



Planning Applications Sub-Committee

PRESENTATION PACK

Date: FRIDAY, 26 JANUARY 2024
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. **30-33 MINORIES AND WRITERS HOUSE, 13 HAYDON STREET, LONDON, EC3N 1PE**

Report of the Planning & Development Director.

Ian Thomas CBE
Town Clerk and Chief Executive

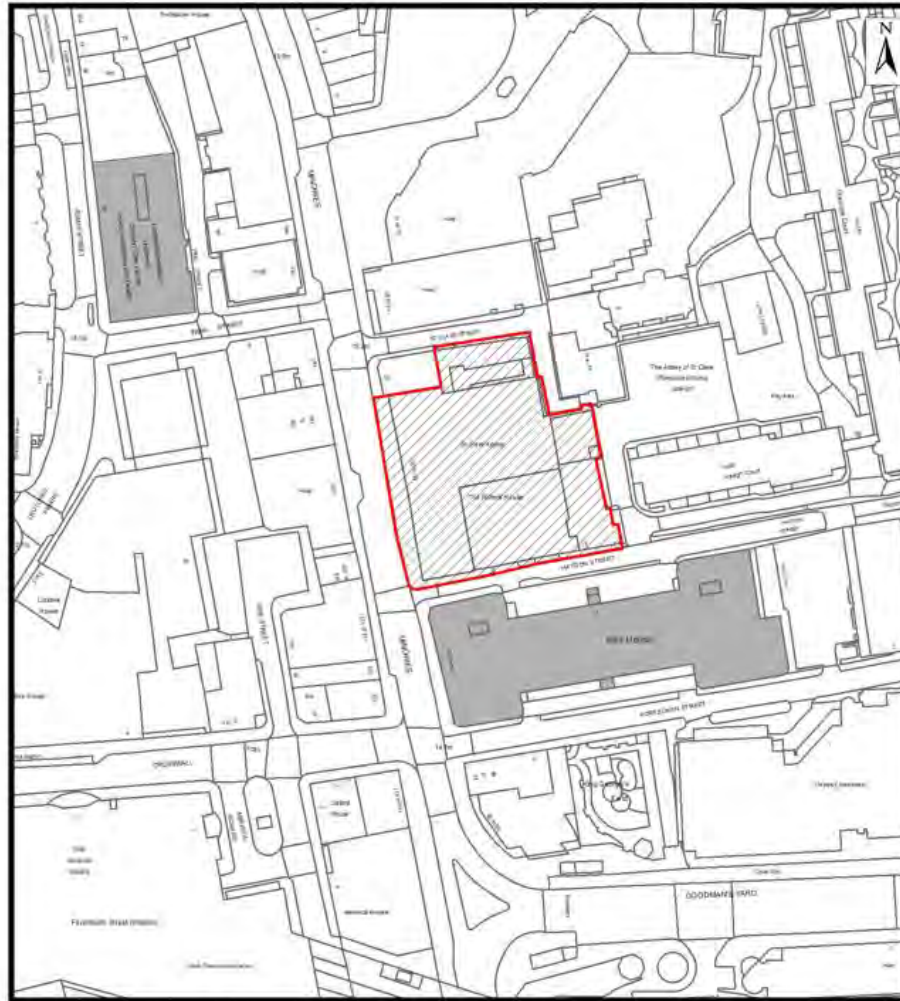
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Application address

Planning Applications Sub-Committee

26 January 2024



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ADDRESS:
30 Minories

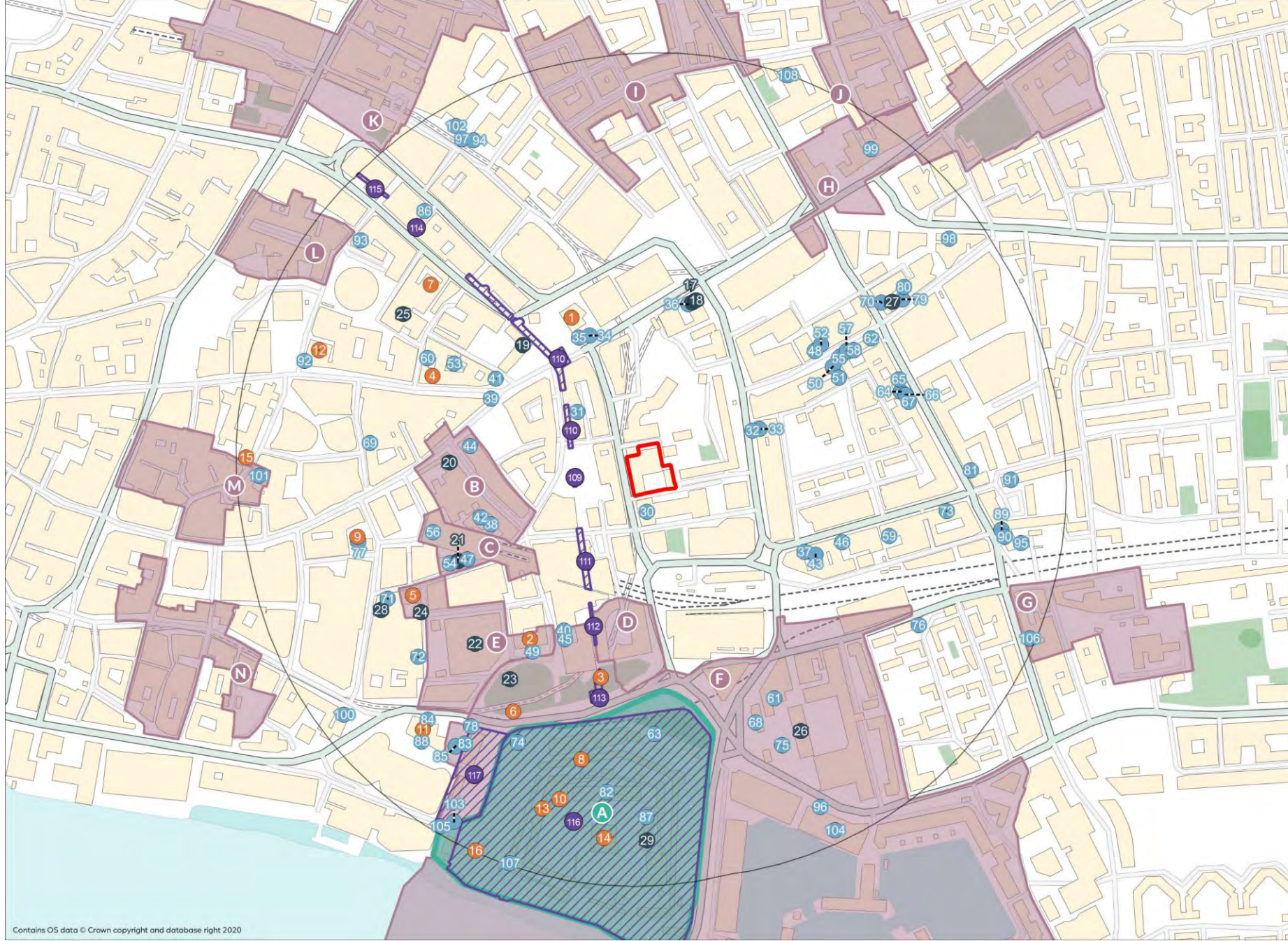
CASE No.
23/00365/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



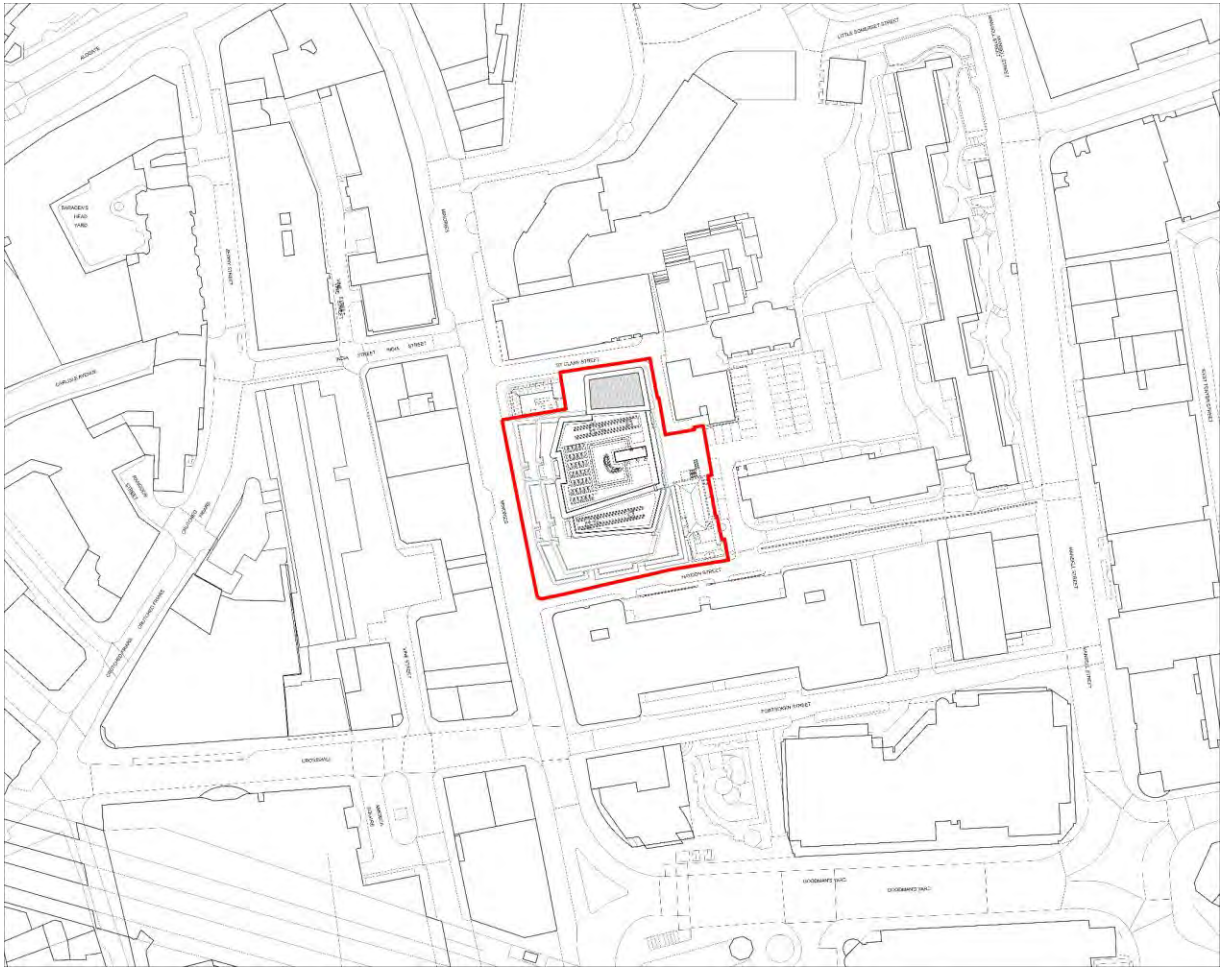
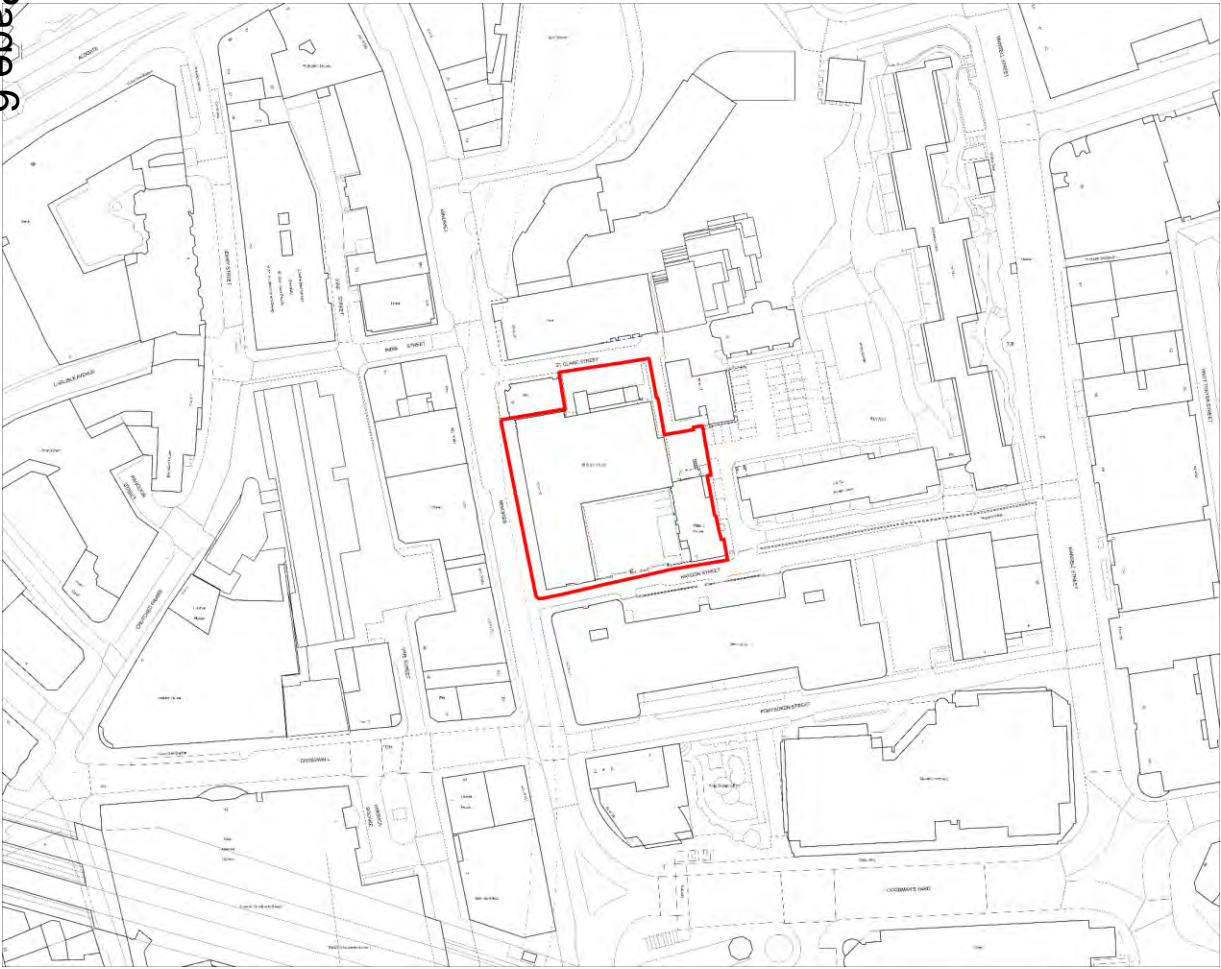
ENVIRONMENT DEPARTMENT

- Application Site
- World Heritage Site
- A. Tower of London
- Conservation Areas
- B. Lloyd's Avenue CA (City of London)
- C. Fenchurch Street Station CA (City of London)
- D. Crescent CA (City of London)
- E. Trinity Square CA (City of London)
- F. The Tower CA (Tower Hamlets)
- G. Wiltons Music Hall CA (Tower Hamlets)
- H. Whitechapel High Street CA (Tower Hamlets)
- I. Wentworth Street CA (Tower Hamlets)
- J. Fournier Street CA (Tower Hamlets)
- K. Bishopsgate CA (City of London)
- L. St Helen's Place CA (City of London)
- M. Leadenhall Market CA (City of London)
- N. Eastcheap CA (City of London)
- Listed Buildings
- - Grade I
- - Grade II*
- - Grade II
- Scheduled Monuments
- 109. London Wall: remains of Roman wall and bastion (4a) at Crutched Friars
- 110. London Wall: remains of Roman wall, bastions and city gate of Aldgate from 17 Bevis Marks to India Street
- 111. London Wall: section of Roman wall and bastion beneath Crosswall, No. 1 America Square and Fenchurch Street railway station
- 112. London Wall: remains of medieval and Roman wall extending 75yds (68m) N from Trinity Place to railway
- 113. London Wall: section from underground railway to Tower Hill
- 114. London Wall: remains of Roman wall and bastion, Goring Street
- 115. London Wall: remains of Roman wall and bastion, Camomile Street
- 116. Tower Hill West
- 117. Tower of London



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Location plan showing Conservation Areas and Listed Buildings



Existing (left) and Proposed (right) Site Plan



Photo: View from Minories towards northeast (Application site)



Photo: View from Ibex House towards northwest (30-33 Minories and Writers House)



Photo: View from St Clare Street towards southwest (Application site)



Photo: Writers House



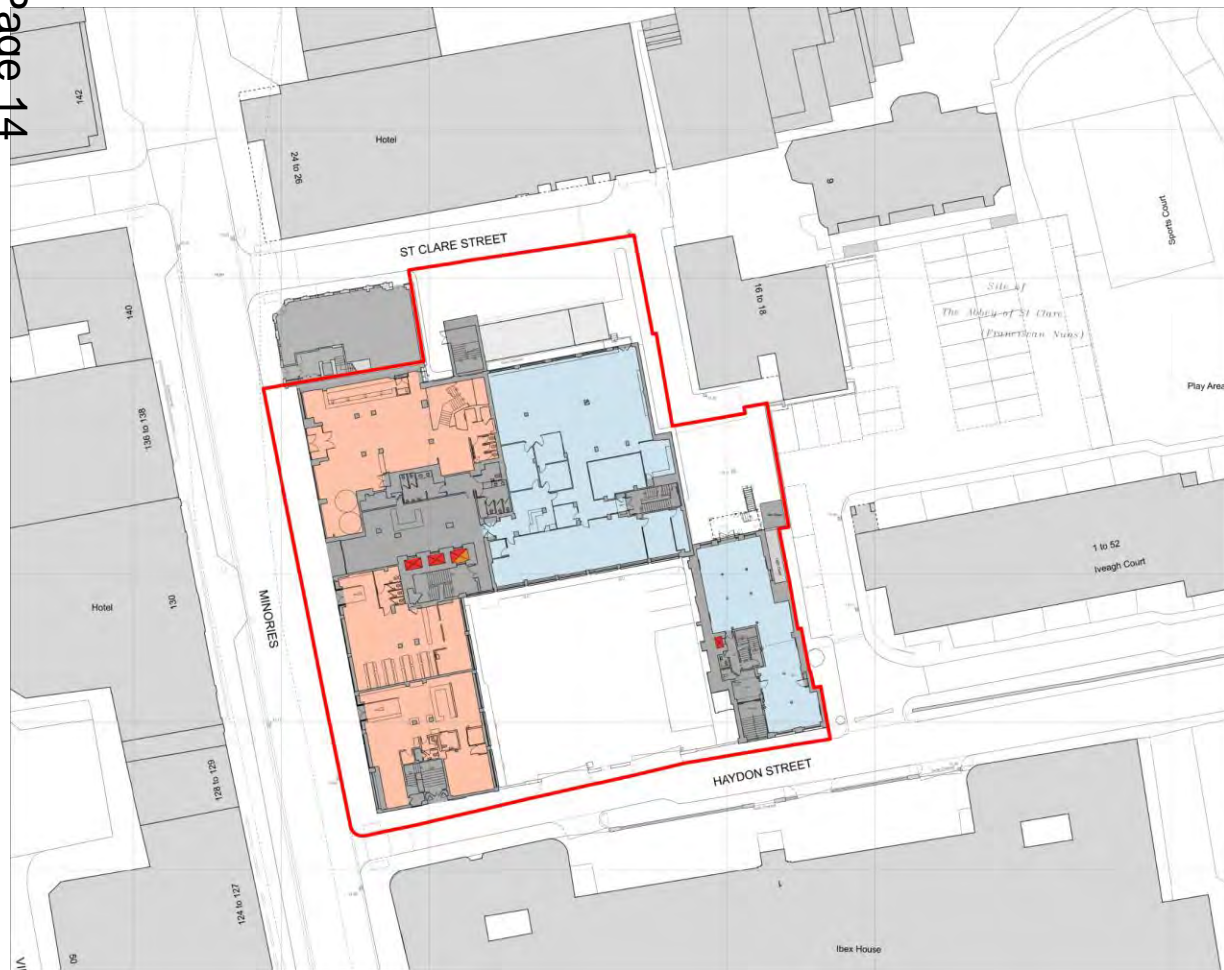
Photo: View from Mansell Street Guinness Estate towards the application site



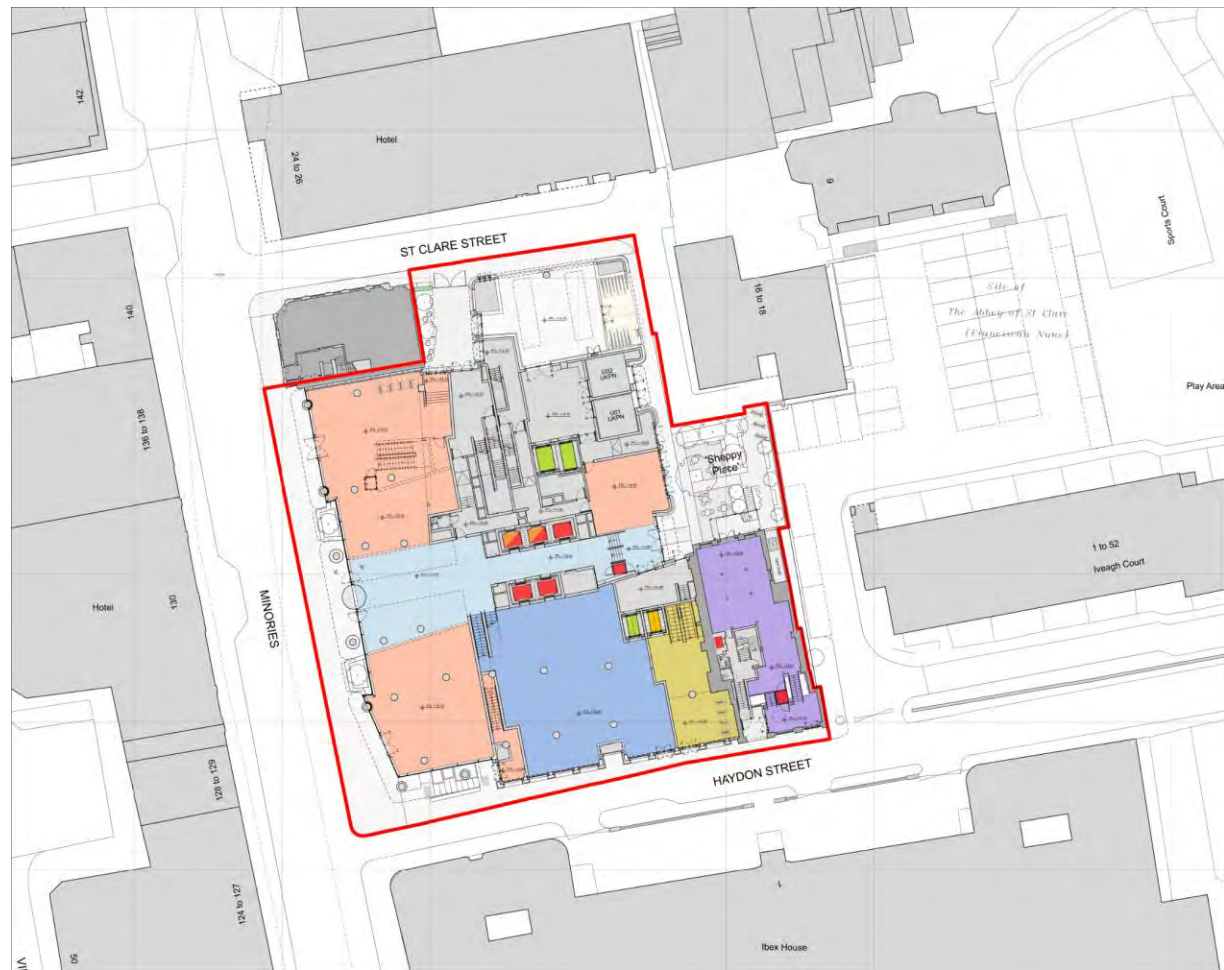
Photo: View from Minories towards the southwest



Photo: View of the Application site from the east



Existing



Proposed

Existing (left) and Proposed (right) Ground Floors



Existing



Proposed

Existing (left) and Proposed (right) Lower Ground

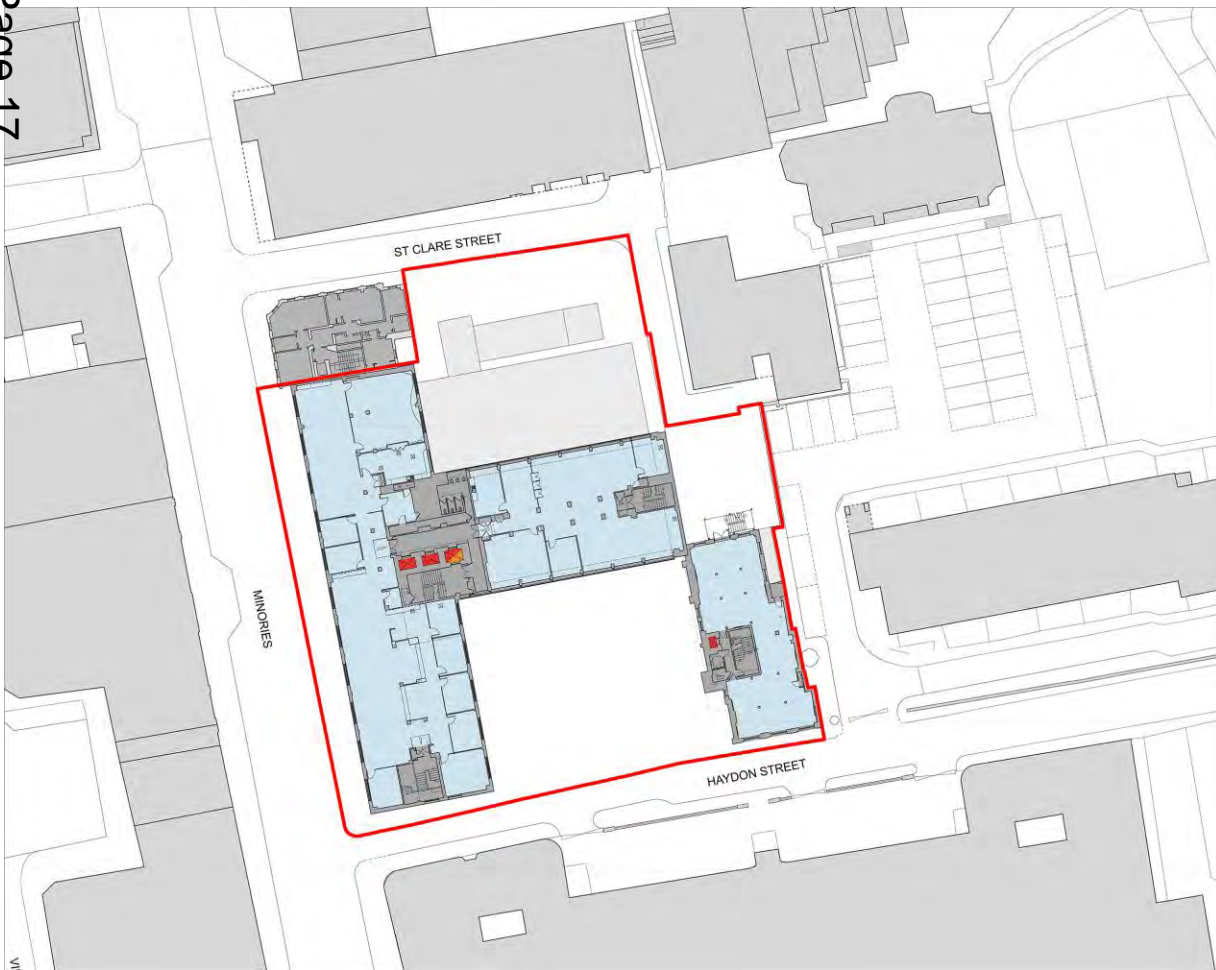


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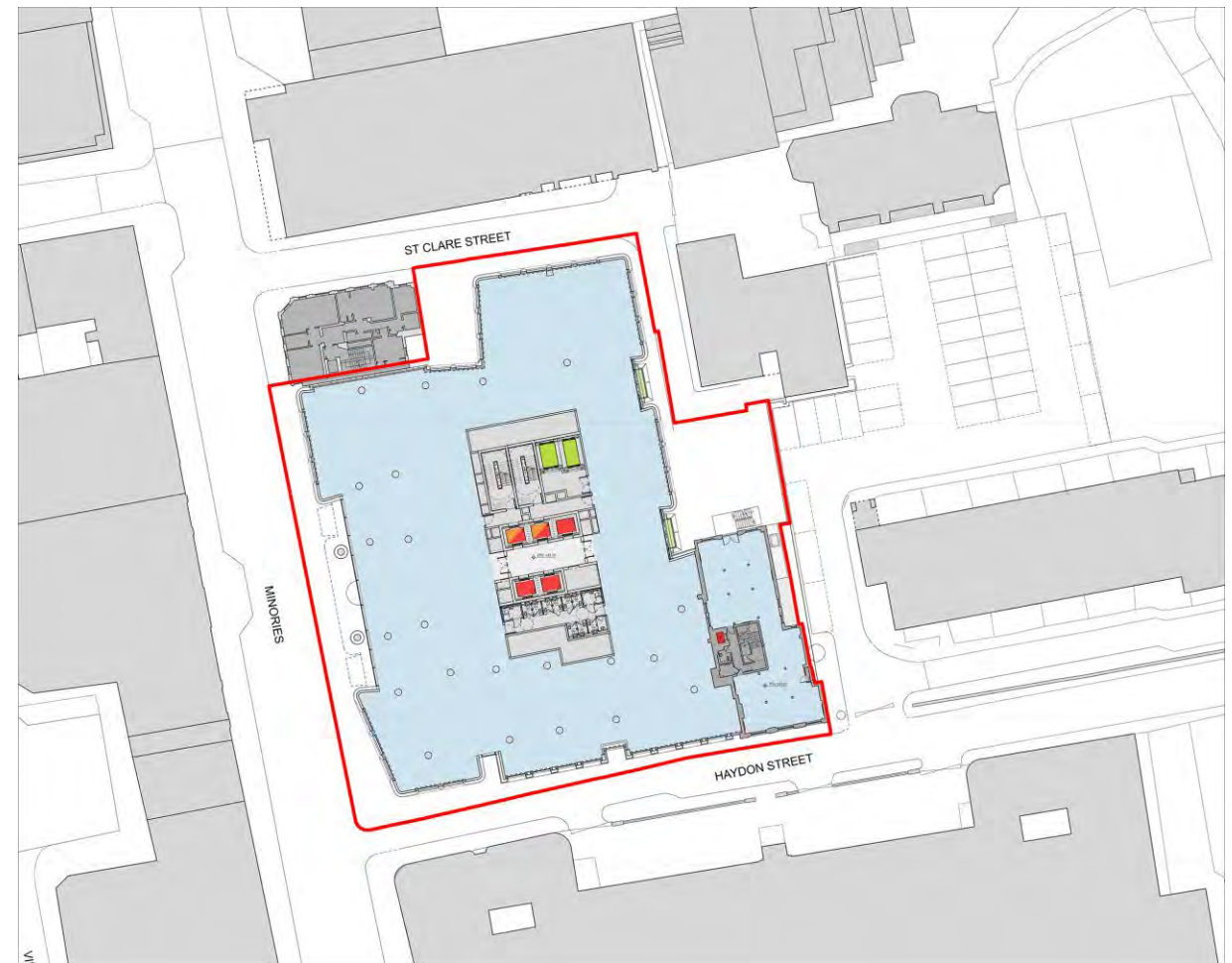


