



# Planning Applications Sub-Committee

## PRESENTATION PACK

**Date:** FRIDAY, 6 DECEMBER 2024

**Time:** 9.00 am

**Venue:** LIVERY HALL - GUILDHALL

4. **60 GRACECHURCH STREET**

Report of the Planning & Development Director.

**For Decision**  
(Pages 3 - 122)

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**60 Gracechurch Street**  
**Planning Applications Sub-Committee**  
6<sup>th</sup> December 2024



# Site Location

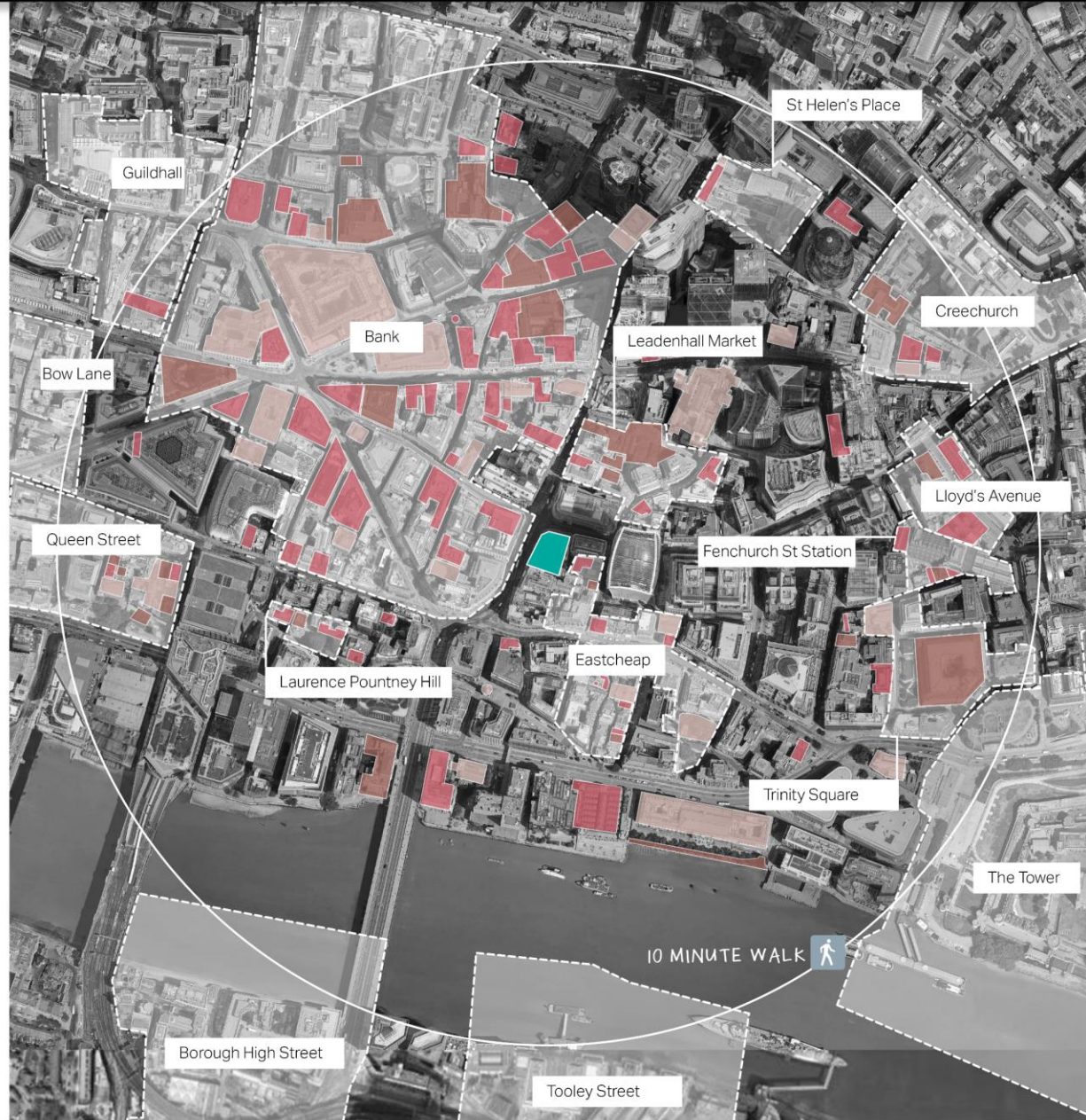


- 1 Bank Conservation Area
- 2 Leadenhall Market Conservation Area
- 3 Eastcheap Conservation Area
- 4 St Helen's Place Conservation Area
- 5 Guildhall Conservation Area
- 6 Queen Street Conservation Area
- 7 Lloyd's Avenue Conservation Area
- 8 Fenchurch Street Station Conservation Area
- 9 Trinity Square Conservation Area
- 10 Laurence Poutney Hill Conservation Area
- 11 The Tower Conservation Area
- 12 Tooley Street Conservation Area
- 13 Borough High Street Conservation Area
- 14 Creechurch Conservation Area

## Conservation Areas



# Site Location



- Grade I listed building
- Grade II\* listed building
- Grade II listed building
- 60 Gracechurch Street

