



Planning Applications Sub-Committee PRESENTATION PACK

Date: TUESDAY, 30 SEPTEMBER 2025

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. 130 FENCHURCH STREET, EC3M 5DJ (25/00529/FULEIA)

Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 154)

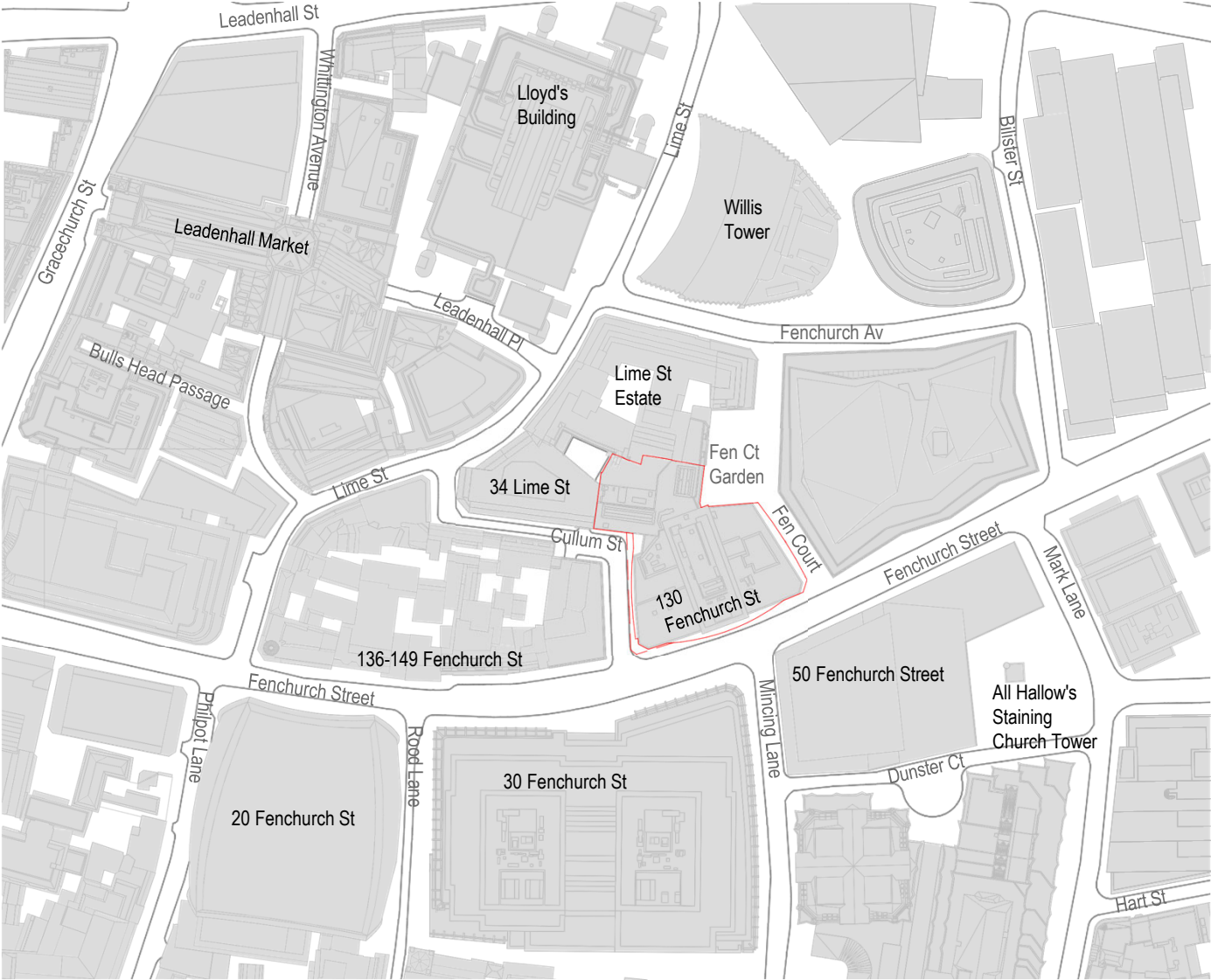
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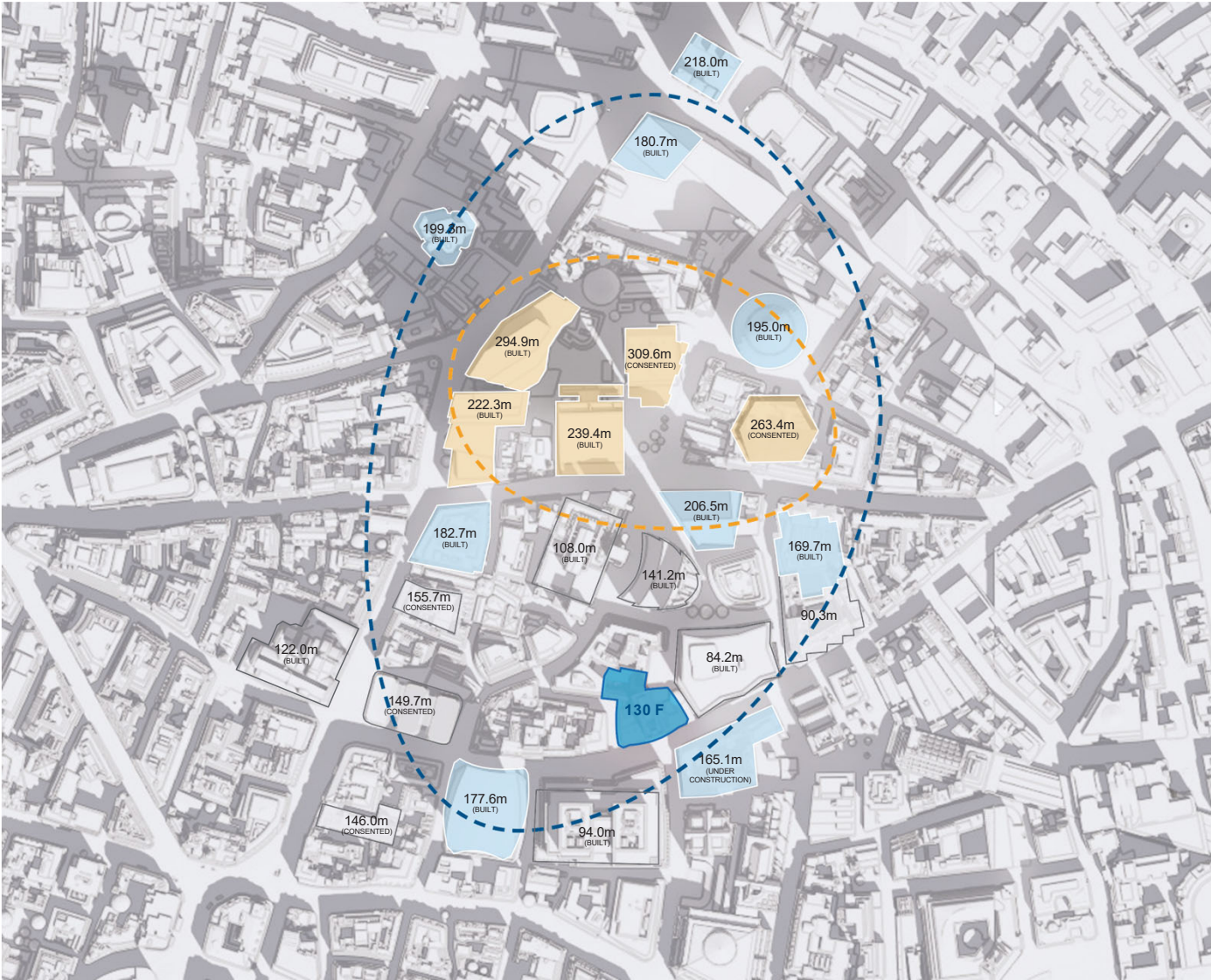
Application address
Planning Applications Sub-Committee
30th September 2025



Site Location Plan



Existing Site Plan



Legend

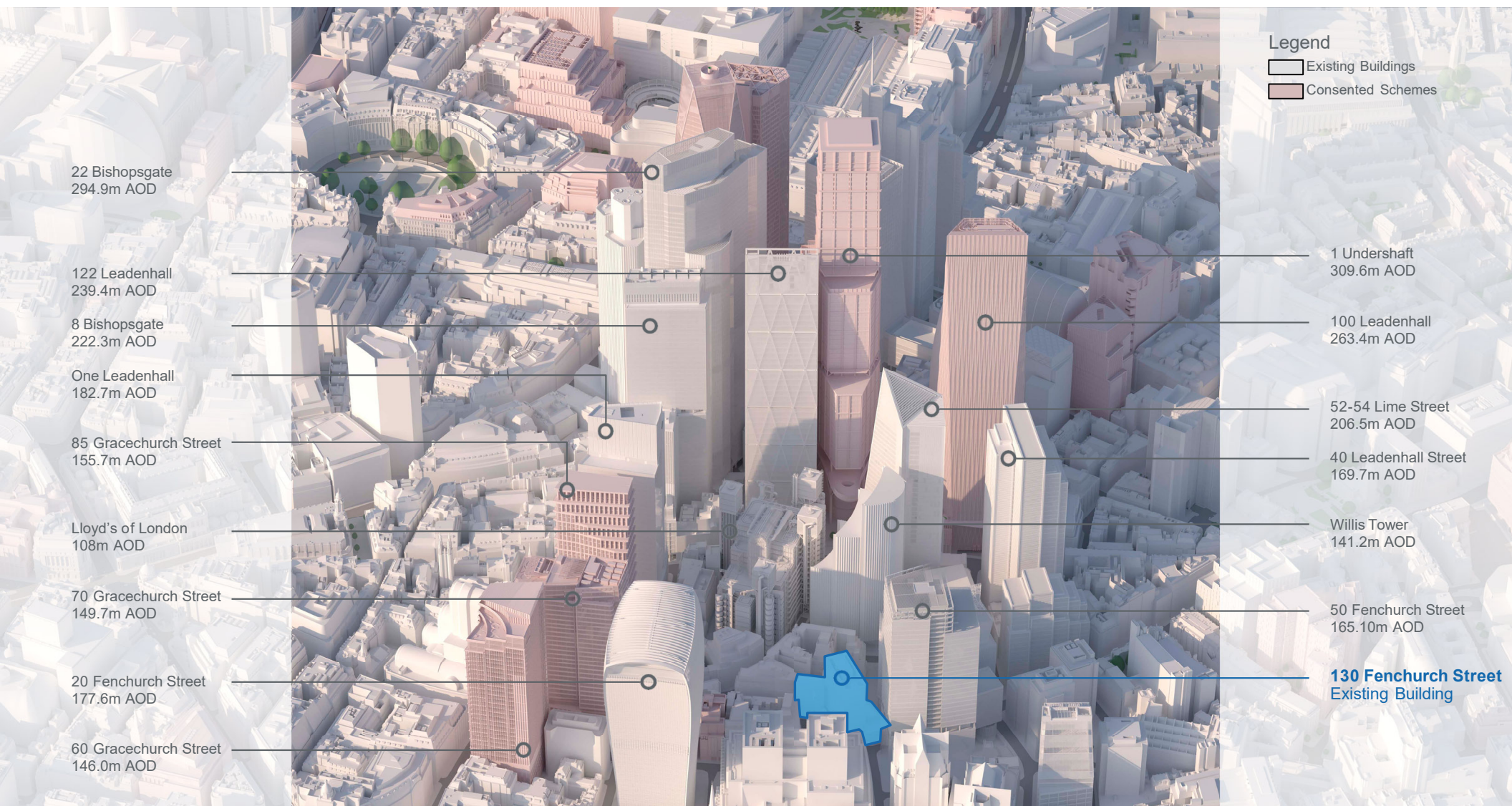
160 - 220m AOD

220 - 305m AOD

Evolving City Cluster Roof Plan

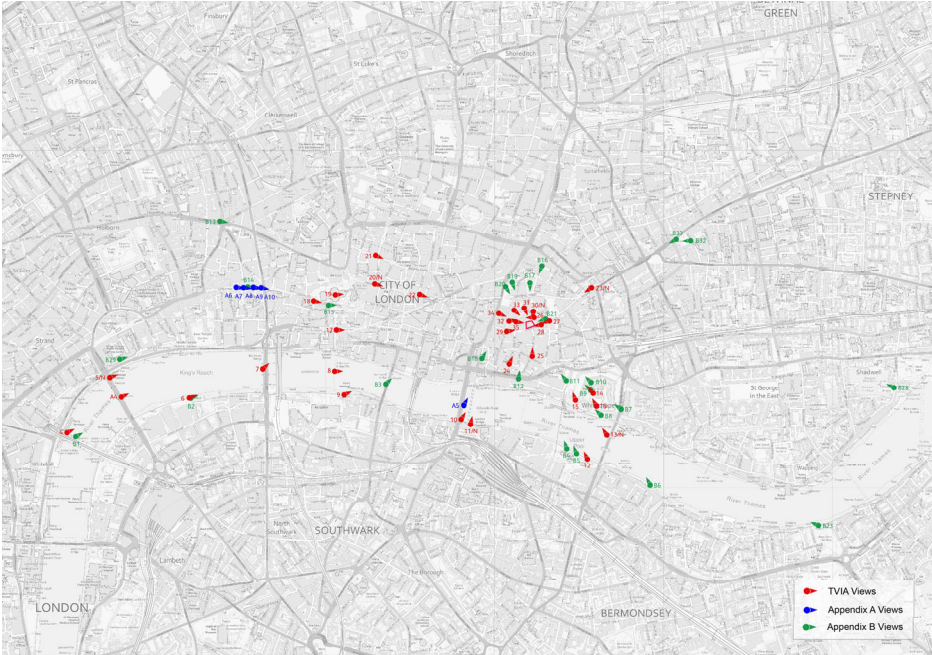


Aerial 3D View of the Existing City Cluster

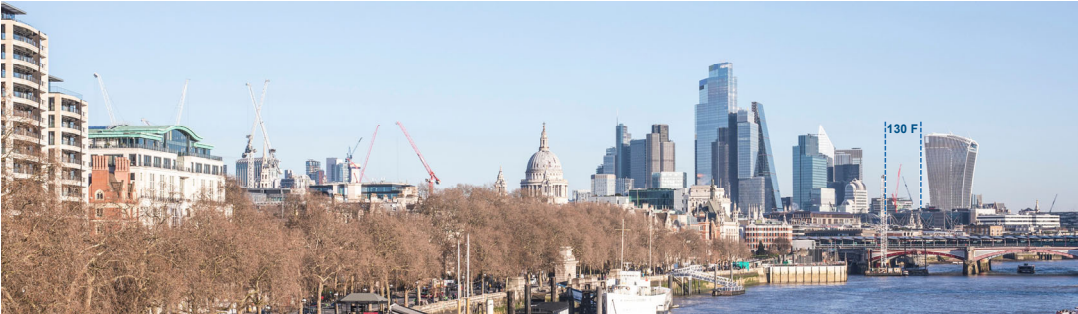


Aerial 3D View of the Evolving City Cluster

Townscape Views Map



LVMF 15B.1 | Waterloo Bridge: downstream - close to the Westminster bank - Existing



Existing

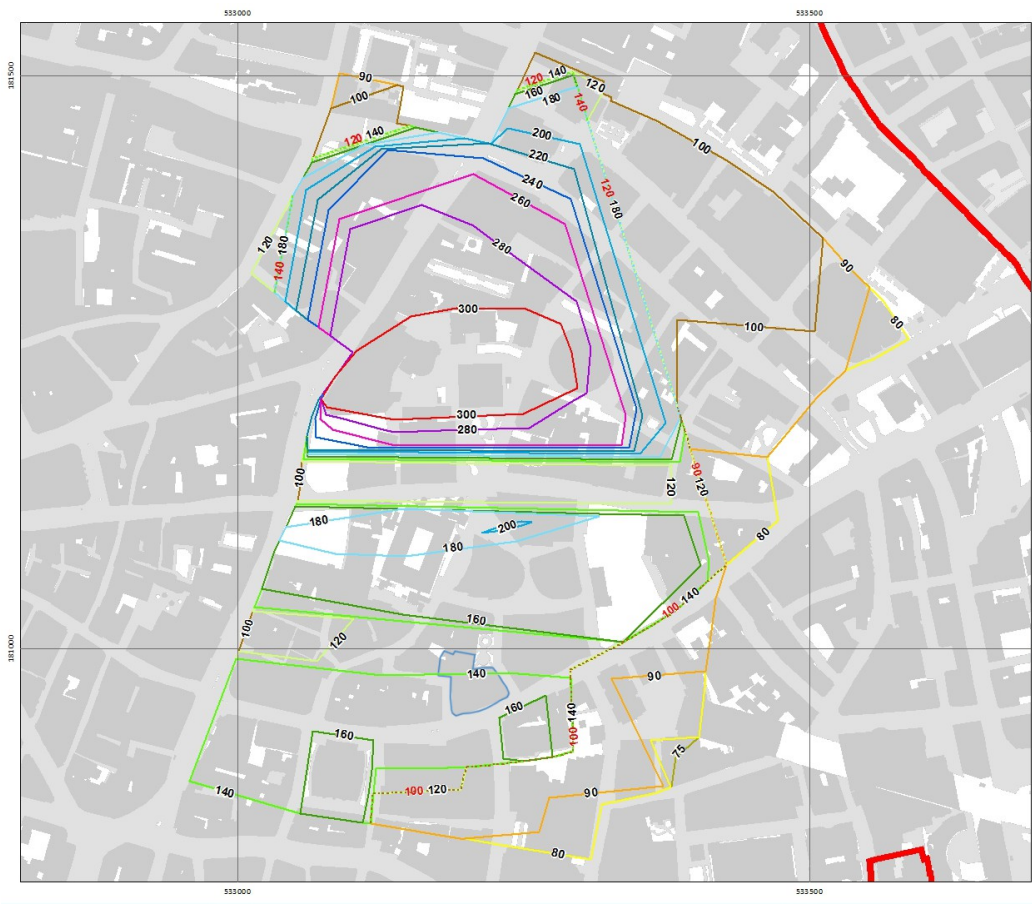


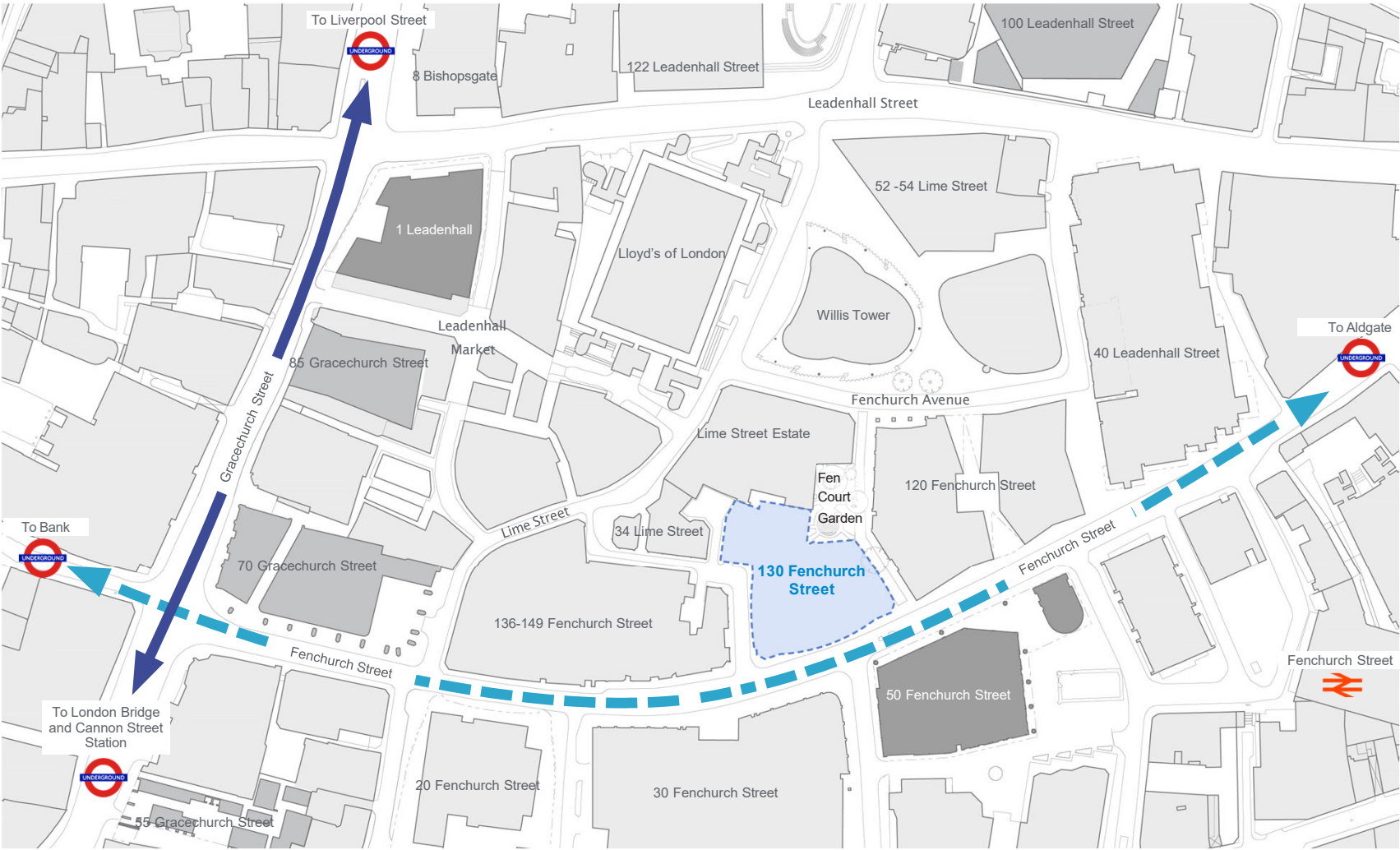
Cumulative

Eastern Cluster Map



Policies Map C - City Cluster Tall Building Area

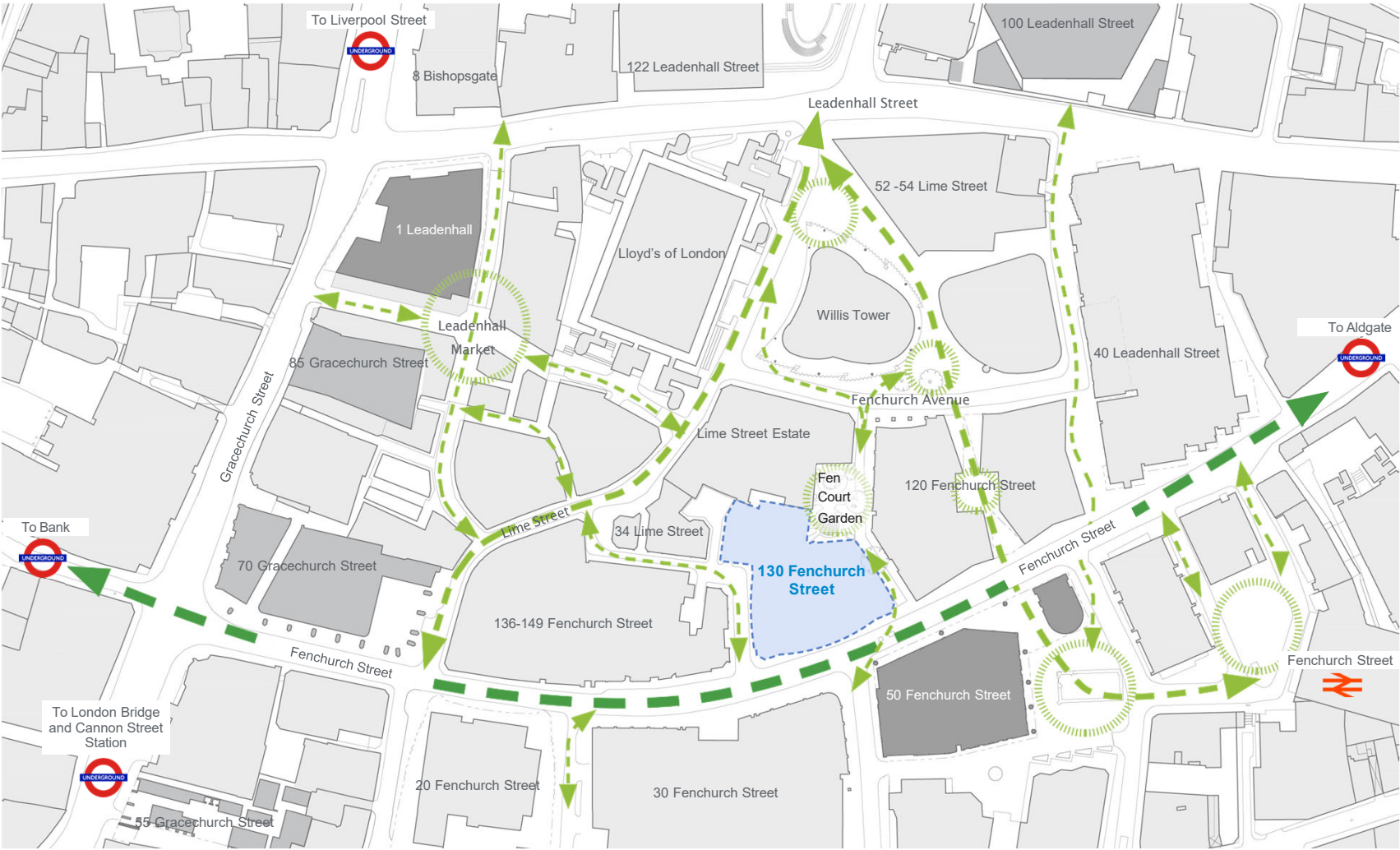




Legend

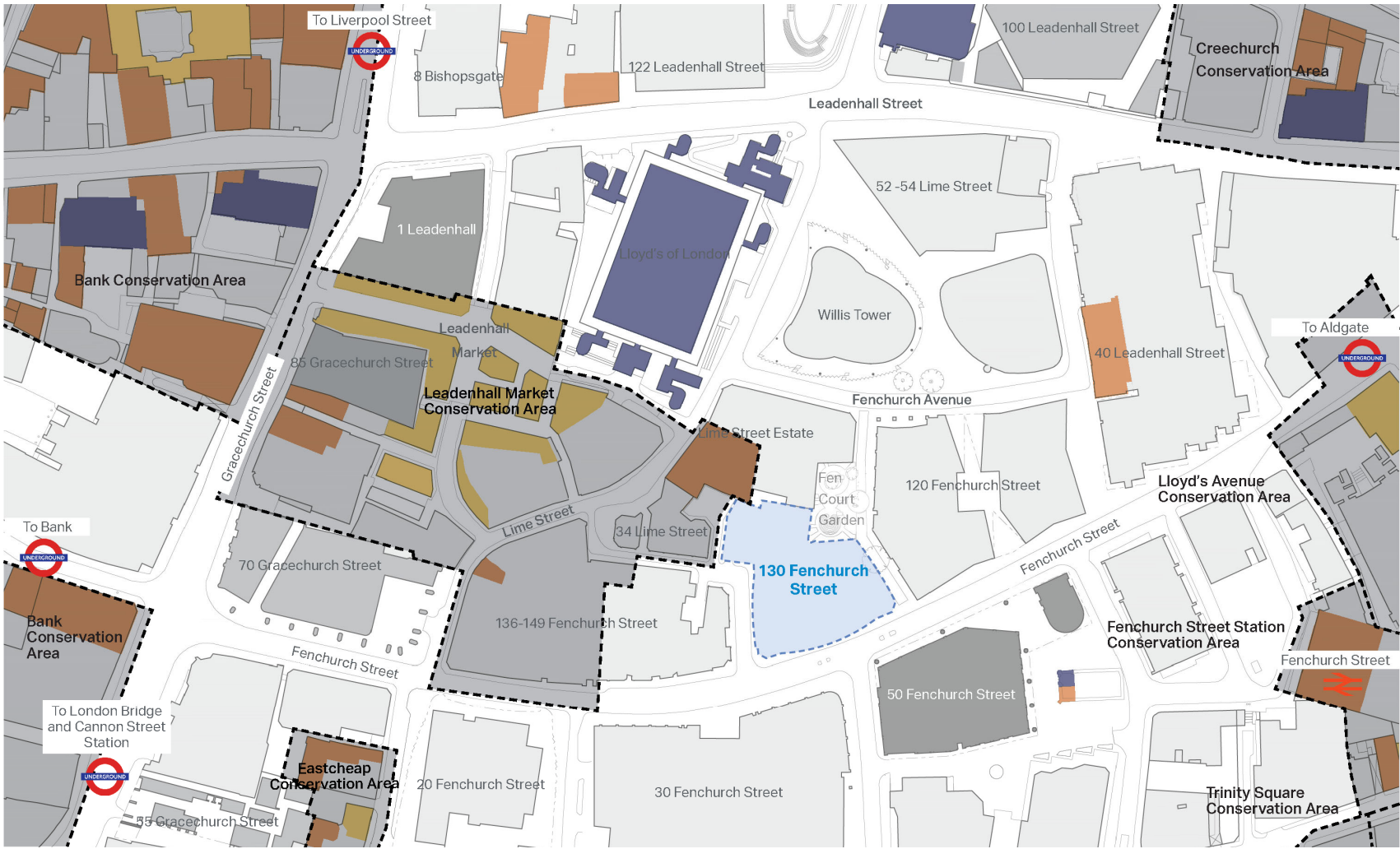
- Primary Connection
- Secondary Connection
- Existing Buildings
- Consented Schemes
- Under Construction

