



Planning Applications Sub-Committee

PRESENTATION PACK

Date: FRIDAY, 13 DECEMBER 2024

Time: 10.00 am

Venue: LIVERY HALL - GUILDHALL

3. **1 UNDERSHAFT, LONDON, EC3A 8EE**

Report of the Planning & Development Director.

For Decision
(Pages 3 - 94)

4. **BURY HOUSE 1 - 4, 31 - 34 BURY STREET, LONDON, EC3A 5AR**

Report of the Director of Planning & Development.

For Decision
(Pages 95 - 222)

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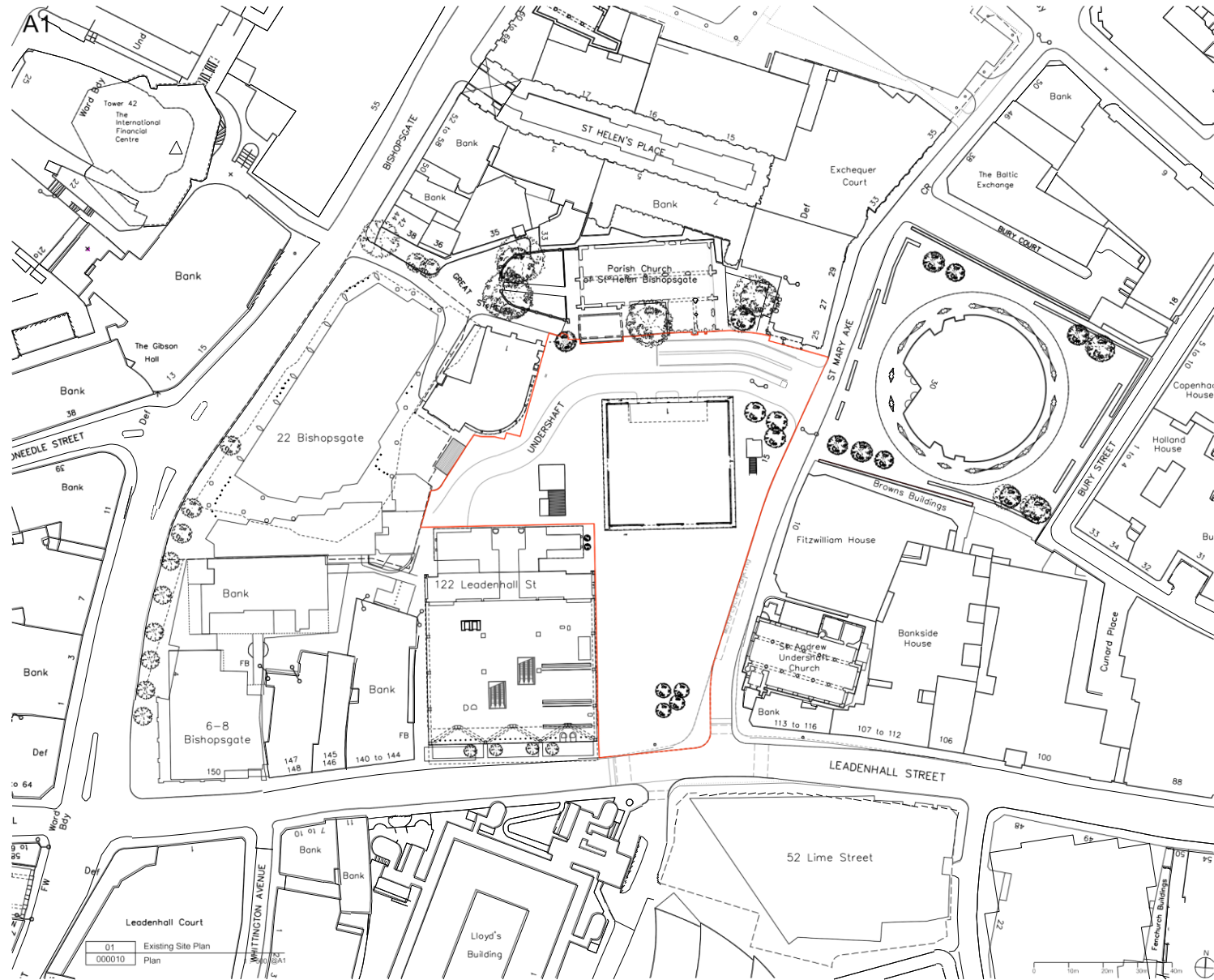
1 Undershaft

Planning Applications Sub-Committee

13 December 2024

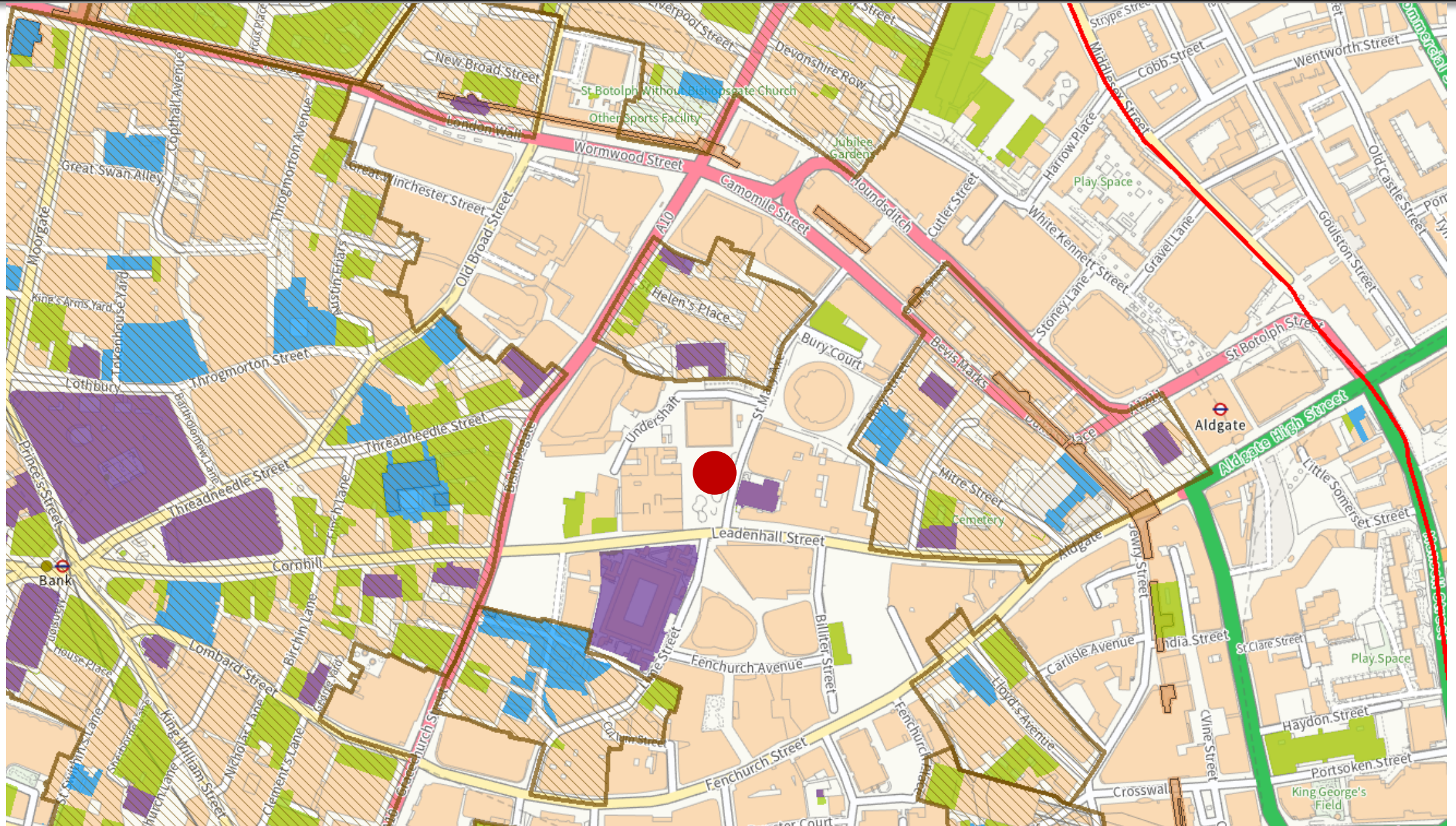
1 Undershaft

Existing Site Plan



Existing Site Plan

1 Undershaft



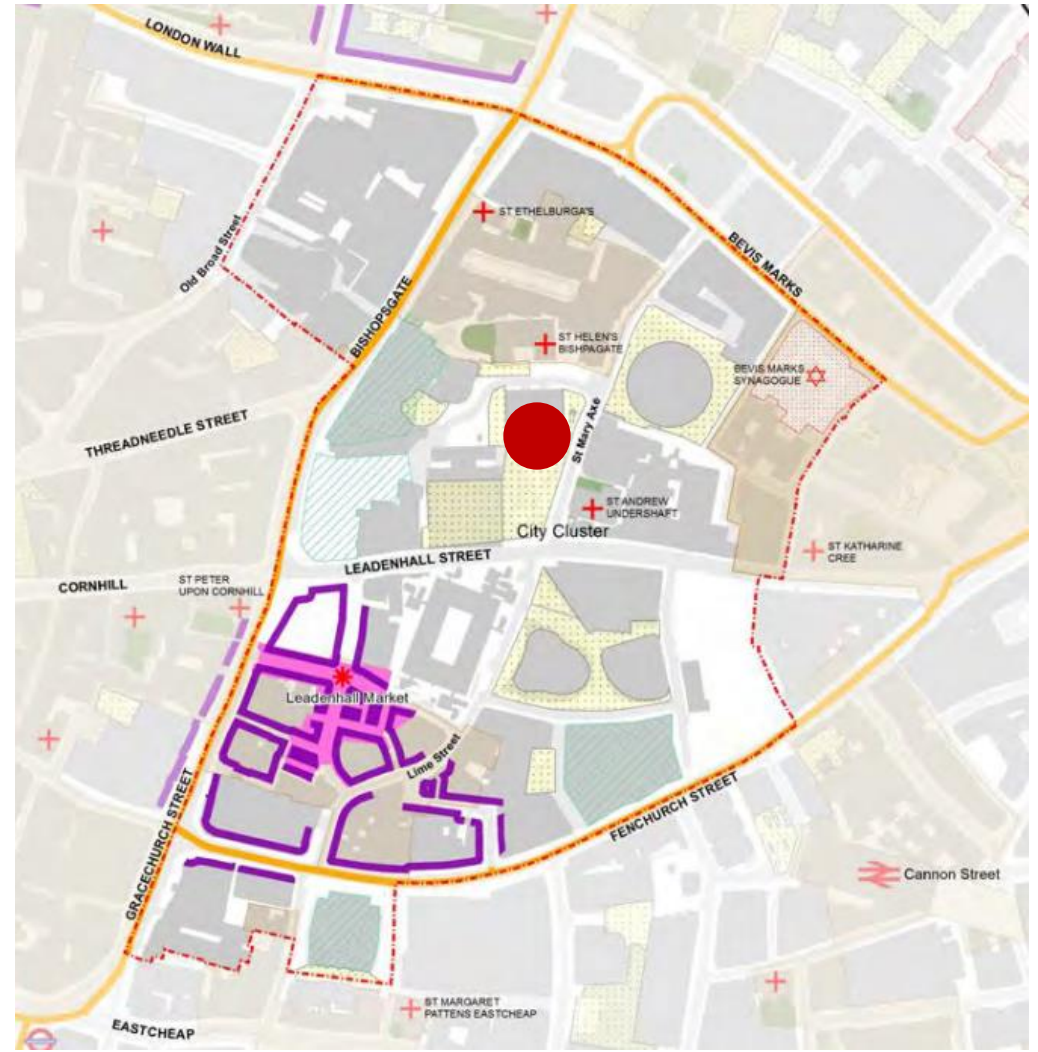
Heritage Assets

1 Undershaft



City Cluster – proposed scheme & cumulative

1 Undershaft



Eastern / City Cluster policy areas (2015 & 2040)

1 Undershaft



Aerial view of existing 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

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



Existing Site

1 Undershaft



Scheme Overview

1 Undershaft

Level 11 Podium Garden

7.0 m

4.6 m

10.0 m

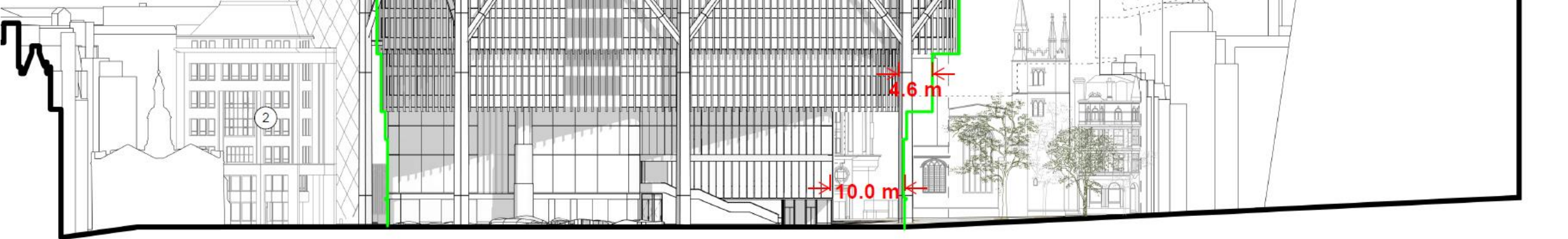
Undershaft

1 Undershaft

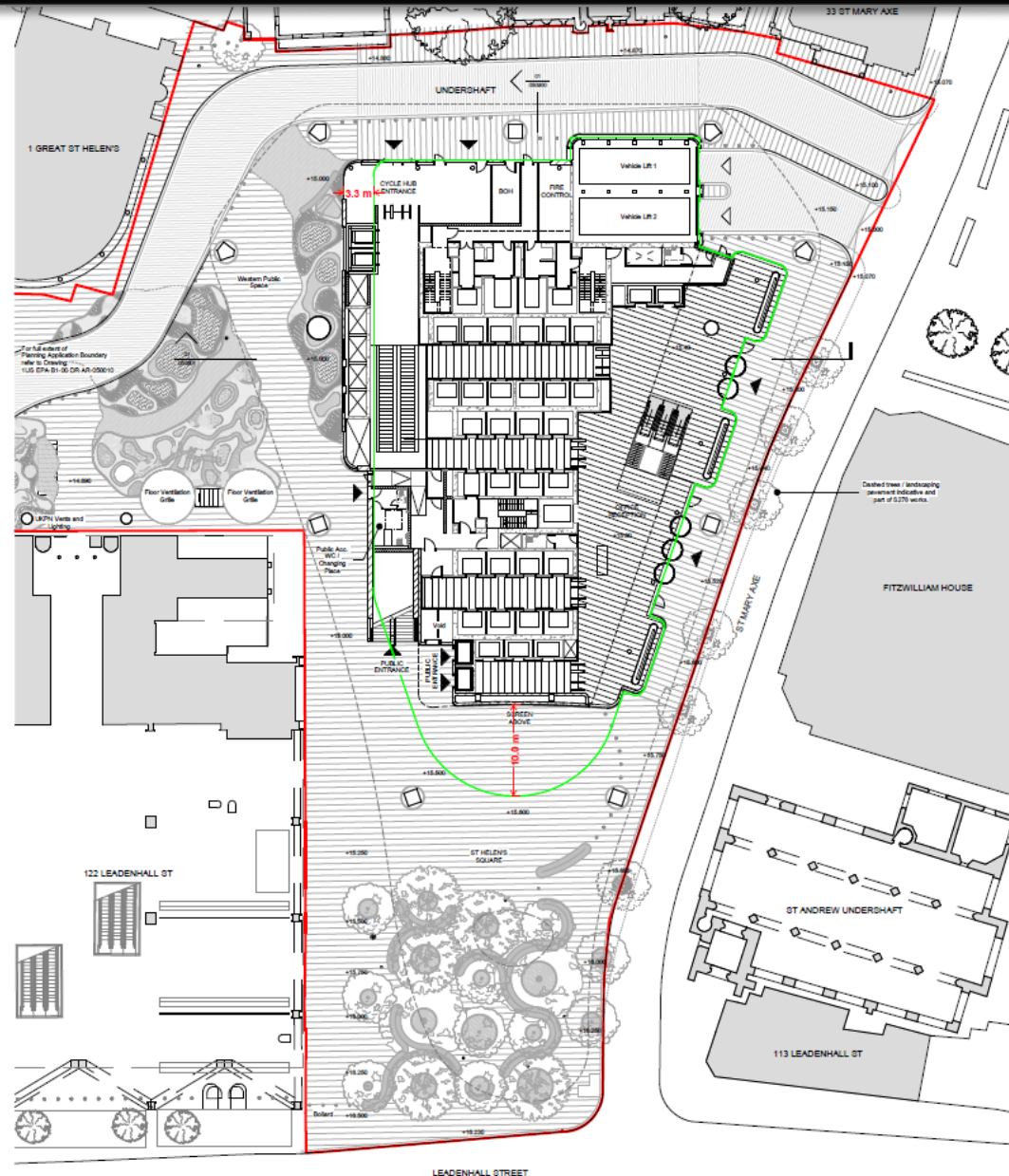
Leadenhall Street

52 Lime Street

Scheme Changes Original (presented July 2024) and Revised Building Outline

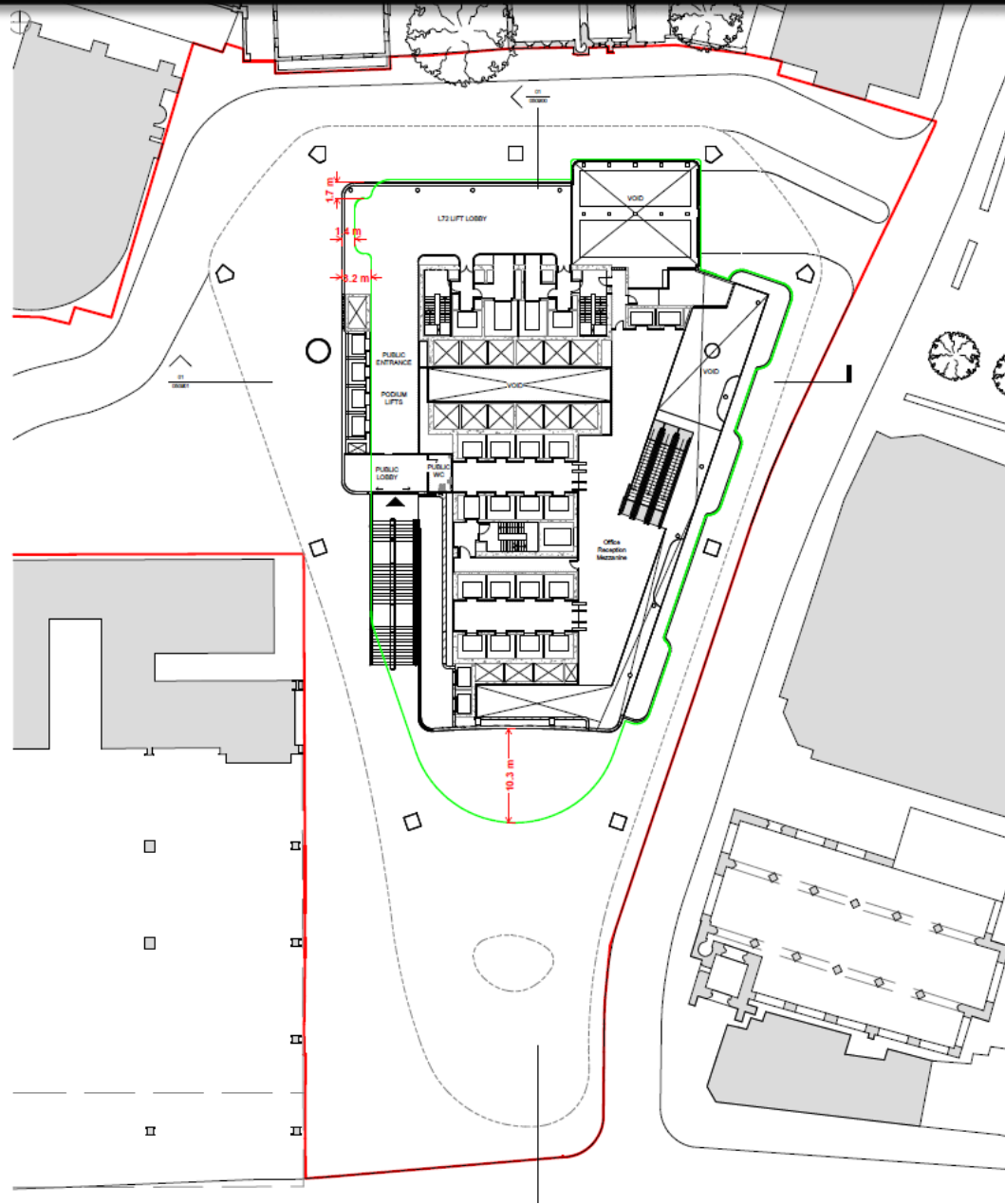


1 Undershaft



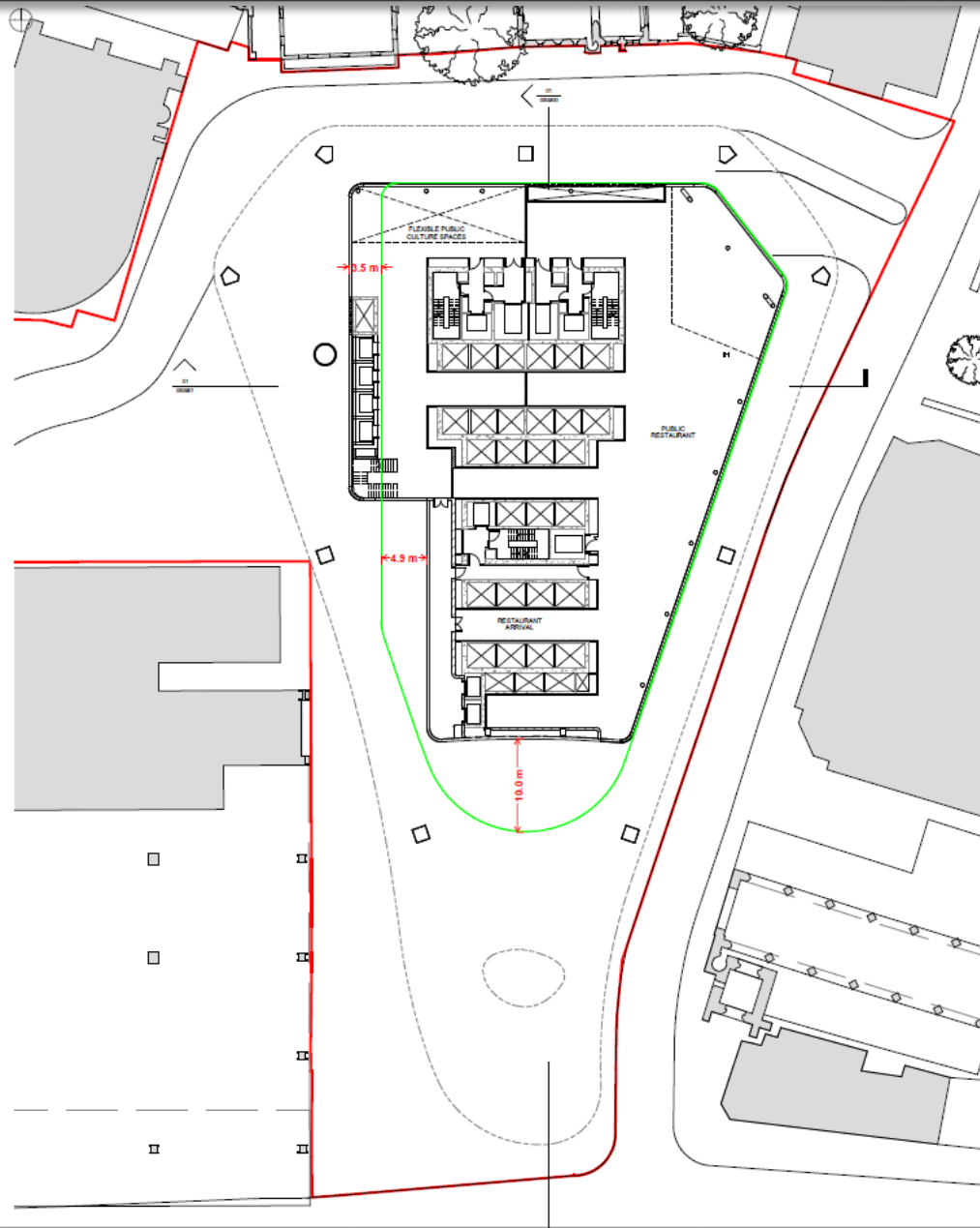
Scheme Changes Original (Presented July 2024) and Revised Building Outline Ground Floor Level

1 Undershaft



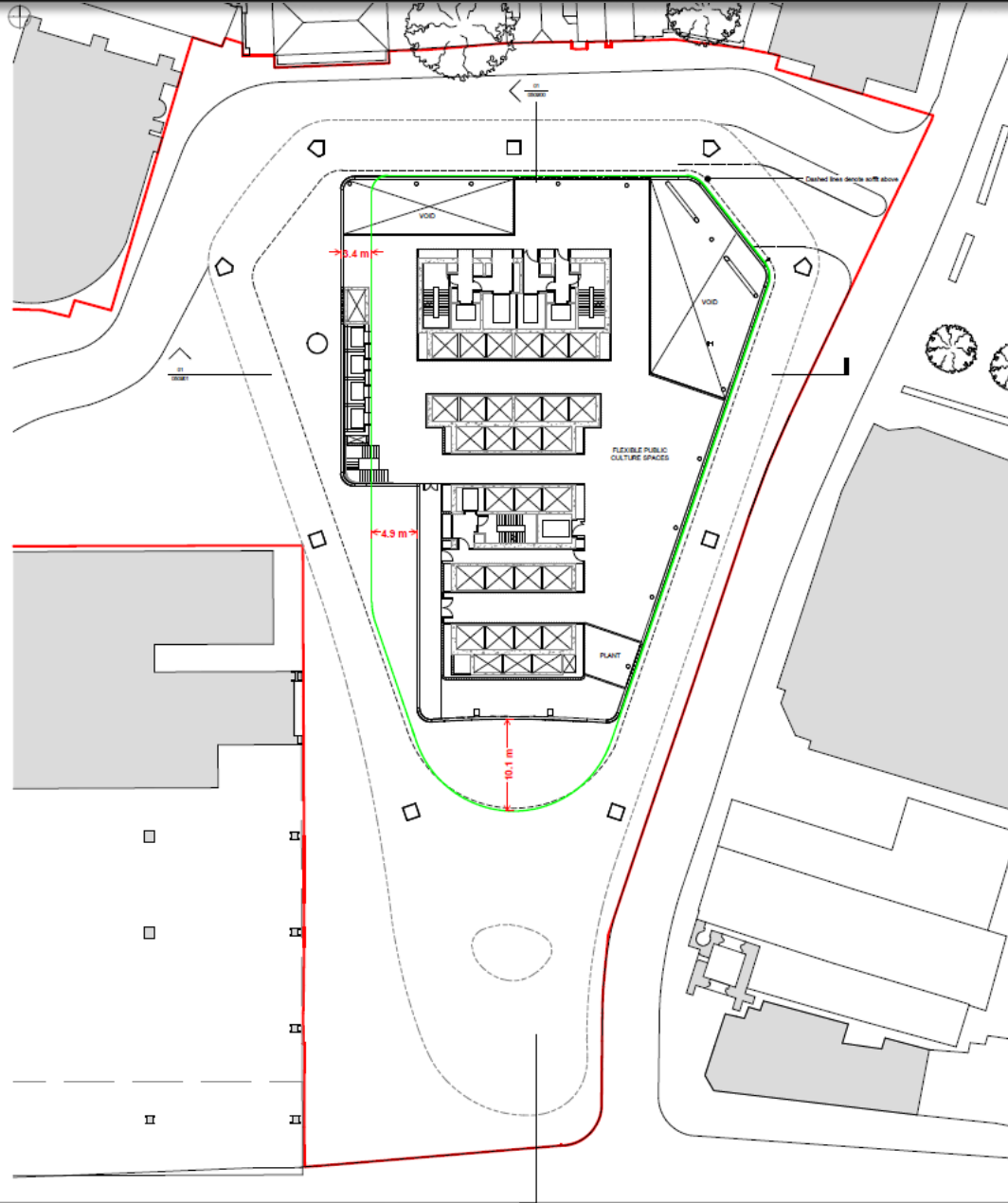
Scheme Changes Original (Presented July 2024) and Revised Building Outline Level 1

1 Undershaft



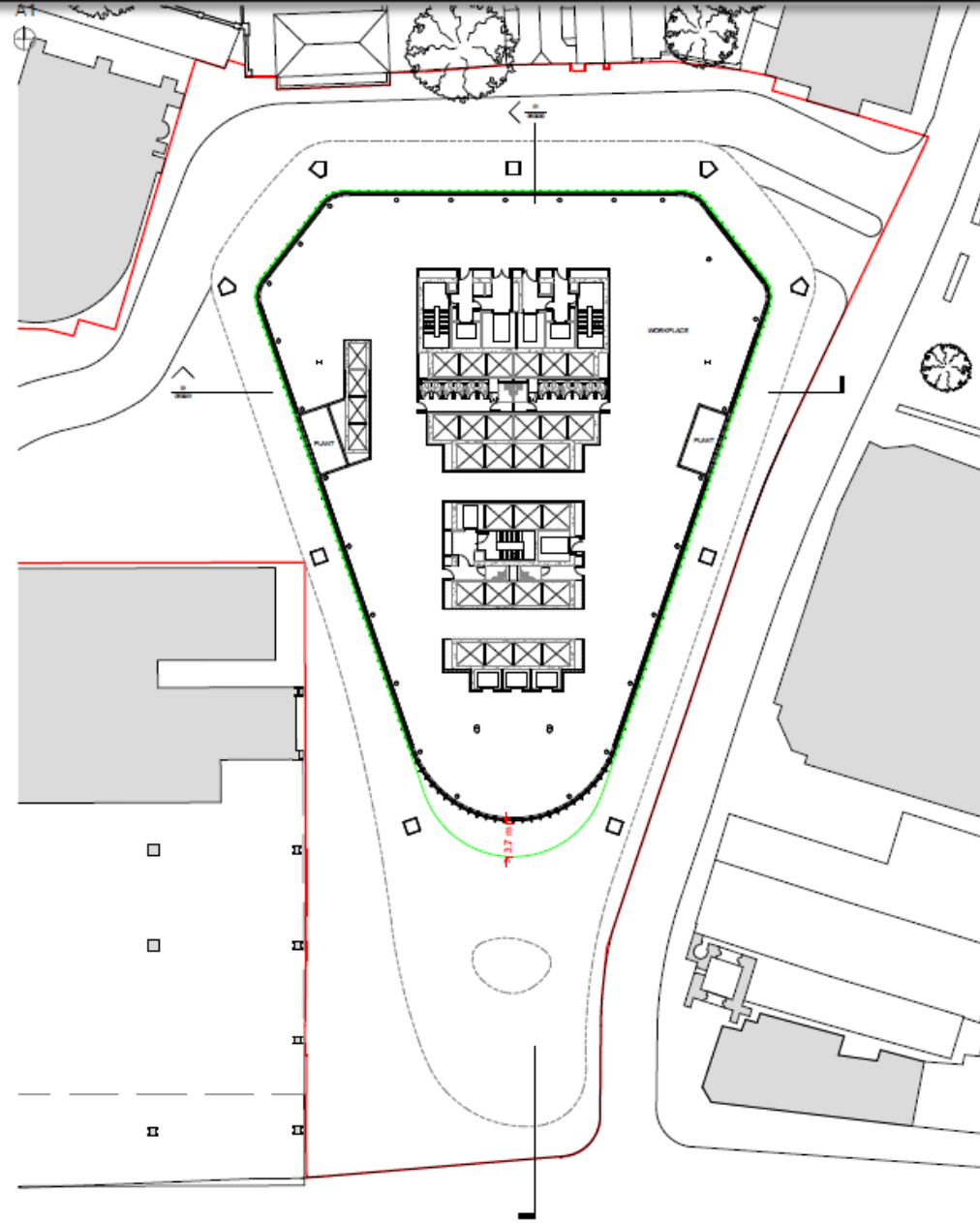
Scheme Changes Original (Presented July 2024) and Revised Building Outline Level 2

1 Undershaft



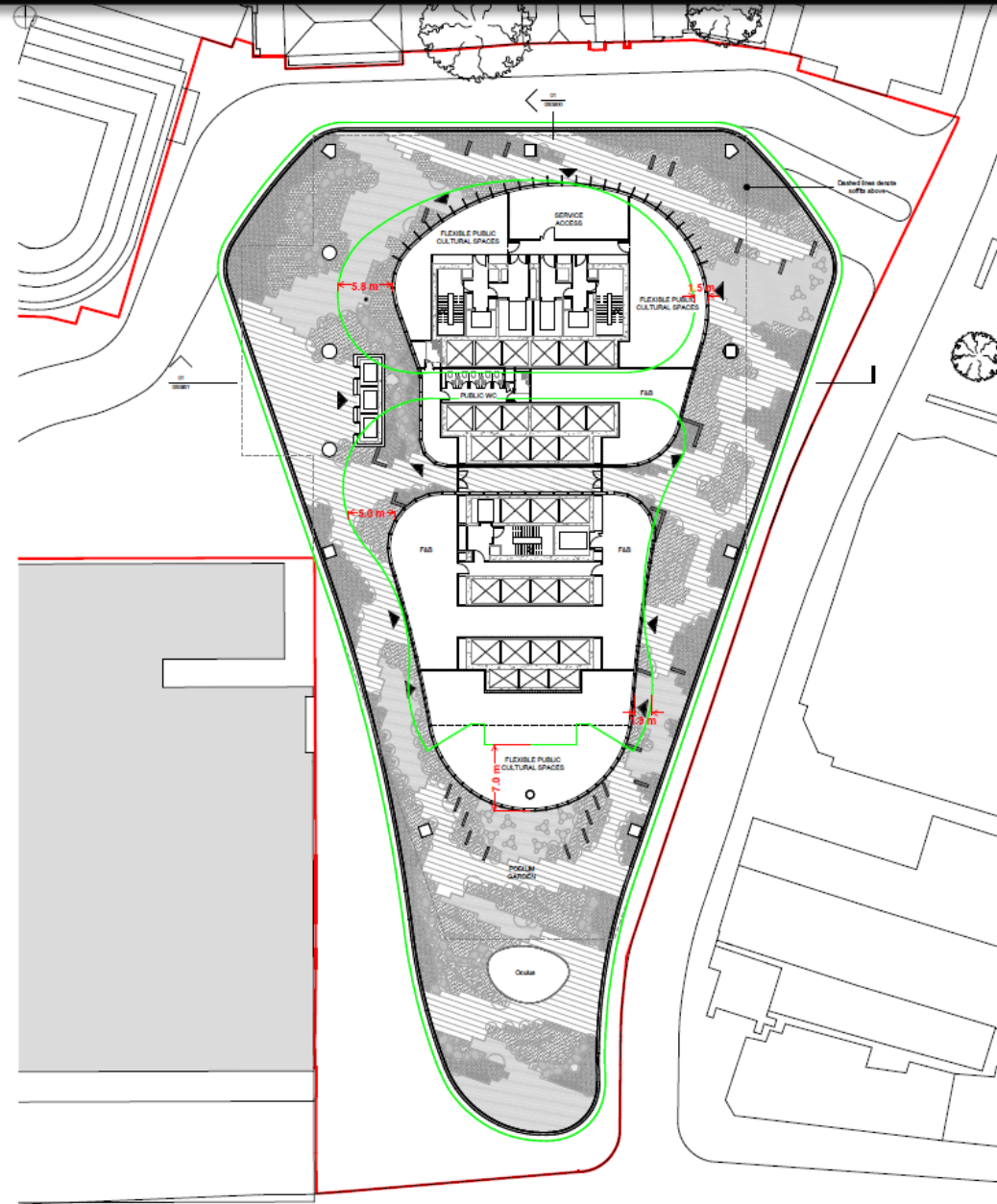
Scheme Changes Original (presented July 2024) and Revised Building Outline Level 3

1 Undershaft



Scheme Changes Original (presented July 2024) and Revised Building Outline Level 4 - 5

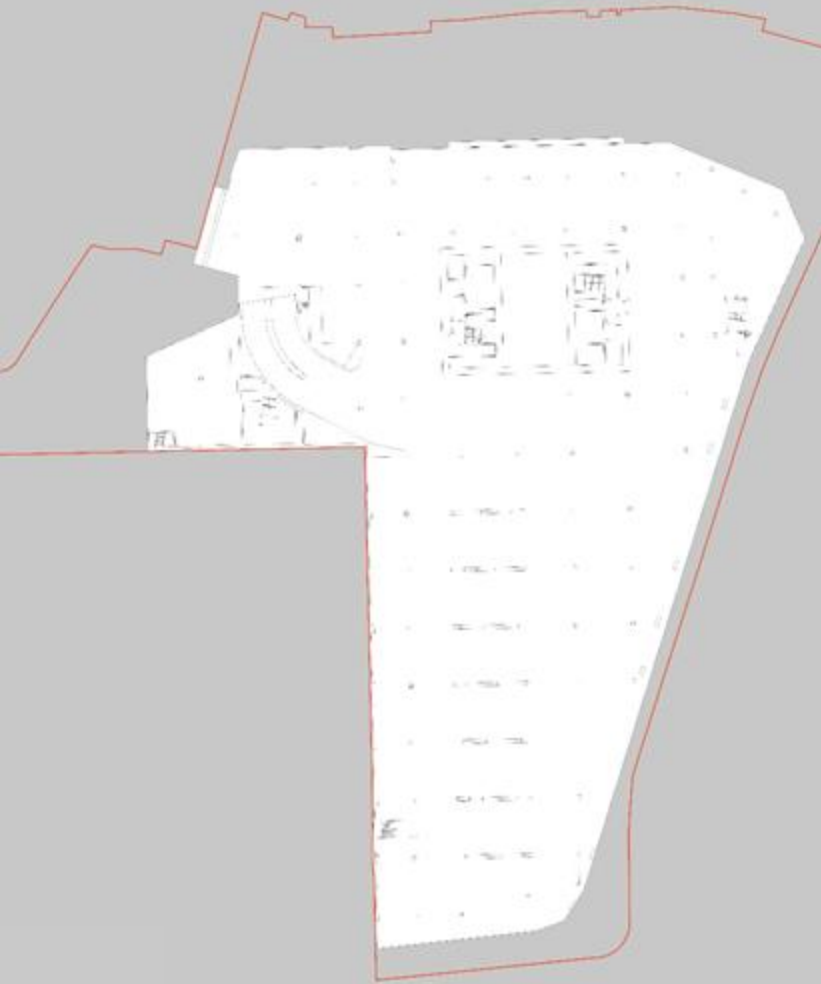
1 Undershaft



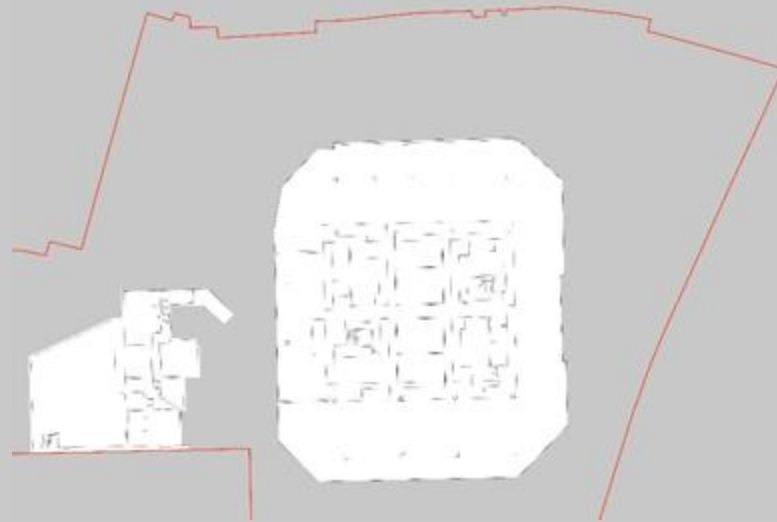
Scheme Changes Original (presented July 2024) and Revised Building Outline Level 11

