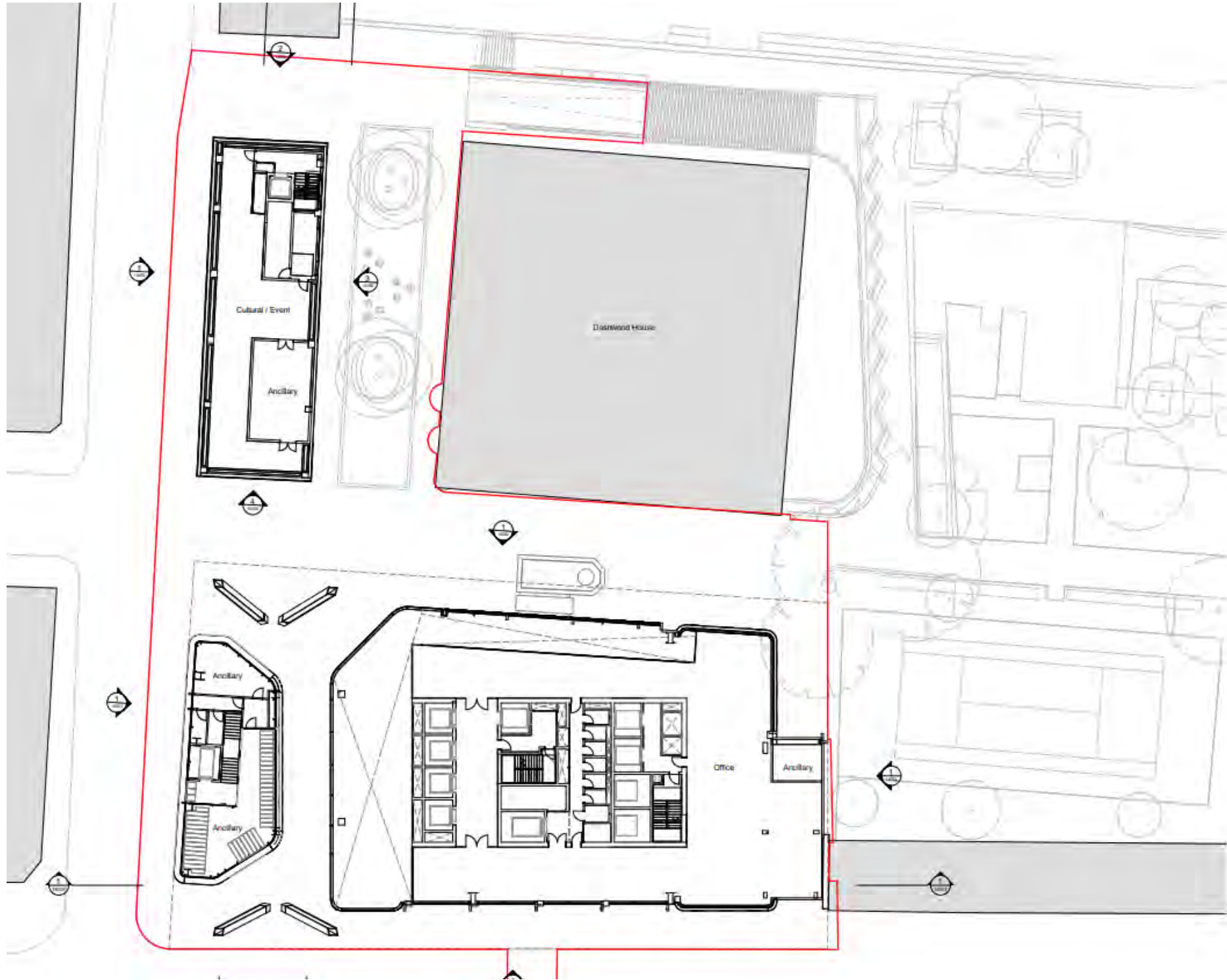
Proposed



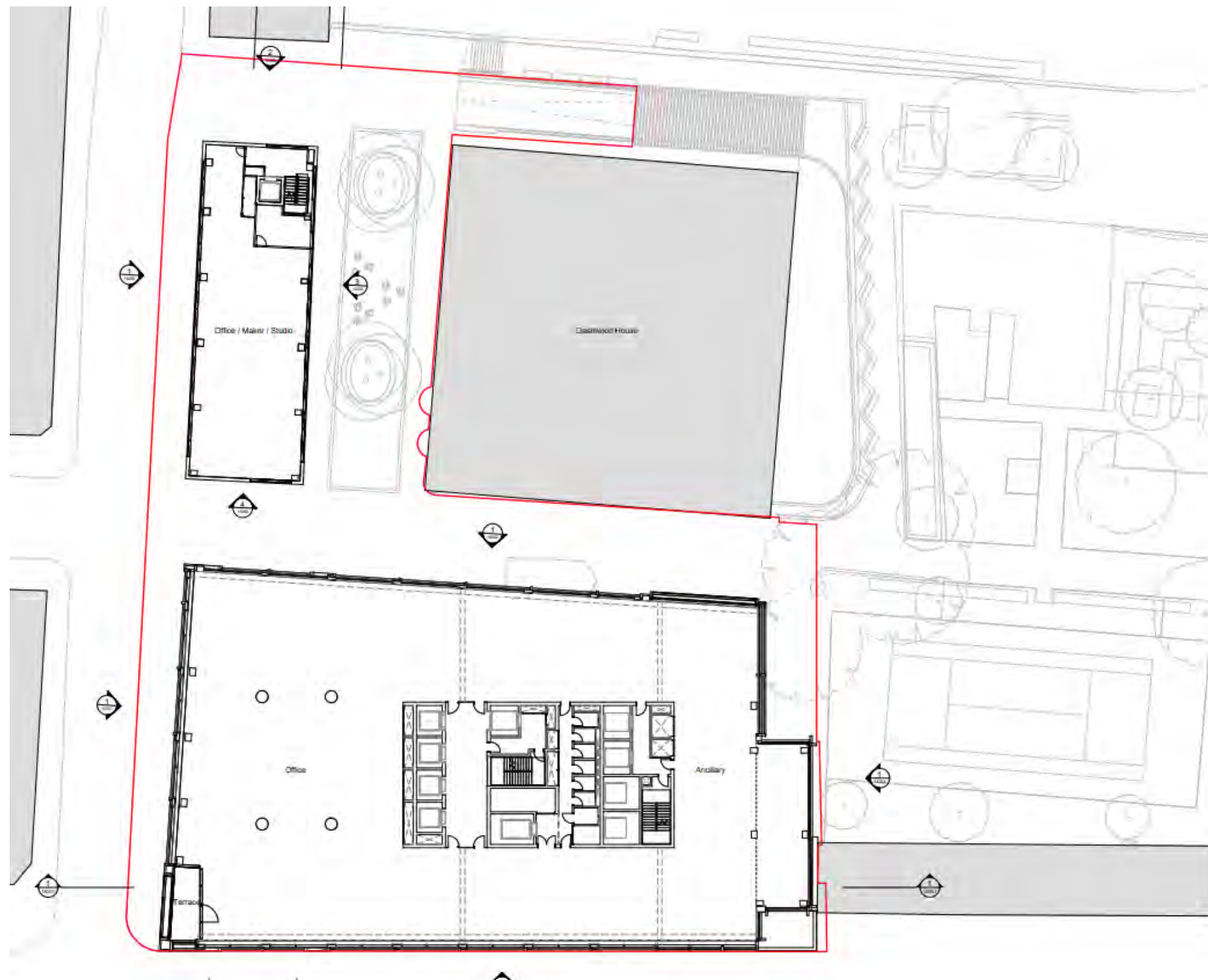
Existing and Proposed Ground Floor Plans



Proposed Ground First Floor Plans



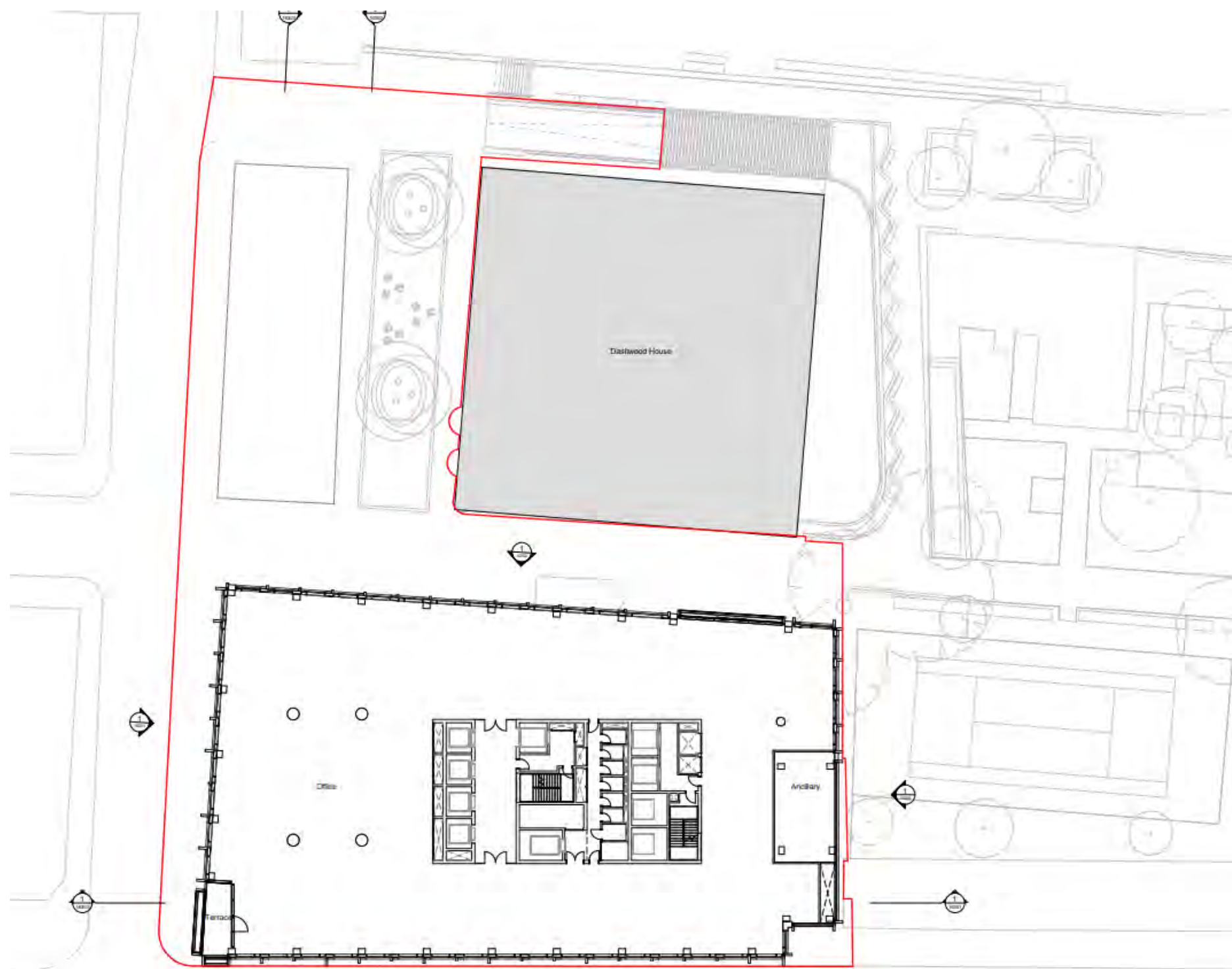
Proposed Ground Second Floor Plans



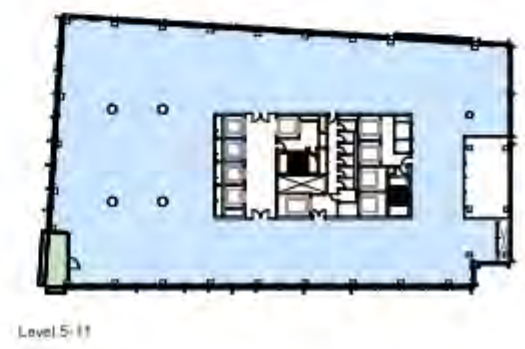
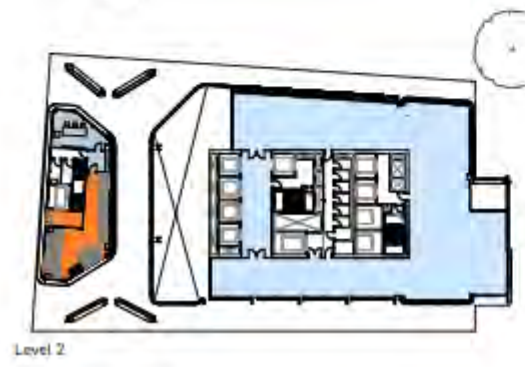
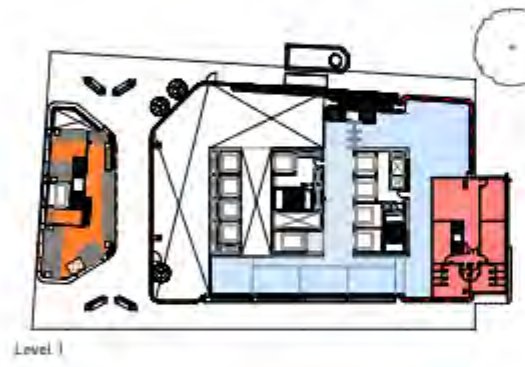
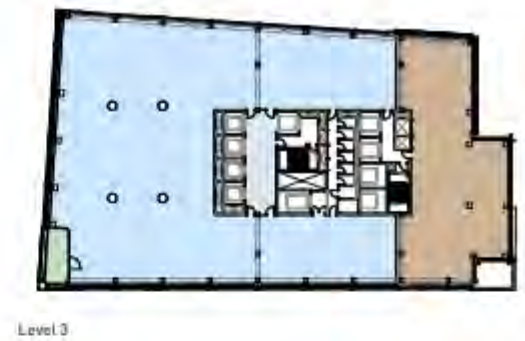
Proposed Ground Third Floor Plans



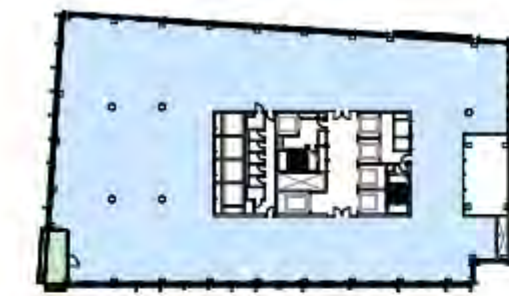
Proposed Ground Fourth Floor Plans



Typical Office Floorplate (Level 7)



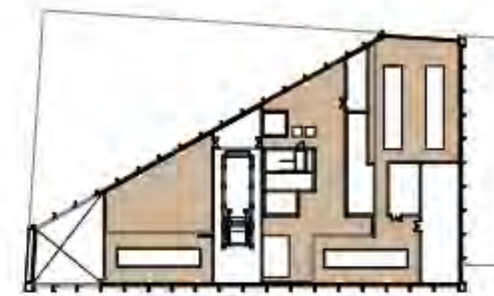
- | | |
|-------------|-----------------------|
| Office | Pub |
| Lift Lobby | Pub Storage |
| Reception | Retail |
| Cycle Store | Facilities Management |
| Cafe/Retail | Plant |
| Bath House | Terrace |