Context Analysis: Transport Links and Major Roads



- Legend
- East West Connection
 - Pedestrian Routes
 - Urban Spaces
 - Existing Buildings
 - Consented Schemes
 - Under Construction

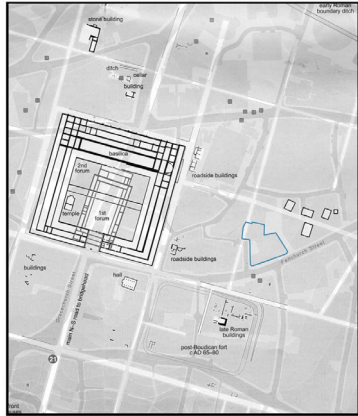
Context Analysis: Urban Spaces and Permeability



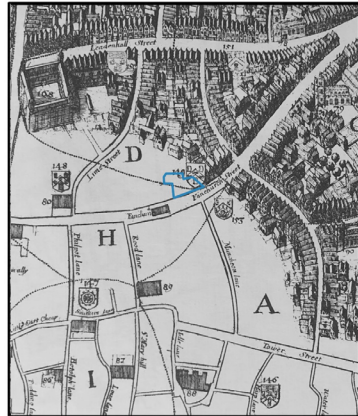
- Legend**
- Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Existing Buildings
 - Consented Schemes
 - Under Construction



Context Analysis: Conservation Areas and Listed Buildings



Roman London



Leake 1667



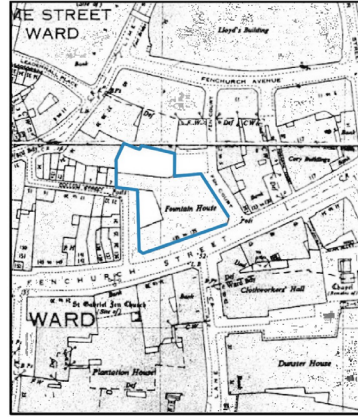
Horwood 1799



Ordnance Survey 1873



LCC Bomb Map 1945



Ordnance Survey 1968



Bowles 1746 - 130 Fenchurch Street Frontage in blue

Site History of 130 Fenchurch Street



Existing Building - North East Corner



Existing Building - Decommissioned Interior



Existing Fountain House - South West Corner

The Existing 130 Fenchurch Street (Fountain House)

Outdated lifting

Insufficient façade performance

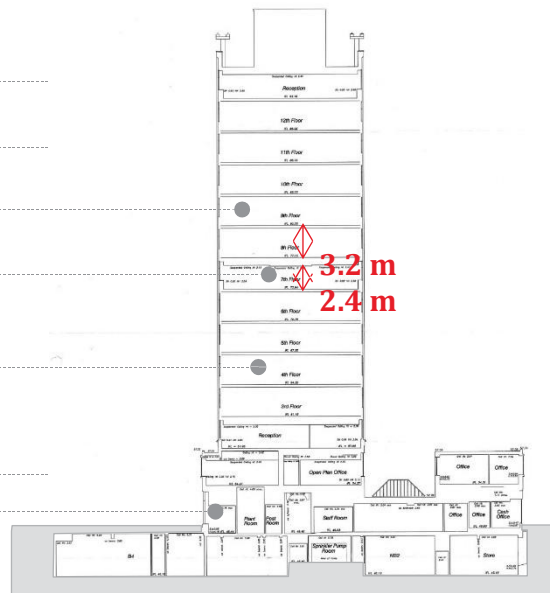
Structural grid impacts floor layout flexibility

Poor floor to floor (3.2m) / floor to ceiling height (2.4m)

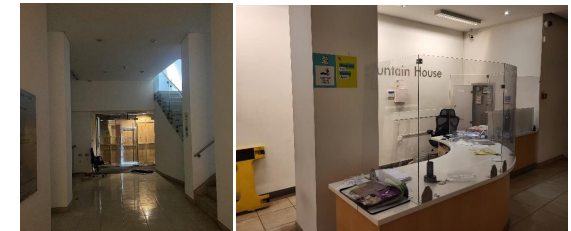
Insufficient toilet provision (BCO)

Shared means of escape

Means of egress not compliant



Fenchurch Street Entrance

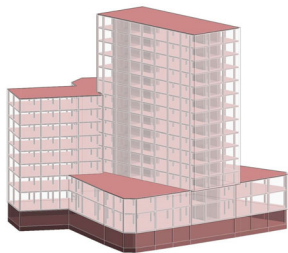


Entrance lobby areas

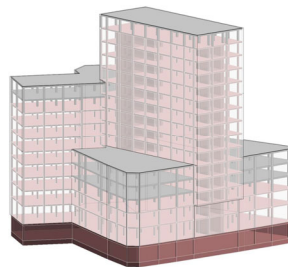


Typical office space

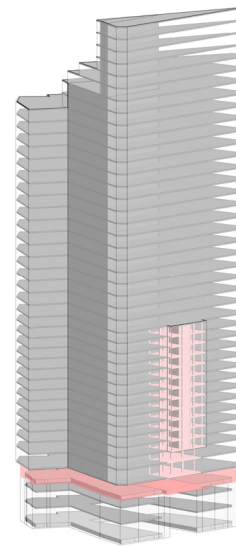
Existing Building Appraisal



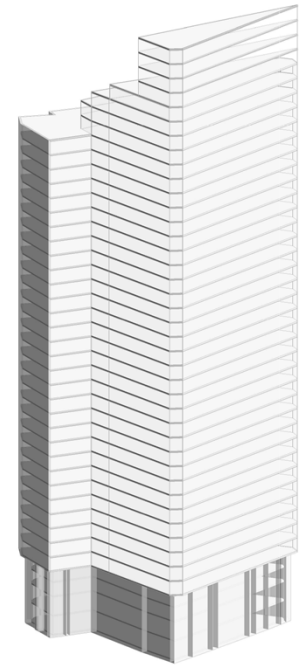
Scenario 1:
Minimum refurbishment



Scenario 2:
Refurbishment with minor extension

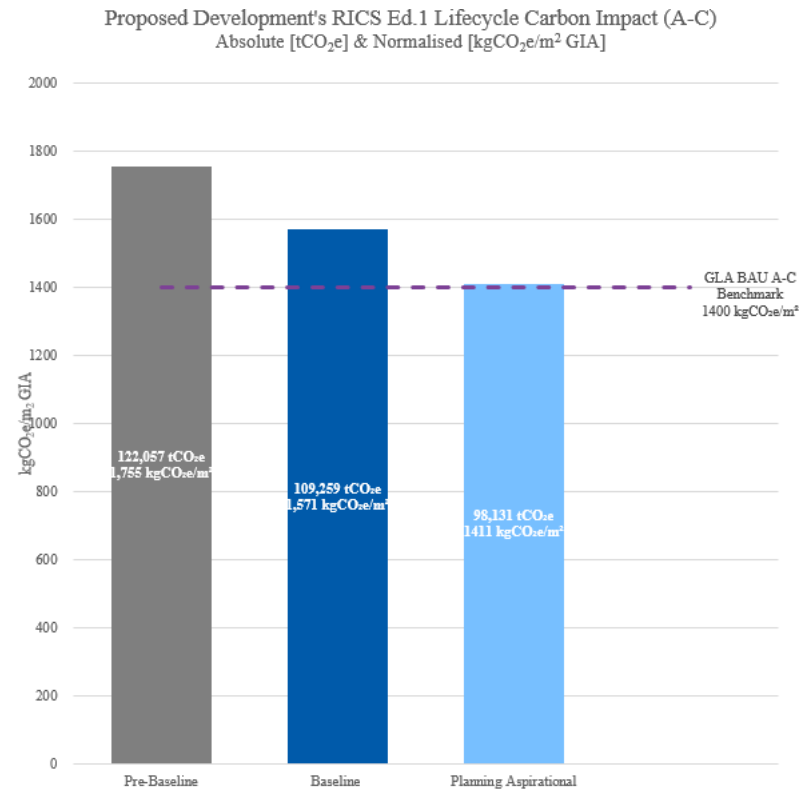
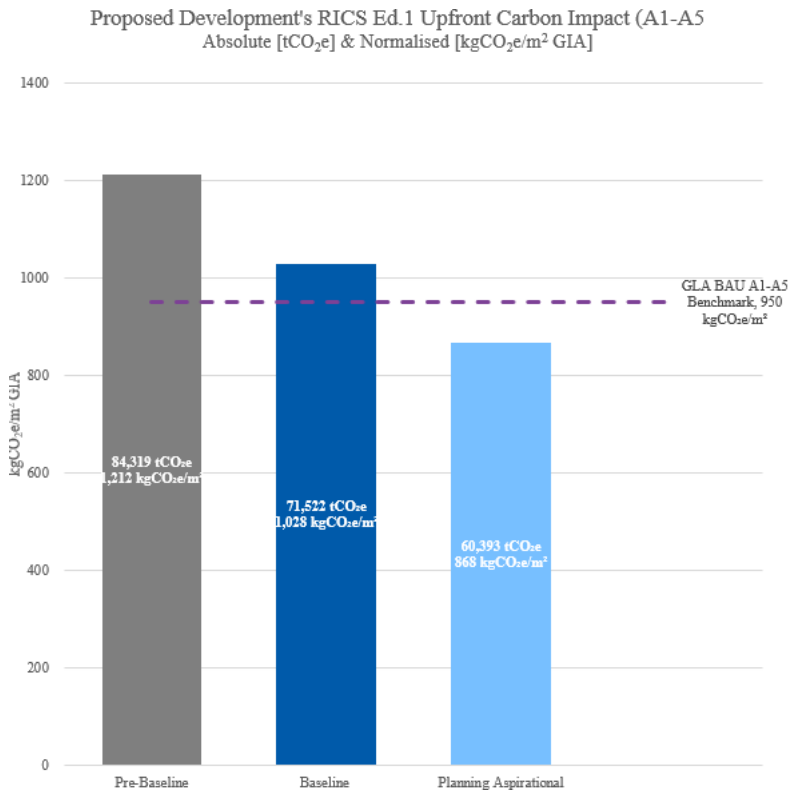


Scenario 3:
Refurbishment with major extension

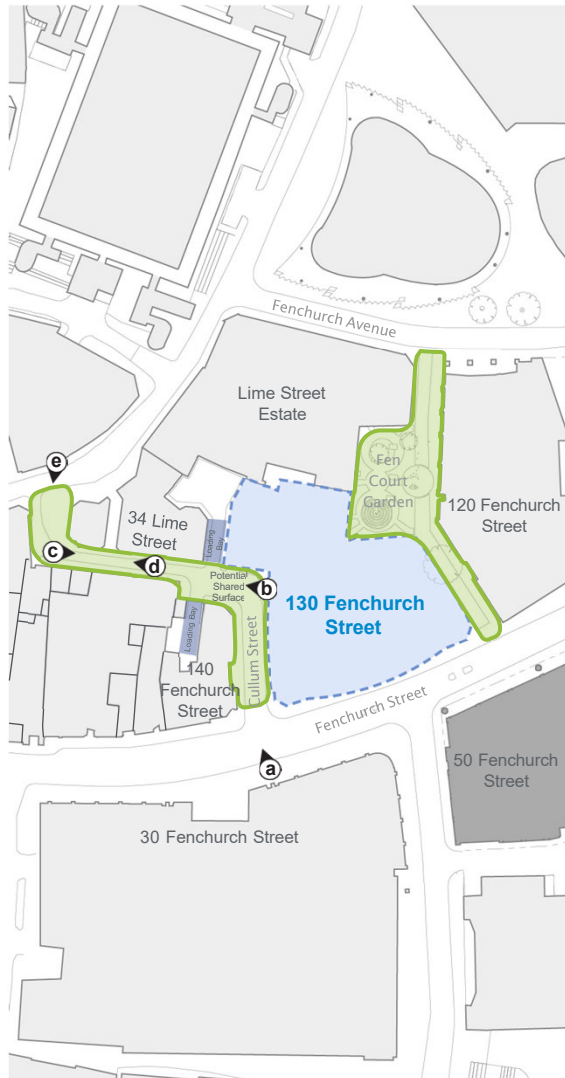


Scenario 4:
New build construction

Carbon Options: Appraised Development Scenarios



Redevelopment Carbon Figures



a) View North up Cullum Street



b) View West with pedestrian zone



c) View East

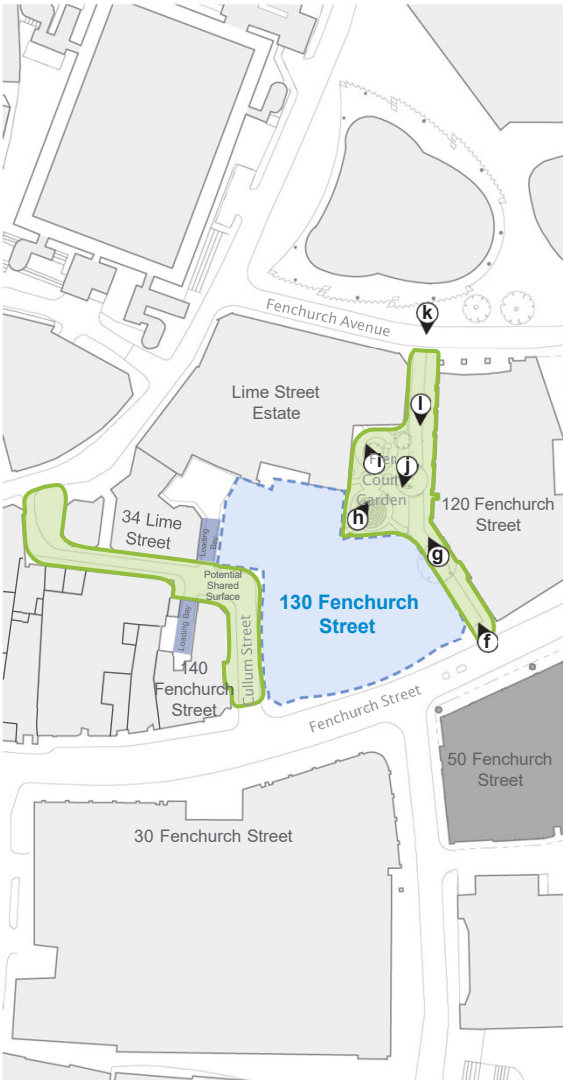


d) View West



e) South view at junction with Lime Street

Existing Context: Cullum Street



f Fenchurch view towards FCG



g FCG view towards Fen. Ave.



h Seating in Fen Court Garden



i Office entrance on Fen Court Garden



j Fen Court Garden



k Fen Court from Fenchurch Avenue



l Fen Court Garden

Existing Context: Fen Court Garden



a) 70 Gracechurch, 158 and 155 Fen. St.



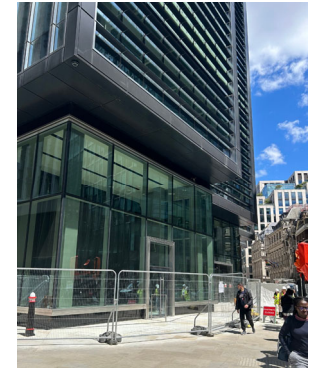
b) 143 to 155 Fenchurch Street



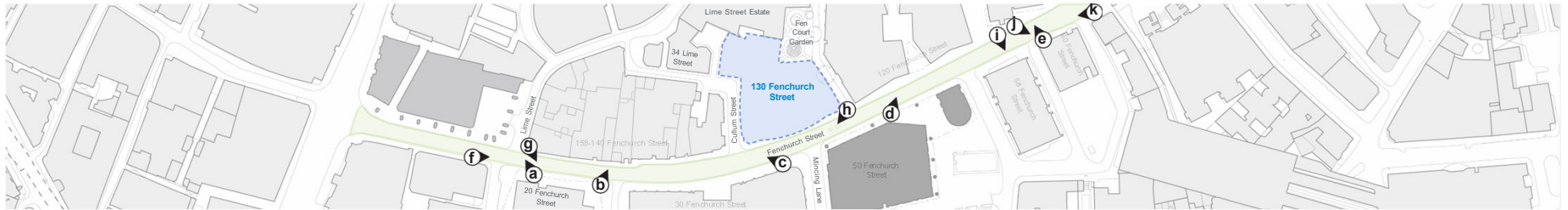
c) 140 Fenchurch Street



d) 120 Fenchurch Street



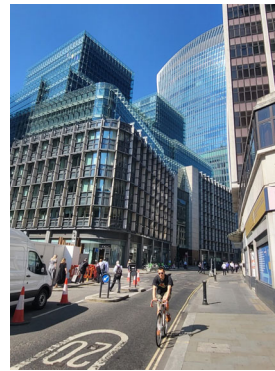
e) 40 Leadenhall Street



f) Western view of Fenchurch Street



g) 20 Fenchurch Street



h) 30 Fenchurch Street



i) 58 Fenchurch Street



j) 60 Fenchurch Street



k) Eastern view of Fen. St.

Existing Context: Fenchurch Street



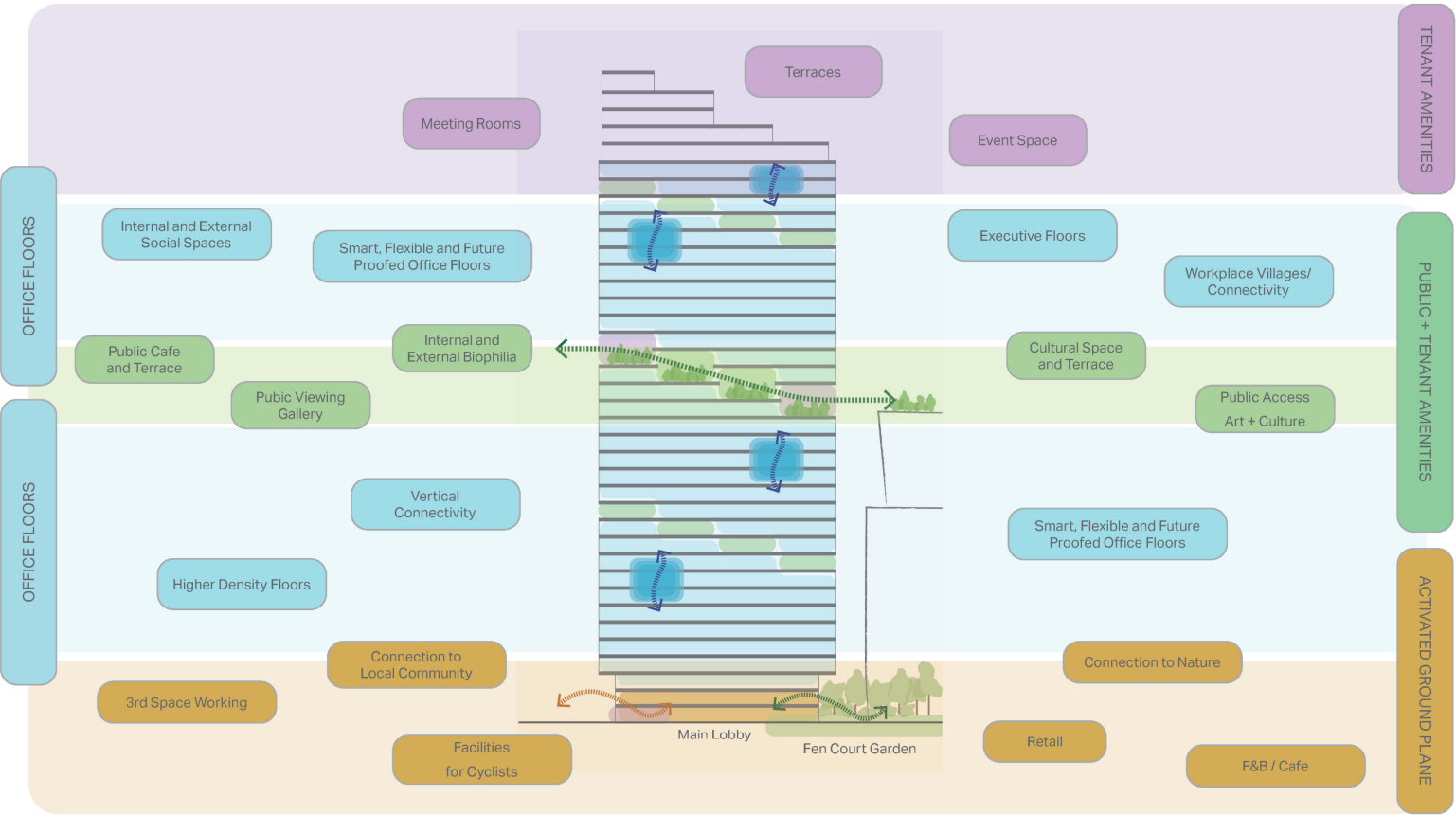
Prime Office Space at 8 Bishopsgate



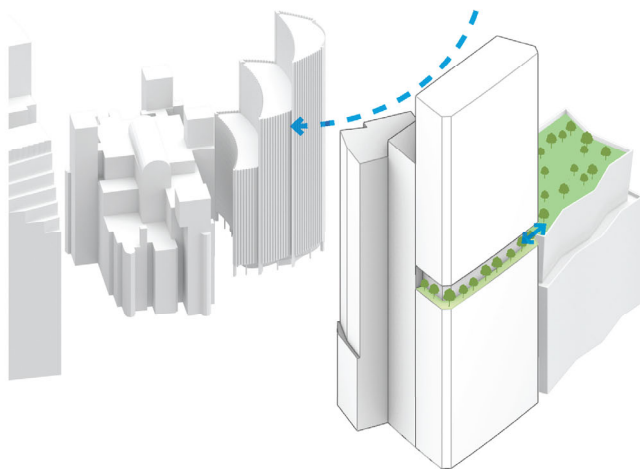
F&B at 8 Bishopsgate



The Garden at 120 Fenchurch Street

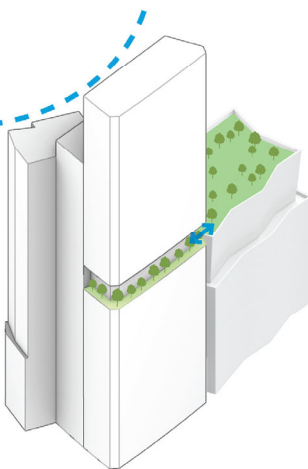


The Proposal in Summary



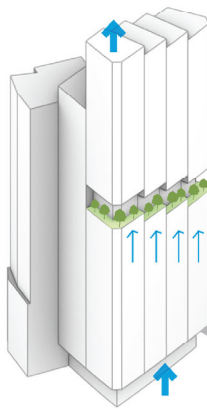
01

Massing visually steps down to the city core and listed buildings to the north west of the Site. Taller massing is allocated on Fenchurch Street to define the southern edge of the City Cluster.



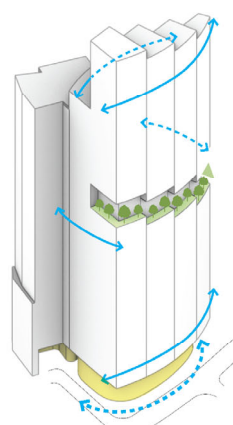
02

Double height terraces at mid-height highlight public amenities in the building and visually connect to the Garden at 120 Fenchurch Street.



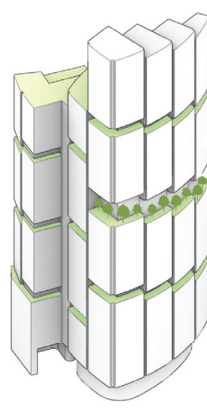
03

These terraces and overall massing step up to the most prominent and visible corner of the Site to the southwest while breaking down the massing and creating a slender tower.



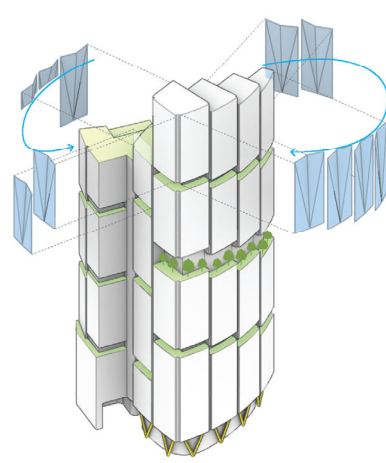
04

Curved façade mirrors the sweep of Fenchurch creating a distinct tower with a softer form. The curved ground floor facades provide more generous public realm, particularly at the corners of the Site, and allow a more natural pedestrian flow around the Site.



05

Secondary single height terraces providing tenant outdoor amenity spaces further break down the massing. The created façade bays relate to the scale of existing low-rise buildings in the vicinity and give the tower its own, contextual identity.



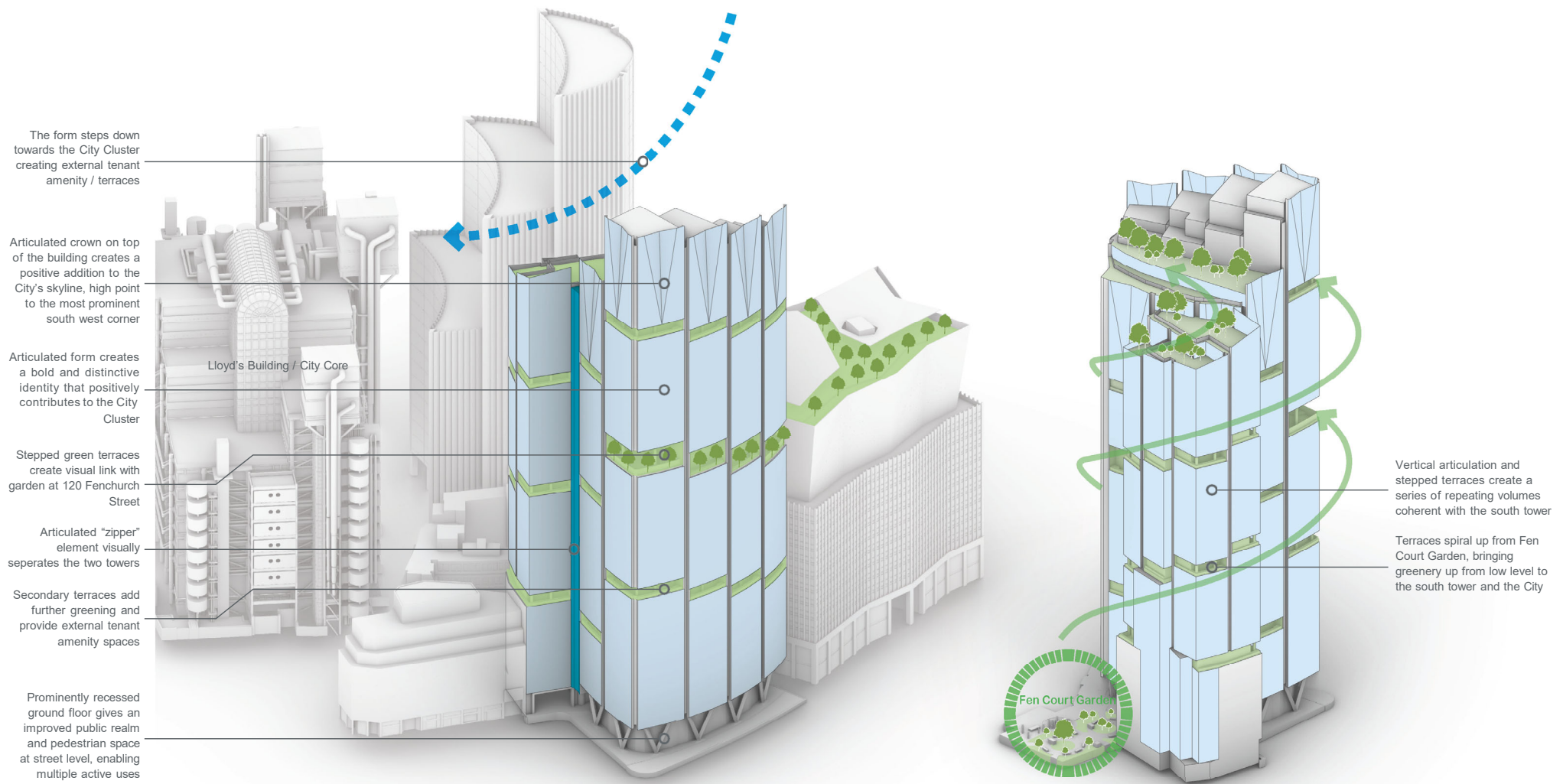
06

Building crown wraps around the top of the south tower to provide a dramatic contribution to the City's skyline. V columns at the base reduce the number of columns coming to ground and define entrances while referring to the V motif at the top.

