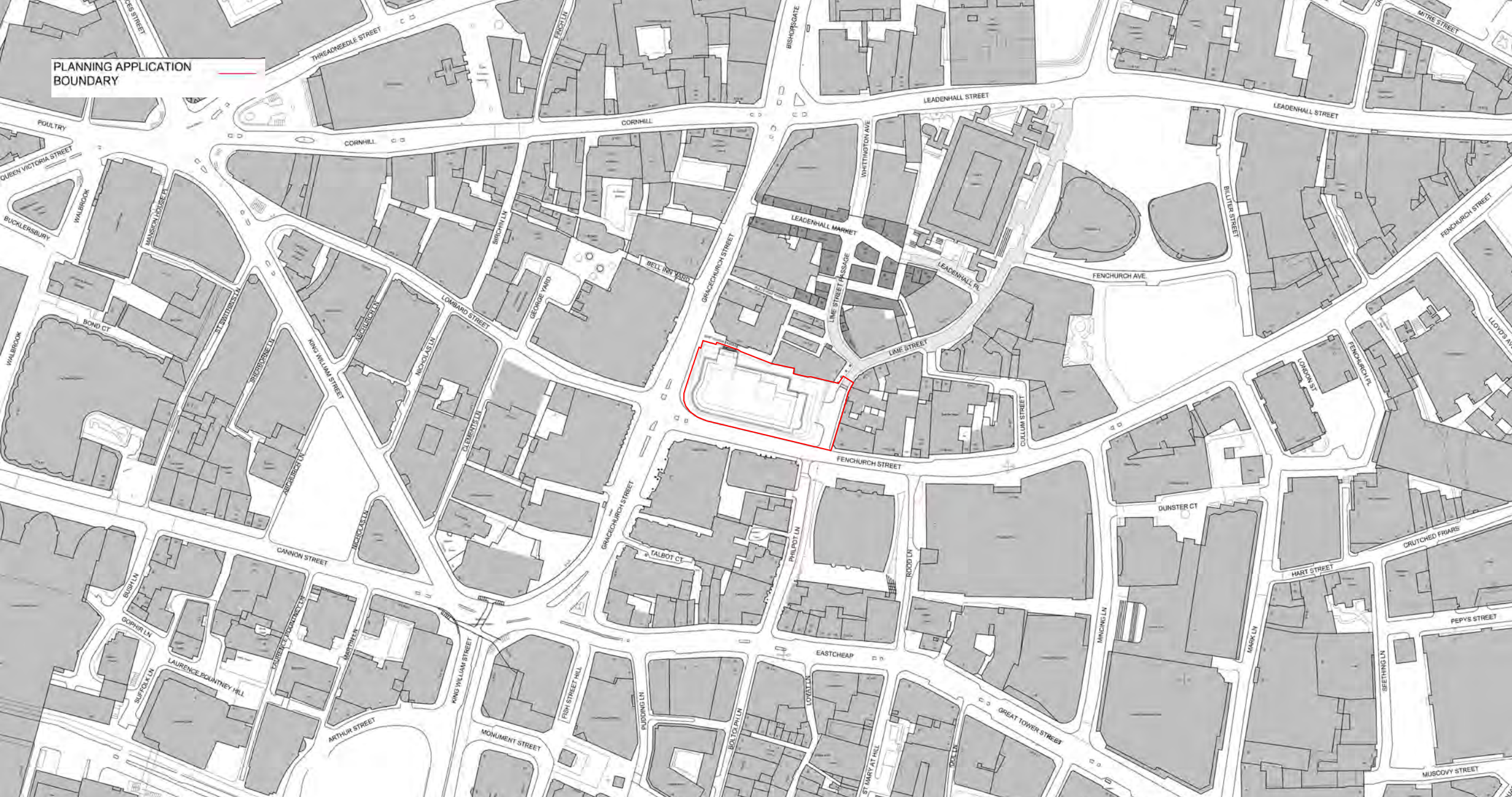


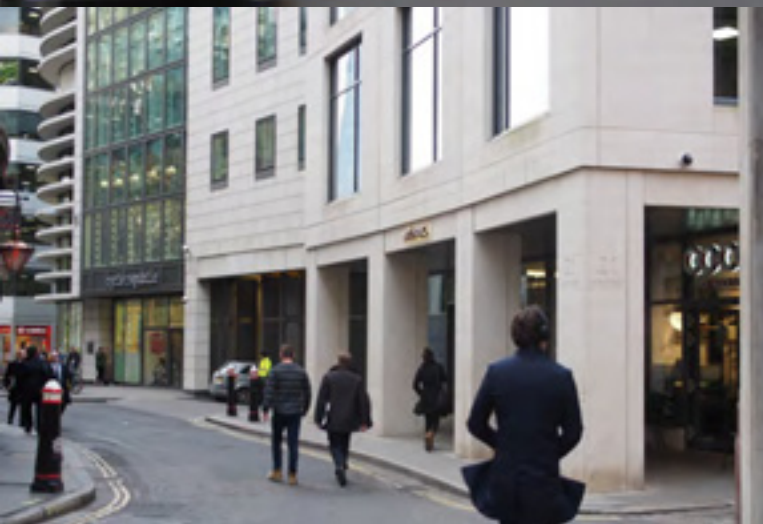


70 Gracechurch Street
Planning & Transport Committee