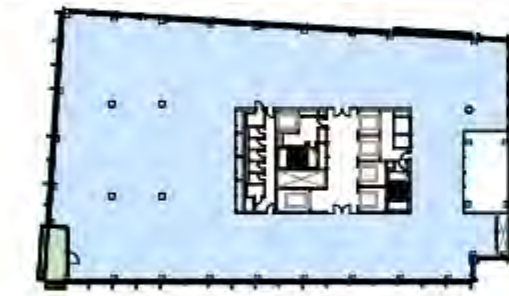
Level 12



Level 20



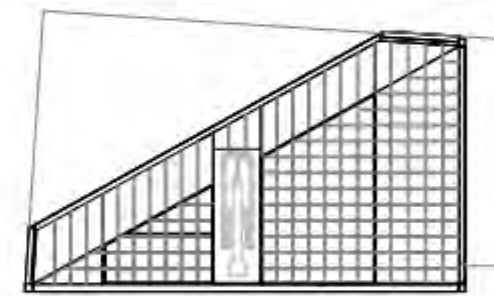
Level 21



Level 13-16



Level 21



Roof Level

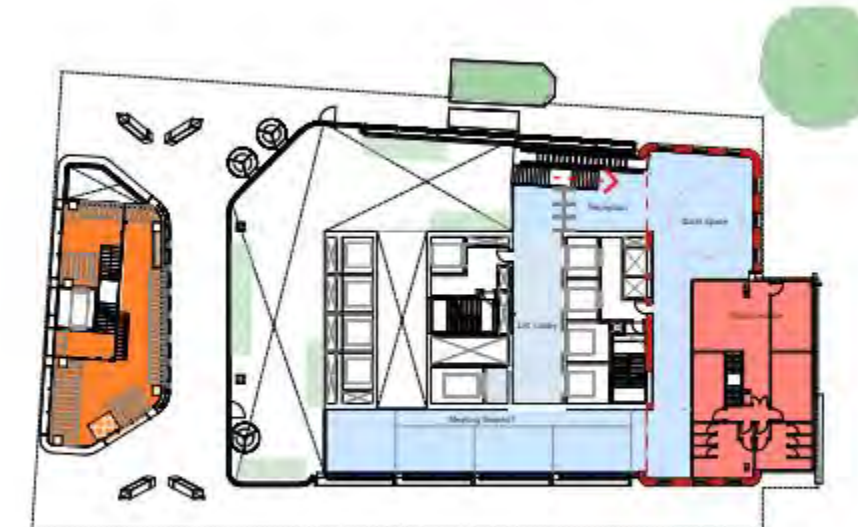
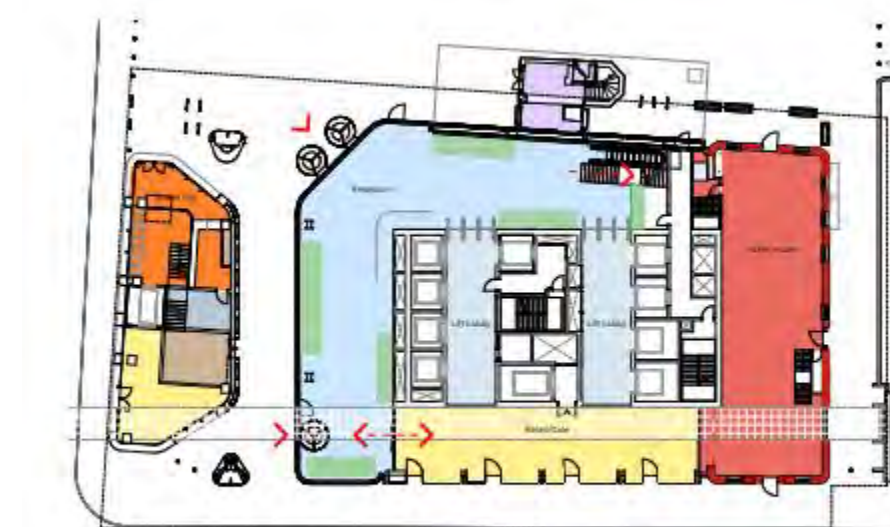
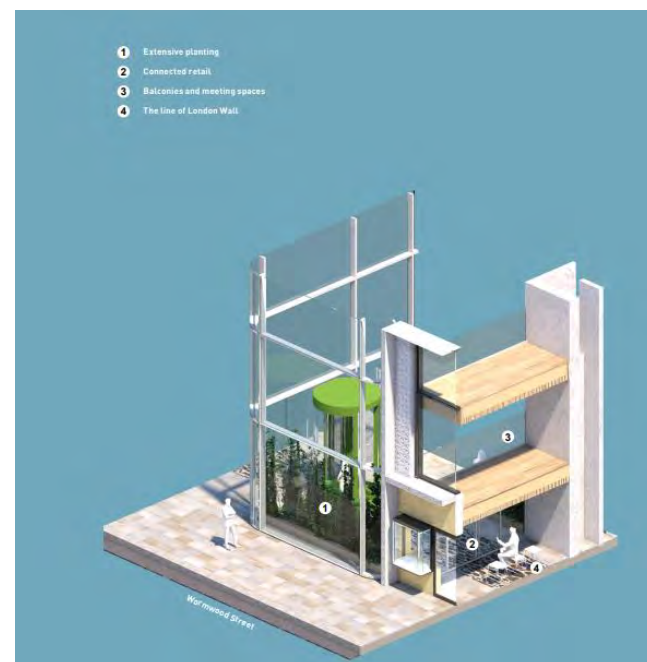


Level 19



Level 22

- | | |
|--|--|
| ■ Office | ■ Pub |
| ■ Lift Lobby | ■ Pub Storage |
| ■ Reception | ■ Retail |
| ■ Cycle Store | ■ Facilities Management |
| ■ Cafe/Retail | ■ Plant |
| ■ Bath House | ■ Terrace |



- | | |
|-------------|-----------------------|
| Lift Lobby | Pub |
| Reception | Retail |
| Cycle Store | Facilities Management |
| Bath House | Plant |



'Glass House' – 55 Old Broad Street Entrance



Level 20: tenant terraces



Level 19: communal terrace



Typical lower floor: balcony in southwest corner





The Cycle/Visitor 'Pod'

The Proposed Development will be car free, however some taxi trips will occur. It is anticipated that the majority of trips to the Proposed Development will be by public transport. Daily trips via bicycle are forecast within the building, the majority at Basement Level 2. These would be accessed via a ramp to the north of the Site, and the lift and stair to Basement Level 2 located in 65 Old Broad Street. 389 lockers and 42 showers would also be provided. It is proposed to provide 92 short stay cycle parking spaces, in excess of London Plan (2021) requirements. These would be located at ground level, across both the public realm and within the pod building.

- Cycle store
184 spaces

Retail

Ancillary

Display space for
museum artefacts
- 1 Cyclist entry

2 Concierge

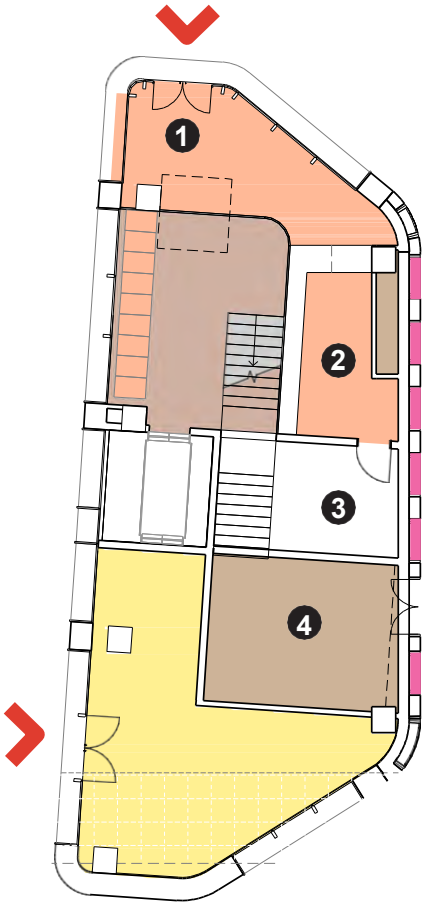
3 Facilities
management space

4 UKPN substation

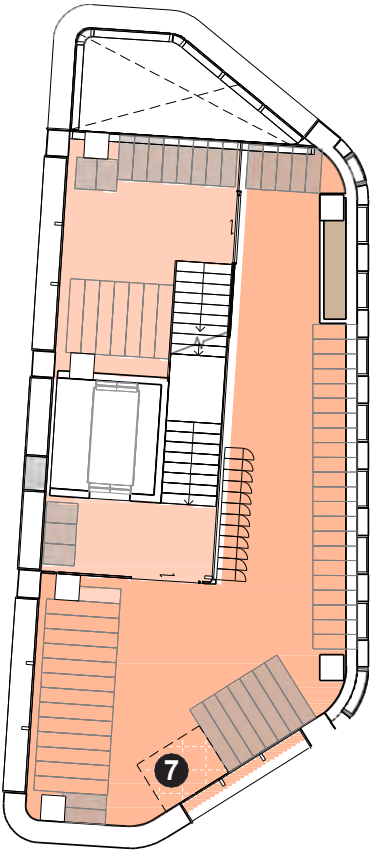
5 Security room

6 WCs

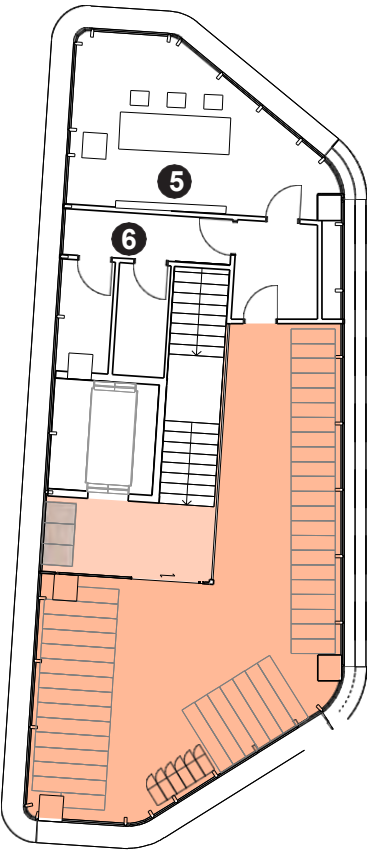
7 Maintenance bay



Ground floor



Level 1



Level 2



The Cycle/Visitor 'Pod'



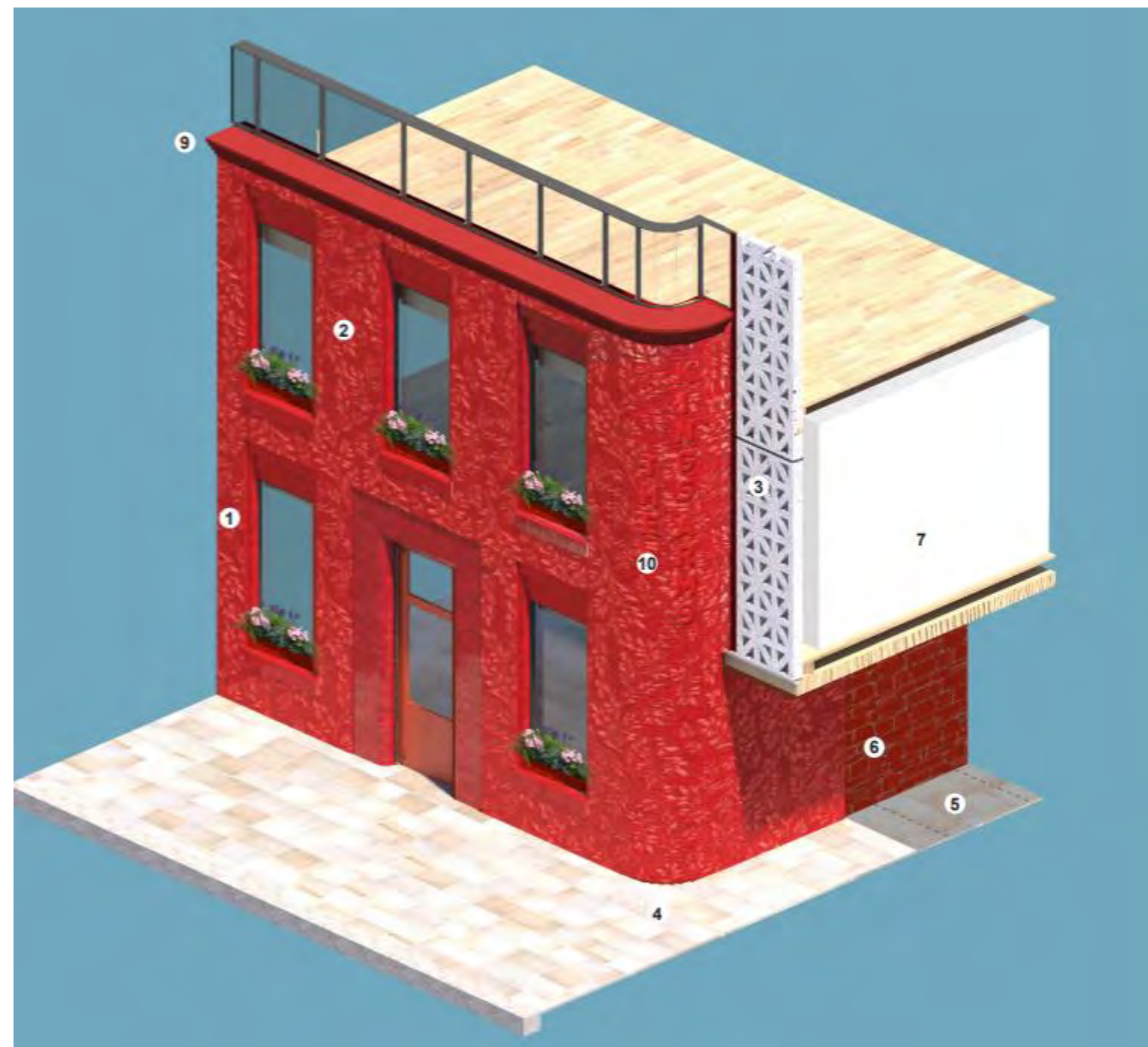
- 1 Glazed brick
- 2 Patterned brickwork
- 3 Patterned concrete screen
- 4 York stone
- 5 Paving pattern referencing London Wall
- 6 Representation of London Wall's construction
- 7 Service spaces for pub
- 8 Detailing to window head and reveal