The Conceptual Proposal



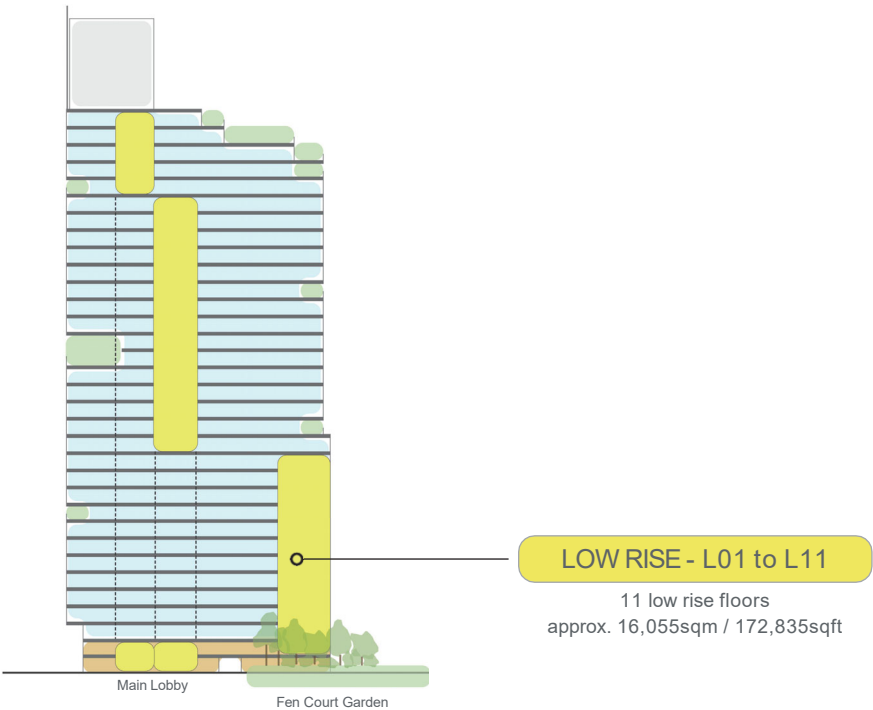
Visual of the Proposal on Fenchurch Street



The Massing and Design Concept



Visual of the Proposal from the South West



Lifting Diagram



Proposed

Level 10 Plan: Typical Low Rise Office Floor



Lifting Diagram



Proposed

Level 16 Plan: Typical Mid Rise Office Floor

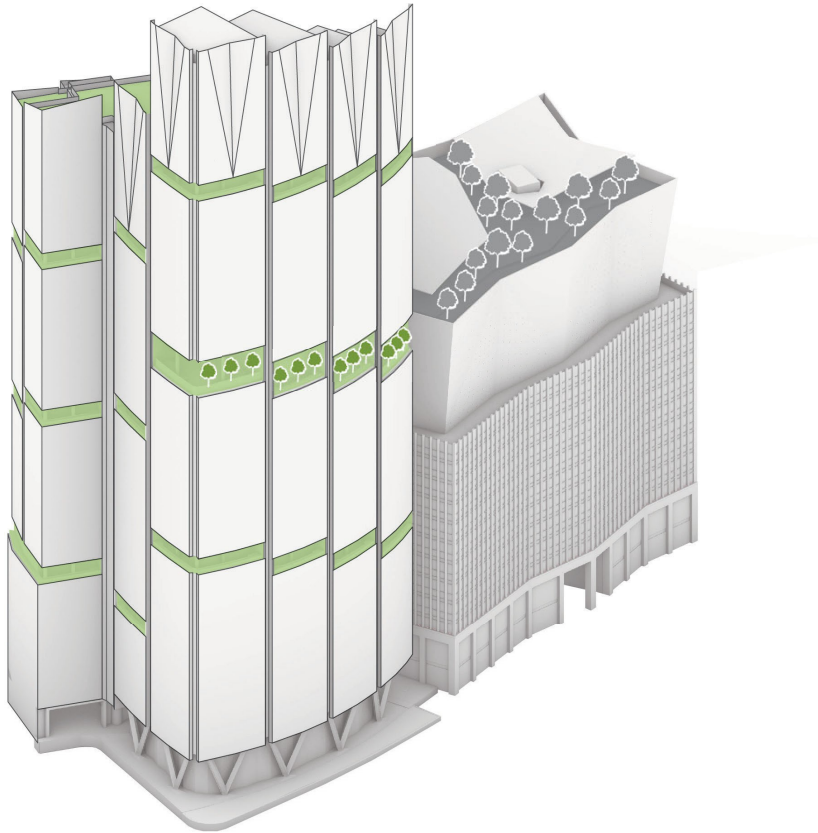


Lifting Diagram

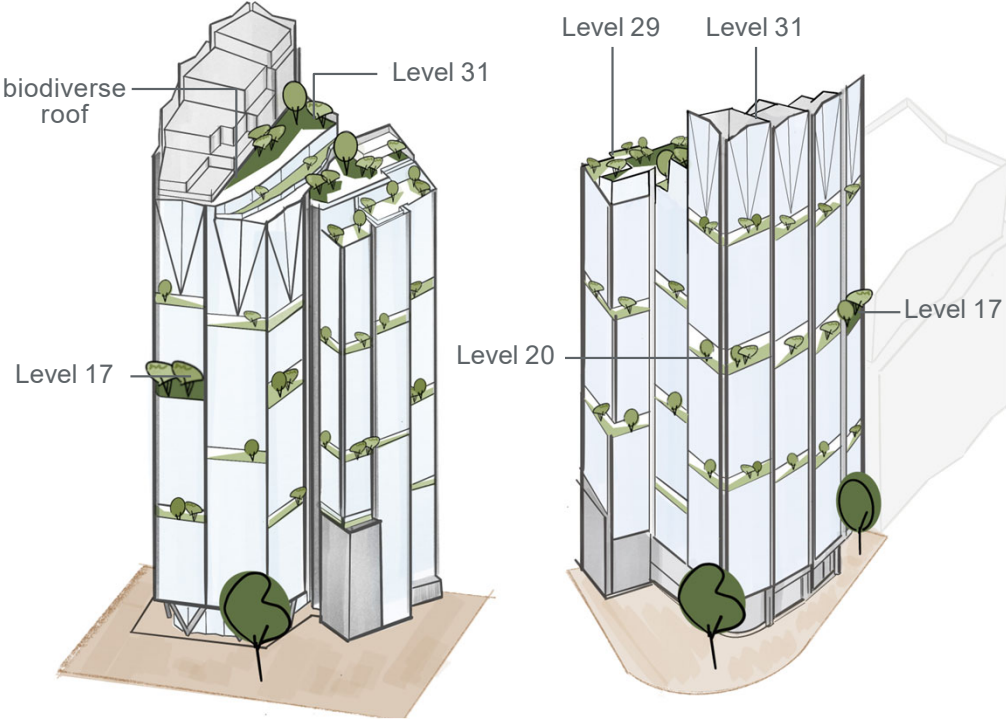


Proposed

Level 29 Plan: Typical High Rise Office Floor



Integrated Terraces with Planting

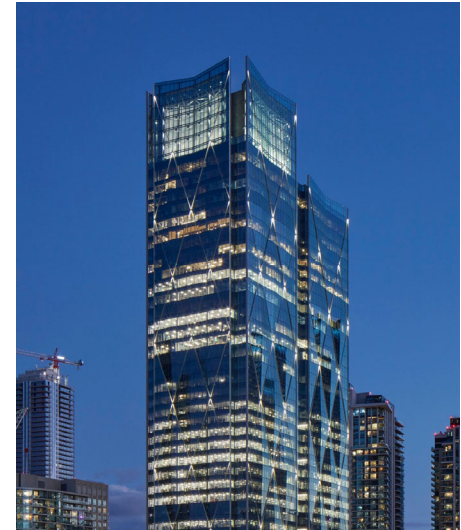
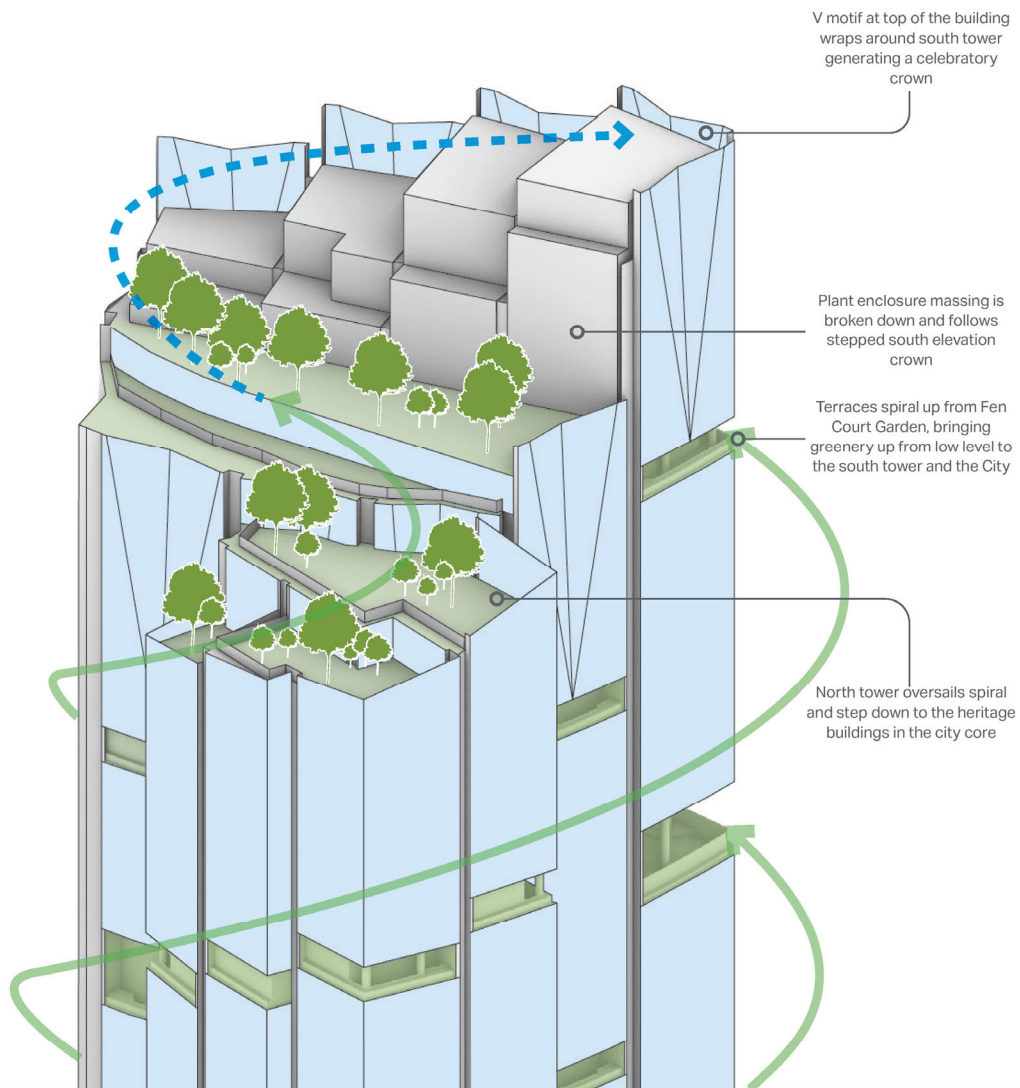


Urban Greening Factor Calculator				
Surface Cover Type	Factor (GLA)	Area (m²)	Contribution (GLA)	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	488.8	391.04	Planting on all external terraces including: 26no. Linear terraces (types a,b,c,d), Public terraces L17 & L20, and upper officer amenity terraces L28-L32. Planting includes "RHS Plants for Pollinators" species along with other climate-resilient shrubs, herbaceous perennials, and native tree species to provide cover and shelter for wildlife.
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	39.2	31.36	Ground floor 2 no. large street trees within site boundary. Rootcell system coordinated with basement slab.
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014.	0.7	200	140	Biodiverse roof at L32, including wildflowers and "RHS Plants for Pollinators" species
Lower-rich perennial planting.	0.7		0	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	220.8	132.48	Tree canopy area on external terraces including: 2no. Linear terraces (Type B only), Public terraces L17 & L20, and upper officer amenity terraces L28-L32.
Green wall -modular system or climbers rooted in soil.	0.6	38.4	23.04	Column greening (climbers on wire support system) on L17, L20 terraces
Groundcover planting.	0.5		0	
Ornamental grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution		987.2	717.92	
Total site area (m²)				2235
Urban Greening Factor (GLA)				0.321

Urban Green Factor



Integrated Landscaping

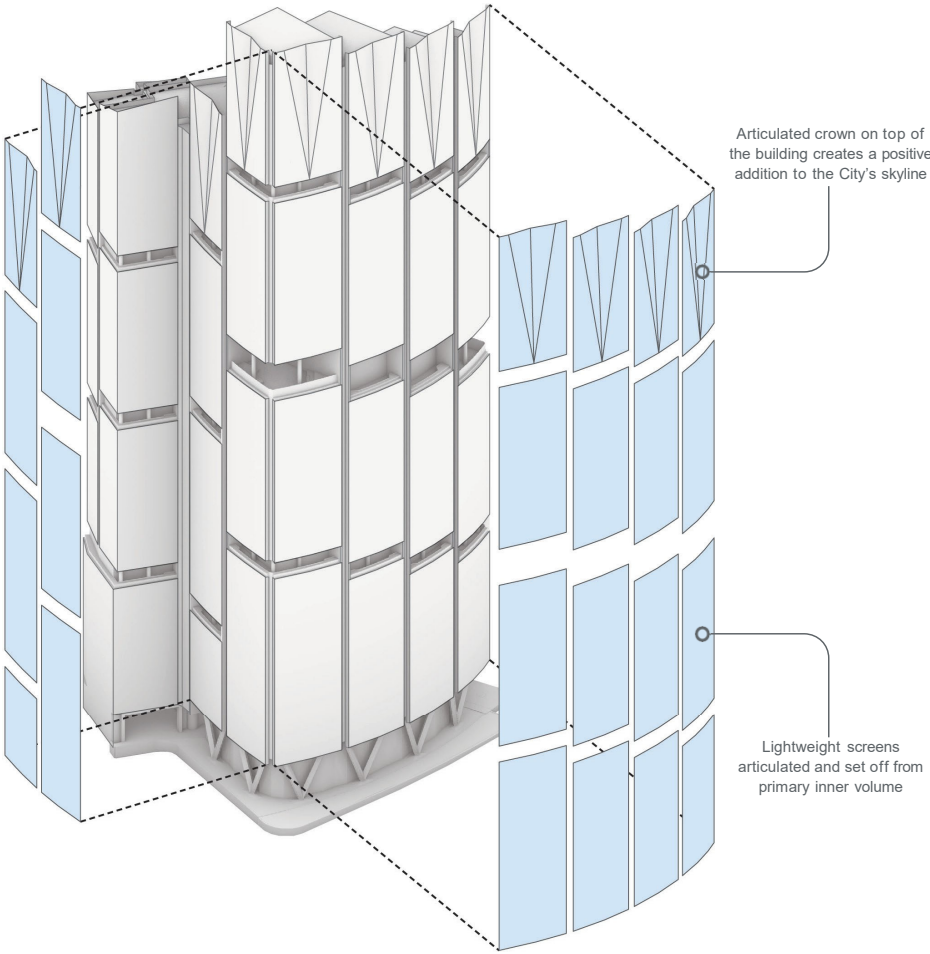


Top of Tower Design



- Legend**
- Porcelain Paving on rail and pedestal system
 - Fire Break - Gravel Margin 500mm wide
 - Raised Metal and Planters Powder Coated
 - A. Proposed planting within raised planters Soil depth range 400-750mm
 - B. Proposed planting within raised planters Soil depth range 300-400mm
 - Biodiverse Planting with gravel areas/planting
 - Timber Bench with backrest integrated within raised planters
 - Pergola Structure
 - Proposed Specimen Trees within raised planters

Roof Plan



8 Bishopsgate, London

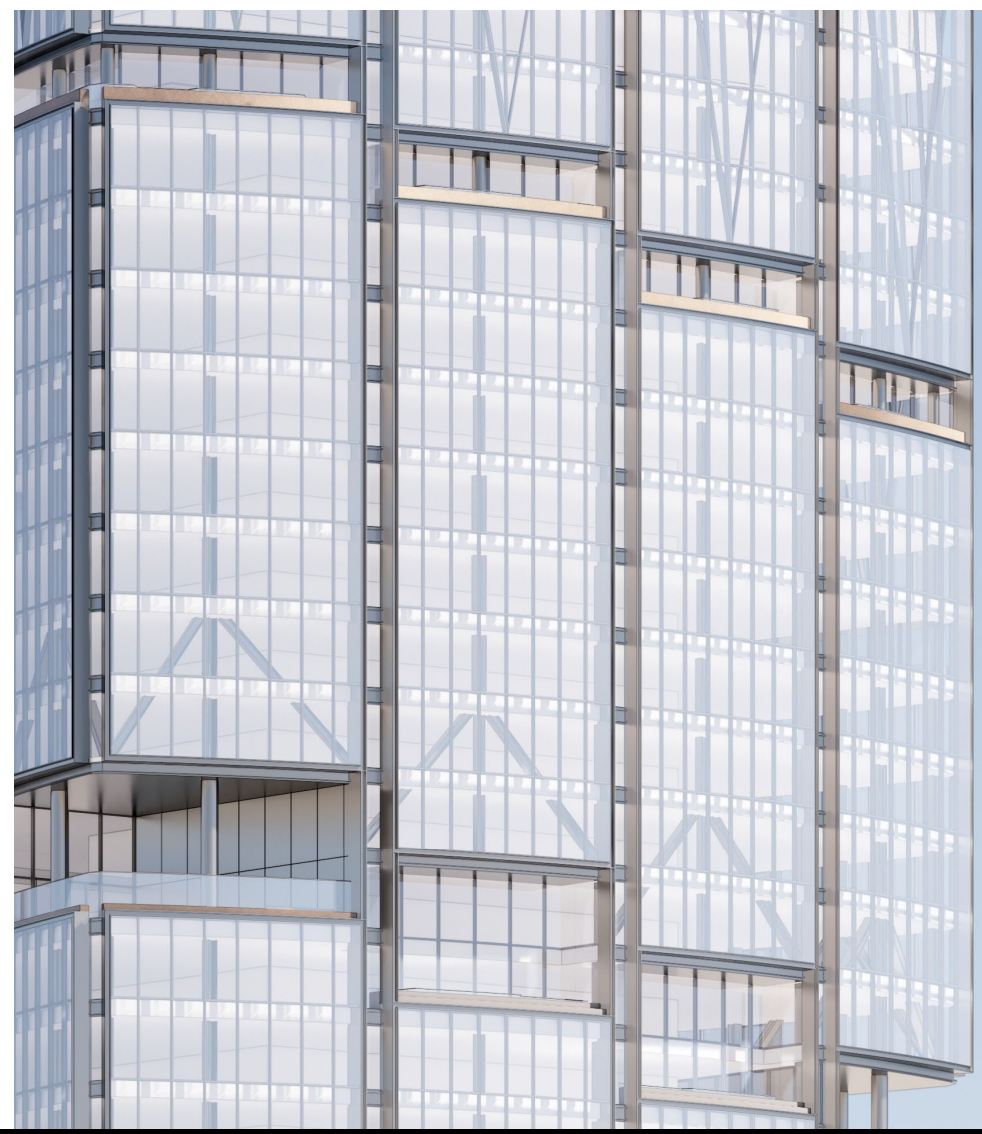
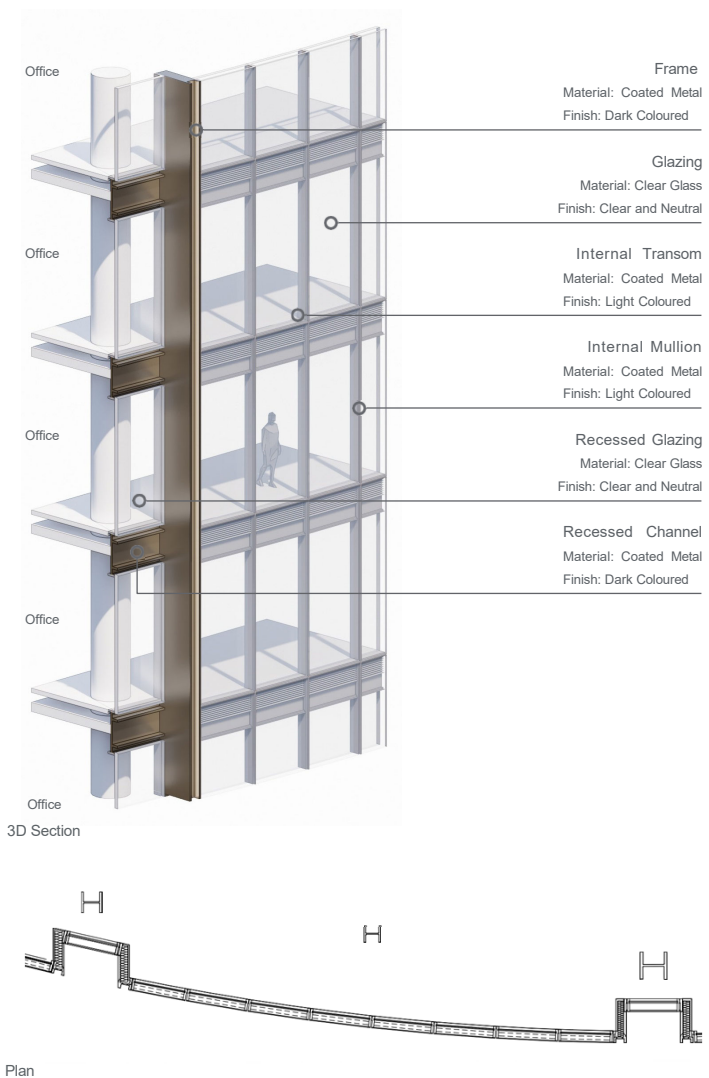
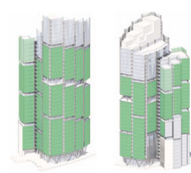


8 Bishopsgate, London

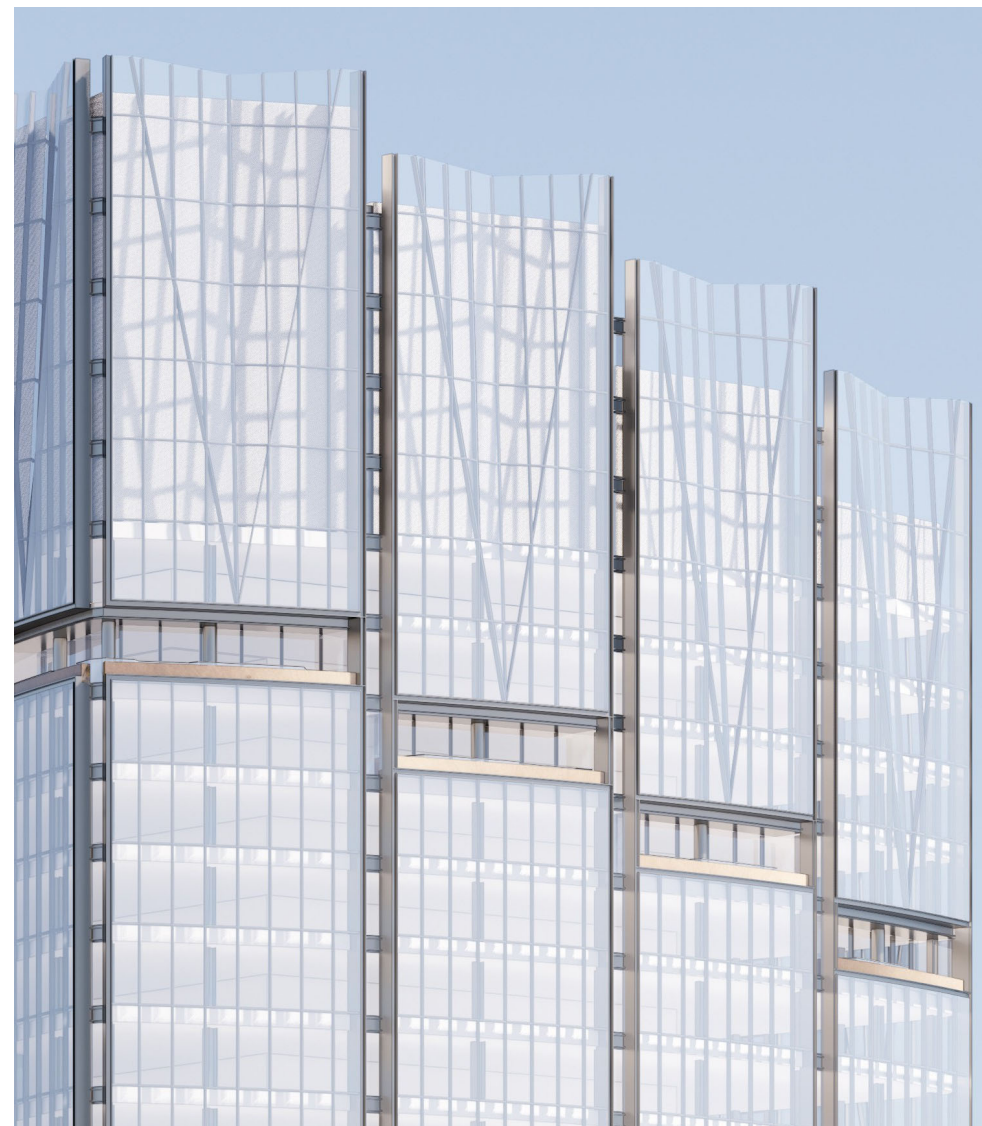
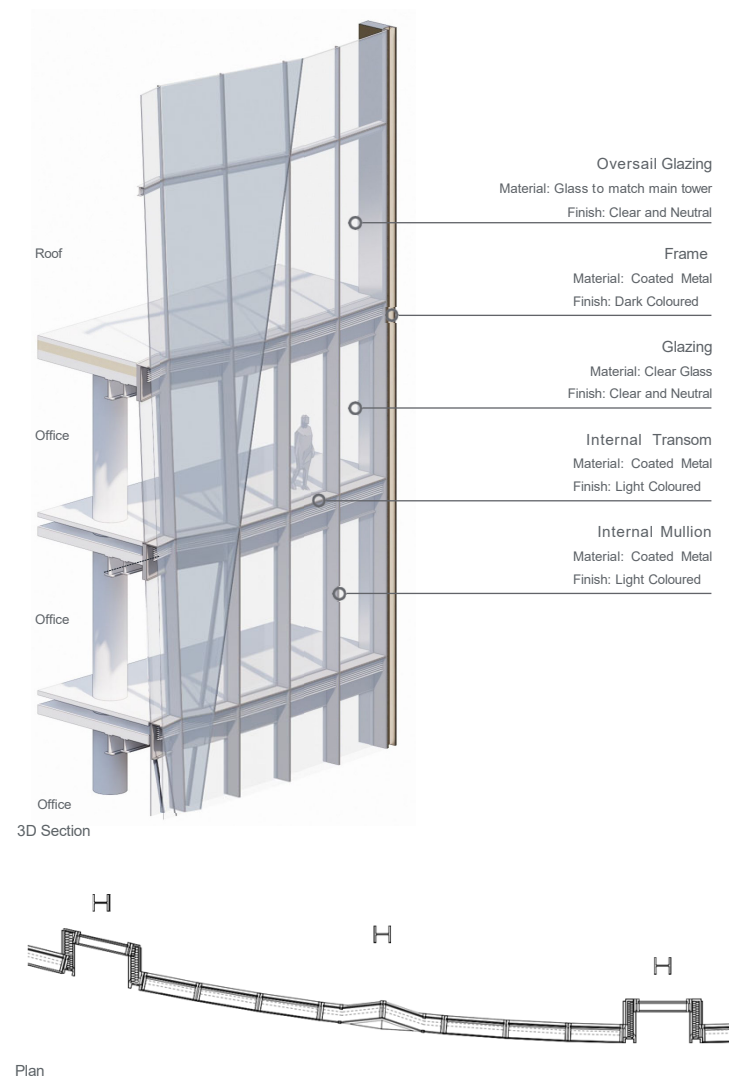
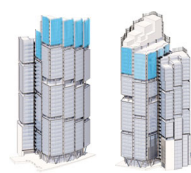


