



Planning Applications Sub-Committee

PRESENTATION PACK

Date: TUESDAY, 6 MAY 2025

Time: 10.30 am - or at the rising of the Planning and Transportation Committee, whichever is later.

Venue: OLD LIBRARY - GUILDHALL

5. **MONTCALM BREWERY**

Report of the Director of Planning & Development.

For Decision
(Pages 3 - 90)

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Montcalm Brewery Hotel
52 Chiswell Street, London EC1Y 4SD

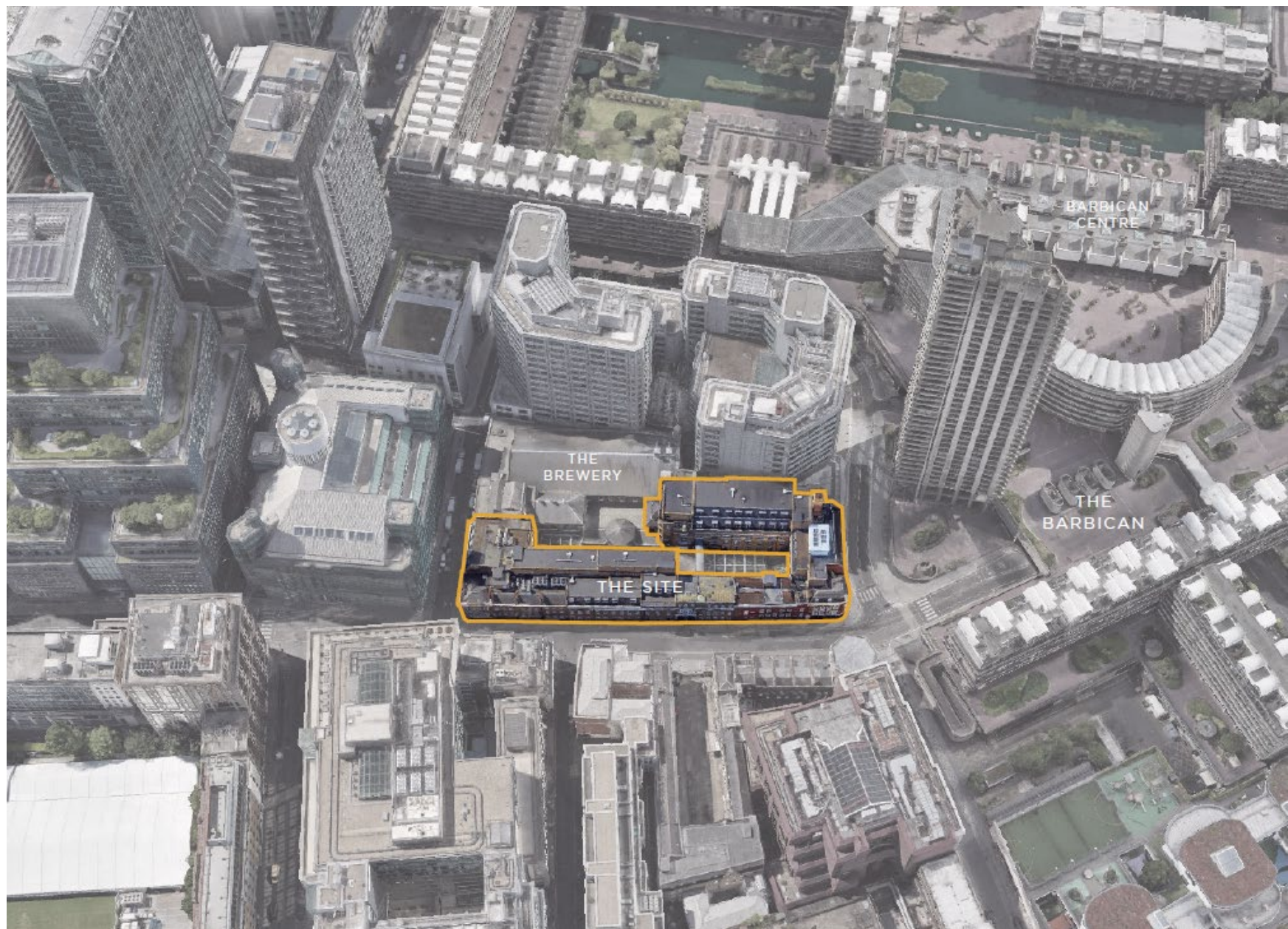
Planning Applications Sub Committee

6th May 2025

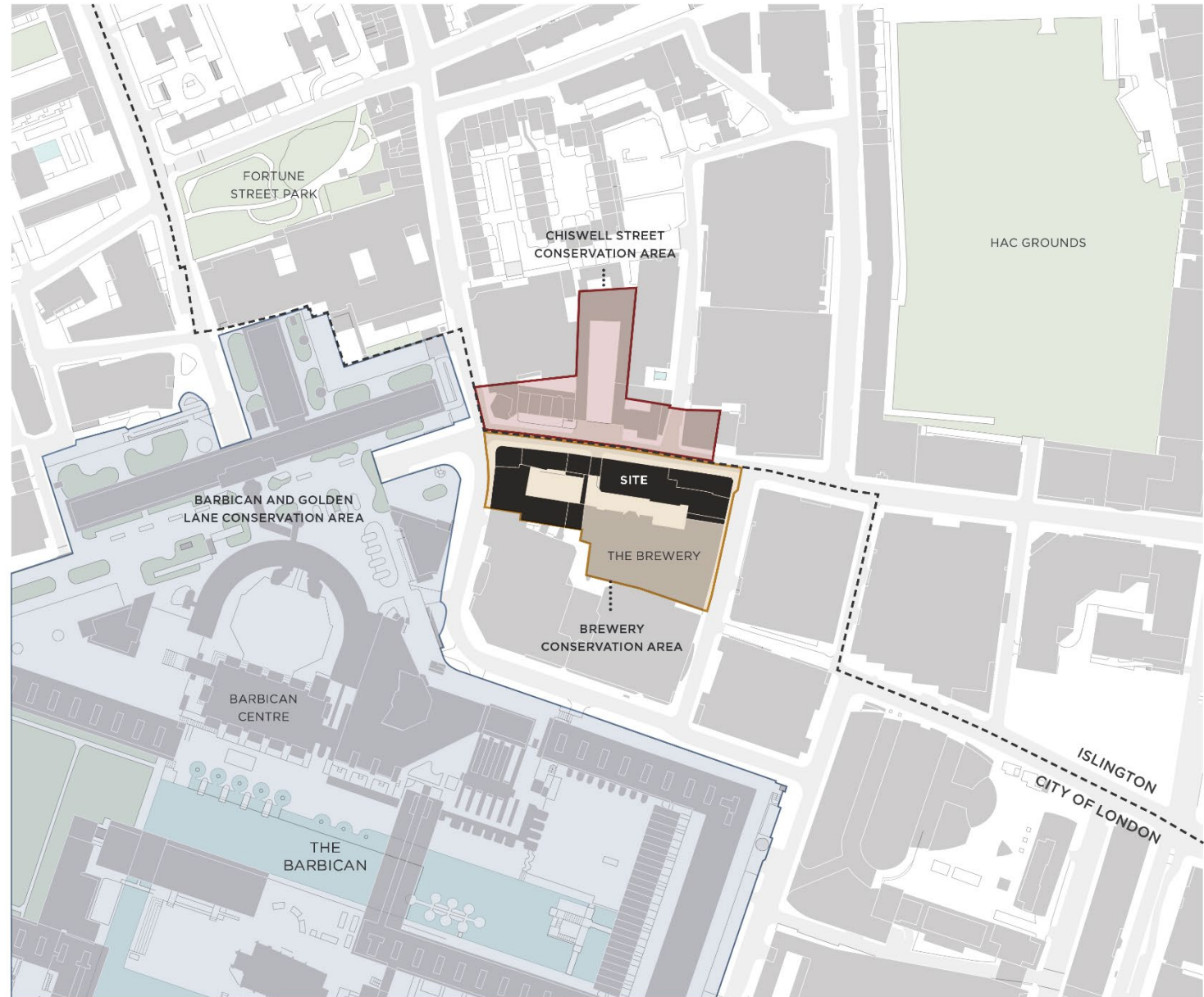


- Site Application Boundary
- Wider Ownership Boundary

SITE PLAN



EXISTING SITE AERIAL VIEW (LOOKING SOUTH)



- Site ownership
- Brewery conservation area (City of London)
- Chiswell Street conservation area (Islington)
- Barbican and Golden Lane conservation area
- Borough boundary

CONSERVATION AREAS

Listings Part of The Site

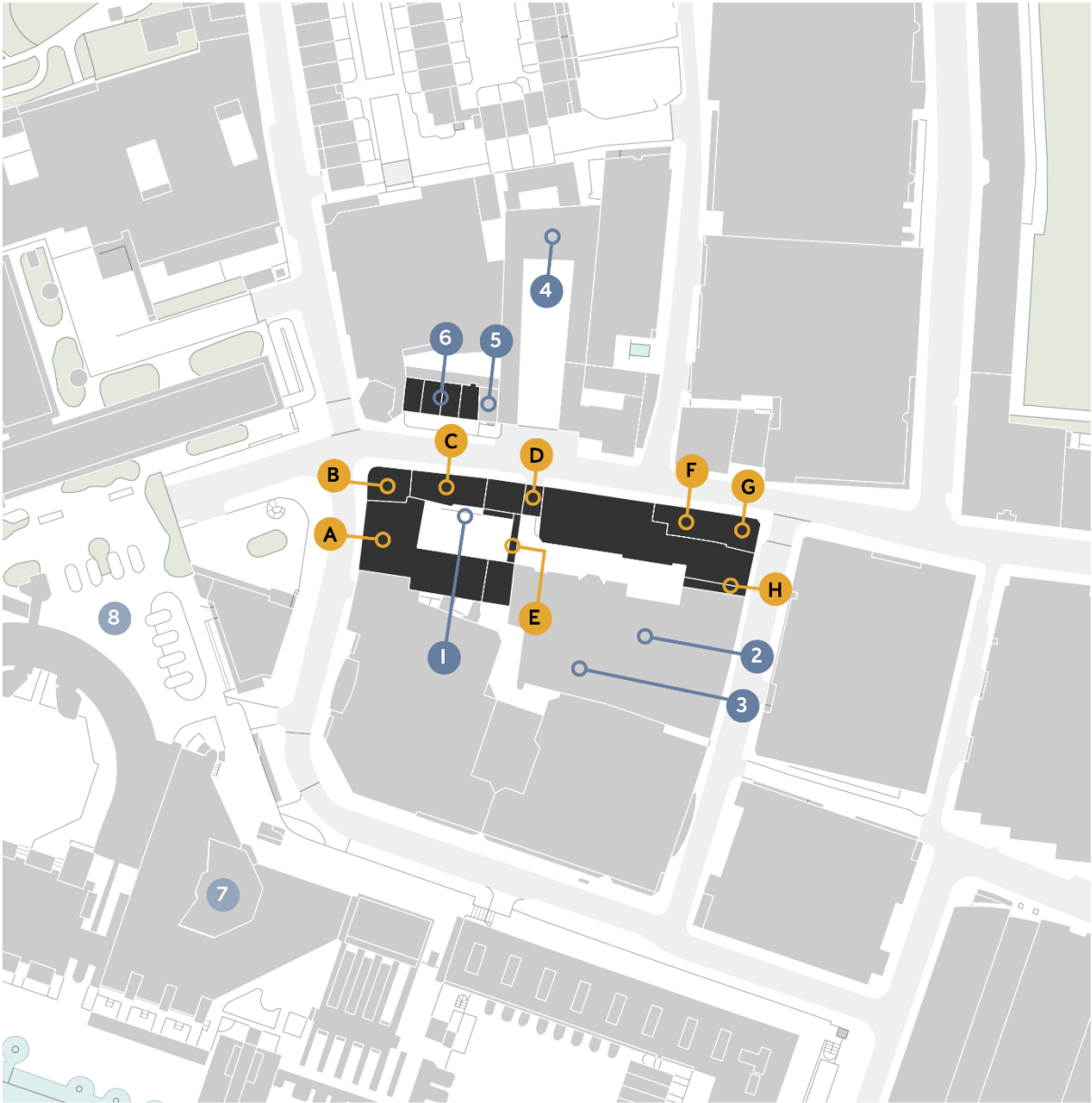
Listings	Grade	UID
A Whitbread's Brewery Building, next to The King's Head Public House	Grade II	1252353
B The Jugged Hare Public House	Grade II	1252344
C Partner's House, Whitbread's Brewery and Attached Railings	Grade II*	1262268
D Entrance Wing, Whitbread's Brewery (South Side)	Grade II	1252350
E Bridge Over The Yard, Whitbread's Brewery (South Side)	Grade II	1262314
F 53, 54 and 55 Chiswell Street	Grade II	1252348
G 56 Chiswell Street	Grade II	1252349
H Whitbread's Brewery Buildings, Milton Street (partly within site ownership)	Grade II	1252429

Adjacent Listings Part of The Former Brewery

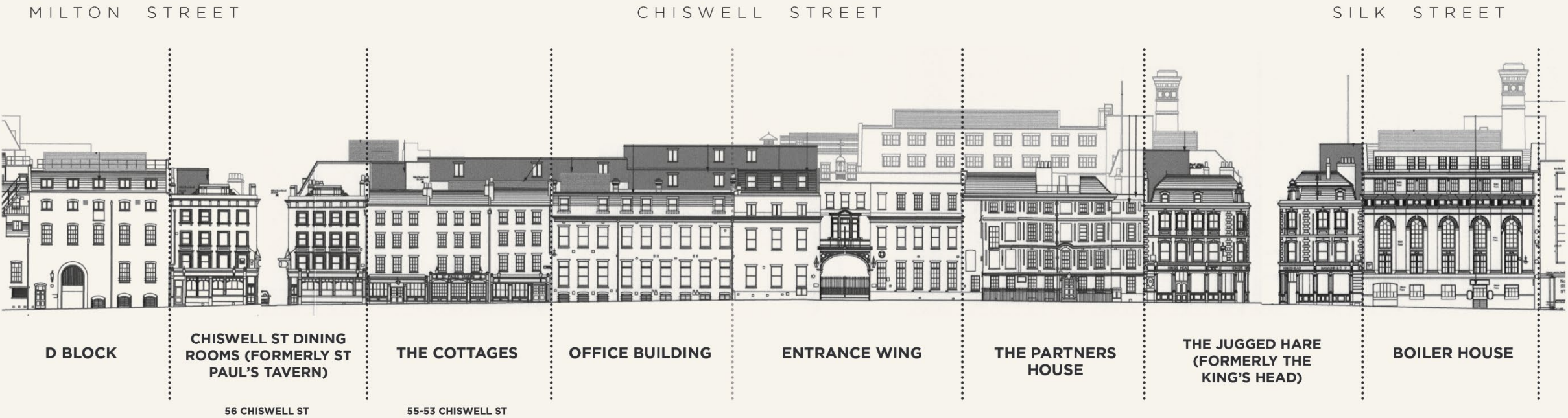
1 Thirteen Bollards in the Yard, Whitbread's Brewery (South Side)	Grade II	1252352
2 Sugar Room, Whitbread's Brewery (South Side)	Grade II	252351
3 Former Porter Tun Room, Whitbread's Brewery (South Side)	Grade II	1064618
4 North Side Yard (Sundial Court)	Grade II	1187310
5 42 Chiswell Street	Grade II	1195531
6 43-46 Chiswell Street	Grade II	1298807

Neighbouring Listings

7 Barbican (Listed Building)	Grade II	1352667
8 Barbican Estate (Listed Park and Garden)	Grade II*	1001668



LISTED BUILDINGS



Grade II Listed
Built c.1850
Listed since
10-Oct-1990

Grade II Listed
Built c.1850
Listed since
17-Mar-1975

Grade II Listed
Built c.1800
Listed since
17-Mar-1975

Grade II Listed
Built 1867-1891
Listed since
07-Jun-1995

Grade II* Listed
Built c.1700
Listed since
29-Dec-1950

Grade II Listed Public house
Rebuilt c.1910
Listed since
17-Mar-1975

(Formerly listed as No.49, The King's Head public house)

