



# **Planning Applications Sub-Committee**

## **PRESENTATION PACK**

**Date:** WEDNESDAY, 17 APRIL 2024  
**Time:** 9.00 am  
**Venue:** LIVERY HALL - GUILDHALL

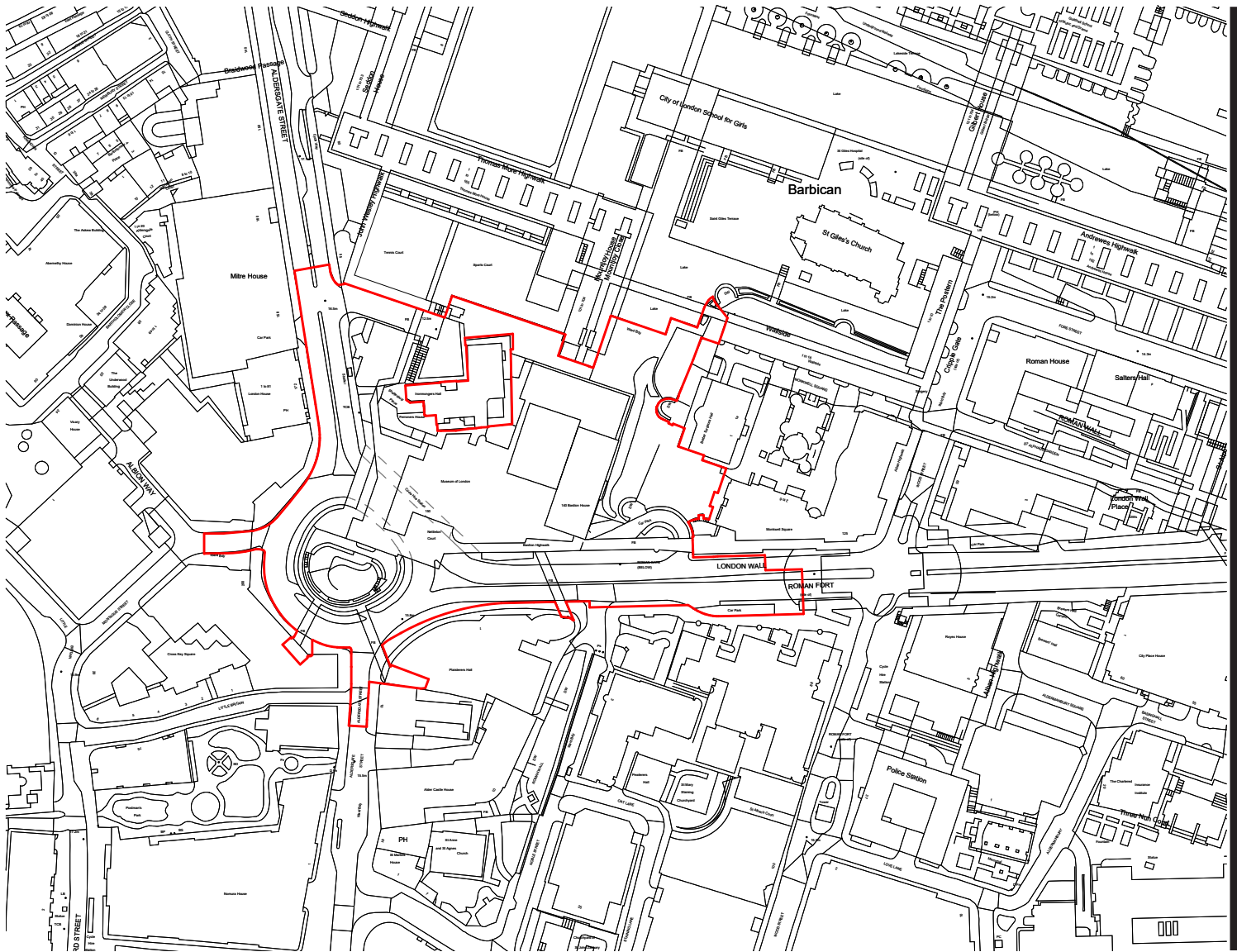
### **3. DEMOLITION OF 140 AND 150 LONDON WALL**

Report of the Planning & Development Director.

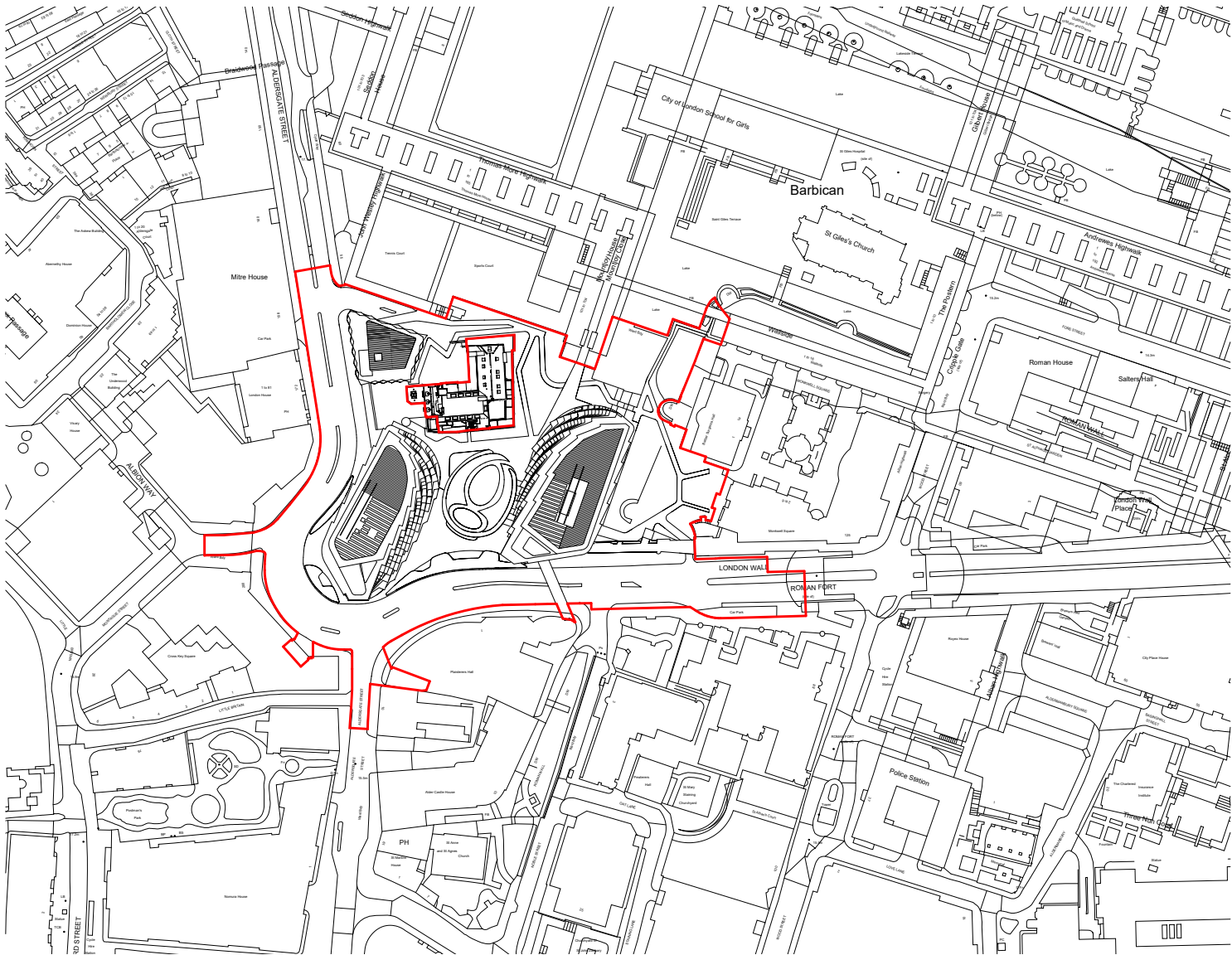
**Ian Thomas CBE**  
**Town Clerk and Chief Executive**



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Existing

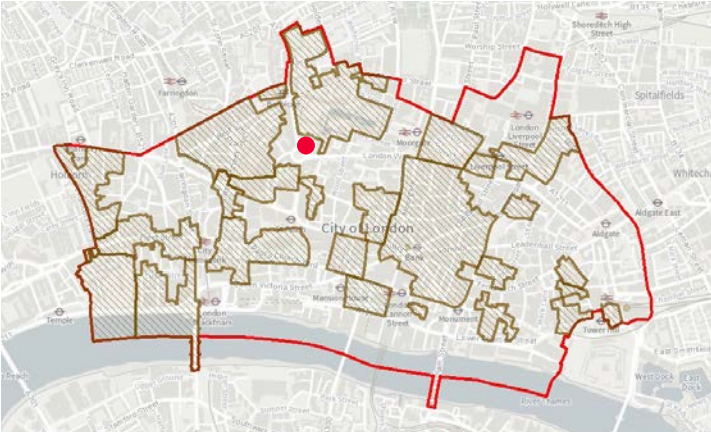


Proposed

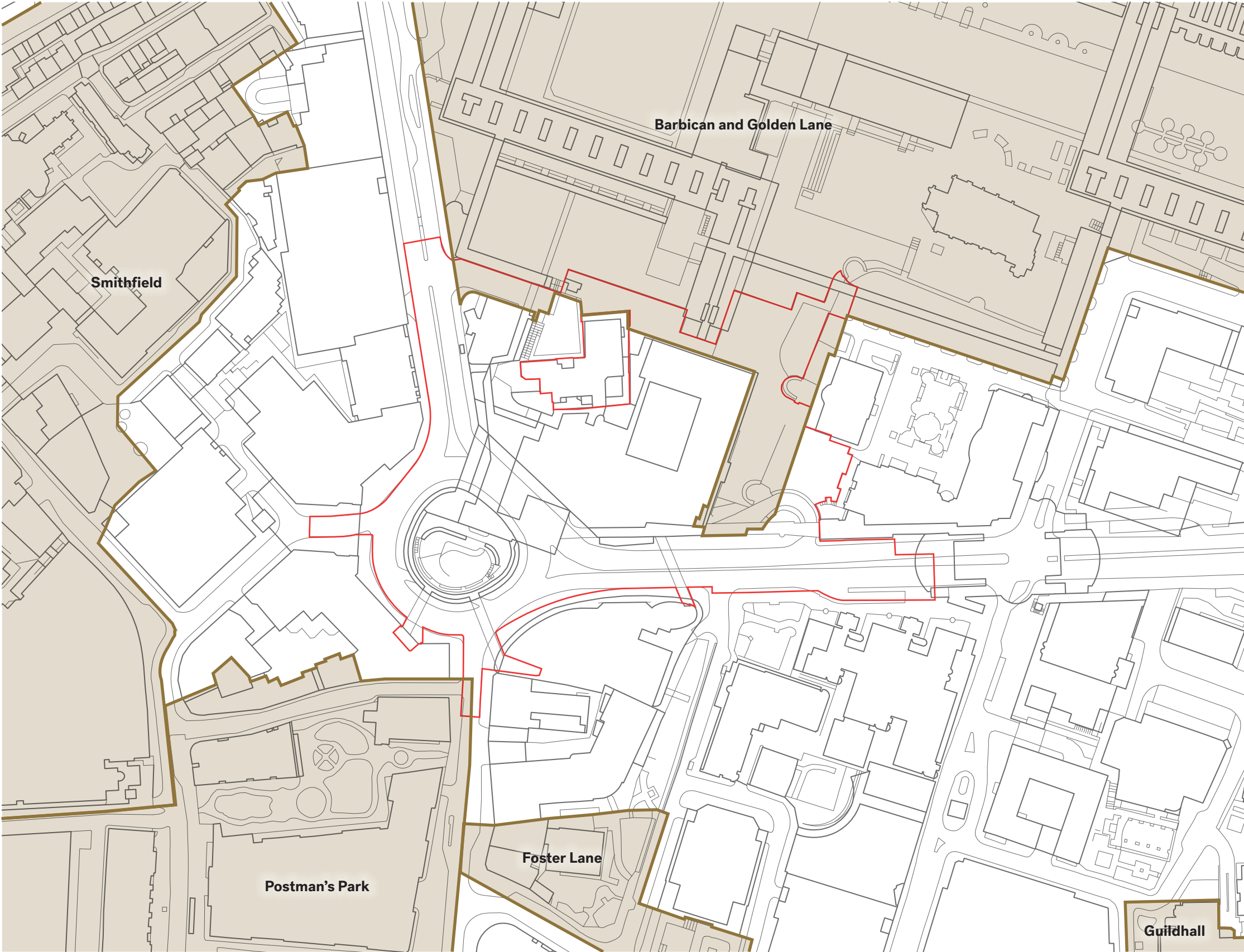
Note: Red line relates to ground and below

Existing (left) and Proposed (right) Site Plan

# Conservation Areas



Conservation Areas within the City of London



Conservation Areas

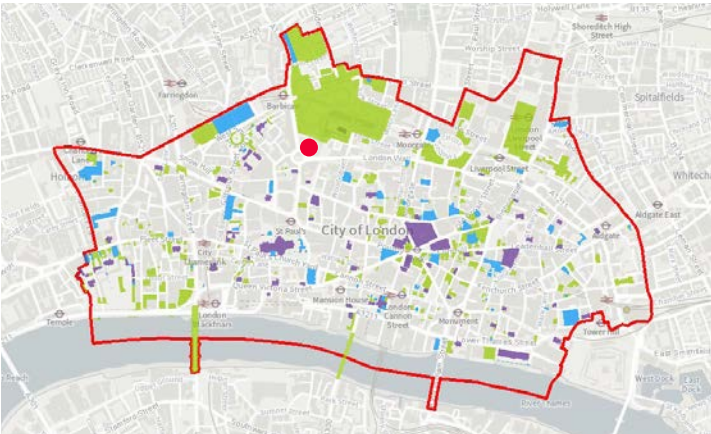
Note: Red line relates to ground and below



# Listed Buildings

Listed Buildings

- 1 Barbican - Grade II
- 2 Church of St Giles - Grade I
- 3 The Salters' Hall - Grade II
- 4 Ironmongers' Hall, excluding Ferroners' House - Grade II
- 5 Wood Street Police Station - Grade II\*
- 6 Tower of Former Church of St Albans - Grade II\*
- 7 Footings to Former Church of St Mary the Virgin - Grade II
- 8 Monument to John Heminge and Henry Condell in Former Churchyard of Church of St Mary Aldermanbury - Grade II
- 9 20 Aldermanbury
- 10 Church of St Anne and St Agnes - Grade I
- 11 Police Call Box at north east angle of number 1 - Grade II
- 12 Gate and Railings to Former Churchyard of Church of St Botolph - Grade II
- 13 Church of St Botolph - Grade I
- 14 9 and 10, Little Britain - Grade II
- 15 12 Little Britain - Grade II
- 16 Memorial to Heroic Self Sacrifice - Grade II\*
- 17 3 Lamp Stands in Courtyard, St Bartholomew's Hospital - Grade II
- 18 Church of St Bartholomew The Great - Grade I
- 19 Founders' Hall including 39-40 Bartholomew Close - Grade II
- 20 Hand and Shears Public House - Grade II
- 21 Nos. 4, 4A and 5, Middle Street - Grade II
- 22 Nos. 74 and 75, Long Lane - Grade II

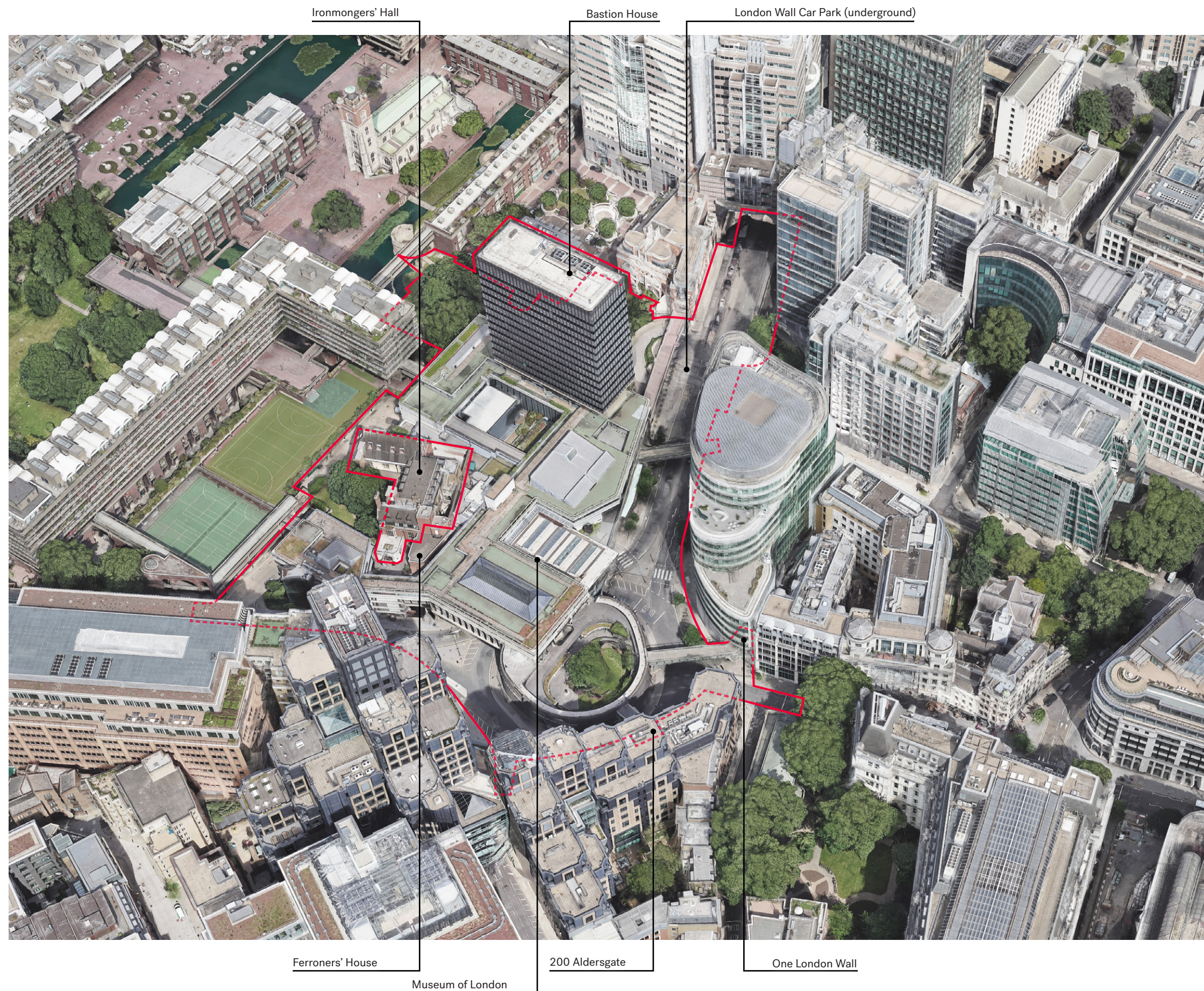


Listed Buildings within the City of London



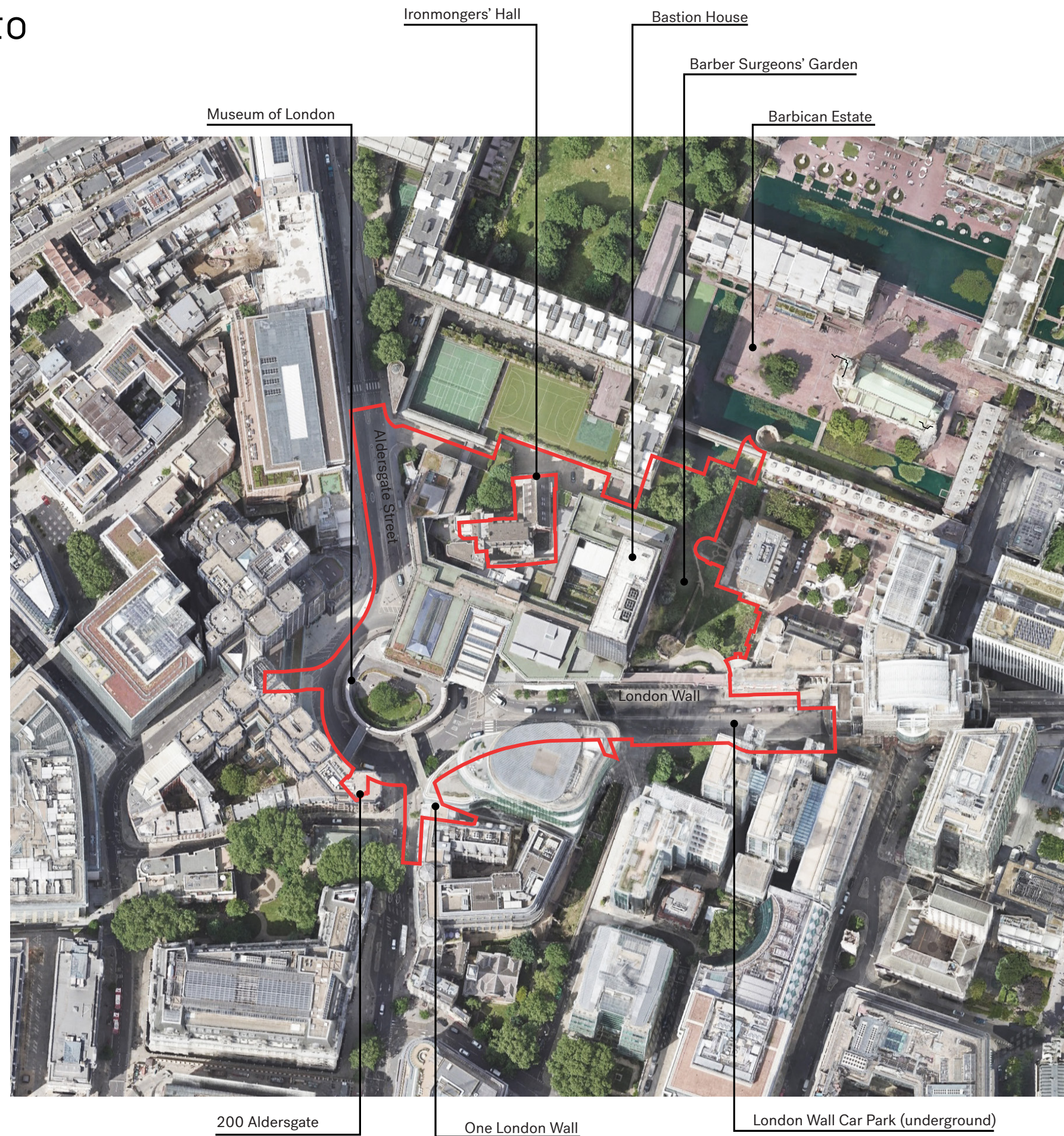
Note: Red line relates to ground and below





Note: Red line relates to ground and below





KEY

 Site Boundary

Note: Red line relates to ground and below





Photo: Existing street level view from St Martin's-Le-Grand looking North towards the Museum of London Rotunda



## Site Photos



Photo: Existing street level view from London Wall looking West towards the Museum of London and Bastion House



## Site Photos



Photo: Existing street level view from the Rotunda roundabout towards the Museum of London with 200 Aldersgate in the background



# Site Photos



Photo: Existing highwalk level view looking over the Rotunda garden onto the Museum of London with Bastion House to the right of the image



# Site Photos



Photo: Existing street level view from Aldersgate Street looking South to Museum of London bridging to the Rotunda



# Site Photos



Photo: Existing street level view from Aldersgate Street looking South to Museum of London North Wing



# Site Photos



Photo: Existing highwalk level view of Ironmongers' Hall West Elevation and entry



# Existing Site Photos



Photo: Existing view of Ironmongers' Hall North Elevation and North Facade of Museum of London



## Existing Site Photos



Photo: Existing view of Service Yard and Mountjoy House Highwalk dead-end



# Existing Site Photos



Photo: Existing views Barber Surgeons' Garden



# Existing Site Photos



Highwalk route from the east



Area outside of the former Museum entrance

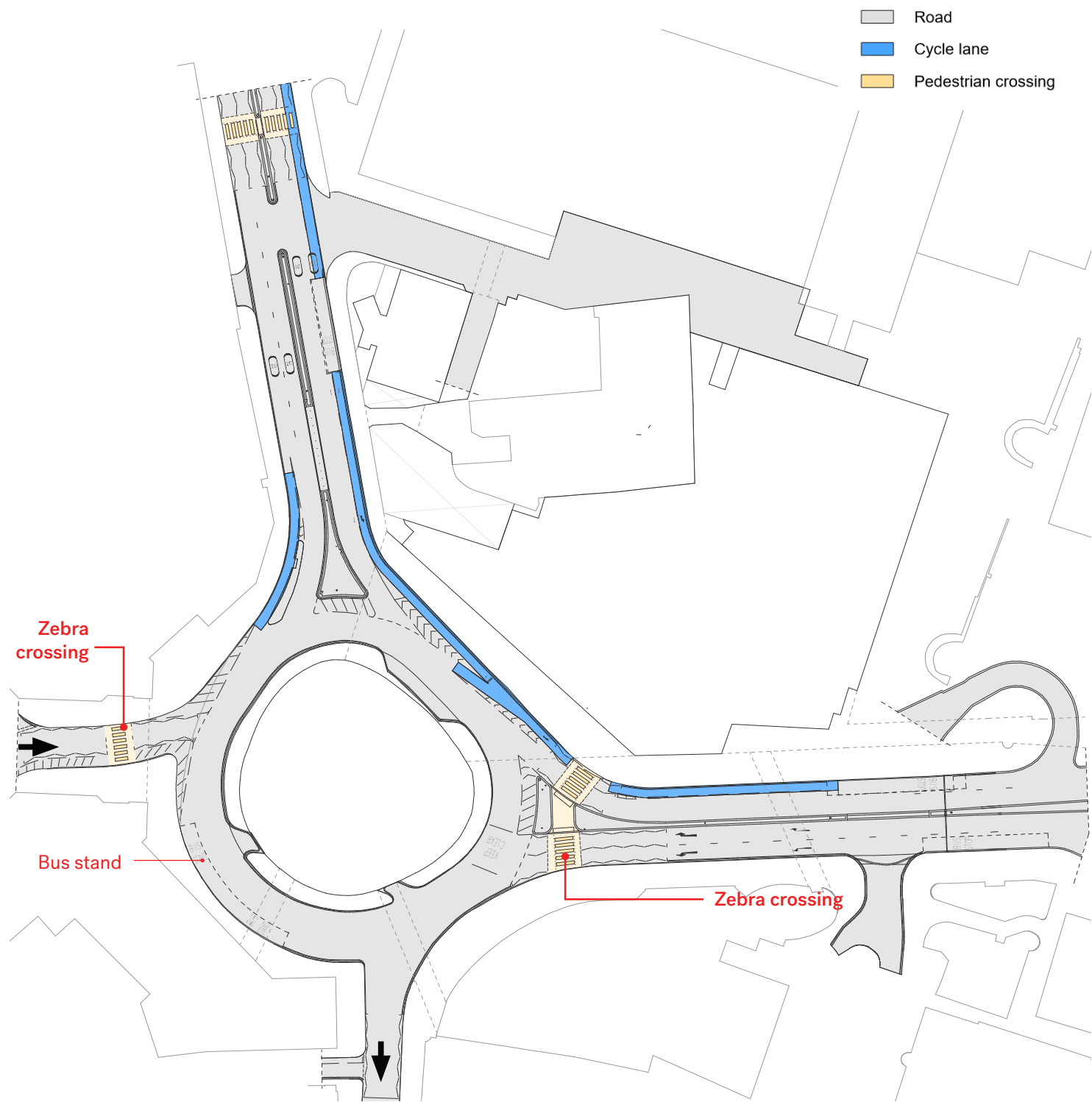


Highwalk route from the north

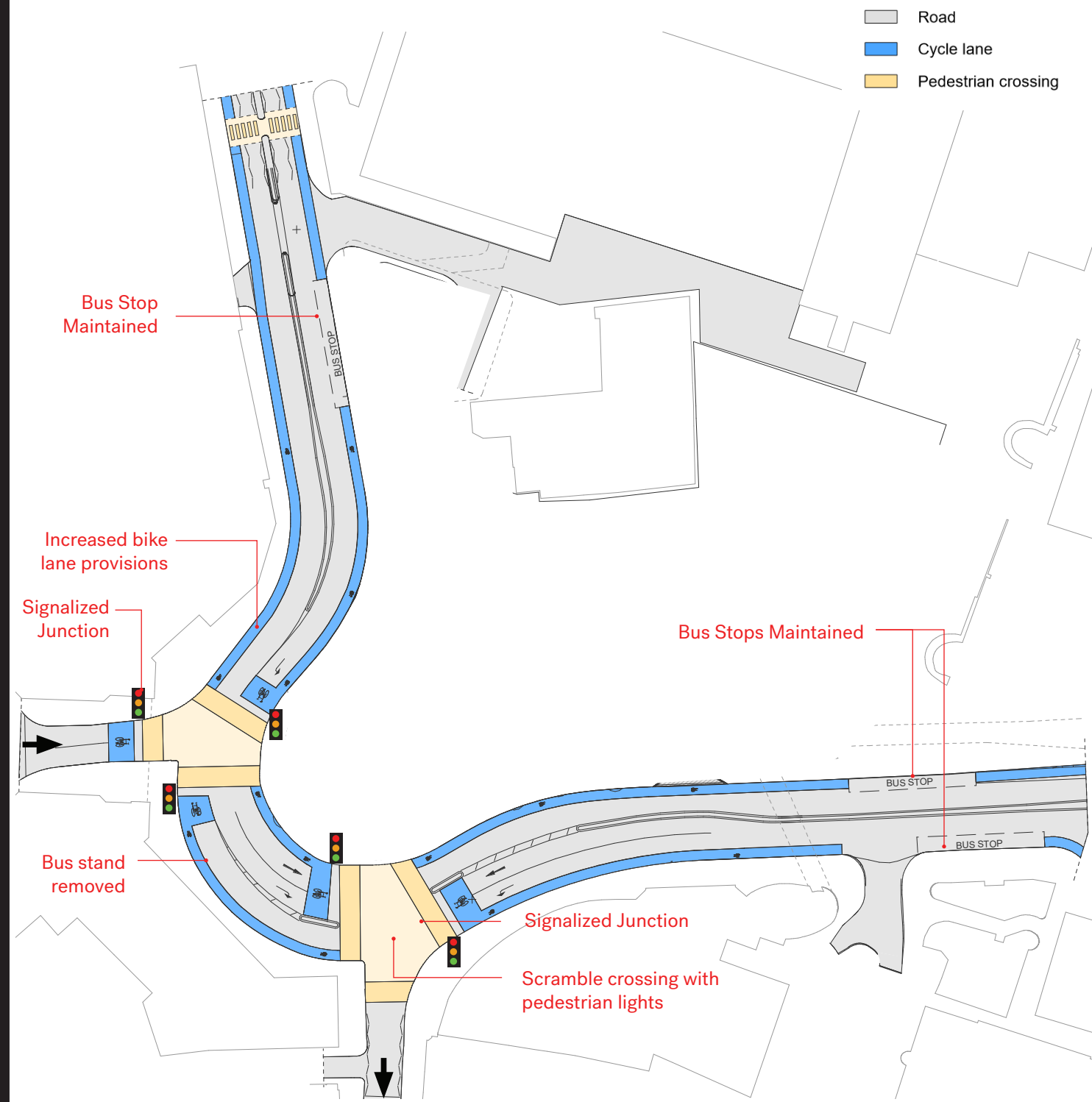
Photo: Existing views Highwalks



# Highways Layout Proposals



Existing Highways Layout

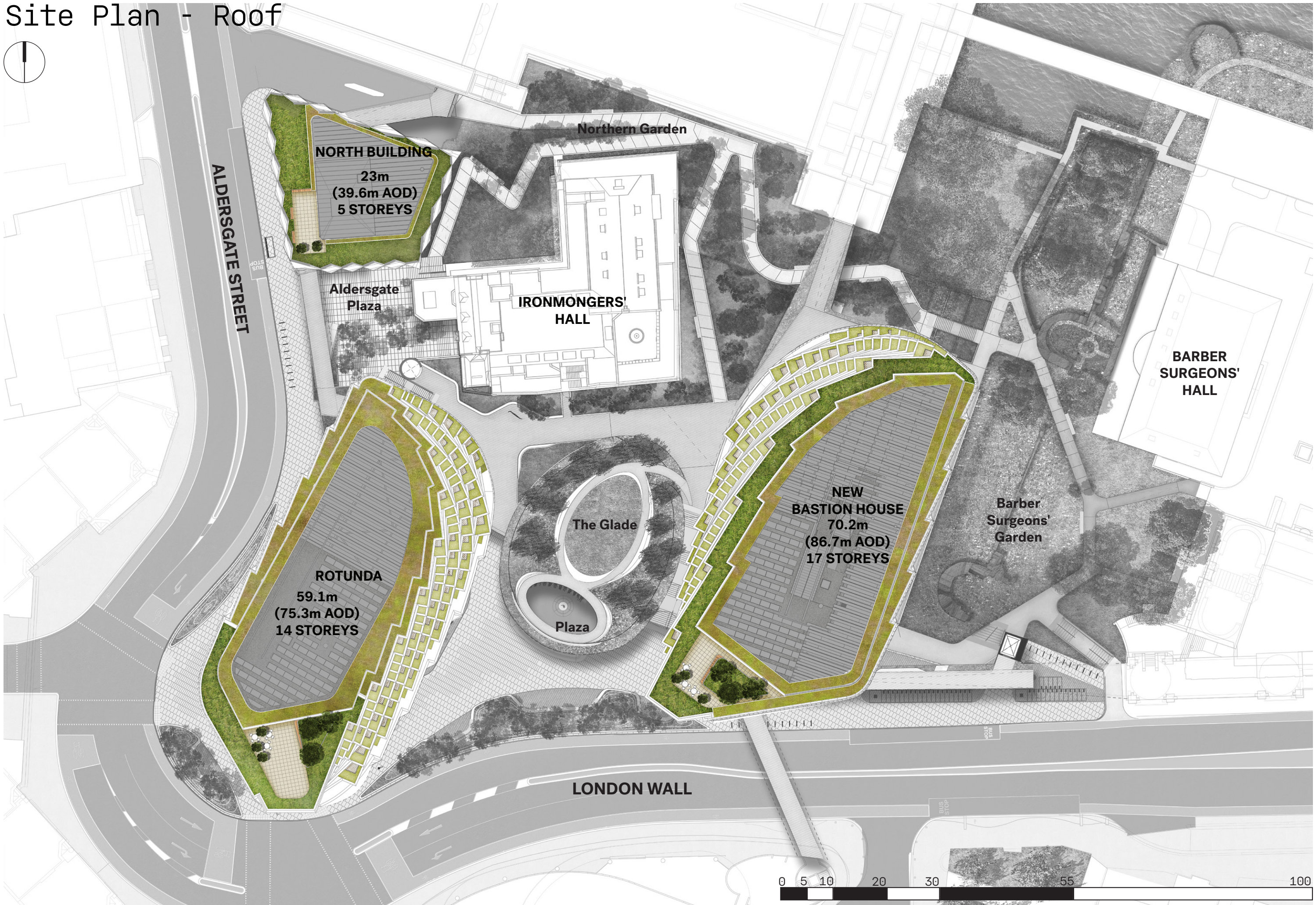


Proposed Highways Layout

## HIGHWAYS - PROPOSED LAYOUT CHANGE



Site Plan - Roof





# Site Plan - Ground Level





# Site Plan - Lower Ground Level

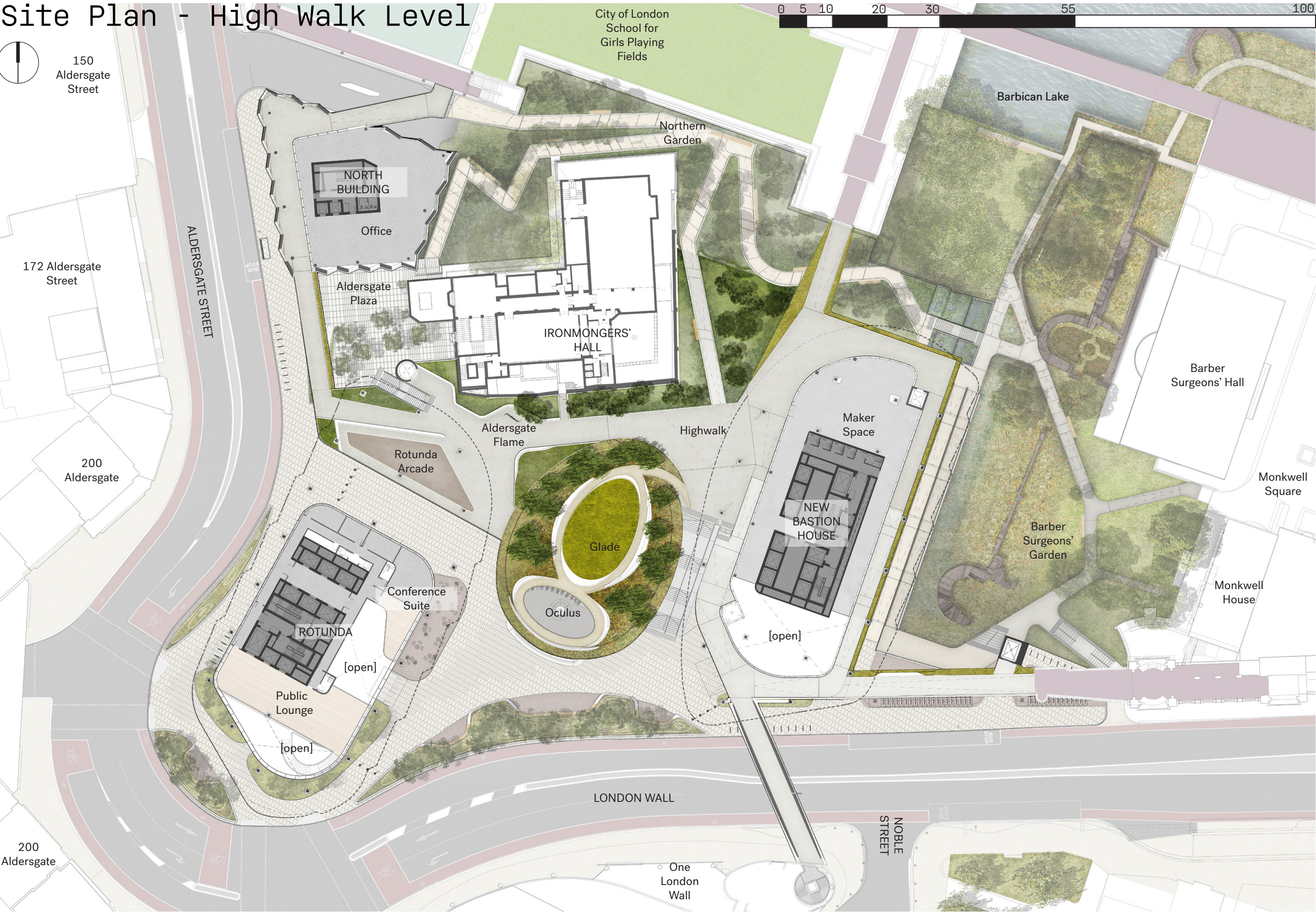




# Site Plan - High Walk Level



150  
Aldersgate  
Street



200  
Aldersgate

City of London  
School for  
Girls Playing  
Fields

Northern  
Garden

Barbican Lake

Barber  
Surgeons' Hall

Monkwell  
Square

Barber  
Surgeons'  
Garden

Monkwell  
House

LONDON WALL

One  
London  
Wall

NOBLE  
STREET





**PUBLIC REALM AXONOMETRIC**



PUBLIC REALM AREAS						
Existing (sqm)			Proposed (sqm)			
	Hardscape	Landscape	Total	Hardscape	Landscape	Total
P / 00H	2,800	521	3,321	2,728	2,027	4,755
UG / 00	2,386	590	2,976	4,049	1,385	5,434
LG	360	2,423	2,783	759	2,084	2,843
Total sqm	5,546	3,534	9,080	7,536	5,496	13,032
Total sqft	59,697	38,040	97,736	81,117	59,158	140,275