CIBC Square, Toronto

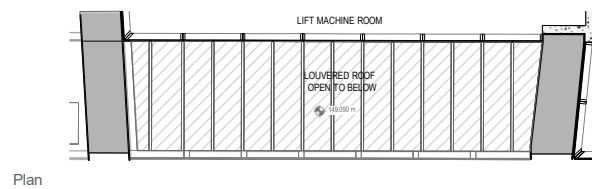
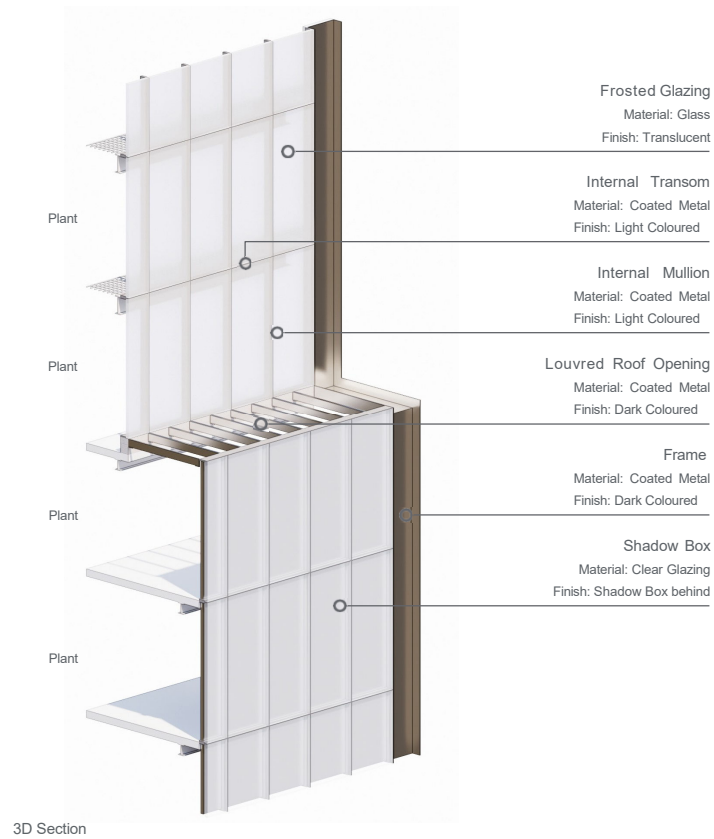
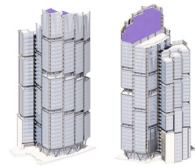
Facade Concept and Materiality



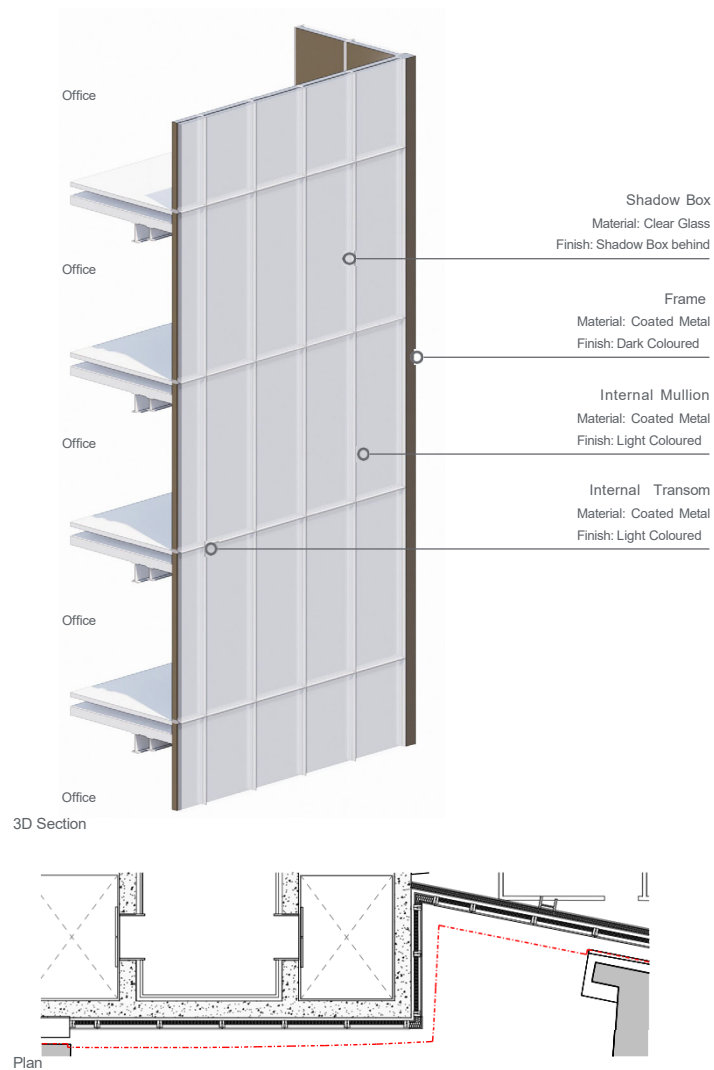
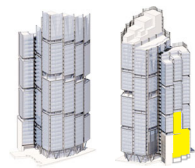
Tower Facade: Typical Details



Tower Facade - Crown Details



Tower Facade: Plant Enclosure at the Top of the Tower



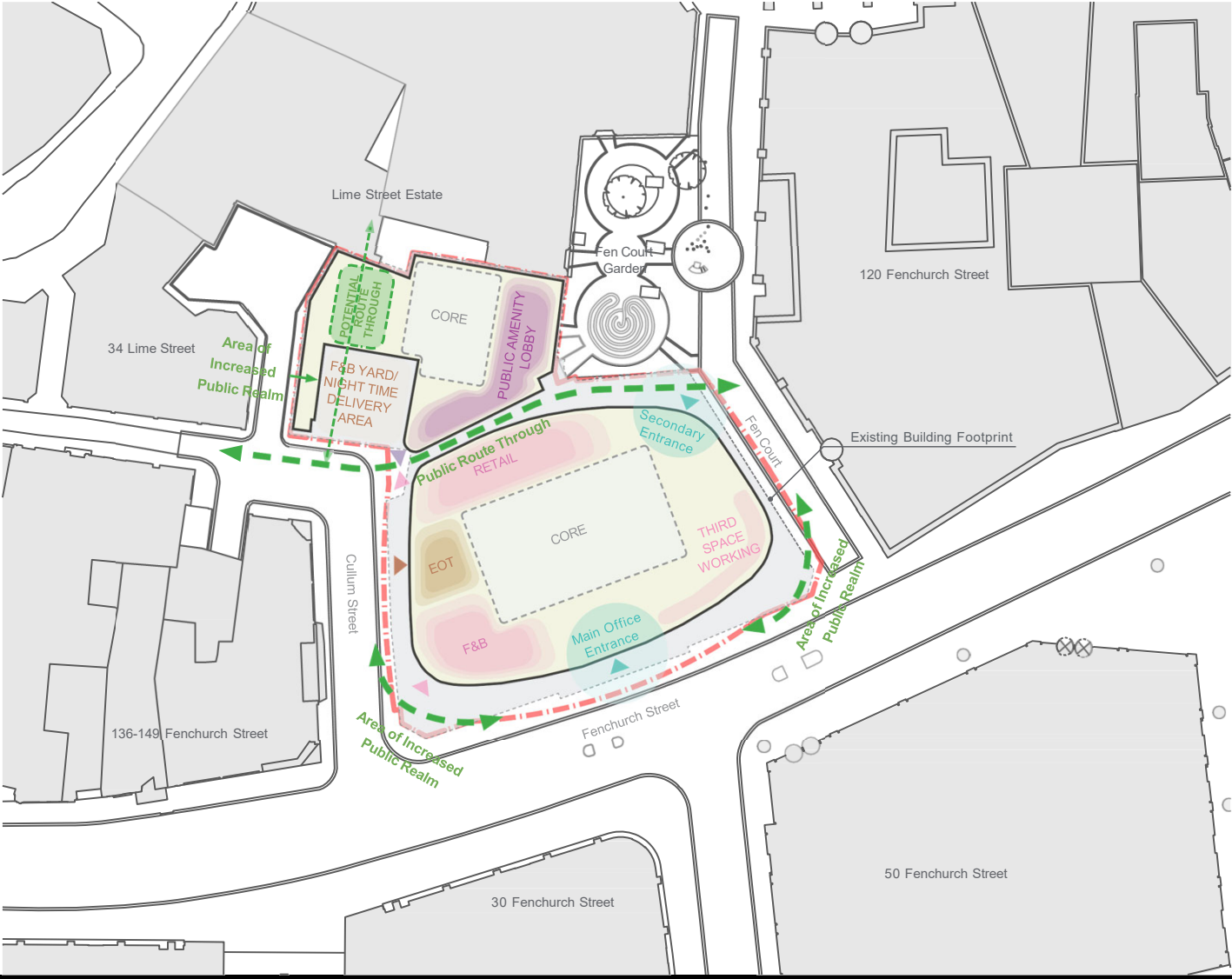
Tower Facade: Boundary Condition



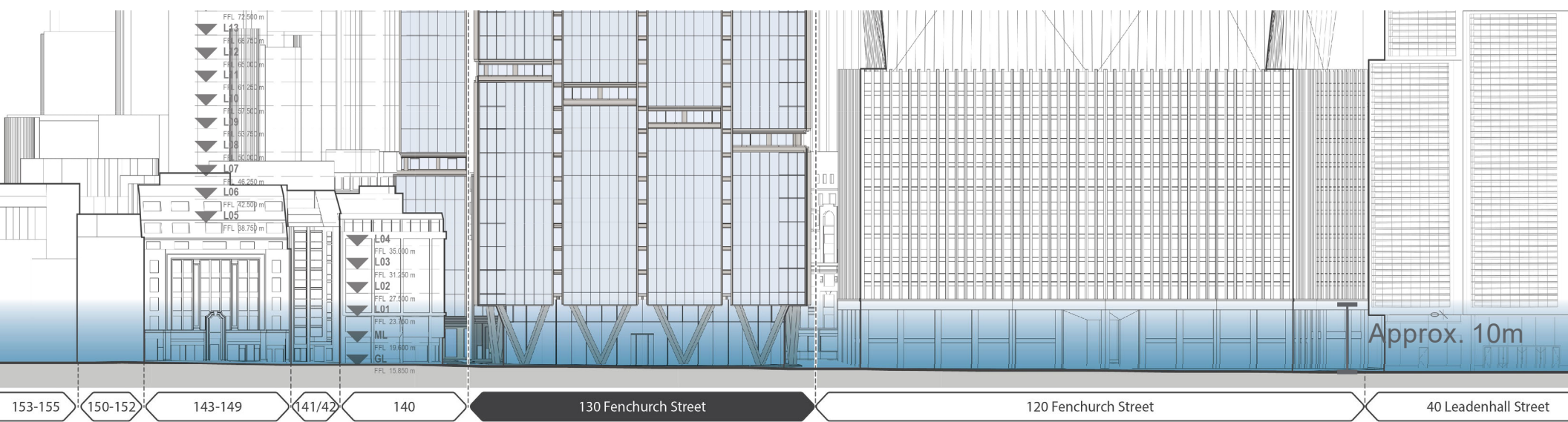
Lighting Concept



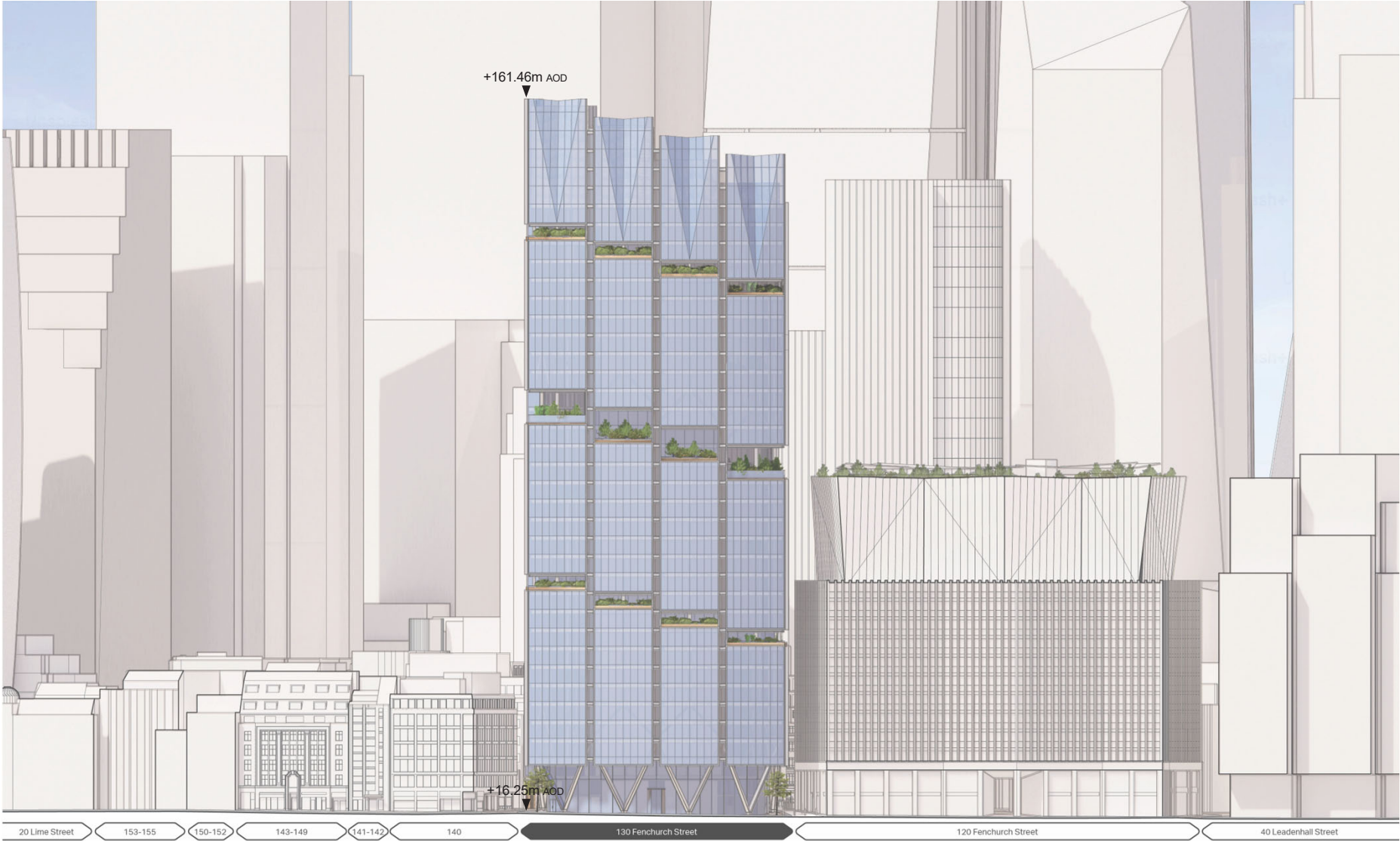
The Tower Office Floors



The Conceptual Proposal



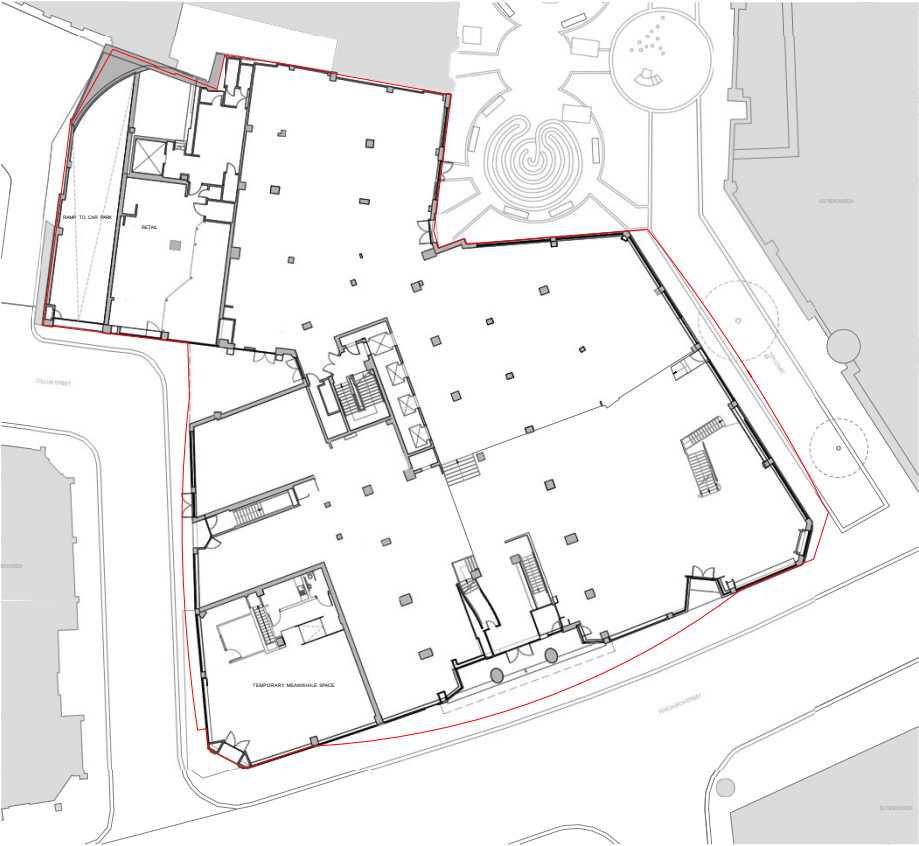
Ground Floor Datum Concept Diagram



Proposed South Elevation on Fenchurch Street



Street Level Visual: South Elevation on Fenchurch Street

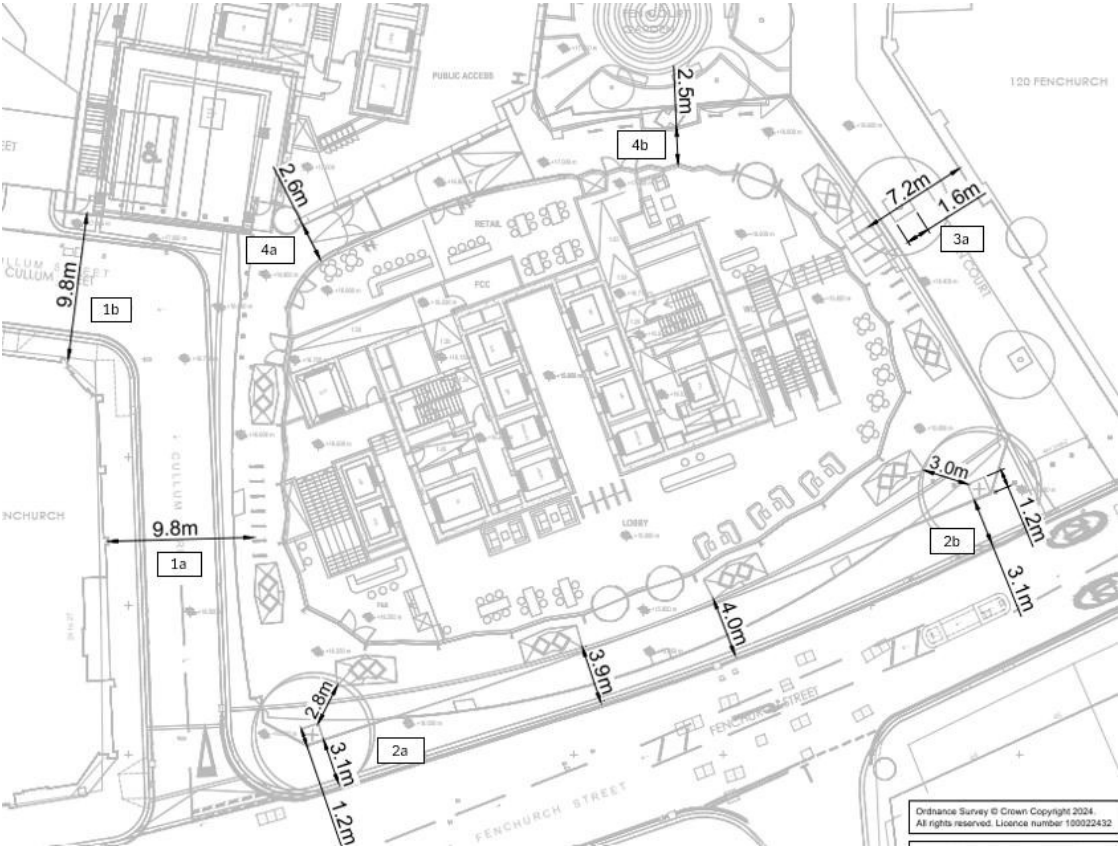


Existing



Proposed

Ground Floor Plan: Public Realm Improvement

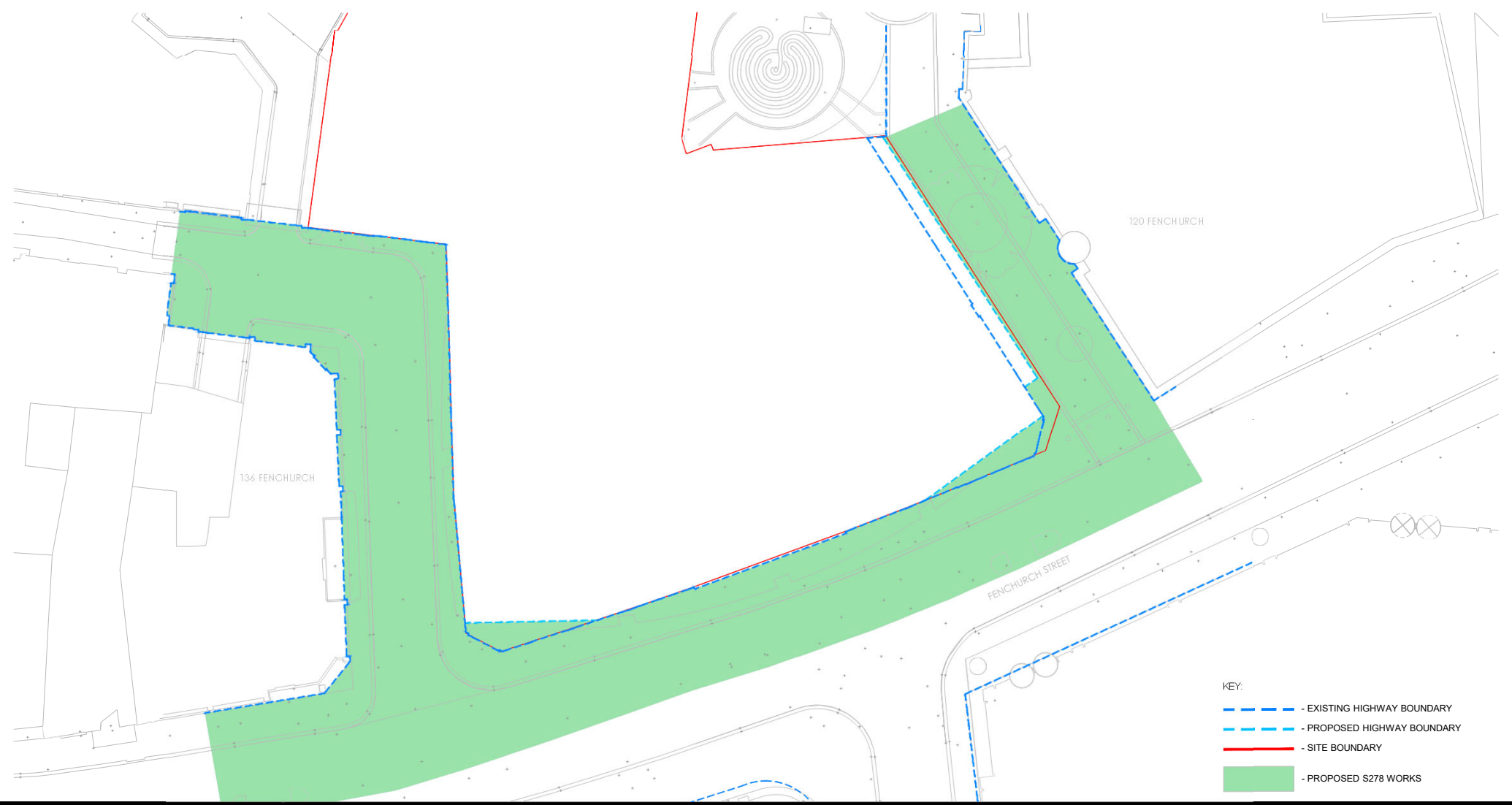


Future Footway Widths

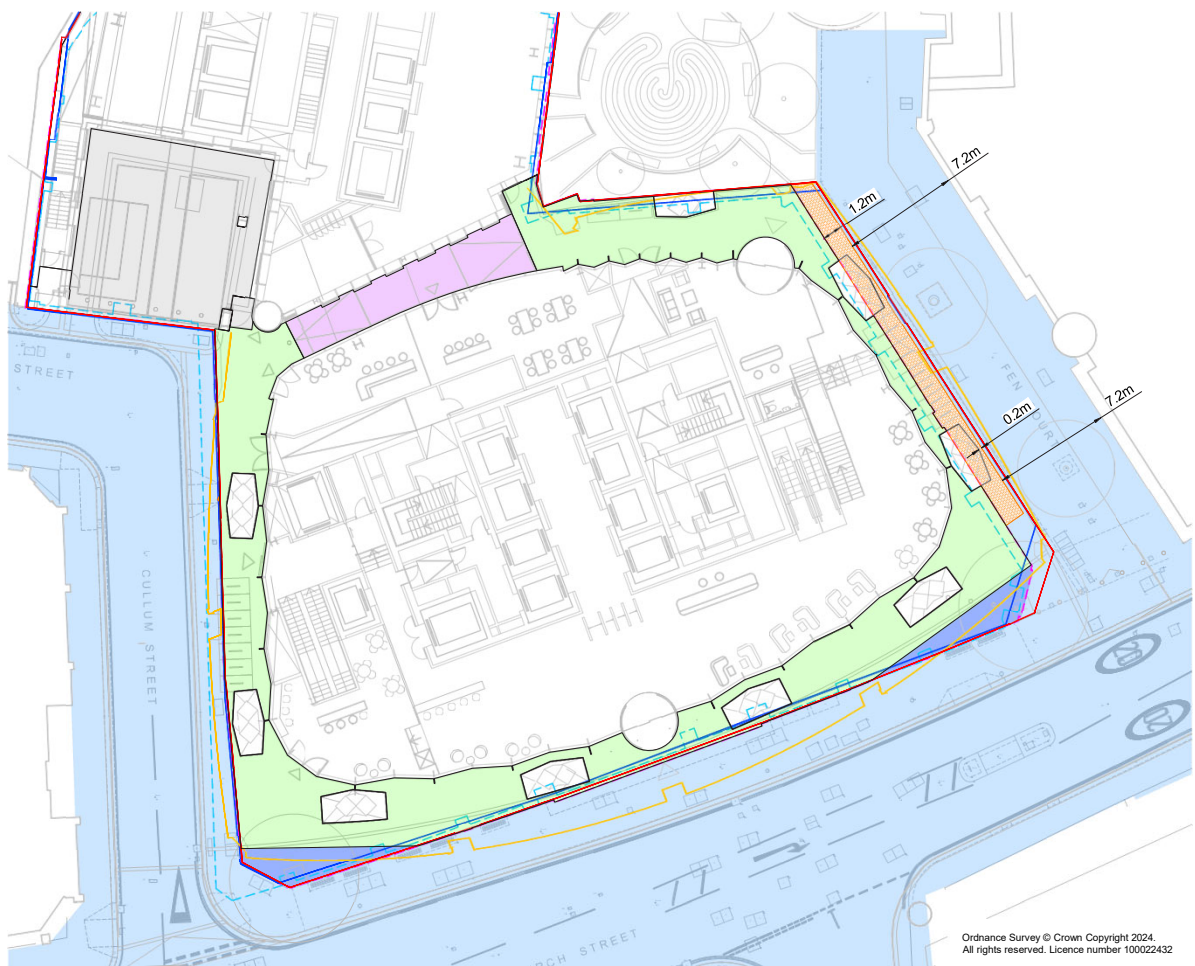
PCL PARAMETERS			AM PEAK			LUNCHTIME PEAK			PM PEAK		
Location	Existing Width	PCL width	PCL Flow	Crowding	PCL	PCL Flow	Crowding	PCL	PCL Flow	Crowding	PCL
1a	9.8	9.4	621	1.1	A+	577	1.0	A+	527	0.9	A+
1b	9.8	9.4	621	1.1	A+	577	1.0	A+	527	0.9	A+
1c	9.8	9.4	621	1.1	A+	577	1.0	A+	527	0.9	A+
2a	3.1	2.7	2452	15.1	B-	1780	11.0	B+	2310	14.3	B-
2b	3.1	2.7	1561	9.6	B+	1366	8.4	A-	1548	9.6	B+
3a	5.6	4.8	1258	4.4	A	1069	3.7	A	1111	3.9	A
4a	2.6	2.2	245	1.9	A+	178	1.3	A+	231	1.8	A+
4b	2.5	2.1	245	1.9	A+	178	1.4	A+	231	1.8	A+