Grade II Listed
Built 1904
Listed since
10-Oct-1990



A COLLECTION OF LISTED BUILDINGS



LOOKING WEST, CHISWELL STREET



LOOKING SOUTH, LAMB'S PASSAGE WITH EXISTING ROOF TOP
EXTENSION VISIBLE



LOOKING SOUTH EAST, CHISWELL STREET / WHITECROSS STREET

EXISTING SITE PHOTOS



LOOKING NORTH, MILTON STREET



GRADE II* PARTNERS HOUSE, CHISWELL STREET FRONTAGE



SOUTH YARD, LOOKING EAST

EXISTING SITE PHOTOS



SILK STREET ELEVATIONS



THE STABLE BAY WINDOWS



THE PARTNERS HOUSE



ARCHWAY INTO THE COURTYARD



MAIN ENTRANCE



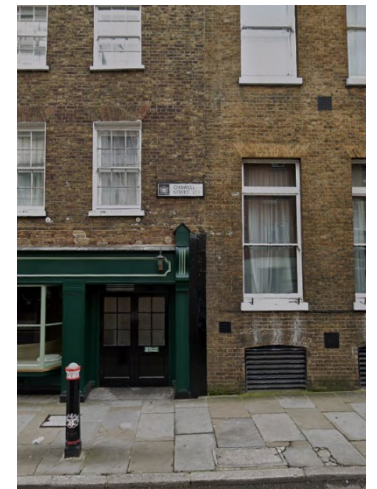
BRICK ARCHES IN THE LOBBY



IRONMONGERY DETAILS ON THE FOOTBRIDGE



DOORS ONTO THE COURTYARD



CHISWELL STREET DINING ROOM



DATED FOH SPACES



CURRENT CONDITION



DATED GUESTROOMS AND WARREN OF ROOMS



INACTIVE FOH



POOR INCLUSIVE ACCESS



EXISTING CONDITION



INCONSISTENT LEVELS



CURRENT RISER CONDITIONS



ROOF CONDITION AND PLANT

CURRENT ISSUES





EXISTING ENTRANCES



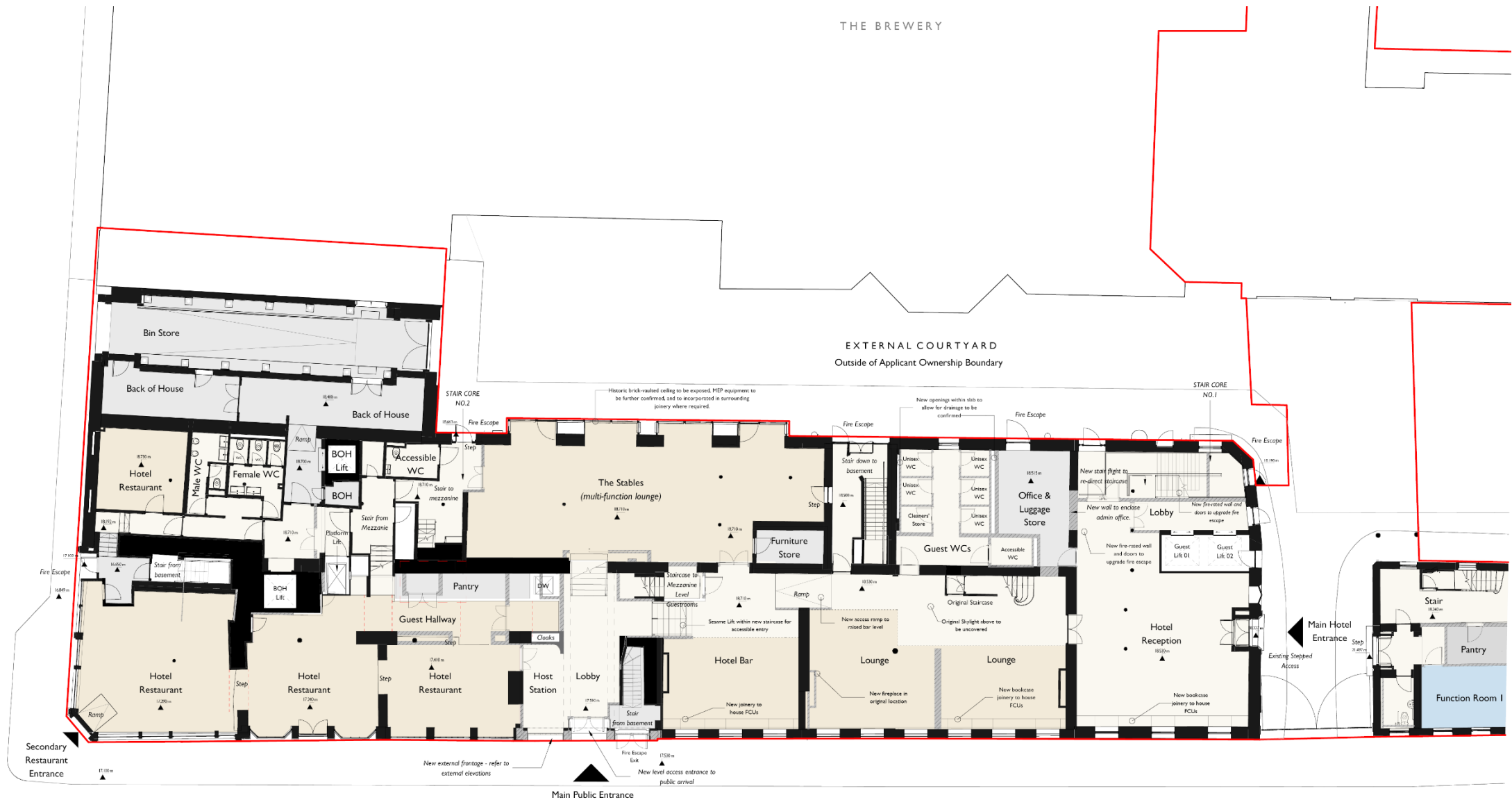


PROPOSED GROUND FLOOR PLAN

MILTON STREET

THE BREWERY

CHISWELL STREET



PROPOSED WING A GROUND FLOOR PLAN



Riser Voids:
The existing floor structure in the purpose built Brewery Buildings (levels above Jugged Hare) is a brick jack arch slab with cast iron columns and beams. Where risers are required over beams the void will be split around beams. In certain cases for structural reasons, it may be necessary to extend the void to the full width of arch - Structural Engineer to confirm. Remove suspended ceiling to expose brick jack arch floor slabs.

"The Jugged Hare"
No development proposed as part of the application

PROPOSED WING B GROUND FLOOR PLAN



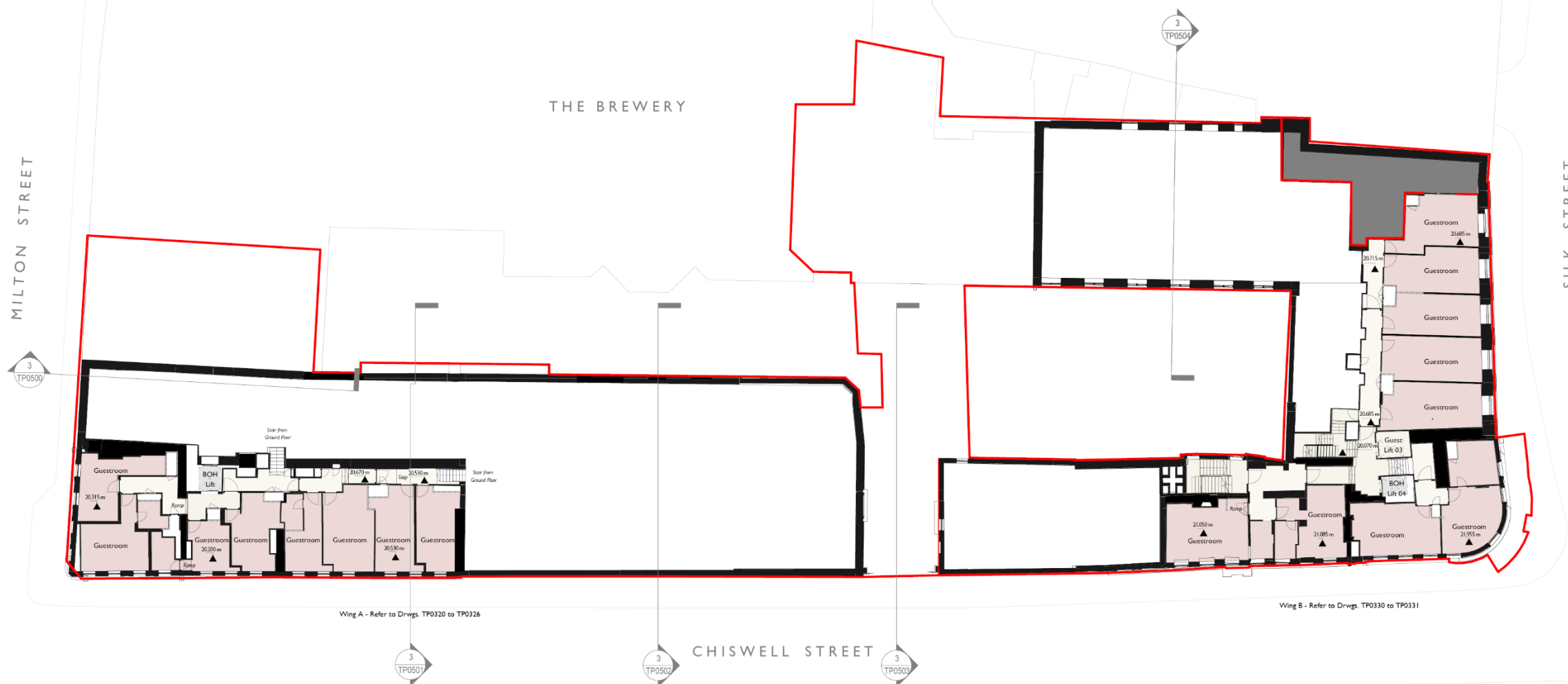






EXISTING MEZZANINE FLOOR PLAN







EXISTING FIRST FLOOR PLAN







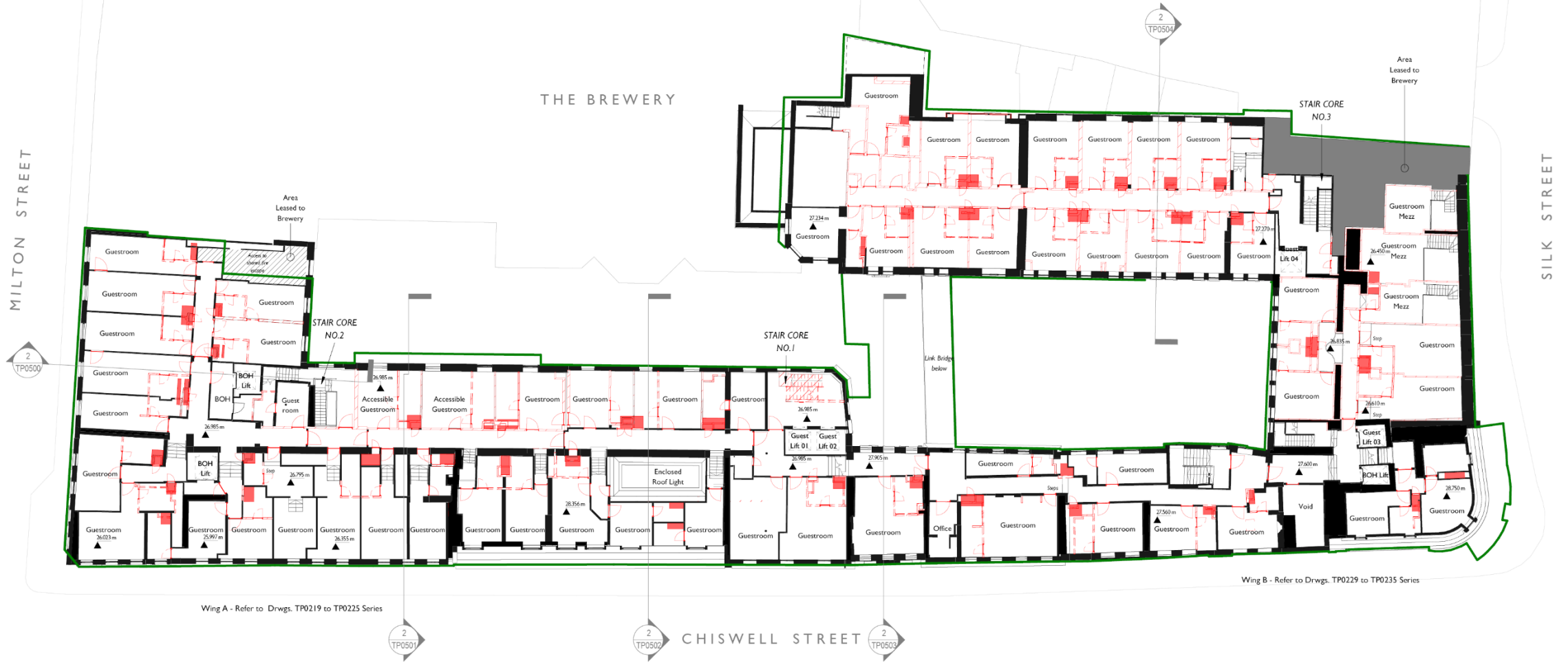
Wing B - Refer to Drawings TP0330 to TP0331

CHISWELL STREET

PROPOSED WING B FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



DEMOLITION SECOND FLOOR PLAN

MILTON STREET

3
TP0500

New structural columns required on 2nd and 3rd floor to transfer weight of new extension into existing structure at basement level. Exact position of existing structure is to be confirmed. The design intent is to conceal new structure within guestroom walls. This will require the removal and rebuilding of existing guestroom walls or the boxing out of columns where this is not possible.

