



Planning Applications Sub-Committee

**PRESENTATION PACK - 1 UNDERSHAFT,
LONDON, EC3A 8EE**

Date: TUESDAY, 2 JULY 2024
Time: 10.00 am
Venue: LIVERY HALL - GUILDHALL

4. 1 UNDERSHAFT, LONDON, EC3A 8EE

For Decision
(Pages 3 - 118)

Ian Thomas CBE
Town Clerk and Chief Executive

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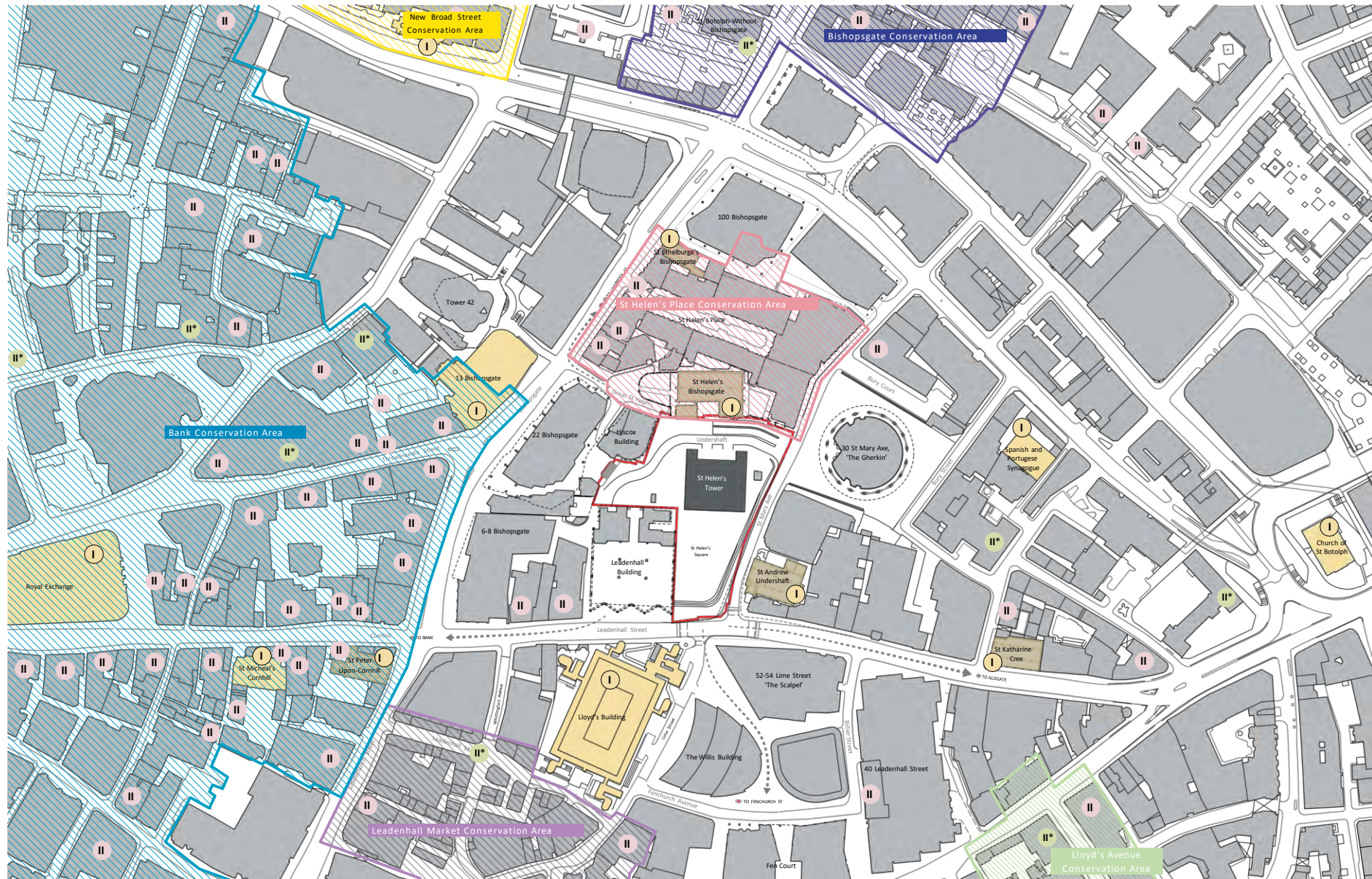


1 Undershaft

Planning & Transportation Committee

2 July 2024

1 Undershaft

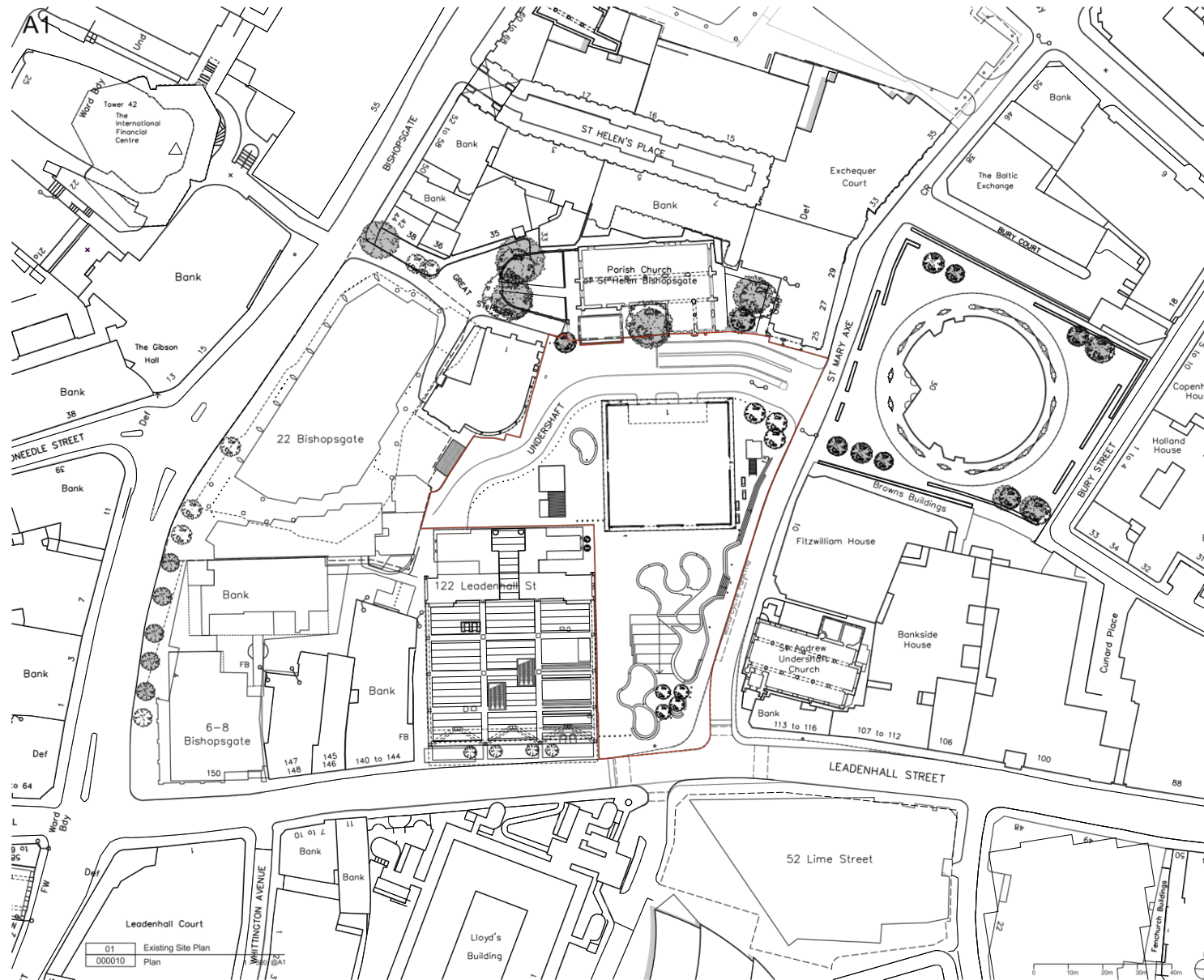


- I Grade I Listed
- II* Grade II* Listed
- II Grade II Listed

Location Plan

1 Undershaft

Existing Site Plan



Existing Site Plan

1 Undershaft



Aerial View of Site

1 Undershaft

View of the existing St Helen's Square, from the top of the perimeter step at the south of the site



Existing Site

1 Undershaft

View of St Helen's Church with the existing ramp and Undershaft in the foreground



Existing Site

1 Undershaft

View of the existing ramp and railings adjacent to St Helen's Church, looking across to 30 St Mary Axe



Existing Site

1 Undershaft

View looking south towards the site along St Mary Axe



Existing Site

1 Undershaft

View of the entrance to the existing ramp from St Mary Axe

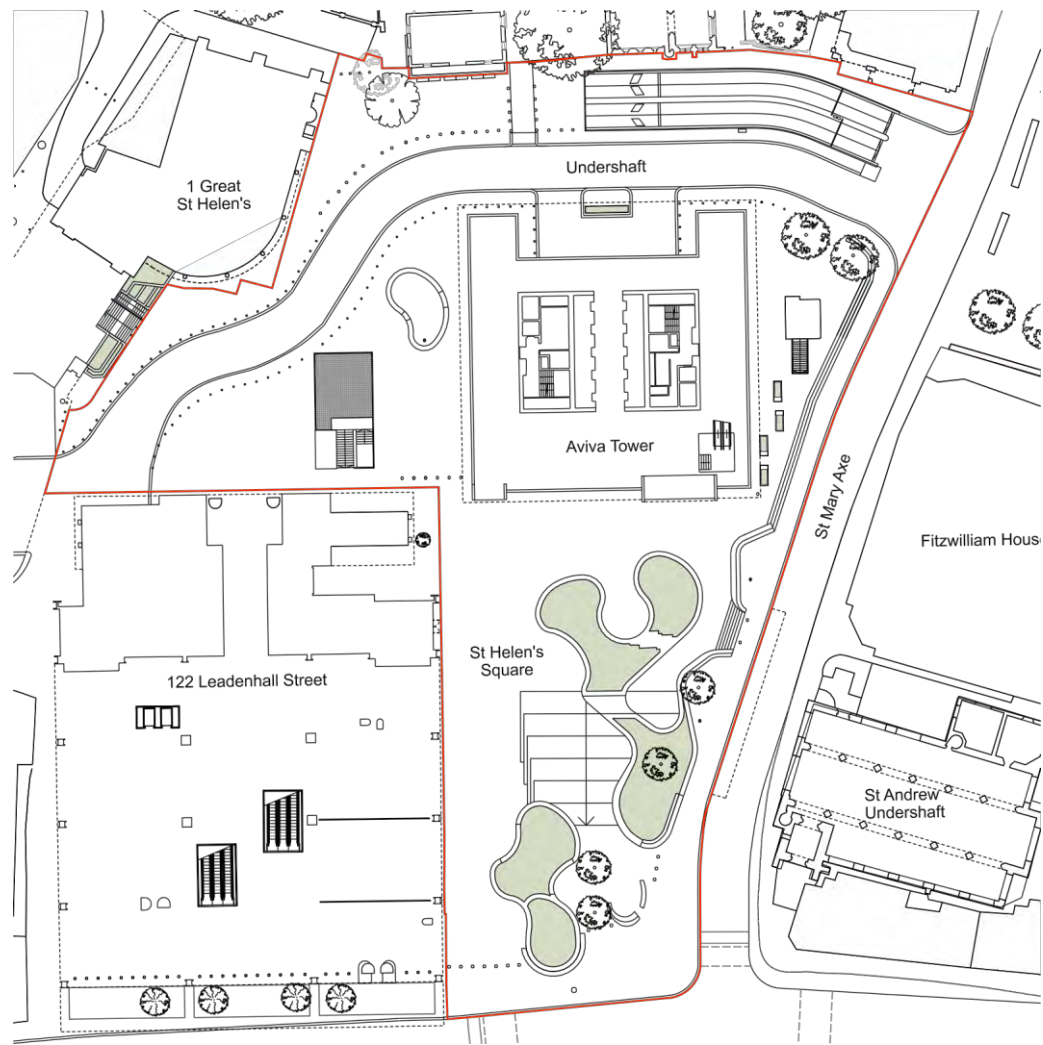


Existing Site

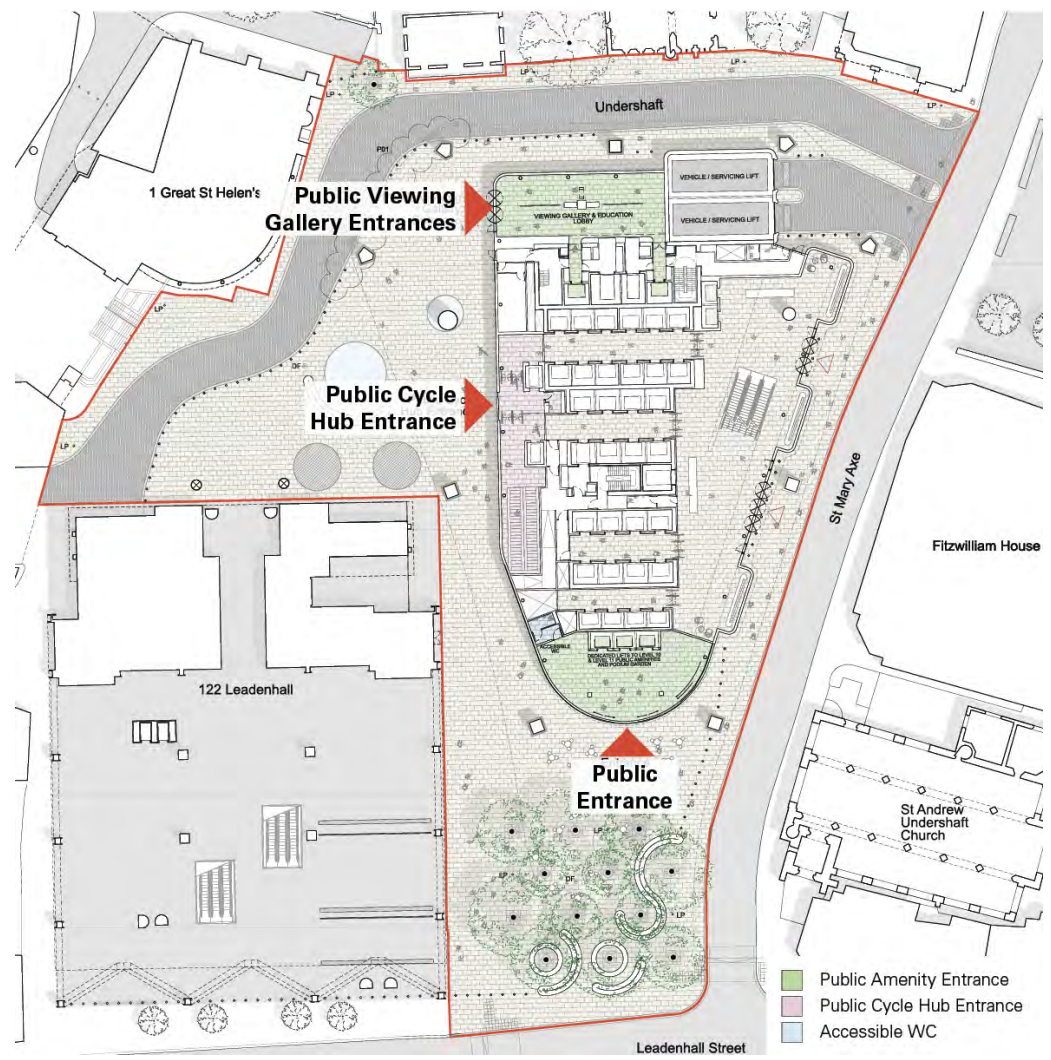
1 Undershaft

Ground Floor Plan

Existing



Proposed



Ground Floor Plan

1 Undershaft



Proposed Aerial View of Site

1 Undershaft



View from Lime Street

1 Undershaft



Proposed Southern Public Realm

1 Undershaft

Site Plan - Carriageways

Existing



Existing Highway and Basement Service Ramp
1,259 sqm

Proposed



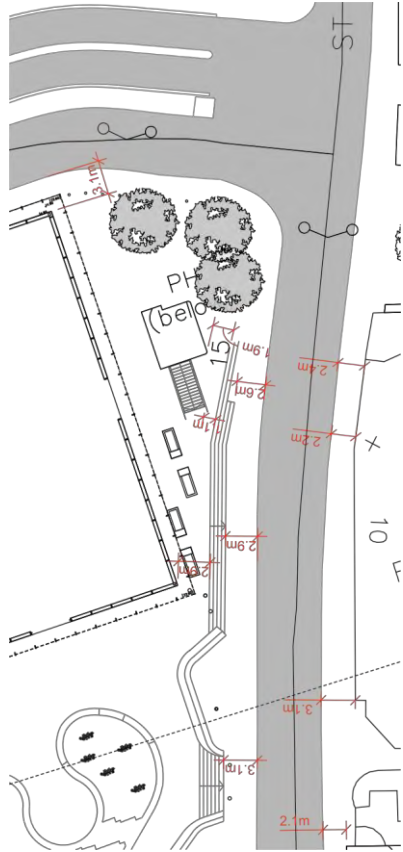
Proposed Highway and Service Crossover
991 sqm