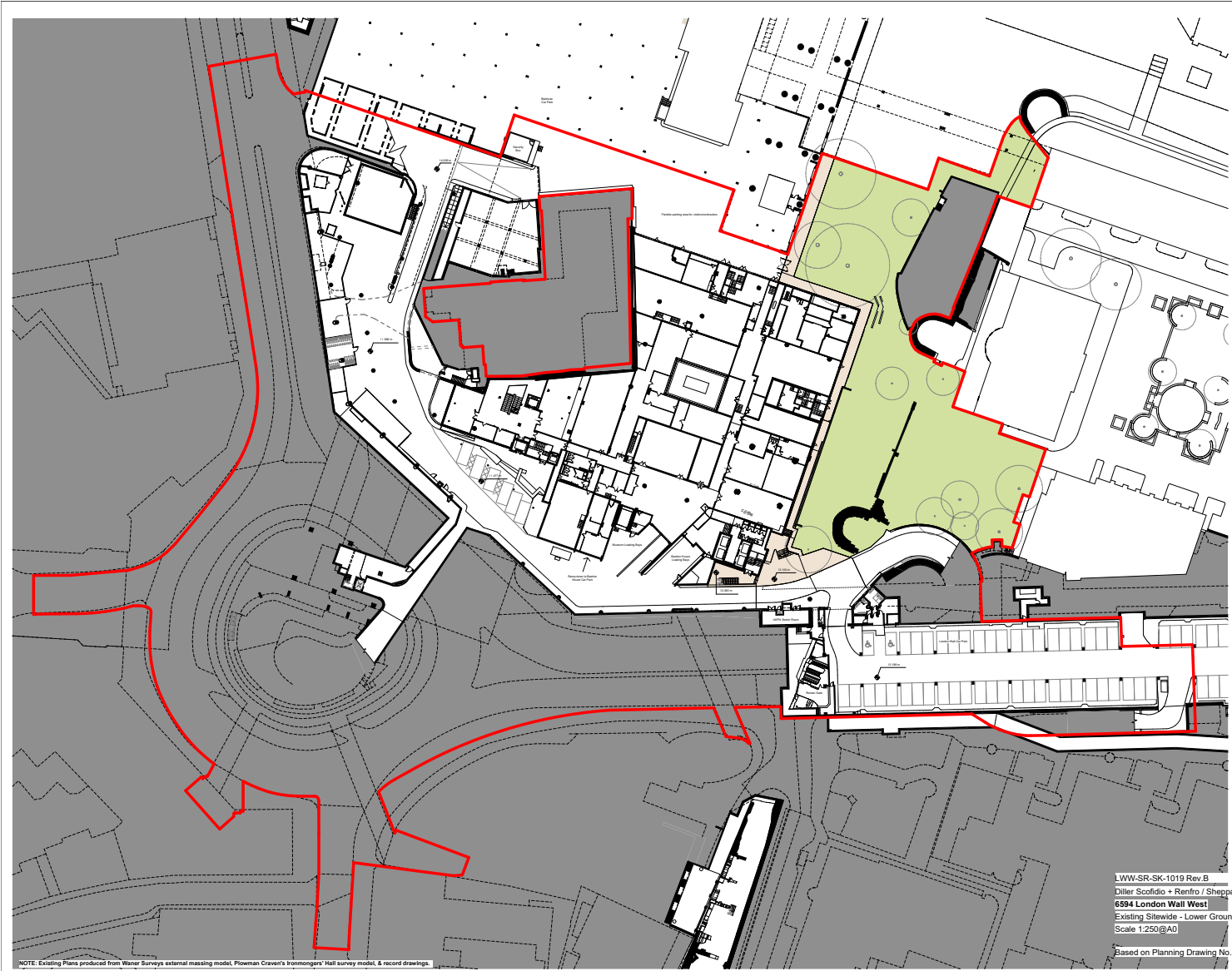
Area Difference (sqm)		
Hardscape	Landscape	Total
-72	1,506	1,434
1,663	795	2,458
399	-339	60
Total sqm	1,990	1,962
Total sqft	21,420	21,119

The proposal achieves an overall uplift for total public realm area of 43.5%

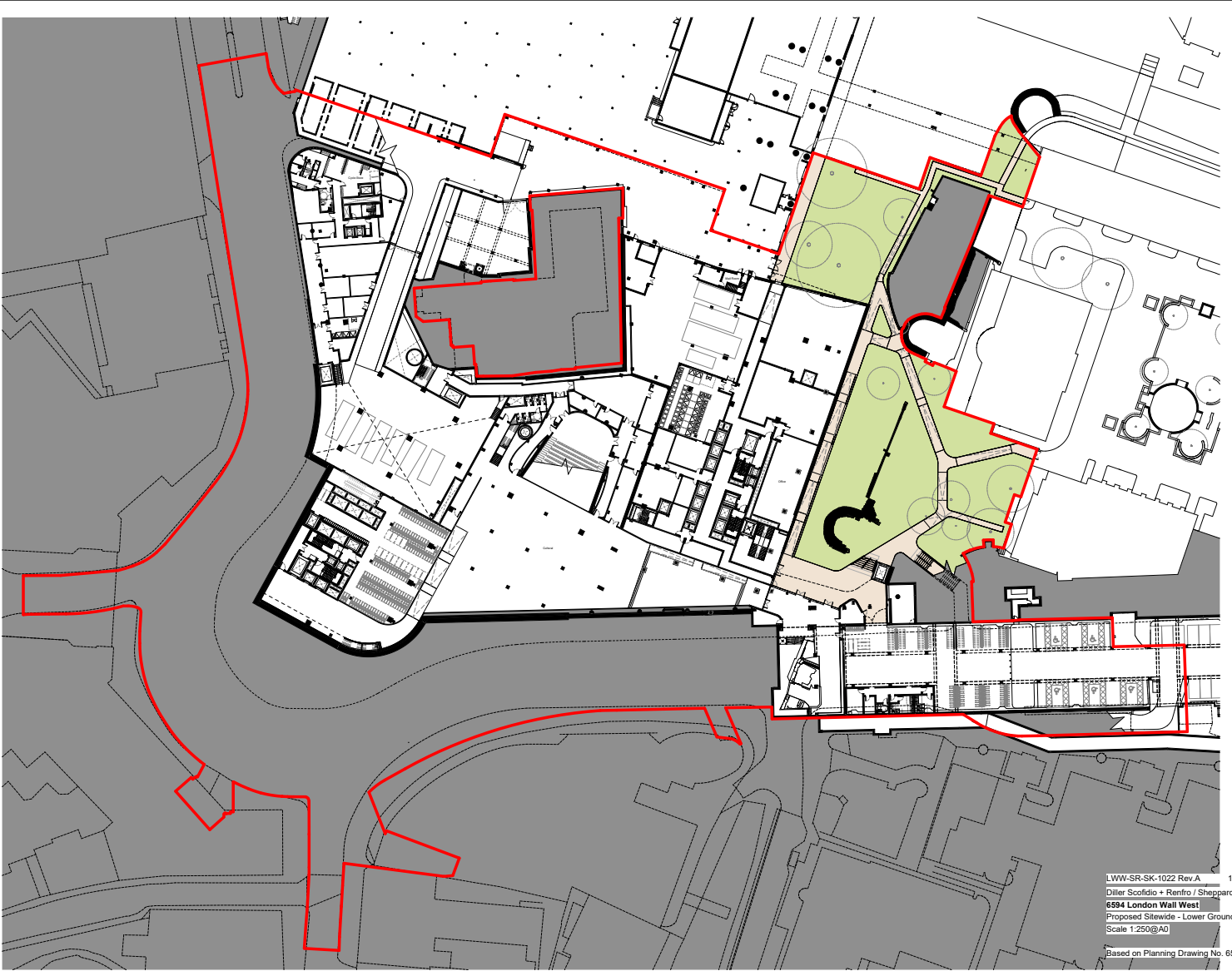
Note - this figure does not include the public terrace area at Rotunda (12th Floor)



# Public Realm Uplift



Existing



Proposed

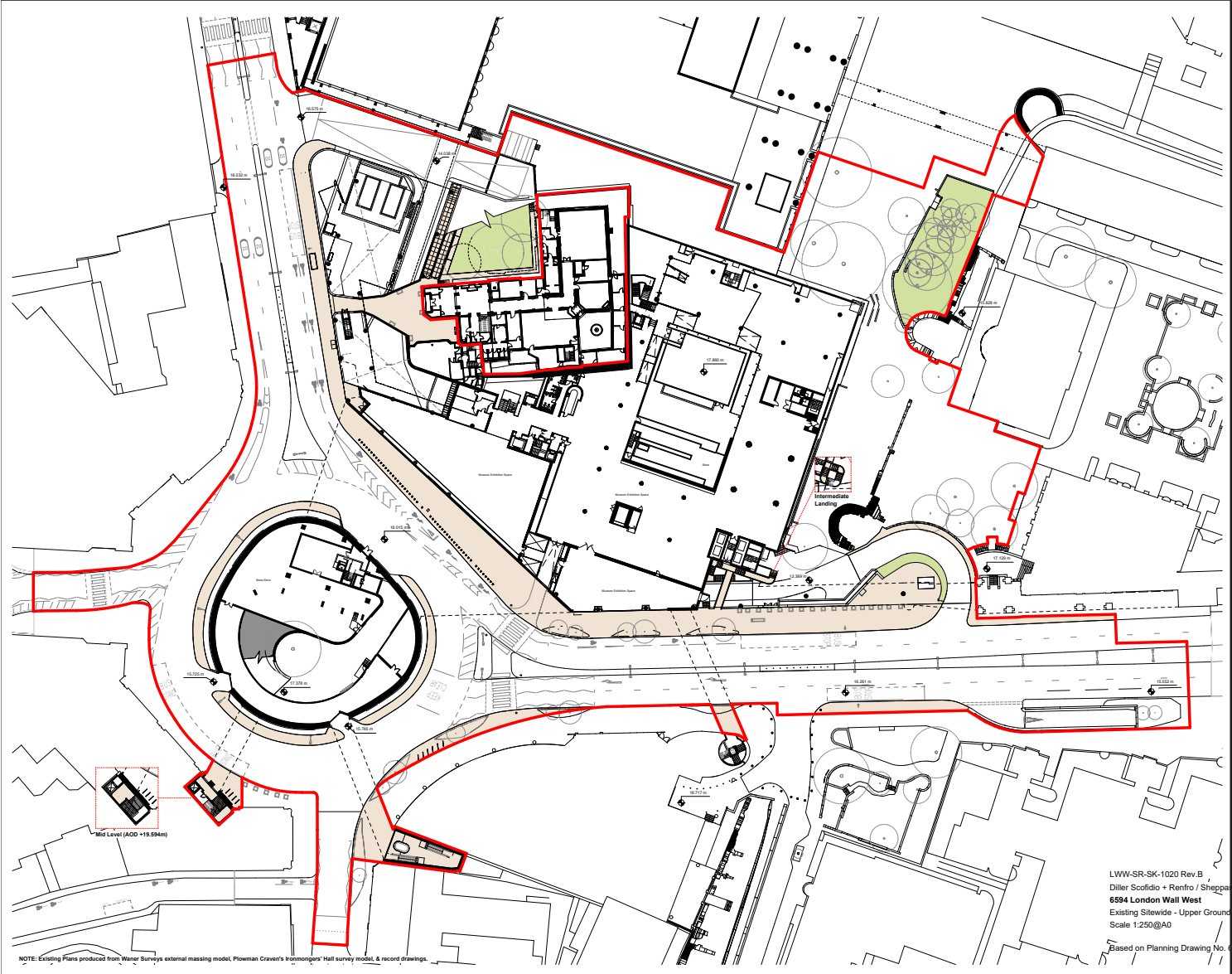
**PUBLIC REALM**

Landscape Area = 2,423 sqm

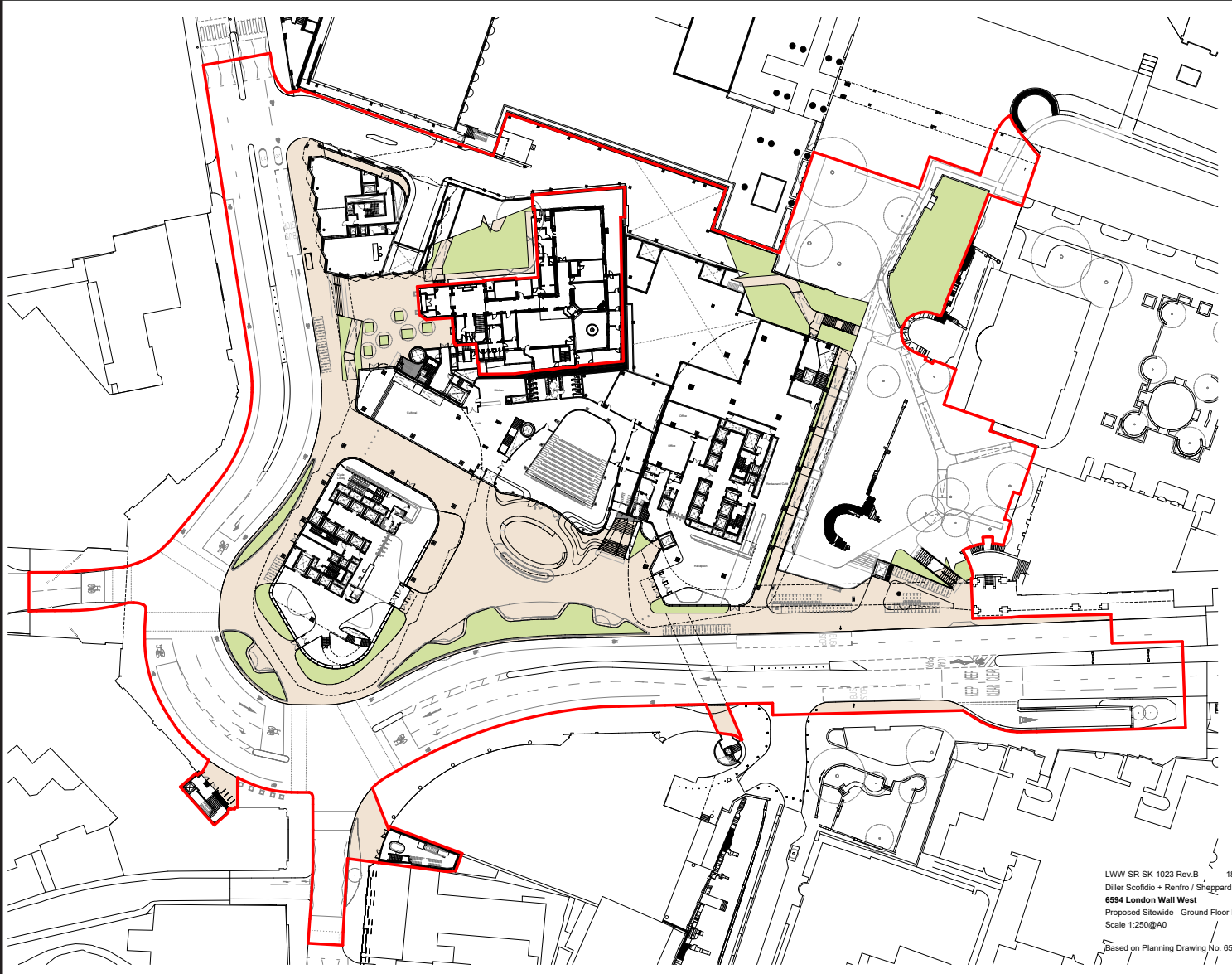
Hardscape Area = 360 sqm

Application Boundary for Planning Permission (Ground Floor and Below)

# Public Realm Uplift



Existing

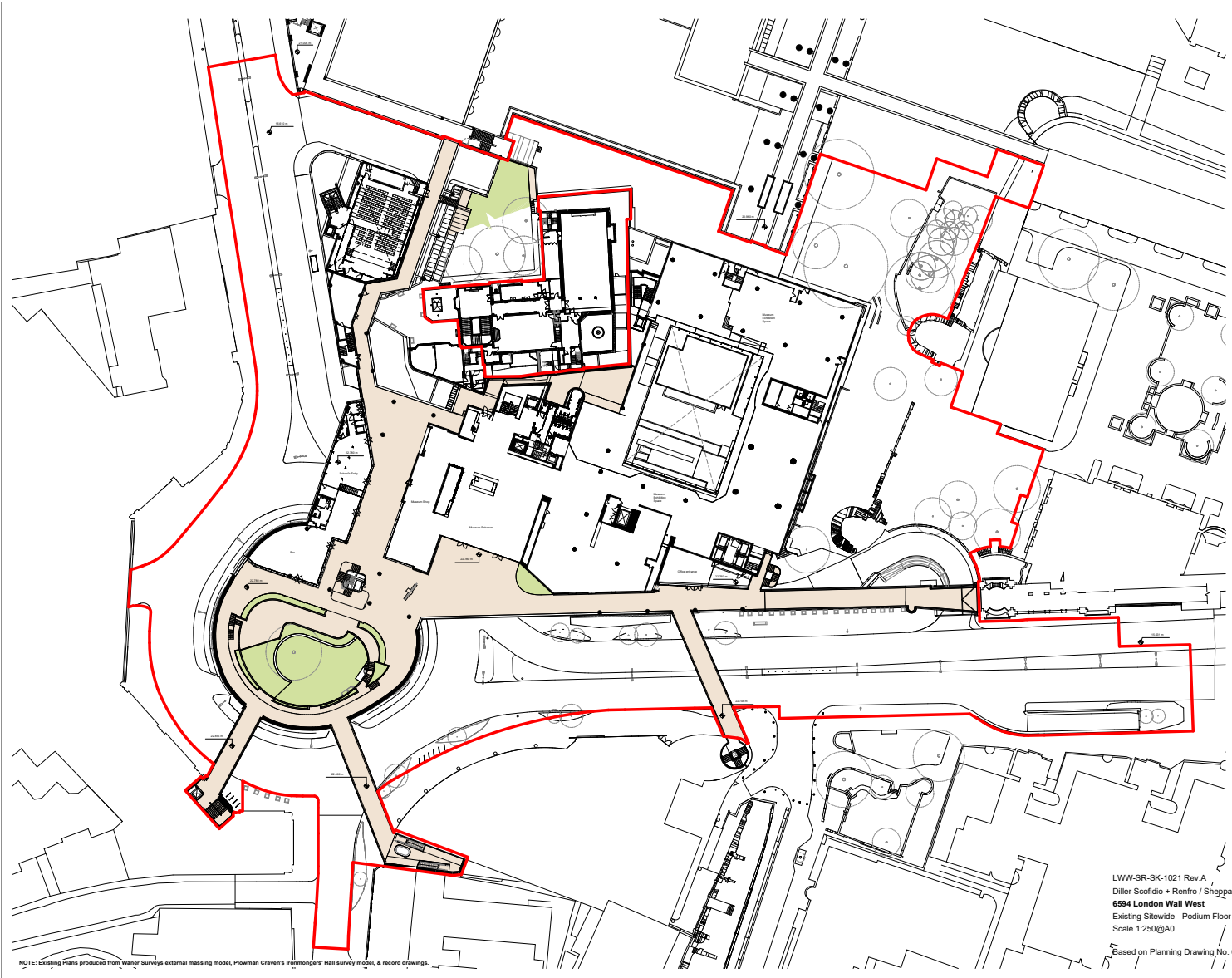


Proposed

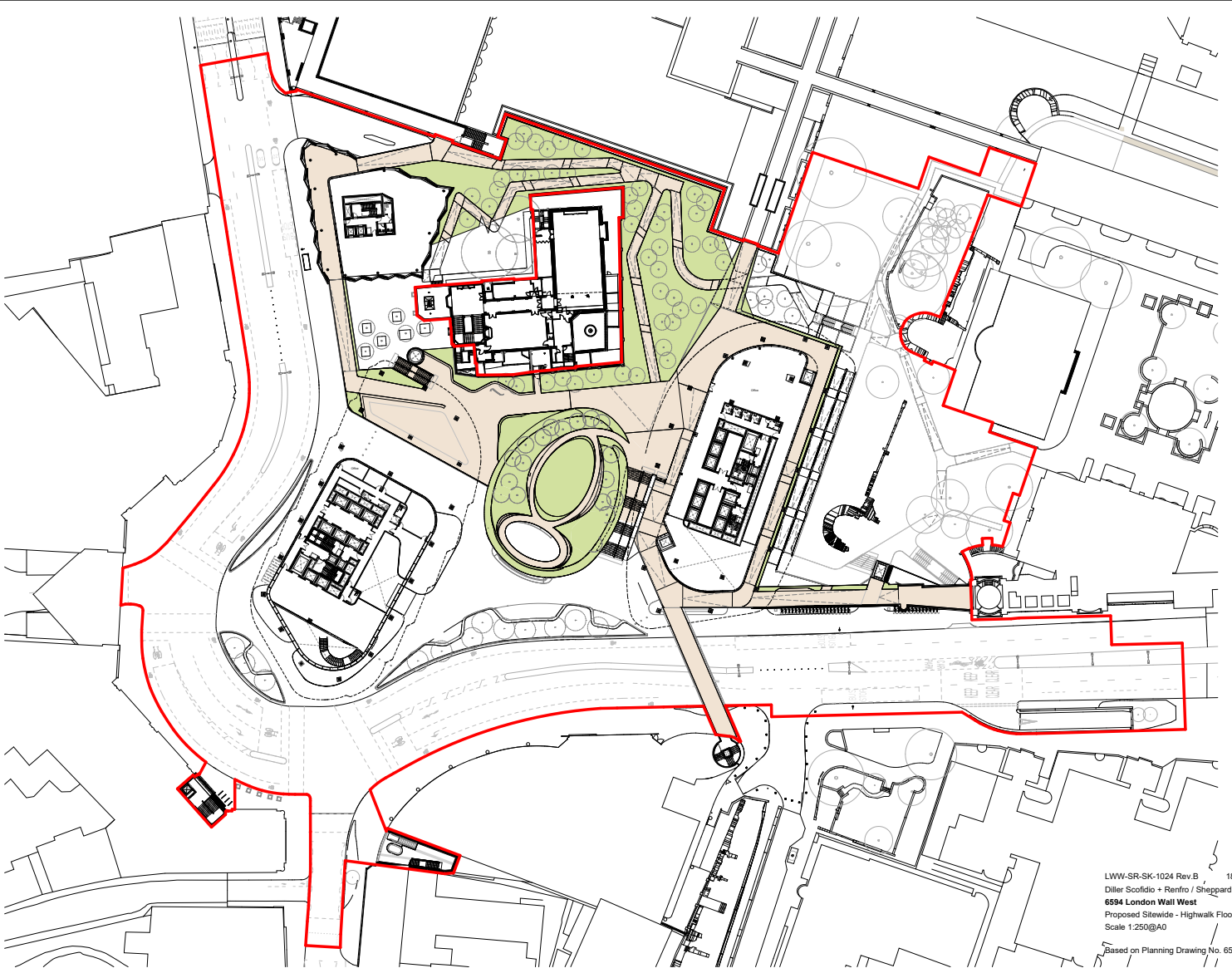
- PUBLIC REALM**
- Landscape Area = 2,423 sqm
  - Hardscape Area = 360 sqm
  - Application Boundary for Planning Permission (Ground Floor and Below)



# Public Realm Uplift



Existing



Proposed

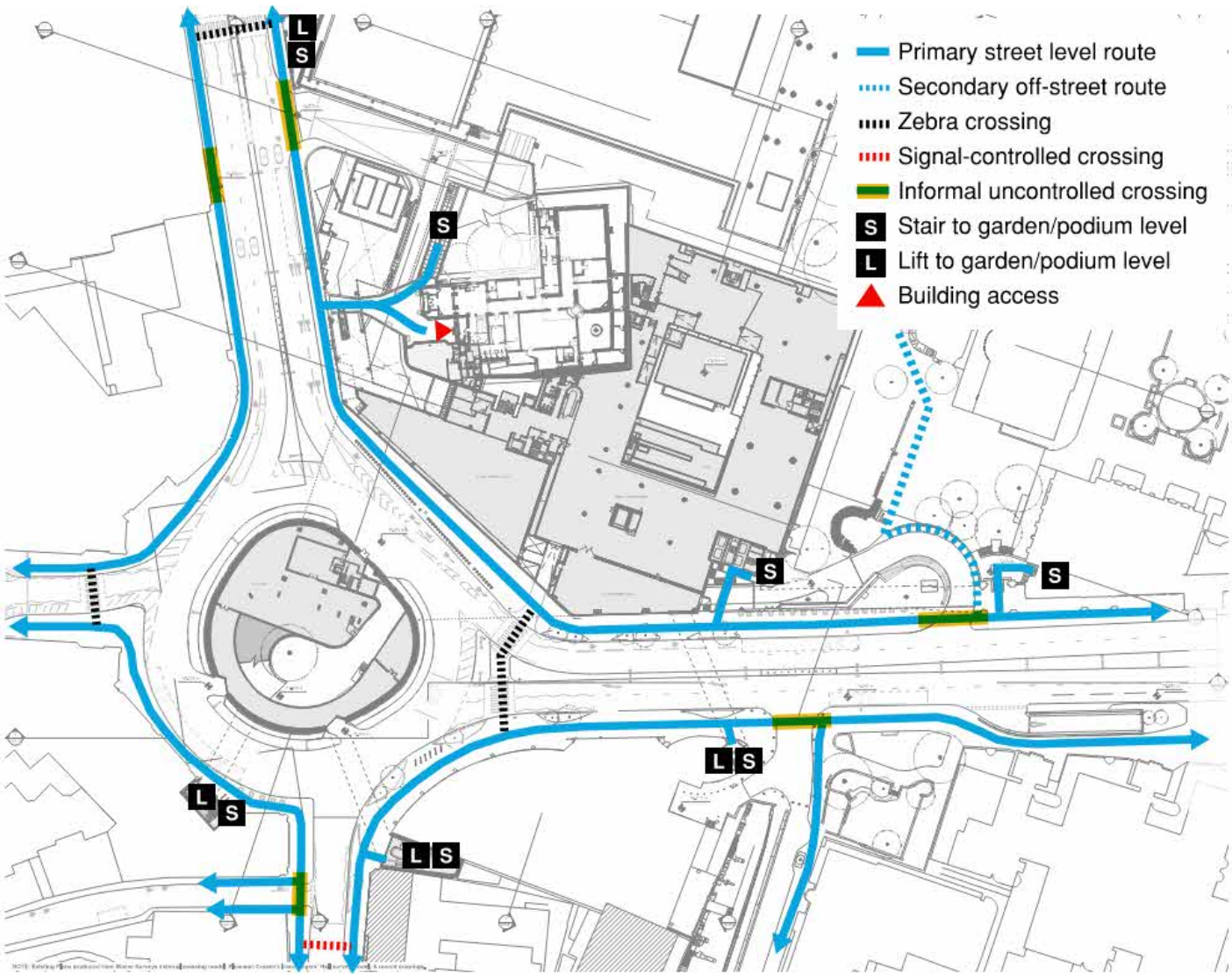
**PUBLIC REALM**

- Landscape Area = 2,423 sqm
- Hardscape Area = 360 sqm

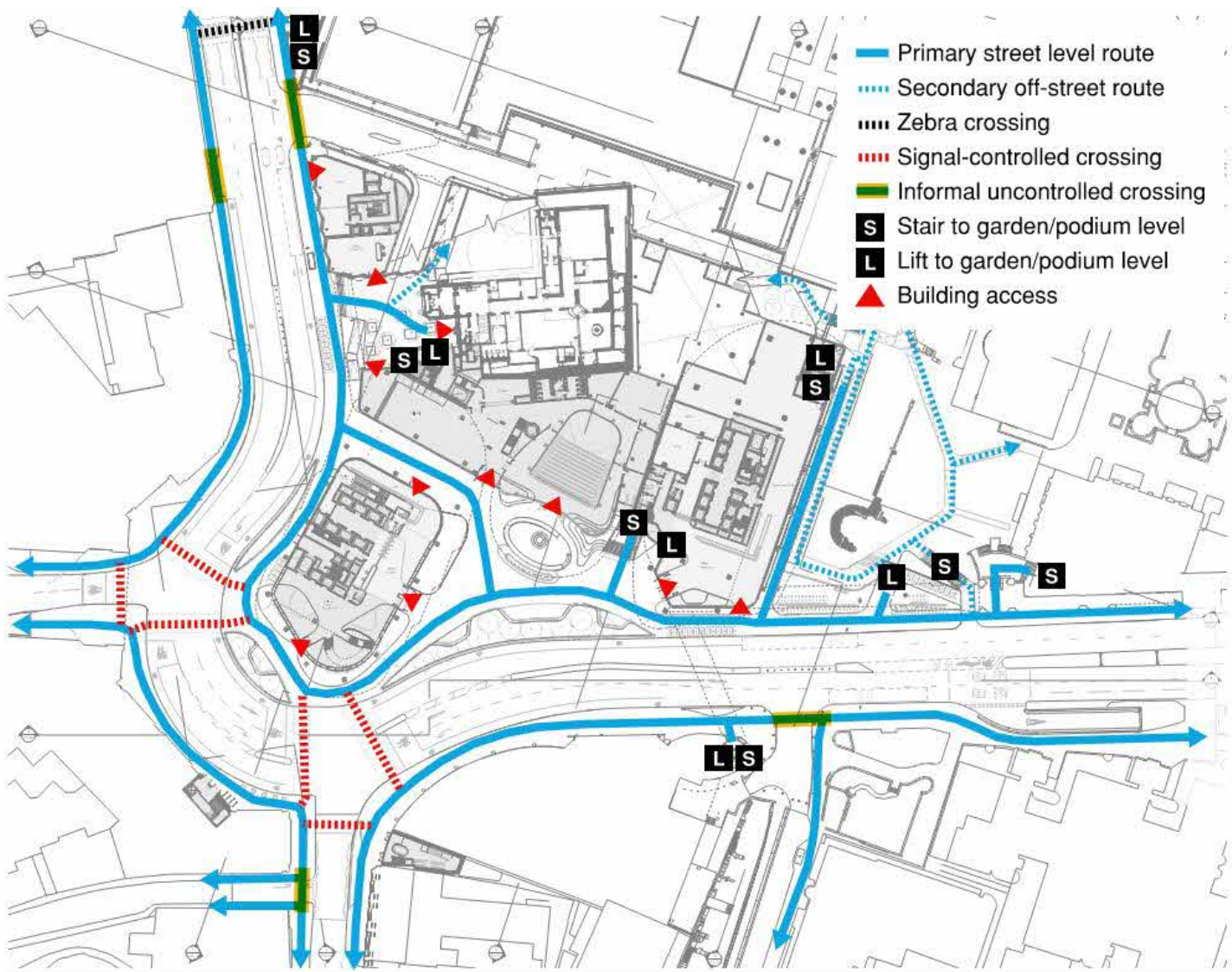
Application Boundary for  
Planning Permission  
(Ground Floor and Below)



# Access and Circulation



Existing

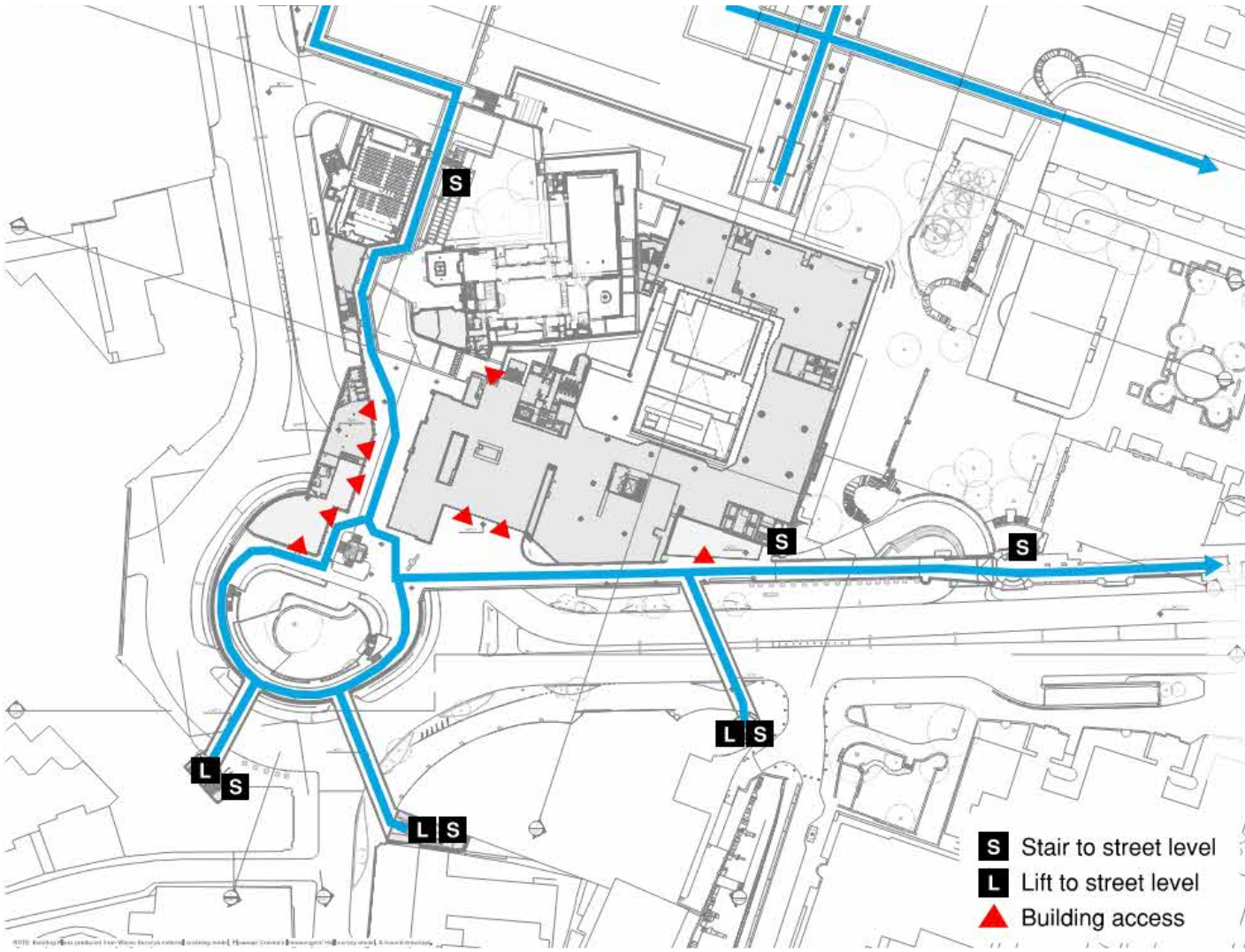


Proposed

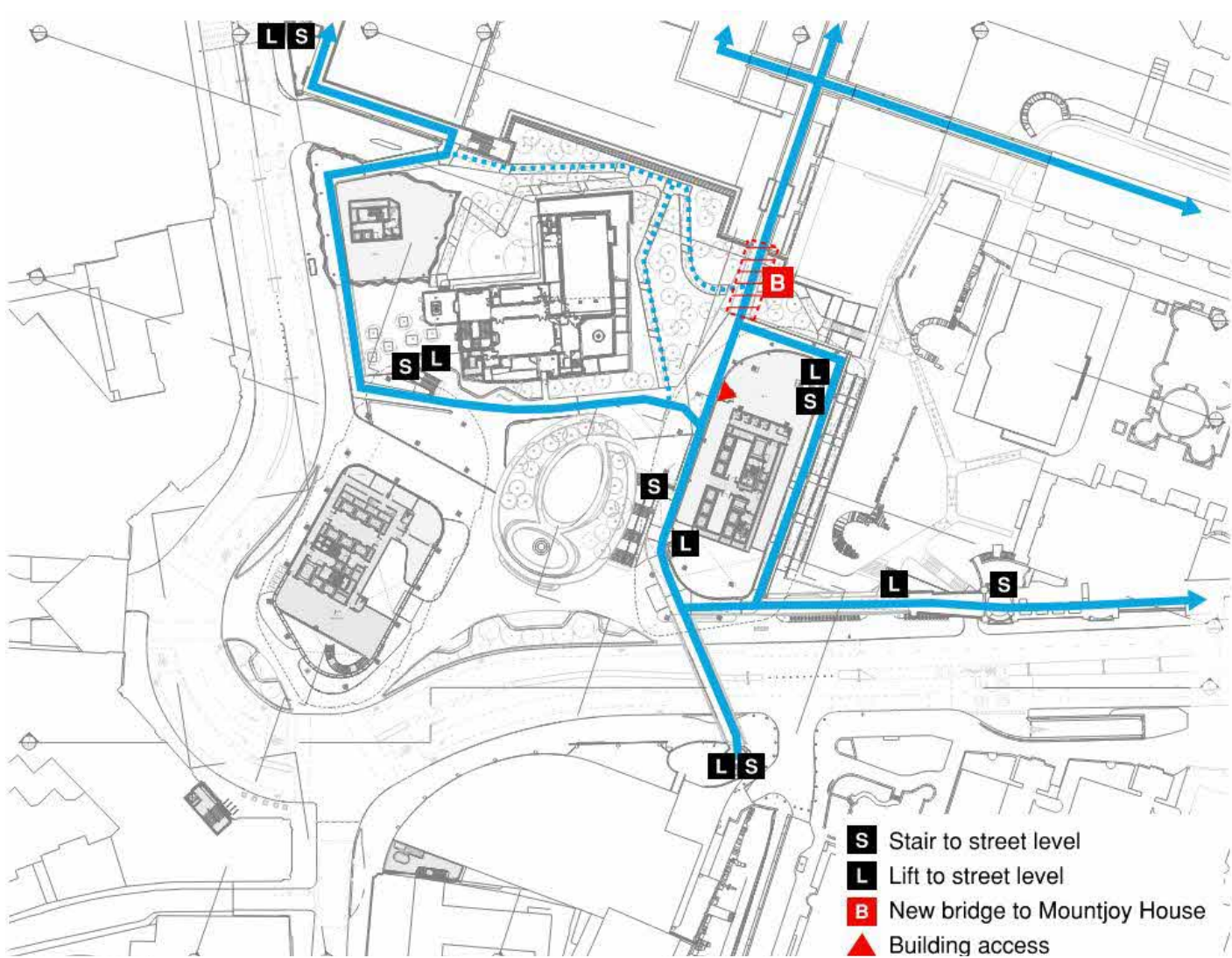
Existing (left) and Proposed (right) Street level access and circulation



