



Planning Applications Sub-Committee

PRESENTATION PACK

Date: FRIDAY, 31 JANUARY 2025

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

5. 99 BISHOPSGATE

Report of the Director of Planning & Development.

For Decision
(Pages 3 - 304)

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99 Bishopsgate

Planning Applications Sub Committee

31st January 2025

Metropolitan and Urban Context

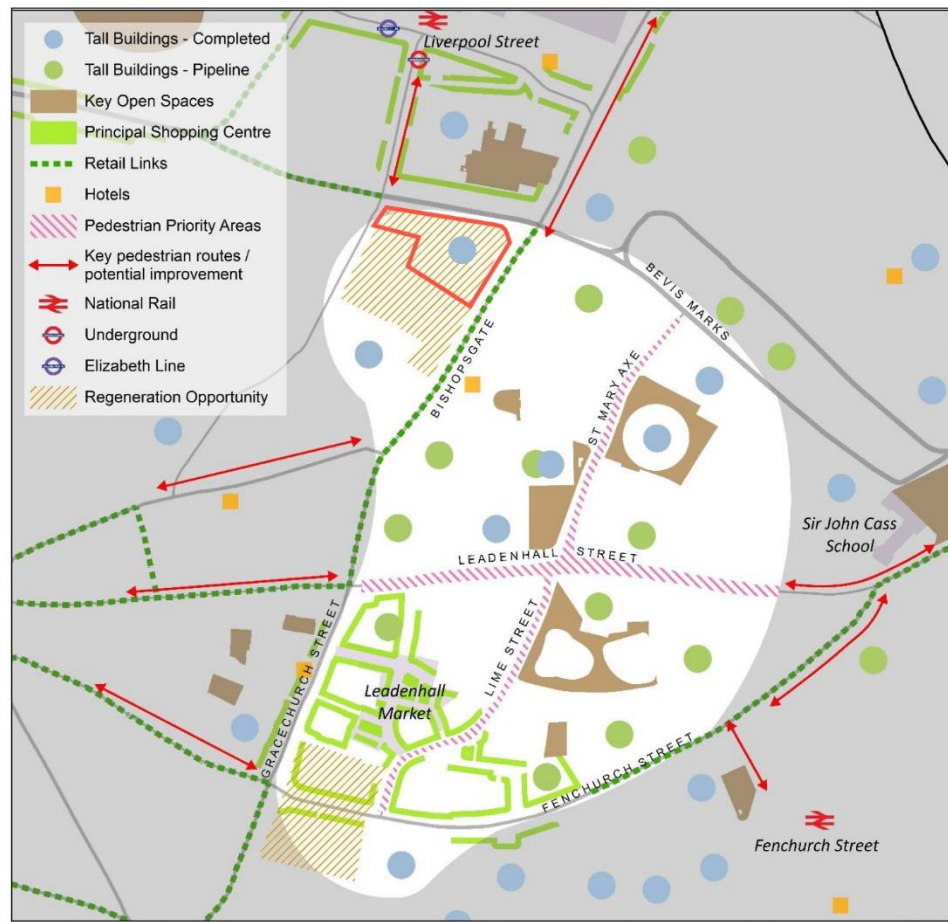


Aerial View of the existing site from the north. Existing building highlighted in red.

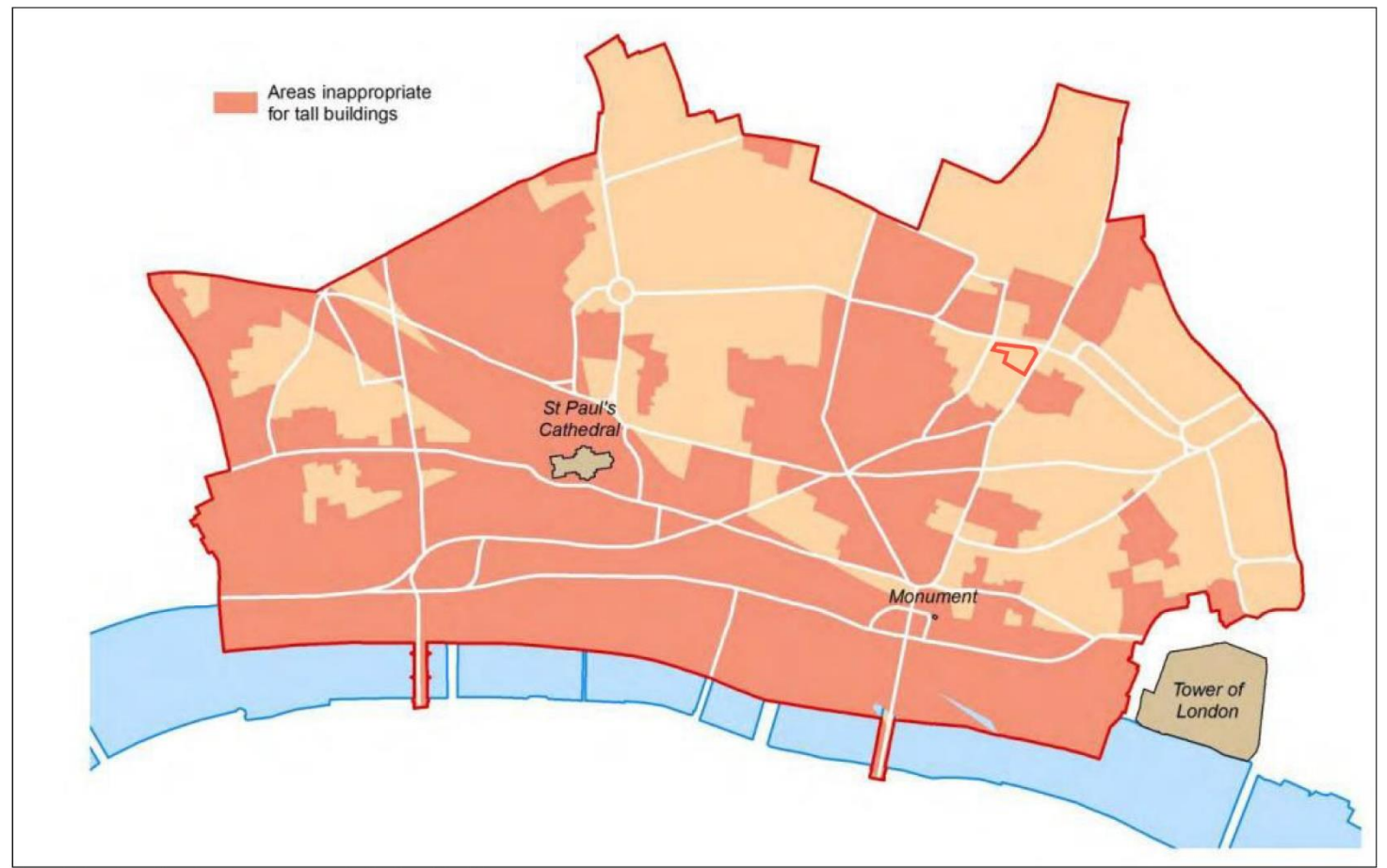
Existing Building - Aerial View from North



City of London Context - The Eastern Cluster



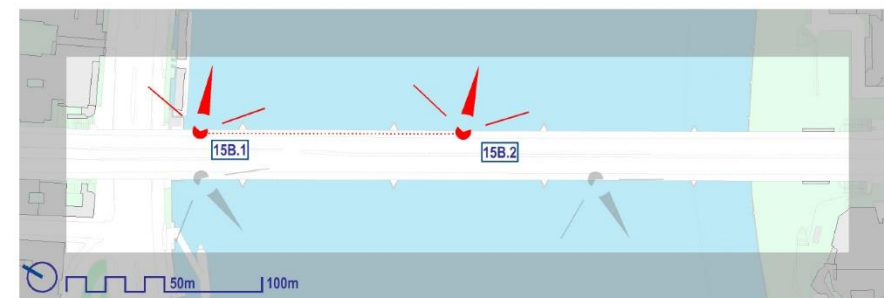
City Cluster Plan showing key areas of change (from Draft City Plan 2040 (2024): Appendix 1)



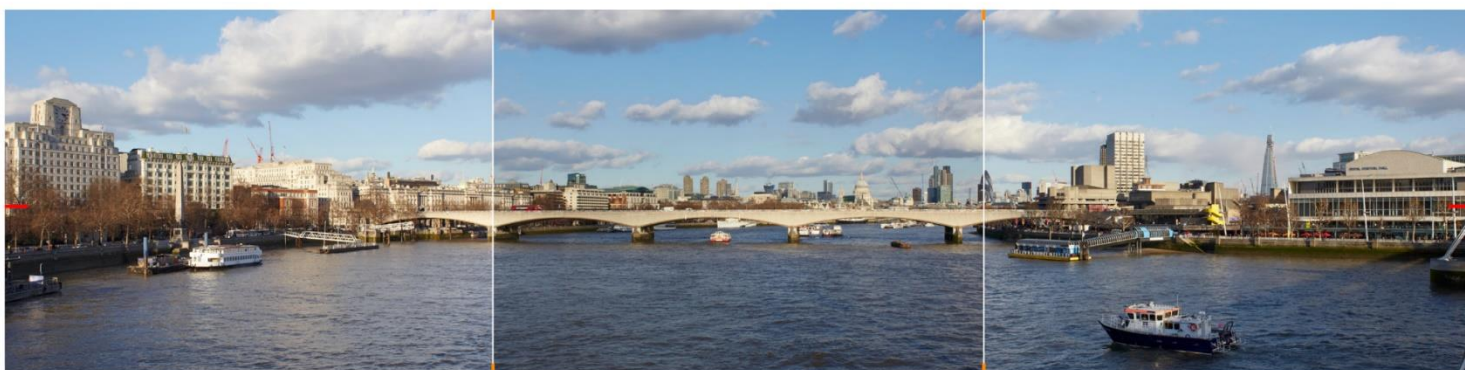
Plan of City of London showing areas unsuitable for tall buildings



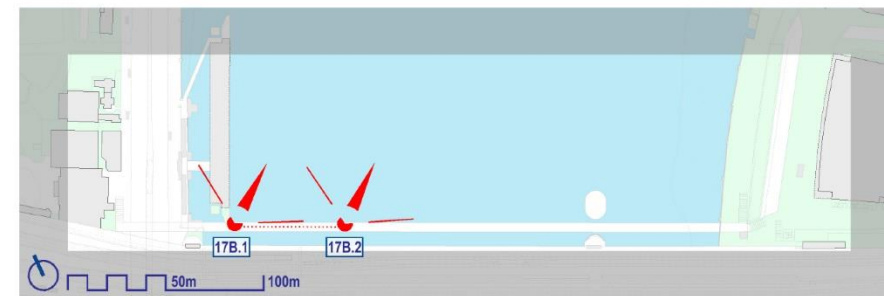
Panorama from Assessment Point 15B.2 Waterloo Bridge: downstream – at the centre of the bridge



Assessment Point 16B.1 The South Bank: Gabriel's Wharf viewing platform – centre of north rail



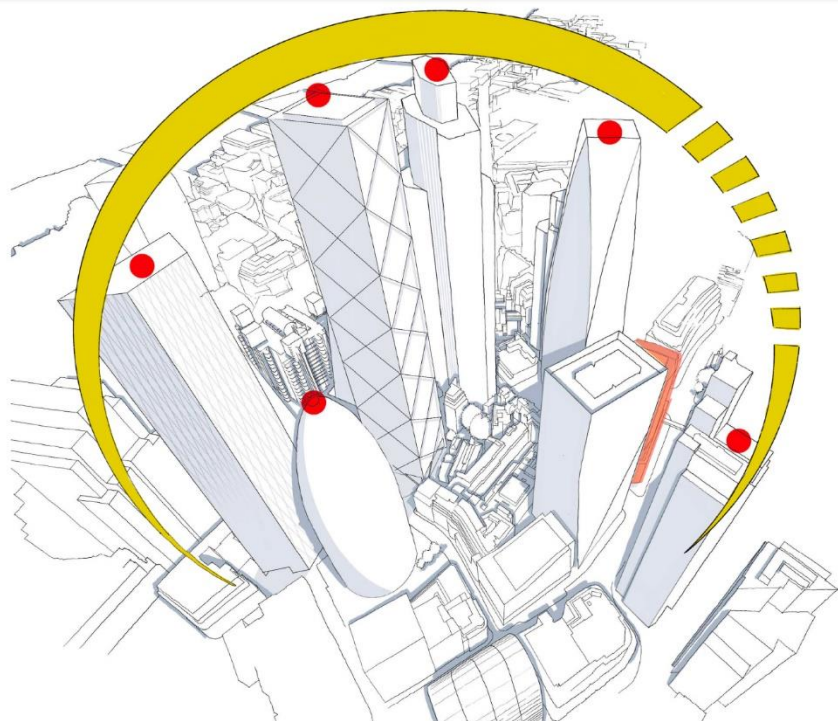
Assessment Point 17B.2 Golden Jubilee/Hungerford Footbridges: downstream – close to the Westminster bank



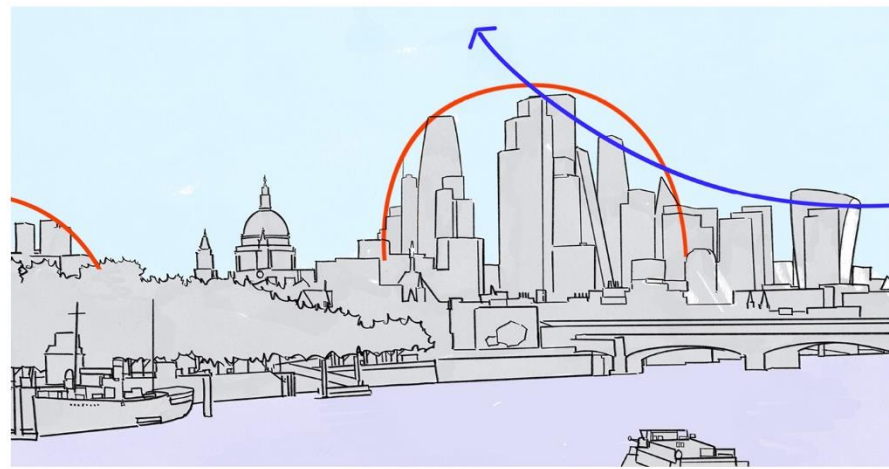
Key LVMF Views - The Eastern Cluster



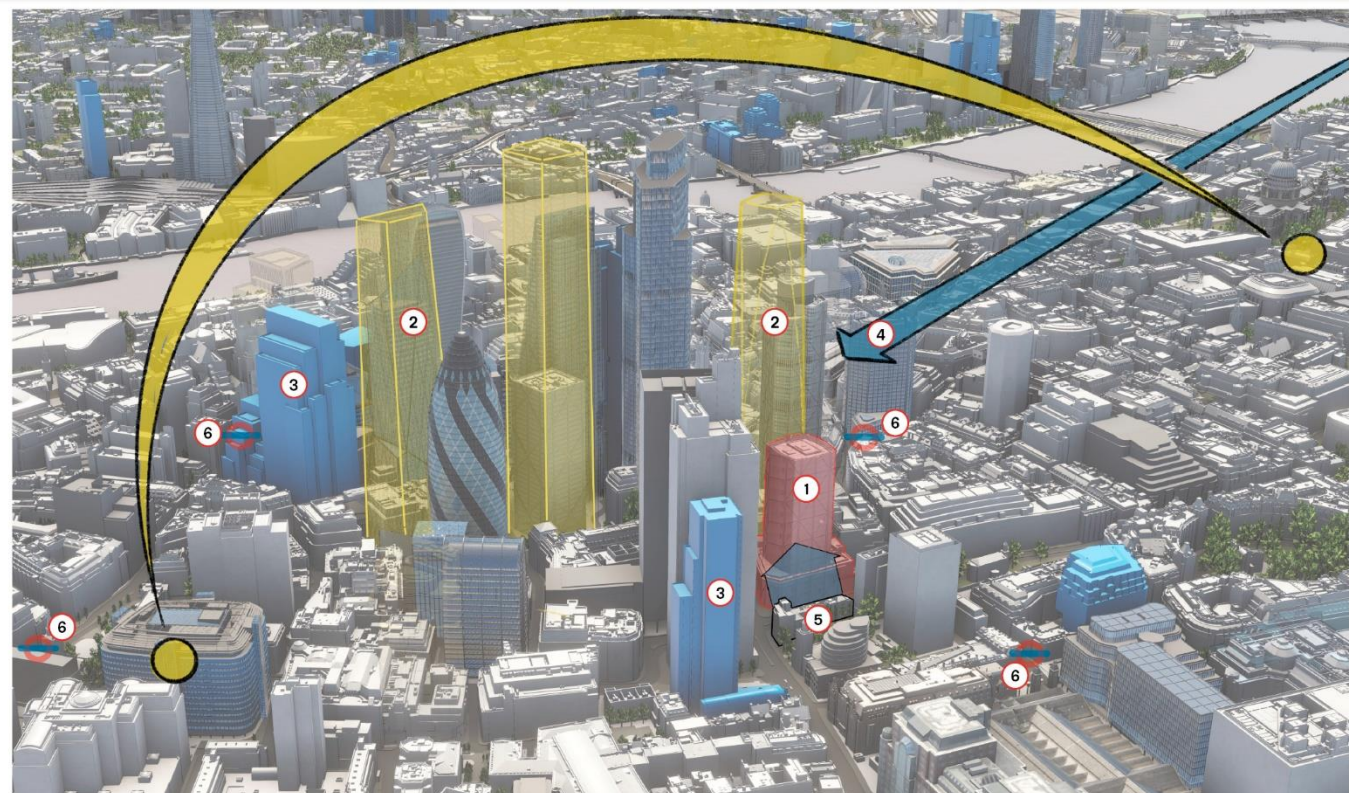
Key LVMF Views - The Eastern Cluster



The site fills a gap in the ring of tall buildings surrounding St. Helen's Conservation Area



Existing City Cluster with Consented Proposals

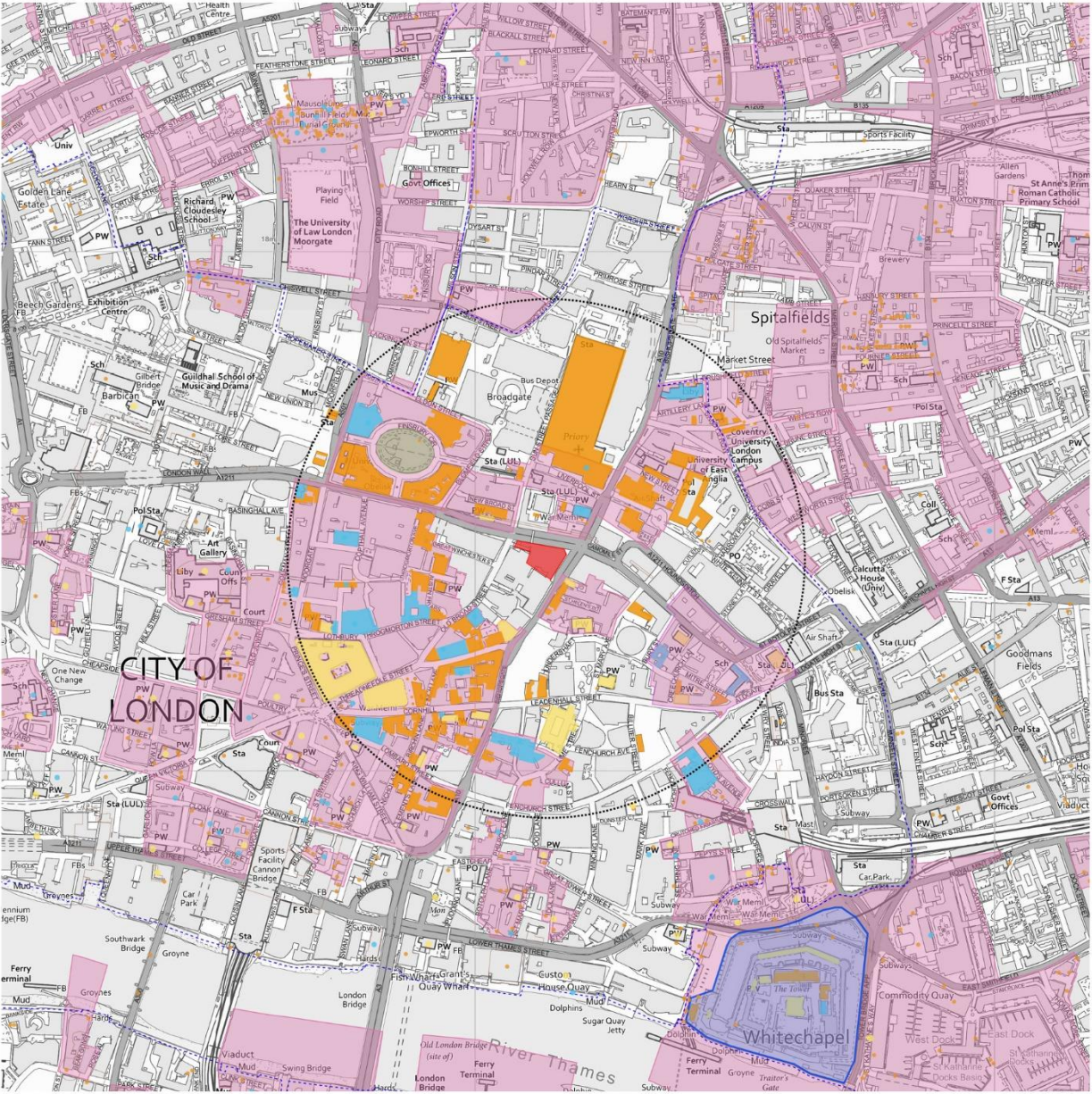


Sketch based upon VuCity analysis of existing and cumulative developments of the Eastern Cluster

- Key:
- ① 99 Bishopsgate
 - ② (Yellow) Buildings/Buildings with Resolution to Grant
 - ③ (Blue) Buildings under construction
 - ④ Key LVMF view from Waterloo Bridge
 - ⑤ Residential properties
 - ⑥ LUL/Public Transport Nodes

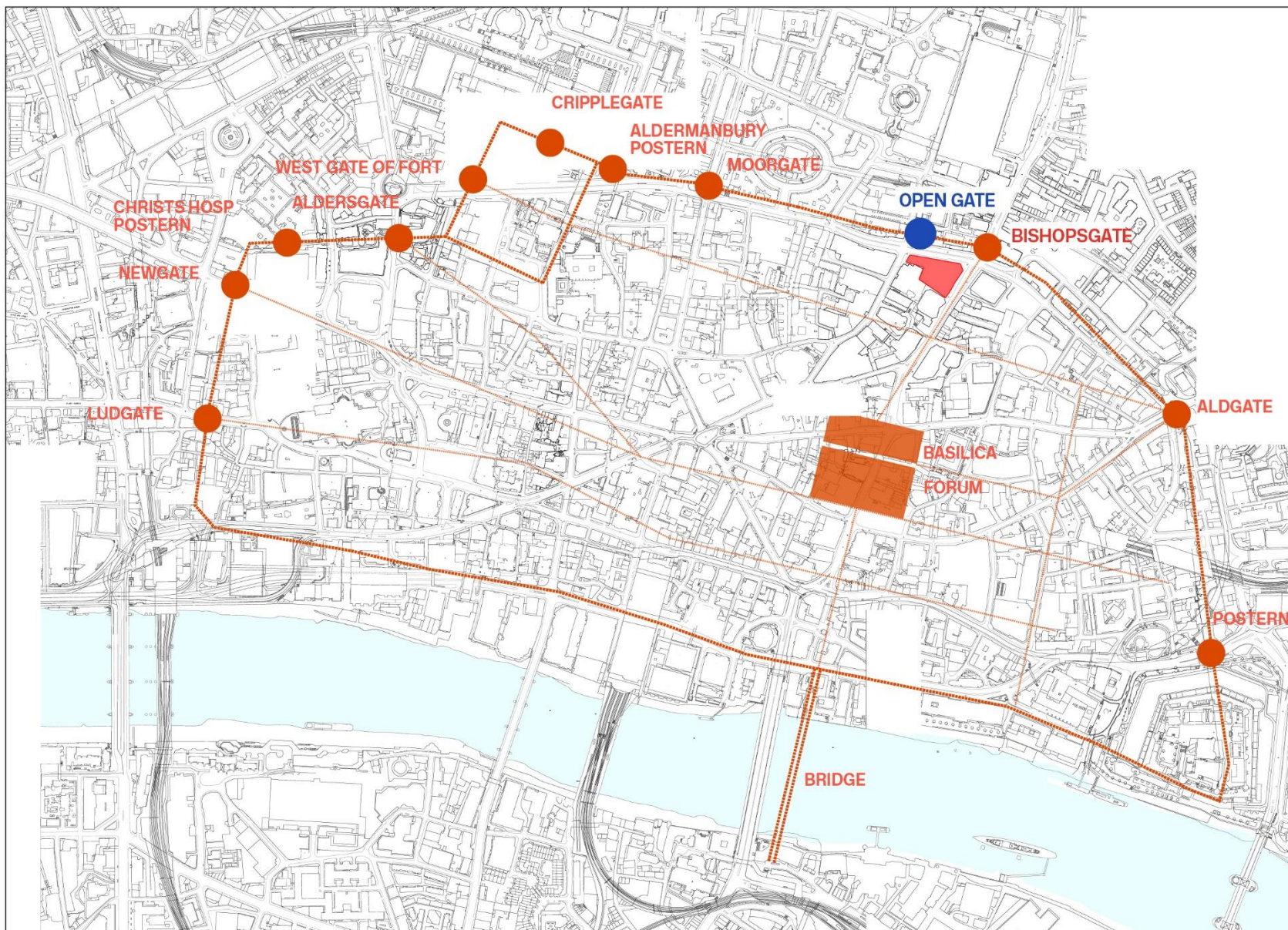
City of London Context - Development of the Eastern Cluster

Site and Local Context

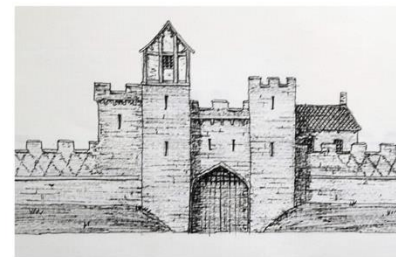


99 Bishopsgate Heitage Context

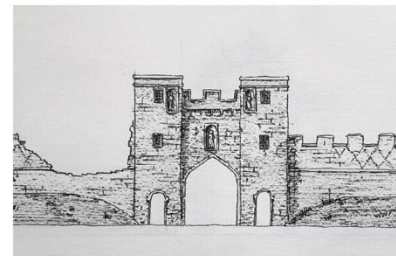
Heritage Assets



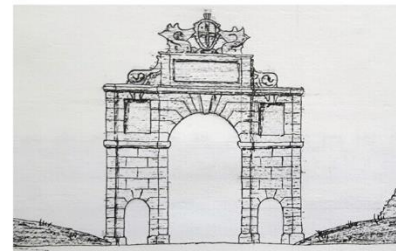
Historic Context: London Wall AD200 overlaid onto OS Map.



Bishopsgate 1550



Bishopsgate 1680



Bishopsgate 1750

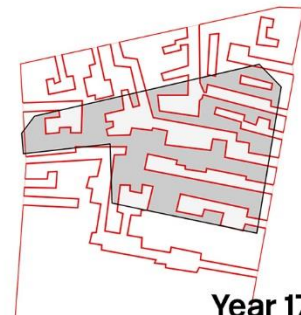


Bishopsgate Views (early 20th Century):

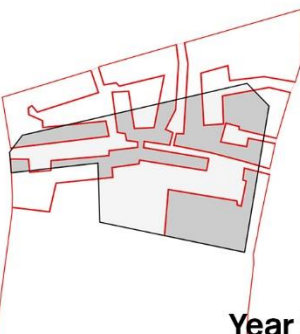
London's Historical City Gates



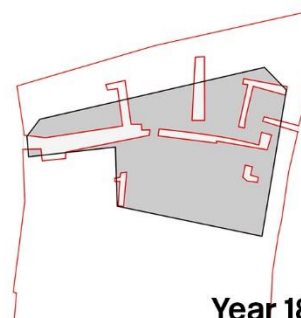
Year 1676



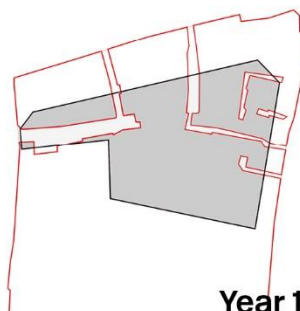
Year 1755



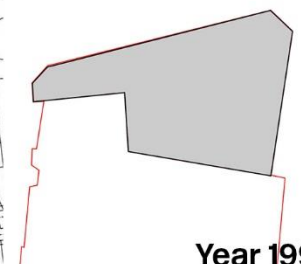
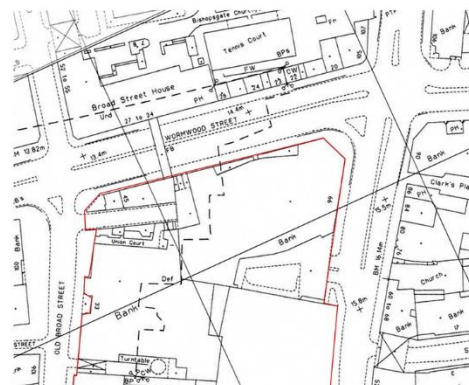
Year 1799



Year 1887



Year 1954



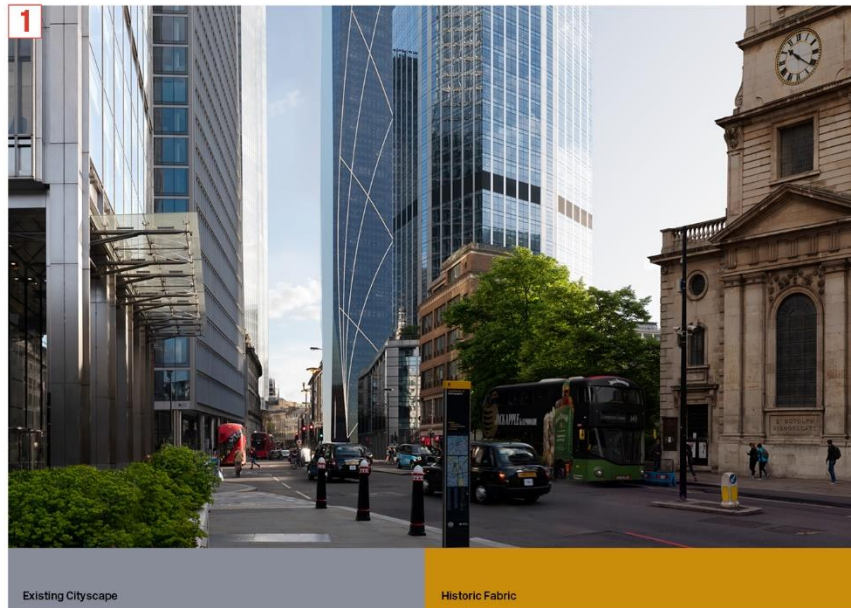
Year 1992

Site History



Existing Site Context Map

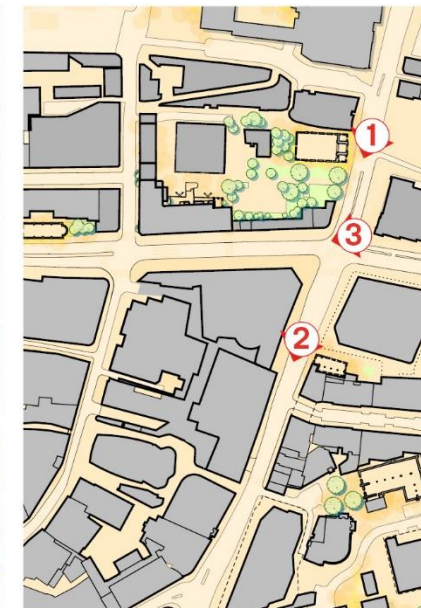
Site Location



Recent Cityscape and Historic Fabric



St Ethelburga's Bishopsgate 54 Bishopsgate and St Helen's Place Southern Bishopsgate Existing 99 Bishopsgate



Context Appraisal - Bishopsgate



Bishopsgate looking South



St Ethelburga's



54 Bishopsgate looking North



Wormwood Street



99 Bishopsgate Bishopsgate Junction Wormwood Street Winchester House 101 Bishopsgate

Context Appraisal - Bishopsgate Junction / Wormwood Street



Winchester House



St Botolph

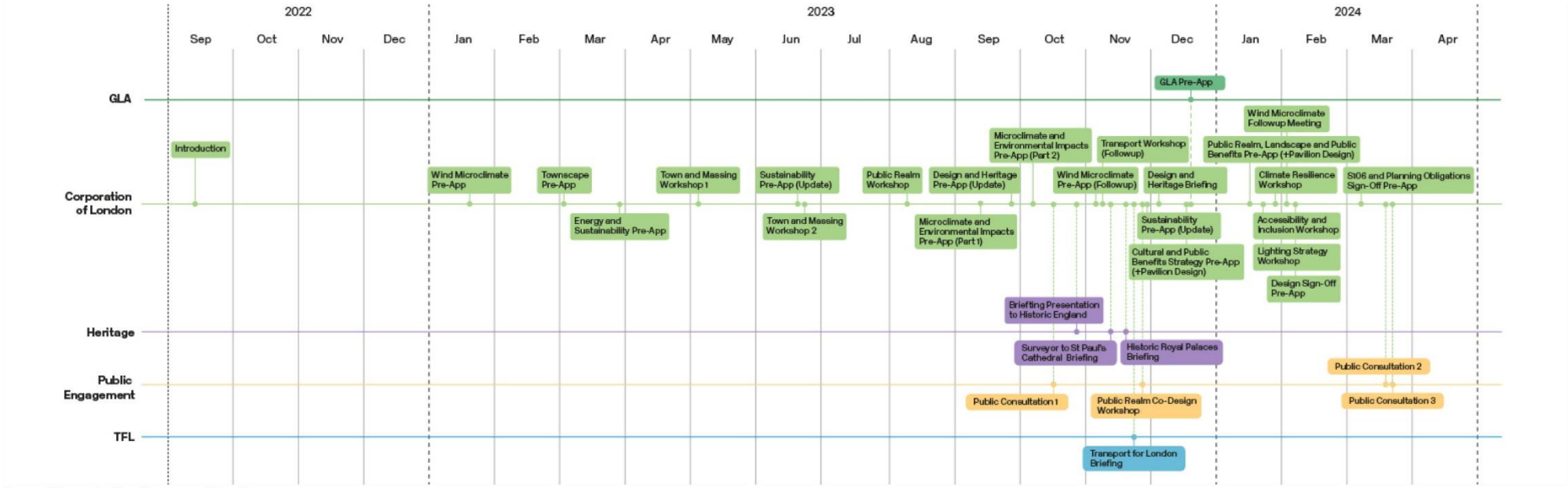


48 Bishopsgate



40 Liverpool Street

Material Context



Formal Consultation Summary Timeline



Photos from Public Consultation



Selection of Public Exhibition Boards



Public Consultation

Redevelopment Considerations



Tower set back from primary street frontages



Un-welcoming relationship to Bishopsgate

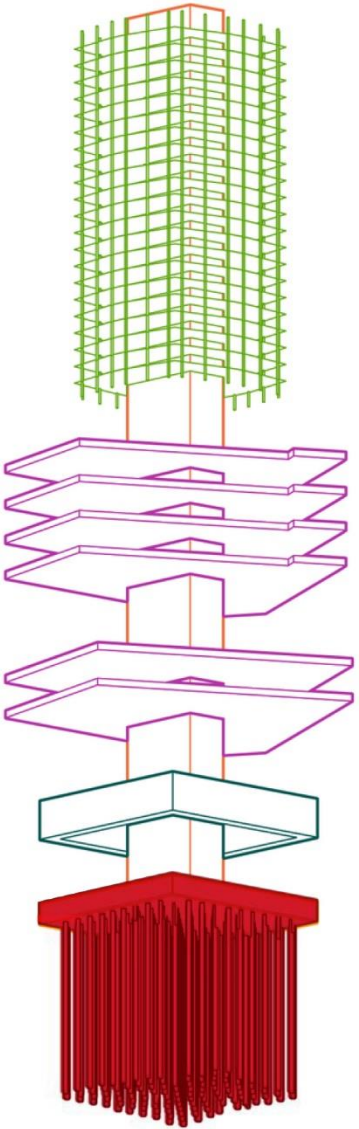
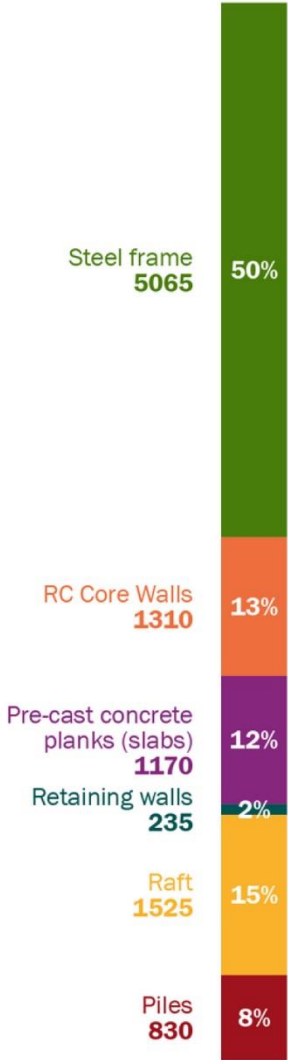


Looking East along Wormwood Street

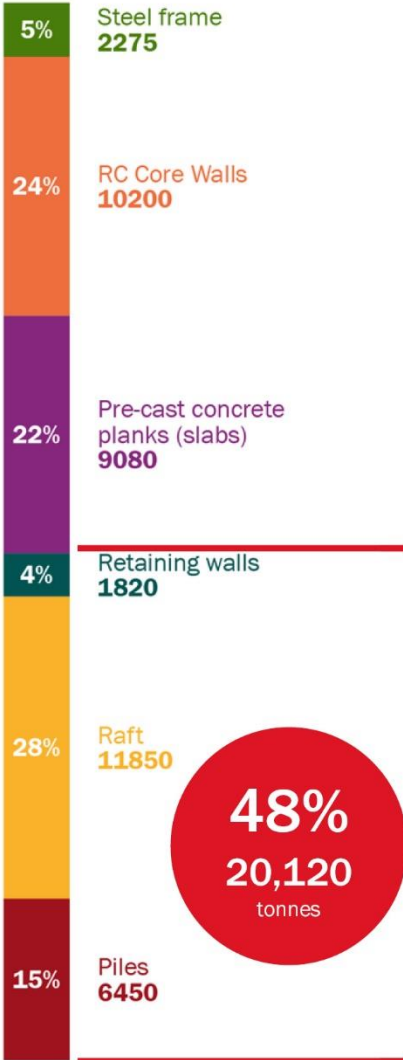


Wormwood Street: Inactive frontages dominated by vehicles

Embodied carbon **tCO₂eq** A1 - A3 **100%**



A1 - A3 Mass **41675 tonnes**

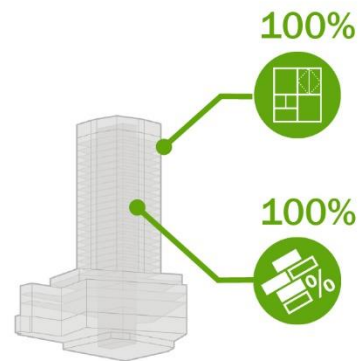


48%
20,120
tonnes

Structural analysis of existing building

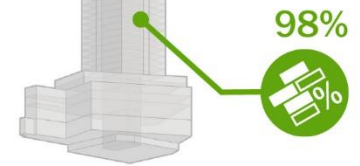
Existing Building

Option 1:
Light refurbishment



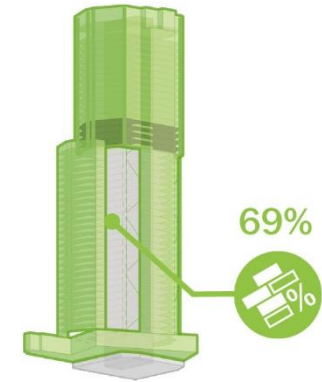
Retained structure: 100%
Retained facade: 100%

Option 2:
Major refurbishment
& 7-floor Extension



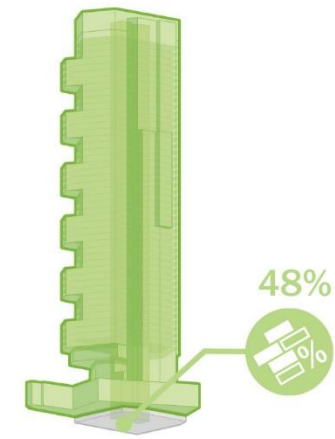
Retained structure: 98%
Retained facade: 0%

Option 3:
Lateral extension
& 20-storey extension



Retained structure: 69%
Retained facade: 0%

Option 4:
Redevelopment



Retained structure: 48%
Retained facade: 0%

Estimated Whole Building Operational Carbon for building life time (B6) (kgCO ₂ e/m ² GIA)	316.0	210.7	158.0	122.9
Total WLCA (incl. B6 & pre-demolition) (kgCO ₂ e/m ² GIA) Module B7 is not considered	931	997	1,430	1,264

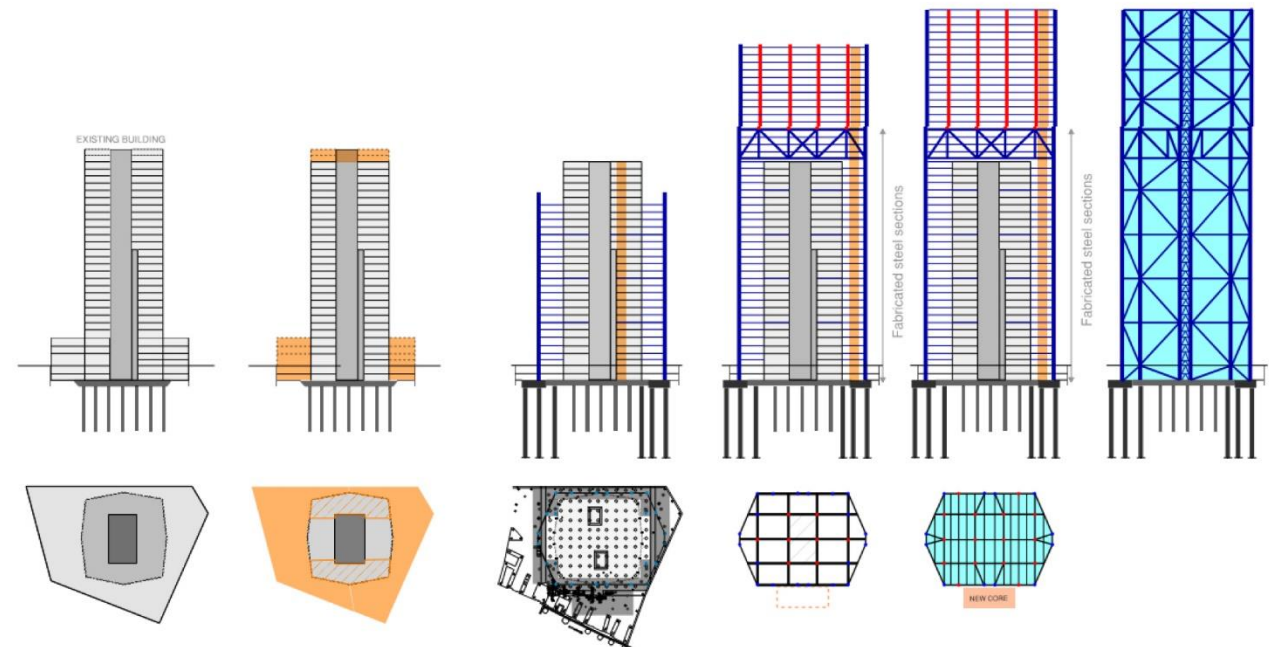
Illustration of Opportunities by Atelier 10

Why Option 4 was selected over Option 3

- 25% more office floor space delivered
- 15% less whole-life embodied carbon used per m²
- More existing raft retained
- New public realm generated and pedestrian walkways created

Option 3 Constraints

- Confined to 20 additional storeys due to restricted area for new foundations
- Complex bridging structure (high carbon intensity) to support new structure over existing structure
- Enlarging the floor plates requires disproportionate amounts of additional structure/bracing
- Substandard office product on lower (retained) levels
- Challenging to provide MEP services to lower-level floorplate extensions
- Poorer operational energy performance for lower levels
- Compromised floorplates that are inflexible for future adaptation






















All considerations Assessment

Option 1:
Light refurbishment

Option 2
Major refurbishment
& 7-floor extension

Option 3:
Major refurbishment &
maximum extension

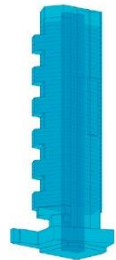
Option 4:
Redevelopment

Embodied carbon:				
Retention				
Operational Energy:				
Densification:				
Quality / Optimisation of site potential				
Public realm				
Complexity				
Future proofing				
Urban greening				
Health & Wellbeing				
Climate Resilience				



Cumulative carbon emissions

Whole life carbon assessment (A1 – C4)



Option 4



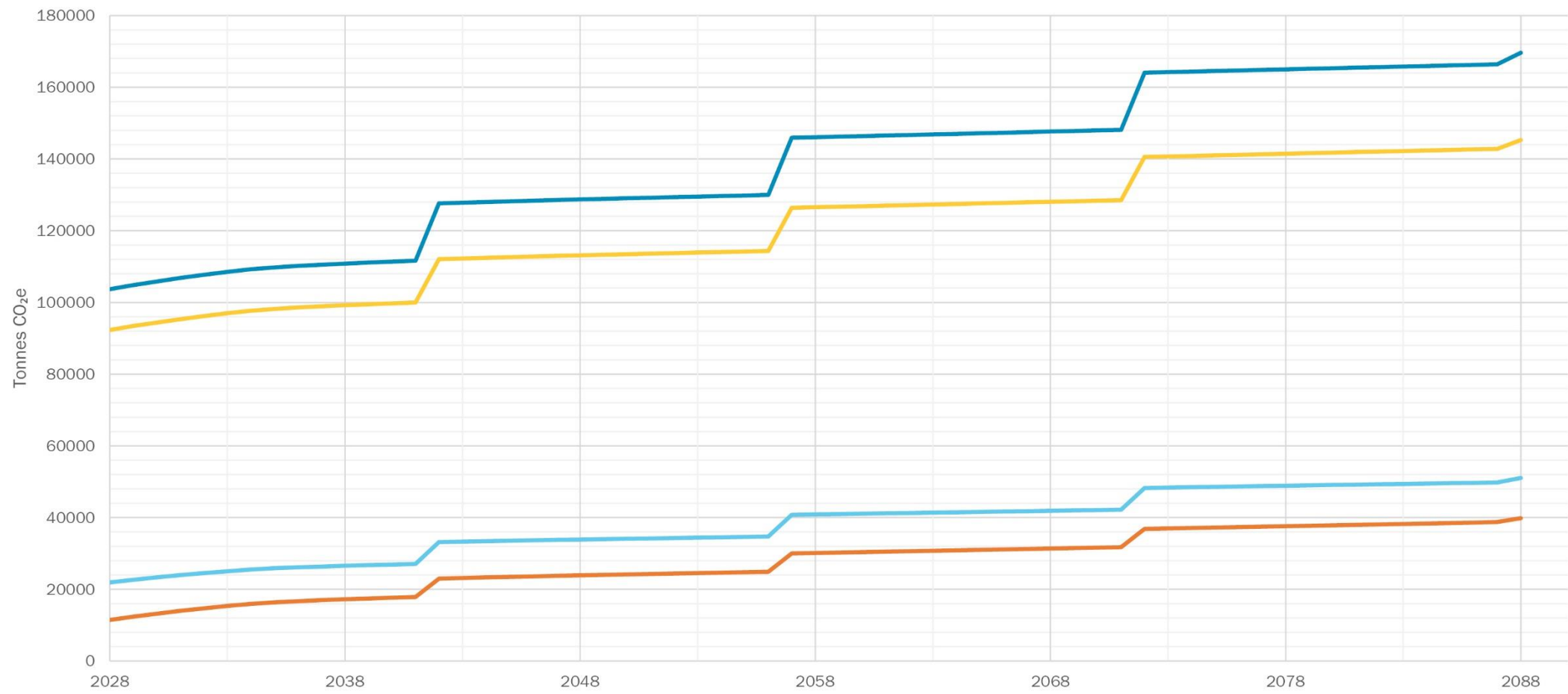
Option 3



Option 2



Option 1





TARGETS

Upfront embodied carbon [A1-A5]