Out of Site Ownership

STAIR CORE NO.2

Wing A - Refer to Drwgs. TP0320 to TP0326

3
TP0501

THE BREWERY

STAIR CORE NO.1

CHISWELL STREET

3
TP0502

3
TP0503

3
TP0504

STAIR CORE NO.3

Area Leased to Brewery

SILK STREET

Wing B - Refer to Drwgs. TP0330 to TP0331

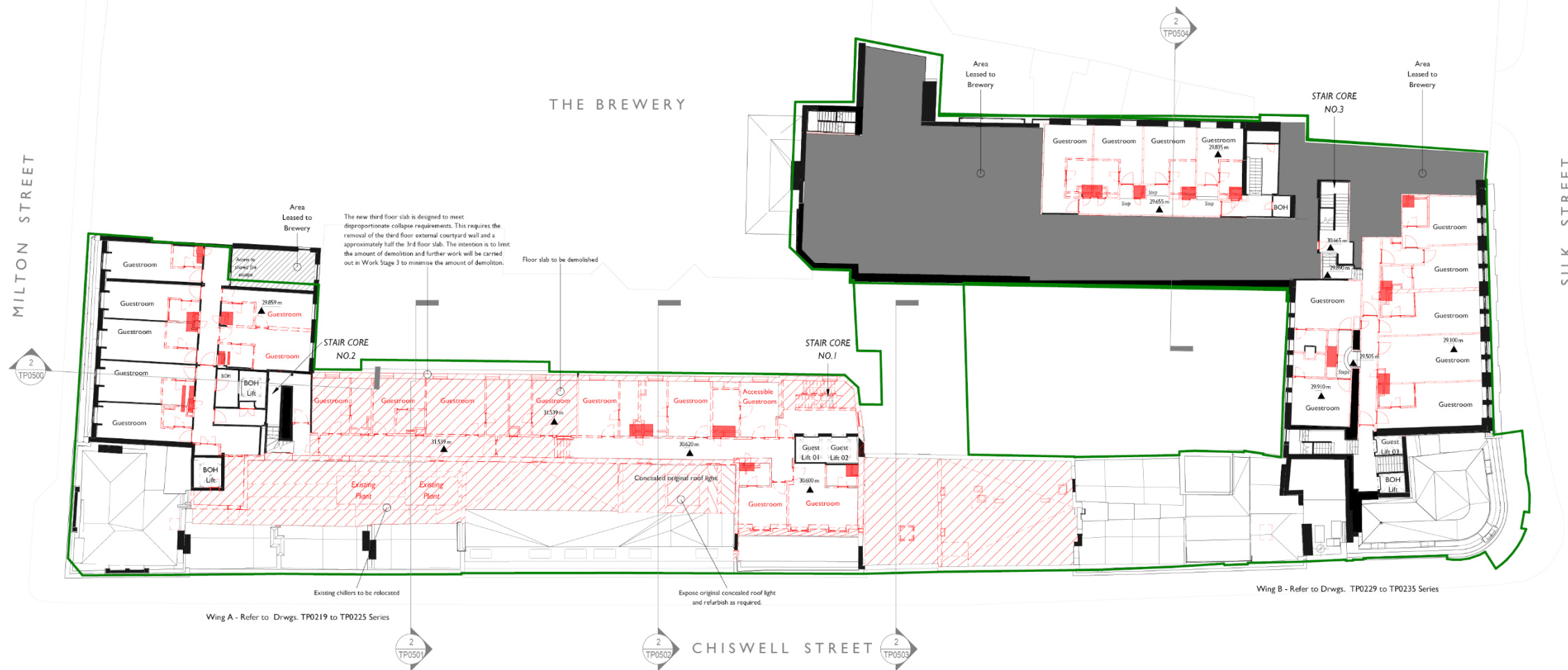
Link Bridge below

New structural columns required to support new roof extension

PROPOSED SECOND FLOOR PLAN

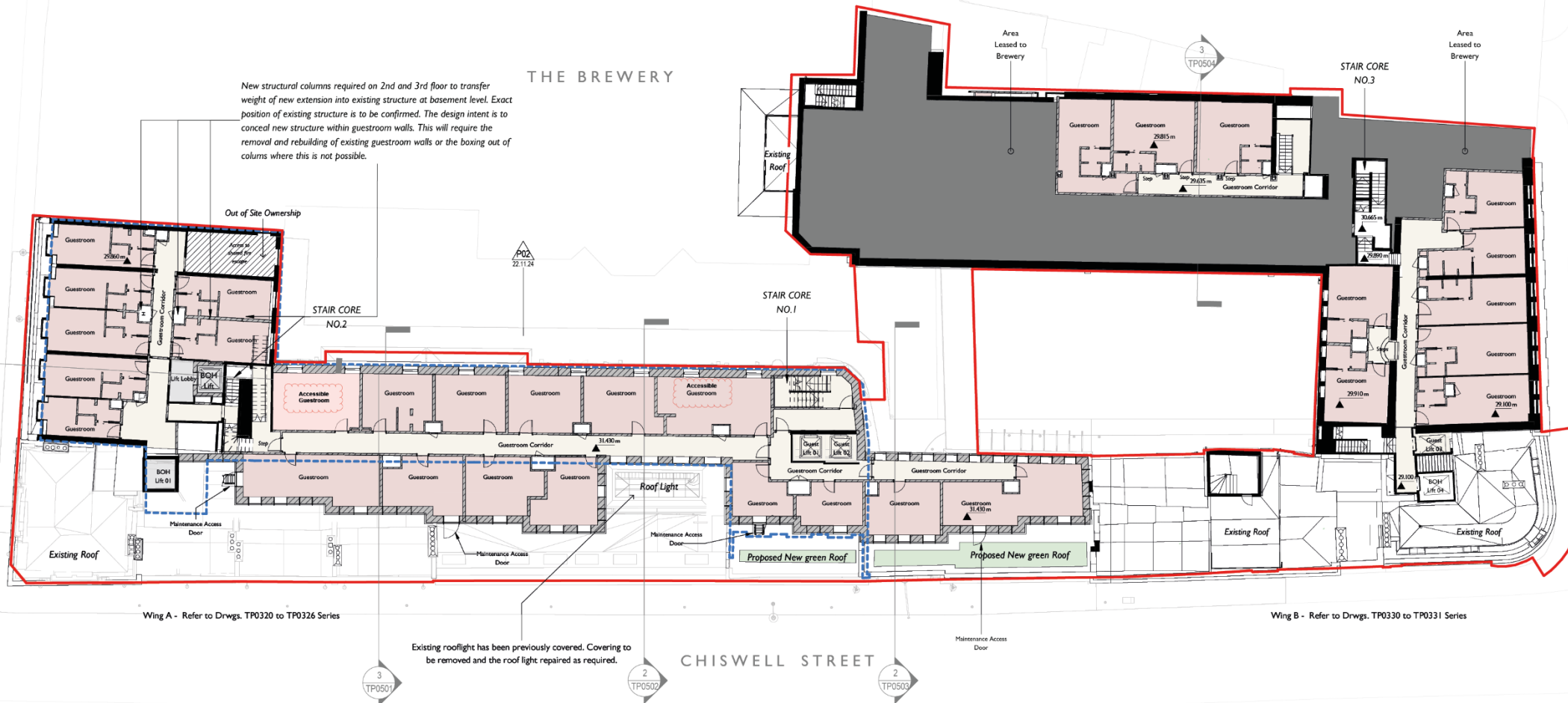


EXISTING THIRD FLOOR PLAN



CHISWELL STREET

Existing rooflight has been previously covered. Covering to be removed and the roof light repaired as required.





