



Planning Applications Sub-Committee

PRESENTATION PACK

Date: TUESDAY, 8 JULY 2025
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. **63 ST MARY AXE**

Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 162)

5. **85 GRACECHURCH STREET**

Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 163 - 298)

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63 St Mary Axe

Planning & Transportation Committee

8th July 2025

Site context and existing building



63 St Mary Axe

Aerial view of site



Existing aerial view from above

Aerial view of site



63 St. Mary Axe

Photograph of existing site

Key plan



Camomile and Outwich Street view



Photograph of existing site

Key plan



Houndsditch and Outwich Street corner view



Photograph of existing site

Key plan



Bevis Marks view

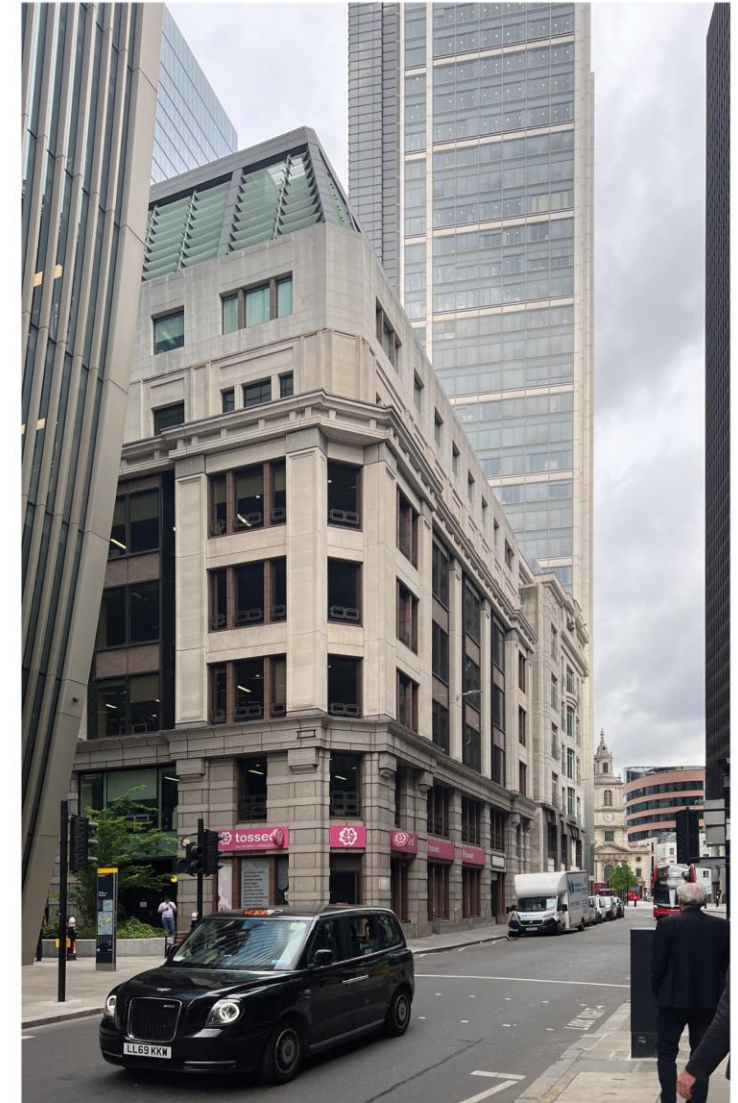


Photographs of existing site

Key plan



Houndsditch Street views



Photograph of existing site

Key plan



St Mary Axe view



Photograph of existing site

Key plan



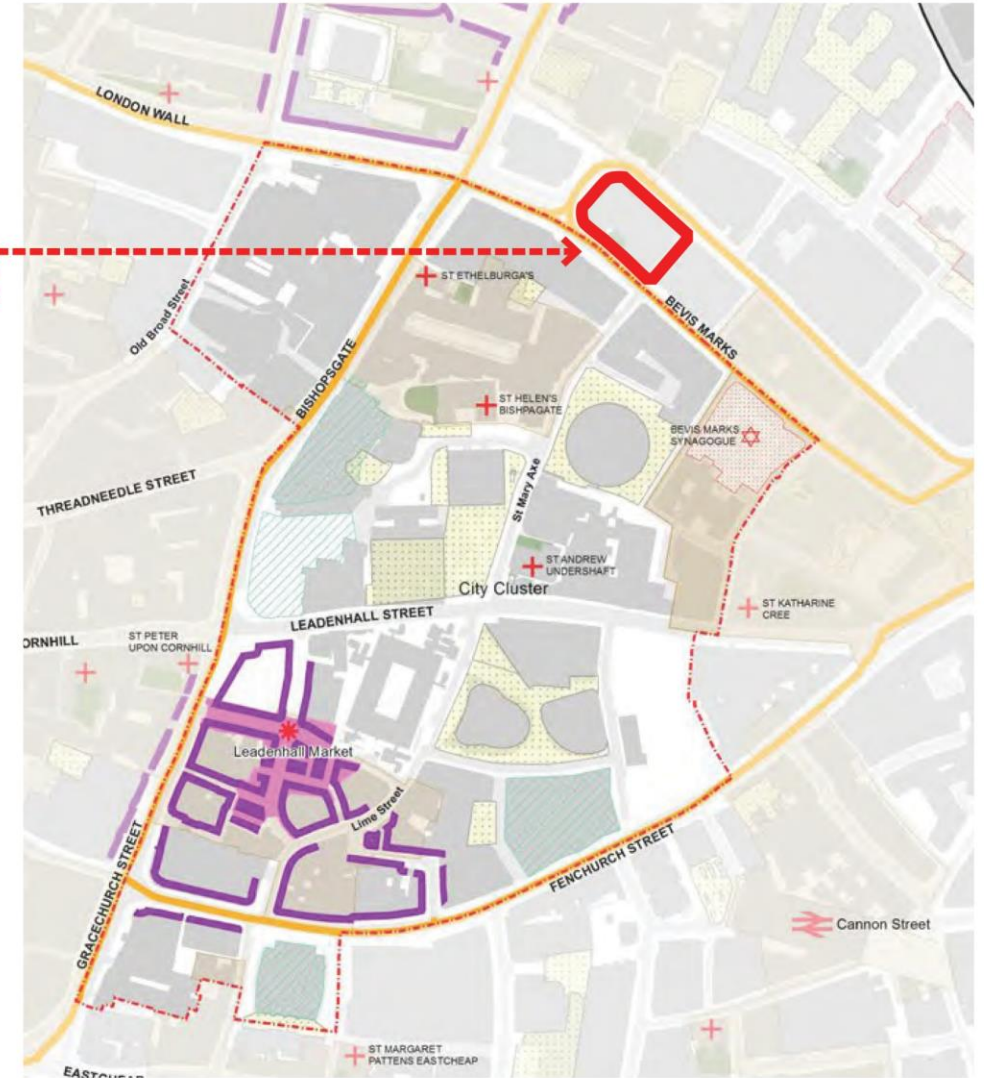
The former churchyard of St Augustine Papey



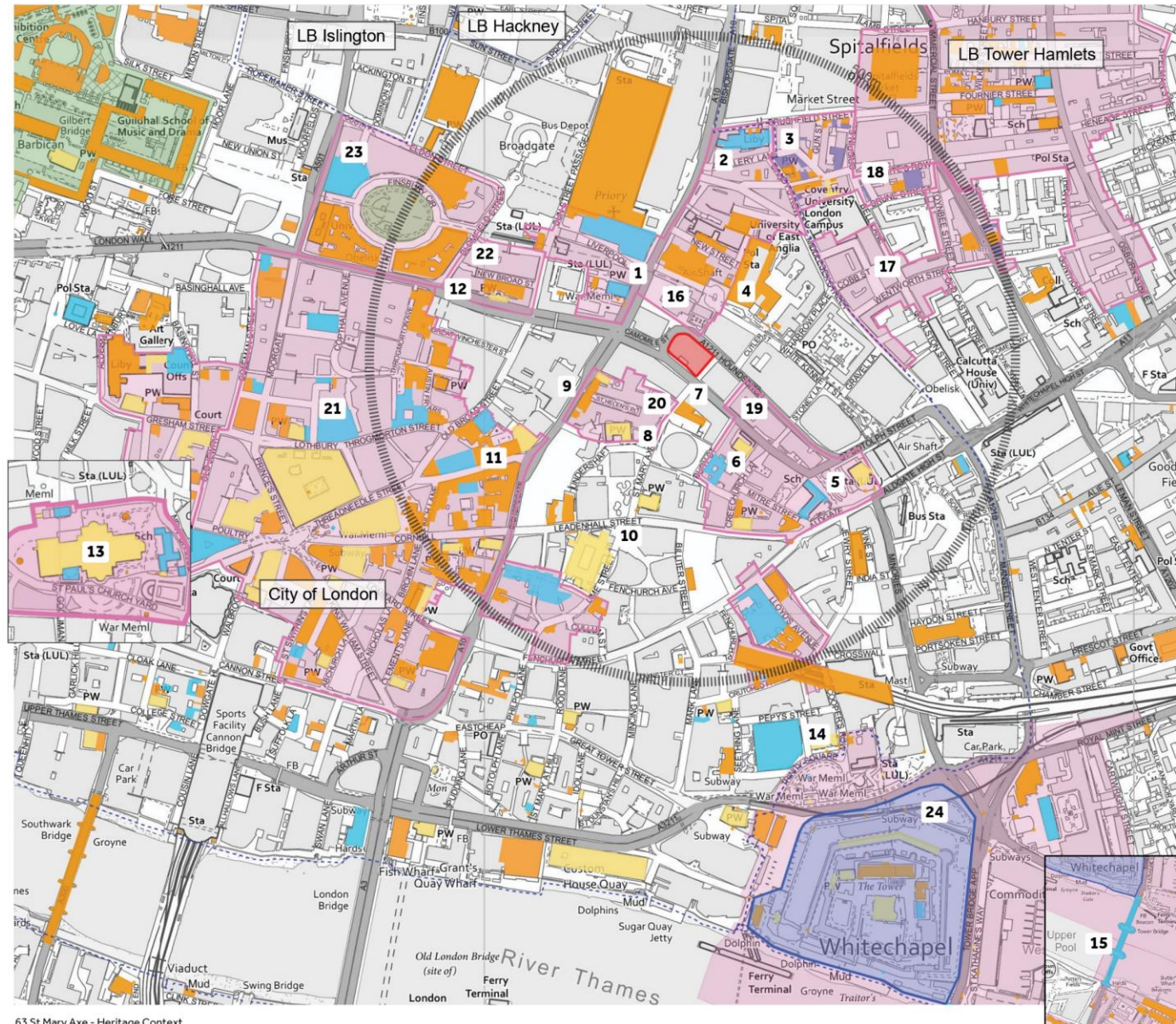
City Plan 2015



City Plan 2040



Conservation areas and listed buildings



Heritage Assets

Listed Buildings

- 1) Group: Bishopsgate
- 2) Bishopsgate Institute and Library
- 3) Group: Artillery Passage
- 4) Group: Devonshire Square
- 5) Group: Botoiph Street
- 6) Group: Bury Street
- 7) No. 38 St Mary Axe
- 8) Church of St Helen
- 9) Group: St Helen's Place
- 10) Group: Lime Street, junction with St Mary Axe
- 11) Group: Bank
- 12) Group: London Wall
- 13) Cathedral Church of St Paul
- 14) Former Port of London Authority Building
- 15) Tower Bridge

Conservation Areas

- 16) Bishopsgate Conservation Area
- 17) Wentworth Street Conservation Area
- 18) Artillery Passage Conservation Area
- 19) Creechurch Conservation Area
- 20) St Helen's Place Conservation Area
- 21) Bank Conservation Area
- 22) New Broad Street Conservation Area
- 23) Finsbury Circus Conservation Area

World Heritage Sites

- 24) Tower of London World Heritage Site and other associated designations

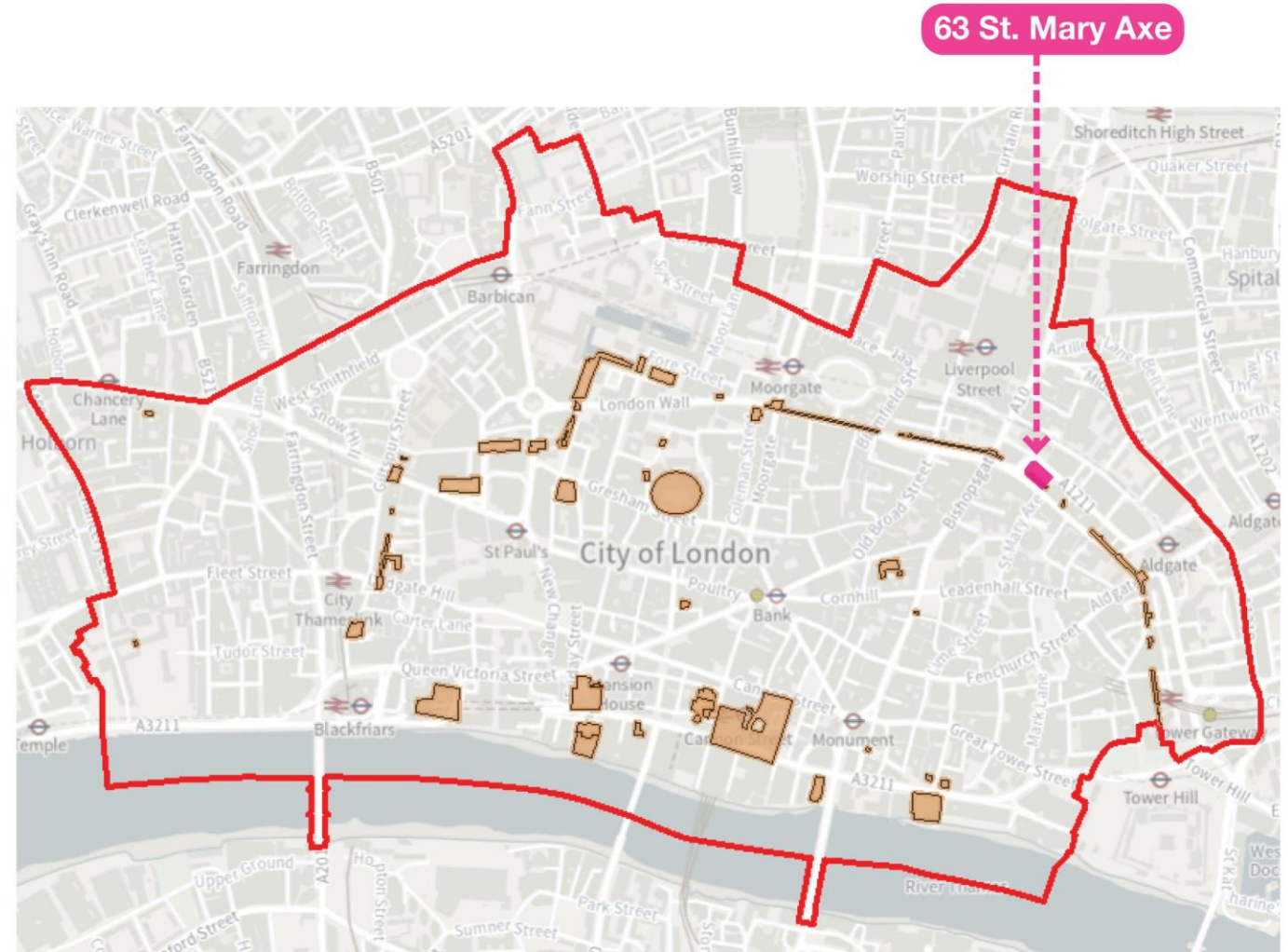
Archaeology



Photograph of the surviving section of Roman wall as seen in 1988 - looking Southwest



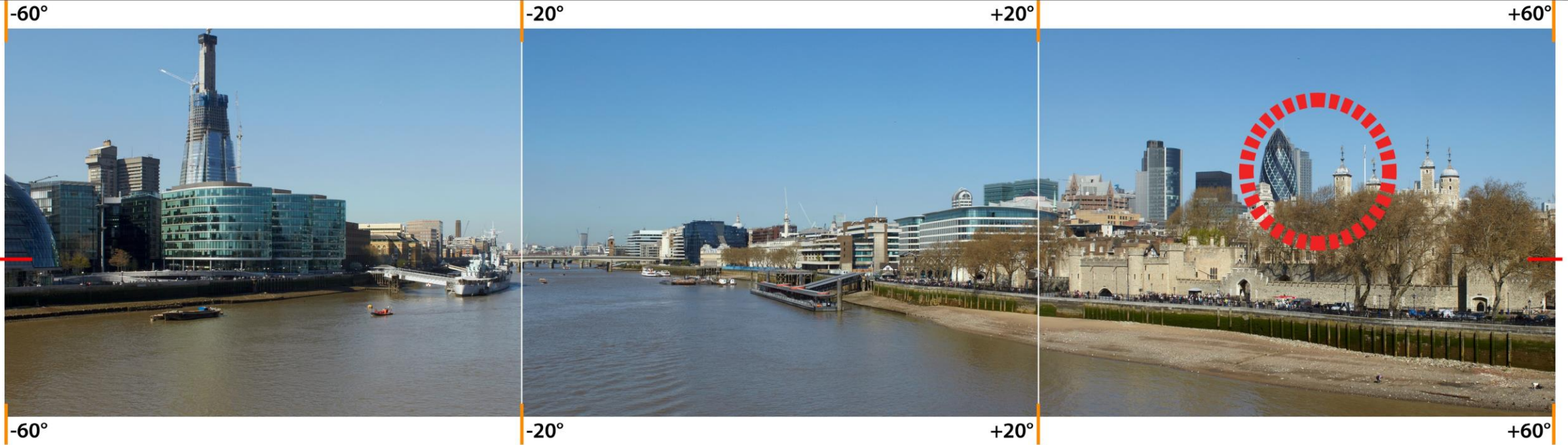
Probable location of surviving section of Roman city wall (yellow) with extent of scheduled area (purple)



Contemporary London, showing City of London boundary and Scheduled Ancient Monuments

63 St Mary Axe

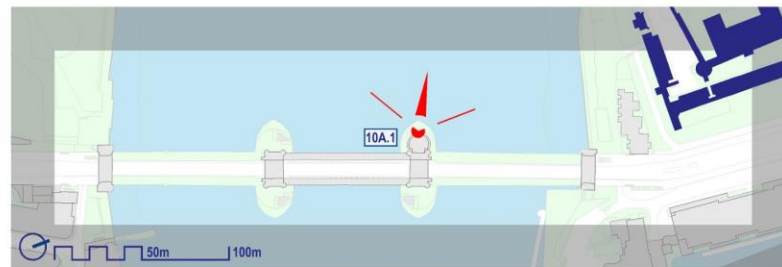
je 17



Panorama from Assessment Point 10A.1 Tower Bridge: upstream - the North Bastion

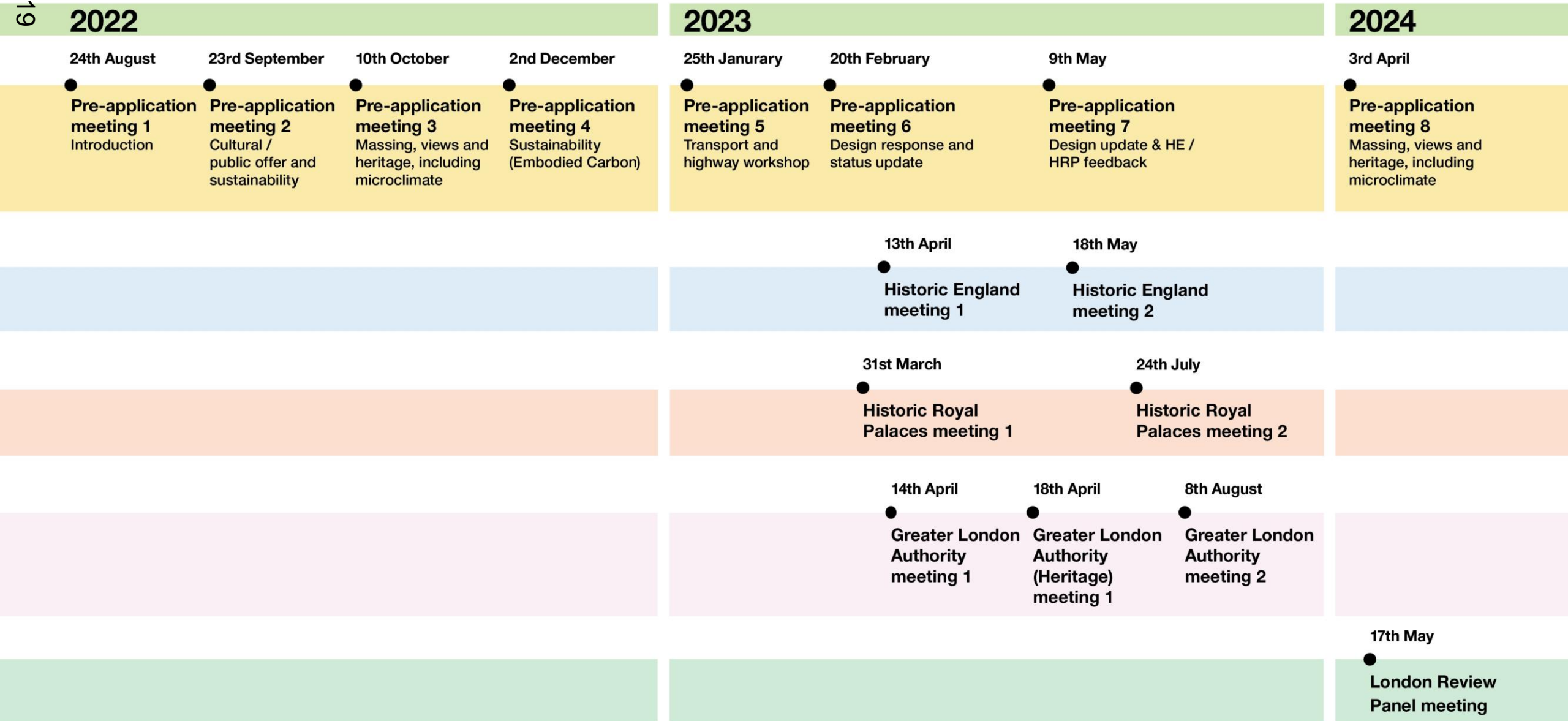


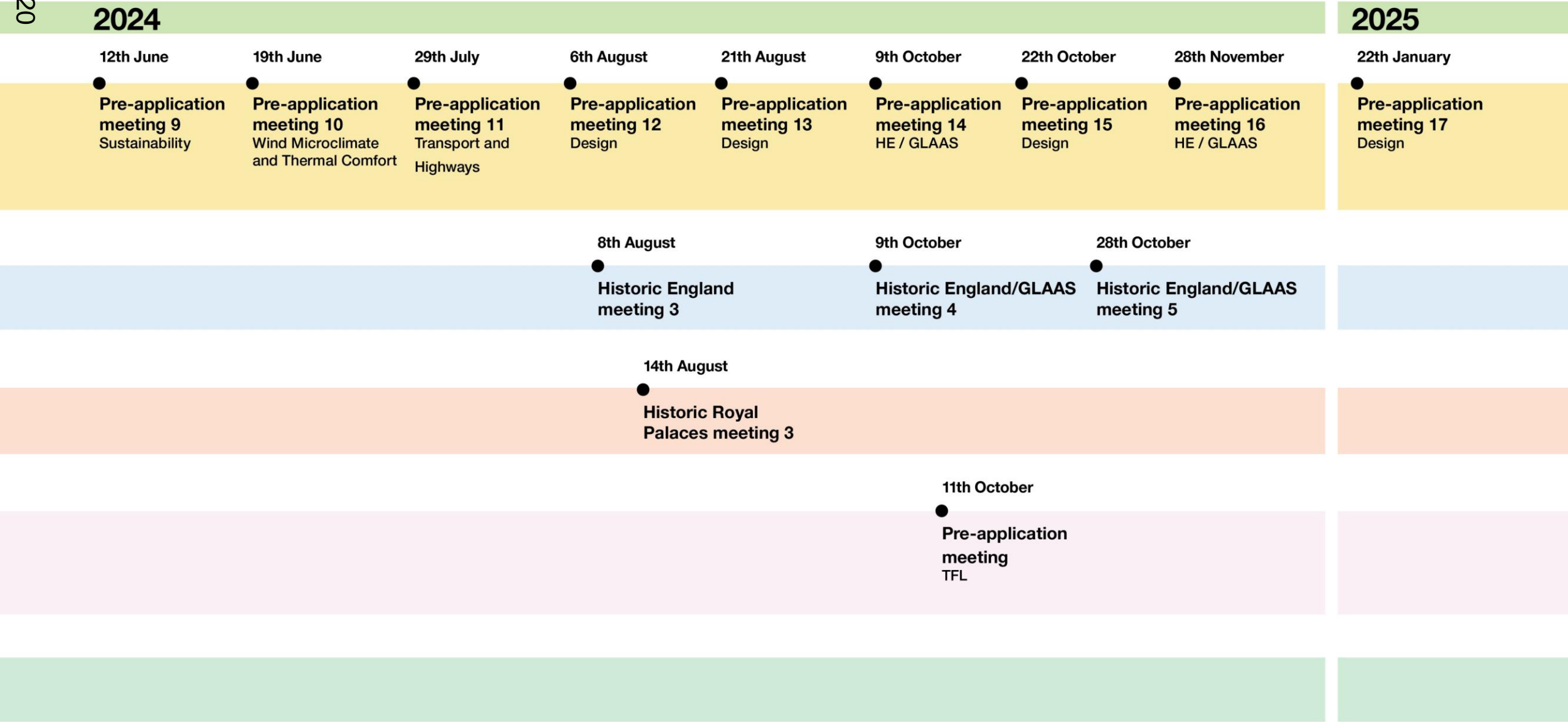
63 St. Mary Axe



Key LVMF View - 10A.1 Tower Bridge: upstream - the North Bastion

Consultation Process





Phase 1: Cultural engagement



Event 1: Reportage Drawing

Reportage drawing engaged City of London communities in conversation about culture, creating visual snapshots from each informal interaction.



Event 2: Fingerprints of The City

Fingerprints of the City engaged passersby to create a communal artwork, sparking conversations about their experiences and hopes for the City of London.



Event 3: City Shadows

City Shadows engaged youth from the City of London in co-creating shadow puppets to express their concerns about local development, culminating in performances to influence the City's future design.



Event 4: Artist-In-Residence

Rosanna McKenna's two-day residency in the City of London used observations and interviews to explore the City from a female perspective, highlighting issues of access, safety, and inclusivity.



Event 5: Live Scribe Lunch

Live Scribe and Lunch gathered City workers over pizza for a lively 2-hour workshop, where they shared candid thoughts on the City of London's public realm, diversity, and social value.



Event 6: School Sessions

School Sessions engaged Year 13 students in discussions on navigating careers in the City of London, focusing on career pathways, business support, and improving diversity and accessibility.



Event 7: Drink (Tea) & Draw

Drink (Tea) and Draw invited over 50s to share their insights on the City of London over tea, with live illustrations capturing their dynamic discussions and ideas for the future of the City.



Event 8: COLAG Workshop

An online workshop exploring accessibility and inclusion needs in the City of London, feeding back on existing examples to identify the do's and don'ts for future design.

Phase 2: Co-Design Programme



Food & Beverage

A co-design workshop testing how F&B can meaningfully provide a stepping stone into the City for different types of people, whilst being commercially viable for the F&B businesses and appropriate for building occupiers.



Culture

A co-design workshop testing how cultural provision can build on the existing strengths of the City, whilst supporting its future development.



Business Incubation

A co-design workshop testing how 63 St Mary Axe can support innovative entrepreneurship in the City and what programming, services and amenities need to be provided to do so.



Greening

A co-design workshop testing how the green provision and public realm amenities of 63 St Mary Axe can genuinely serve the wider community, alongside building users.

Sustainability

Sustainability, Carbon optioneering and proposed development

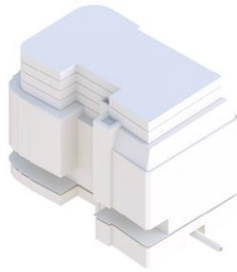
024



Option 1
Minor refurbishment



Option 2a
Major refurbishment and extension



Option 2b
Replace façade, add public realm and extension



Option 3
Tower on existing building



Option 4
New Development - Early design

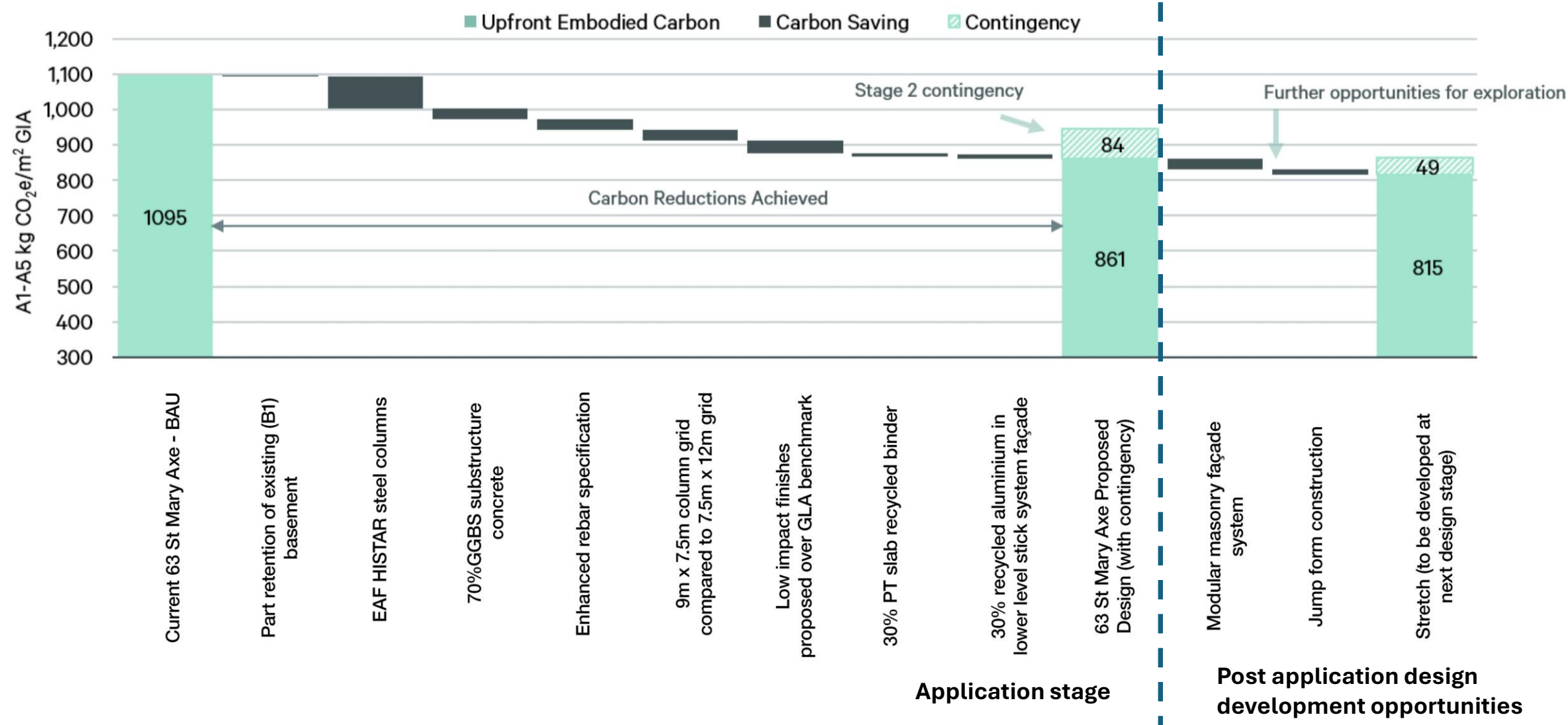


**Proposed
development**

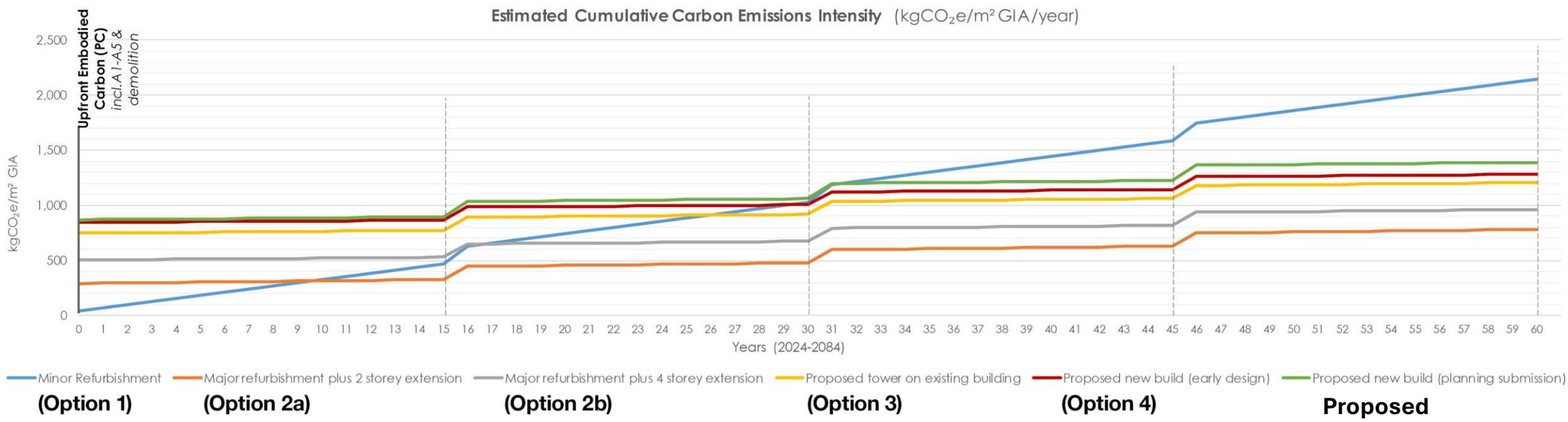
	Option 1 – Minor Intervention	Option 2a – Major Refurbishment Plus Extension	Option 2b – Replace facades Plus Extension	Option 3 –Tower on Existing Building	Option 4 – New Development (early design)	Proposed development
GIA (m²)	14,510	16,638	19,645	93,428	93,428	101,460
Increase in GIA (m²)	0	2,128	5,135	78,918	78,918	86,950
Embodied Carbon (A1-A5) kgCO ₂ e/m²GIA*	39	282	485	741	837	861
% material retained in relation to existing	>95%	>70%	>50%	>25%	<5%	<5%
Embodied Carbon (A-C) kgCO ₂ e/m² (60 years)	429	633	836	1,092	1,188	1,271
Operational Carbon (B6) kgCO ₂ e/m² (60 years)**	1,716	138	108	108	85	112
Operational Carbon (B6) Tonnes CO ₂ e (60 years)*	25,610	2,451	2,239	10,650	8,315	11,379
Operational Carbon (B6) savings % ***	N/A	90%	91%	58%	68%	56%
EPC rating (*Projected)	C	B	A	A	A	A
Fuel Source	Gas + Electric	Electric	Electric	Electric	Electric	Electric
Total WLCA kgCO ₂ e/m² (60 years)	2,194	780	962	1,206	1,280	1,390
Total WLCA Tonnes CO ₂ e (60 years)	31,129	12,982	18,889	112,629	119,614	141,070

Whole Life Carbon appraisal options comparison

Carbon reduction measures

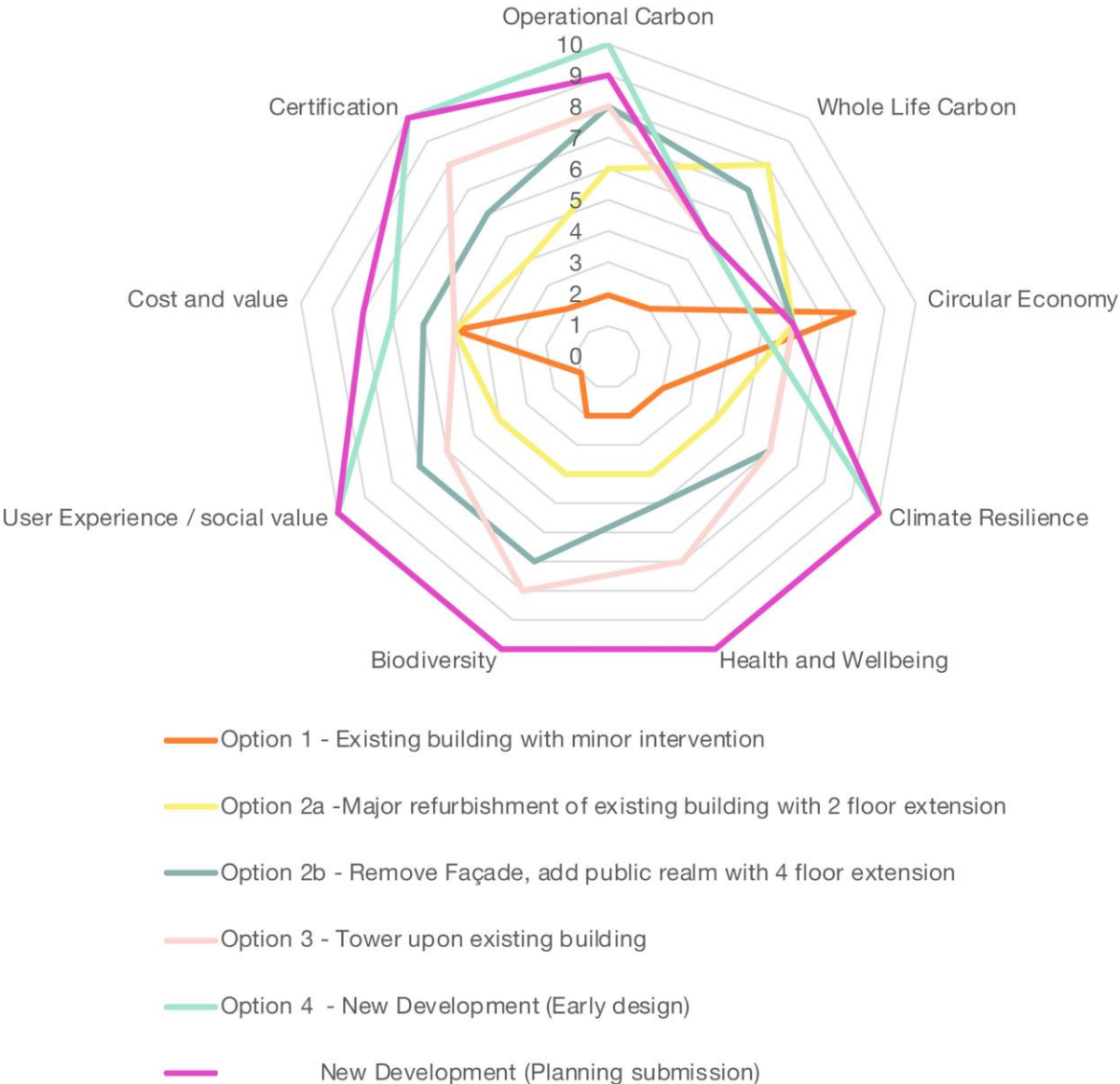
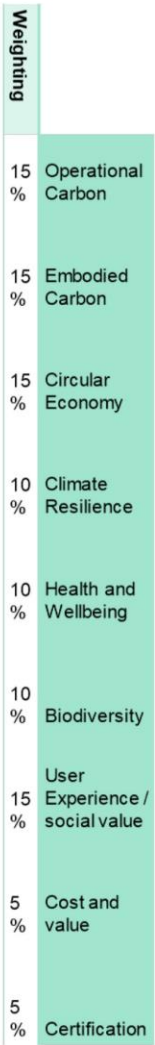


Cumulative carbon emissions



60 years	Option 1	Option 2a	Option 2b	Option 3	Option 4	Proposed
WLC kgCO ₂ e/m ²	2,145	780	961	1,206	1,280	1,390

ESG Framework comparison



Sustainability Overview



Proposed Sustainability Design Features

Proposals

Proposed Development



Proposed Development



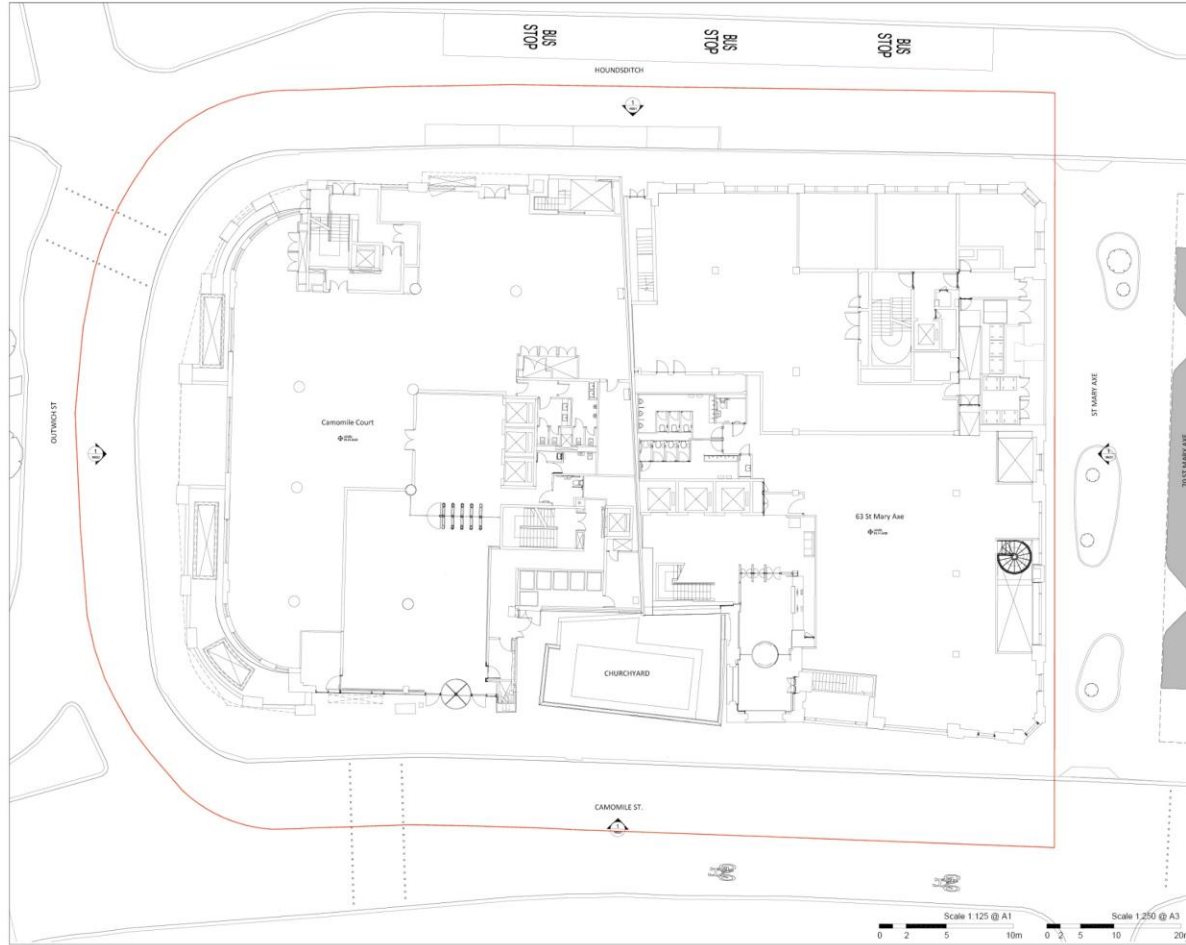
**Illustrative
view south
east**



**Illustrative
view south
west**

Ground floor plans

Existing



Proposed



Public routes and
Cycle entrance

je 34



Internal public routes

Proposed servicing arrangements



Accessible car
parking spaces X2



On-site accessible parking bay

Existing Highway Layout
Ground Level



63 St Mary Axe

Camomile Park + public realm

je 37



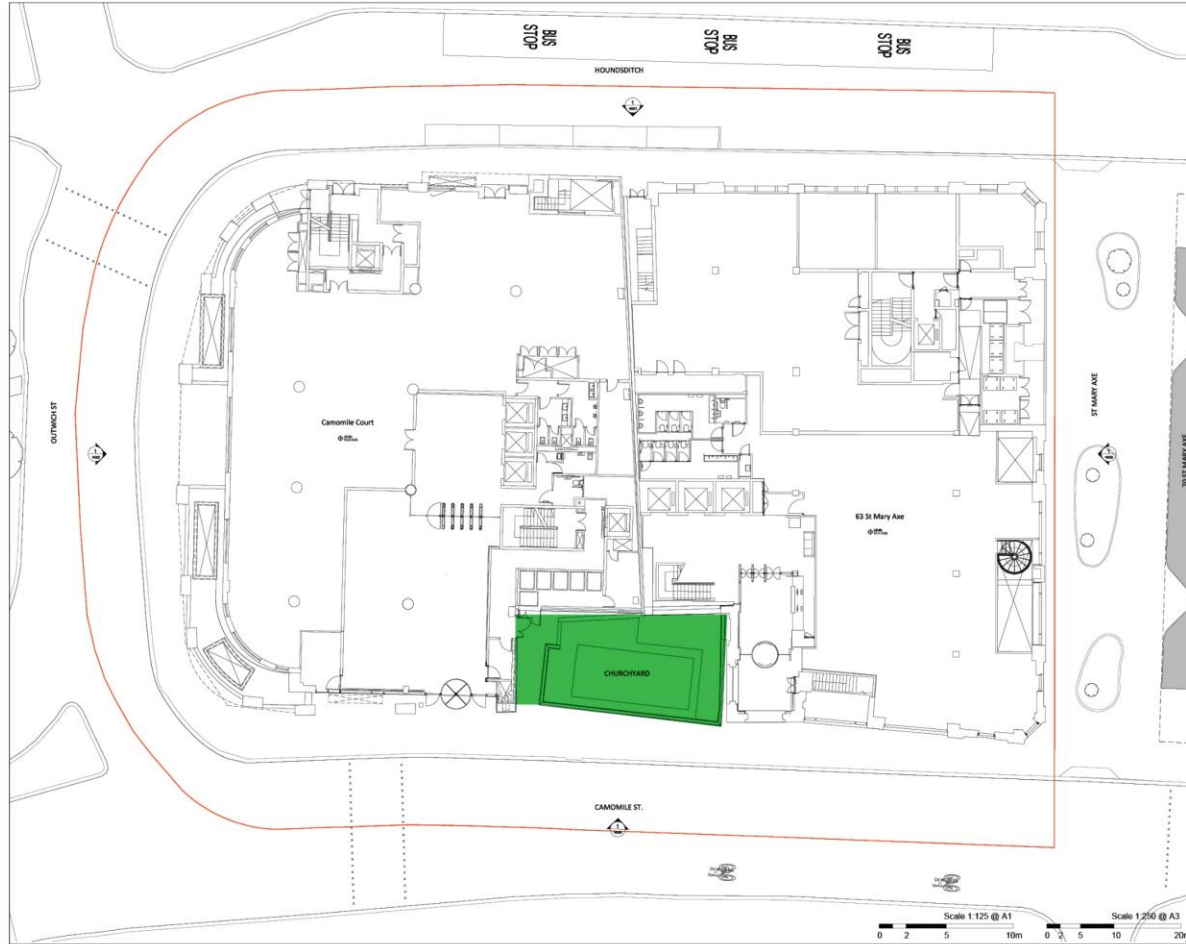
- New Camomile park
- External public realm

68m

Public Realm

Ground floor public realm

Existing = 120 sqm



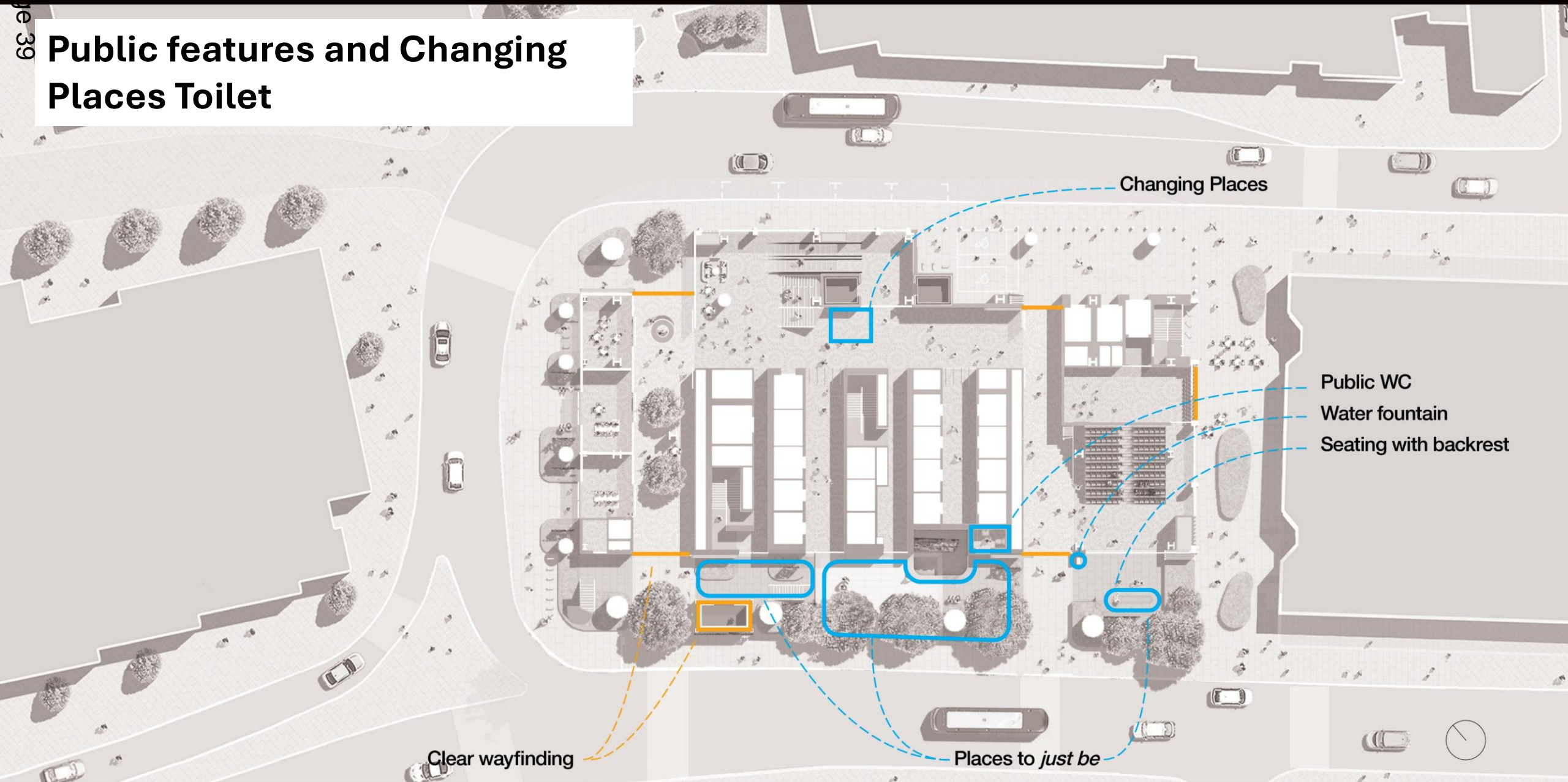
Proposed = 795 sqm



63 St Mary Axe

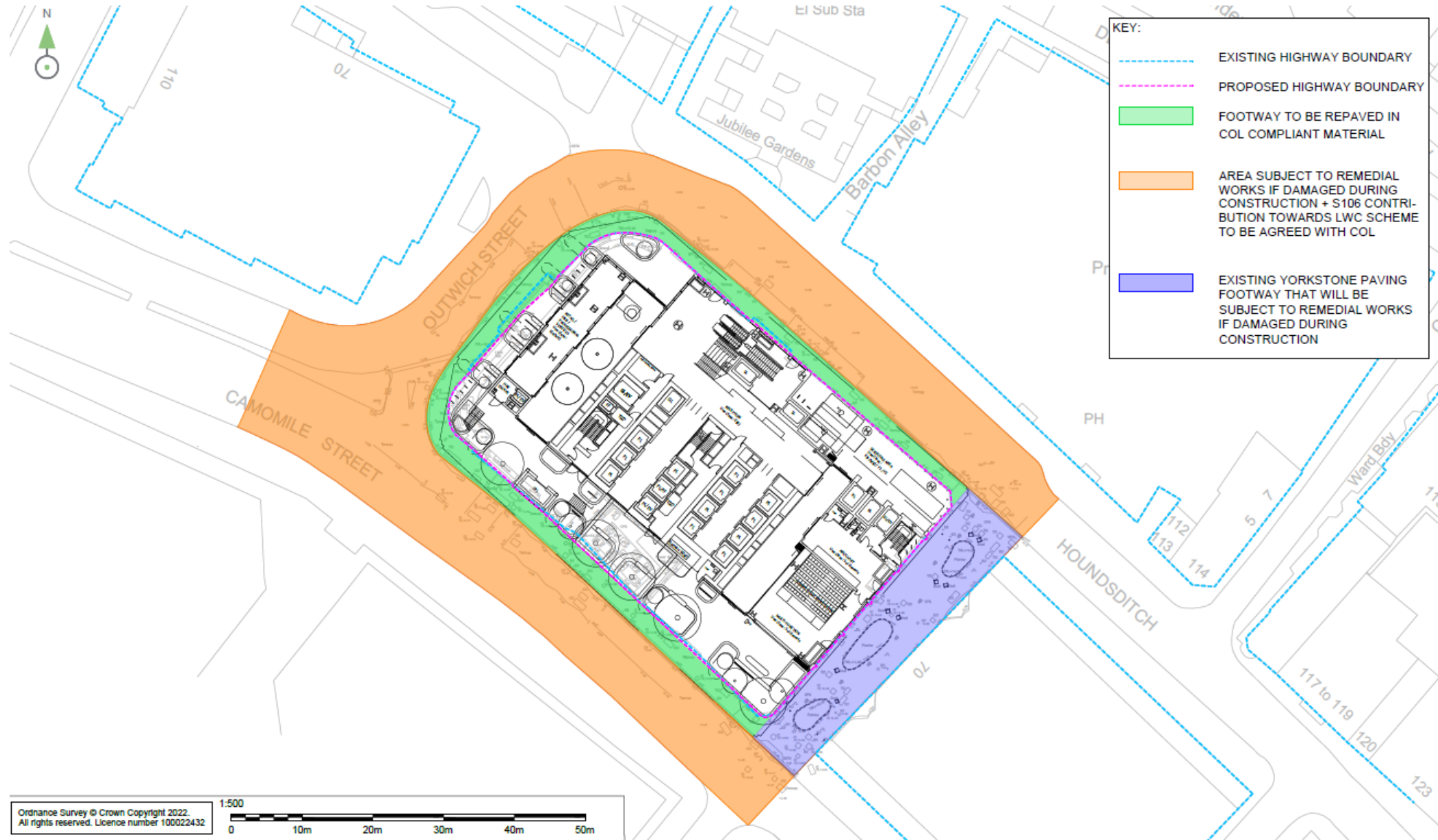
Public features and Changing Places Toilet