## Listed Buildings



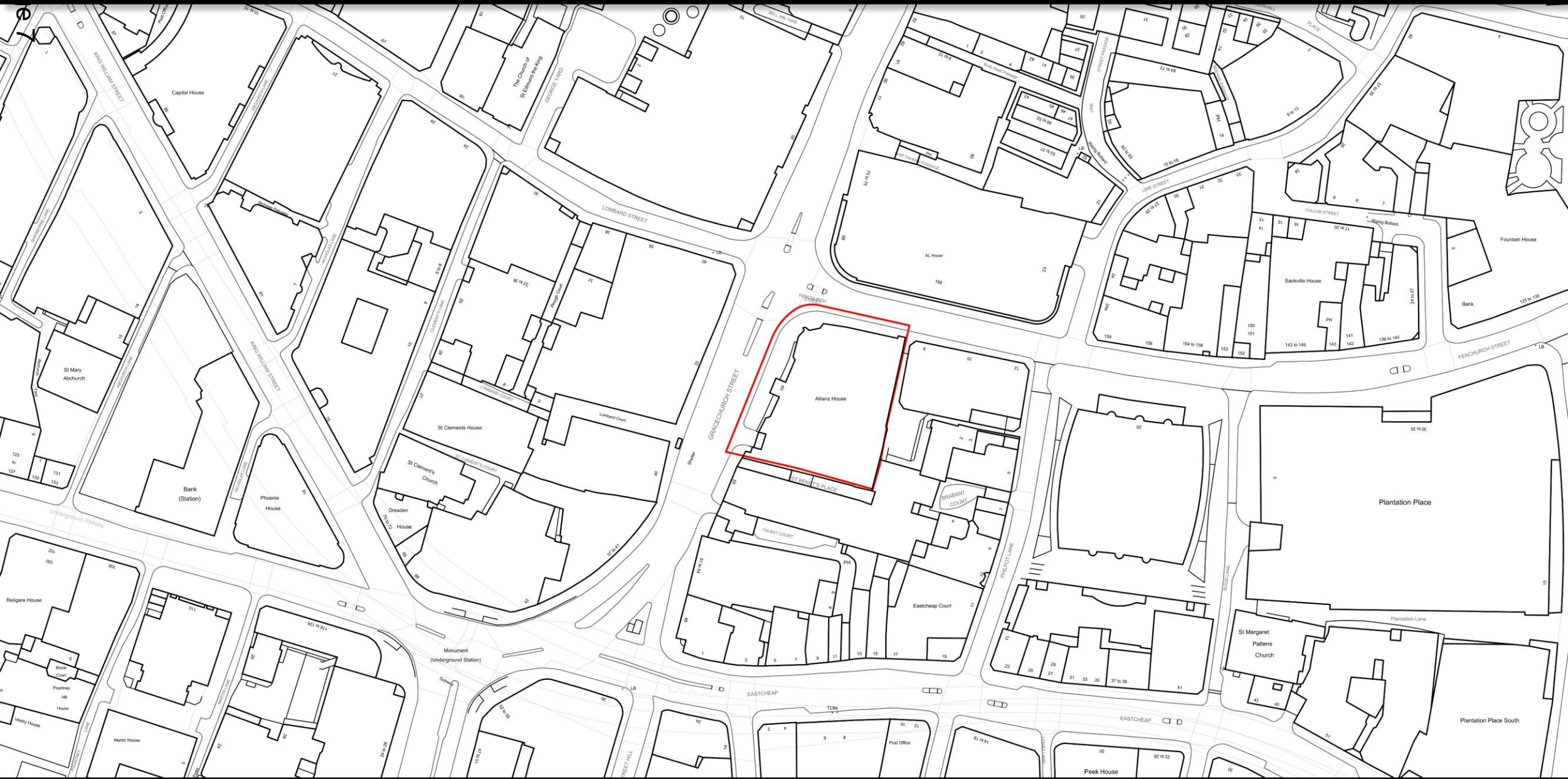
# Site Location



Aerial View



# Site Location



# Site Plan



# 60 Gracechurch Street

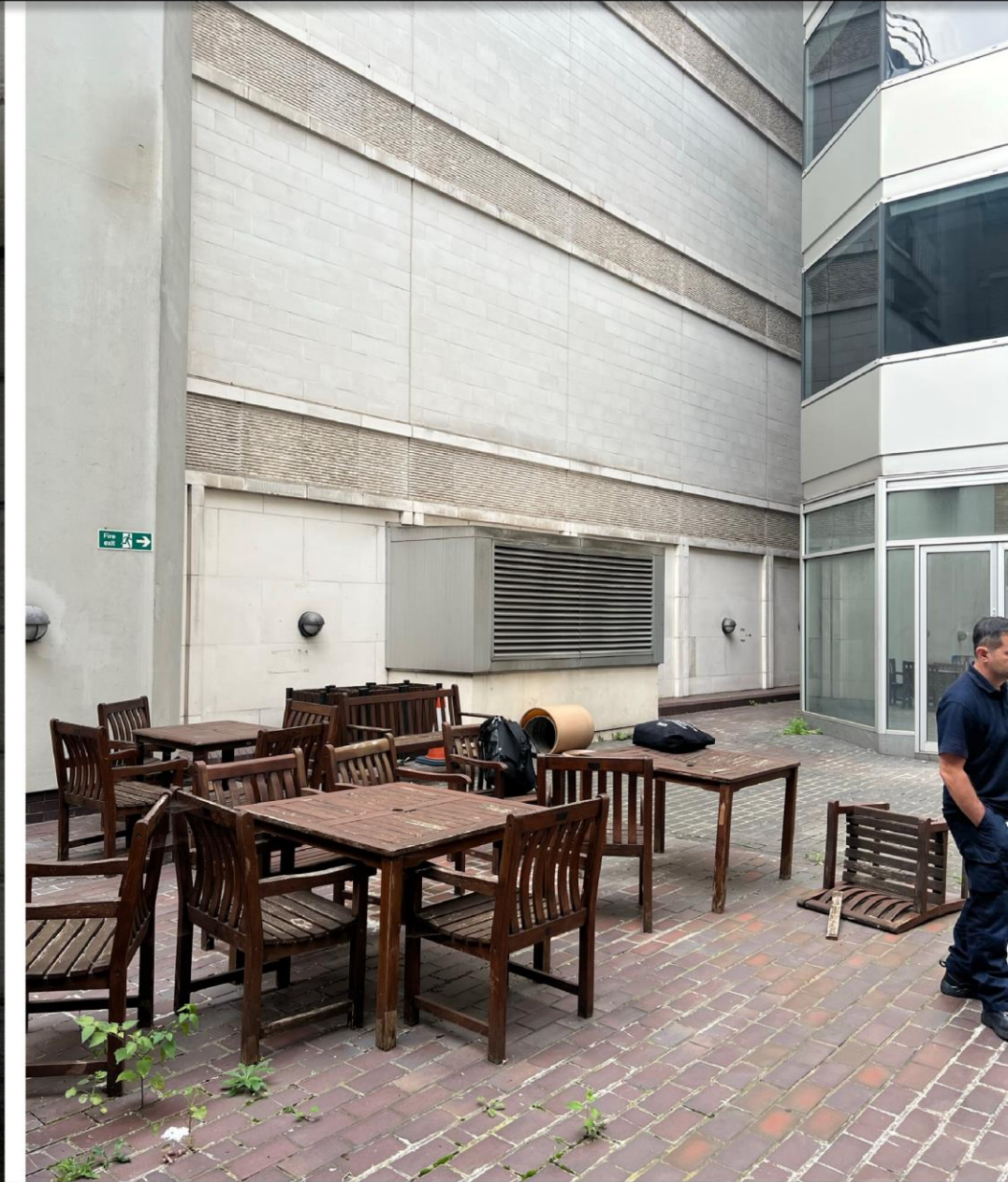
8  
8



Existing Photographs



# 60 Gracechurch Street



Existing Photographs\_St Benet's Place & Courtyard



# 60 Gracechurch Street

e 10  
Existing



Proposed



Gracechurch Street, Looking South



# 60 Gracechurch Street

Existing



Proposed



Gracechurch Street Junction, Looking South



# 60 Gracechurch Street

e 12  
Existing



Proposed



Fenchurch Street, Looking West



# 60 Gracechurch Street

e 13  
Existing



Proposed



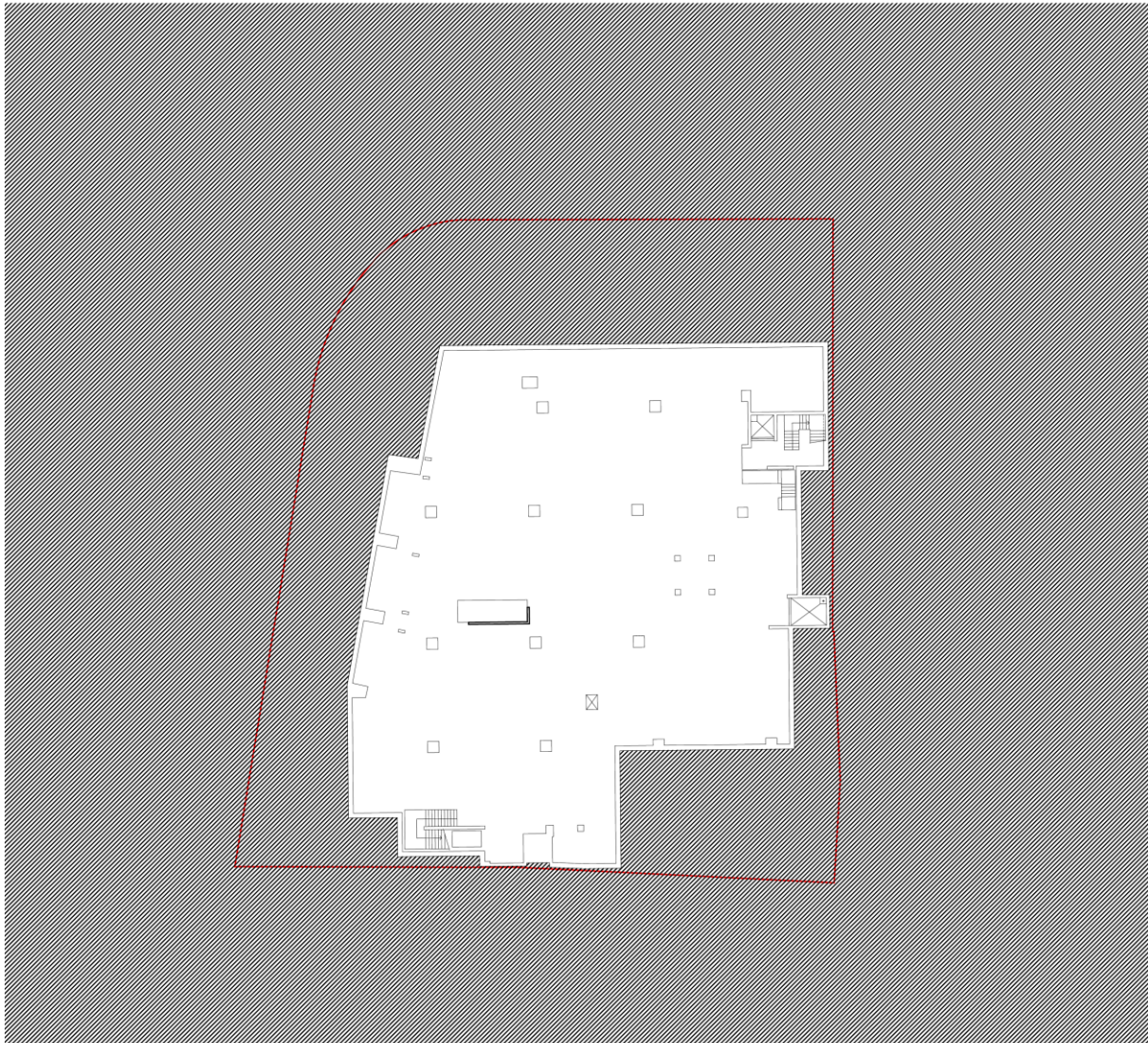
Gracechurch Street, Looking North



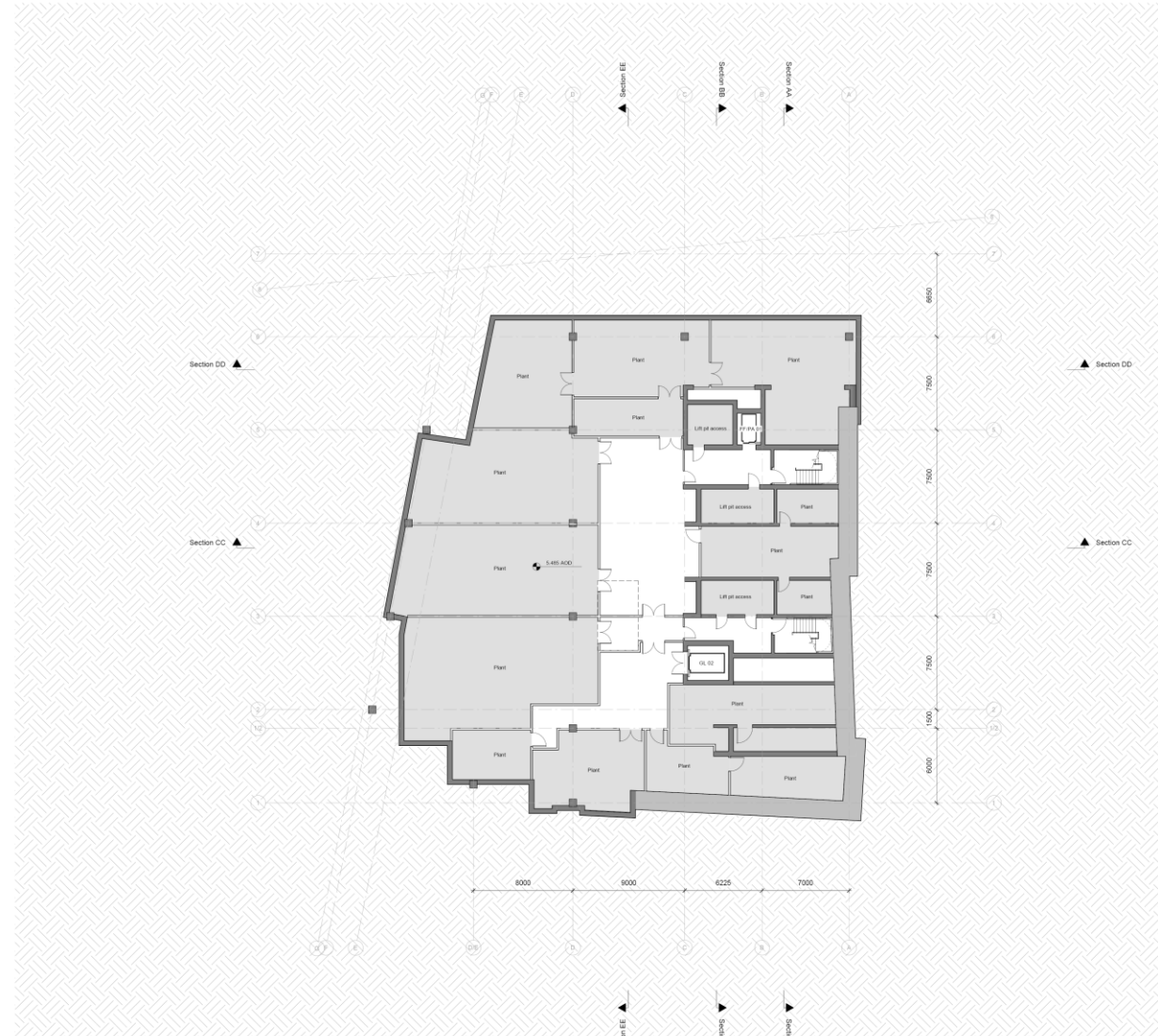
# 60 Gracechurch Street

e 14

Existing GA Plan



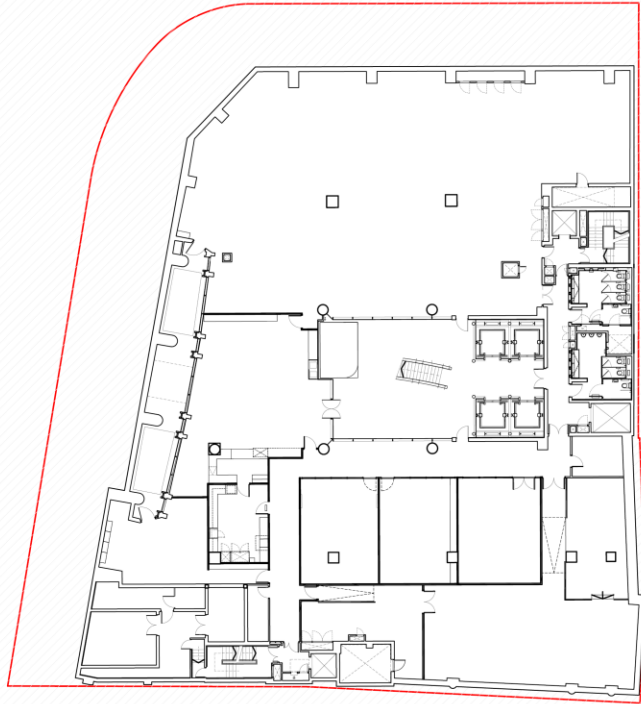
Proposed GA Plan



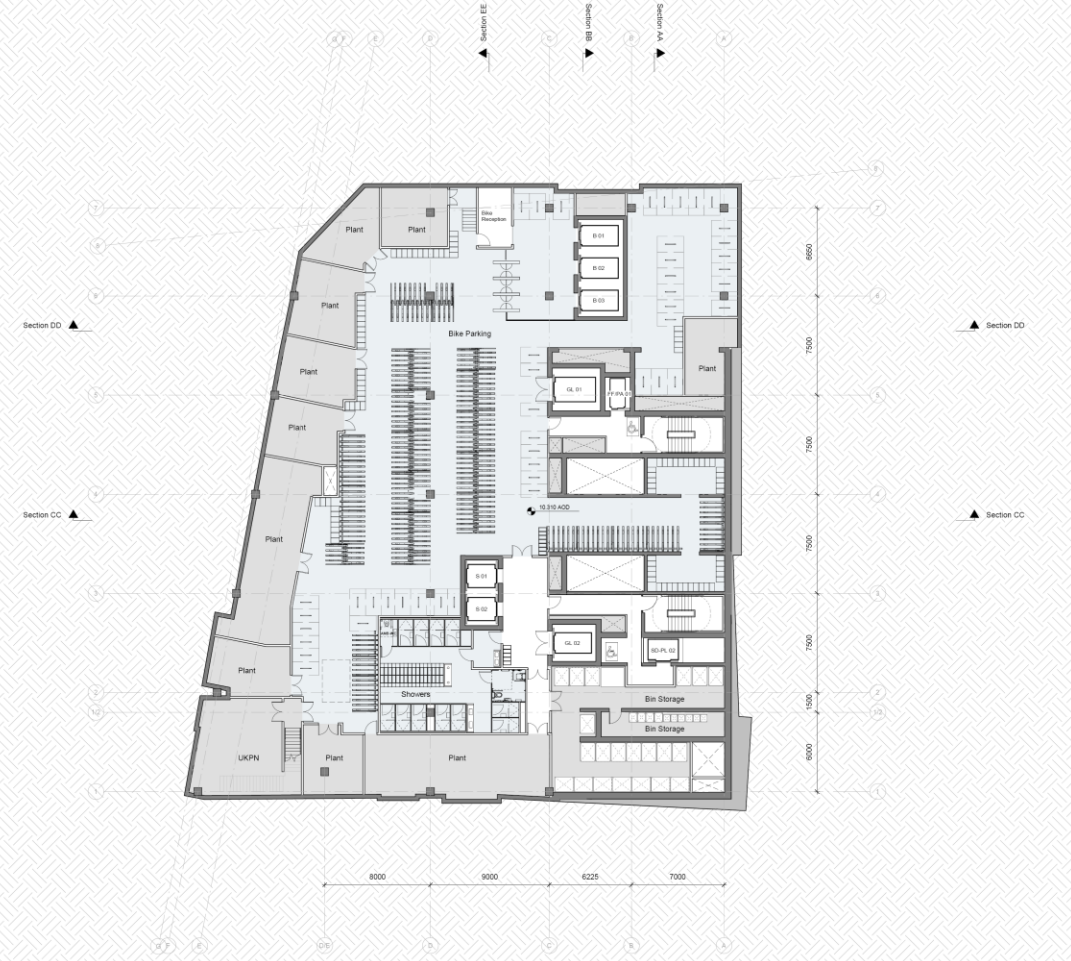


# 60 Gracechurch Street

e 15  
Existing GA Plan



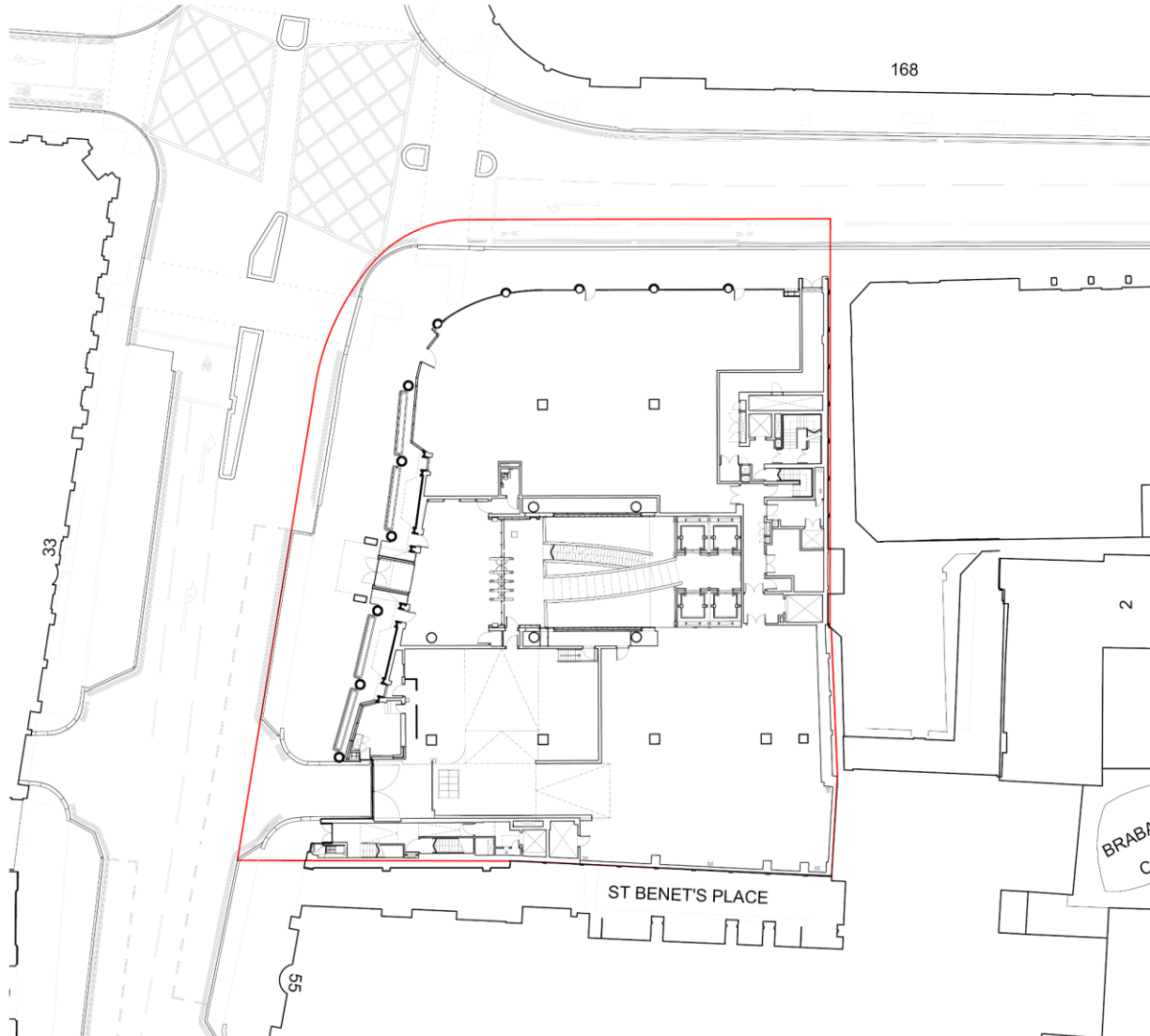
Proposed GA Plan



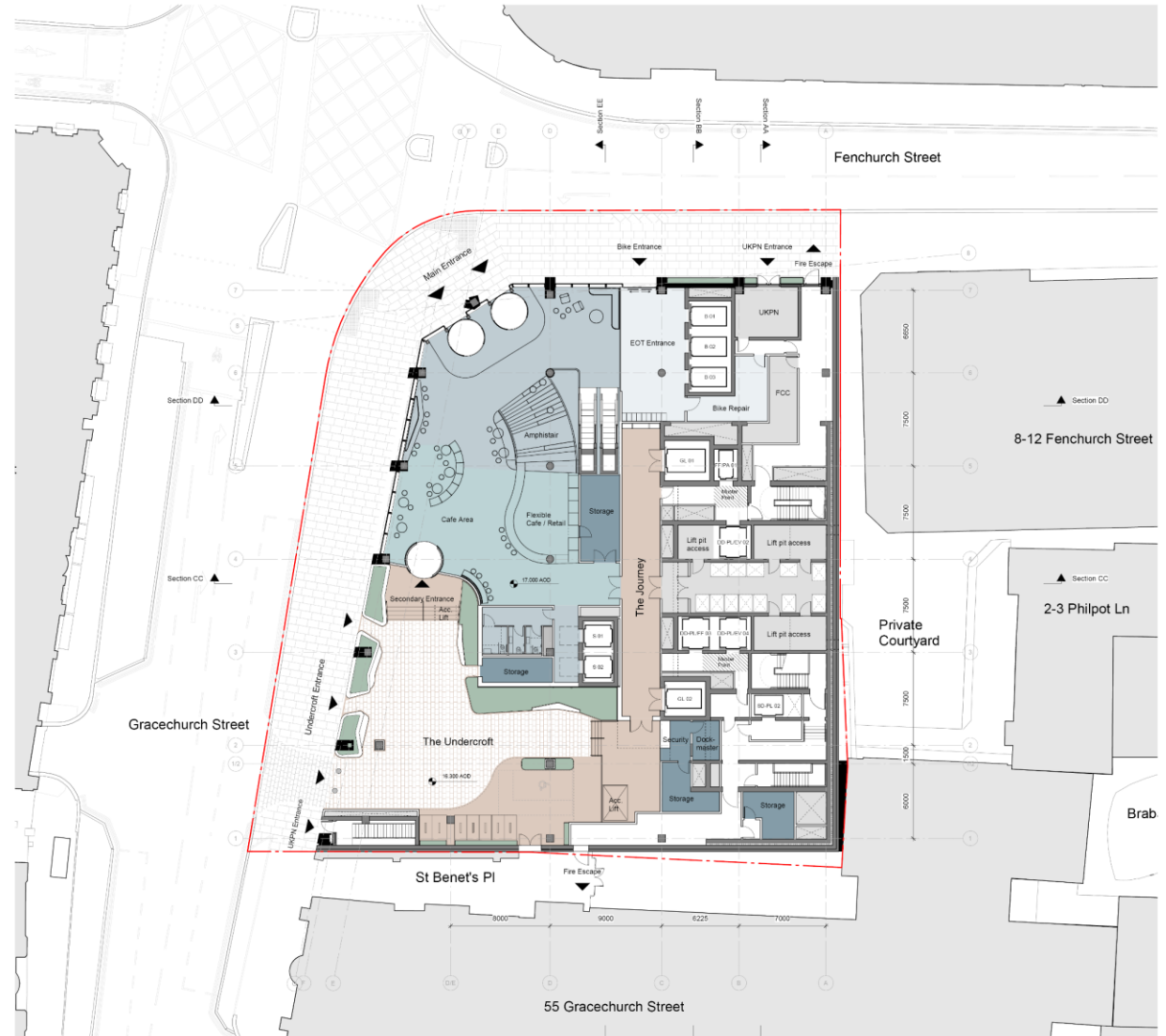
Basement 1

# 60 Gracechurch Street

e 16  
Existing GA Plan



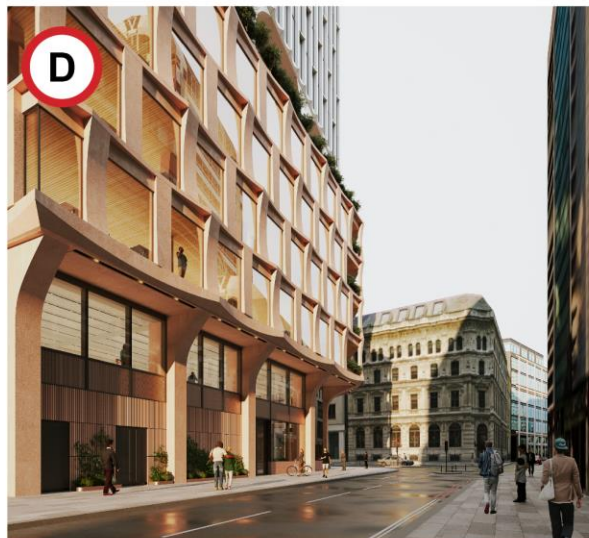
Proposed GA Plan



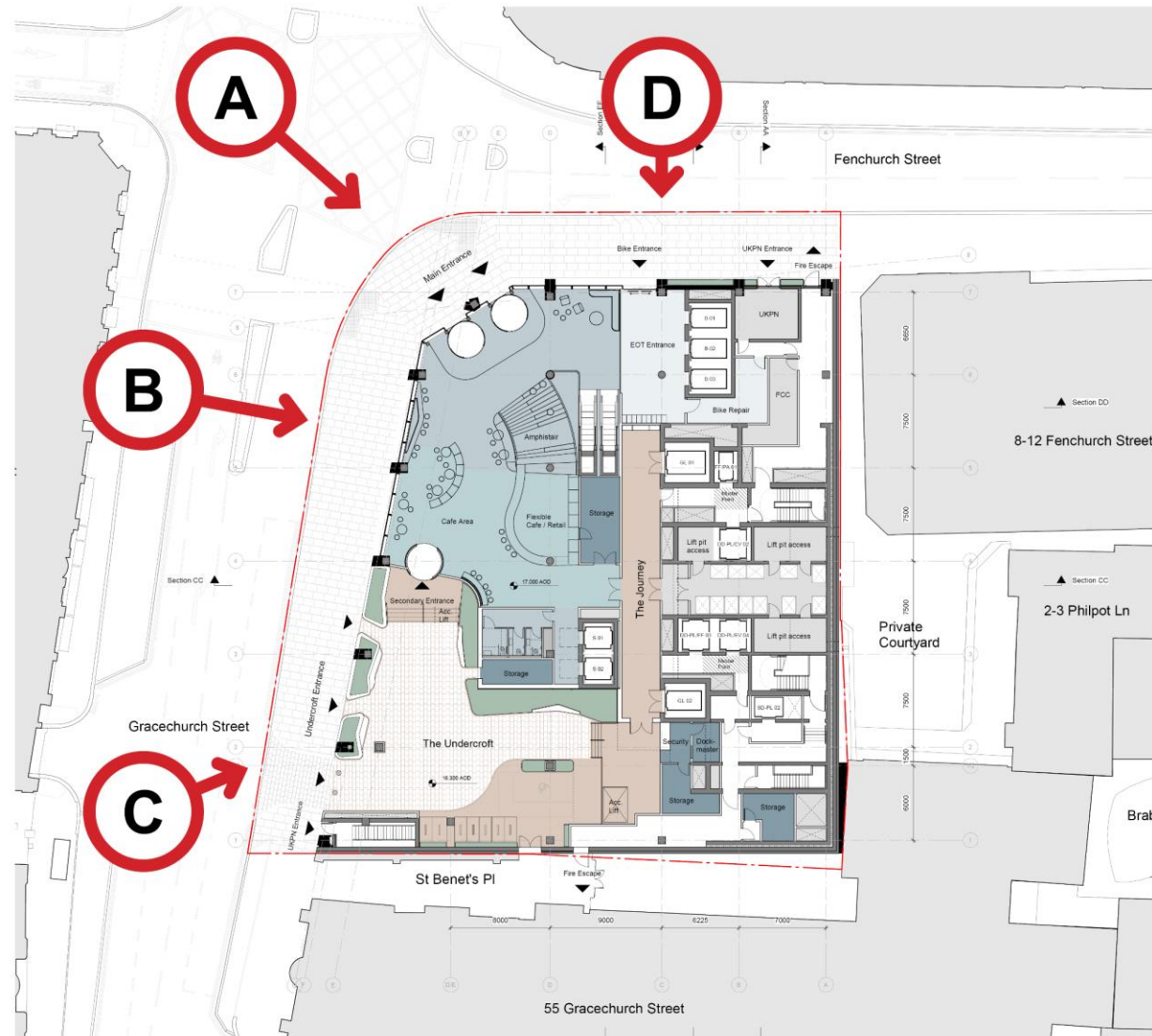
Ground Floor



# 60 Gracechurch Street

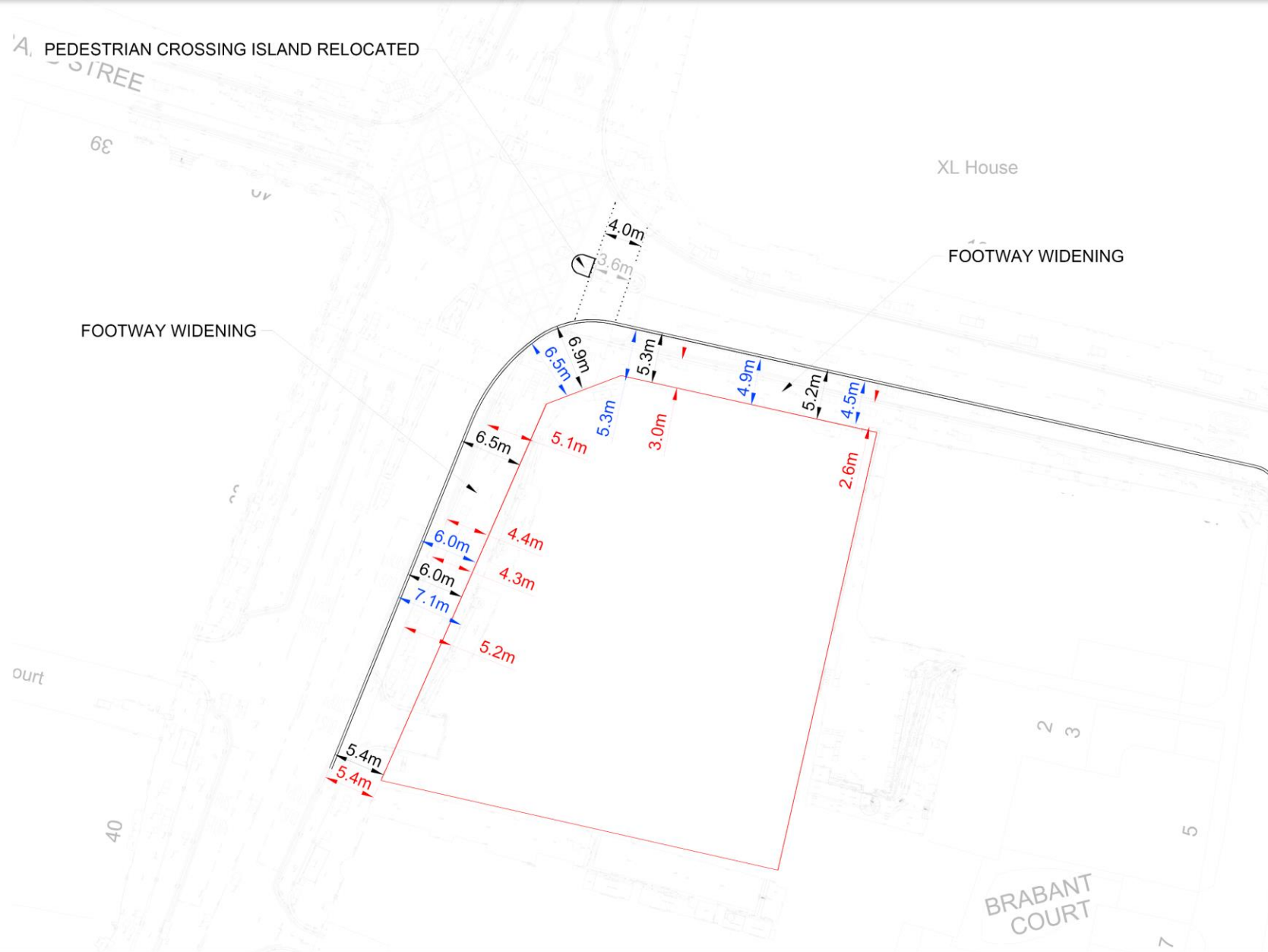


Proposed GA Plan



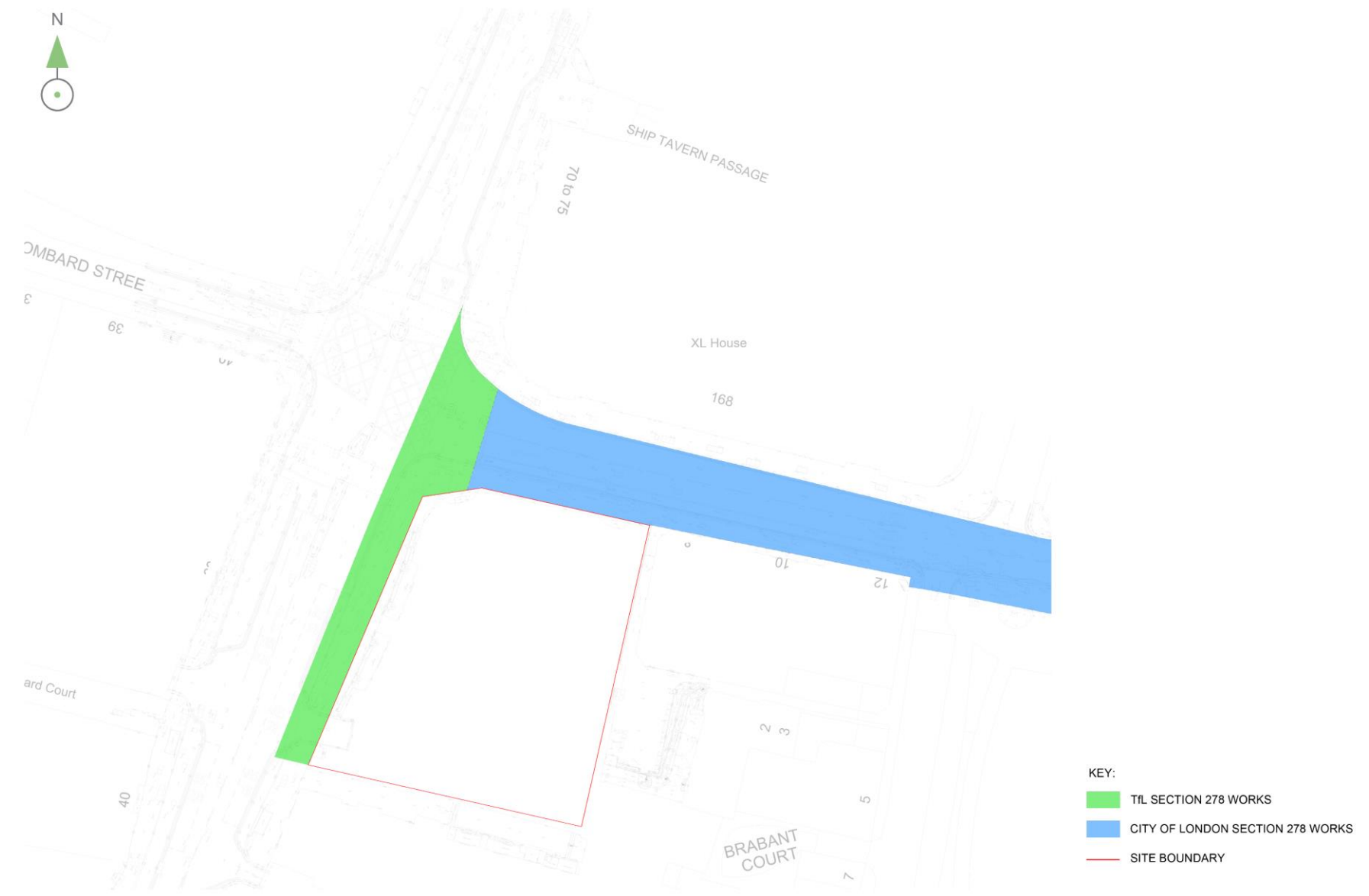
Ground Floor

# Improving Pedestrian Comfort





# Improving Pedestrian Comfort



Section 278 Plan

# 60 Gracechurch Street



Ground Floor\_Servicing & Cycle Access

# 60 Gracechurch Street



Diagram\_Undercroft use during the day



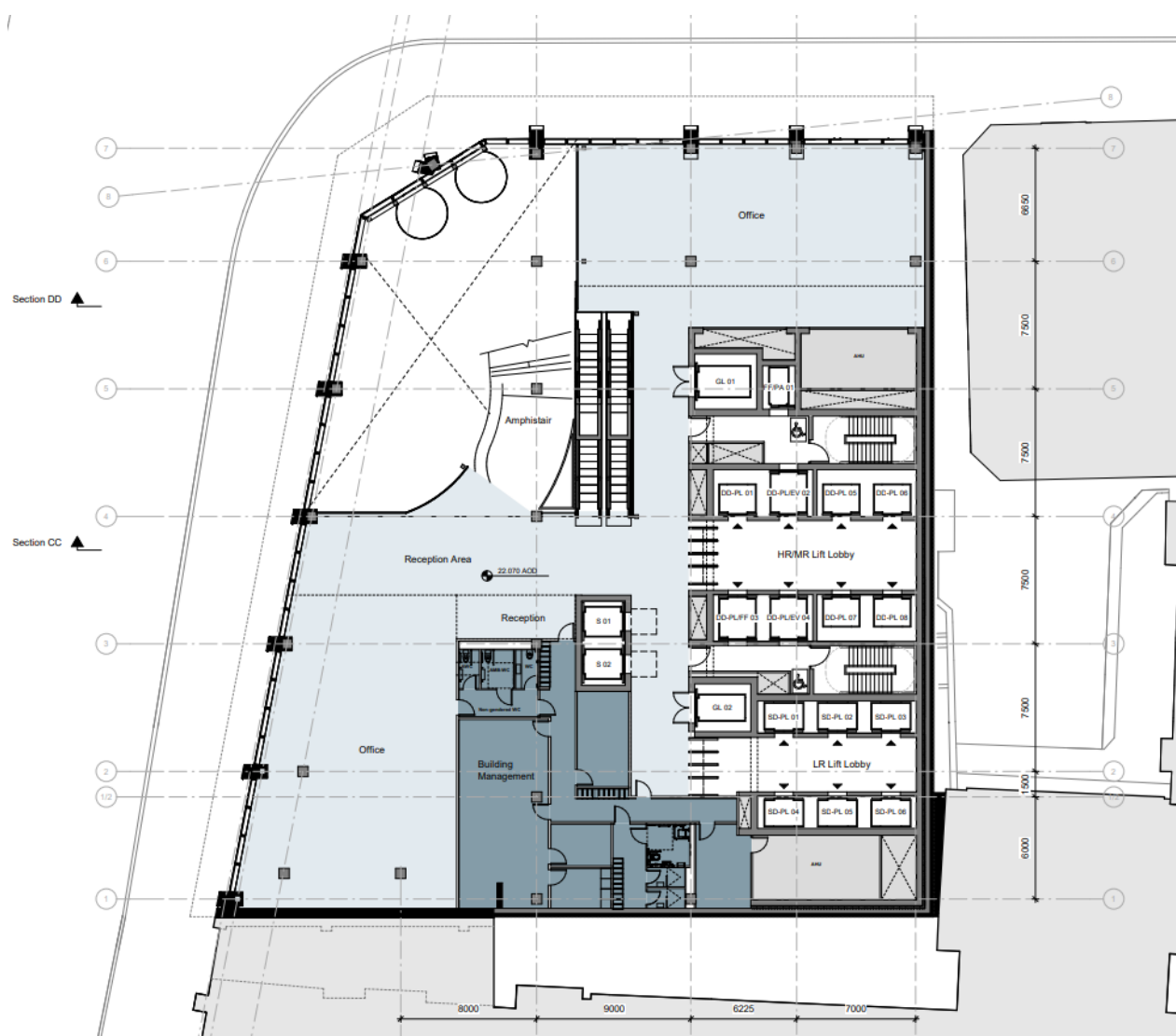
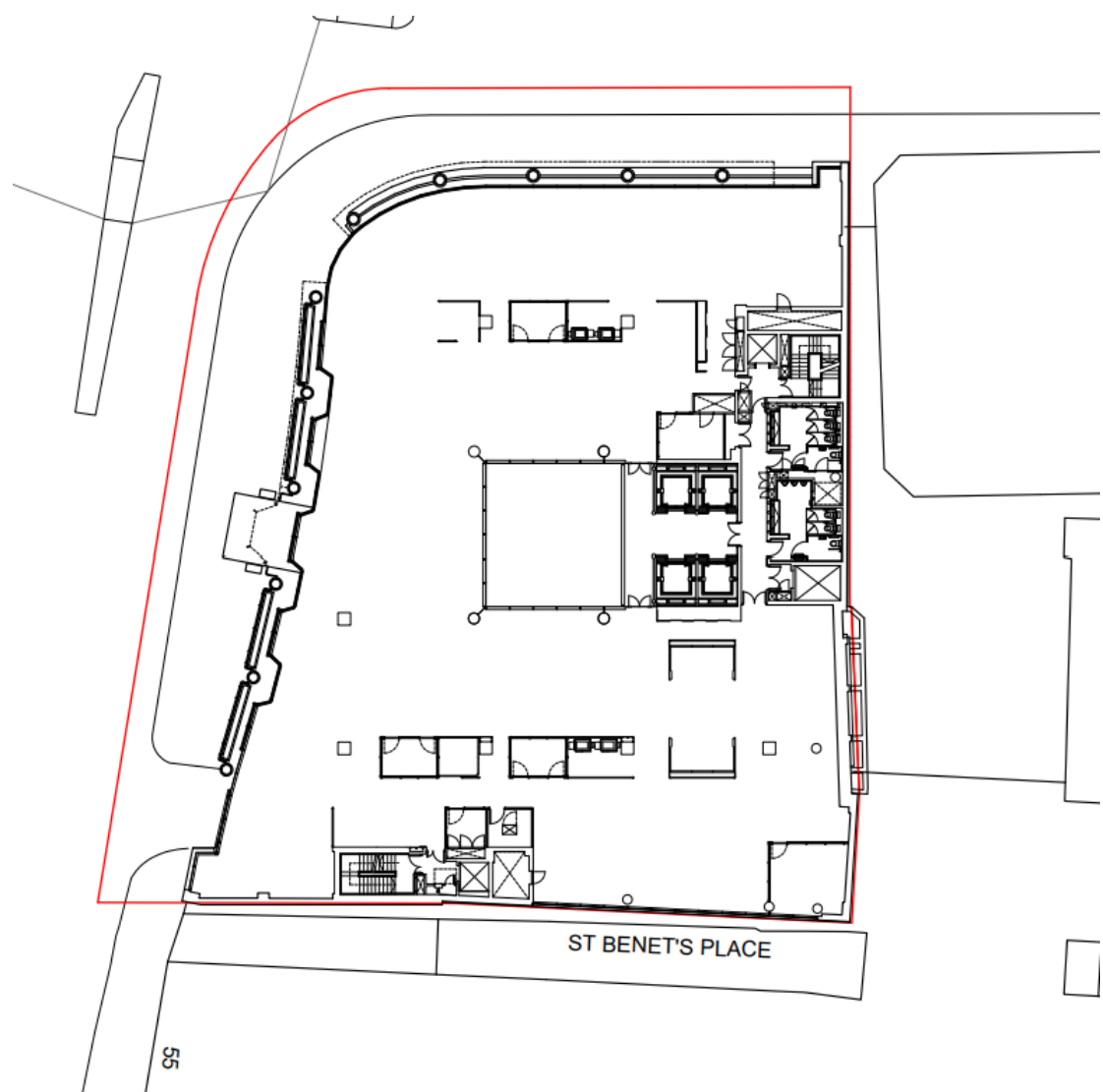
Diagram\_Undercroft use out of hours





