



Planning Applications Sub-Committee

PRESENTATION PACK

Date: TUESDAY, 11 FEBRUARY 2025

Time: 9.00 am

Venue: LIVERY HALL - GUILDHALL

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

Report of the Director of Planning & Development.

For Decision
(Pages 3 - 130)

4. **XL HOUSE, 70 GRACECHURCH STREET, LONDON, EC3V 0HR**

Report of the Director of Planning & Development.

For Decision
(Pages 131 - 266)

5. **RIVER FORESHORE ADJACENT TO RIVERBANK HOUSE SWAN LANE EC4R 3BF**

Report of the Director of Planning & Development.

For Decision
(Pages 267 - 278)

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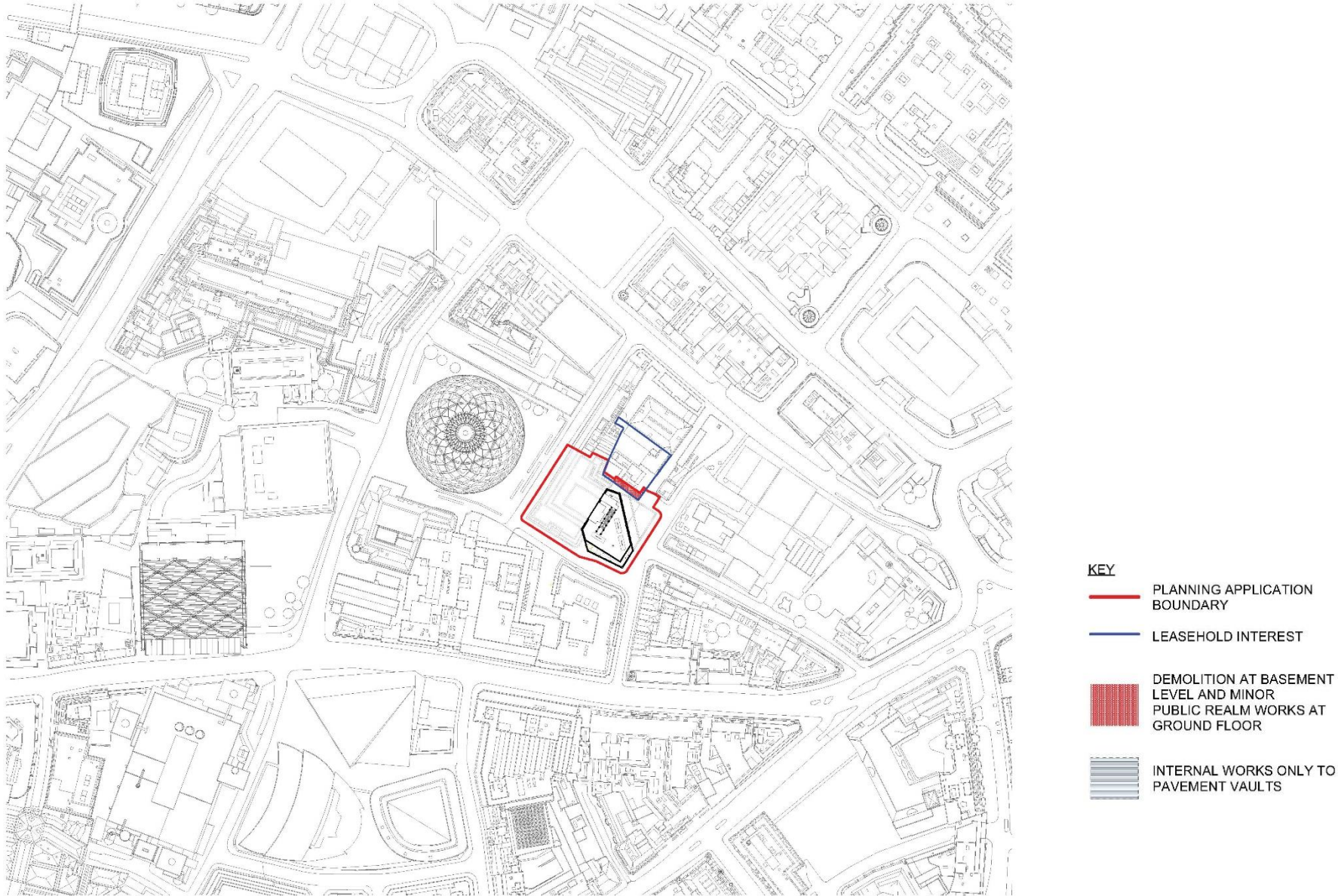


**1-4, 31 and 33-34 Bury Street, London,
EC3A 5AR**

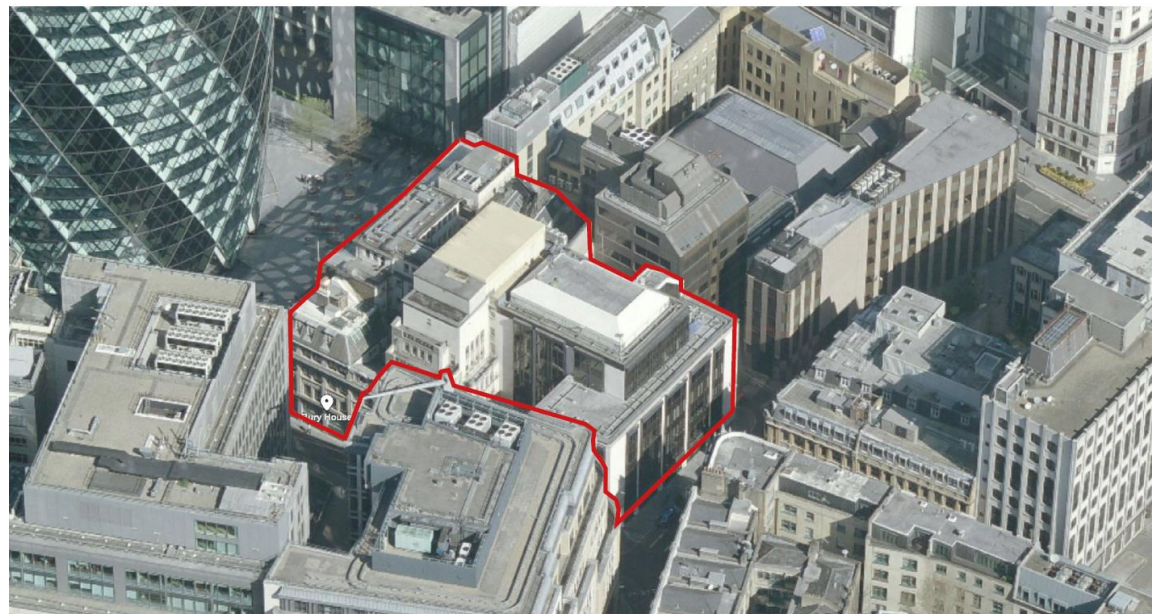
Planning Applications Sub-Committee

The Site

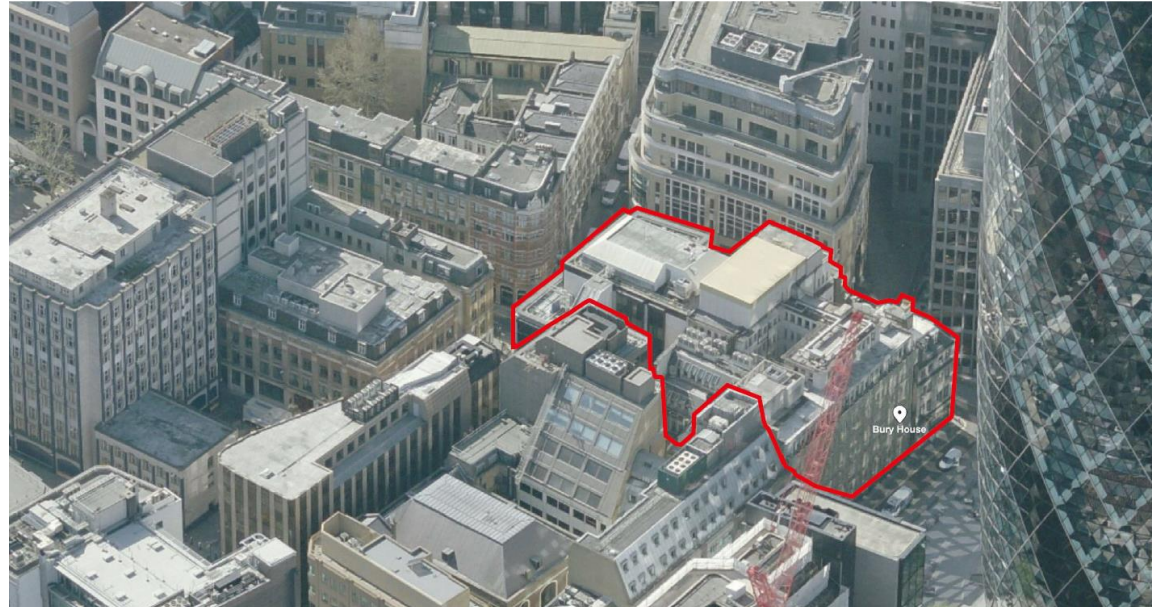
The Site extends to approximately 0.2458 ha (2,458 sqm) and comprises Bury House (31 Bury Street), Holland House (1-4 Bury Street) and Renown House (33-34 Bury Street).



Site Plan



View – looking north



View – looking south

Aerial View

Borough boundaries are marked with a blue dotted line.

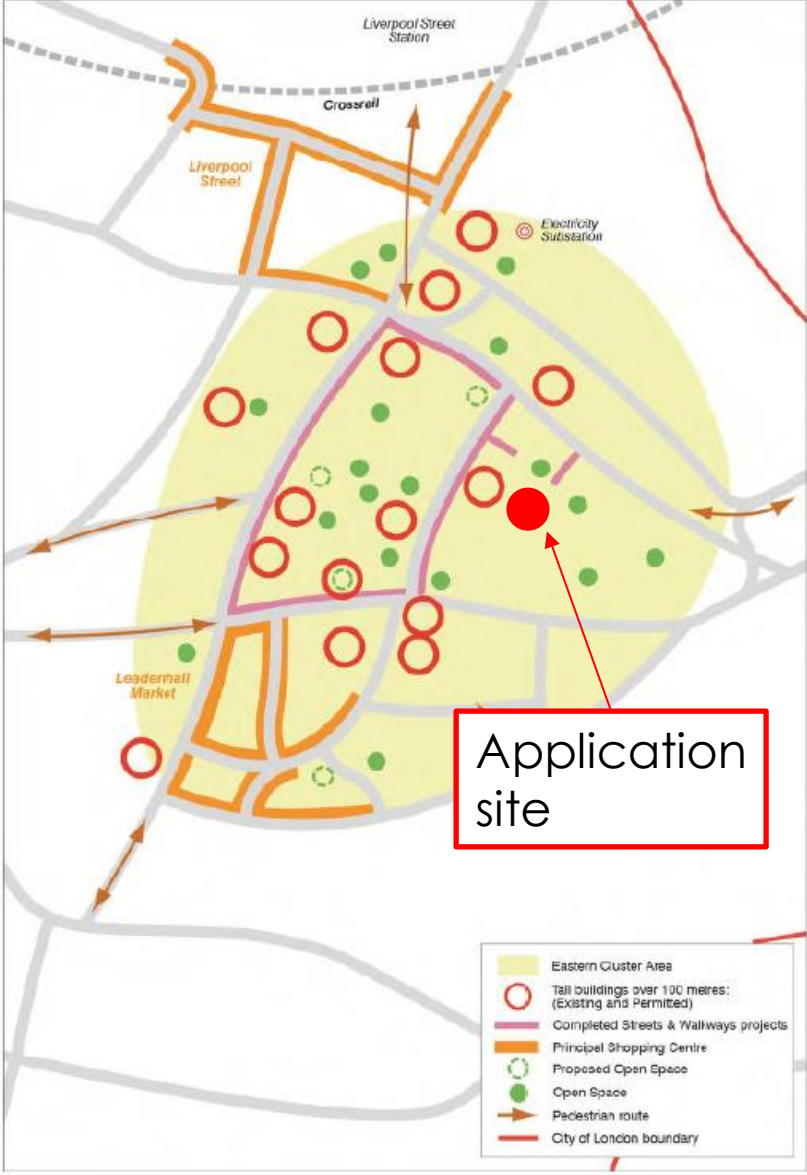
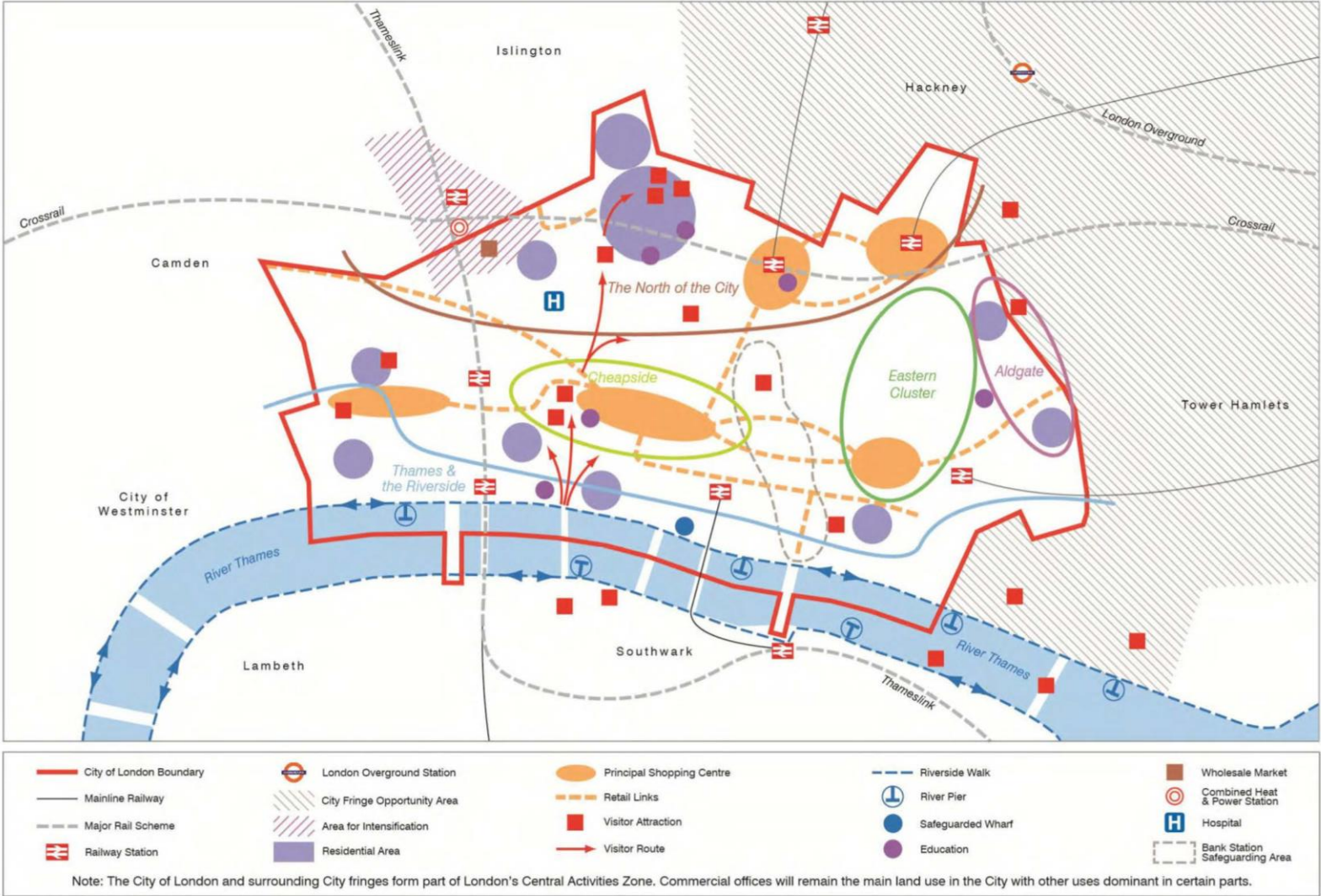
Listed buildings:

- | | | | |
|---|---------------------------|---|-------------------------|
|  | 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

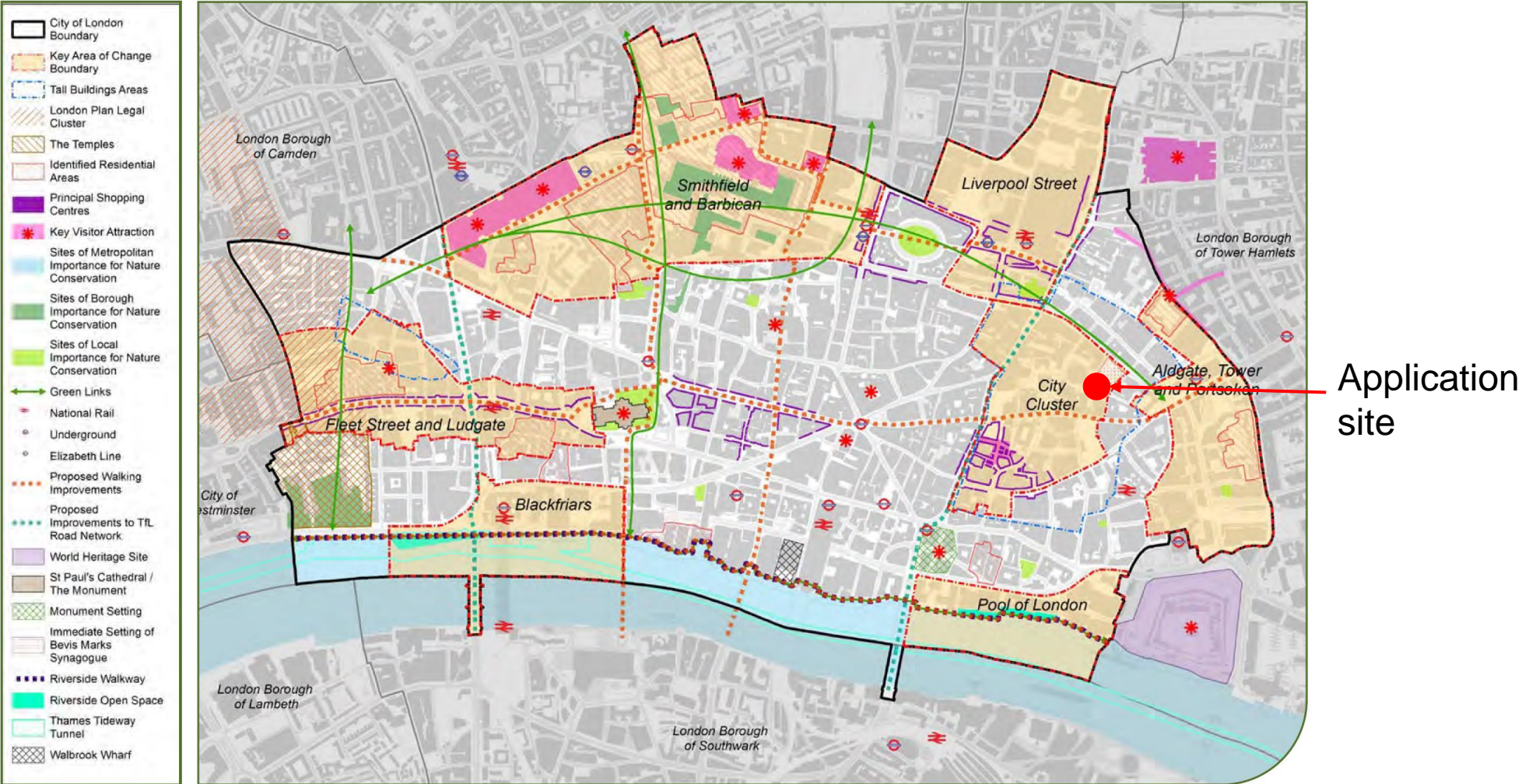
- | | | | |
|-------------------------|---|---------------------------------------|--|
| (1) | Tower of London WHS and Conservation Area | | |
| (2) | Crechurch Conservation Area | | |
| (3) | St Helen's Place Conservation Area | (21) | Bishopsgate Institute and Library |
| (4) | Lloyd's Avenue Conservation Area | (22) | Group: Receptors on Fenchurch Street |
| (5) | Bishopsgate Conservation Area | (23) | Group: Receptors on Lloyd's Avenue |
| (6) | Fenchurch Street Station Conservation Area | (24) | Nos. 2-16 Crechurch Lane |
| (7) | Trinity Square Conservation Area | (25) | 38 St Mary Axe |
| Listed buildings | | (26) | 20 and 21 Billiter Street |
| (8) | Bevis Marks Synagogue | (27) | Front Block of Fenchurch Street Station |
| (9) | Church of St Katharine Cree and Gateway | (28) | Sir John Cass College (now David Game College), Jewry Street |
| (10) | Church of St Andrew Undershaft | (29) | Group: Port of London Authority buildings |
| (11) | Church of St Helen | (30) | 139-144 Leadenhall Street |
| (12) | Church of St Botolph | (31) | Group: Buildings along Bishopsgate |
| (13) | Guild Church of St Ethelburga the Virgin, Bishopsgate | Non-designated heritage assets | |
| (14) | Group: The Lloyd's Building | (32) | Renown House, 33-34 Bury Street |
| (15) | Trinity House | (33) | The Rabbi's House, 2 Heneage Lane |
| (16) | Tower Bridge (off map) | (34) | 113-116 Leadenhall Street |
| (17) | Church of All Hallows by the Tower | (35) | Group: Receptors along Mitre Street and Crechurch Lane |
| (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



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2 Spatial Strategy



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



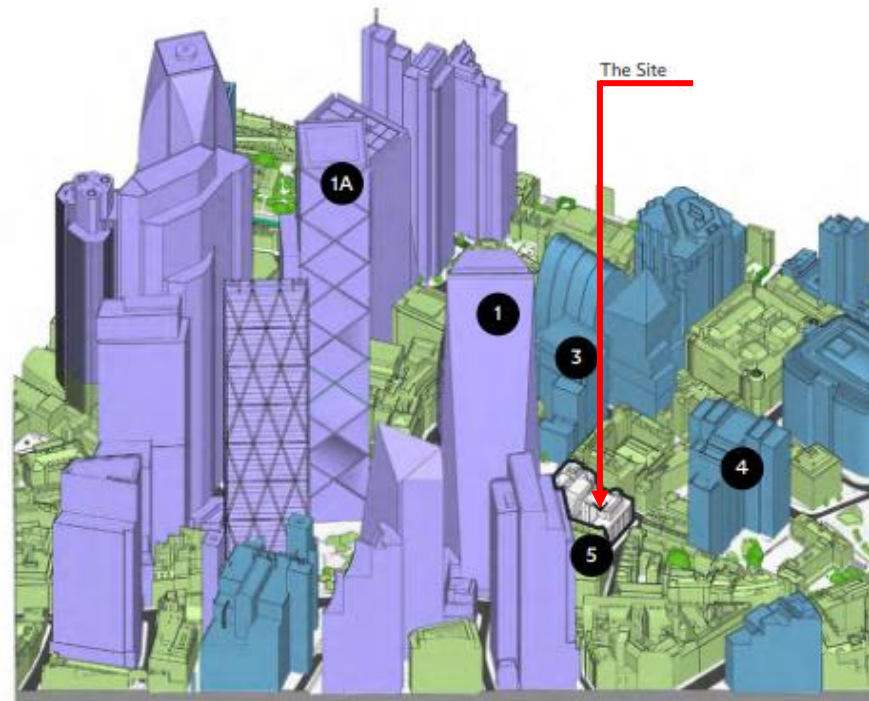
1 Creechurch Place



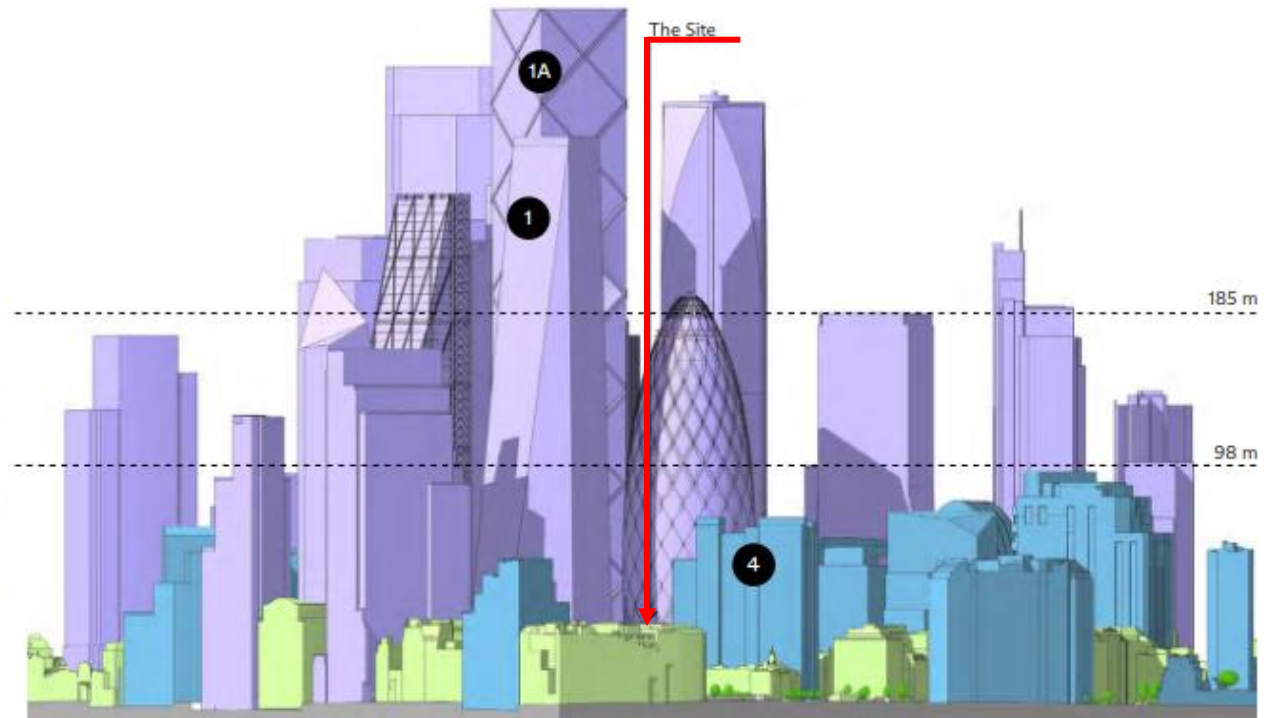
6 Bevis Marks



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



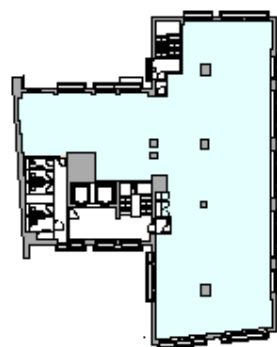
Existing Key Axonometric



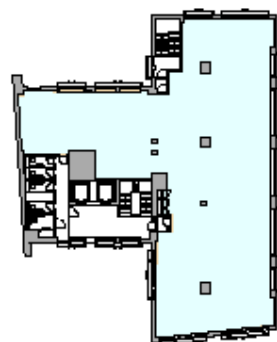
Basement



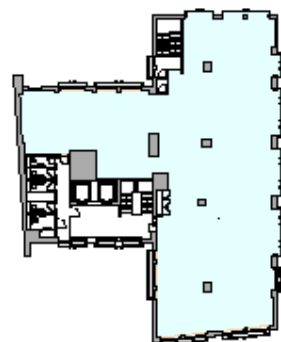
Ground Floor



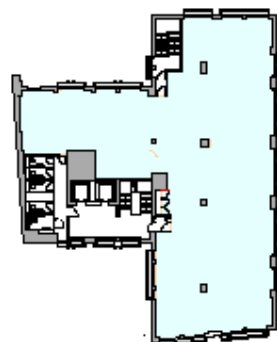
First Floor



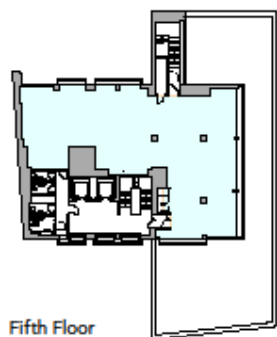
Second Floor



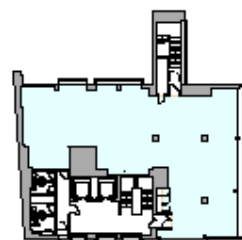
Third Floor



Fourth Floor

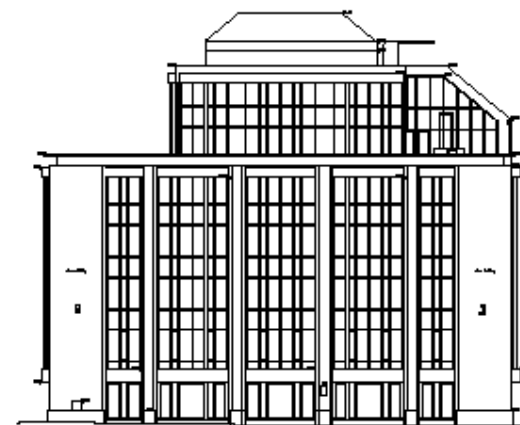


Fifth Floor

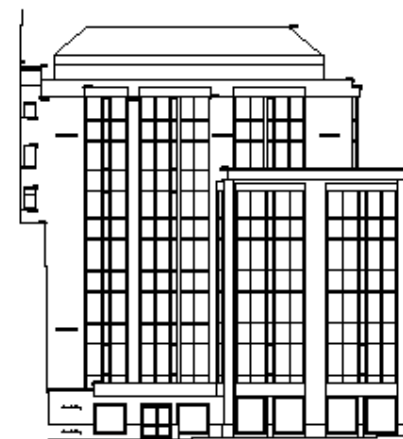


Sixth Floor

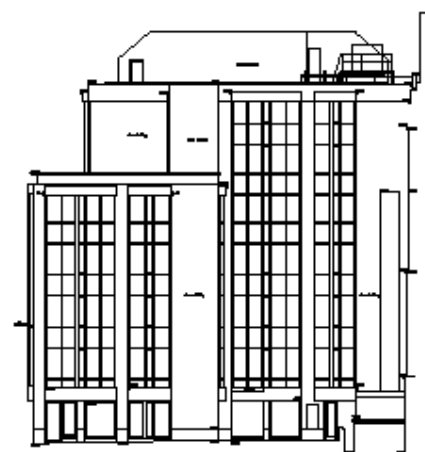
Office



Existing East Elevation



Existing South Elevation



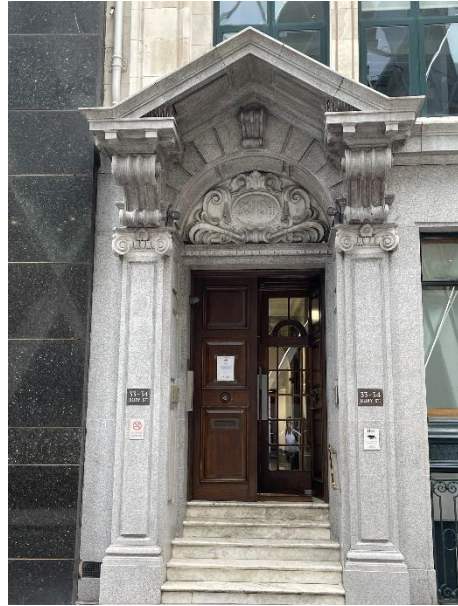
Existing North Elevation



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

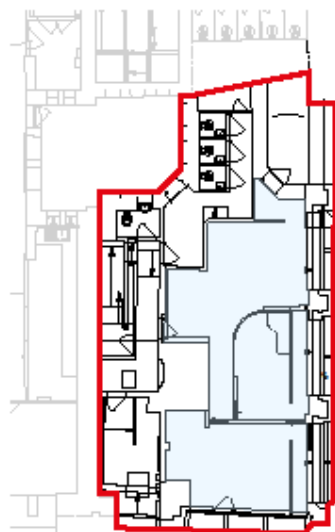


View 4:
Bury Street

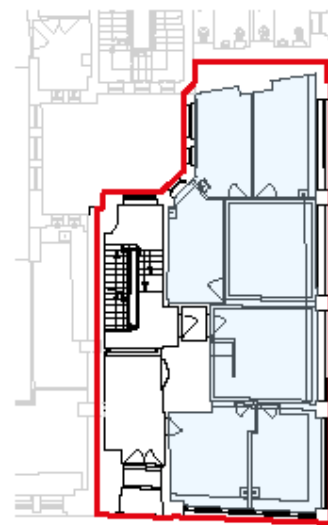


Existing Key Axonometric

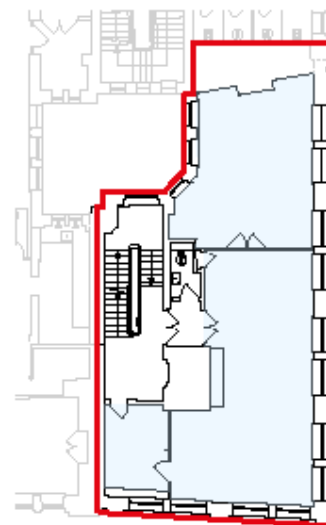
Existing Photographs: Renown House



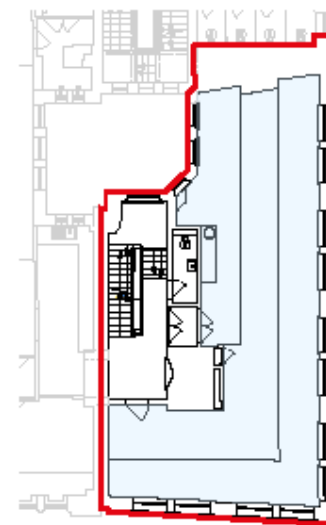
Existing Lower Ground Floor Plan



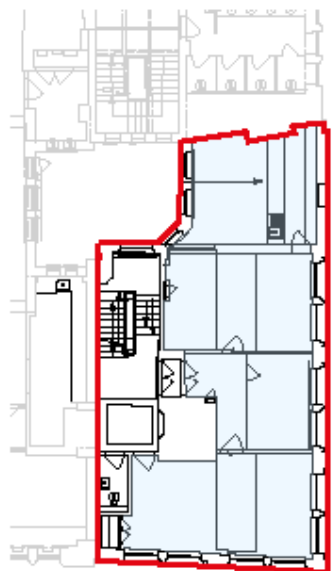
Existing Ground Floor Plan



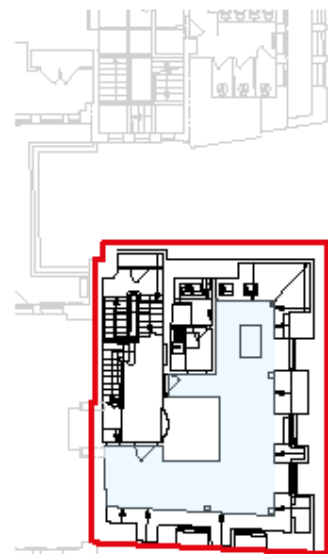
Existing First Floor Plan



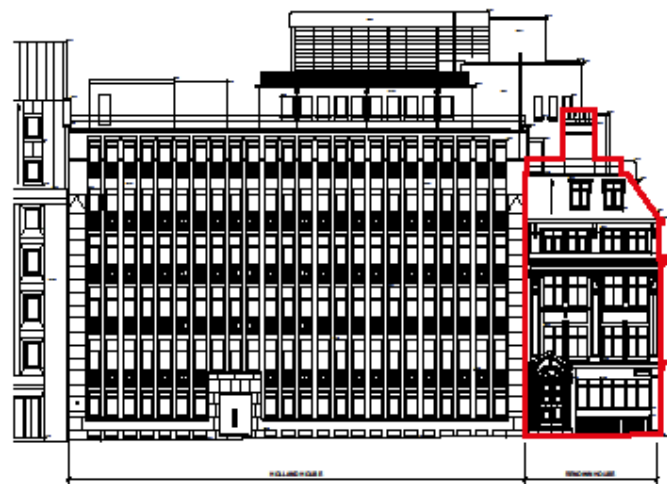
Existing Second Floor Plan



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)



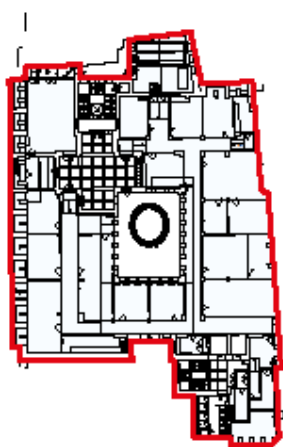
View 4:
Heneage Ln



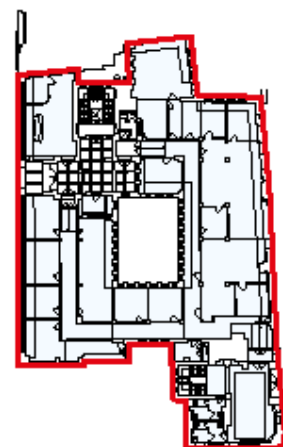
View 4:
Bury Street (elevation
fronting St. Mary Axe)



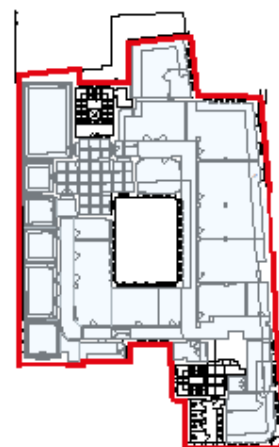
Existing Key Axonometric



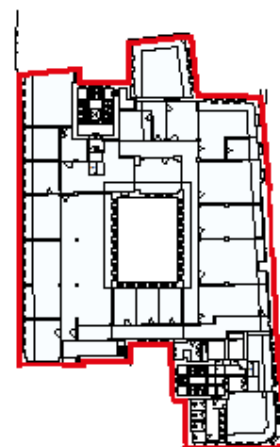
Existing Lower Ground Floor Plan



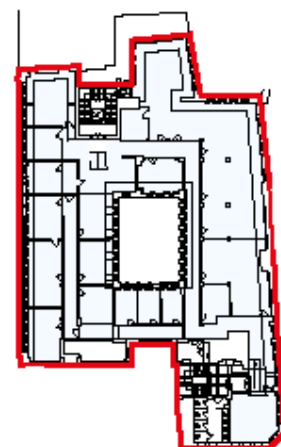
Existing Ground Floor Plan



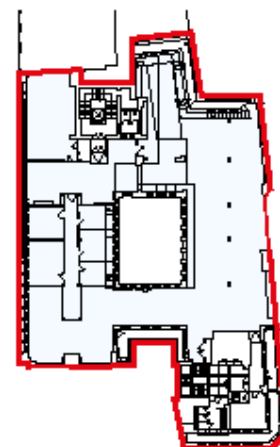
Existing First Floor Plan



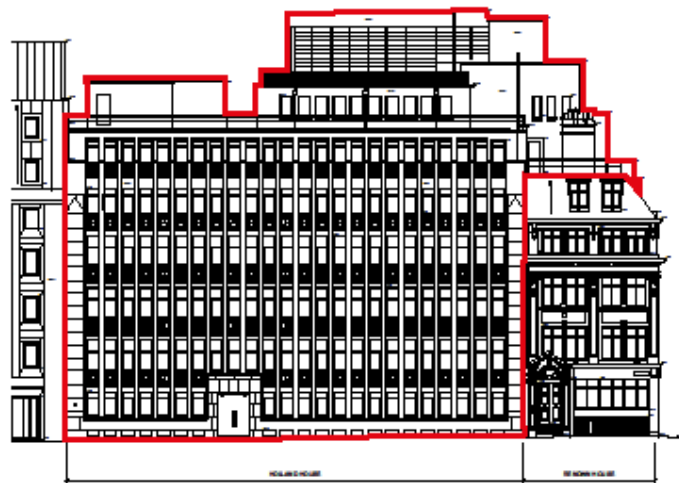
Existing Second Floor Plan



Existing Third Floor Plan



Existing Fourth Floor Plan



Existing West Elevation



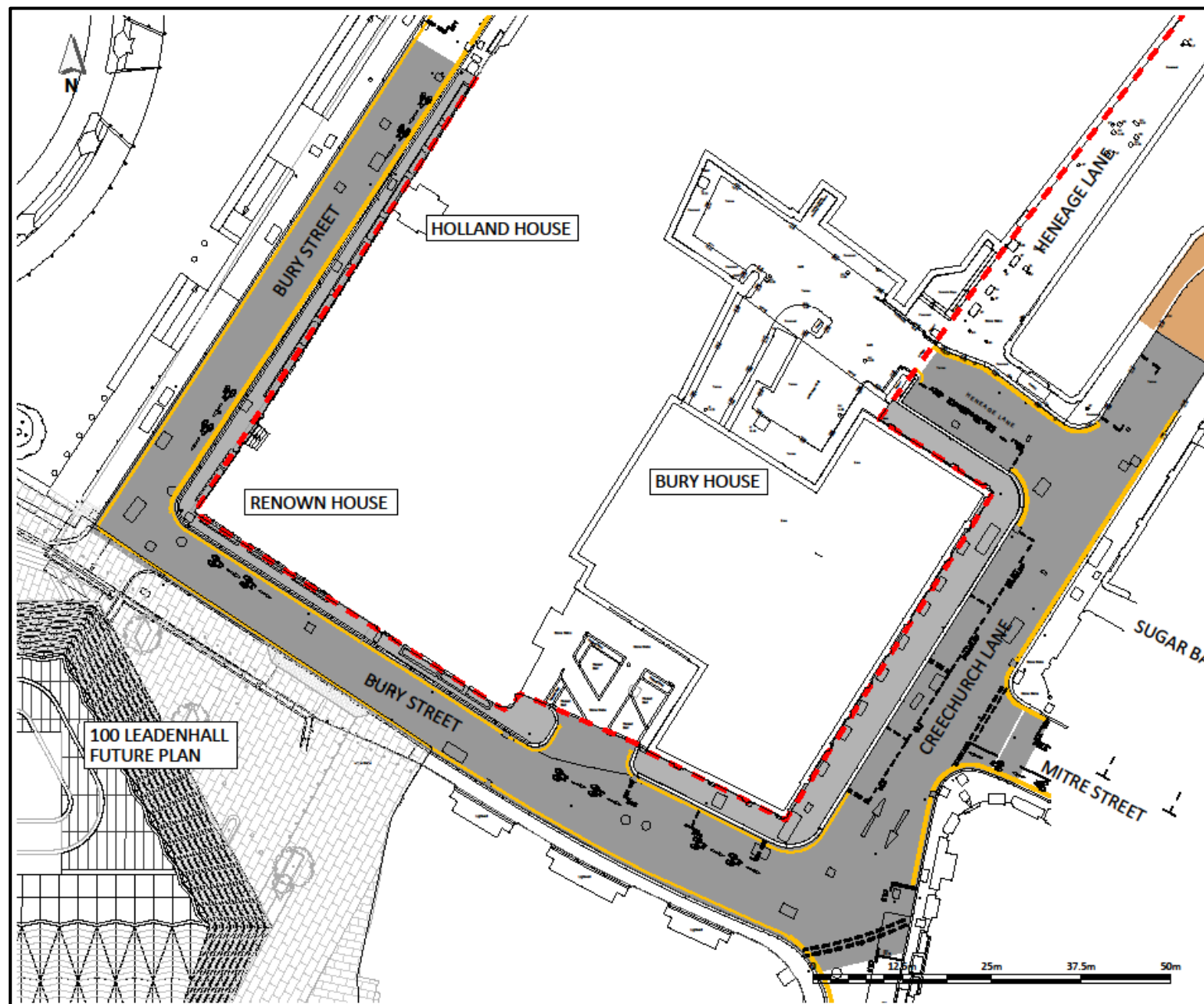
Existing South Elevation



Existing East Elevation

Public Realm and Uses

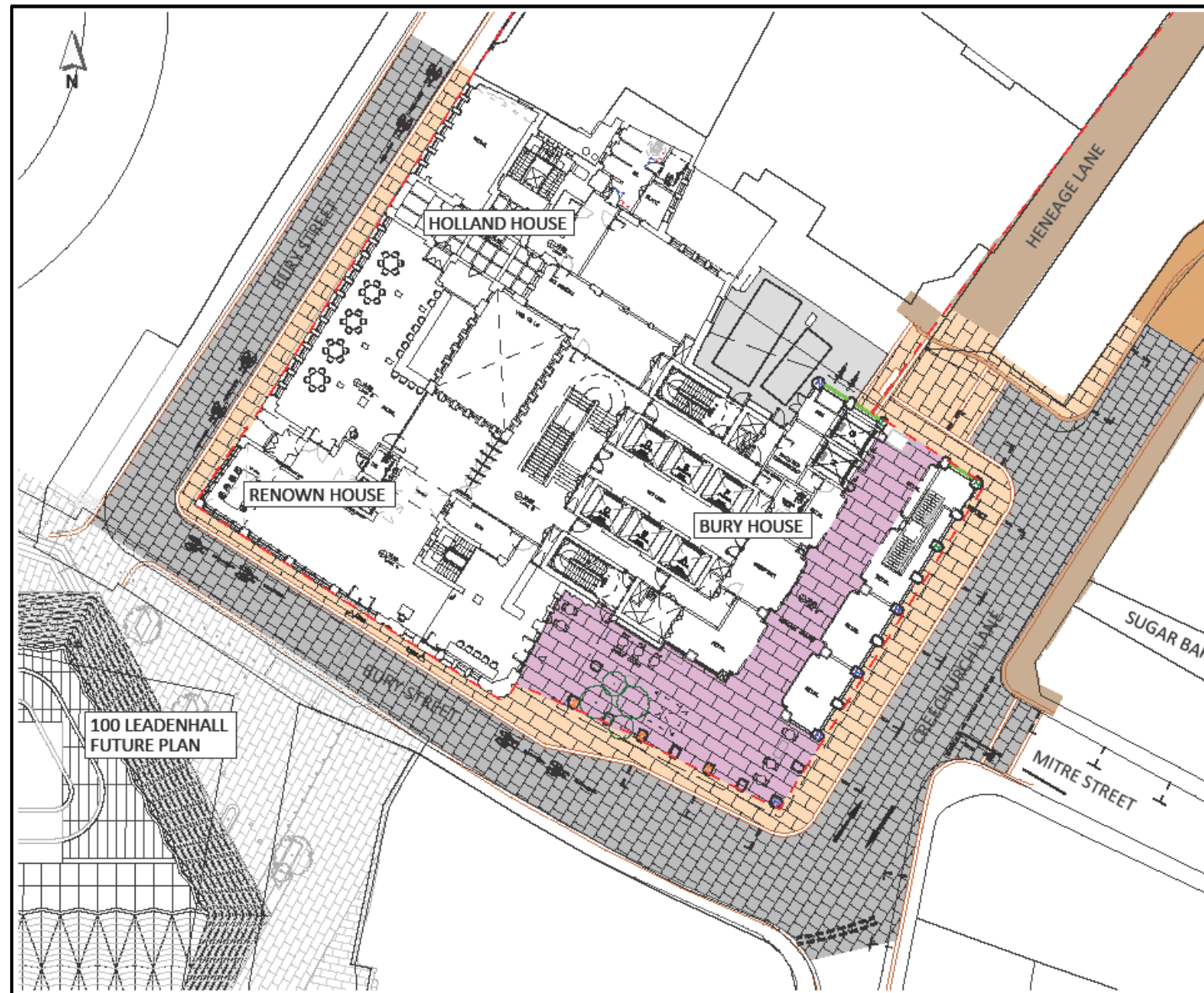
Existing arrangement the main pedestrian access point is on the southwestern façade fronting Bury Street.
There is no permeability through the Site.