je 39



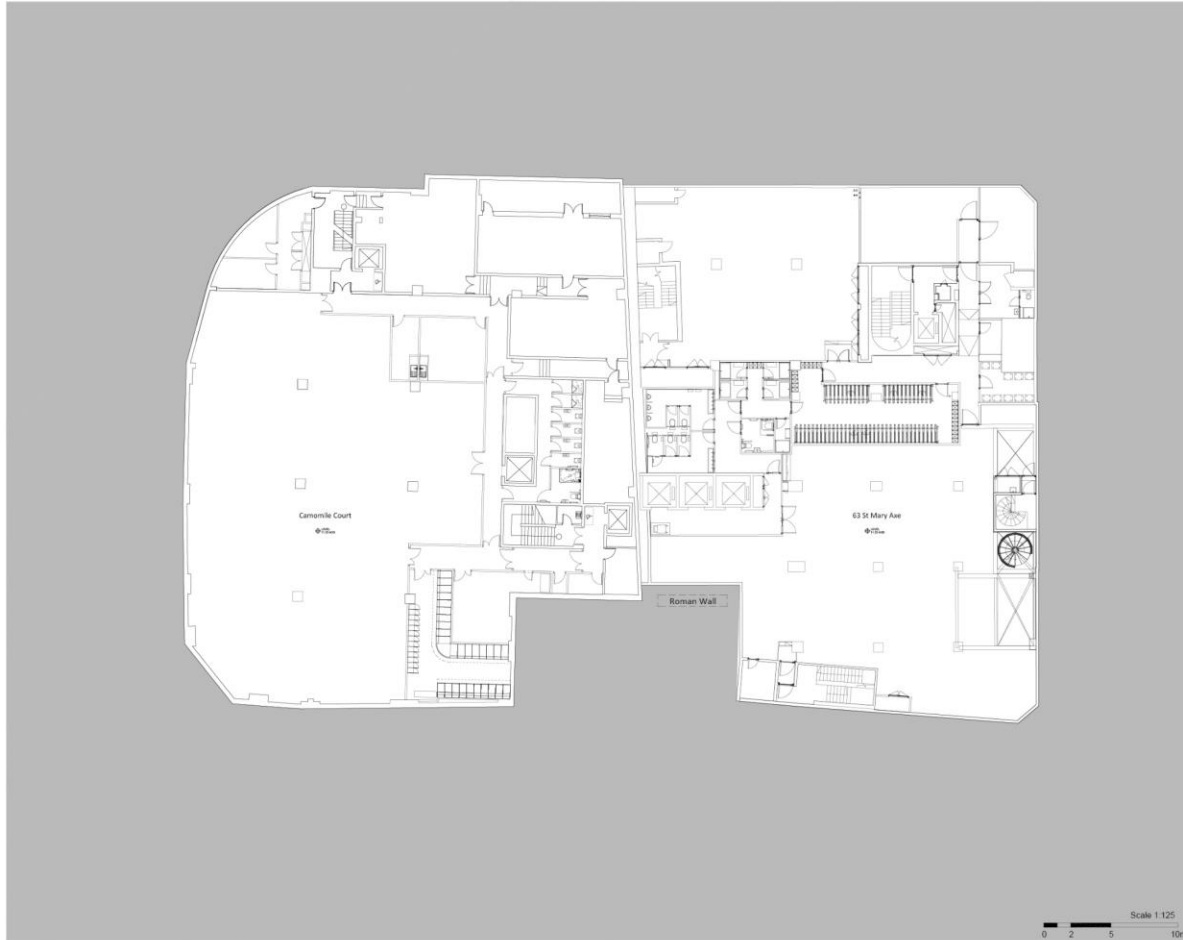
Public Realm

Section 278 ground floor plan of extent

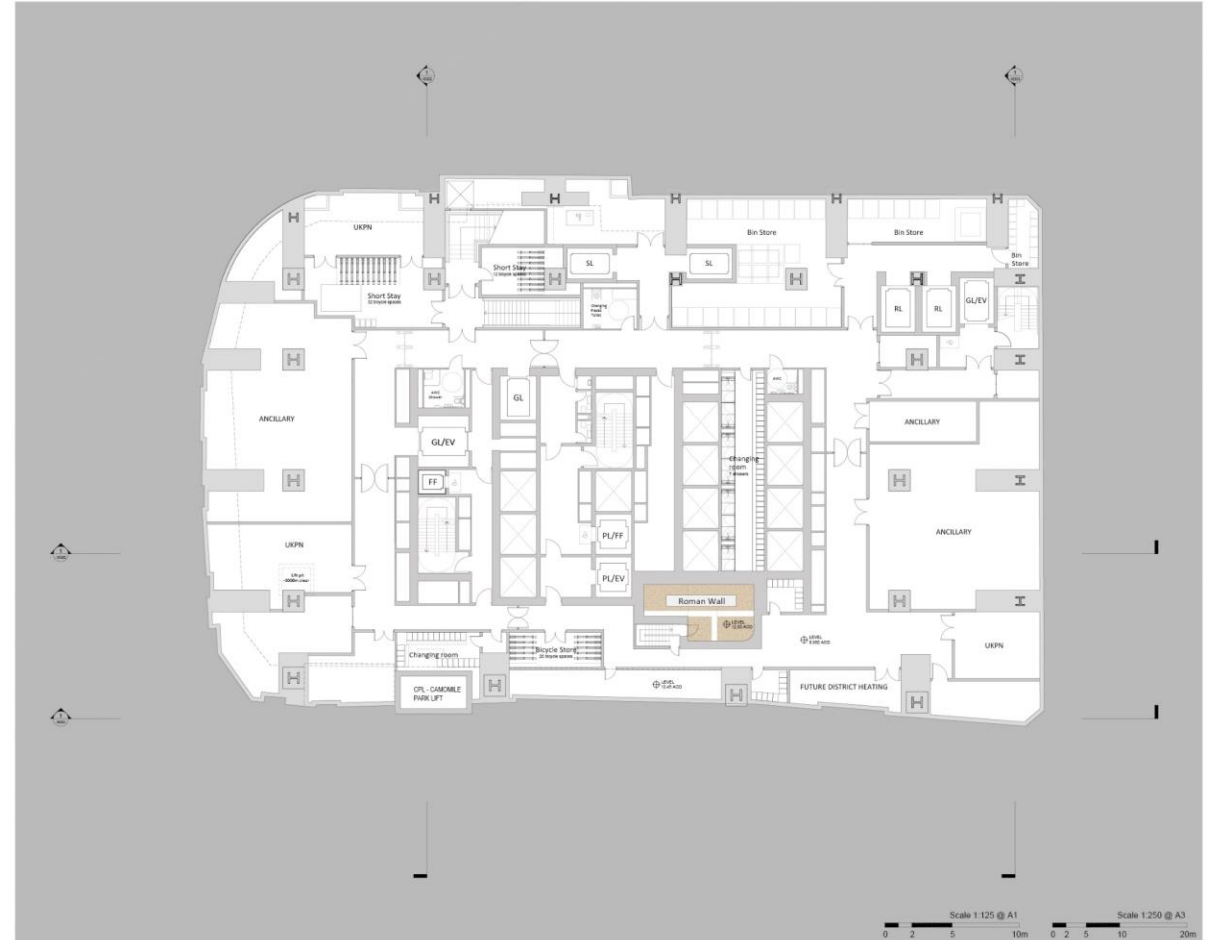


Basement plans

Existing basement level 1 floor plan

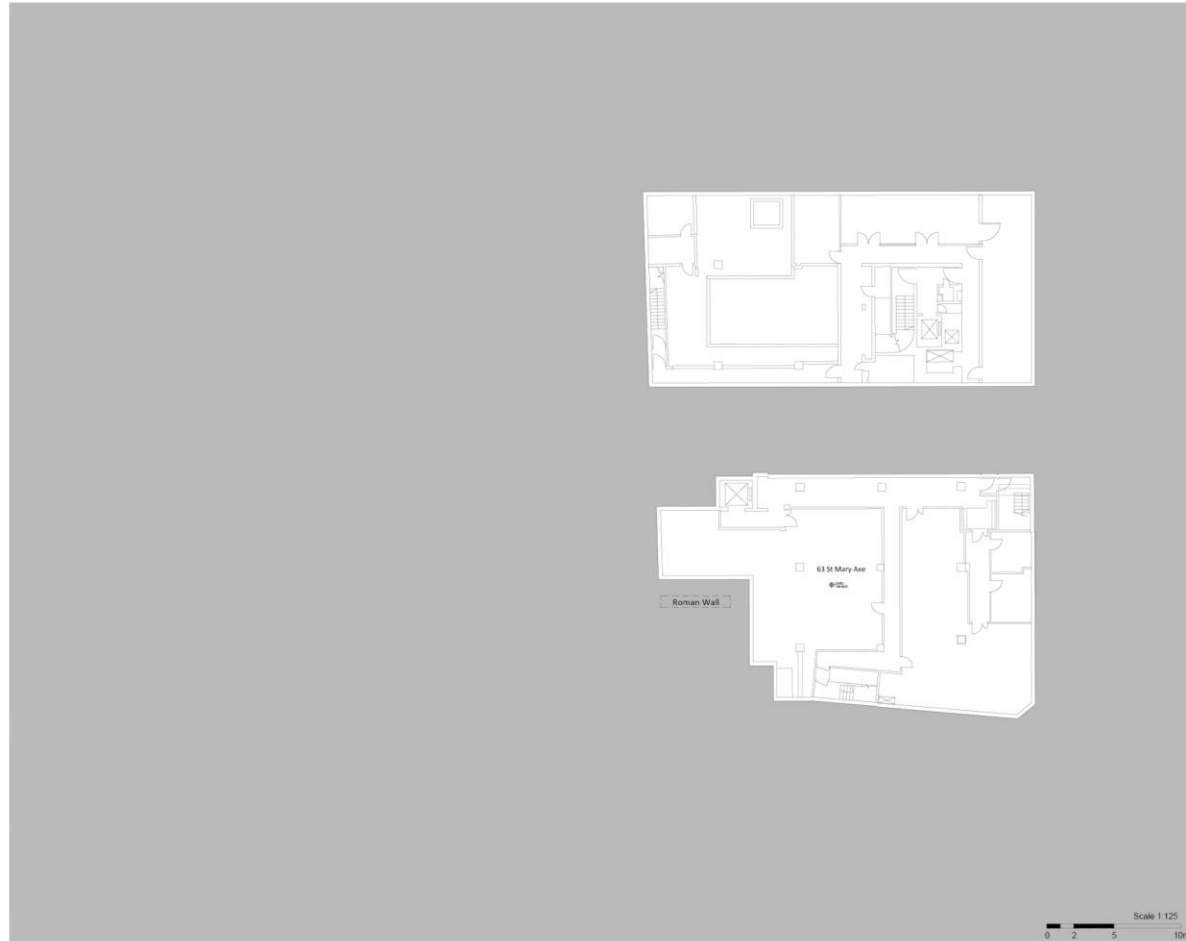


Proposed basement level 1 floor plan

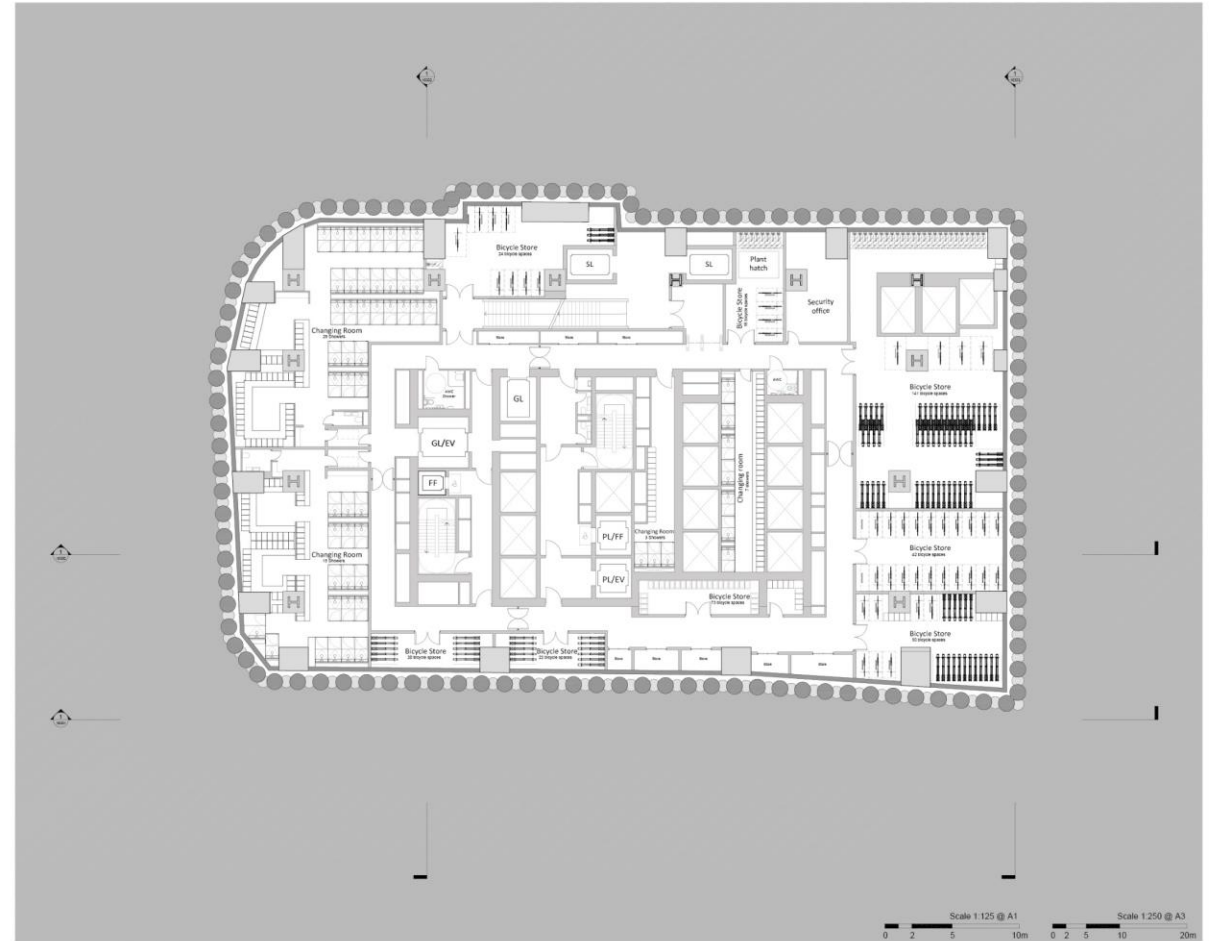


Basement plans

Existing basement level 2 floor plan

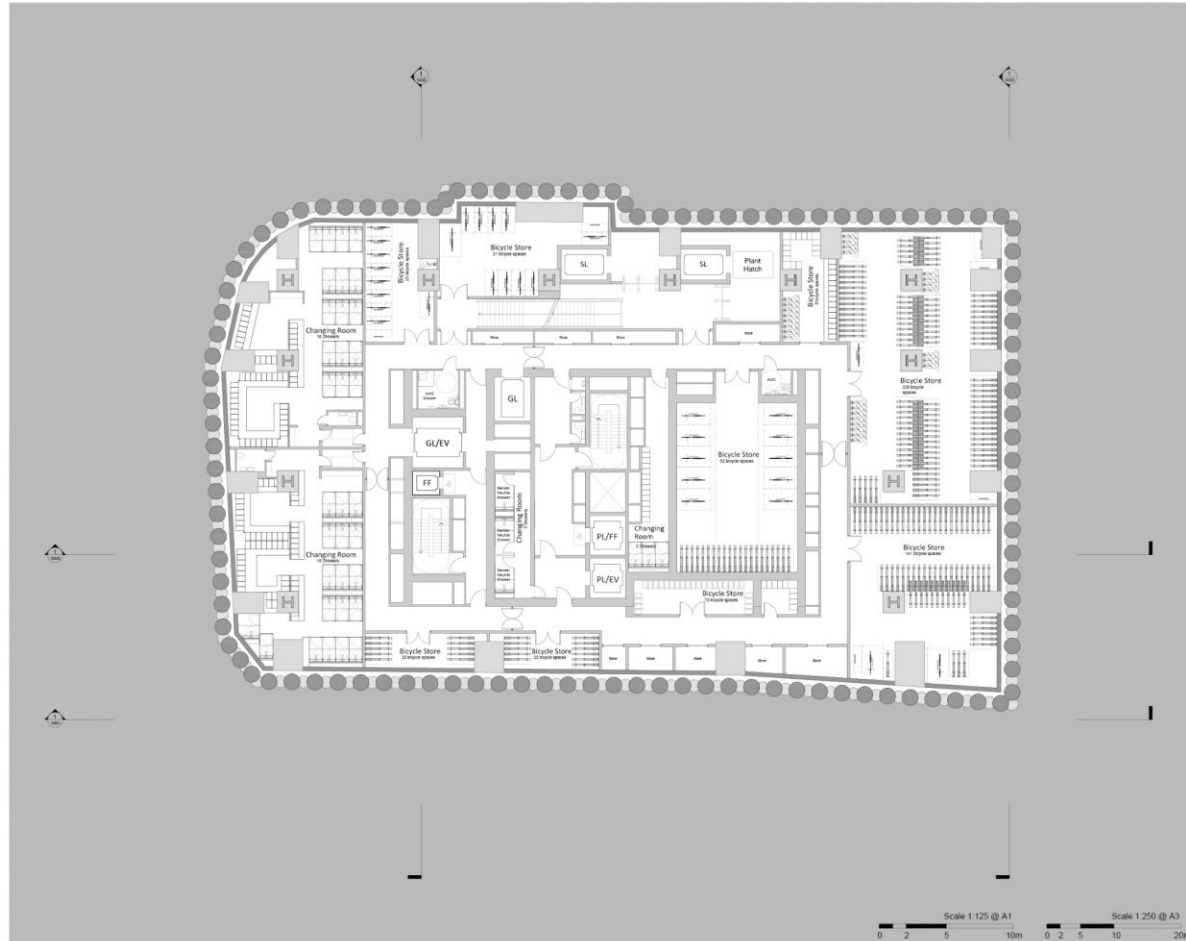


Proposed basement level 2 floor plan

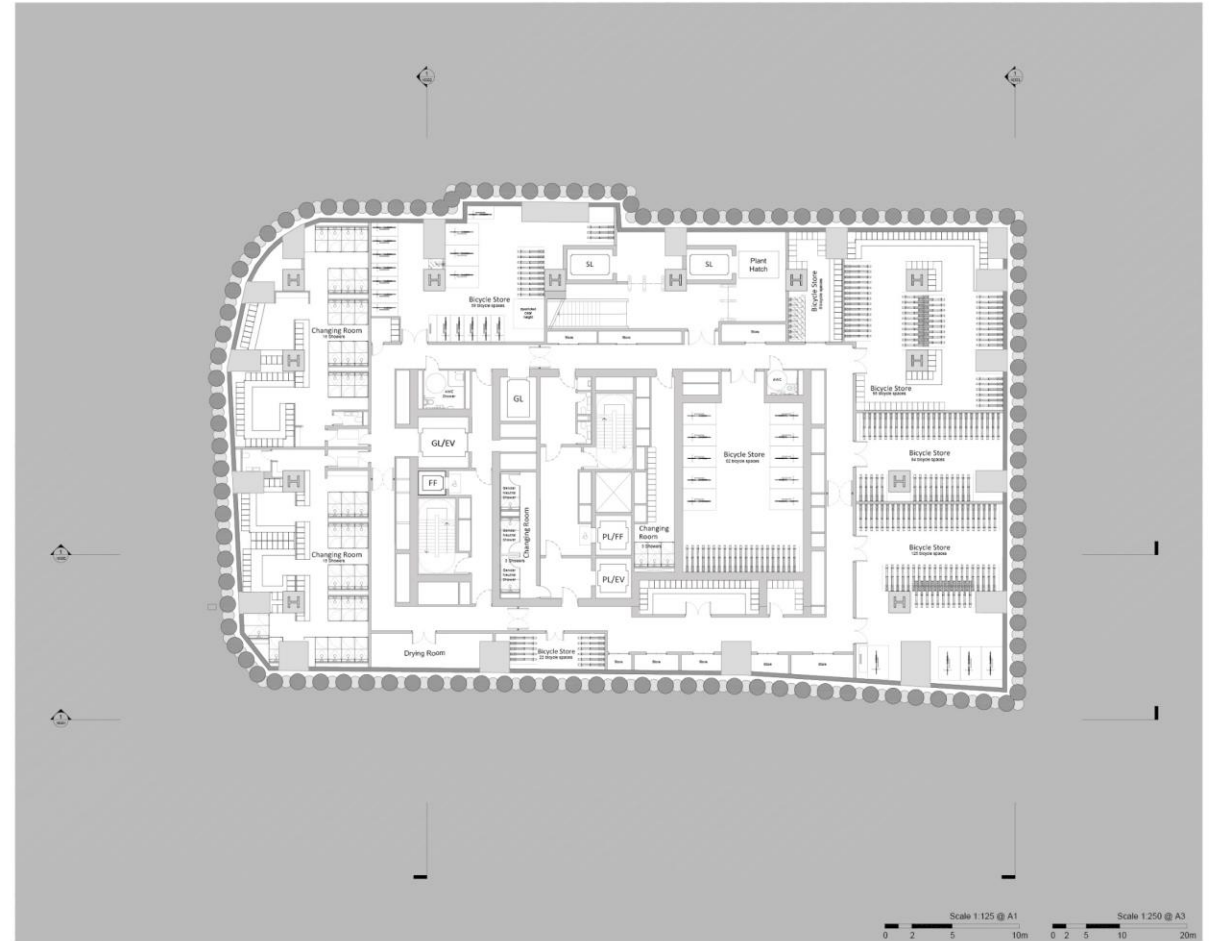


Basement plans

Proposed basement level 3 floor plan

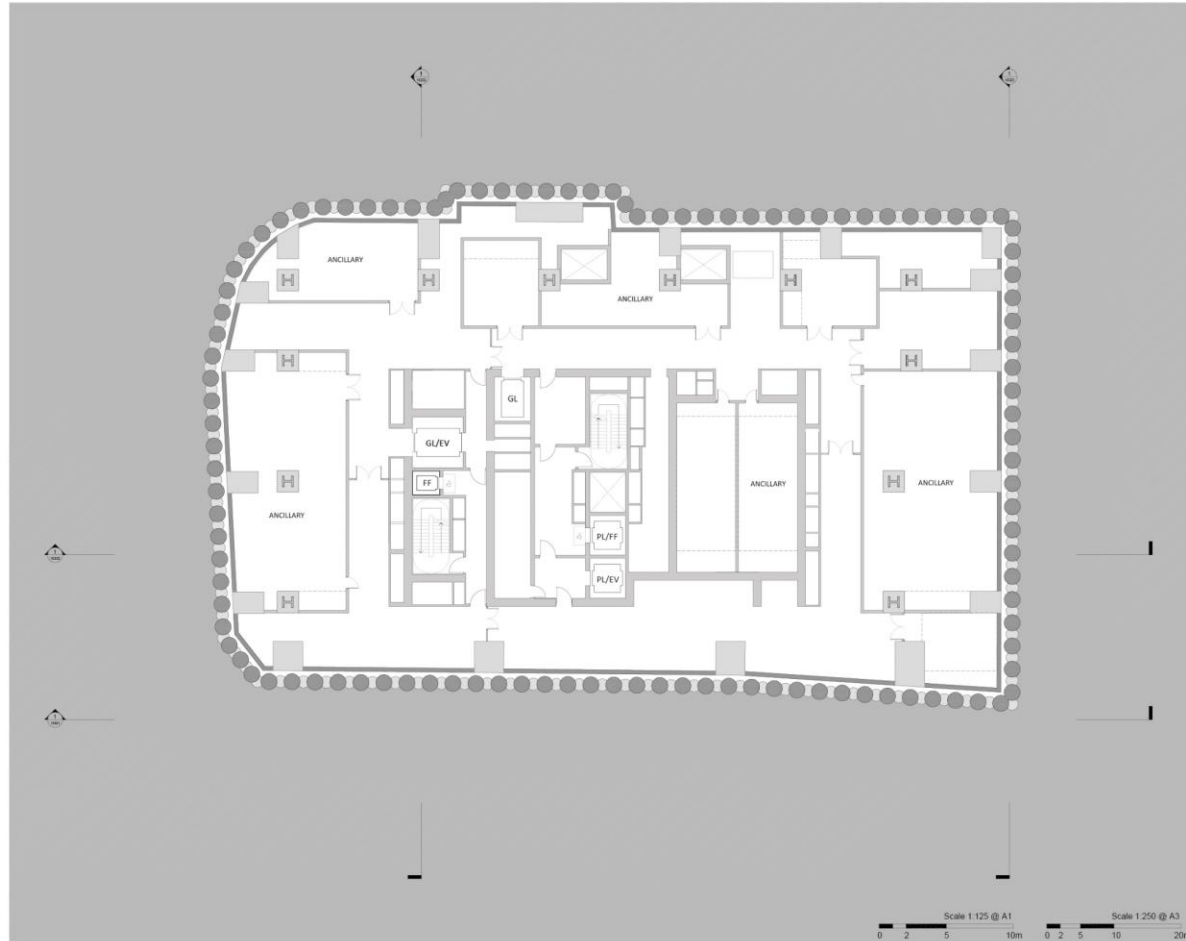


Proposed basement level 4 floor plan

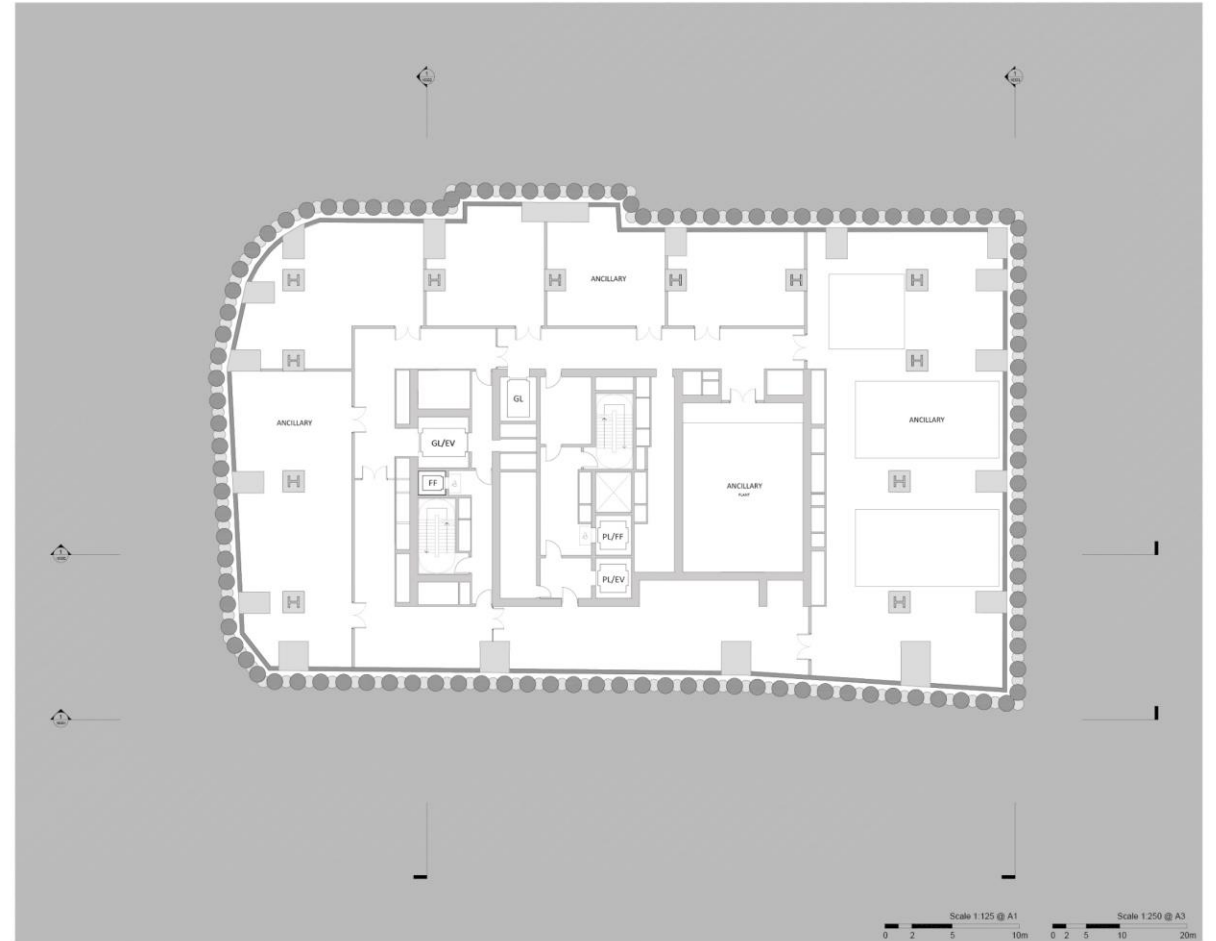


Basement plans

Proposed basement level 5 floor plan

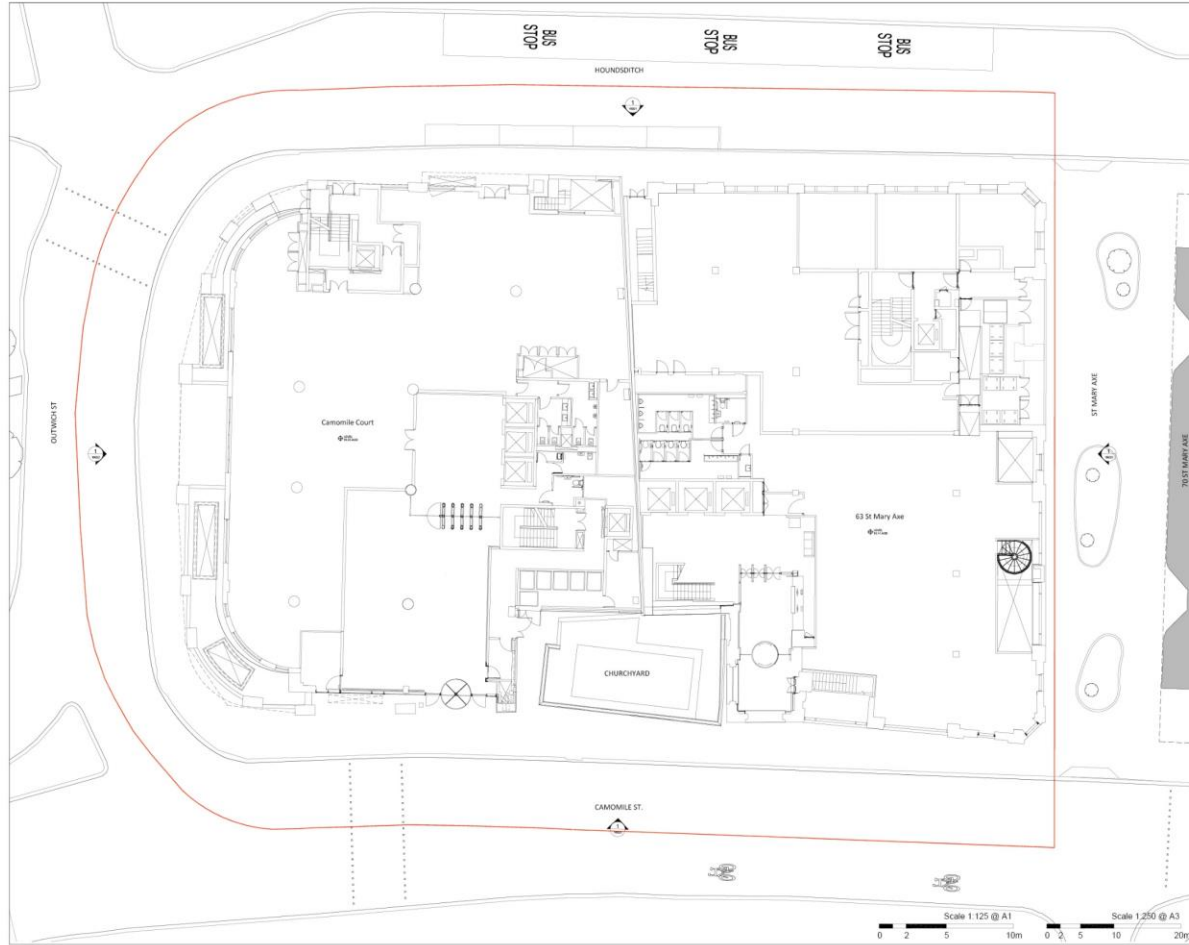


Proposed basement level 6 floor plan

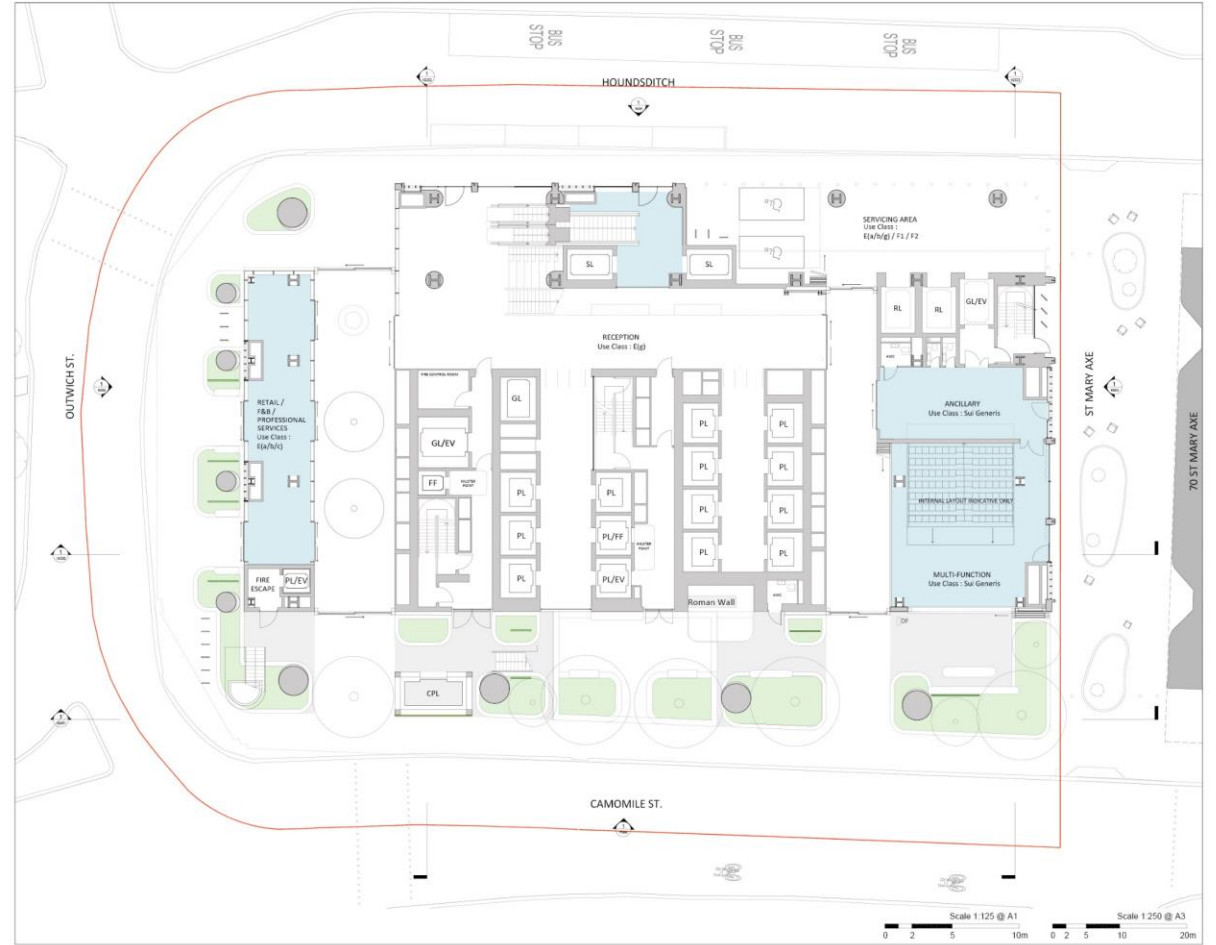


Ground floor plans

Existing



Proposed



je 46 Lower floor plans

Proposed level 1 floor plan



Proposed level 2 floor plan

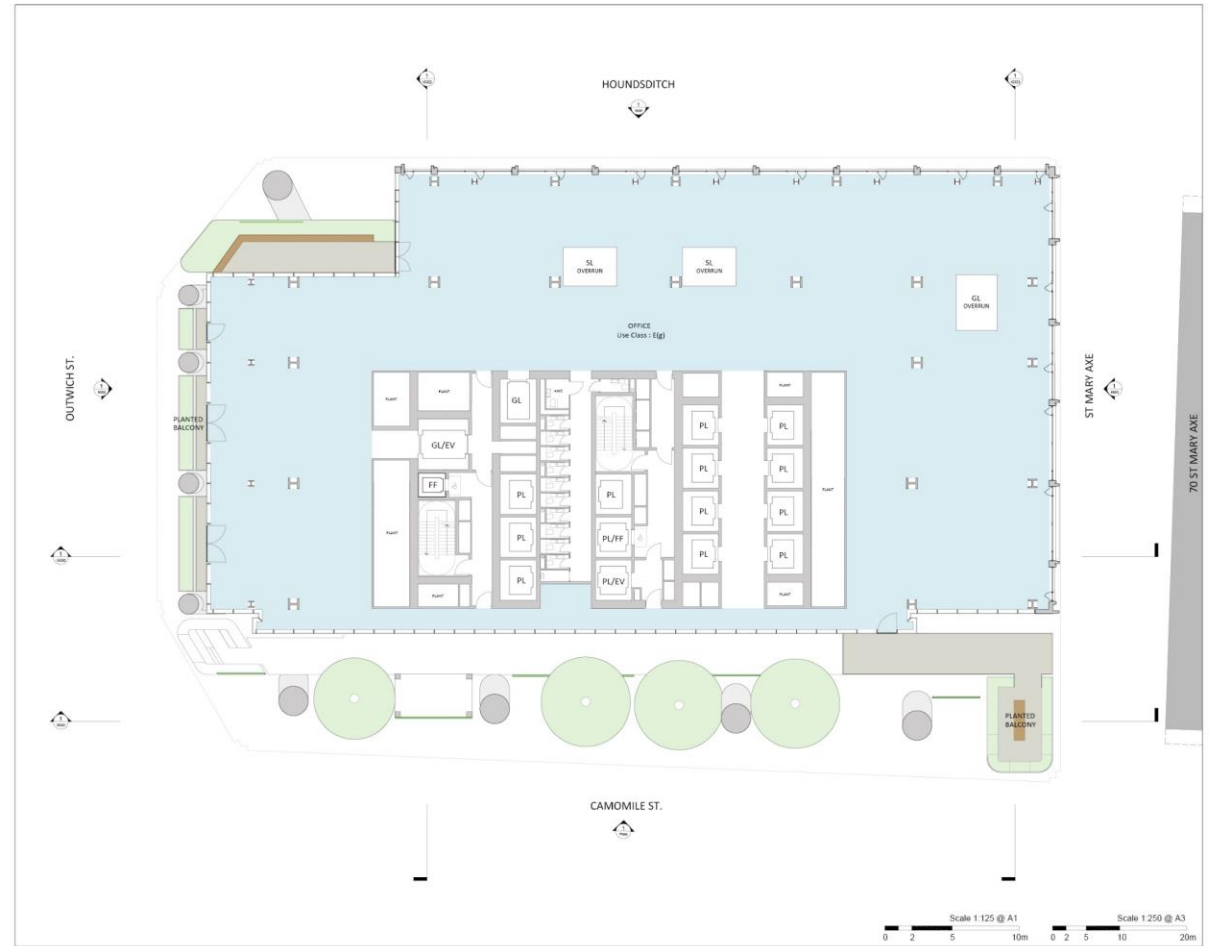


je 47 **Lower floor plans**

Proposed level 3 floor plan

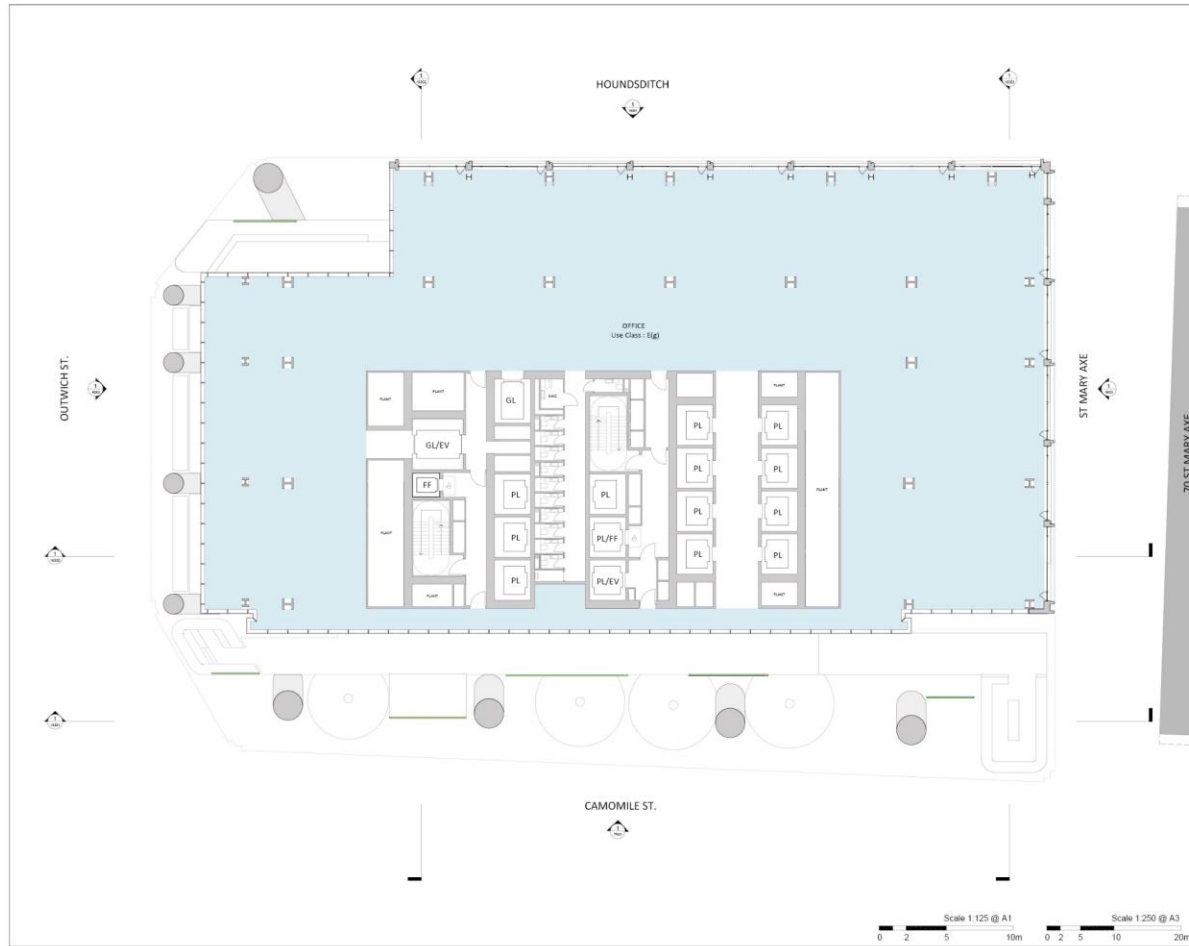


Proposed level 4 floor plan



Lower floor plans

Proposed level 5 floor plan



Proposed level 6 floor plan

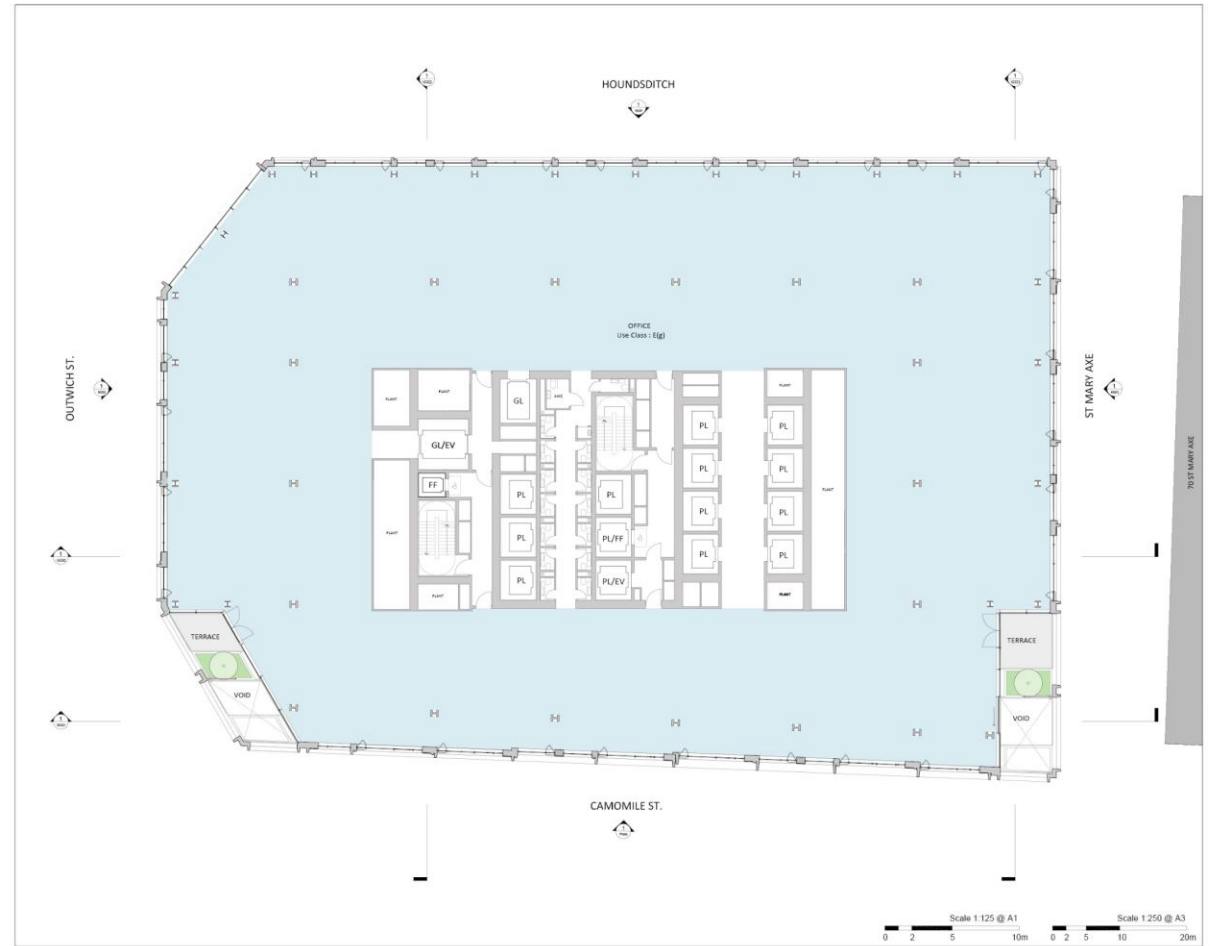


je 49 Lower floor plans

Proposed level 8 floor plan (typical even-numbered floors)

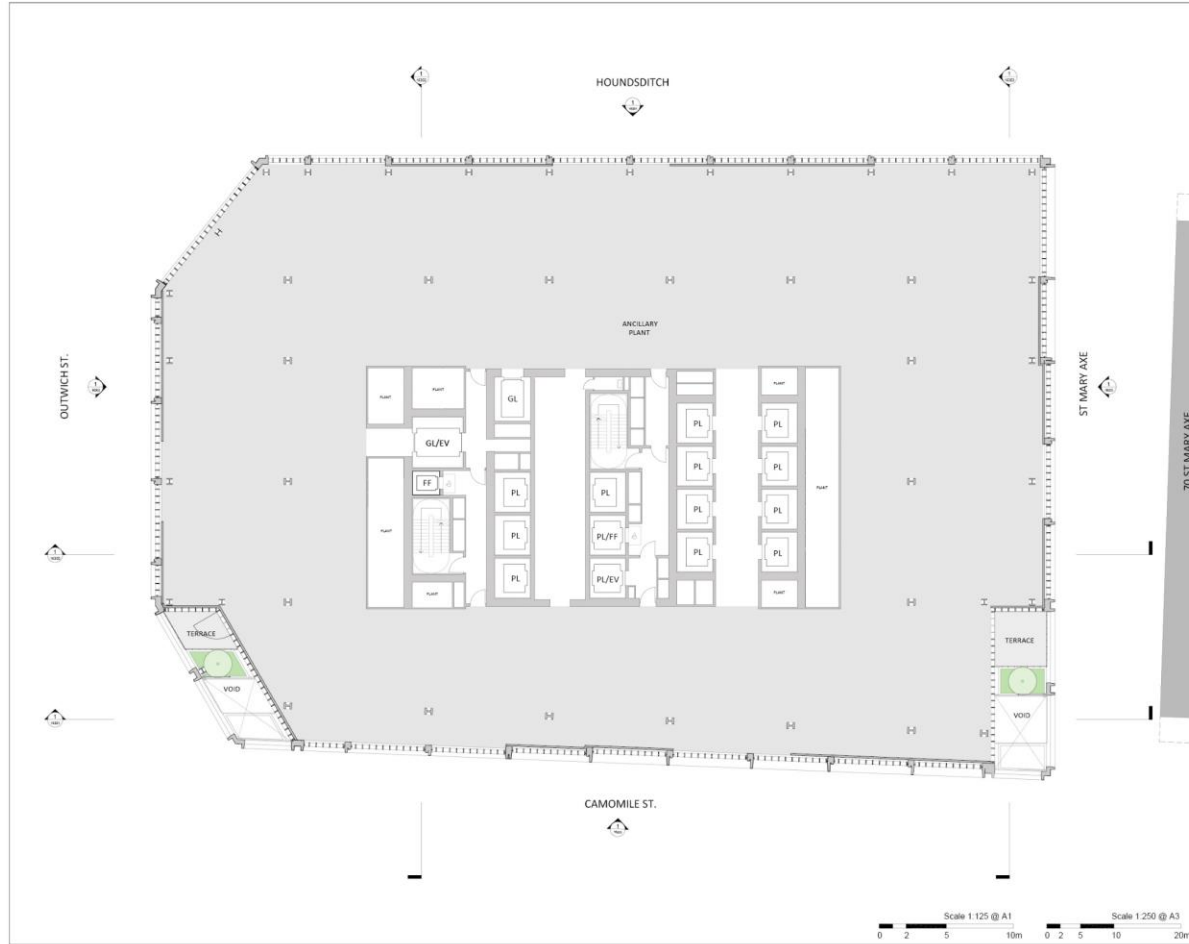


Proposed level 9 floor plan (typical odd-numbered floors)

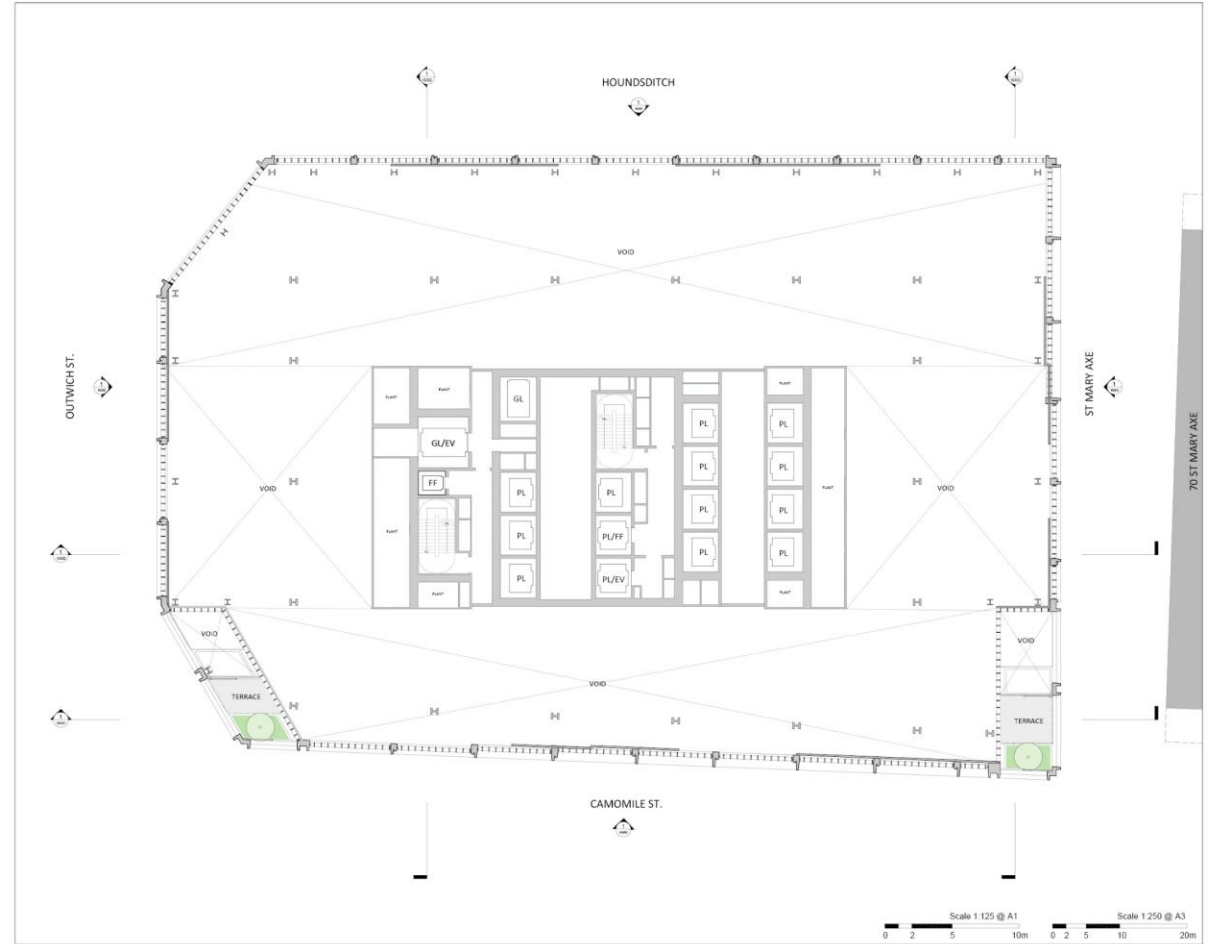


Mid-level plant-room floor plans

Proposed level 15 floor plan



Proposed level 16 floor plan



Mid-level terrace floor plans

Proposed level 27 floor plan



Proposed level 28 floor plan



je 52

Upper floor plans

Proposed level 29 floor plan

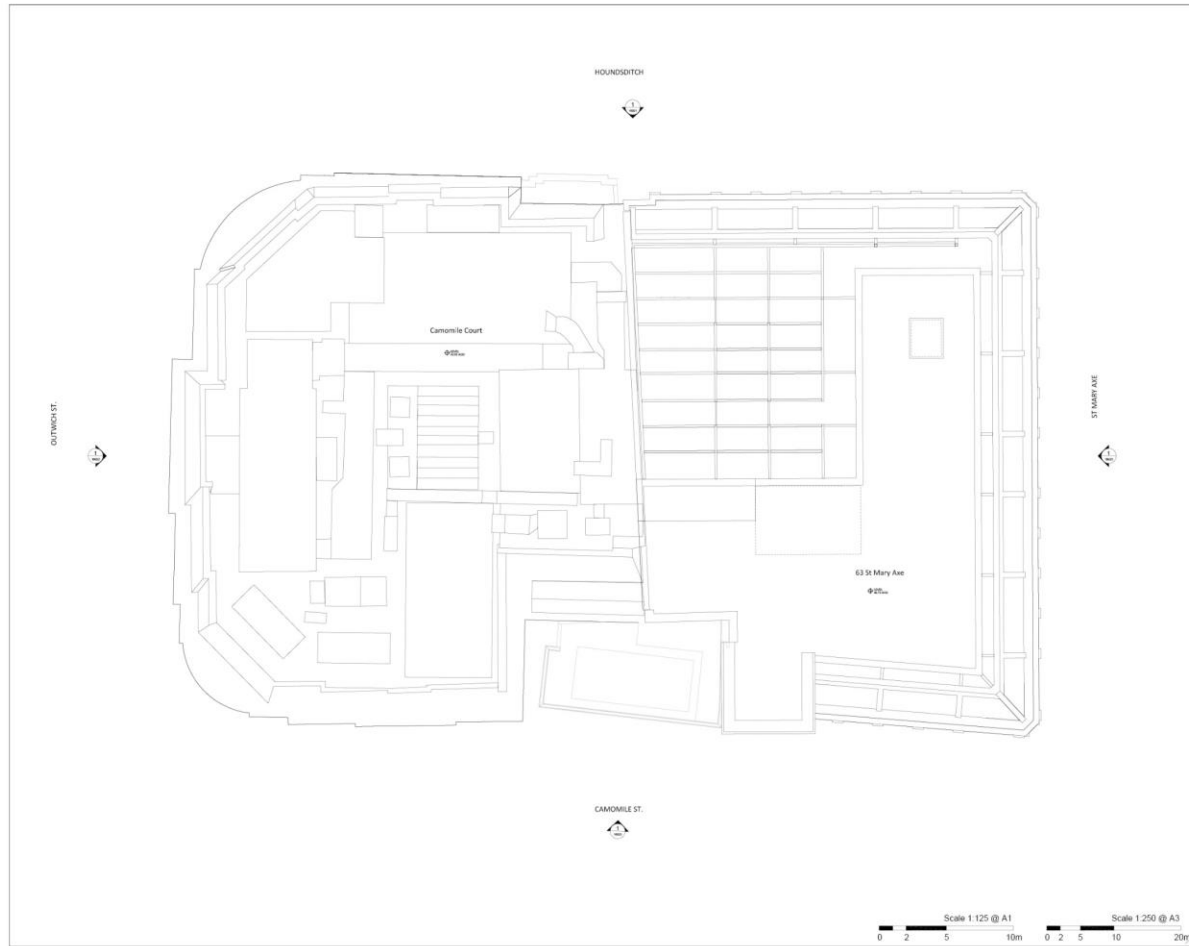


Proposed level 41 floor plan

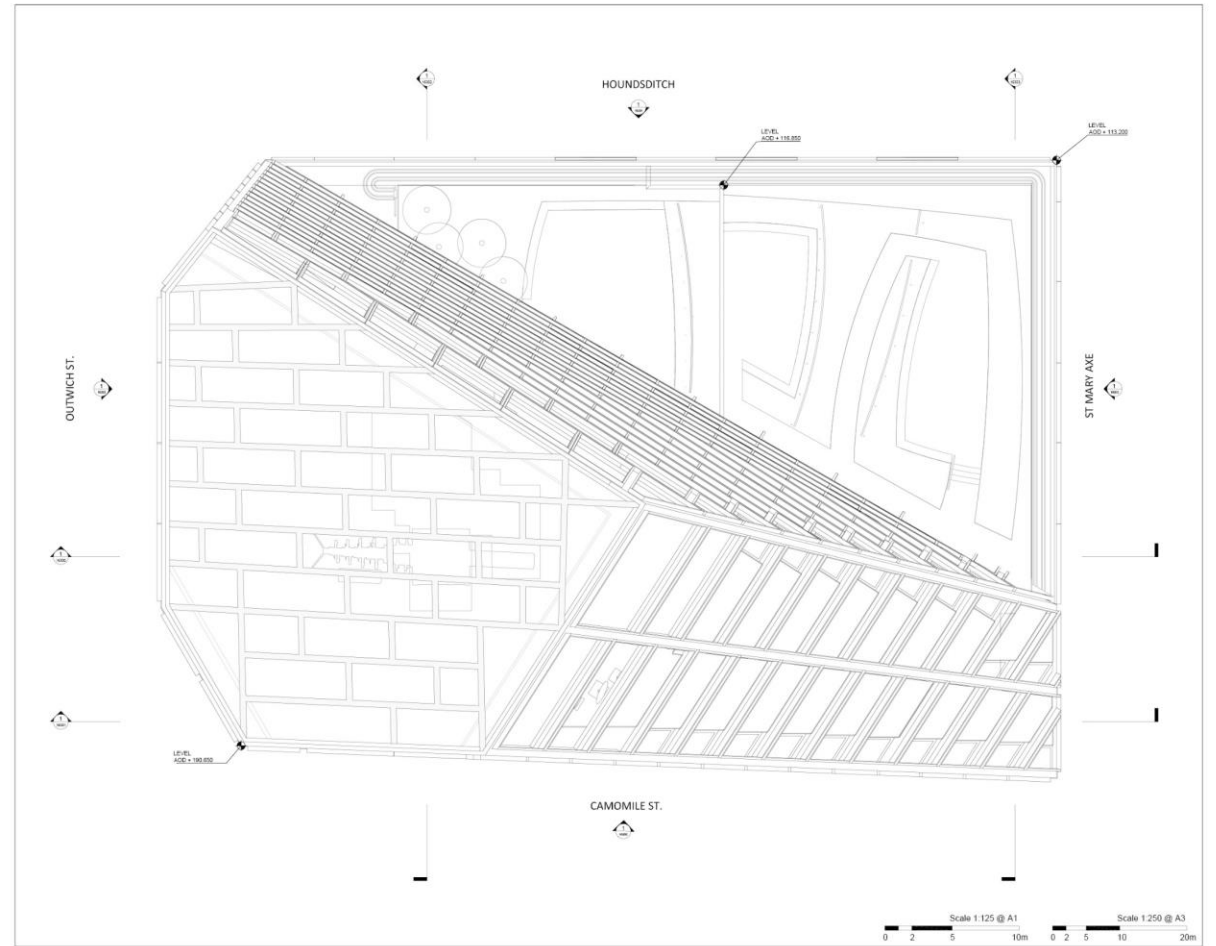


Roof plans

Existing



Proposed

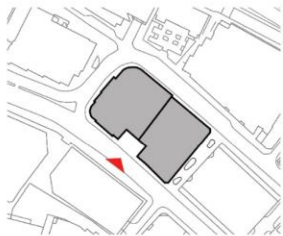


Camomile Street elevation

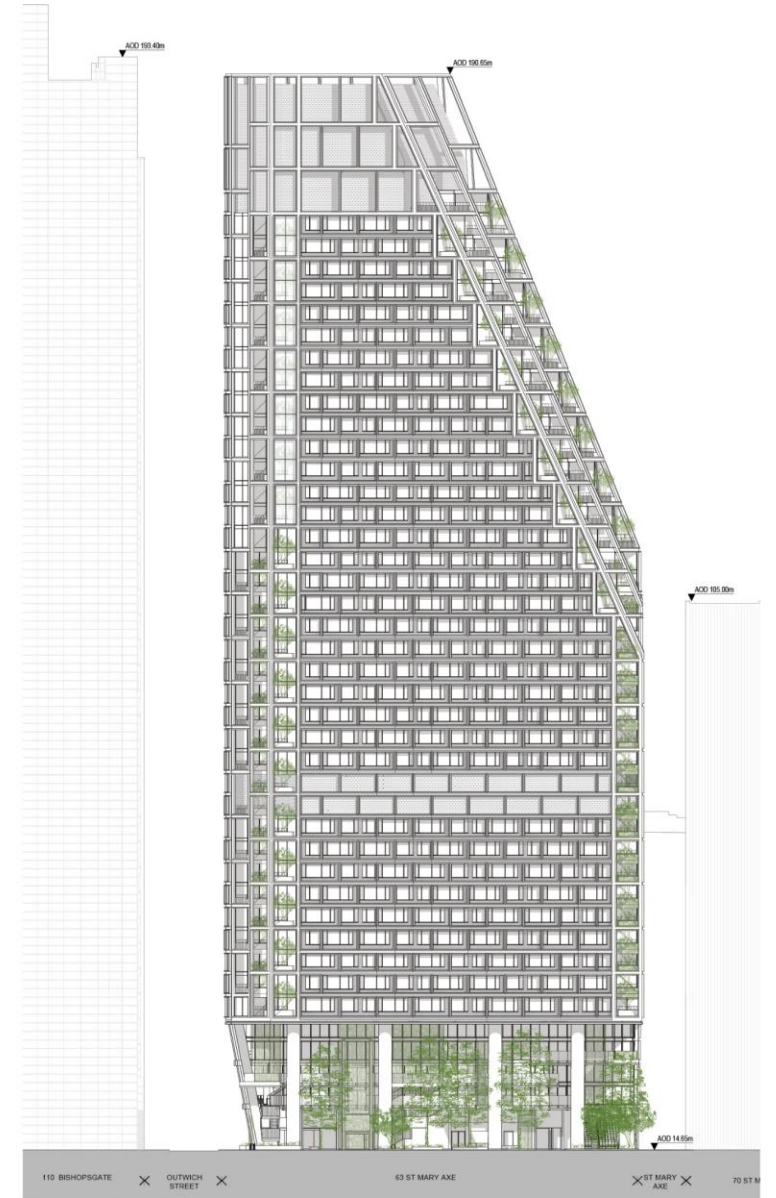
Existing



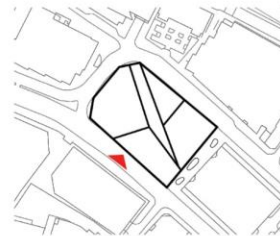
Key



Proposed

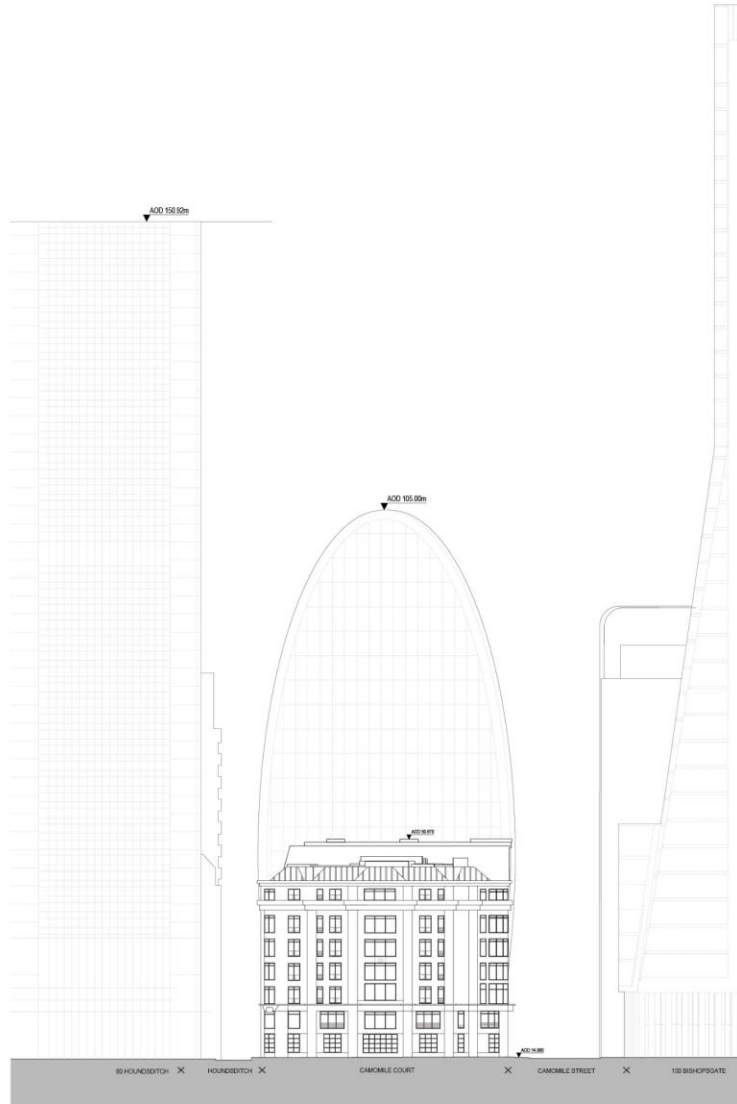


Key



Outwich Street elevation

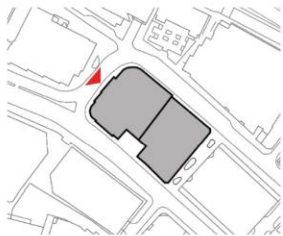
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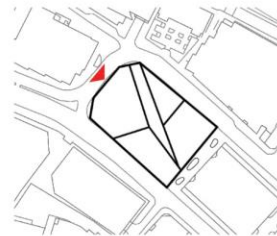
Proposed



Key



Key

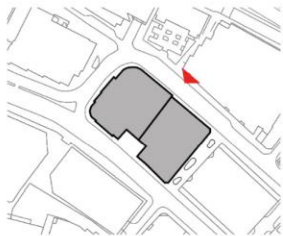


Houndsditch Street elevation

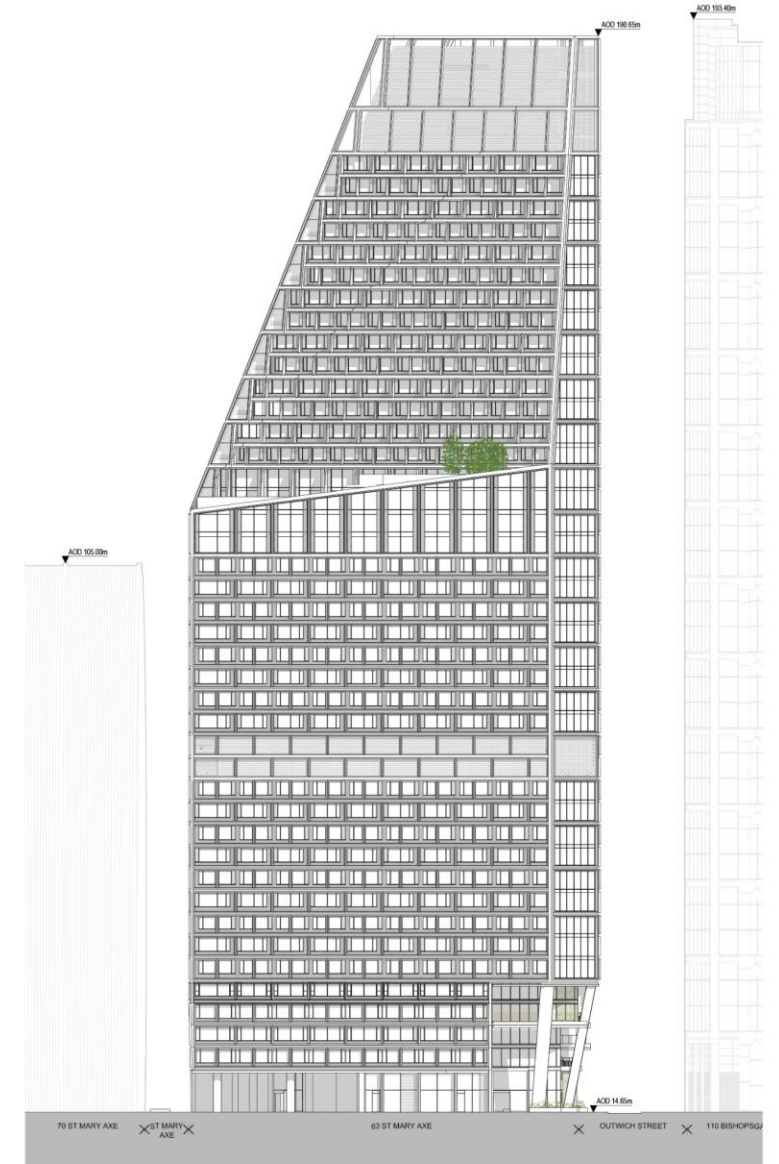
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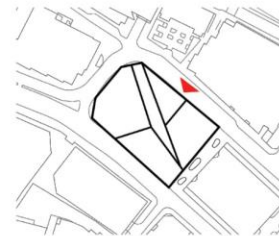
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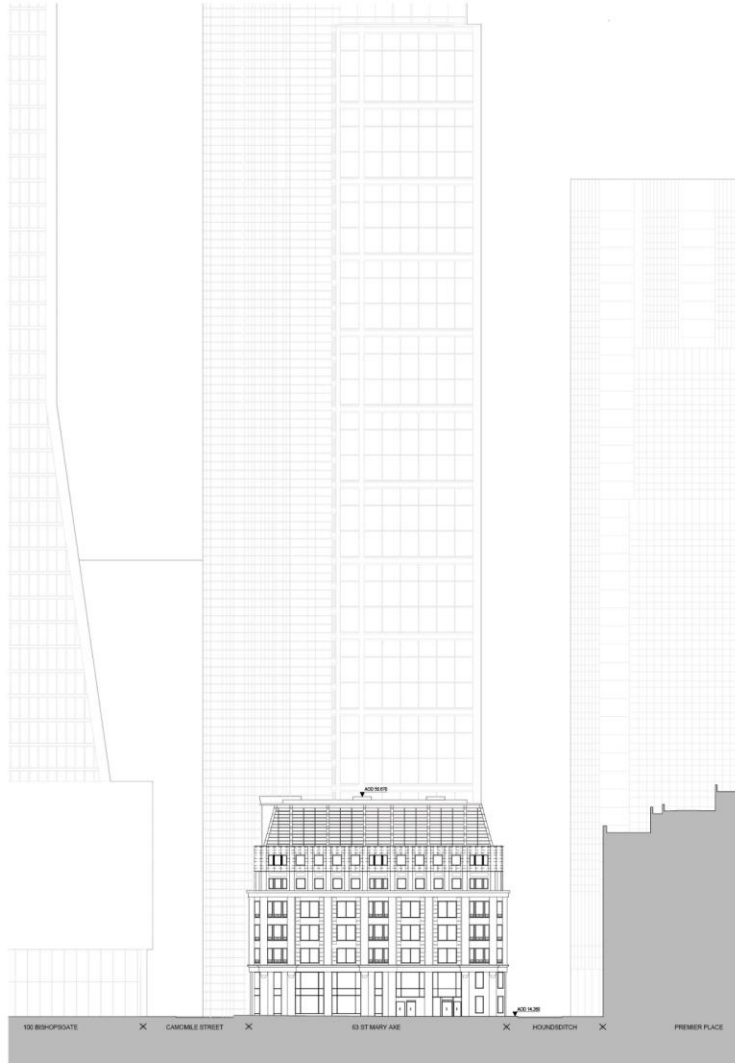


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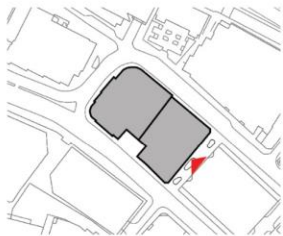


Page 57

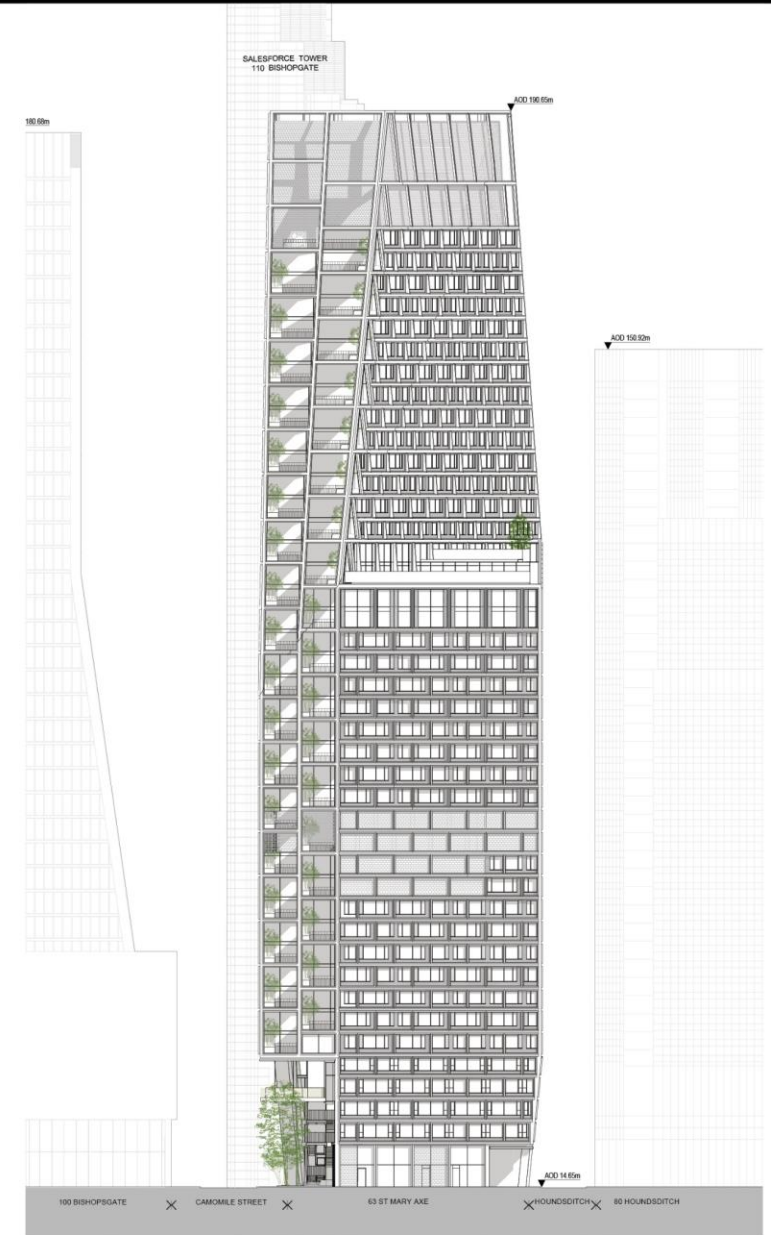
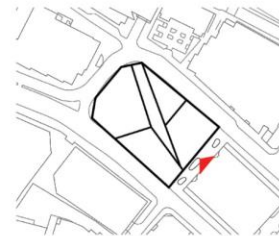
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Proposed

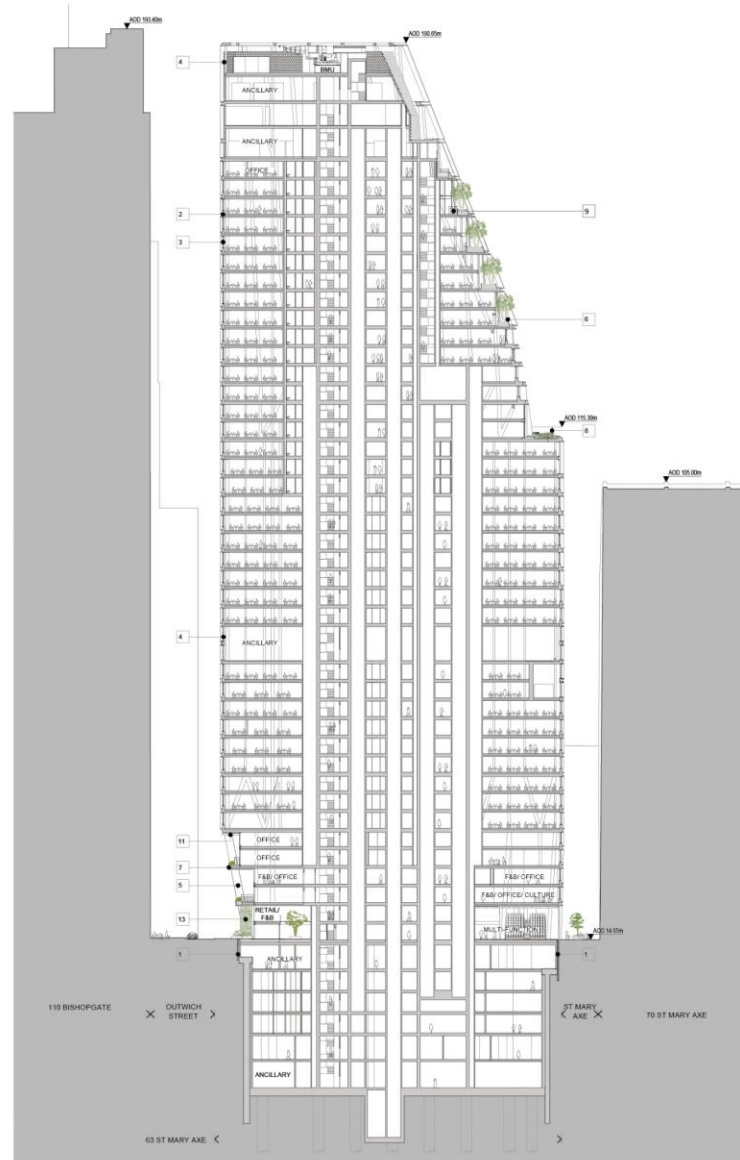


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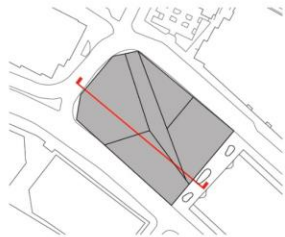


Building sections

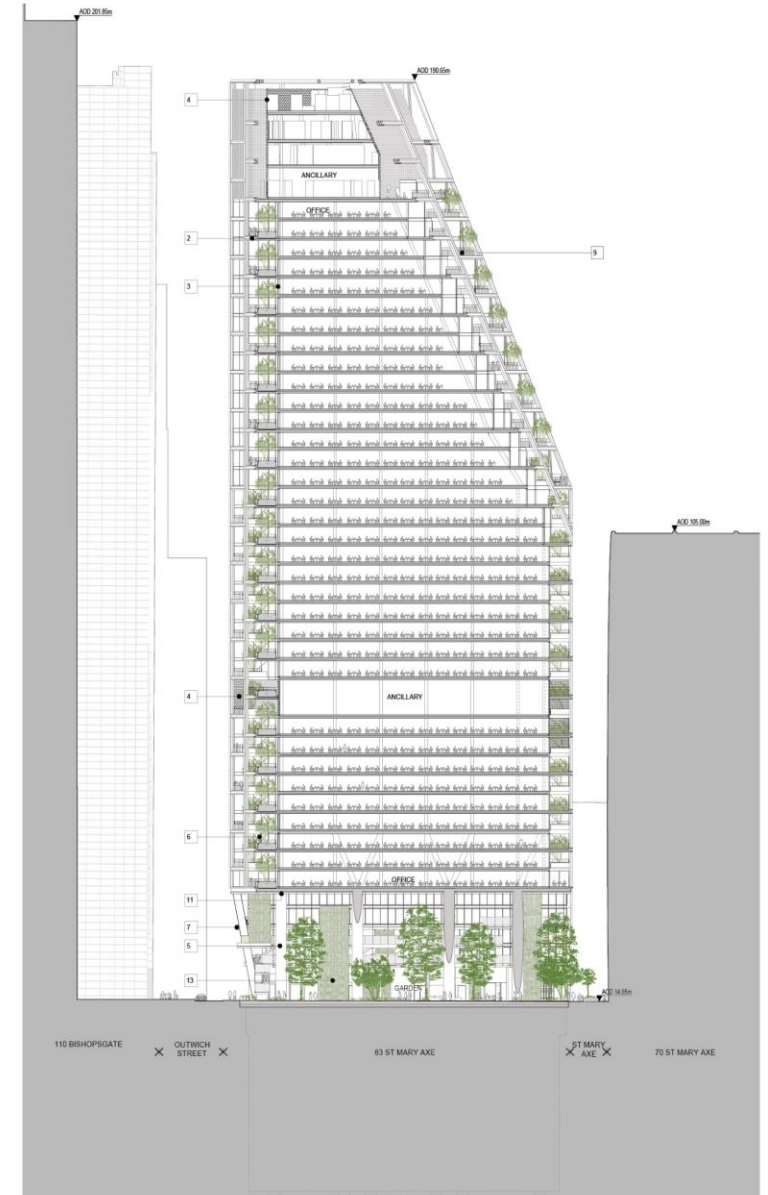
Section AA



Key



Section BB

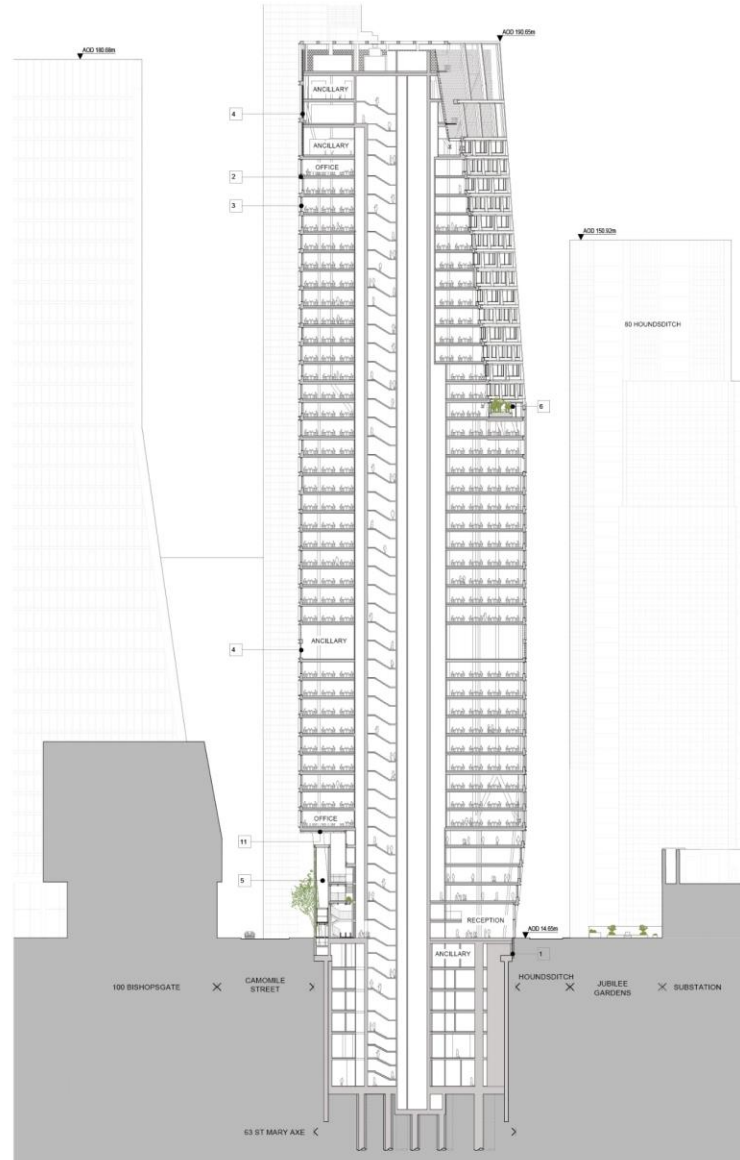


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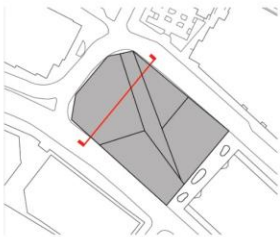


Building sections

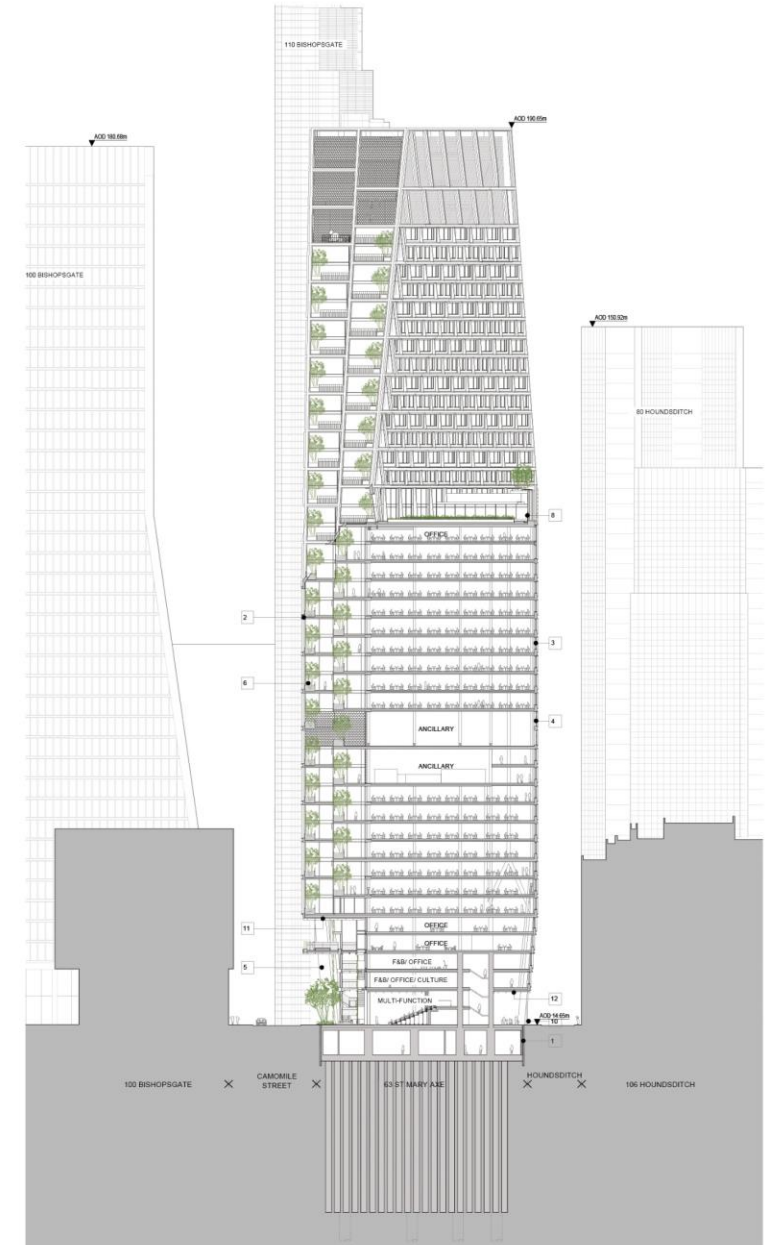
Section CC



Key



Section DD

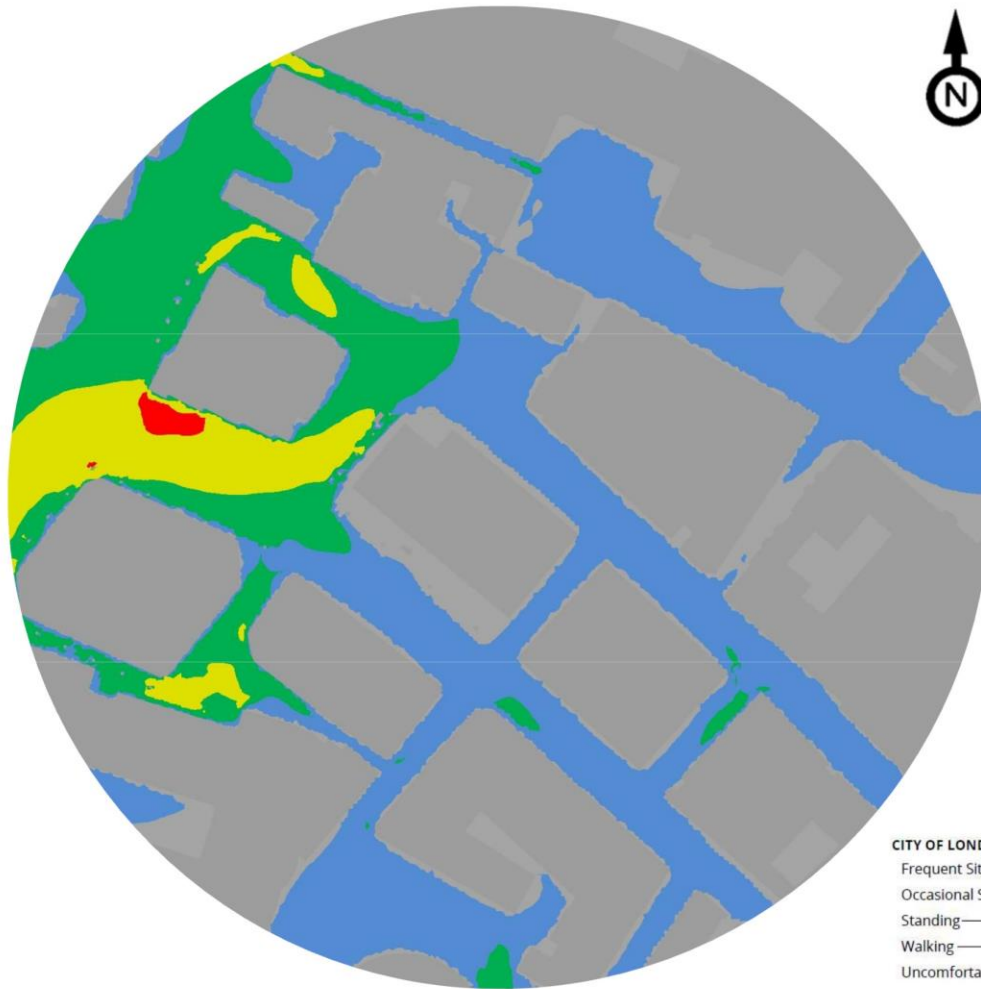


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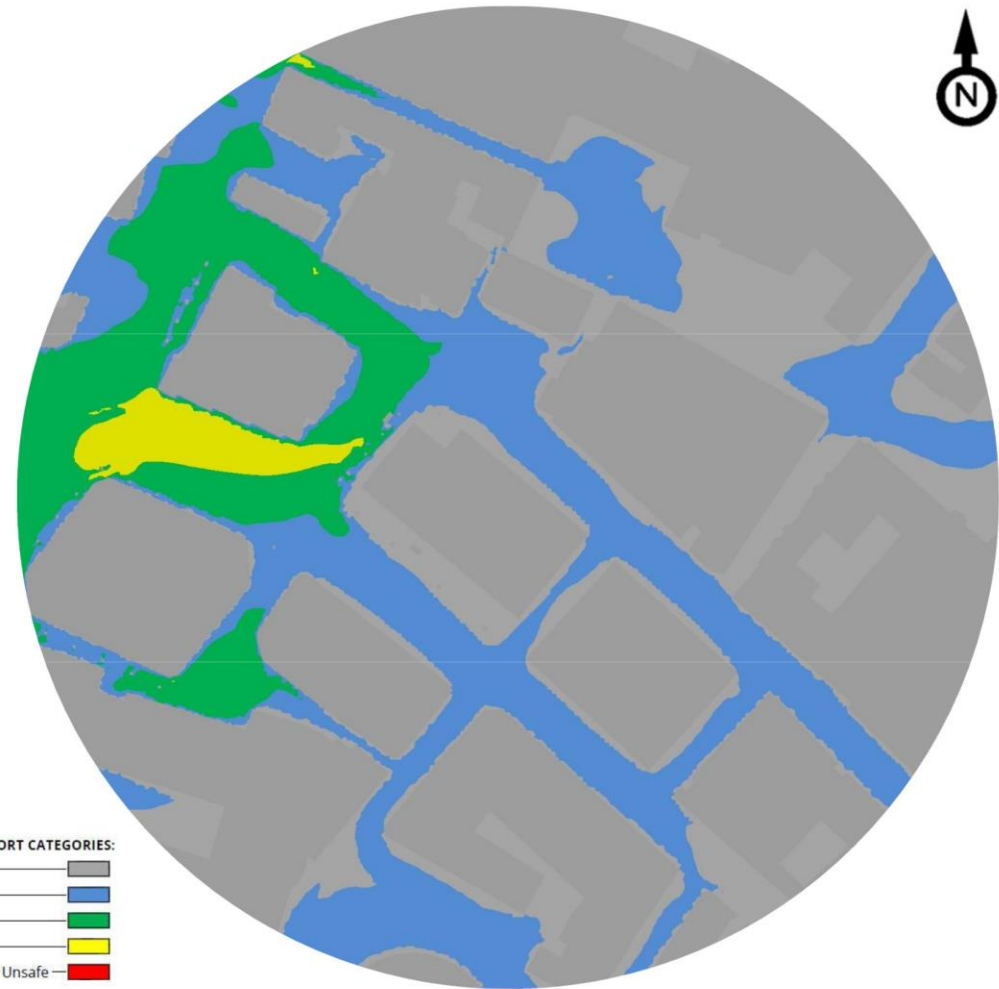


Environmental Impacts

Wind comfort review - Existing Site with existing surrounding buildings



Windiest Season

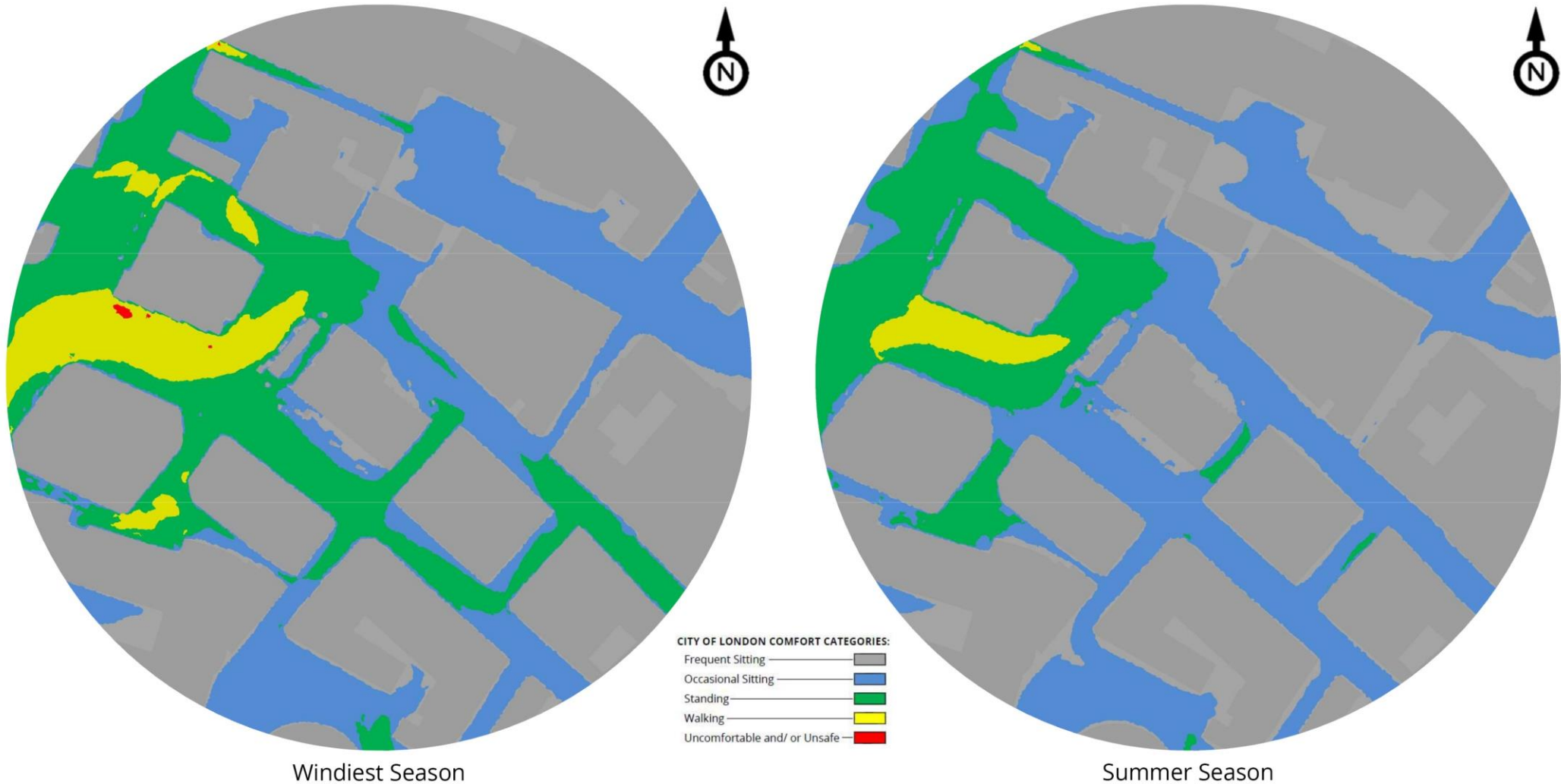


Summer Season

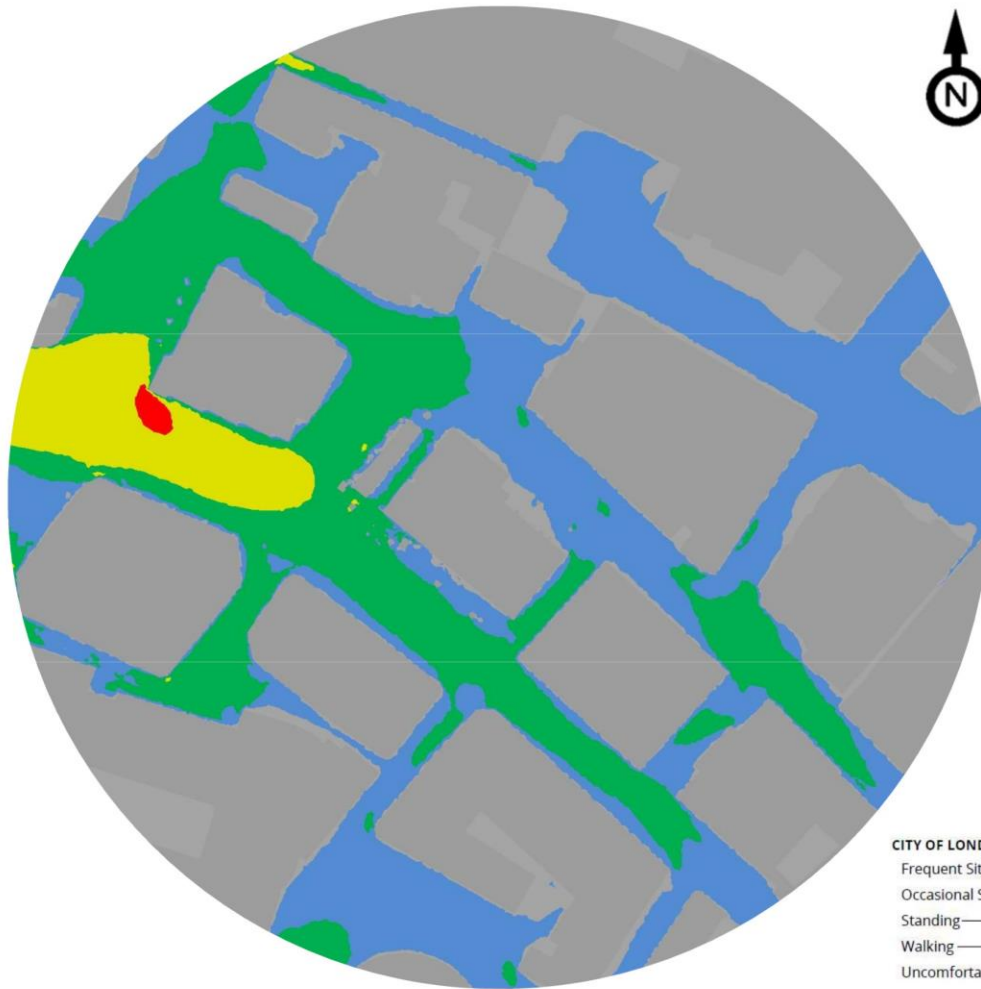
CITY OF LONDON COMFORT CATEGORIES:

Frequent Sitting	Grey
Occasional Sitting	Blue
Standing	Green
Walking	Yellow
Uncomfortable and/or Unsafe	Red

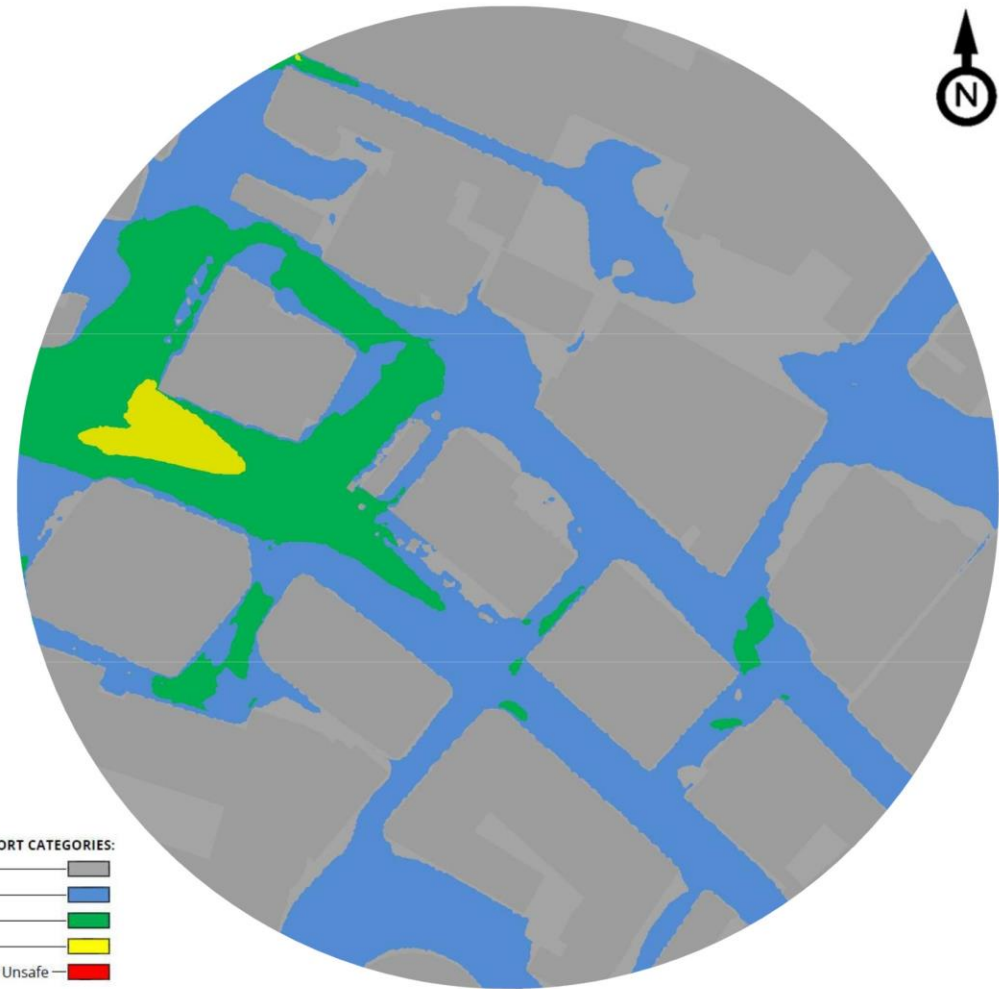
Wind comfort review - Proposed Development with existing surrounding buildings



Wind comfort review - Proposed Development with Tier 1 cumulative surrounding buildings



Windiest Season

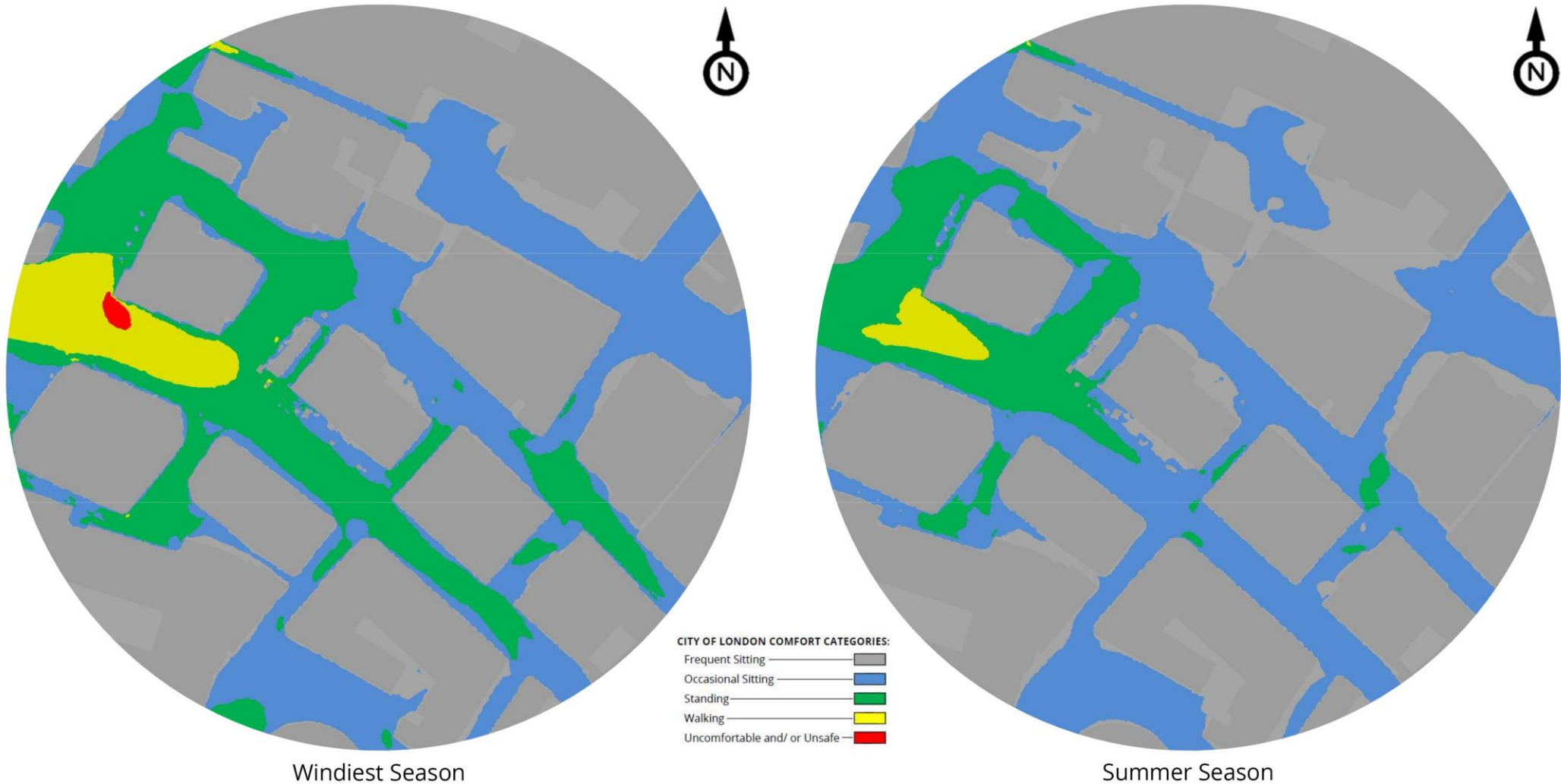


Summer Season

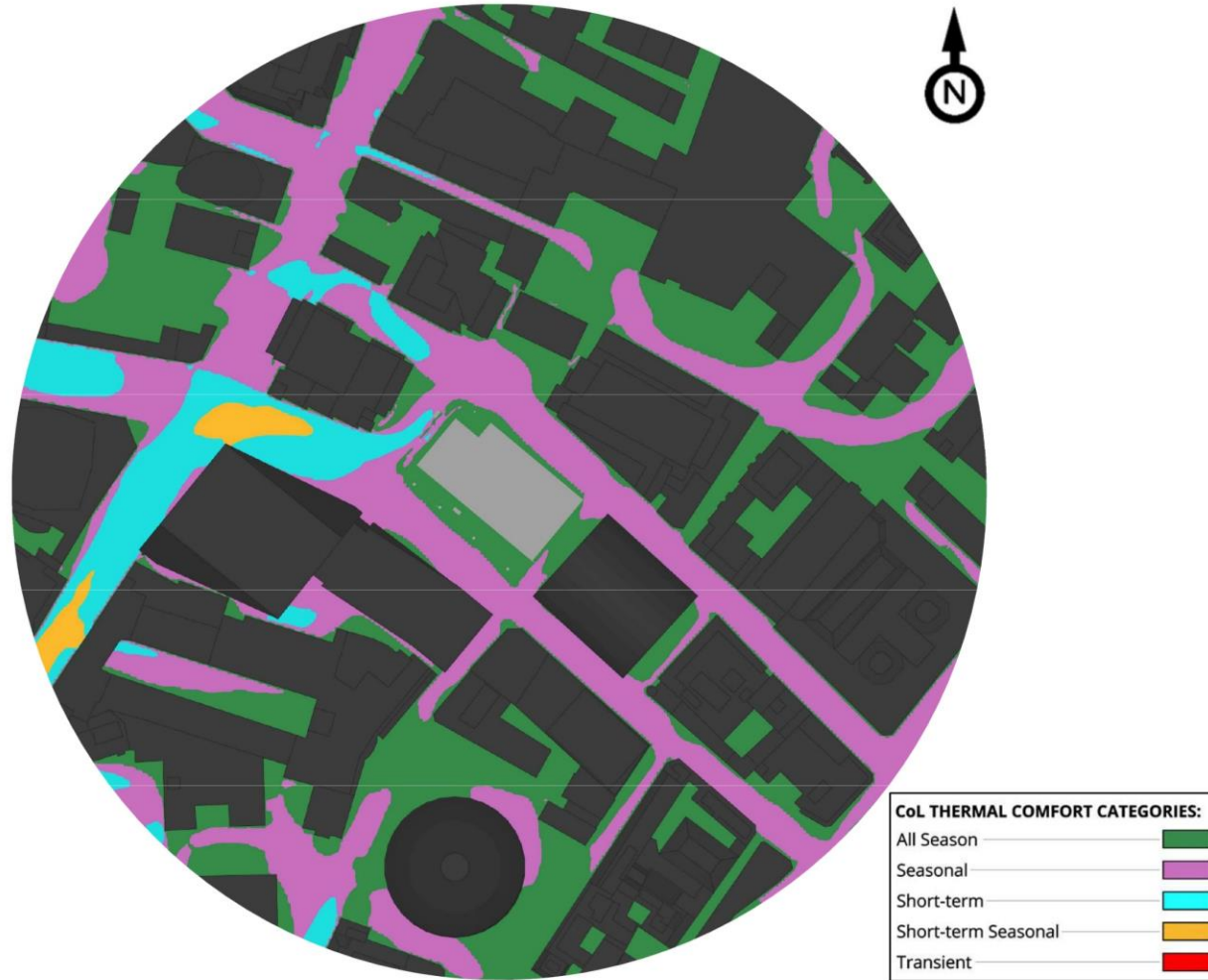
CITY OF LONDON COMFORT CATEGORIES:

Frequent Sitting	Grey
Occasional Sitting	Blue
Standing	Green
Walking	Yellow
Uncomfortable and/ or Unsafe	Red

Wind comfort review - Proposed Development with Tier 1 and Tier 2 cumulative surrounding buildings

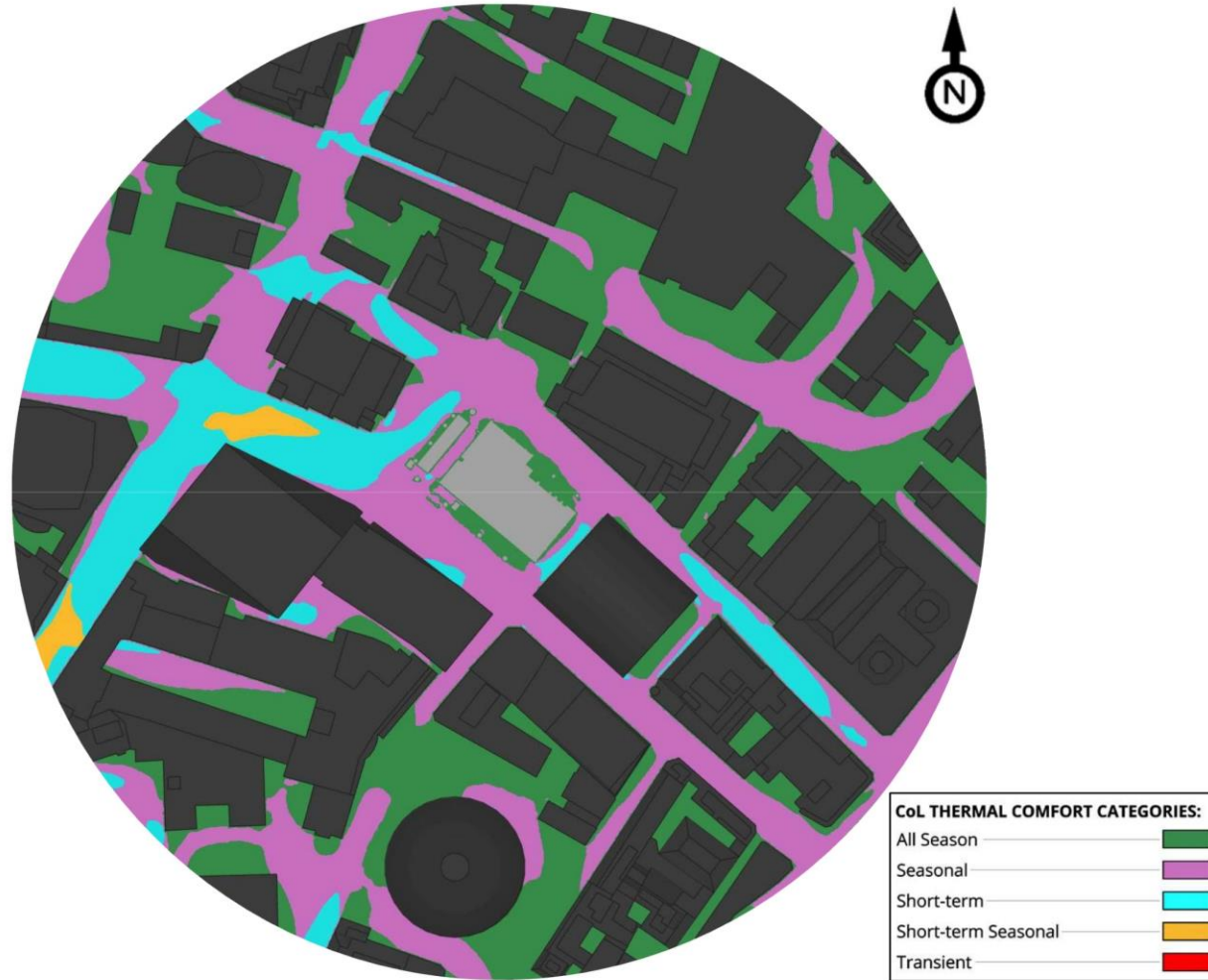


Thermal comfort review - Existing Site with existing surrounding buildings



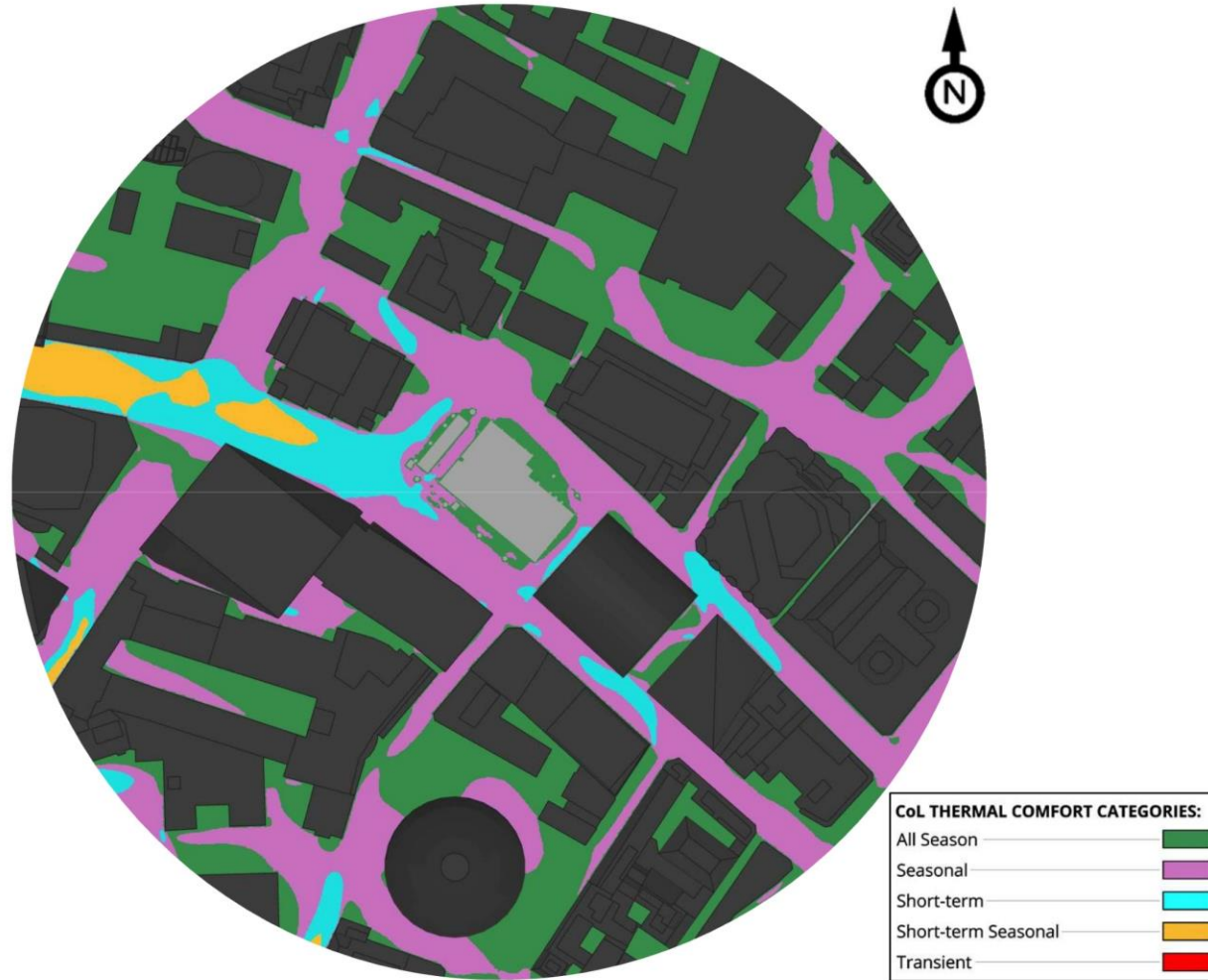
Annual Thermal Comfort Conditions

Thermal comfort review - Proposed Development with existing surrounding buildings



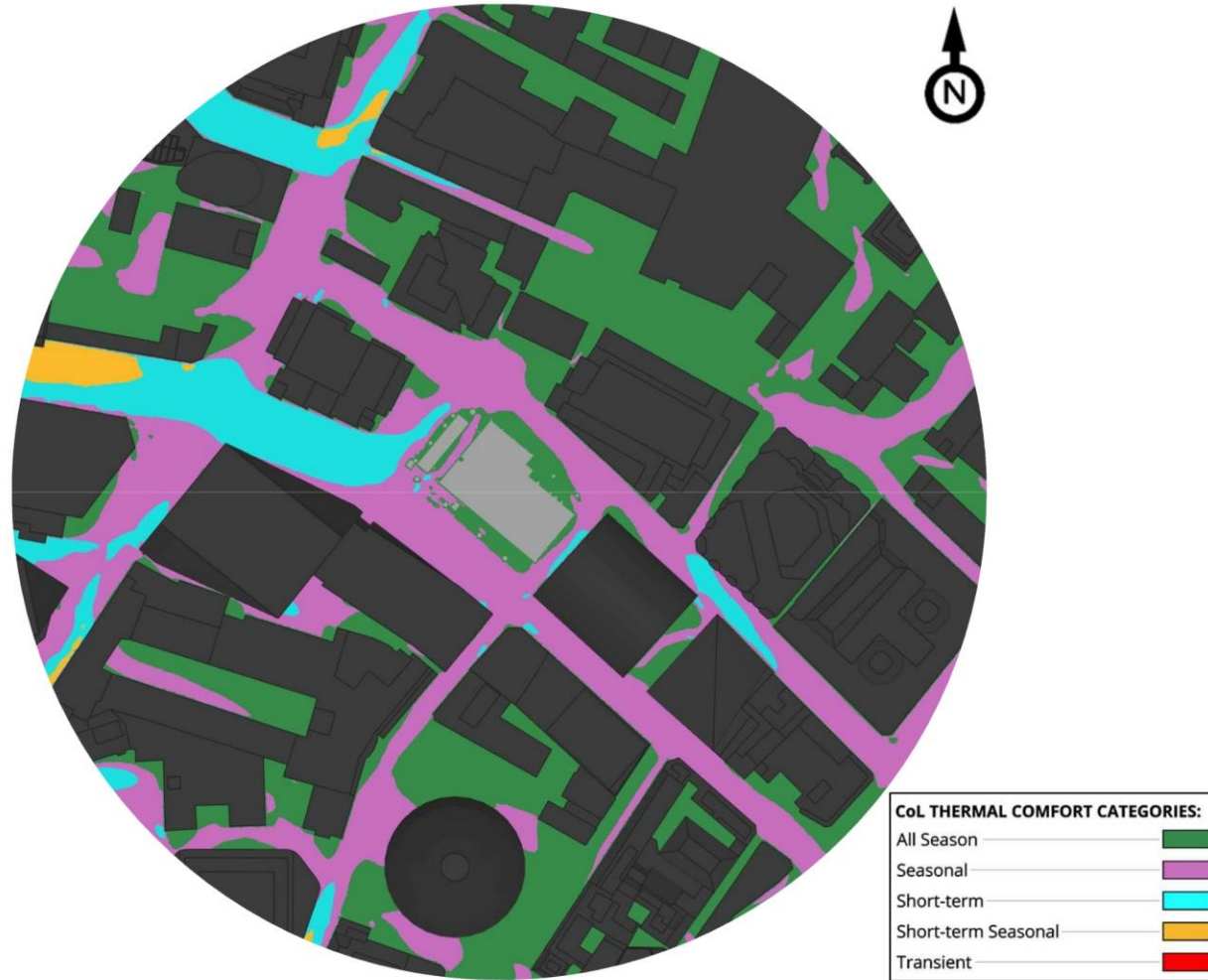
Annual Thermal Comfort Conditions

Thermal comfort review - Proposed Development with Tier 1 cumulative surrounding buildings



Annual Thermal Comfort Conditions

Thermal comfort review - Proposed Development with Tier 1 and Tier 2 cumulative surrounding buildings



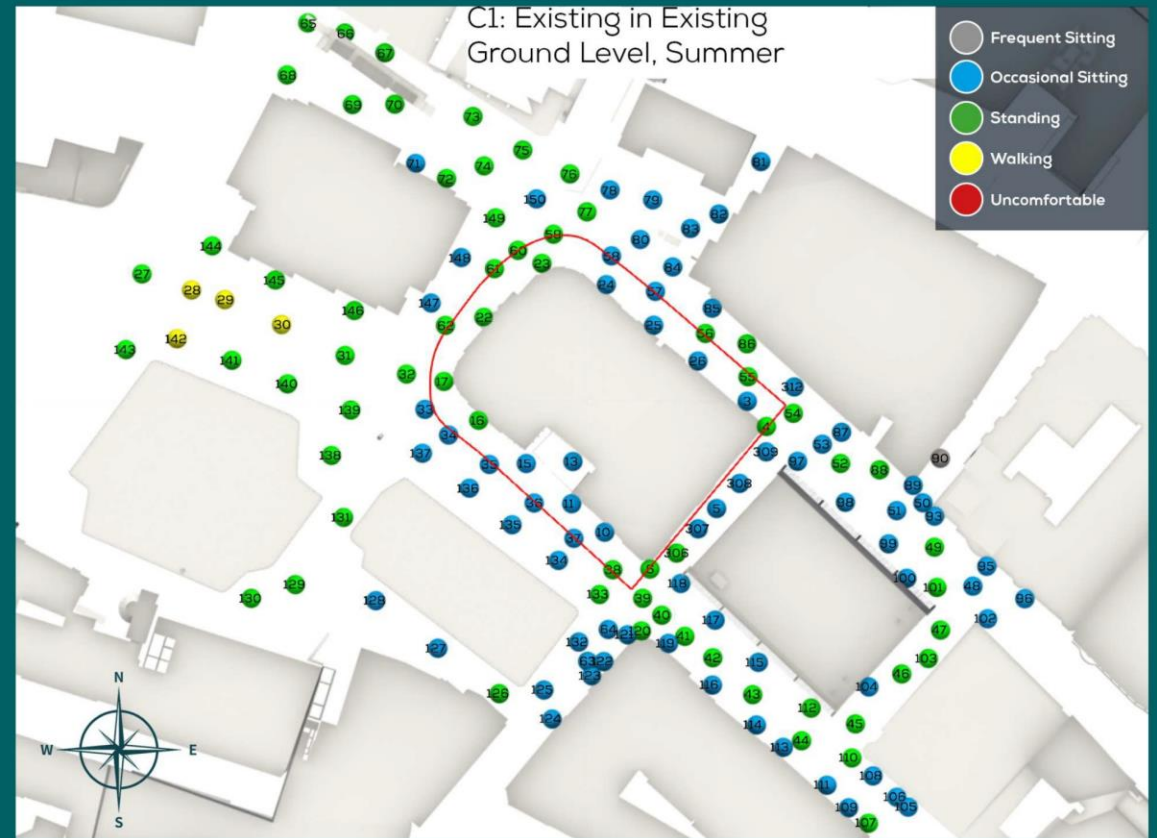
Annual Thermal Comfort Conditions

Wind tunnel results - Existing Site in existing surrounds (Baseline)

Windiest Season Comfort



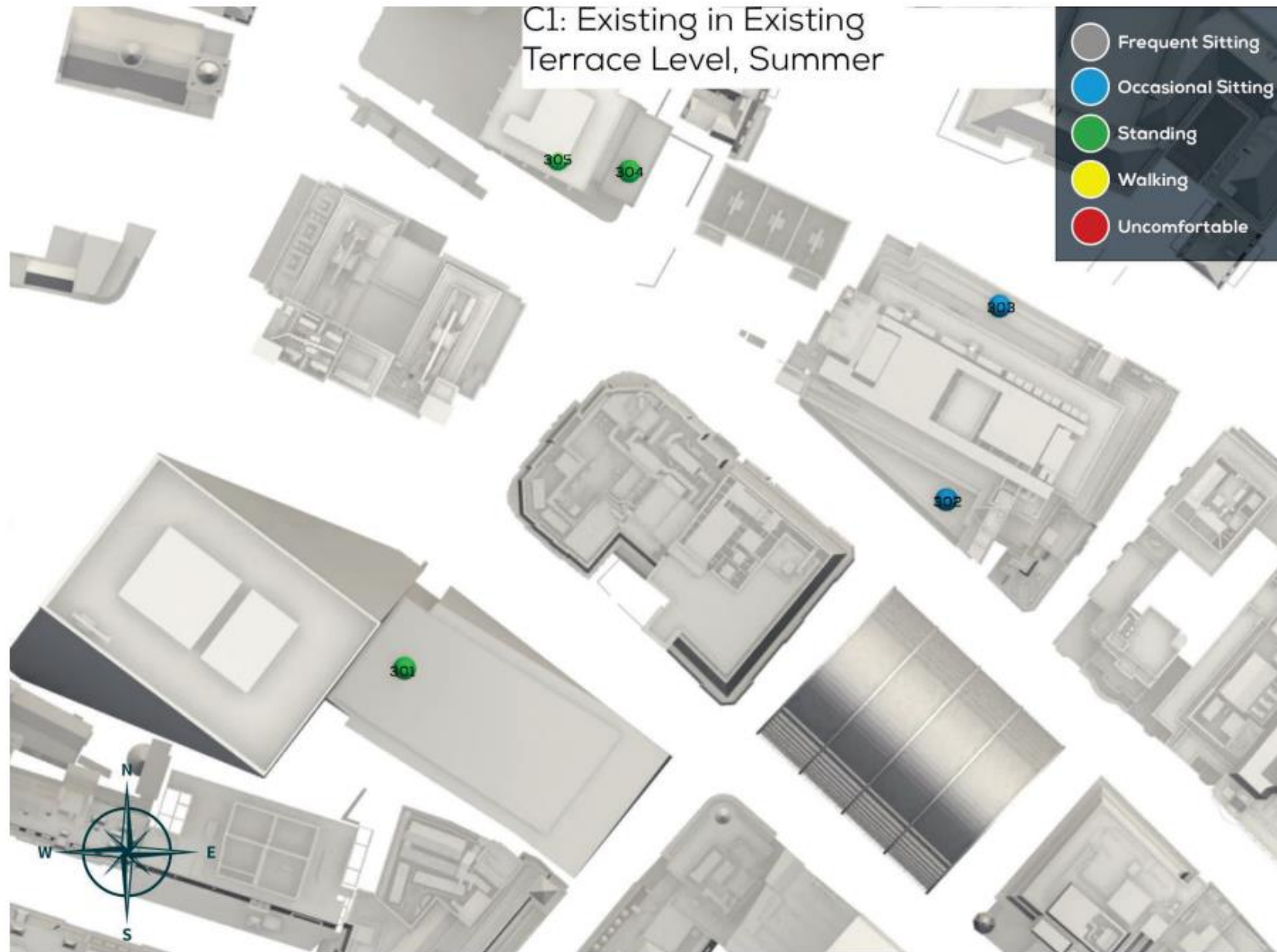
Summer Comfort



Wind tunnel test results – Exiting site in exiting surrounds (Baseline) - Terrace Levels – Windiest Season

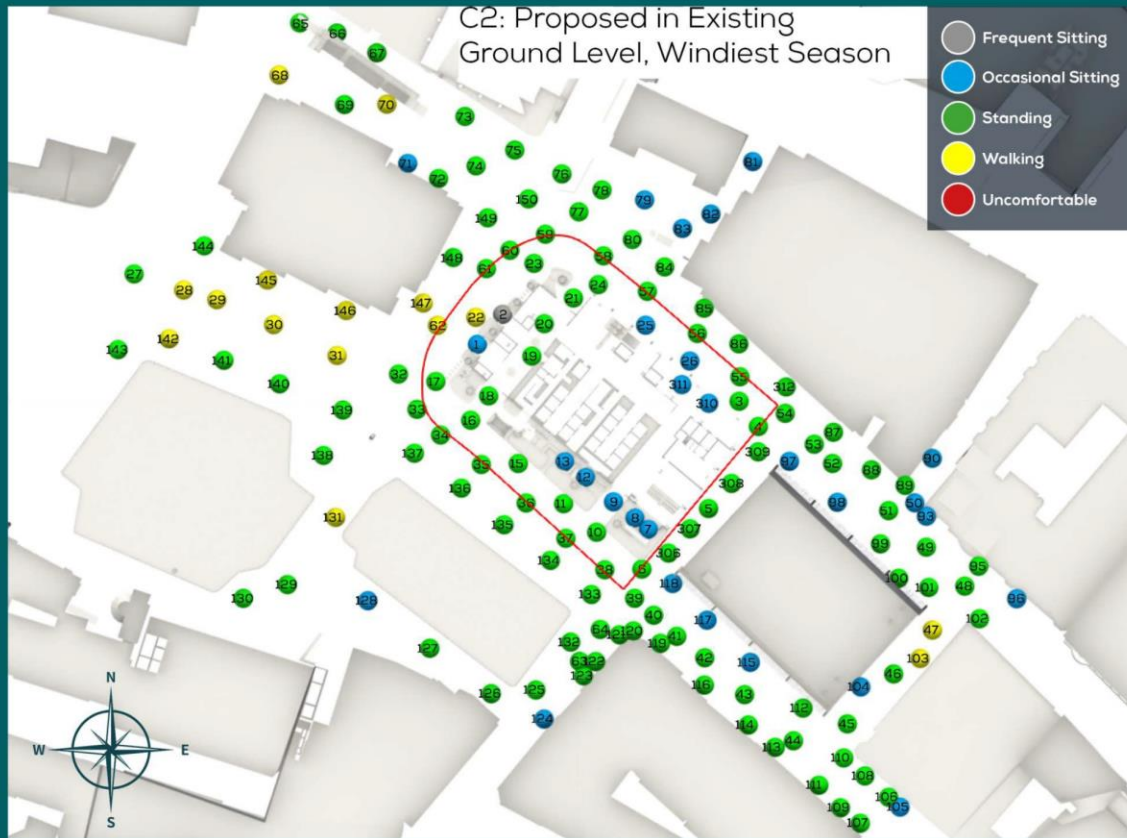


Wind tunnel test results – Exiting site in exiting surrounds (Baseline) - Terrace Levels – Summer Season

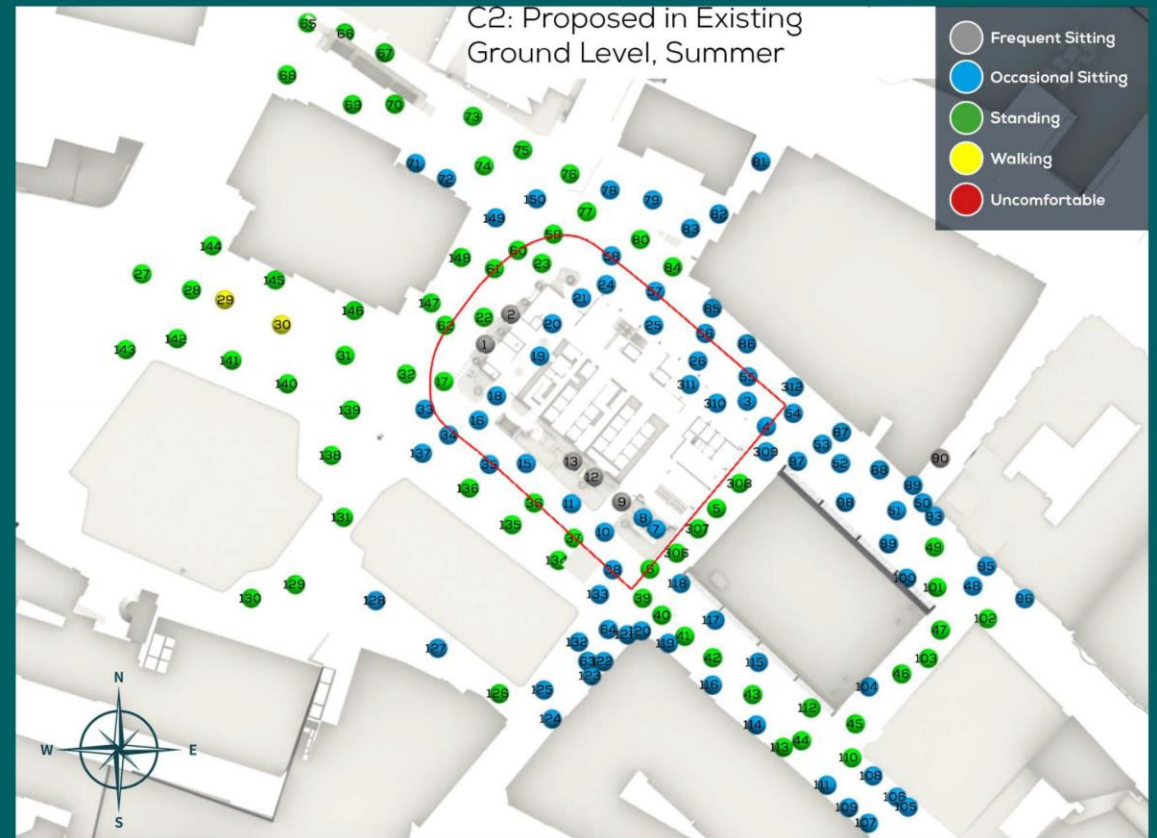


Wind tunnel results - Proposed Development in existing surrounds

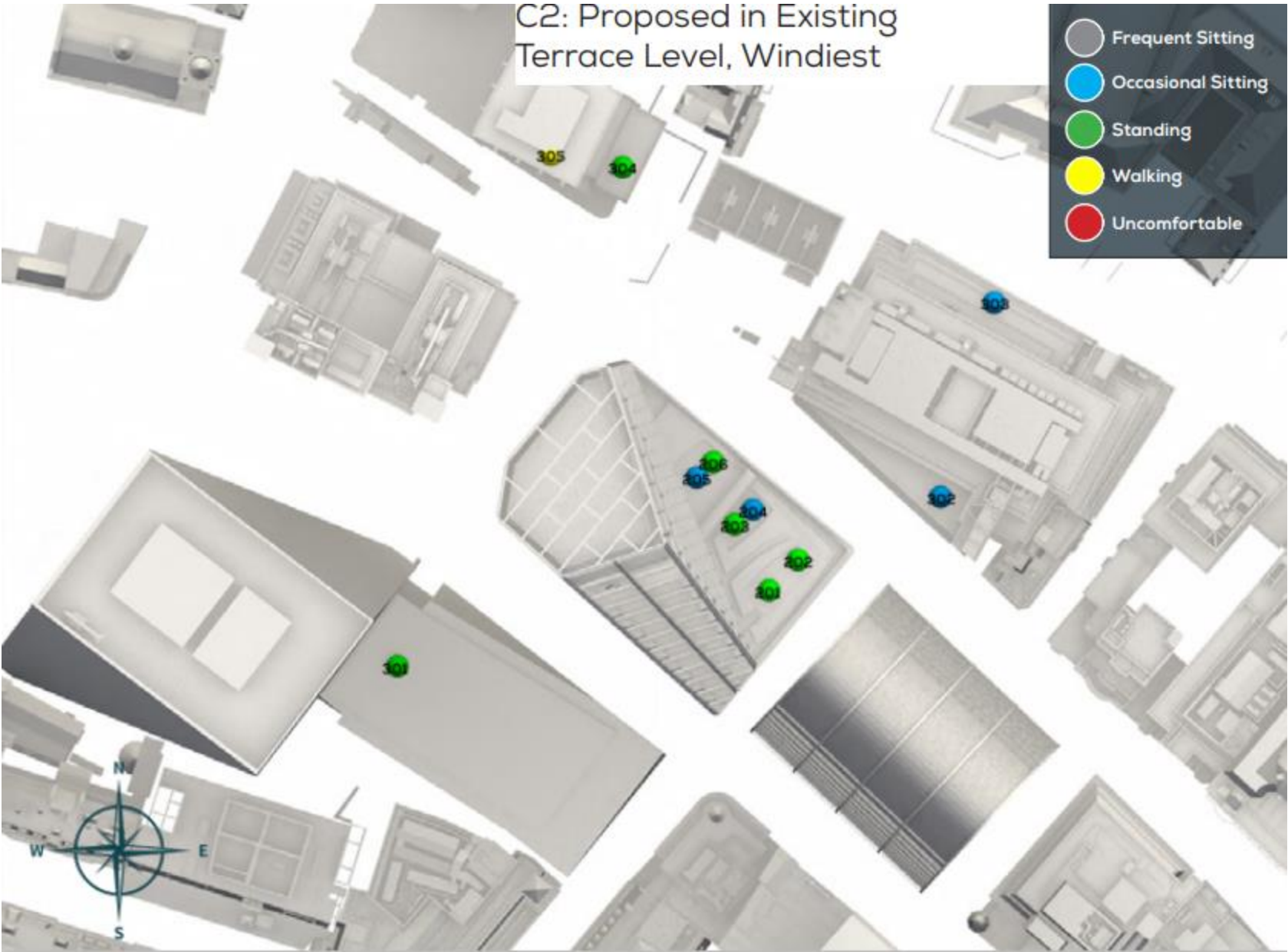
Windiest Season Comfort

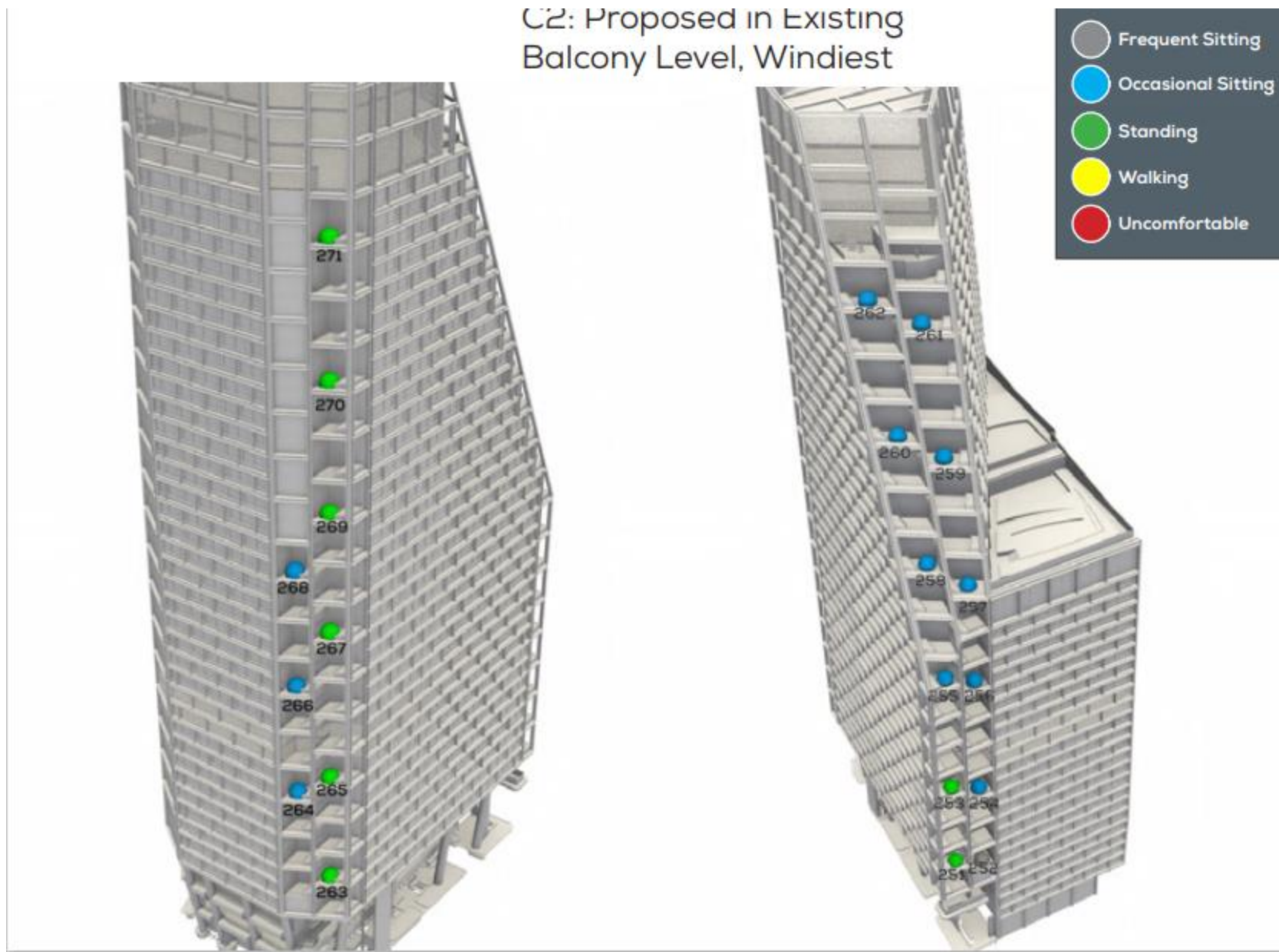


Summer Comfort

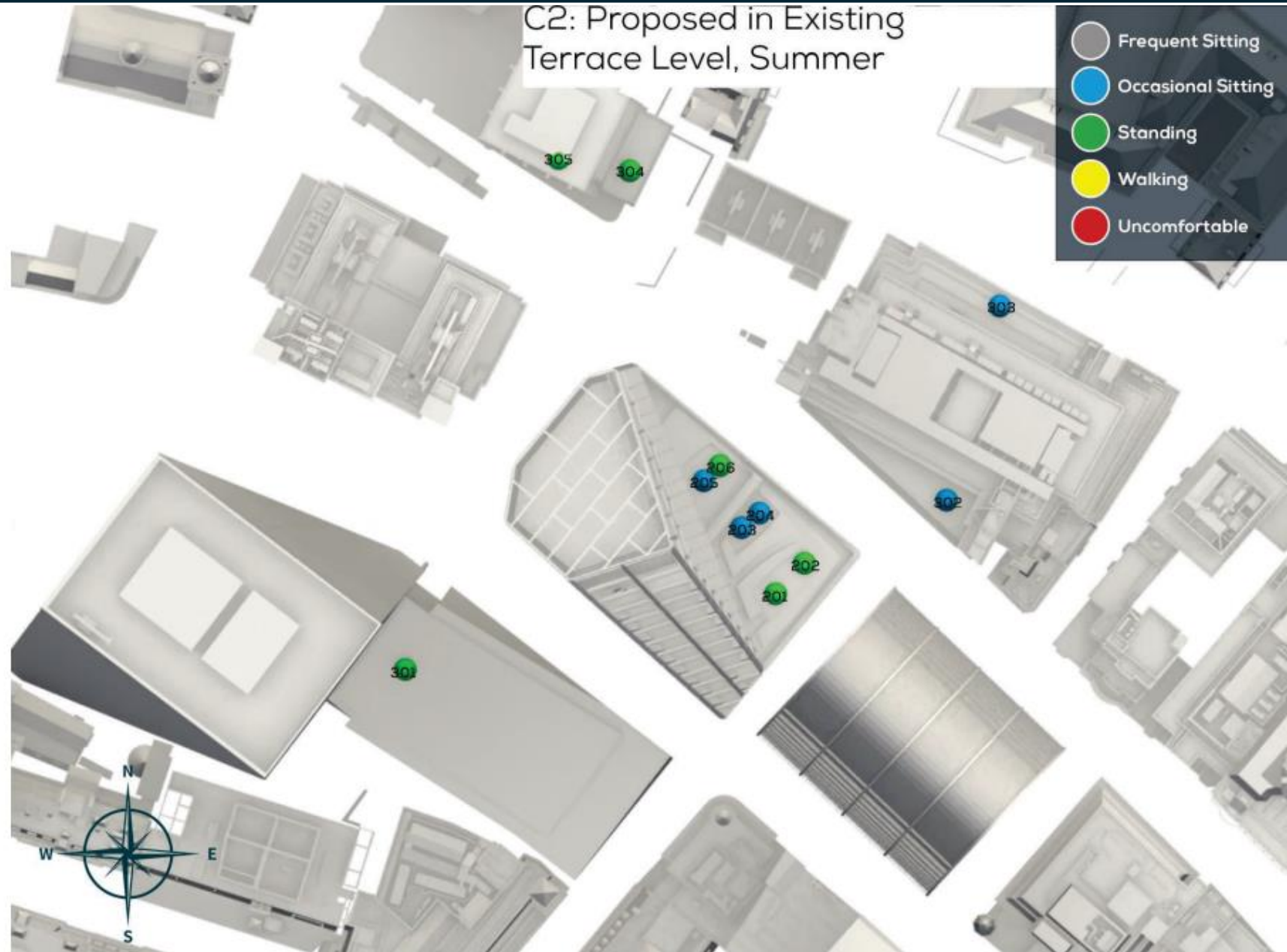


Wind tunnel test results – Proposed development in exiting surrounds - Terrace Levels- Windiest Season

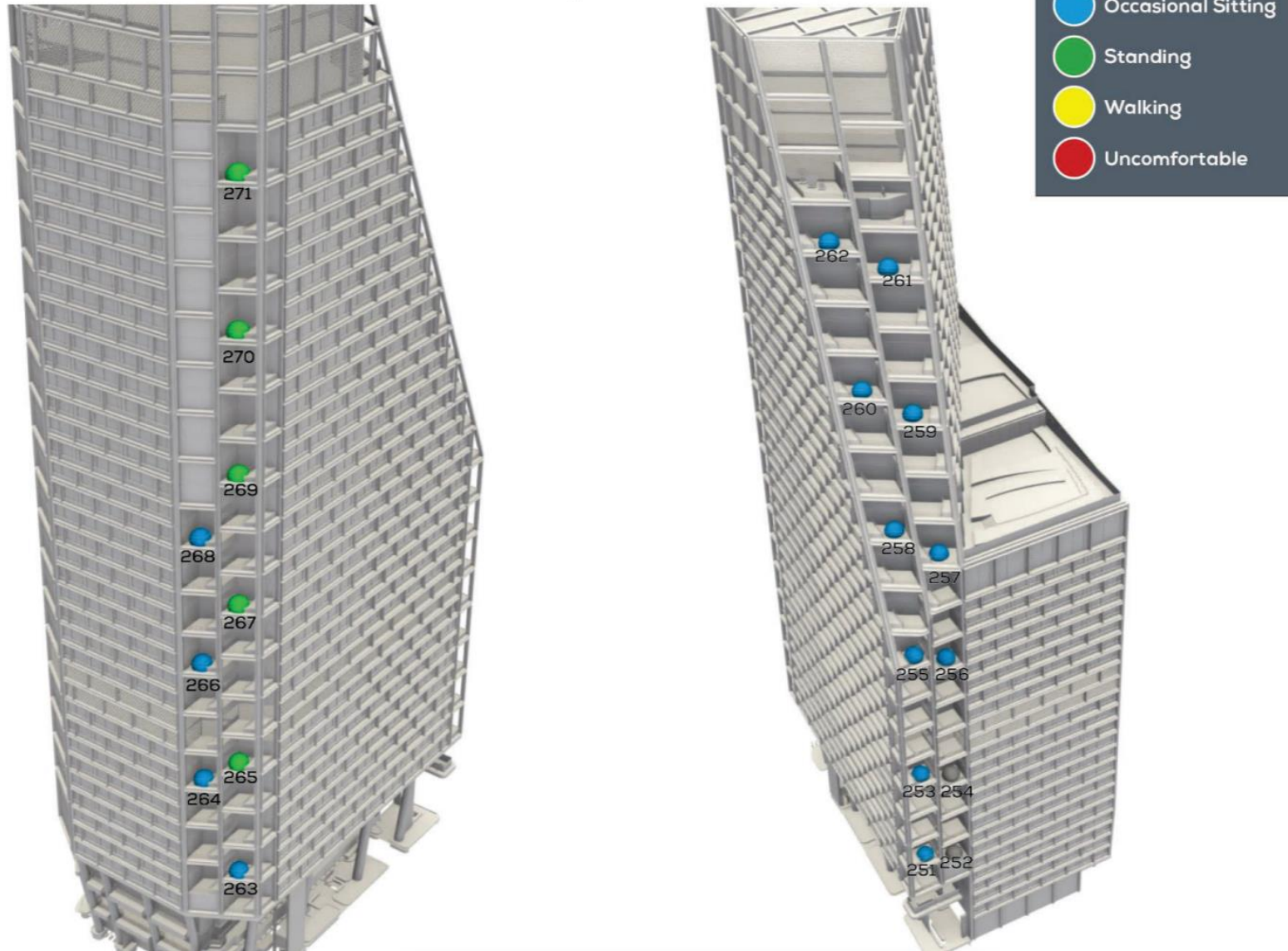




Wind tunnel test results – Proposed development in exiting surrounds - Terrace Levels- Summer Season

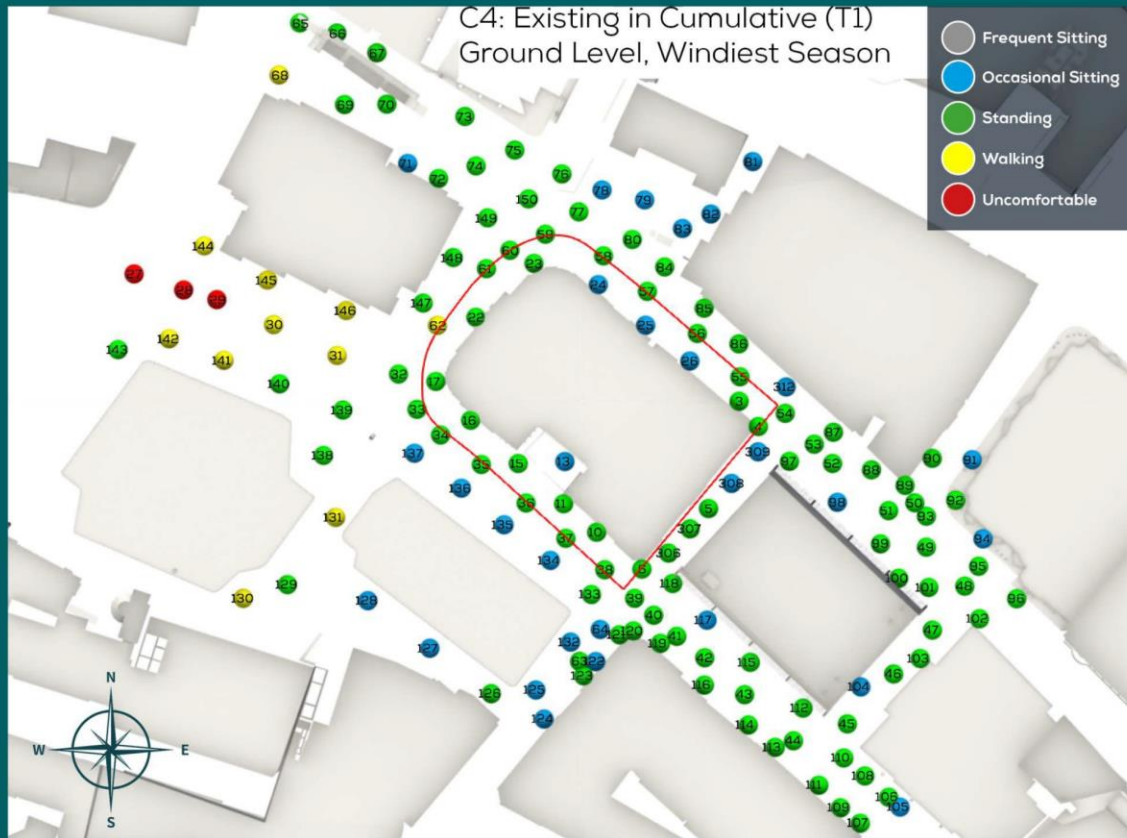


C2: Proposed in Existing Balcony Level, Summer

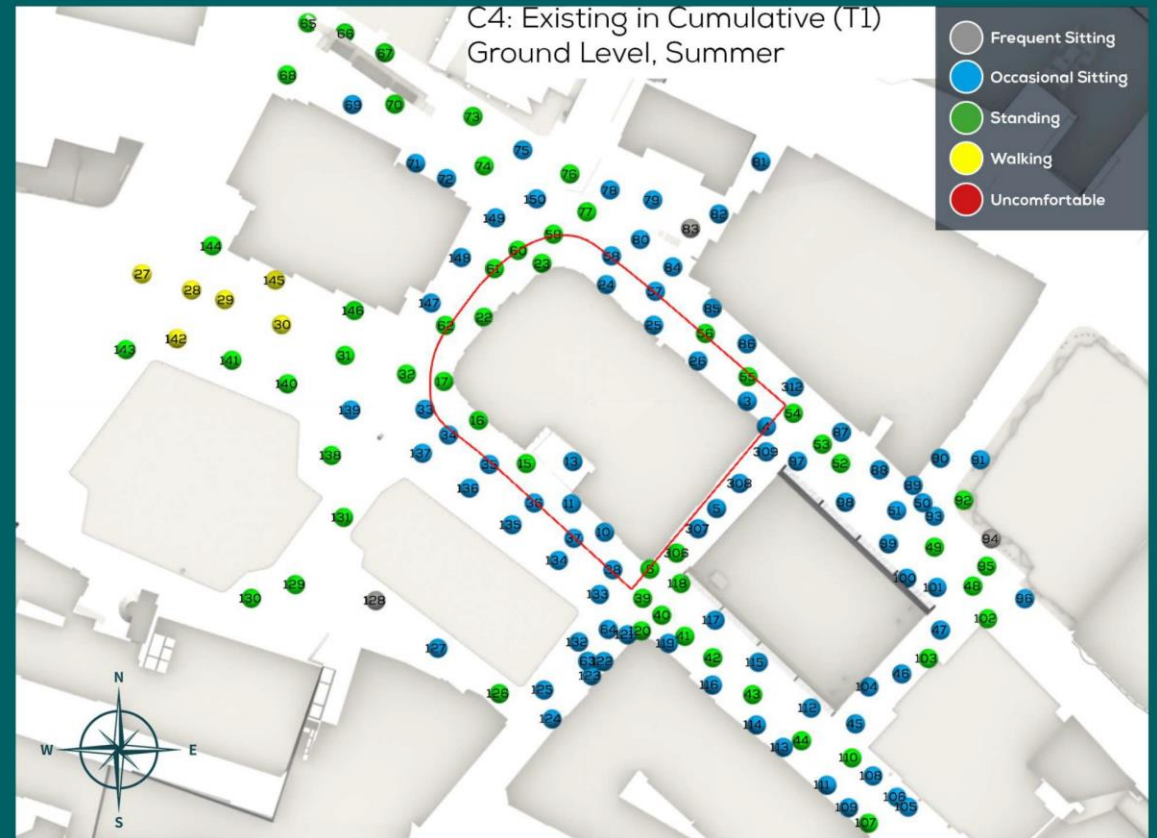


Wind tunnel results - Existing Site in Tier 1 cumulative surrounds (future baseline)

Windiest Season Comfort



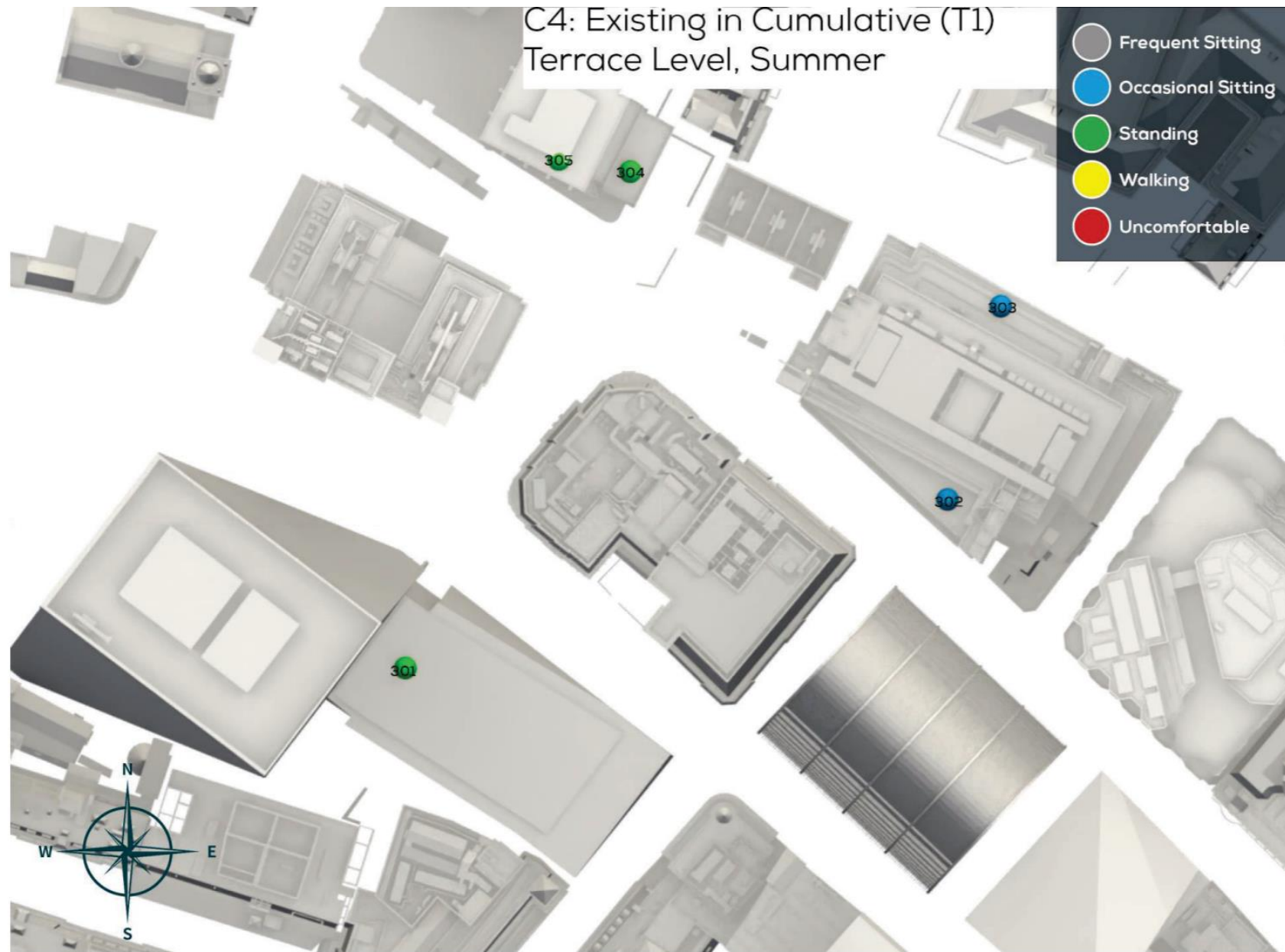
Summer Comfort



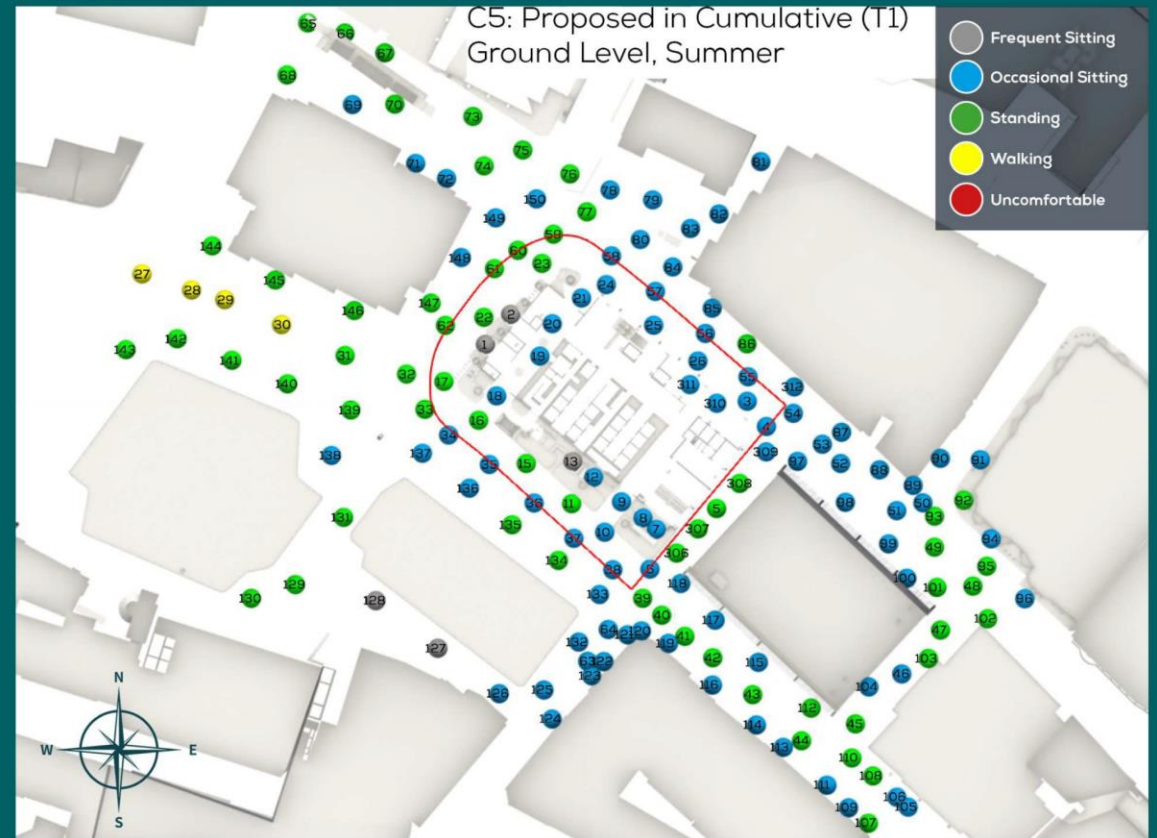
Wind tunnel test results – Existing Building in Cumulative Tier 1 surrounds - Terraces – Windiest Season



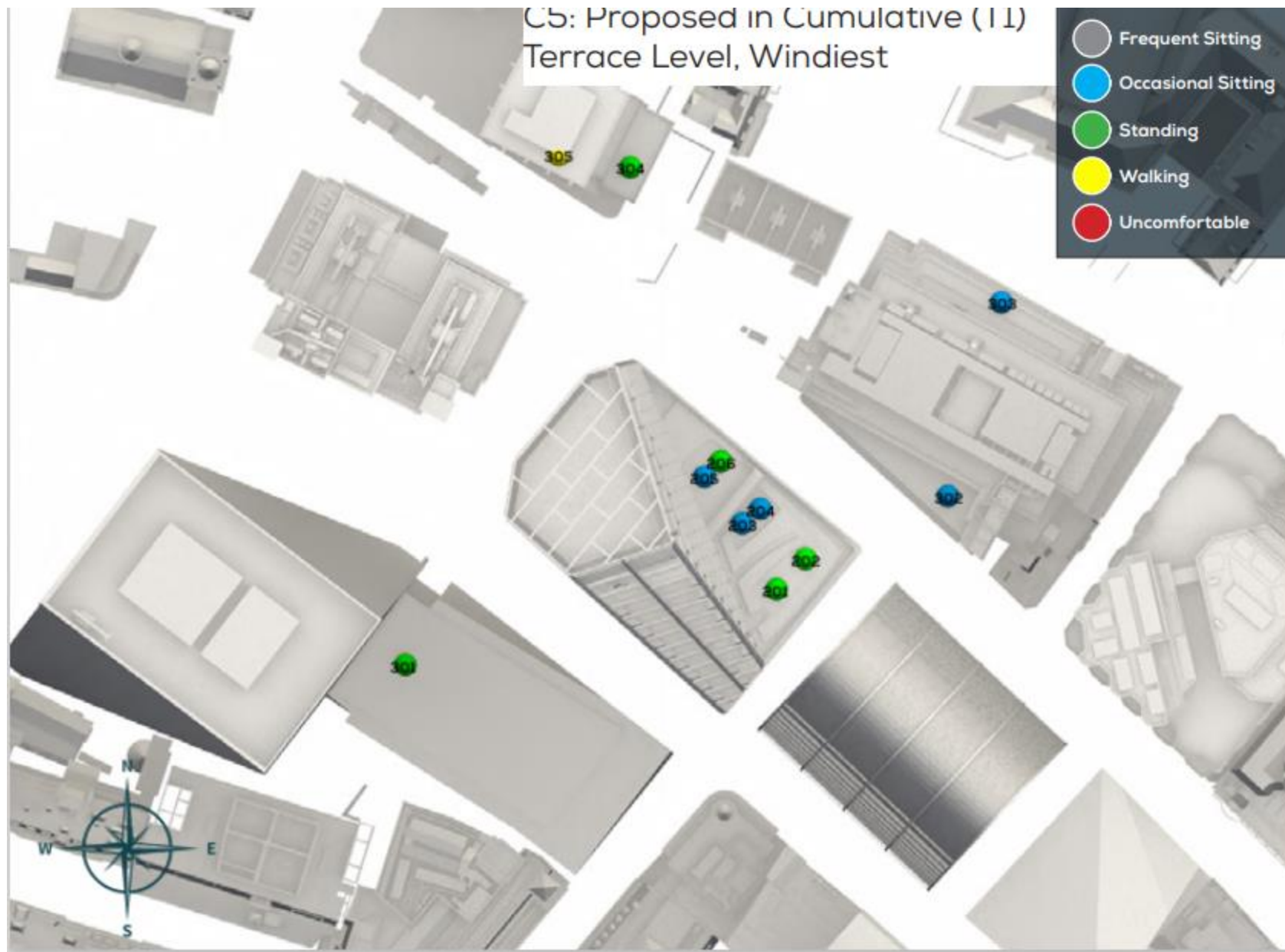
Wind tunnel test results – Existing Building in Cumulative Tier 1 surrounds - Terraces – Summer Season



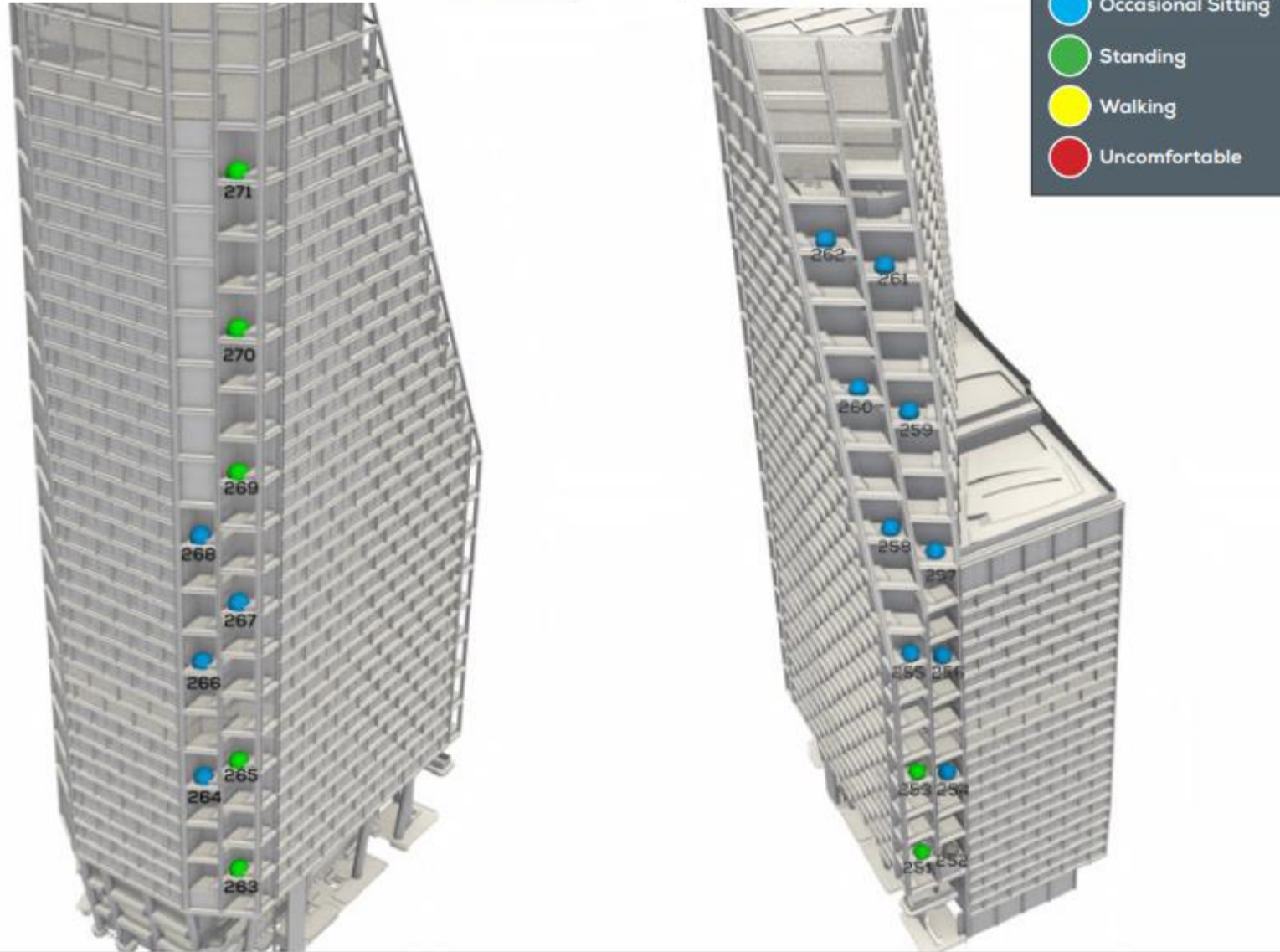
Page 80



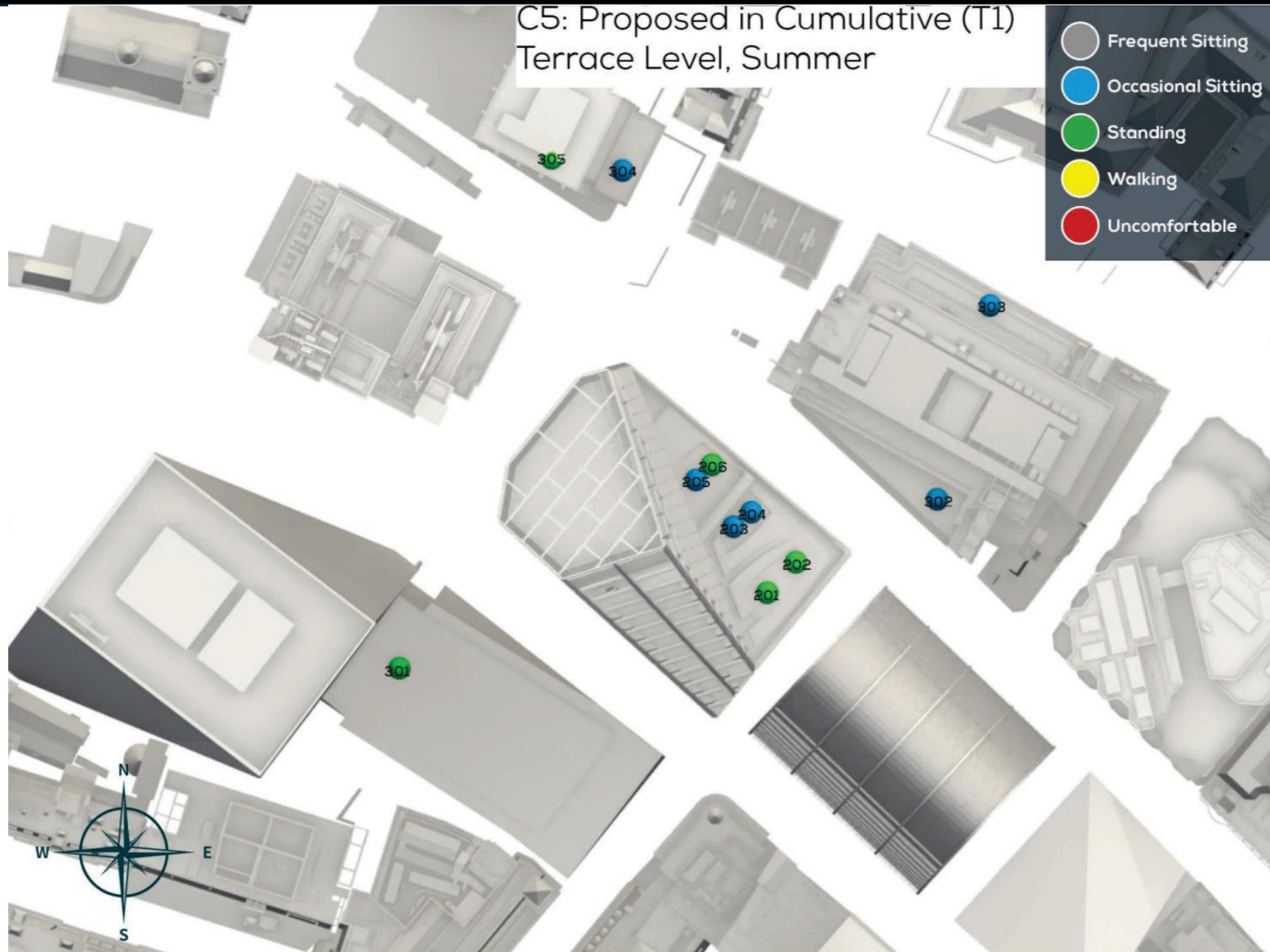
Wind tunnel test results – Proposed Development in Cumulative Tier 1 surrounds - Terraces – Windiest Season