846 kgCO₂e/m² GIA



★★★★★
Outstanding
Office
★★★★★
Excellent
Retail & Exhibition



★★★★★
Target
★★★★★
Ambition



★★★★★
Platinum (Core v2)

OPERATIONAL ENERGY

- Low glazing ratio of 54.3% for offices
- Energy efficient vertical transportation
- Future climate allowance for plant sizing
- Low-energy LED lighting
- High performance HVAC with underfloor air supply
- Peak solar heat gains in perimeter zones to target BCO 2023 guidance levels
- Solar control glazing with low G-value on SE/SW façades for solar control
- Passive design of the façades with individual solar control strategy for each orientation and solar exposure
- Lift/services core on the south prevents excessive solar gains
- Hybrid cooling/heating system with reversible ASHPs to maximise heat recovery and chillers to maximise cooling efficiency
- Decentralised ventilation plant to reduce air distribution energy loss
- Smart building energy monitoring and control (SBMS) with extensive sub-metering

BIODIVERSITY

- Urban greening factor 0.305 (CoL)
- Biodiversity Net Gain 248%
- Terraces and winter gardens with extensive planting
- Biodiverse roofs on pavilion building and bike hub
- Green walls on the cycle hub and pavilion building

EMBODIED CARBON

- Target 48% of existing building to be retained (by weight)
- Reduced basement footprint to limit substructure carbon
- Lean structure design to minimise weight and material use
- Low embodied carbon materials specification, including:
 - Electric Arc Furnace steel with high recycled content
 - Low Portland cement concrete
 - High post-consumer waste content for aluminium
 - High post-consumer cullet glazing
 - Consider upcycled tiles
- >20% recycled/reuse content

BUILDING CIRCULARITY

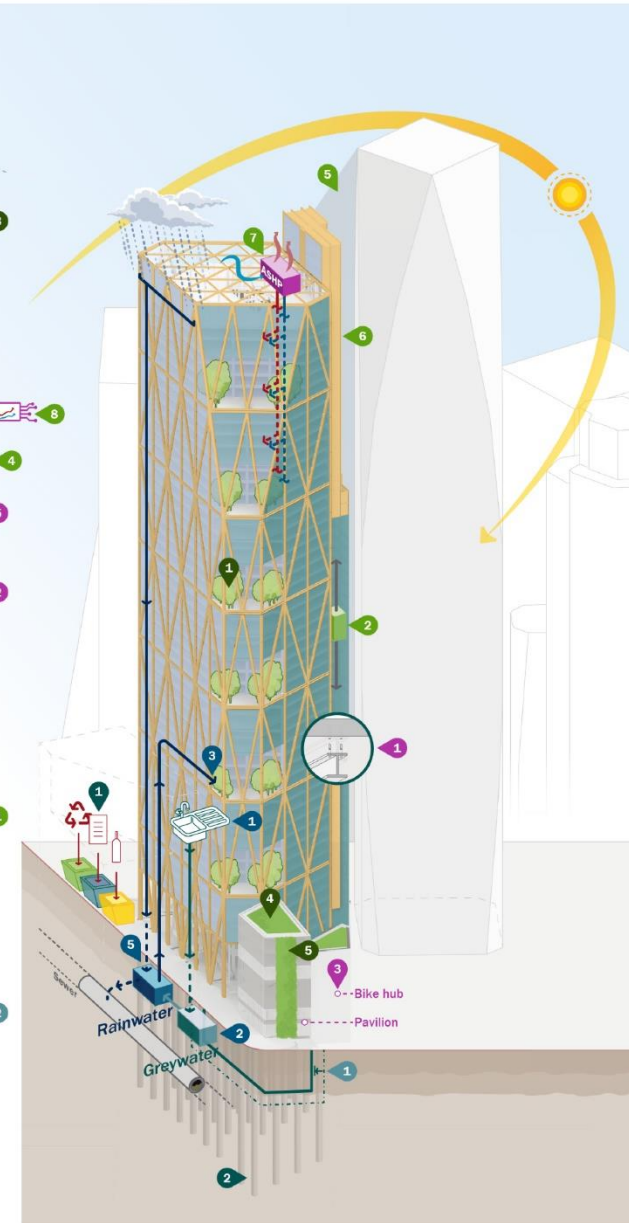
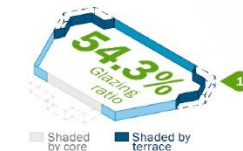
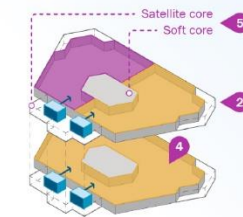
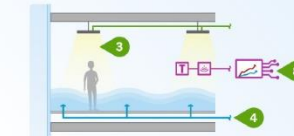
- Design for disassembly for major components
- Adaptive design for a wide range of potential tenants
- Opportunities for onsite demolition material reuse in the bike hub and pavilion building
- Façade design and decentralised ventilation system allows easy adaptation to alternative uses and tenant requirements
- Lightweight soft core and satellite core enable substructure retention by keeping loads within the capacity of the existing raft slab

WATER

- Leak detection
- 60% potable water demand reduction
- Low water flow fittings and fixtures
- Greywater recycling
- 100% greenfield run-off rate
- Use of non-potable water for landscape irrigation
- Plant species with low-irrigation requirements
- Smart rainwater harvesting tank doubles as stormwater attenuation

WASTE

- Operational waste management plan and data collection
- On-site waste segregation, including waste compactor
- Aiming to retain almost all existing substructure by designing superstructure as very light
- >95% waste (from demolition, construction and excavation) diverted from landfill



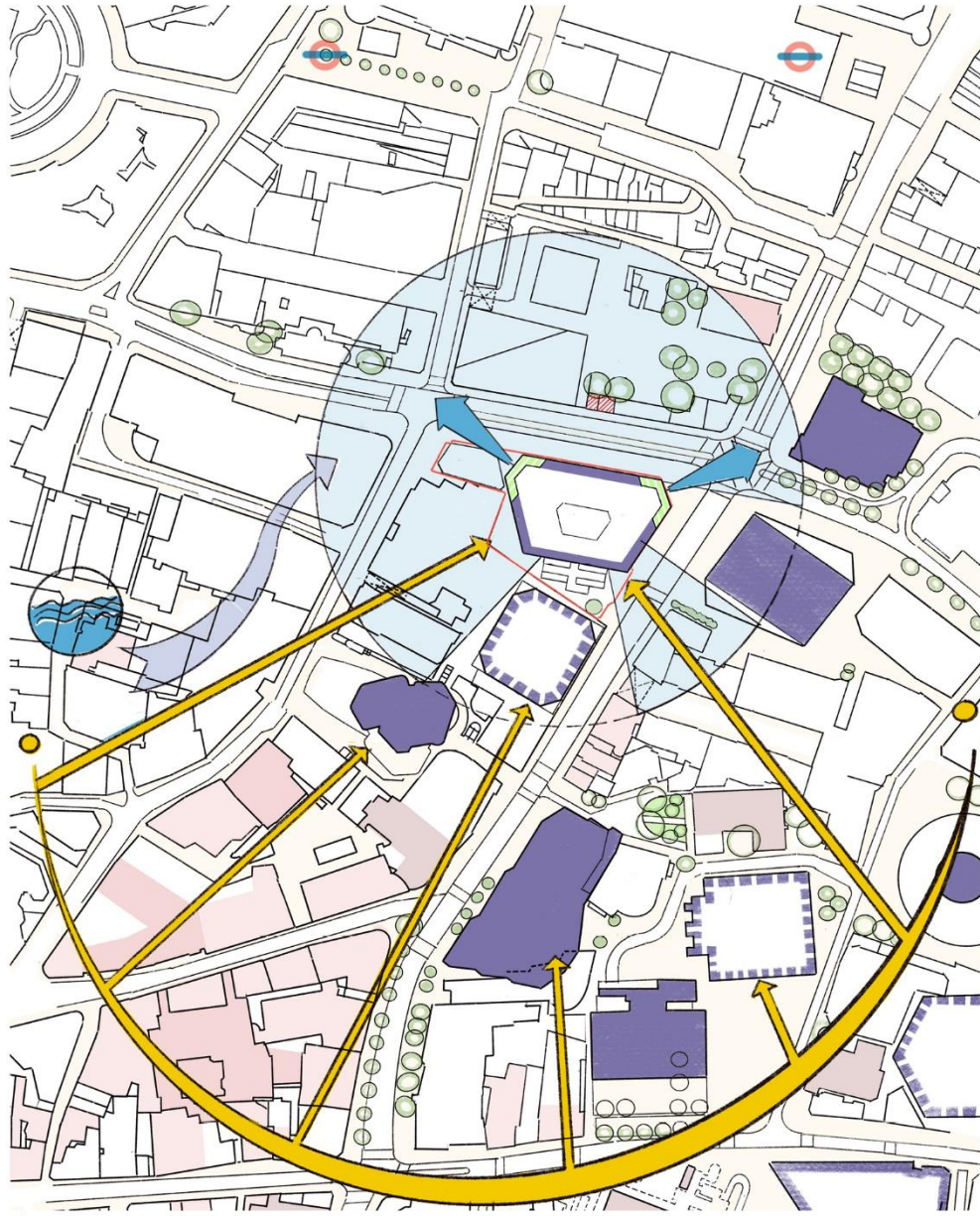


Visualisation: A new gateway at the intersection of Bishopsgate and Wormwood Street

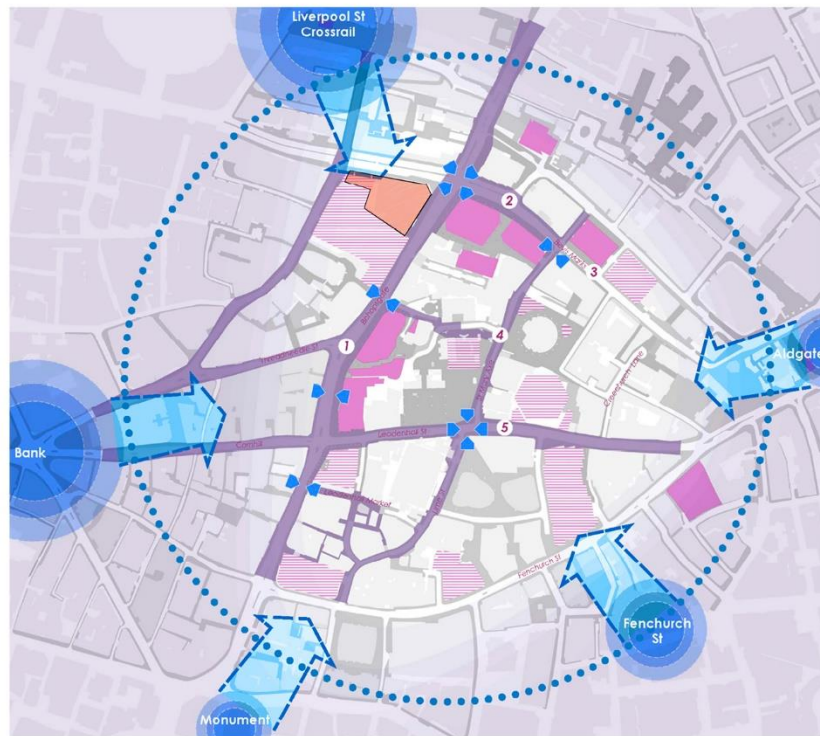


Visualisation: Bishopsgate view looking south showing wintergardens

Proposed CGI's - Views from Bishopsgate Junction and Bishopsgate Approach



Site Response at High Level



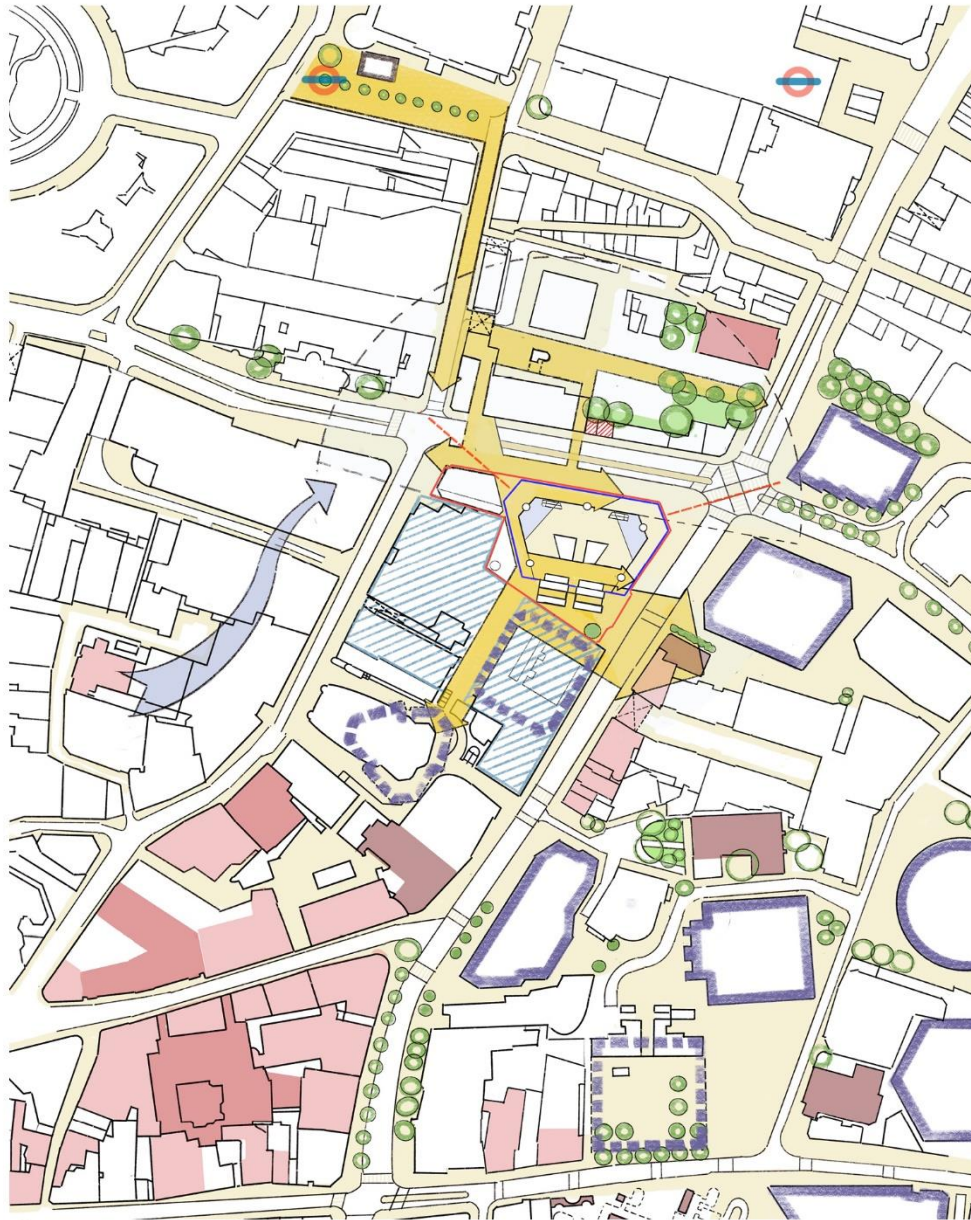
Public Transport Arrival Points: Predicted busy streets and pedestrian pinch points (from CoL: City Cluster Vision)

Response at High Level

At high level, the response has the following characteristics:

- Building form is informed by street frontages of Old Broad Street, Bishopsgate and Wormwood Street.
- Profile creates a splayed relationship to the north of 55 Bishopsgate allowing the main lift core to be located in this position.
- Massing takes advantage of non-boundary conditions in views to the north, south-east and south-west.
- Flat-iron response to Bishopsgate and primary views defined by the LVMF provides an opportunity for promontory gardens and wintergardens visible from distance.

Site Response at High Level



Site Response at Low Level



City Framework Plan

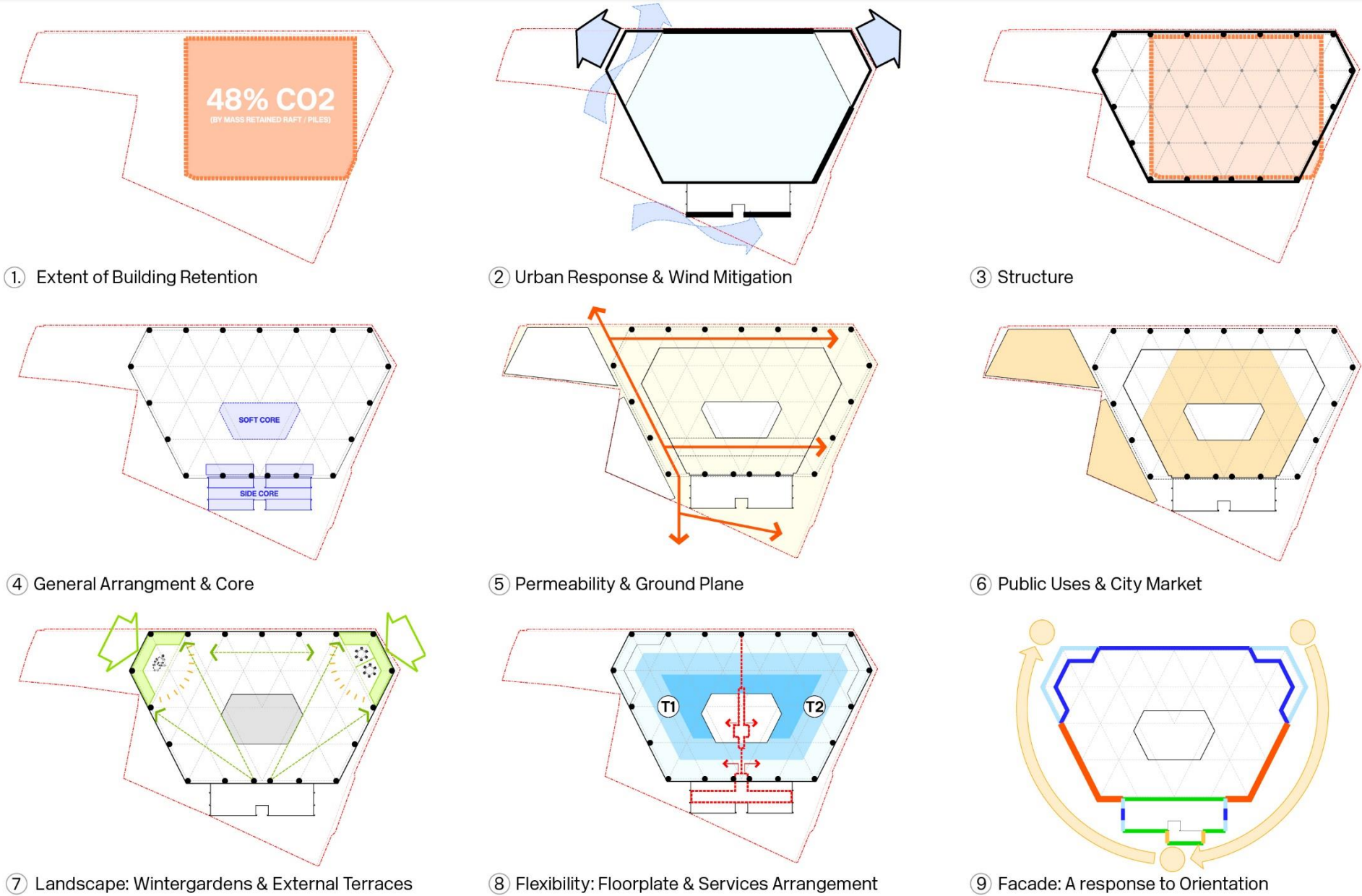
Response at Low Level

Identified by the CoL as a renewal site within the City Cluster, 99 Bishopsgate forms a key part of the pedestrian journey from Liverpool Street station and recently completed Elizabeth Line.

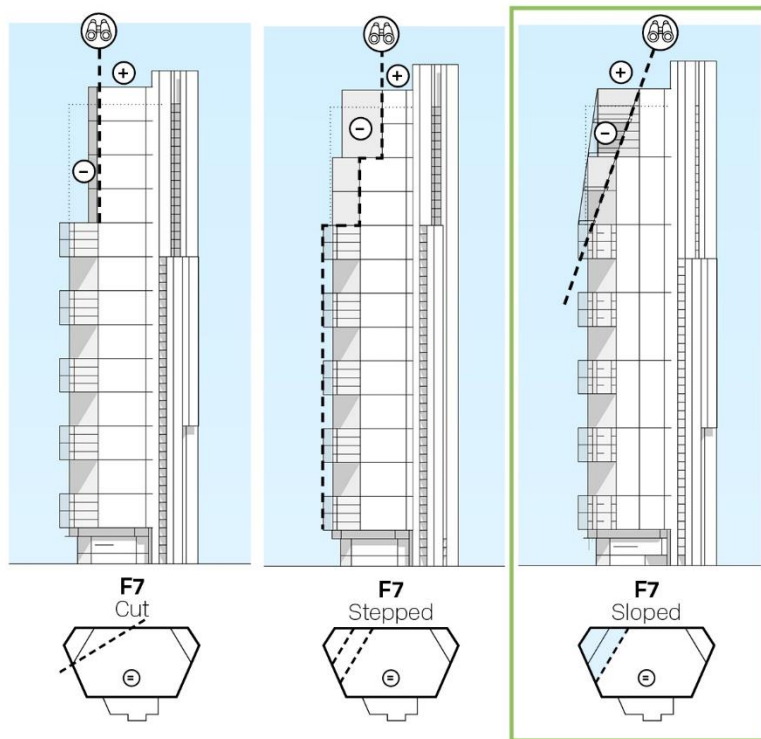
- Building form above informs a system of colonnades and direct connections to the rear of the site, enabling significant level changes between Bishopsgate and Wormwood Street to be fully accessible and step-free
- Increased permeability at ground level is proposed by connecting spaces below 55 Bishopsgate and the new arcade to 55 Old Broad Street to enhance the gateway to the Elizabeth Line to the north-west and major connections to Bishopsgate, opening views to the Church of St. Ethelberger
- Provision of a multi-purpose pavilion building with public uses to frame the gateway approach to the north-west.
- Scale of the proposed redevelopment of 55 Bishopsgate presents significant challenges with regard to proximity, daylight and wind mitigation.

Site Response at Low Level

The design team sought a holistic response that is an honest and efficient reflection of the systems that make up the building. Each architectural/ engineering element was considered as part of a coordinated whole.

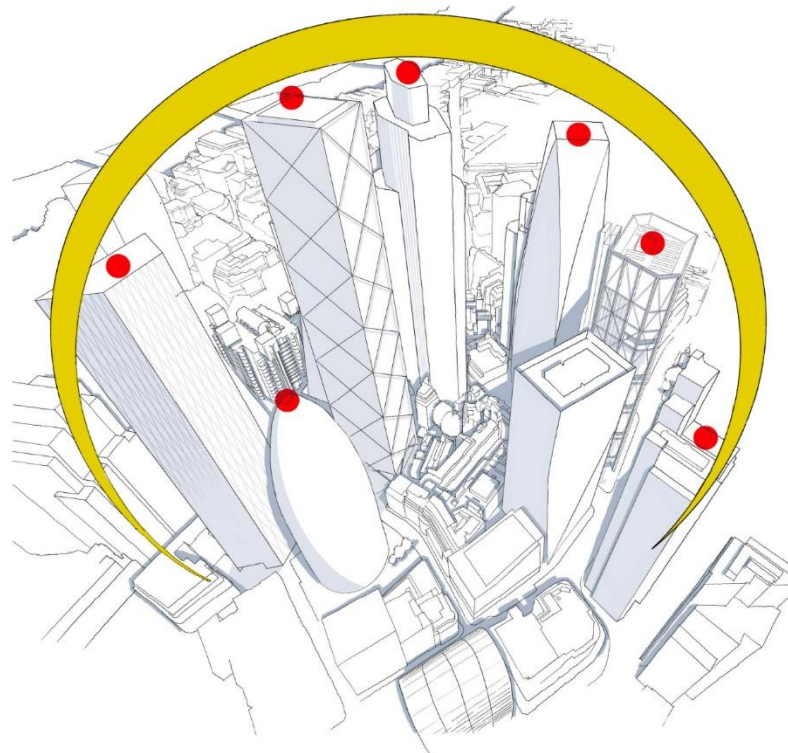


Coordinated Design Responses

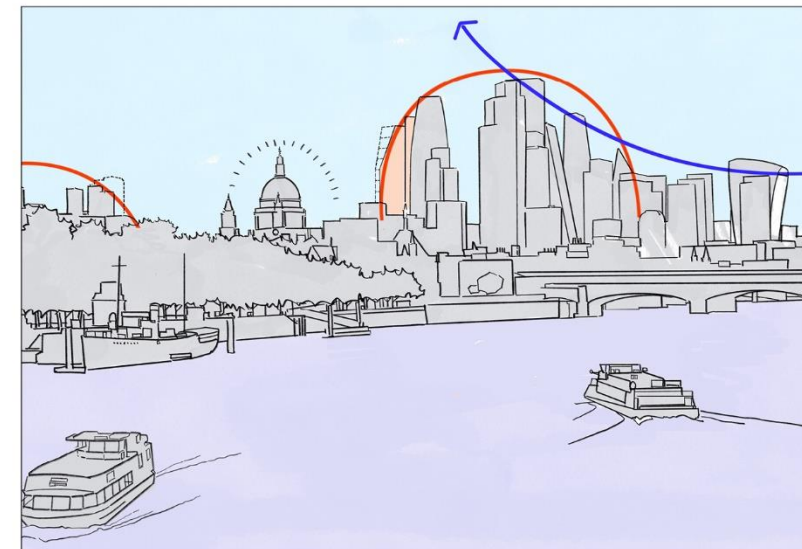


Response to the Cluster in key views

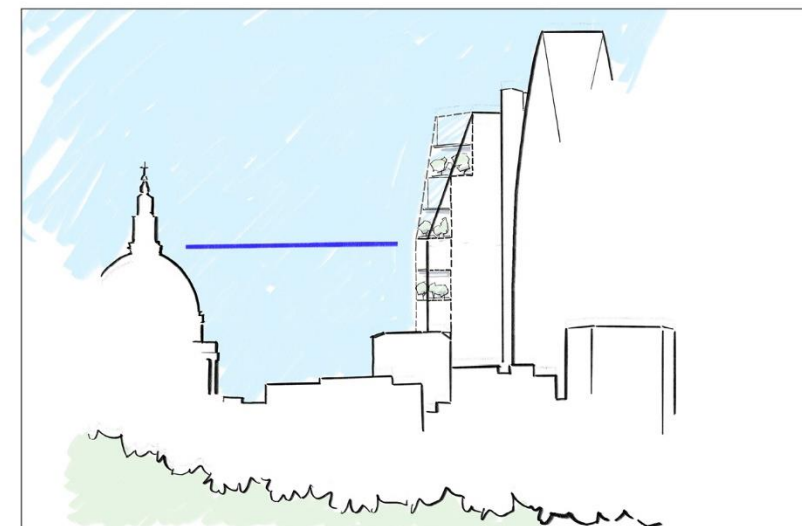
A number of development studies have been discussed during pre-app presentations in response to softening the edge of the evolving City Cluster described in the City Plan.



Proposal: The height of the proposal provides a transition in the tall buildings of the City Cluster

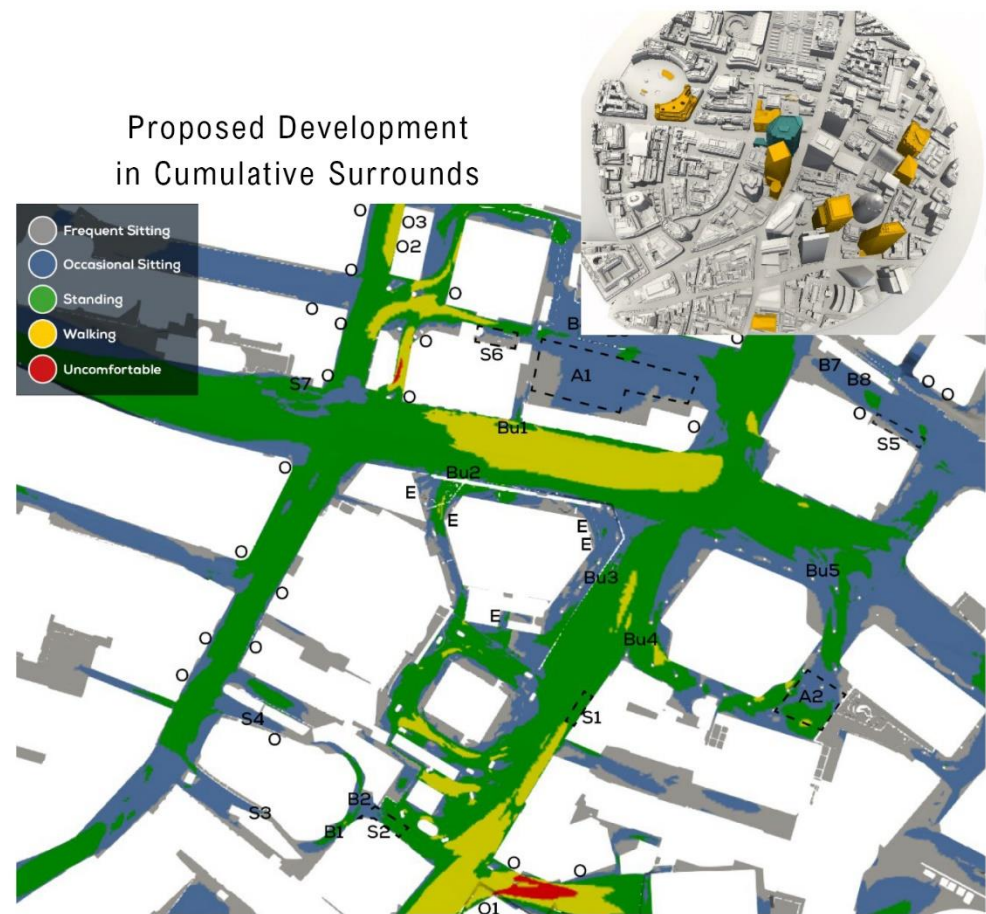


In the proposal, in deference to the Cathedral, the top of the building folds from the apex of the dome of St. Paul's and the base of the lantern.



Proposal: The top of the building folds back from the apex of the dome of St. Paul's Cathedral

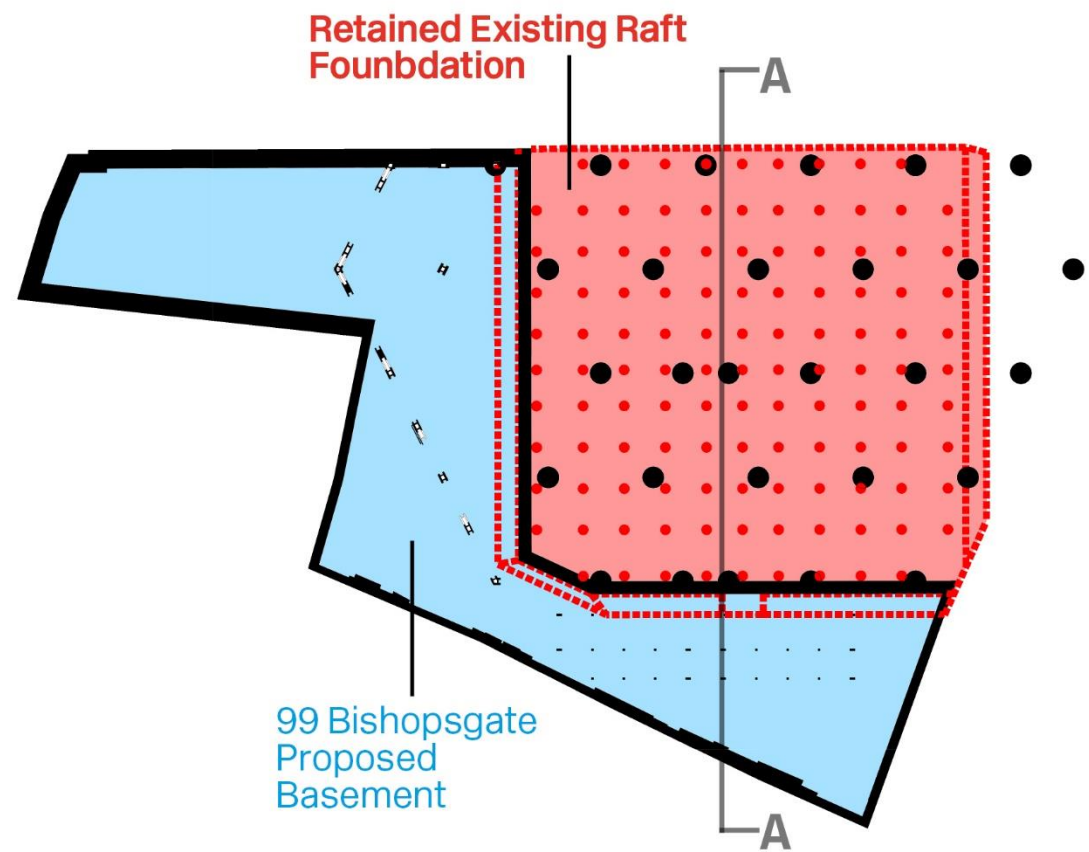
- Substantial reduction in extent of windy region on Camomile Street.
- Localised increase in windiness around 55 Bishopsgate, this remained suitable in CFD and was resolved via minor updates to the 55 Bishopsgate landscaping to achieve suitable conditions in the wind tunnel.
- Localised increase windiness around 55 Old Broad Street. This remained suitable in the wind tunnel testing and was sufficiently localised (at a building wall) and marginal in the CFD that it would not significantly impact the usability of the space.
- Negligible impact on windiest existing conditions on corner of Great St Helen's Street & Bishopsgate.



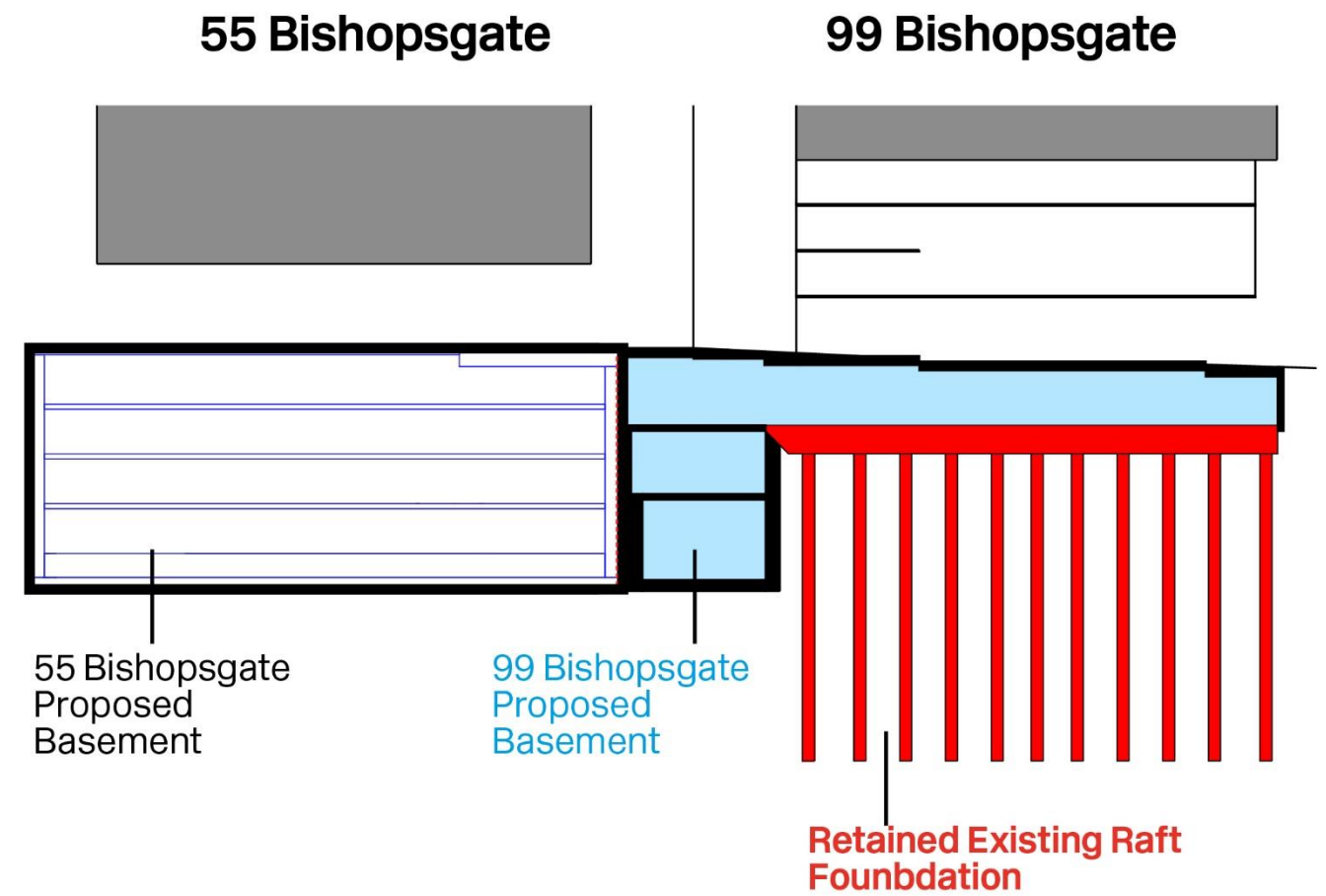


Rendered view of proposed scheme in context

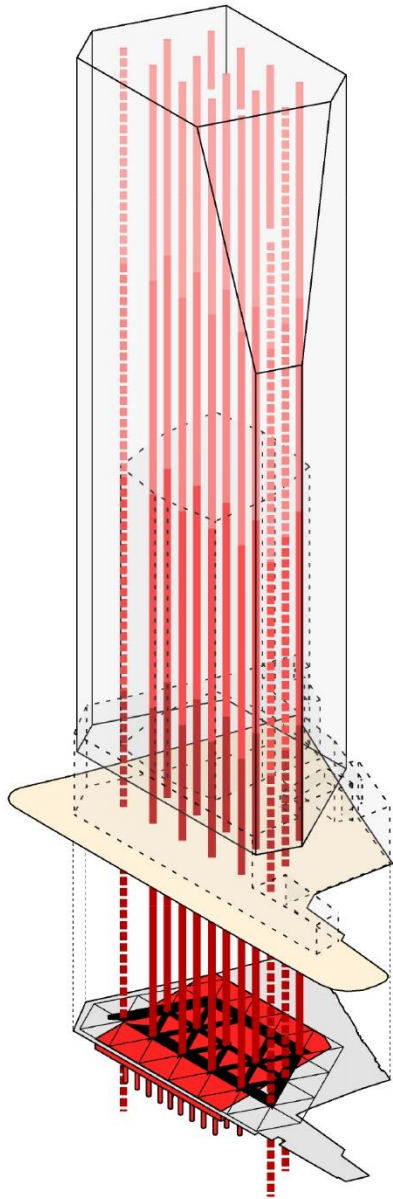
Aerial View from Northwest



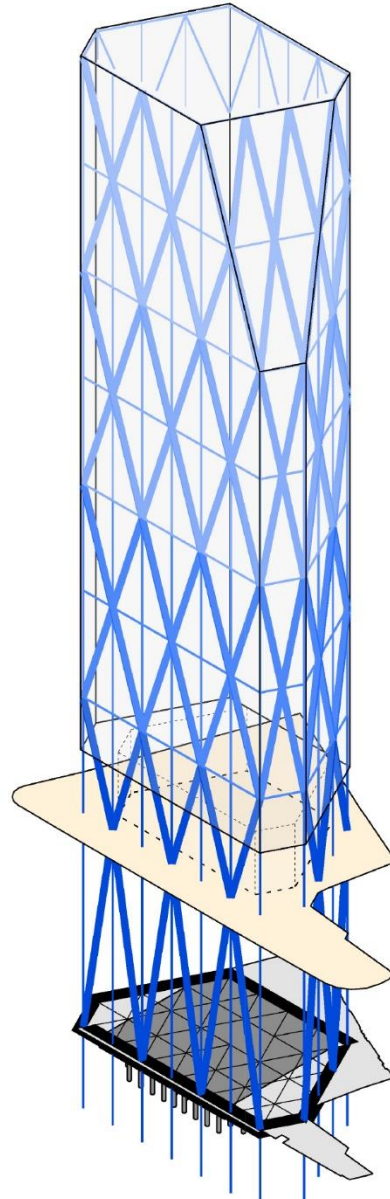
Basement B2 Plan



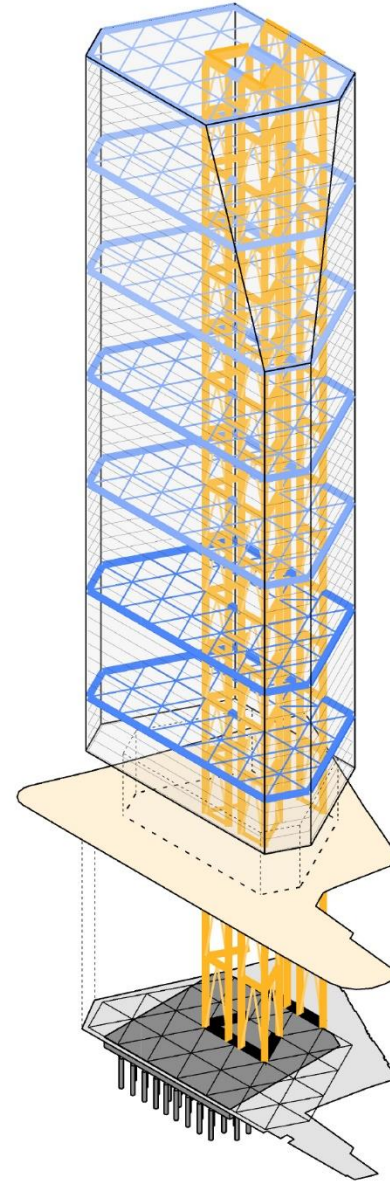
Section AA



Structure: Internal columns and retained raft foundation



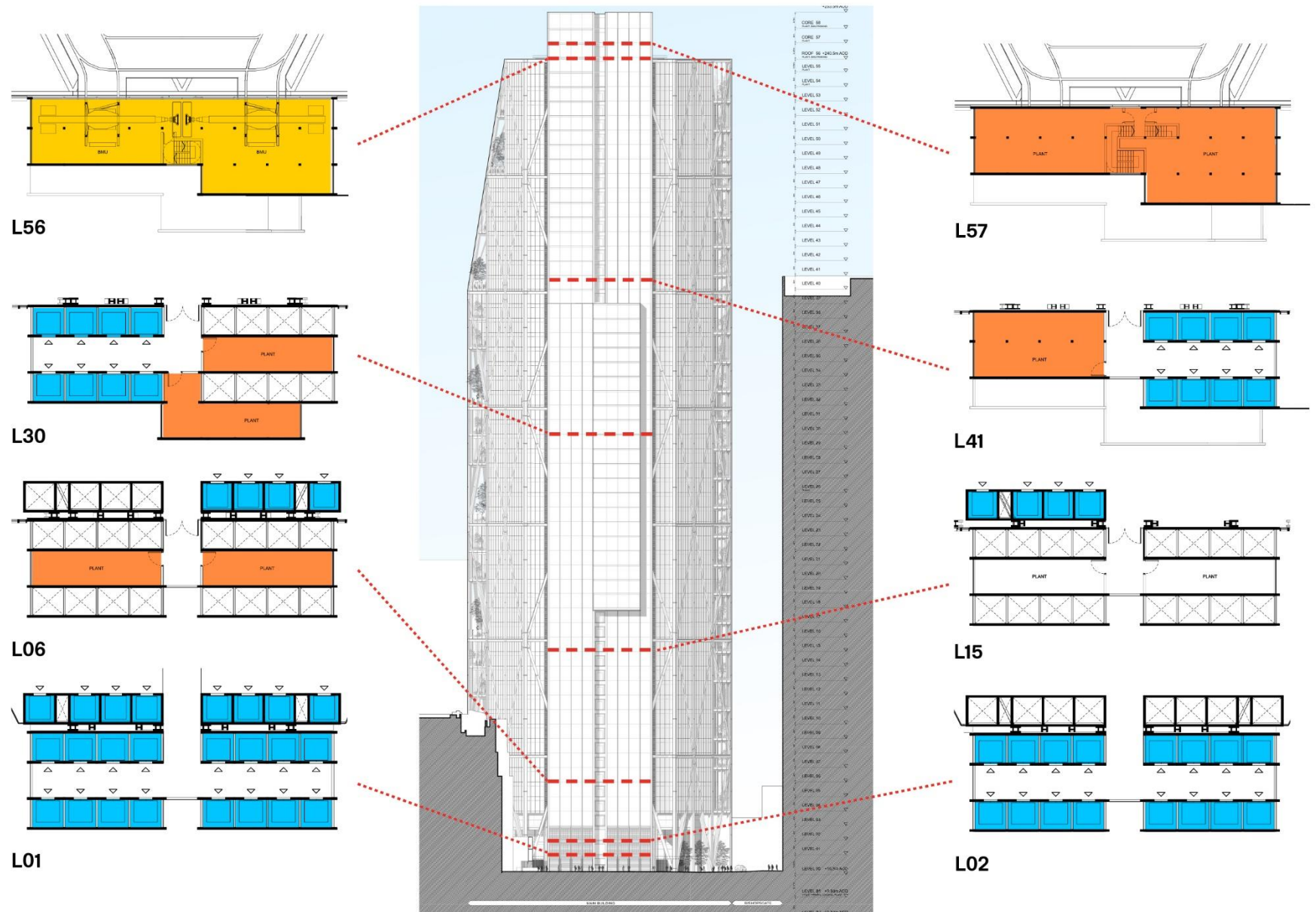
Structure: Perimeter braced tube



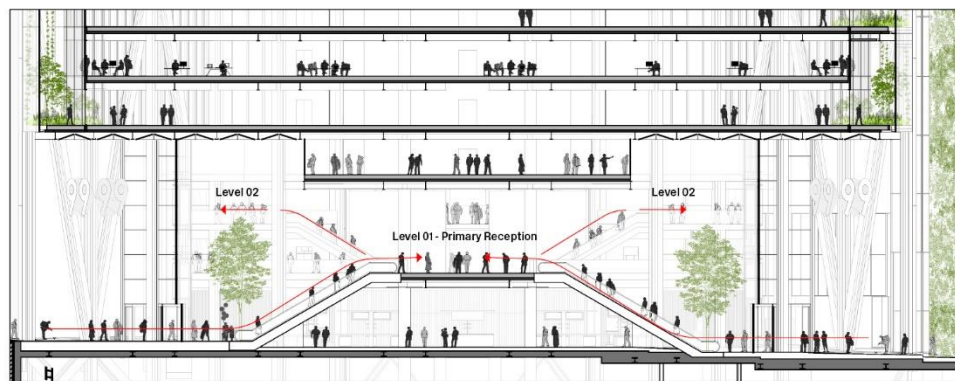
Structure: Floor structure and interstitial bracing

Structure Proposal

- Active lift shafts** Note: the High-Rise and Mid-Rise shafts contain Double-Deck Lift Cars
- Dedicated On-Floor Plant and Lift Equipment Rooms**
- Facade Access Equipment** Note: this space is used to garage the two main roof level BMUs, maintaining, as much as possible, a clear, uninterrupted upper roof level.