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

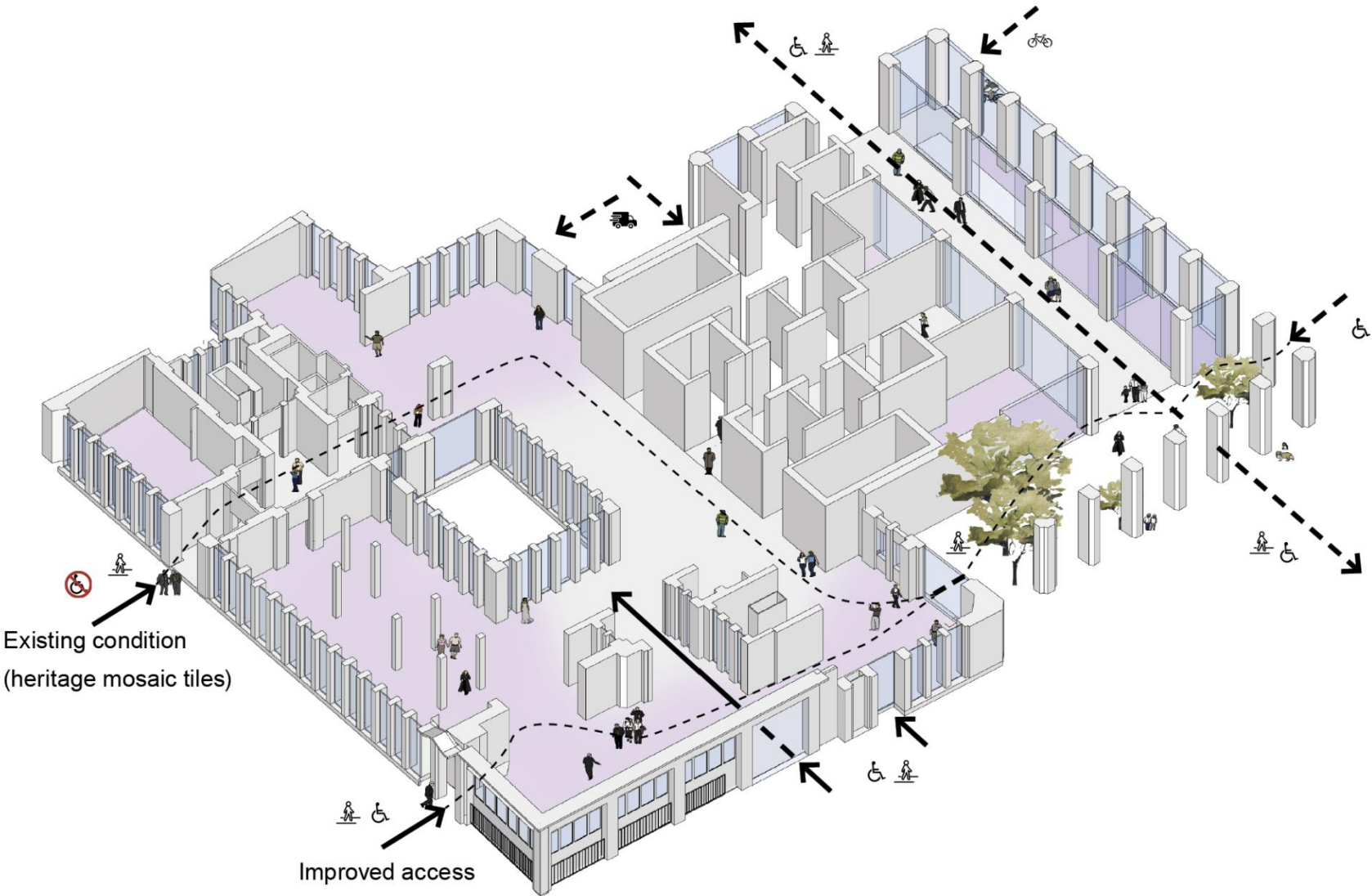


**Proposed: 619 sqm
(75,9% increase)**

Proposed Public Realm

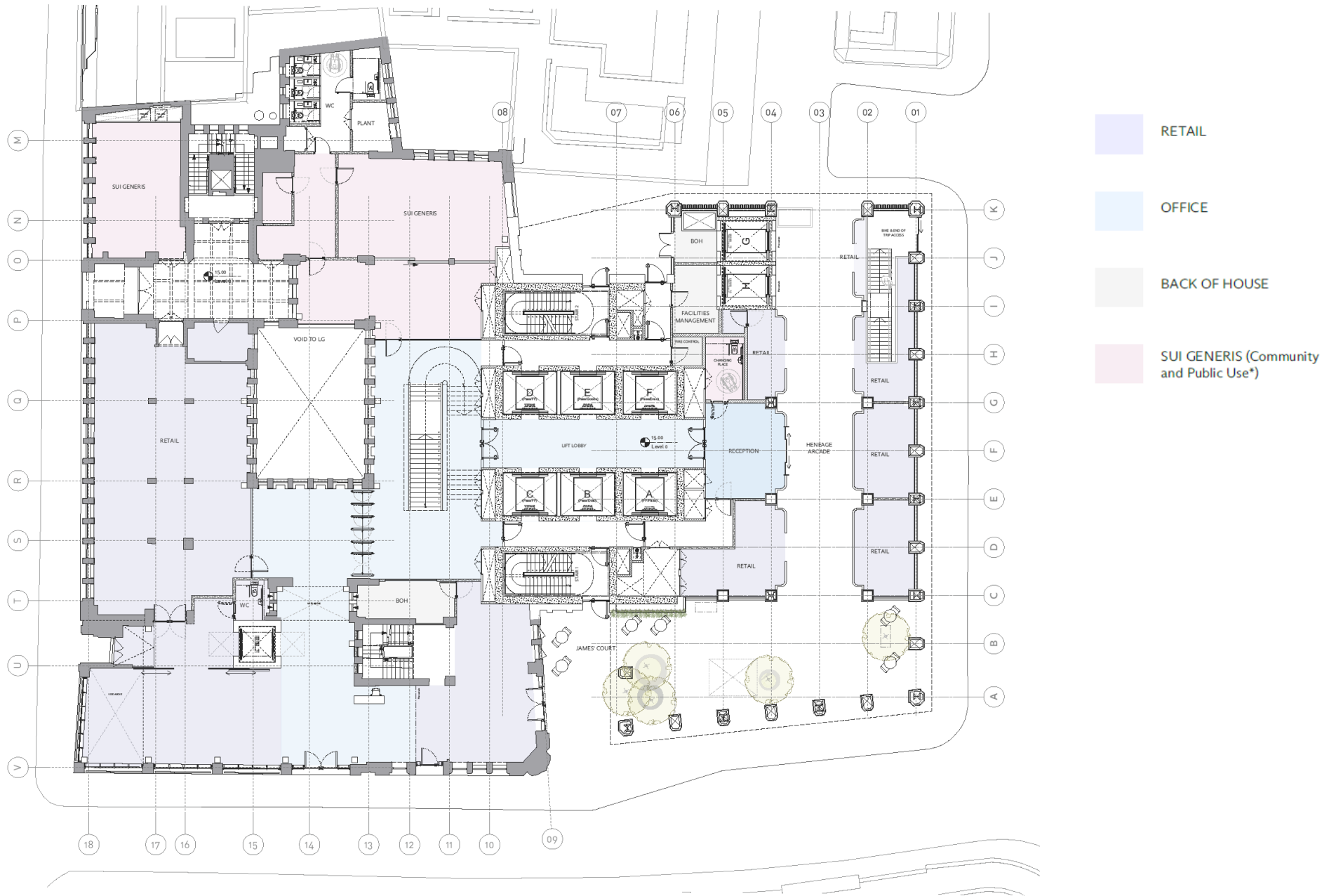


Proposed Servicing arrangements and cycle access



Proposed Access arrangement



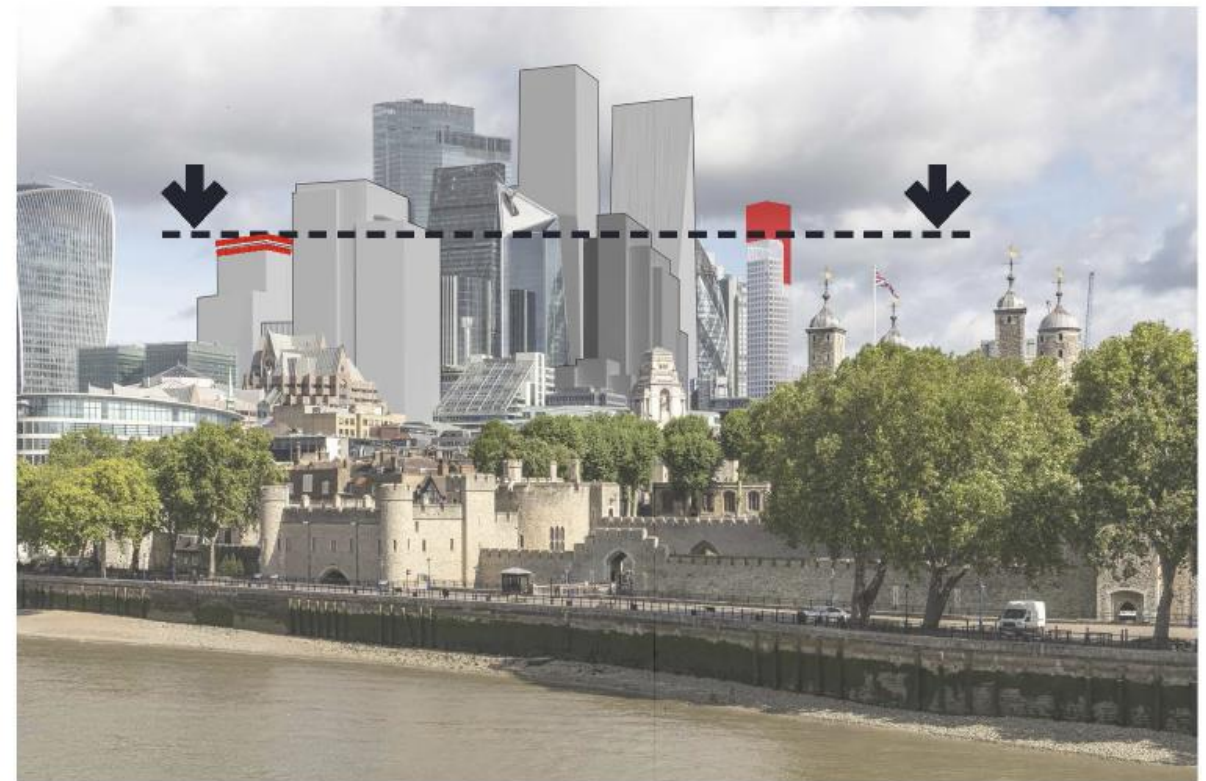


Proposed Ground Floor Plan – Uses Diagram

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



September 2022
Pre-application



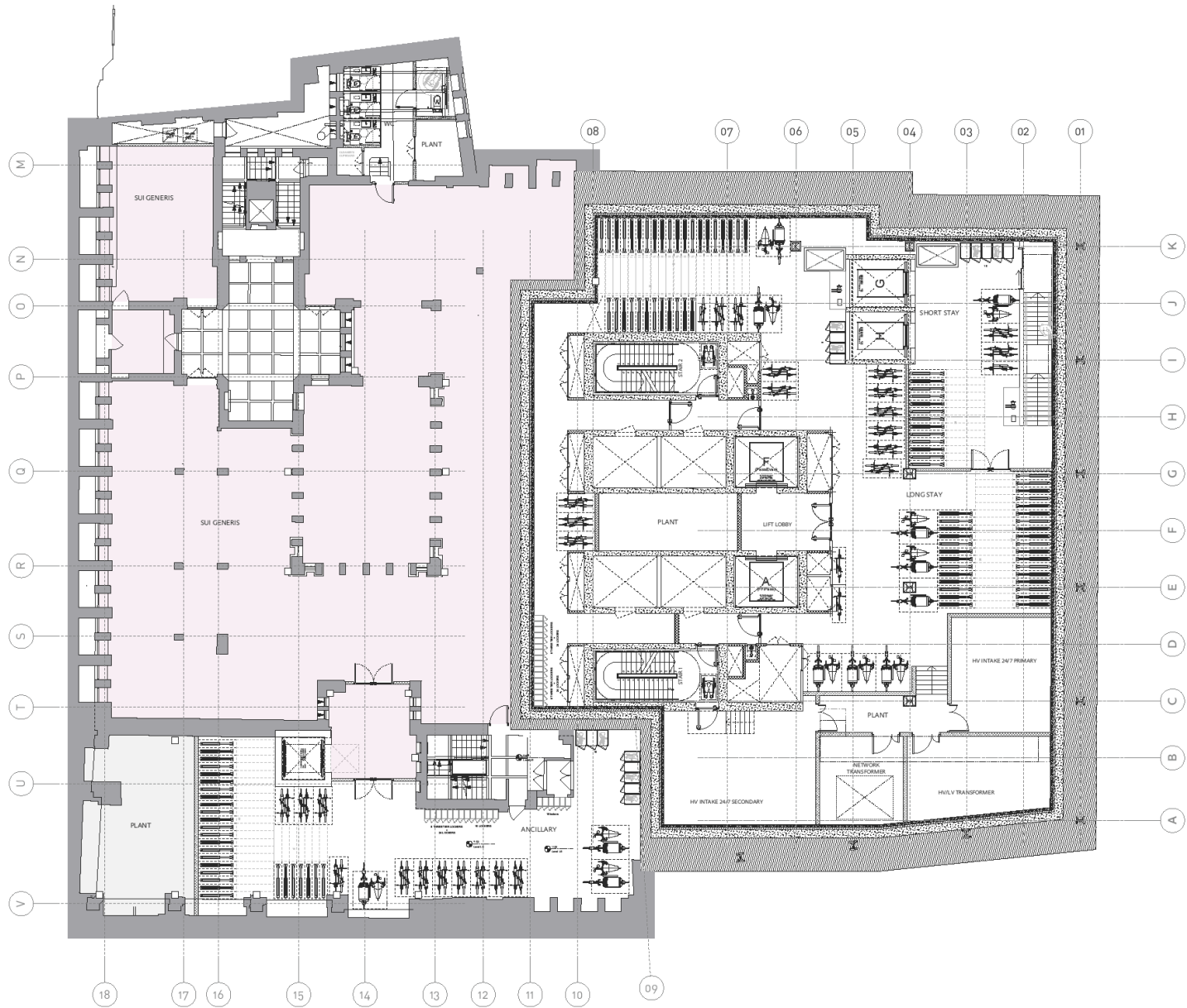
Proposed Development



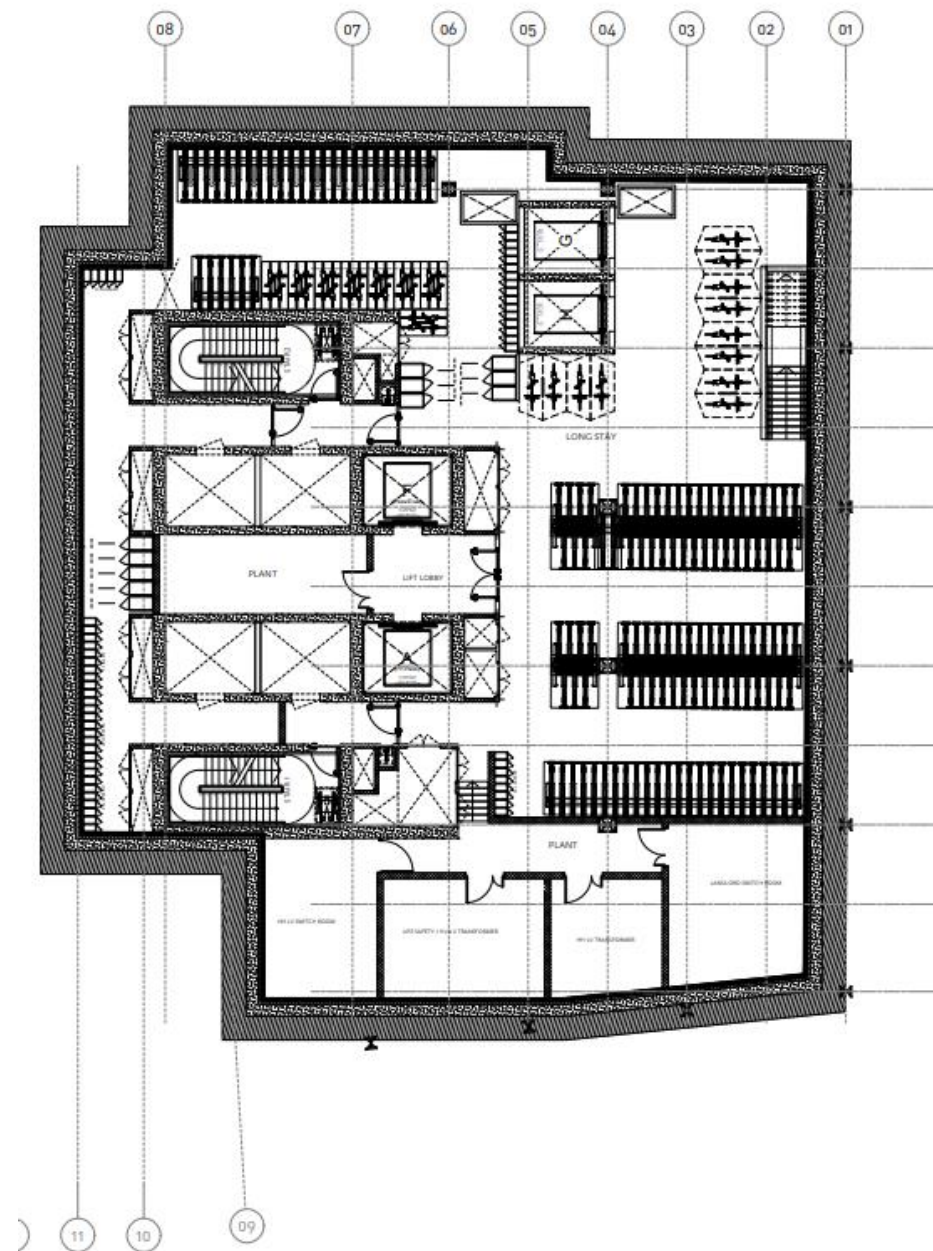
Proposed Design

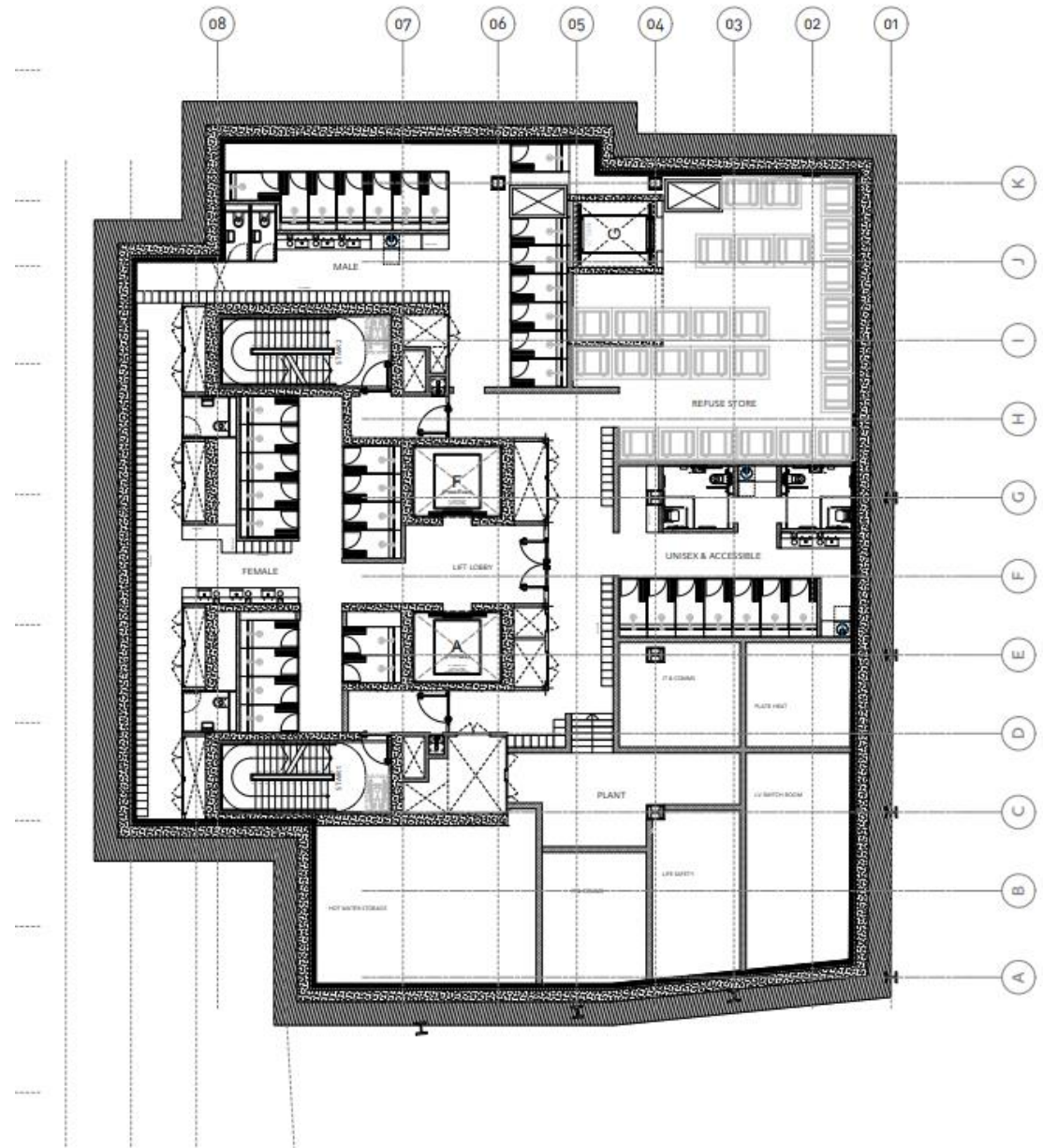


Proposed Ground Floor Plan



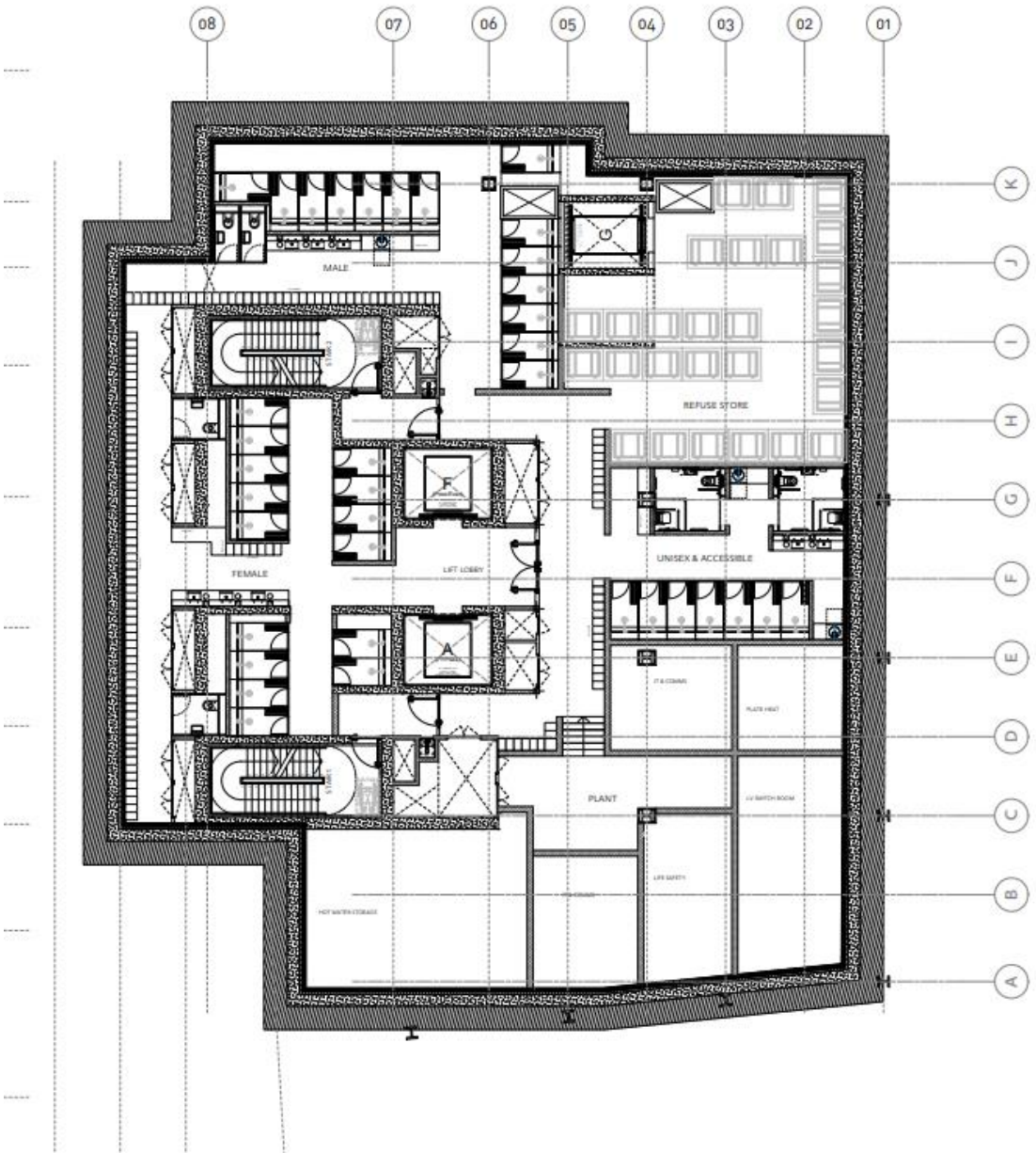
Proposed Lower Ground Floor Plan



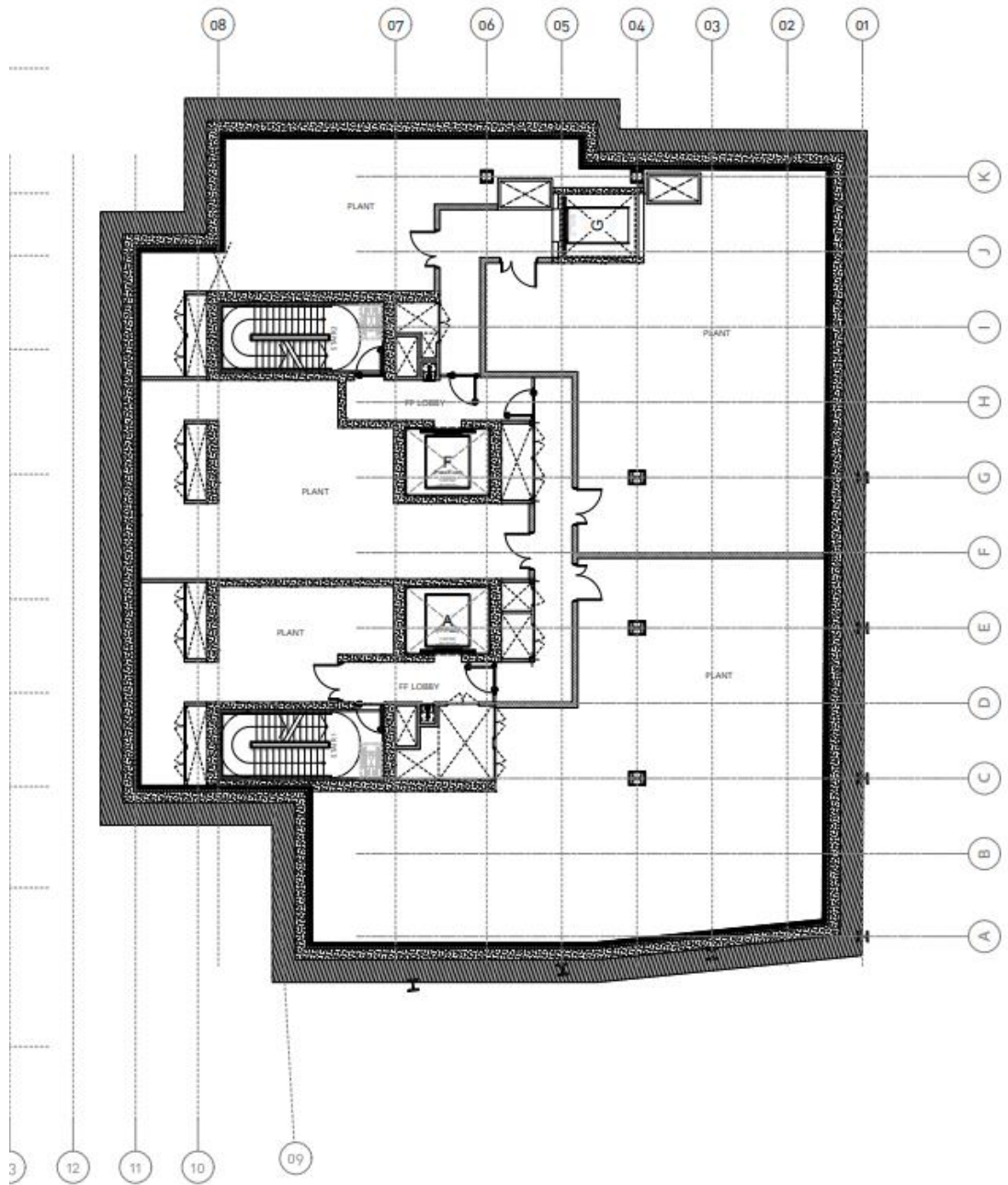


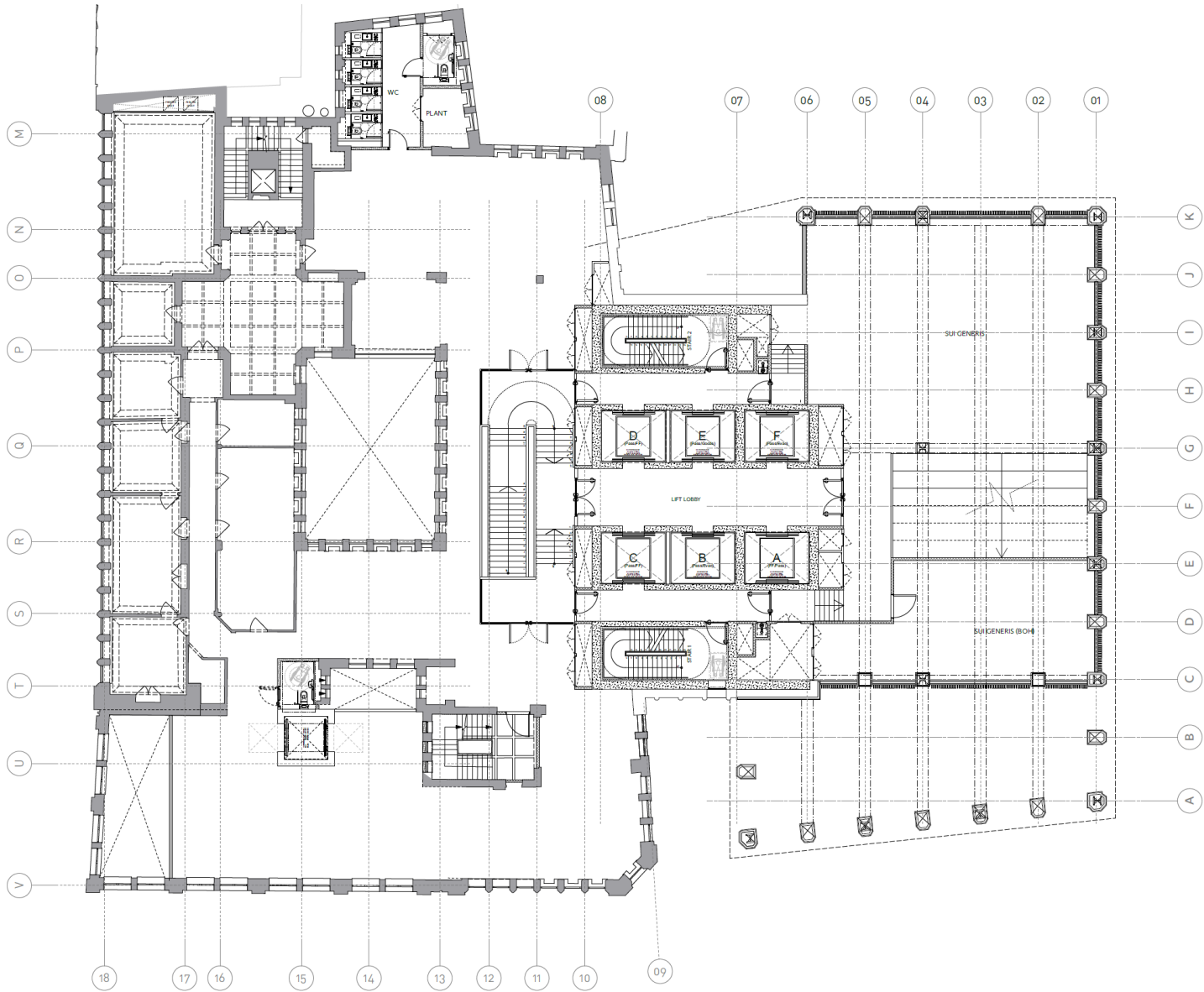
Proposed Basement Level 2

Proposed Basement 2

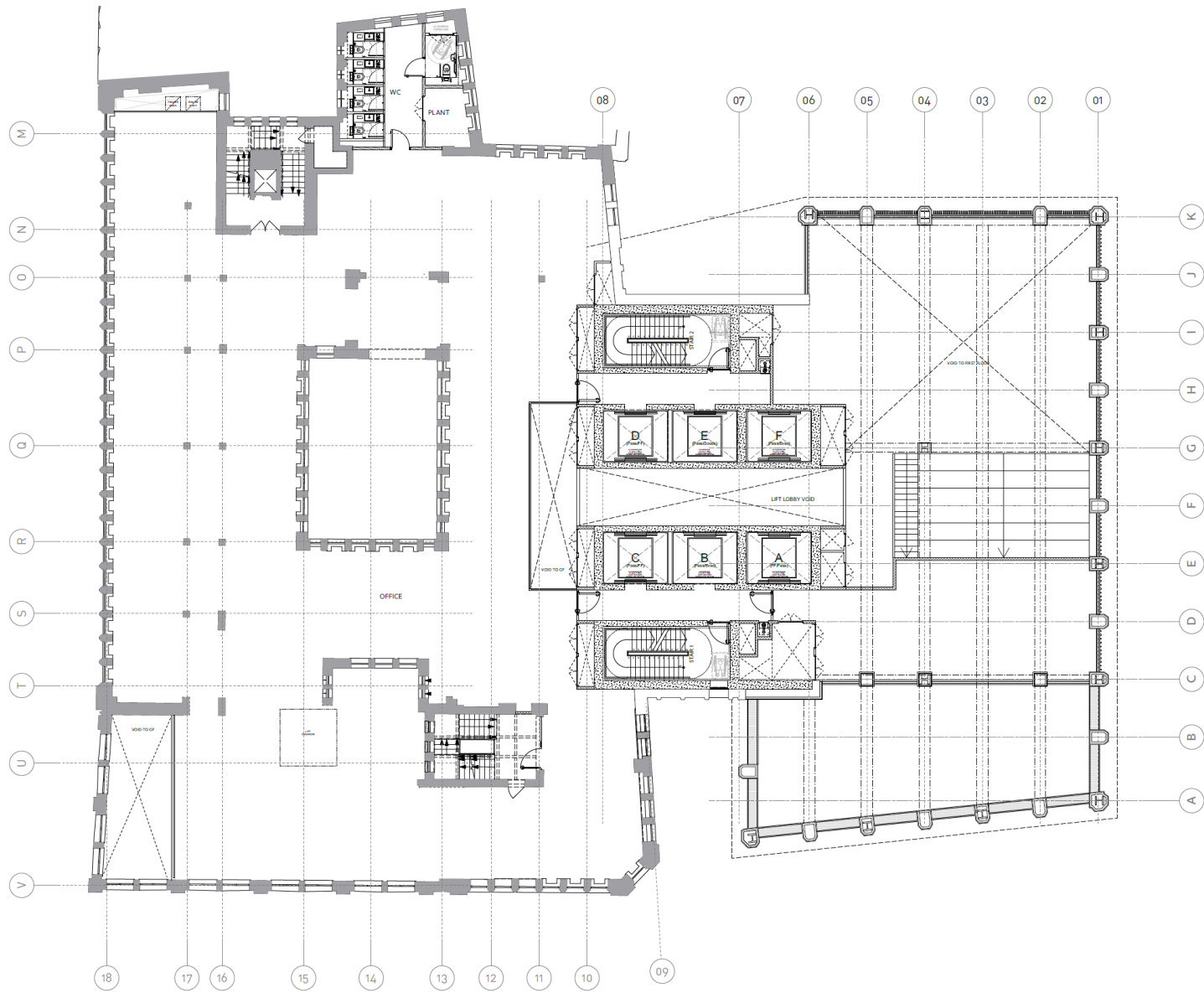


Proposed Basement 3

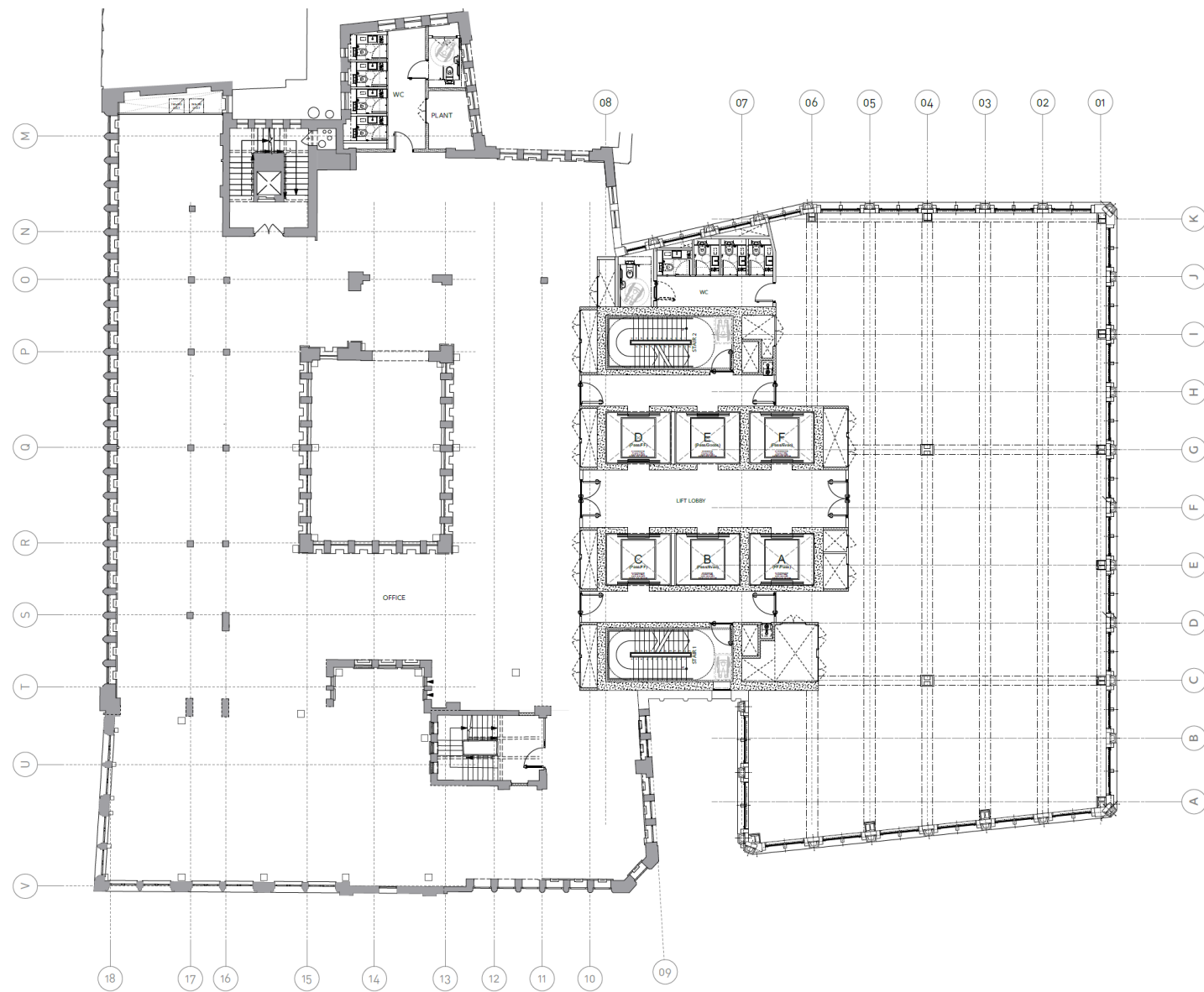




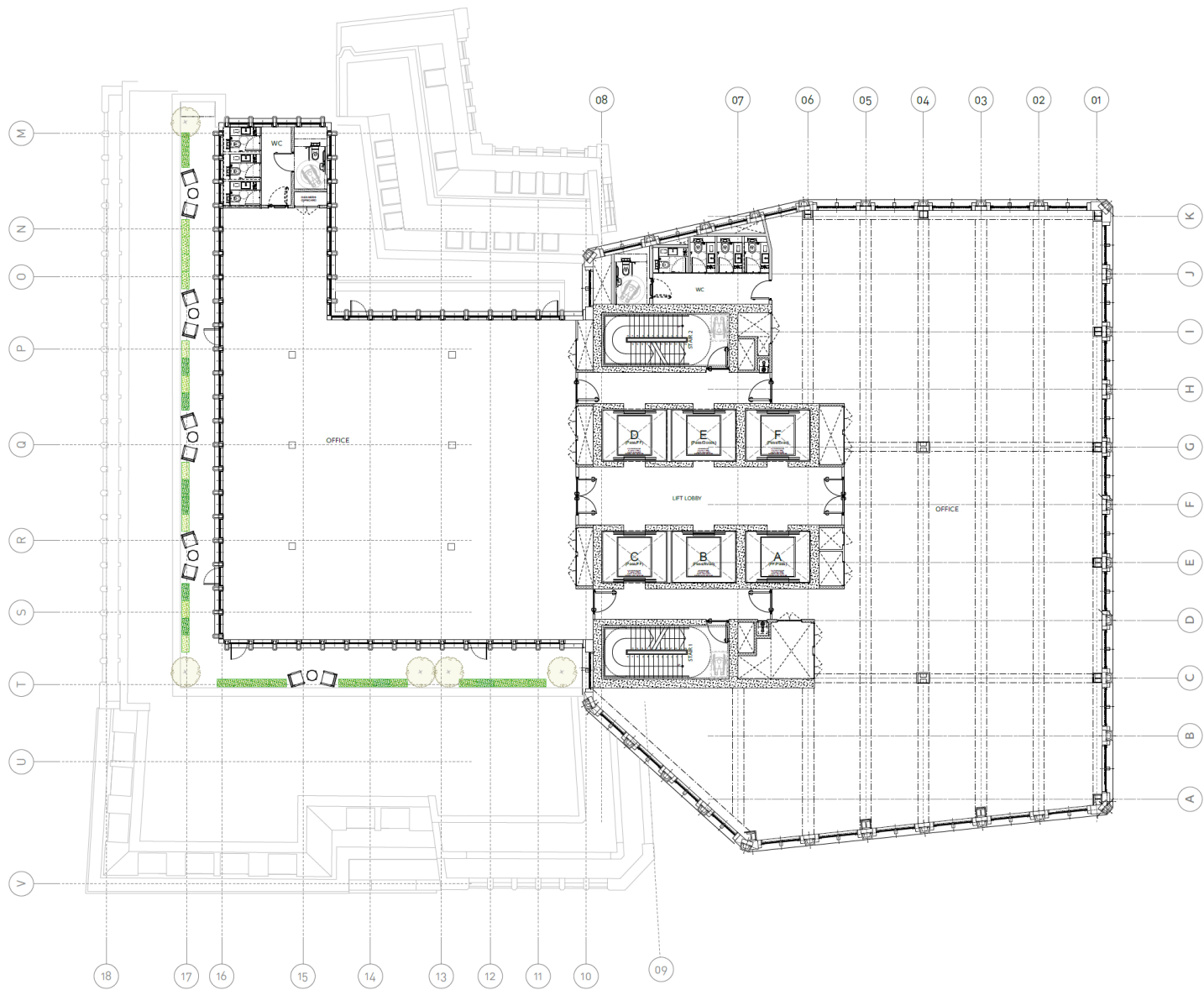
Proposed First Floor Plan



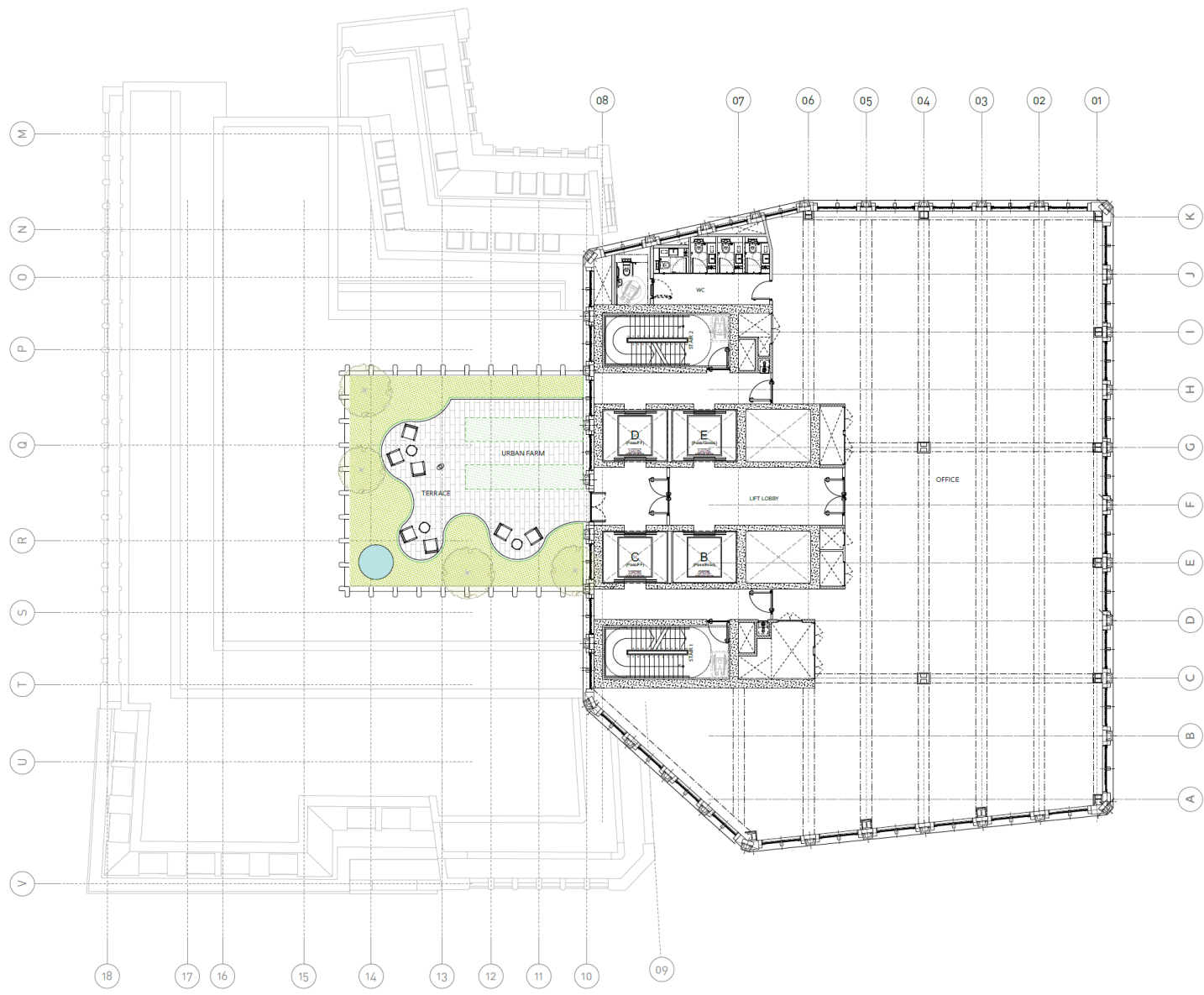
Proposed Second Floor Plan



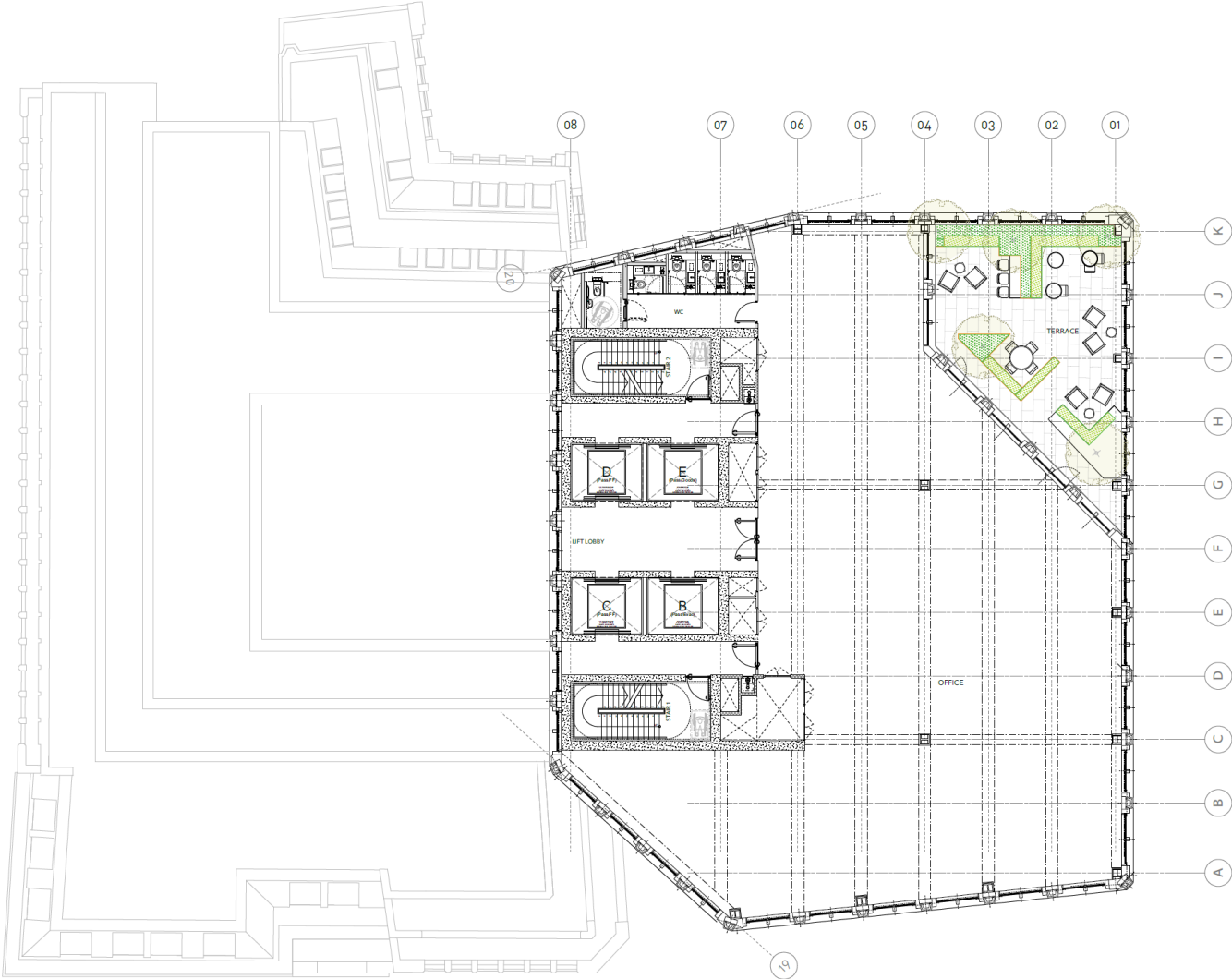
Proposed Third Floor Plan



Proposed Seventh Floor Plan

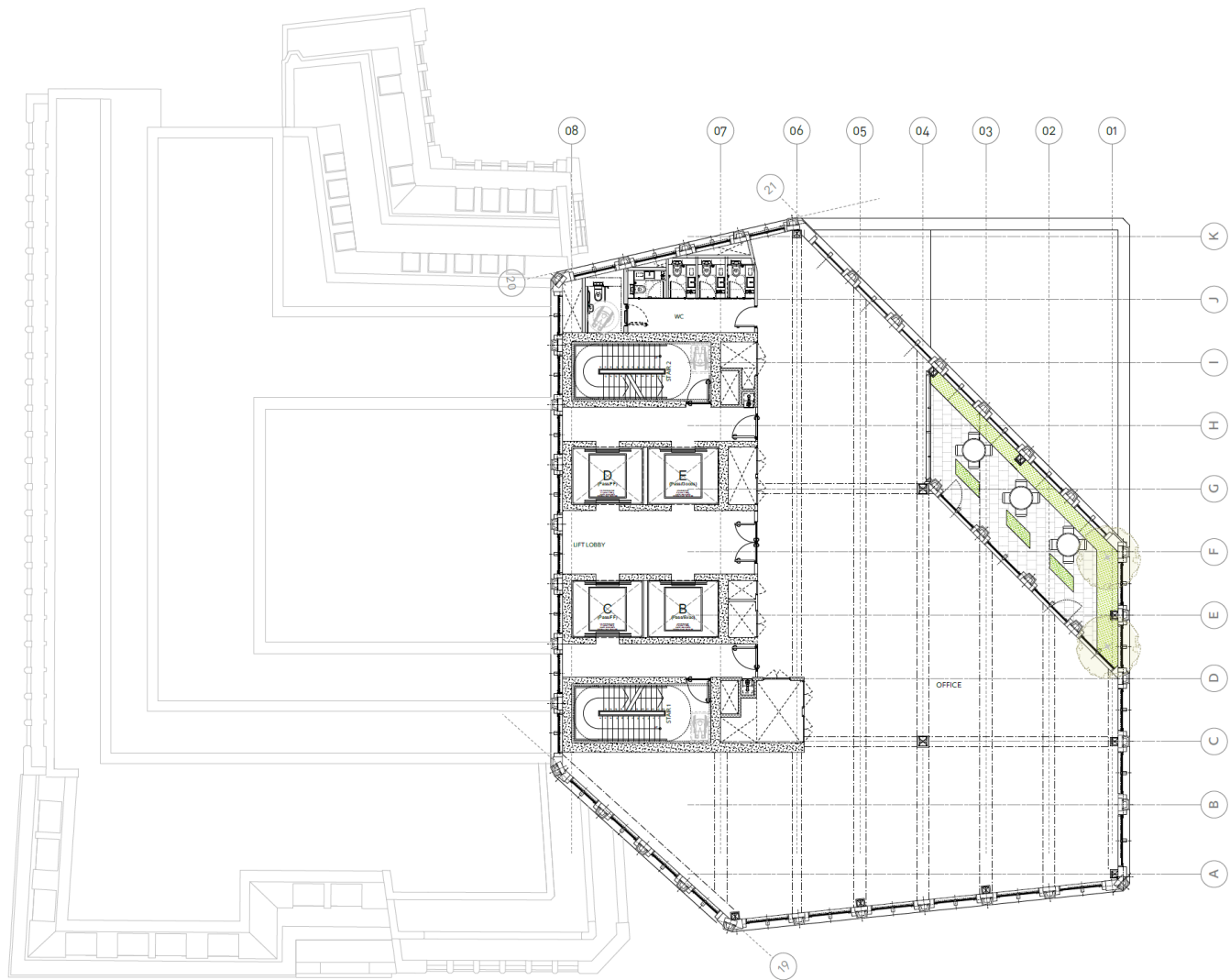


Proposed Ninth Floor Plan



Proposed 23rd Floor Plan

Proposed 36th Floor Plan

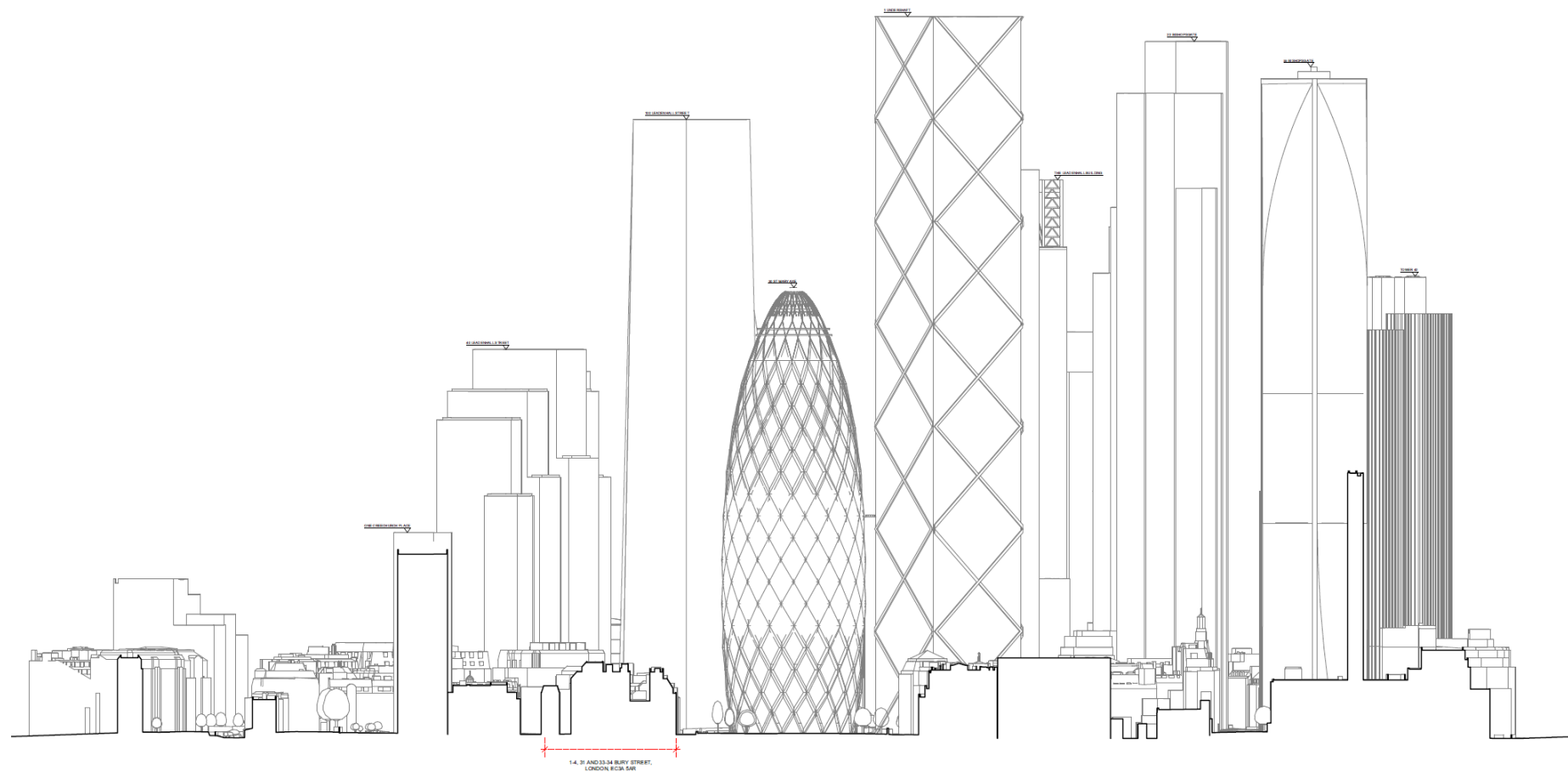




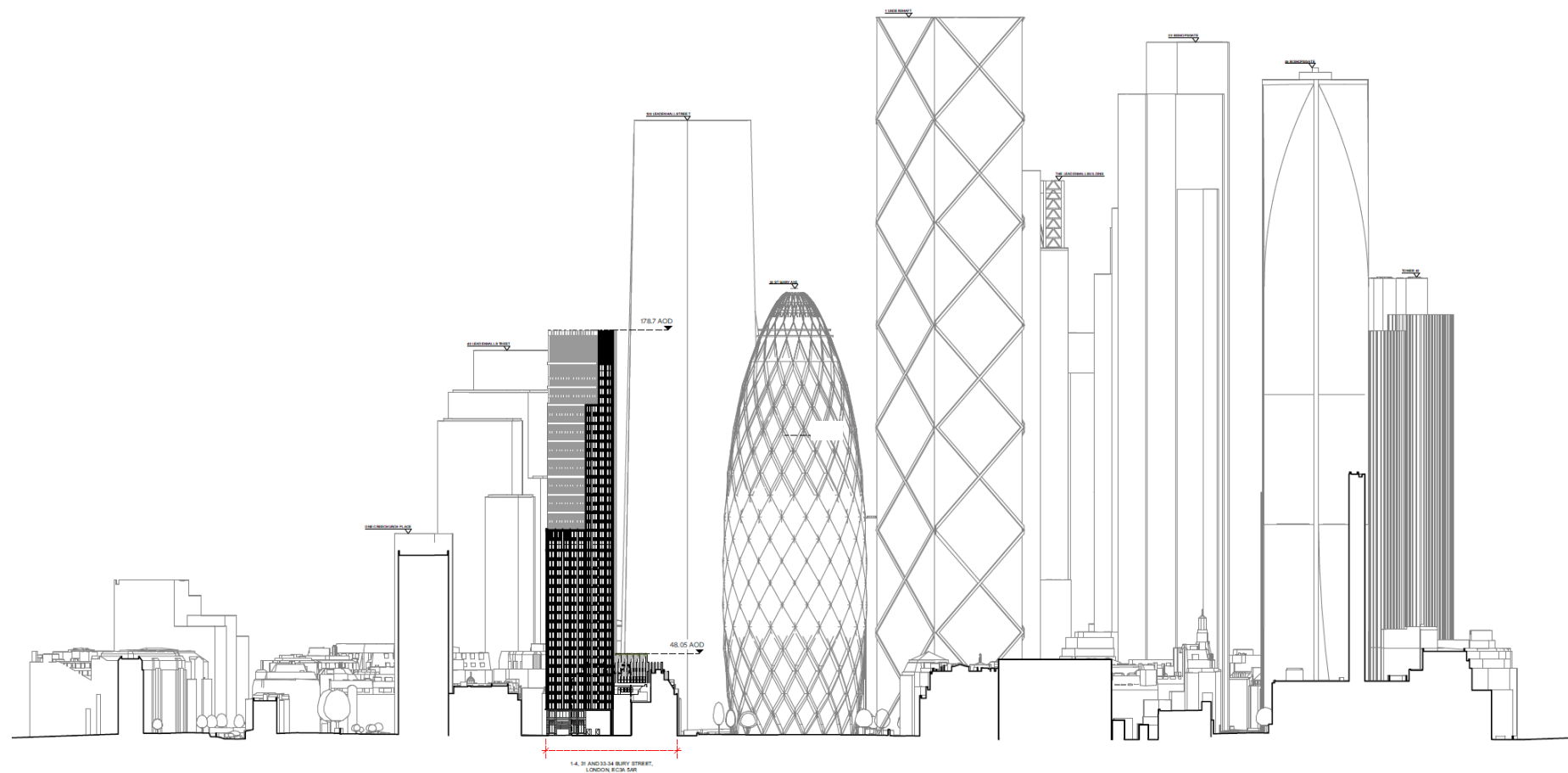
Existing South West Elevation



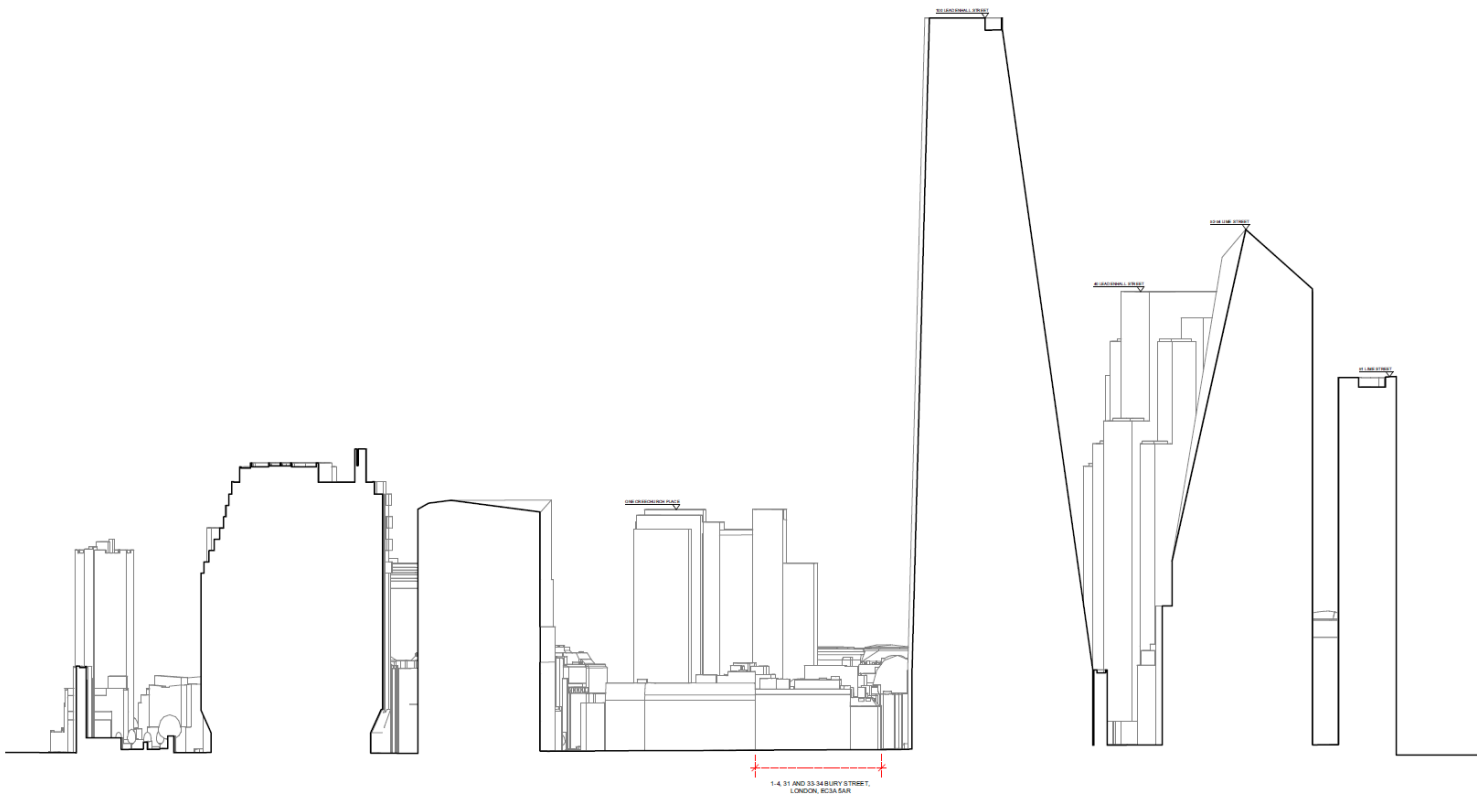
Proposed South West Elevation



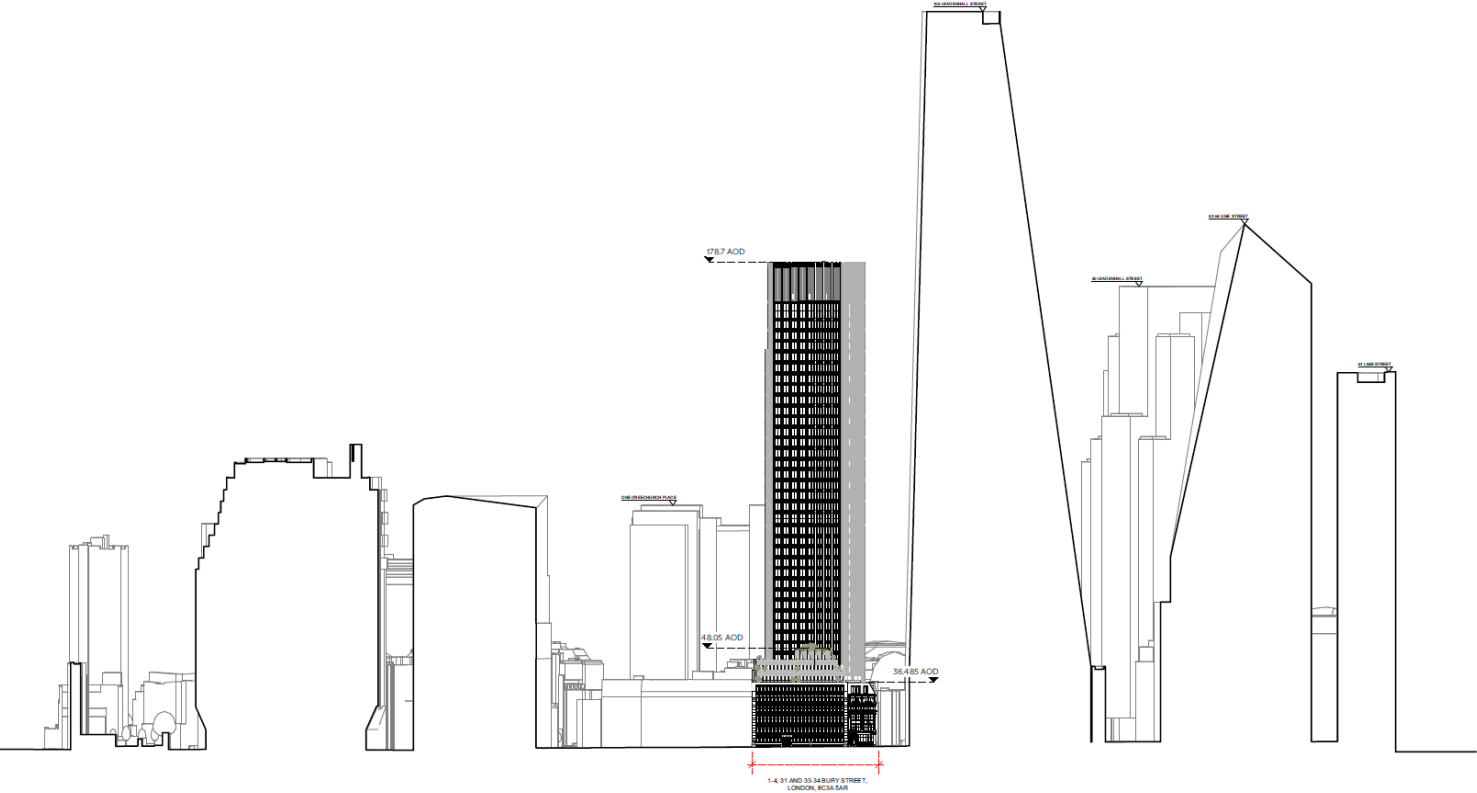
Existing North East Elevation



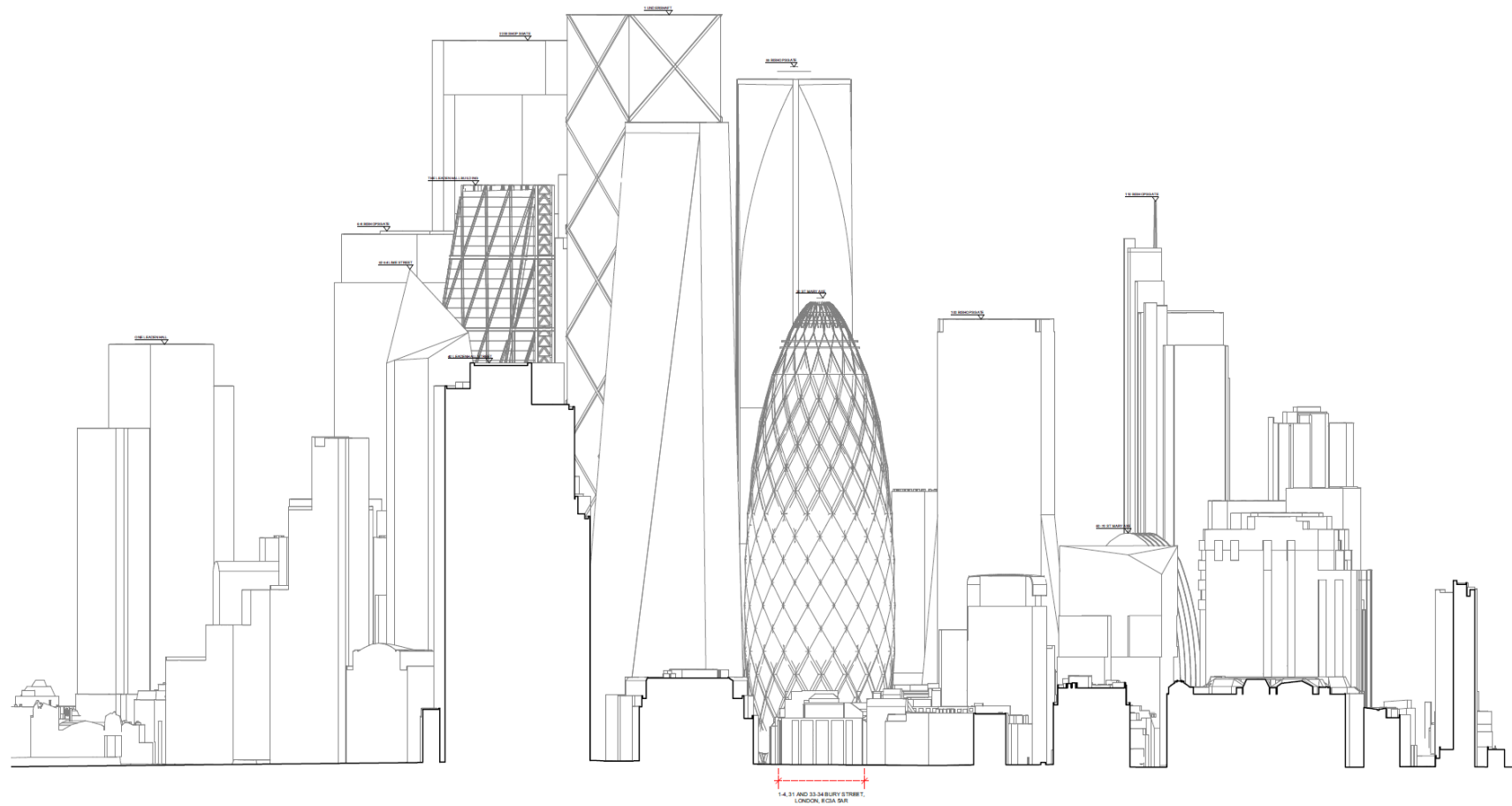
Proposed North East Elevation



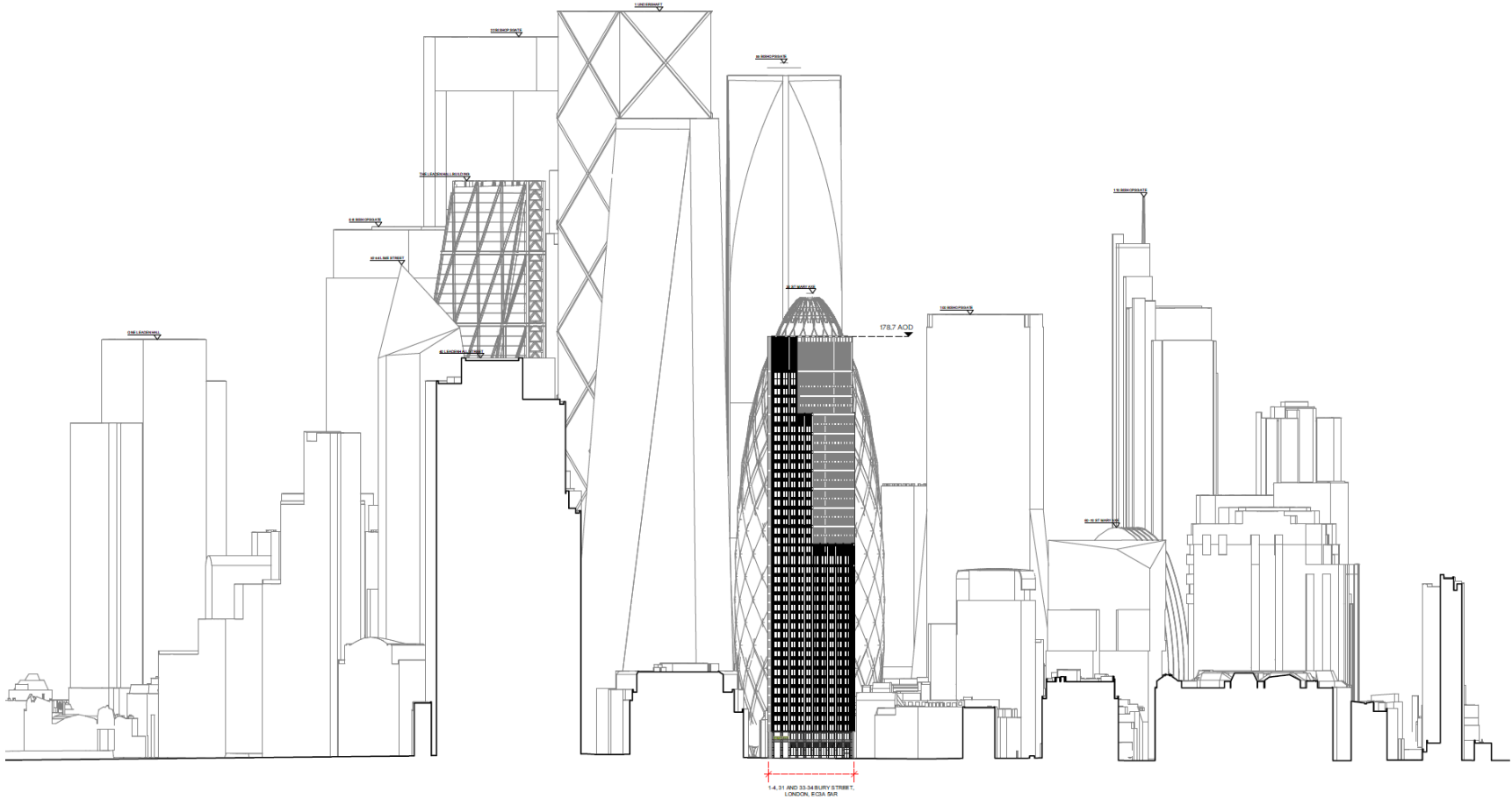
Existing North West Elevation



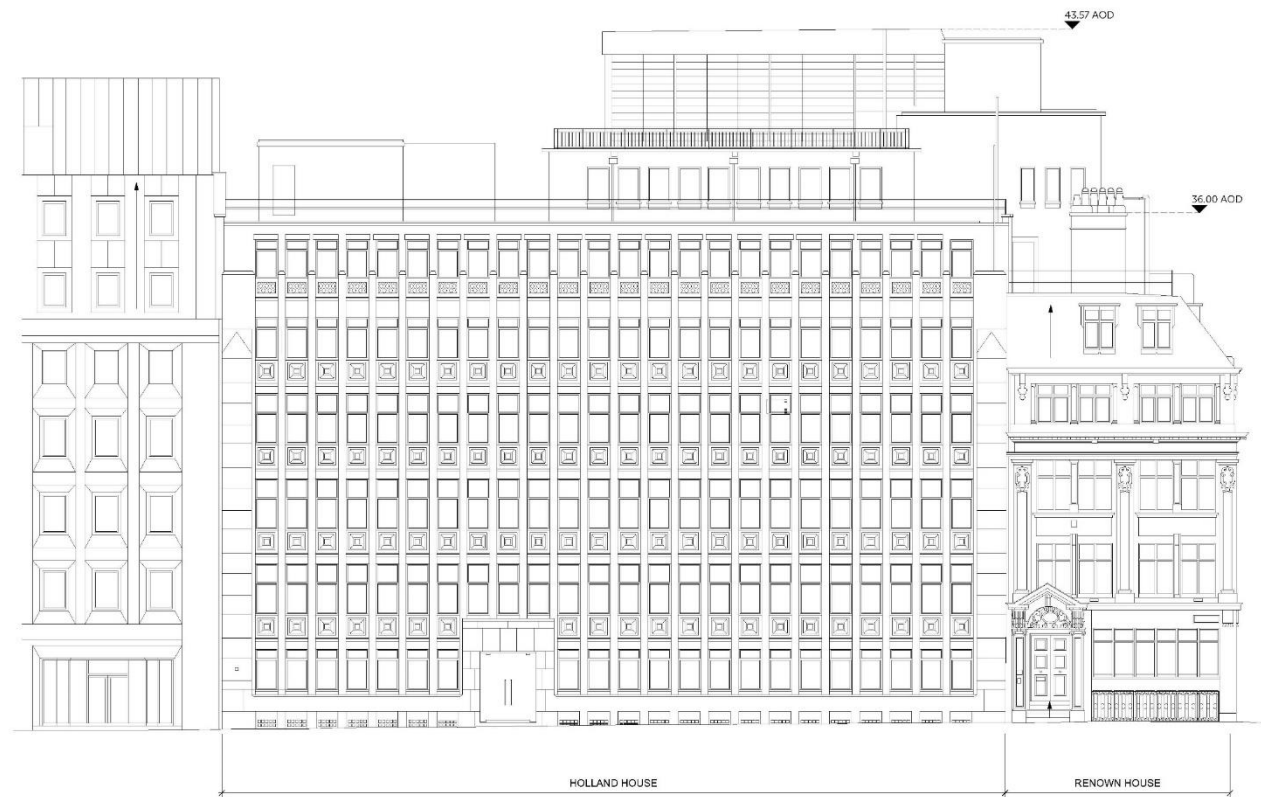
Proposed North West Elevation



Existing South East Elevation



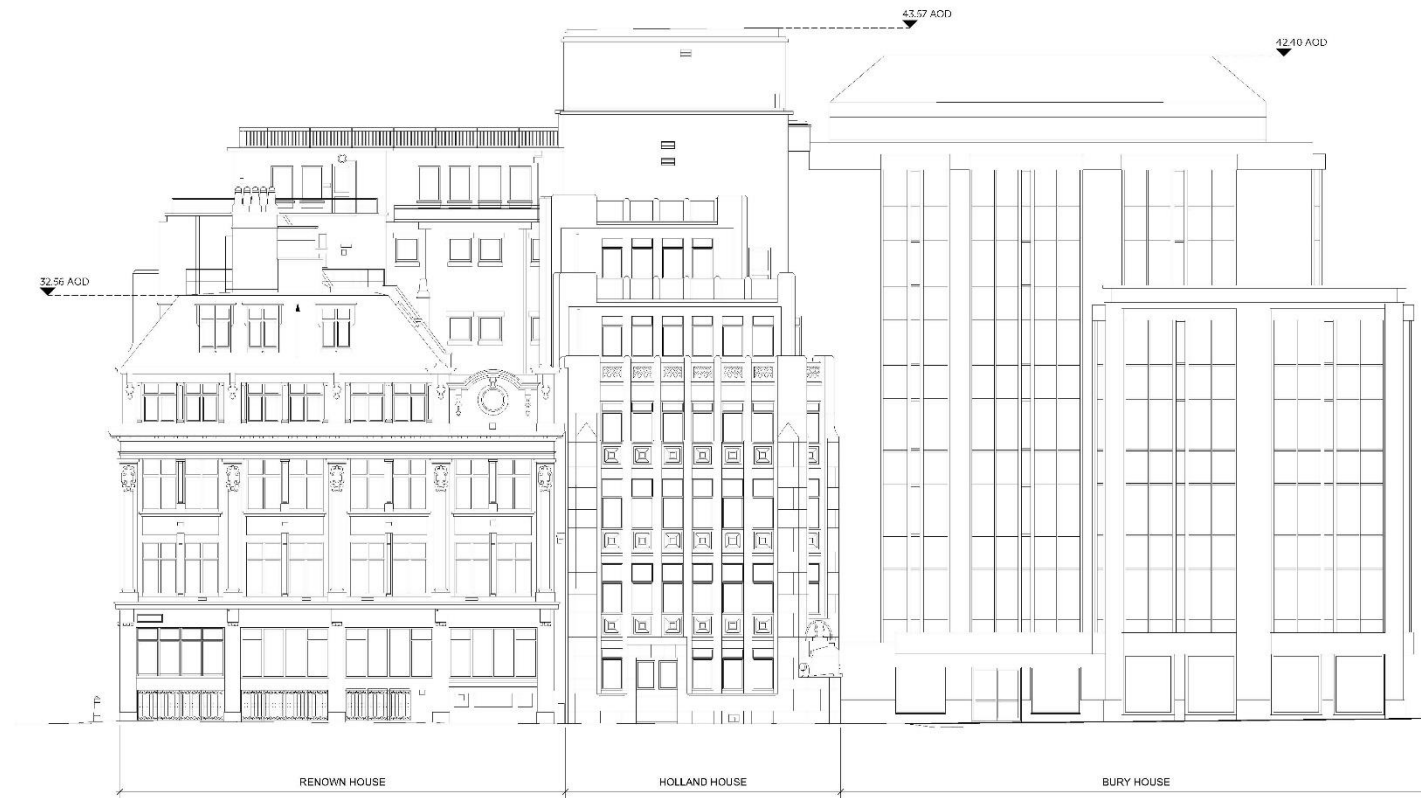
Proposed South East Elevation



Holland House - Existing North West Elevation



Holland House - Proposed North West Elevation



Holland House - Existing South West Elevation



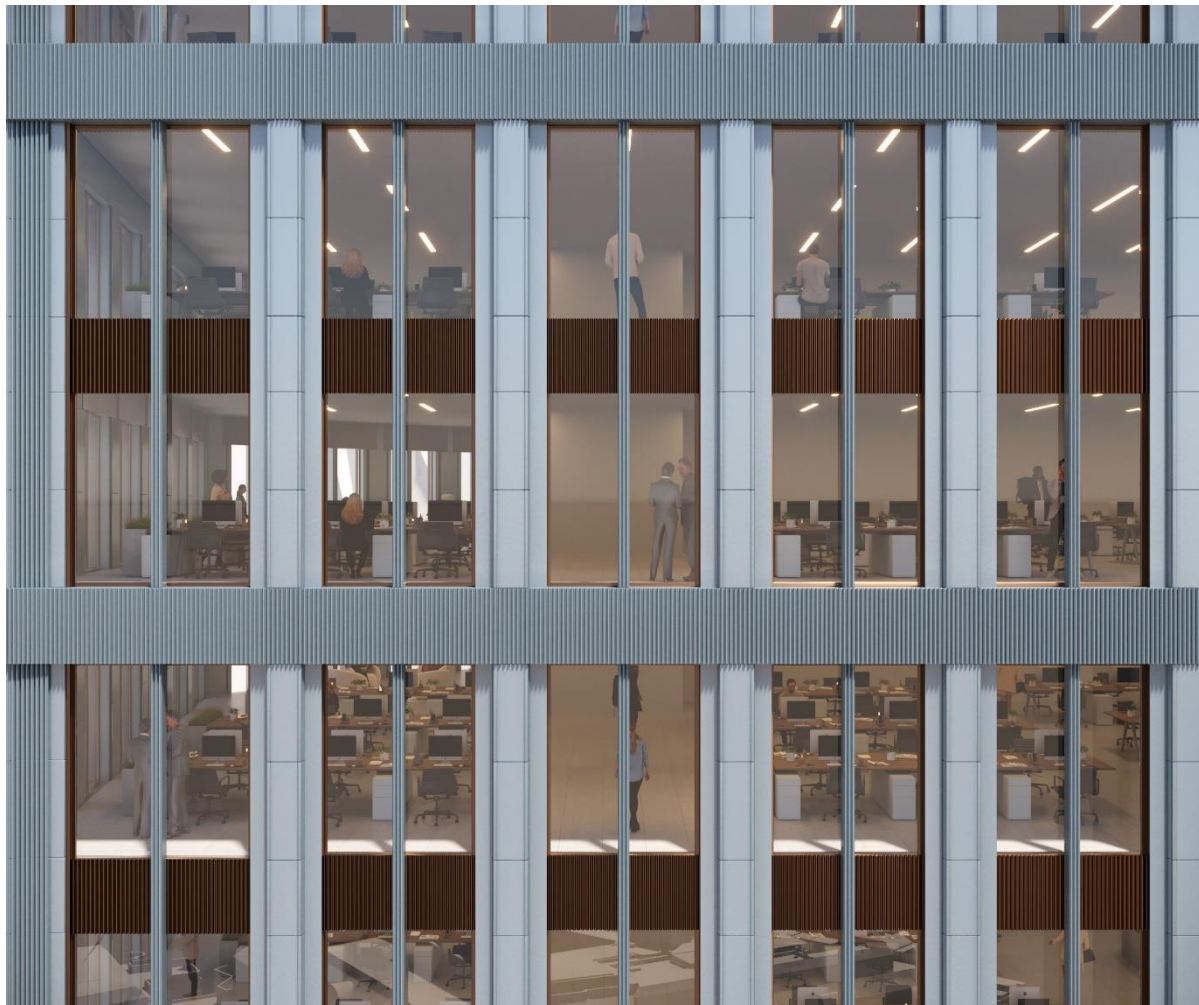
Holland House - Proposed South West Elevation



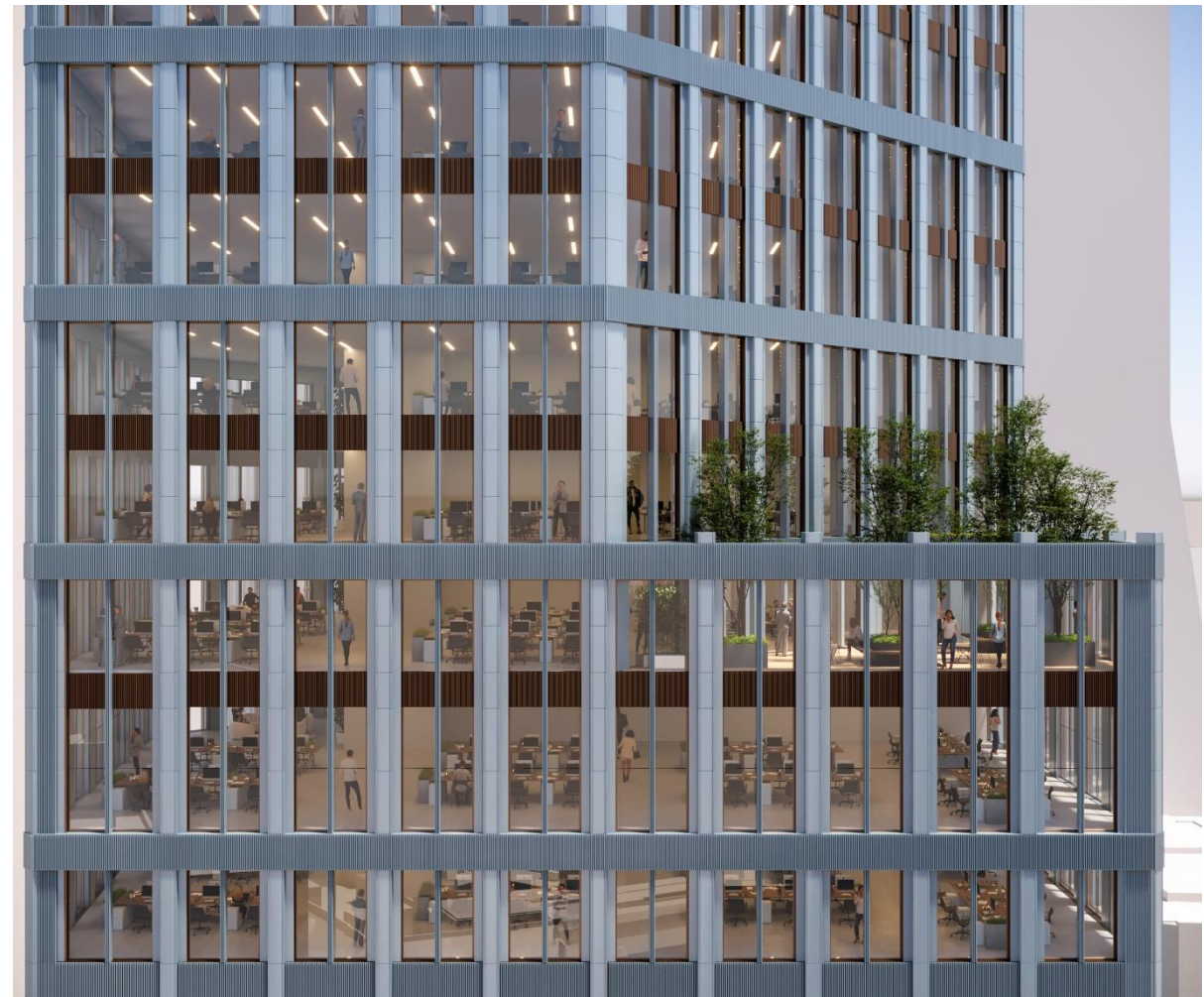
Holland House - Existing South East Elevation