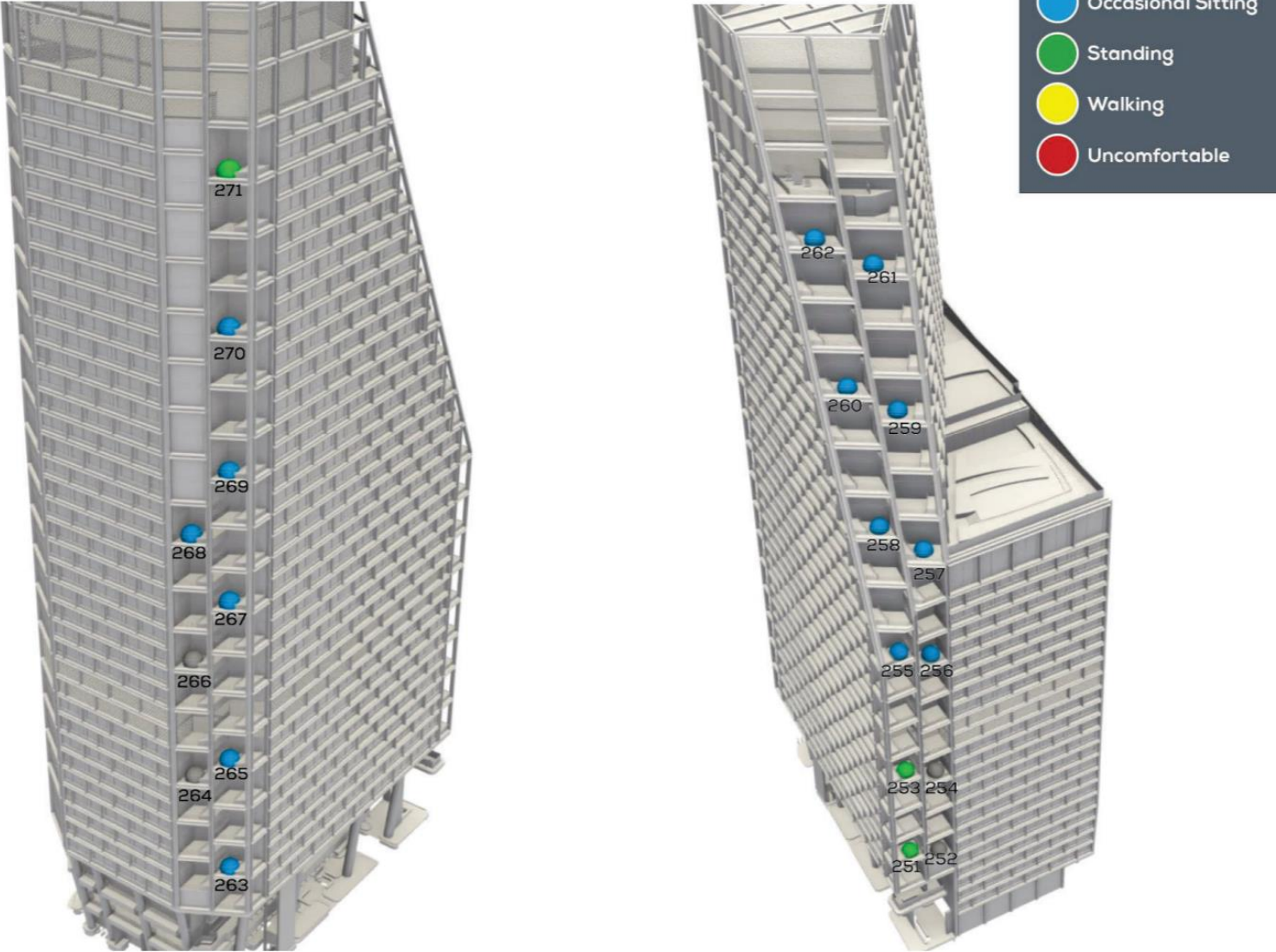
C5: Proposed in Cumulative (T1)
Balcony Level, Windiest



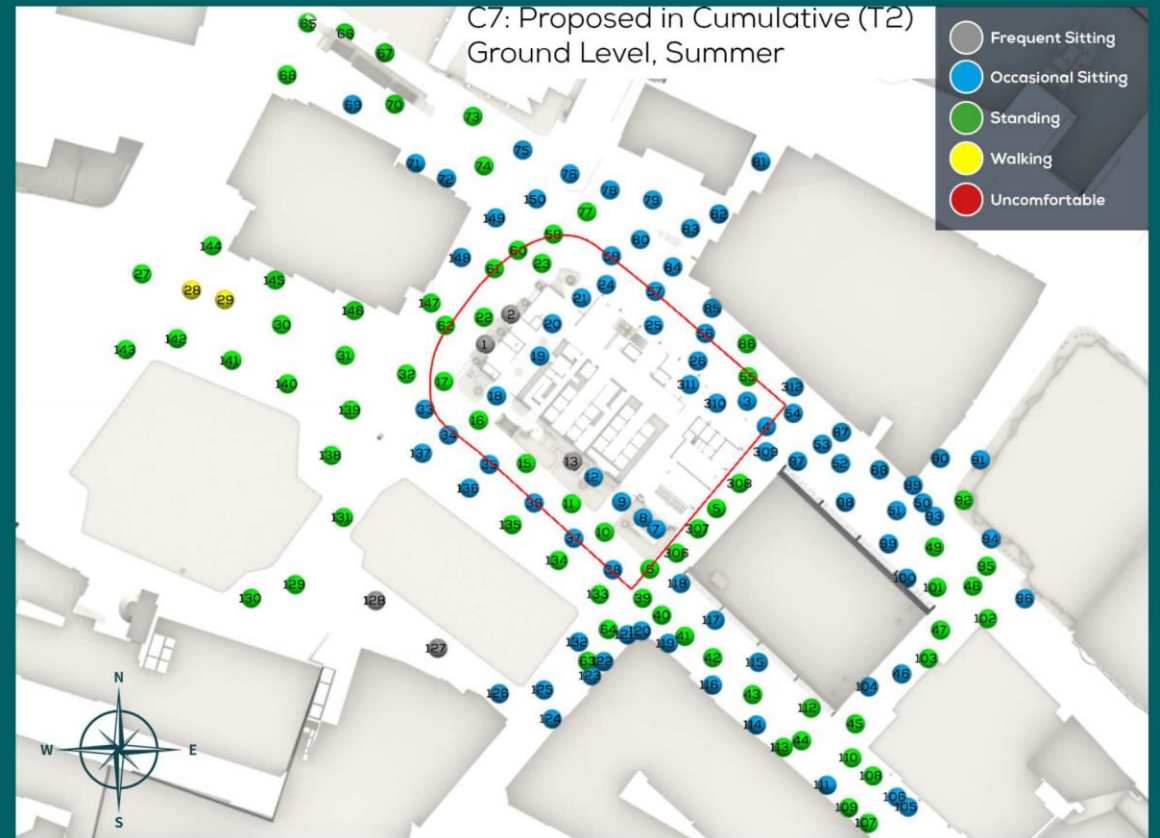
Wind tunnel test results – Proposed Development in Cumulative Tier 1 surrounds - Terraces – Summer Season

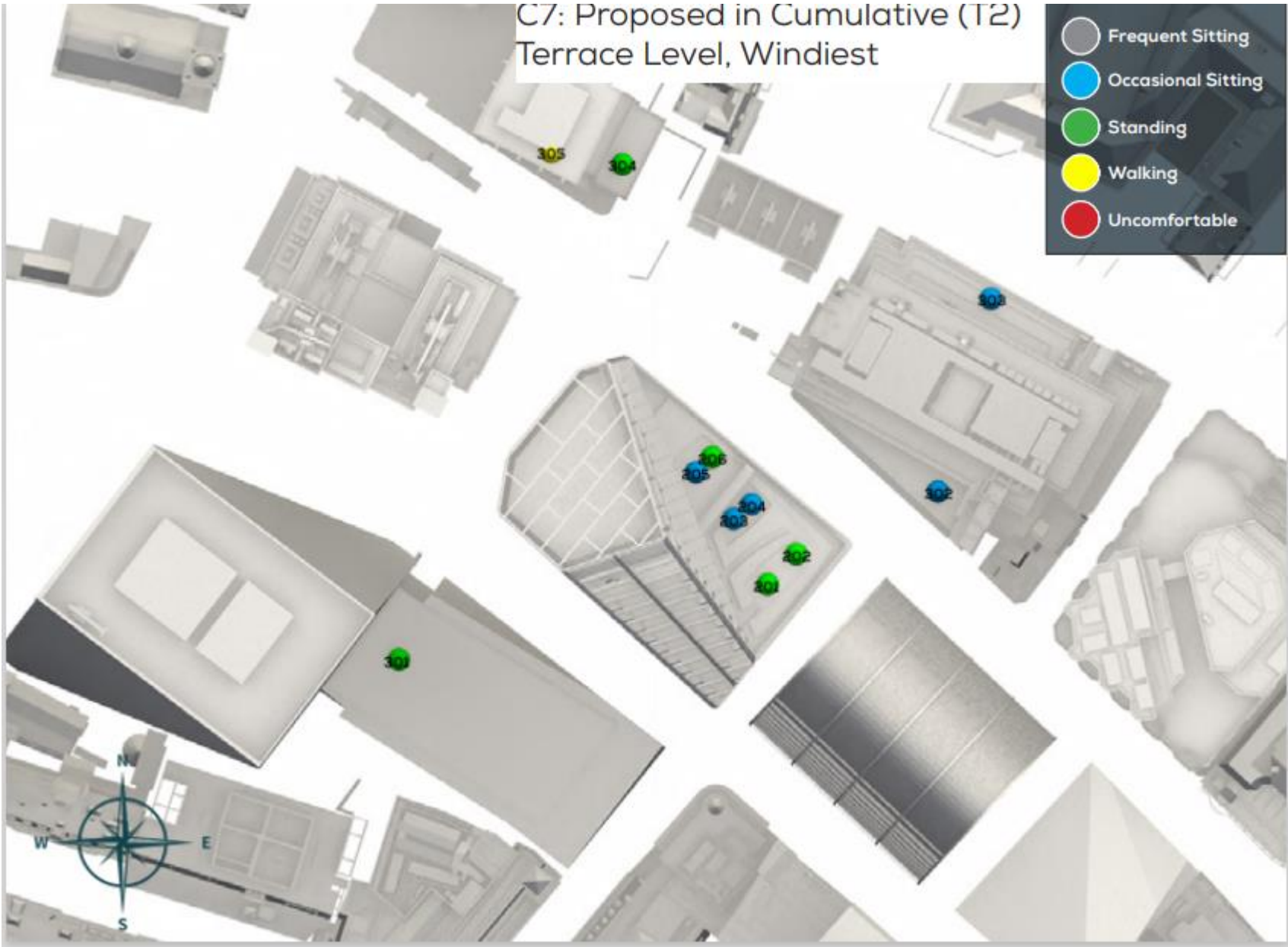


C5: Proposed in Cumulative (T1)
Balcony Level, Summer

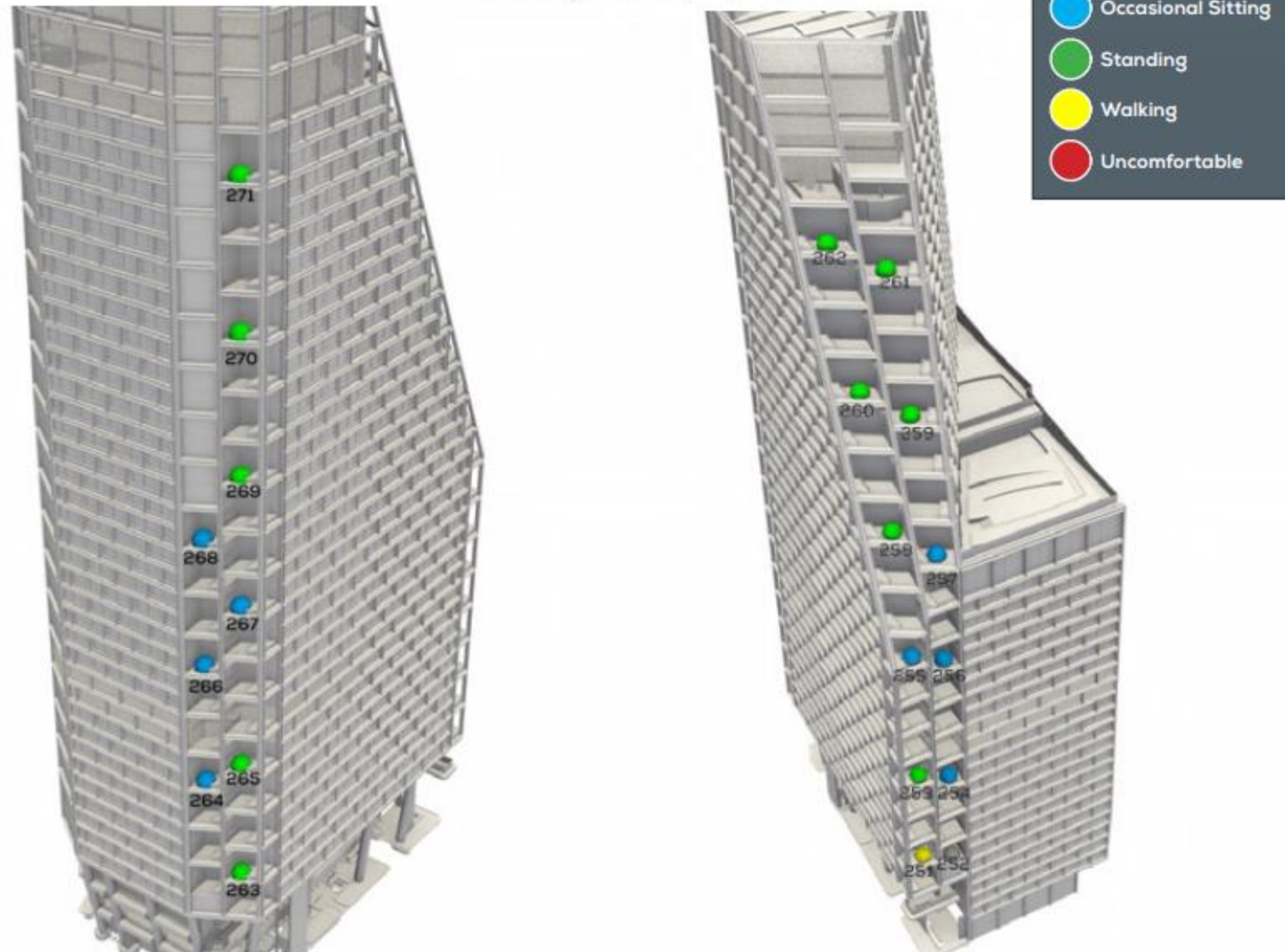


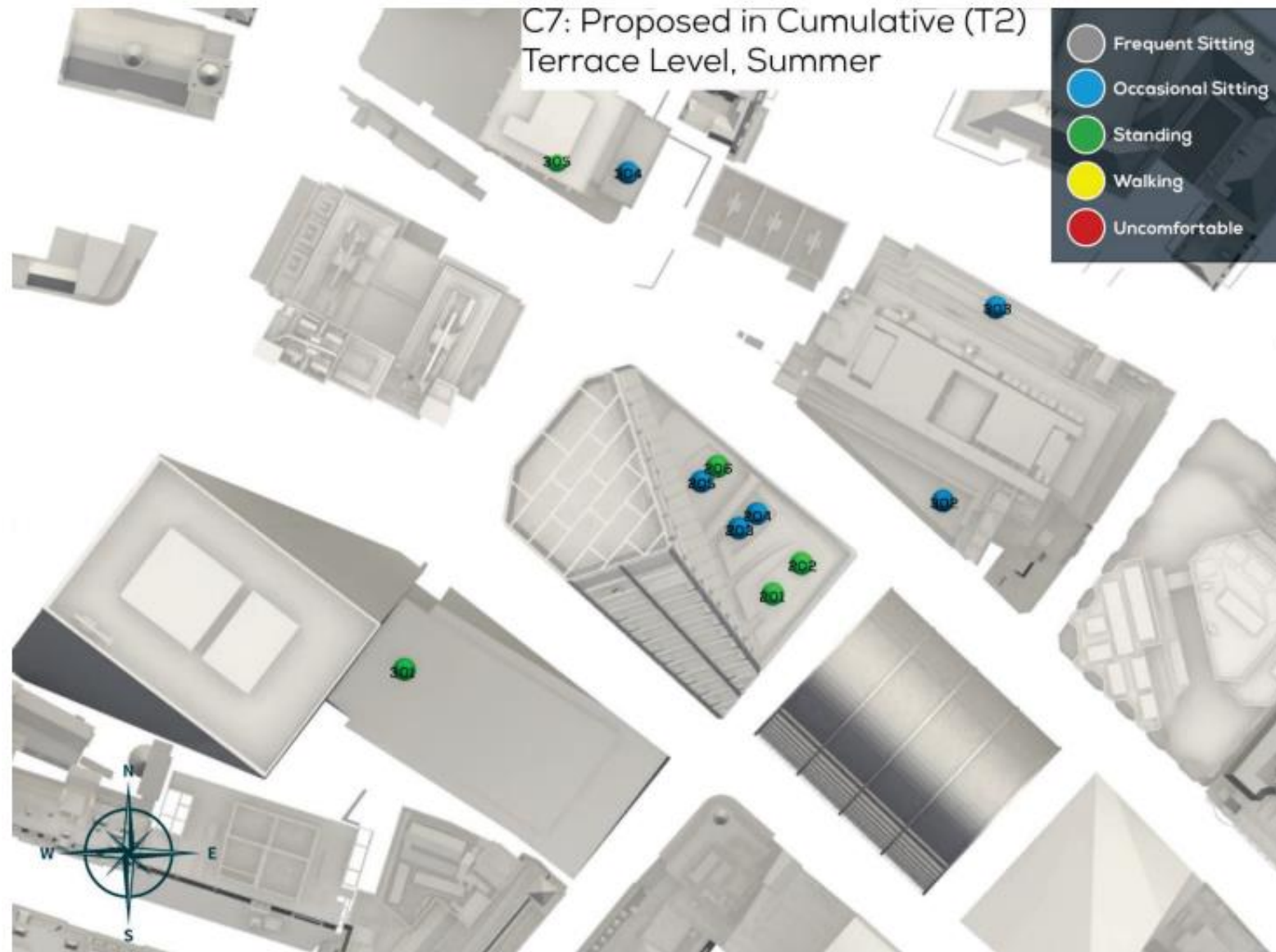
85



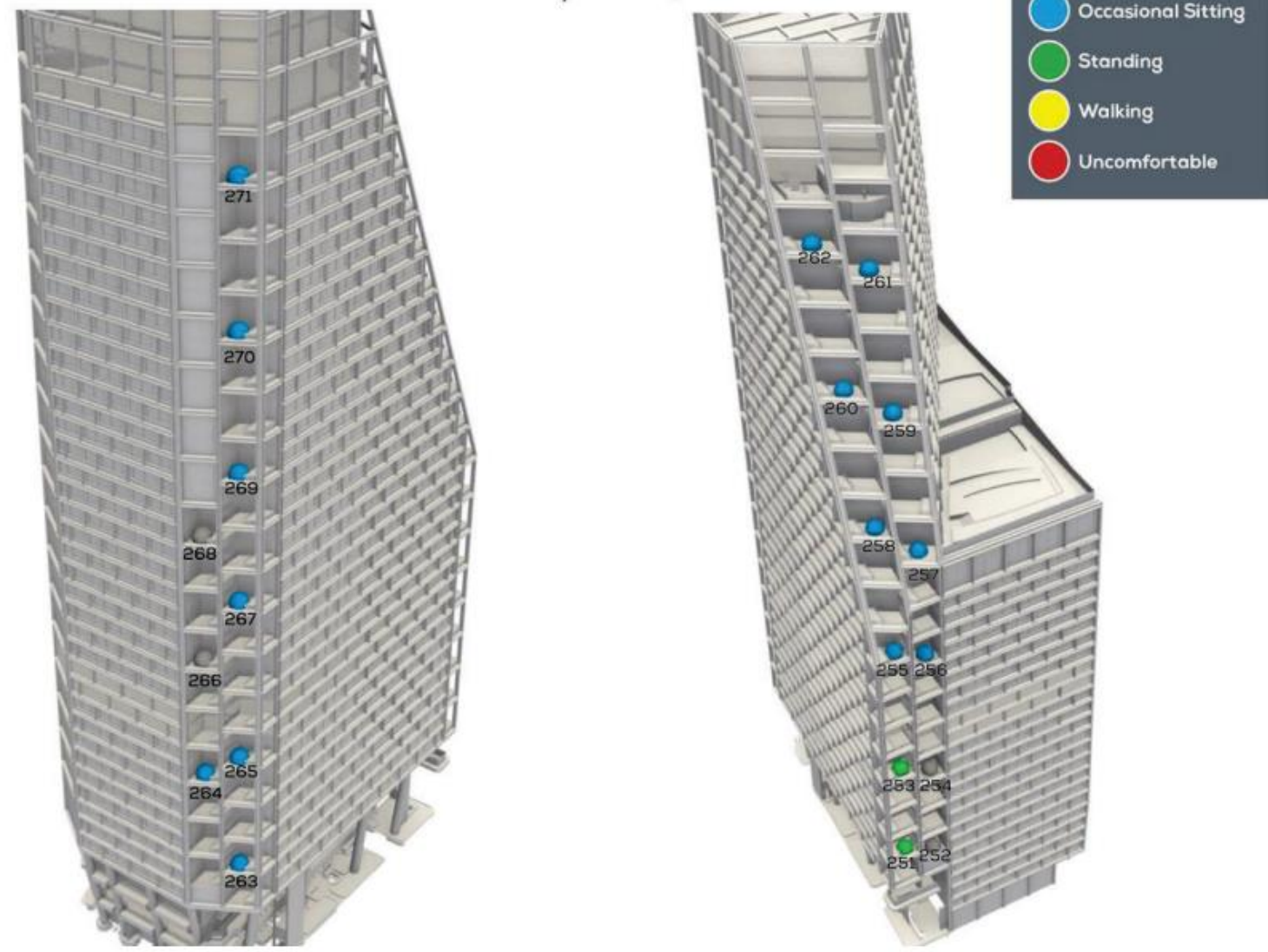


C7: Proposed in Cumulative (T2)
Balcony Level, Windiest





C7: Proposed in Cumulative (T2)
Balcony Level, Summer



DAYLIGHT IMPACTS EXISTING VS PROPOSED

Address	Daylight	Sunlight
26 Wormwood Street	Negligible	Negligible
25 Wormwood Street		Negligible
10 Wormwood Street		Minor Adverse
St Botolph-Without-Bishopsgate		Negligible
16 New Street, Tapestry Building	Minor Adverse	Minor Adverse
One Bishopsgate Plaza, 80 Houndsditch	Major Adverse	Major Adverse

10 WORMWOOD STREET

10 WORMWOOD STREET

gia



10 WORMWOOD STREET - APSH

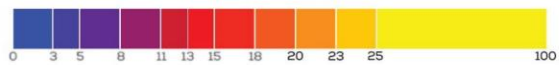
EXISTING



PROPOSED



% LOSS



16 NEW STREET

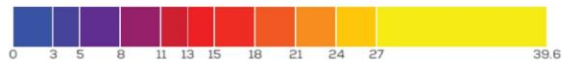
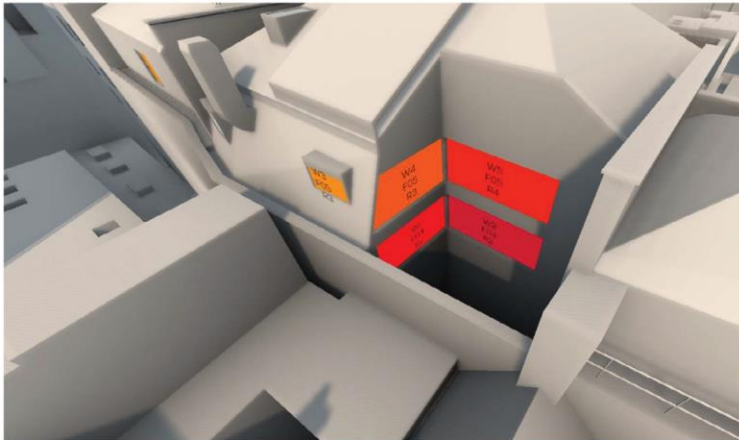
16 NEW STREET

gia

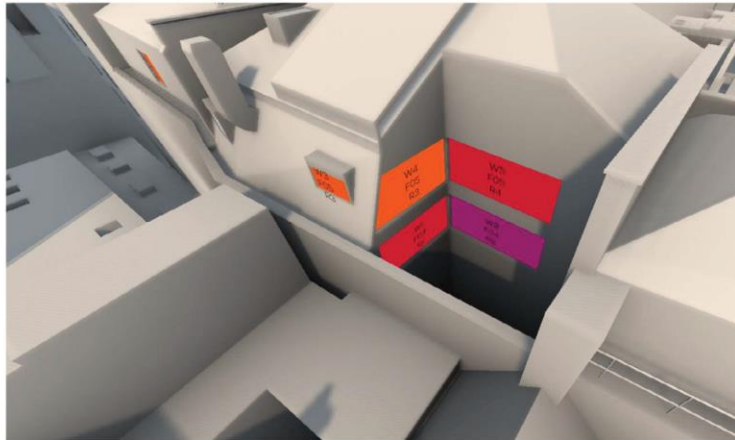


16 NEW STREET - VSC

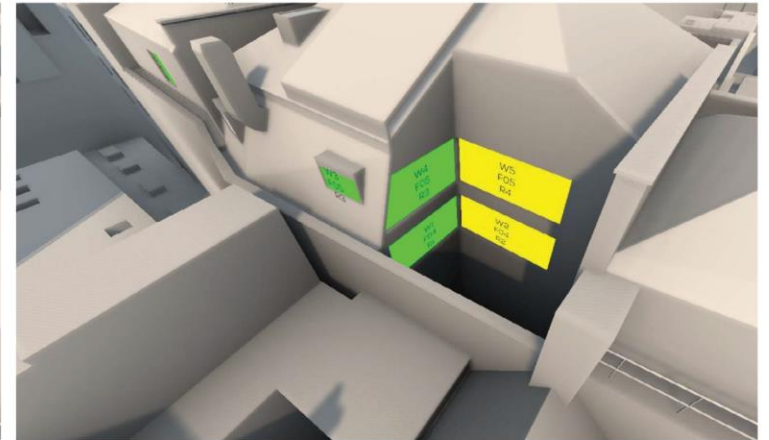
EXISTING



PROPOSED

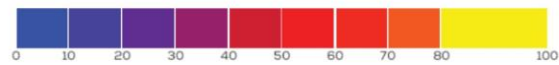
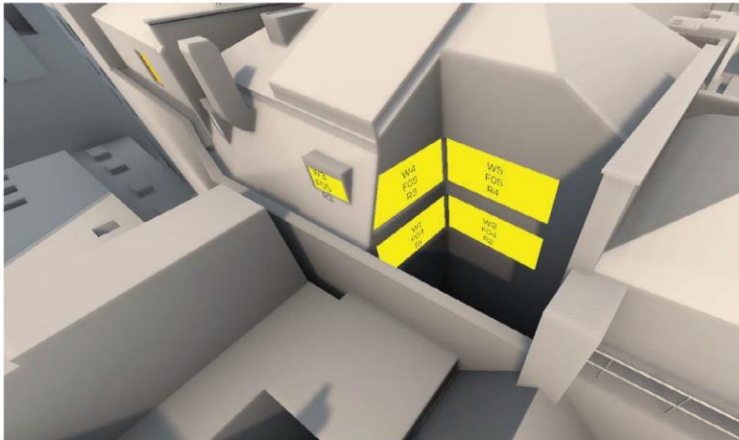


% LOSS

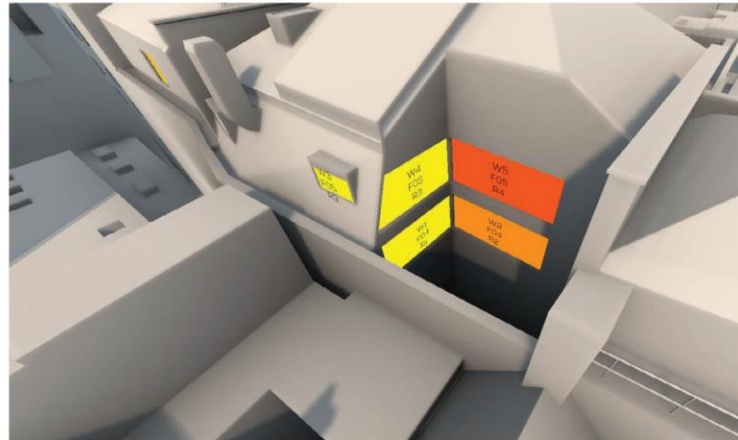


16 NEW STREET - NSL

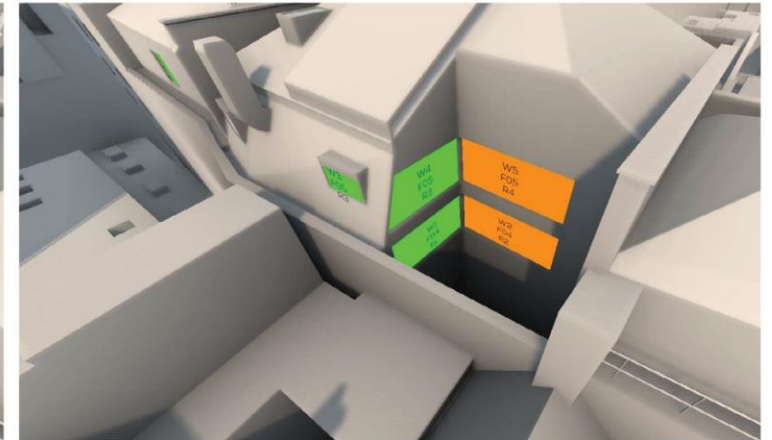
EXISTING



PROPOSED

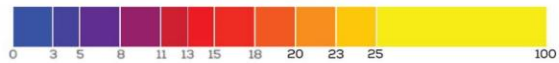
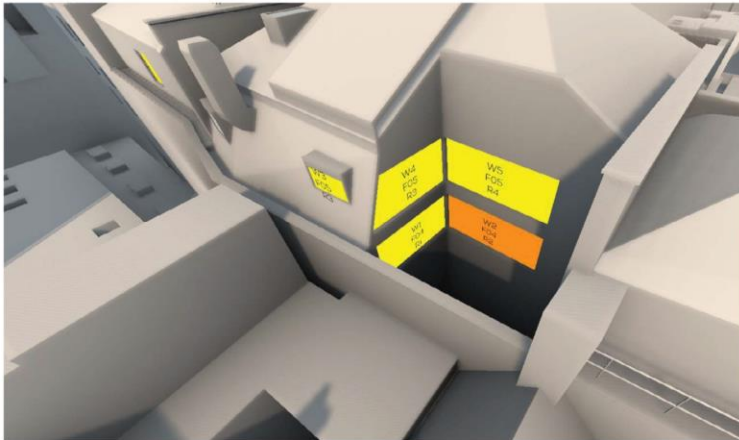


% LOSS

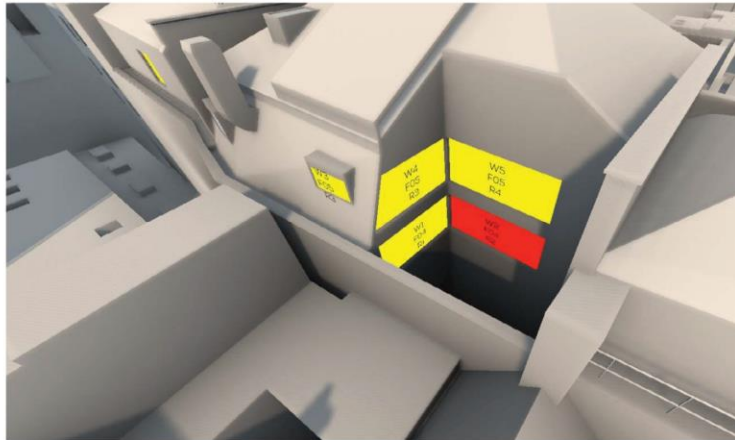


16 NEW STREET - APSH

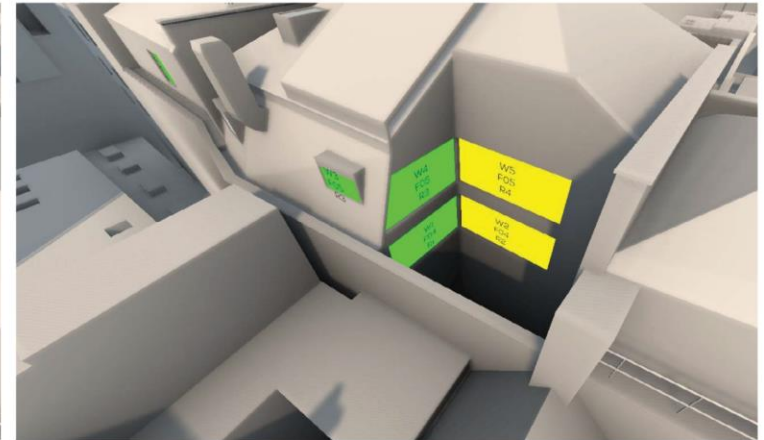
EXISTING



PROPOSED



% LOSS



ONE BISHOPSGATE, 80 HOUNDSDITCH

80 HOUNDSDITCH

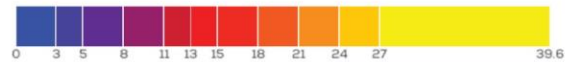
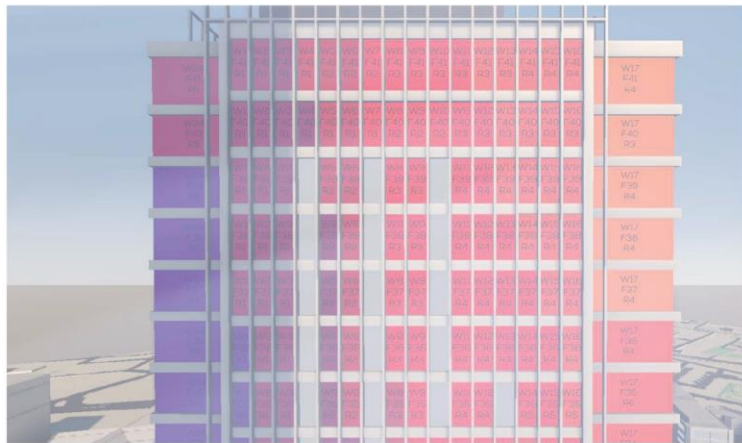
gia



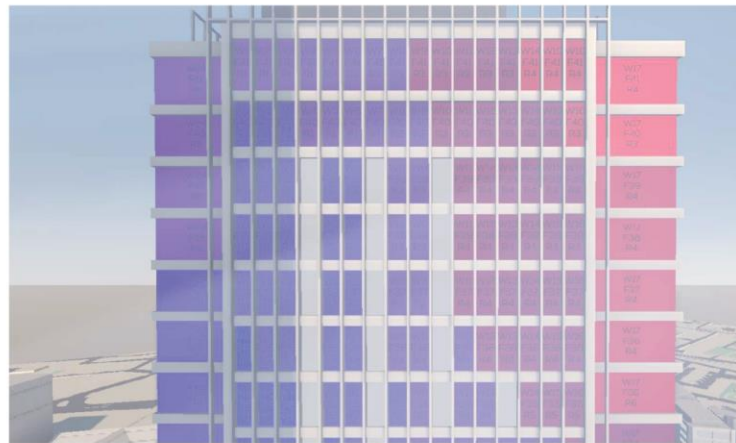
80 HOUNDSDITCH - VSC (VIEW 1)

gia

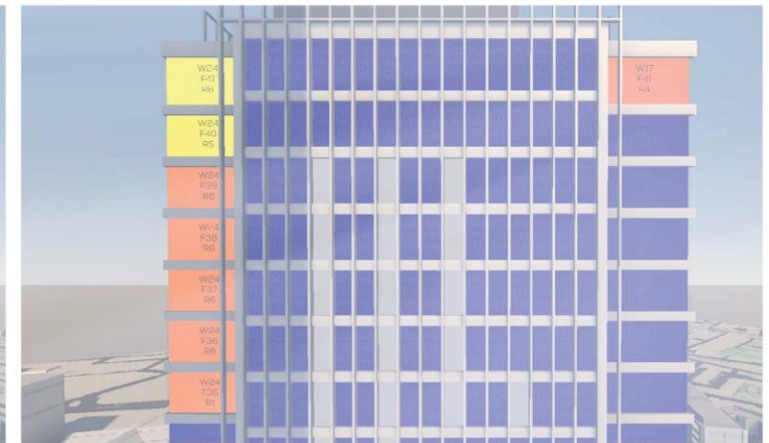
EXISTING



PROPOSED



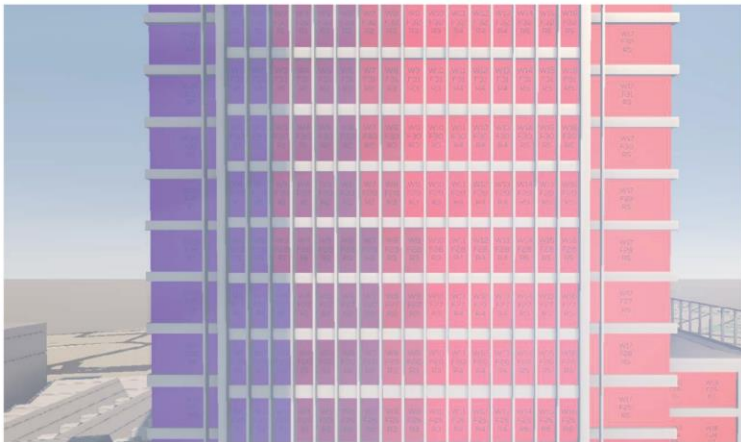
% LOSS



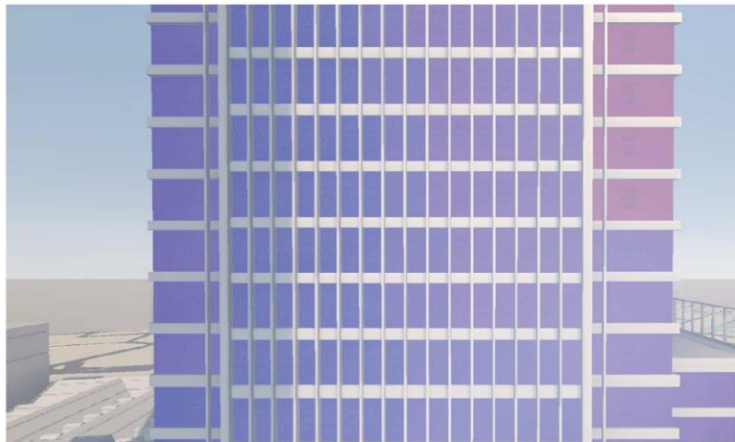
80 HOUNDSDITCH - VSC (VIEW 2)

gia

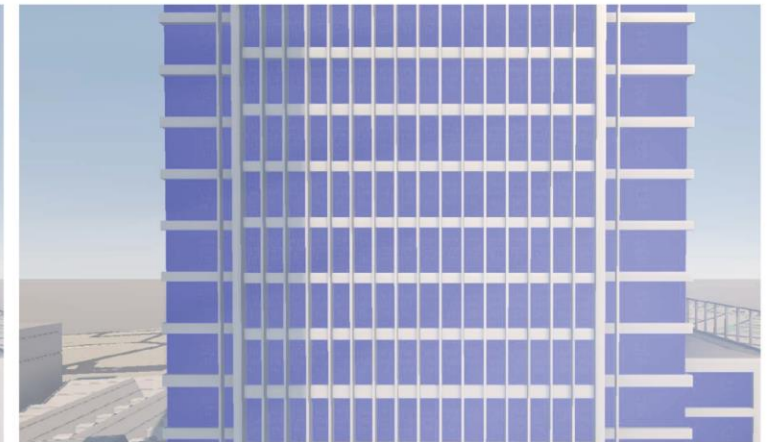
EXISTING



PROPOSED



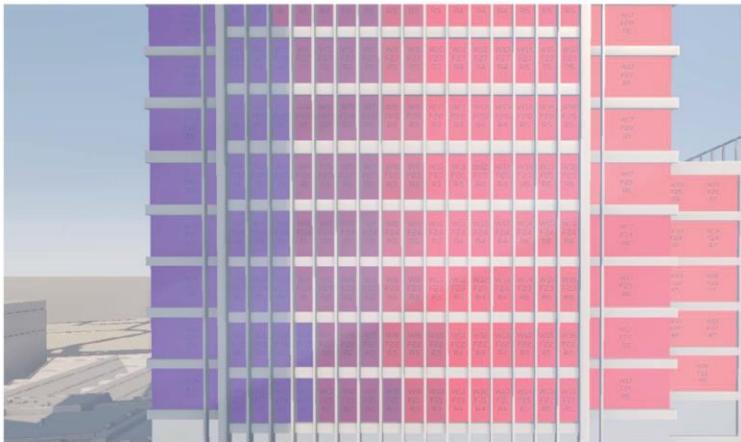
% LOSS



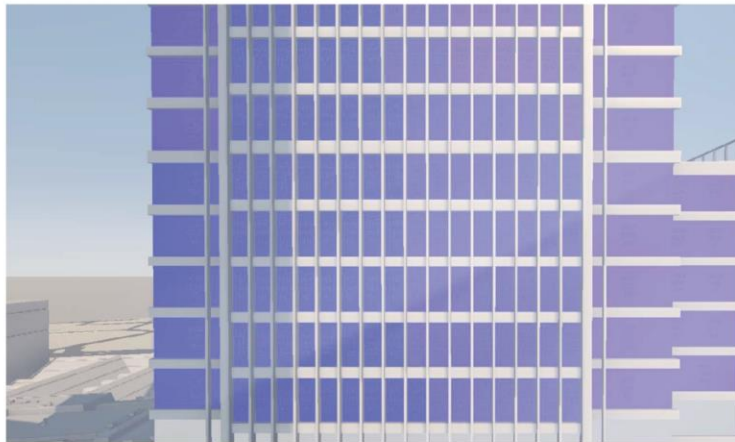
80 HOUNDSDITCH - VSC (VIEW 3)

gia

EXISTING



PROPOSED



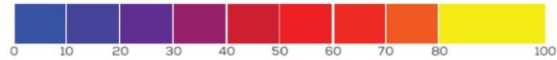
% LOSS



80 HOUNDSDITCH - NSL (VIEW 1)

gia

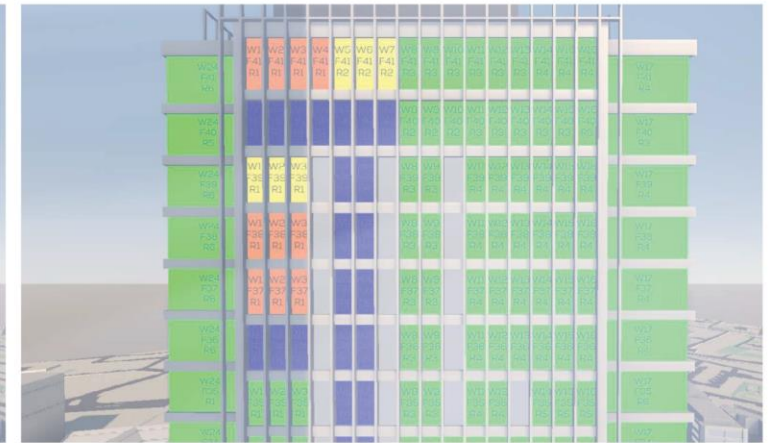
EXISTING



PROPOSED



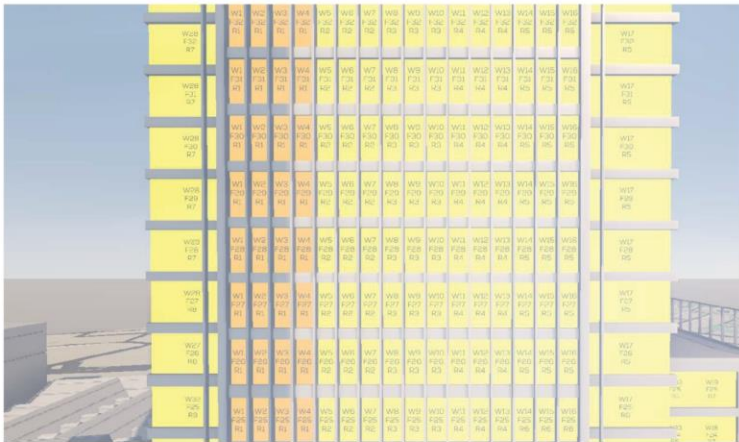
% LOSS



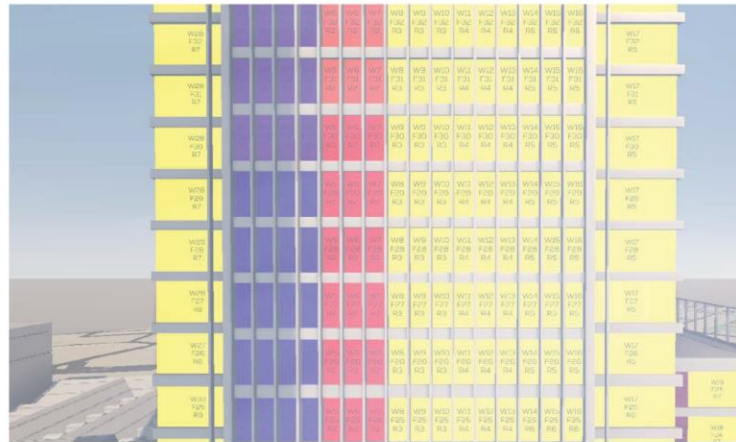
80 HOUNDSDITCH - NSL (VIEW 2)

gia

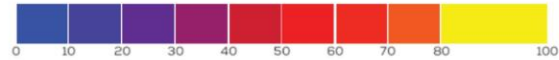
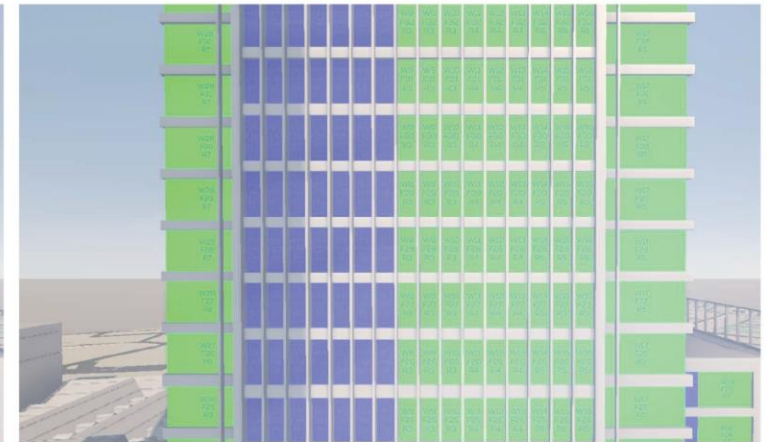
EXISTING



PROPOSED



% LOSS



80 HOUNDSDITCH - NSL (VIEW 3)



80 HOUNDSDITCH - APSH (VIEW 1)

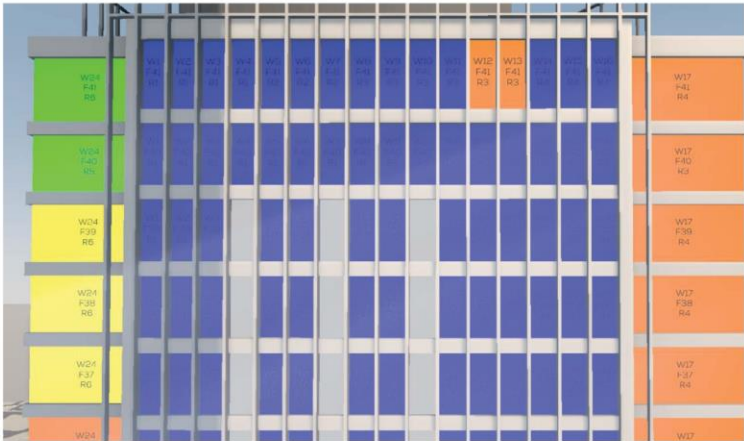
EXISTING



PROPOSED

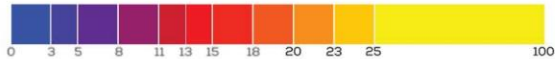
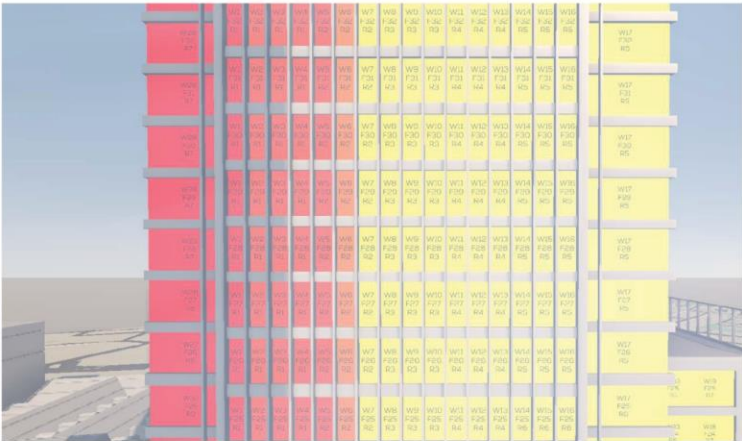


% LOSS

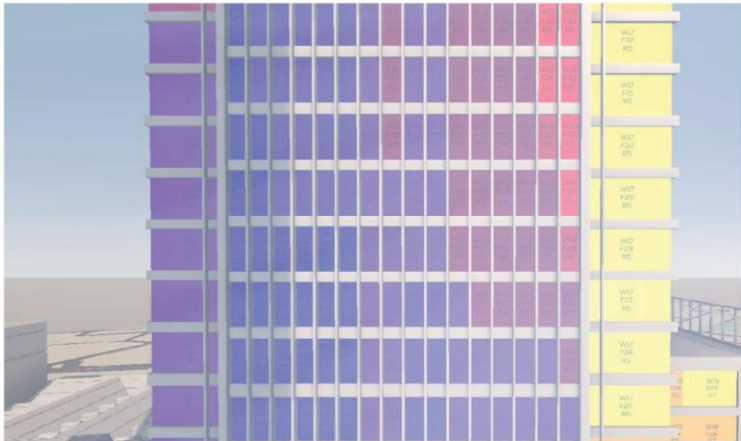


80 HOUNDSDITCH - APSH (VIEW 2)

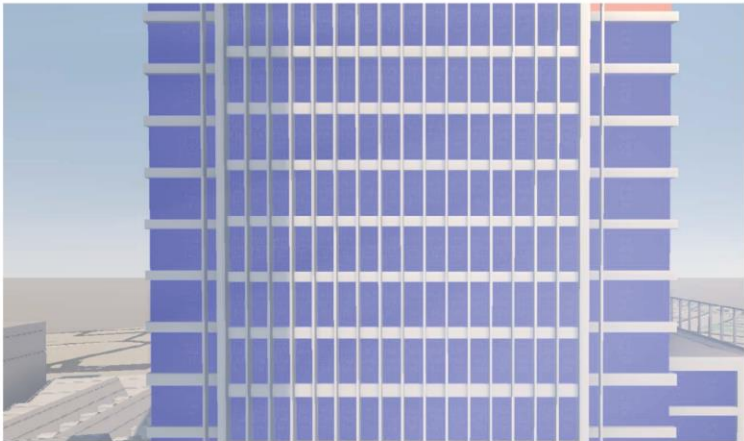
EXISTING



PROPOSED



% LOSS



80 HOUNDSDITCH - APSH (VIEW 3)

gia



Daylight and sunlight summary results table

Reference No.	Address	VSC						NSL					APSH								
		Total No. Windows	Windows meeting BRE criteria	Below BRE criteria			Total Windows below BRE criteria	Total No. Rooms	Rooms meeting BRE criteria	Below BRE Guidelines			Total Rooms below BRE criteria	Total No. Windows	Windows Meeting BRE criteria	Annual PSH (Below BRE criteria)			Winter PSH (Below BRE criteria)		
				20 – 29.9% alteration	30-39.9% alteration	40% + alteration				20 – 29.9% alteration	30-39.9% alteration	40% + alteration				20-29.9% alteration	30-39.9% alteration	40%+ alteration	20-29.9% alteration	30-39.9% alteration	40%+ alteration
1	26 Wormwood Street	13	13	0	0	0	0	8	8	0	0	0	0	13	13	0	0	0	0	0	0
2	24 Wormwood Street	21	21	0	0	0	0	11	11	0	0	0	0	21	21	0	0	0	0	0	0
3	10 Wormwood Street	118	118	0	0	0	0	39	39	0	0	0	0	118	106	11	1	0	0	0	0
4	One Bishopsgate Plaza, 80 Houndsditch	580	188	5	9	378	392	150	107	2	3	38	43	454	89	5	5	355	0	0	313
5	16 New Street, Tapestry Building	5	3	2	0	0	2	4	2	0	2	0	2	5	4	1	0	0	0	0	1
6	St Botolph-Without-Bishopsgate	50	50	0	0	0	0	4	4	0	0	0	0	23	23	0	0	0	0	0	0
Total		787	393	7	9	378	394	216	171	2	5	38	45	634	256	17	6	355	0	0	314

Cultural Offer

Cultural offer

Ground Floor

Publicly accessible
multi function space



Retail, F+B with
Social enterprise

First Floor



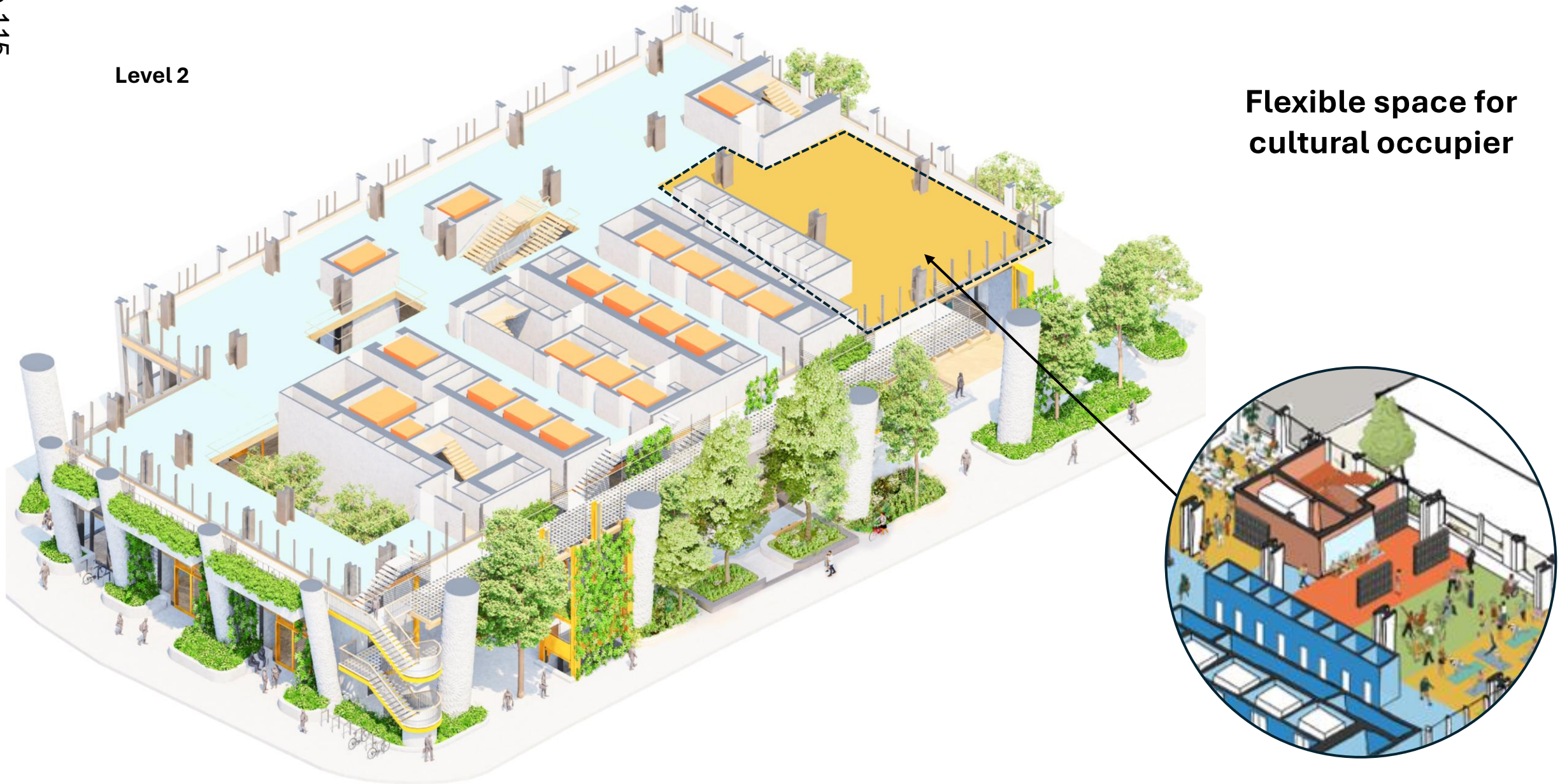
Multi-function space - Auditorium setting



Multi-function space - Gallery setting

Level 2

**Flexible space for
cultural occupier**



Façade design and materials

Typical facade bay design

Facade Bay Design

Each bay is formed as a textured aggregate facade, typically 6m long in appearance and a storey high with glazing, operable windows, insulation, perforated screen, and upstands pre-installed.

- 1 Horizontal Projection**
These provide shading from high-angled sun rays.
- 2 Vertical Projection**
These protect the glass and interior from low-angled sun rays.
- 3 Upstand and Vertical Panel**
The solid panels help achieve the desired glazing ratio.
- 4 Perforated metal panel**
Perforated metal panels in front of operable windows offer shading, wind attenuation, and fall protection.
- 5 Glazed element**
The high-performance glazing units are designed for easy maintenance and internal glass replacement.



Façade tonality

Proposed tone for upper facade



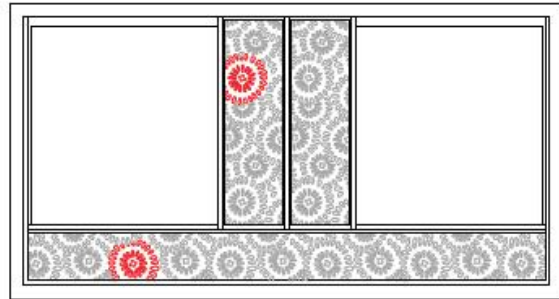
Colour study - Greyscale



Proposed Development, as seen from LVMF 10A.1 view

Details

je 119



Camomile (Street)



Wormwood (Street)



Hounds (Houndsditch)



Berry (Bury Street)

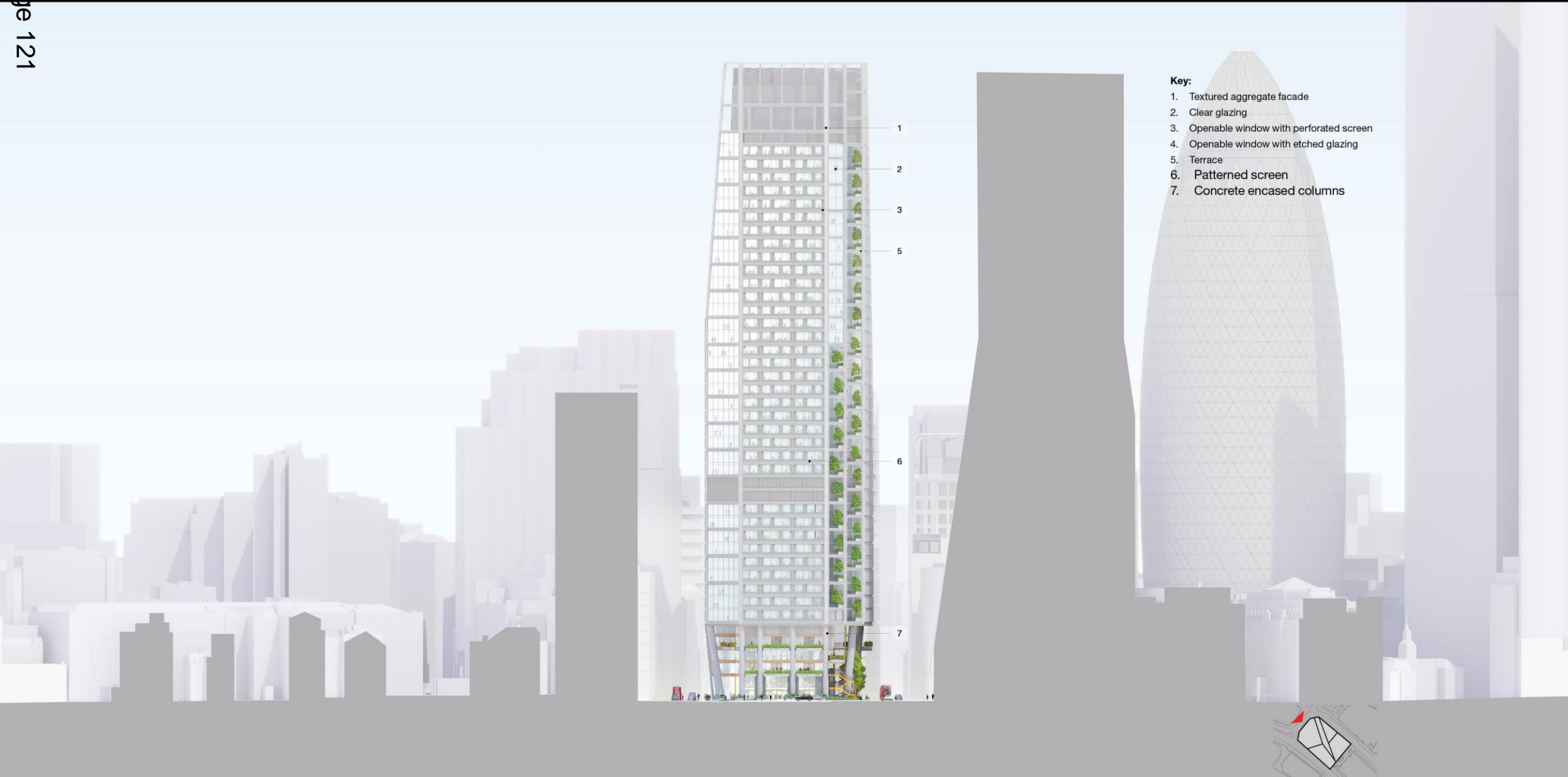


Decorated columns

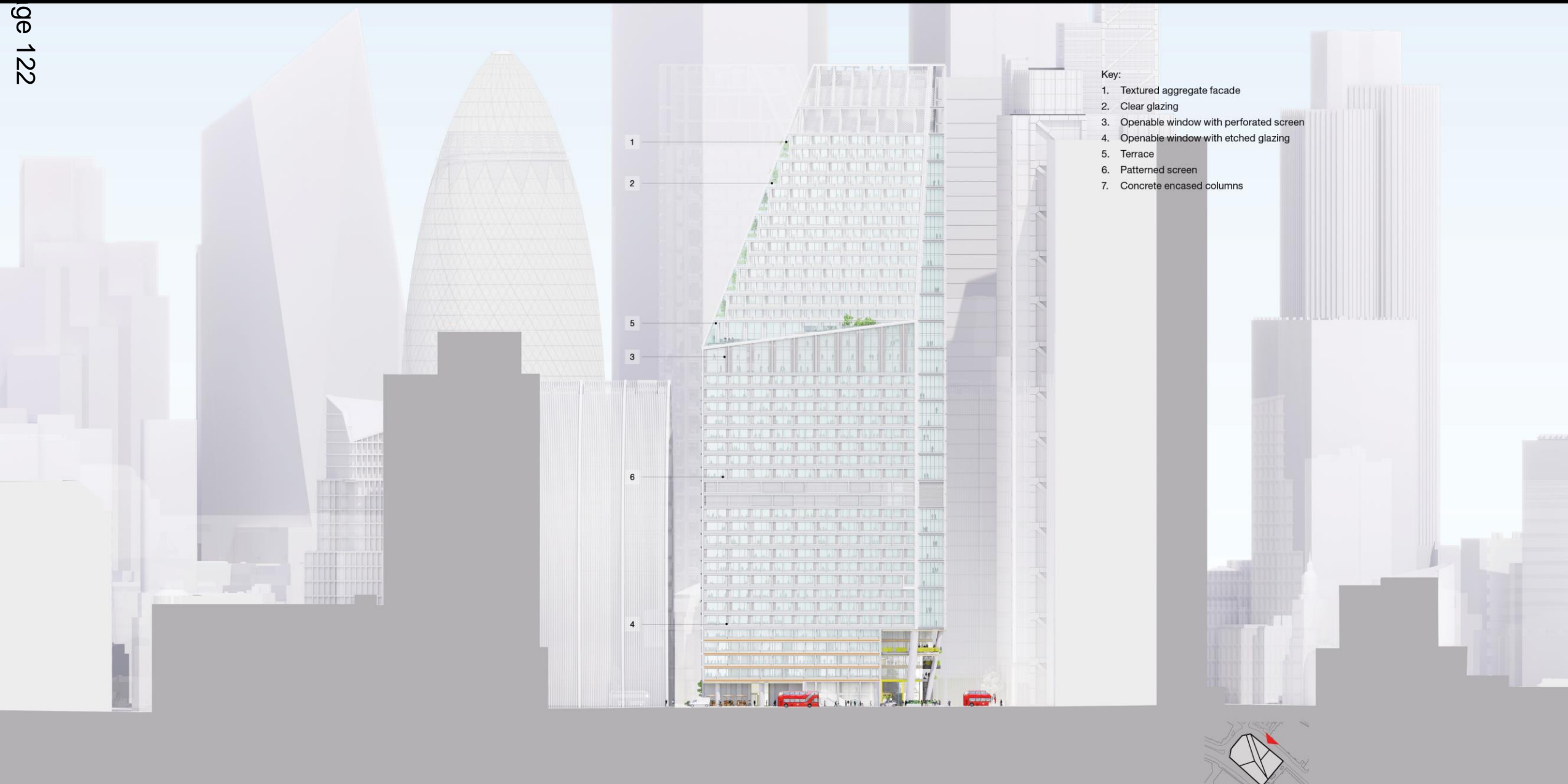
Key:

1. Textured aggregate facade
2. Clear glazing
3. Openable window with perforated screen
4. Openable window with etched glazing
5. Terrace
6. Patterned screen
7. Concrete encased columns





Outwicks Street - Illustrative elevation



Houndsditch Street - Illustrative elevation

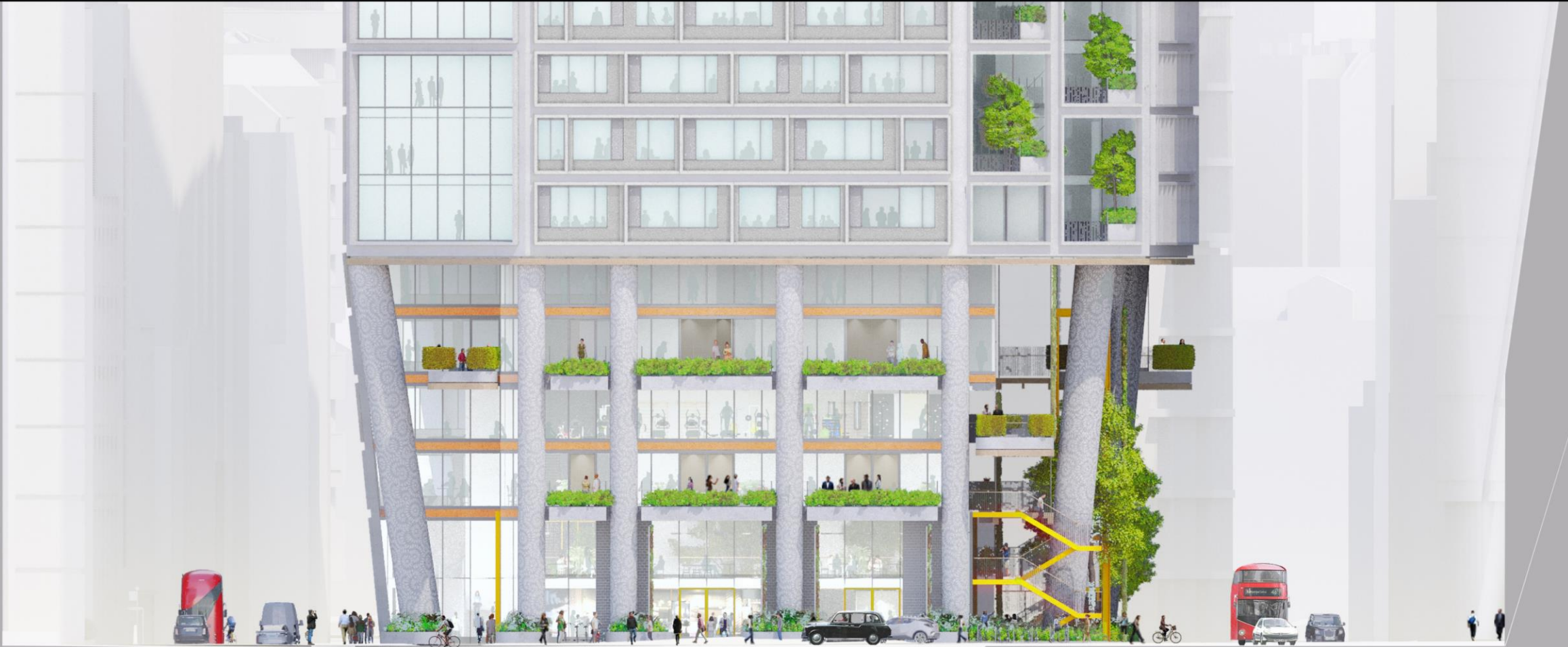
Key:

1. Textured aggregate facade
2. Clear glazing
3. Openable window with perforated screen
4. Openable window with etched glazing
5. Terrace
6. Patterned screen
7. Concrete encased columns





Camomile Street - Illustrative elevation of lower floors



Outwich Street - Illustrative elevation of lower floors



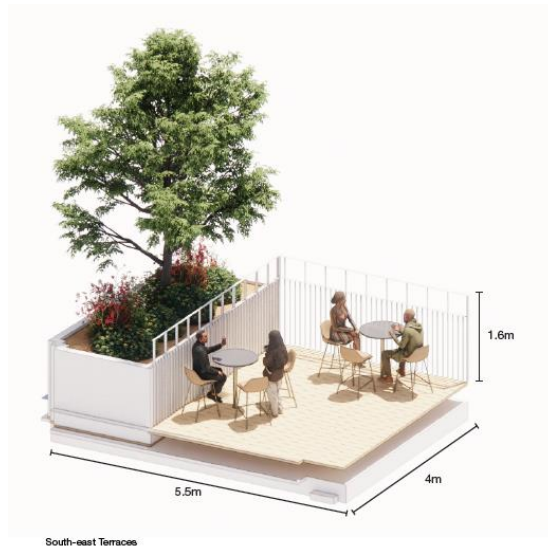
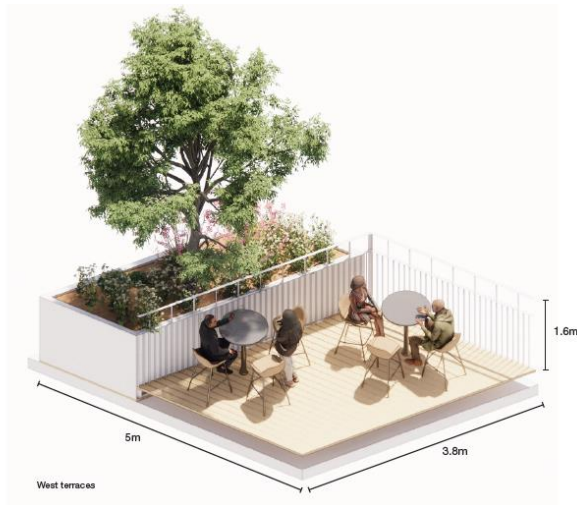
Houndsditch Street - Illustrative elevation of lower floors



St Mary Axe - Illustrative elevation of lower floors

Urban greening and public realm

Landscape concept and corner terraces



3 MID-LEVEL TERRACES



New Ludgate, London (by Gustafson Porter + Bowman)

2 CORNER TERRACES

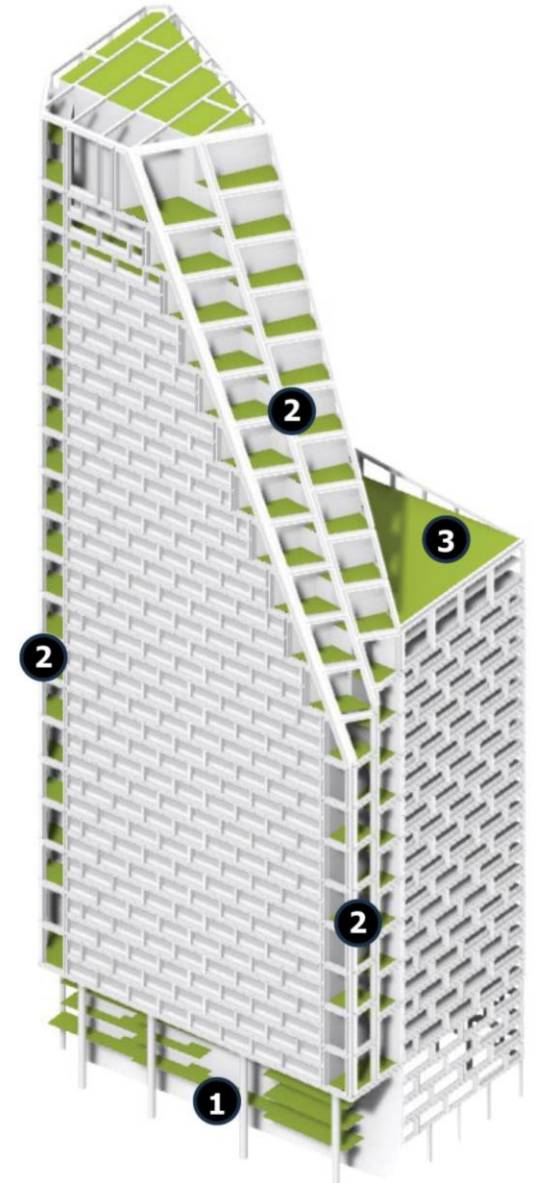


Bosco Verticale, Milan, Italy (planting by our collaborator Studio Gatti)