Proposed

Existing (left) and Proposed (right) Basement

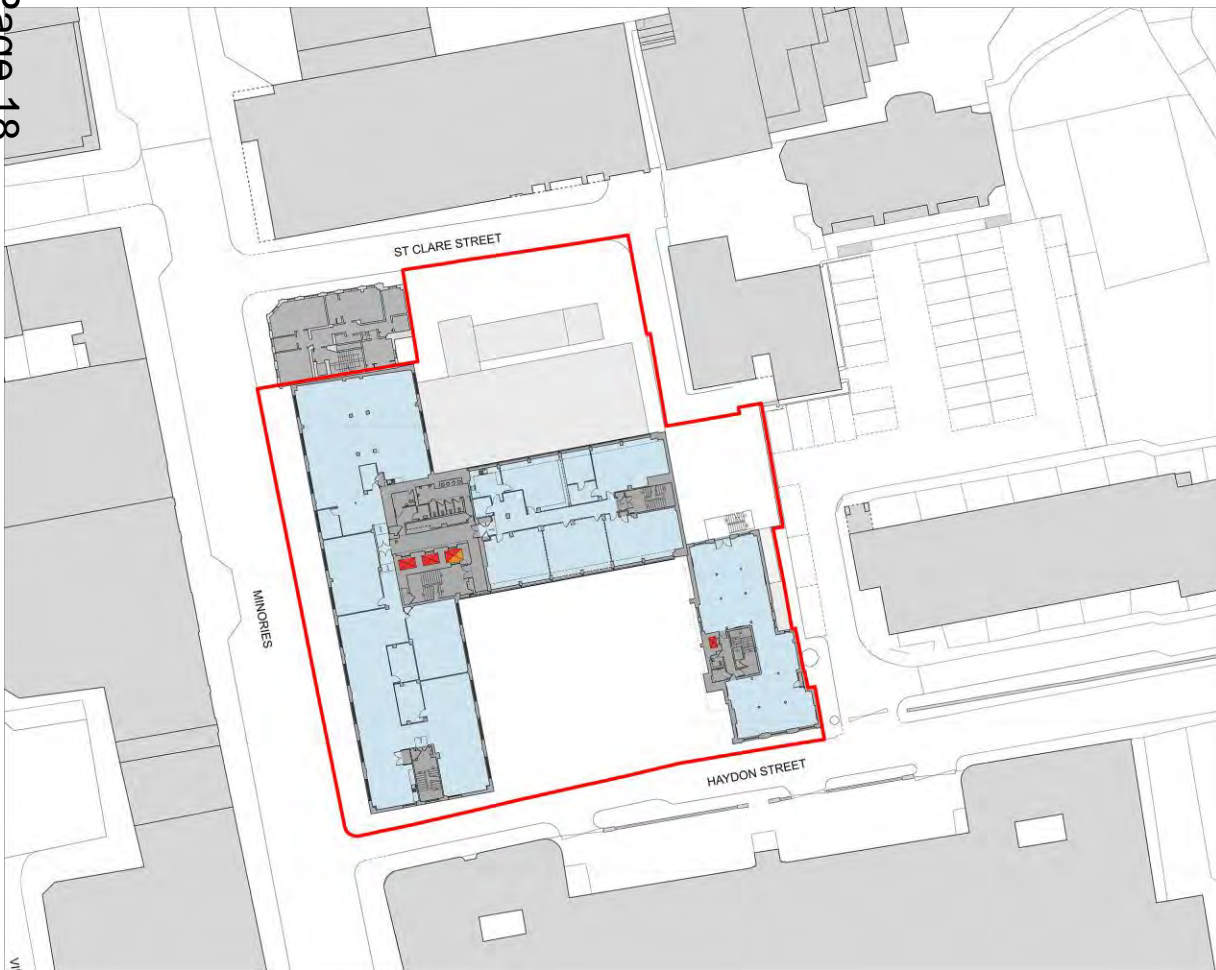


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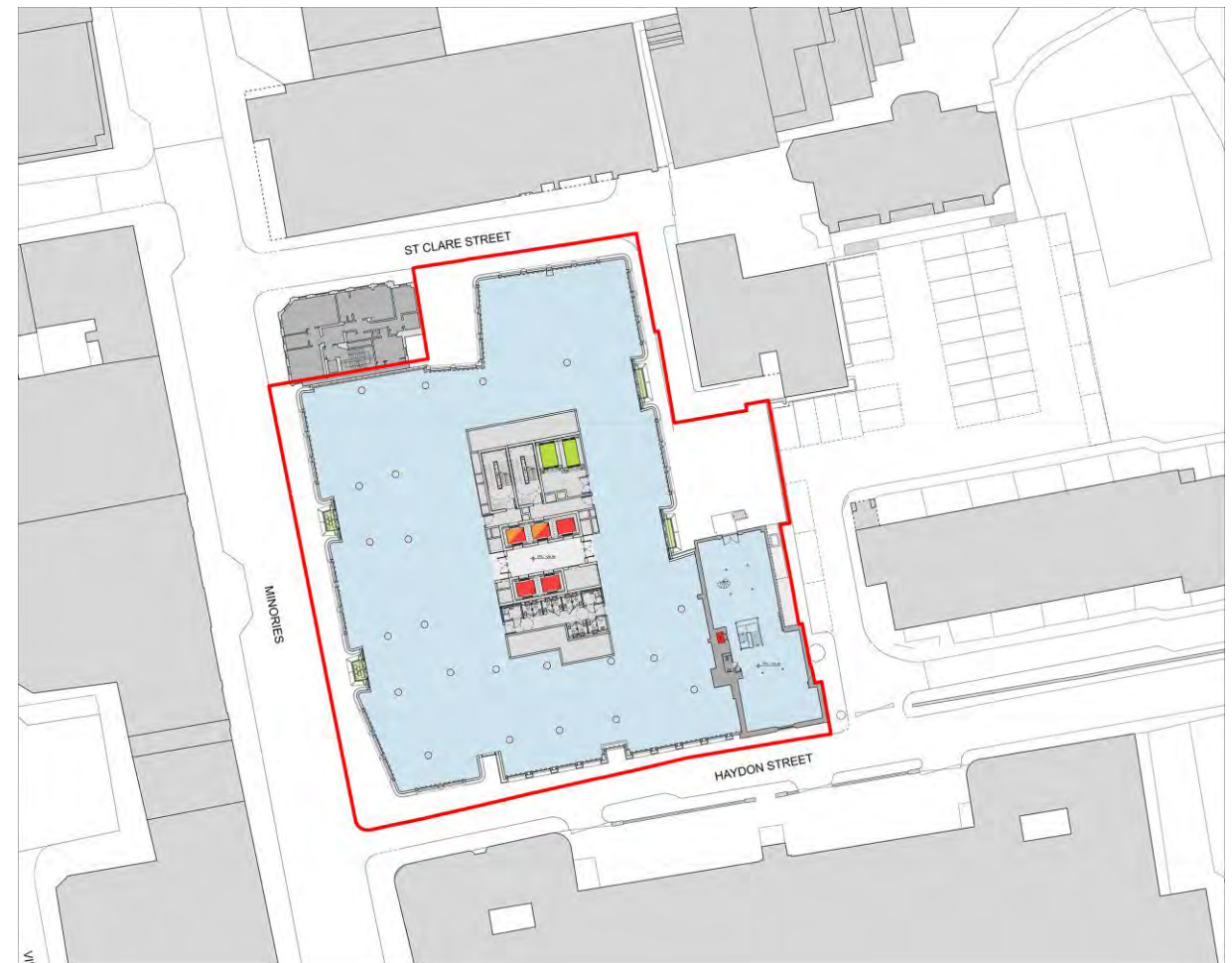


Proposed

Existing (left) and Proposed (right) Level 1

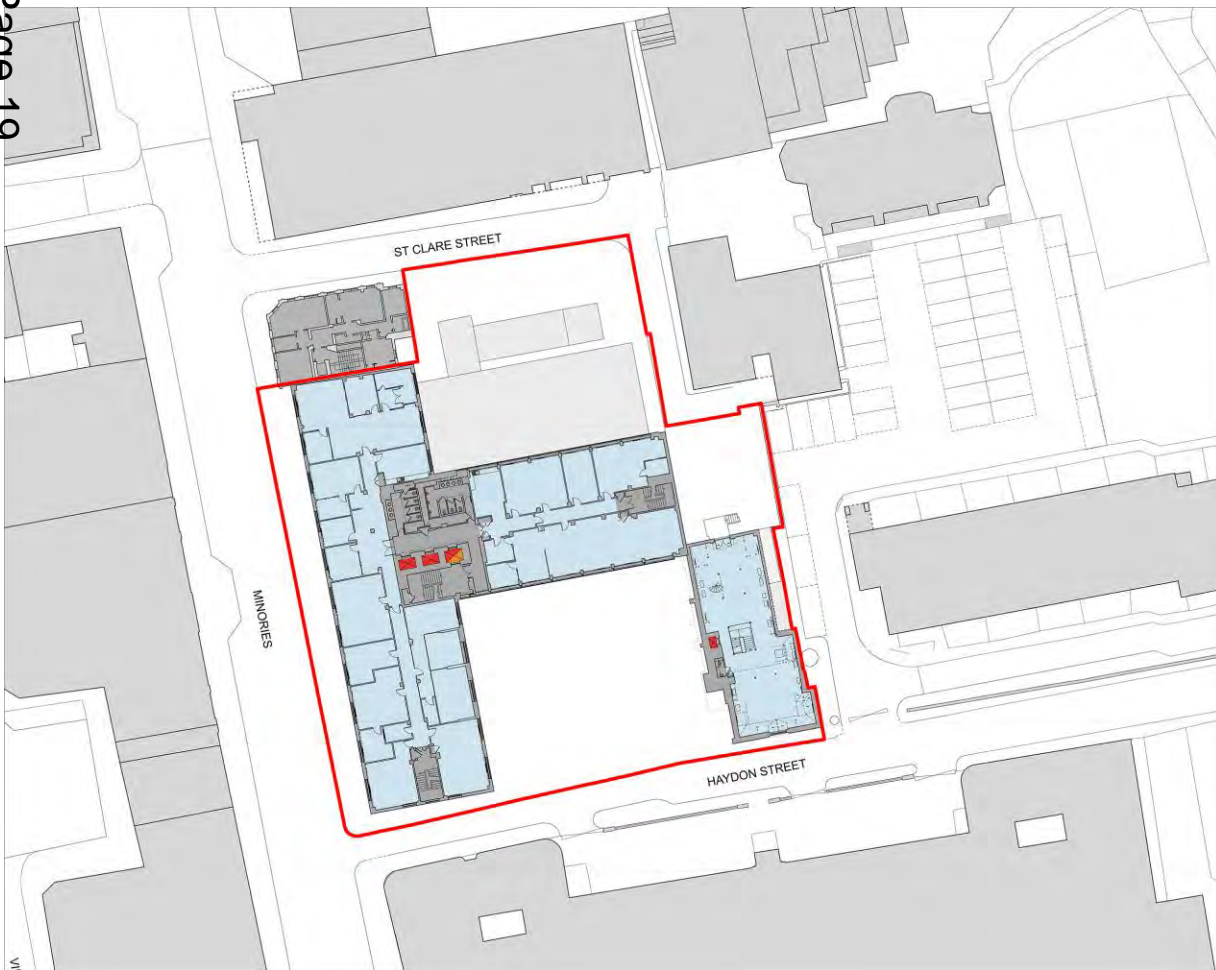


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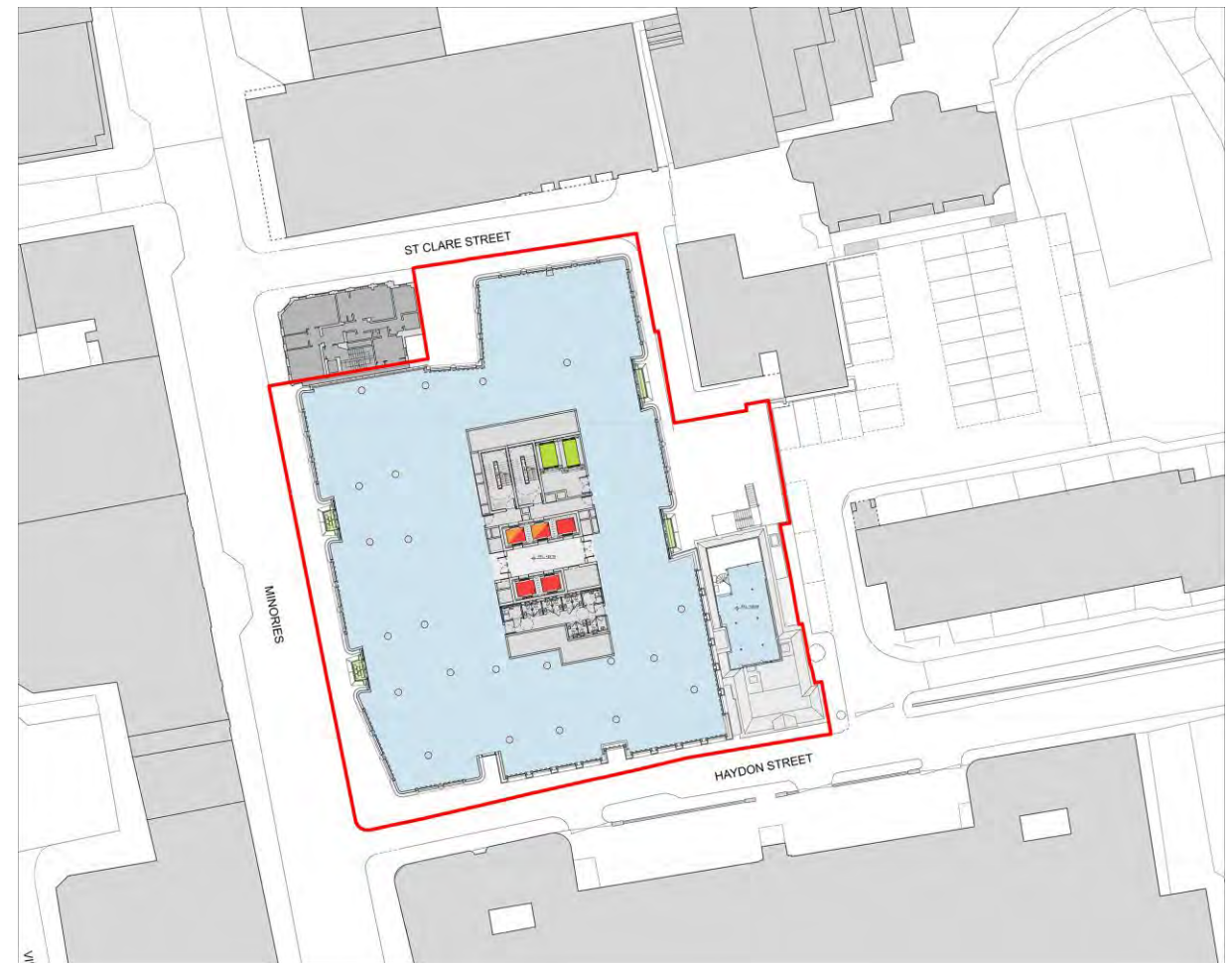


Proposed

Existing (left) and Proposed (right) Level 2

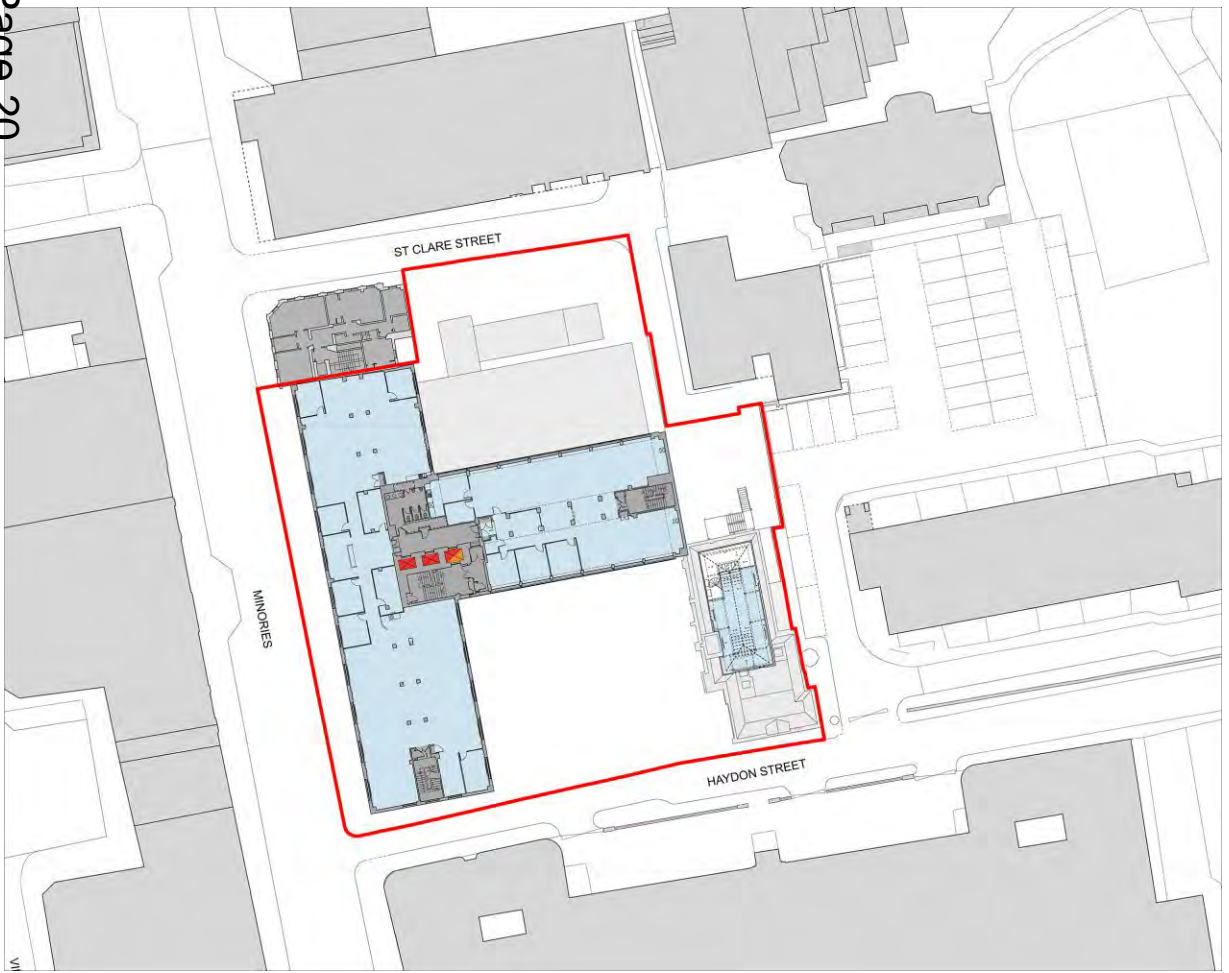


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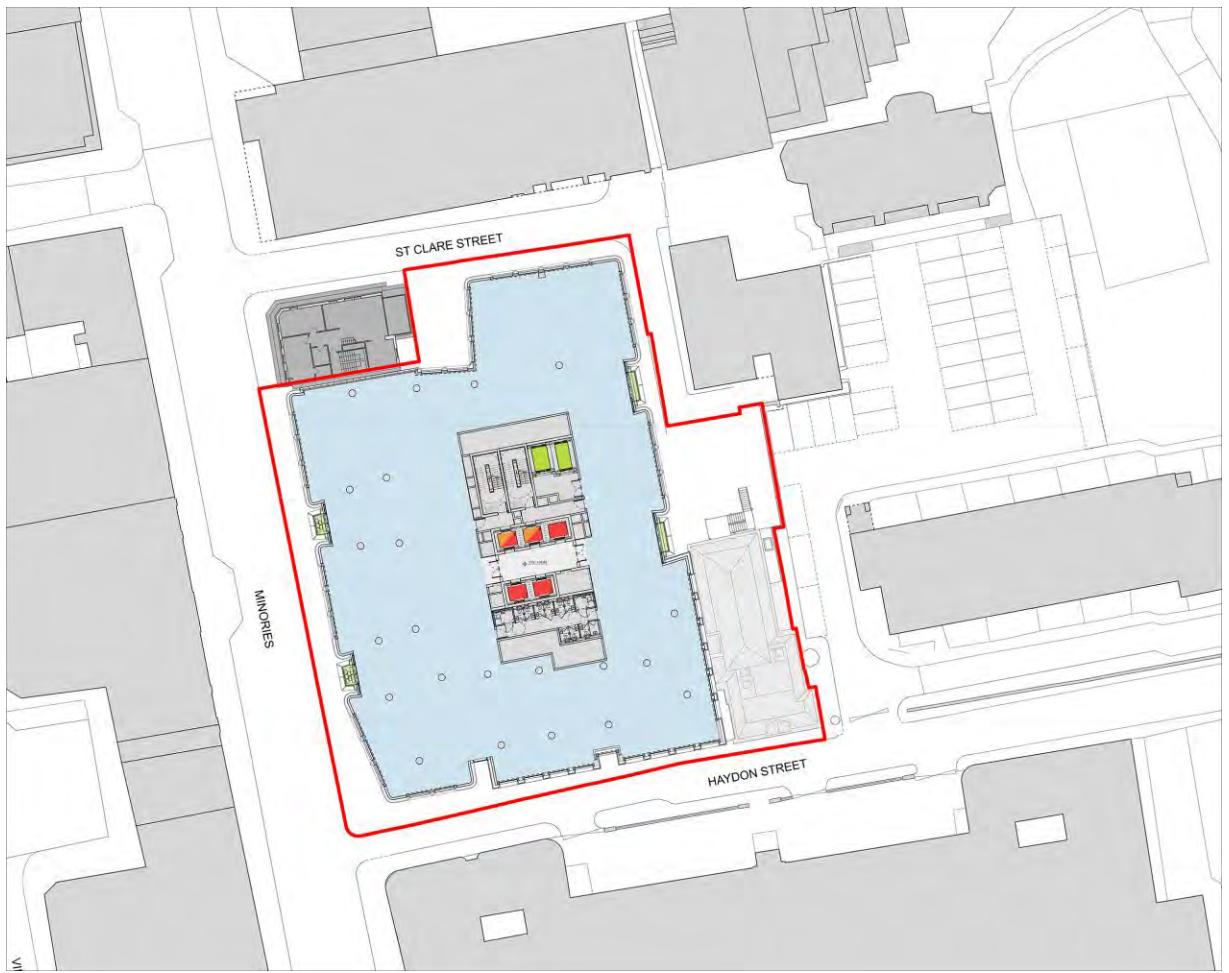