Stopping Up

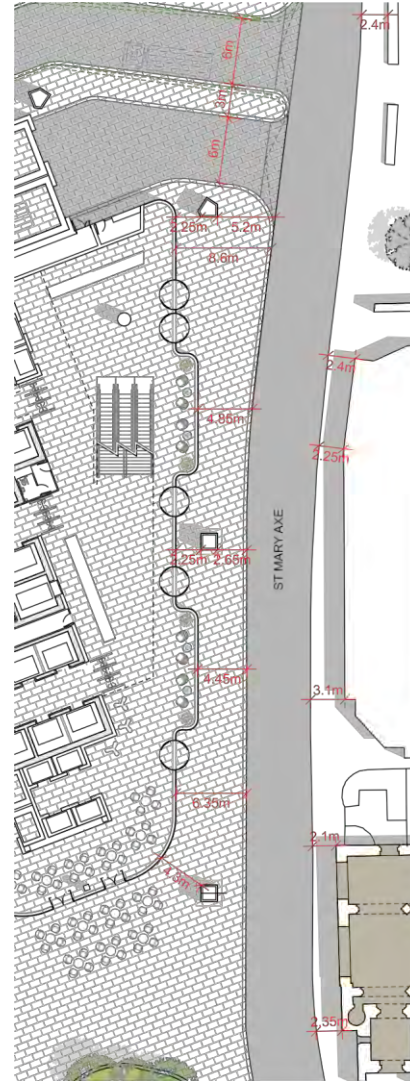
1 Undershaft

St Mary Axe - Pavement Widths

Existing

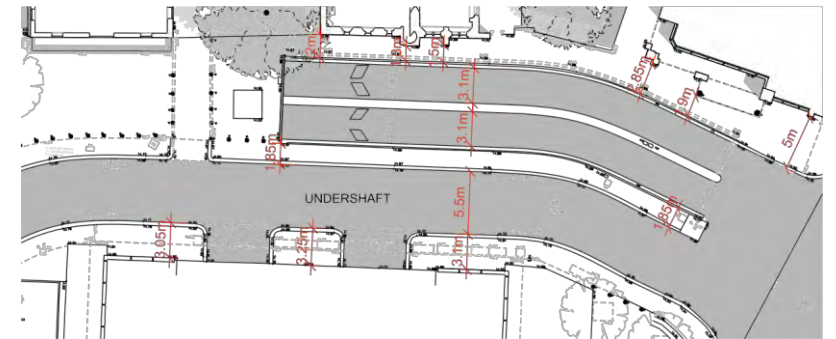


Proposed

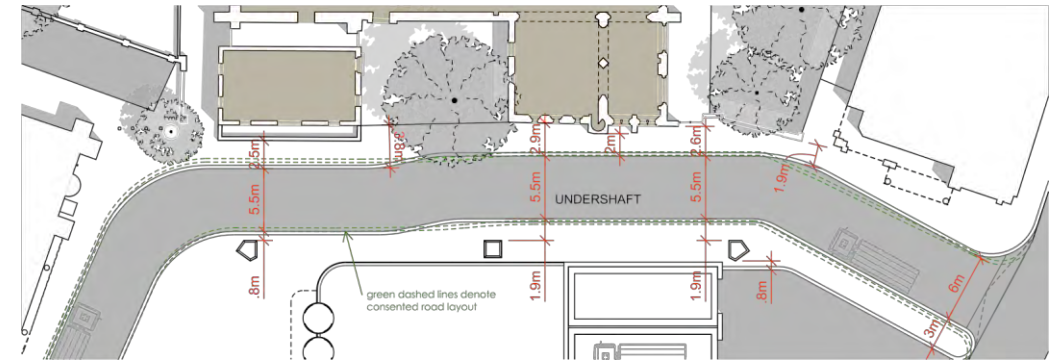


Undershaft - Pavement Widths

Existing



Proposed



Changes in Pavement Width

1 Undershaft

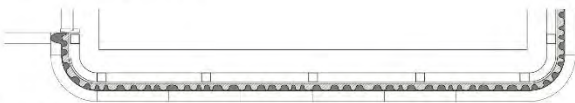
Servicing Lift Enclosure



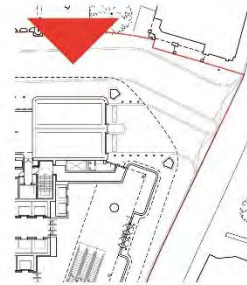
View of Undershaft and vehicle lifts



North Elevation Vehicle Lift



Plan Vehicle Lift



Proposed Ground Floor Plan



Servicing Arrangements

1 Undershaft

St Mary Axe - Looking South

Existing



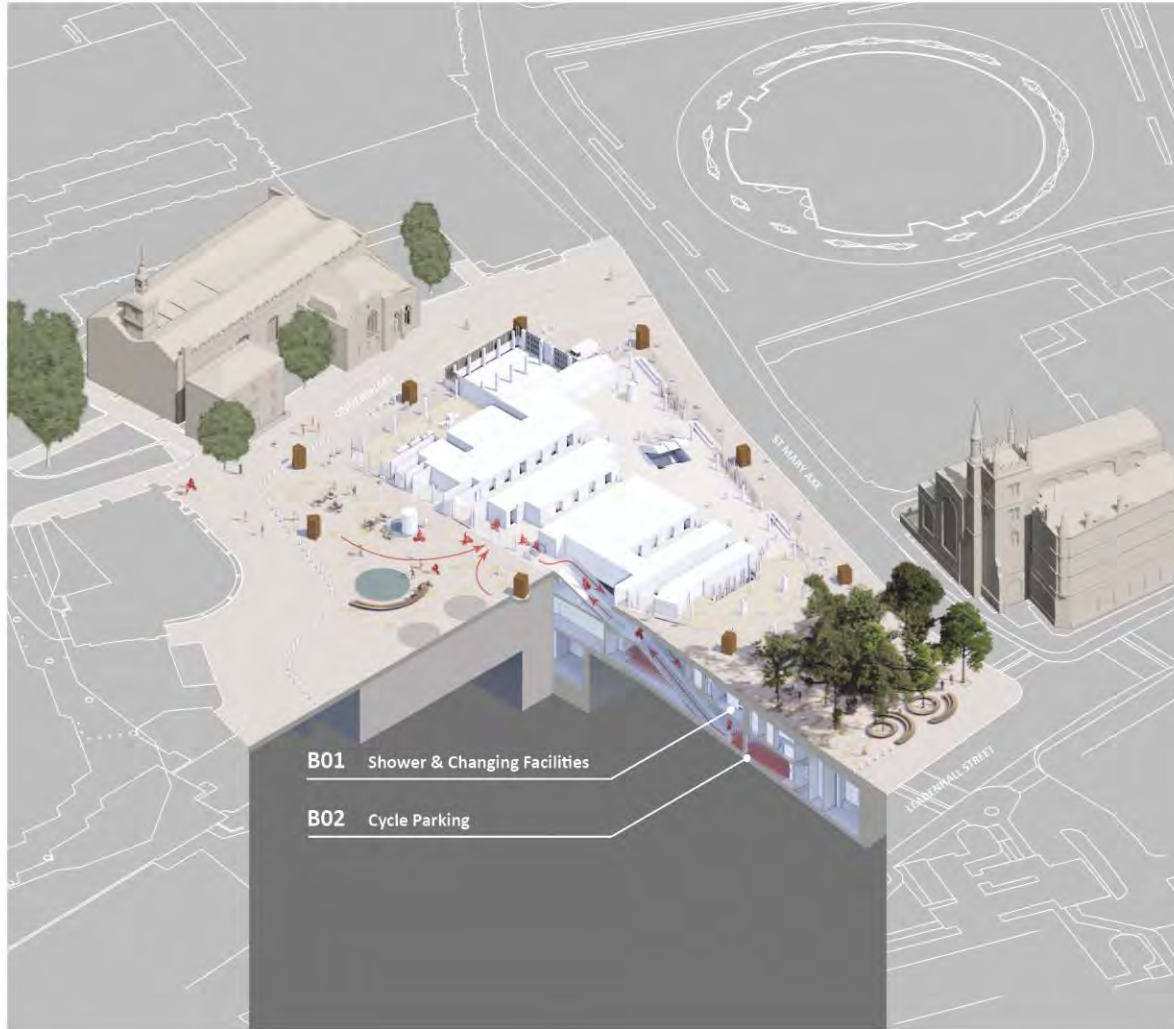
Proposed



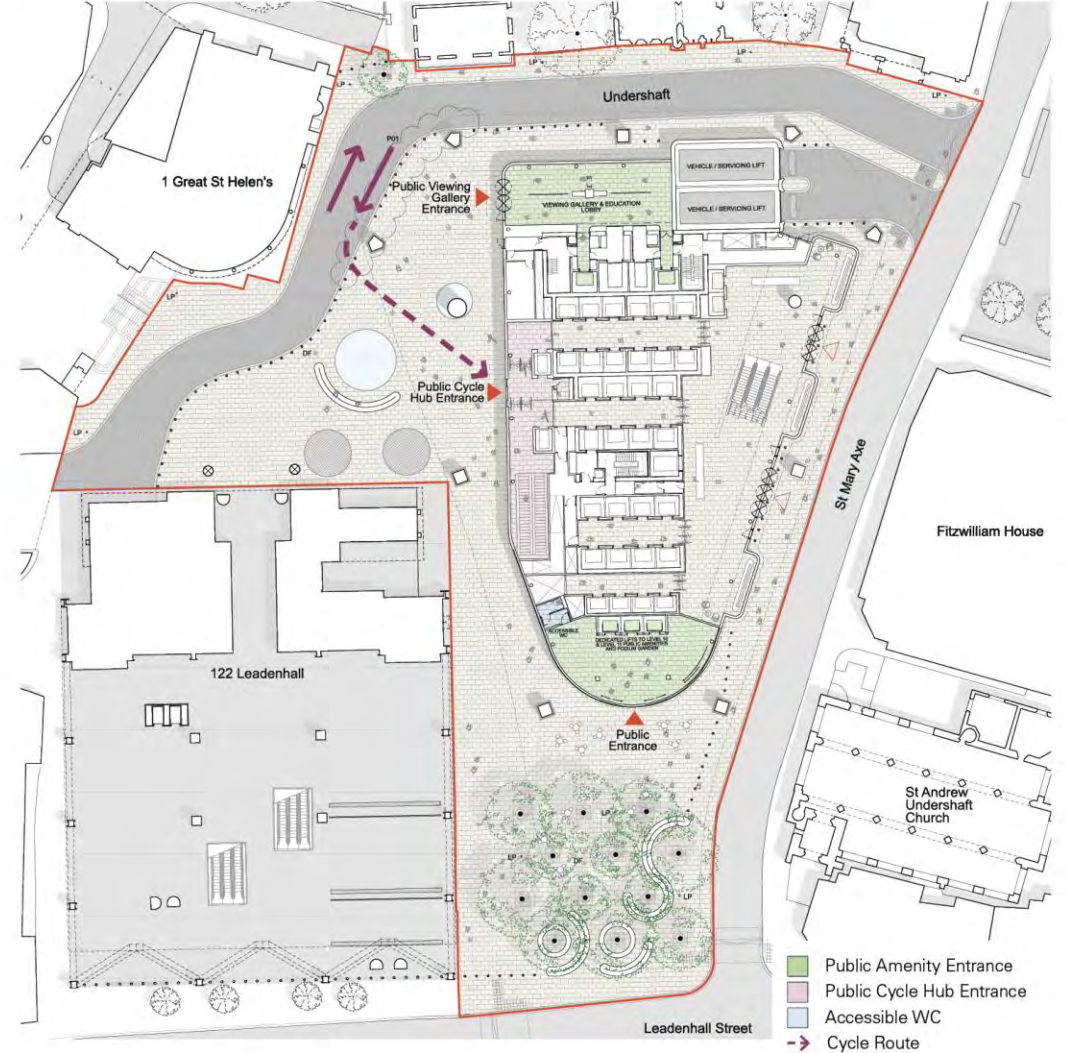
St Mary Axe

1 Undershaft

Public Cycle Entrance

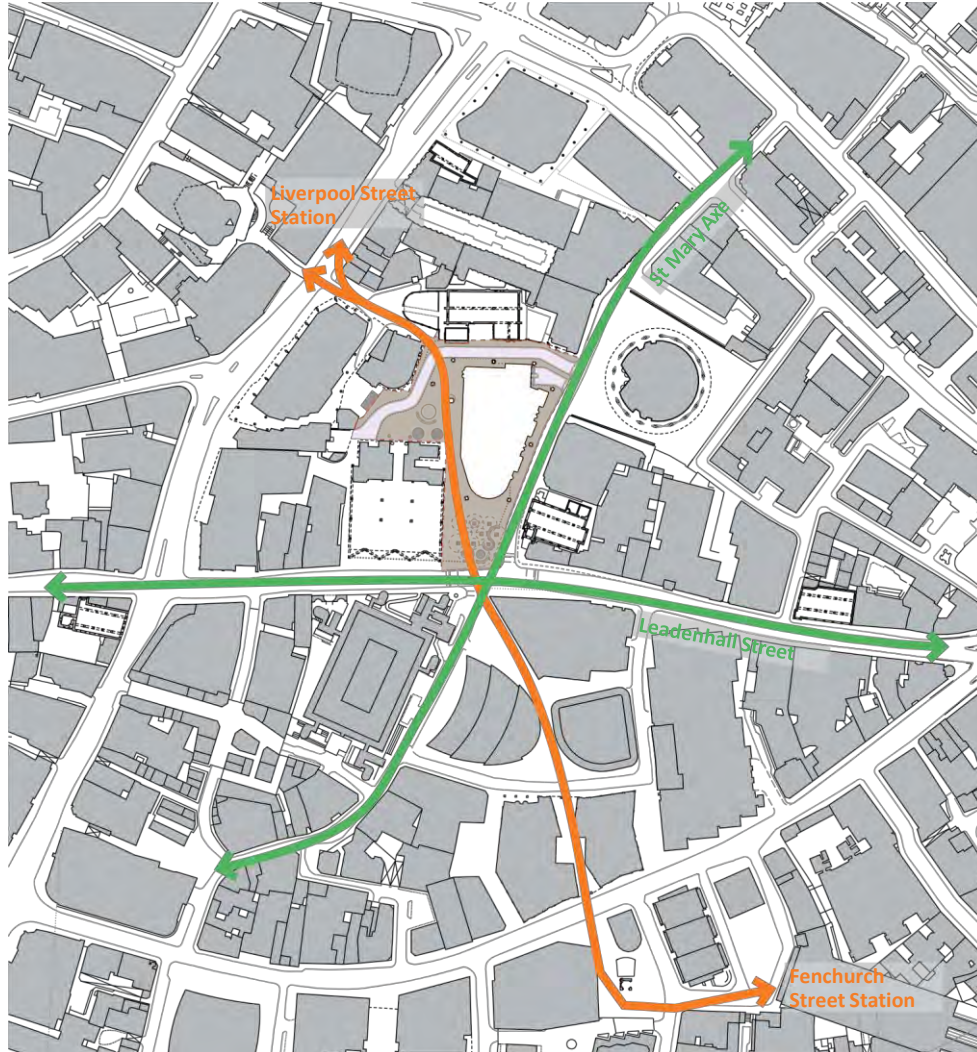


Proposed Ground Floor Plan

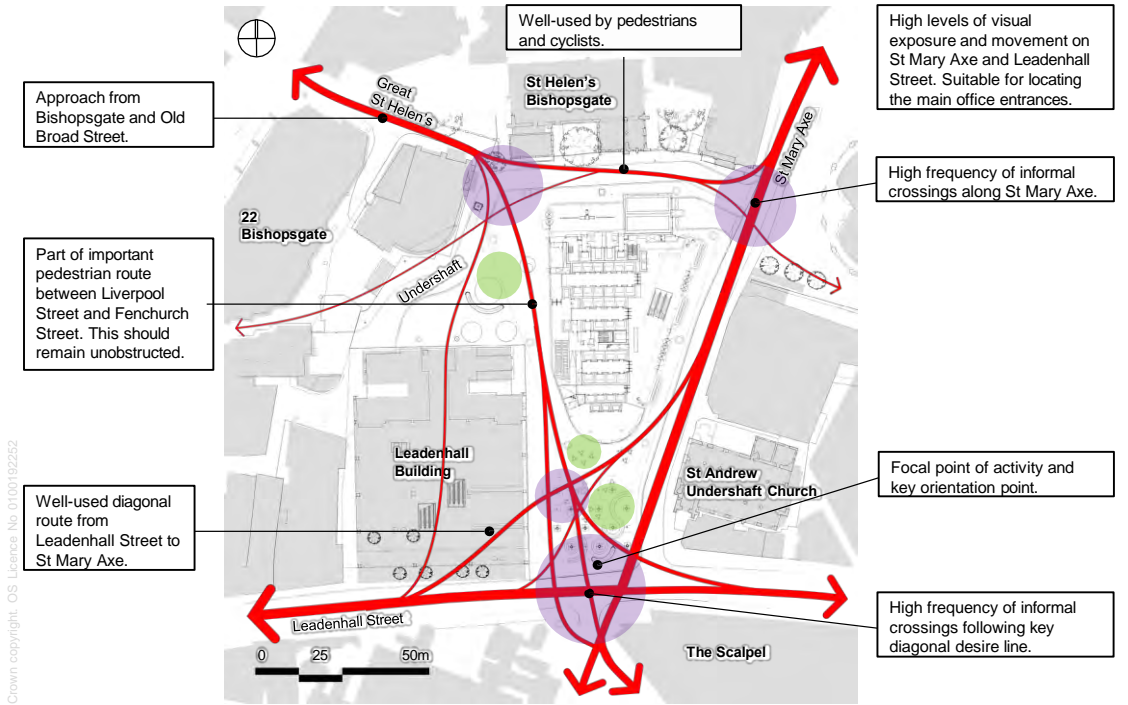


Cycle Access

Connecting City Routes



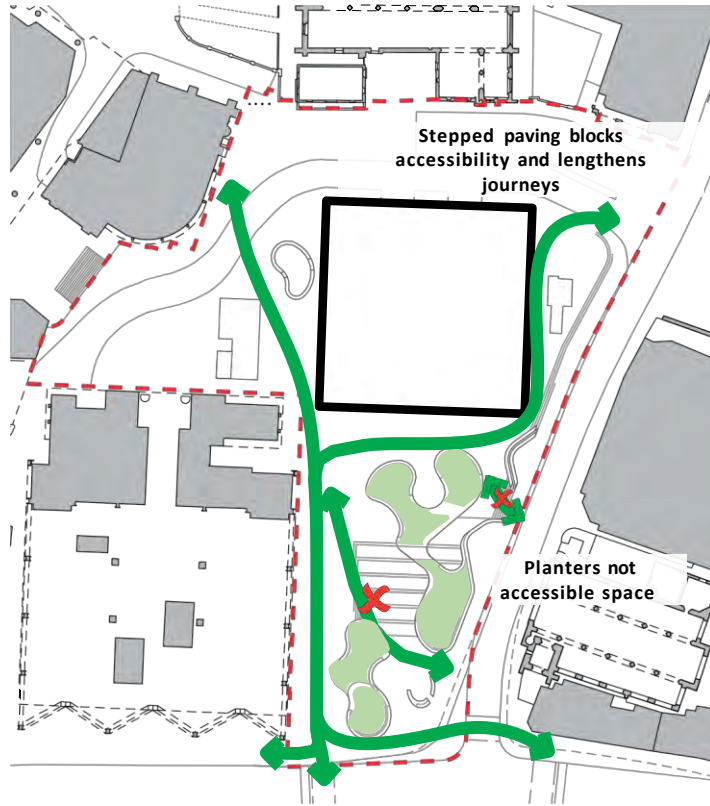
Public realm design Key findings Summary



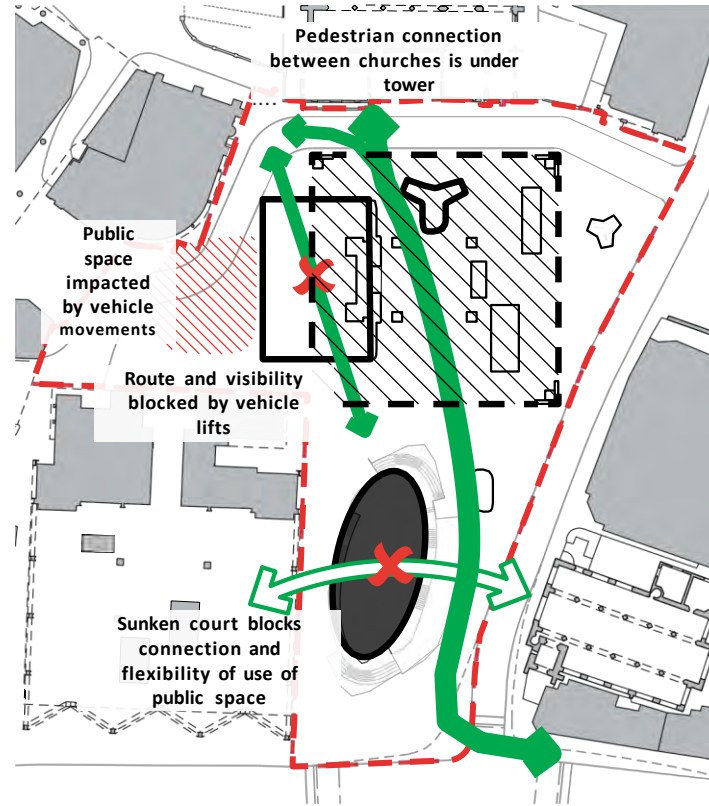
- Key focal point with multidirectional movement lines
- Opportunity for stationary activity/landscape features
- Key desire lines

Connecting Historic Assets

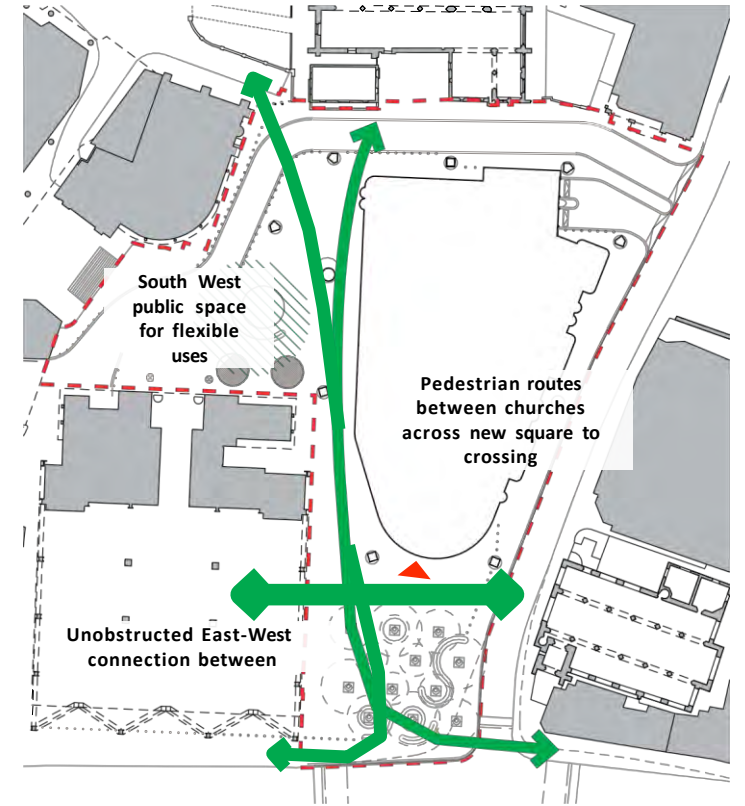
Existing



Consented



Proposed



1 Undershaft

Looking from Great St Helen's

Consented



Looking Along Undershaft

Consented



Consented

1 Undershaft

Looking from Great St Helen's

Existing



Proposed



Existing and Proposed

1 Undershaft



As Addendum

View of Viewing Gallery Entrance

1 Undershaft

Looking to St Andrew Undershaft

Existing



Proposed



Existing and Proposed

1 Undershaft

Looking from St Andrew Undershaft

Existing



Proposed



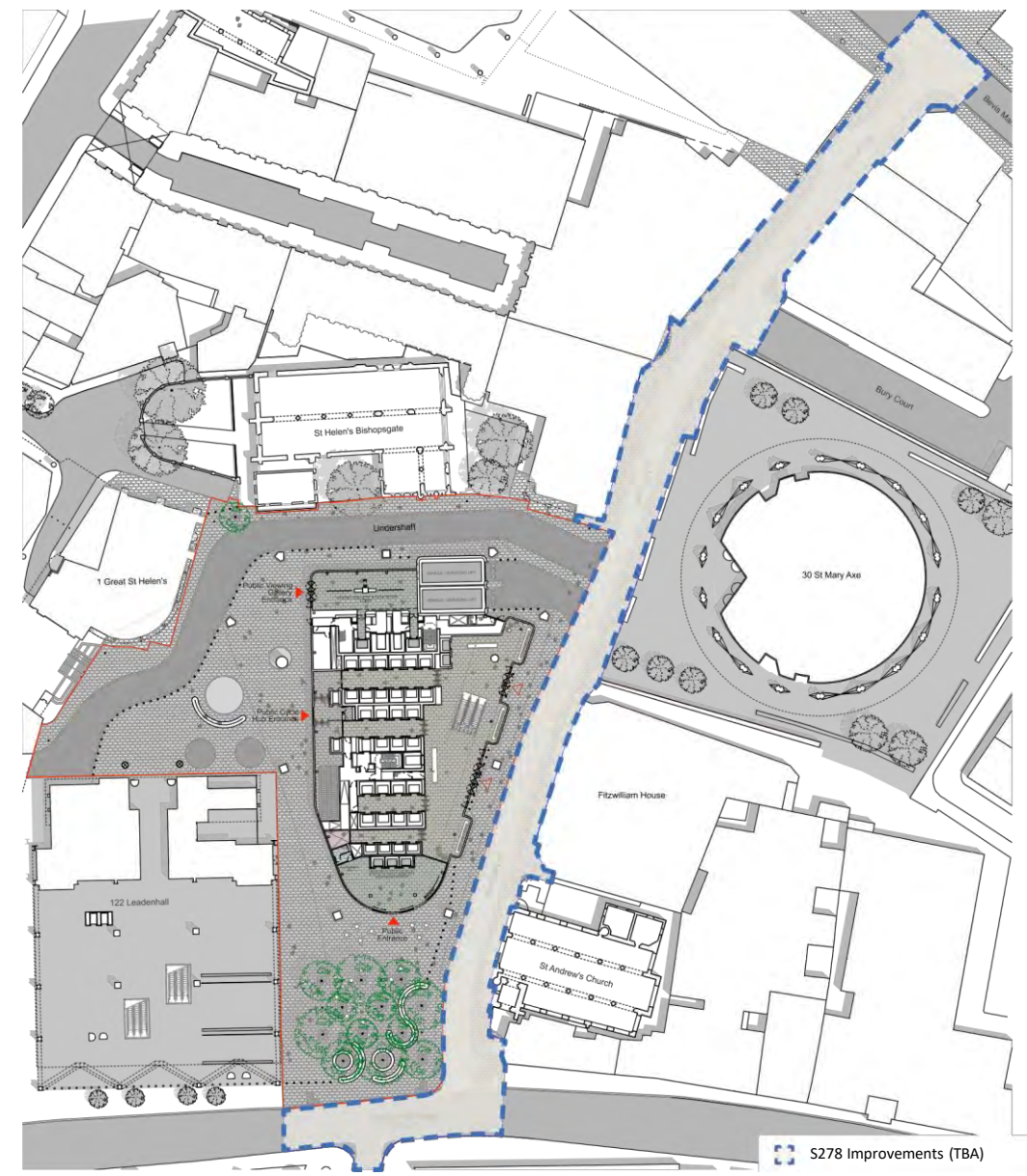
Existing and Proposed

1 Undershaft

St Mary Axe - Section 278



Image taken from the CoL City Cluster Vision



Section 278

1 Undershaft



New Vision Image

Proposed Southern Public Realm

1 Undershaft



New Vision Image

Proposed Southern Public Realm

1 Undershaft



New Vision Image

Proposed Southern Public Realm

1 Undershaft

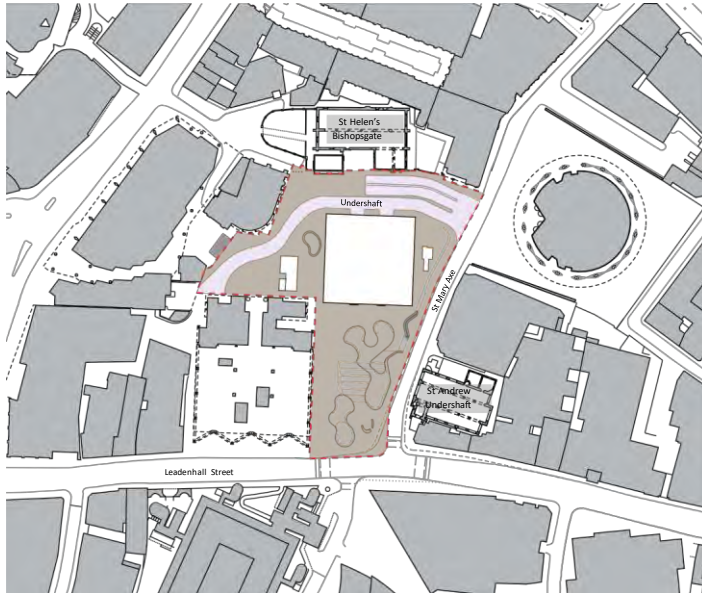


New Vision Image

Proposed Southern Public Realm

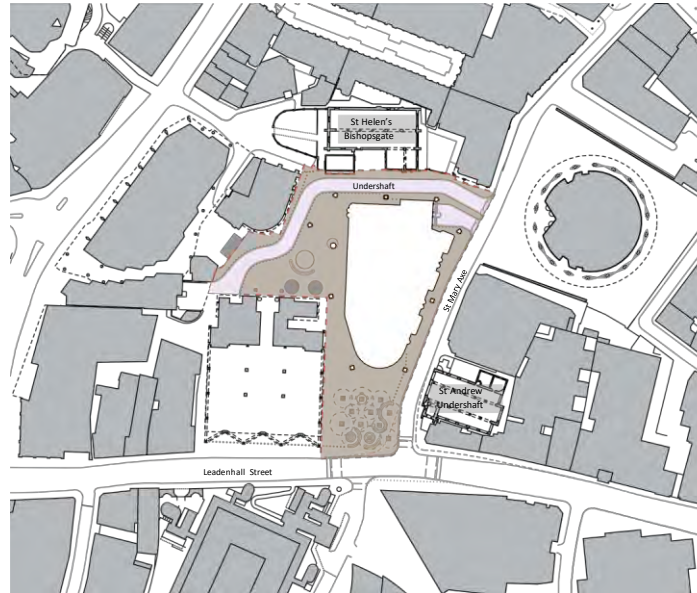
1 Undershaft

Existing



| | |
|---|------------------|
| Public Realm at Grade: (Excl. Building Footprint and Undershaft Carriageway) | 4,669 sqm |
| TOTAL PUBLIC REALM | 4,669 sqm |