PROPOSED WING A THIRD FLOOR PLAN







PROPOSED FOURTH FLOOR PLAN





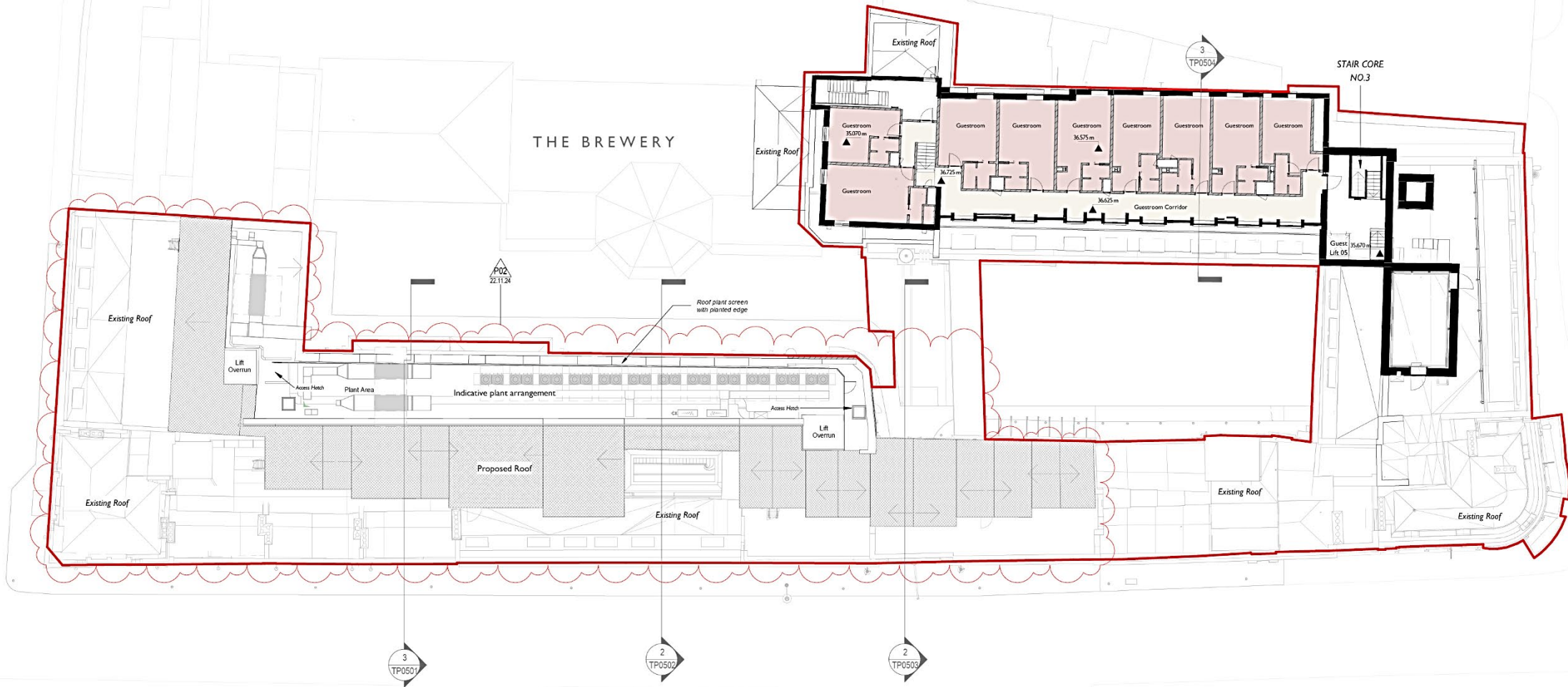


MILTON STREET

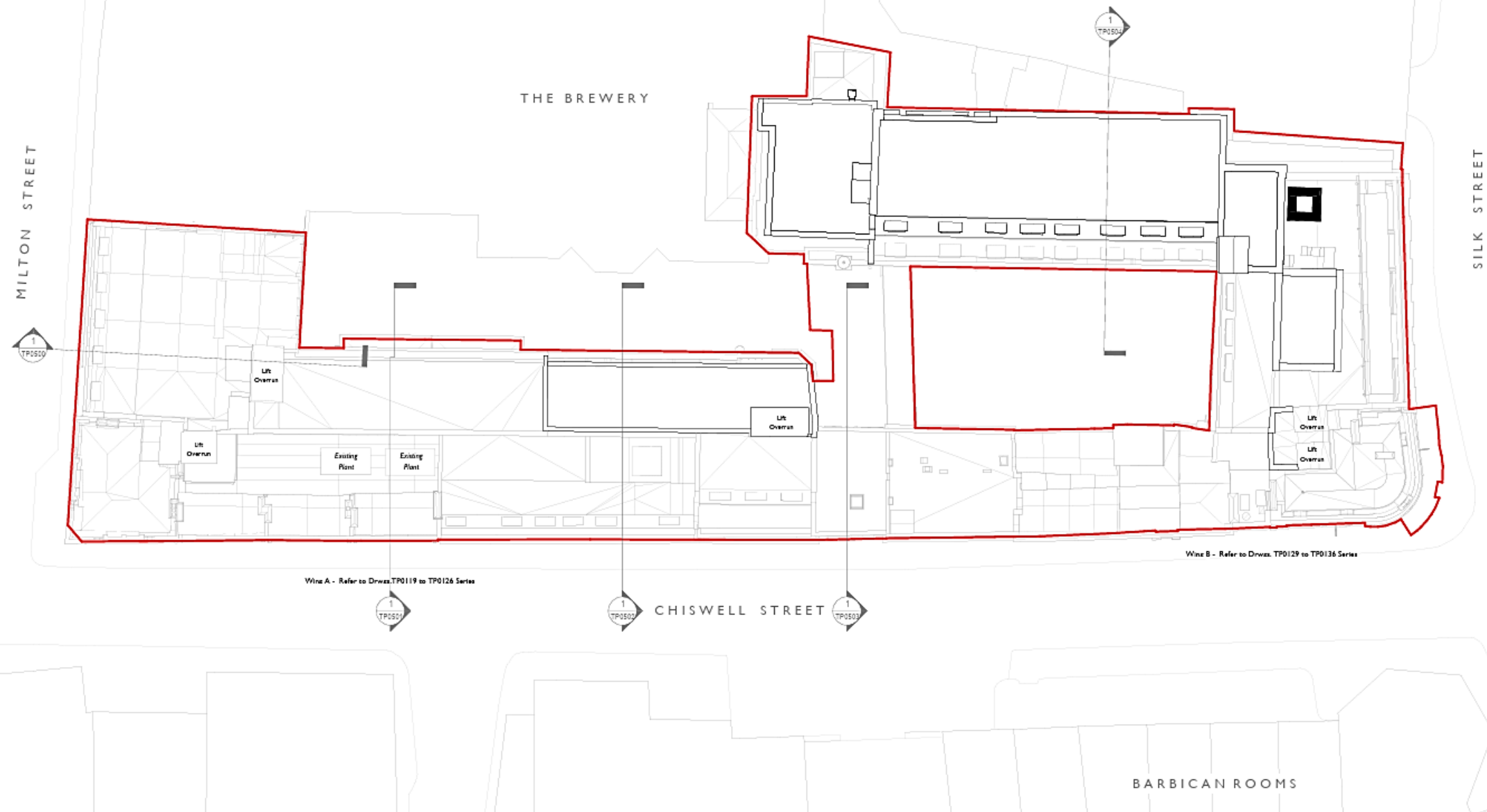
SILK STREET

CHISWELL STREET

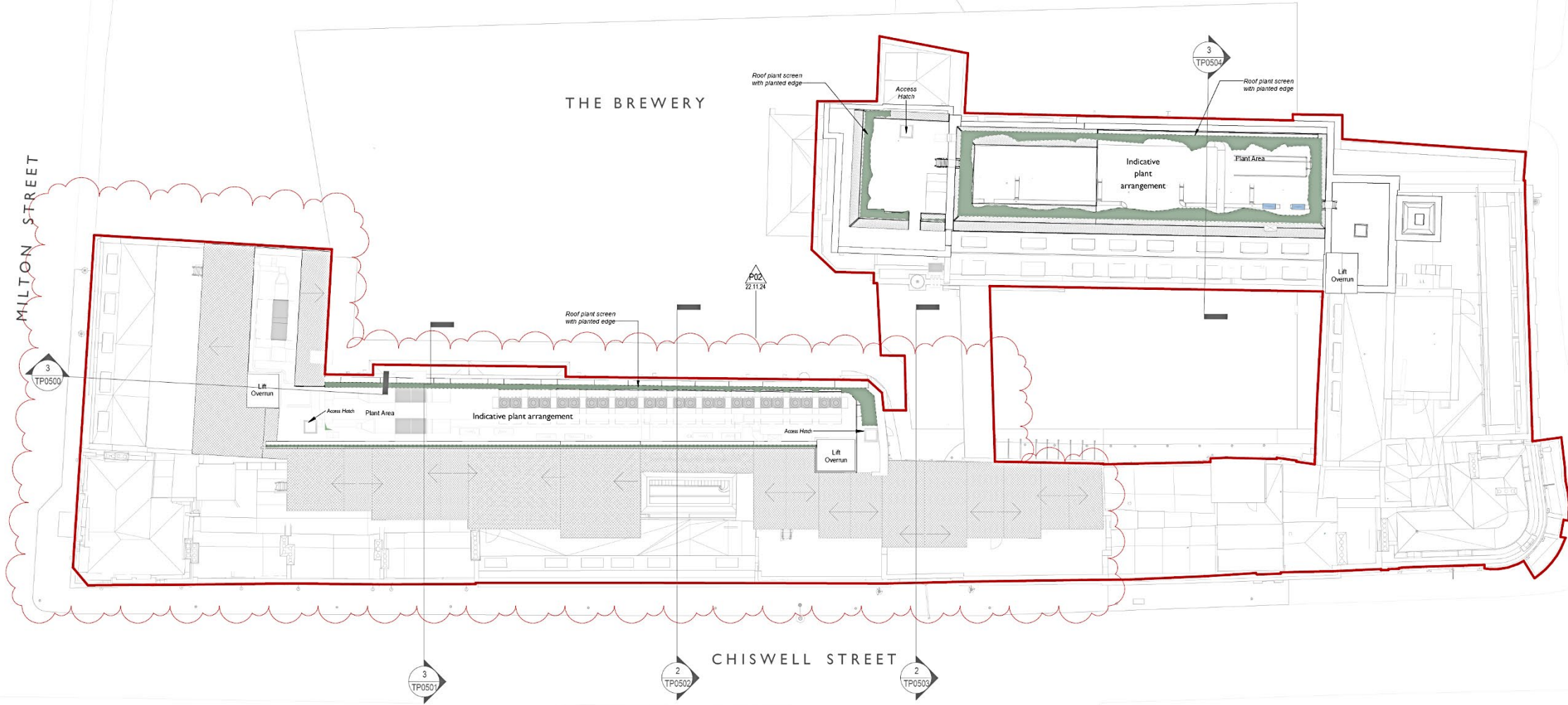
THE BREWERY



PROPOSED FIFTH FLOOR PLAN



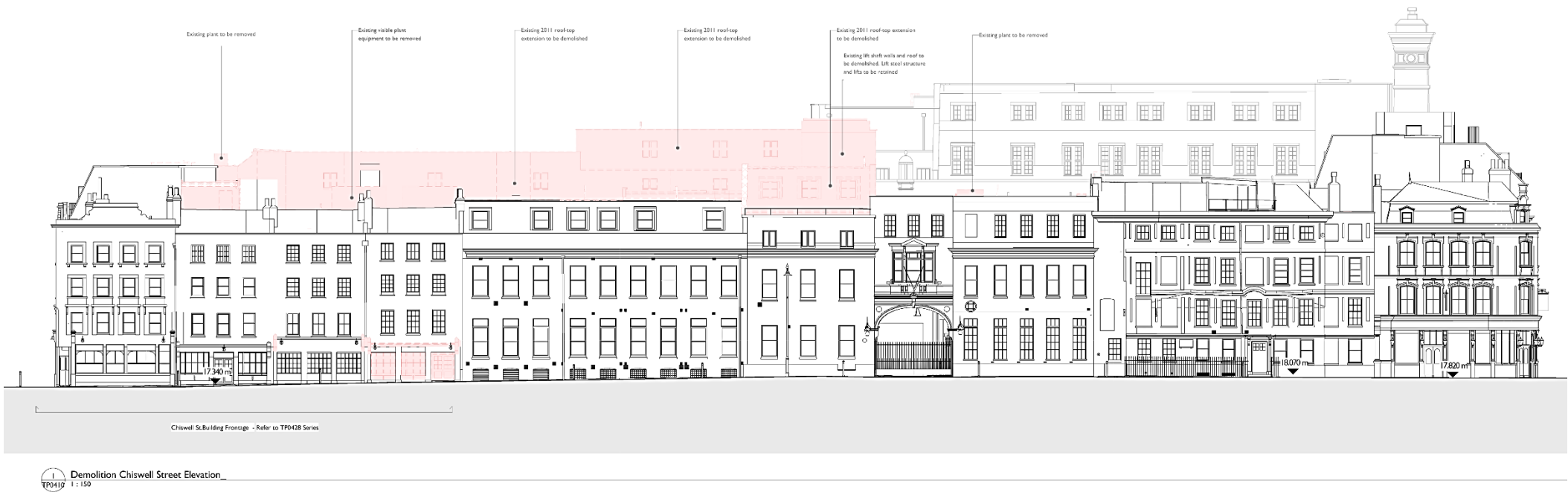
EXISTING ROOF PLAN



PROPOSED ROOF FLOOR PLAN



EXISTING AND PROPOSED CHISWELL ST ELEVATIONS



DEMOLITION CHISWELL ST. ELEVATION



PROPOSED CHISWELL ST. ELEVATION



Demolition Courtyard North Elevation
1:150

DEMOLITION COURTYARD NORTH ELEVATION



1
P042 Proposed Courtyard North Elevation
1:150

PROPOSED COURTYARD NORTH ELEVATION



1 Demolition West Carriageway Elevation
TP0412 1 : 150

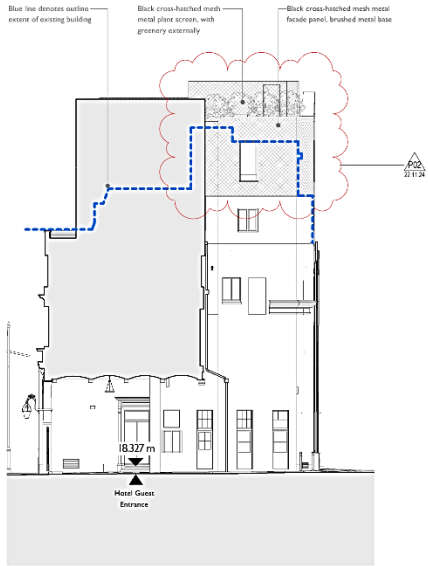


3 Demolition East Courtyard Elevation
TP0412 1 : 150

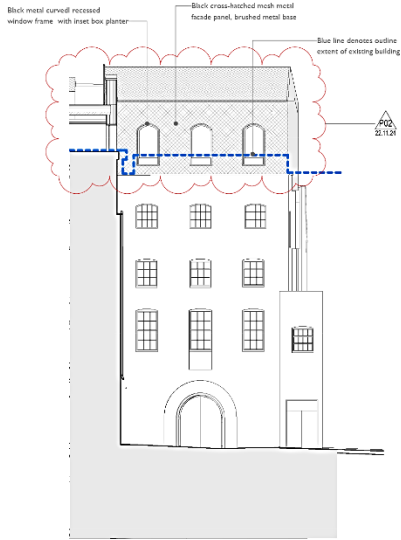


2 Demolition East Elevation - Milton St.
TP0412 1 : 150

DEMOLITION EAST WING ELEVATIONS



1 Proposed East Carriageway Elevation
TP0422 1:150

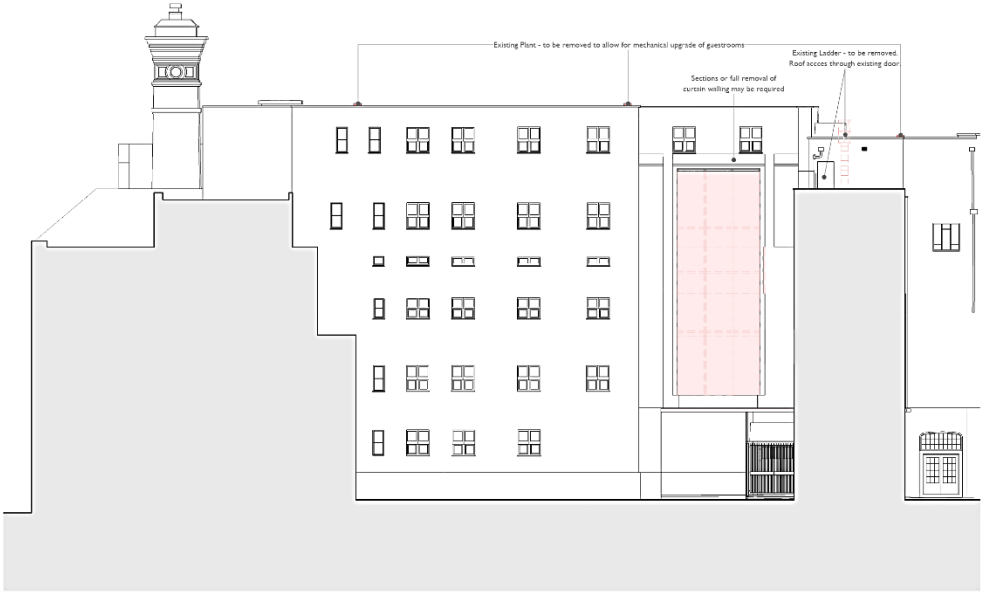


3 Proposed East Courtyard Elevation - Milton St. end
TP0422 1:150



2 Proposed East Elevation - Milton St.