Proposed

Existing (left) and Proposed (right) Level 3

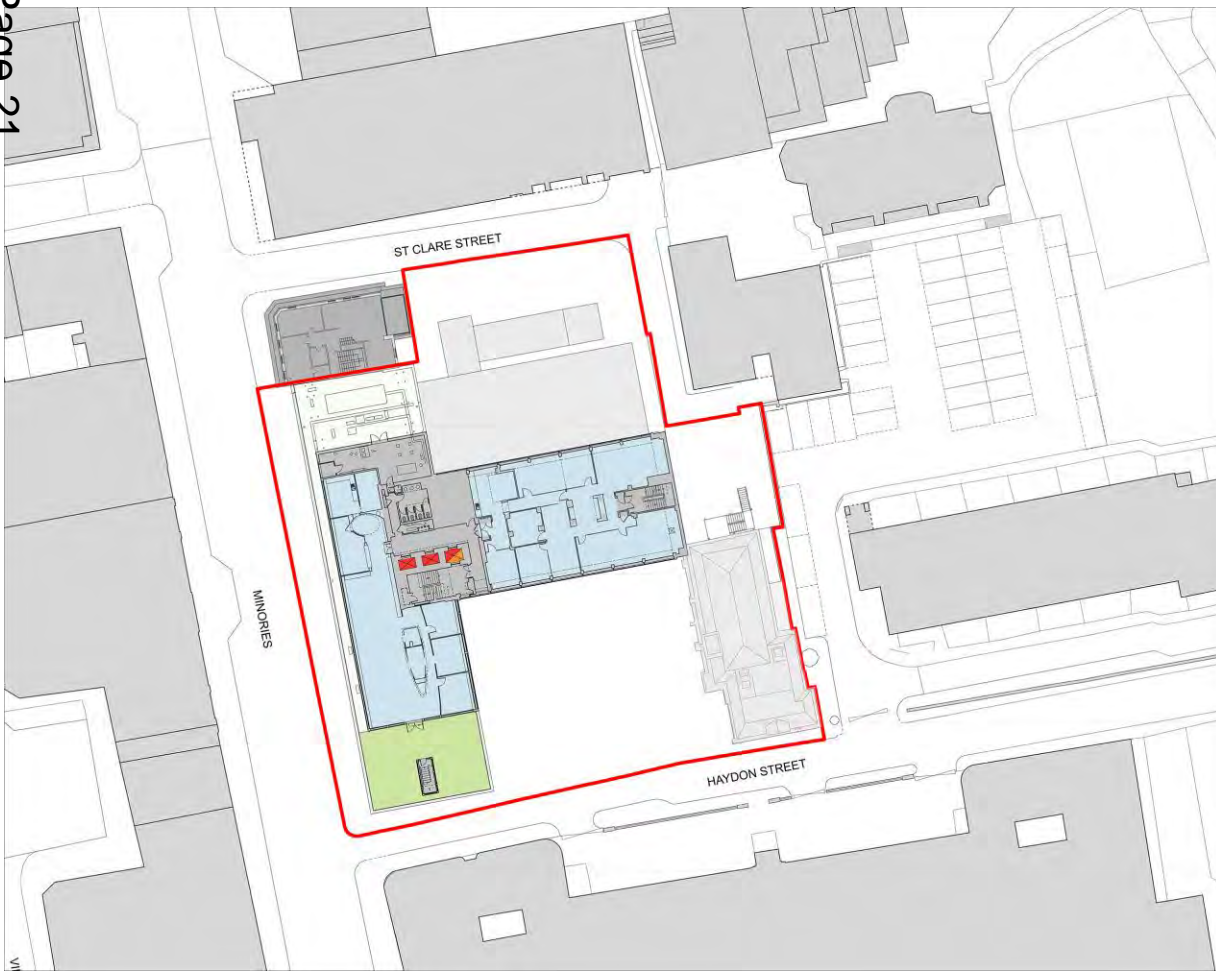


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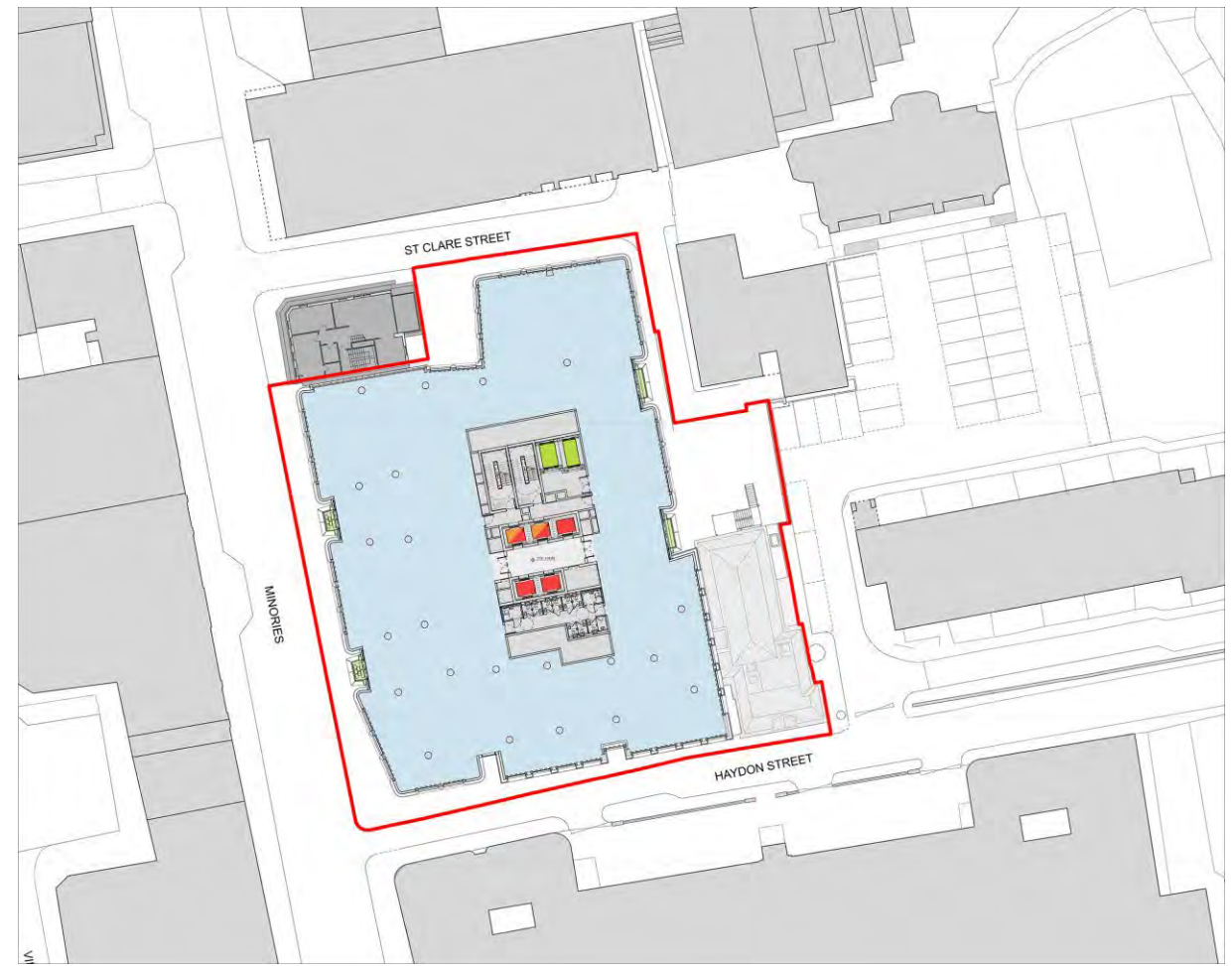


Proposed

Existing (left) and Proposed (right) Level 4

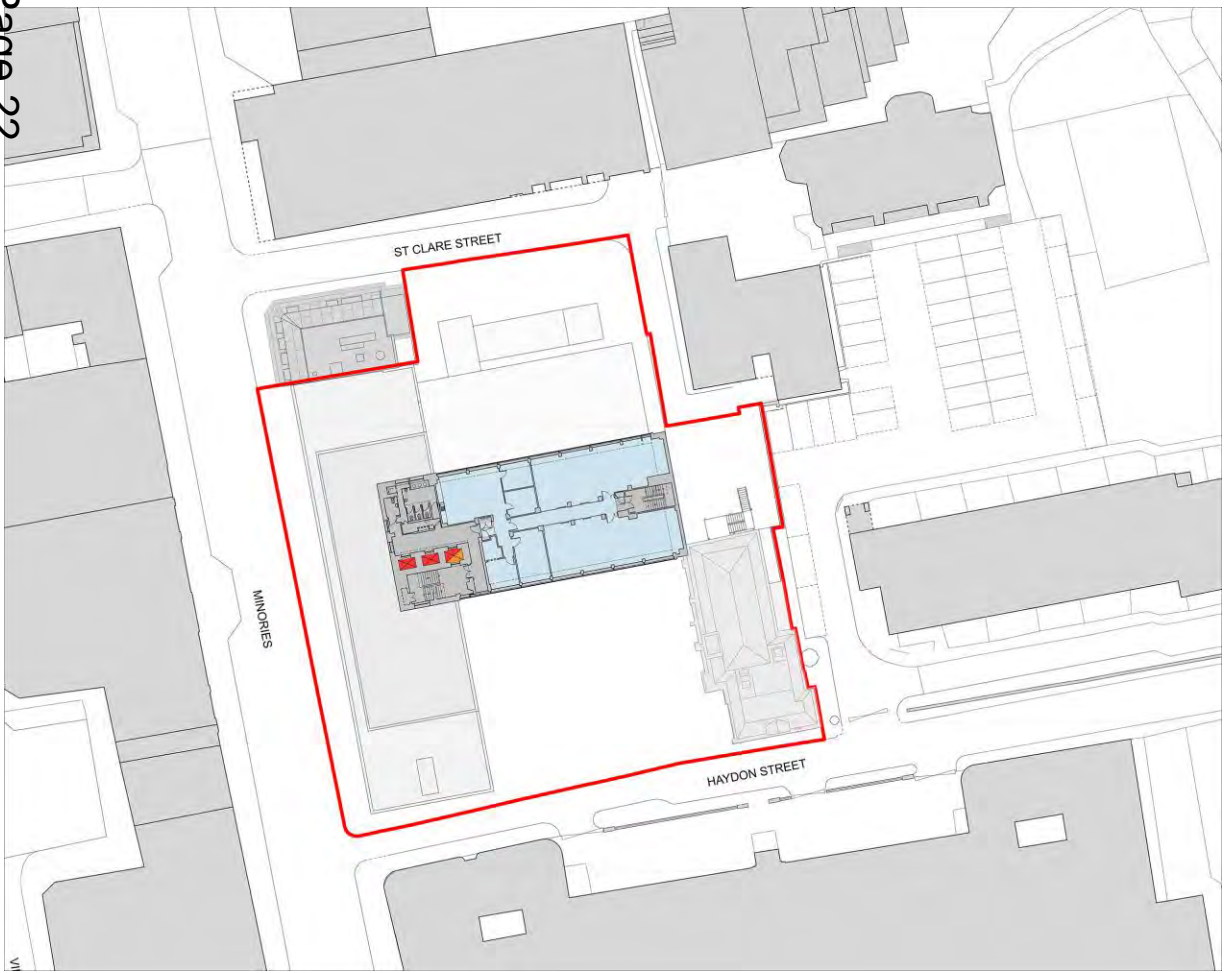


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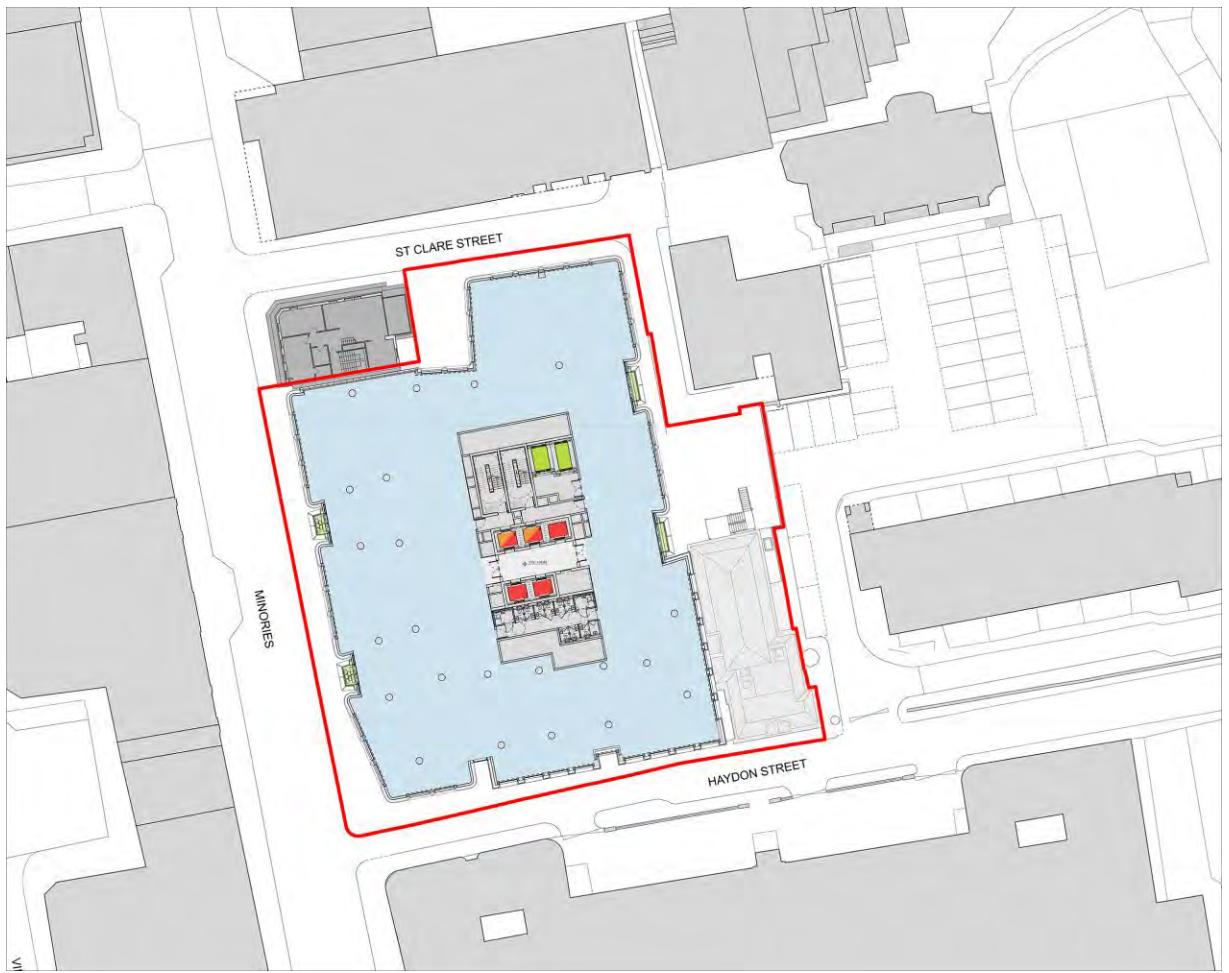


Proposed

Existing (left) and Proposed (right) Level 5

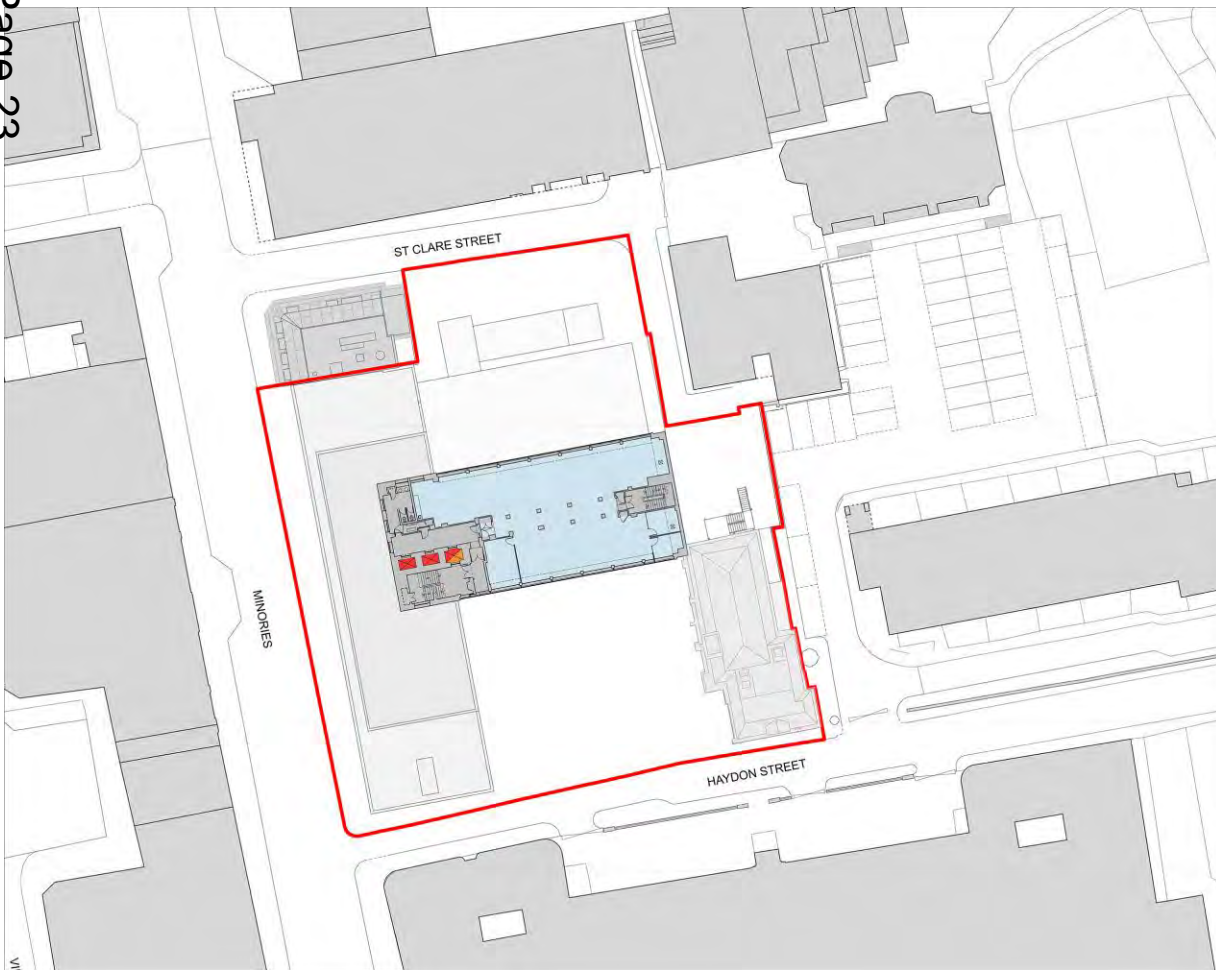


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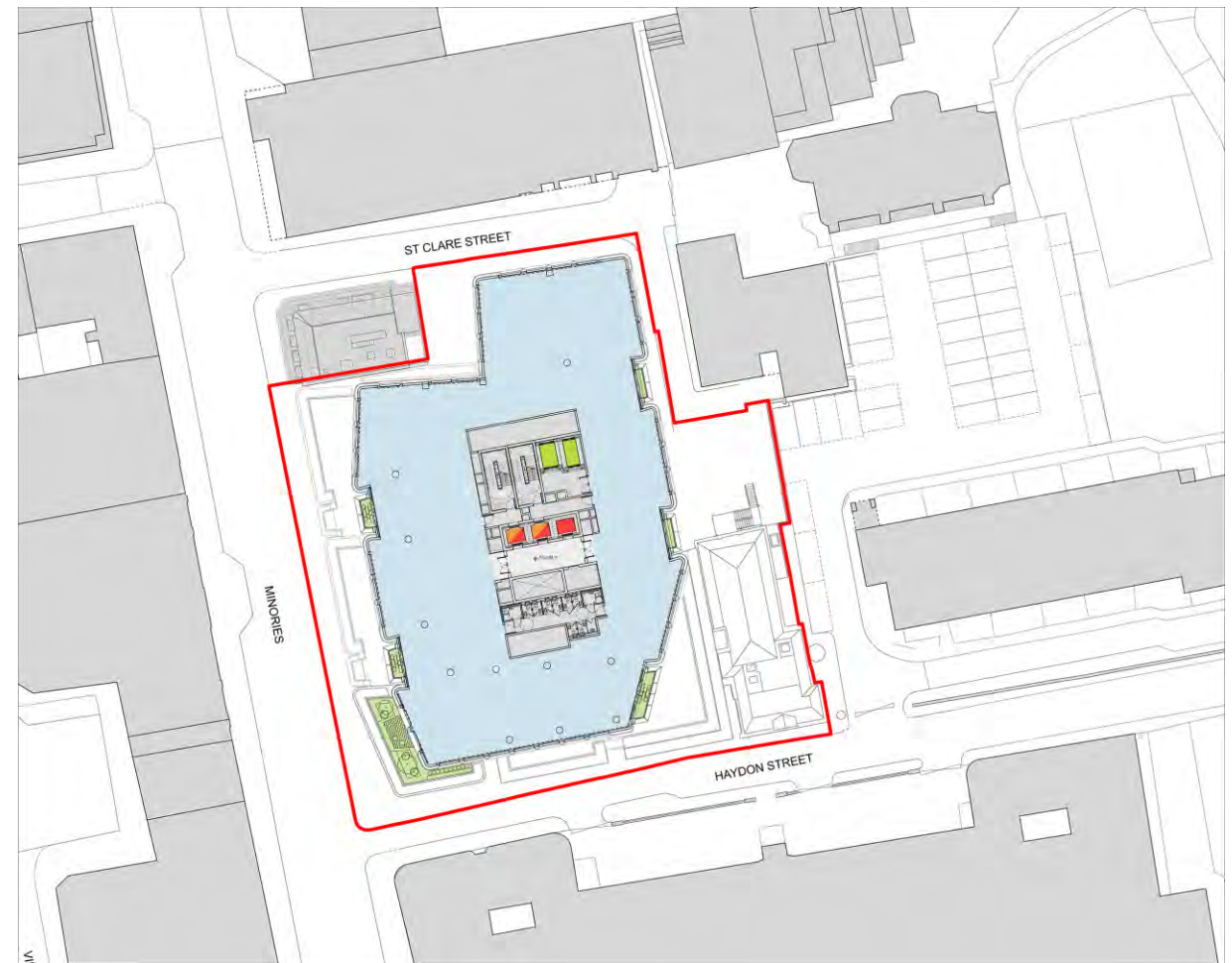