# Access and Circulation



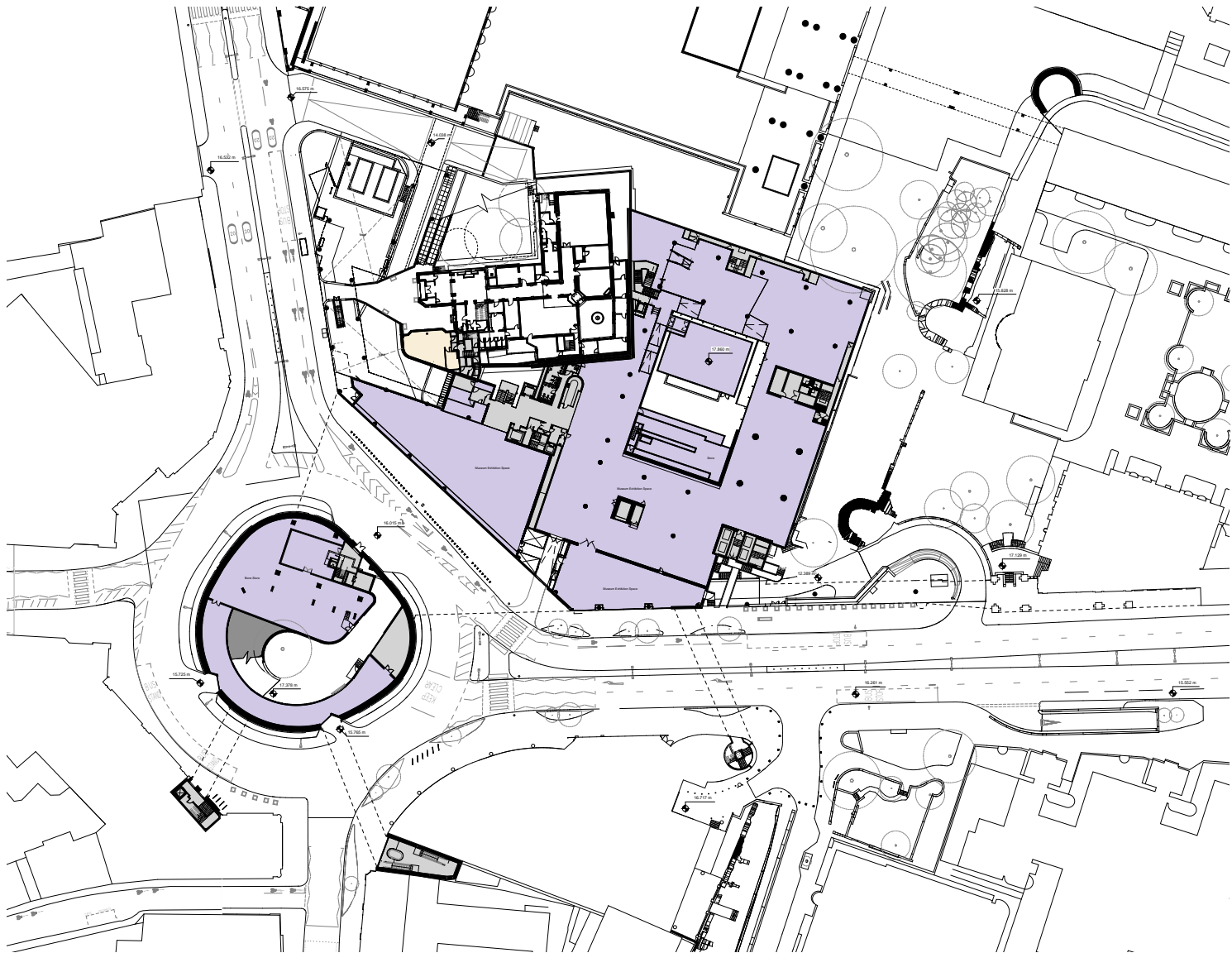
Existing



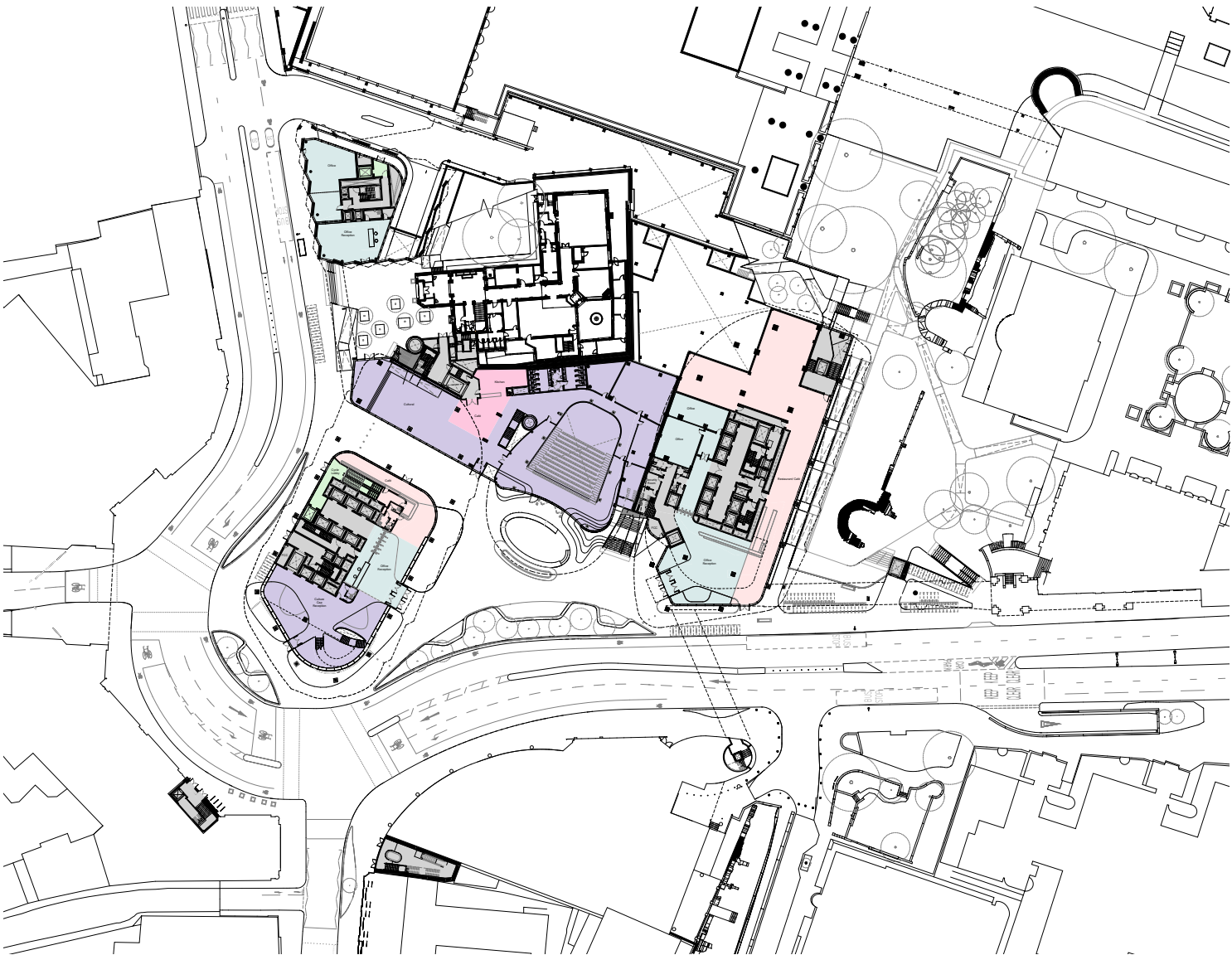
Proposed

Existing (left) and Proposed (right) Highwalk level access and circulation





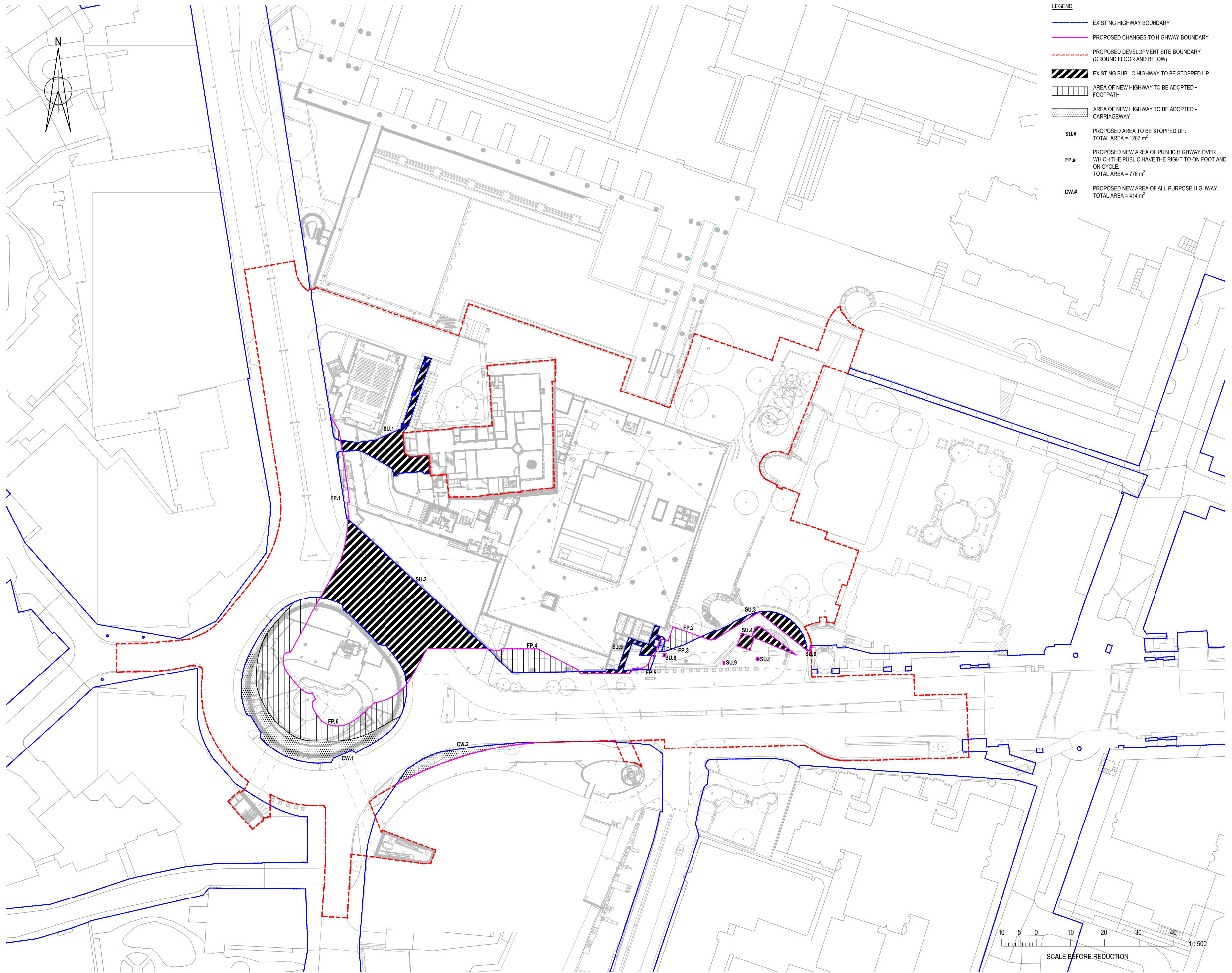
Existing



Proposed

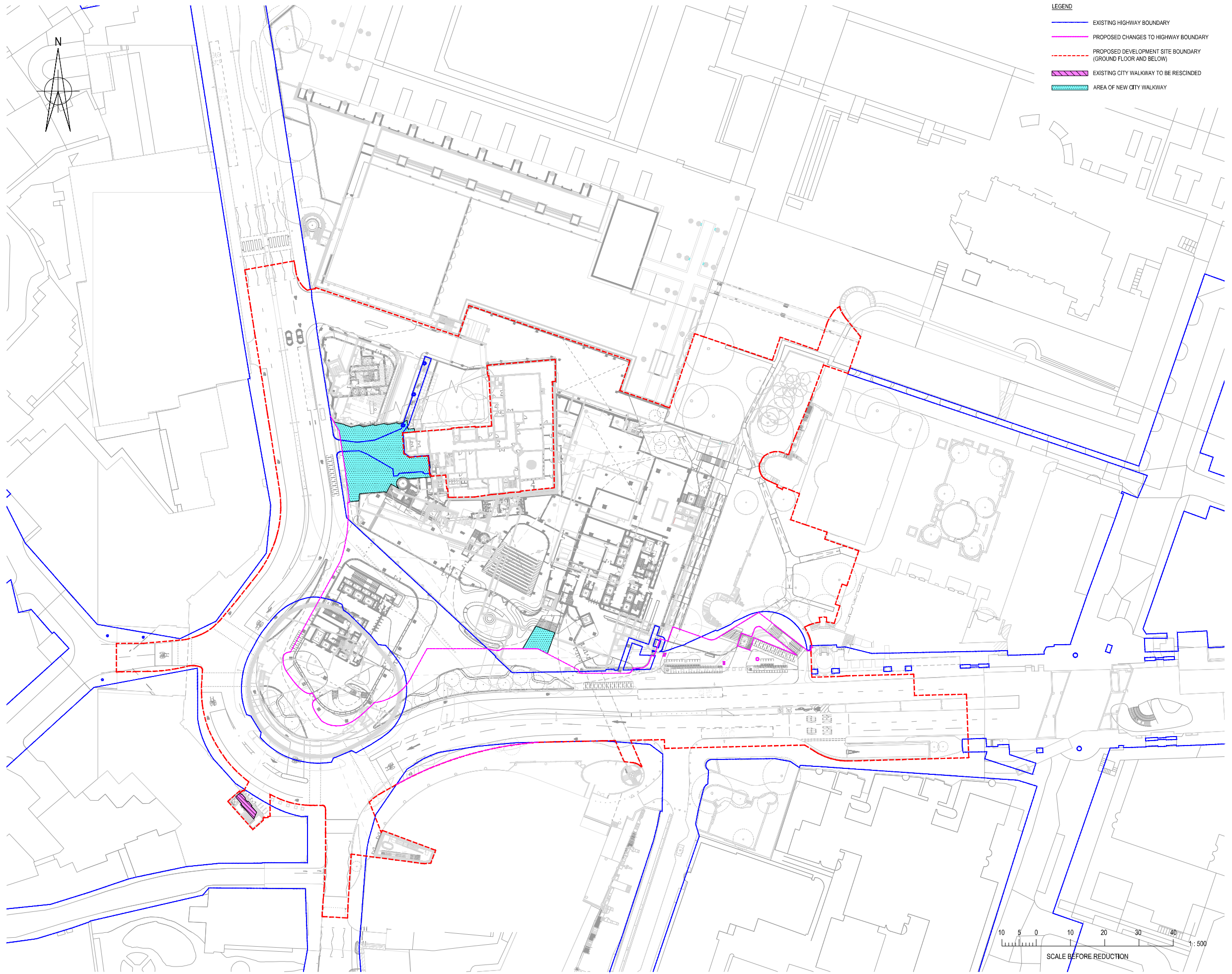
- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) and Proposed (right) Ground Floors



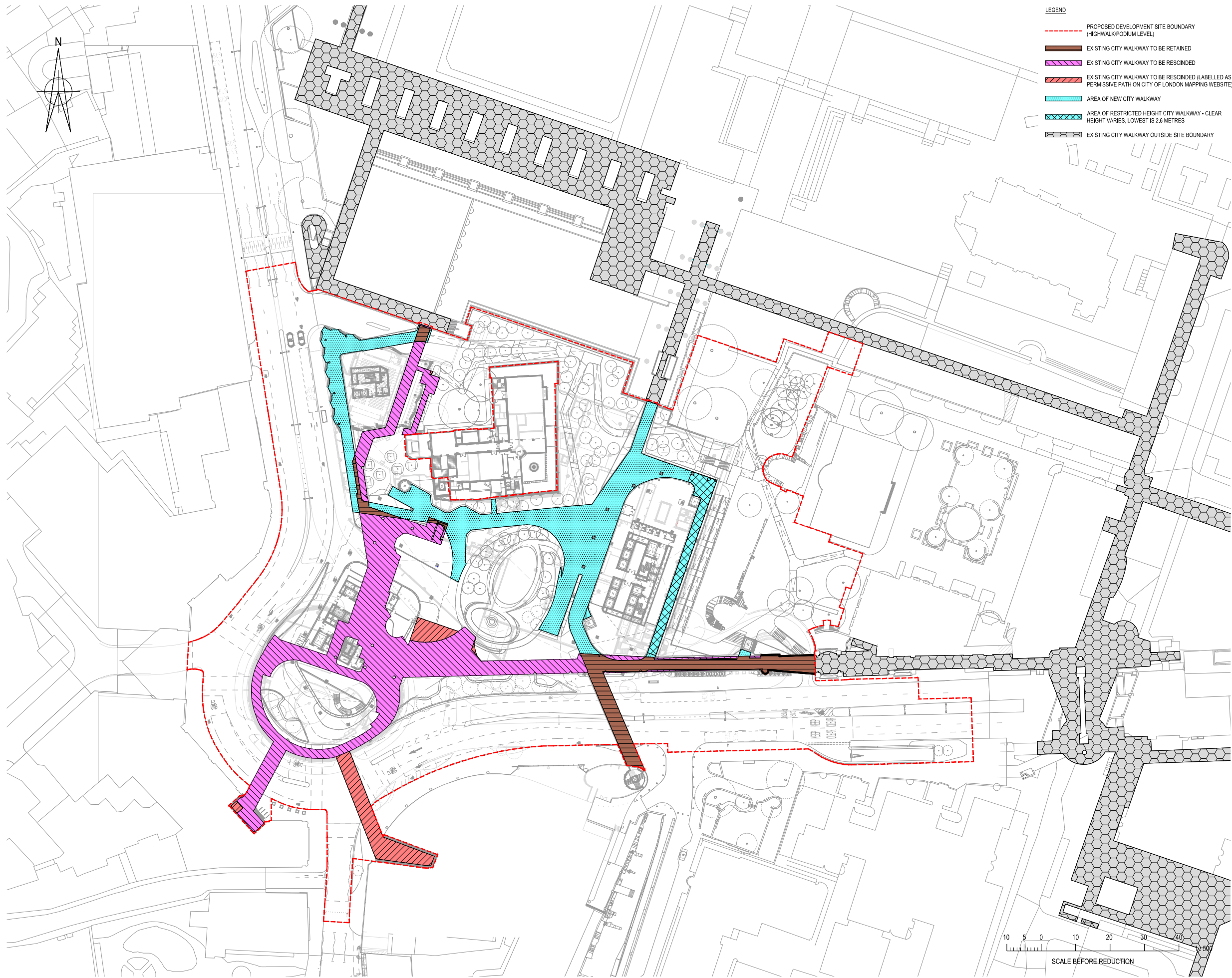
Stopping Up Drawing





City Walkway Changes - Ground Level

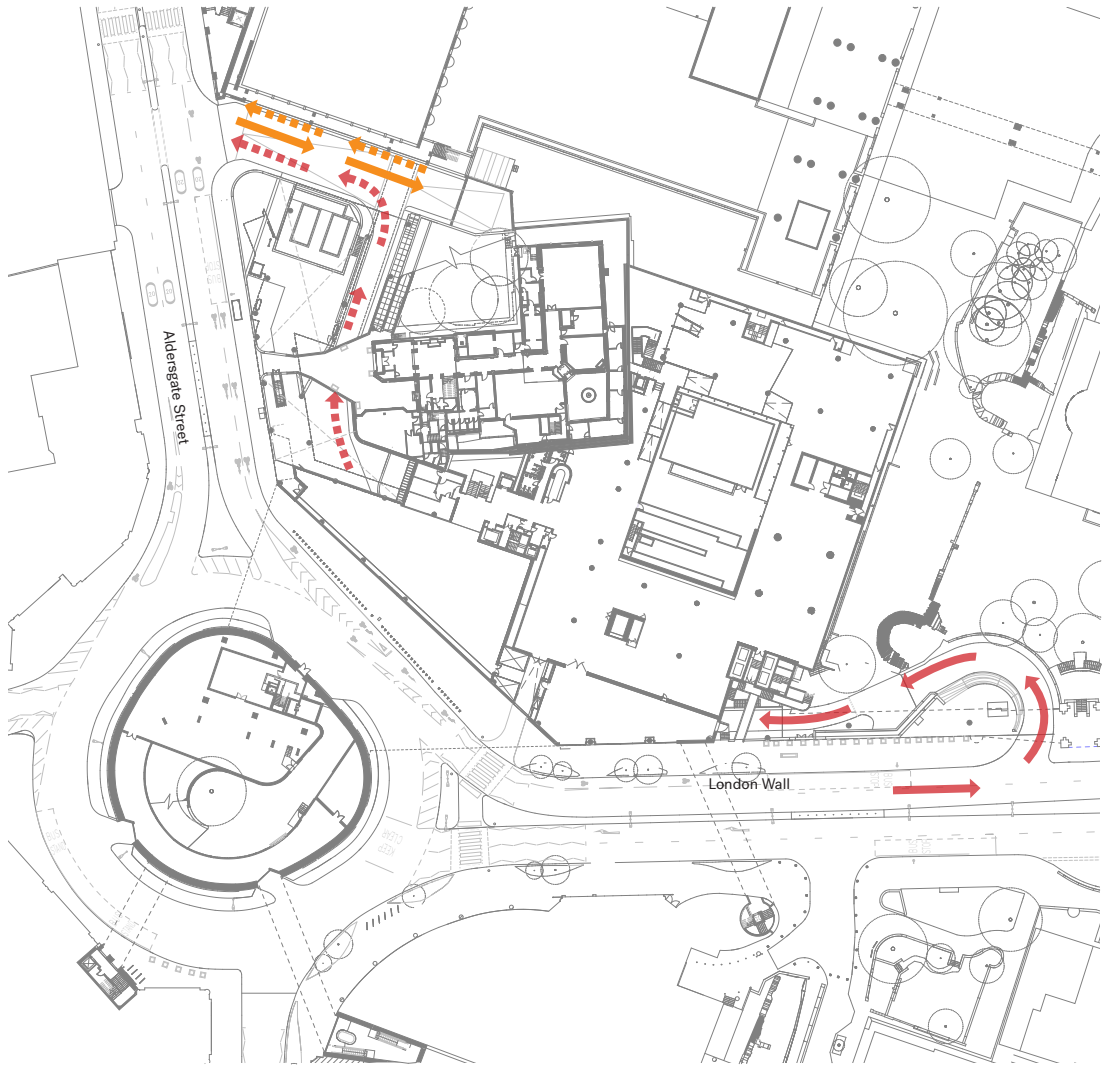




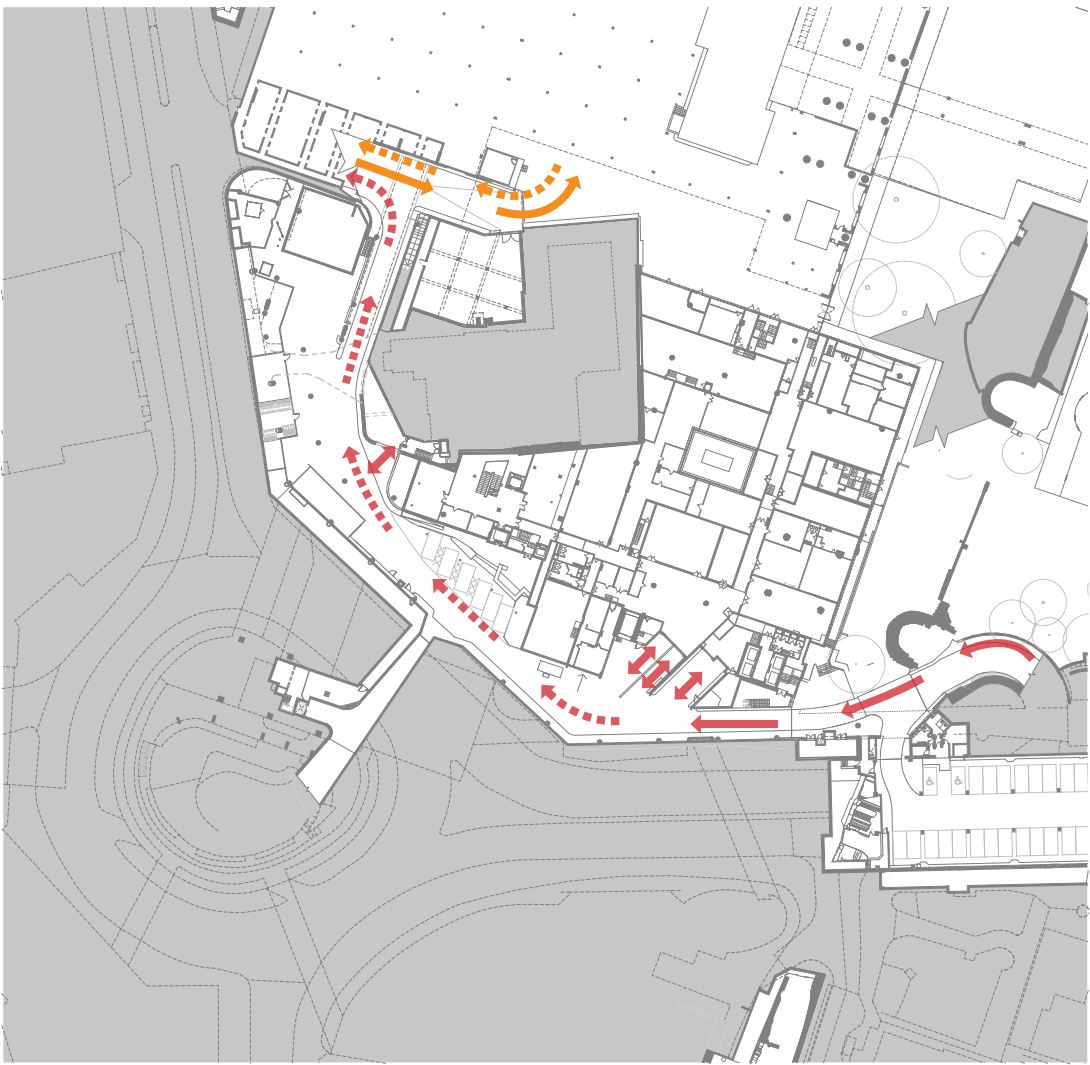
City Walkway Changes - Highwalk Level



# Servicing & Waste - Existing



Ground Floor Level

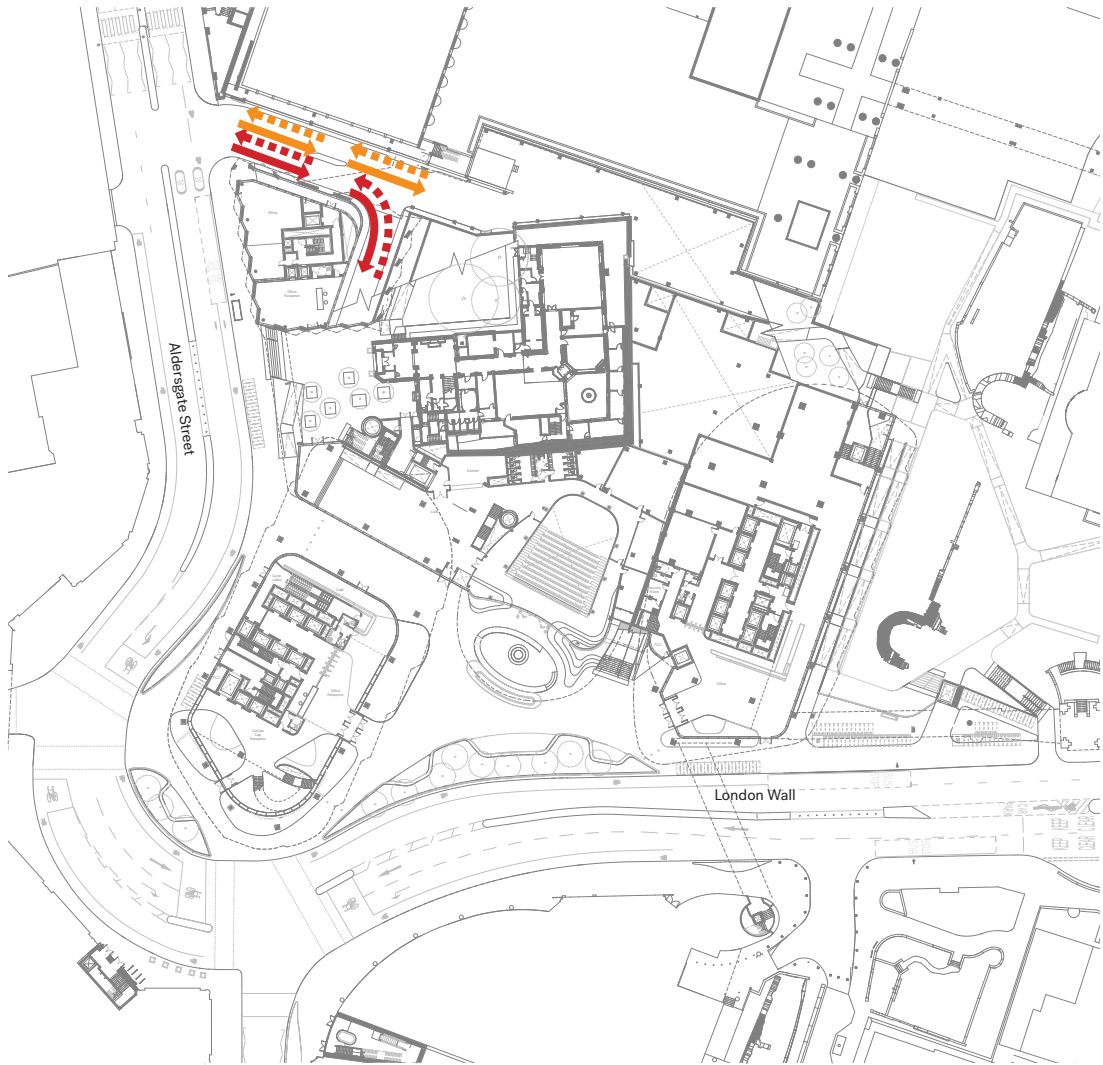


Lower Ground Floor Level

- KEY
- Museum of London/Bastion House/  
Ironmongers' Hall Service Route
- Barbican Car Park Route
- Goods in
- Goods in
- Waste out
- Waste out



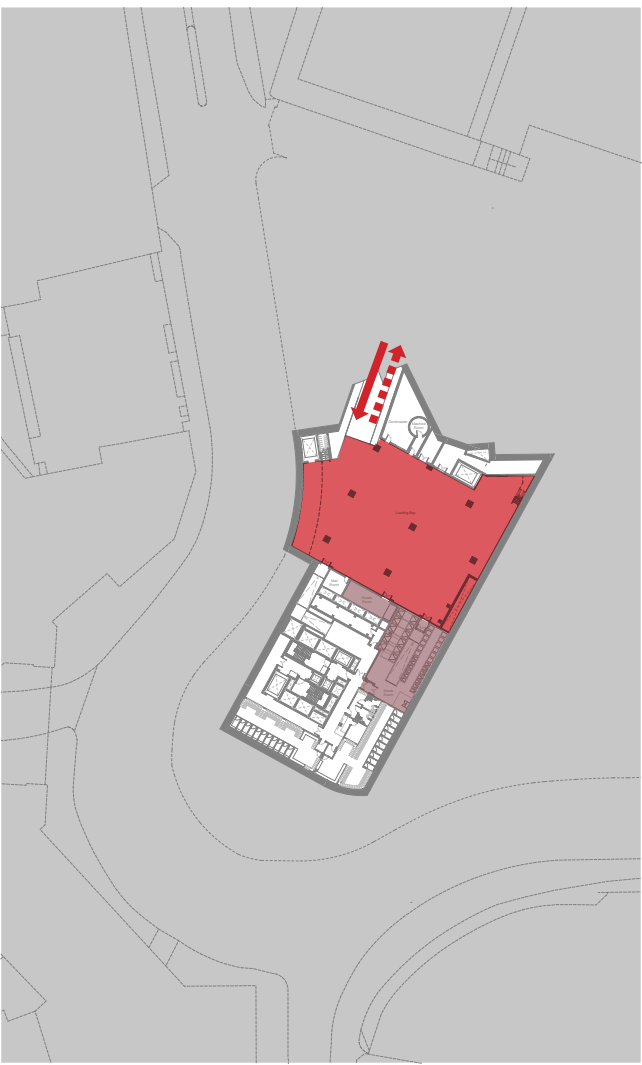
# Servicing & Waste - Proposed



Ground Floor Level



Lower Ground Floor Level



Rotunda Basement 1 Level

KEY

Proposed Service Route

- Goods in
- Waste out

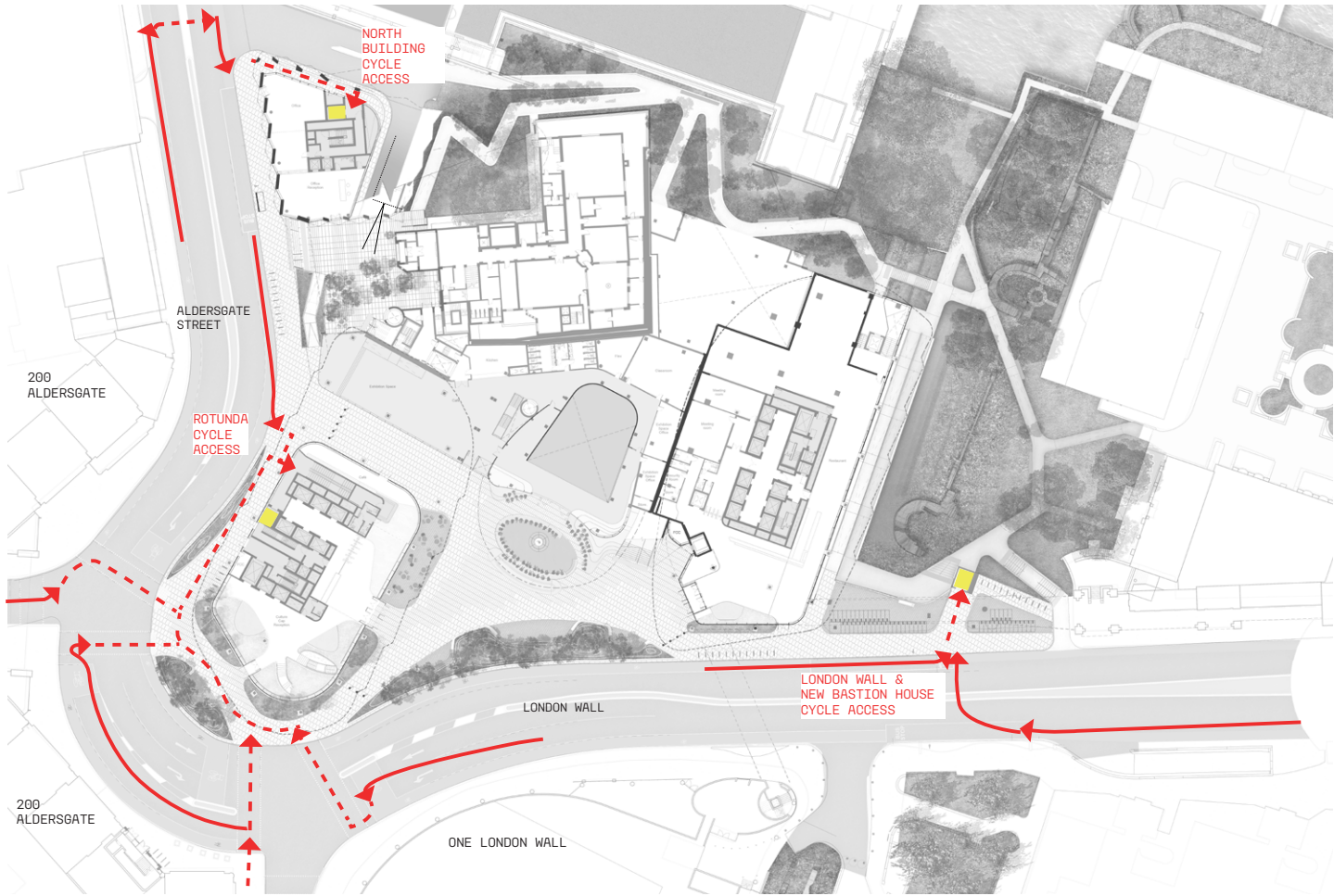
Barbican Car Park Route

- Goods in
- Waste out

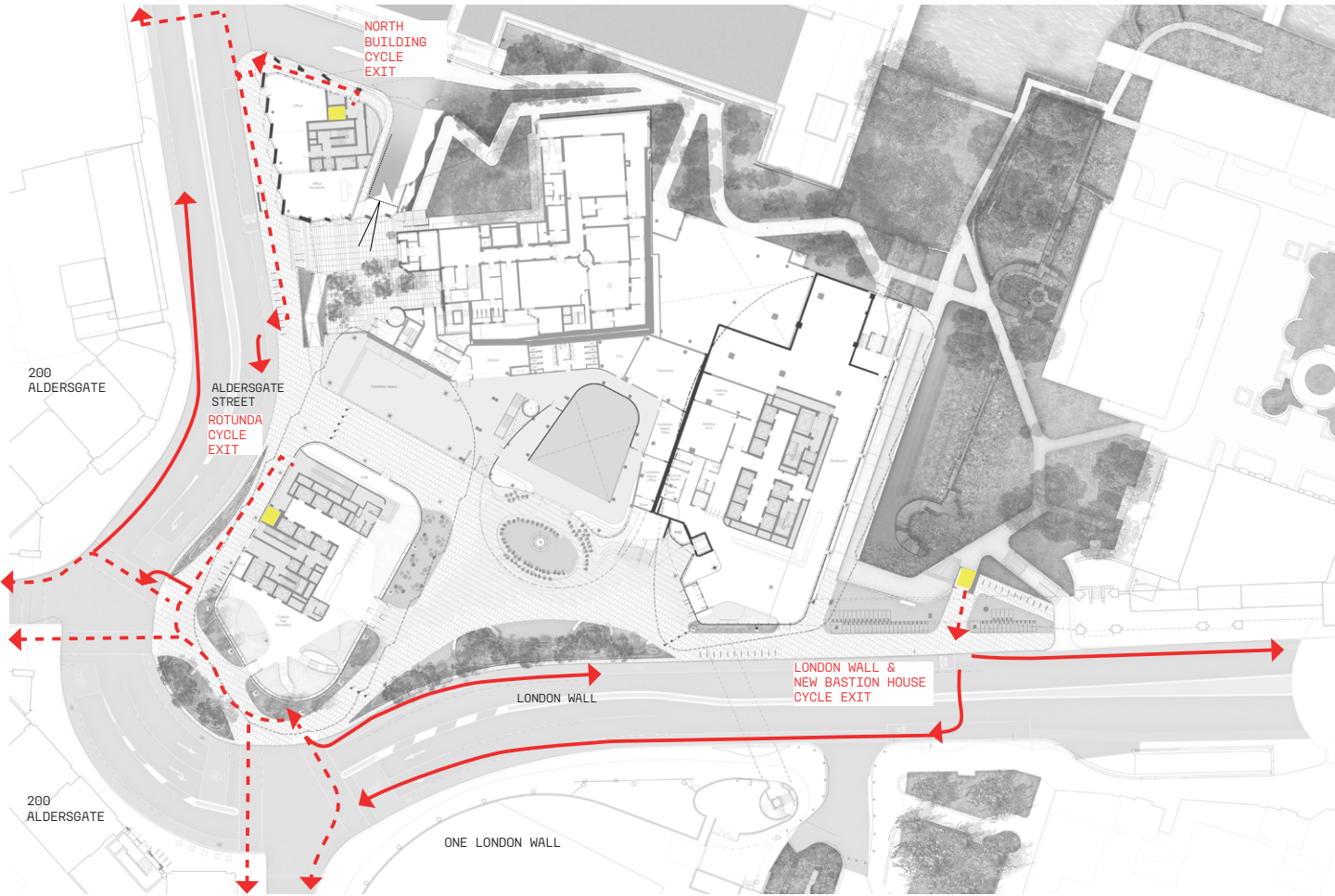
- Loading Bay
- Waste Room



# Cycle Access



Cycle Arrival



Cycle Exit

KEY

- RIDE
- DISMOUNT
- LIFTS



# Floor Plans



Existing



Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) and Proposed (right) Lower Ground Floor