Future Base 2040 with Development - PCL Footway Assessment

PCL Assessment



S278 Scope (CoL)



- KEY:
- PROPOSED PROPERTY OUTLINE
 - EXISTING BASEMENT OUTLINE
 - PROPOSED BASEMENT OUTLINE
 - EXISTING BUILDING OUTLINE
 - OWNERSHIP BOUNDARY
 - OVERSAIL BOUNDARY
 - PUBLIC HIGHWAY
 - AREA TO BE STOPPED UP - 30.32 m²
 - PROPOSED LOADING BAY - 125.34 m²
 - POTENTIAL PERMISSIVE PATH - 315.95 m²
 - PRIVATE PATH - 42.15 m²
 - POTENTIAL PUBLIC HIGHWAY - 30.32 m²

Proposed Highway Areas



- KEY:
- EXISTING HIGHWAY BOUNDARY
 - PROPOSED HIGHWAY BOUNDARY
 - AREA TO BE STOPPED UP - 30.32 m²
 - POTENTIAL PUBLIC HIGHWAY - 30.32 m²

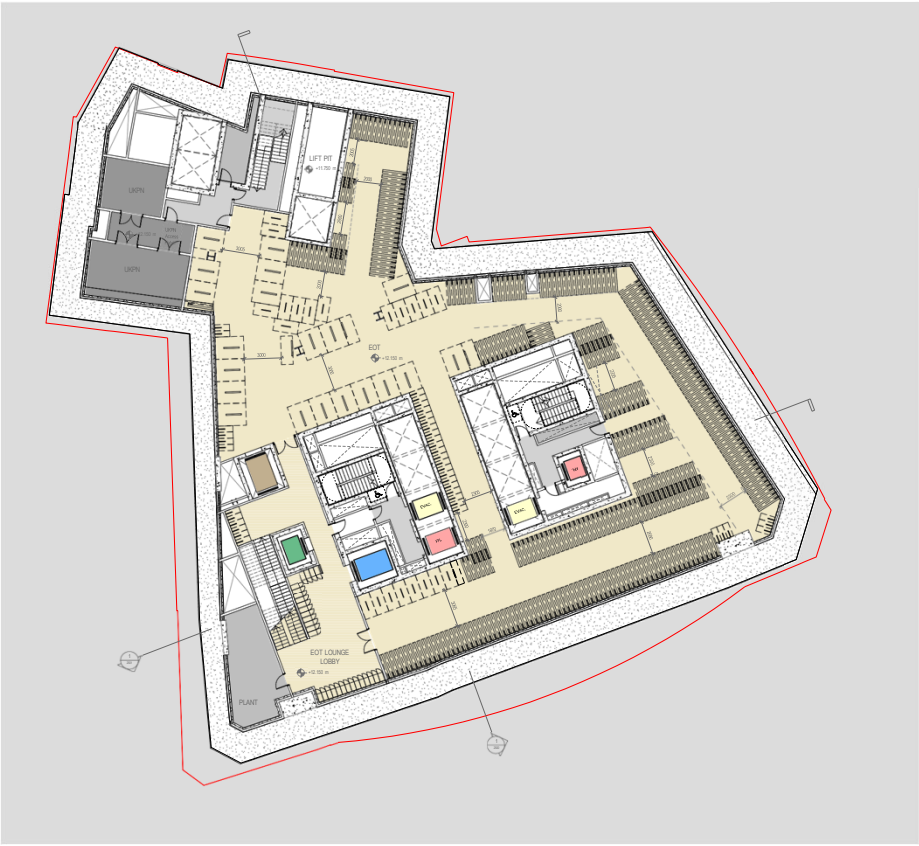
Proposed Stopping Up



Street Level Visual: South West Corner on Fenchurch Street

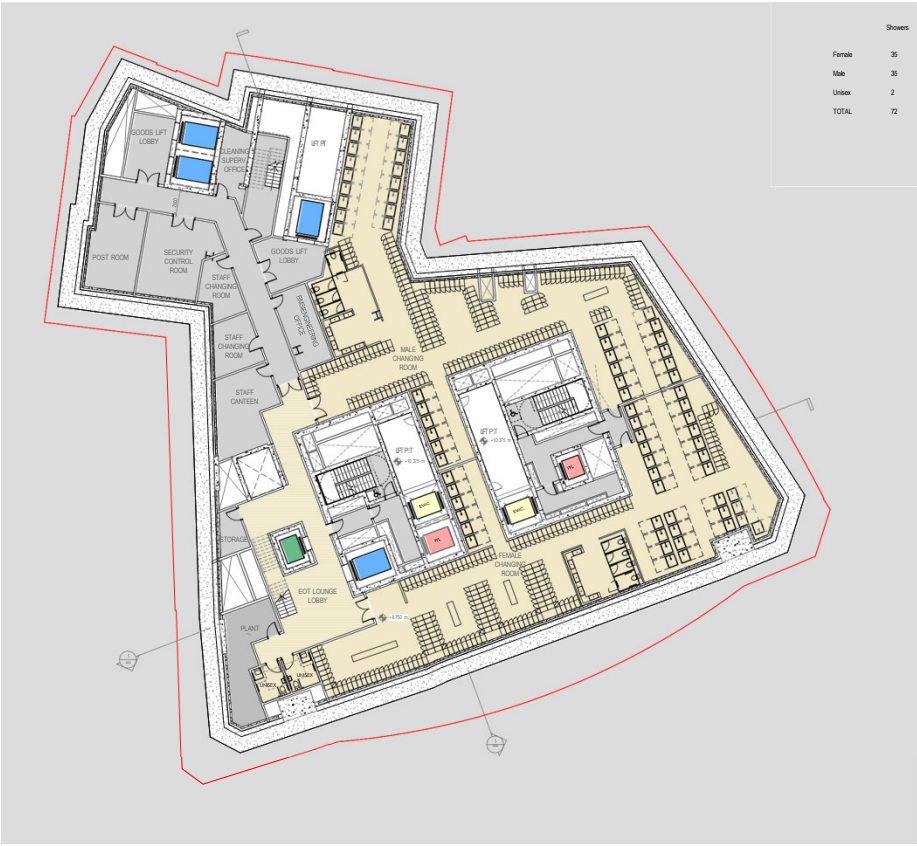


Servicing Strategy



	Provision
• Accessible:	43
• Sheffield:	43
• Double Stacker:	648
• Vertical Rack:	39
• Folding Bike Lockers:	87
TOTAL:	860

Basement Level 01 Mezzanine Plan



	Showers	Lockers (2-Tier and 3-Tier)
• Female:	35	430
• Male:	35	430
• Unisex:	2	
TOTAL:	72	860

Basement Level 01 Plan

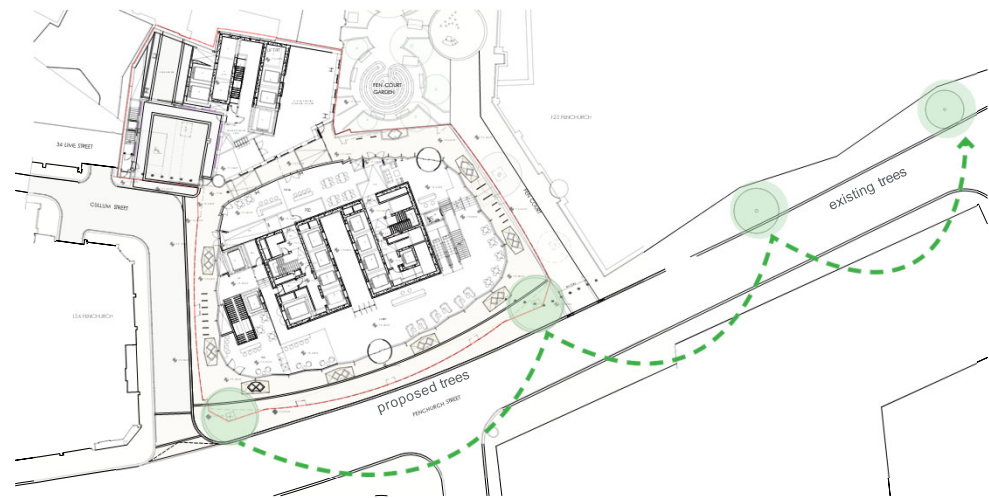
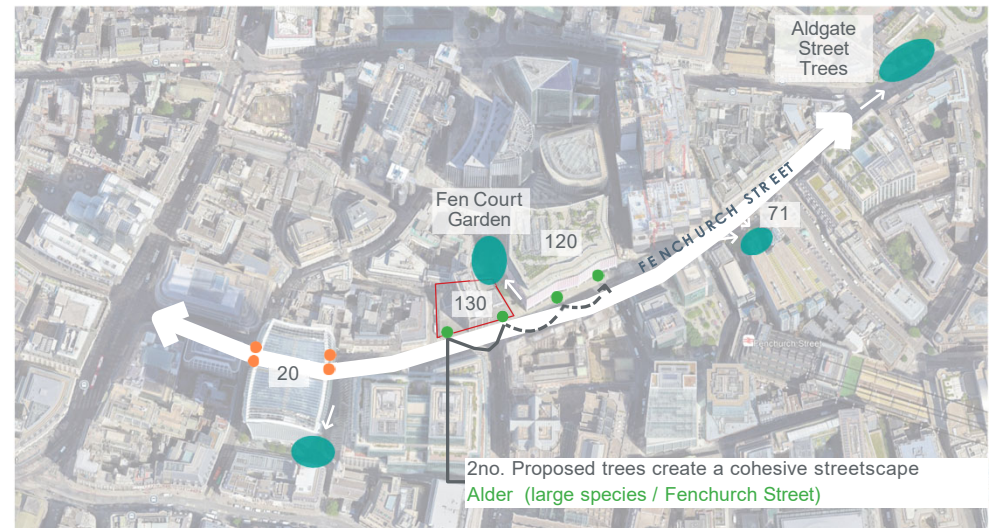


Basement 02



Basement 03

Basement Level 02-03 Plan



Proposed Street Trees on Fenchurch Street



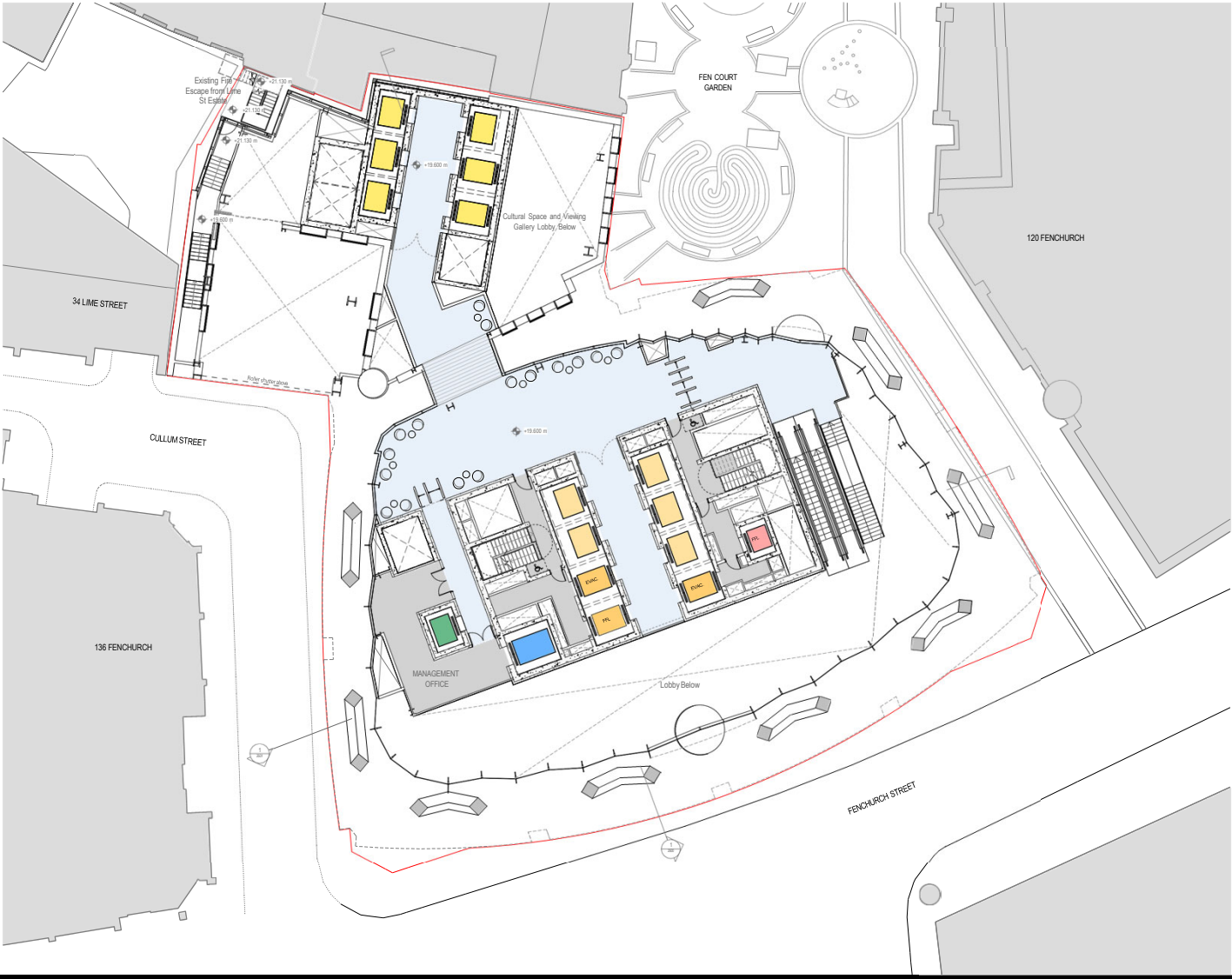
Legend

- Planning Application Boundary
- Yorkstone
Large flag pavers, to CoL highways specifications (sawn finish)
- Yorkstone
Linear paving slabs (flamed finish)
- Yorkstone
Setts (flamed finish)
- Textured Deterrent Paving
Under 'V' column base (natural/split face finish)
- Granite
Setts, 3 tones of grey (flamed finish) SHARED SURFACE
- Granite Setts
BoH areas (flamed finish)
- Standard Sheffield Cycle Stands
(Total short stay requirement: 61 spaces, including 27 no. folding bike lockers)
- Accessible/Cargo Cycle Stands
(5% of the above requirement)
- Bollards
- Proposed Single Stem Street Trees
(refer to planting strategy)
- Existing Trees
(removed)
- Existing Trees & Vegetation
(retained)

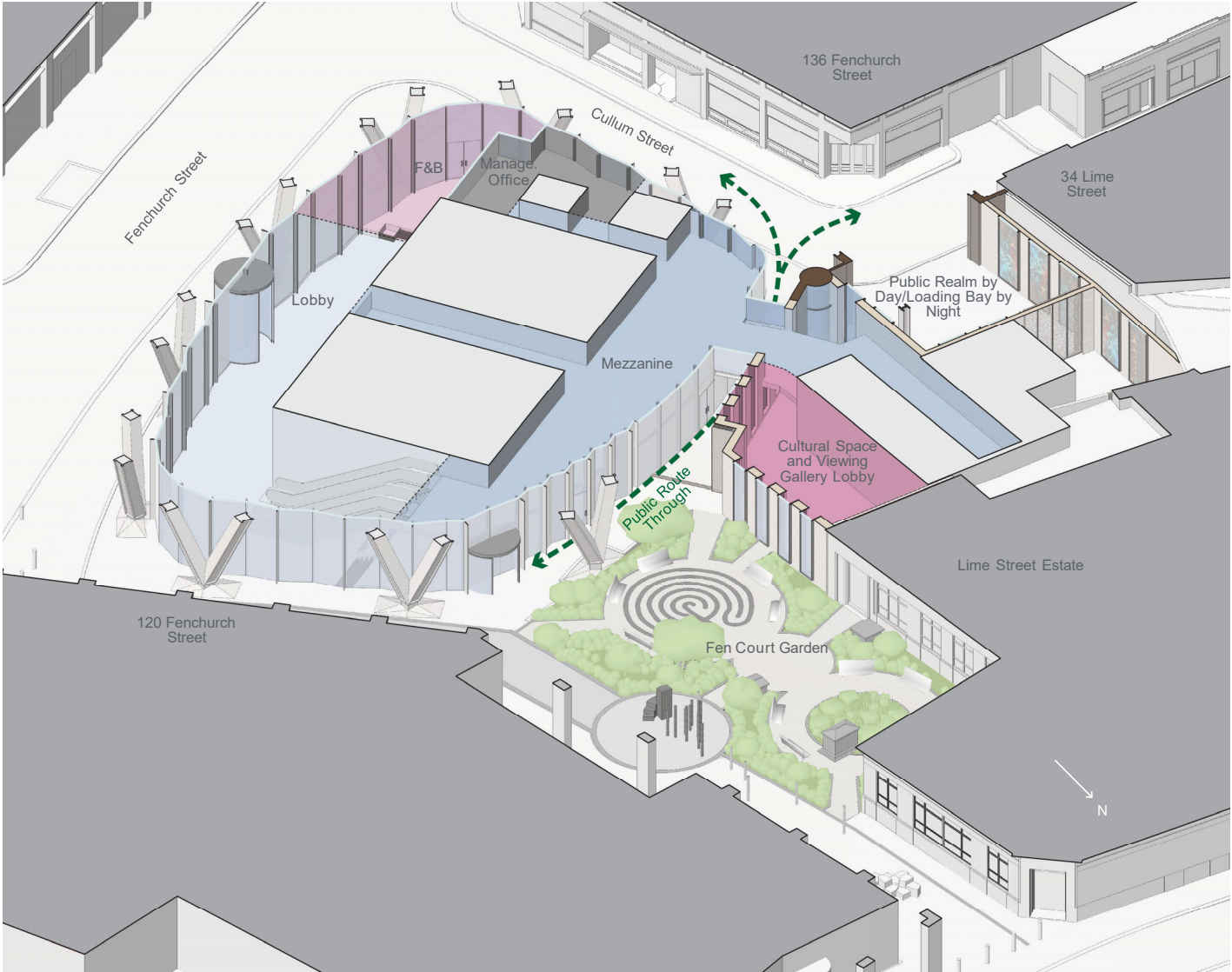
Ground Floor Landscape Plan



Ground Floor Plan



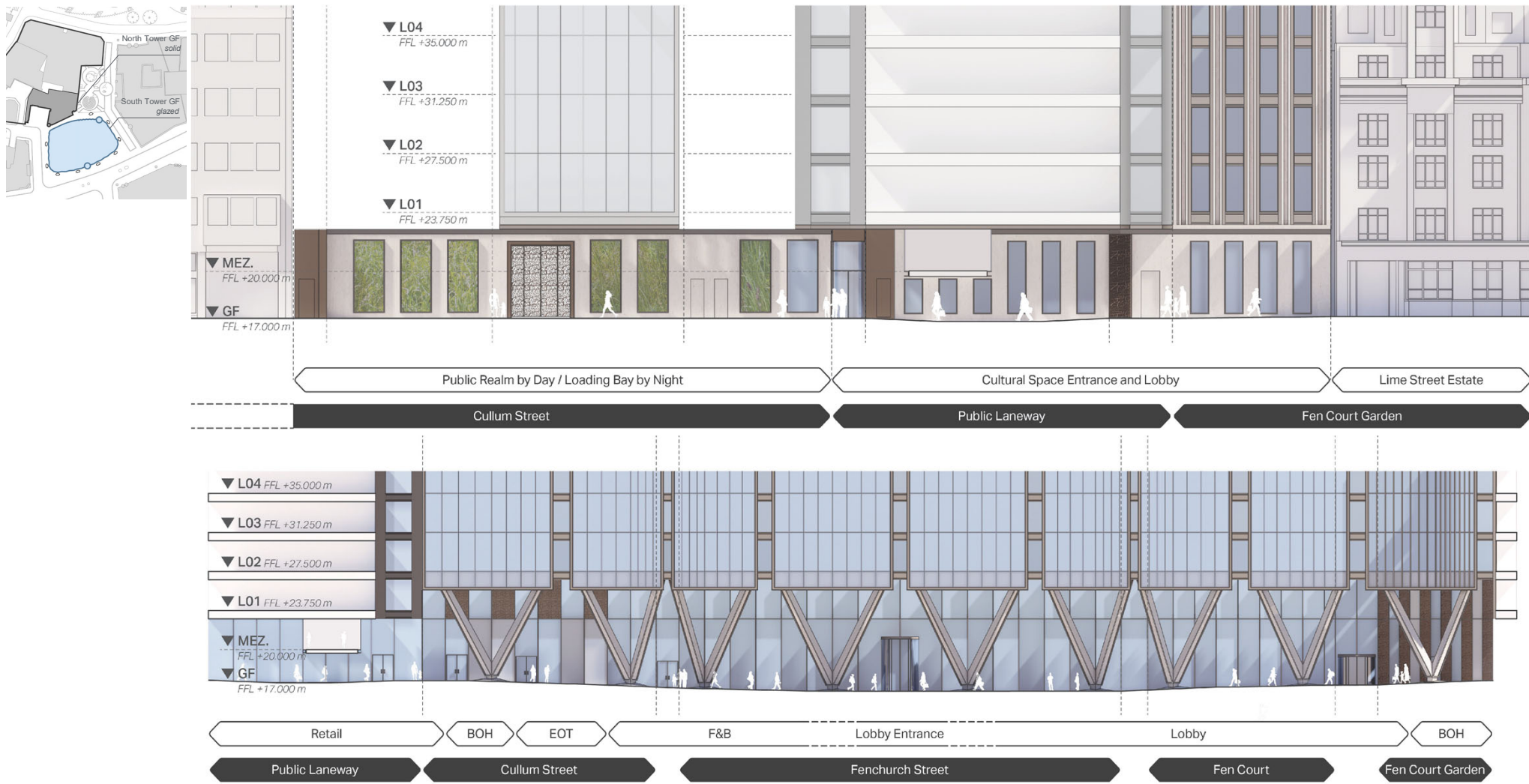
Mezzanine Floor Plan



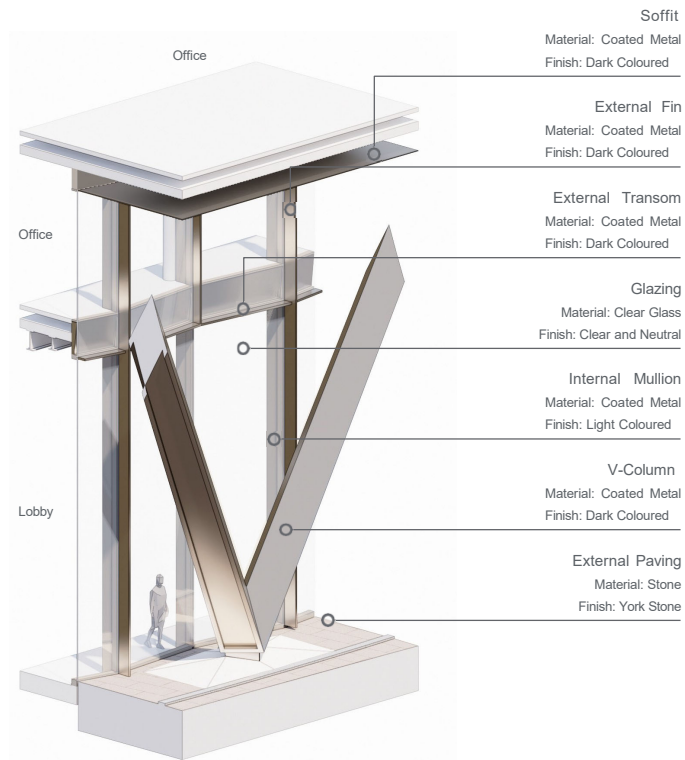
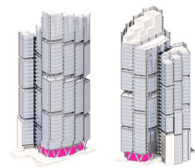
Mezzanine Level Isometric View