Proposed

Existing (left) and Proposed (right) Level 6

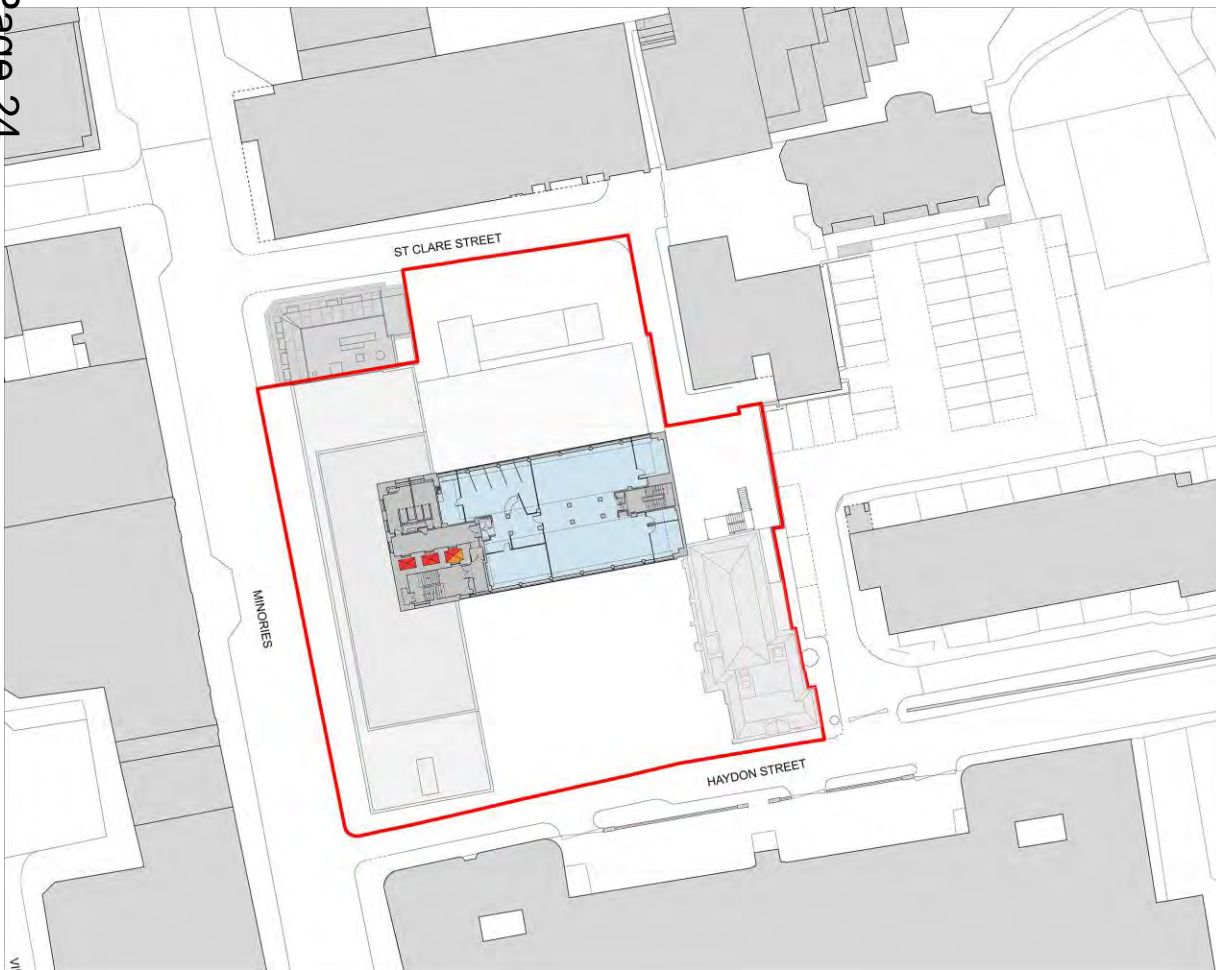


Existing

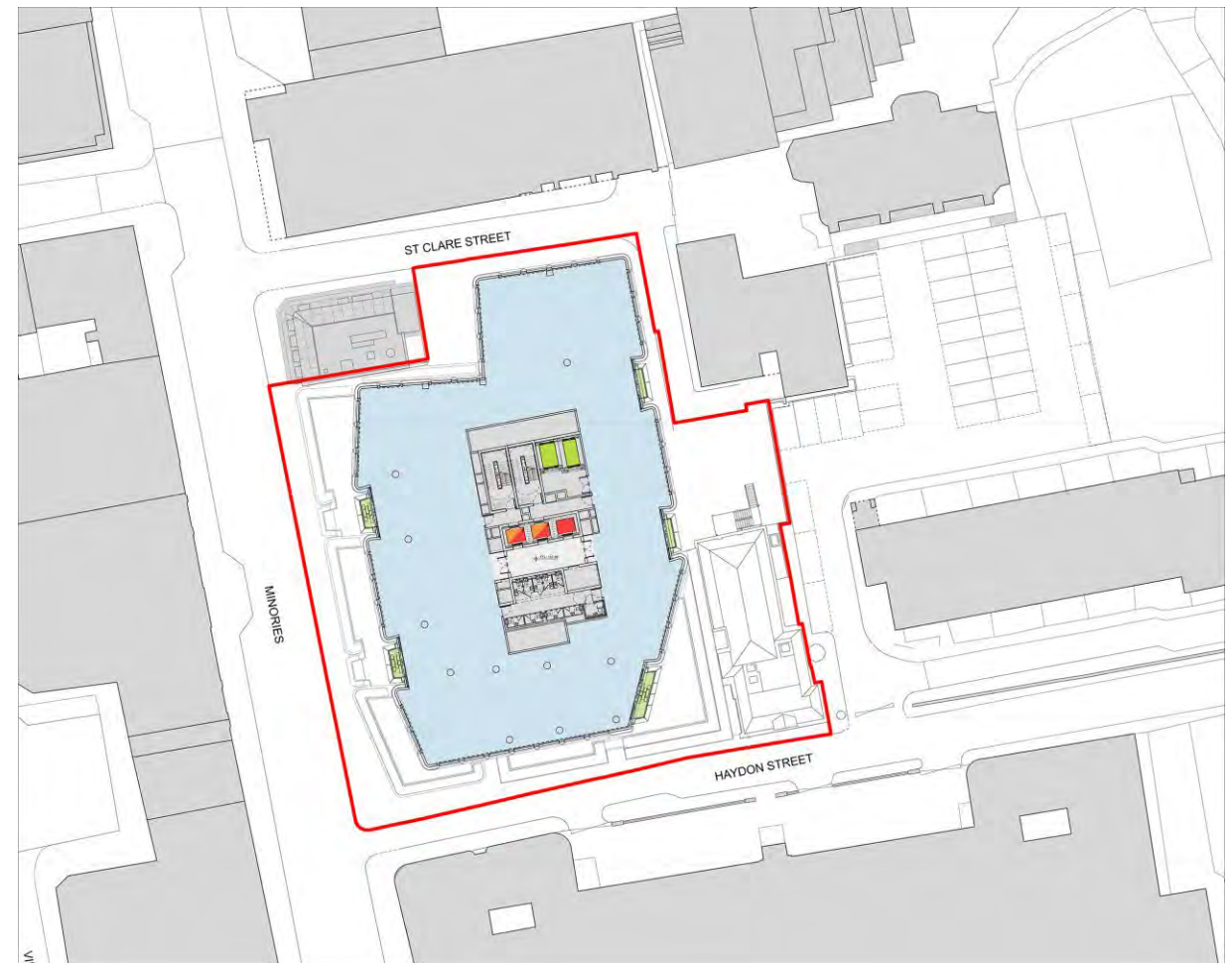


Proposed

Existing (left) and Proposed (right) Level 7

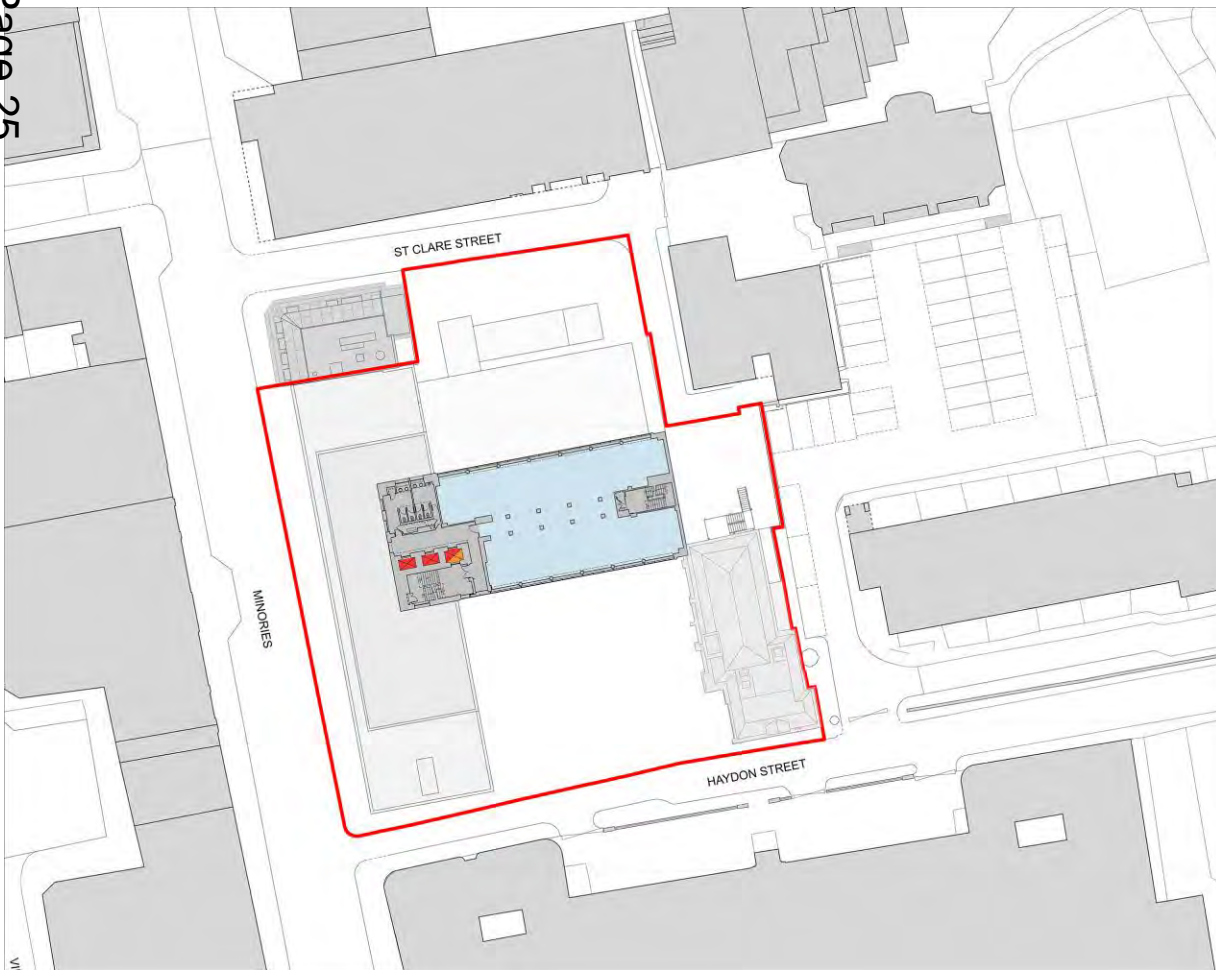


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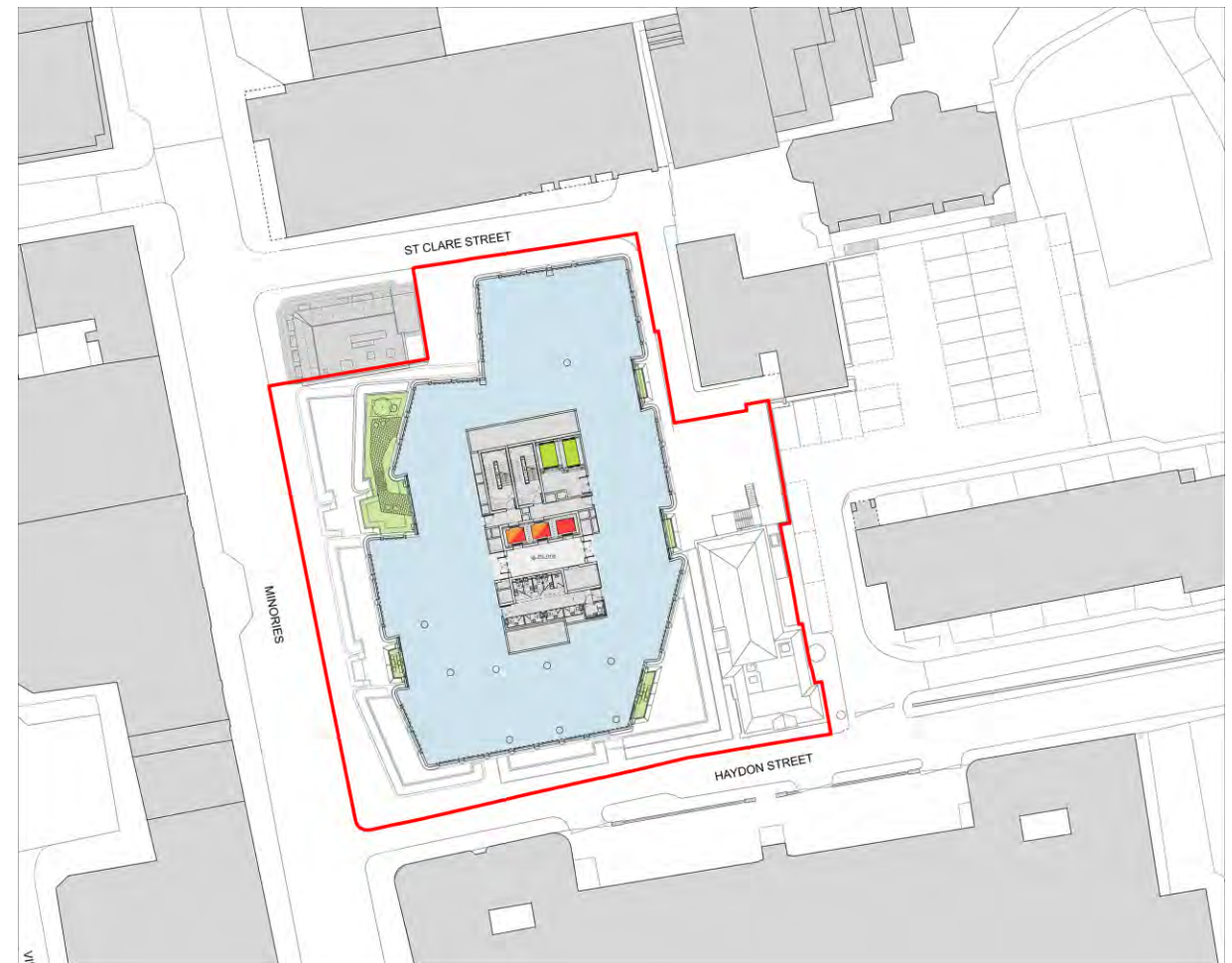


Proposed

Existing (left) and Proposed (right) Level 8

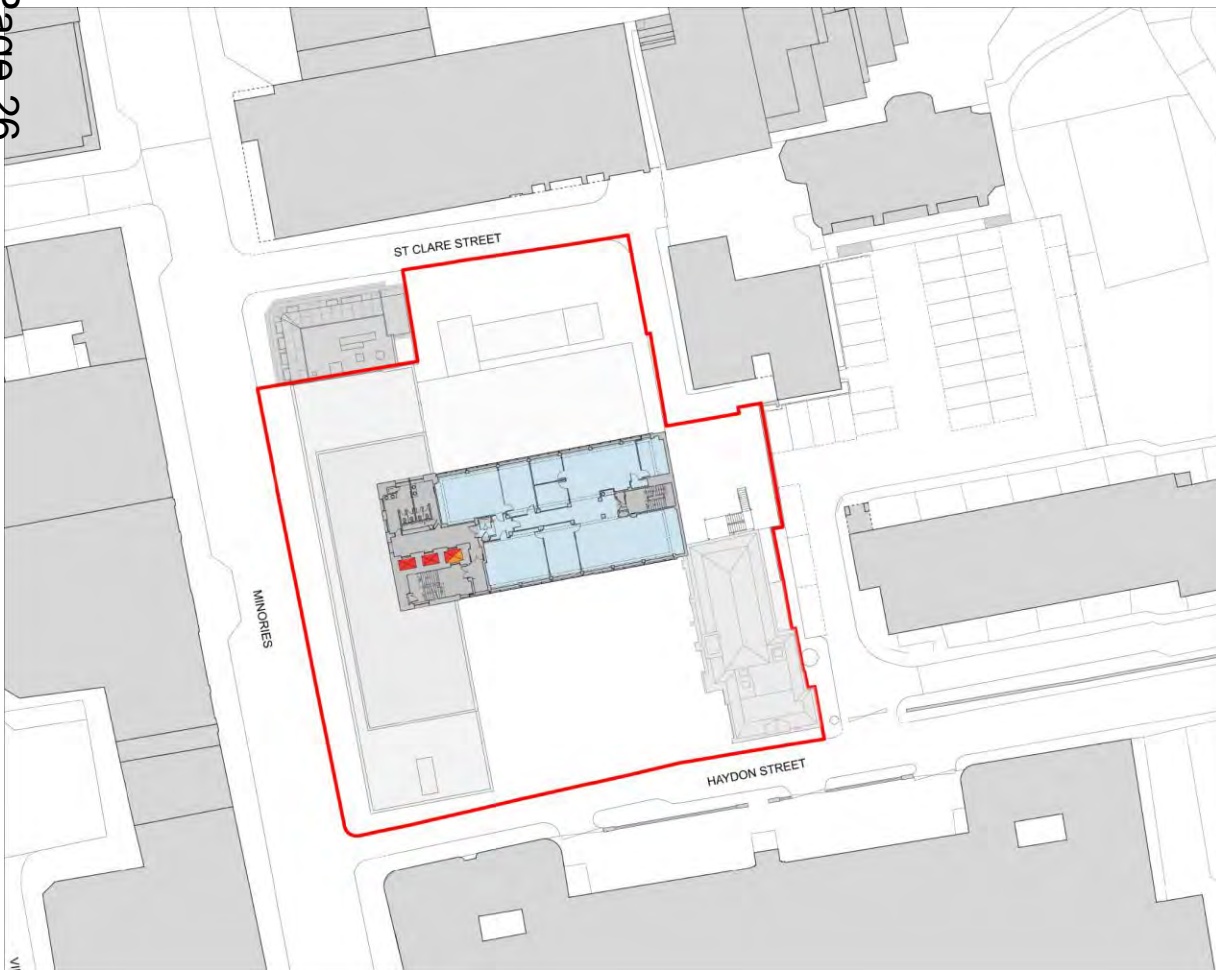


Existing

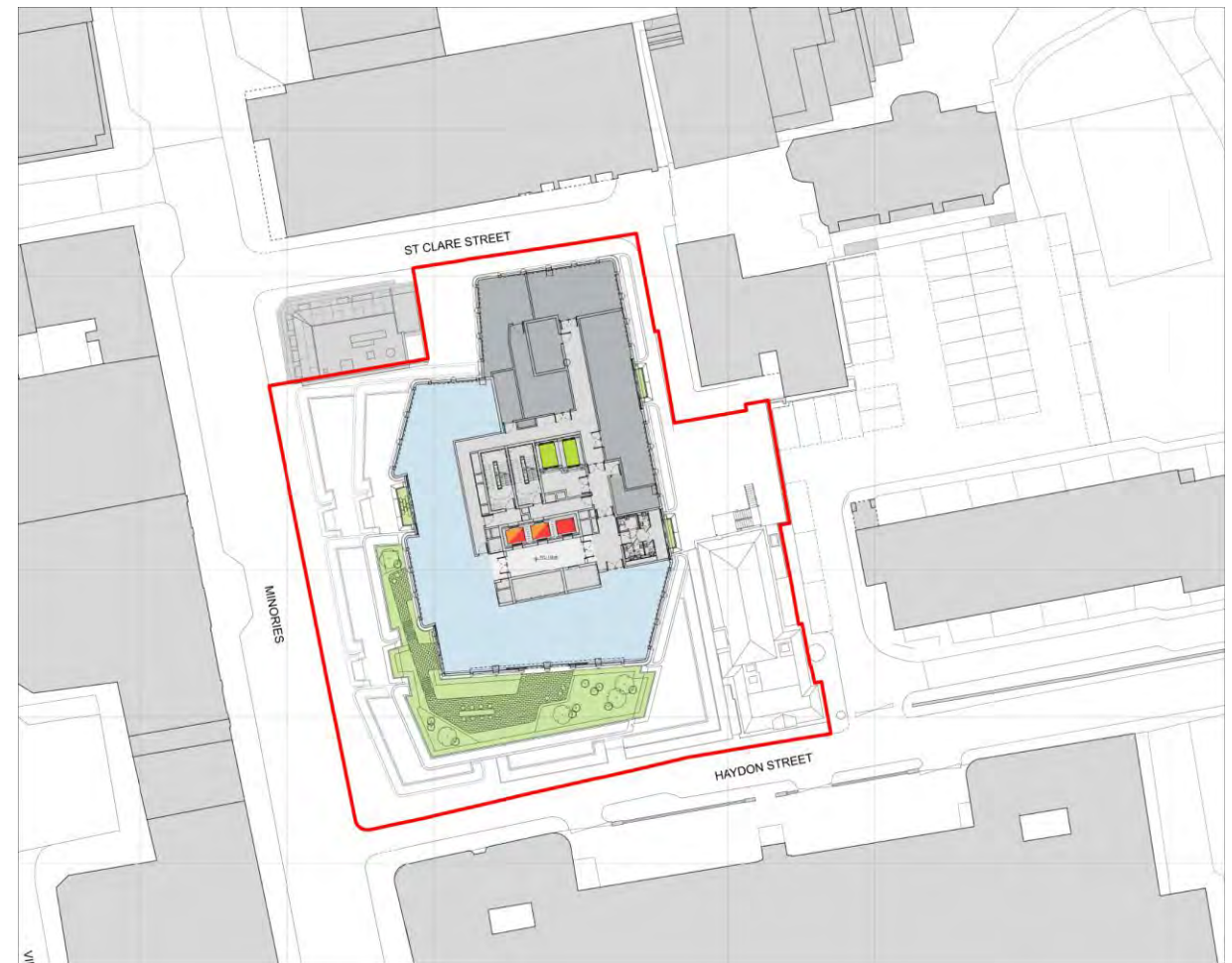


Proposed

Existing (left) and Proposed (right) Level 9

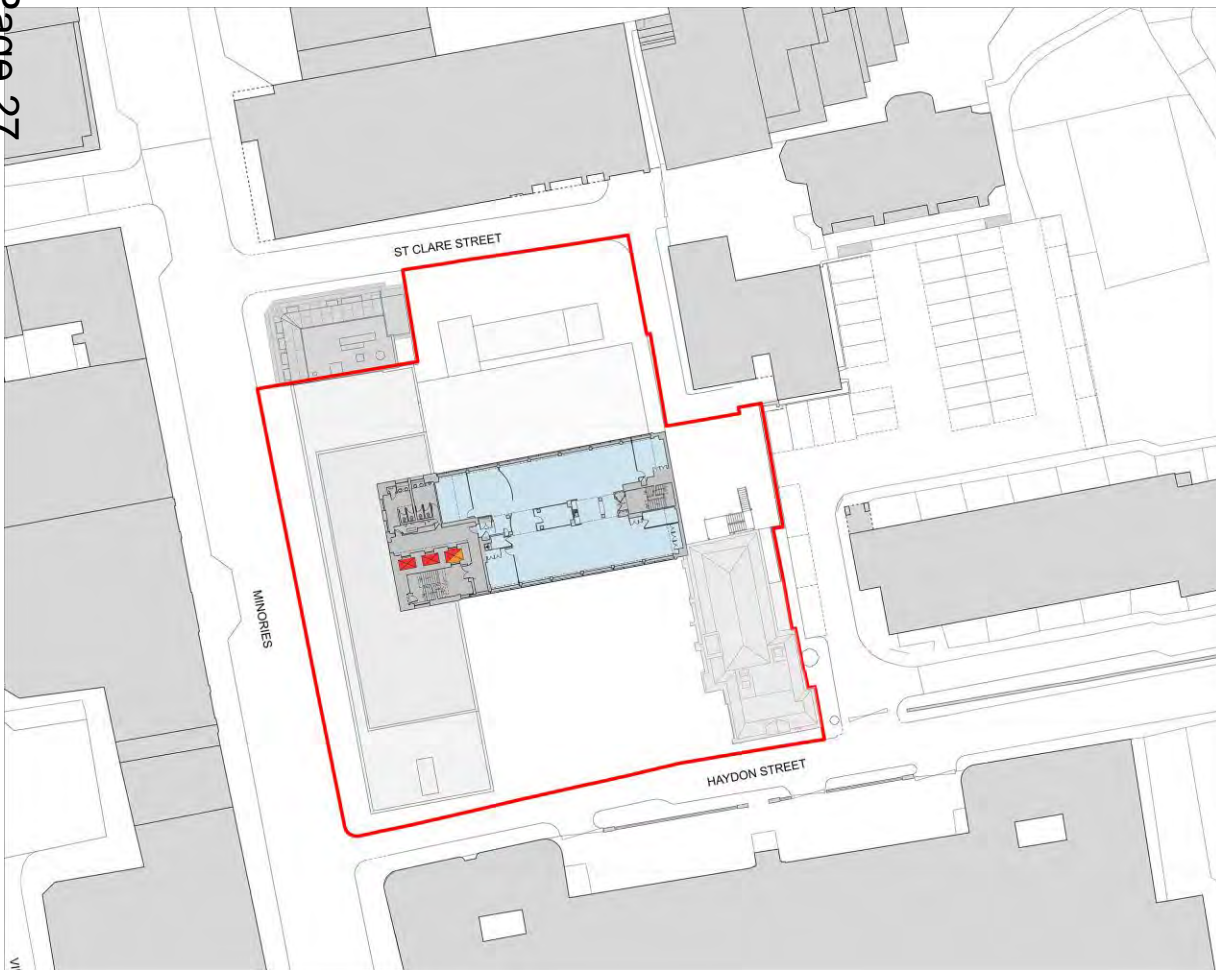


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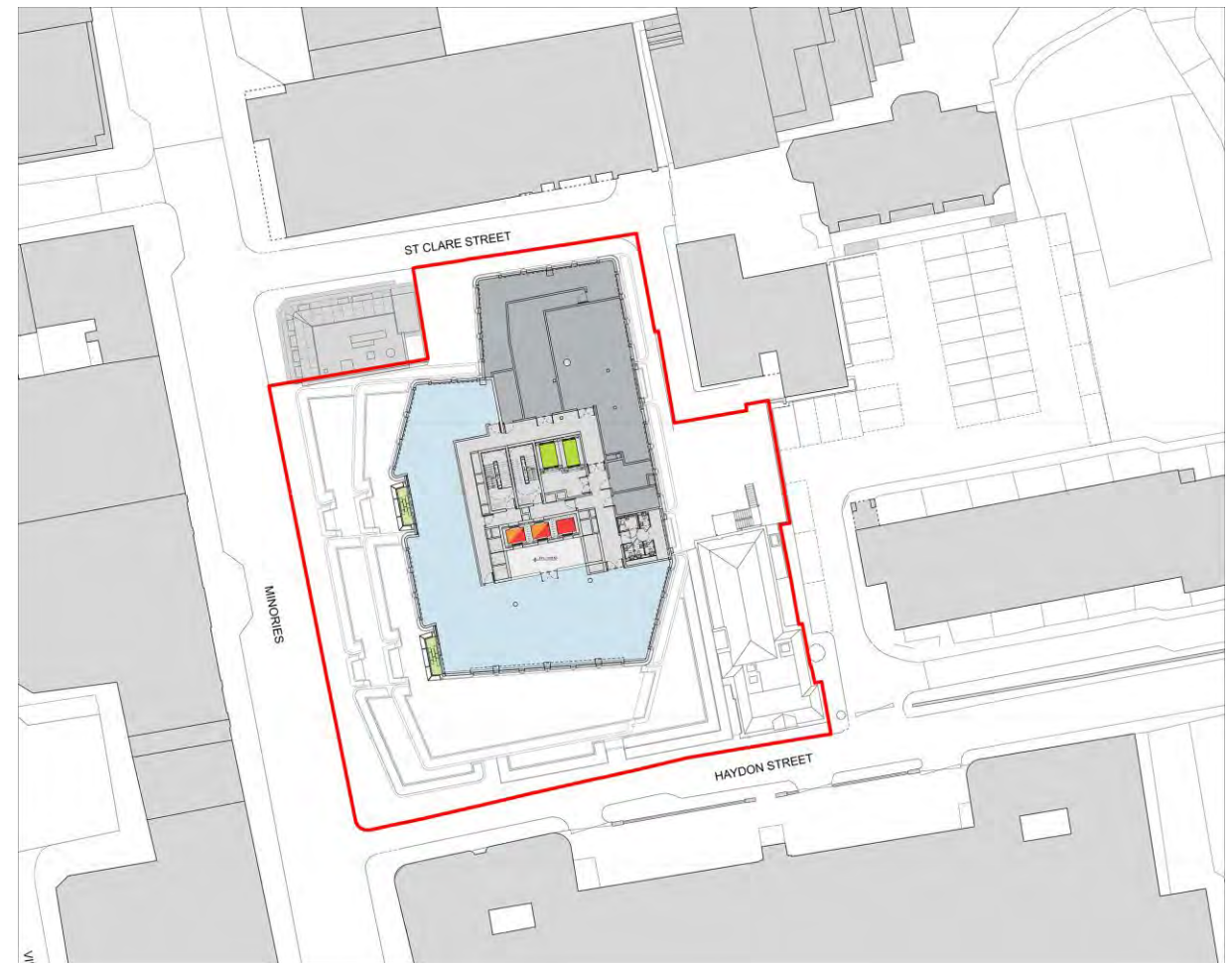


Proposed

Existing (left) and Proposed (right) Level 10

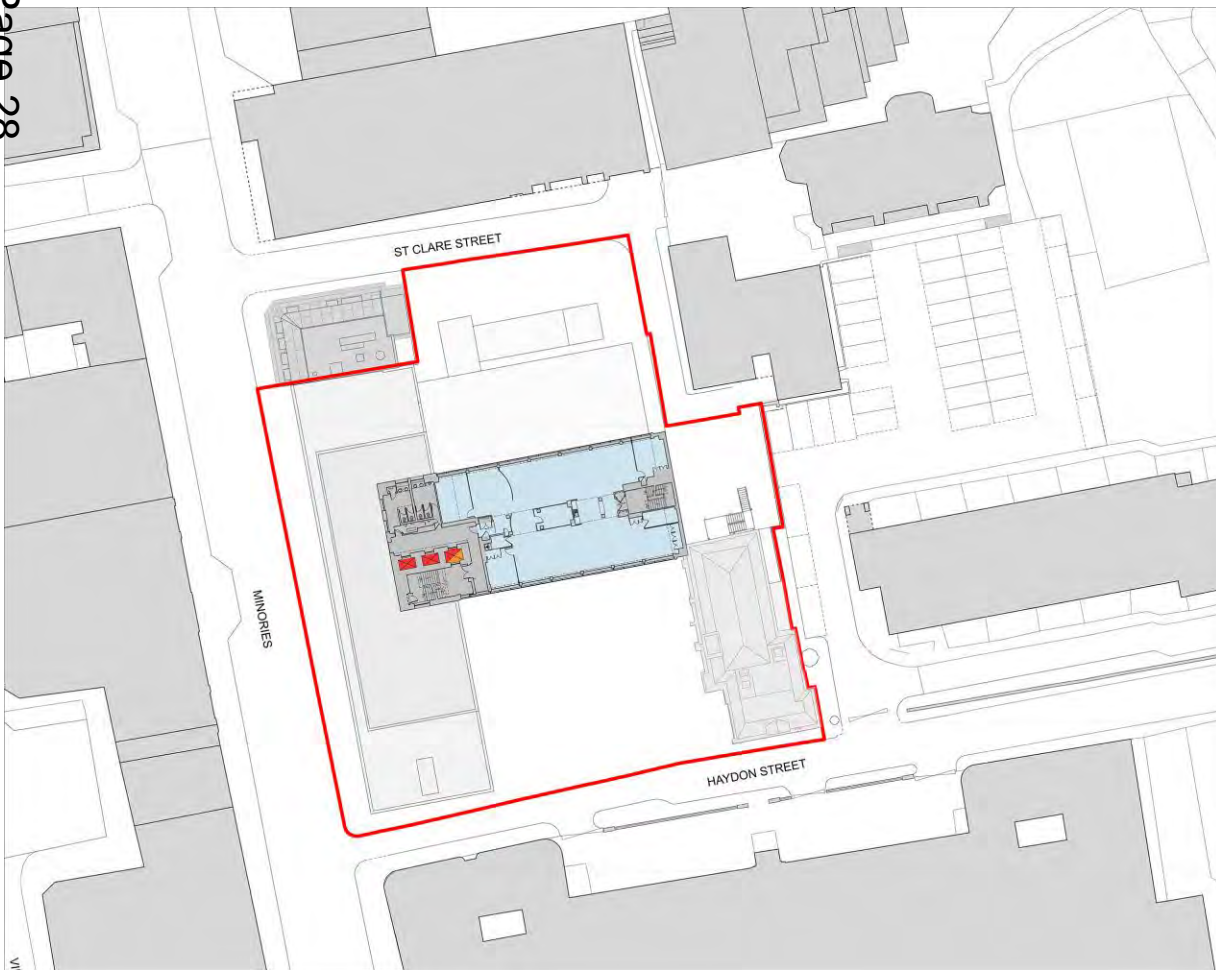


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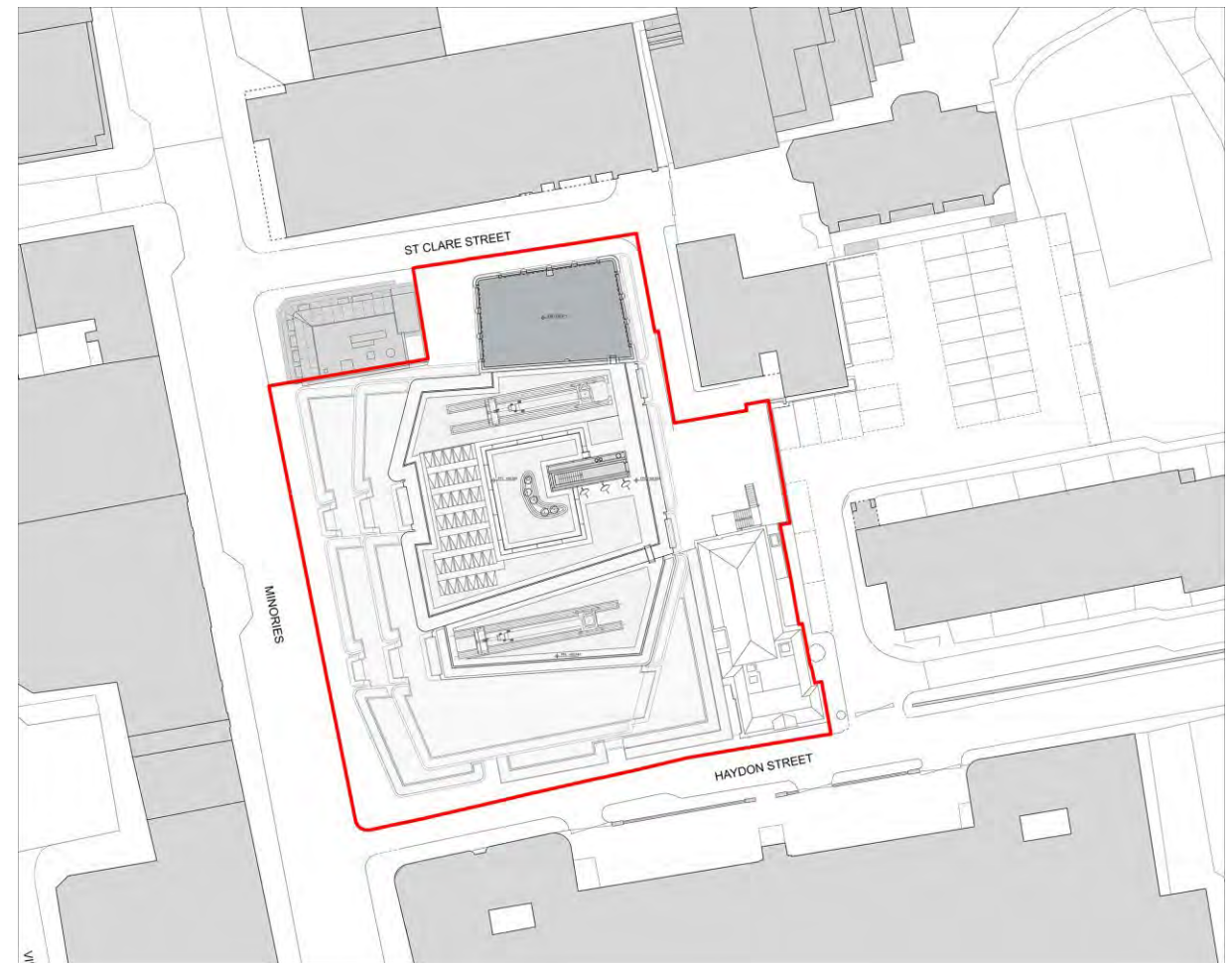