1 Undershaft

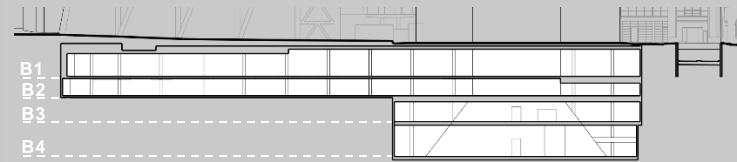
Existing B3



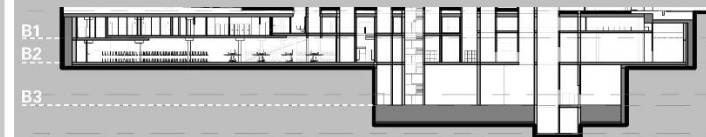
Existing B4



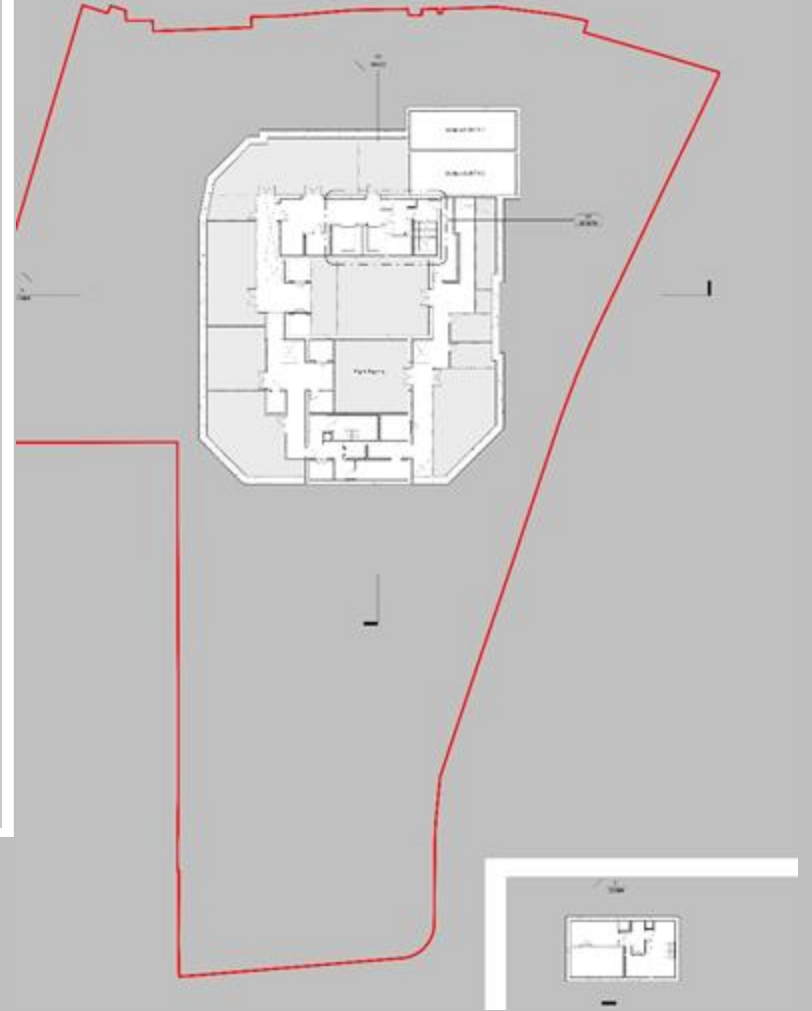
Existing Basement



Proposed Basement

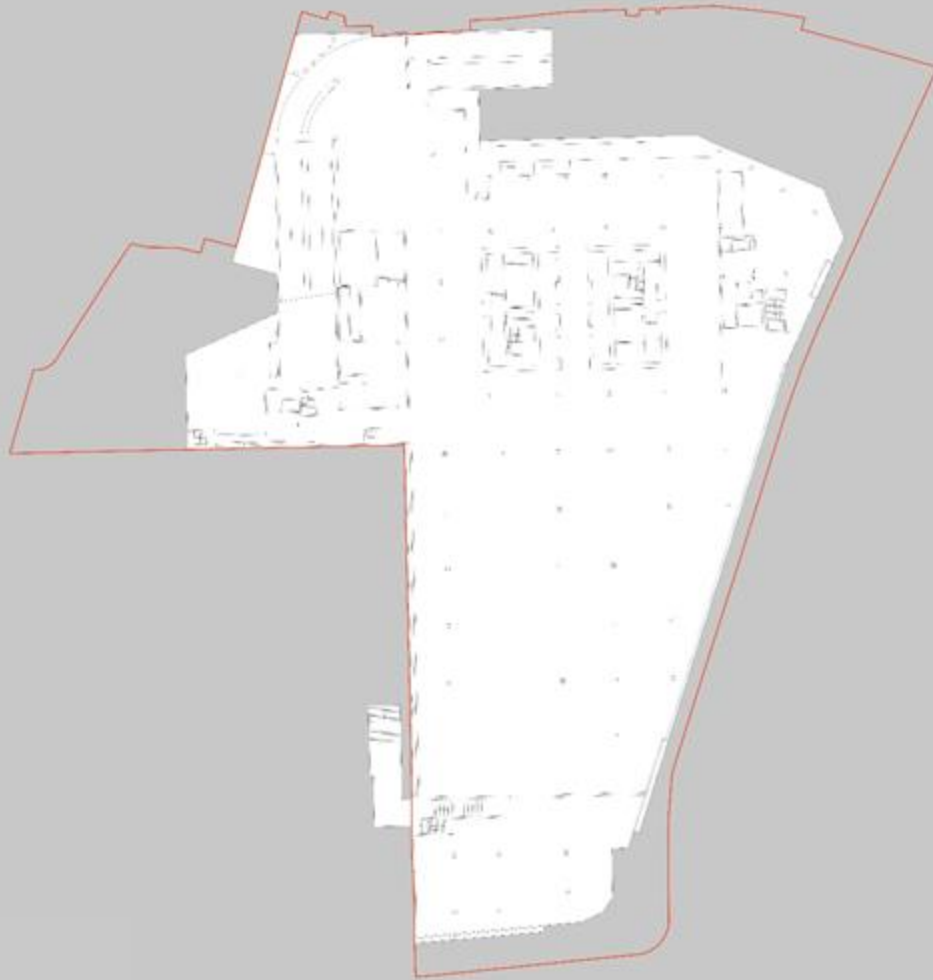


Proposed B3

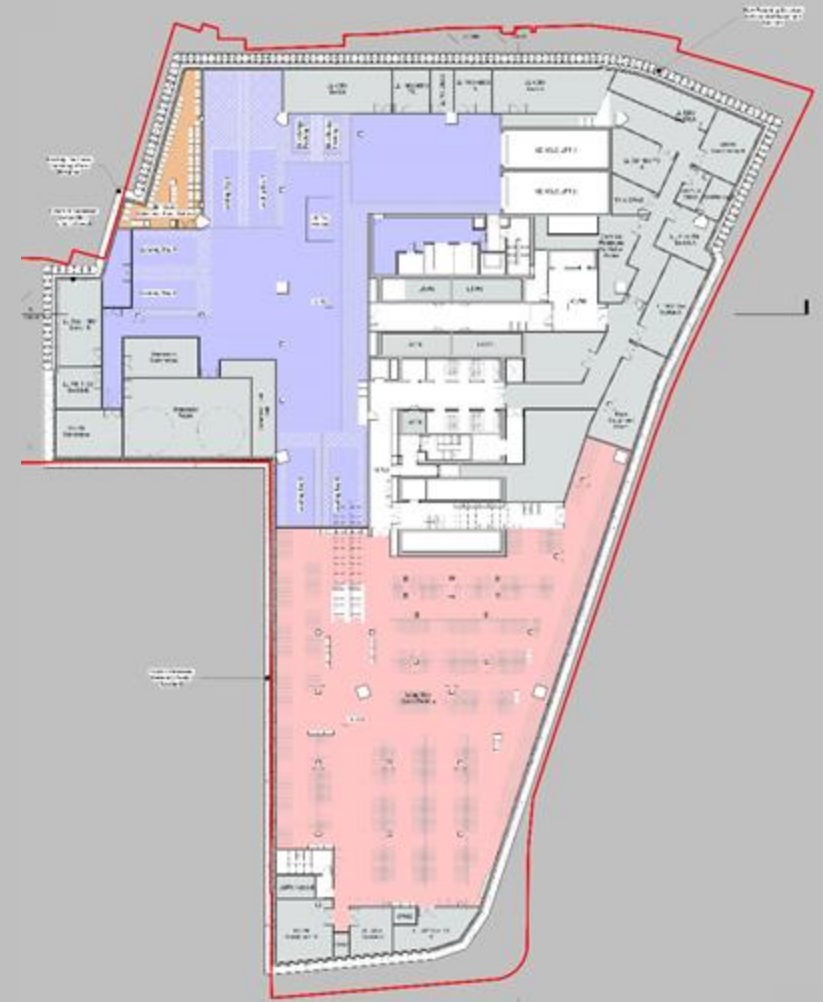


1 Undershaft

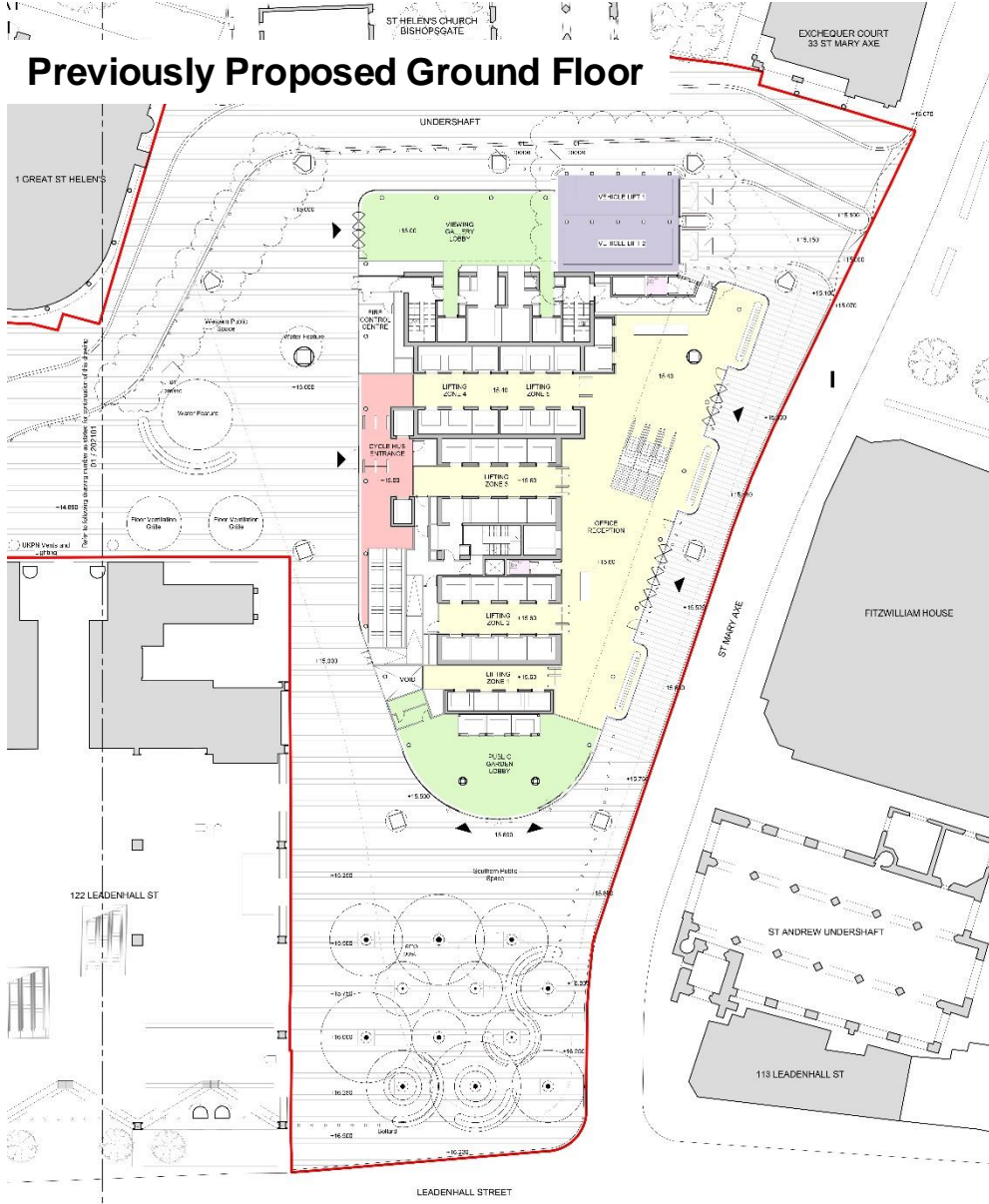
Existing B2



Proposed B2



Previously Proposed Ground Floor

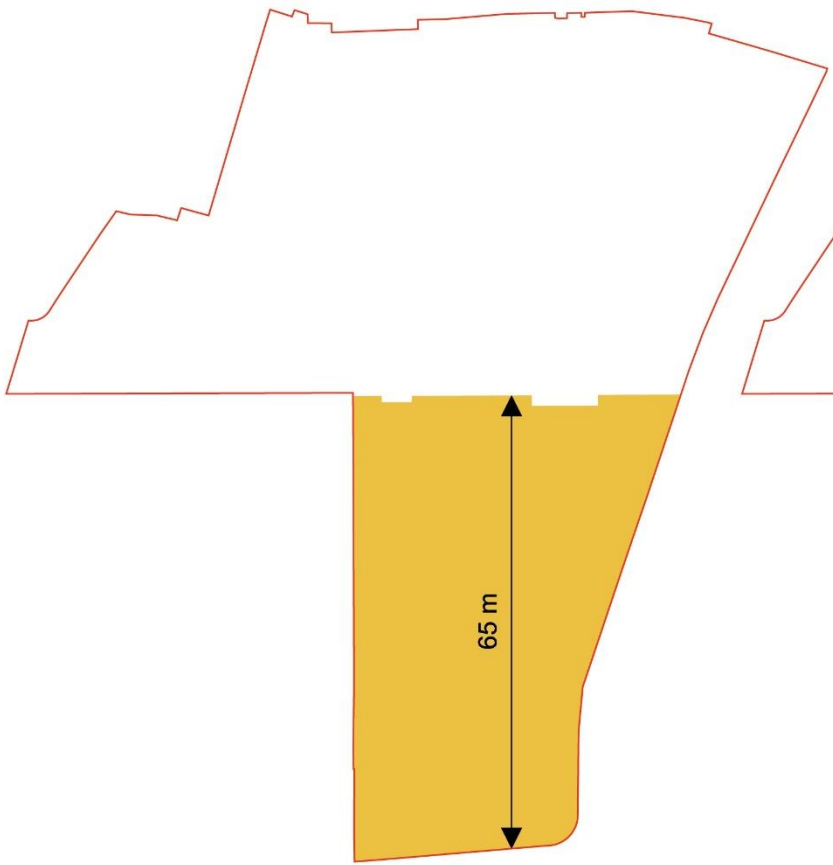


Current Proposed Ground Floor



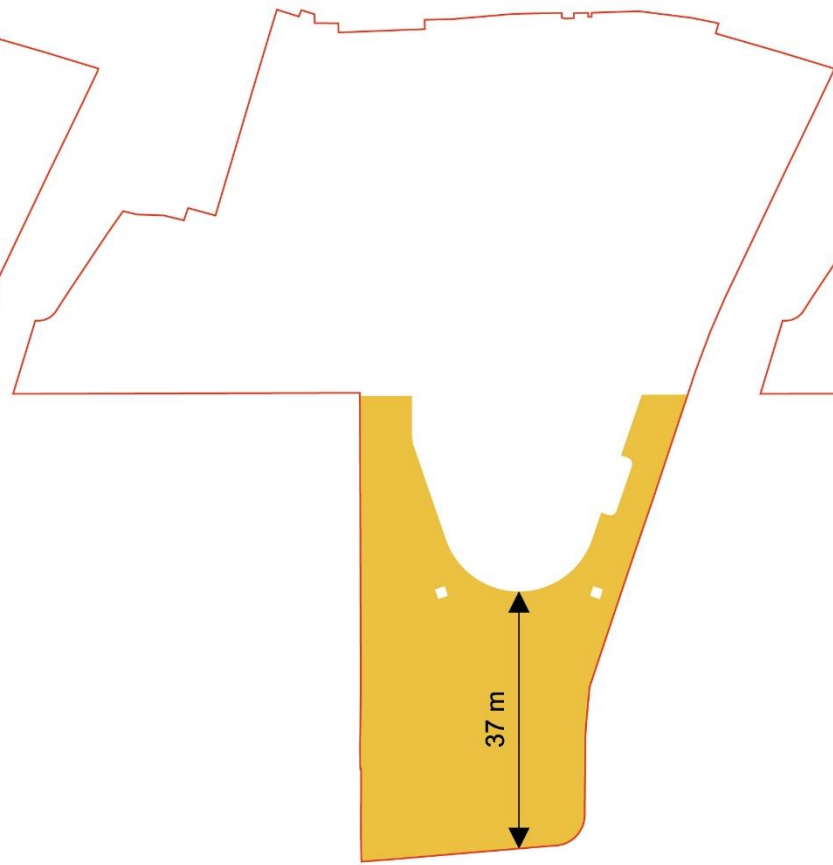
1 Undershaft

Existing



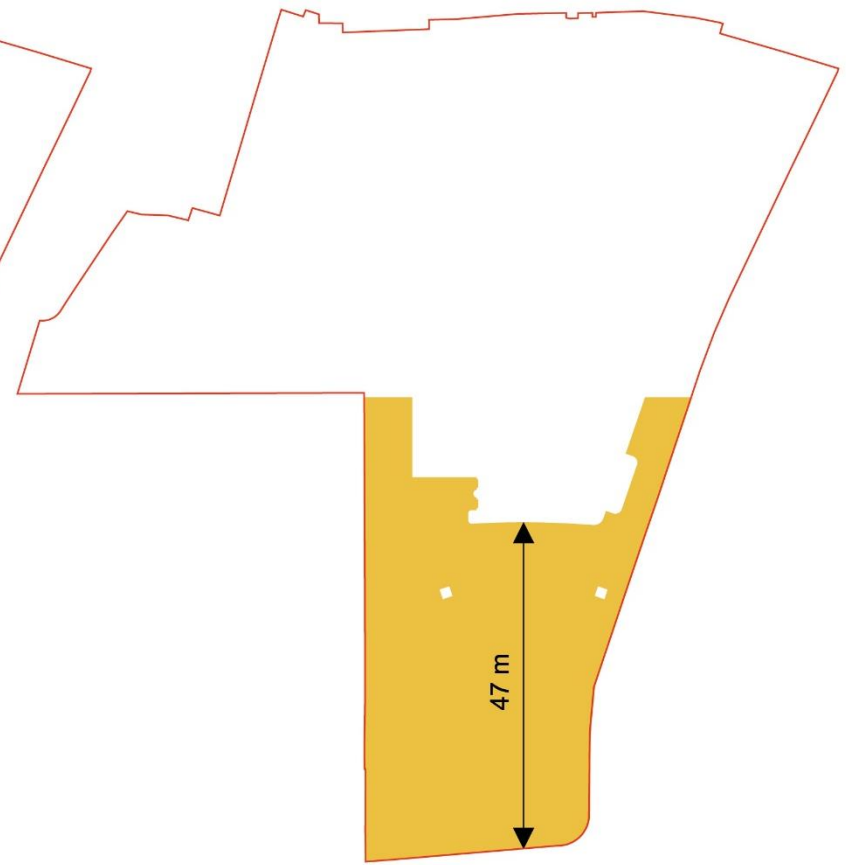
AREA:
2,450 sqm
100%

Previously Proposed



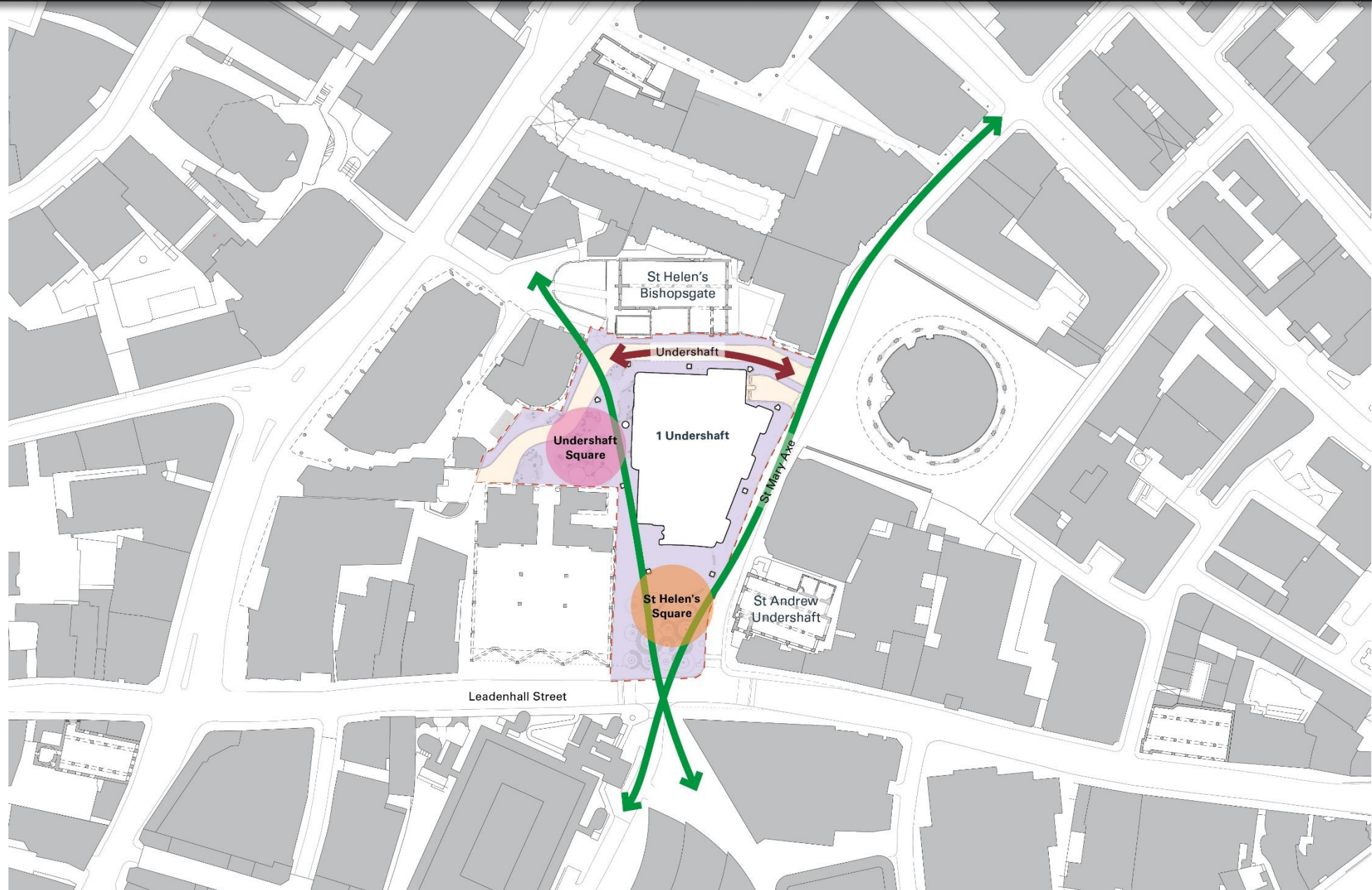
AREA:
1,752 sqm
ca. 70%

Current Proposal



AREA:
1,945 sqm
ca. 80%

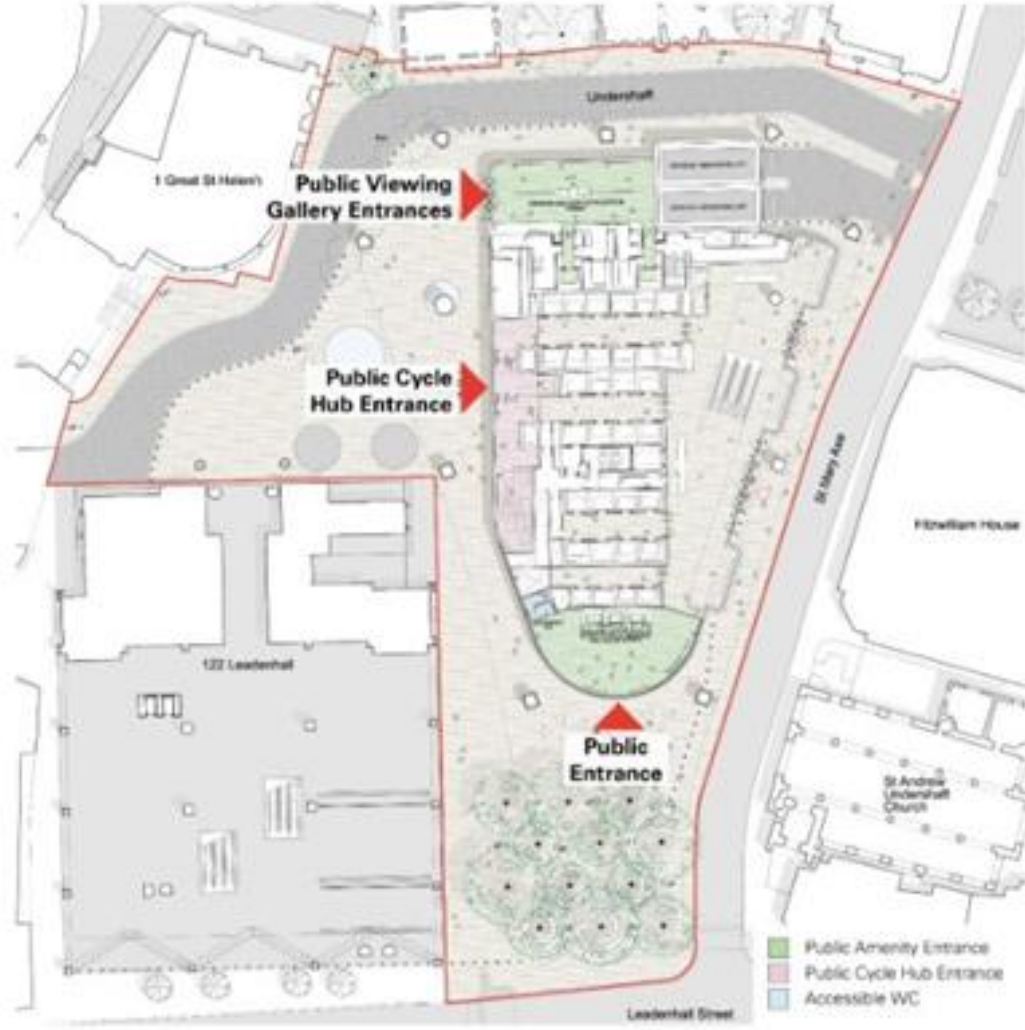
1 Undershaft



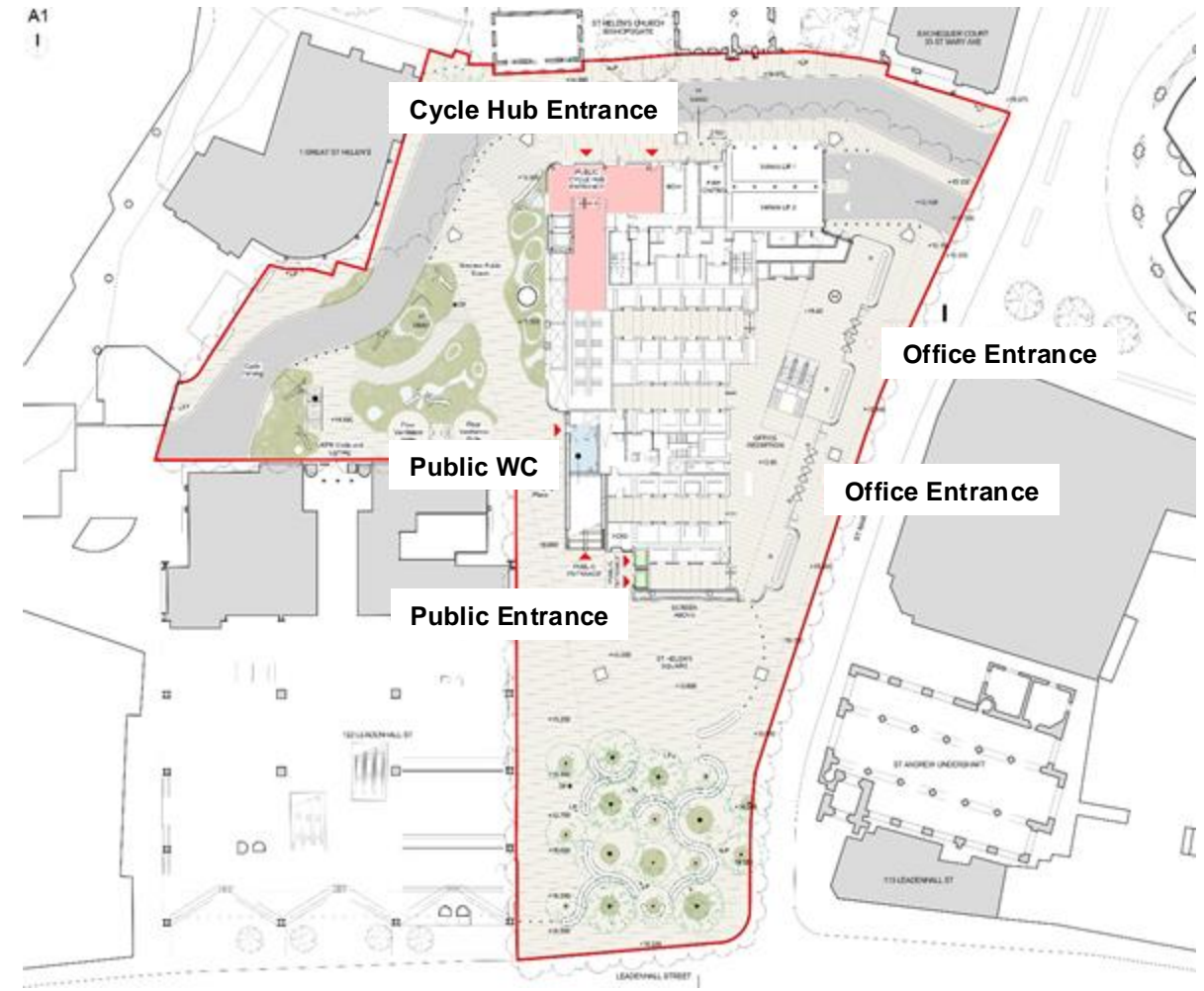
Continuous City Public Realm



Previously Proposed Ground Floor

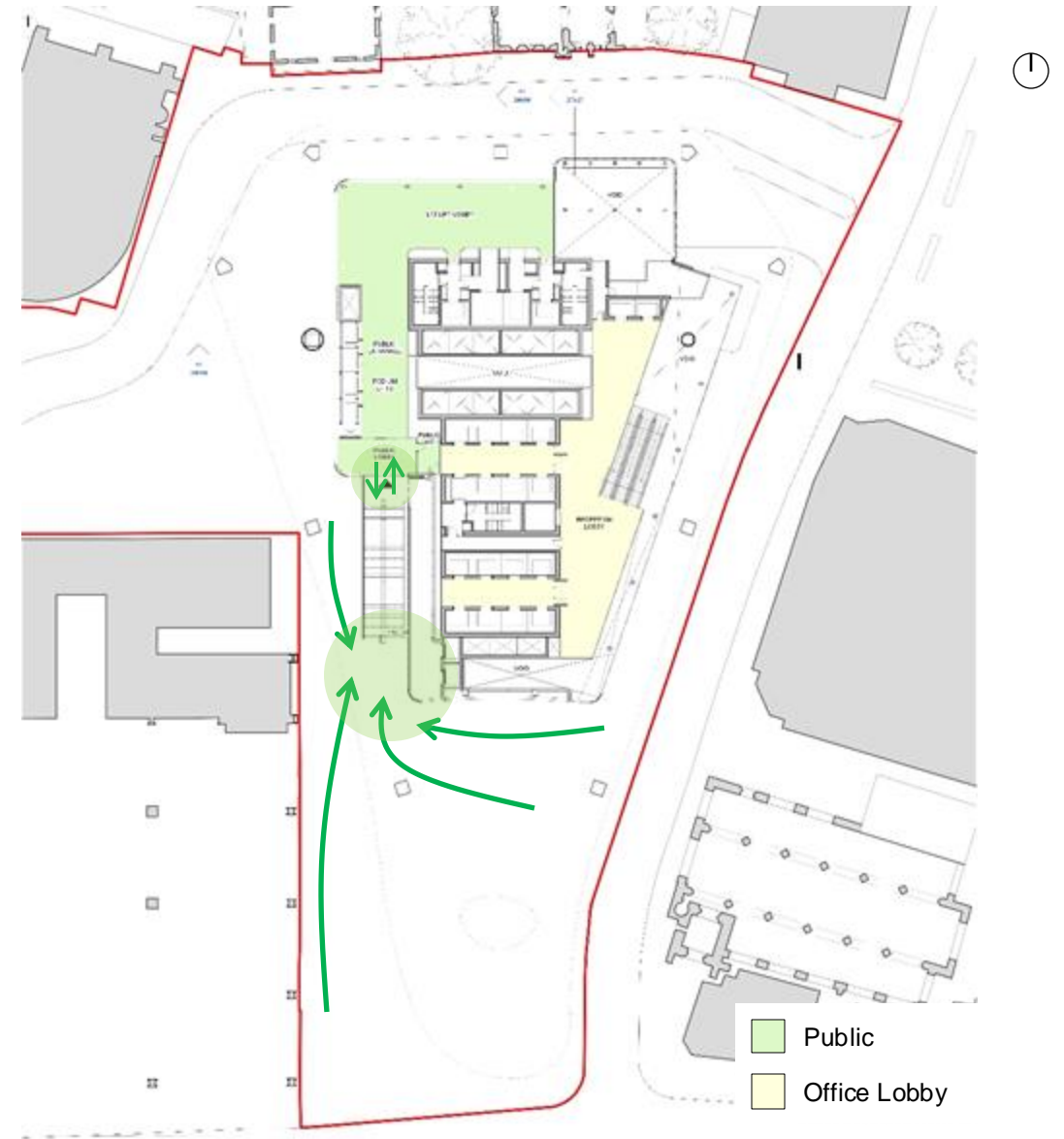


Current Proposed Ground Floor



Proposed Ground Floor Entrances

1 Undershaft



Proposed Level 1

1 Undershaft



Proposed South Elevation (10AM)

1 Undershaft

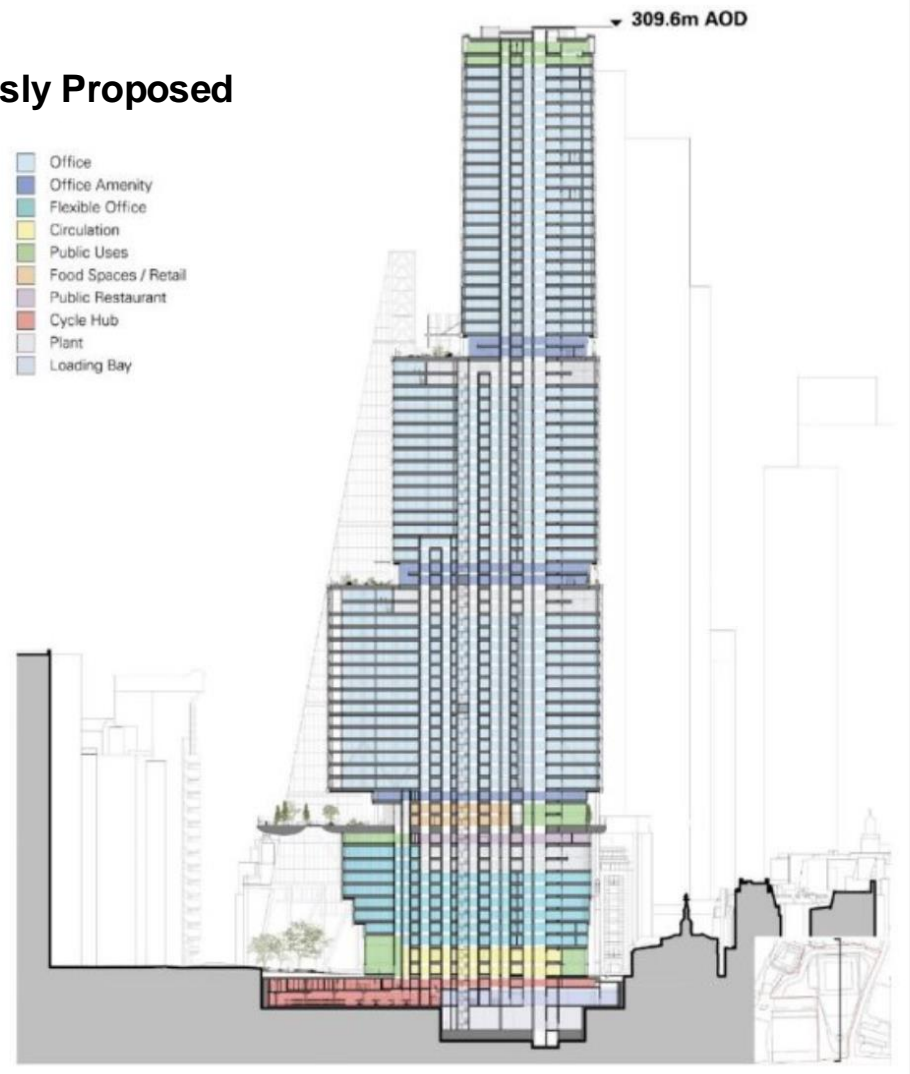


Previously Proposed July 2024 St Helen's Square

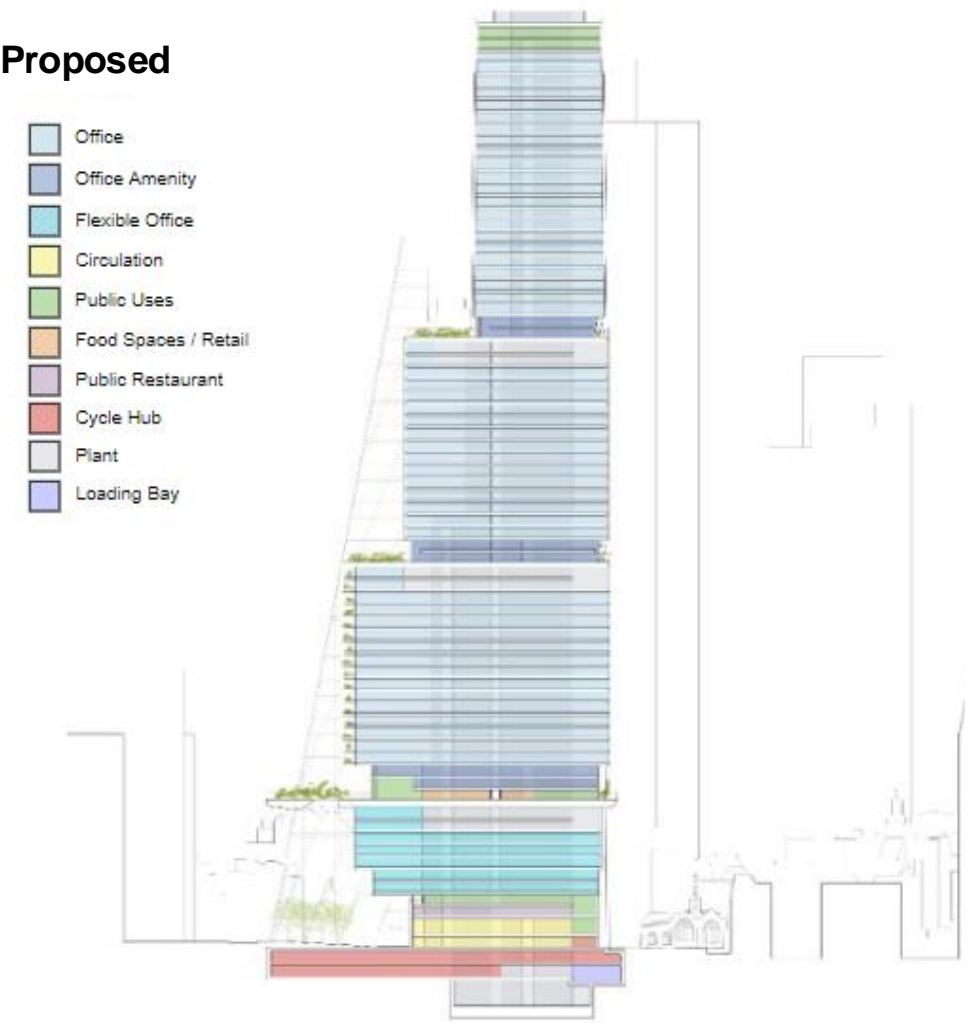


Revised Proposed St Helen's Square

Previously Proposed



Current Proposed

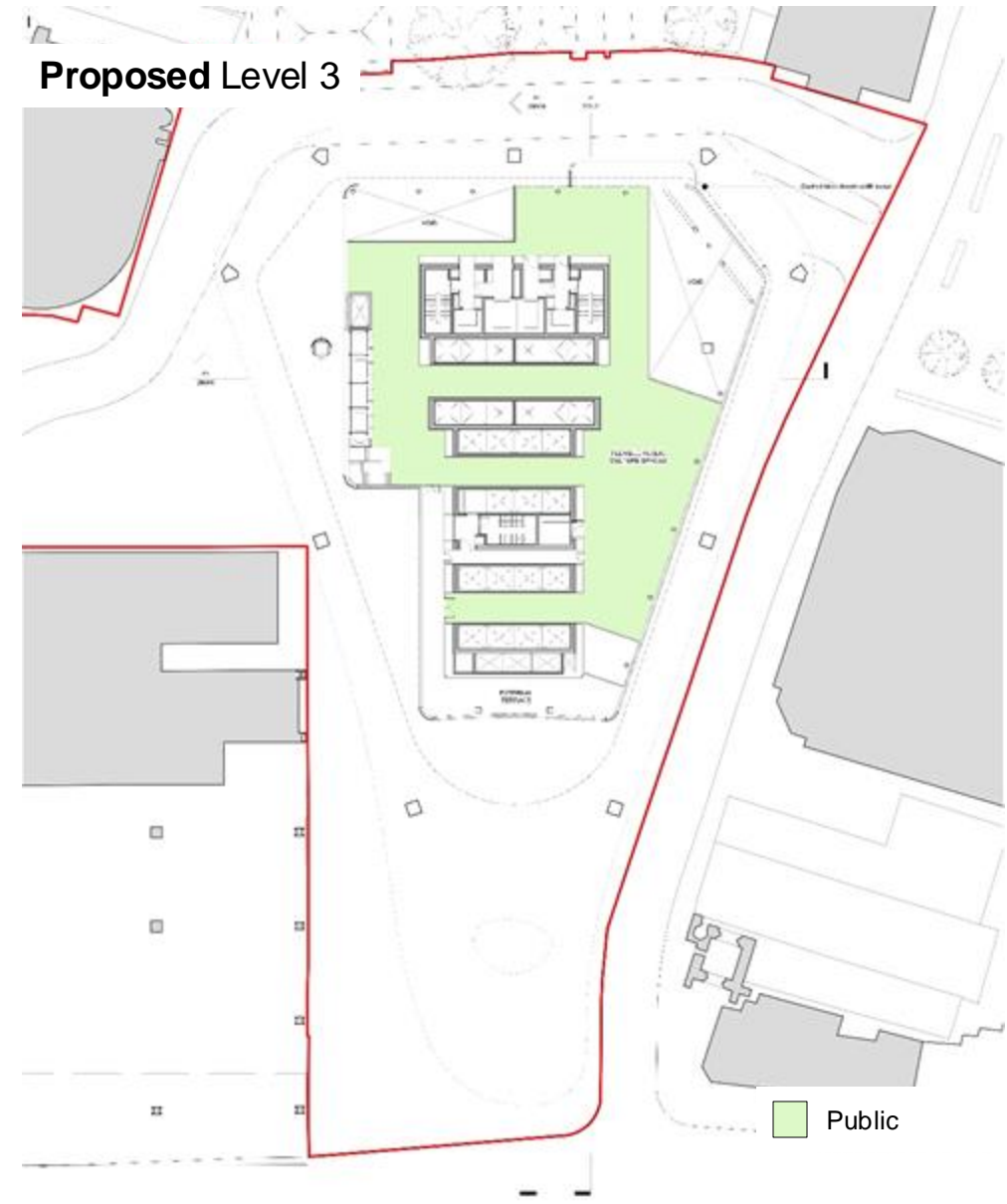
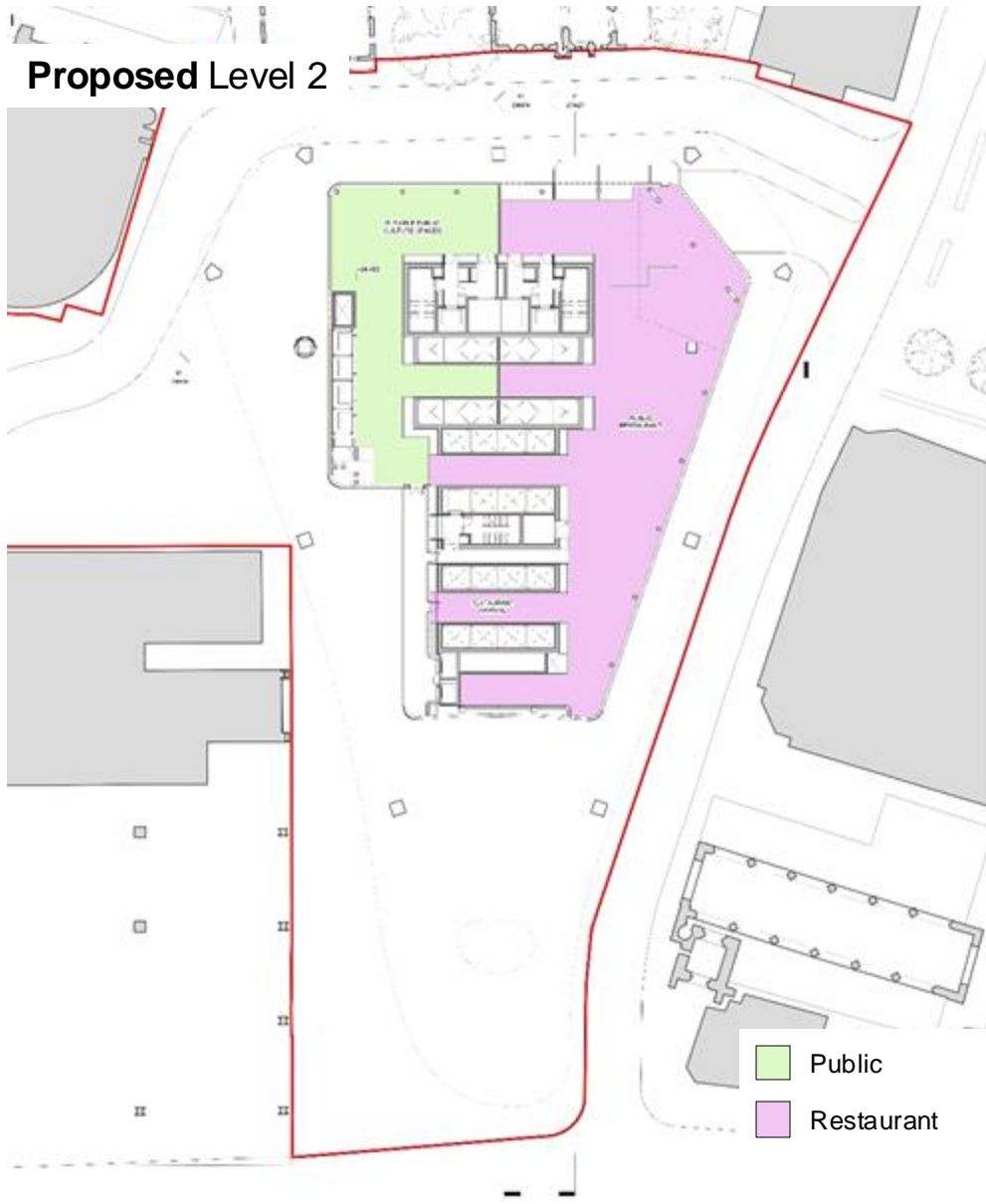


1 Undershaft



Proposed Podium Section & Uses

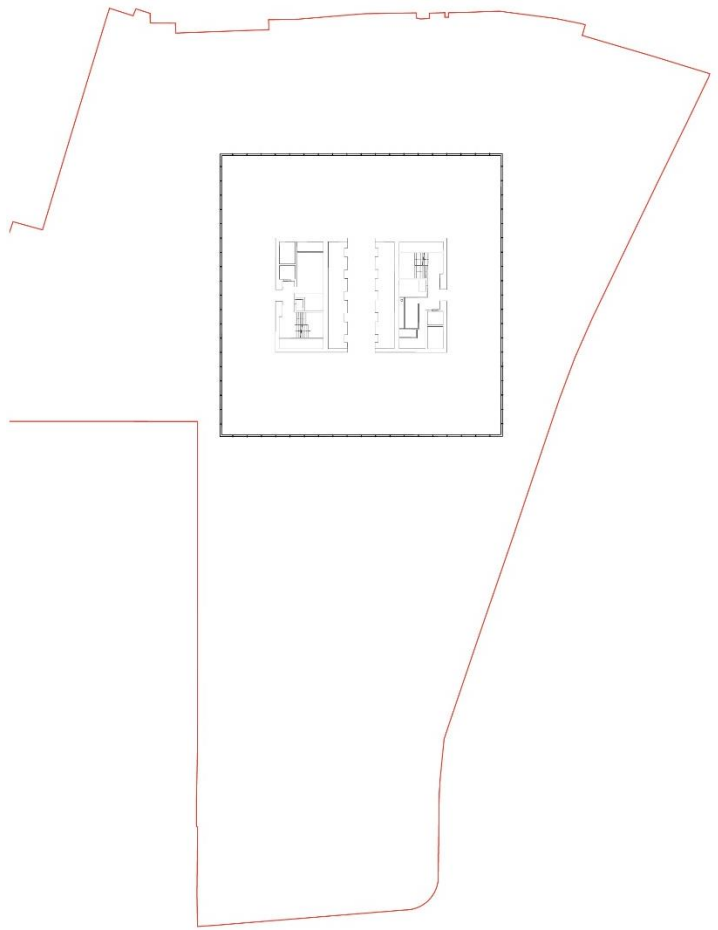
1 Undershaft



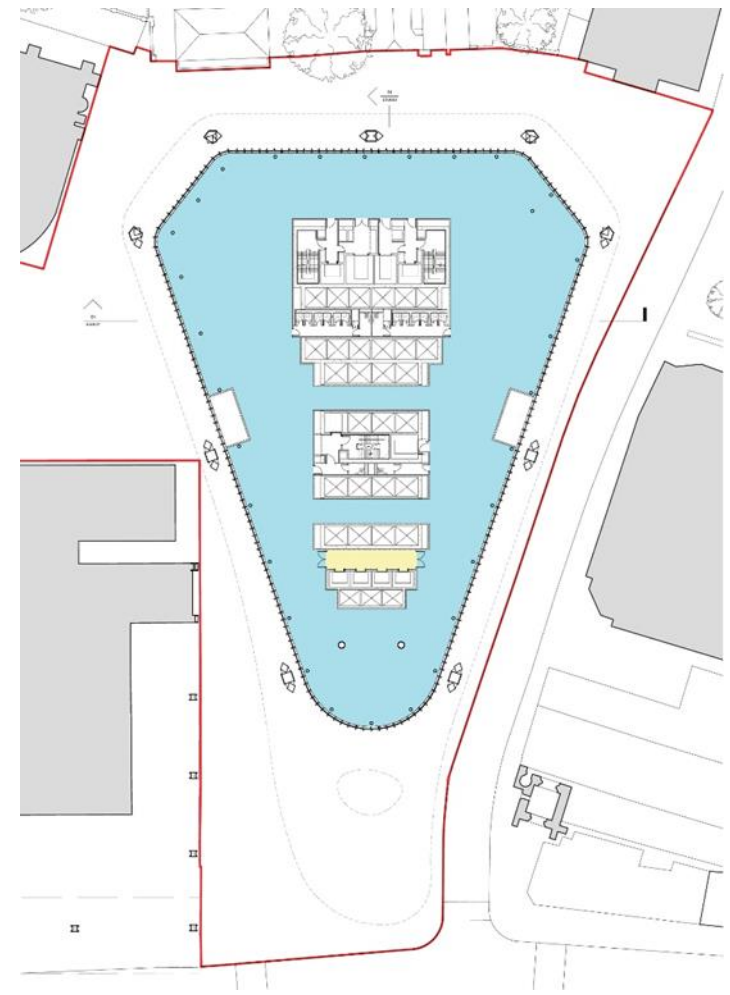
Proposed Public Podium Floors

1 Undershaft

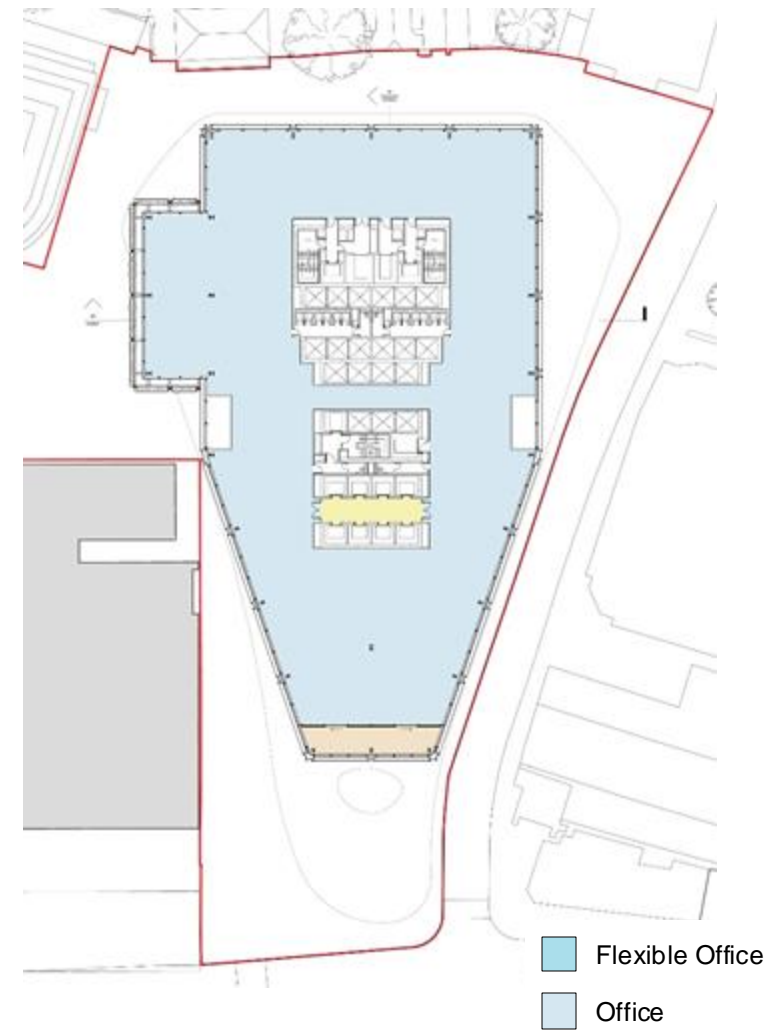
Existing Typical Floor



Proposed Typical Zone 1 (Levels 4-9)



Proposed Typical Zone 2 (Levels 14-29)

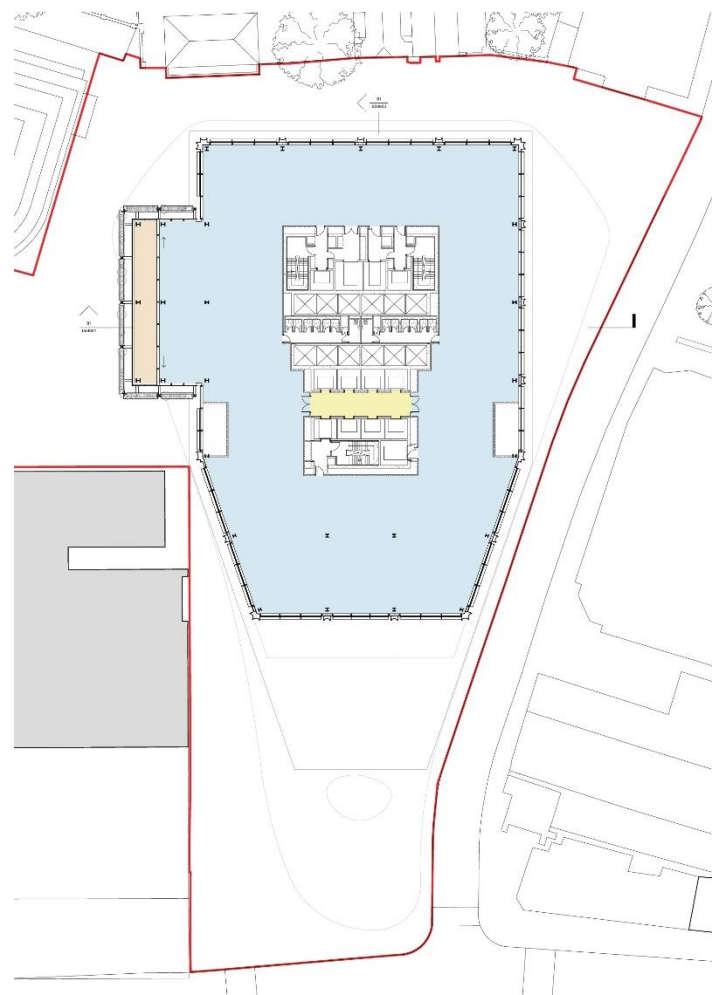


Flexible Office
Office

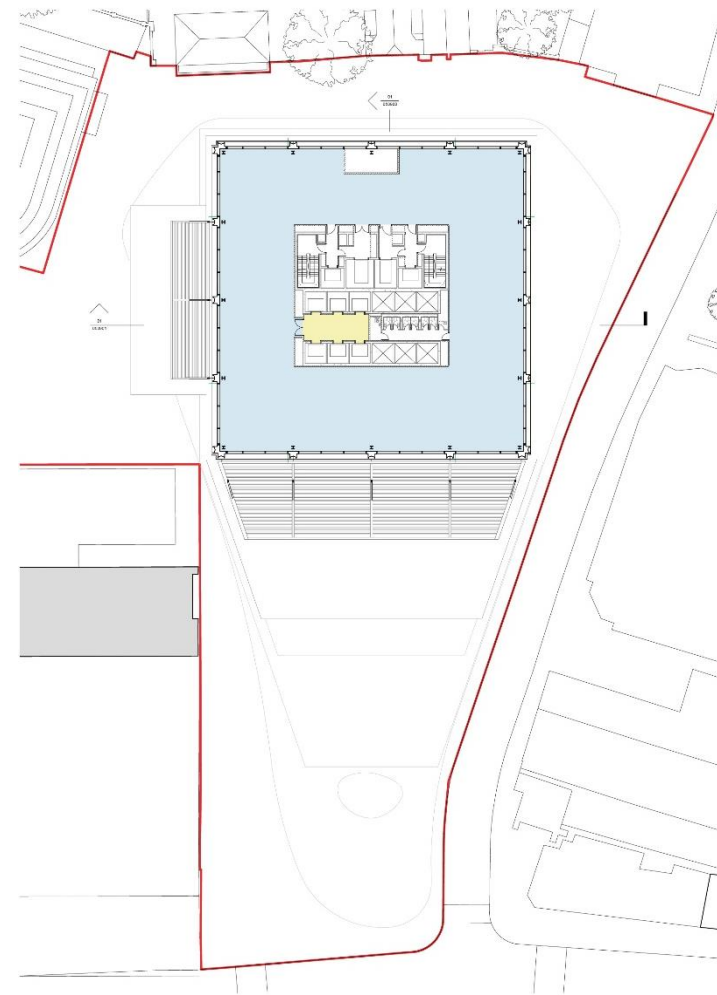
Typical Office Floor Plans

1 Undershaft

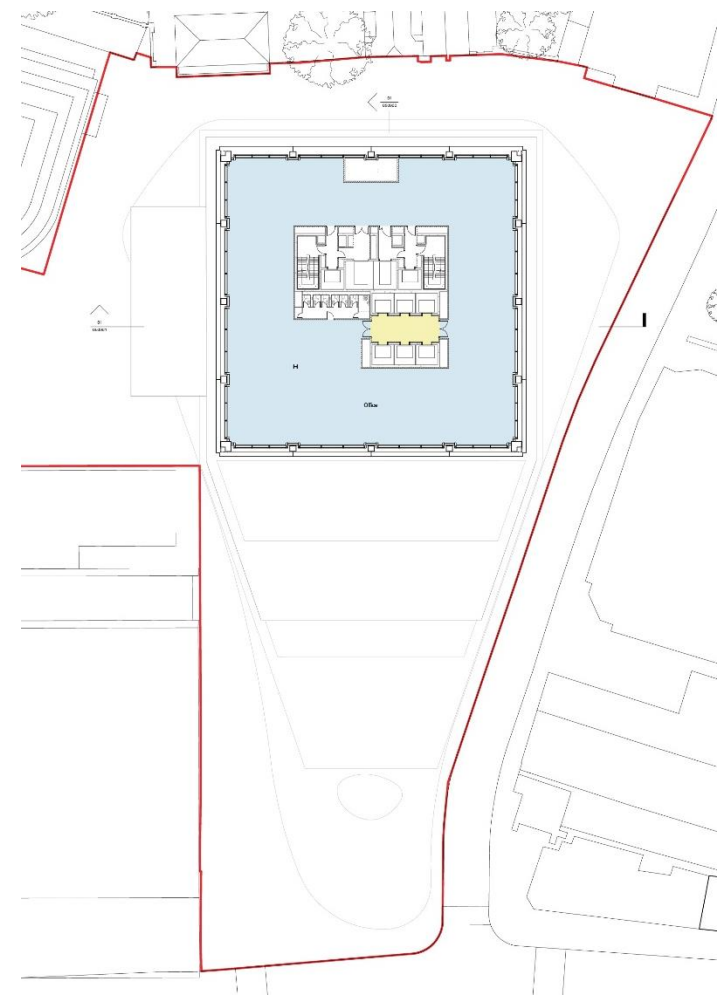
Proposed Typical Zone 3 (Levels 32-47)



Proposed Typical Zone 4 (Levels 50-60)



Proposed Typical Zone 5 (Levels 61-71)