Holland House - Proposed South East Elevation



Illustrative view showing upper-level facade

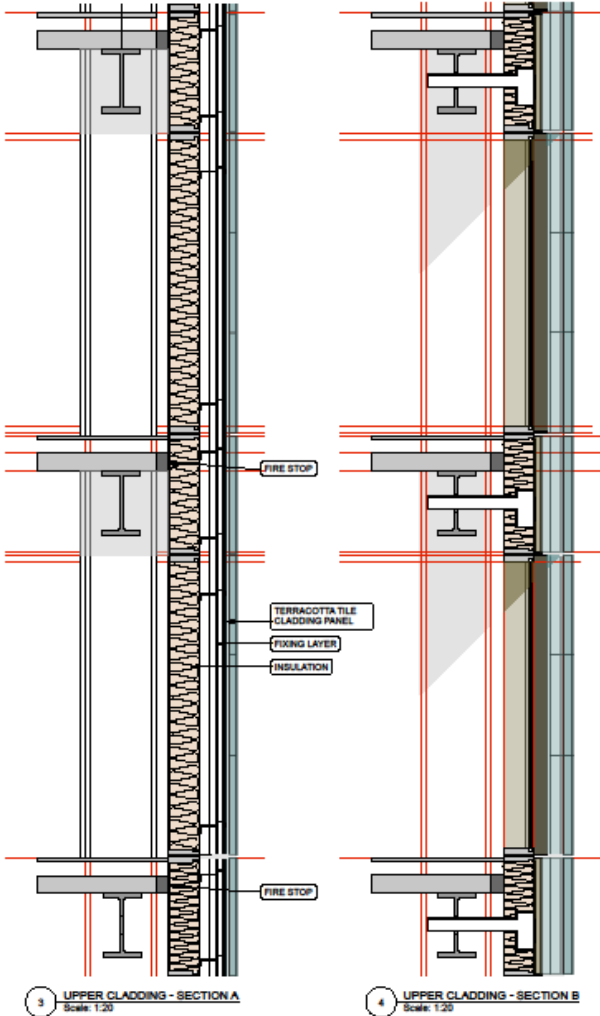


Illustrative view showing mid-level facade

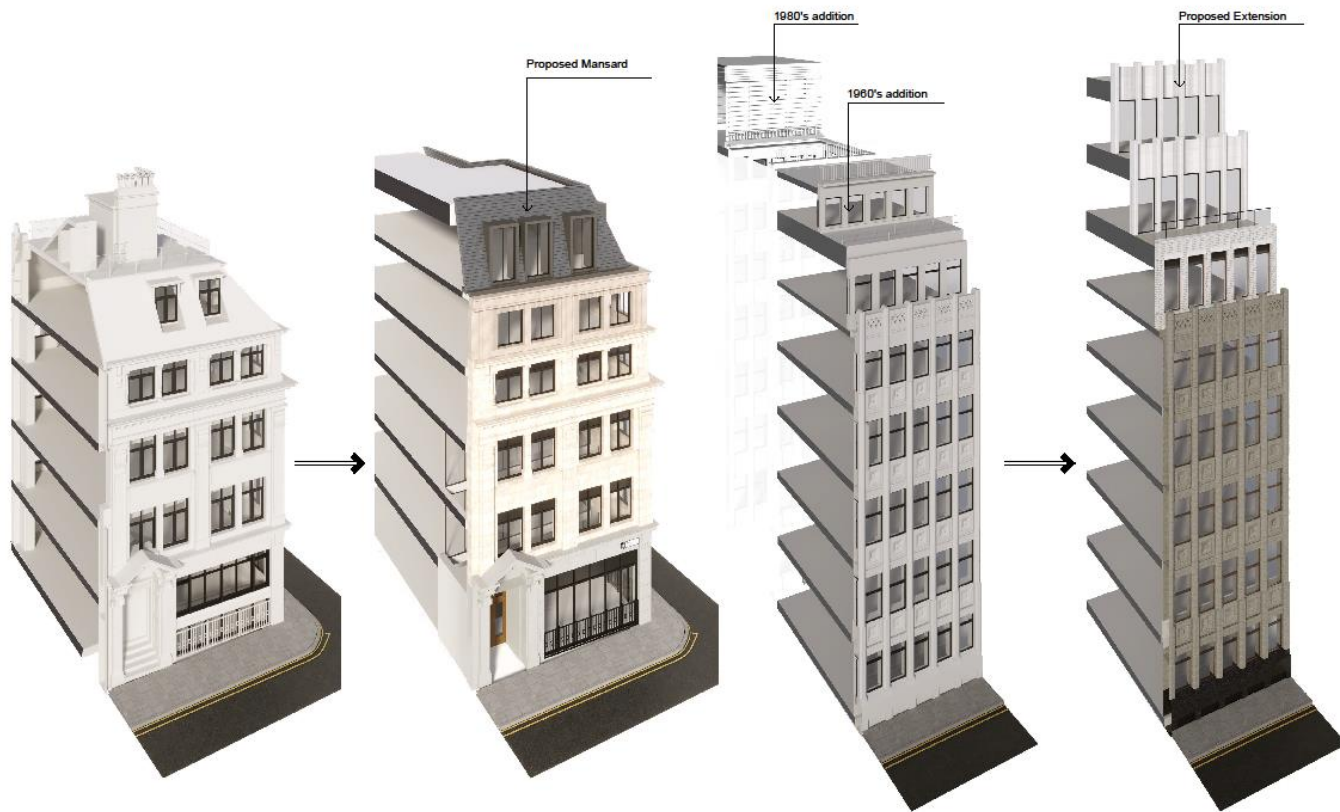
Typical Bay Detail: Bury House



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

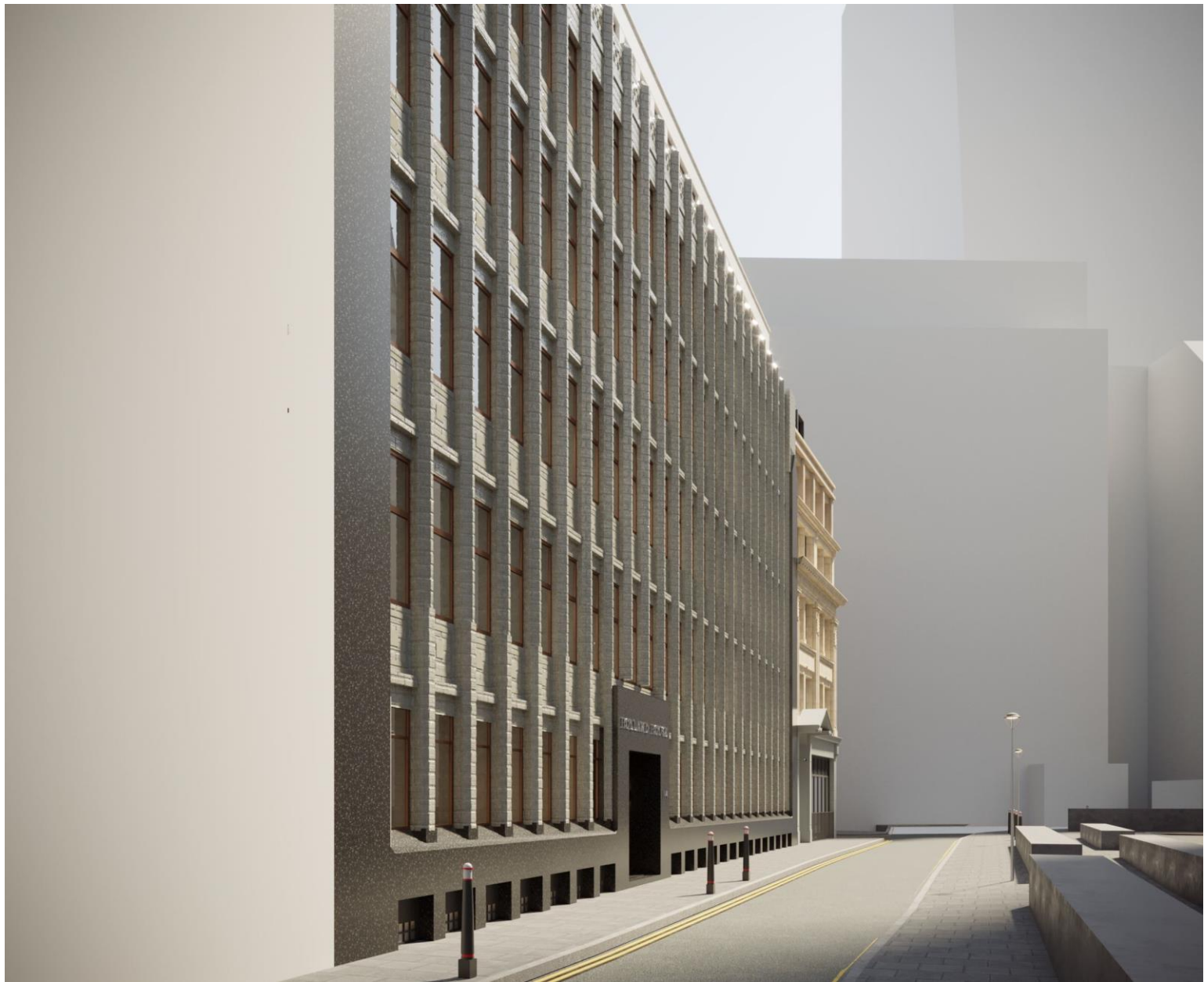
Proposed



Illustrative view showing Holland House and Renown House



Historical View



Proposed Illustrative view

Illustrative Views



Community/
affordable
workspace

FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

Flexible
community/cultural/
educational/ multi-
faith space



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

Associate retail/
f&b space

Social enterprise
cycle repair space





Illustrative showing proposed Heneage Arcade entrance

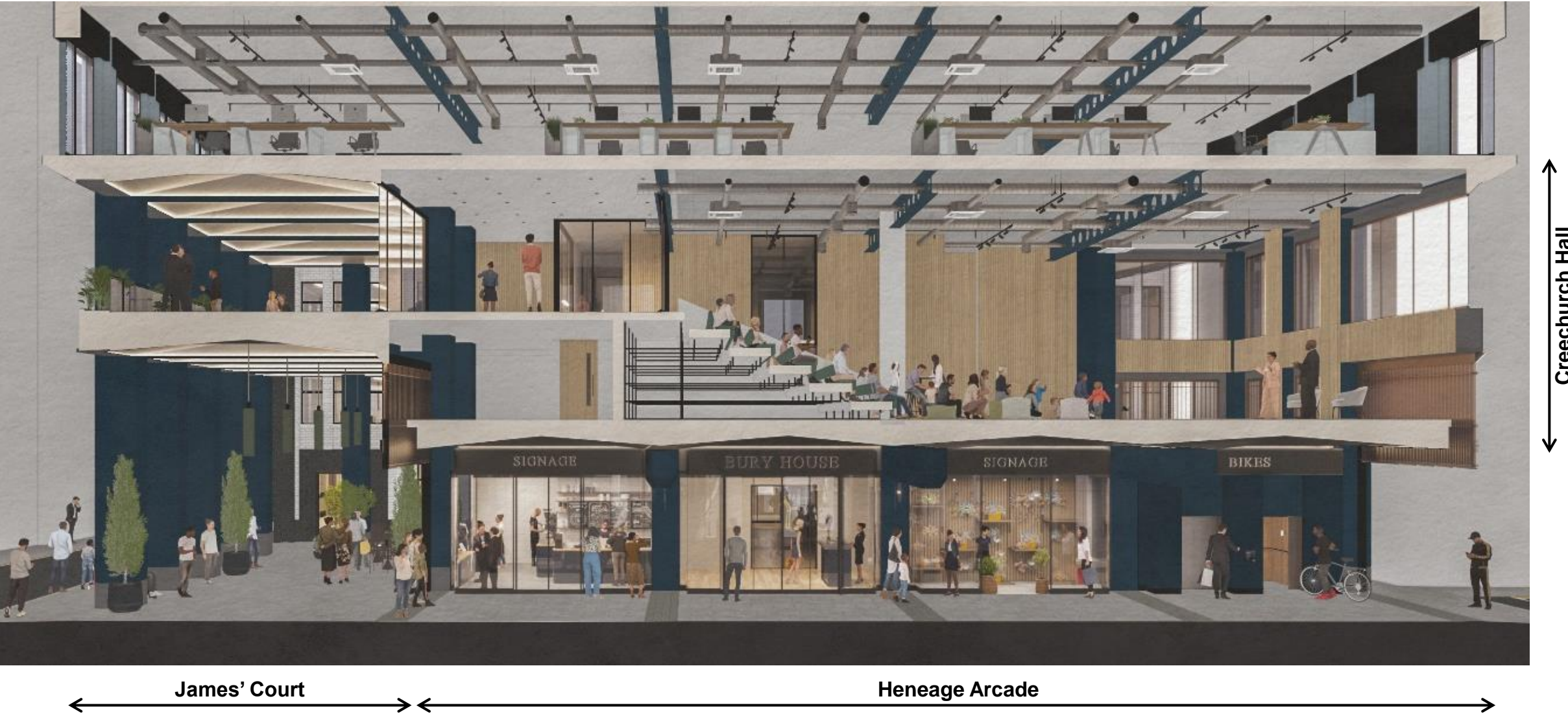


Illustrative showing proposed Creechurch Hall entrance



Illustrative showing proposed James' Court

Illustrative Views – Public realm



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



Illustrative showing proposed sports facilities in Creechurch Hall



Illustrative showing proposed rehearsal space in Creechurch Hall



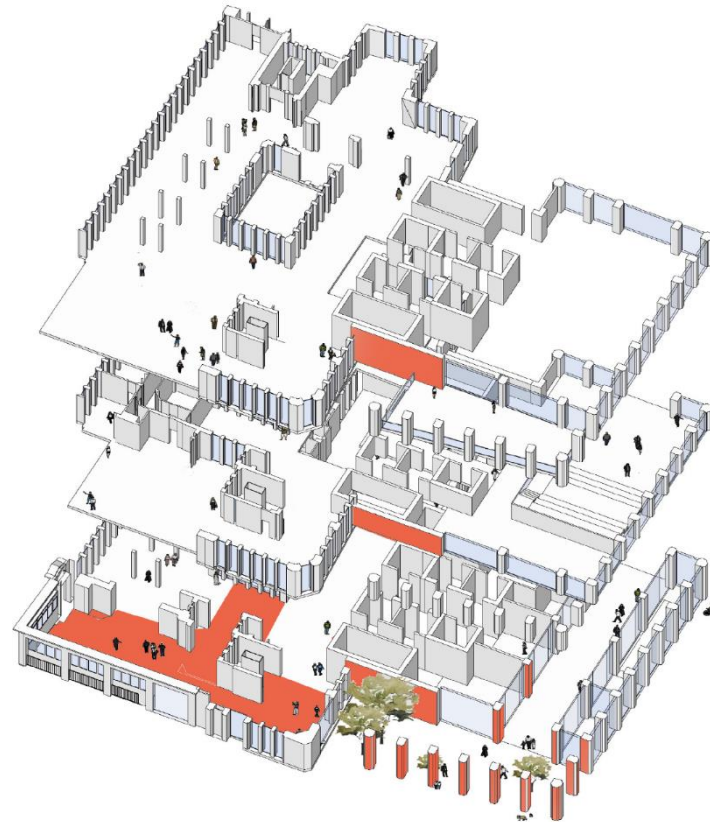
Illustrative showing proposed event space in Creechurch Hall

Illustrative Views

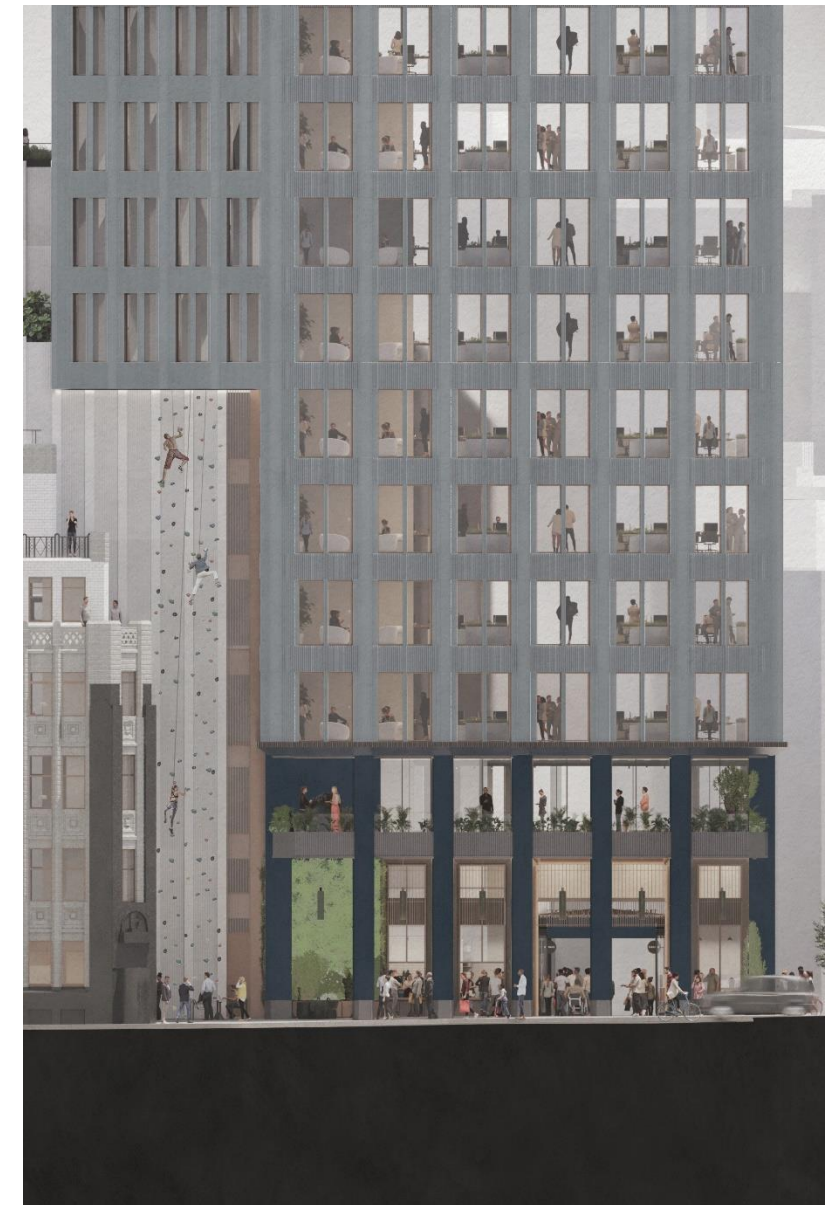
Art: It is proposed to have areas for the display of art installations, including sculptures, with the intention to use these areas for the showcasing of local artists' work.



References of art integrated in buildings



Axonometric View showing potential areas to integrate art



Illustrative showing proposed climbing wall in James Court

Illustrative Views: Art Integration and climbing wall



Proposed Public Realm



Proposed 6th floor terrace



Proposed 8th floor terrace



Proposed 9th floor terrace

- 1 Outside enhancements available for all to experience.
- 2 Access to the terraces for all tenants including the affordable workspace.
- 3 Access to the Urban Farm for those using the educational space.
- 4 UGF ahead of GLA



Reference: Urban Farm



Reference: water bowl



Indicative Proposed 8th Floor terrace



Indicative Proposed James' court

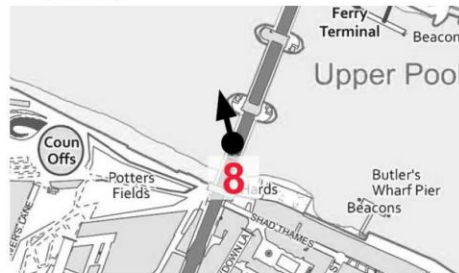
Landscaping – Level 9 terrace (Urban Farm)

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

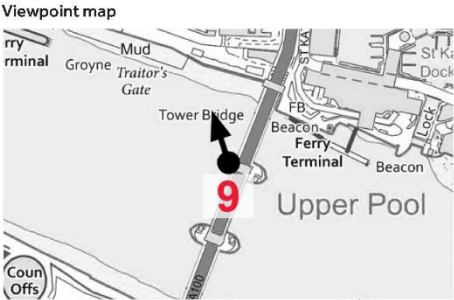
View 8: Cumulative - Tower Bridge South



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

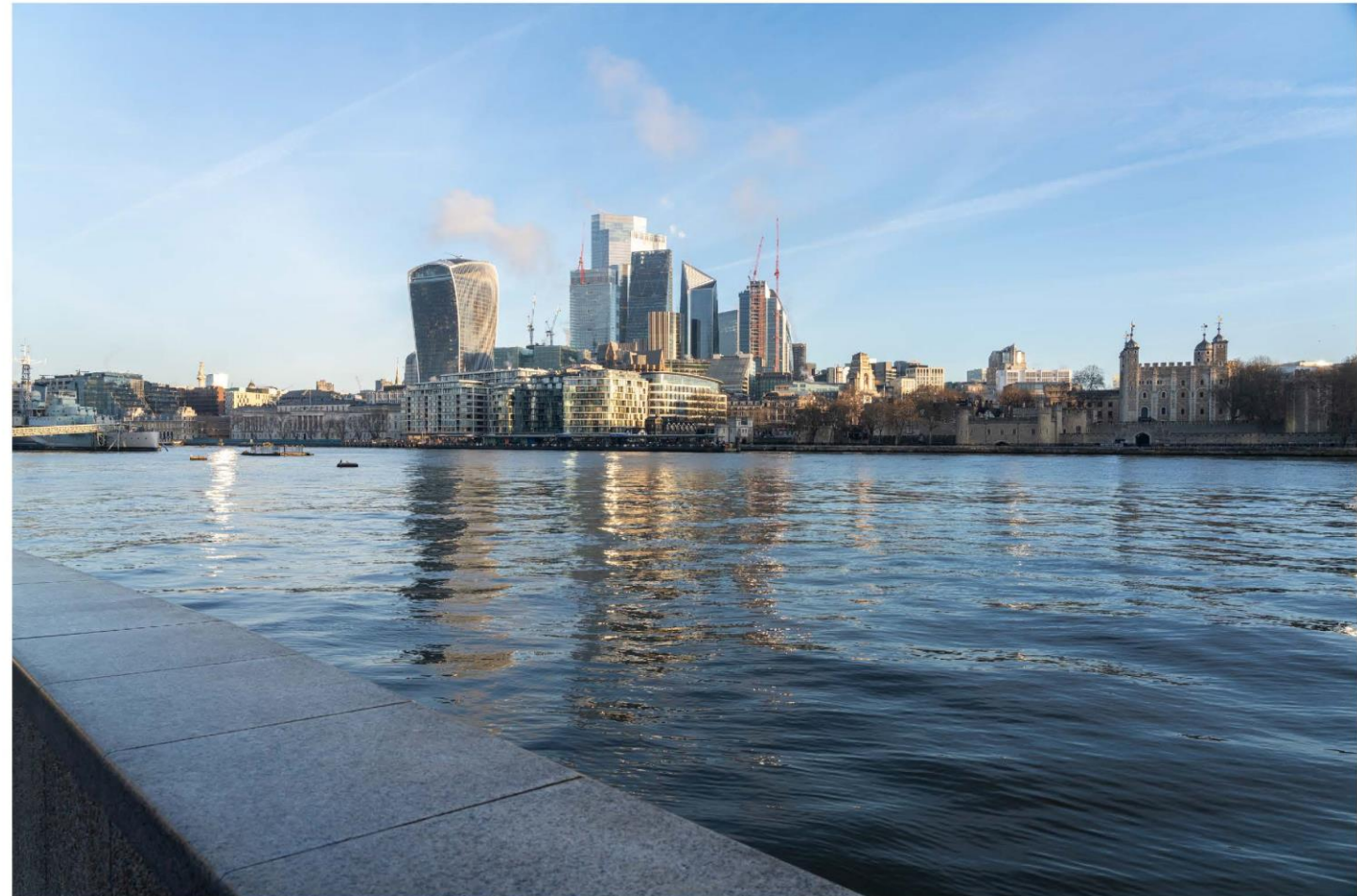
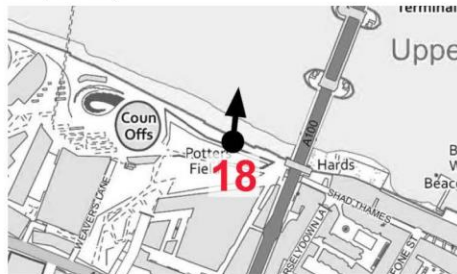
View 9: Cumulative - LVMF 10A.1 Tower Bridge: upstream



Cumulative View – View 9

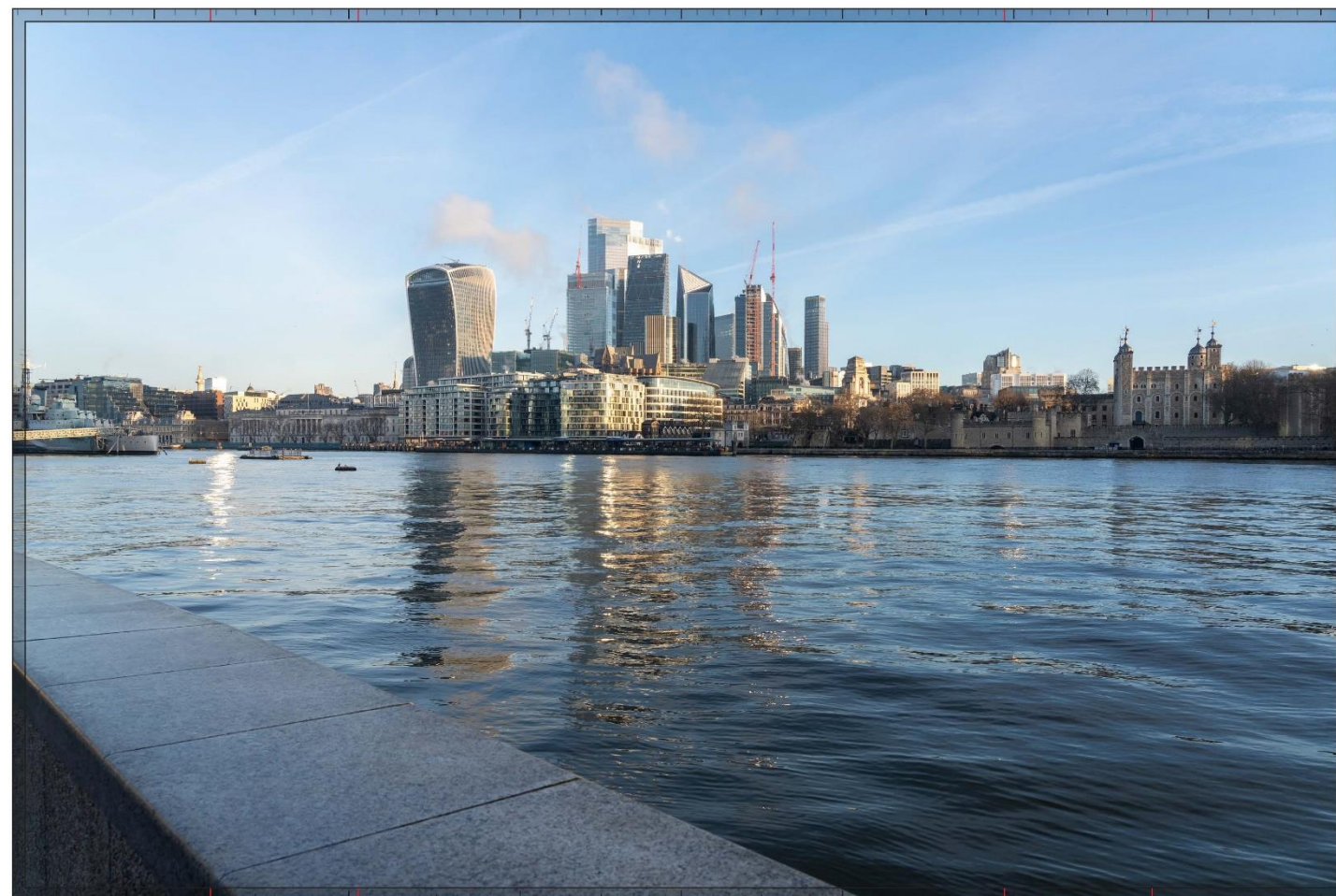
View 18: Existing - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge

Viewpoint map



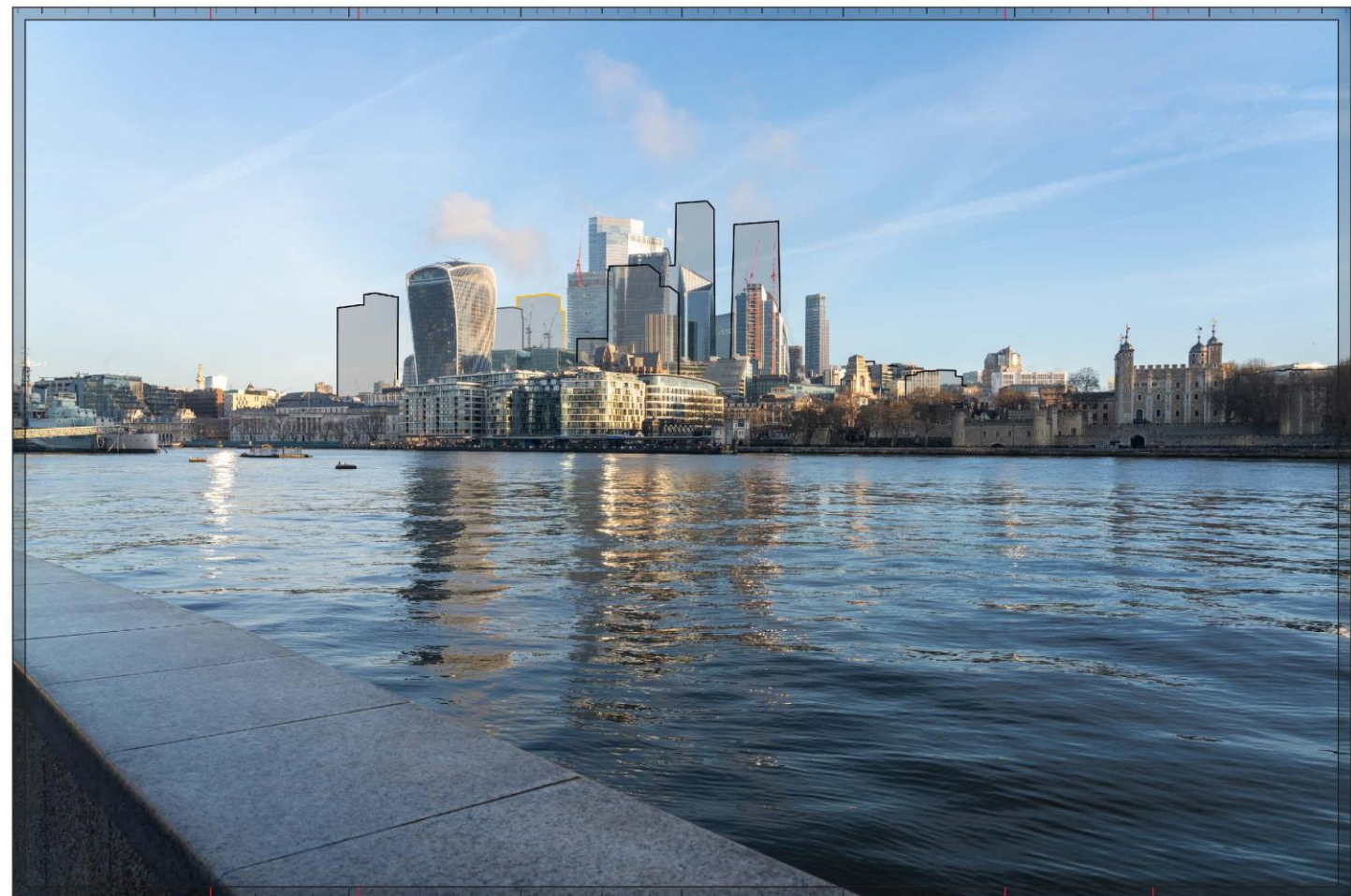
Existing View – View 18

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



Proposed View – View 18

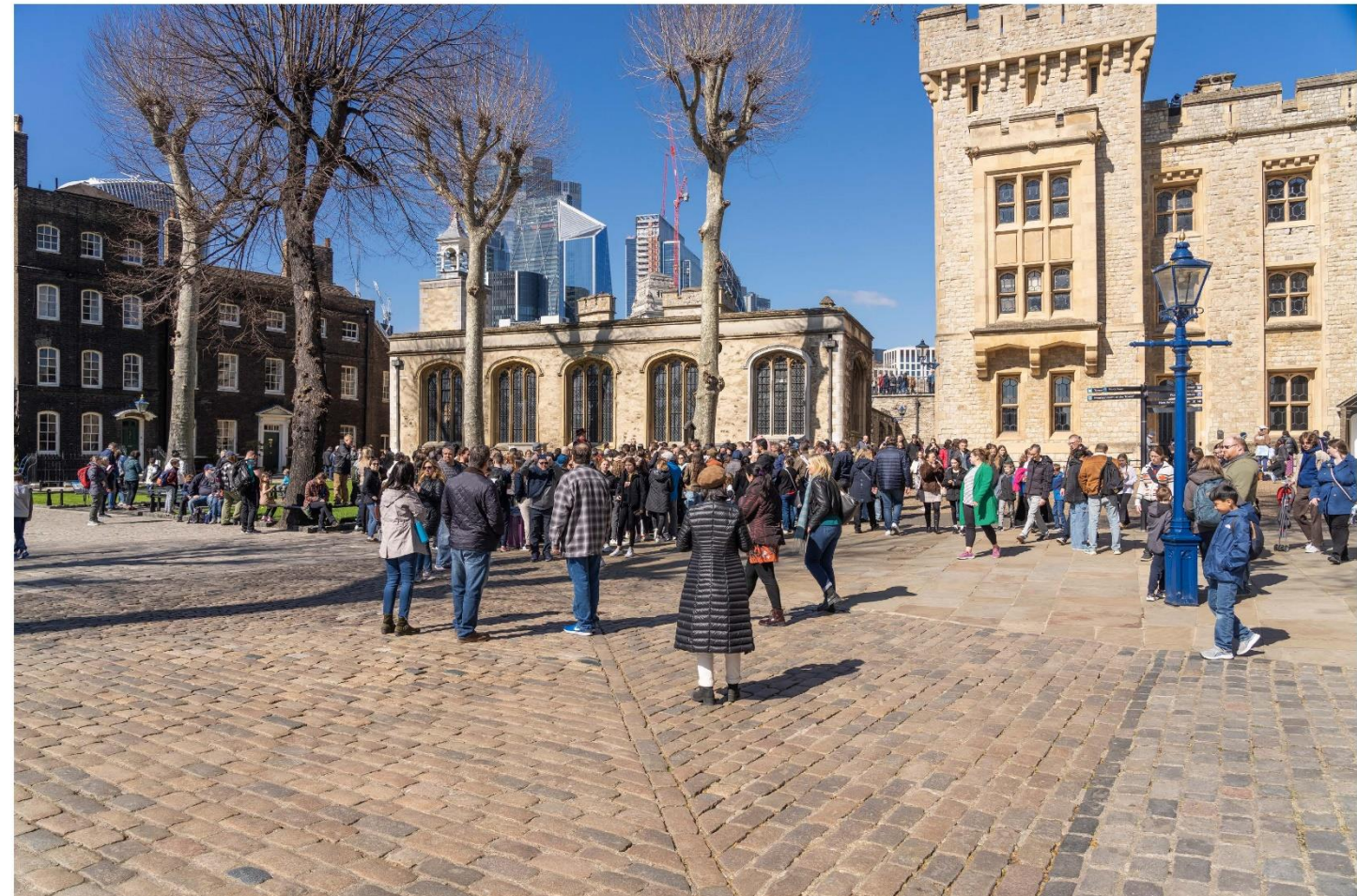
View 18: Cumulative - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



Cumulative View – View 18

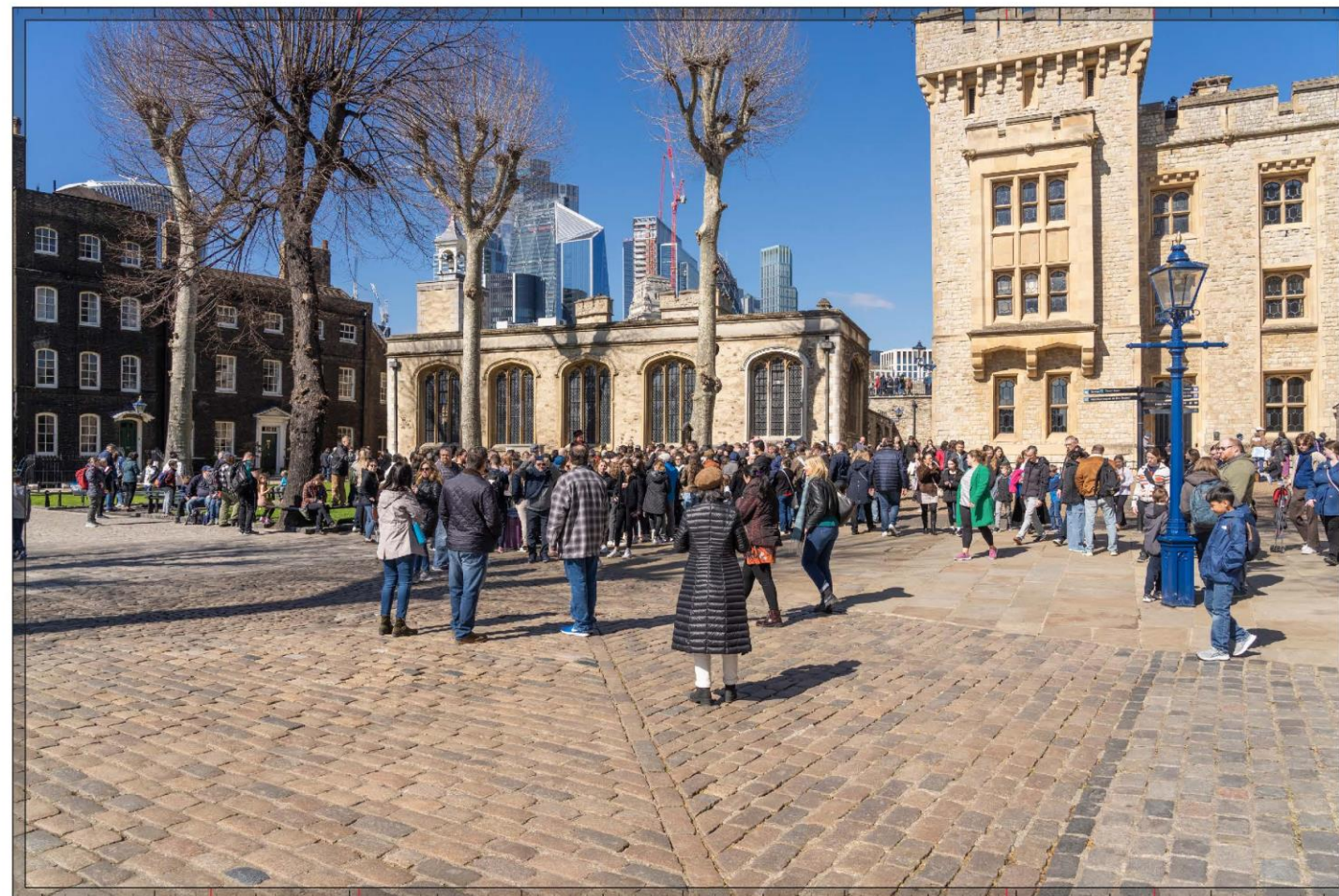
View 23: Existing - Tower of London, the Inner Ward

Viewpoint map



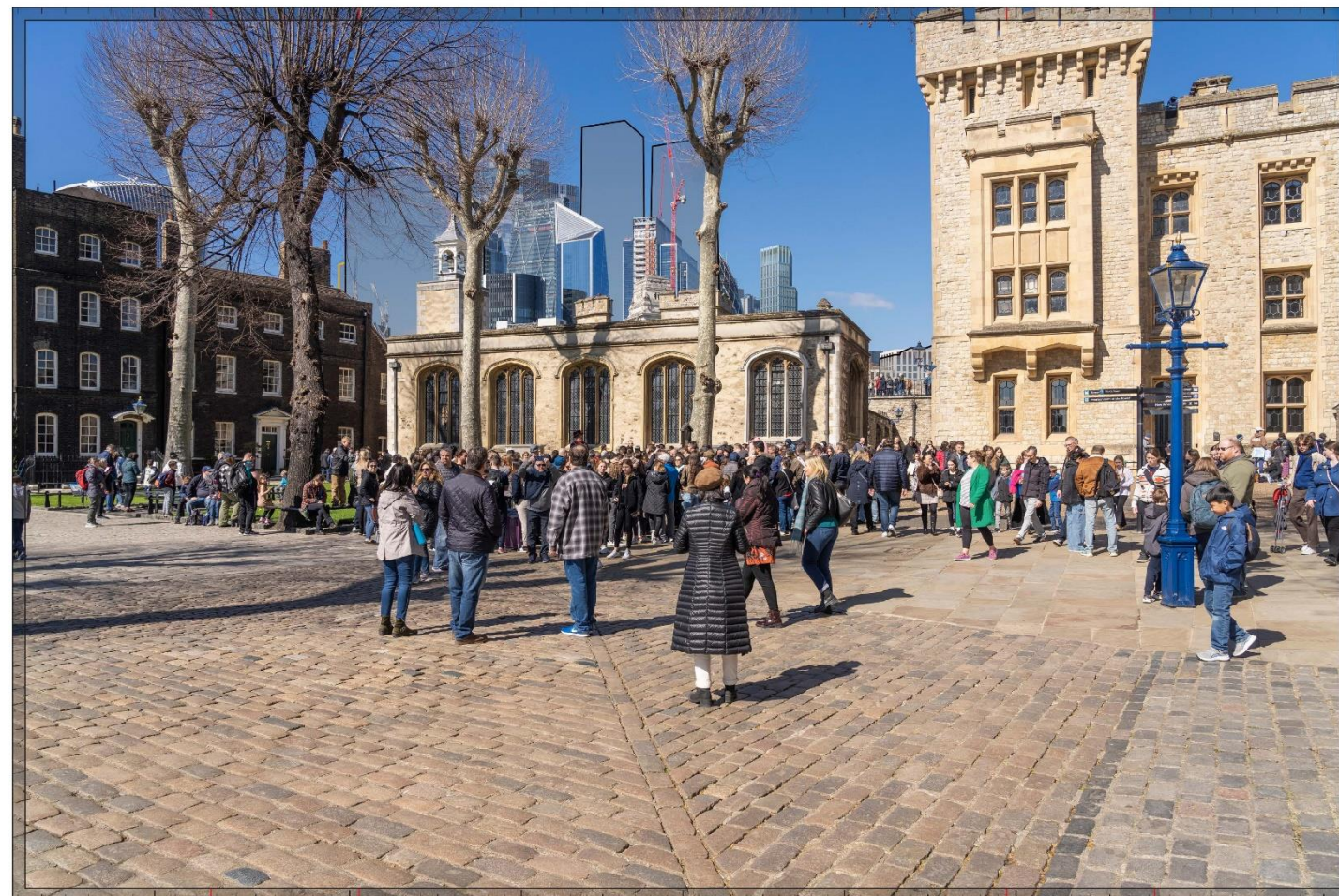
Existing View – View 23

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.

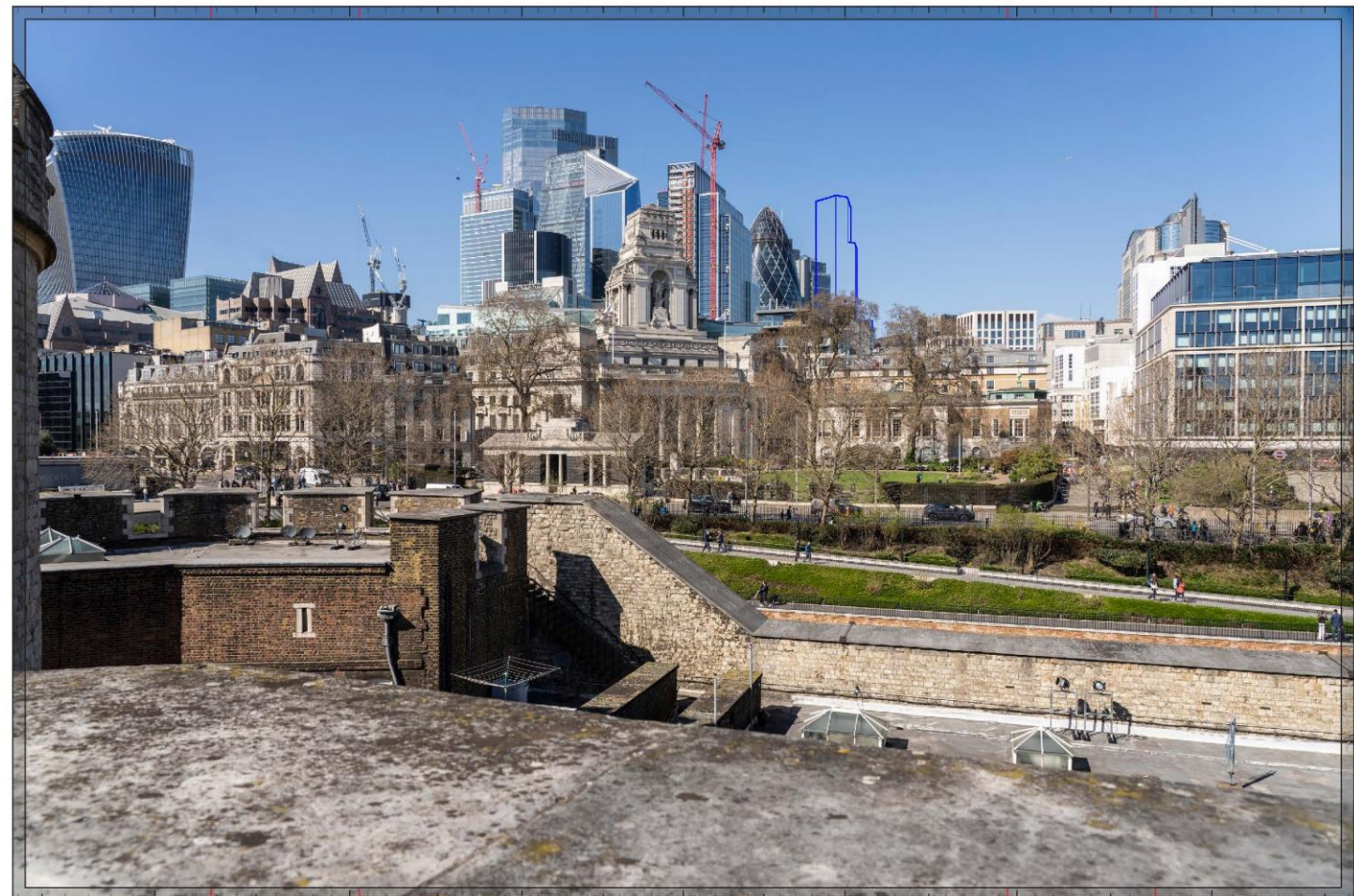
10.335 This view is of **high** sensitivity.

Viewpoint map



Existing View – View 25

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



Proposed View – View 25

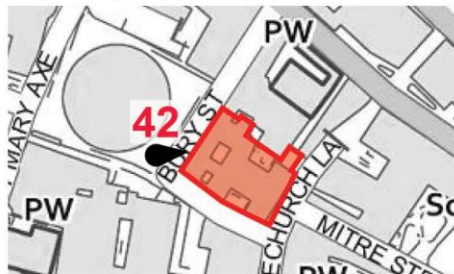
View 25: Cumulative - Tower of London, Inner wall, east of Devereux Tower



Cumulative View – View 25

View 42: Existing - Bury Street

Viewpoint map



Existing View – View 42

View 42: Proposed - Bury Street



Proposed View – View 42

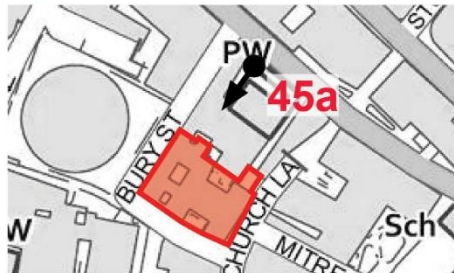
View 42: Cumulative - Bury Street



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

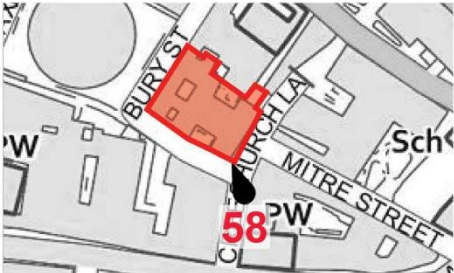


Cumulative View – View 45a

View 58: Existing - Creechurch, looking north-west

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

Viewpoint map



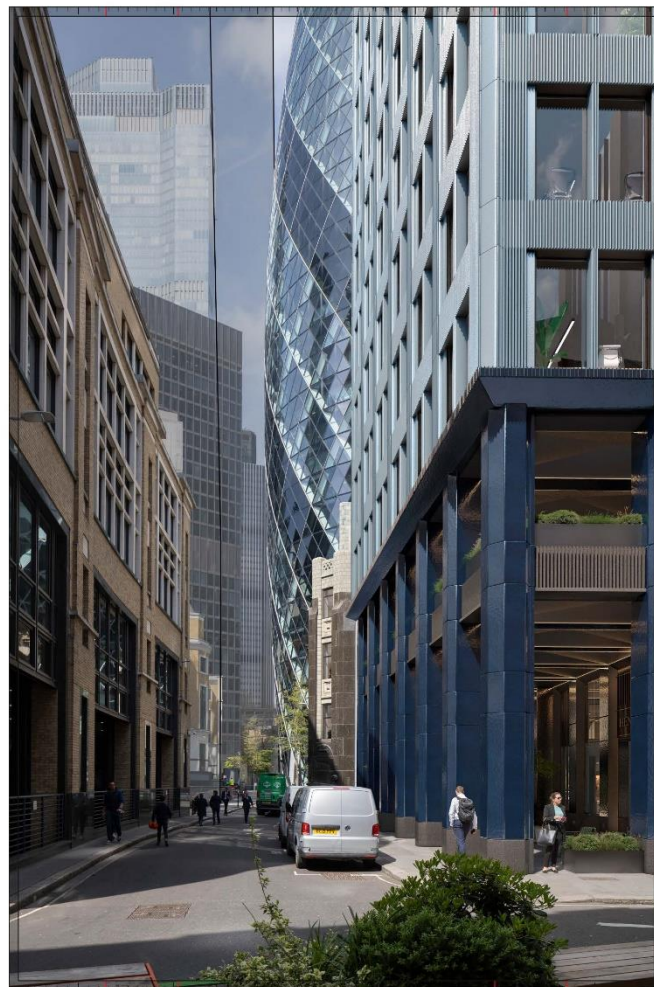
Existing View – View 58

View 58: Proposed - Creechurch, looking north-west



Proposed View – View 58

View 58: Cumulative - Creechurch, looking north-west

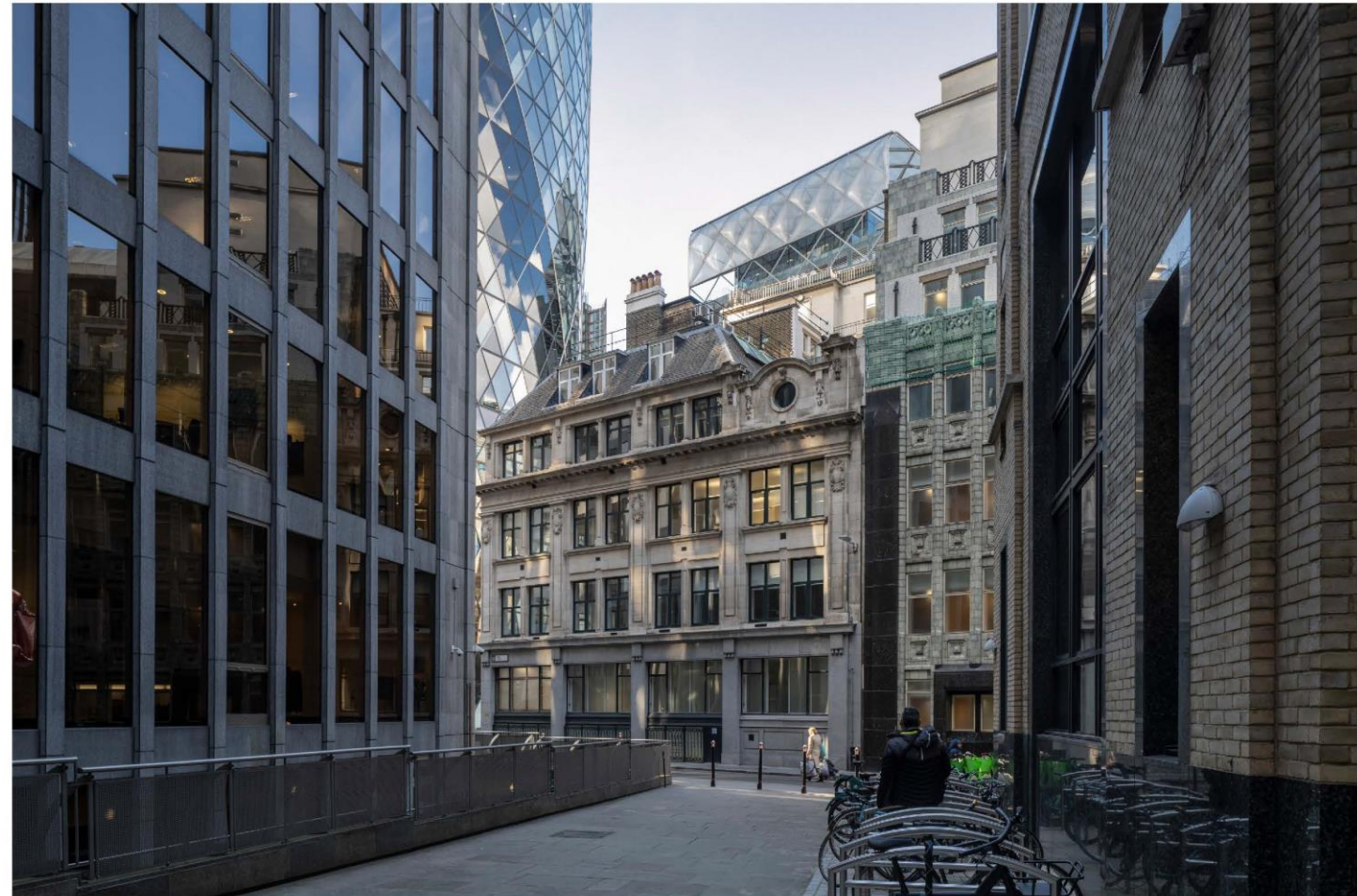
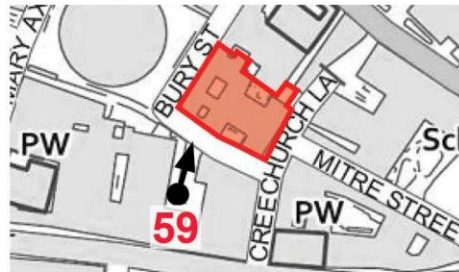


Cumulative View – View 58

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

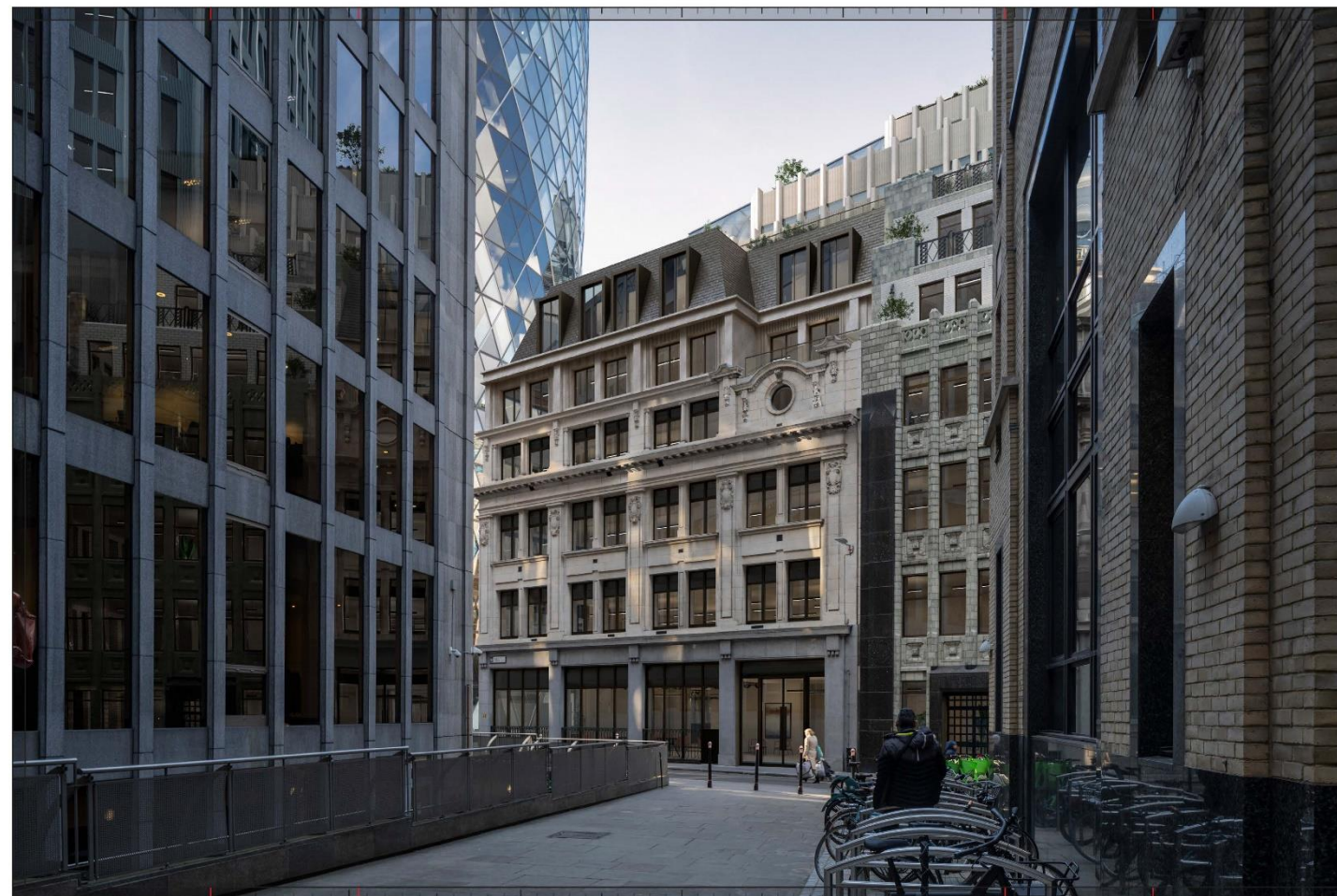
10.777 This view is of **medium** sensitivity.

Viewpoint map



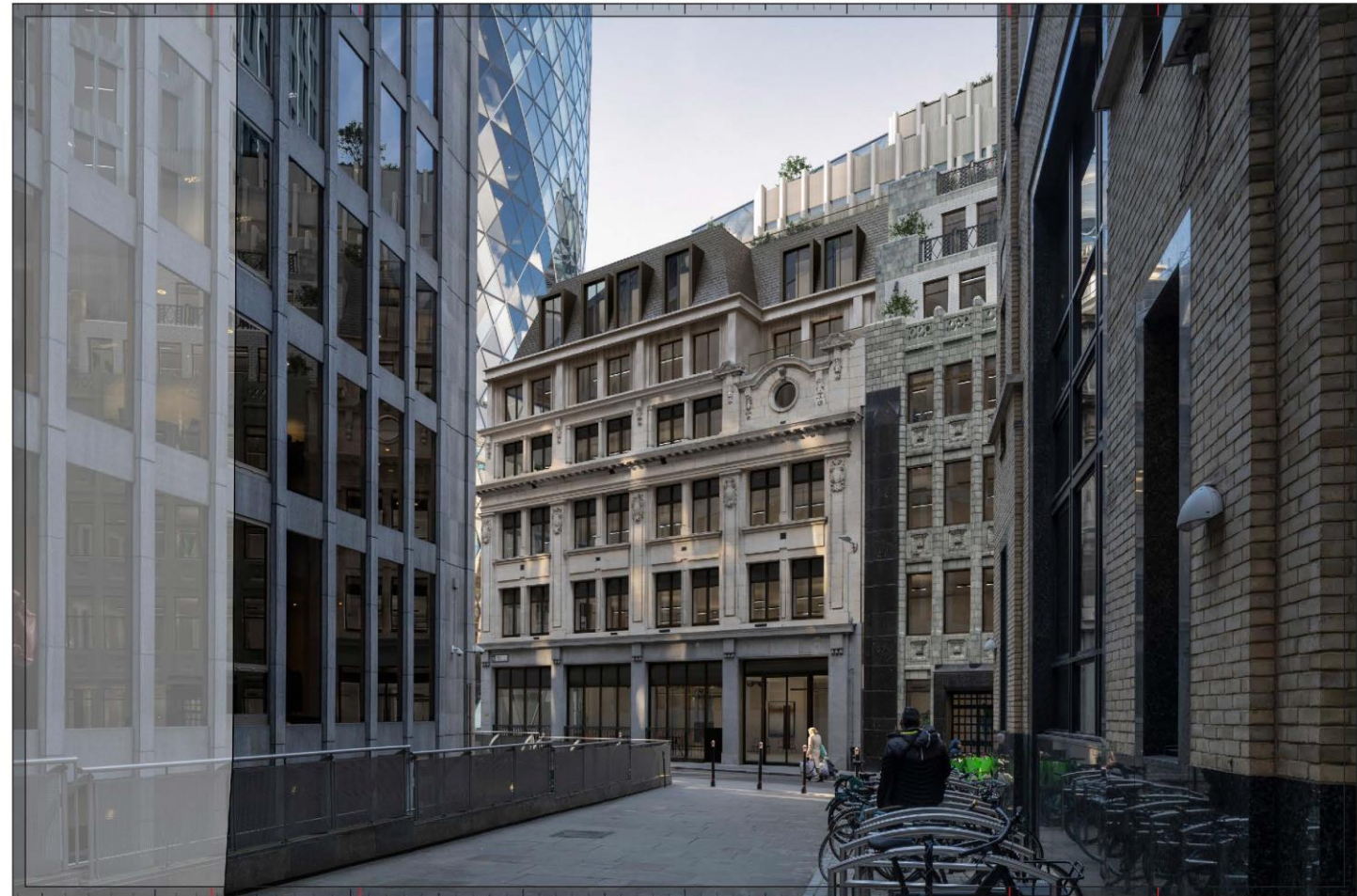
Existing View – View 59

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



Proposed View – View 59

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

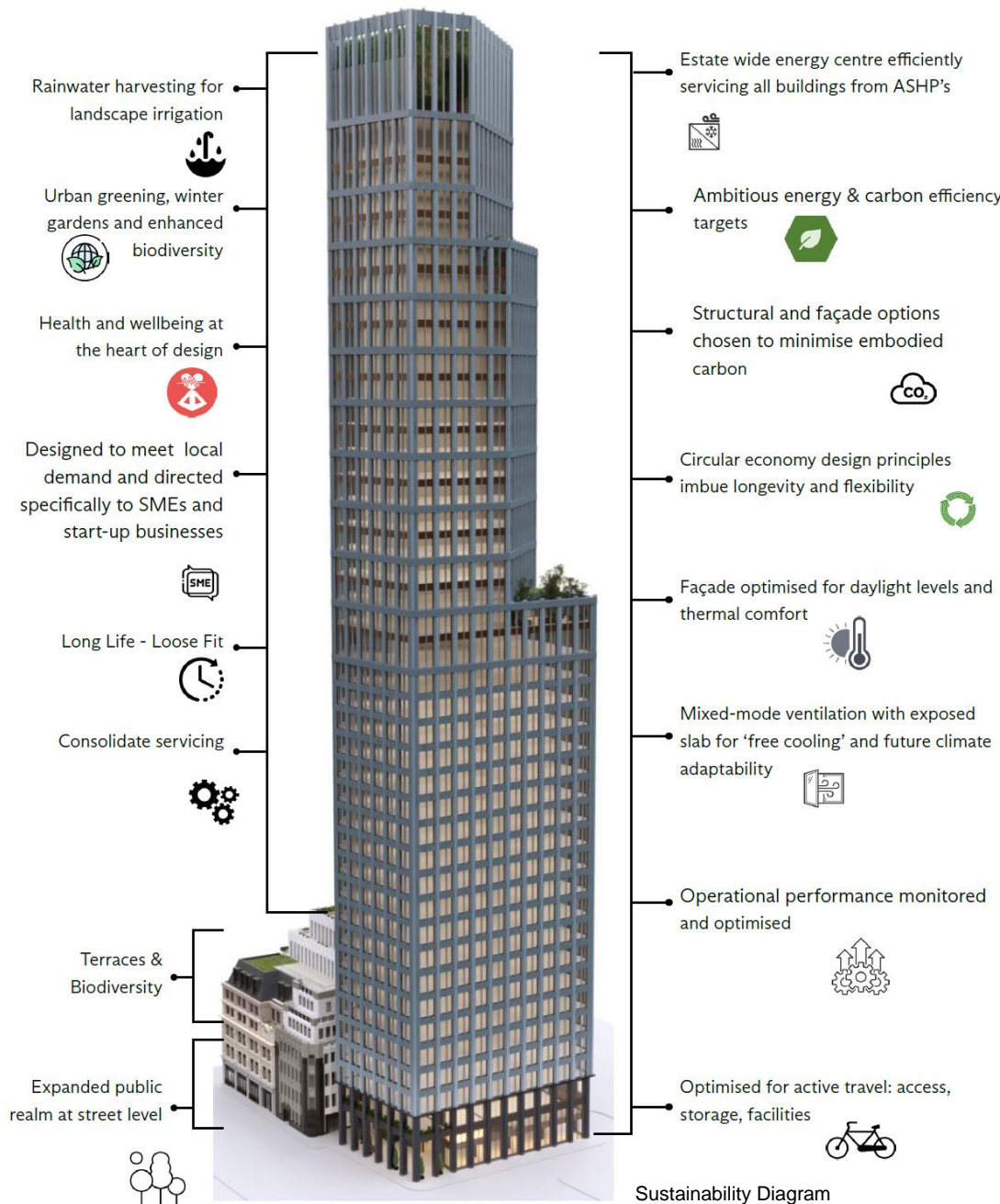


Cumulative View – View 59

Sustainability

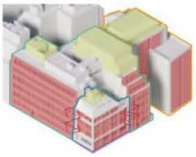

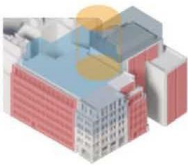



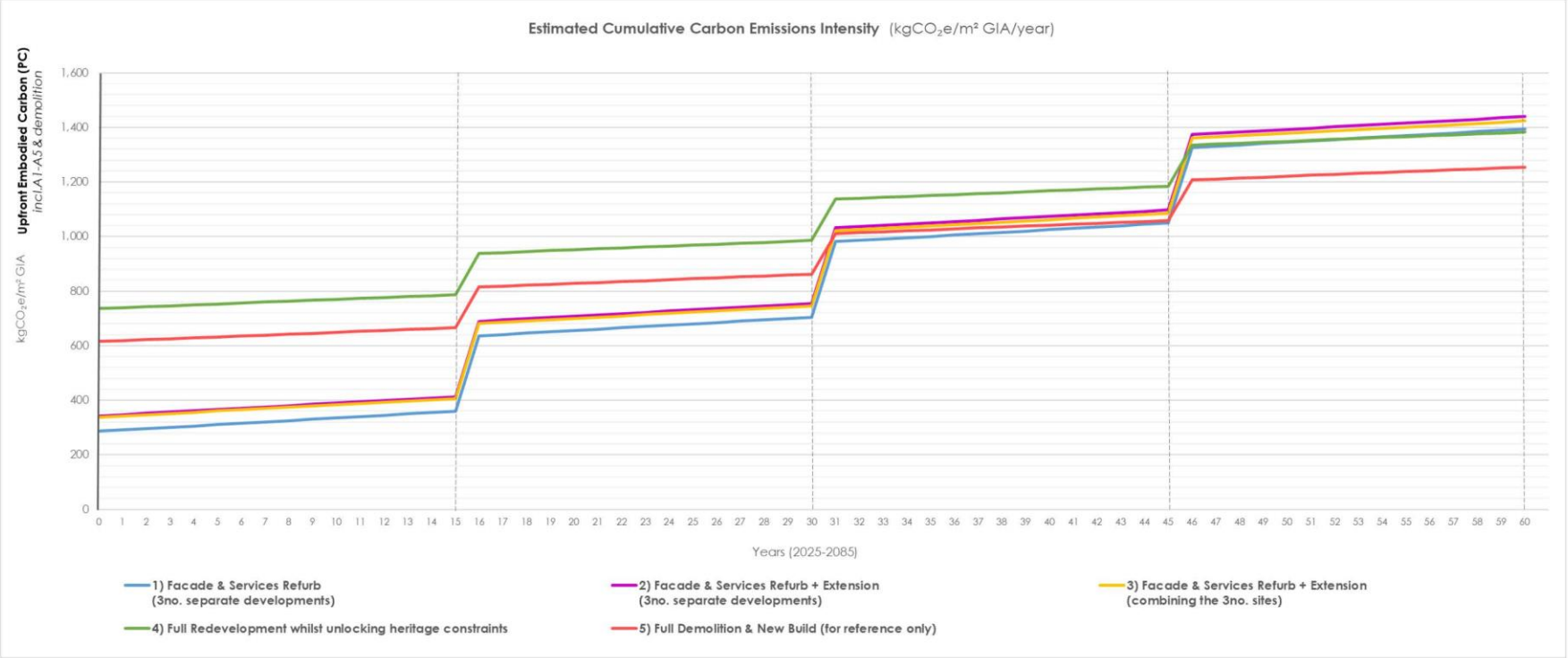
Illustrative showing proposed upper part



Sustainability Overview

Optioneering summary results matrix

				
	Option 1	Option 2	Option 3	Option 4
	Facade & Services Refurb (3x separate developments)	Facade & Services Refurb + Extension (3x separate developments)	Facade & Services Refurb + Extension (combining the 3x sites)	Full Redevelopment whilst unlocking heritage constraints
Option Reference	1	2	3	4
Project reference period	60	60	60	60
Gross Internal area (GIA) m²	11,207	13,467	13,467	40,558
Net Internal area (NIA) m²	7,845	9,427	9,427	25,278
Change in NIA (compared to existing) m²	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) (kgCO₂e/m² GIA, B7 not included)	1,395	1,440	1,424	1,383
Upfront Embodied Carbon (A1-A5) (kgCO₂e/m² GIA)	278	332	329	726
In-Use Embodied Carbon (B-C) excl. B6 & B7 (kgCO₂e/m² GIA)	815	815	815	444
Operational Carbon for building lifetime (B6) (kgCO₂e/m² GIA)	293	282	271	203
Total WLCA (incl. B6 and pre-demo) (tCO₂e, B7 not included)	15,629	19,387	19,177	56,095
Total existing building demolition (tCO₂e)	88	140	130	402
Upfront Embodied carbon (A1-A5) (tCO₂e)	3,120	4,474	4,426	29,450
In-use embodied carbon (B-C) (tCO₂e)	9,134	10,976	10,976	18,008
Operational Carbon for building life time (B6) (tCO₂e)	3,287	3,798	3,646	8,235

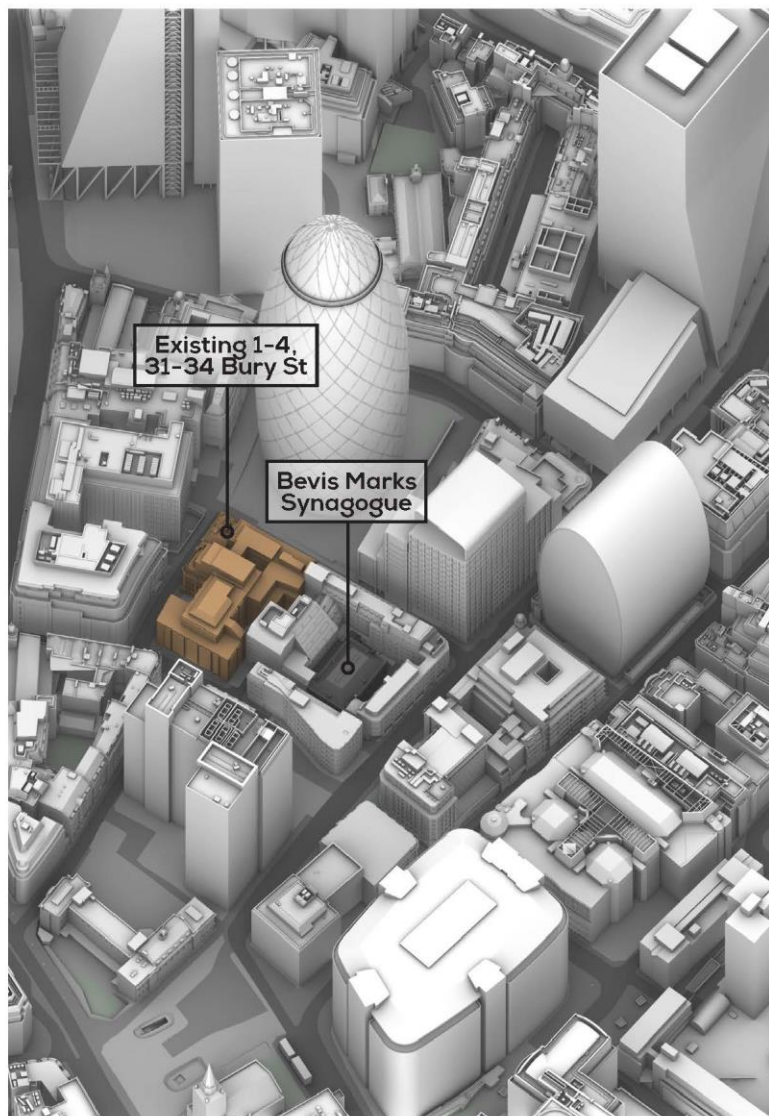


Daylight Sunlight Overshadowing

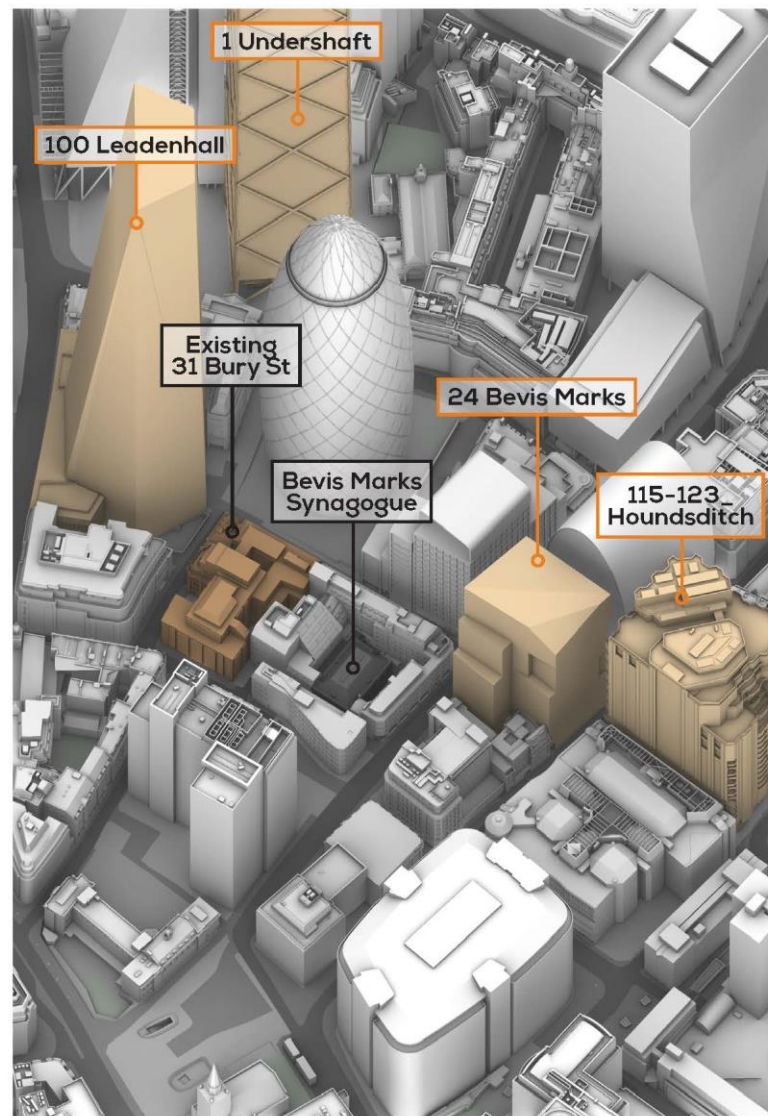
Address	Daylight	Sunlight
St Andrew Undershaft Church	Negligible	Negligible
2 Heneage Lane	Negligible	Negligible
St Helens Church Bishopsgate	Negligible	Negligible
Sir John Cass Primary School	Negligible	Negligible
27-31 Mitre Street	Negligible	Negligible
St Katharine Cree Church	Minor Adverse	Negligible
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)