Existing

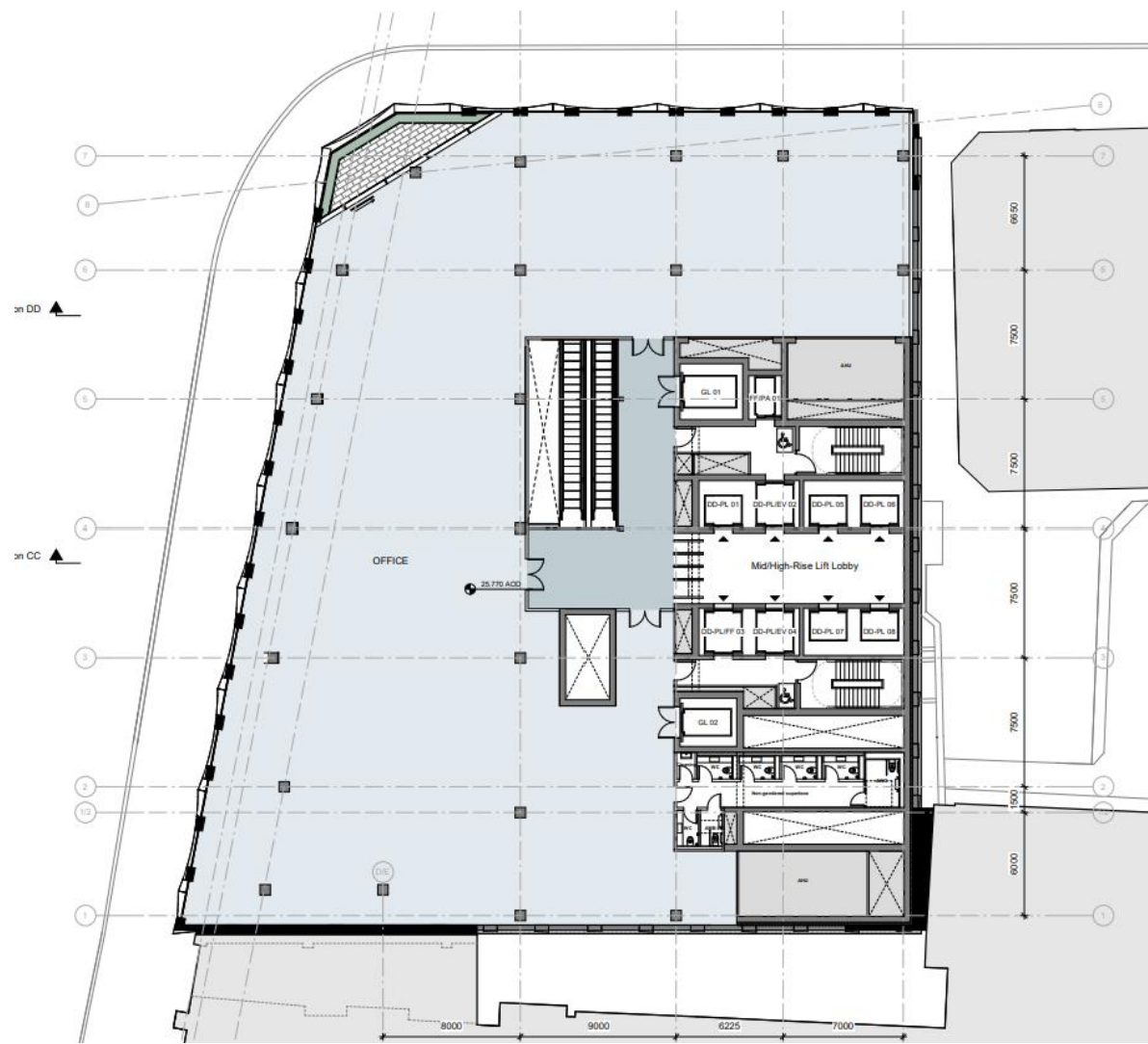
Proposed



First Floor

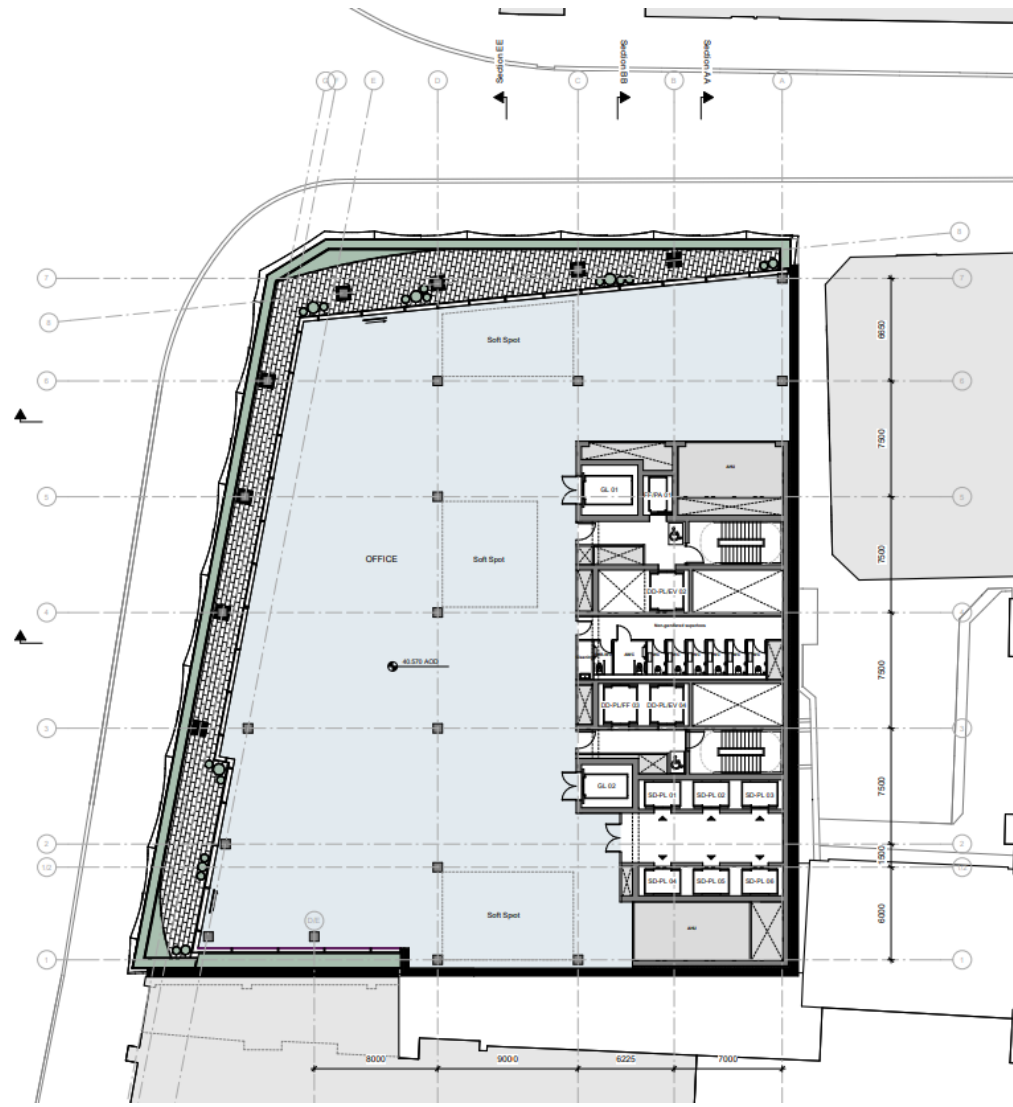
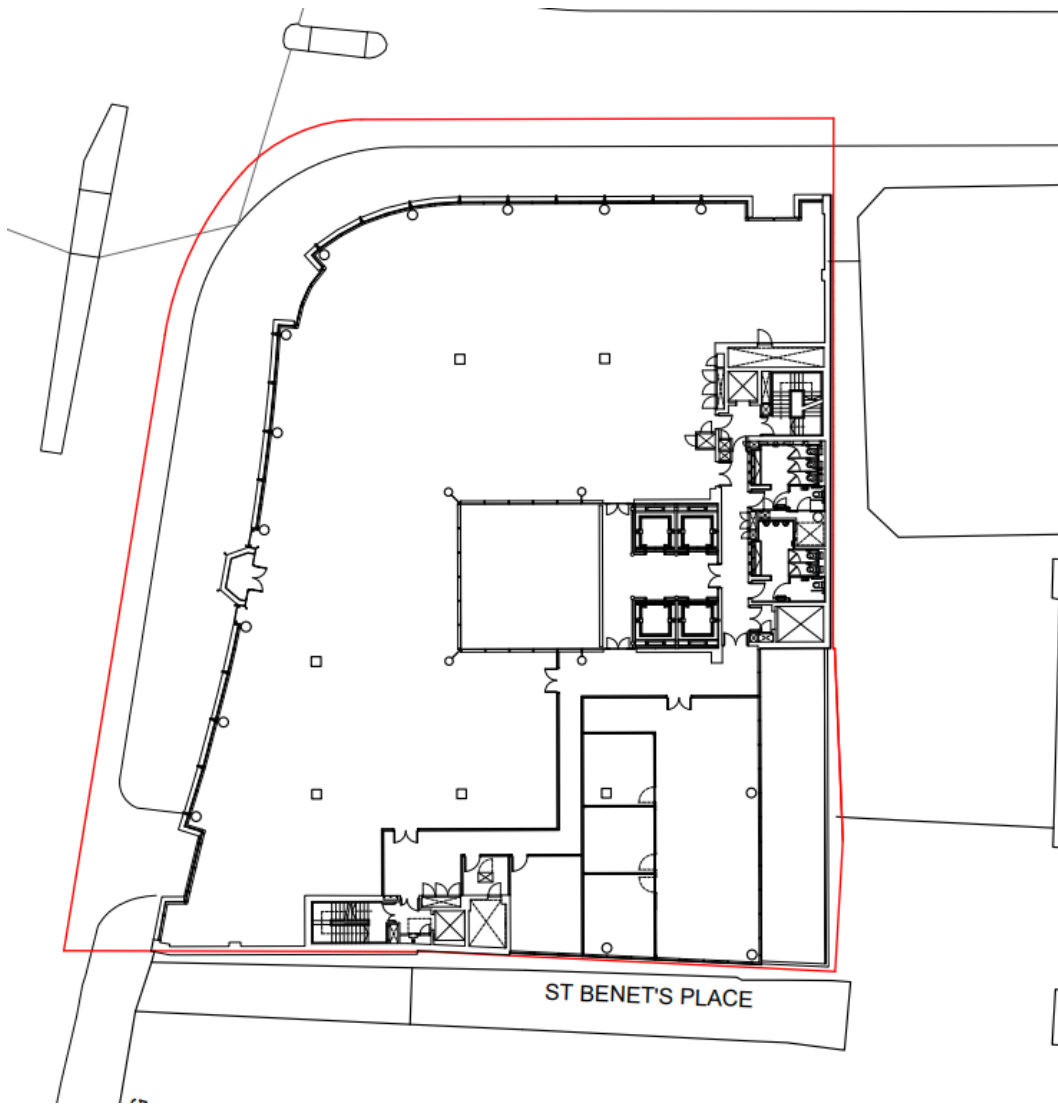
Existing

Proposed



Existing

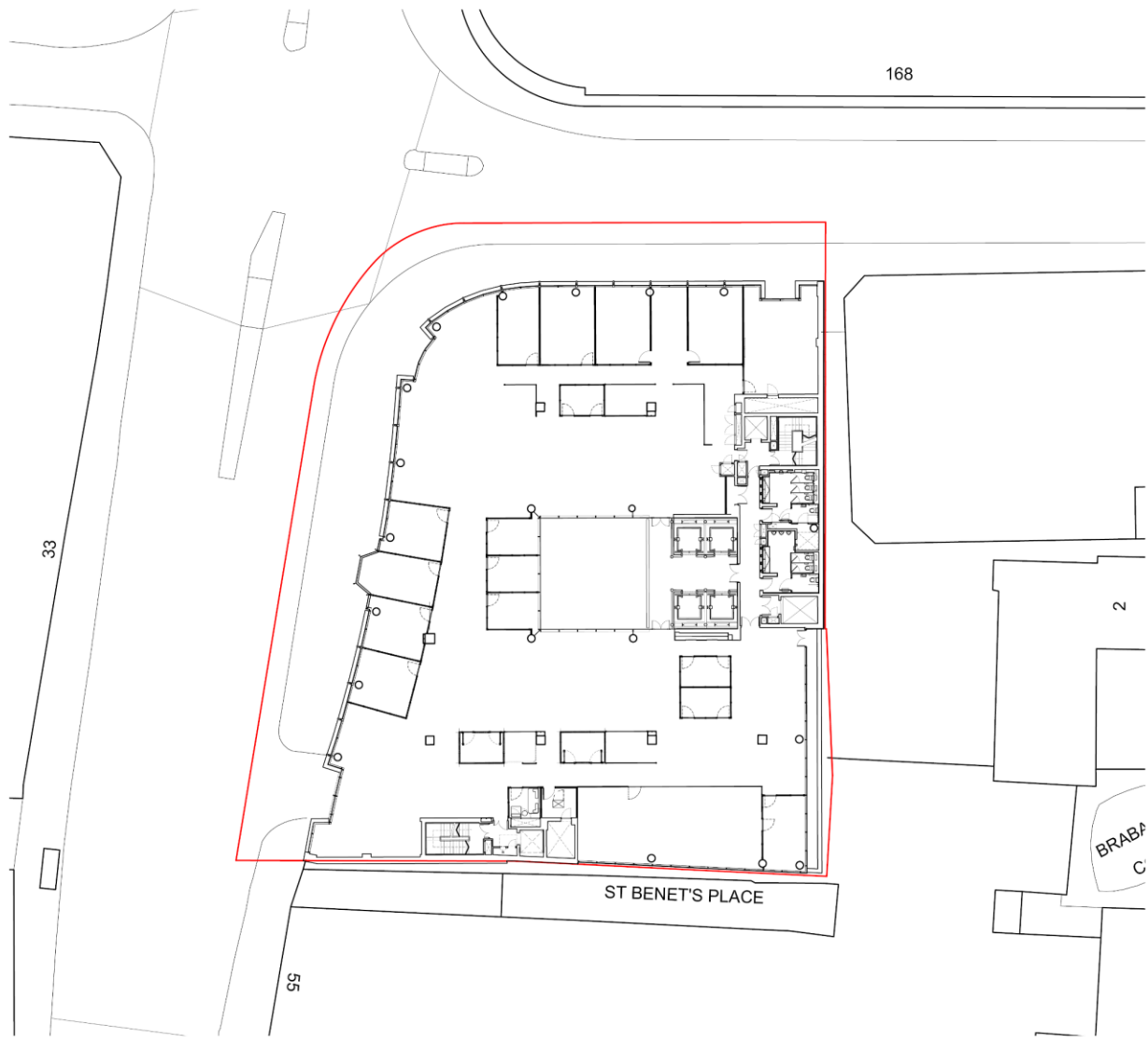
Proposed



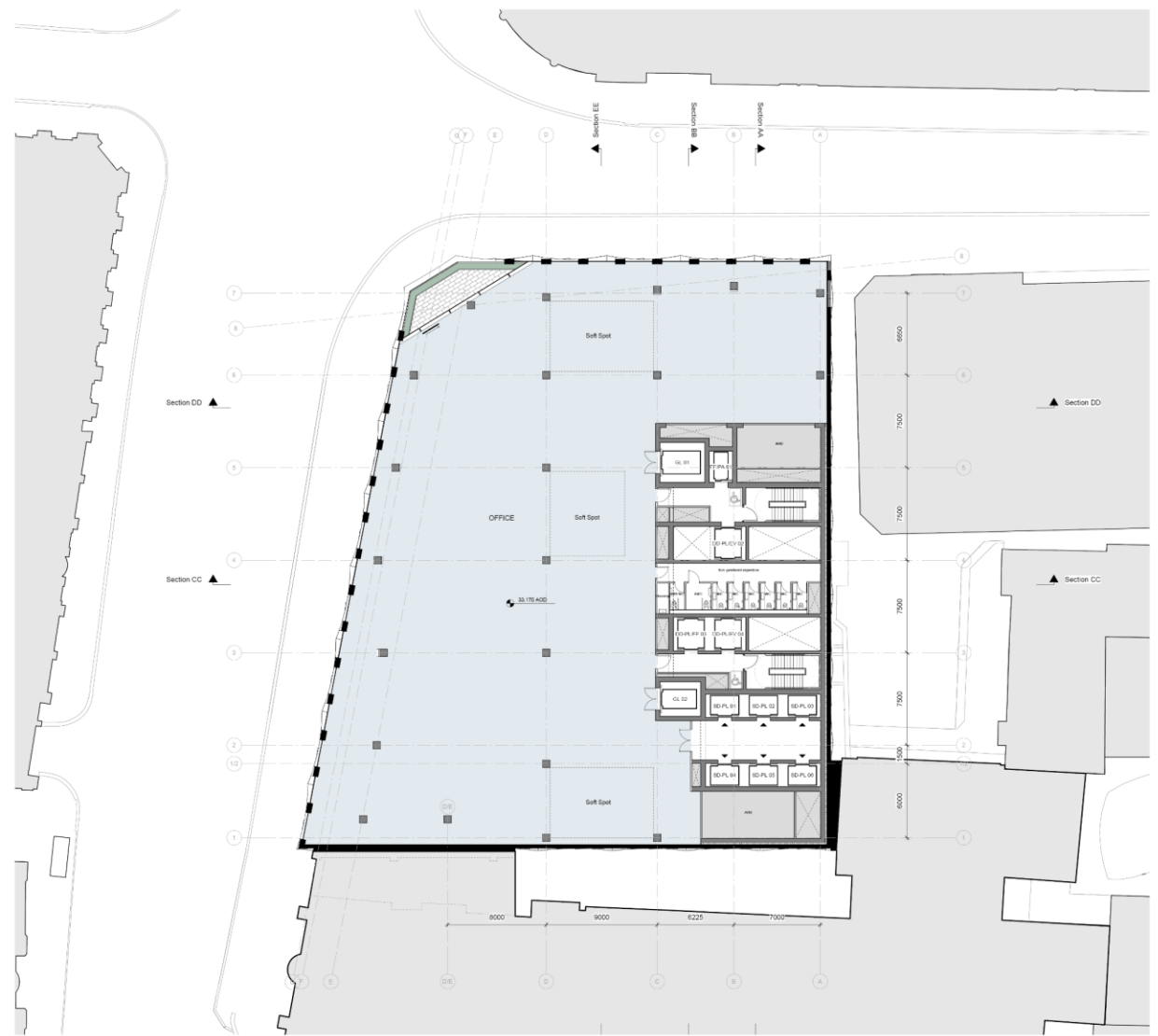
# 60 Gracechurch Street

025

Existing GA Plan



Proposed GA Plan\_Podium

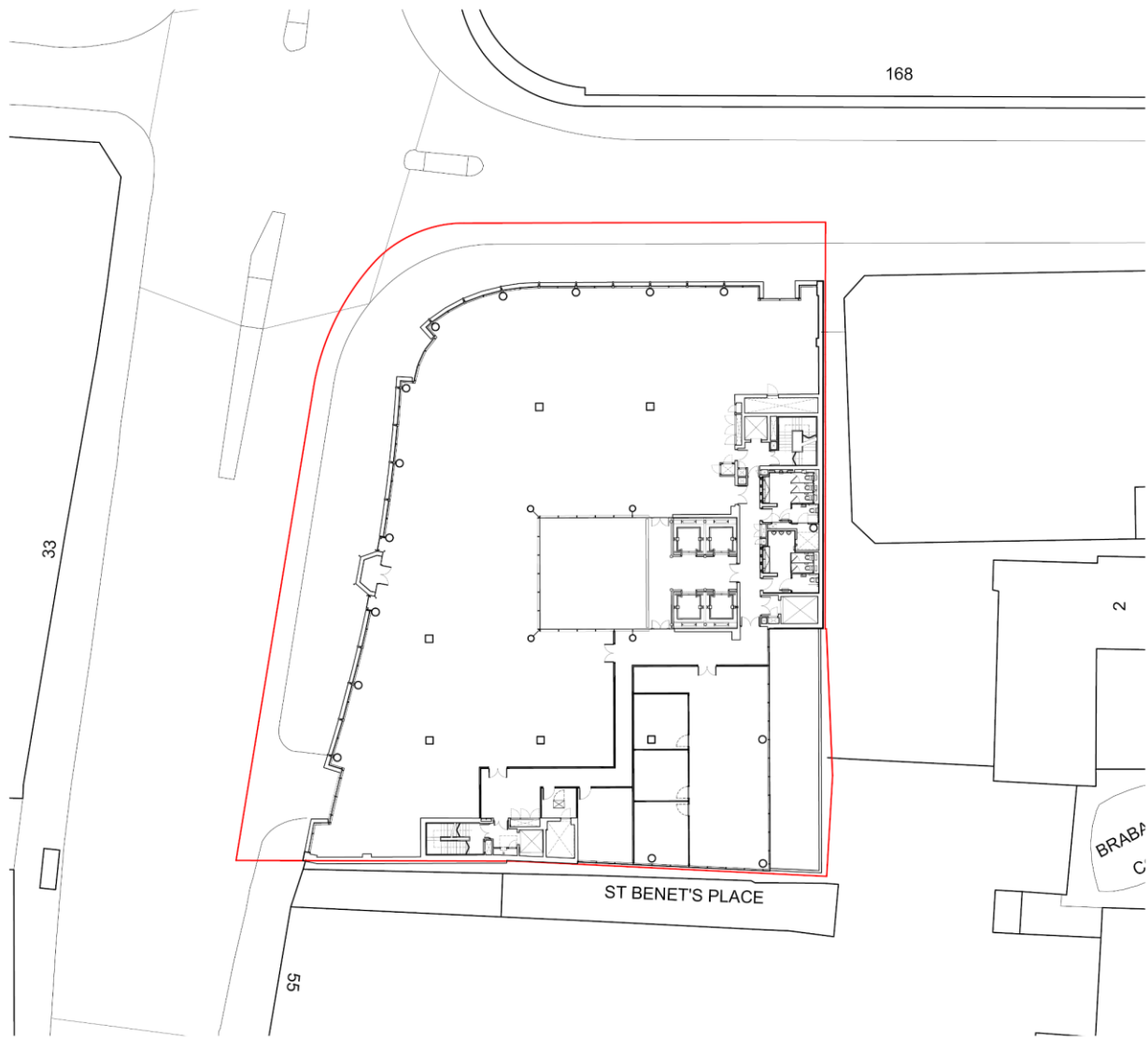


Typical Level (Podium)

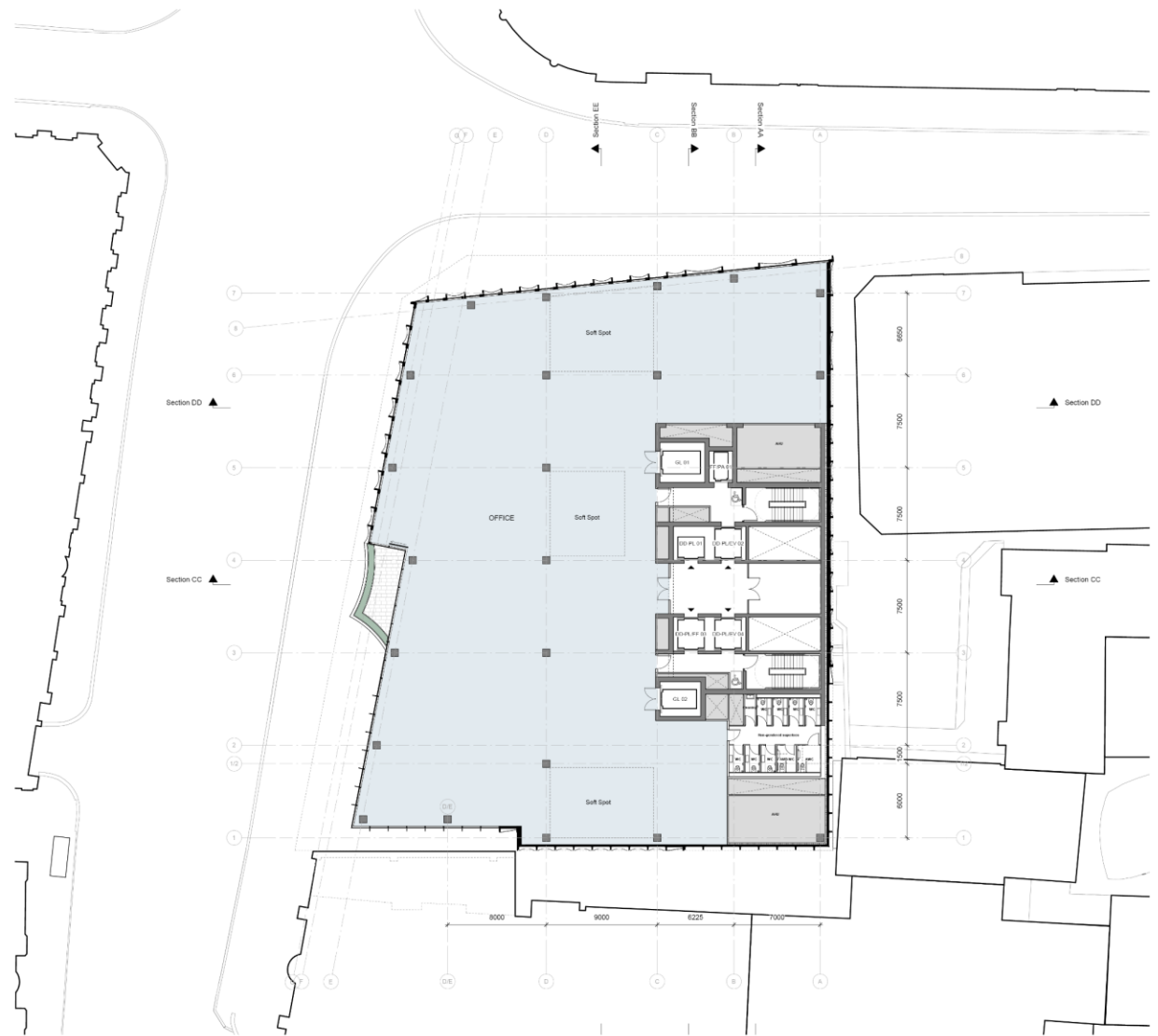
# 60 Gracechurch Street

e 26

Existing GA Plan



Proposed GA Plan\_Tower



Typical Level (Tower)