# Floor Plans



Existing

Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) and Proposed (right) Basement 1



# Floor Plans



Existing

Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) and Proposed (right) Basement 2



# Floor Plans



Existing

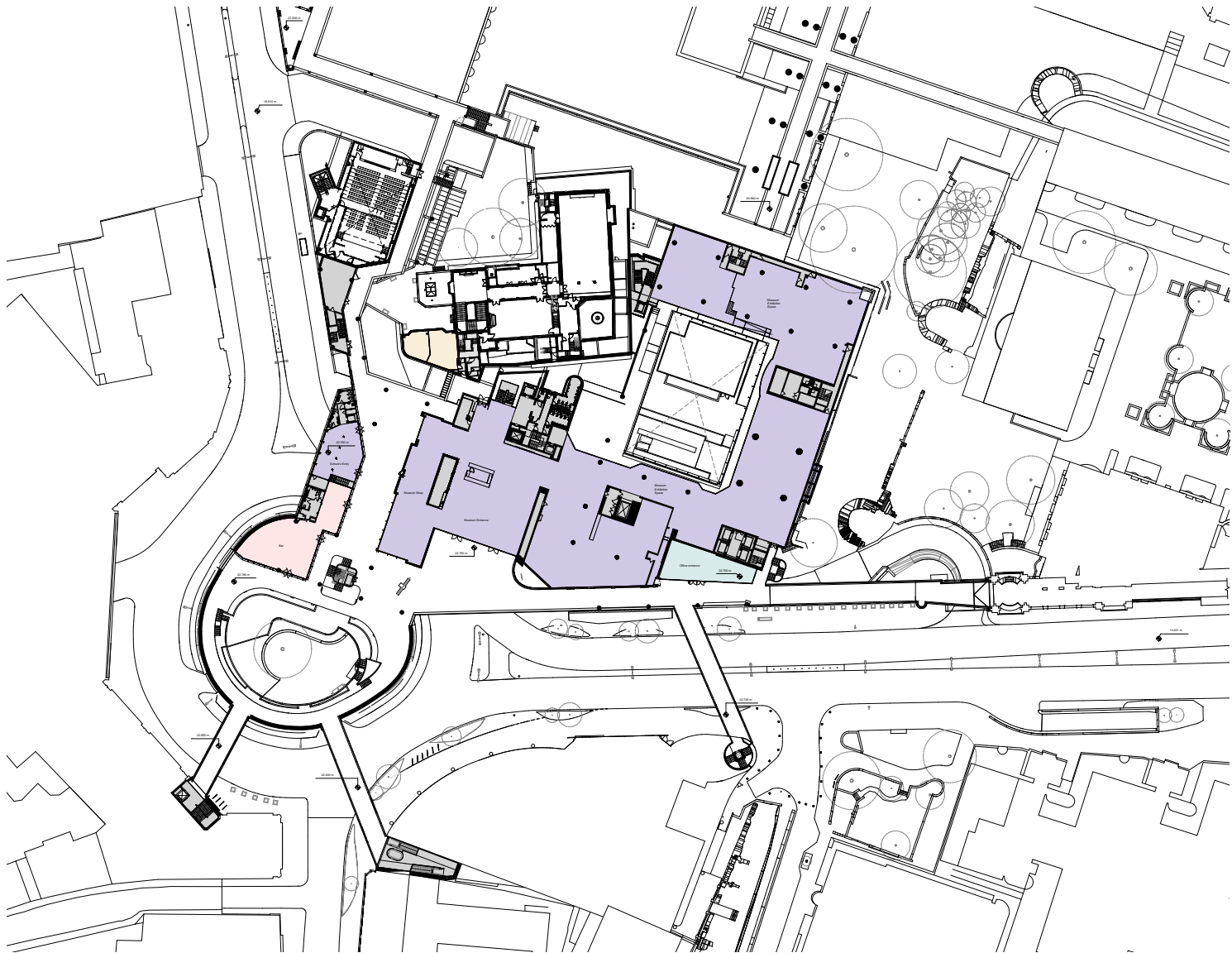
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

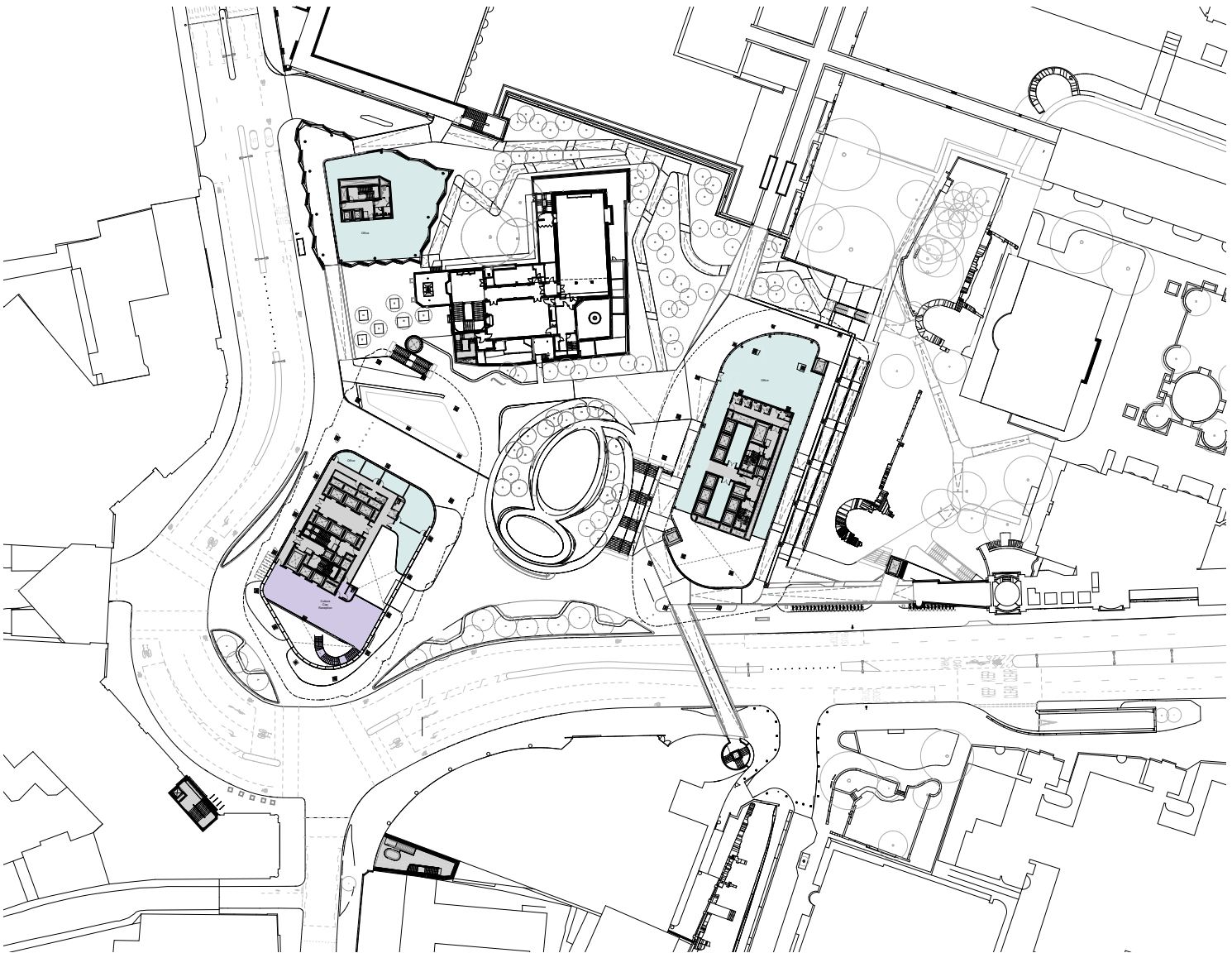
Existing (left) and Proposed (right) Mezzanine



# Floor Plans



Existing



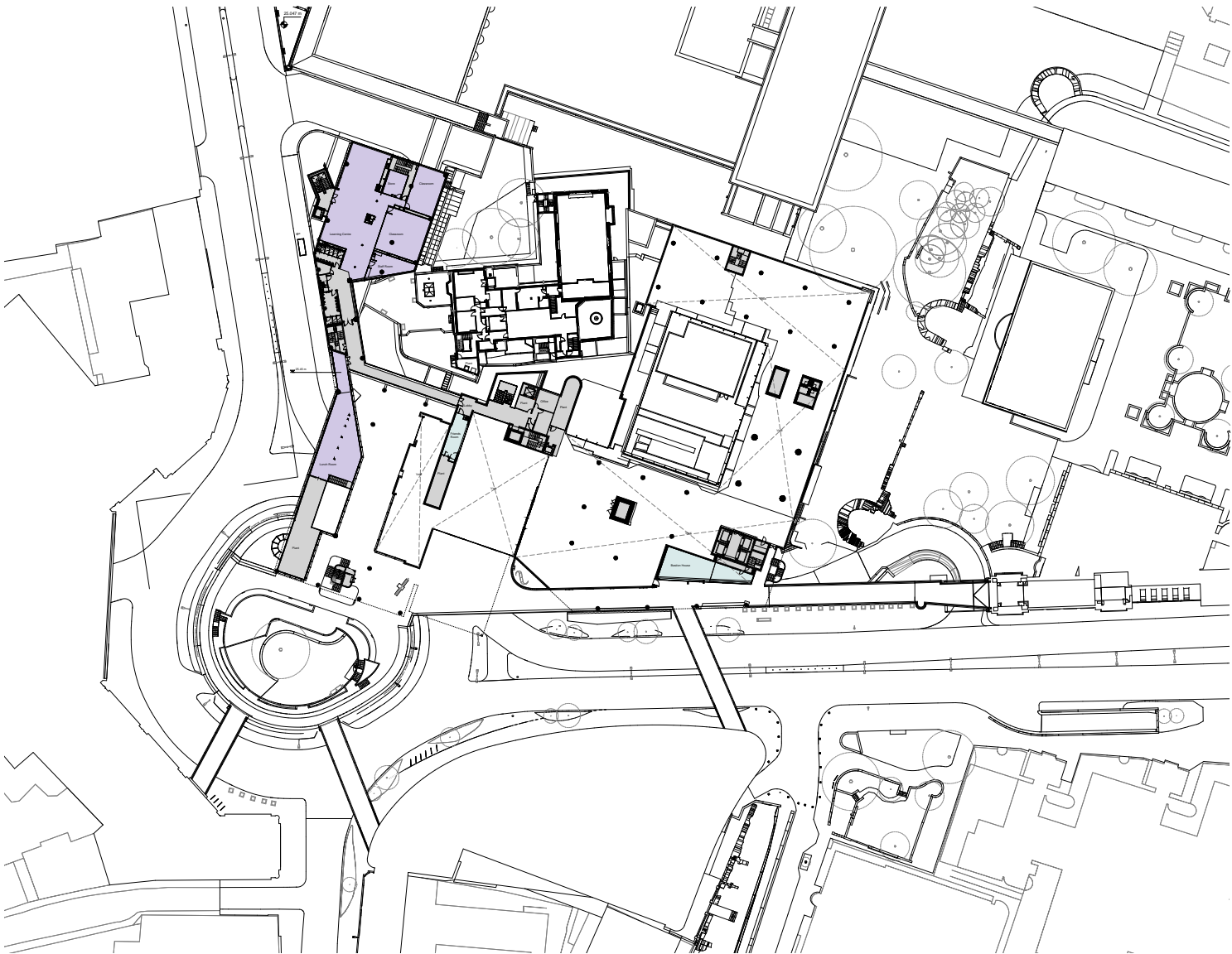
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

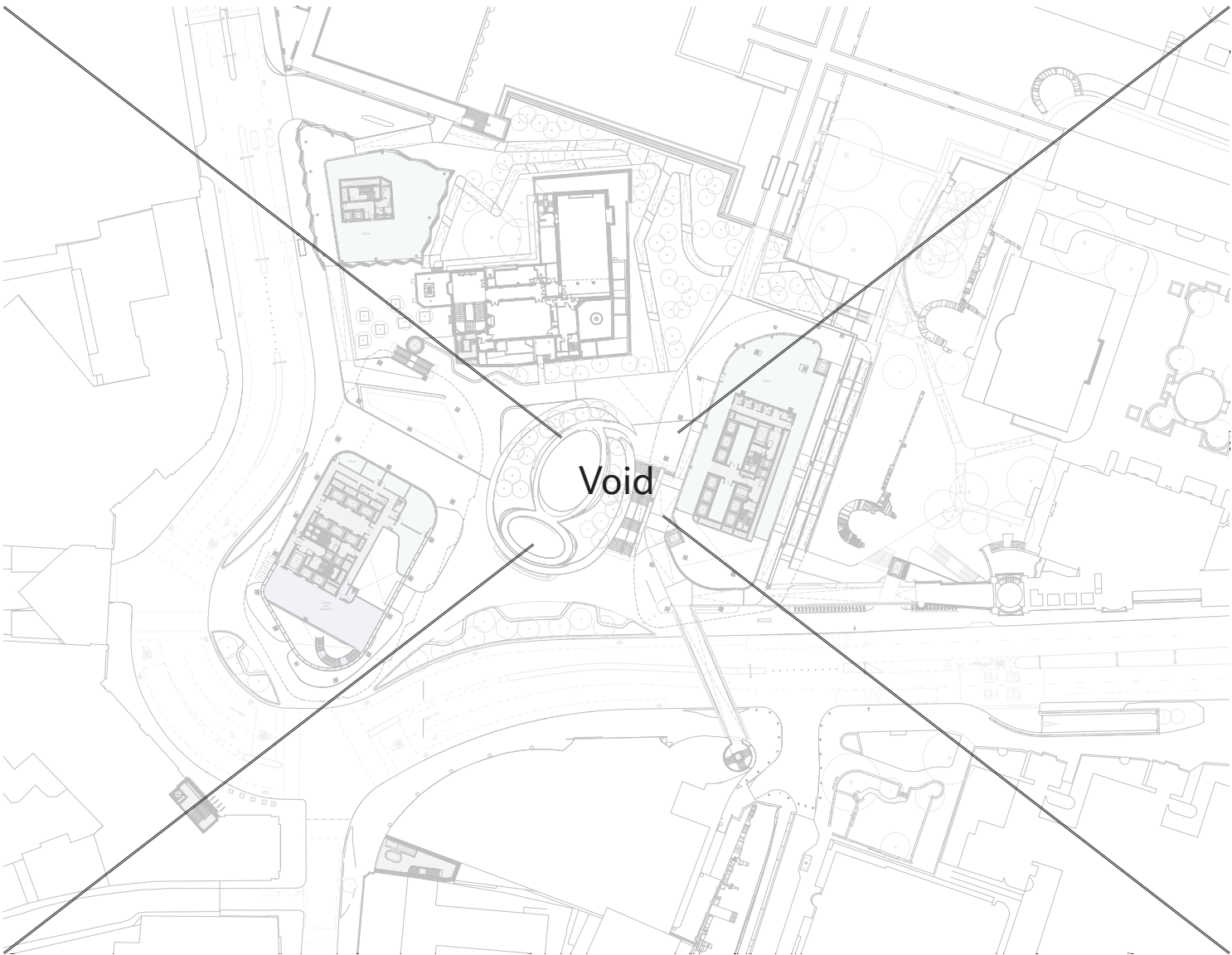
Existing (left) and Proposed (right) Highwalk



# Floor Plans



Existing



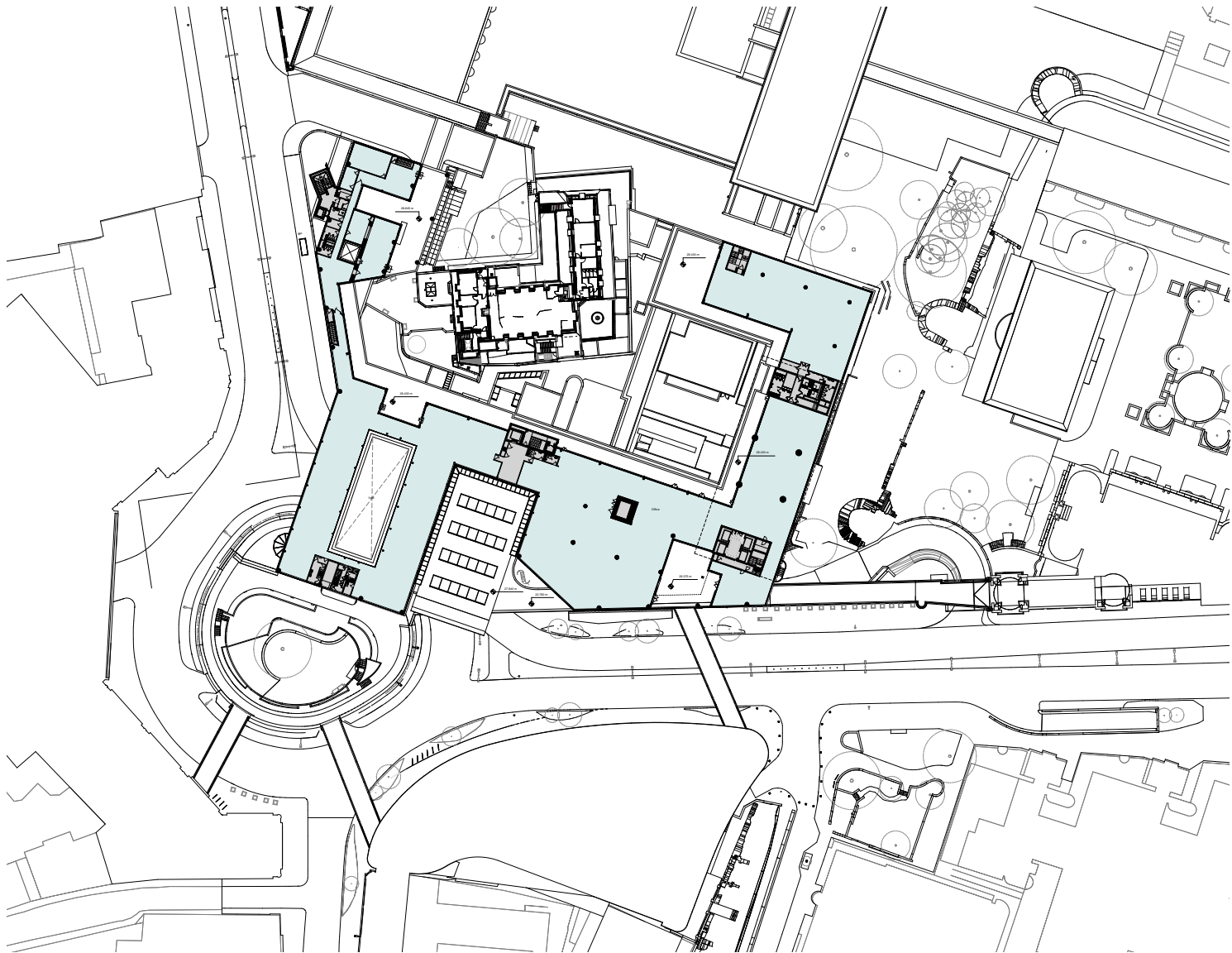
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

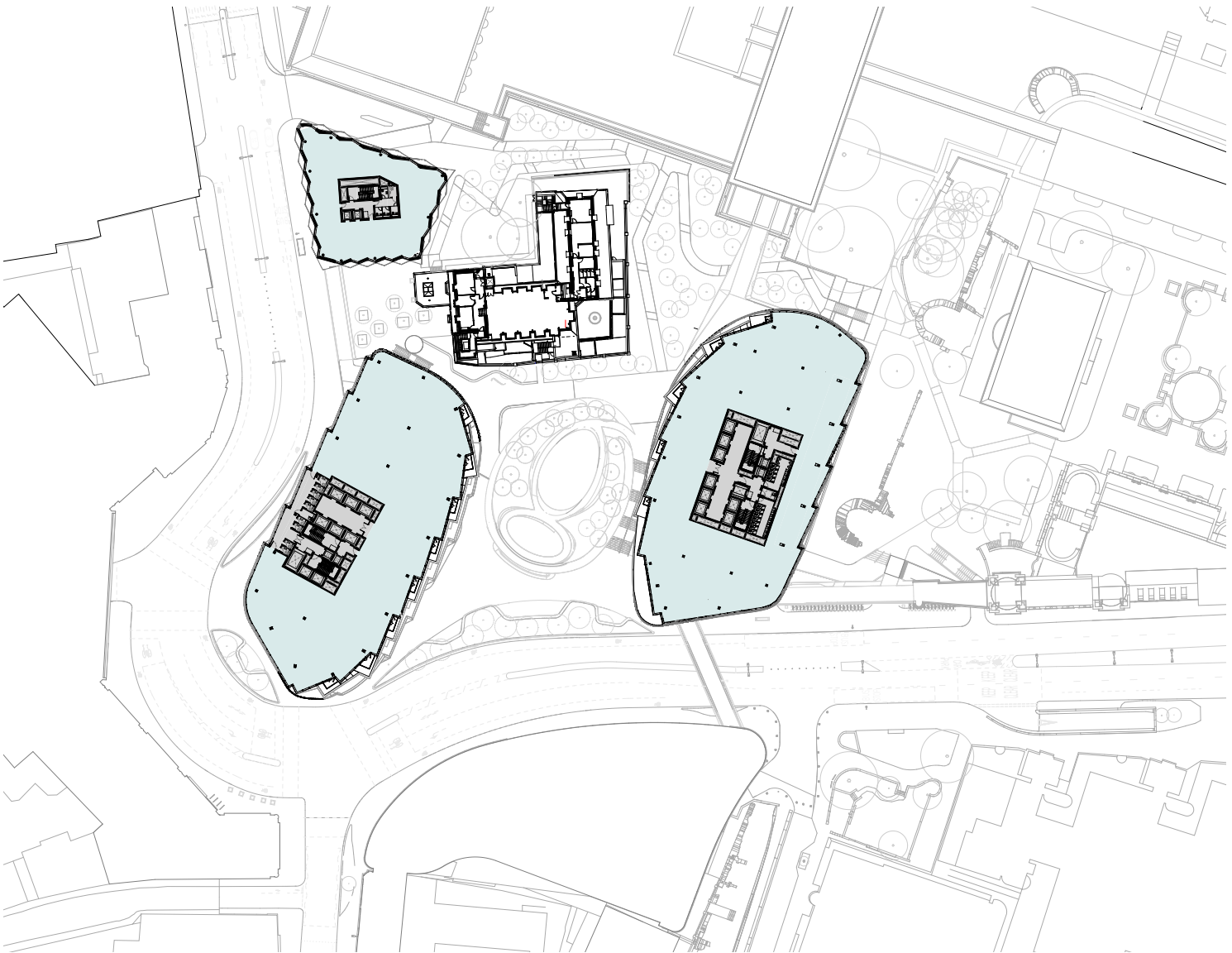
Existing (left) Podium Mezzanine and Proposed (right) Highwalk



# Floor Plans



Existing



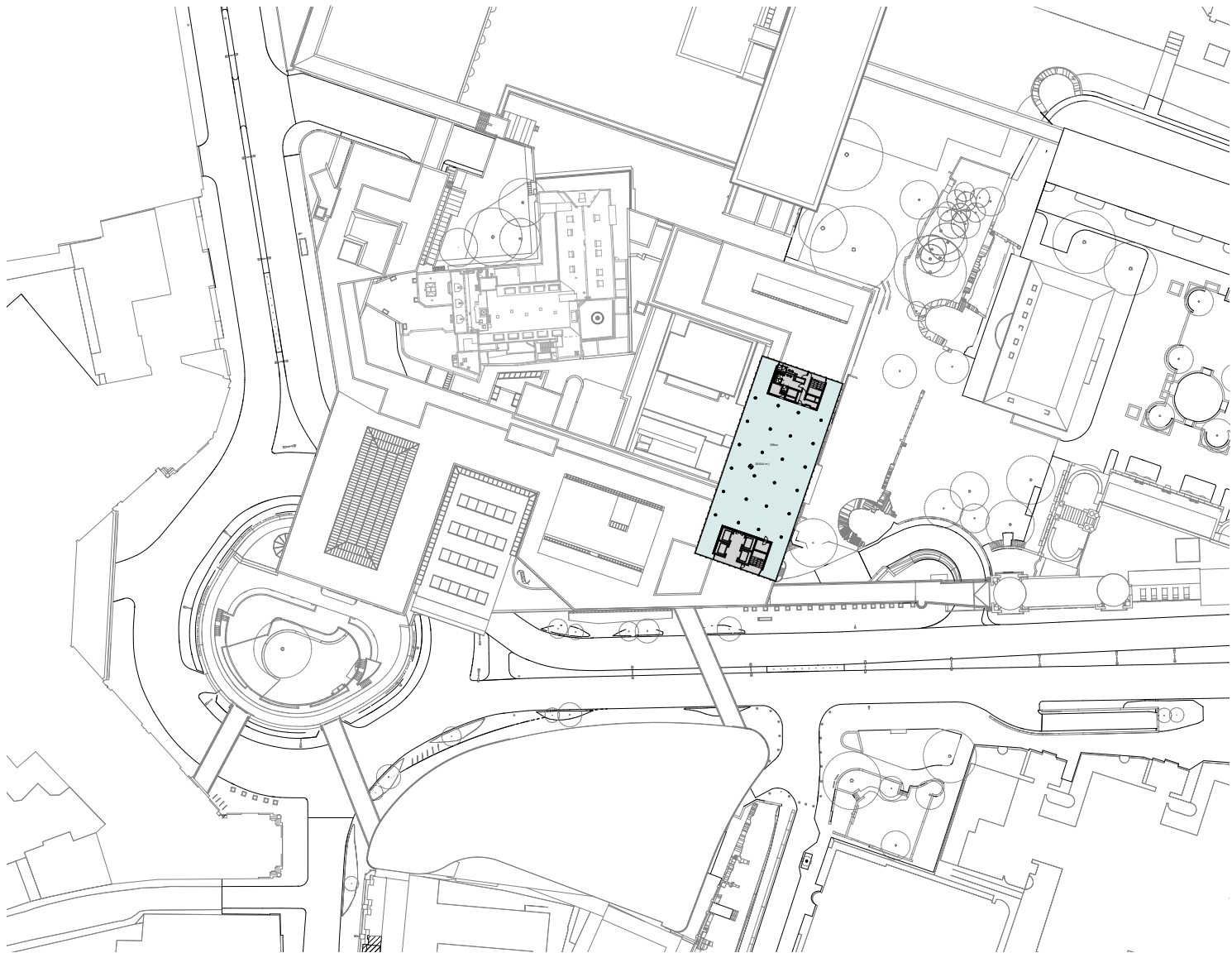
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) Second Floor and Proposed (right) Second Floor



# Floor Plans



Existing



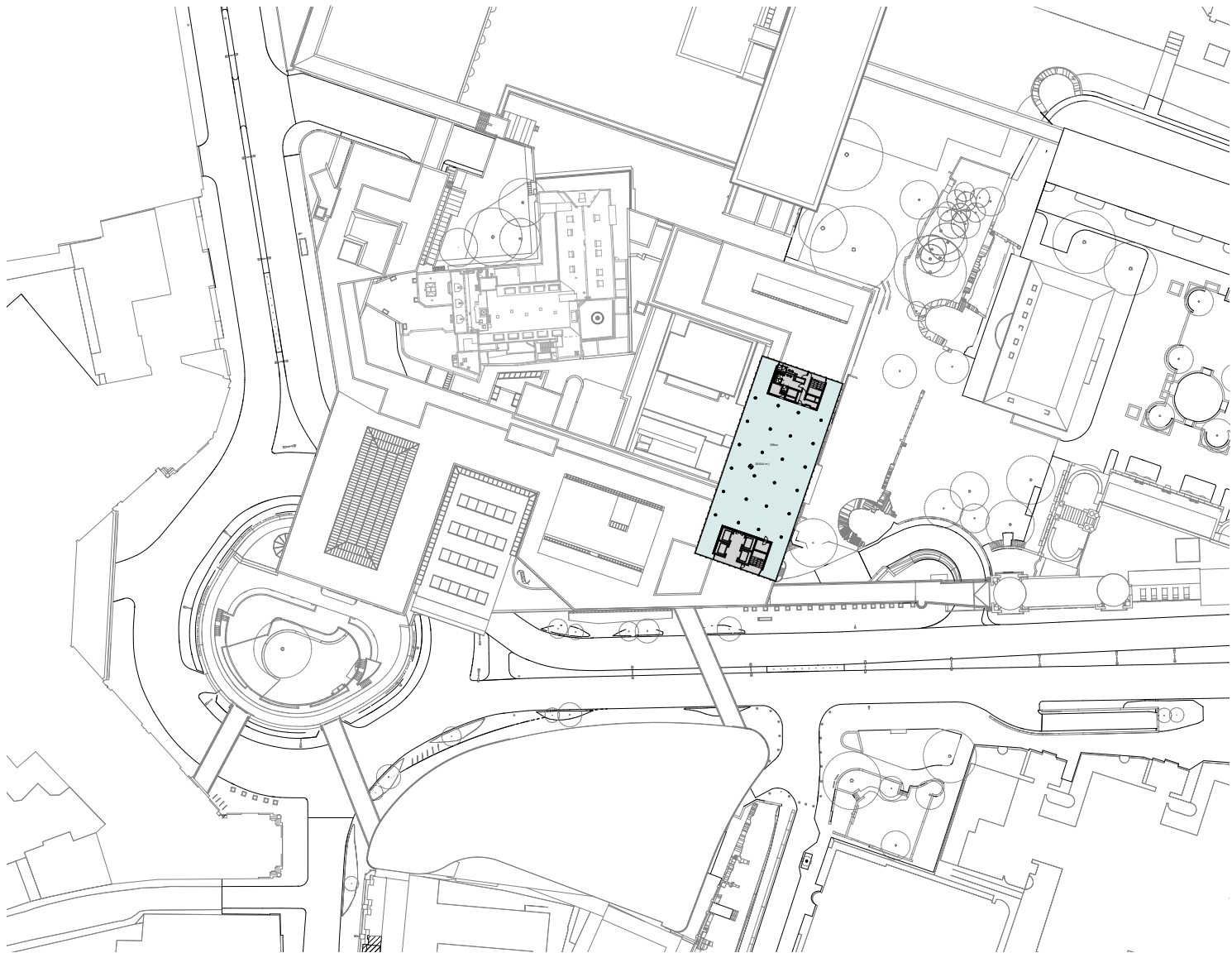
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

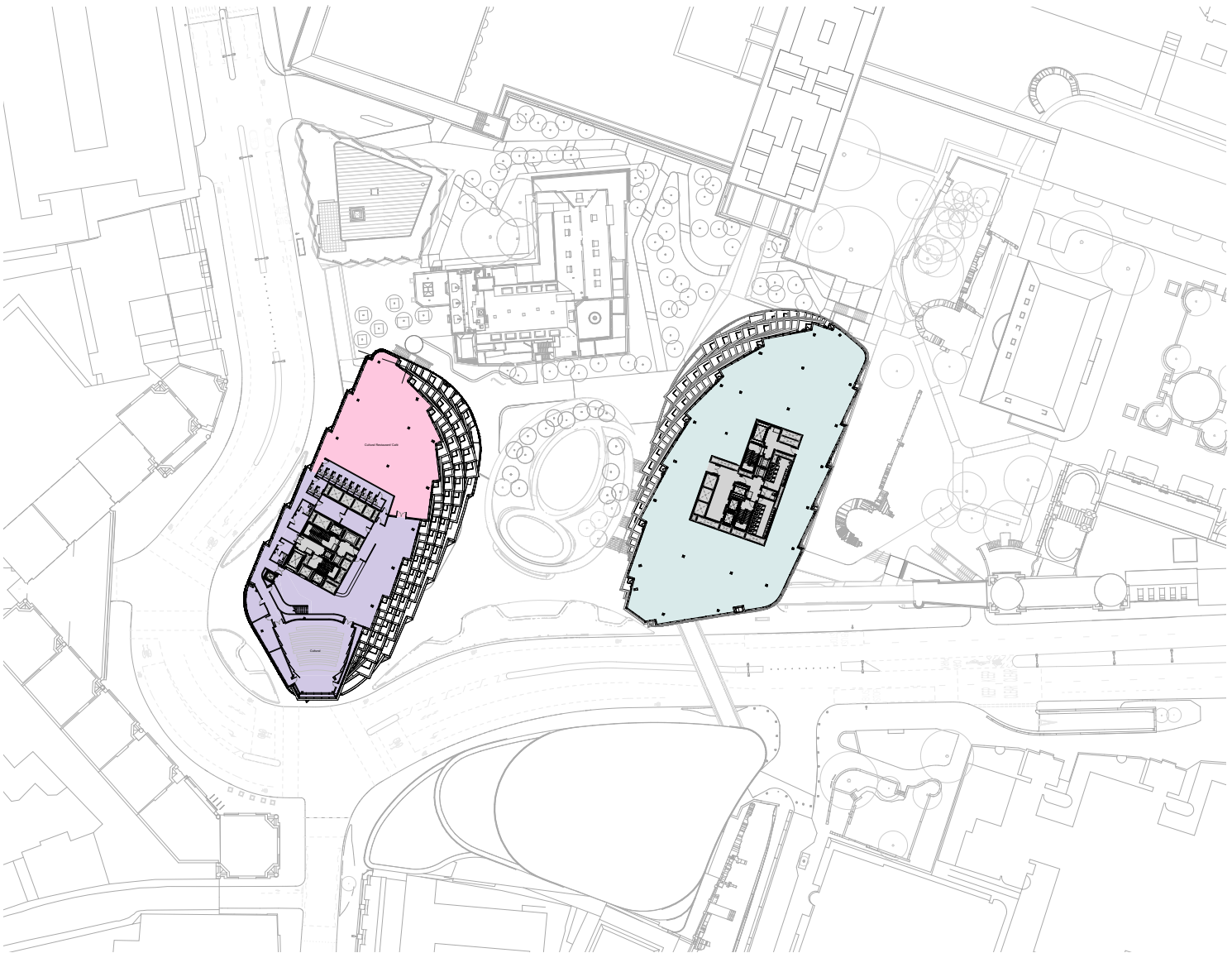
Existing (left) Third and Proposed (right) Third Floor



# Floor Plans



Existing



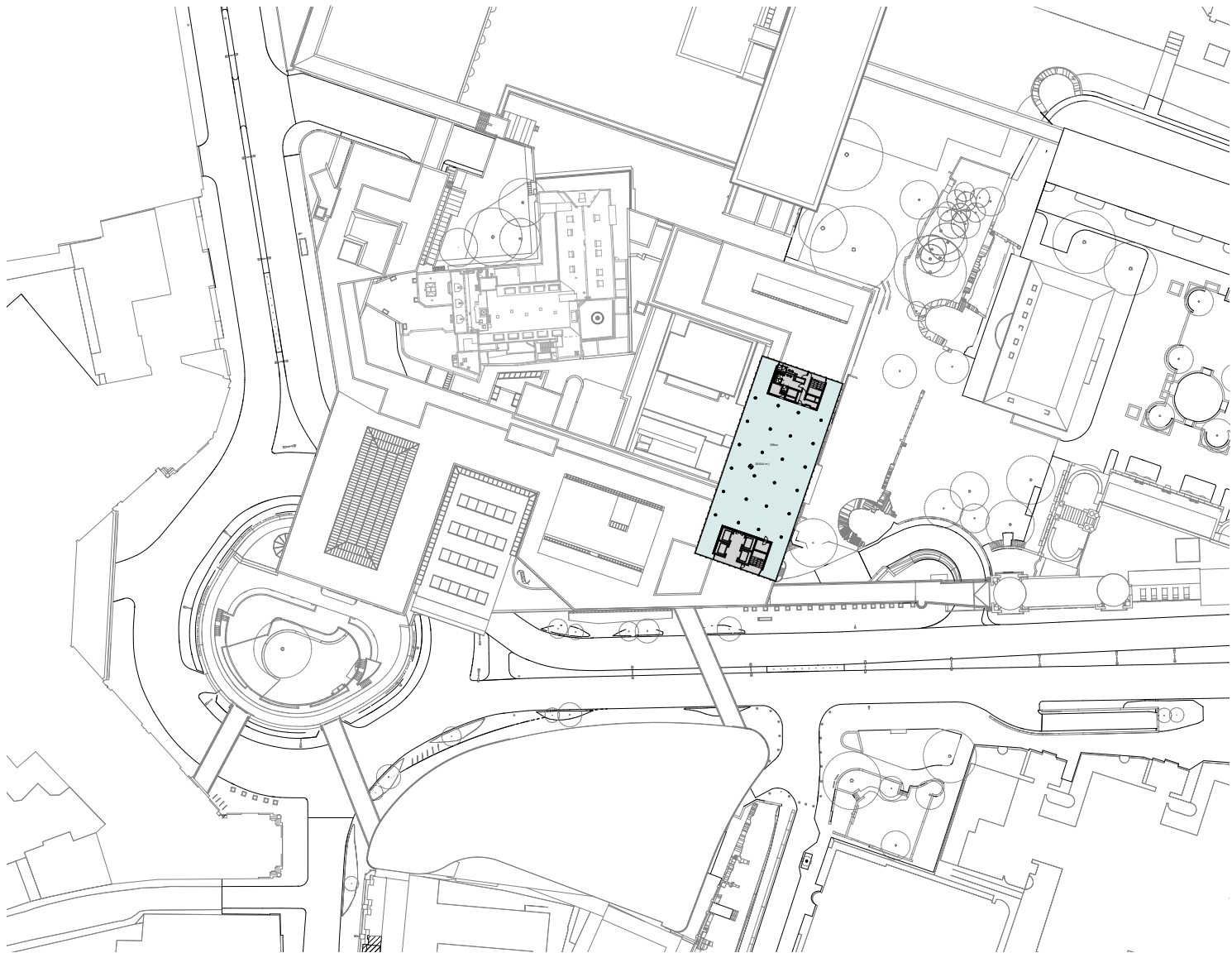
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