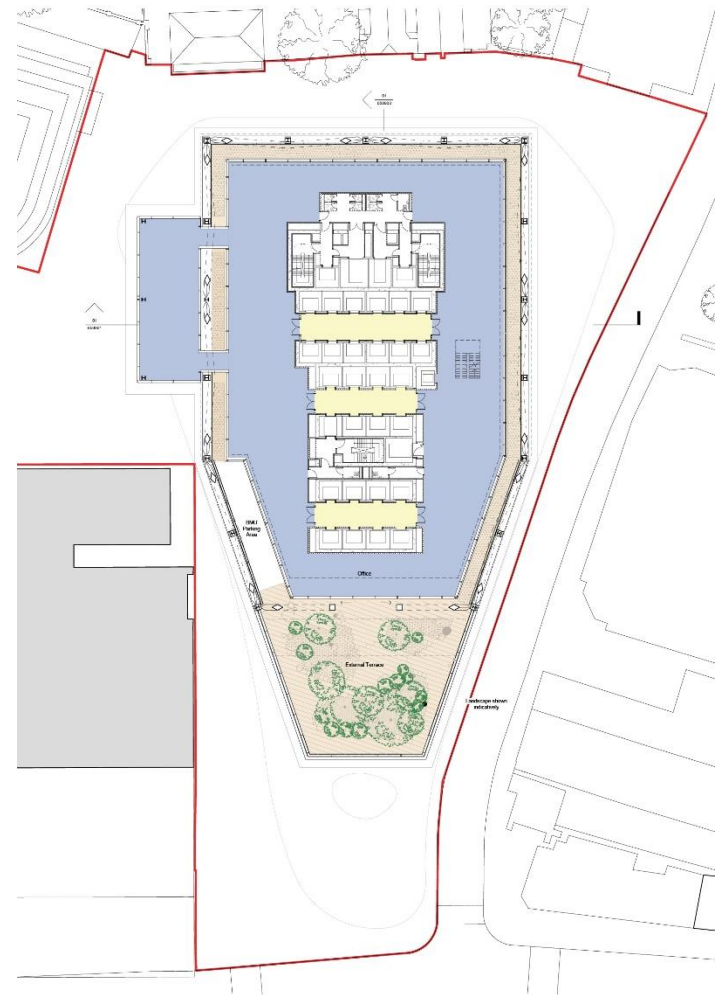


Office

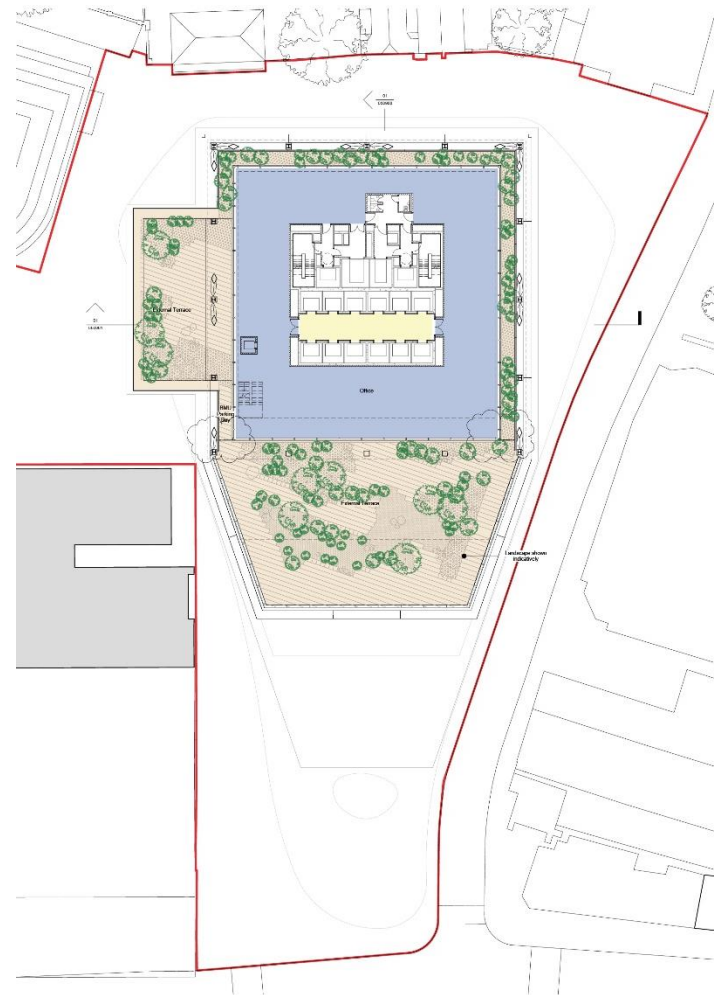
Typical Office Floor Plans

1 Undershaft

Proposed Level 30 Office Amenity



Proposed Level 48 Office Amenity



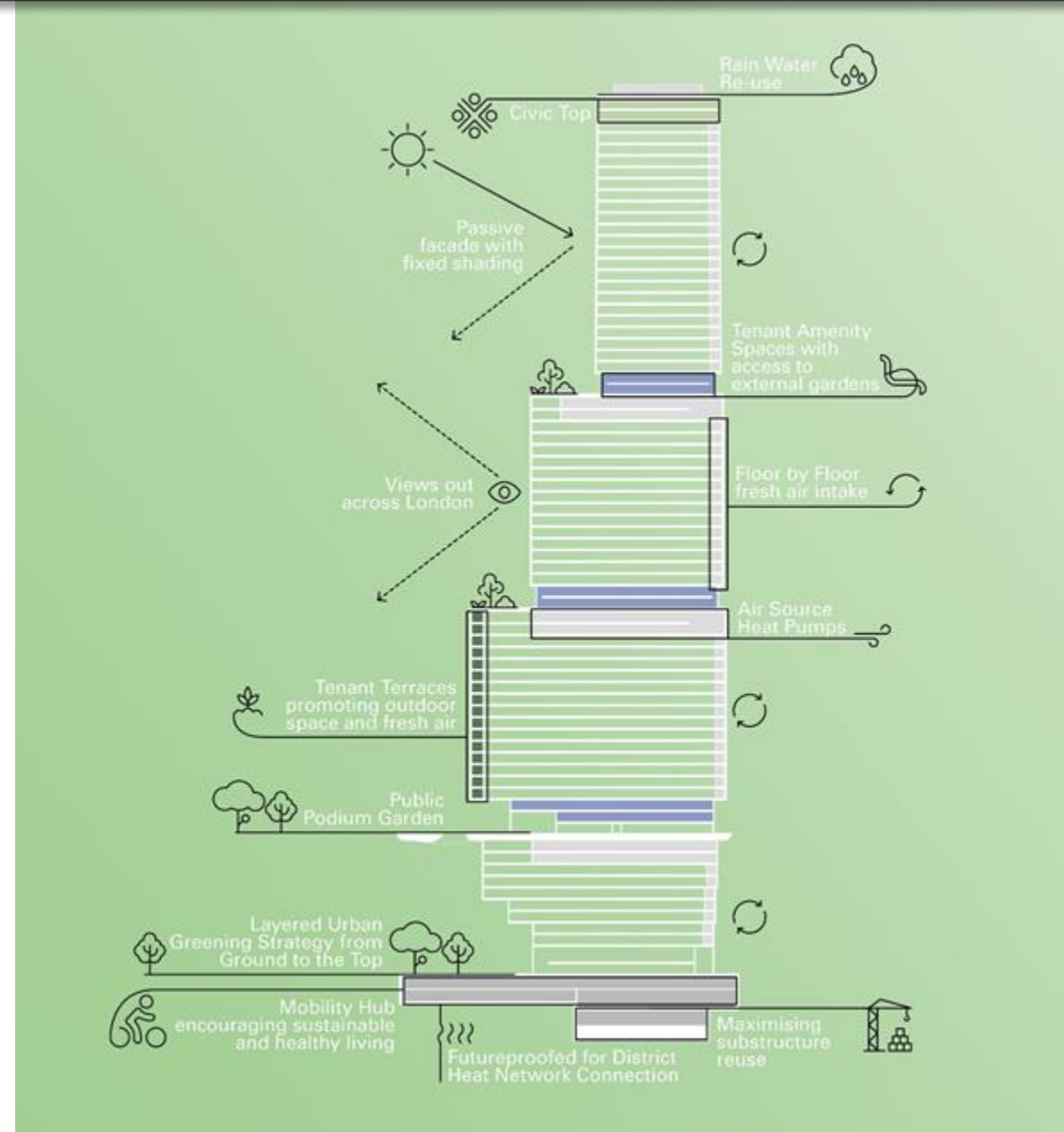
- Office Amenity
- Terrace





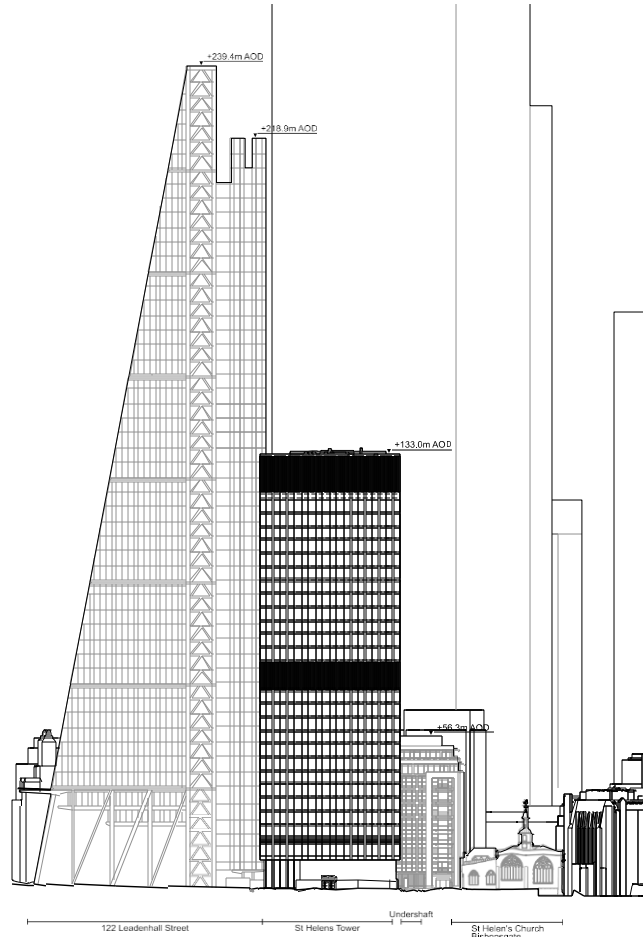
Office amenity

1 Undershaft

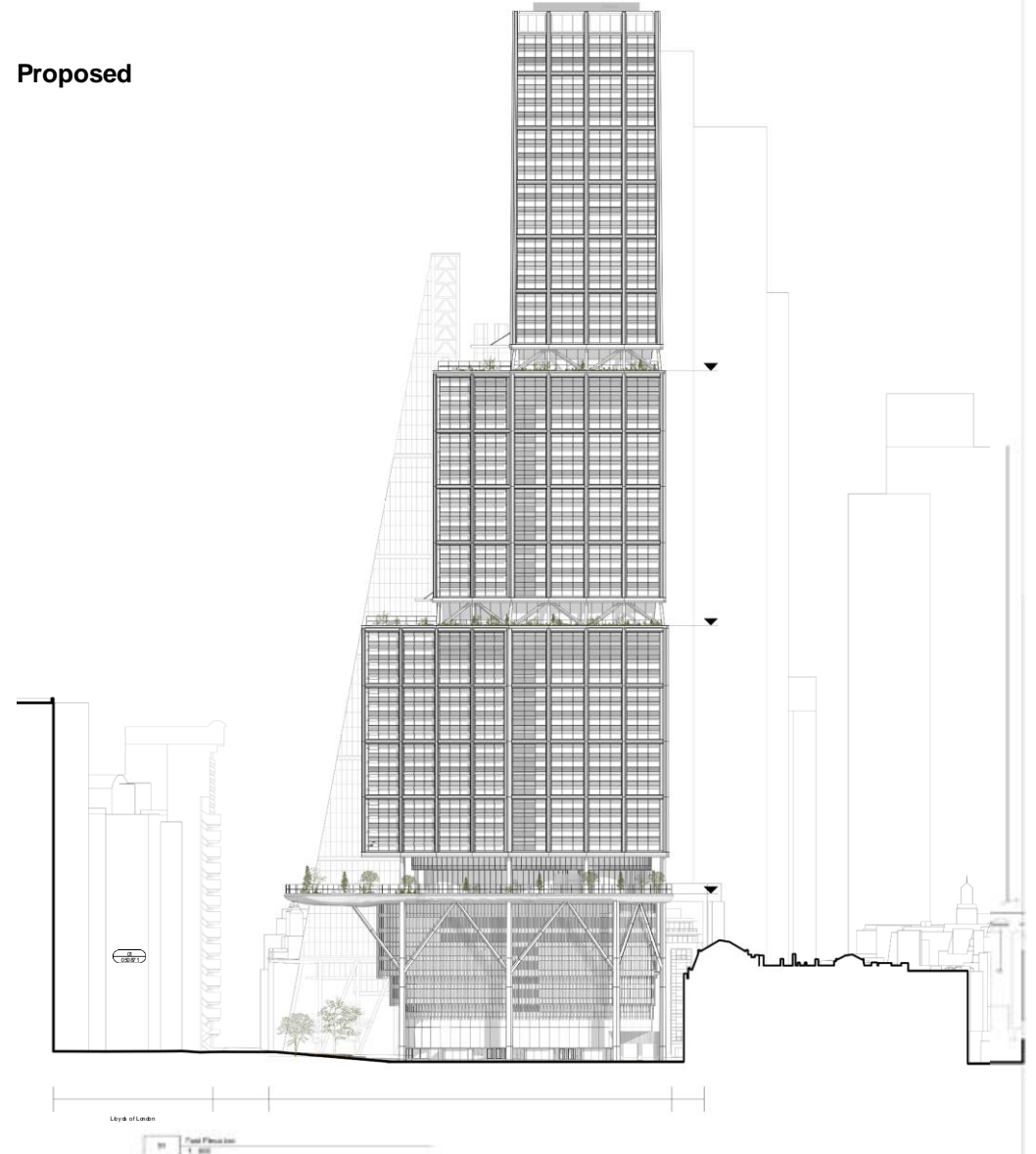


1 Undershaft

East Elevation
Existing



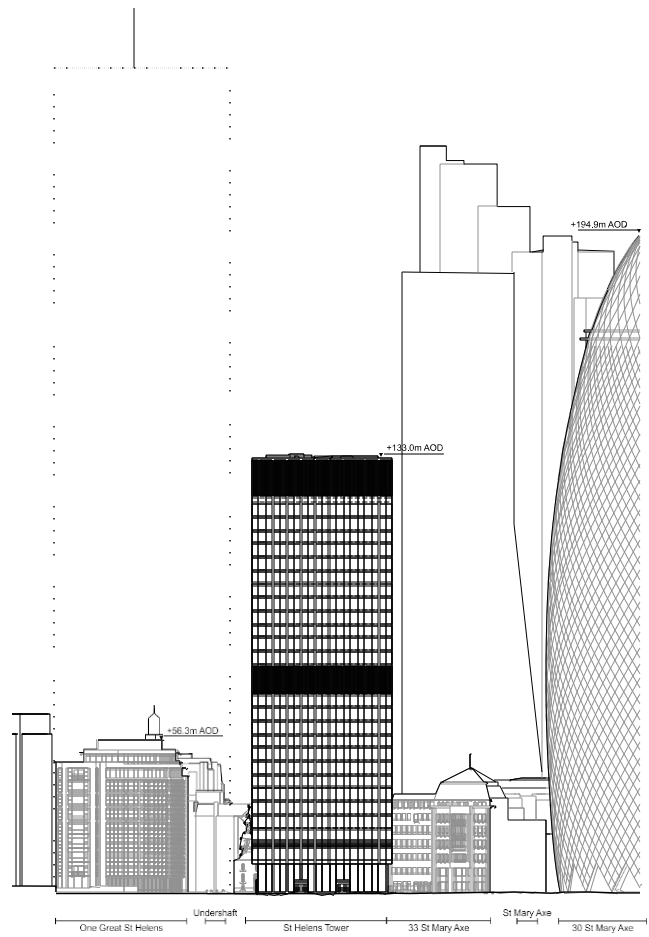
Proposed



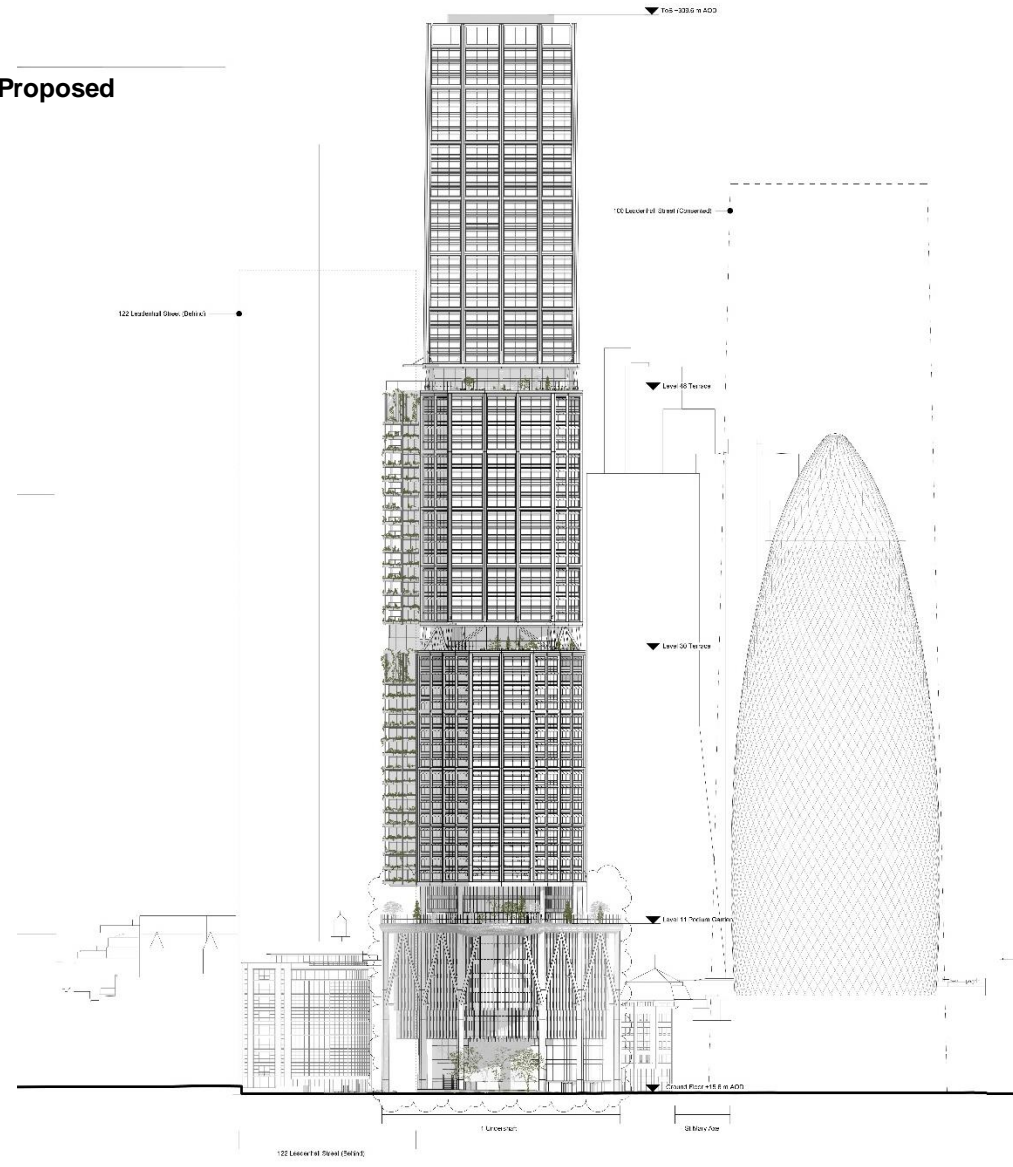
East Elevation

1 Undershaft

South Elevation Existing



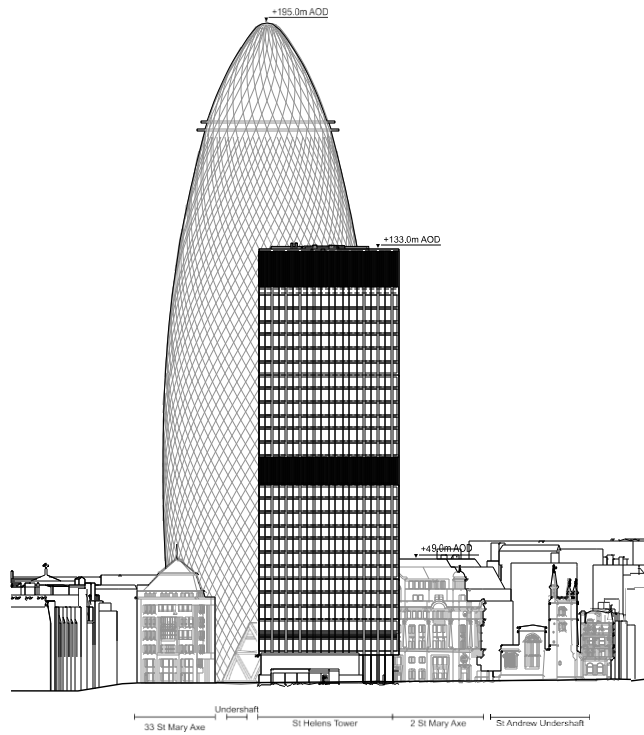
Proposed



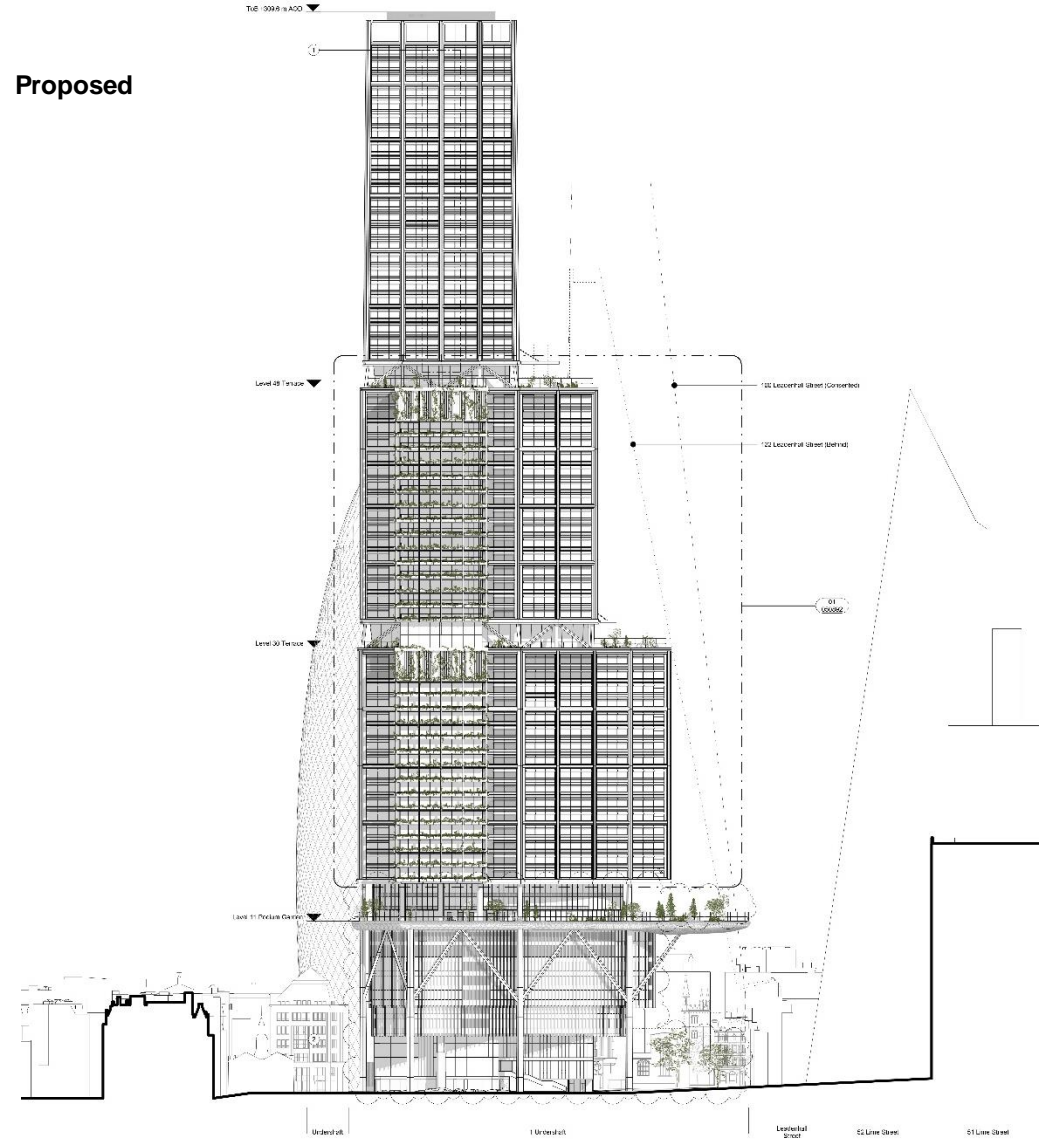
South Elevation

1 Undershaft

West Elevation Existing



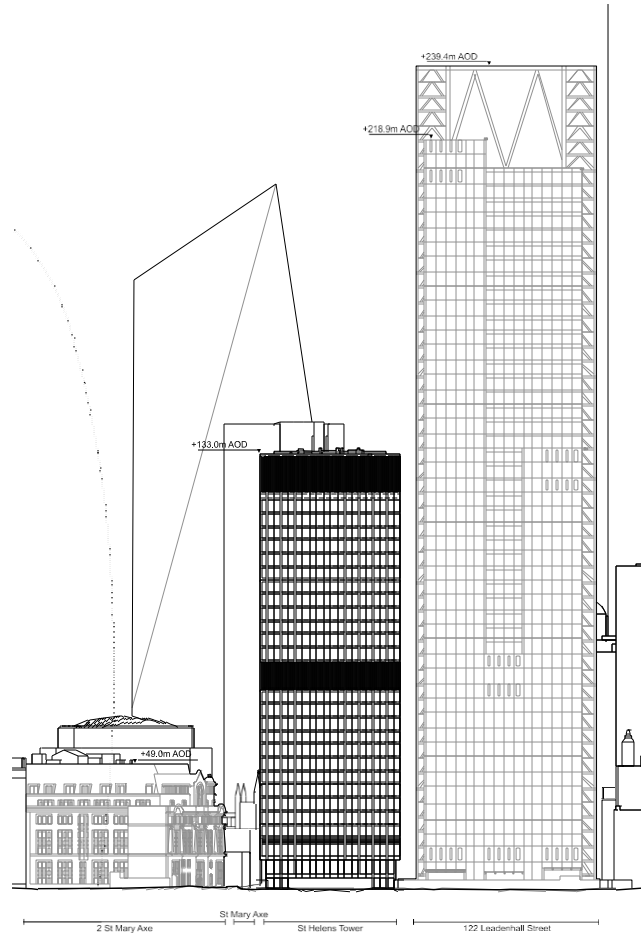
Proposed



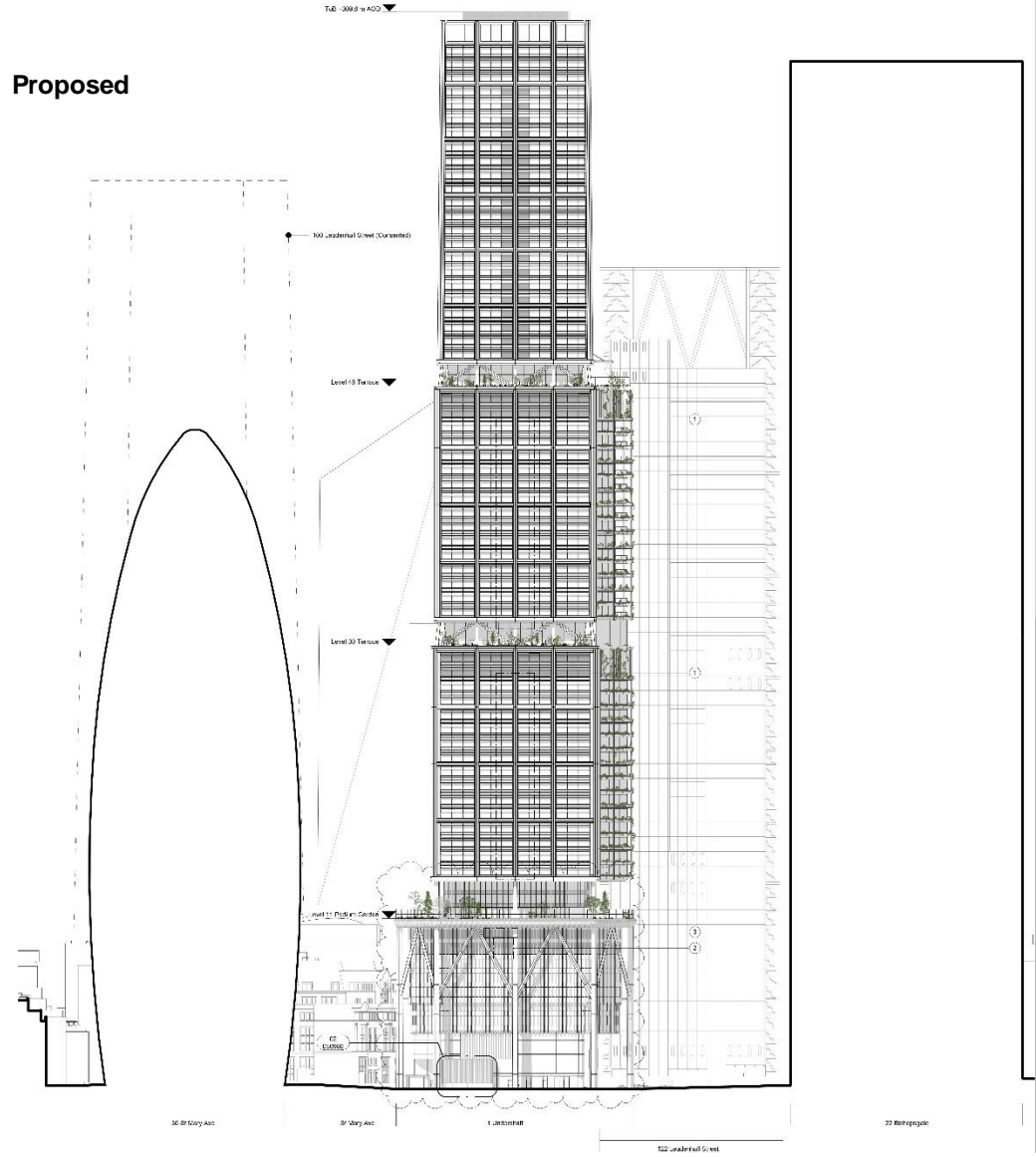
West Elevation

1 Undershaft

North Elevation Existing



Proposed

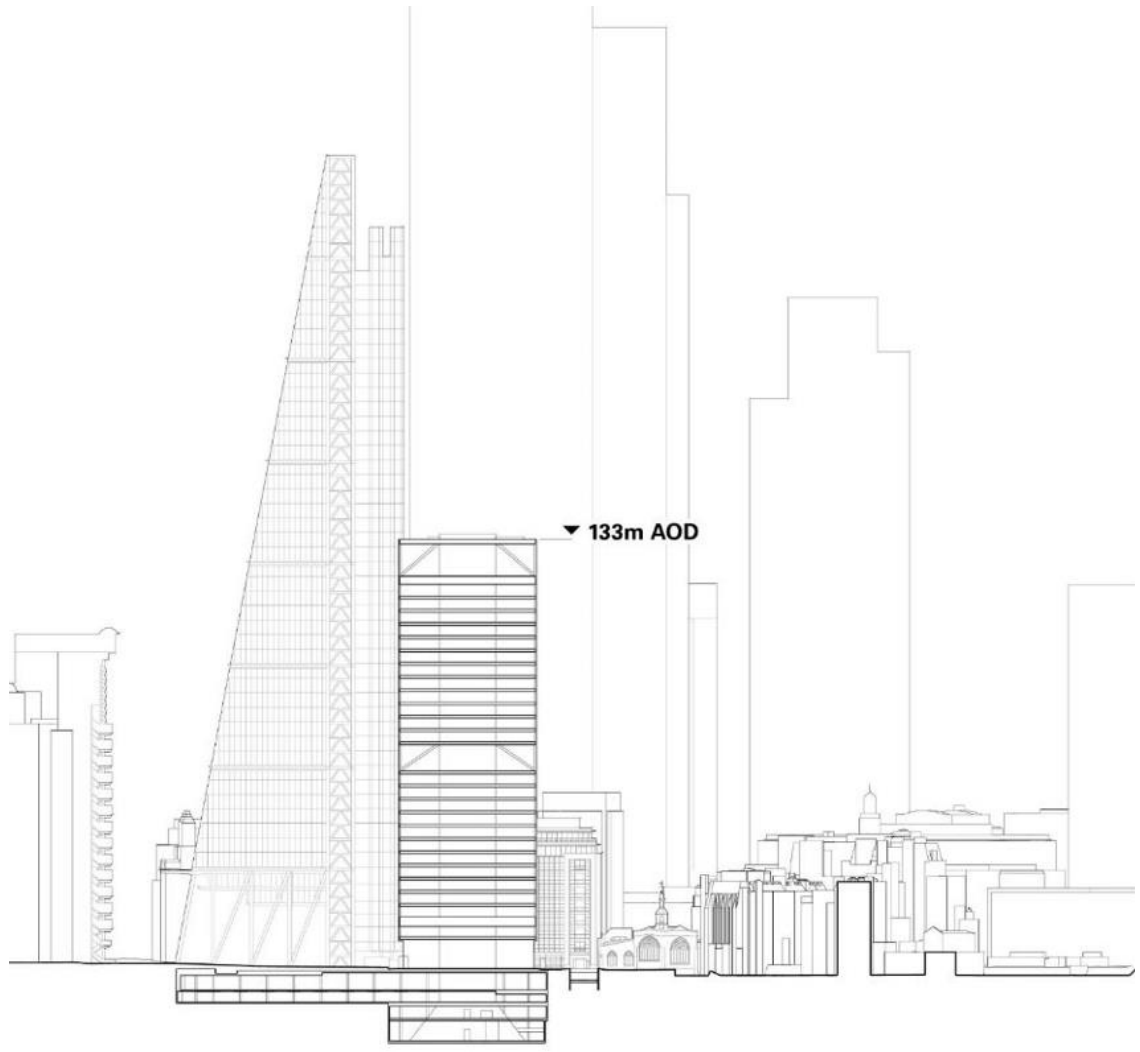


North Elevation

1 Undershaft

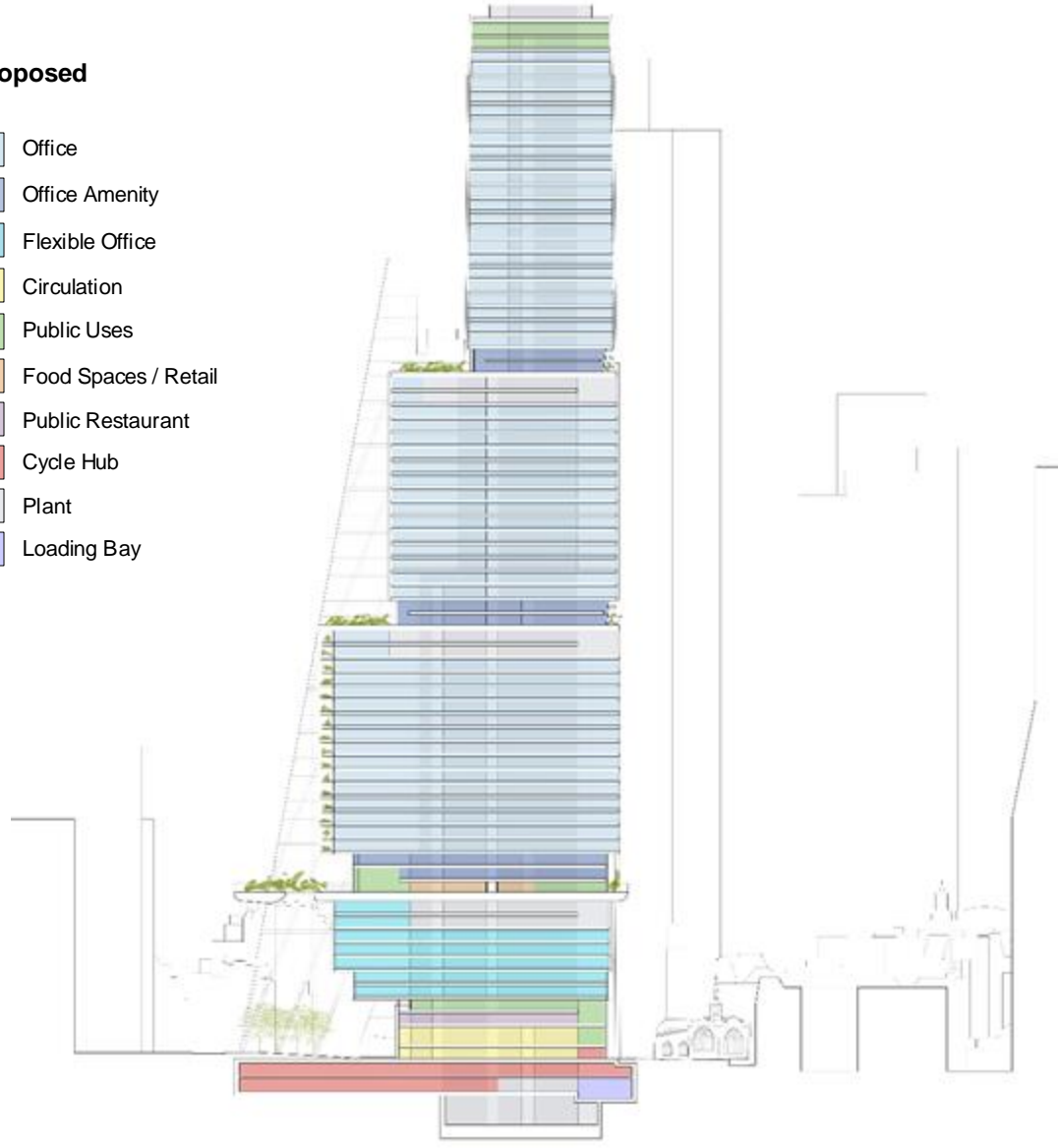
Section: North-South

Existing



Proposed

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



Existing and Proposed Cross Section

1 Undershaft



Proposed Crown – Civic Uses

1 Undershaft

View 19

LVMF 10A.1: Tower Bridge: upstream

Existing



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 850 7x3 5 / 35 mm / 05/02/23 / 09:20

Tower Bridge (LVMF 10A.1) - Existing

1 Undershaft

View 19

LVMF 10A.1: Tower Bridge: upstream

Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 850 7x3 5 / 35 mm / 05/02/23 / 09:20

Tower Bridge (LVMF 10A.1) - Cumulative

1 Undershaft

View 21

Tower of London, the Inner Ward

Existing



24mm - 36.9° 35mm - 27.2° 50mm - 19.8° Image scaling factor = 37% at A3, 10.5% at A0 50mm - 19.8° 35mm - 27.2° 24mm - 36.9°

D2 8135 / 24mm / 03/04/23 / 14:00

Inner Ward - Existing

1 Undershaft

View 21

Tower of London, the Inner Ward

Cumulative



24 mm - 36.9° 35 mm - 27.2° 50 mm - 19.8° Image scaling factor = 37% at A3, 10.5% at A0 50 mm - 19.8° 35 mm - 27.2° 24 mm - 36.9°

D2 8135 / 24mm / 03/04/23 / 14:00

Inner Ward - Cumulative

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



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 716 0x3 5 / 35 mm / 18 / 10 / 22 / 10 : 42

Queen's Walk (LVMF 25A.1) - Existing

1 Undershaft

View 17.1

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

Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

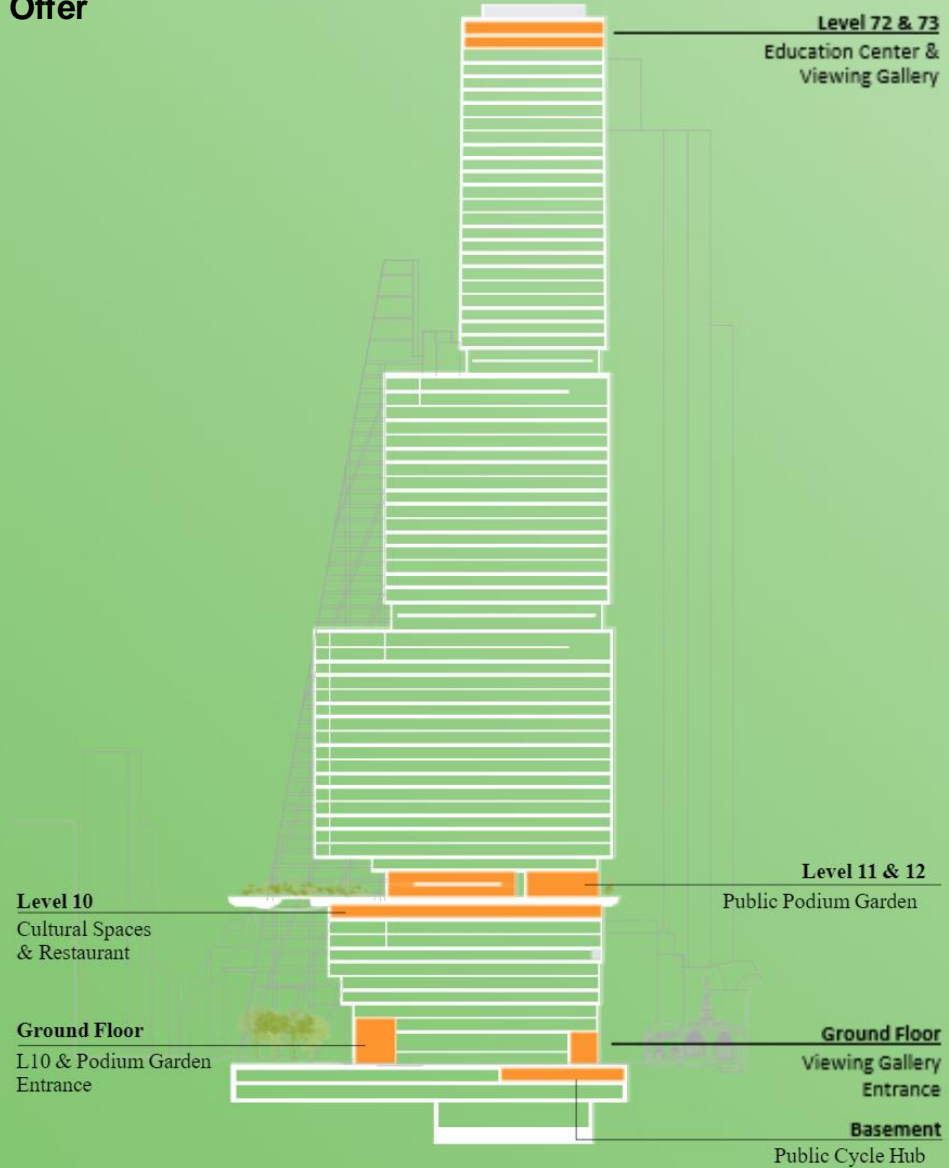
24 mm - 36.9°

D2 716 0x3 5 / 35 mm / 18/10/22 / 10:42

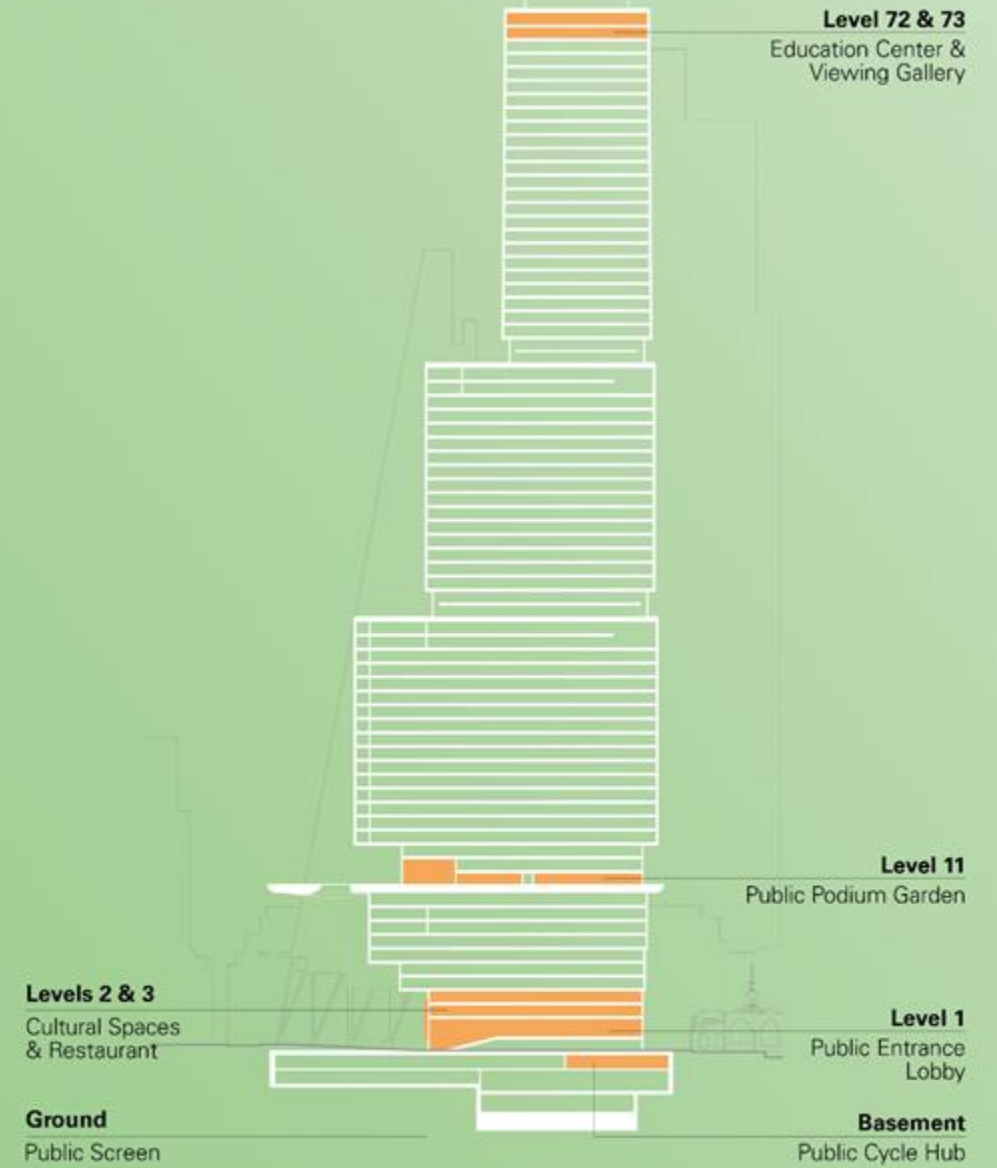
Queen's Walk (LVMF 25A.1) - Cumulative

1 Undershaft

Previously Proposed Public Spaces & Cultural Offer

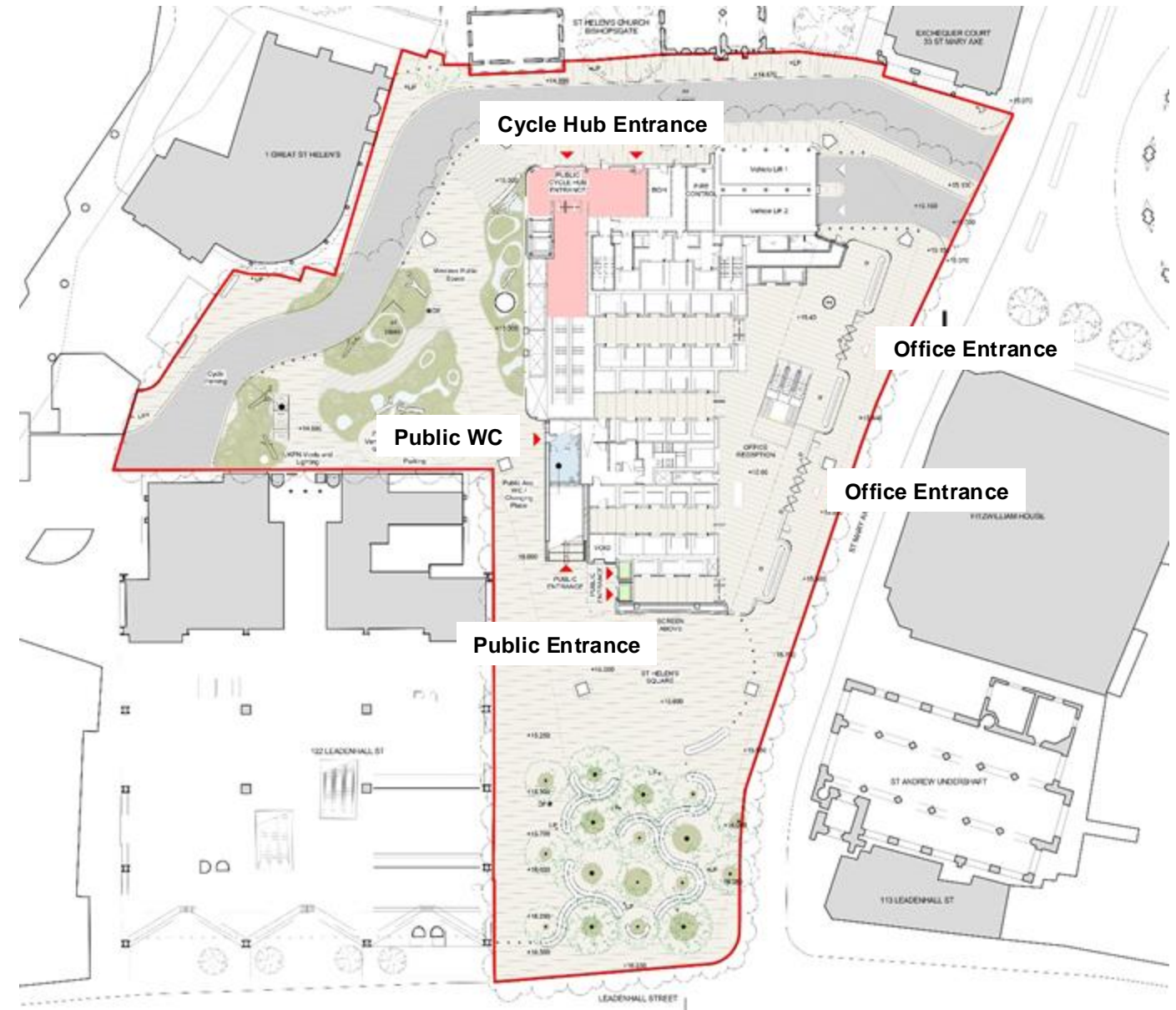
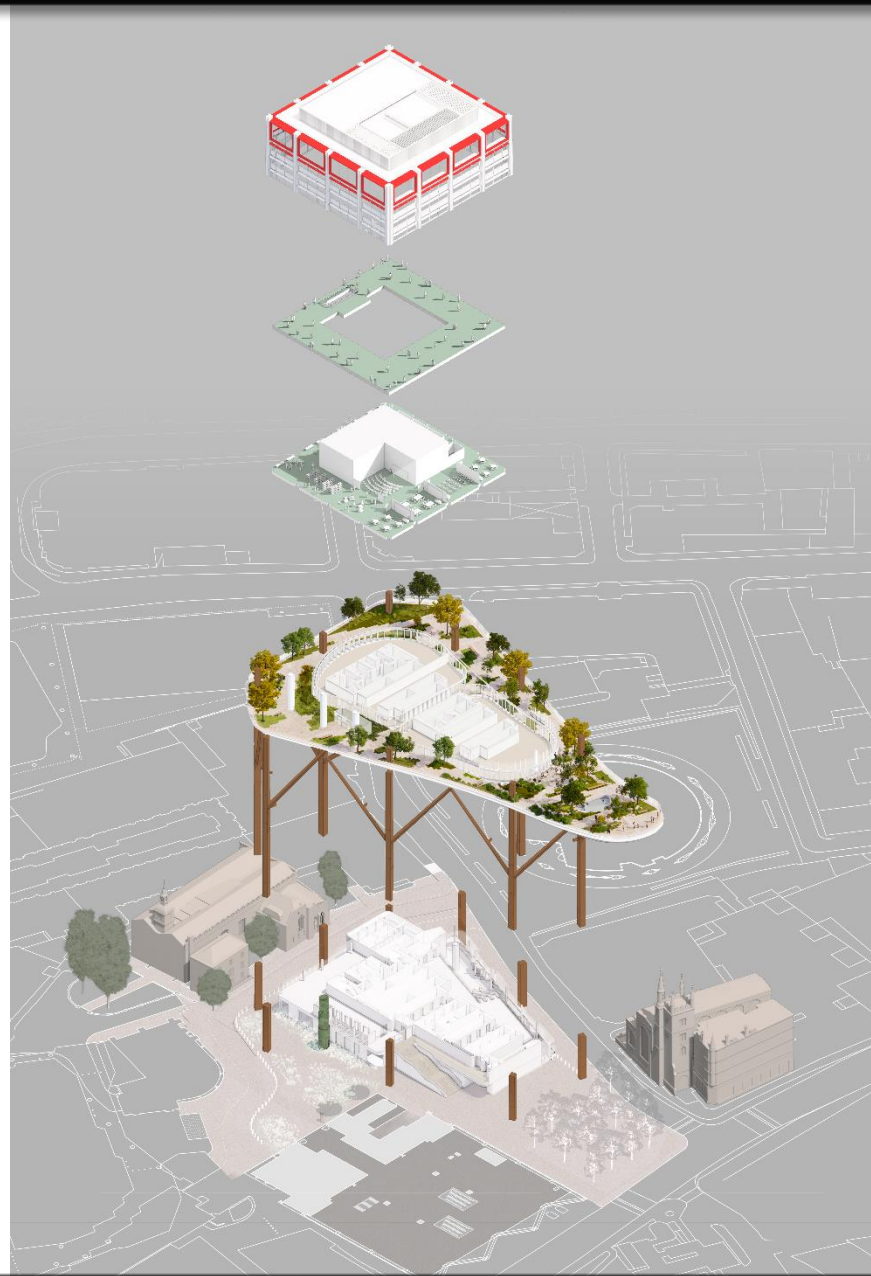


Public Spaces & Cultural Offer Proposed



Proposed Public Spaces

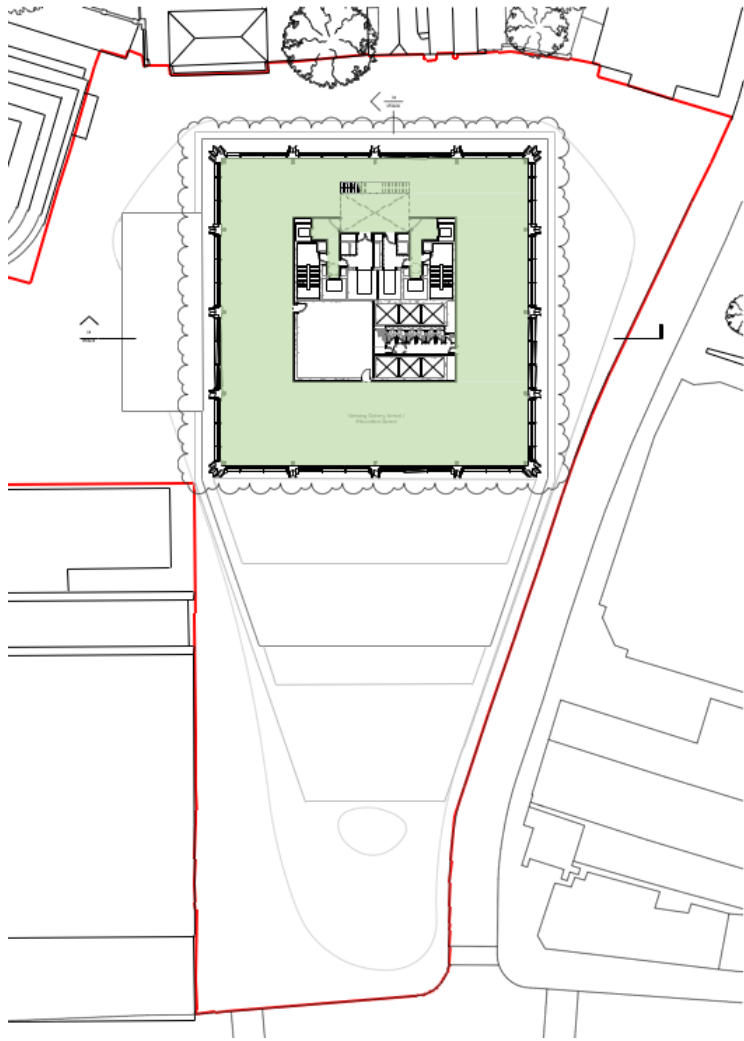
1 Undershaft



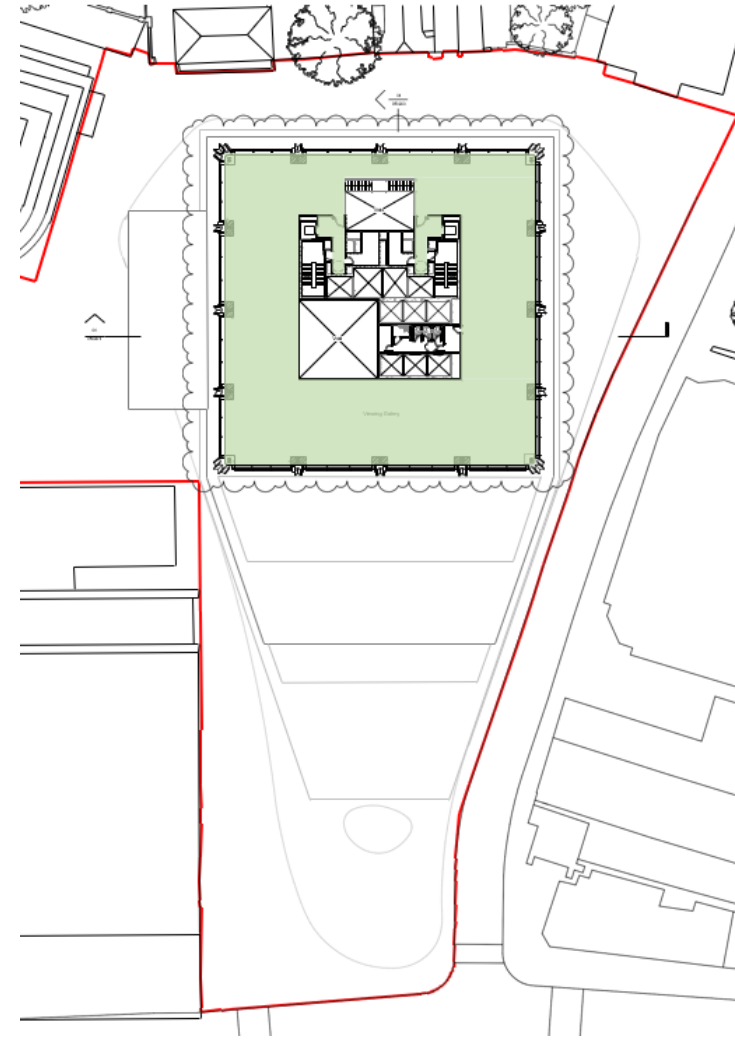
Public Amenity Floors

1 Undershaft

Proposed Level 72



Proposed Level 73 Public Viewing Gallery



Classroom in the Sky



Indicative cross-section

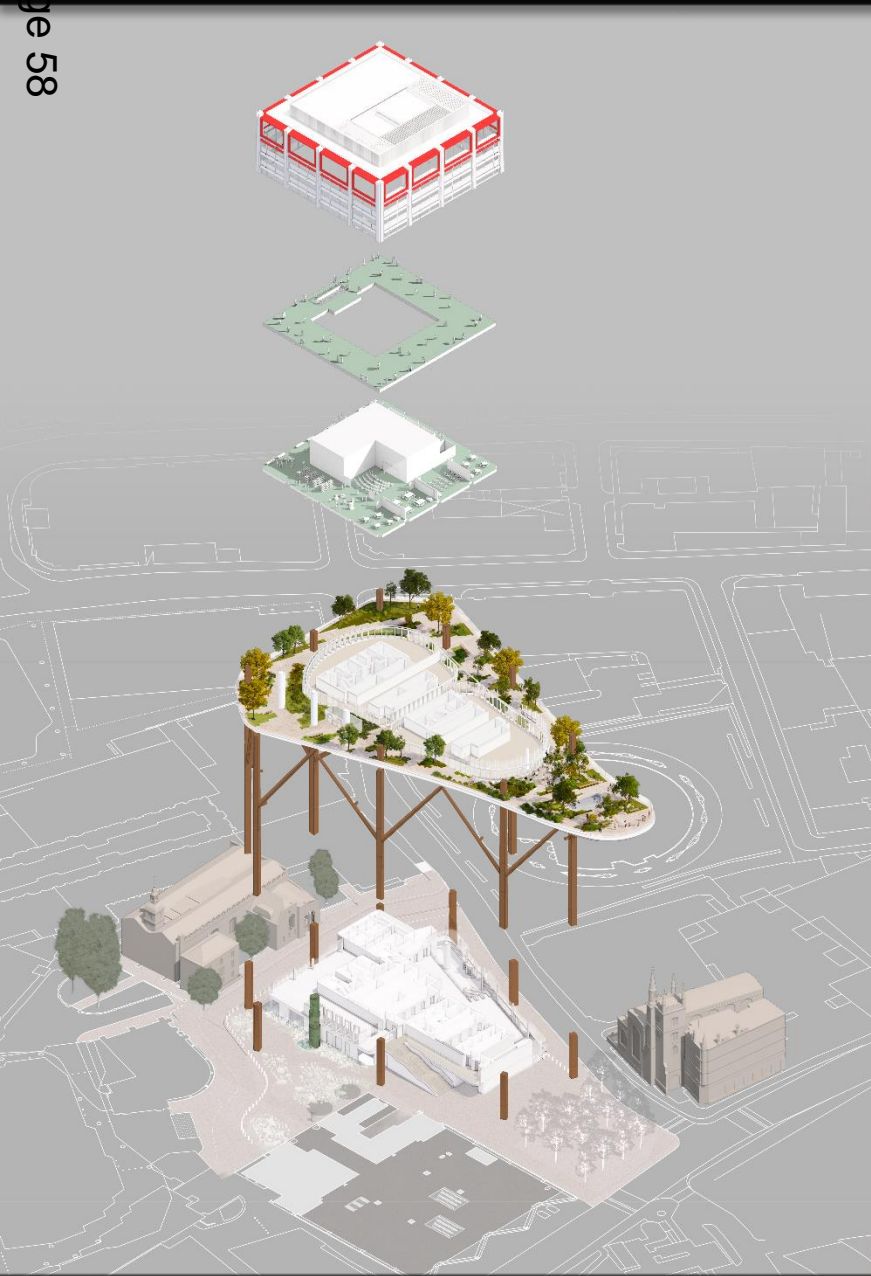
“1 Undershaft will be a truly inspiring learning destination – an unforgettable classroom in the sky”

– London Museum



L73 Elevated Cultural Space

1 Undershaft



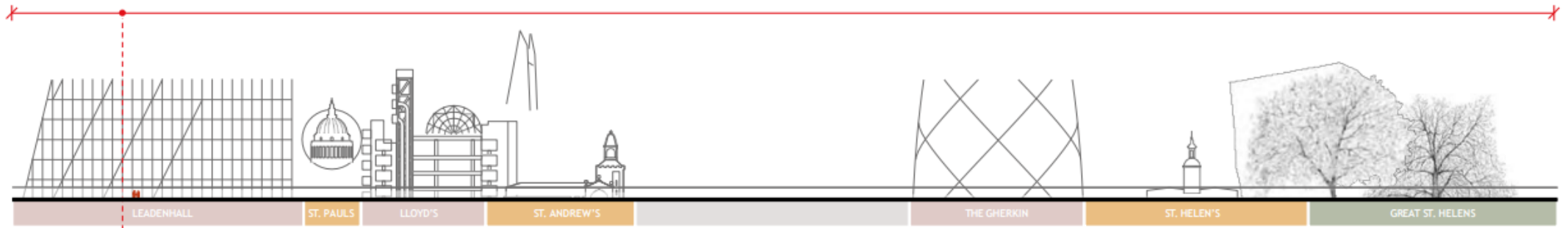
L72 Classroom in the Sky

1 Undershaft

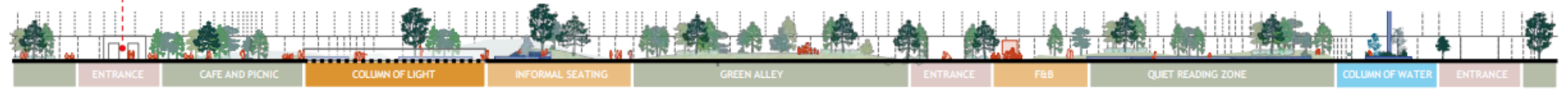


Arrival Point

310m



City Scale Views



L11 Podium Garden

1 Undershaft

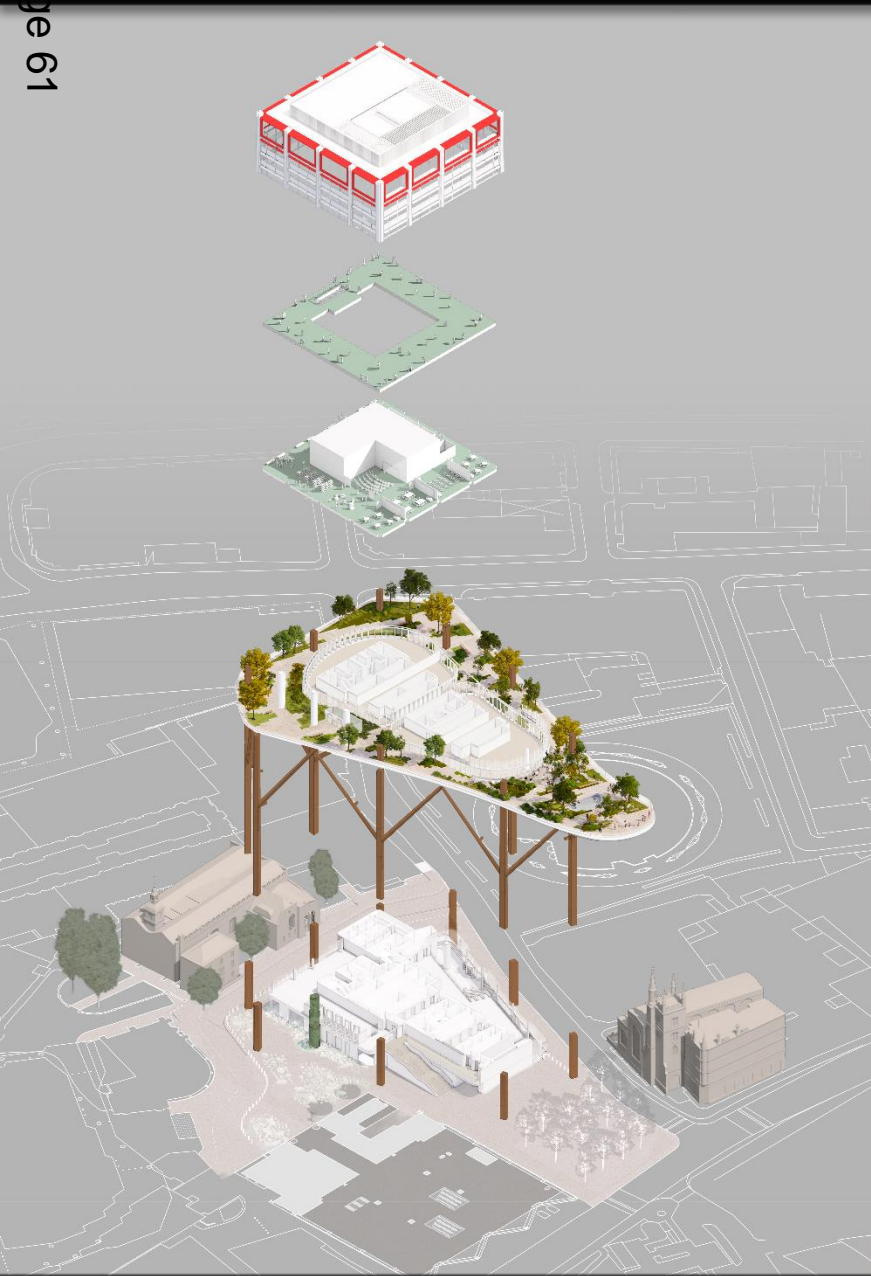
Previously Proposed Level 11 Podium Garden



Proposed Level 11 Podium Garden



1 Undershaft



L11 Podium Garden

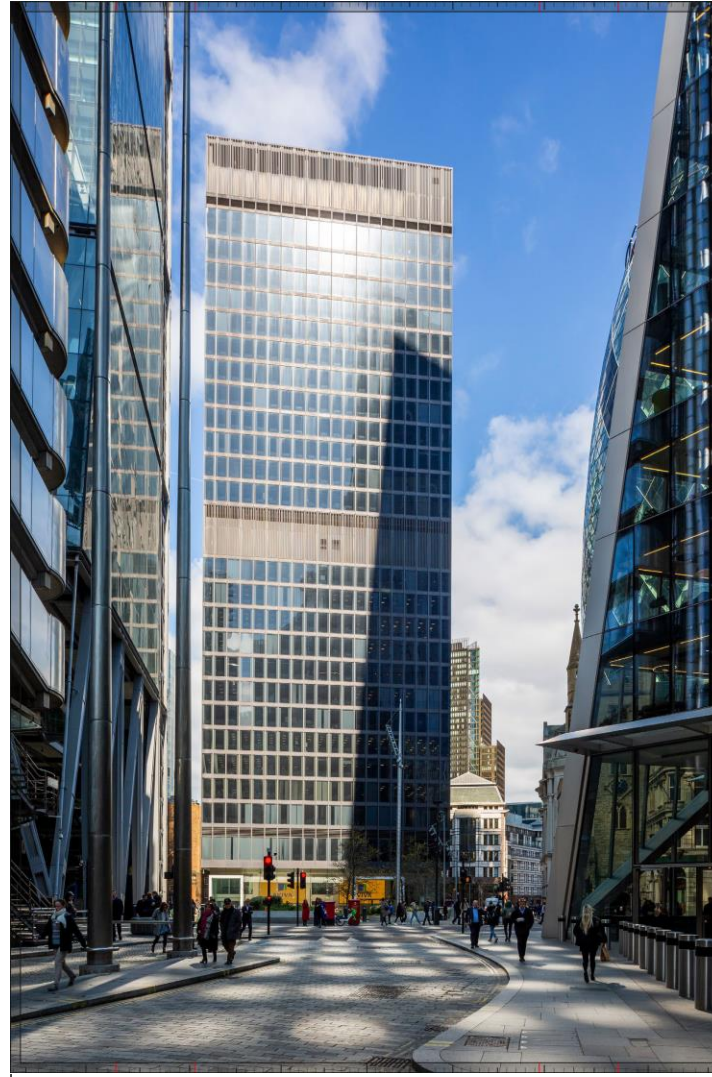
1 Undershaft

View 52

Lime Street, outside
the Willis Building

Existing

View location



24 mm - 26.6°

Image scaling factor = 16% at A3

24 mm - 26.6°

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

Lime Street (looking north) - Existing

1 Undershaft

View 52

Lime Street, outside
the Willis Building

Cumulative



24 mm - 26.6"

Image scaling factor = 16% at A3

24 mm - 26.6"

D2 8007 / 24mm / 03/04/23 / 12:49

Previously Proposed July 2024 Lime Street (looking north) - Cumulative

1 Undershaft

View 52

Lime Street, outside
the Willis Building

Cumulative



24 mm - 26.6"

Image scaling factor = 16% at A3

24 mm - 26.6"

D2 8007 / 24mm / 03/04/23 / 12:49

Revised Proposed Lime Street December 2024 (looking north) - Cumulative

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Existing

View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

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

Lime Street (looking north) - Existing

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Proposed



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

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

Lime Street (looking north) - Previously Proposed July 2024

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Proposed



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

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

Lime Street (looking north) - Revised Proposed December 2024

1 Undershaft

View 53

Outside Lloyds entrance on Lime Street looking north

Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

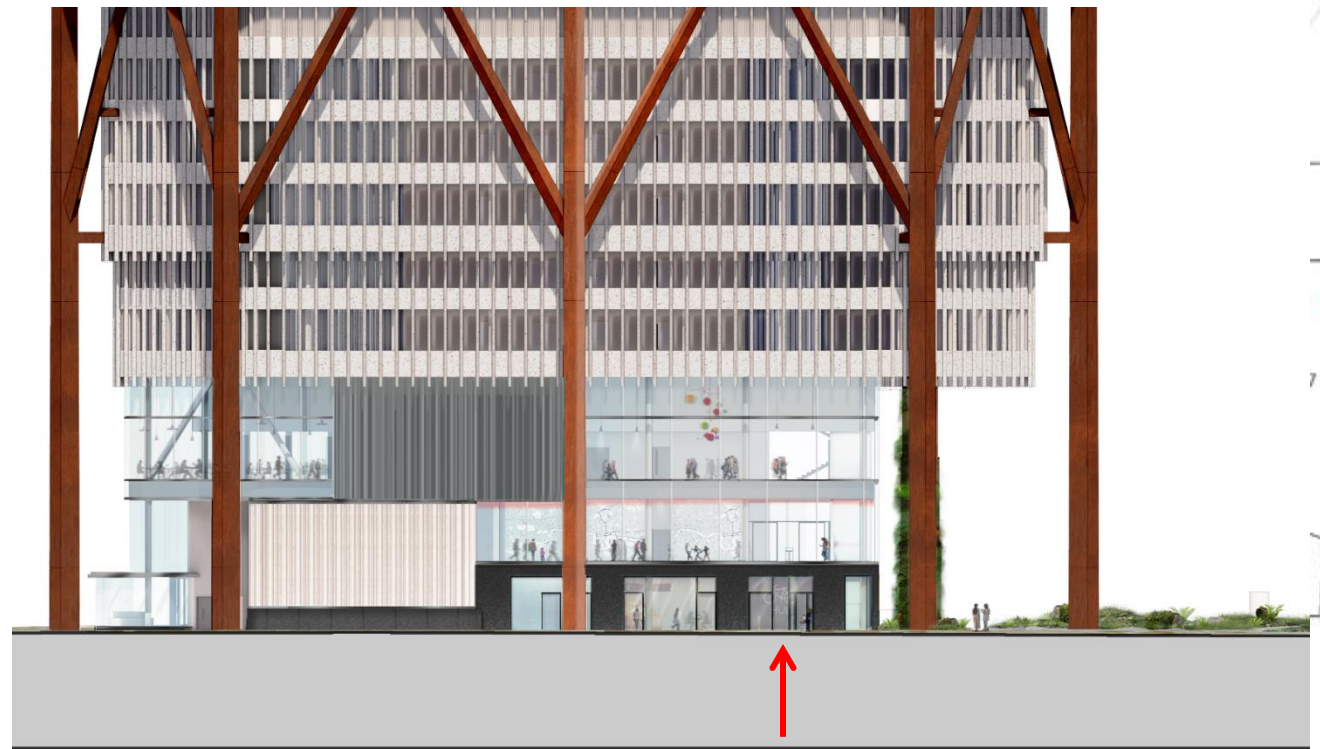
D27839 / 24mm / 24/03/23 / 11:34

Lime Street (looking north) - Cumulative

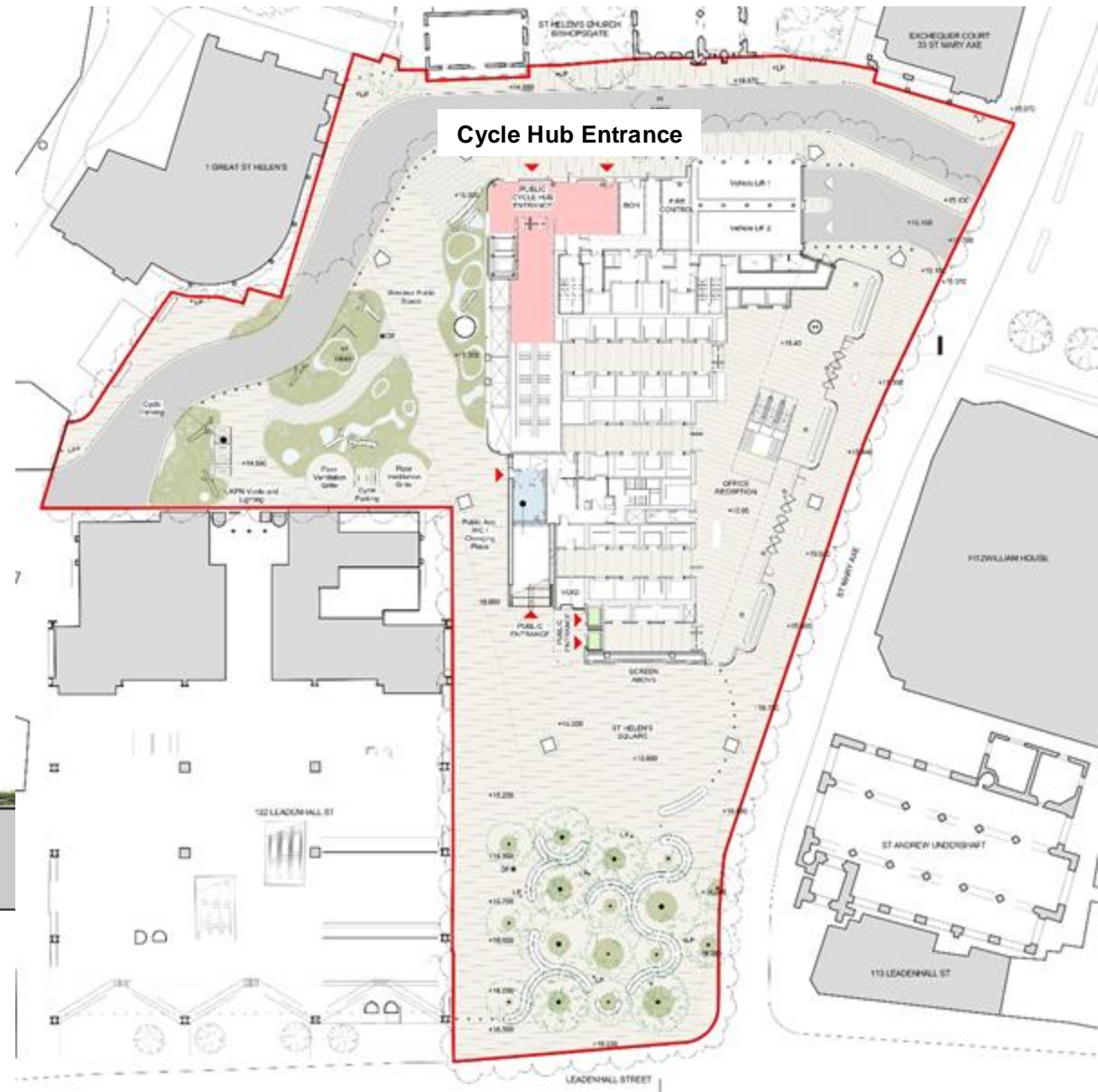
1 Undershaft

Public Cycle Entrance

North Elevation



Cycle Hub Entrance



Proposed Cycle Access

1 Undershaft

View 57

Undershaft, north of the Leadenhall Building

Existing



24 mm - 36.9° 35 mm - 27.2° 50 mm - 19.8° Image scaling factor = 37% at A3, 10.5% at A0 50 mm - 19.8° 35 mm - 27.2° 24 mm - 36.9°