# 60 Gracechurch Street

e 27

Typical Office Floorplate



Amenity Terrace



Office Provision

# 60 Gracechurch Street

e 28



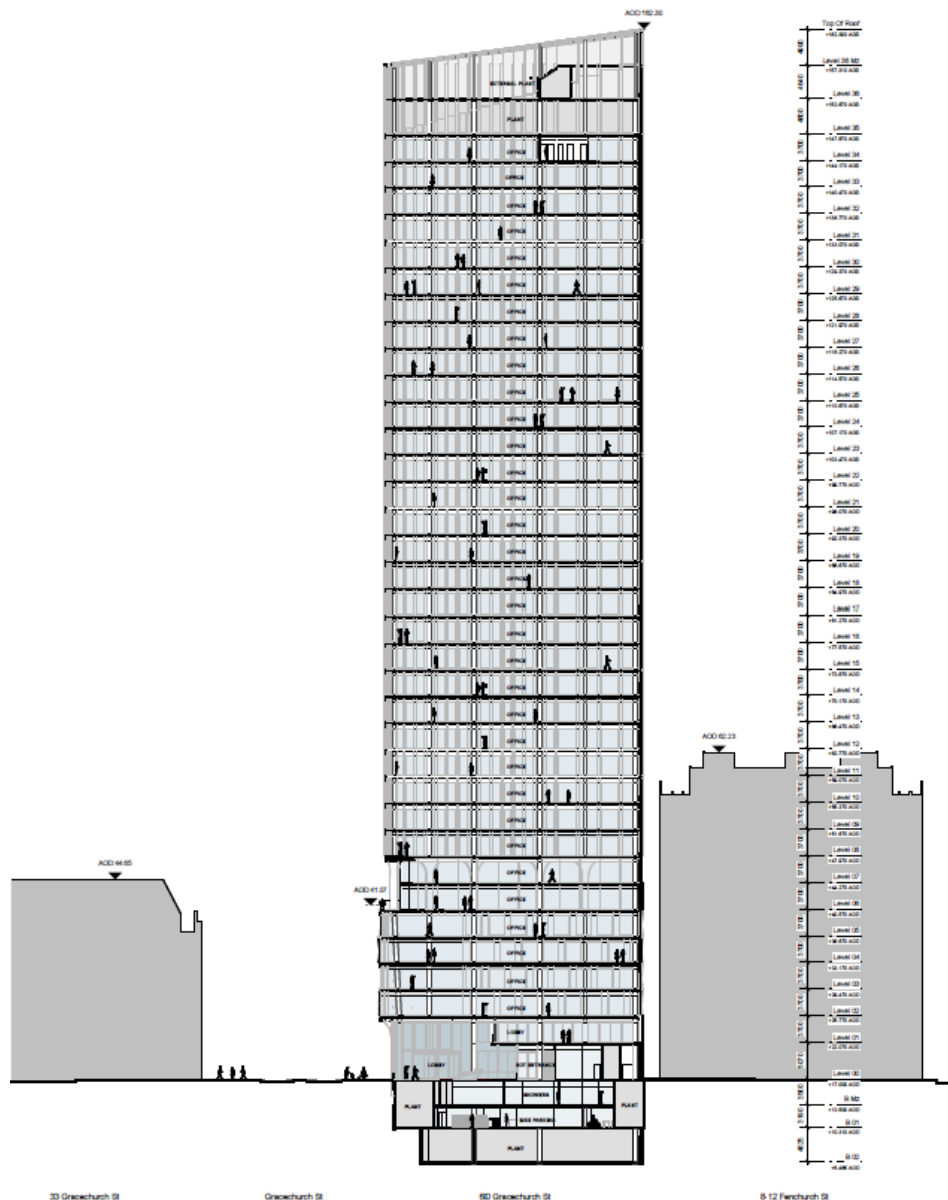
Roof Plan\_Proposed



# 60 Gracechurch Street

Existing

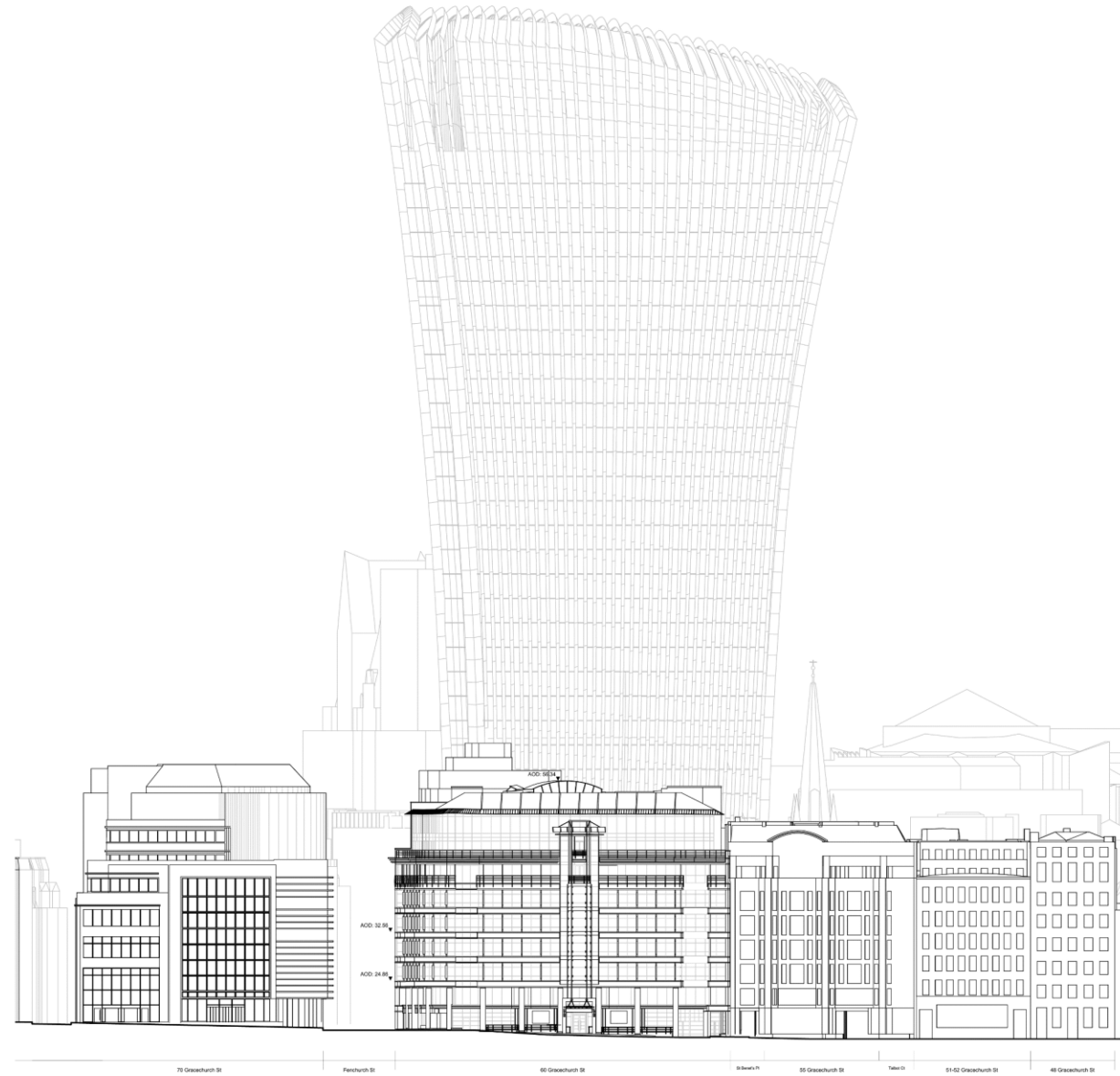
Proposed



E/W Section

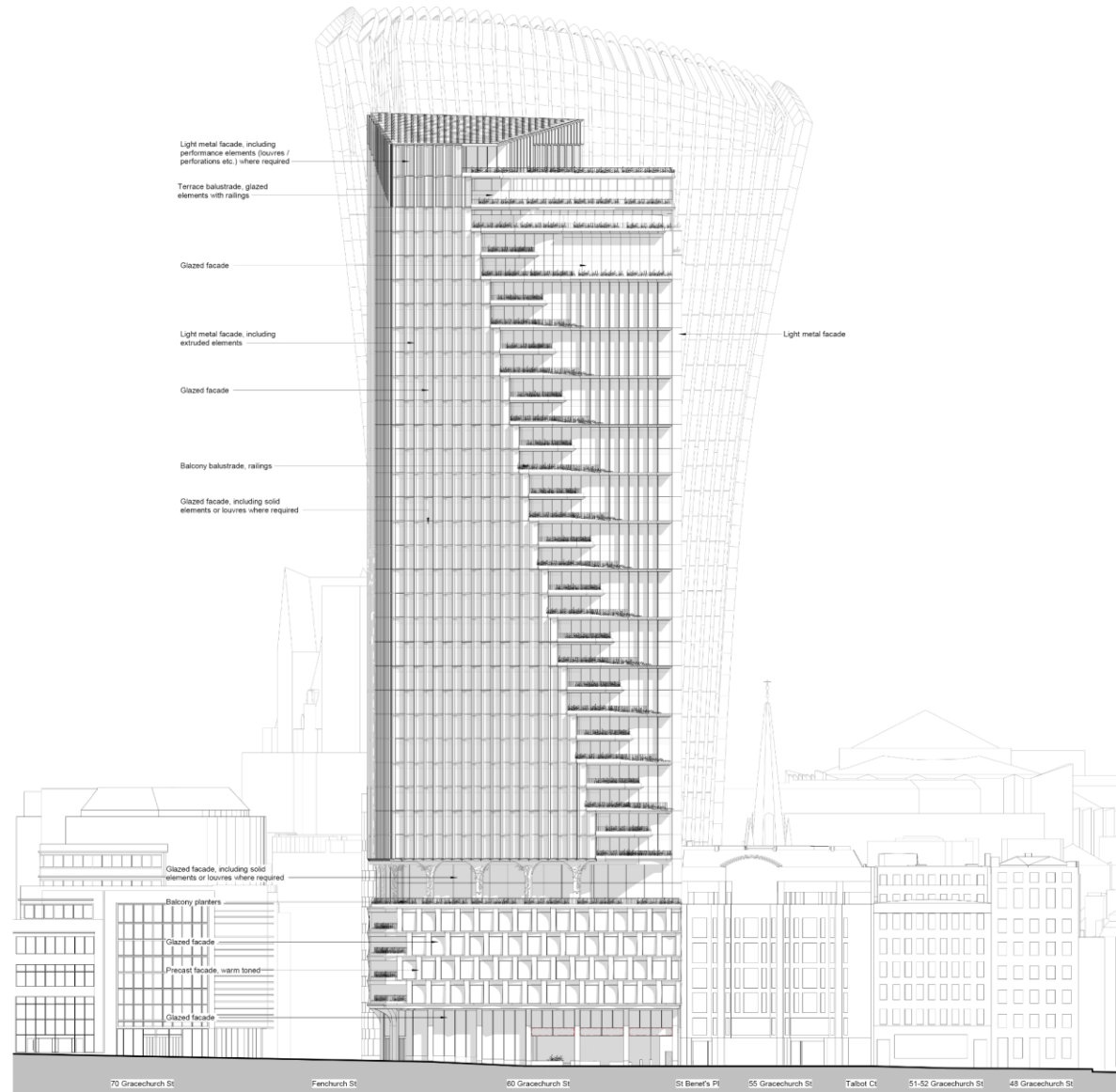


# 60 Gracechurch Street



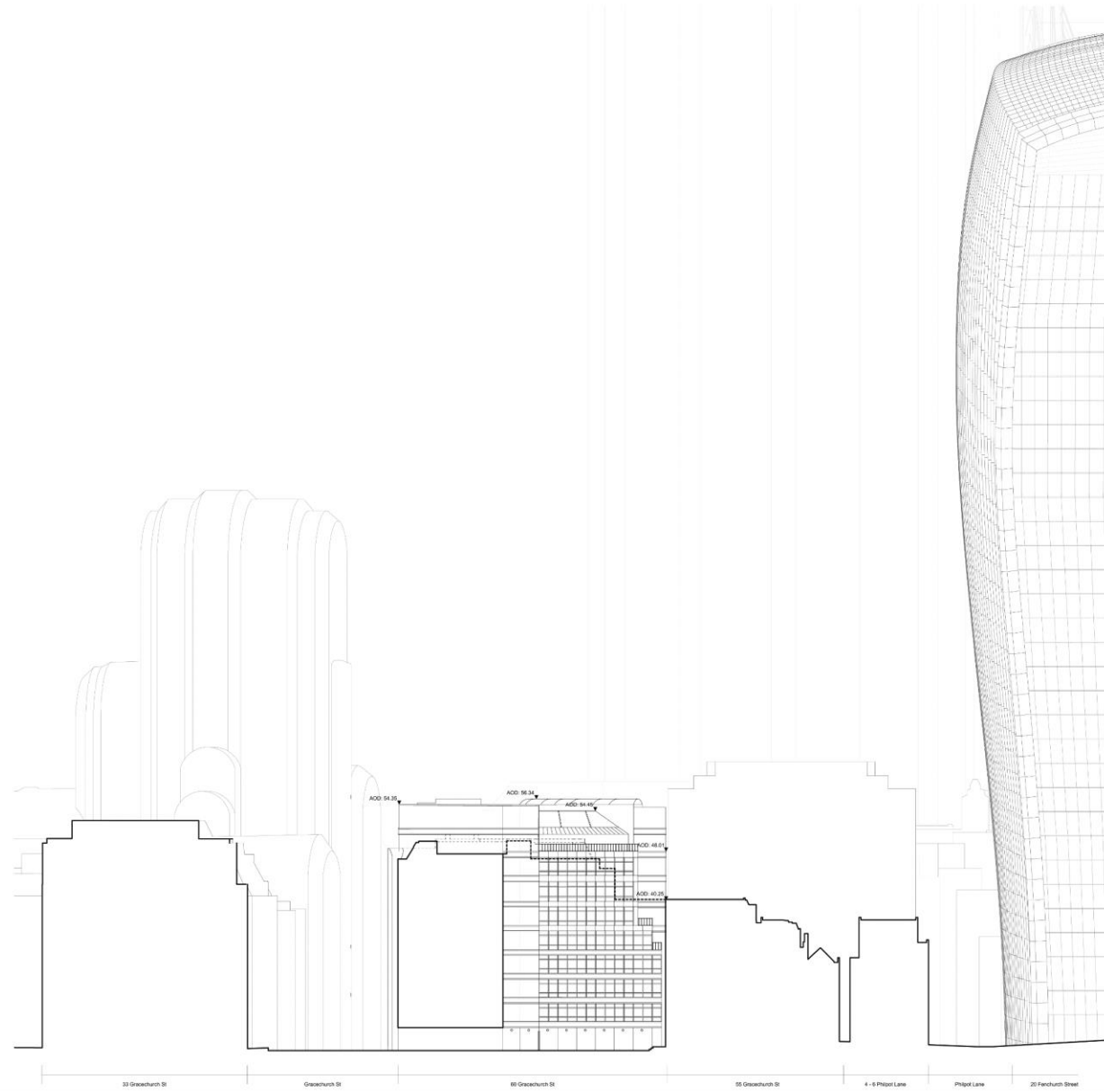
West Elevation\_Existing

# 60 Gracechurch Street



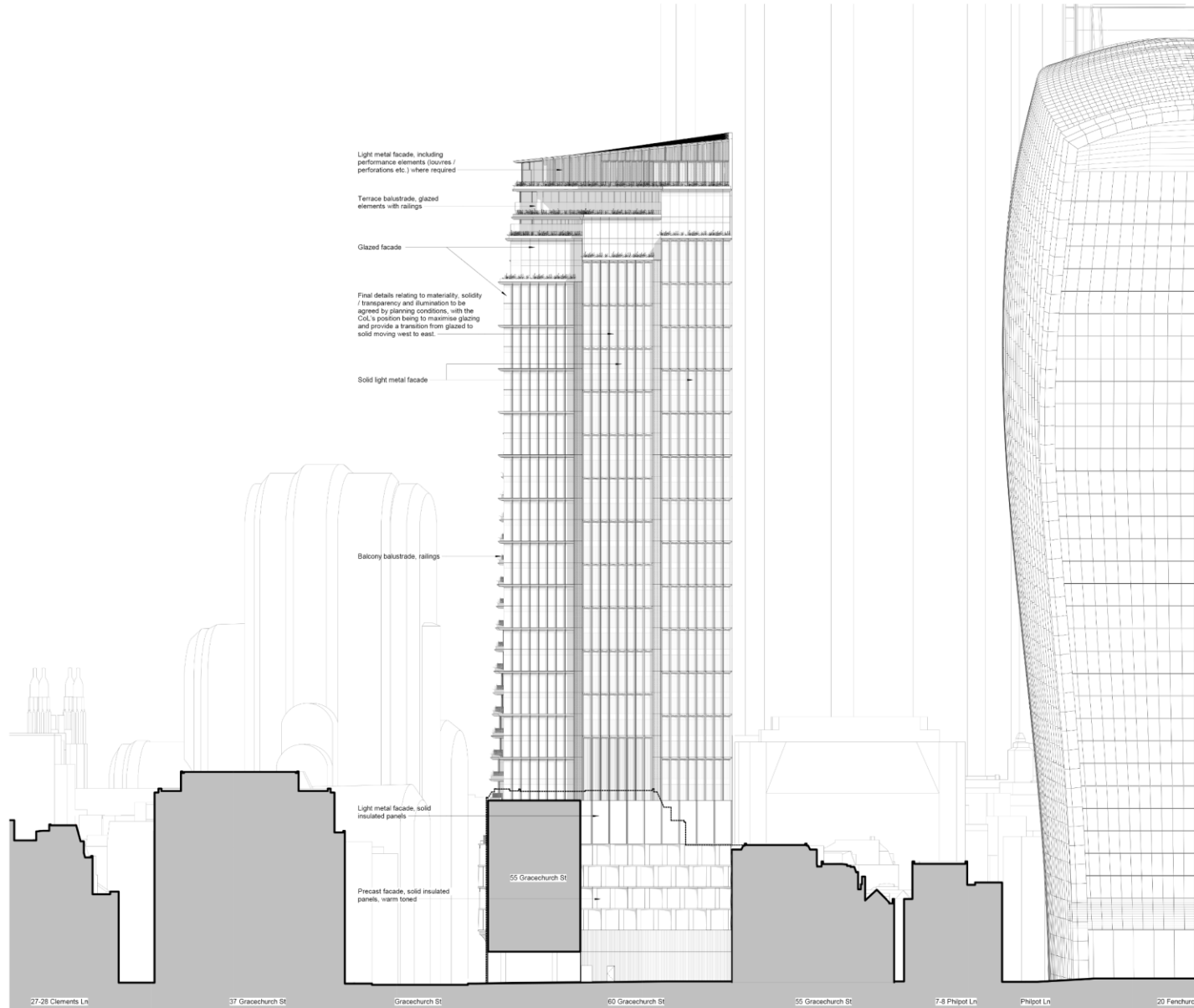
West Elevation\_Proposed

# 60 Gracechurch Street



South Elevation\_Existing

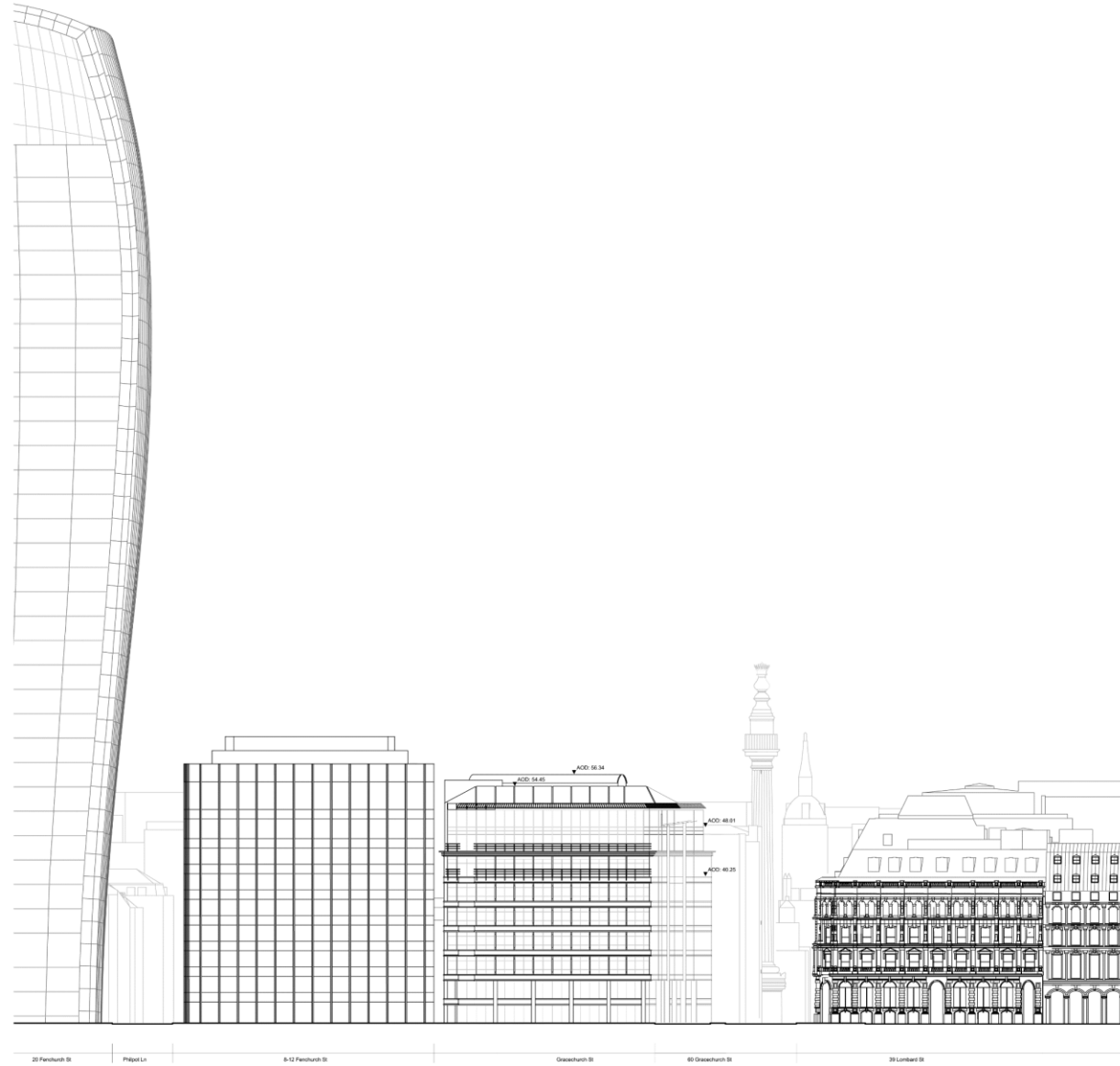
# 60 Gracechurch Street



South Elevation\_Proposed



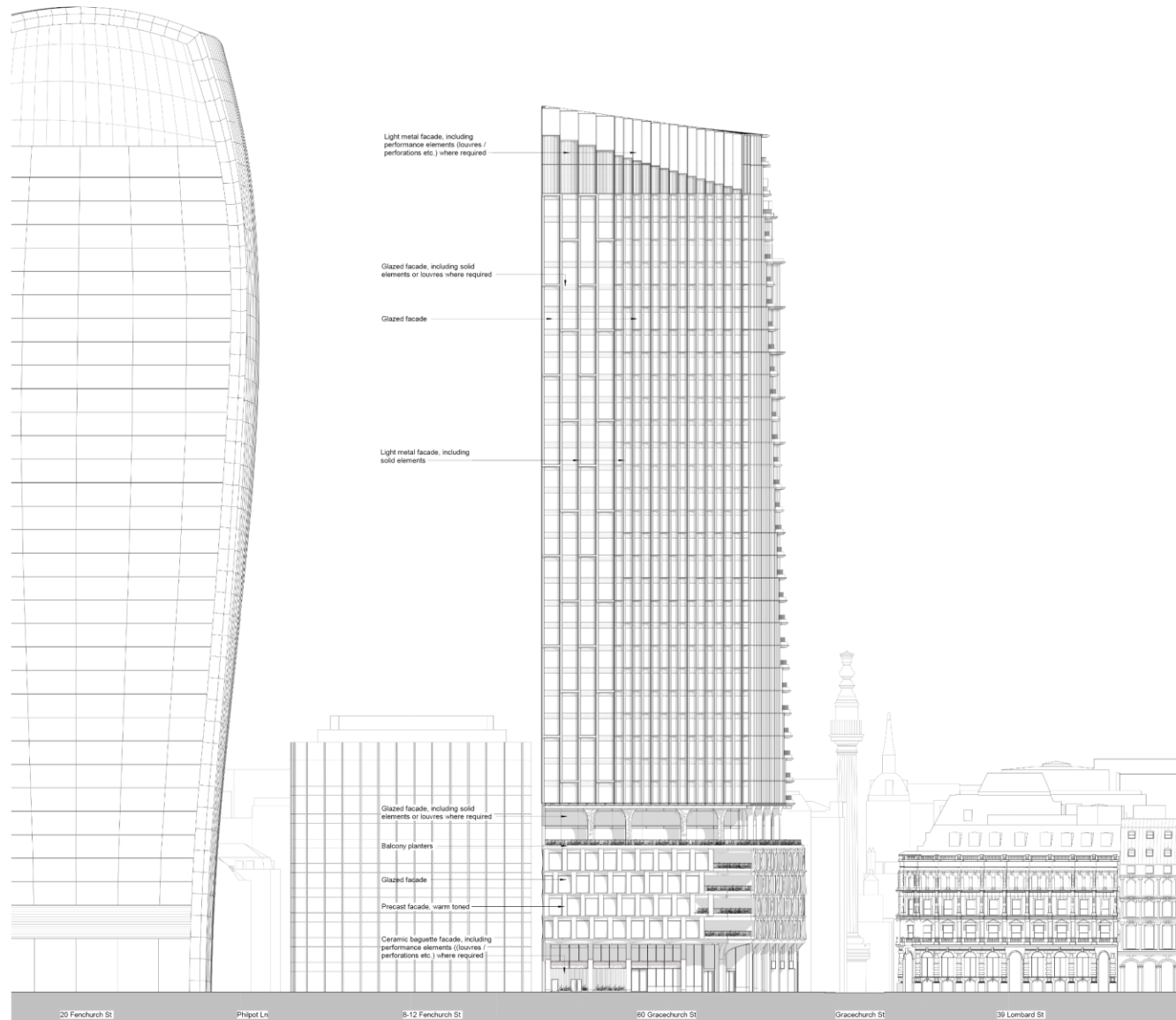
# 60 Gracechurch Street



20 Fenchurch St | Pillory Ln | 5-12 Fenchurch St | Gracechurch St | 60 Gracechurch St | 39 Lombard St

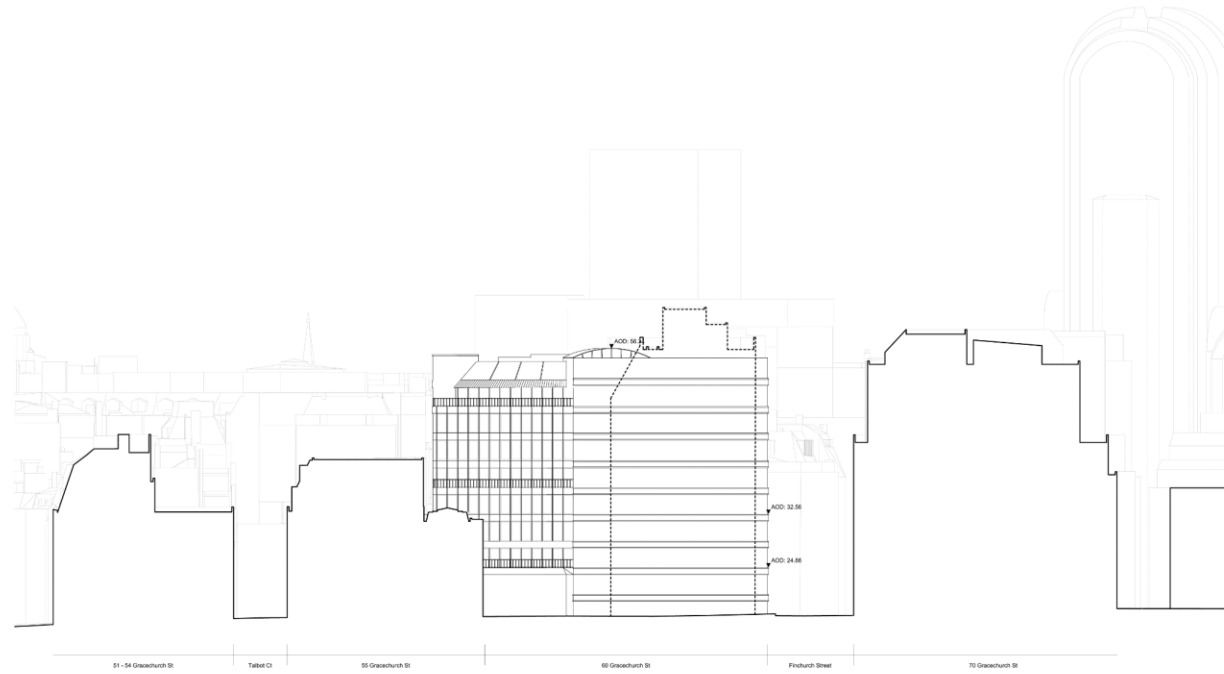
North Elevation\_Existing

# 60 Gracechurch Street



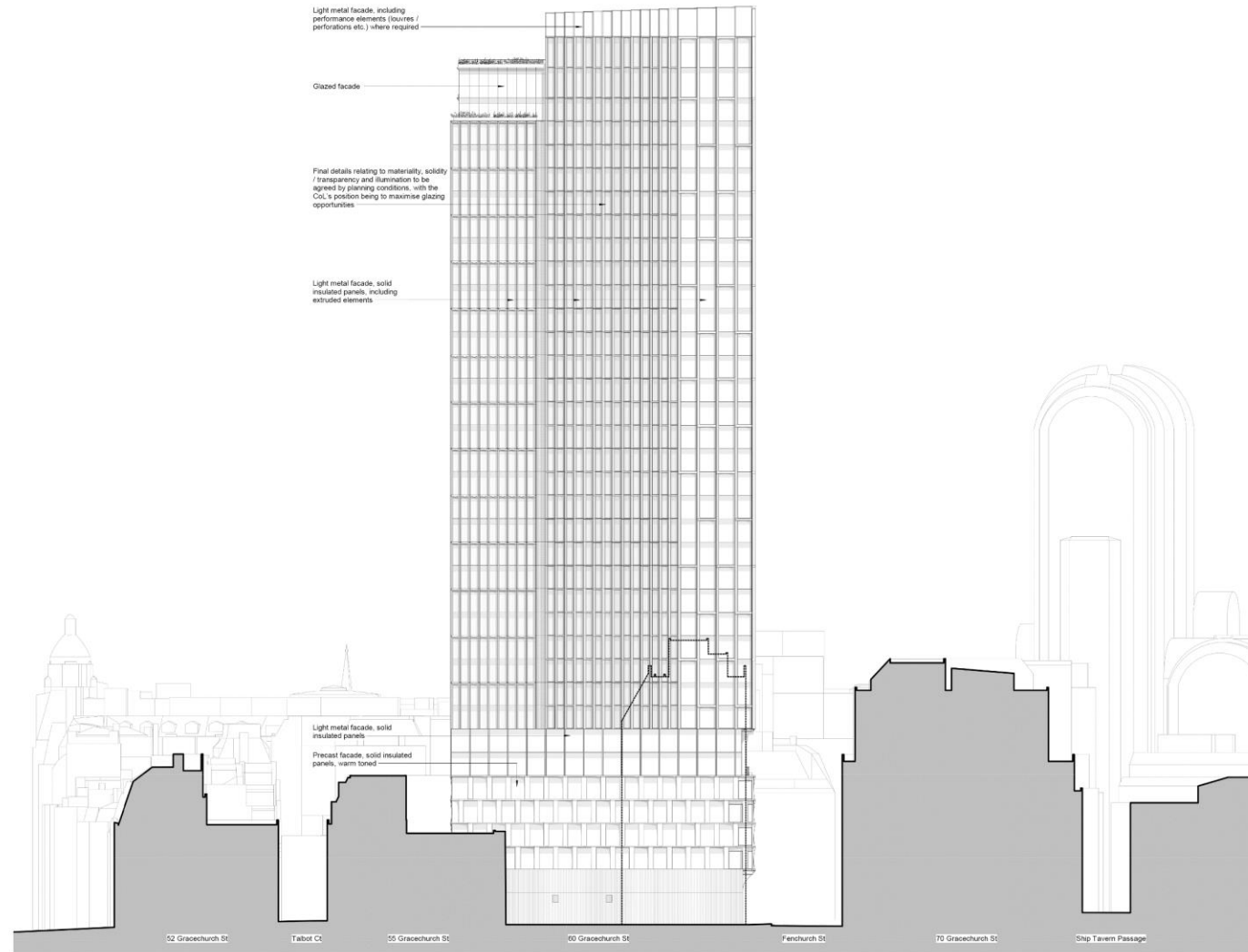
North Elevation\_Proposed

# 60 Gracechurch Street



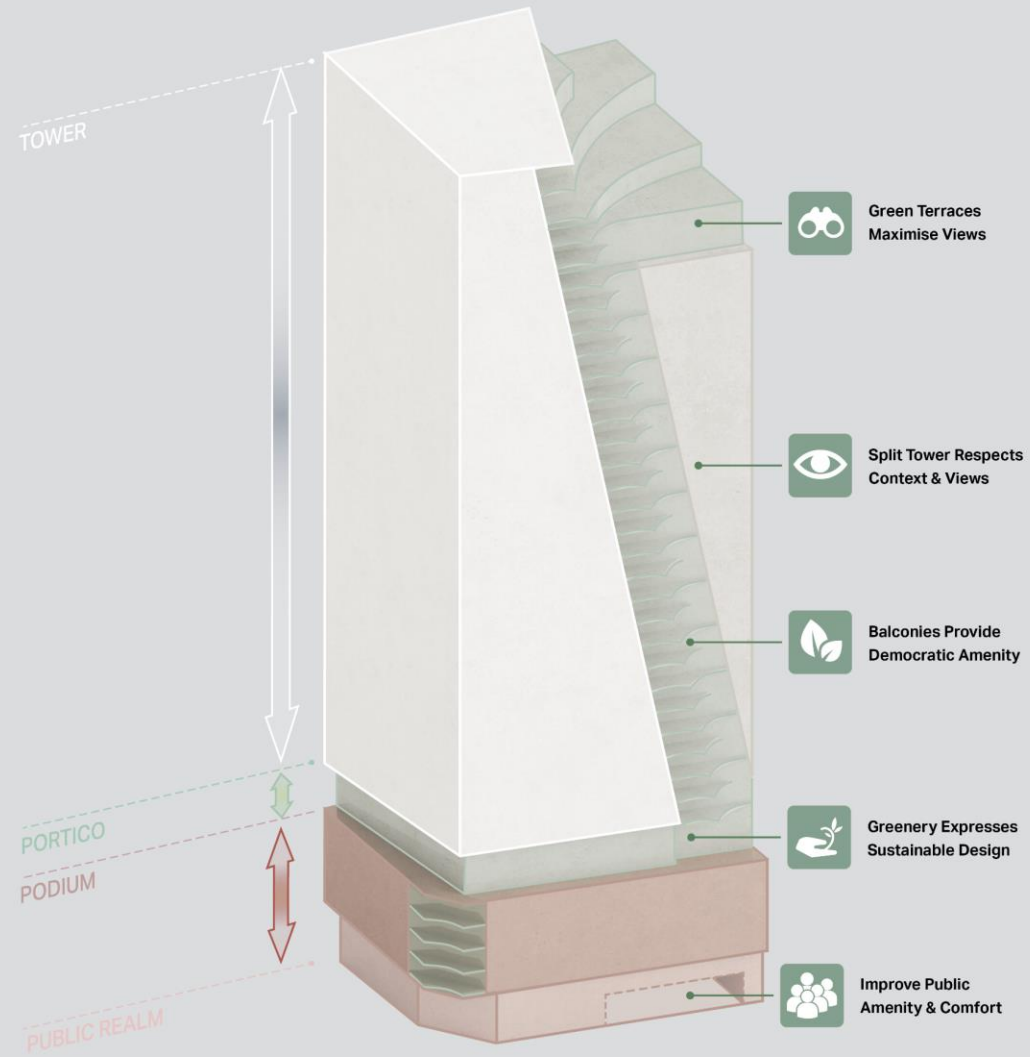
East Elevation\_Existing

# 60 Gracechurch Street



East Elevation\_Proposed

# 60 Gracechurch Street

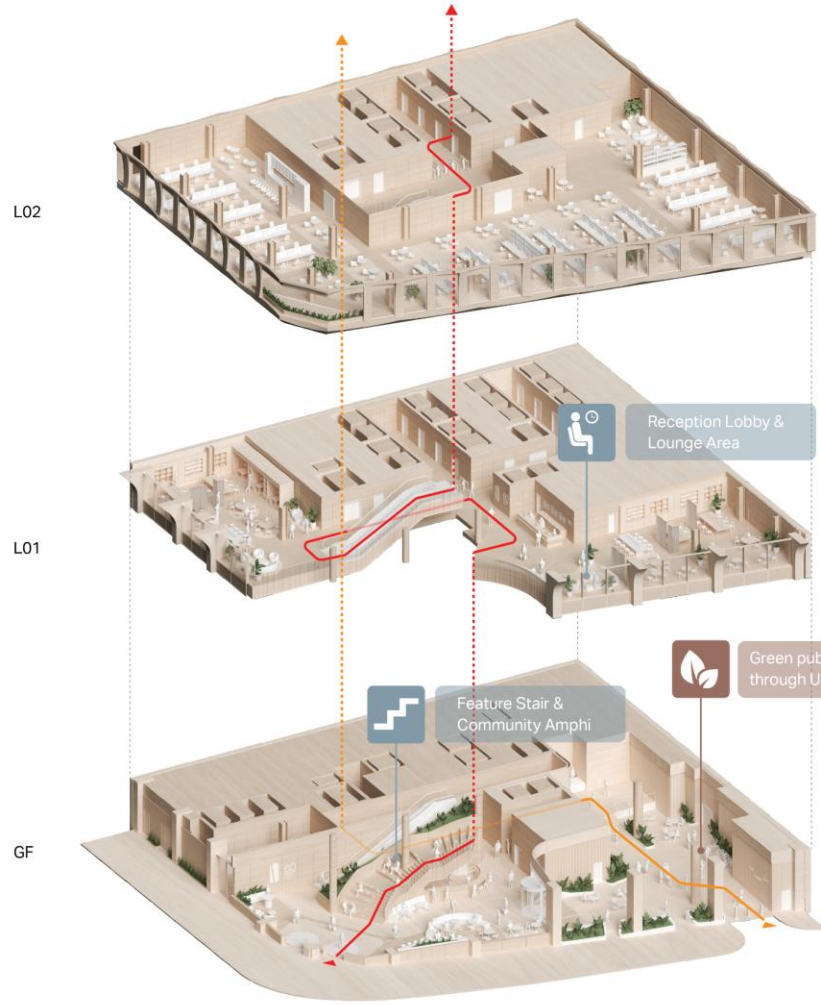


Conceptual Arrangement

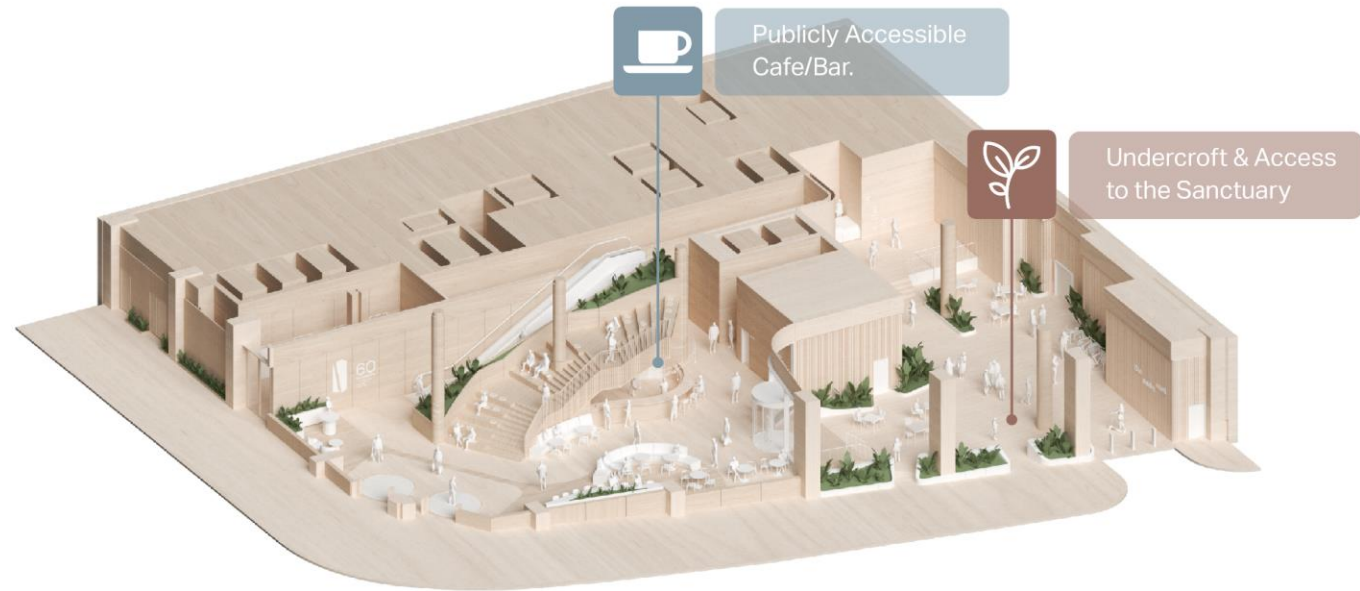
# ACCESSIBILITY



# 60 Gracechurch Street



— Office User Journey  
— Public Journey



# 60 Gracechurch Street

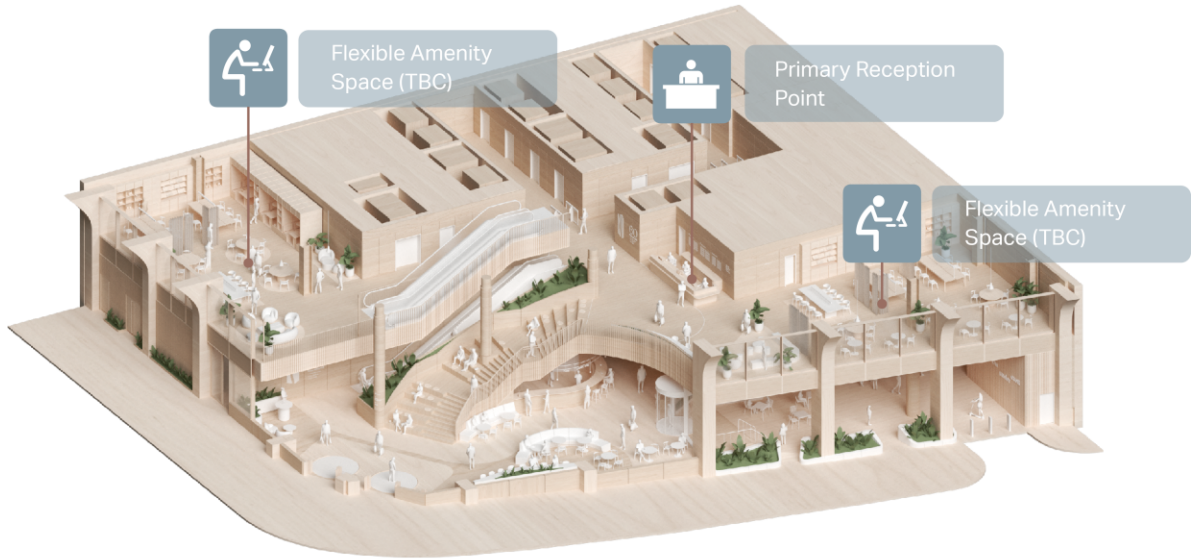


## Legend

- |                  |                                      |