Submitted Ground Floor



| | |
|---|----------------------|
| Public Realm at Grade: (Excl. Building Footprint and Undershaft Carriageway) | 3,821 sqm |
| | 18% reduction |

Submitted Podium Garden



| | | |
|-----------------------------------|-------------------|------------------|
| Public Realm at the Podium Garden | 2,459 sqm | |
| TOTAL PUBLIC REALM | 35% uplift | 6,280 sqm |

- Ground Floor Public Realm
- Podium Garden Undershaft
- Carriageway

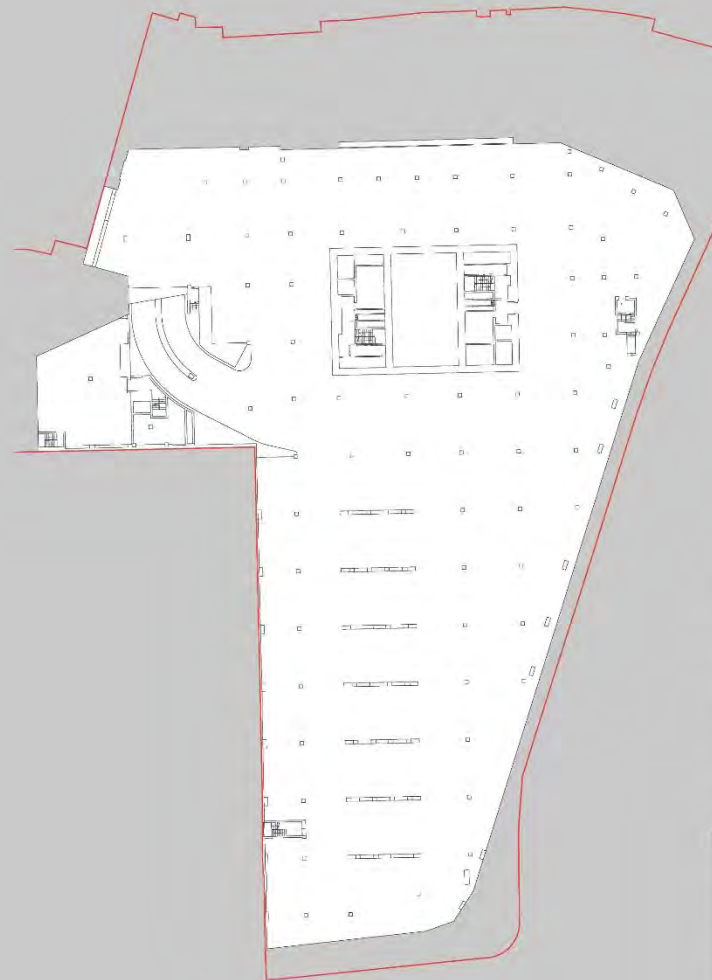


Between the improved public realm at ground and the additional public garden at Level 11, we are increasing the public realm area by 35%

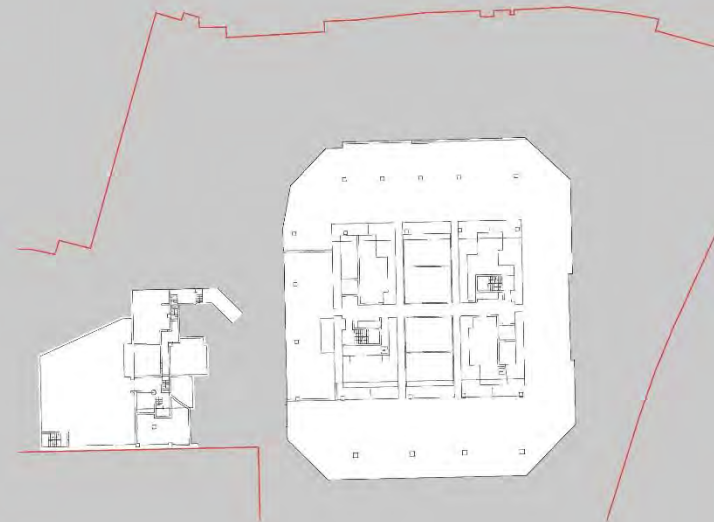
Public Realm Areas

1 Undershaft

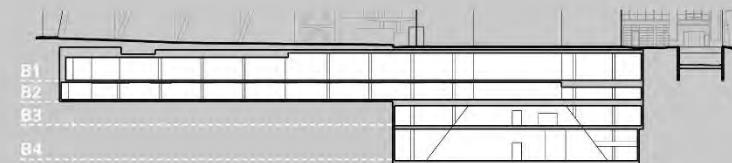
Existing B3



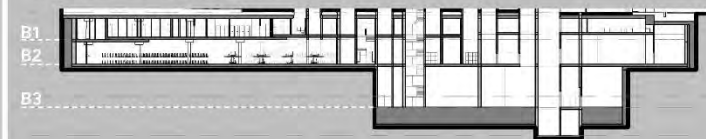
Existing B4



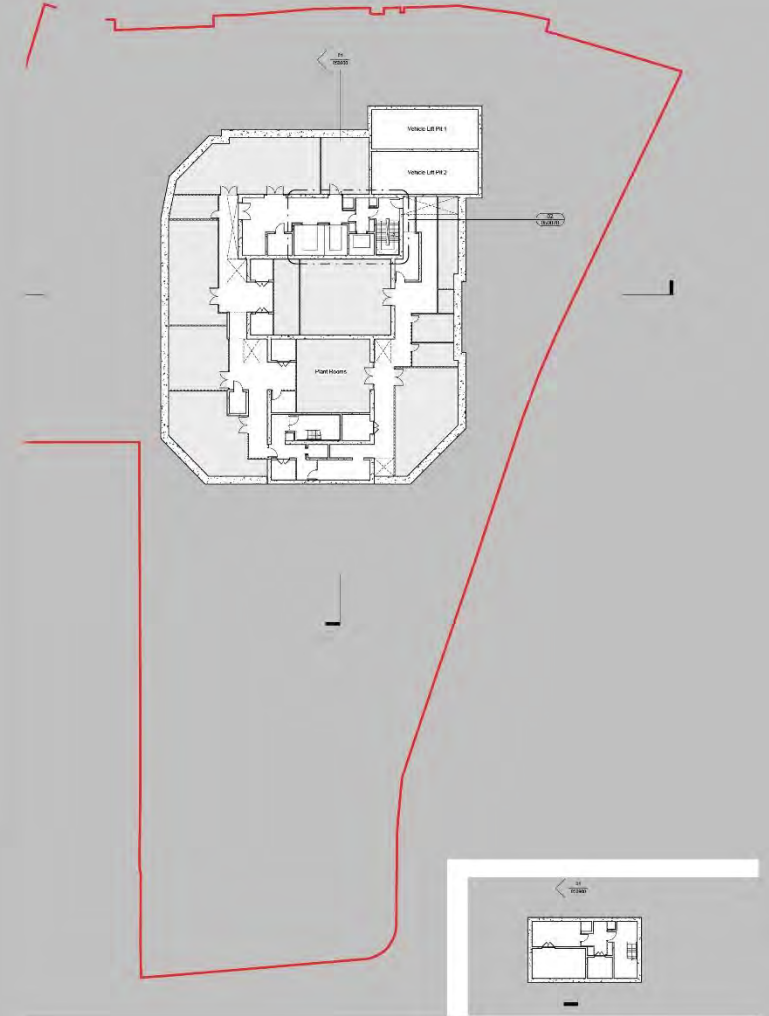
Existing Basement



Proposed Basement

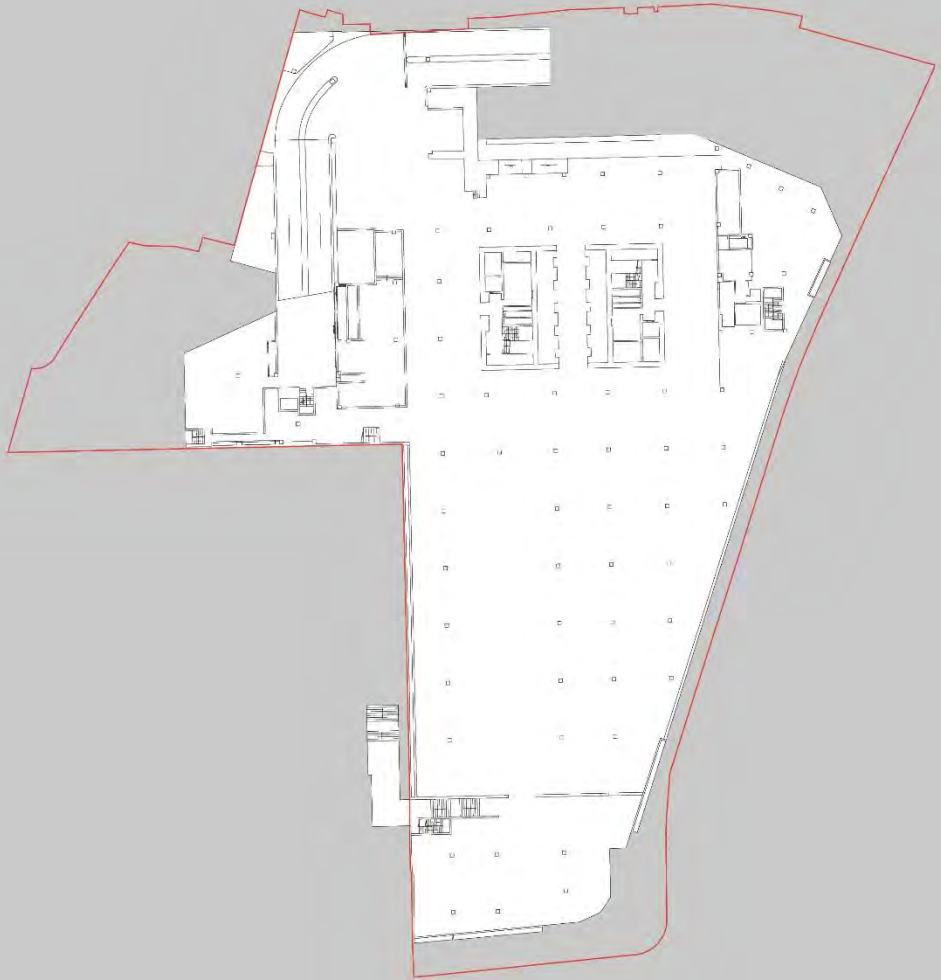


Proposed B3



1 Undershaft

Existing B2



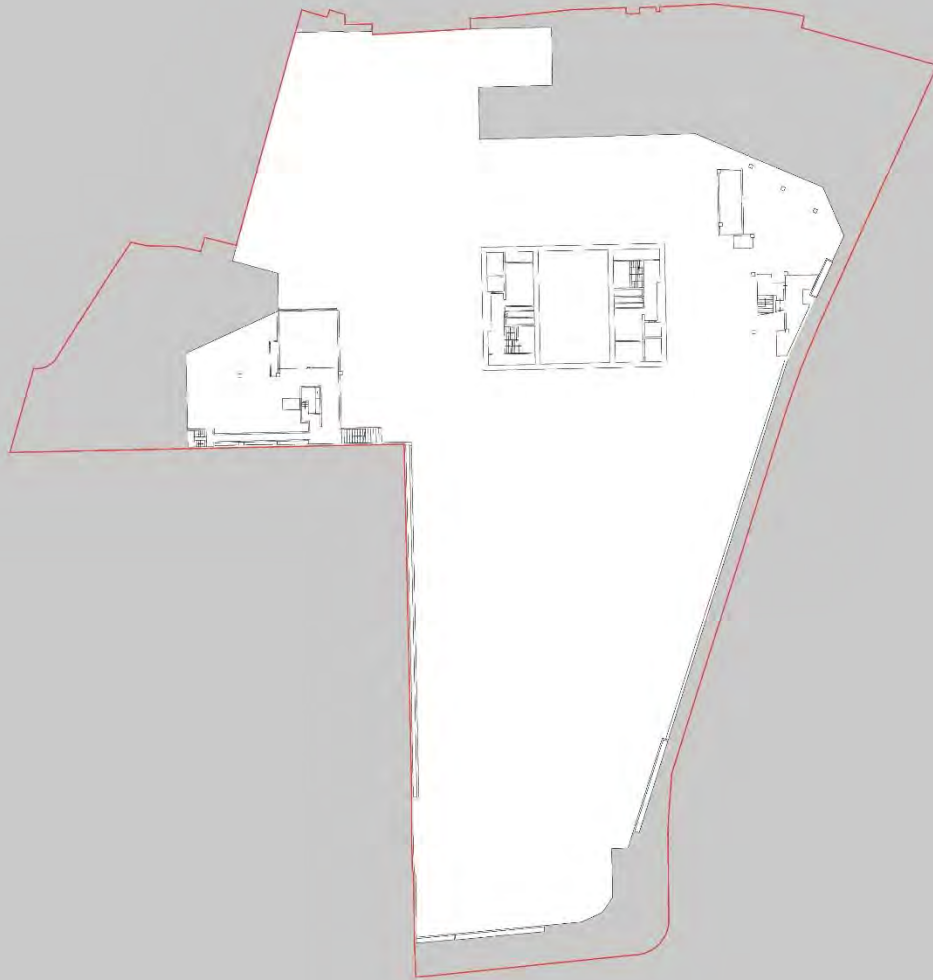
Proposed B2



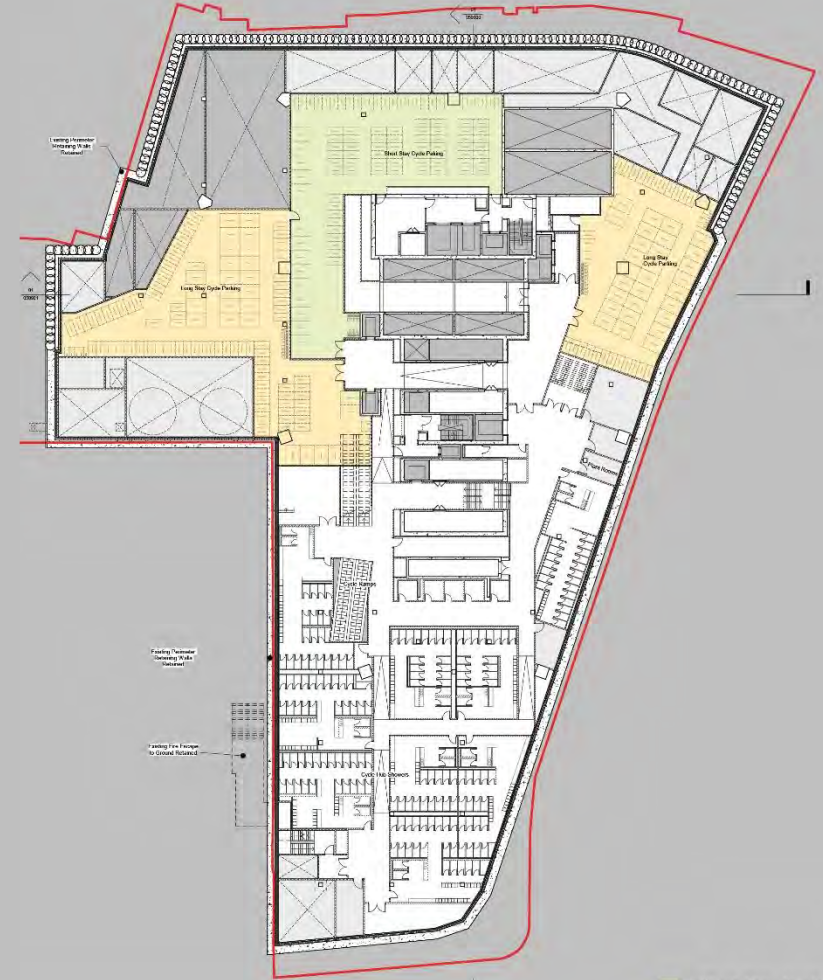
Long Stay Cycle Parking



1 Undershaft

Existing B1



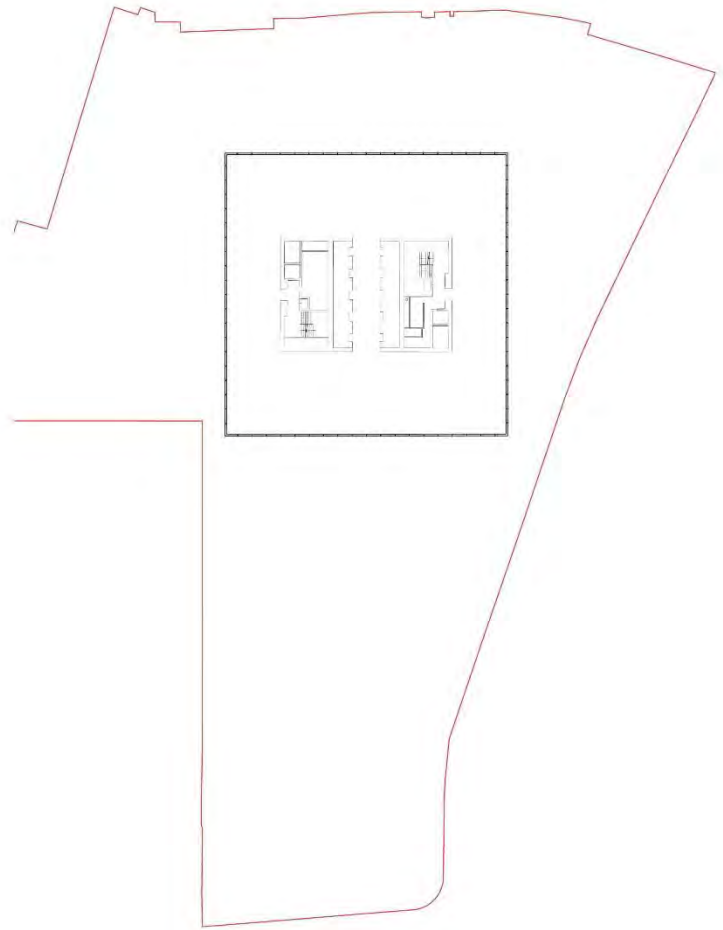
Proposed B1



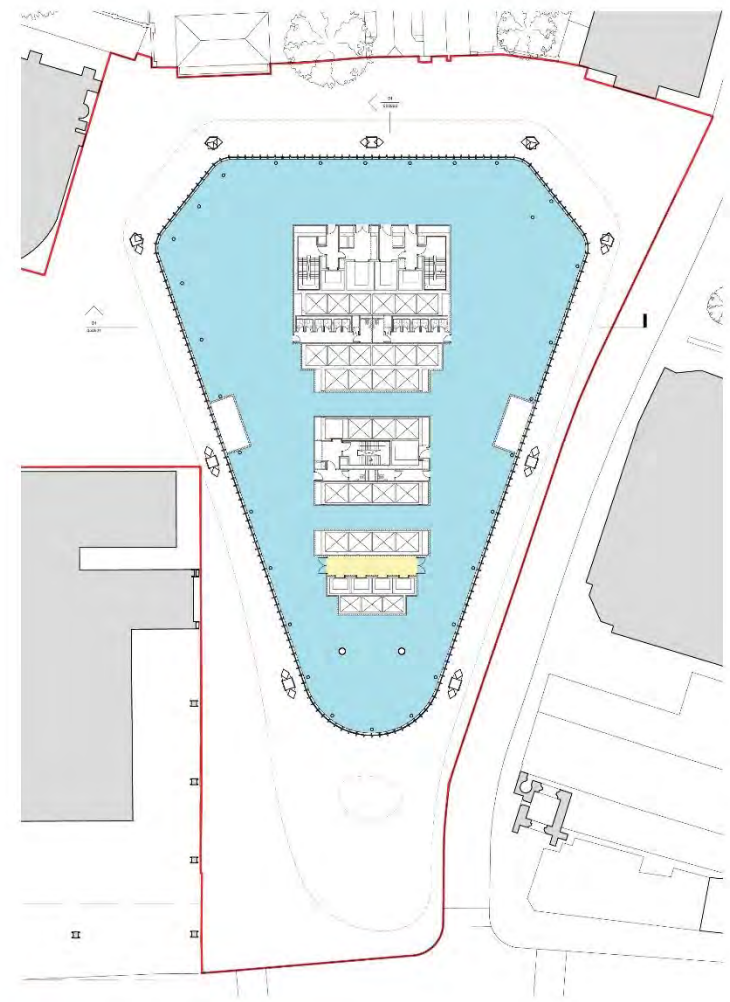
-  Short Stay Cycle Parking
-  Long Stay Cycle Parking

1 Undershaft

Existing Typical Floor

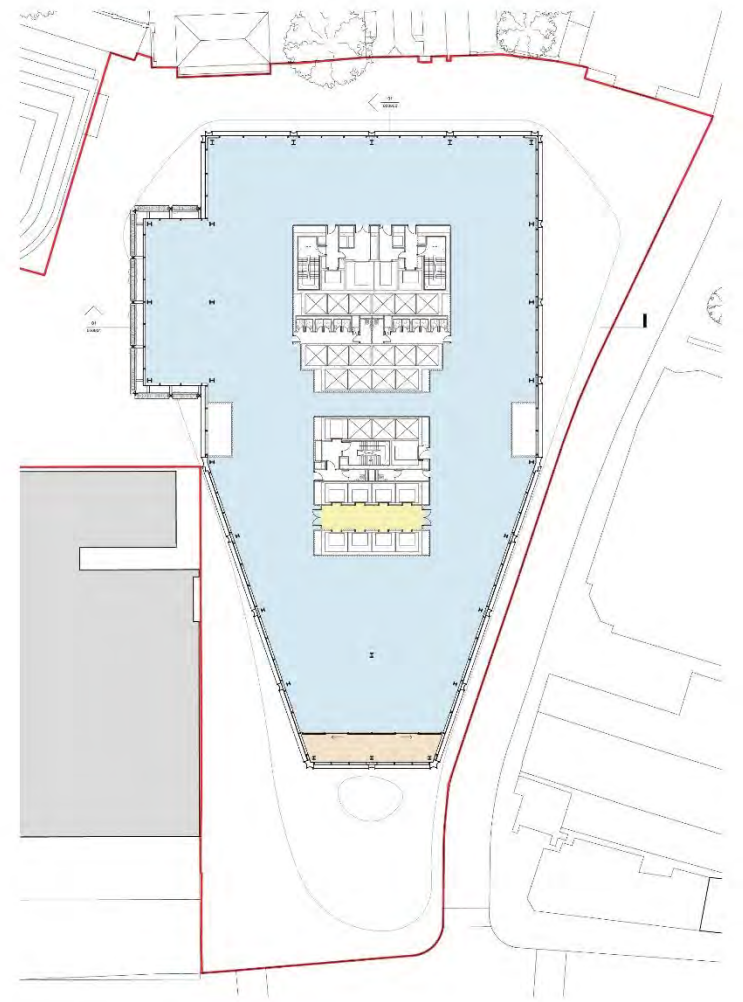


Proposed Typical Zone 1 (Levels 2-9)



- Flexible Office
- Office
- Terrace

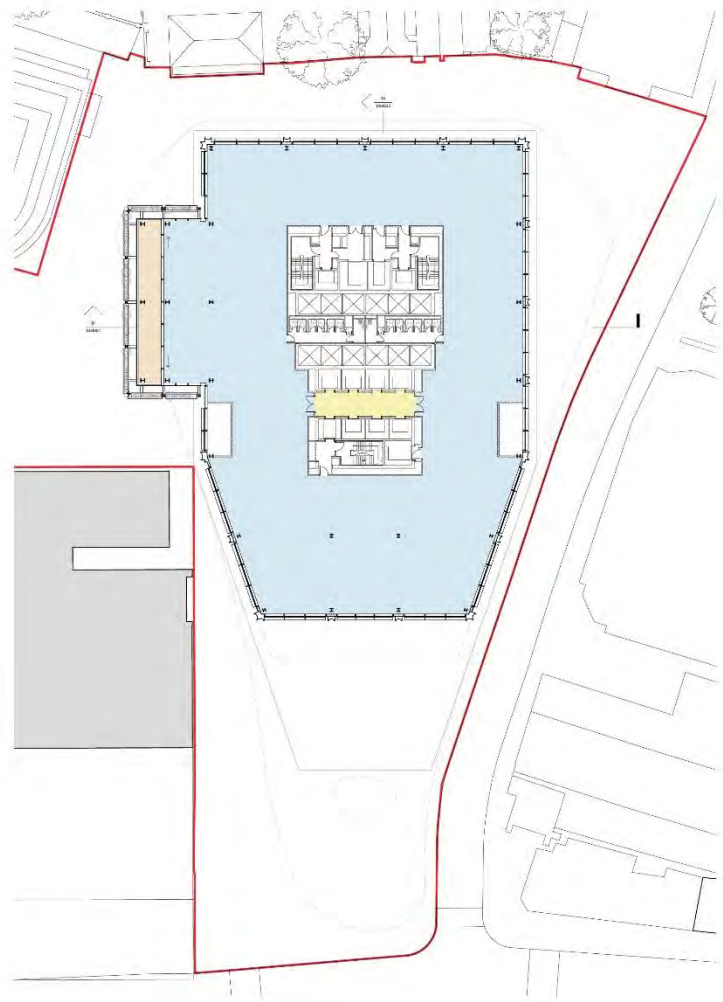
Proposed Typical Zone 2 (Levels 14-29)