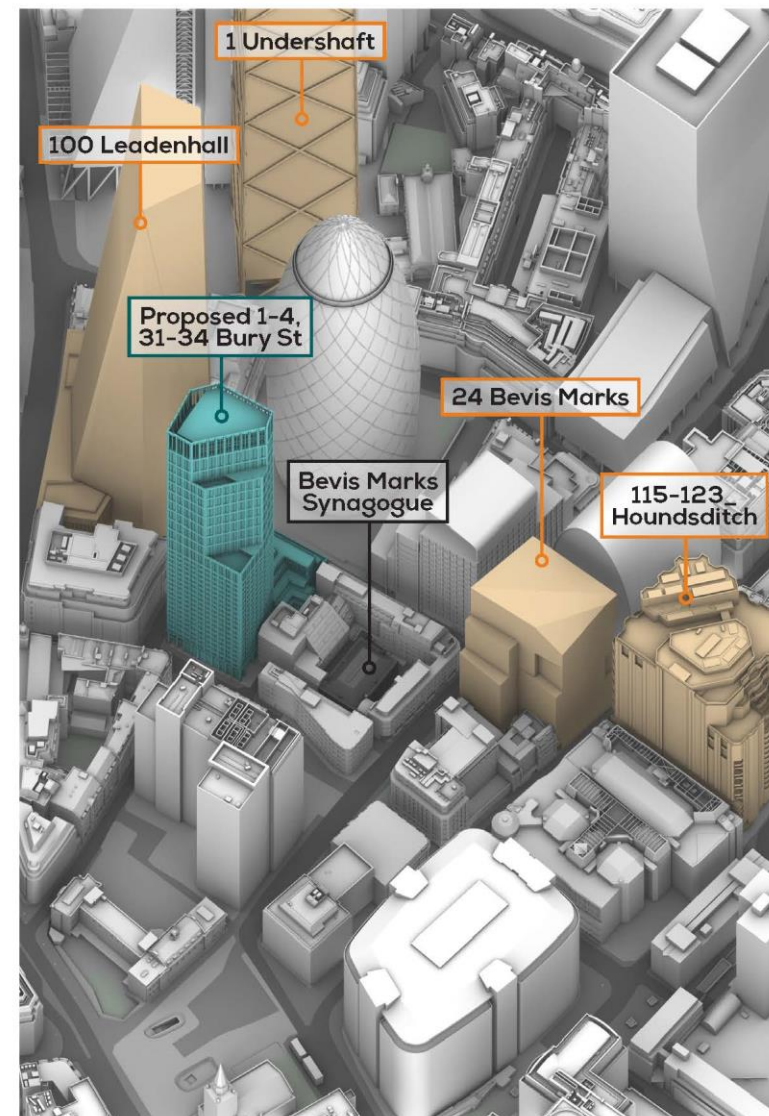
EXISTING (BASELINE)



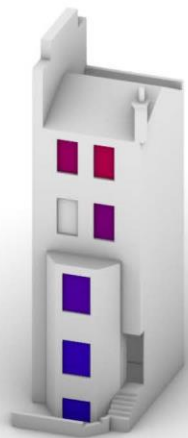
WITH CONSENTS (FUTURE BASELINE)



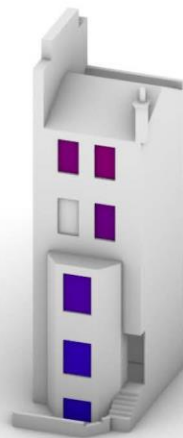
PLUS PROPOSED (CUMULATIVE)



BASELINE



CONSENTED BASELINE



CONSENTED + PROPOSED

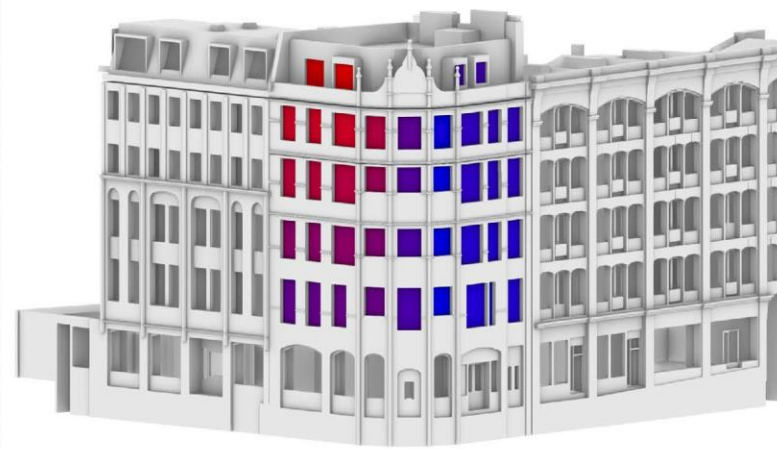
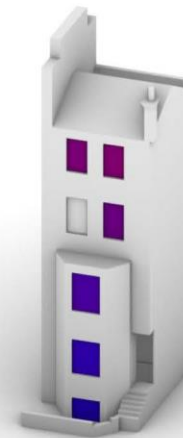


Table summarizing Daylight Sunlight Impact

18-20 CREECHURCH LANE - RADIANCE FLOORPLANS

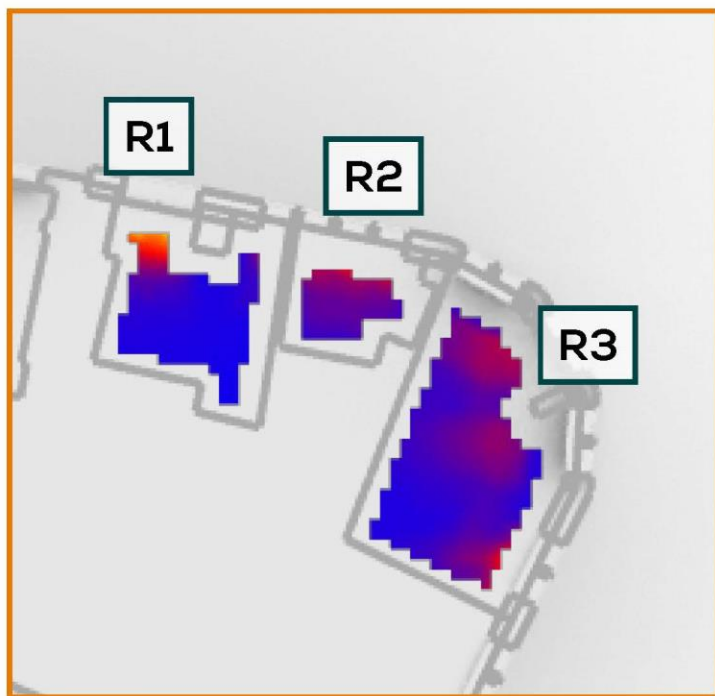


Figure 51: Daylight Factor - Existing Baseline

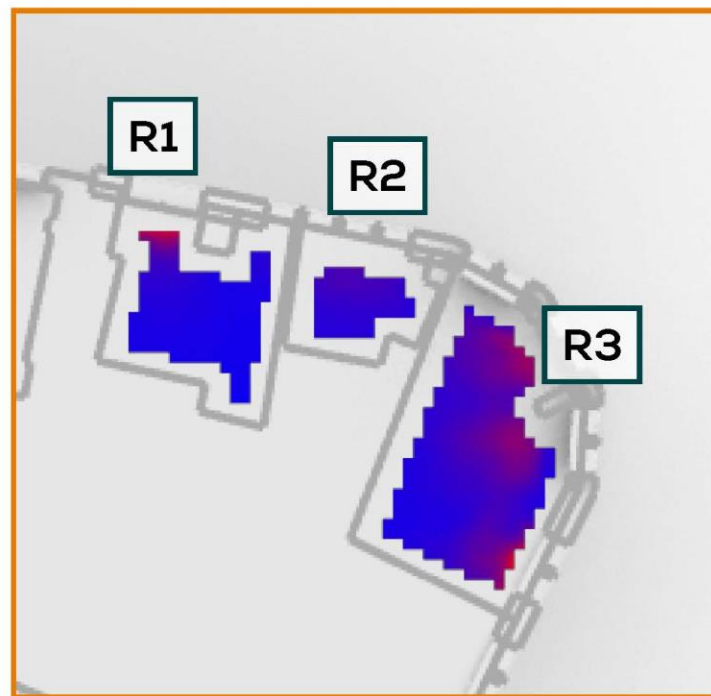


Figure 52: Daylight Factor - Consented Baseline

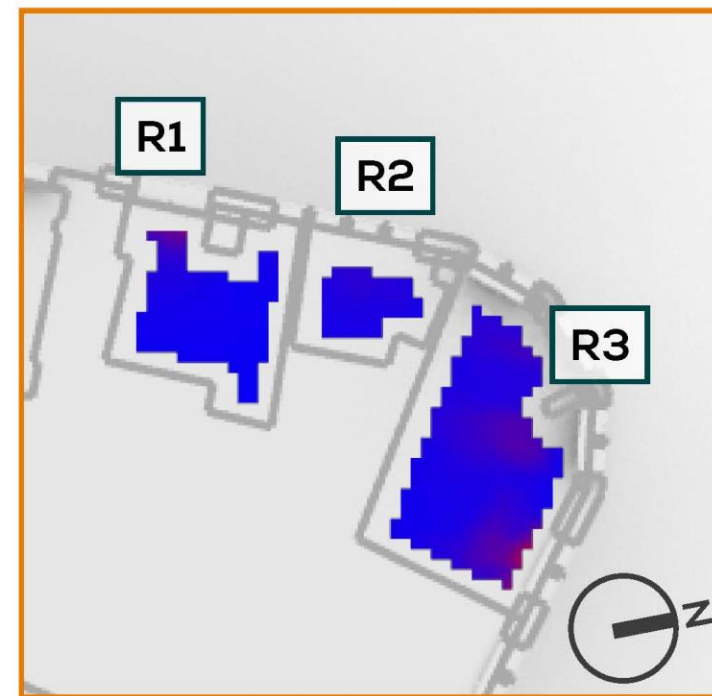


Figure 53: Daylight Factor - Proposed Development and Consents

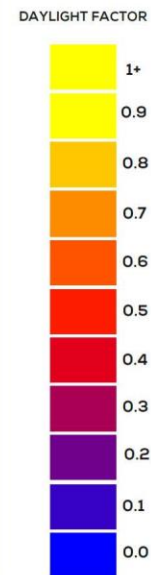




Photo taken by the case officer on
Wednesday, 15 November 2023, at 9.34am

Synagogue's interior (view towards the Bimah)



Synagogue's interior (looking east of mezzanine)



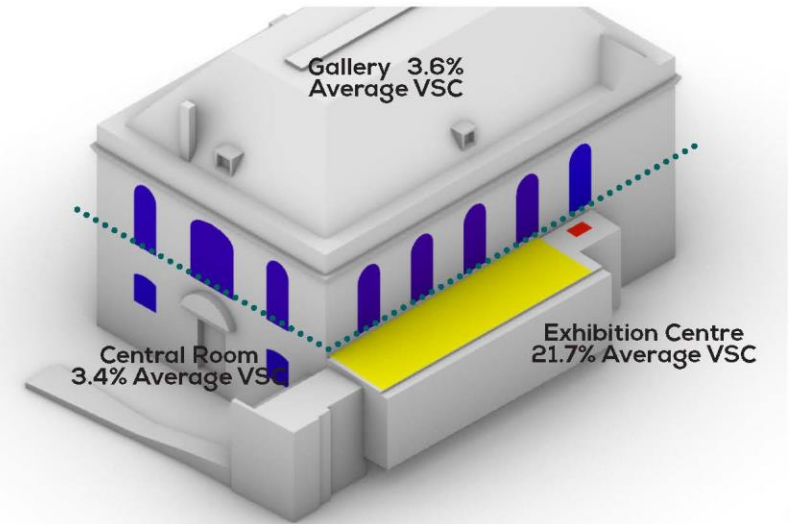
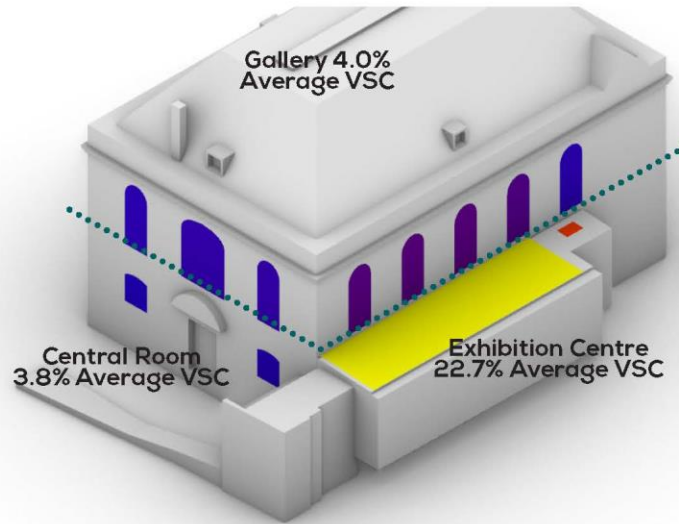
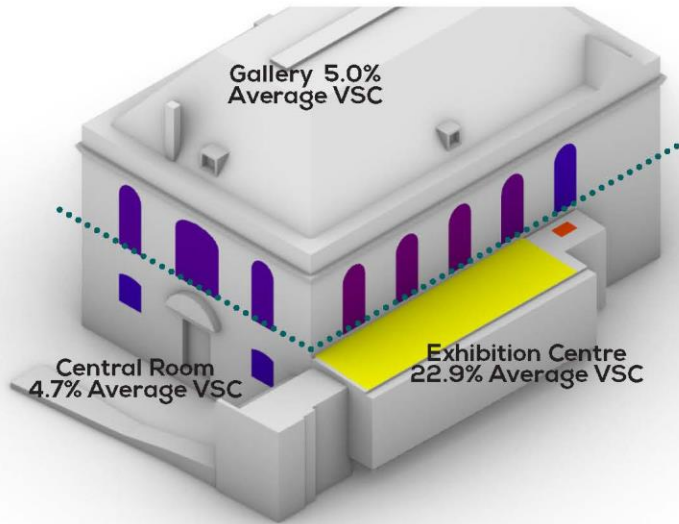
Synagogue's interior (view of Bimah and central area)

EXISTING (BASELINE)

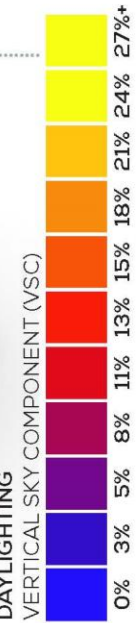
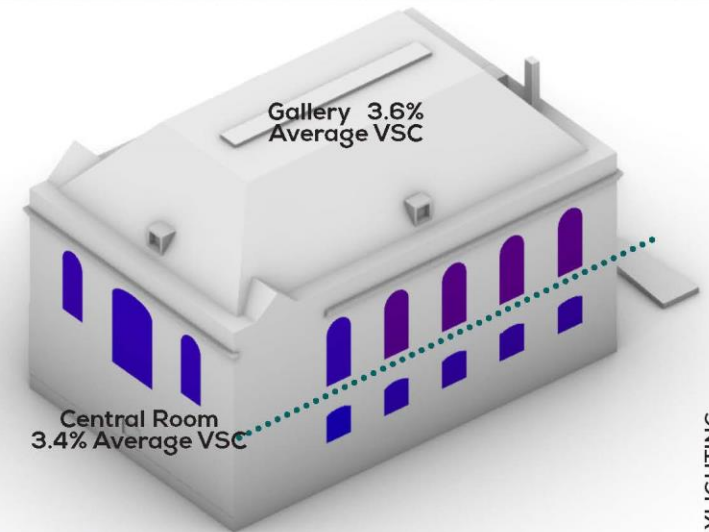
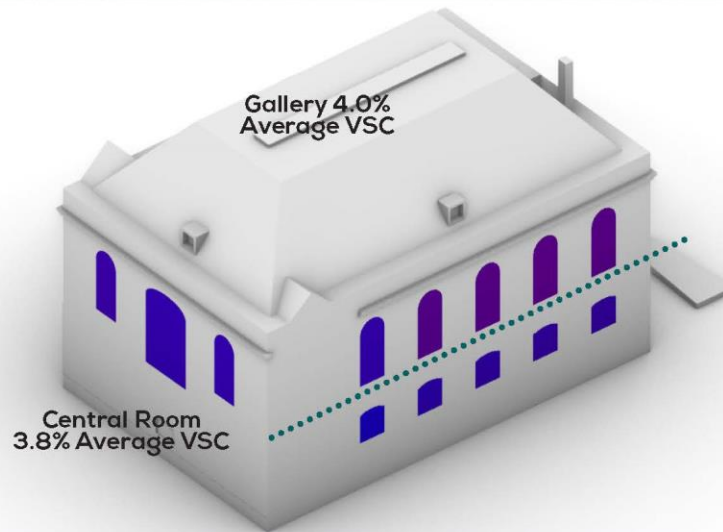
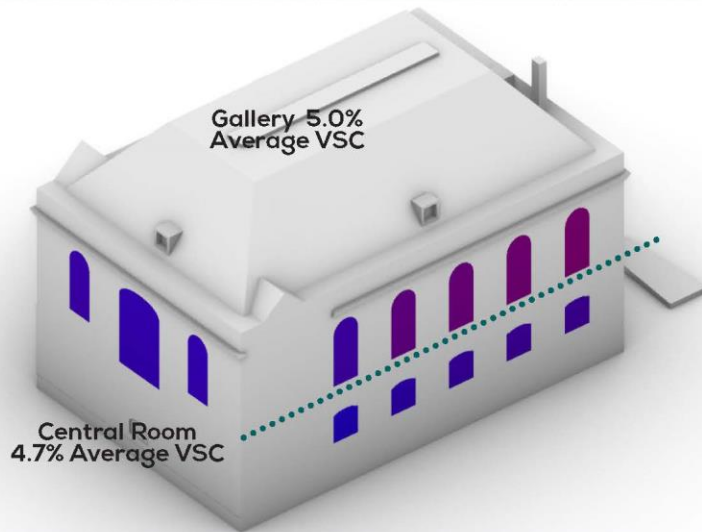
WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

South-western facades



North-eastern facades



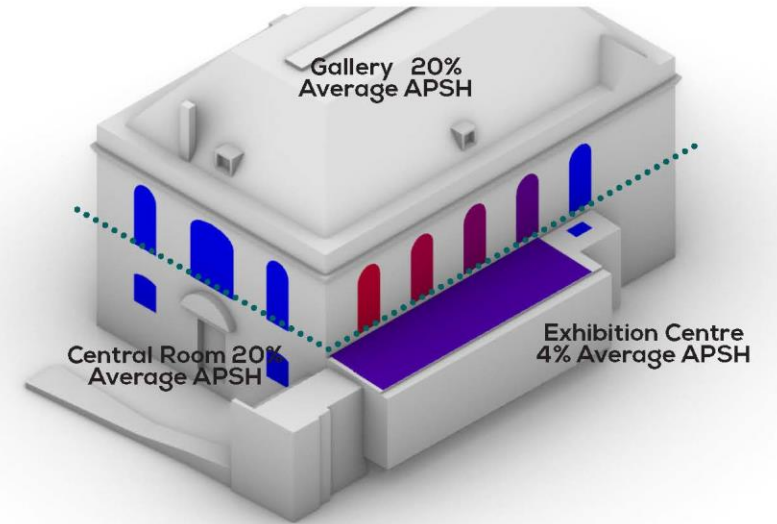
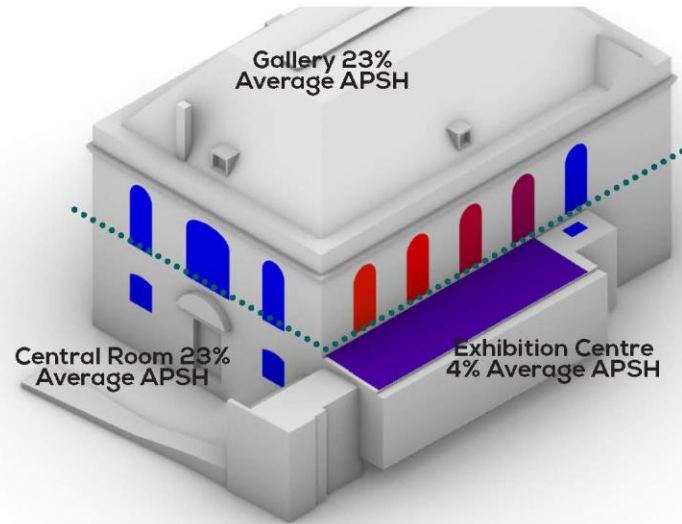
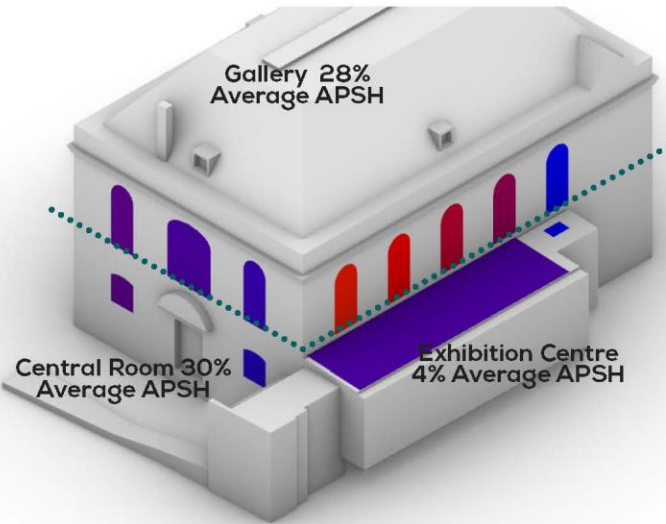
SUMMARY CONCLUSIONS BRE: MINOR IMPACTS WITH PROPOSED ONLY.
MINOR TENDING TO MODERATE IMPACTS IN CUMULATIVE SCENARIO.

EXISTING (BASELINE)

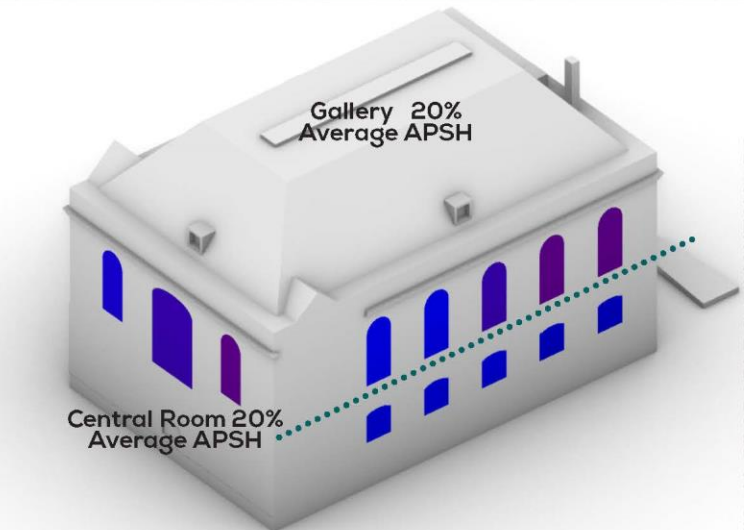
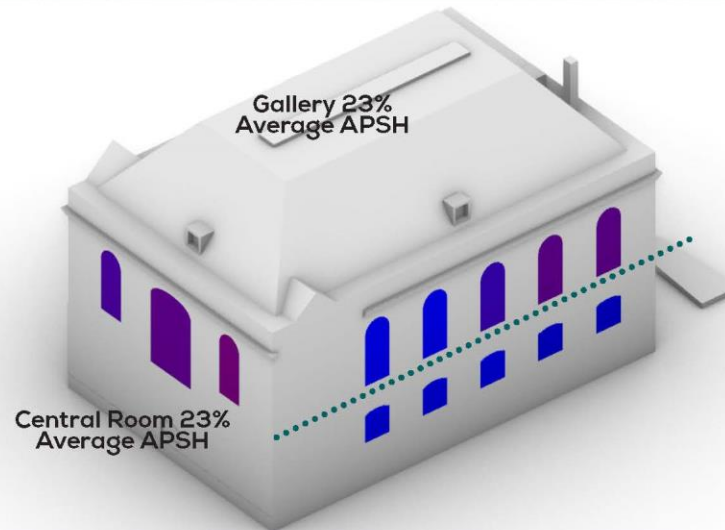
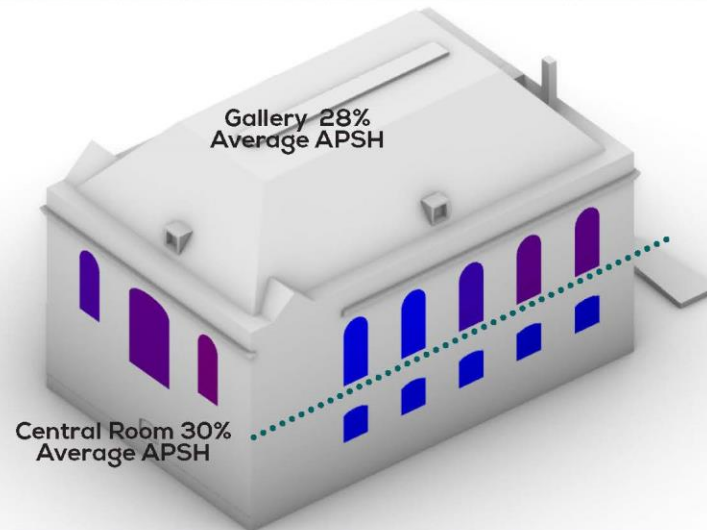
WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

South-western facades

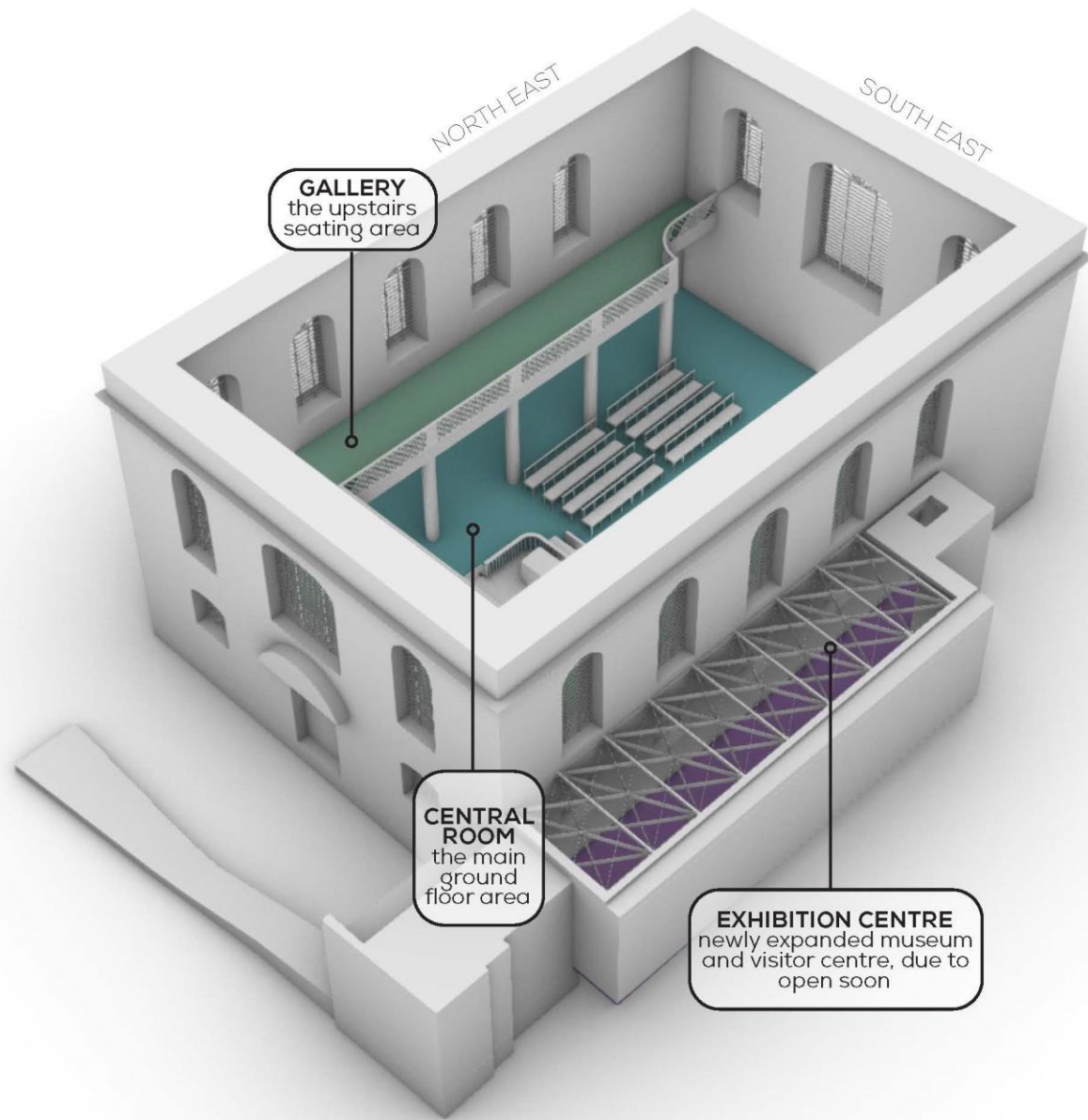
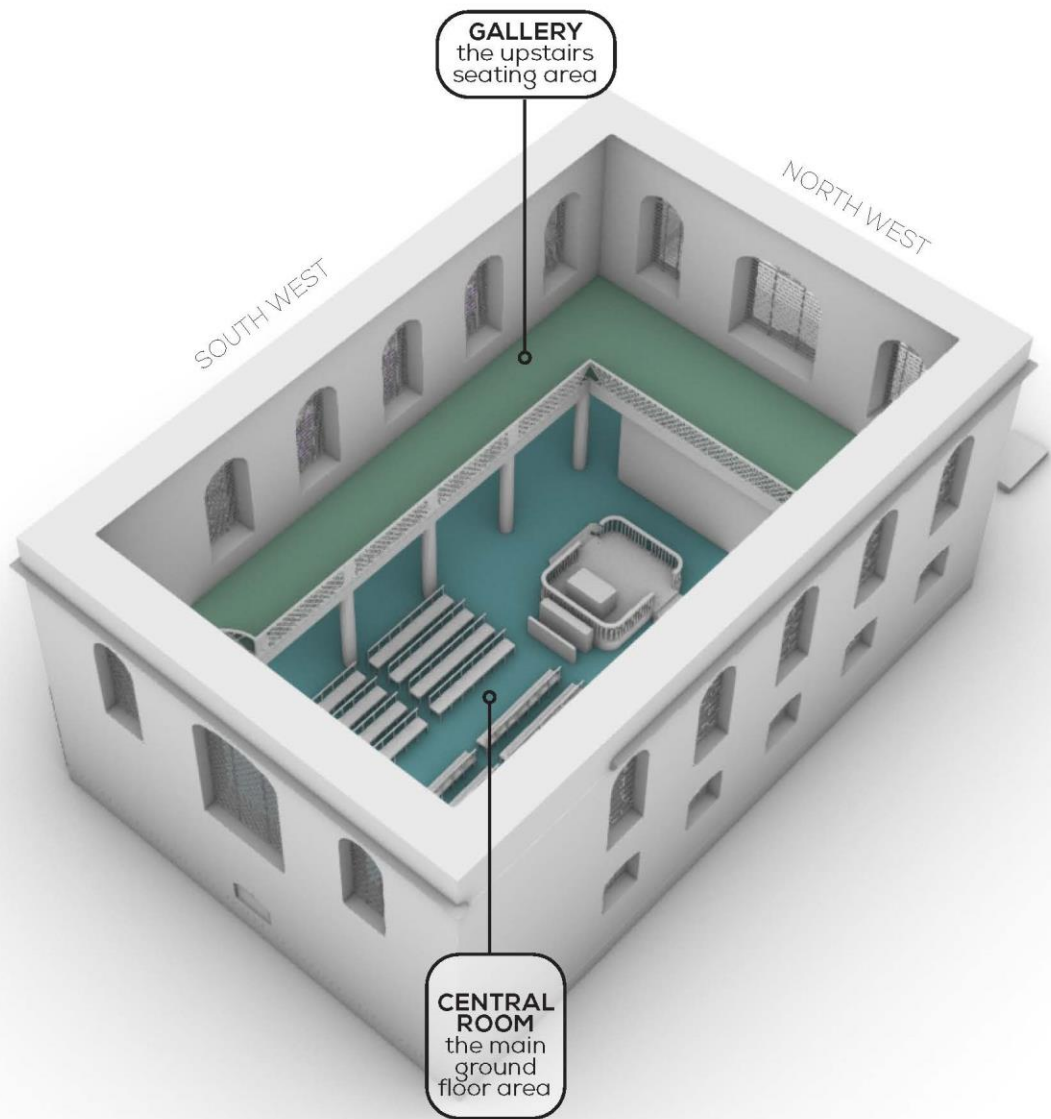


North-eastern facades



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:

Central Room
Median
Daylight
Illuminance
9.5 lux

Gallery MDI
23.5 lux

Gallery MDI
35 lux

Central Room MDI 8.2 lux

Gallery MDI
19.5 lux

Gallery MDI
29.2 lux

Central Room MDI 7.3 lux

Gallery MDI
16.5 lux

Gallery MDI
24.2 lux

REFERENCE:

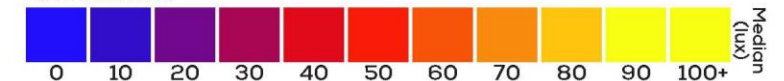
Even if a predominantly daylit appearance is not achievable:

- 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.

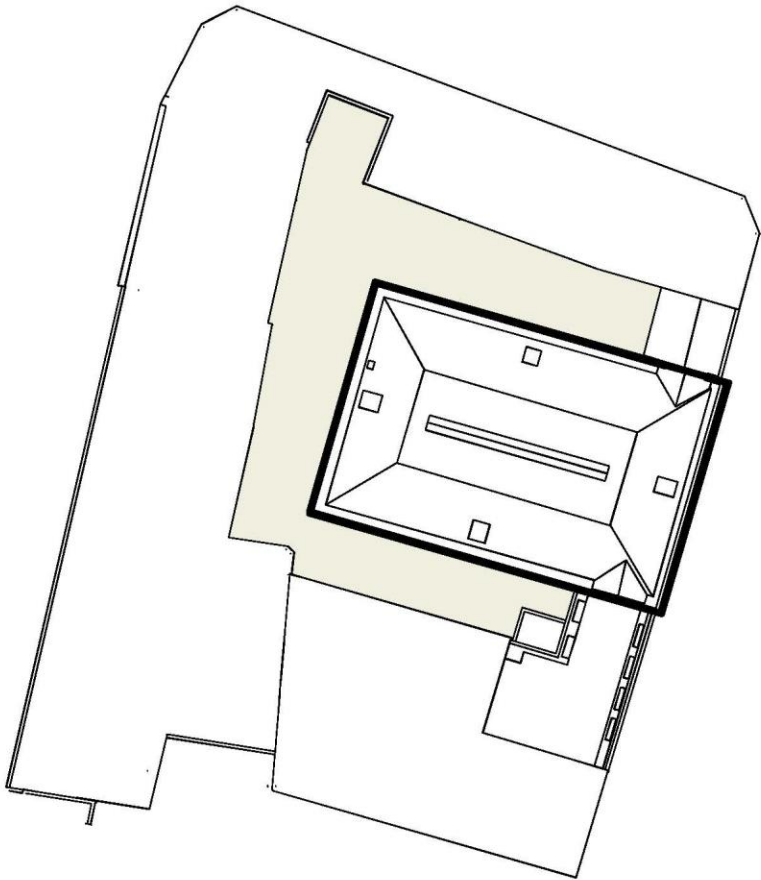
DAYLIGHTING



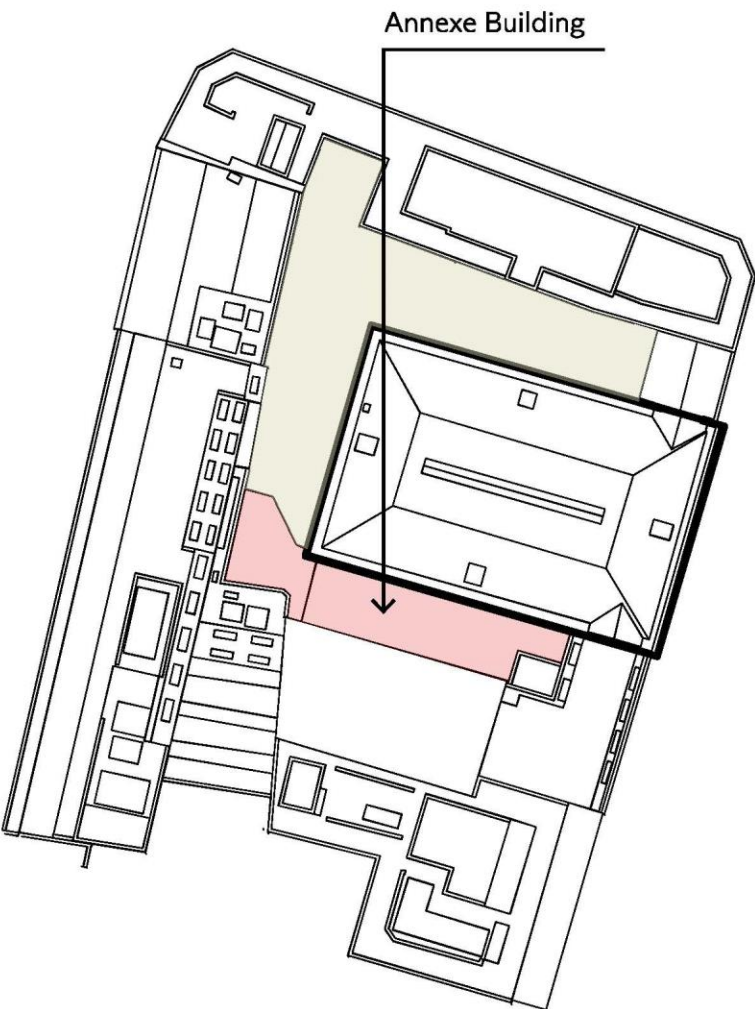
OVERSHADOWING

Bevis Marks Synagogue courtyard

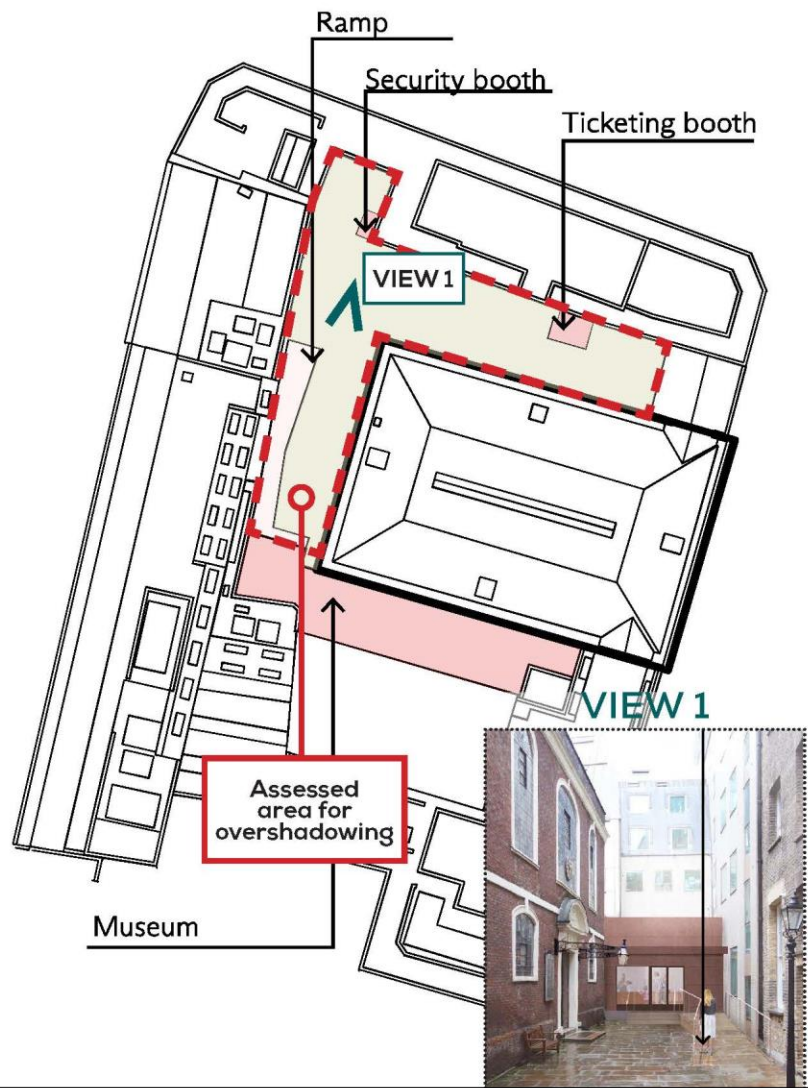
1925



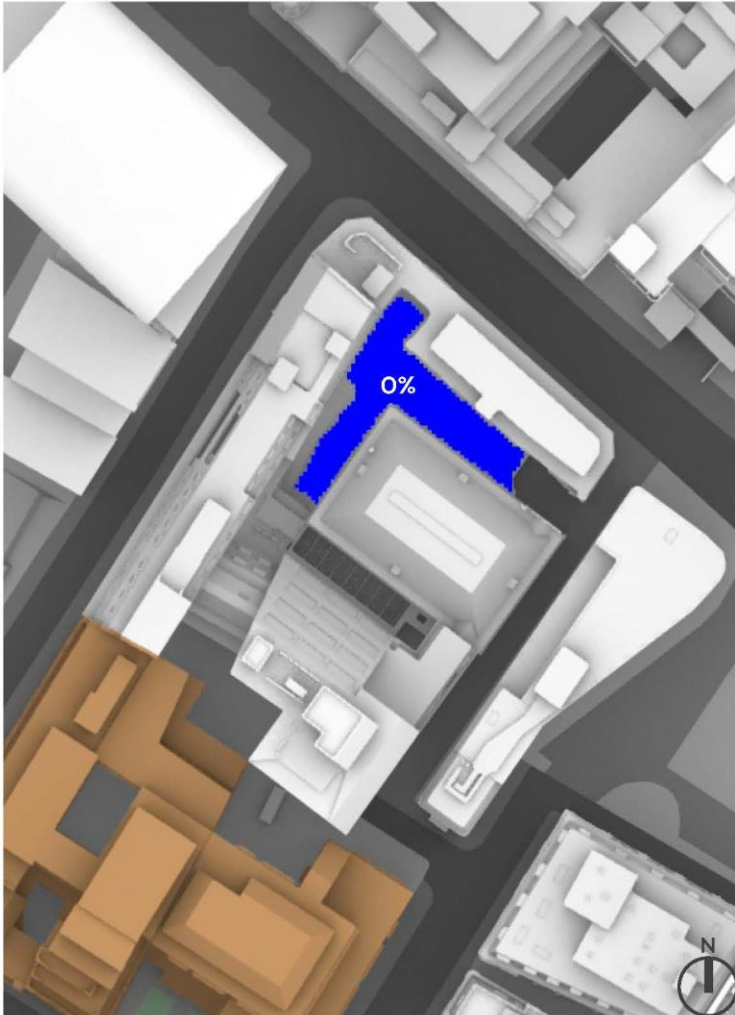
2020: PREVIOUS PLANNING APPLICATION



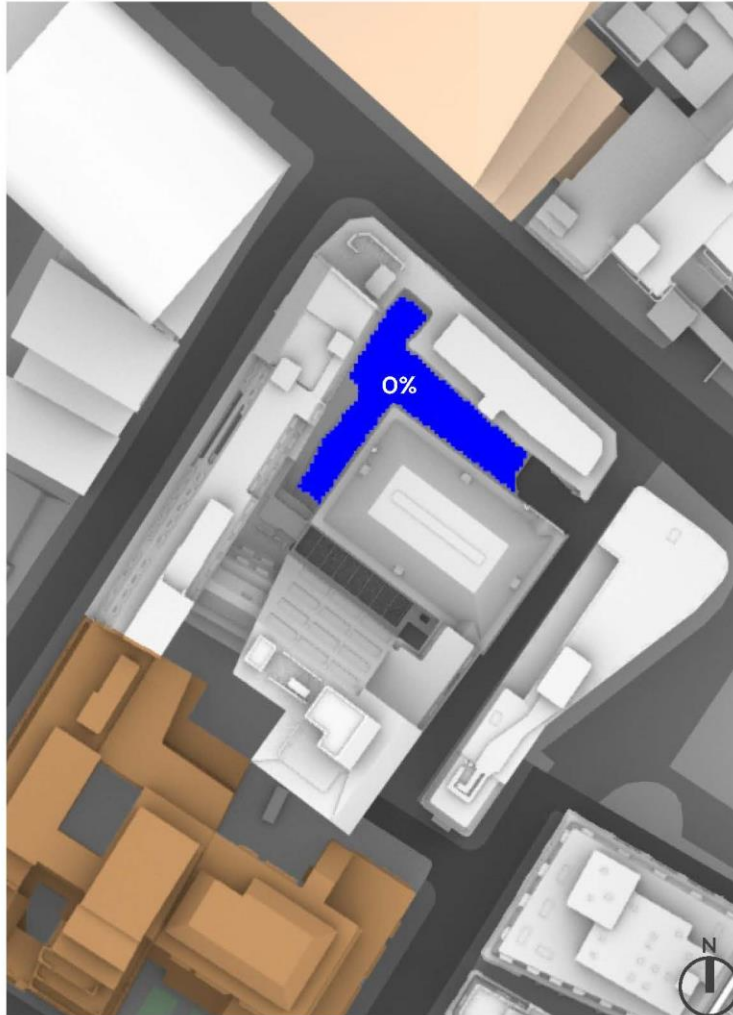
2023: ON SITE CONSTRUCTION



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



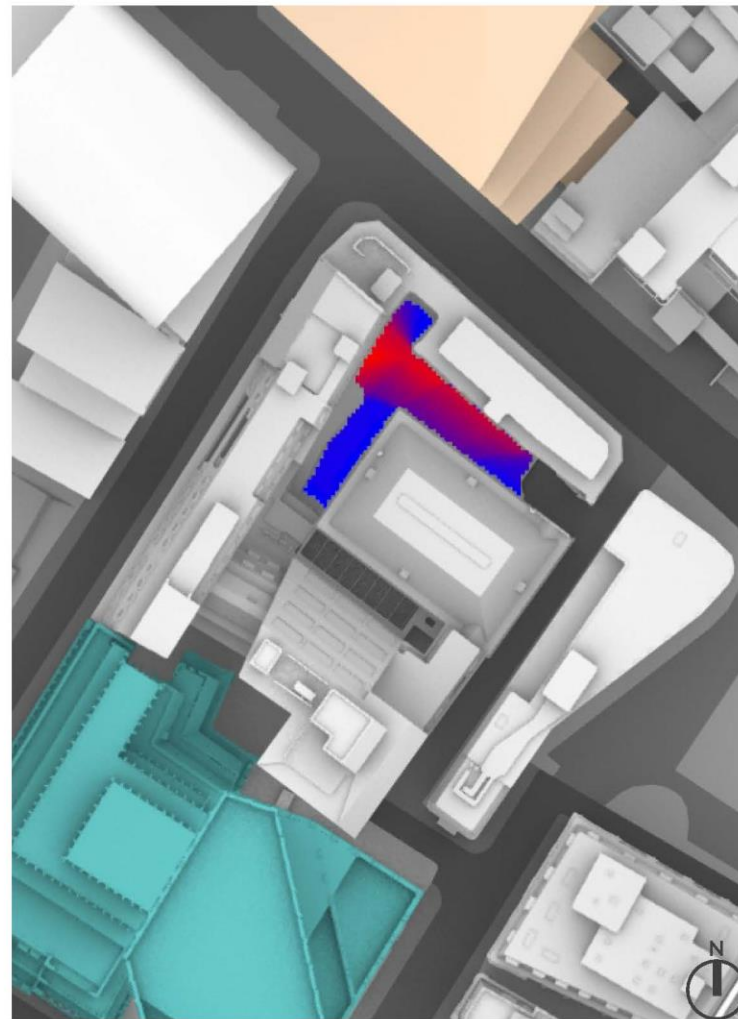
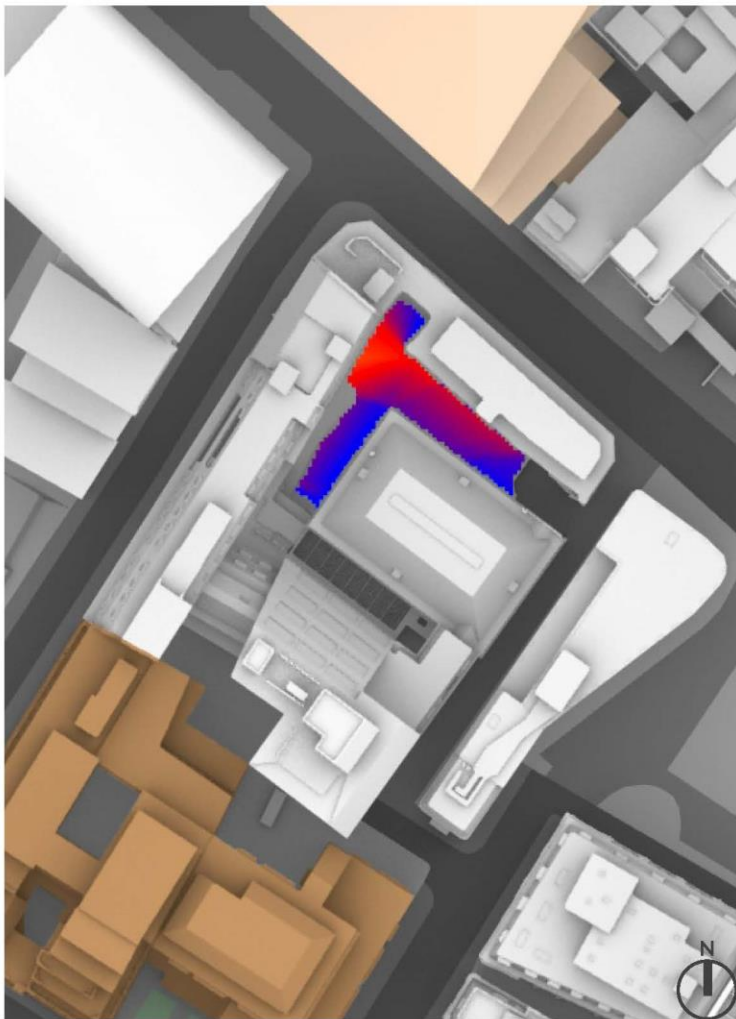
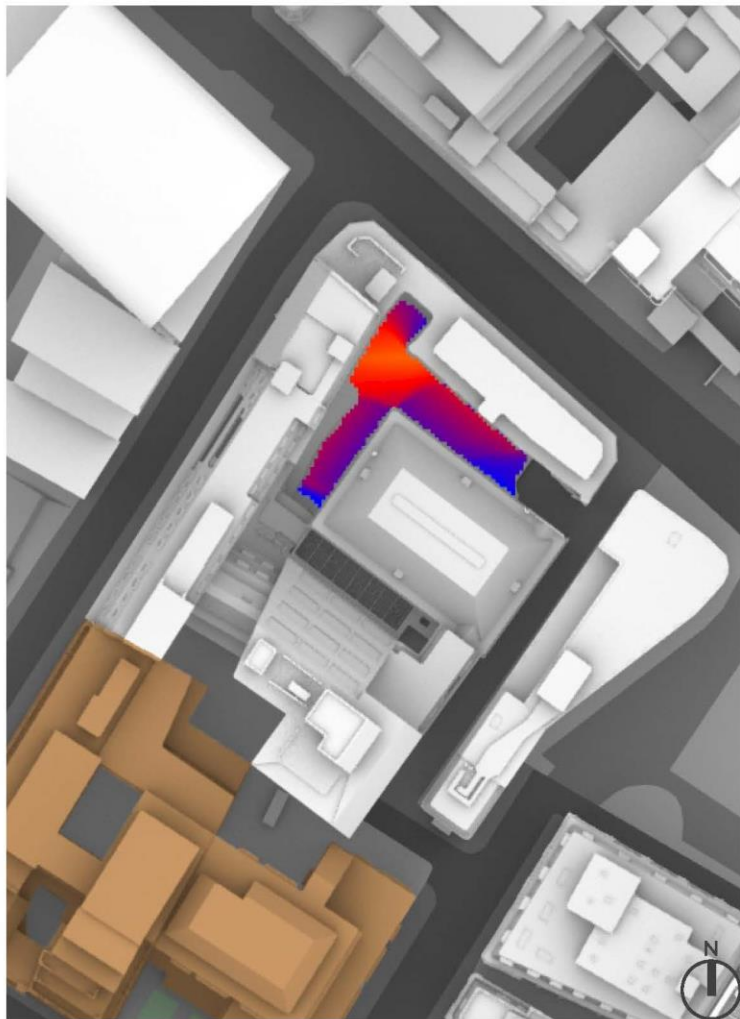
OVERSHADOWING

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

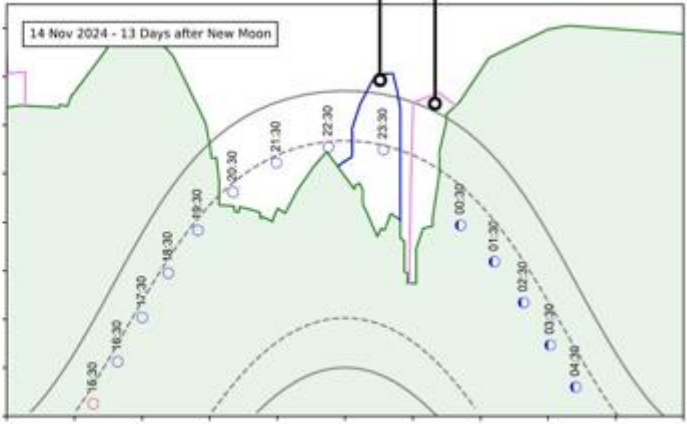
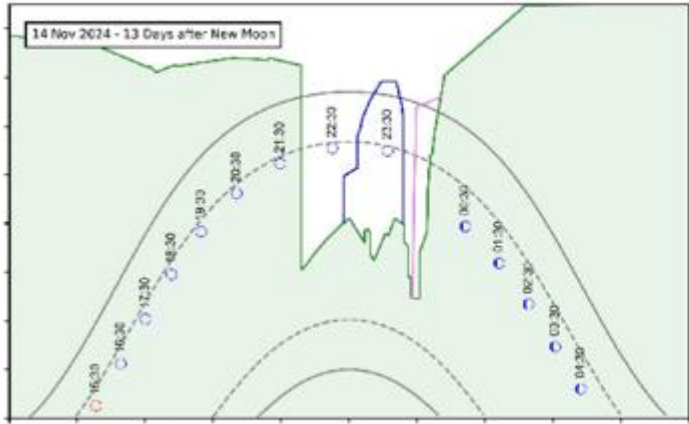


Overshadowing

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



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

- Frequent Sitting
- Occasional Sitting
- Standing
- Walking
- Uncomfortable



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 5 (Proposed Development with Tier 1 & Tier 2 Cumulative Surrounds)

Thermal comfort

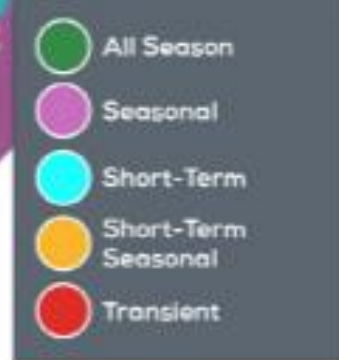


Thermal Comfort at Ground Level, Configuration 1 (Existing Building with Existing Surrounds)

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

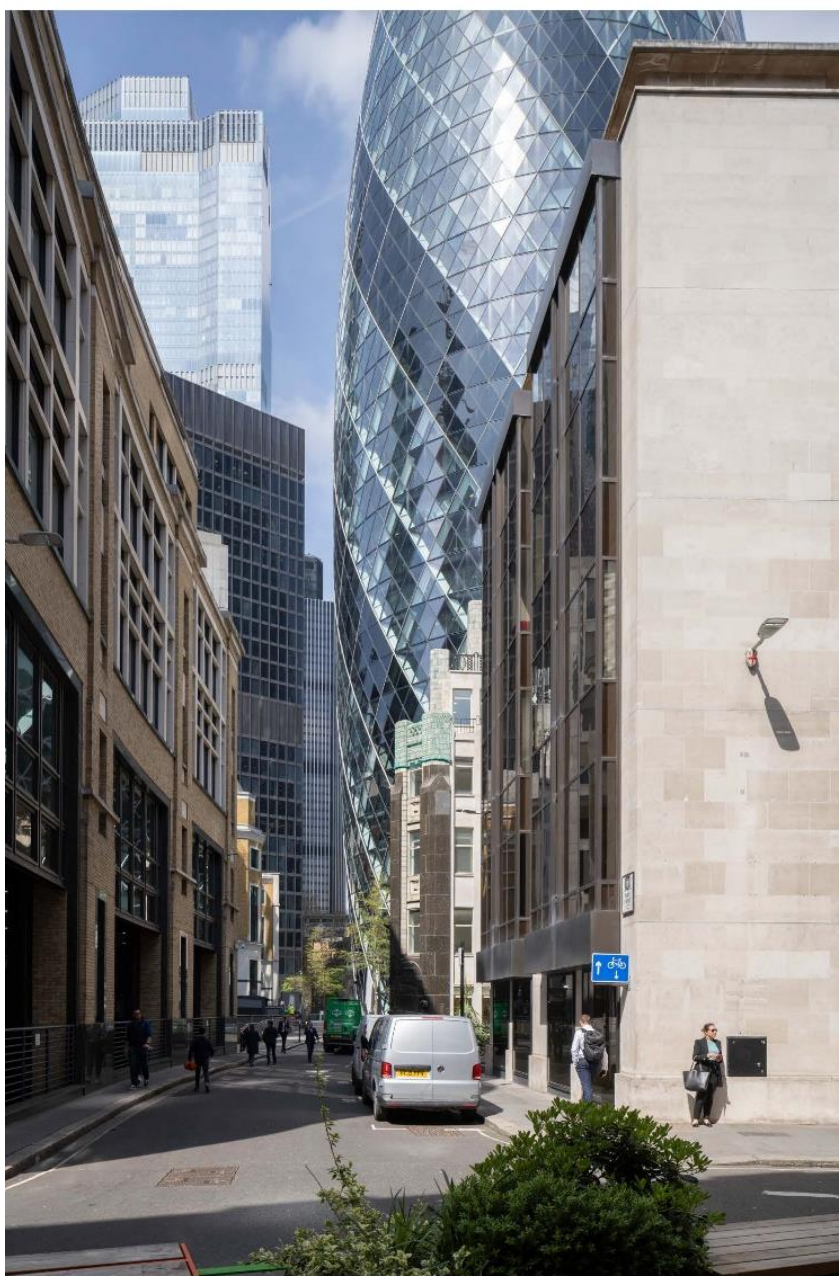


Thermal Comfort at Ground Level, Configuration 3 (Proposed Development with Tier 1 Cumulative Surrounds)

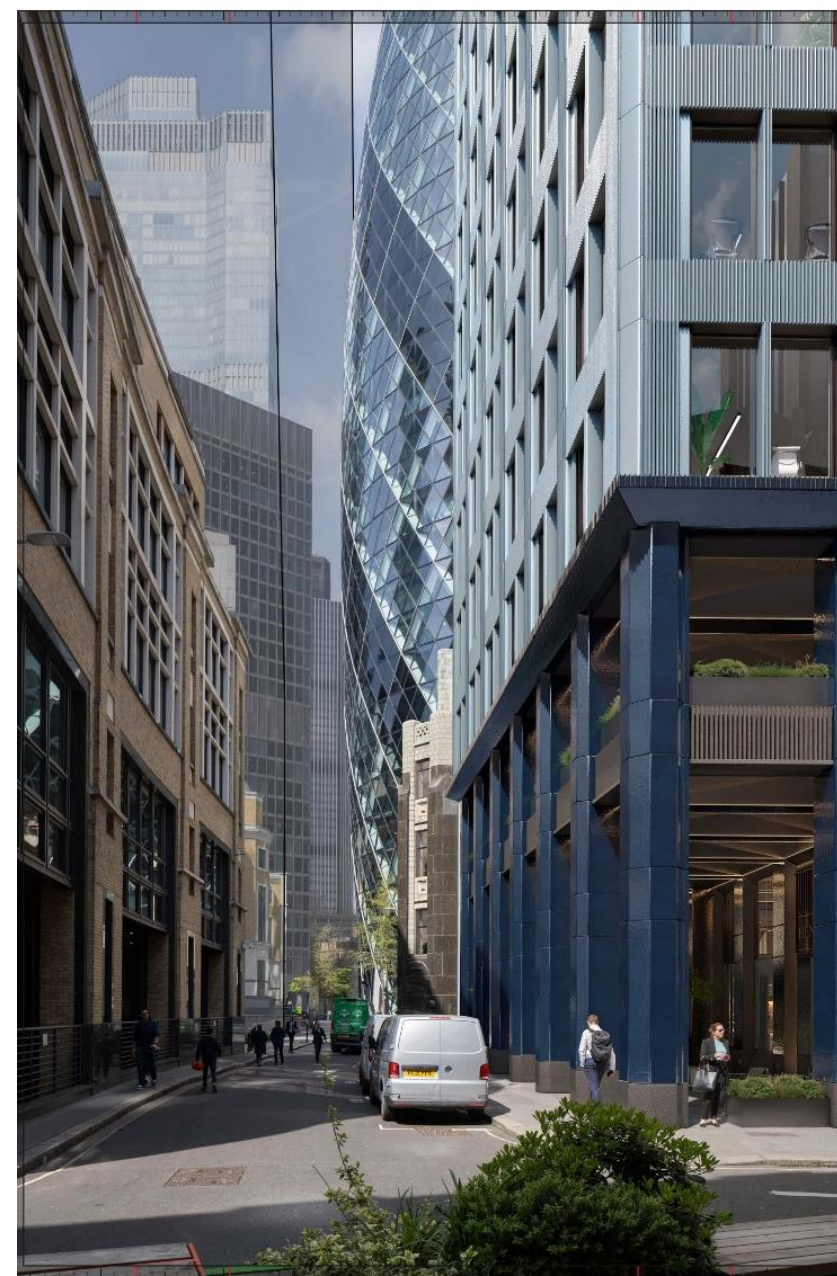


Thermal Comfort at Ground Level, Configuration 4 (Proposed Development with Tier 1 & Tier 2 Cumulative Surrounds)

Summary



Existing



Cumulative

View – Creechurch, looking north





70 Gracechurch Street
Planning Applications Sub Committee
11th of February 2025

70 Gracechurch | Key Targets

A Transformative Scheme

Take an industry-leading approach to sustainability, by retaining as much of the existing structure as possible

Invisible from Fleet Street

The proposed development is invisible in the kinetic sequence moving along the Fleet Street processional route

More Office Space

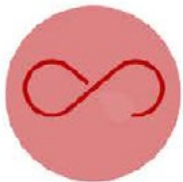
Deliver 550,000 sqft of Grade-A office space, to continue the growth and success of the Eastern Cluster

Engage with Leadenhall Market

Drive footfall through to Leadenhall Market by delivering the first new link into the Market from Fenchurch Street, complete with complementary exhibition and gallery spaces

A New Destination for the City

Create new, diverse public amenity with public viewing gallery at Level 32



Circular Economy
at the heart of
decision-making



Minimise Lifecycle
Environmental Impact

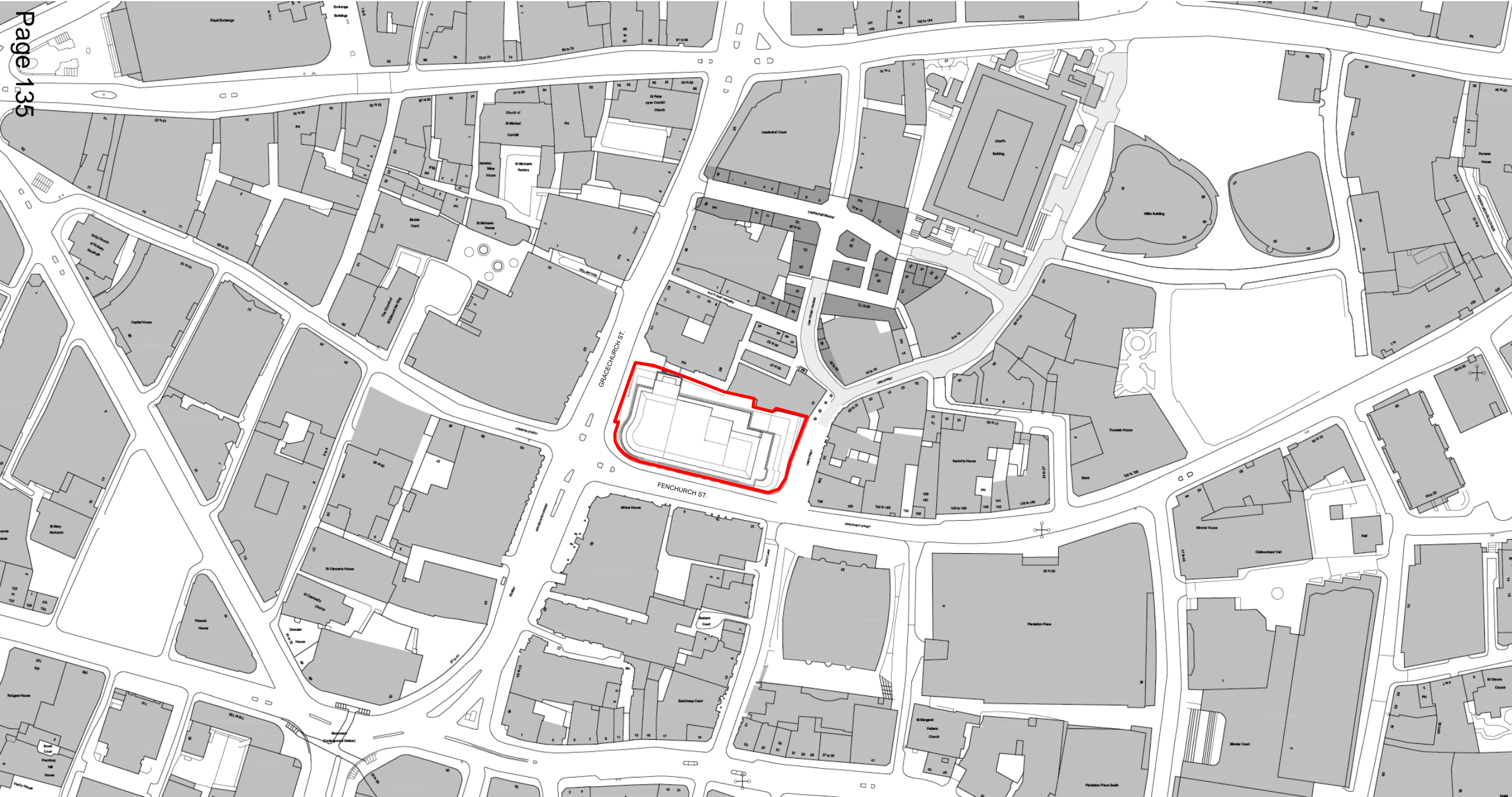


Intrinsic
Social Value

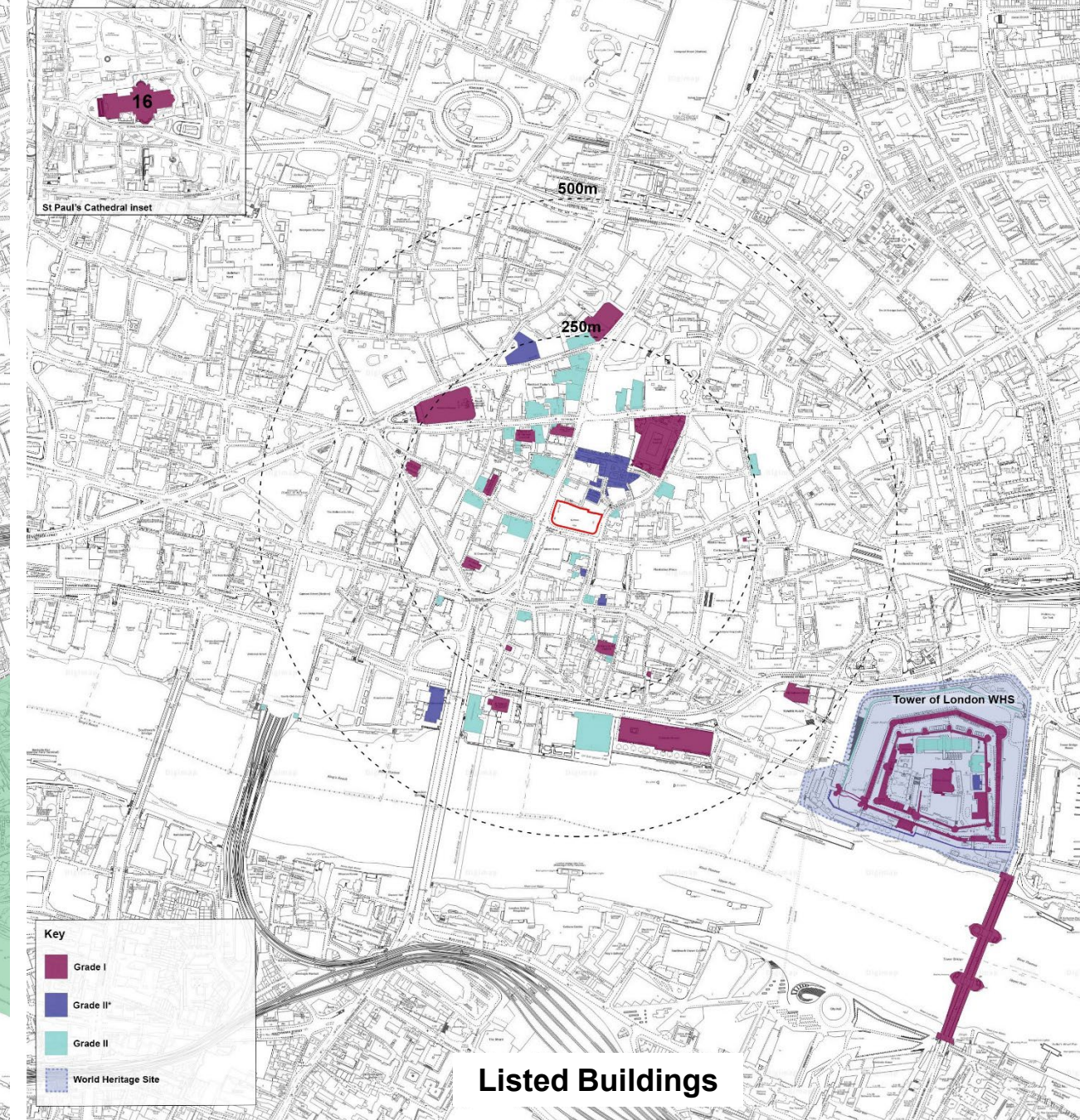
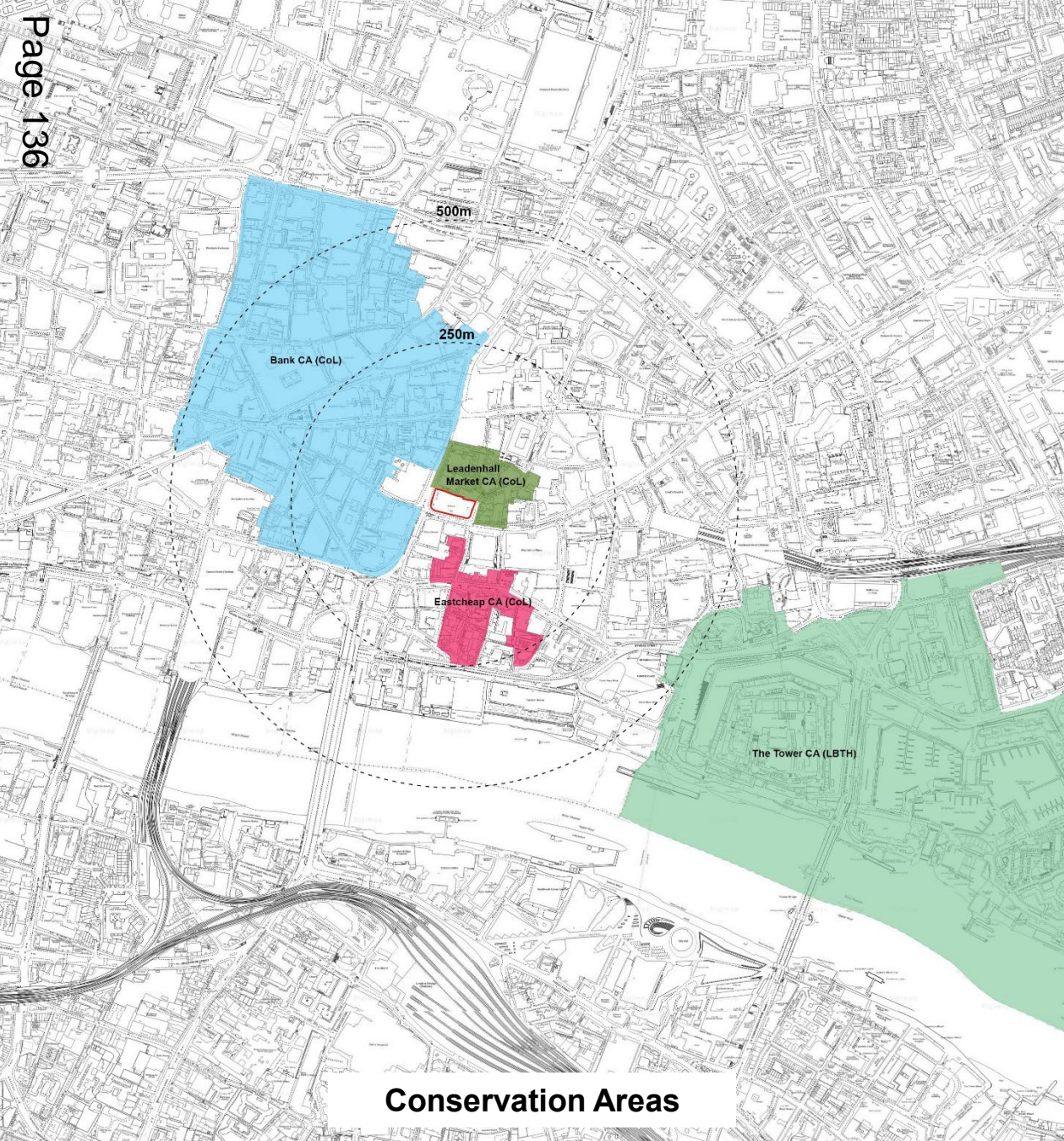
Metric	Previously consented scheme	Proposed development target
BREEAM	Excellent	Excellent
WELL	None	Gold
Embodied Carbon emissions A1-A5 (kgCO ₂ /m ² GIA)	918 (RICS v1) 1150 (RICS v2)	792 (RICS v1) 14% Lower 851 (RICS v2) 26% Lower
NABERS UK	None	5*