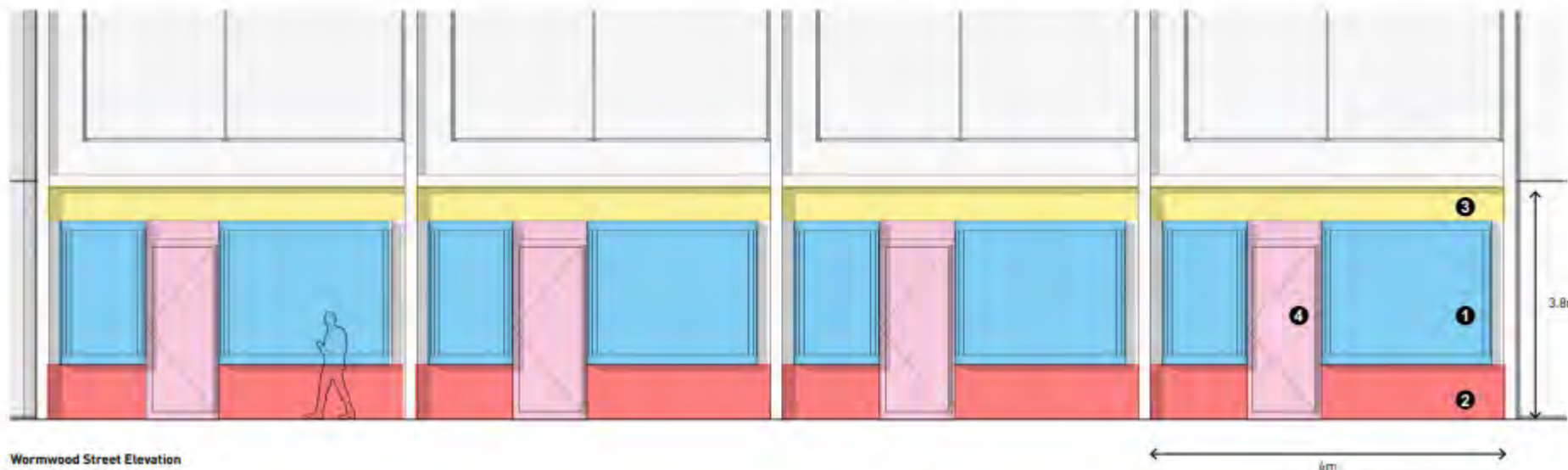
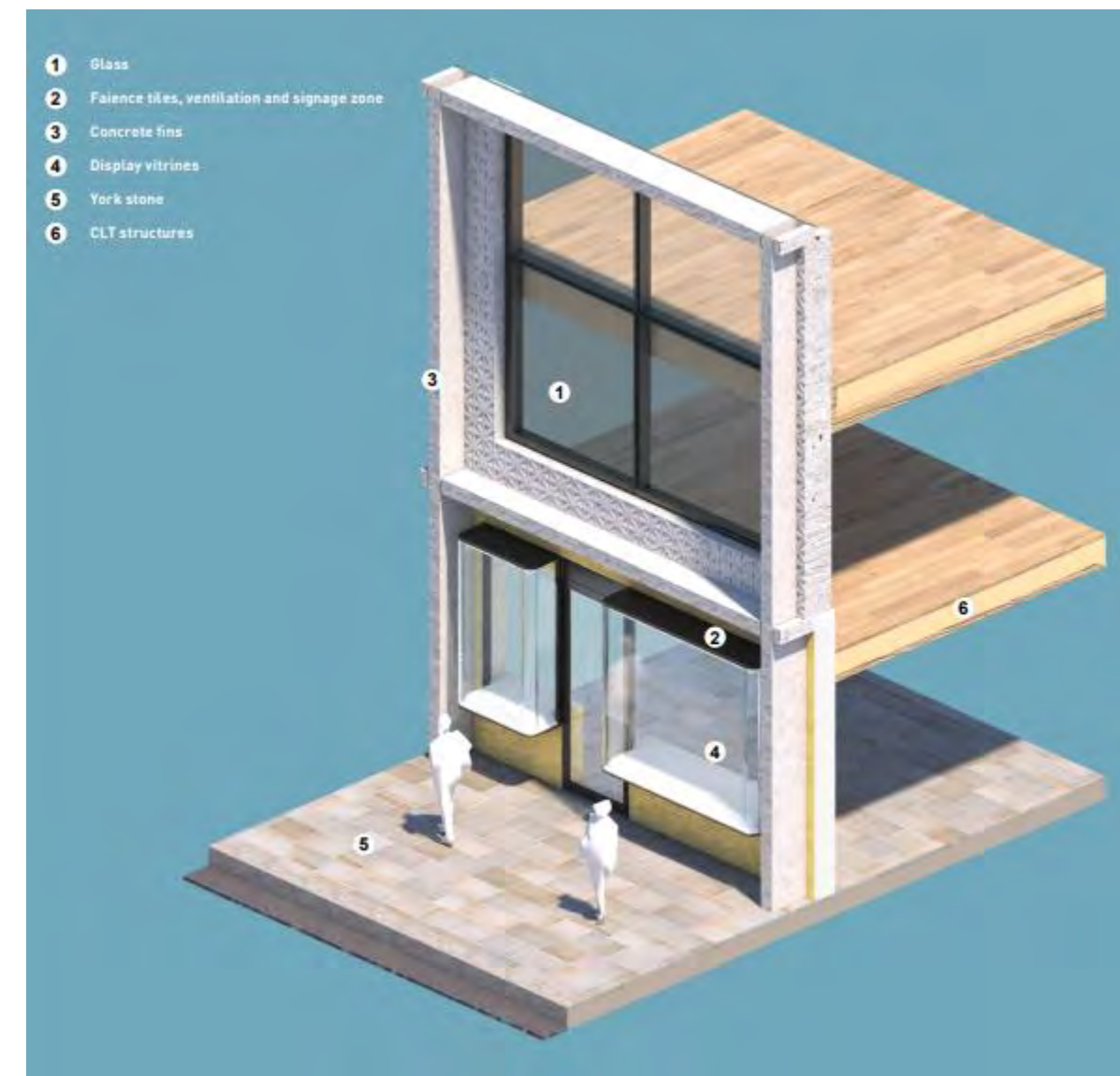
- 9 Cornice detail



- 10 Raised signage

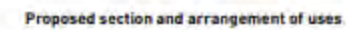


Proposed Pub – Wormwood Street



Proposed Retail – Wormwood Street







Existing west elevation



Existing north elevation

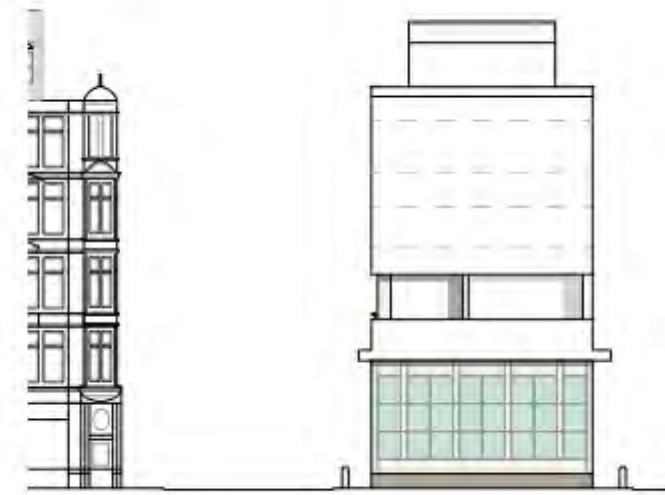


Proposed north elevation

65 Old Broad Street – Existing and Proposed Elevations



Existing east elevation



Existing south elevation



Proposed east elevation

Display vitrine

Lift and stair access to basement



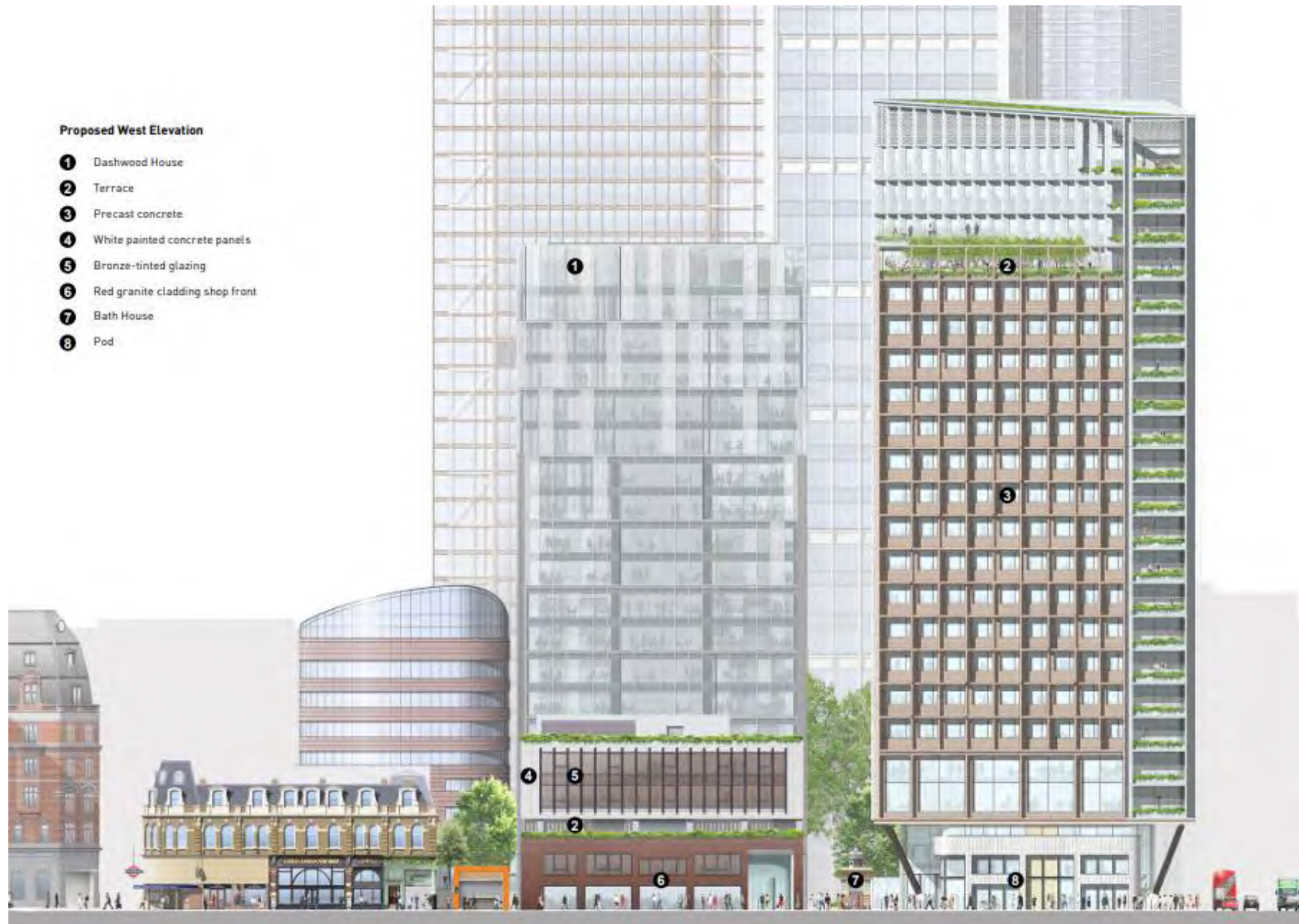
Proposed south elevation

New glazing, recovered from demolition

Recovered concrete panels

Debossed building signage

New frontages for makerspaces using recovered 55 OBS glazing



Proposed Old Broad Street Elevation

Proposed South Elevation

- 1 Terrace
- 2 Precast concrete
- 3 Pod
- 4 Entrance forest
- 5 Glazed / Ceramic shop front
- 6 Glazed / Ceramic pub



Proposed Wornwood Street Elevations

Existing public realm

The existing public realm, combined with the ground floor treatment of the existing 55 Old Broad Street building, does not create a successful urban environment.

Building entrances are concealed, steps and level changes limit accessibility, vehicle servicing is prioritised, and heritage assets have not been treated sympathetically.

A mixture of materials are used, which do not help to define spaces or link them to their wider surroundings.

Through the arrangement of the existing building and vehicle service routes, permeability across the site is poor and the public is discouraged from visiting the Site.

- 1 Spaces between buildings and approach to 55 Old Broad Street given vehicle priority.
- 2 Entry to 55 Old Broad Street and Dashwood House concealed from Old Broad Street.
- 3 Poor quality public realm with accessibility issues.
- 4 Quiet routes through the Site do not offer spaces to sit and relax. Poor setting for listed Bath House.
- 5 Approach to Site from north dominated by service road, fire escapes and plant ventilation.
- 6 Poor relationship to street with opaque frontages.



Existing Public Realm



1 Spaces between buildings and approach to 55 Old Broad Street given vehicle priority



2 Entry to 55 Old Broad Street and Dashwood House concealed from Old Broad Street



3 Poor quality public realm with accessibility issues



4 Quiet routes through the Site do not offer spaces to sit and relax. Poor setting for listed Bath House



5 Approach to Site from north dominated by service road, fire escapes and plant ventilation



6 Poor relationship to street with opaque frontages

Existing Public Realm

Proposed public realm

A key design consideration for 55 Old Broad Street is public permeability at ground level. This benefits the wider City population and relieves pressures on narrow City pavements. New routes encourage pedestrians through the centre of the Site, past the celebration of the Bath House's improved context.

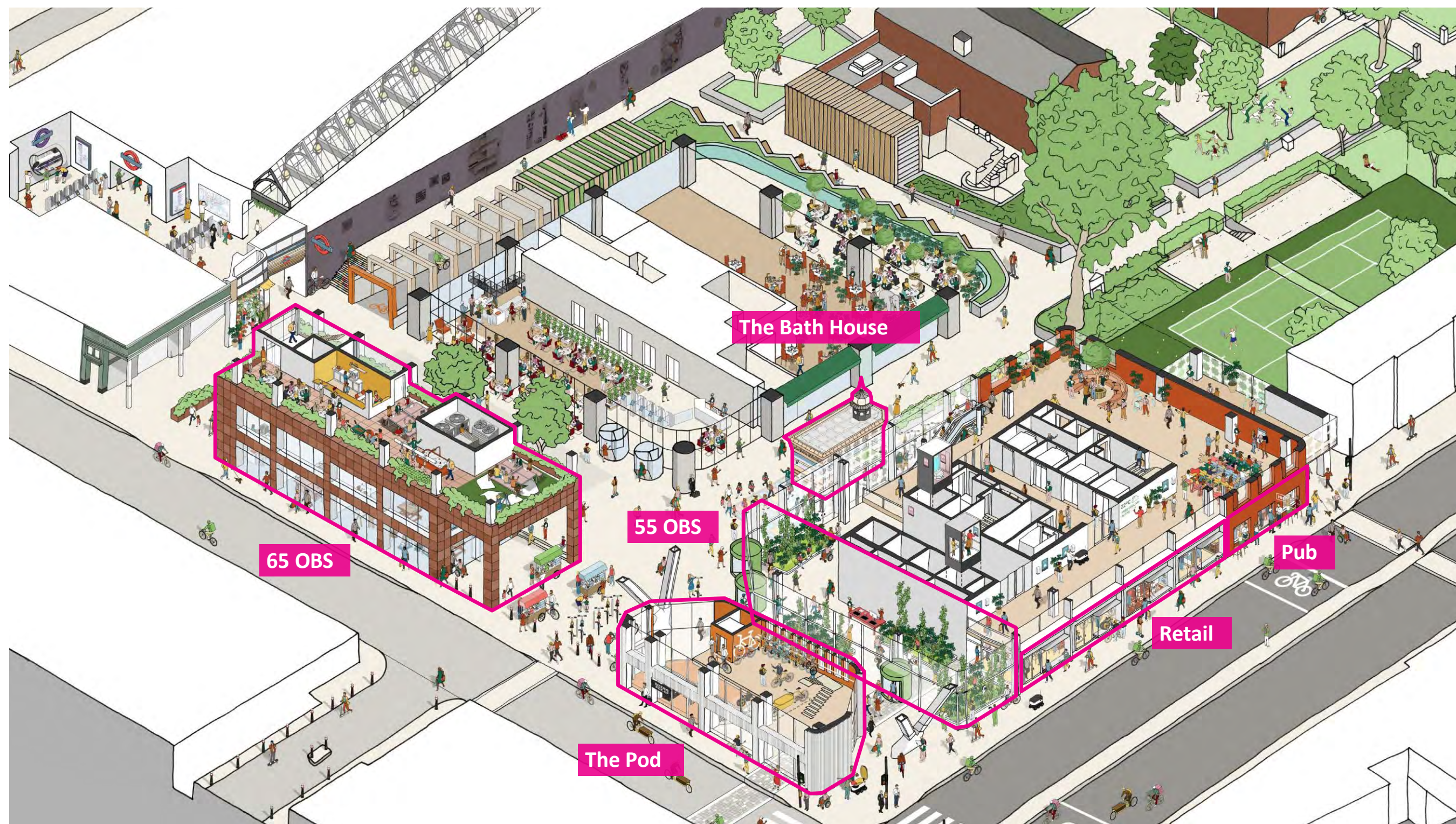
Improvements provide accessibility throughout, overcoming the existing level differences across the Site, and total over 1,500m² of new or improved public realm.