16 February 2021

PLANNING APPLICATION
BOUNDARY



Site Location



Existing Building



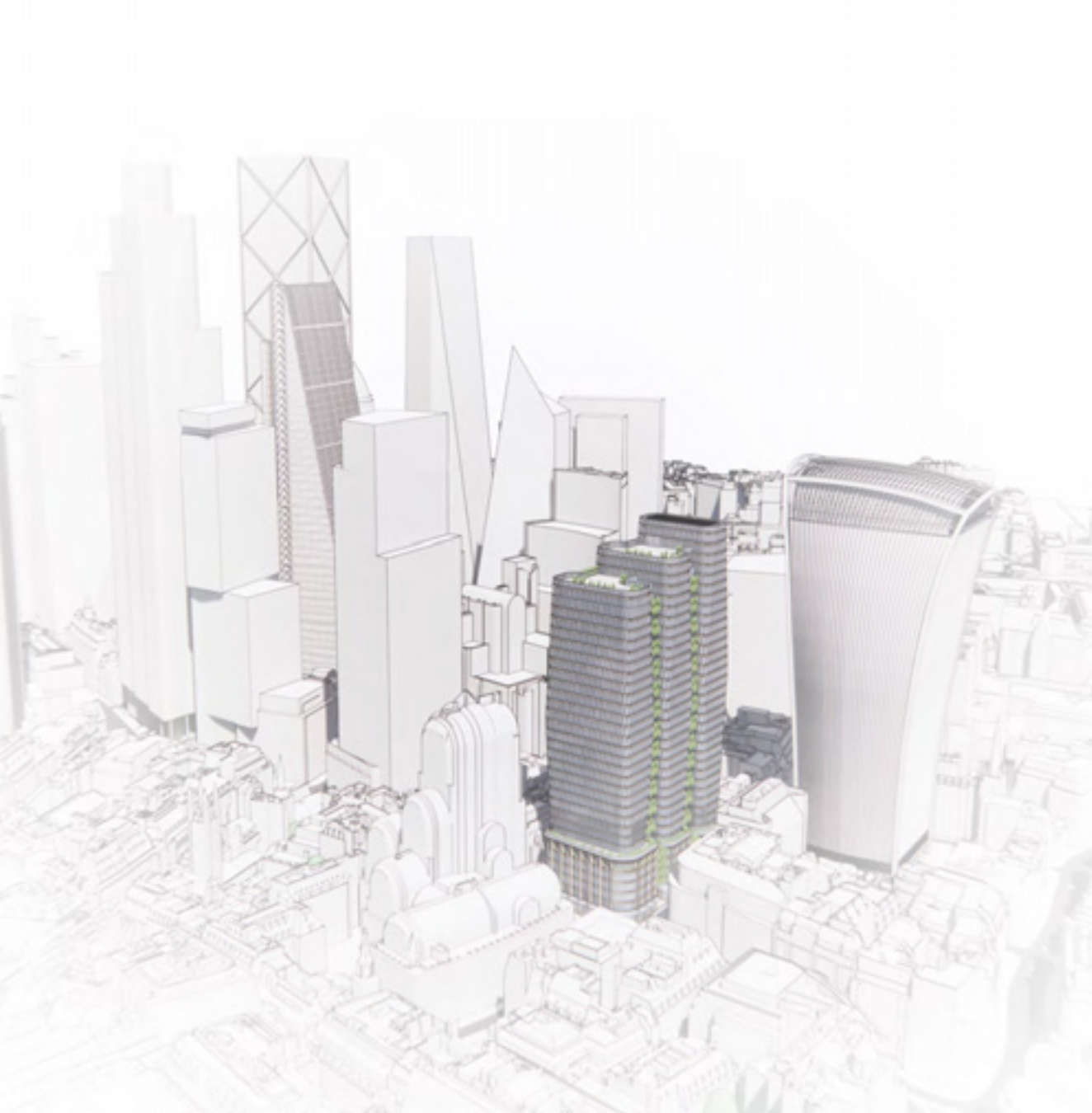