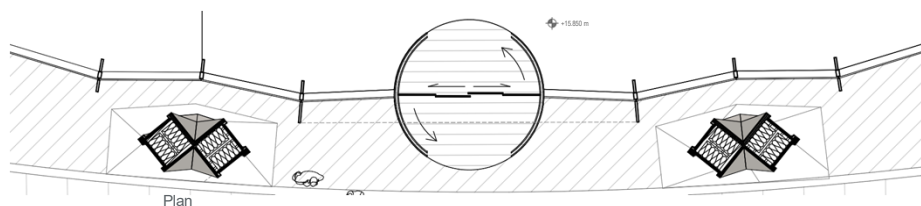
Street Level Visual: Fen Court



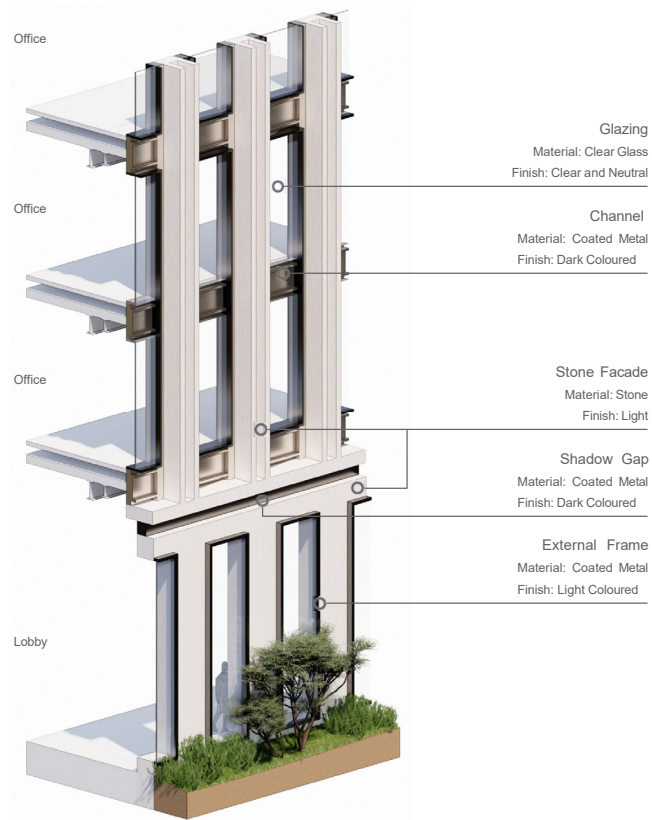
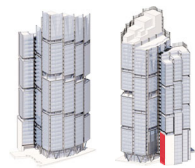
The Proposed Ground Floor Unrolled Elevations



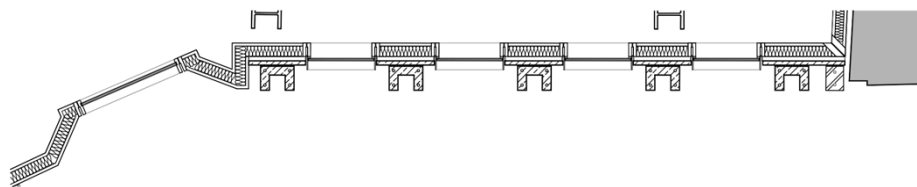
3D Section



Ground Floor Facade



3D Section



Plan



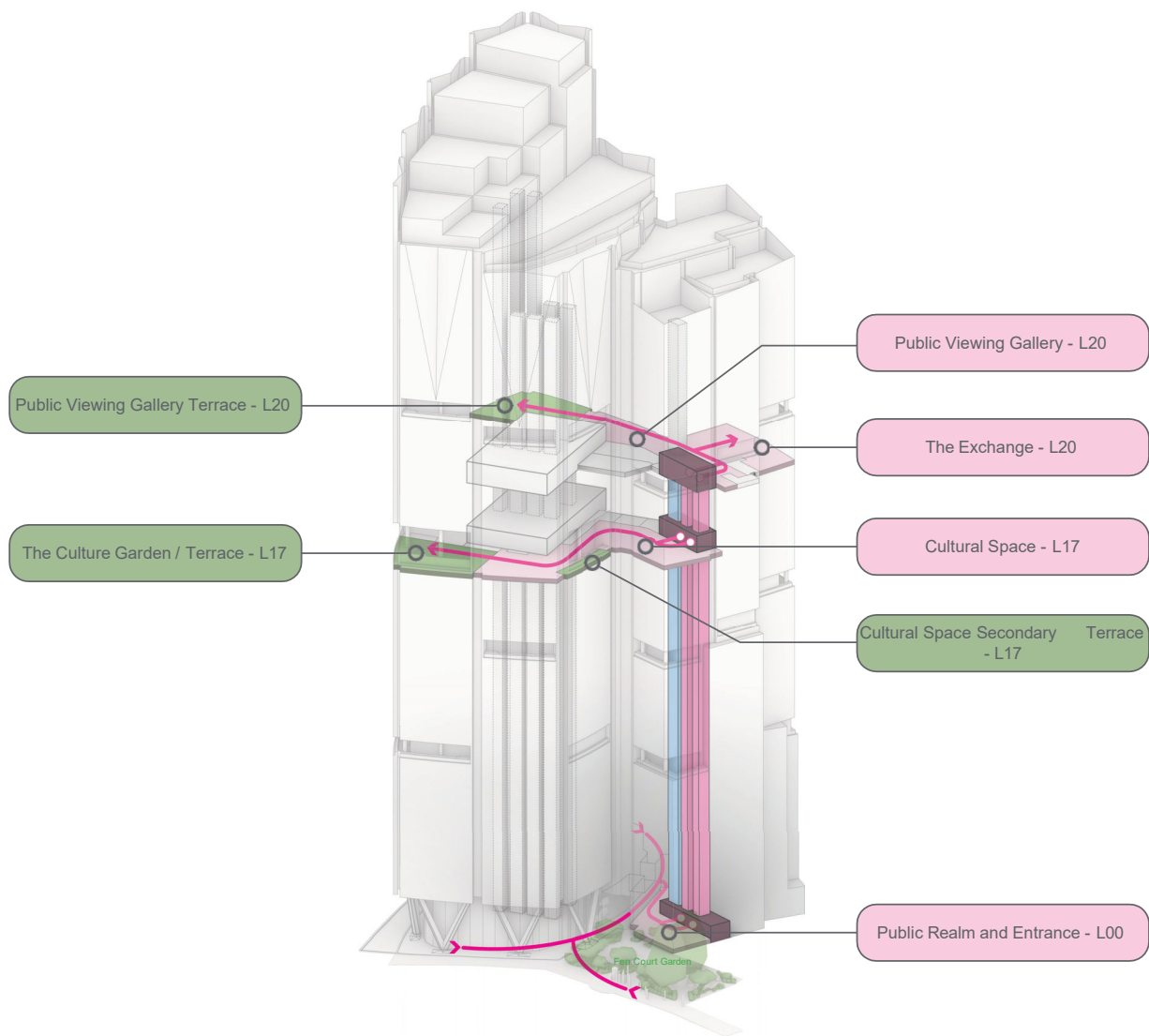
Fen Court Garden Facade



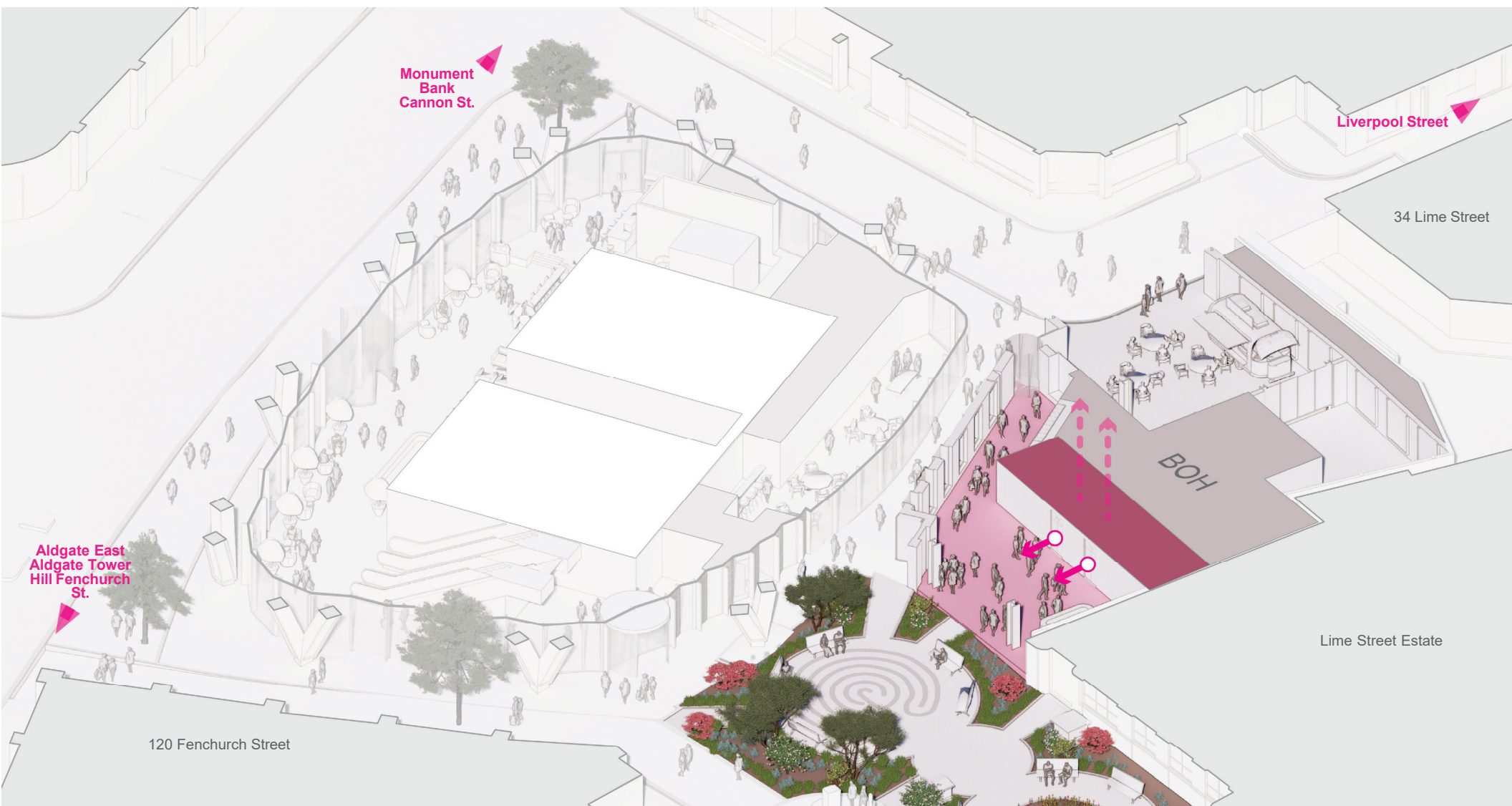
Ground Plane Lighting Strategy



Public Amenities Concept Diagram



Public Amenities 3D Overview



Public Realm: Ground Floor 3D Diagram

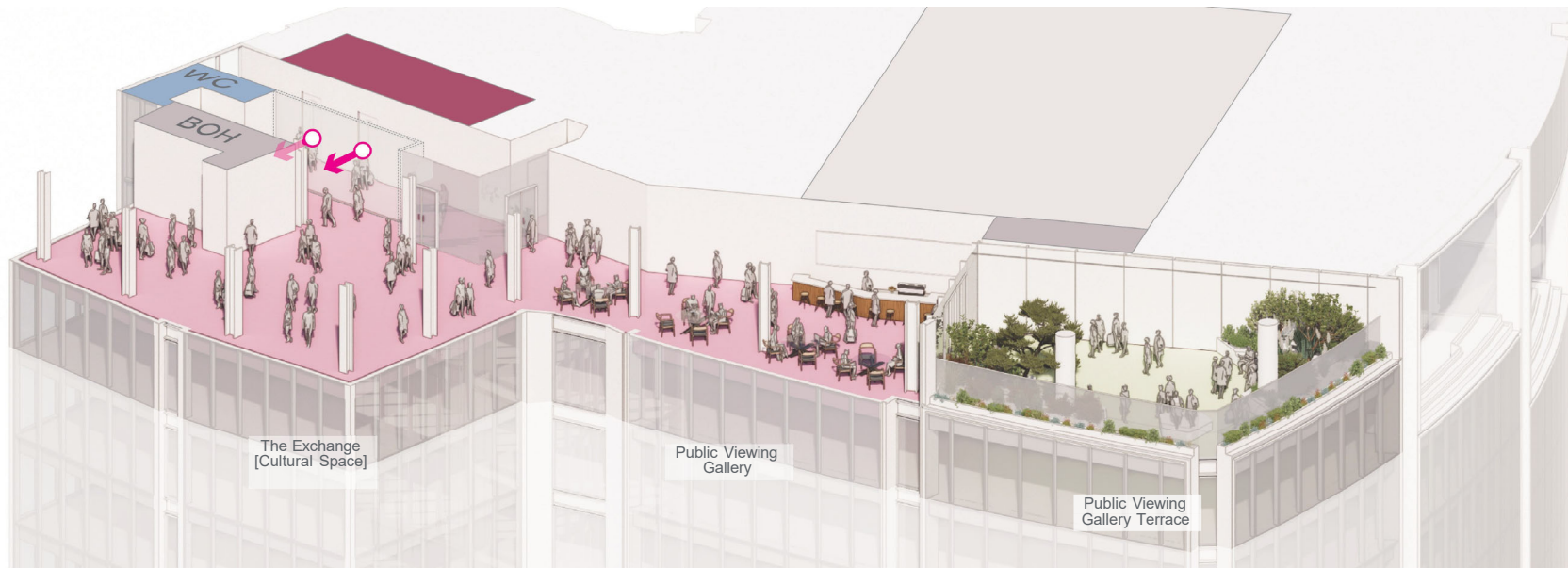


L17- Cultural Space



L20 - Public Viewing Gallery + The Exchange

Public Amenities at Mid-Height

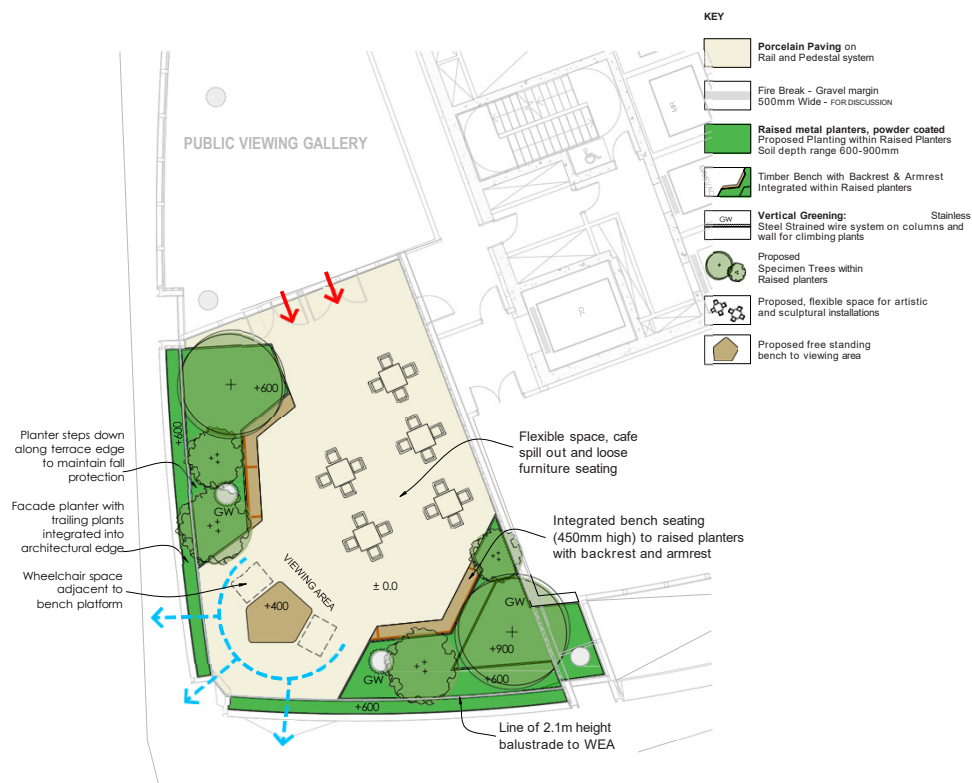


Sketch Visual of Public Viewing Gallery Interior

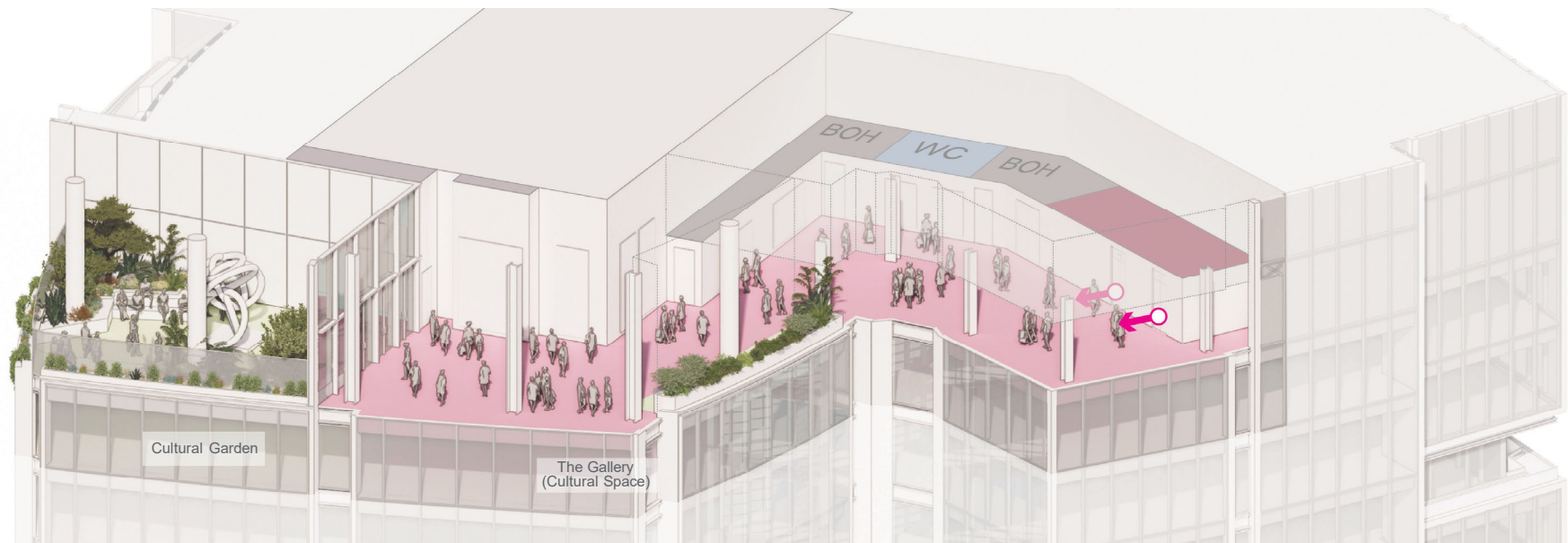


Sketch Visual of Double Height Public Viewing Gallery Terrace

L20: Public Viewing Gallery



L20: Public Viewing Gallery Terrace

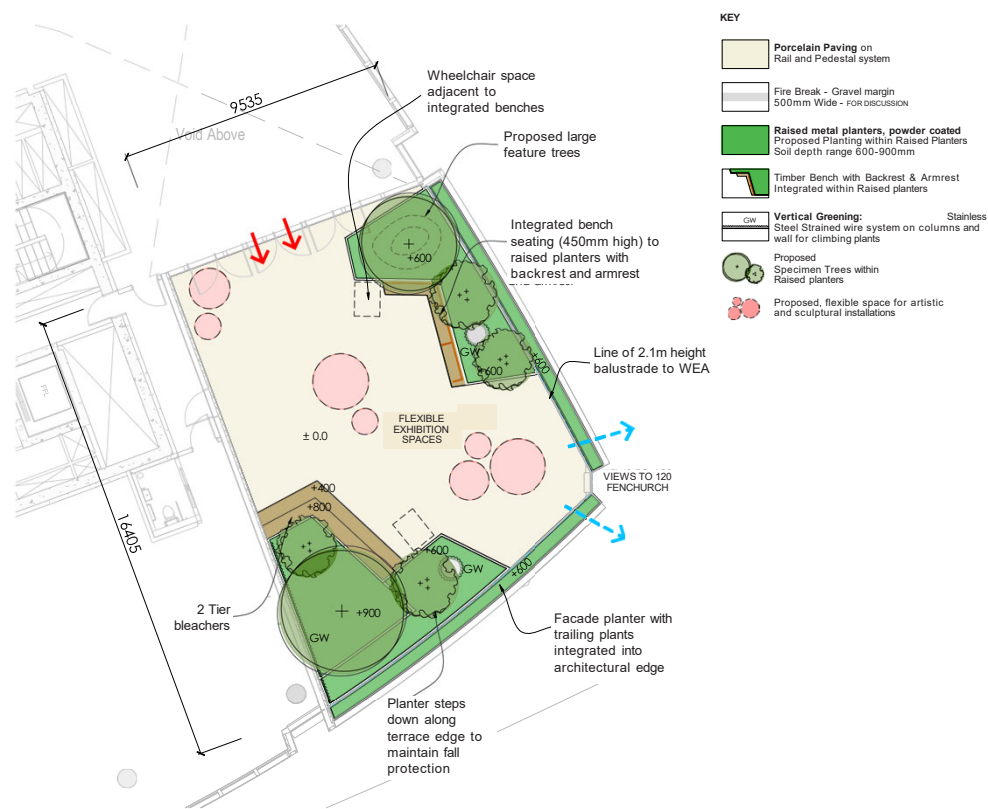


Sketch Visual of Cultural Space Double Height Interior



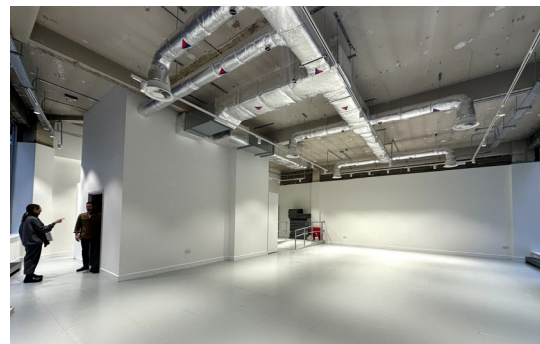
Sketch Visuals of Cultural Double Height Terrace / Cultural Garden

L17: Cultural Space

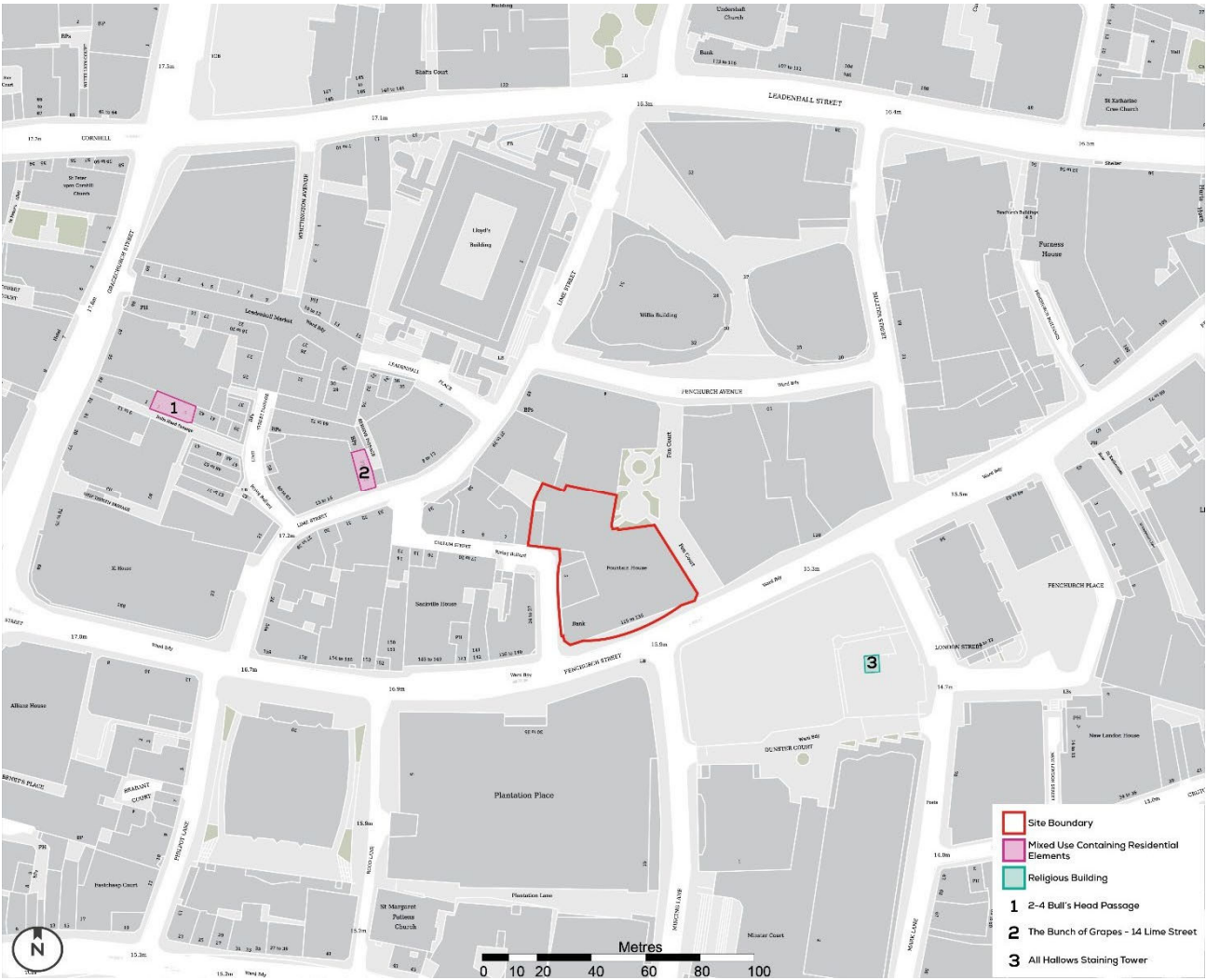


L17: Cultural Garden

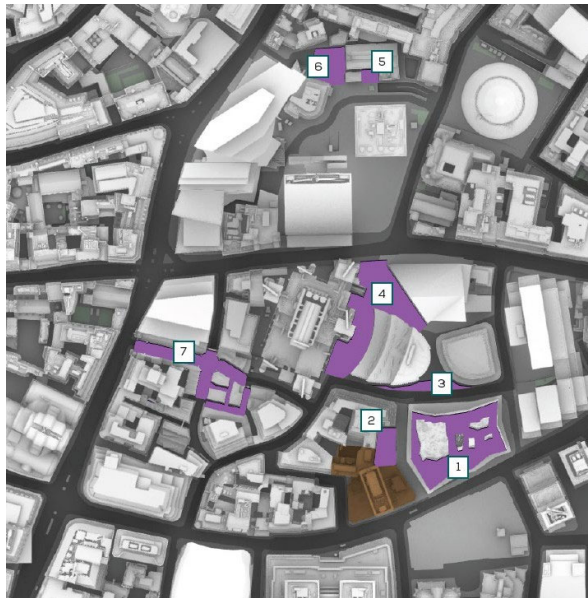
As a meanwhile activation programme, Seed130 serves as a testing ground for ideas that will shape the cultural spaces of the proposals on level 17 and 20.