Key public realm benefits include:

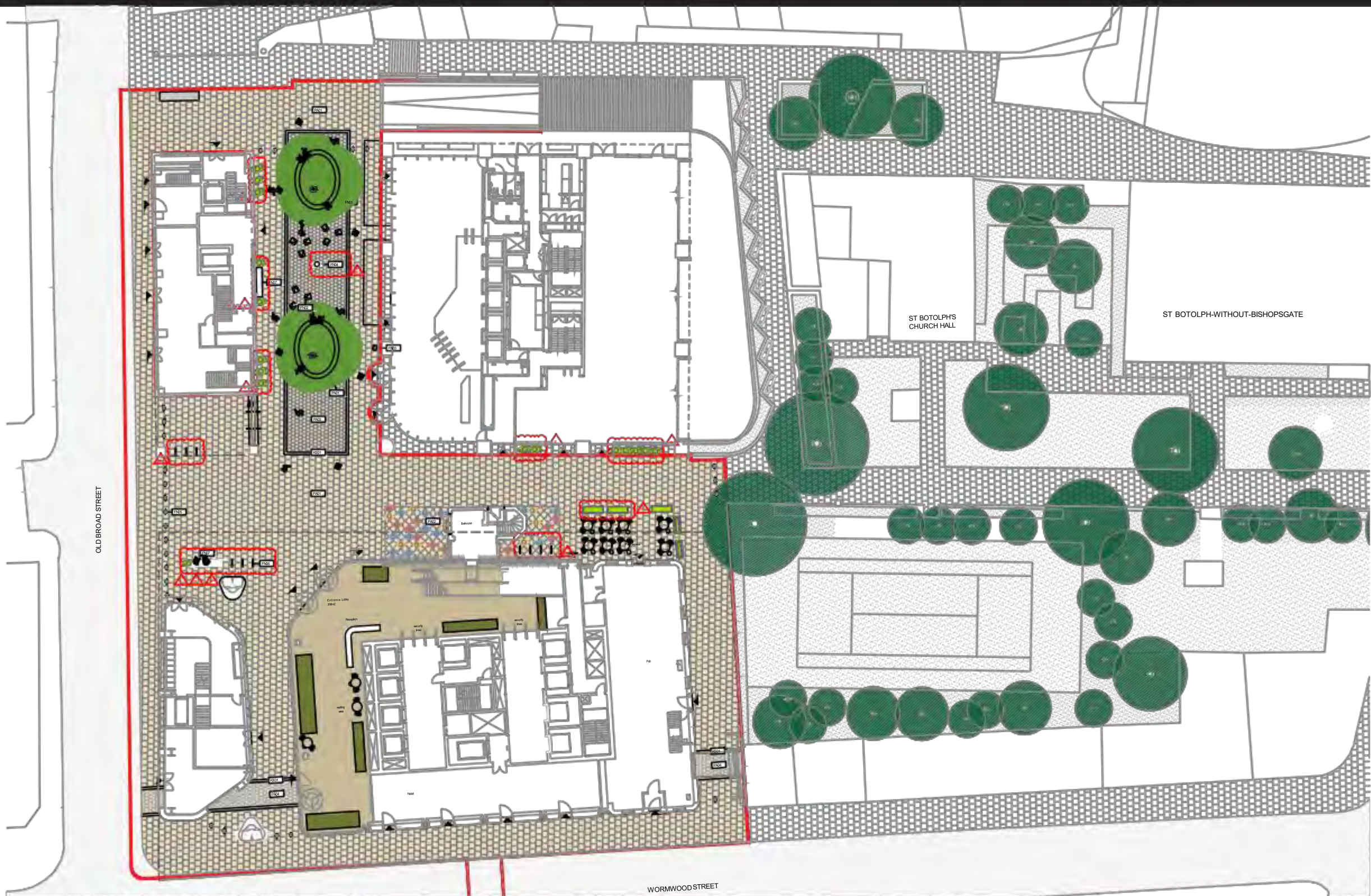
- 1 Introduction of two north to south routes through the Site, facilitating the potential opening of the arcade to the north of the site and allowing for a direct public route to the Liverpool Street Underground exit (outside the scope of this application)
- 2 New trees, planting and seating
- 3 New pedestrian crossings
- 4 Building set back from busy corner
- 5 Existing building cut back to create an enlarged pedestrian focused environment
- 6 A sheltered space for events, and "spill out space" for ground floor occupiers [...] to help enliven the public realm" - suggested by City of London officers through comments received 13th March 2002
- 7 Marking the line of London Wall with paving, artwork and information displays
- 8 Improvements to frontages along Old Broad Street and Wormwood Street, creating a more open, welcoming and permeable environment
- 9 Creating new public spaces between 65 Old Broad Street and Dashwood House, and around the historic Bath House
- 10 Celebrating the historic context of the Site by retaining and repairing the Bath House setting
- 11 Widening the Old Broad Street pavement to relieve pedestrian pressure
- 12 "Better alignment between Bishopsgate Churchyard and New Broad Street desire lines" - requested through the Spatial Vision provided by City of London officers on 26th July 2022



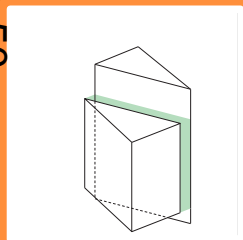
Proposed Public Realm



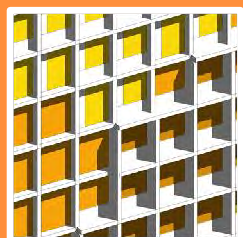
CGI's from the DAS showing public realm



Landscaping Plan



Striking and simple design concept for a new city landmark



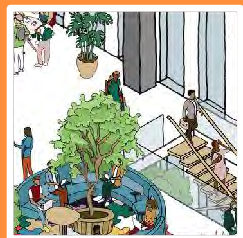
Demonstrable and expressed sustainability - an architecture driven by environmental design parameters



Greatly improved ground floor permeability and accessibility, and excellent public realm



Low-carbon flexible workspace for traditional and emerging City occupiers, alongside cultural spaces including artist and maker studios

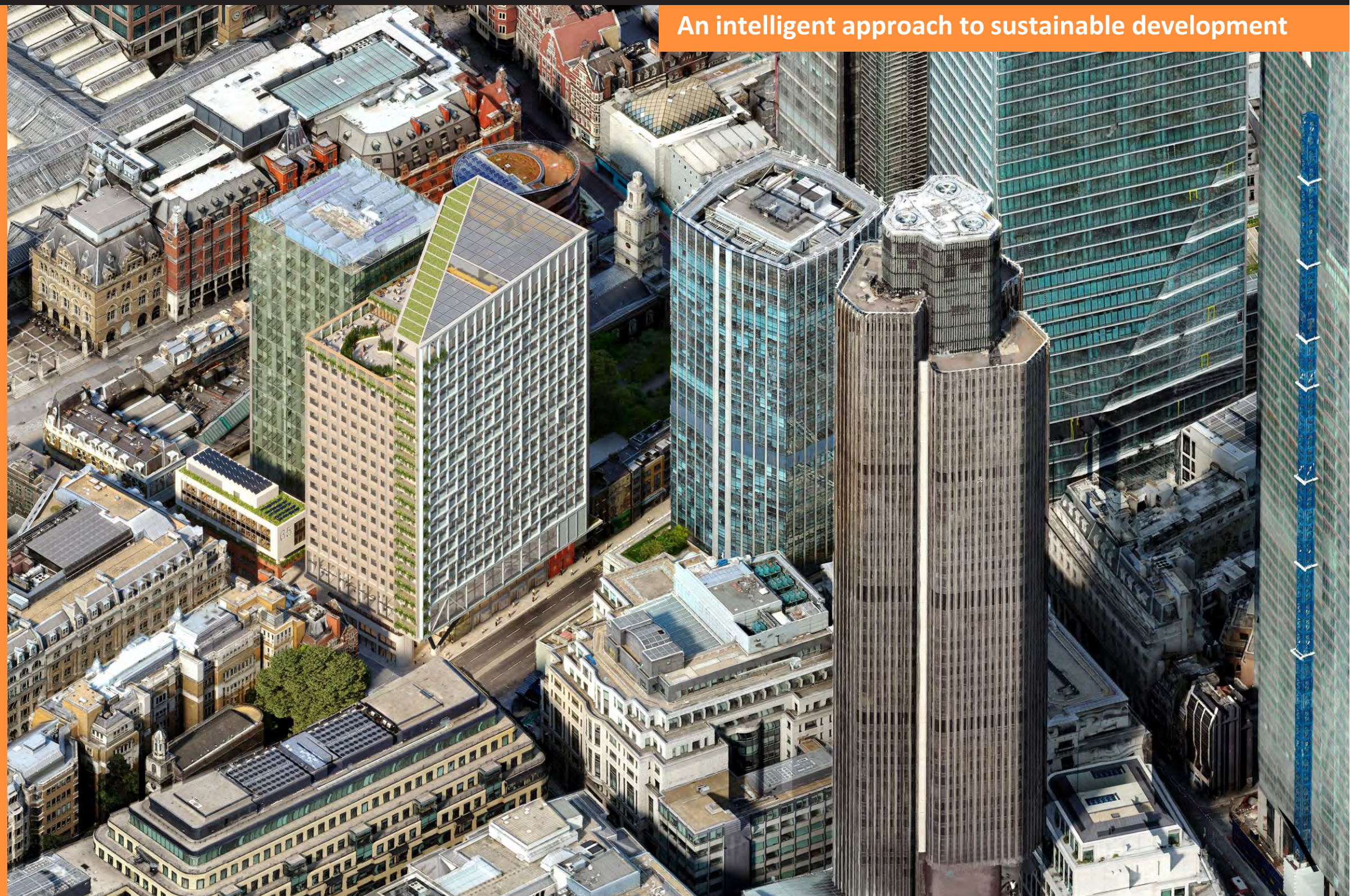


Active ground floor uses and amenity beyond 9-5, throughout the day and week



A partial building retention whilst optimising opportunities for being a material reuse exemplar, creating varied, socially sustainable uses on the Site

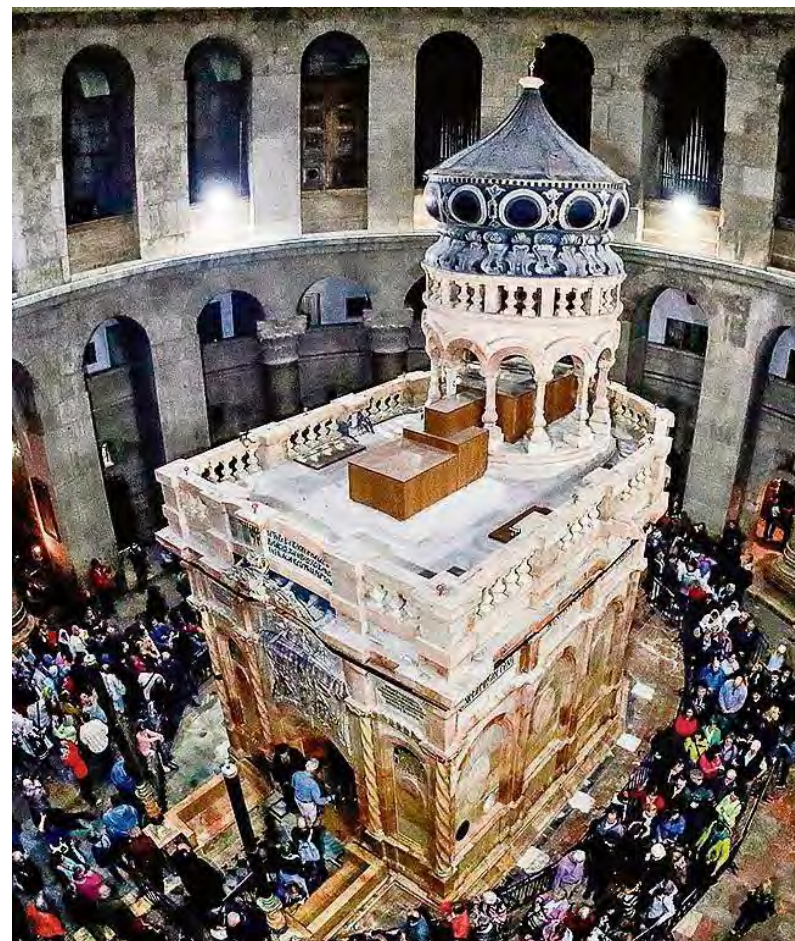
An intelligent approach to sustainable development