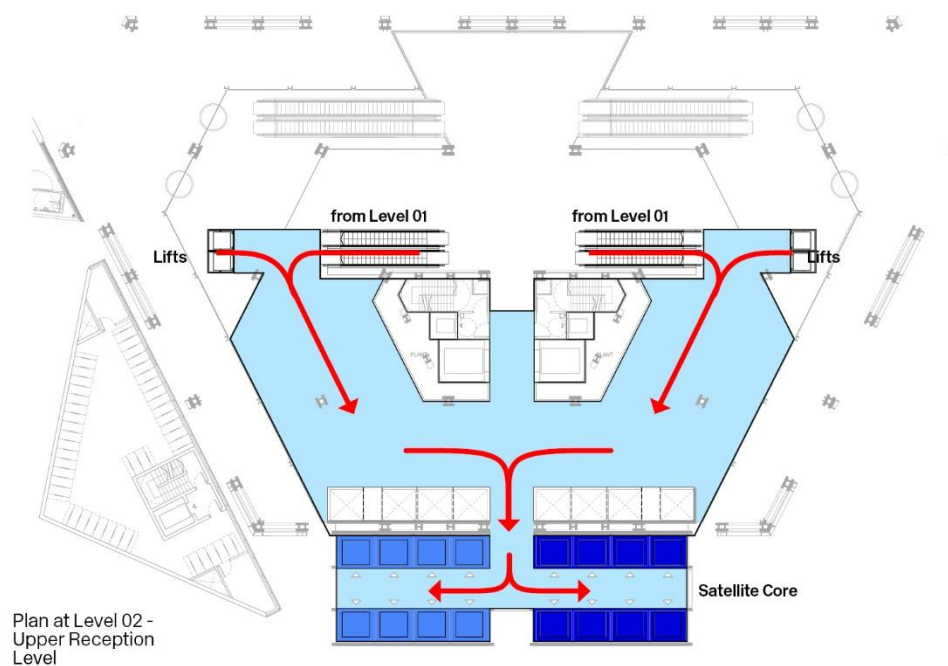
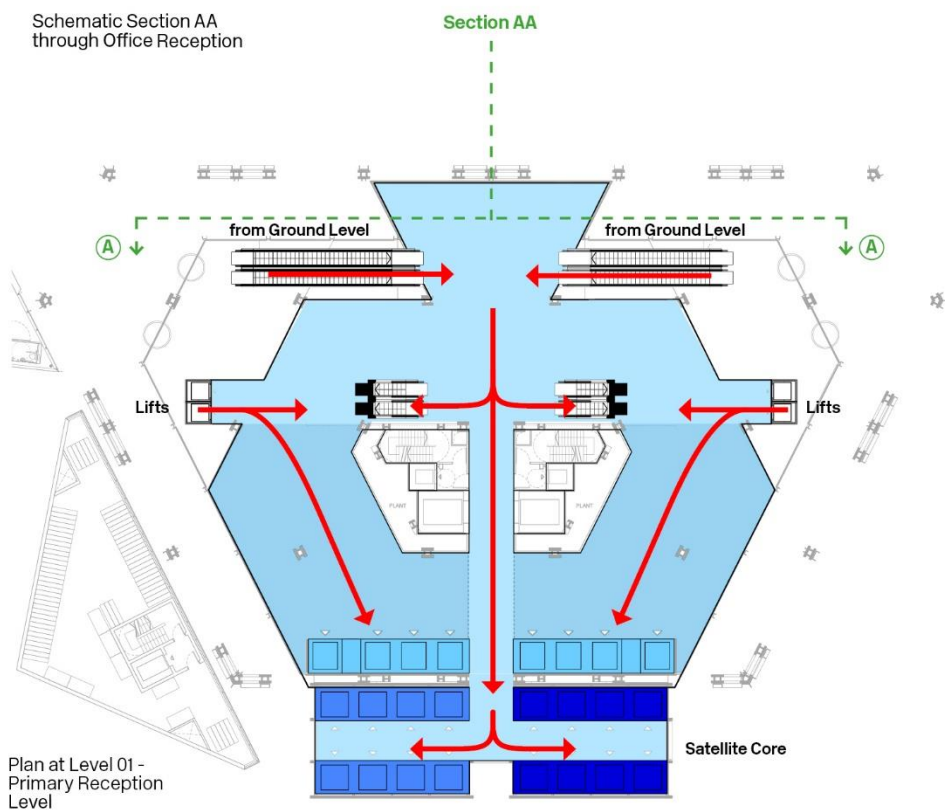
South Core Strategy



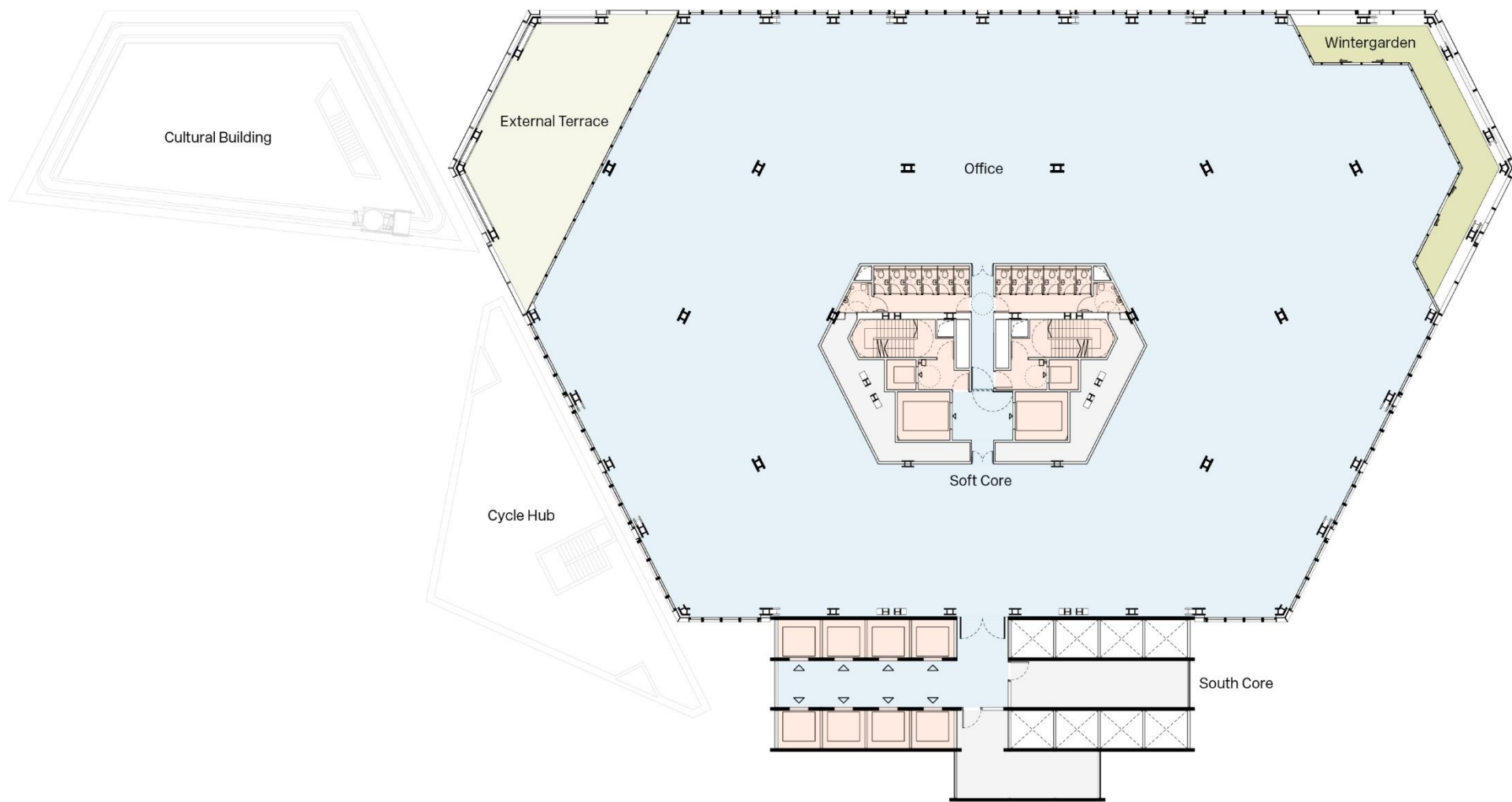
Schematic Section AA
through Office Reception



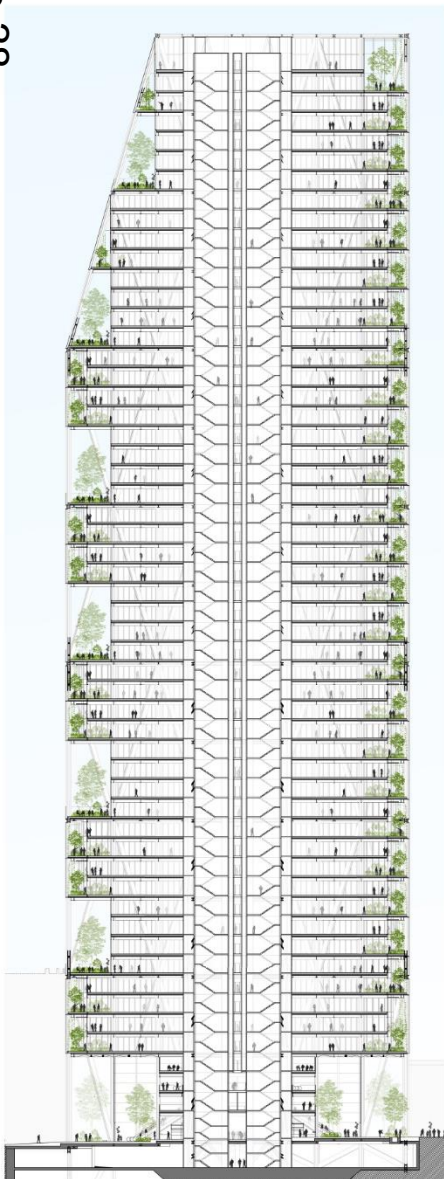
View - Office Reception
From Wormwood St



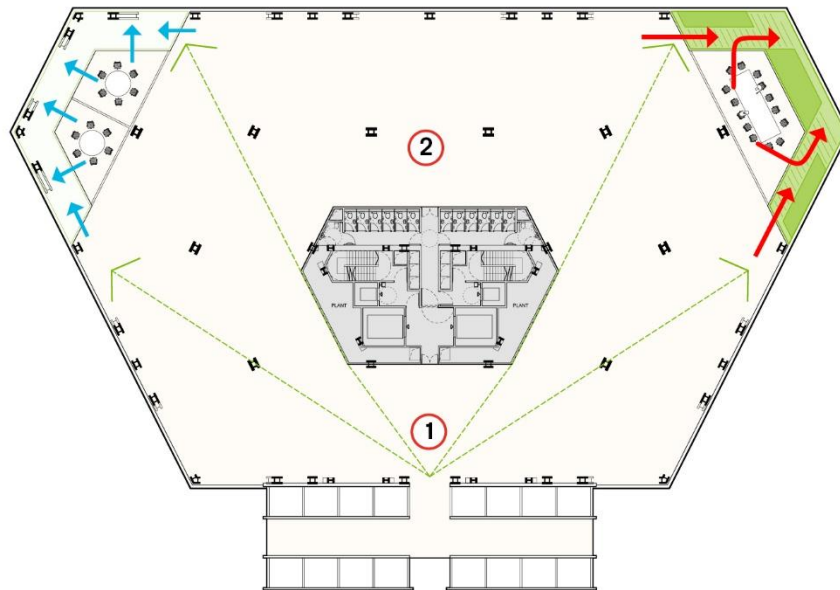
Office Entrance Levels



Typical Office Floor



East-West Section looking north



Presence of landscape on a typical office floor



Typical Section through office floors

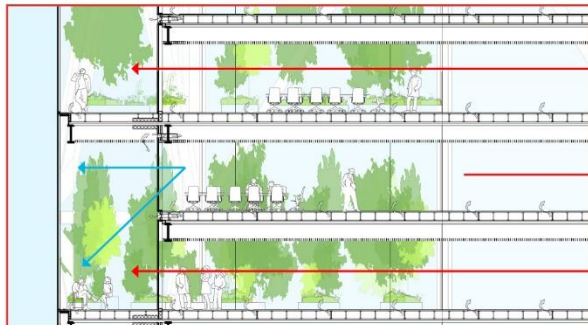


Wintergarden space

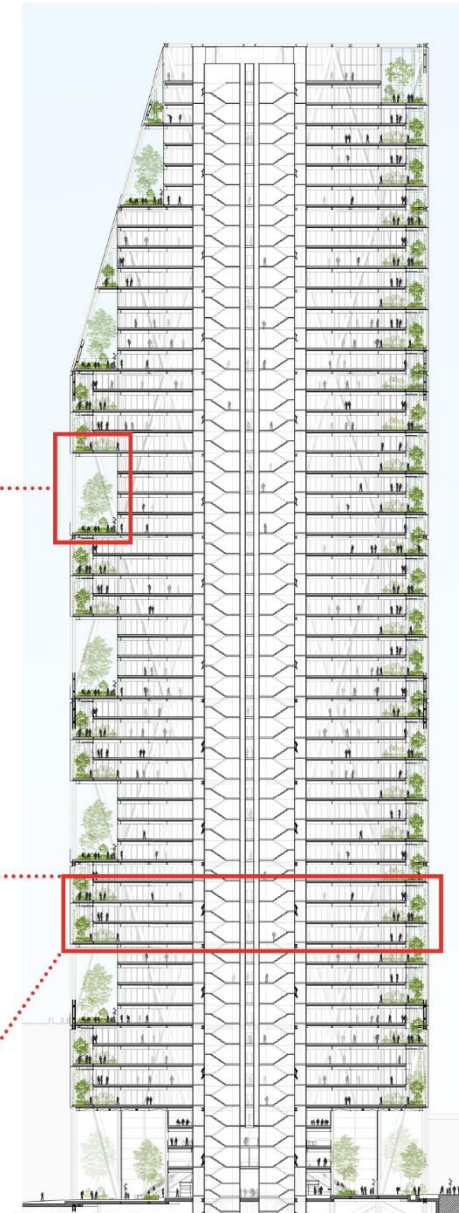
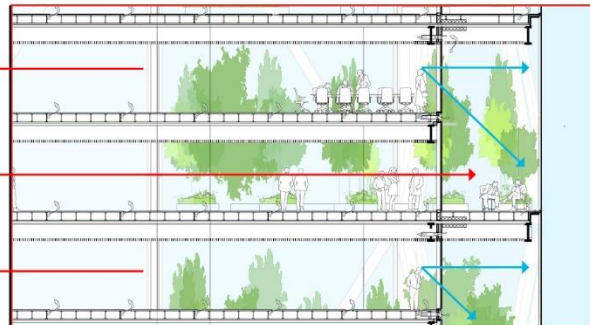
Visual Amenity - Wintergardens



Visualisation: View looking north showing external terraces



Typical Section through office floor staggered Winter Gardens



East-West Section

Wintergardens and External Terraces



Visualisation: View looking north showing external terraces

External Terrace Looking North



Visualisation: View looking south showing external terraces

External Terrace Looking South

City Market and Public Realm

**Neighbouring Buildings forming
part of the wider City Public Realm**

- ① 99 Bishopsgate: Open Gate
- ② St Helen's Church
- ③ St Ethelburga's
- ④ St Botolph-without-Bishopsgate
- ⑤ The Victorian Bath House
- ⑥ All Hallows-On-The Wall
- ⑦ Dutch Hall Venue
- ⑧ St Andrew Undershaft Church



99 Bishopsgate and Wider Public Realm

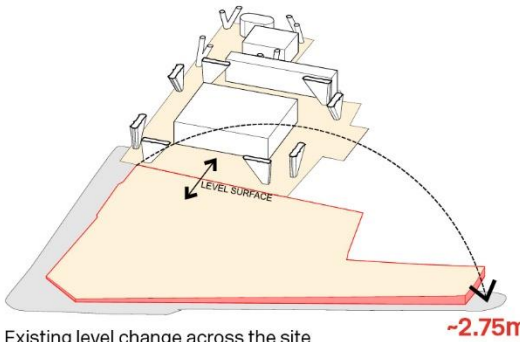


Visualisation from Wormwood Street showing raised office reception level, releasing generous space at ground level

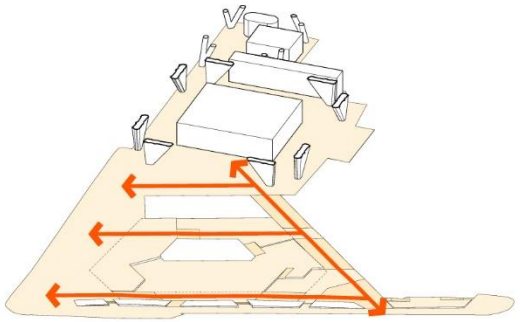
Low Level View on Wormwood Street



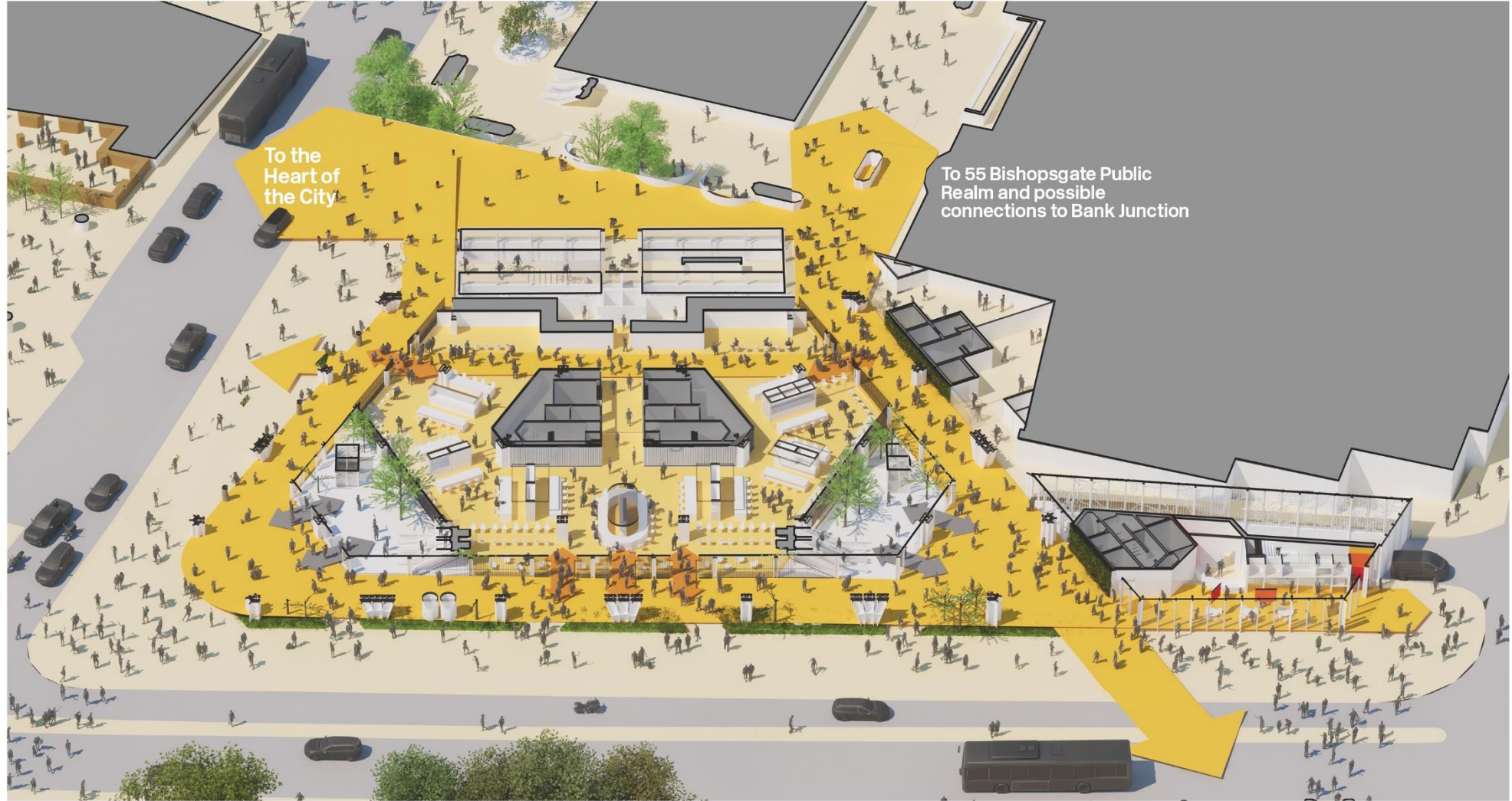
Existing conditions on Wormwood Street



Existing level change across the site



Proposed level adjustments to create accessible public realm



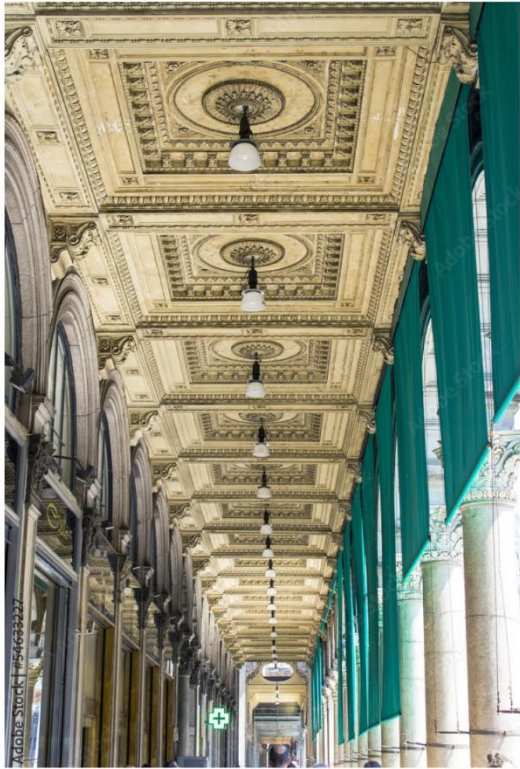
To Elizabeth Line and
Liverpool Street Station

New Pedestrian Permeability



Visualisation: View from Bishopsgate Junction

Public Realm - View from Bishopsgate Junction



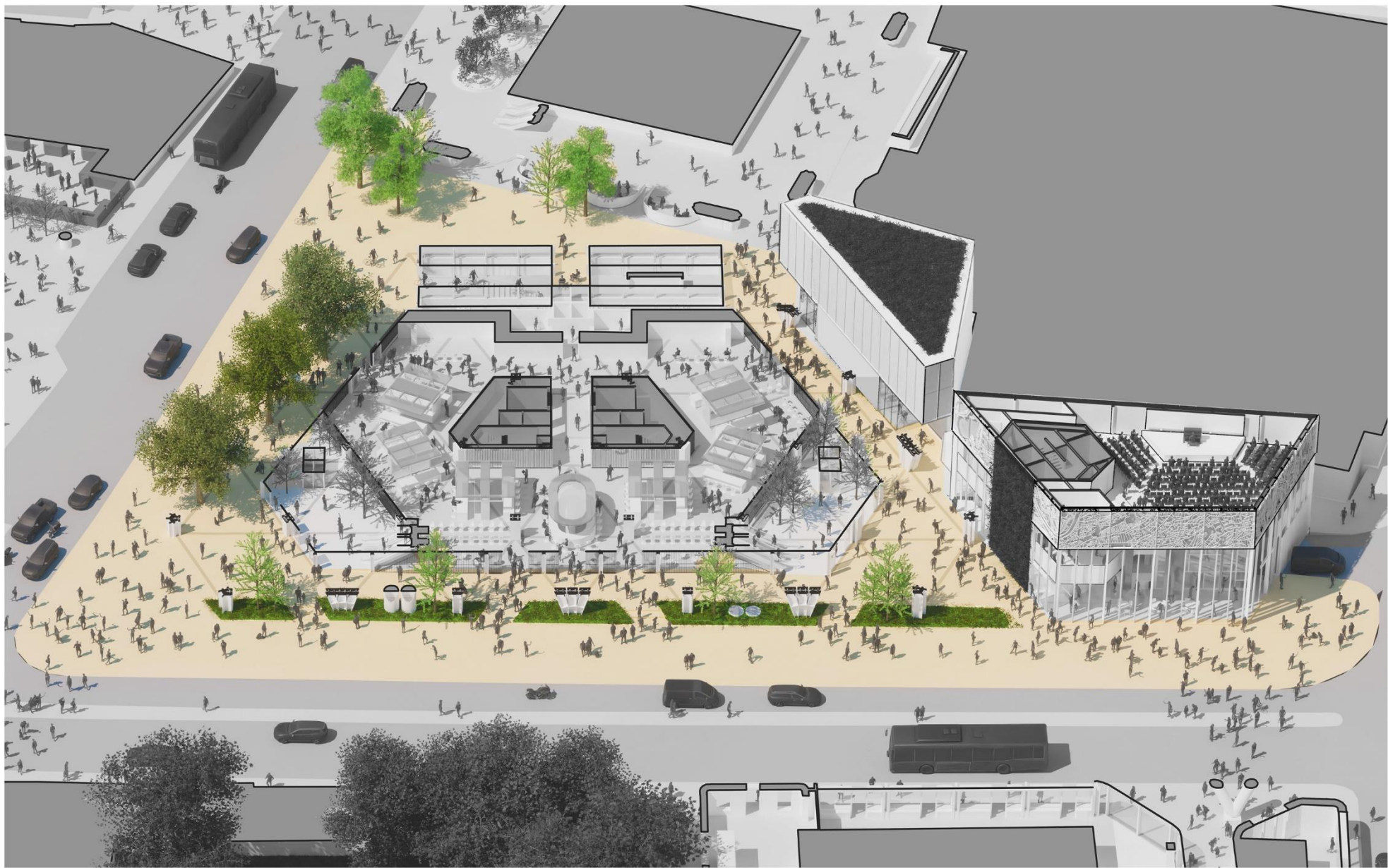
Precedent: Milan-Portico of the Piazza Duomo



Visualisation looking east along Wormwood Street

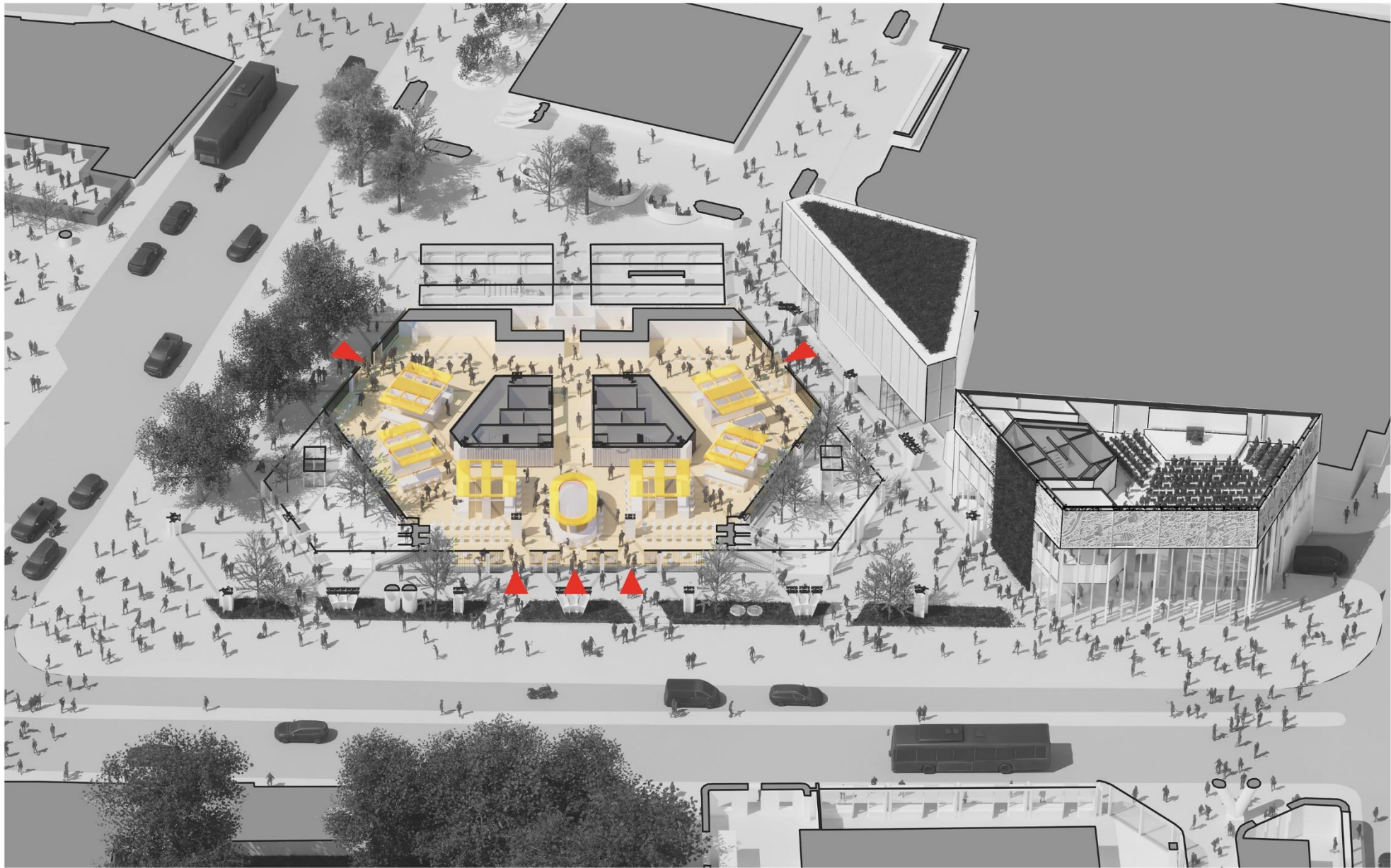
Wormwood Street Public Realm and Arcades

- 1,443sqm additional public realm
- New step-free, covered routes through the site
- Improved pedestrian permeability and comfort levels
- Integrates 2 neighbouring consents (55BG & 55OBS)
- Extensive urban greening and pavement widening
- Pocket park and external seating



New Accessible Public Realm

- 7-day public destination
- Separate identity to the offices above
- **Accessible & inclusive**
- Seamless extension of the public realm
- **Diverse food & beverage offering**
- Flexible & adaptable to future trends / demand
- **Multiple entrances**
- Covered external seating



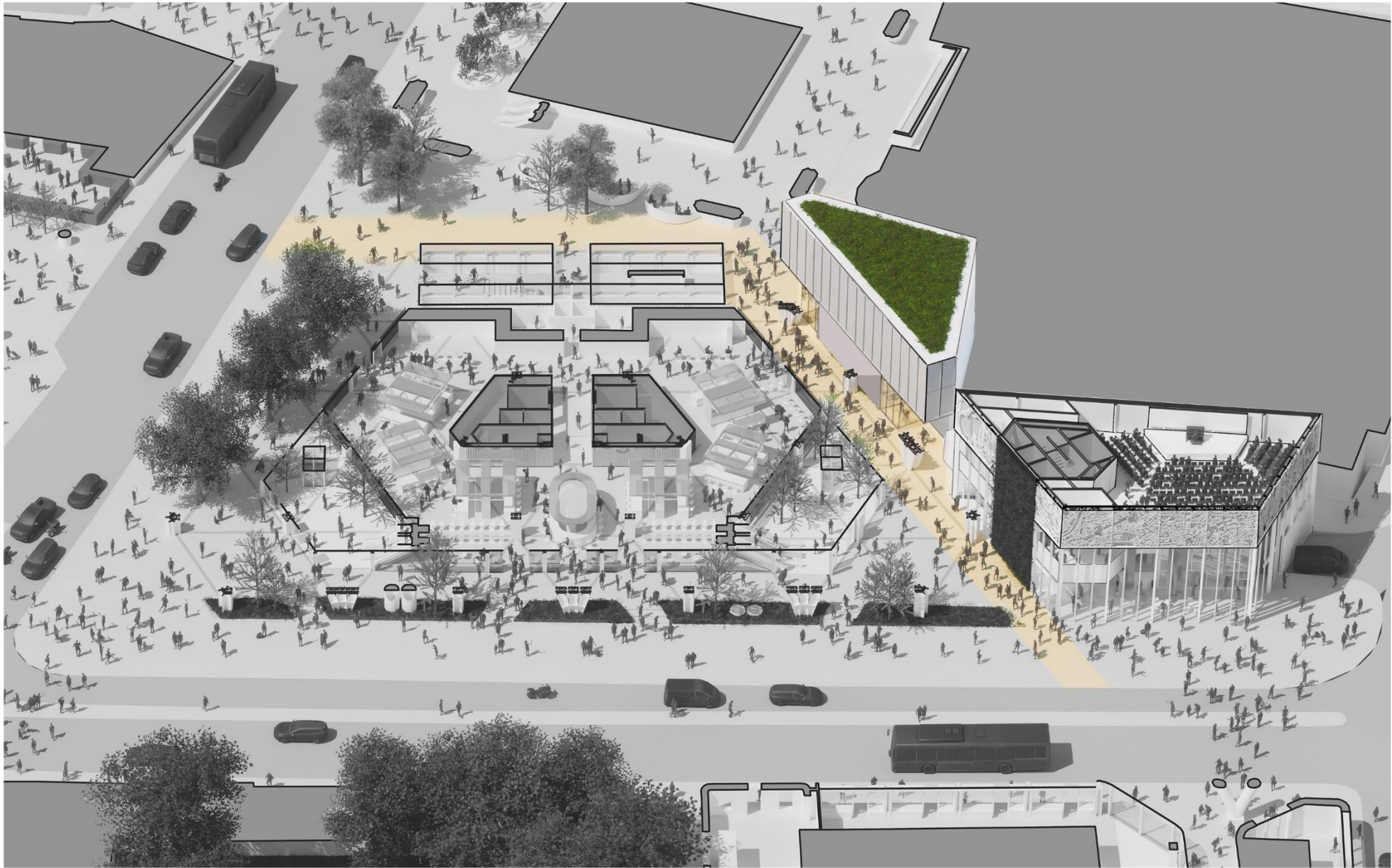
City Market

- Highly prominent cultural pavilion
- 6 floors dedicated to cultural activities
- Free to access Gallery / Exhibition space
- 200 person Multi-purpose Hall
- A new home for Intermission Youth
- Creative Affordable Workspace
- Delivering on the Destination City agenda
- Self-sustaining business model



Standalone Cultural Building

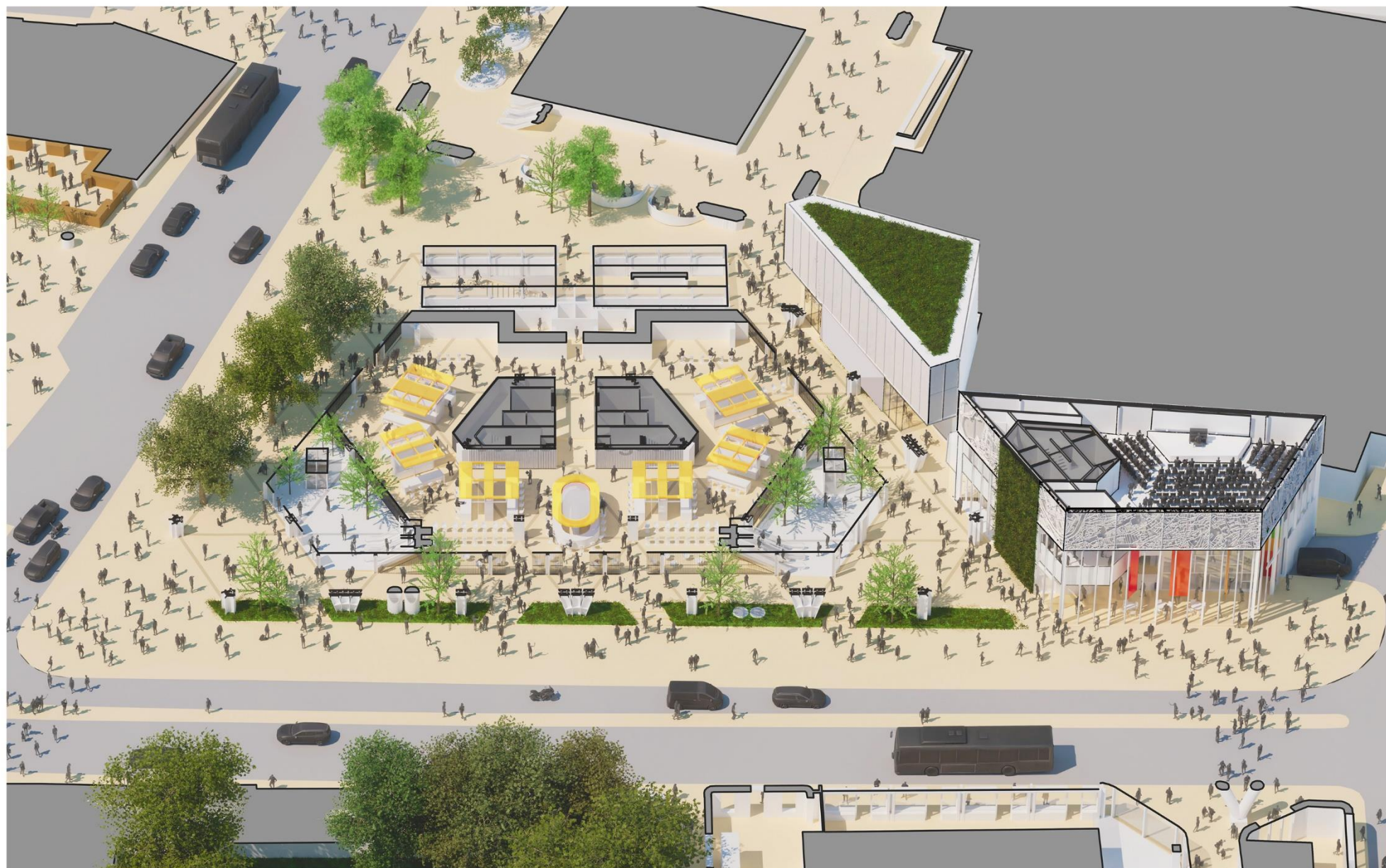
- Standalone Public Cycle Hub
- Strategic location within public realm
- Step-free access from Bishopsgate and Wormwood Street
- Secure, covered short stay cycle parking
- Cyclist amenities and facilities over 3 floors



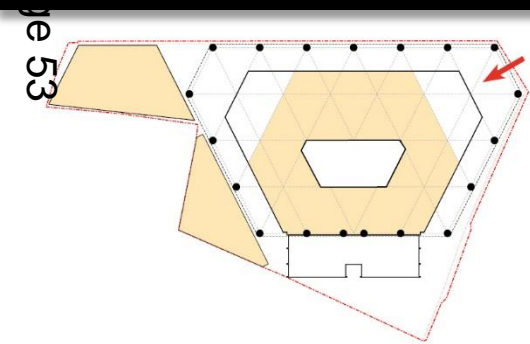
Public Cycle Hub

A transformational entrance to the City

- New, accessible public realm (+1,443sqm) & pavement widening
- Improved pedestrian permeability & comfort levels
- Extensive urban greening
- Open Gate – a highly prominent & dedicated 6-level cultural building
- Intermission Youth, a new audience for the City
- City Market, an inclusive 7-day food & beverage destination
- Public Cycle Hub
- Major financial contributions, £70M+
- Creation of 7,500+ new jobs



Summary of Scheme



Visualisation: Bishopsgate Junction

Public Realm - Bishopsgate Junction

Existing Public Realm within the Site Boundary = 158m2



Proposed Public Realm within the Site Boundary = 1601m2



1013% Increase to the Public Realm within 99 Bishopsgate Site Boundary

All Publicly Accessible External Space

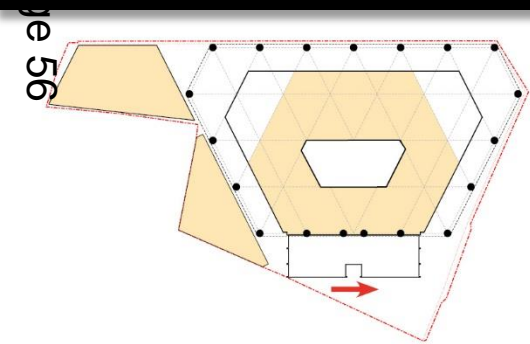
Key

- ▶ City Market Entrances
- ▶ Office Entrances
- ▶ Open Gate Entrances
- ① 99 Bishopsgate
- ② 'Open Gate' Pavilion
- ③ Cycle Hub
- ④ City Market
- ⑤ Proposals for 55 Bishopsgate
- ⑥ Proposals for 55 Old Broad Street



Step-free Access is provided throughout new public routes and City Market at ground level (Application boundary shown in red: Improvements beyond the application boundary do not form part of this application)

Ground Level Public Realm Plan



Visualisation: View towards St Ethelburga's

Pocket Park - View Towards St Ethelburga's



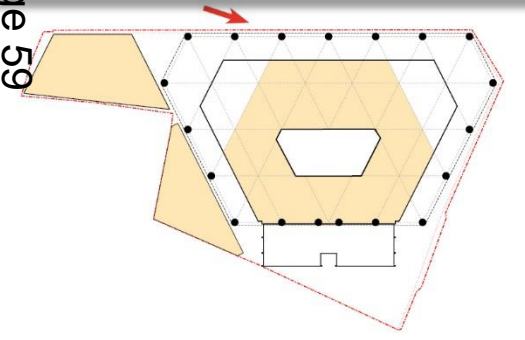
Ground Plan in Context

Ground Floor Plan



Visualisation: View from Bishopsgate

View from Bishopsgate



Wormwood Street - Existing



Visualisation: View along Wormwood Street

City Market - Wormwood Street Entrance

Highly prominent 7-day food & beverage destination

- Seamless extension of the public realm with multiple entries
- **Accessible & inclusive environment, reminiscent of historic city markets**
- Diverse & desirable offering, throughout the day and evenings
- **7 vendors planned, with flexibility to adjust to meet future trends and demand**
- Vendor mix to be informed by extensive survey



Visualisation: View along Wormwood Street colonnade

- Serviced from the basement level
- WC's and changing facilities in close proximity at ground level
- Entrances able to be open or closed to suit external conditions and allow late evening trading
- All cooking equipment will be electric
- Recirculation kitchen extracts will prevent cooking fumes discharge, with separate background ventilation provided
- Low demand for takeaways anticipated, suitable provision for collections to be incorporated



Contemporary Precedent: Arcade Food Hall & Bar
(Tottenham Court Road, London)



Contemporary Precedent: Eataly
(Bishopsgate, London)





Visualisation: City Market from new Public Route to 55 Bishopsgate

Cultural Building



Visualisation: View from Wormwood Street looking south along Old Broad Street

View from Wormwood Street

*The City of London's future
is instilled in the vision
of the Cultural Building -
immediately recognisable,
approachable and inspiring
- acting as a cultural beacon
that welcomes all.*

99 Bishopsgate represents the position of the old Bishopsgate, one of the gateways of the Roman London Wall, which historically separated those 'without' (from the East End) and those 'within' the old City walls. We propose to recognise the area's heritage, and also transform its gateway function into a new pavilion.

The Cultural Building will serve as a dynamic catalyst for community engagement, artistic expression, and collective enrichment.

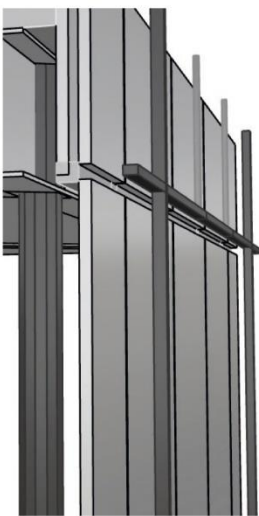
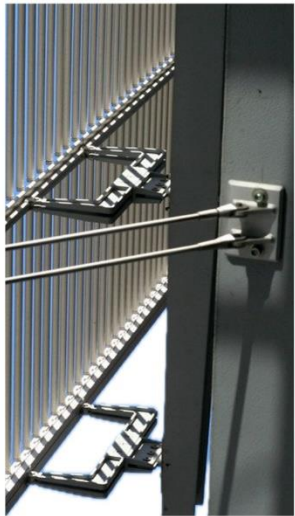
A new icon for Destination City:

- Standalone architectural pavilion that will be highly-visible and transparent for those travelling along London Wall, Old Broad Street or Bishopsgate from Liverpool Street Station.
- Permanent, dedicated space that transforms a historic closed gate into a welcoming gateway inviting people to stay, participate, create and share.
- Public offer that is physically and financially free at ground floor level.
- New multi-discipline, hybrid (analogue and digital) presentation space.
- Cultural consumption & production spaces dedicated to under-represented creatives at industry appropriate rates.

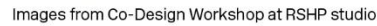
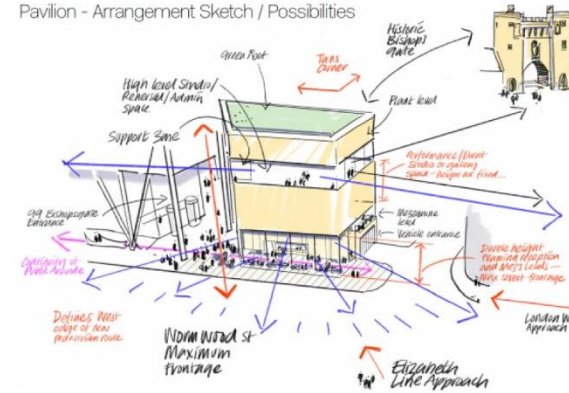
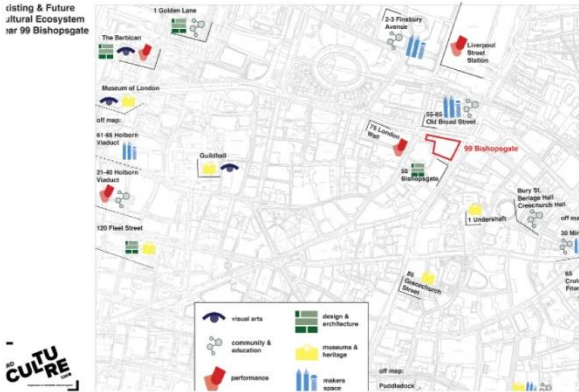


Visualisation: View from Wormwood Street looking south along Old Broad Street

Cultural Building Overview



Cultural Building - Facade



Cultural Building Co-Design Workshops

The proposed Cultural Building is more than just a cultural hub; it's a beacon of inspiration and creativity for it's occupiers and the wider community. With a diverse array of exhibitions, performances, and educational programs, the centre will celebrate diversity and enrich many lives.

Mission: Reinstate Bishopsgate as a cultural offering for new practitioners and audiences.