TP0422 1:150

PROPOSED EAST WING ELEVATIONS

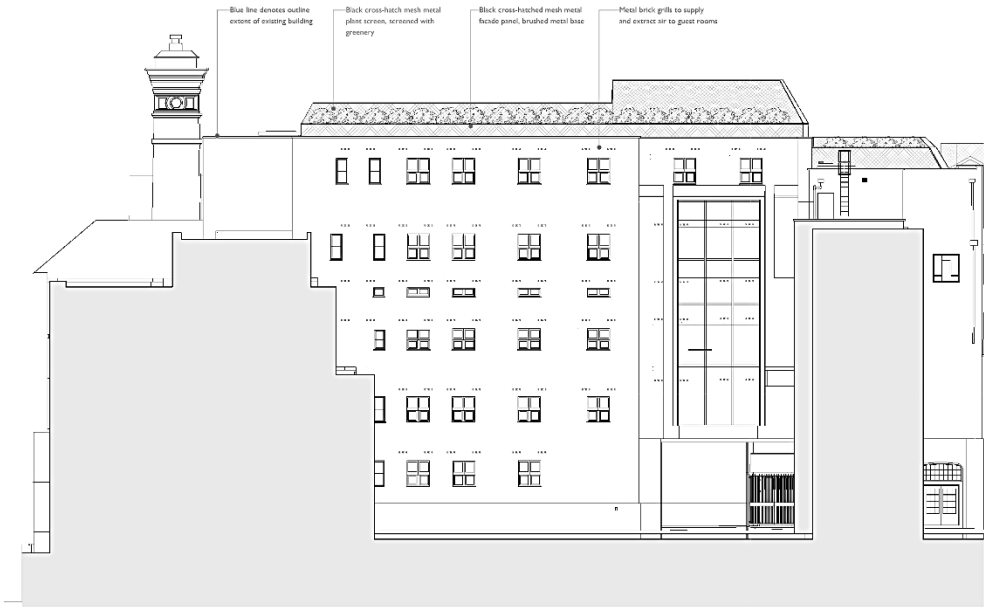


1 T-Block Rear Demolition Elevation
TP0417 1:150



2 Demolition South Courtyard Elevation
TP0417 1:150

DEMOLITION SOUTH WEST BLOCK ELEVATIONS



1 T-Block Rear Proposed Elevation.
TP0423 1:150

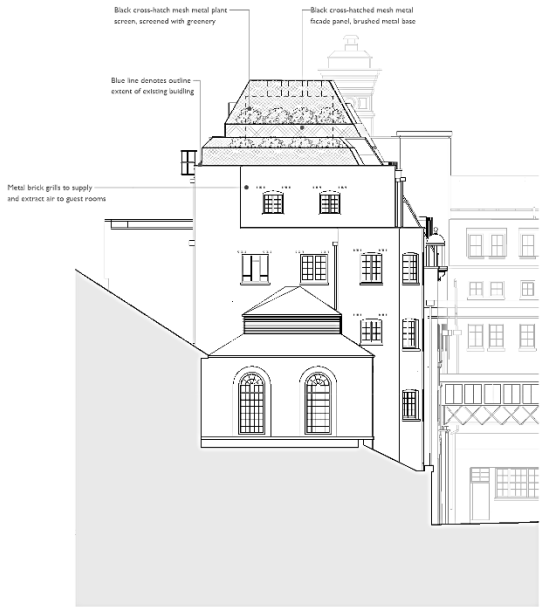


2 Proposed South Courtyard Elevation.
TP0423 1:150

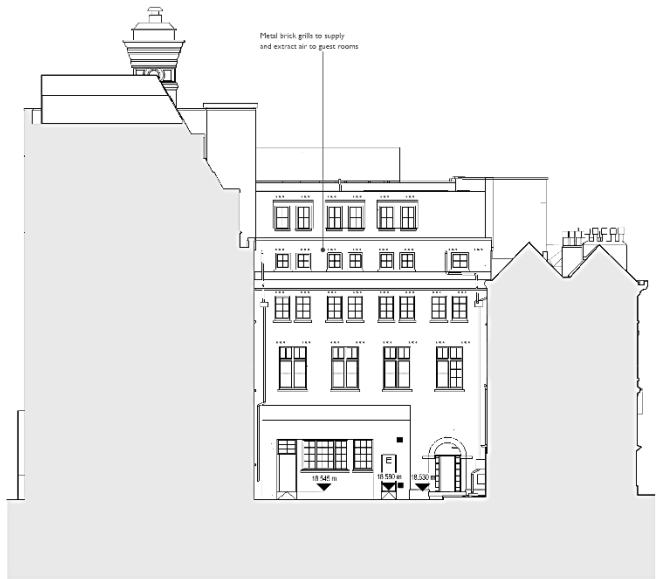
PROPOSED SOUTH WEST BLOCK ELEVATIONS



1
TP0424
1:150
Proposed West Elevation - Silk Street.

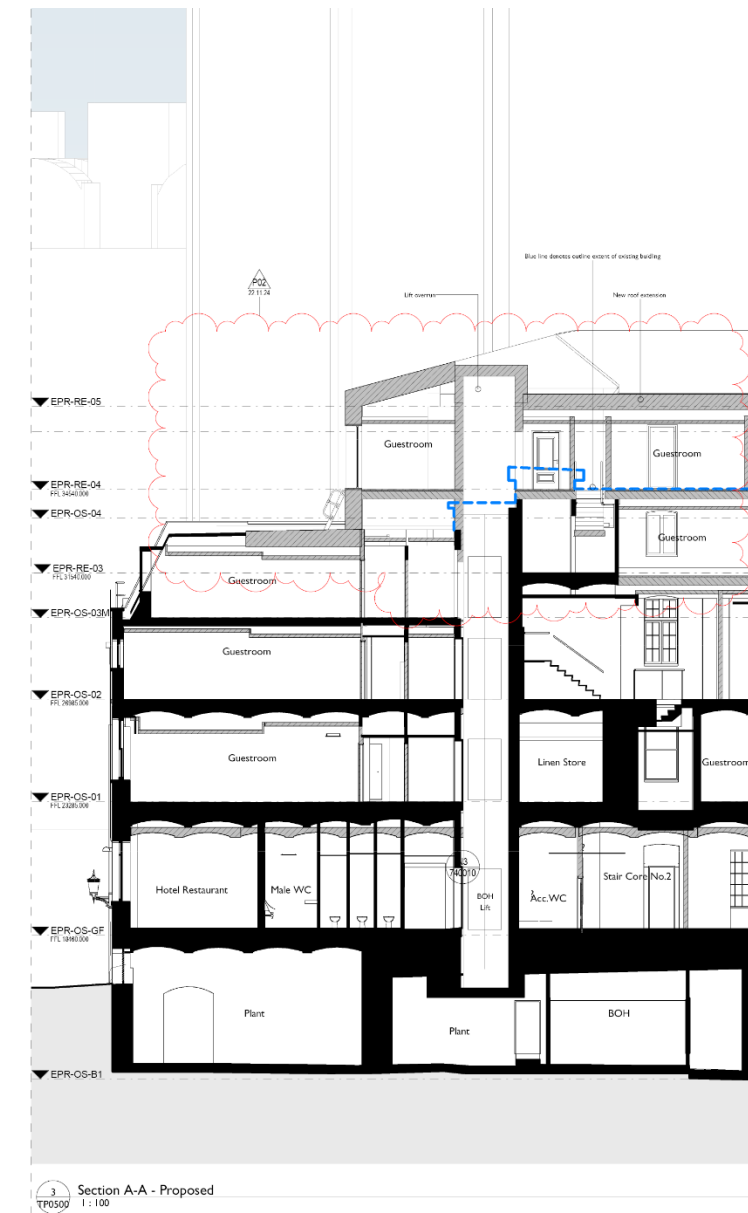
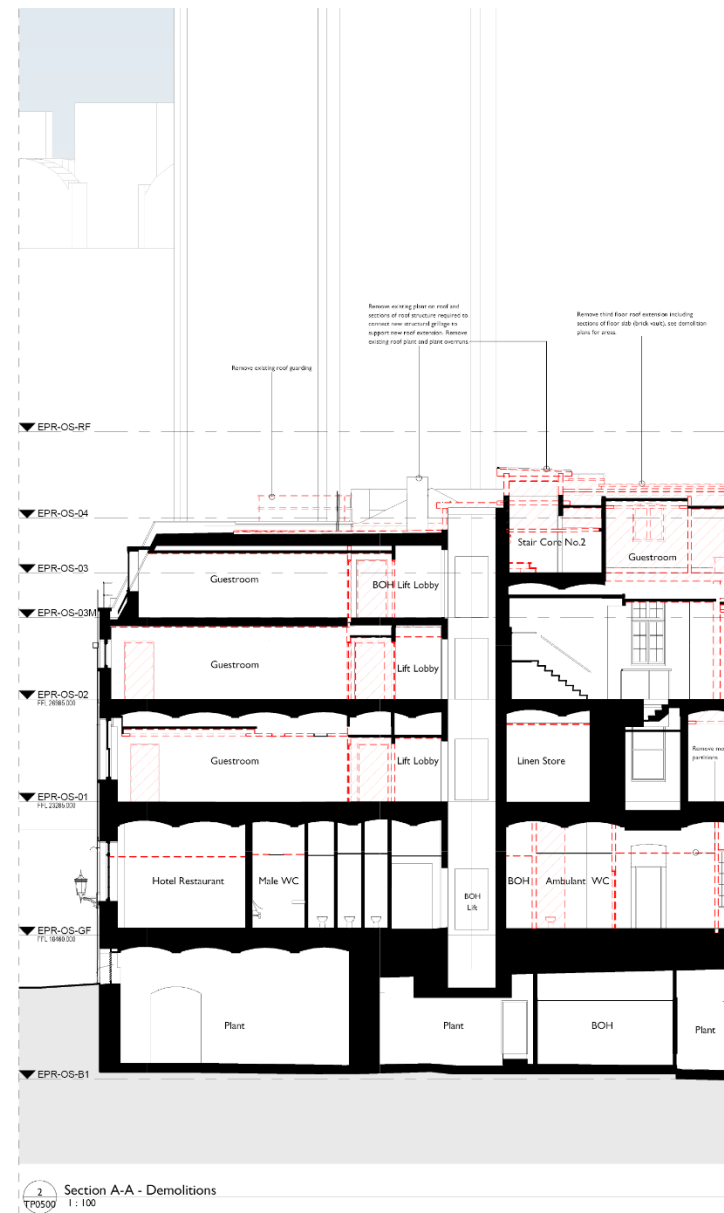
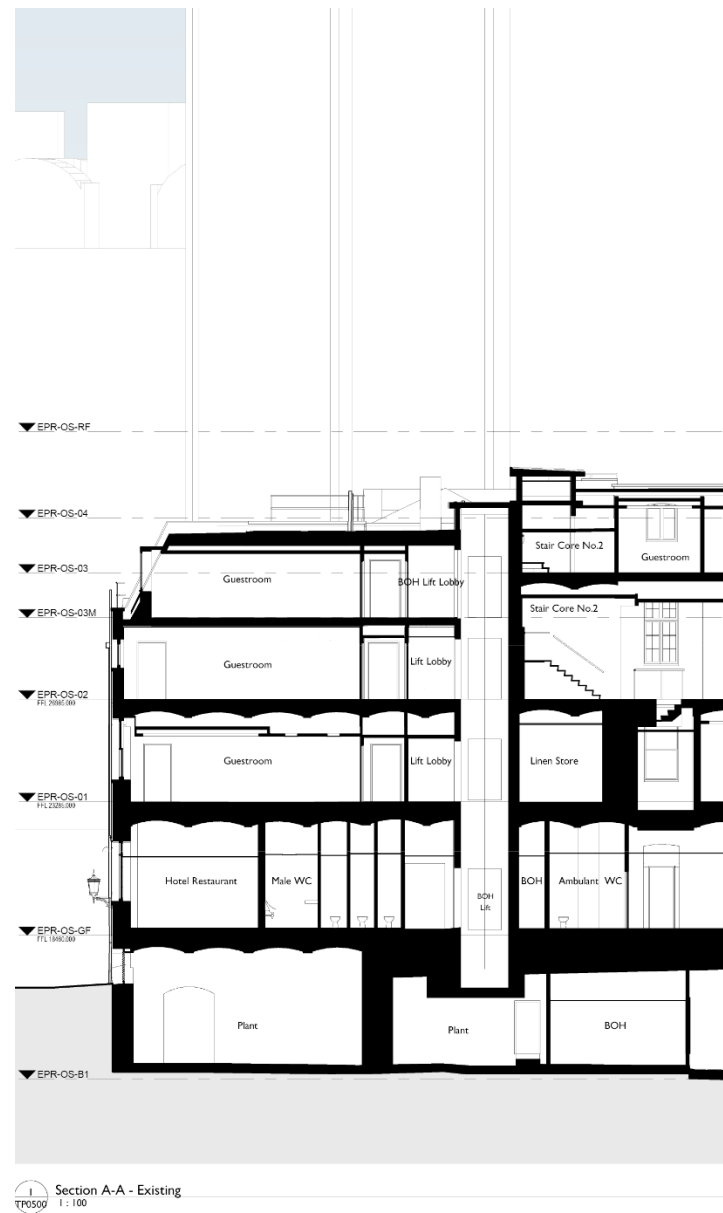


2
TP0424
1:150
Proposed Side Elevation.

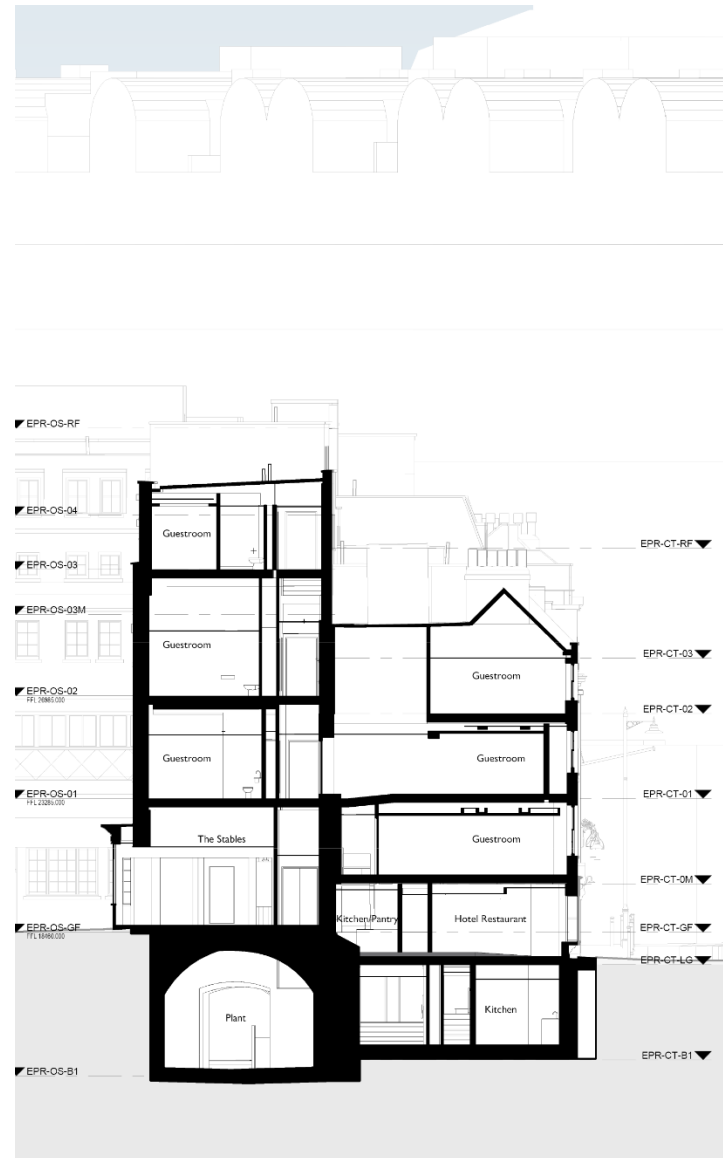
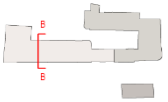


3
TP0424
1:150
Proposed West Courtyard Elevation.

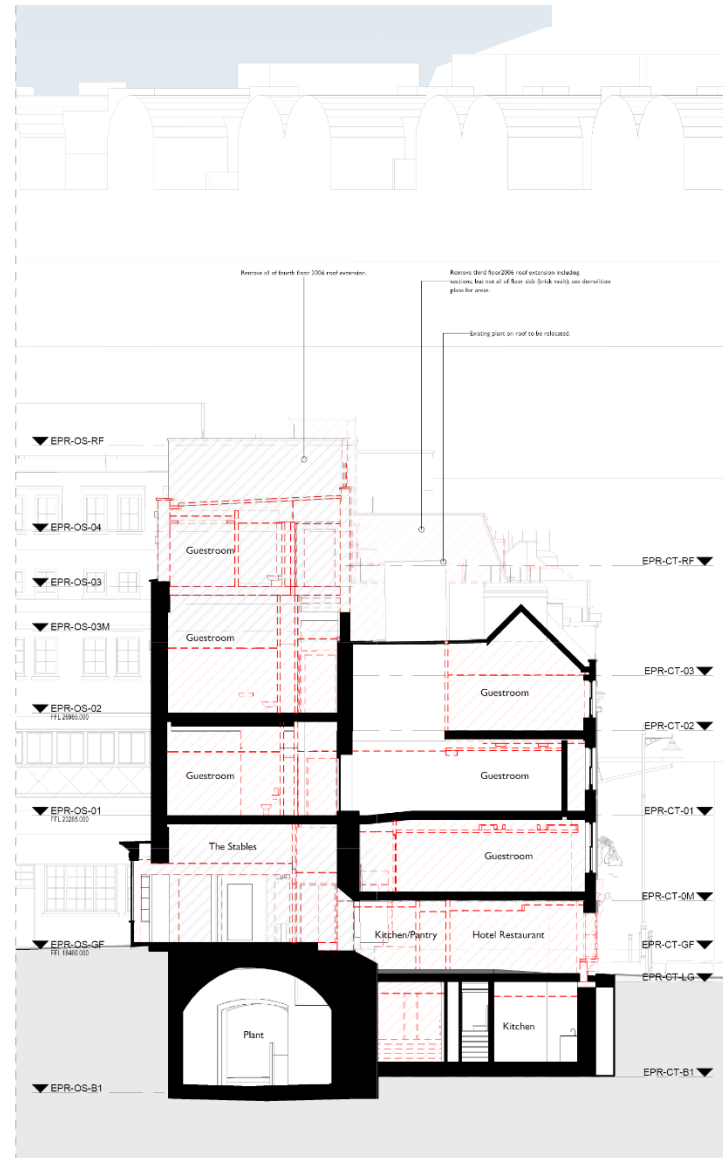
PROPOSED WEST WING ELEVATIONS (NO DEMOLITION PROPOSED)



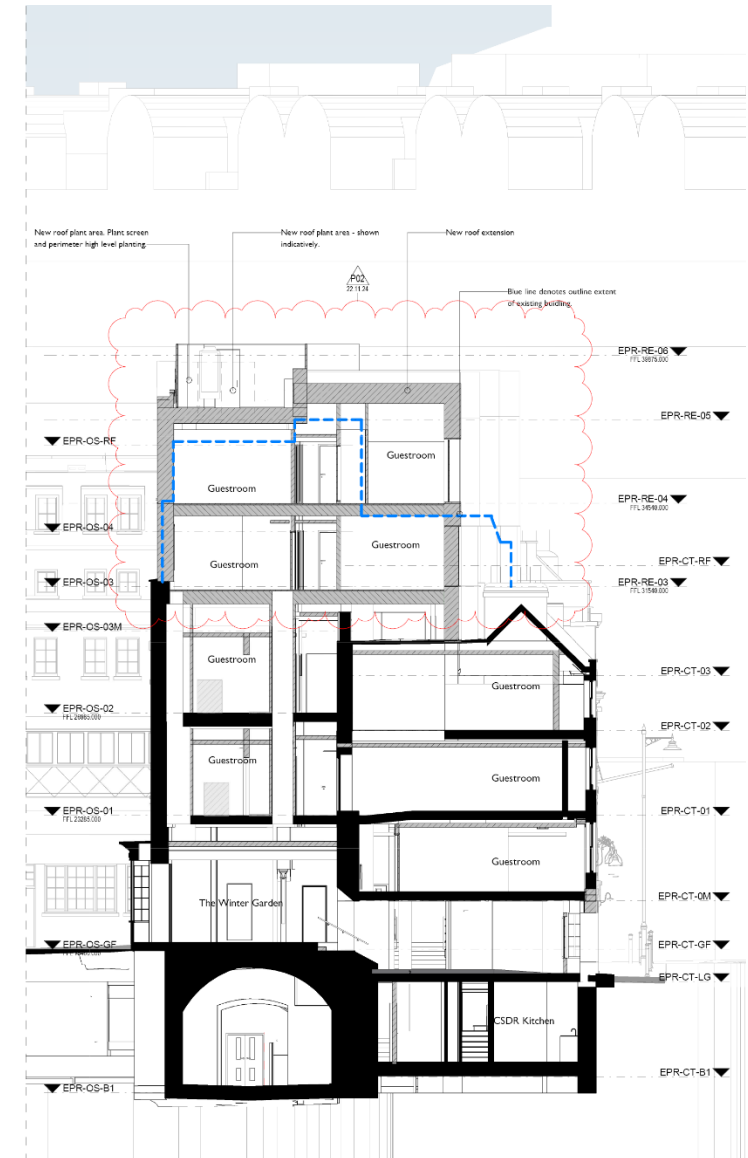
EXISTING, DEMOLITION AND PROPOSED SECTION A-A THROUGH EAST WING



1 Section B-B - Existing
1:100

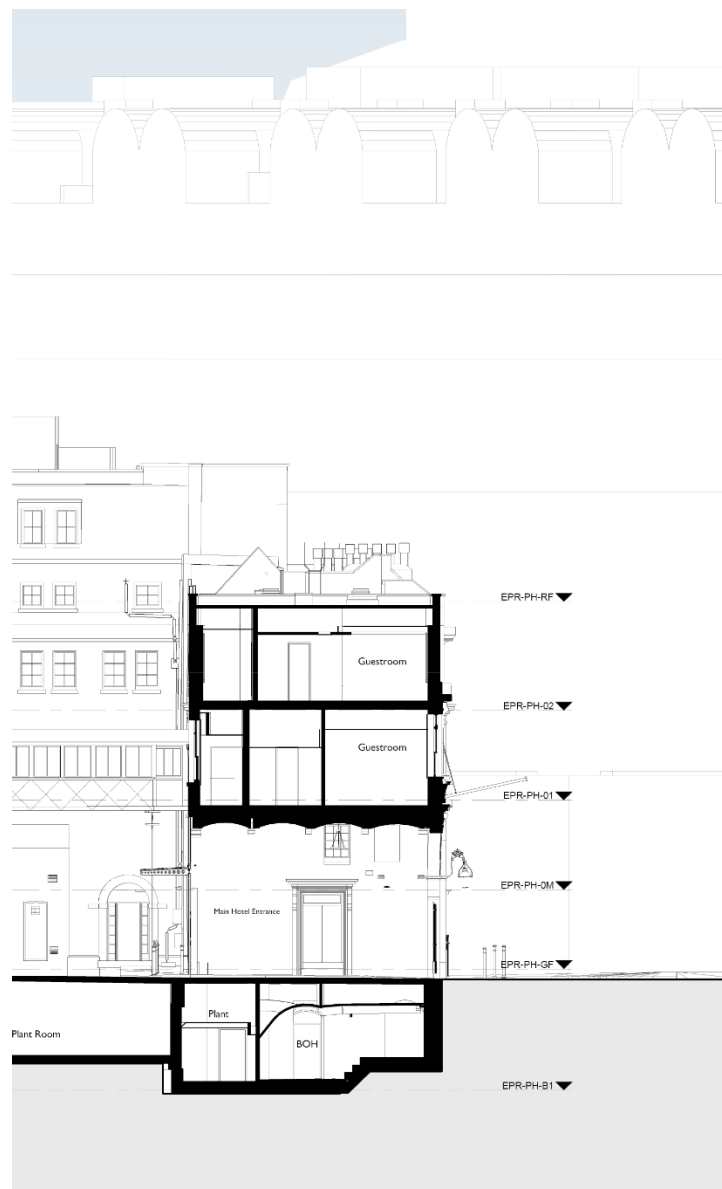
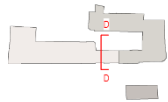