**The Bath House: A restored landmark
providing a multi-purpose cultural space**



Original setting until c.1974



Original architectural inspiration:
The Church of the Holy Sepulchre, Jerusalem



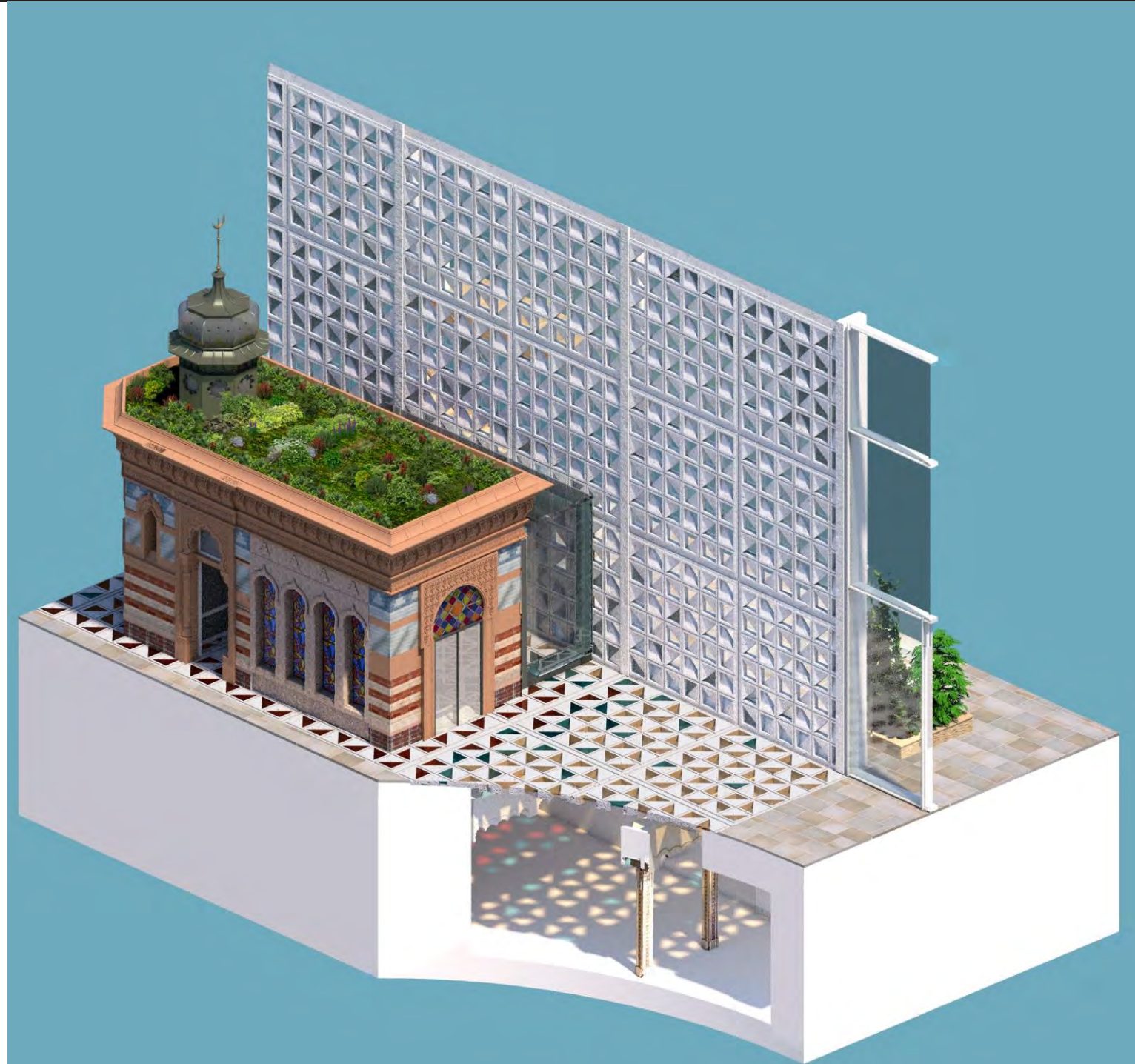
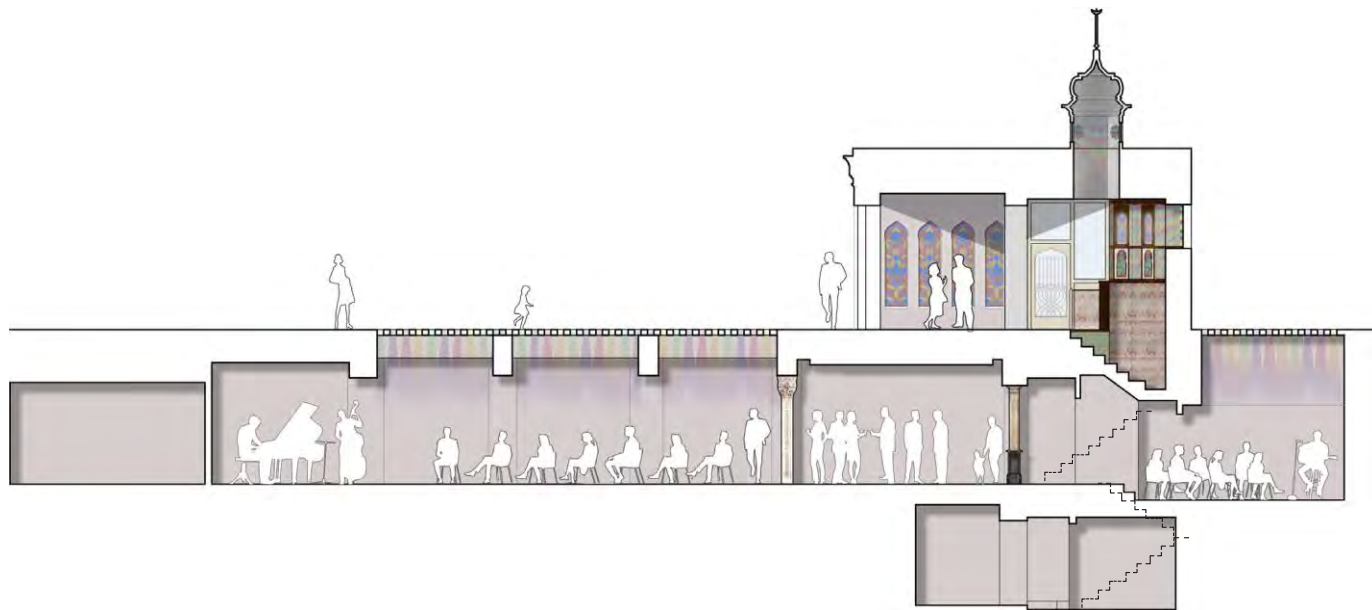
Existing poor quality modifications and surroundings

The Bath House: A restored landmark providing a multi-purpose cultural space

**GUILDHALL
SCHOOL**

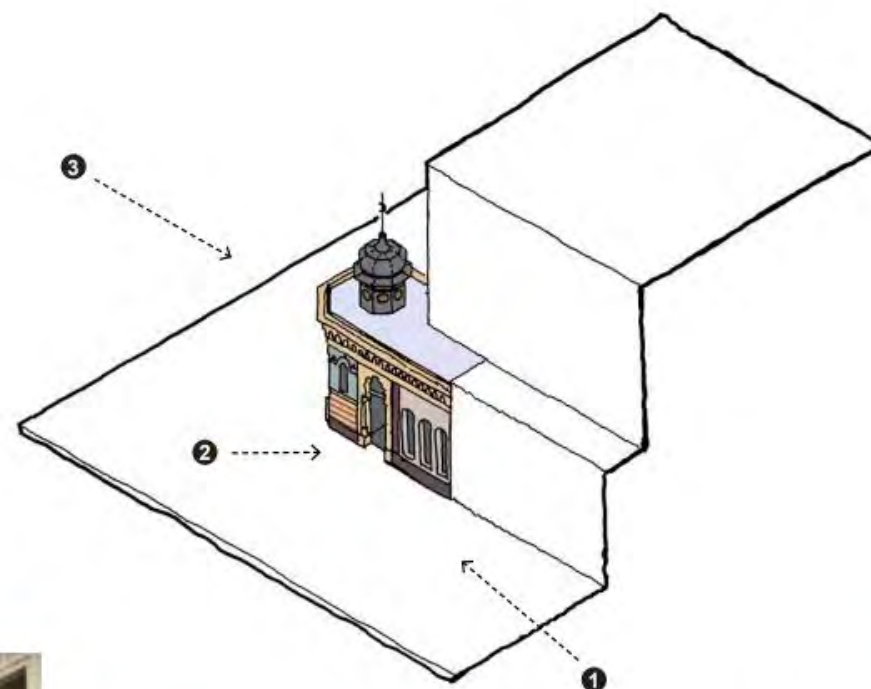
Emerging partnership with The Guildhall School of Music & Drama, with shared aims to celebrate the City's heritage by opening up the Bath House for community, cultural and public use and to:

1. Provide communities in the local area with free space, events and activities
2. Enhance London's cultural offer by providing free and low cost workshop space for Research & Development to performing artists
3. Create a new performing arts venue in the heart of the City, showcasing London's best emerging talent



Historic Condition

The above ground portion of the Bath House was originally constructed as part of the corner of New Broad Street House - it's colour, decoration and illumination acted as a beacon to attract people to the basement bath space. This relationship existed until the c1974 demolition of New Broad Street House and other surrounding buildings.



1 A 1968 photograph showing the kiosk to the Bath House and the neighbouring entrance to Broad Street House. The King's Arms is shown beyond. Scaffolding is present on the cupola to the Bath House indicating some repair works.



2 A view west showing the Bath House and adjoining shops, prior to their demolition.



3 A view west along Bishopsgate Churchyard, with the Bath House's prominent east elevation visible, Dashwood House beyond and the King's Arms in the foreground.



1 View west from public right of way



2 View from the King's Arms open space, showing the enclosed cage with kitchen ventilation.



3 Existing public realm showing the 1970s extension to the Bath House.



4 Aerial view of existing public realm showing the public right of way and the main entrance to the Bath House. The square receives minimal activity and restricts fluid movement across the public realm.



5 Historic entrance to the Bath House facing onto the public right of way, showing original construction and 1970s extension.

Description of exterior

The Bath House is mostly underground of what was the New Broad Street House (now demolished) and partly underneath the Alderman's Walk (the former name of the footpath which crosses the churchyard).

The above ground kiosk still serves as the main entrance to the event space. There are currently screens to hide water tanks and plant room vents. The upper portion has a Moorish styled wall with a proportionate onion-shaped cupola, decorated with a star and crescent.

For more detail, refer to the Heritage Statement prepared by RPS and included with the Townscape and Visual Impact Assessment as part of this application.



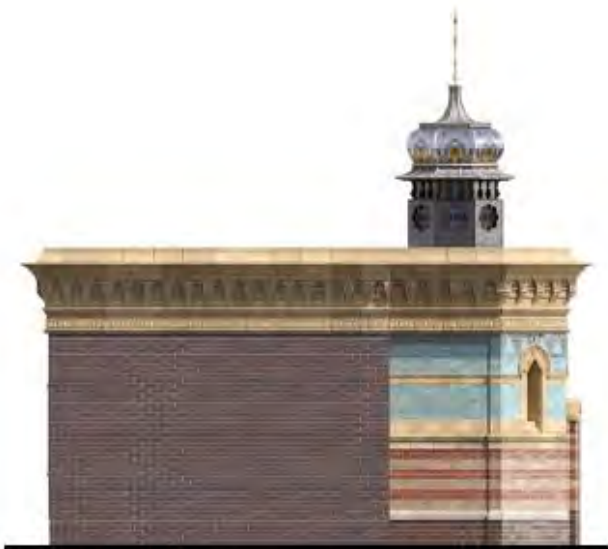
Eastern approach to the building from Bishopsgate Churchyard



West elevation finished with engineering brick, extension made in the 20th century



Entrance decorated in an ornate Moorish style



Illustrative south elevation



Illustrative north elevation



Illustrative west elevation



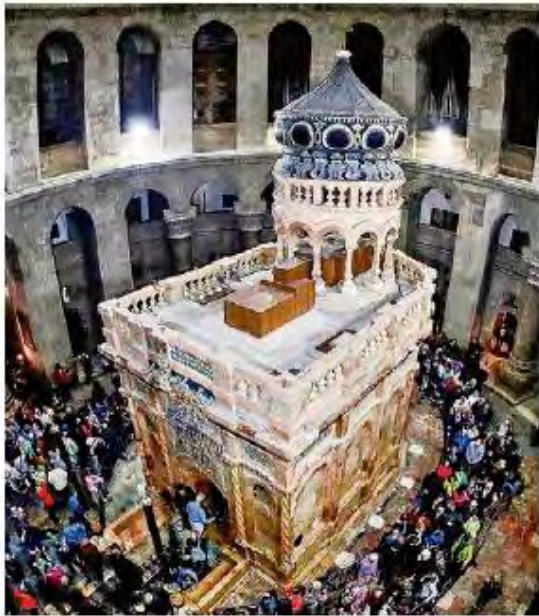
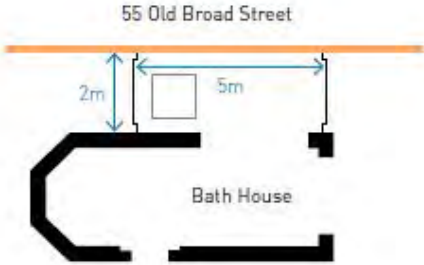
Illustrative east elevation

Proposed exterior

Aspirations for the Bath House are to restore and recondition the building to its original form. The proposal will enhance the quality of the building and celebrate it as a stand alone gem in the public realm.

The glass enclosure is a minimalistic link between the old and the new, respecting the identity of the Bath House and 55 Old Broad Street. The transparent link also serves as an amenity for DDA (Disability Discrimination Act) access to the exhibition space below.

Comments received from CoL on 13th March suggested that "the entrance to the Bath House, including the access lift should be legible and clearly visible in the public realm." The arrangement illustrated over the following pages was developed in response to this.