D2 864 6 / 24mm / 04/06/23 / 14:18

Undershaft (W) – Existing

1 Undershaft

View 57

Undershaft, north of the
Leadenhall Building

Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

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

Previously Proposed July 2024 Undershaft (W) - Cumulative

1 Undershaft

View 57

Undershaft, north of the
Leadenhall Building

Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

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

1 Undershaft

View 59

St Helen's Church, western entrance

Existing



View location



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

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

St Helen's Churchyard - Existing

1 Undershaft

View 59

St Helen's Church, western entrance

Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

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

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 8003 / 24mm / 03/04/23 / 14:18

St Helen's Churchyard - Cumulative

St Mary Axe - Looking South

Existing



Proposed



St Mary Axe – Existing and Proposed

1 Undershaft

View 62

St Mary Axe, looking east along Undershaft

Existing



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

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

Undershaft – Existing view looking west

1 Undershaft

View 62

St Mary Axe, looking east along Undershaft

Proposed



24 mm - 36.9° 35 mm - 27.2° 50 mm - 19.8° Image scaling factor = 37% at A3, 10.5% at A0 50 mm - 19.8° 35 mm - 27.2° 24 mm - 36.9°

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

Undershaft – Proposed view looking west

1 Undershaft

View 62

St Mary Axe, looking east along Undershaft

Cumulative

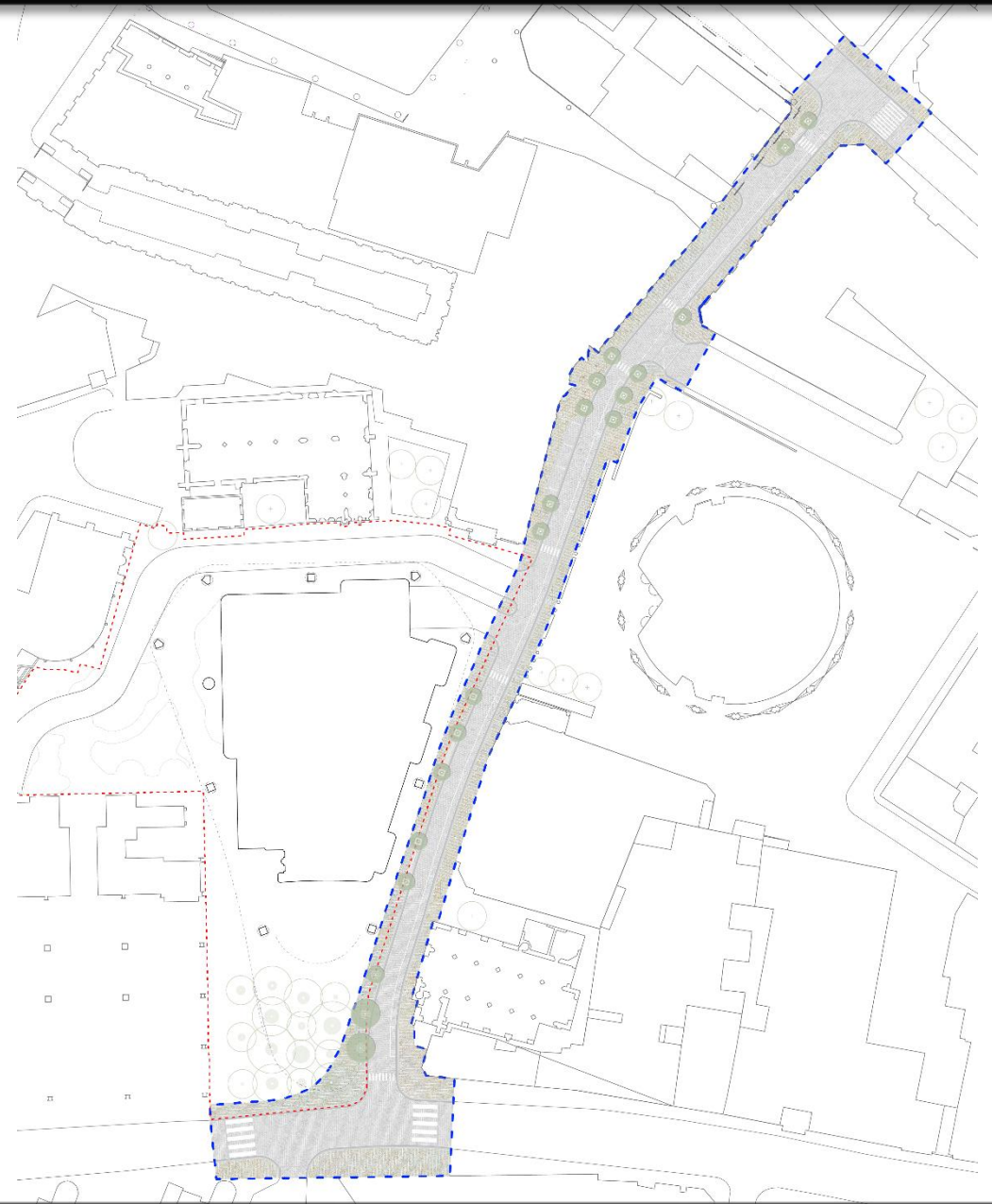


24 mm - 36.9° 35 mm - 27.2° 50 mm - 19.8° Image scaling factor = 37% at A3, 10.5% at A0 50 mm - 19.8° 35 mm - 27.2° 24 mm - 36.9°

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

Undershaft – Cumulative view looking west

1 Undershaft



S278 Improvements (TBA)

St Mary Axe – proposed Section 278



1 Undershaft



St Mary Axe – proposed Section 278

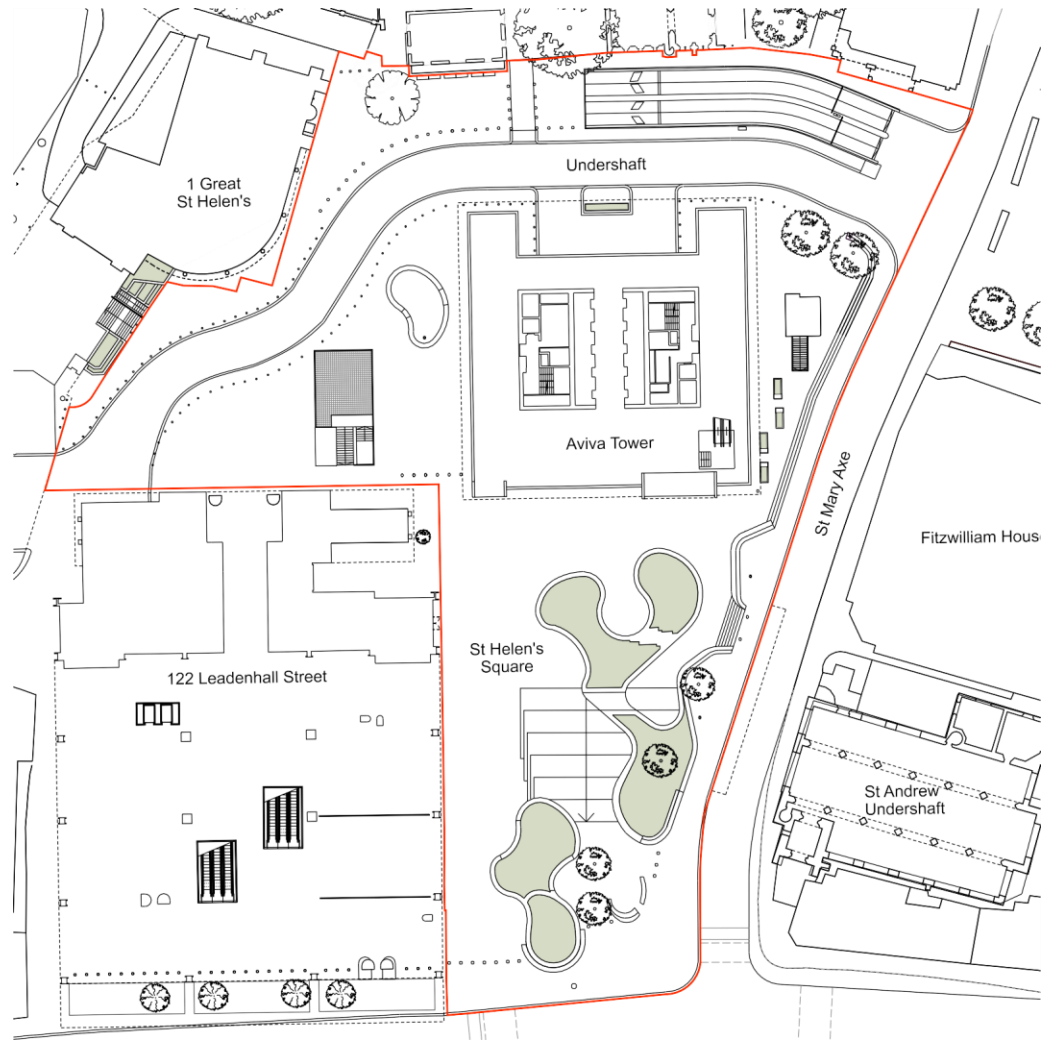


Proposed St Helen's Square

1 Undershaft

Ground Floor Plan

Existing

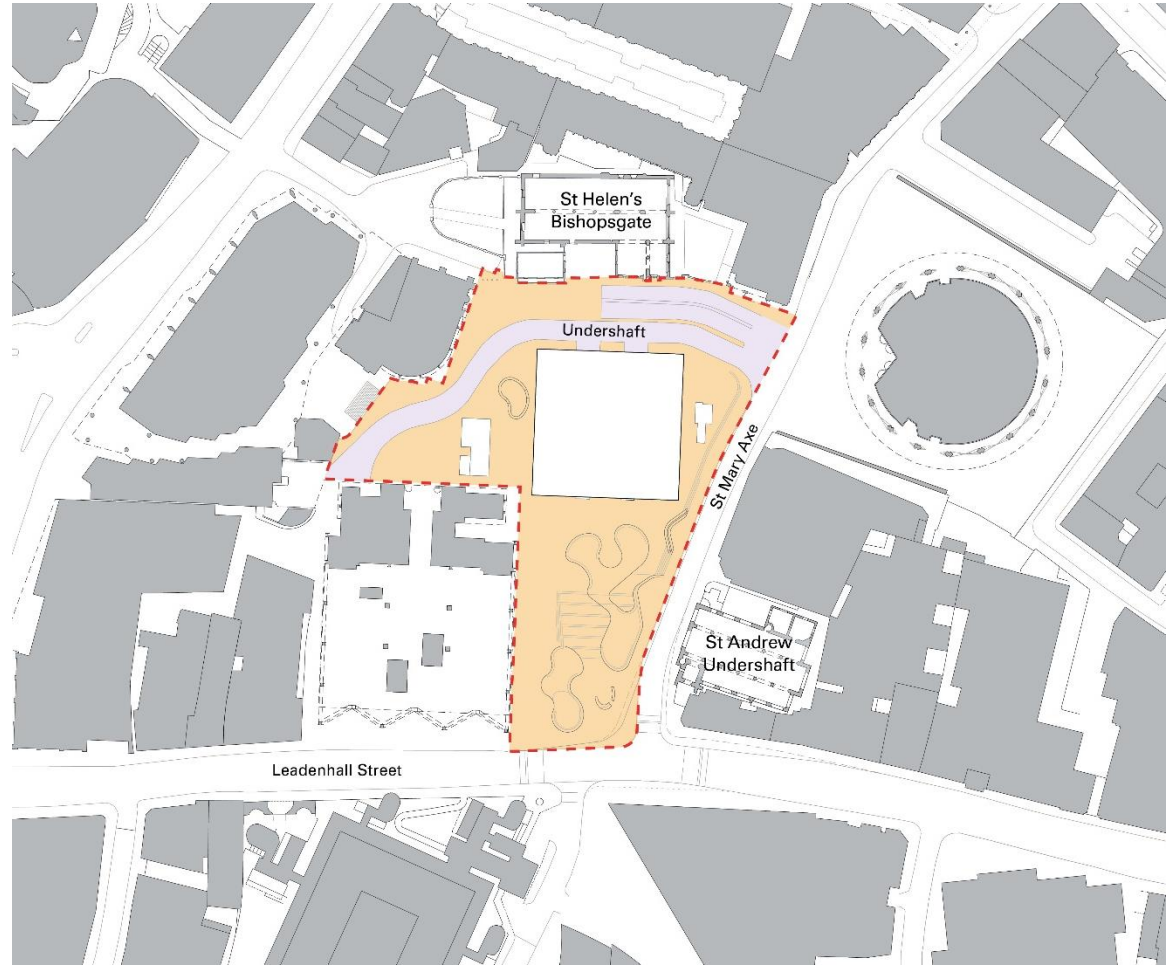


Proposed





Existing and Proposed Ground Floor Plan

1 Undershaft

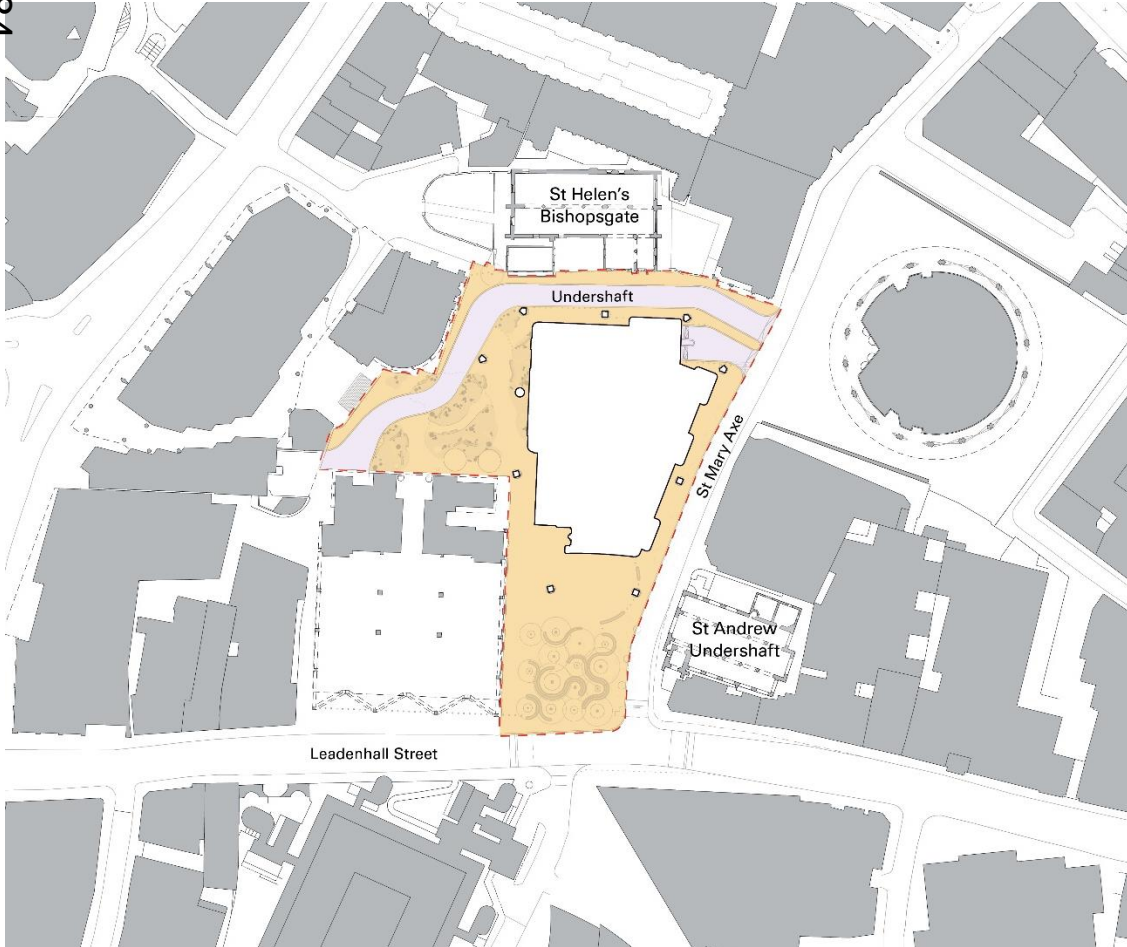


Public Realm at Grade (Excl. Building Footprint and Undershaft Carriageway)	4,669 sqm
TOTAL PUBLIC REALM	4,669 sqm

-  Ground Floor Public Realm
-  Undershaft Carriageway



Existing Ground Floor Plan

1 Undershaft



Public Realm at Grade (Excl. Building Footprint and Undershaft Carriageway)	3,967 sqm Previous 3,821 sqm
	ca. 85% of existing



-  Ground Floor Public Realm
-  Undershaft Carriageway

Proposed Ground Floor Plan

1 Undershaft



Public Realm at the Podium Garden		2,515 sqm Previous 2,459 sqm
TOTAL PUBLIC REALM	35% Uplift on existing	6,482 sqm

Proposed L11 Podium Garden Plans

1 Undershaft

Looking to St Andrew Undershaft

Existing



Proposed



Existing and Proposed views across St Helen's Square



Proposed St Helen's Square



Proposed St Helen's Square



Proposed St Helen's Square - programming



Proposed St Helen's Square

1 Undershaft



Proposed St Helen's Square

1 Undershaft



Proposed Scheme

1 Undershaft



Proposed St Helen's Square

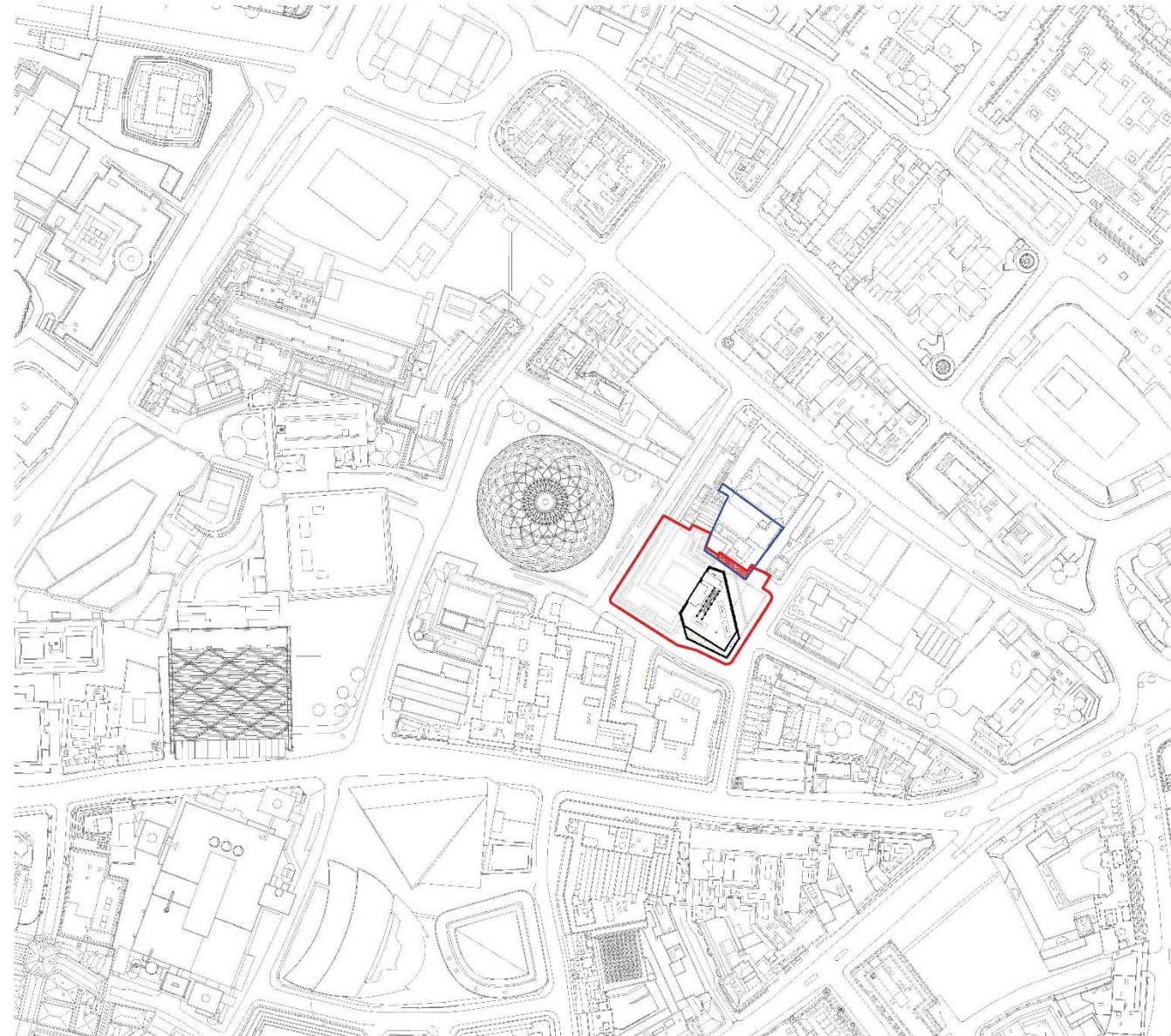
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**1-4, 31 and 33-34 Bury Street, London,
EC3A 5AR
Planning Applications Sub-Committee**

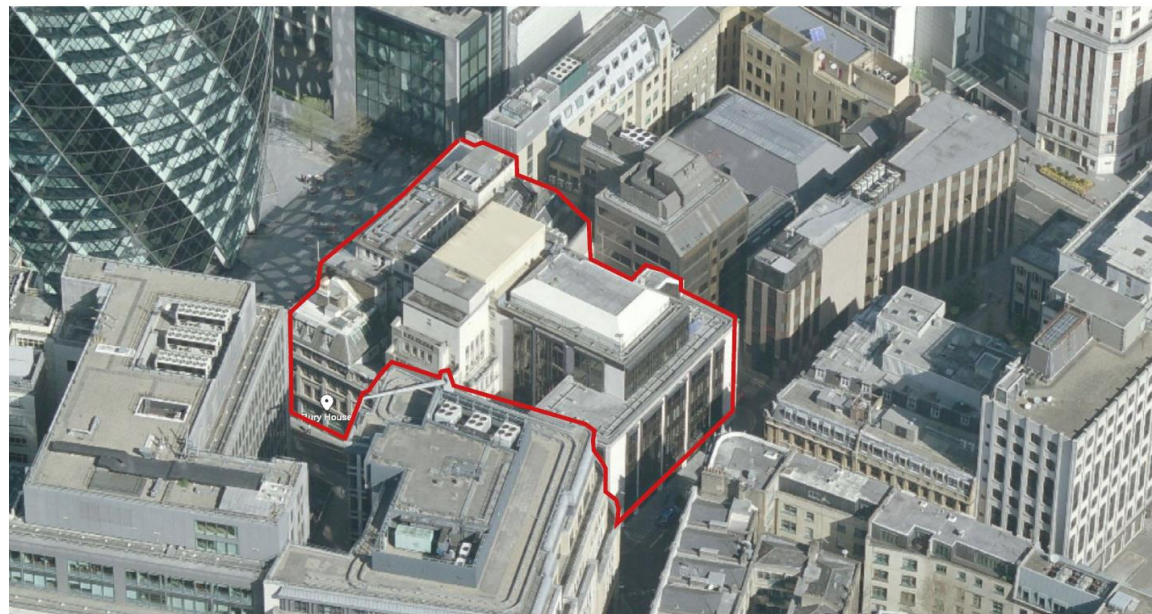
The Site

The Site extends to approximately 0.2458 ha (2,458 sqm) and comprises Bury House (31 Bury Street), Holland House (1-4 Bury Street) and Renown House (33-34 Bury Street).

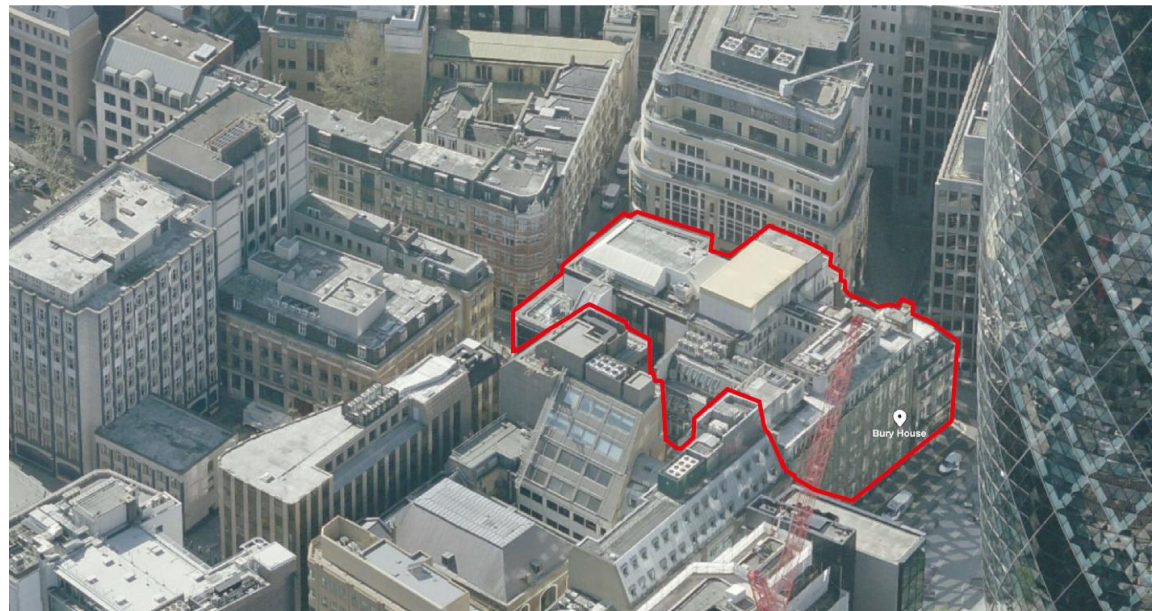


- KEY**
-  PLANNING APPLICATION BOUNDARY
 -  LEASEHOLD INTEREST
 -  DEMOLITION AT BASEMENT LEVEL AND MINOR PUBLIC REALM WORKS AT GROUND FLOOR
 -  INTERNAL WORKS ONLY TO PAVEMENT VAULTS

Site Plan

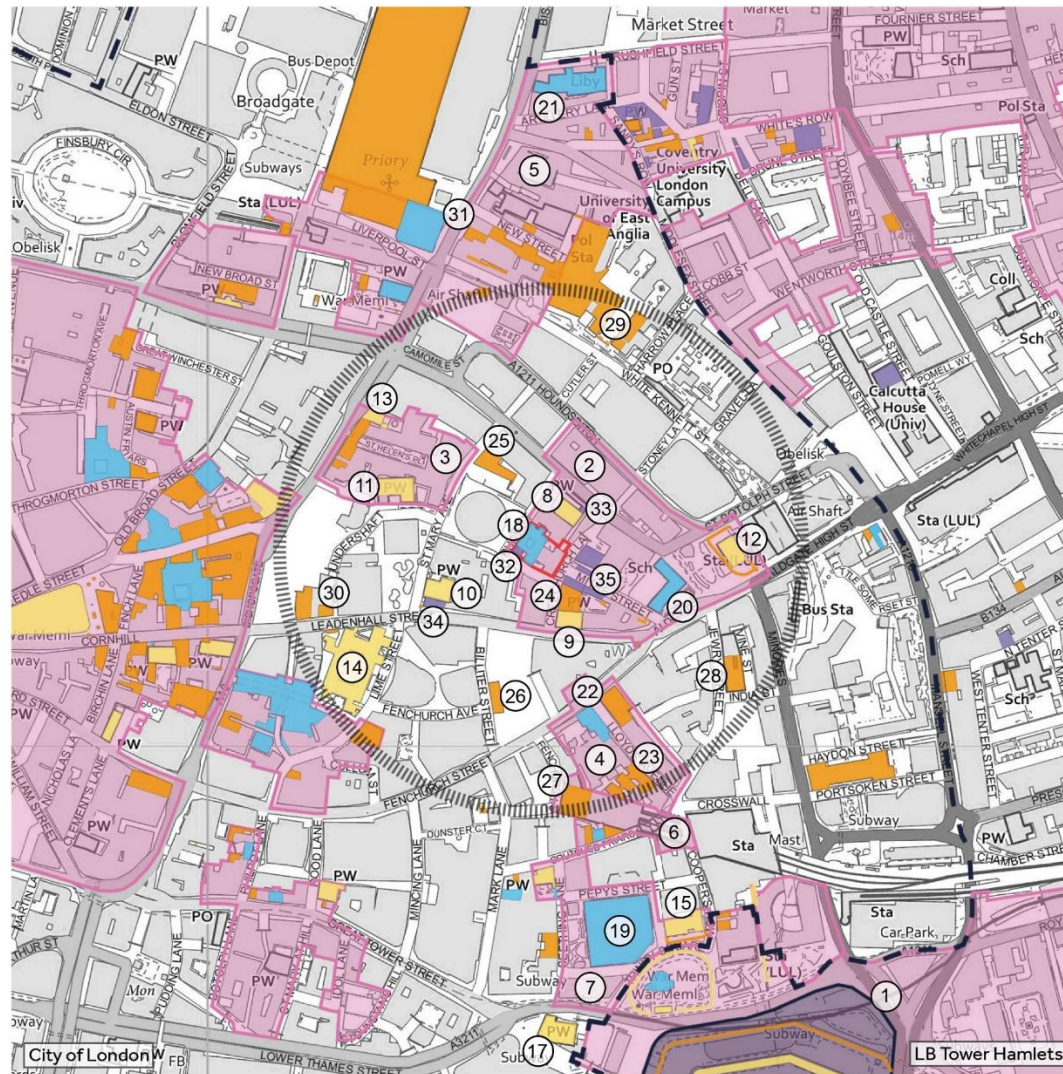


View – looking north



View – looking south

Aerial View



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Approximate Site boundary marked in red for indicative purposes only. An approximate 250m radius is marked on the map. Heritage assets within this radius are identified.

Conservation areas are marked in pink and identified below.

Borough boundaries are marked with a blue dotted line.

Listed buildings:

- | | |
|--|---|
| Grade I listed building | Locally listed building |
| Grade II* listed building | World Heritage Site: |
| Grade II listed building | Tower of London |

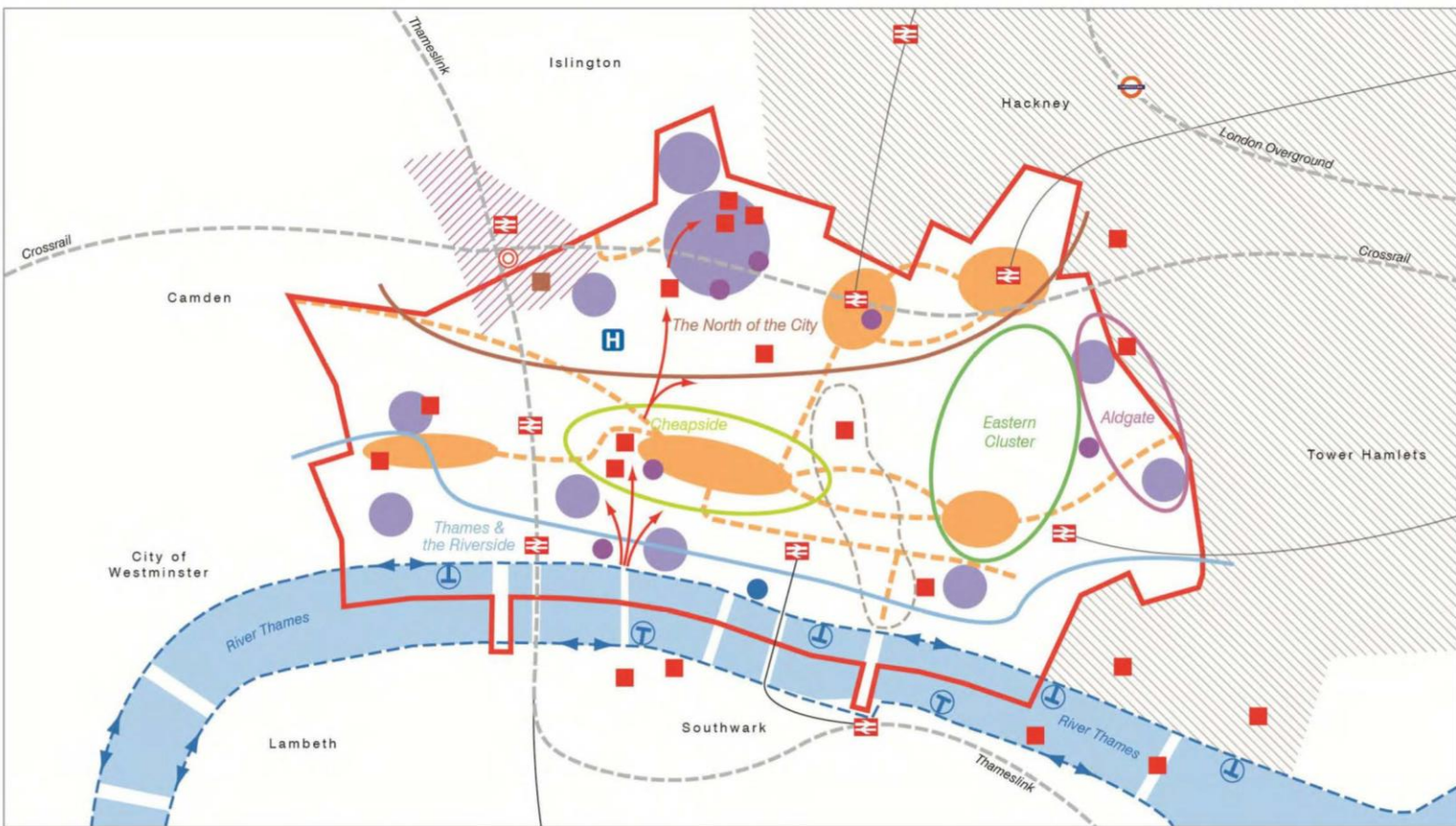
Conservation areas and World Heritage Sites

- | | |
|--|--|
| ① Tower of London WHS and Conservation Area | ②① Bishopsgate Institute and Library |
| ② Creechurch Conservation Area | ②② Group: Receptors on Fenchurch Street |
| ③ St Helen's Place Conservation Area | ②③ Group: Receptors on Lloyd's Avenue |
| ④ Lloyd's Avenue Conservation Area | ②④ Nos. 2-16 Creechurch Lane |
| ⑤ Bishopsgate Conservation Area | ②⑤ 38 St Mary Axe |
| ⑥ Fenchurch Street Station Conservation Area | ②⑥ 20 and 21 Billiter Street |
| ⑦ Trinity Square Conservation Area | ②⑦ Front Block of Fenchurch Street Station |

Listed buildings

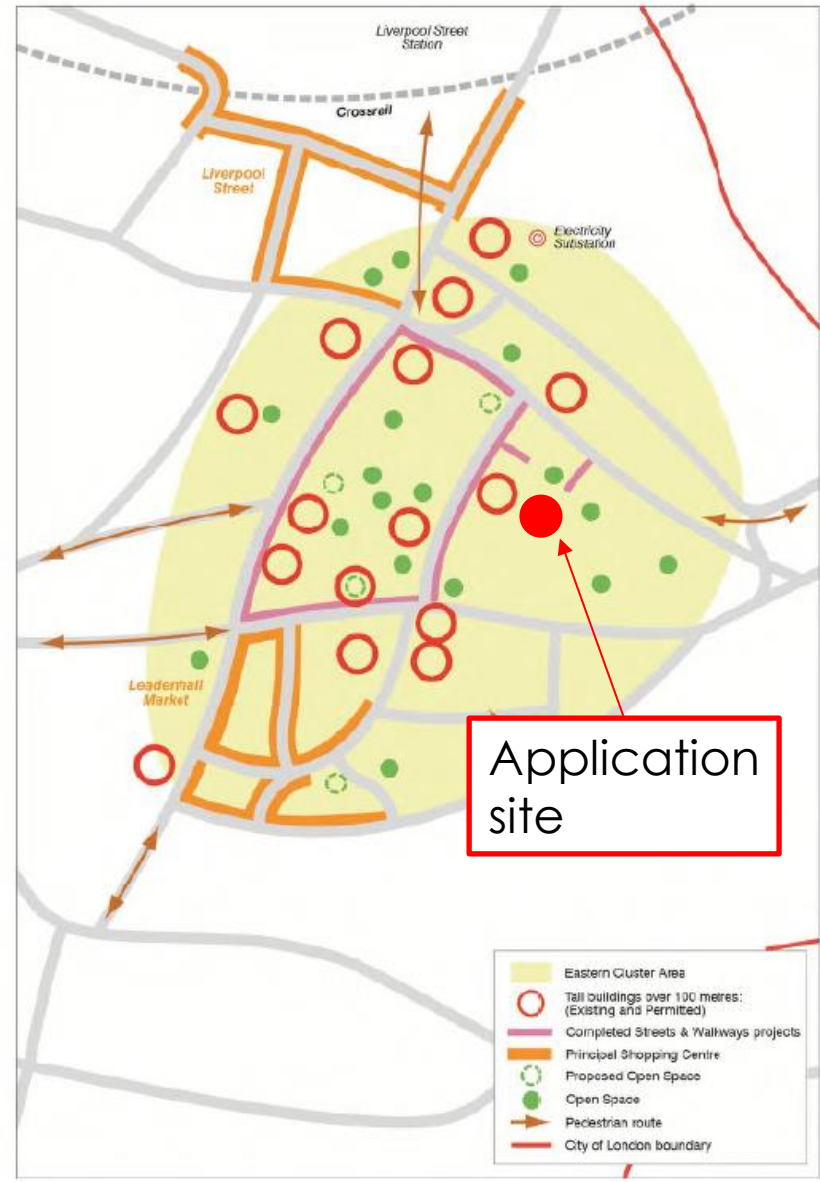
- | | |
|---|---|
| ⑧ Bevis Marks Synagogue | ②⑧ Sir John Cass College (now David Game College), Jewry Street |
| ⑨ Church of St Katharine Cree and Gateway | ②⑨ Group: Port of London Authority buildings |
| ⑩ Church of St Andrew Undershaft | ③⑩ 139-144 Leadenhall Street |
| ⑪ Church of St Helen | ③① Group: Buildings along Bishopsgate |
| ⑫ Church of St Botolph | Non-designated heritage assets |
| ⑬ Guild Church of St Ethelburga the Virgin, Bishopsgate | ③② Renown House, 33-34 Bury Street |
| ⑭ Group: The Lloyd's Building | ③③ The Rabbi's House, 2 Heneage Lane |
| ⑮ Trinity House | ③④ 113-116 Leadenhall Street |
| ⑯ Tower Bridge (off map) | ③⑤ Group: Receptors along Mitre Street and Creechurch Lane |
| ⑰ Church of All Hallows by the Tower | |
| ⑱ Holland House | |
| ⑲ Former Port of London Authority Building | |
| ⑳ The Aldgate School (listed as Sir John Cass School) | |

Conservation Areas and Listed Buildings



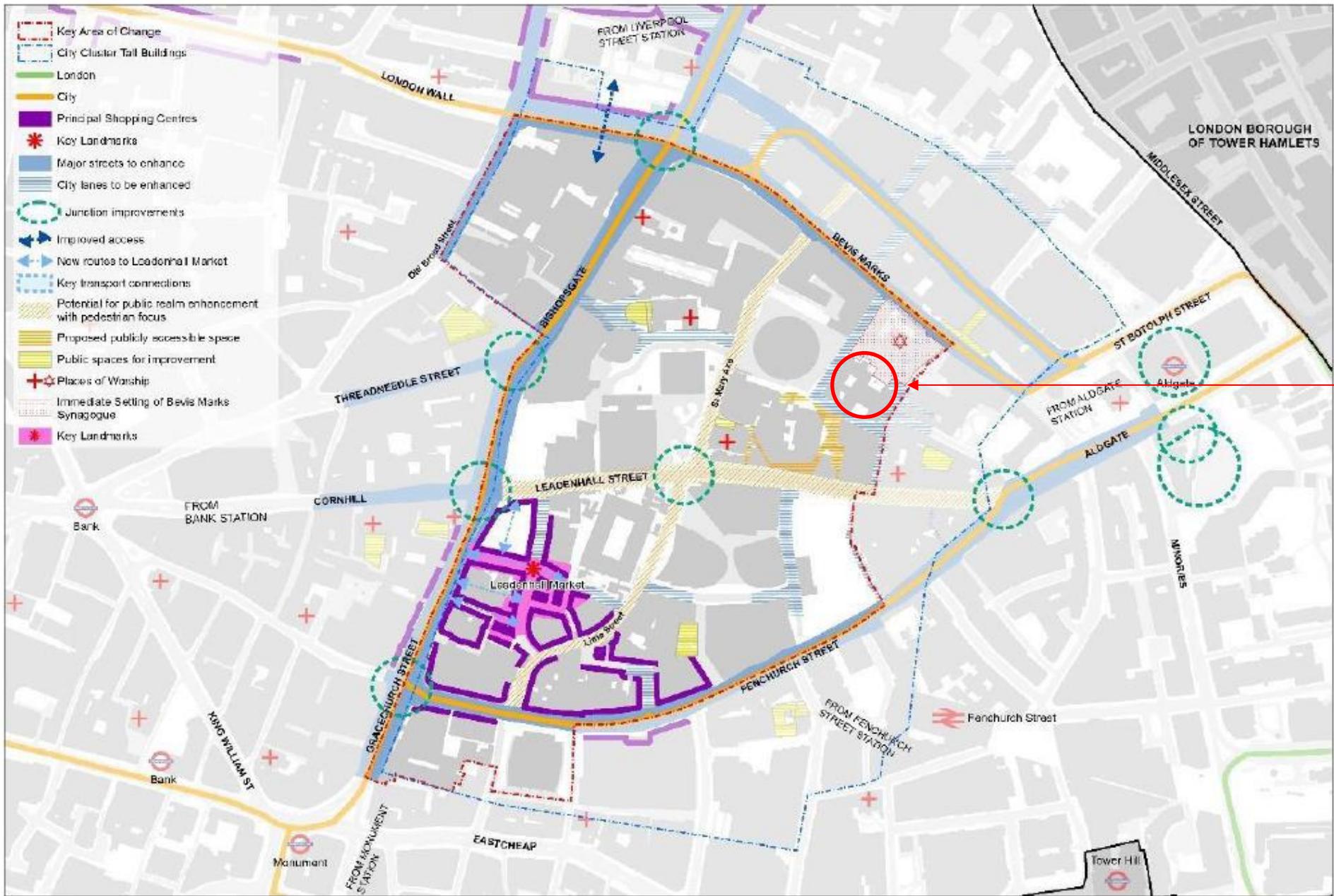
- | | | | | |
|-------------------------|------------------------------|---------------------------|--------------------------------|-------------------------------|
| City of London Boundary | London Overground Station | Principal Shopping Centre | Riverside Walk | Wholesale Market |
| Mainline Railway | City Fringe Opportunity Area | Retail Links | River Pier | Combined Heat & Power Station |
| Major Rail Scheme | Area for Intensification | Visitor Attraction | Safeguarded Wharf | Hospital |
| Railway Station | Residential Area | Visitor Route | Bank Station Safeguarding Area | |
- Note: The City of London and surrounding City fringes form part of London's Central Activities Zone. Commercial offices will remain the main land use in the City with other uses dominant in certain parts.

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Application site

- Eastern Cluster Area
- Tall buildings over 100 metres: (Existing and Permitted)
- Completed Streets & Walkways projects
- Principal Shopping Centre
- Proposed Open Space
- Open Space
- Pedestrian route
- City of London boundary



Application site

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2 Spatial Strategy

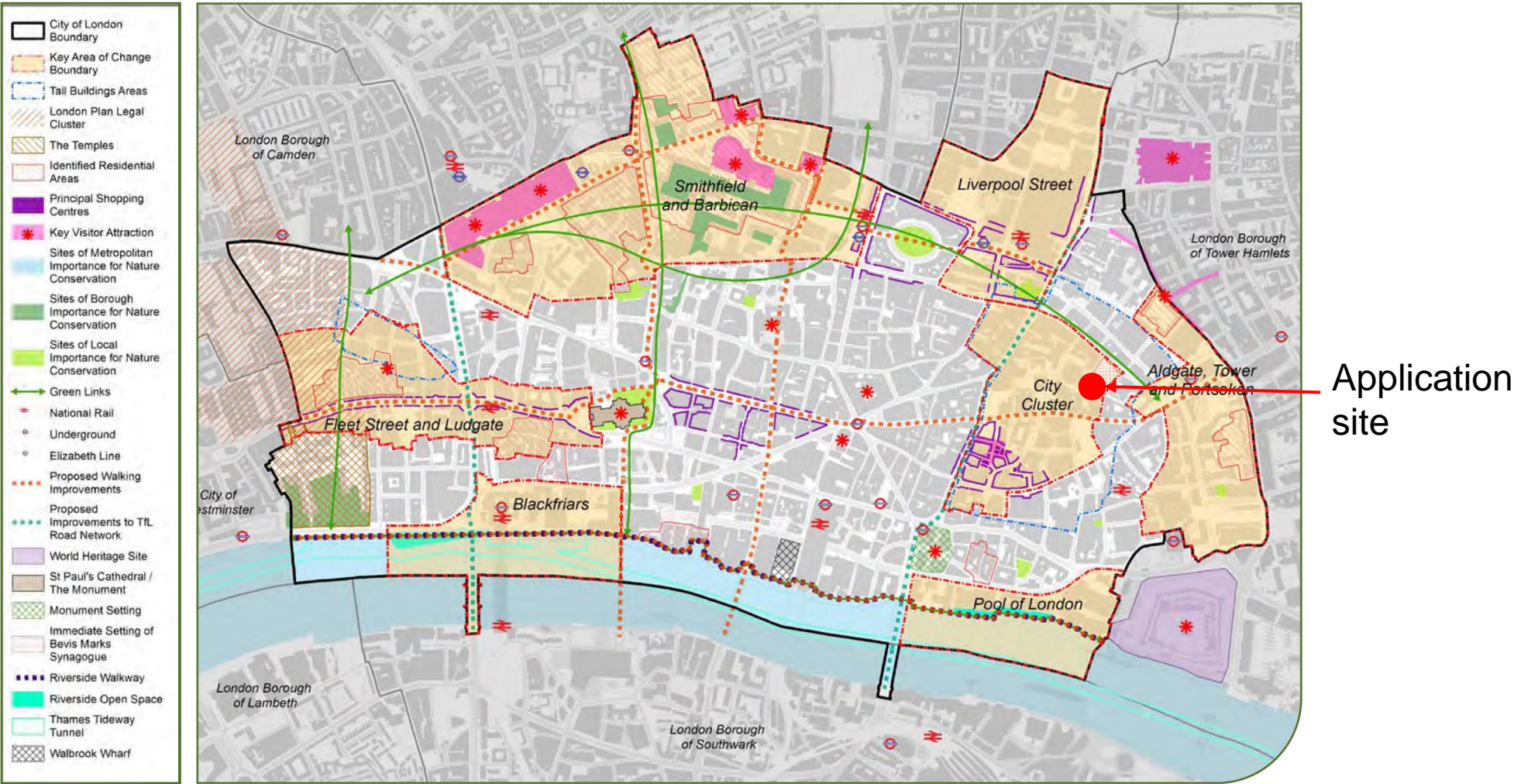


Figure 1: Key Diagram

4.5 TOWNSCAPE ANALYSIS

4.5a Adjacent Building Heights

Key

- High rise Building
- Mid rise Buildings
- Low rise buildings



100 Leadenhall Street and 1 Undershaft



40 Leadenhall Street



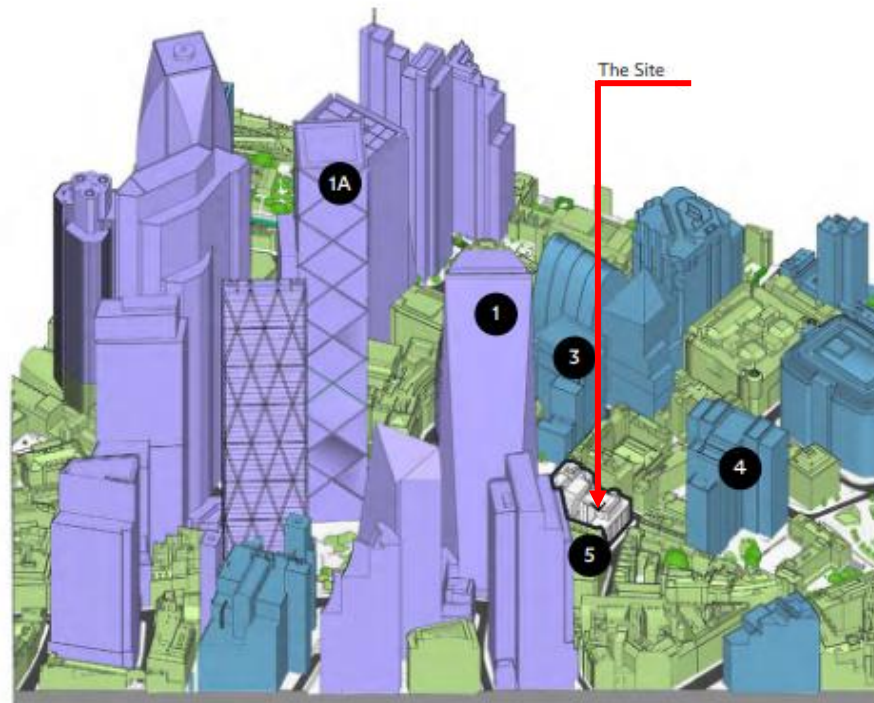
1 Creechurch Place



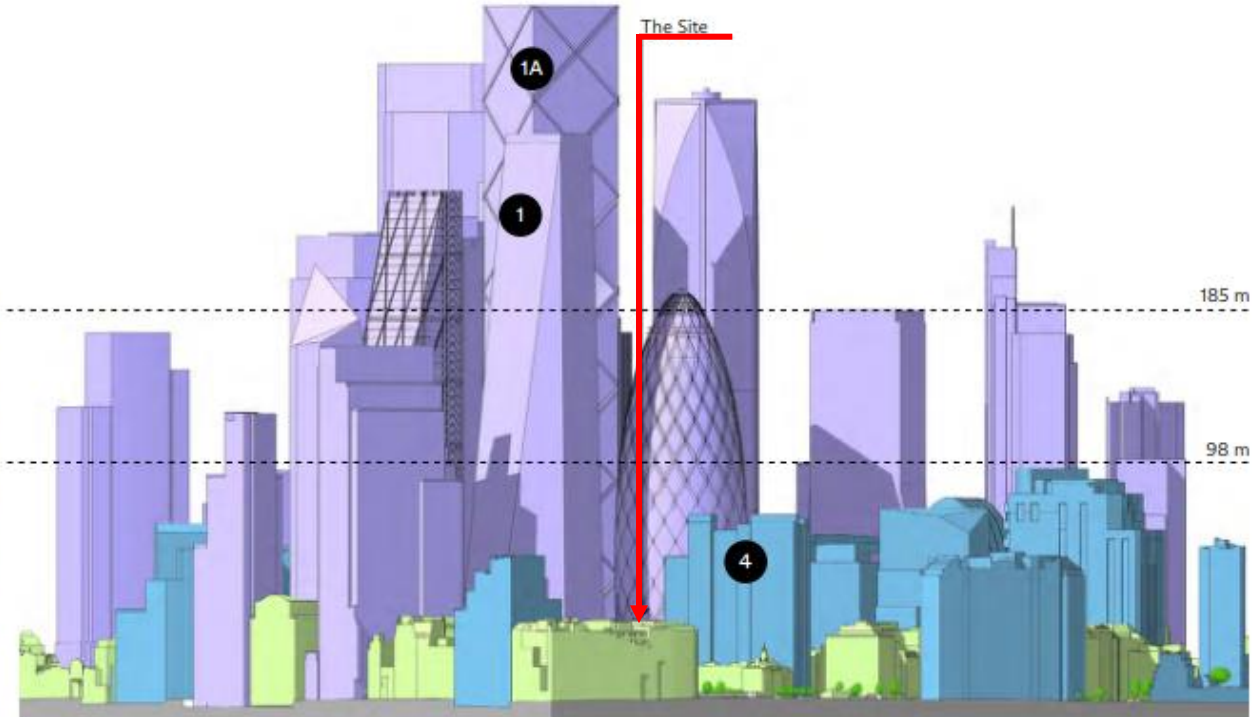
6 Bevis Marks



88 Leadenhall Street



Illustrative Axonometric View



Illustrative Section

Tall buildings context

The Existing Buildings



View 1:
Bury Street



View 2:
Bury Street



View 3:
Bury House Entrance



View 4:
Mitre Street



View 4:
Heneage Ln



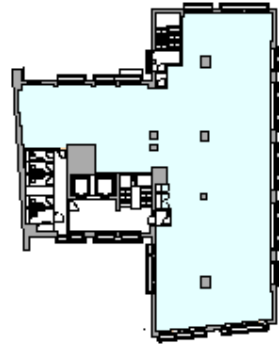
Existing Key Axonometric



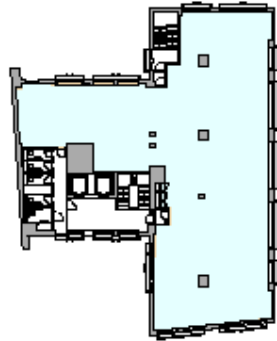
Basement



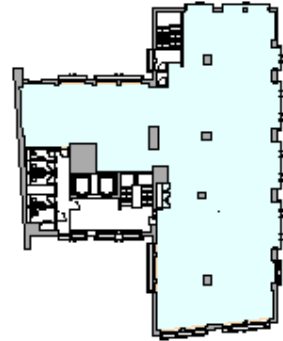
Ground Floor



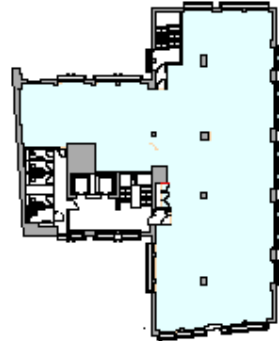
First Floor



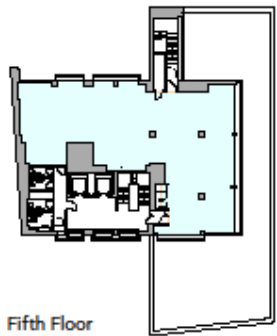
Second Floor



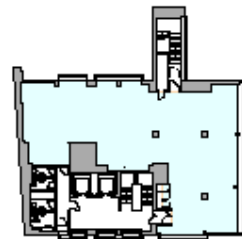
Third Floor



Fourth Floor

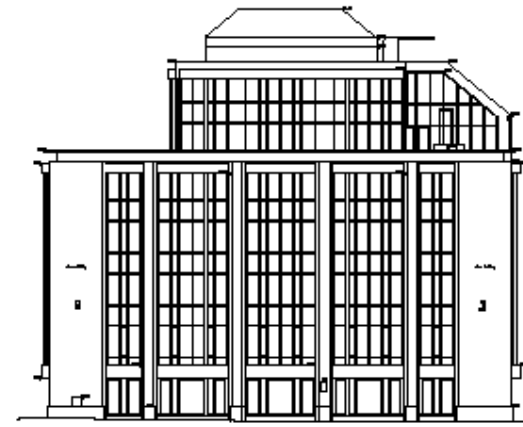


Fifth Floor

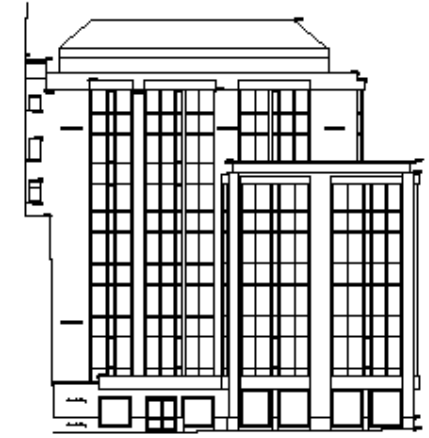


Sixth Floor

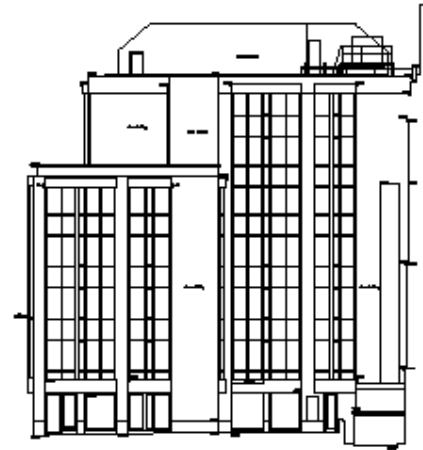
Office



Existing East Elevation



Existing South Elevation



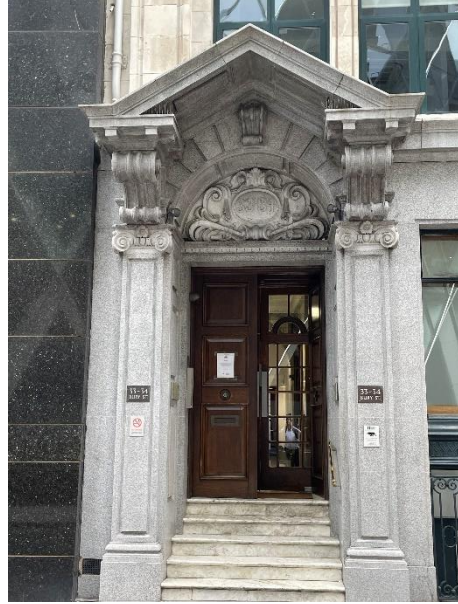
Existing North Elevation



View 1:
Bury Street (facing St. Mary Axe)



View 2:
Bury Street (facing St. Mary Axe)



View 3:
Renown House Entrance



View 4:
Renown House Facade

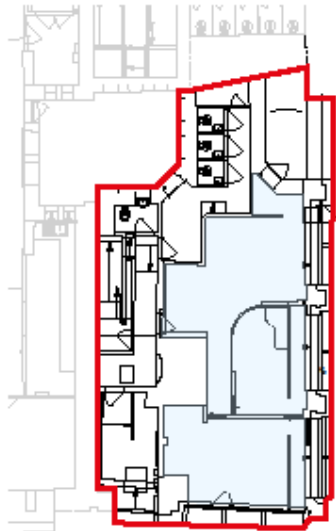


View 4:
Bury Street

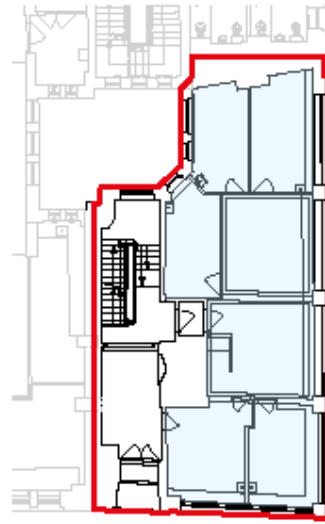


Existing Key Axonometric

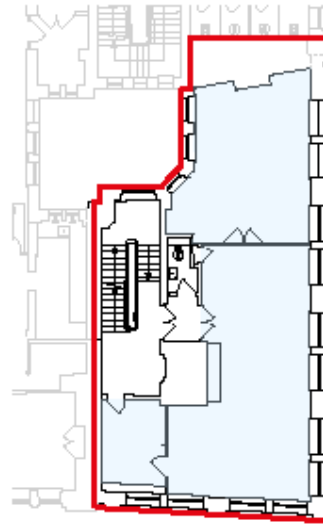
Existing Photographs: Renown House



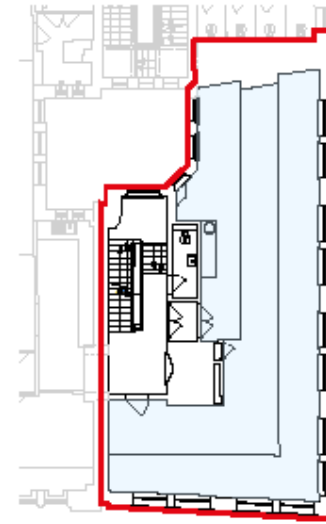
Existing Lower Ground Floor Plan



Existing Ground Floor Plan

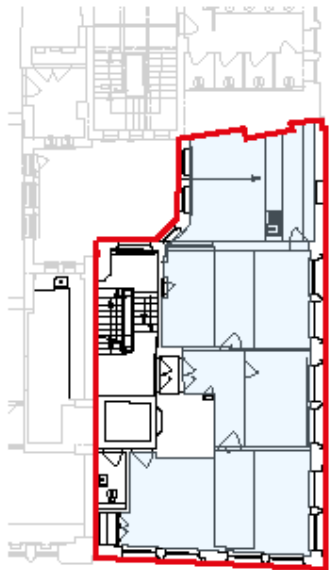


Existing First Floor Plan

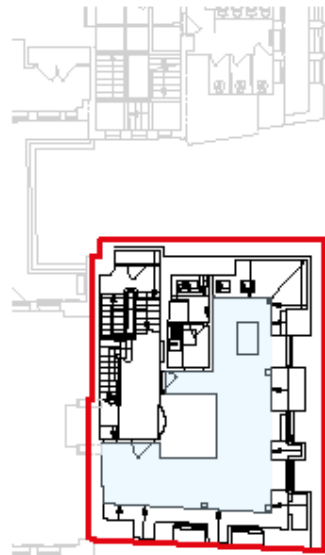


Existing Second Floor Plan

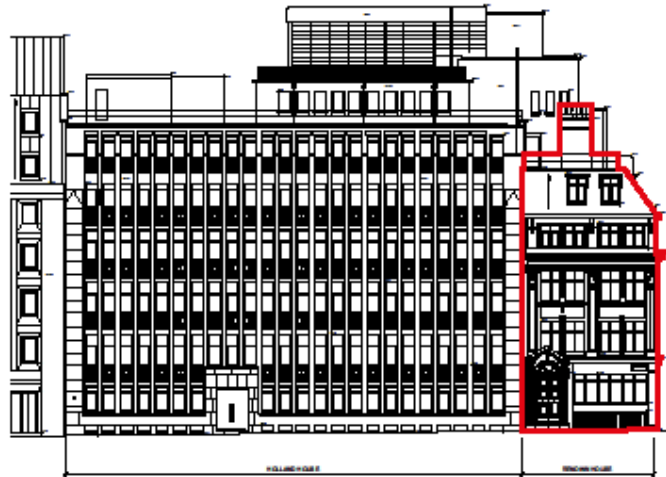
Office



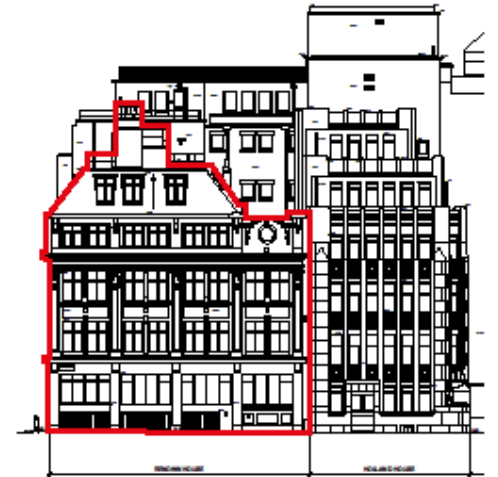
Existing Third Floor Plan



Existing Fourth Floor Plan



Existing West Elevation



Existing South Elevation

Existing Drawings: Renown House



View 1:
Bury Street entrance (facing St. Mary Axe)