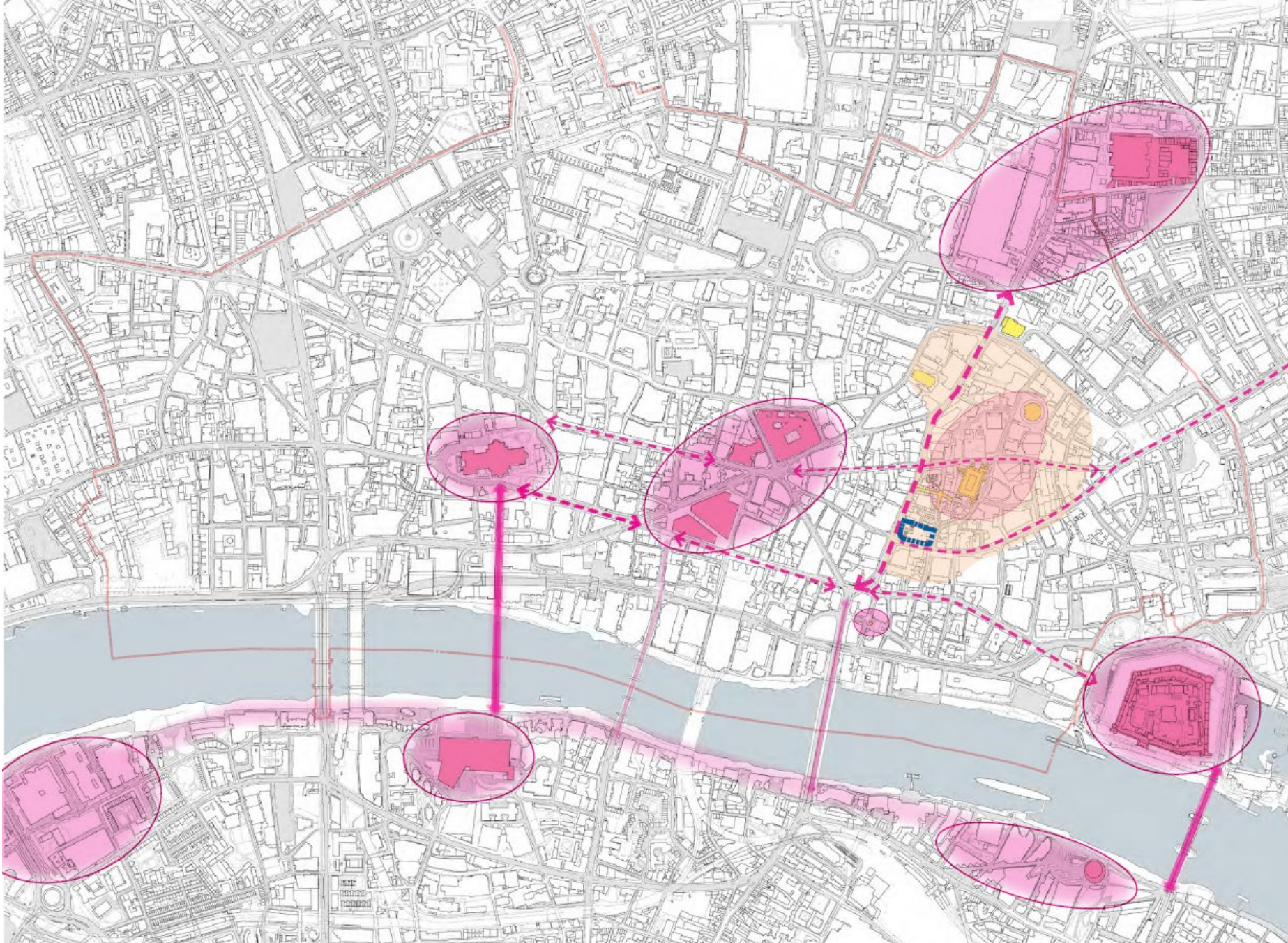
Site Plan



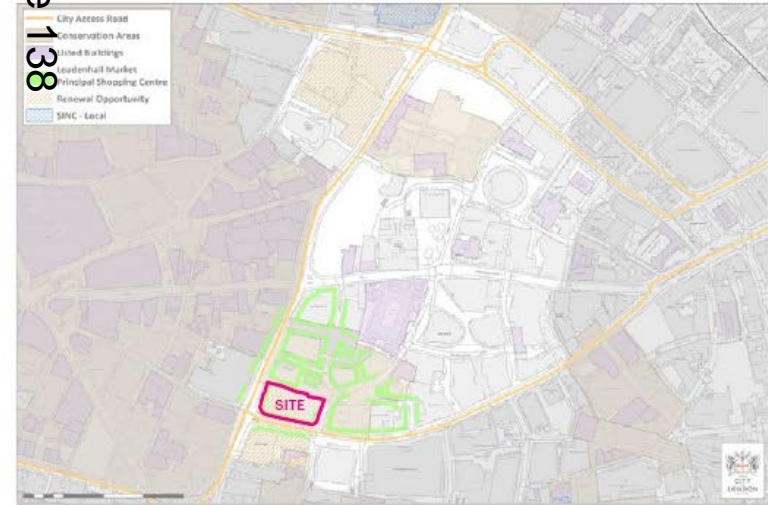
Existing Site Plan



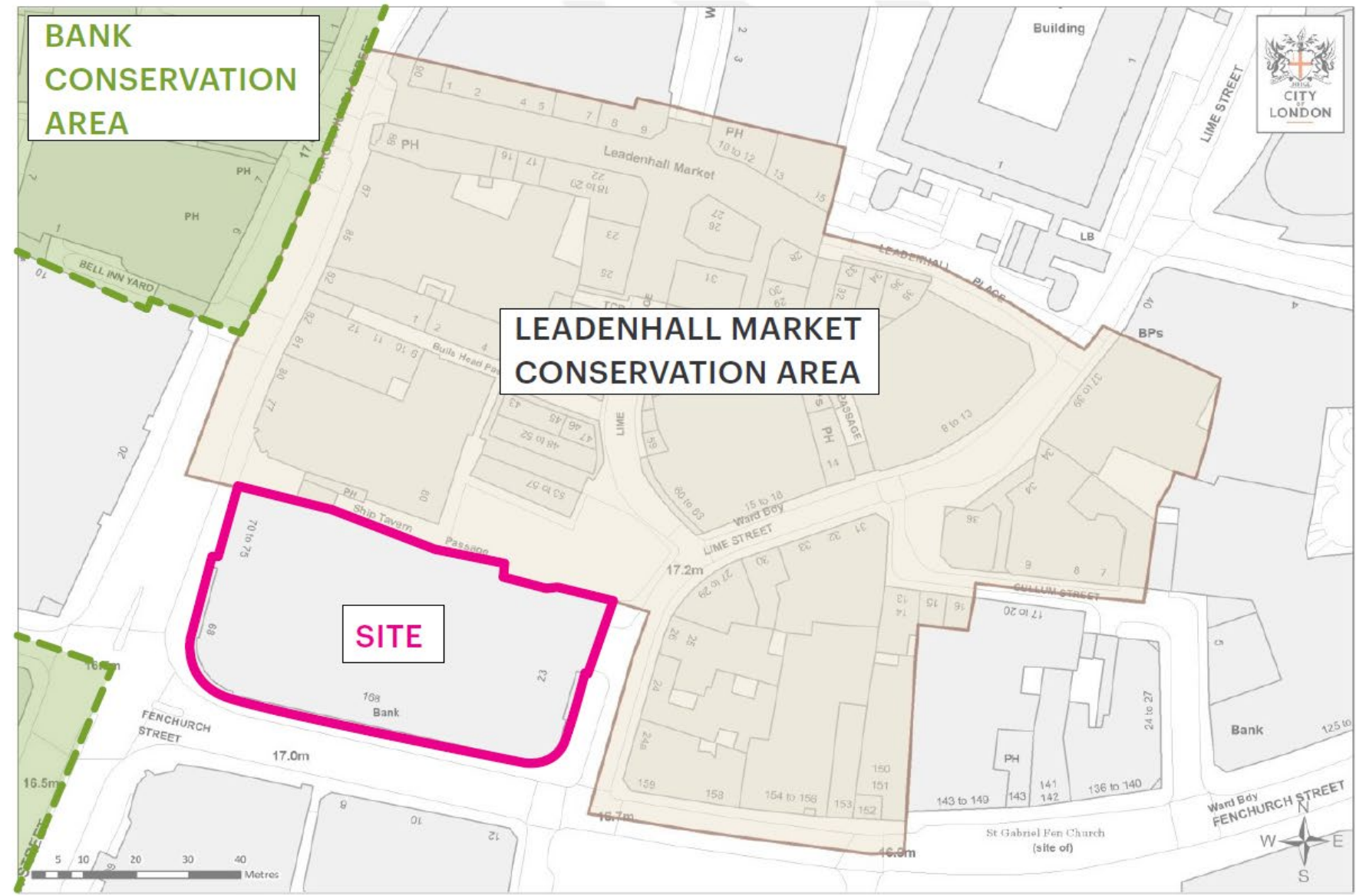
- Site
- City of London Boundary
- City Cluster Key Areas of Change: Regeneration Opportunity
- Visitor Hotspot
- Major Attraction
- City Landmark
- Current People Flow
- Increase Connectivity



The Wider Public Realm



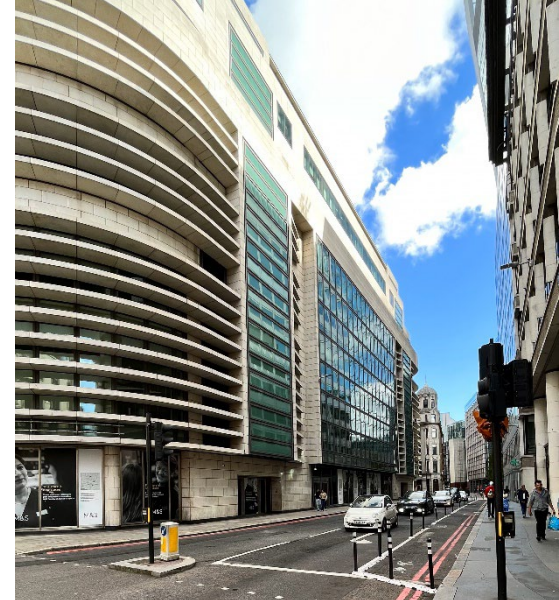
The entirety of the proposed building is outside of the Conservation Area, but the eastern footway of Lime Street, which is proposed for improvement works, lies within the Conservation Area. The Conservation Area also directly abuts the Site to the north (taking in Ship Tavern Passage and 21 Lime Street).



Leadenhall Market Conservation Area



The Existing 70 Gracechurch



Existing Context from Gracechurch Street



Existing Loading Bay facing Lime Street

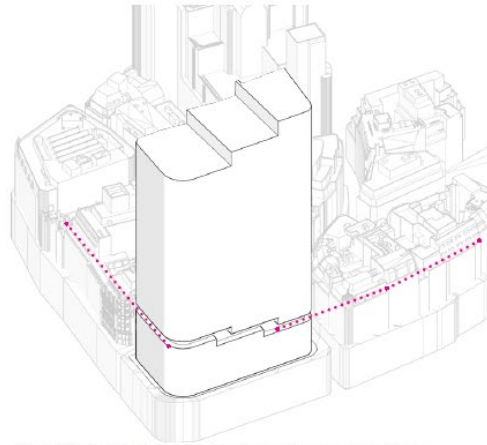


The Conservation Area and the Ship Tavern Passage

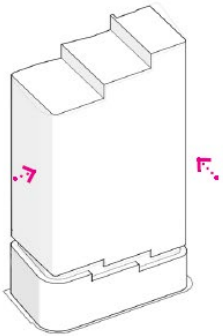
Previous Consent and Key Changes



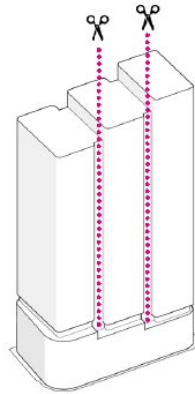
1. Vertical extrusion of site



2. Set up dialogue between podium and context



3. Set back tower faces



4. Break up tower volume



Previous Consent



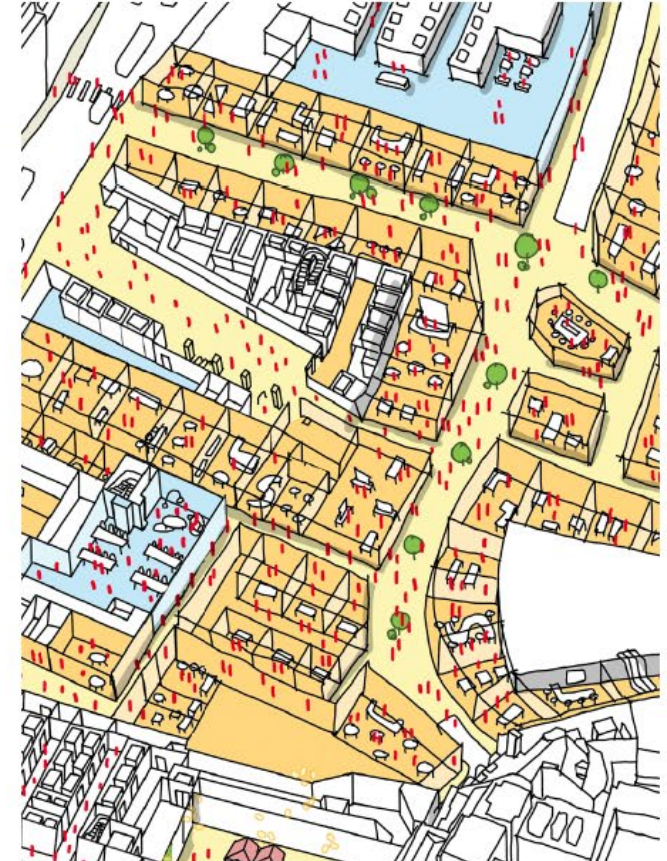
Carbon Saving

Retain and transform the existing structure



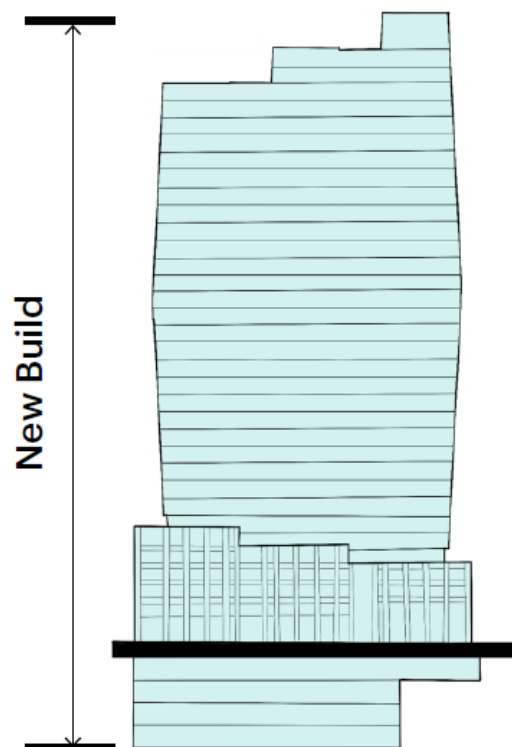
Evolving Context and Fleet Street Views

Respond to the changing City cluster from close and distant views



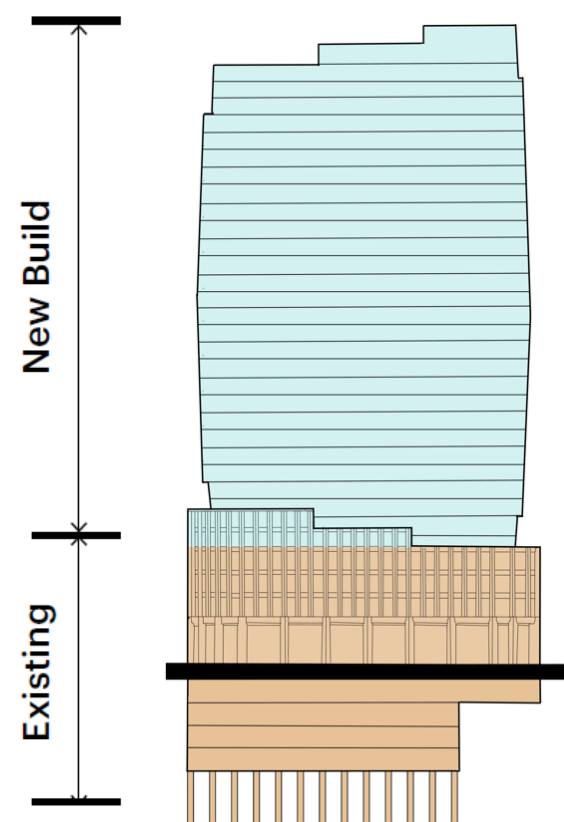
Leadenhall Market

Adapt the approach to the evolution of Leadenhall Market and the conservation area



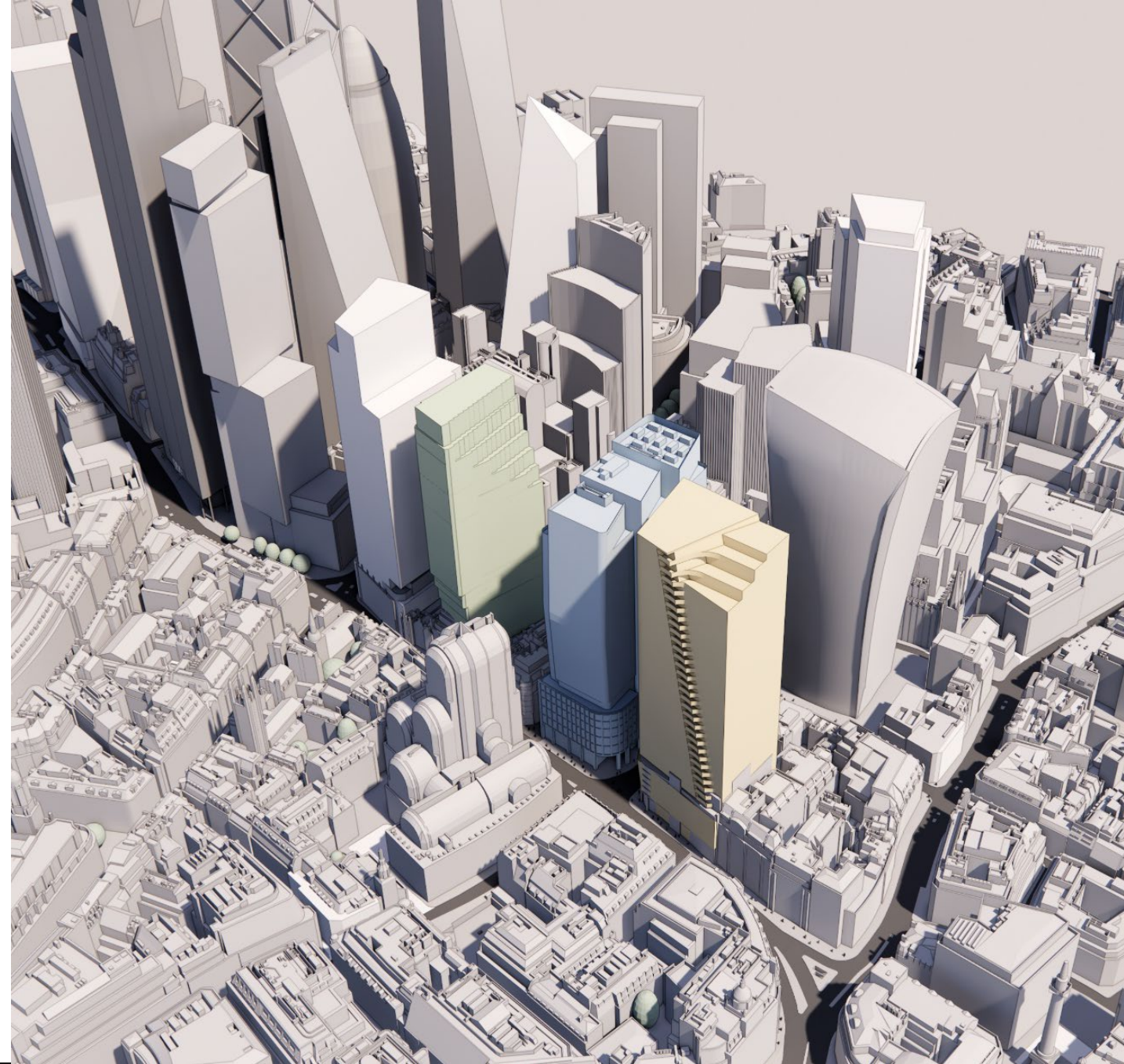
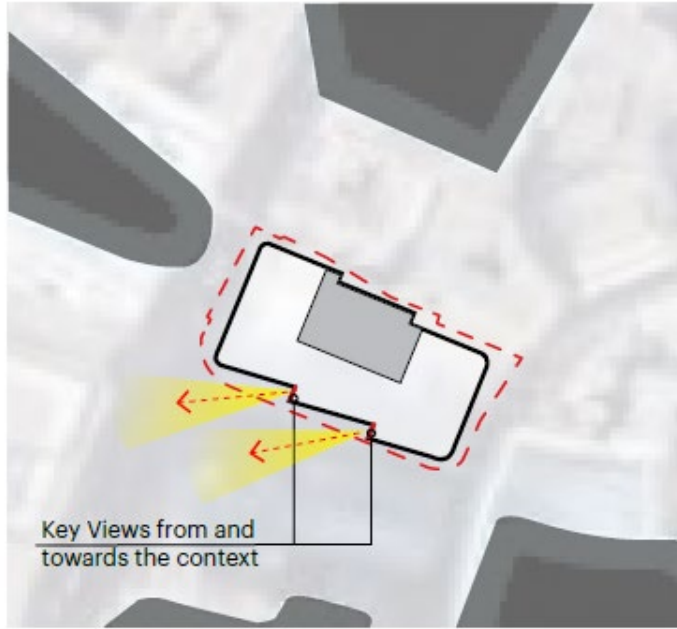
Previous Consent

- Comprehensive demolition.
- 32 Levels above ground.
- 4 Levels below ground.
- Basement walls retained.
- New large diameter piles

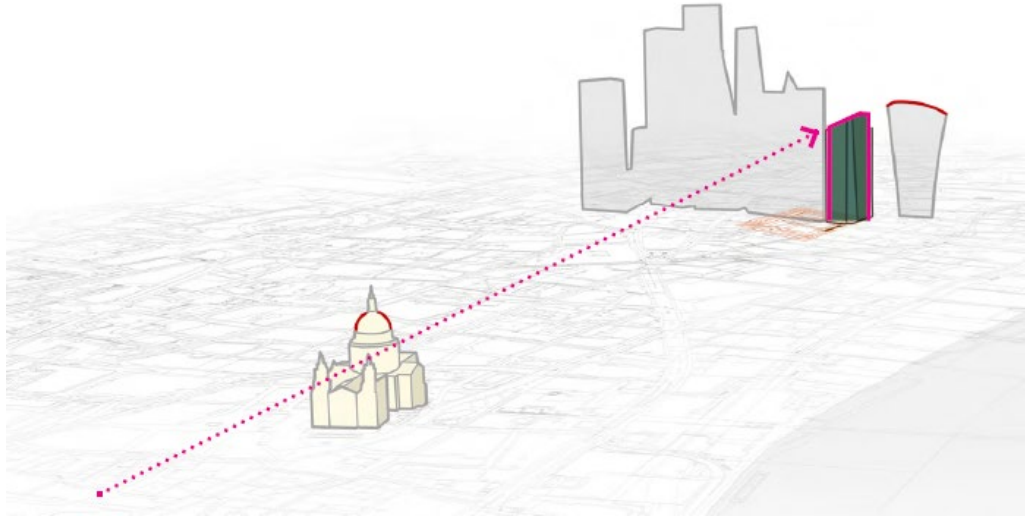


Proposed Scheme

- Retain as much of existing structure as possible.
- Simplification of podium form for greater retention of existing structure.
- No additional basement excavation.
- Maximise re-use / recycle materials.
- 32 Levels above ground.
- 3 Levels below ground.
- Martello Piling and new raft within existing basement box.



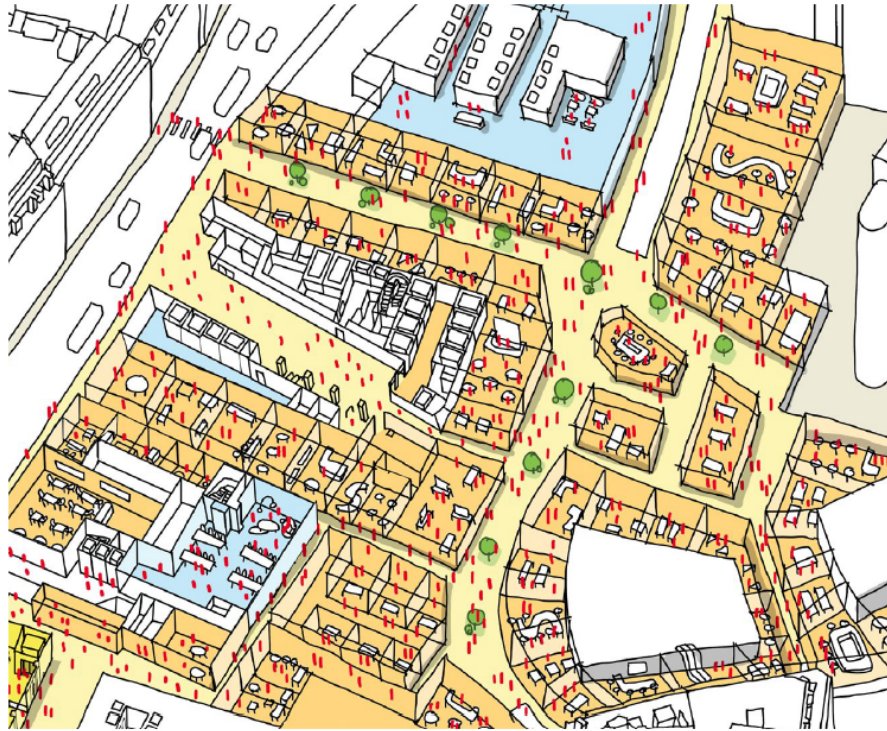
The Evolving Cluster: Improve Western Views



The proposed development is invisible in the kinetic sequence moving along the Fleet Street processional route

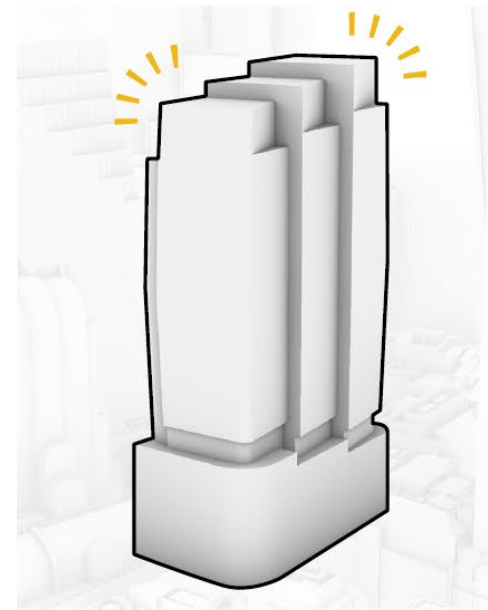
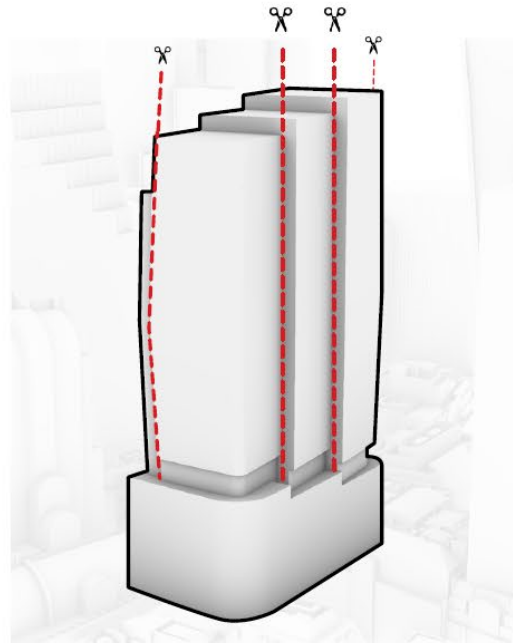
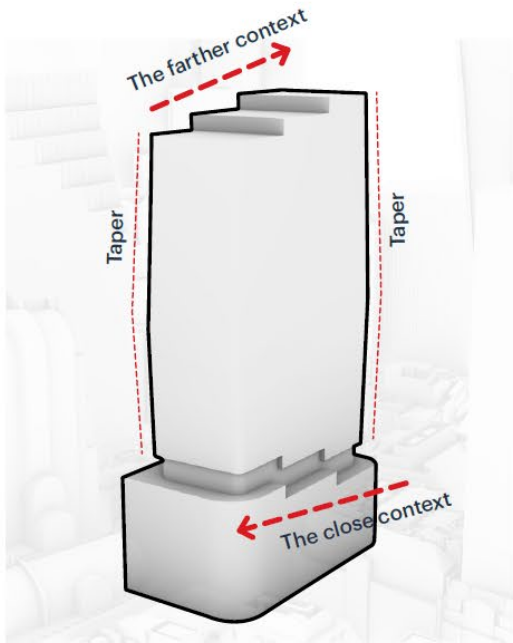
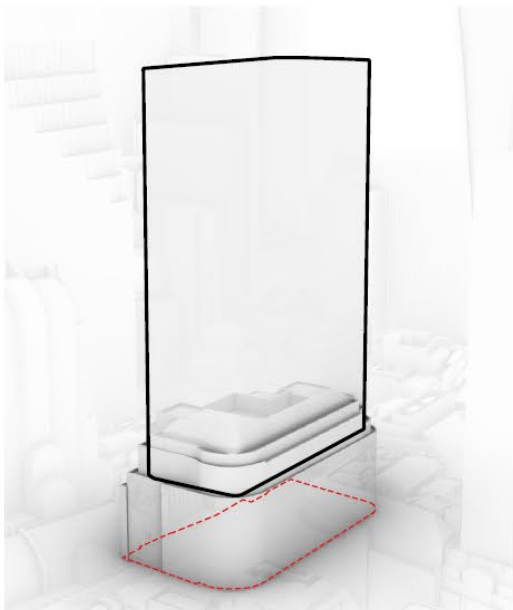


The Updated Fleet Street Envelope



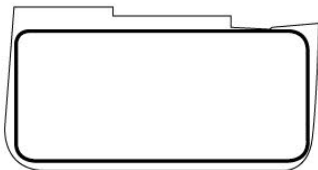
The Evolving Leadenhall Market

Current Proposal



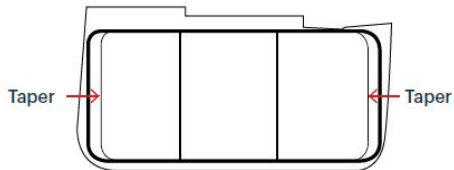
Podium and Tower

Transform the Existing 70



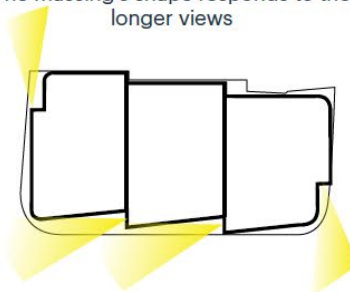
Respond to the Context

Dialogue with the low rise fabric and presence in the sky



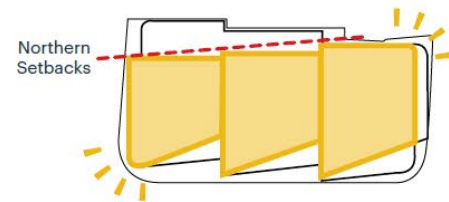
Articulation and Views

The massing's shape responds to the longer views



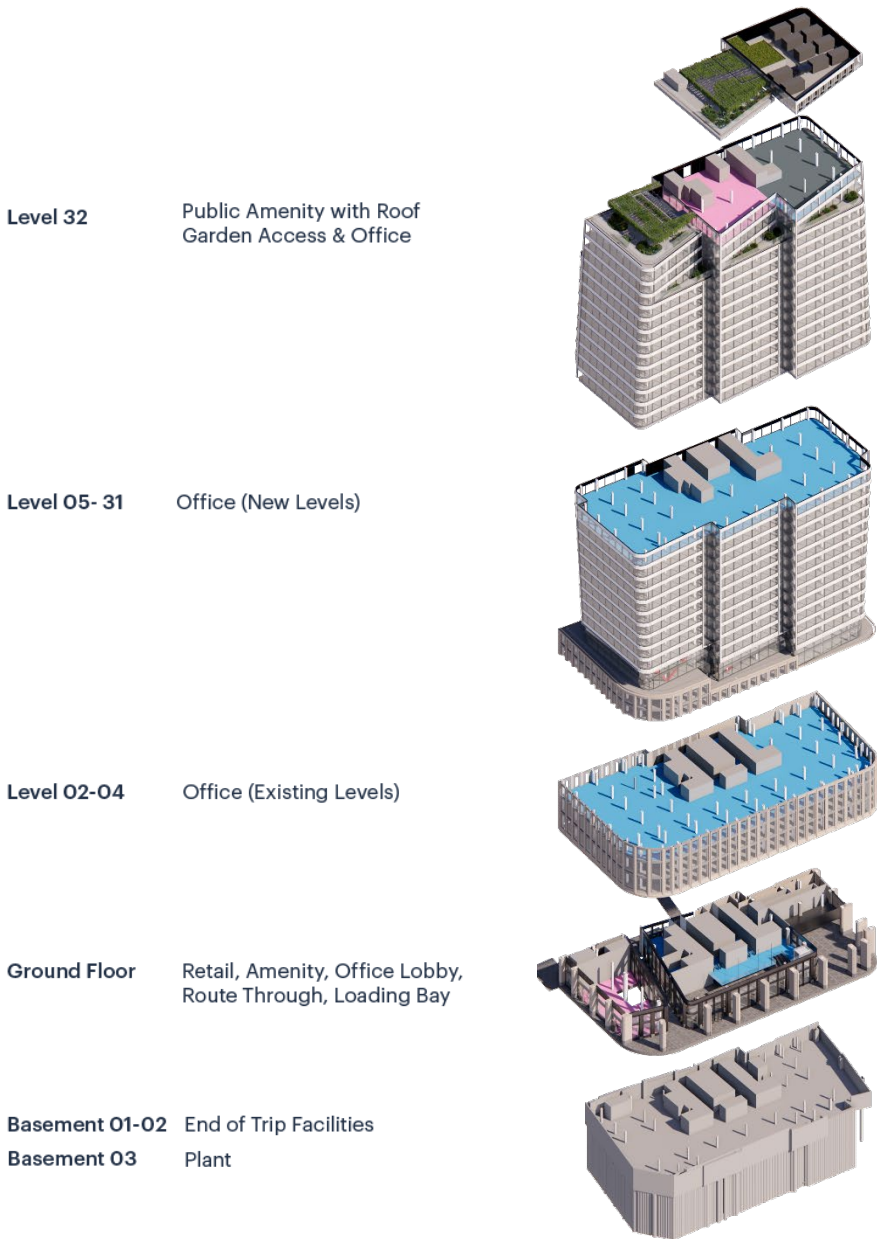
Invisibility from Fleet Street

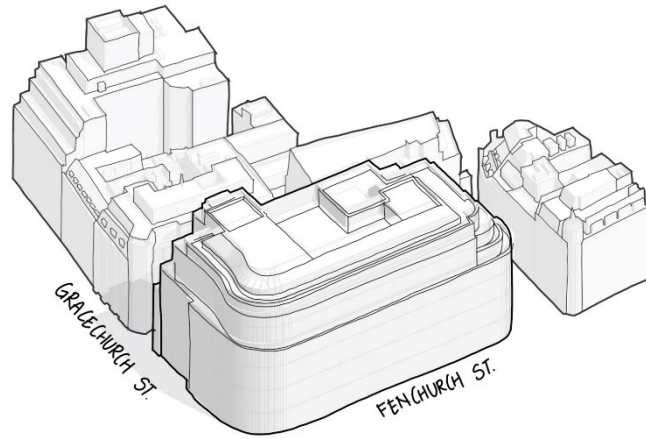
The distinct expression of the building's crown hides the building from Fleet Street



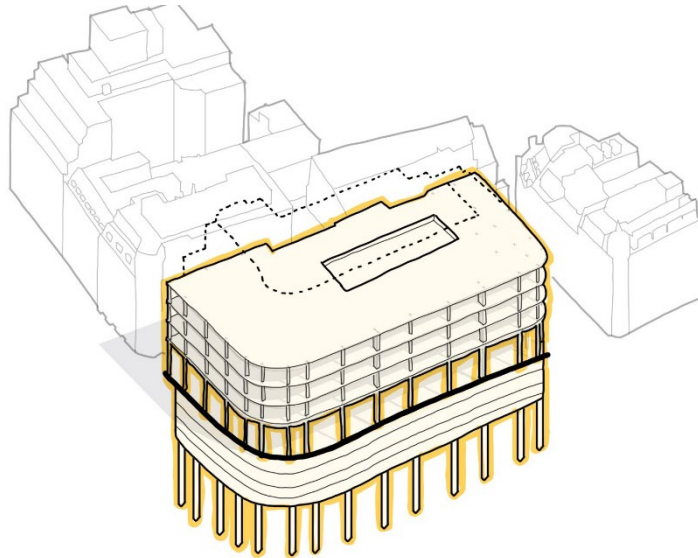


The Proposed 70 Gracechurch

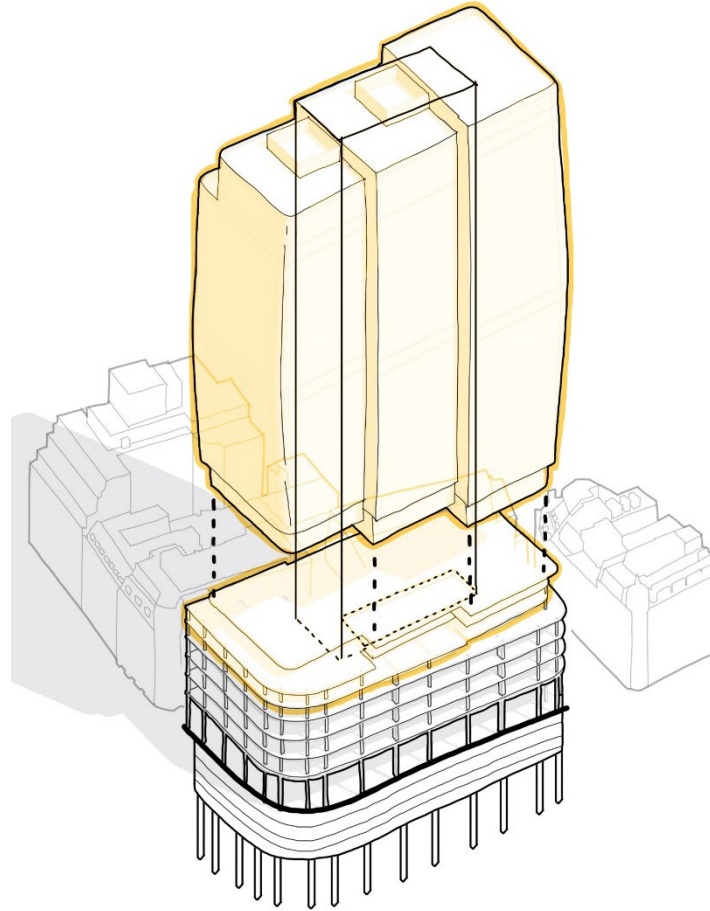




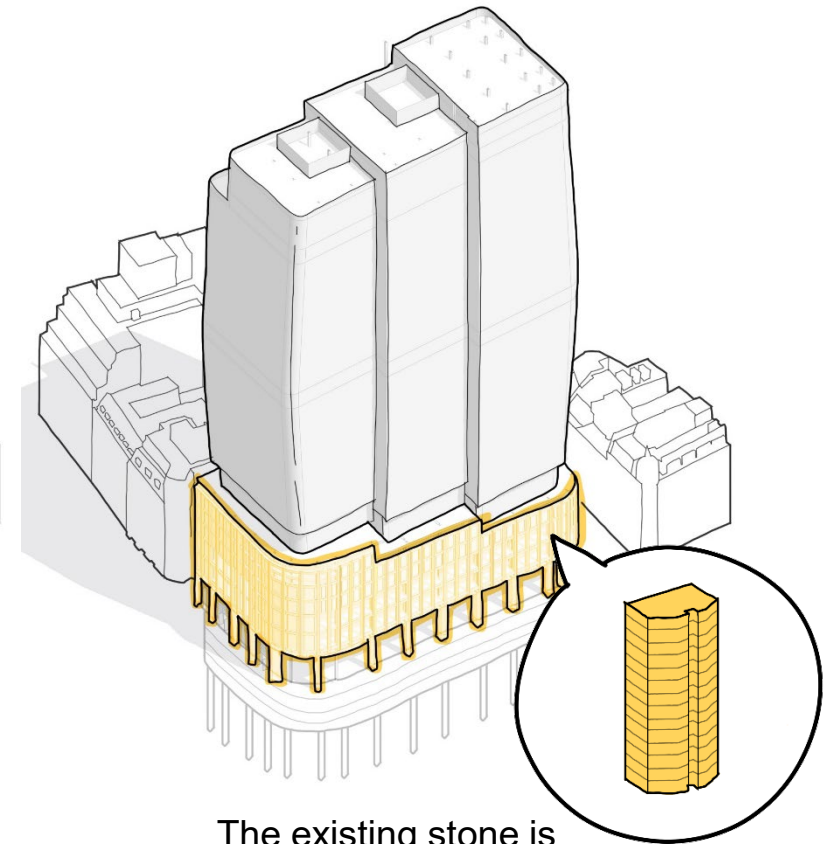
The Existing 70 Gracechurch



~60% of existing
structure is
retained

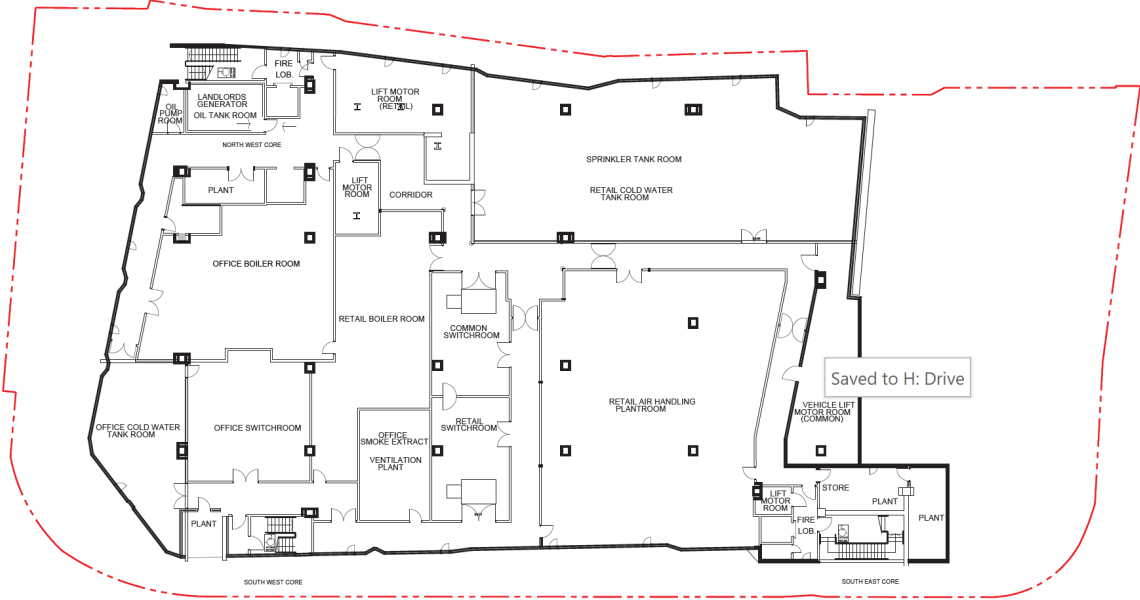


Tower core and structure are
located to optimise the interface
with the existing structure

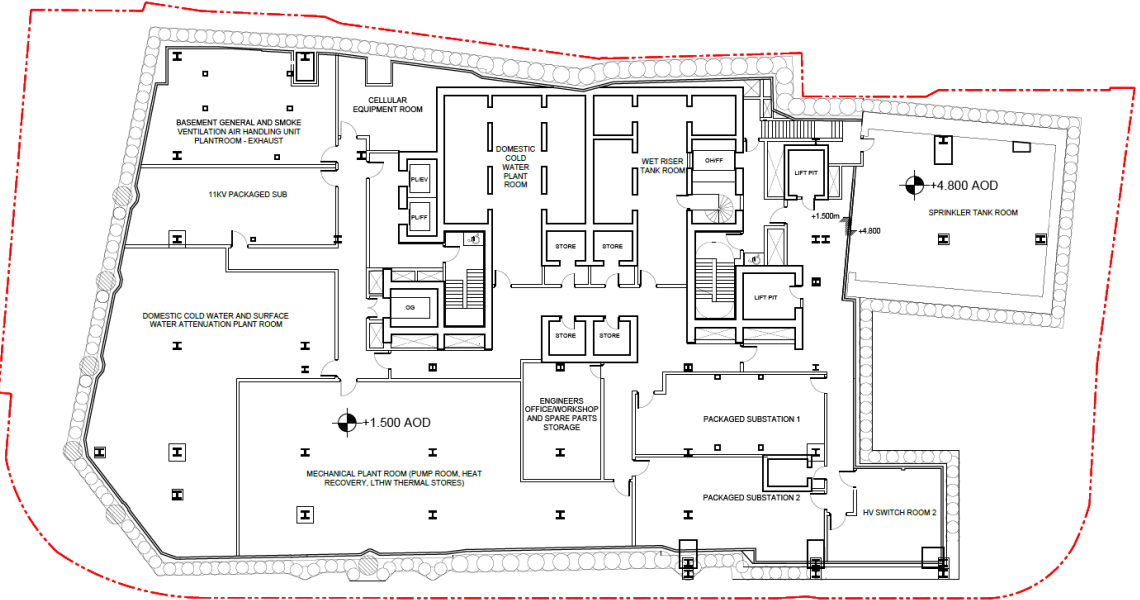


The existing stone is
reclaimed and repurposed
for the new podium facade

A Transformative Project



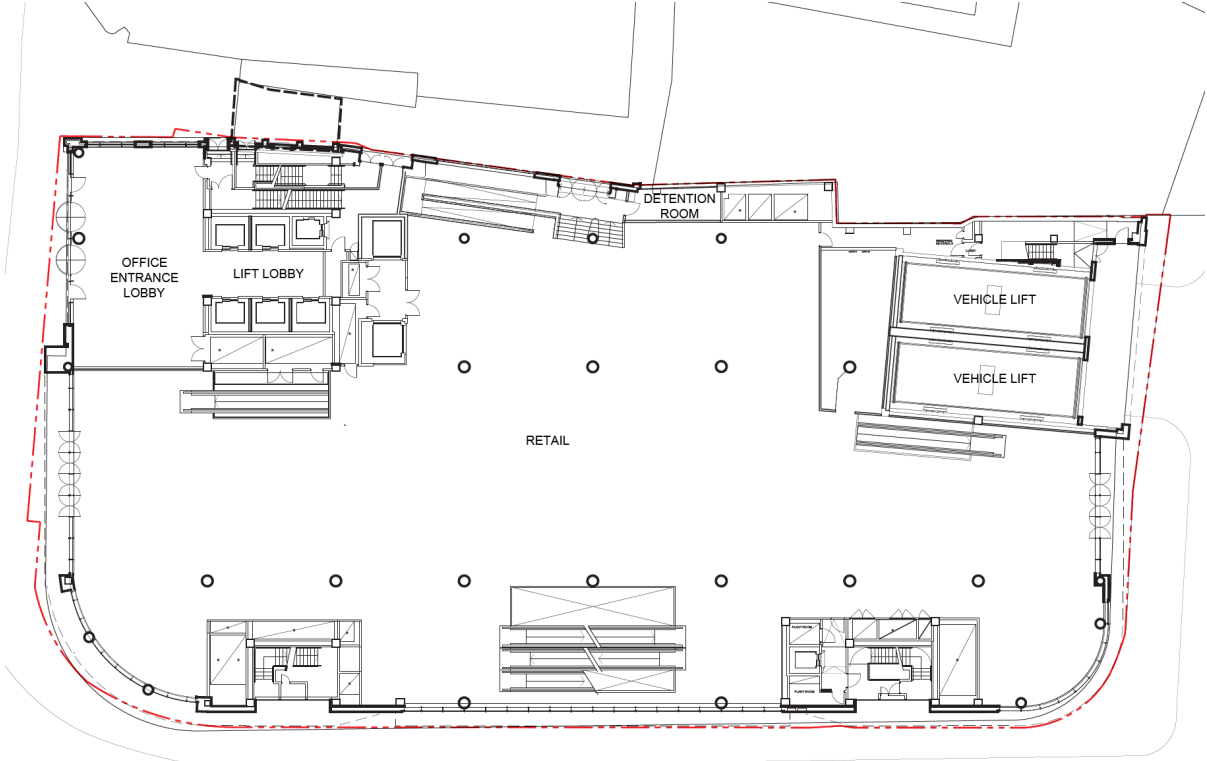
Existing



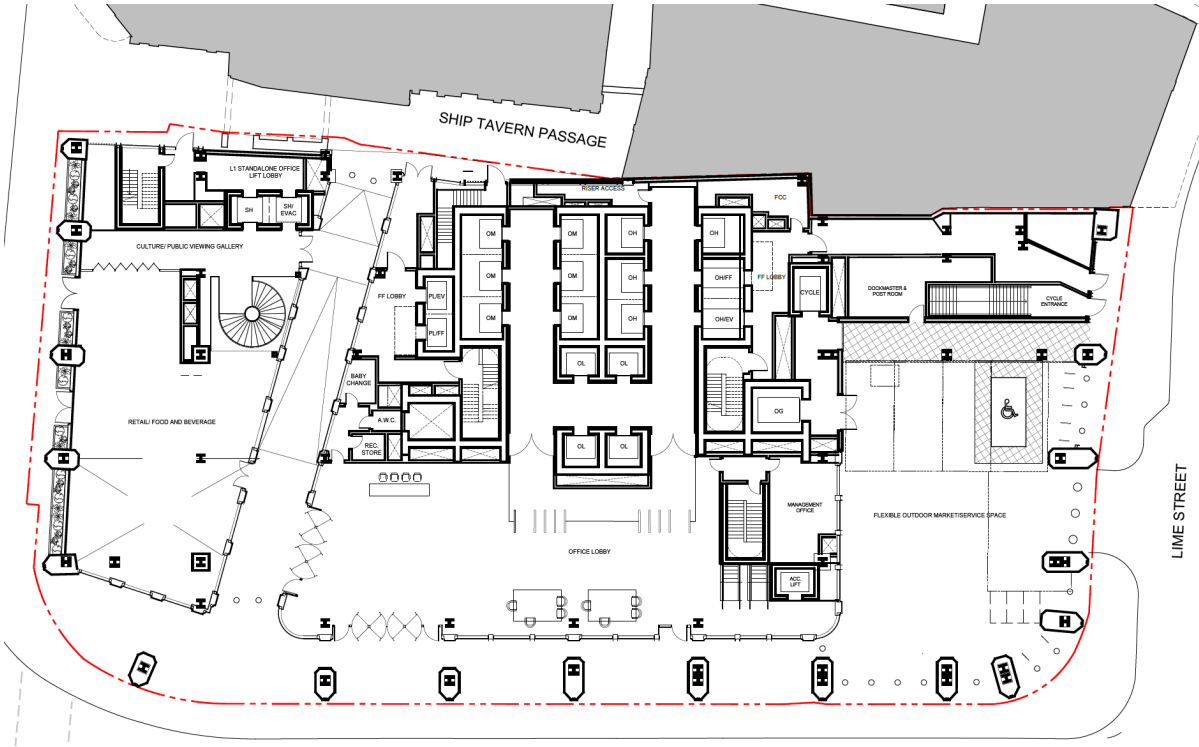
Proposed







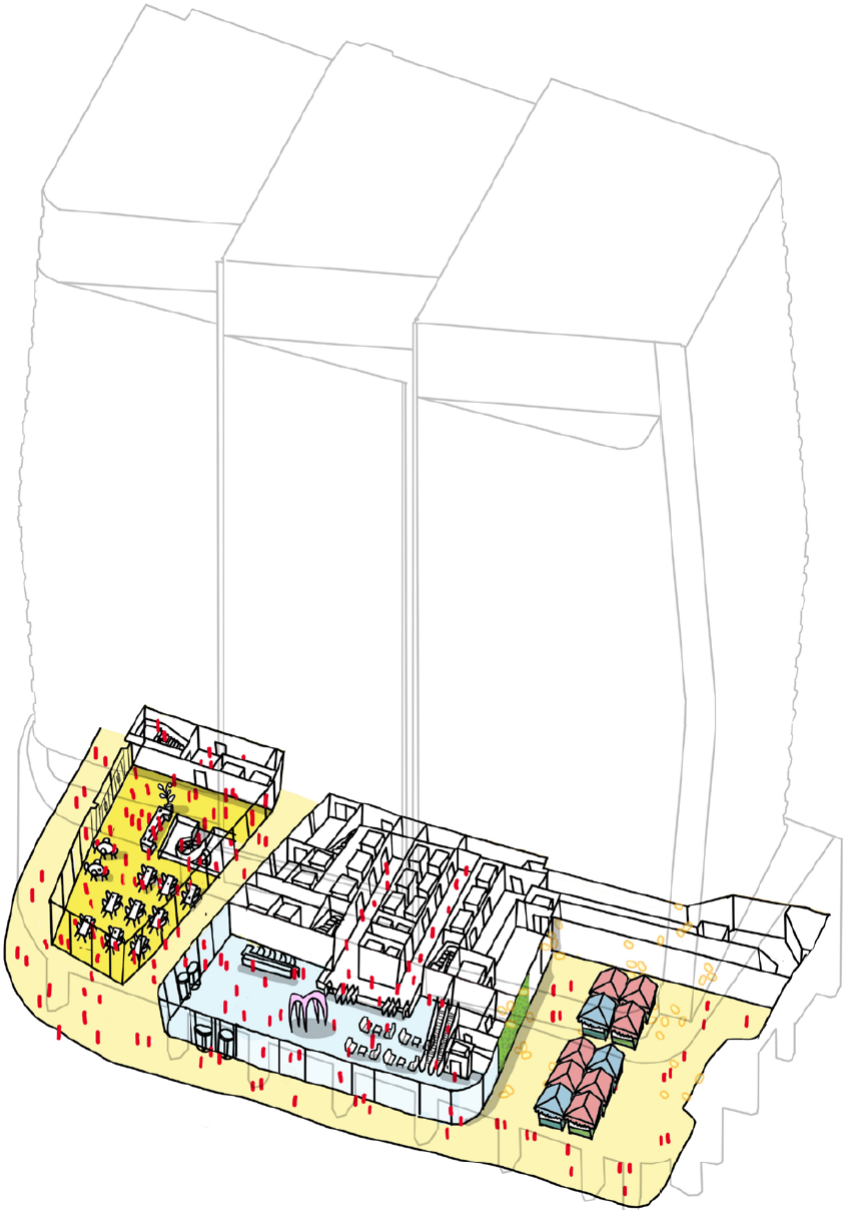
Existing



Proposed



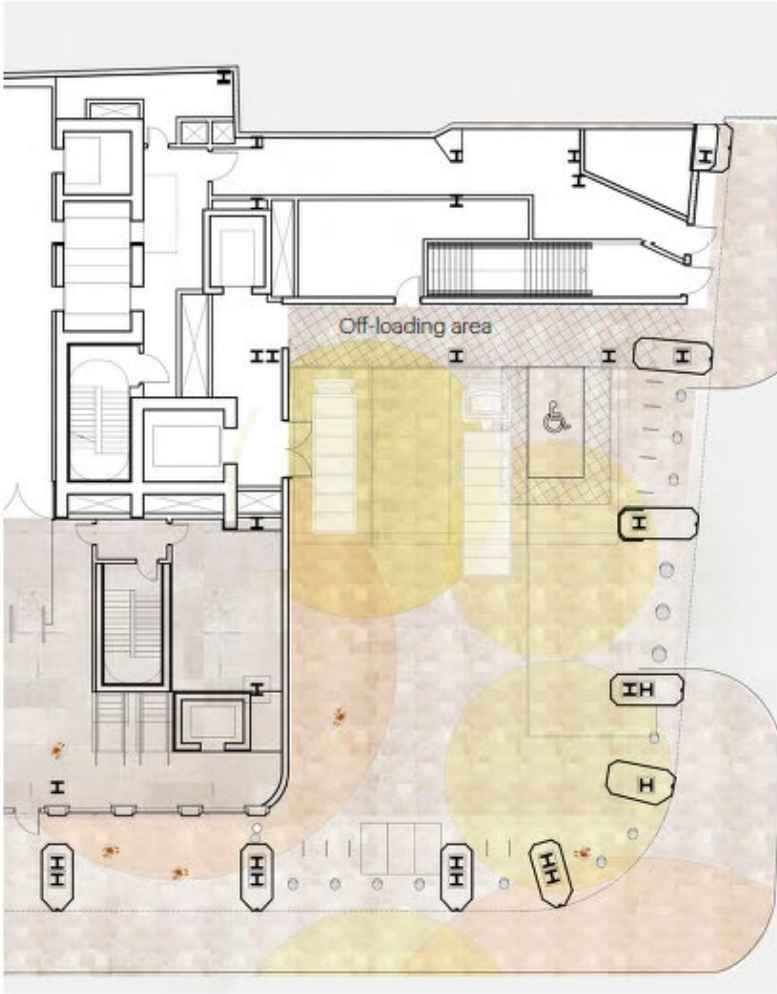
The Public Route Through



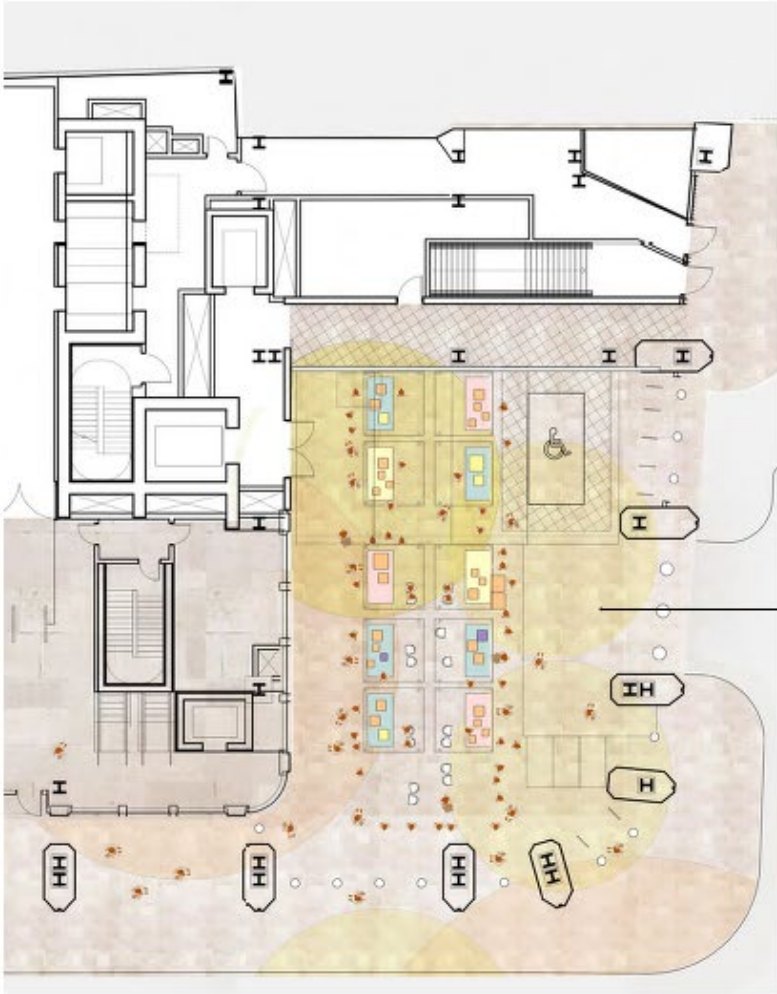
The Proposed Ground Floor



Loading Bay



Pop-up Market



Accessible parking kept clear at all time

Ground Floor - Loading Bay Transformation into Pop-up Market

- The servicing is at grade and off-street, using 4 loading bays to the south-east corner of the site.
- It takes place at night, while the space is open as public realm during the day.
- This allows for the dual use of the space, whereby it acts as a 'pop-up market' during the day, but is used for servicing at night when the market is not in place.
- It is proposed to undertake the majority of the delivery and servicing activity from 22:00-06:00.