2 Section B-B - Demolitions
1:100



3 Section B-B - Proposed
1:100

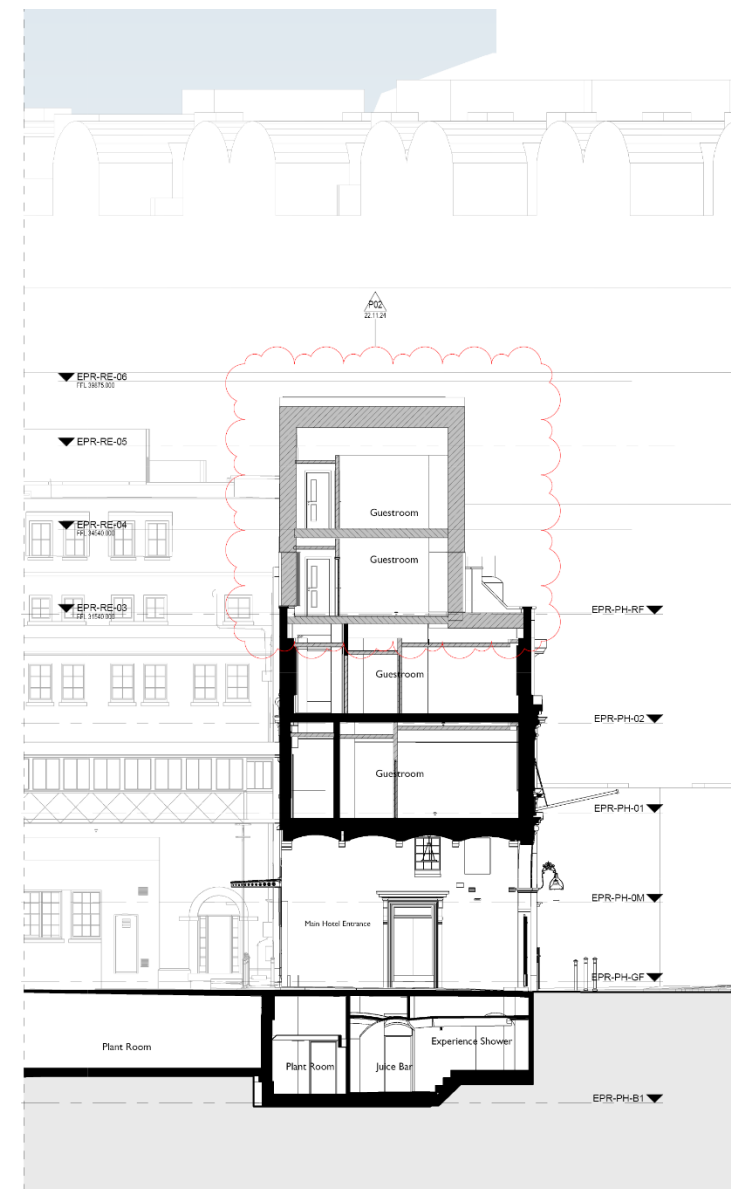
EXISTING, DEMOLITION AND PROPOSED SECTION B-B THROUGH NEW ENTRANCE



3 Section D-D - Existing
TP0503
1:100

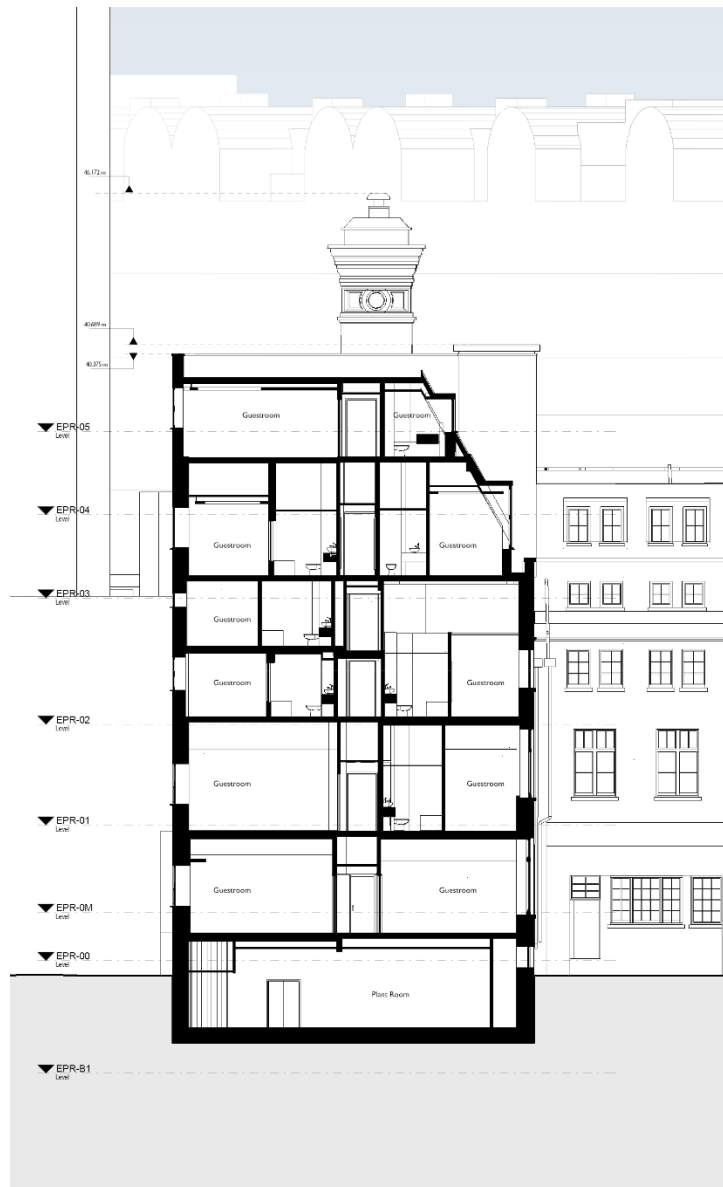
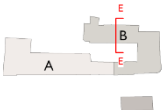