Principles: As a Destination City cultural destination, that is easily accessible and visible, its programming and tenancies should celebrate the following principles:

- Contemporary perspectives and contemporary explorations of histories
- Represent multiple heritage(s)
- Pioneering spirit of new cross-disciplines and industry entrepreneurship
- Openness of new and intergenerational audiences
- Opportunity for creation and experience

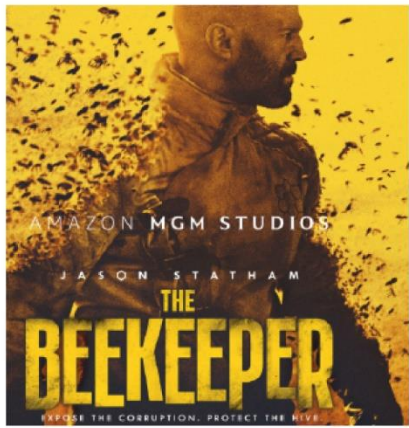


Photograph from Intermission Youth production

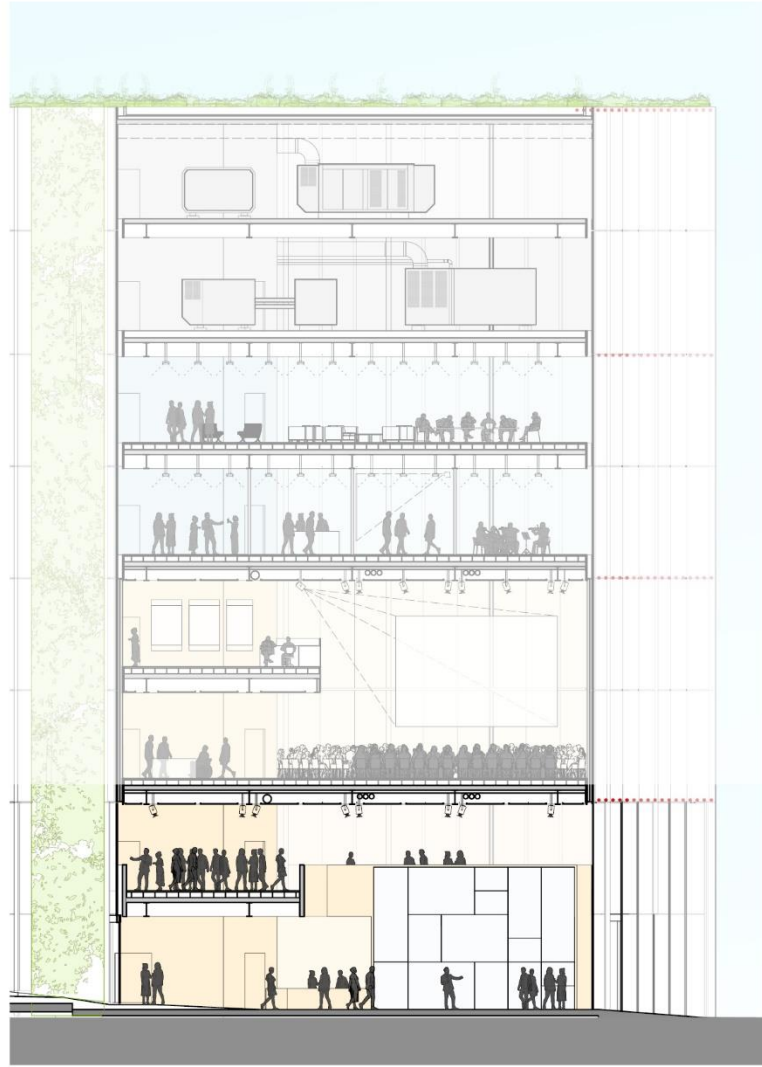
- Intermision Youth are proposed as the Cultural Anchor, with a dedicated floor for office, studio and rehearsal areas and the shared use of the Hall & Glass Gallery
- Intermision Youth is a charity using Shakespeare to engage marginalised young people to learn, script and perform as means of building self-confidence, knowledge and skills
- Founded in 2008 by Darren Raymond. Lastly located in shared space at Alcoa Theatre
- They will manage and curate the whole building to ensure that it delivers a cultural programme in line with the mission and principles
- As operators, they will ensure that the revenue subsidises the operations of the building and it's community outreach programme

INTER+MISSION YOUTH

Images from Intermision Youth's website



- Exhibition Spaces across lower 2 levels
- Highly prominent, on view 24/7 to passers by
- Free to access during designated opening times
- Showcasing cultural programming, changing exhibitions and curated historic / contemporary content reflecting upon the identity of the City
- Delivering on the Destination City agenda



Section

Level 05

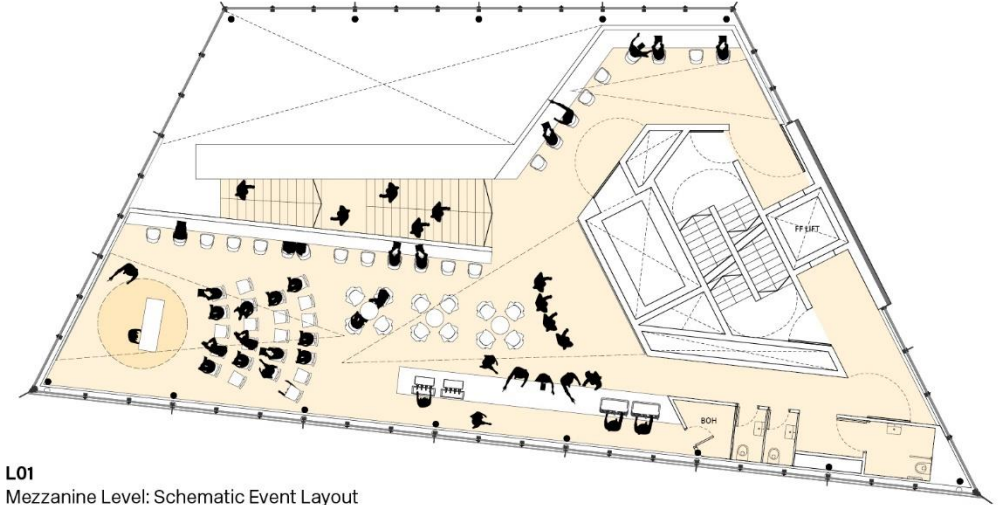
Level 04

Level 03

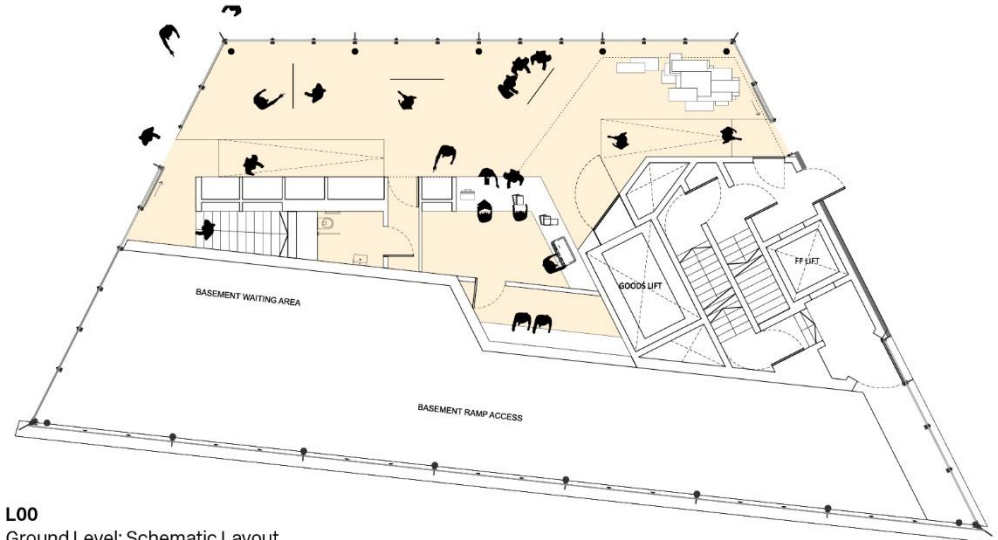
Level 02

Level 01

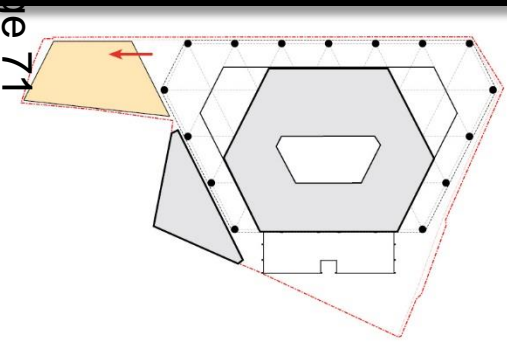
Level 00



L01
Mezzanine Level: Schematic Event Layout



L00
Ground Level: Schematic Layout

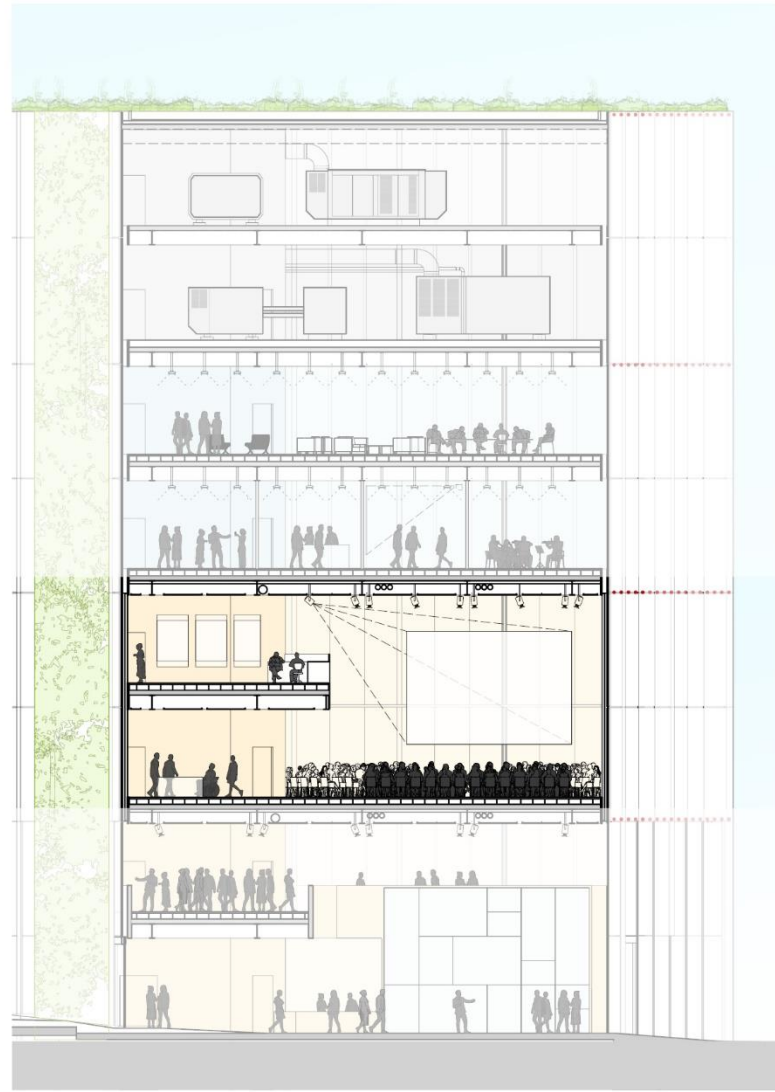


- Exhibition or performances viewable from the street
- Both floors can flex between gallery / exhibition / performance spaces and lobbies for Hall performances
- Level 01 is perfect size for small poetry slams, readings, talks, small music performance
- Level 01 can also be a safe space for school groups to gather



Cultural Building – Glass Gallery / Entrance

- Double-height, 200 person capacity hall and performance space
- Showcasing Intermission Youth and other creative occupier performances
- Able to facilitate contemporary performance and exhibitions from numerous collaborations between the growing eco-system within the City and beyond its boundaries
- Technical mezzanine at Level 03 to support the event space



Section

Level 05

Level 04

Level 03

Level 02

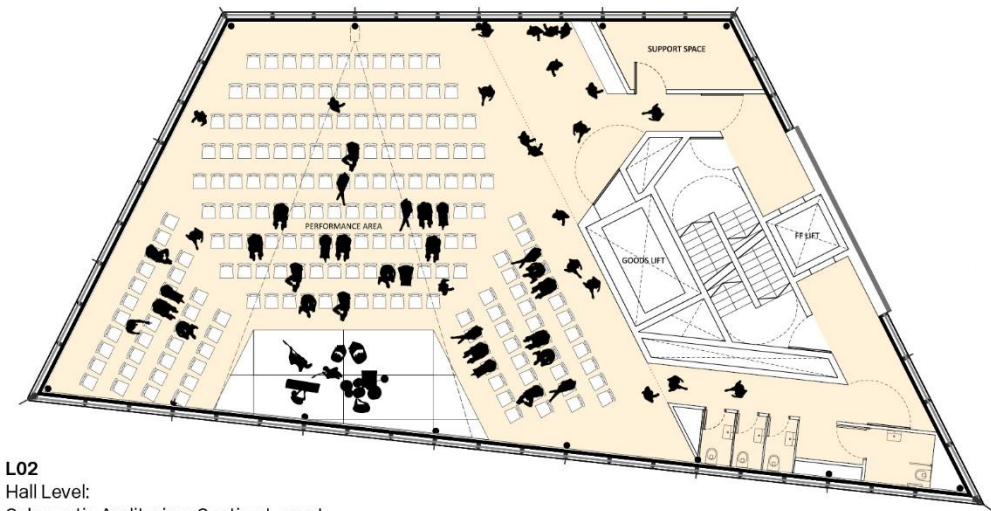
Level 01

Level 00



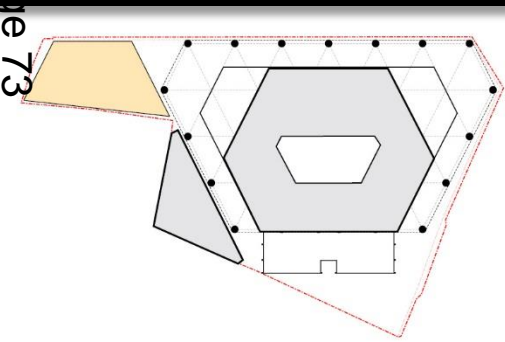
L03

Hall Mezzanine Level: Schematic Layout



L02

Hall Level:
Schematic Auditorium Seating Layout

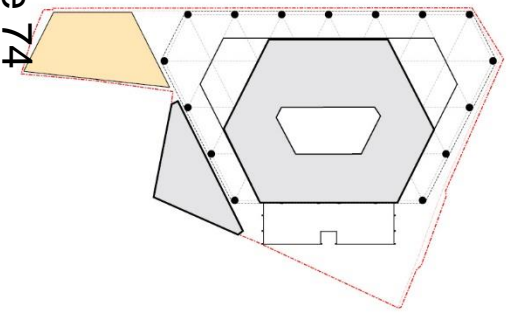


- Flexible Staging
- Can be open to natural light or darkened
- Allows for projection to integrate with live performers
- Allows for immersive performances
- Can pivot to an exhibition space



Visualisation: Open Gate Hall level in use

Cultural Building – Multipurpose Hall



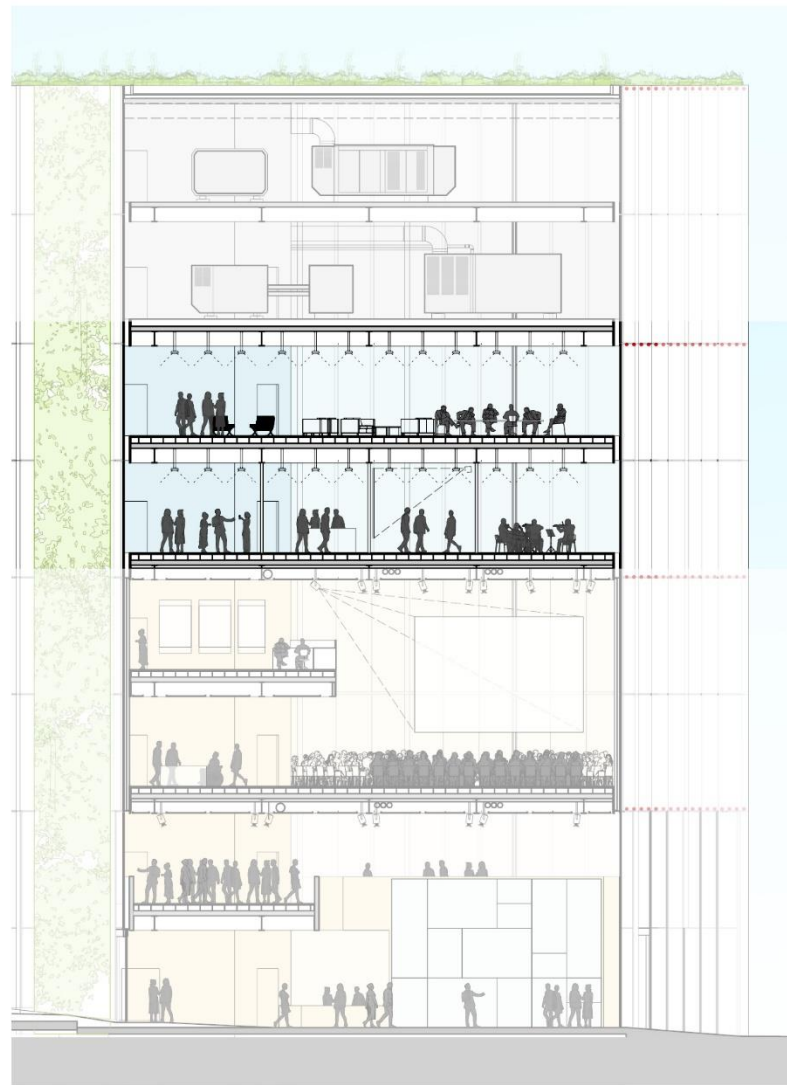
- Flexible for exhibition and talks
- Good for symposiums or town hall meetings
- Can be an events or award ceremony space
- Can pivot to a more intimate environment



Visualisation: Open Gate Hall level in use

Cultural Building – Multipurpose Hall

- Creative affordable workspace at discounted rents across 2 floors
- A new permanent home for Intermission Youth on Level 04 (equivalent of 45 desks)
- Creative workspace on Level 05 (equivalent of 45 desks)
- Production house for young talent



Section

Level 05

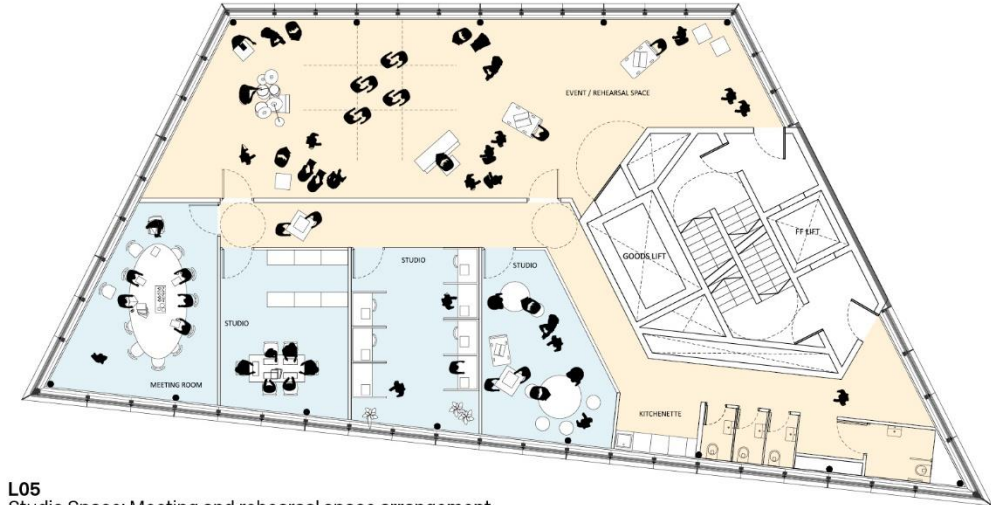
Level 04

Level 03

Level 02

Level 01

Level 00



L05
Studio Space: Meeting and rehearsal space arrangement



L04
Studio Space: Mixed, open-plan, and cellular arrangement

Transportation



Cycle Hub Location



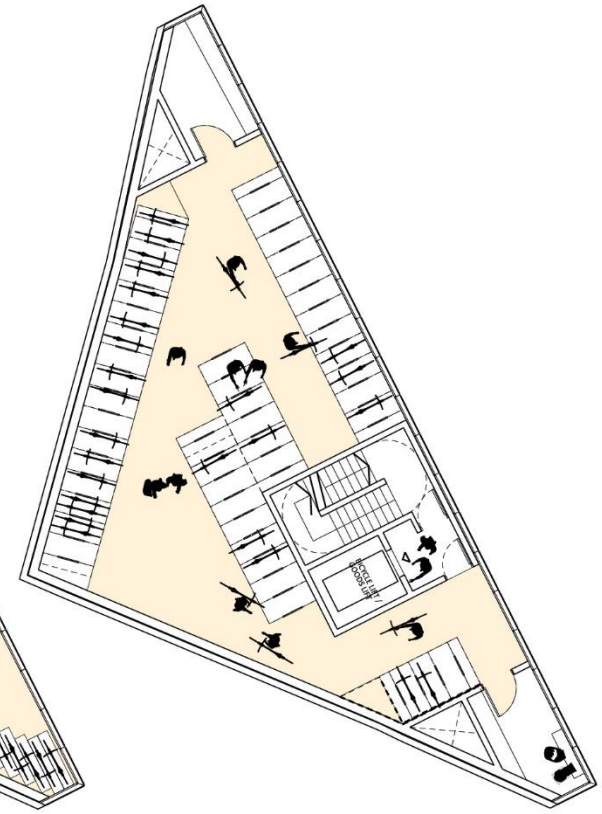
L00
Cycle Hub Level 00

- Cyclist Entrances - Basement and Levels 01 and 02
- Cyclist Facilities
- Ground Level Security



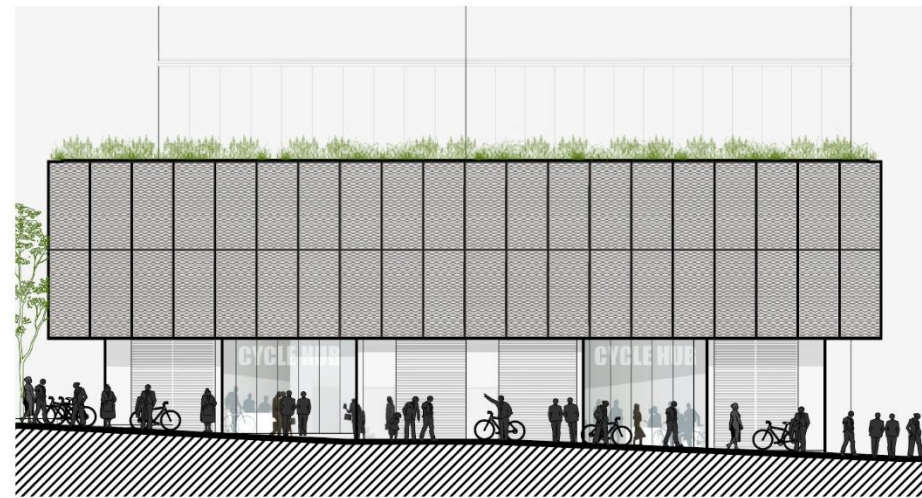
L01
Cycle Hub Level 01

- Short Stay Cycle Parking



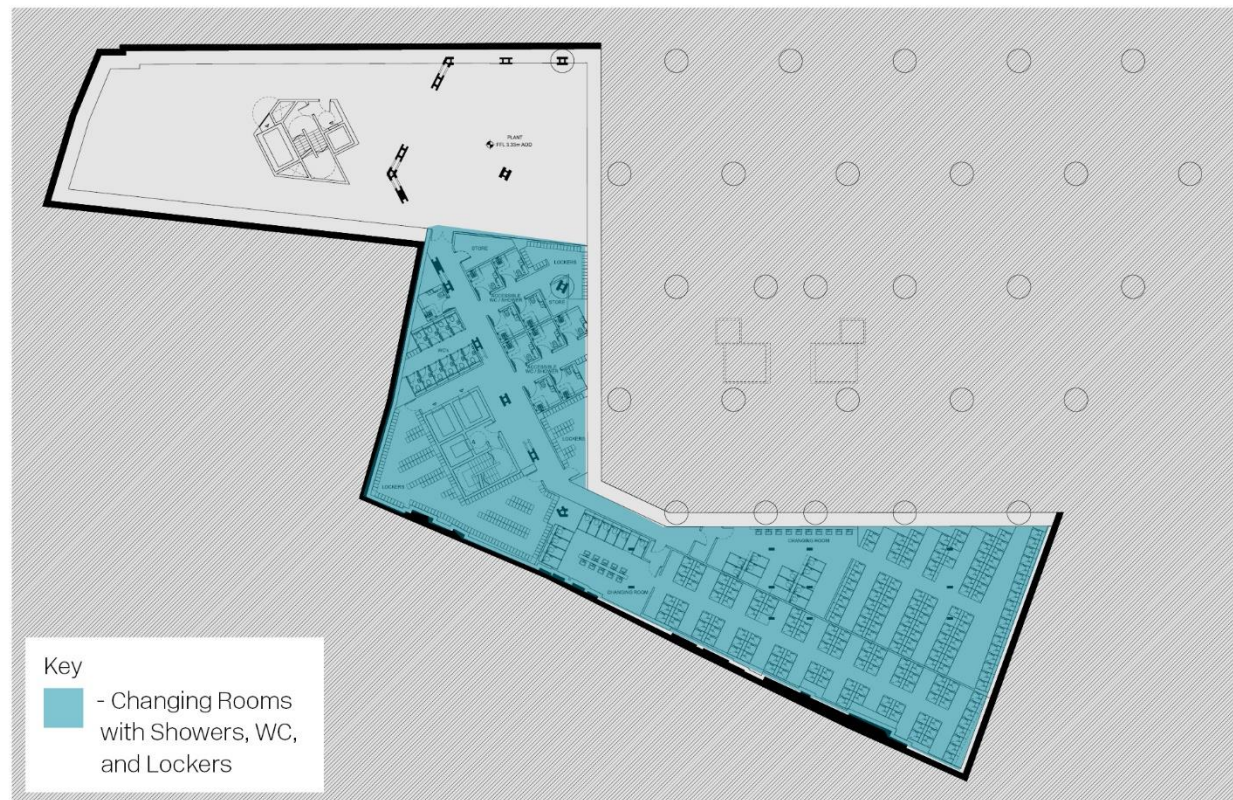
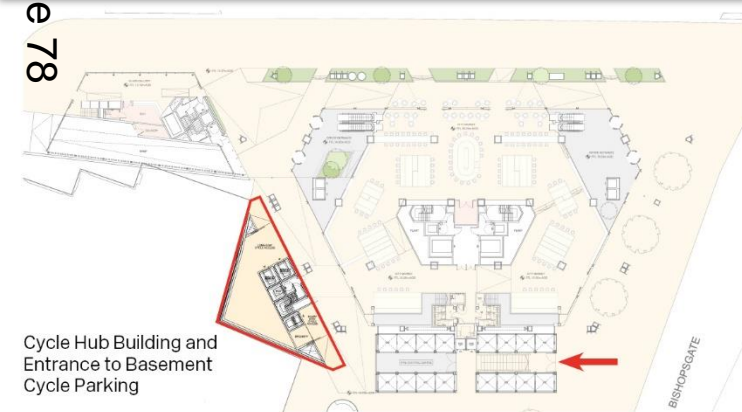
L02
Cycle Hub Level 02

- Long Stay Cycle Parking

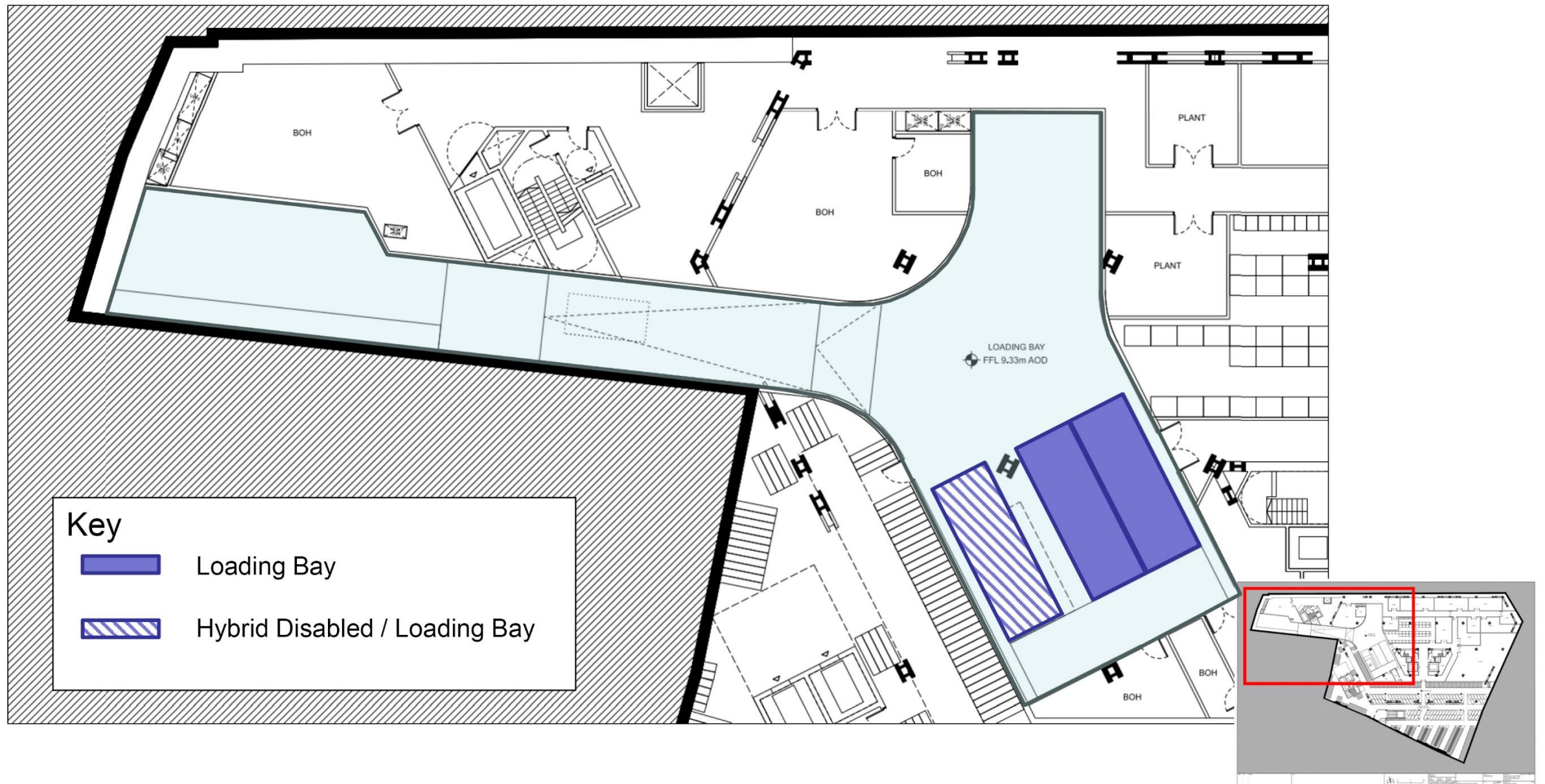


Bicycle Hub East Elevation

Cycle Hub



Cycle Parking and Facilities at Basement Levels



Proposed Service Yard

Cycle parking & Facilities: Short stay + Long stay



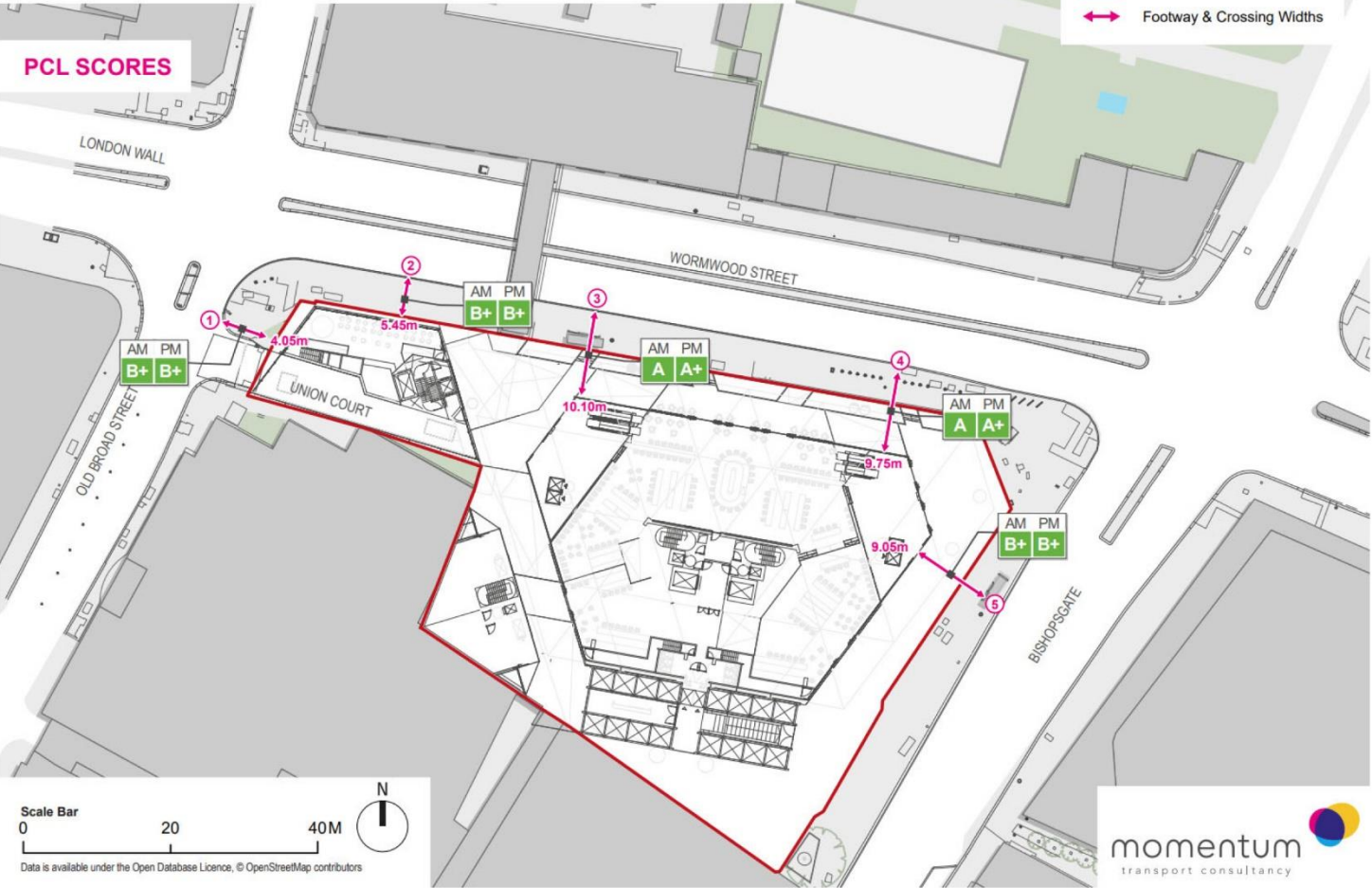
Day One Proposed Provision



Long Term Proposed Provision



99 BISHOPSGATE
FUTURE SCENARIO 2A WITH CONSERVATIVE FOOTWAY EXTENSION



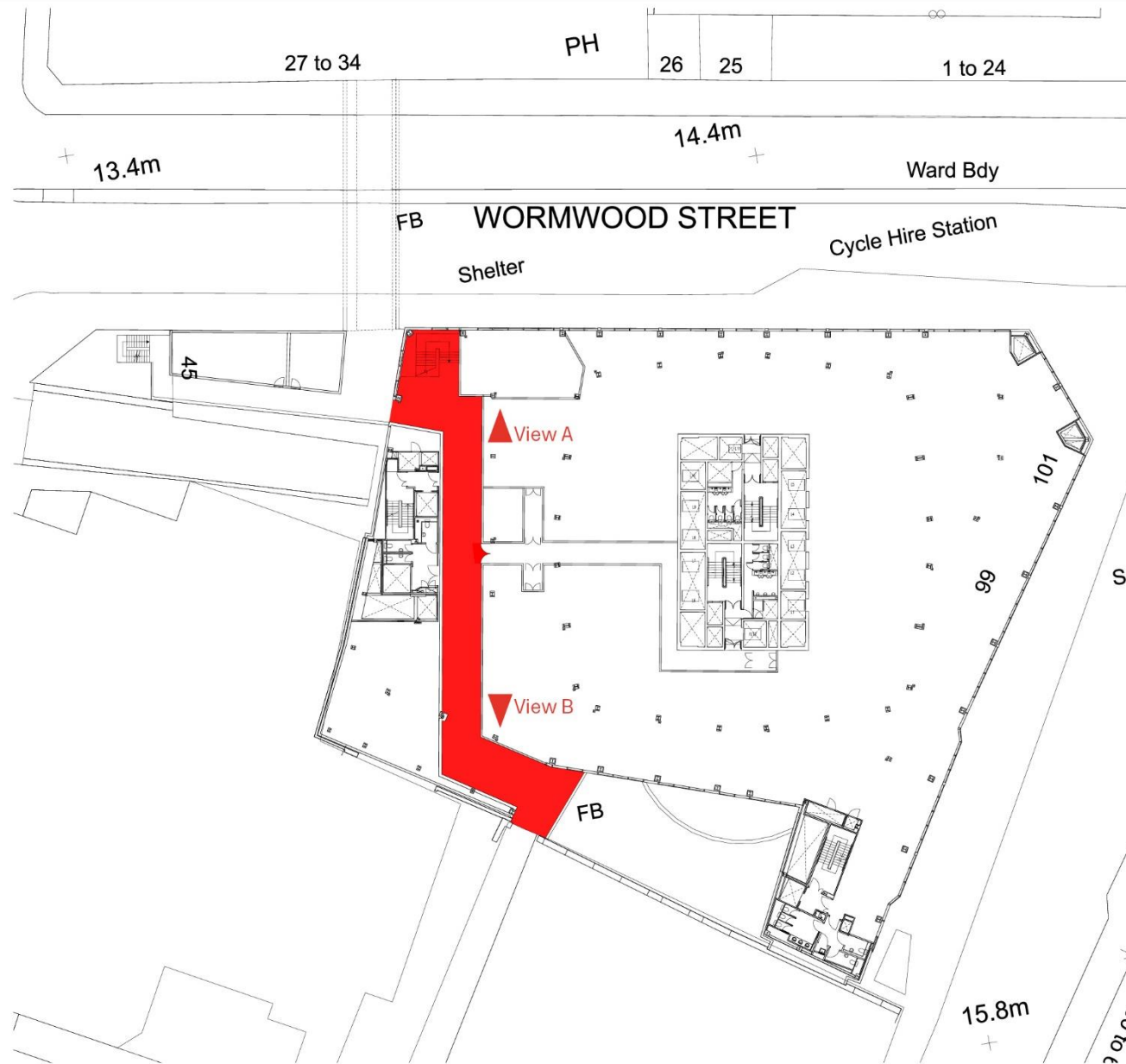
The proposals would increase pedestrian comfort levels through:

- Introduction of new route through the site
- Colonnades along Wormwood Street and Bishopsgate frontages
- Potential increased footway widths through S278 works

Footway	2031 AM Future Baseline (without Development)	2031 AM Future with Development*
Old Broad Street eastern	B+	B+
Wormwood Street southern	F	B+
Bishopsgate western	C	B+

**Subject to the results of the CoL London Wall Corridor Study*

City Walkway and Ramp



View A: Looking North



View B: Looking South

High Level City Walkway



View from Old Broad Street / London Wall Junction

Existing and Proposed Basement Access Location

Facades

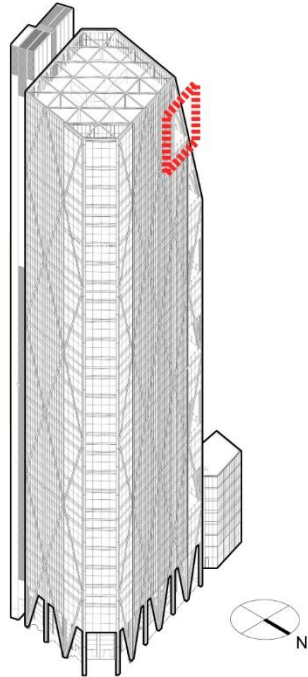
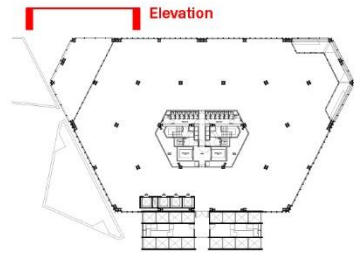


Visualisation: View from London Wall looking east

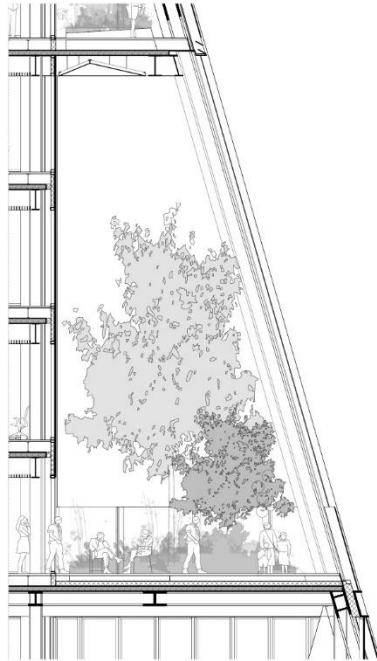
View from London Wall Looking East

Upper External Terrace

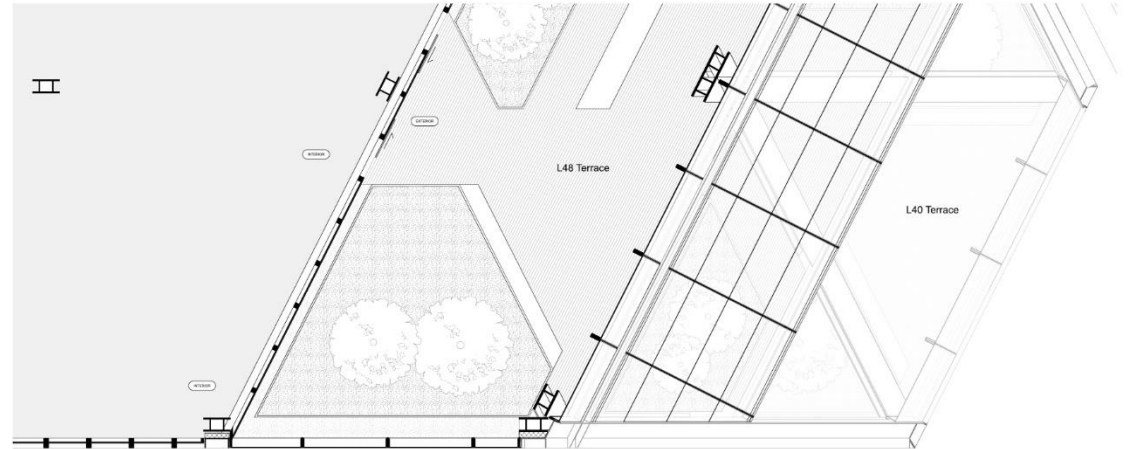
The top two terraces (L40 & L48) are defined within the sloped portion of the primary building structure. Each terrace is 4 storeys high with hard and soft landscape and seating areas.



Isometric Key



Upper External Terrace : Not To Scale

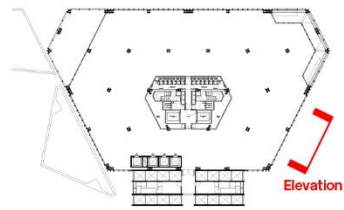


Upper External Terrace

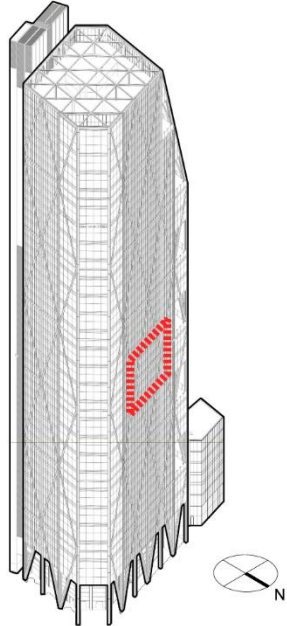
Typical Office Facade

The typical office facade comprises unitised double glazed cladding panels with flush glazed spandrels. The vertical framing elements project beyond the glazed facade to enhance vertical emphasis whilst horizontal elements are suppressed. The primary structural frame is expressed using a C-channel profile set into the facade.

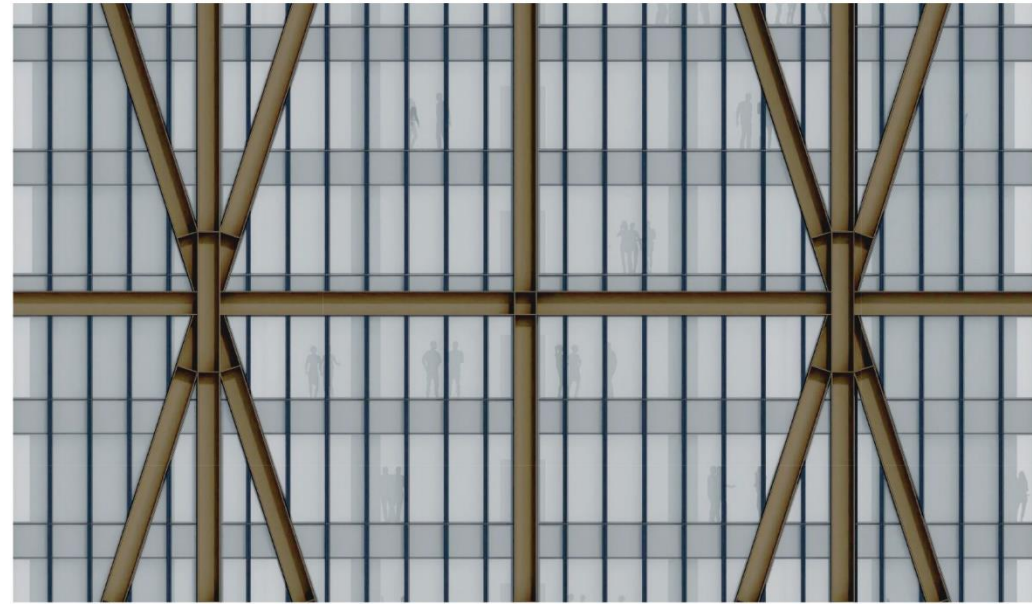
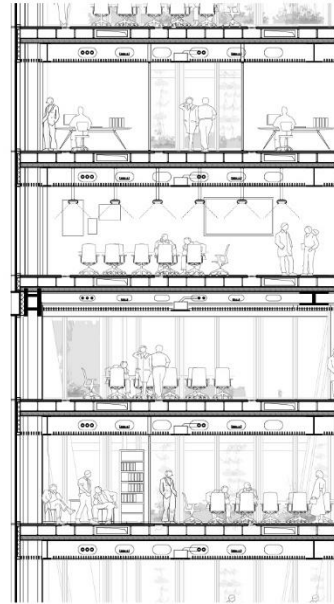
The setting-out / placement of the main office facade vertical elements (mullions) will undergo further refinement and testing during the pre-construction design phases. This will be done in accordance with best-practice occupancy standards, which is conventionally driven by a 1.5m setting-out. This refinement will also aim to enhance u-value performance, reduce carbon content and improve overall facade efficiencies.