View 2:
Entrance to No. 32 currently blocked



View 3:
Bury Street (Holland House Main Entrance)



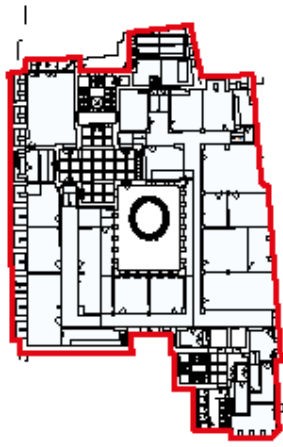
View 4:
Heneage Ln



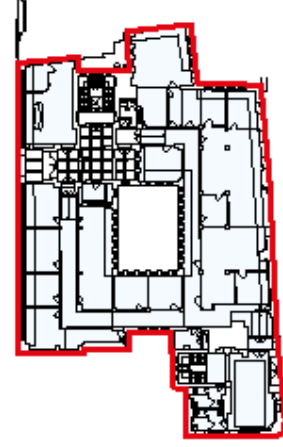
View 4:
Bury Street (elevation
fronting St. Mary Axe)



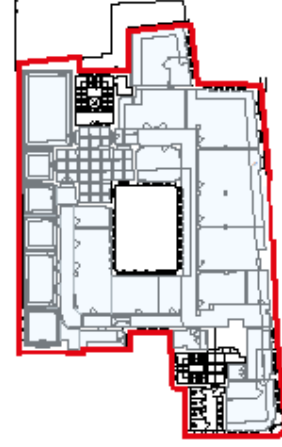
Existing Key Axonometric



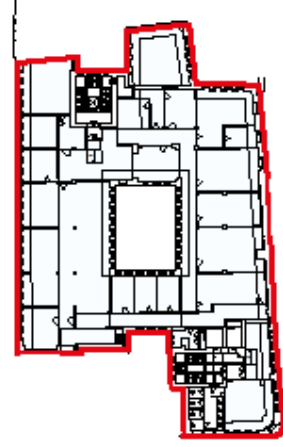
Existing Lower Ground Floor Plan



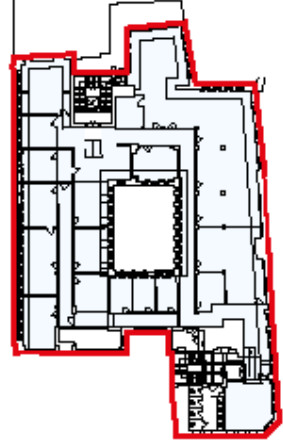
Existing Ground Floor Plan



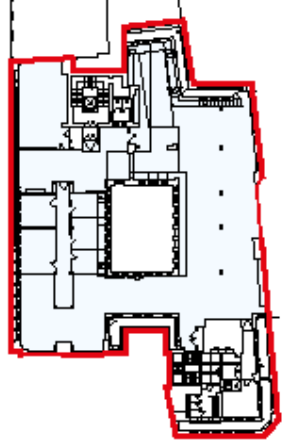
Existing First Floor Plan



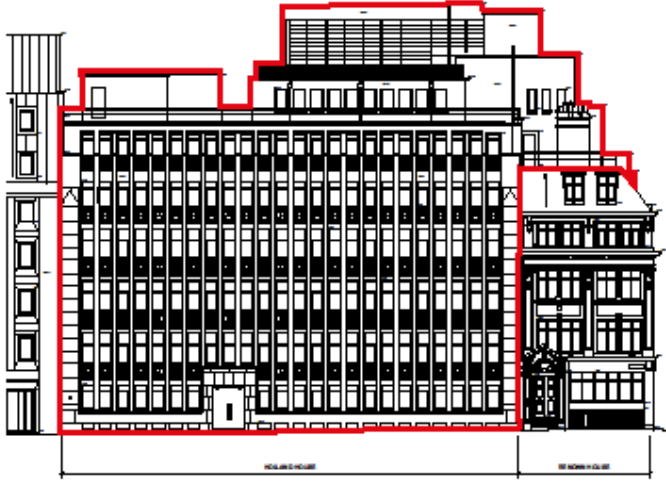
Existing Second Floor Plan



Existing Third Floor Plan



Existing Fourth Floor Plan



Existing West Elevation



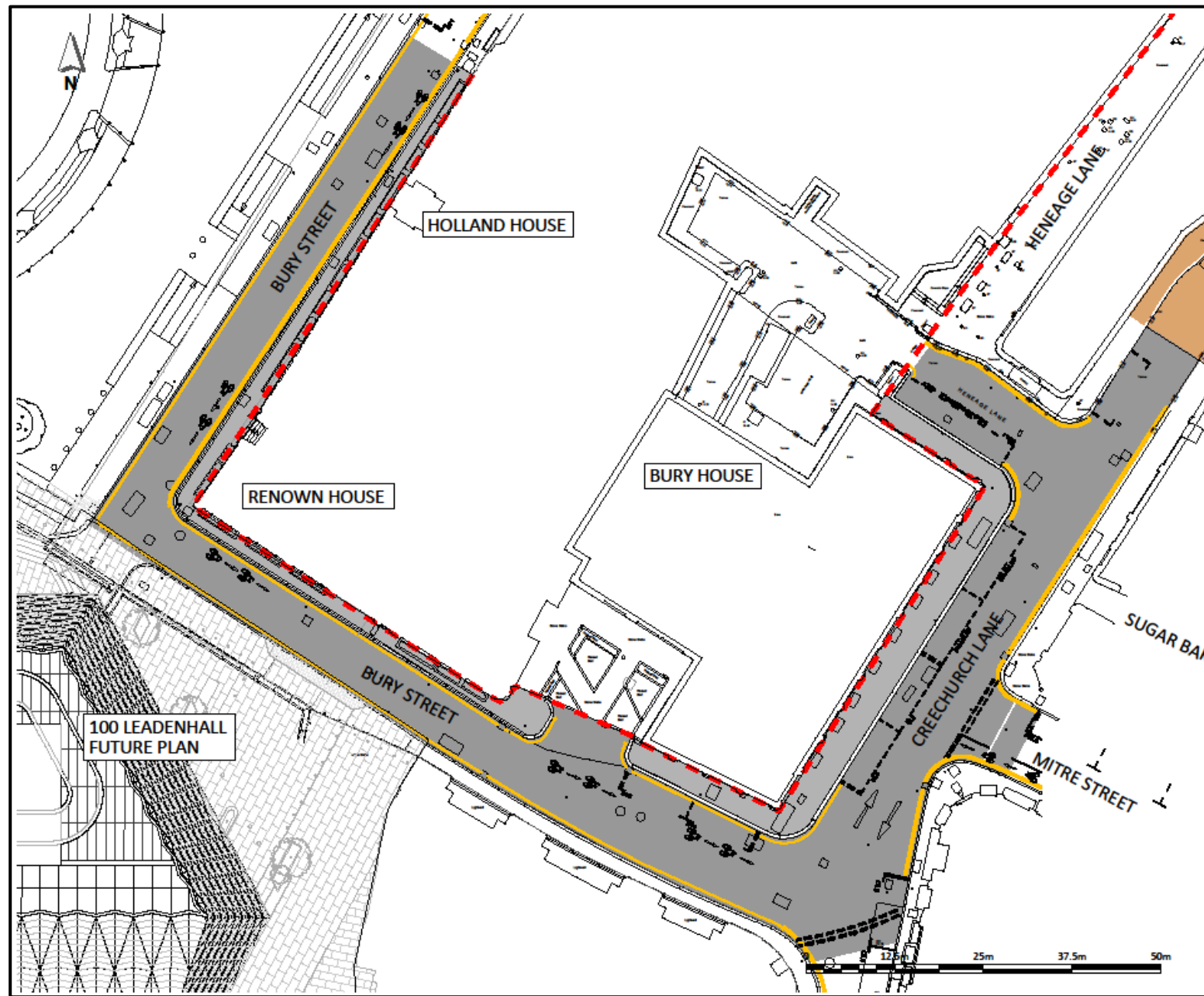
Existing South Elevation



Existing East Elevation

Public Realm and Uses

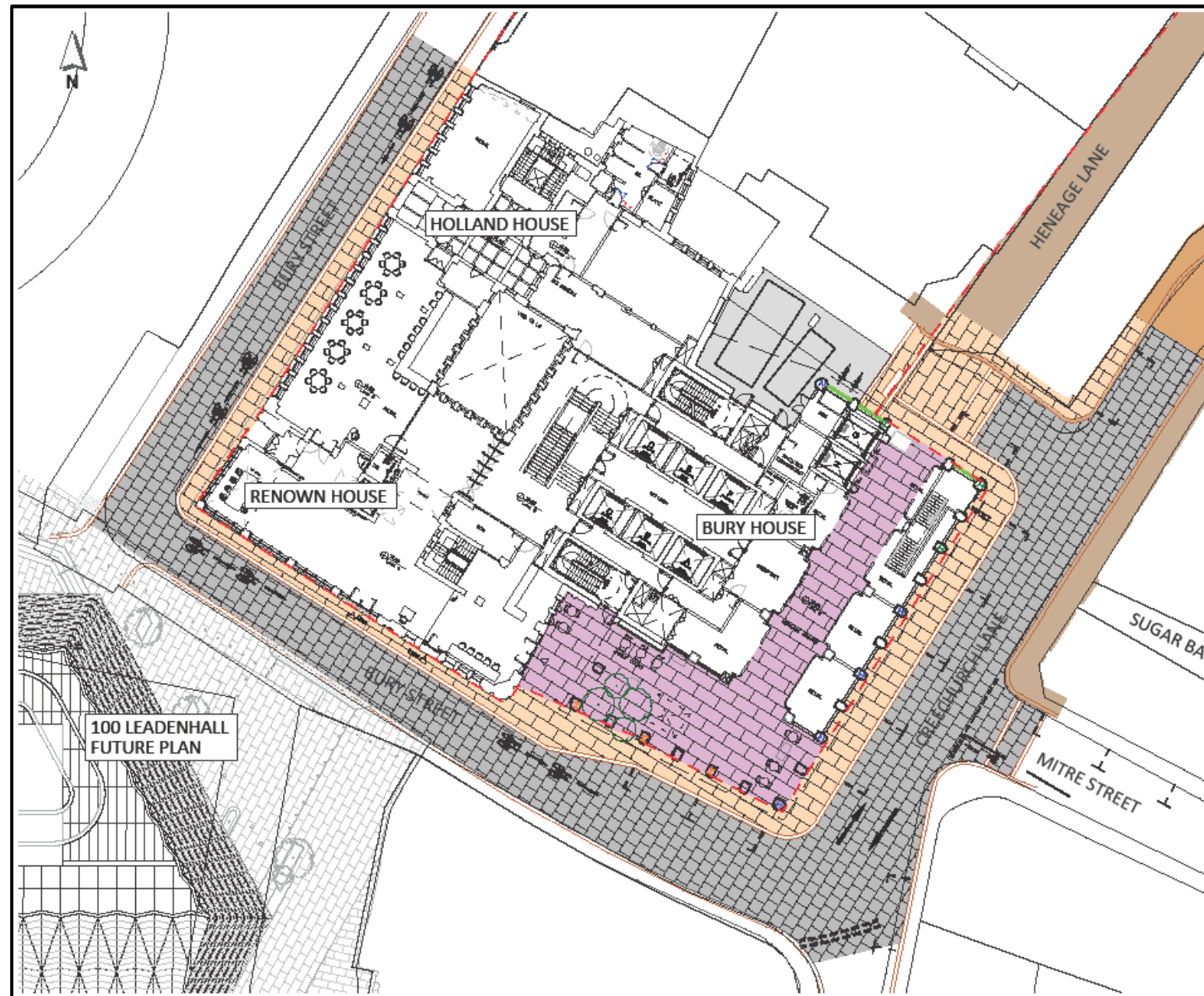
Existing arrangement the main pedestrian access point is on the southwestern façade fronting Bury Street.
There is no permeability through the Site.



Existing: 352 sqm

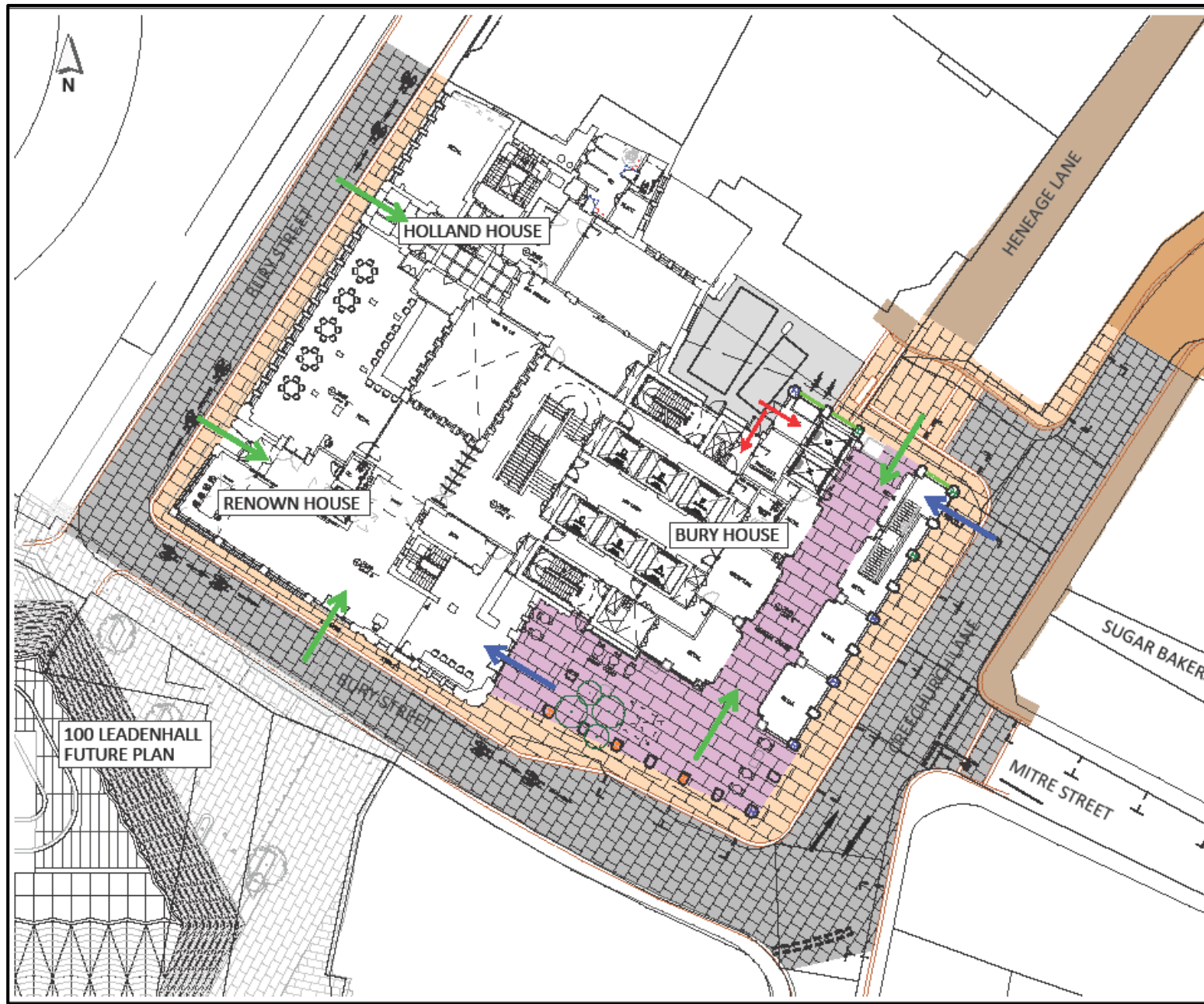
Existing Public Realm

- Enhanced carriageway
- Public realm to tie into proposed schemes adjacent to the development (100 Leadenhall)
- Widened footway along the western section of Bury Street
- Widened footway along the southeastern section of Bury Street

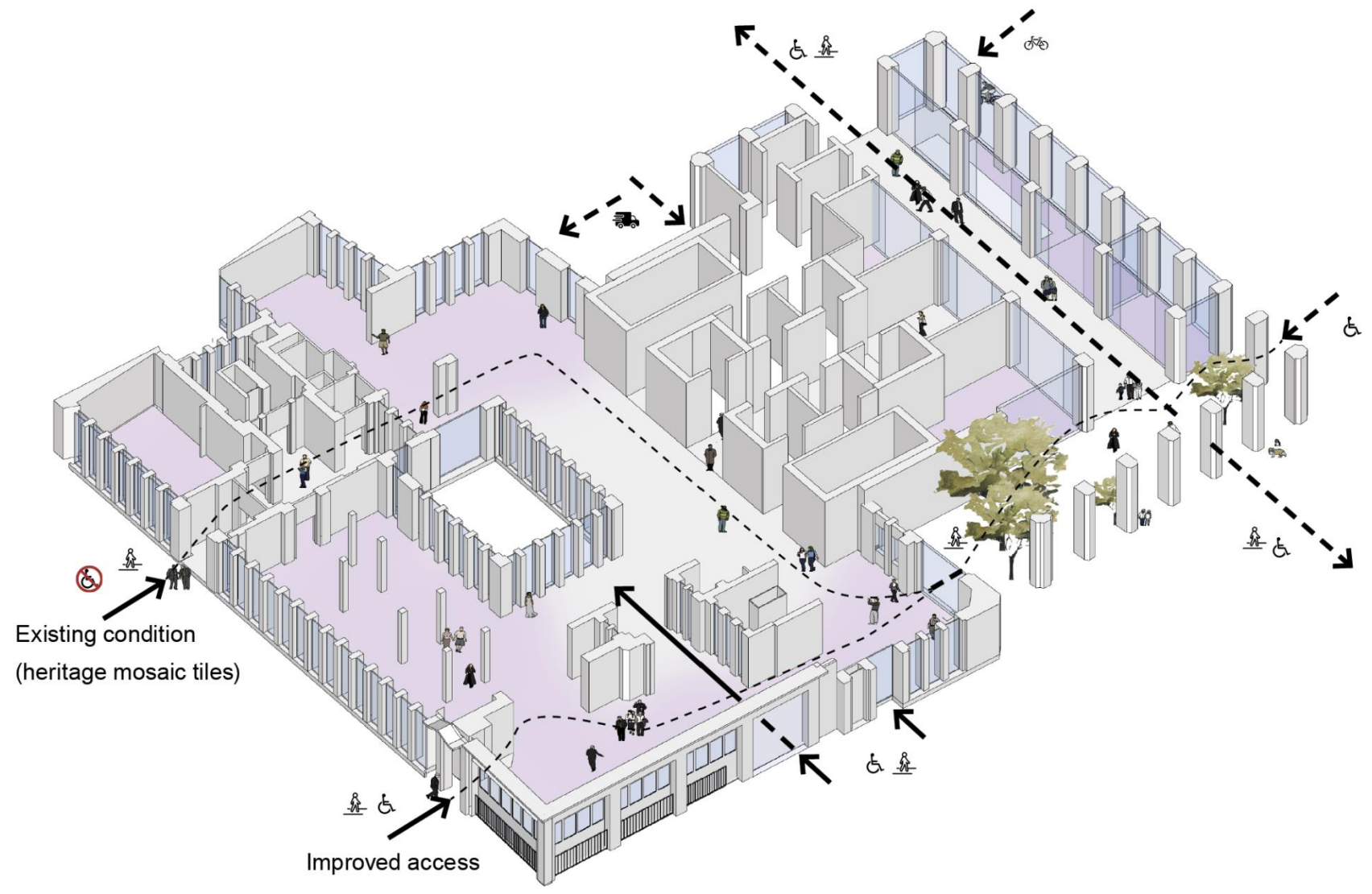


**Proposed: 619 sqm
(75,9% increase)**

Proposed Public Realm



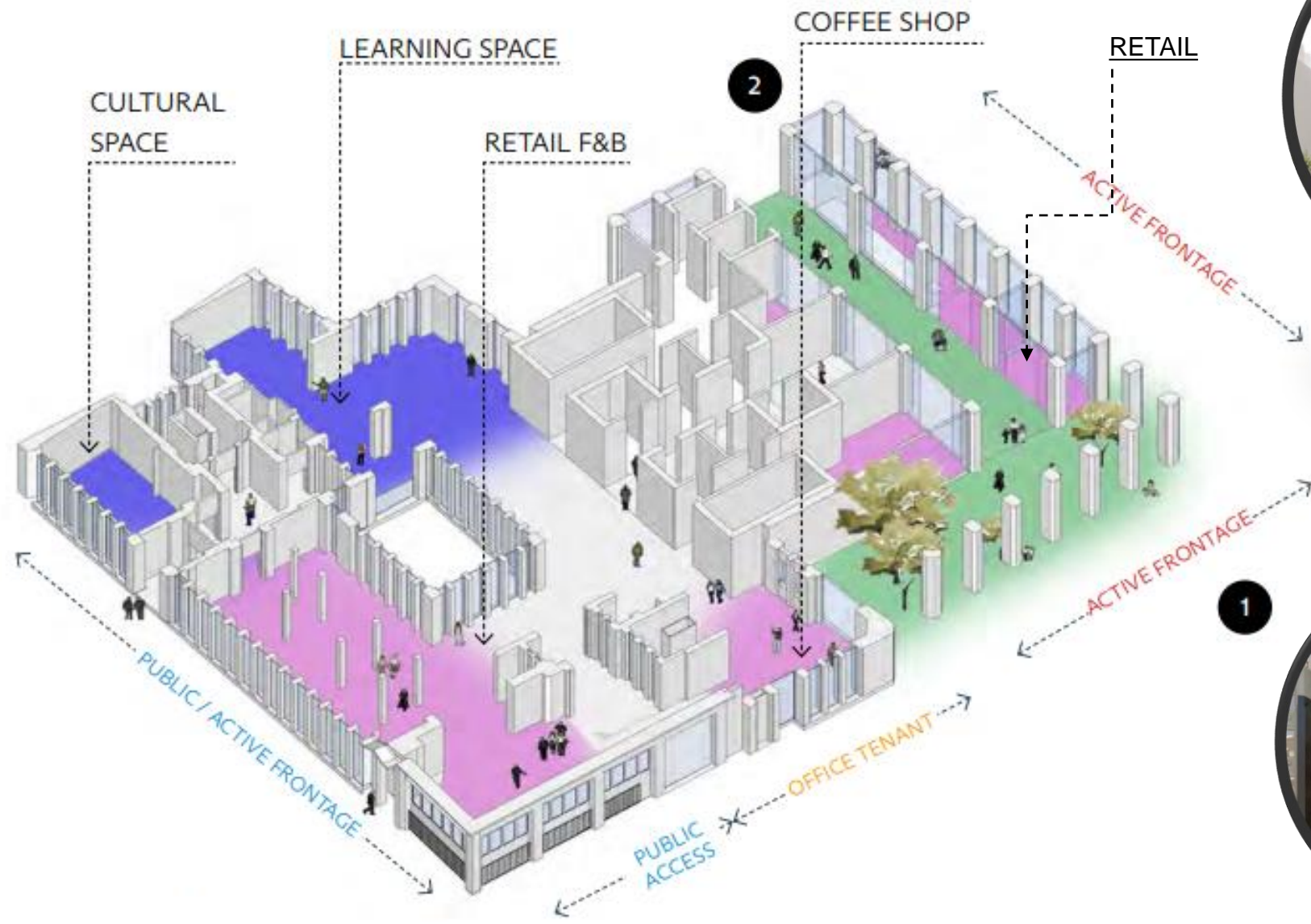
Proposed Servicing arrangements and cycle access



Existing condition
(heritage mosaic tiles)

Improved access

Proposed Access arrangement



Proposed ground floor arrangement

- RETAIL
- OFFICE
- BACK OF HOUSE
- SUI GENERIS (Community and Public Use*)