1 Section D-D - Demolitions
TP0503
1:100

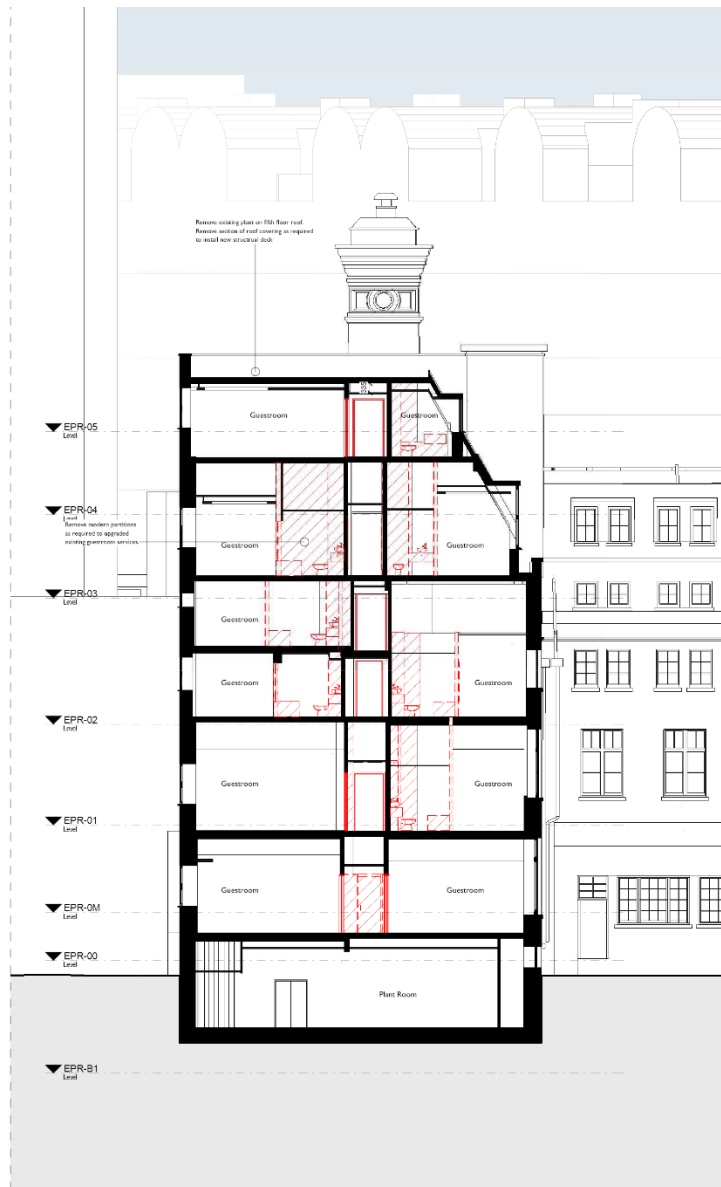


2 Section D-D - Proposed
TP0503
1:100

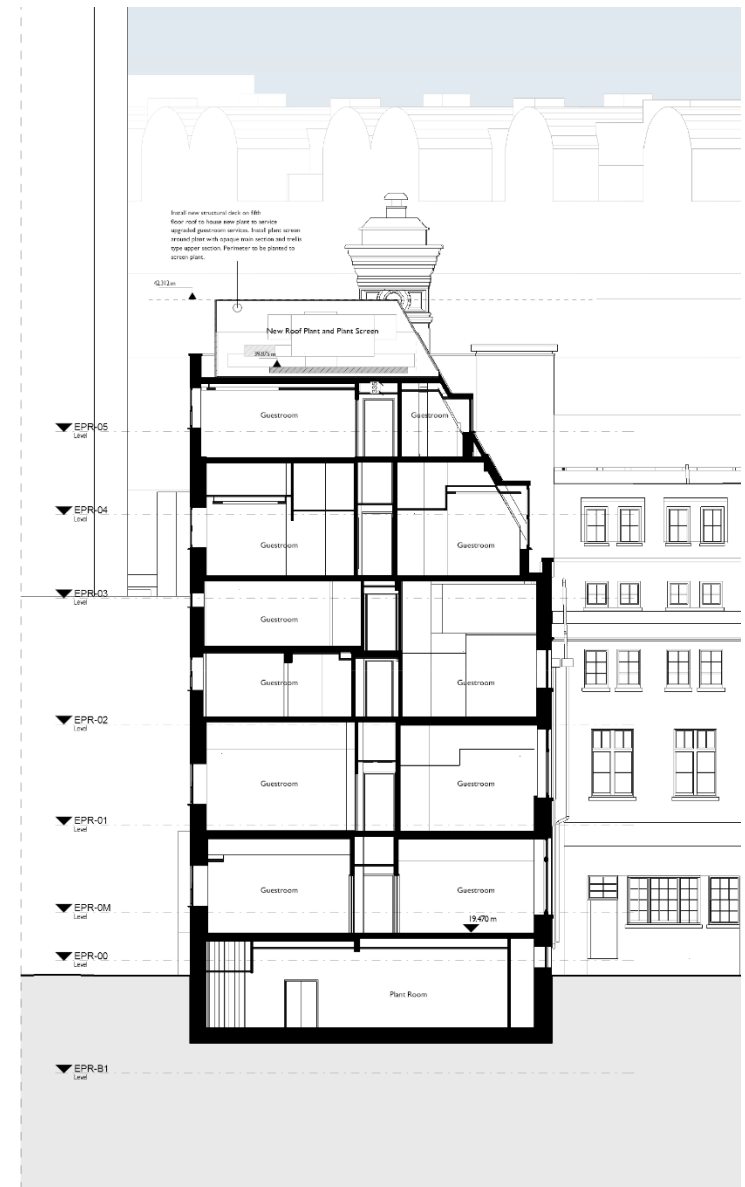
EXISTING, DEMOLITION AND PROPOSED SECTION D-D THROUGH CARRIAGEWAY



1 Section E-E - Existing
TP0504 1:100



2 Section E-E - Demolitions
TP0504 1:100

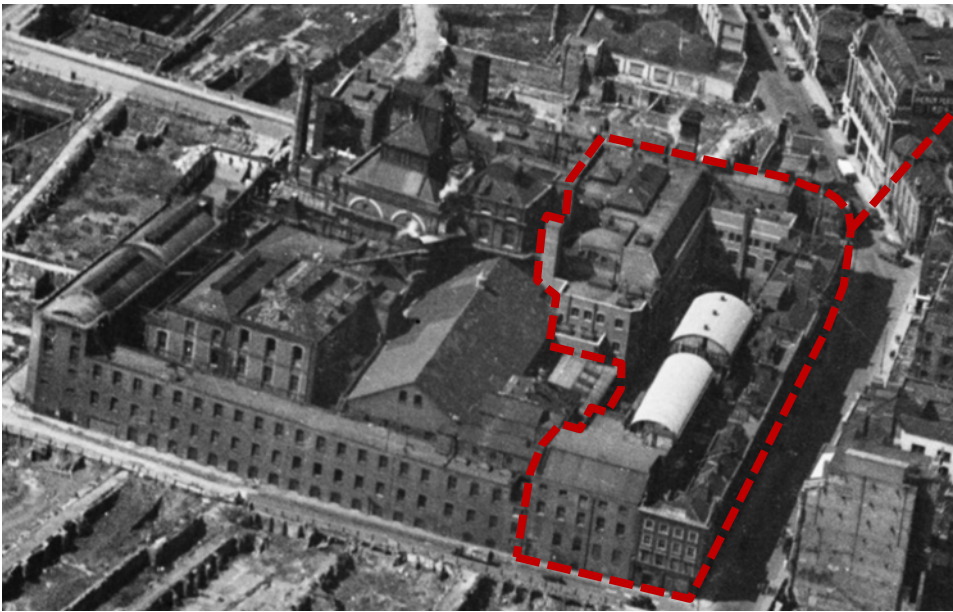


3 Section E-E - Proposed
TP0504 1:100

EXISTING, DEMOLITION AND PROPOSED SECTION E-E THROUGH SOUTHWEST WING



WHITBREAD BREWERY BUILDINGS SINCE DEMOLISHED



The Site

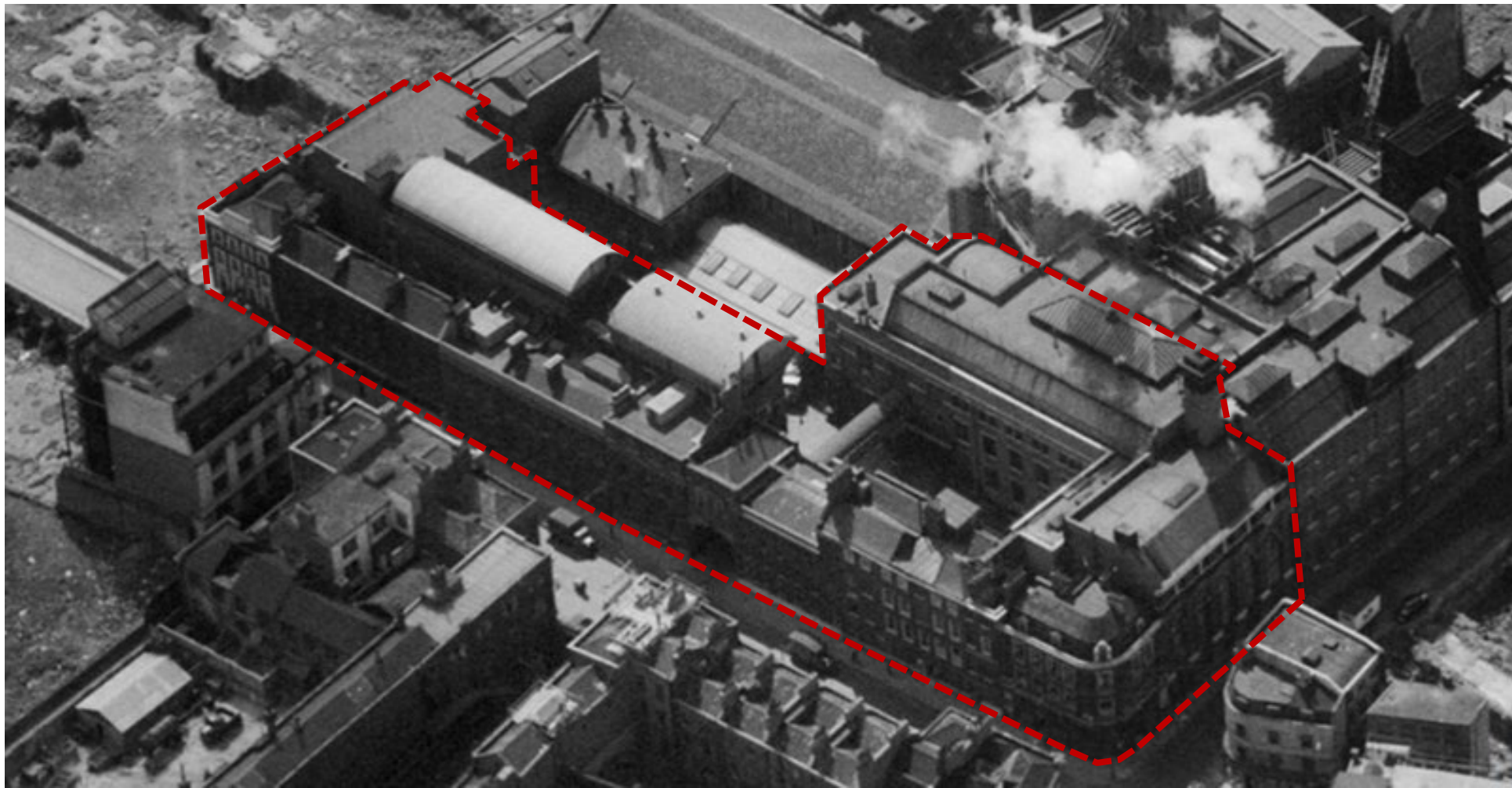
AERIAL SHOT FROM 1953



ARTWORK OF THE SOUTH YARD FROM 1800s & A SIMILAR VIEW IN THE 1970s



HISTORIC IMAGERY OF THE WHITBREAD BREWERY



HISTORIC AERIAL IMAGERY OF THE SITE (1953)

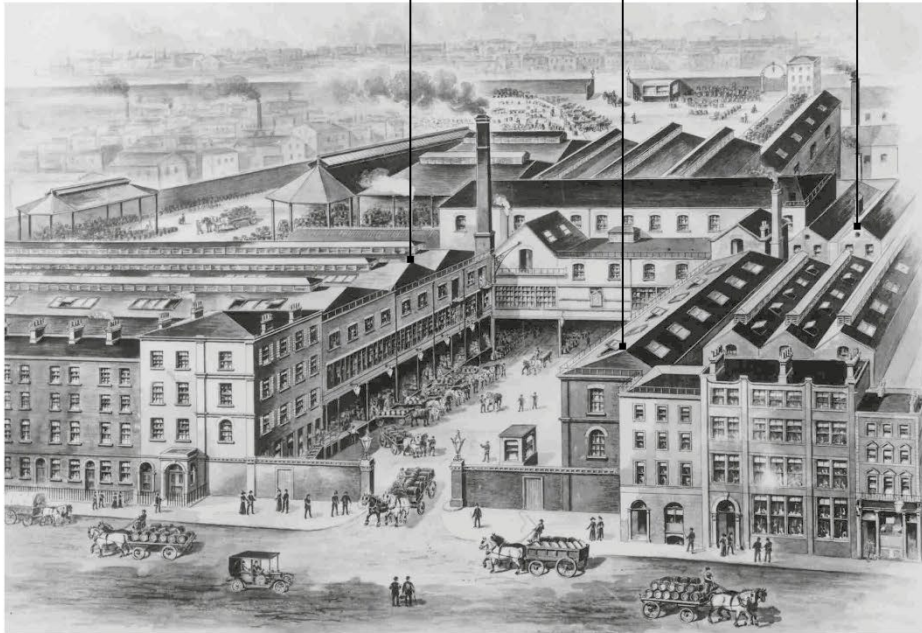
THE WHITBREAD BREWERY

Saw-tooth roofs of original buildings

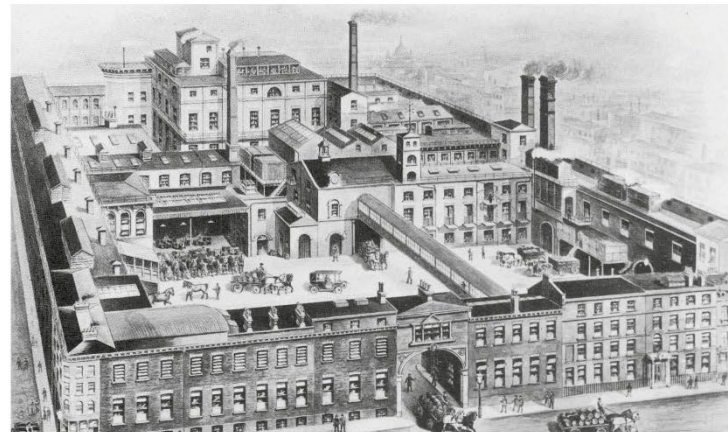
Central roof pitches

Corrugated industrial materials

Chiswell Street



Asymmetric roof profiles



MODERN INDUSTRIAL PRECEDENTS



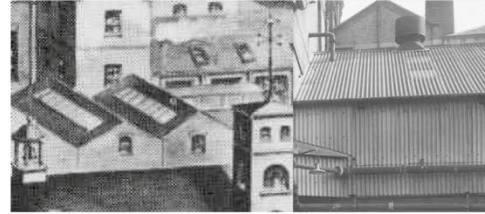
HISTORIC IMAGES & ART WORK OF THE WHITBREAD BREWERY

ROOFSCAPE DESIGN AND HISTORIC INSPIRATION

HISTORIC
PRECEDENT:
WHITBREAD
BREWERY



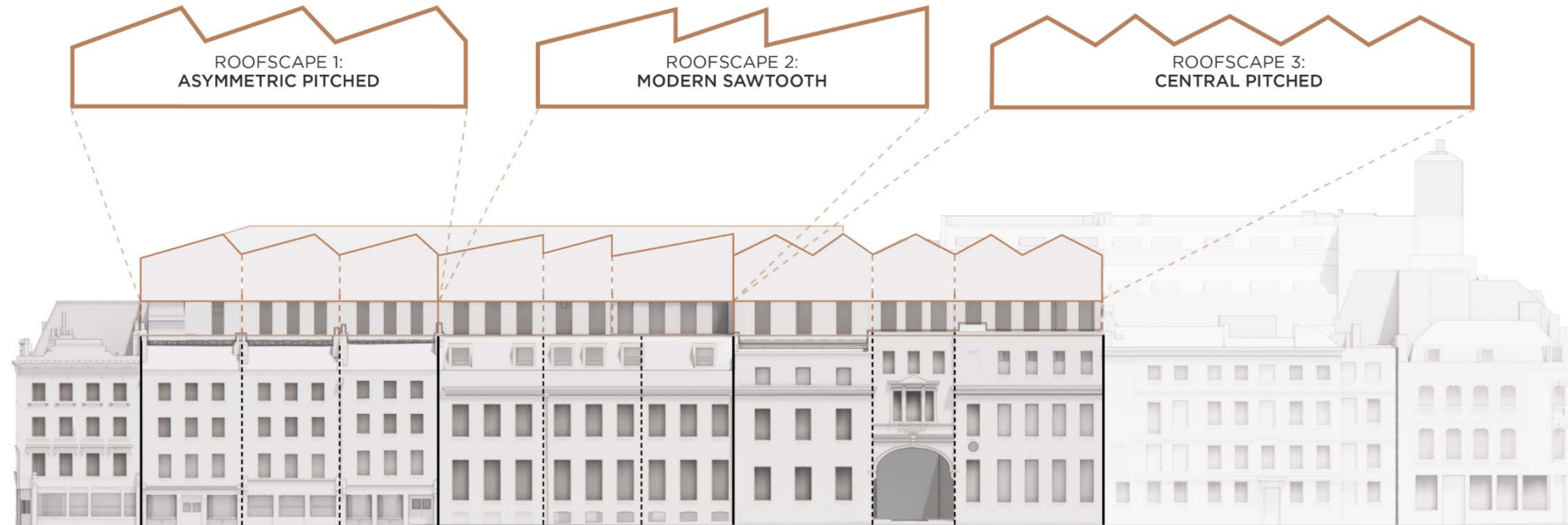
MATERIAL
PRECEDENT:
MODERN
INDUSTRIAL



UNIQUE
INDUSTRIAL
ROOF FORMS



BLACK CROSS-
HATCH MESH





PROPOSED ROOF EXTENSION CGI CHISWELL ST



PROPOSED ROOF EXTENSION CGI COURTYARD



EXISTING SHOPFRONT DETAILS



Removal of 20th Century plant on detailing and adaptations to 53 Chiswell Street shop frontage

DEMOLITION SHOPFRONT DETAILS



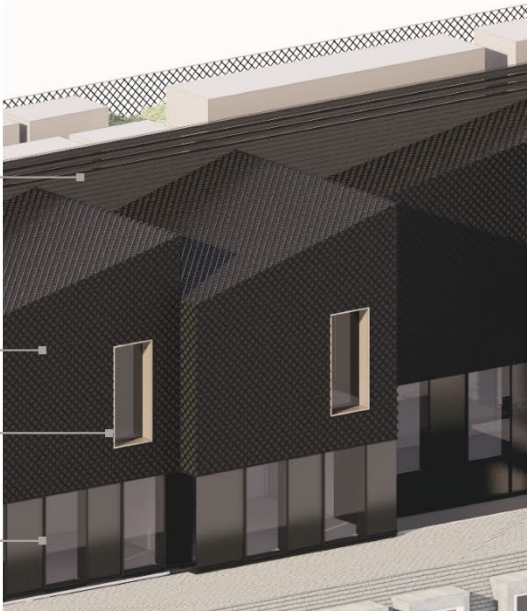
PROPOSED SHOPFRONT DETAILS

Dark grey metal plant screen, with subtle horizontal mullions

Black cross-hatched metal facade panel

Champagne coloured metal window frames with recessed glazing - edge of frame flush with outer layer of mesh

Black brushed metal panels with aligned darkened glass panels and black mullion frame



New third floor extension follows the existing third floor roofline of the Chiswell Street offices

Clear separation in form and materiality from existing mansard below



Proposed Chiswell Street Facade Study

MEP Plant located between two screens accessed via the roof

Plant screen with integrated green planting through open mesh

Black metal frame to simple rectangular inset windows

Inset black box planter to guestroom windows

Rebuilt existing third floor yellow brick to be similar tone to existing



New windows increased in height to account for raised level of third floor

Existing third floor external wall to be rebuilt following structural engineer's guidance



Proposed Courtyard Facade Study



Proposed West Wing North elevation

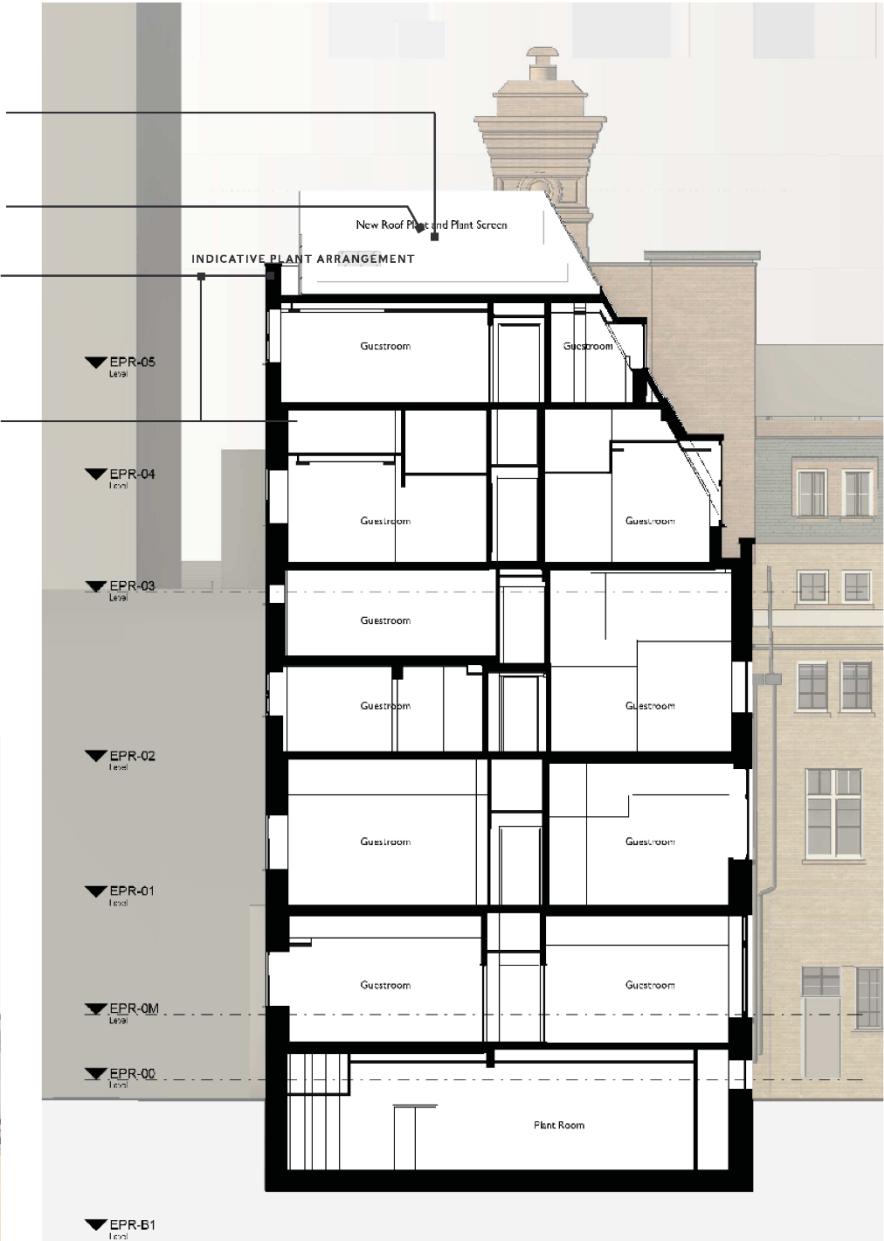


Plant screen the same angle as the mansard roof

Plant screen with integrated green planting through open mesh

Plant screen stepped away from parapet to reduce impact. Plant screen to be solid to the bottom half with cross hatched mesh above