Inspired by the Church of the Holy Sepulchre



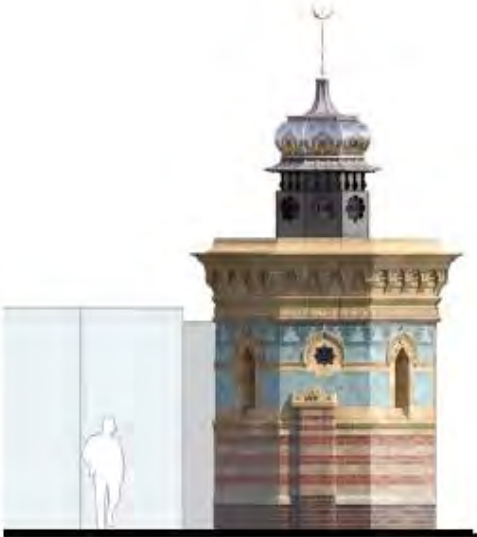
Glass passageway



Illustrative south elevation



Illustrative north elevation

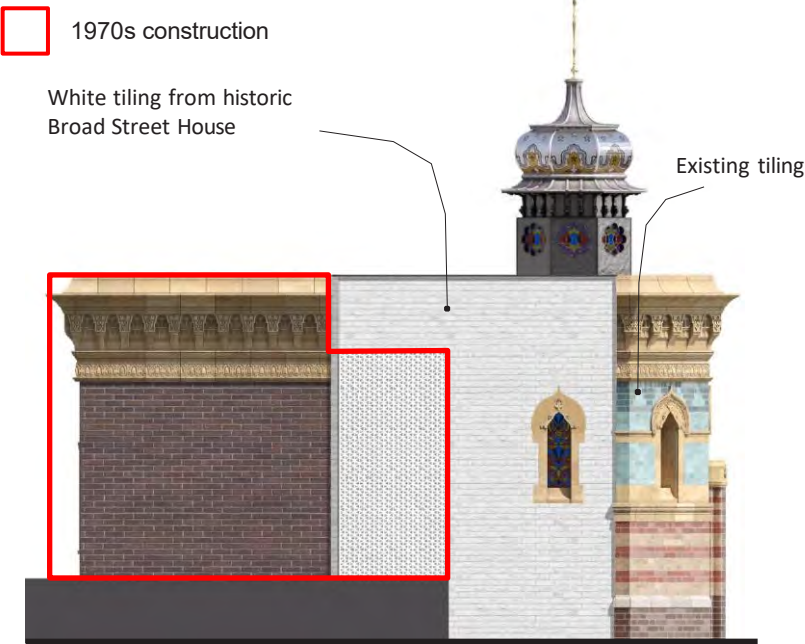


Illustrative west elevation

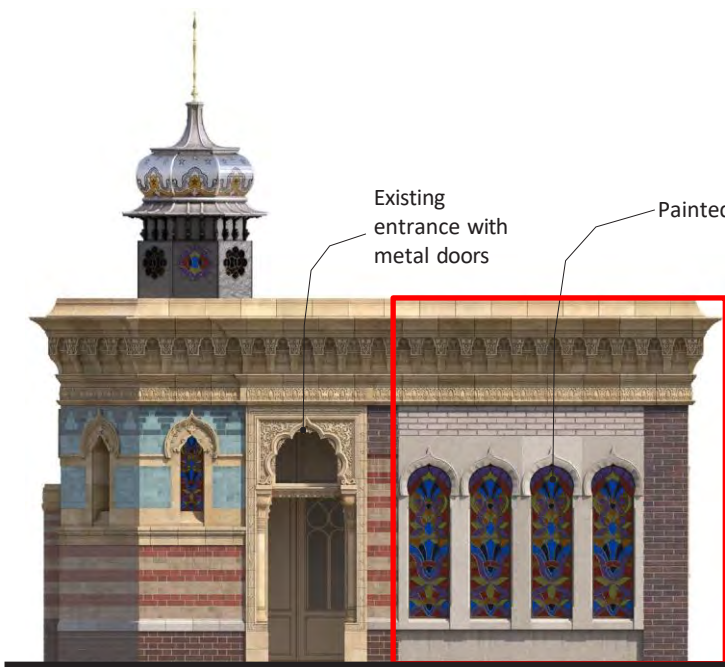


Illustrative east elevation

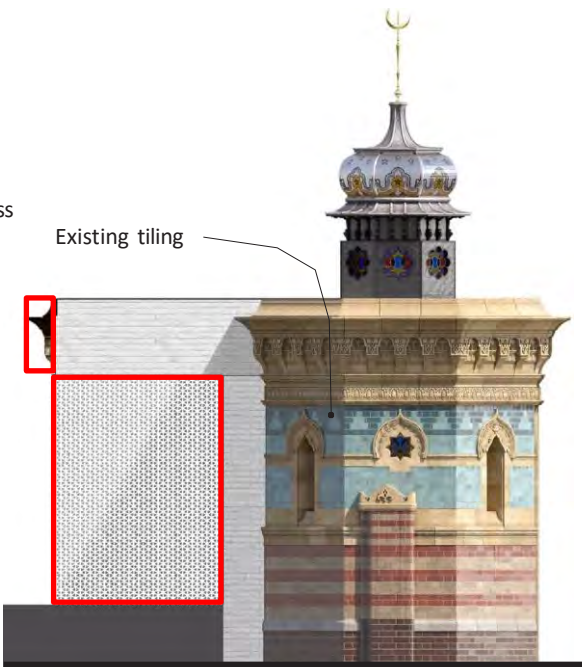
Existing Elevations



Illustrative south elevation



Illustrative north elevation



Illustrative west elevation



Illustrative east elevation

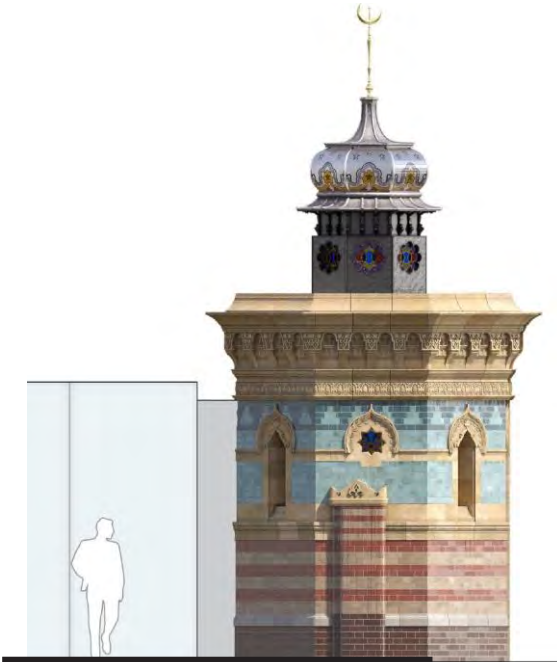
Proposed Elevations



Illustrative south elevation



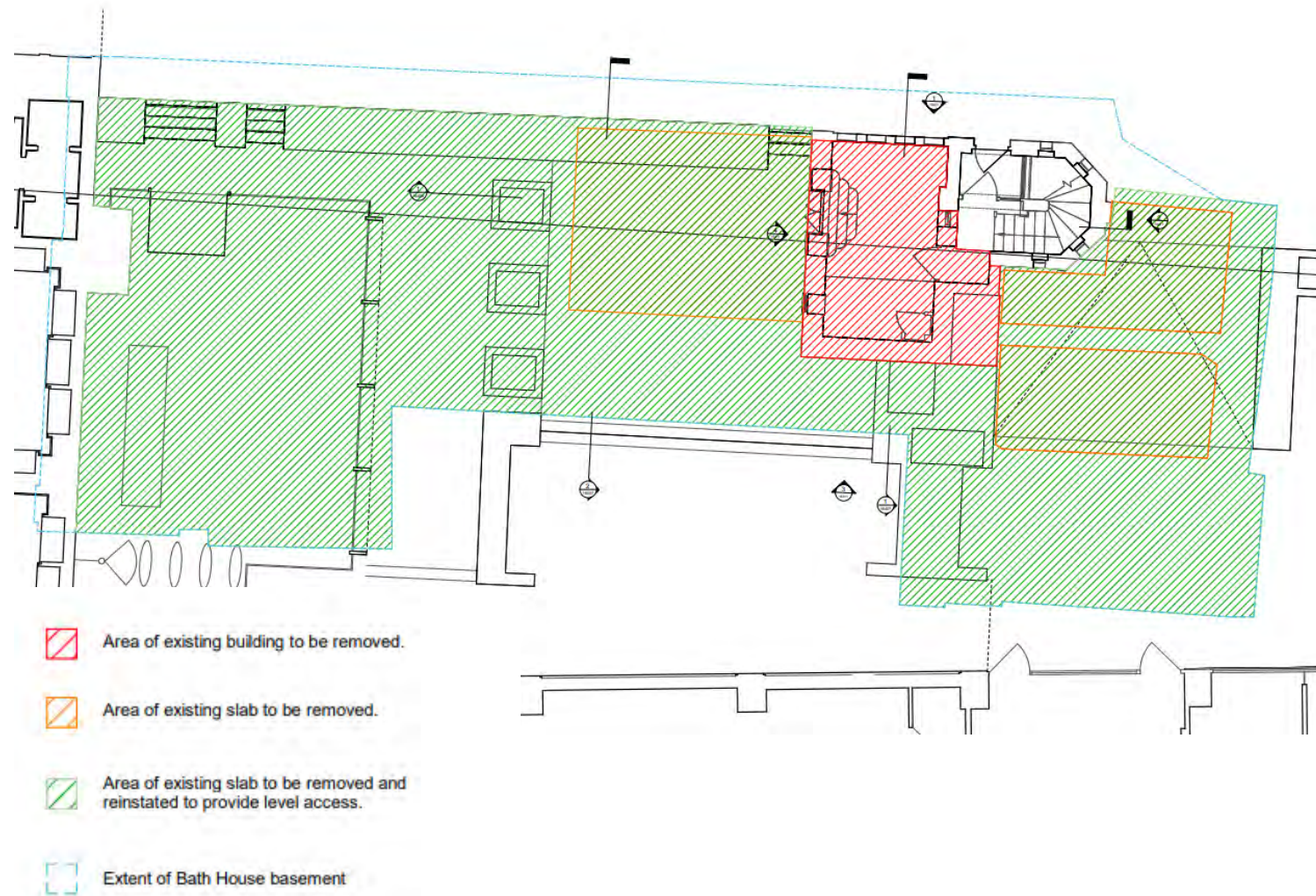
Illustrative north elevation



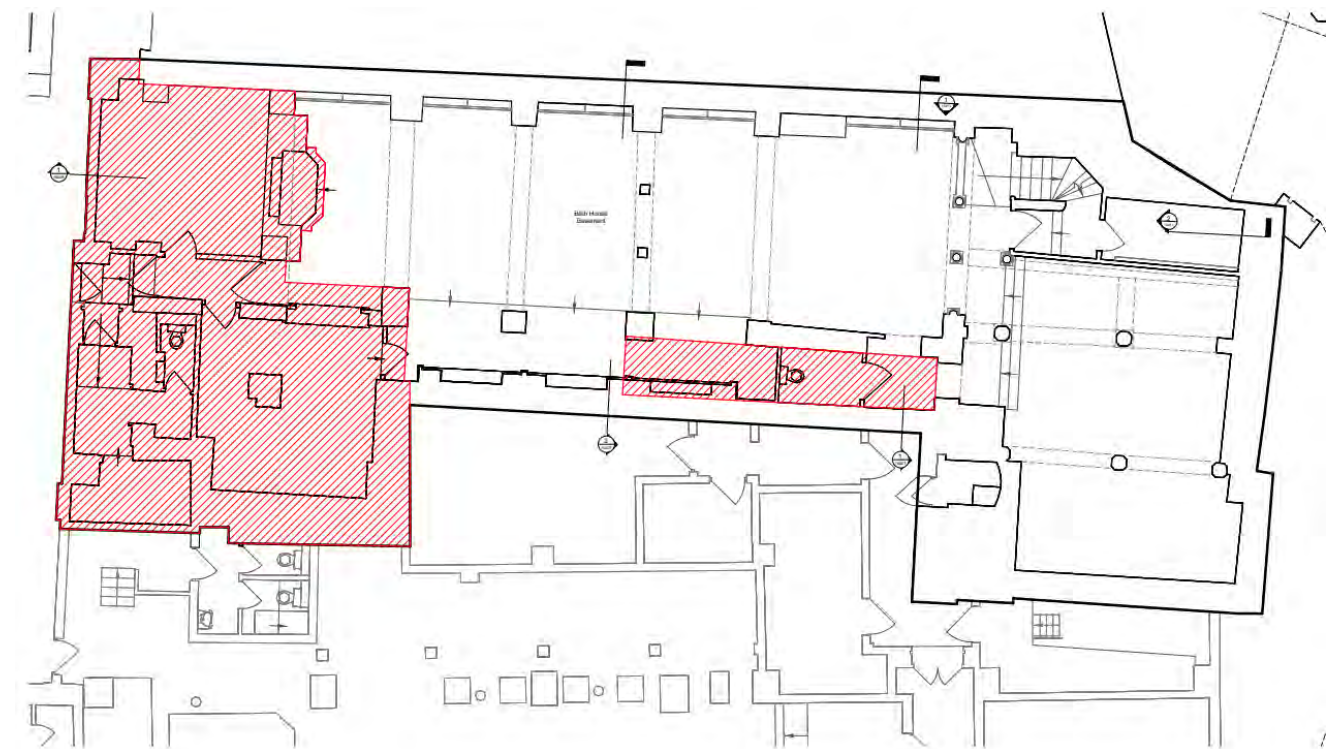
Illustrative west elevation



Illustrative east elevation



Proposed Removal - Ground Floor



Proposed Removal – Basement 1

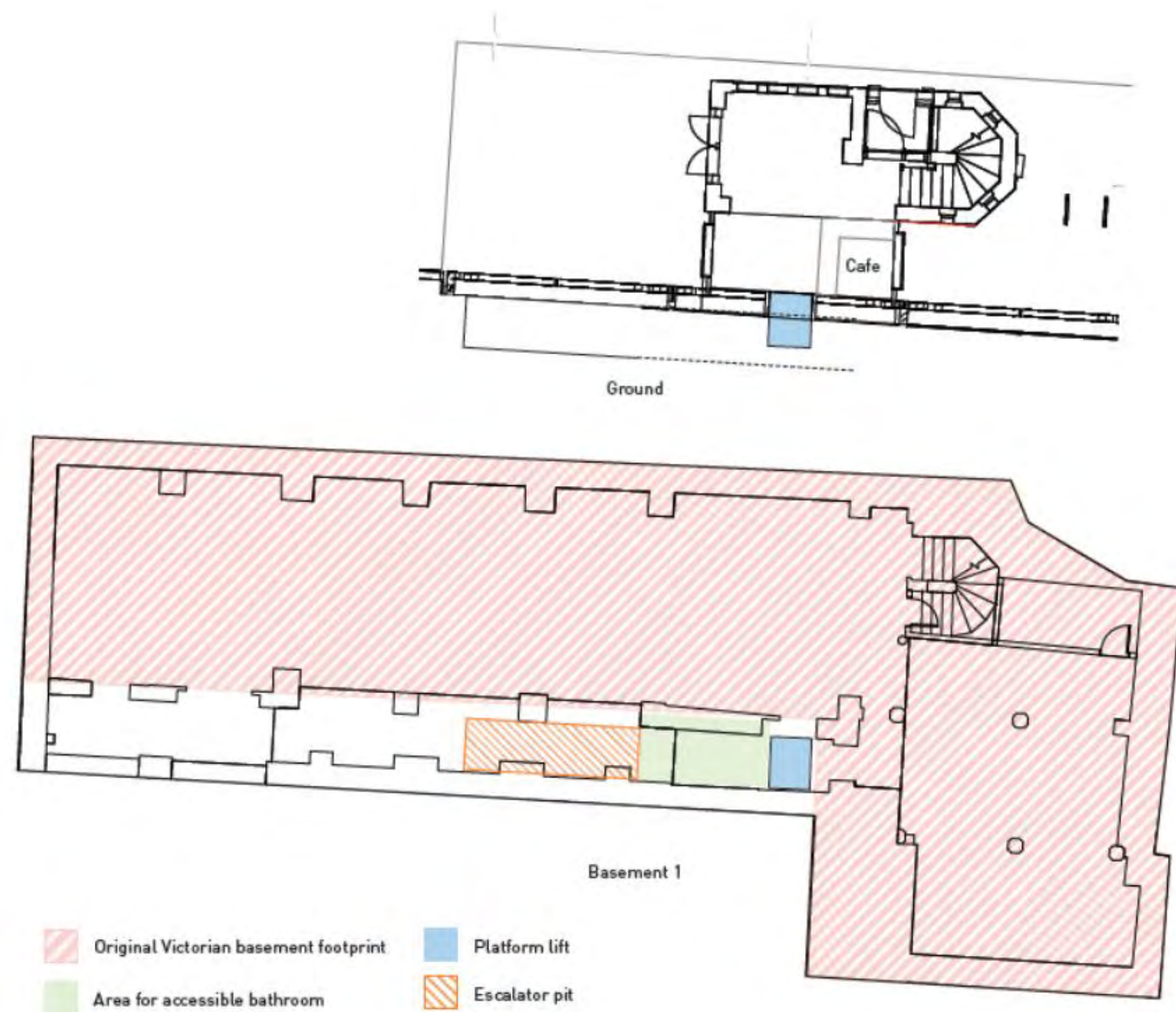
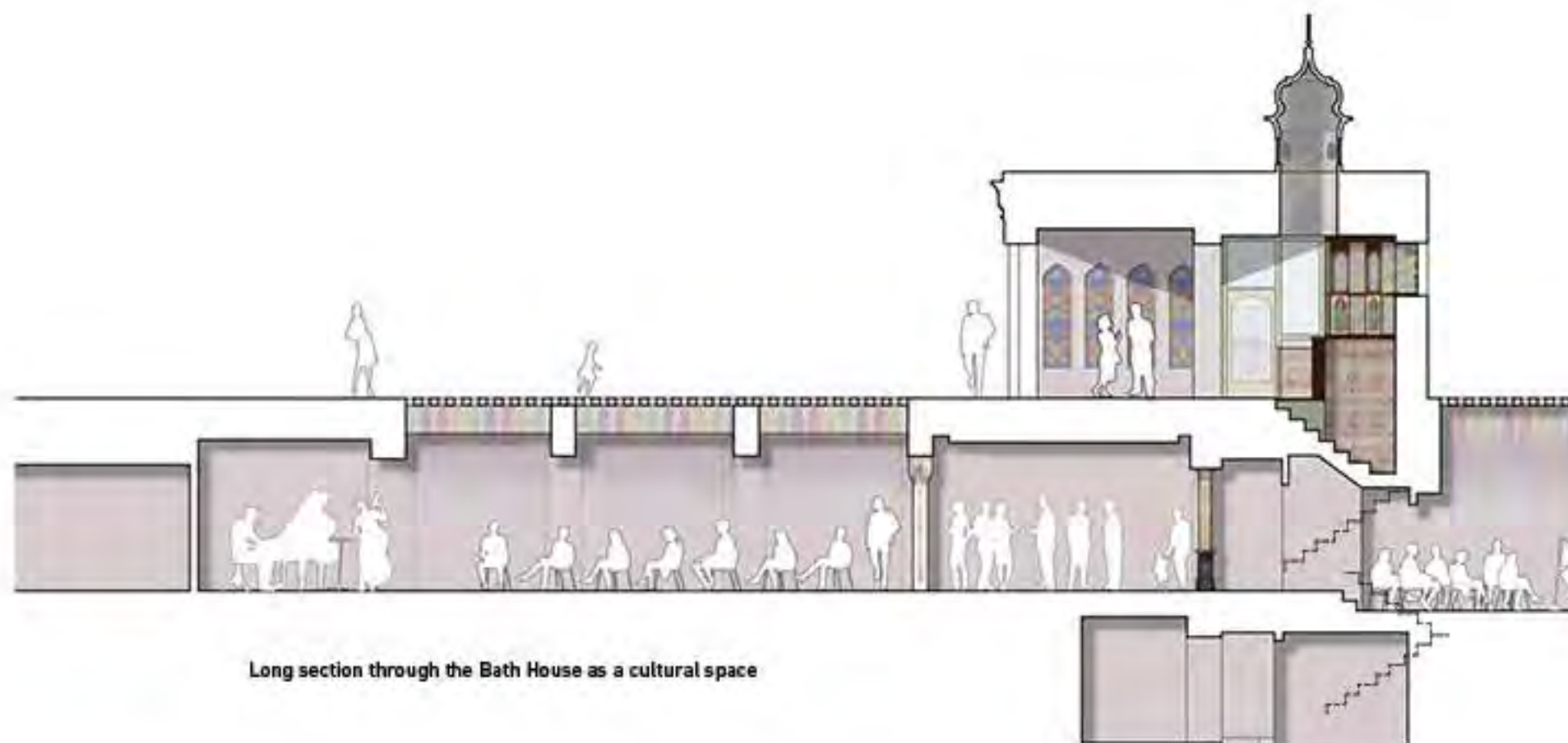
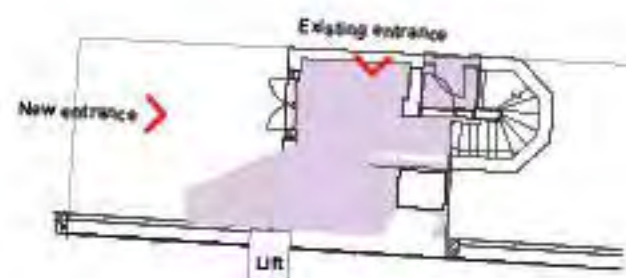