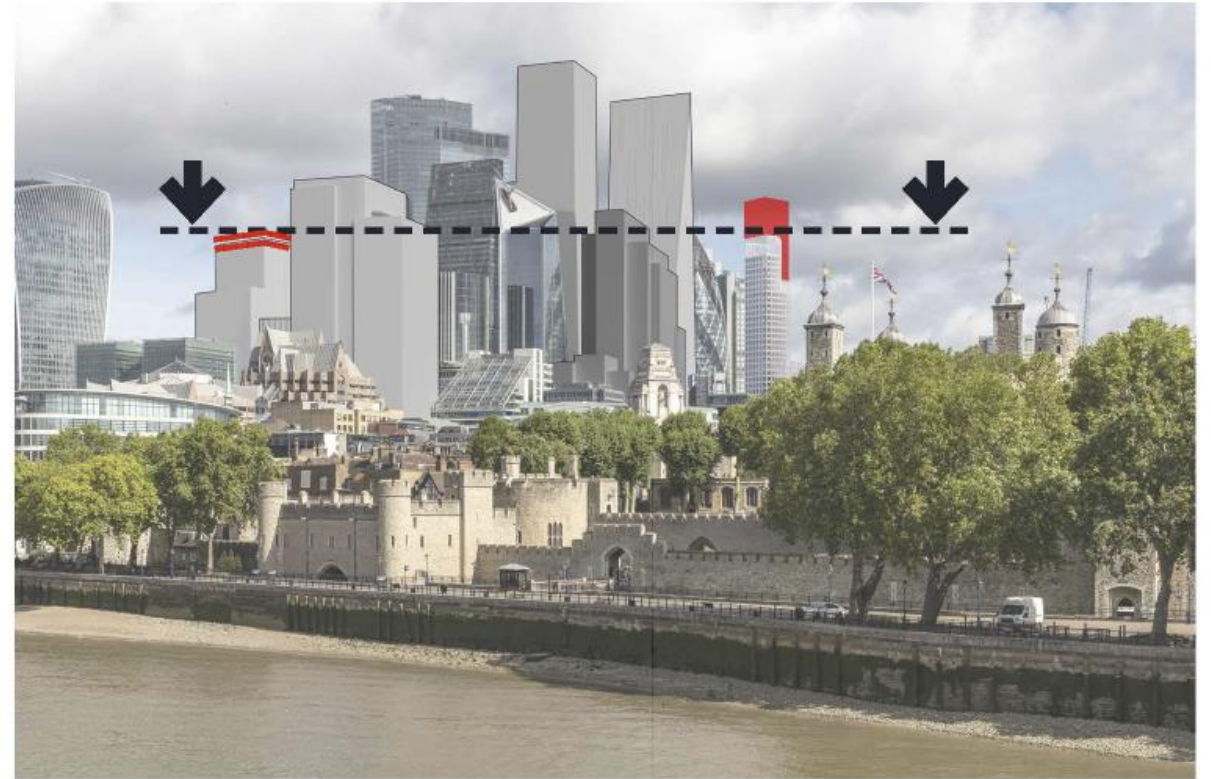


Proposed Ground Floor Plan – Uses Diagram

Design Concept & Evolution



LVMF 10A.1 Previous Planning Application



LVMF 10A.1 Current Proposal



View from Bevis Marks Synagogue Courtyard: Previous Application



View from Bevis Marks Synagogue Courtyard: Current Proposal

Previous Planning Application



1



September 2022 Pre-application



2



Proposed Development



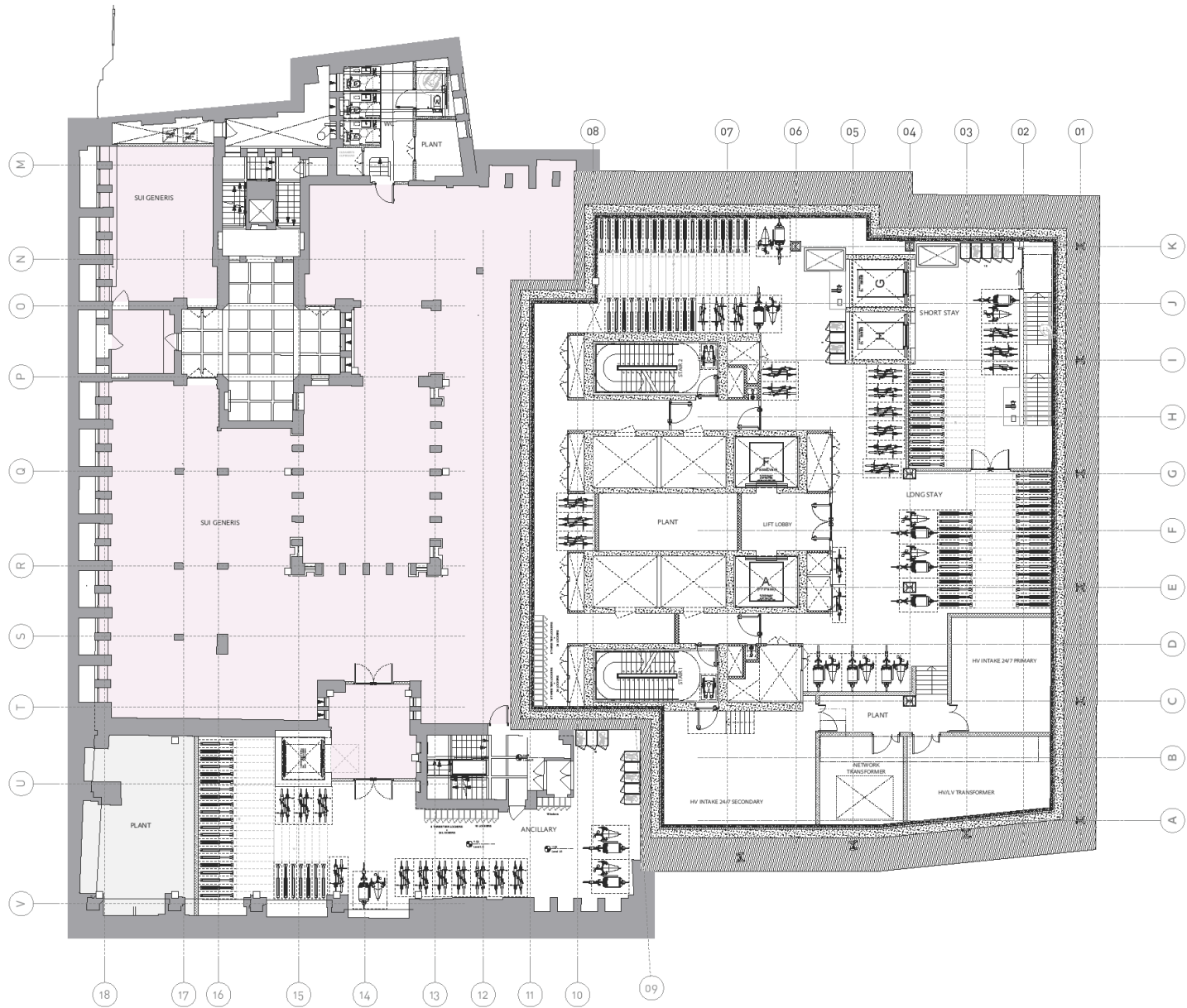
3

Design Concept & Evolution

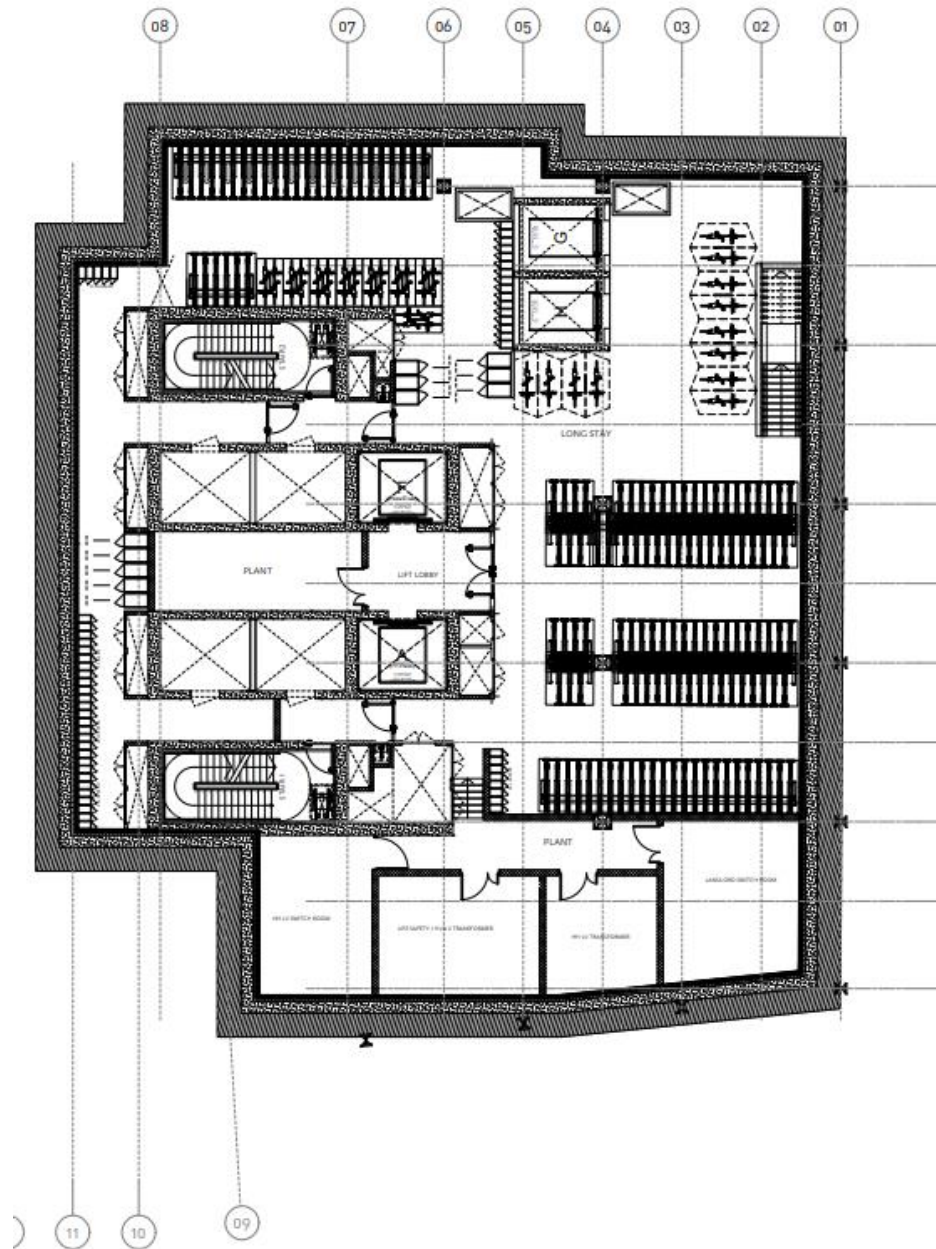
Proposed Design



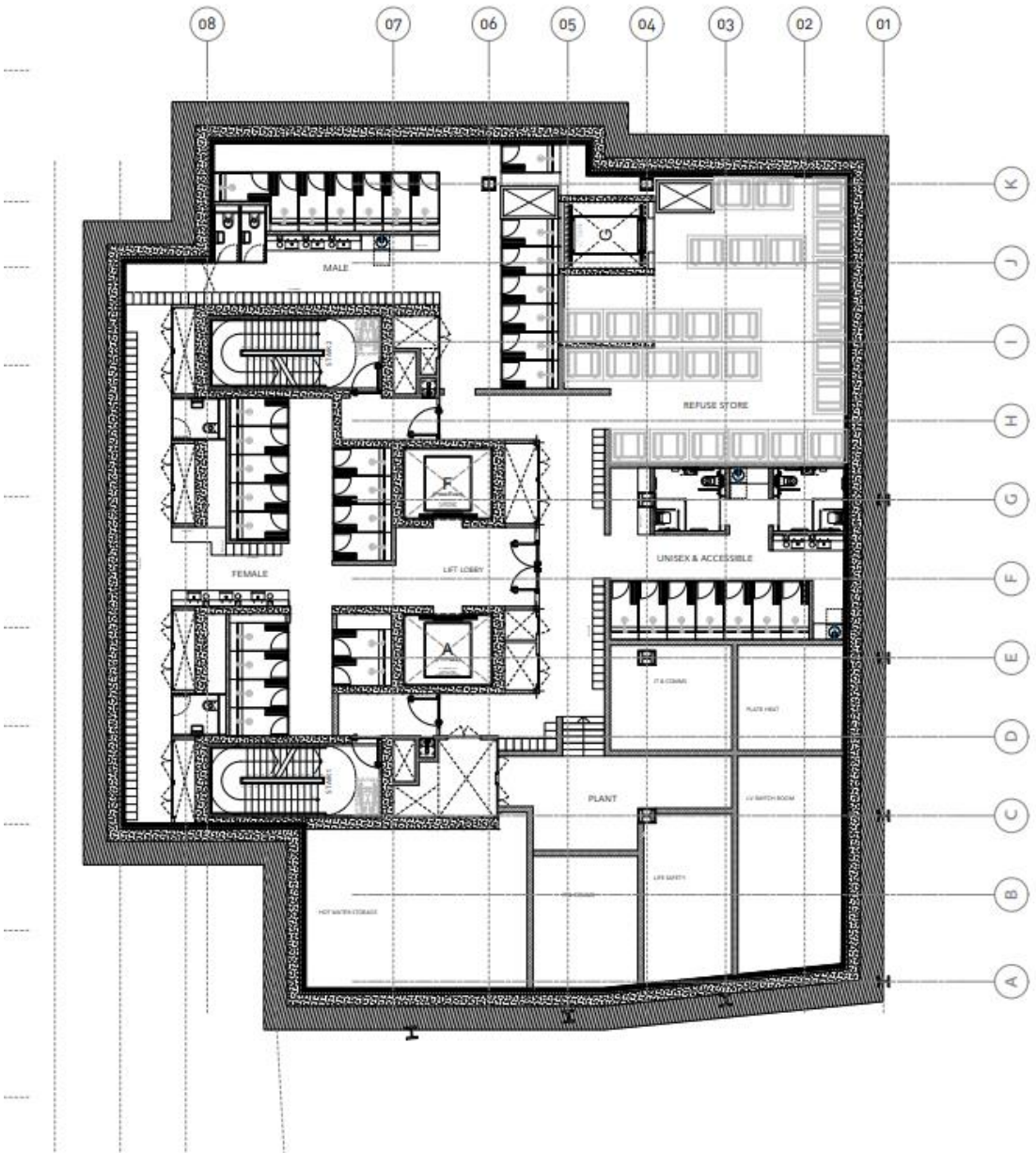
Proposed Ground Floor Plan



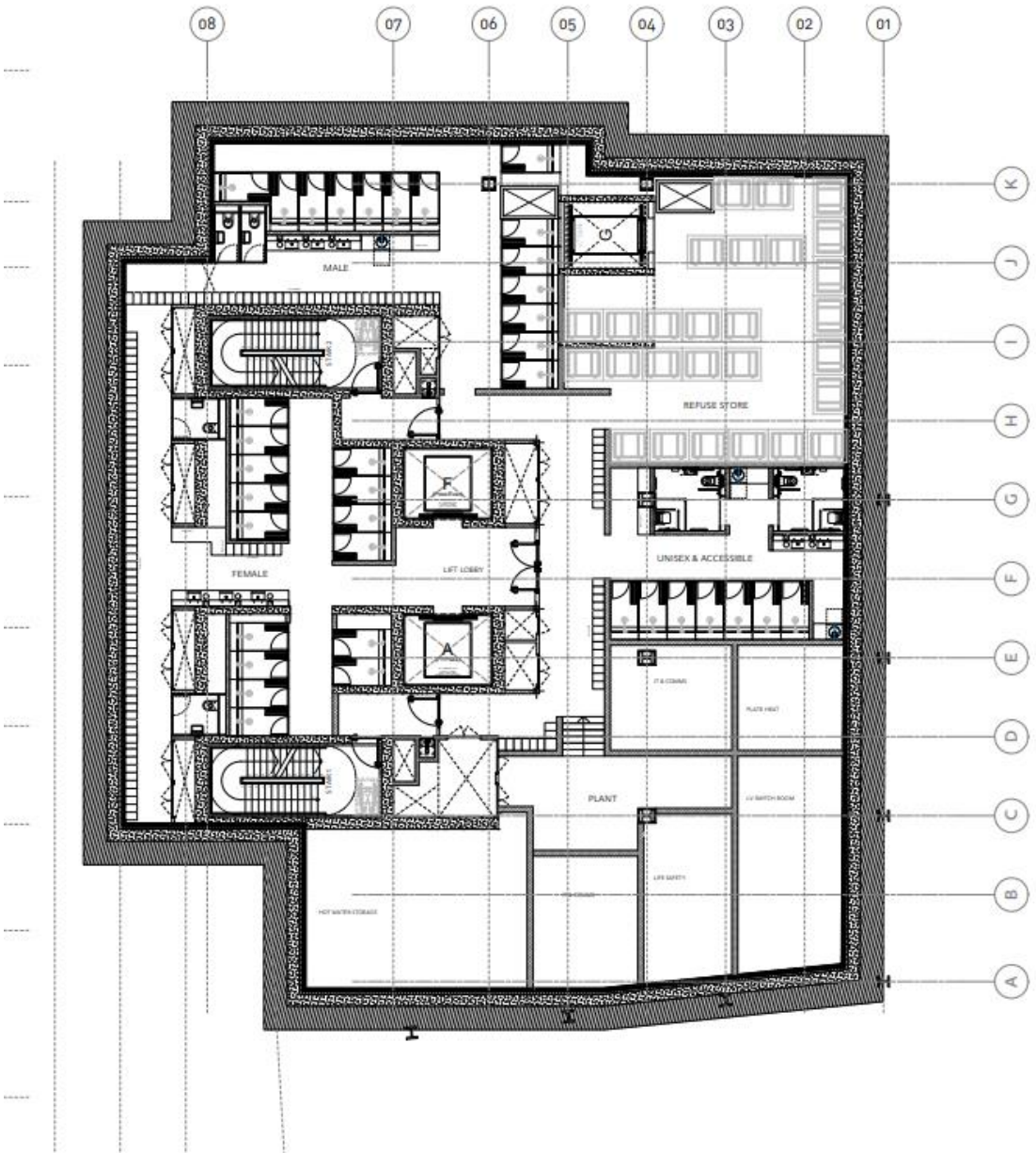
Proposed Lower Ground Floor Plan



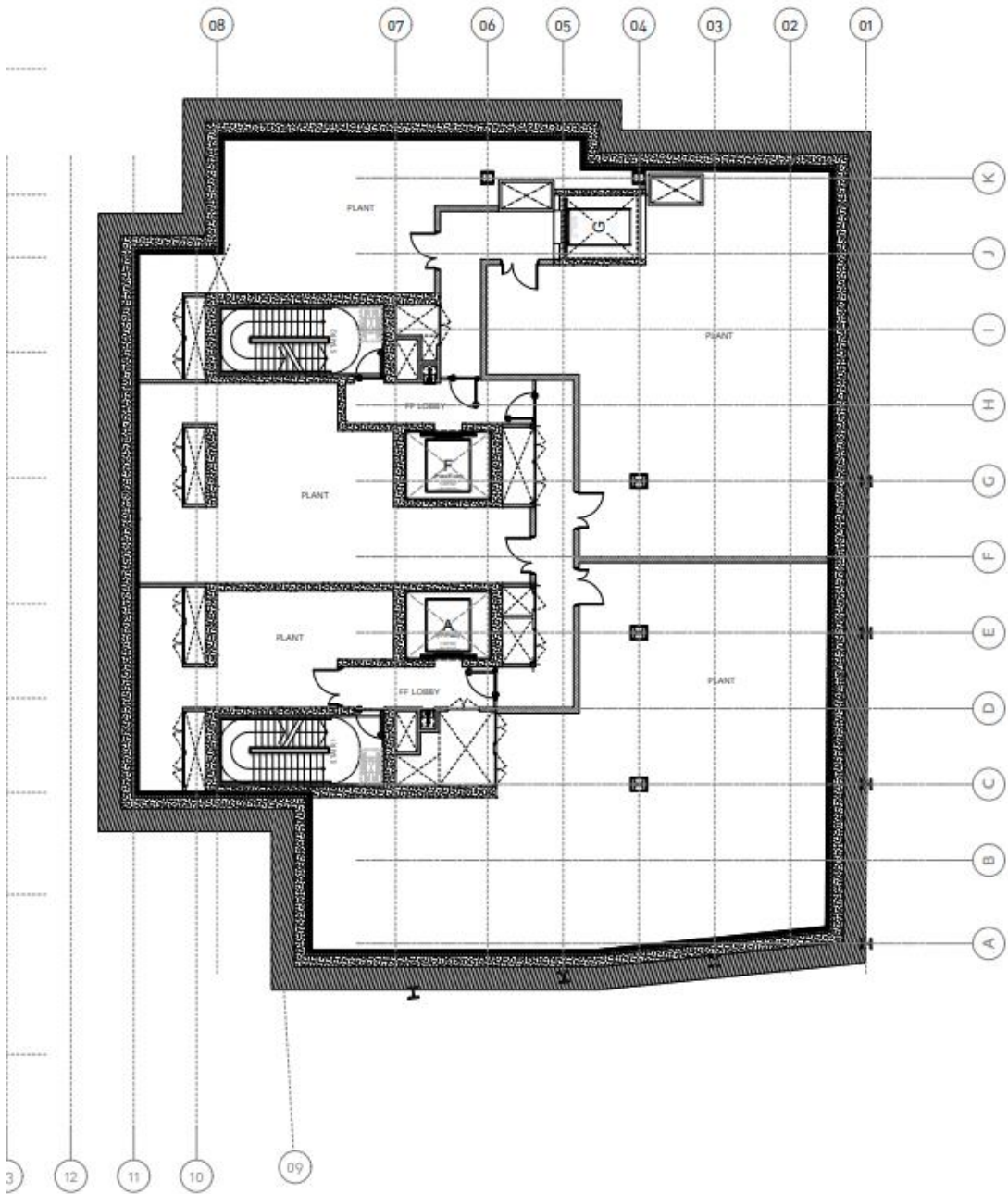
Proposed Basement 1



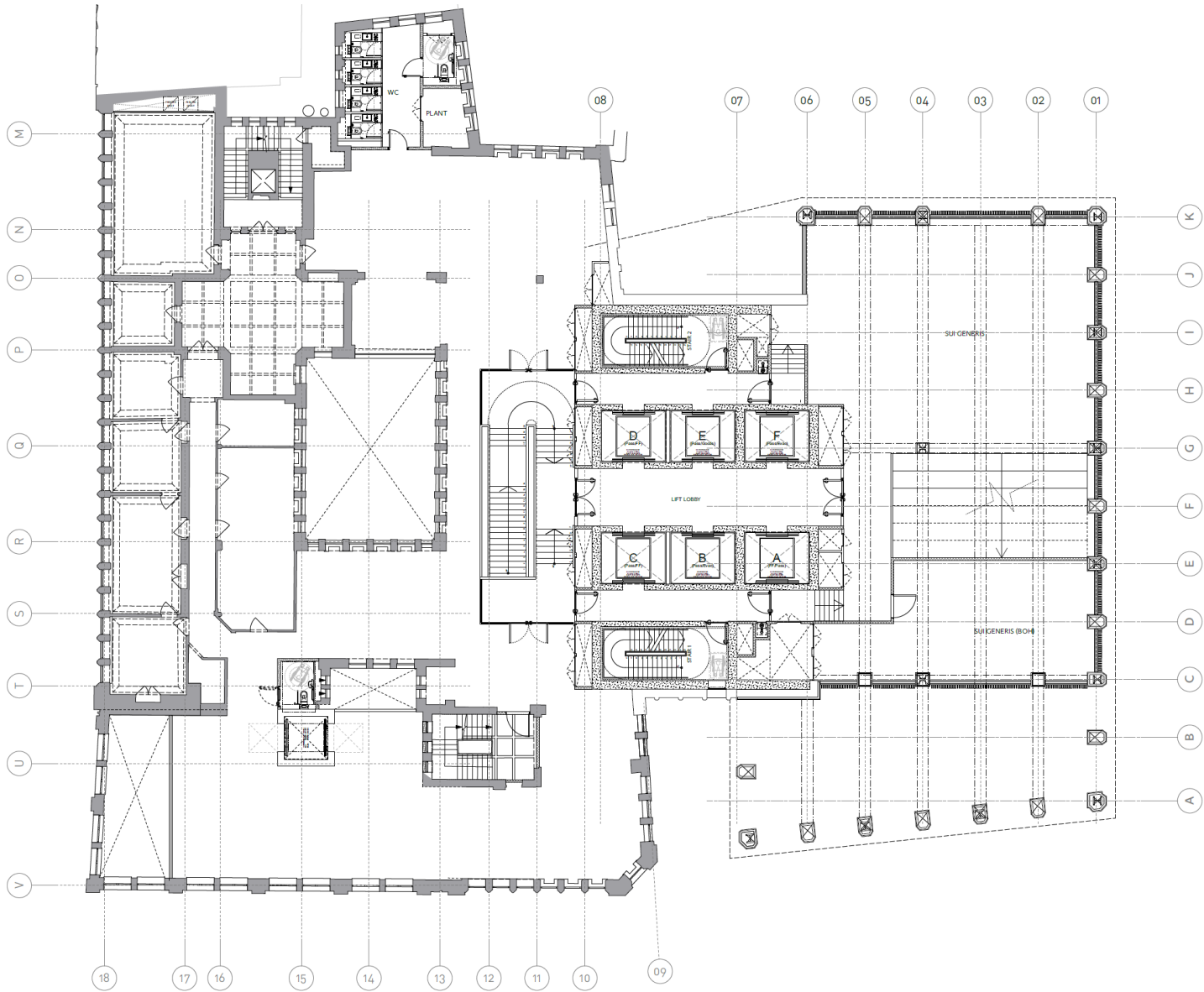
Proposed Basement Level 2



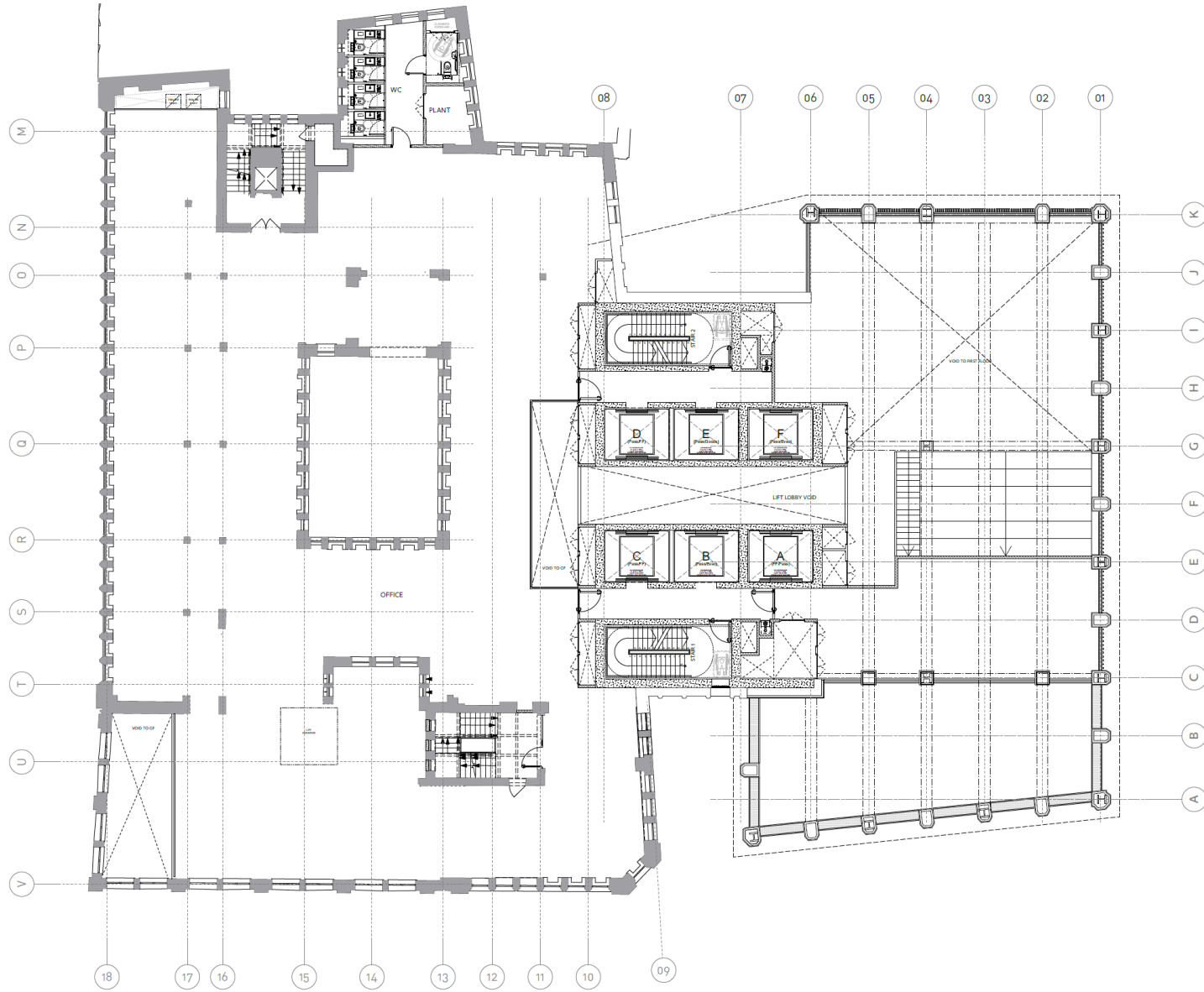
Proposed Basement 2



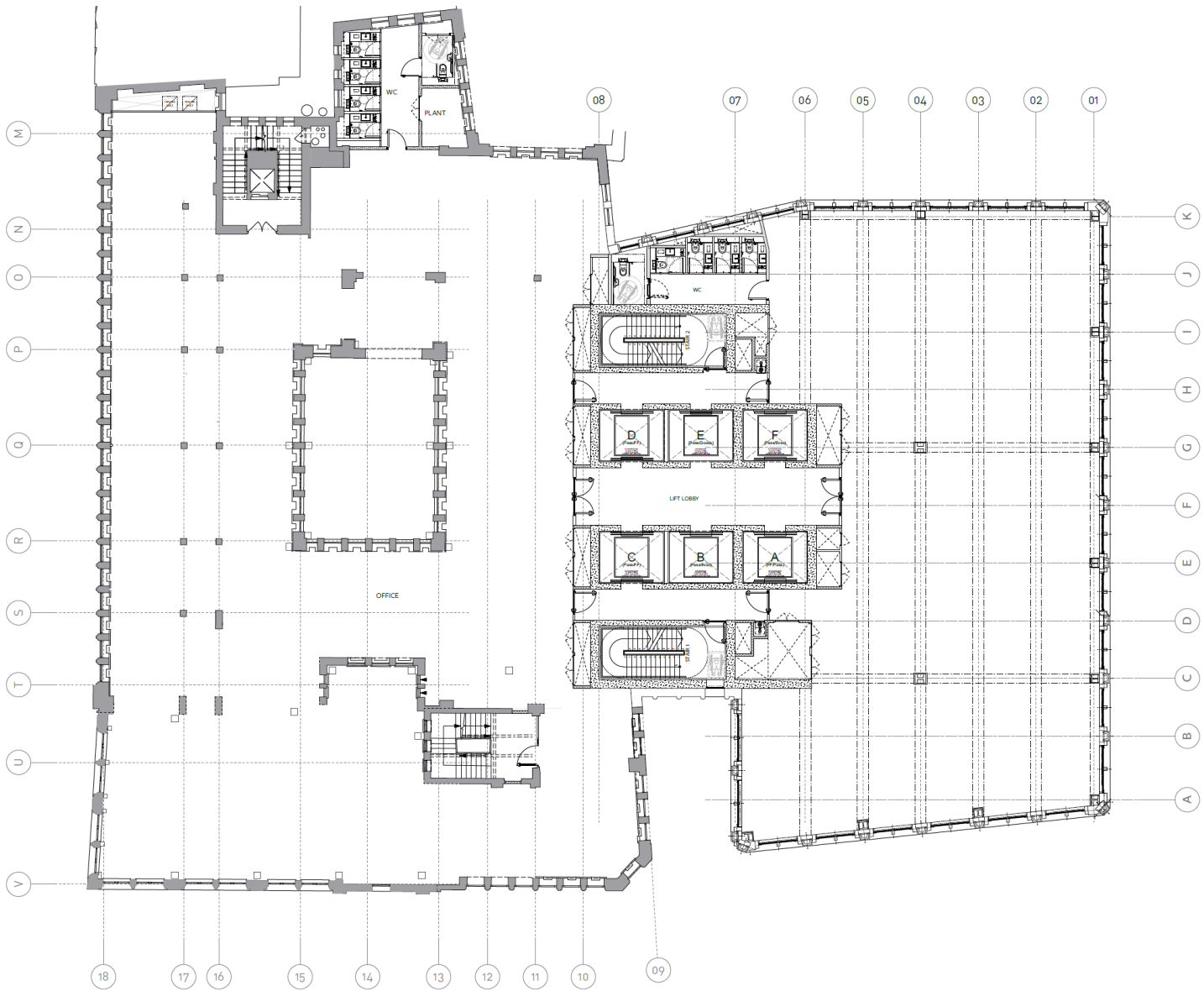
Proposed Basement 3



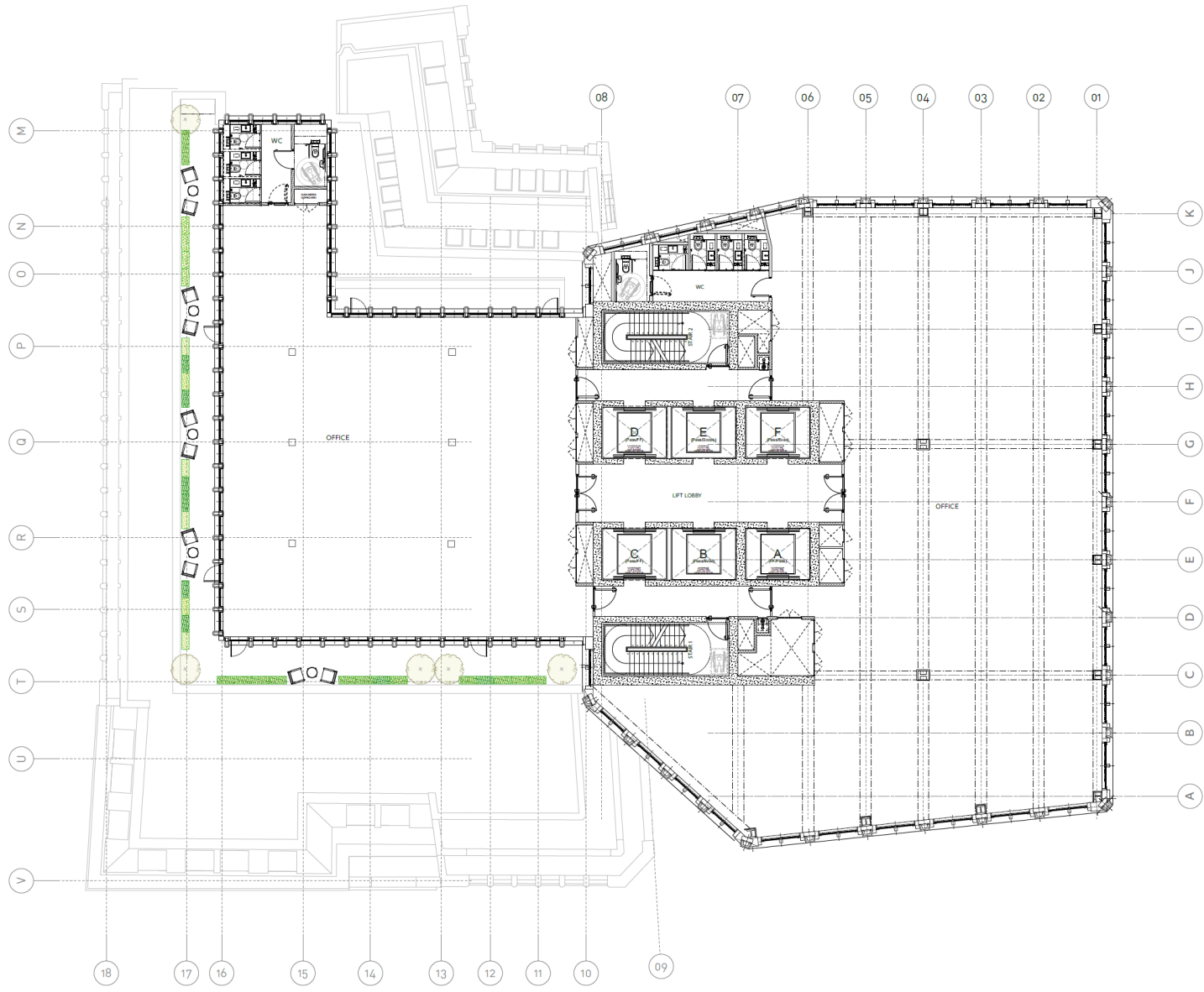
Proposed First Floor Plan



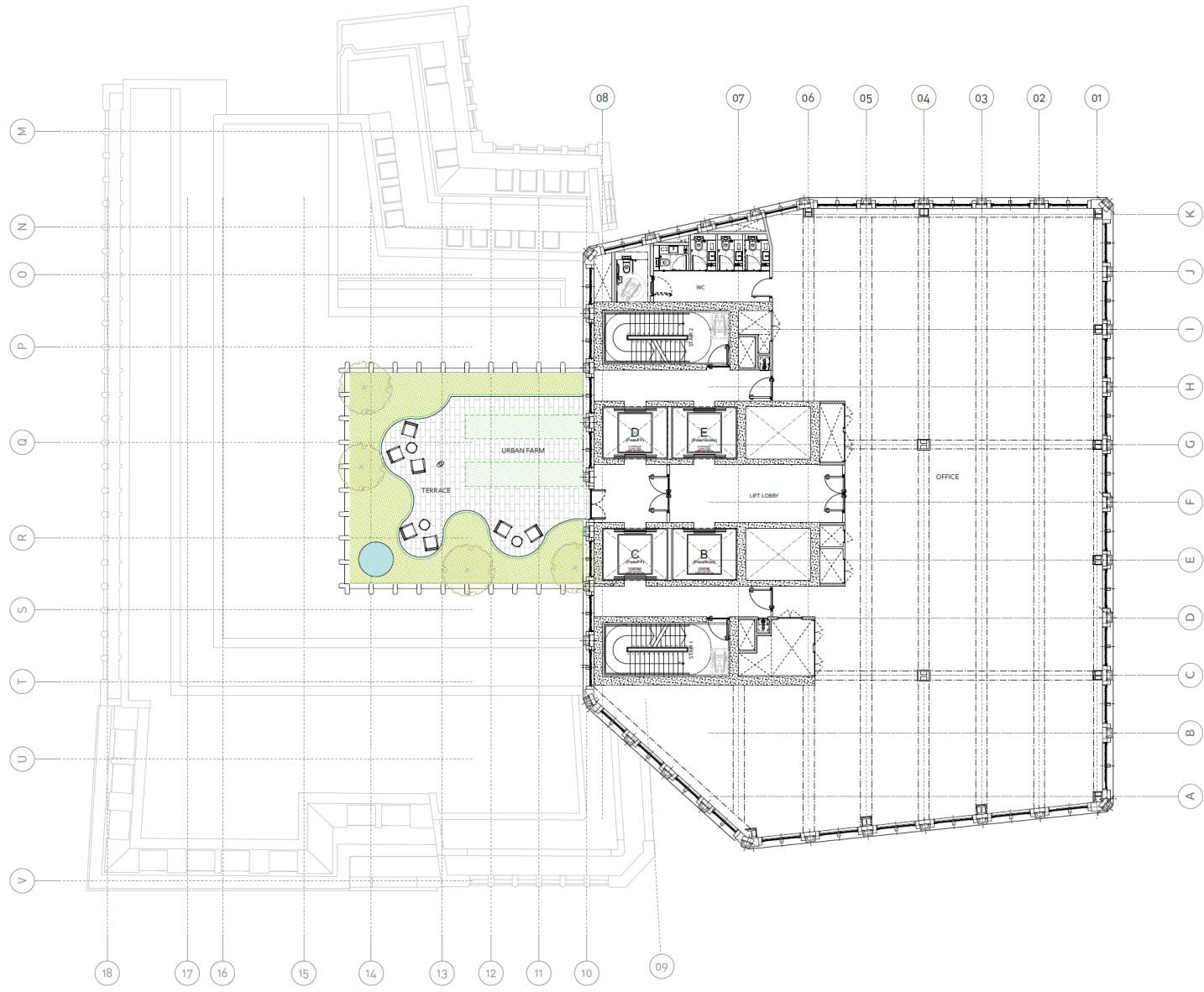
Proposed Second Floor Plan



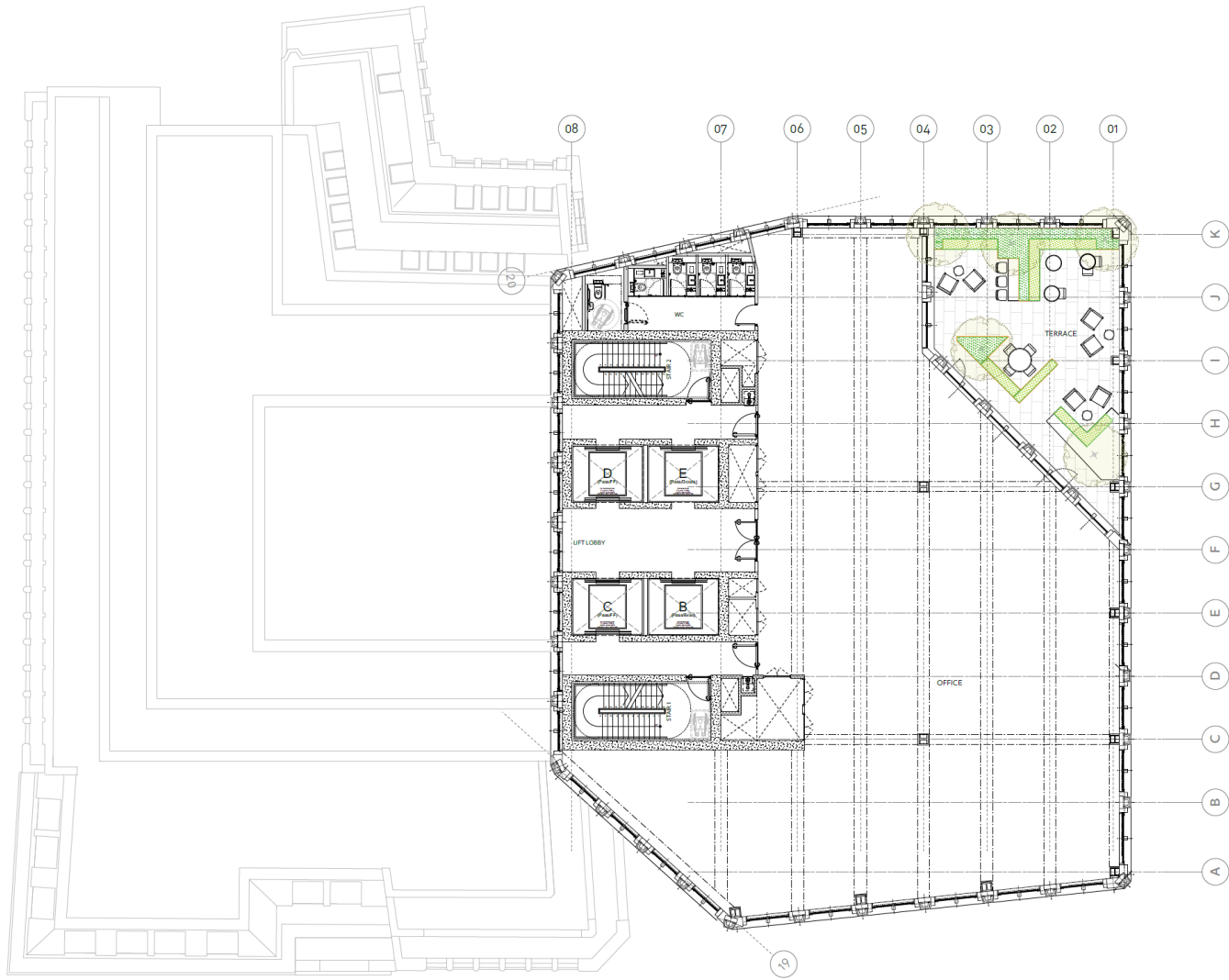
Proposed Third Floor Plan



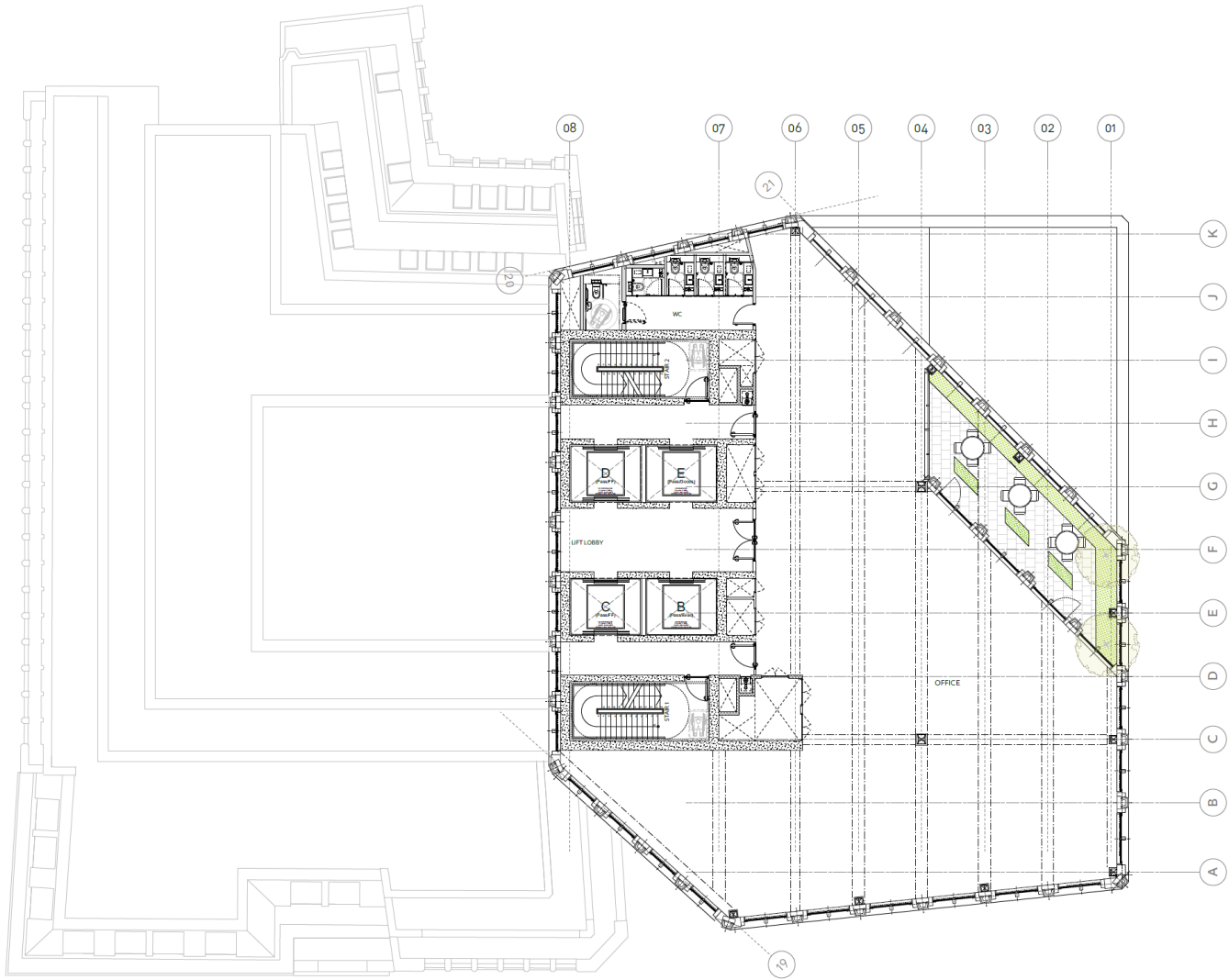
Proposed Seventh Floor Plan



Proposed Ninth Floor Plan



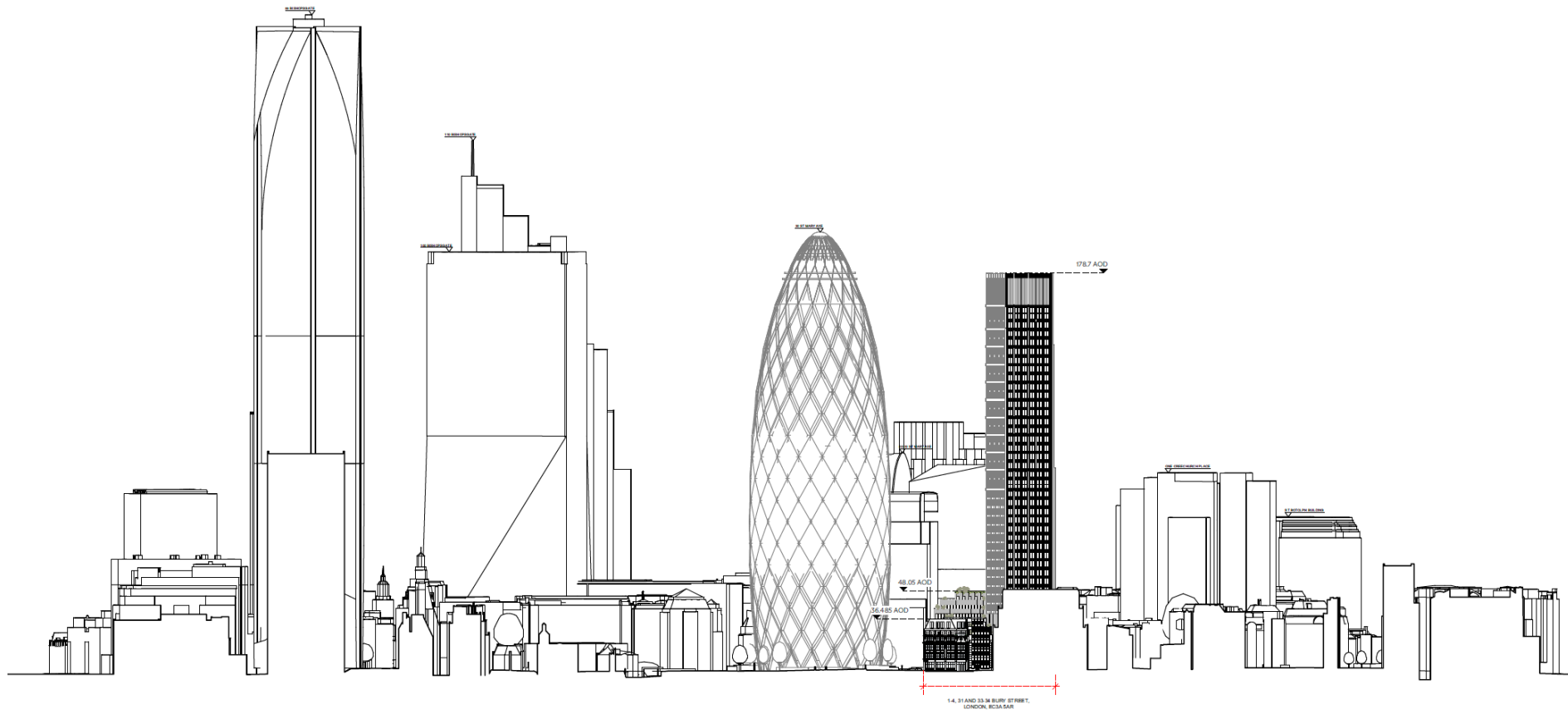
Proposed 23rd Floor Plan



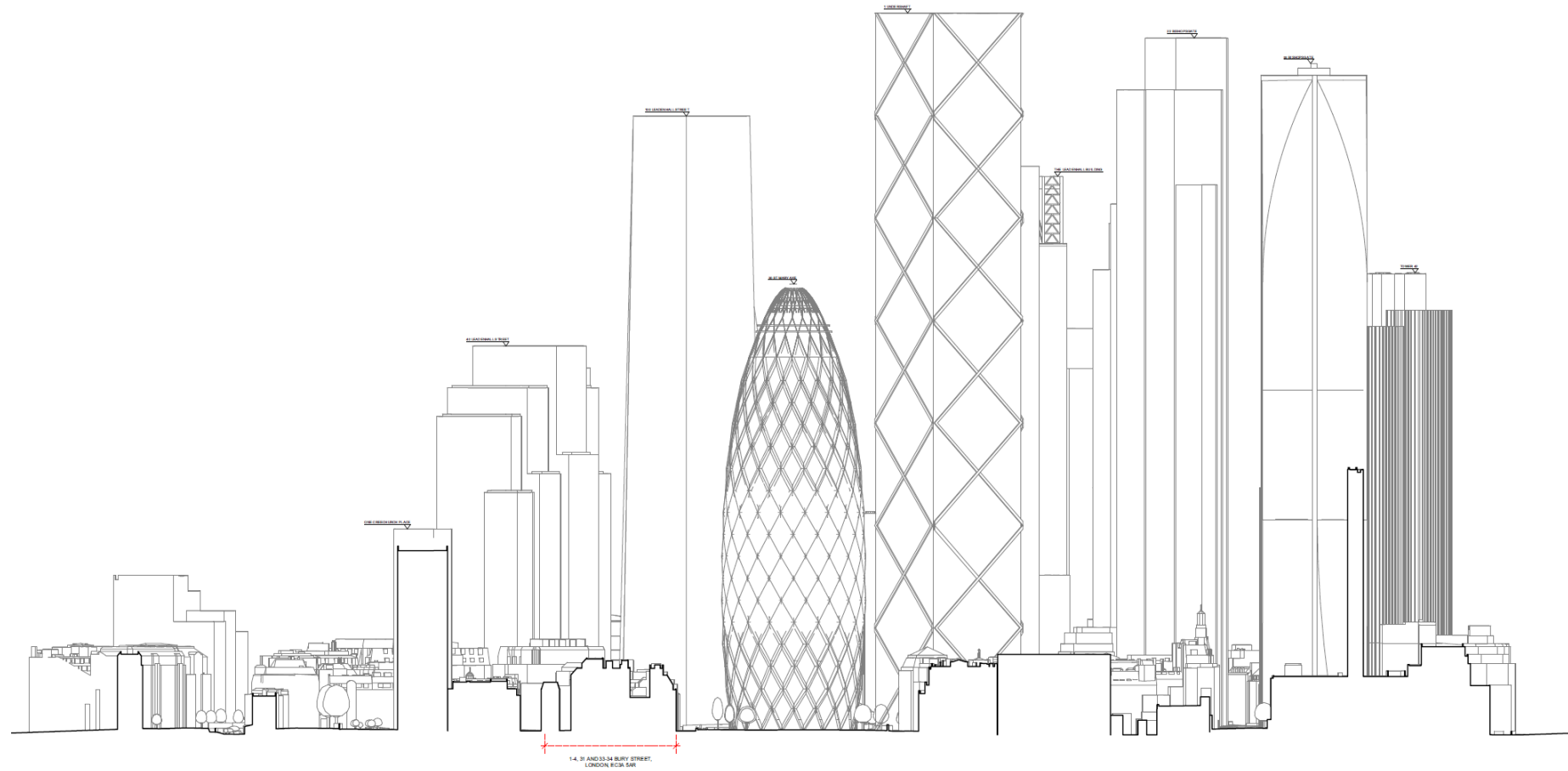
Proposed 36th Floor Plan



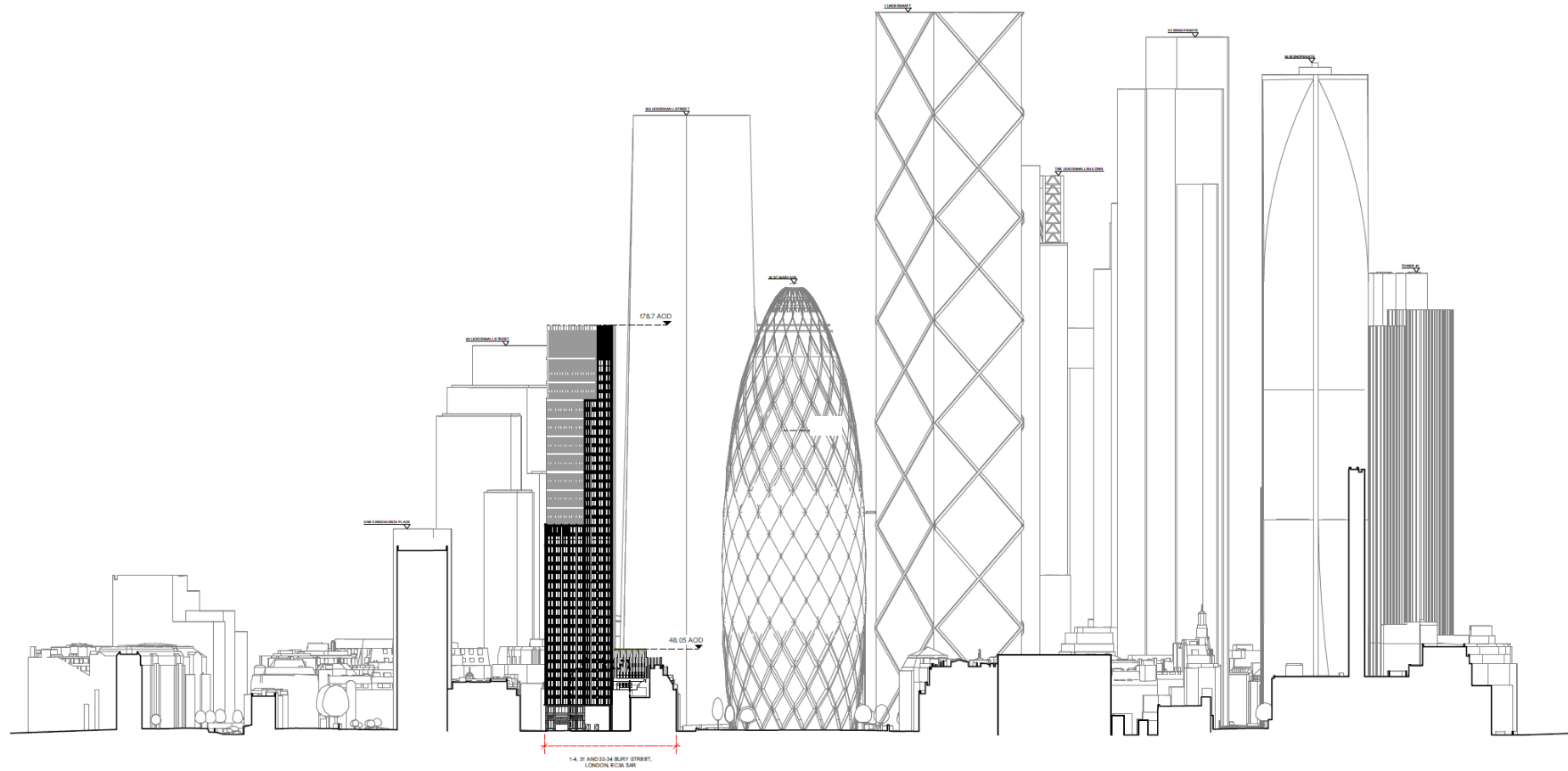
Existing South West Elevation



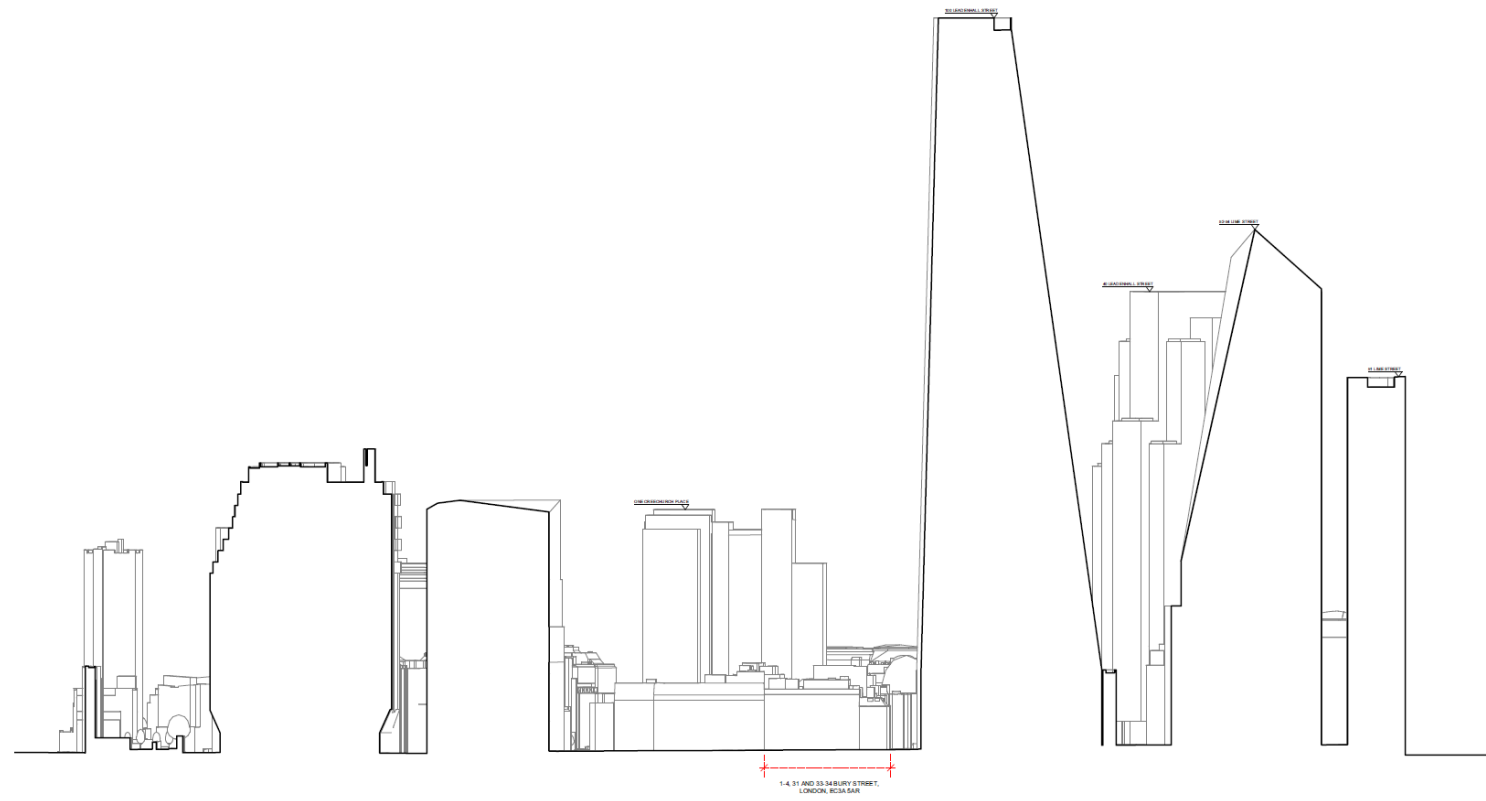
Proposed South West Elevation



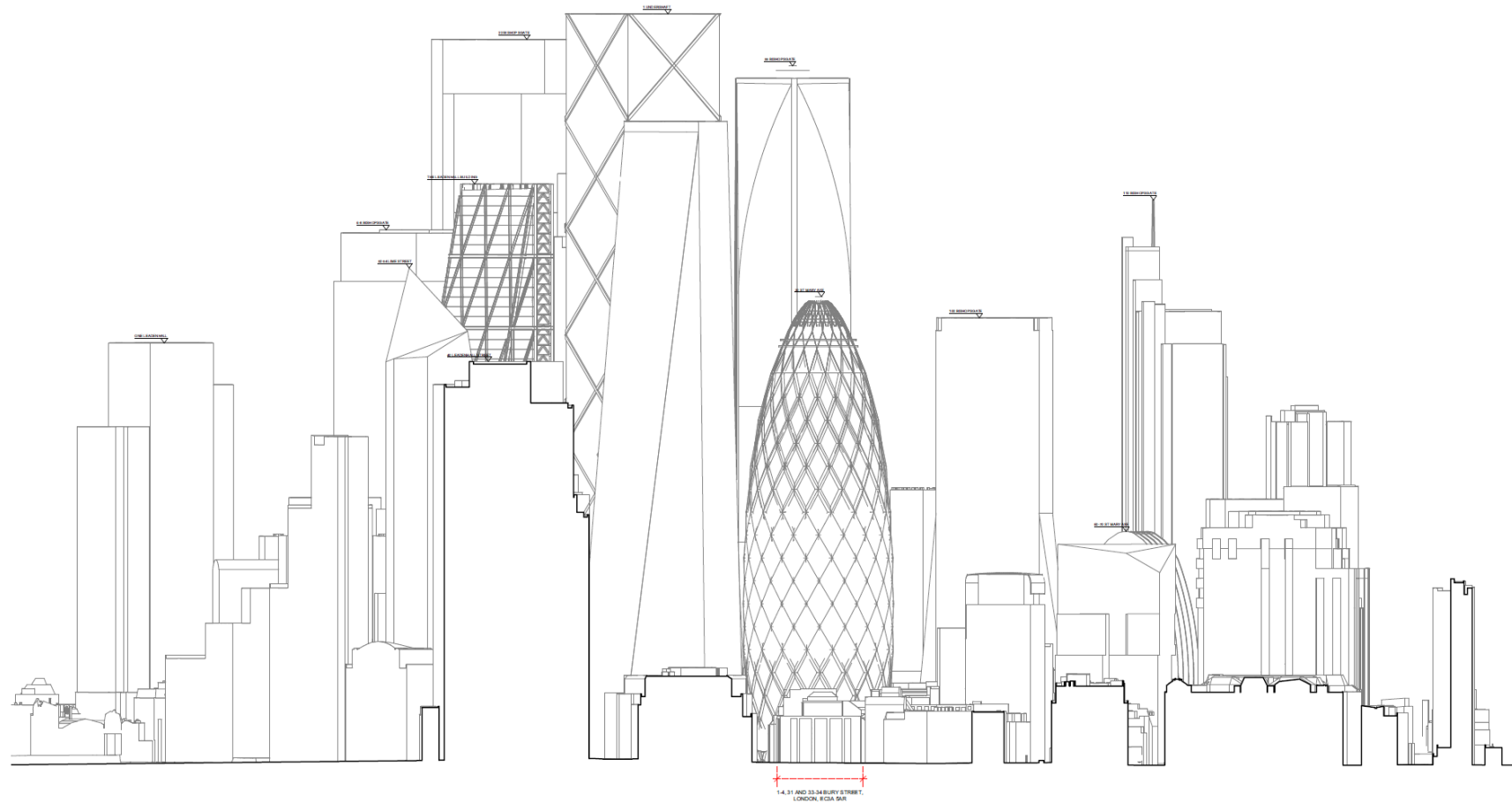
Existing North East Elevation



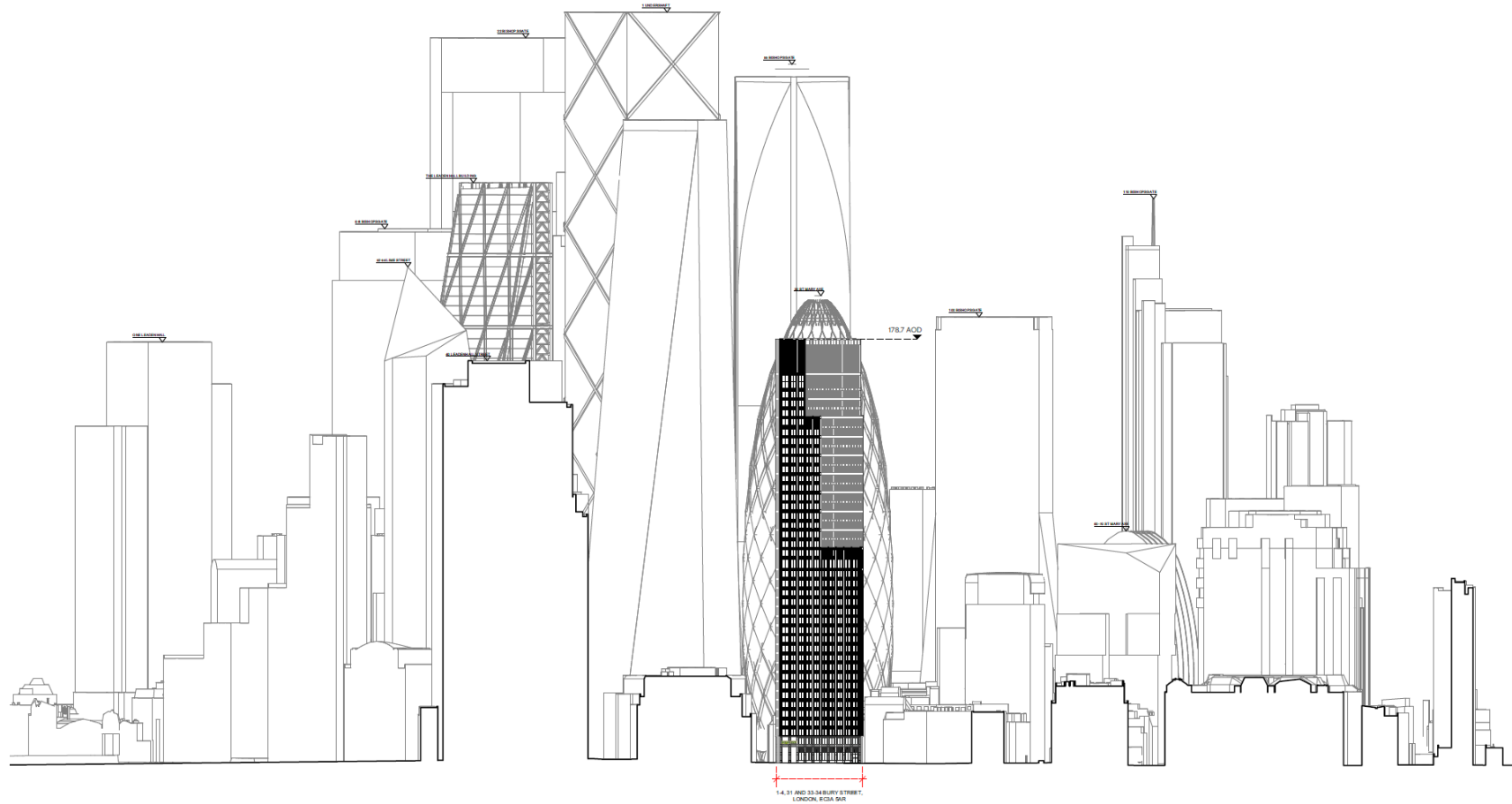
Proposed North East Elevation



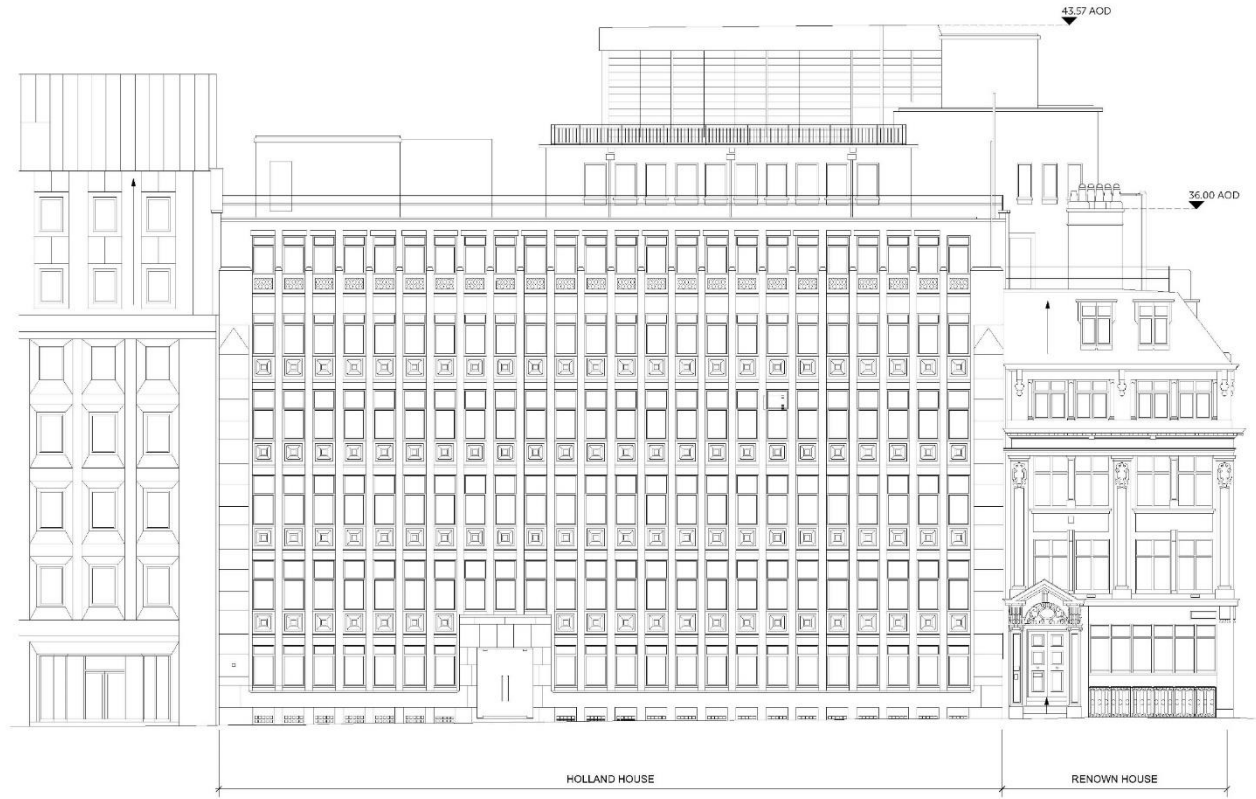
Existing North West Elevation



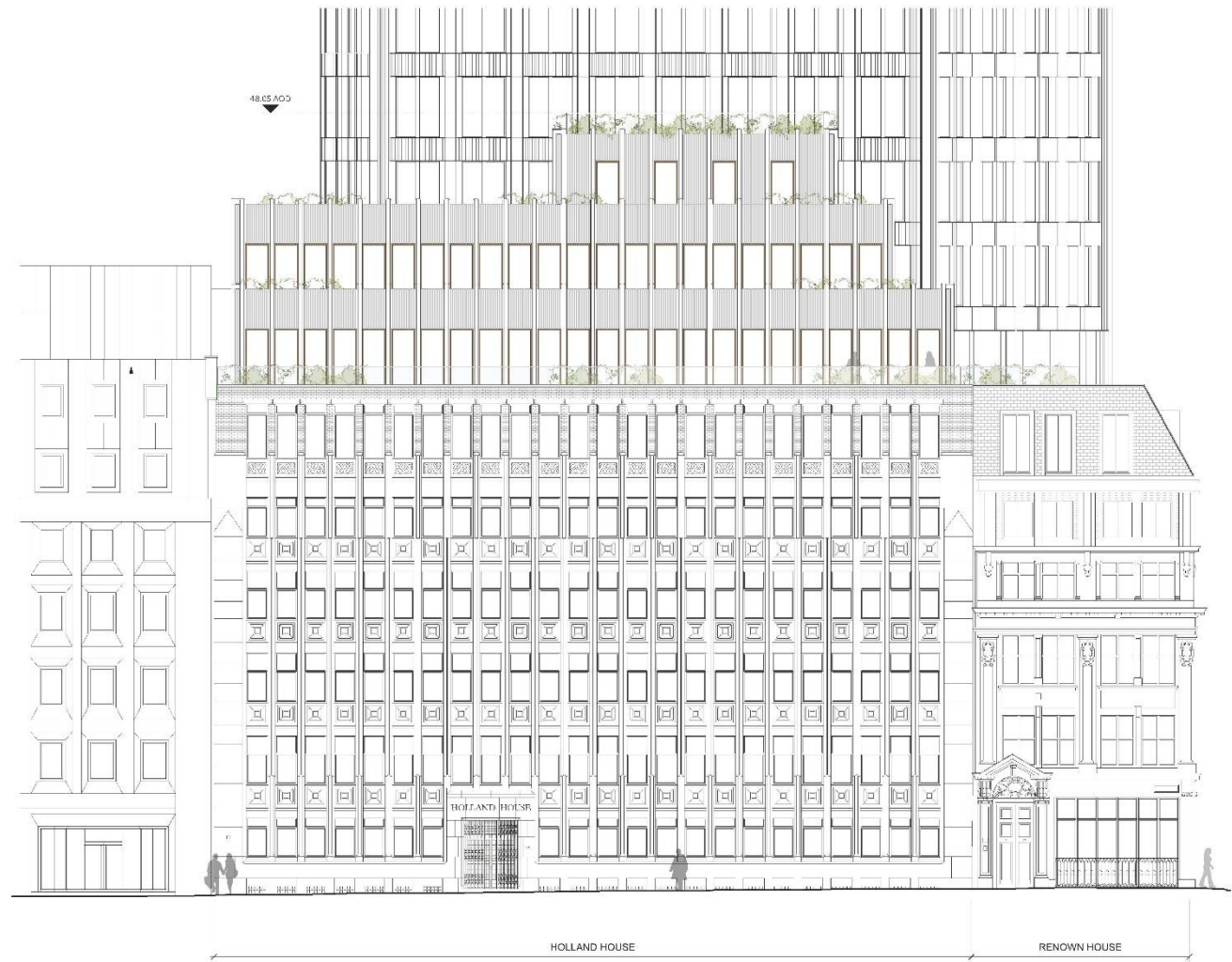
Existing South East Elevation



Proposed South East Elevation



Holland House - Existing North West Elevation



Holland House - Proposed North West Elevation



Holland House - Existing South West Elevation



Holland House - Proposed South West Elevation



Holland House - Existing South East Elevation



Holland House - Proposed South East Elevation



Illustrative view showing upper-level facade

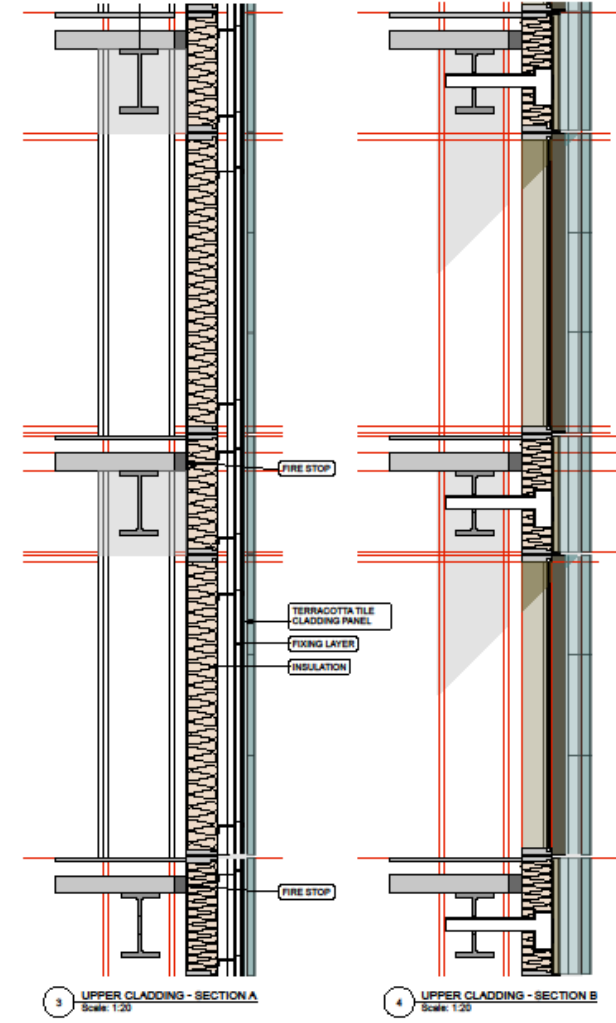


Illustrative view showing mid-level facade

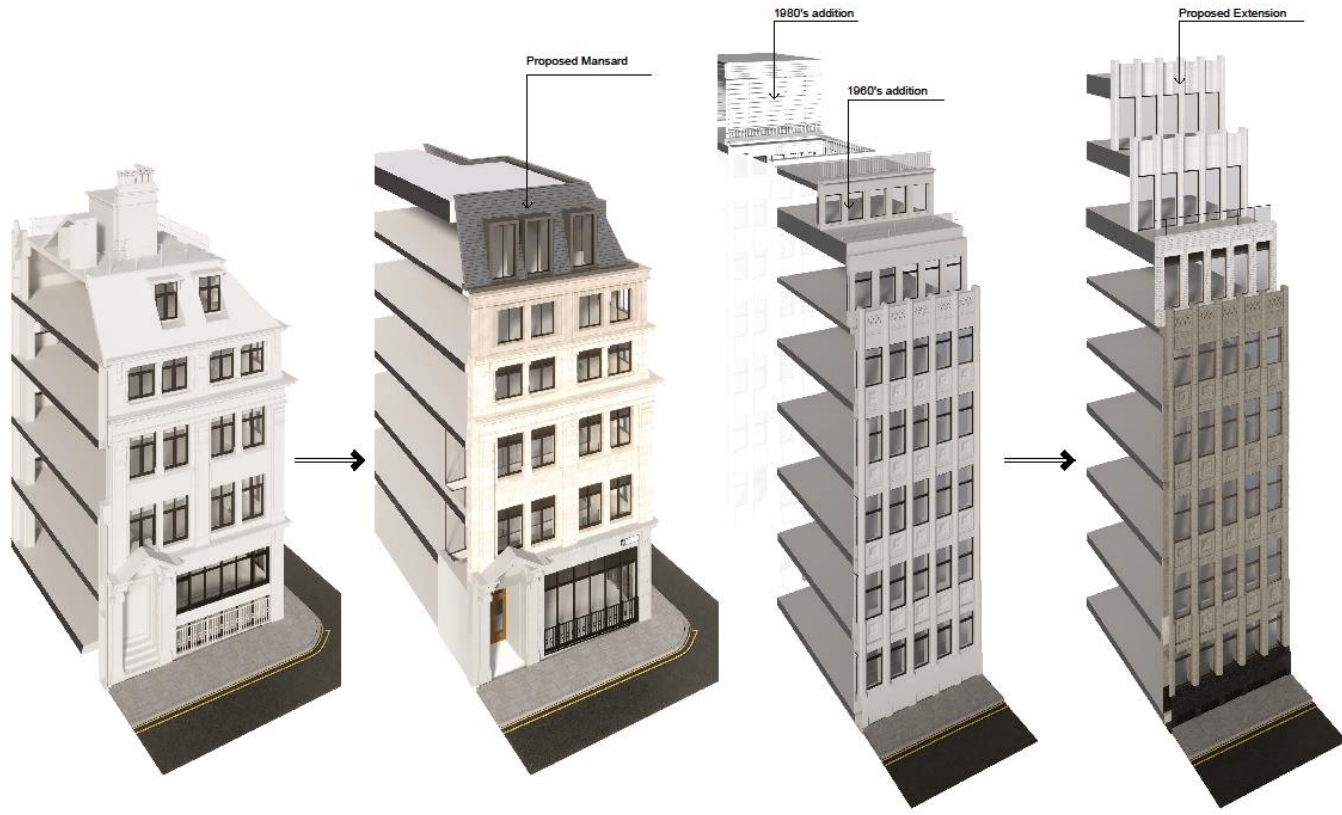
Typical Bay Detail: Bury House



NOTE:
ONE UNIT BAY : APPROX. 21.5 SQM
WINDOW AREA : APPROX. 8.7 SQM
WINDOW TO BAY RATIO : 40%



Typical Bay Detail: Bury House



Existing Proposed Existing Proposed



Illustrative view showing Holland House and Renown House

Typical Bay Detail: Holland House & Renown House



Community/
affordable
workspace

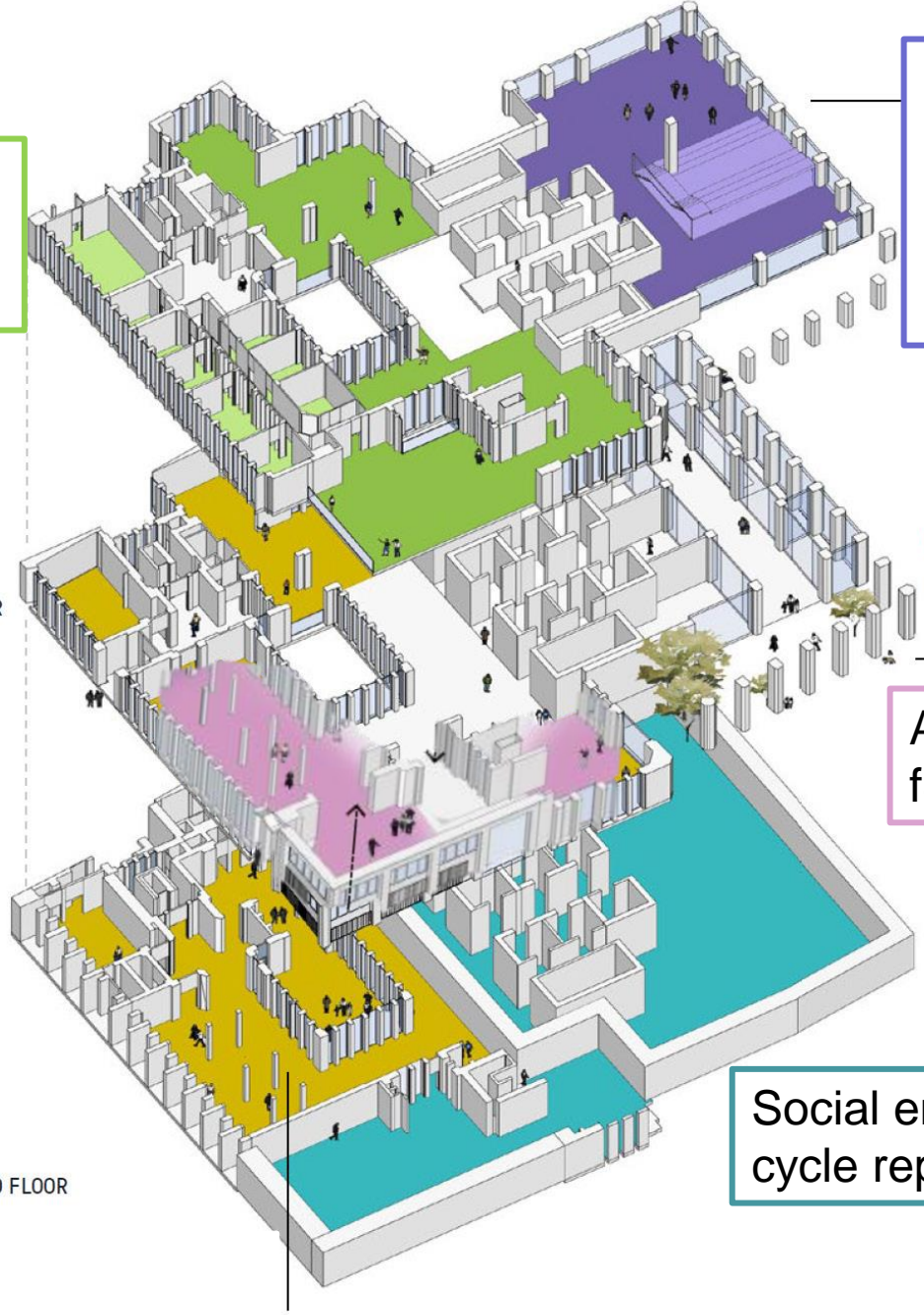
Flexible
community/cultural/
educational/ multi-
faith space



FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR



Multi-functional
community/
sports/ events/
arts/ multi-faith
space

Associate retail/
f&b space

Social enterprise
cycle repair space



Proposed Public Offer



Illustrative showing proposed Heneage Arcade entrance



Illustrative showing proposed Creechurch Hall entrance



Illustrative showing proposed James' Court

Illustrative Views – Public realm



Illustrative showing proposed James' Court and Heneage Arcade below Creechchurch Hall

Illustrative Views



Illustrative showing proposed sports facilities in Creechurch Hall



Illustrative showing proposed rehearsal space in Creechurch Hall

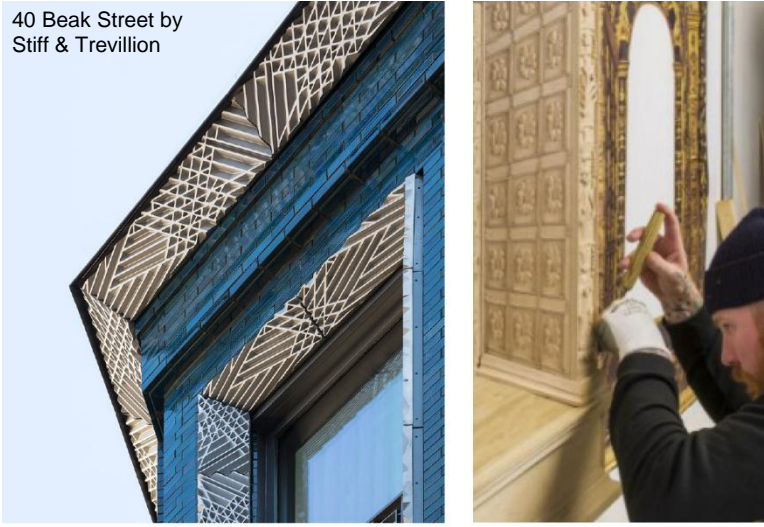


Illustrative showing proposed event space in Creechurch Hall

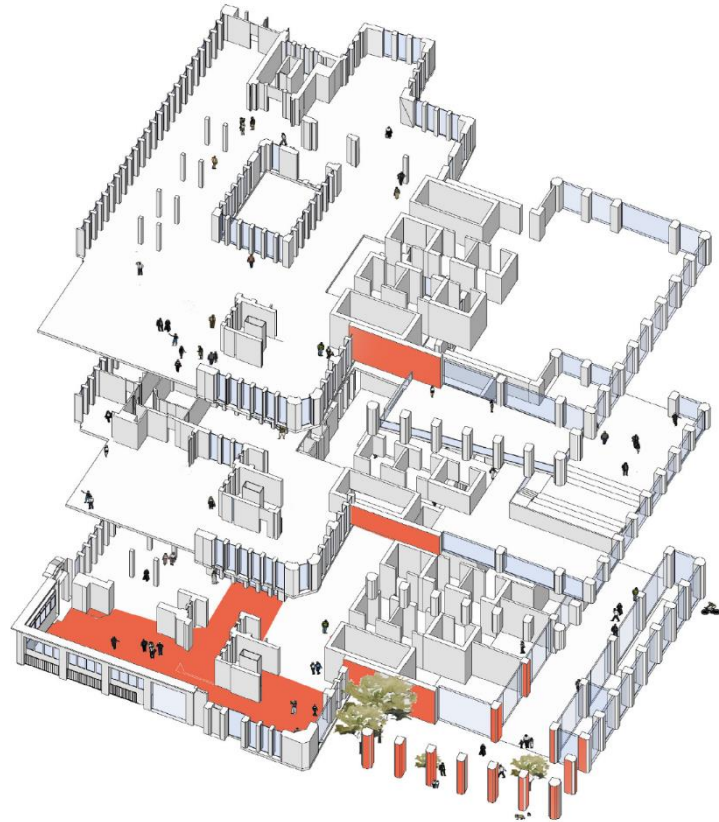
Illustrative Views

Art: It is proposed to have areas for the display of art installations, including sculptures, with the intention to use these areas for the showcasing of local artists' work.