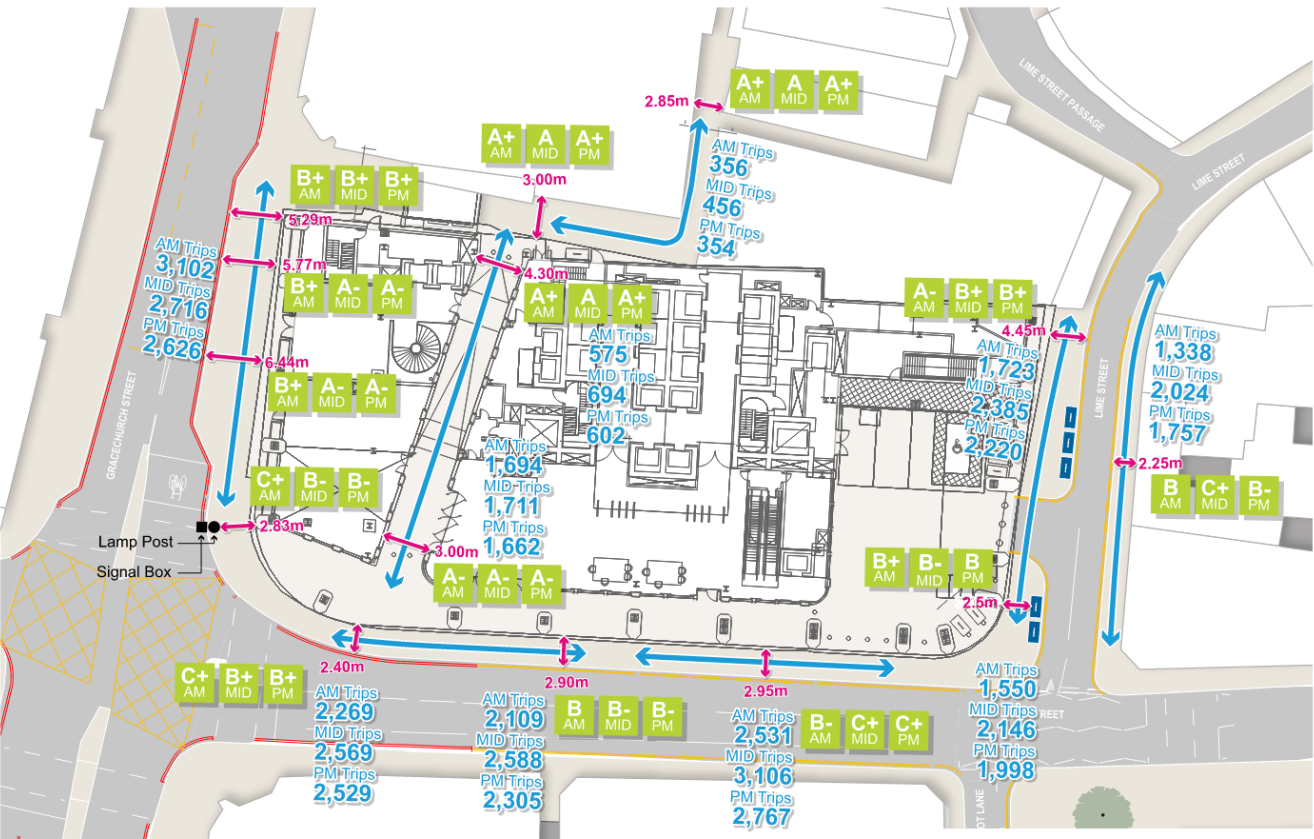
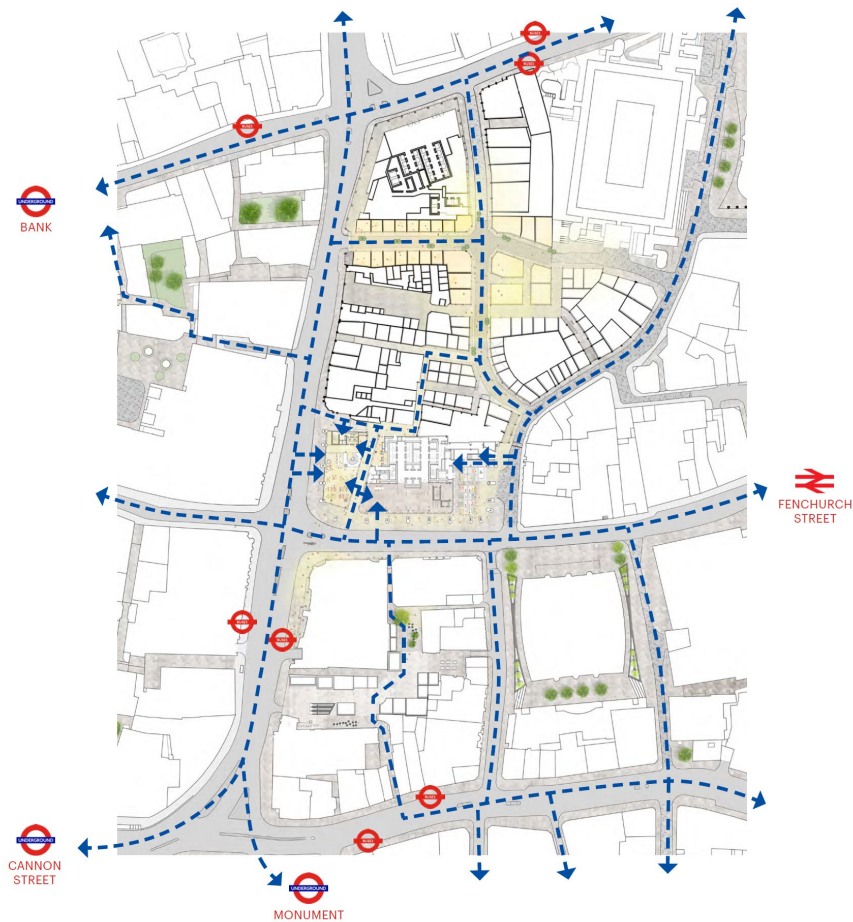
- Key
- Cycle Lift
 - Cycle Stair
 - Cycle Store
 - Cycle Route



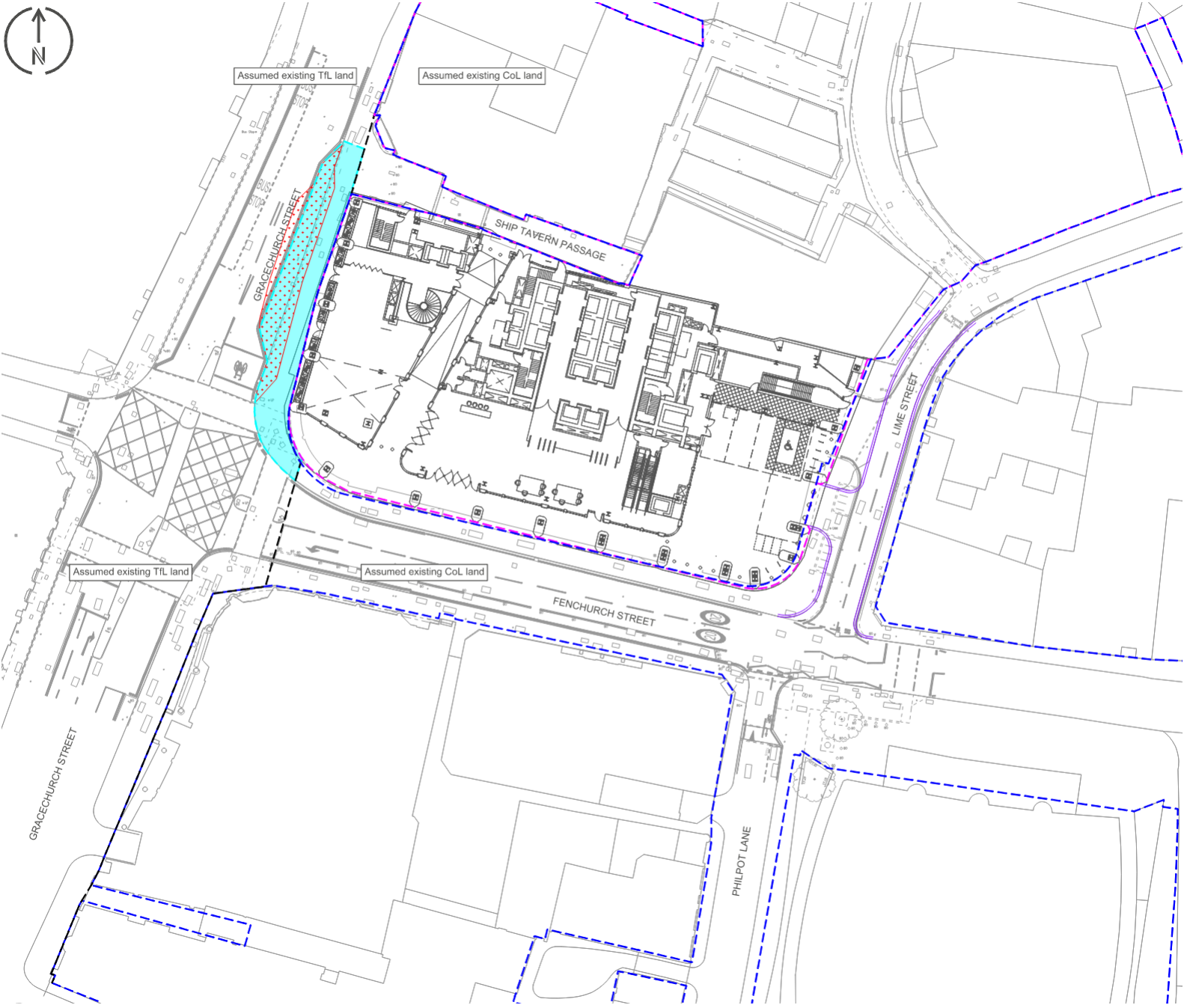
Ground Floor Plan



Cycle Access



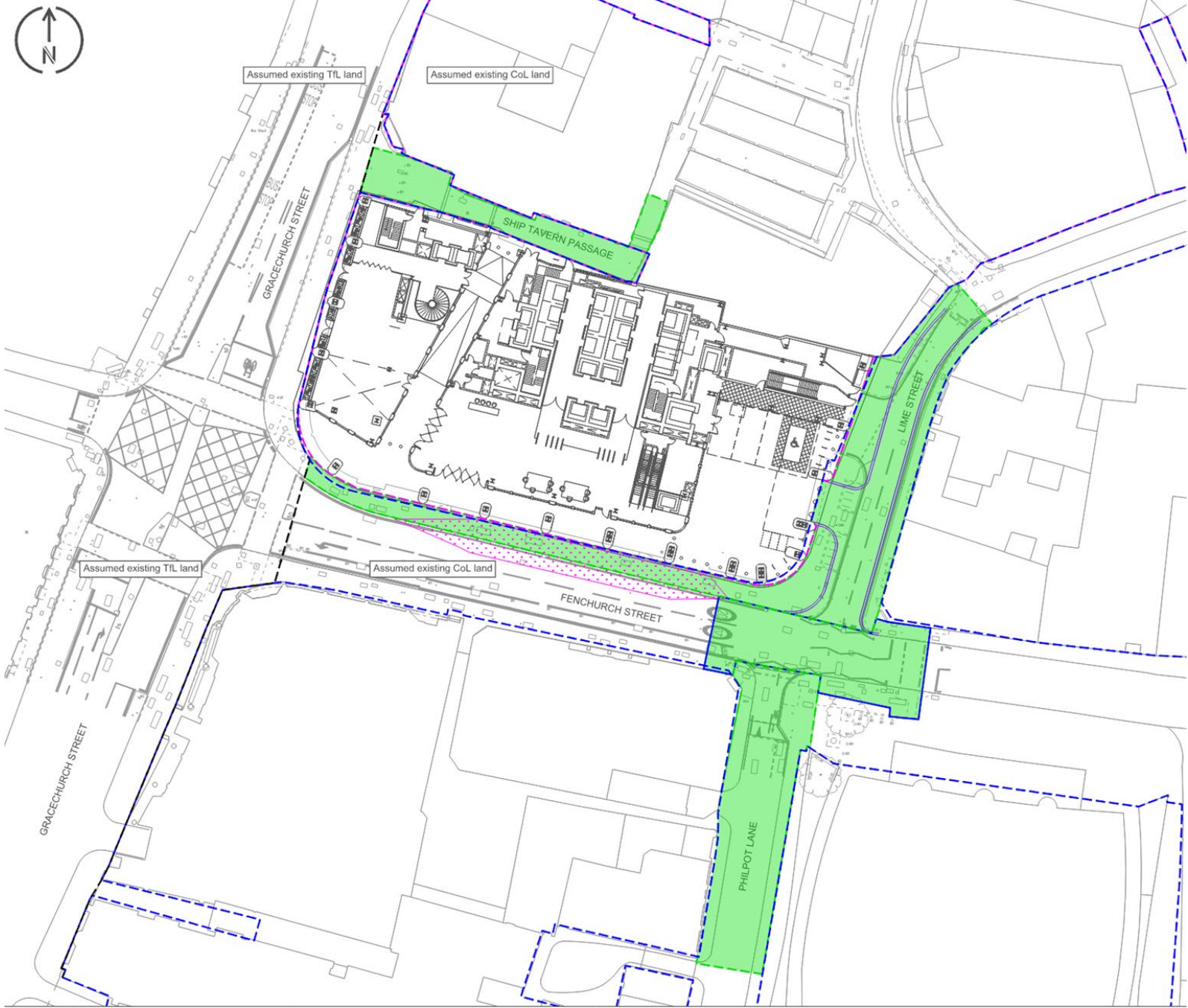
Site Wide Connectivity and PCL Assessment



KEY

- Architectural layout
- Proposed kerb
- - - Assumed existing CoL highway boundary
- - - Assumed existing TfL highway boundary
- - - Proposed highway boundary
- Highway works within TfL boundary = 251.21 m²
- Construction Phase works associated with facilitating vehicle pit lane. Subject to agreement with TfL

S278 Scope (TfL)



KEY

- Architectural layout
- Proposed kerb
- Assumed existing CoL highway boundary
- Assumed existing TfL highway boundary
- Proposed highway boundary
- Highway works within CoL boundary = 1704.40 m²
- Indicative area for potential pedestrian crossing improvements and subject to further consideration
- Construction Phase works associated with facilitating vehicle pit lane. Subject to agreement with CoL



Previous Consent

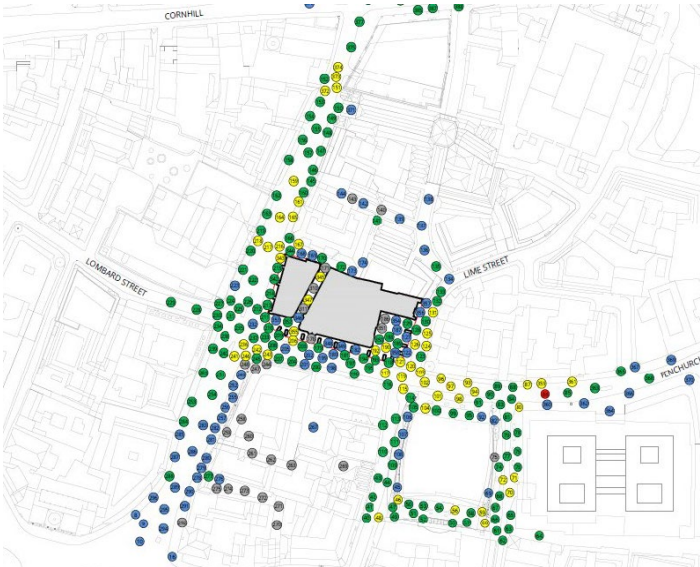
The consented scheme required off-site mitigation through new trees on Philpot Land and Rood Lane.

Proposed

The proposed scheme does not require any off-site mitigation and the revised design improves wind conditions on-site and in its surroundings.



Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 1: Existing Site with Existing Surrounding Buildings
Windiest Season



Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 3: Proposed Development with Existing Surrounding Buildings
Windiest Season



Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 6: Proposed Development with Existing Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures
Windiest Season



Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 7: Proposed Development with Consented Cumulative Schemes, Proposed Landscaping and Wind Mitigation Measures
Windiest Season








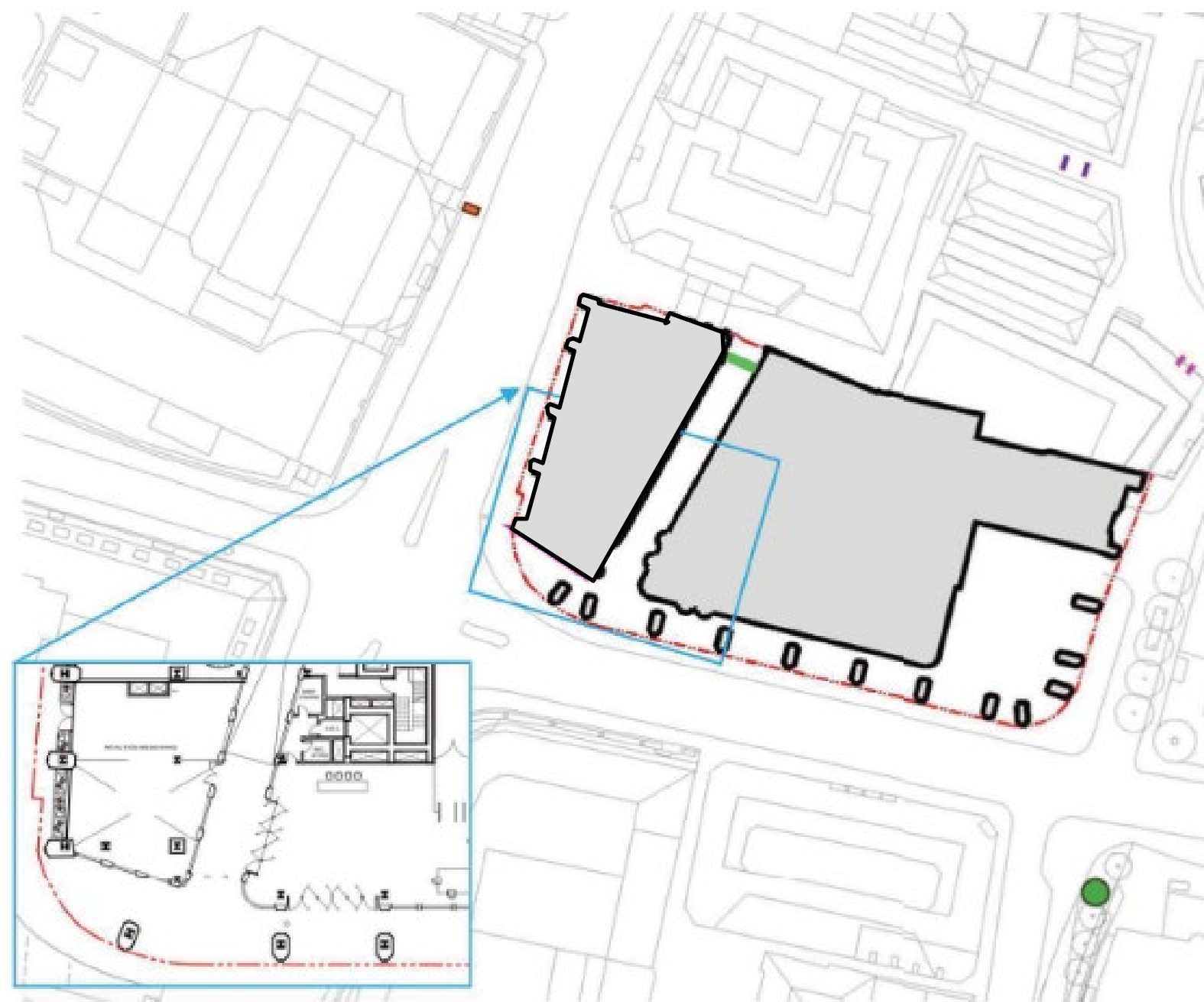
Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 7: Proposed Development with Consented Cumulative Schemes, Proposed Landscaping and Wind Mitigation Measures
Summer Season



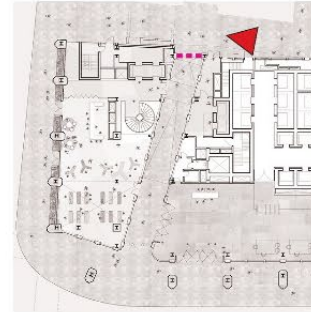
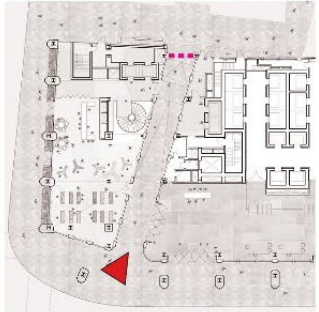
Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 8: Proposed Development with Consented and Non-consented Cumulative Schemes, Proposed Landscaping and Wind Mitigation Measures
Summer Season

- CITY OF LONDON COMFORT CATEGORIES:**
- Frequent Sitting ————
 - Occasional Sitting ————
 - Standing ————
 - Walking ————
 - Uncomfortable and/ or Unsafe ————

-  **Possible Mitigation**
 - 1m wide 2m tall solid temporary screen at bus stop
-  3m tall baffle across northern entrance roof
-  Tree included off-site (previously planted but recently removed)
- Permanent Mitigation**
 -  Existing movable screens (1m tall and solid)
 -  Added movable screens (1m tall and solid)



Potential On-Site Wind Mitigation



Potential mitigation strategies focus on diffusing the wind, as space constraints to the south limit other options. A proposed solution includes a 3m tall wind baffle at the northern end of the walkway soffit, inspired by 22 Bishopsgate. This baffle not only mitigates wind but also serves as a potential platform for artwork and public signage.



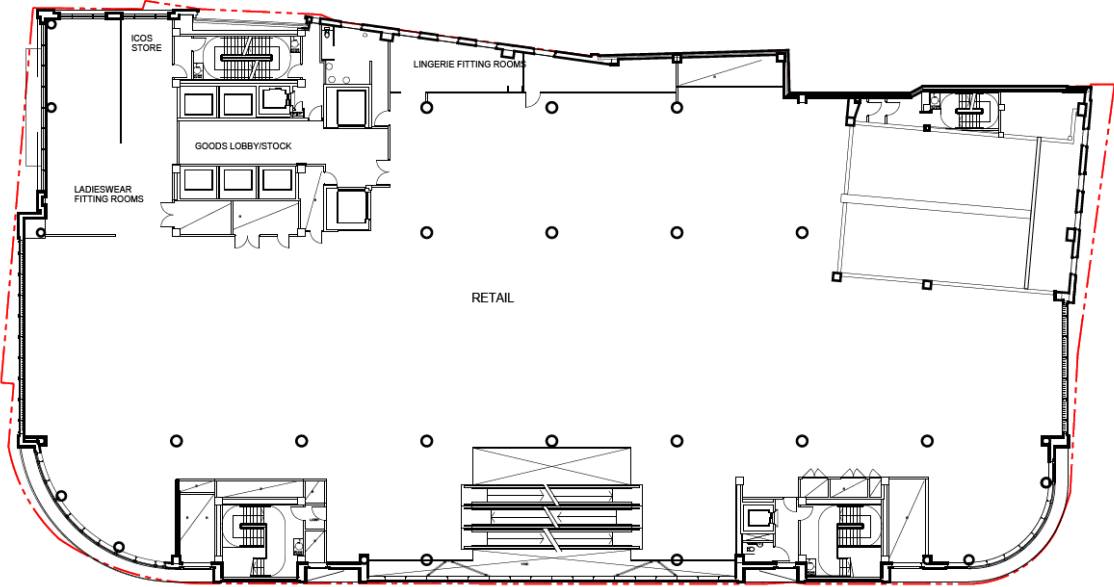
Wind baffle spanning between the facade piers, doubling up as the amenity signage.



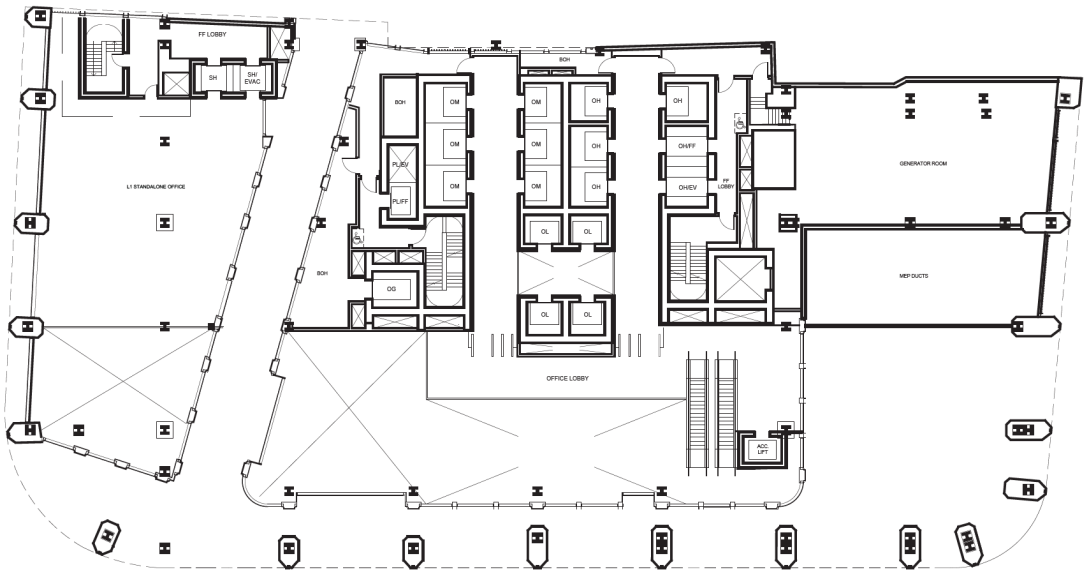
Potential On-Site Wind Mitigation



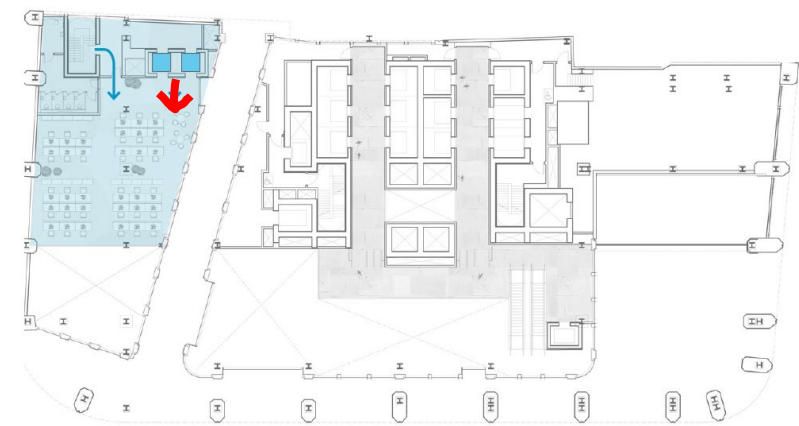
The Proposed Podium in Context



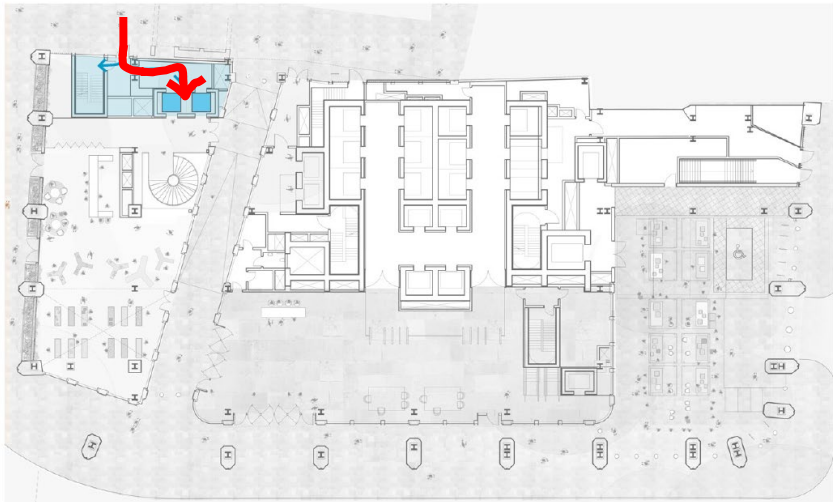
Existing



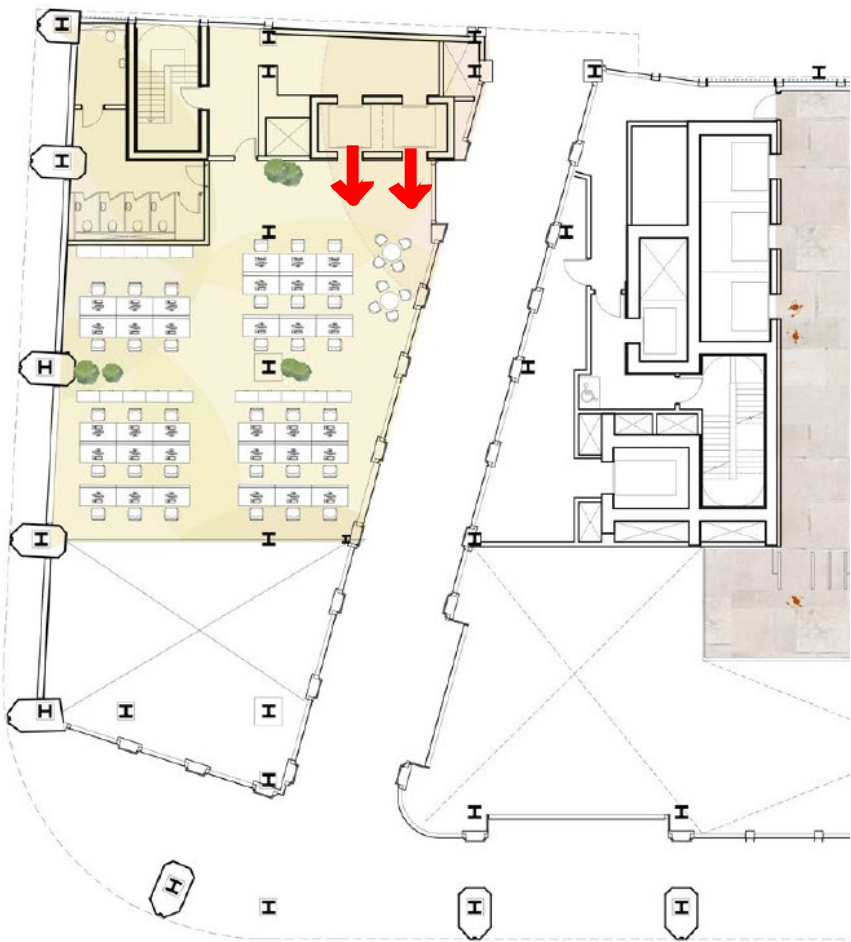
Proposed

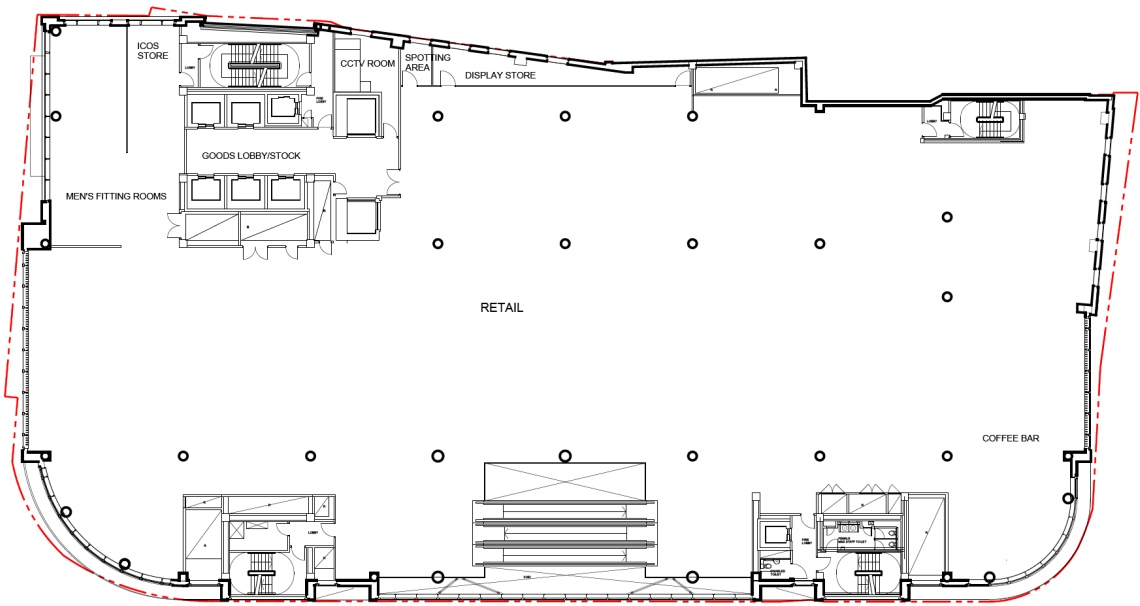


Level 1

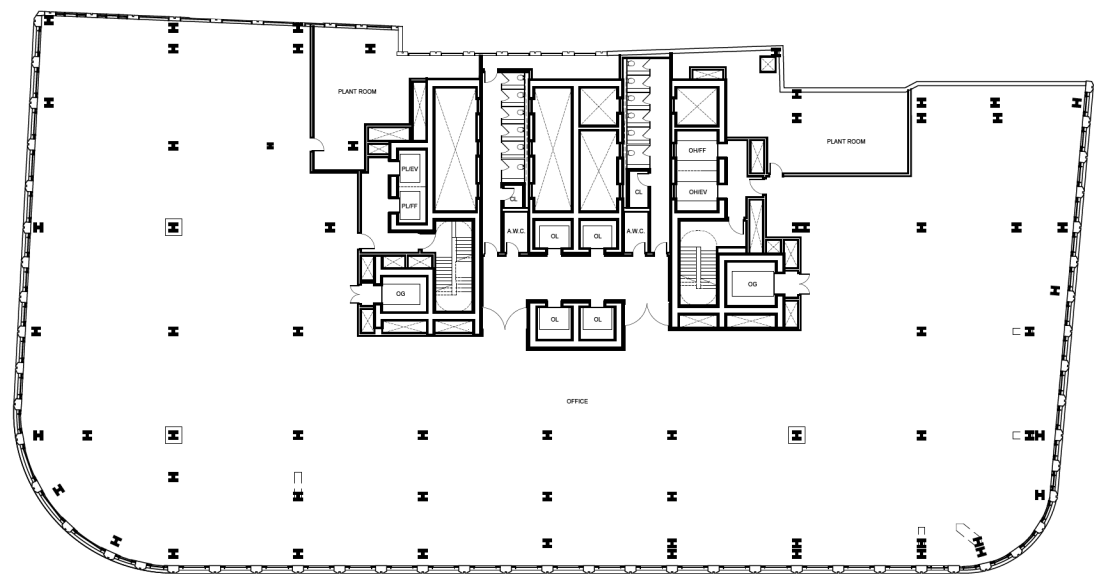


Ground Floor

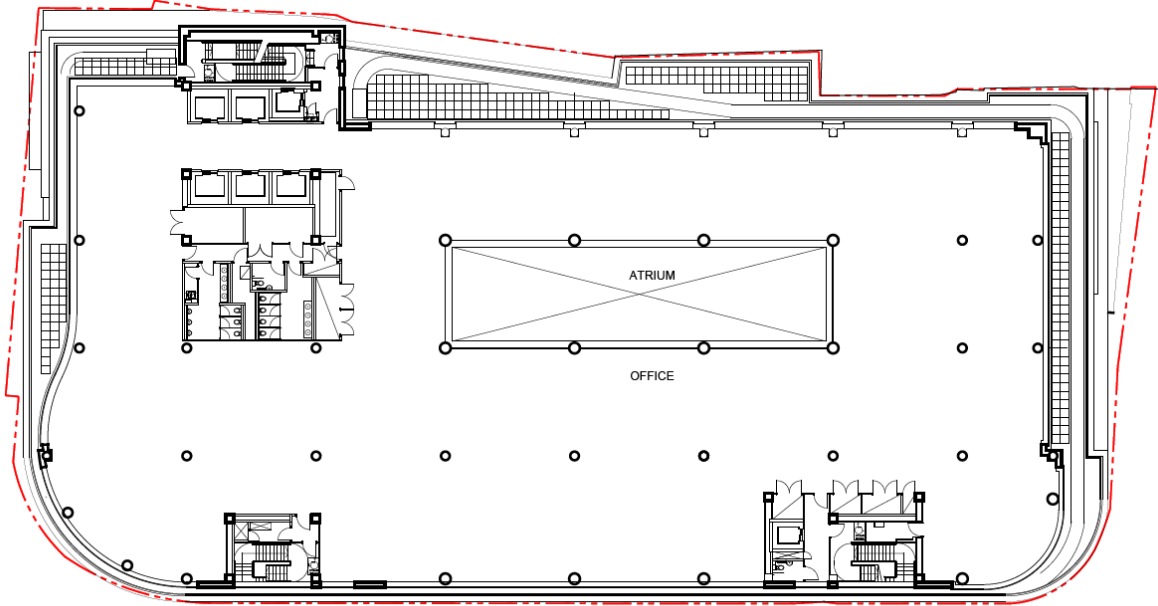




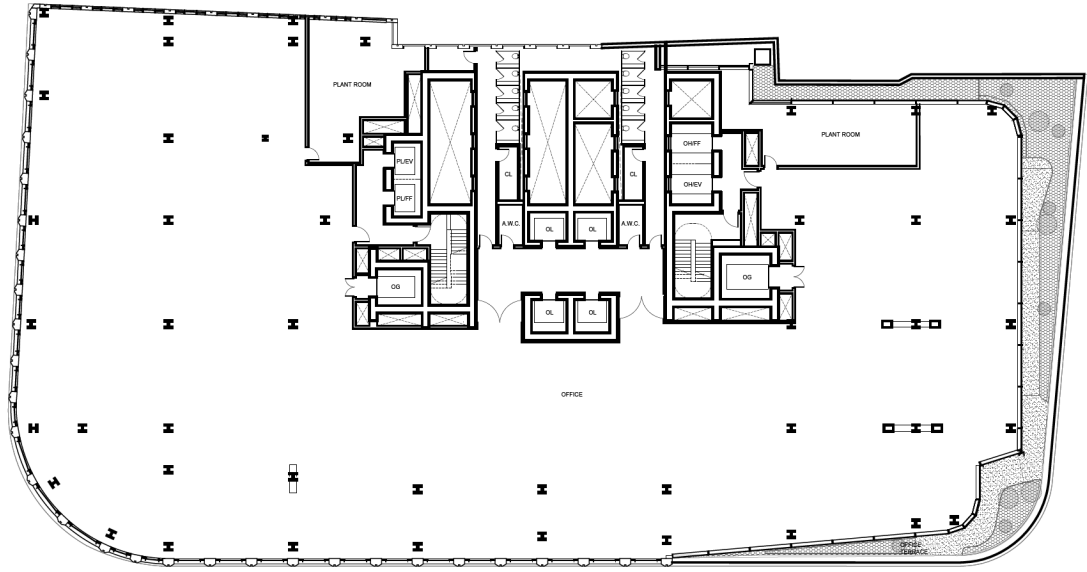
Existing



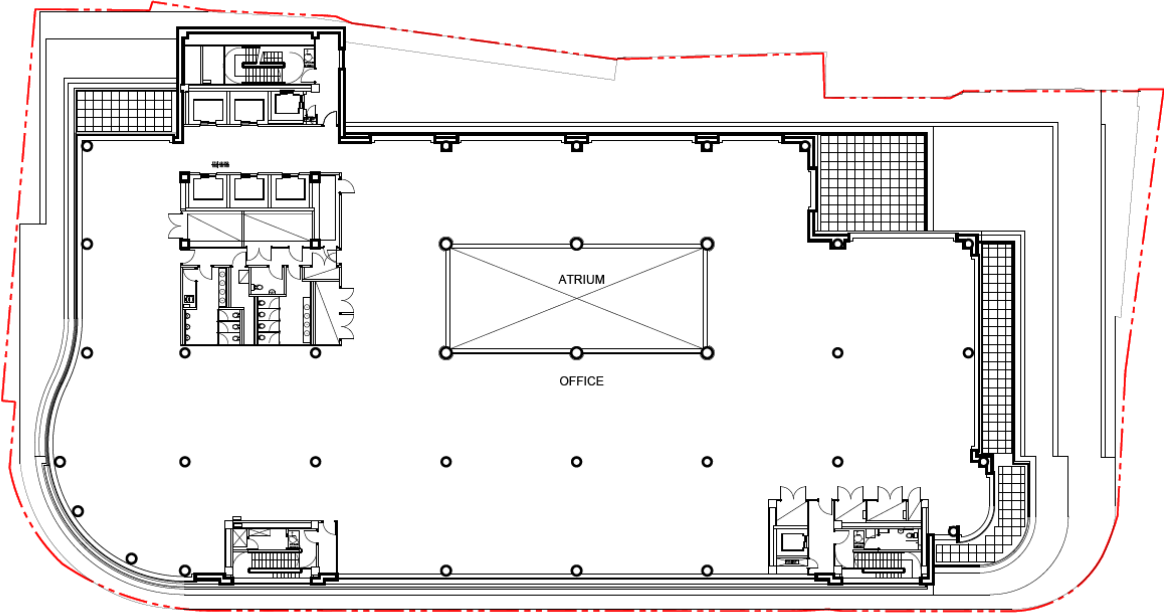
Proposed



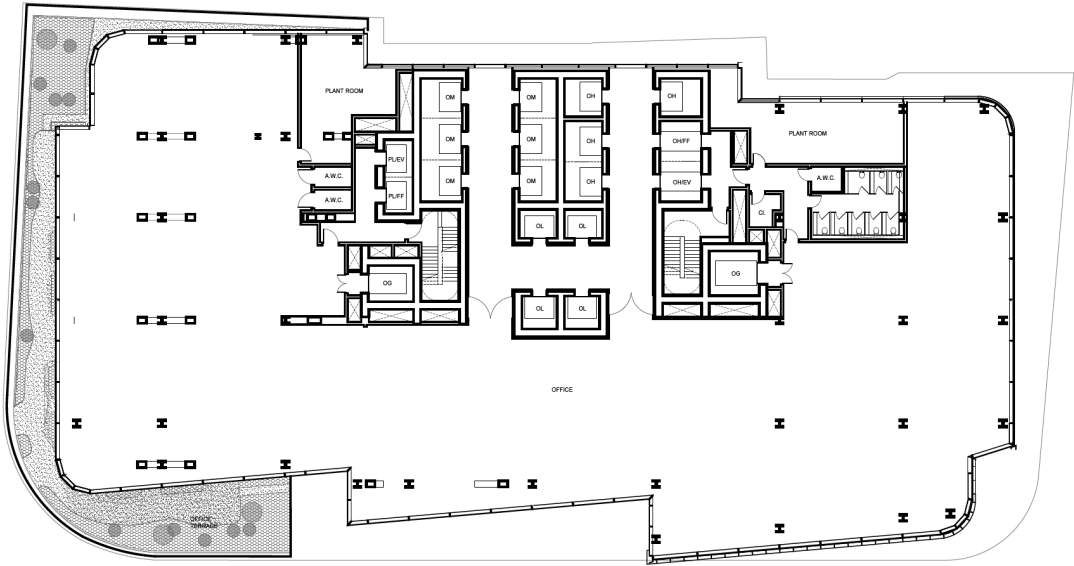
Existing



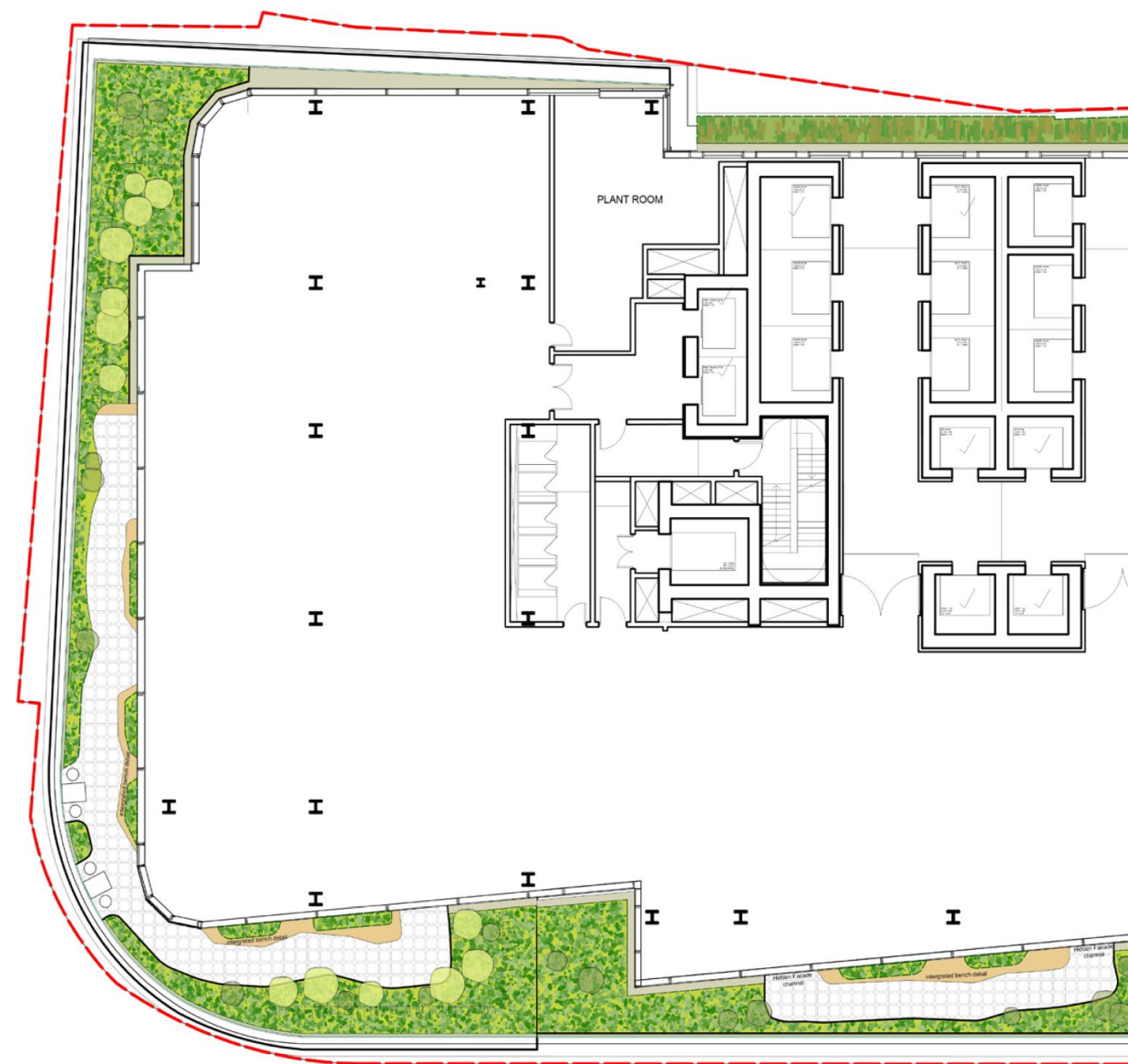
Proposed



Existing



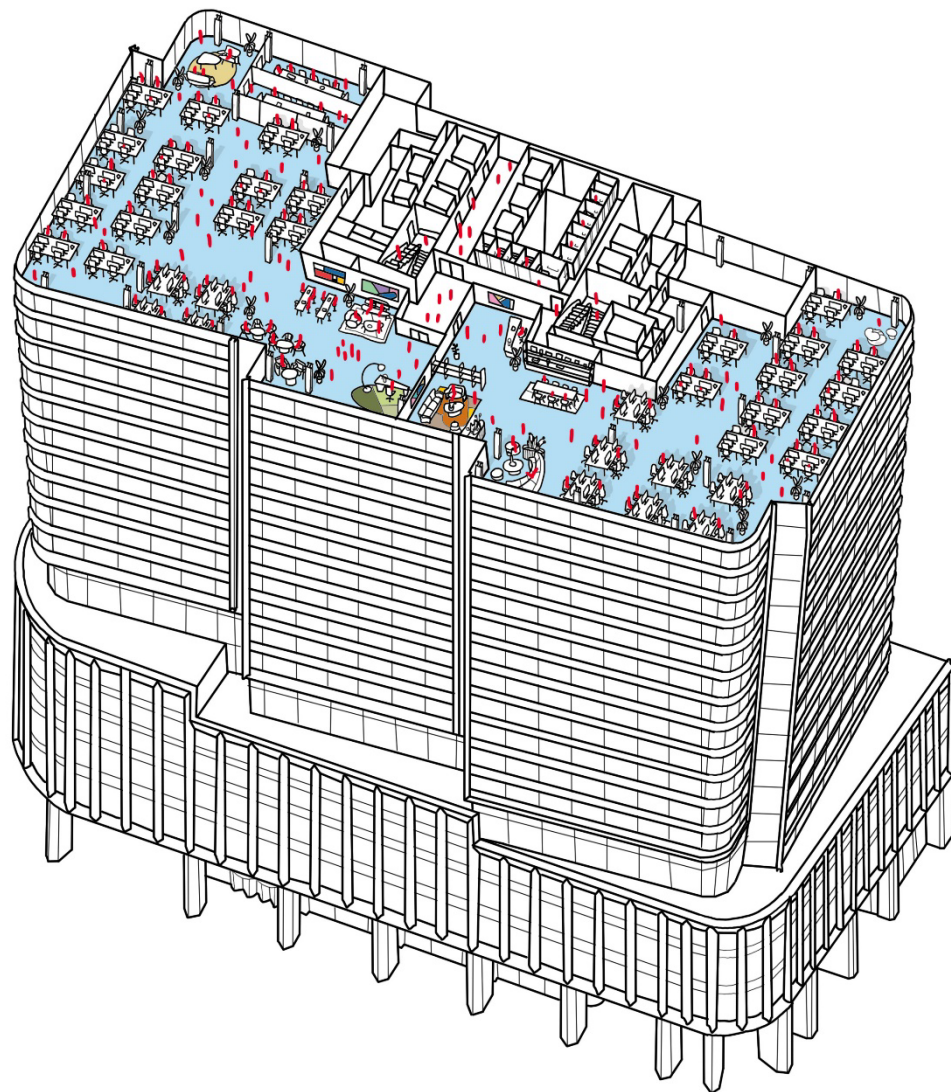
Proposed



Level 07 – Workplace and Office Amenity Terrace



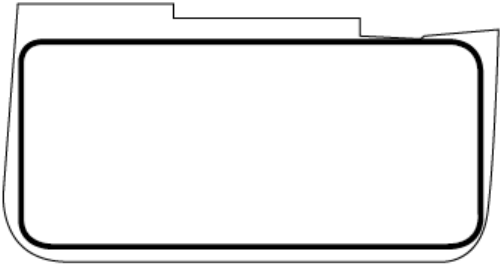
The Tower Office Floors



Existing Building (Office GIA): 28,071 sqm
 Proposed Scheme (Office GIA): 74,753 sqm

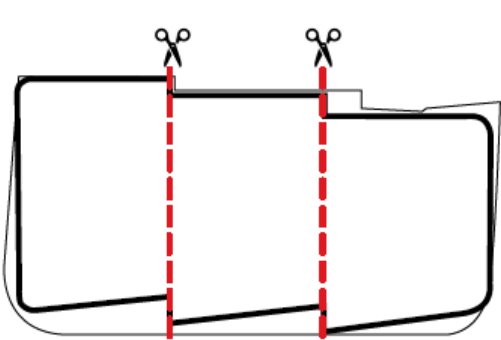
NET Change: +46,682 sqm

165% More Office Space



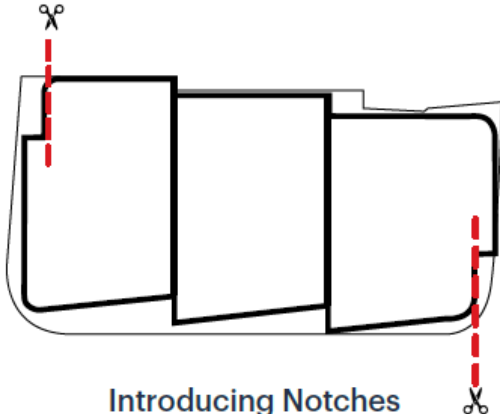
Podium and Tower

Transform the Existing 70



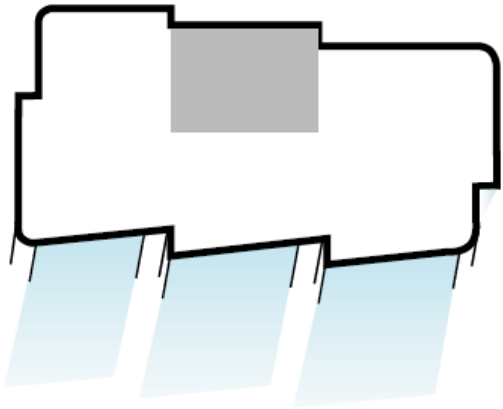
Breaking up Tower Volume

South and North articulation created by separation between the volumes



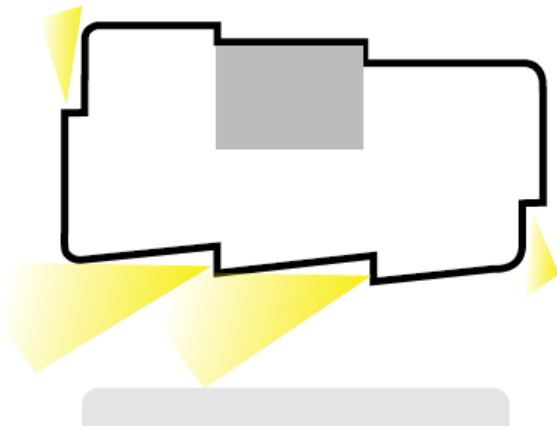
Introducing Notches

Introducing Increased views on the North and South



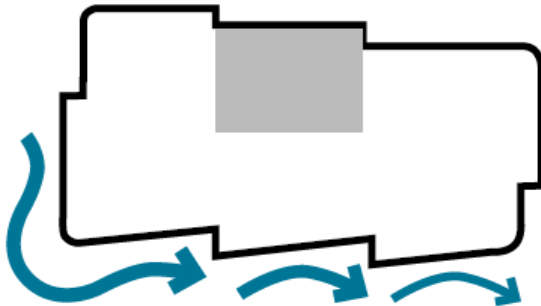
Articulation

Increased reveals articulate the massing in local and wider townscape views to visually break the building into three slender vertical forms



Views

Articulations are oriented towards key open views

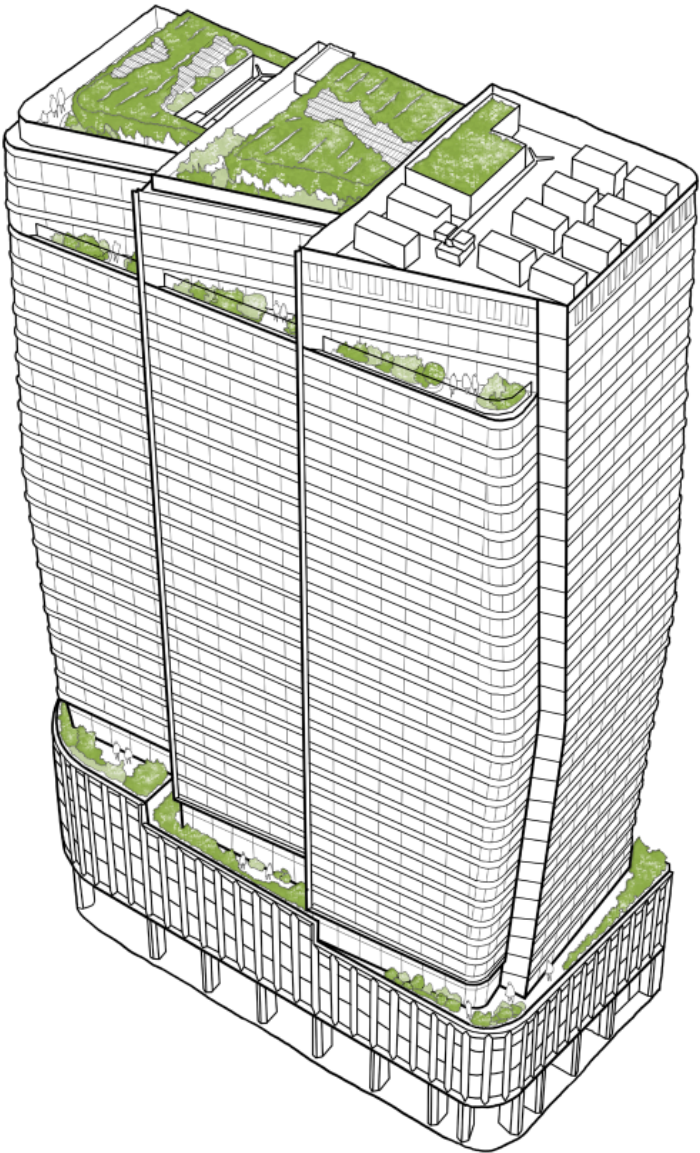


Wind

Soft corners and angled articulation reduce the level of wind pressure on the facade and improves ground floor safety



Exceptional Interior Views



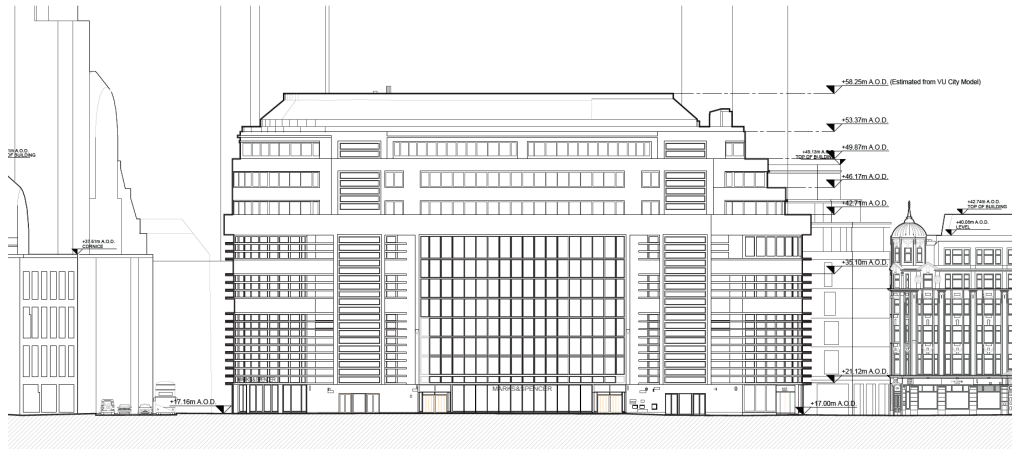
The proposed development reaches a UGF of 0,33 (including the top pergolas), which exceeds the minimum value of 0,3 as identified by the CoL’s Draft City Plan 2040.

Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0,8	913,59	730,872	
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	
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	44,48	31,136	
Flower-rich perennial planting	0,7	19,24	13,468	
Rain gardens and other vegetated sustainable drainage elements	0,7		0	
Hedges (line of mature shrubs one or two shrubs wide)	0,6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0,6		0	
Green wall –modular system or climbers rooted in soil	0,6	373,6	224,16	
Groundcover planting	0,5		0	
Amenity grassland (species-poor, regularly mown lawn)	0,4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0,3	0	0	
Water features (chlorinated) or unplanted detention basins.	0,2		0	
Permeable paving.	0,1	1213,5	121,35	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	812,29	0	
Total contribution			1120,986	
Total site area (m²)			3376,7	total site area is 2933,51m² + L32 pergola (154,26m²) + L33 pergola (288,92) = 3376,7m²
Urban Greening Factor			0,331976782	

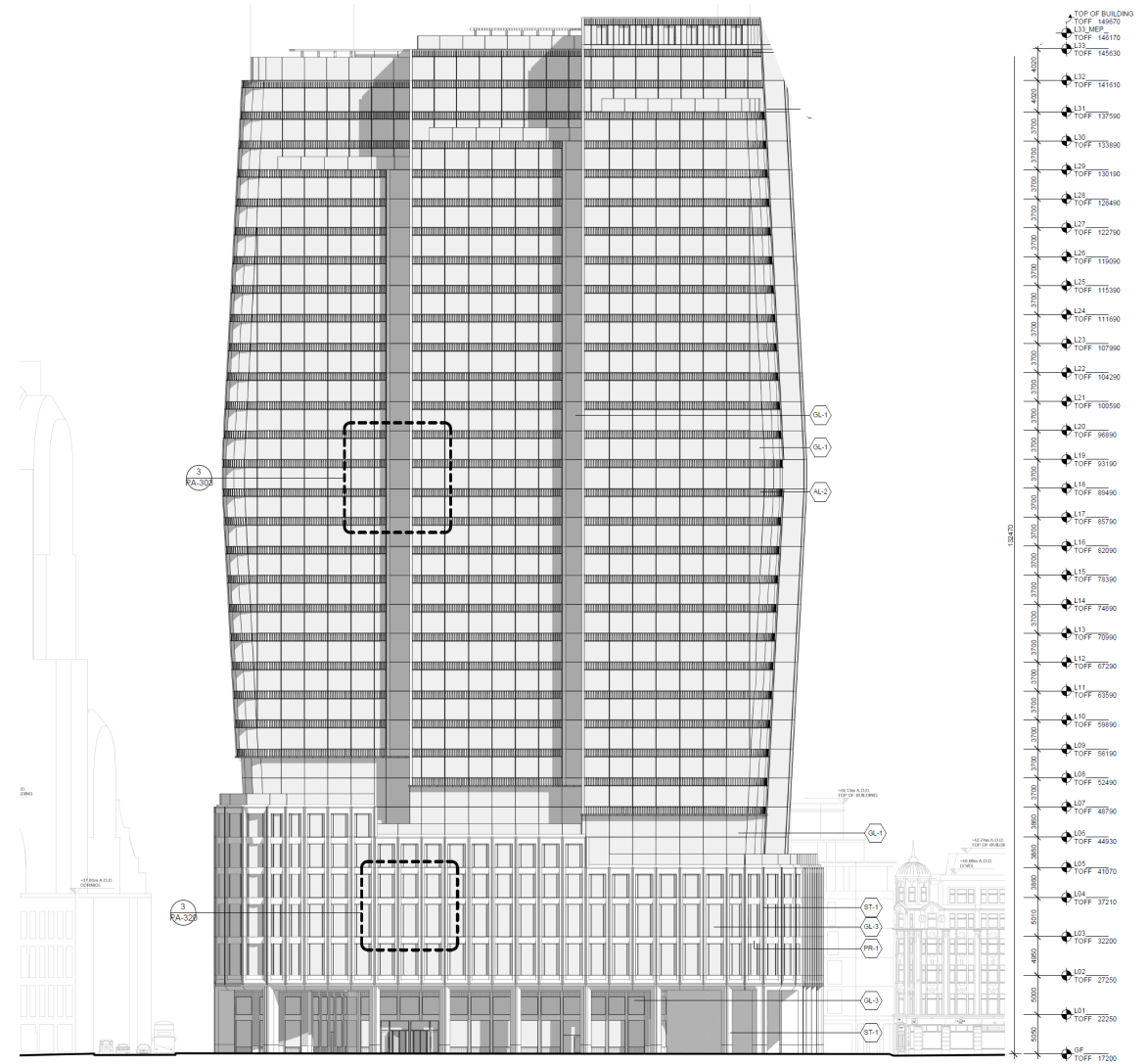


*Balustrade design is subject to further development

The Level 32 Terrace: Integrated Landscaping

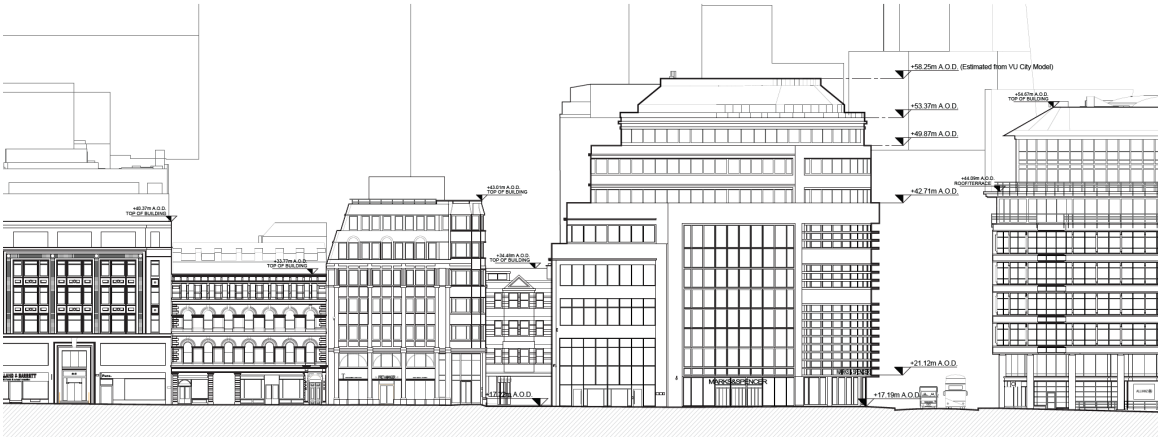


Existing

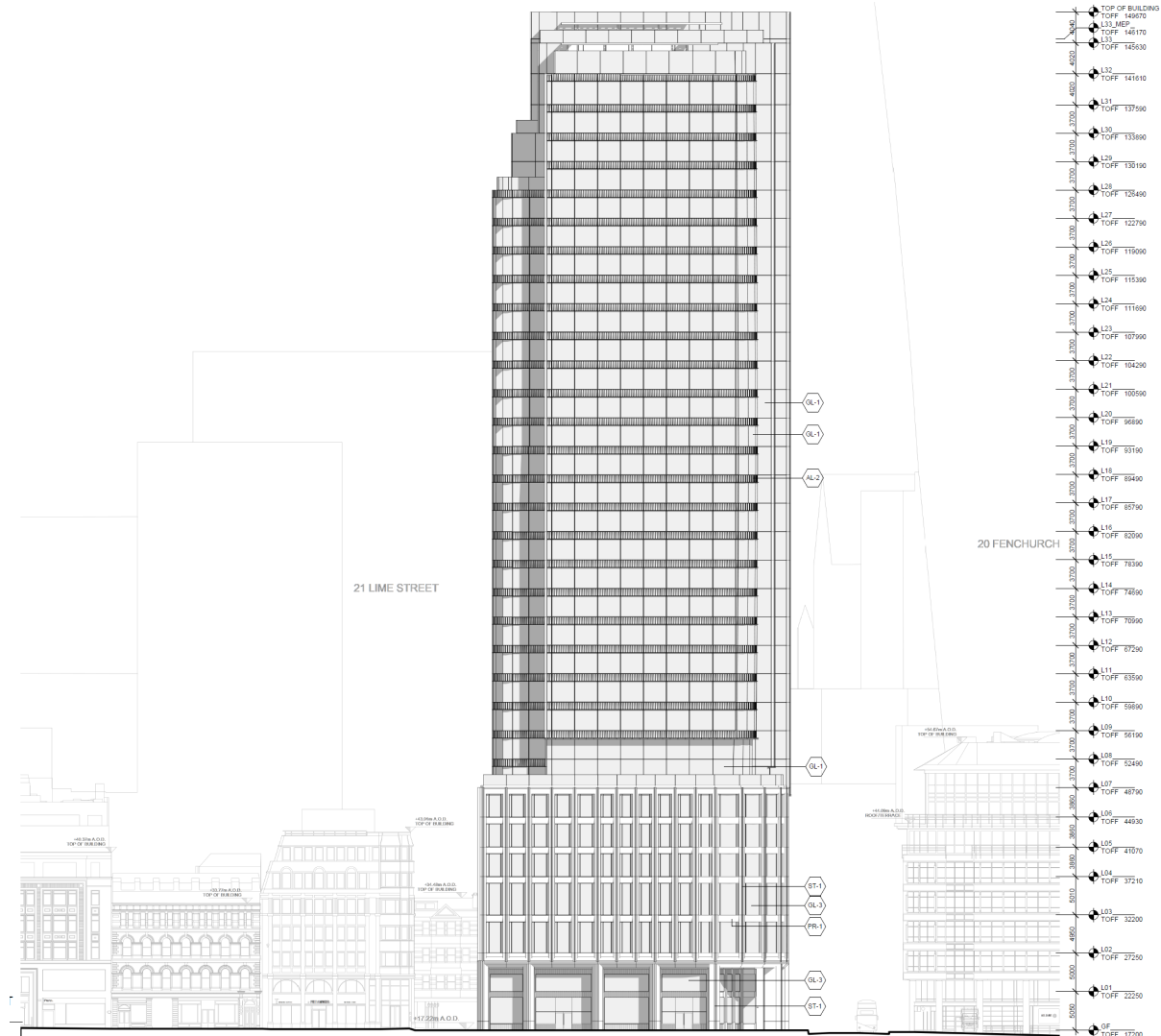


Proposed

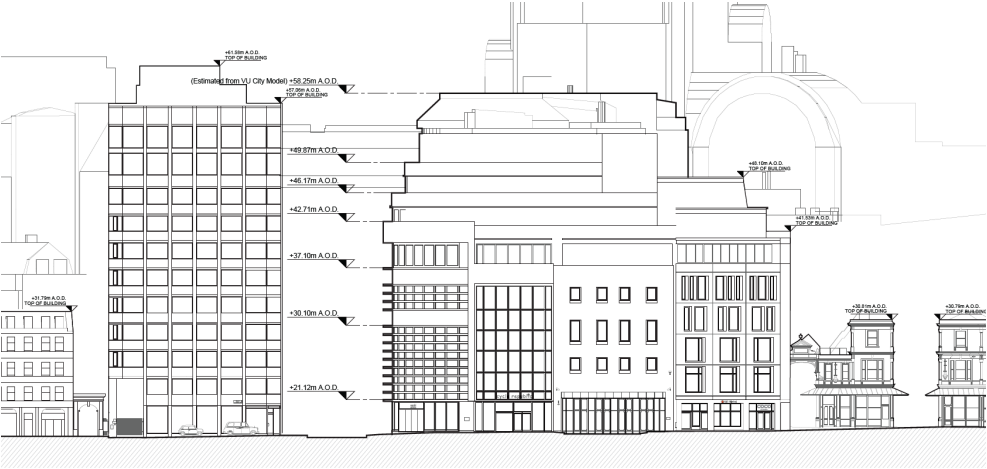
South Elevation



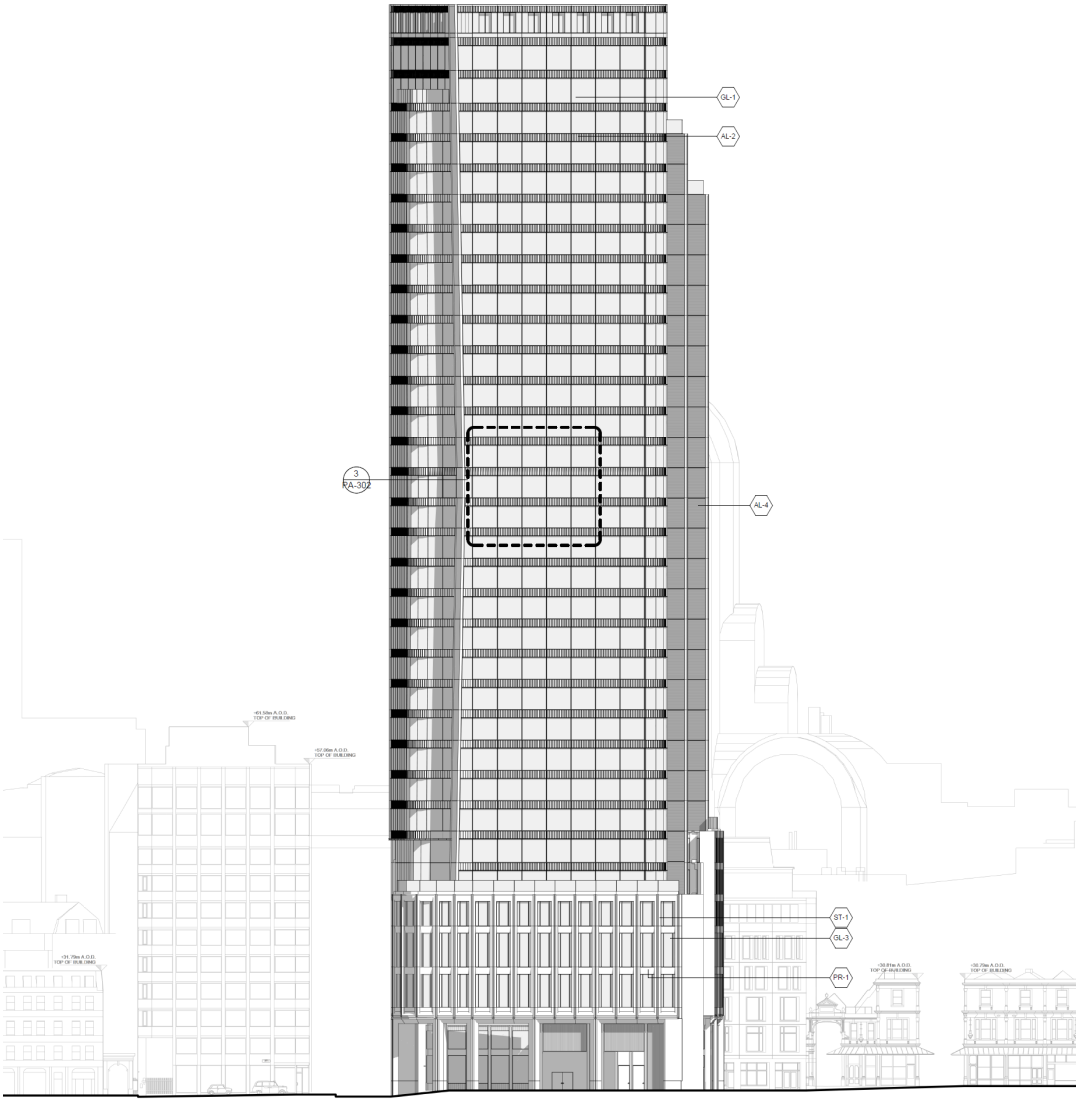
Existing



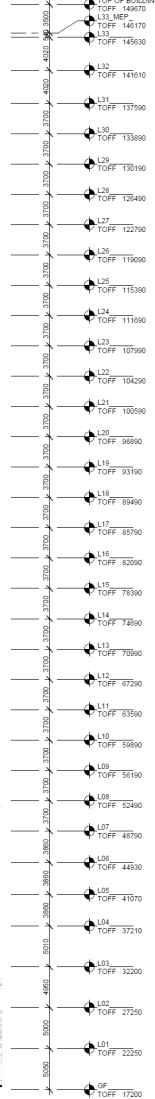
Proposed



Existing

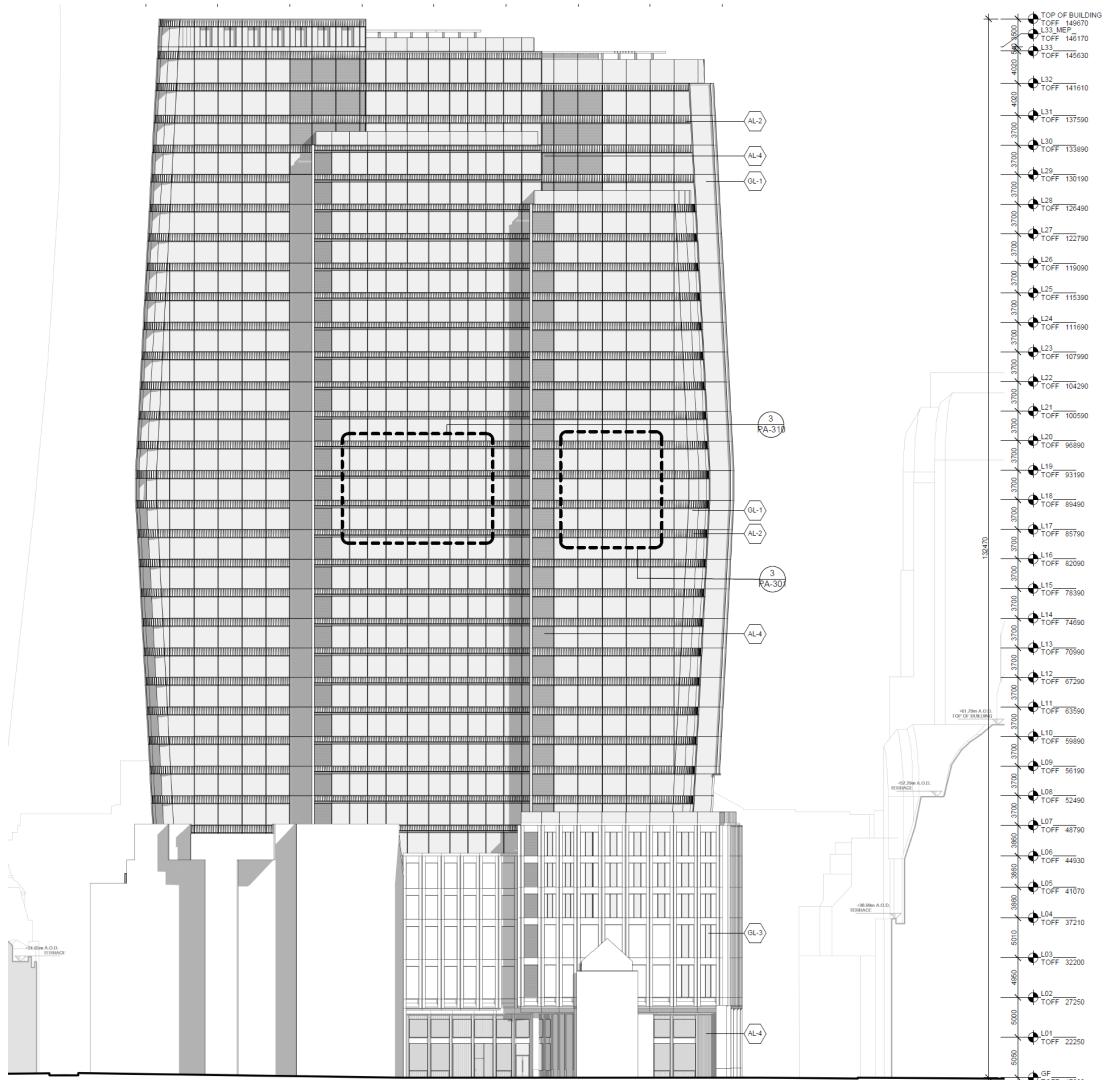


Proposed





Existing



Proposed

North Elevation



Proposed South Elevation Along Fenchurch Street

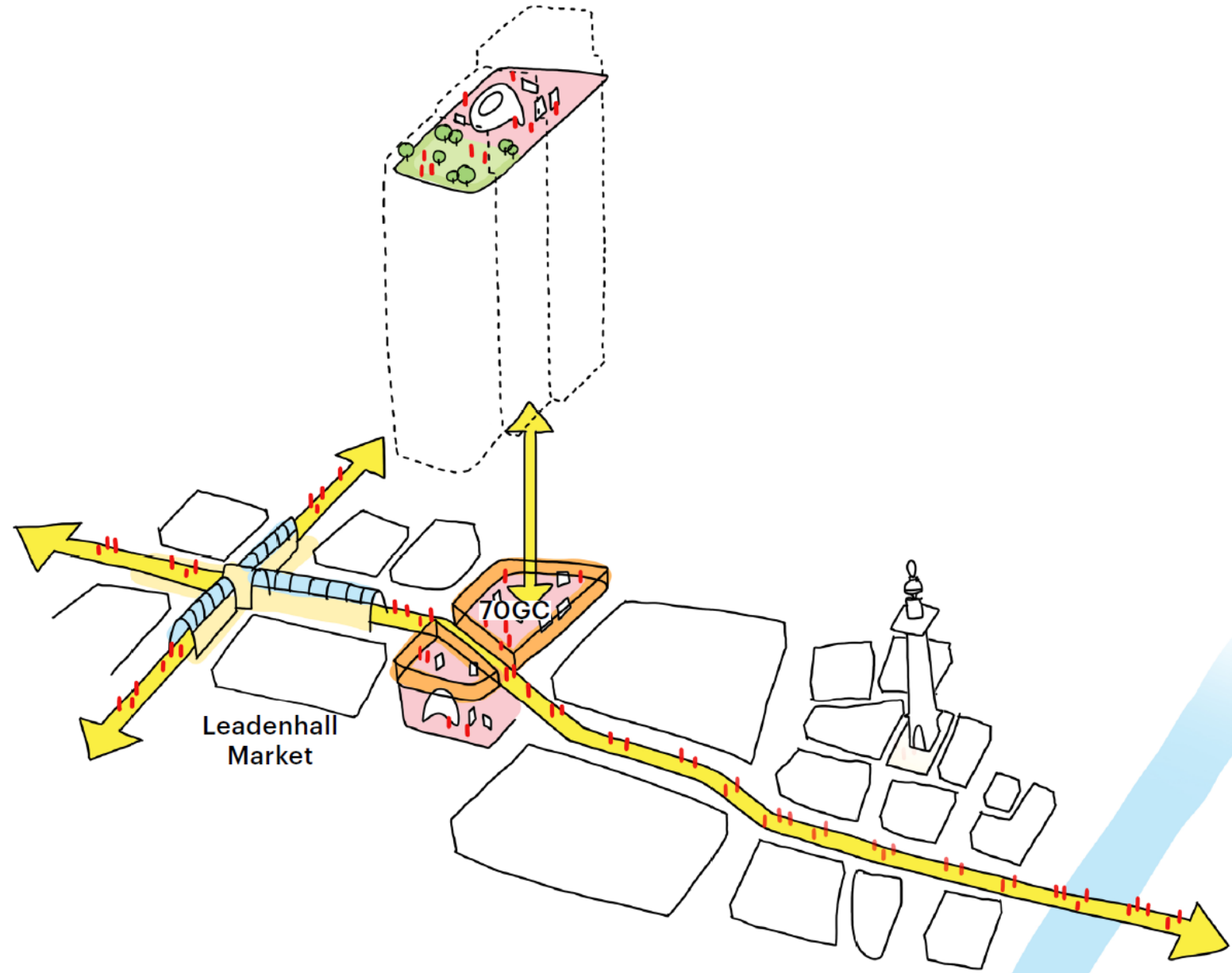
The Public Destination

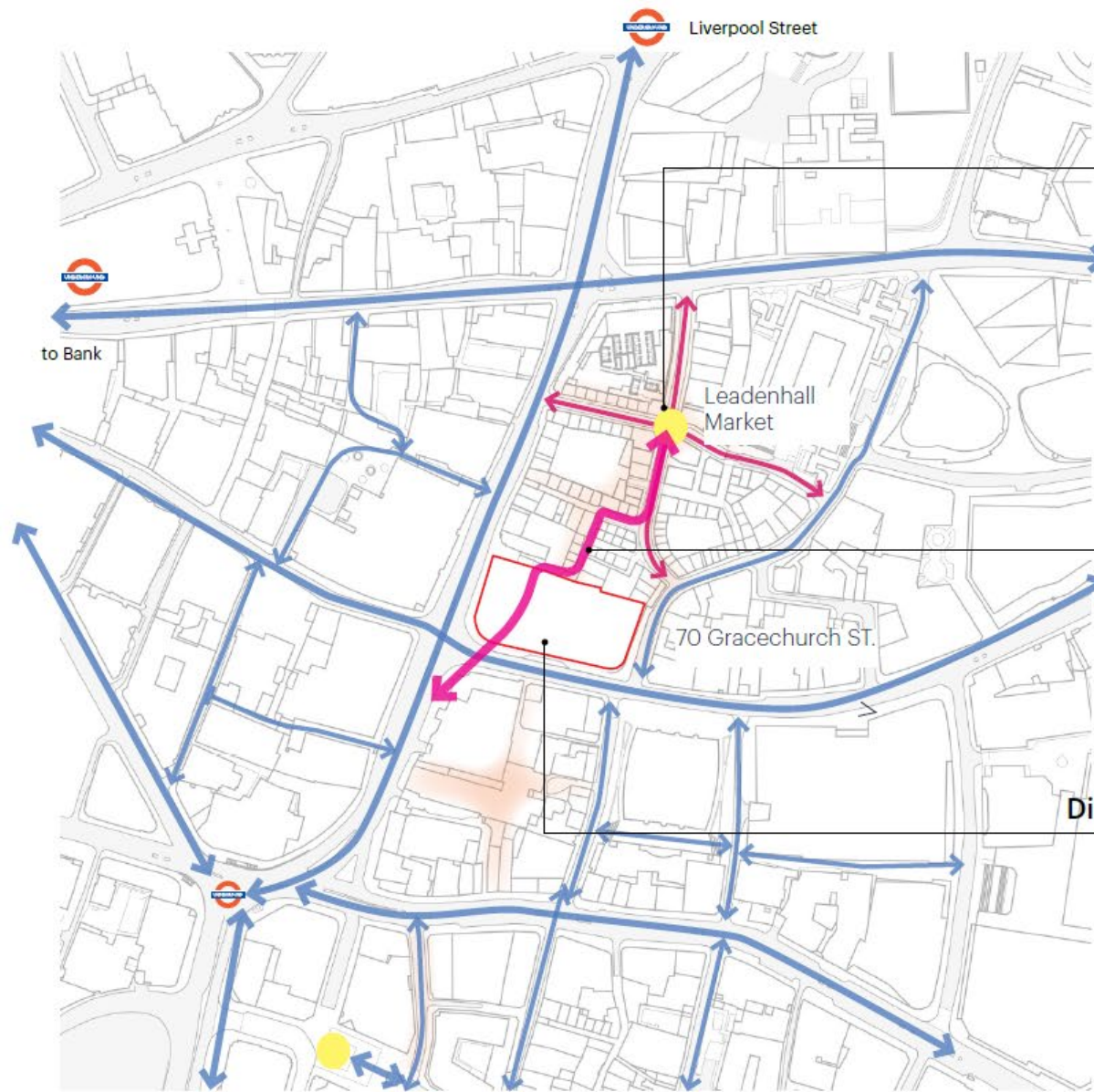
70 Gracechurch is strategically positioned to connect the pedestrian flows of Gracechurch Street to the Leadenhall Market through an open and inviting ground floor. A significant new gateway to the Grade II* listed Leadenhall Market to enhance its presence, footfall and connections to its surroundings with a new route through the site.