Meanwhile Space



Daylight and Sunlight Impacts



Overshadowing Sensitive Receptors (Existing)



Overshadowing Sensitive Receptors (Future)

Overshadowing

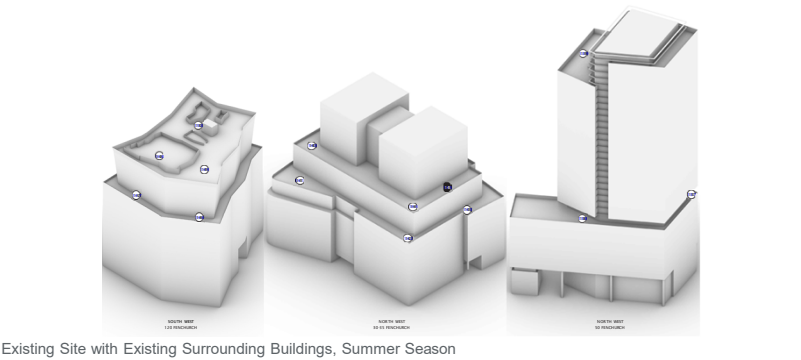
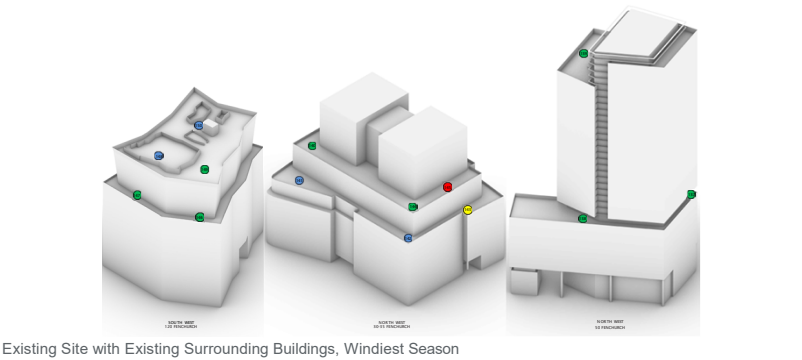
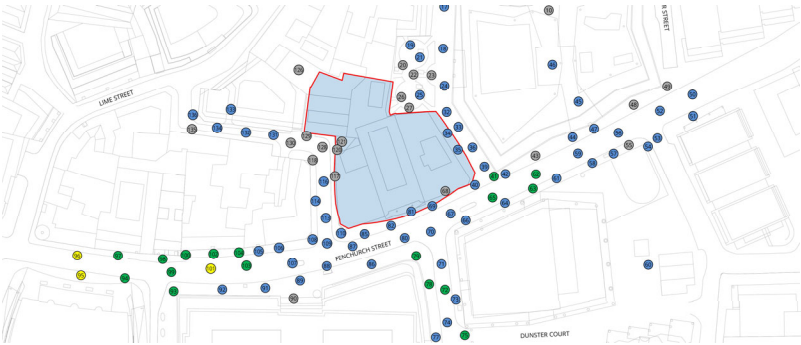
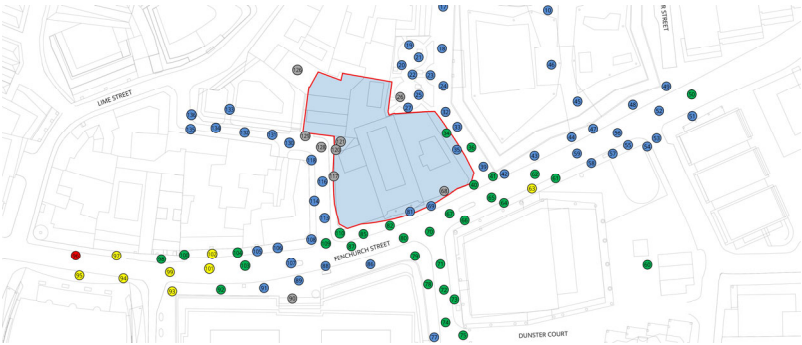
7. The following outdoor amenity receptors shown in Figure 7.2 and Figure 7.3, are potentially sensitive to overshadowing impacts from the Proposed Development:

1. The Garden@120 Fenchurch Street (existing receptor)
2. Fen Court Garden (existing receptor)
3. Outdoor seating along Fenchurch Avenue (existing receptor)
4. Lime Street (existing receptor)
5. Leadenhall Market (existing receptor)
6. St Helen's Church courtyard (existing receptor)
7. St Helen's Church Garden (existing receptor)
8. 50 Fenchurch Street Roof Terrace (future receptor)

8. Of the five open spaces considered for overshadowing only one (Garden@120 Fenchurch Street) meets the suggested BRE target of 50% of the area receiving two or more hours of direct sunlight on the 21st March, likely due to its elevation.

9. These low compliance values are typical for an inner-city urban location comprising a range of building typologies.

EXCERPT from ES Volume I_Section 7_Daylight: sunlight overshadowing solar glare (GIA) p.11-12

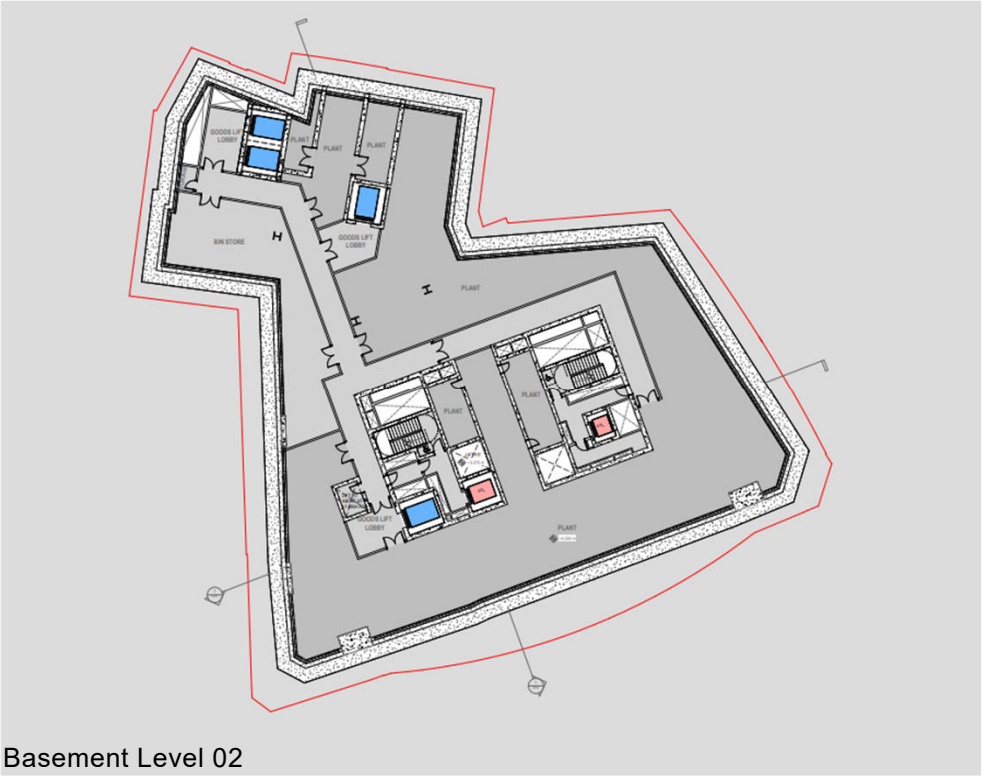


Existing Site with Existing Surrounding Buildings, Windiest Season

Existing Site with Existing Surrounding Buildings, Summer Season

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

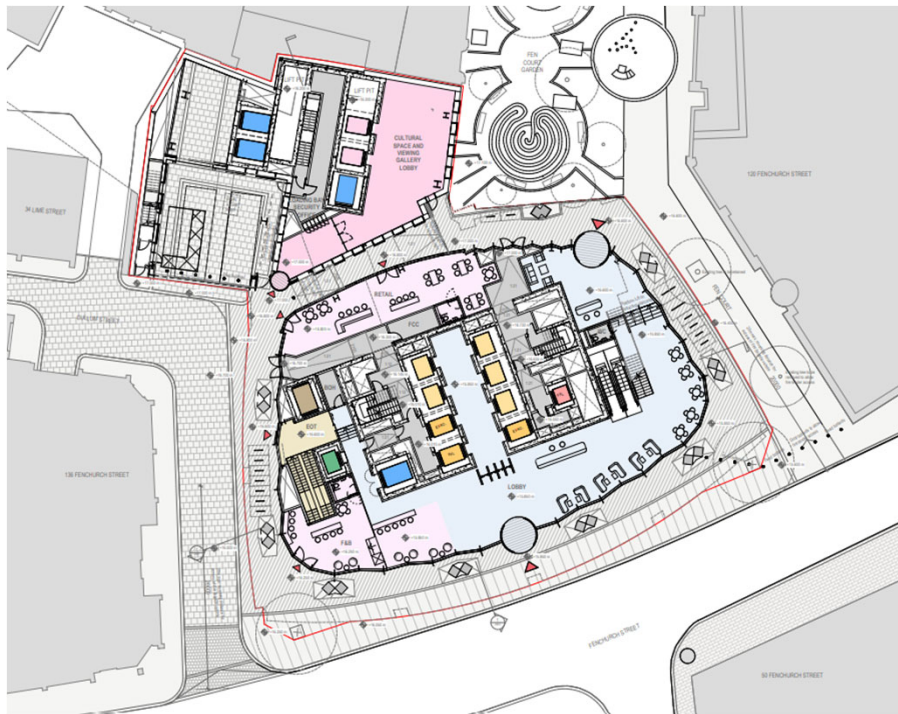
Wind and Microclimate



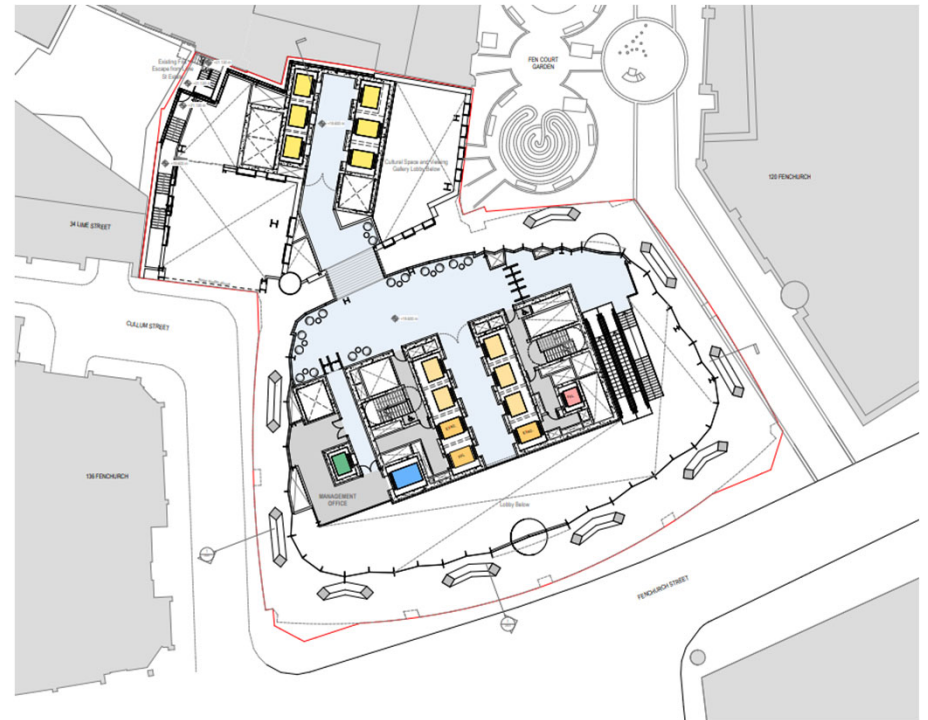
Proposed Plans

	Provision
Accessible	43
Shelfed	43
Double Reader	148
Individual Study	36
Folding Study Carrels	57
TOTAL	337

Proposed Plans



Ground Floor

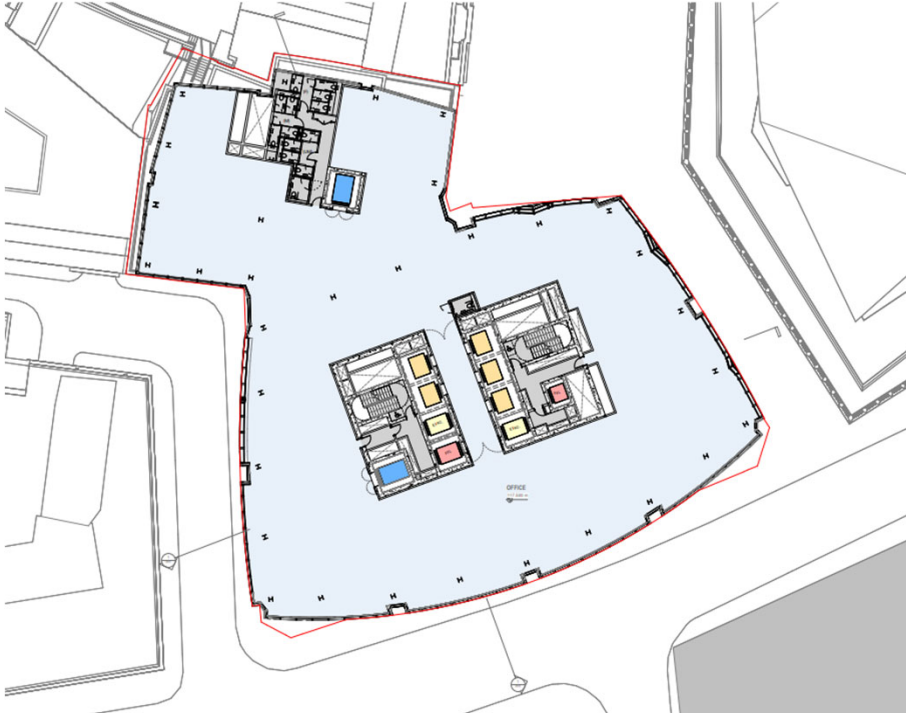


Ground Floor Mezzanine

Proposed Plans



Typical Upper Floor Levels - 2nd Floor

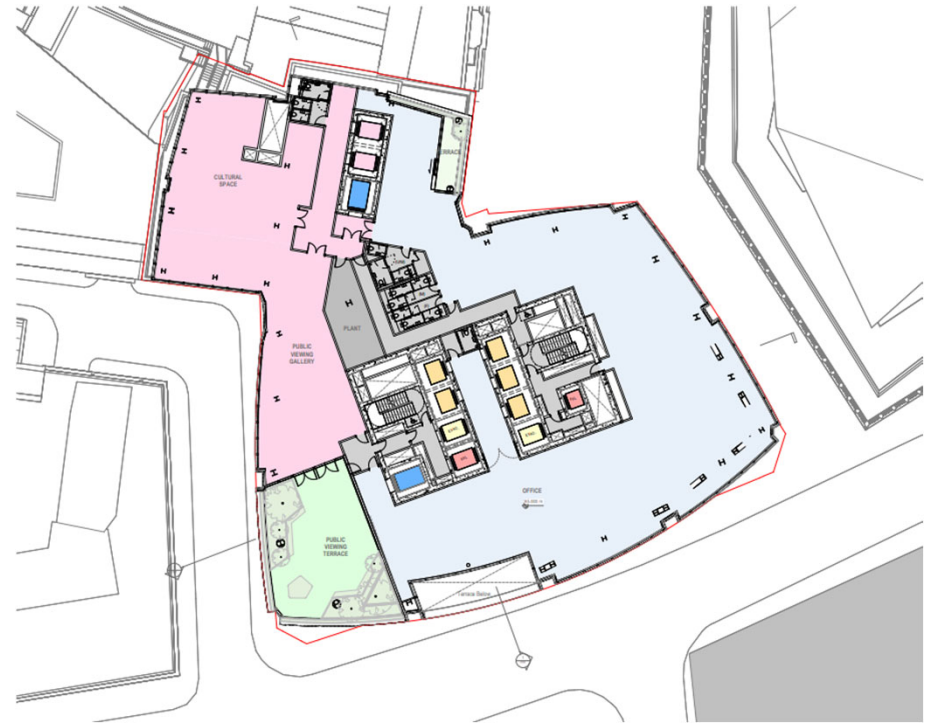


Typical Upper Floor Levels - 28th Floor

Proposed Plans

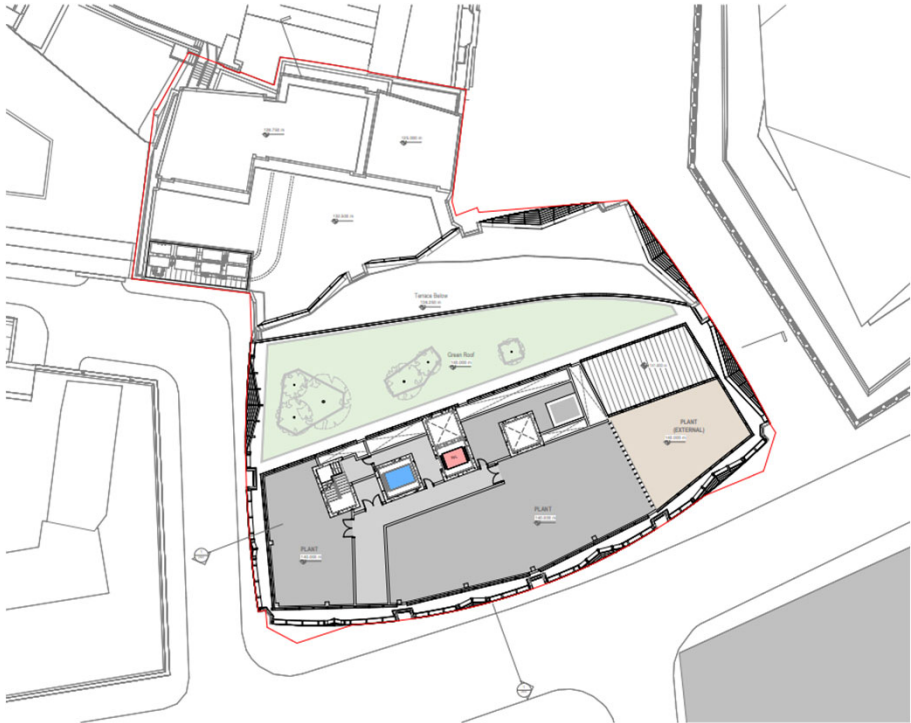


Level 17 – Cultural Use (Class F1/E)

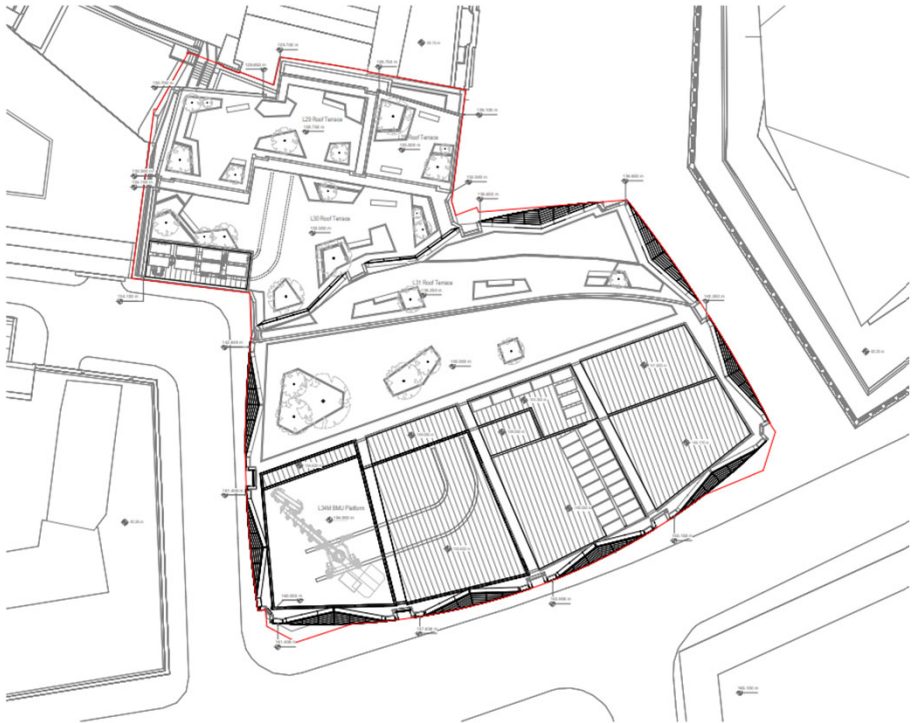


Level 20 – Public Viewing Gallery (sui generis)

Proposed Plans

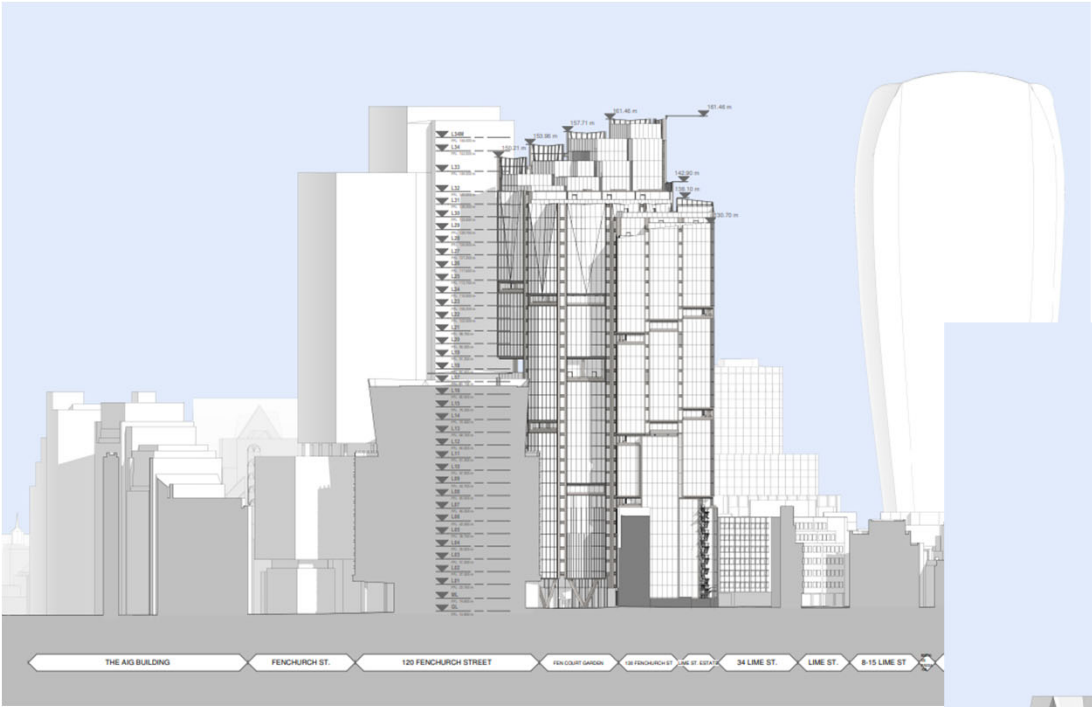


Level 32

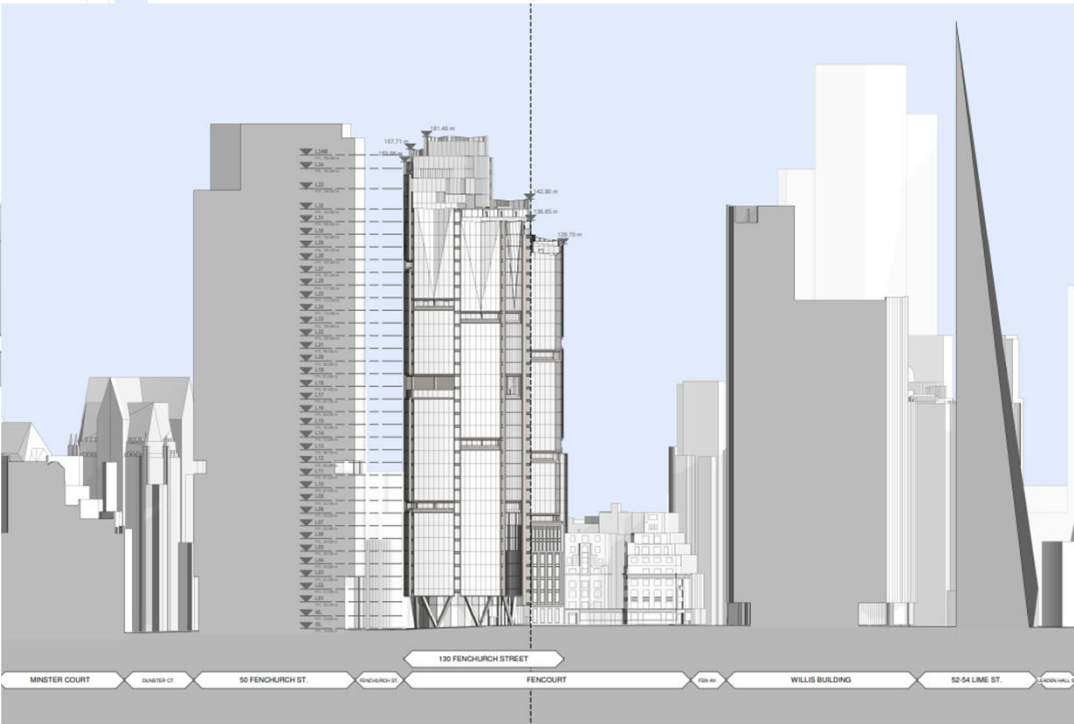


Roof Plan

Proposed Plans

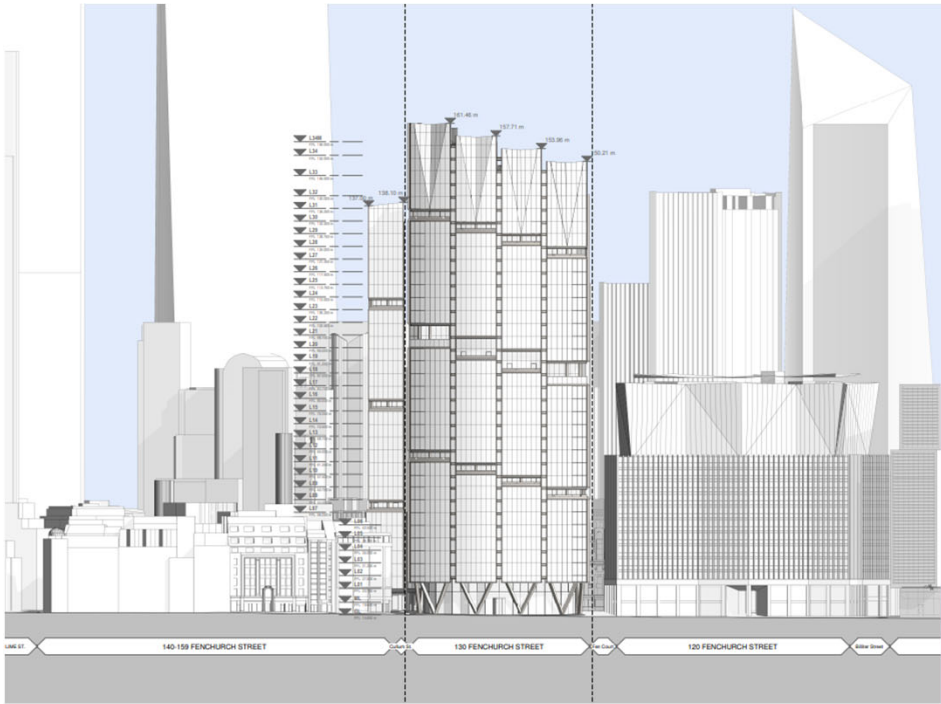


North Elevation

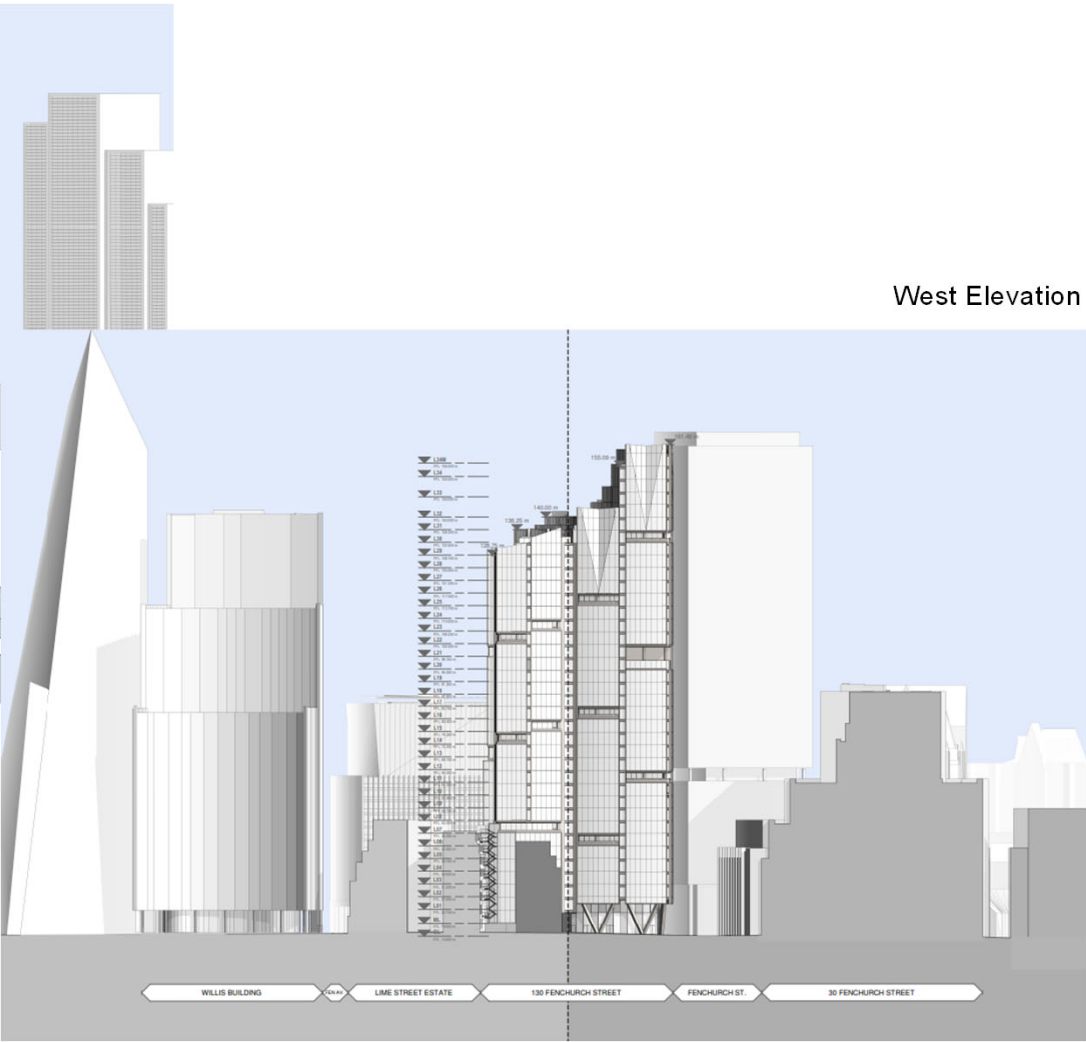


East Elevation

Proposed Elevations



South Elevation



West Elevation

Proposed Elevations



LVMF 4A.1 | Primrose Hill: the summit – looking toward St Paul's Cathedral - Baseline