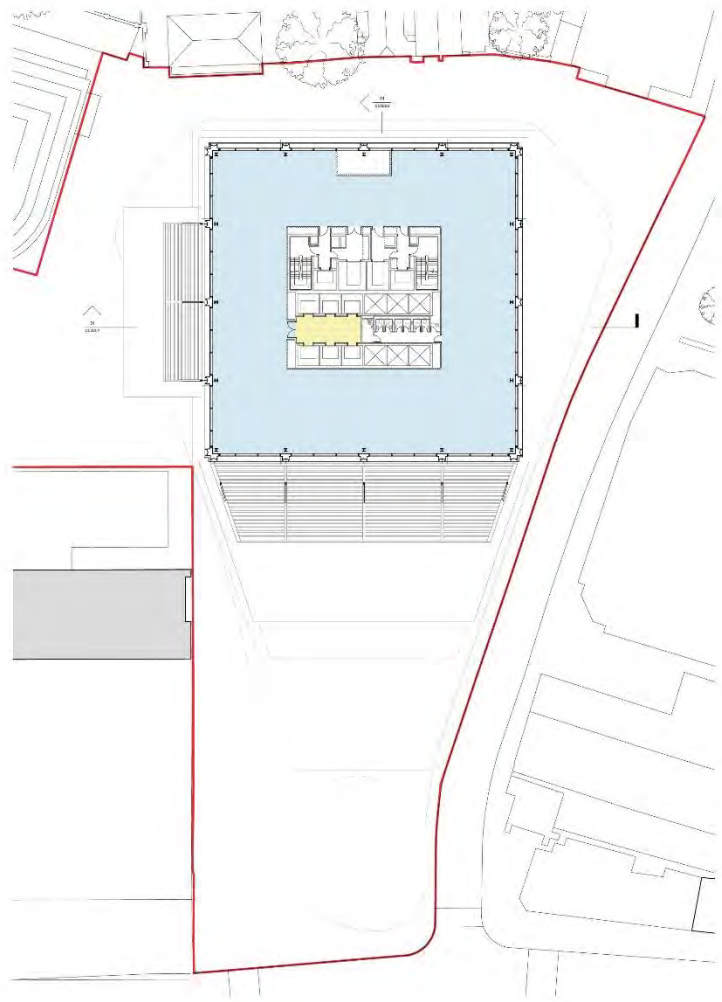
Upper Storey Plans

1 Undershaft

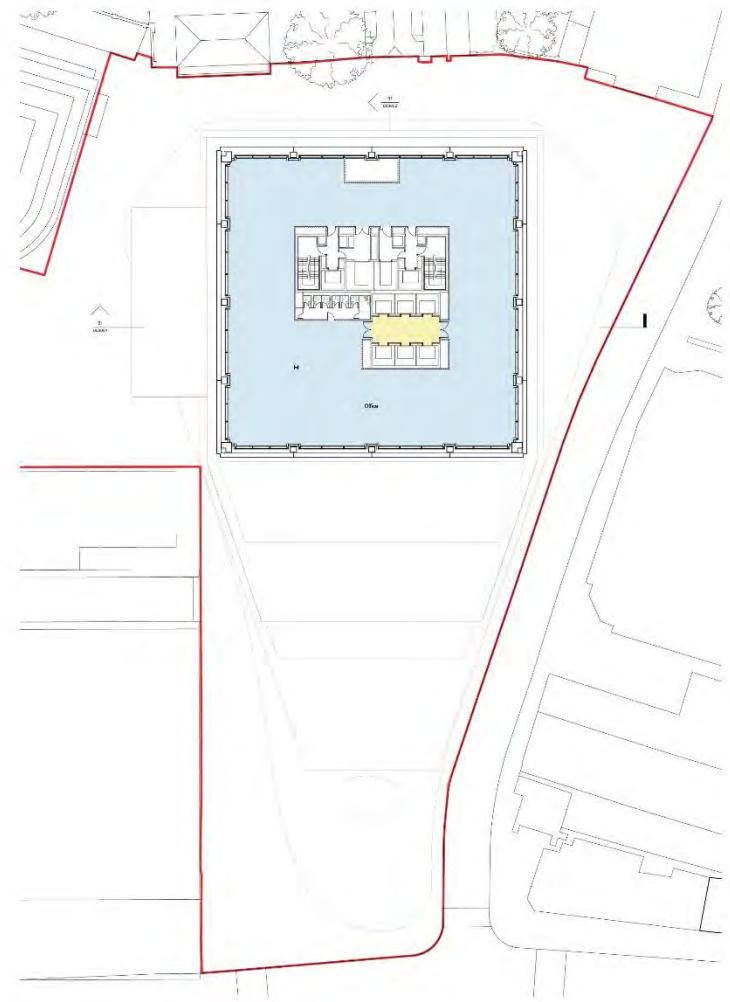
Proposed Typical Zone 3 (levels 32-47)



Proposed Typical Zone 4 (Levels 50-60)



Proposed Typical Zone 5 (Levels 61-71)



Office
Terrace

Upper Storey Plans

1 Undershaft

Proposed Level 30 Office Amenity



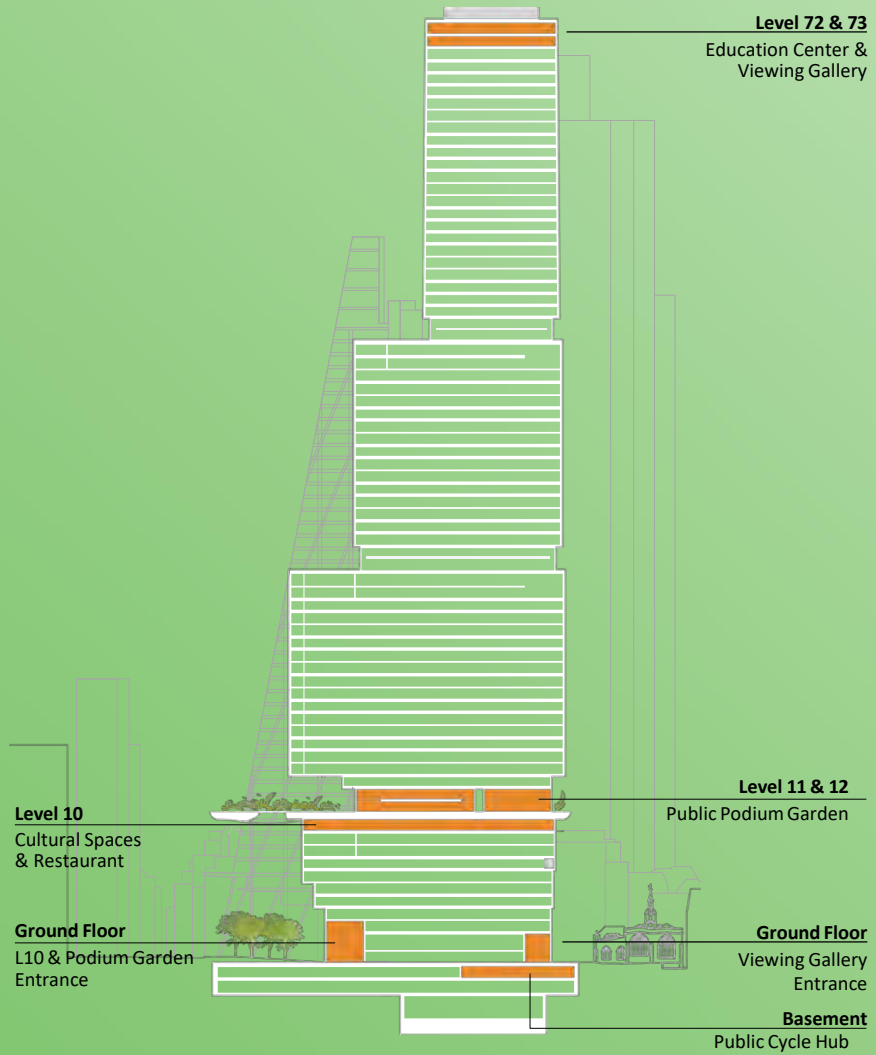
- Office Amenity
- Terrace
- Circulation

Proposed Level 48 Office Amenity

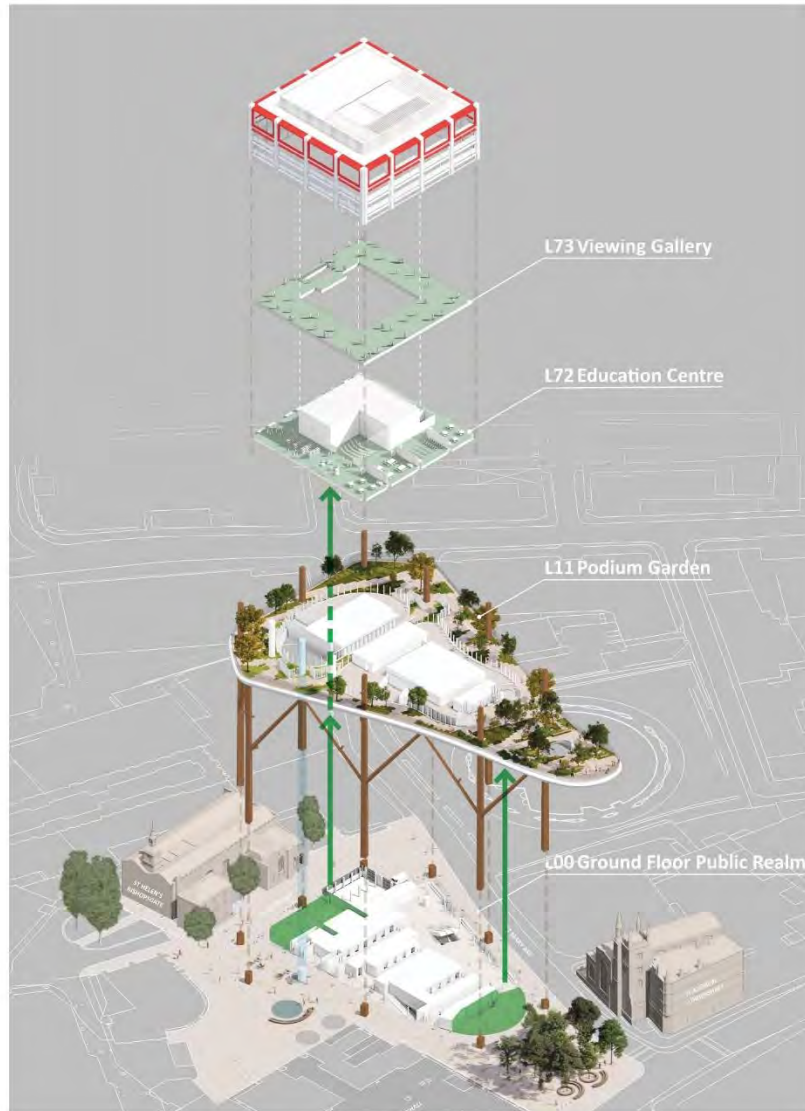




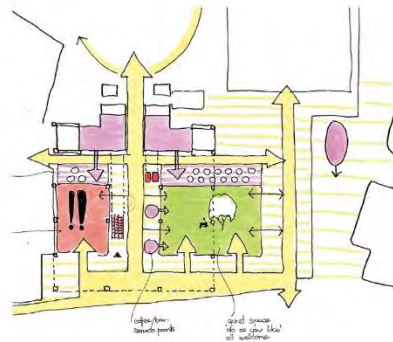
Public Spaces & Cultural Offer



Public Amenity Floors



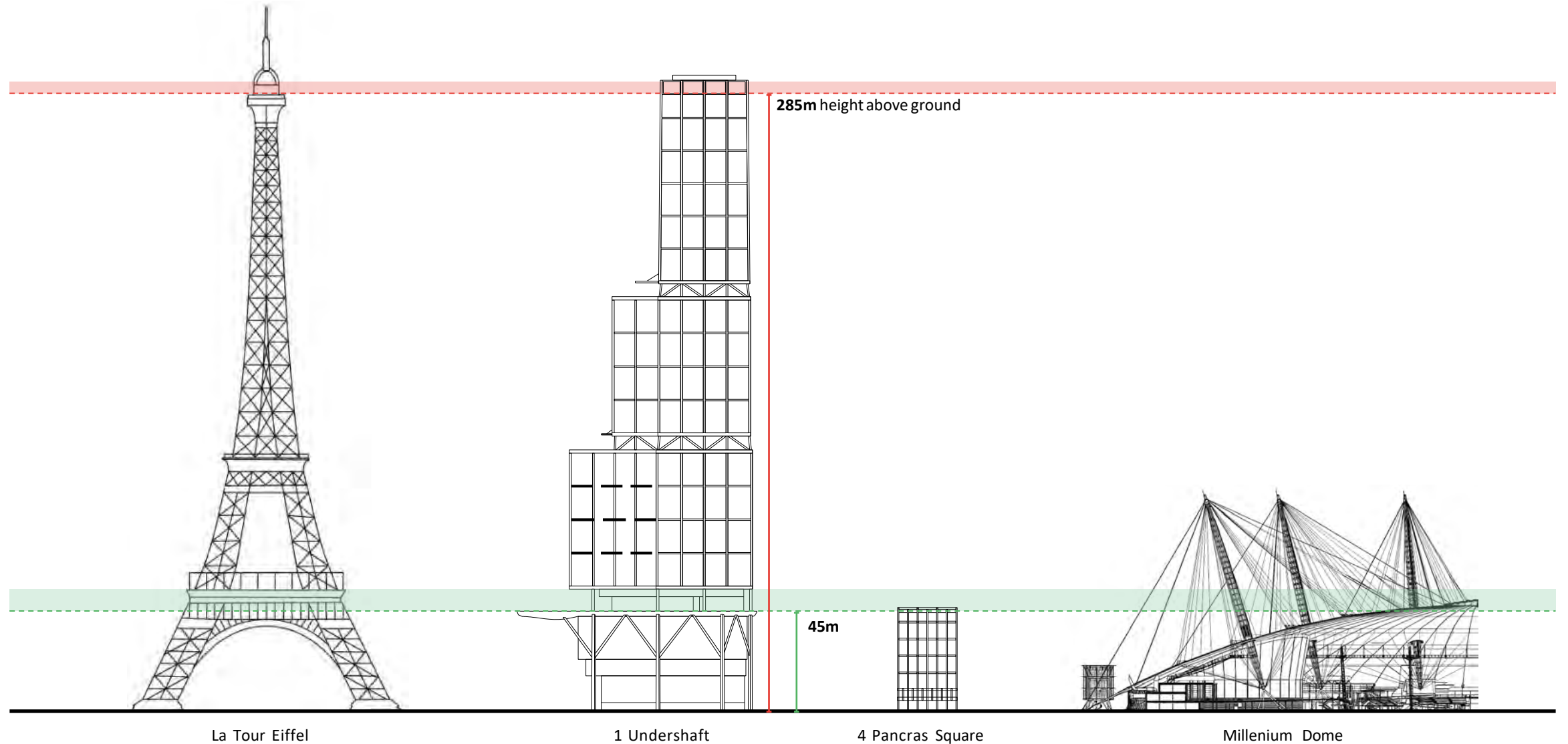
Proposed Ground Floor



RSHP Architects concept for Leadenhall Building
(Source RSHP website)

1 Undershaft

Height Above Ground



La Tour Eiffel

1 Undershaft

4 Pancras Square

Millenium Dome

Public Amenity Levels

1 Undershaft

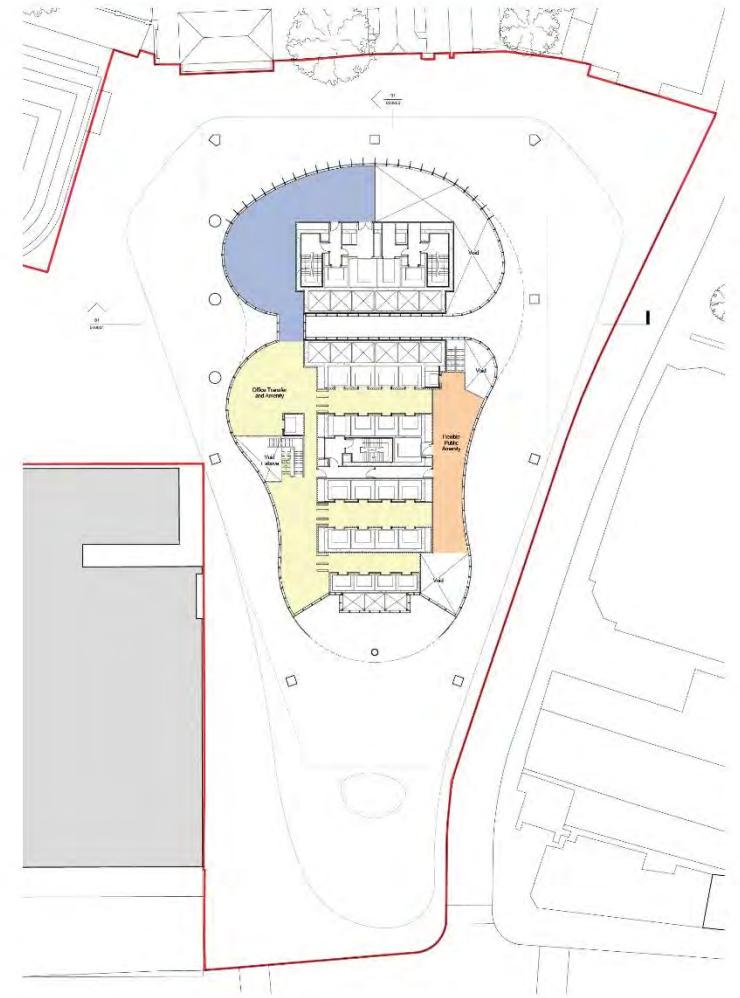
Proposed Level 10 Restaurant



Proposed Level 11 Podium Garden



Proposed Level 12 Amenities

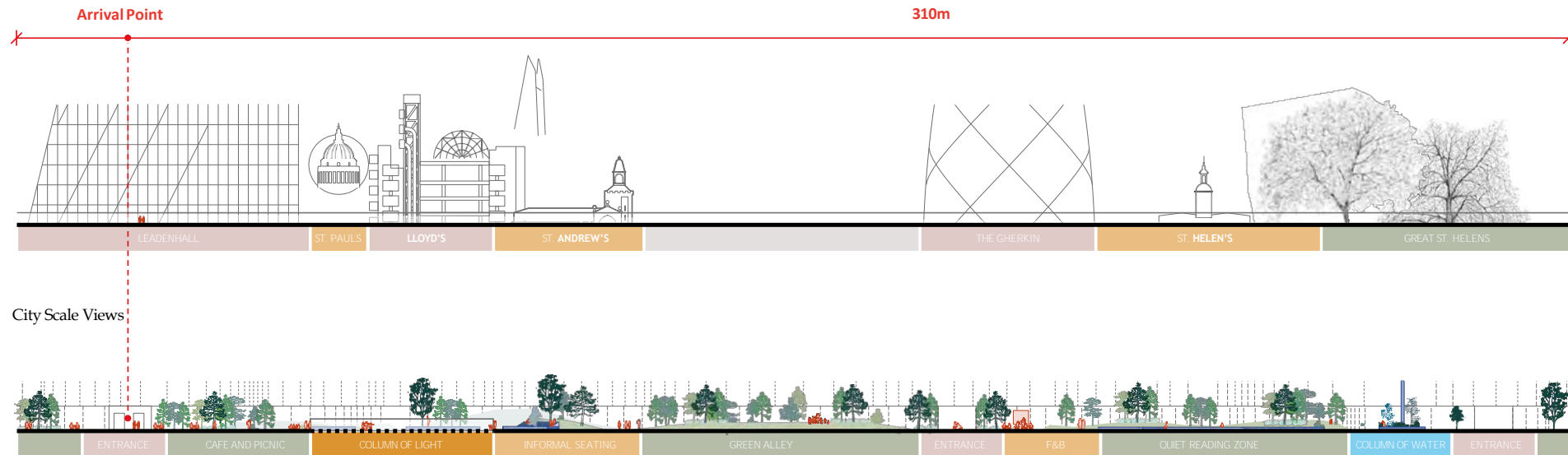


- Office Amenity
- Circulation
- Public Uses
- Food Spaces / Retail
- Public Restaurant
- Plant

Public Amenity Floors

1 Undershaft

Journey Around the Garden



Public Podium Garden

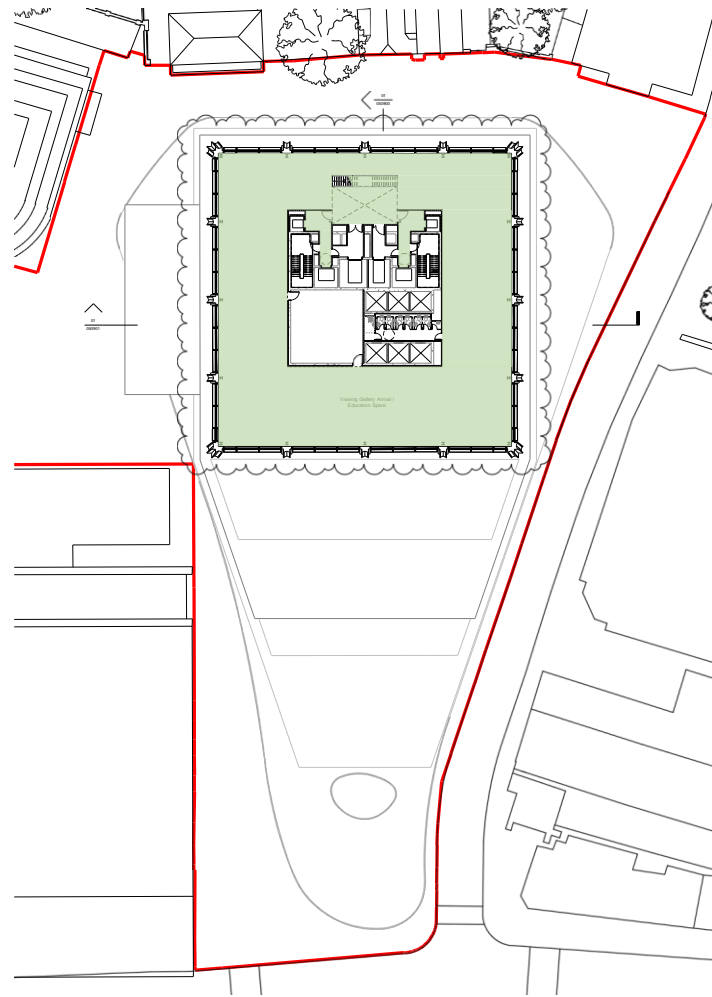


New Vision Image

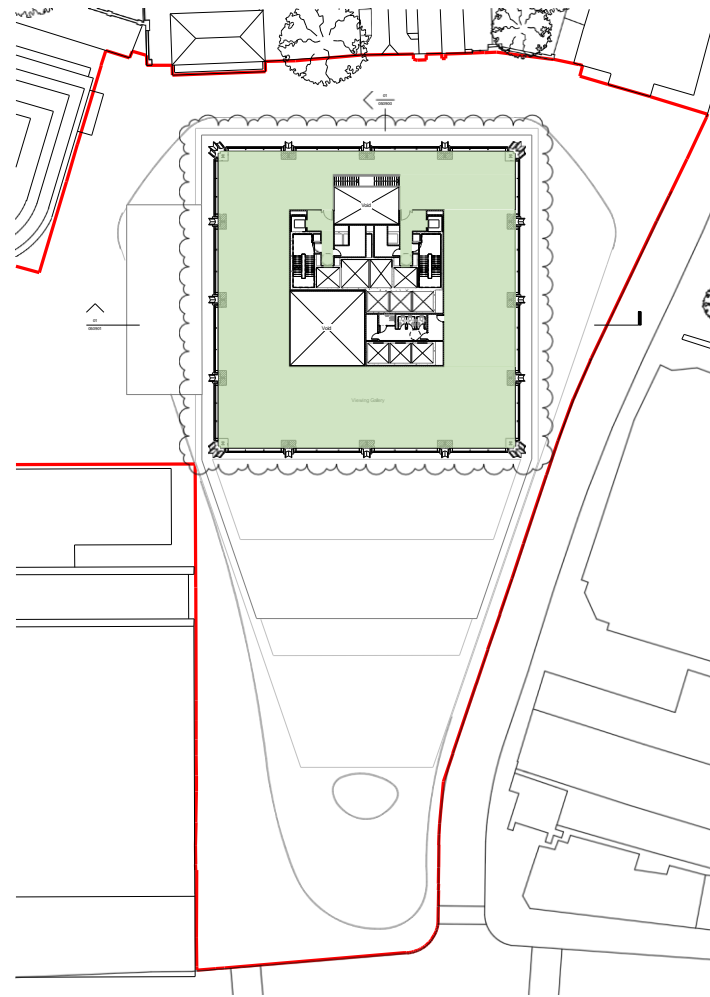
Public Podium Garden

1 Undershaft

Proposed Level 72 Education



Proposed Level 73 Public Viewing Gallery



Public Uses

Classroom in the Sky



Indicative cross-section

“1 Undershaft will be a truly inspiring learning destination – an unforgettable classroom in the sky”