|------------------|--------------------------------------|
| ① Entrance Lobby | ⑧ Access Control for Short Stay Bike |
| ② EoT Lobby      | ⑨ Parking                            |
| ③ Café           | ⑩ Cycle Lift                         |
| ④ Bin Storage    | ⑪ Fire Exit                          |
| ⑤ Dock Master    | ⑫ Entrance UKPN                      |
| ⑥ Undercroft     | ⑬ DDA Lift                           |
| ⑦ Storage        | ⑭ Public Lift                        |



# 60 Gracechurch Street



## Legend

- ① Reception
- ② DDA Lifts
- ③ Programmable 1
- ④ Programmable 2
- ⑤ High-rise lift lobby
- ⑥ Low-rise lift lobby
- ⑦ Building Management





# 60 Gracechurch Street



## A Ground to Sky Mindful Journey

with 6 connected, culturally rich spaces supporting wellbeing:

The Sanctuary



The Garden



Learning Space



Lifts



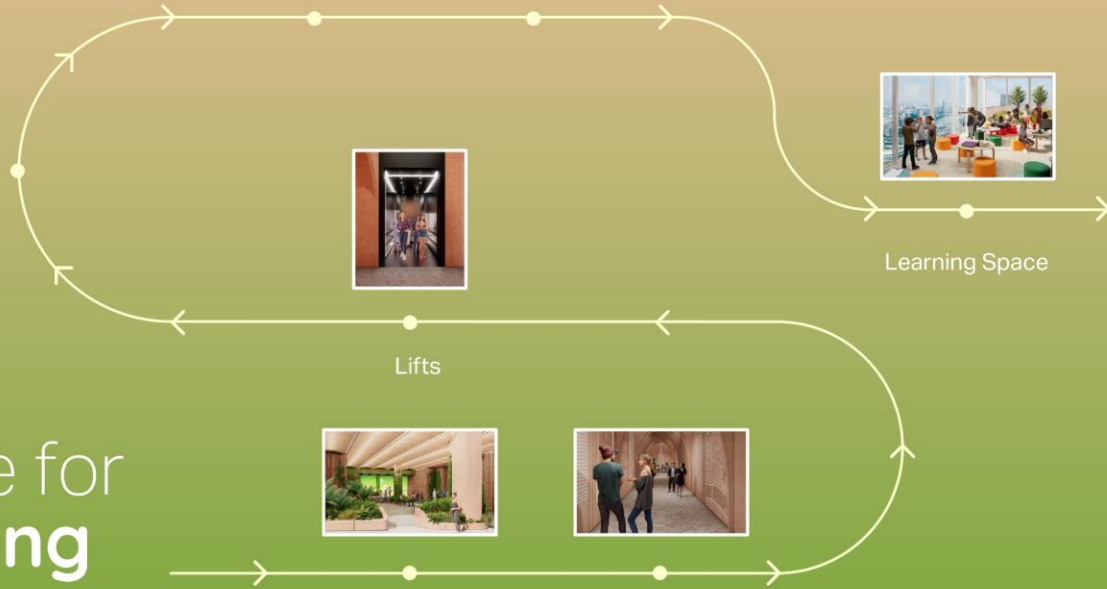
Undercroft



Passage

## A Place for Learning

Opportunities for heritage, biodiversity, education and discovery throughout



The Learning Space  
Classroom with the best view



The Garden  
Free Public Rooftop Access



The Sanctuary  
Public Viewing Gallery



The Journey  
Two Publicly Accessible Lifts



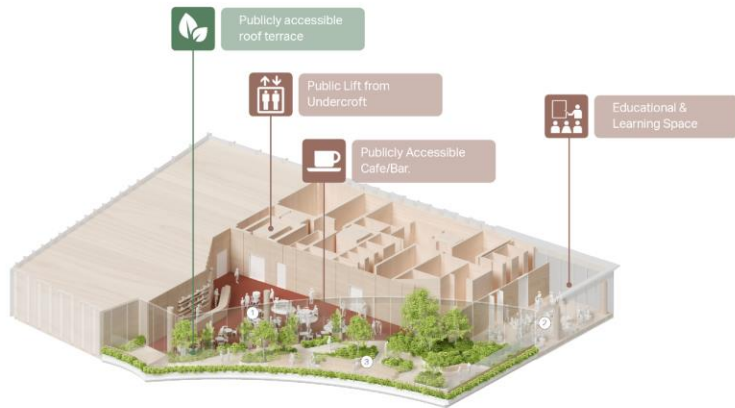
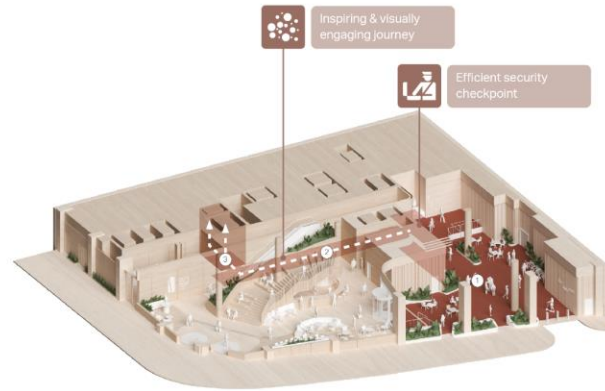
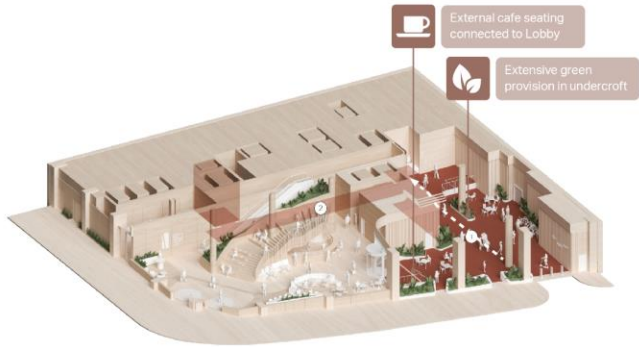
The Undercroft  
A New Public Space

mindfulness journey to contemplation area

- 1 The Undercroft
- 2 The Passage
- 3 The Lift
- 4 The Sanctuary
- 5 The Learning Space
- 6 The Garden