40 Beak Street by Stiff & Trevillion



Regent House by Stiff & Trevillion



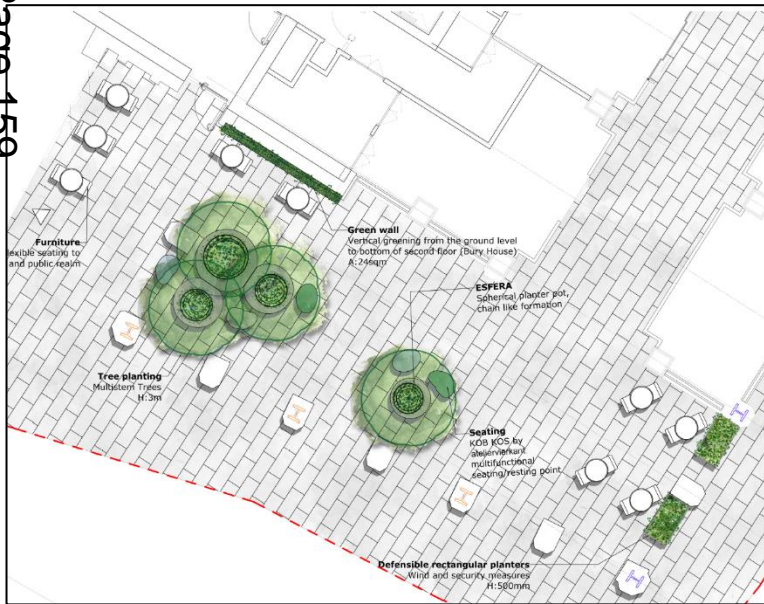
Axonometric View showing potential areas to integrate art



Illustrative showing proposed climbing wall in James Court

References of art integrated in buildings

Illustrative Views: Art Integration and climbing wall



Proposed Public Realm



Proposed 8th floor terrace



Proposed 6th floor terrace



Proposed 9th floor terrace

- ❶ Outside enhancements available for all to experience.
- ❷ Access to the terraces for all tenants including the affordable workspace.
- ❸ Access to the Urban Farm for those using the educational space.
- ❹ UGF ahead of GLA



Reference: Urban Farm



Reference: water bowl



Indicative Proposed 8th Floor terrace



Indicative Proposed James' court

Landscaping – Level 9 terrace (Urban Farm)

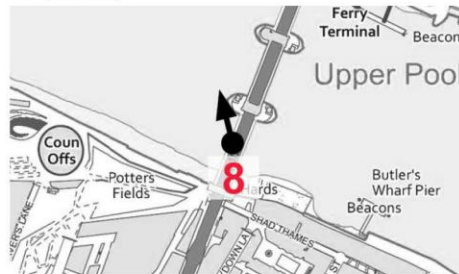
Verified Views

View 8: Existing - Tower Bridge South



10.105 This view is of high sensitivity.

Viewpoint map



Existing View – View 8

View 8: Proposed - Tower Bridge South



Proposed View – View 8

View 8: Cumulative - Tower Bridge South

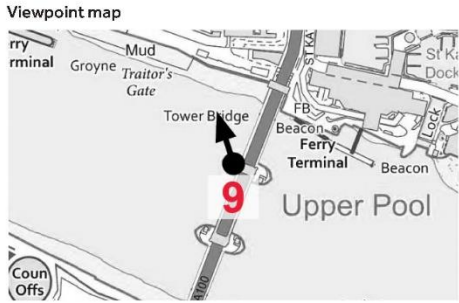


Cumulative View – View 8

View 9: Existing - LVMF 10A.1 Tower Bridge: upstream



10.121 This view is of high sensitivity.



Existing View – View 9

View 9: Proposed - LVMF 10A.1 Tower Bridge: upstream



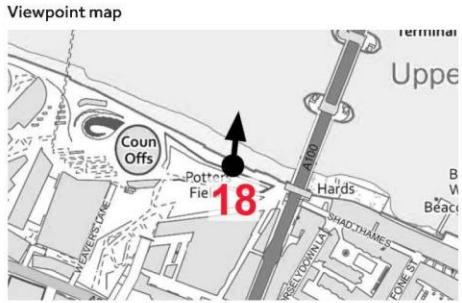
Proposed View – View 9

View 9: Cumulative - LVMF 10A.1 Tower Bridge: upstream



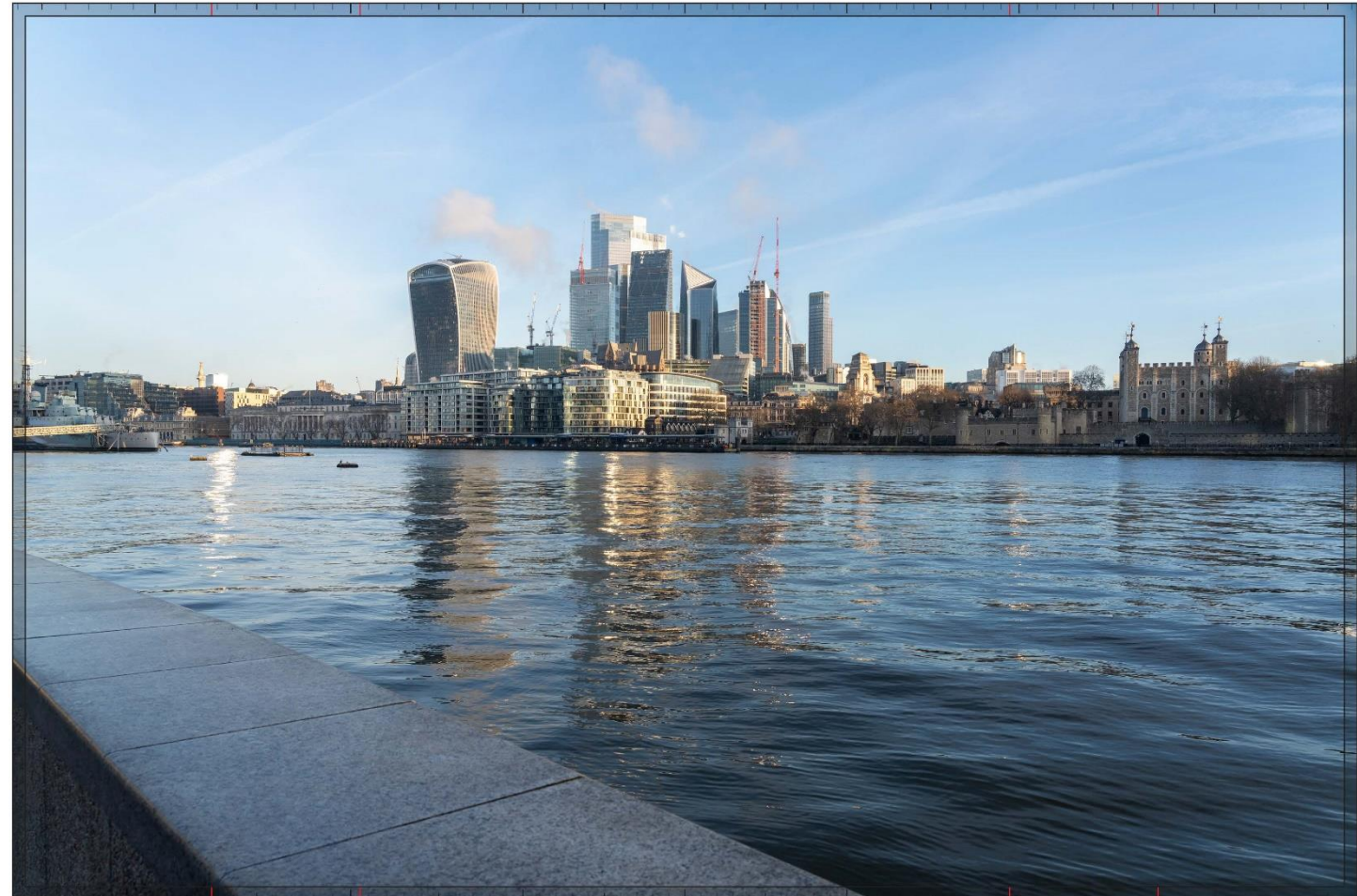
Cumulative View – View 9

View 18: Existing - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



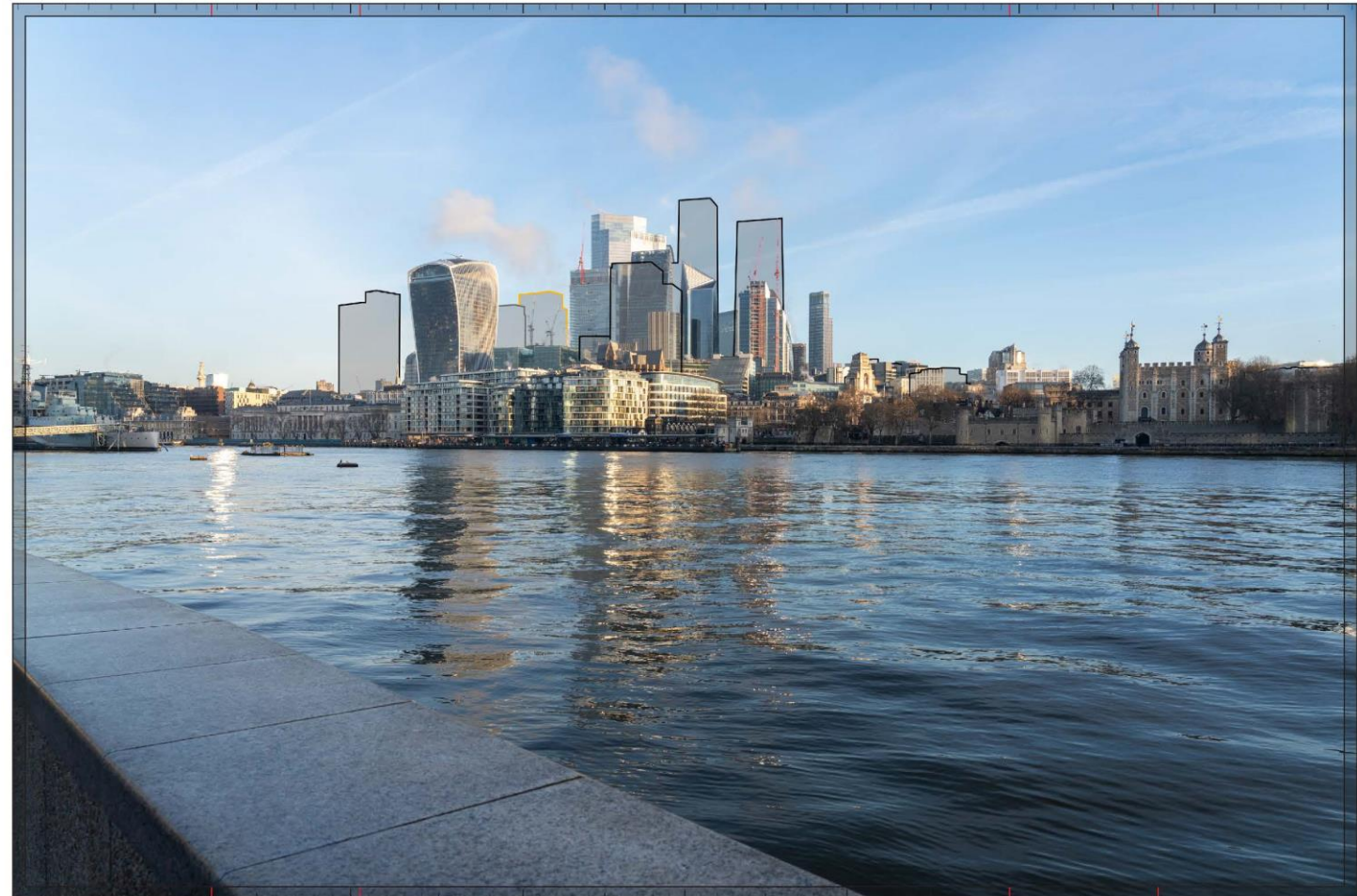
Existing View – View 18

View 18: Proposed - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



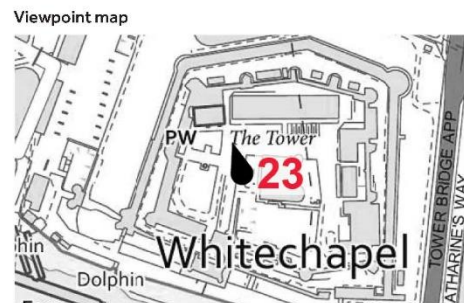
Proposed View – View 18

View 18: Cumulative - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



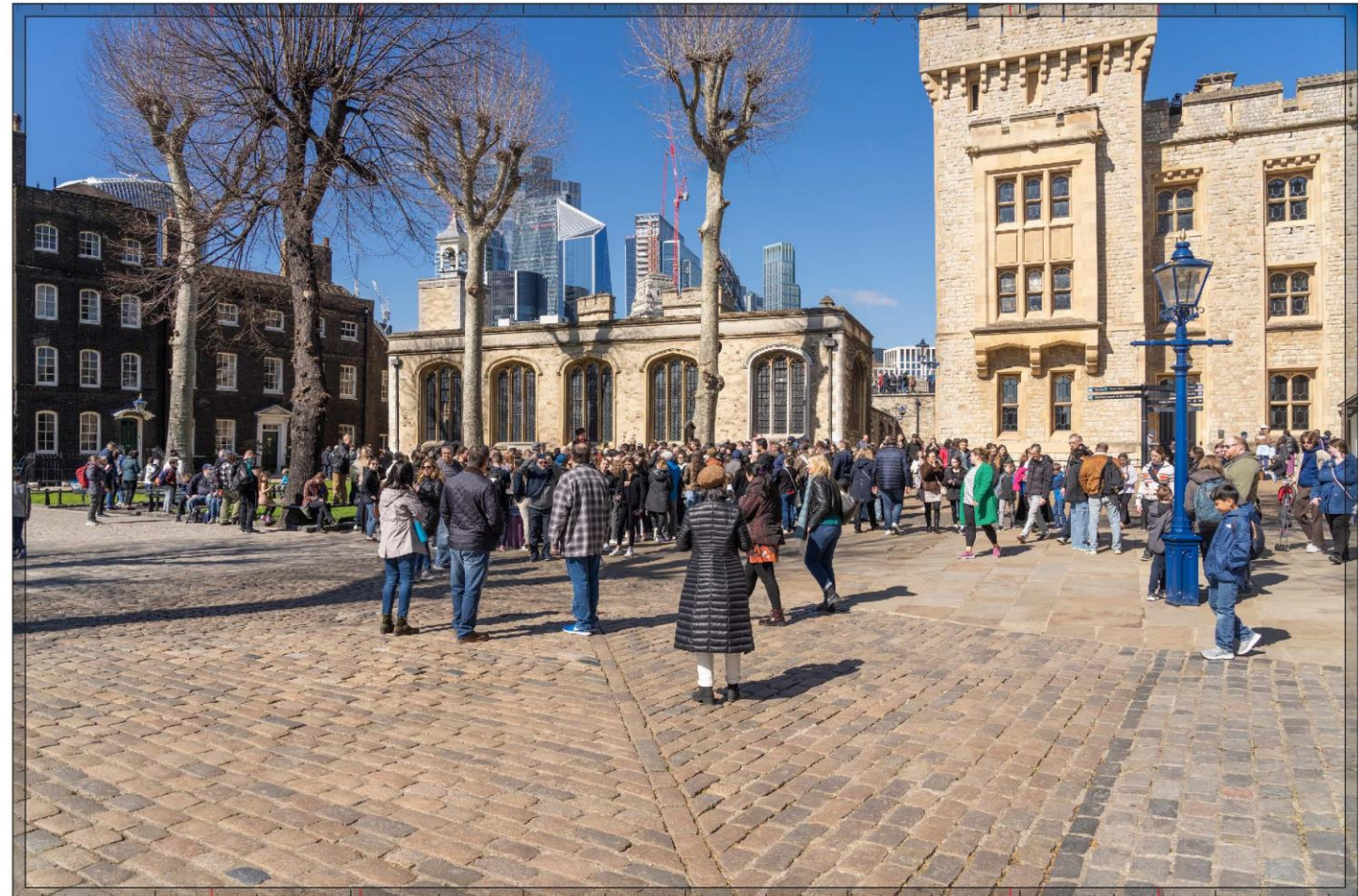
Cumulative View – View 18

View 23: Existing - Tower of London, the Inner Ward



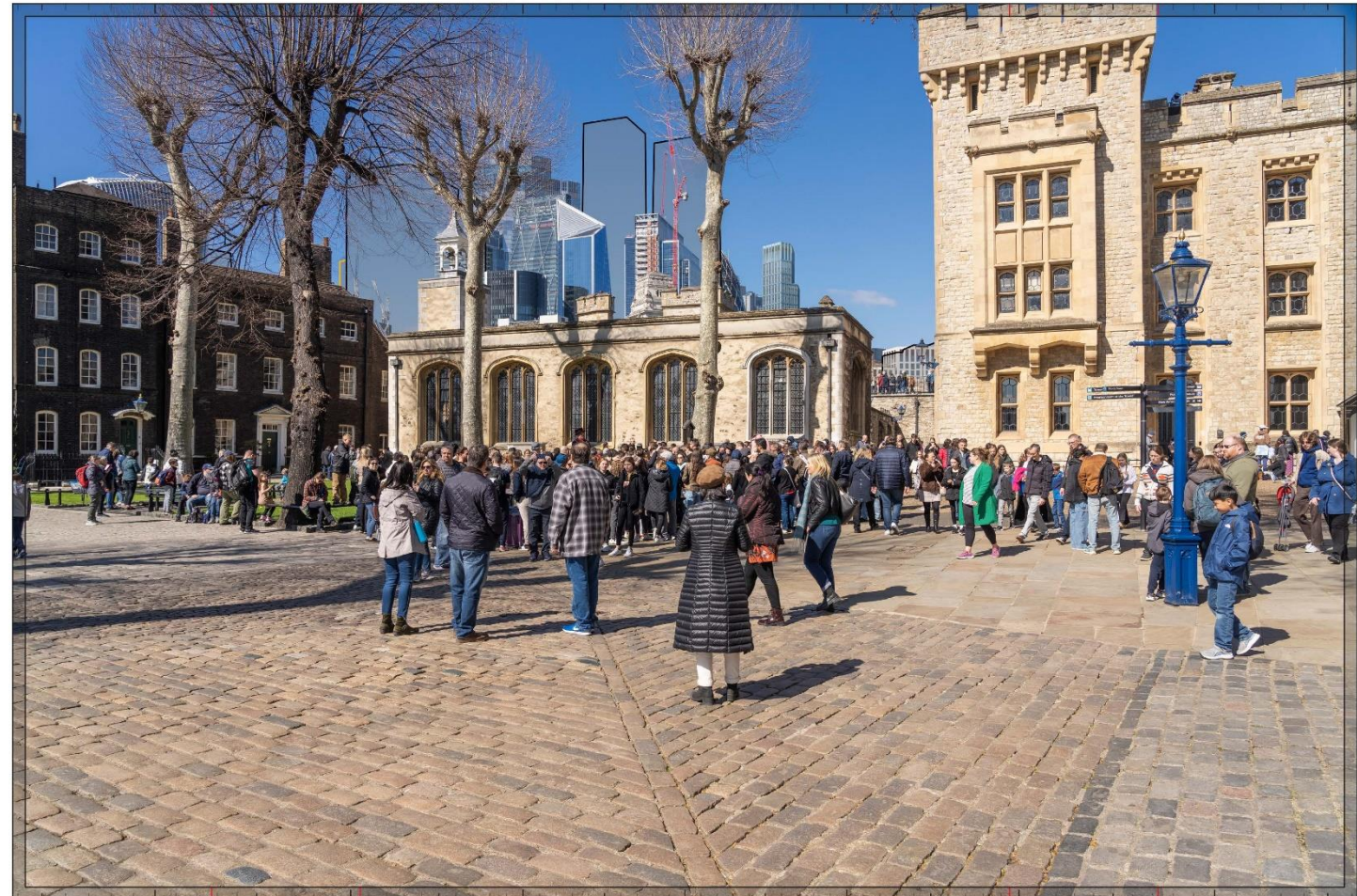
Existing View – View 23

View 23: Proposed - Tower of London, the Inner Ward



Proposed View – View 23

View 23: Cumulative - Tower of London, the Inner Ward



Cumulative View – View 23

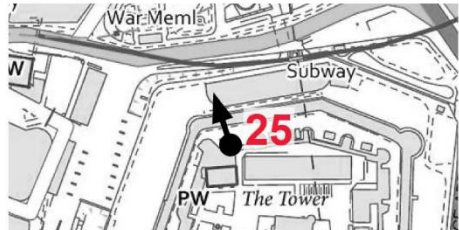
View 25: Existing - Tower of London, Inner wall, east of Devereux Tower



10.334 People experiencing this view would primarily be visitors to the ToL.

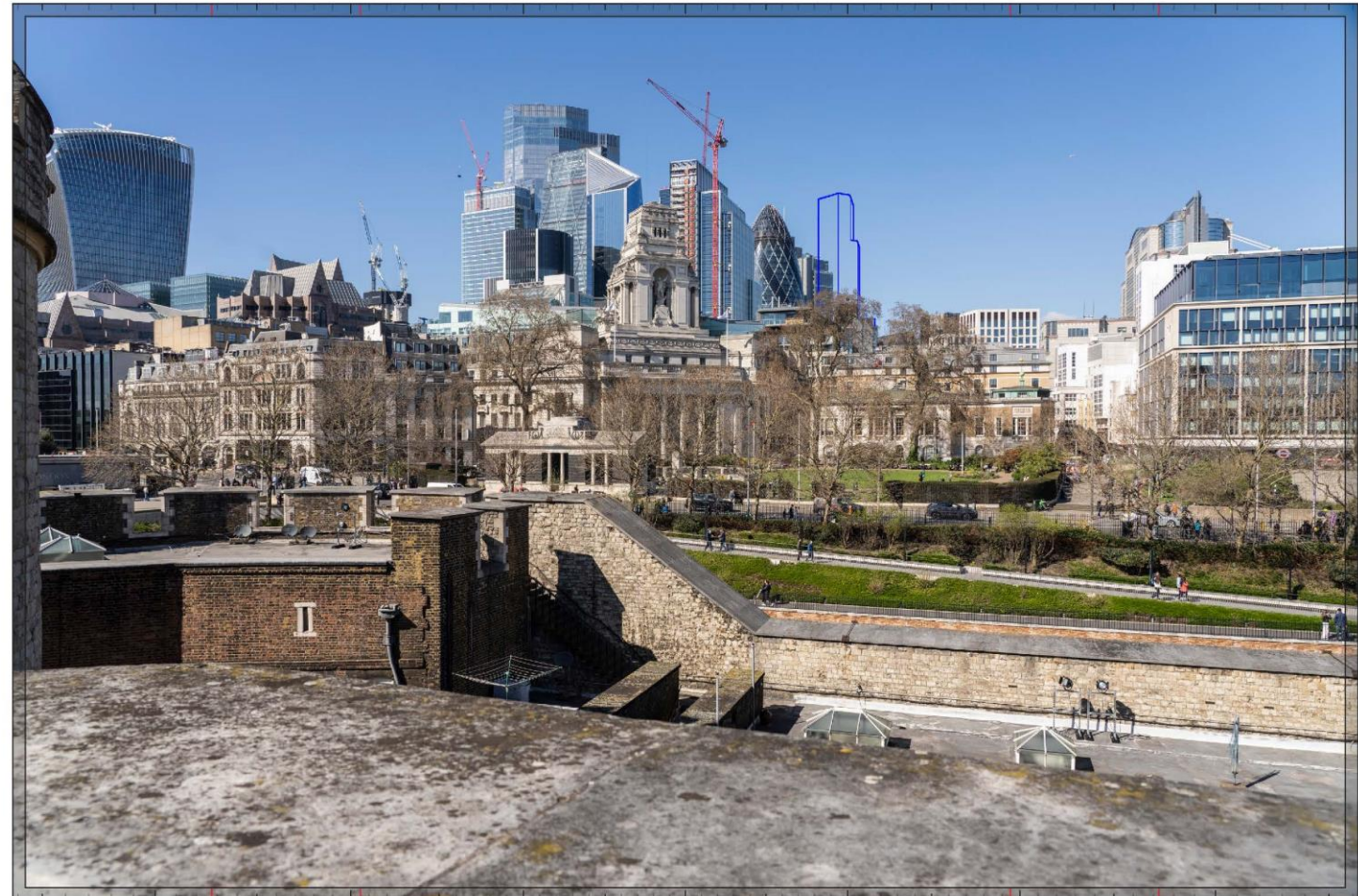
10.335 This view is of **high** sensitivity.

Viewpoint map



Existing View – View 25

View 25: Proposed - Tower of London, Inner wall, east of Devereux Tower



Proposed View – View 25

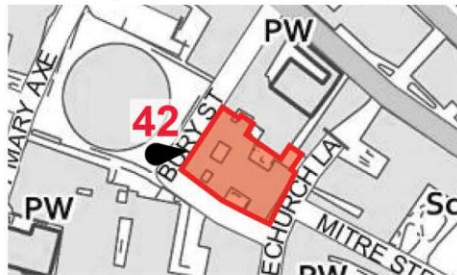
View 25: Cumulative - Tower of London, Inner wall, east of Devereux Tower



Cumulative View – View 25

View 42: Existing - Bury Street

Viewpoint map



Existing View – View 42

View 42: Proposed - Bury Street



Proposed View – View 42

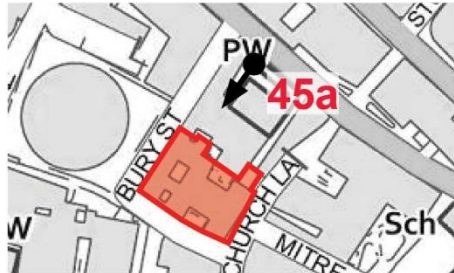
View 42: Cumulative - Bury Street



Cumulative View – View 42

View 45a: Existing - Bevis Marks Synagogue courtyard

Viewpoint map



Existing View – View 45a

View 45a: Proposed -Bevis Marks Synagogue courtyard



Proposed View – View 45a

View 45a: Cumulative - Bevis Marks Synagogue courtyard

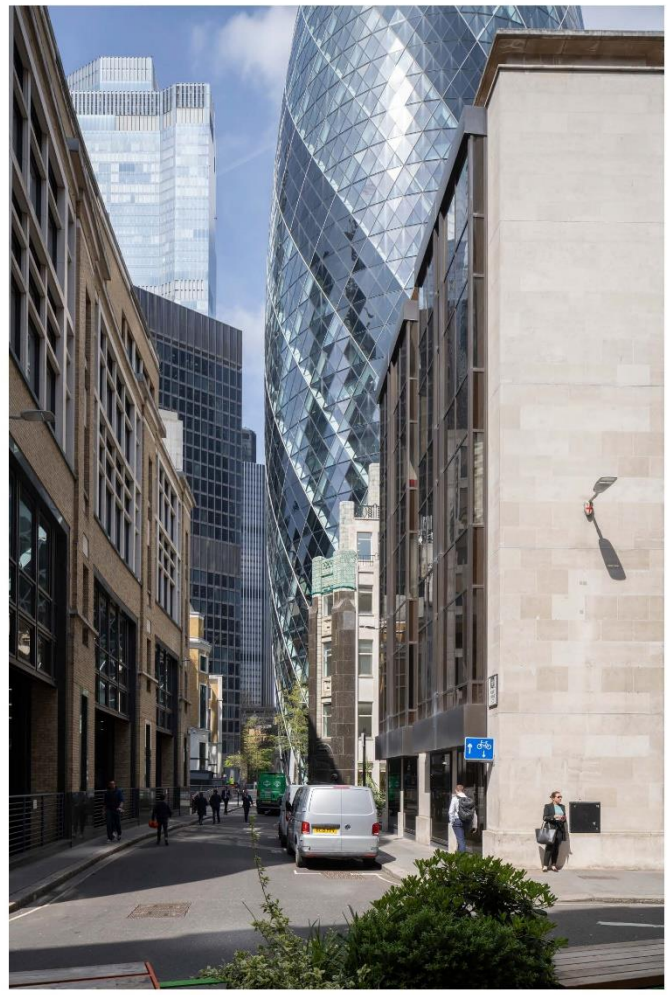
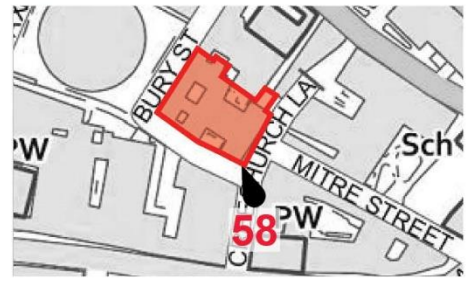


Cumulative View – View 45a

View 58: Existing - Creechurch, looking north-west

10.762 This view is of **medium** sensitivity.

Viewpoint map



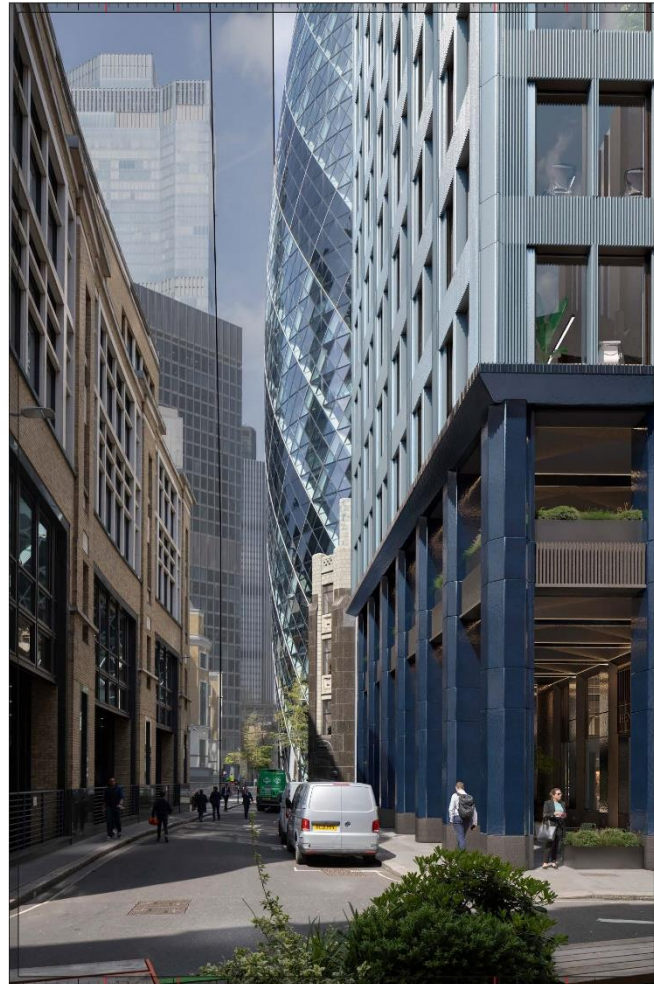
Existing View – View 58

View 58: Proposed - Creechurch, looking north-west



Proposed View – View 58

View 58: Cumulative - Creechurch, looking north-west



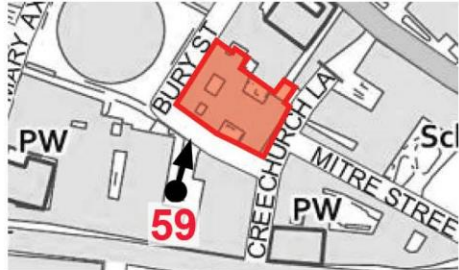
Cumulative View – View 58

View 59: Existing - Cunard Place, looking north-east



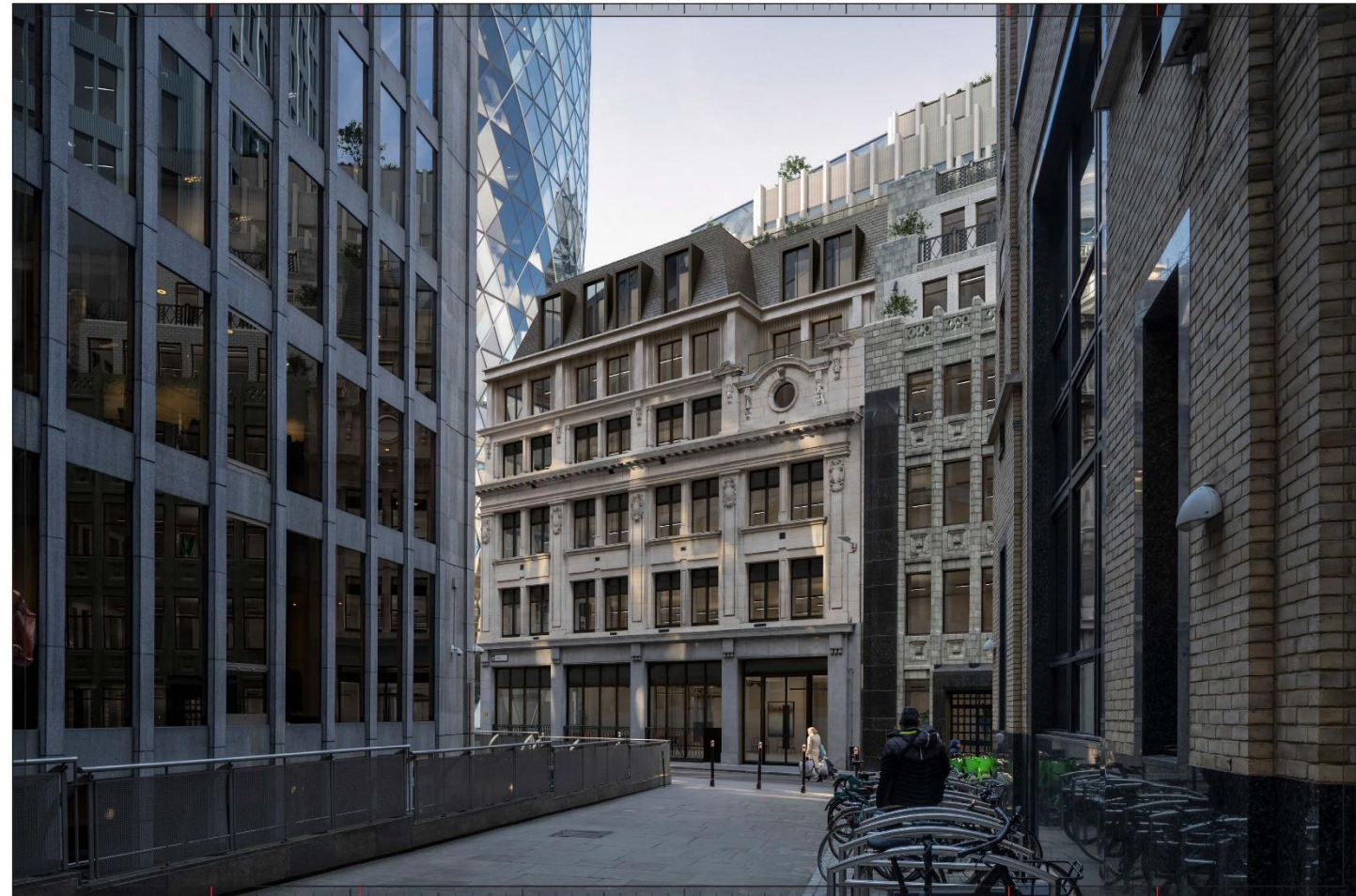
10.777 This view is of **medium** sensitivity.

Viewpoint map



Existing View – View 59

View 59: Proposed - Cunard Place, looking north-east



Proposed View – View 59

View 59: Cumulative - Cunard Place, looking north-east

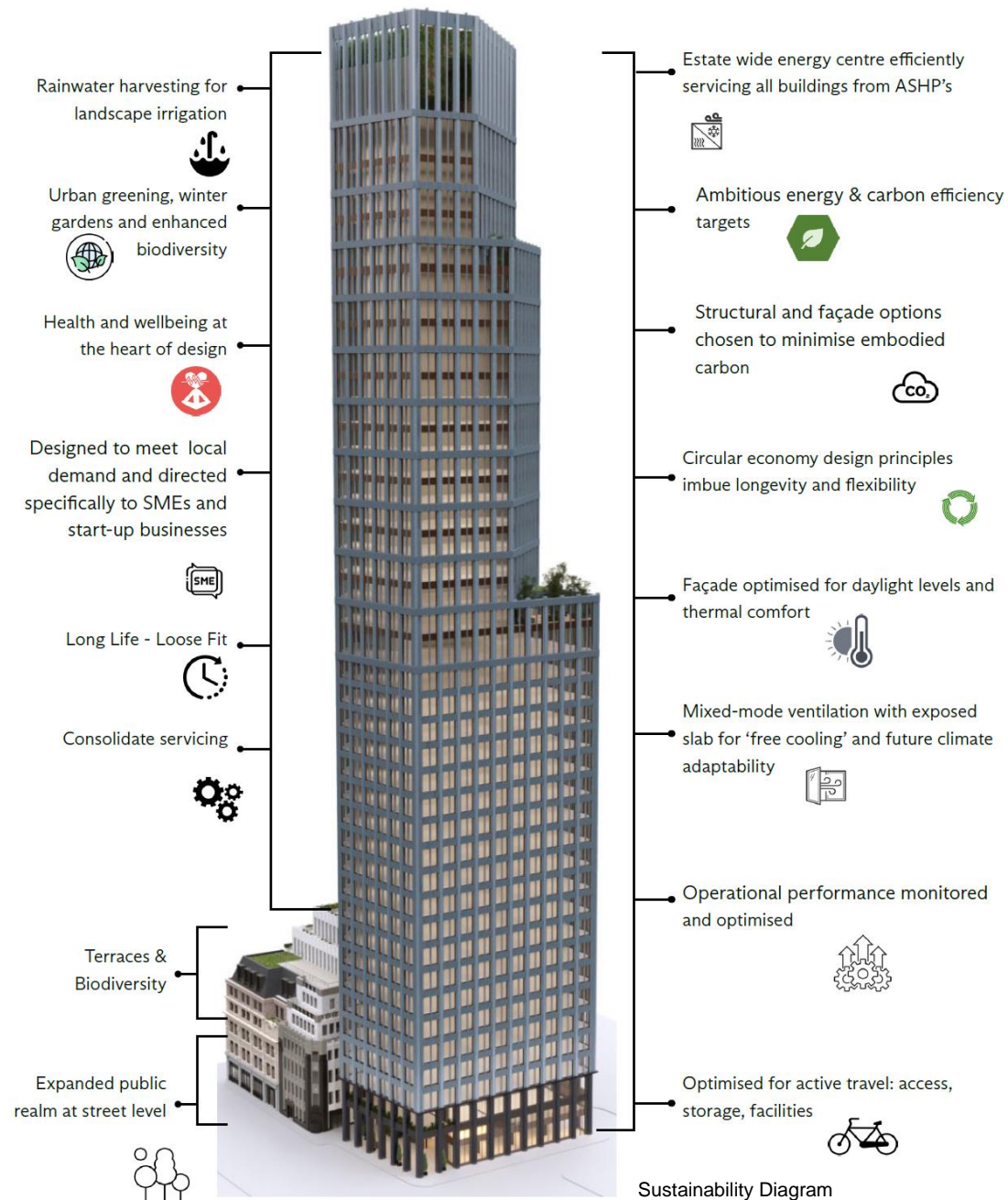


Cumulative View – View 59

Sustainability

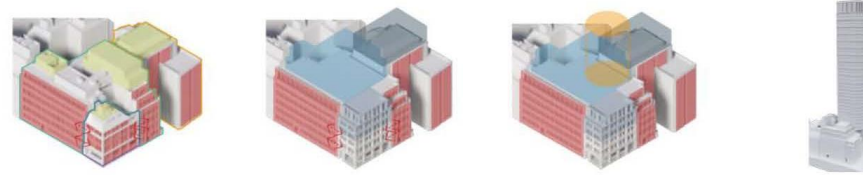


Illustrative showing proposed upper part



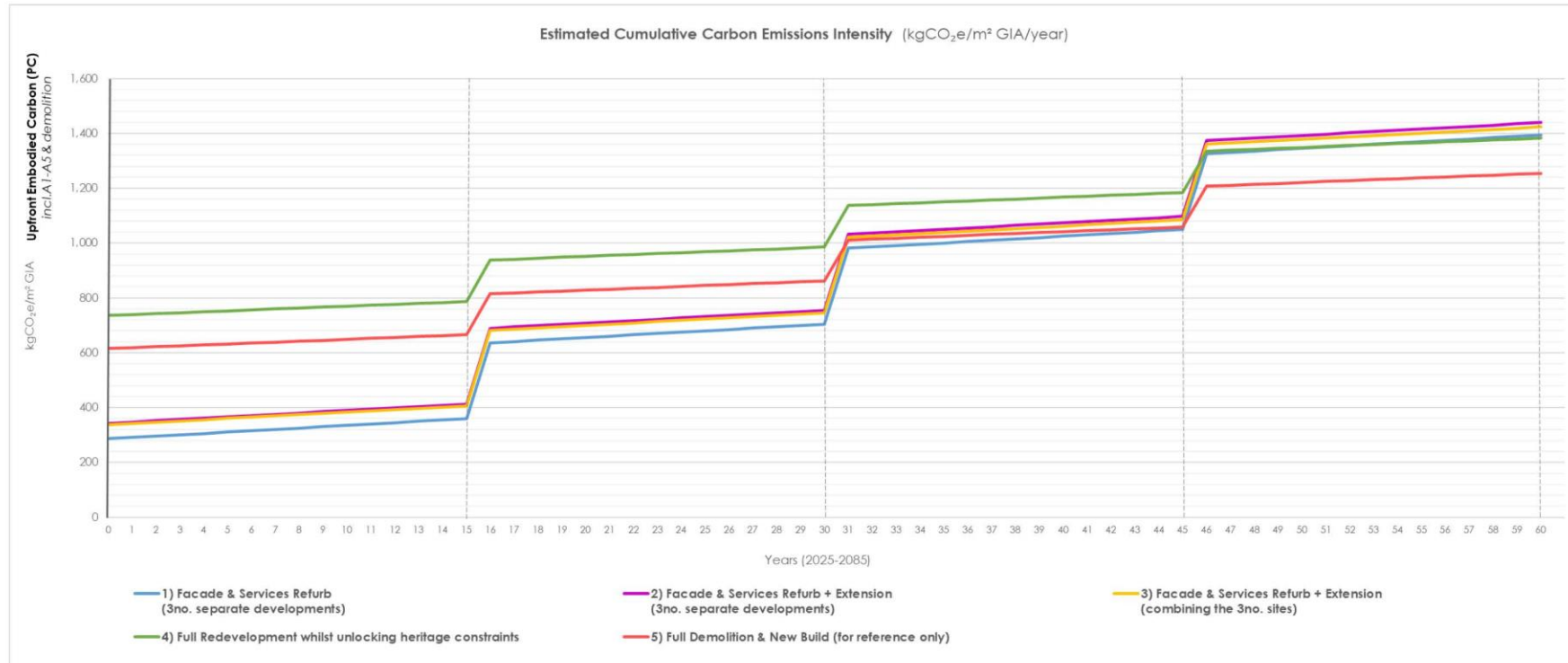
Sustainability Overview

Optioneering summary results matrix



Option 1: Facade & Services Refurb (3x separate developments)
 Option 2: Facade & Services Refurb + Extension (3x separate developments)
 Option 3: Facade & Services Refurb + Extension (combining the 3x sites)
 Option 4: Full Redevelopment whilst unlocking heritage constraints

Option Reference	1	2	3	4
Project reference period	60	60	60	60
Gross Internal area (GIA) m ²	11,207	13,467	13,467	40,558
Net Internal area (NIA) m ²	7,845	9,427	9,427	25,278
Change in NIA (compared to existing) m ²	0	1,594	1,594	17,445
Substructure % retained by mass	92%	92%	92%	64%
Superstructure % retained by mass	88%	75%	77%	39%
Total WLCA (incl. B6 & pre-demo) <small>(kgCO₂e/m² GIA, B7 not included)</small>	1,395	1,440	1,424	1,383
Upfront Embodied Carbon (A1-A5) <small>(kgCO₂e/m² GIA)</small>	278	332	329	726
In-Use Embodied Carbon (B-C) <small>excl. B6 & B7 (kgCO₂e/m² GIA)</small>	815	815	815	444
Operational Carbon for building lifetime (B6) <small>(kgCO₂e/m² GIA)</small>	293	282	271	203
Total WLCA (incl. B6 and pre-demo) <small>(tCO₂e, B7 not included)</small>	15,629	19,387	19,177	56,095
Total existing building demolition <small>(tCO₂e)</small>	88	140	130	402
Upfront Embodied carbon (A1-A5) <small>(tCO₂e)</small>	3,120	4,474	4,426	29,450
In-use embodied carbon (B-C) <small>(tCO₂e)</small>	9,134	10,976	10,976	18,008
Operational Carbon for building life time (B6) <small>(tCO₂e)</small>	3,287	3,798	3,646	8,235

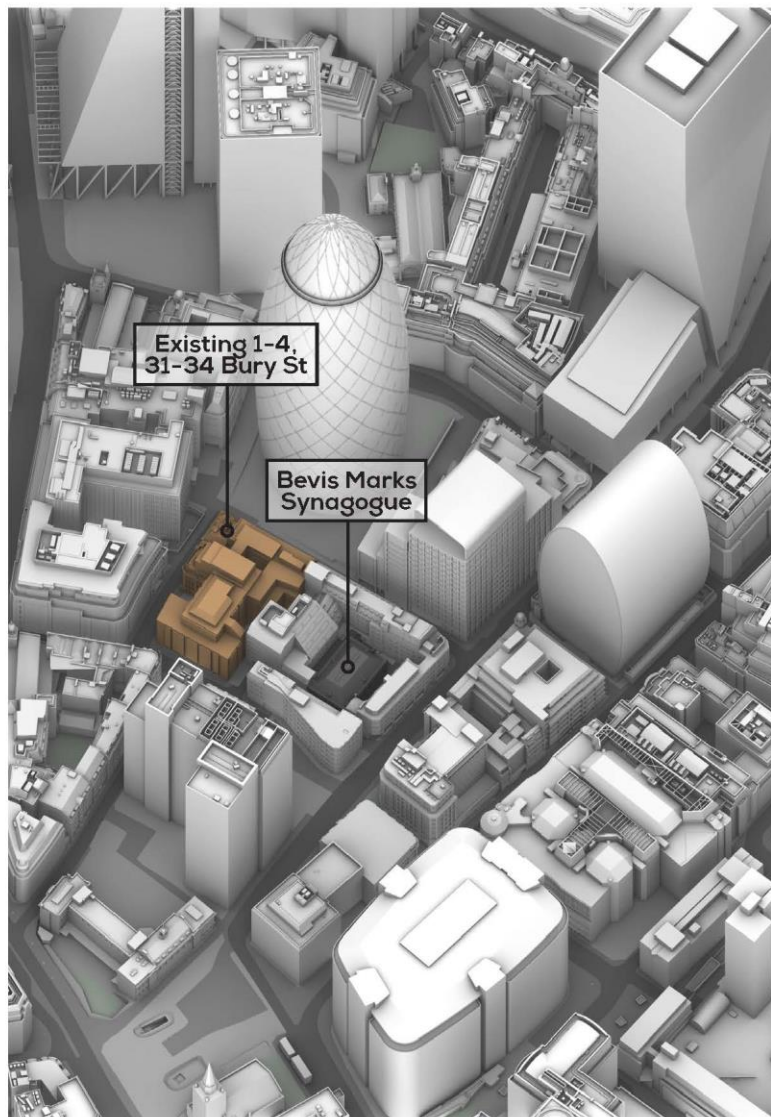


Daylight Sunlight Overshadowing

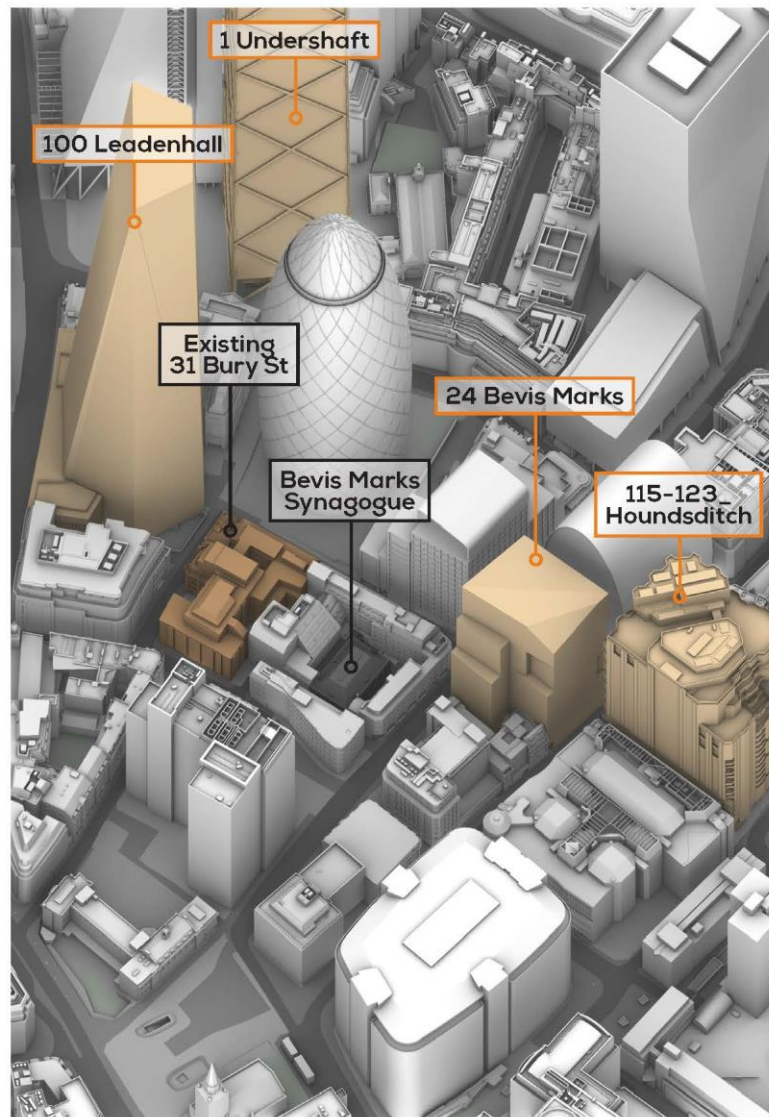
Address	Daylight	Sunlight
St Andrew Undershaft Church	Negligible	Negligible
2 Heneage Lane	Negligible	Negligible
St Helens Church Bishopsgate	Negligible	Negligible
Sir John Cass Primary School	Negligible	Negligible
27-31 Mitre Street	Negligible	Negligible
St Katharine Cree Church	Minor Adverse	Negligible
Bevis Marks Synagogue	Minor Adverse	Negligible
4-8 Creechurch Lane	Minor Adverse	Negligible
2&10-16 Creechurch Lane	Moderate Adverse	Negligible
18-20 Creechurch Lane	Moderate Adverse	Negligible

Table summarizing Daylight Sunlight Impact (Existing Baseline vs Proposed Development)

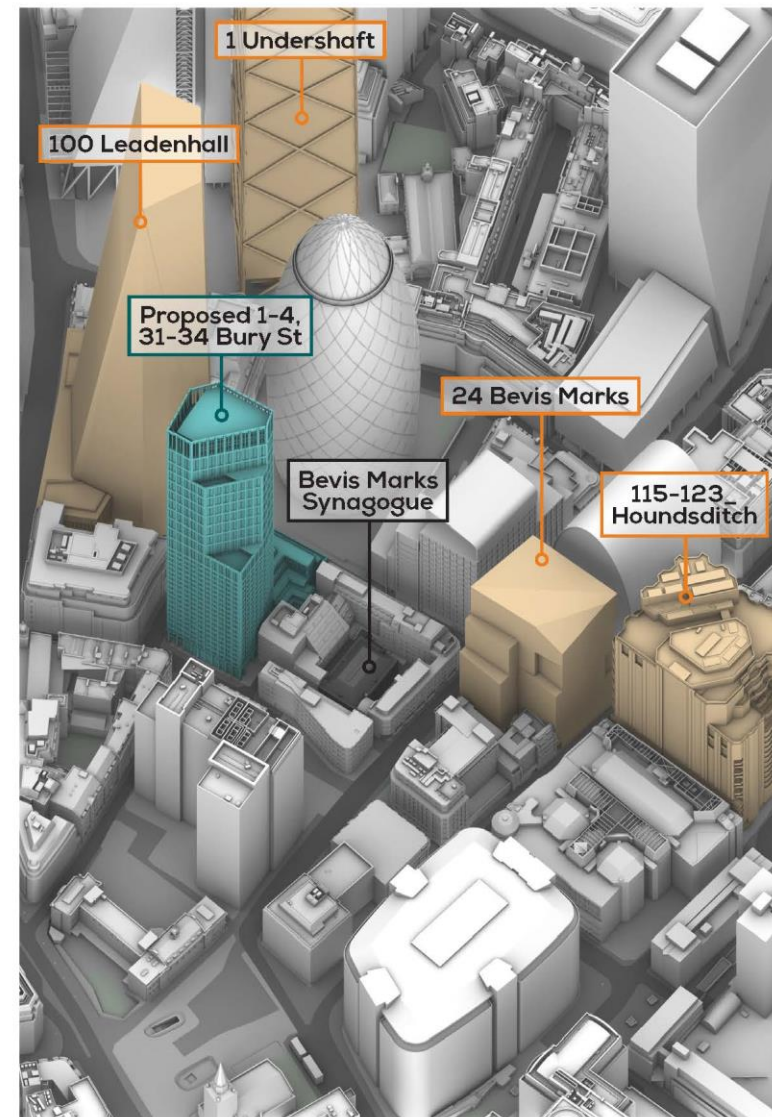
EXISTING (BASELINE)



WITH CONSENTS (FUTURE BASELINE)



PLUS PROPOSED (CUMULATIVE)

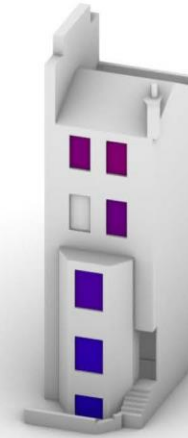
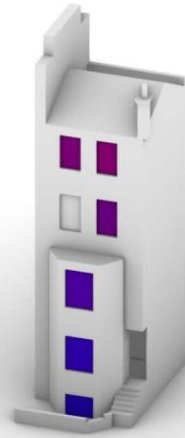
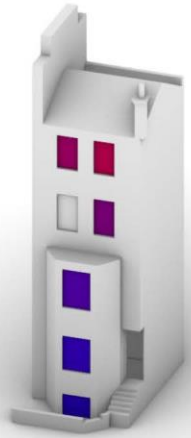


BASELINE

CONSENTED BASELINE

CONSENTED + PROPOSED

2 Heneage Lane



18-20 Creechchurch

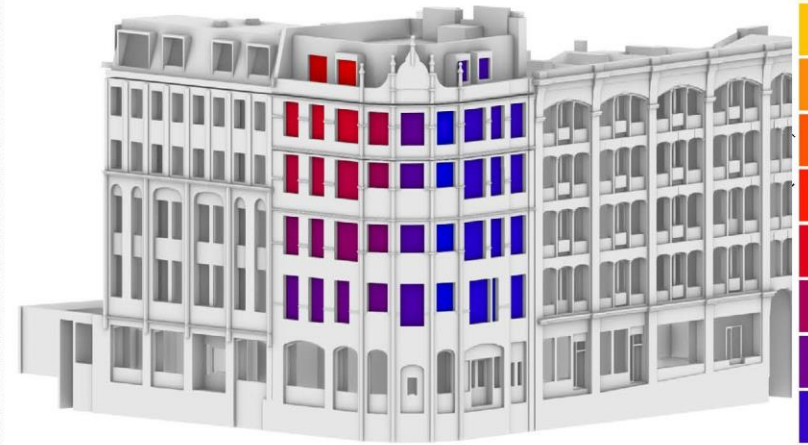


Table summarizing Daylight Sunlight Impact

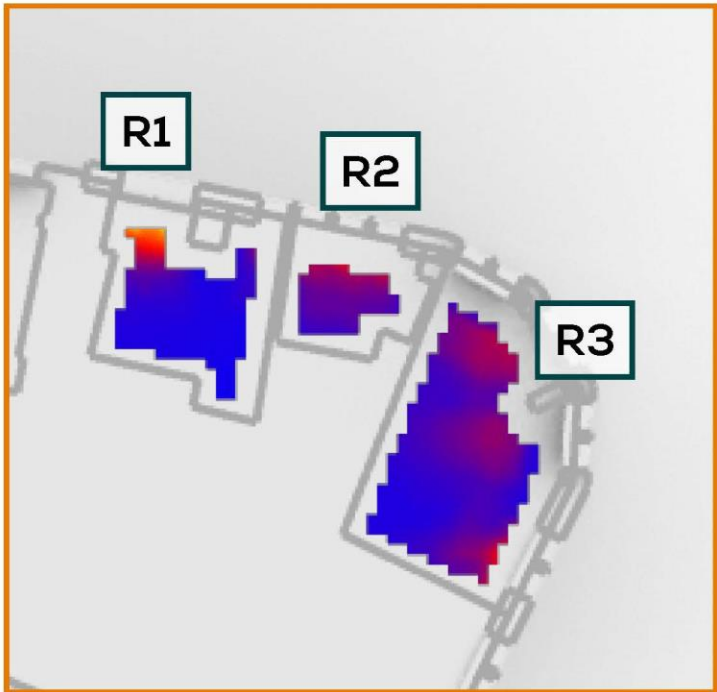


Figure 51: Daylight Factor - Existing Baseline

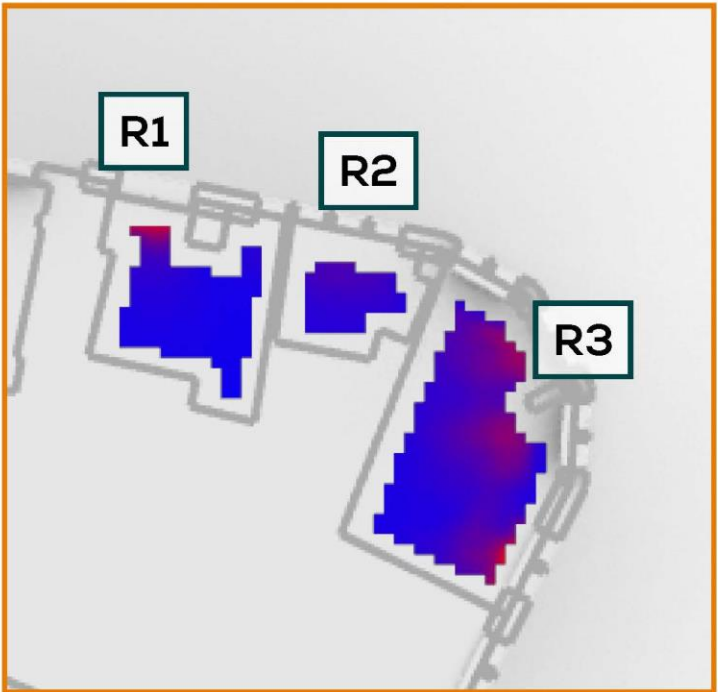


Figure 52: Daylight Factor - Consented Baseline

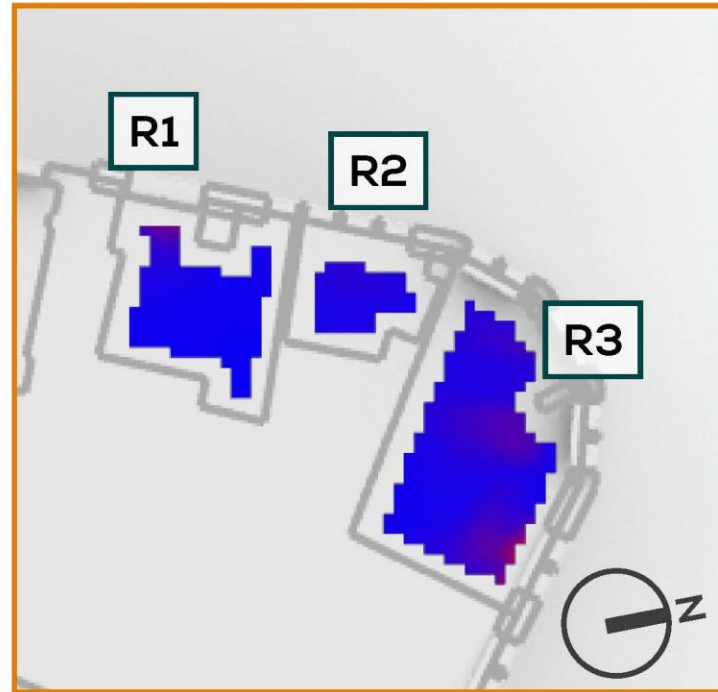


Figure 53: Daylight Factor - Proposed Development and Consents

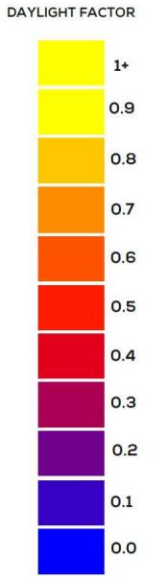




Photo taken by the case officer on
Wednesday, 15 November 2023, at 9.34am

Synagogue's interior (view towards the Bimah)



Synagogue's interior (looking east of mezzanine)



Synagogue's interior (view of Bimah and central area)

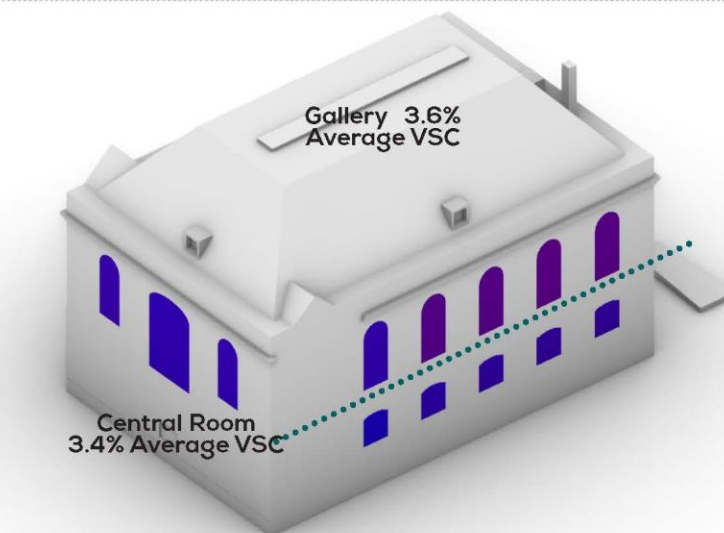
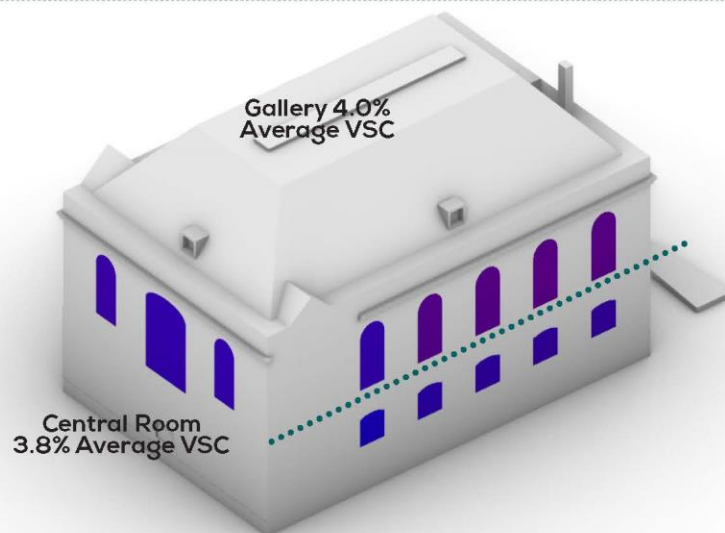
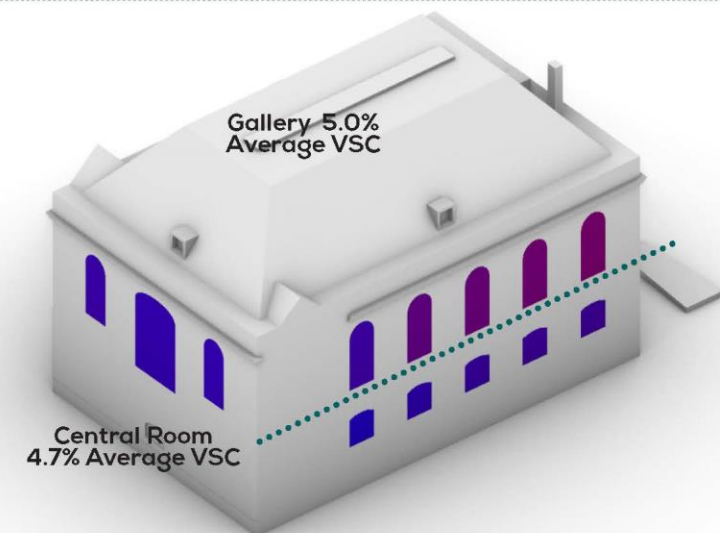
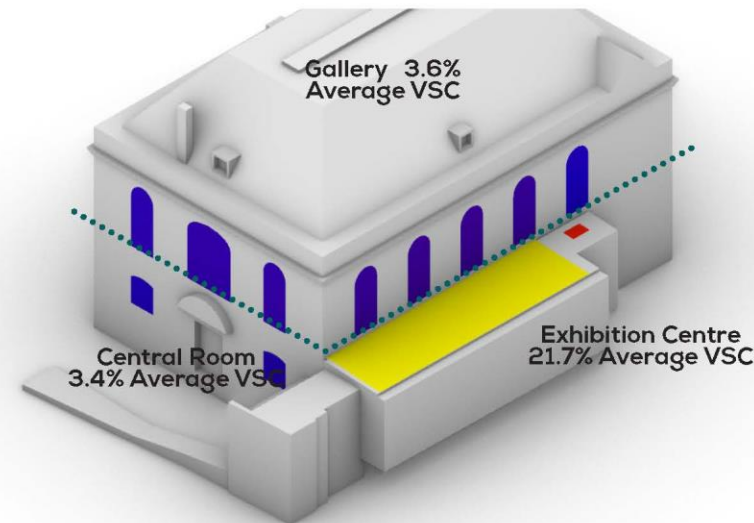
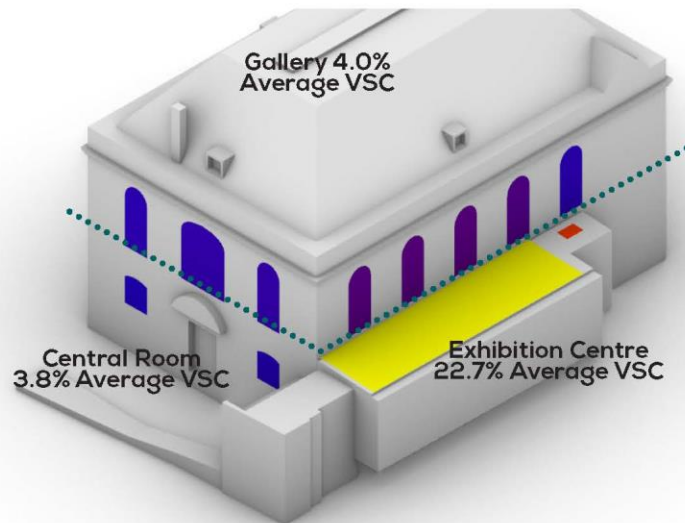
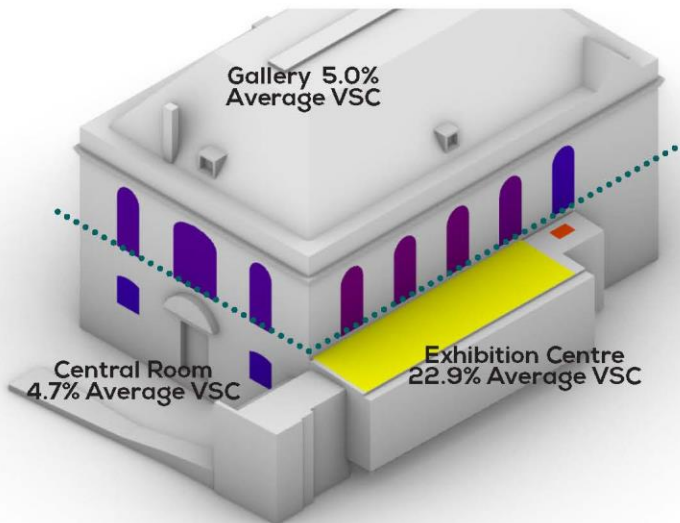
EXISTING (BASELINE)

WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

South-western facades

North-eastern facades



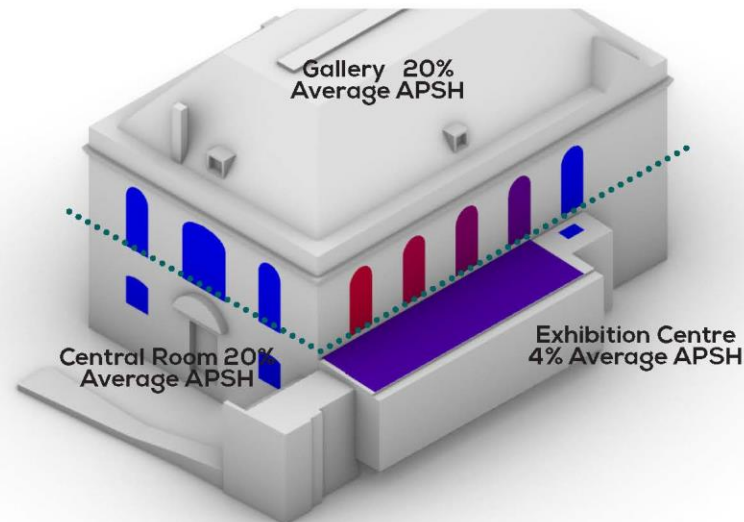
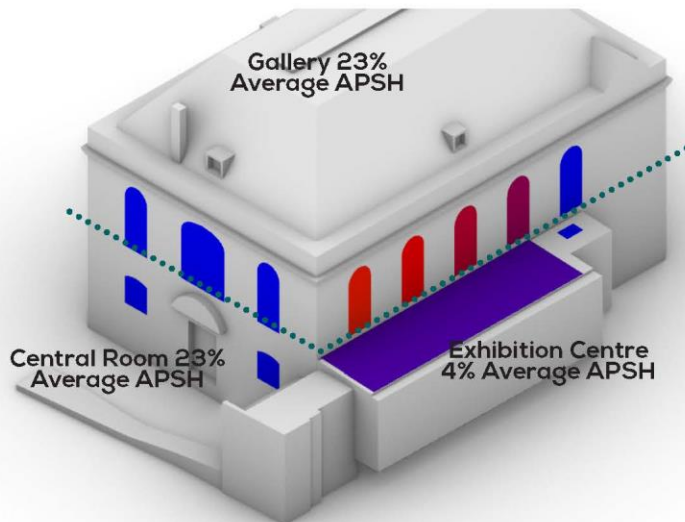
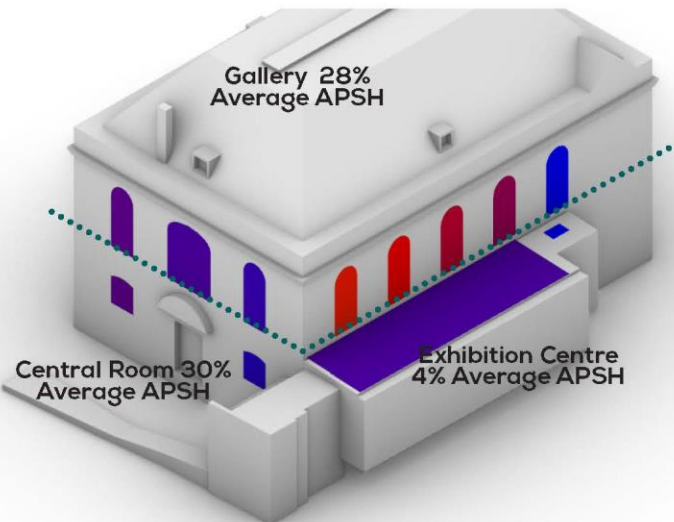
SUMMARY CONCLUSIONS BRE: MINOR IMPACTS WITH PROPOSED ONLY.
MINOR TENDING TO MODERATE IMPACTS IN CUMULATIVE SCENARIO.