LVMF 4A.1 | Primrose Hill: the summit – looking toward St Paul's Cathedral - Proposed + Consented



LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminster bank - Baseline

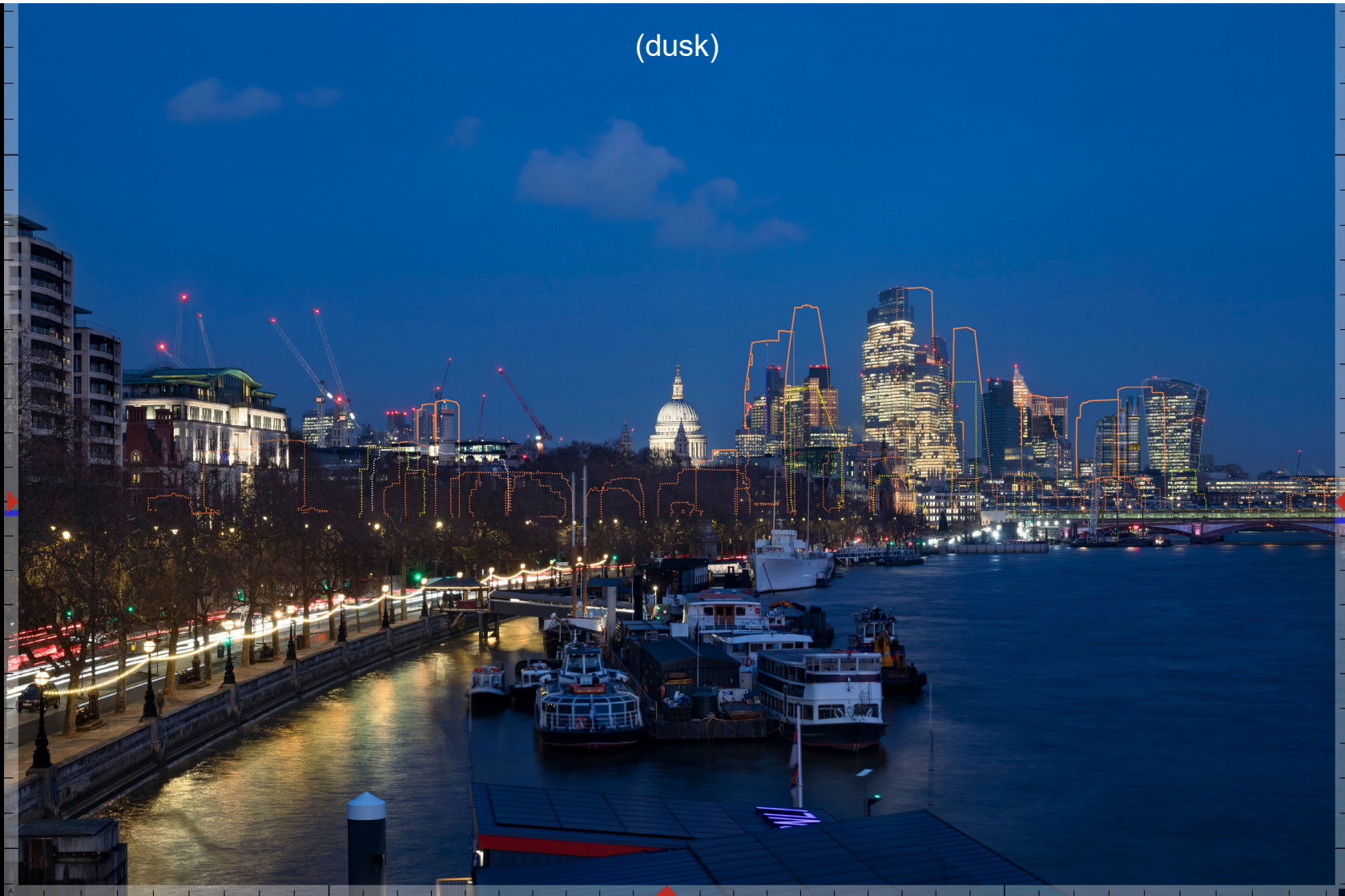


LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminster bank - Proposed + Consented

(dusk)



LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminster bank - Baseline



LVMF 15B.1 | Waterloo Bridge: downstream – close to the Westminster bank - Proposed + Consented



LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform – centre of north rail - Baseline



LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform – centre of north rail - Proposed + Consented



LVMF 11B.2 | London Bridge: downstream – close to the Southwark bank - Baseline



LVMF 11B.2 | London Bridge: downstream – close to the Southwark bank - Proposed + Consented

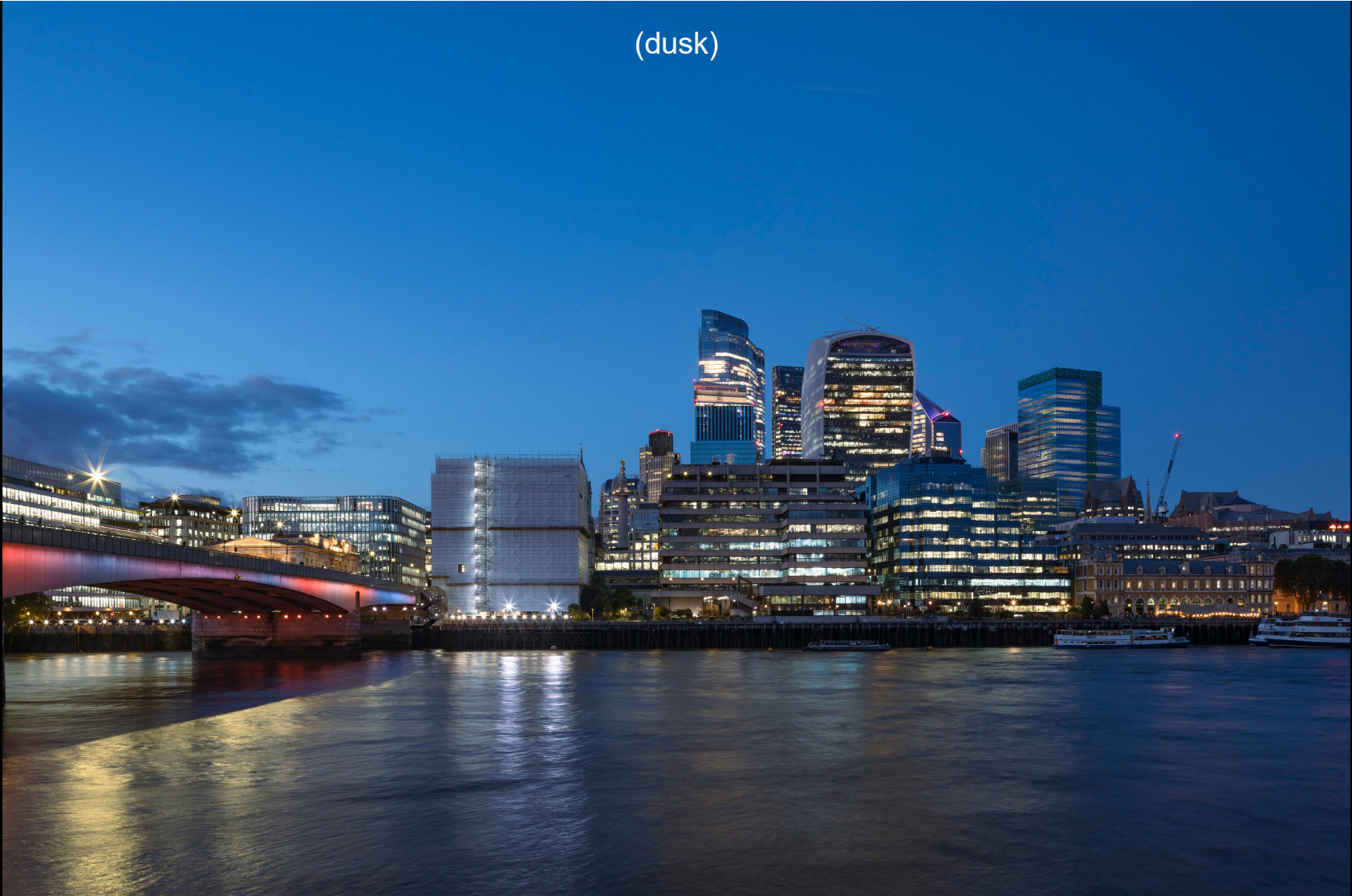


The Queen's Walk: at London Bridge - Baseline

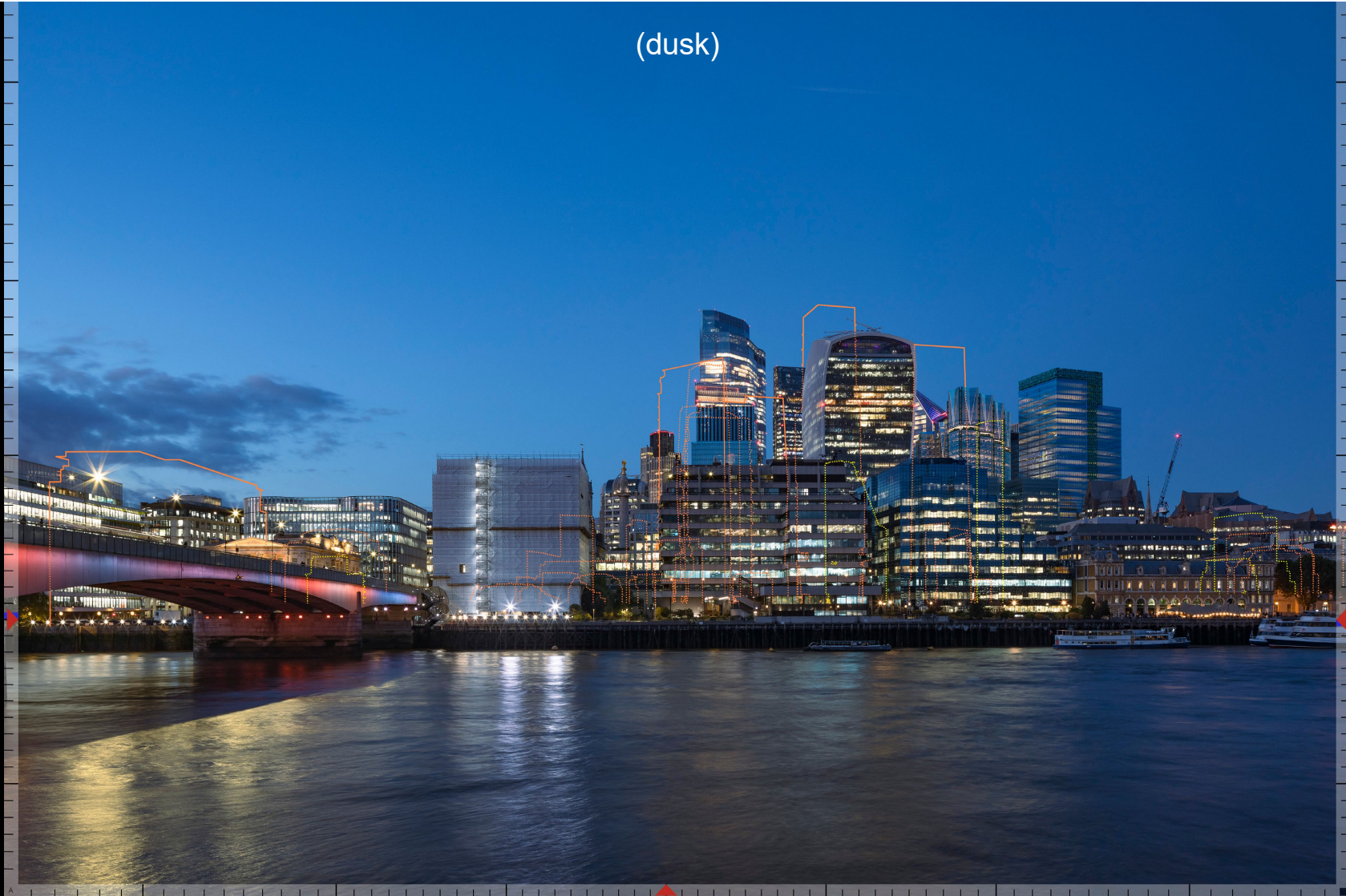


The Queen's Walk: at London Bridge - Proposed + Consented

(dusk)



The Queen's Walk: at London Bridge - Baseline



The Queen's Walk: at London Bridge - Proposed + Consented



LVMF 25A.3 | The Queen's Walk at City Hall: close to Tower Bridge - Baseline



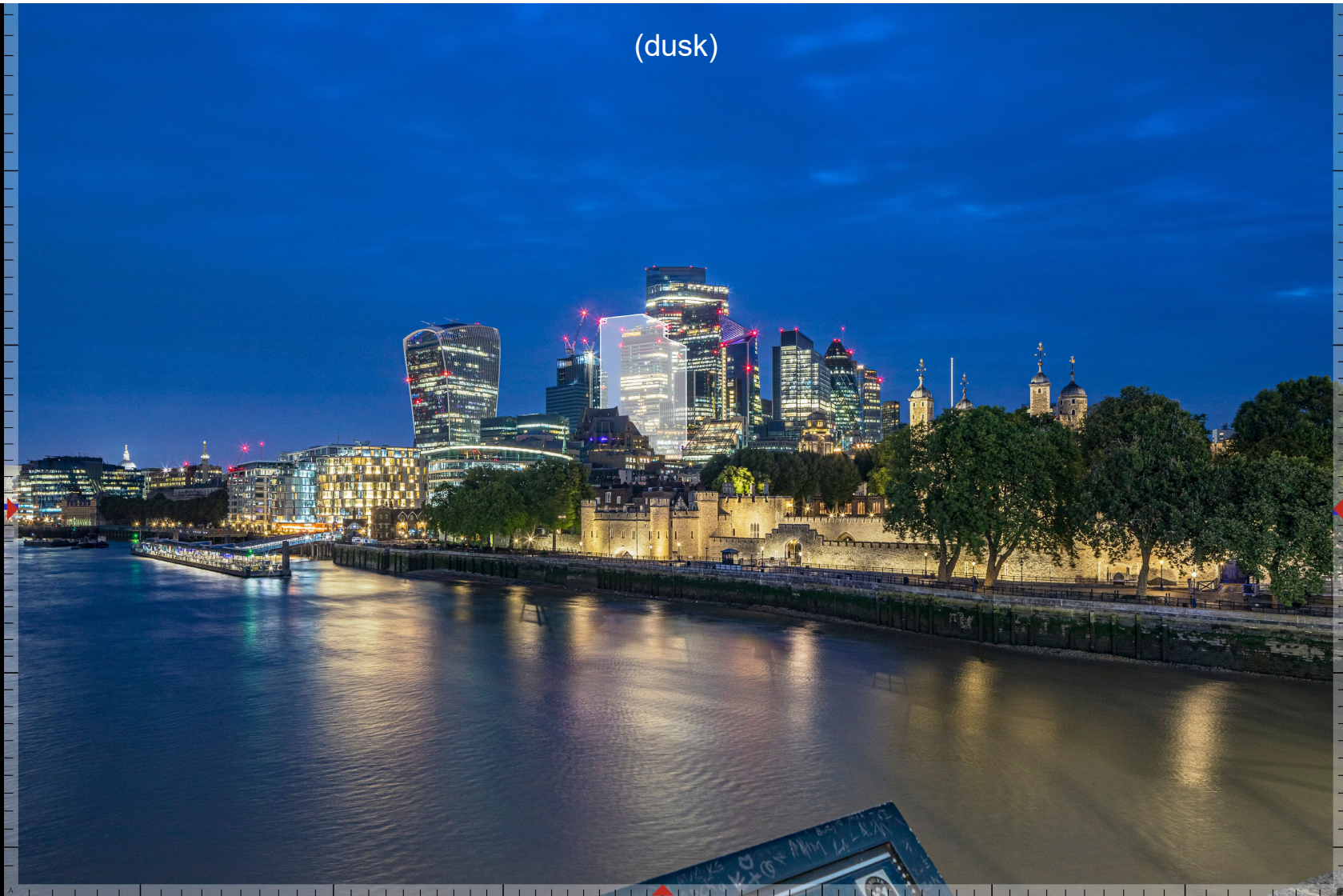
LVMF 25A.3 | The Queen's Walk at City Hall: close to Tower Bridge - Proposed + Consented



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



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



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



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



Tower of London: The Inner Ward, west of the White Tower - Baseline



Tower of London: The Inner Ward, west of the White Tower - Proposed + Consented



St. Paul's Churchyard - Baseline



St. Paul's Churchyard - Proposed + Consented



St. Paul's Cathedral: Golden Gallery - Baseline



St. Paul's Cathedral: Golden Gallery - Proposed + Consented



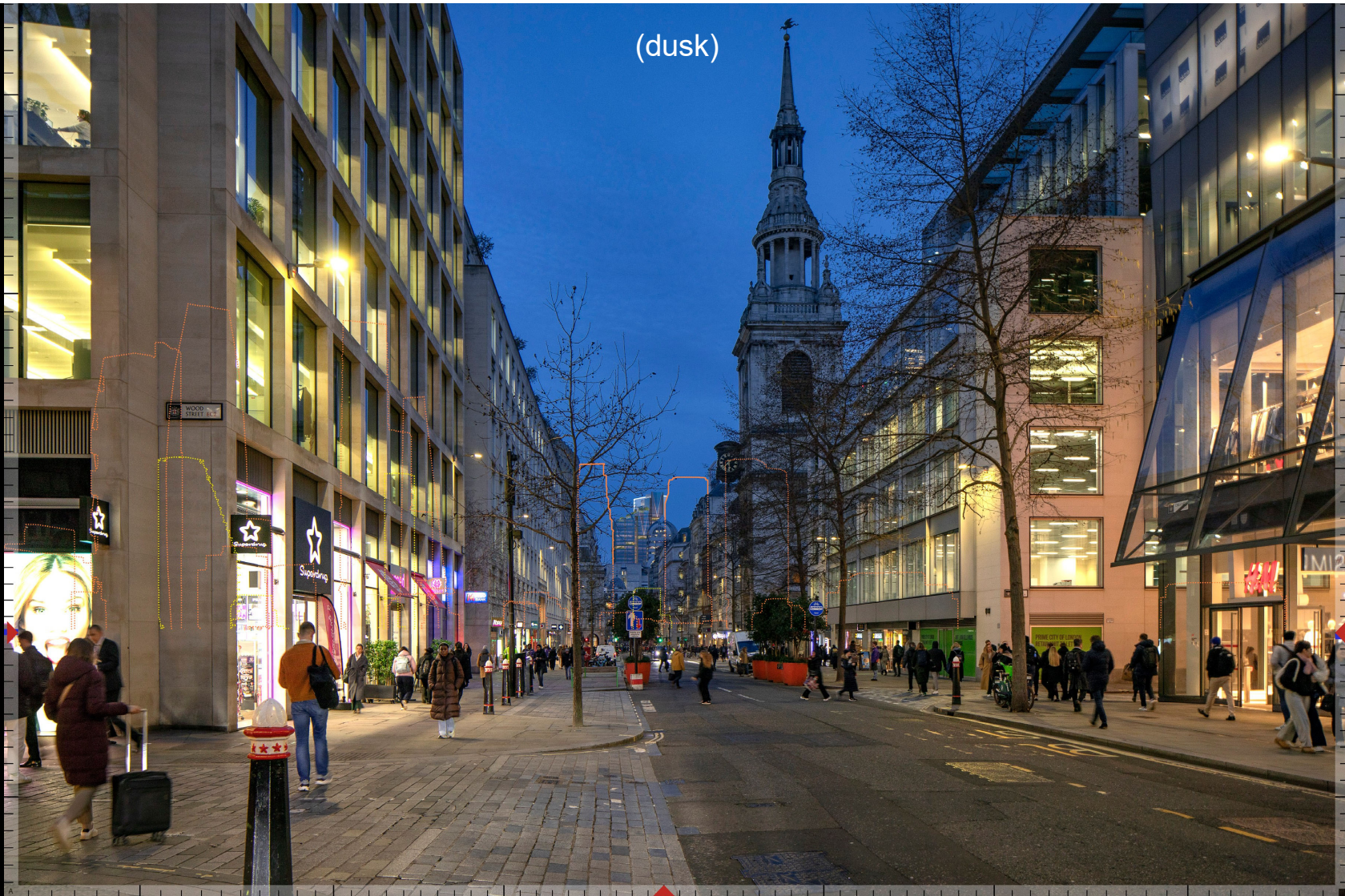
Cheapside: near the junction with Milk Street - Baseline



Cheapside: near the junction with Milk Street - Proposed + Consented



Cheapside: near the junction with Milk Street - Baseline



(dusk)

Cheapside: near the junction with Milk Street - Proposed + Consented



Gresham Street: corner with Wood Street - Baseline



Gresham Street: corner with Wood Street - Proposed + Consented



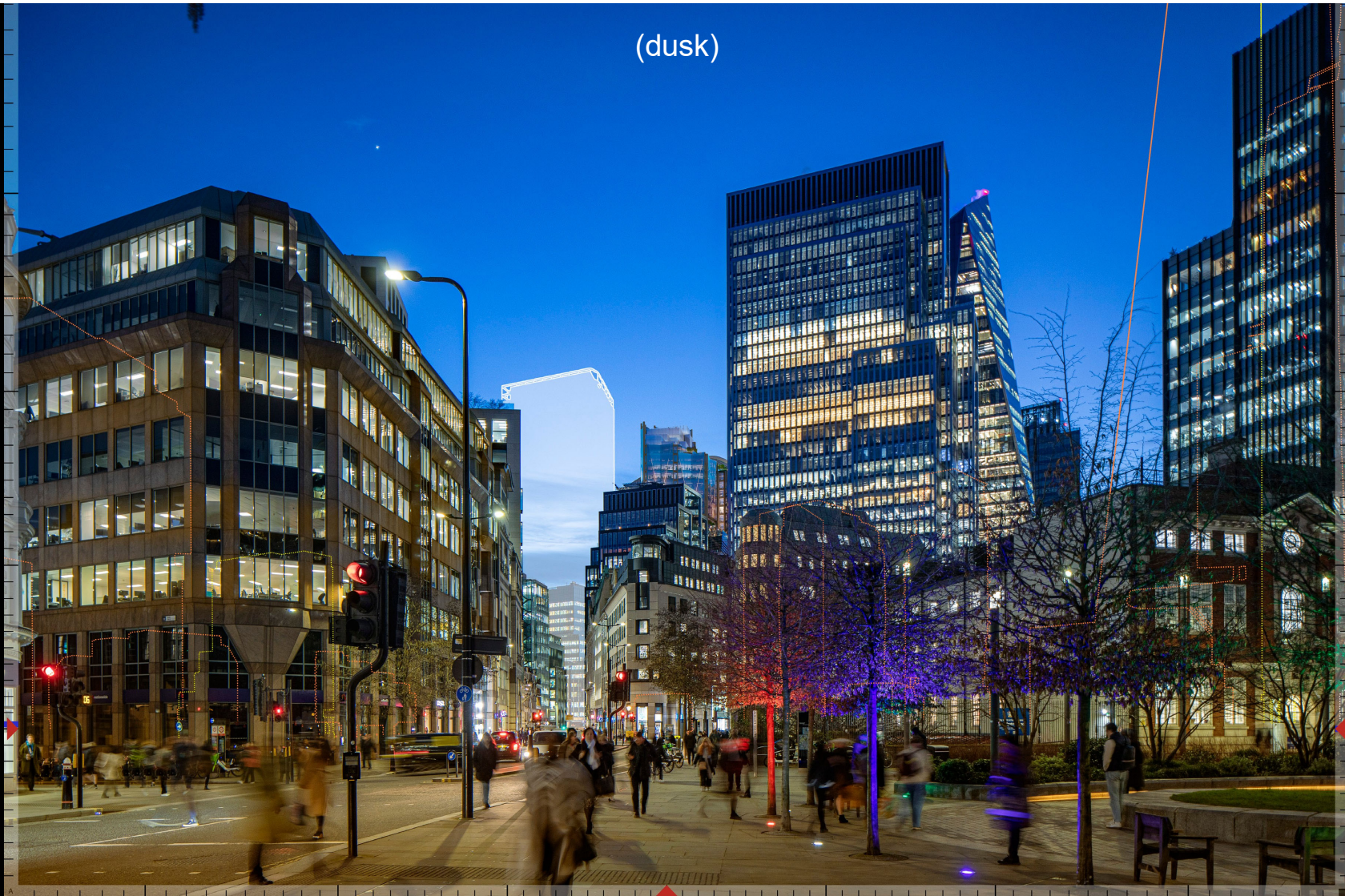
Aldgate High Street: opposite junction with Minories - Baseline



Aldgate High Street: opposite junction with Minories - Proposed + Consented



Aldgate High Street: opposite junction with Minories - Baseline



Aldgate High Street: opposite junction with Minories - Proposed + Consented



St Mary at Hill: junction with St Dunstan's Lane - Baseline



St Mary at Hill: junction with St Dunstan's Lane - Proposed + Consented



Mincing Lane: north of Great Tower Street - Baseline



Mincing Lane: north of Great Tower Street - Proposed + Consented



The Garden at 120 Fenchurch Street: west - Baseline



The Garden at 120 Fenchurch Street: west - Proposed + Consented



Fenchurch Street: outside no.58 - Baseline



Fenchurch Street: outside no.58 - Proposed + Consented



Fenchurch Street: outside no.50 - Baseline



Fenchurch Street: outside no.50 - Proposed + Consented



Fenchurch Street: corner with Philpott Lane - Baseline



Fenchurch Street: corner with Philpott Lane - Proposed + Consented



Fenchurch Avenue: opposite Fen Court - Baseline



Fenchurch Avenue: opposite Fen Court - Proposed + Consented



Fenchurch Avenue: opposite Fen Court - Baseline



Fenchurch Avenue: opposite Fen Court - Proposed + Consented



Lime Street: corner with Fenchurch Avenue - Baseline



Lime Street: corner with Fenchurch Avenue - Proposed + Consented



Lime Street: at junction with Lime Street Passage - Baseline



Lime Street: at junction with Lime Street Passage - Proposed + Consented



Leadenhall Place: entrance to Leadenhall Market - Baseline



Leadenhall Place: entrance to Leadenhall Market - Proposed + Consented



Bull's Head Passage - Baseline



Bull's Head Passage - Proposed + Consented



Cullum Street - Baseline



Cullum Street - Proposed + Consented

Visuals













Next Planning Applications Sub-Committee

Insert committee date