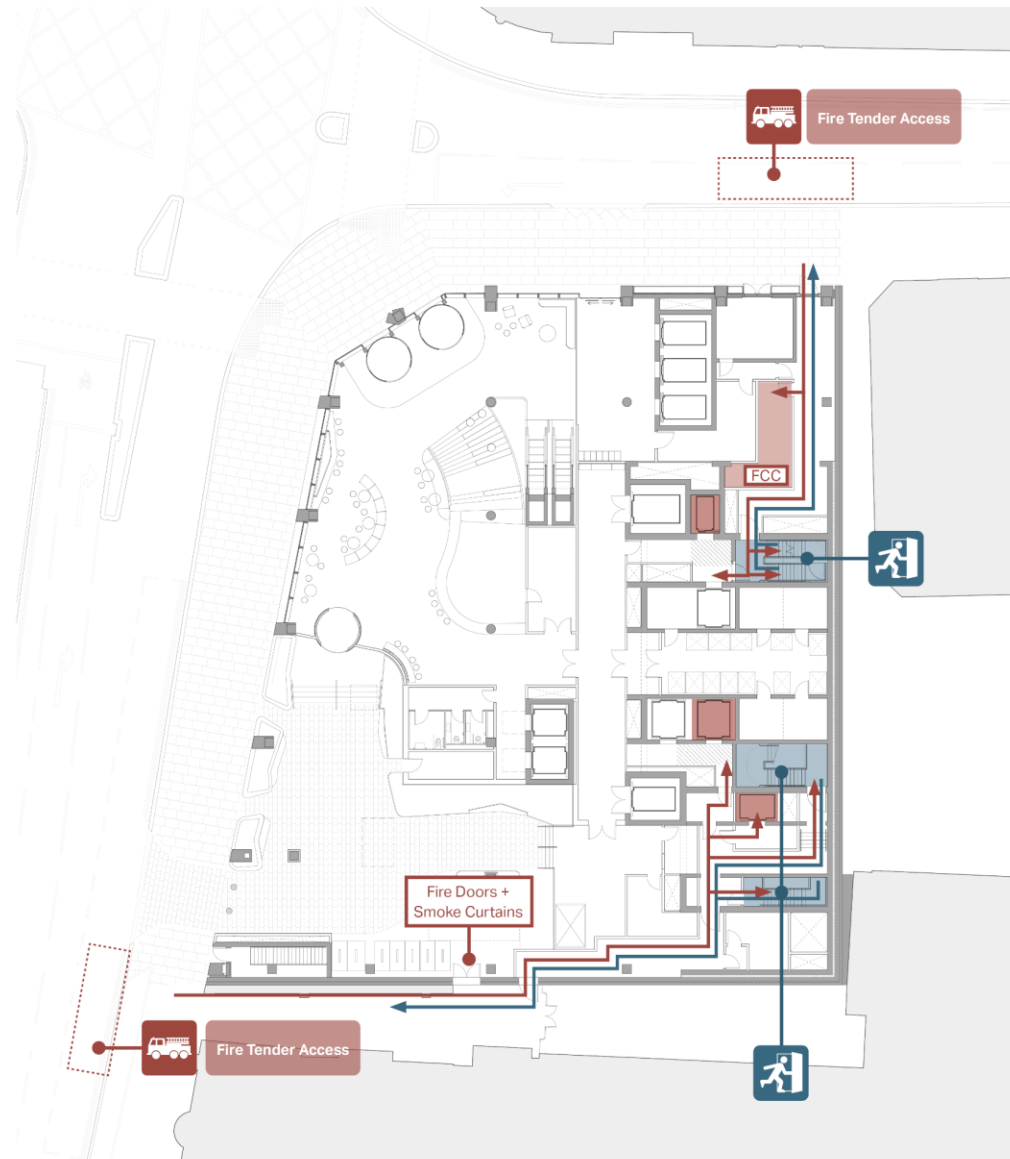


# 60 Gracechurch Street





# 60 Gracechurch Street



Fire Strategy

# VERIFIED VIEWS

# 60 Gracechurch Street



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Verified Views Map





LVMF 15B.2: Waterloo Bridge Downstream









LVMF 15B.2: Waterloo Bridge Downstream





LVMF 15B.2: Waterloo Bridge Downstream





LVMF 25A.1: The Queen's Walk at City Hall



# Verified Views\_Proposed



LVMF 25A.1: The Queen's Walk at City Hall





LVMF 25A.1: The Queen's Walk at City Hall





LVMF 25A.1: The Queen's Walk at City Hall





St Paul's Cathedral: Golden Gallery





St Paul's Cathedral: Golden Gallery





St Paul's Cathedral: Golden Gallery



# Verified Views\_Proposed

e 61



St Paul's Cathedral: Golden Gallery





LVMF 10A.1: Tower Bridge Upstream





LVMF 10A.1: Tower Bridge Upstream





Butler's Wharf





Butler's Wharf





Southbank Viewing platform, under 1 London Bridge





Southbank Viewing platform, under 1 London Bridge





Southbank Viewing platform, under 1 London Bridge





Southbank Viewing platform, under 1 London Bridge





Southern end of Southbank Bridge





Southern end of Southbank Bridge



# Verified Views\_Existing

e 72



60 Threadneedle Street



# Verified Views\_Proposed

e 73



60 Threadneedle Street



# Verified Views\_Existing



Corner of Idol Lane / Eastcheap



# Verified Views\_Proposed

e 75



Corner of Idol Lane / Eastcheap

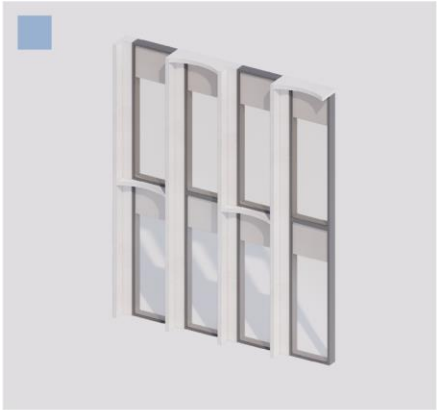


# MATERIALITY



# 60 Gracechurch Street

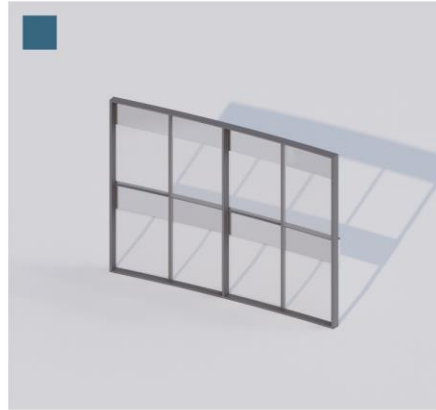
e 77



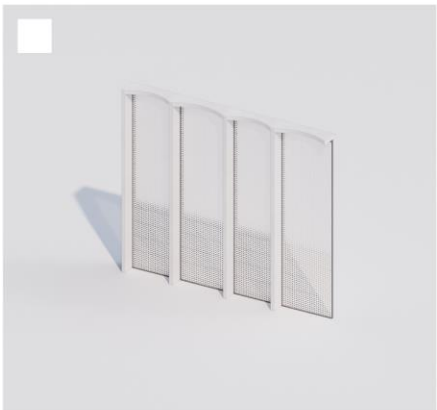
Northern Tower Facade\_Typical



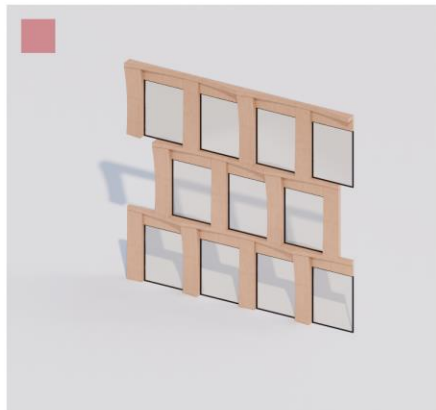
Southern Tower Facade\_Typical



Crown Facade\_Glazed Lanterns



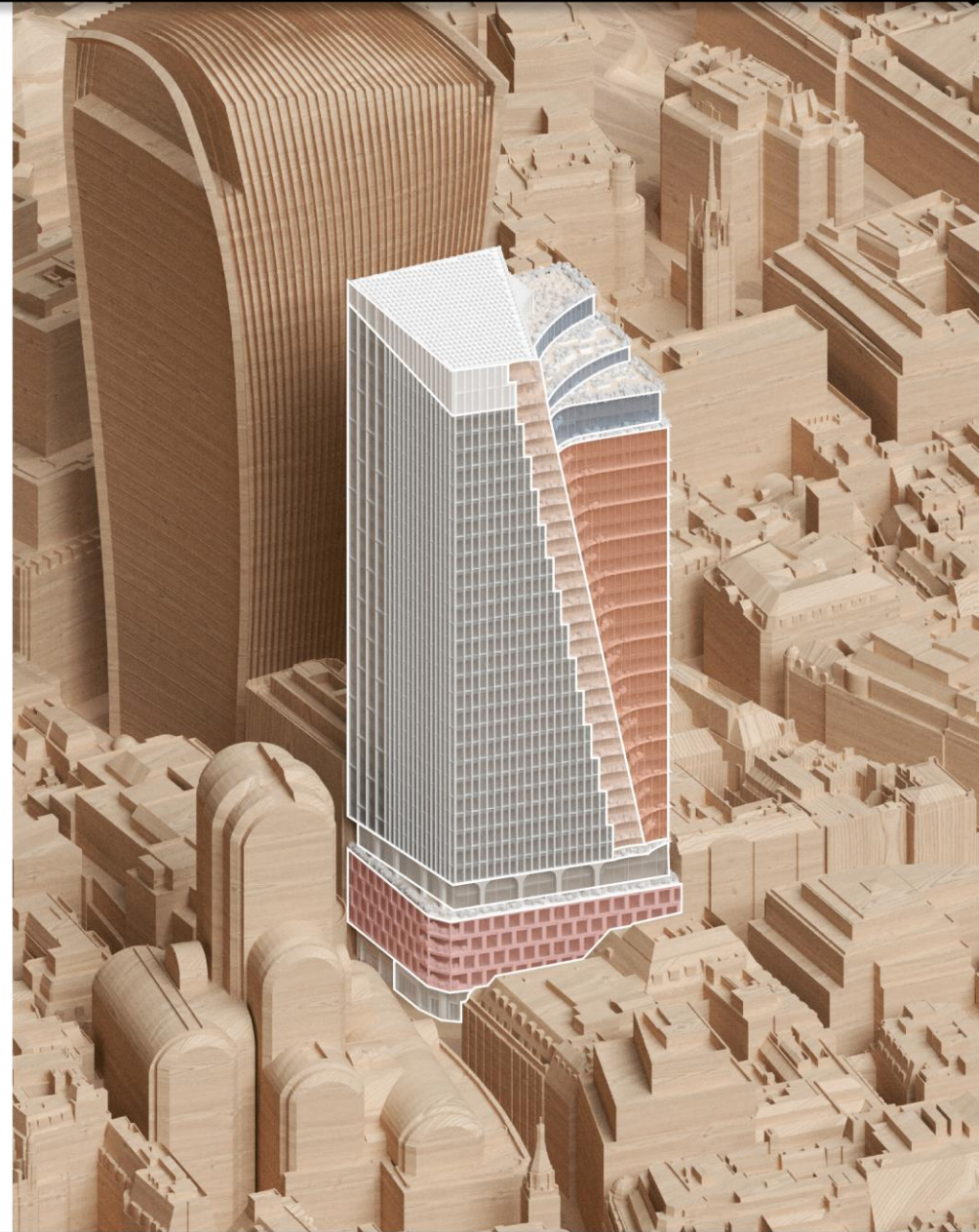
Crown Facade\_Perforated Plant Spaces



Podium Facade\_Typical



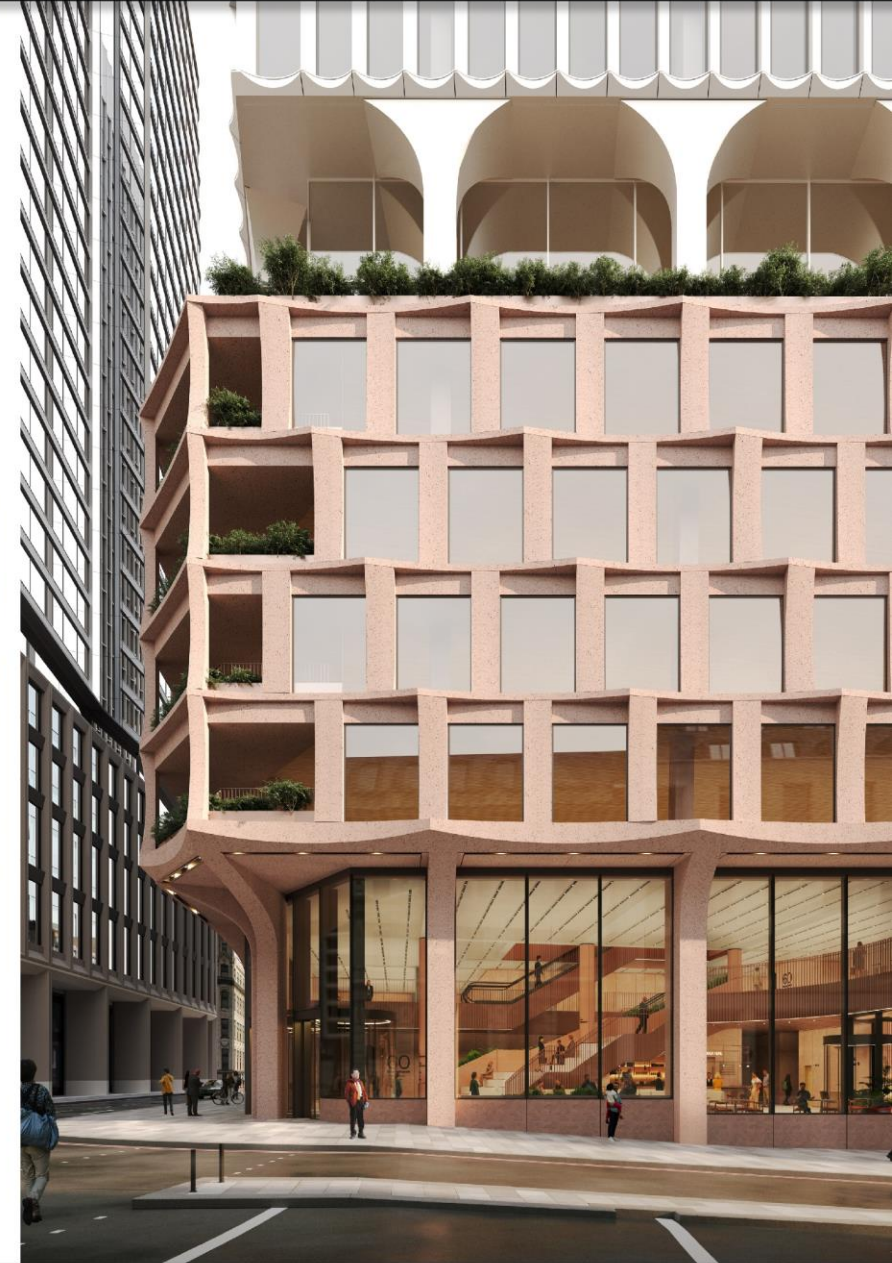
Portico Facade\_Typical





# 60 Gracechurch Street

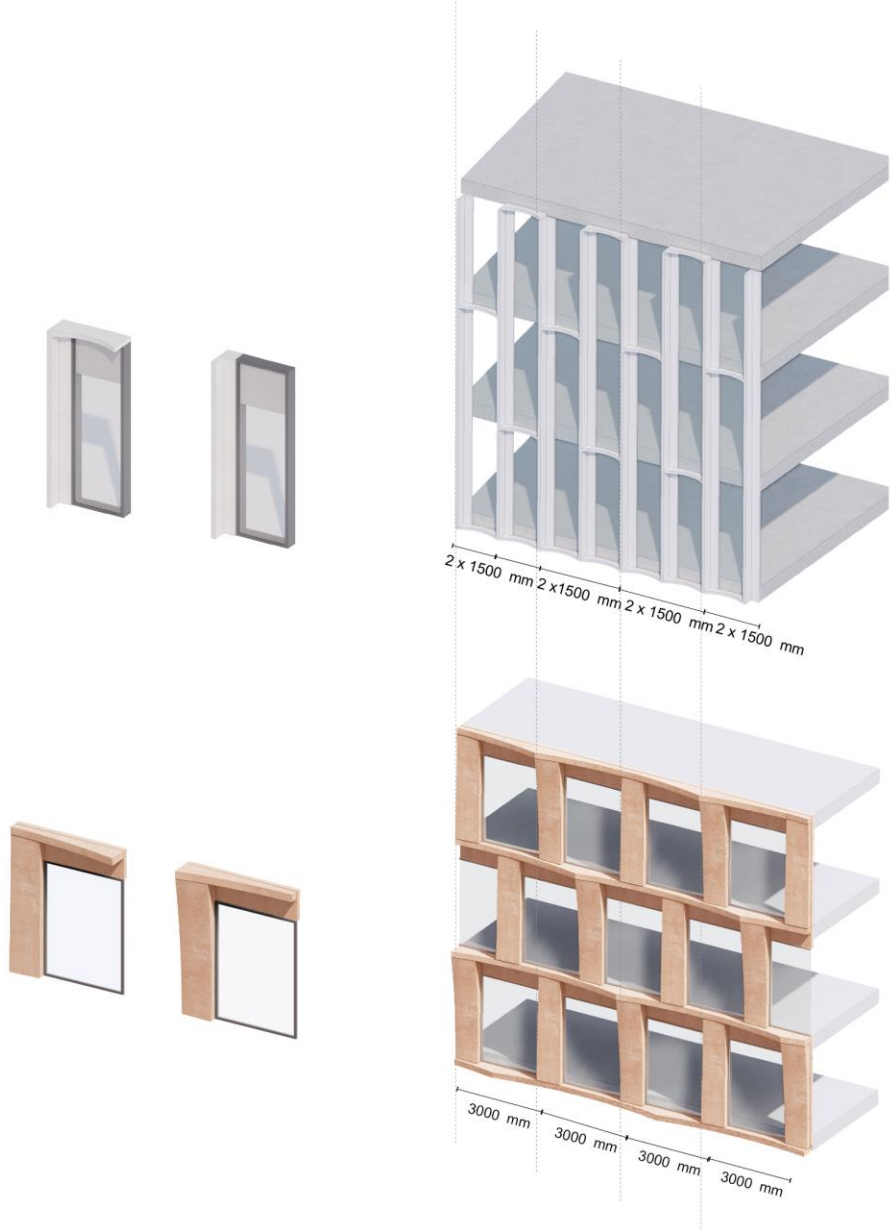
e 78



Illustrative Imagery\_Facade Design



# 60 Gracechurch Street



Podium Facade Type A



Podium Facade Type B



Podium Facade System



Northern Tower Facade Type A



Northern Tower Facade Type B



Northern Tower Facade System





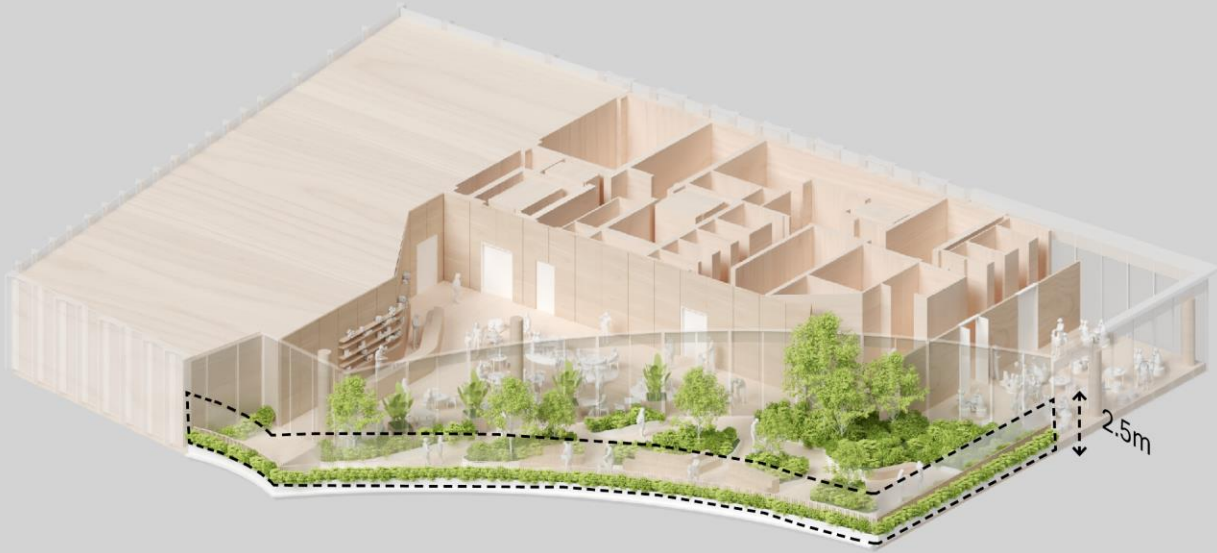


Diagram of public terrace balustrade height

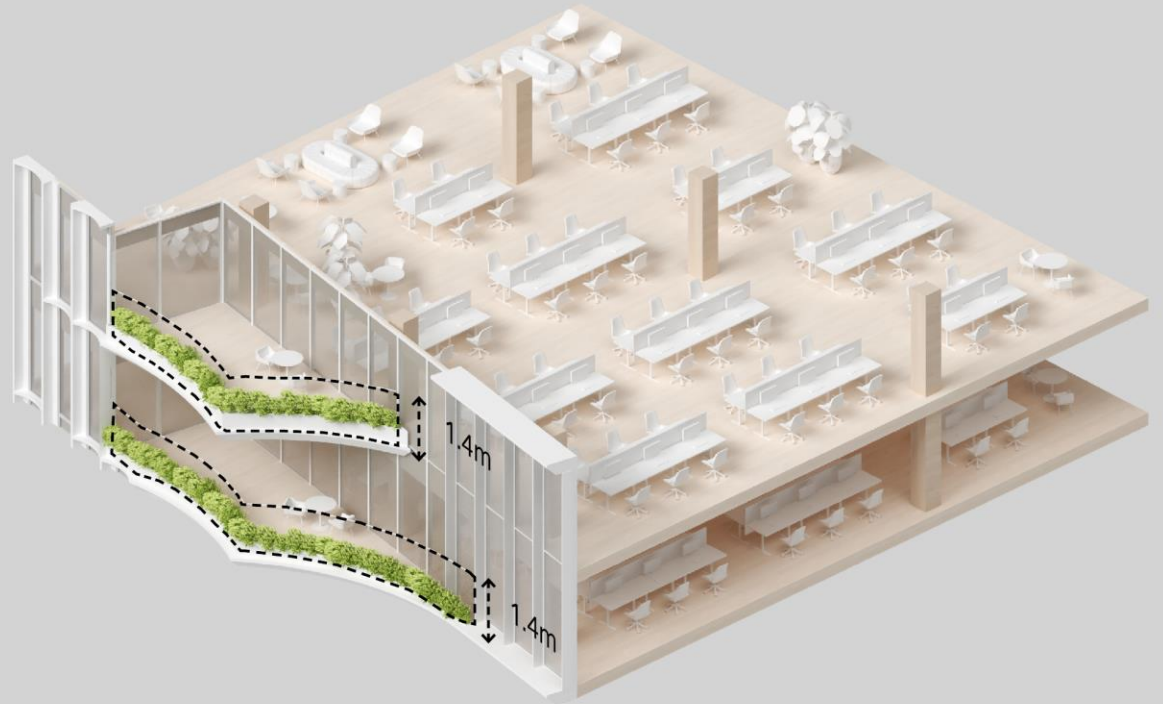


Diagram of private balcony balustrade height



# DAYLIGHT & SUNLIGHT



# 60 Gracechurch Street

## DAYLIGHT

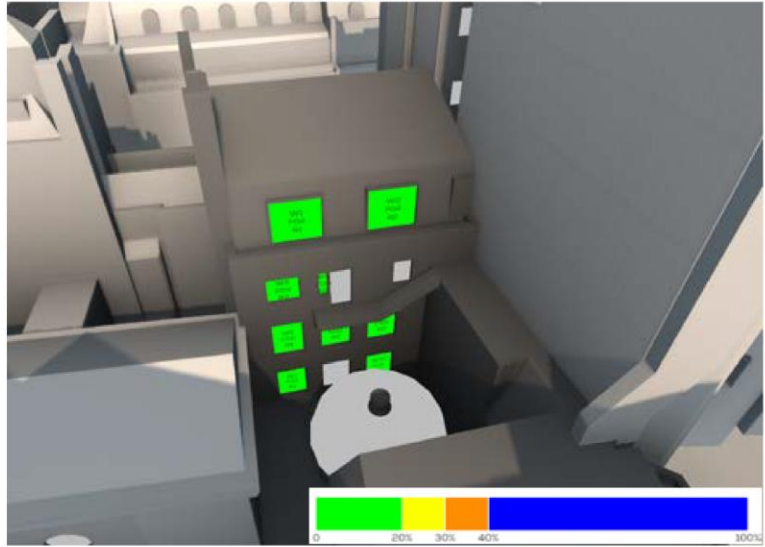
IMPACT	PROPOSED	CUMULATIVE
NEGLIGIBLE	50 CORNHILL 2-4 BULLS HEAD PASSAGE ST MICHAEL CORNHILL CHURCH ST PETER UPON CORNHILL CHURCH THE BUNCH OF GRAPES, 14 LIME ST 7-12 GRACECHURCH STREET THE SHIP - 11 TALBOT COURT 5 PHILPOT LANE ST EDMUND THE KING CHURCH JAMAICA BUILDINGS ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH 1-4 BOTOLPH ALLEY	THE SHIP - 11 TALBOT COURT 5 PHILPOT LANE ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH 1-4 BOTOLPH ALLEY
MINOR	9 EASTCHEAP	50 CORNHILL 2-4 BULLS HEAD PASSAGE ST MICHAEL CORNHILL CHURCH ST PETER UPON CORNHILL CHURCH THE BUNCH OF GRAPES, 14 LIME ST ST EDMUND THE KING CHURCH JAMAICA BUILDINGS
MINOR-TO-MODERATE	4 BRABANT COURT	-
MODERATE	11 EASTCHEAP	-
MODERATE-TO-MAJOR	-	7-12 GRACECHURCH STREET 11 EASTCHEAP 9 EASTCHEAP 4 BRABANT COURT
MAJOR	2-3 PHILPOT LANE	2-3 PHILPOT LANE

## SUNLIGHT

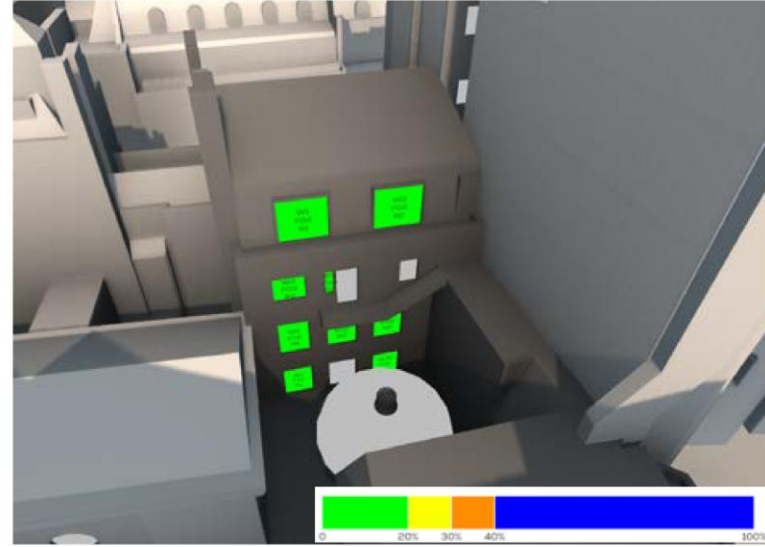
IMPACT	PROPOSED	CUMULATIVE
NEGLIGIBLE	50 CORNHILL 2-4 BULLS HEAD PASSAGE ST MICHAEL CORNHILL CHURCH ST PETER UPON CORNHILL CHURCH THE SHIP - 11 TALBOT COURT 11 EASTCHEAP 4 BRABANT COURT 5 PHILPOT LANE 2-3 PHILPOT LANE ST EDMUND THE KING CHURCH JAMAICA BUILDINGS ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH	THE SHIP - 11 TALBOT COURT 11 EASTCHEAP 4 BRABANT COURT 5 PHILPOT LANE 2-3 PHILPOT LANE ST EDMUND THE KING CHURCH ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH
MINOR	-	50 CORNHILL ST MICHAEL CORNHILL CHURCH
MINOR-TO-MODERATE	-	-
MODERATE	THE BUNCH OF GRAPES, 14 LIME ST 7-12 GRACECHURCH STREET	2-4 BULLS HEAD PASSAGE
MODERATE-TO-MAJOR	-	ST PETER UPON CORNHILL CHURCH JAMAICA BUILDINGS
MAJOR	-	THE BUNCH OF GRAPES, 14 LIME ST 7-12 GRACECHURCH STREET



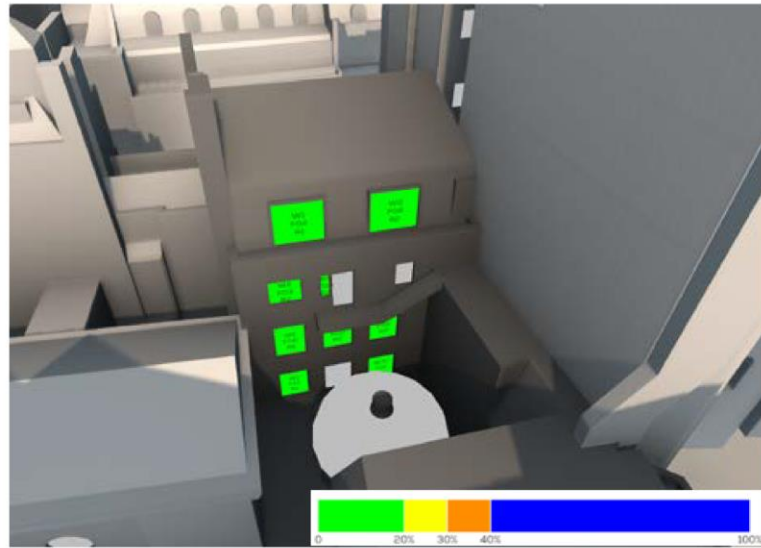
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS



APSH - PERCENTAGE LOSS





# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



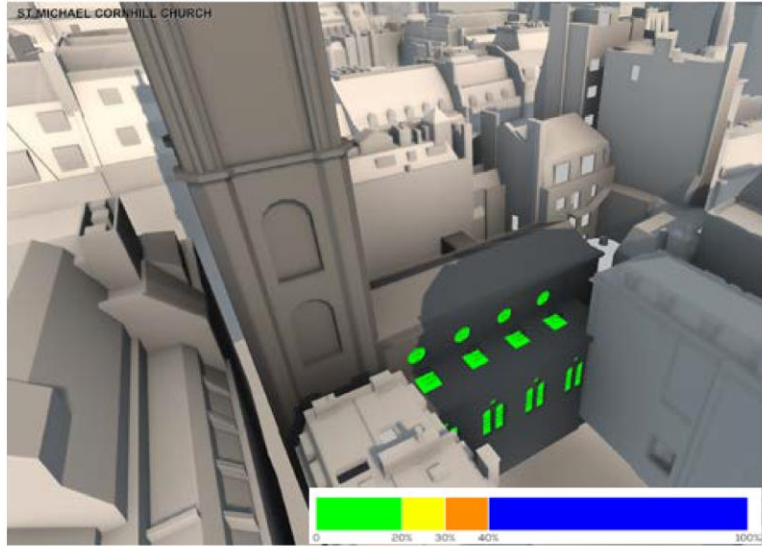
NSL - PERCENTAGE LOSS



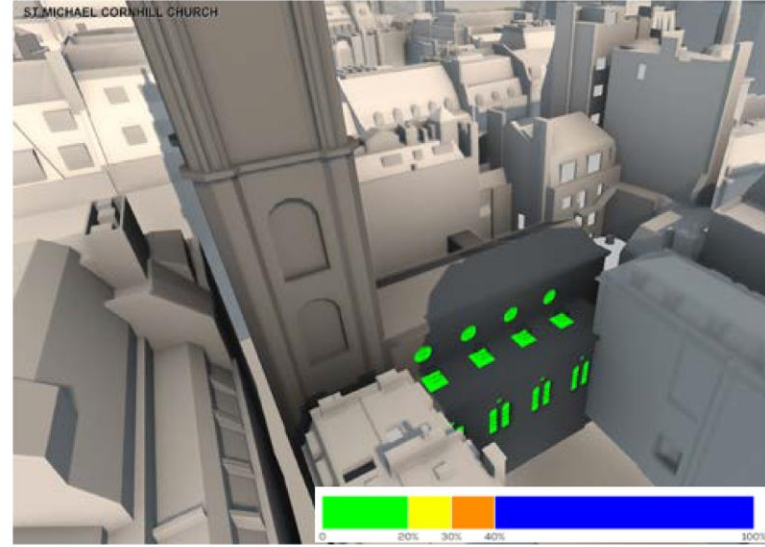
APSH - PERCENTAGE LOSS



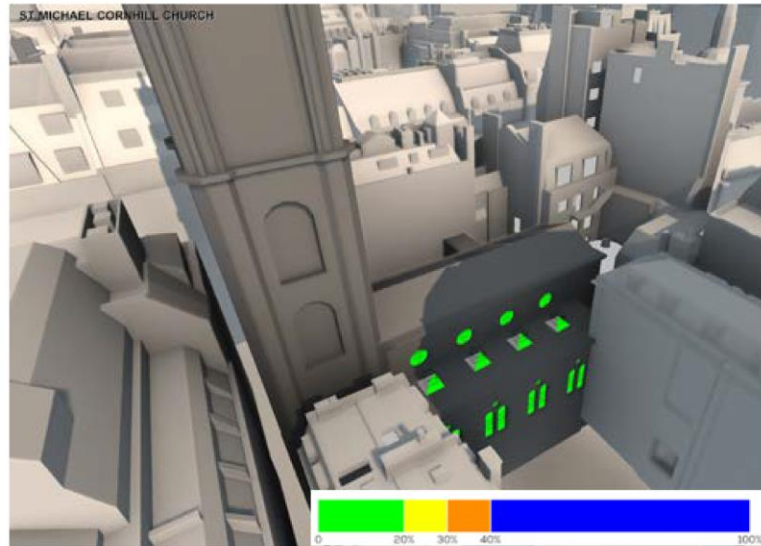
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

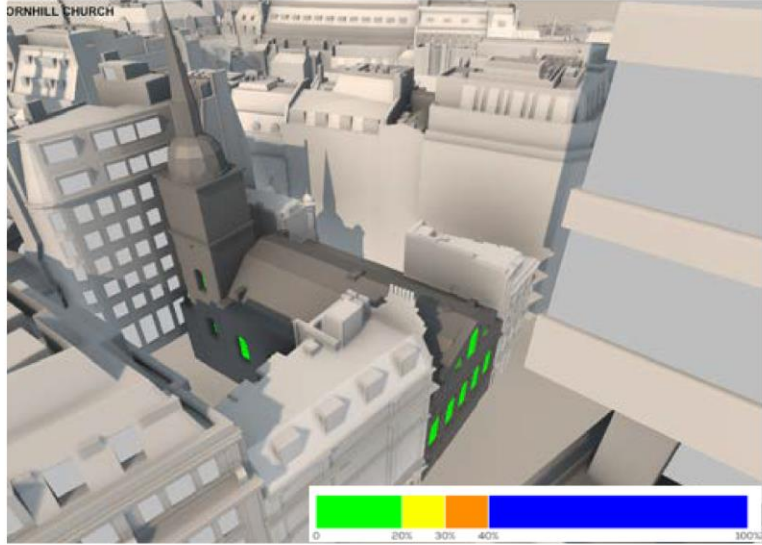


APSH - PERCENTAGE LOSS

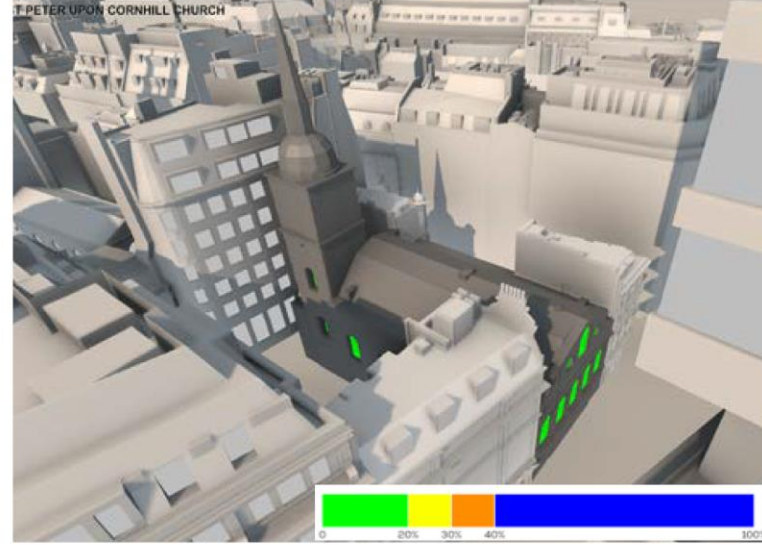




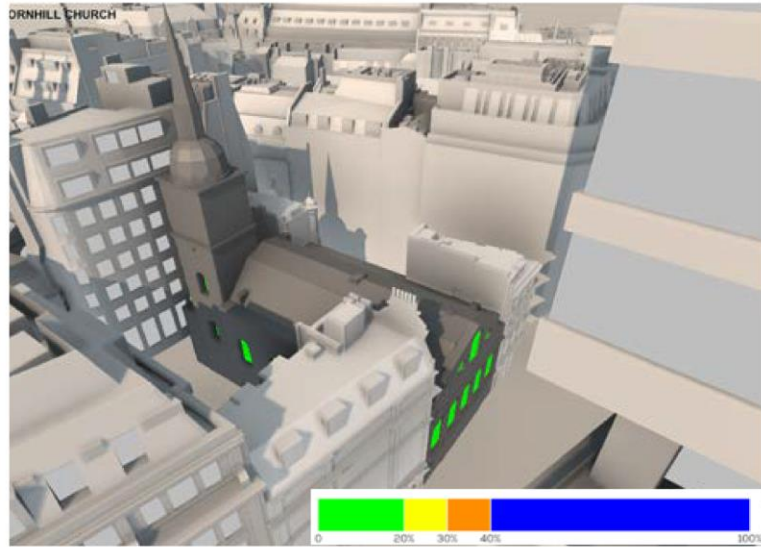
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS



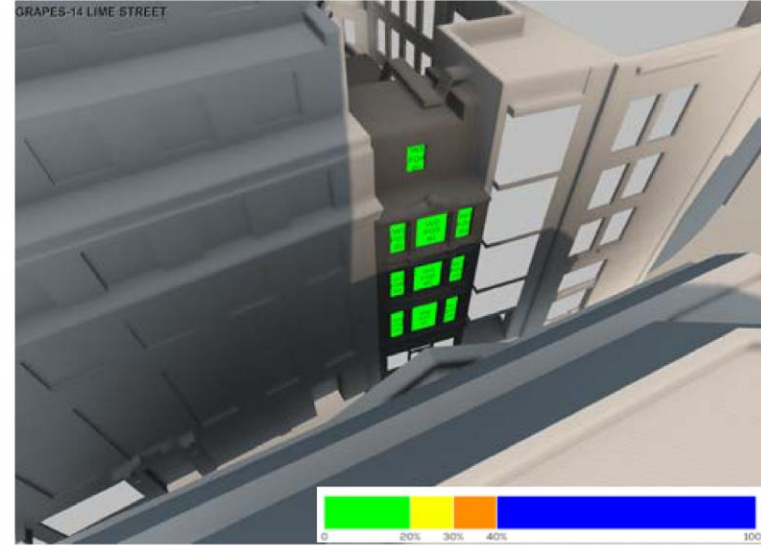
APSh - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

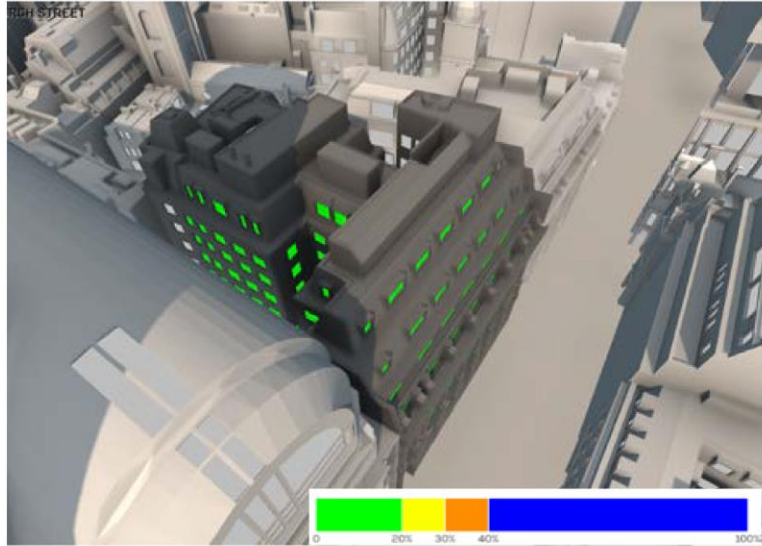


APSH - PERCENTAGE LOSS

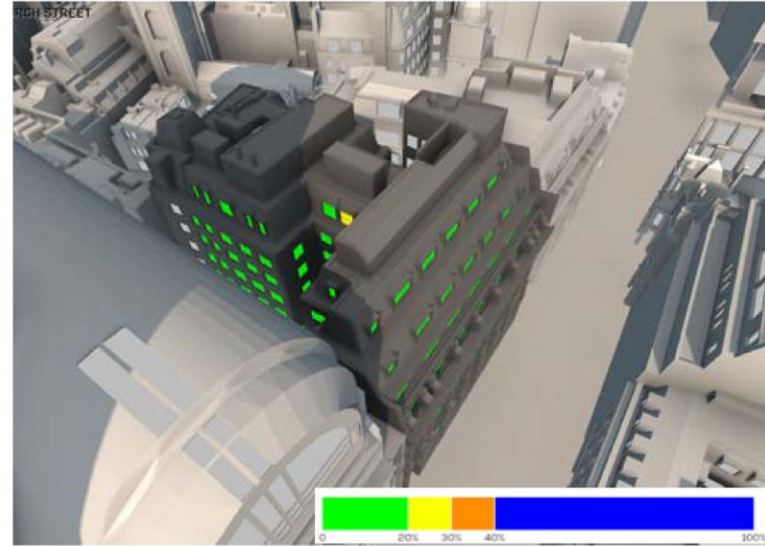




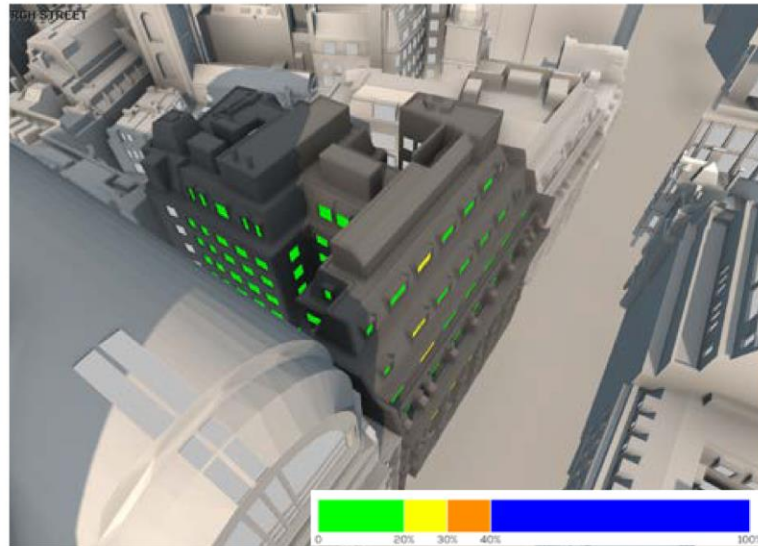
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