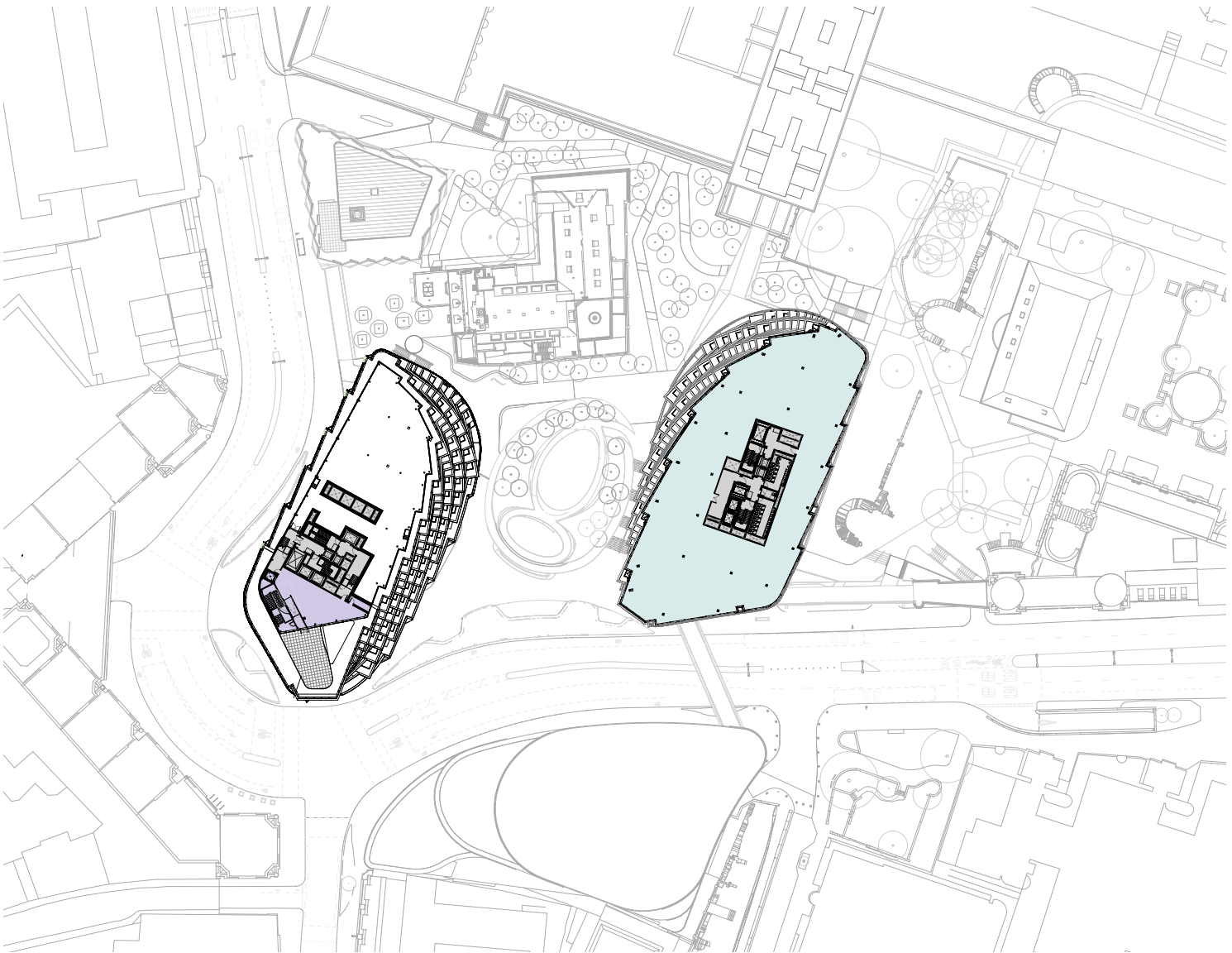
Existing (left) Typical Tower Floor and Proposed (right) 11th Floor



# Floor Plans



Existing



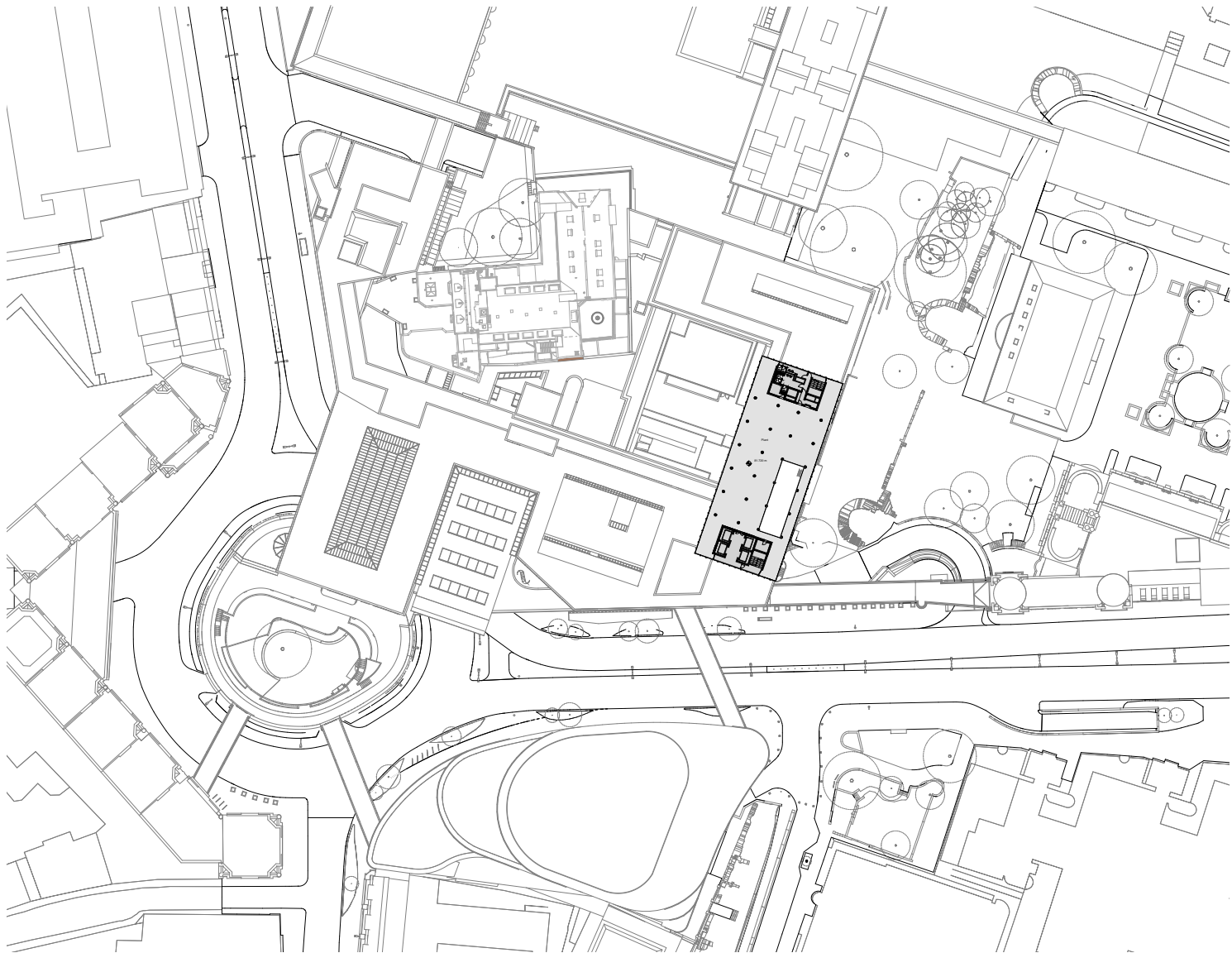
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

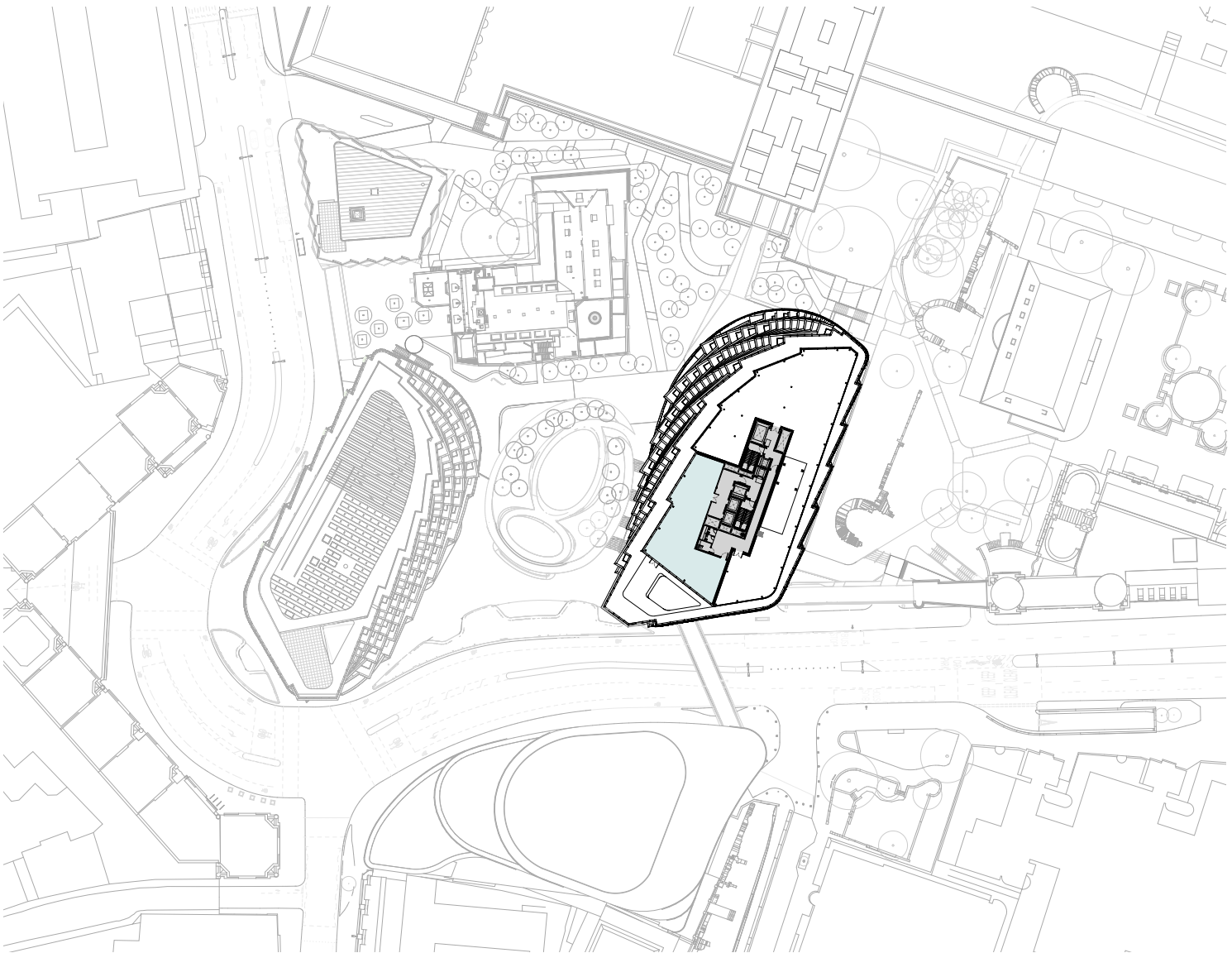
Existing (left) Typical Tower Floor and Proposed (right) 12th Floor



# Floor Plans



Existing



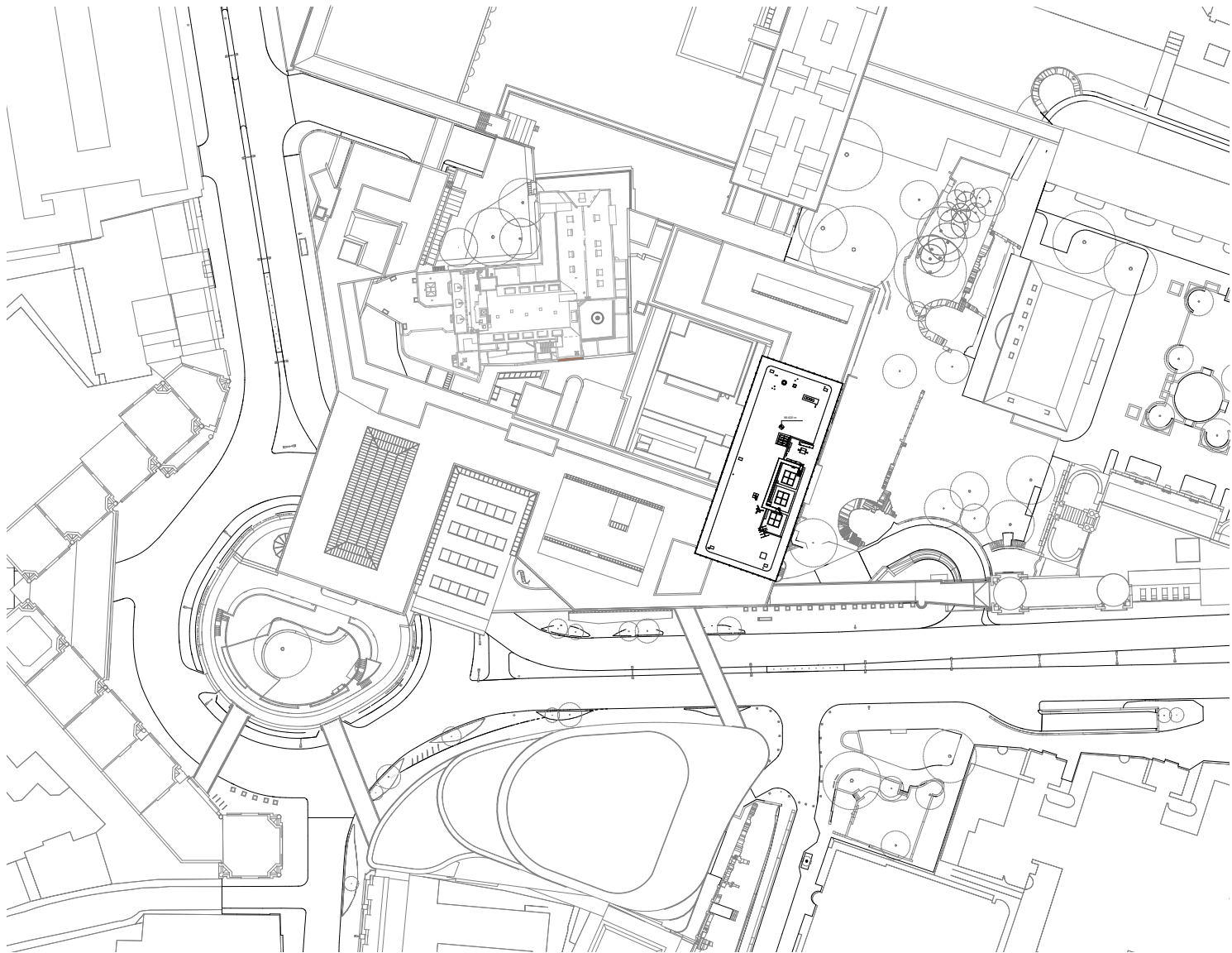
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

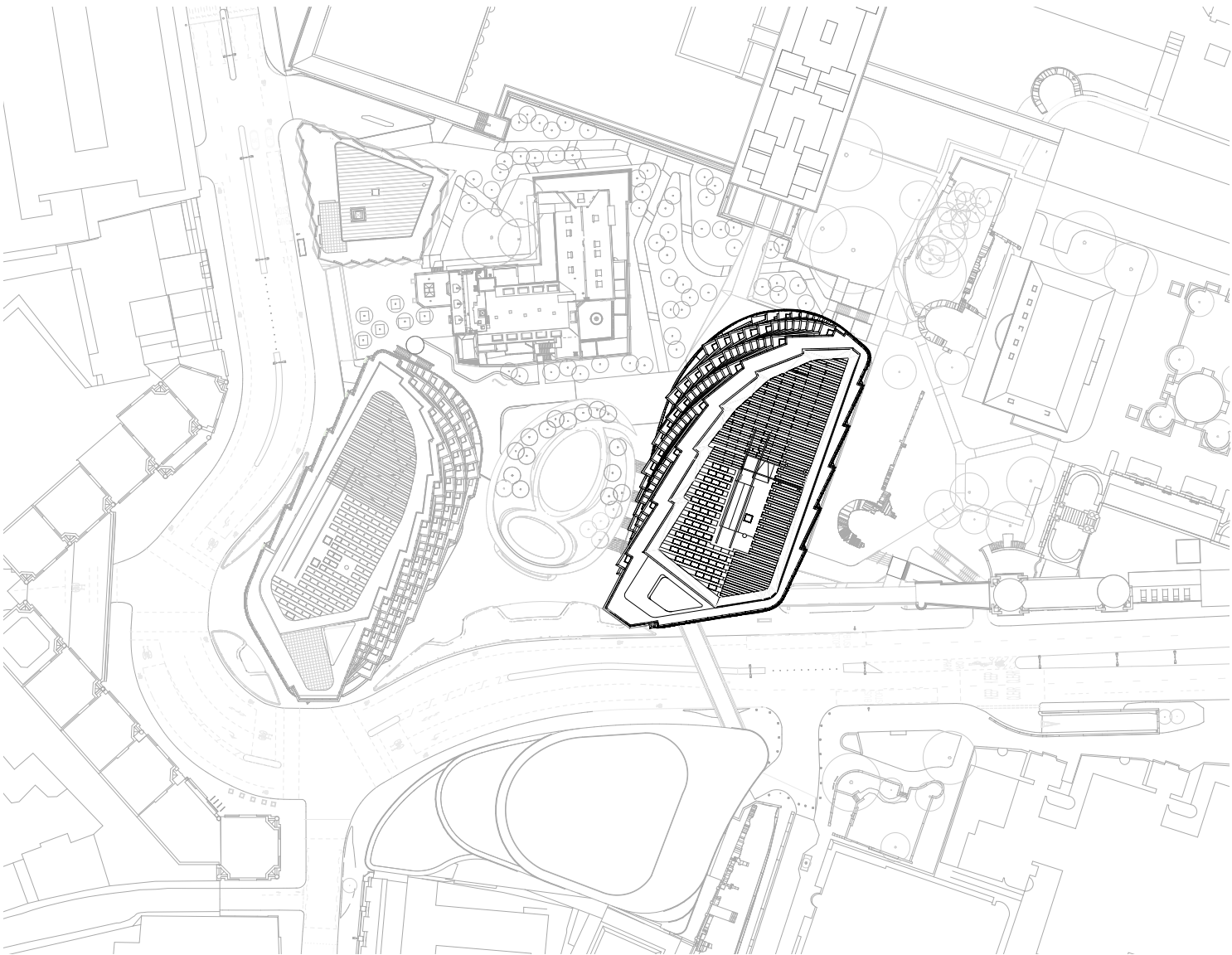
Existing (left) 16th Floor and Proposed (right) 15th Floor



# Floor Plans



Existing



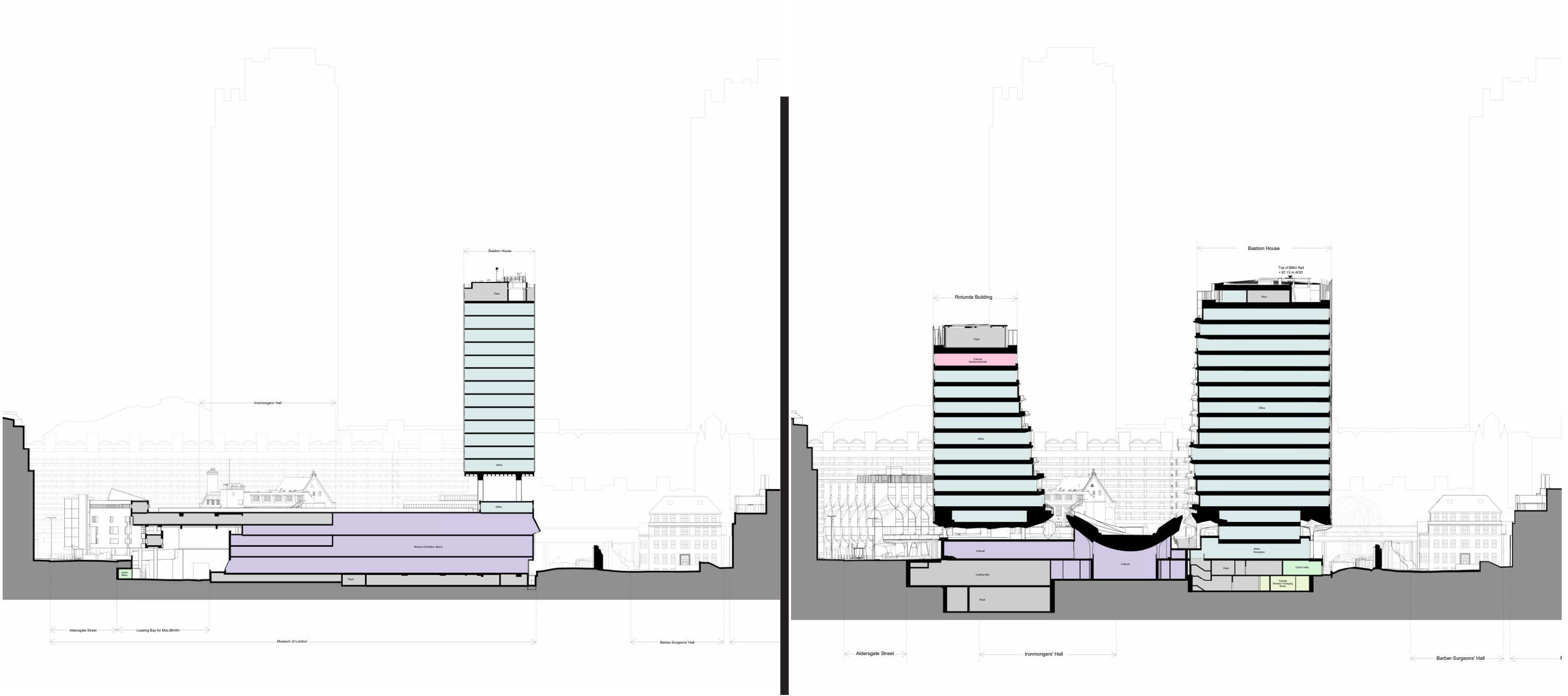
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) and Proposed (right) Roof Plan



# Typical Cross Sections



Existing

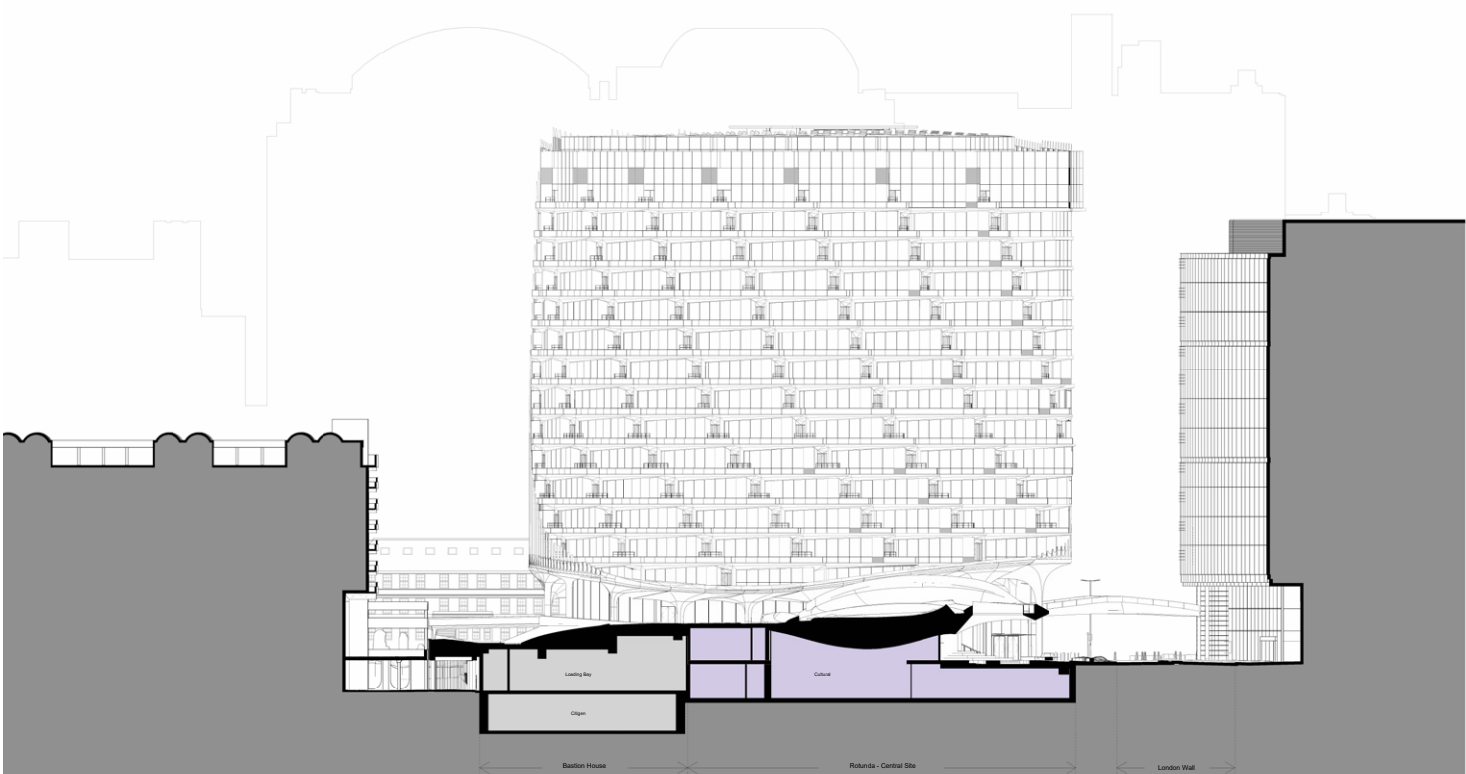
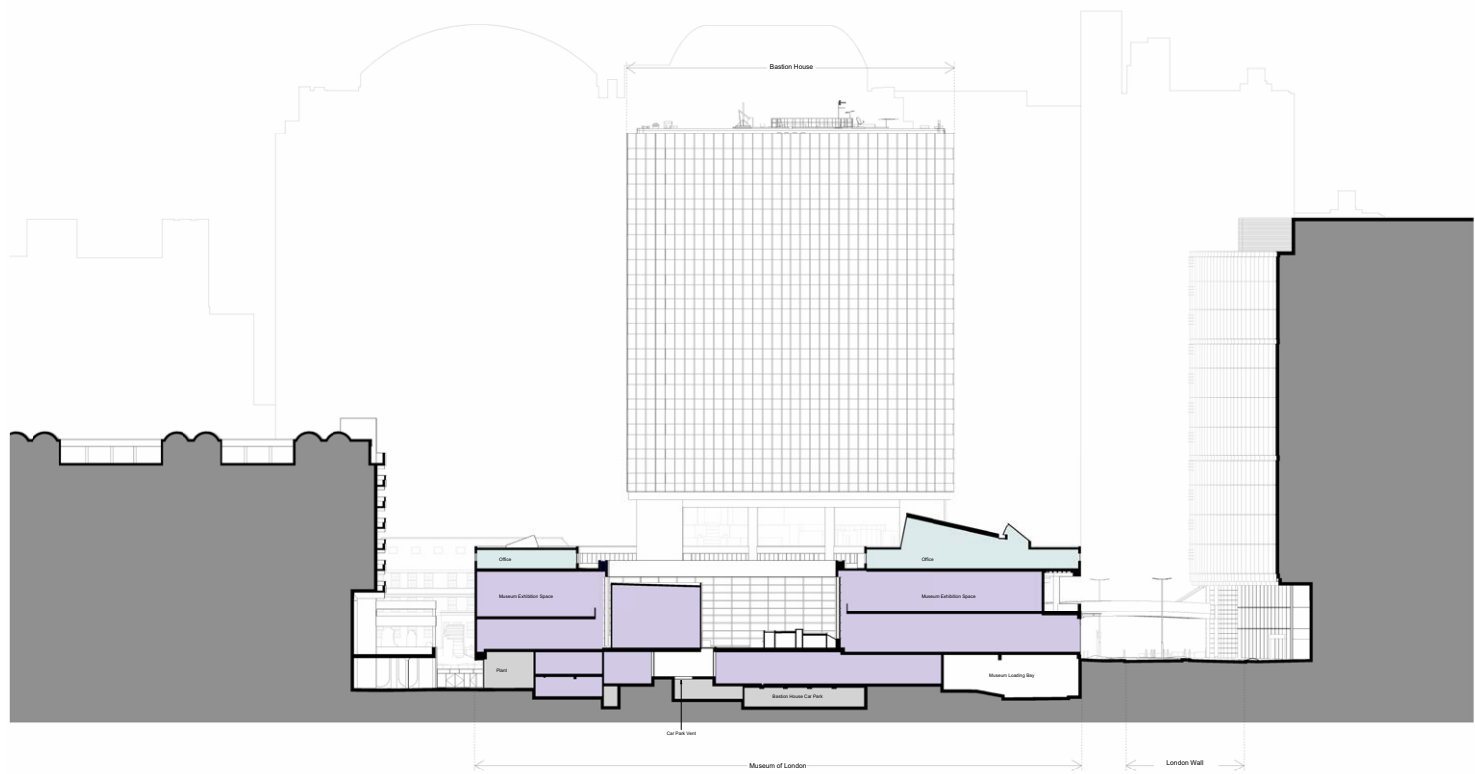
Proposed

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall

Existing (left) and Proposed (right) Section East-West



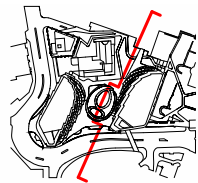
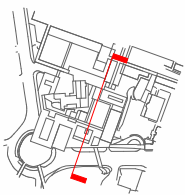
# Typical Cross Sections



## Existing

## Proposed

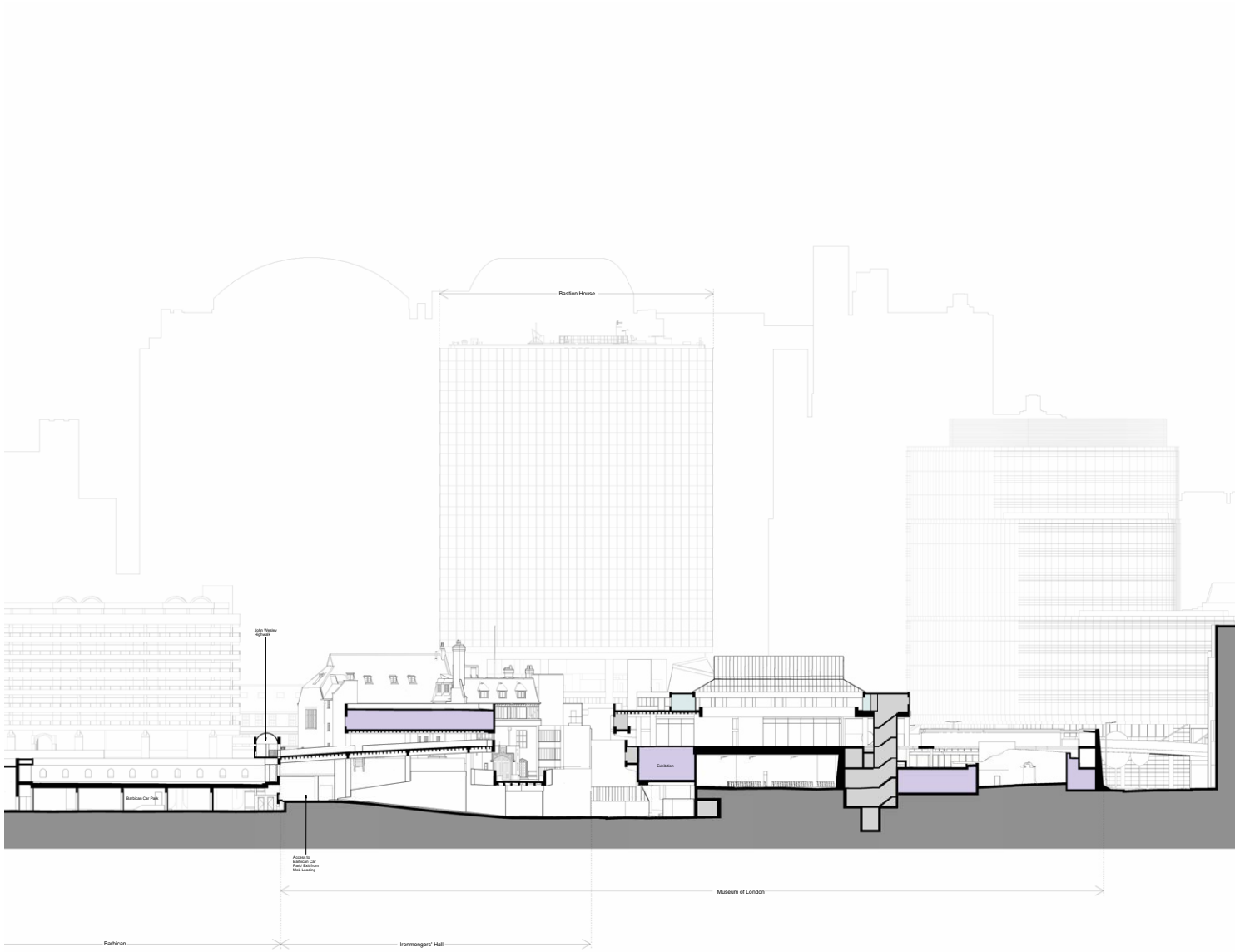
- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall



Existing (left) and Proposed (right) Section North-South - 1

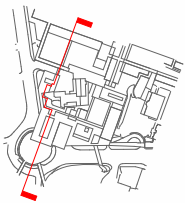


# Typical Cross Sections

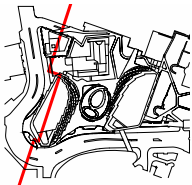


Existing

- KEY
- Office
  - Cultural
  - Cultural Restaurant / Café
  - Restaurant / Café
  - Cycle Store
  - Shower / Changing Room
  - Livery Hall



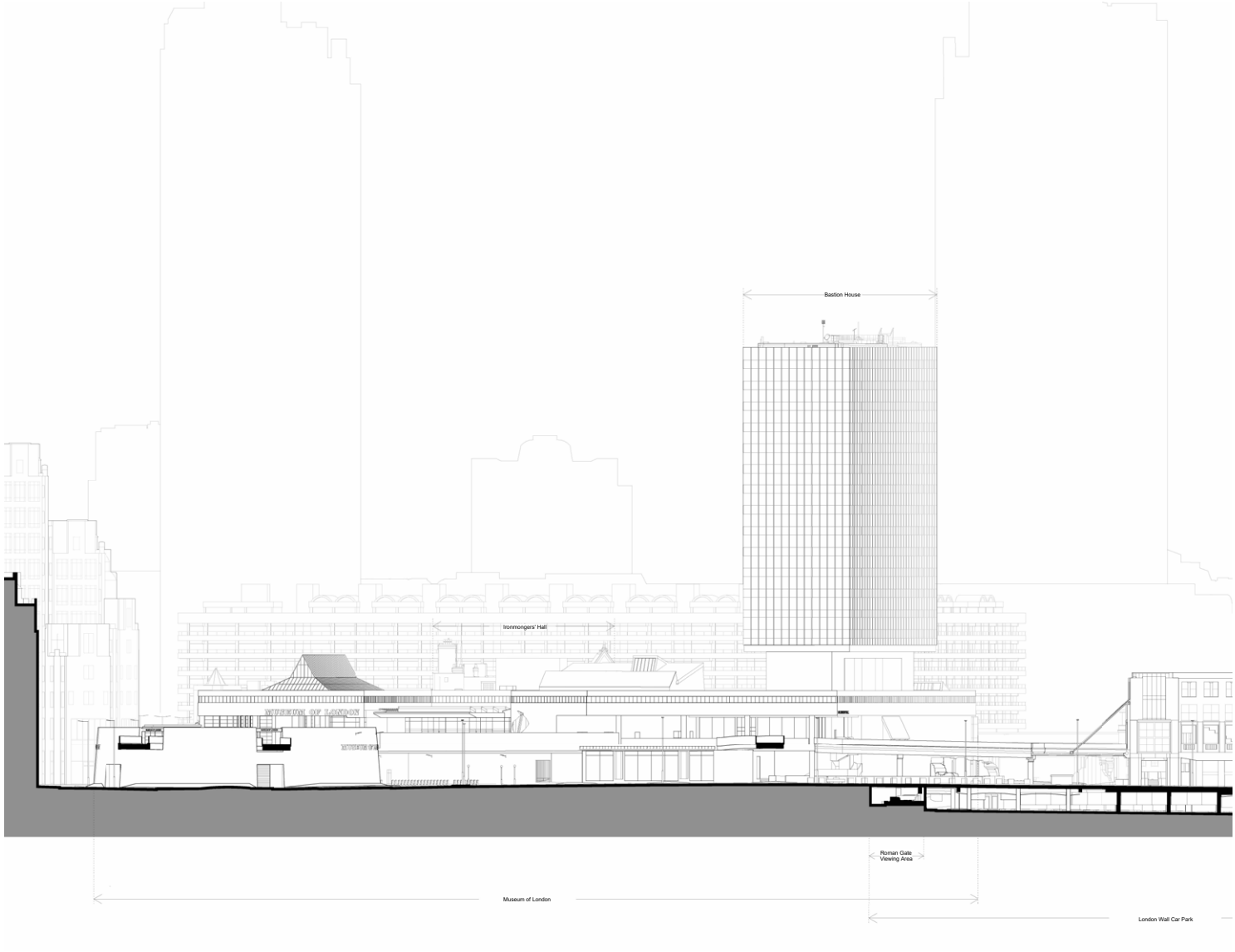
Proposed



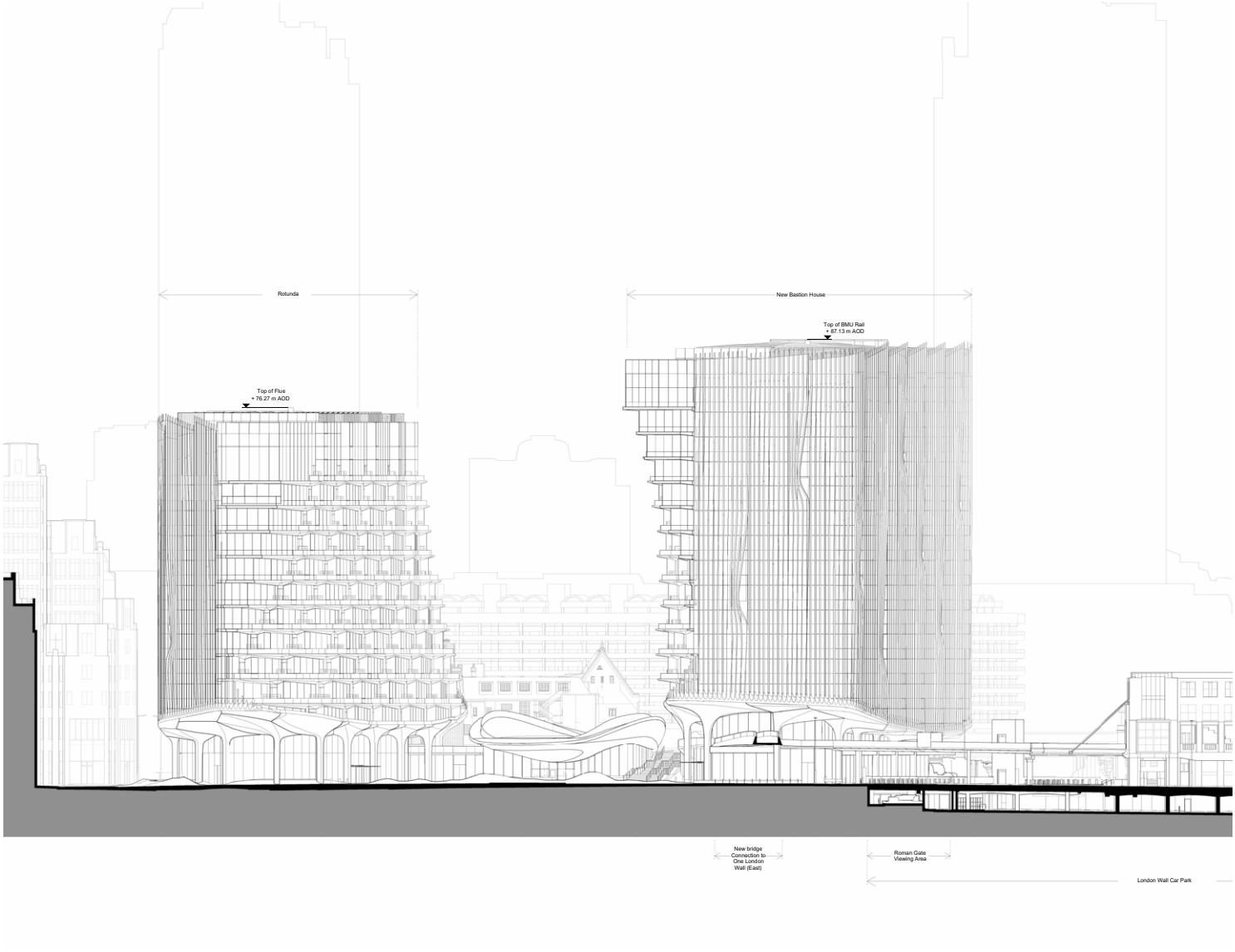
Existing (left) and Proposed (right) Section North-South - 2