– London Museum

Upper Public Amenity Floors

Classroom in the Sky



Classroom in the Sky



View Looking South-West from Level 73



View Looking South from Level 73

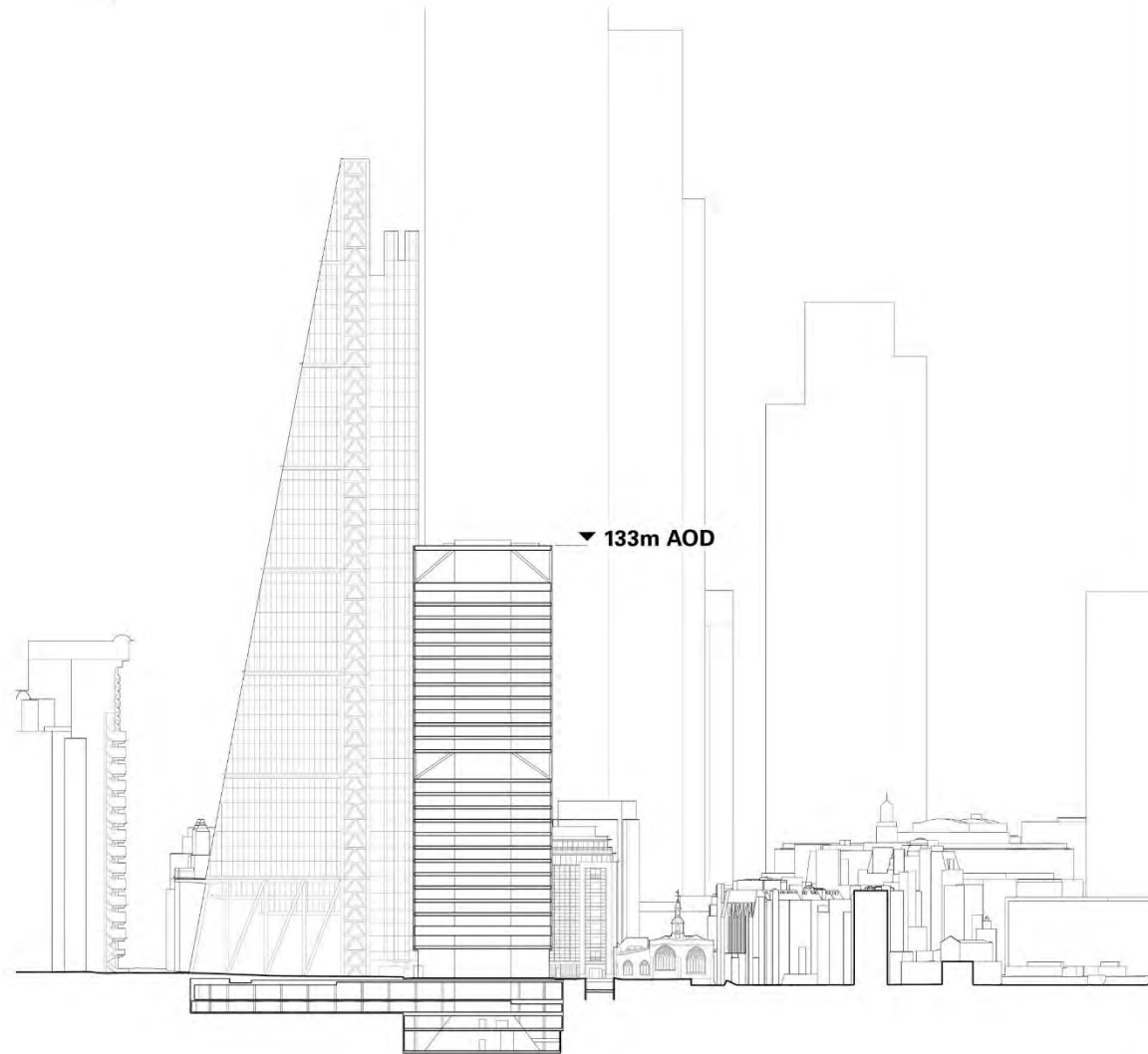
Level 73 Viewing Gallery

Upper Public Amenity Floors

1 Undershaft

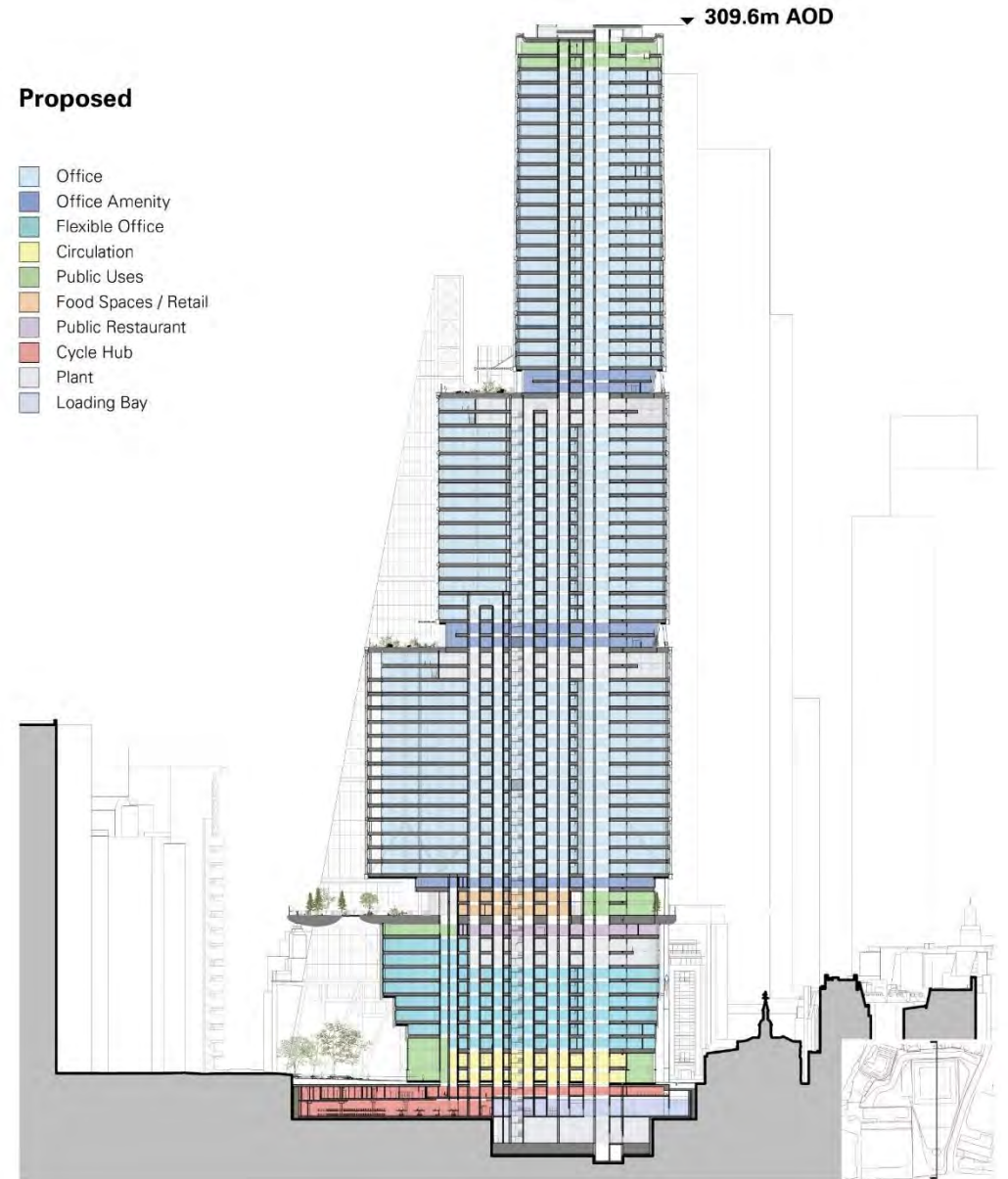
Section: North-South

Existing



Proposed

- Office
- Office Amenity
- Flexible Office
- Circulation
- Public Uses
- Food Spaces / Retail
- Public Restaurant
- Cycle Hub
- Plant
- Loading Bay