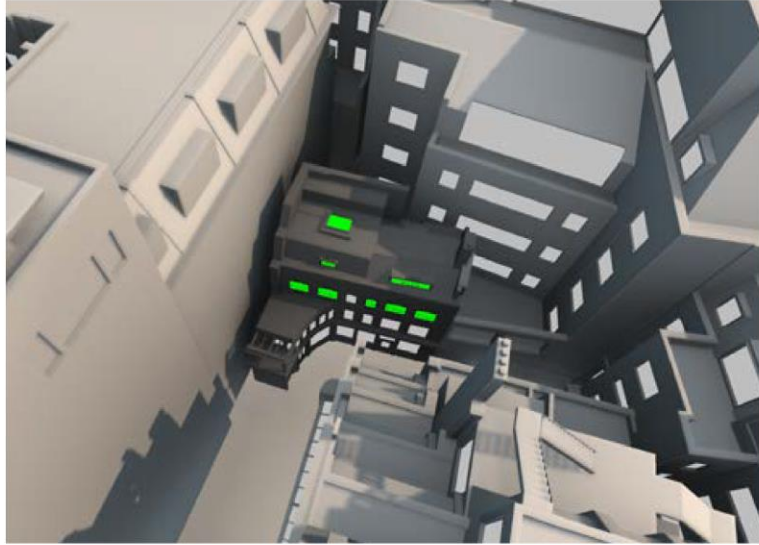
NSL - PERCENTAGE LOSS



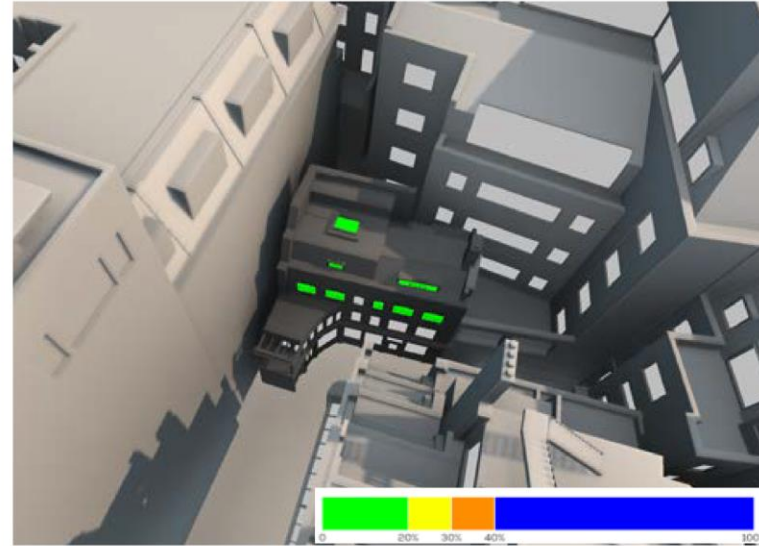
APSH - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS

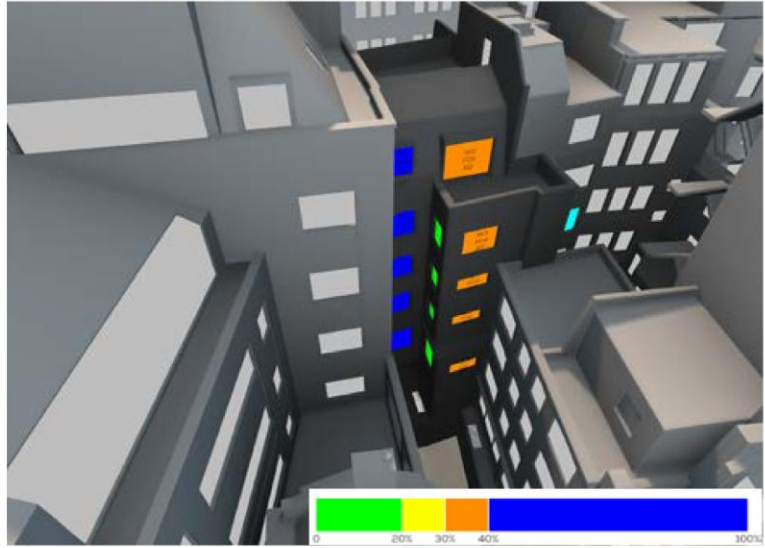


NSL - PERCENTAGE LOSS

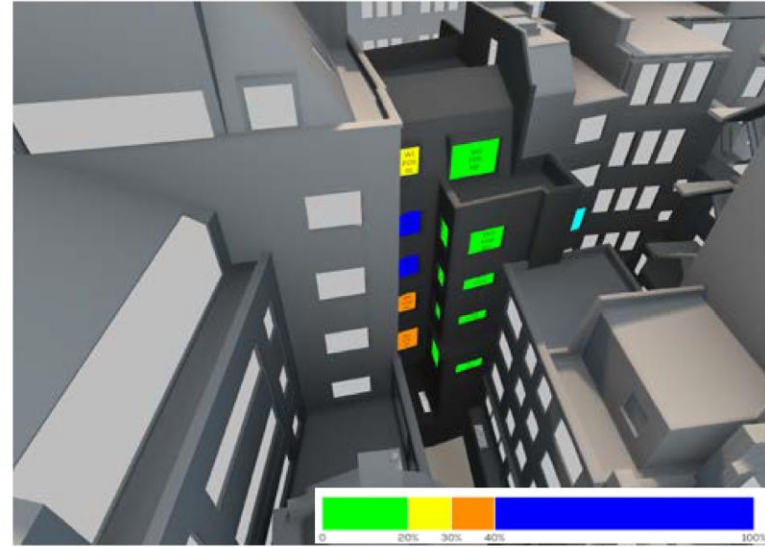




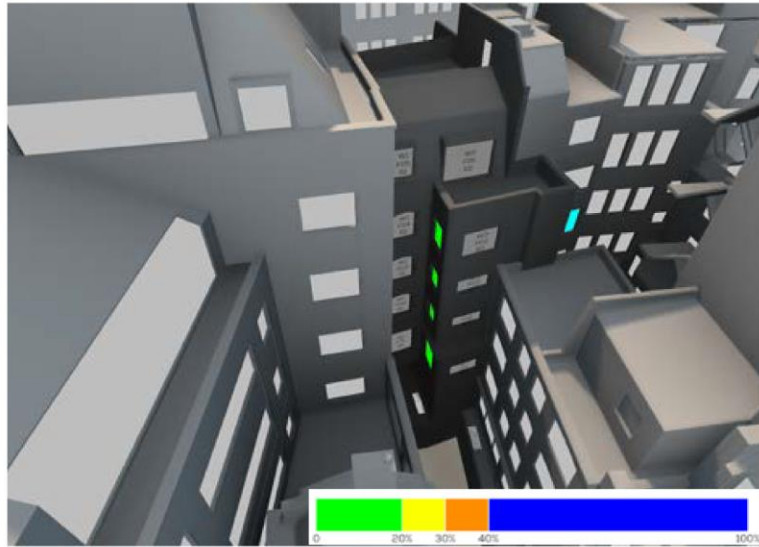
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



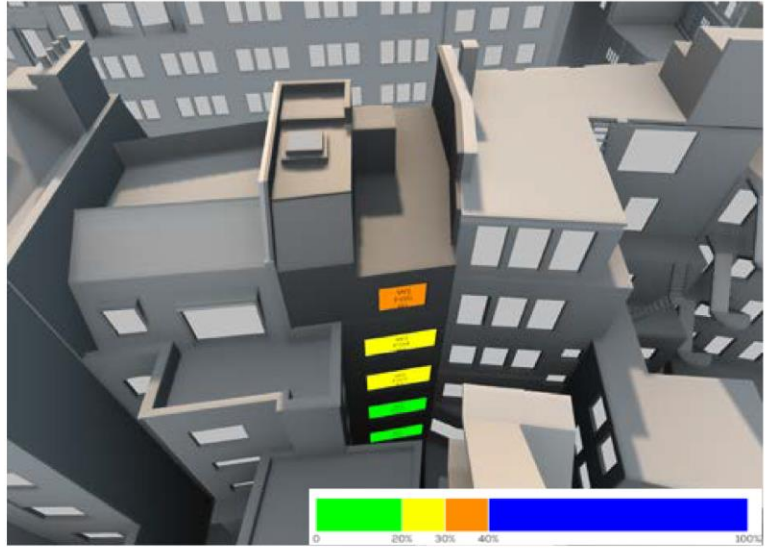
NSL - PERCENTAGE LOSS



APSH - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS

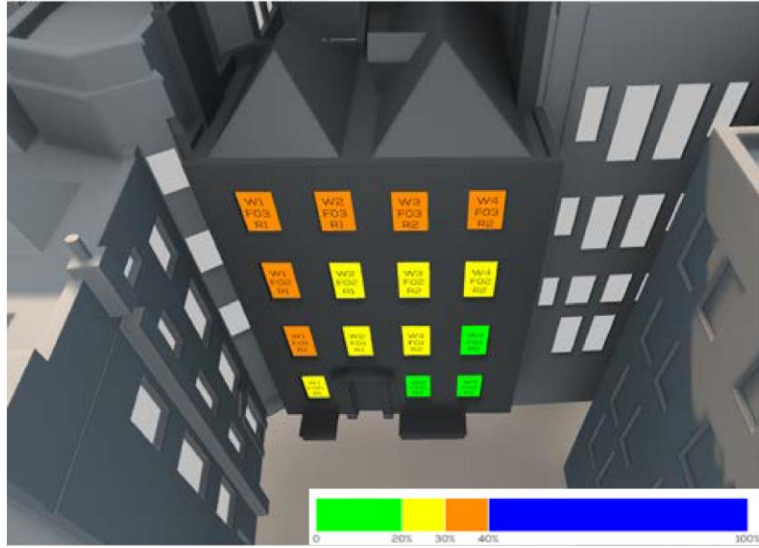


NSL - PERCENTAGE LOSS

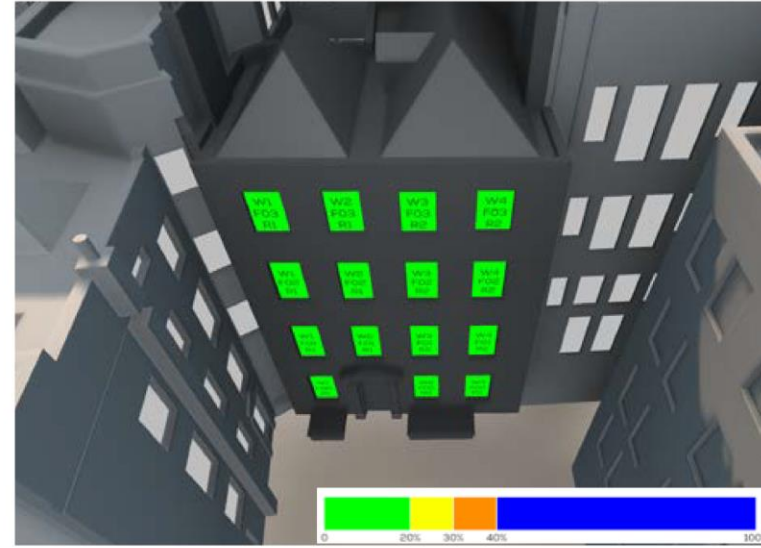




# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



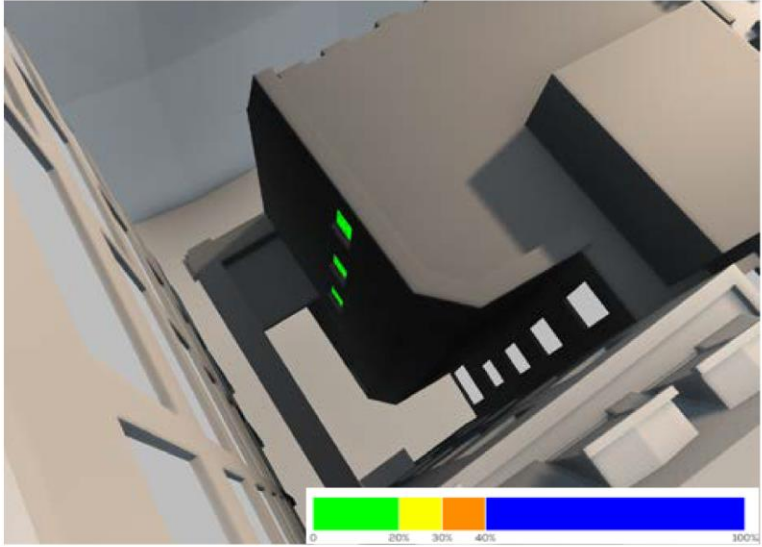
NSL - PERCENTAGE LOSS



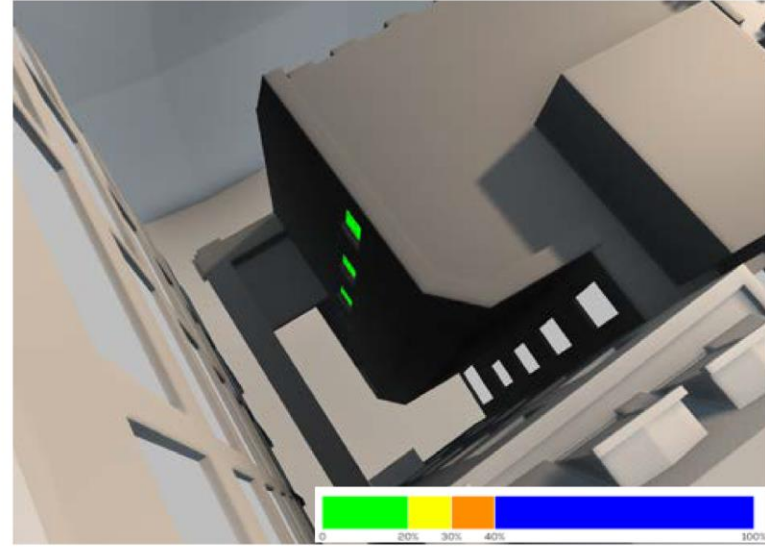
APSH - PERCENTAGE LOSS



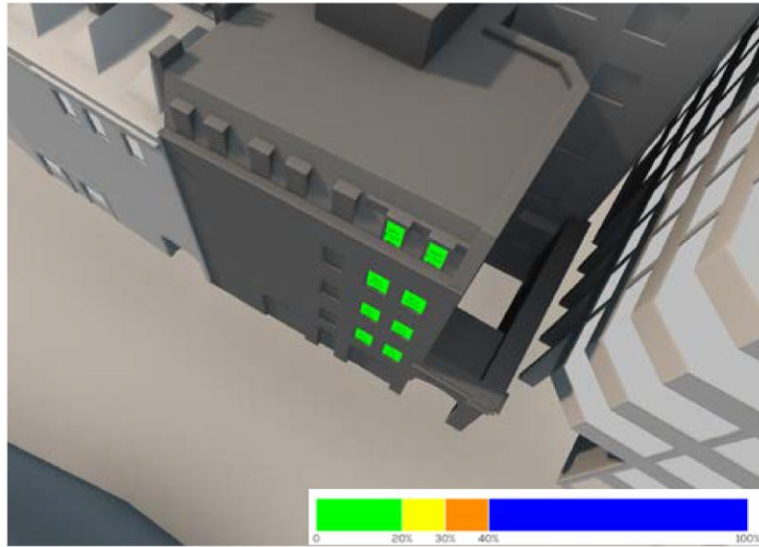
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VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

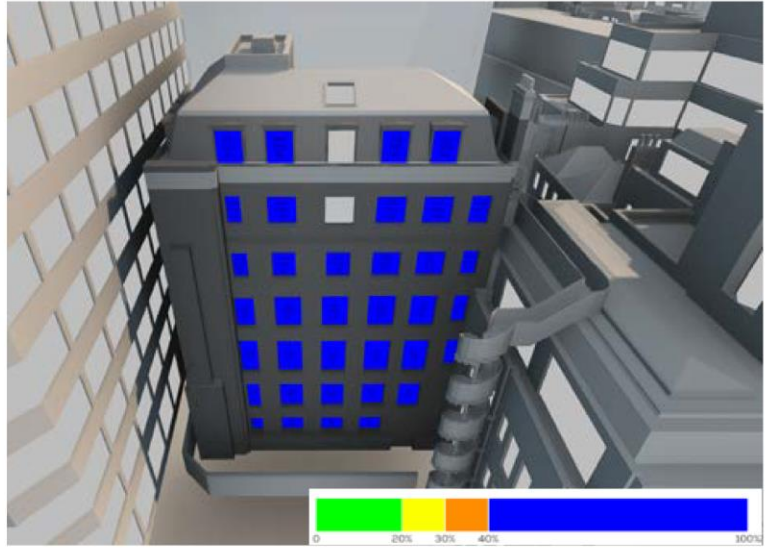


APSH - PERCENTAGE LOSS

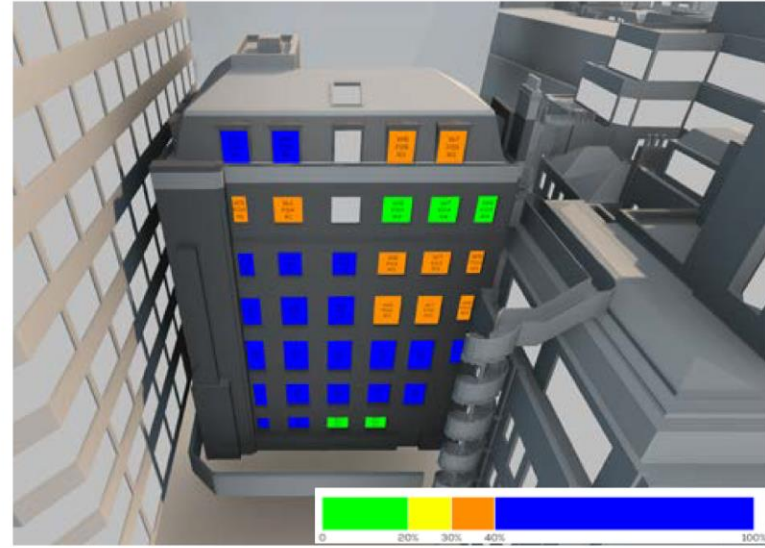




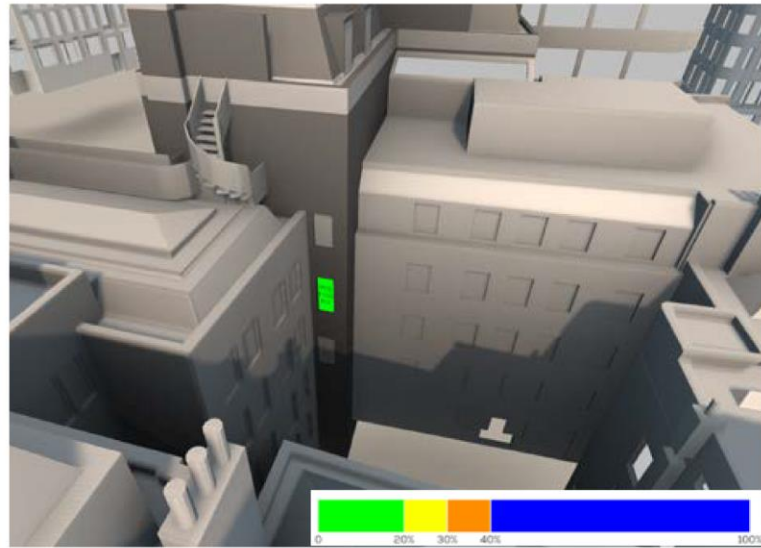
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VSC - PERCENTAGE LOSS



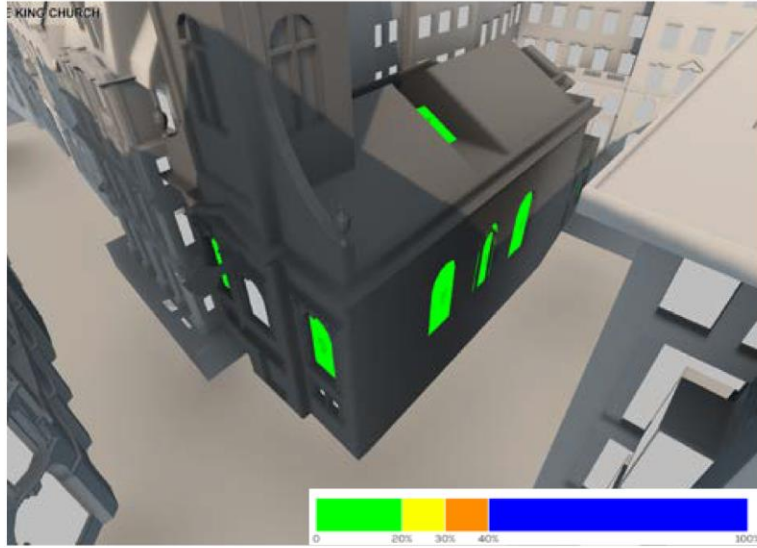
NSL - PERCENTAGE LOSS



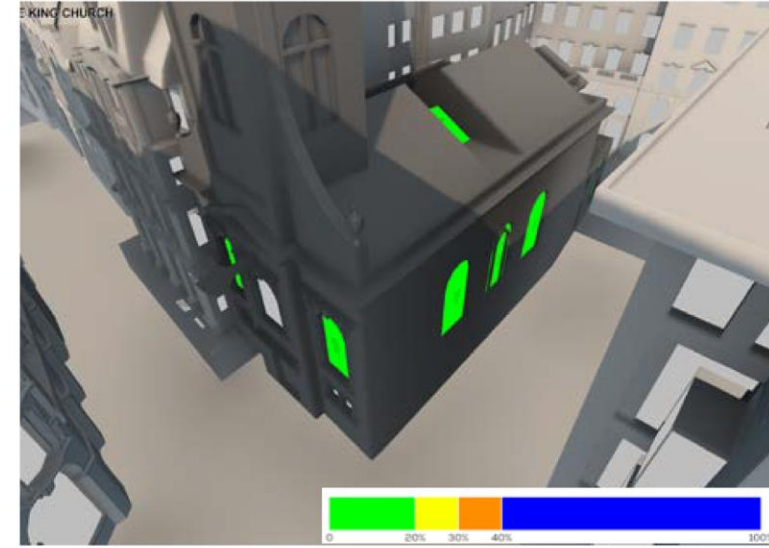
APSH - PERCENTAGE LOSS



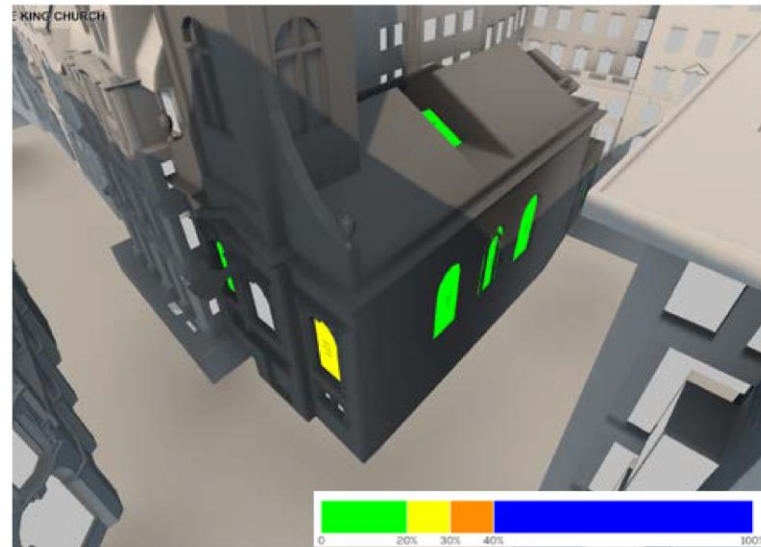
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VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

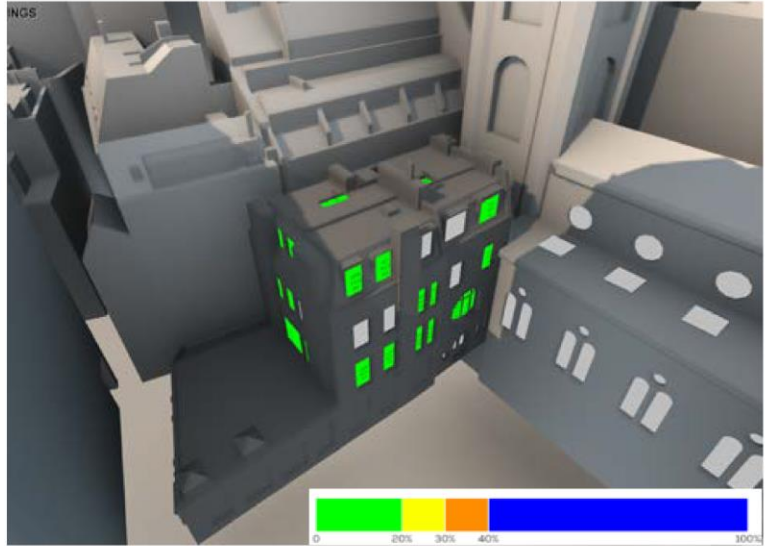


APSH - PERCENTAGE LOSS

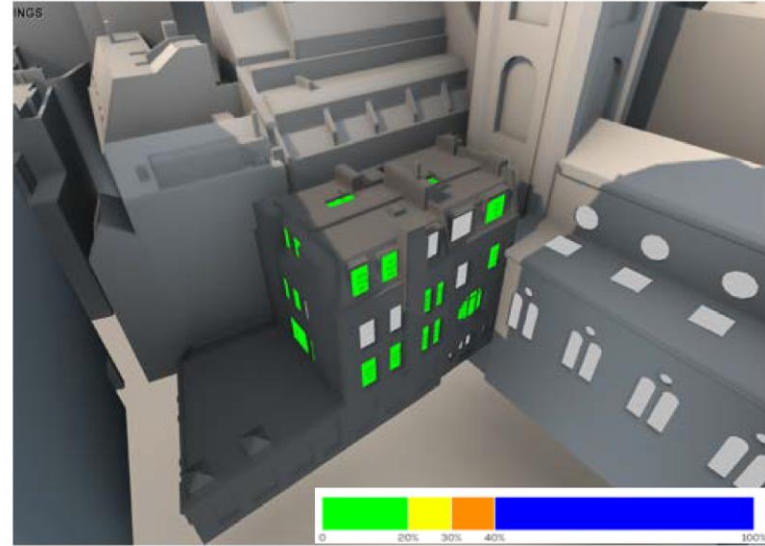




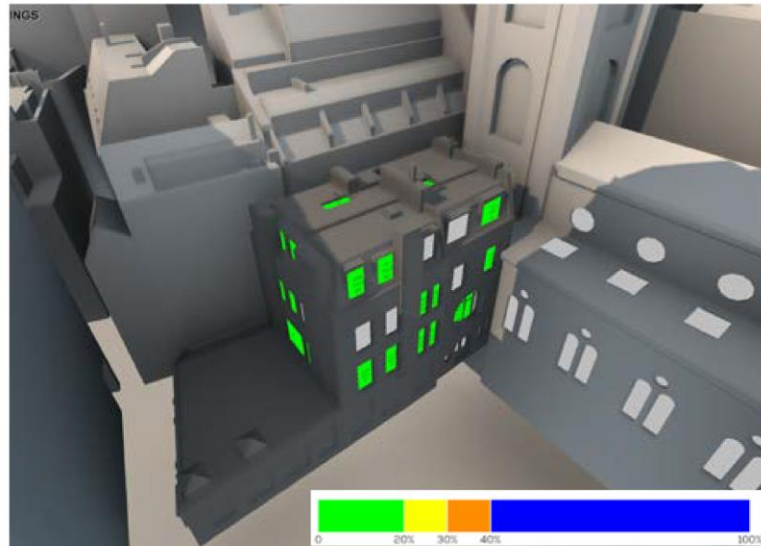
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VSC - PERCENTAGE LOSS