# Site Elevations



Existing

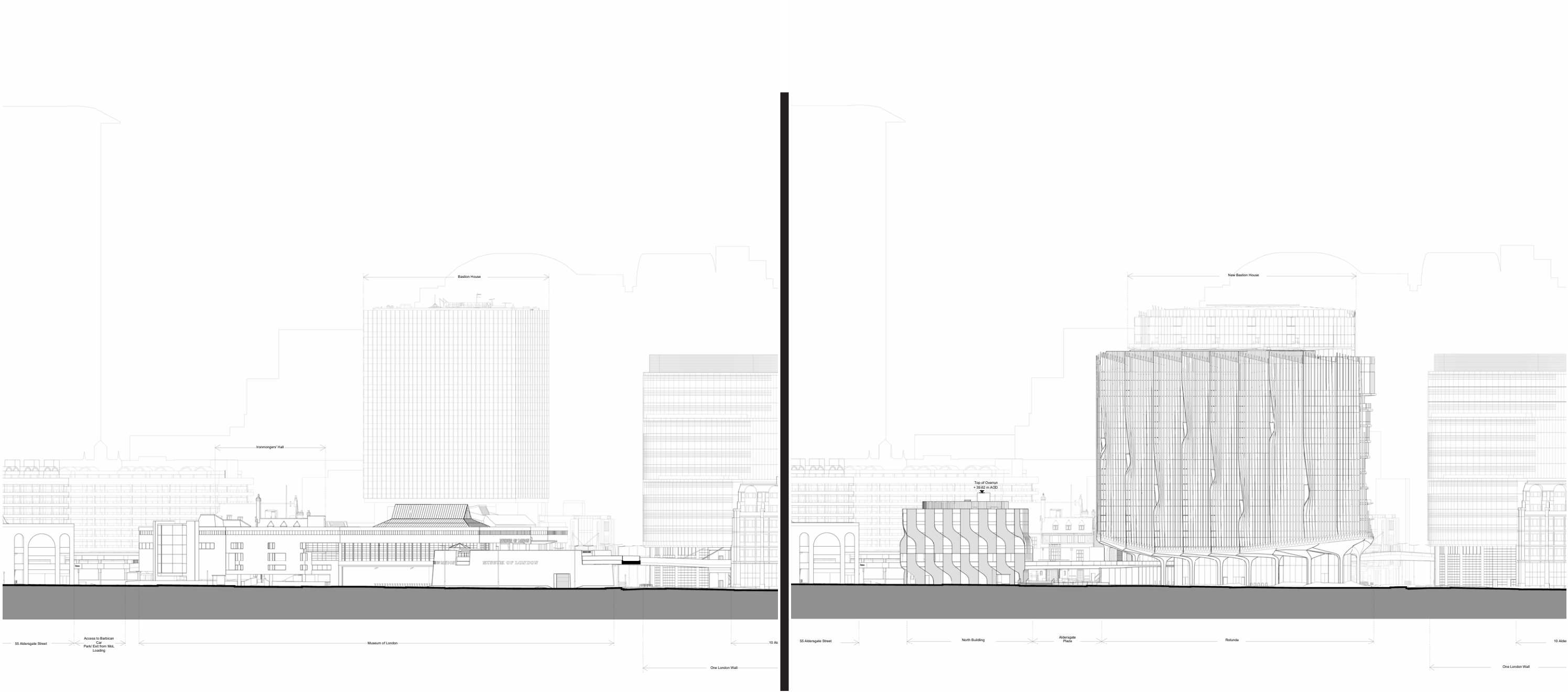


Proposed

Existing (left) and Proposed (right) Site South Elevation



# Site Elevations



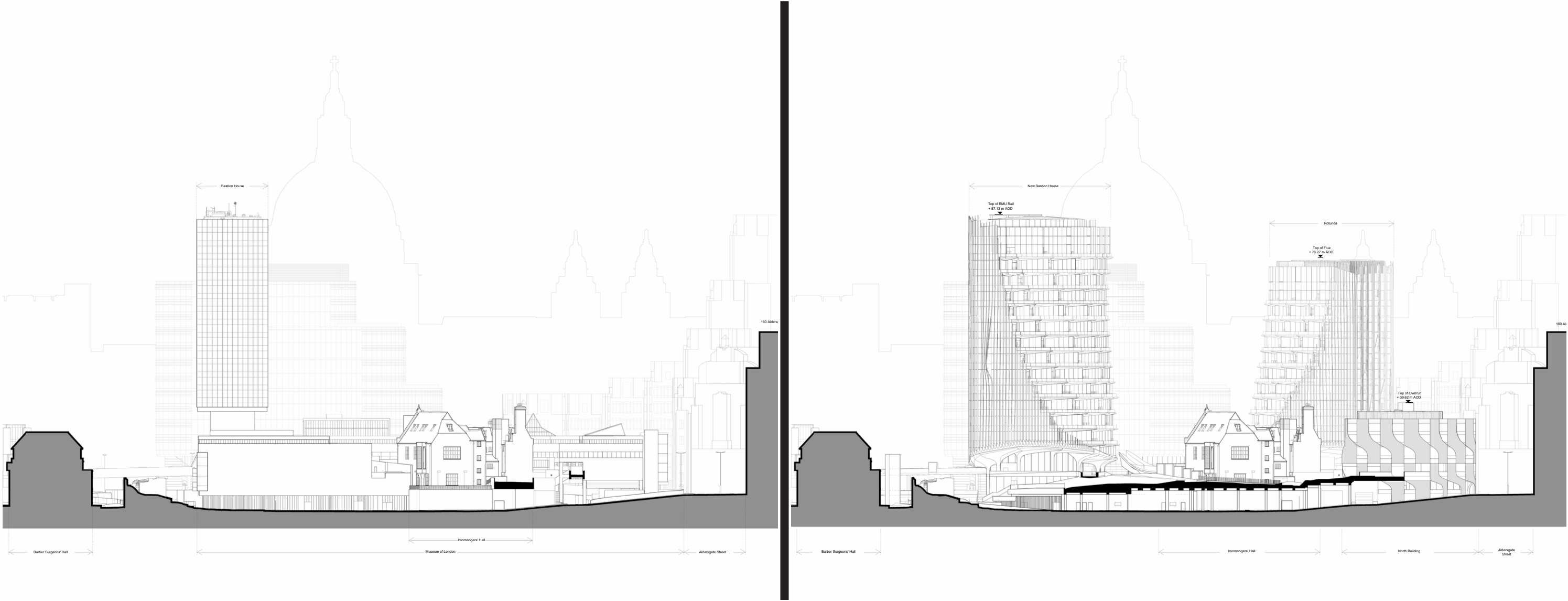
Existing

Proposed

Existing (left) and Proposed (right) Site West Elevation



# Site Elevations



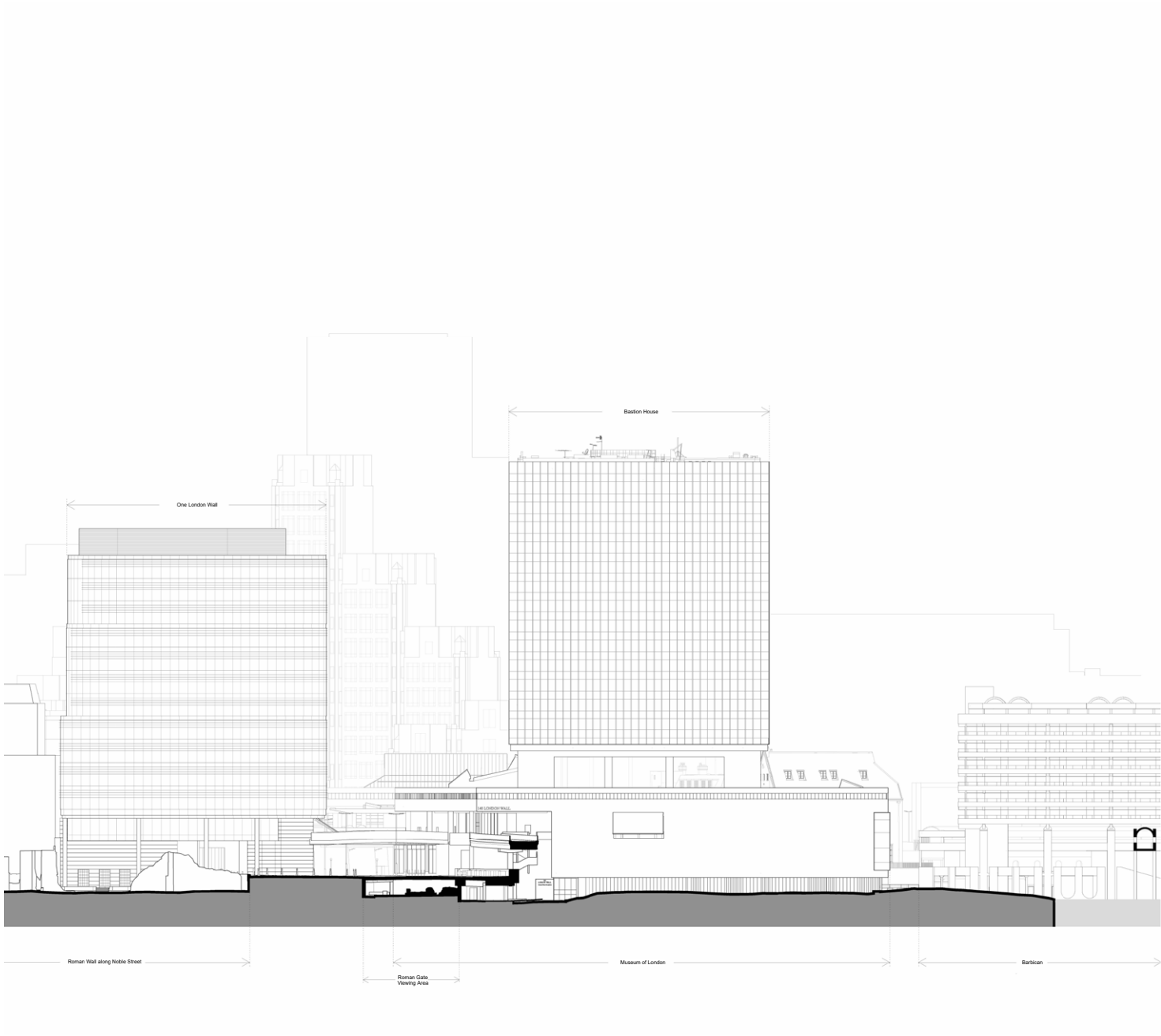
Existing

Proposed

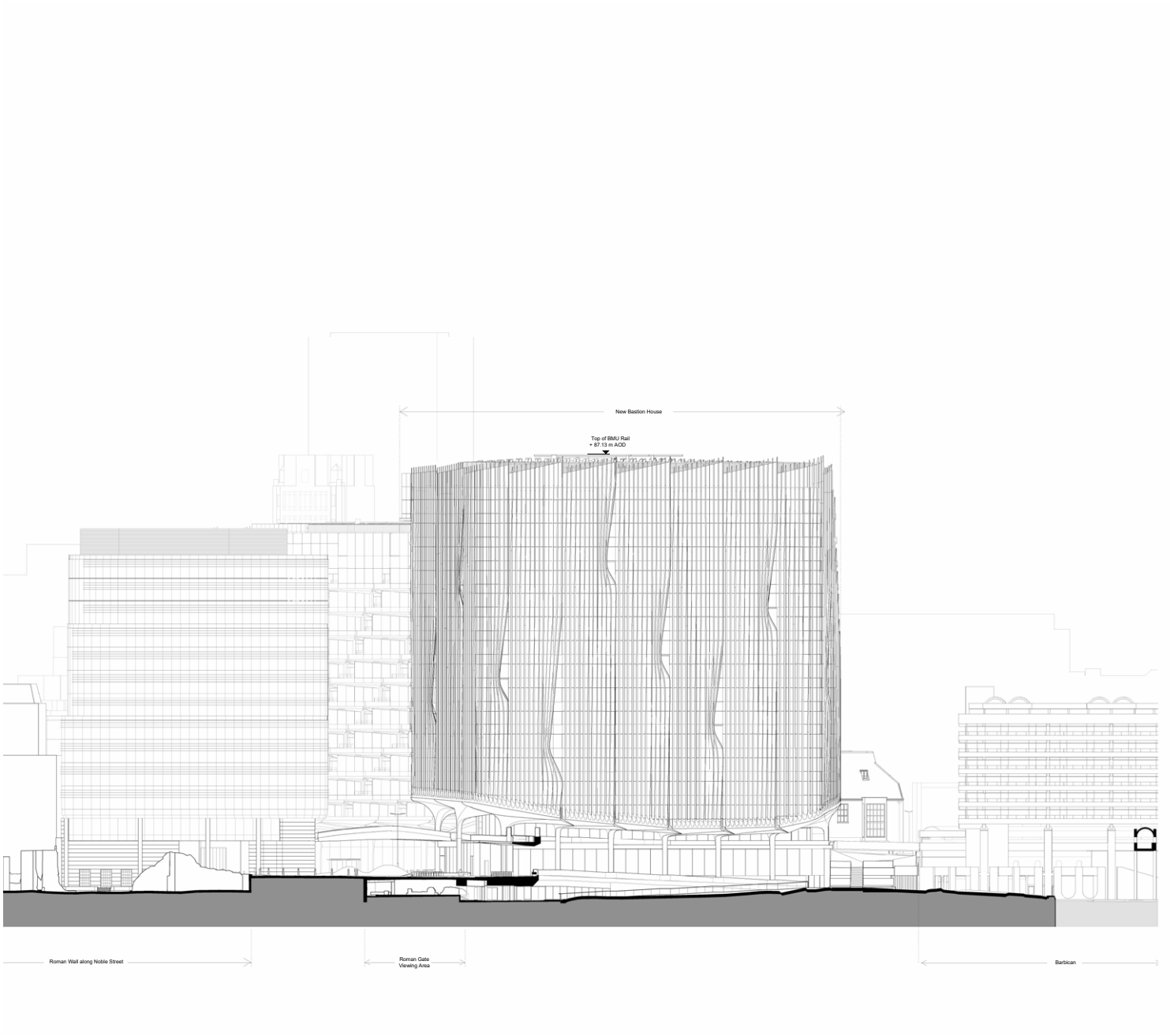
Existing (left) and Proposed (right) Site North Elevation