Proposed

Existing (left) and Proposed (right) Level 11



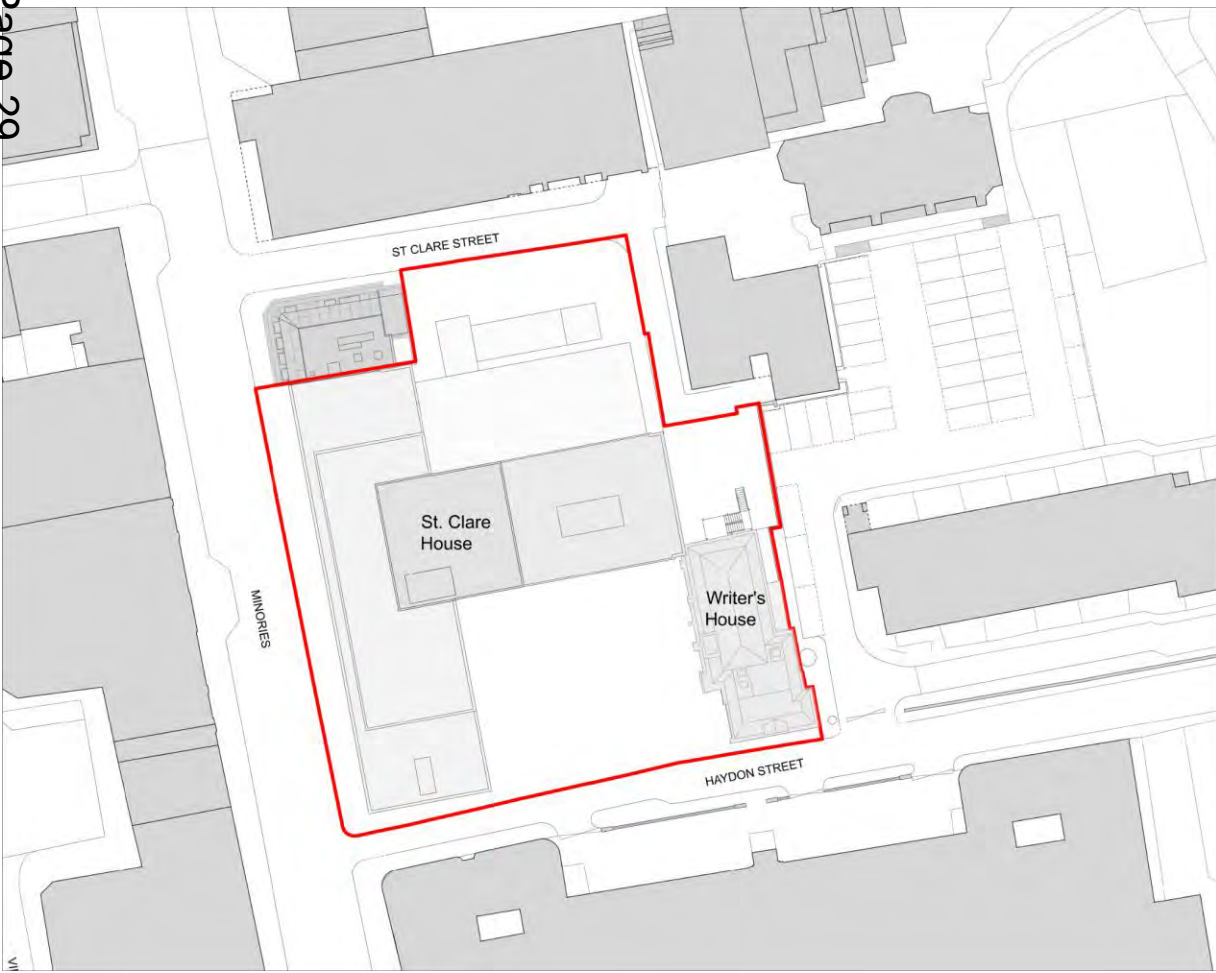
Existing



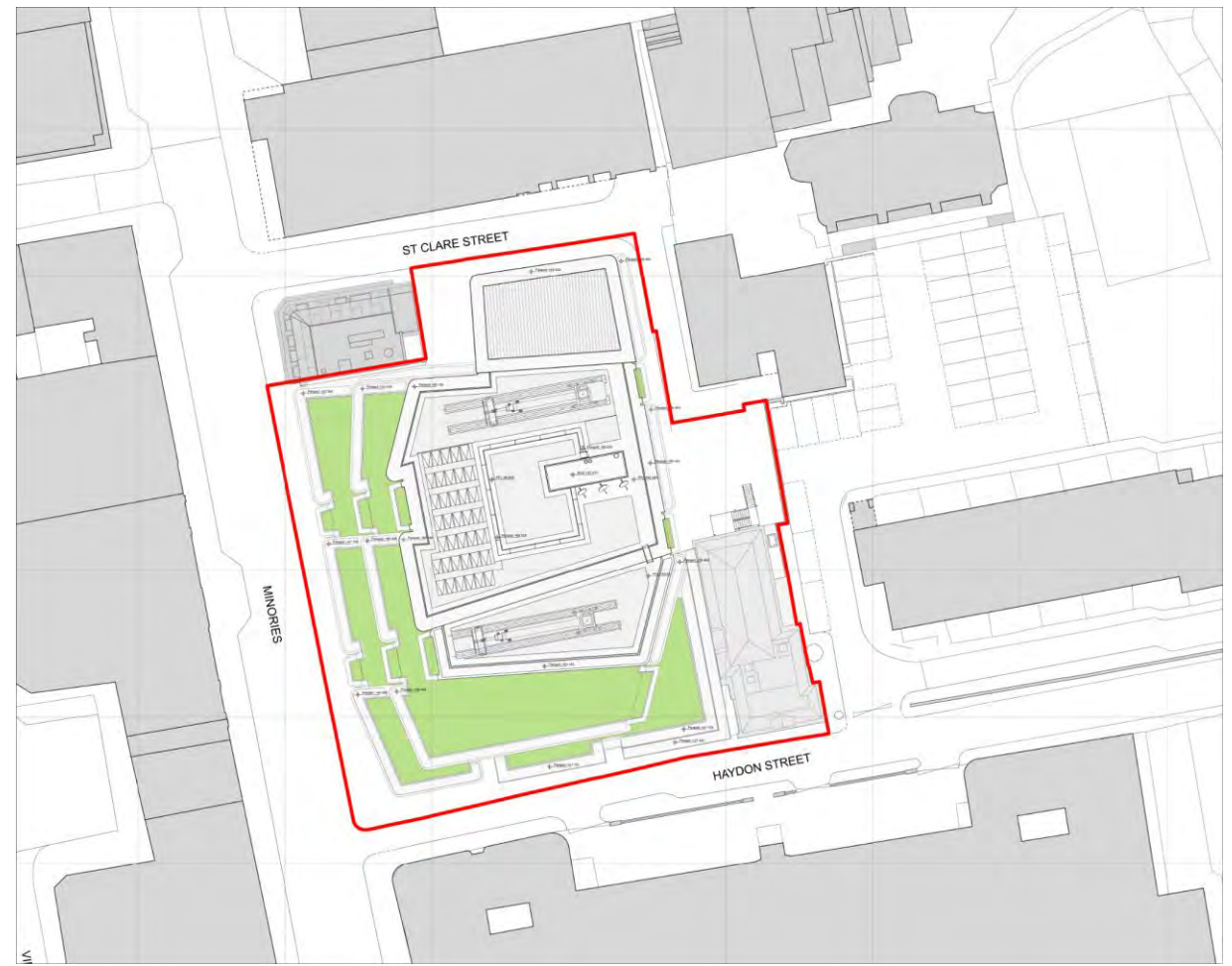
Proposed

Existing building has 13 floors due to the lower floor to floor height

Existing (left) and Proposed (right) Level 11 Mezzanine



Existing

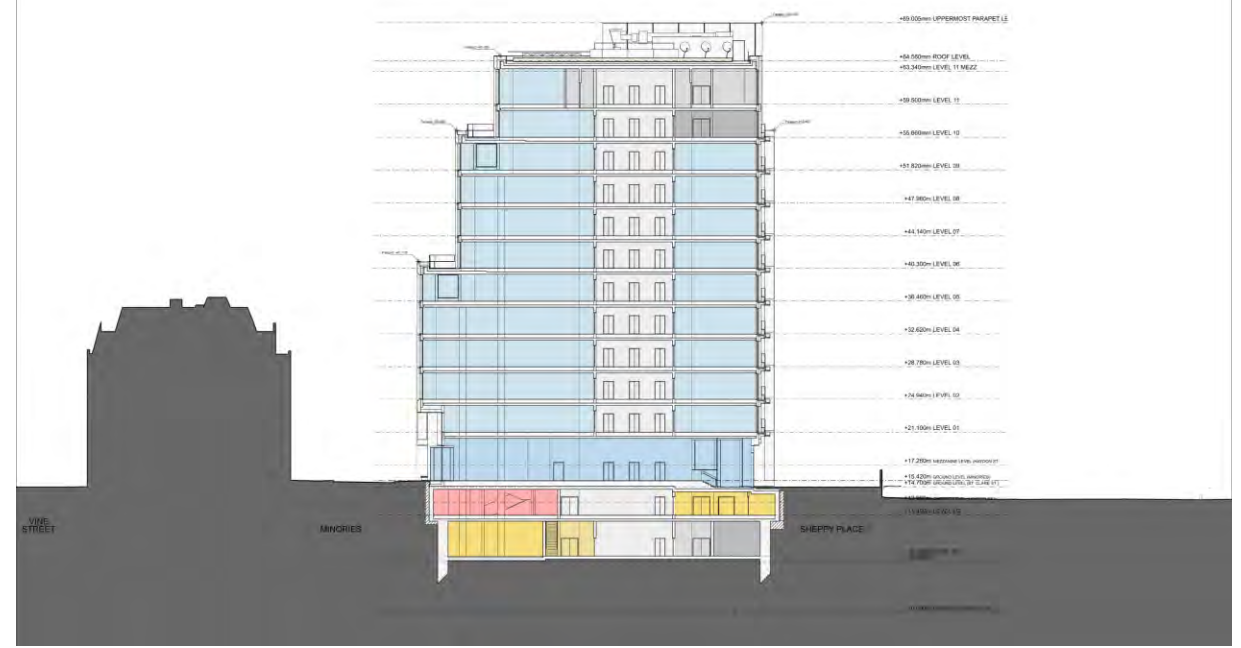


Proposed

Existing (left) and Proposed (right) Roof Plans

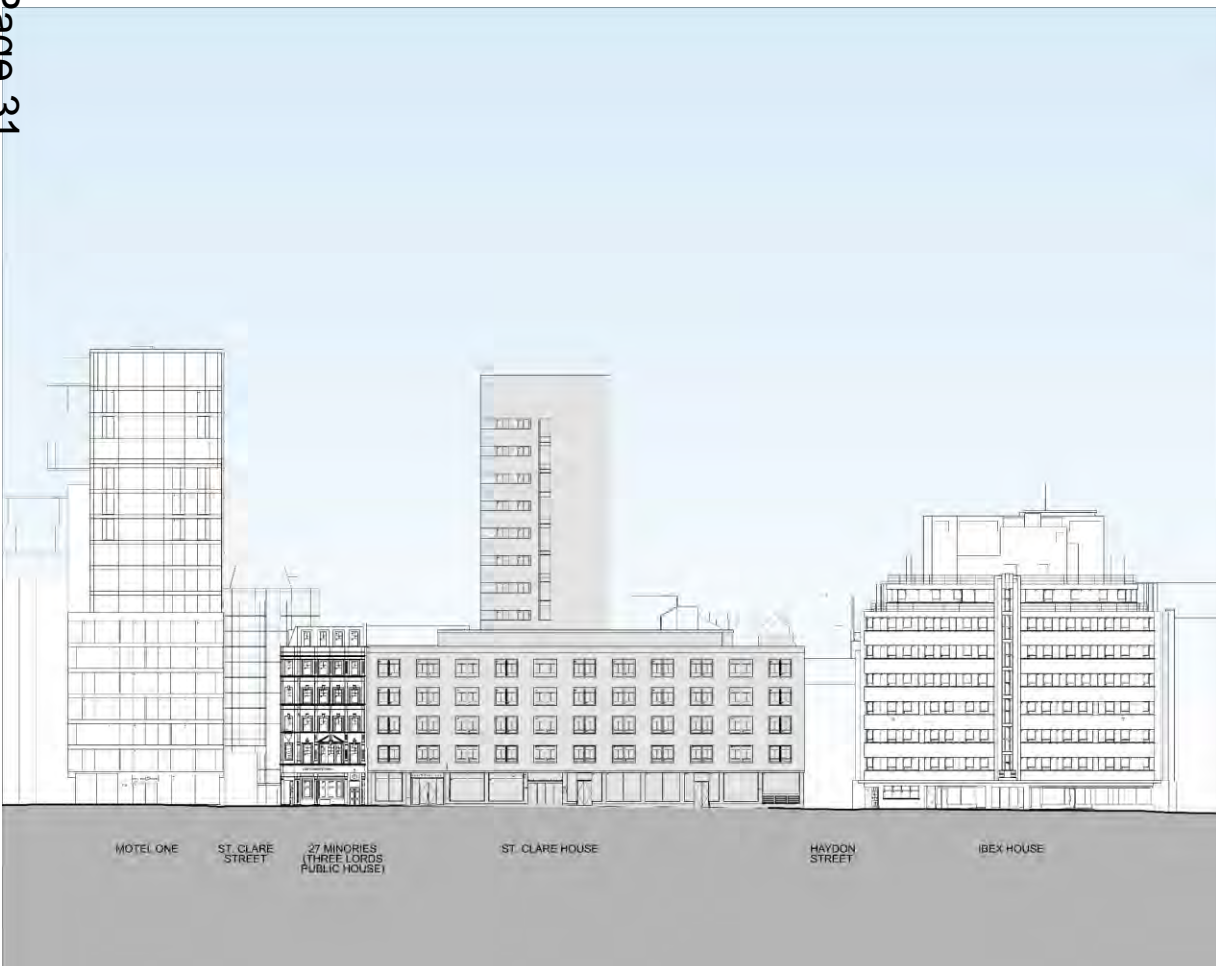


Existing



Proposed

Existing (left) and Proposed (right) Cross Sections



Existing

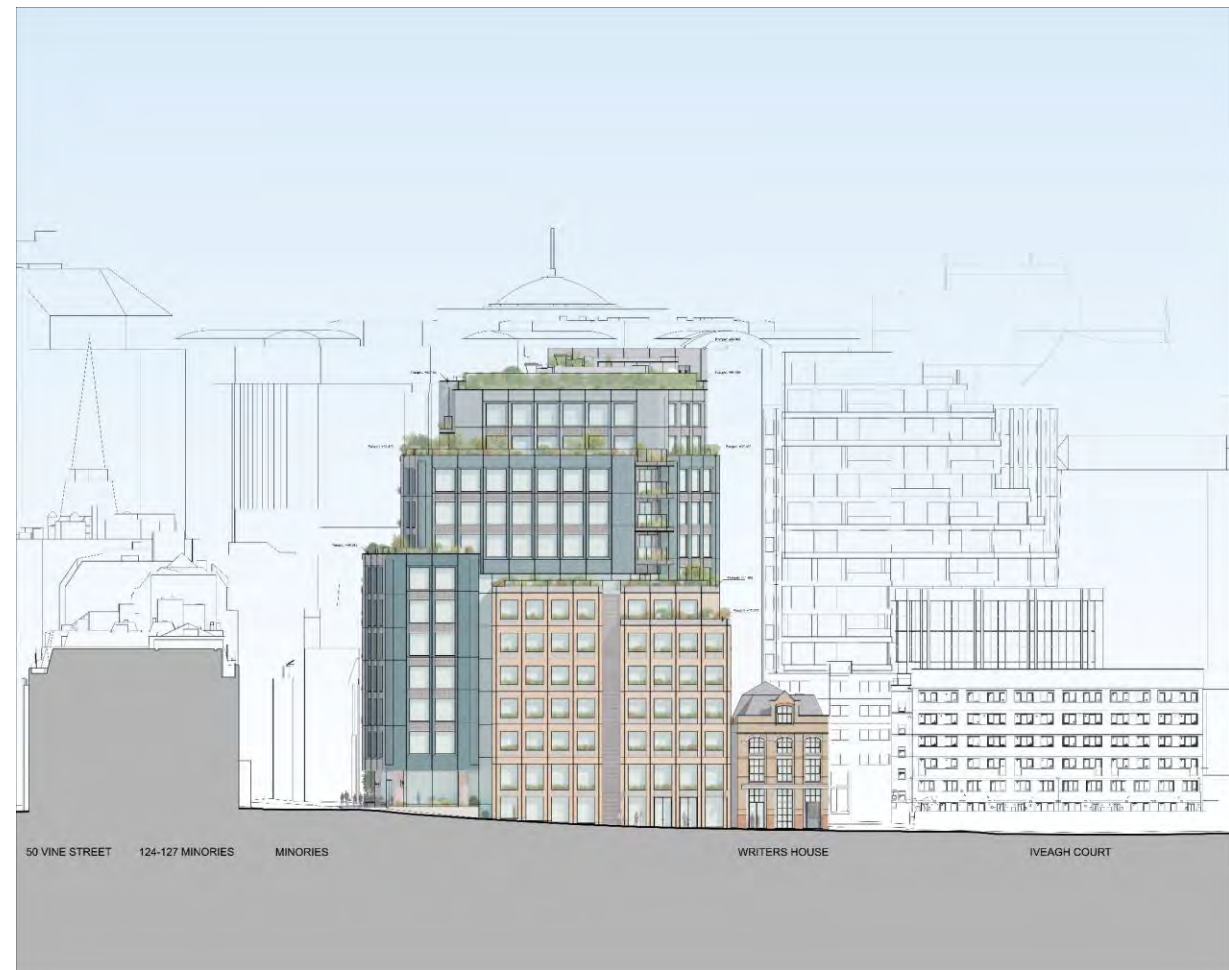


Proposed

Existing (left) and Proposed (right) West (Minories) Elevations

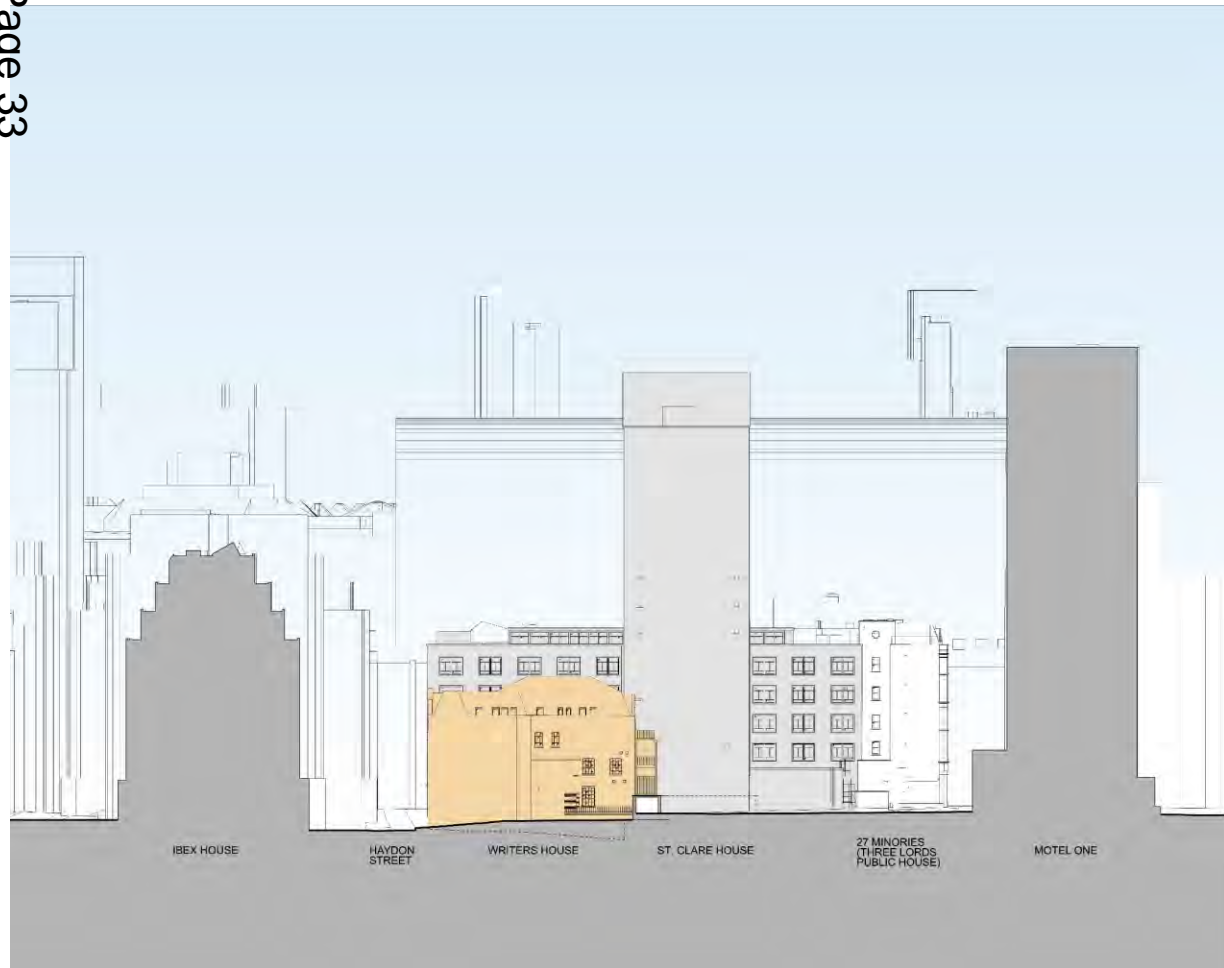


Existing

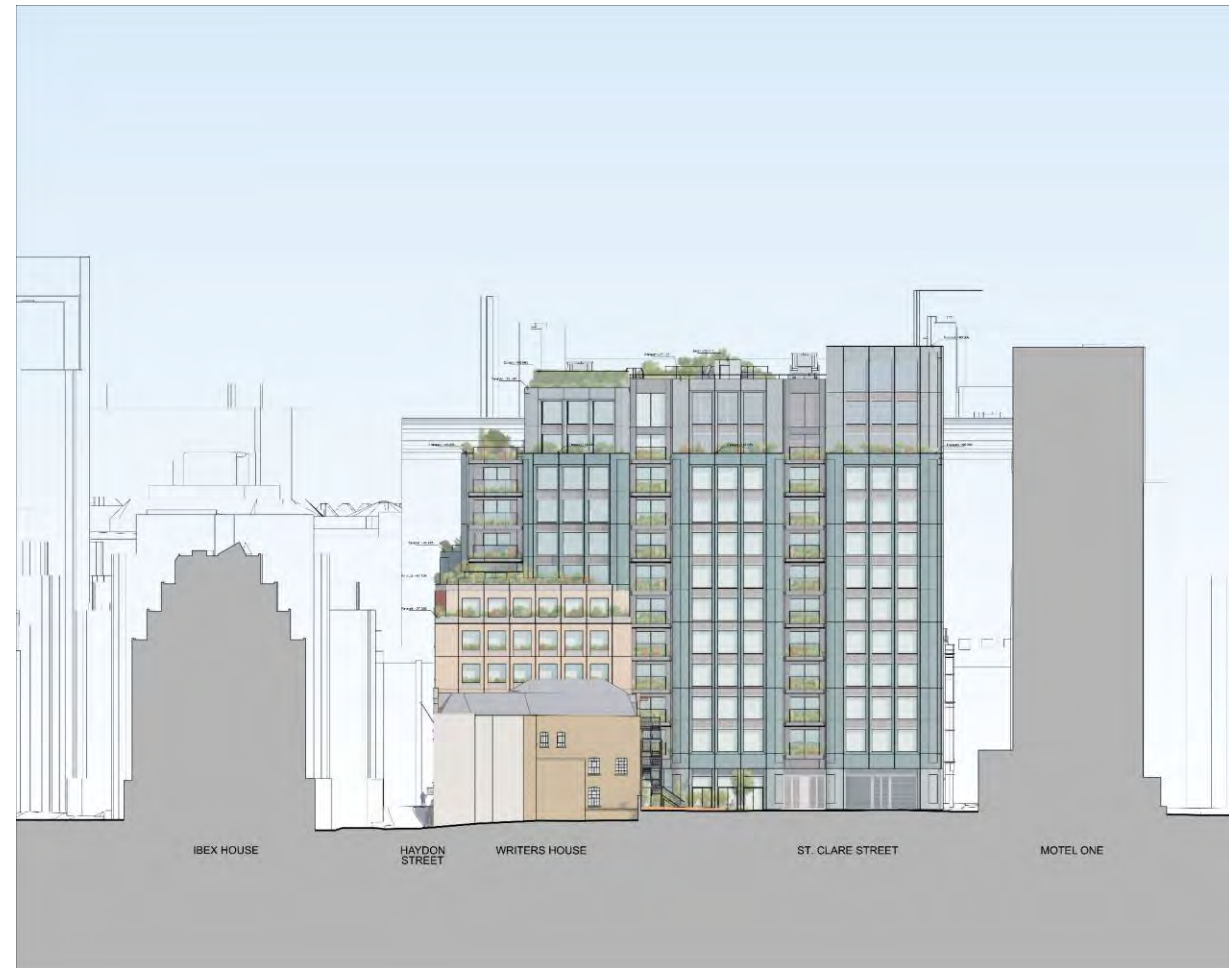


Proposed

Existing (left) and Proposed (right) South (Haydon Street) Elevations



Existing



Proposed

Existing (left) and Proposed (right) East Elevations



Existing



Proposed

Existing (left) and Proposed (right) North (St Clare Street) Elevations



LVMF 25A.2 - Queen's Walk - existing



LVMF 25A.2 - Queen's Walk - proposed



LVMF 25A.2 - Queen's Walk - cumulative



LVMF 25A.1 - Queen's Walk - existing



LVMF 25A.1 - Queen's Walk - proposed



LVMF 25A.1 - Queen's Walk - cumulative



LVMF 25A.3 - Queen's Walk - existing



LVMF 25A.3 - Queen's Walk - proposed



LVMF 25A.3 - Queen's Walk - cumulative



LVMF 25A.3 - Queen's Walk – telephoto - existing



LVMF 25A.3 - Queen's Walk – telephoto - proposed



Verified nocturnal view - existing



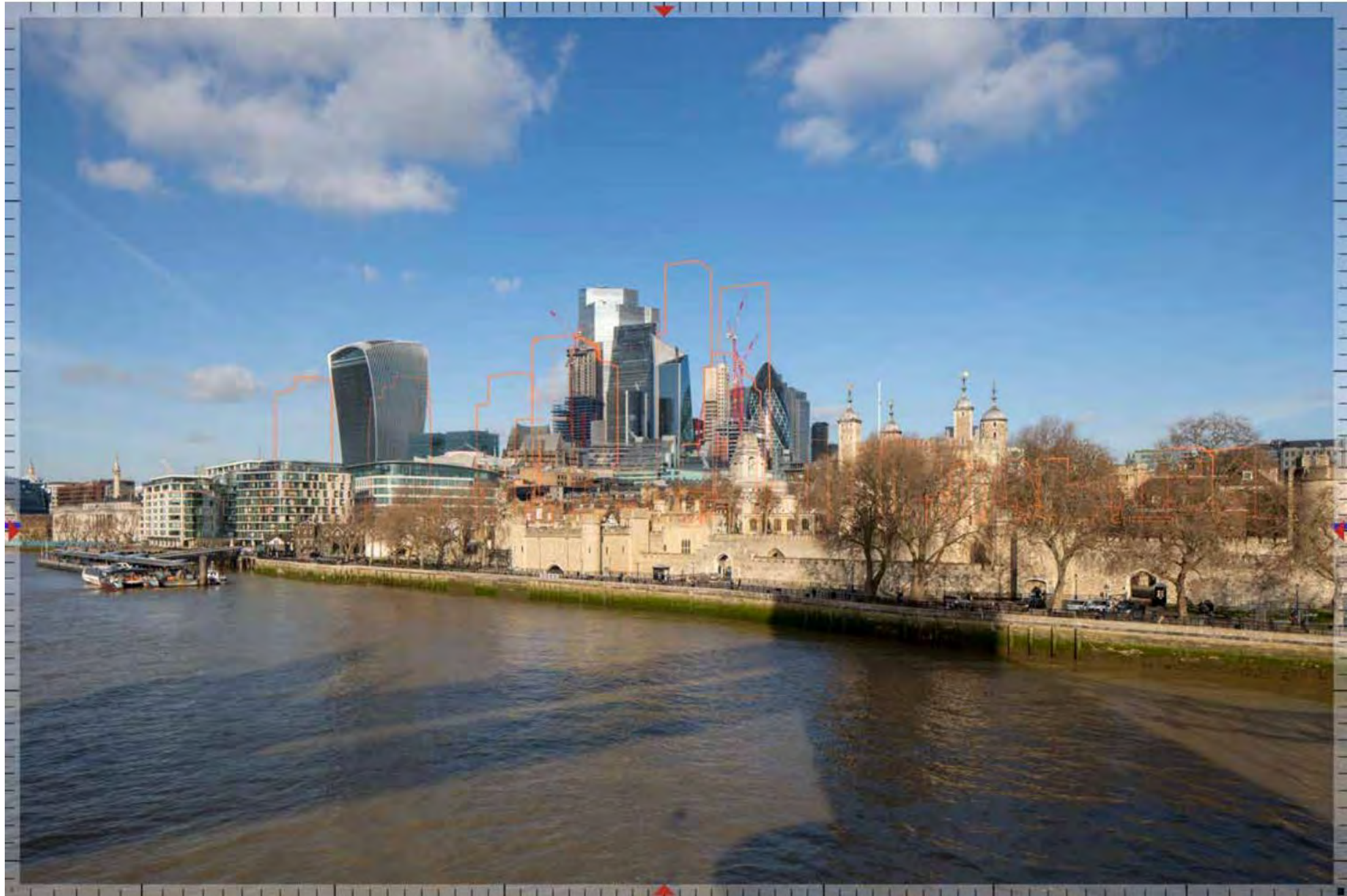
Verified nocturnal view - proposed



LVMF 10A.1 - Tower Bridge, North Bastion - existing



LVMF 10A.1 - Tower Bridge, North Bastion - proposed



LVMF 10A.1 - Tower Bridge, North Bastion - cumulative



Existing



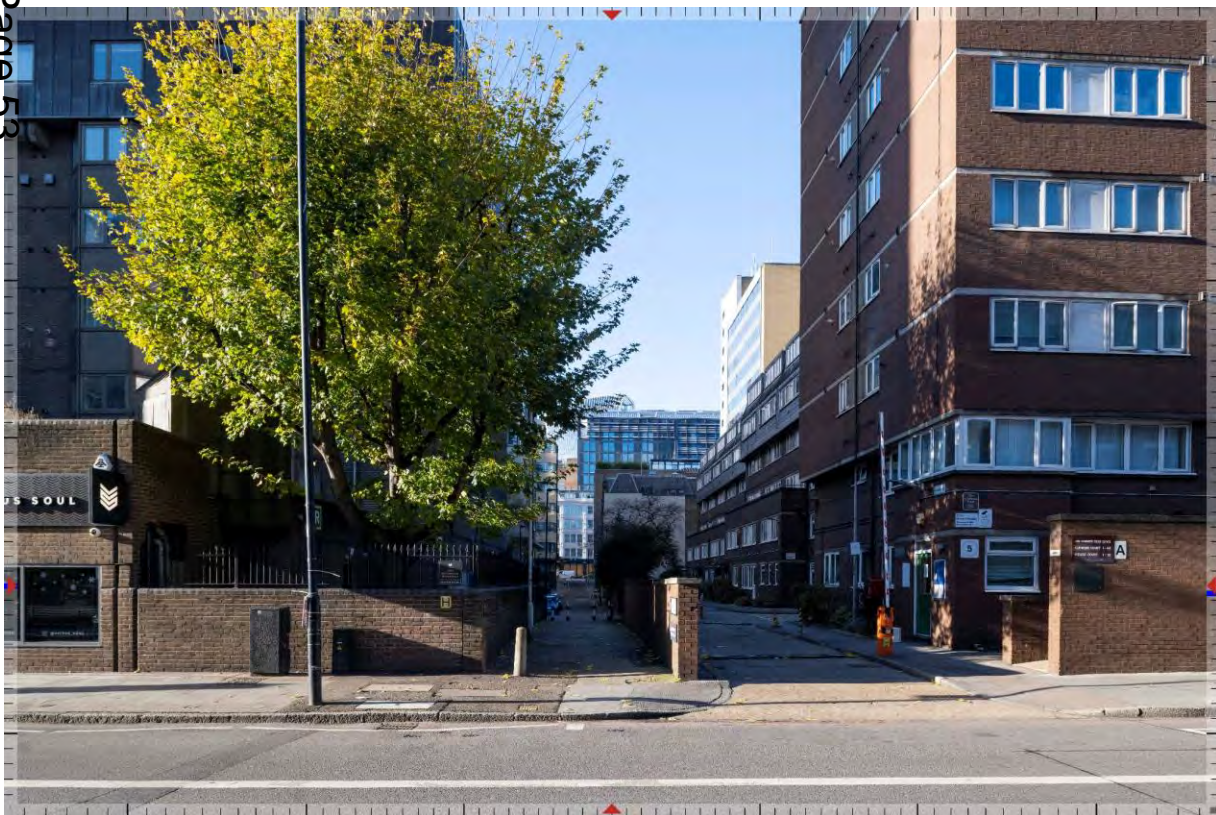
Proposed



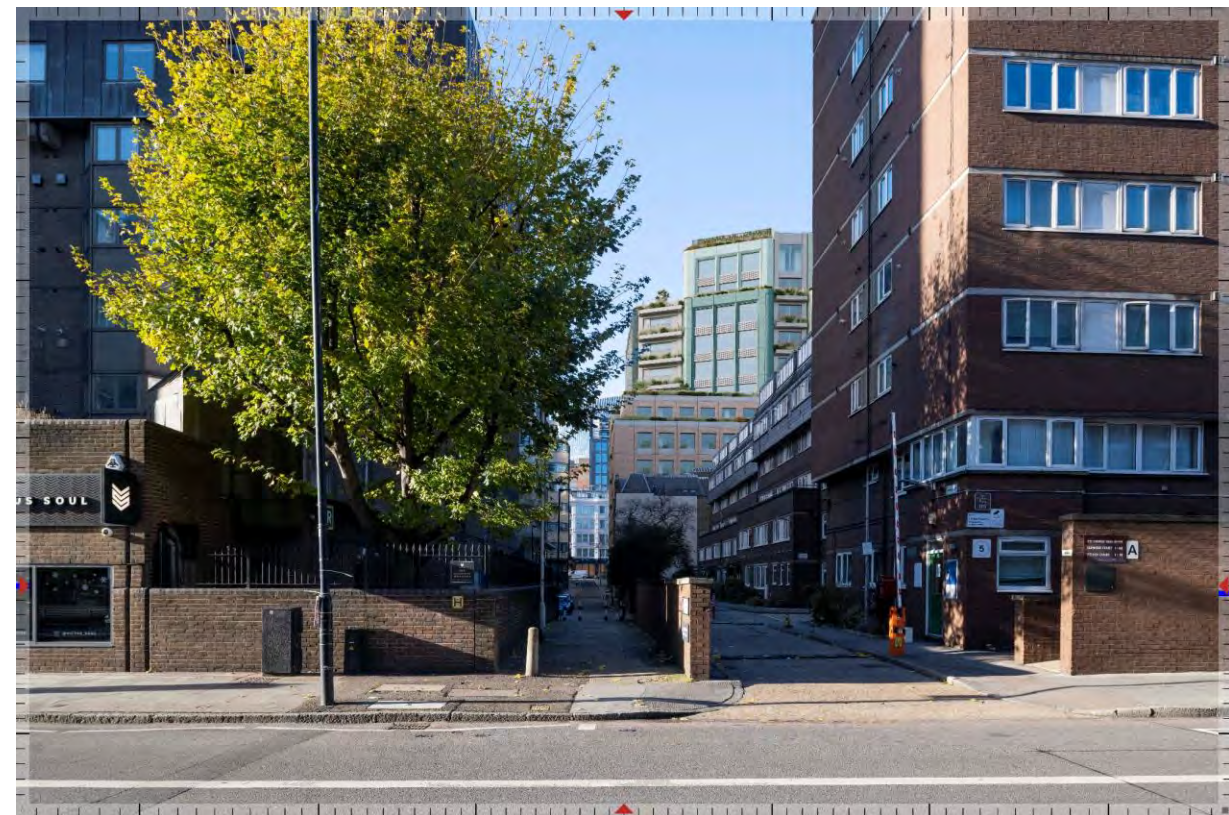
Existing



Proposed



Existing

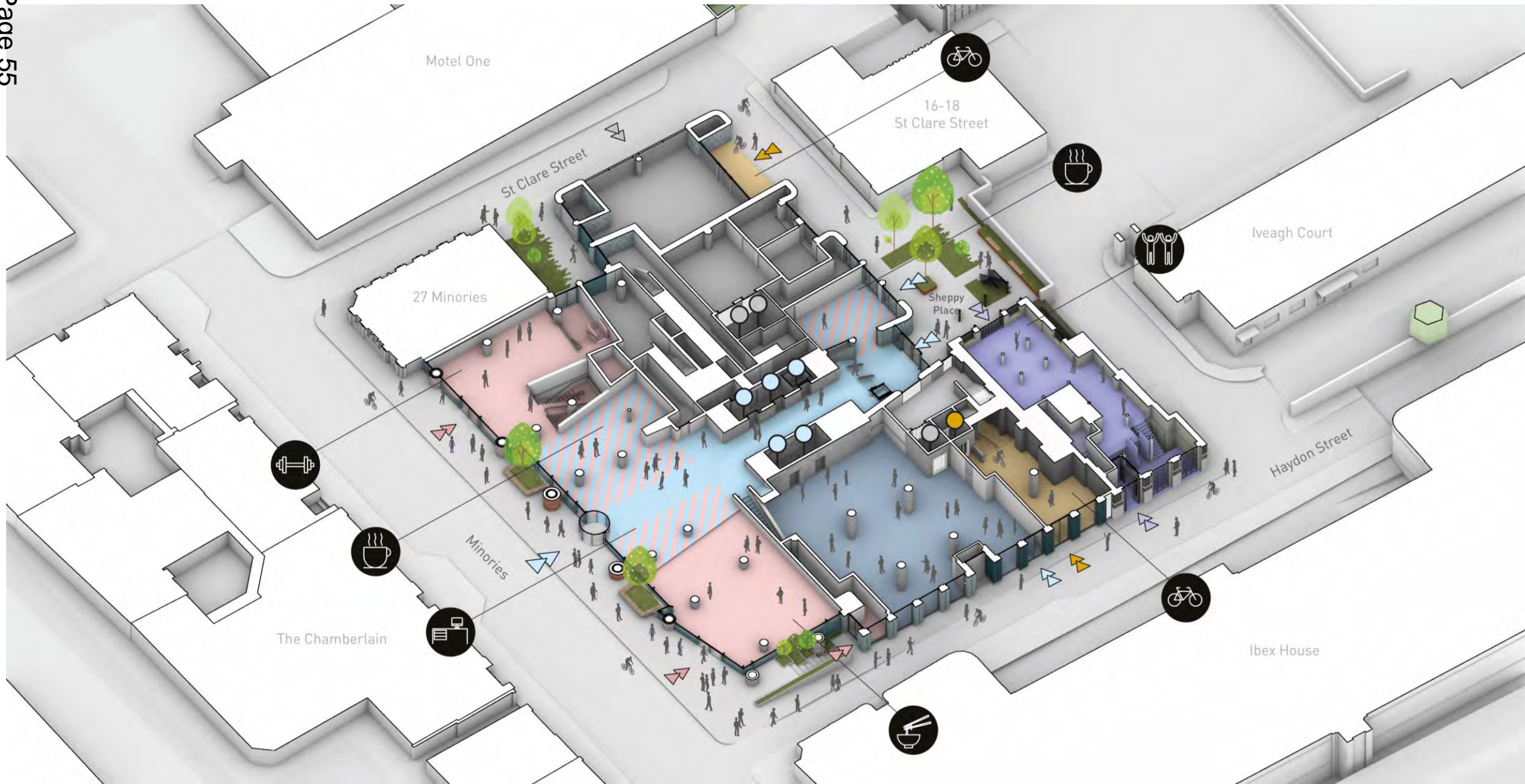


Proposed

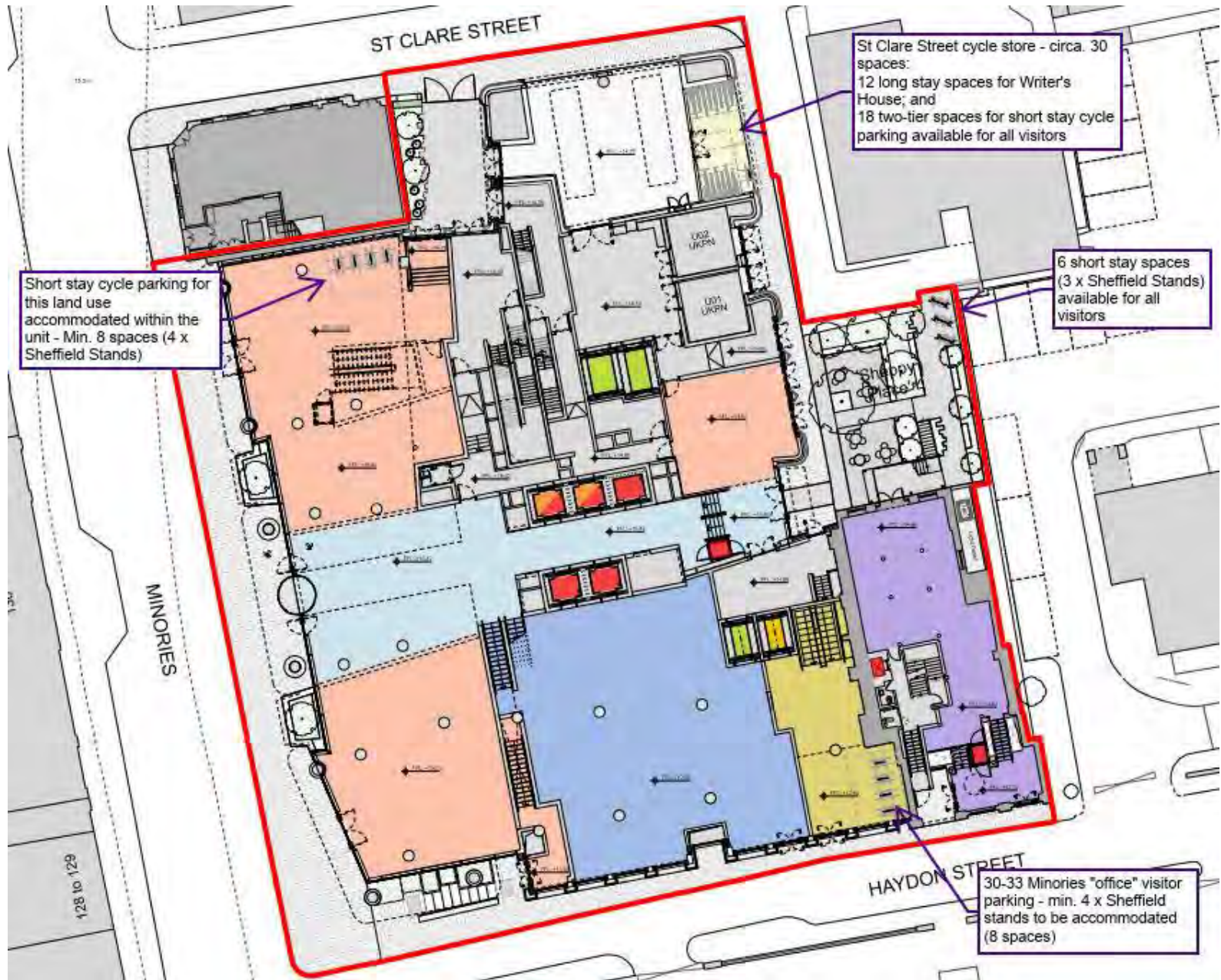
1. Recessed rounded corner
Vertical staggered bond
2. Solid walls
Staggered bond, alternating directions
3. Panel Joint
Bird mouth details
concealing panel joints
4. Brick Pier