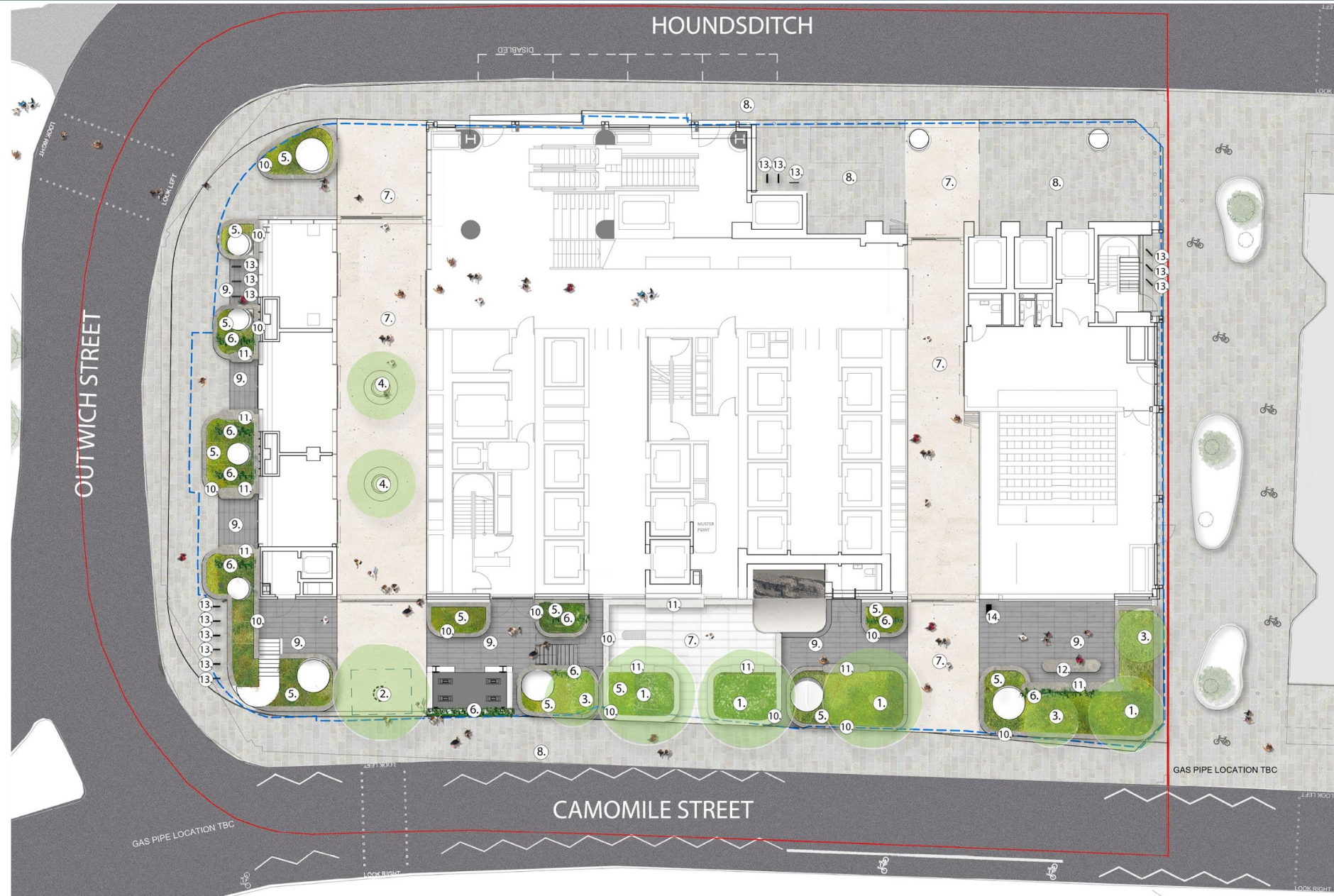
1 LOWER LEVELS



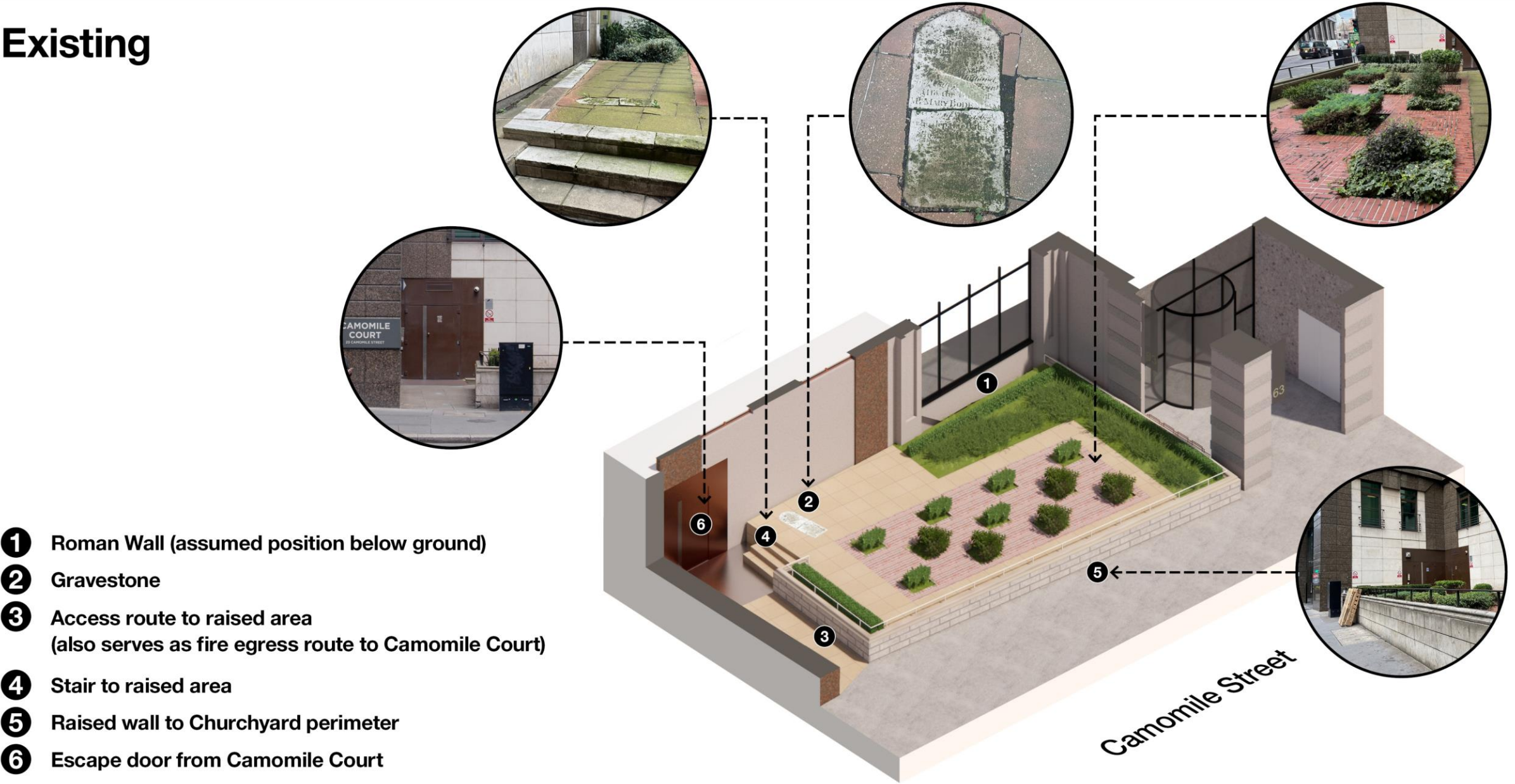
MFO Park, Switzerland (by others)



Proposed ground floor landscape arrangement



Existing



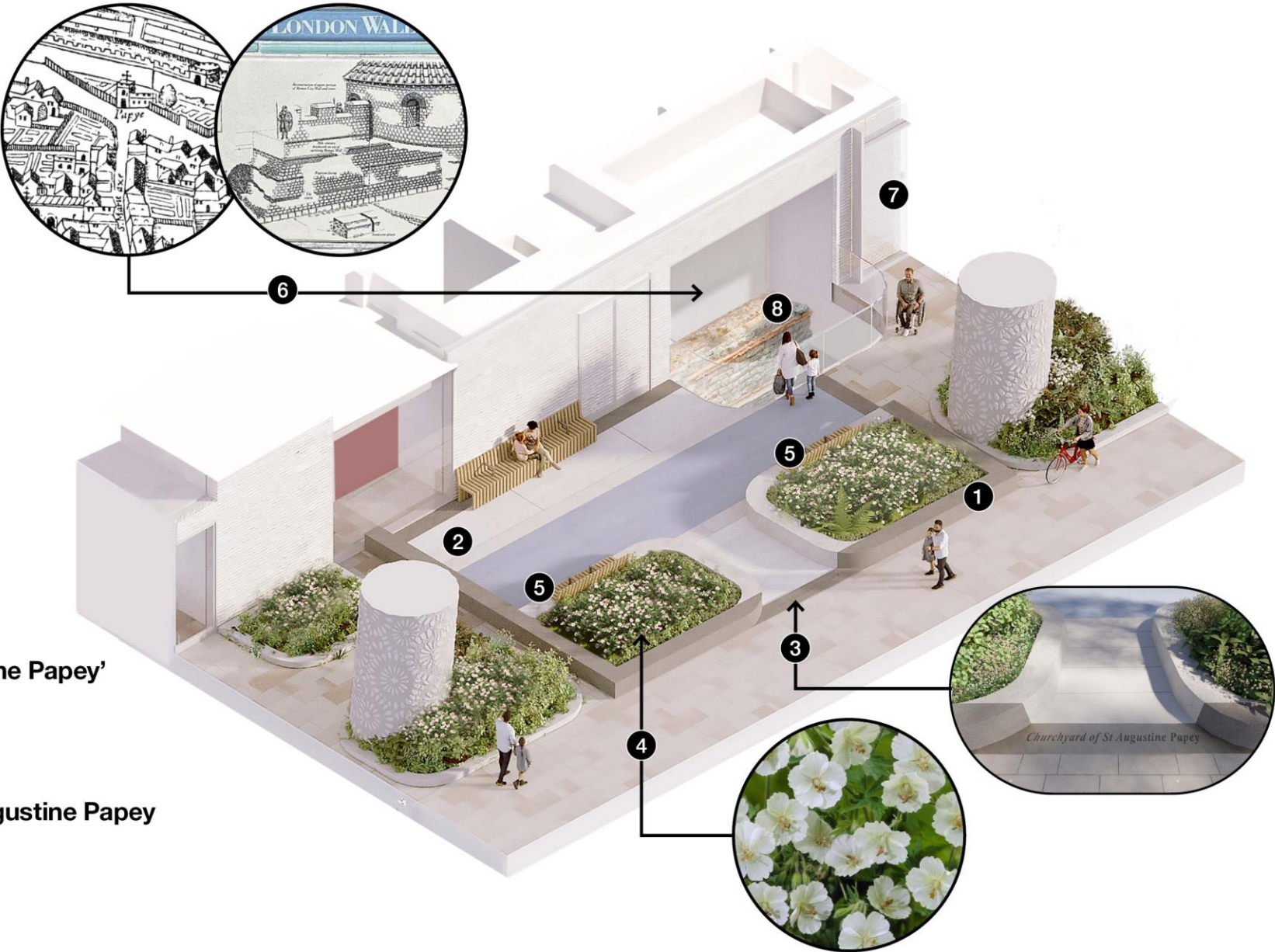
Re-landscaping of the former churchyard of St Augustine Papey

Proposed

Churchyard plant species



- 1 Contrasting stone delineating churchyard
- 2 Gravestone reinstated
- 3 Threshold engraving 'Churchyard of St Augustine Papey'
- 4 Churchyard plant species
- 5 Bench seating with back and arm rests
- 6 Heritage information including History of St Augustine Papey
- 7 Publicly accessible WC
- 8 Roman Wall



Re-landscaping of the former churchyard of St Augustine Papey

Camomile Park terraces

Page 133



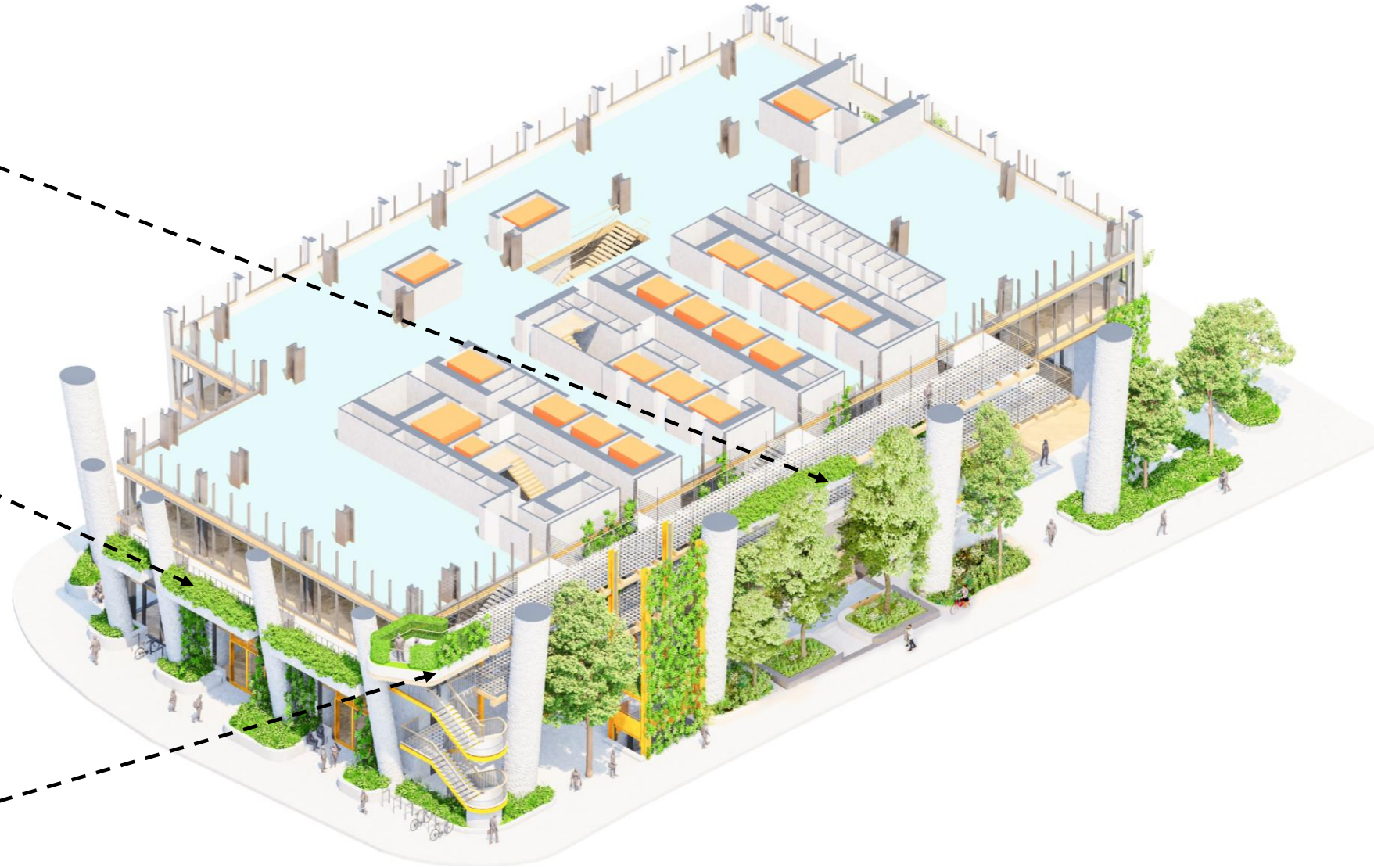
Terrace Type A
Walkway



Terrace Type C
Balcony

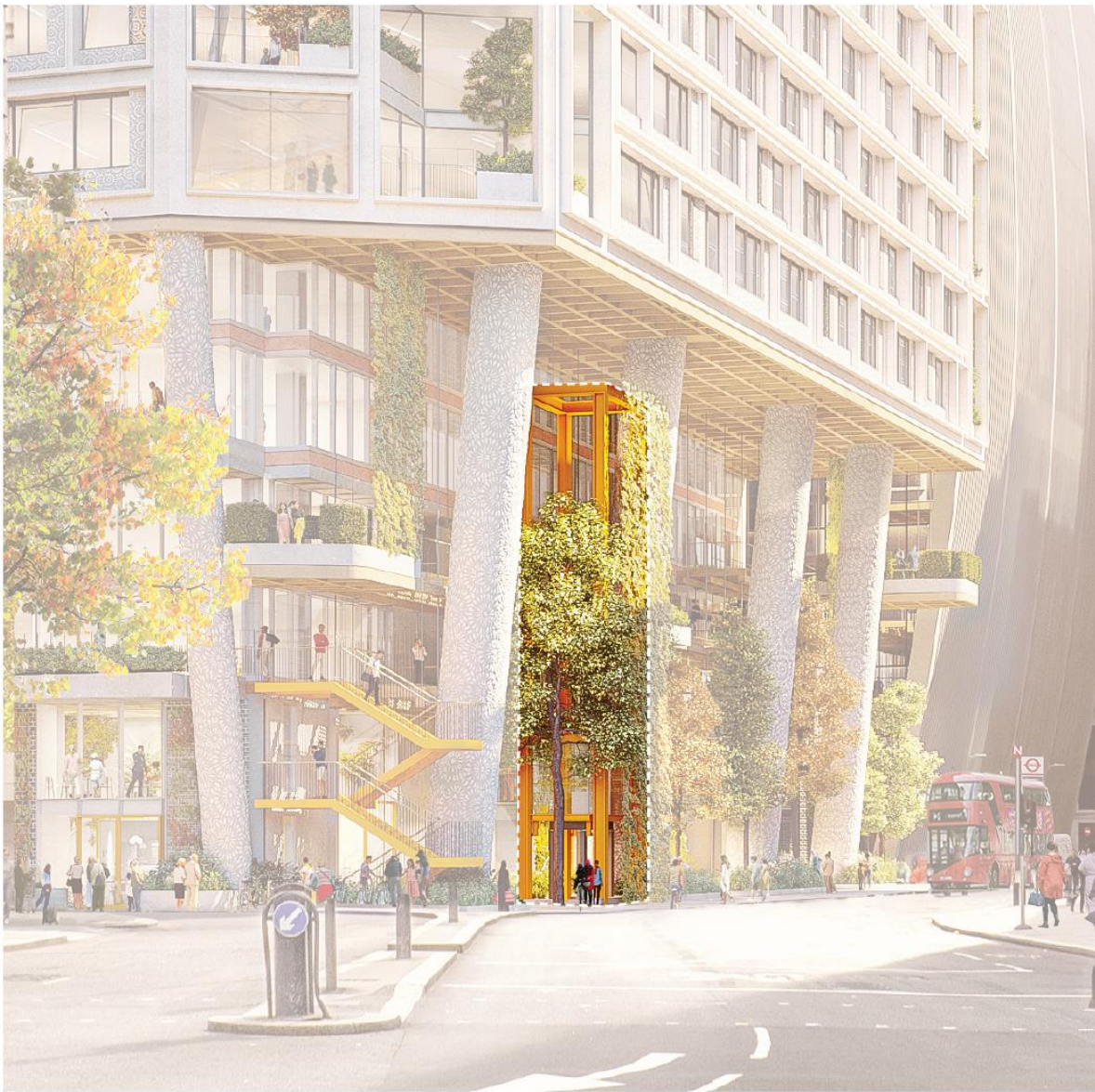


Terrace Type B
Bastion



Camomile Park Lift to terraces

Page 134



Balcony gardens and green veils



Illustrative Section Camomile Street

1. Single-stem tree
2. Single-stem tree in tree-pit
3. Multi-stem tree
4. Shade tolerant planting mix ground floor

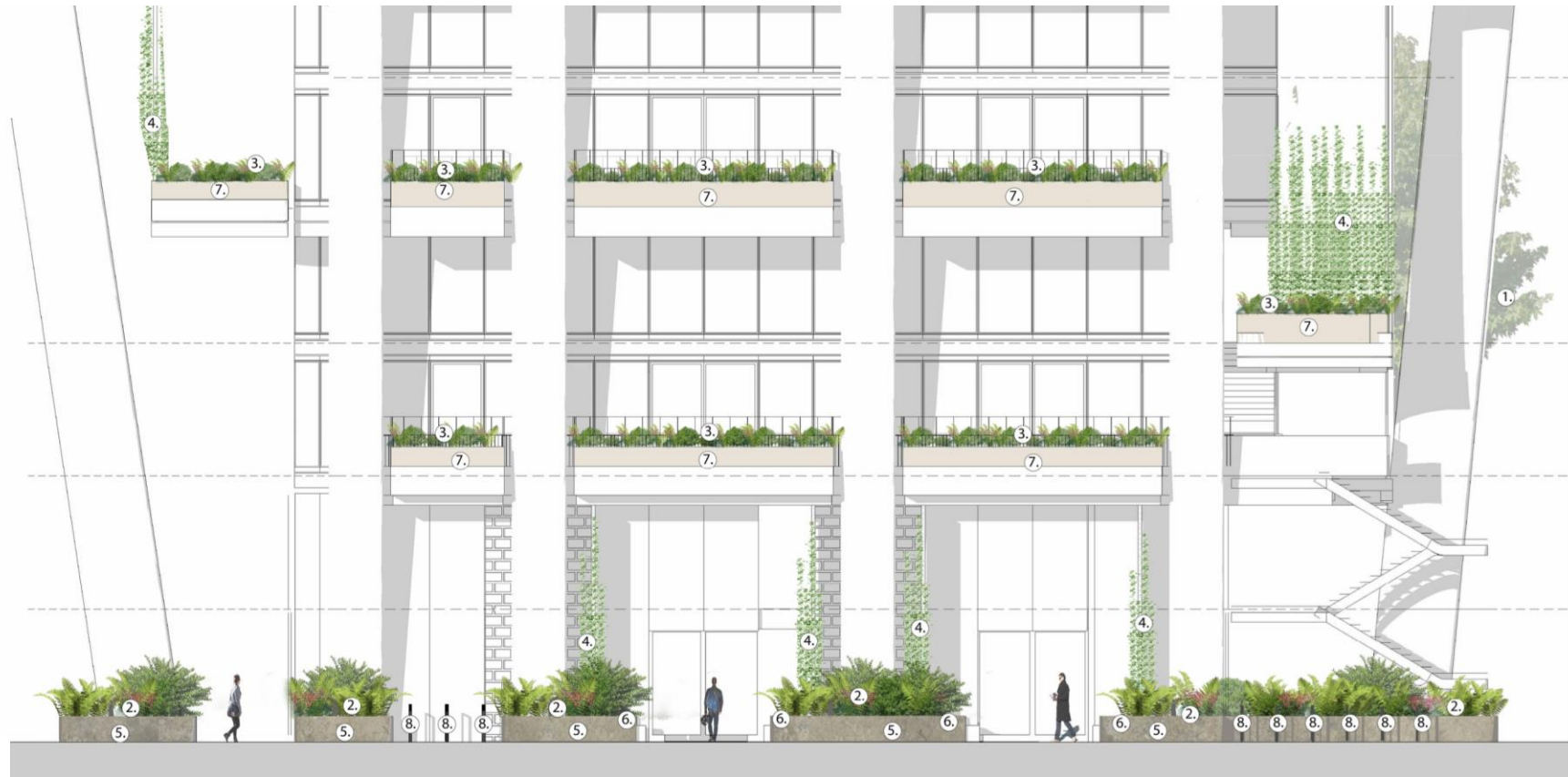
5. Shade tolerant planting mix balcony planters
6. Climbing plants on steel mesh
7. Natural stone clad planter edge
8. Natural stone clad benches

9. Powder coated metal planter
10. Cycle stand



Camomile Park, looking west

Balcony gardens and green veils



Illustrative Section Outwith Street

- | | |
|---|------------------------------------|
| 1. Tree in tree-pit | 5. Natural stone clad planter edge |
| 2. Shade tolerant planting mix ground floor | 6. Natural stone clad benches |
| 3. Shade tolerant planting mix balcony planters | 7. Powder coated metal planter |
| 4. Climbing plants on steel mesh | 8. Cycle stand |

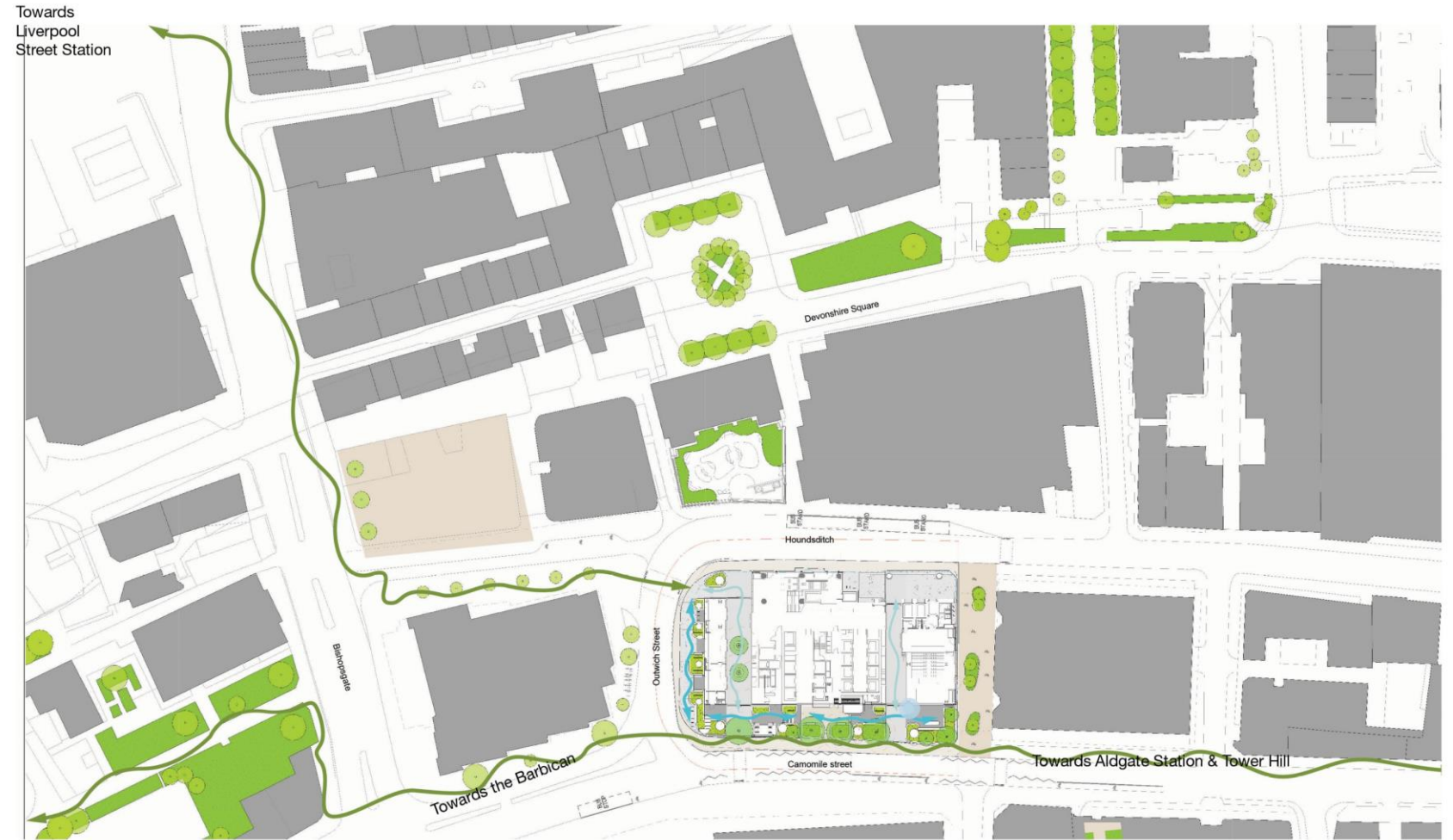
Cool routes







Large trees providing shade



Benches with back and arm rests within public realm



-  Routes with tree canopy cover
-  Routes with canopy cover & seating
-  Internal route with air conditioning
-  Publicly accesible drinking fountain

CGIs



Wormwood Street and Bishopsgate Street junction, looking east



Camomile Street, looking west



Houndsditch Street and Outwich Street corner

63 St Mary Axe

je 143



Outwich Street

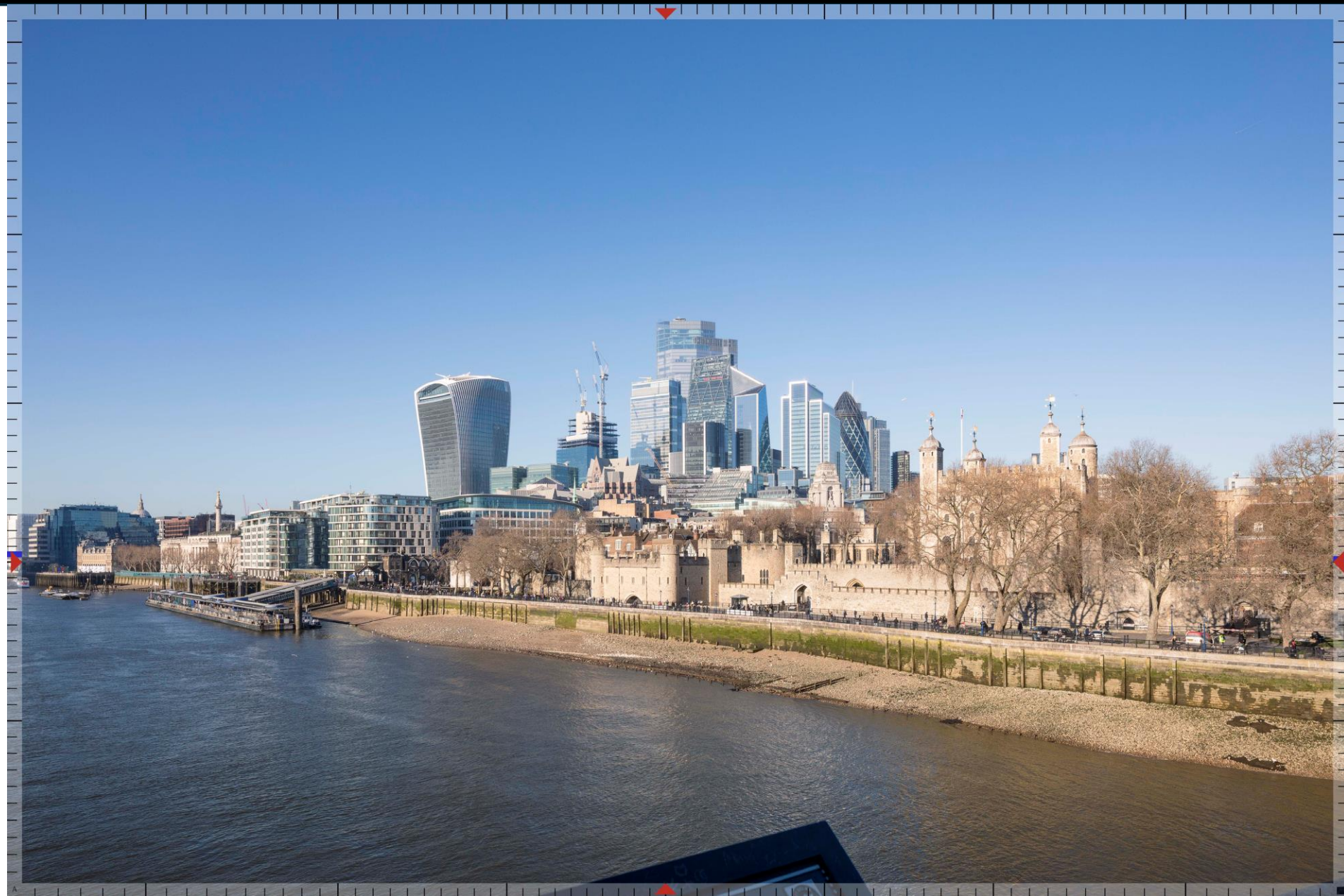
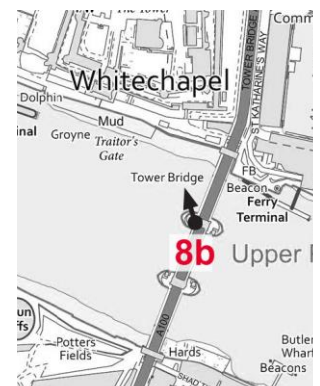
63 St Mary Axe

je 144

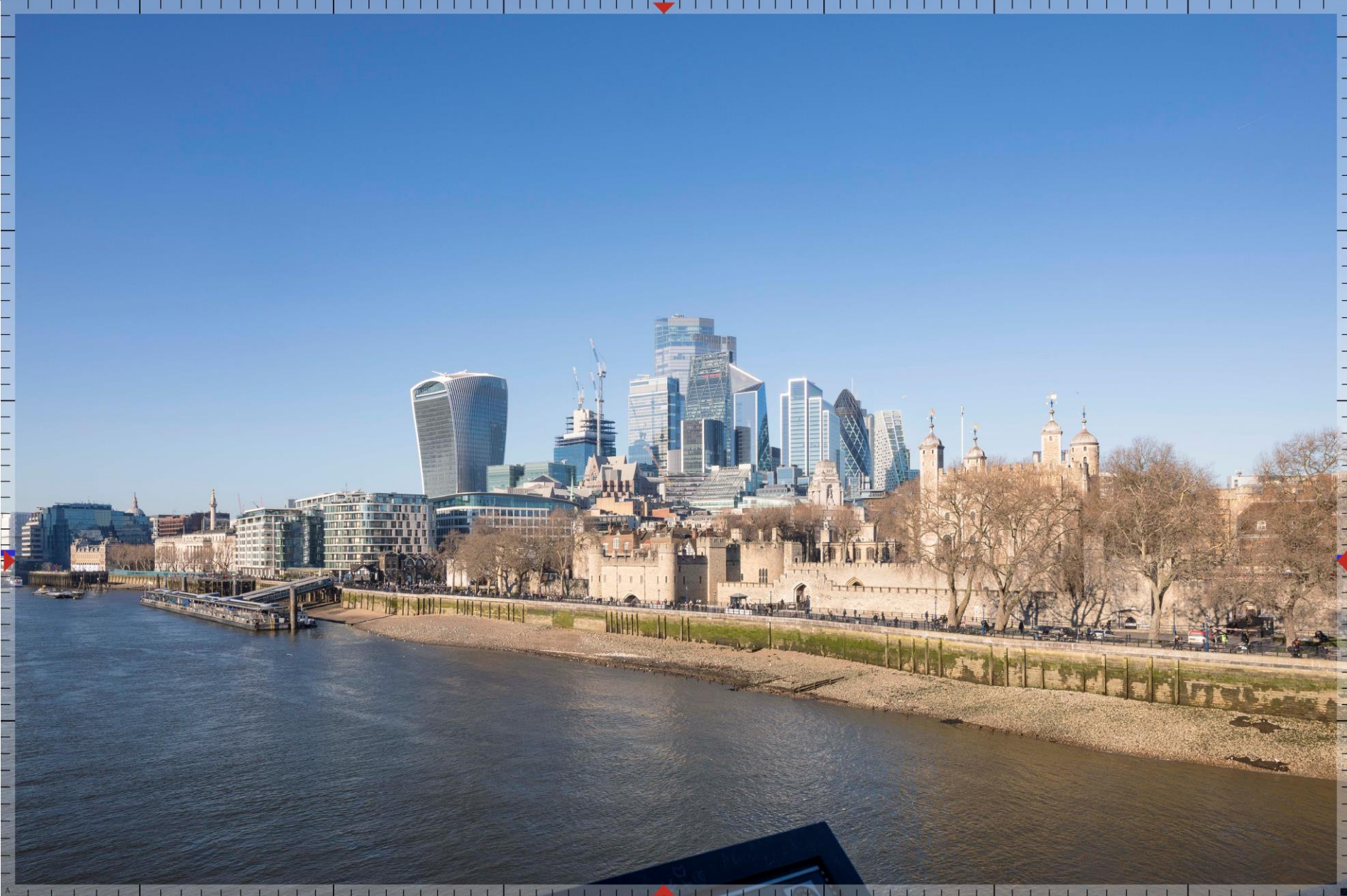


Bird's eye view, looking north

Verified Views and Video



HTVIA View 8b of LVMF 10A.1 Existing



HTVIA View 8b of LVMF 10A.1 – Proposed



HTVIA View 8b of LVMF 10A.1 – Proposed with cumulatives



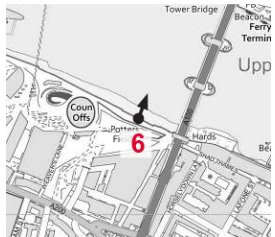
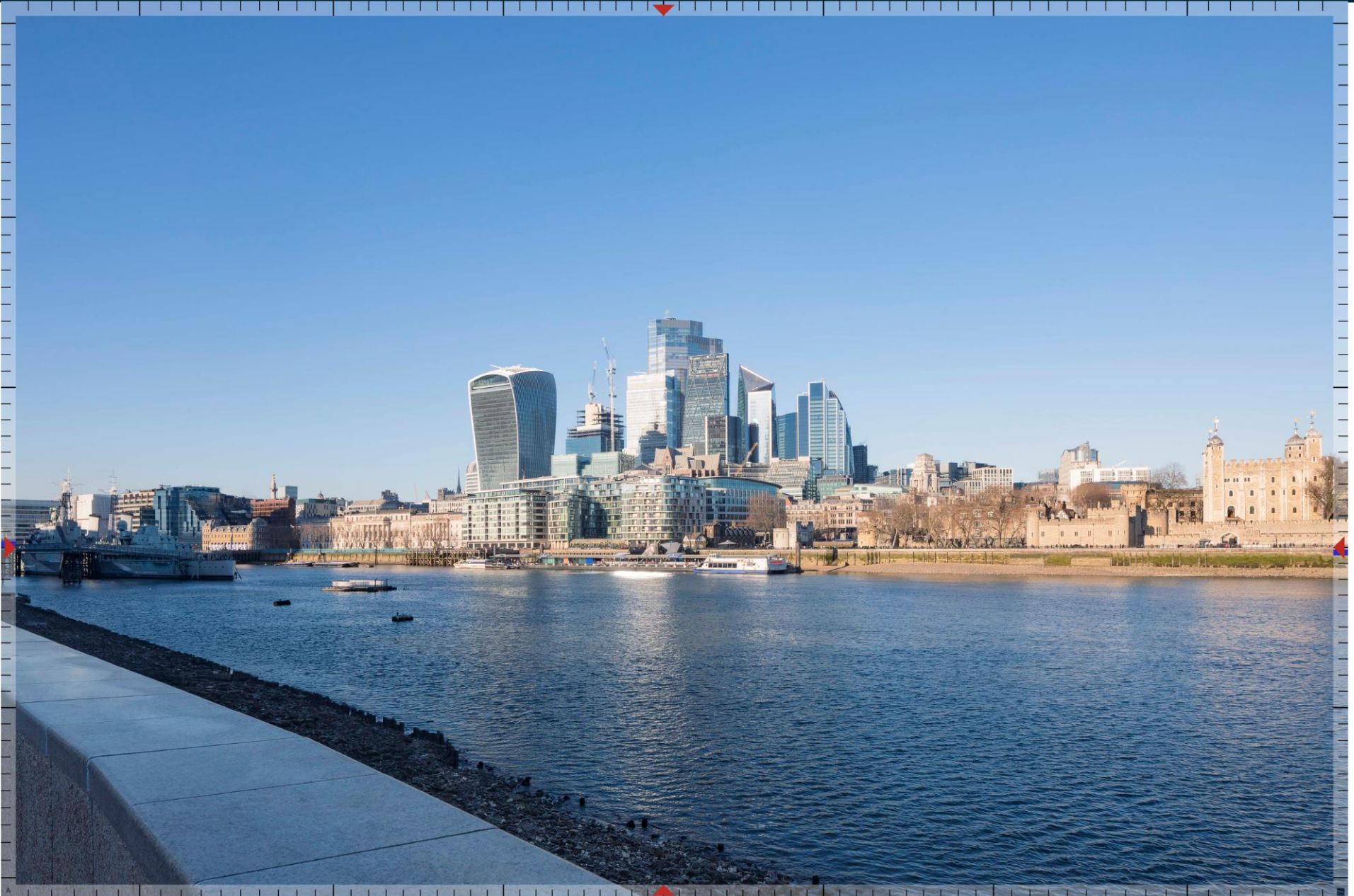
HTVIA View 8b of LVMF 10A.1 – Proposed night



HTVIA View 8b of LVMF 10A.1 – Proposed night with cumulatives

Video of Kinetic experience Tower Bridge





HTVIA View 6 of LVMF 25A.3 – Existing



HTVIA View 6 of LVMF 25A.3 – Proposed



HTVIA View 6 of LVMF 25A.3 – Proposed night



HTVIA View 6 of LVMF 25A.3 – Proposed night with cumulatives

Verified Views



HTVIA View 20 - Existing (left), proposed day (middle), proposed night (right)



HTVIA View 29 – Existing



HTVIA View 29 - Proposed





HTVIA View 29 – Proposed night



HTVIA View 29 – Proposed night with cumulatives



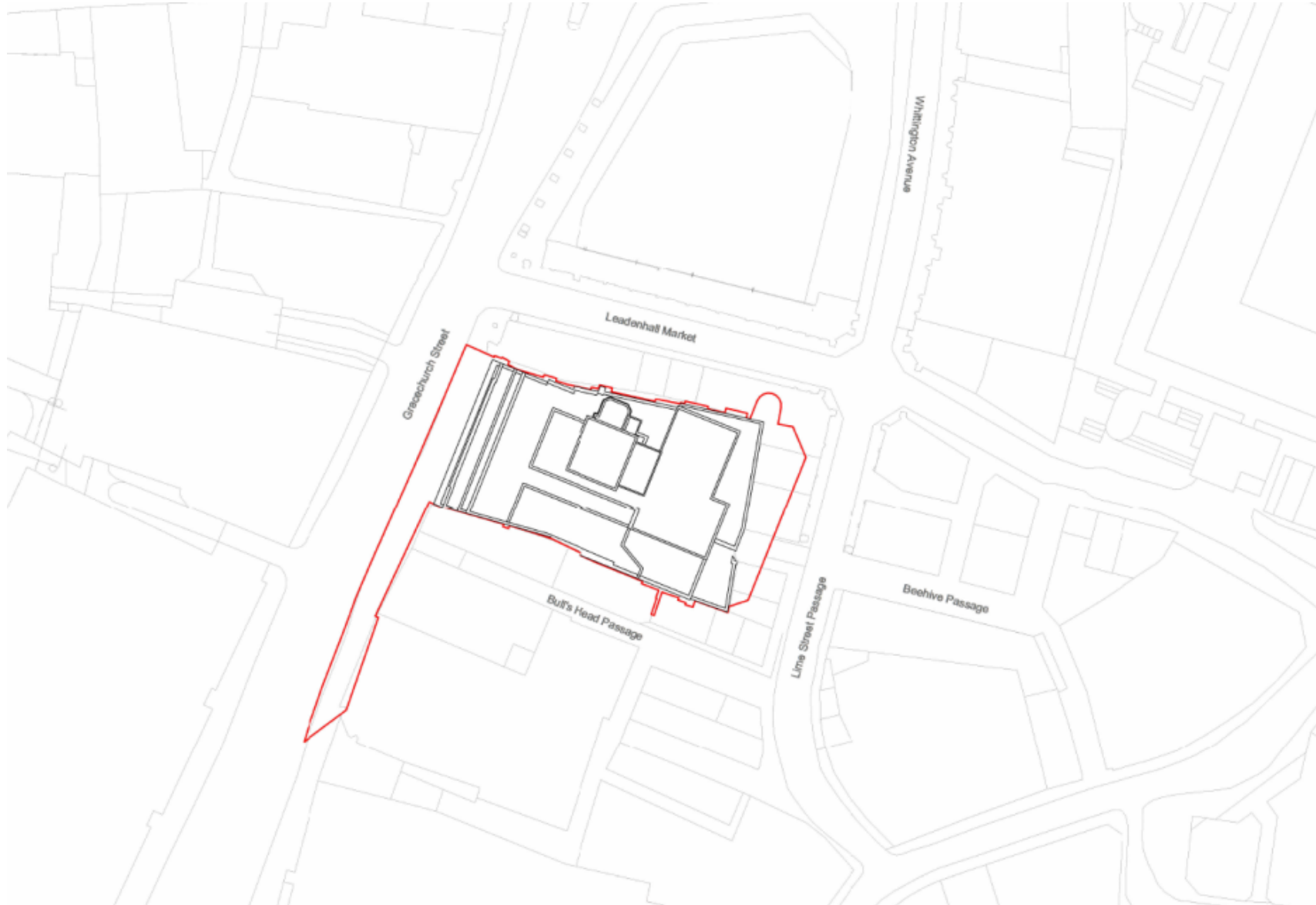
Camomile Street, looking west



85 Gracechurch Street, EC3V 0AA

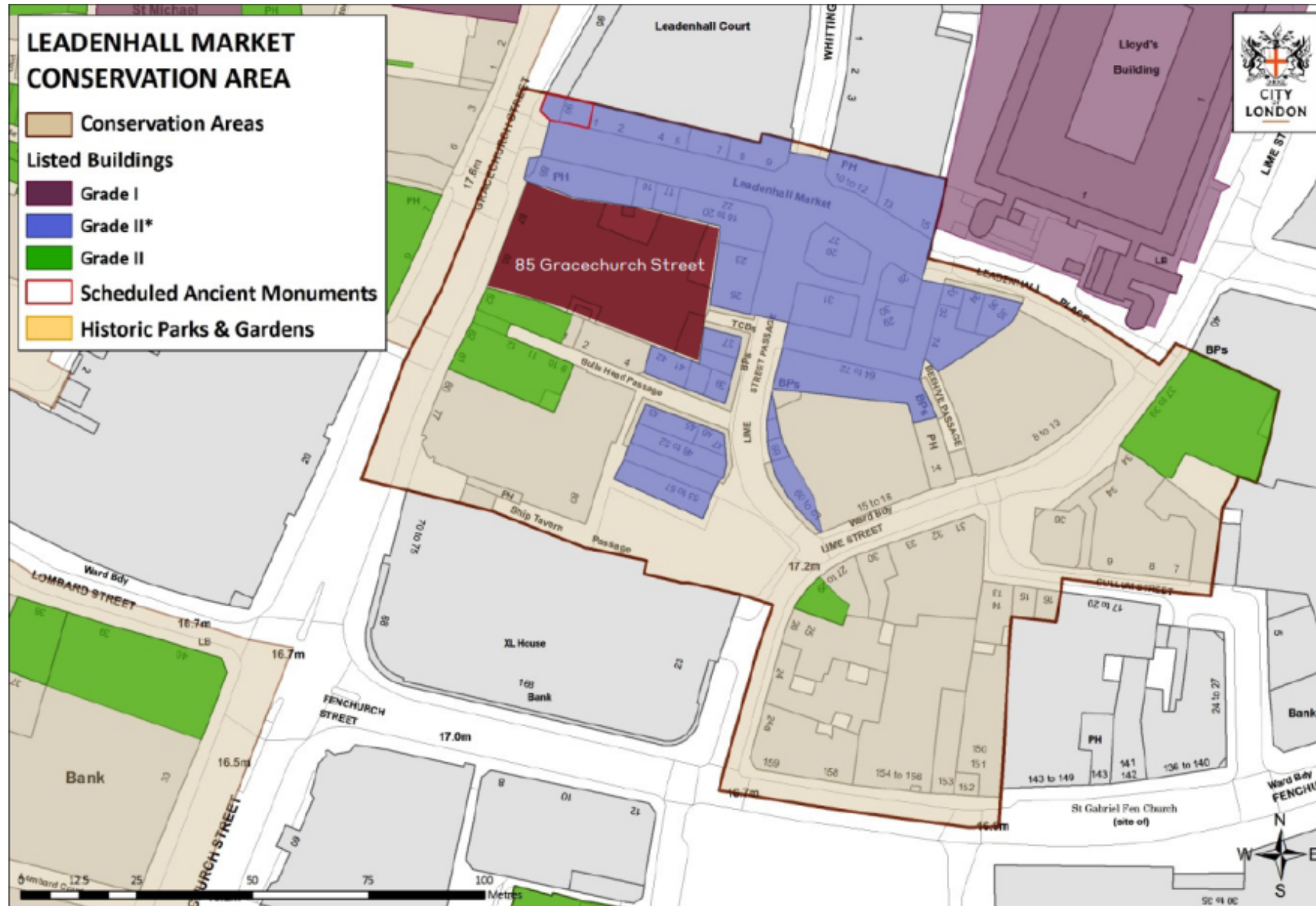
Planning Applications Sub-Committee

8th July 2025

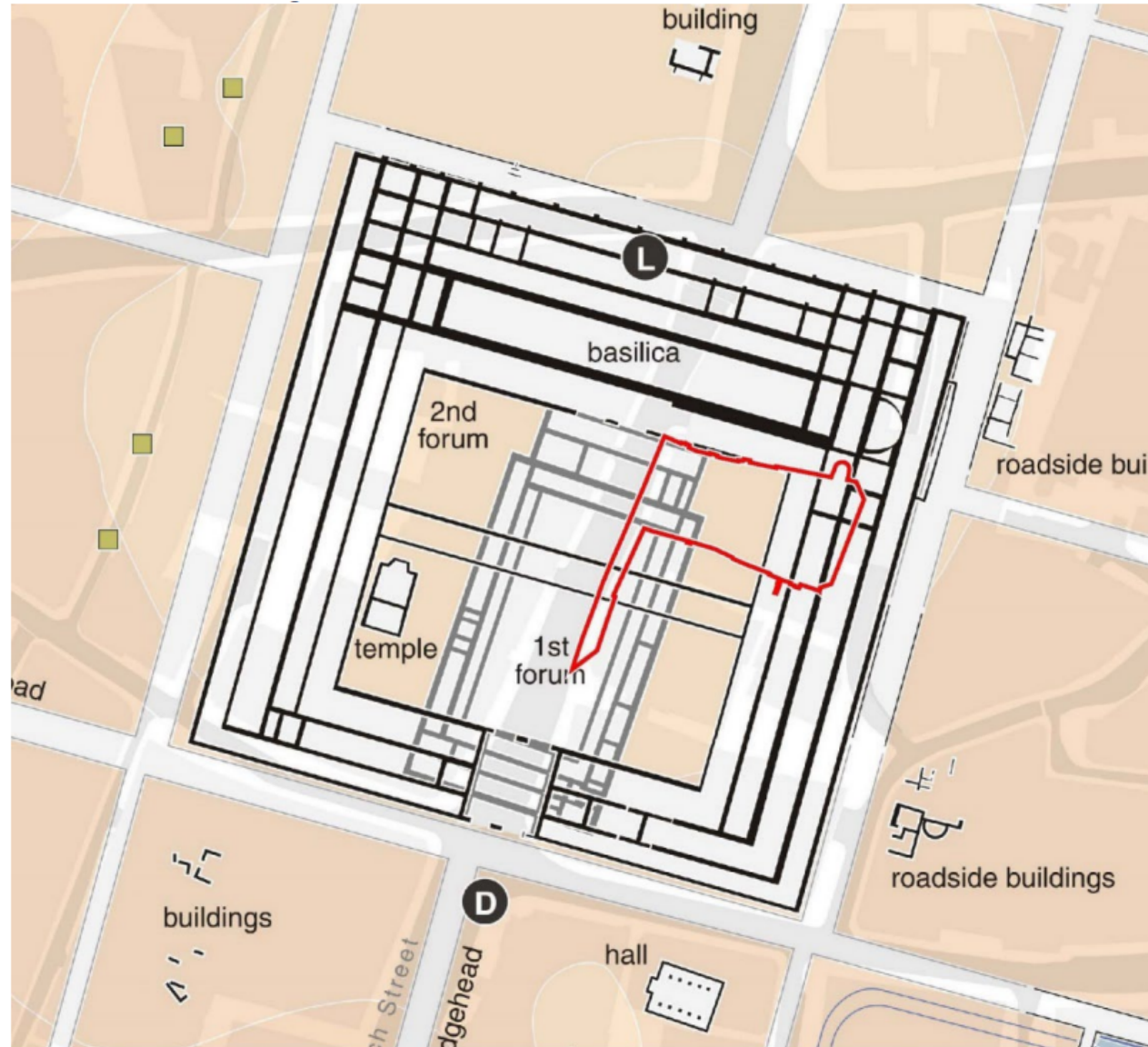


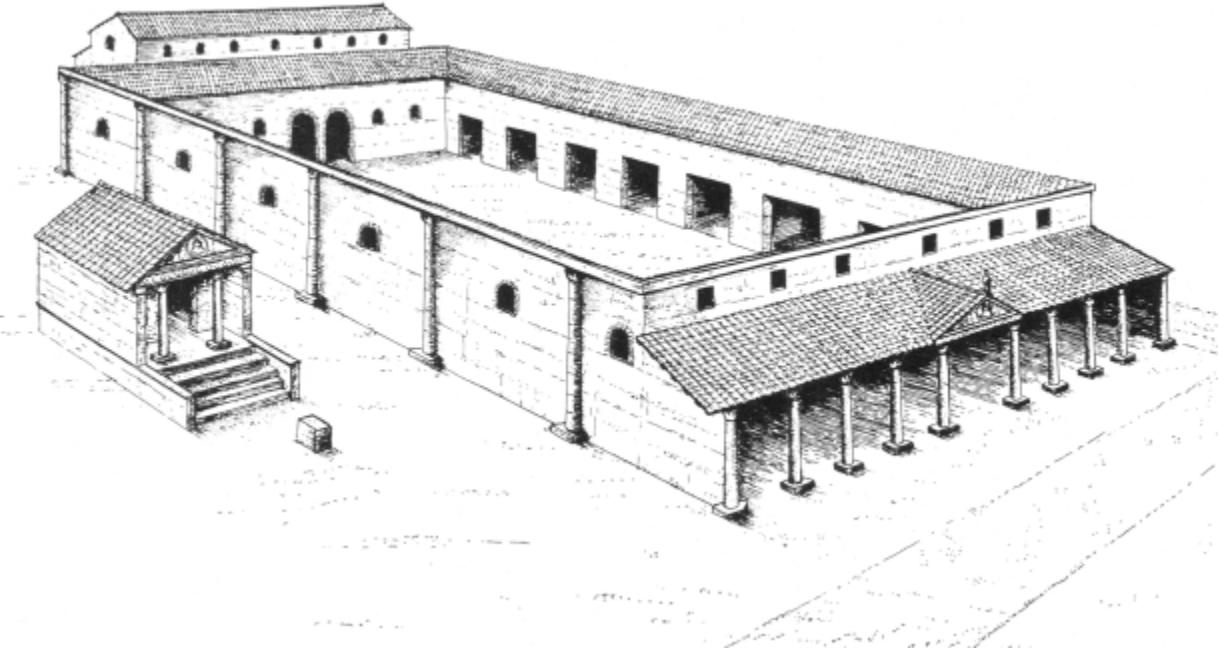


Existing site - Aerial View



Heritage context - Conservation areas listed buildings





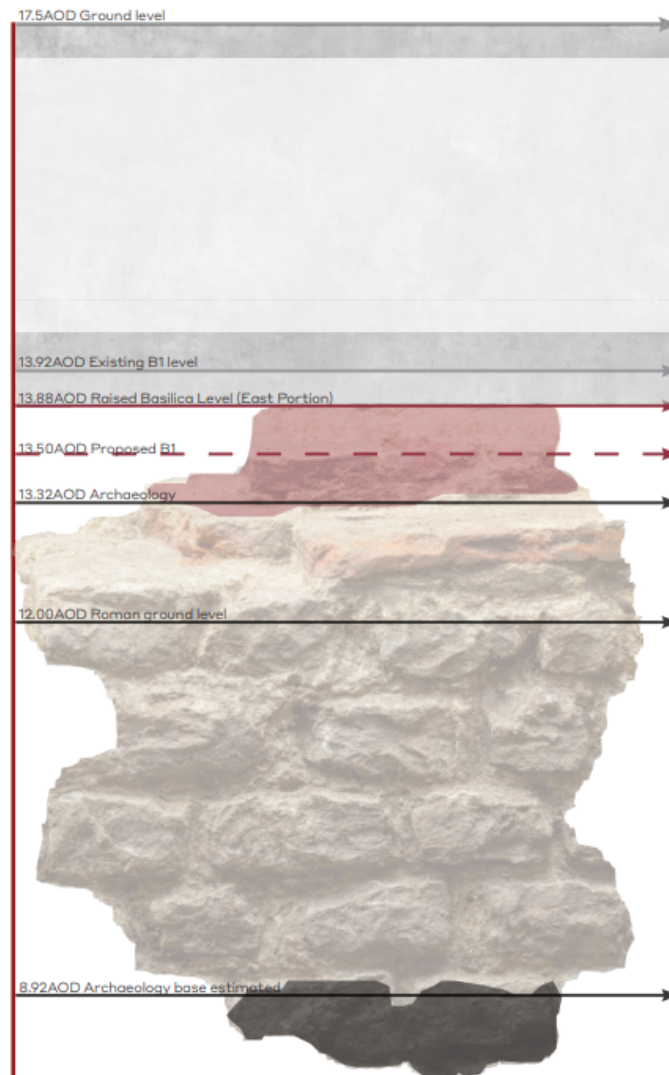


Diagram showing the ground and basement build-up of the existing and proposed building in comparison with the Roman foundations



Plan of test pits by MOLA



Photograph of archaeological pit with masonry foundations visible



The Spread Eagle Inn courtyard (www.britishmuseum.org/collection/object/P_1880-1113-6148)



The Spread Eagle Inn (The Illustrated London News, 1865)

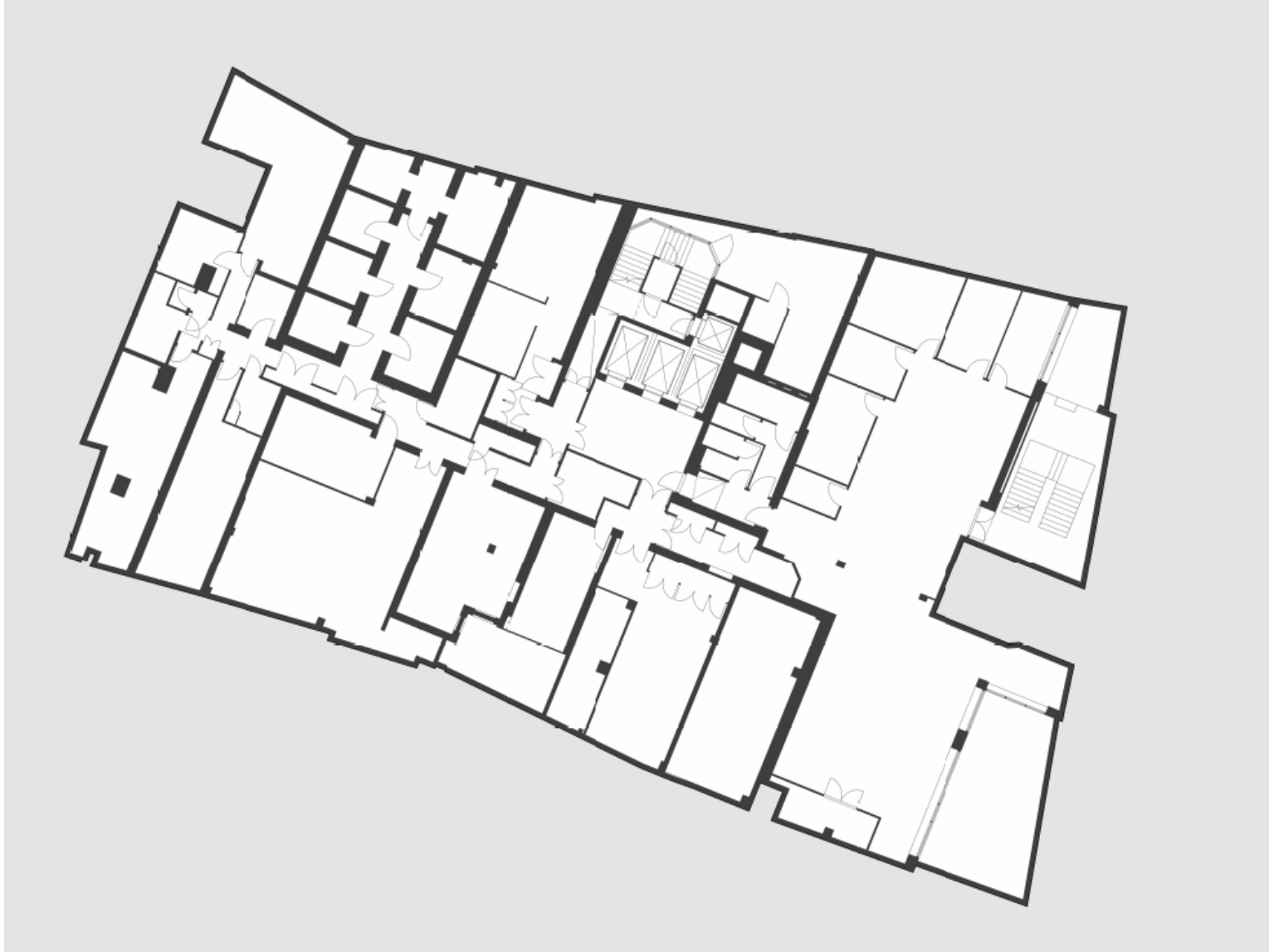
As we stand in Gracechurch-street, and look upon the oblong plot of ground whereon stood the Spread Eagle, how suggestive is the place! The inn and the galleried yard have disappeared; but our Engraving will preserve its aspect. The galleries affording access to the several chambers of the inn, may have accommodated sight-loving sojourners and casual visitors. The Cross Keys, in the same street, we know, accommodated spectators of the wonderful feats of Banker's horse—the Ducrow of other days. How often have we seen the Spread Eagle yard literally choked up with stage-coaches, and heard the fine teams rattle over that stone-paved area!

The Spread Eagle Coaching Inn described shortly after its demolition (The Illustrated London News, 1865)



Site Photographs – From the South (left) and North (right)