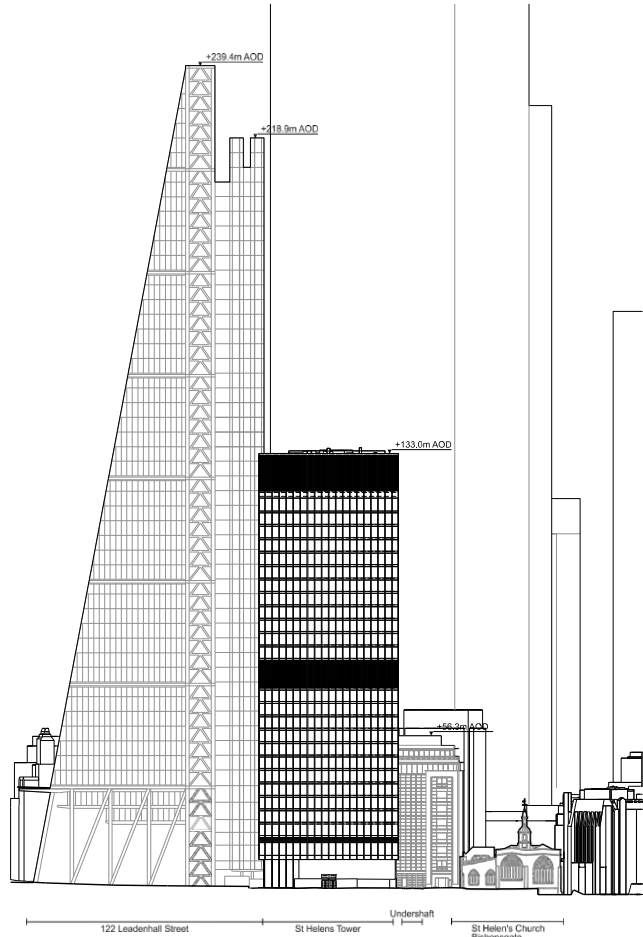


Typical Cross Section

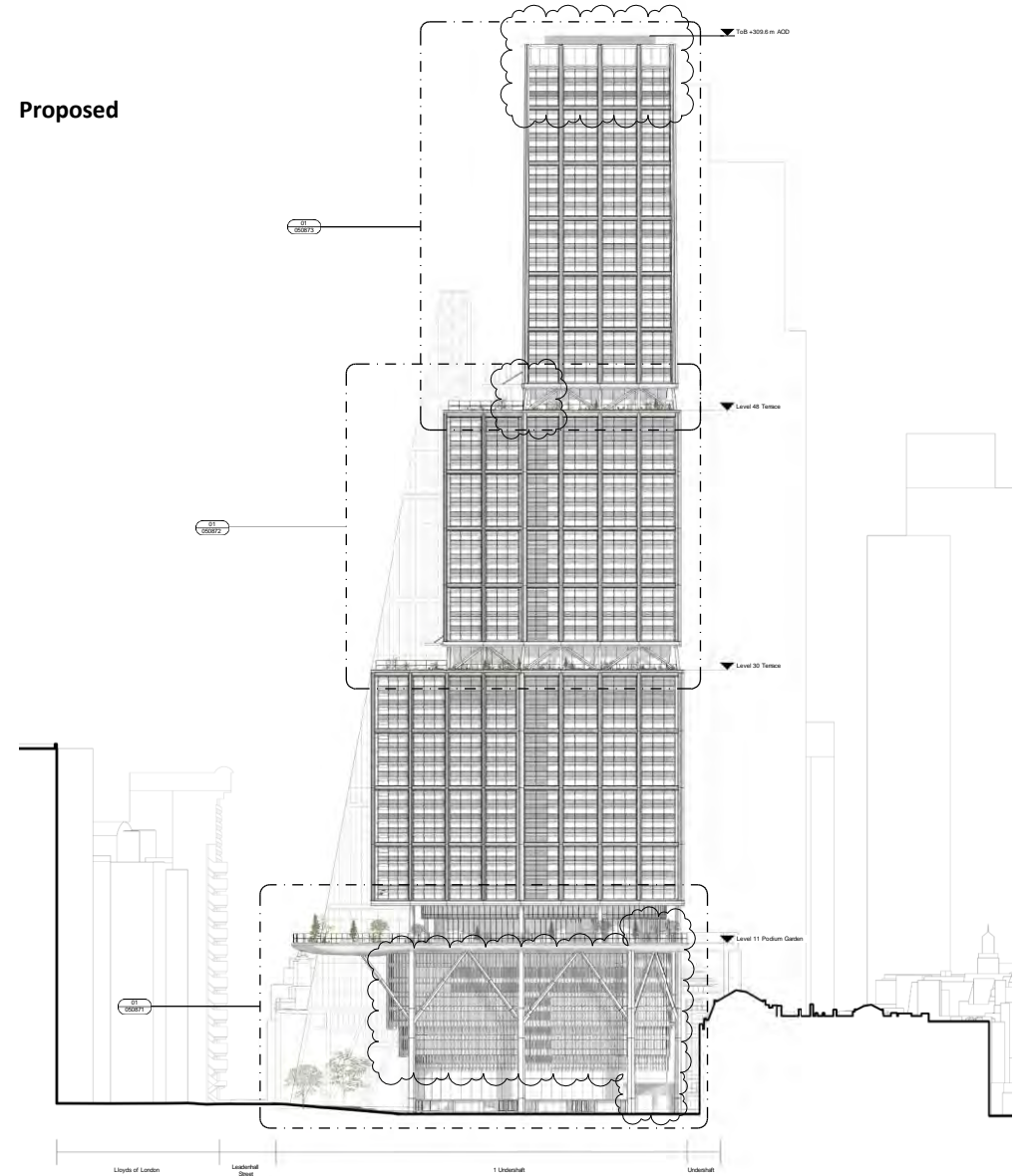
1 Undershaft

East Elevation

Existing



Proposed

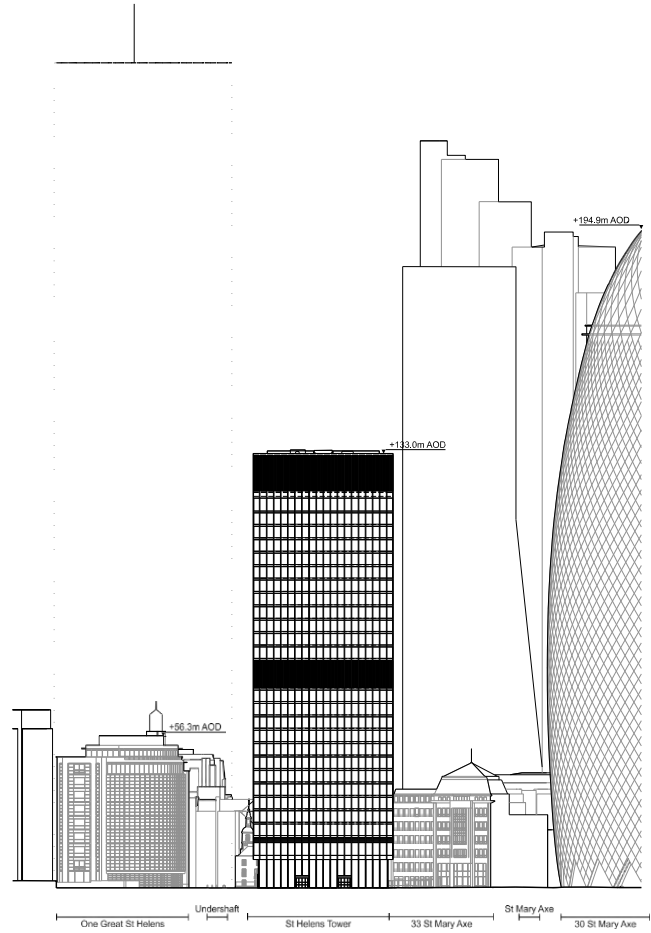


East Elevation

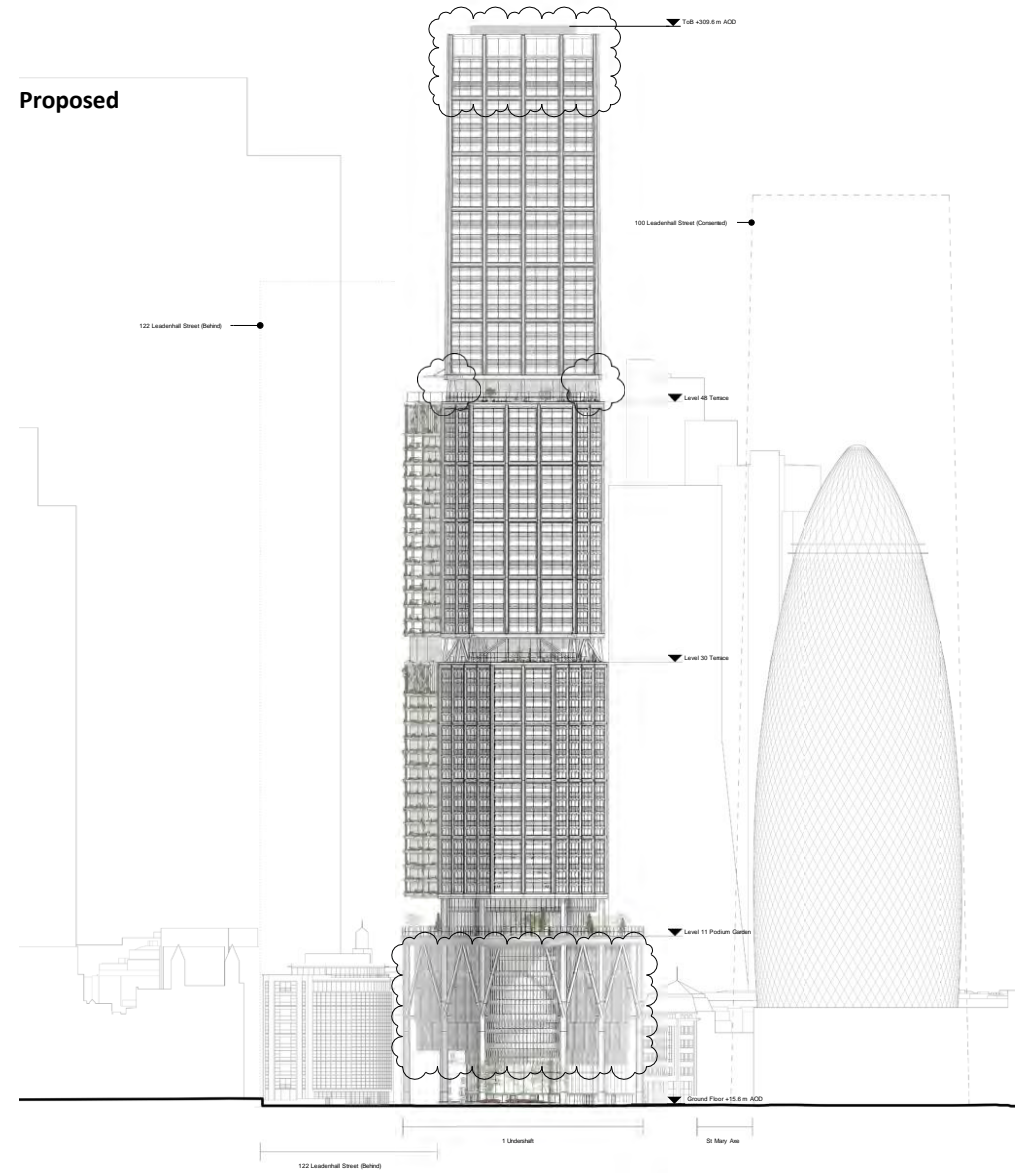
1 Undershaft

South Elevation

Existing



Proposed

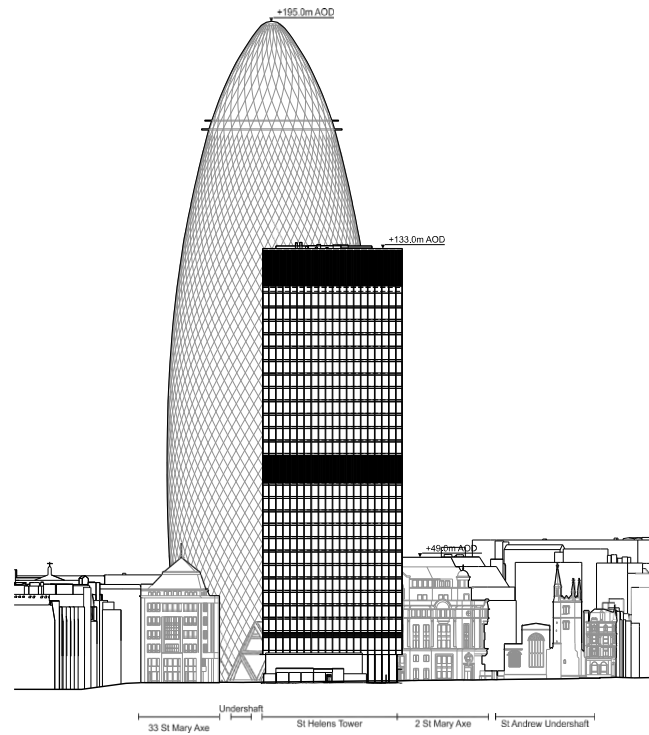


South Elevation

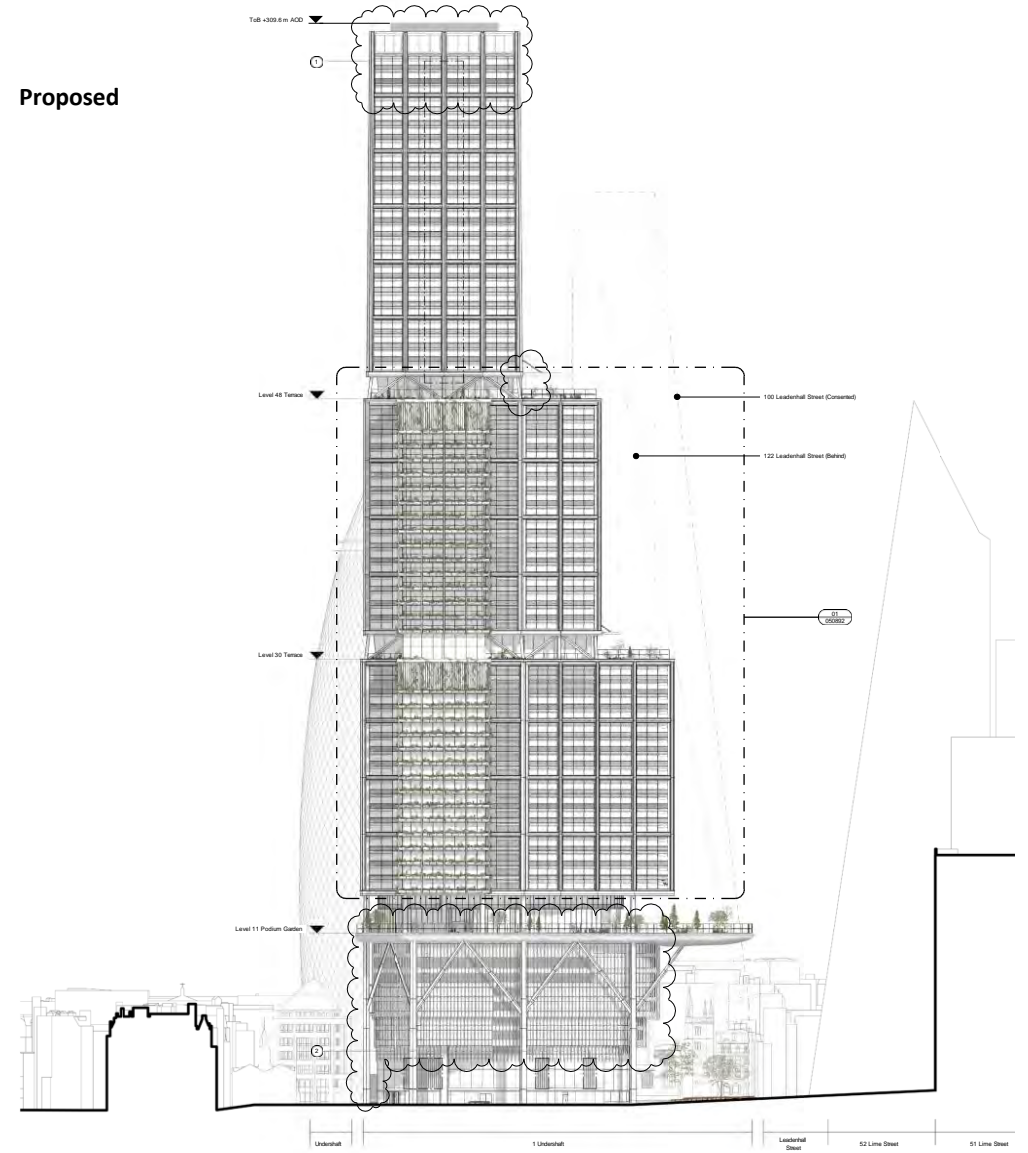
1 Undershaft

West Elevation

Existing



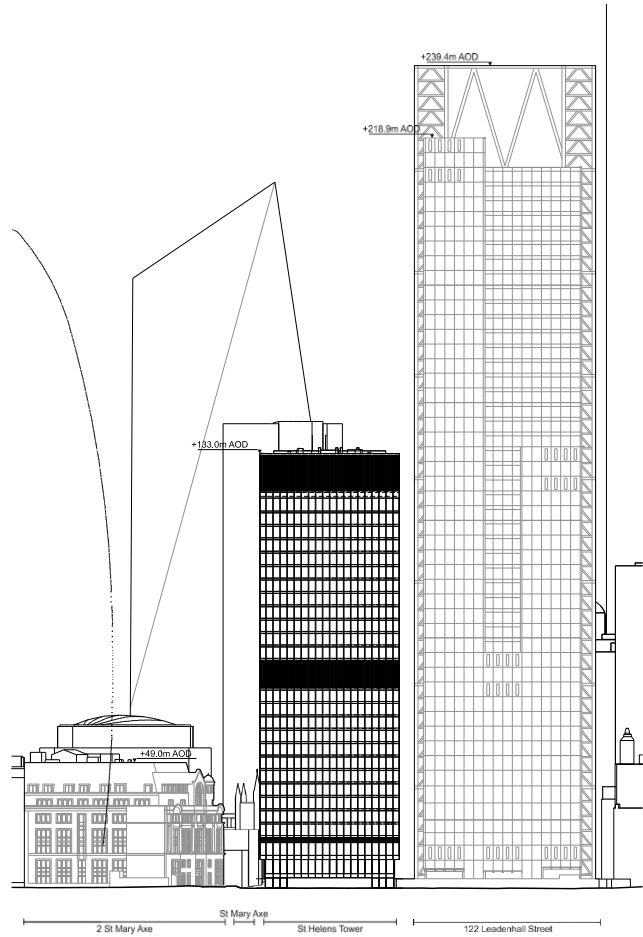
Proposed



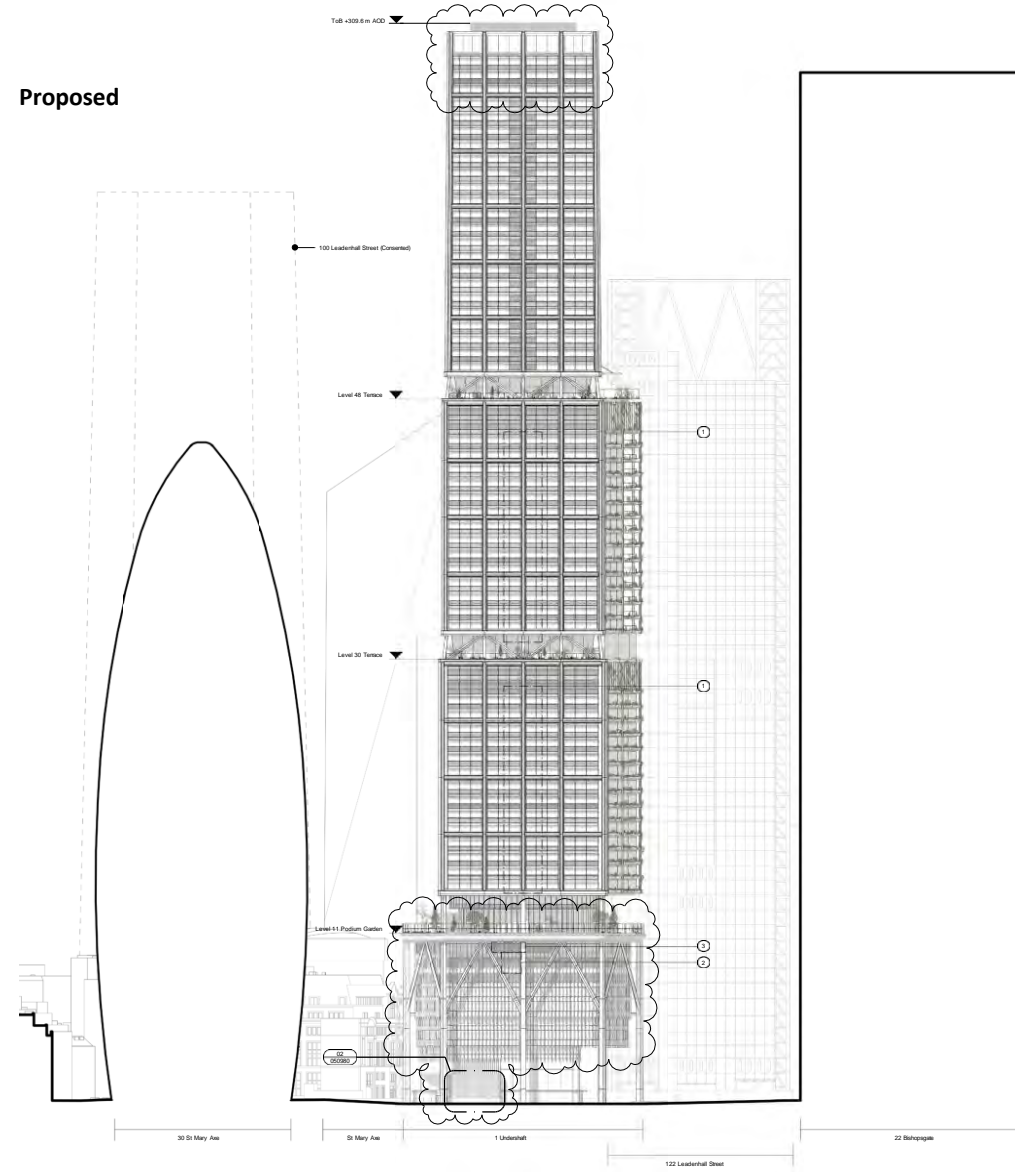
West Elevation

1 Undershaft

North Elevation Existing



Proposed



North Elevation

**Extract from THVIA Verified Views
Addendum May 2024**

1 Undershaft

View 7

LVMF 26A.1: St James's
Park Footbridge

Existing



View location



50mm - 19.8"

Image scaling factor = 77% at A3, 109% at A2

50mm - 19.8"

D27668Mx50 / 50mm / 04/04/23 / 18:26

1 Undershaft

View 7

LVMF 26A.1: St James's
Park Footbridge

Proposed



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27668Mx50 / 50mm / 04/04/23 / 18:26

Verified Views

1 Undershaft

View 7

LVMF 26A.1: St James's
Park Footbridge

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27668Mx50 / 50mm / 04/04/23 / 18:26

Verified Views

1 Undershaft

View 11

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

Existing



View location



50mm – 19.8"

Image scaling factor = 77% at A3, 109% at A2

50mm – 19.8"

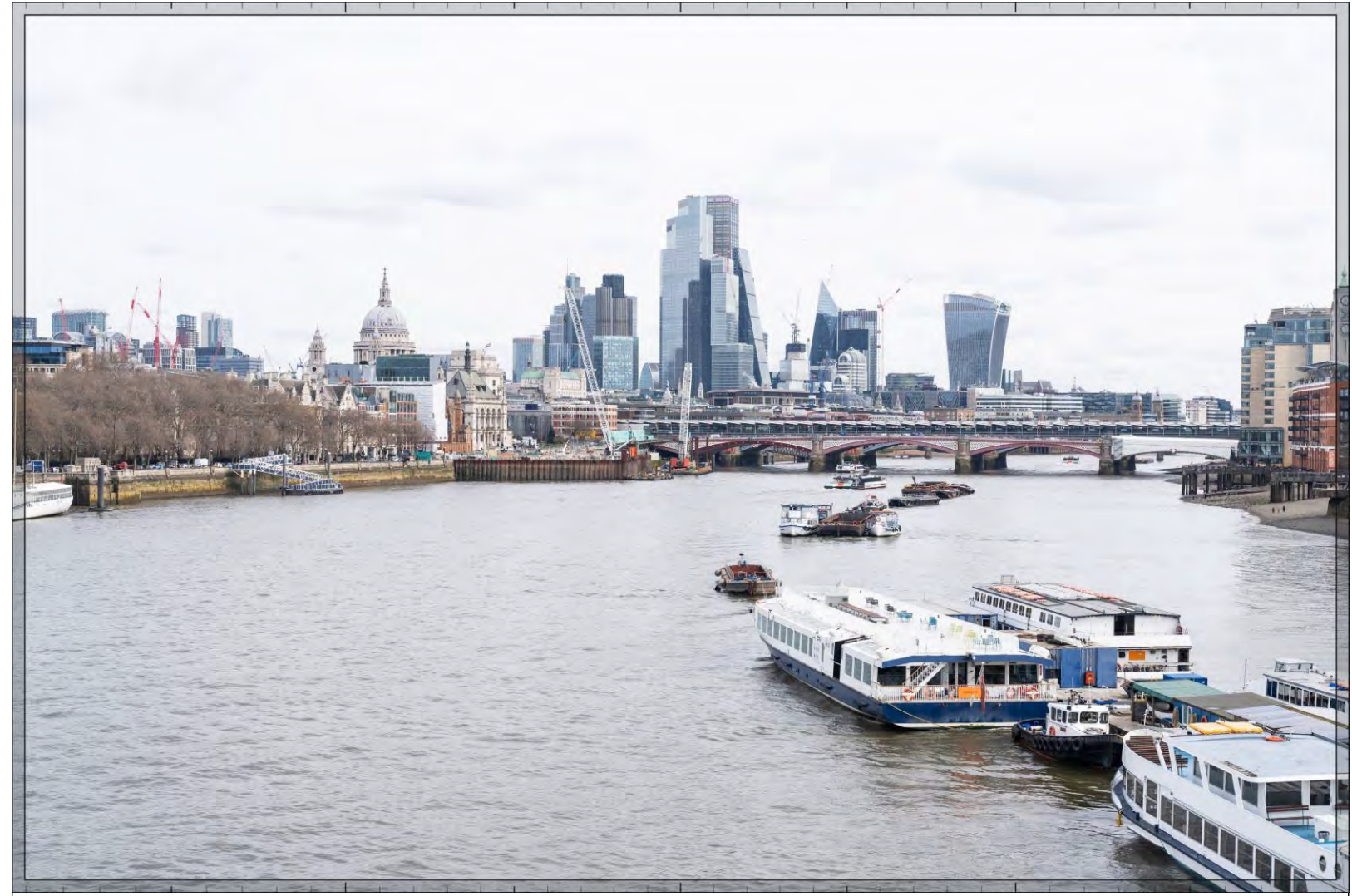
D27581Mx50 / 50mm / 15/03/23 / 11:48

1 Undershaft

View 11

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

Proposed



24mm – 36.9°

35mm – 27.2°

50mm – 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm – 19.8°

35mm – 27.2°

24mm – 36.9°

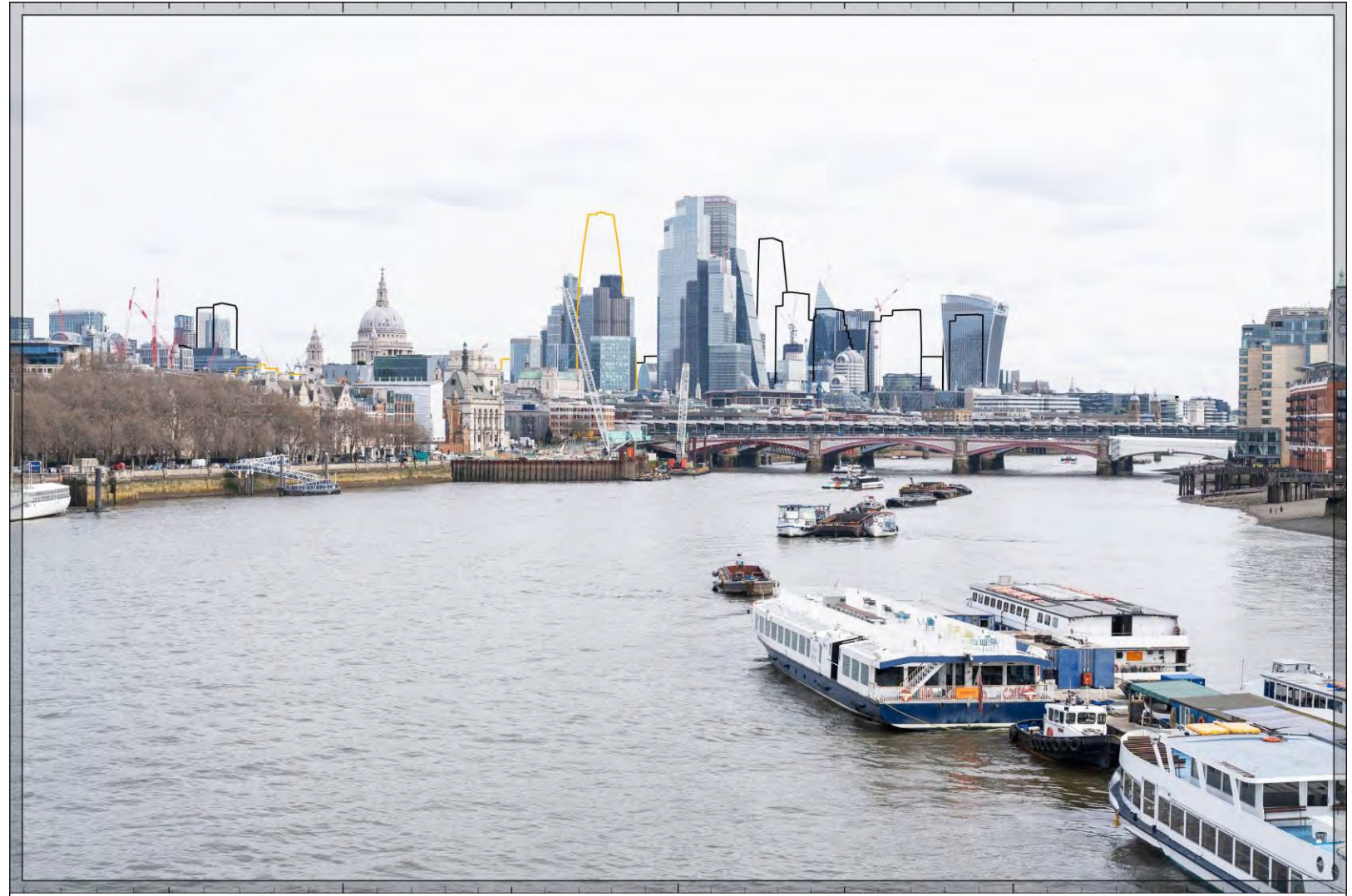
D27581Mx50 / 50mm / 15/03/23 / 11:48

1 Undershaft

View 11

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

Cumulative



24mm – 36.9° 35mm – 27.2° 50mm – 19.8° Image scaling factor = 37% at A3, 105% at A0 50mm – 19.8° 35mm – 27.2° 24mm – 36.9°

D27581Mx50 / 50mm / 15/03/23 / 11:48

1 Undershaft

View 17.1

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

Existing



View location



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27160x35 / 35mm / 18/10/22 / 10:42

Verified Views

1 Undershaft

View 17.1

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

Proposed



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27160x35 / 35mm / 18/10/22 / 10:42

Verified Views

1 Undershaft

View 17.1

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

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

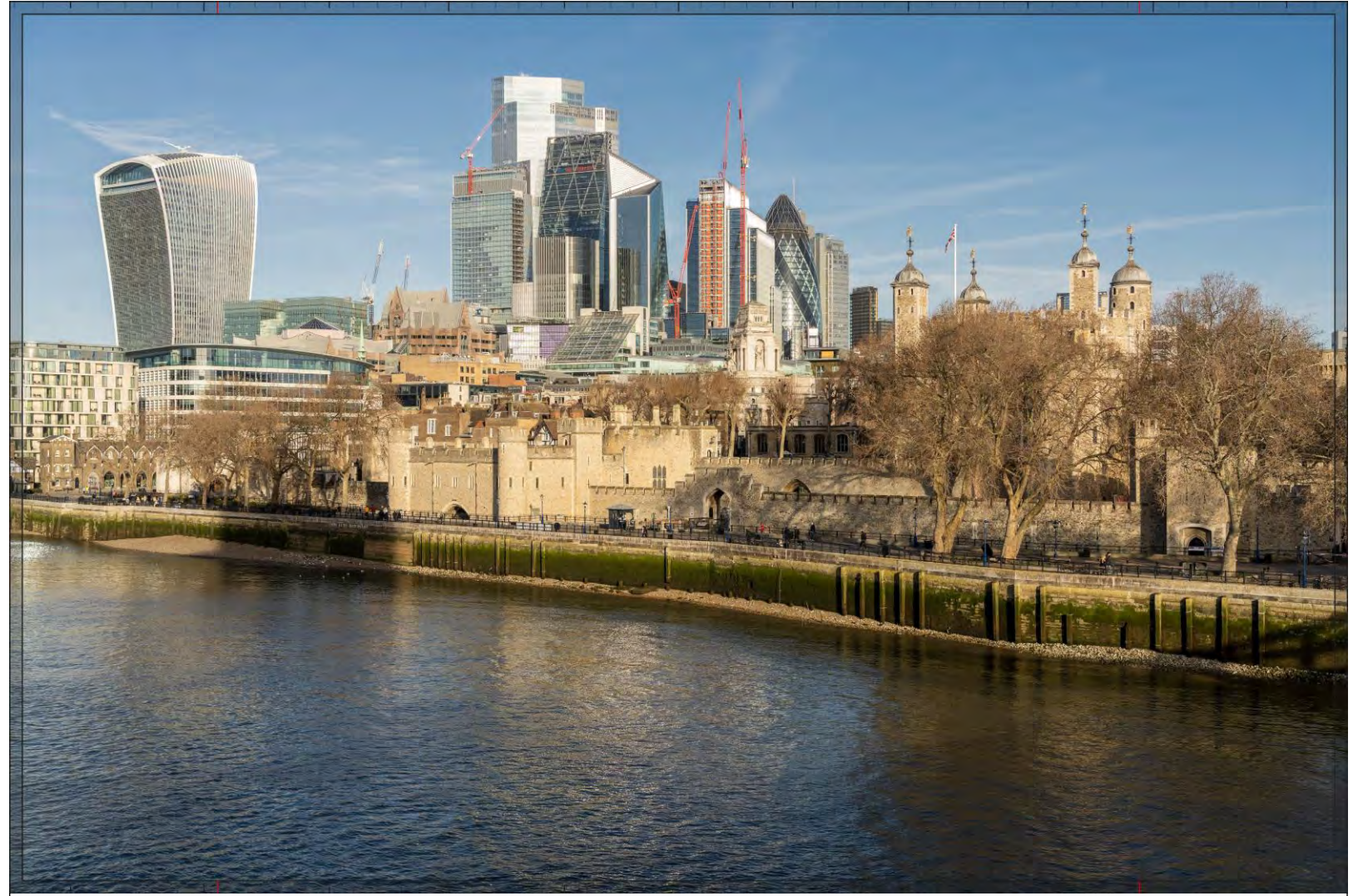
D27160x35 / 35mm / 18/10/22 / 10:42

1 Undershaft

View I9

LVMF 10A.1: Tower Bridge: upstream

Existing



View location



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28507x35 / 35mm / 05/02/23 / 09:20

1 Undershaft

View 19

LVMF 10A.1: Tower Bridge: upstream

Proposed



24mm - 36.9° 35mm - 27.2° 50mm - 19.8° Image scaling factor = 37% at A3, 105% at A0 50mm - 19.8° 35mm - 27.2° 24mm - 36.9°

D28507x35 / 35mm / 05/02/23 / 09:20

1 Undershaft

View 19

LVMF 10A.1: Tower Bridge: upstream

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28507x35 / 35mm / 05/02/23 / 09:20

Verified Views

1 Undershaft

View 21

Tower of London, the Inner Ward

Existing



View location



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28135 / 24mm / 03/04/23 / 14:00

Verified Views

1 Undershaft

View 21

Tower of London, the Inner Ward

Proposed



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28135 / 24mm / 03/04/23 / 14:00

1 Undershaft

View 21

Tower of London, the Inner Ward

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28135 / 24mm / 03/04/23 / 14:00

1 Undershaft

View 49

Leadenhall Street, junction with Fenchurch Street

Existing

View location



D27999 / 24mm / 03/04/23 / 12:08

1 Undershaft

View 49

Leadenhall Street, junction
with Fenchurch Street

Proposed



24mm - 26.6°

Image scaling factor = 16% at A3

24mm - 26.6°

D27999 / 24mm / 03/04/23 / 12:08

Verified Views

1 Undershaft

View 49

Leadenhall Street, junction
with Fenchurch Street

Cumulative

(Consented development at 100 Leadenhall
indicated in the foreground)



24mm - 26.6°

Image scaling factor = 16% at A3

24mm - 26.6°

D27999 / 24mm / 03/04/23 / 12:08

View 52

Lime Street, outside
the Willis Building

Existing

View location



24mm - 26.6°

Image scaling factor = 16% at A3

24mm - 26.6°

D28007 / 24mm / 03/04/23 / 12:49

1 Undershaft

View 52

Lime Street, outside
the Willis Building

Proposed



24mm - 26.6"

Image scaling factor = 16% at A3

24mm - 26.6"

D28007 / 24mm / 03/04/23 / 12:49

Verified Views

1 Undershaft

View 52

Lime Street, outside
the Willis Building

Cumulative



24mm - 26.6"

Image scaling factor = 16% at A3

24mm - 26.6"

D28007 / 24mm / 03/04/23 / 12:49

Verified Views

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Existing

View location



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Verified Views

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Proposed



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Verified Views

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Verified Views

1 Undershaft

View 57

Undershaft, north of the Leadenhall Building

Existing

View location



24mm - 36.9° 35mm - 27.2° 50mm - 19.8° Image scaling factor = 37% at A3, 105% at A0 50mm - 19.8° 35mm - 27.2° 24mm - 36.9°