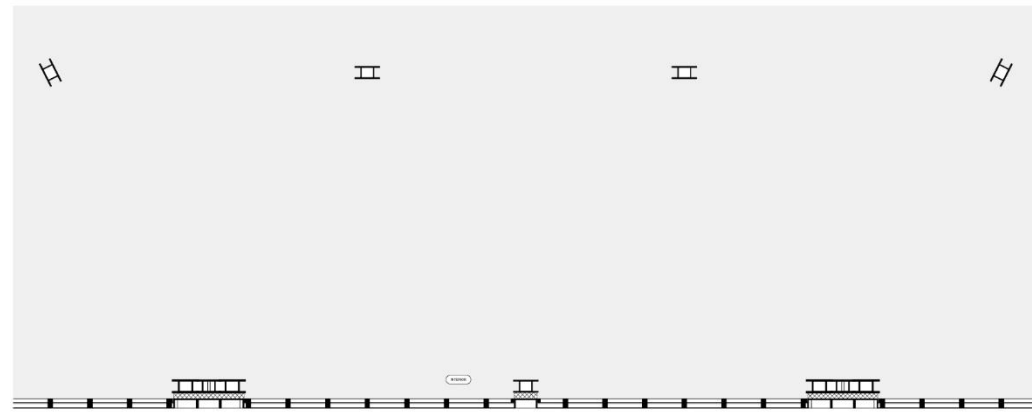
Plan Key



Isometric Key - from northeast



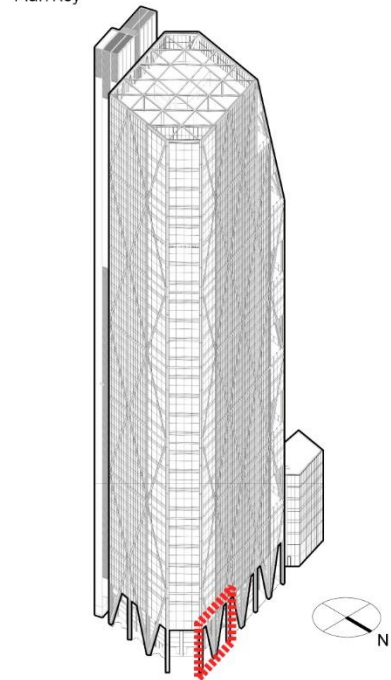
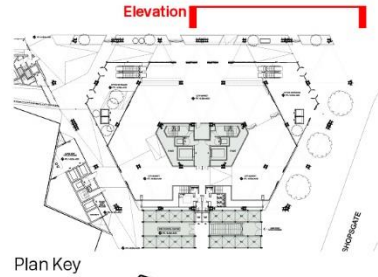
Typical Office Facade : Not To Scale



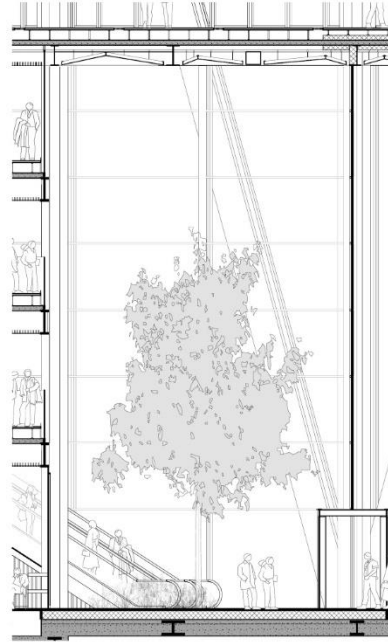
Typical Office Facade

Lower Level Facade

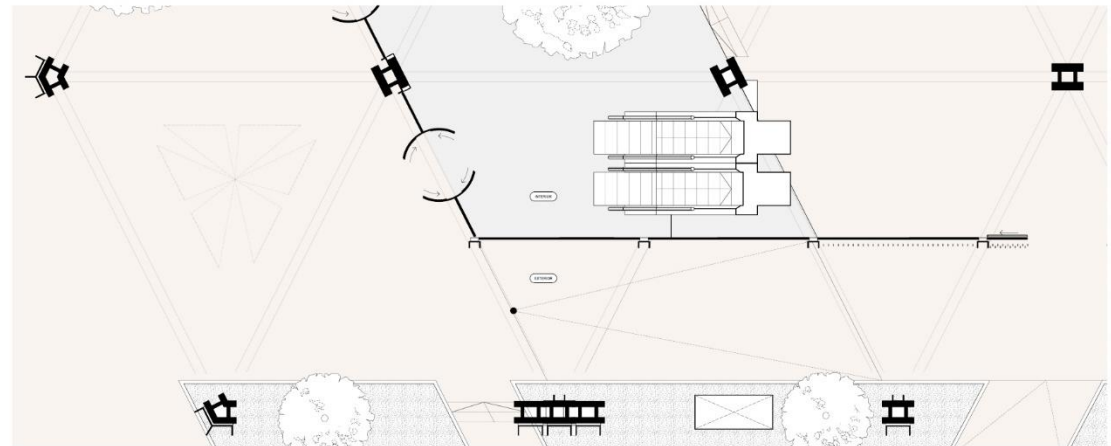
The lower level facade sets back to form an external colonnade. It comprises large-format glazing which is primarily horizontal in its emphasis. The timber triangulated soffit runs both externally and internally. The ground level facade to the City Market will have integrated louvres, connecting to the outside, located to minimise visual impact. This will be developed during preconstruction phase.



Isometric Key



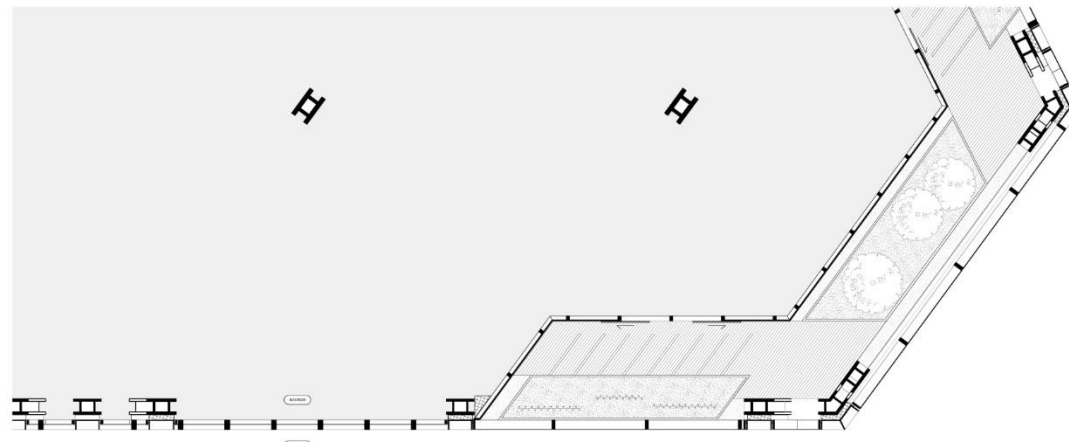
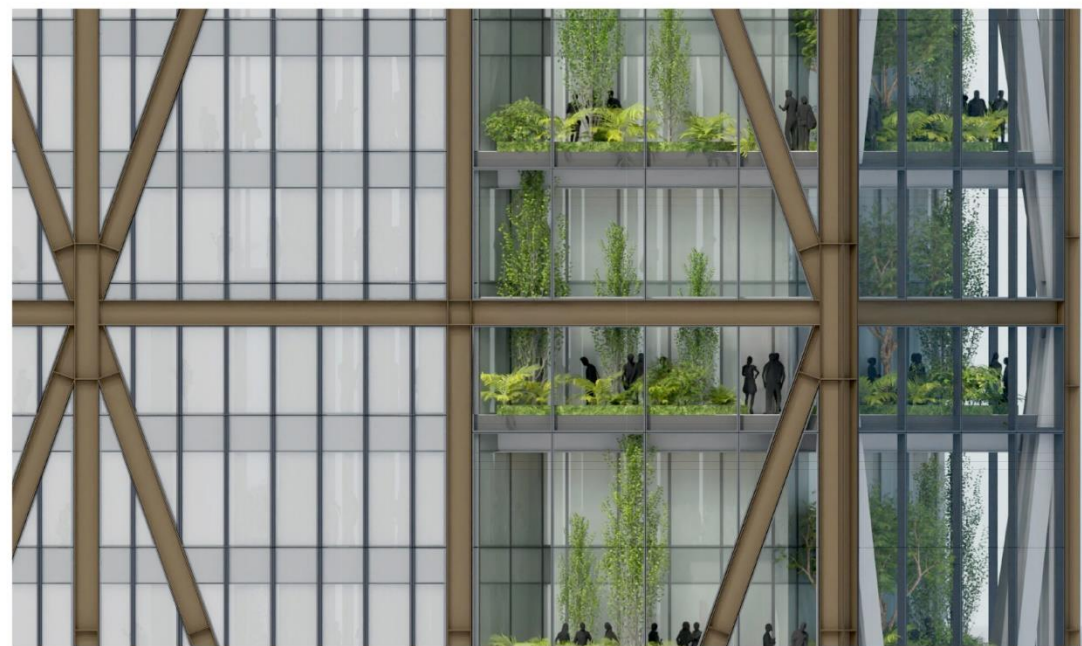
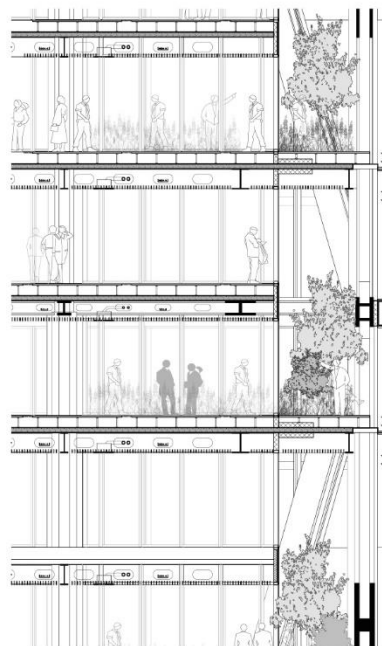
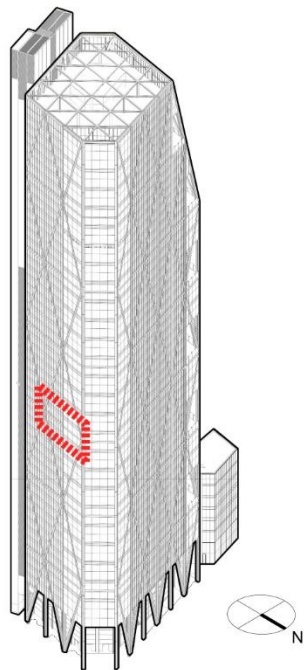
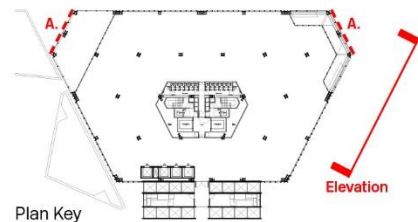
Lower Level Facade : Not To Scale



Lower Level Facade

Wintergarden Facade

The wintergarden facade comprises full-height utilised single glazing offering high degrees of transparency to the amenity spaces behind. The primary structural frame is expressed using a C-channel profile set into the facade except on the two ends (marked A. below) where the single glazing system runs in front of the diagonal primary structure.

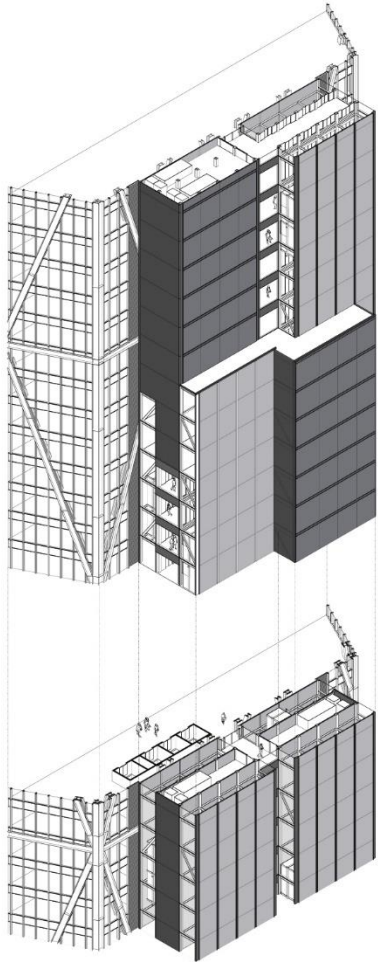


Typical Office Facade and Wintergarden : Not To Scale

Wintergarden Facade

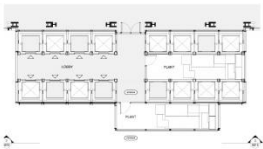
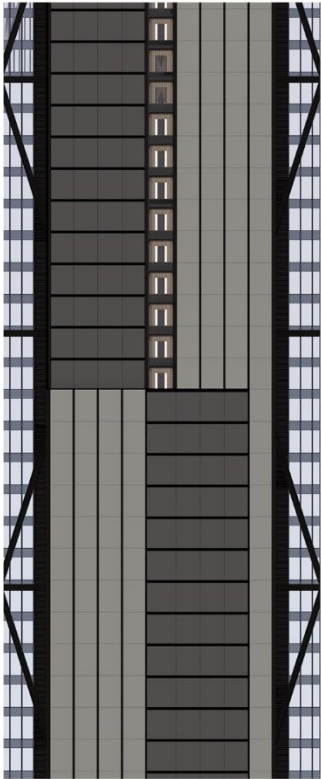


Perspective View of Service Core with context removed for clarity



Plant rooms
expressed
horizontally

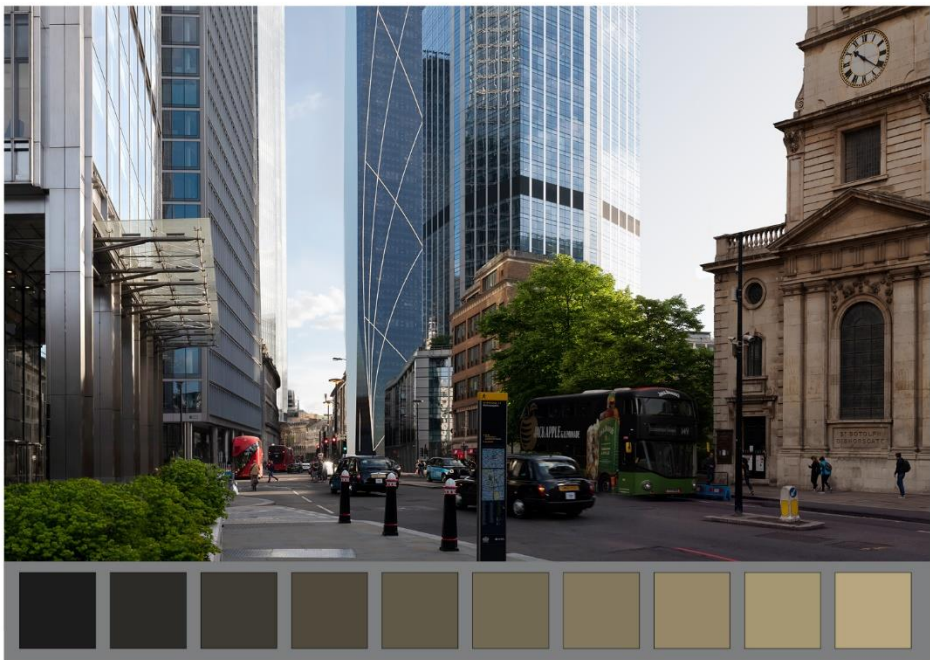
Lift Shafts
defined
by vertical
structural
framework



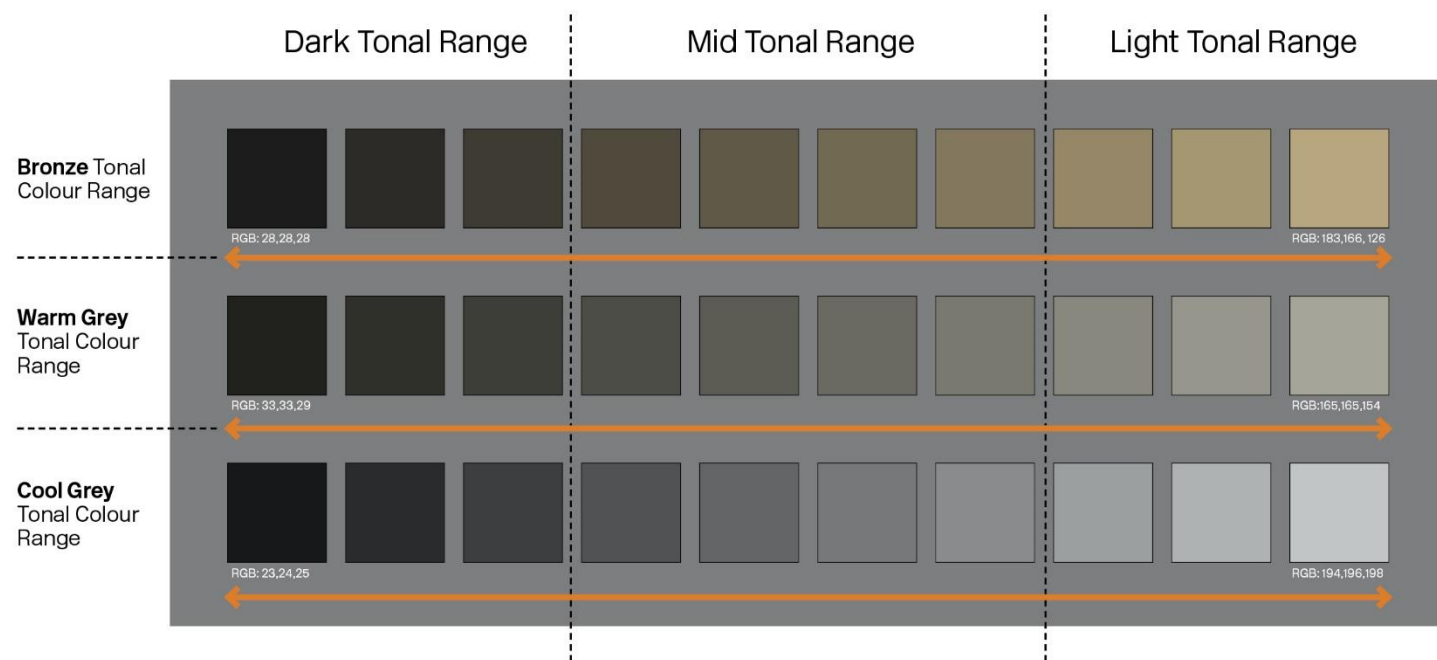
Elevation detail and plan extract of Service



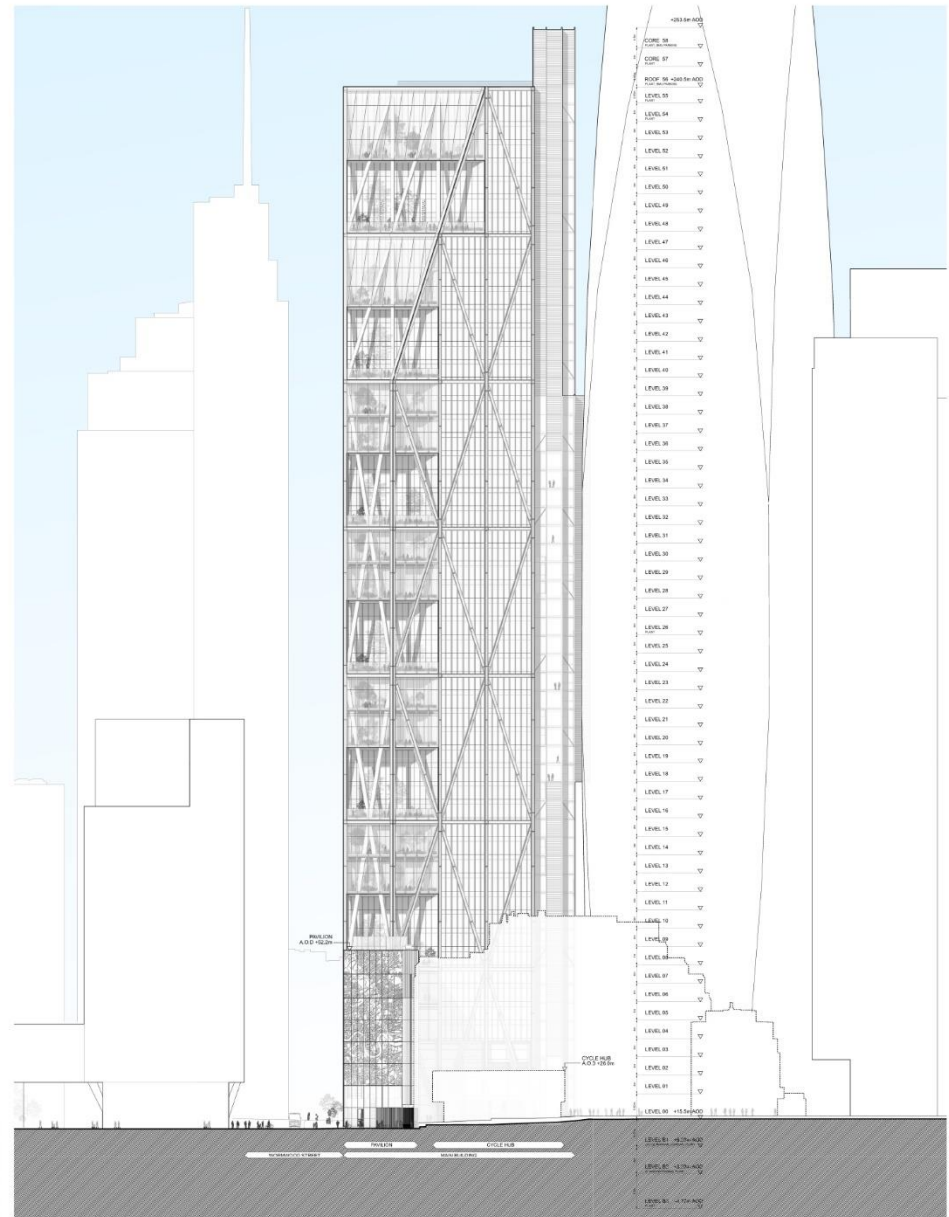
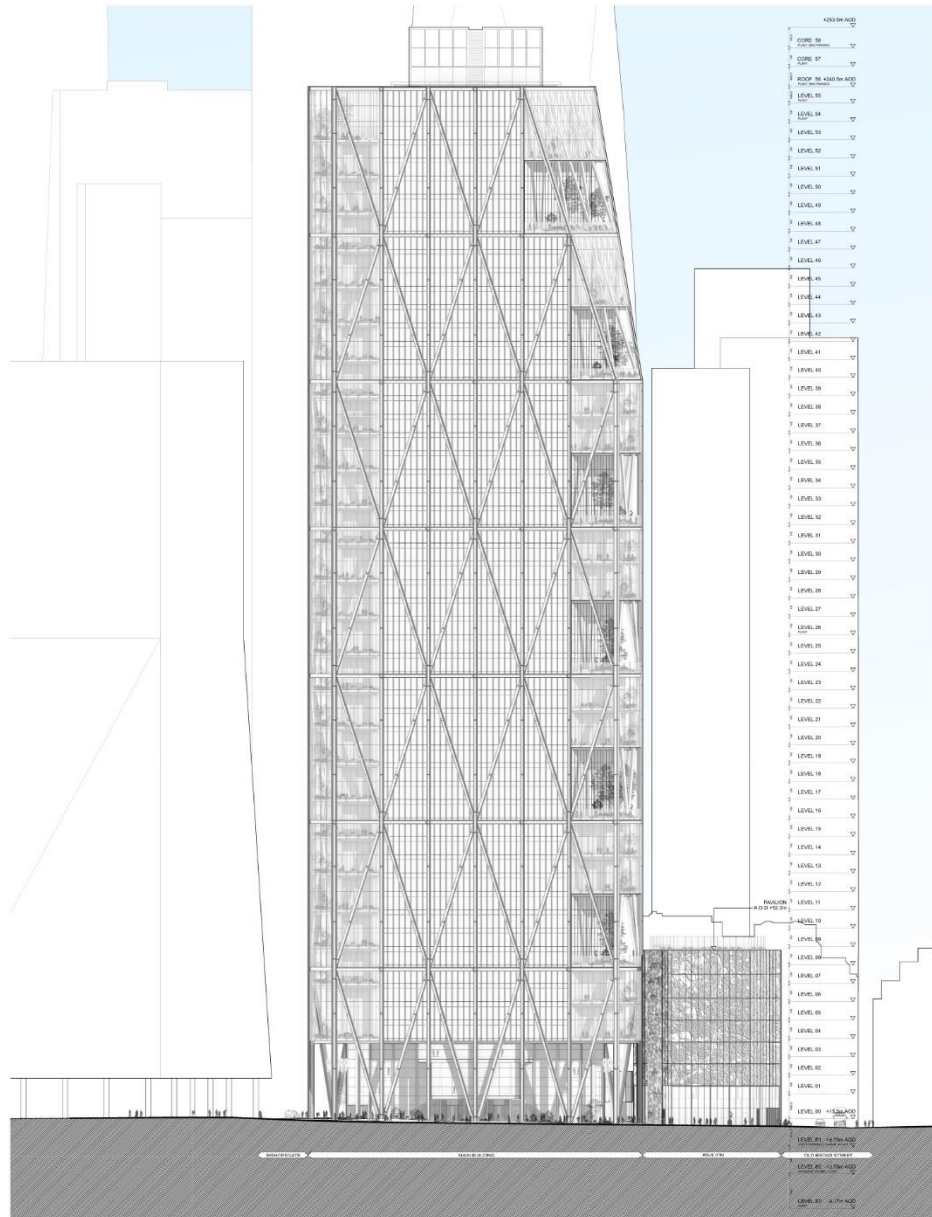
Perspective view of Service Core from Bishopsgate (context removed for clarity).



View from Bishopsgate showing new city and historic context against bronze-black tonal colour range



Colour tonal ranges



North and West Elevations



East and West Elevations

Landscape



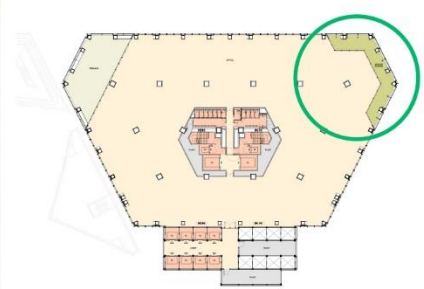
- ① Wormwood Street Colonnade planting and multi-stem large shrubs
- ② Pavilion building vertical greening
- ③ Bishopsgate Street Frontage street trees
- ④ Market Hall entrances
- ⑤ Office entrances
- ⑥ Pocket Park trees and seating areas
- ⑦ Existing tree to be retained
- ⑧ Cycle hub building entrances
- ⑨ Existing TfL bus stop to be retained
- ⑩ TfL bus stop to be relocated
- ⑪ Existing TfL bike stands to be relocated

Illustrative Landscape at Ground Level

Landscape Masterplan



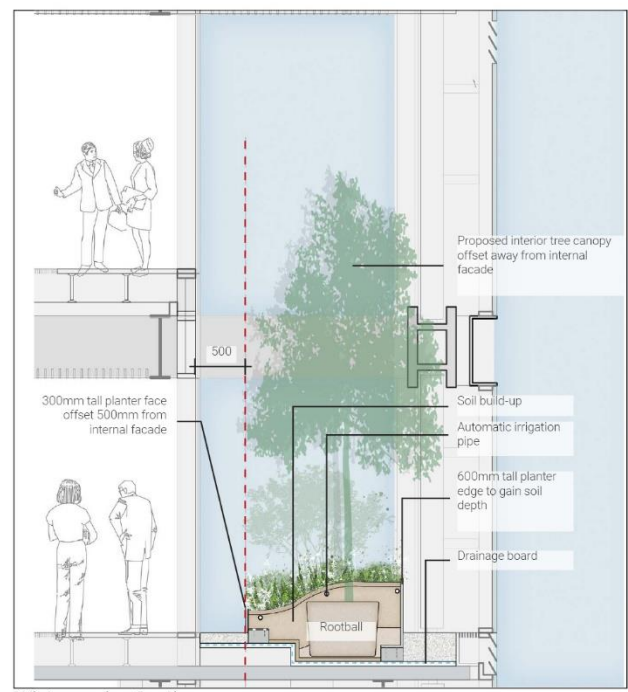
Illustrative Plan of Typical Eastern Wintergarden



Wintergarden Locations (East shown)



Precedents

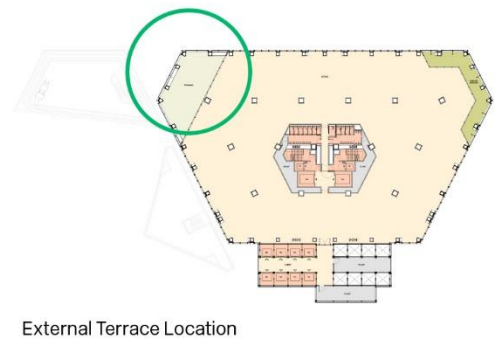
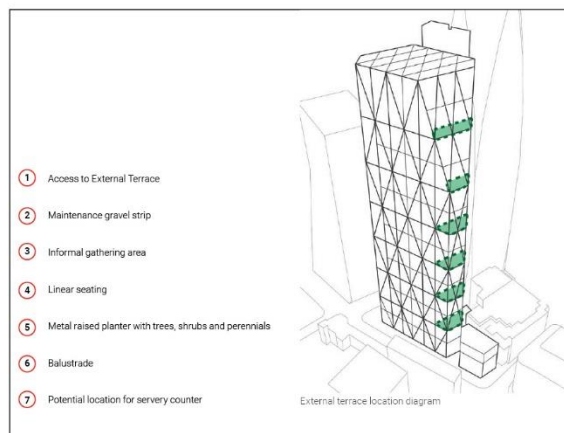


Wintergarden Section

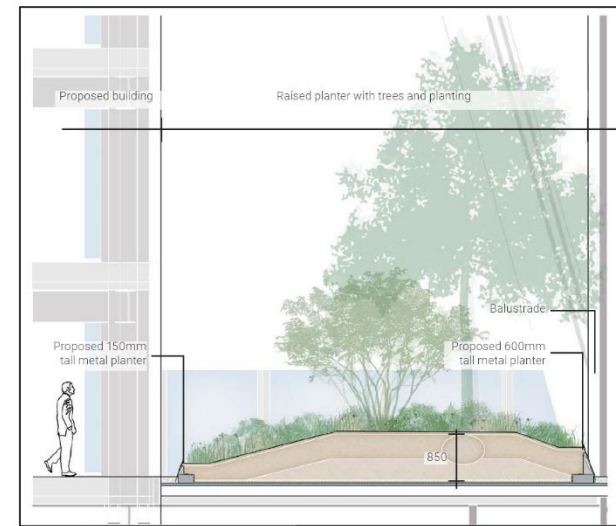


Wintergarden Illustrative Views

Visual Amenity - Wintergardens



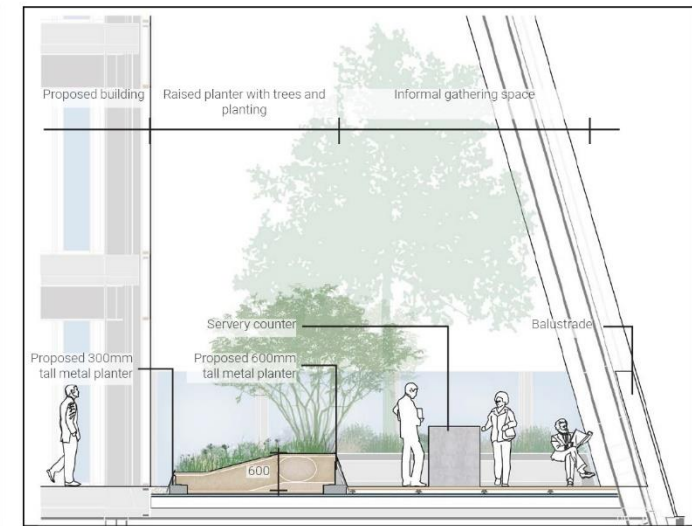
External Terraces - Views and Precedents



Section - Typical External Terrace (Lower)



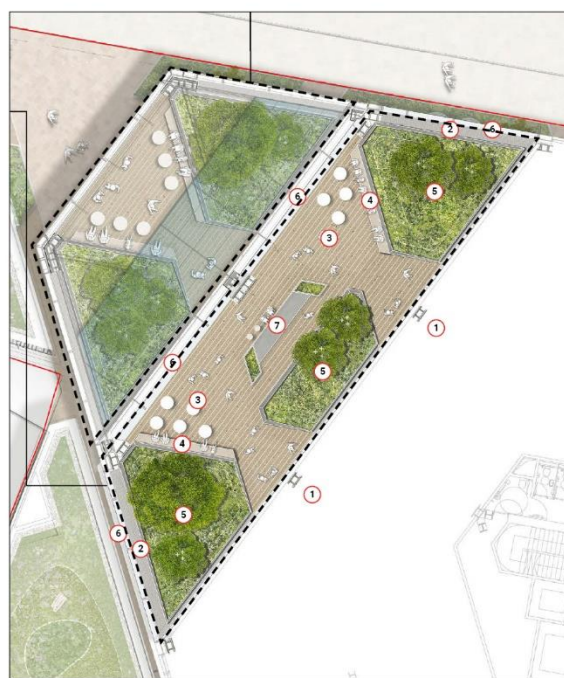
Render - Typical External Terrace (Lower)



Section - Typical External Terrace (Upper)



Render - Typical External Terrace (Upper)

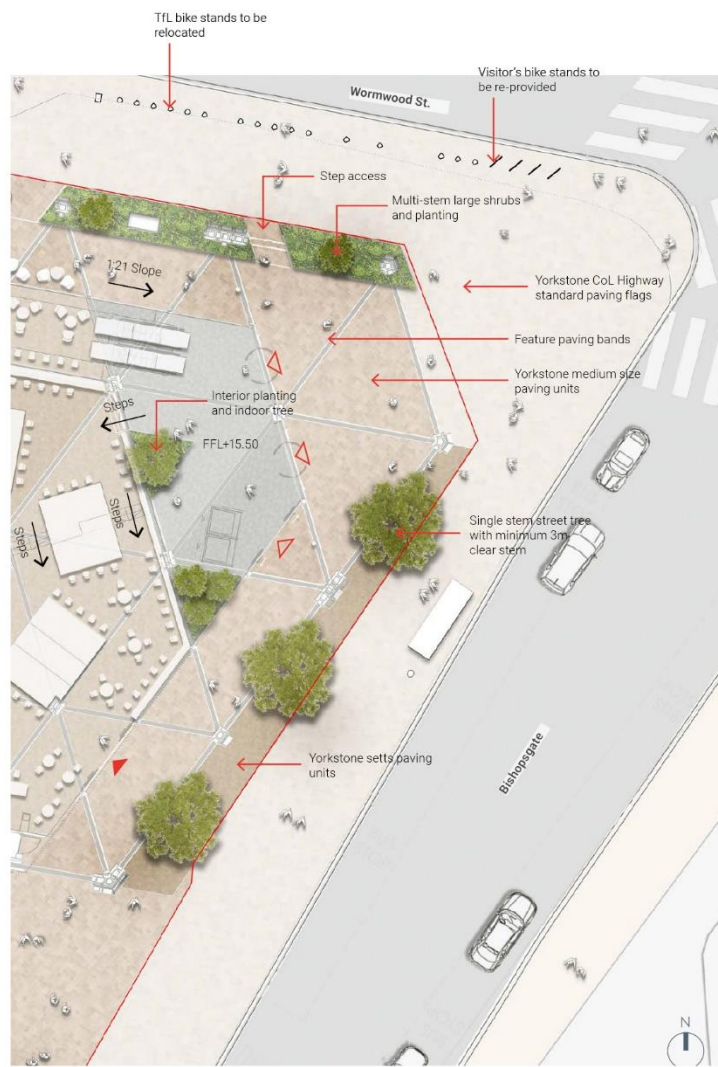


Composite External Terrace - Typical and Upper Set-Back Levels

Visual Amenity - External Terraces

Bishopsgate Street Frontage

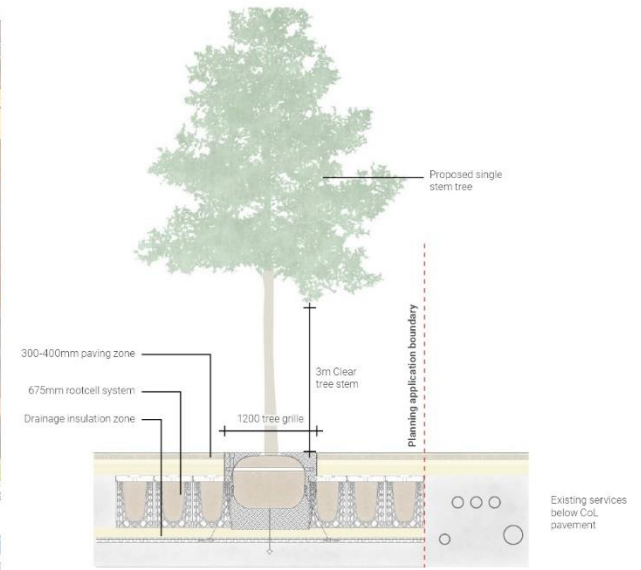
The proposed deciduous trees have been carefully positioned along Bishopsgate to respond to the overall vision of the landscape design and urban greening, where the open character and aspect provide high levels of sunlight across the elevation. The illustrative 5 and 6 sections show generous soil zones will be coordinated with the proposed structural slab by using the RootCell system (or similar), avoiding existing and proposed underground services to ensure the feasibility and long-term success of the tree planting. The proposed tree locations are chosen to avoid unsuitable areas, Wind Mitigation and Sunlight Analysis play important role in forming the landscape design. The tree, irrigation, and maintenance strategy details are on the following pages.



Ground floor illustrative plan - Bishopsgate



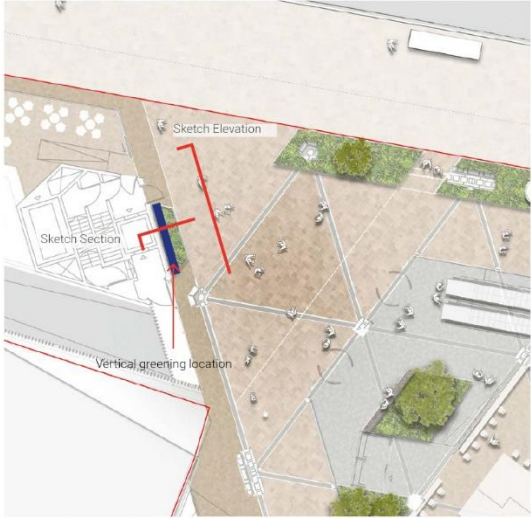
Street trees with light canopy in hard landscape area



Advanced Wide Coverage Tree Root System



Bishopsgate Frontage



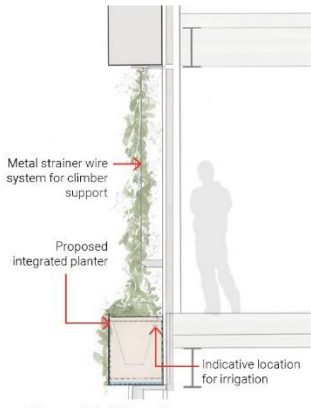
Ground floor illustrative plan - vertical greening



Holboellia latifolia



Akebia quinata 'Cream Form'

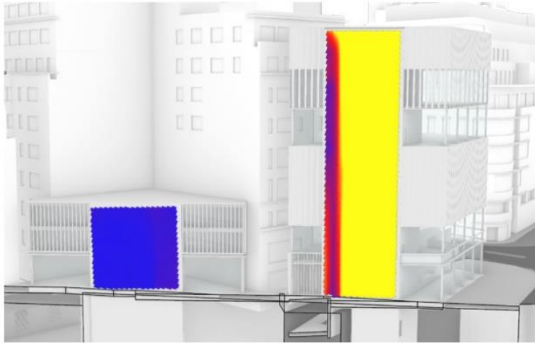


Green Wall Section



Example of External Green Wall in City Context

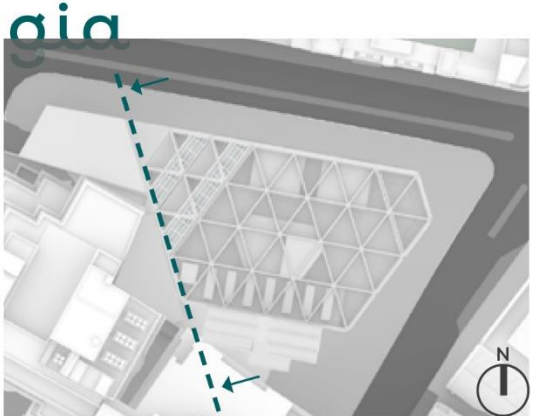
Monthly Median Daylight Illuminance Levels - MARCH



Elevation view - External green walls



GIA Daylight Plant Life Daylight Study



GIA Daylight Plant Life Daylight Study

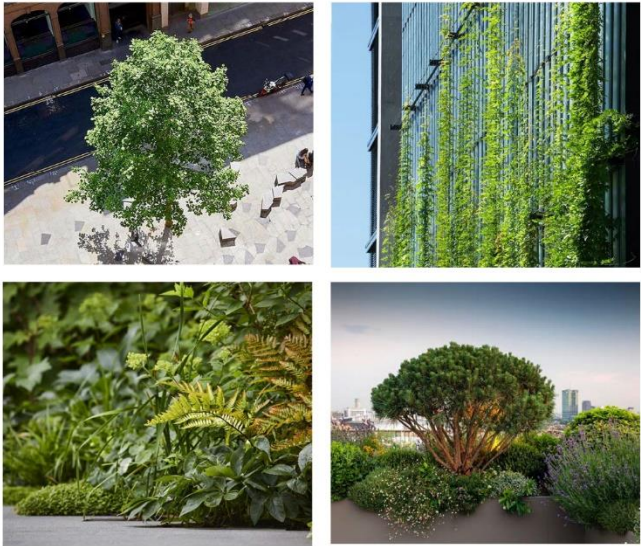
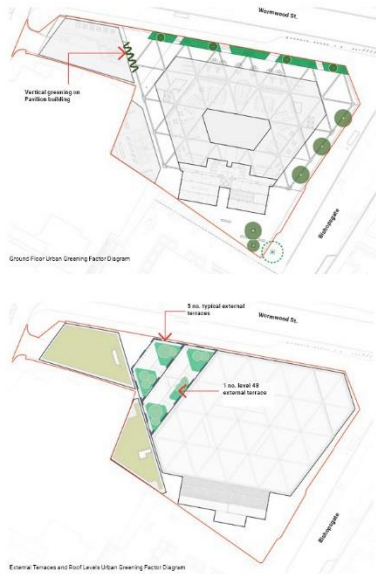


Green Wall to Open Gate Building



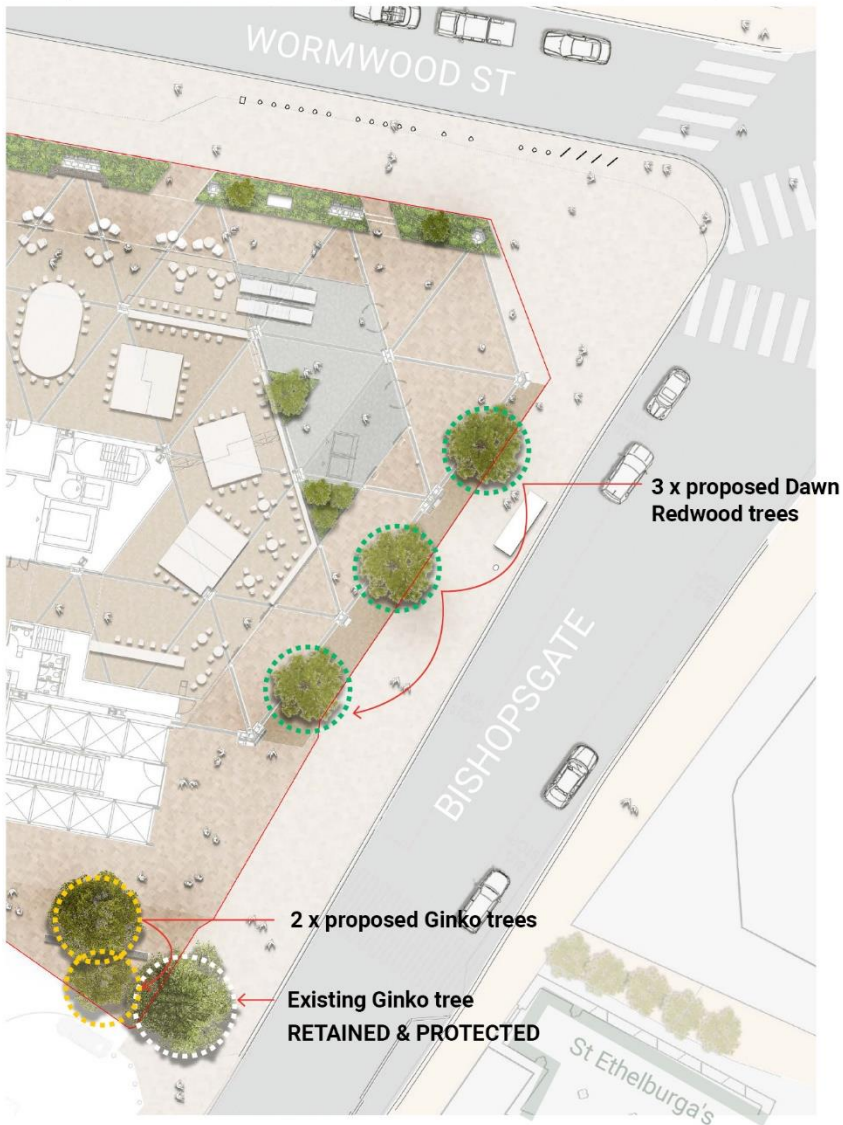
Urban Greening Factor Calculator				
Surface Cover Type	Factor (GLA)	Factor (CoL)	Area (m²)	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	1		N/A
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	1		N/A
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0.9	874.5	Planting at all external terraces. Assuming 75% biodiverse roofs on Pavilion and Cycle Hub buildings to allow for roof plants and access
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0.9	143.5	4no. Mature street single stem trees, 1no. large multi-stem and 4no. small multi-stem trees in the GF public realm
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0.8		N/A
Flower-rich perennial planting.	0.7	0.7		N/A
Rain gardens and other vegetated sustainable drainage elements.	0.7	0.7		N/A
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0.6		N/A
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0.7	239	Trees at the external terraces
Green wall – modular system or climbers rooted in soil.	0.6	0.7	160	Vertical Greening on Pavilion Building
Groundcover planting.	0.5	0.5	117.4	Planting in GF Public Realm
Amenity grassland (species-poor, regularly mown lawn).	0.4	0.4		N/A
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0.3		N/A
Water features (chlorinated) or unplanted detention basins.	0.2	0.2		N/A
Permeable paving.	0.1	0.1		N/A
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0		
Total contribution			1533.92	
Total site area (m²)				4105
Urban Greening Factor (GLA, London Plan)				0.271
Urban Greening Factor (CoL, Draft City Plan 2040)				0.305

0.3 (City of London scoring criteria)

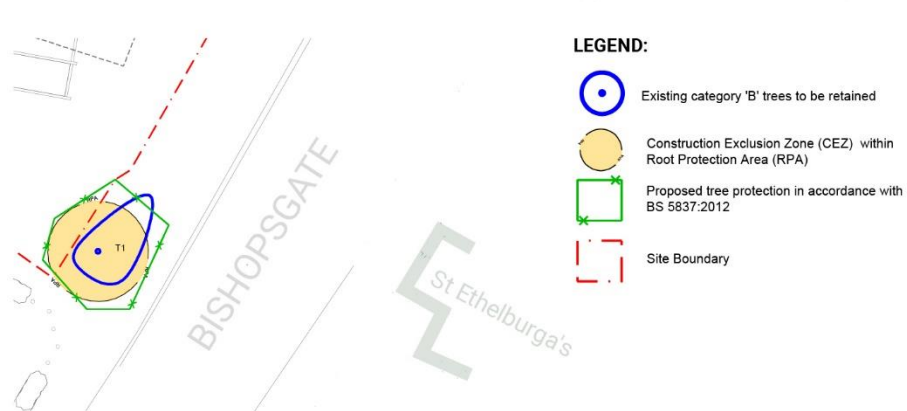


Urban Greening

Proposed Landscape Plan (by Andy Sturgeon Design)



Tree Protection to BS5837:2012 (by Ground Control Limited)



LEGEND:

- Existing category 'B' trees to be retained
- Construction Exclusion Zone (CEZ) within Root Protection Area (RPA)
- Proposed tree protection in accordance with BS 5837:2012
- Site Boundary

NOTES:

1. The above drawing illustrates the location of the retained Ginkgo tree and the position and extent of tree protection measures to be implemented as part of the scheme, in accordance with BS5837:2012.
2. No specialised construction methods are required, and all works are outside precautionary RPA of T1.
3. Given the space constraints along the southeastern side of the site, it is likely scaffolding during the demolition phase will be constructed around and over the retained tree T1. This will help provide protection to the crown and a bespoke timber box will be erected around the stem to protect it from potential impact. The box will consist of minimum 1.5m high external grade plyboard fixed to a sturdy timber framework with at least 150mm clearance from the trunk of the tree. No timber will be fixed to the trunk at any time.
4. The box will remain around the tree throughout the demolition and construction phases.
5. Regular washing of the canopy will be incorporated into construction and arboricultural method statements to remove dust and maintain the tree's current good physiological condition.