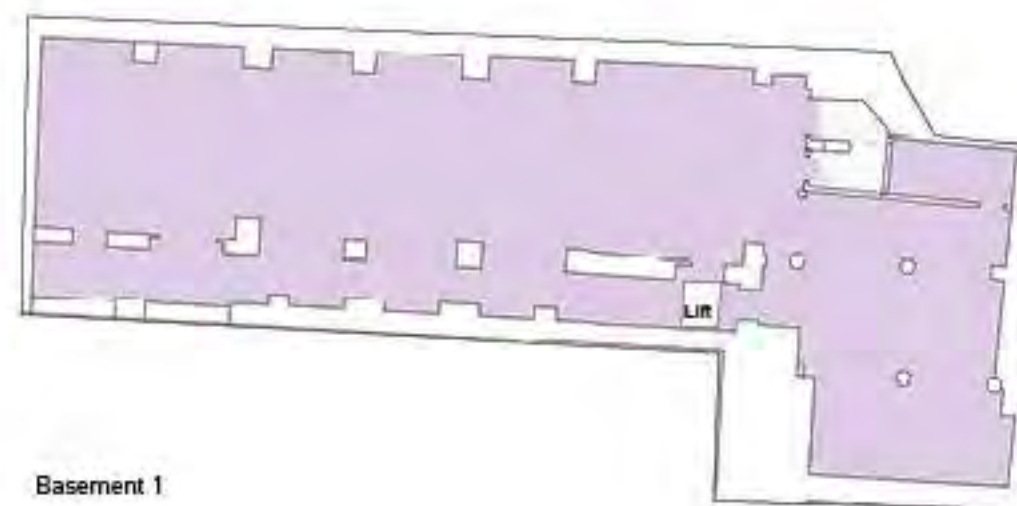
Figure 47: Proposed ground and basement levels, showing the location of the proposed platform lift, which sits outside of the historic basement level.



Long section through the Bath House as a cultural space



Ground



Basement 1

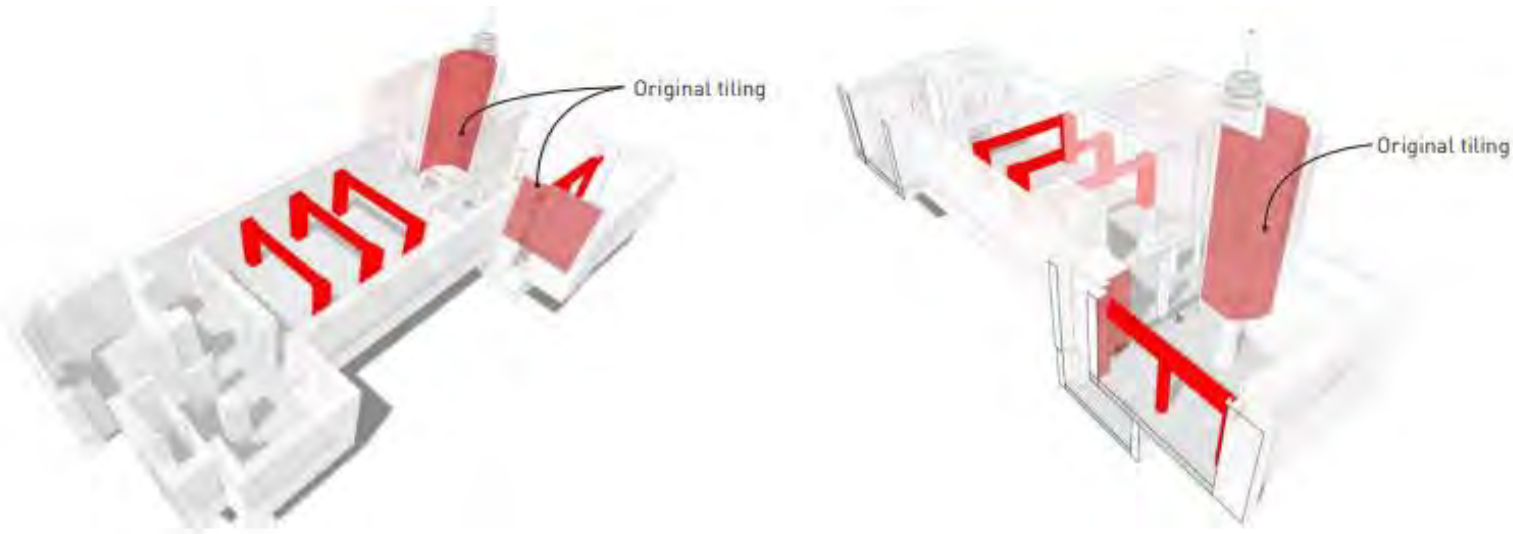


Basement 2

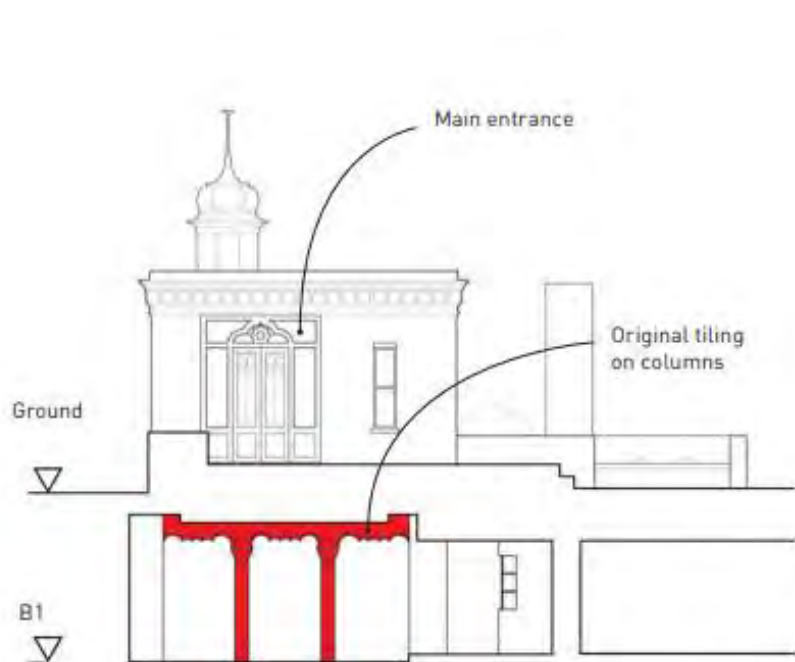
Visible historical features

Several areas of original Victorian tiling are currently visible, retained during the most recent refurbishment. The building is currently occupied, and when possible, further investigations will be undertaken to establish if future architectural details remain beneath current finishes. The intention is that where possible all original features will be retained, repaired and celebrated in the proposal.

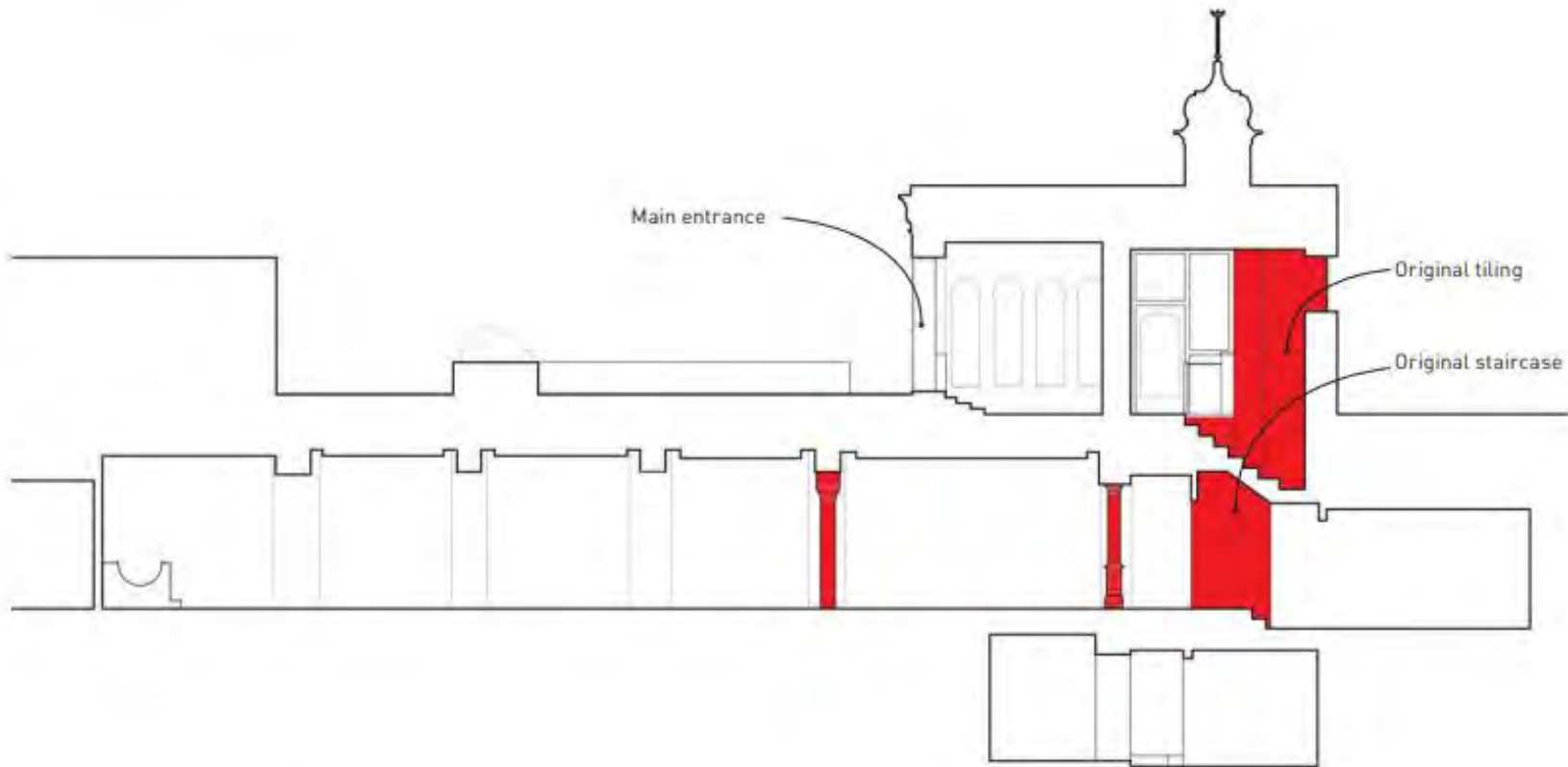
Visible historical features



3D views of the Bath House



Existing section looking east



Existing section looking north

Continuing heritage investigation and consultation



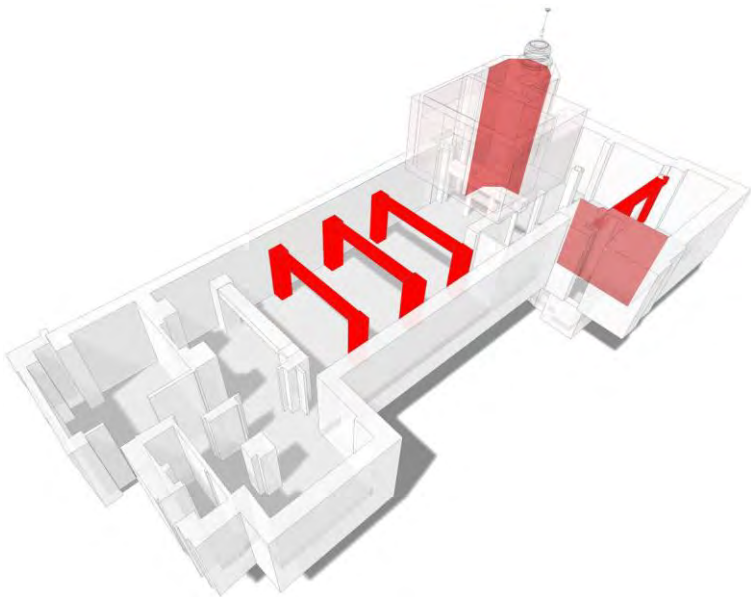
Nevill's Turkish Baths
19th Century



The Gallipoli Restaurant
c. 1967



Existing occupied Bath House



Original internal Victorian
decoration visible today

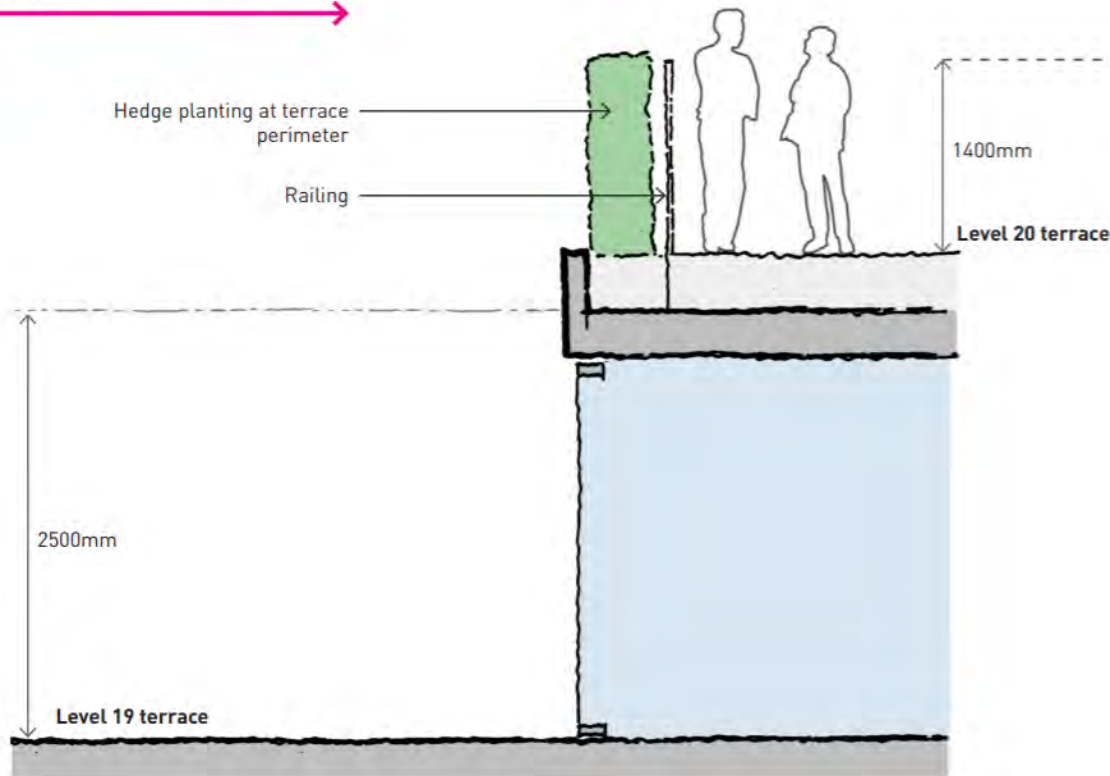
Balustrade

The balustrade of the level 19 terrace has been lowered, and made less visually prominent when viewed in LVMF 15B.1.