Existing Basement Level Plan



Existing Ground Floor Plan



Existing First Floor Plan



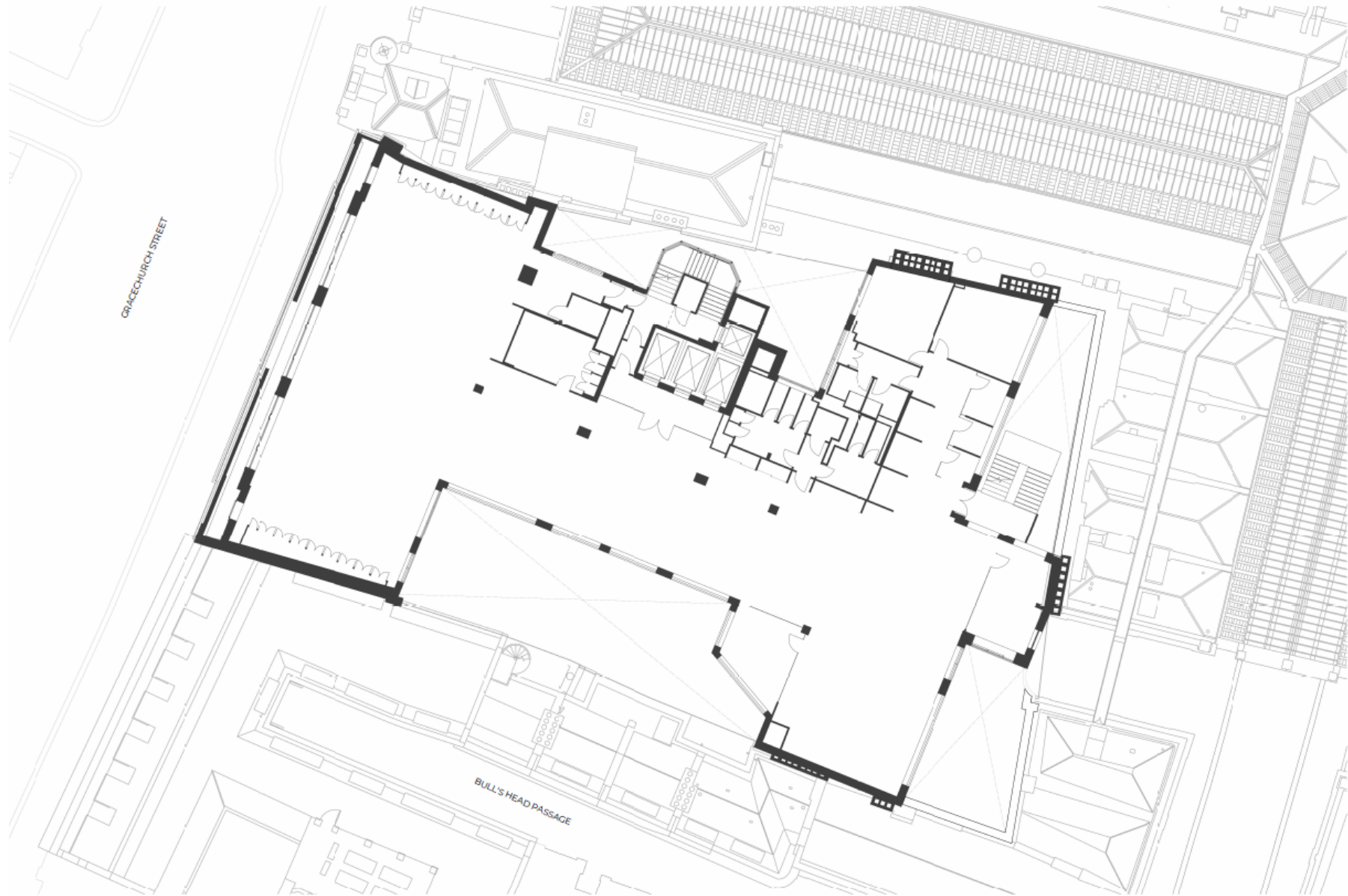
Existing Second Floor Plan



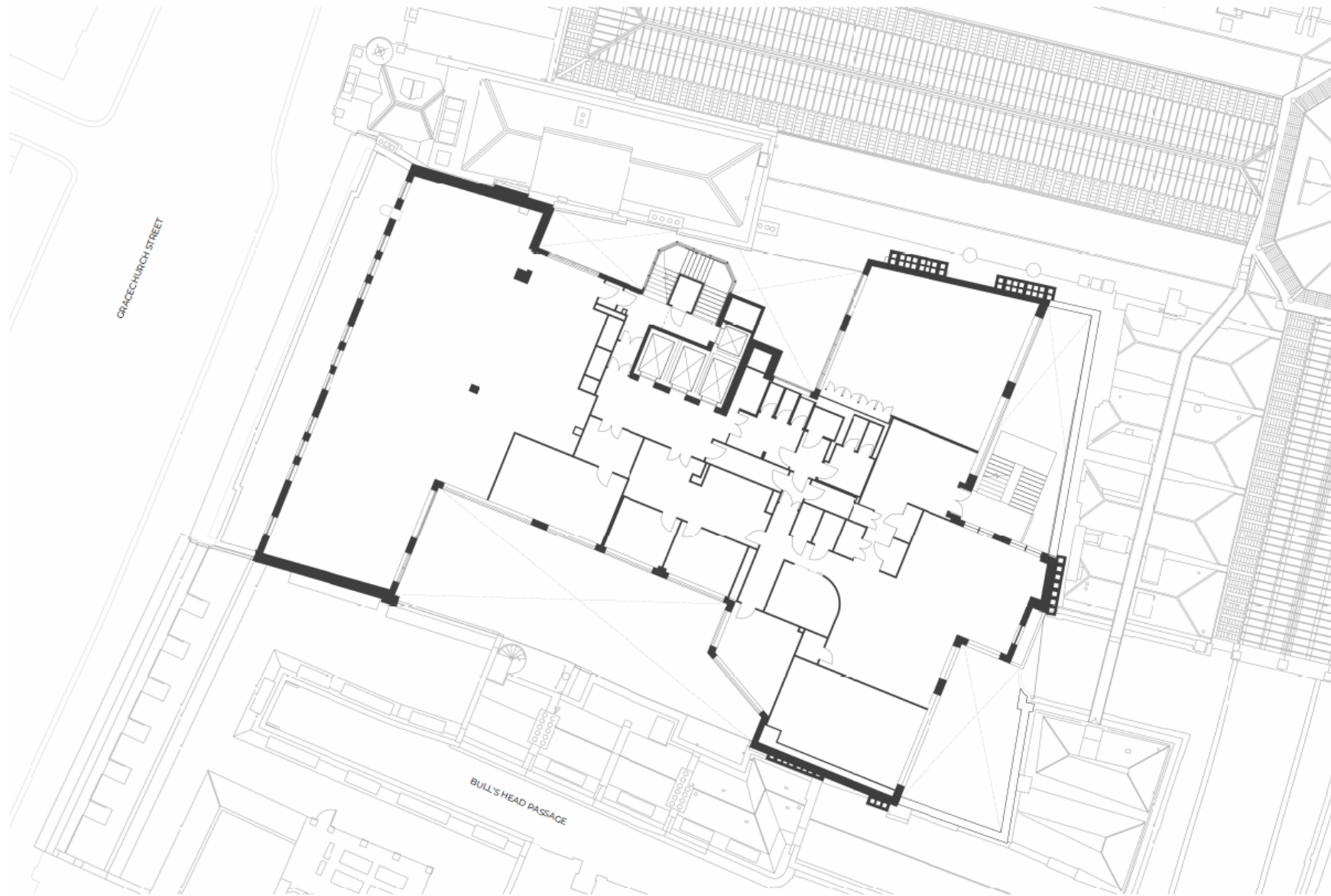
Existing Third Floor Plan



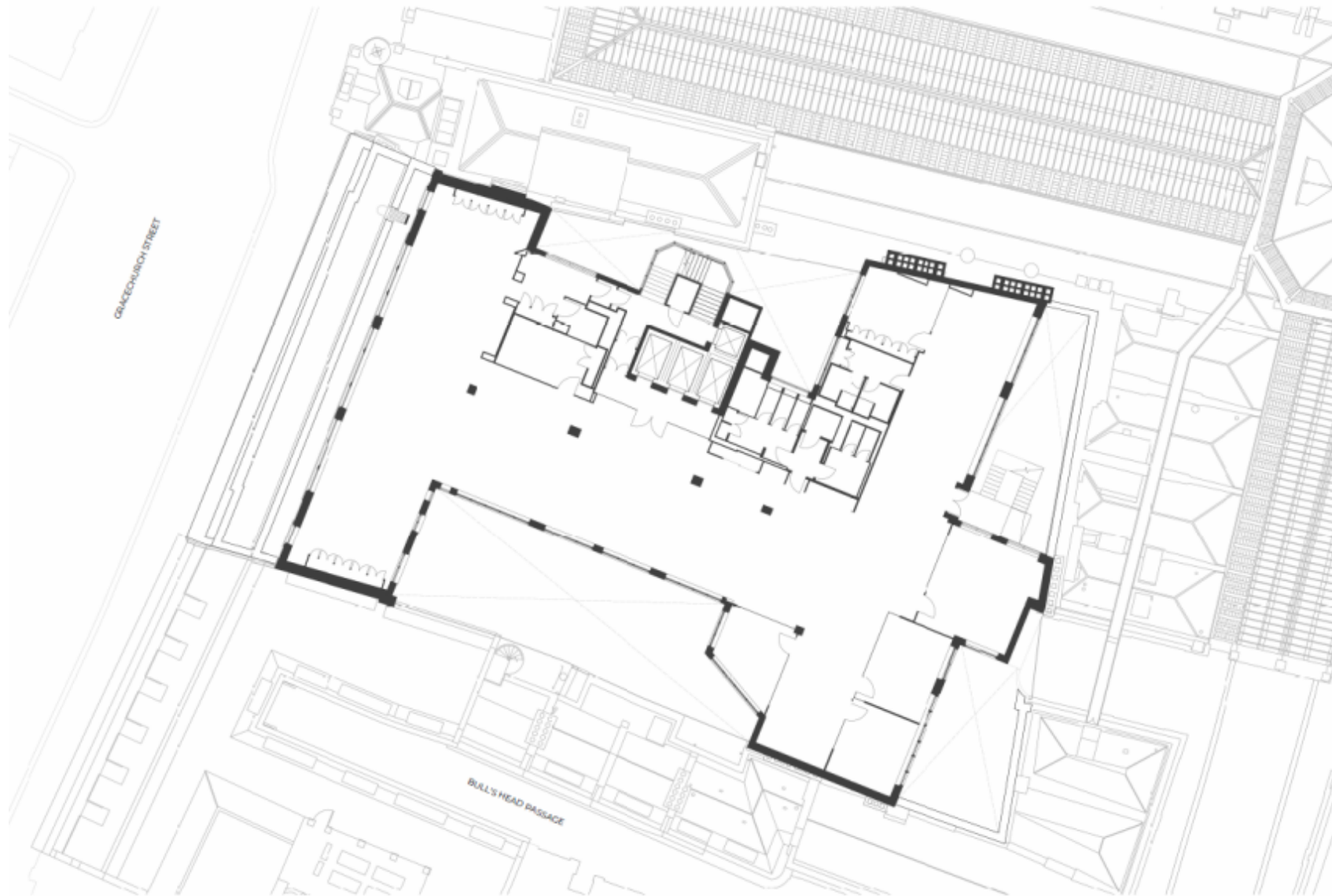
Existing Fourth Floor Plan



Existing Fifth Floor Plan



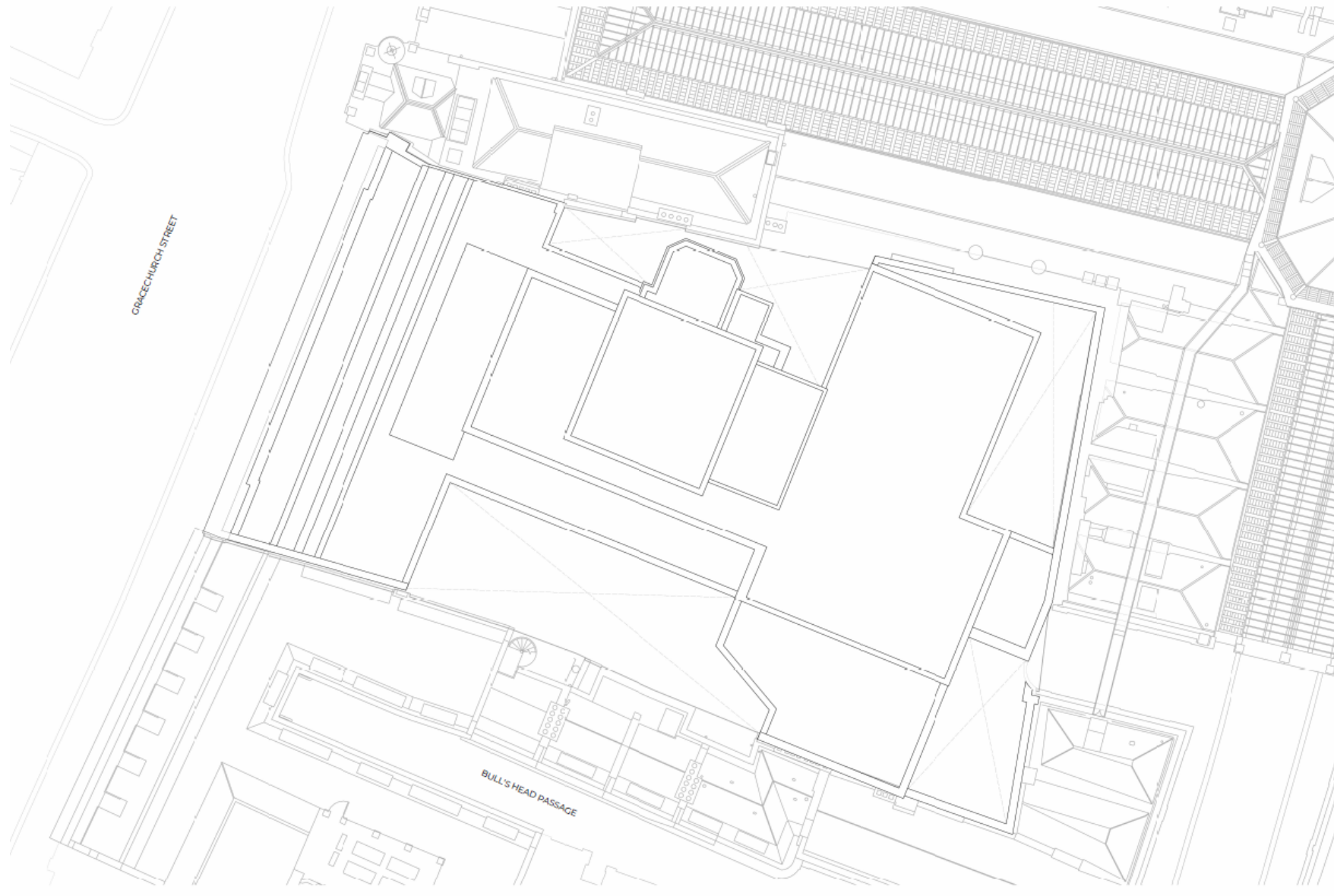
Existing Sixth Floor Plan



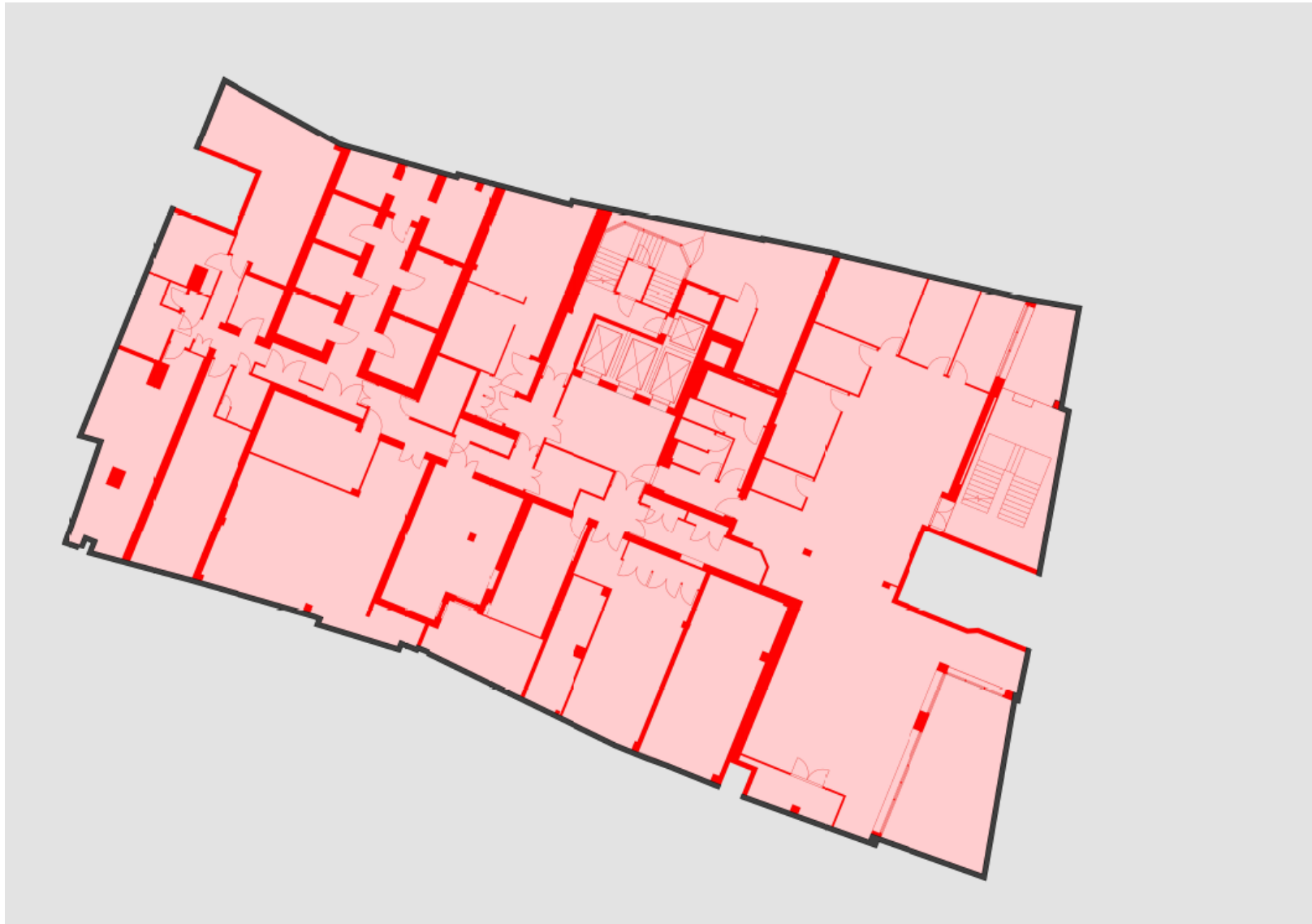
Existing Seventh Floor Plan



Existing Eighth Floor Plan



Existing Roof Floor Plan



Demolition - Basement Level Plan



Demolition - Ground Floor Plan



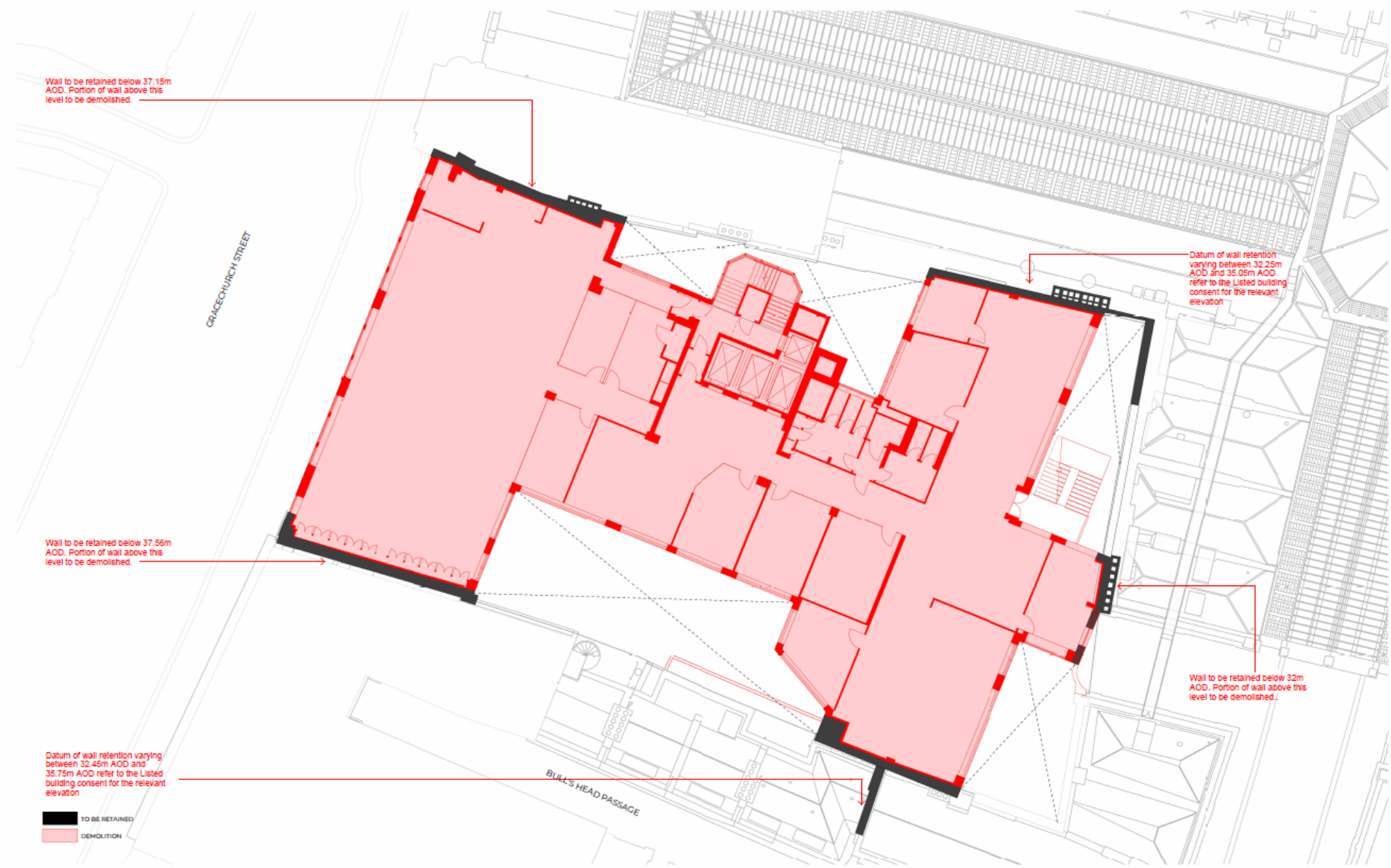
Demolition – First Floor Plan



Demolition – Second Floor Plan



Demolition - Third Floor Plan



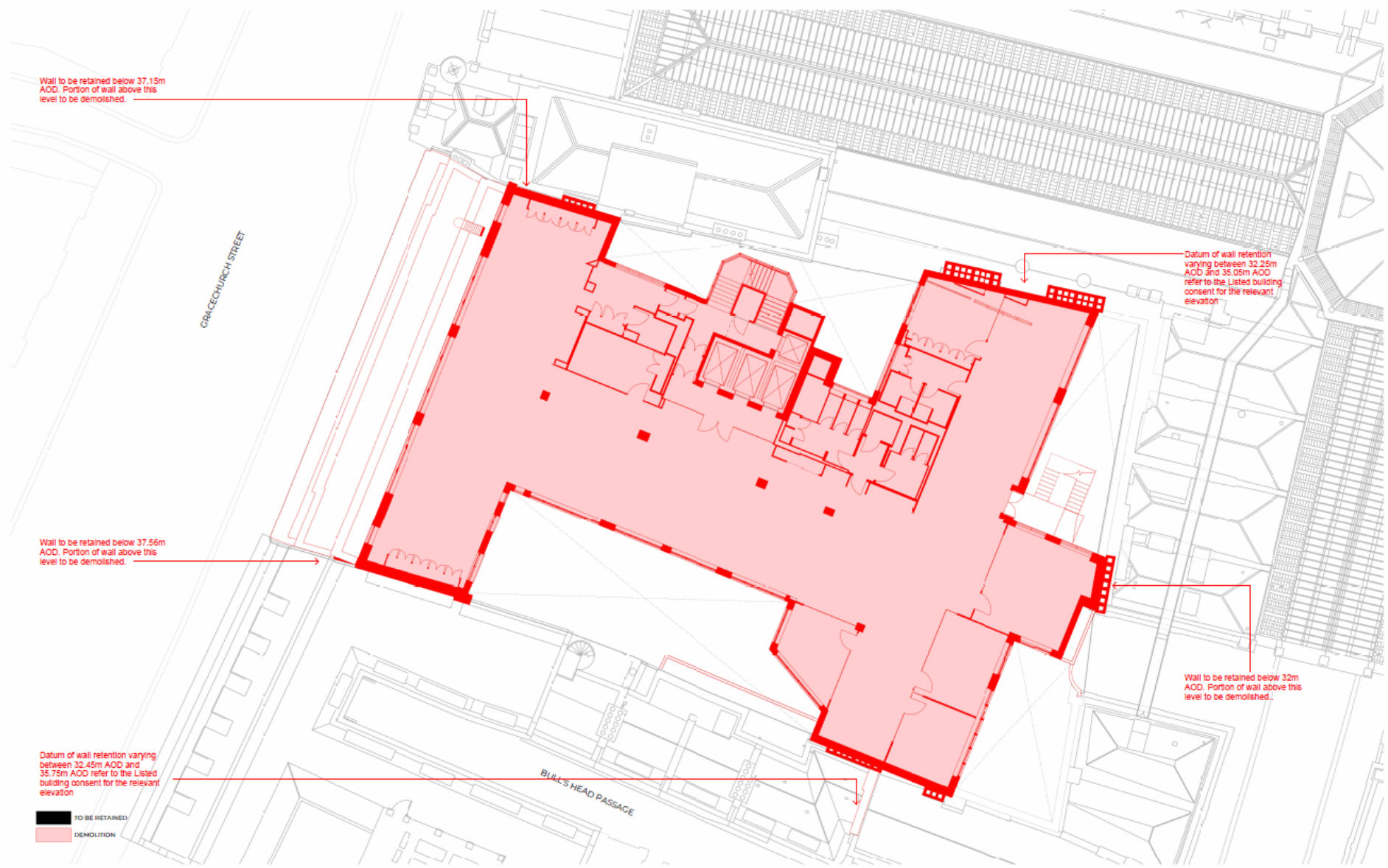
Demolition - Fourth Floor Plan



Demolition - Fifth Floor Plan



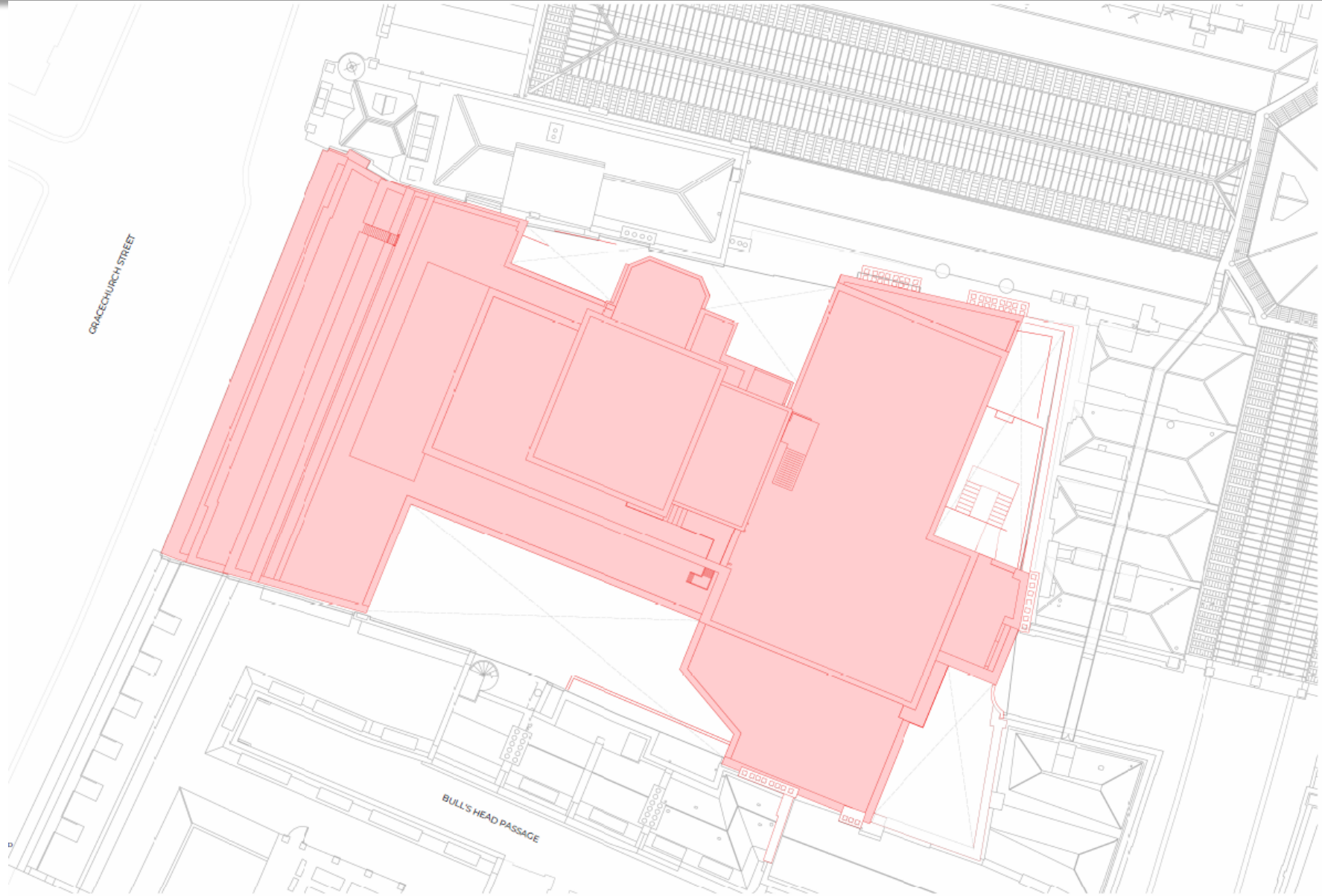
Demolition - Sixth Floor Plan

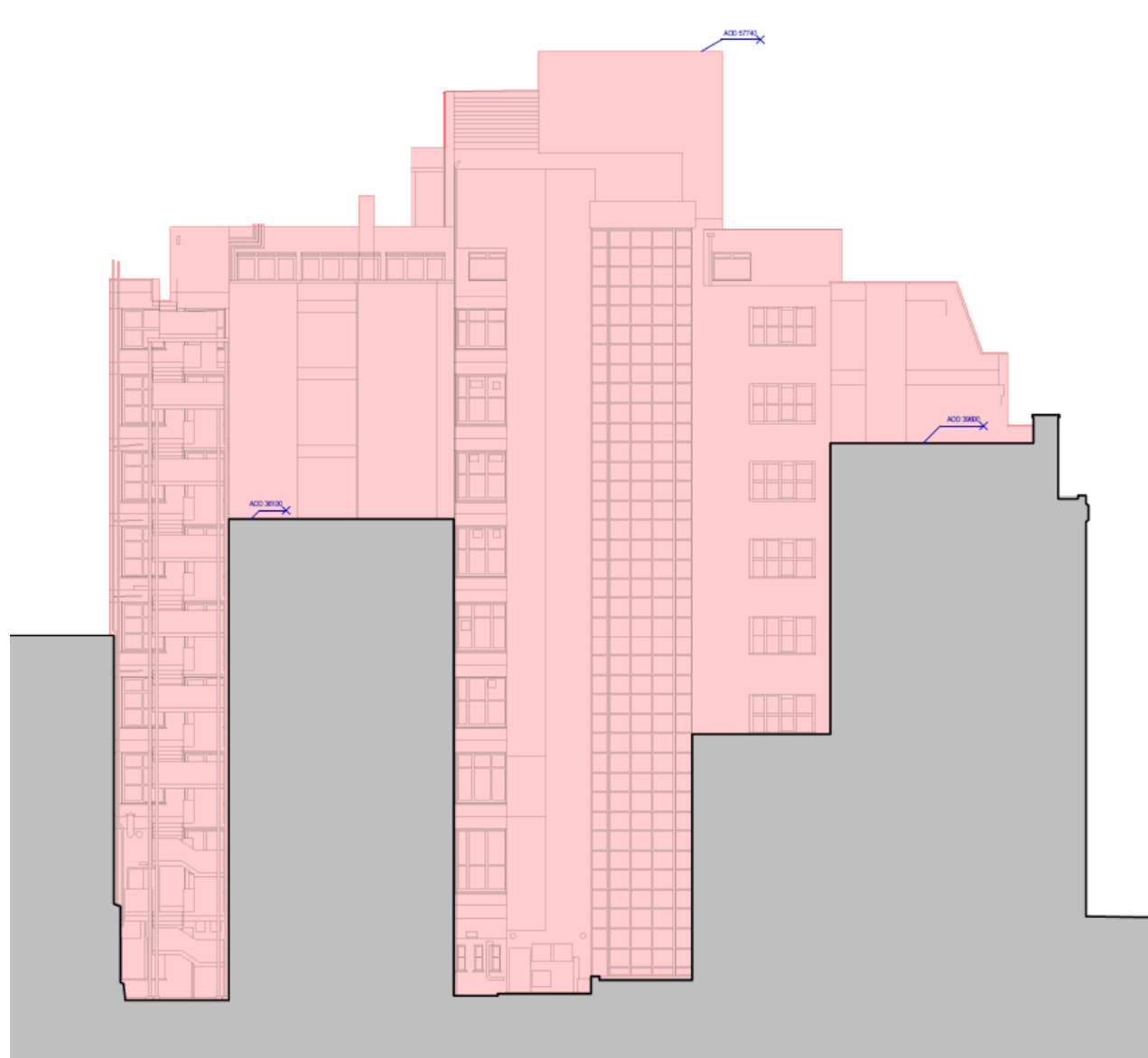


Demolition - Seventh Floor Plan

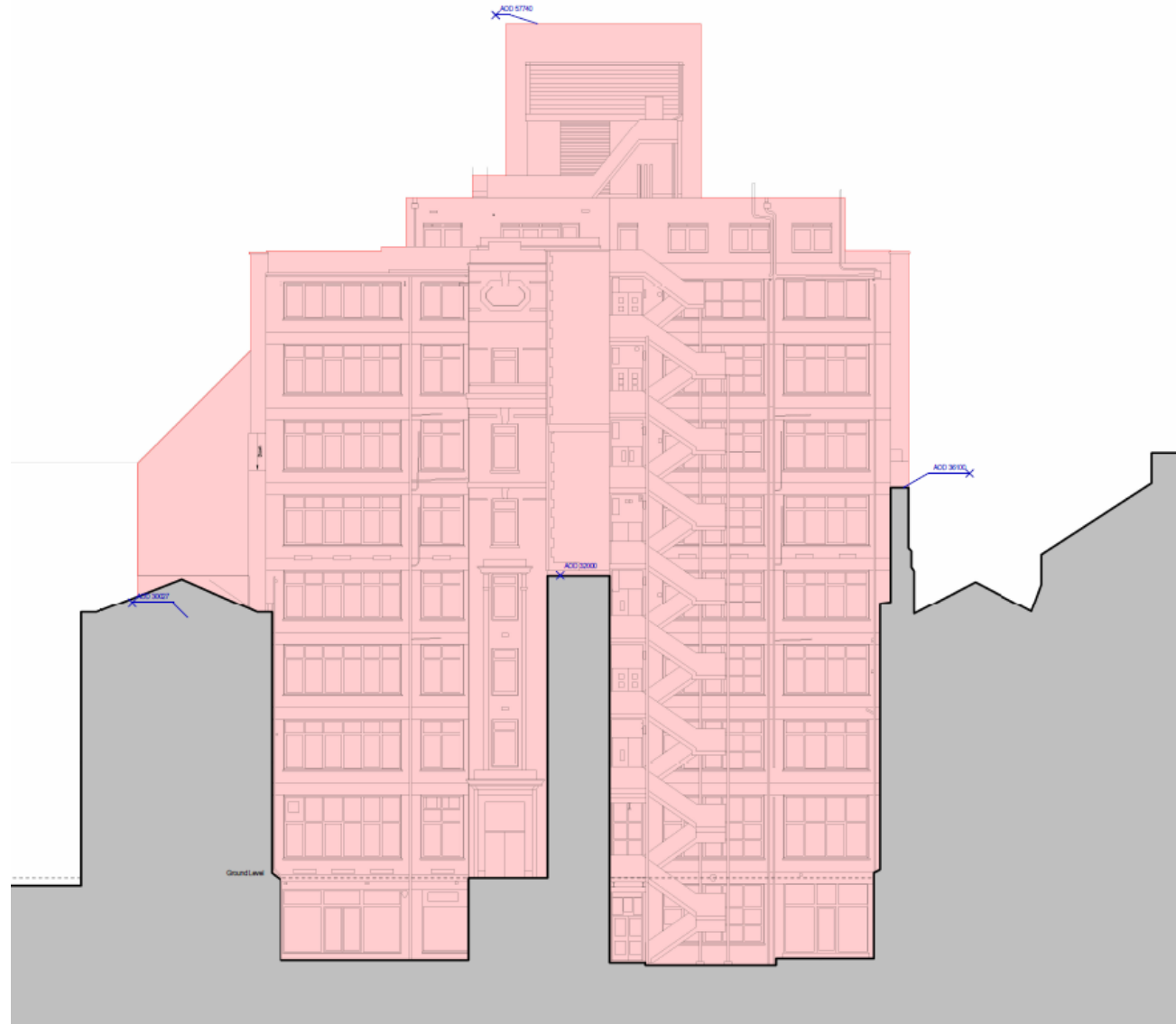


Demolition - Eighth Floor Plan

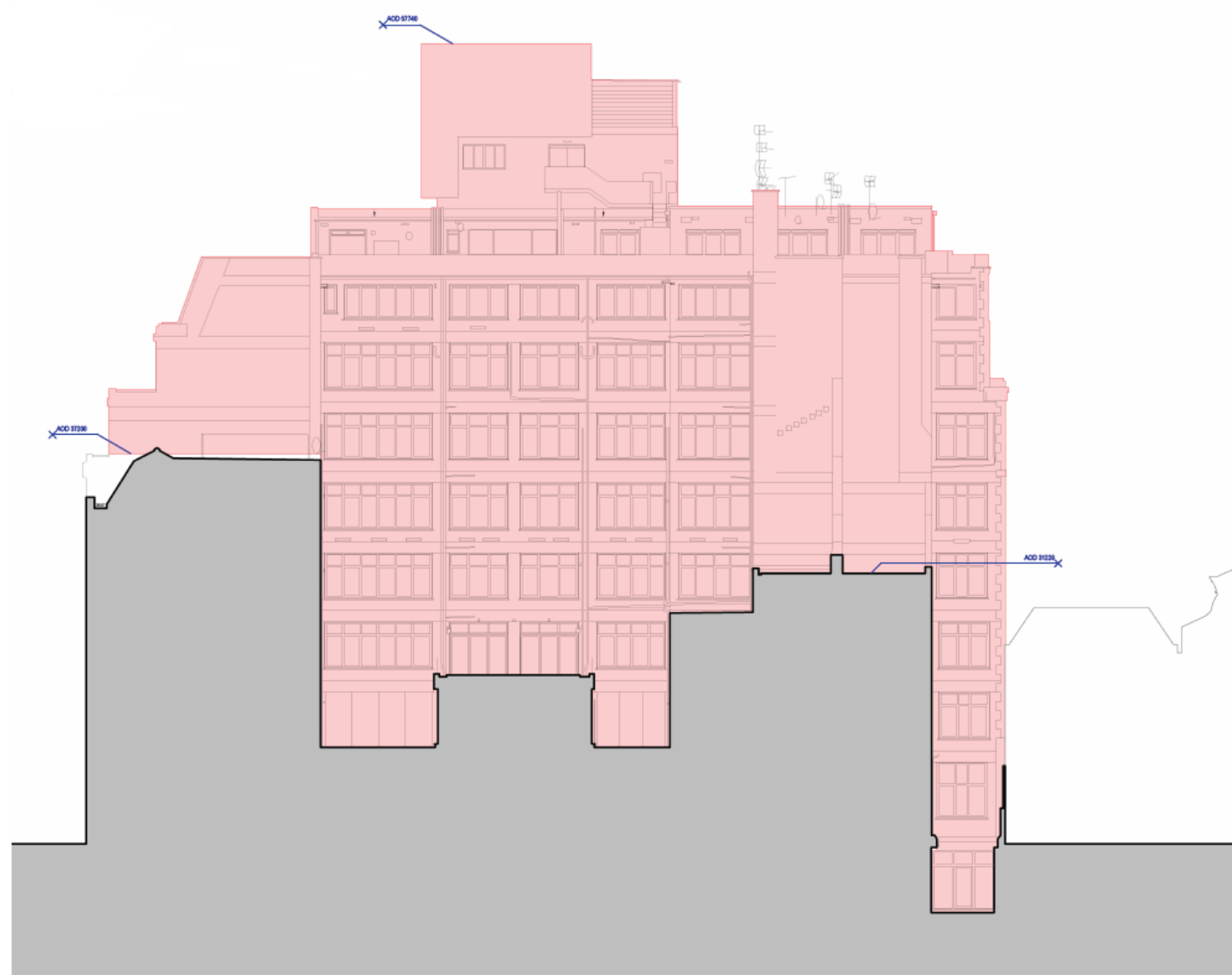




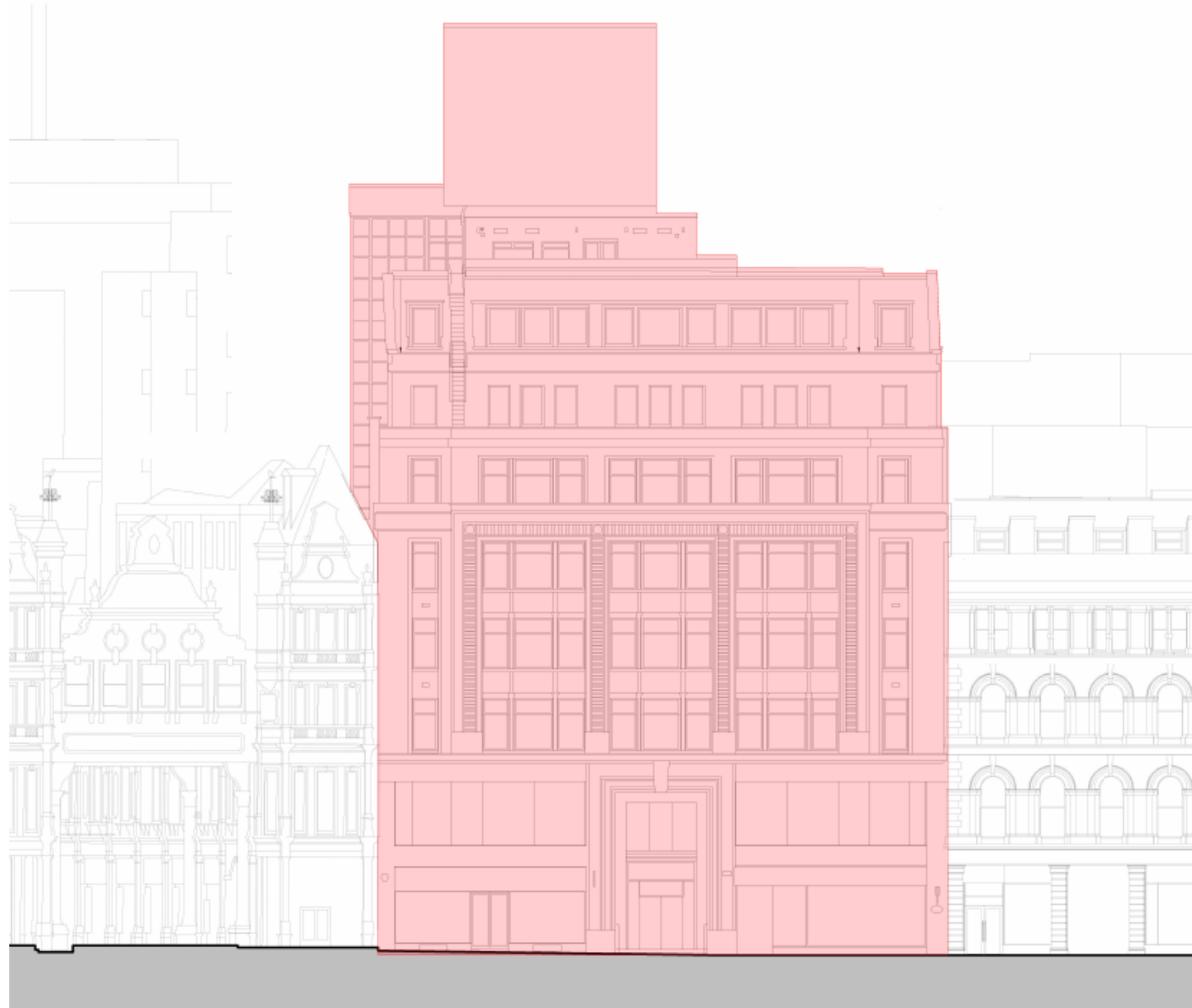
Demolition – North Elevation



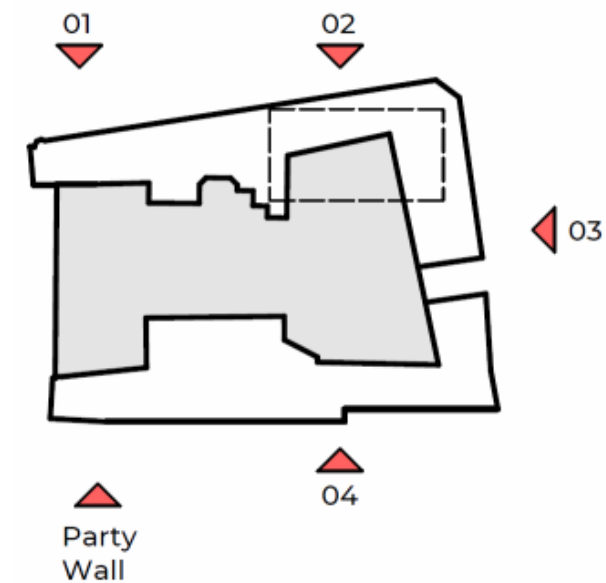
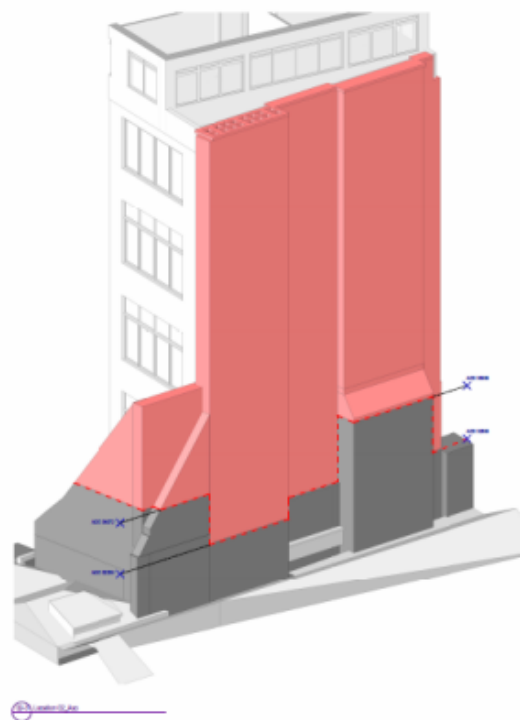
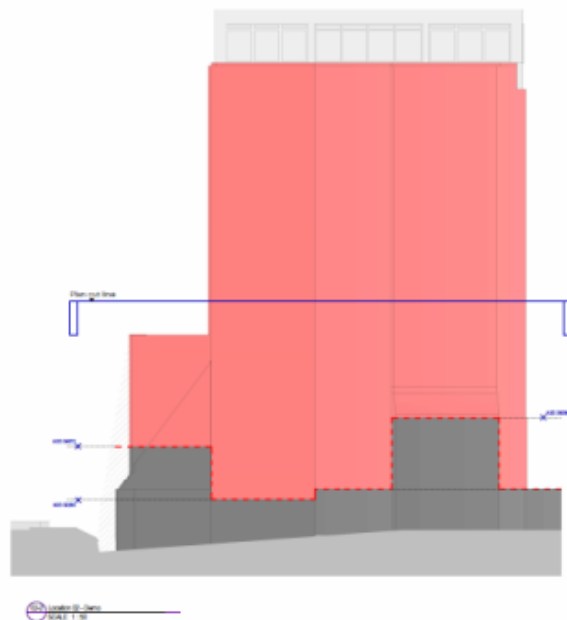
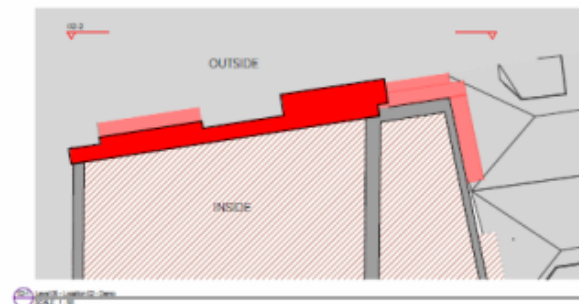
Demolition – East Elevation

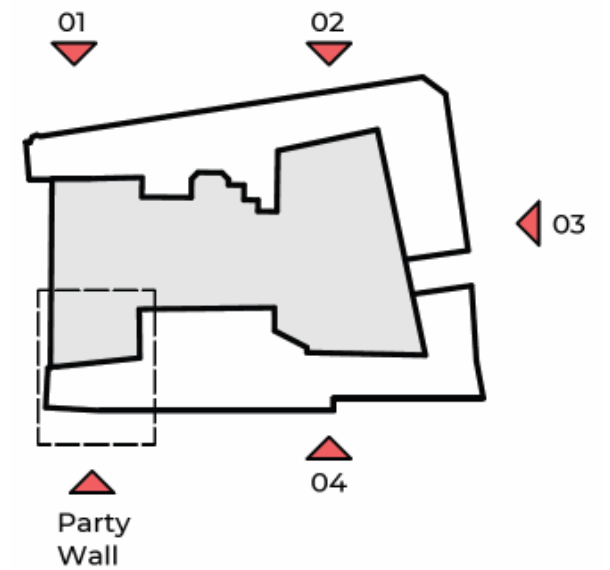
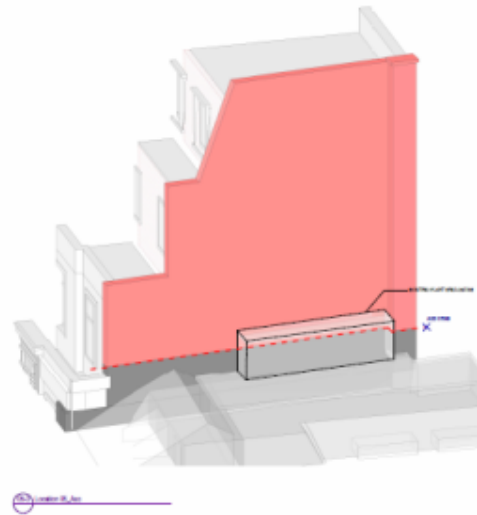
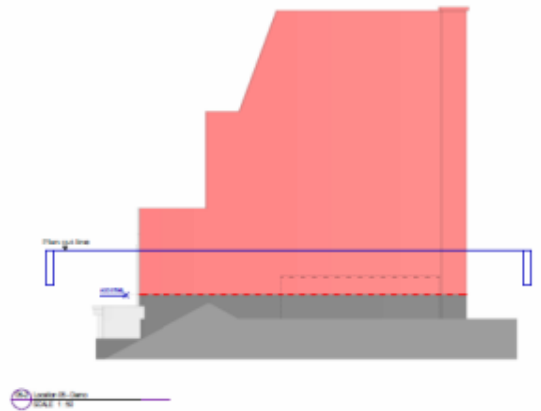
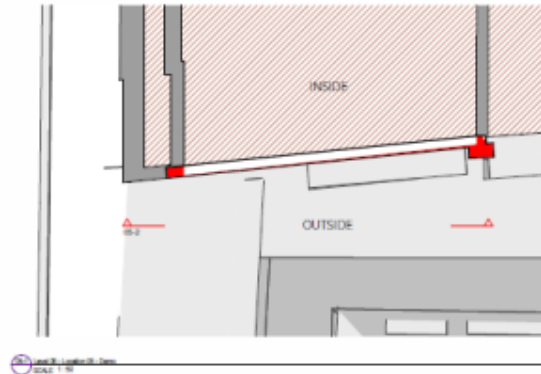


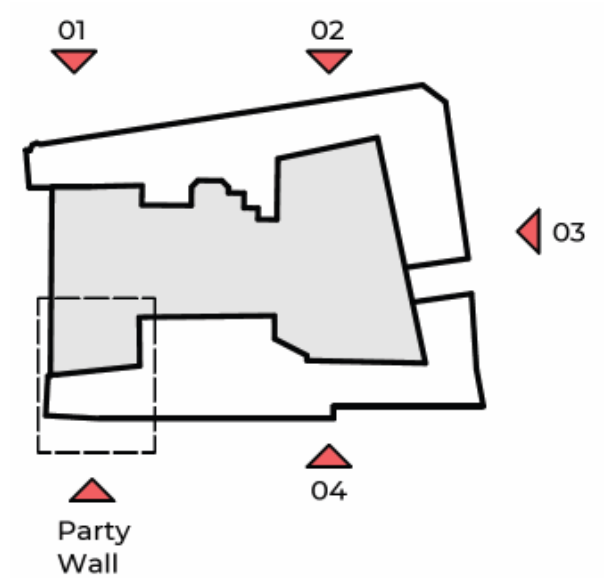
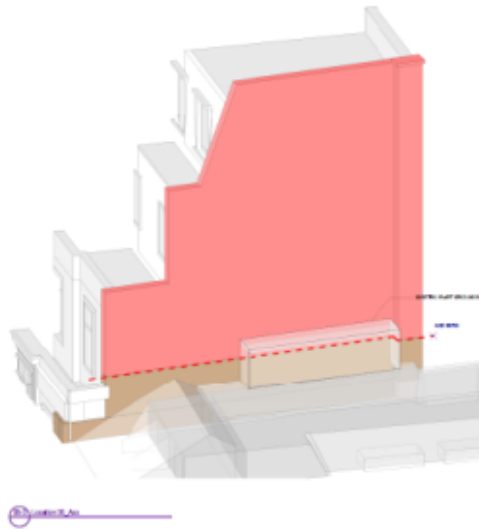
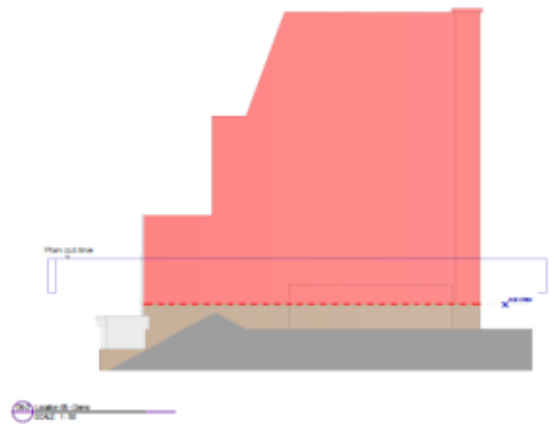
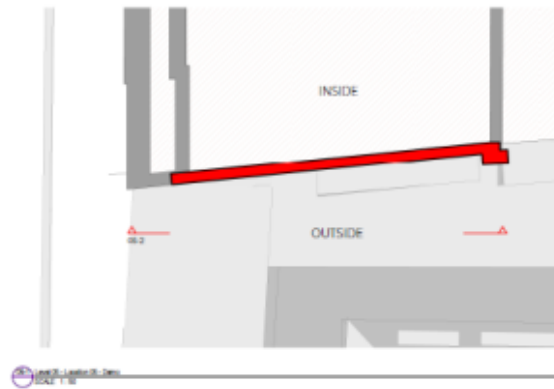
Demolition – South Elevation

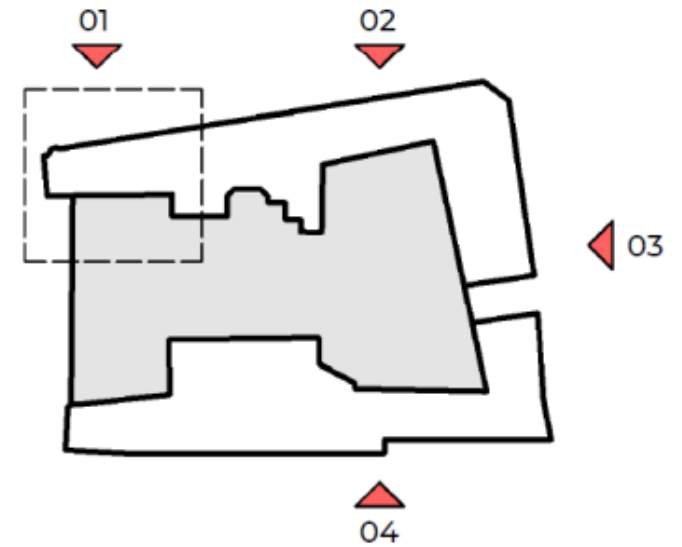
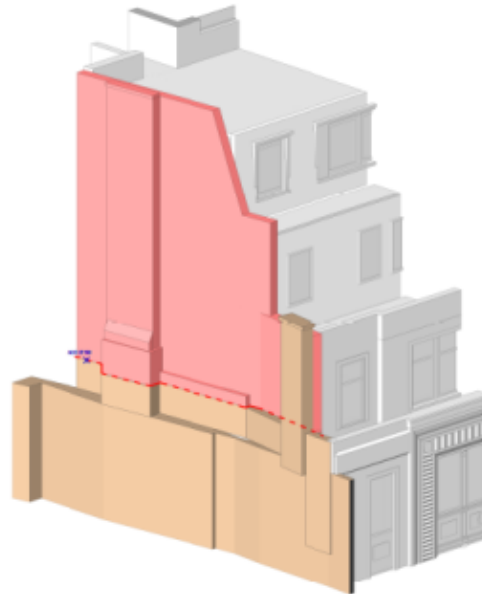
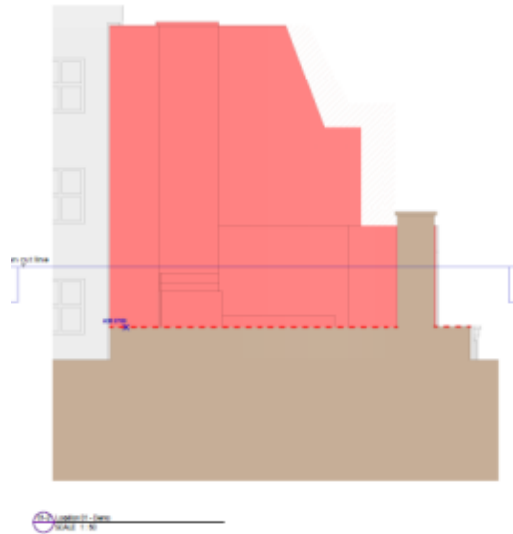


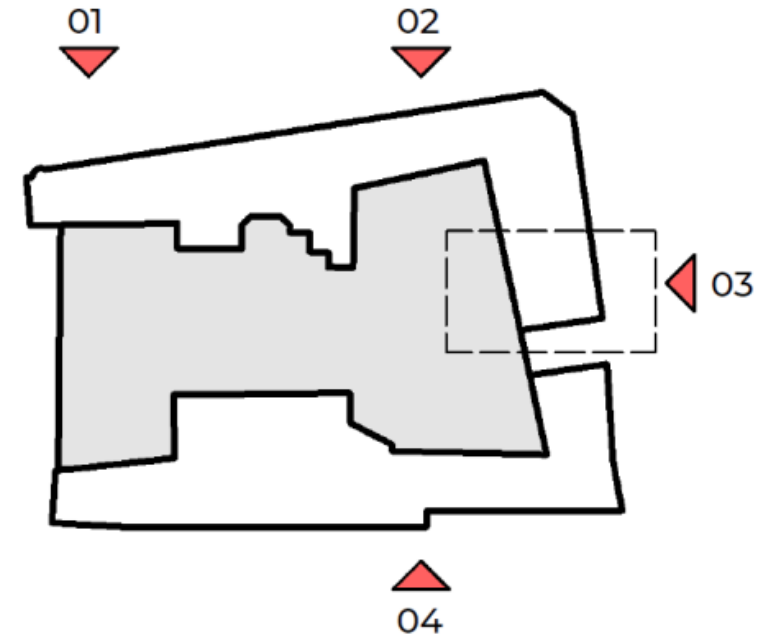
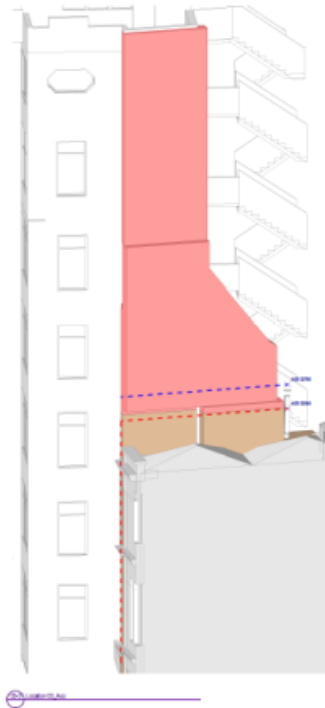
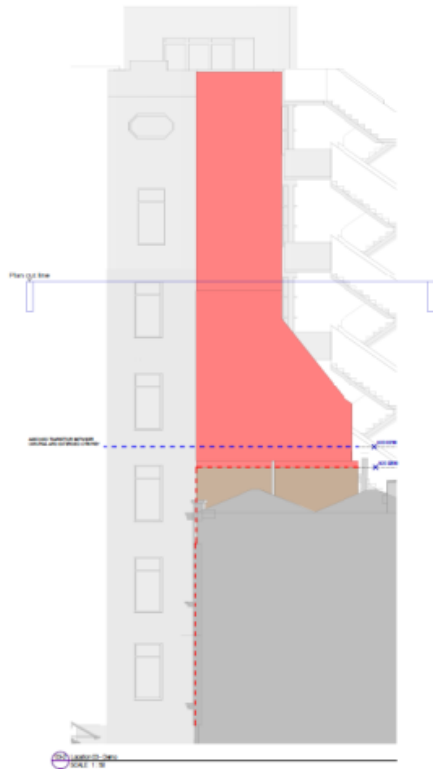
Demolition – West Elevation

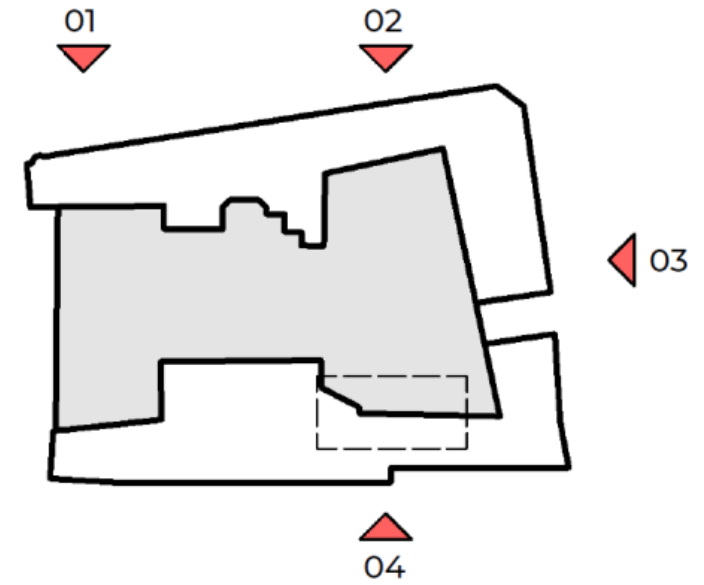
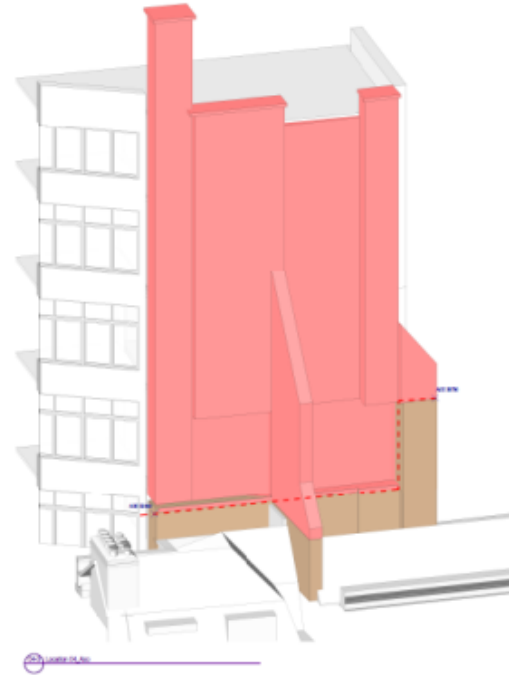
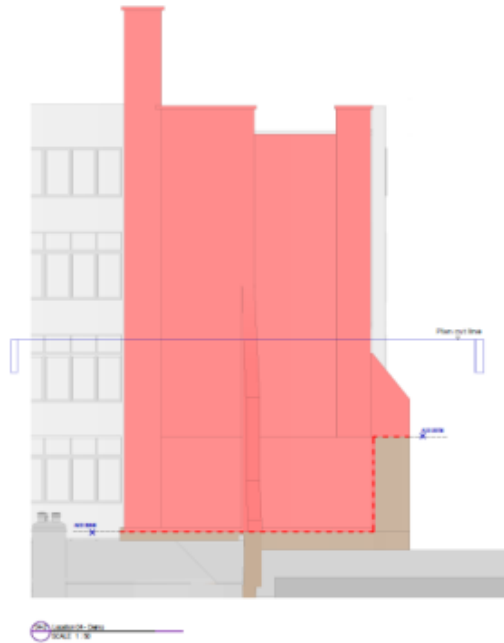


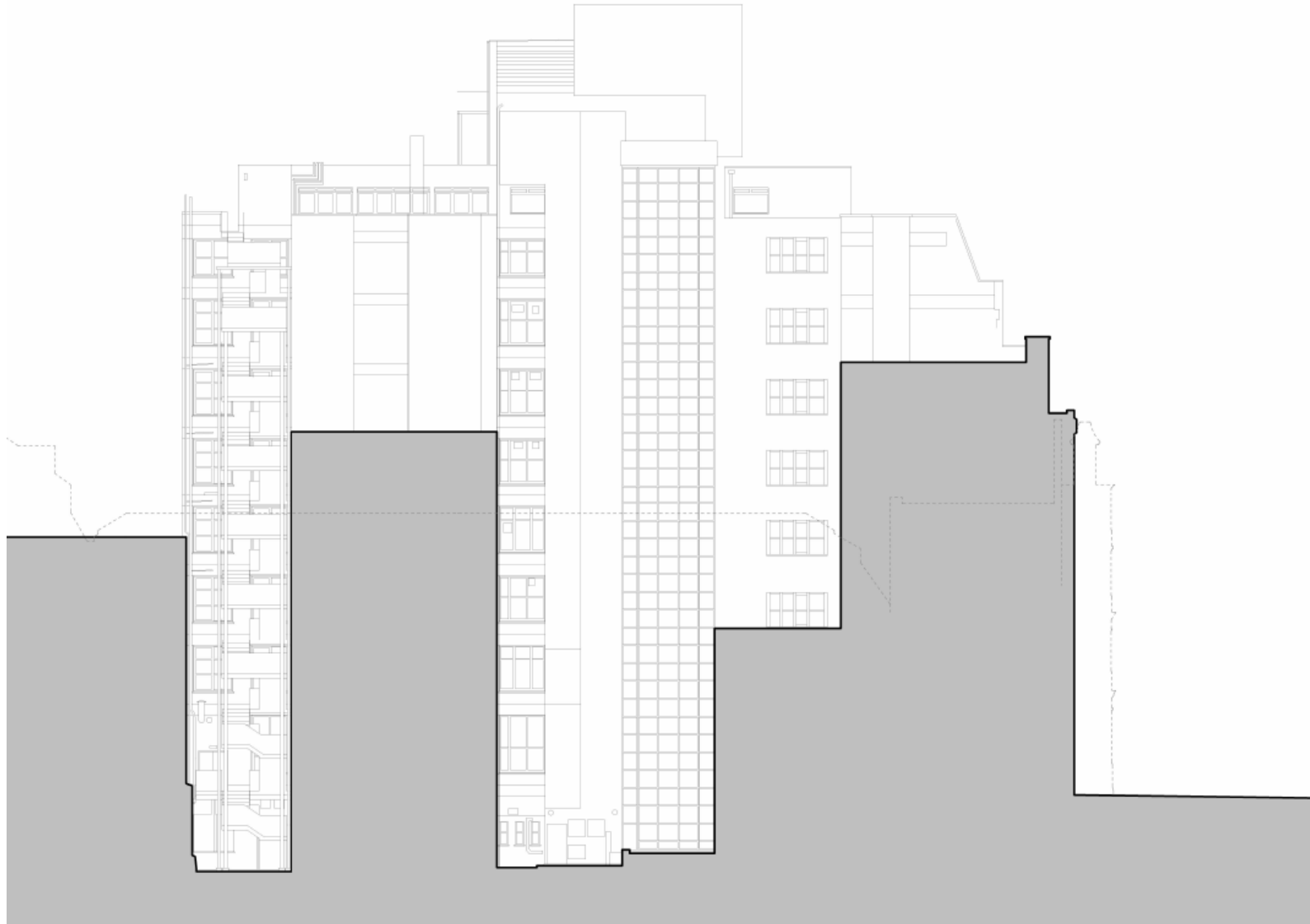








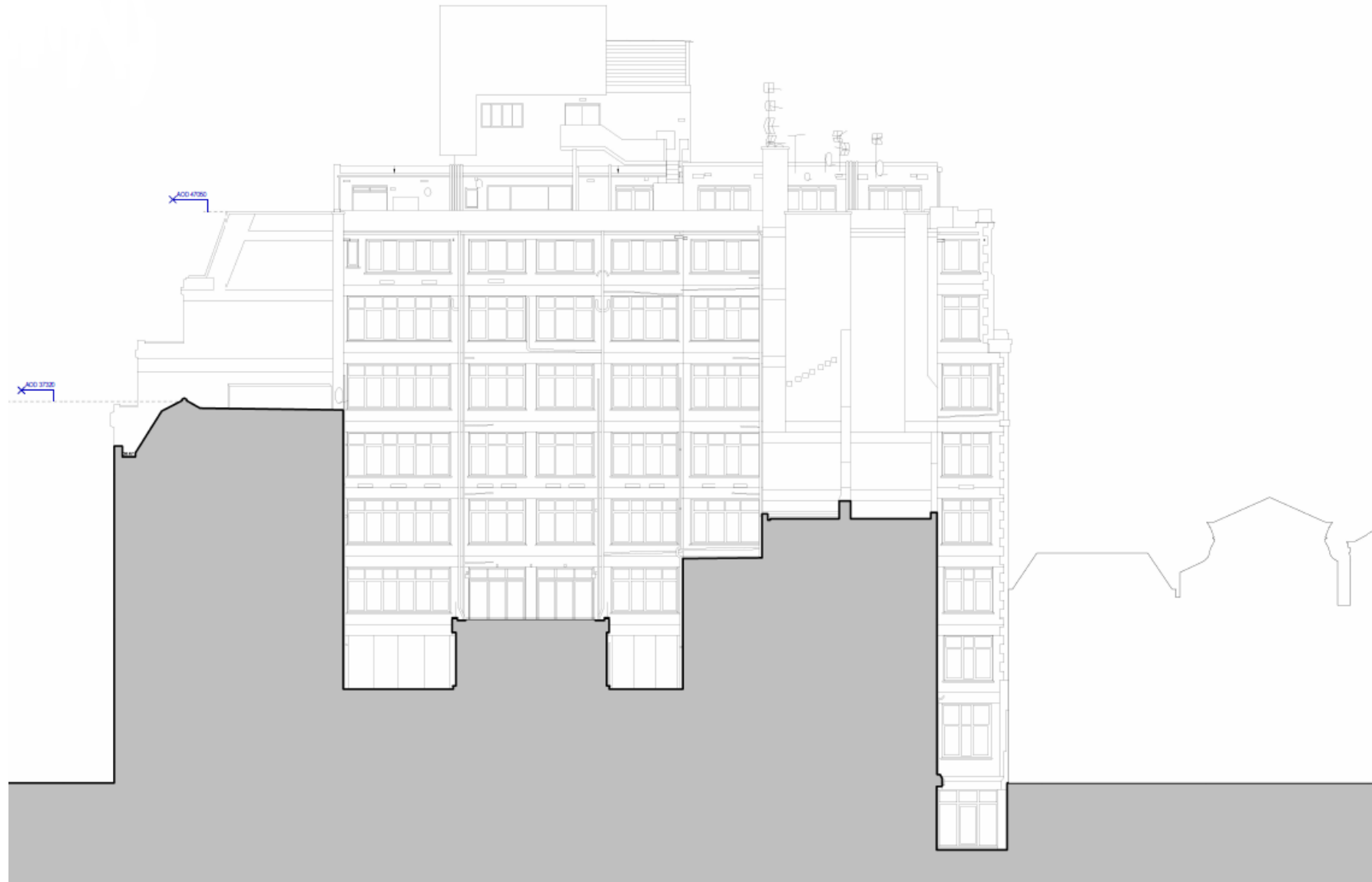




Existing Elevations - North



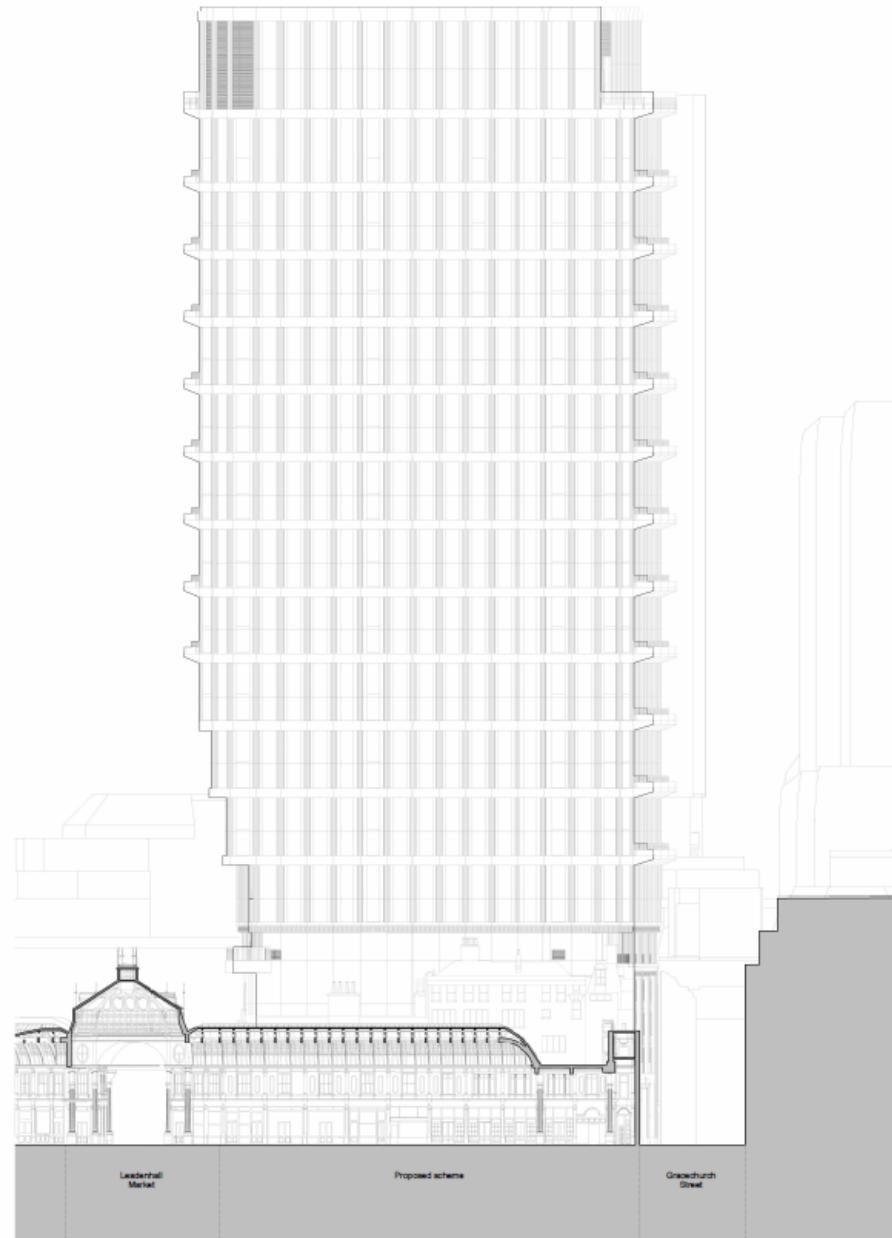
Existing Elevations - East



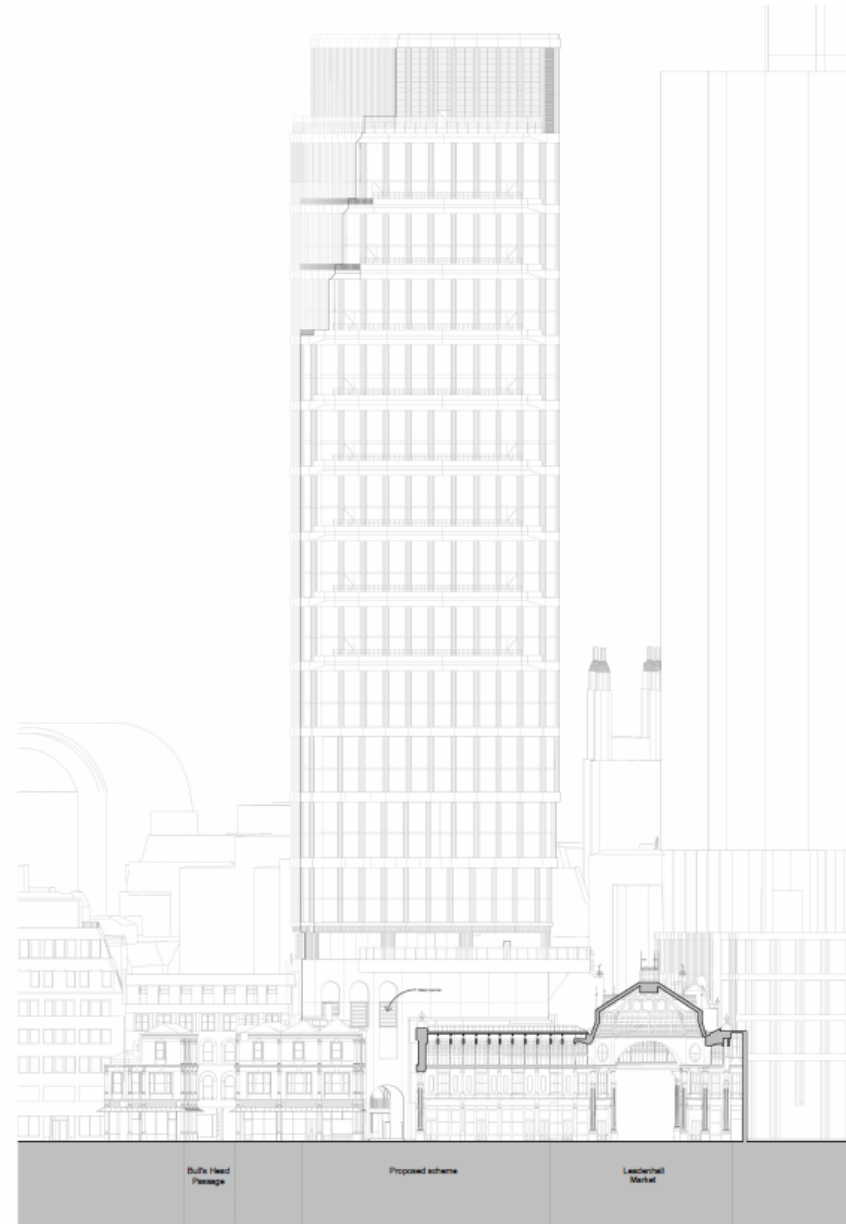
Existing Elevations - South



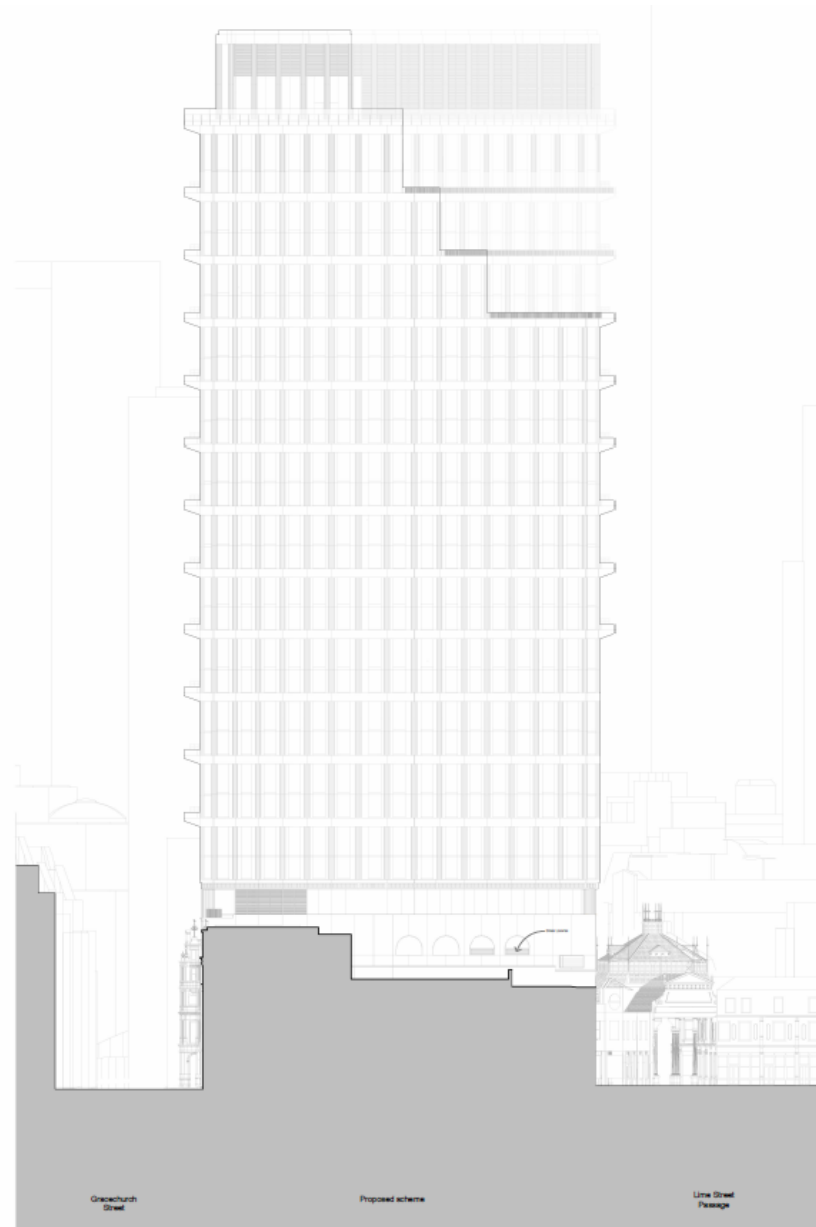
Existing Elevations - West



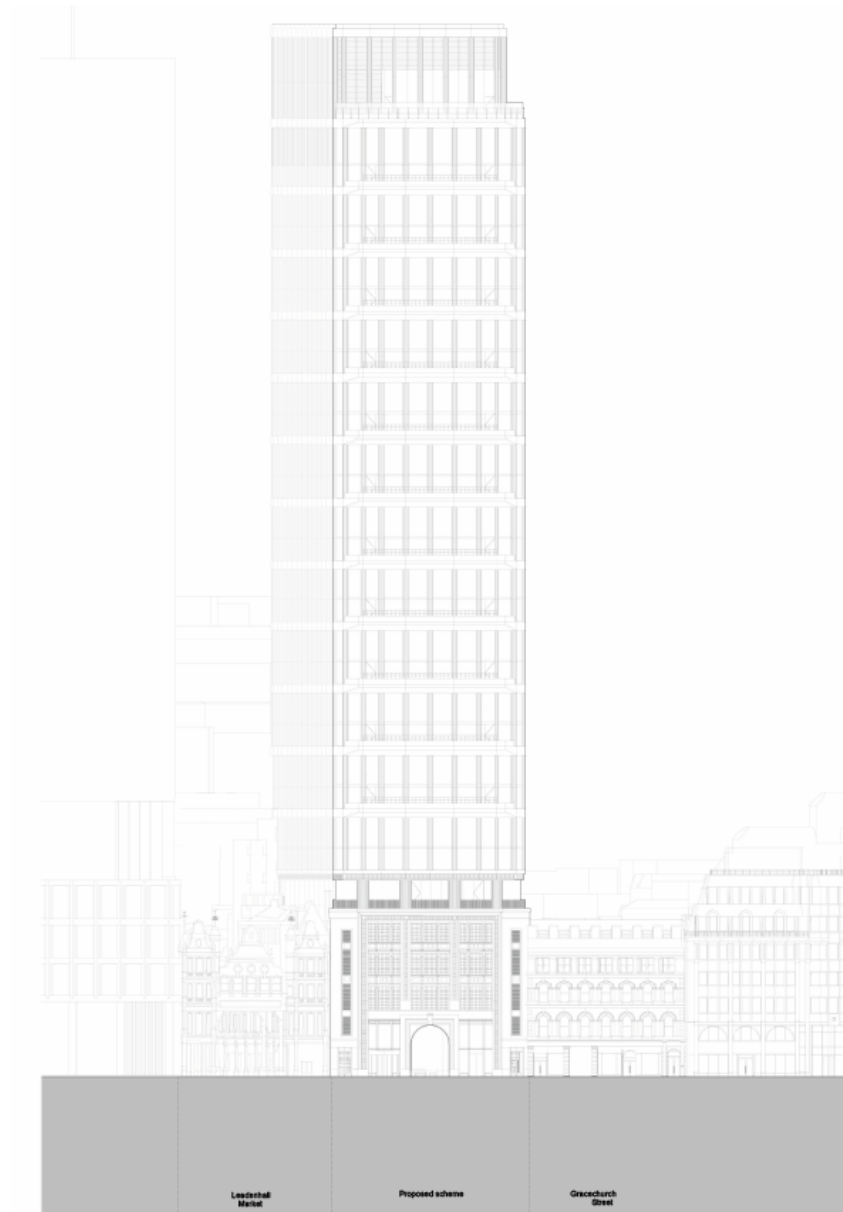
Proposed Elevations - North



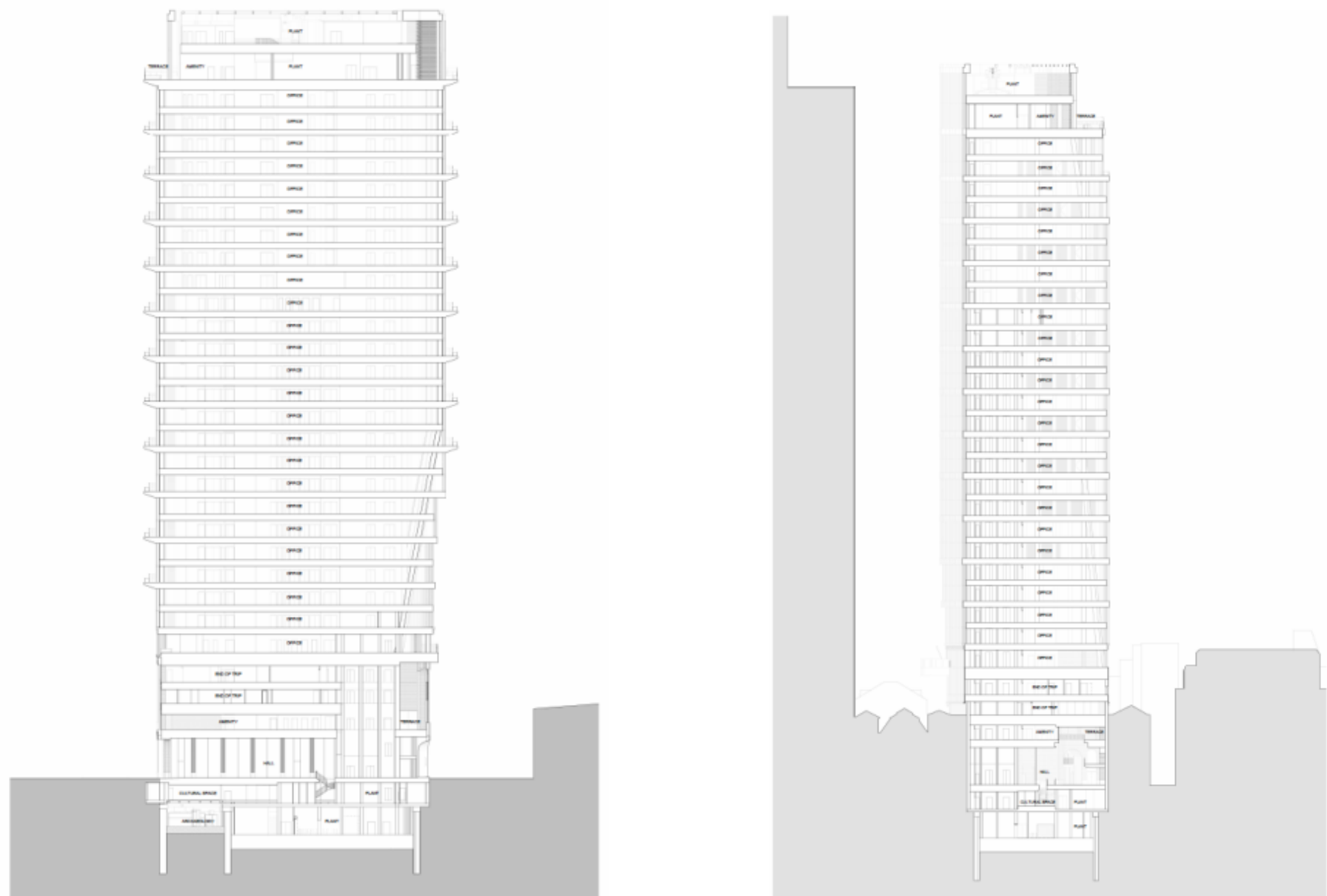
Proposed Elevations - East



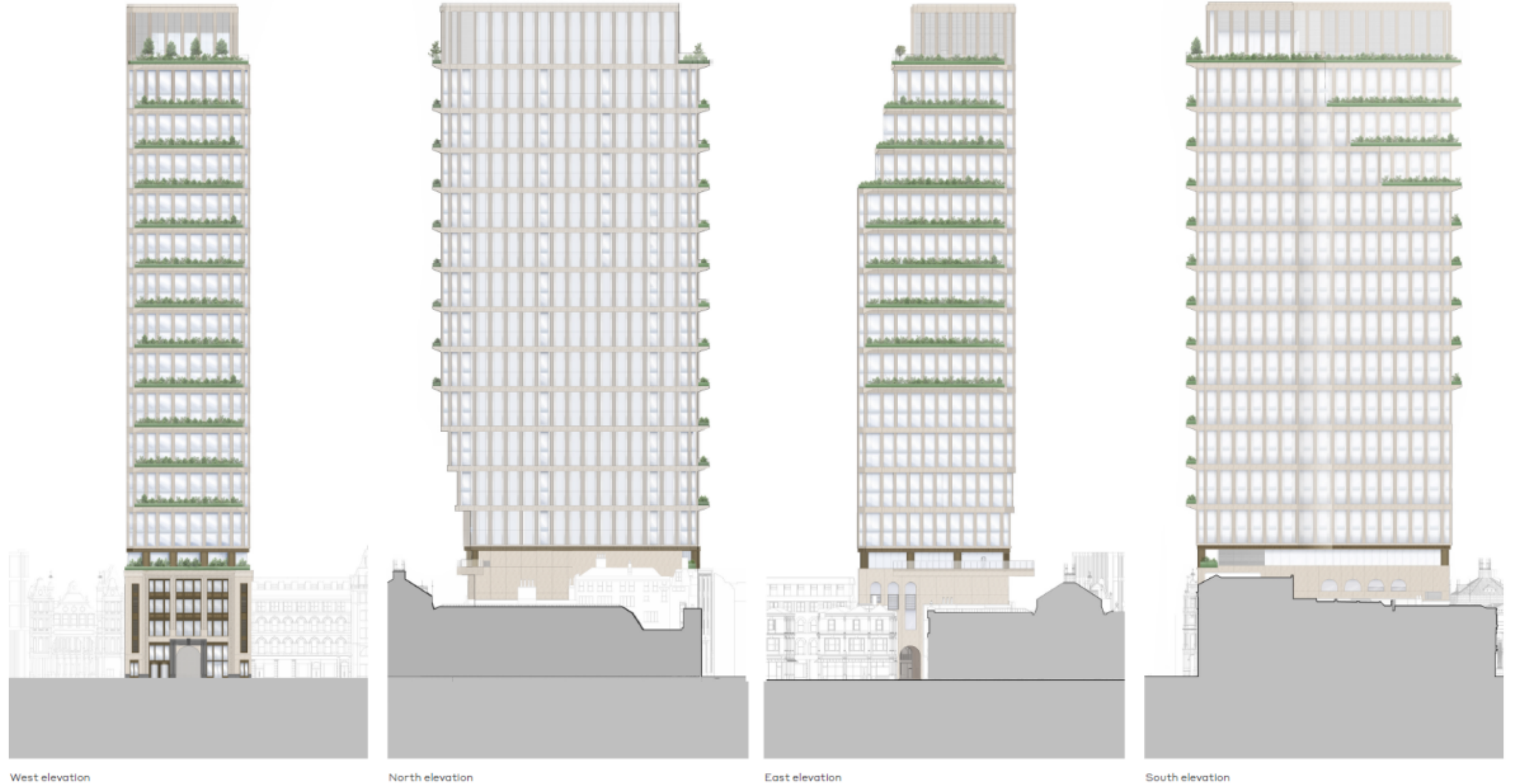
Proposed Elevations - South



Proposed Elevations – West



Proposed Sections





View of the south west corner of the building

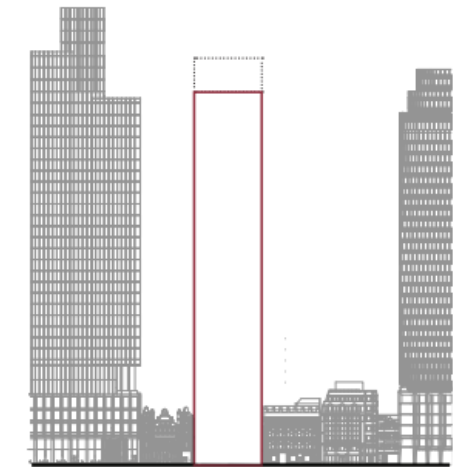


View of the north west corner of the building

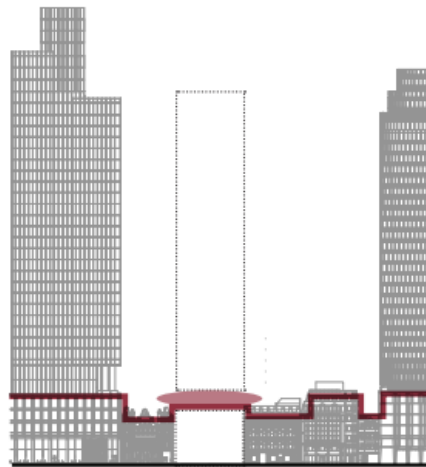


View of the south east corner of the building

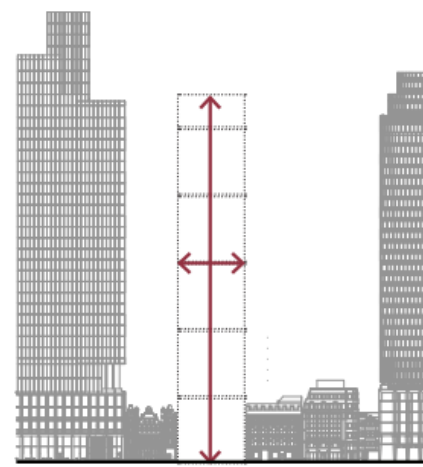
..... Consented massing
— Proposed massing



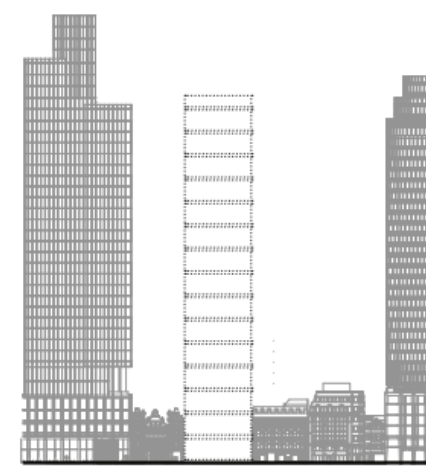
Consented massing



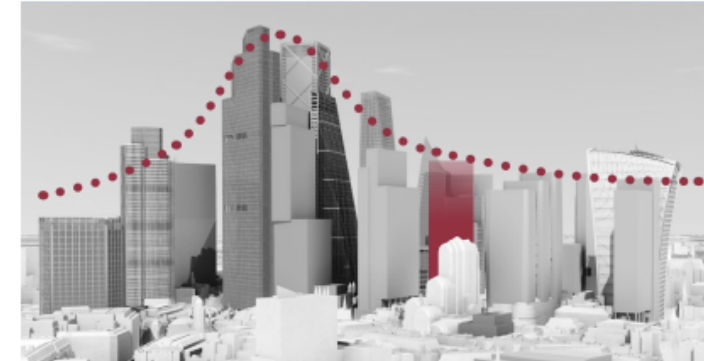
Base and tower concept



Proportion concept

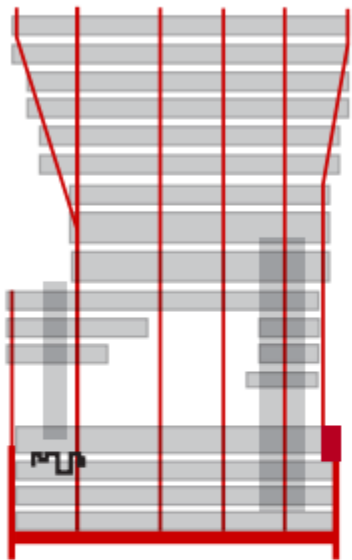


Secondary scale concept



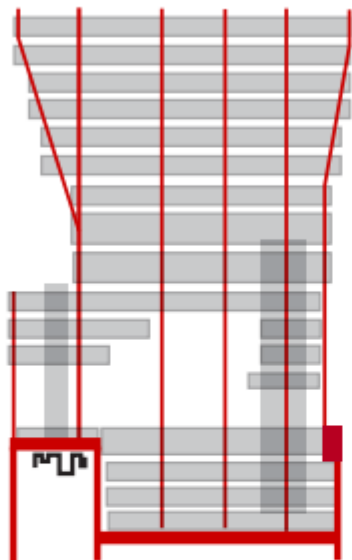
Massing concept within surrounding context (including consented buildings)

Consented scheme 2023



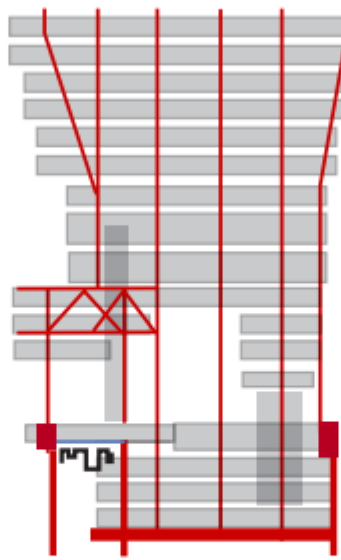
- ✗ Conflict between structure and archaeology

Cover the archaeology?