The spaces of the public offer are accessed at ground level via an entrance on Gracechurch Street and a second entrance in the route through within the plot.

The openness of the ground floor facade at the western end of the building signals the public uses and this legibility extends into the basement through a void containing a grand stair.

Upon arrival, visitors travel down to basement level using the grand stair or pair of lifts in the northern part of the entrance where they are able to queue if necessary to take lifts to the viewing gallery at level 32.





The Historical Market

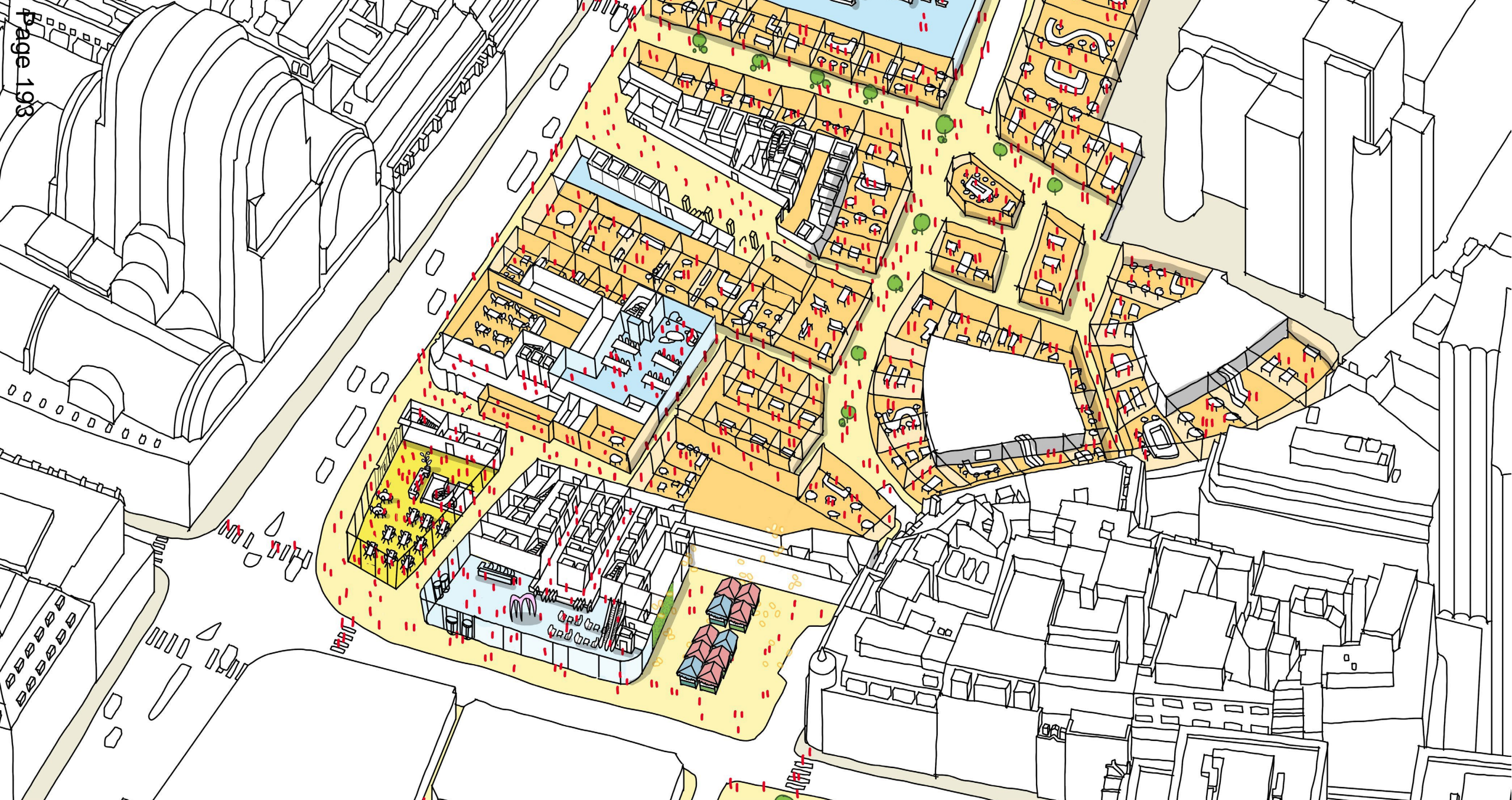


The Passage



The Three Dimensional Market



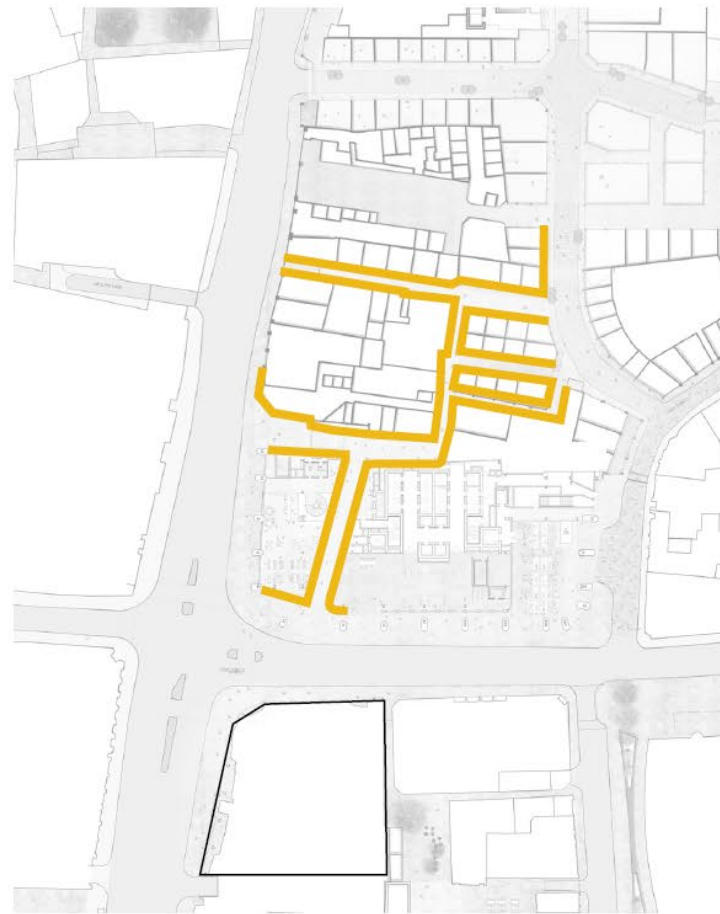


A Continuous Public Realm



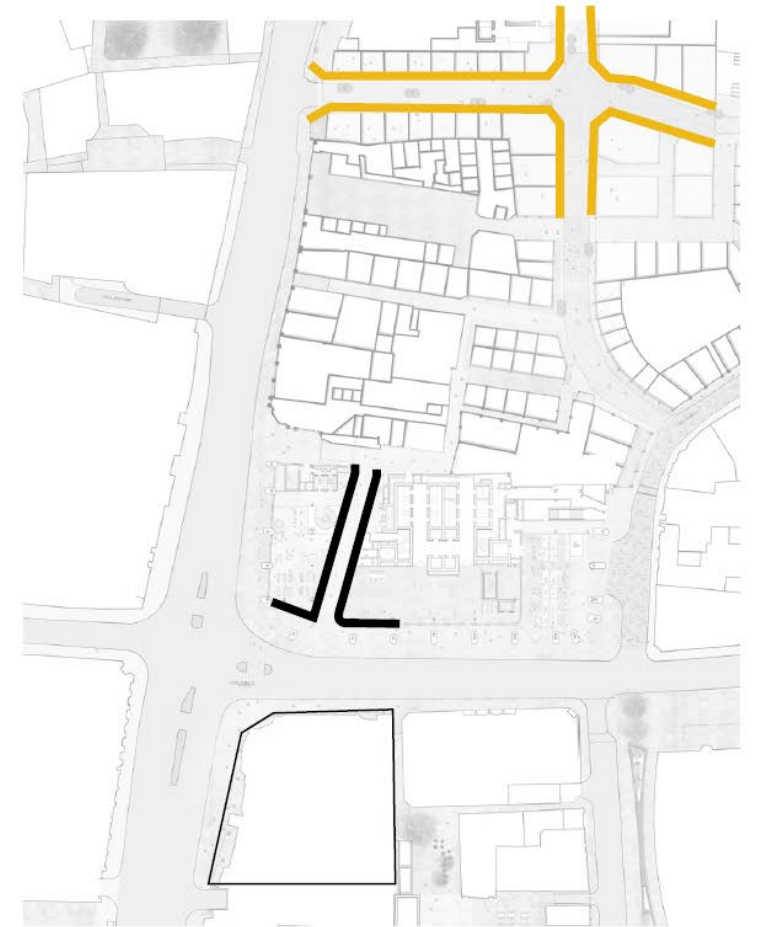
A Cross of Corner Accesses

The southwest corner of 70 Gracechurch is adapted to receive pedestrian flows from the direction of the river. The public access through the corner of 70 Gracechurch Street complements the strategy currently proposed for 60 Gracechurch Street.



The Morphology of the Conservation Area

The inner alleyways of the area have organically developed and changed over the years. The corner access route continues the dynamic morphology of the conservation area.



The Formality of Leadenhall Market

Leadenhall Market has a formal configuration which is unique within the conservation area. The access route of 70 Gracechurch Street does not compete with this formality, but complements it with its own character.

Cultural Principles

The following cultural principles were defined by the project team in order to guide the development of a public cultural offering for the scheme which responds to evidence of need and the unique design characteristics of the building.

Bring Culture to the Street

Focus energy and activity at street level to support the local retailing environment and maximise visitor engagement

Fit for a Refit

Work within the constraints of retained basement structure while embodying project sustainability ambitions.

Strengthen Leadenhall Market

Provide a cultural offer that complements rather than competes in unit size and visitor offering

Attainable and Inclusive

Provide a destination for London’s young and international workforce and minoritised groups

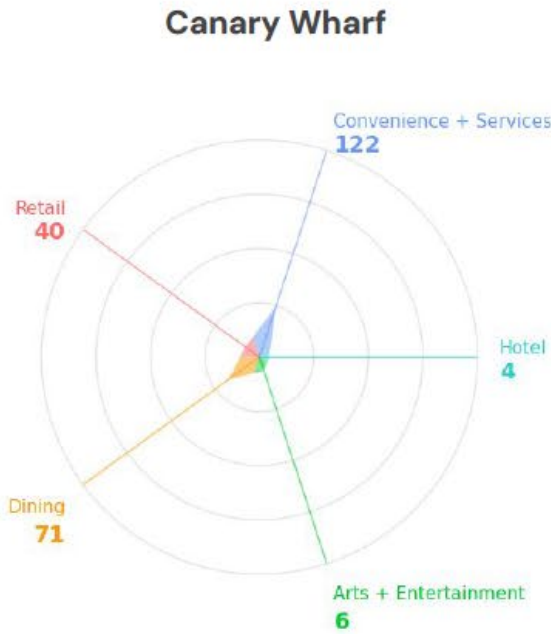
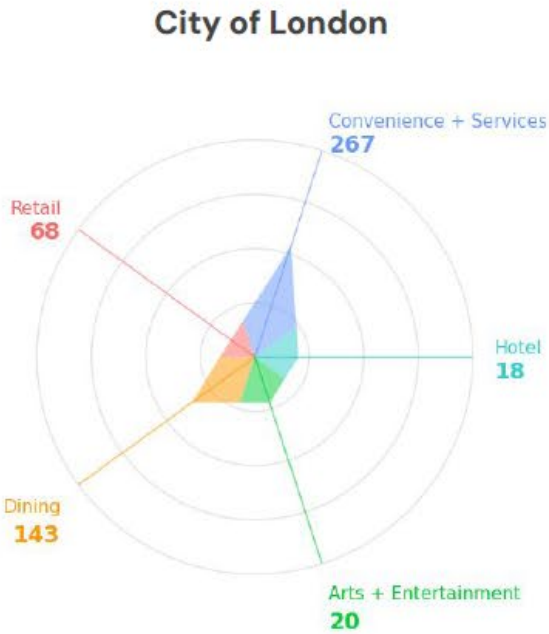
Incubate City Culture

Support the scaling of the City’s cultural and hospitality ecosystem with space to experiment and grow

Deliver Social Impact

Prioritise operators and activities that provide economic opportunity and address resident and workforce inequities

Compared to the West End, the City of London has fewer amenities. This has influenced the proposed mix of uses on the site to support both workers and visitors.



Amenities per 1 sq km GFA

- Retail
- Dining
- Arts + Entertainment
- Hotel
- Convenience + Services

Three Interconnected Spaces

The Seventy Gracechurch cultural and public offer will invite visitors to Descend, Dwell, and Elevate, taking them on a journey from immersive underground art to breathtaking city views.

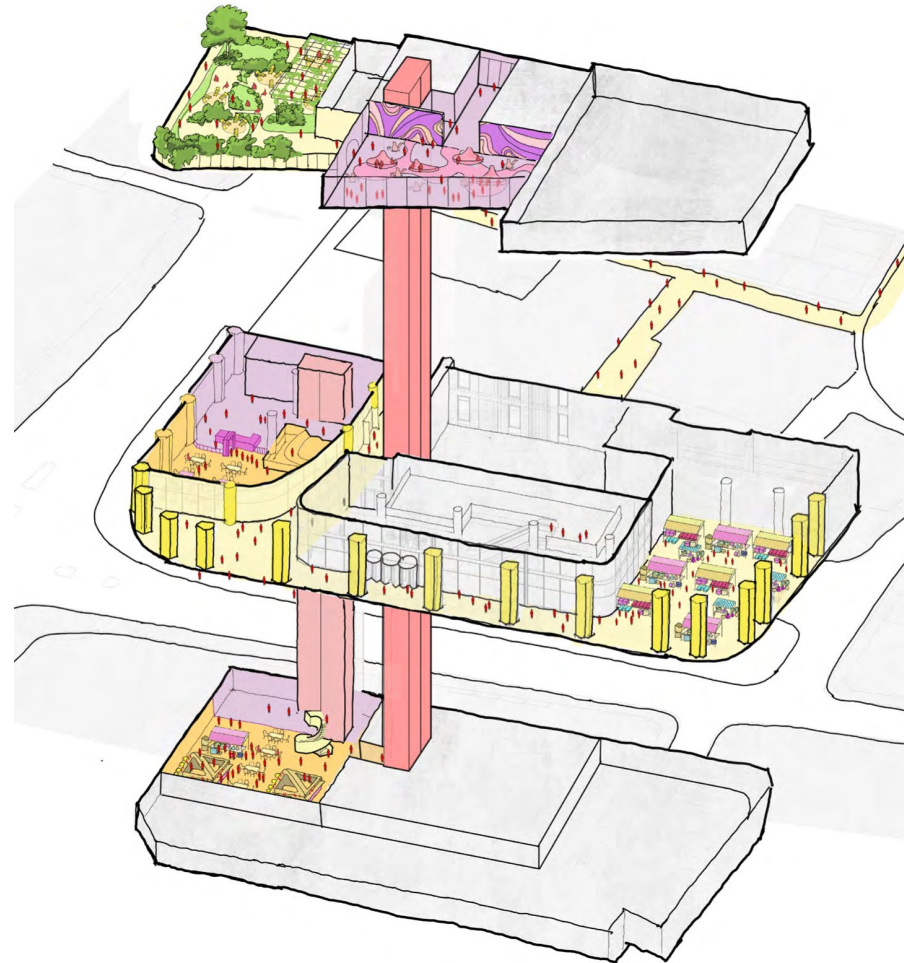


Image: KPF

Elevate

Level 32

High above the City, a rooftop viewing area with an indoor gallery and outdoor garden terrace will offer flexible space for art, hospitality, and community events.

Dwell

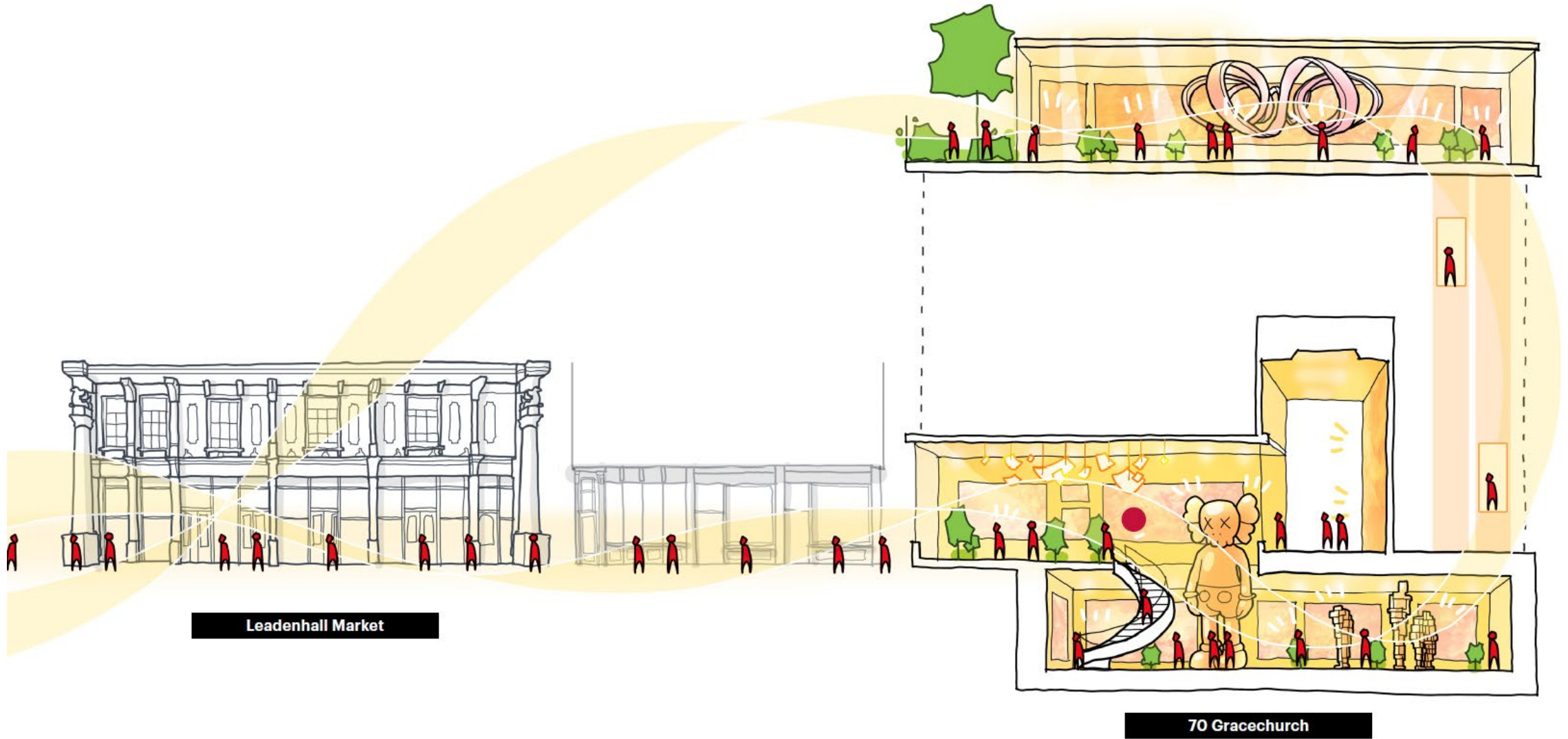
Ground Floor

A new pedestrian passage, enlivened with digital art, unique hospitality offerings, and flexible market space, will invigorate the southern gateway to the City Cluster and draw visitors into Leadenhall's hidden lanes.

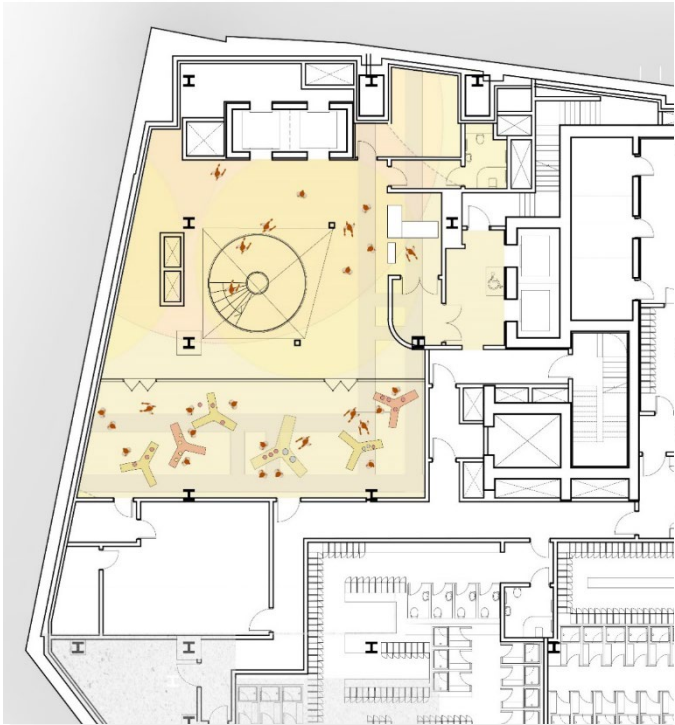
Descend

Lower Ground

Public access to Level 32 will be provided within a retained subterranean level, designed as a sensory-rich environment featuring art installations and interactive displays.



Complementing the Leadenhall Market



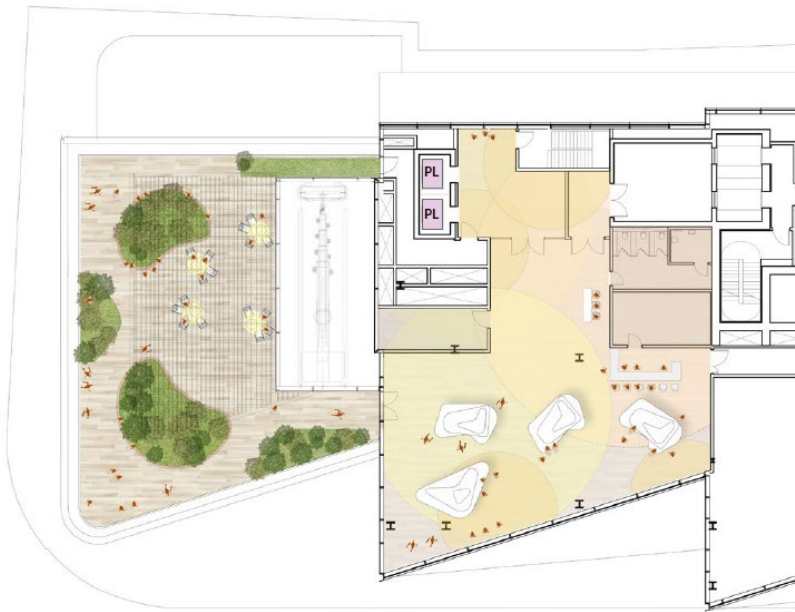
Descend
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Dwell
Ground Floor

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Elevate
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Ground Floor

Dwell

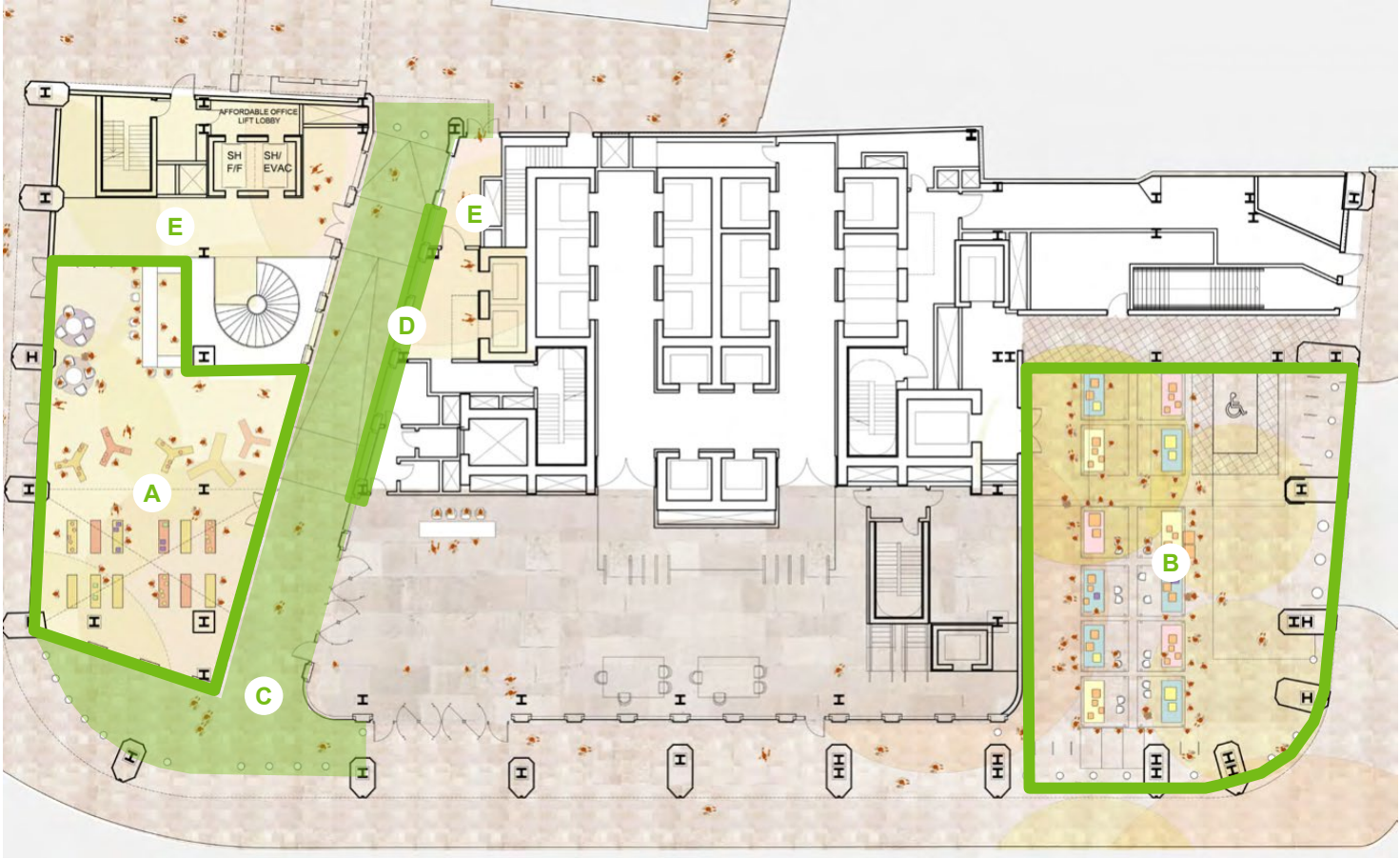
Seventy Gracechurch will transform the street level experience of the City Cluster's southern gateway, inviting visitors and workers to explore Leadenhall's hidden passages and layered history.



Ground Floor: Dwell

Ground Floor
Cultural Assets

Deliverable		Commitment
A	Retail/F&B Tenancy	Tenancy to be let at commercial rate for complementary activity potentially including a social enterprise hospitality operator
B	Covered Market	Flexible undercroft loading dock to function as a public market outside of loading times
C	Public Passage	Privately managed pedestrian passageway between Gracechurch St and Ship Tavern Passage
D	Digital Art Wall	Integrated digital video wall and lighting to display historic interpretation and locally commissioned artwork
E	Lower Ground Entry	Public entry and exit to Level 32 viewing gallery and security screening



Ground Floor: Dwell

Ground Floor

Cultural Programme



Ground Floor Commercial Tenancy

The ground floor space will address a cultural gap in the City Cluster by offering a welcoming "third place" for the City's young and international workforce. Leasing strategy will seek to ensure the space fulfills its potential as a unique asset that is complementary to the scheme's wider cultural offer.

Flexible and reprogrammable, the space has the potential to host small events and gatherings, with potential for small-scale retail activities like an independent bookstore or artisanal craft sales, all aligned with a strong social impact ethos.



Passageway and Media Wall

A digital video wall embedded in the public passageway will serve as a unique and dynamic canvas, displaying a range of visual content. This will include interpretation of local heritage, such as images of the site's early history and its ancient links to the Roman Forum, as well as contemporary digital art curated from local artists.

Engaging a new generation of creatives utilising the latest 3D animation and generative techniques, the video wall will showcase innovative works, animating the space and attracting visitors through the passageway towards Leadenhall Market.



Covered Market

The covered loading dock on Lime Street will be regularly activated with weekday and weekend markets focused on food and hand-crafted goods. Leveraging its proximity to the Sky Garden and Leadenhall Market, it will attract both international tourists and local workers.

Partnership with local market operators and Leadenhall Market management will ensure regular activation while avoiding conflicts with the building loading dock. The space will also be able to host functions, events and other pop-up activations, with its sheltered nature enabling year-round activities.

Lower Ground

Descend

The cultural journey at Seventy Gracechurch will draw visitors beneath the City's historic streets, immersing them in a unique and sensory-rich underground environment.

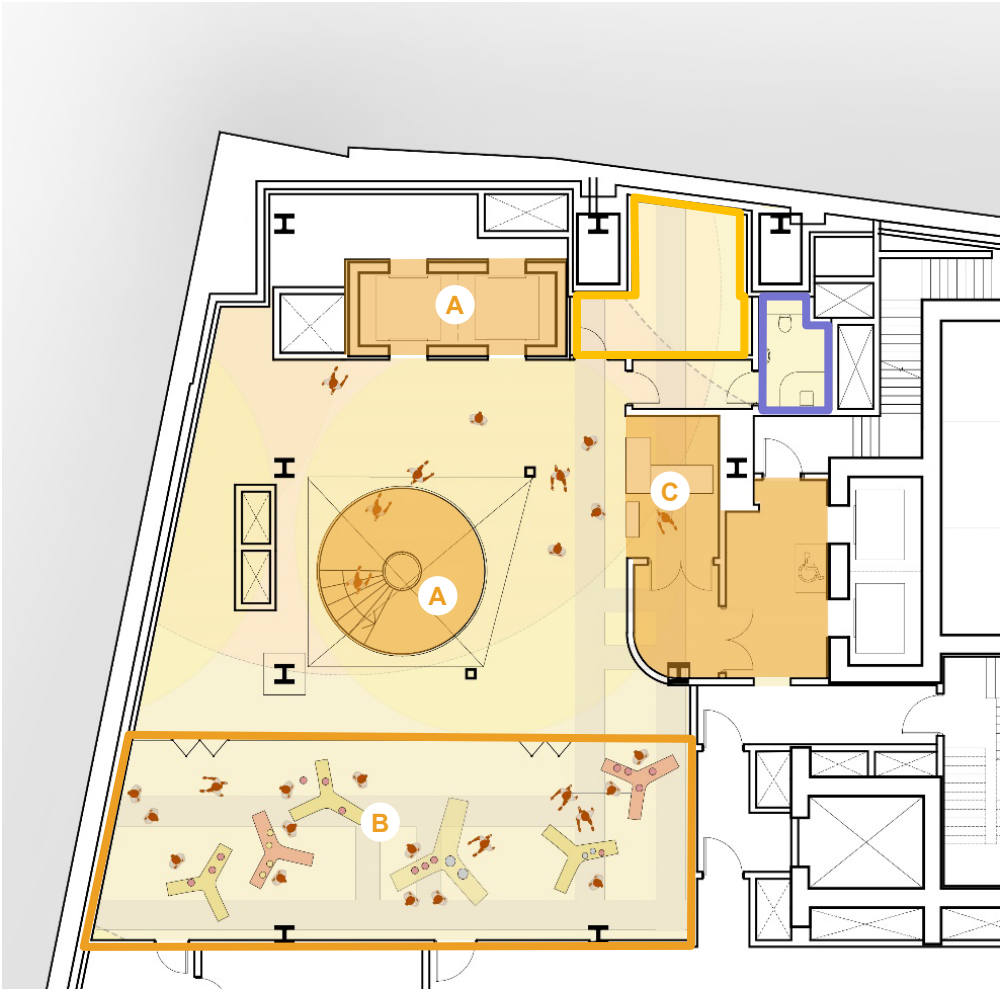


Lower Ground: Descend

Lower Ground
Cultural Assets

Deliverable		Commitment
A	Public Access	Elevator and Stair access to Level 32 Security and Queue area.
B	Retail/F&B Tenancy	Tenancy to be let at commercial rate for complementary activity potentially including a social enterprise hospitality operator.
c	Security Point	Queuing, security screening and elevator access to Level 32 cultural space.

- Changing Places
- Publicly Accessible Toilet



Lower Ground: Descend

Lower Ground

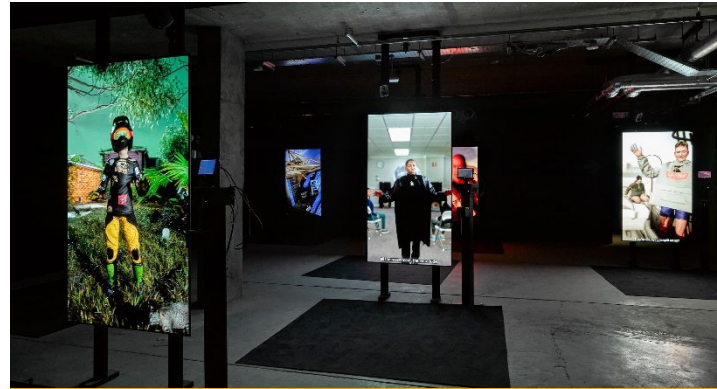
Cultural Programme



Integrated Public Artwork

Curated artwork will enrich key locations throughout the Level 32 arrival experience. Both the street level entrance and lower ground pre-security lobby could accommodate digital projection and physical artwork, along with historical information and interpretative elements about the area's history.

There is potential to create a connected gallery experience that extends from the entrance through the lower ground and culminates at the Level 32 gallery. This will enable multi-level exhibitions that respond to the differing light conditions and ceiling heights of each space.



Programmable Exhibition Space

The flexible lower ground space presents a unique opportunity for a robust programme of rotating art and artifact exhibitions.

In collaboration with major cultural institutions, the space could feature significant items loaned from collections, with glass doors providing necessary security for the exhibits.

The space could also be used to showcase works by emerging London artists, incorporating a sales function to provide both exposure and financial opportunity. This arrangement may permit visitors to access the space and engage freely with the artworks, supported by on-site gallery staff.



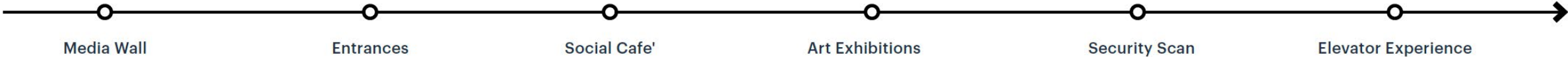
Functions and Community Events

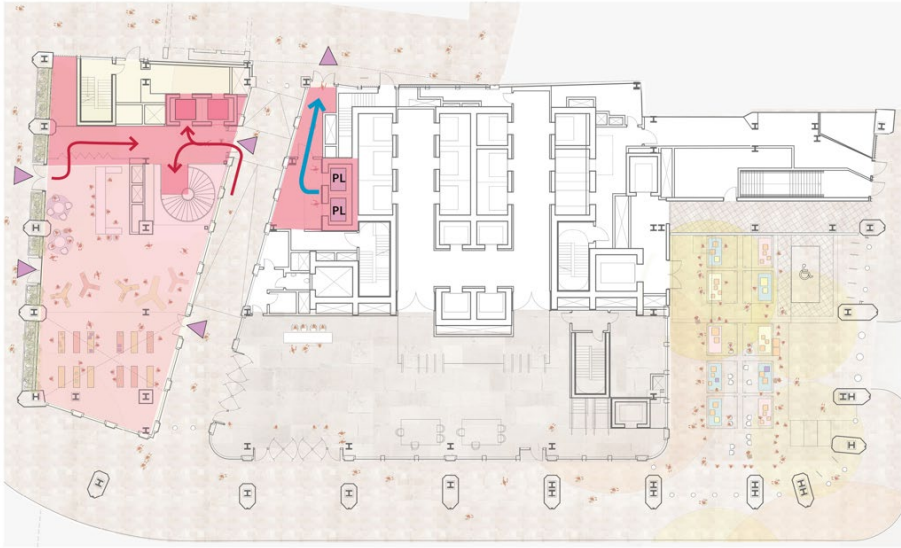
When not accommodating an installation, the flexible lower ground space could be used as a space for community events, functions and other public activity including seminars and panel discussion, skills training and community workshops. The installed doors will separate this area from the wider queuing and security functions, allowing occupancy while maintaining continuous access to Level 32.

Alternatively, the space can be integrated into a larger event activation that spans both the lower ground and Level 32, accommodating catering services, a temporary bar and additional breakout space.

Ground Floor

Basement 1

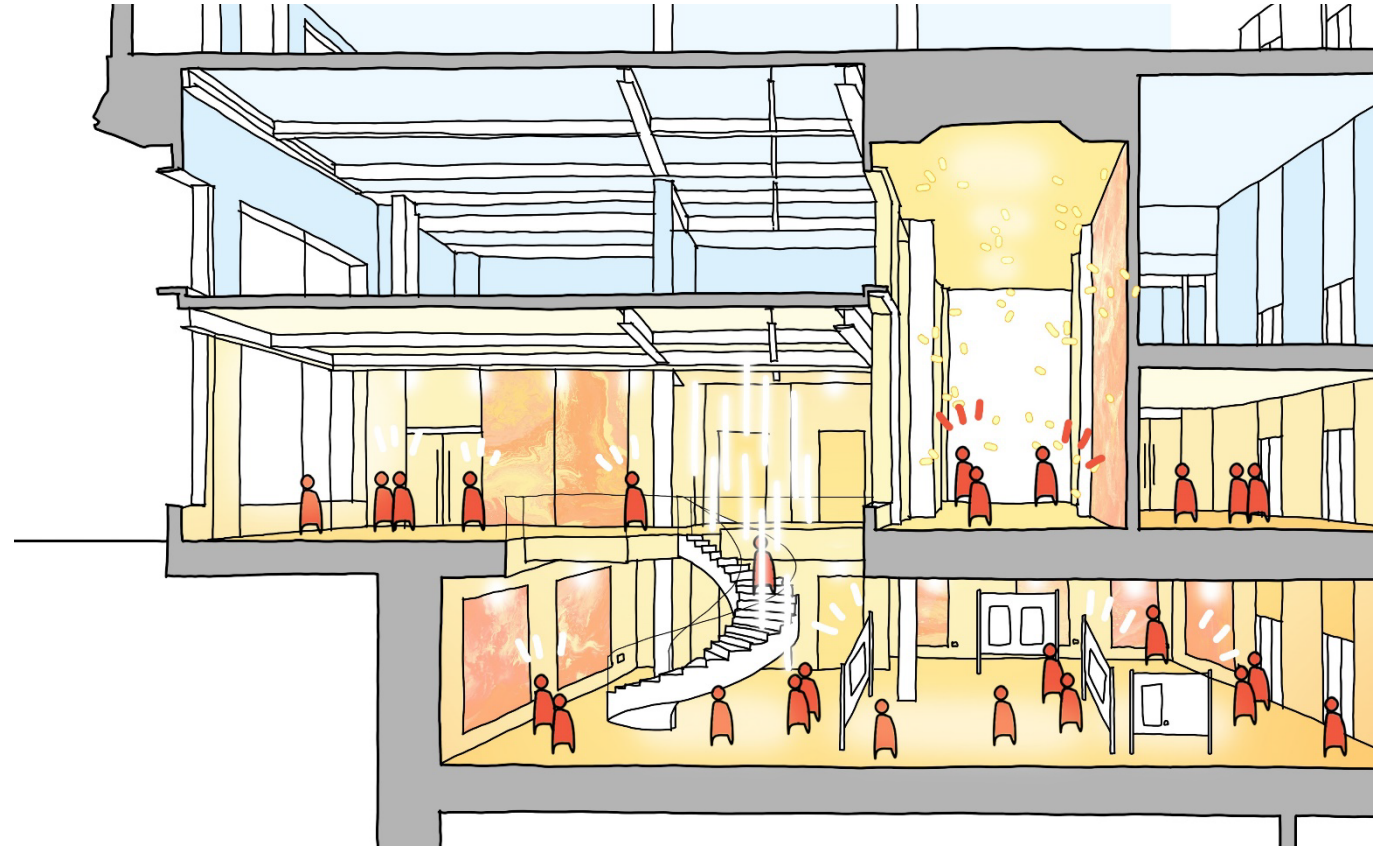




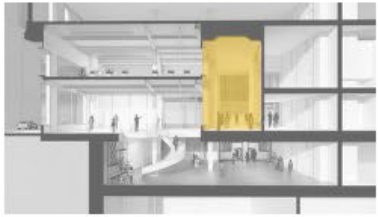
Ground Floor



Basement 1



The Arrival Sequence



The Route-through



The Public Entrance



The Underground Experience

Sequence of Connected Spaces

Level 32

Elevate

Seventy Gracechurch will make a unique contribution to the City's growing offer of high-level viewing areas, focusing on hospitality and art as differentiators and opportunities for social impact.



Level 32: Elevate

Level 32
Cultural Assets

Deliverable	Commitment
A Public Lobby	Open lobby area accessed via Lower Ground, able to accommodate high visitor volumes
B Viewing Gallery	Flexible indoor gallery space able to accommodate periodic large-scale art installation, community events and private functions.
C Outdoor Terrace	Open-air outdoor terrace partially enclosed by a gazebo with landscaping, lighting and flexible seating.



Level 32

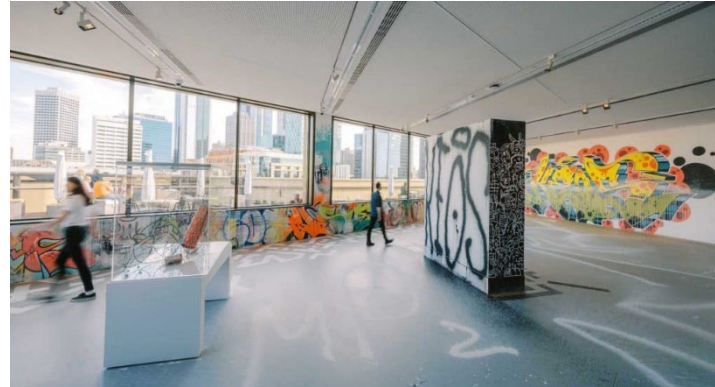
Cultural Programme



Outdoor Terrace Garden Activities

The unique outdoor terrace at Level 32 will provide one of London's highest outdoor spaces, with meditative and tranquil landscaping providing space for relaxation, contemplation, and regularly scheduled wellness activities. Additionally, the terrace can be programmed for specific outdoor group activities such as Tai Chi or group meditation, held during the mornings and evenings, alongside private events.

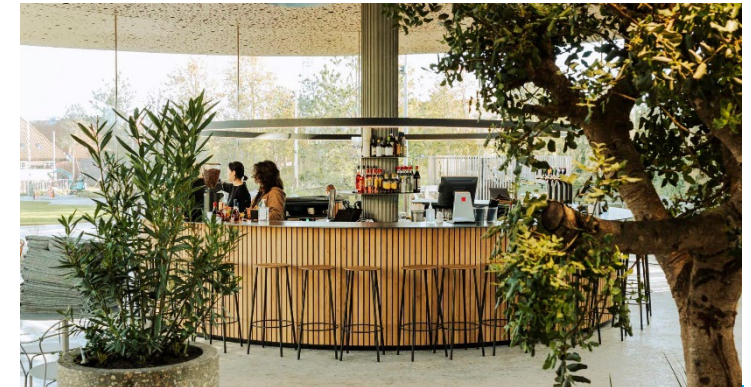
Opportunities for community interaction with the space include management of planted garden beds and landscaping, which could focus on flora with health or sensory benefit, edible fruit and vegetables, or local biodiverse species.



Indoor Gallery

Framed by floor-to-ceiling windows with sweeping city views, the Level 32 indoor gallery will provide a unique space for the exhibition of large-scale sculptures and other works. Curated cohesively alongside similarly programmable spaces within the Ground Floor and Lower Ground, the Level 32 gallery will be the culmination of unique gallery experience for visitors.

When not activated by art installations, the space will be subtly separated for use by community groups and activities such as yoga, as well as private functions and events.



Hospitality Opportunity

Potential for a small beverage servery within Level 32 will provide a unique hospitality experience for visitors and support the operations of a small business or social enterprise.

This function will encourage use of the space not merely as a viewing gallery for tourists but as a repeat destination for workers and residents. It is envisaged that this will encourage longer visits and a more tranquil environment for contemplation and social interaction. This will provide a point of difference to more highly activated and short-stay viewing terraces elsewhere in the city, making it a consistent part of daily routines and a valued community asset.



*Balustrade design is subject to further development

The Level 32 Public Terrace

Verified Views



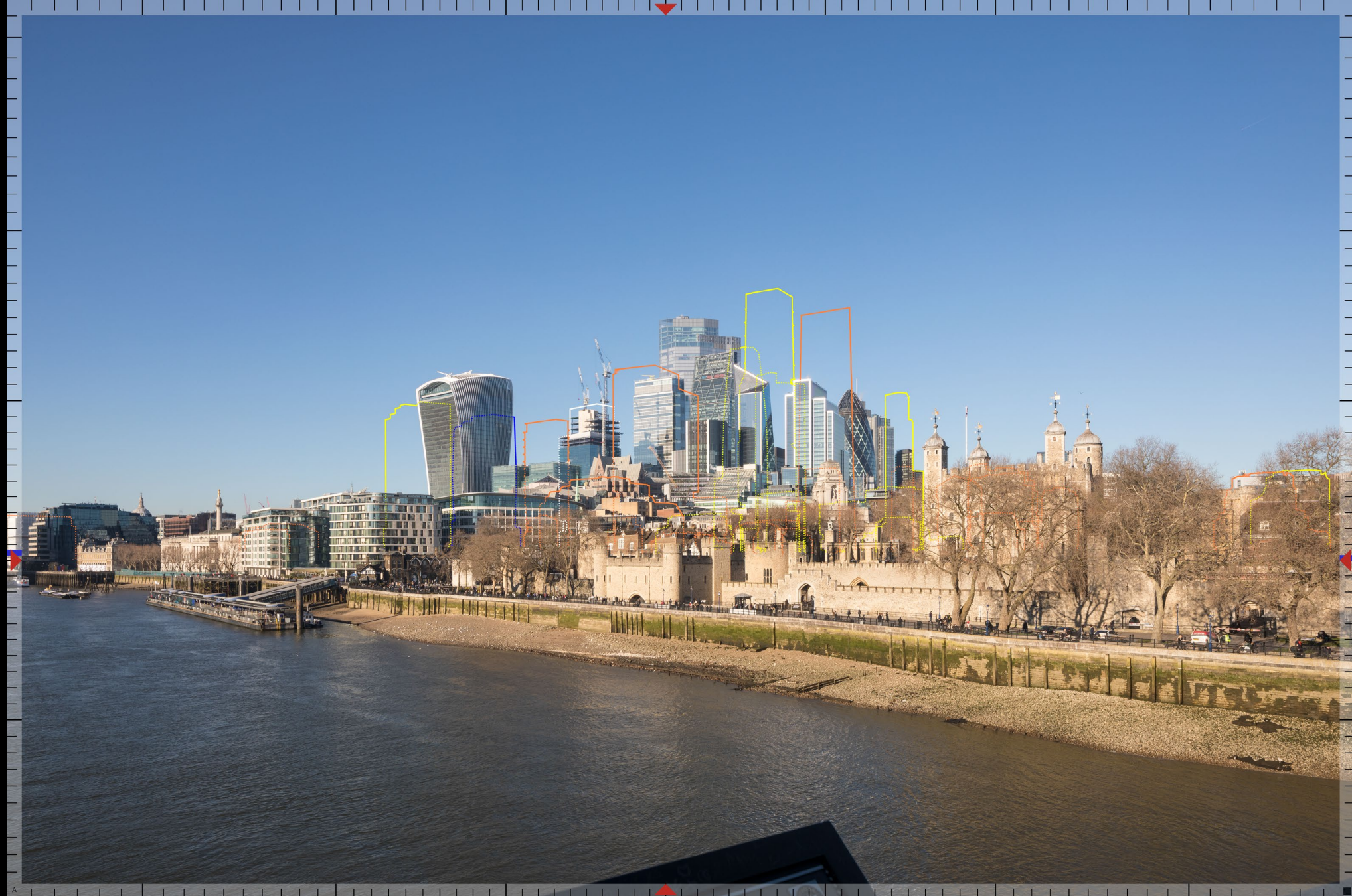
7 | Tower of London: Tower Bridge Approach - north - Baseline



7 | Tower of London: Tower Bridge Approach - north – Proposed+Consented



13 | LVMF 10A.1: Tower Bridge: upstream – the North Bastion - Baseline



13 | LVMF 10A.1: Tower Bridge: upstream – the North Bastion – Proposed+Consented



16 | South Bank - London Bridge City Pier - Baseline



16 | South Bank - London Bridge City Pier – Proposed+Consented



22 | King William Street, outside No. 55 - Baseline



22 | King William Street, outside No. 55 – Proposed+Consented



26 | Lime Street - Baseline



26 | Lime Street – Proposed+Consented



27 | Leadenhall Street, looking south towards Leadenhall Market - Baseline



27 | Leadenhall Street, looking south towards Leadenhall Market – Proposed+Consented



28 | Bishopsgate, outside Nos. 1-3, looking south - Baseline



28 | Bishopsgate, outside Nos. 1-3, looking south – Proposed+Consented



35 | St. Paul's Cathedral - Golden Gallery - Baseline





36 | Southwark Bridge, looking north-east - Baseline



36 | Southwark Bridge, looking north-east – Proposed+Consented



37 | Millennium Bridge: centre - Baseline



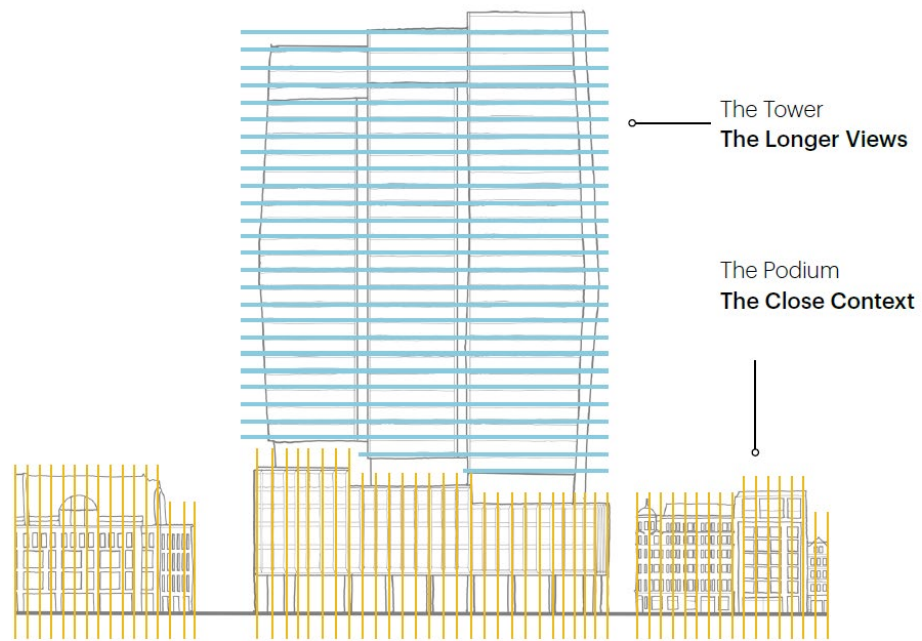
37 | Millennium Bridge: centre – Proposed+Consented



42 | LVMF 15B.2 | Waterloo Bridge: downstream - close to the Westminster bank - Baseline



Architectural Character



Façade Design Approach



Tower Facade

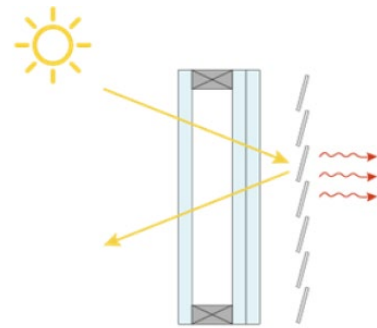


Podium Facade



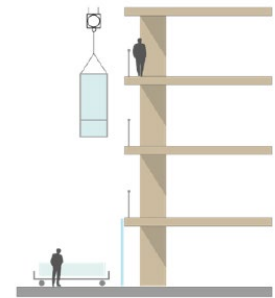
Whole Life Carbon

Deliver on the ambitious embodied carbon targets by selecting lean and low carbon façade and materials and assessing holistically the impact of facades on the carbon calculation



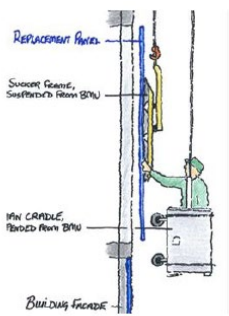
Performance

Minimize solar gains and operational energy through assessment of efficient façade strategies to respond to the solar gain at each elevation



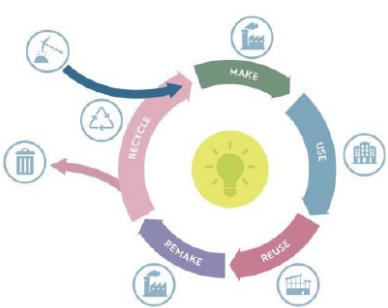
Buildability

Adopt prefabricated and off-site manufactured system for ease of installation and to reduce the reliance on site workmanship and material storage



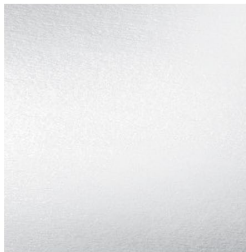
Design for Disassembly

Longevity has been set as a sustainability key driver from the onset of the project and most of the cladding base elements will have a minimum design life of 60 years.



Circular Economy

The existing stone cladding, Jura limestone, will be reused as part of the new precast cladding.



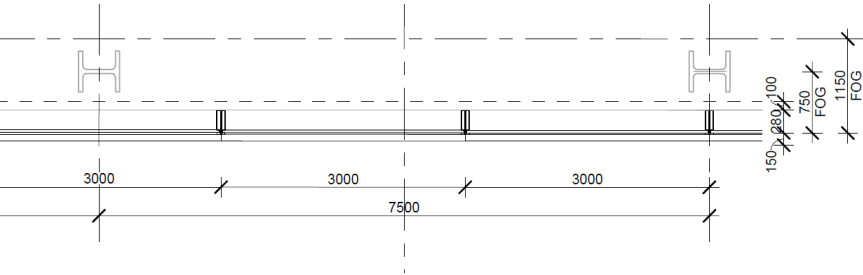
Bright Silver Metal



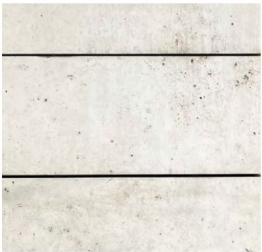
Clear Glass



Dark Metal



Tower Facade



Buff stone



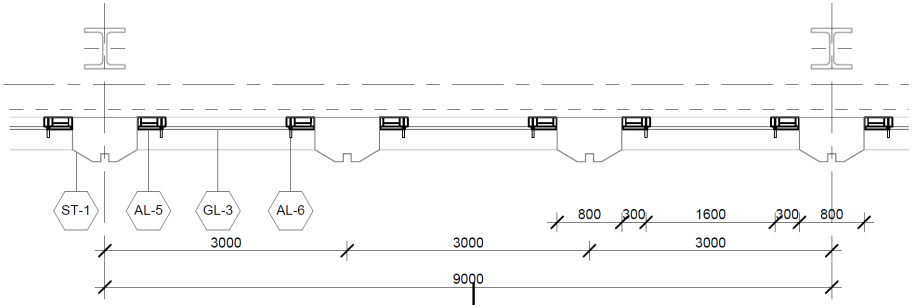
Grey Precast



Mid Grey Panels



Light Stone



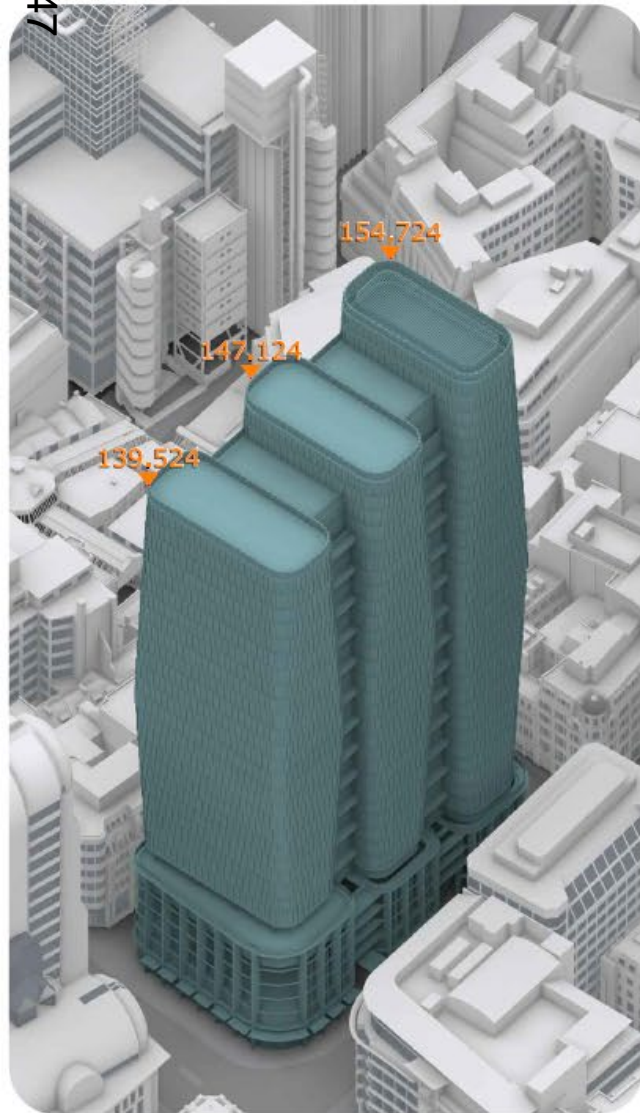
Podium Facade



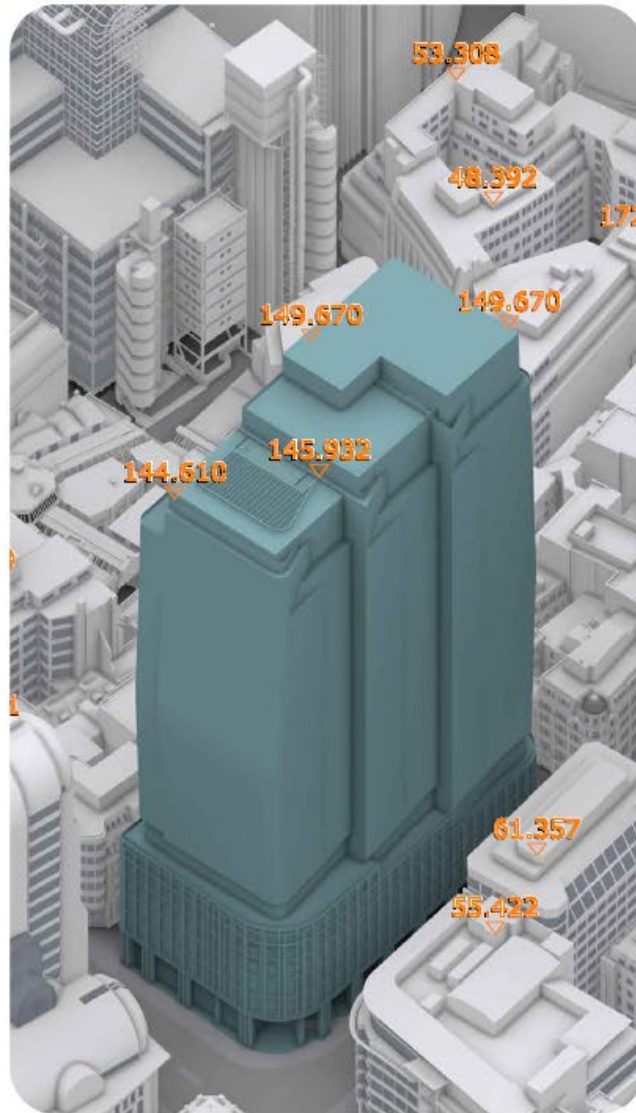
Daylight and Sunlight

ADDRESS	DAYLIGHT SIGNIFICANCE CRITERIA
The Ship, 11 Talbot Court 1-4 Boltoph Alley St Clements Church St Margaret Pattens Church 5 Philpot Lane 2 Philpot Lane	Negligible
Jamaica Buildings The Bunch of Grapes - 14 Lime Street 2-3 Bulls Head Passage St Michael Cornhill Church St Edmund the King Church St Peter Upon Cornhill Church	Negligible to Minor Adverse
4 Brabant Court 11 Eastcheap (previously 9b Eastcheap) 9 Eastcheap	Minor Adverse
The Swan Tavern 4 Bulls Head Passage	Minor to Moderate Adverse

CONSENTED

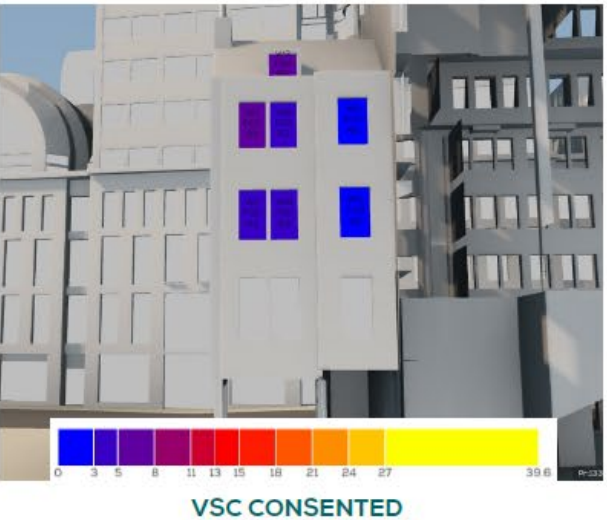
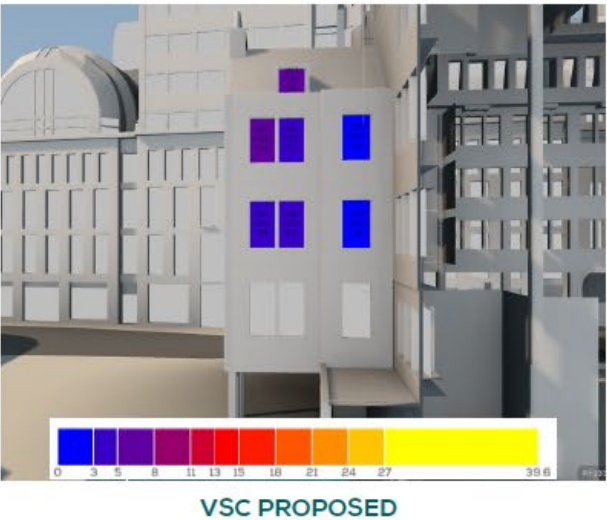
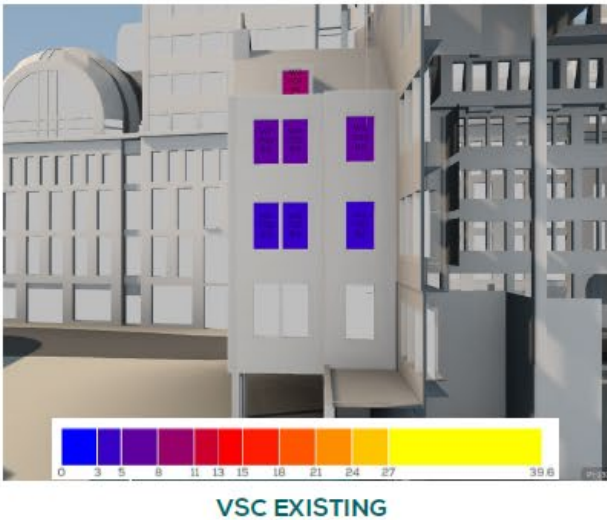
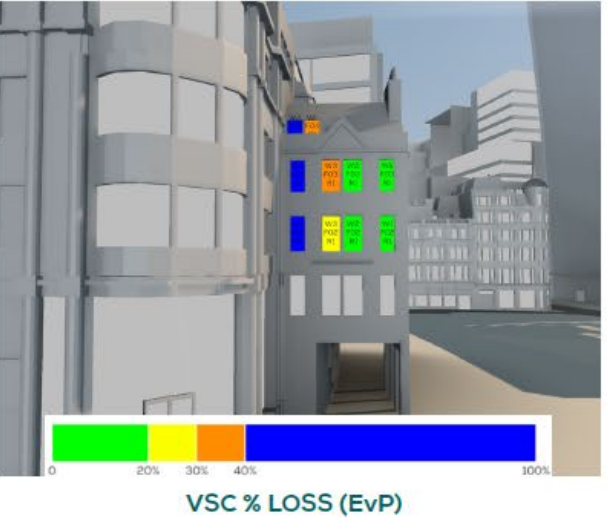
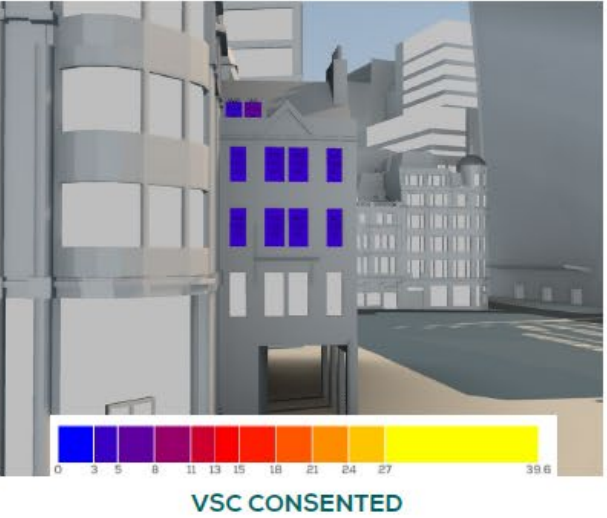
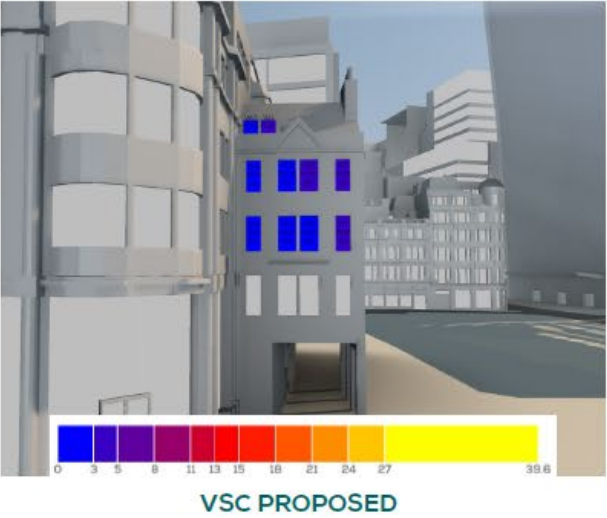
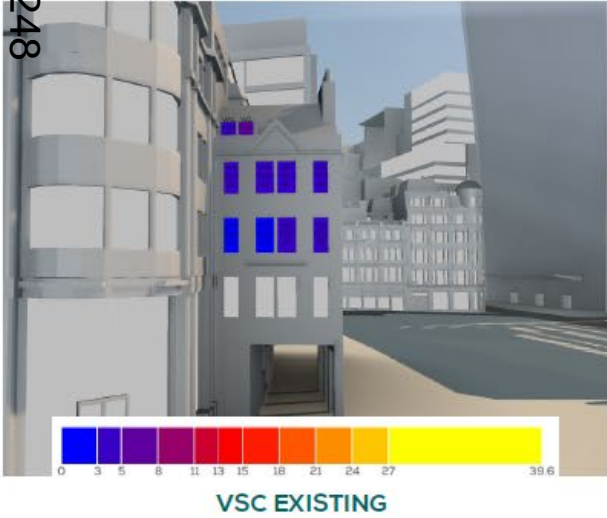


PROPOSED



COMPARISON WITH THE CONSENTED SCHEME

- Due to change in surrounding baseline context the consented application, a like for like comparison with the Consented Scheme conclusions is not possible.
- GIA have therefore assessed the impact of the Proposed against the Consented Scheme in the current 2023 baseline.
- In the Consent vs Proposed analysis, the overall conclusions on impacts are the same.
- Overall, the Proposed Development would not materially alter daylight and sunlight conditions at neighbouring buildings beyond the Consented Scheme.