Triangular shape add depth and solidity
to the elevation while maximising views
out
5. Floor-to-ceiling windows
Generous glazing area maximising
views towards the Eastern Cluster
Concealed frame
6. Ornamental Ultra High Performance
Concrete spandrels
Perforated, integral to the pre-cast
panel
& precisely moulded patterns and
openings
7. Planted parapets
Integrated in the glazed brick parapets
8. Biophilic Planted Balconies
UHPC balcony
Bead blasted stainless steel planter



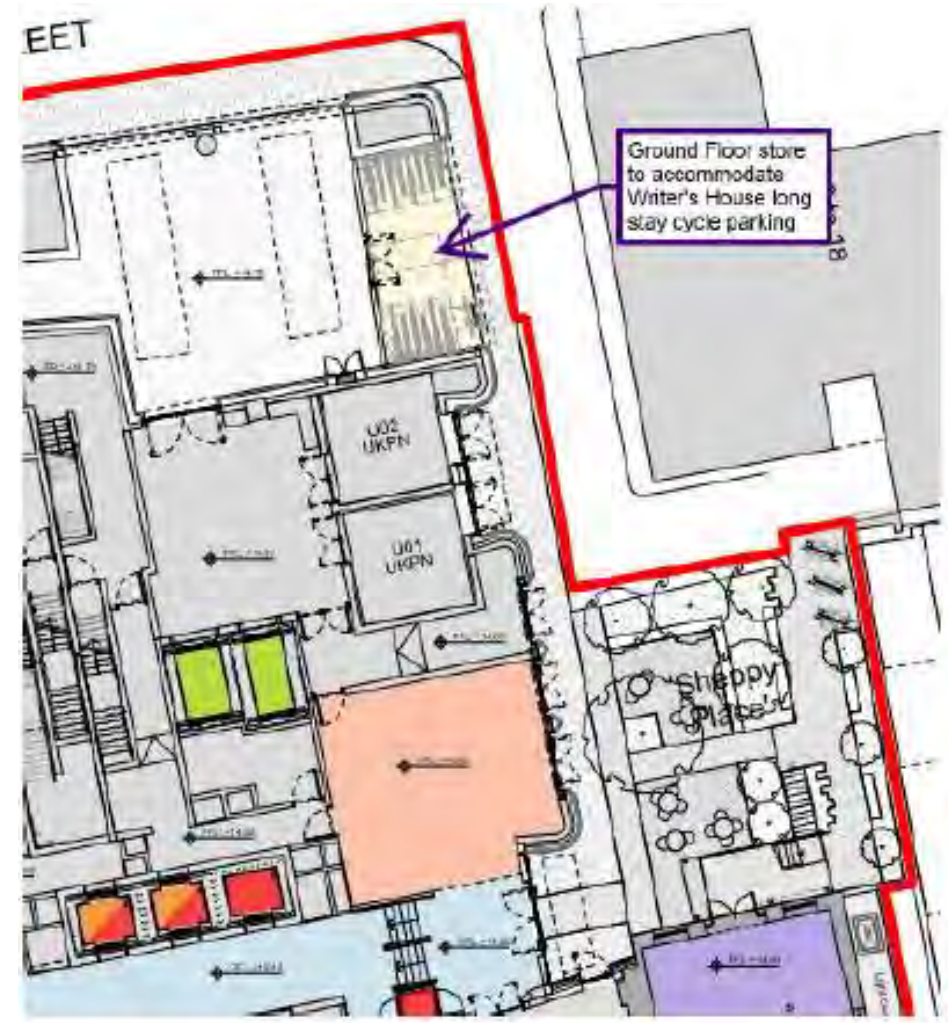
Bay details showing materials



Ground floor plans showing arrangements and cycle access



Ground floor plan and public realm



Cycle parking access



NOTES

1. DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.
3. ALL DATUM LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

PO2	20.01.2023	FLOOR PLAN AMENDED	TC	LP	LP
PO1	17.06.2022	FIRST ISSUE	AM	LP	LP
Rev	Date	Approved by	Design	Drawn	Appr

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Web: www.plp.co.uk

SWECO

Client: **PLP ARCHITECTS**

Project Title: **30 MINORIES**

Drawing Title: **7.5T BOX VAN ACCESS/EGRESS EAST LOADING BAY**

Purpose of Issue: **PRELIMINARY**

Stage	SD	Design	LP	LP
Initial Status	SD	Design	LP	LP
Drawn	TC	TC	LP	LP

Sheet Size: **A3** Scale: **1:250** Sheet No: **65201853** Revision: **PO2**

Drawing Number: **201853-SWE-00-TP-DR-0001-001**

sweco\0606\091\Projects\62246\02\PO1\700_30_Minories\003_30_Minories_TRANSPORT\04_Deliverables\Management\Drawings\working_65201853-SWE-00-TP-0001_PO2.dwg

Loading Bay: St Clare, 7.5T Box Van



NOTES

- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.
- ALL DATUM LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

The drawing should not be relied on insofar as uncertainty other than that to which most drawings are subject. It is the responsibility of the user to verify the accuracy of the drawing to any party other than the person to whom it was issued. It is the responsibility of the user to verify the accuracy of the drawing to any party other than the person to whom it was issued. It is the responsibility of the user to verify the accuracy of the drawing to any party other than the person to whom it was issued.