D28646 / 24mm / 04/06/23 / 14:18

1 Undershaft

View 57

Undershaft, north of the
Leadenhall Building

Proposed



24mm - 36.9"

35mm - 27.2"

50mm - 19.8"

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8"

35mm - 27.2"

24mm - 36.9"

D28646 / 24mm / 04/06/23 / 14:18

1 Undershaft

View 57

Undershaft, north of the
Leadenhall Building

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28646 / 24mm / 04/06/23 / 14:18

Verified Views

1 Undershaft

View 59

St Helen's Church, western entrance

Existing



View location



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28003 / 24mm / 03/04/23 / 14:18

1 Undershaft

View 59
St Helen's Church, western entrance

Proposed



24mm - 36.9" 35mm - 27.2" 50mm - 19.8" Image scaling factor = 37% at A3, 105% at A0 50mm - 19.8" 35mm - 27.2" 24mm - 36.9"

D28003 / 24mm / 03/04/23 / 14:18

1 Undershaft

View 59

St Helen's Church, western entrance

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28003 / 24mm / 03/04/23 / 14:18

Verified Views

1 Undershaft

View 62

St Mary Axe, looking east along Undershaft

Existing



View location



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28828 / 24mm / 15/08/23 / 10:05

1 Undershaft

View 62

St Mary Axe, looking east
along Undershaft

Proposed



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

24mm - 36.9°

D28828 / 24mm / 15/08/23 / 10:05

1 Undershaft

View 62

St Mary Axe, looking east
along Undershaft

Cumulative



24mm - 36.9°

35mm - 27.2°

50mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50mm - 19.8°

35mm - 27.2°

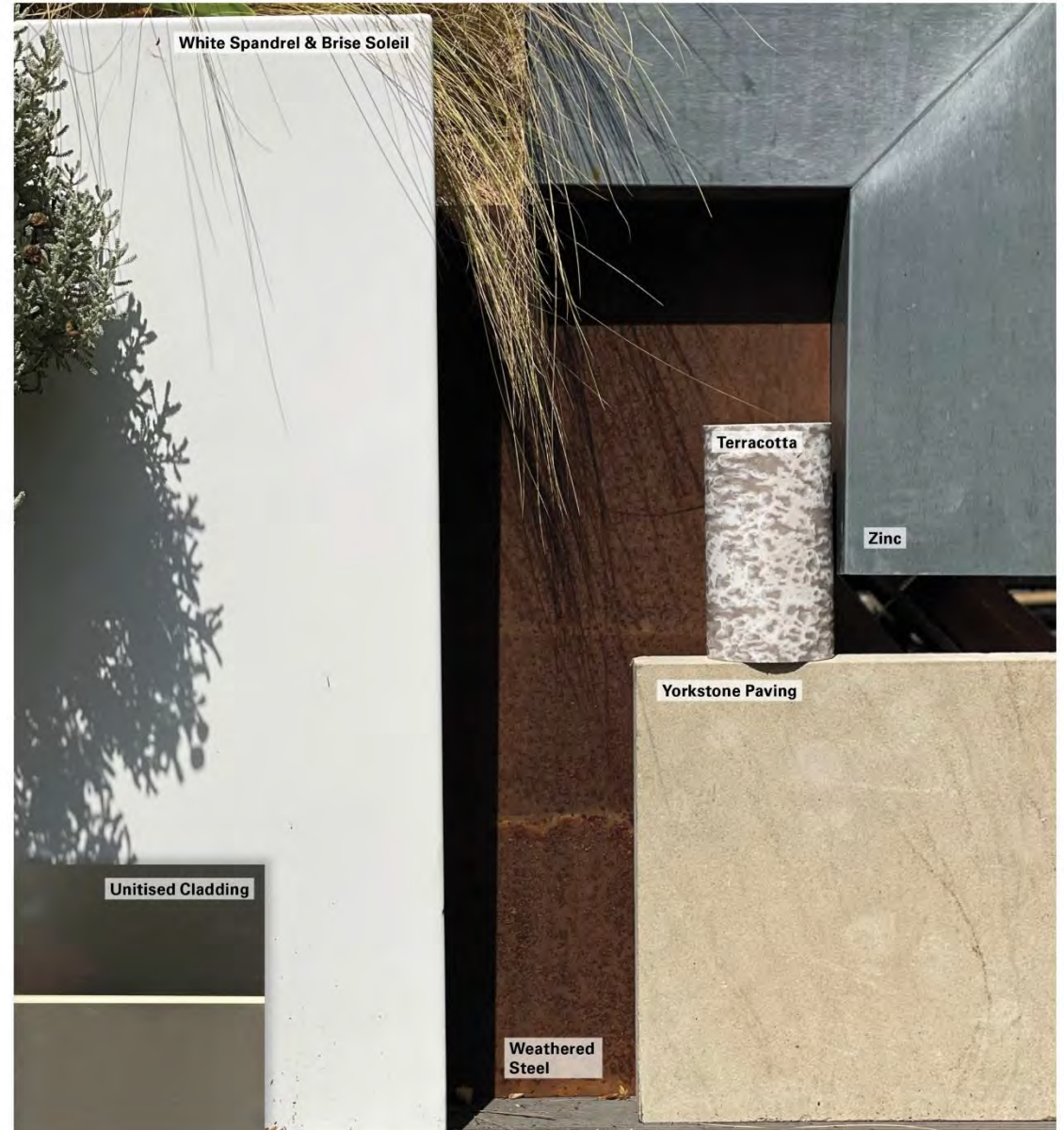
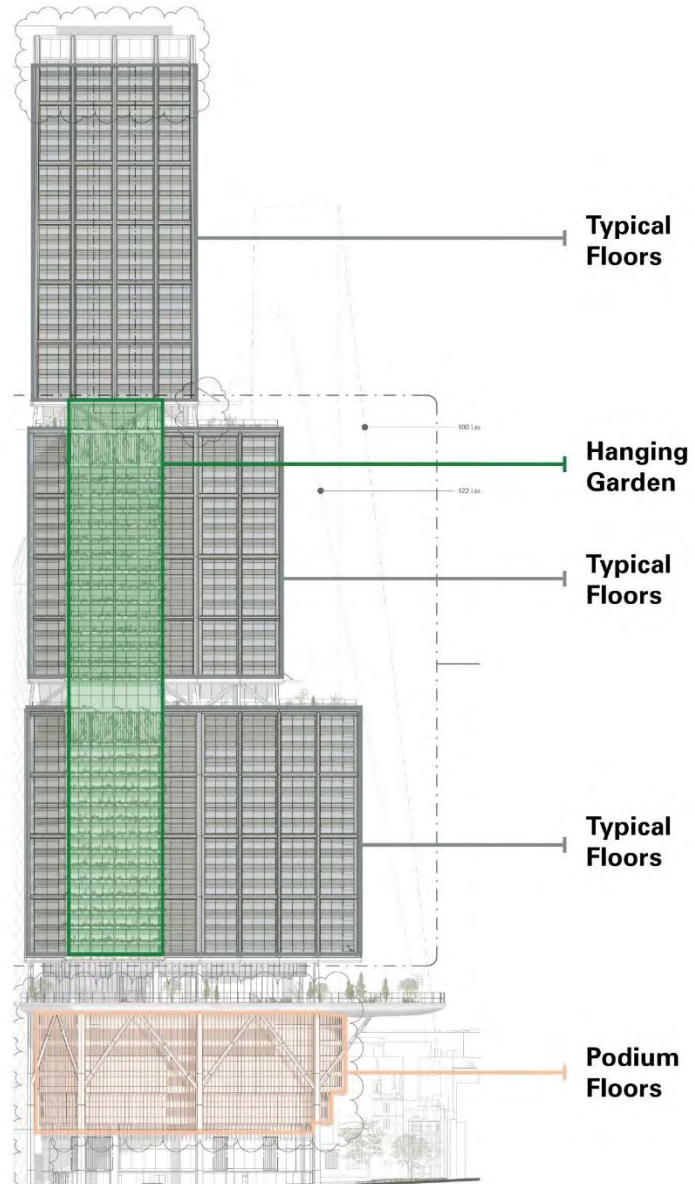
24mm - 36.9°

D28828 / 24mm / 15/08/23 / 10:05

Verified Views

Elevations and Materials

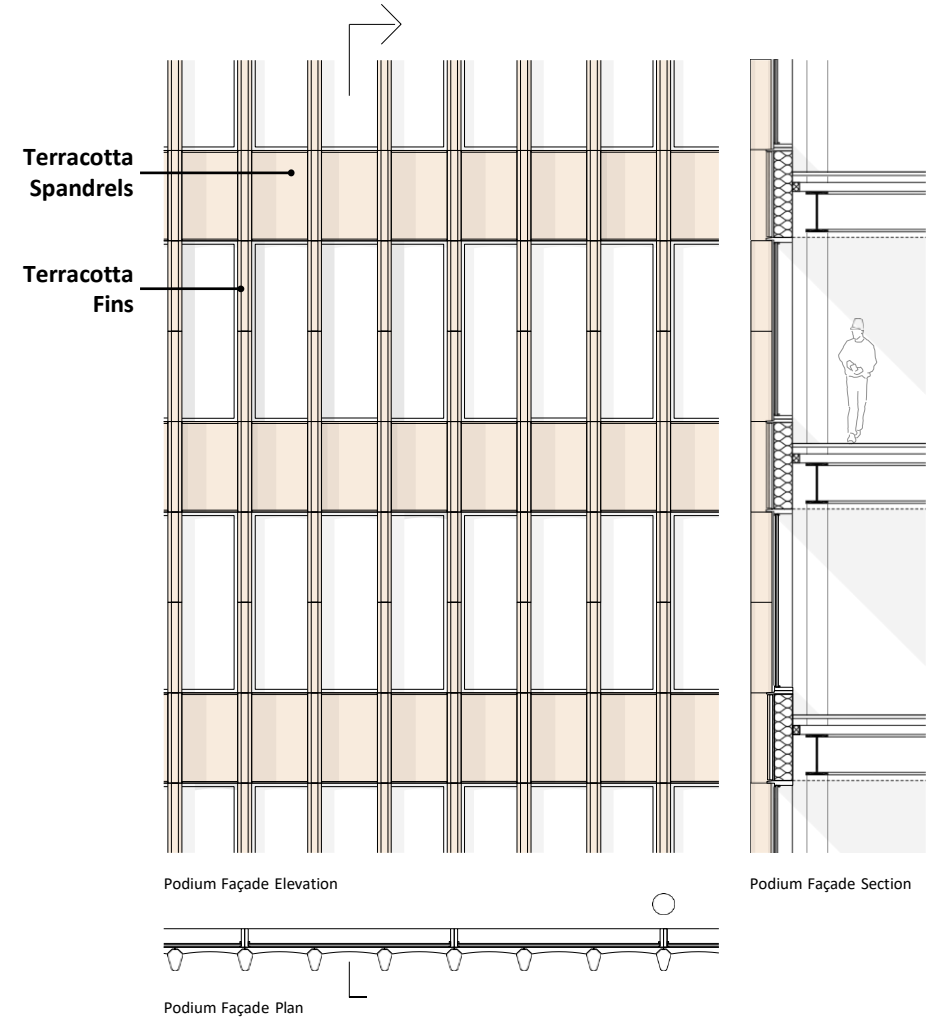
1 Undershaft



Façade Materials

1 Undershaft

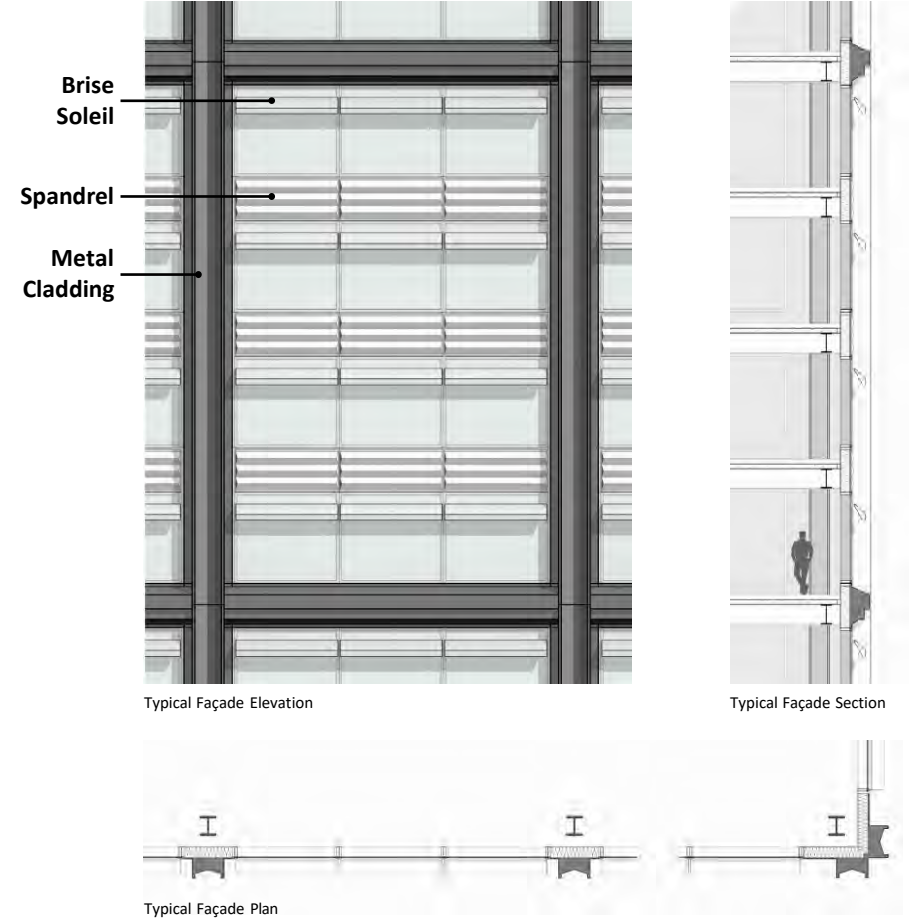
Podium Façade



Typical Podium Bay Detail

1 Undershaft

Typical Office Façade



Typical Office Bay Detail

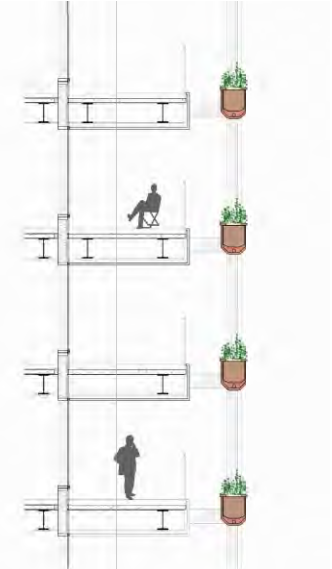
Hanging Garden Façade



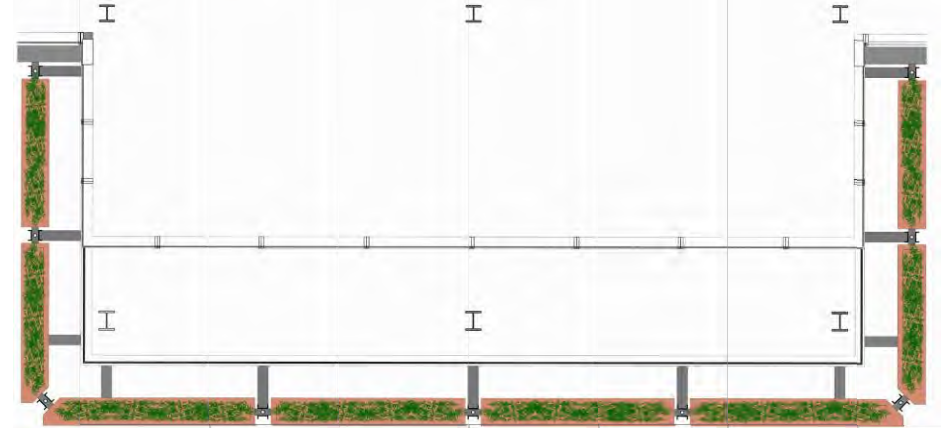
Hanging
Garden Planter



Zone 3 Hanging Garden Façade Elevation



Zone 3 Hanging Garden Façade Section



Zone 3 Hanging Garden Façade Plan

Typical Hanging Garden Bay Detail

1 Undershaft



As Addendum

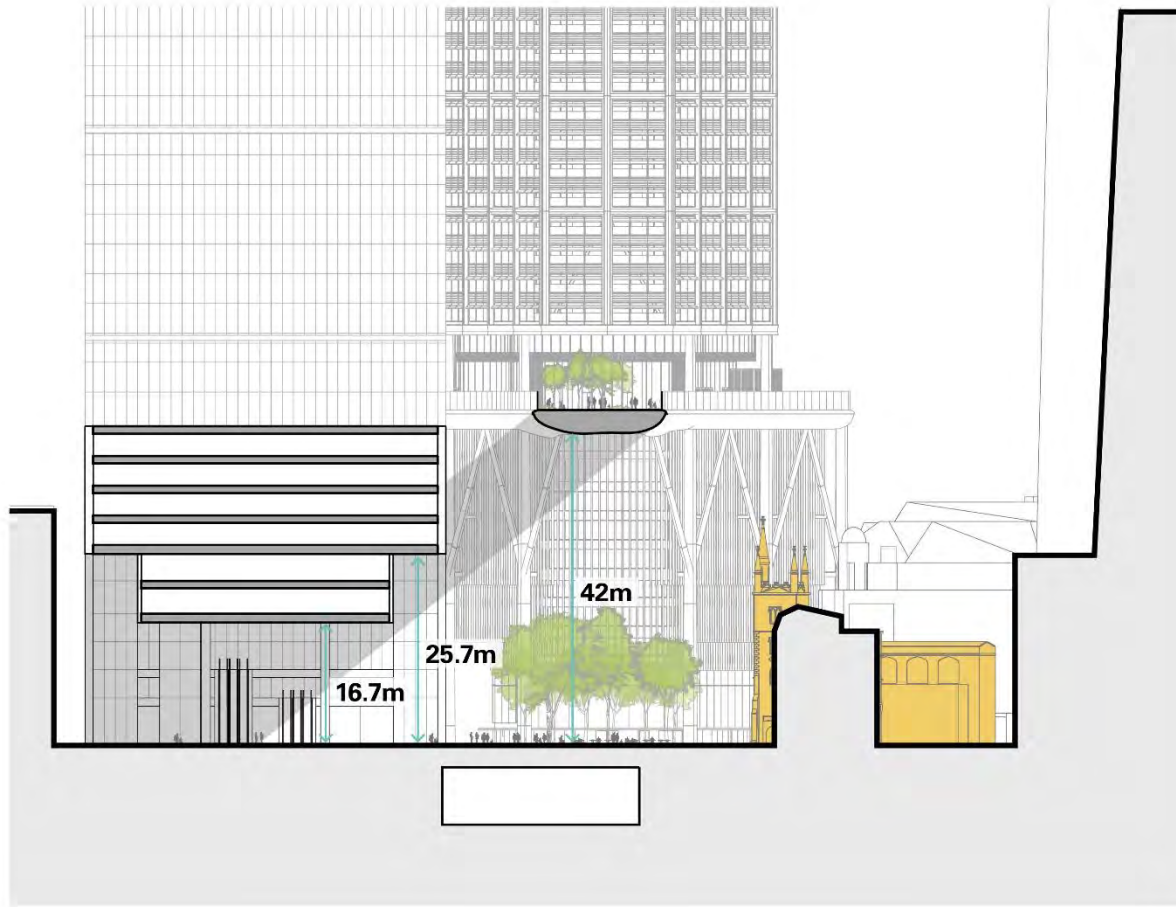
View Showing Typical Façade Types

Extract from Daylight/Sunlight/Overshadowing

1 Undershaft

Daylight/Sunlight

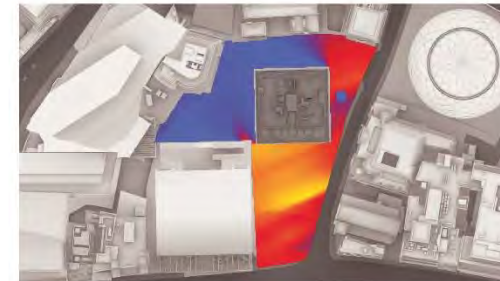
GIA have assessed the daylight/sunlight within the public spaces:



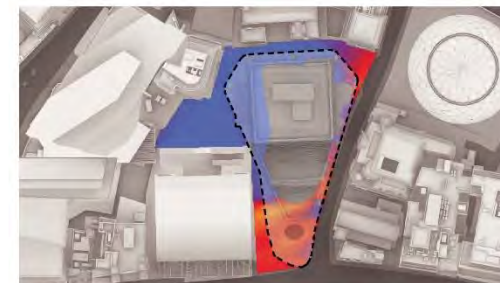
Podium - Proposed



Podium - Cumulative



Public Realm - Existing



Public Realm - Proposed

Surrounding Daylight - Sunlight Changes

1 Undershaft

Baseline Existing Condition

BASELINE SCENARIO



21st March
(SPRING EQUINOX)

London

Latitude: 51.4

Longitude: 0.0

Sunrise: 06:02 GMT

Sunset: 18:14 GMT

total available Sunlight:
12hrs 12mins



Surrounding Daylight – Sunlight Changes

1 Undershaft

PROPOSED SCENARIO
Sun hOuRS On gROund - BRE tEst



21st March
(SPRING EQUINOX)

lOnDon

Latitude: 51.4

Longitude: 0.0

Sunrise: 06:02 GMT

Sunset: 18:14 GMT

total available Sunlight:
12hrs 12mins



Surrounding Daylight – Sunlight Changes

1 Undershaft

CUMULATIVE SCENARIO
Sun hOuRS On gROund - BRE tEst



21st March
(SPRING EQUINOX)

lOnDOn

Latitude: 51.4

Longitude: 0.0

Sunrise: 06:02 GMT

Sunset: 18:14 GMT

total available Sunlight:
12hrs 12mins



Surrounding Daylight – Sunlight Changes

1 Undershaft

GIA Sun Hours on Ground Summary Table

| AREA | % Area seeing 2+ hrs of sunlight on 21st March | | | | | |
|------|--|------------------------|-----------------|------------------|------------------|-----------------|
| | Name | Existing Baseline (EB) | Proposed (PROP) | EB v PROP % LOSS | Cumulative (CUM) | EB v CUM % LOSS |
| 1 | 99 Bishop Gate | 15 | 2 | 87% | 0 | 100% |
| 2 | St. Bolough Gardens | 0 | 0 | 0% | 0 | 0% |
| 3 | Jubilee Gardens | 0 | 0 | 0% | 0 | 0% |
| 4 | Devonshire Square 1 | 67 | 65 | 3% | 43 | 36% |
| 5 | Devonshire Square 2 | 56 | 56 | 0% | 0 | 100% |
| 6 | Cutler's Gardens Estates | 100 | 100 | 0% | 0 | 100% |
| 7 | Royal Fusiliers 1 | 32 | 32 | 0% | 12 | 63% |
| 8 | Royal Fusiliers 2 | 55 | 55 | 0% | 52 | 5% |
| 9 | Devonshire Square 3 | 2 | 2 | 0% | 2 | 0% |
| 10 | Royal Exchange 1 | 94 | 94 | 0% | 94 | 0% |
| 11 | Royal Exchange 2 | 39 | 39 | 0% | 39 | 0% |
| 12 | Royal Exchange 3 | 6 | 6 | 0% | 6 | 0% |
| 13 | City of London Club | 11 | 11 | 0% | 11 | 0% |
| 14 | St. Helen Churchyard 1 | 0 | 0 | 0% | 0 | 0% |
| 15 | St. Helen Churchyard 2 | 0 | 0 | 0% | 0 | 0% |
| 16 | St. Andrews Church | 0 | 0 | 0% | 0 | 0% |
| 17 | 30 St. Mary Axe | 4 | 4 | 0% | 3 | 25% |
| 18 | 11-12 Bury Street | 75 | 75 | 0% | 67 | 11% |
| 19 | Bevis Marks Synagogue | 0 | 0 | 0% | 0 | 0% |
| 20 | 19 Bevis Marks | 99 | 99 | 0% | 92 | 7% |
| 21 | Creechurch Courtyard | 0 | 0 | 0% | 0 | 0% |
| 22 | 1 Creechurch | 88 | 88 | 0% | 88 | 0% |
| 23 | Mitre Sq. Gardens | 78 | 78 | 0% | 78 | 0% |
| 24 | Aldgate School 1 | 35 | 35 | 0% | 35 | 0% |
| 25 | Aldgate School 2 | 95 | 95 | 0% | 95 | 0% |
| 26 | Aldgate Memorial | 57 | 57 | 0% | 57 | 0% |
| 27 | Aldgate Square | 94 | 94 | 0% | 94 | 0% |