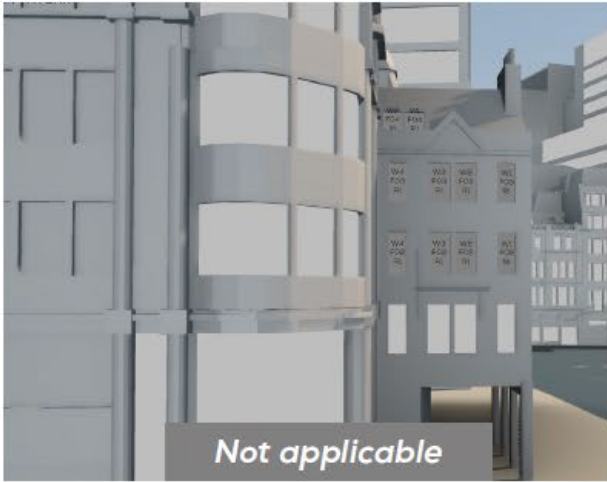
The Swan Tavern (Daylight)



APSH EXISTING



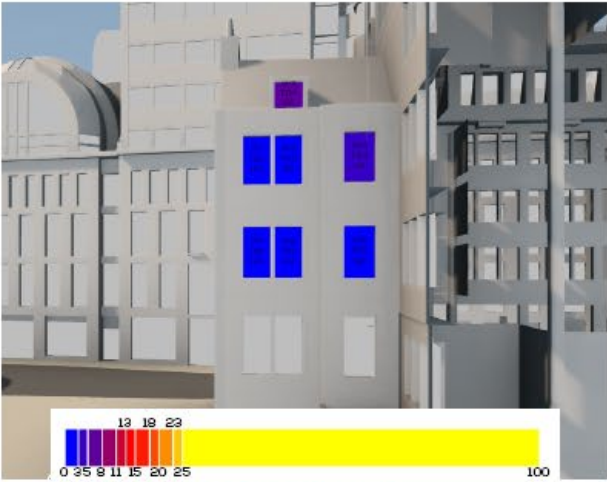
APSH PROPOSED



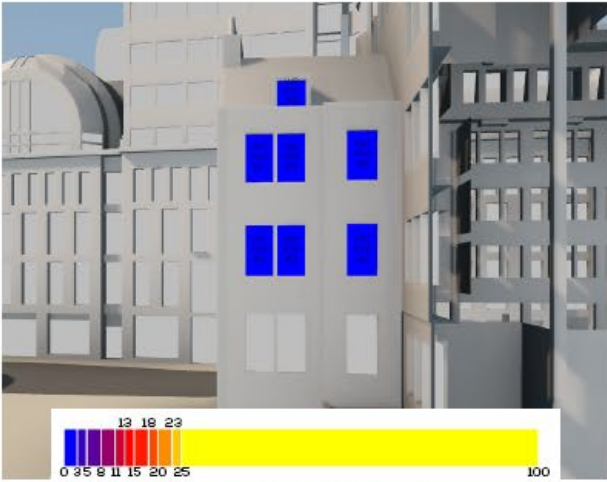
APSH CONSENTED



APSH % LOSS (EvP)



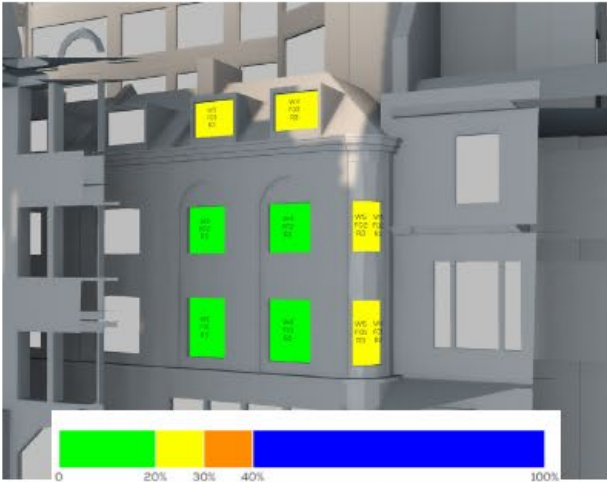
APSH EXISTING



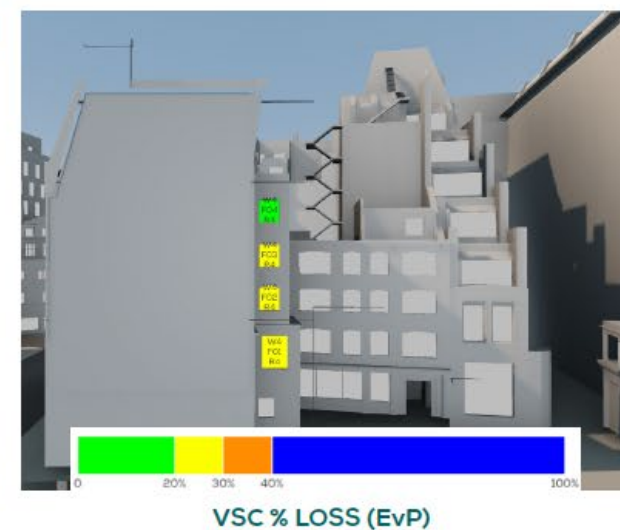
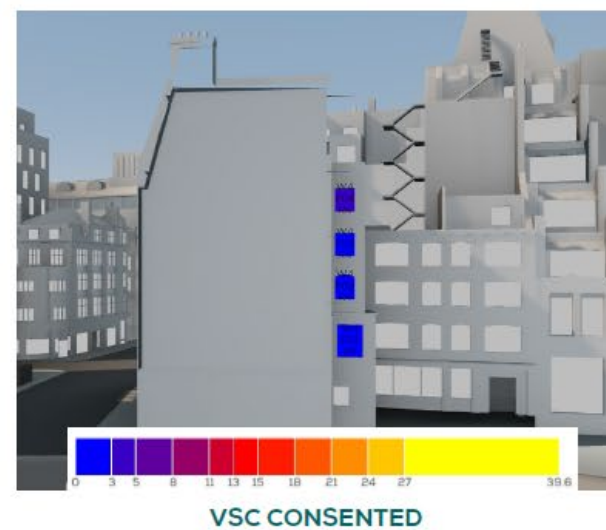
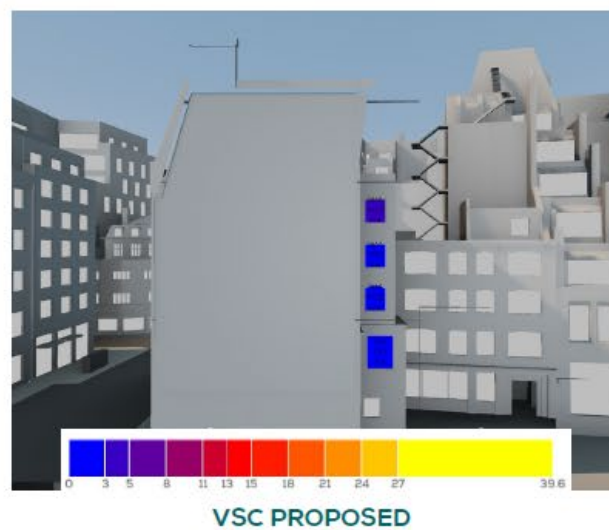
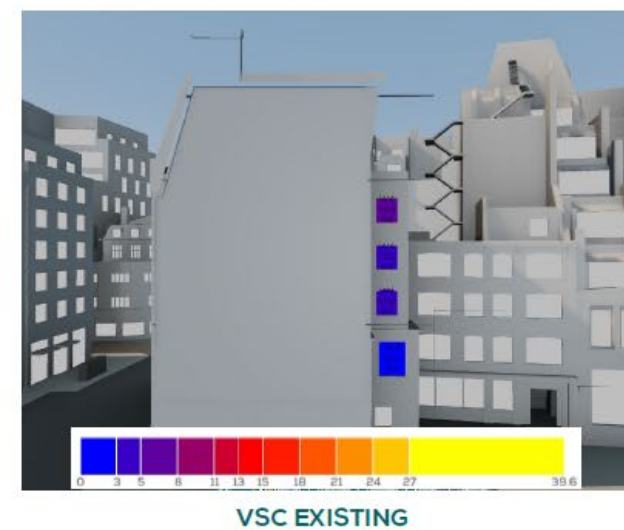
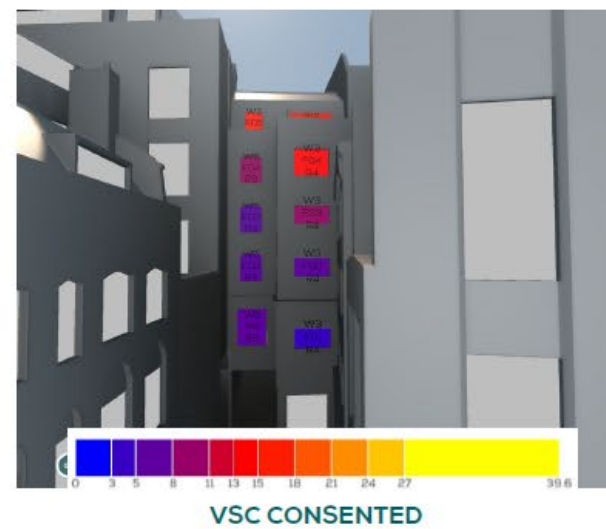
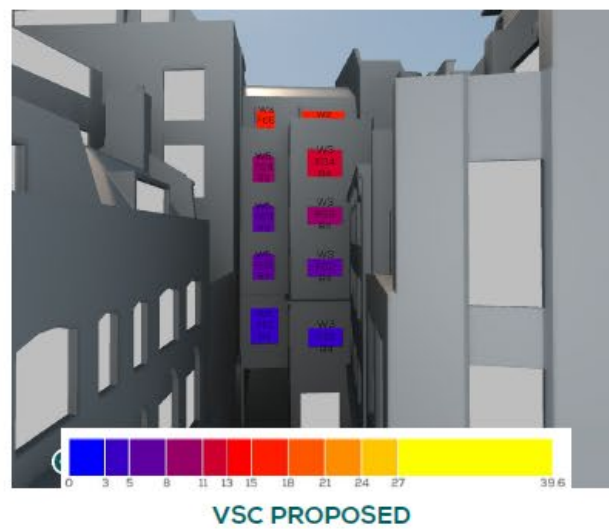
APSH PROPOSED

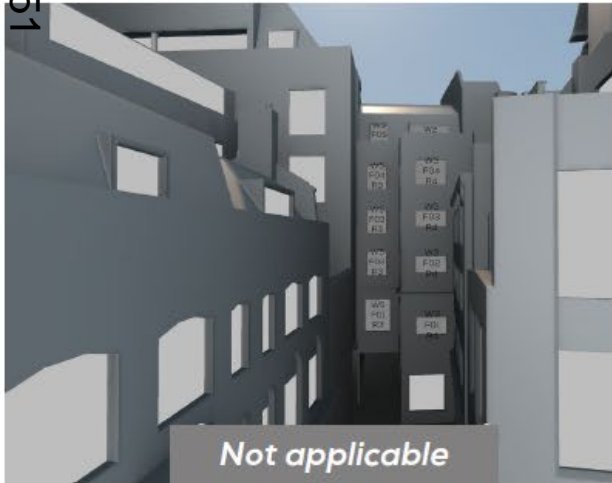


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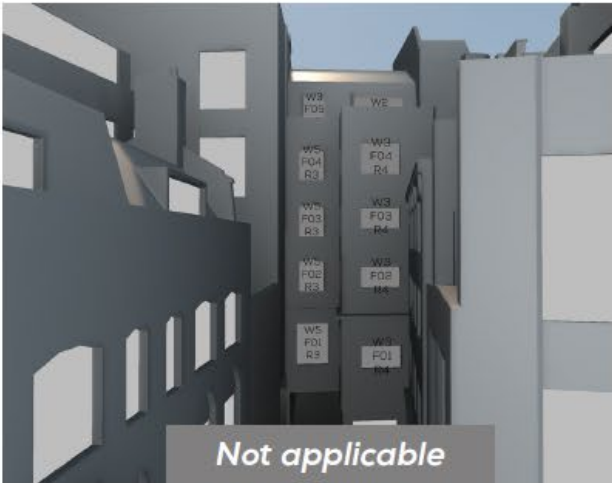


APSH % LOSS (EvP)

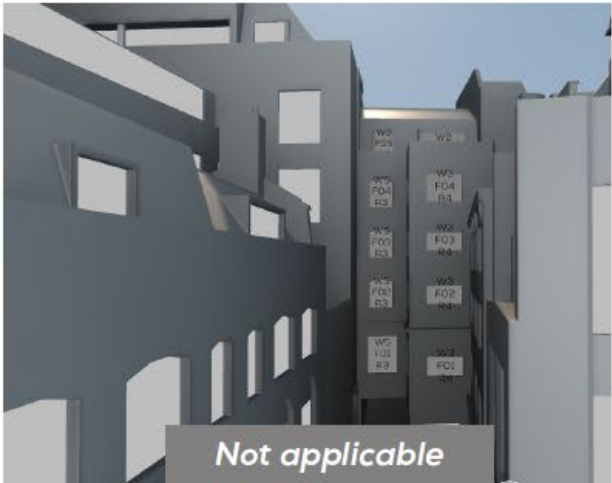




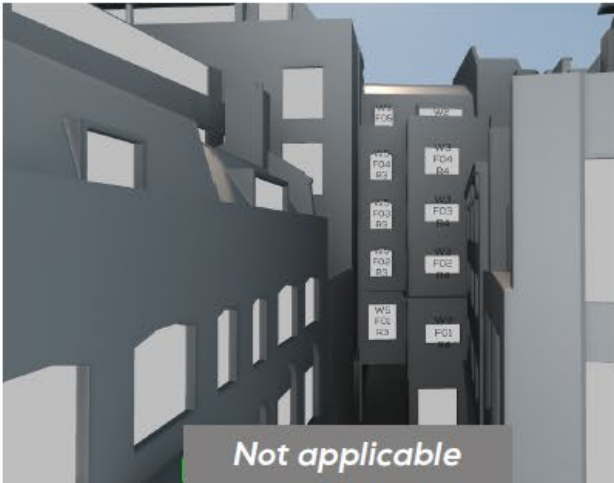
APSH EXISTING



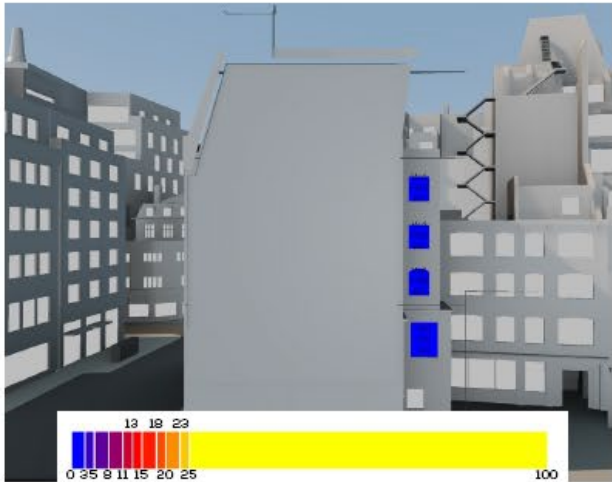
APSH PROPOSED



APSH CONSENTED



APSH % LOSS (EvP)



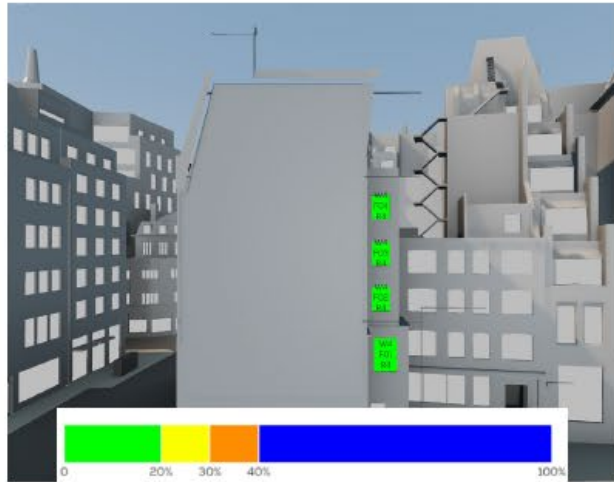
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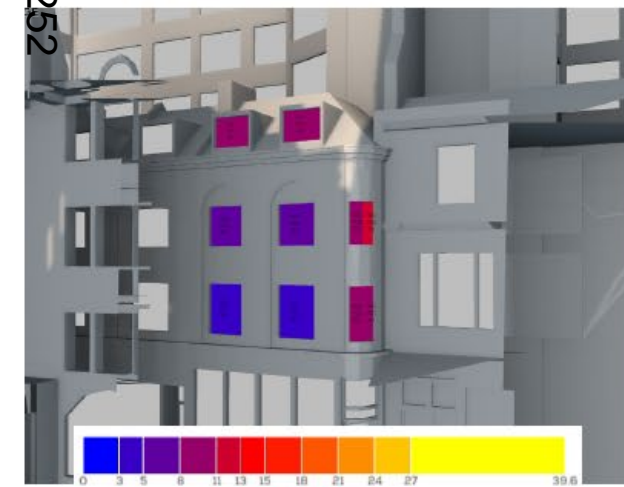
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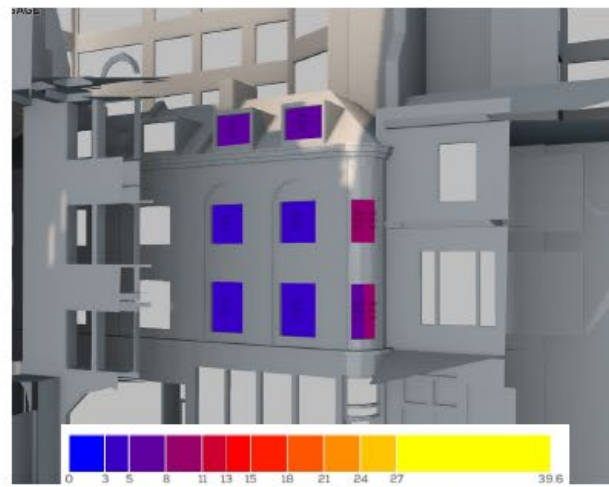
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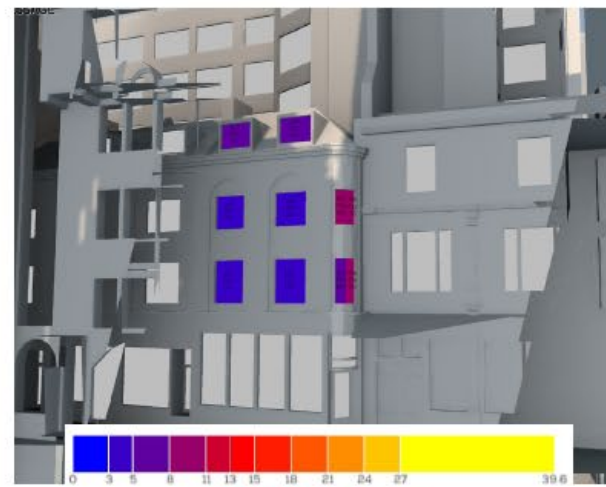
APSH % LOSS (EvP)



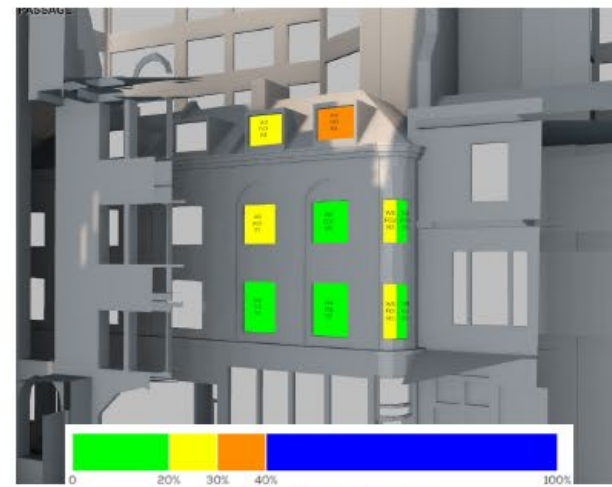
VSC EXISTING



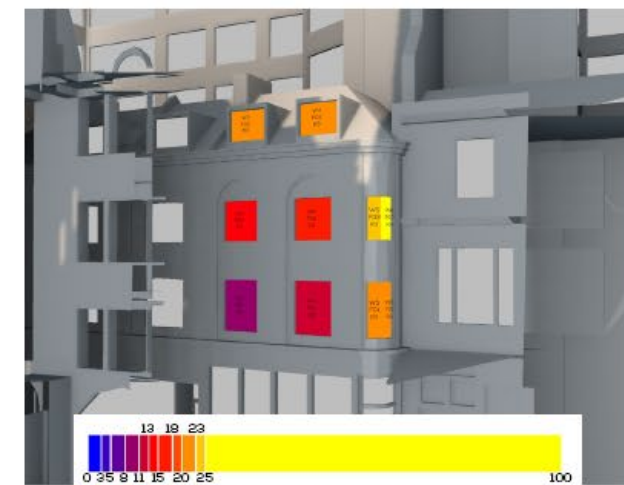
VSC PROPOSED



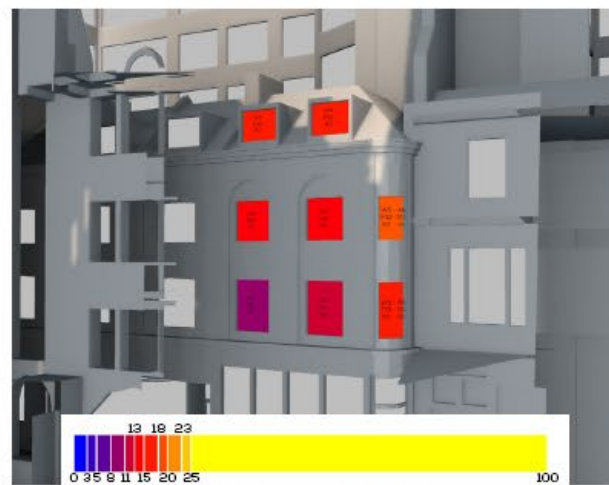
VSC CONSENTED



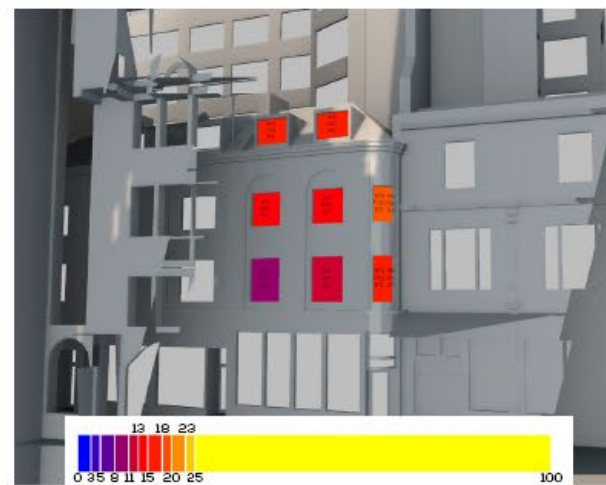
VSC % LOSS (EvP)



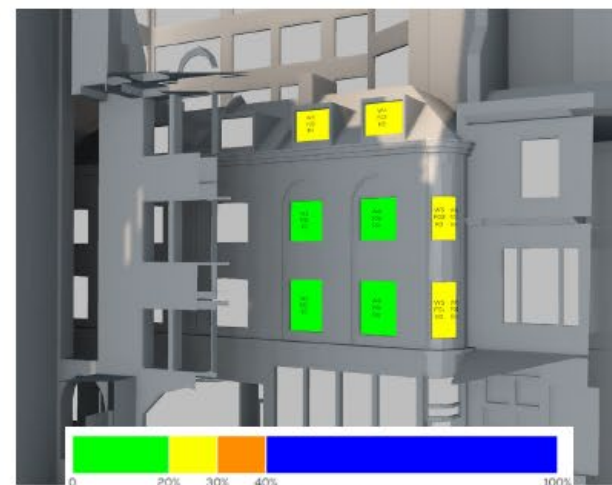
APSH EXISTING



APSH PROPOSED



APSH CONSENTED



APSH % LOSS (EvP)

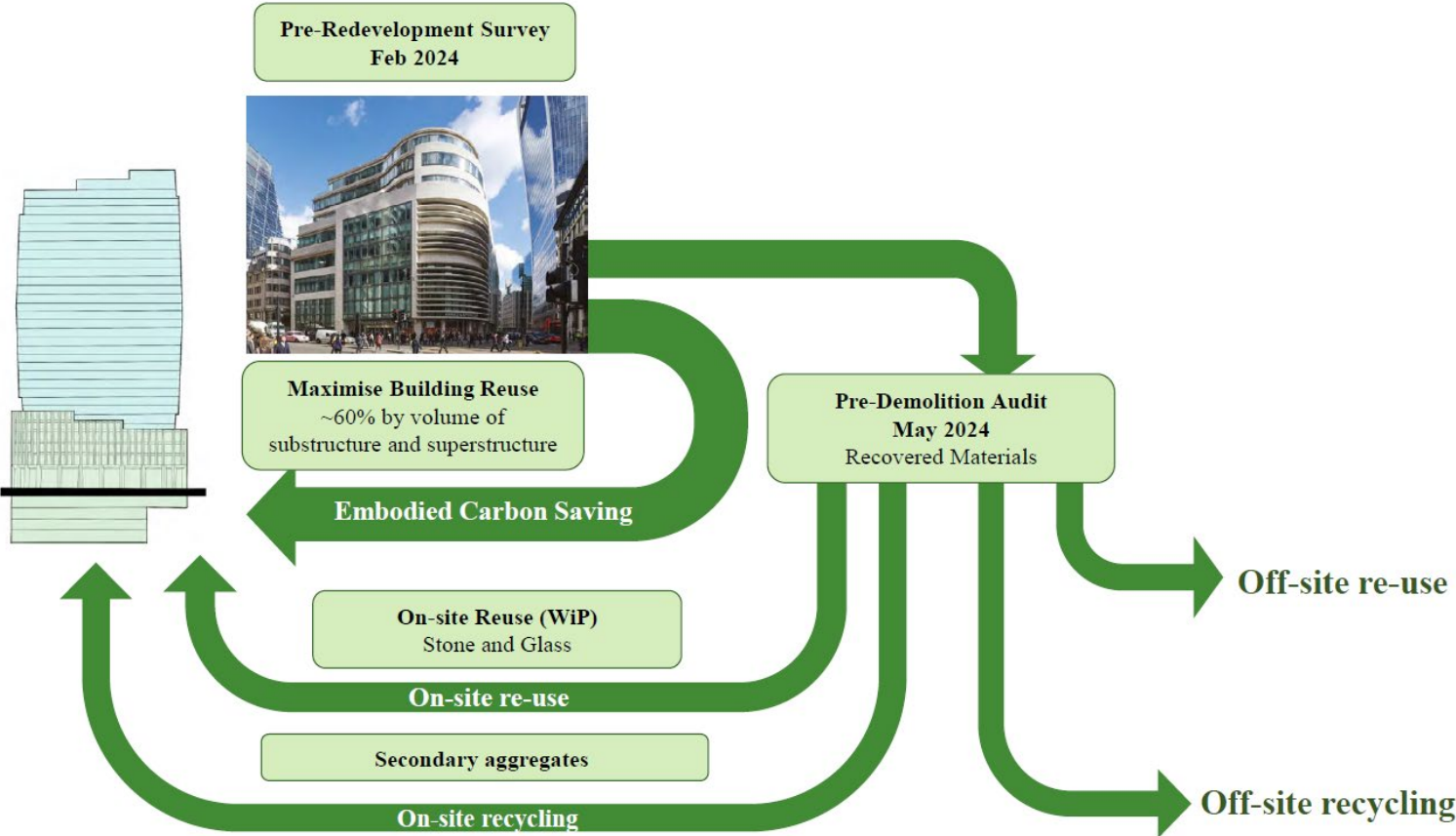
Sustainability

Circular economy has been key on the 70 Gracechurch Street development since concept stage, starting with the existing building. The project aims to incorporate circular economy principles throughout the building's whole life cycle covering the future operation and maintenance until its end of life.

A Pre-redevelopment audit has been completed to establish whether buildings and components can be retained or refurbished. The "Partial retention and refurbishment" option was confirmed as the preferred option largely due to the opportunities available to enhance public realm, increase commercial office space and support biodiversity gain.

A Pre-demolition audit has been undertaken to establish an inventory of existing materials and determine routes to reuse/recycling/recovery. A set of recommendations on waste management targets were identified for the key demolition products.

As determined using the GLA decision tree during the CE workshop, the project will prioritise design for adaptability, longevity and disassembly as the core circular economy principles.





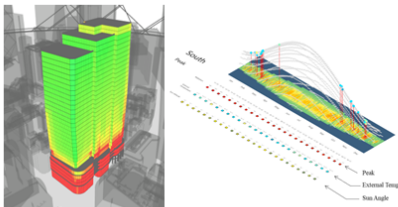
Reclaimed Jura Limestone



MATERIAL RE-USE

Reusing the existing Jura limestone cladding, as part of the new precast cladding.

Re-using other elements where possible such as steel frame and below ground drainage.



BALANCED SOLAR GAIN APPROACH

Dynamic solar gain approach to balance solar gain, daylighting, cost, operational energy and embodied carbon.



RE-USING BASEMENT WITHOUT EXTENSION

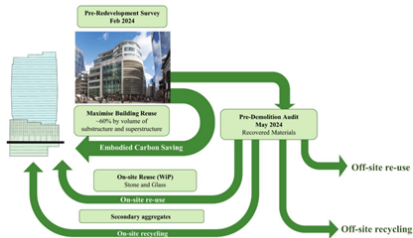
Efficient allocation of MEP plant to avoid basement extension.

Substructure carbon reduction of 63% against GLA current benchmark



RE-USING EXISTING ELECTRICAL SUPPLY

Existing incoming electrical connection intended to be retained as back-up, reducing disruption, excavation and associated carbon.



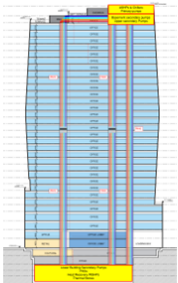
EXISTING PODIUM RE-USE

Reducing embodied carbon of the scheme by 14% compared to the previously consented scheme using RICS v1 and 26% using RICS v2.



ROOF FOR PUBLIC AND GREENING

Minimising roof plant space take, releasing area for urban greening and public terrace.



NO ON-SITE COMBUSTION

Zero on-site NOx and PM emissions for heating and domestic hot water, through an all-electric strategy.



Circular Economy
at the heart of
decision-making



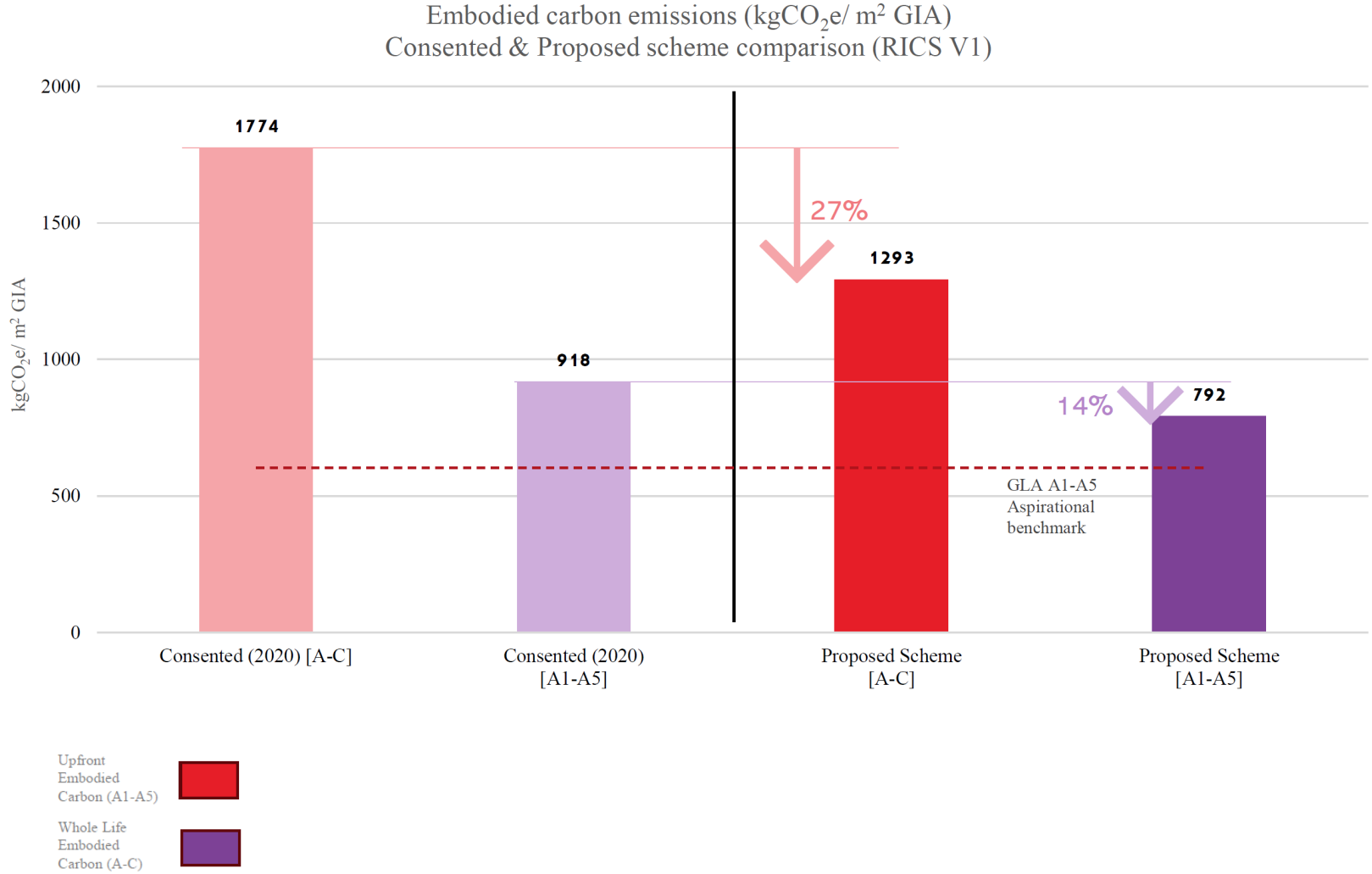
Minimise Lifecycle
Environmental Impact



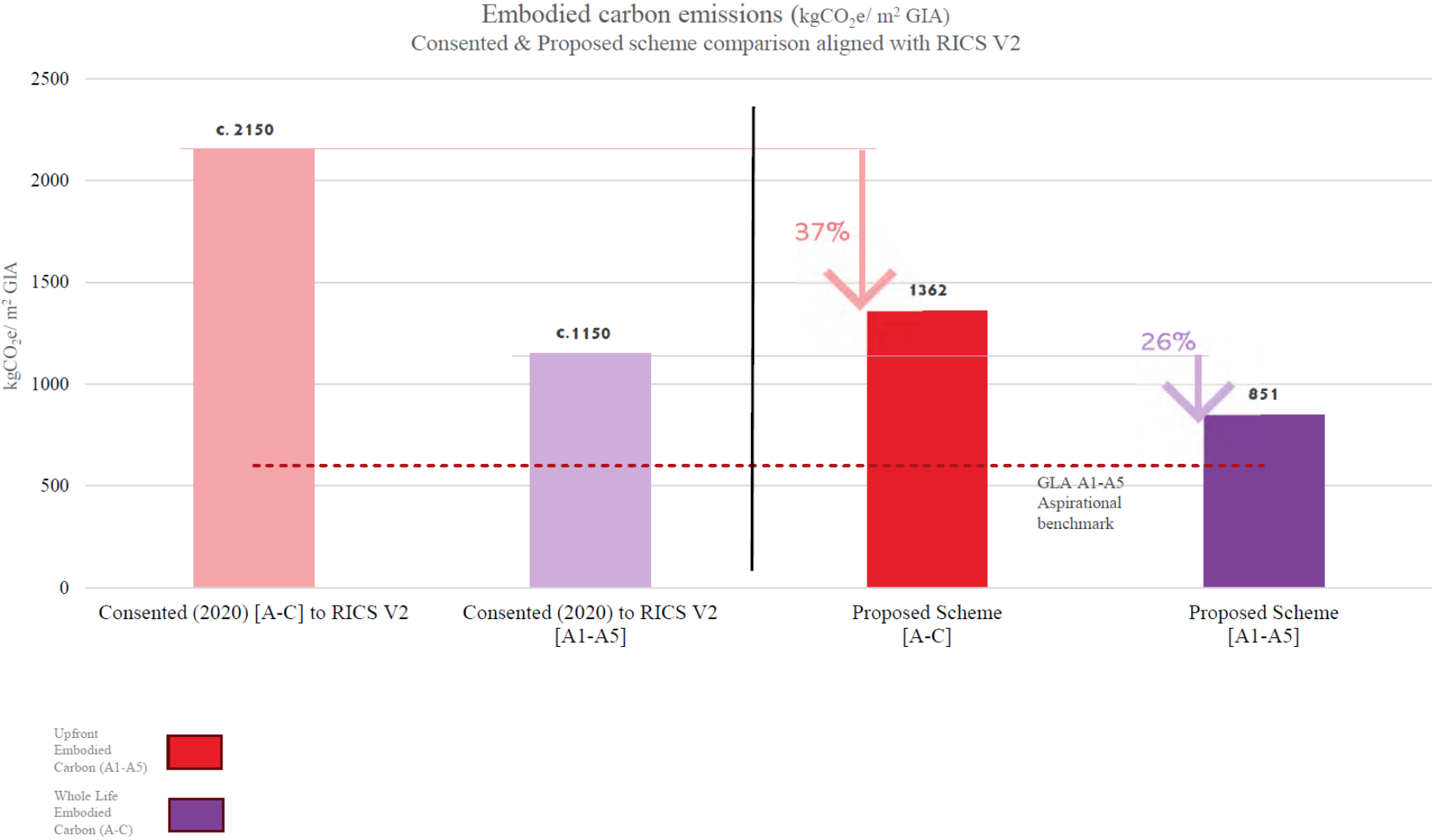
Intrinsic
Social Value

Metric	Previously consented scheme	Proposed development target
BREEAM	Excellent	Excellent
WELL	None	Gold
Embodied Carbon emissions A1-A5 (kgCO ₂ /m ² GIA)	918 (RICS v1) 1150 (RICS v2)	792 (RICS v1) 14% Lower 851 (RICS v2) 26% Lower
NABERS UK	None	5*

RICS V1



RICS V2



The Proposed 70 in Images



From Gracechurch Street South



From Fenchurch Street down Lime Street



Corner of Gracechurch Street and Fenchurch Street



The Route Through



The Public Terrace at Level 32



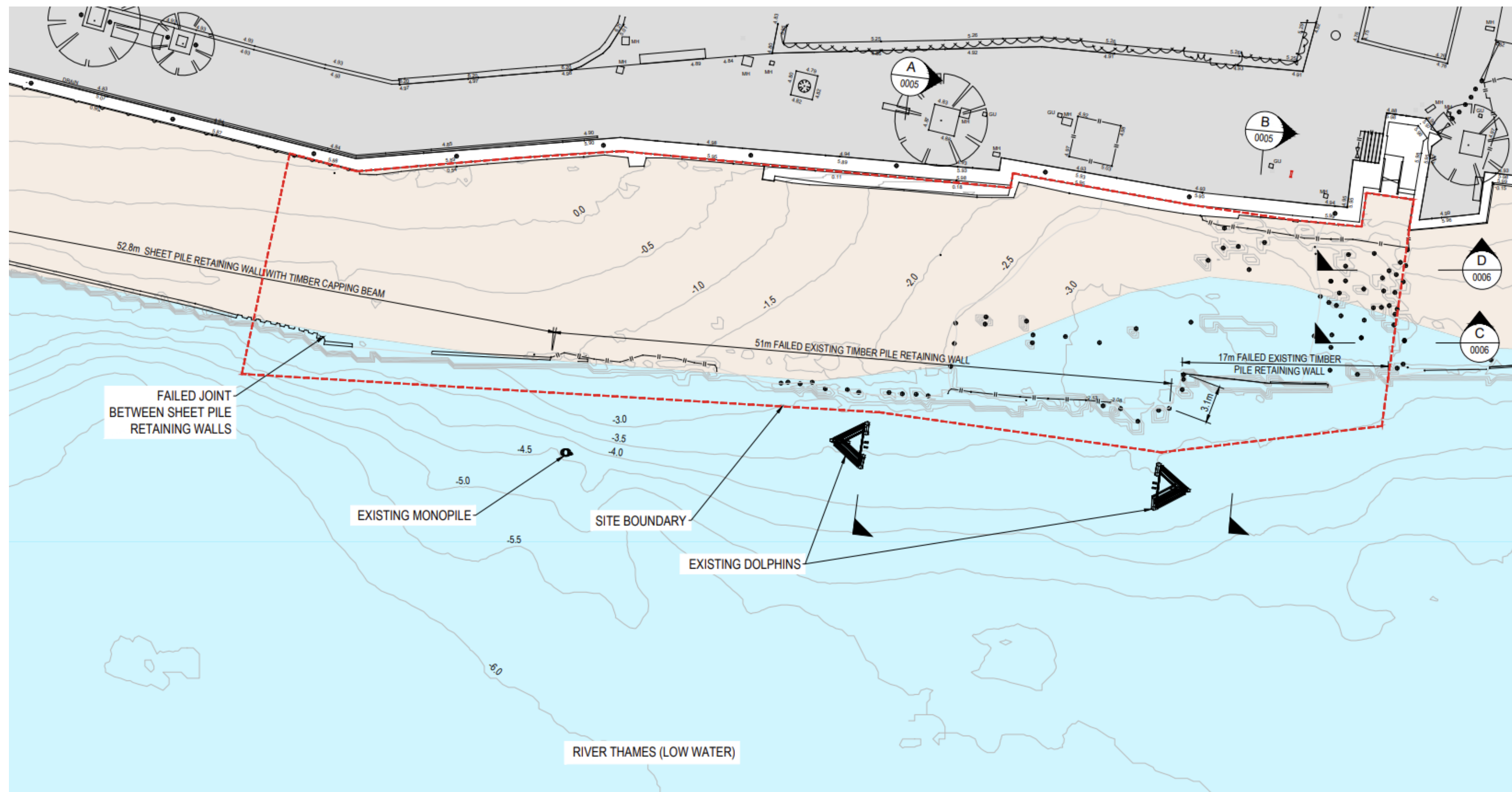
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Planning Applications Sub Committee

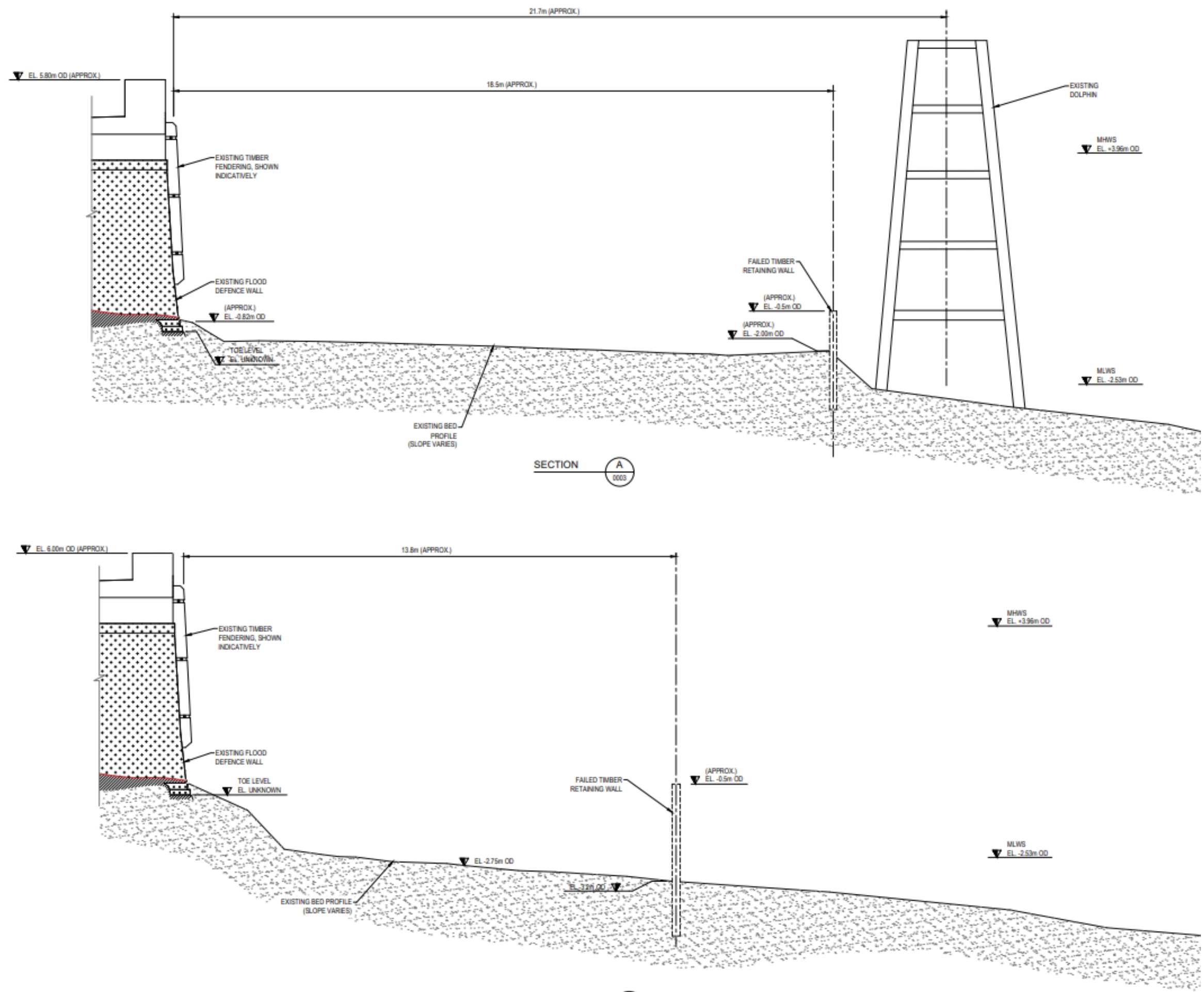
11th February 2025



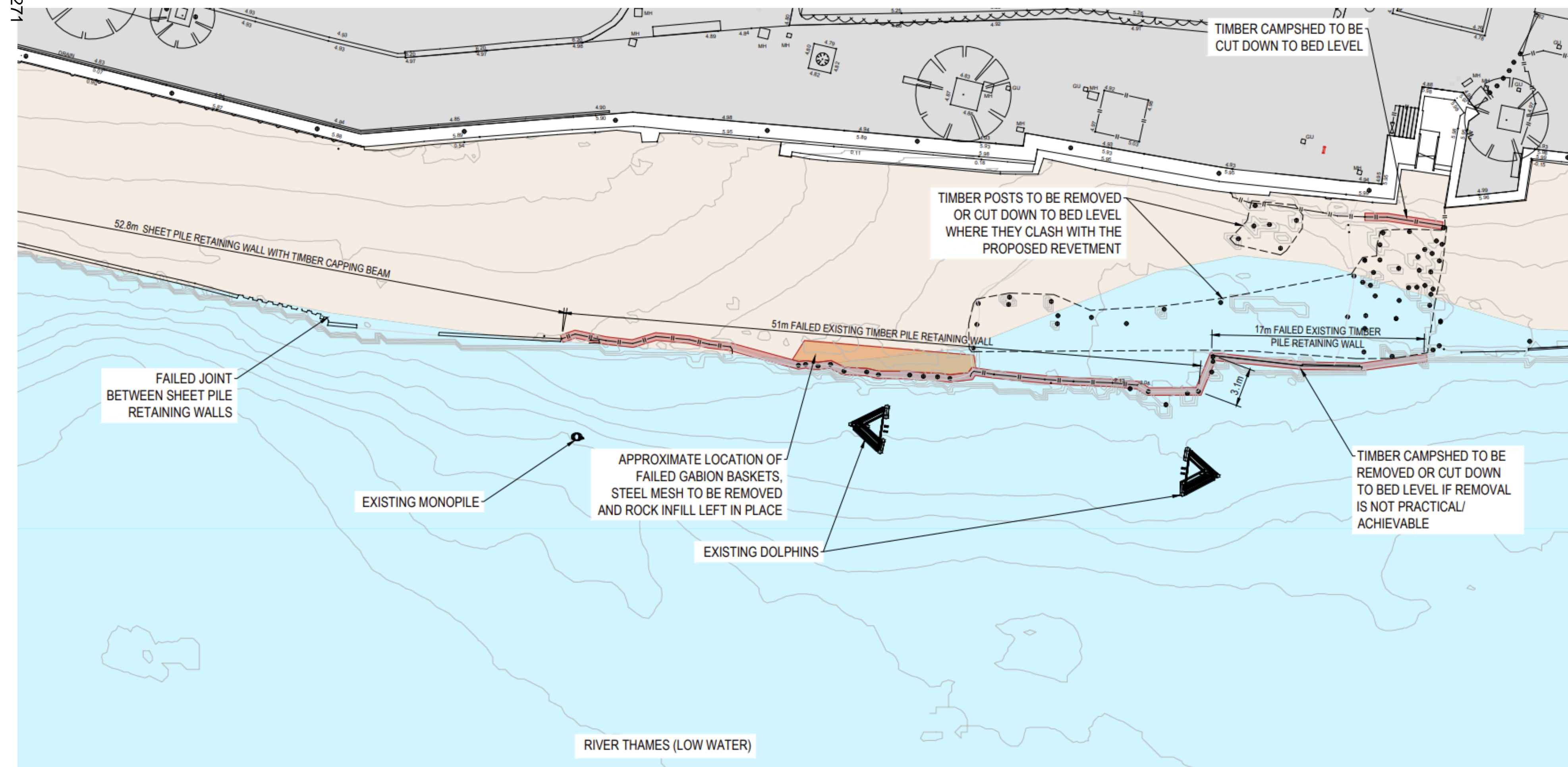
Site Location Plan



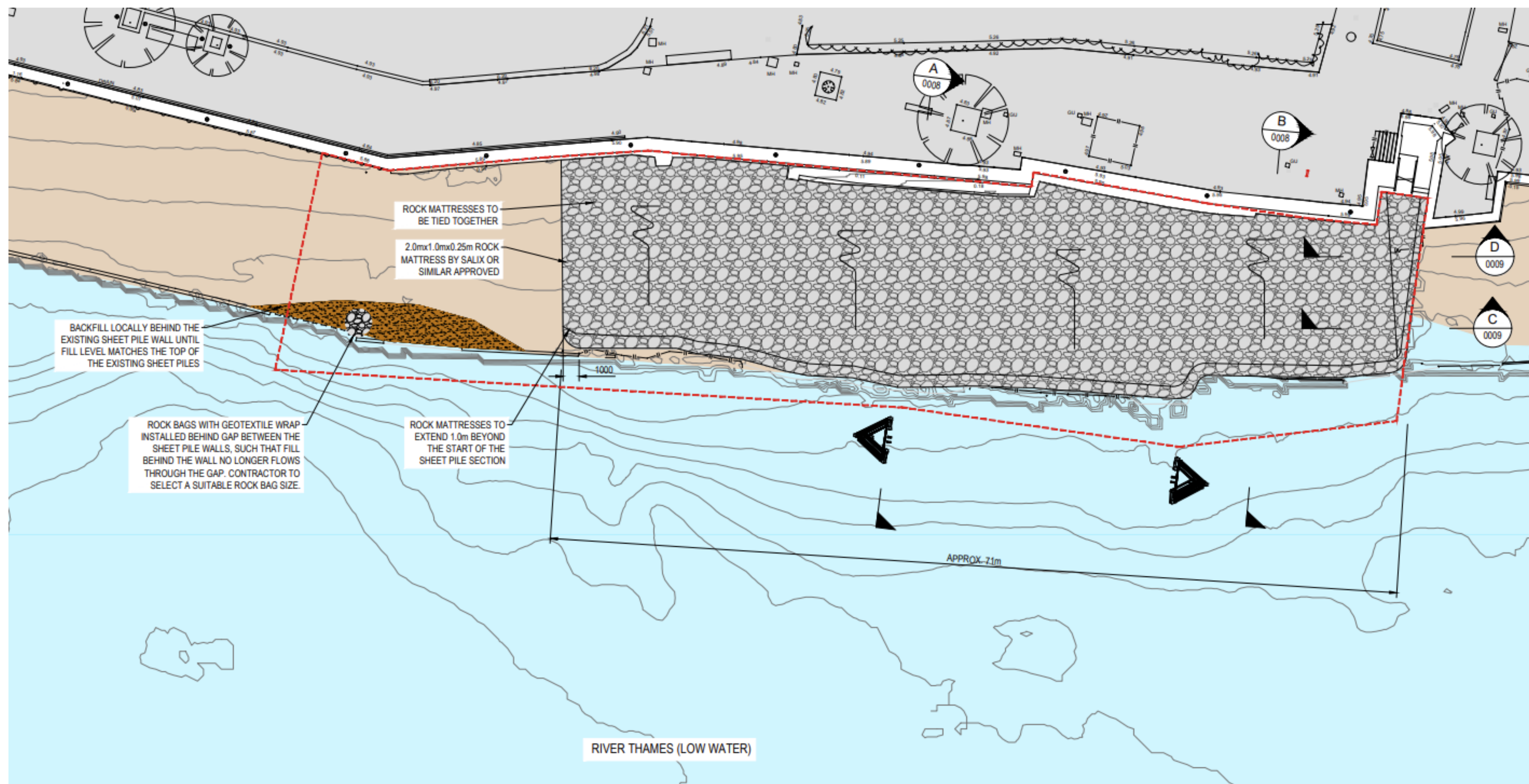
Existing Site Plan



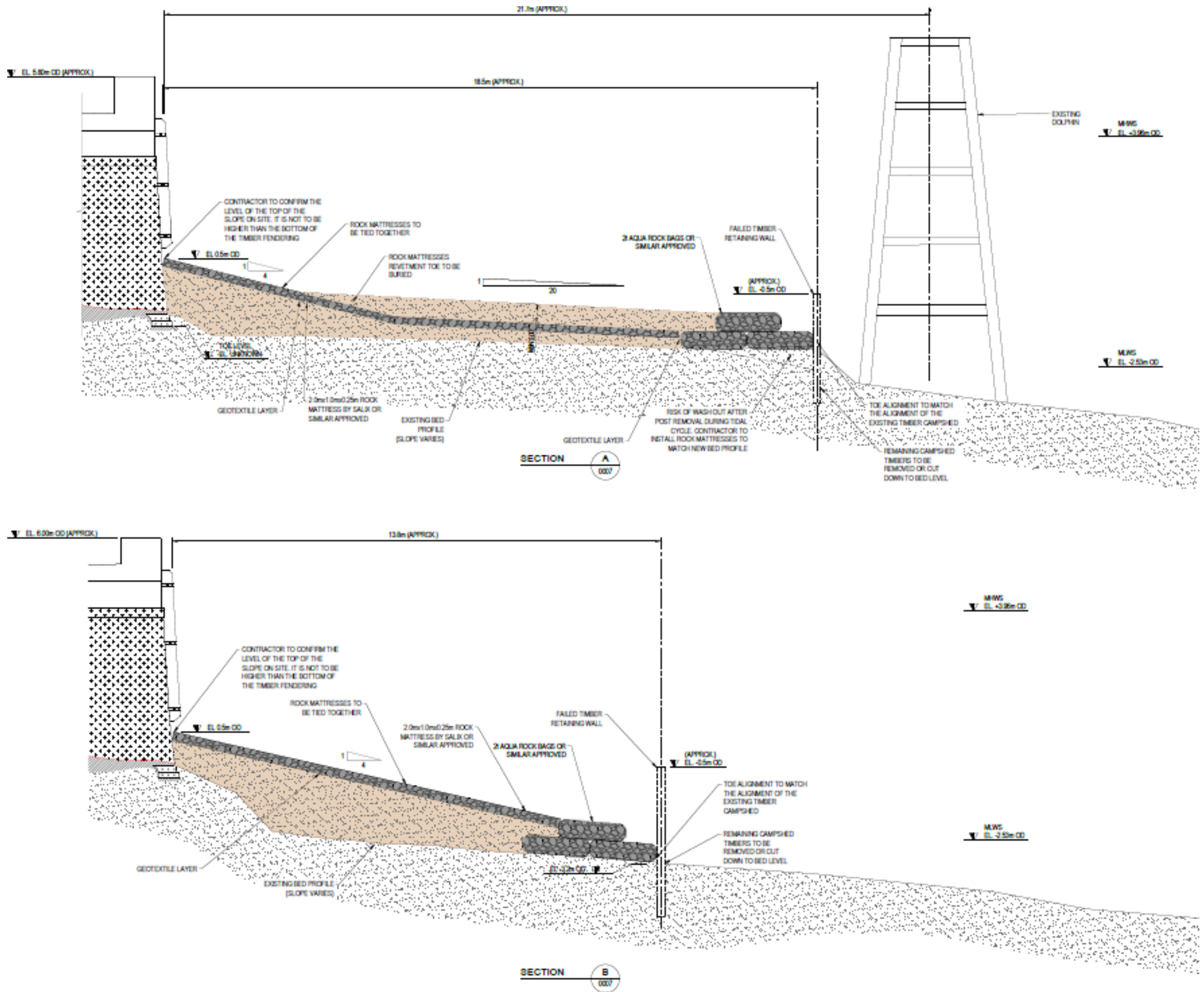
Existing Sections



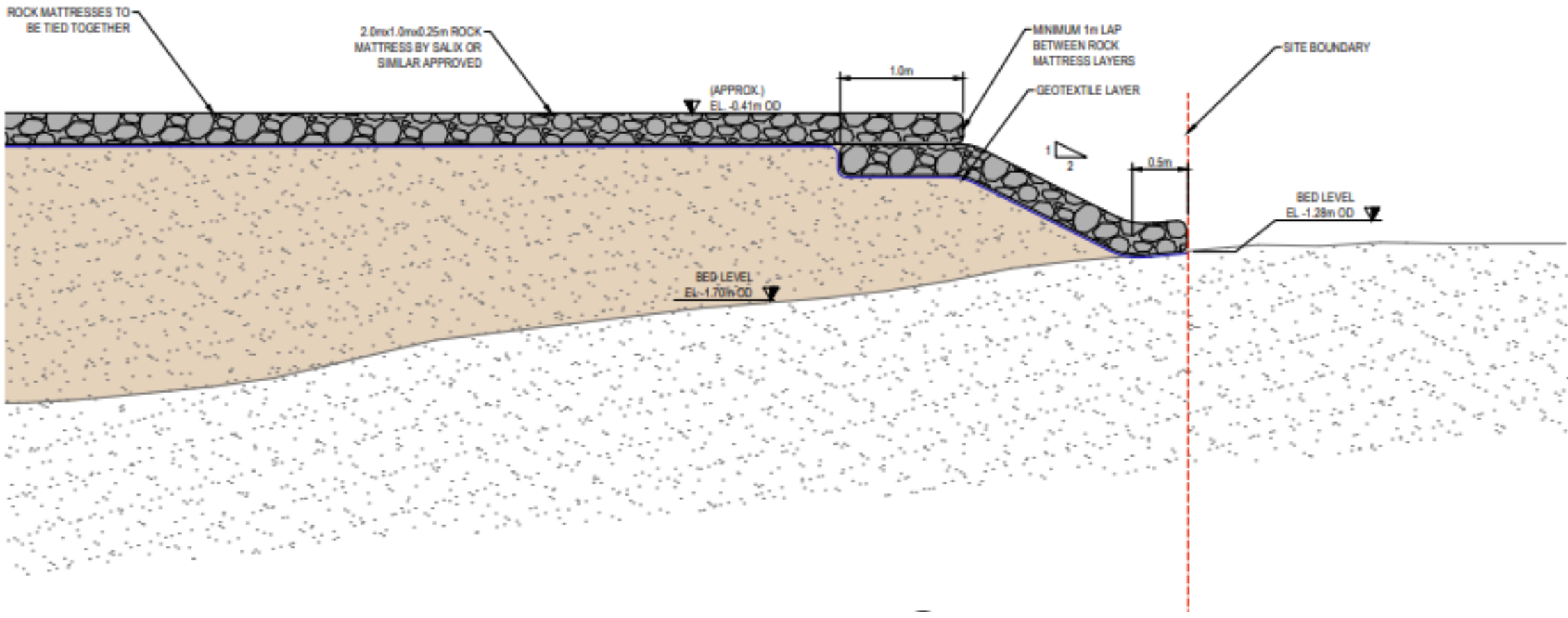
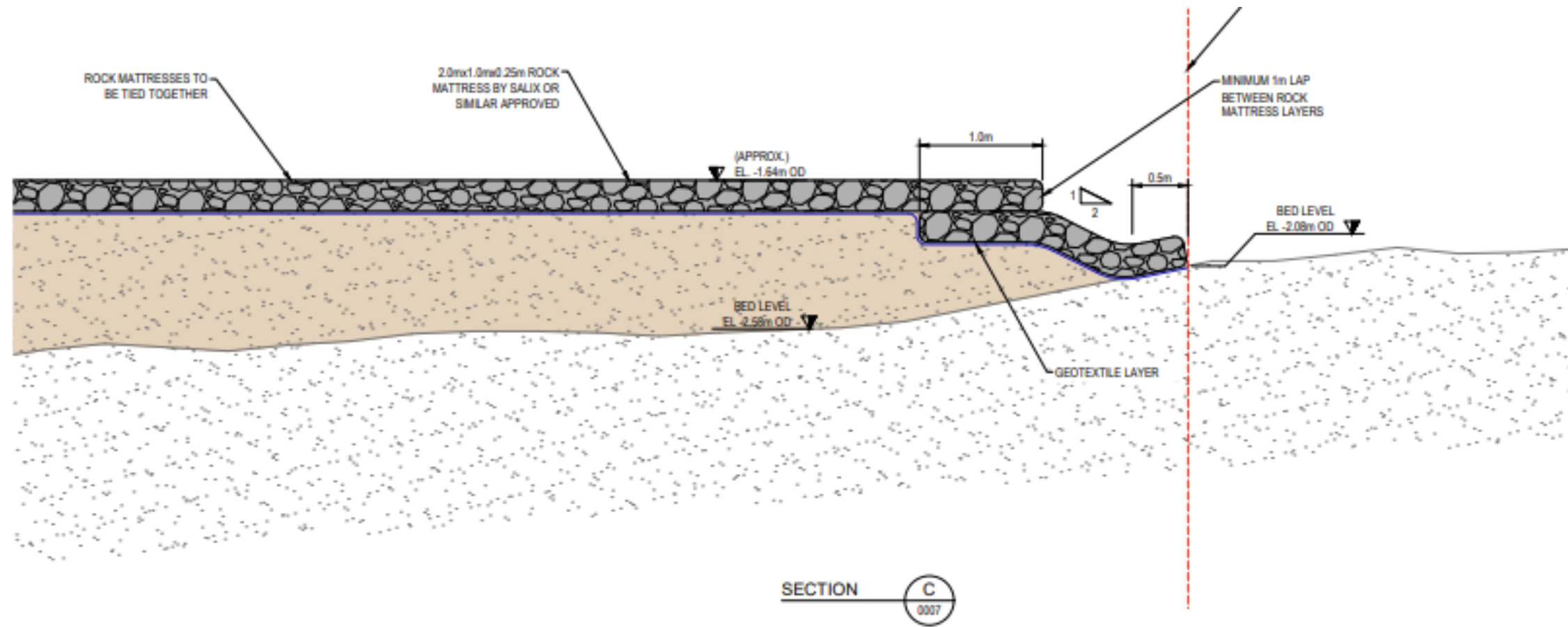
Demolition Plan



Proposed Site Plan



Proposed Sections



Proposed Sections

FORESHORE at RIVERBANK HOUSE
LONDON EC4
City of London

ARCHAEOLOGICAL
DESK-BASED ASSESSMENT

Prepared for
The City of London

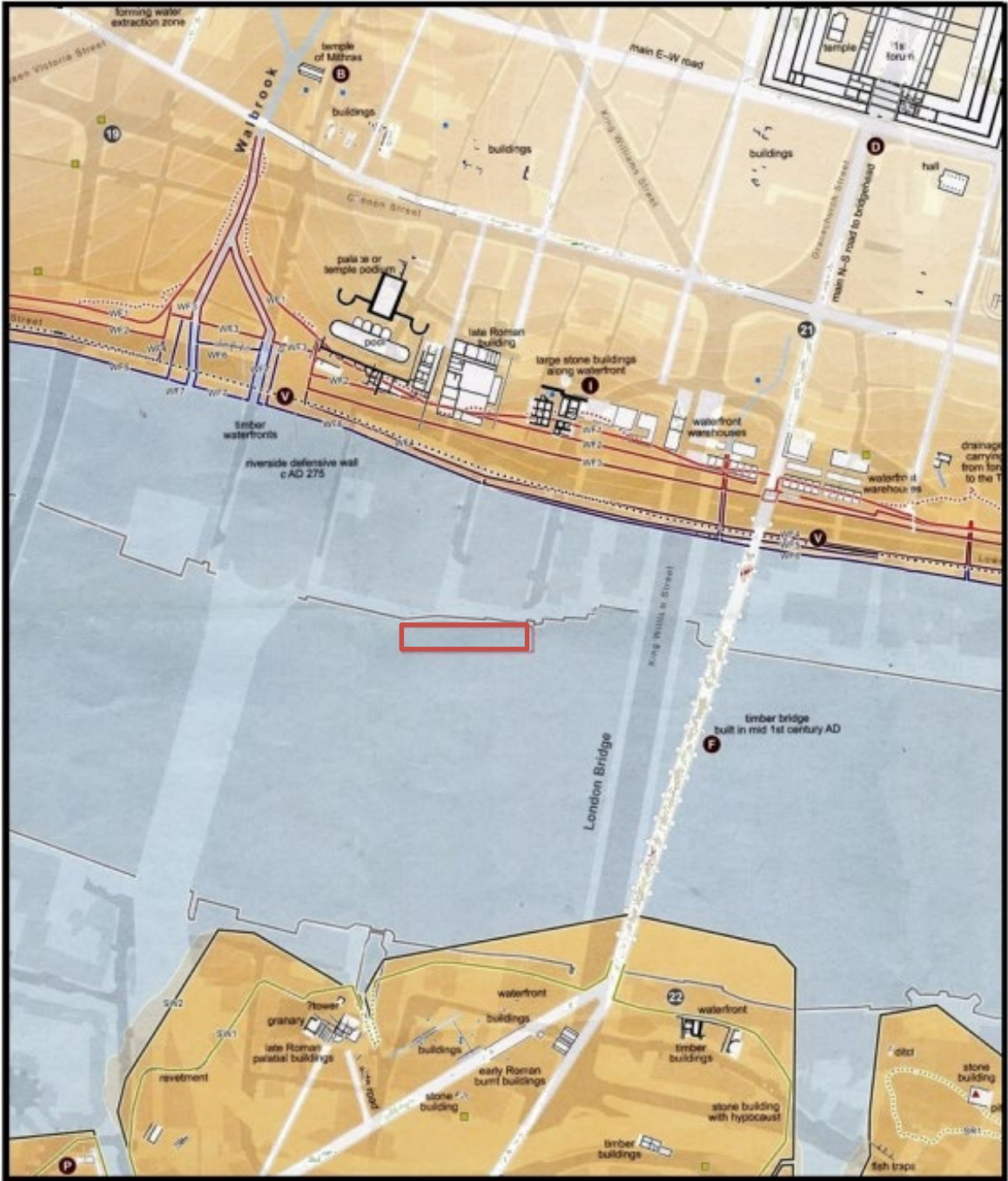
Mills Whipp Projects,
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London EC1R 0NE

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June 2024



FIG.2 ROMAN LONDON



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Next Committee

2024

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