REV	DATE	APPROVED BY	DESIGN	CHK	APP
P02	20.01.2023	FLOOR PLAN AMENDED	TC	LP	LP
P01	17.08.2022	FIRST ISSUE	AM	LP	LP

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2 Elton Street
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EC2M 7LS
Tel: +44 (0)20 3002 1310
Web: www.sweco.co.uk

SWECO

Client
PLP ARCHITECTS

Project Title
30 MINORIES

Drawing Title
7.5T BOX VAN ACCESS/EGRESS WEST LOADING BAY

Purpose of Issue
PRELIMINARY

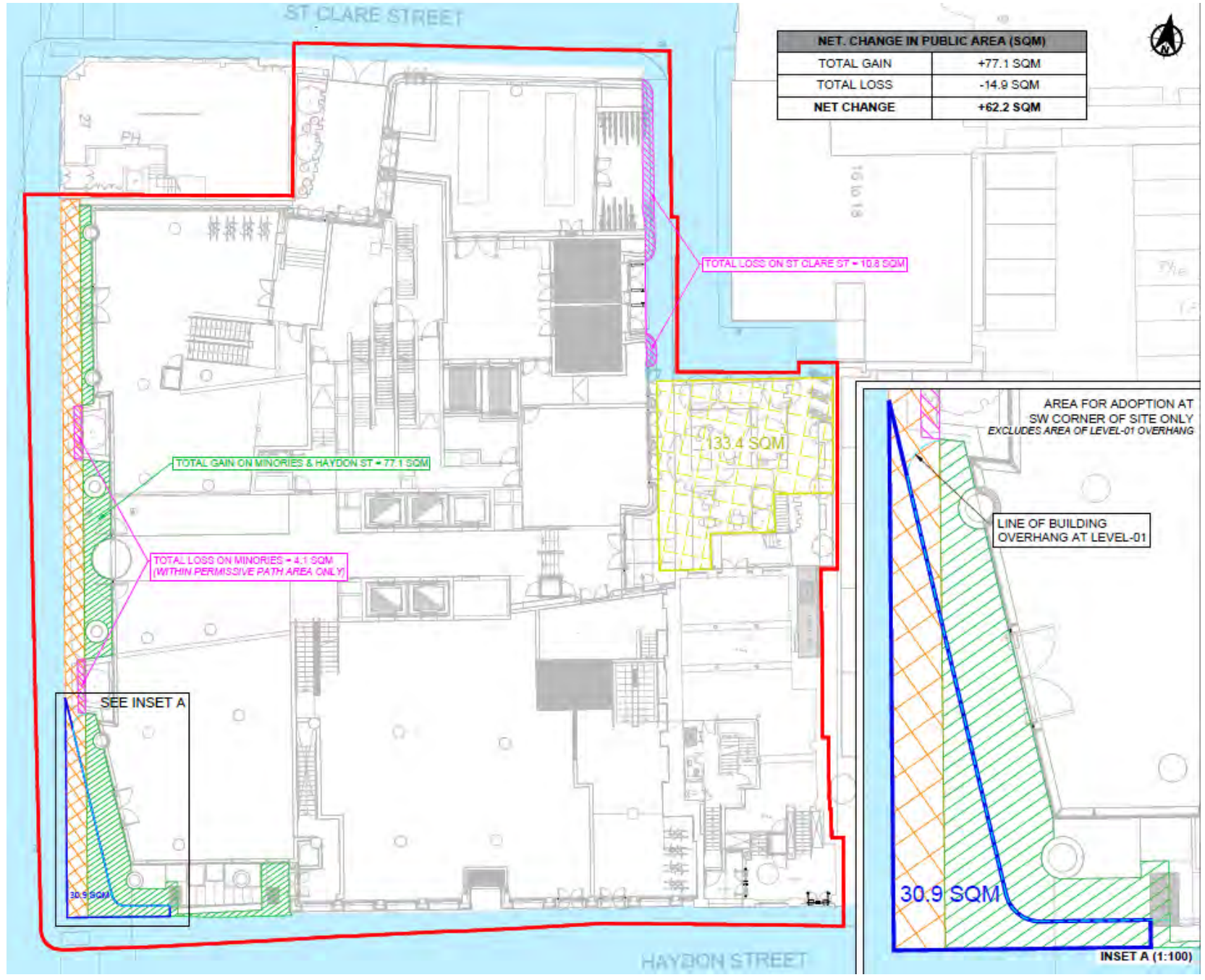
Drawn	TC	Designed	TC	Checked	LP	Approved	LP
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Sheet Size: A3 Scale: 1:250 Sweco Ref: 65201853 Revision: P02

Drawing Number
201853-SWE-00-TP-DR-0001-002

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Loading Bay: St Clare, 7.5T Box Van



NET CHANGE IN PUBLIC AREA (SQM)	
TOTAL GAIN	+77.1 SQM
TOTAL LOSS	-14.9 SQM
NET CHANGE	+62.2 SQM

Public area gain/loss



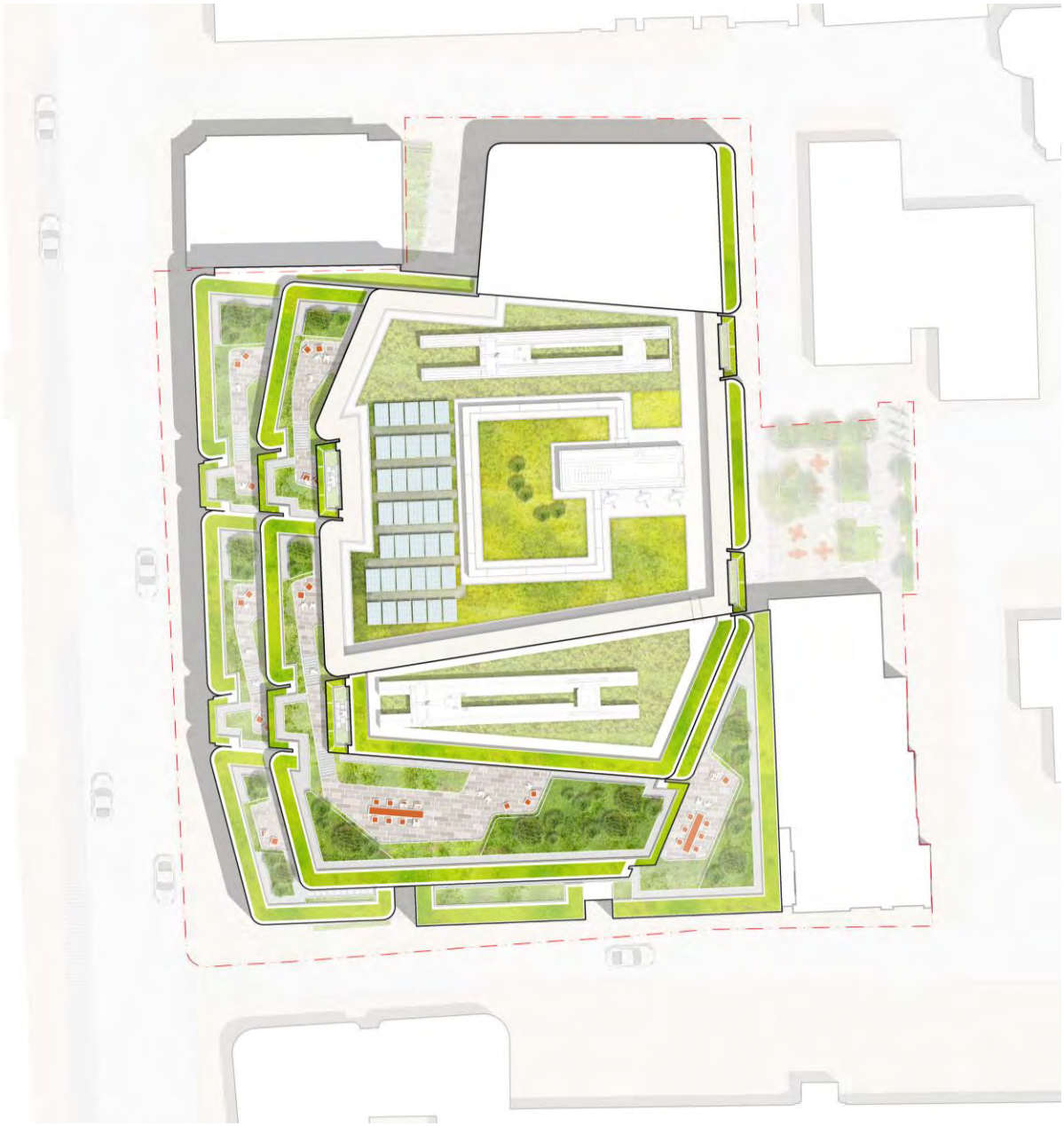
Public Realm Landscape Plan



Haydon Street



Sheppy place



Urban Greening Roof Plan



Urban Greening

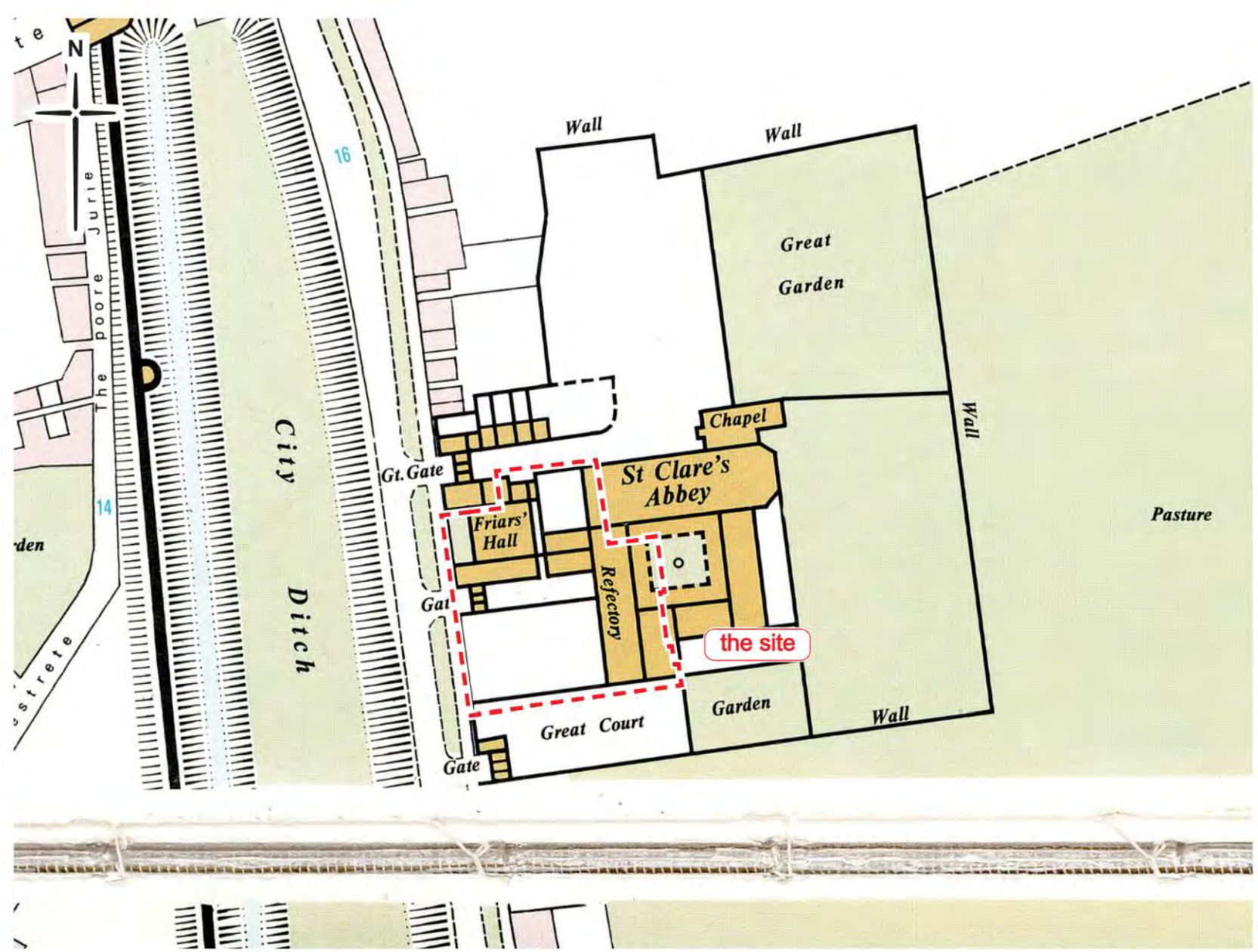
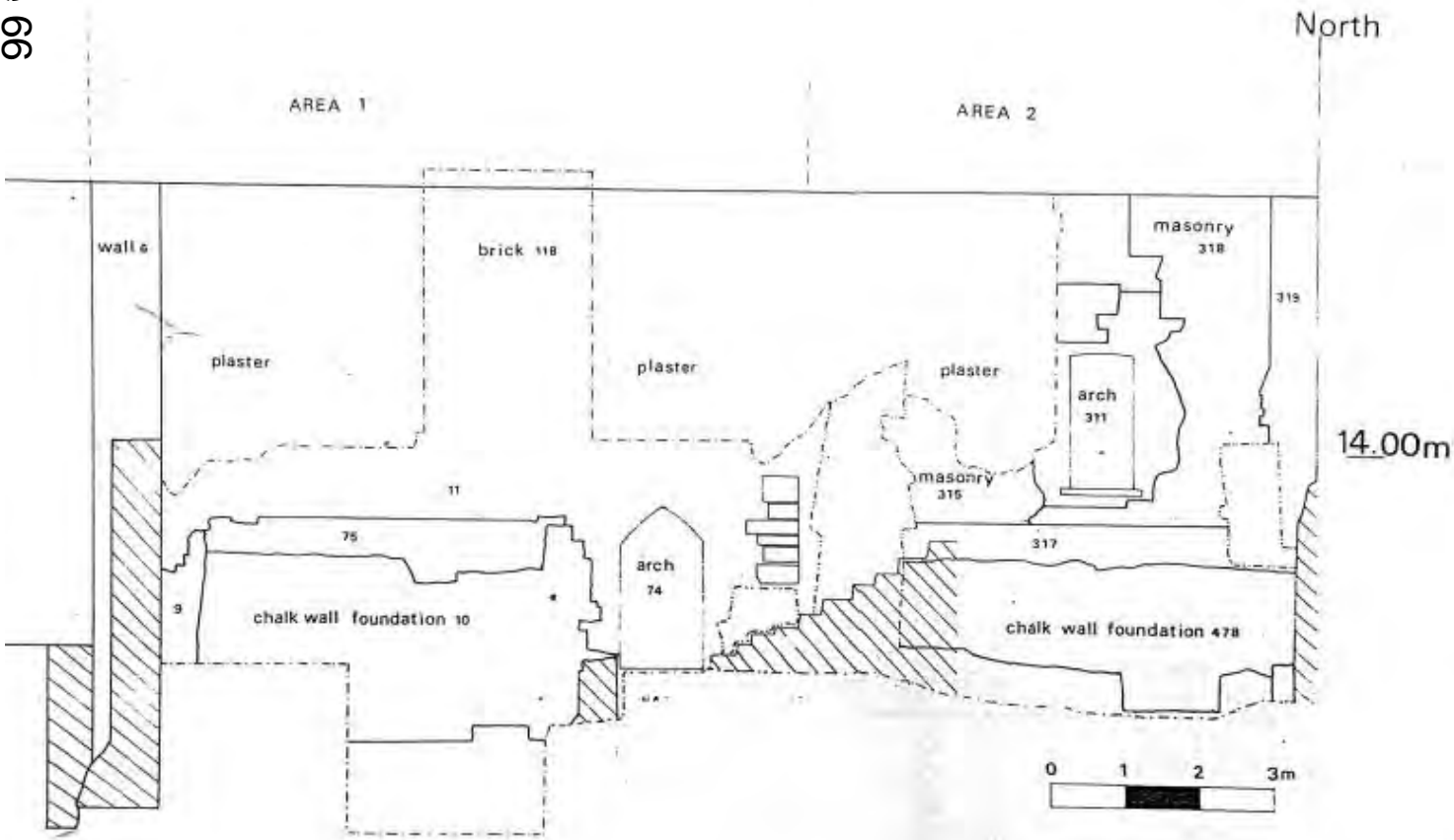


Fig 6 Lobel's map of London of c 1270 showing principal features overlaid on c 1520 base map

[slide added by CoL officers to provide further context to the proposal]

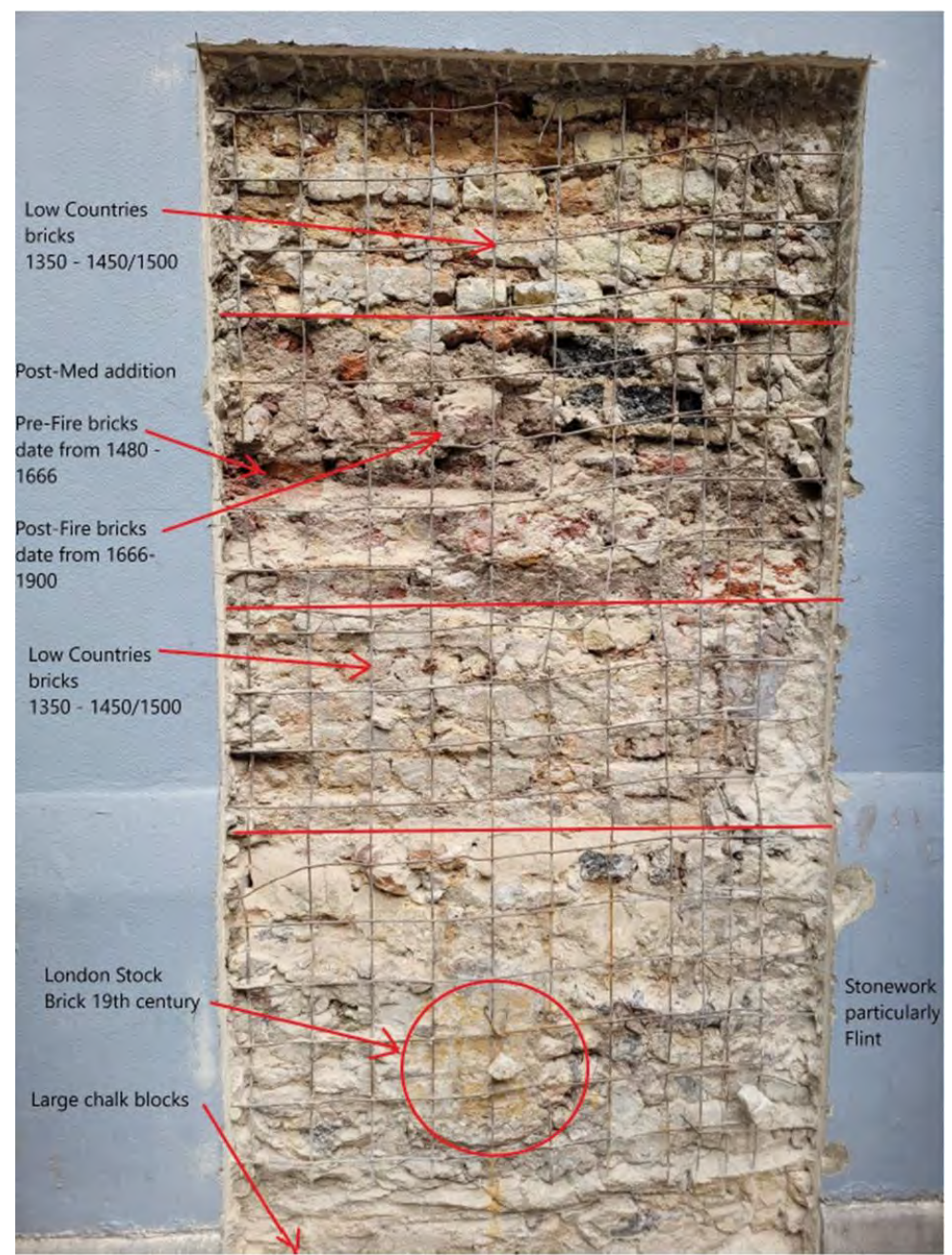
Archaeological potential



Above: Sectional drawing showing medieval features recorded in 1986 (unpublished MOLA paper, 1986)

Right: view following 2023 opening up works to reveal medieval masonry in the external face of the west wall of the Writers House (image from first evaluation report)

[slide added by CoL officers to provide further context to the proposal]



Writers House – Archaeological features



- Ground and lower-ground floor to become a multi-purpose flexible community space led by Poplar HARCA in collaboration with the local community.
- Floors 1 – 4 will maintain office use but be provided as affordable workspace focused on SME's and social enterprises
- MOLA to provide educational and cultural meanwhile use and permanent exhibition
- Proposals developed in consultation with local residents (notably the Guinness Estate) and Ward Councilors







Illustrative Sketch of the Ground Floor



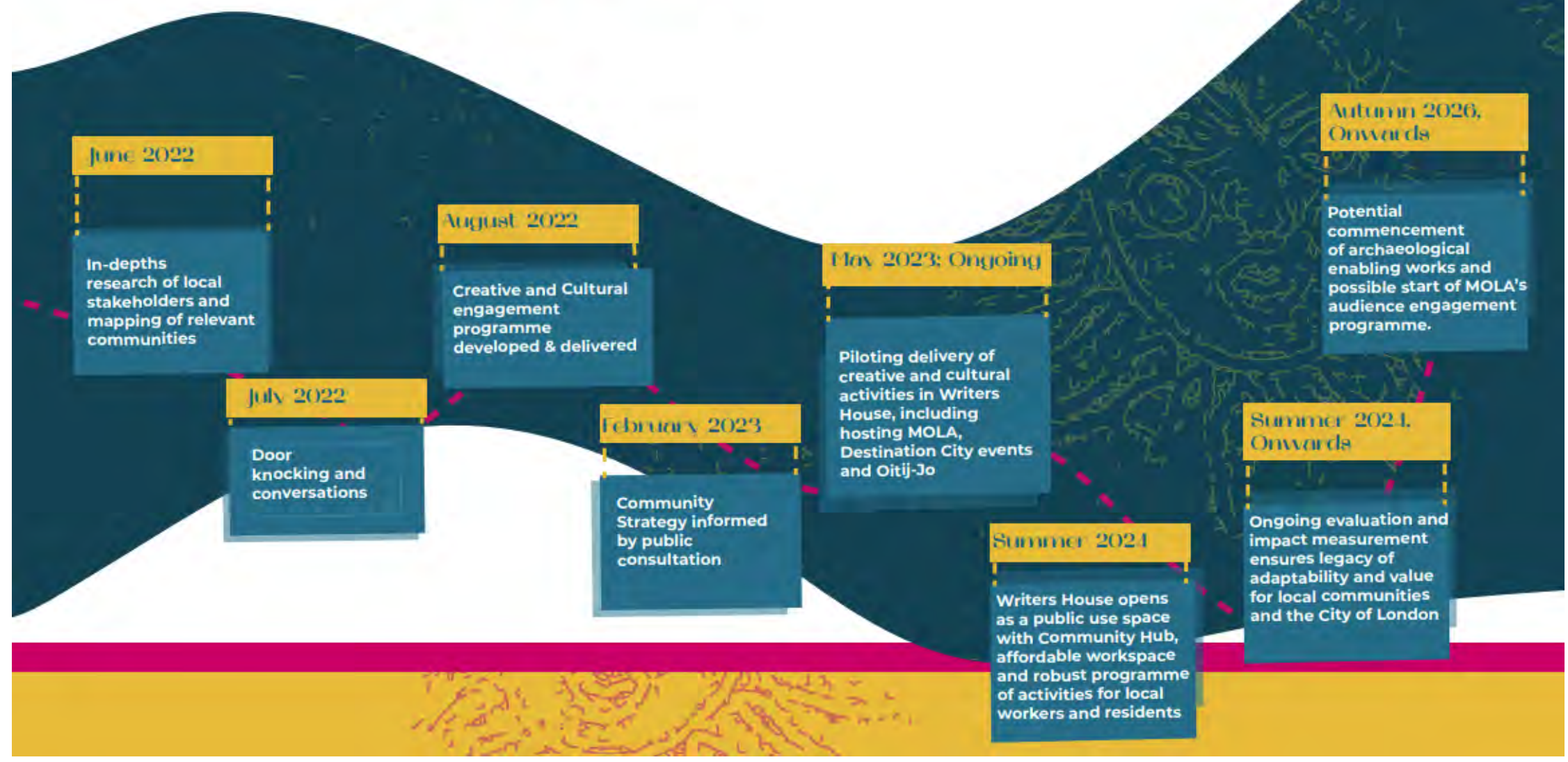
Illustrative Sketch of the Lower Ground Floor

Writers House – Proposed uses

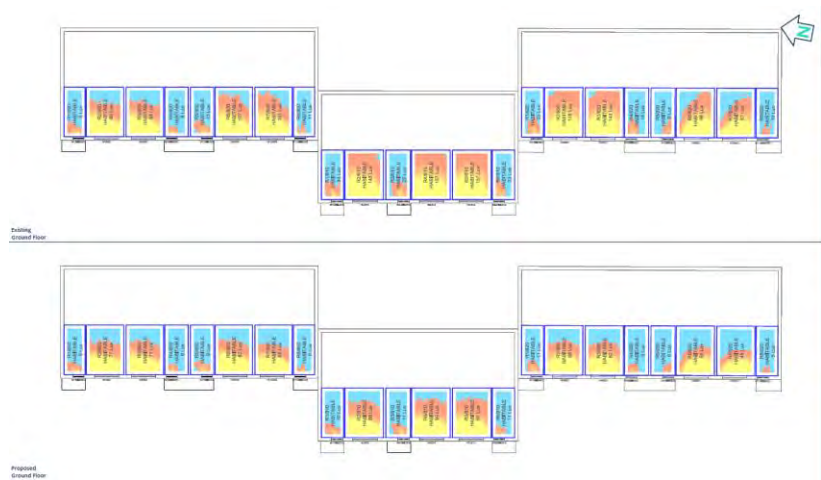
Day in the Life

Ground Floor	<p>8am - 9am</p> <p><u>Keep Fit</u> <u>FREE women-only fitness class</u> Embrace a healthy lifestyle and get motivated through exercise. This class is designed to help with all aspects of your physical fitness and is suitable for women of all abilities.</p> 	<p>9:30am-11:30am</p> <p><u>Nutritional Knowledge Swap</u> Come drink tea, learn about cooking on a budget, and trade recipes.</p>	<p>12 noon-1:30pm</p> <p><u>Bingo!</u> <u>Social gathering, coffee and bingo session. A good way to mix and chat. A chance to connect with others in the local community.</u> Over 50s Coffee morning social gathering. Bingo helps improve wellbeing by providing social connections whilst keeping the brain active and improving dexterity with hand-eye coordination. Who knew bingo could be so much fun and good for your health!</p> 	<p>3:30pm-7pm</p> <p><u>Youth Zone</u> <u>Chill out and games, 1-to-1 support, group debates, and more!</u> For 11-19 Yrs. Join the youth team weekly for their fun-packed chill-out and games session! If you are 11-19 years old you can get involved in games, 1:1 support, group debates, and more. Head over to our website for more information on what's on.</p>	<p>7:30pm onwards</p> <p><u>Writers House Singers</u> <u>Writers House Singers is an inclusive choir for singers of all abilities. It doesn't matter if you're a complete beginner or a regular performer - everyone is welcome.</u> Session suitable if you've never sung before, sing regularly or anything in between!</p>
	Lower Ground	<p>8am - 9am</p> <p><u>Permanent archaeological artefacts found on site. Accessible to all during opening hours.</u></p>	<p>9:30am-12 noon</p> <p><u>Dress making course for Beginners.</u> <u>This course is for you if you have little experience sewing or using a sewing machine.</u> You will start to learn how to read and use a commercial pattern, take body measurements, choose pattern sizes and make adjustments. You will also learn about fabrics, sewing techniques and necklines. Your tutor will guide you step by step as you document your work and achieve a complete garment.</p> 	<p>1:30pm-3:30pm</p> <p><u>Clean Slate</u> <u>A money and budgeting advice service for those that want to stretch and grow their budget.</u> Relaxed and friendly drop-in service to help you take control of your money and show you how you could save money. Clean Slate can help you find ways to manage your money differently, stretching and growing a limited budget. It's not just about finding help in a crisis, it's also about being prepared for the future.</p>	<p>4pm-6pm</p> <p><u>Tutors United</u> <u>Free Tutoring for Years 4, 5 and 6.</u> Maths and English support for years 4, 5 and 6. Volunteer opportunities shared with workspace users.</p> 

Delivery Timeline



Writers House – delivery timeline



Ground floor

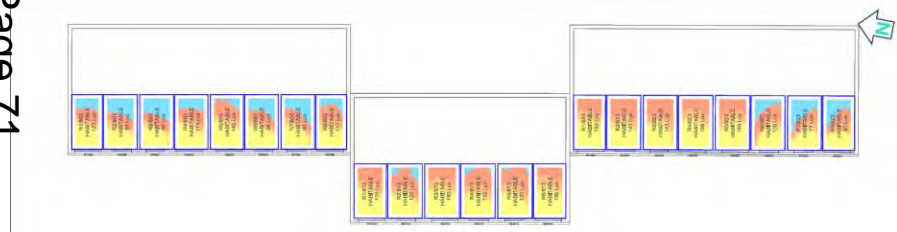


Second floor

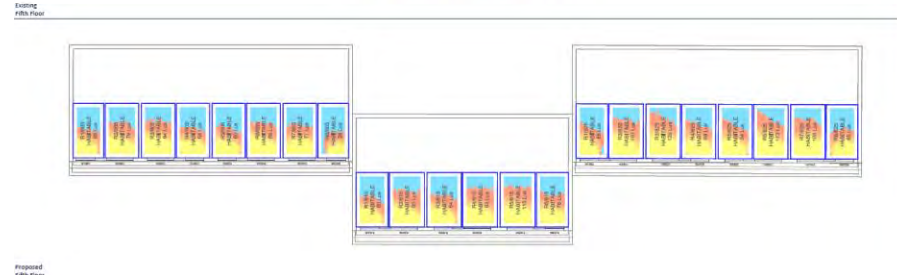
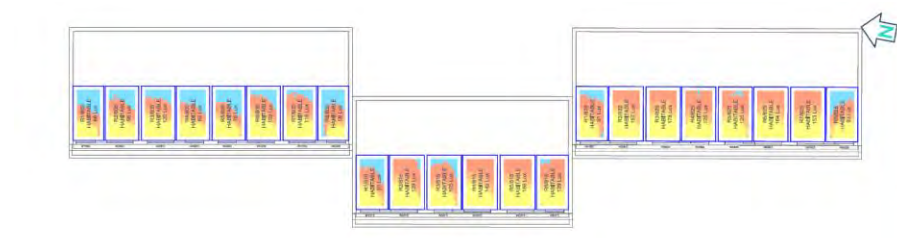