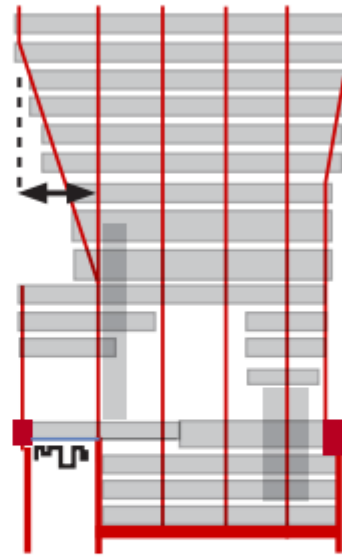
- ✗ Does not create a direct and authentic public archaeological experience
- ✗ Loss of office floorspace due to displaced basement uses likely to leave scheme unviable
- ✗ Complex basement and piling complexity adds to viability challenges.

Utilise a transfer structure?



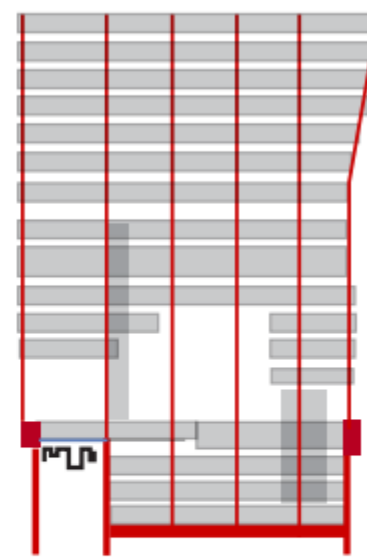
- ✗ Transfer structure increases steel tonnage exponentially
- ✗ Very high embodied carbon
- ✗ Reduced quality of office space
- ✗ Impacts viability

Create a bigger raked column?

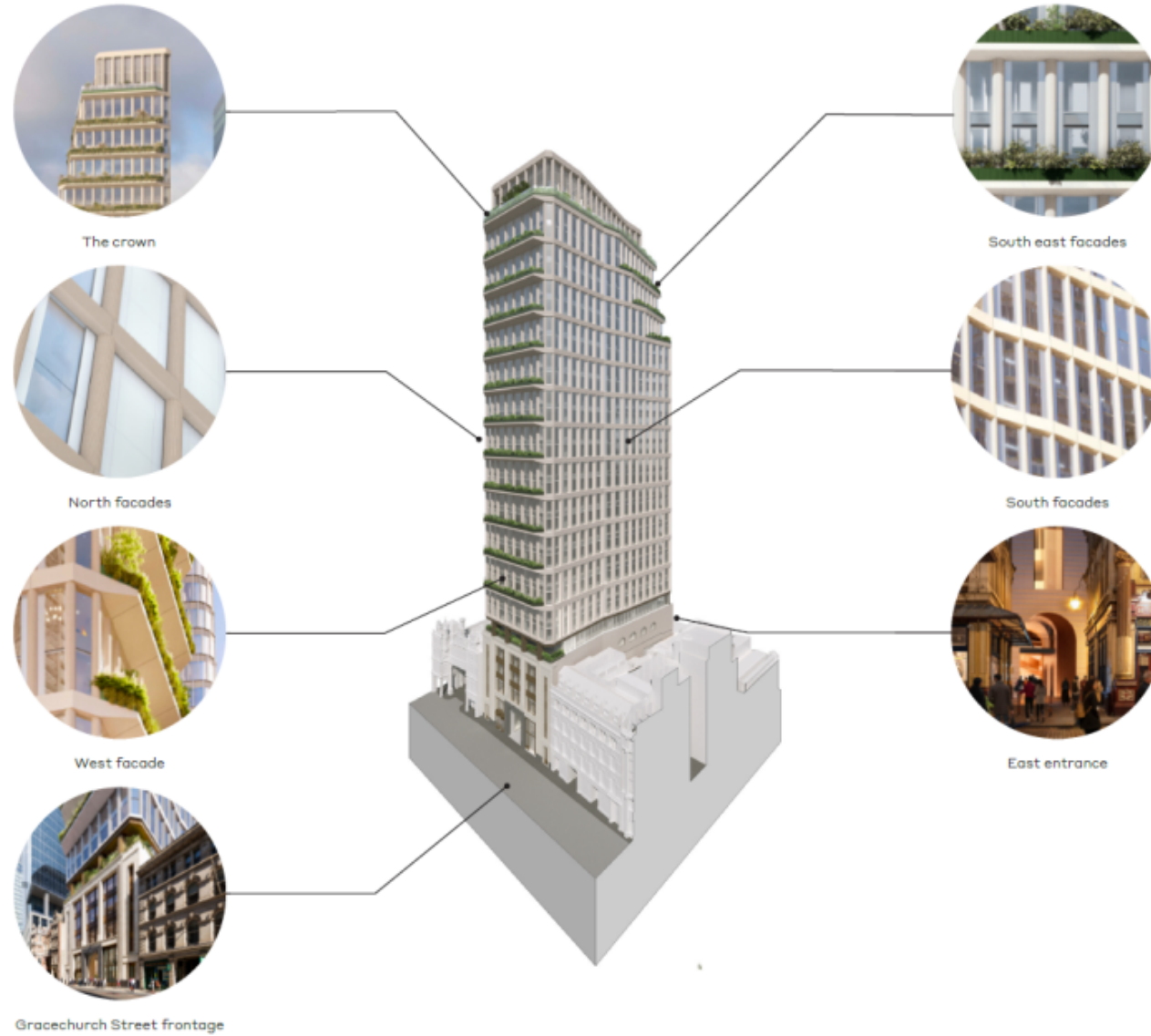


- ✗ 12m cantilever causes raking columns to be too steep as an effective structure.

Simplify the massing?



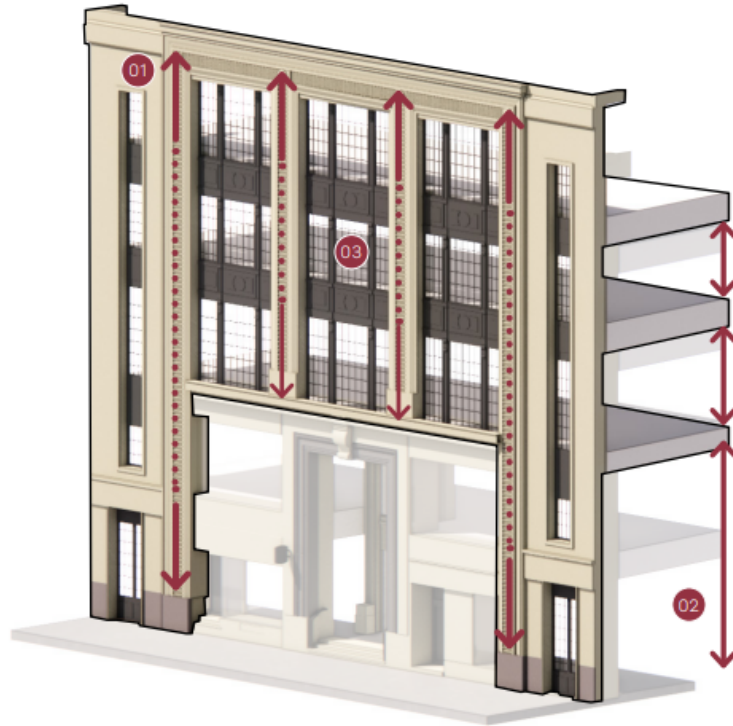
- Structure designed around the ruins
- Delivers column free archaeology display
- Team exploring means of achieving simpler structural solution and massing whilst retaining principle of separation between adapted facade and tower element in townscape views from Gracechurch Street.



- 01 Fully accessible street entrance
- 02 Visual connection to public hall
- 03 Repairs and alteration to existing Portland stone facade
- 04 Deepening of facade
- 05 Repairs and alterations to the granite portico
- 06 Reintroduction of 'crittall' windows

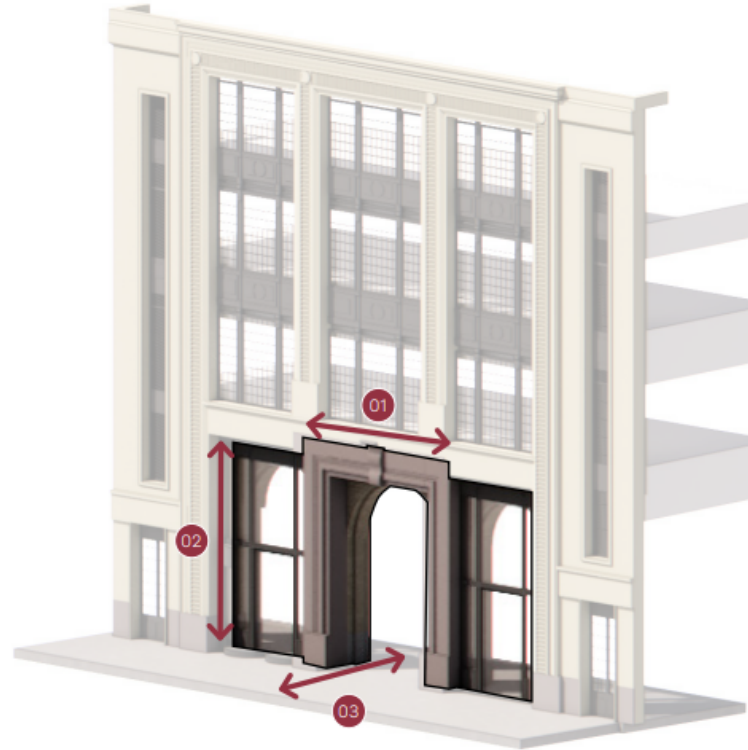


Façade – Gracechurch Street Entrance



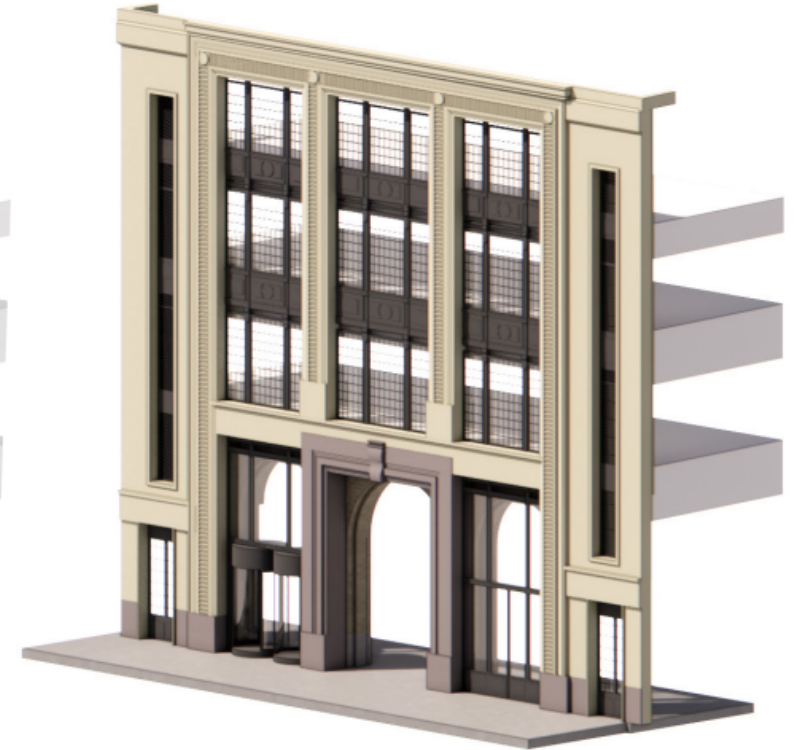
Proposed facade changes

- 01 Extend vertical features to ground the facade
- 02 Increase floor to ceiling height
- 03 Update facade to energy standards

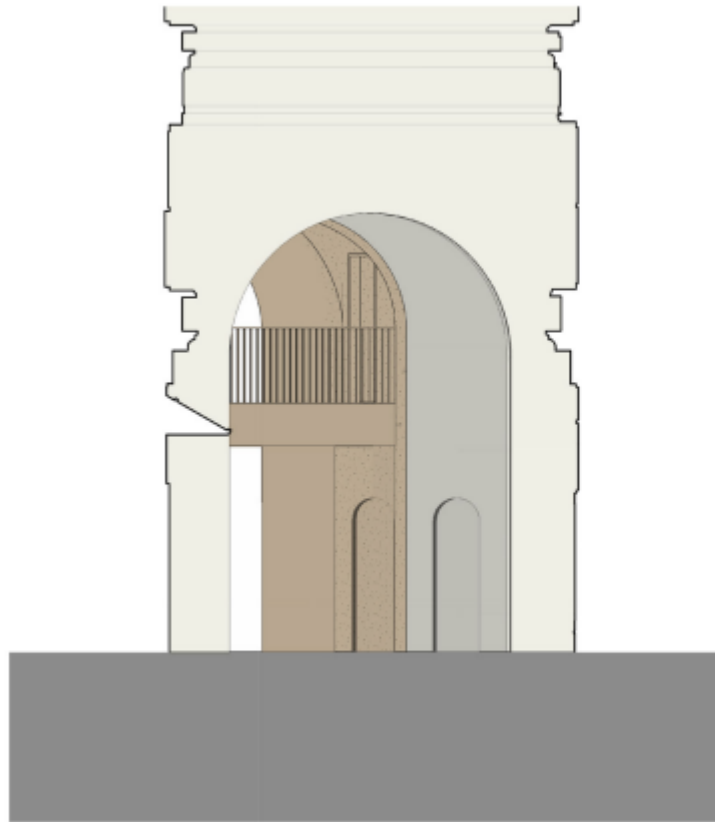


Proposed facade changes

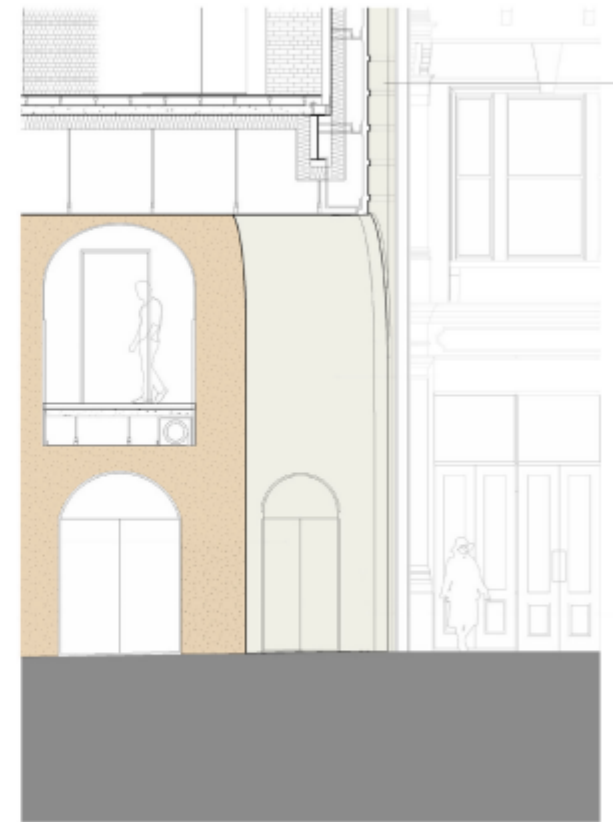
- 01 Widen entrance for public
- 02 Ground floor lobby to be multi-storey
- 03 Provide level access



Proposed Gracechurch Street frontage



Elevation of east entrance



Section through east entrance showing the relationship to Leadenhall Market



The tower is characterised by its chamfered corners



Looking at the soffit of level 5



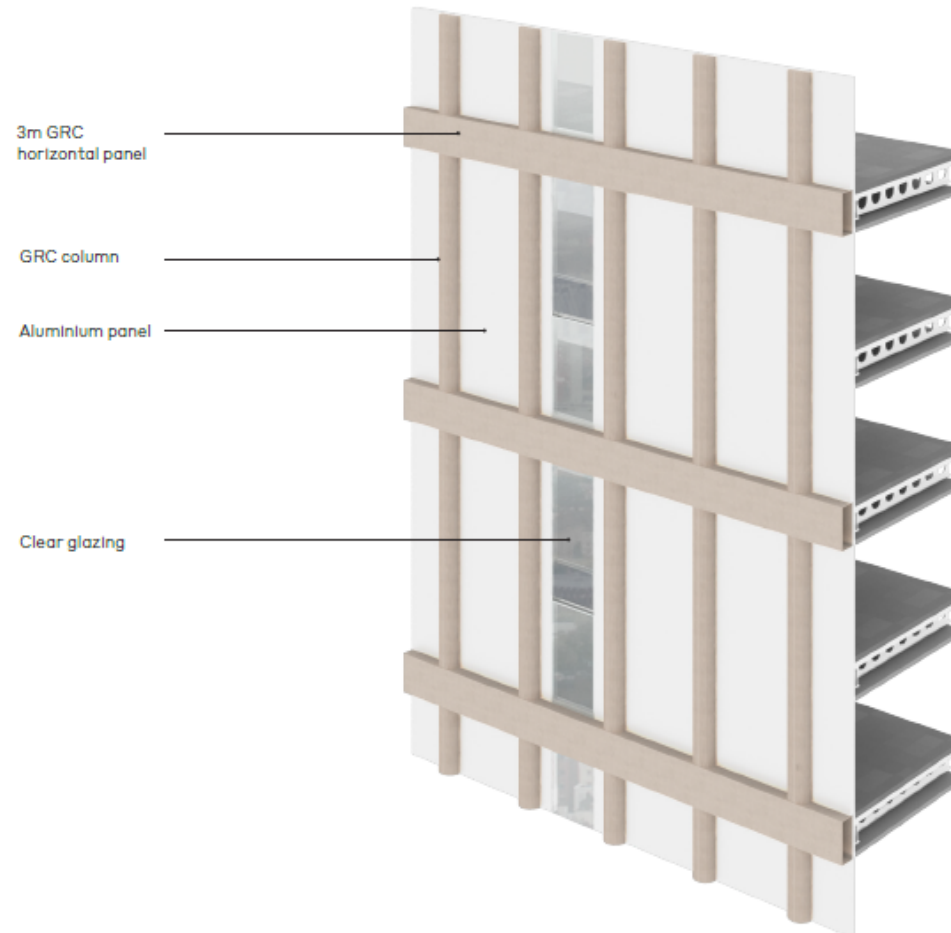
Illustrative view south facade



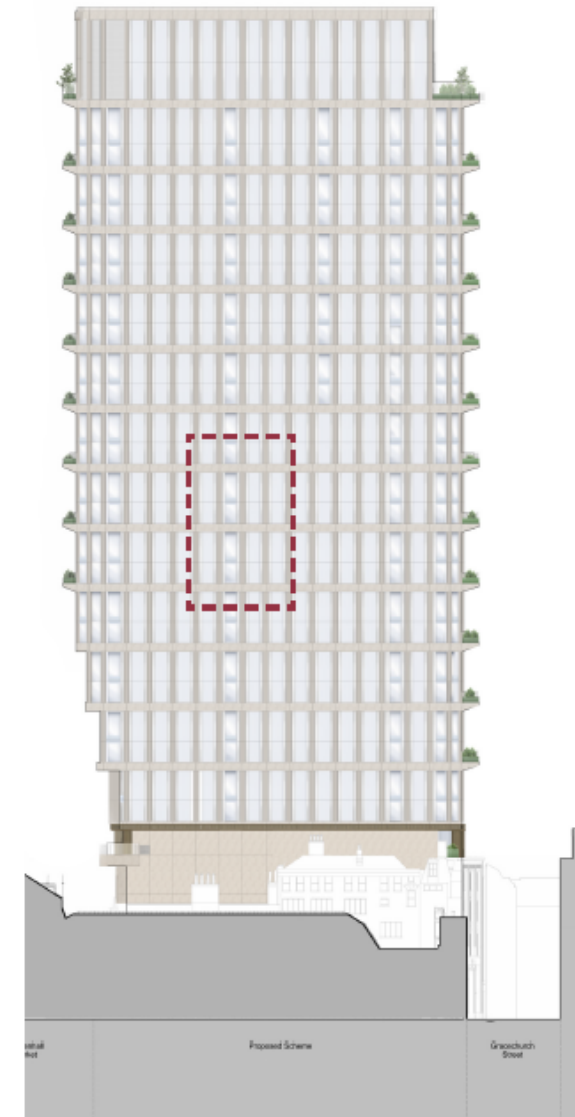
Separation between tower and street facade



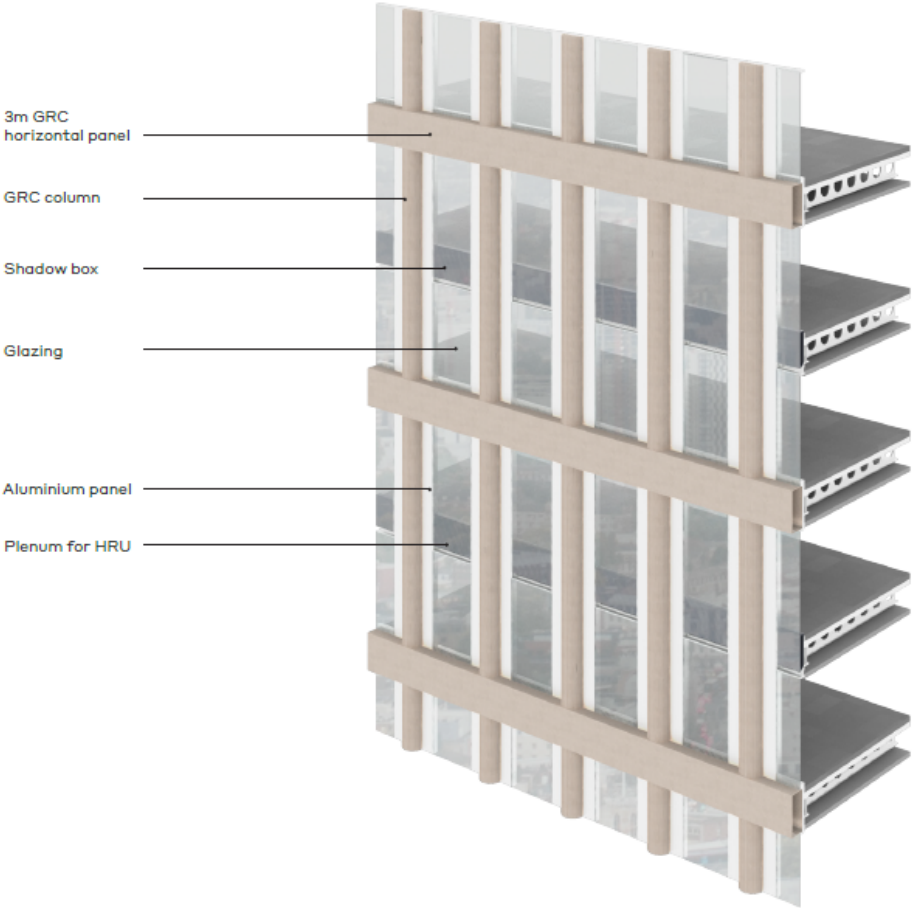
Illustrative view north facade



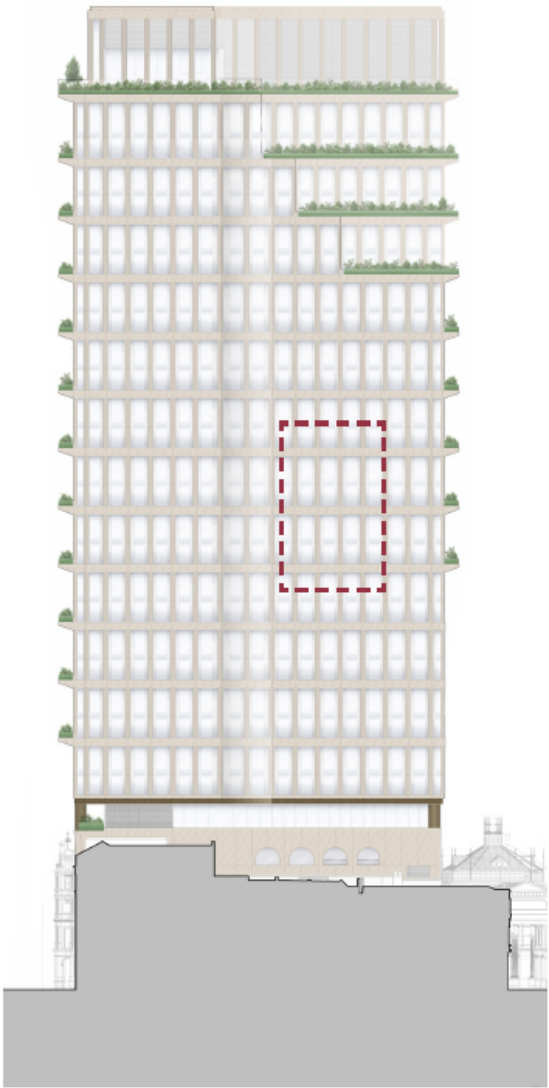
North facade fragment



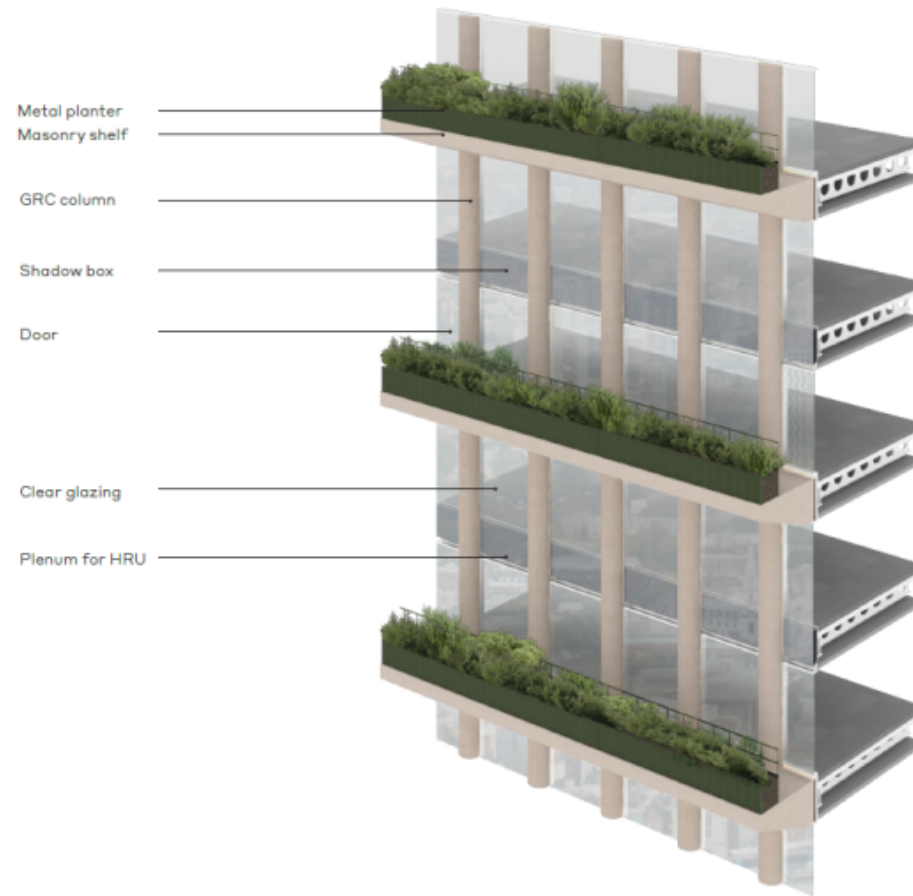
North elevation



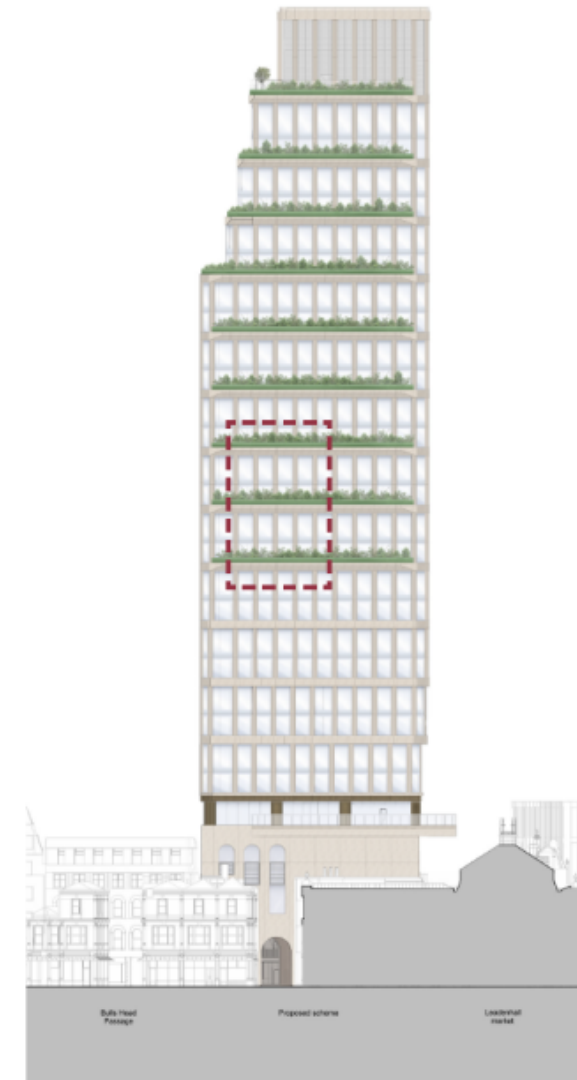
South facade fragment



South elevation



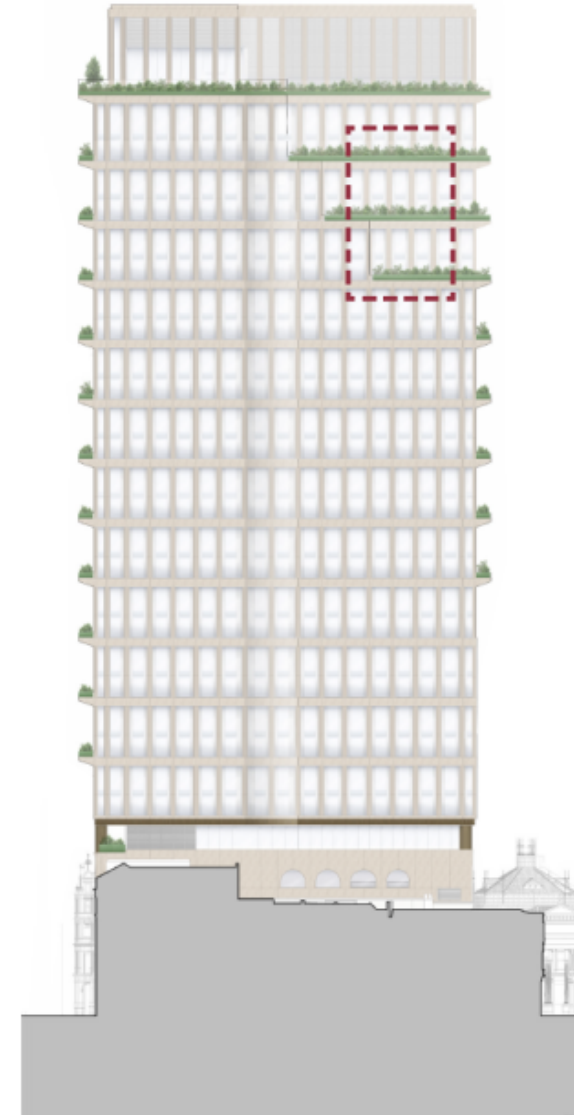
East and west facade fragment



East elevation



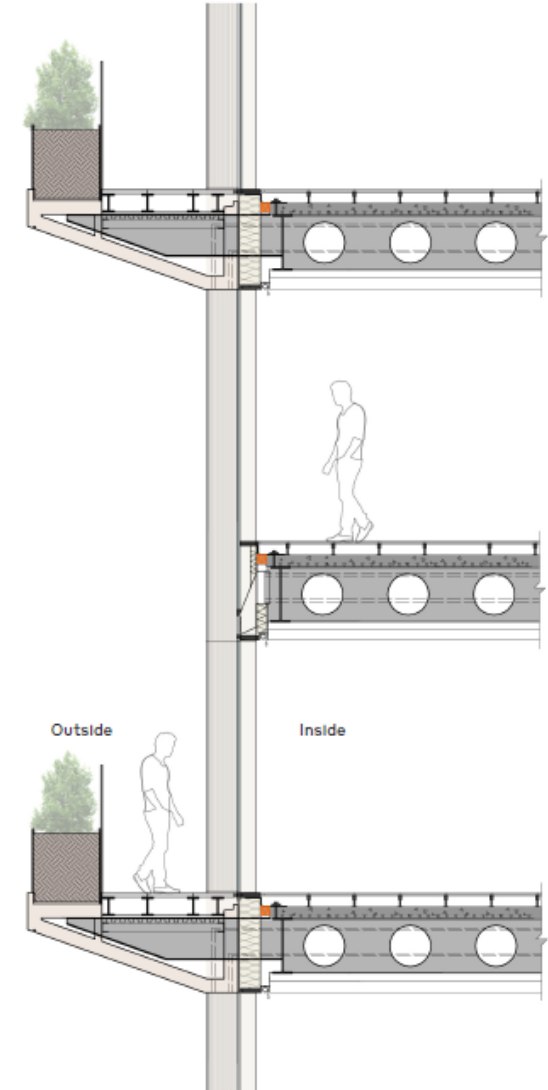
SE cascade facade fragment



South elevation showing cascading area

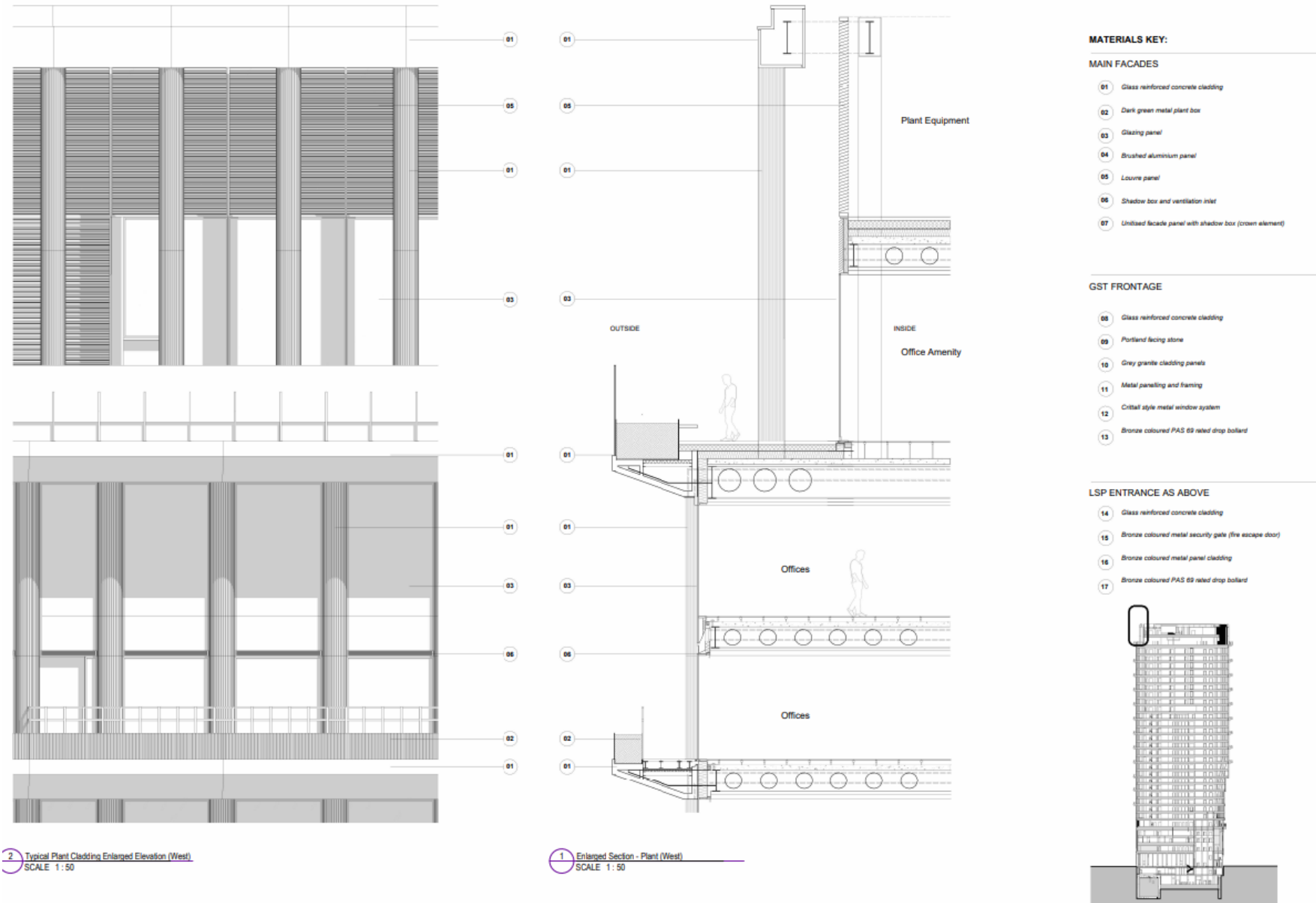


Illustrative view of east facade



Typical section through east/west facade

Façade – Terrace Detailing



Key

- Aviation lights
- Crown light
- Concealed planter illumination
- Street facade illumination
- Level 5 soffit backlight

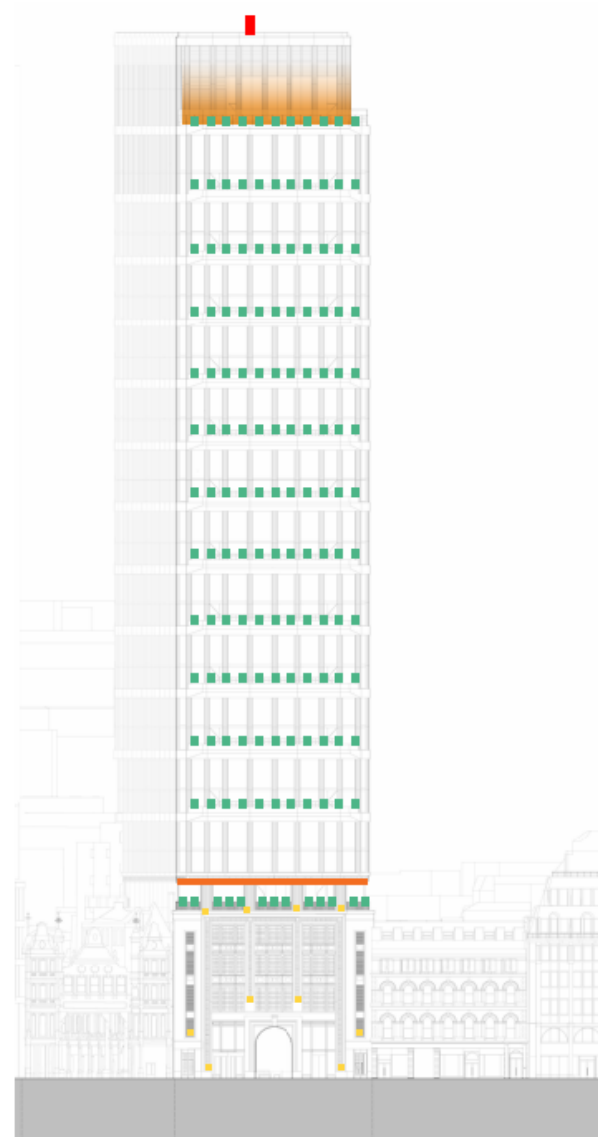


Diagram showing lighting proposals for west elevation

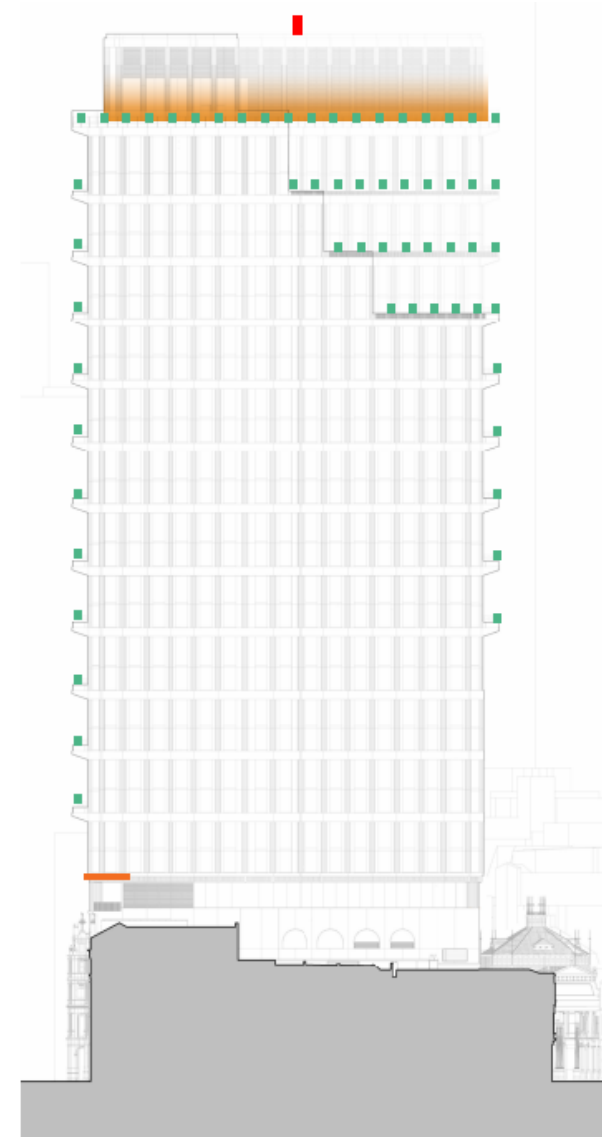
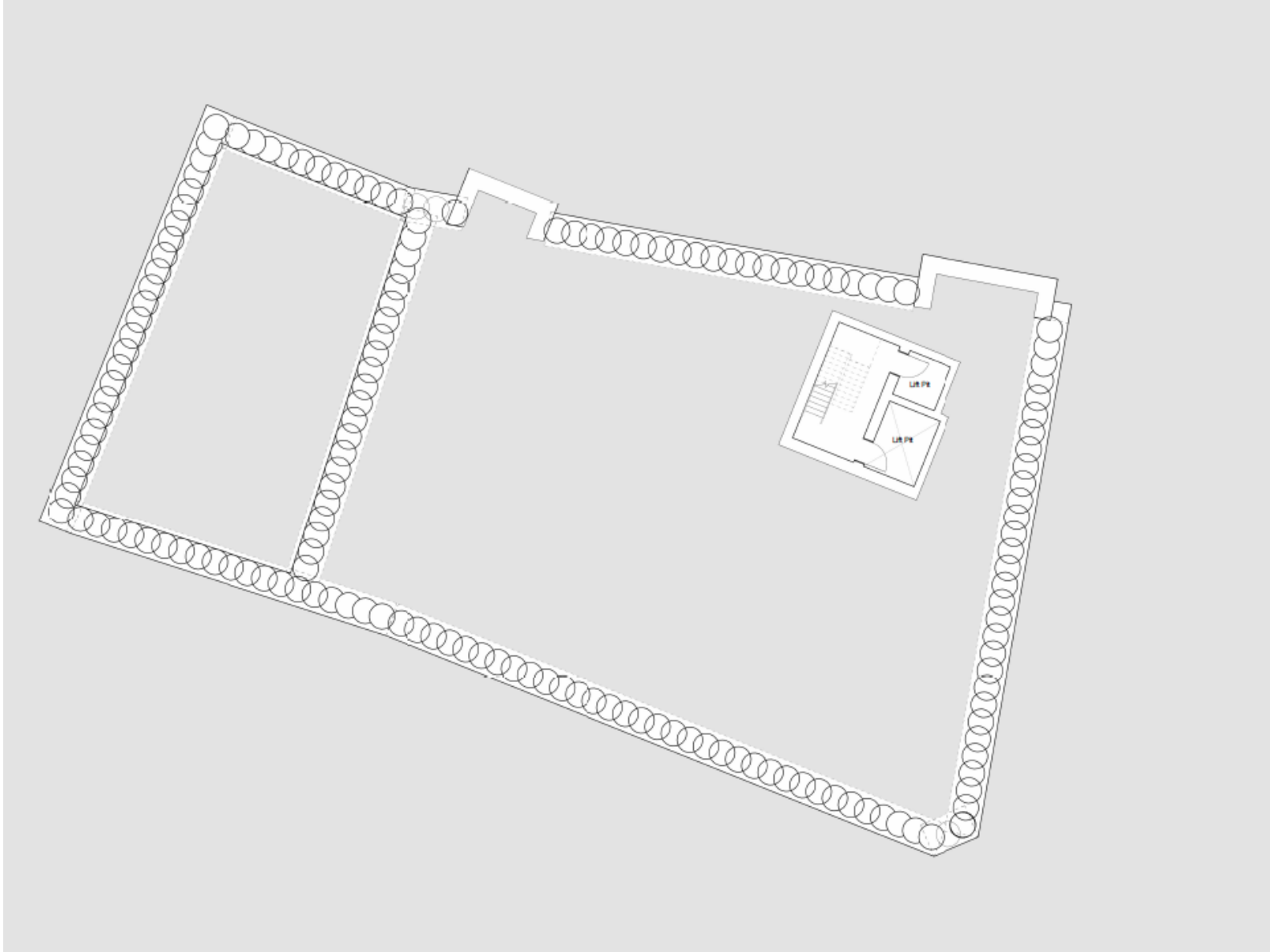
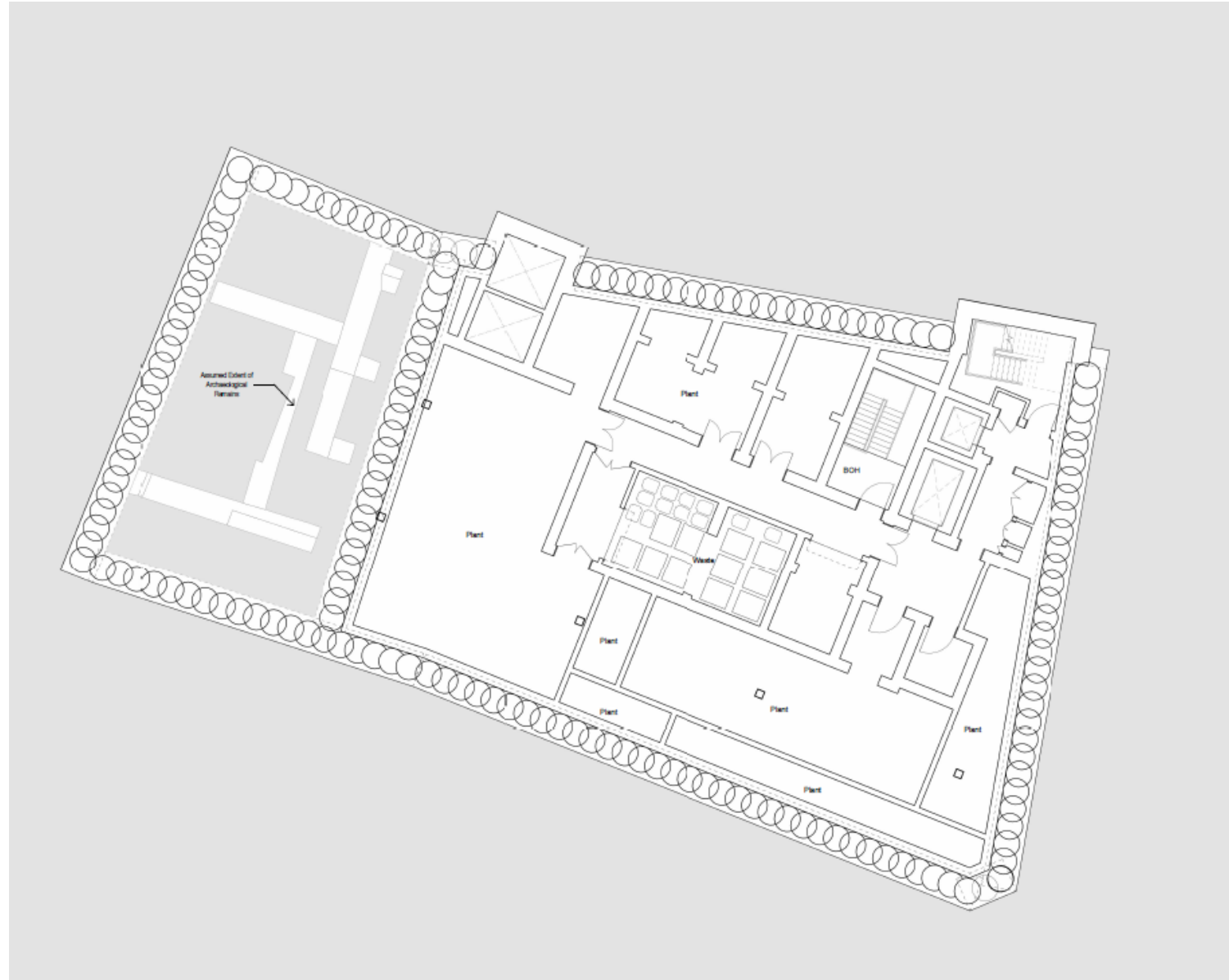
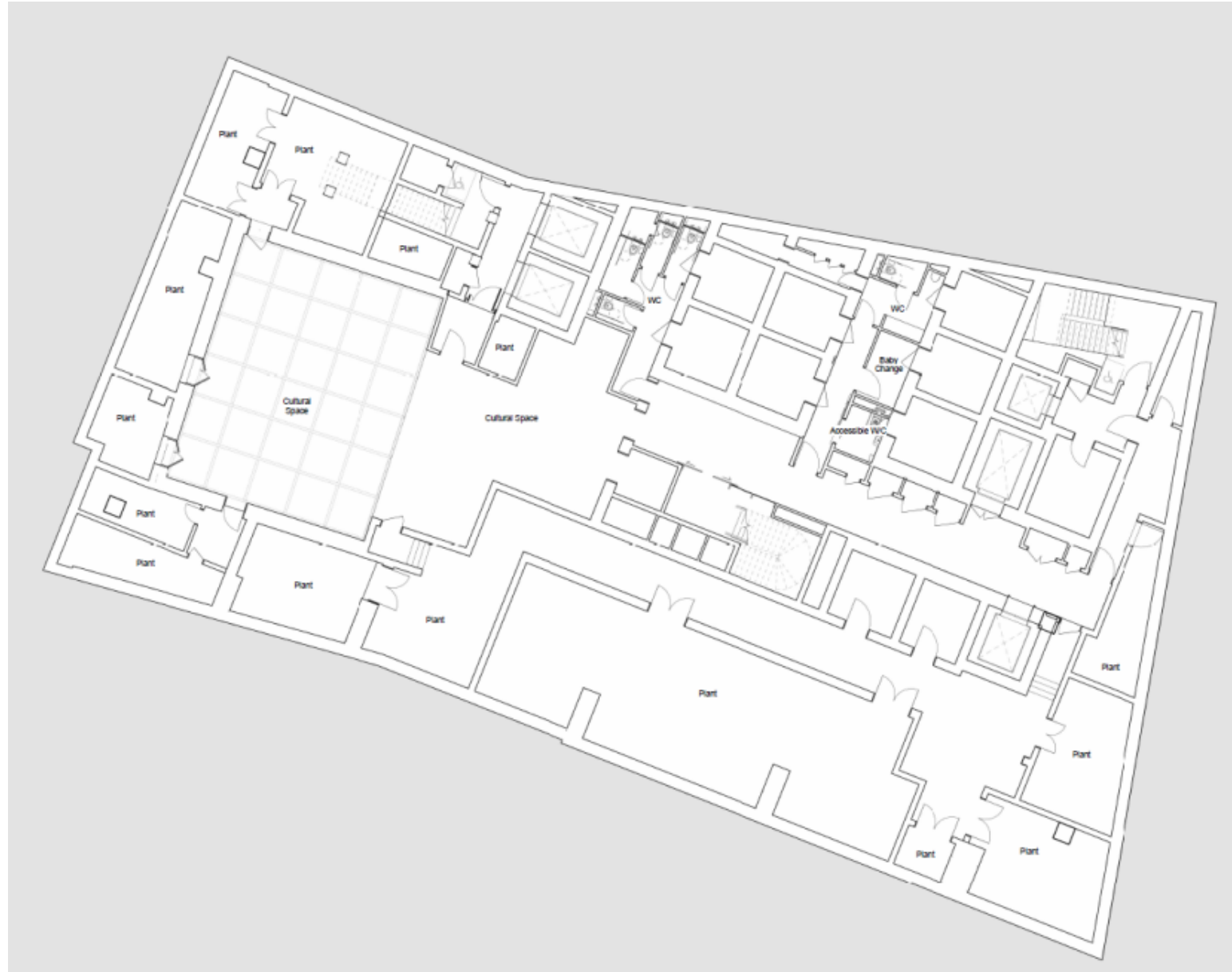


Diagram showing lighting proposals for south elevation



Proposed – Basement Level 03





Proposed – Basement Level 01

- 01 Stairs from public hall
- 02 Arrival
- 03 Education space
- 04 Archaeology space
- 05 Toilets
- 06 Accessible toilets
- 07 Baby change
- 08 Exhibition space
- 09 Lift to Level 5 viewing deck / accessible arrival

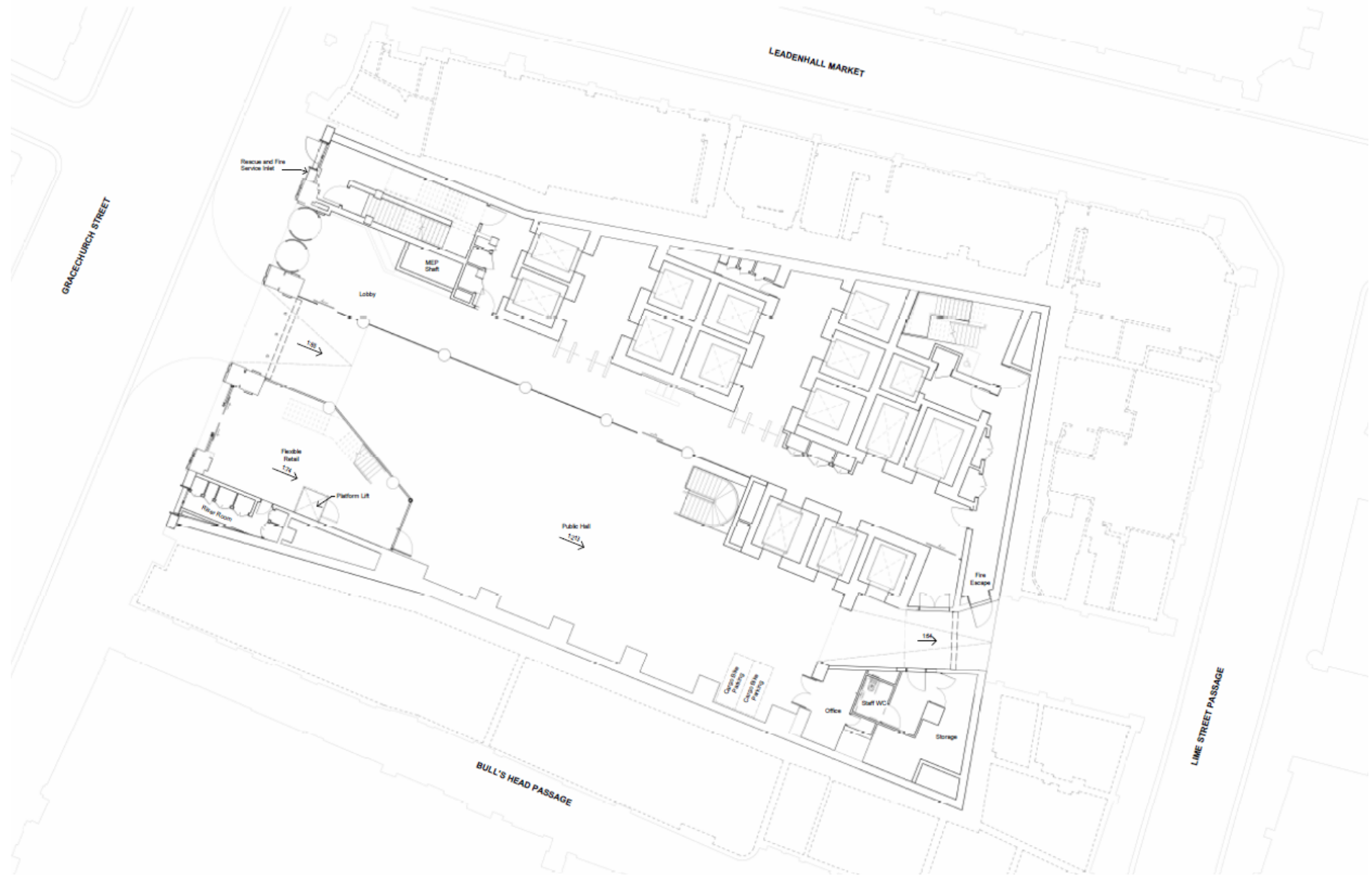


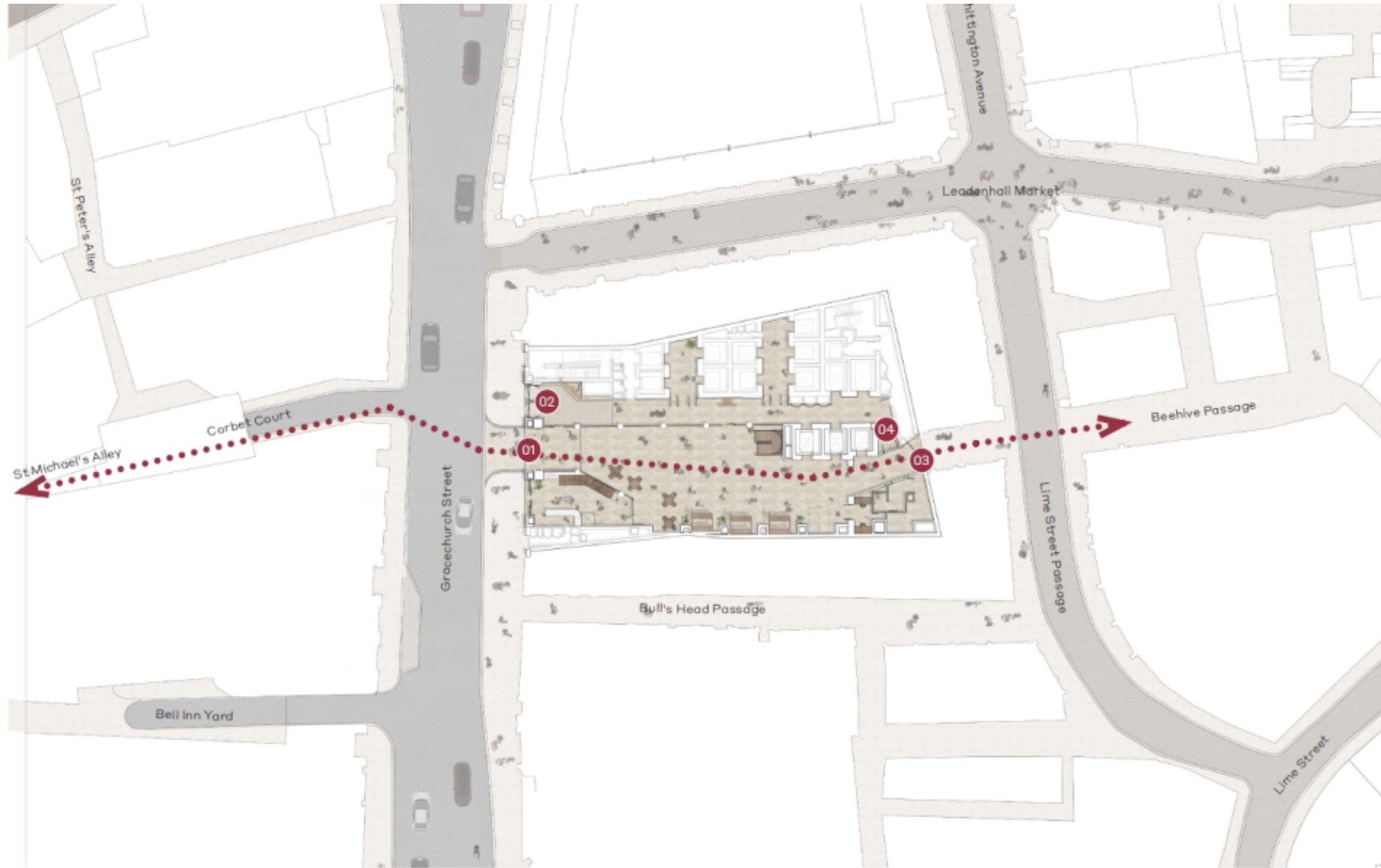
Illustrative basement 1 floor plan



Basement 01 - Exhibition spaces

- internal wheelchair accessible route
- passenger lift
- fire-fighting lift
- passenger / fire-fighting lift
- passenger / evacuation lift
- goods / evacuation lift
- accessible WC
- WC
- accessible baby changing
- step
- escape stairs
- safe refuge





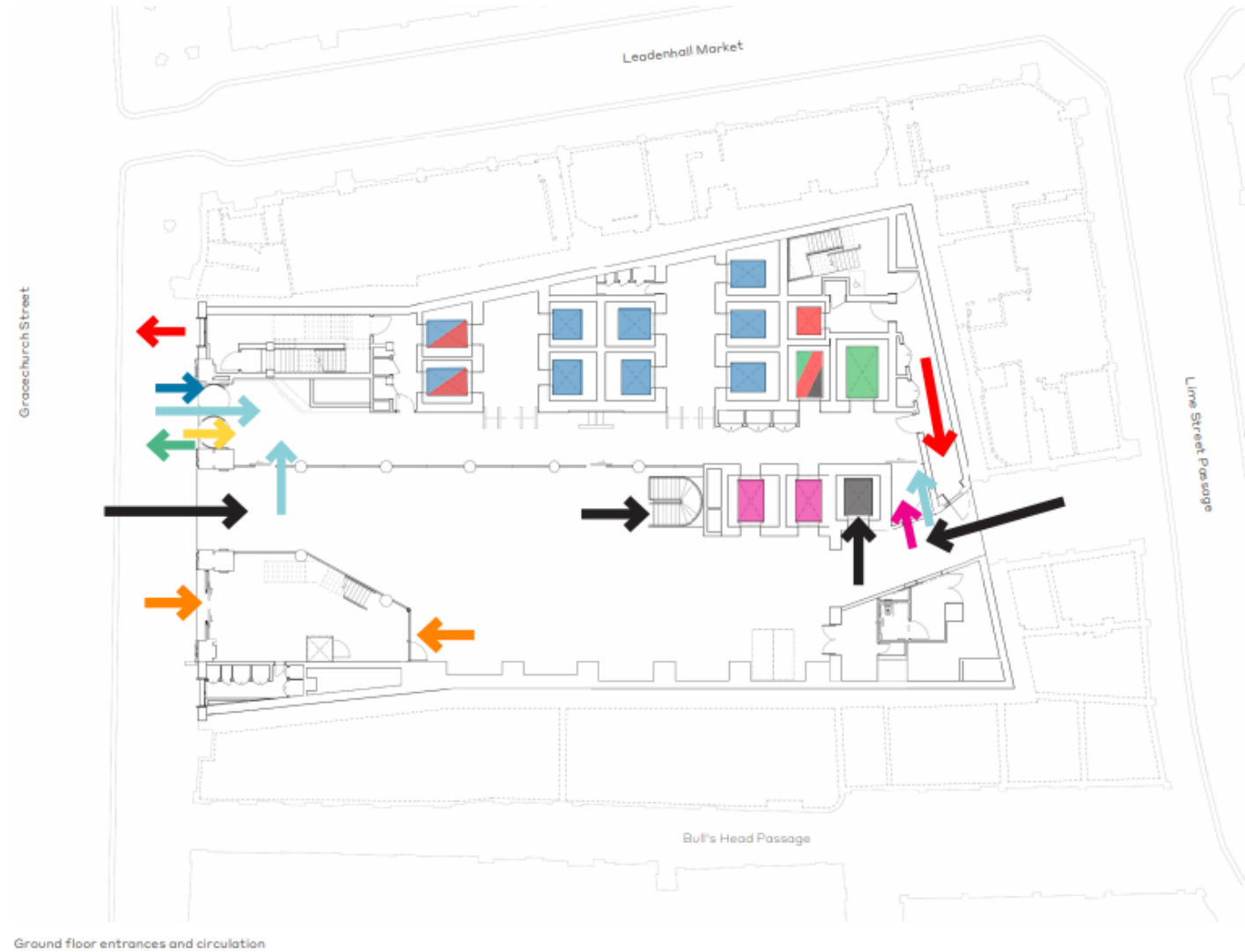
Key

- 01 Fixed retail
- 02 Office lobby
- 03 Seating area
- 04 Flexible retail
- 05 Stair to basilica exhibit
- 06 Cycle lifts
- 07 Cargo bike parking
- 08 Public lifts
- 09 Hall support and logistics



Proposed – Ground Floor, Public Realm

- Cycle lifts
- Fire lifts
- Office lifts
- Public lifts
- Goods lifts
- Public entrance
- Wheelchair access to office lobby
- Visitor entrance
- Office entrance
- Retail entrance
- Building Management entrance
- 5pm to 7am office entrance
- Fire exit



Proposed – Ground Floor, Access



Ground floor - Public Hall

- external wheelchair accessible route
- internal wheelchair accessible route
- public accessible entrance
- office accessible entrance
- accessible emergency exit
- platform / evacuation lift
- passenger lift
- fire-fighting lift
- passenger / fire-fighting lift
- passenger / evacuation lift
- goods / evacuation lift
- cycle lift
- accessible WC
- step
- escape stairs
- accessible cycle parking

Key

- 01 Gracechurch Street entrance
- 02 Fixed retail
- 03 Public hall
- 04 Lime Street Passage entrance
- 05 Stair to basilica exhibit
- 06 Lift lobby of basilica exhibit
- 07 Educational space
- 08 Archaeology exhibit
- 09 Level 05 viewing deck



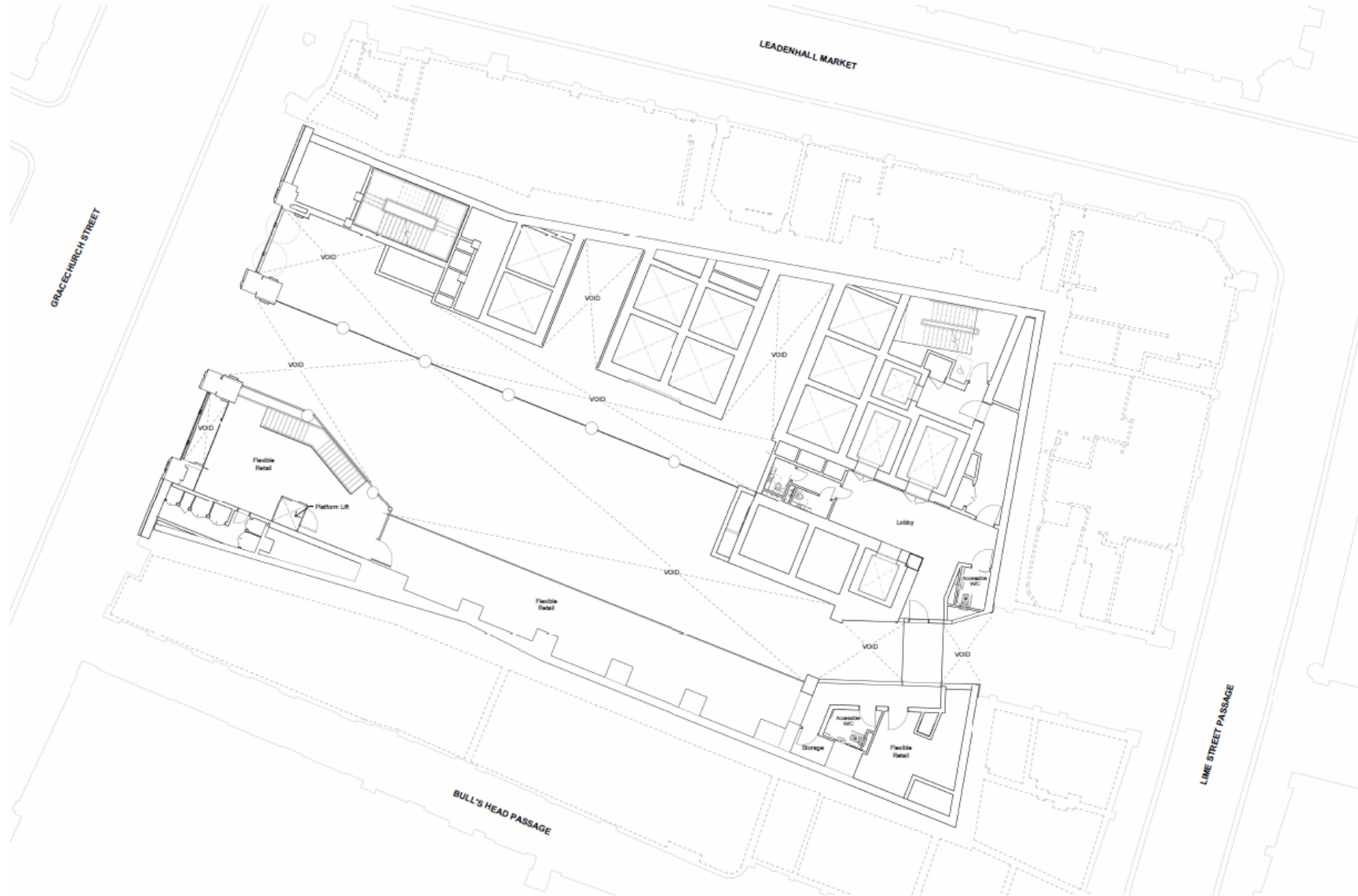
Illustrative section of the public hall

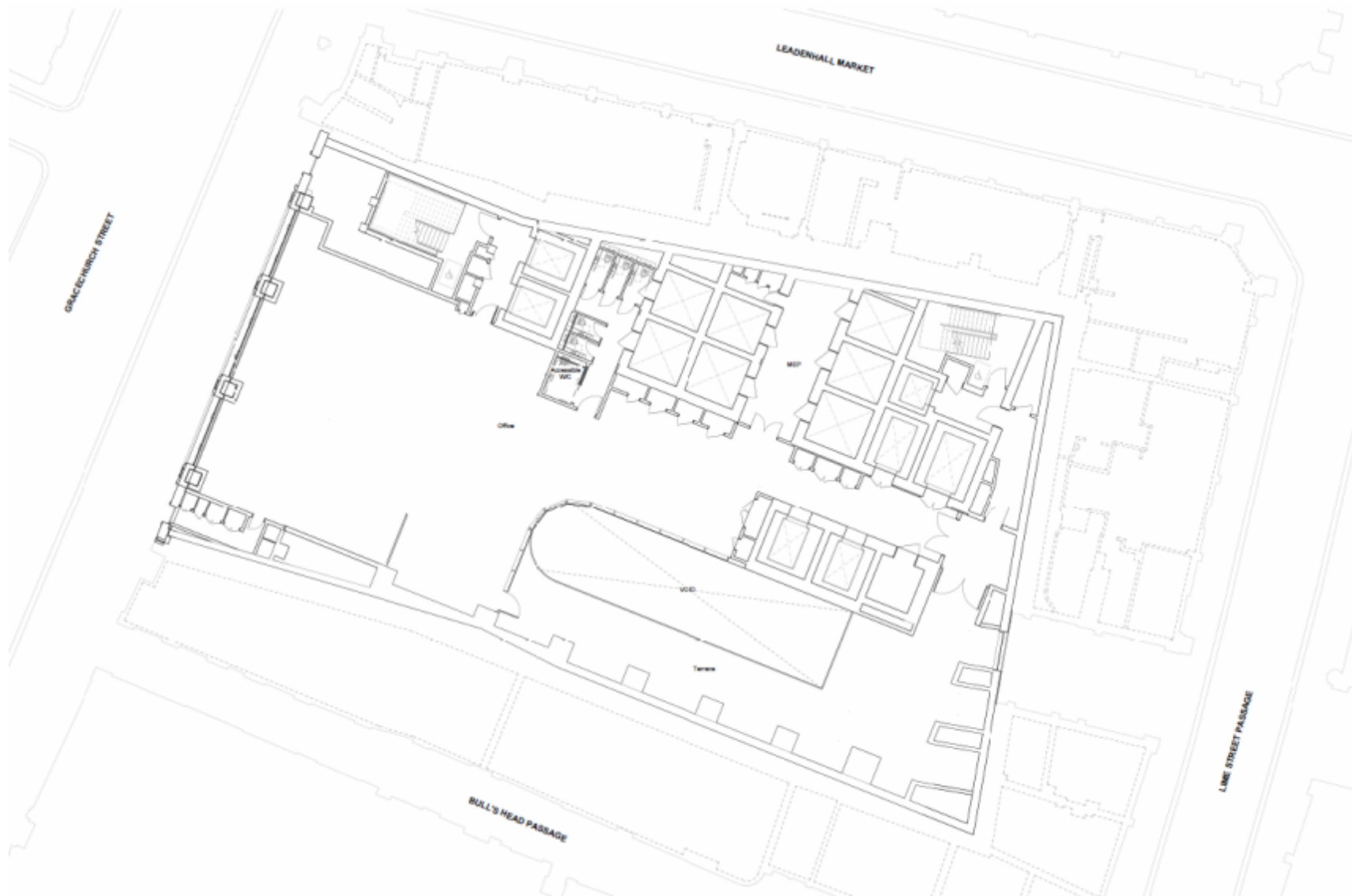


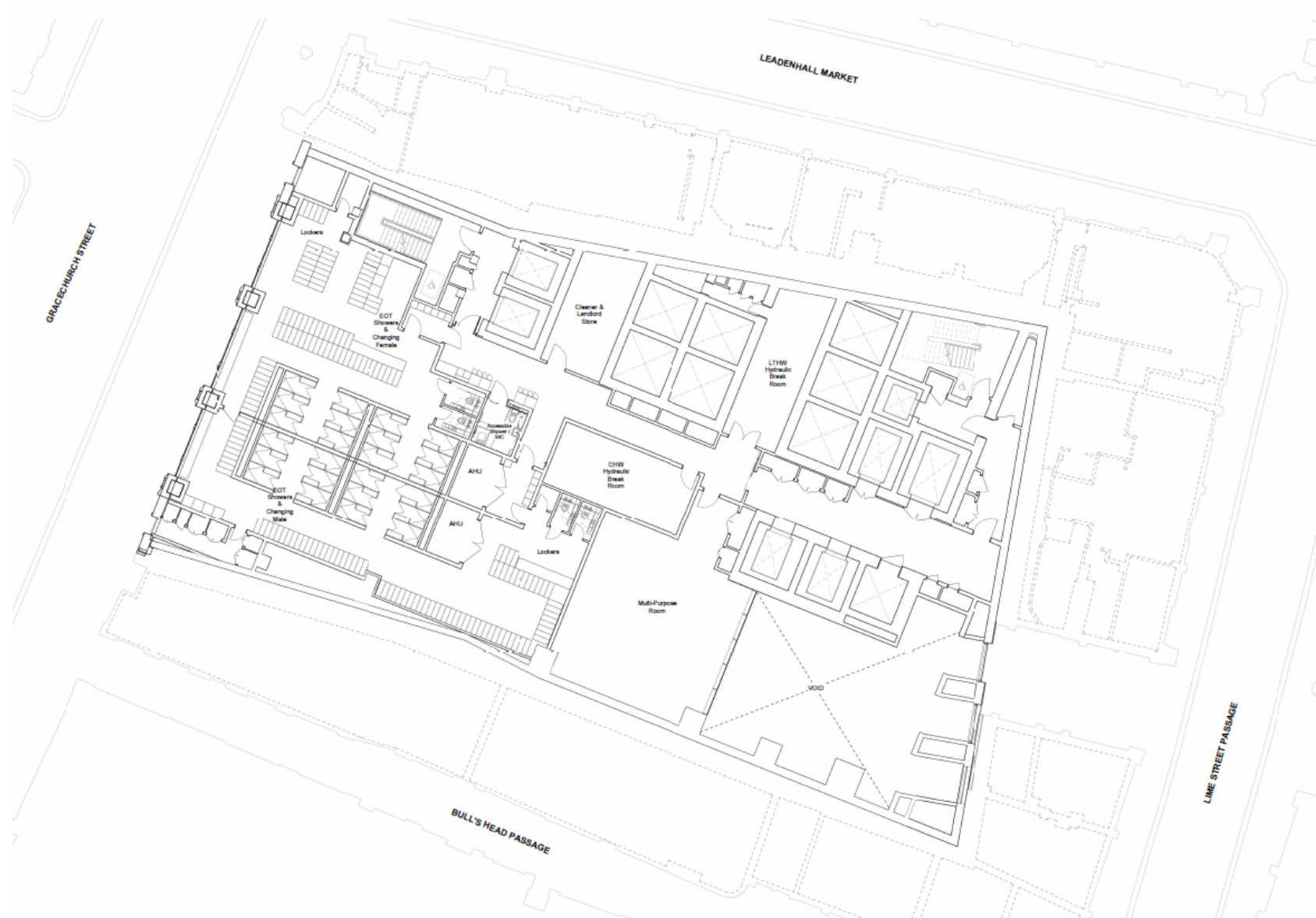
Illustrative view of the hall showing the balconies inspired by the Spread Eagle