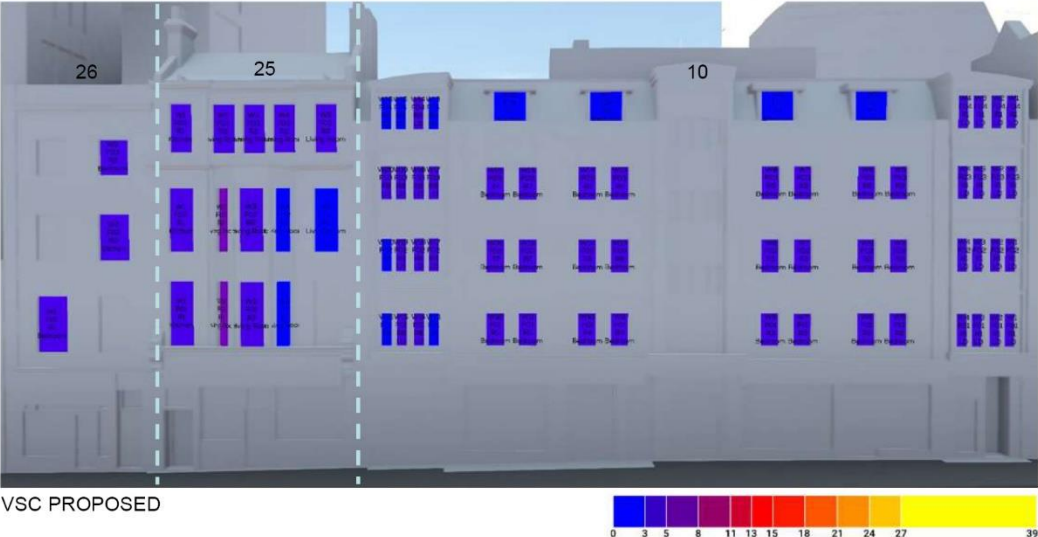
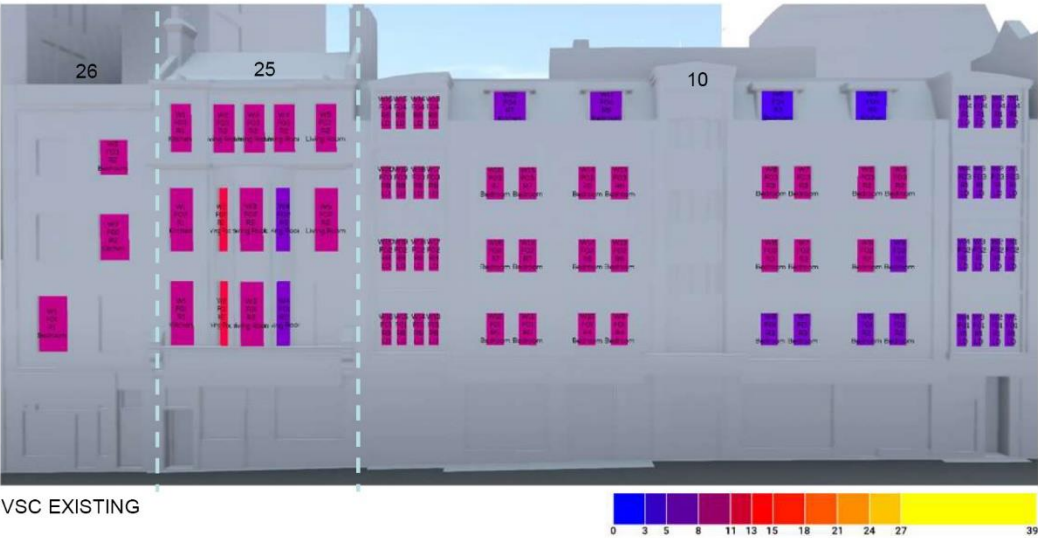


(To be read in conjunction with GC AIA Report J230763-GGC-XX-XX-T-ARB-0600 - P02)

Retention of Existing Tree

Daylight and Sunlight

Daylight - Existing V Proposed Scenario
VSC - Vertical Sky Component



Address	VSC					Total Windows below BRE criteria
	Total No. Windows	Windows meeting BRE criteria	Below BRE criteria			
			20-29.9% alteration	30-39.9% alteration	40% + alteration	
26 Wormwood Street	3	0	0	0	3	3
25 Wormwood Street	14	0	0	0	14	14
10 Wormwood Street	68	8	0	0	60	60

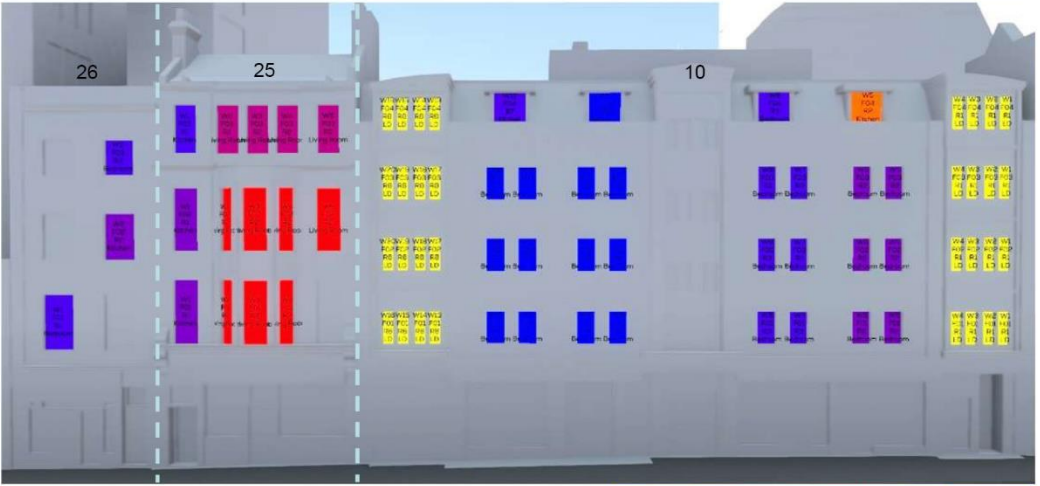
Daylight - Existing V Proposed Scenario NSL - No Sky Line



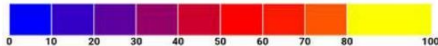
NSL EXISTING



NSL PERCENTAGE LOSS



NSL PROPOSED



Address	NSL					Total Rooms below BRE criteria
	Total No. Rooms	Rooms meeting BRE criteria	Below BRE Guidelines			
			20-29.9% alteration	30-39.9% alteration	40% + alteration	
26 Wormwood Street	3	0	0	0	3	3
25 Wormwood Street	6	0	0	0	6	6
10 Wormwood Street	24	9	0	1	14	15

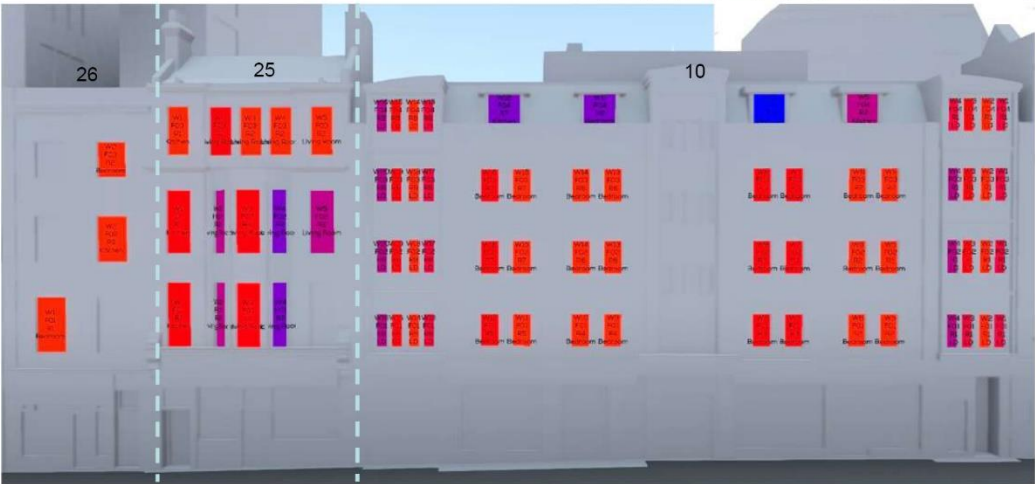
Sunlight - Existing V Proposed Scenario
APSH - Annual Percentage Sun Hours



APSH EXISTING



APSH PERCENTAGE LOSS



APSH PROPOSED



Address	Total No. Windows	Windows meeting BRE criteria	APSH			WPSH		
			20 - 29.9% alteration	30 - 39.9% alteration	40% + alteration	20 - 29.9% alteration	30 - 39.9% alteration	40% + alteration
26 Wormwood Street	3	0	0	1	2	0	0	2
25 Wormwood Street	14	0	0	0	14	0	0	8
10 Wormwood Street	60	0	3	15	42	0	0	25

Existing V Proposed Scenario
MDF - Median Daylight Factor

26 Wormwood Street

			MEDIAN DAYLIGHT FACTOR		
FLOOR	ROOM	ROOM USE	MDF (%) EXISTING	MDF (%) PROPOSED	ABSOLUTE LOSS
26 Wormwood Street					
First Floor	R1	Bedroom	0.3	0.2	0.1
Second Floor	R2	Kitchen	0.5	0.3	0.2
Third Floor	R3	Bedroom	0.2	0.2	0.0

Table 03: 26 Wormwood Street MDF Results

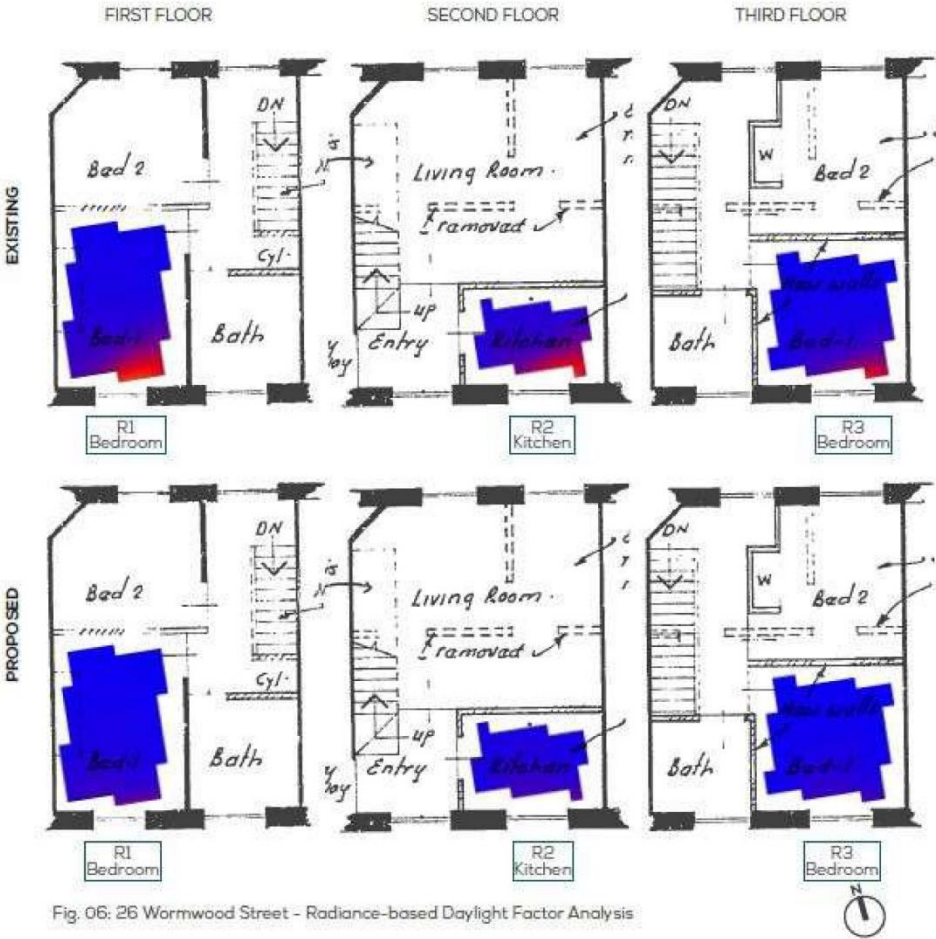
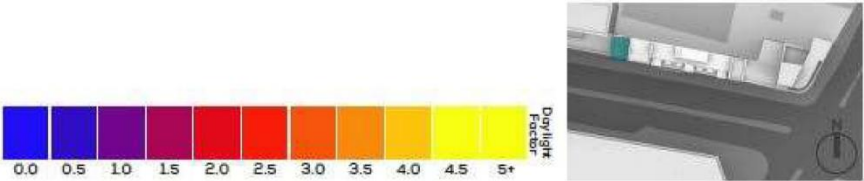


Fig. 06: 26 Wormwood Street - Radiance-based Daylight Factor Analysis



Existing V Proposed Scenario
MDF - Median Daylight Factor

25 Wormwood Street

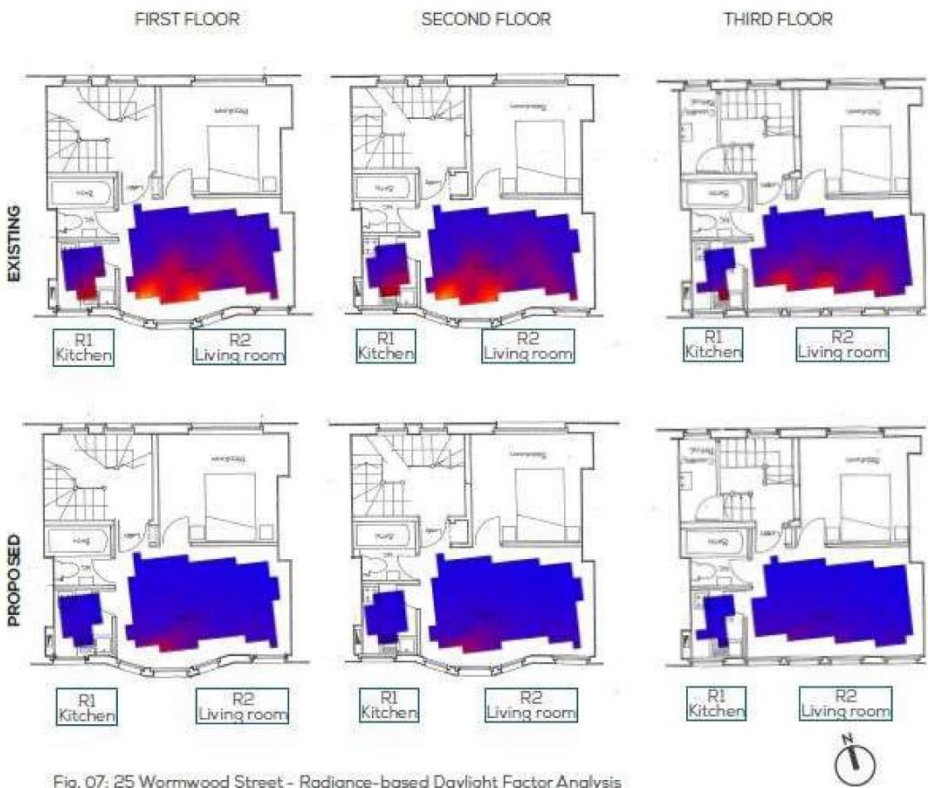
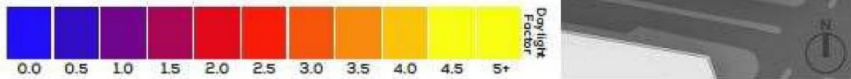


Fig. 07: 25 Wormwood Street - Radiance-based Daylight Factor Analysis

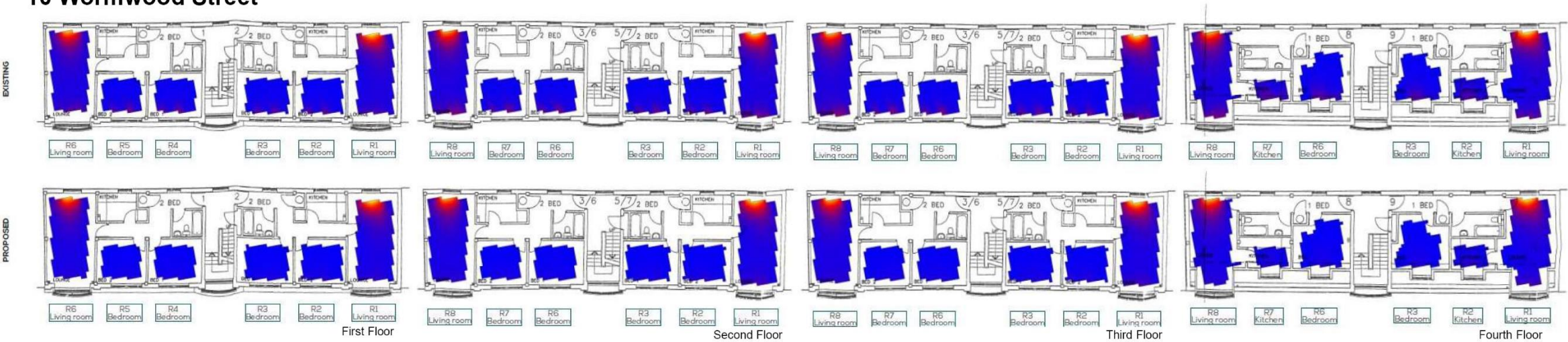
			MEDIAN DAYLIGHT FACTOR		
FLOOR	ROOM	ROOM USE	MDF (%) EXISTING	MDF (%) PROPOSED	ABSOLUTE LOSS
25 Wormwood Street					
First Floor	R1	Kitchen	0.8	0.4	0.4
	R2	Living	0.8	0.4	0.4
Second Floor	R1	Kitchen	0.8	0.4	0.4
	R2	Living	0.7	0.4	0.3
Third Floor	R1	Kitchen	0.6	0.4	0.2
	R2	Living	0.7	0.4	0.3

Table 04: 25 Wormwood Street MDF Results



Existing V Proposed Scenario
MDF - Median Daylight Factor

10 Wormwood Street



MEDIAN DAYLIGHT FACTOR					
FLOOR	ROOM	ROOM USE	MDF (%) EXISTING	MDF (%) PROPOSED	ABSOLUTE LOSS
10 Wormwood Street					
First Floor	R1	Living	0.4	0.3	0.1
	R2	Bedroom	0.1	0.1	0.0
	R3	Bedroom	0.1	0.1	0.0
	R4	Bedroom	0.1	0.1	0.0
	R5	Bedroom	0.1	0.1	0.0
	R6	Living	0.4	0.3	0.1

Table 05: 10 Wormwood Street (First Floor) MDF Results

MEDIAN DAYLIGHT FACTOR					
FLOOR	ROOM	ROOM USE	MDF (%) EXISTING	MDF (%) PROPOSED	ABSOLUTE LOSS
10 Wormwood Street					
Second Floor	R1	Living	0.4	0.3	0.1
	R2	Bedroom	0.1	0.1	0.0
	R3	Bedroom	0.1	0.1	0.0
	R4	Bedroom	0.1	0.1	0.0
	R5	Bedroom	0.1	0.1	0.0
	R6	Living	0.4	0.3	0.1

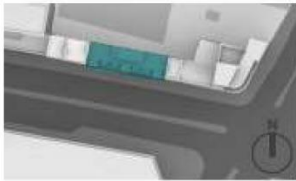
Table 06: 10 Wormwood Street (Second Floor) MDF Results

MEDIAN DAYLIGHT FACTOR					
FLOOR	ROOM	ROOM USE	MDF (%) EXISTING	MDF (%) PROPOSED	ABSOLUTE LOSS
10 Wormwood Street					
Third Floor	R1	Living	0.4	0.3	0.1
	R2	Bedroom	0.1	0.1	0.0
	R3	Bedroom	0.2	0.1	0.1
	R4	Bedroom	0.1	0.1	0.0
	R5	Bedroom	0.1	0.1	0.0
	R6	Living	0.4	0.4	0.0

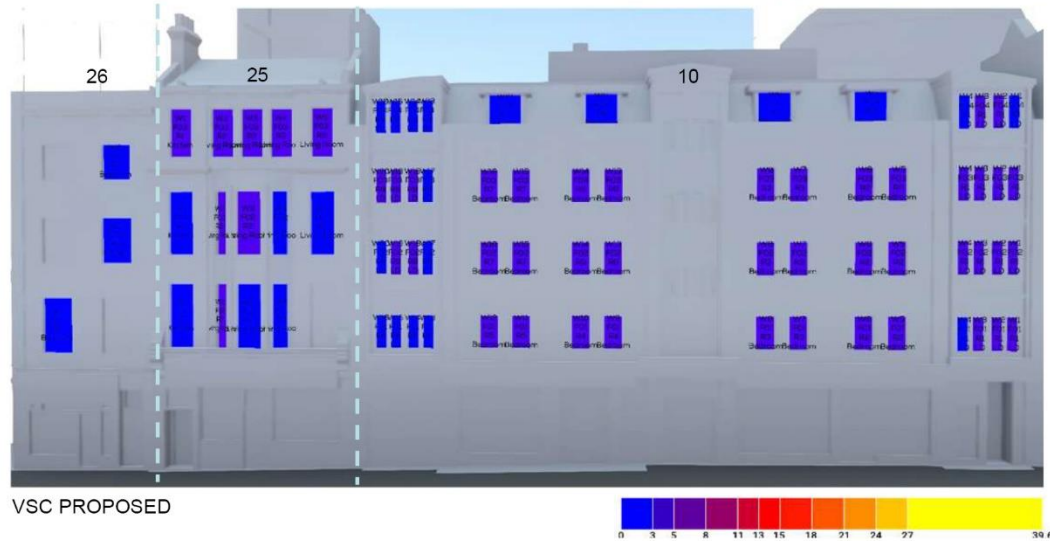
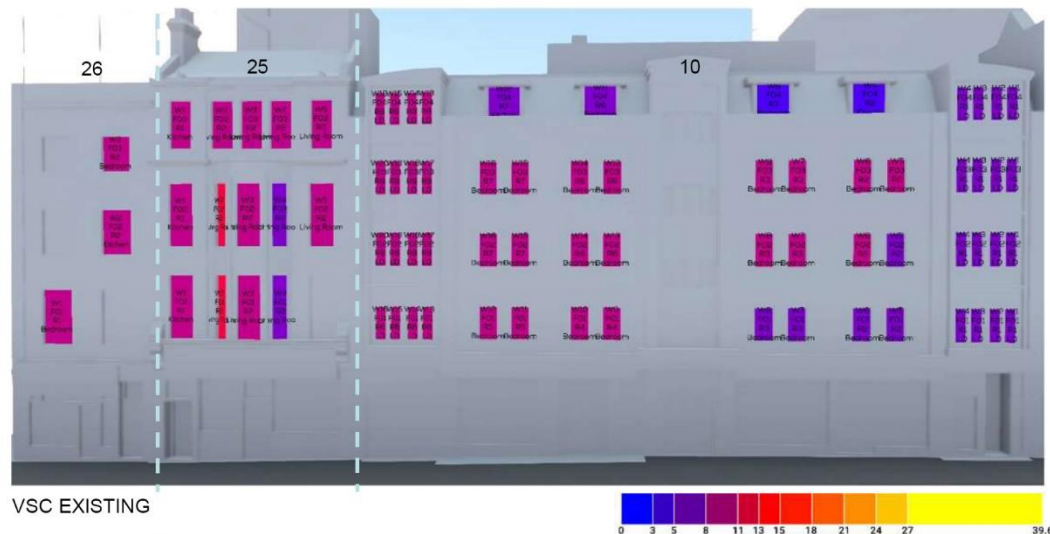
Table 07: 10 Wormwood Street (Third Floor) MDF Results

MEDIAN DAYLIGHT FACTOR					
FLOOR	ROOM	ROOM USE	MDF (%) EXISTING	MDF (%) PROPOSED	ABSOLUTE LOSS
10 Wormwood Street					
Fourth Floor	R1	Living	0.4	0.3	0.1
	R2	Kitchen	0.4	0.2	0.2
	R3	Bedroom	0.1	0.1	0.0
	R4	Bedroom	0.1	0.1	0.0
	R5	Kitchen	0.2	0.2	0.0
	R6	Living	0.4	0.3	0.1

Table 08: 10 Wormwood Street (Fourth Floor) MDF Results

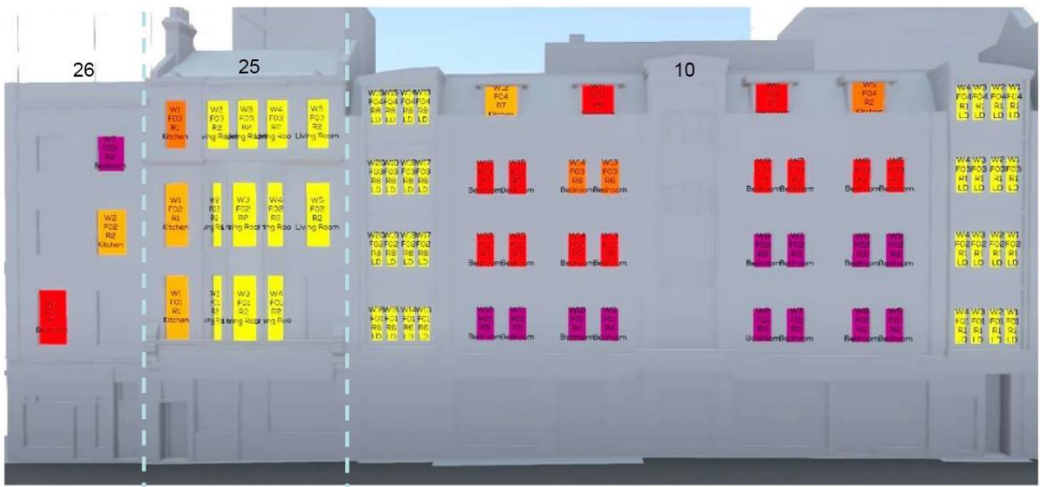


Daylight - Cumulative Scenario
VSC - Vertical Sky Component



Address	VSC					
	Total No. Windows	Windows meeting BRE criteria	Below BRE criteria			Total Windows below BRE criteria
			20- 29.9% alteration	30-39.9% alteration	40% + alteration	
26 Wormwood Street	14	0	0	0	14	14
25 Wormwood Street	68	8	0	0	60	60
10 Wormwood Street	18	7	3	2	6	11

Daylight - Cumulative Scenario NSL - No Sky Line



NSL EXISTING



NSL PROPOSED

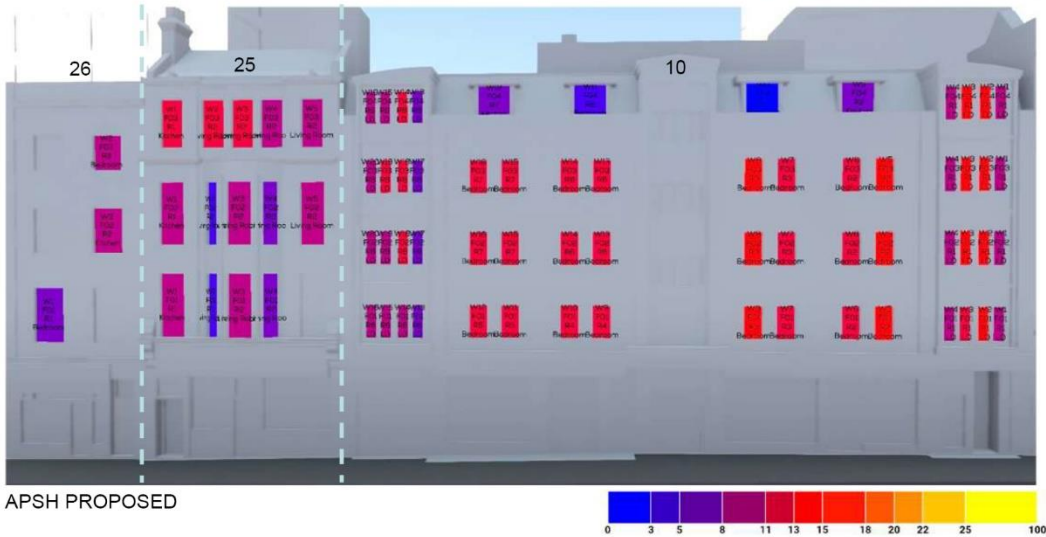
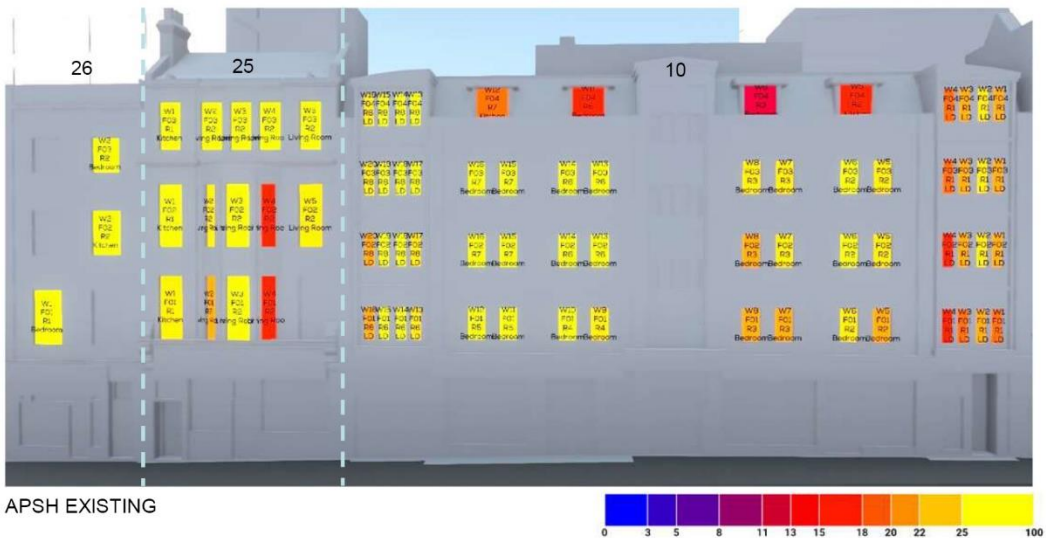


NSL PERCENTAGE LOSS



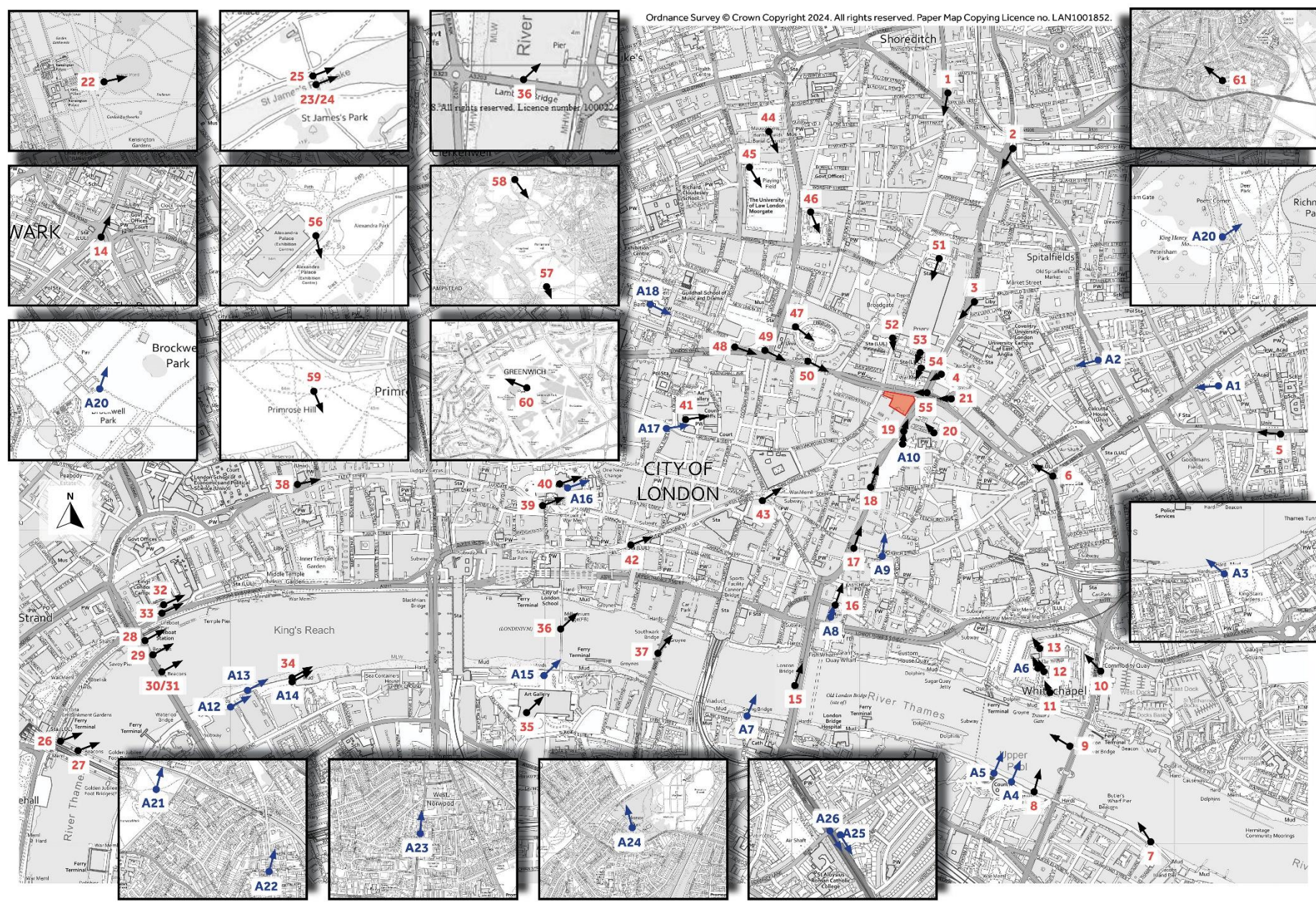
Address	NSL					
	Total No. Rooms	Rooms meeting BRE criteria	Below BRE Guidelines			Total Rooms below BRE criteria
			20- 29.9% alteration	30-39.9% alteration	40% + alteration	
26 Wormwood Street	6	0	0	0	6	6
25 Wormwood Street	24	8	0	0	16	16
10 Wormwood Street	1	0	1	0	0	1

Sunlight - Cumulative Scenario APSH - Annual Percentage Sun Hours



Address	Total No. Windows	Windows meeting BRE criteria	APSH			WPSH		
			20 - 29.9% alteration	30-39.9% alteration	40% + alteration	20 - 29.9% alteration	30-39.9% alteration	40% + alteration
26 Wormwood Street	3	0	0	0	3	0	0	2
25 Wormwood Street	14	0	0	0	14	0	0	8
10 Wormwood Street	60	0	0	5	55	0	0	31

Heritage and Townscape Views



Viewpoint Map



View 1 Existing: Curtain Road



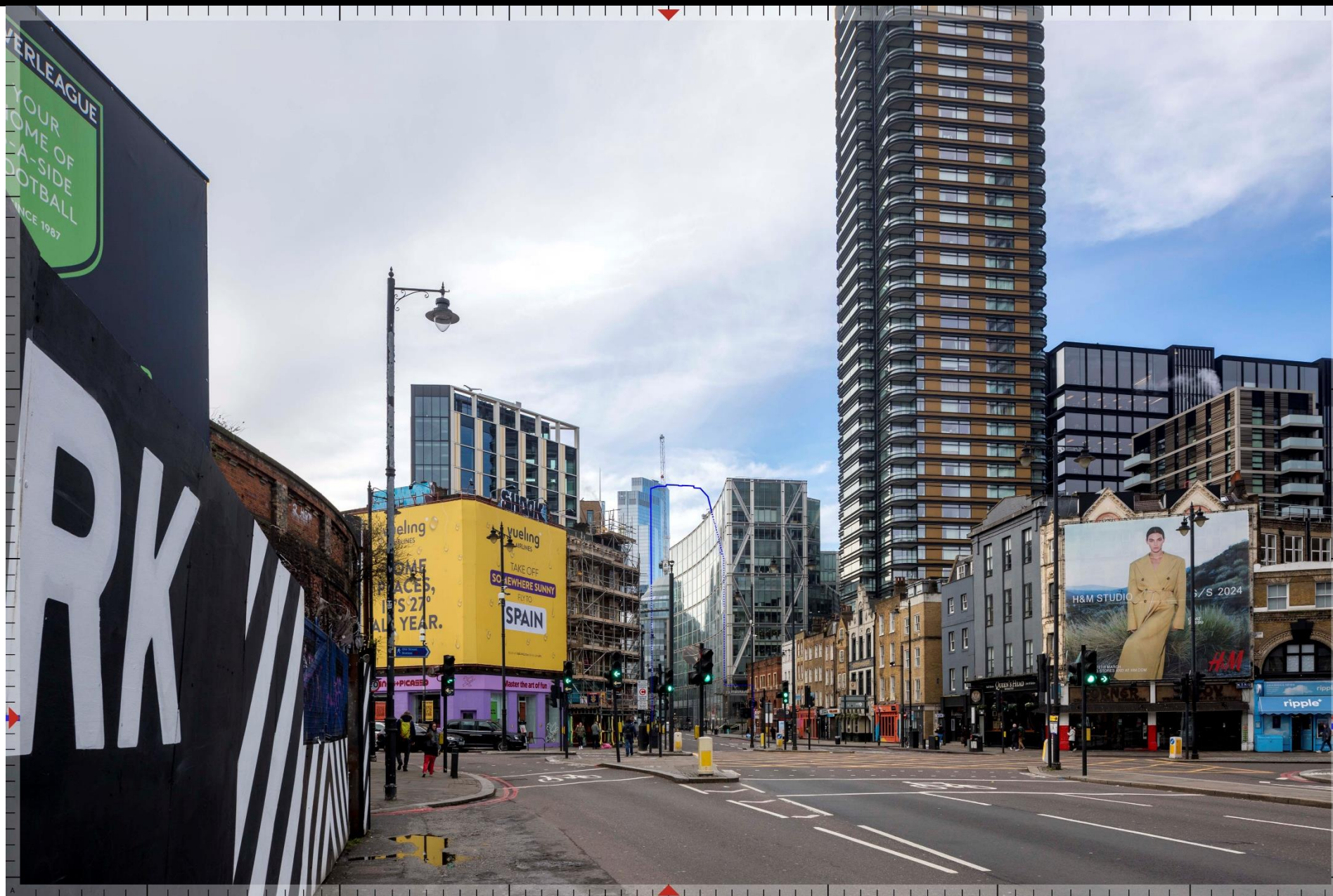
View 1 Proposed: Curtain Road



View 1 Cumulative: Curtain Road



View 2 Existing: Bishopsgate, north, Shoreditch High Street



View 2 Proposed: Bishopsgate, north, Shoreditch High Street



View 2 Cumulative: Bishopsgate, north, Shoreditch High Street



View 3 Existing: Bishopsgate, north, Artillery Lane



View 3 Proposed: Bishopsgate, north, Artillery Lane



View 3 Cumulative: Bishopsgate, north, Artillery Lane



View 4 Existing: Bishopsgate, north, Liverpool Street



View 4 Proposed: Bishopsgate, north, Liverpool Street



View 4 Cumulative: Bishopsgate, north, Liverpool Street



View 5 Existing: Commercial Road



View 5 Proposed: Commercial Road



View 5 Cumulative: Commercial Road



View 6 Existing: Aldgate Square



View 6 Proposed: Aldgate Square



View 6 Cumulative: Aldgate Square



View 7 Existing: Butler's Wharf



View 7 Proposed: Butler's Wharf



View 7 Cumulative: Butler's Wharf



View 8 Existing: LVMF 25A.3 Queen's Walk



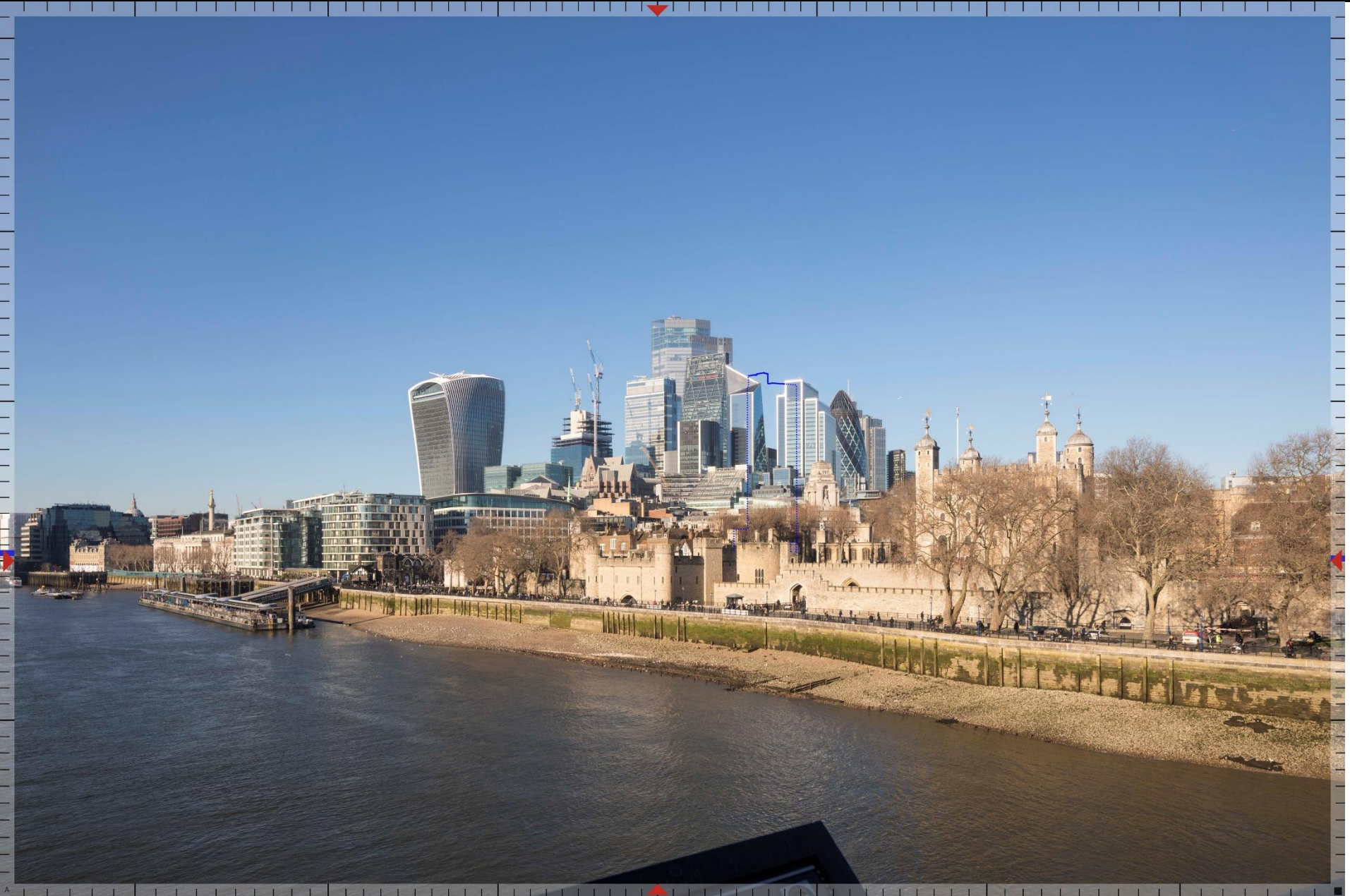
View 8 Proposed: LVMF 25A.3 Queen's Walk



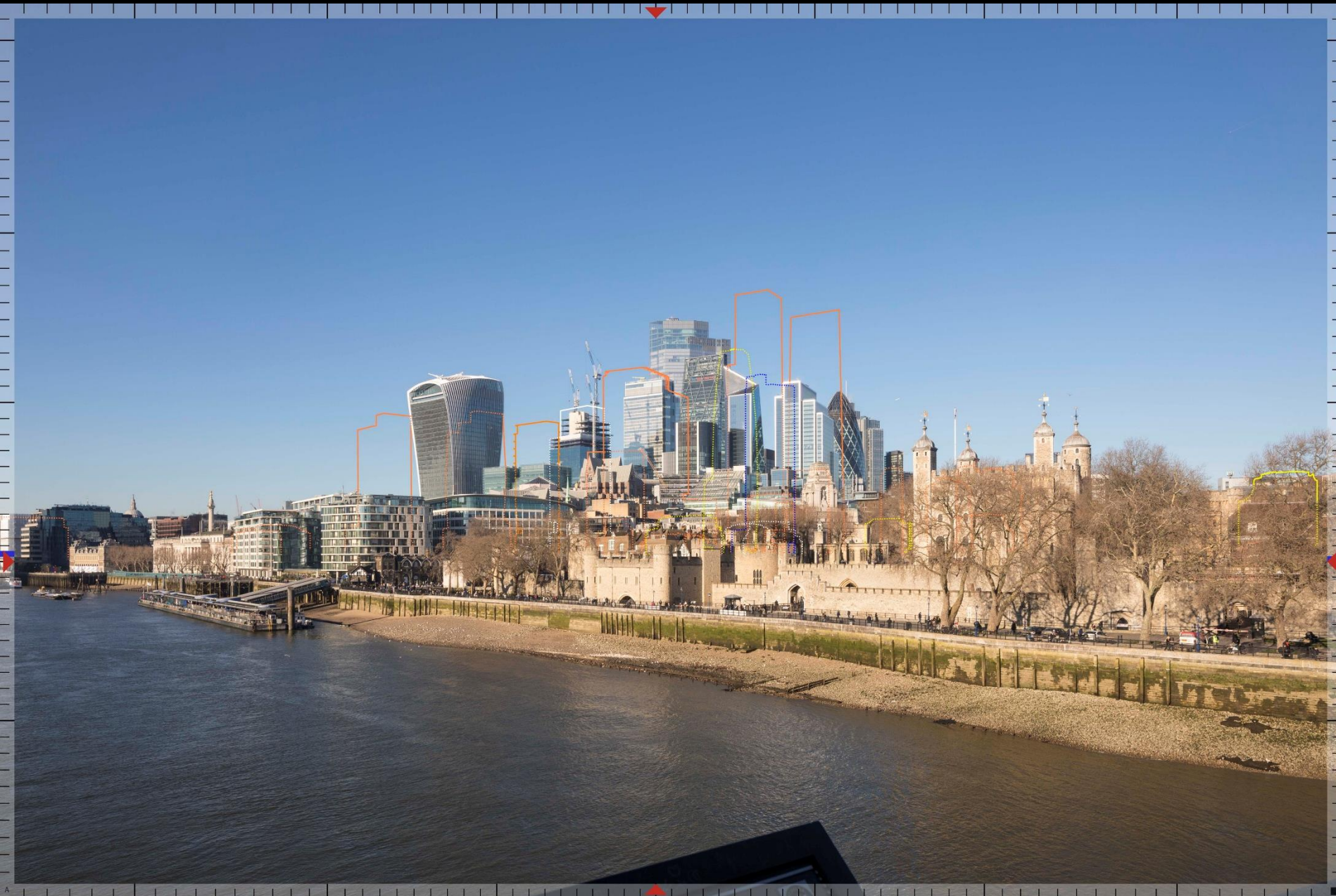
View 8 Cumulative: LVMF 25A.3 Queen's Walk