First floor

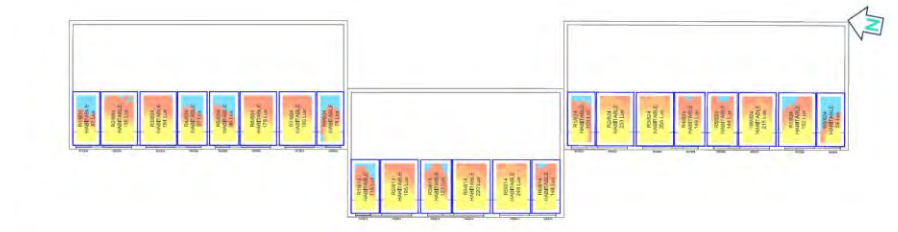




Third floor

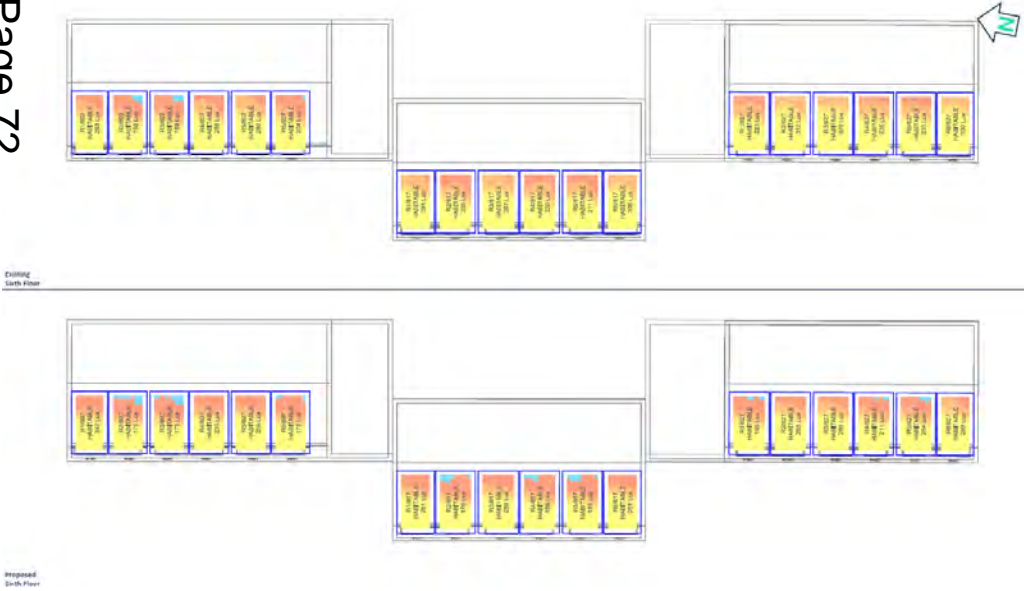


Fifth floor



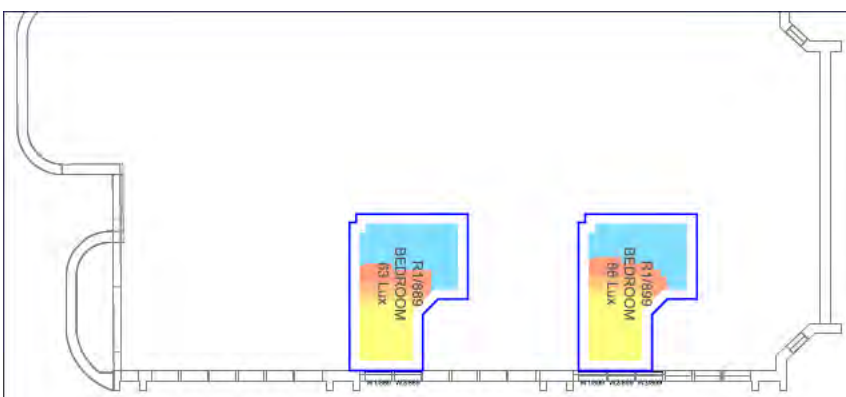
Fourth floor



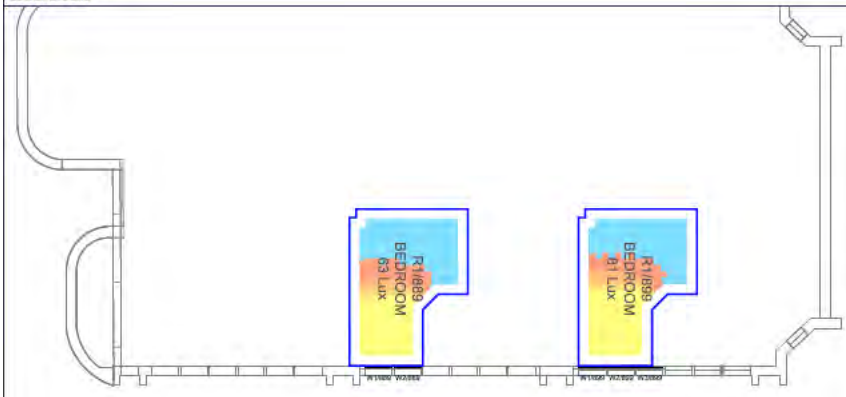


Sixth floor



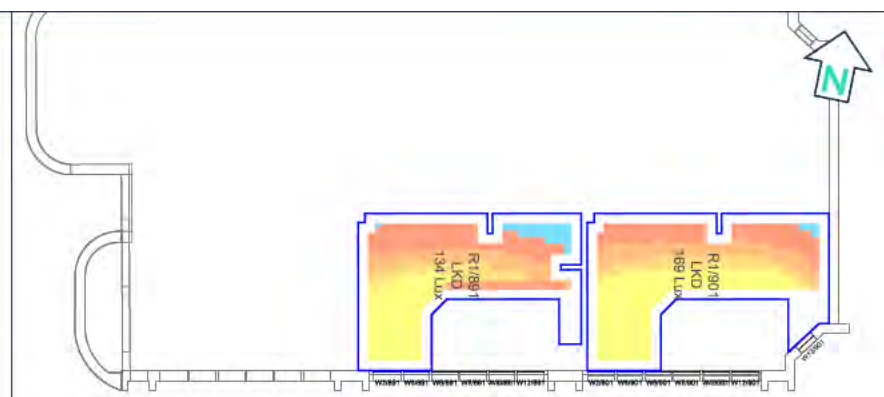


Existing Lower Ground

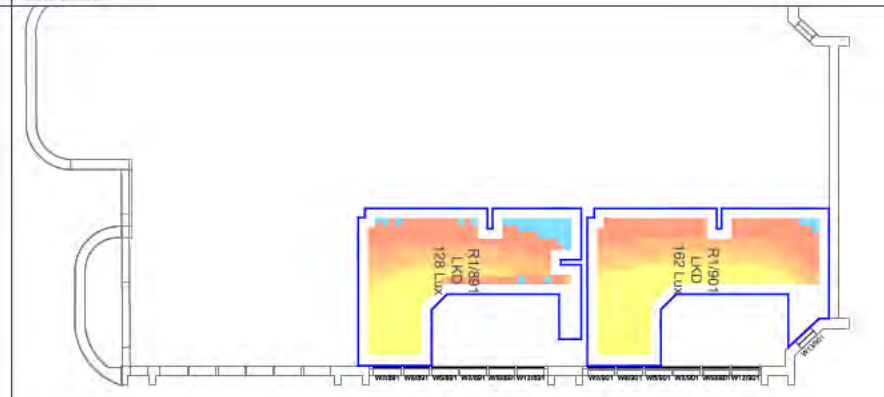


Proposed Lower Ground

Lower ground



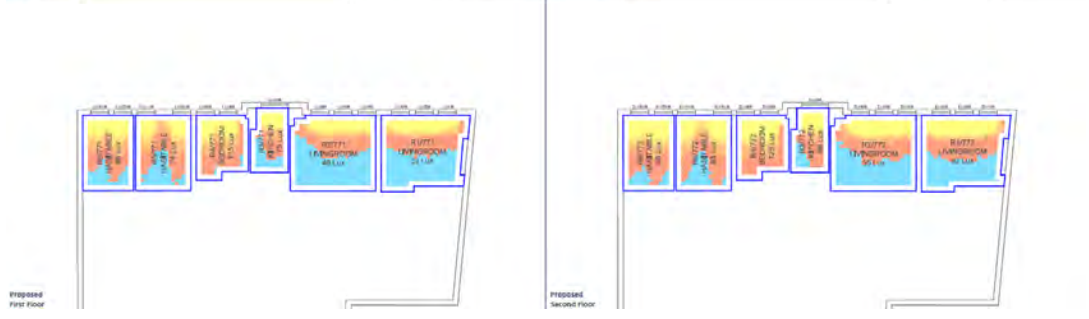
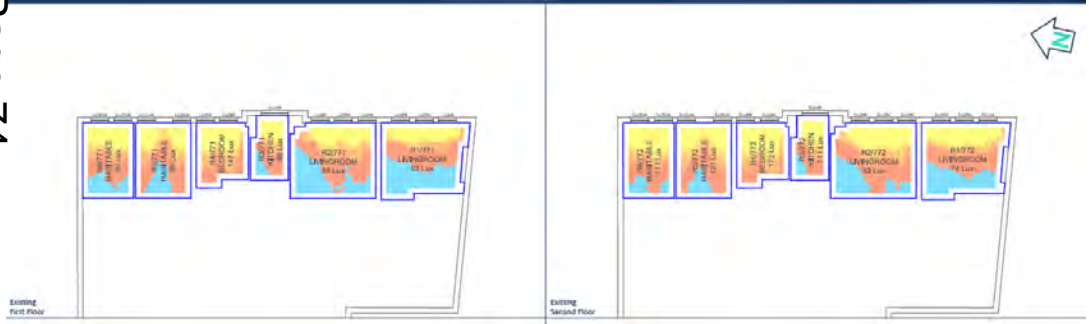
Existing Raised Ground



Proposed Raised Ground

Raised ground

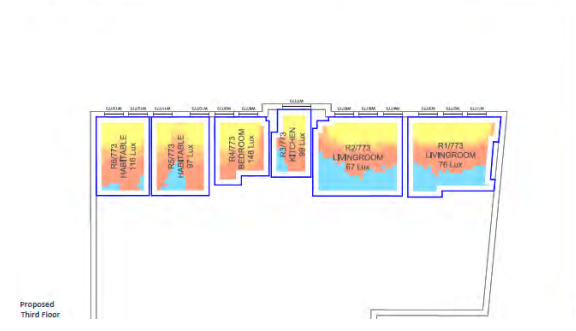
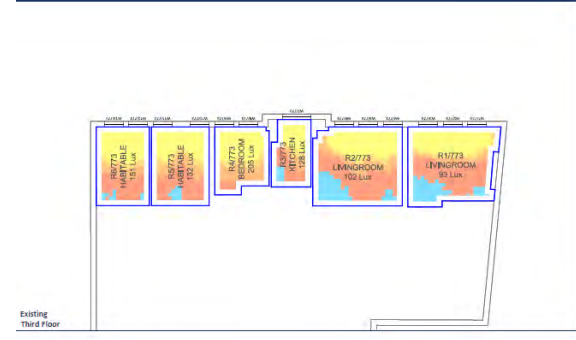
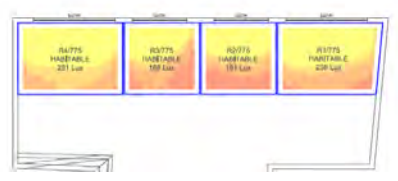




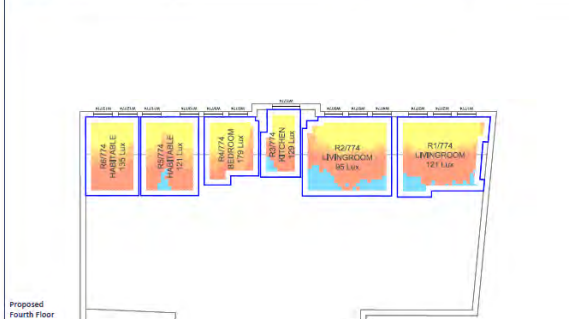
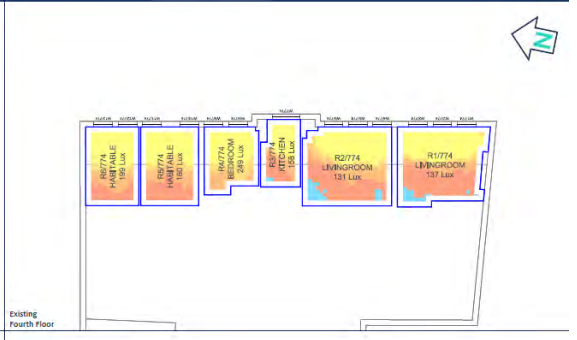
First and second floors

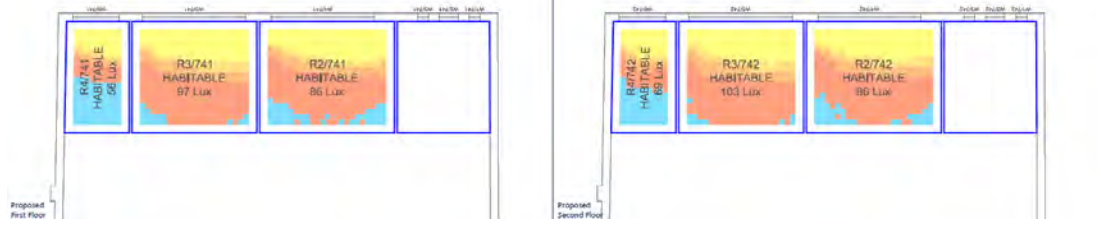
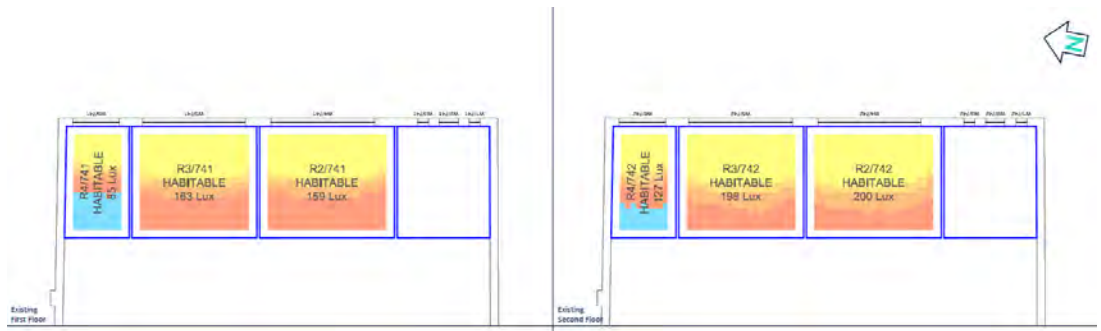


Fifth floor

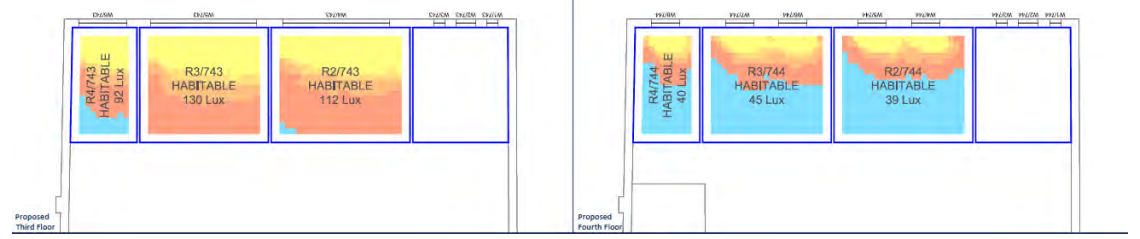
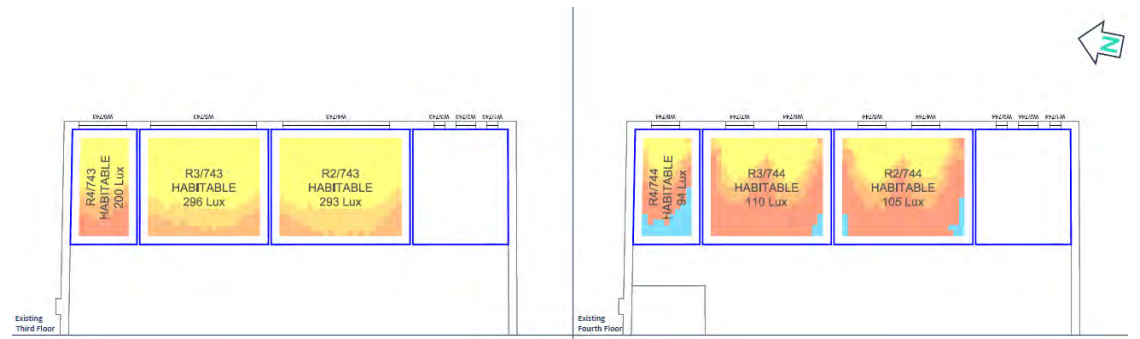


Third and fourth floors





First and second floors

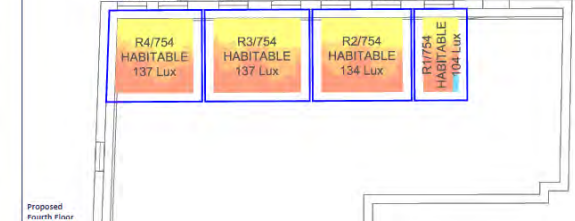
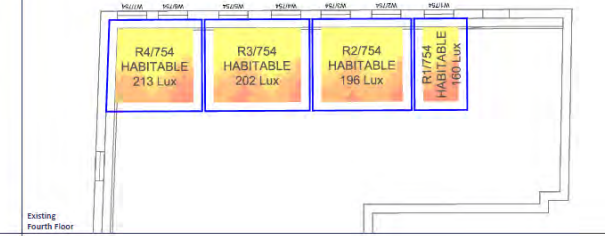
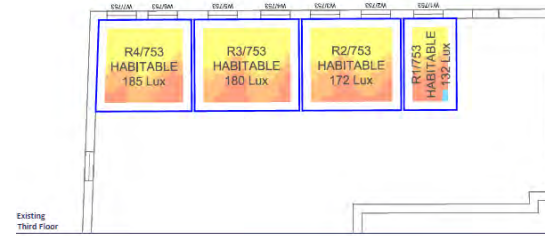
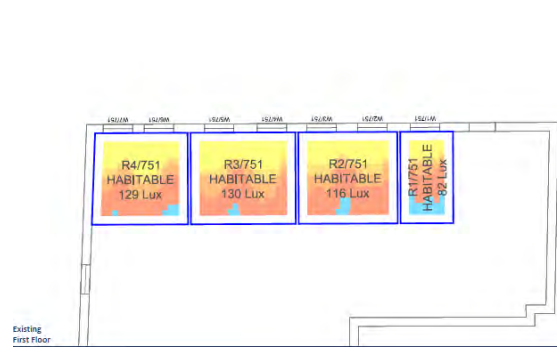


Third and fourth floors



Fifth floor





First and second floors

Third and fourth floors



Fifth floor

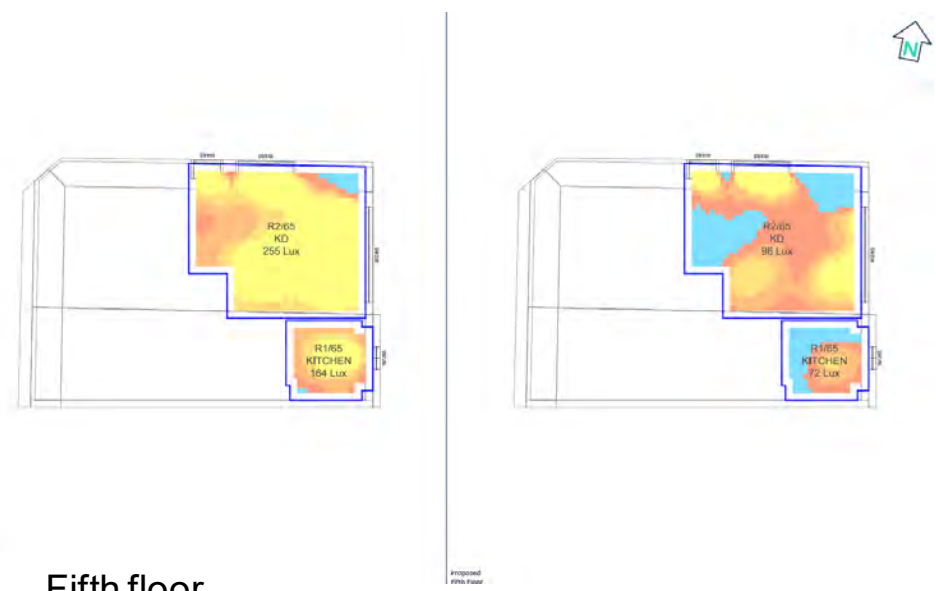




First and second floors

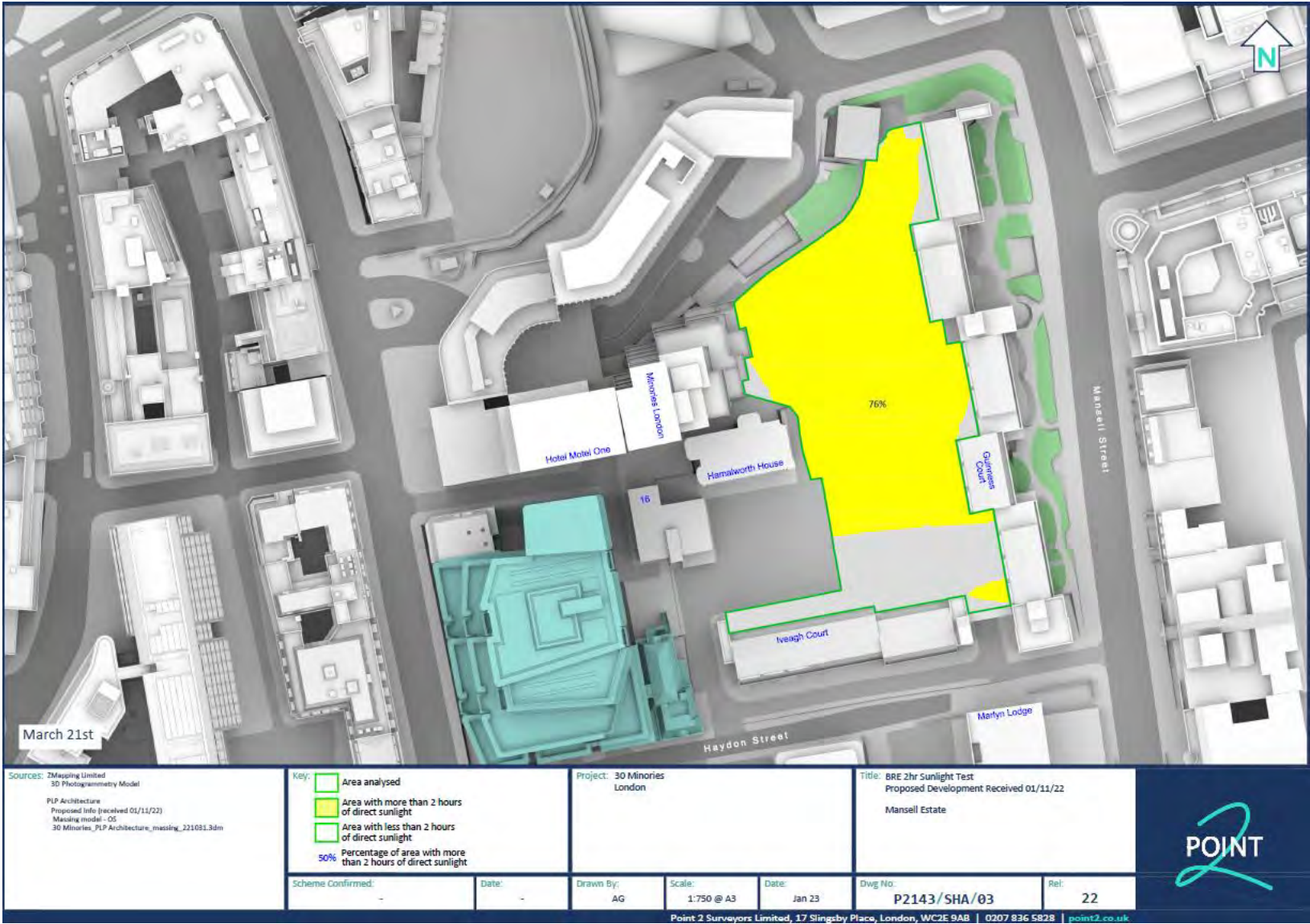


Third and fourth floors



Fifth floor





Overshadowing Assessment – Mansell Street Guinness Estate open space



Certification

Target a minimum of BREEAM 2018 'Excellent' with aspiration for 'Outstanding' (>85%).
 Integrate health and wellbeing principles.



Operational Energy & Carbon Emissions

18% overall emissions reduction vs. Part L (SAP 10.2 carbon factors).
 Undertake a CIBSE TM54 Advanced Energy Modelling process.
 Define an Energy Use Intensity (EUI) target in line with UKGBC guidance.



Embodied Carbon

Undertake full whole life carbon analysis for the proposed development, delivered to the RICS Professional Statement methodology.
 Integrate Circular Economy principles into the WLC approach.



Managing Water Resources

Target a 40% reduction in potable water consumption against the BREEAM 2018 Wat01 baseline performance.
 Consider the integration of Sustainable Drainage Solutions (SuDS).



Managing Waste

Engage with a 'whole life waste approach, and Circular Design principles.
 Target a minimum 95% diversion rate from landfill for non-hazardous construction, and demolition waste.



Ecology & Urban Greening

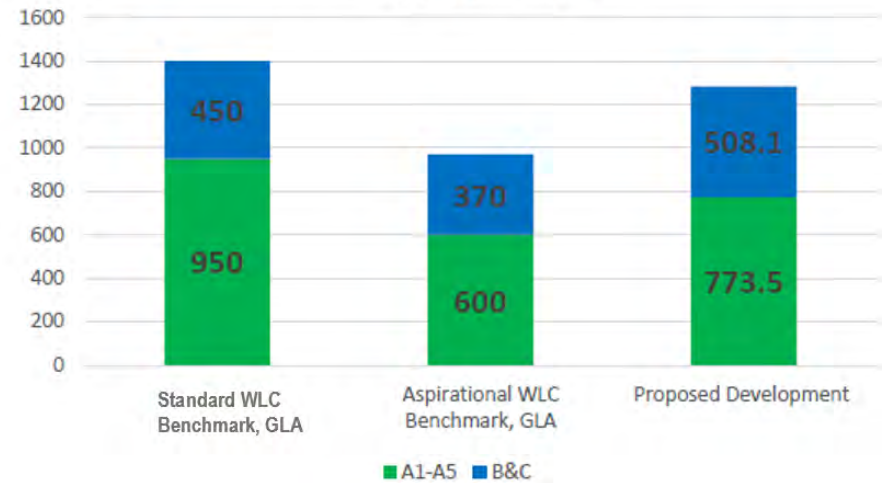
Target a 10% increase in ecological value using the BREEAM 2018 Ecology Framework approach.
 Exceeding GLA's Urban Greening Factor (UGF) requirements.

UGF - The London Plan sets a target Urban Greening Factor for commercial development at 0.3. As set out within the Landscape Design and Access Statement, the Proposed Development will deliver a scheme with an UGF of 0.3 – 0.34 when using both the London Plan and CoL factors, improving the baseline score by 8.5 times.

Biodiversity Net Gain – Habitat units value of 0.35, an increase of 0.33 (1645%)



Comparison with WLC Benchmarks by Stage in kgCO₂e/m² GIA A-C



Embodied carbon emissions



Stepped Terraces



Sheppy Place Courtyard



Minories



View of the proposed development from Minories



Next Planning & Transportation Committee

26 January 2024