# Site Elevations



Existing



Proposed

Existing (left) and Proposed (right) Site East Elevation



Extract from TVBHIA  
Verified Views





4826\_1101

Existing





4826\_1105









4826\_1151

Existing





4826\_1155





4826\_1156





4826\_1201

Existing





4826\_1205





4826\_1206





4826\_1251





4826\_1255





4826\_1256





4826\_1221

Existing





Proposed





4826\_1226





4826\_1311





4826\_1315





4826\_1316





4826\_1461





4826\_1465





4826\_1466





4826\_1501





4826\_1505









4826\_1601





4826\_1605





4826\_1606





4826\_1701





4826\_1705





4826\_1706





4826\_1901





4826\_1905





4826\_1906





4826\_2051





4826\_2055





4826\_2056





4826\_2021

Existing





4826\_2025





4826\_2026





4826\_2101





4826\_2105









4826\_2311

Existing





4826\_2315

Proposed





4826\_2316





4826\_2501

Existing





4826\_2505





4826\_2506





4826\_2601





4826\_2605





4826\_2606





4826\_4101

Existing





4826\_4105





4826\_4106





4826\_2701





4826\_2705





Cumulative

4826\_2706





4826\_2801

Existing





4826\_2805









4826\_3001

Existing





4826\_3005





4826\_3006





Existing

4826\_3201





4826\_3205





4826\_3206





4826\_3301





4826\_3305





4826\_3306





4826\_3401





4826\_3405





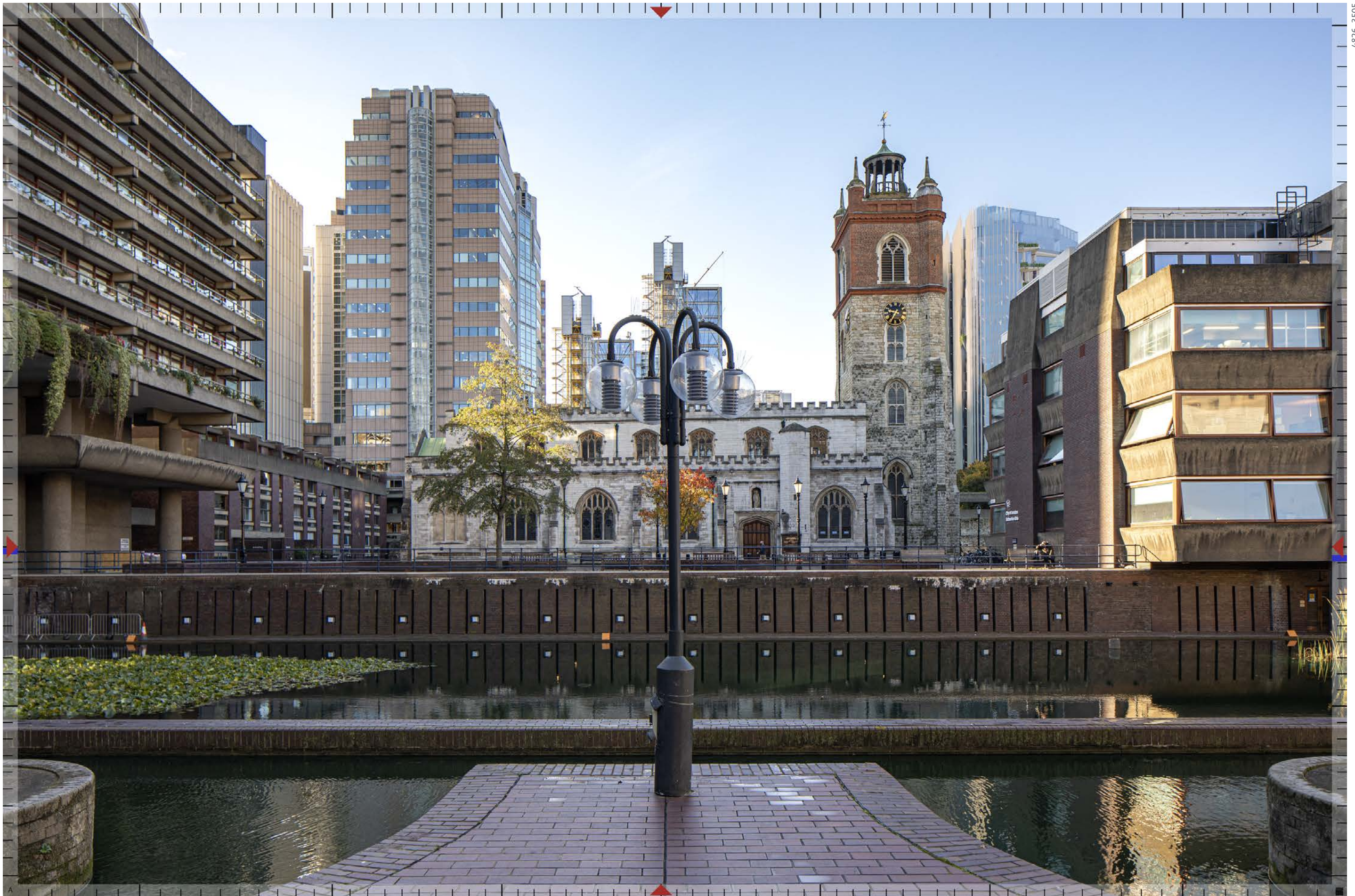
4826\_3406





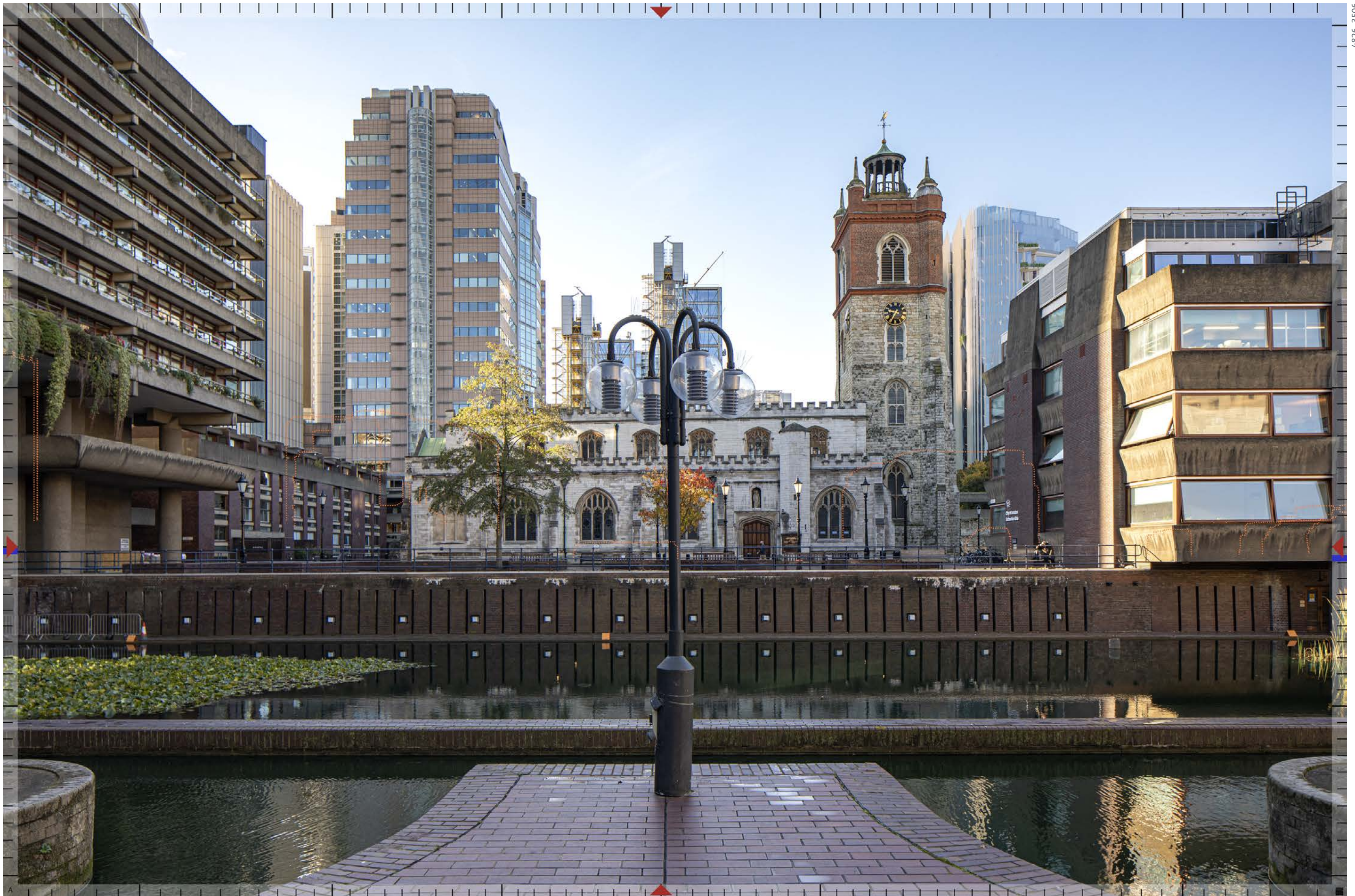
4826\_3501





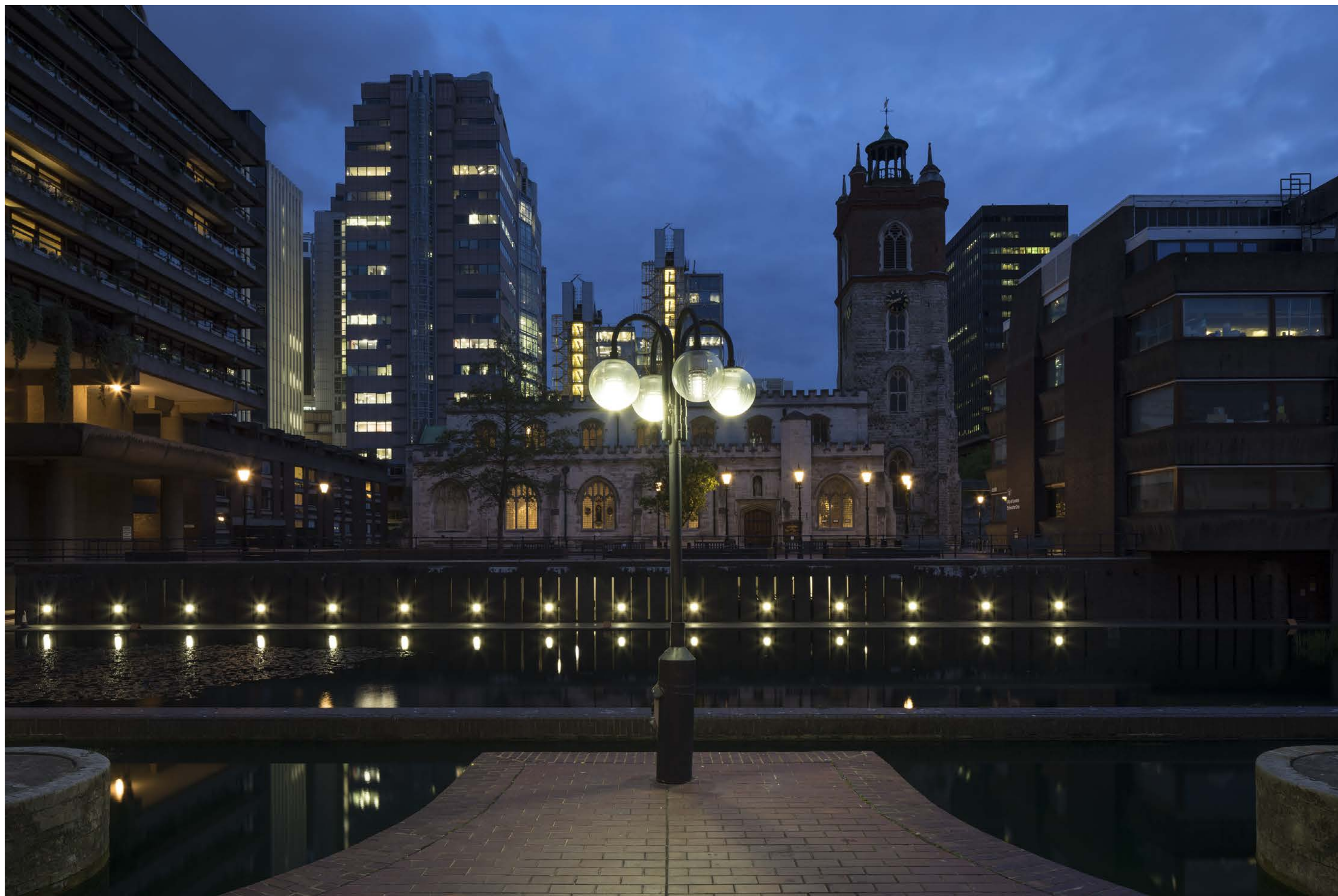
4826\_3505





4826\_3506





4826\_3551





4826\_3555





4826\_3556





4826\_4301

Existing





Proposed

4826\_4305





4826\_4306

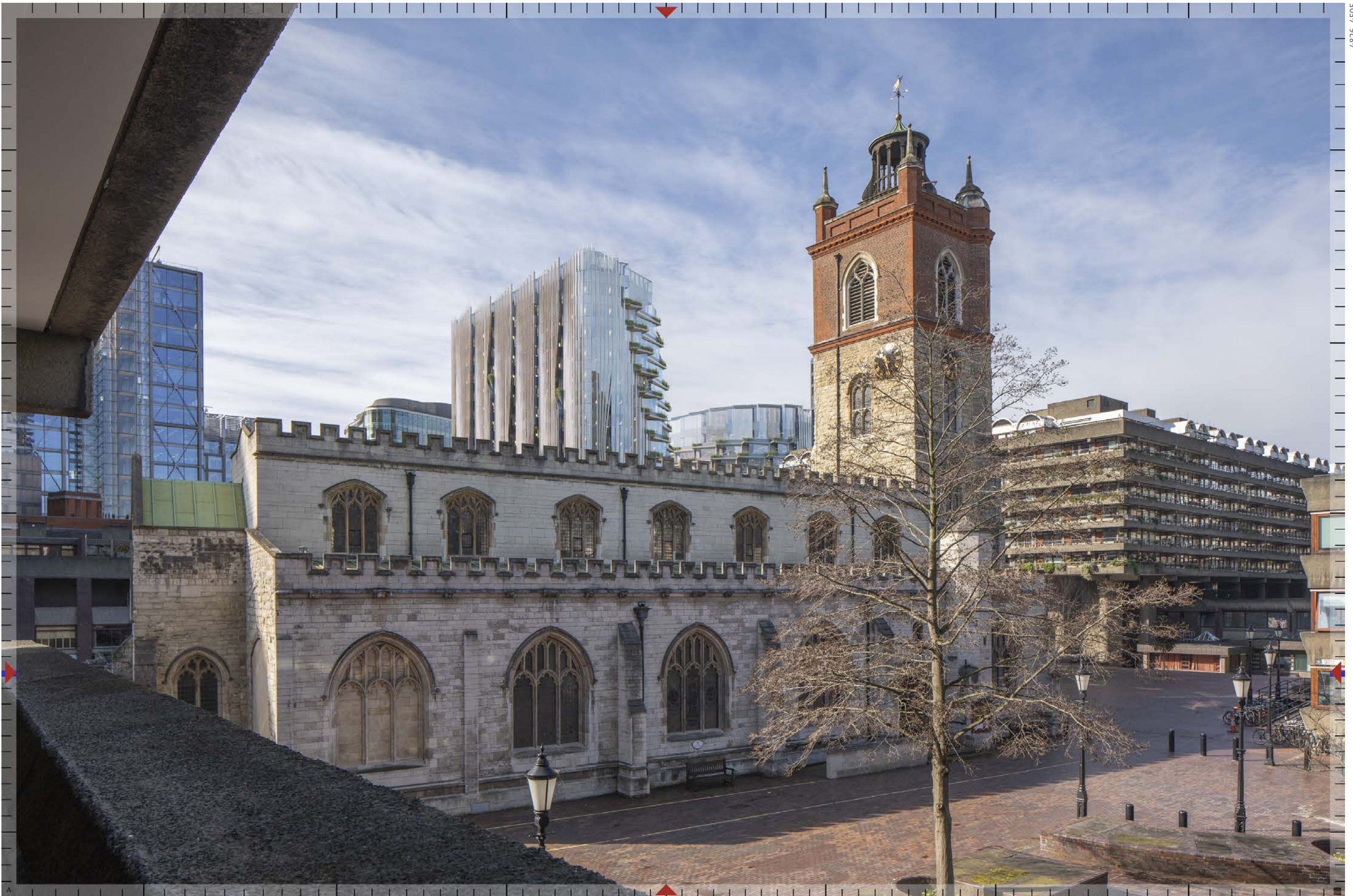




4826\_4501

Existing





4826\_4505





Cumulative

4826\_4506





4826\_3601

Existing





Proposed

4826\_3605





4826\_3606





4826\_4901













4826\_4401

Existing





4826\_4405

Proposed





Cumulative

4826\_4406





4826\_4601





4826\_4605









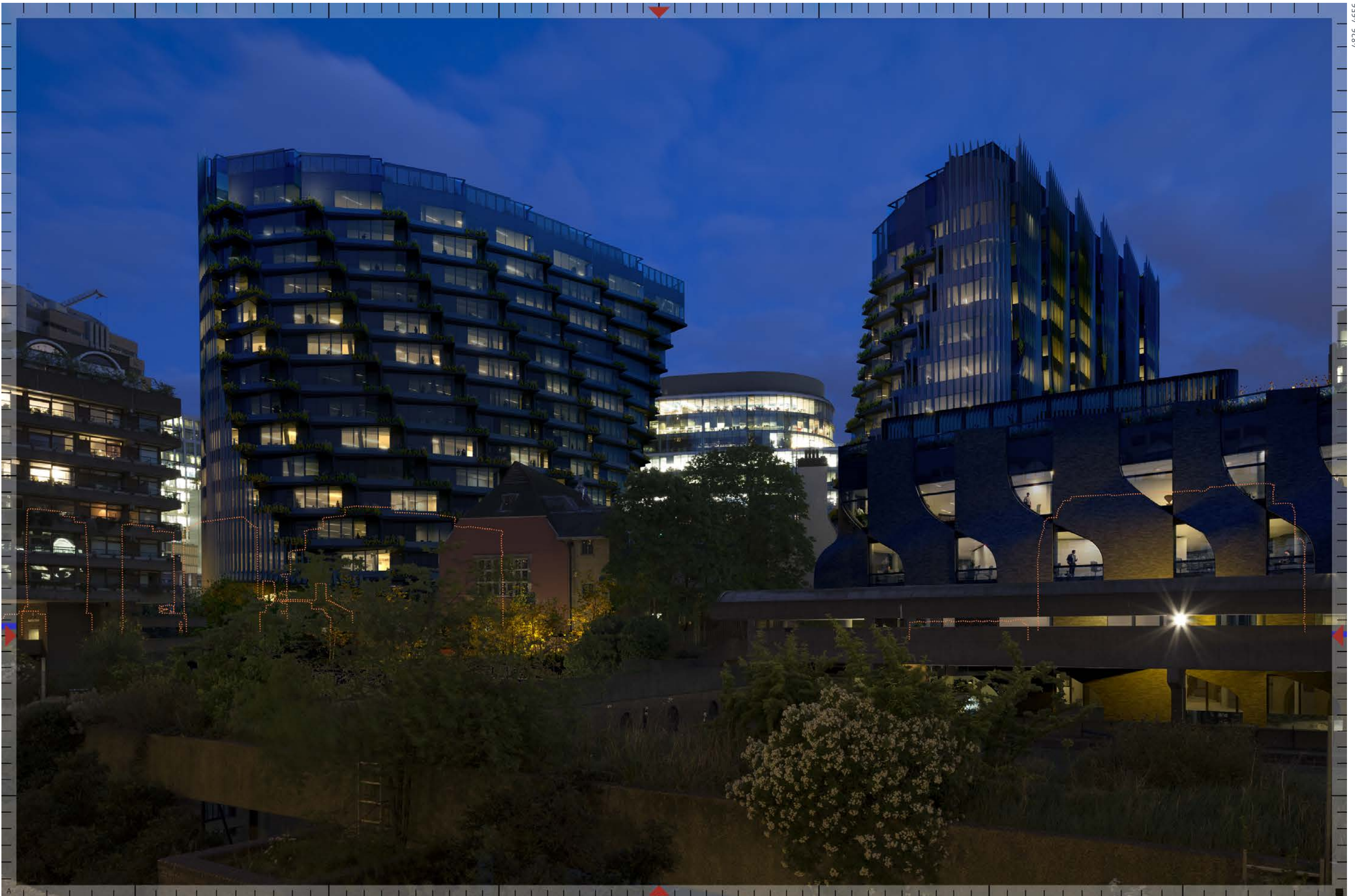
4826\_4651





4826\_4655





4826\_4656





4826\_3801

Existing





4826\_3805





Cumulative





4826\_3901

Existing





Proposed

4826\_3905





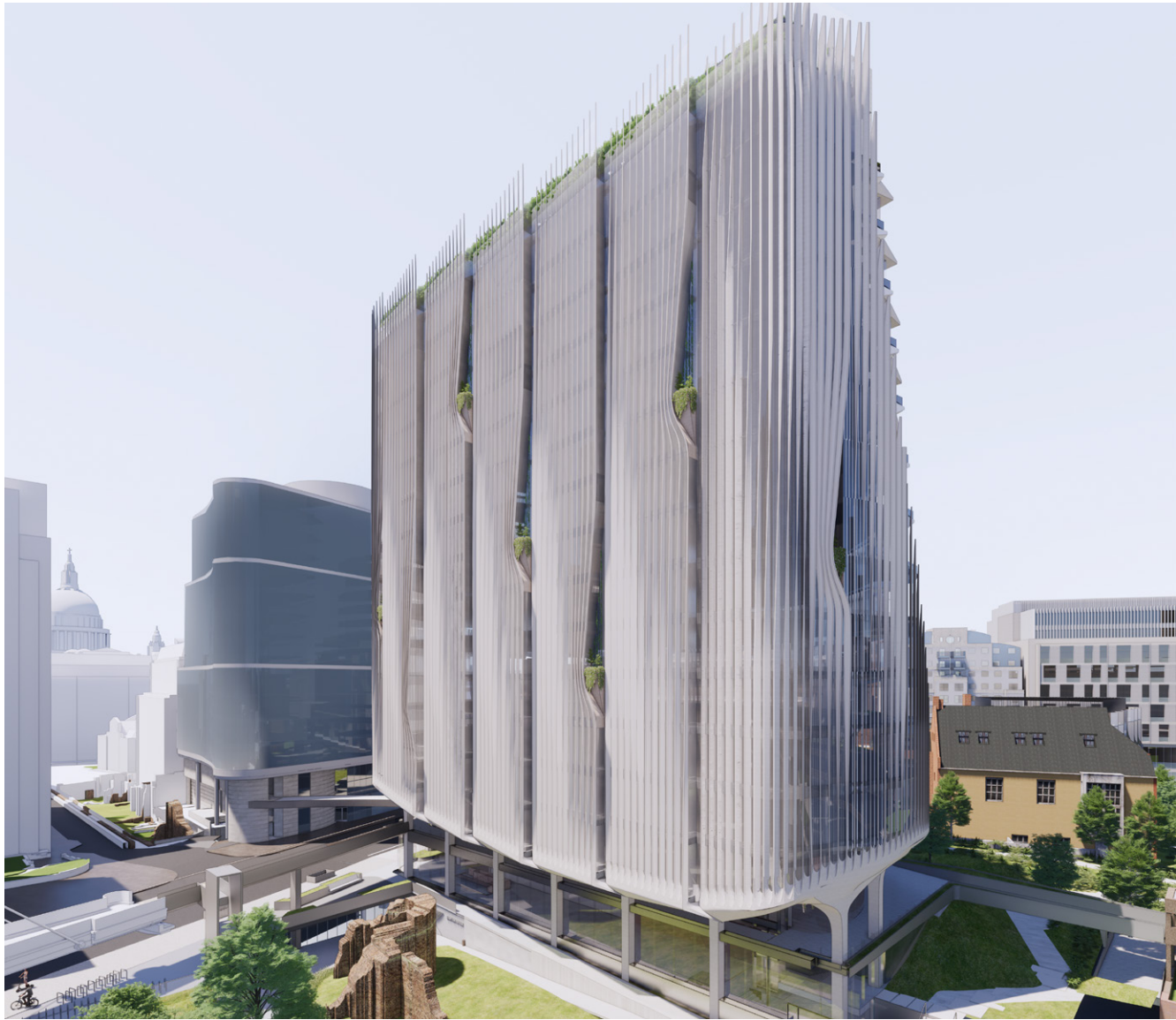
4826\_3906



# Typical Bay Details



Bay Studies - Rotunda & New Bastion House



View of New Bastion House East and North 'Husk' facades



Inwards facing planted facade



# Petals and Husk Transition



Series of details from the Barbican Estate



Detailed elevation of the petal-husk transition highlighting key materials

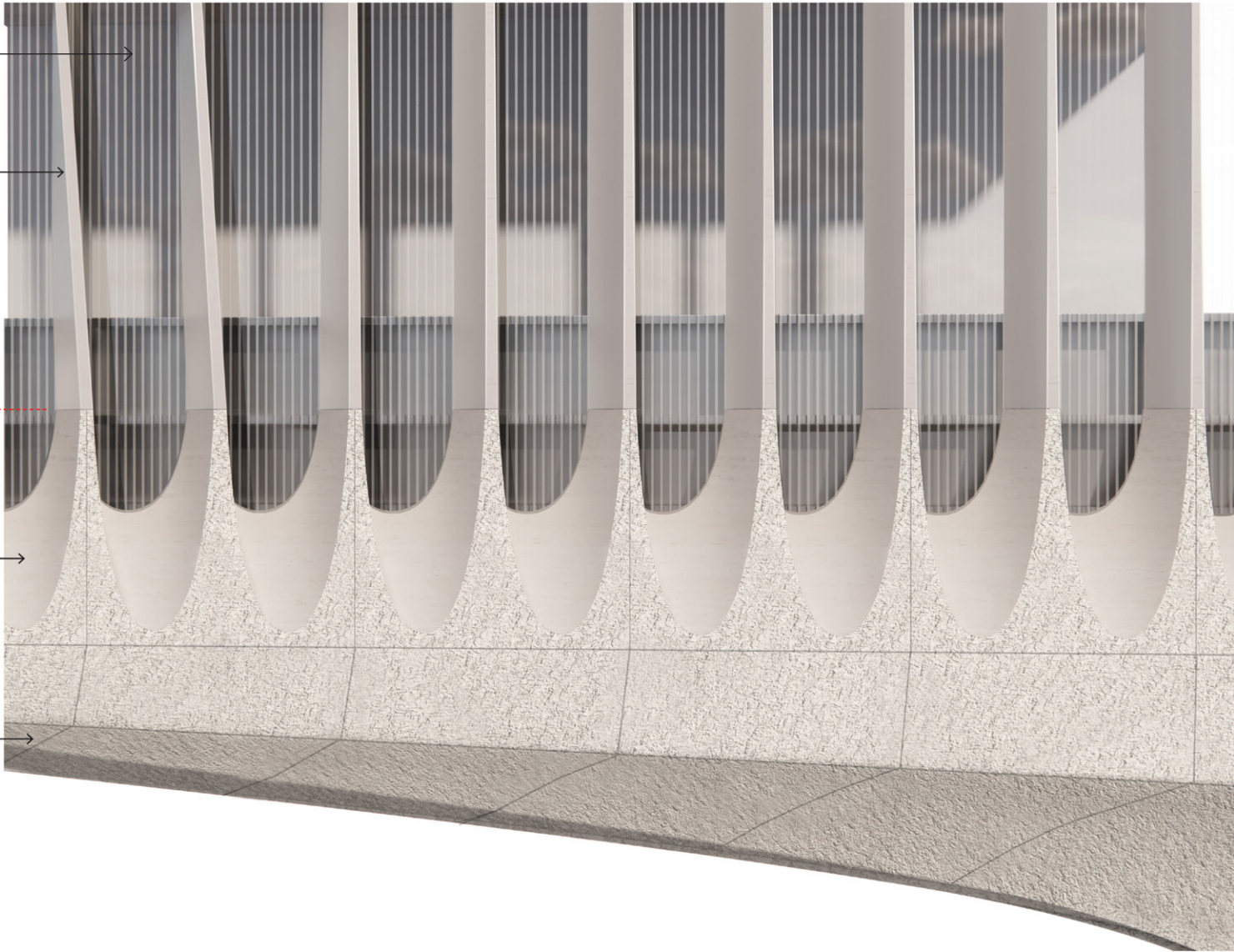


Diagram of the main elements and materials of the 'Husk' facade



# Husk Facade



40% White fritting on glass #1 surface



Aluminium Fin



Smooth FRC at Transition

Husk Facade Material Palette

The typical facades are subdivided into units of 1.5m, aligning with interior office space planning, and lying within typical economic fabrication limits. For the husk facades, each typical bay of the sawtooth facade has a 9m, aligning the primary structural grid, and existing as a multiple of the 1.5m glazing module.

The facade system is a triple glazed unitised curtainwall with aluminium mullions. 250mm deep acrynar coated extruded aluminium fins with custom profiles are located at 750mm centers, spanning vertically from transom to transom.

To balance solar heat gain and daylighting requirements the husk facade has vision glazing percentage of 55% (with 45% glazed insulated spandrel). In addition there is 40% ceramic fritting on #1 surface of the glass. The U-value of the typical bay is

Operable windows for ventilation located at return panels, as shown on following page.





**CW2/12 GLAZING**  
INSULATED SPANDREL w. BACK FRIT, and  
#1 SURFACE FRIT (WHITE)

**CW2/12 GLAZING**  
#1 SURFACE FRIT

**CW2/12 GLAZING**  
CORNER WINDOW - NO FRIT

**CW-8** GRC FACED DOOR/VENTILATION/SOLID  
WALL PANEL

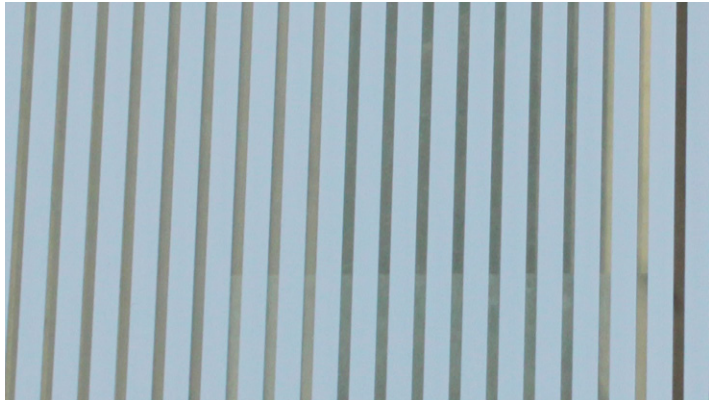
**WT-8 SPANDREL PANEL,**  
PAINTED ALUMINIUM, LOW  
SHEEN

**WT-4 PLANTER** PAINTED  
ALUMINIUM, LOW SHEEN

**S-3 CLADDING**  
FRC TO MATCH PETALS

**CW2/12 MULLIONS**  
MID-GREY - MATCH TO  
PLANTER CLADDING

**PLANTING**  
GROSS.MAX TO ADVISE  
PLANT SPECIES, SIZE,  
ETC.



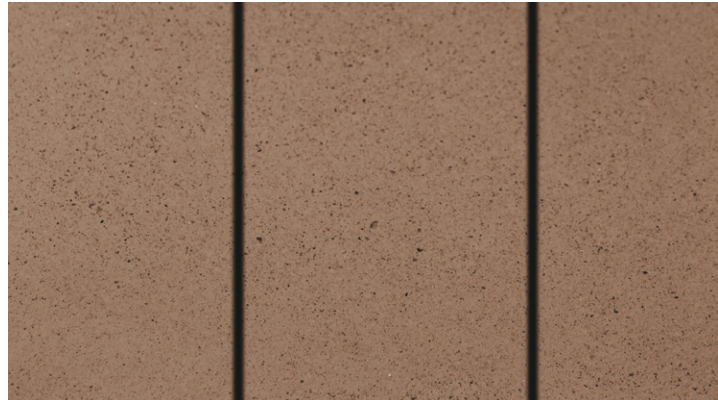
#1 Surface Frit Glazing



Fibre reinforced concrete cladding



Painted aluminium planter box / spandrel panels



Tinted fibre reinforced concrete cladding - contrasting color



# North Building Facades



Barbican stair tower immediately North of the Site



Pointed stone archway at Ironmongers' entry porch



Language of brick arches within the Barbican estate (in this case, inverted)

The context of the North Building has a number of different bricks ranging in age, uniformity, hue and lightness/darkness. From within this fairly disparate range a warm toned brick with red undertones, but low saturation was selected that would be sympathetic with all, but remain not the most strongly visible color that would compete with the important existing context elements. A regular English brick height and dimension was selected.



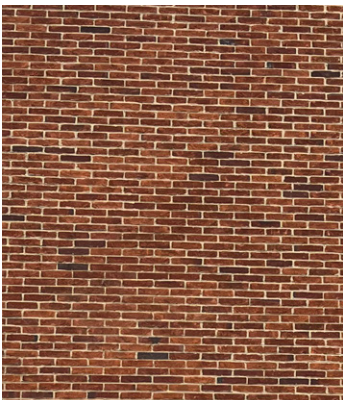
Museum of London Rotunda



Barbican Stair Tower

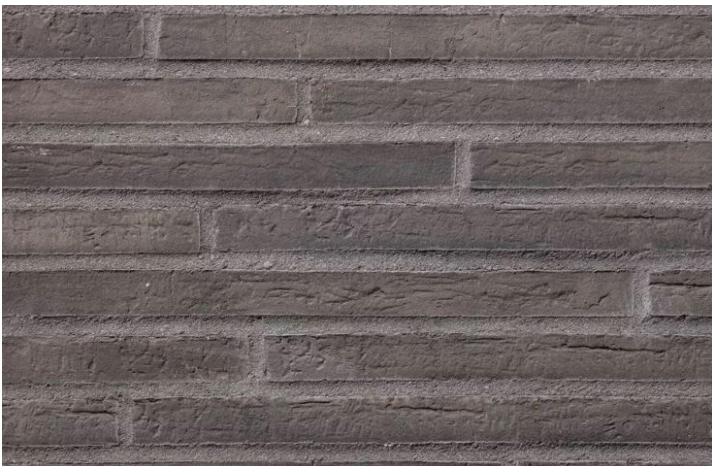
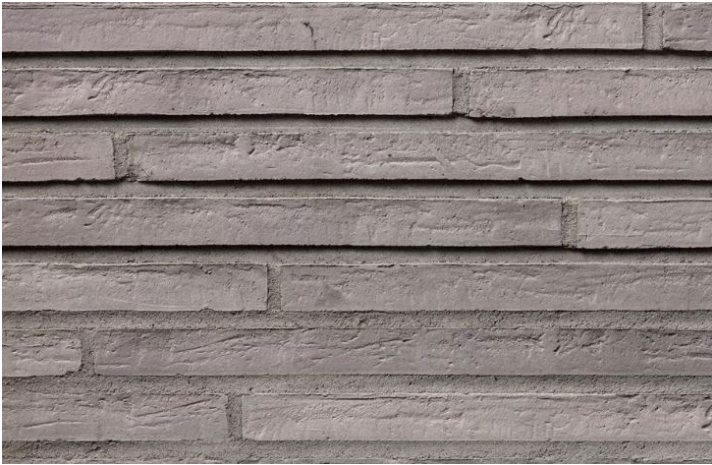


City Wall Remnants



Ironmongers' Hall

Local Context material swatches



North Building Brick - Material swatches



North Building Facades



View approaching from North



View of North Building approaching from South-west



Daylight Sunlight



## Daylight & Sunlight

---

Summary of reductions in daylight and sunlight from the baseline to neighbouring residential properties beyond the level considered noticeable and negligible (>20%).



## Daylight (VSC & NSL) / Sunlight

The following properties have been assessed as achieving 100% compliance with the BRE guidelines for VSC with the proposed development in place:

55 Aldersgate Street (also meets NSL)

Lauderdale Tower (also meets NSL)

1 Little Britain (also meets NSL)

2-3 Little Britain (also meets NSL)

4 Little Britain (also meets NSL)

5 Little Britain (also meets NSL)

6 Little Britain (also meets NSL)

Spencer Heights, Bartholomew Close

75 Little Britain (also meets NSL)

Wallside, Barbican (also meets NSL)

Seddon House (also meets NSL)

Ironmongers Hall – Master's Flat (also meets NSL)

St Botolph's Without Aldersgate (also meets NSL)

Mitre House (also meets NSL)

20 Little Britain (also meets NSL)

Roman House (also meets NSL)

The Underwood Building (also meets NSL)

60 Aldersgate Street (also meets NSL)

City of London Girls' School (also meets NSL)

Dominion House (also meets NSL)

St Giles Cripplegate (also meets NSL)

Barbican Conservatory (also meets NSL)



## Daylight (NSL) / Sunlight

---

The following additional properties are assessed as meeting the BRE criteria for NSL with the proposed development in place in addition to those on the page above:

Seddon House

Thomas More House

Barber Surgeon's Hall

55 Aldersgate Street

Lauderdale Tower

Plaisterer's Hall

125 London Wall

For sunlight, 90.5% of the windows within 90-degrees of due south tested would meet the BRE guidelines for APSH.



## Daylight / Sunlight - Notes

---

### Weighted mean

For the VSC analysis, the BRE Guidelines allow a weighted mean meaning in some instances where an individual window sees a reduction in VSC beyond negligible the room as a whole does not.

Similarly, the BRE Guidelines allow sunlight to be assessed at a room level meaning in some instances where an individual window sees a reduction in APSH beyond negligible the room as a whole does not.

### Façade images (to follow)

Facades of the buildings with windows/rooms that see a reduction beyond negligible in Daylight (VSC and/or NSL) and/or Sunlight (APSH) because of the proposed development follow below.

Winter sunlight results are submitted but are not shown on the images below.

### Daylight Illuminance (Radiance)

Daylight illuminance images showing the change in lux levels across the floor areas for the rooms with the greatest reductions also follow below.



# London House, 172 Aldersgate Street

Daylight (VSC)



Daylight (NSL)



Sunlight (APSH)

Location



Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)

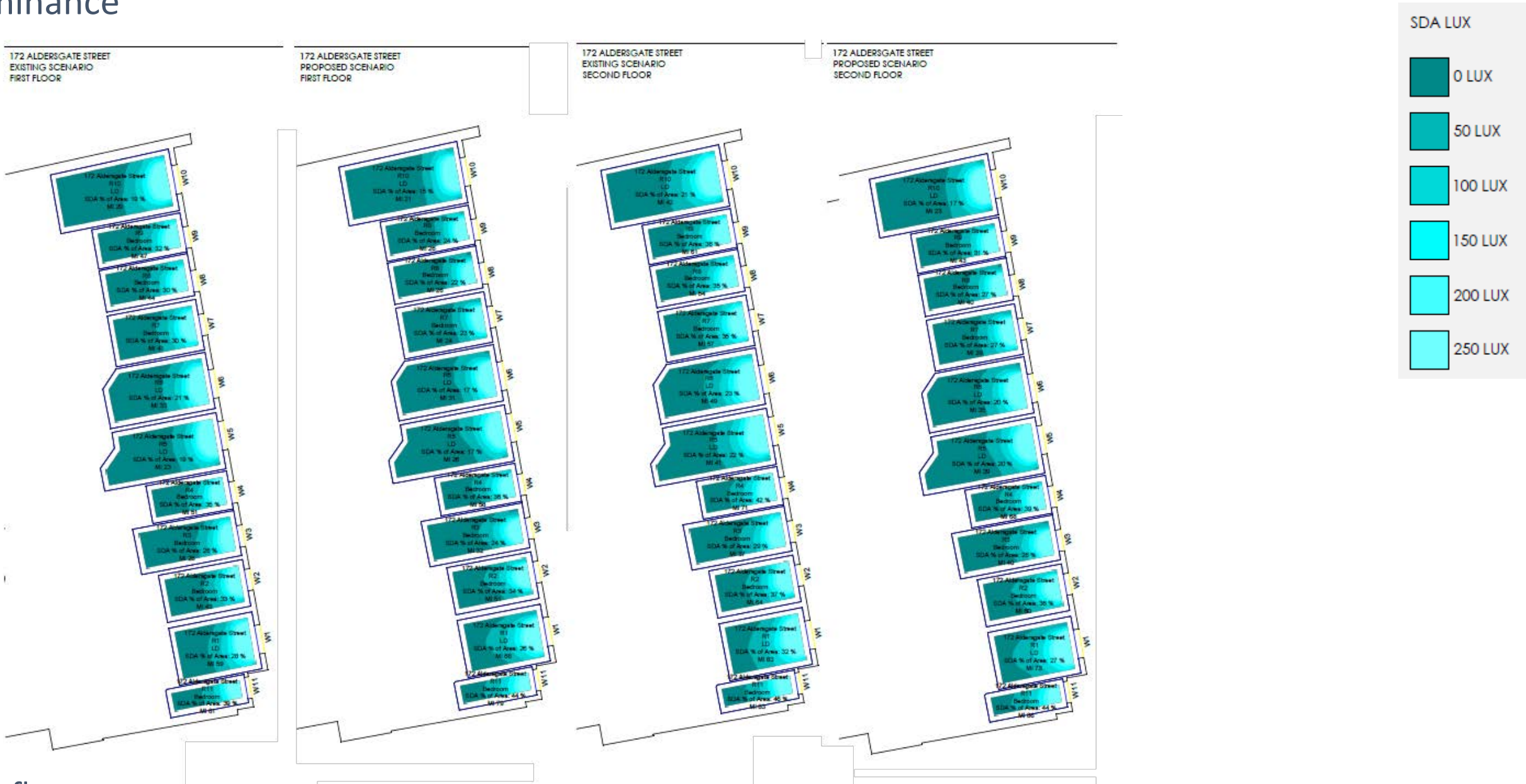
- Moderate adverse (30% to 40%)

- Major Adverse (>40%)



# London House, 172 Aldersgate Street

## Daylight illuminance

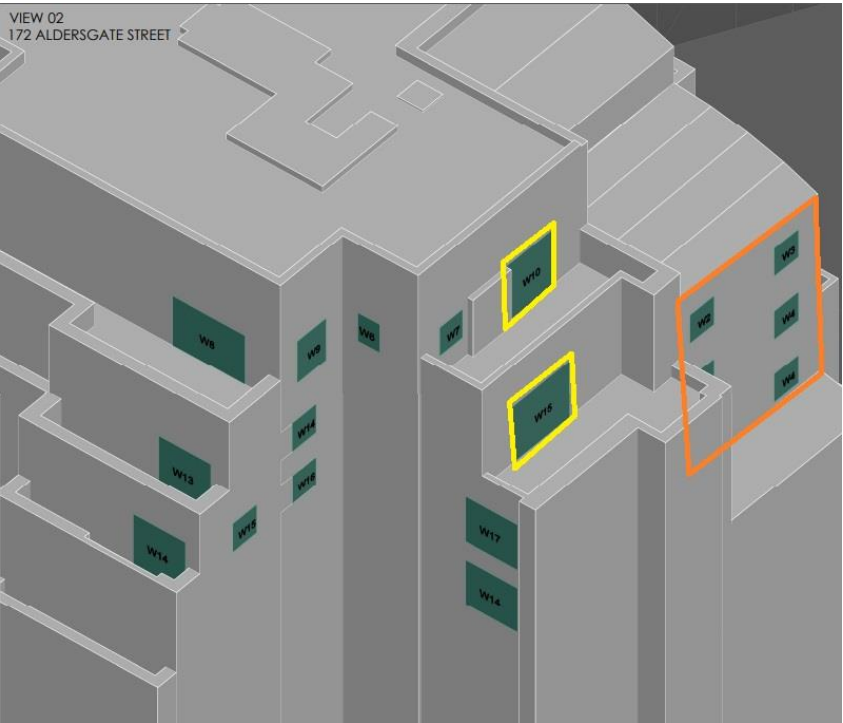


First & Second floors

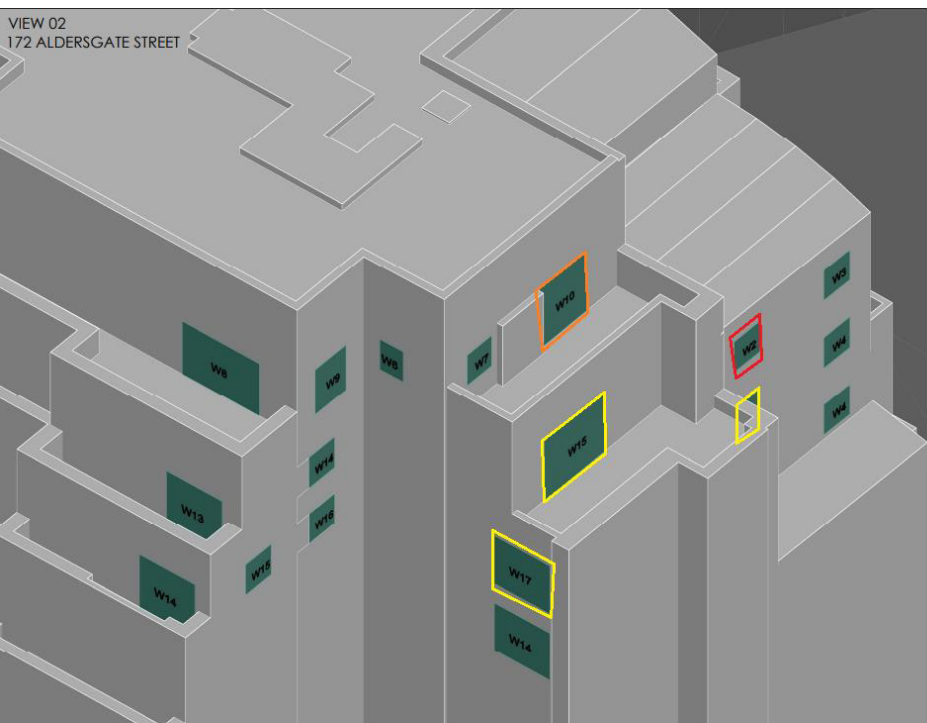


# London House, 172 Aldersgate Street

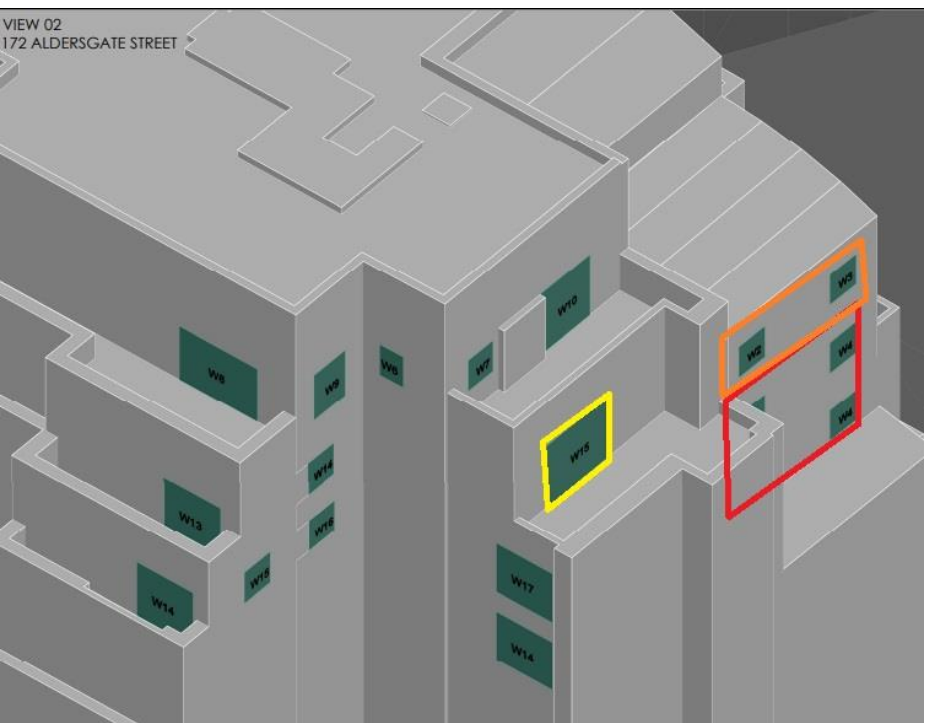
Daylight (VSC)



Daylight (NSL)



Sunlight (APSH)



Location



Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)

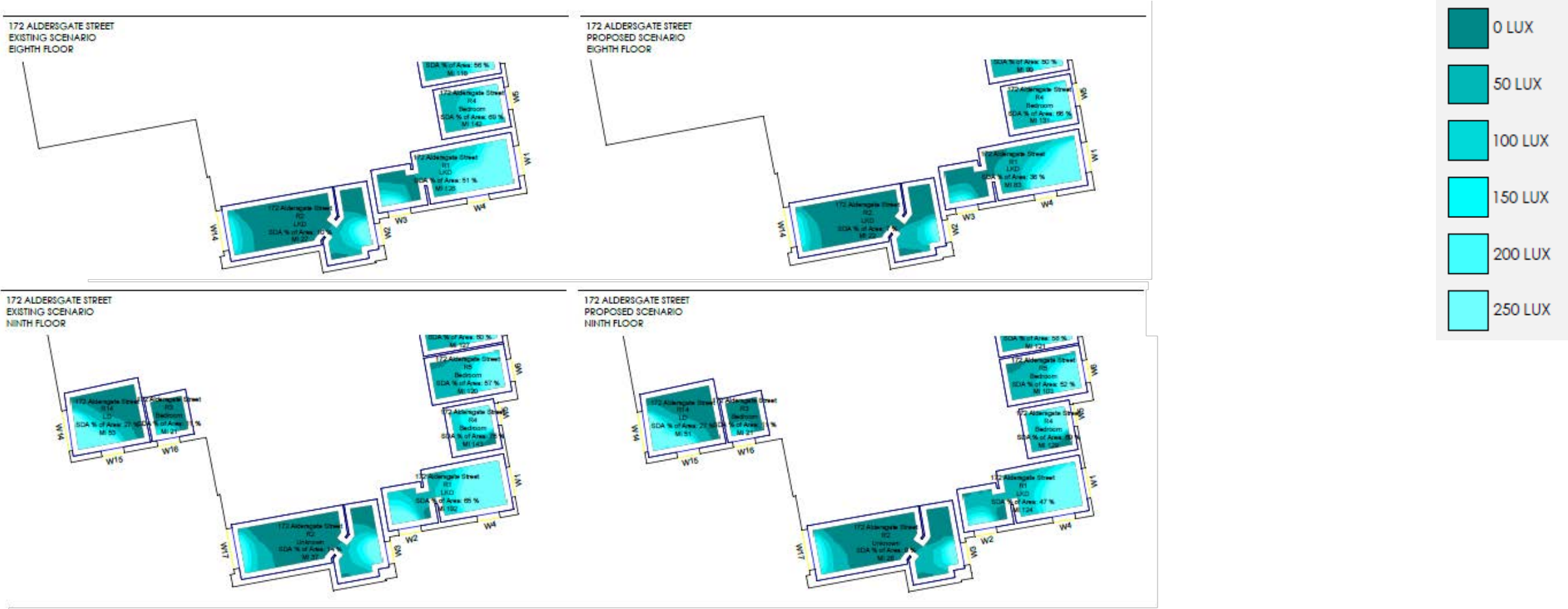
- Moderate adverse (30% to 40%)

- Major Adverse (>40%)



# London House, 172 Aldersgate Street

## Daylight illuminance

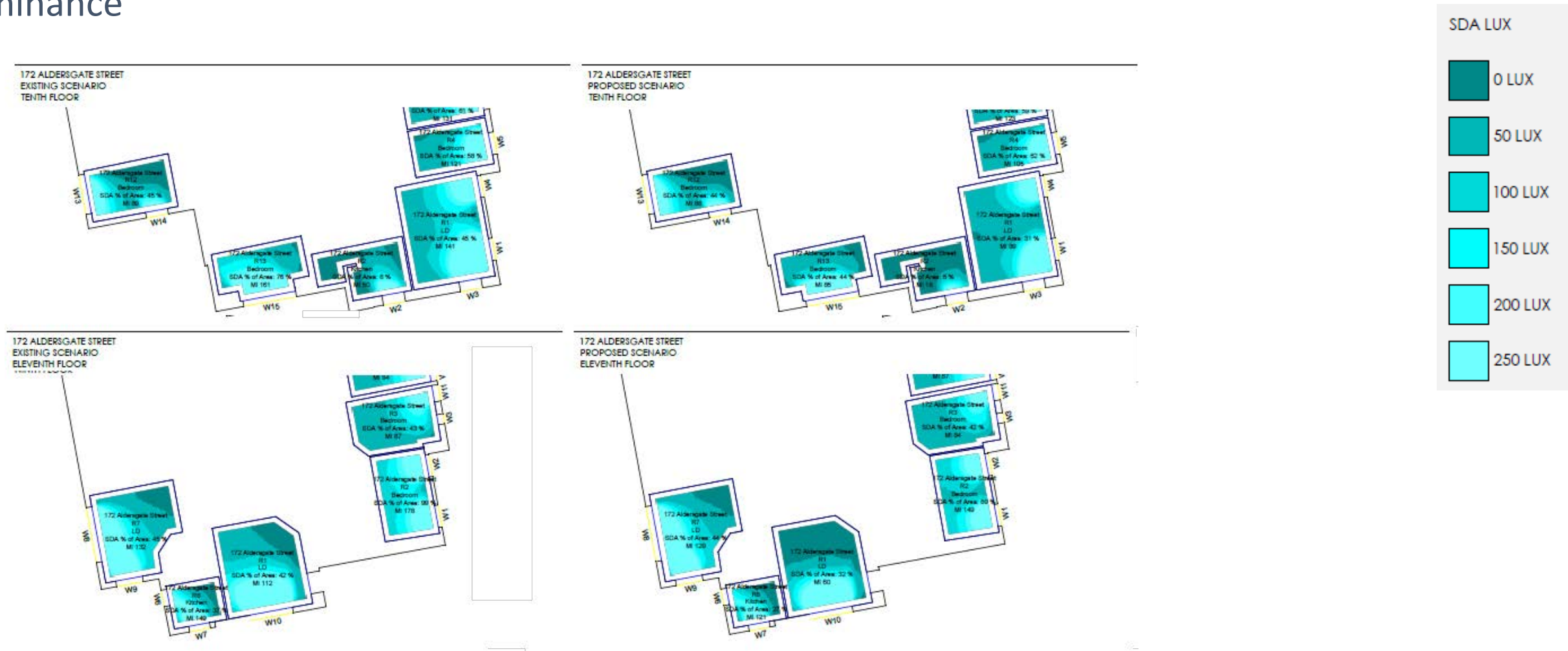


Eighth & Ninth floors



# London House, 172 Aldersgate Street

## Daylight illuminance



Tenth & Eleventh floors

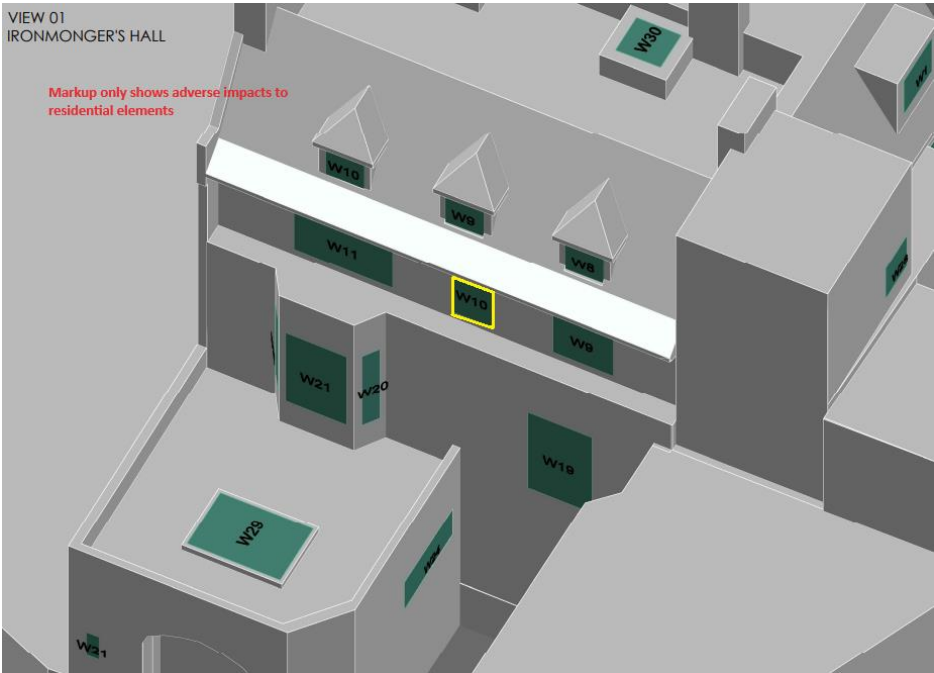


# Ironmongers Hall, Beadles Flat

Daylight (VSC)



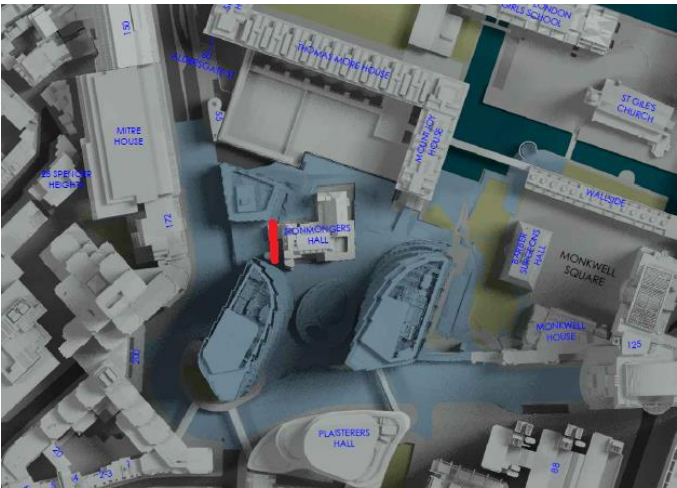
Daylight (NSL)



Sunlight (APSH)



Location



Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)

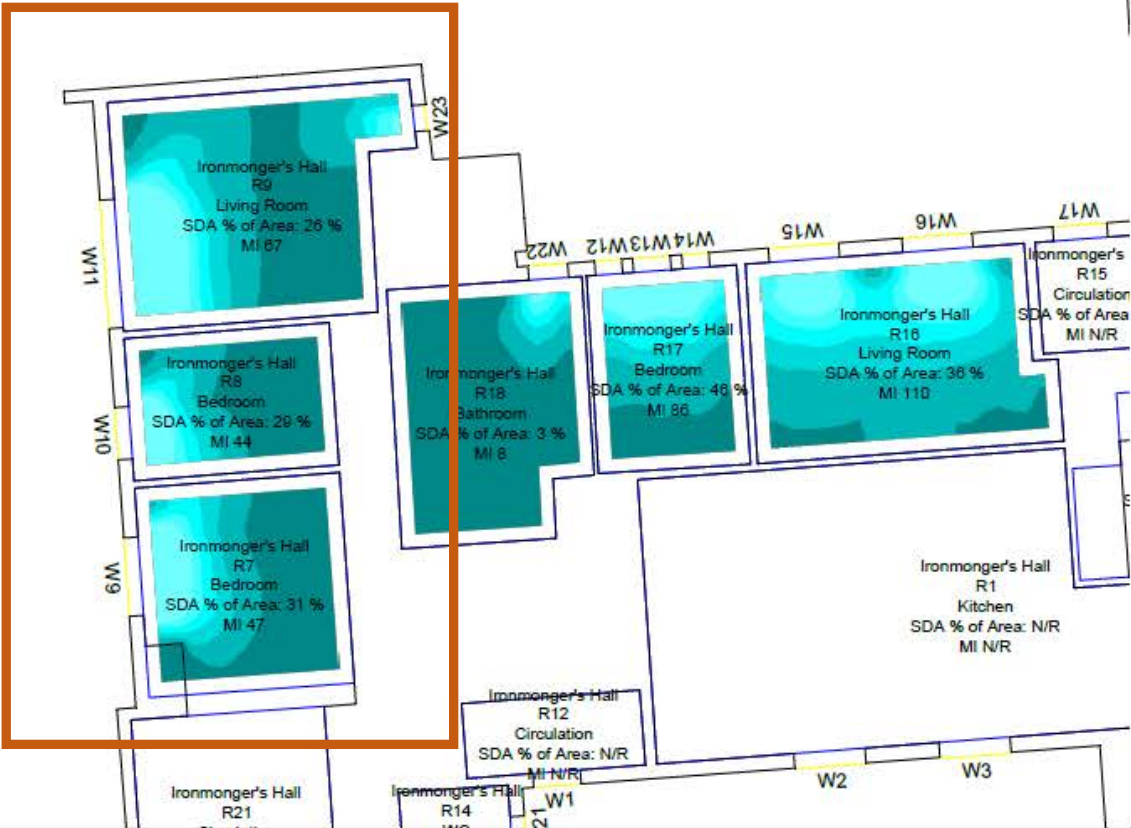
 - Moderate adverse (30% to 40%)



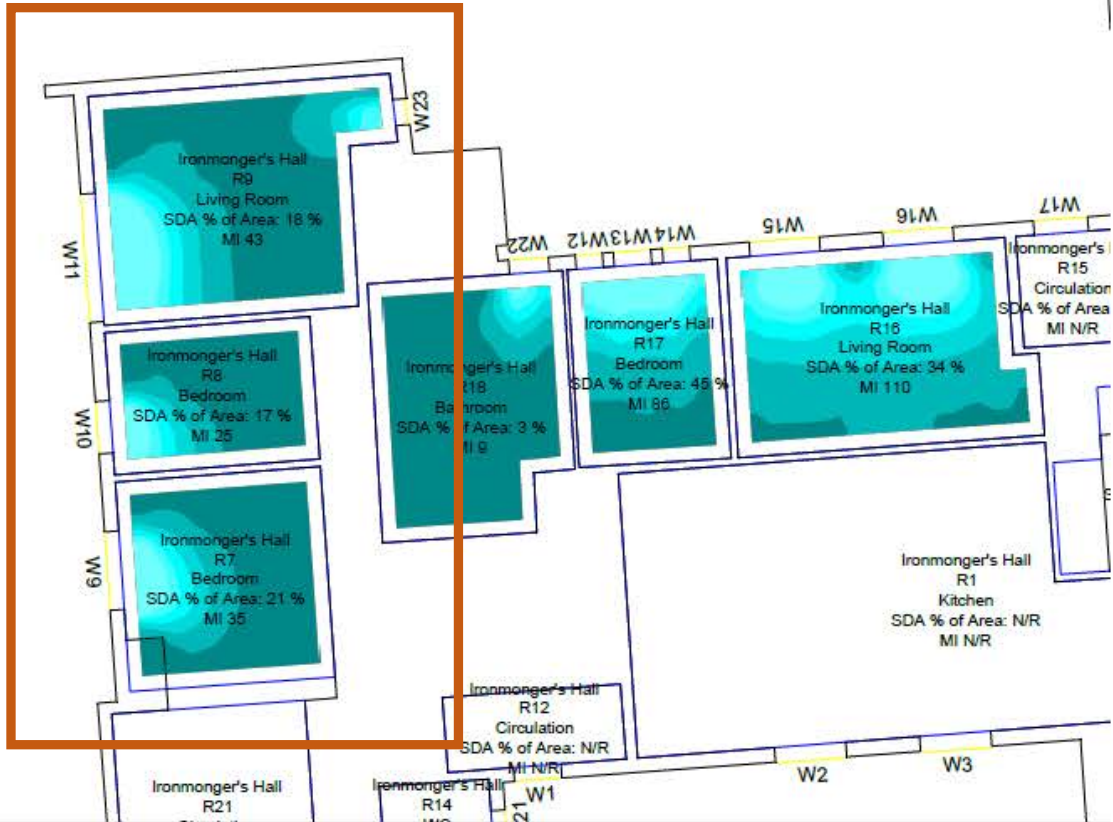
# Ironmongers Hall, Beadles Flat

## Daylight illuminance

EXISTING SCENARIO  
SECOND FLOOR



PROPOSED SCENARIO  
SECOND FLOOR



Beadle's flat outlined.