View 9 Existing: LVMF 10A.1 Tower Bridge



View 9 Proposed: LVMF 10A.1 Tower Bridge



View 9 Cumulative: LVMF 10A.1 Tower Bridge



View 10 Existing: Tower Bridge Approach



View 10 Proposed: Tower Bridge Approach



View 10 Cumulative: Tower Bridge Approach



View 11 Existing: Tower of London, South Wall, WHS LSS4



View 11 Proposed: Tower of London, South Wall, WHS LSS4



View 11 Cumulative: Tower of London, South Wall, WHS LSS4



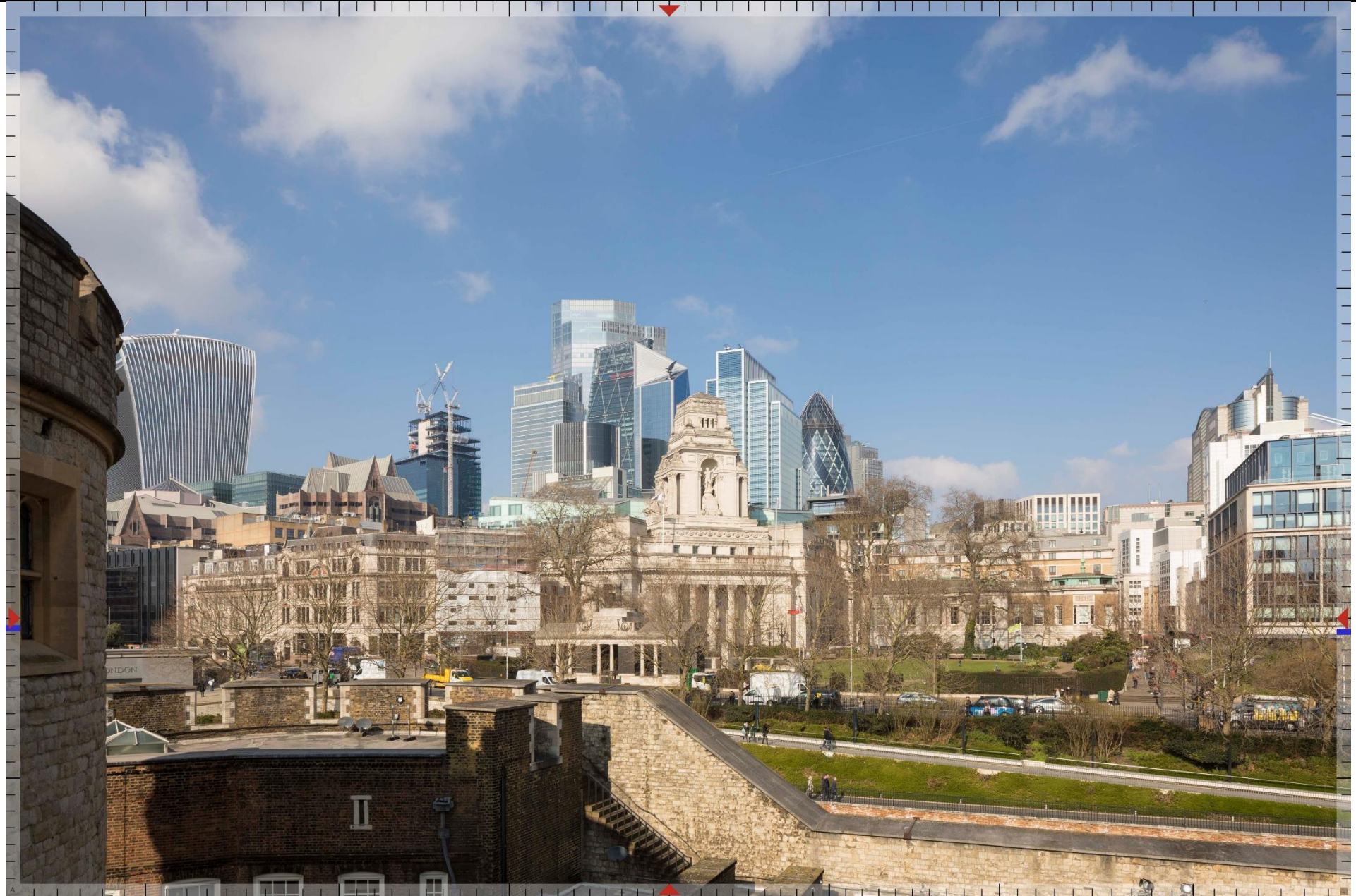
View 12 Existing: Tower of London, Inner Ward



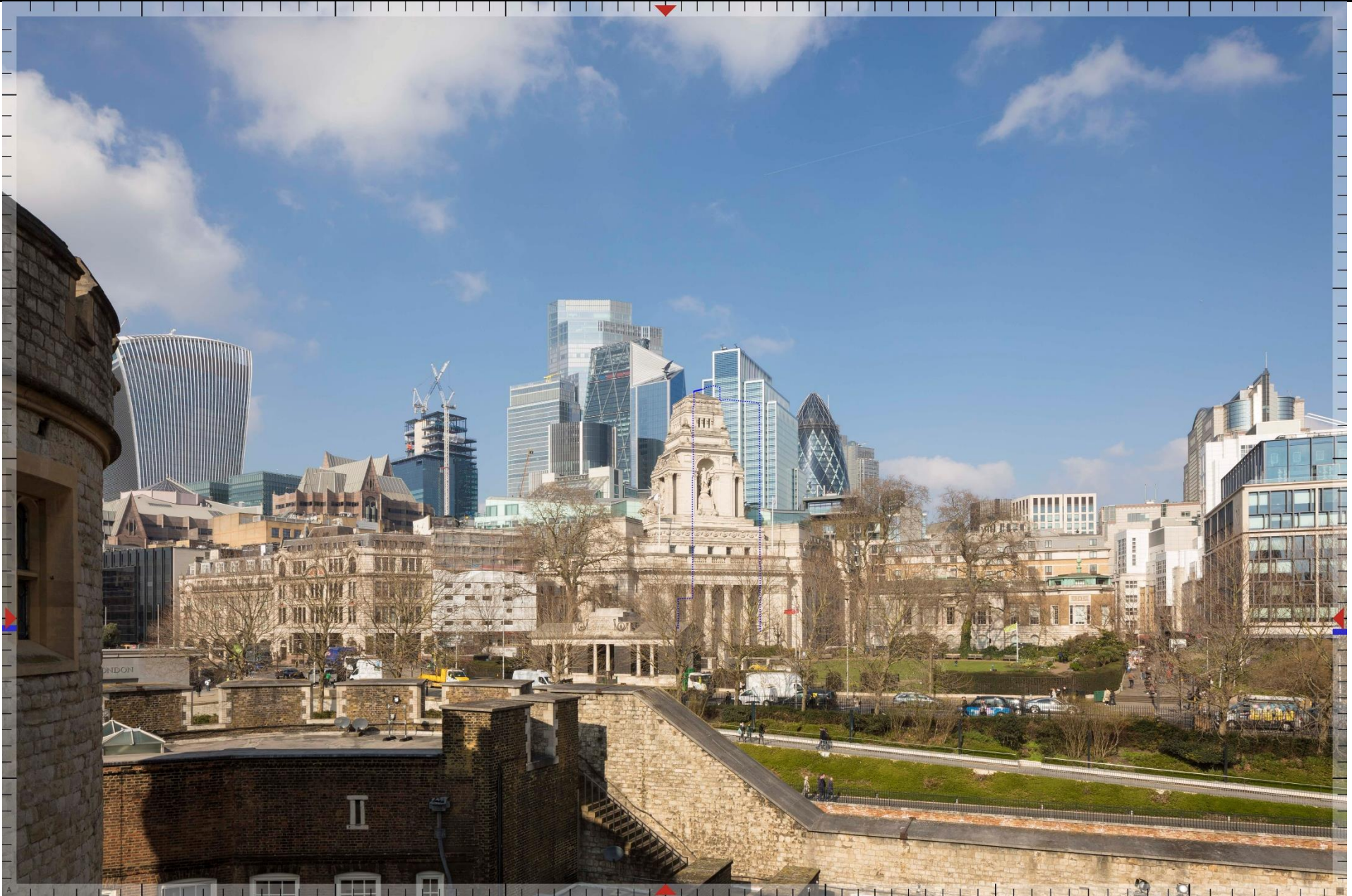
View 12 Proposed: Tower of London, Inner Ward



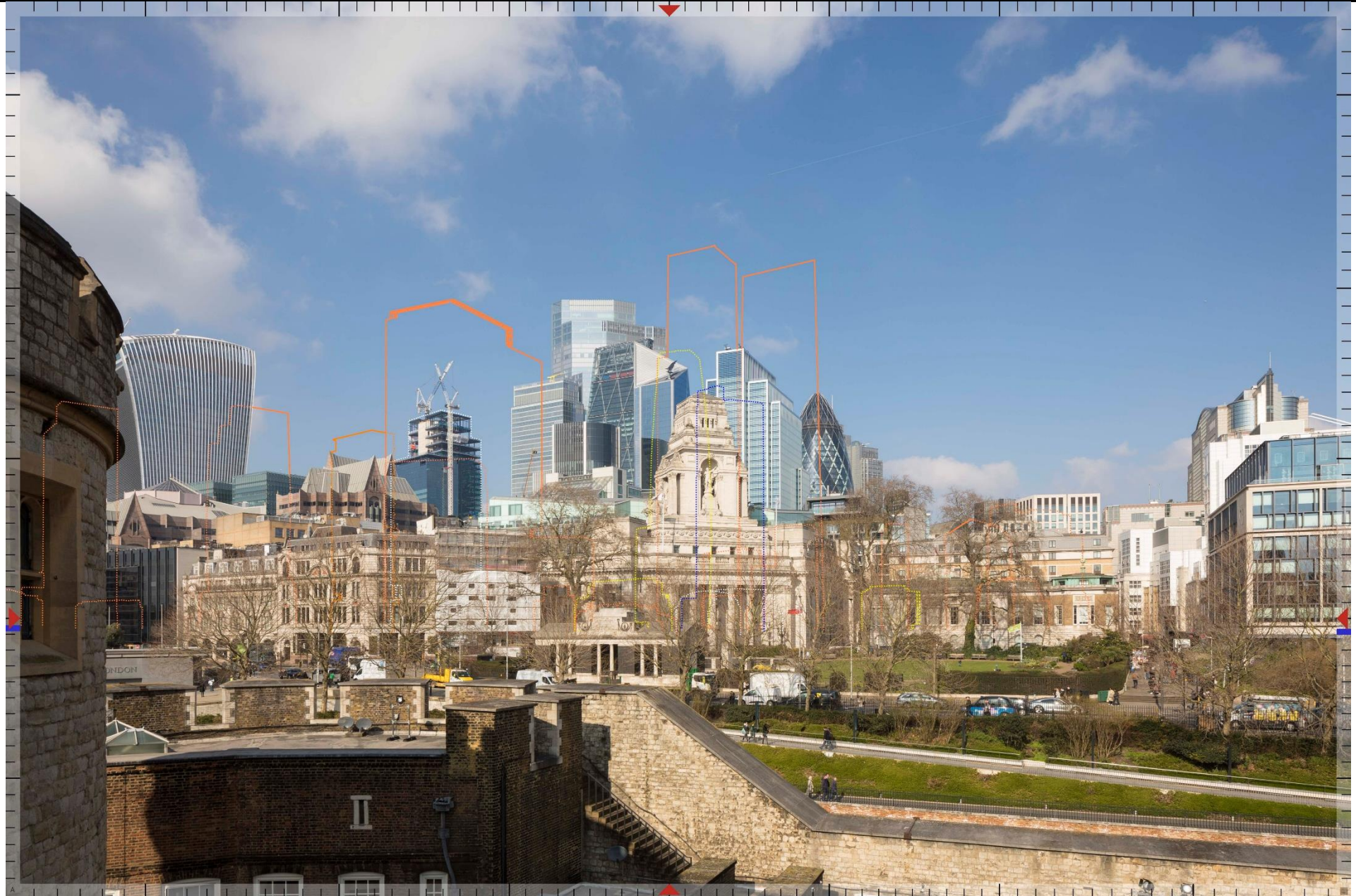
View 12 Cumulative: Tower of London, Inner Ward



View 13 Existing: Tower of London, Inner Curtain Wall, east of Deveraux Tower



View 13 Proposed: Tower of London, Inner Curtain Wall, east of Deveraux Tower



View 13 Cumulative: Tower of London, Inner Curtain Wall, east of Deveraux Tower



View 14 Existing: Borough High Street



View 14 Proposed: Borough High Street



View 14 Cumulative: Borough High Street



View 15 Existing: London Bridge



View 15 Proposed: London Bridge



View 15 Cumulative: London Bridge



View 16 Existing: Monument



View 16 Proposed: Monument



View 16 Cumulative: Monument



View 17 Existing: Gracechurch Street, Fenchurch Street



View 17 Proposed: Gracechurch Street, Fenchurch Street



View 17 Cumulative: Gracechurch Street, Fenchurch Street



View 18 Existing: Gracechurch Street, Leadenhall Street



View 18 Proposed: Gracechurch Street, Leadenhall Street



View 18 Proposed: Gracechurch Street, Leadenhall Street (November 2024)



View 18 Cumulative: Gracechurch Street, Leadenhall Street



View 18 Cumulative: Gracechurch Street, Leadenhall Street (November 2024)



View 19 Existing: Bishopsgate, south, St Helen's Place



View 19 Proposed: Bishopsgate, south, St Helen's Place



View 19 Cumulative: Bishopsgate, south, St Helen's Place



View 20 Existing: St Helen's Place



View 20 Proposed: St Helen's Place



View 20 Cumulative: St Helen's Place



View 21 Existing: Camomile Street



View 21 Proposed: Camomile Street



View 21 Cumulative: Camomile Street



View 22 Existing: Kensington Gardens



View 22 Proposed: Kensington Gardens



View 22 Cumulative: Kensington Gardens



View 23 Existing: LVMF 26A.1 St James's Park



View 23 Proposed: LVMF 26A.1 St James's Park



View 23 Cumulative: LVMF 26A.1 St James's Park



View 24 Existing: LVMF 26A.1 St James's Park, night



View 24 Proposed: LVMF 26A.1 St James's Park, night



View 24 Cumulative: LVMF 26A.1 St James's Park, night



View 25 Existing: St James's Park, north of 26A.1



View 25 Proposed: St James's Park, north of 26A.1



View 25 Cumulative: St James's Park, north of 26A.1



View 26 Existing: LVMF 17B.1 Golden Jubilee Footbridge, west



View 26 Proposed: LVMF 17B.1 Golden Jubilee Footbridge, west



View 26 Cumulative: LVMF 17B.1 Golden Jubilee Footbridge, west



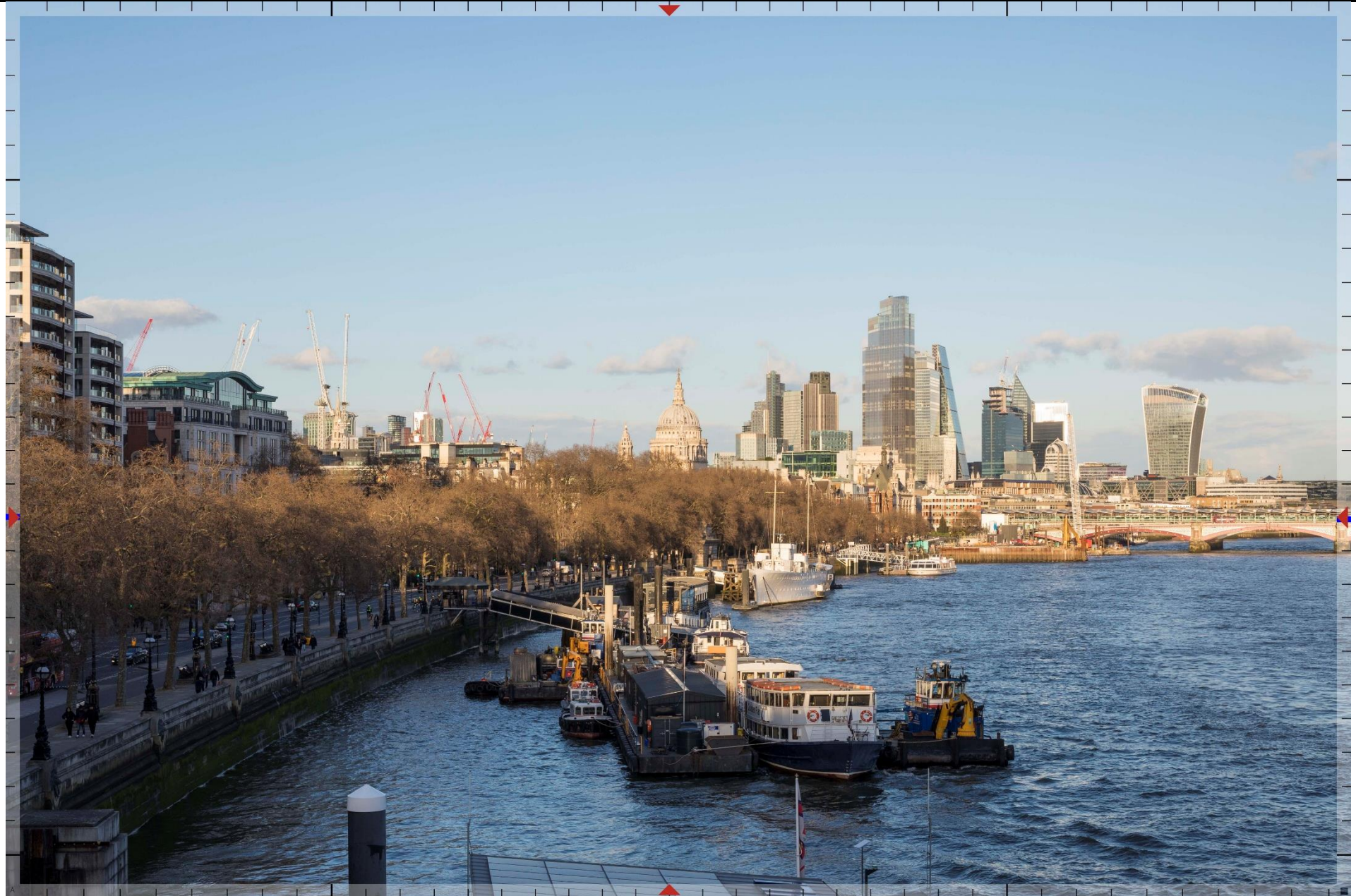
View 27 Existing: LVMF 17B.2 Golden Jubilee Footbridge, centre



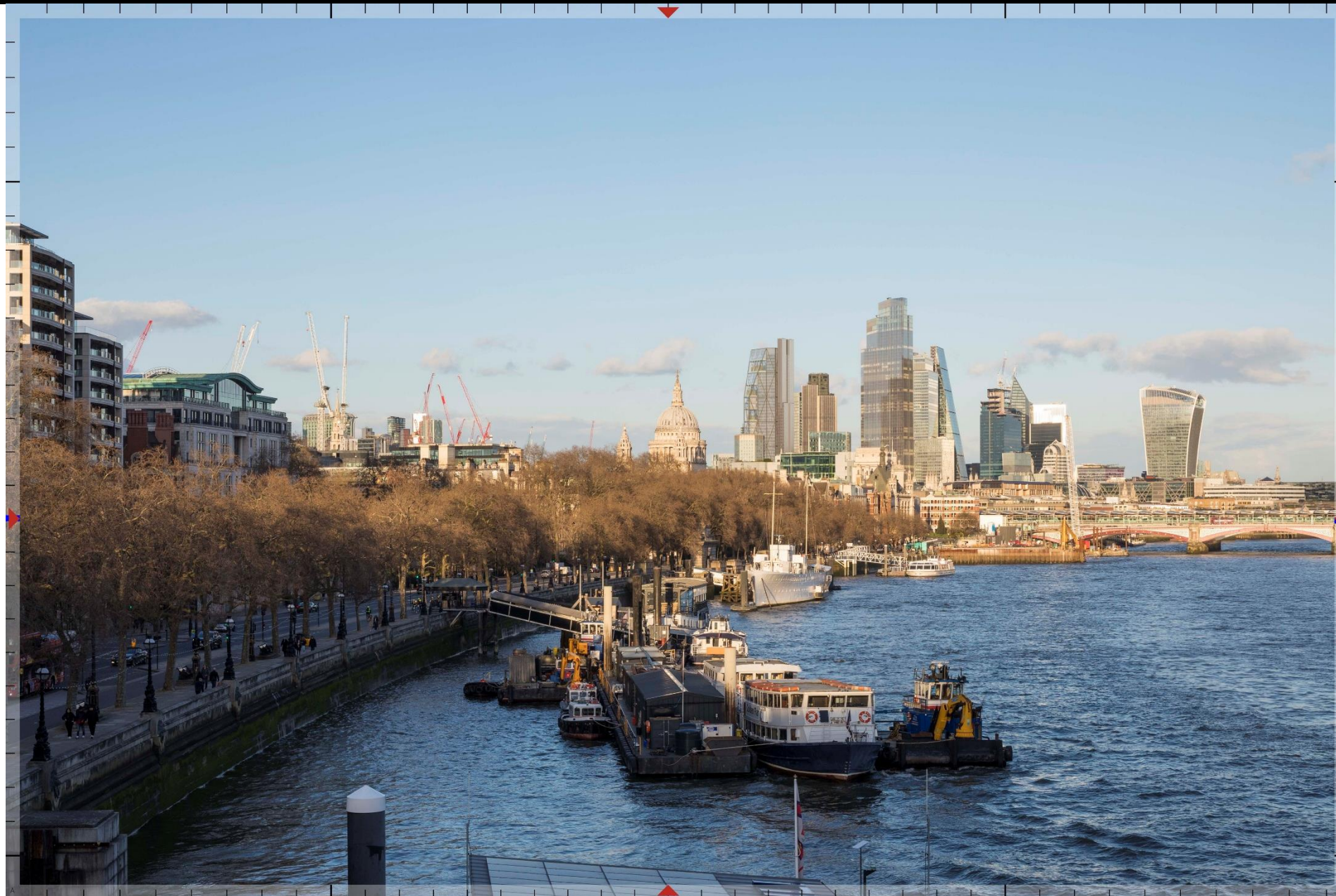
View 27 Proposed: LVMF 17B.2 Golden Jubilee Footbridge, centre (November 2024)



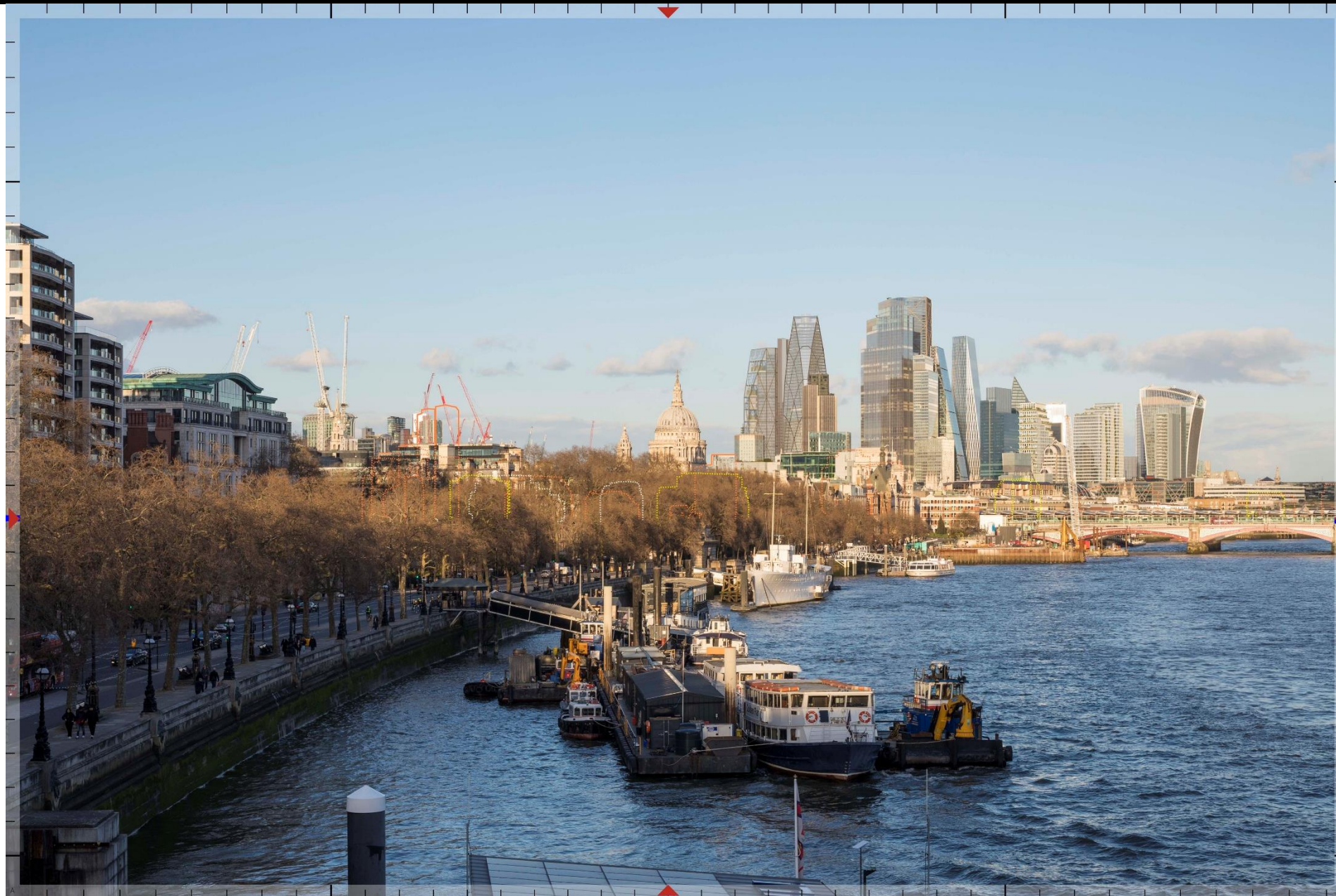
View 27 Cumulative: LVMF 17B.2 Golden Jubilee Footbridge, centre (November 2024)



View 28 Existing: LVMF 15B.1 Waterloo Bridge, north



View 28 Proposed: LVMF 15B.1 Waterloo Bridge, north



View 28 Cumulative: LVMF 15B.1 Waterloo Bridge, north



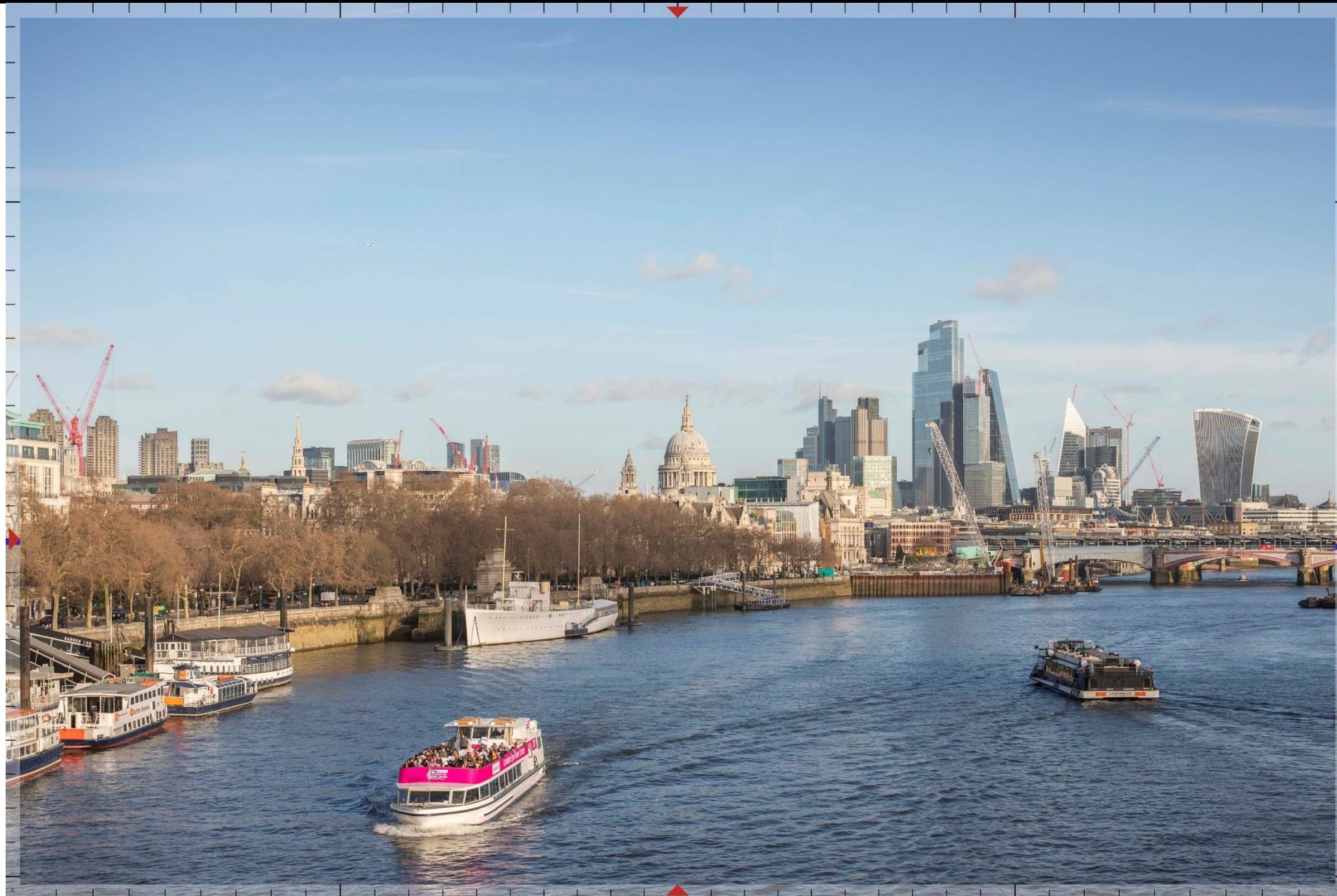
View 28 Existing: LVMF 15B.1 Waterloo Bridge, north (November 2024)



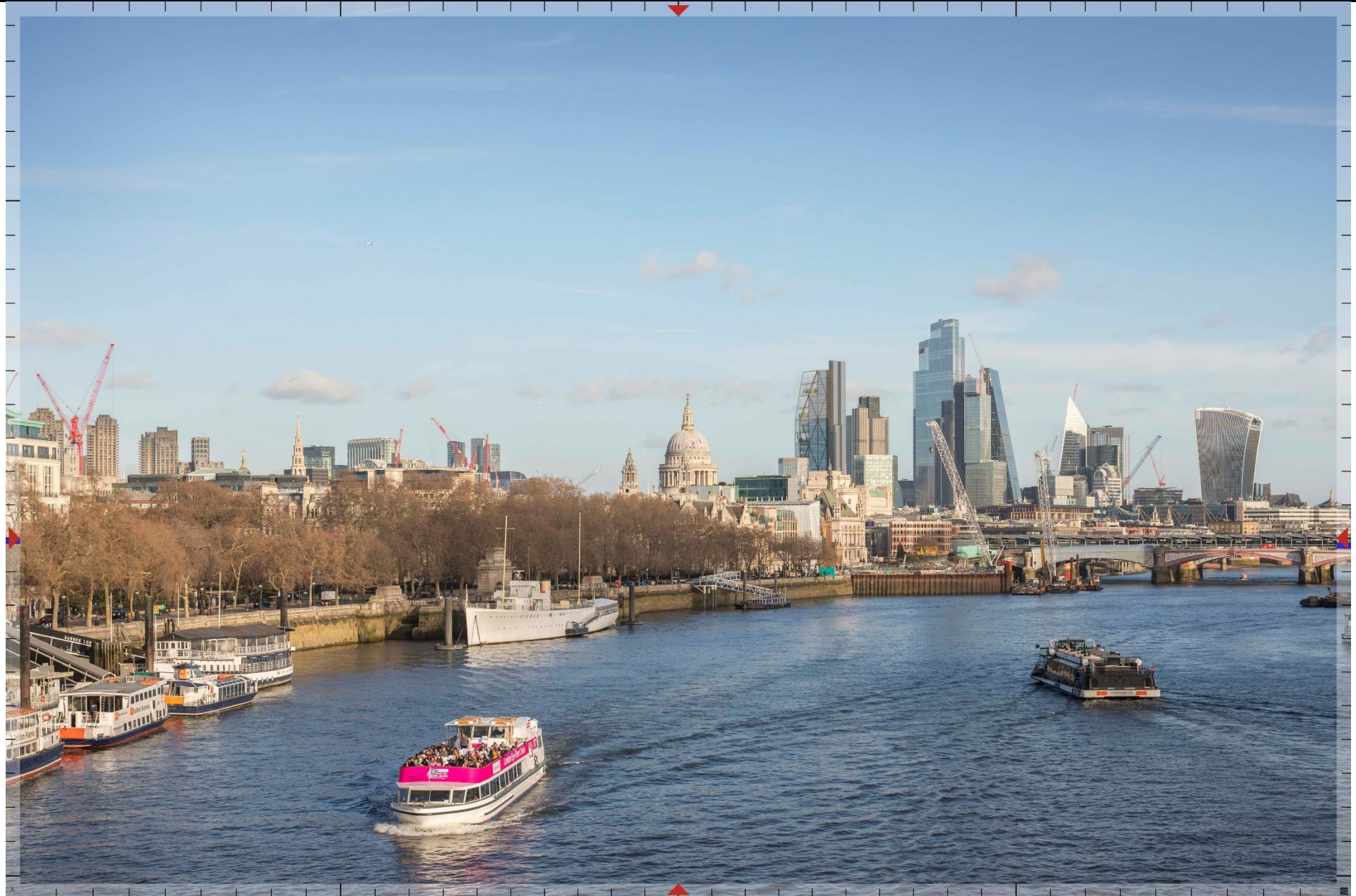
View 28 Proposed: LVMF 15B.1 Waterloo Bridge, north (November 2024)



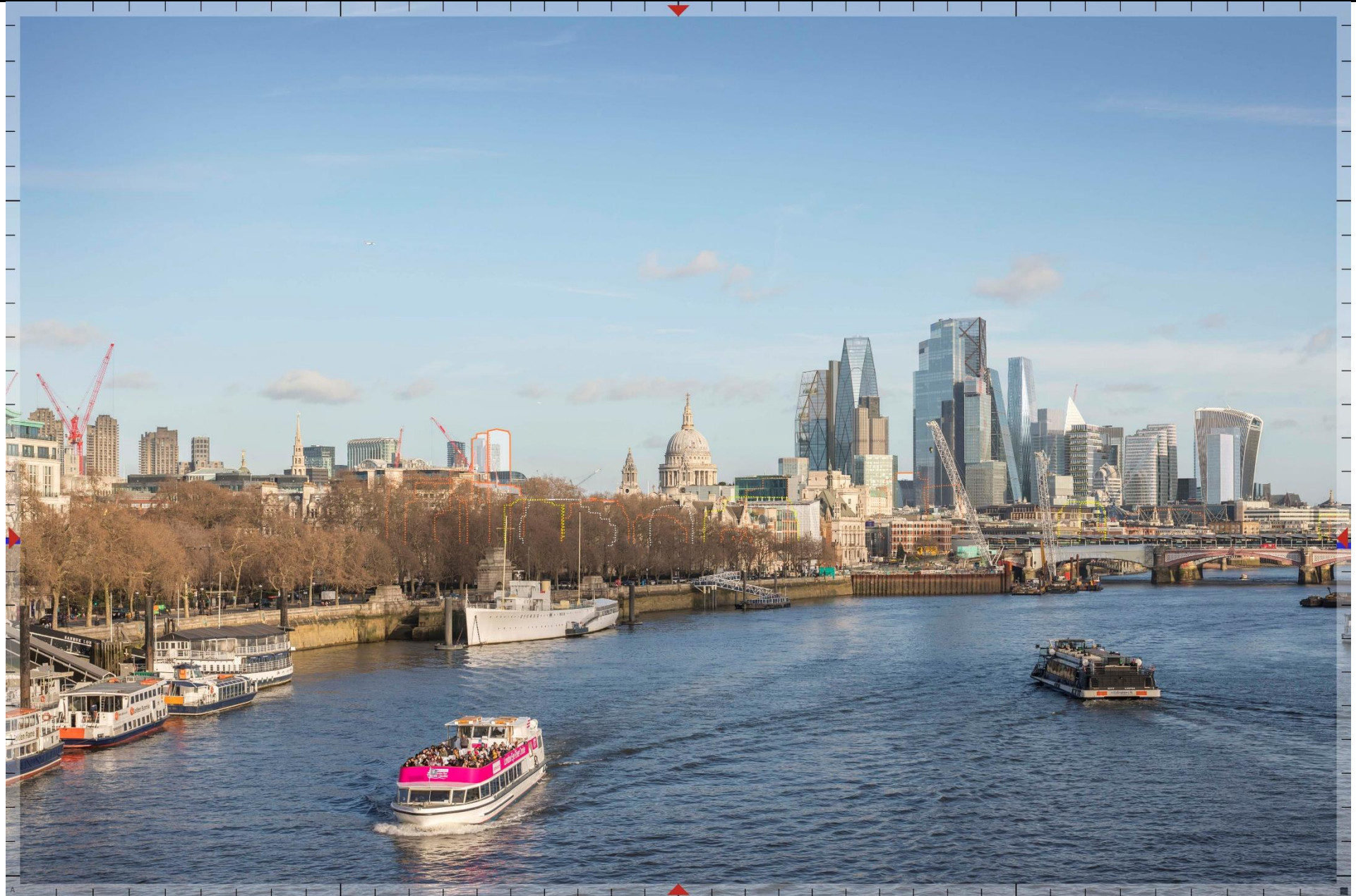
View 28 Cumulative: LVMF 15B.1 Waterloo Bridge, north (November 2024)



View 29 Existing: Waterloo Bridge Plaque



View 29 Proposed: Waterloo Bridge Plaque



View 29 Cumulative: Waterloo Bridge Plaque



View 30 Existing: LVMF 15B.2 Waterloo Bridge, south



View 30 Proposed: LVMF 15B.2 Waterloo Bridge, south



View 30 Cumulative: LVMF 15B.2 Waterloo Bridge, south



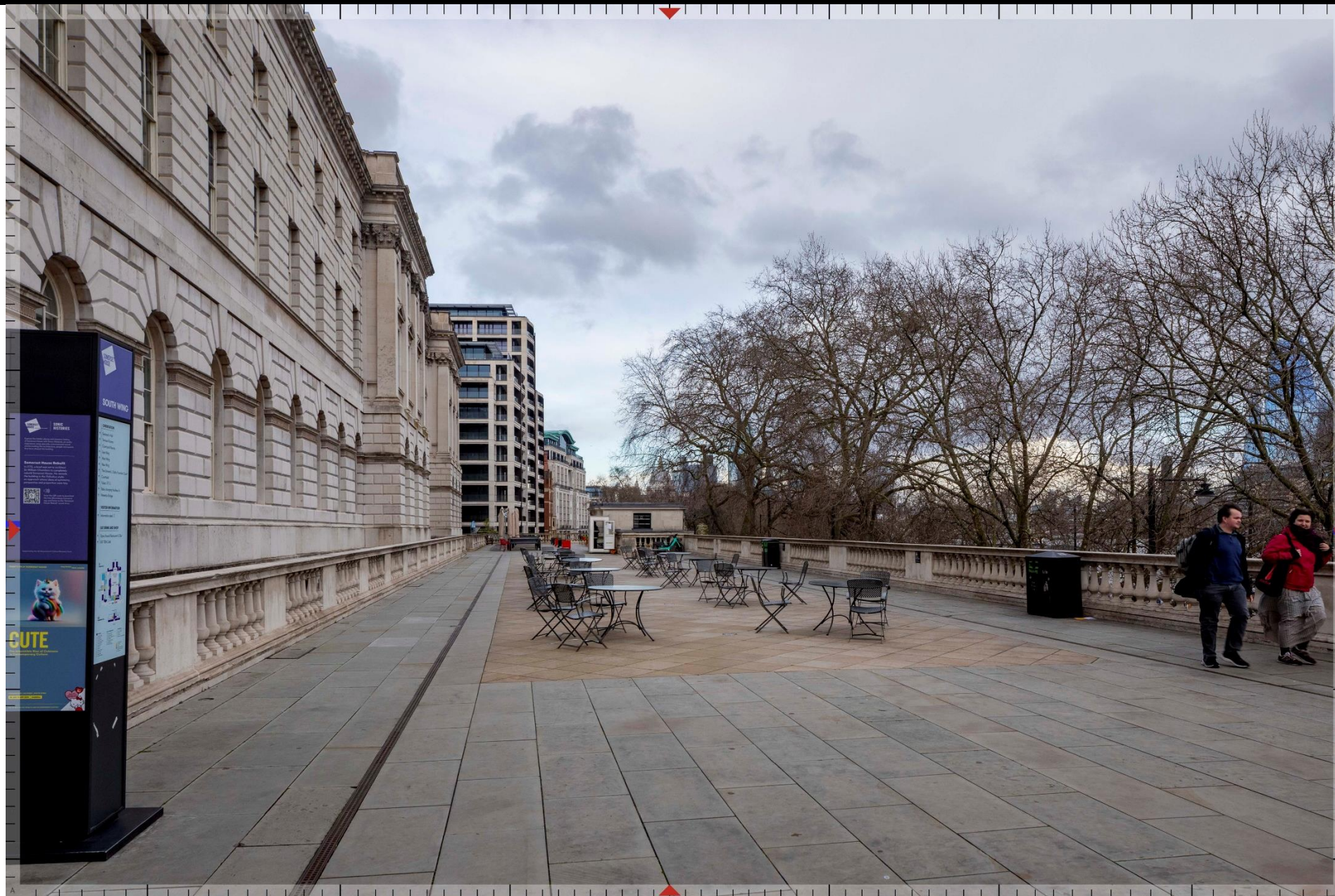
View 31 Existing: LVMF 15B.2 Waterloo Bridge, south, night



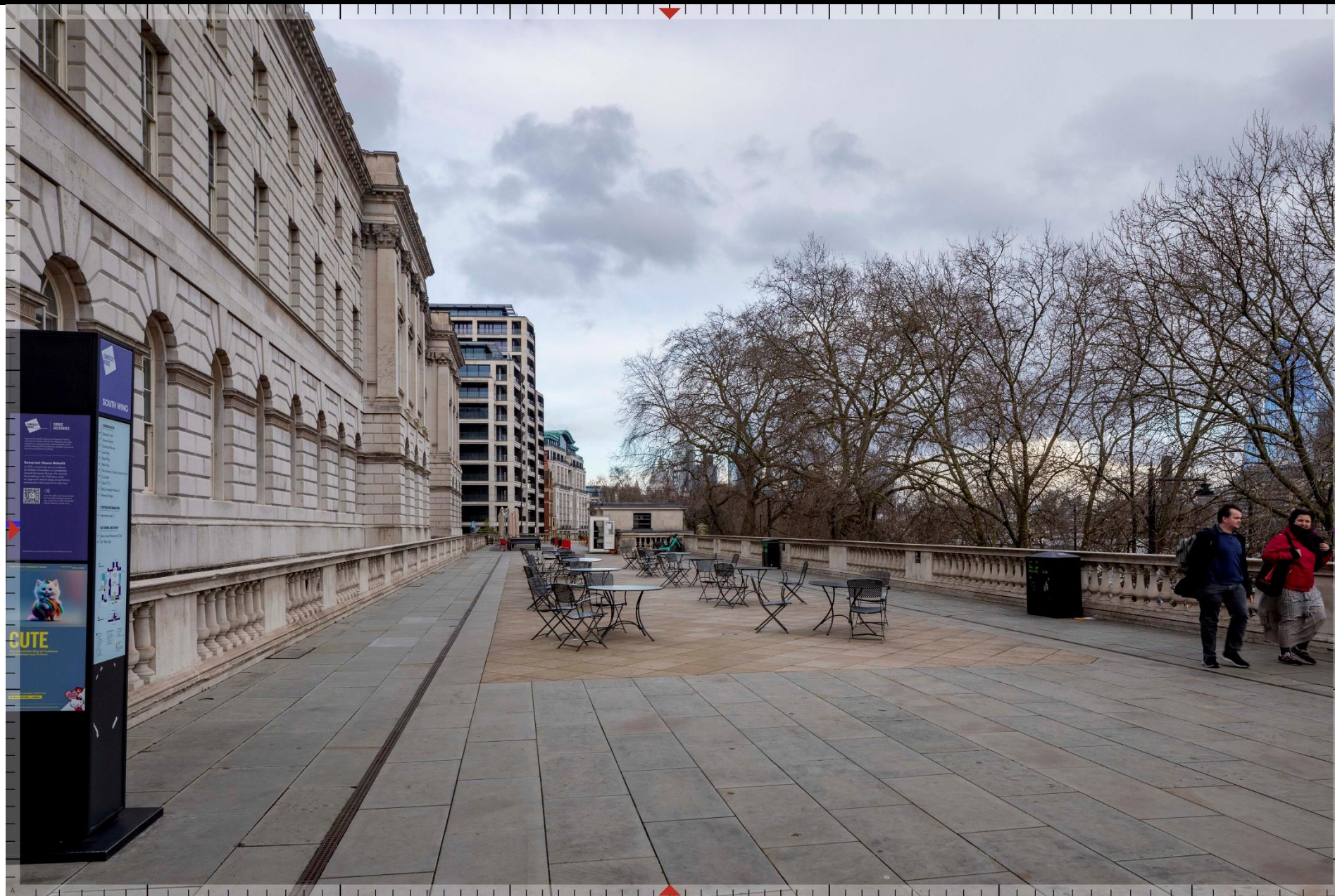
View 31 Proposed: LVMF 15B.2 Waterloo Bridge, south, night



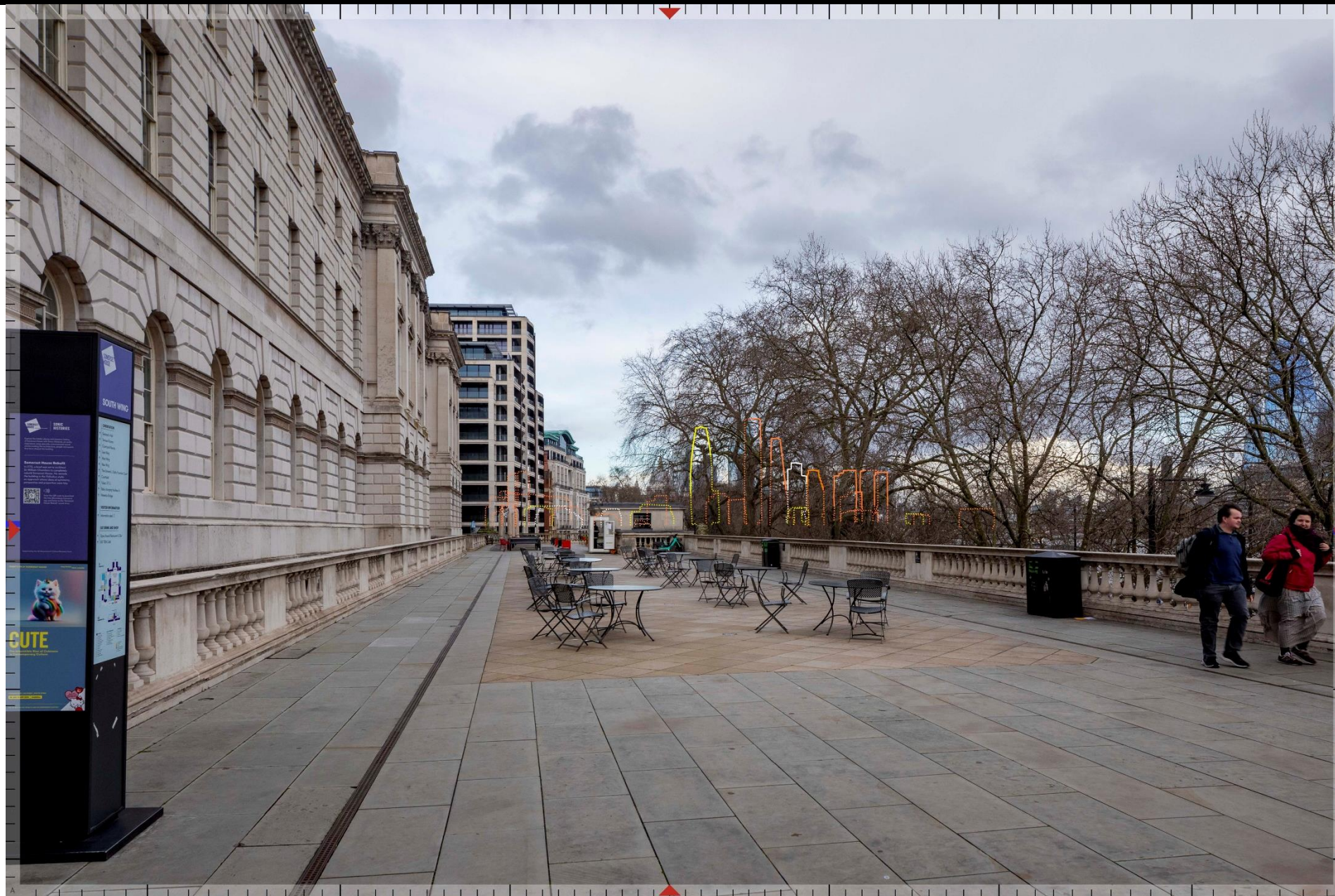
View 31 Cumulative: LVMF 15B.2 Waterloo Bridge, south, night