1 Undershaft

Baseline Existing Condition

21st March
(SPRING EQUINOX)

London

Latitude: 51.4

Longitude: 0.0

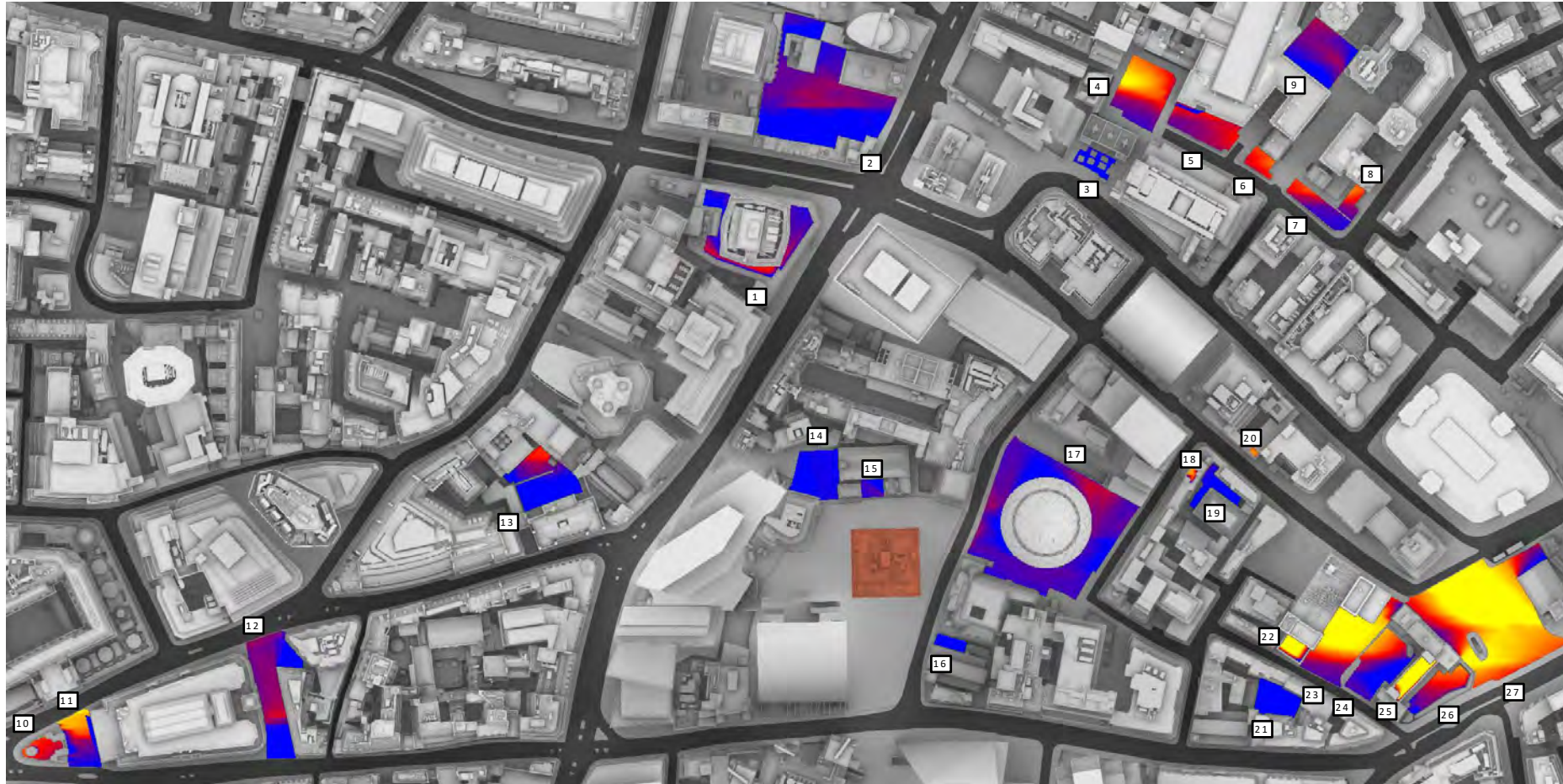
Sunrise: 06:02 GMT

Sunset: 18:14 GMT

total available Sunlight:
12hrs 12mins

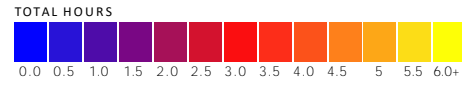
BASELINE SCENARIO
Sun EXPOSURE - 21st March

TOTAL HOURS



1 Undershaft

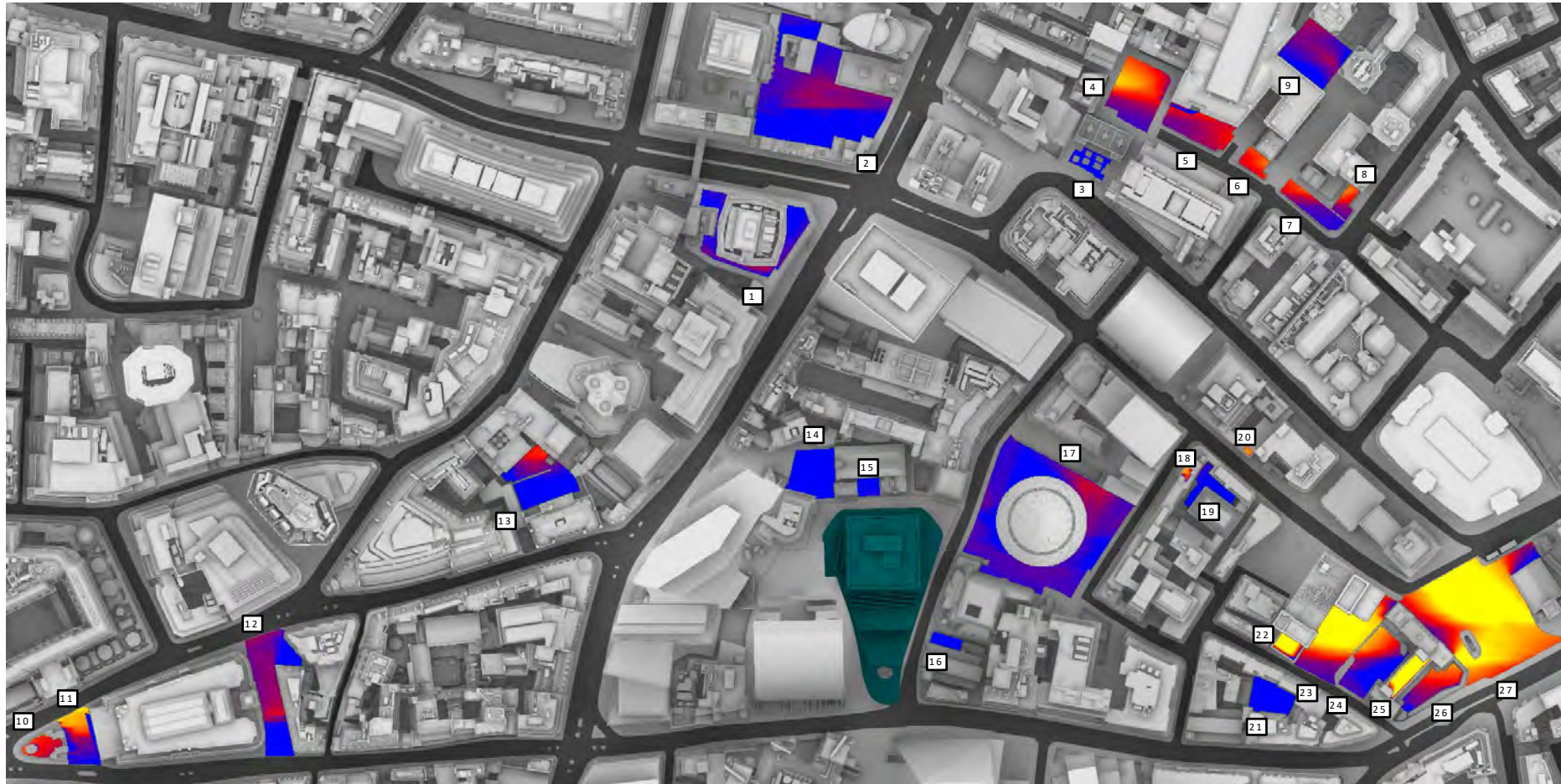
PROPOSED SCENARIO
Sun EXPOSURE - 21st MaRCh



21st March
(SPRING EQUINOX)

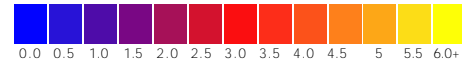
London
Latitude: 51.4
Longitude: 0.0
Sunrise: 06:02 GMT
Sunset: 18:14 GMT

total available Sunlight:
12hrs 12mins



1 Undershaft

CUMULATIVE SCENARIO
Sun EXPOSURE - 21st MaRCh
TOTAL HOURS



21st March
(SPRING EQUINOX)

London
Latitude: 51.4
Longitude: 0.0
Sunrise: 06:02 GMT
Sunset: 18:14 GMT

total available Sunlight:
12hrs 12mins



1 Undershaft

Baseline Existing Condition

21st June
(SUMMER SOLSTICE)

London

Latitude: 51.4

Longitude: 0.0

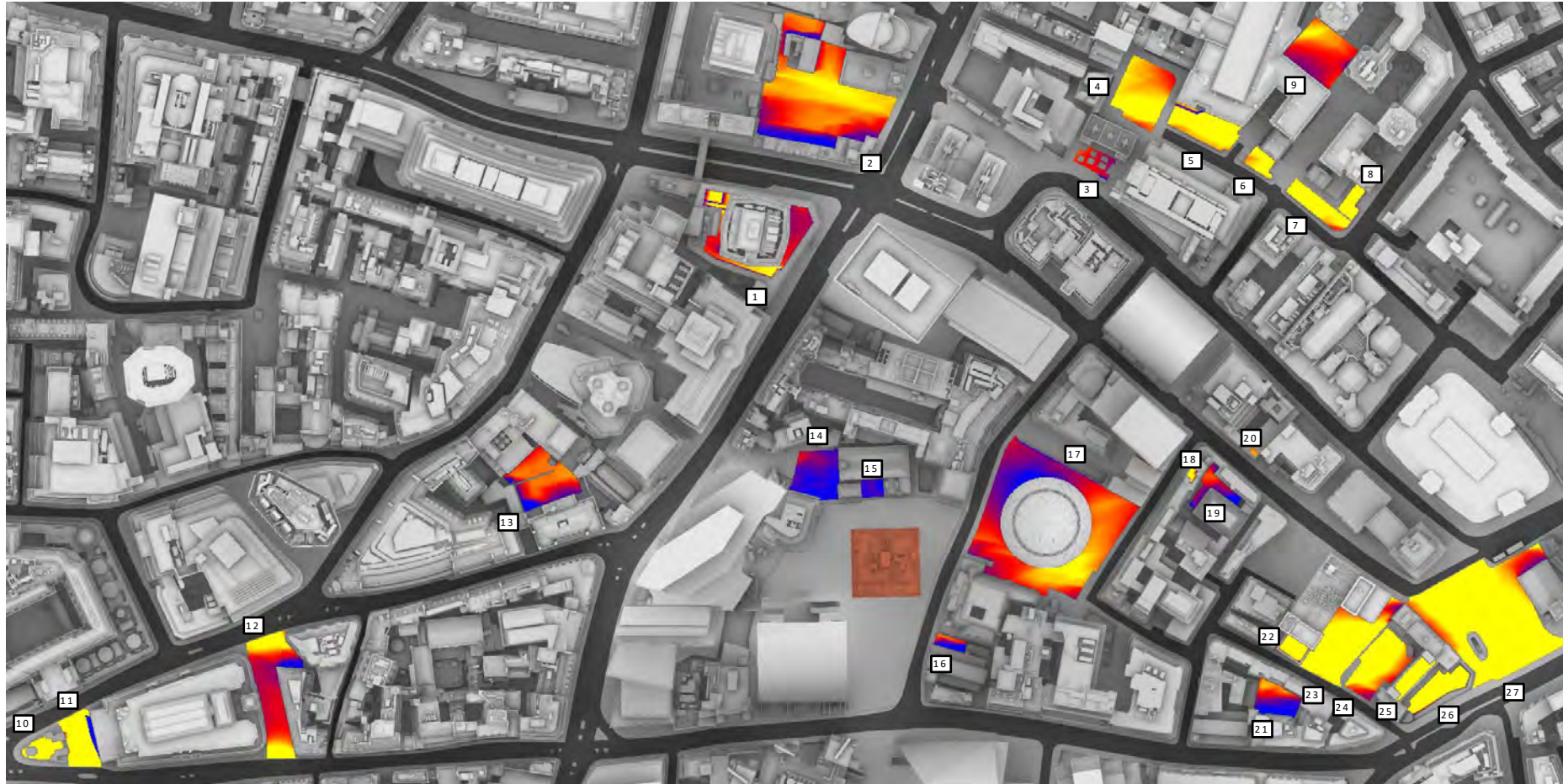
Sunrise: 04:43 GMT

Sunset: 21:21 GMT

total available Sunlight:
16hrs 38mins

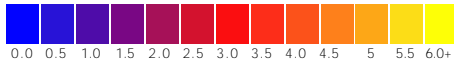
BASELINE SCENARIO
Sun EXPOSURE - 21st June

TOTAL HOURS



1 Undershaft

PROPOSED SCENARIO
Sun EXPOSURE - 21st June
TOTAL HOURS

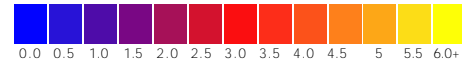


21st June
(SUMMER SOLSTICE)
London
Latitude: 51.4
Longitude: 0.0
Sunrise: 04:43 GMT
Sunset: 21:21 GMT
total available Sunlight:
16hrs 38mins



1 Undershaft

PROPOSED SCENARIO
Sun EXPOSURE - 21st June
TOTAL HOURS



21st June
(SUMMER SOLSTICE)
London
Latitude: 51.4
Longitude: 0.0
Sunrise: 04:43 GMT
Sunset: 21:21 GMT
total available Sunlight:
16hrs 38mins



Energy and Sustainability

Sustainable Design

Sustainability sits at the core of our design and we are committed to maximising the quality and sustainability credentials of the building. Our proposals will exceed industry standards for sustainability and quality, targeting high ratings in internationally recognised certifications such as BREEAM, NABERS and WELL ratings to create a building that is fit for the future.*

We will deliver an all-electric building with high energy efficiency to minimise operational carbon, while considering embodied and whole life carbon as metrics to inform decision making, in line with City of London and Greater London Authority guidance.

Targeting



BREEAM Outstanding



WELL Platinum



NABERS UK
5 - 5.5 star

Prioritising Decarbonisation

We are focused on reducing embodied and whole life carbon throughout design, including an innovative and efficient structural design, an energy-efficient façade that has an extended life span, combined with an all electric and highly efficient heating, cooling and lighting technologies that minimise the operational carbon of the overall development.

Resource Use and Natural Capital

Our design principles prioritise responsible resource management and the preservation of natural capital. We strive to minimise waste, use sustainable materials, and integrate nature-based solutions to enhance biodiversity and the surrounding ecosystems.

Circular Economy








The development will divert a minimum of 95% construction waste away from landfill.

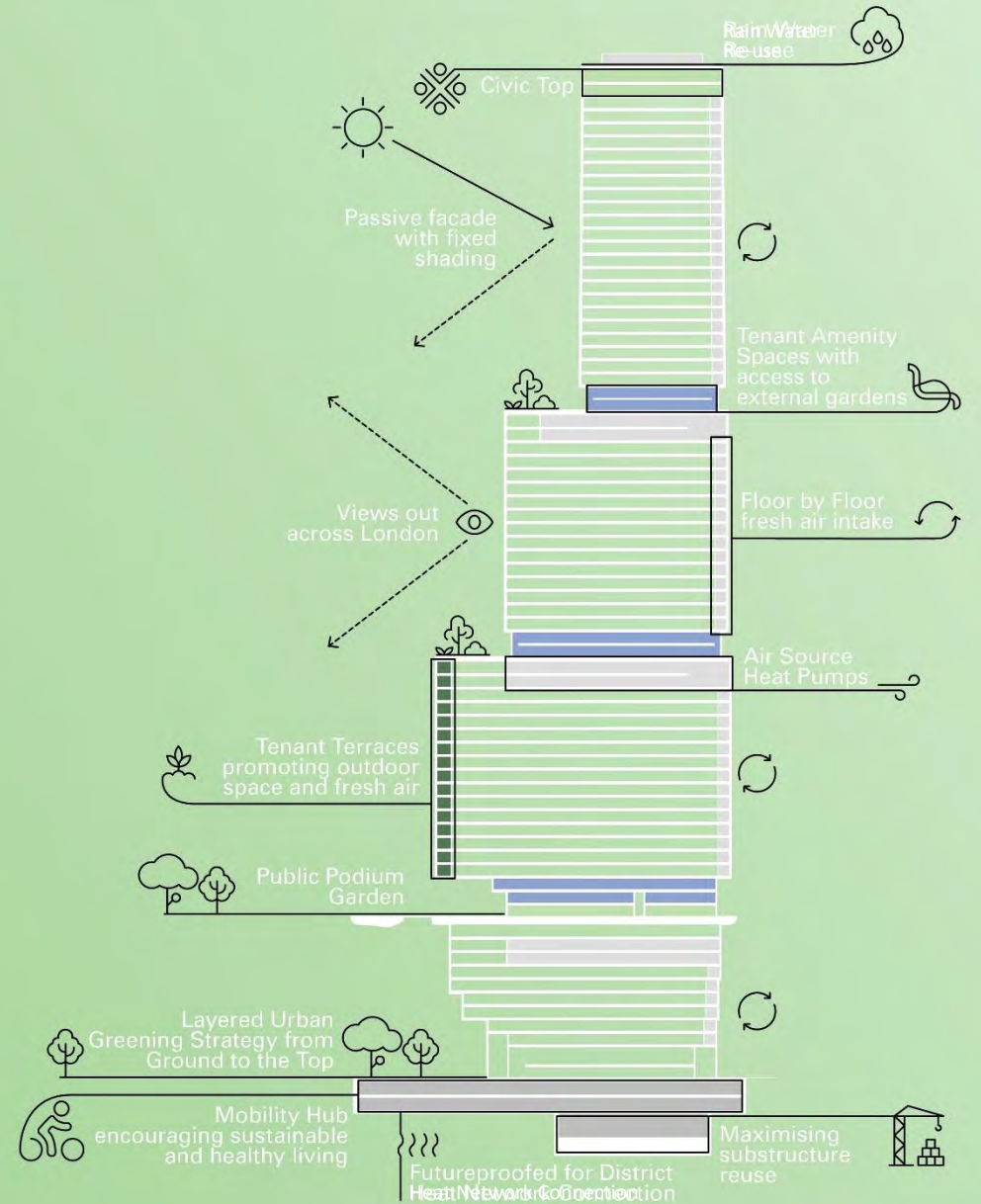
Maximising Reuse of Existing Foundations and Basement

The proposed design incorporates the partial reuse of the existing ground floor, basement, and foundation structures to reduce material demand, waste, and excavation required for the substructure elements.

Sustainable Design

We have designed a highly efficient façade system comprising long life, low maintenance components and passive shading measures, that in combination with optimised solid-to-glass ratios ensure improved thermal, solar and daylight performance, resulting in reduced operational energy demands.

-  **All Electric Building**
-  **Optimised Plant Strategy**
-  **Optimised Facade Design**
-  **Optimised Natural Light**
-  **Increased Urban Greening**
-  **Rain and Grey Water Re-use**
-  **Mobility Hub**



CGIs (DBOX)

1 Undershaft



CGI

1 Undershaft



CGI

1 Undershaft



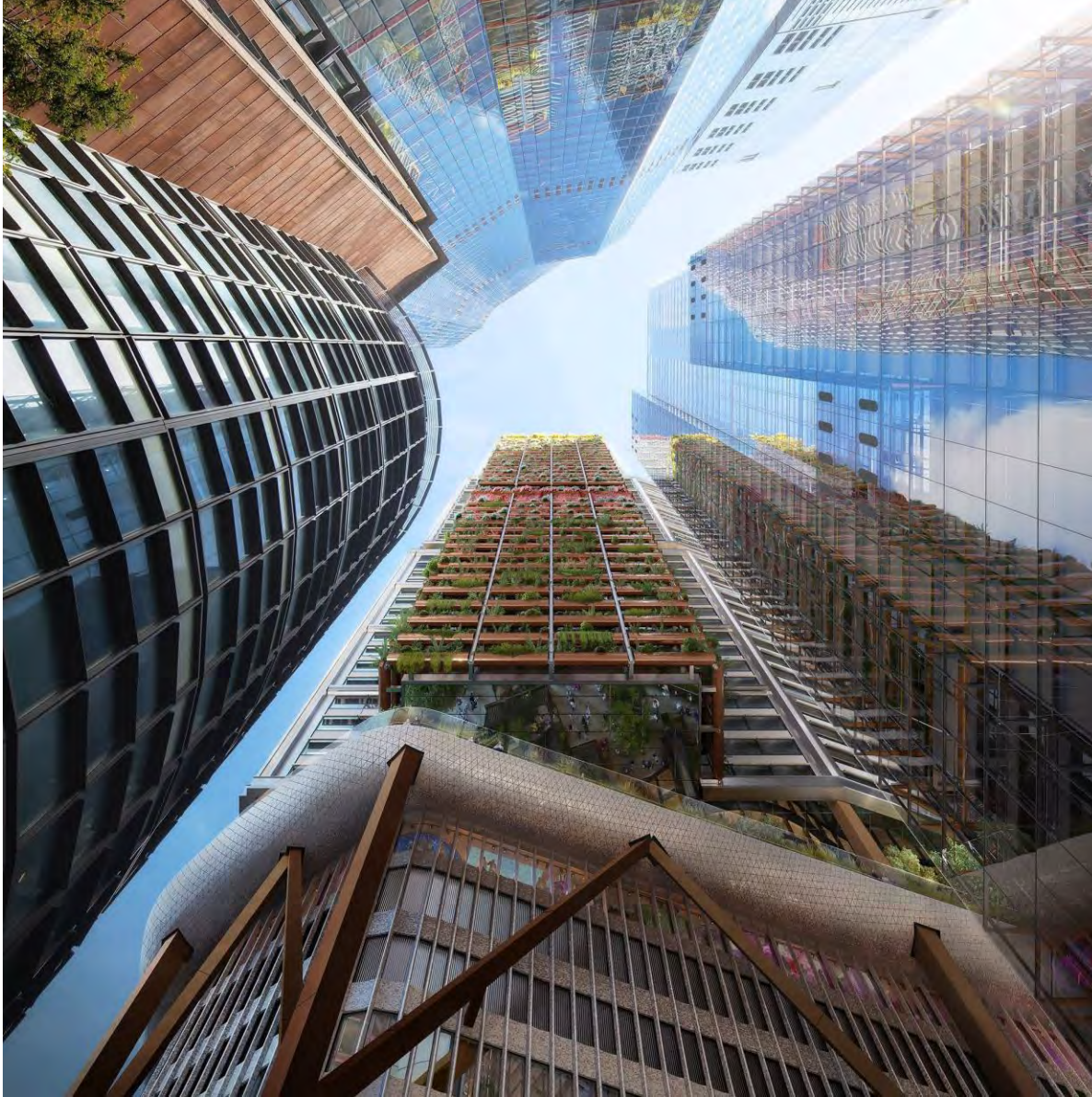
CGI

1 Undershaft



CGI

1 Undershaft



CGI

1 Undershaft



CGI

1 Undershaft



CGI



Next Planning & Transportation Committee

Insert committee date

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