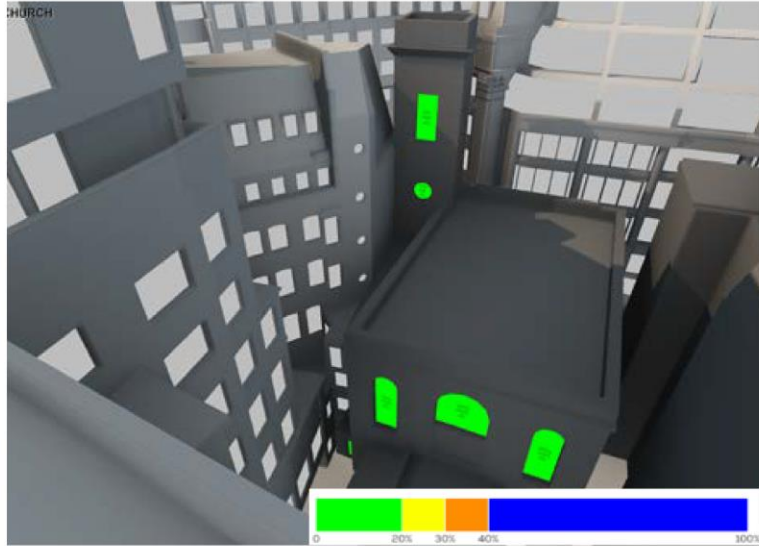
NSL - PERCENTAGE LOSS



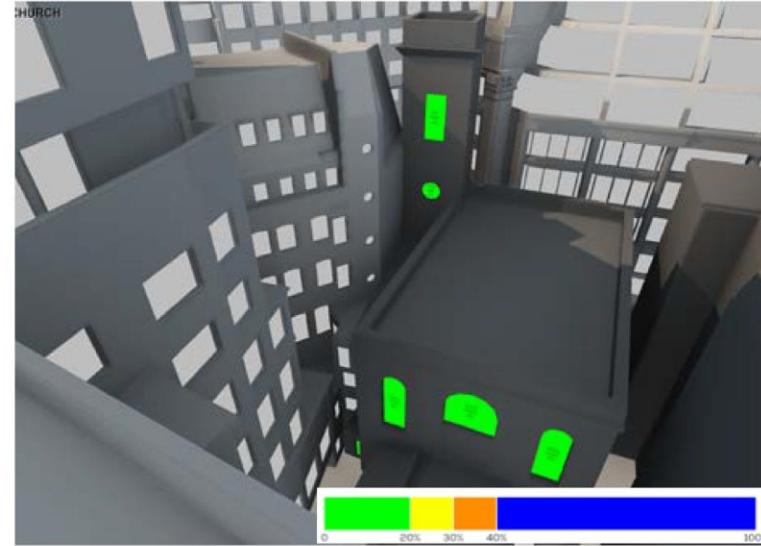
APSH - PERCENTAGE LOSS



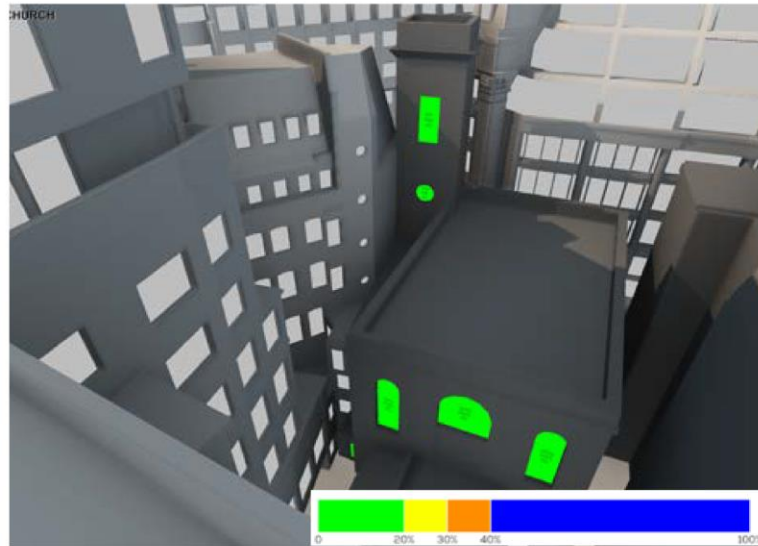
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VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

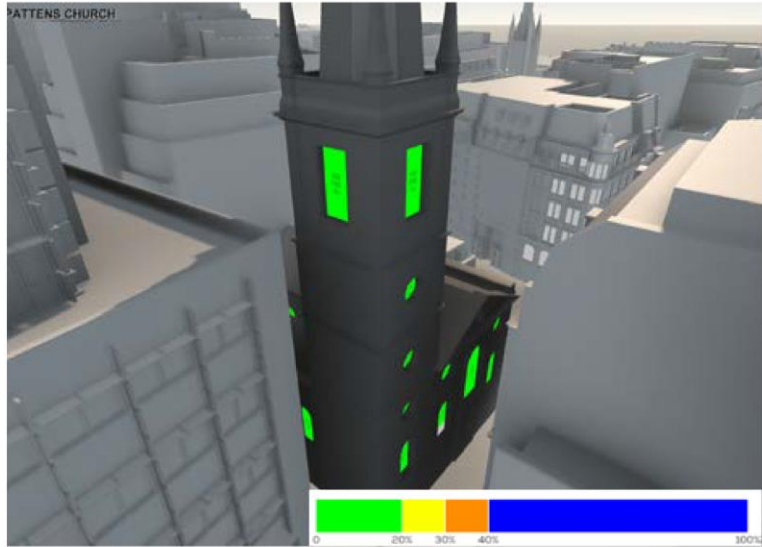


APSH - PERCENTAGE LOSS

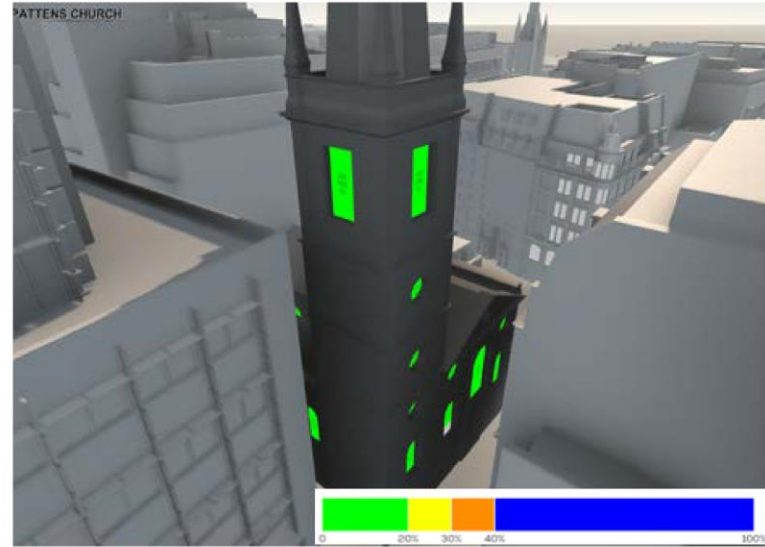




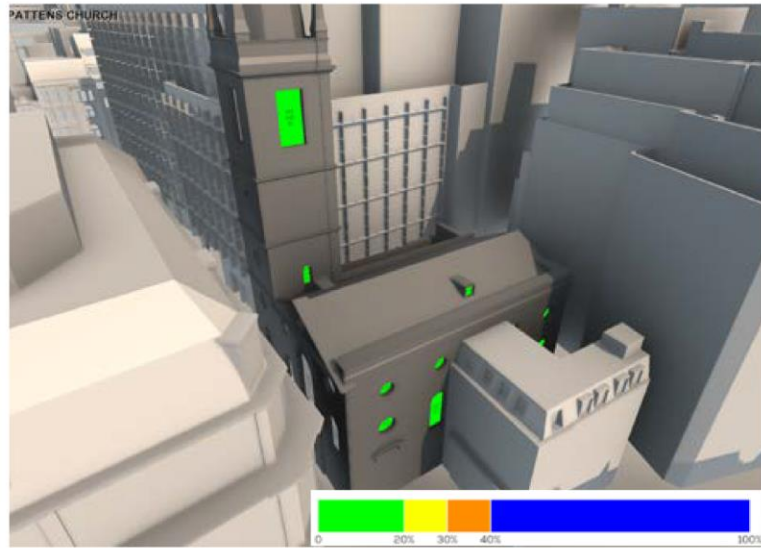
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



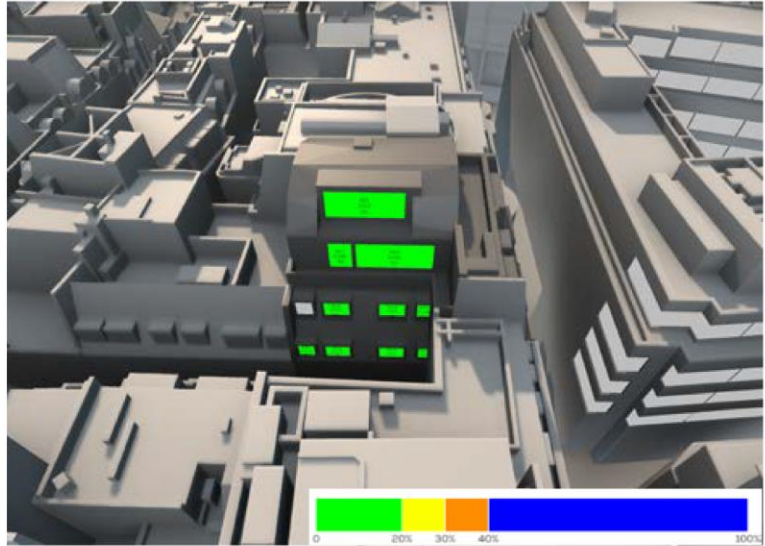
NSL - PERCENTAGE LOSS



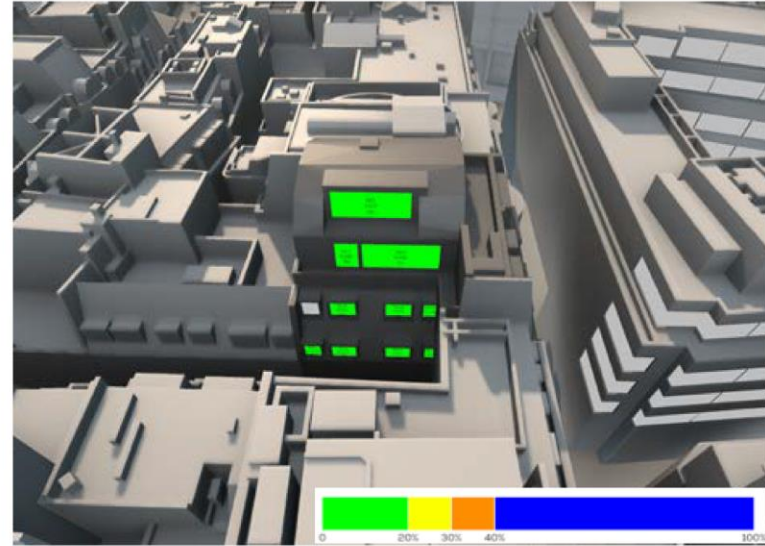
APSH - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

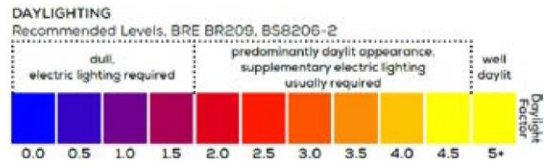
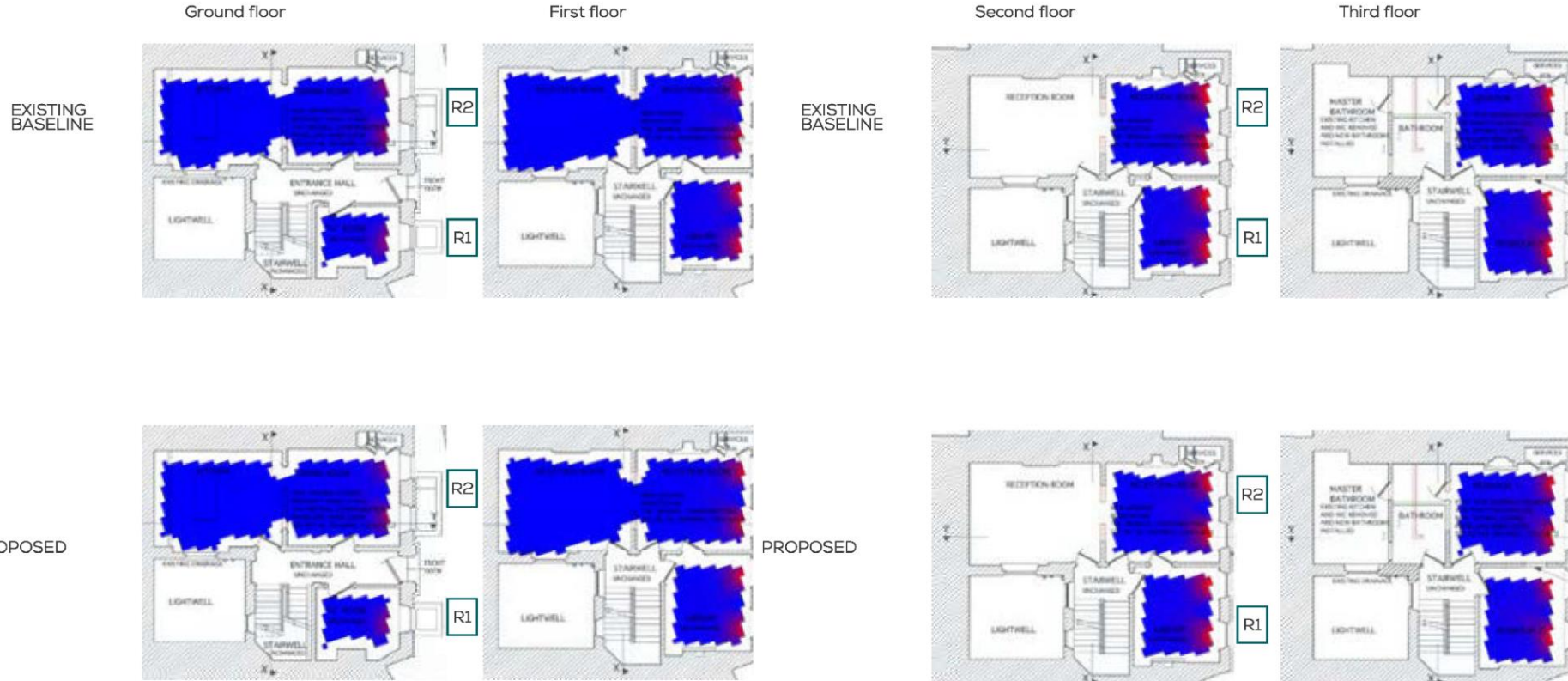




# Radiance-Based MDF Daylight Assessment

4 Brabant Court - Ground and First floors

4 Brabant Court - Second and Third floors







# Radiance-Based MDF Daylight Assessment

2-3 Philpot Lane - First floor

2-3 Philpot Lane - Second floor

EXISTING  
BASELINE



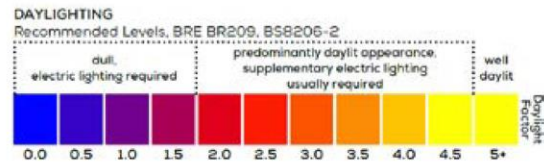
EXISTING  
BASELINE



PROPOSED



PROPOSED



# Radiance-Based MDF Daylight Assessment

2-3 Philpot Lane - Third floor

2-3 Philpot Lane - Fourth floor

EXISTING  
BASELINE



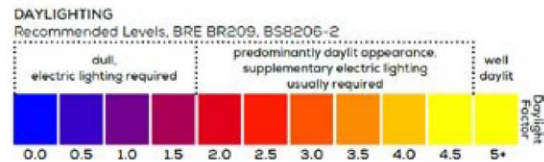
EXISTING  
BASELINE



PROPOSED



PROPOSED





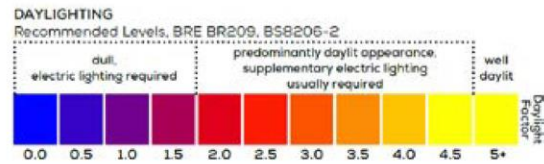
# Radiance-Based MDF Daylight Assessment

2-3 Philpot Lane - Fifth floor

EXISTING  
BASELINE



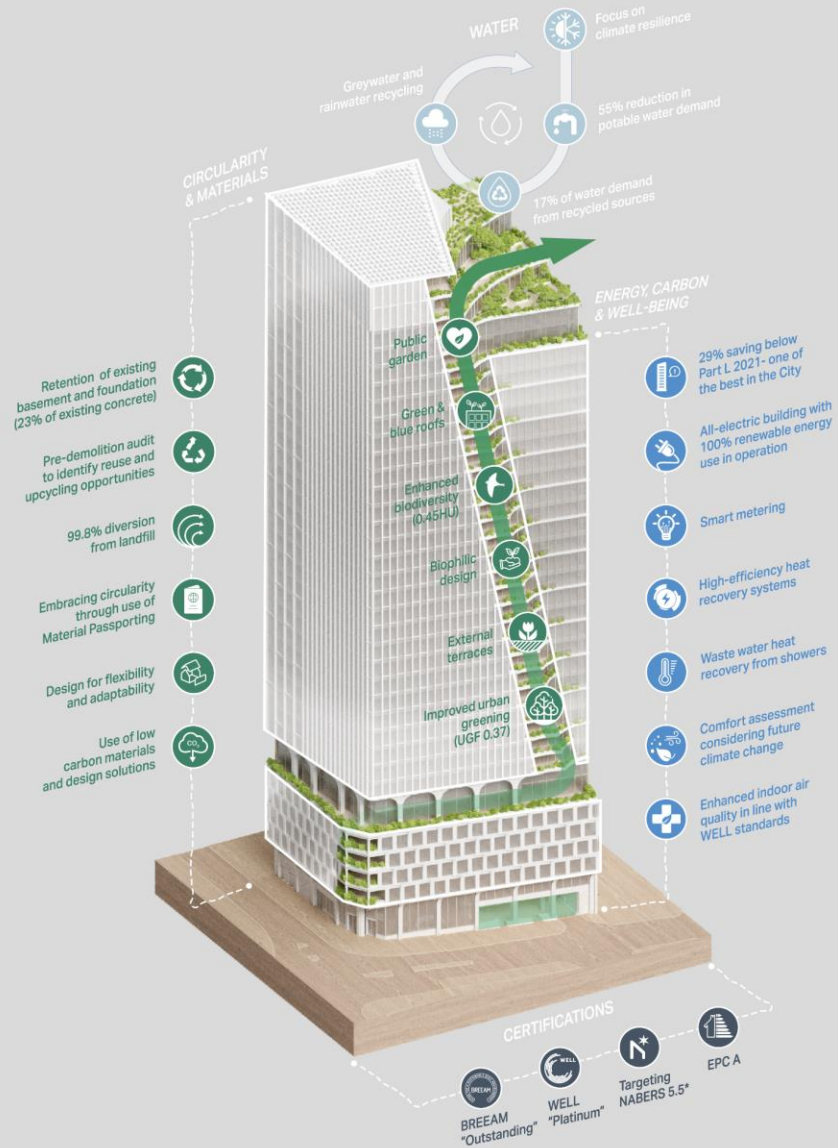
PROPOSED



# SUSTAINABILITY



# 60 Gracechurch Street



Diagram\_The Roof Terraces



Diagram\_The Green Spine Balconies



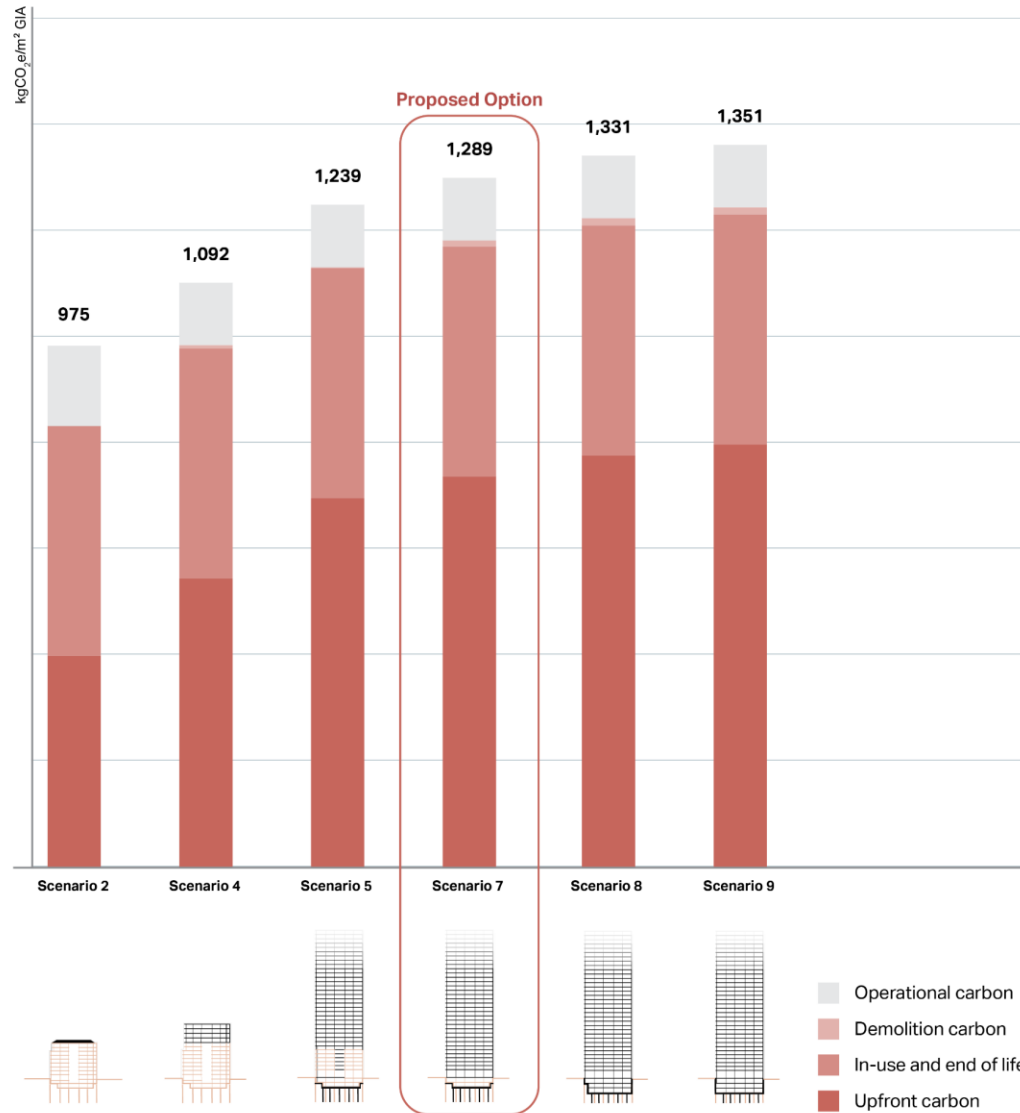
Diagram\_The Portico Terrace



Diagram\_The Podium Balconies

# 60 Gracechurch Street

Carbon Comparison per m<sup>2</sup> GIA [A1-A5, B-C excl. B7]





# PROPOSALS

through illustrations

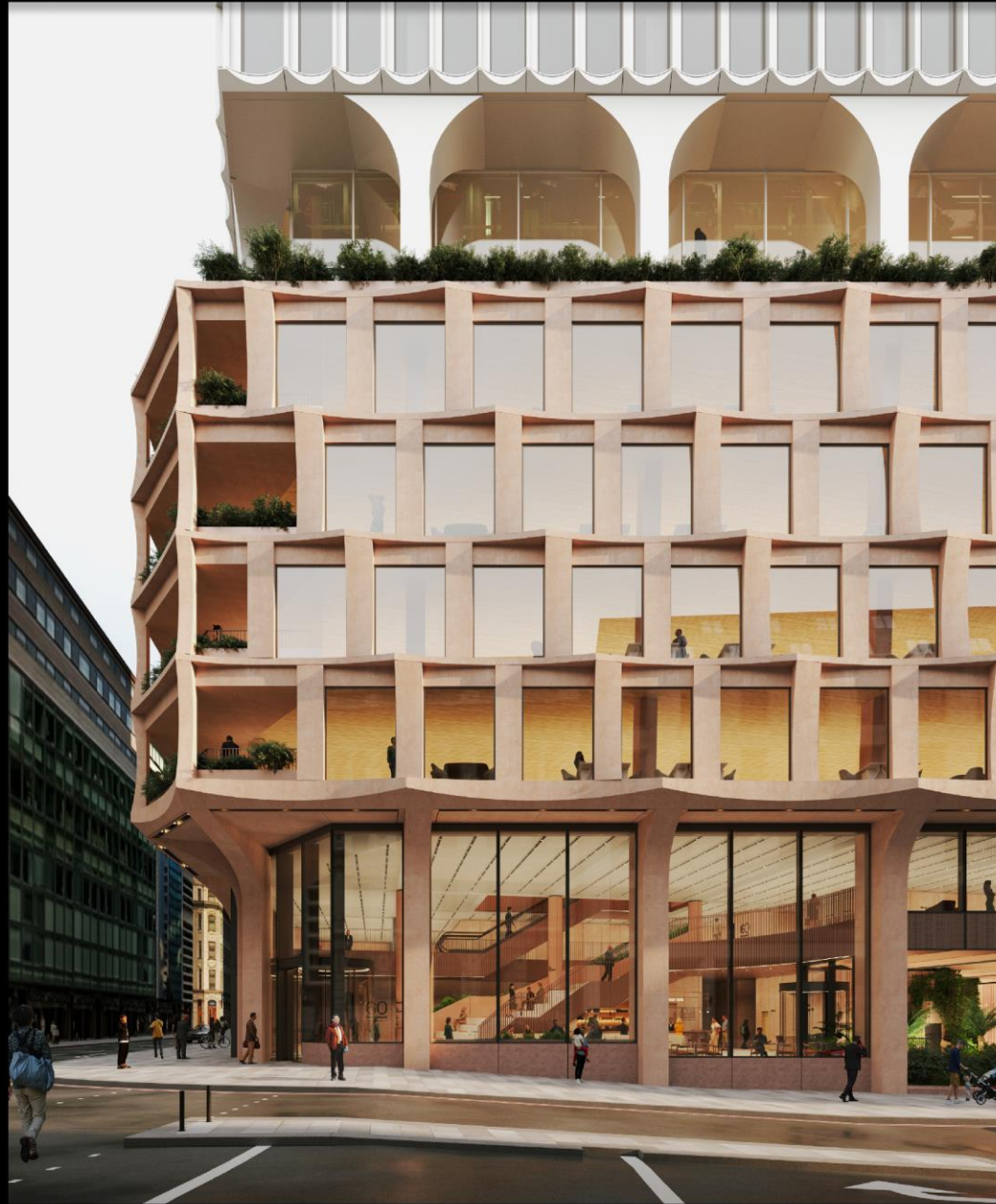
# 60 Gracechurch Street



Illustrative Imagery\_Gracechurch Street Junction



# 60 Gracechurch Street



Illustrative Imagery\_Office Entrance Space

# 60 Gracechurch Street



Illustrative Imagery\_Facade Detail



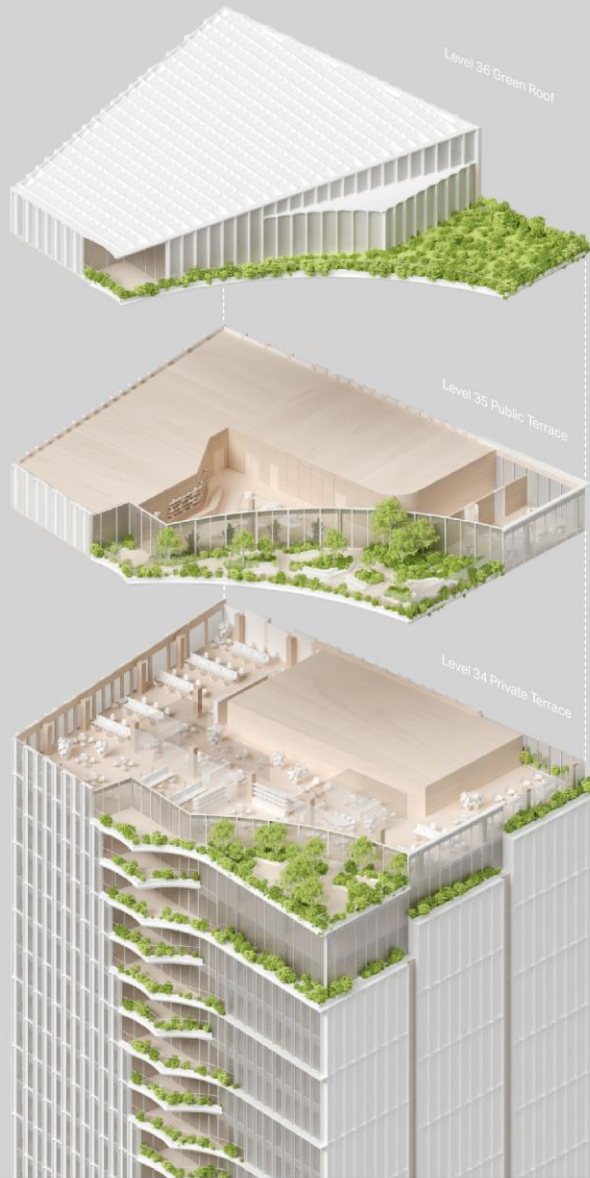
# 60 Gracechurch Street



Illustrative Imagery\_Facade Detail

# 60 Gracechurch Street

e 113



## Conceptual Planting Strategy



# 60 Gracechurch Street



Illustrative Imagery\_Gracechurch Street, looking north

# 60 Gracechurch Street



Illustrative Imagery\_Fenchurch Street, looking west



# 60 Gracechurch Street



Illustrative Imagery\_The Balconies

# 60 Gracechurch Street



Illustrative Imagery\_60 Gracechurch Street, Aerial View



# 60 Gracechurch Street



Illustrative Imagery\_The Garden

# 60 Gracechurch Street



Illustrative Imagery\_The Learning Space



# 60 Gracechurch Street

e 120



Illustrative Imagery\_The Undercroft from Gracechurch Street









# **Next Planning Applications Sub-Committee**

13<sup>th</sup> December 2024