View 32 Existing: Somerset House, WCC 22



View 32 Proposed: Somerset House, WCC 22 (November 2024)



View 32 Cumulative: Somerset House, WCC 22 (November 2024)



View 33 Existing: Somerset House, WCC 21



View 33 Proposed: Somerset House, WCC 21 (November 2024)



View 33 Cumulative: Somerset House, WCC 21 (November 2024)



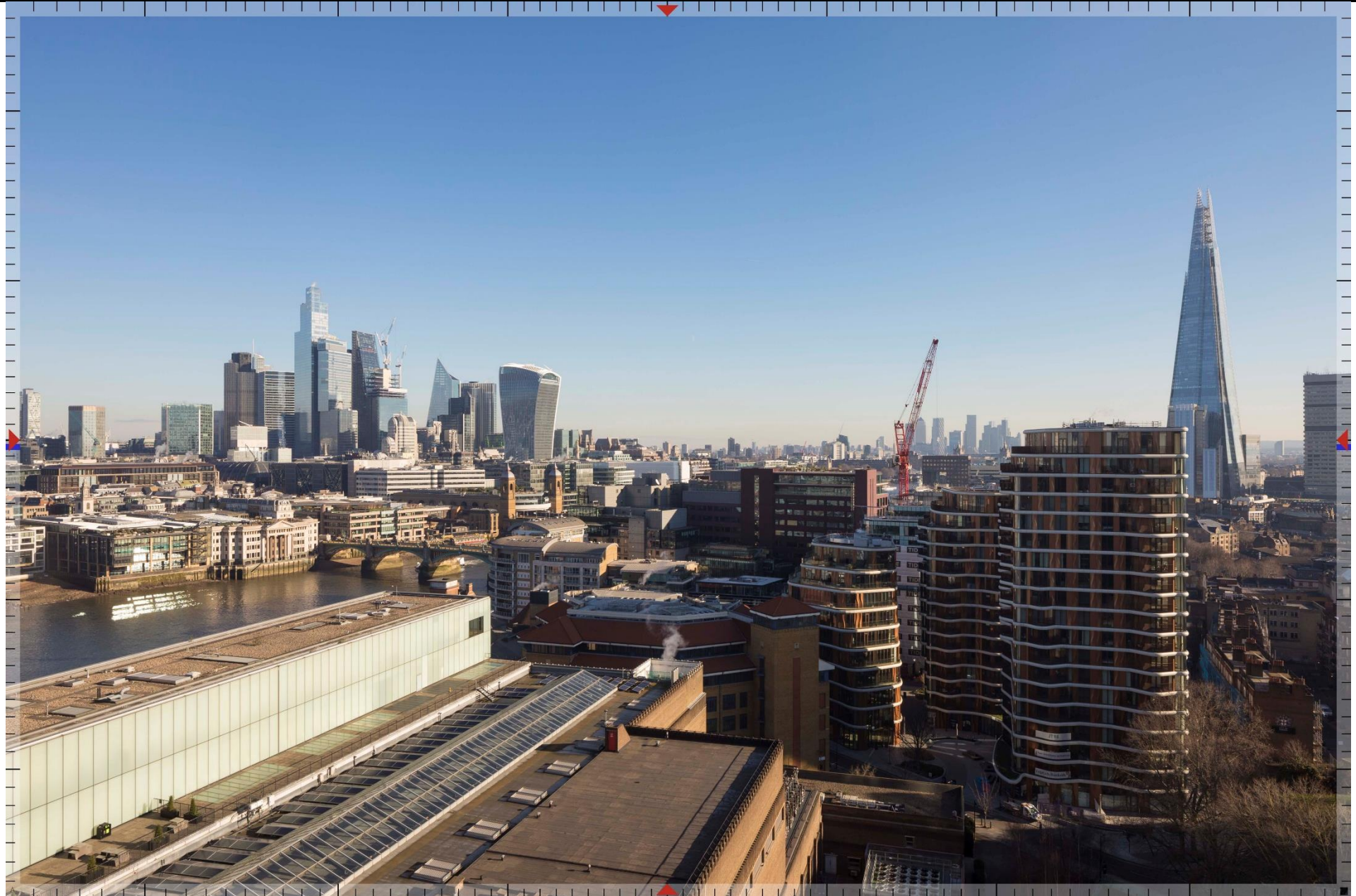
View 34 Existing: LVMF 16B.2 Gabriel's Wharf



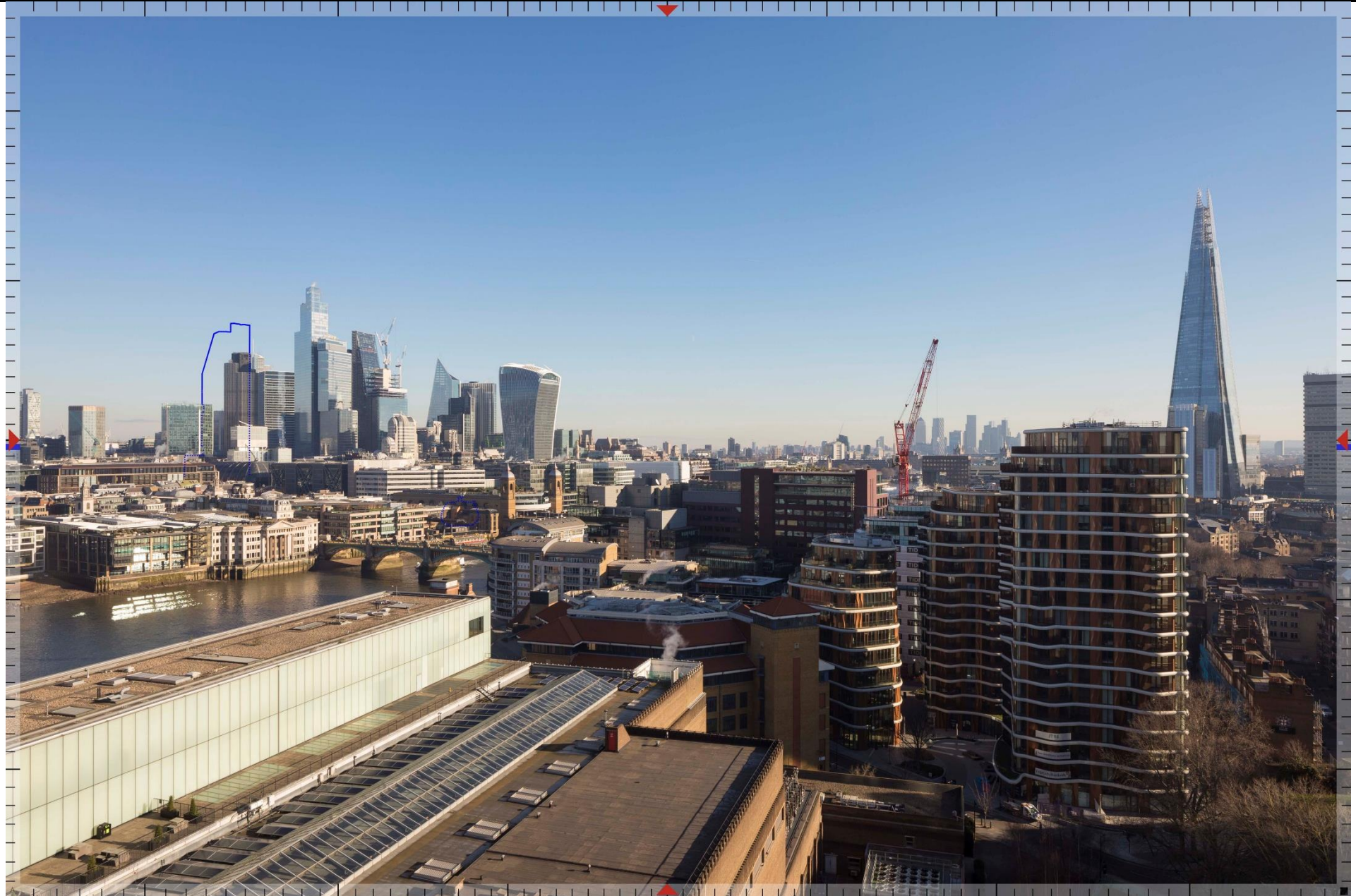
View 34 Proposed: LVMF 16B.2 Gabriel's Wharf (November 2024)



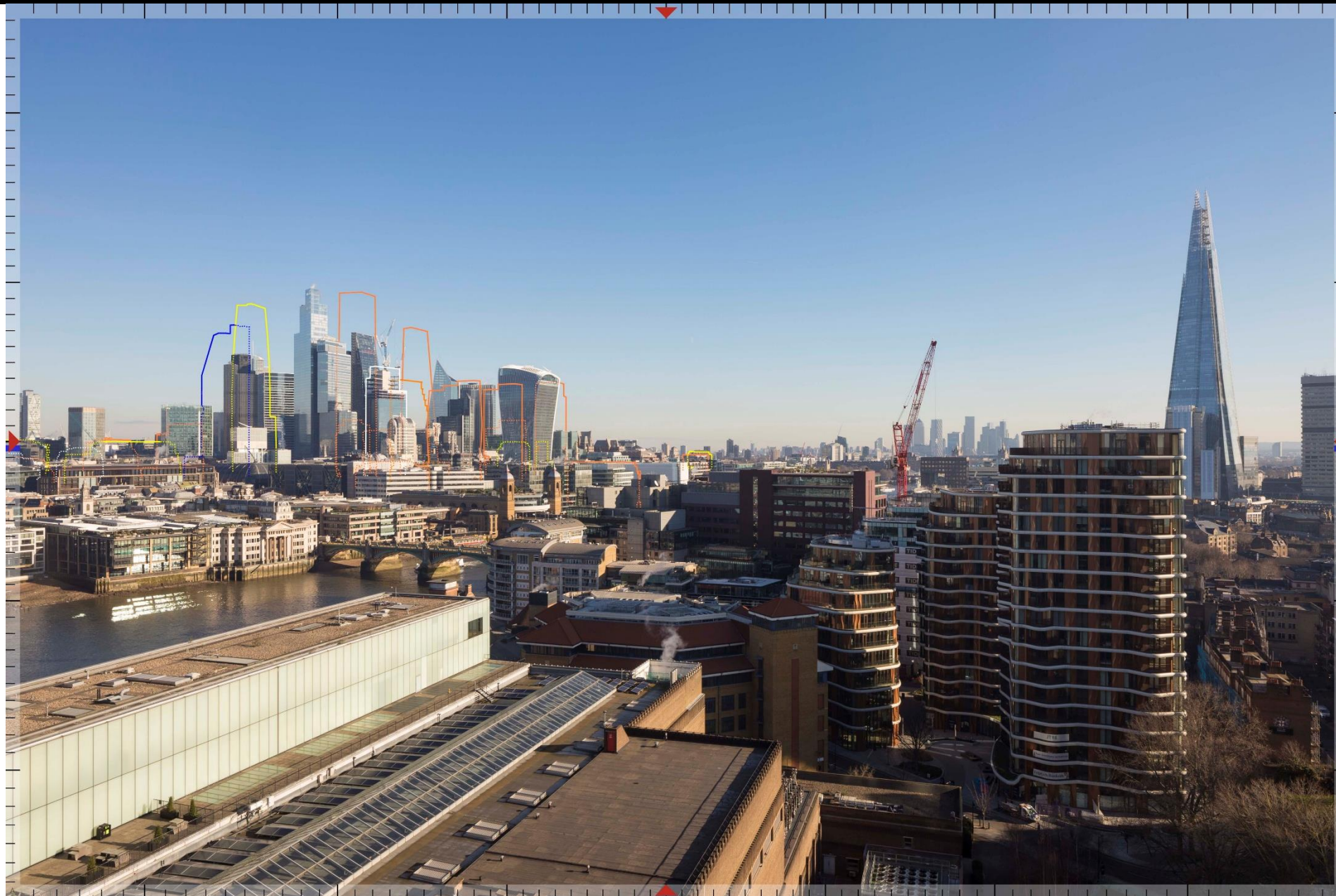
View 34 Cumulative: LVMF 16B.2 Gabriel's Wharf (November 2024)



View 35 Existing: Blavatnik Viewing Gallery



View 35 Proposed: Blavatnik Viewing Gallery



View 35 Cumulative: Blavatnik Viewing Gallery



View 36 Existing: Millennium Bridge



View 36 Proposed: Millennium Bridge



View 36 Cumulative: Millennium Bridge



View 37 Existing: Southwark Bridge



View 37 Proposed: Southwark Bridge



View 37 Cumulative: Southwark Bridge



View 38 Existing: Fleet Street, St Dunstan



View 38 Proposed: Fleet Street, St Dustan (November 2024)



View 38 Cumulative: Fleet Street, St Dustan (November 2024)

View 39 Existing: St Paul's Church Yard



View 39 Proposed: St Paul's Church Yard



View 39 Cumulative: St Paul's Church Yard



View 40 Existing: St Paul's Cathedral, Golden Gallery



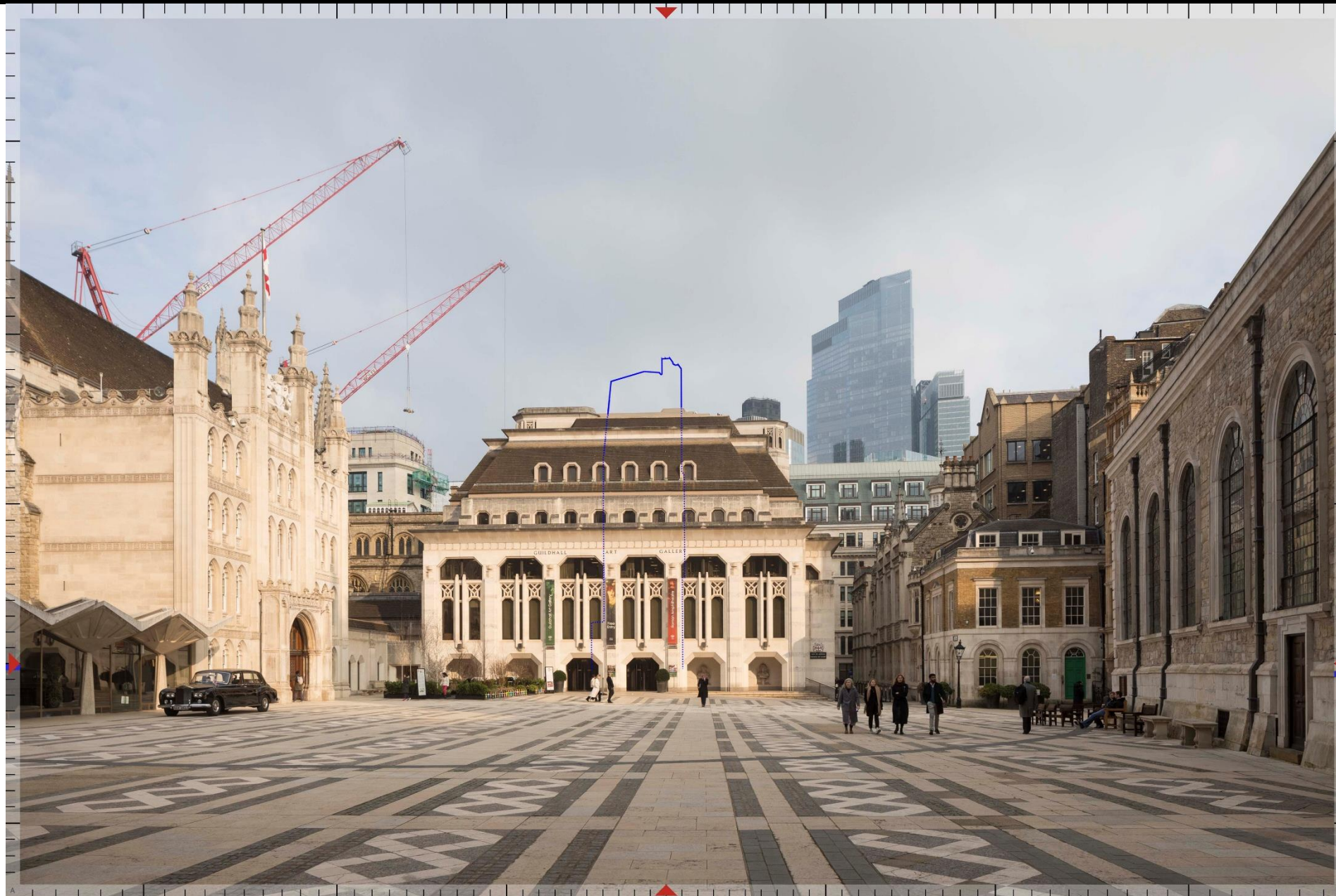
View 40 Proposed: St Paul's Cathedral, Golden Gallery



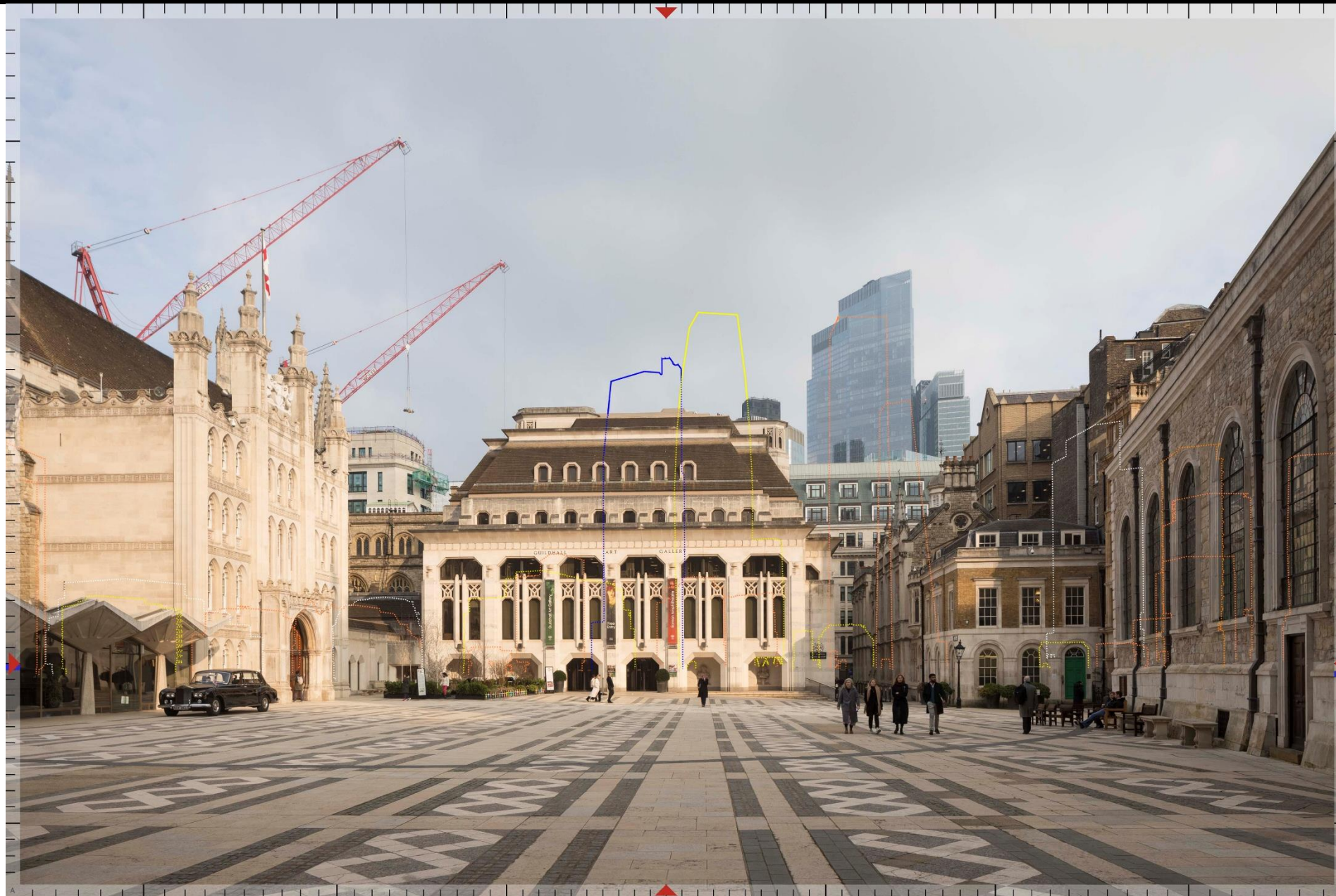
View 40 Cumulative: St Paul's Cathedral, Golden Gallery



View 41 Existing: Guildhall



View 41 Proposed: Guildhall



View 41 Cumulative: Guildhall



View 42 Existing: Queen Victoria Street



View 42 Proposed: Queen Victoria Street



View 42 Cumulative: Queen Victoria Street



View 43 Existing: Bank



View 43 Proposed: Bank



View 43 Cumulative: Bank



View 44 Existing: Bunhill Fields



View 44 Proposed: Bunhill Fields



View 44 Cumulative: Bunhill Fields



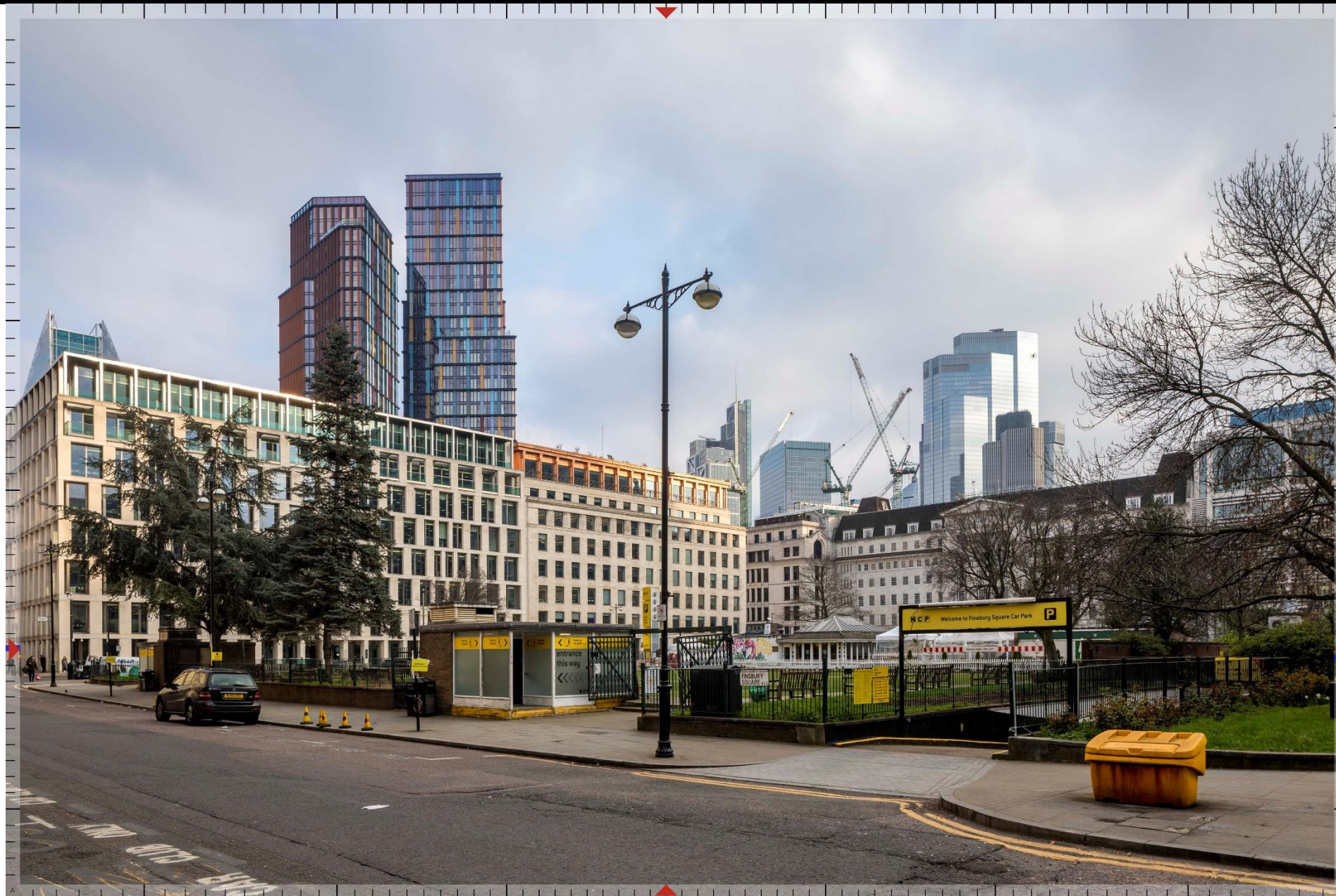
View 45 Existing: Honourable Artillery Company Grounds



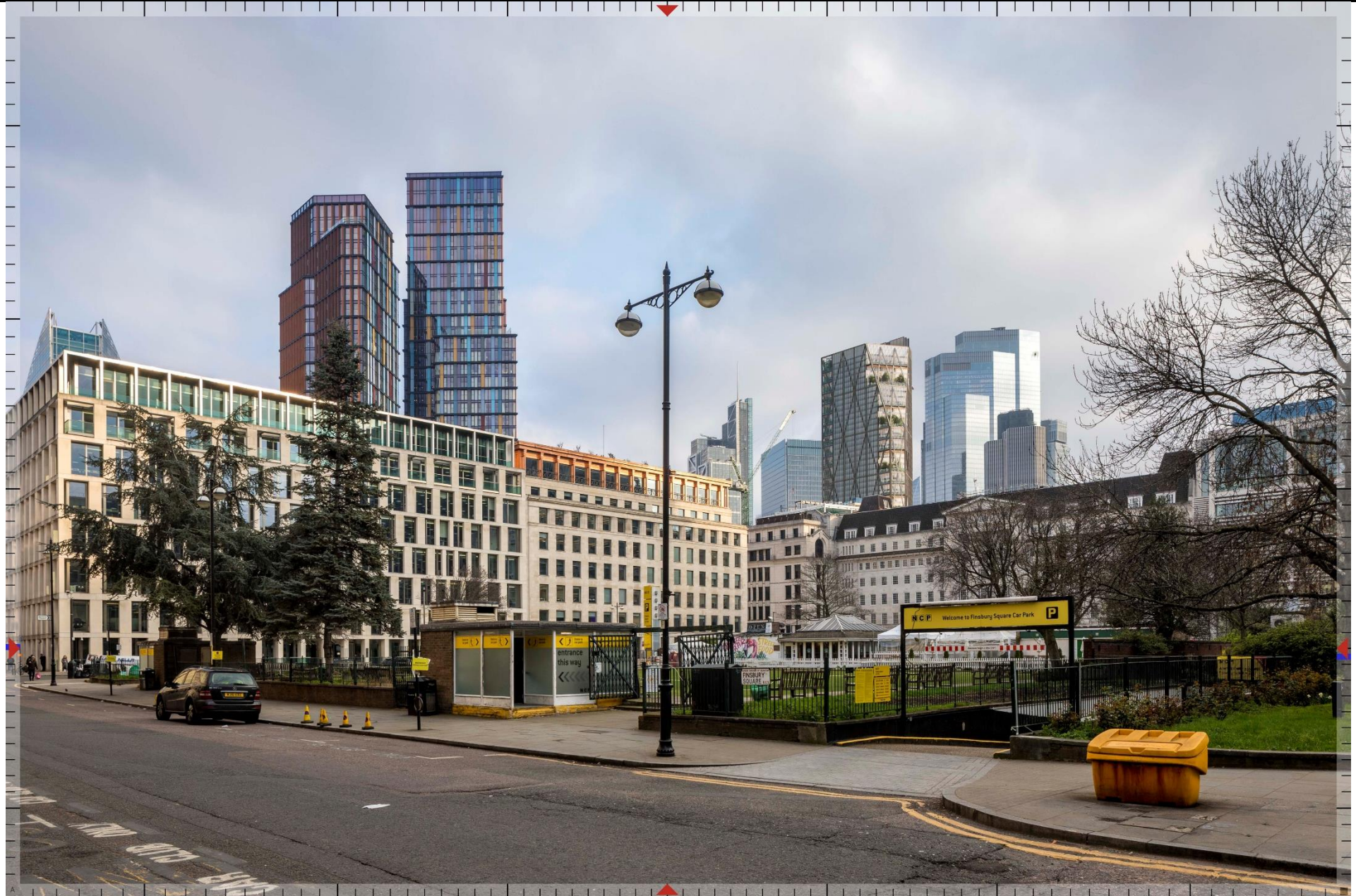
View 45 Proposed: Honourable Artillery Company Grounds



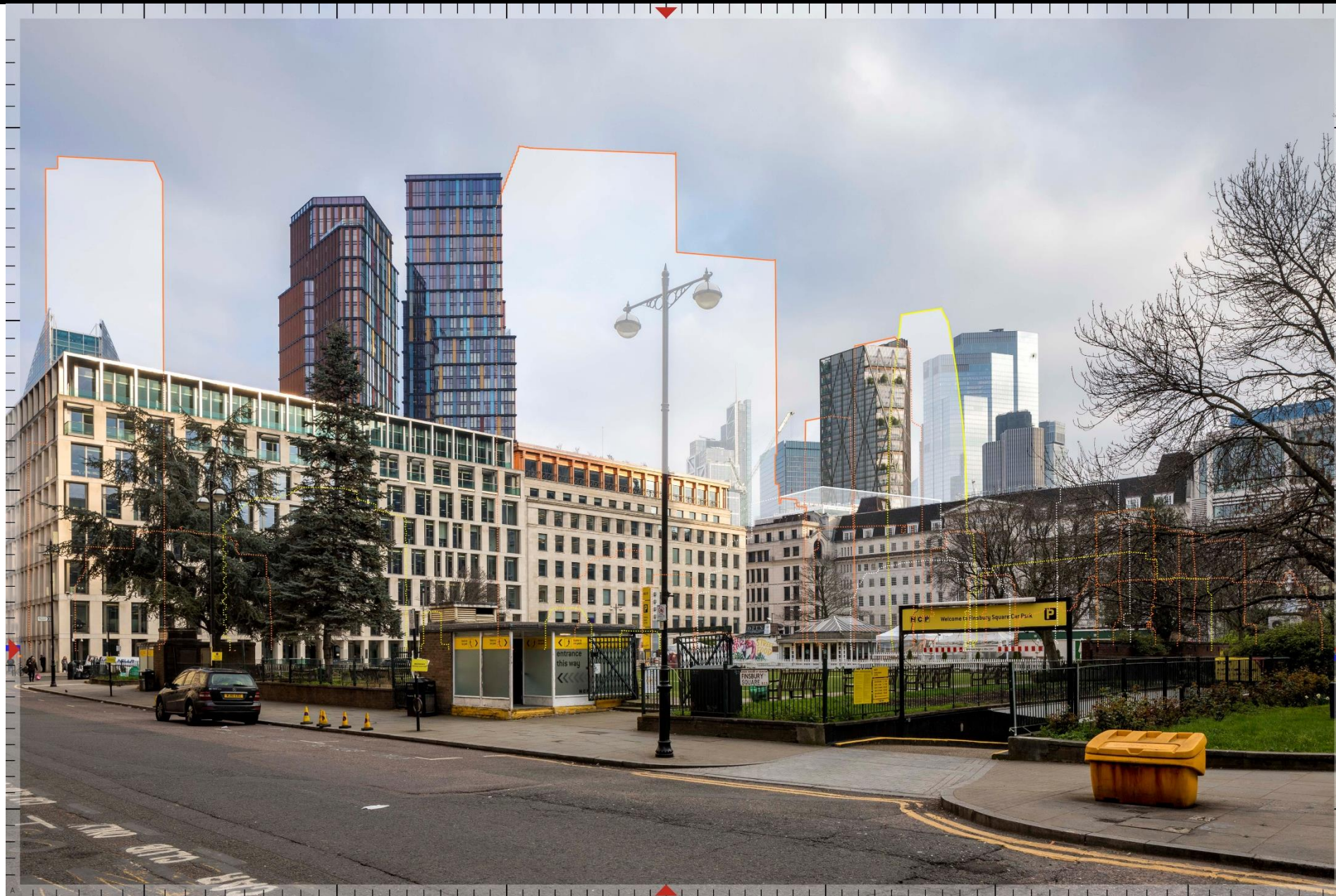
View 45 Cumulative: Honourable Artillery Company Grounds



View 46 Existing: Finsbury Square



View 46 Proposed: Finsbury Square



View 46 Cumulative: Finsbury Square



View 47 Existing: Finsbury Circus



View 47 Proposed: Finsbury Circus (November 2024)



View 47 Cumulative: Finsbury Circus (November 2024)



View 48 Existing: London Wall, Fore Street



View 48 Proposed: London Wall, Fore Street



View 48 Cumulative: London Wall, Fore Street



View 49 Existing: London Wall, Moorgate



View 49 Proposed: London Wall, Moorgate



View 49 Cumulative: London Wall, Moorgate



View 50 Existing: London Wall, Finsbury Circus



View 50 Proposed: London Wall, Finsbury Circus (November 2024)



View 50 Cumulative: London Wall, Finsbury Circus (November 2024)



View 51 Existing: Liverpool Street Station, Exchange Square



View 51 Proposed: Liverpool Street Station, Exchange Square



View 51 Cumulative: Liverpool Street Station, Exchange Square



View 52 Existing: Old Broad Street



View 52 Proposed: Old Broad Street



View 52 Cumulative: Old Broad Street



View 53 Existing: Liverpool Street Arcade



View 53 Proposed: Liverpool Street Arcade



View 53 Cumulative: Liverpool Street Arcade



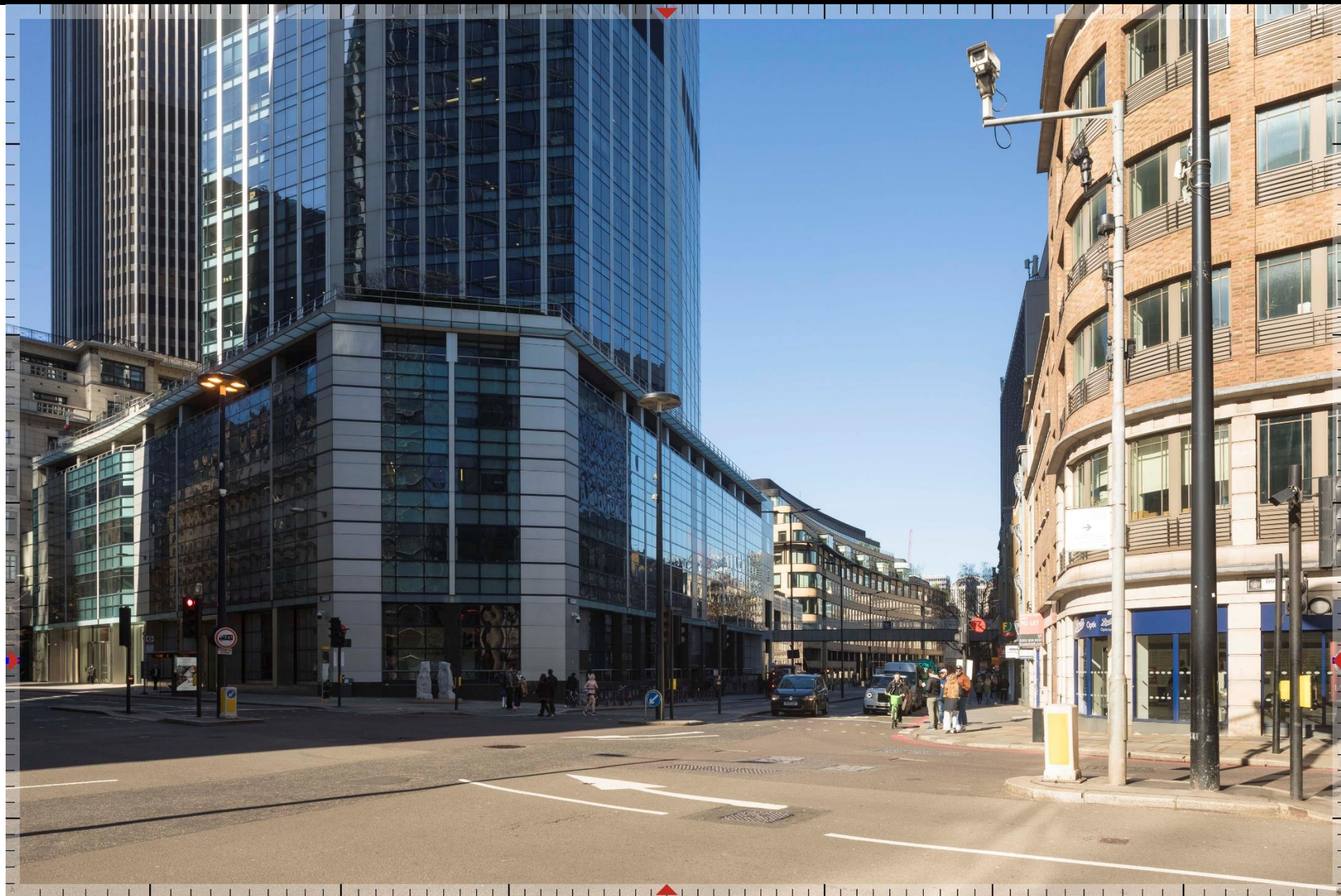
View 54 Existing: St Botolph's Churchyard



View 54 Proposed: St Botolph's Churchyard



View 54 Cumulative: St Botolph's Churchyard



View 55 Existing: Wormwood Street



View 55 Proposed: Wormwood Street



View 55 Cumulative: Wormwood Street



View 56 Existing: LVMF 1A.2 Alexandra Palace



View 56 Proposed: LVMF 1A.2 Alexandra Palace



View 56 Cumulative: LVMF 1A.2 Alexandra Palace



View 57 Existing: LVMF 2A.1 Parliament Hill



View 57 Proposed: LVMF 2A.1 Parliament Hill



View 57 Cumulative: LVMF 2A.1 Parliament Hill



View 58 Existing: LVMF 3A.1 Kenwood



View 58 Proposed: LVMF 3A.1 Kenwood



View 58 Cumulative: LVMF 3A.1 Kenwood



View 59 Existing: LVMF 4A.1 Primrose Hill



View 59 Proposed: LVMF 4A.1 Primrose Hill



View 59 Cumulative: LVMF 4A.1 Primrose Hill



View 60 Existing: LVMF 5A.2 Greenwich



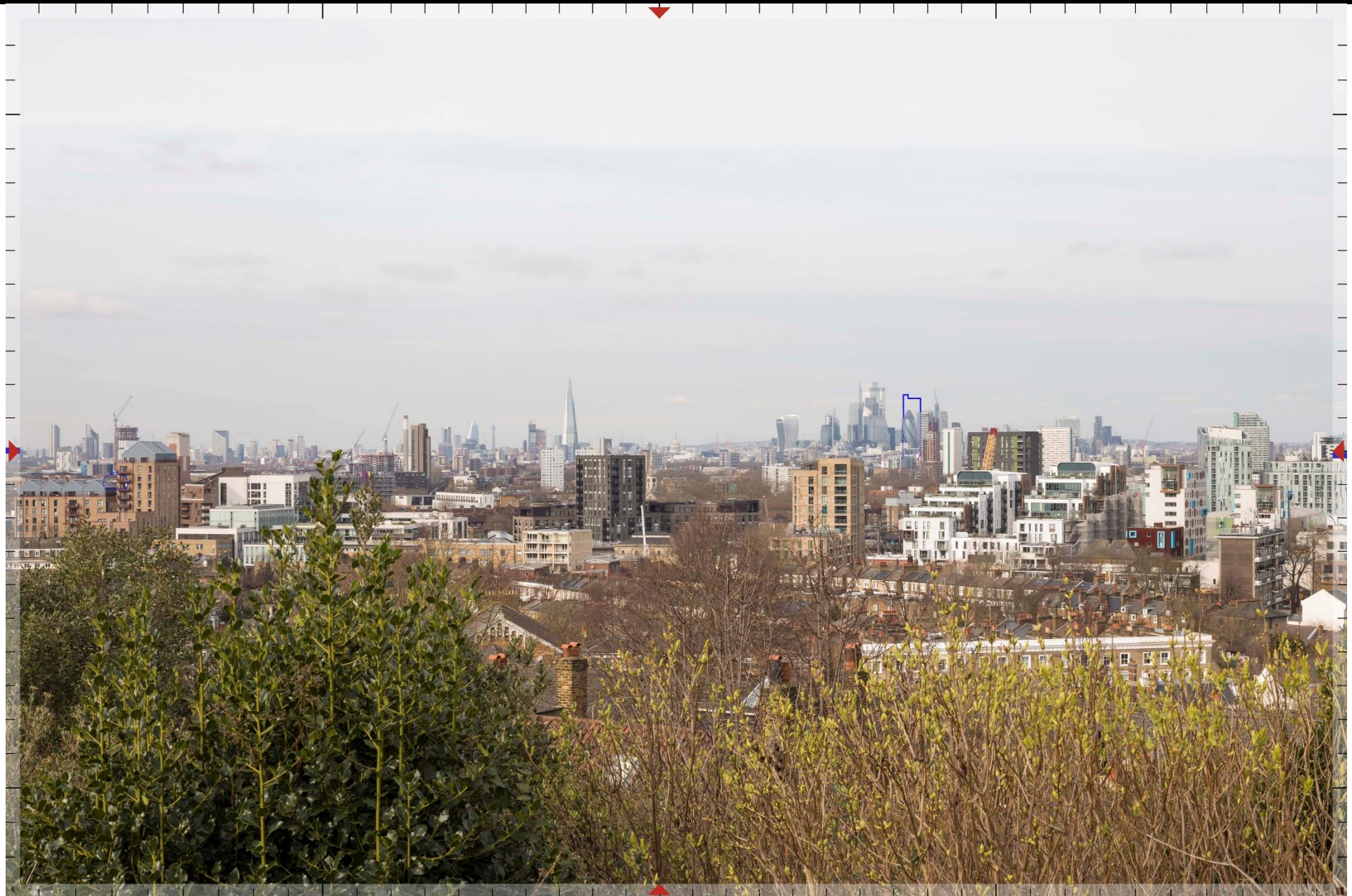
View 60 Proposed: LVMF 5A.2 Greenwich



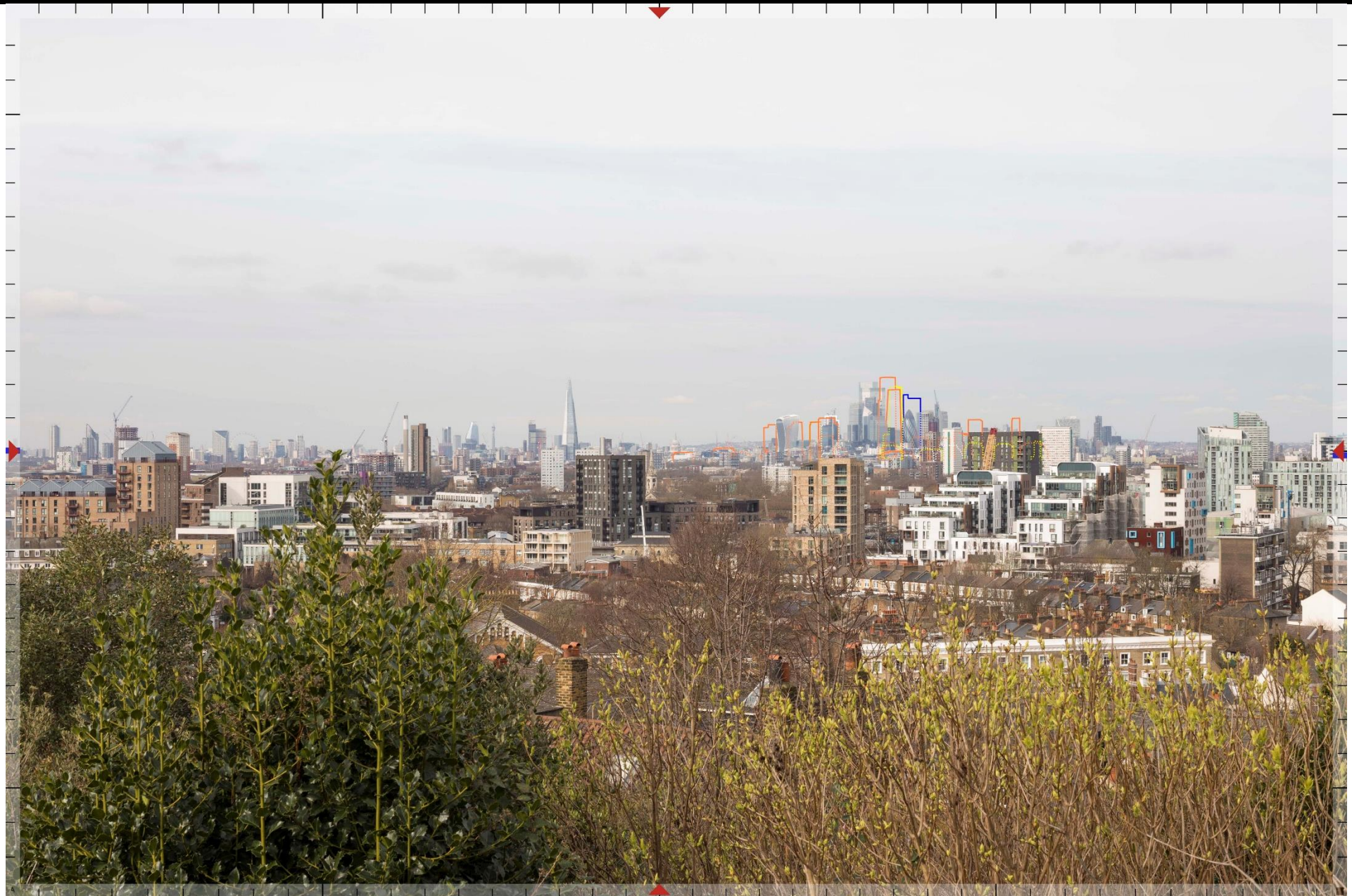
View 60 Cumulative: LVMF 5A.2 Greenwich



View 61 Existing: LVMF 6A.1 Blackheath



View 61 Proposed: LVMF 6A.1 Blackheath



View 61 Cumulative: LVMF 6A.1 Blackheath



Next Planning Applications Sub Committee

11th February 2025

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