# Mountjoy House

## Daylight illuminance



First floor shown, upper floors above show improved daylight illuminance.

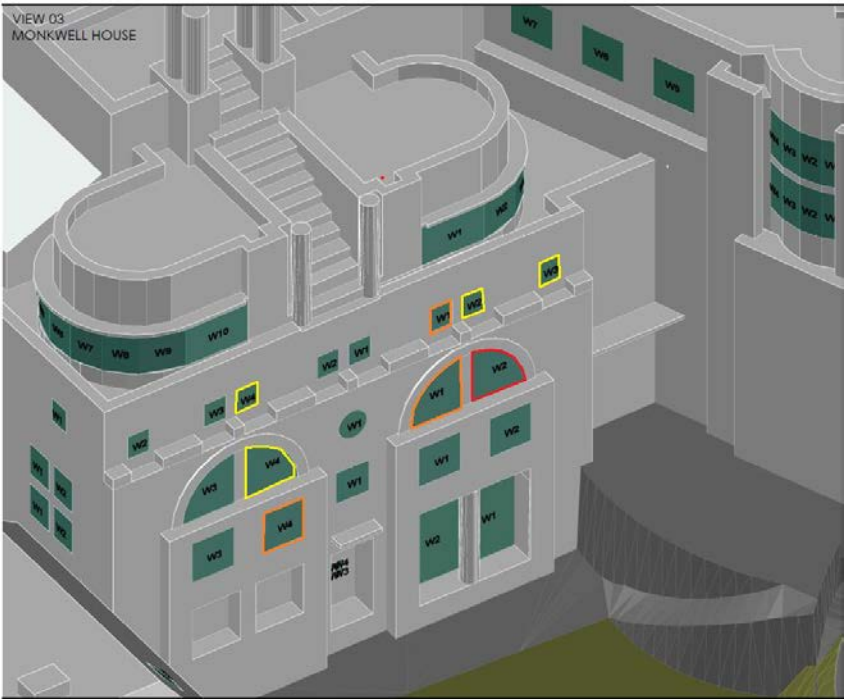


# 2-6 Monkwell Square

Daylight (VSC)

Daylight (NSL)

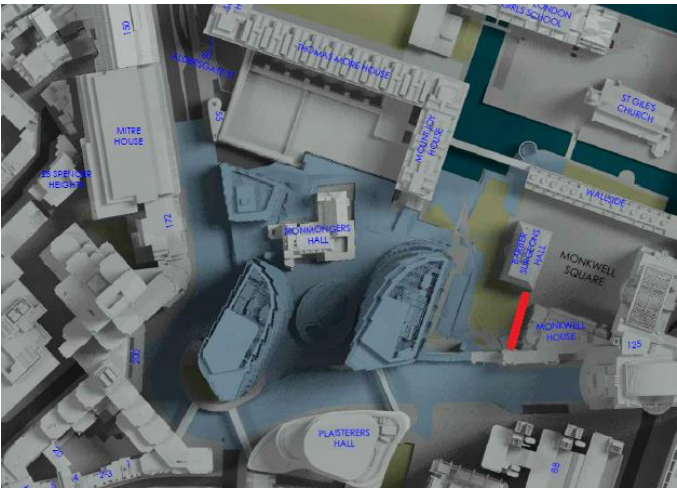
Sunlight (APSH)



Reductions from baseline for individual windows / rooms.

<div></div>	- Minor adverse (20% to 30%)
<div></div>	- Moderate adverse (30% to 40%)
<div></div>	- Major Adverse (>40%)

Location

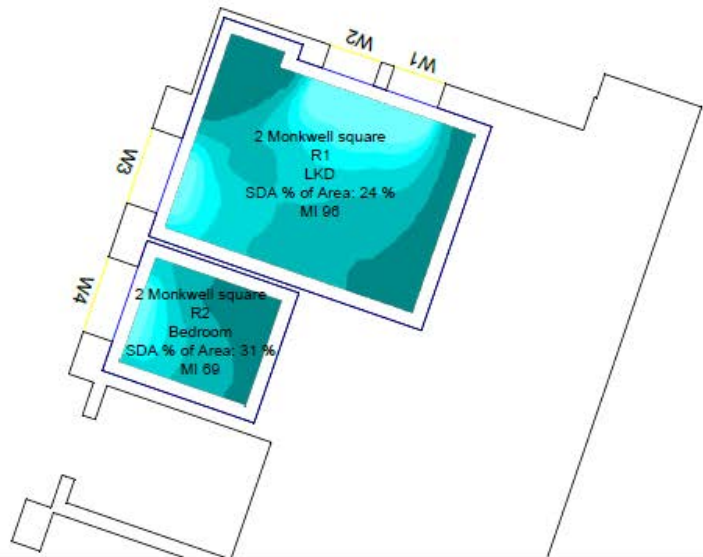




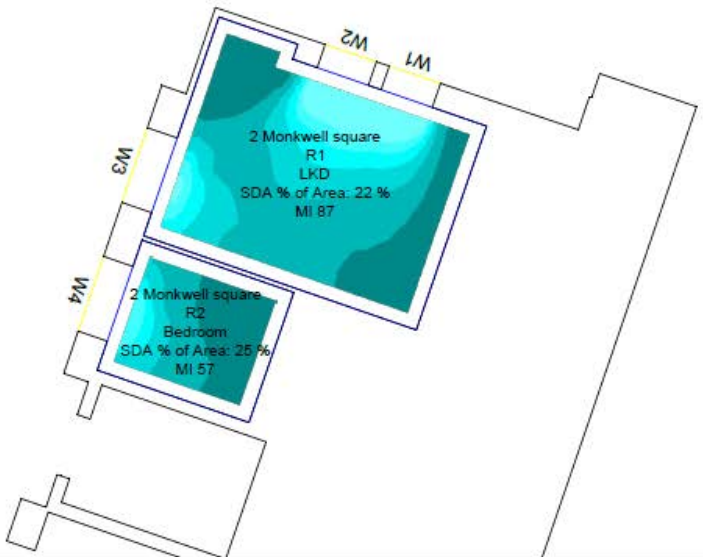
# 2 & 3 Monkwell Square

## Daylight illuminance

2 MONKWELL SQUARE  
EXISTING SCENARIO  
FIRST FLOOR



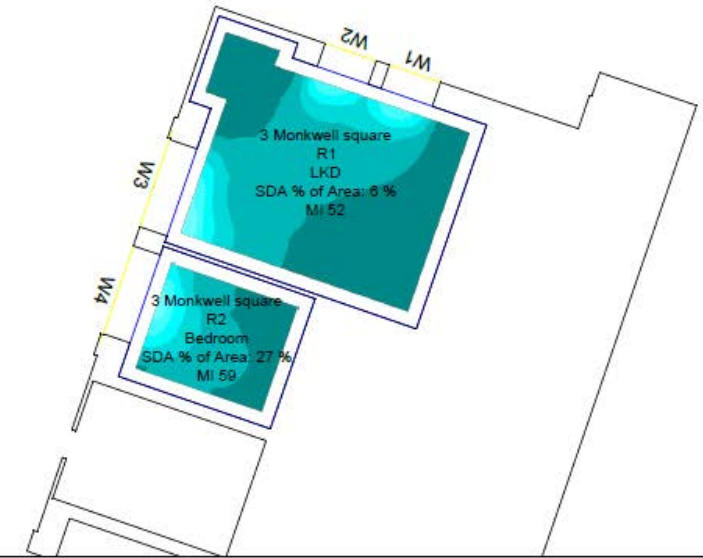
2 MONKWELL SQUARE  
PROPOSED SCENARIO  
FIRST FLOOR



3 MONKWELL SQUARE  
EXISTING SCENARIO  
SECOND FLOOR



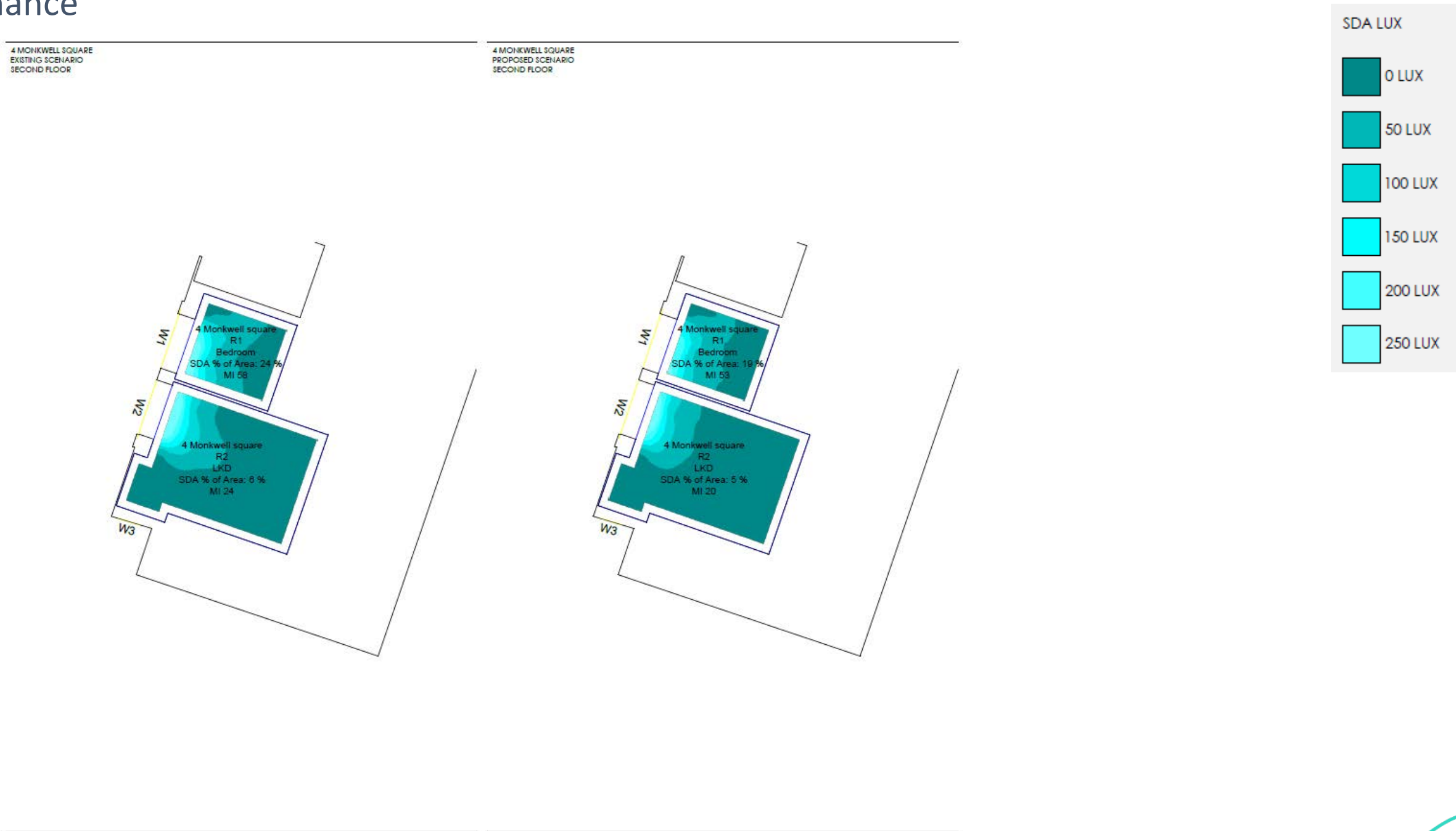
3 MONKWELL SQUARE  
PROPOSED SCENARIO  
SECOND FLOOR





# 4 Monkwell Square

## Daylight illuminance





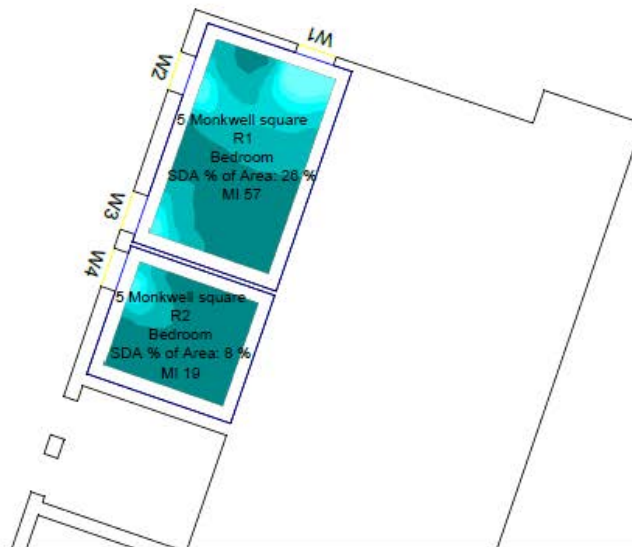
# 5 Monkwell Square

## Daylight illuminance

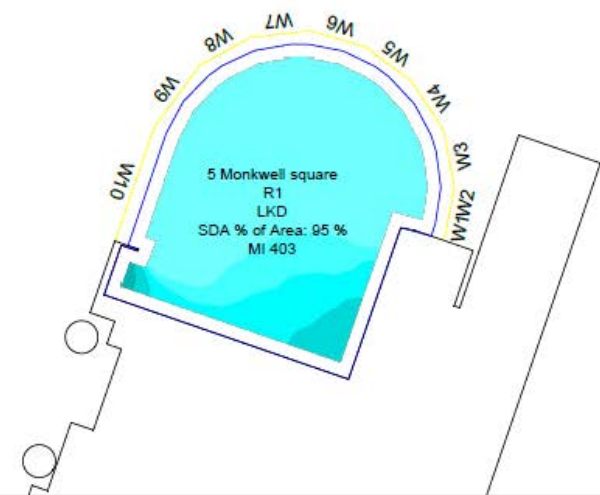
5 MONKWELL SQUARE  
EXISTING SCENARIO  
THIRD FLOOR



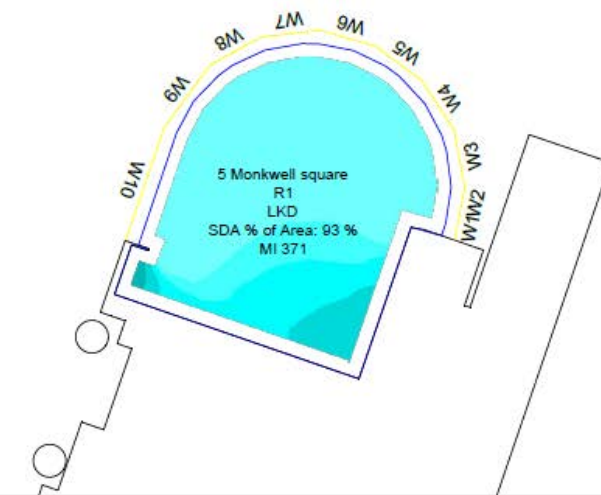
5 MONKWELL SQUARE  
PROPOSED SCENARIO  
THIRD FLOOR



5 MONKWELL SQUARE  
EXISTING SCENARIO  
FOURTH FLOOR



5 MONKWELL SQUARE  
PROPOSED SCENARIO  
FOURTH FLOOR



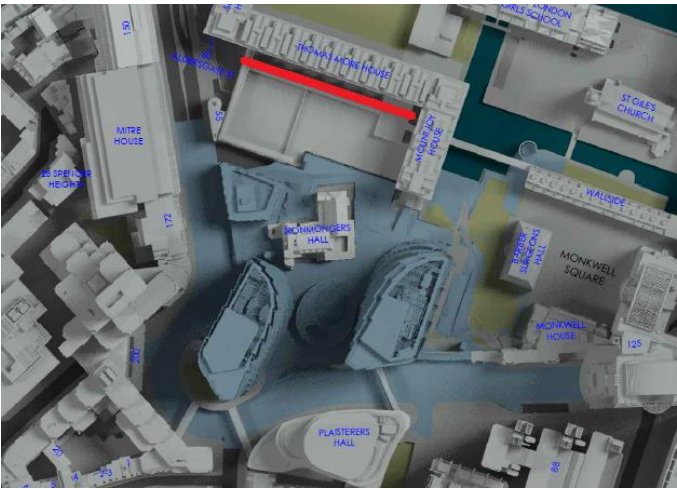


# Thomas More House

## Daylight (VSC)



## Location



## Sunlight (APSH)



Reductions from baseline for individual windows / rooms.

- Minor adverse (20% to 30%)
- Moderate adverse (30% to 40%)
- Major Adverse (>40%)

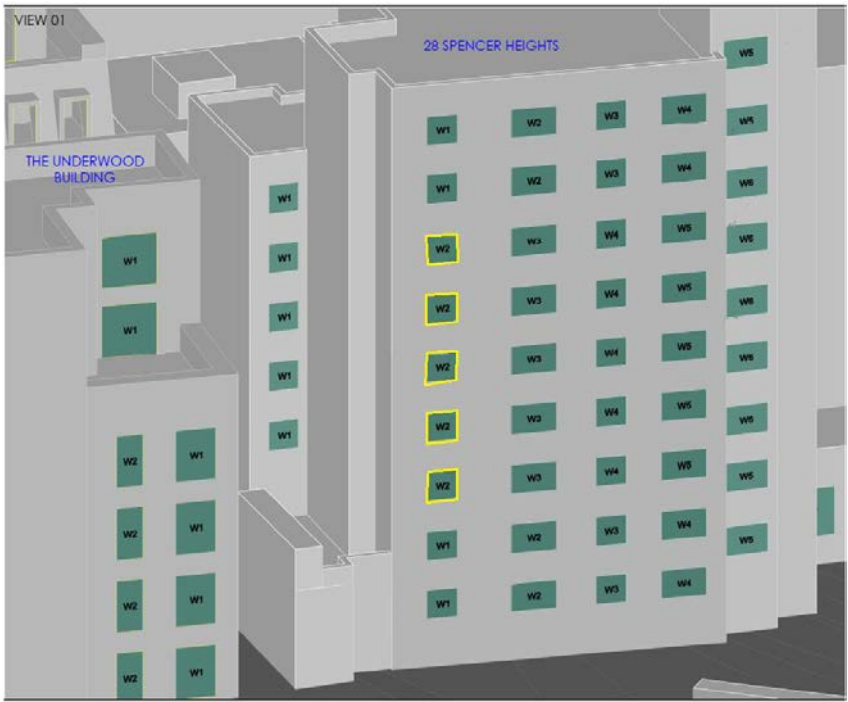


# Spencer Heights




Daylight (VSC)

Daylight (NSL)

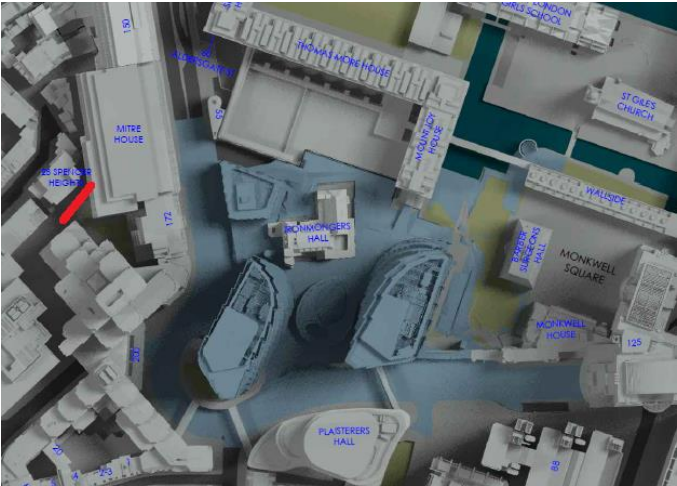
Sunlight (APSH)



Reductions from baseline for individual windows / rooms.

	-	Minor adverse (20% to 30%)
	-	Moderate adverse (30% to 40%)
	-	Major Adverse (>40%)

Location





# Daylight / Sunlight

Summary of impacts residential properties with impacts beyond negligible

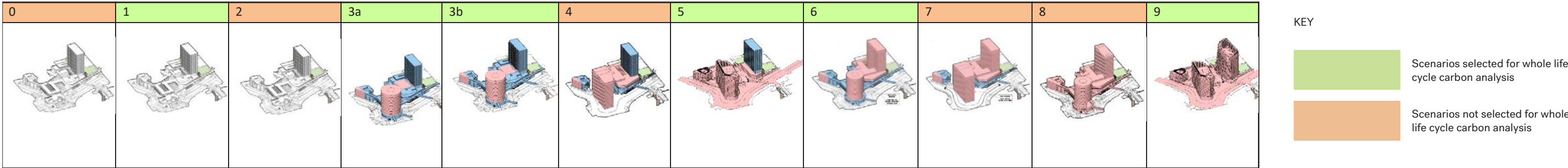
	Daylight (VSC)	Daylight (NSL)	Daylight illuminance	Sunlight (APSH, living rooms)	Overall
172 Aldersgate Street	Negligible to moderate adverse	Negligible to Major adverse	Negligible to Minor adverse	Negligible to moderate adverse	Minor adverse, not significant
Ironmongers Hall Clerk's / Beadle's Flat	Negligible to Major adverse	Negligible to Minor adverse	Negligible to Minor adverse	Negligible to Major adverse	Moderate adverse, significant
Mountjoy House	Negligible to Major adverse	Negligible	Negligible	Negligible	Negligible to Minor adverse, not significant
Thomas More House	Minor adverse	Negligible	Negligible	Negligible	Minor adverse, not significant
2-6 Monkwell Square	Negligible	Negligible to Major adverse	Negligible to moderate adverse	Negligible	Minor adverse, not significant
Spencer Heights	Negligible	Minor adverse	Minor adverse	Negligible	Minor adverse, not significant



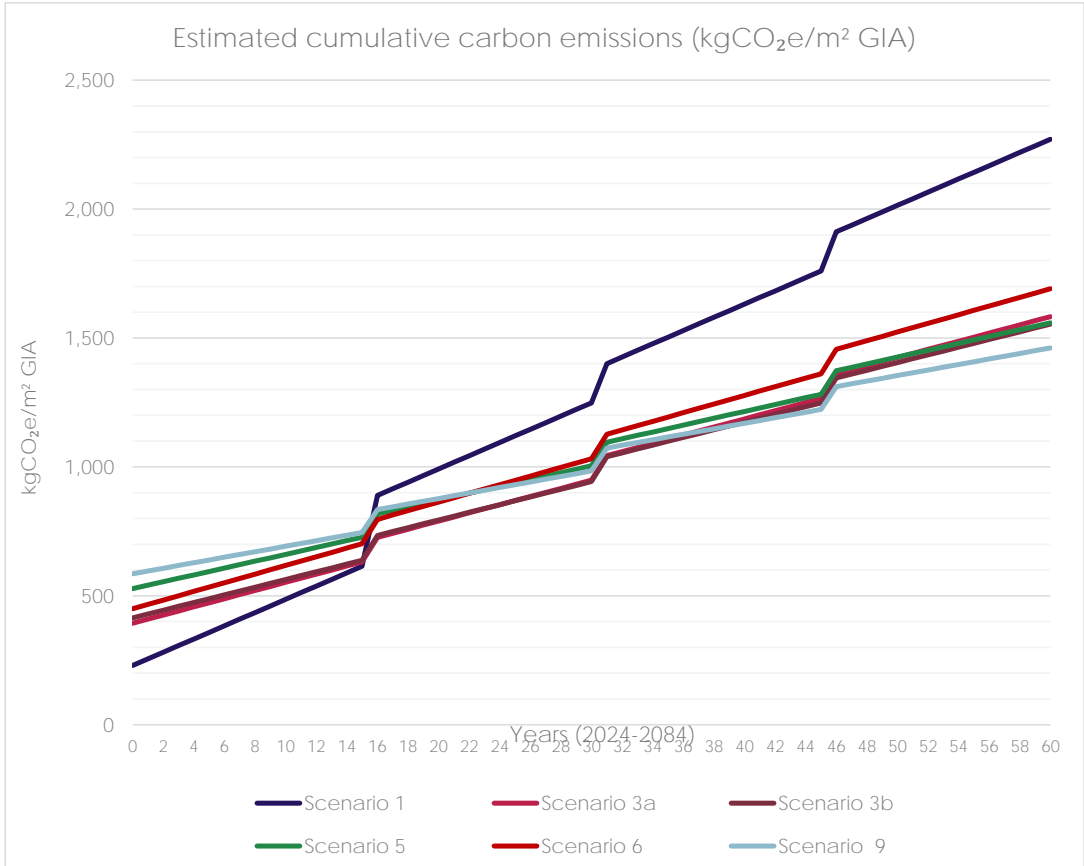
# Sustainability Summary



The design team carefully considered the re-use of the existing buildings of the former Museum of London Building and Bastion House having regard to the City’s Carbon Options Gudiance Planning Advice Note.



Potential Re-Use Scenarios

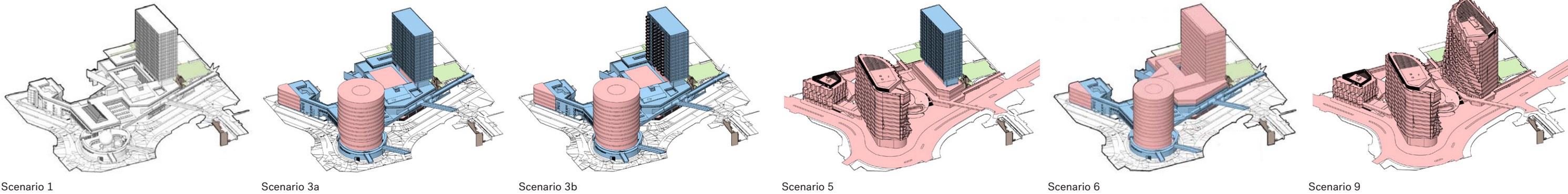


Estimated cumulative carbon emissions (kgCO<sub>2</sub>e/m<sup>2</sup> GIA) over a 60-year period, including whole life-cycle carbon (Embodied and Operational) emissions

- **Scenario 1. Minor Refurbishment** which considers interventions to extend the life of the buildings considering the need to adapt the vacant Museum of London spaces and the future regulations that office spaces will need to comply with in the near future. This scenario is considered a short-term solution and a Major Refurbishment is introduced after 15 years of further operation.
- **Scenario 3a. Major Refurbishment with Extension**, retaining the Bastion House building but changing its use to hotel, retaining the former Museum of London building and proposing a new office building on the Rotunda site.
- **Scenario 3b. Major refurbishment with Extension**, retaining the Bastion House building but changing its use to residential, retaining the former Museum of London building and proposing a new office building on the Rotunda site.
- **Scenario 5. Major Redevelopment with Retention**, retaining the Bastion House building to be used as hotel and building a new Rotunda office building, a North building, a podium with cultural uses and new public realm.
- **Scenario 6. Major Refurbishment with Extension**, retaining the former Museum of London building and building a new office building on top of the Rotunda site as well as demolishing the Bastion House building to be rebuilt to the same height but with improved floor-to-floor heights.
- **Scenario 9. Full Demolition and New Build** which considers full demolition of the site and erection of two new office buildings a North building with a podium with cultural uses and new public realm.

The results showed that, whilst Scenario 9 starts at project completion with higher embodied carbon than the rest of the scenarios, at 30 years of operation, the cumulative carbon emissions equalize to the other scenarios and at 60 years it outperforms the other scenarios mainly due to the higher operational efficiency that the buildings present.

Scenario 9, a full demolition and new build, is over a 60year lifecycle and on a per sqm basis the most carbon efficient option. It further delivers on the project brief, delivering the highest quality and quantity of office space, with a transformative public realm.

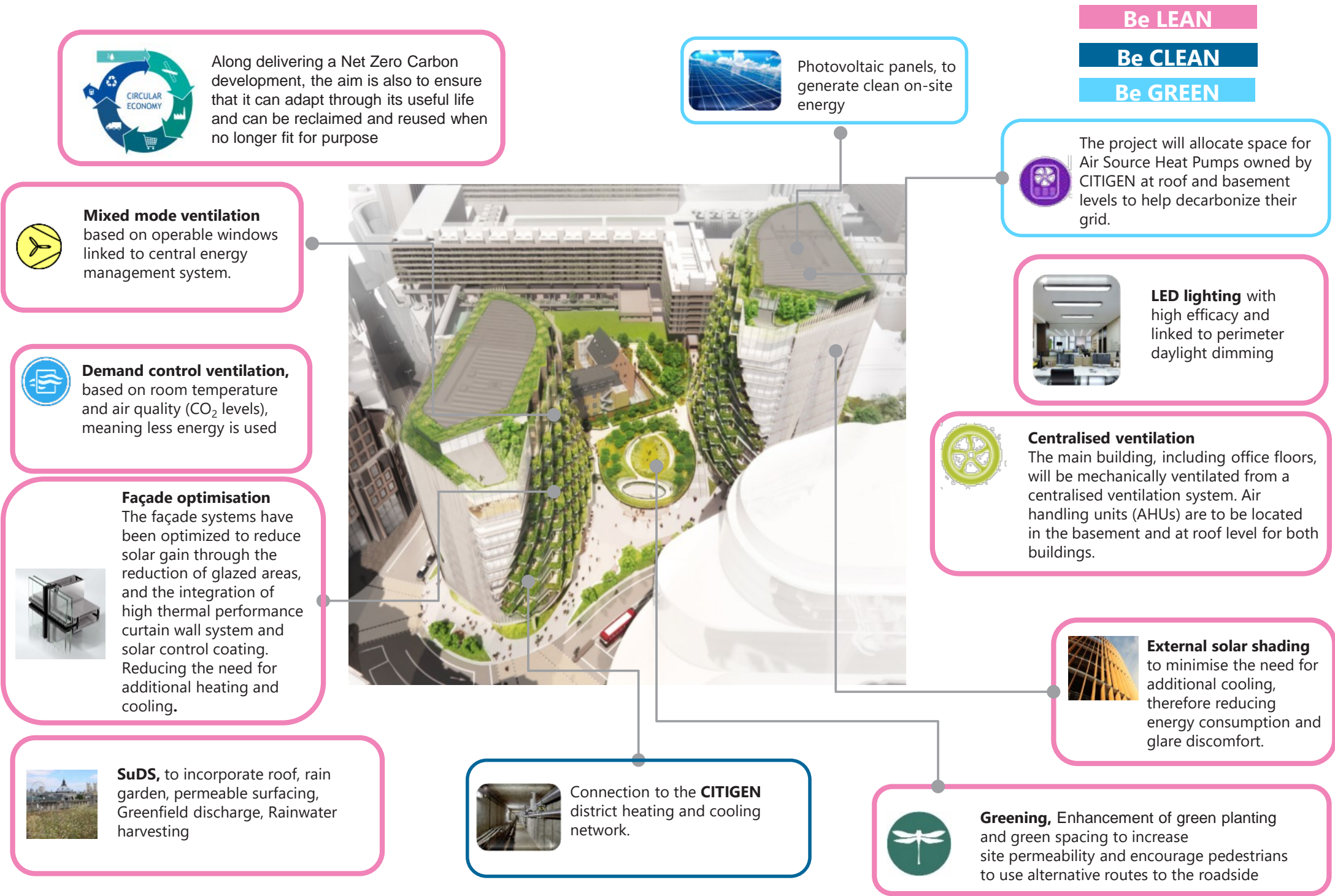


# RE-USE ASSESSMENT



The proposal is for a highly sustainable Net Zero Carbon development that is designed to comply with all the sustainability requirements of the local planning policies. Some key sustainability headlines for the project are as below. A visual summary of these measures is presented on the diagram opposite.

- **BREEAM UK NC 2018 ‘Outstanding’** for Office areas  
**BREEAM ‘Excellent’** for Retail and Cultural areas
- **Enhance the capacity and efficiency of the City of London energy network with Citigen**
- **The Proposed Development Be Lean Building** (the first step of the GLA Energy Hierarchy) currently achieves 16% against Part L 2021, exceeding the GLA target of 15%. GLA Be Clean and Be Green 35% improvement target were met using Part L 2013 based on Citigen SAP 12 Carbon factors
- **Passive design measures** well-oriented buildings, fabric performance aligned with LETI targets, to achieve the new BCO 2023 solar gain target.
- **NABERS -UK Design for Performance (DfP)** approach adopted
- Innovative Structural and Mechanical, Electrical and Plumbing (MEP) design used significantly reducing embodied carbon
- **Whole Life Cycle Carbon Assessment (WLCA)** results show that the development currently achieves an upfront embodied carbon (A1-A5) of 560 kgCO<sub>2</sub>e/m<sup>2</sup>, below the GLA aspirational benchmark (600 kgCO<sub>2</sub>e/m<sup>2</sup>) and 248 kgCO<sub>2</sub>e/m<sup>2</sup> for modules B-C (excluding B6 and B7), below the GLA standard benchmark (450 kgCO<sub>2</sub>e/m<sup>2</sup>)
- Water conservation with greywater & rainwater harvesting, utilization of Sustainable Urban Drainage Systems (SuDS), and recovery of Air Handling Units (AHU) condensate
- **WELL-ready targeting Platinum** to allow future tenants to certify their areas fully
- Enhancing biodiversity by achieving a minimum of 20% net gain exceeding the latest DEFRA Metric methodology.



SUSTAINABILITY OVERVIEW



# Overview CGIs





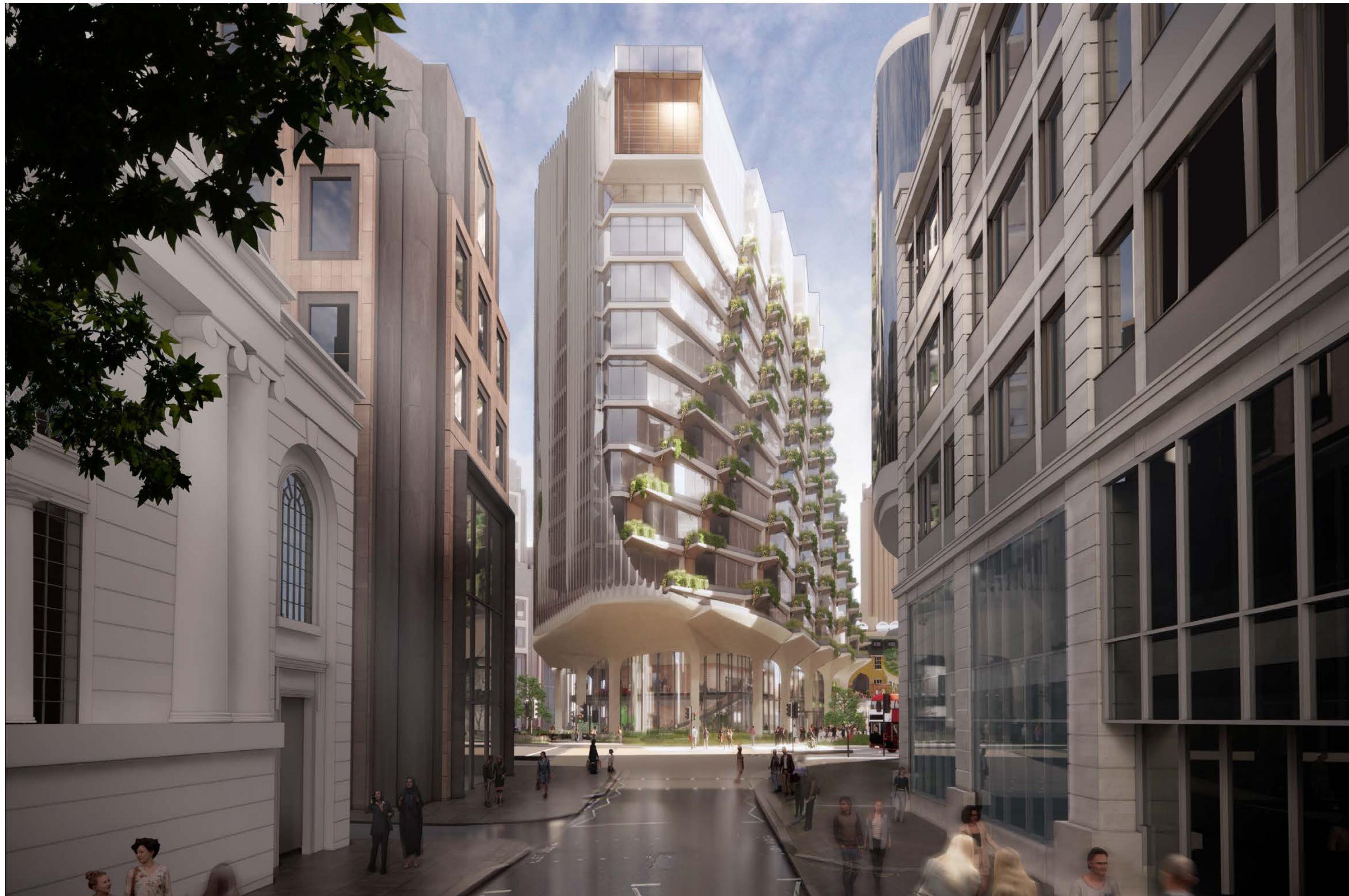
**AERIAL VIEW FROM SOUTH**





**NORTHERN VIEW FROM THE BARBICAN ESTATE**





**SOUTH APPROACH UP ST MARTIN'S LE GRAND**





**AERIAL VIEW OF CENTRAL PLAZA**





**CENTRAL PLAZA**









**NORTHERN GARDEN - PROPOSED**





**BARBER SURGEON'S GARDEN**





**ROMAN GATE VIEWING AREA**



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