MEP Plant located within plant screens

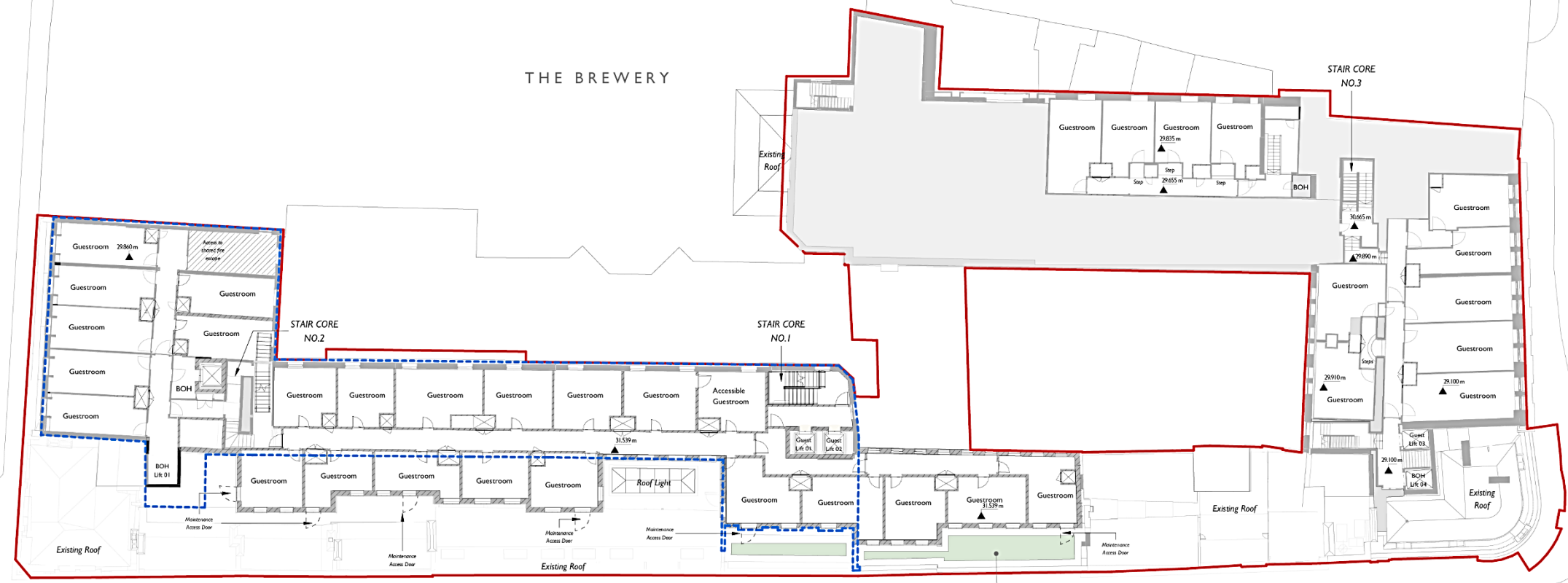


MILTON STREET

SILK STREET

THE BREWERY

CHISWELL STREET



Wing A - Refer to Drwgs. TP0320 to TP0326

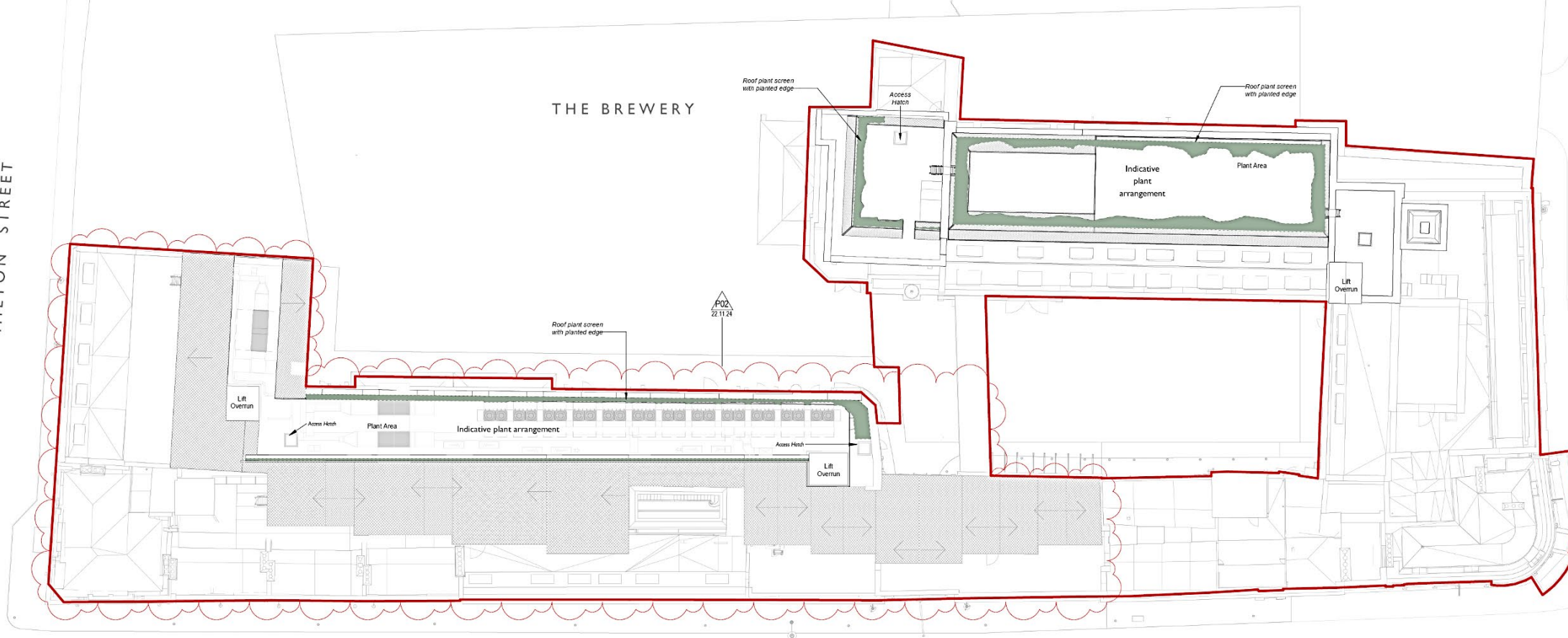
Wing B - Refer to Drwgs. TP0330 to TP0331

MILTON STREET

SILK STREET

CHISWELL STREET

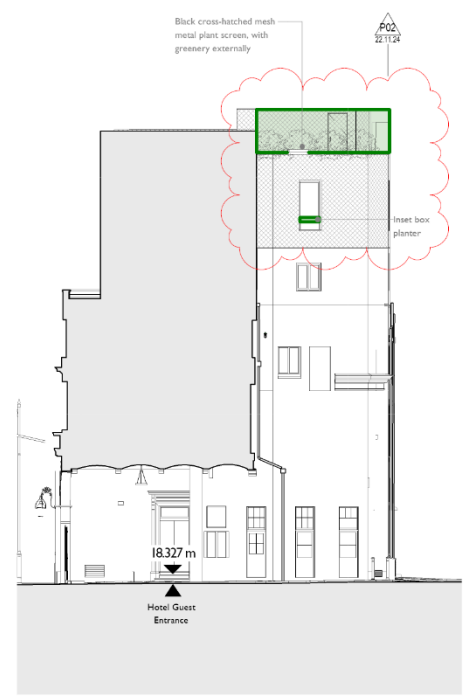
THE BREWERY



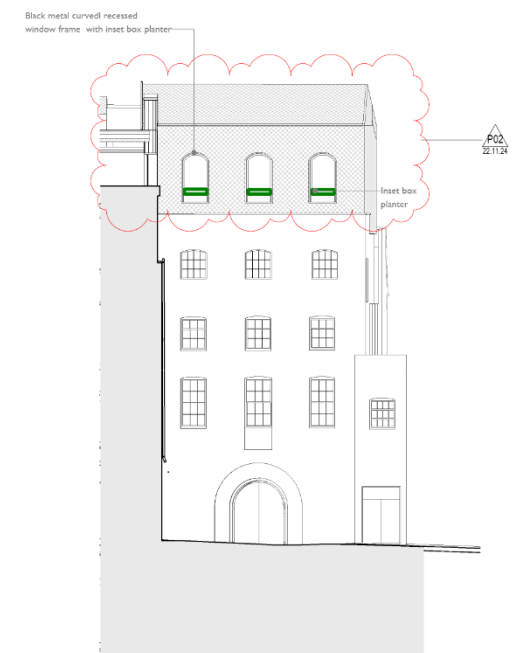
INDICATIVE ROOF PLAN PLANTING



INDICATIVE COURTYARD NORTH ELEVATION PLANTING

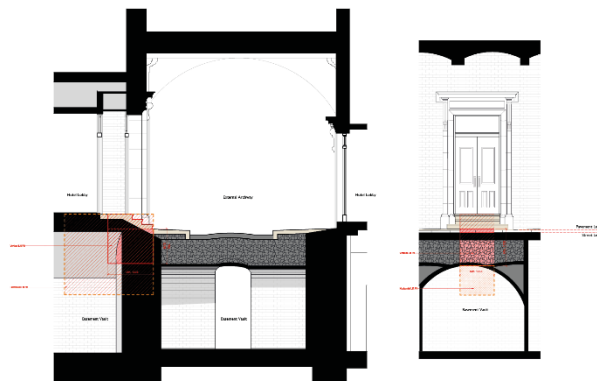


1 Proposed East Carriageway Elevation Planting
TP0432 1 : 150



3 Proposed East Courtyard Elevation Planting
TP0432 1 : 150

INDICATIVE EAST WING ELEVATIONS PLANTING



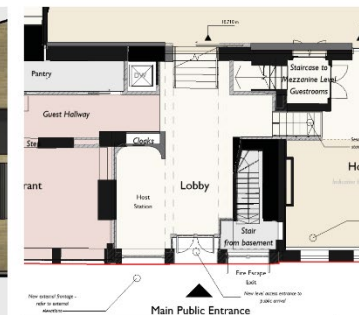
Section showing the impact a sesame lift would have on the listed structure - which clashes with the existing basement wall and vaulted ceiling, and is therefore not appropriate



Existing Entrance Access

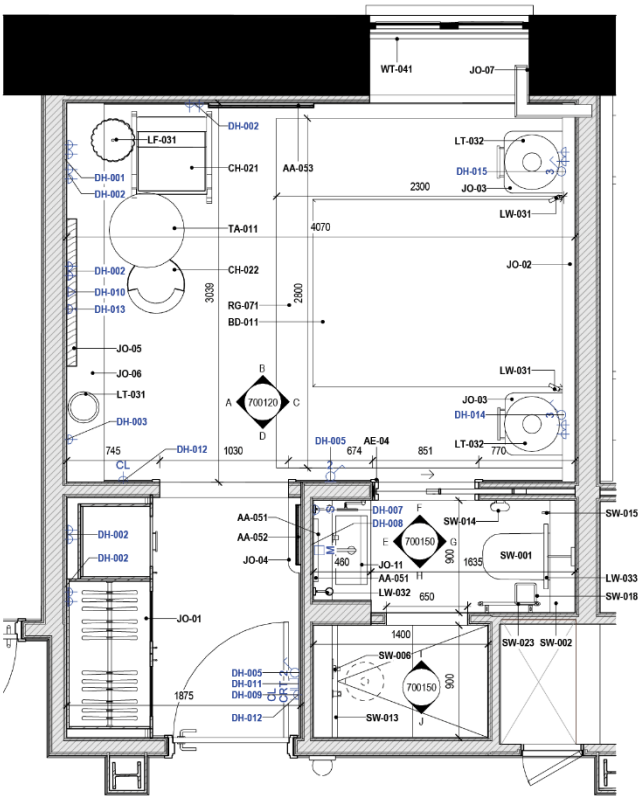
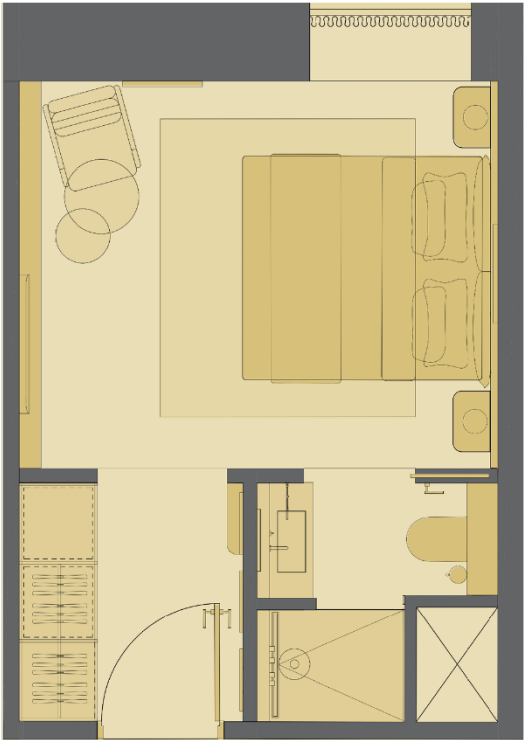
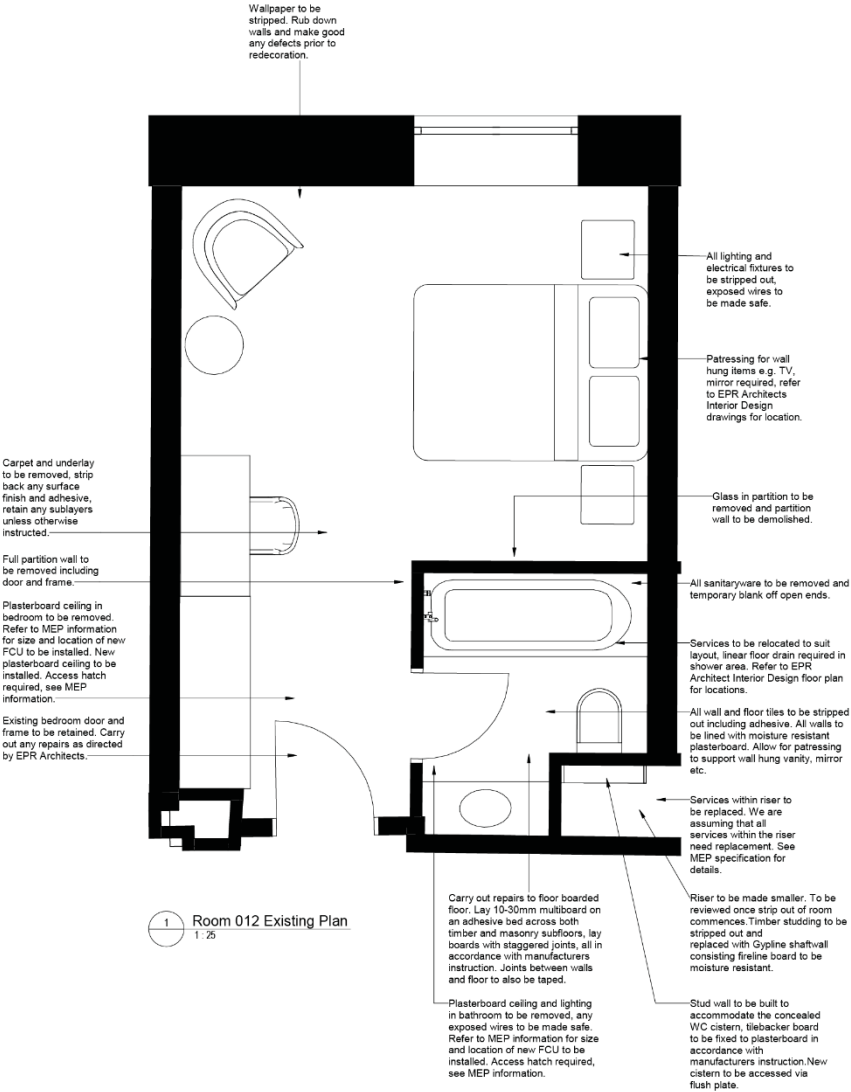


New Proposed Public Entrance



The new proposed public entrance provides level ground floor access directly from Chiswell Street, an improvement on current accessibility

ACCESSIBILITY





EXISTING CHISWELL STREET



PROPOSED CHISWELL STREET



EXISTING CHISWELL STREET CORNER



PROPOSED CHISWELL STREET CORNER



EXISTING ENTRANCE WING



PROPOSED ENTRANCE WING



EXISTING JUGGED HARE CORNER

PROPOSED JUGGED HARE CORNER



EXISTING BARBICAN PODIUM



PROPOSED BARBICAN PODIUM



EXISTING LAMB'S PASSAGE



PROPOSED LAMB'S PASSAGE



Next Planning Applications Sub Committee

28th May 2025