EXISTING (BASELINE)

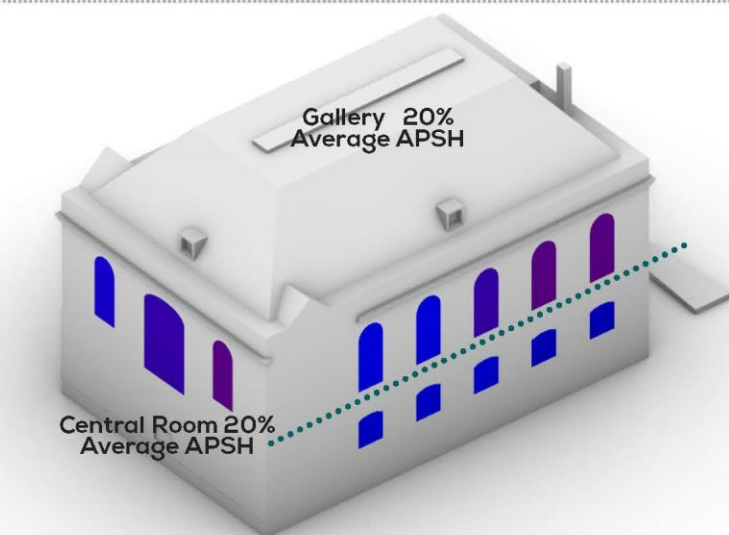
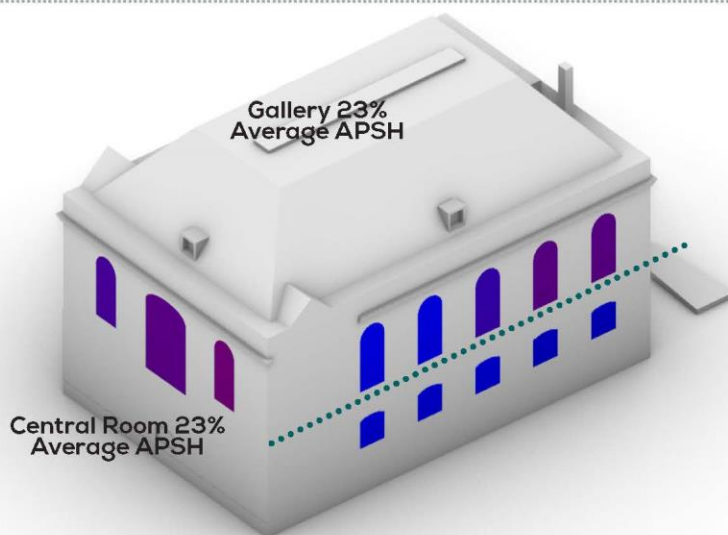
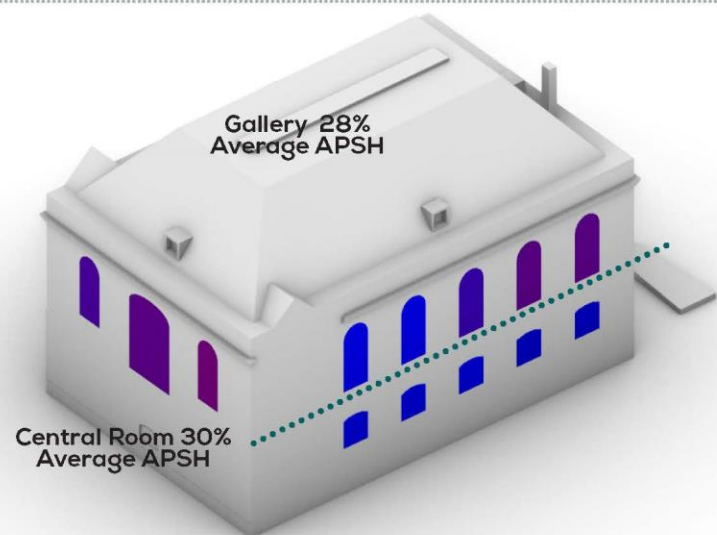
WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

South-western facades

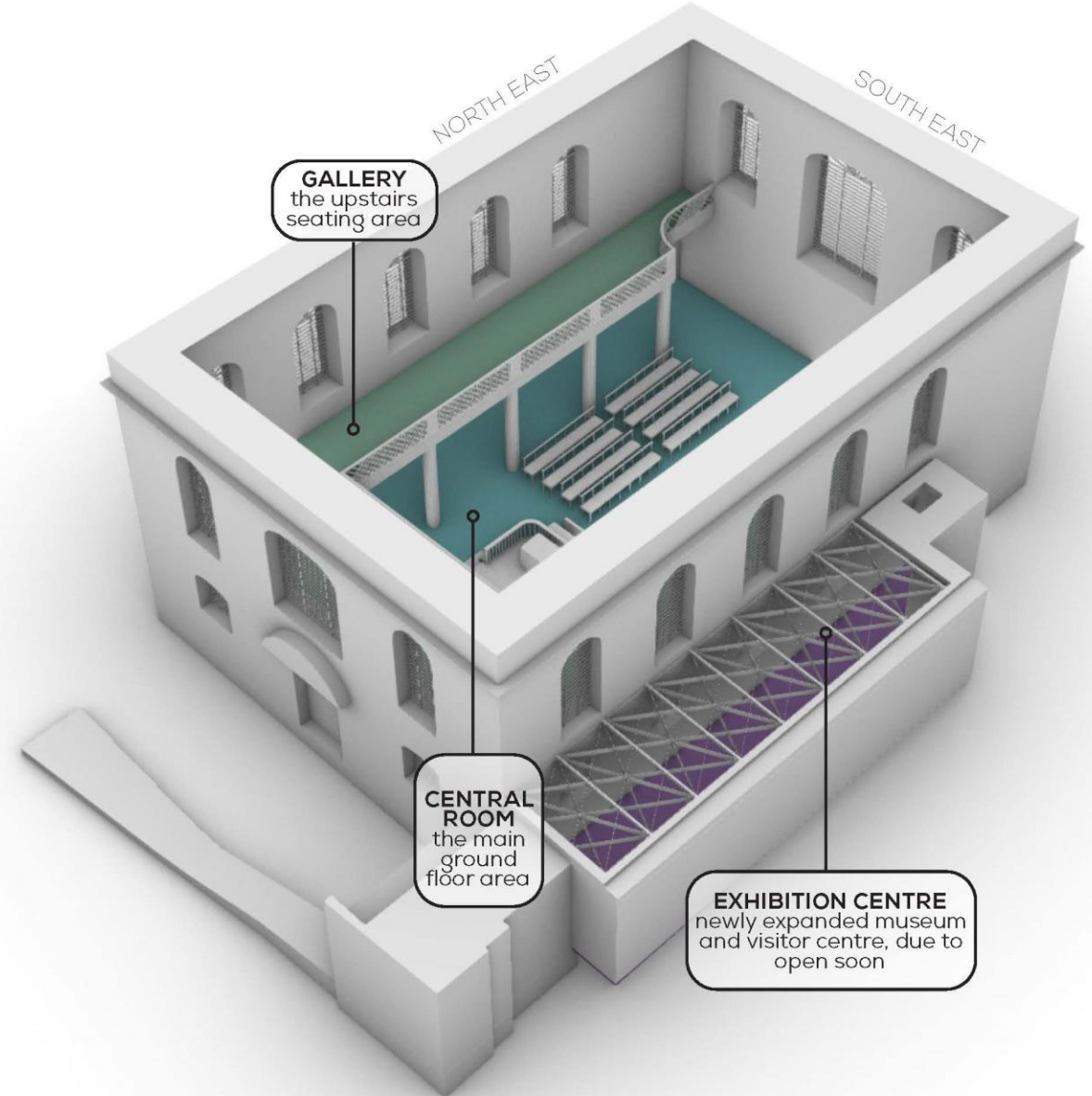
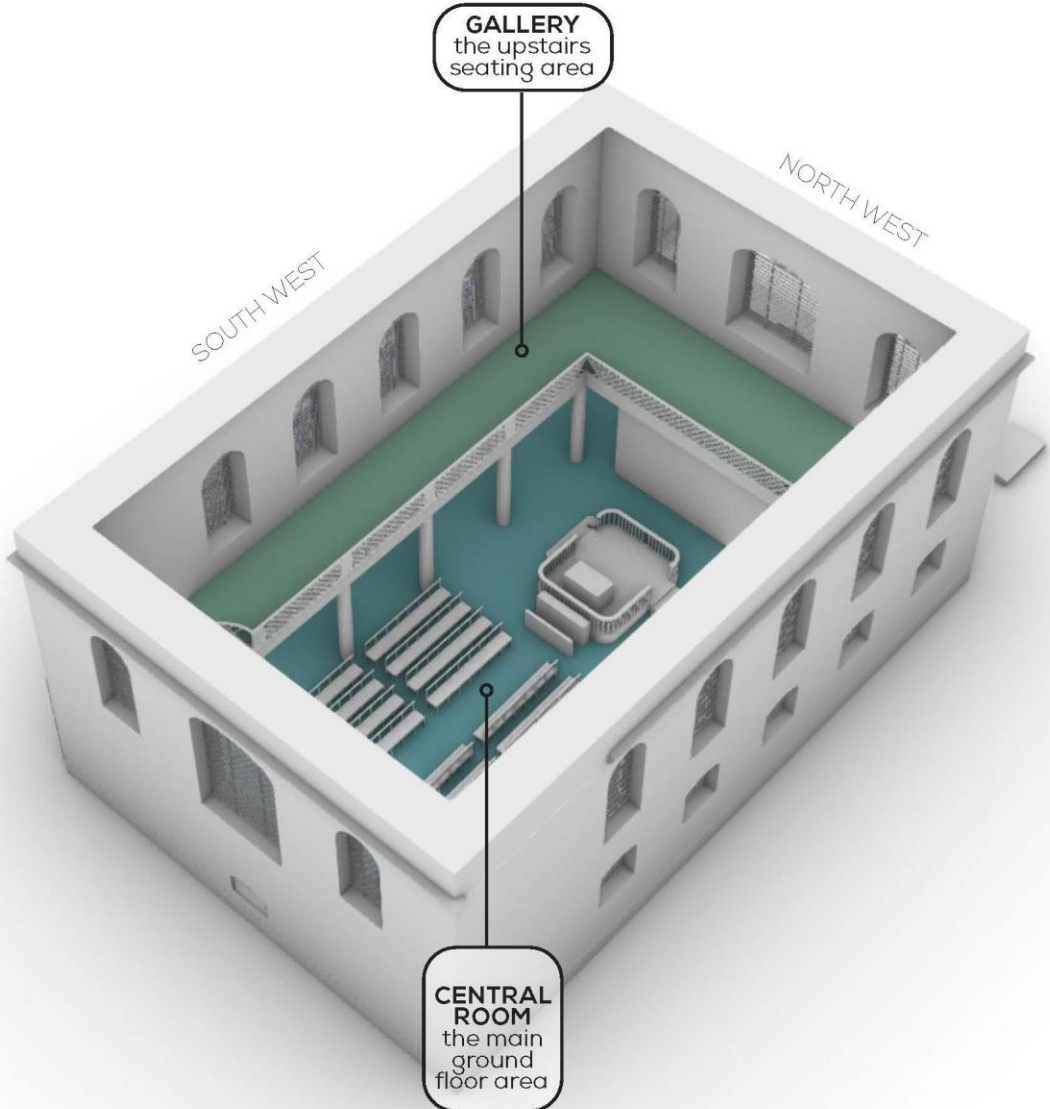


North-eastern facades



SUMMARY CONCLUSIONS BRE: MINOR IMPACTS OVERALL.

BEVIS MARK SYNAGOGUE



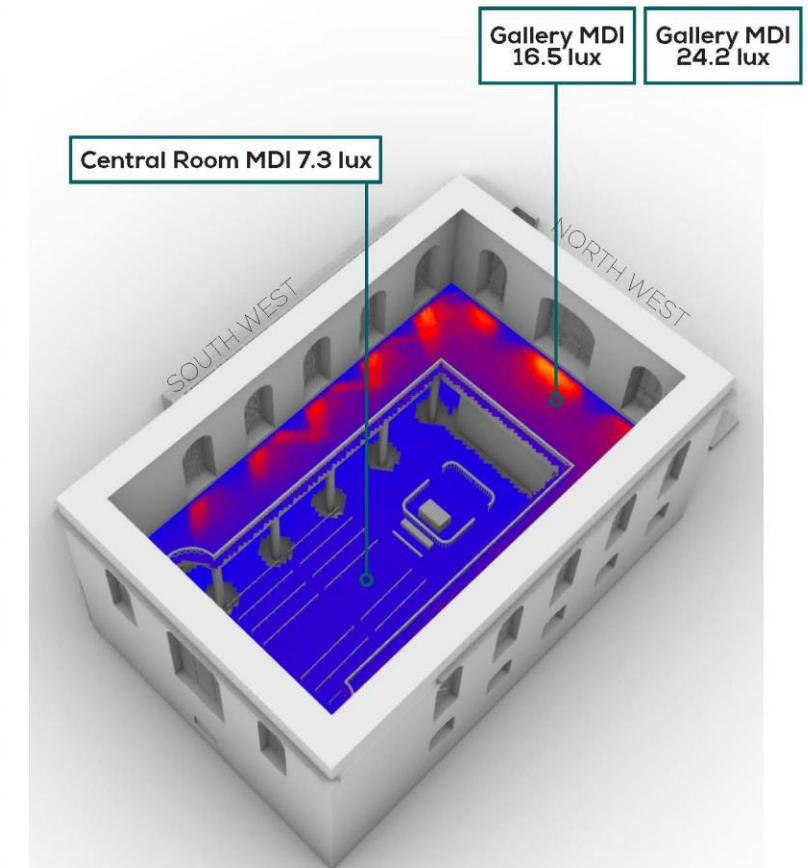
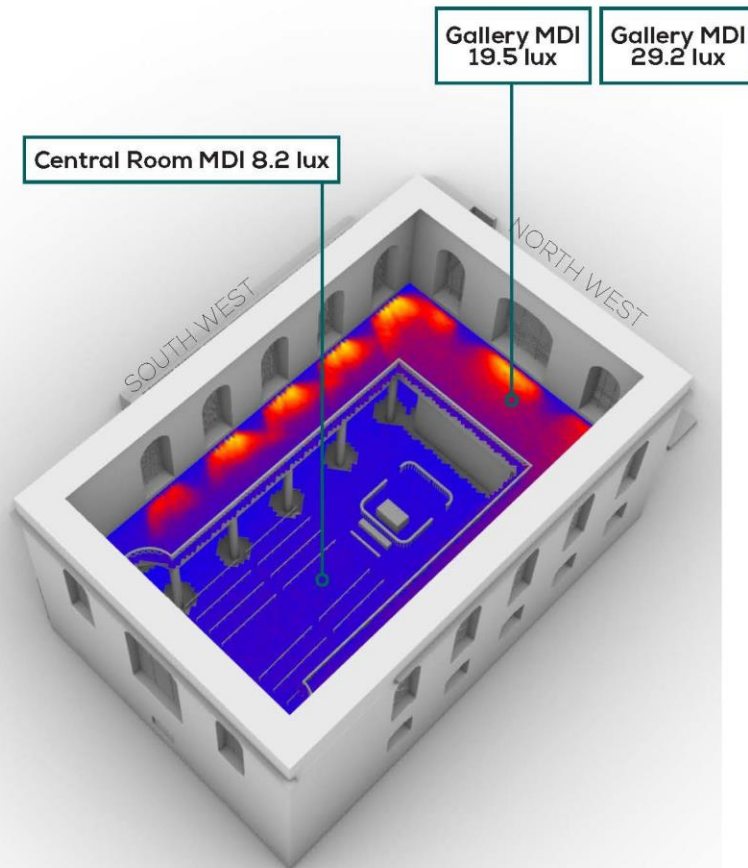
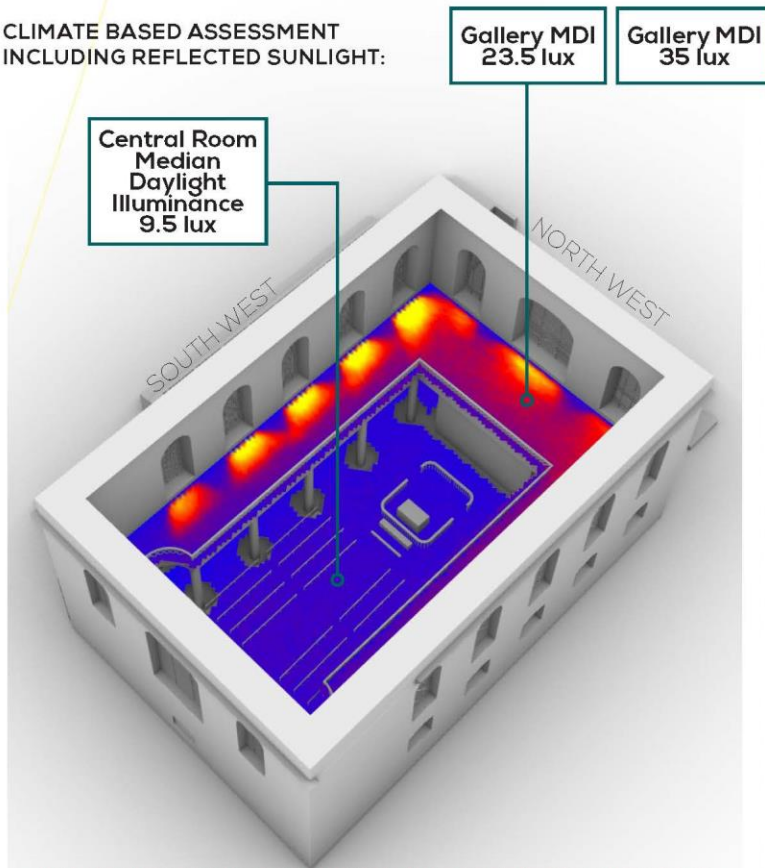
Bevis Marks Synagogue Layout

EXISTING (BASELINE)

WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

CLIMATE BASED ASSESSMENT INCLUDING REFLECTED SUNLIGHT:



REFERENCE:

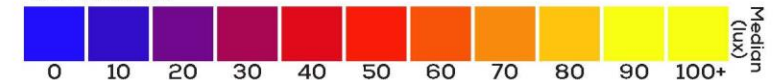
Even if a predominantly daylit appearance is not achievable:

- target for bedroom 100 lux MDI
- preferred reading levels <100 lux MDI

SUMMARY CONCLUSIONS BRE:

THE RESULTS DO SHOW A SMALL DECREASE IN THE VALUES WITH THE PROPOSED DEVELOPMENT. HOWEVER, THE BRE GUIDELINES DO NOT RECOMMEND THE USE OF THESE METRICS TO ASSESS LOSS OF DAYLIGHT IN EXISTING BUILDINGS.

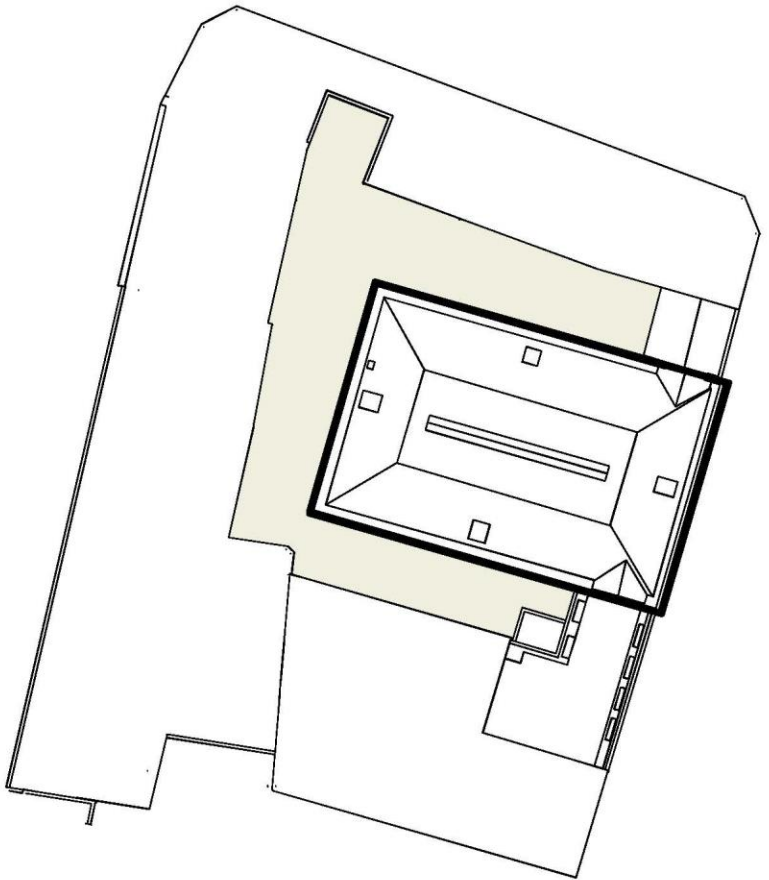
DAYLIGHTING



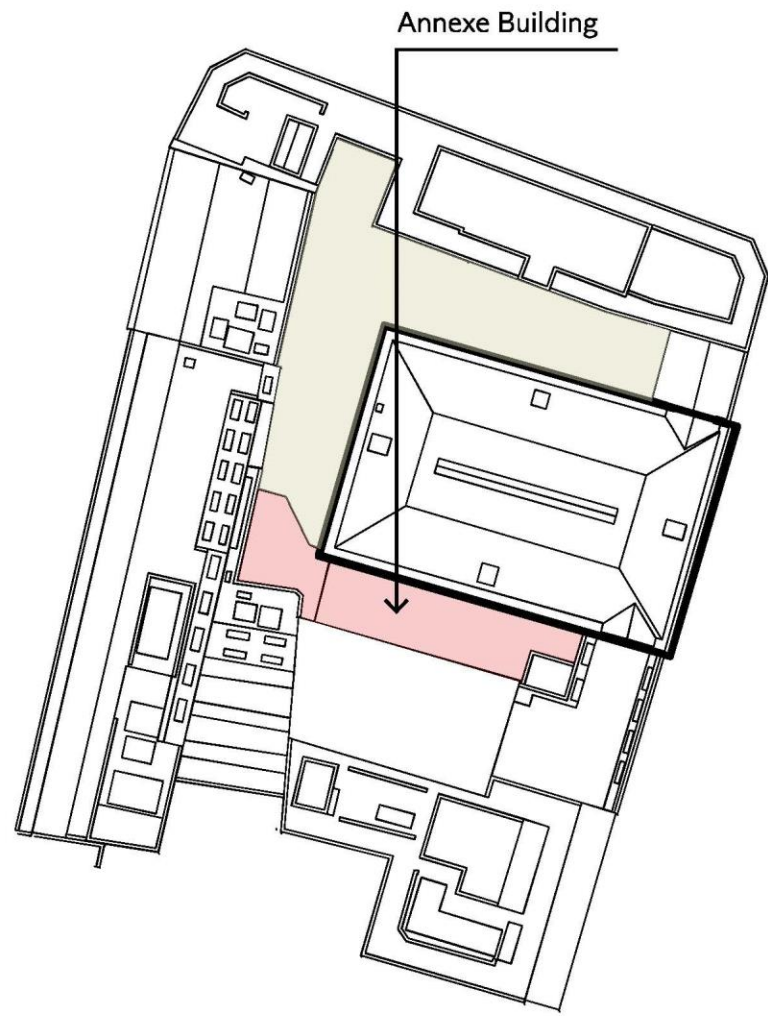
OVERSHADOWING

Bevis Marks Synagogue courtyard

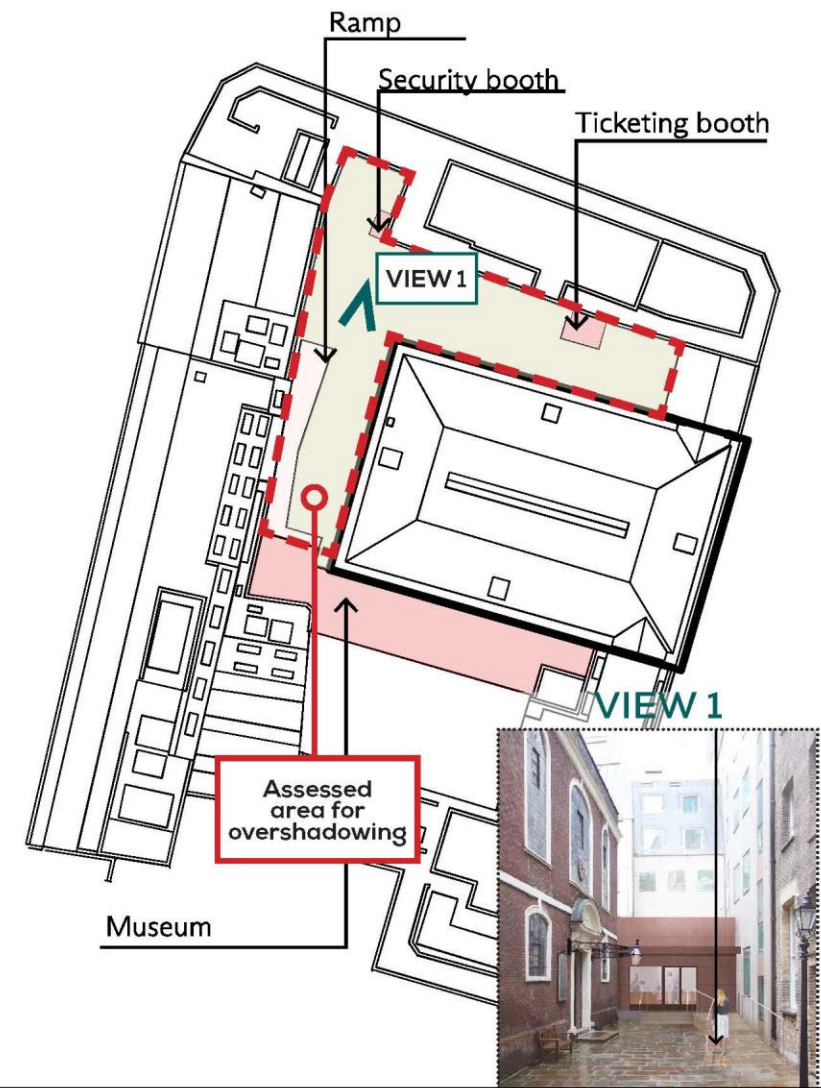
1925



2020: PREVIOUS PLANNING APPLICATION

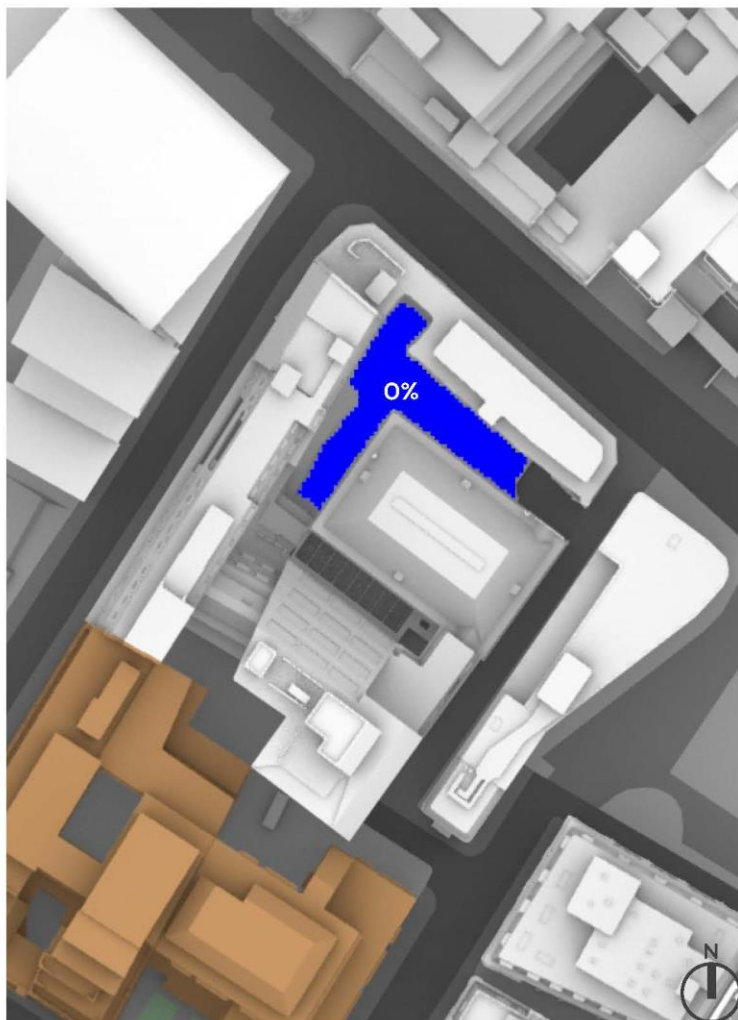


2023: ON SITE CONSTRUCTION

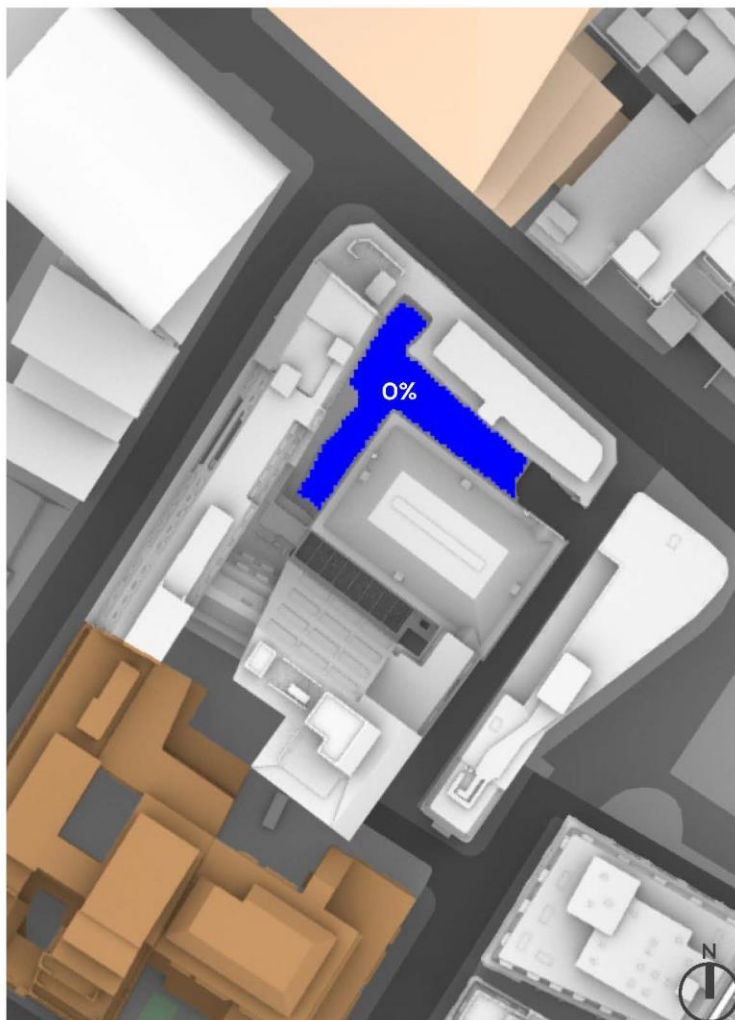


Overshadowing

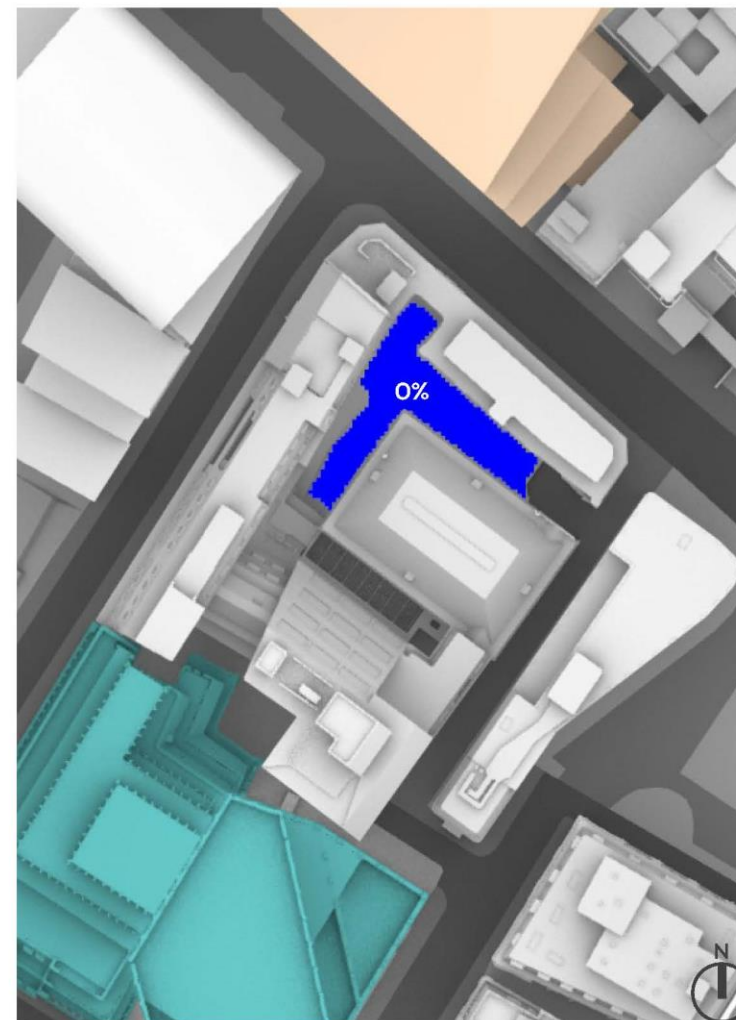
EXISTING (BASELINE)



WITH CONSENTS (FUTURE BASELINE)



PLUS PROPOSED (CUMULATIVE)



SUMMARY CONCLUSIONS BRE: THE COURTYARD WOULD TECHNICALLY MEET THE GUIDELINES.

BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE

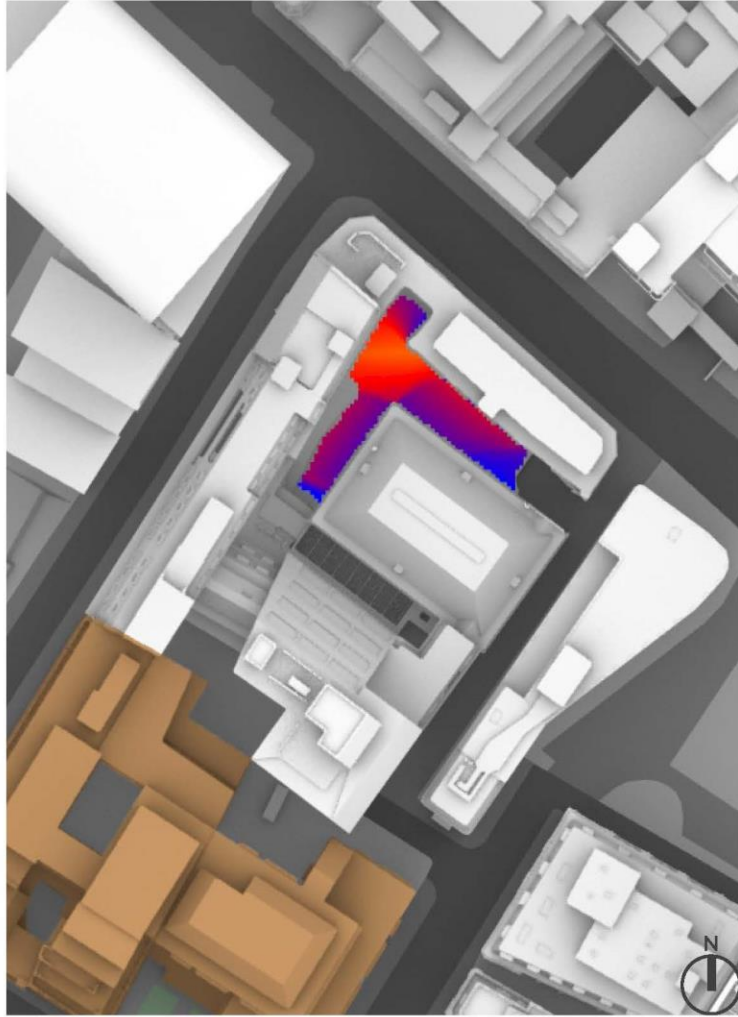
SUN HOURS ON GROUND BRE TEST - 21ST MARCH



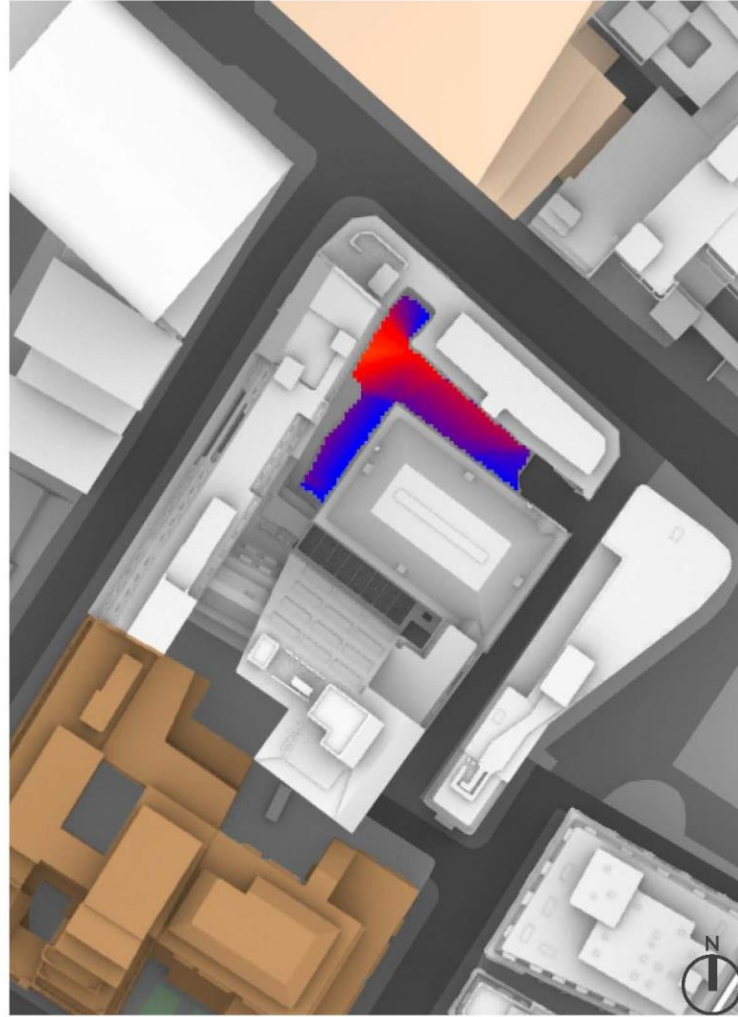
OVERSHADOWING

Existing conditions and overshadowing of courtyard - 21st June

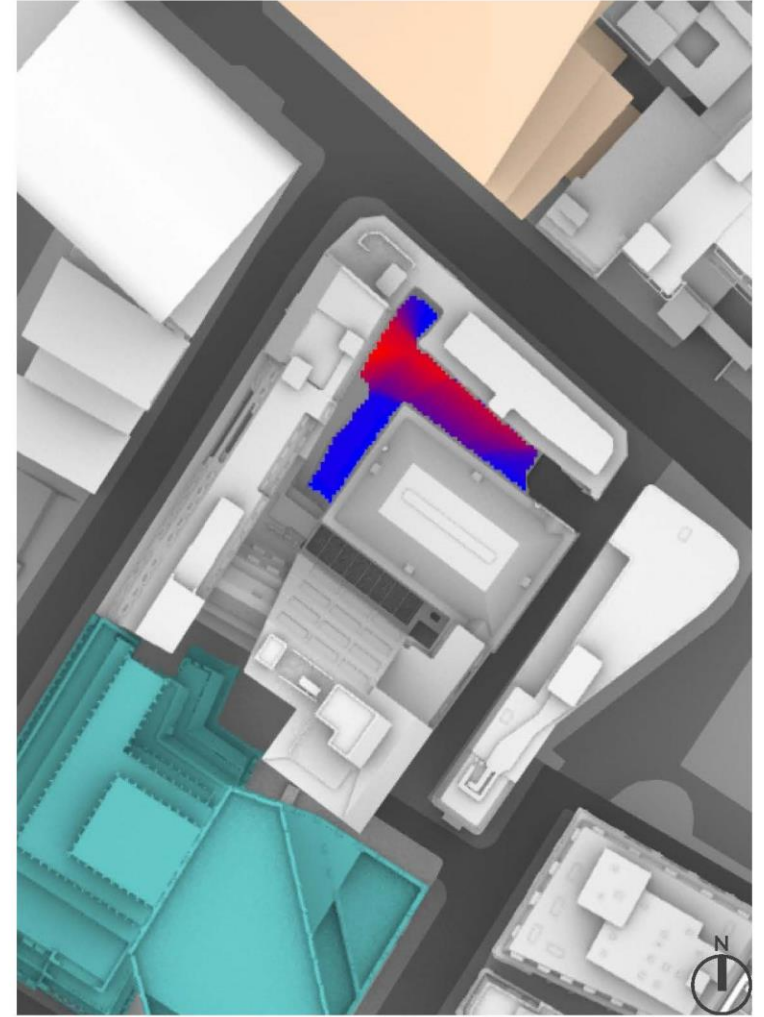
BASELINE



FUTURE BASELINE



CUMULATIVE



SUMMARY CONCLUSIONS: THE CHANGES ILLUSTRATED FOR THE SUMMER SOLSTICE ARE LIMITED TO THE PORTION OF COURTYARD LEADING TO THE EXHIBITION CENTRE'S

SUN EXPOSURE
TOTAL HOURS

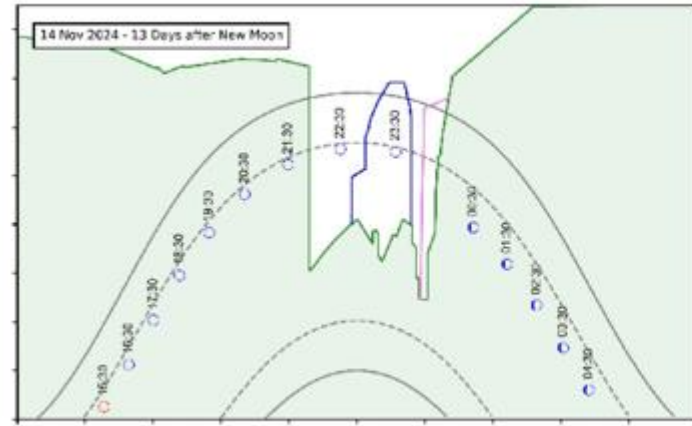


Overshadowing

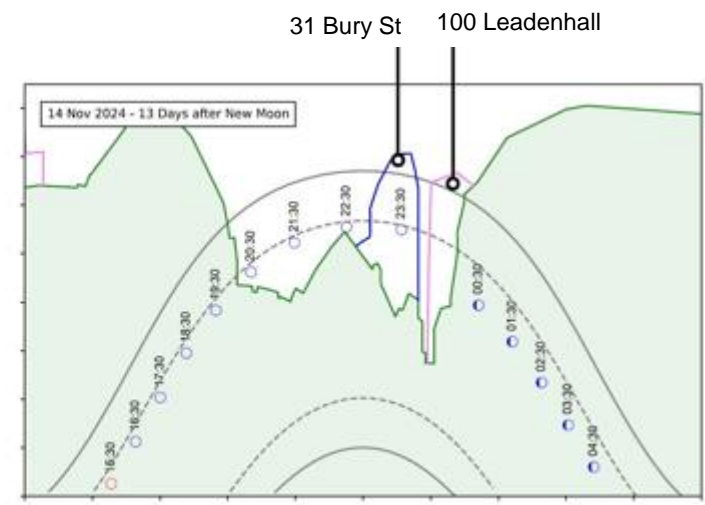
Daylight (VSC) – impacts on 5 southwest facing windows			Sunlight	
Previous application	Absolute losses between 1.3 -1.8%	Resultant values between 2.8-5.2%	Previous application	3 southwest facing windows below BRE guidelines (absolute losses between 7-12%)
Current proposal	Absolute losses between 1.3 -1.9%	Resultant values 2.3-4.8%	Current proposal	BRE guidelines compliant (losses 4% or less)

There are minor differences in the calculated values, which are excepted due to the assessment being undertaken by different consultants at different times.

Lunar Transit Study



Viewpoint P



Viewpoint N

Observer location	Lunistice	Loss of visibility cumulative vs existing baseline		Loss of visibility cumulative vs future baseline	
		Absolute	Relative	Absolute	Relative
P	Major	2.1%	49%	1.5%	41%
	Minor	2.5%	52%	1.8%	44%
	Average	2.3%	51%	1.7%	42%
N	Major	2.1%	41%	1.2%	29%
	Minor	2.2%	51%	1.3%	38%
	Average	2.2%	46%	1.3%	33%

Lunistice year (observer point P)	Existing baseline			Future baseline			Cumulative		
	Months	Days	Hours	Months	Days	Hours	Months	Days	Hours
Major	9	63	101	8	52	82h 30 mins	8	50	41h 45mins
Minor	9	61	103	8	51	86h 30mins	8	50	39h 45mins

Wind Conditions



Windiest Season Conditions at Ground Level, Configuration 1 (Existing Building with Existing Surrounds)



Windiest Season Conditions at Ground Level, Configuration 2 (Proposed Development with Existing Surrounds)



Windiest Season Conditions at Ground Level, Configuration 4 (Proposed Development with Tier 1 Cumulative Surrounds)



Windiest Season Conditions at Ground Level, Configuration 5 (Proposed Development with Tier 1 & Tier 2 Cumulative Surrounds)

Thermal comfort



Thermal Comfort at Ground Level, Configuration 1 (Existing Building with Existing Surrounds)



Thermal Comfort at Ground Level, Configuration 2 (Proposed Development with Existing Surrounds)

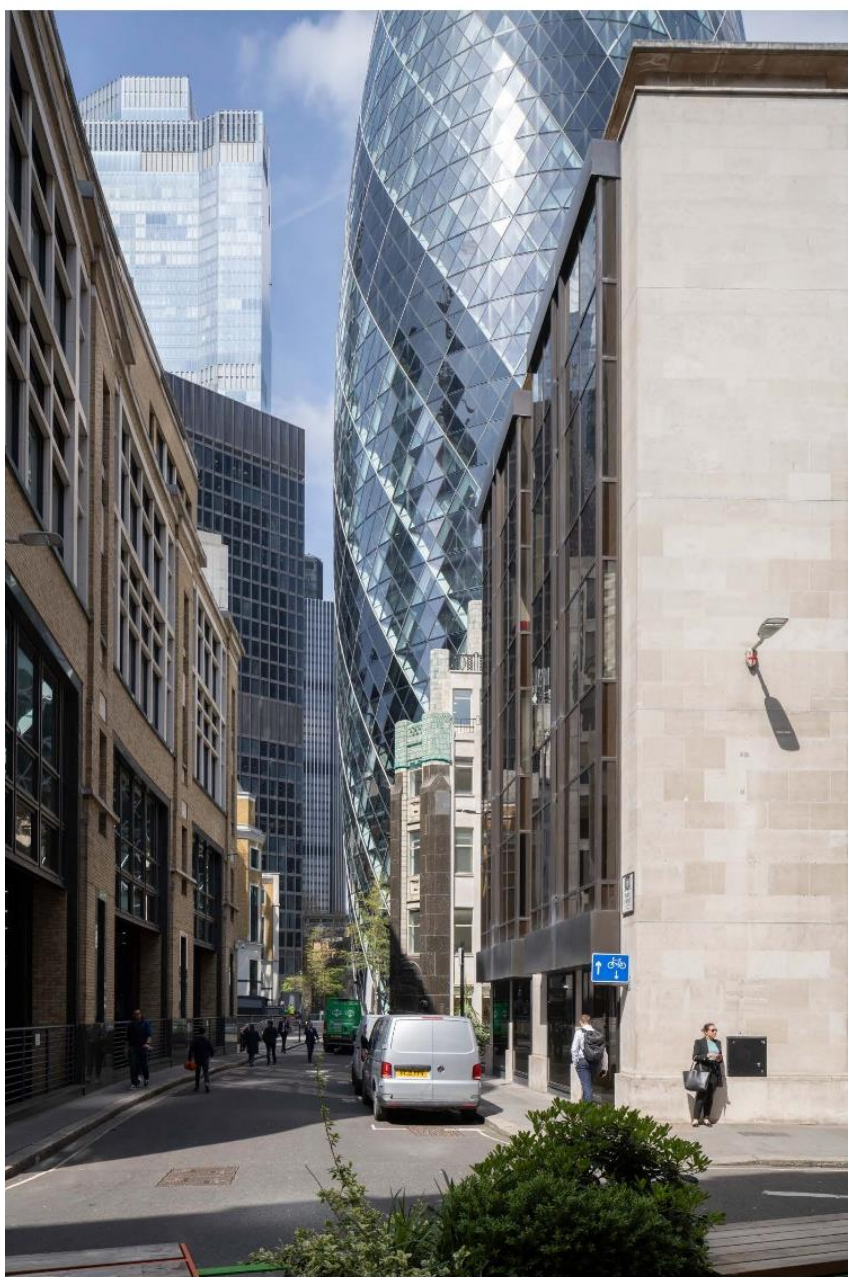


Thermal Comfort at Ground Level, Configuration 3 (Proposed Development with Tier 1 Cumulative Surrounds)

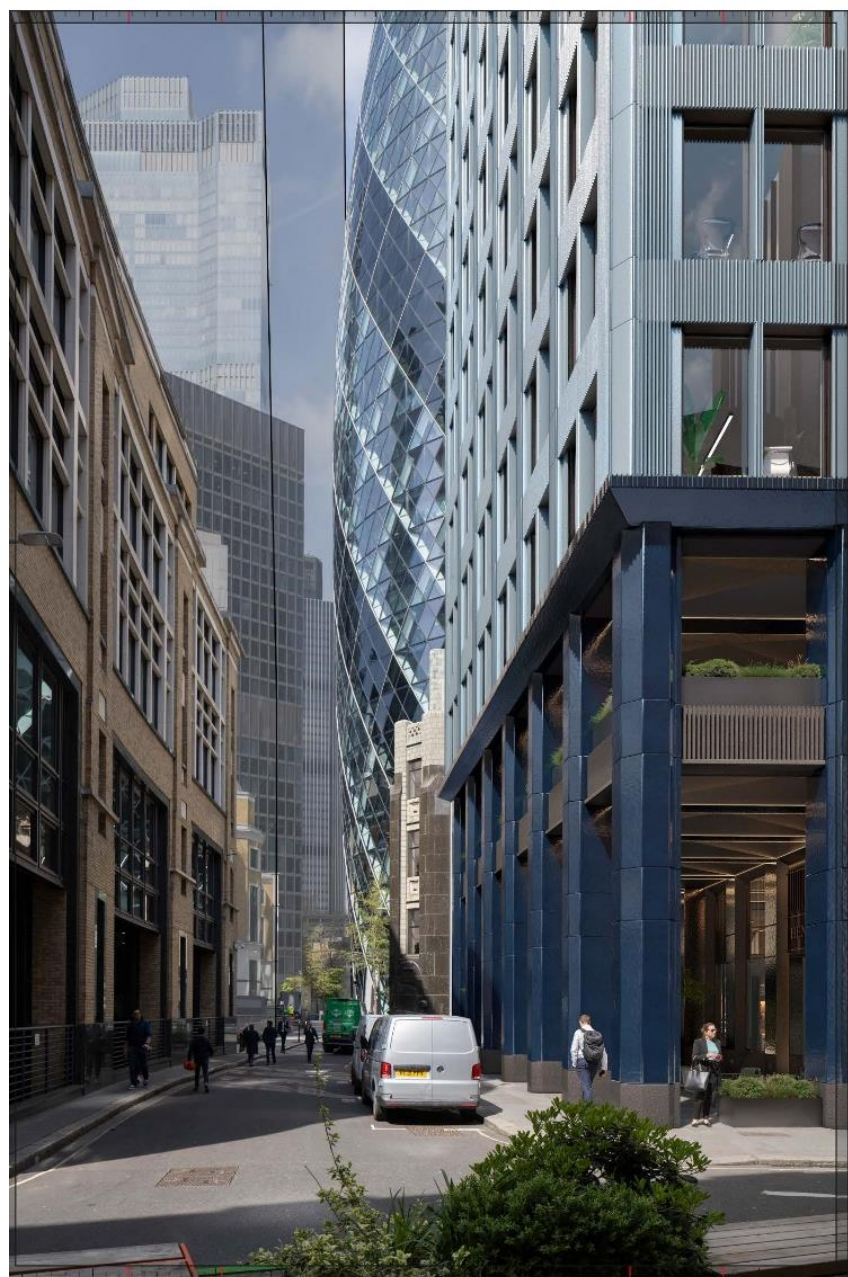


Thermal Comfort at Ground Level, Configuration 4 (Proposed Development with Tier 1 & Tier 2 Cumulative Surrounds)

Summary



Existing



Cumulative

View – Creechurch, looking north