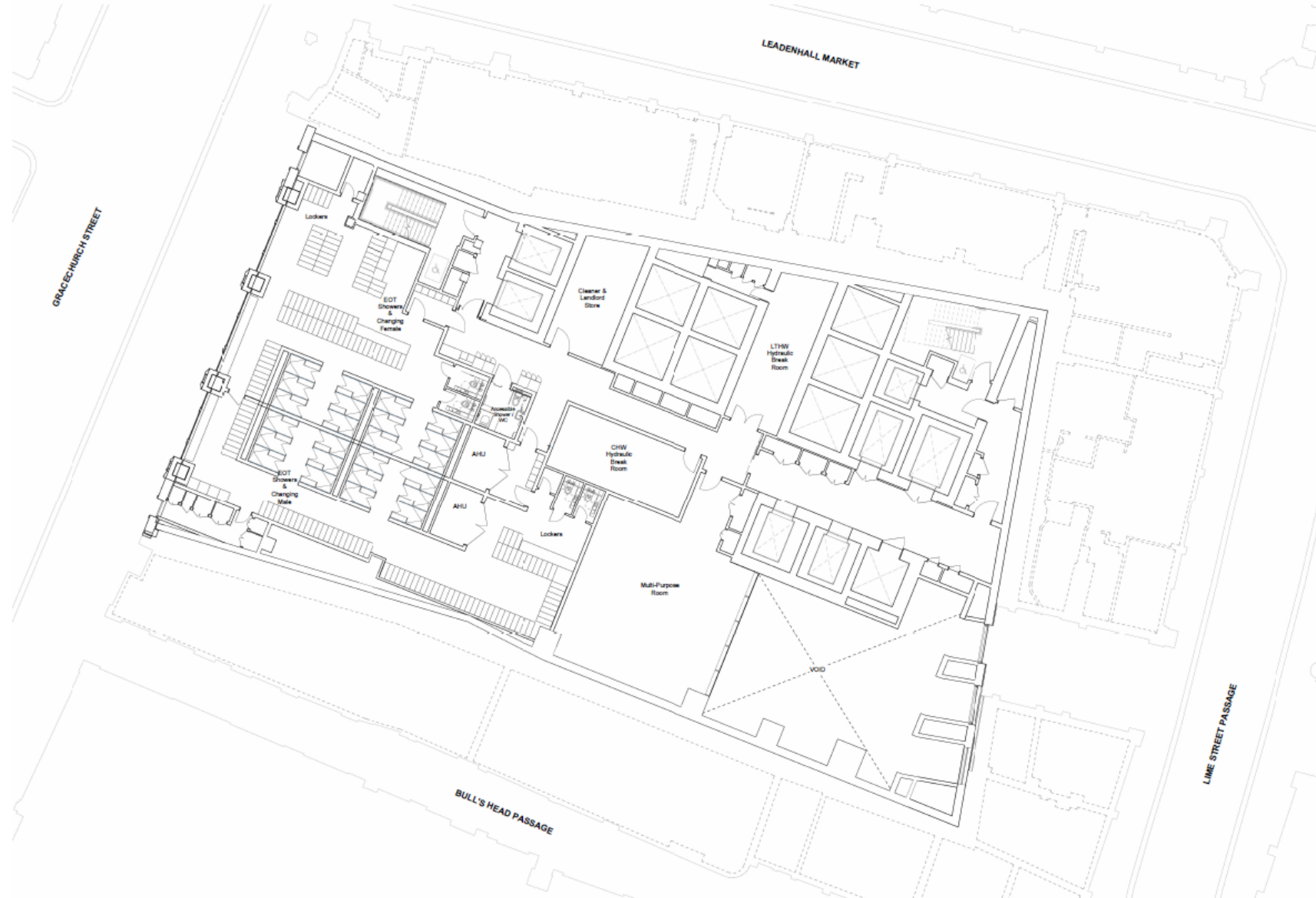


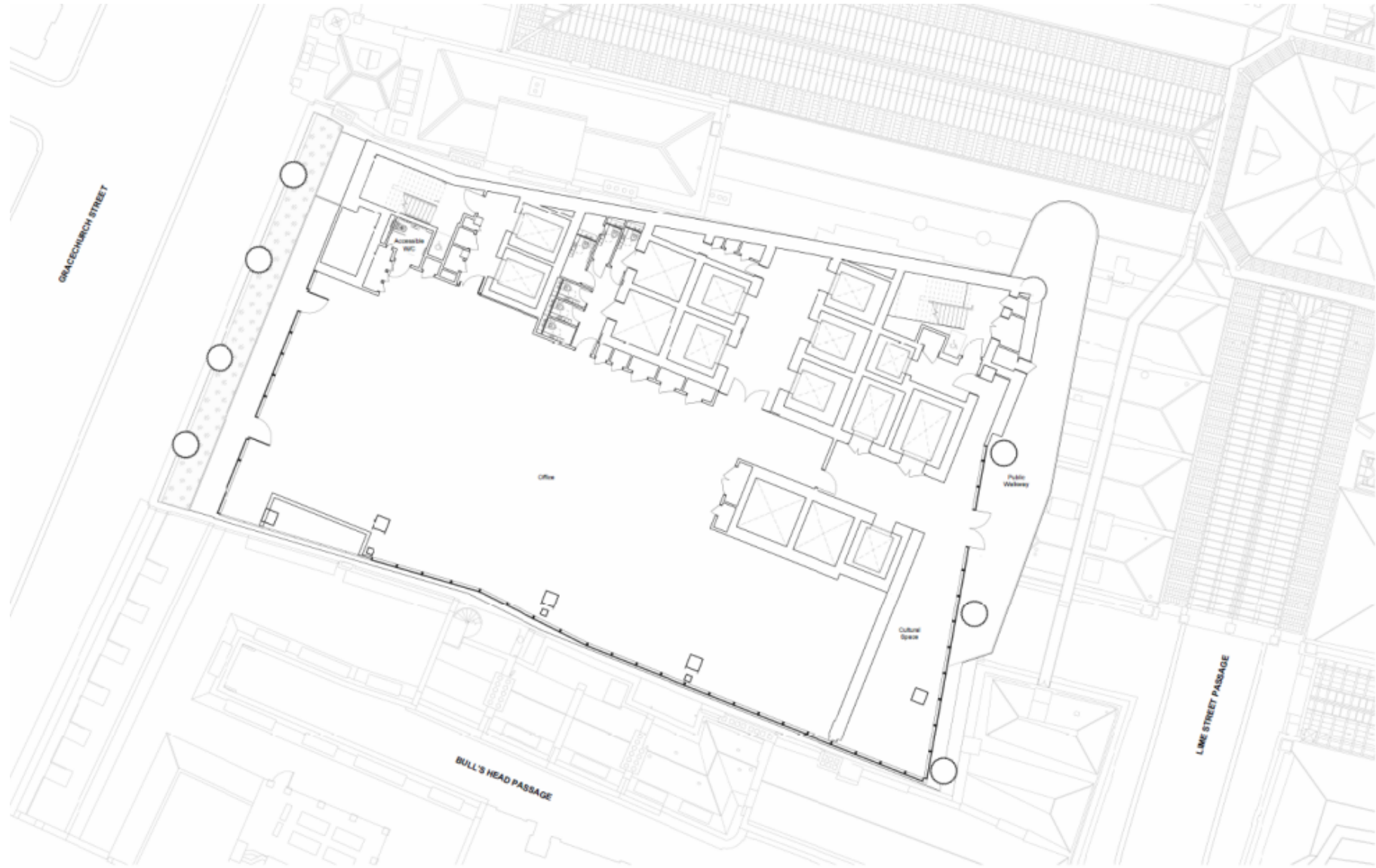
Clerestory windows to the east and south illuminate the hall



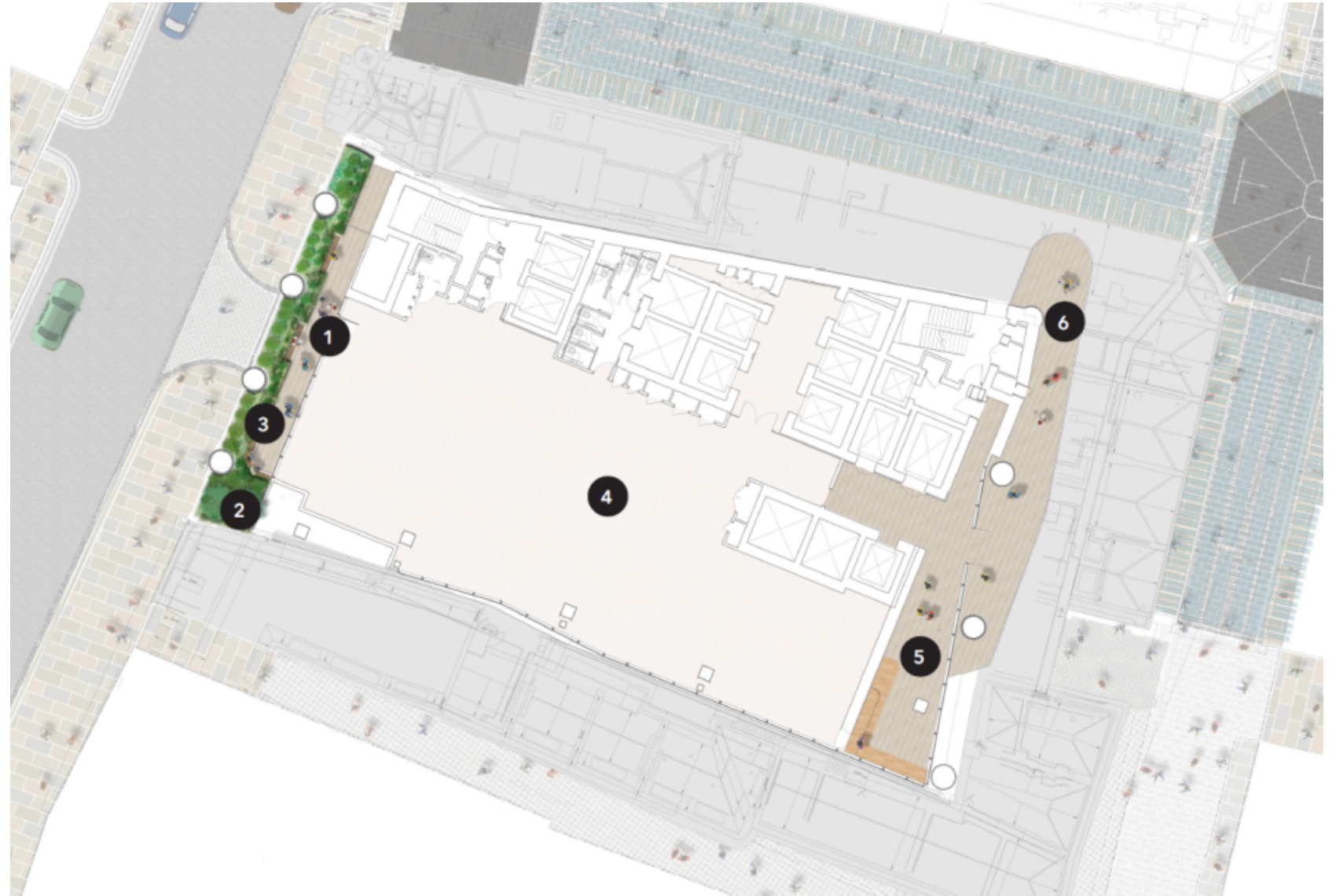


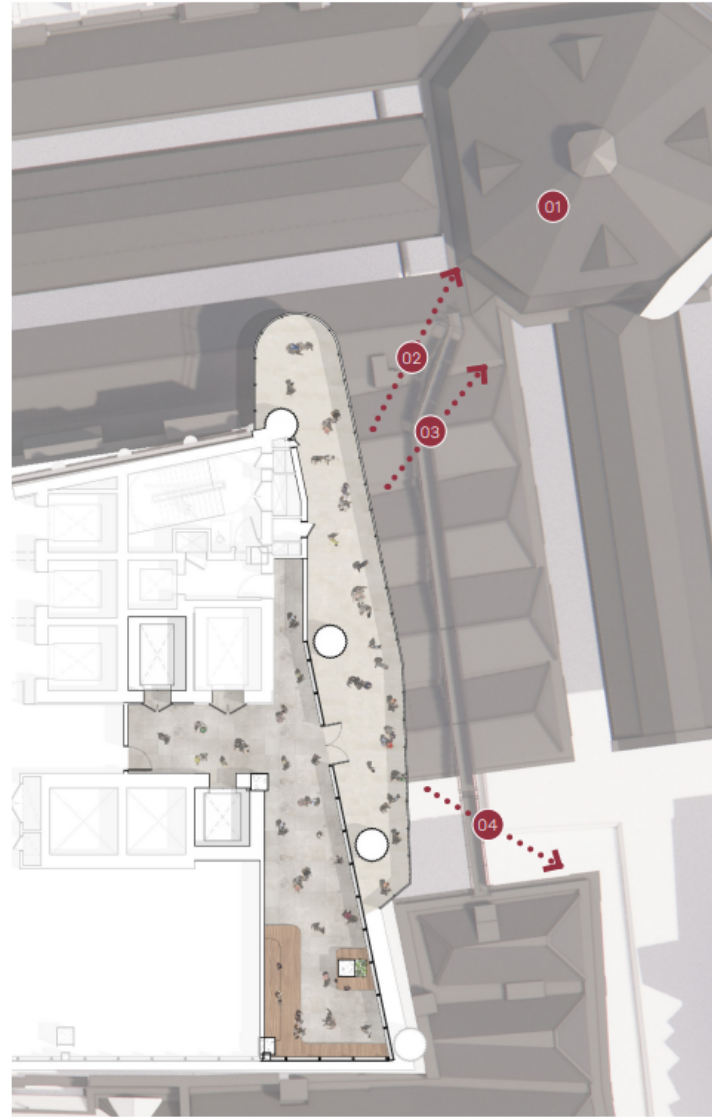






- 1 Office terrace
- 2 Proposed planting
- 3 Timber bench
- 4 Office space
- 5 Seminar room
- 6 Publicly accessible Leadenhall Market viewing gallery





Level 5 viewing deck



Leadenhall Market crossing and lantern



122 Leadenhall and 30 St Mary Axe



1 Lime Street



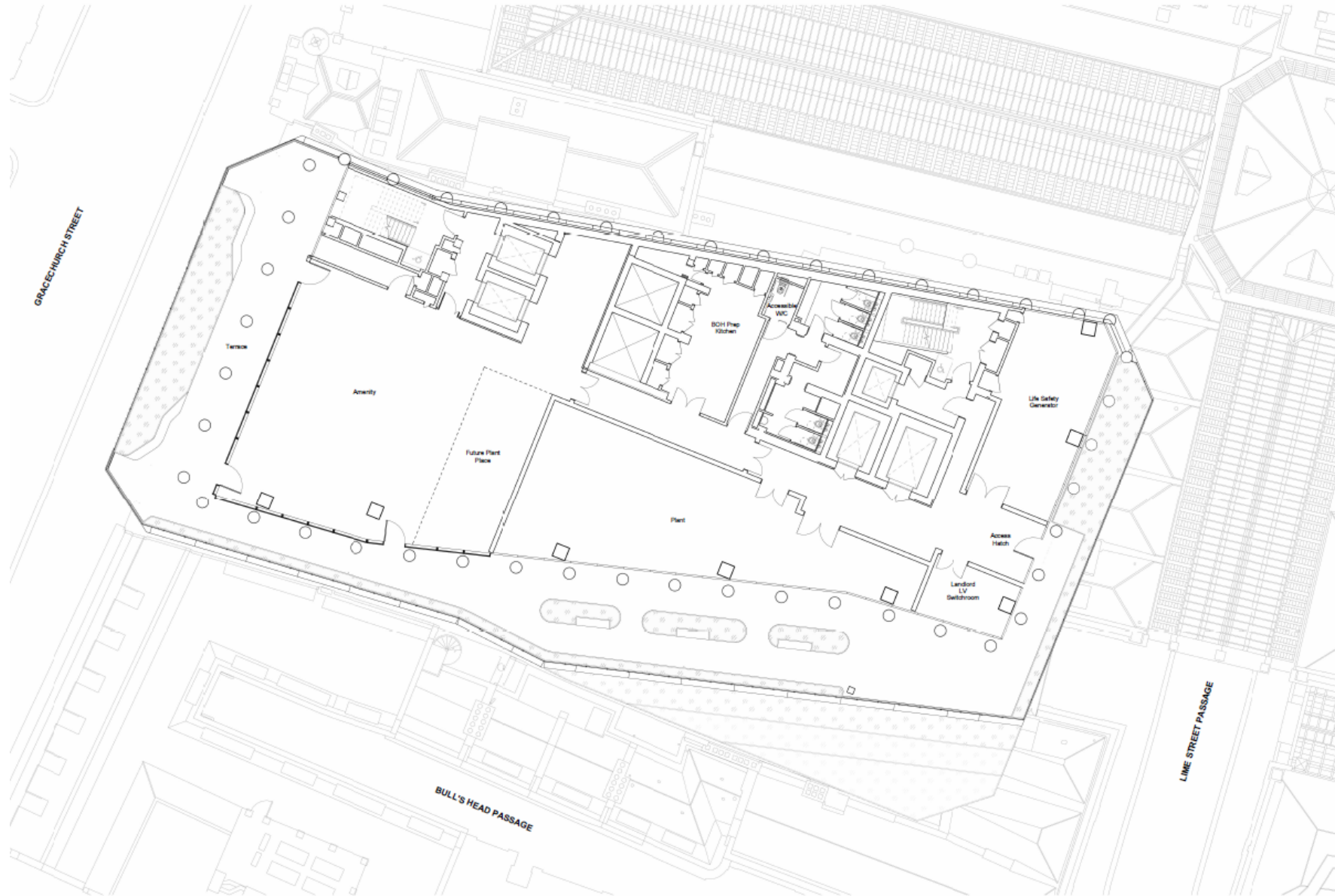
20 Fenchurch Street



Proposed – Typical Floor (11th Floor)

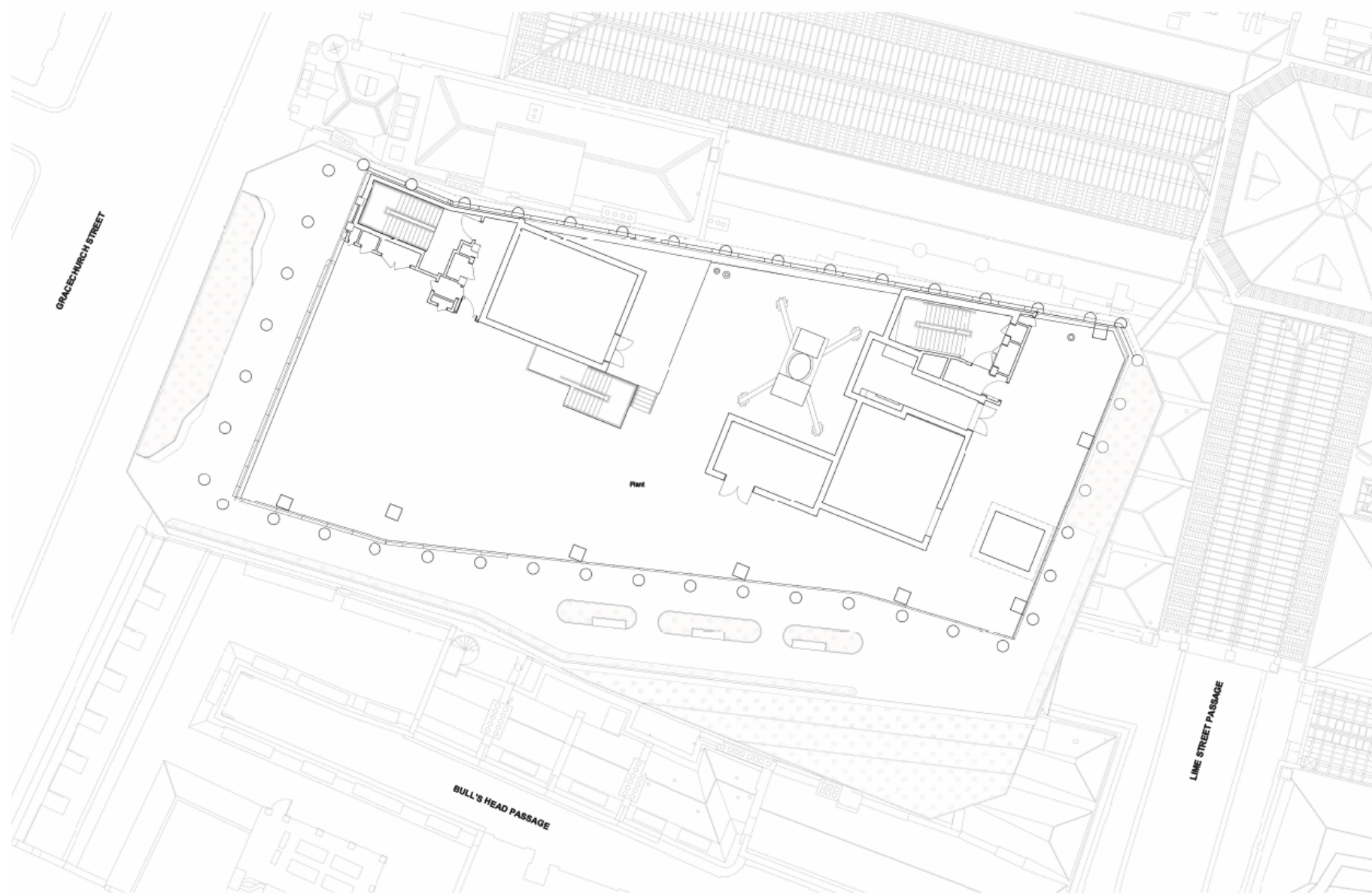


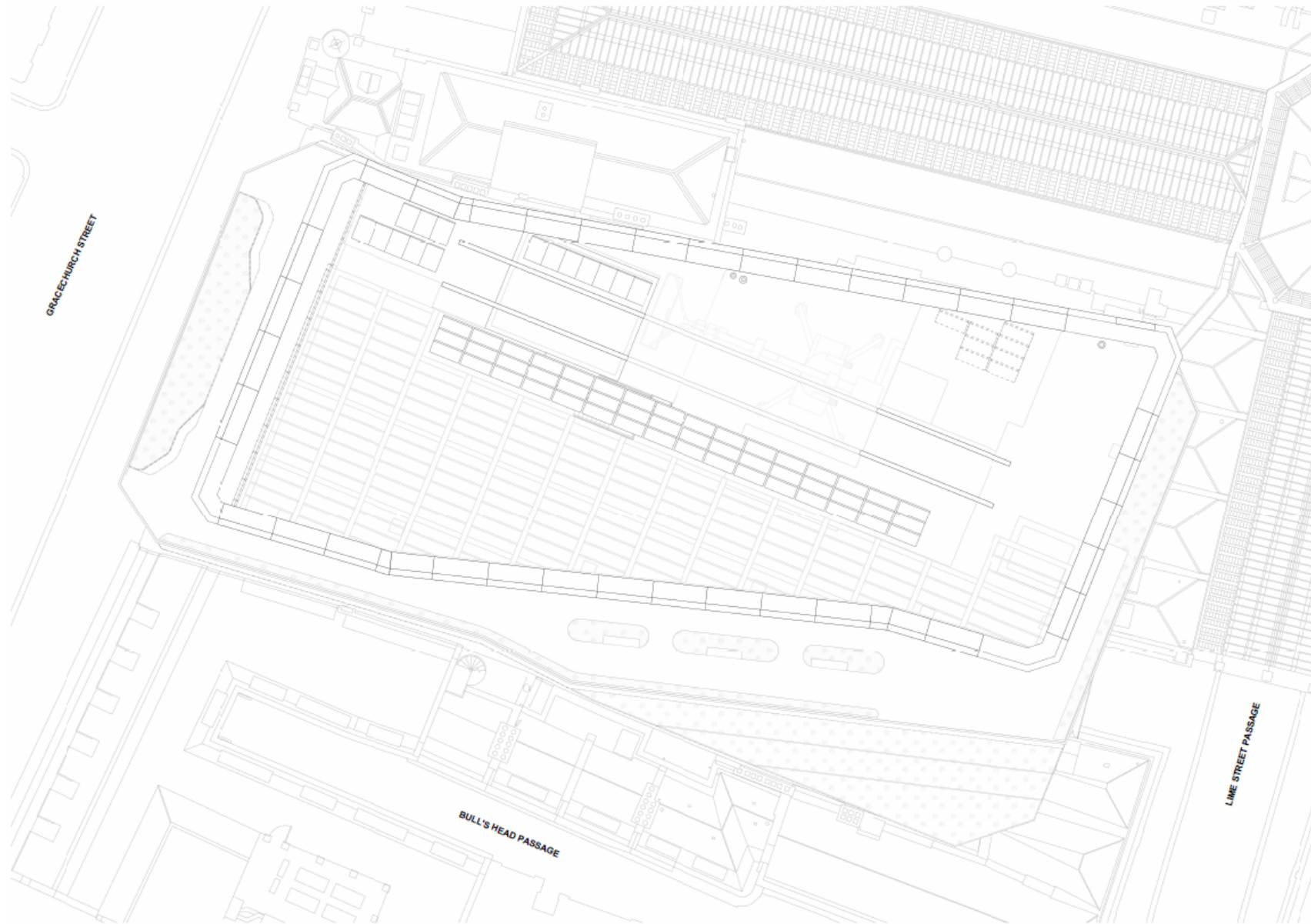
Proposed – Typical Floor (25th Floor)





Proposed – 30th Floor, Concept





Proposed – Roof Plan

Proposed	Use class	NIA sqm	GIA sqm	GEA sqm
Offices	Class E (g)(i)	21,663	34,771	36,434
Flexible Retail	Class E(a), E(b), Drinking establishments, hot food takeaway	214	343	360
Public Hall	Sui generis - to include public access routes, commercial, retail and cultural uses	371	595	624
Basement level cultural space	Sui generis - public exhibition	298	478	501
Level 05 public cultural space*	Sui generis - public amenity space	85	136	143
Total		22,631	36,325	38,062

- Office
- Fixed retail
- Flexible retail/Public hall
- Archaeology and cultural space
- Office amenity
- End of trip facilities
- Plant

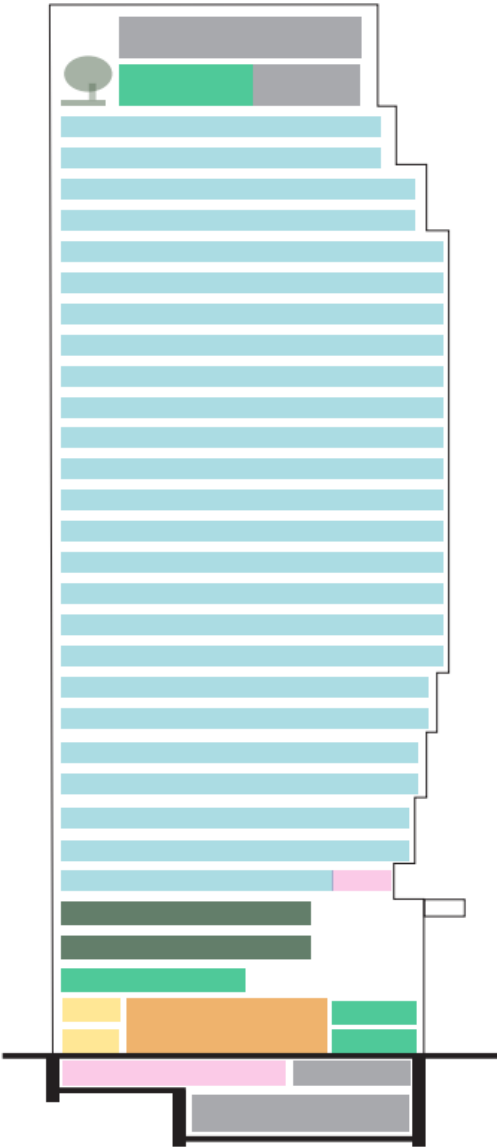


Diagram showing distribution of uses





Existing and Proposed – HTVIA









Existing and Proposed – HTVIA





Existing and Proposed – HTVIA



85 Gracechurch Street, EC3V 0AA



Existing and Proposed – HTVIA















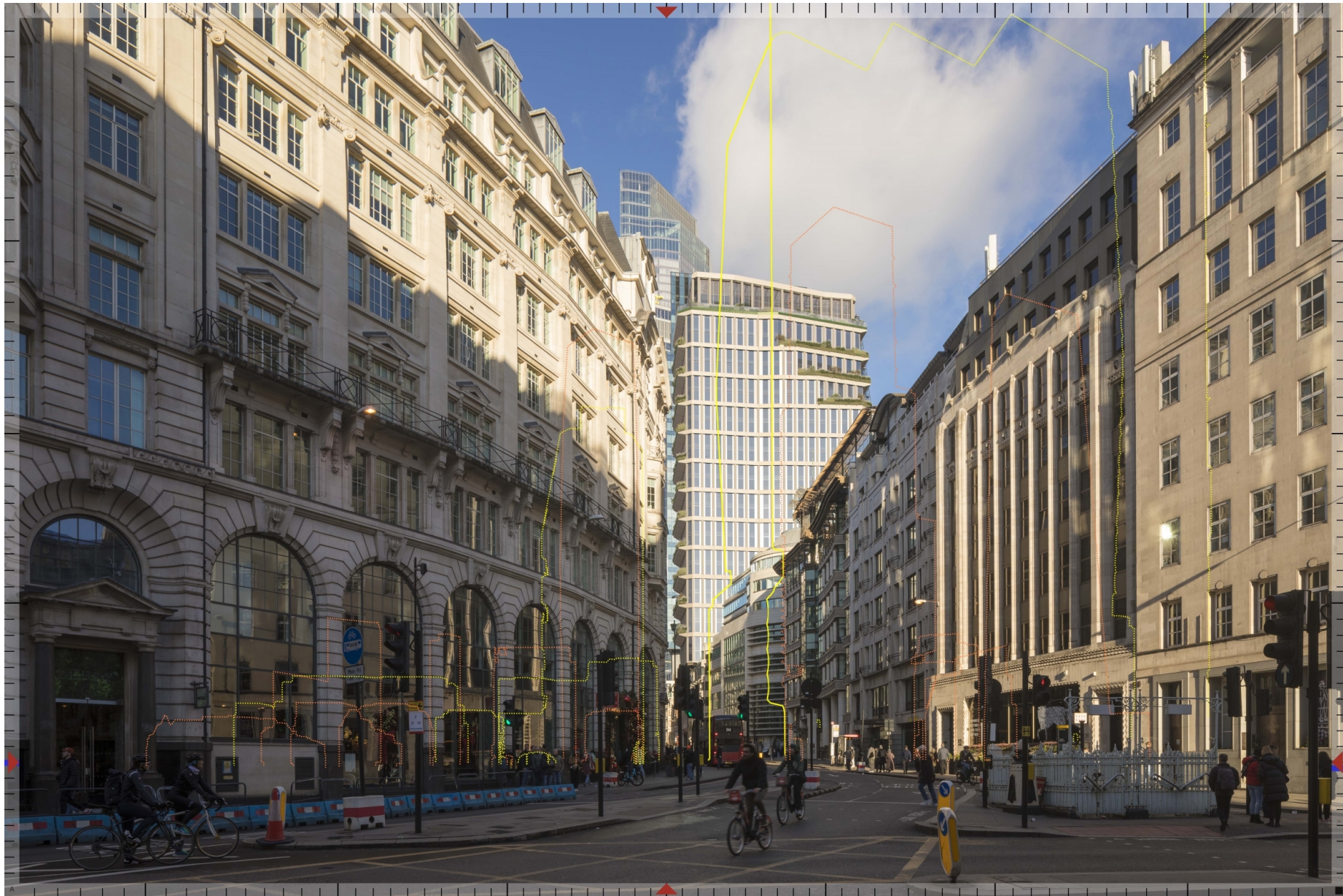
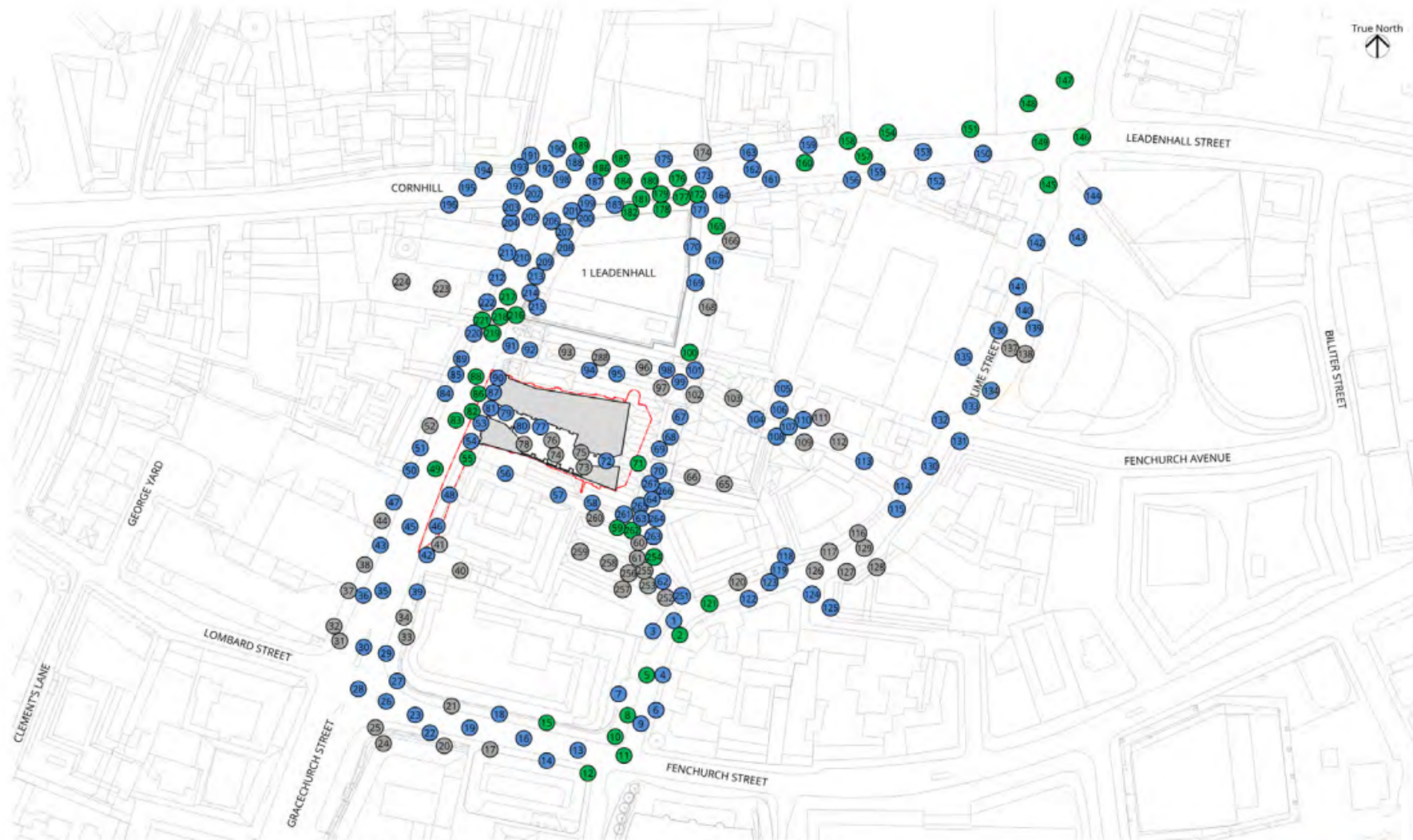








Figure 11.12 Configuration 3: Proposed Development with Proposed Landscaping and Existing Surrounding Buildings – Ground Level: Summer Season



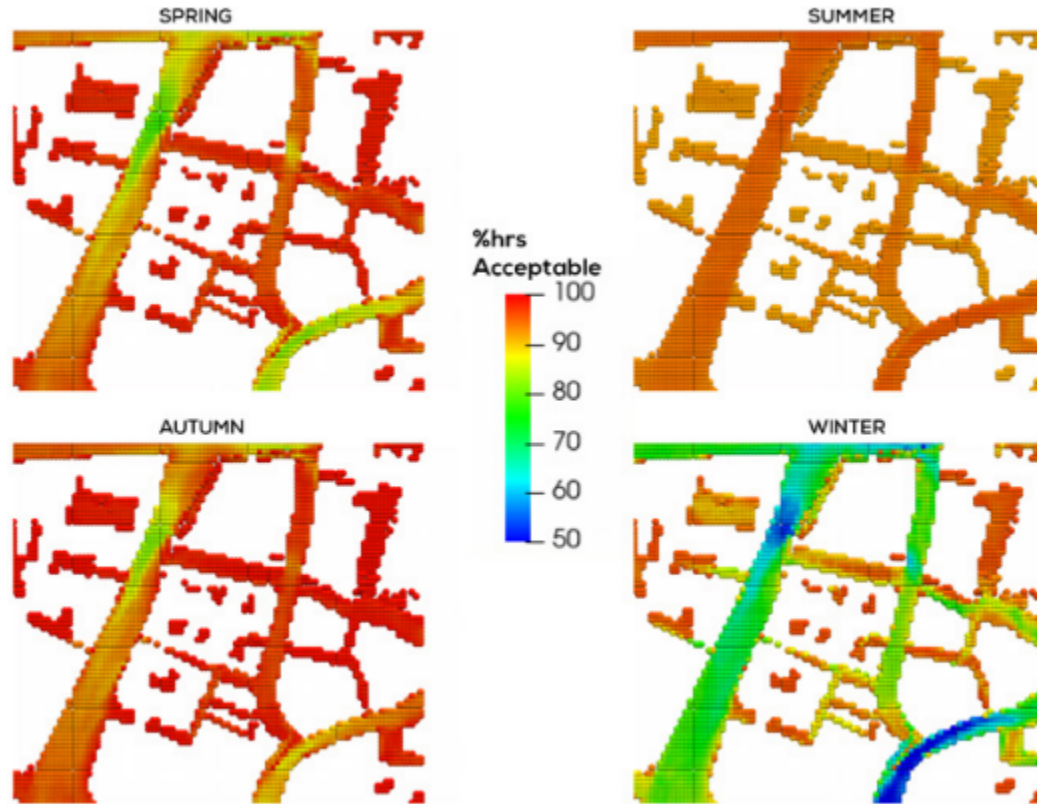


Fig. 11: Seasonal Acceptable Conditions Frequency at Ground Level, Configuration 1 (Existing Building with Existing Surrounds)

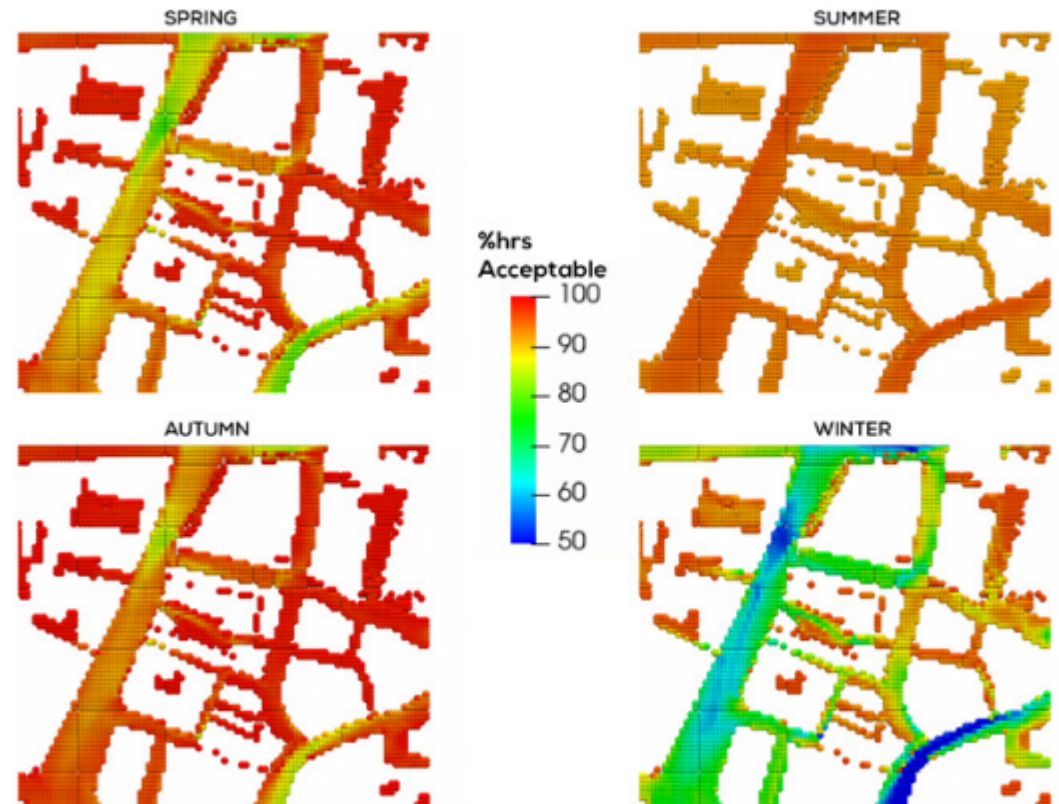
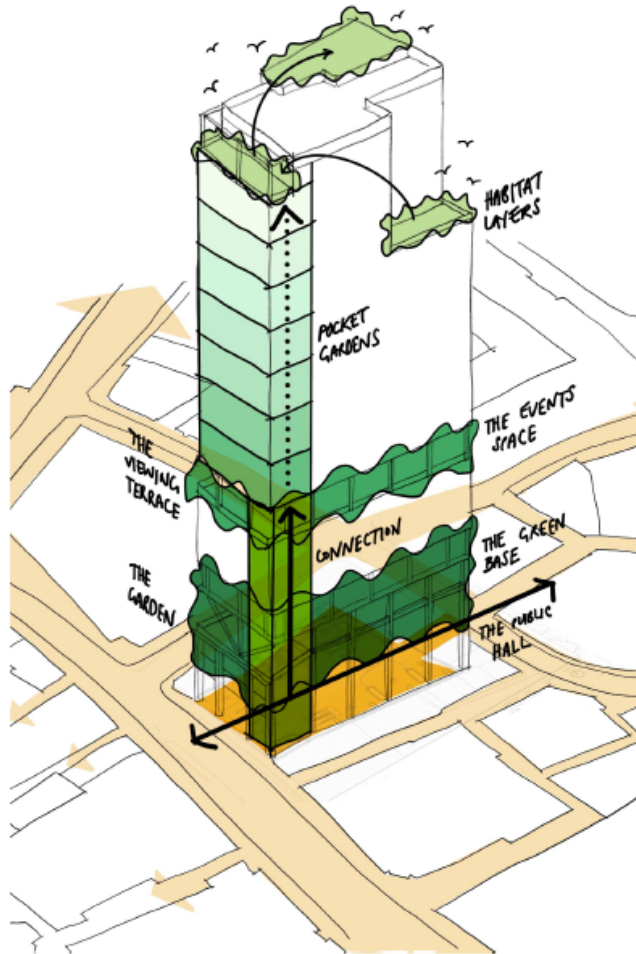


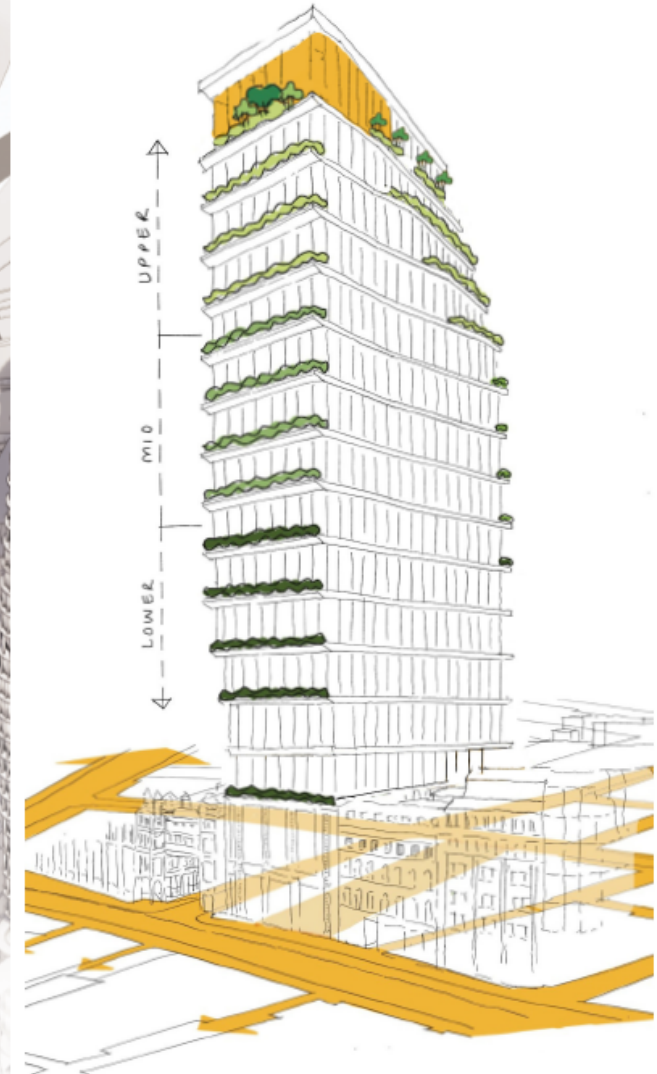
Fig. 23: Seasonal Acceptable Conditions Frequency at Ground Level, Configuration 4 (Proposed Development with Consented Cumulative Surrounds)



Original concept design



2023 consented scheme



Current planning application



Terrace Design – Level 05



Terrace Design – Level 30

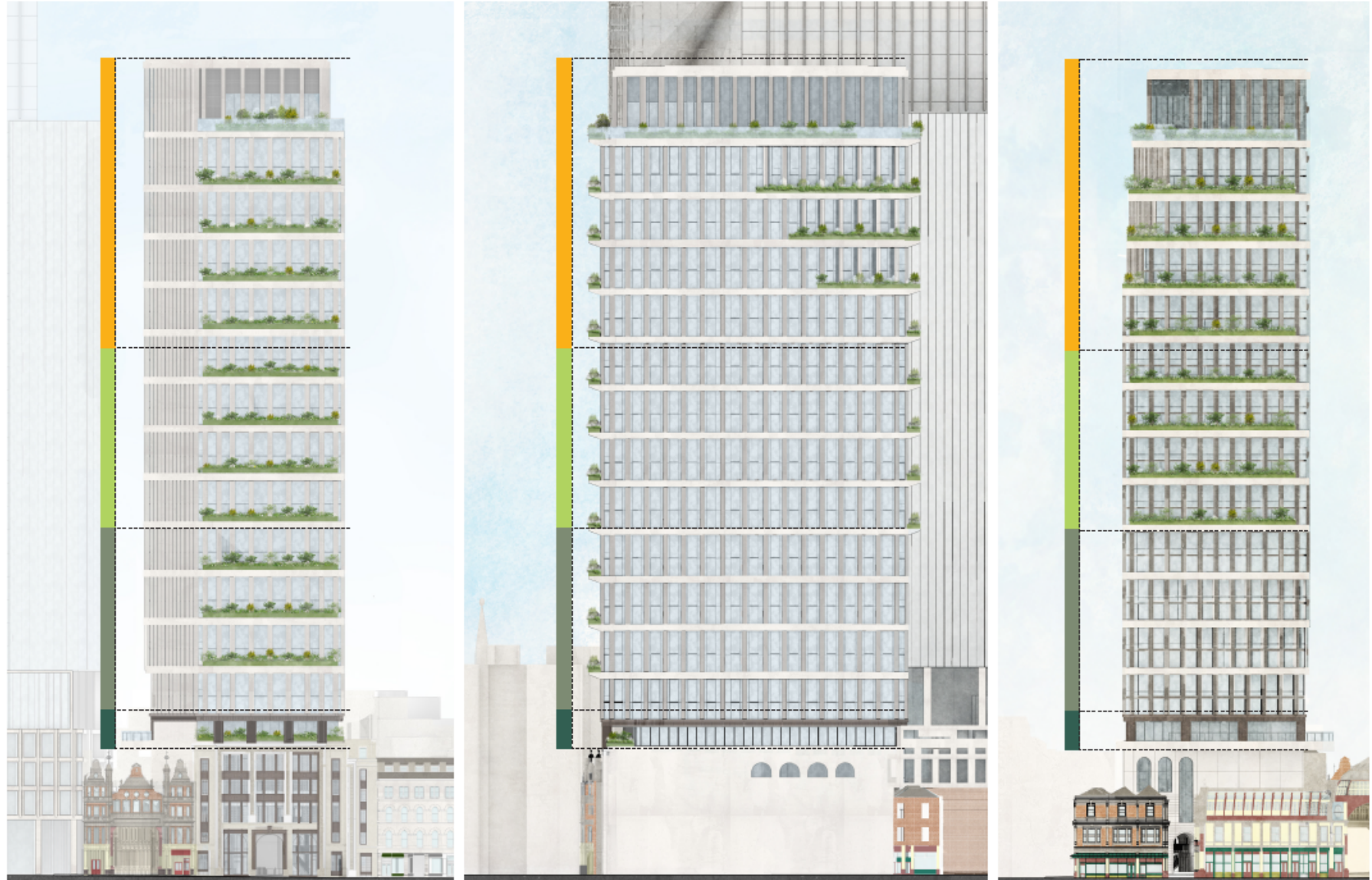


Level 30 Terrace - Western planter with feature trees

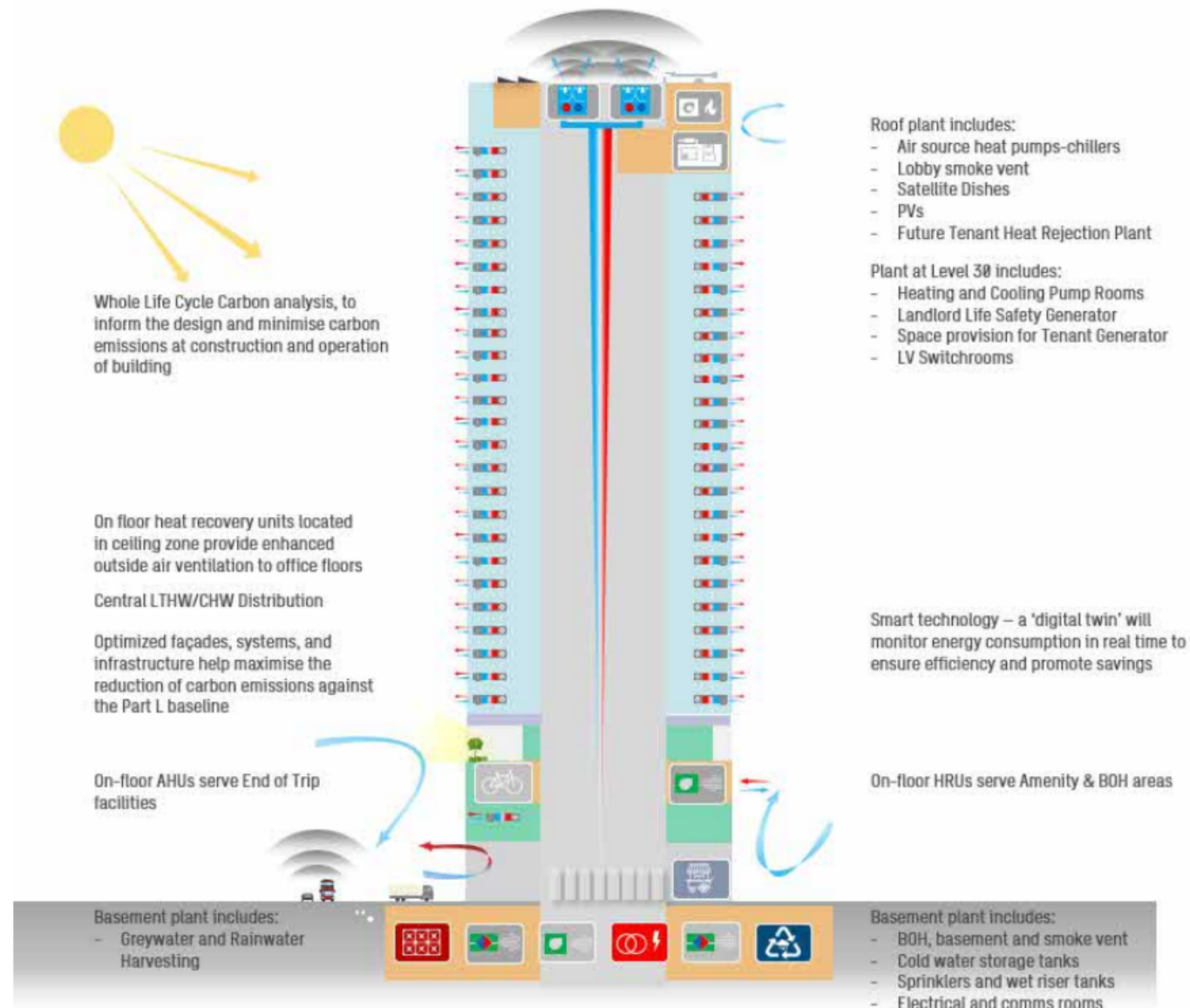


Level 30 Terrace - Southern planters

- Upper & Level 30 mix
- Mid terrace mix
- Lower terraces
- Level 05 mix

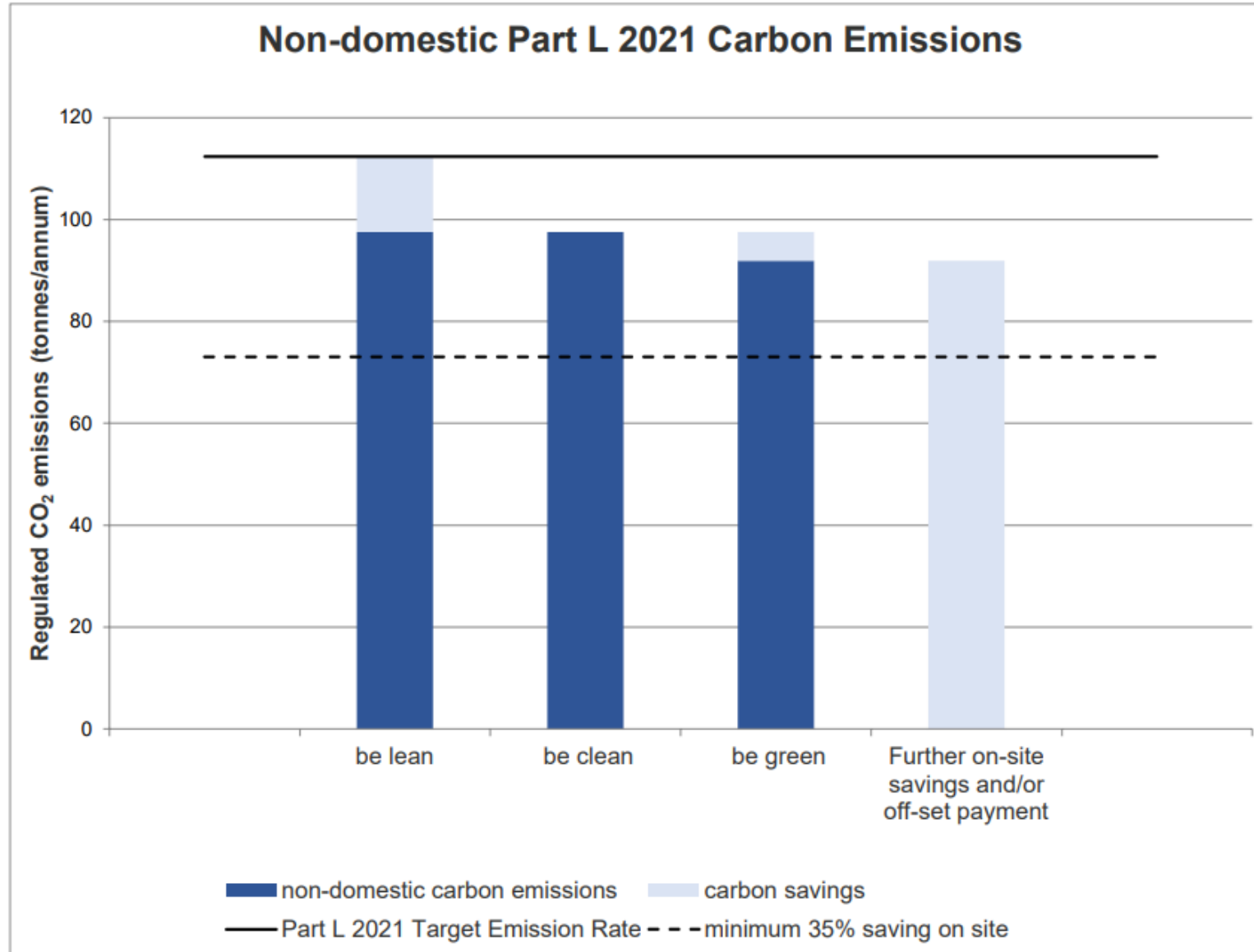


Terrace Design – Elevational Greening



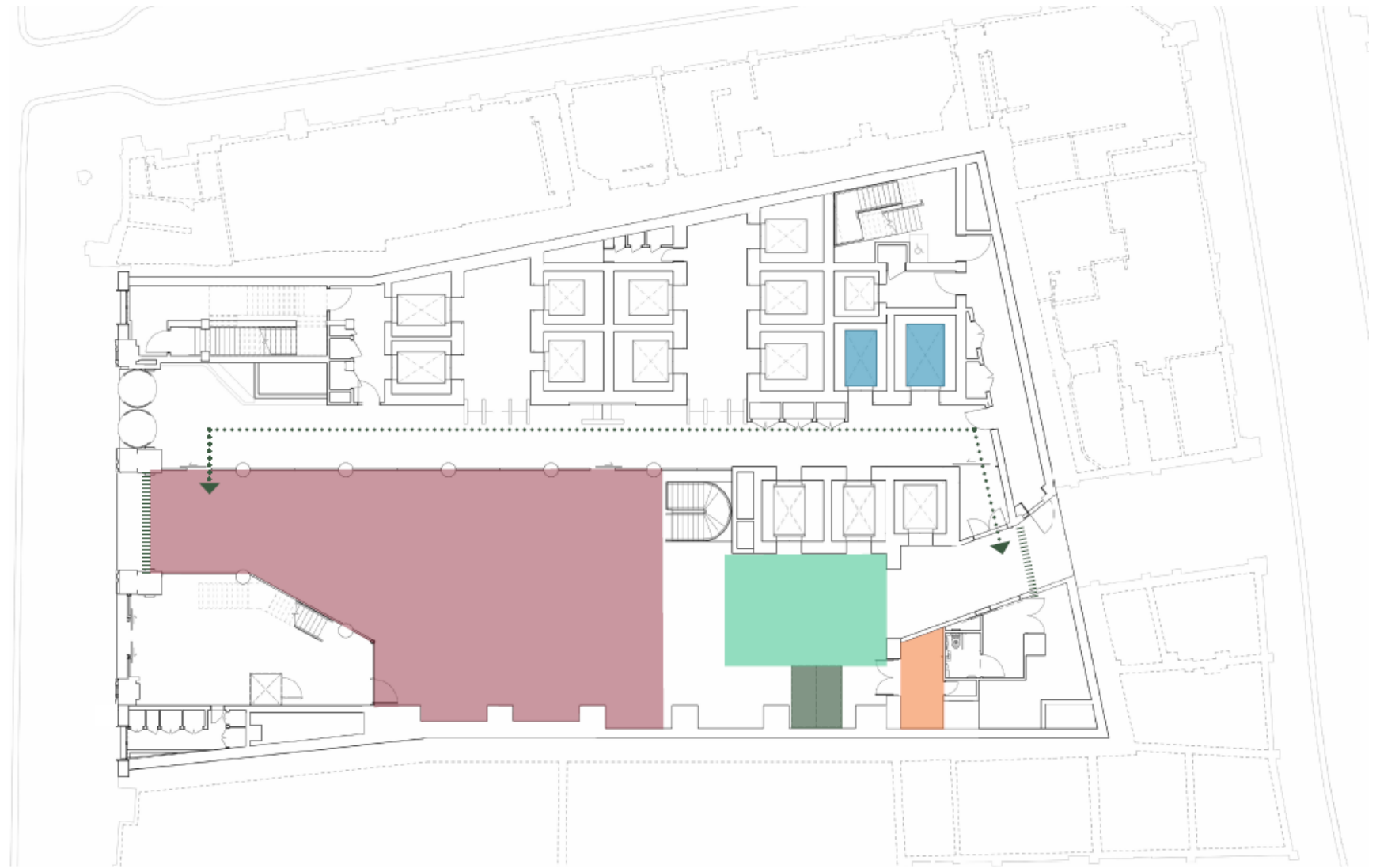
Sustainability – Energy Strategy Diagram

Sustainability Item	Aspirational Target	Planning Application Stage Performance
Embodied Carbon - Upfront	950 kgCO ₂ e/m ² GIA A1-A5	1,110 kgCO ₂ e/m ² GIA A1-A5
Embodied Carbon – Life Cycle	1400 kgCO ₂ e/m ² GIA A-C (exc.B6&B7)	1,564 kgCO ₂ e/m ² GIA A-C
Energy Use Intensity (EUI) – Whole Building	55 kWh/m ² /year (GIA)	68.6 kWh/m ² (GIA)
BR Part L 2021 - LEAN	≥15%	13%
BR Part L 2021 - GREEN	≥35%	18%
BREEAM	BREEAM minimum 'Excellent' with aspiration for 'Outstanding'	Current score: 87.63% (Outstanding) Achieved: 21.30%
Prioritise water recycling	Inclusion of rainwater and greywater harvesting	Included in the design
Urban Greening Factor	0.30	0.33 (GLA score) 0.37 (CoL score)
Biodiversity Net Gain	>10%	5,476.30%
Demolition Waste	>95 diverted from landfill	As per aspirational target
Demolition & Strip Out Material Reuse & Recycling	90% of demo & strip out waste to be reused or recycled	As per aspirational target
Recycled content by value for newly proposed materials	20%	As per aspirational target



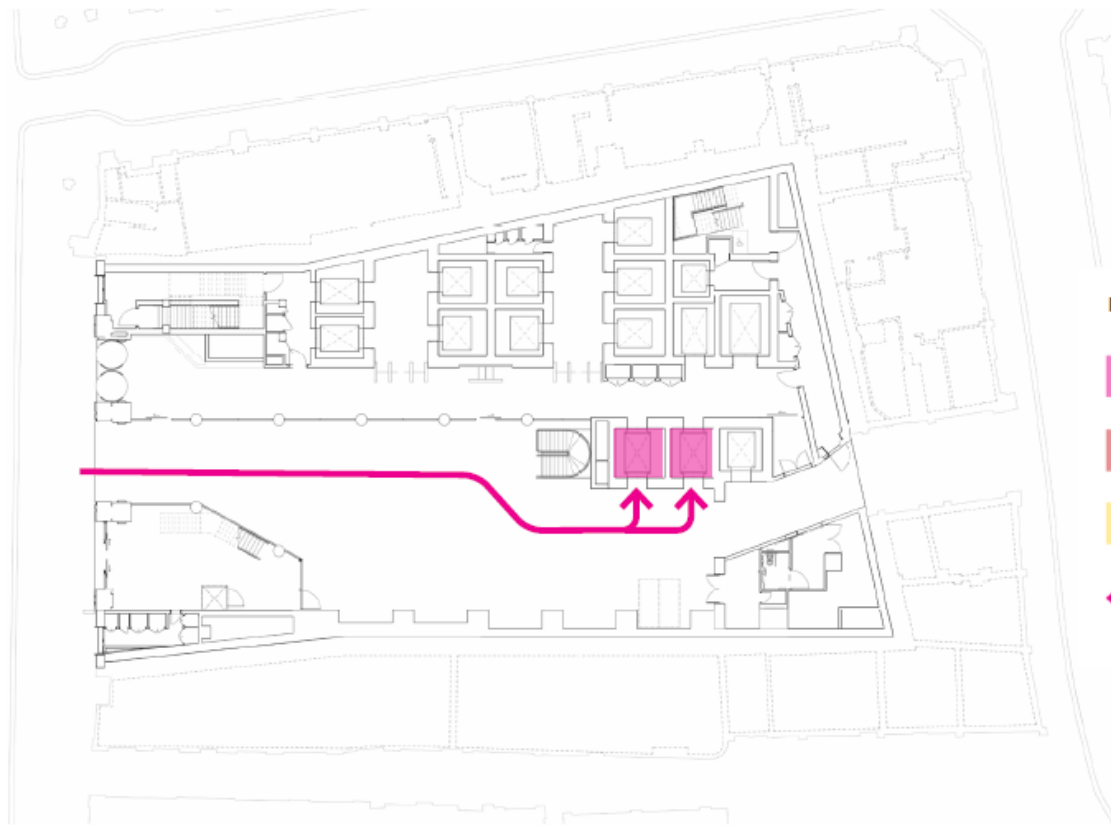
Key

-  Vehicle movement zone
-  Cargo bike parking
-  Temporary waste holding area
-  Goods lifts
-  Hall management office
-  Security gates to close hall during servicing
-  Building management staff access route during servicing



Ground floor plan

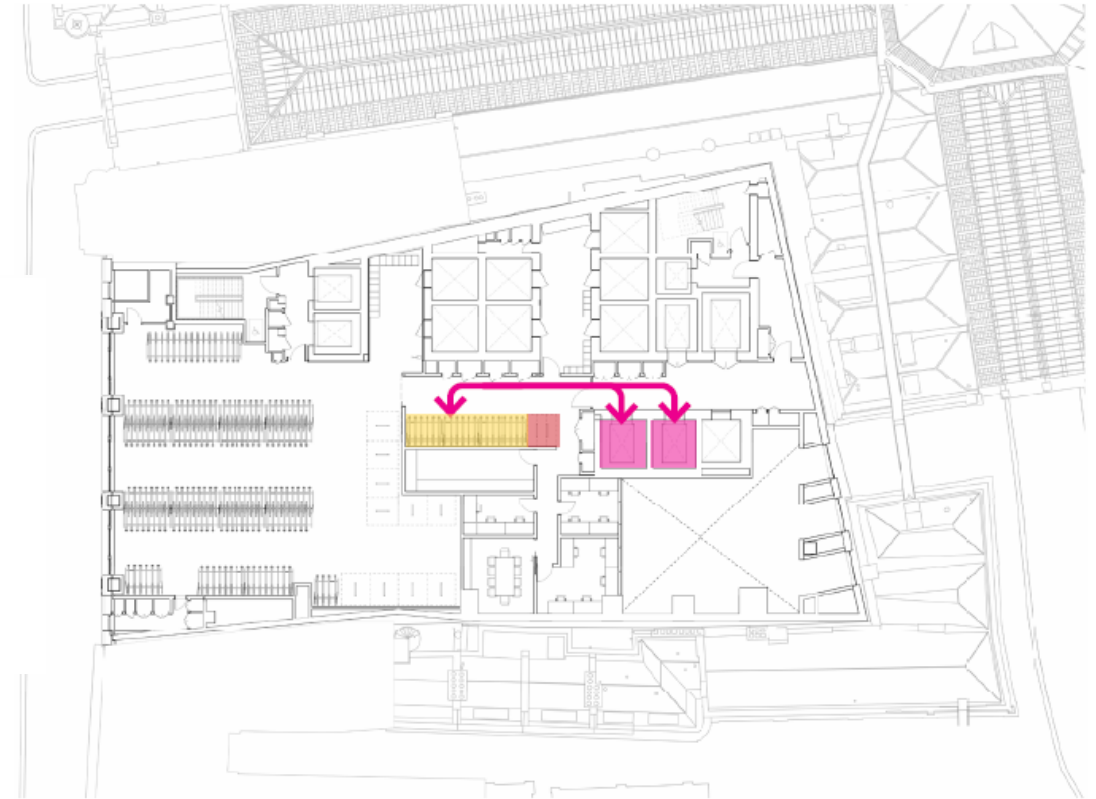
Servicing Plan



Cyclist arrival - Ground floor

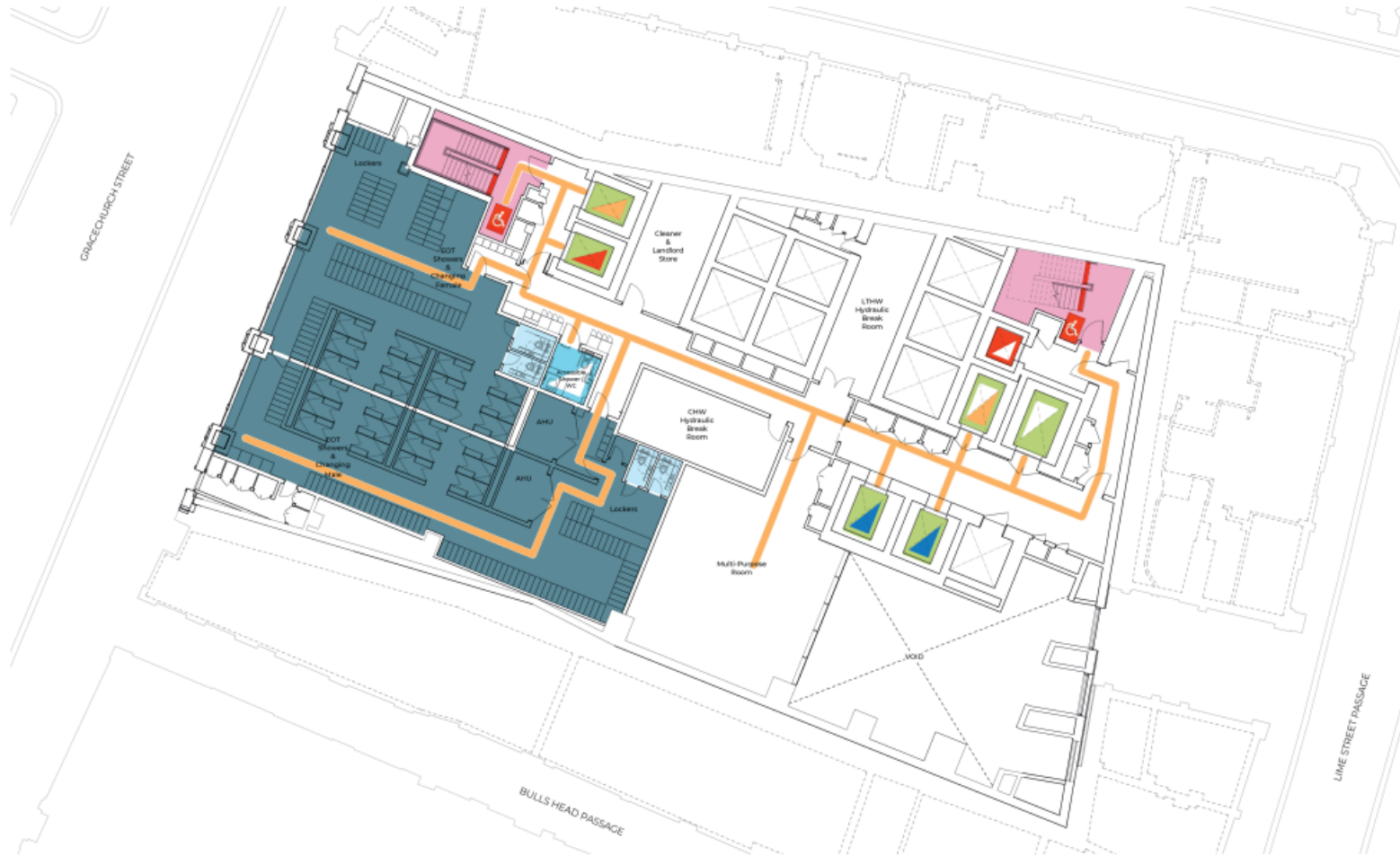
Key:

- Cycle lifts
- Sheffield stands
- Two tier bike racks
- Circulation route



Short stay cycle storage - Level 4

Cycle Parking



Level 03 - Changing facilities



Illustrative – Gracechurch Street Entrance





Illustrative – Public Hall



Illustrative – Public Hall



Illustrative – Basement Level



Illustrative – Basement Level



Next Planning Applications Sub-Committee 26 November

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