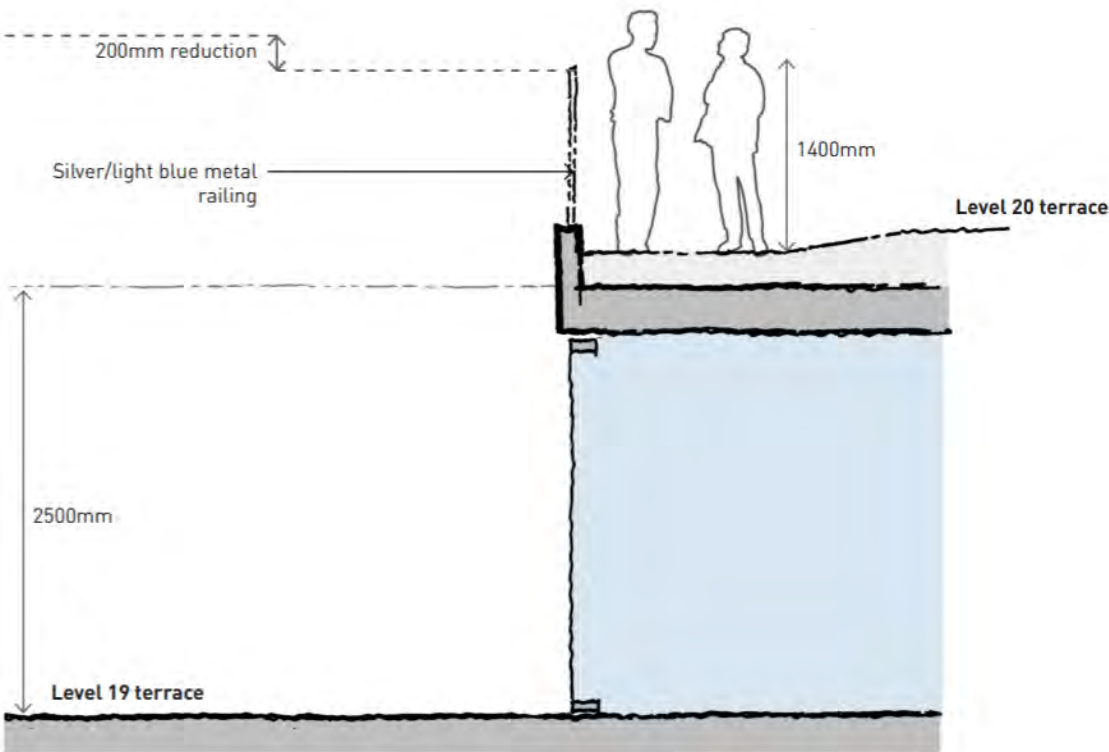
The submitted design included perimeter planting in front of a railing. The revised design omits the planting and lowers the railing, whilst still respecting relevant balustrade height guidance:

Building Regulations Part K	1100mm
CoL Suicide Prevention Advice Note	1400-2500mm
Landsec policies	1400mm

LVMF 15B.1



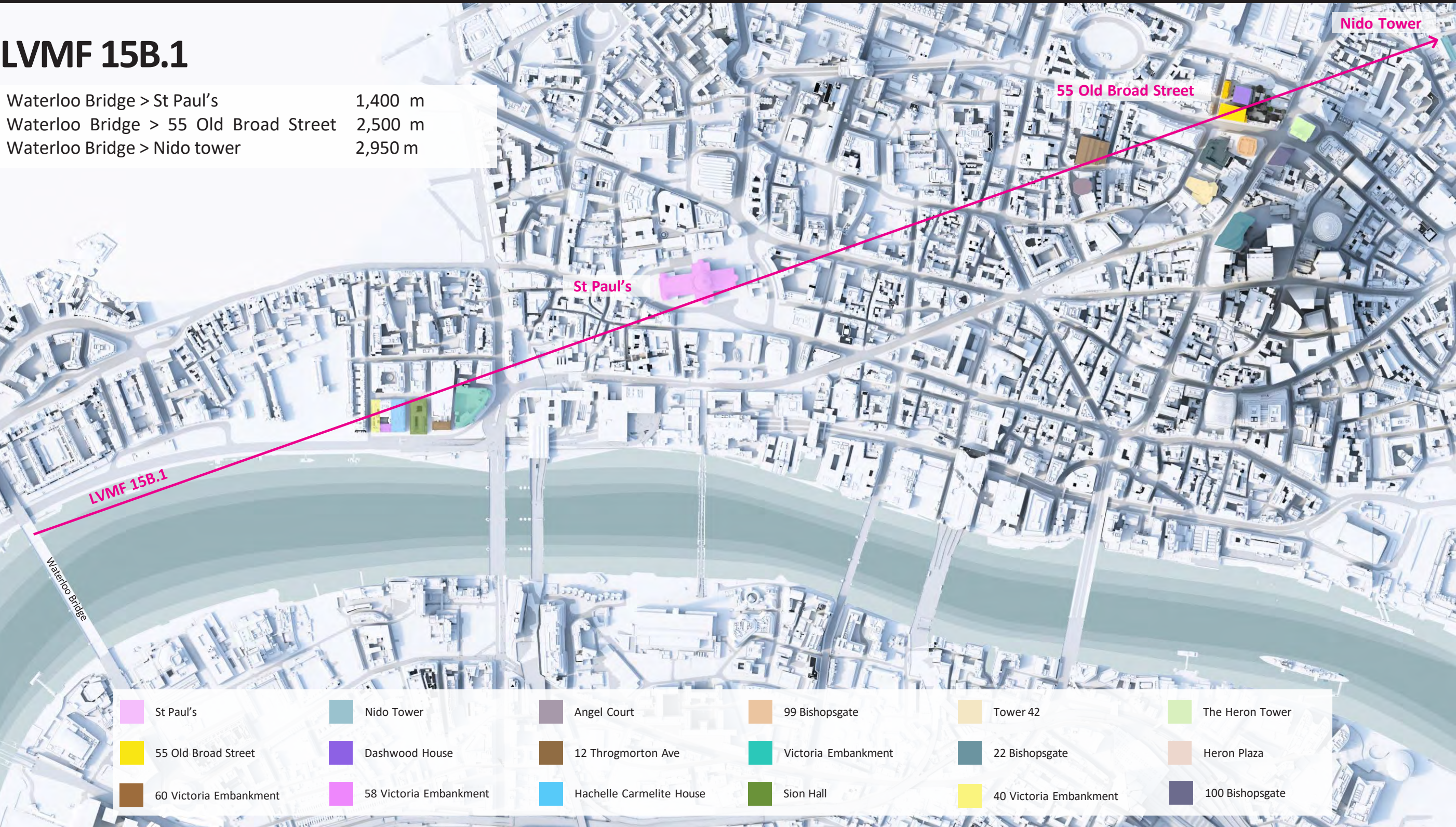
Proposal (submitted)



Proposal (revised)

LVMF 15B.1

Waterloo Bridge > St Paul's 1,400 m
Waterloo Bridge > 55 Old Broad Street 2,500 m
Waterloo Bridge > Nido tower 2,950 m



Principle of Tall Building

LVMF 15B.1

Existing



55 Old Broad Street site

Principle of Tall Building



LVMF 15B.1
Existing



LVMF 15B.1
Proposed

View 01.1 - LVMF 17B.1



Existing view



Proposed view

View 01.1 - LVMF 17B.1



Existing and Proposed views from THVIA

View 02.1 - LVMF 17B.2



Existing view



Proposed view

View 02.1 - LVMF 17B.2



Existing and Proposed views from THVIA

View 03WS - LVMF 15B.1



Existing view



Proposed view

View 03WS - LVMF 15B.1



View 03WC - LVMF 15B.1



Existing view



Proposed view

View 03WC - LVMF 15B.1



Existing and Proposed views from THVIA

View 03.1 - LVMF 15B.1



Existing view



Proposed view

View 03.1 - LVMF 15B.1



Existing and Proposed views from THVIA

View 03.1 - LVMF 15B.1: amended post-submission



Existing and Proposed views from THVIA

View 03N - LVMF 15B.1



Existing view



Proposed view

View 03N - LVMF 15B.1



Existing and Proposed views from THVIA

View 03.1N - LVMF 15B.1



Existing view



Proposed view

View 03.1N - LVMF 15B.1



Existing and Proposed views from THVIA

View 04 .1- LVMF 15B.2



Existing view



Proposed view

View 04 .1- LVMF 15B.2



Existing and Proposed views from THVIA

View 05 - South of LVMF, Waterloo Bridge



Existing view



Proposed view

View 05 - South of LVMF, Waterloo Bridge



Existing and Proposed views from THVIA

View 06 - LVMF 16B.2



Existing view



Proposed view

View 06 - LVMF 16B.2



Existing and Proposed views from THVIA

View 06.1 - LVMF 16B.2



Existing view



Proposed view

View 06.1 - LVMF 16B.2



Existing and Proposed views from THVIA

View 07.1 - Bernie Spain Gardens



Existing view



Proposed view

View 07.1 - Bernie Spain Gardens



Existing and Proposed views from THVIA

View 09 - Sun Street passage

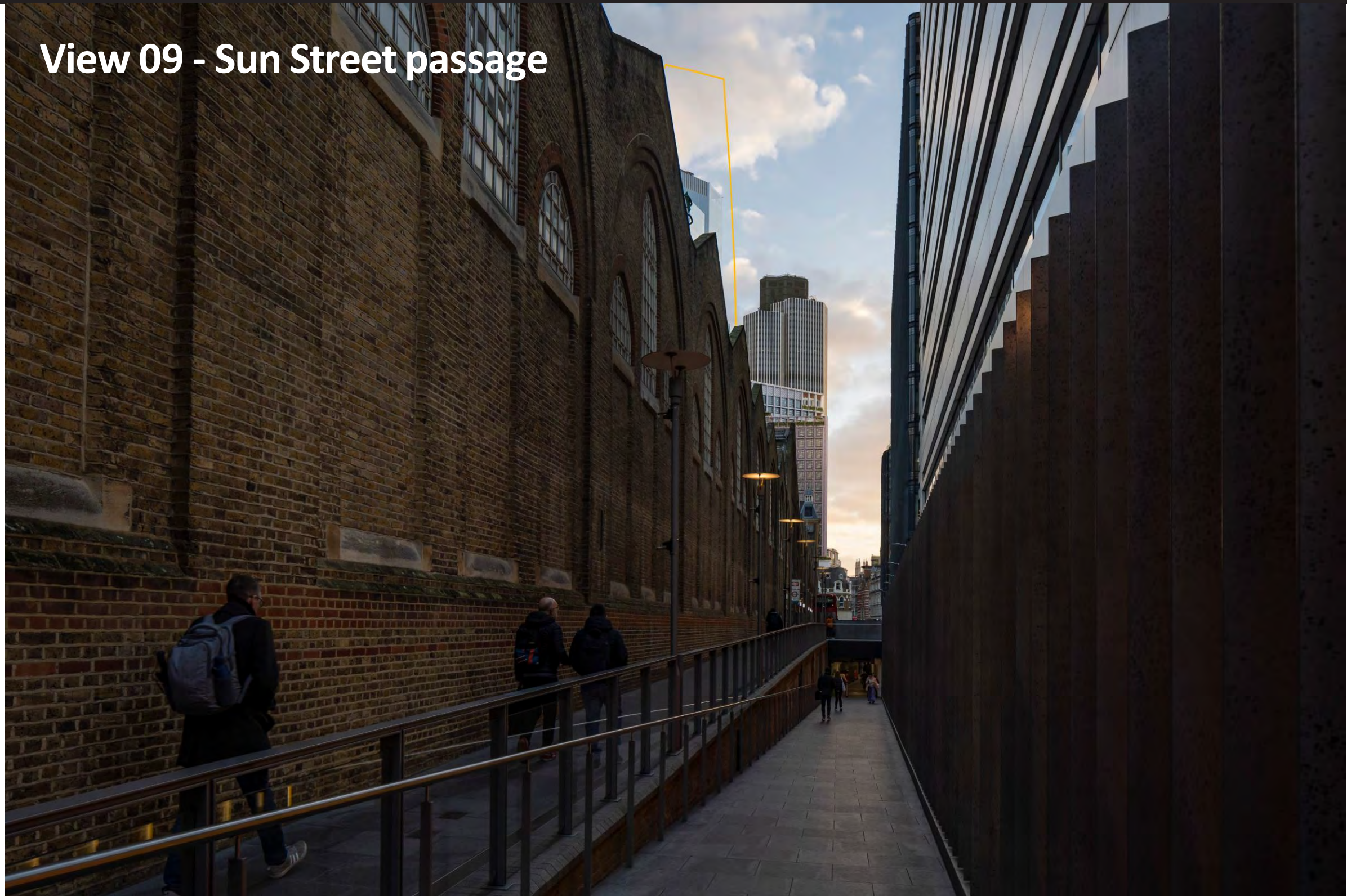


Existing view



Proposed view

View 09 - Sun Street passage



Existing and Proposed views from THVIA

View 11 - London Wall 1



Existing view



Proposed view

View 11 - London Wall 1



Existing and Proposed views from THVIA

View 12 - London Wall 2



Existing view



Proposed view

View 12 - London Wall 2



Existing and Proposed views from THVIA

View 13 - London Wall 3



Existing view



Proposed view