Existing Building



Aerial View- Location plan



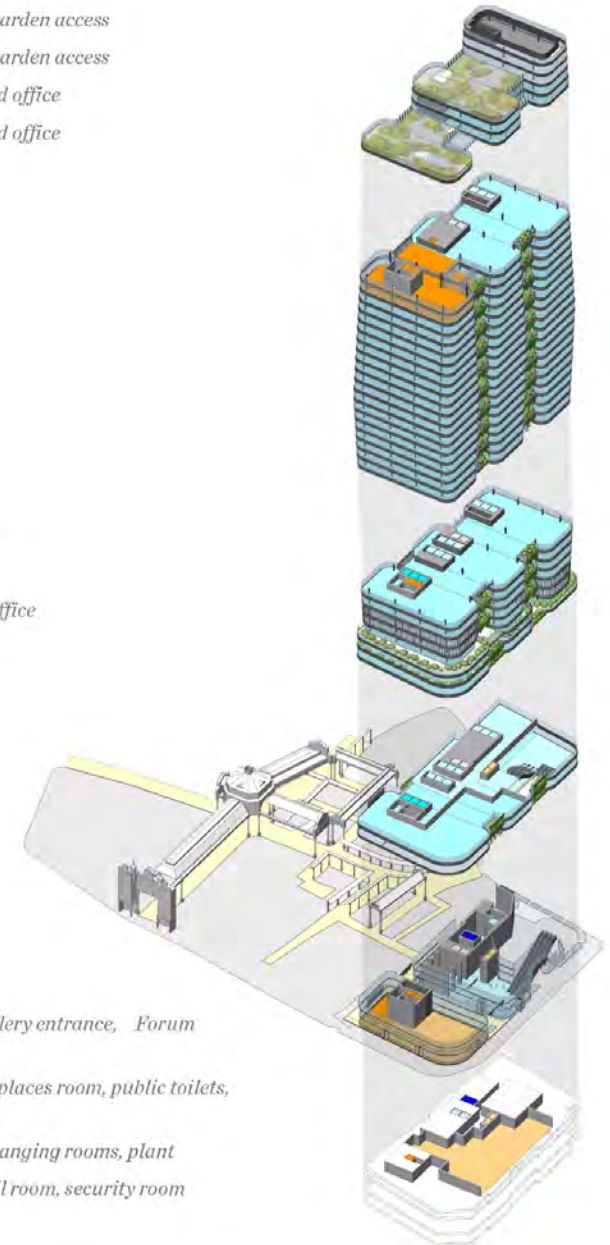
Aerial View- Conservation Areas and Listed Buildings



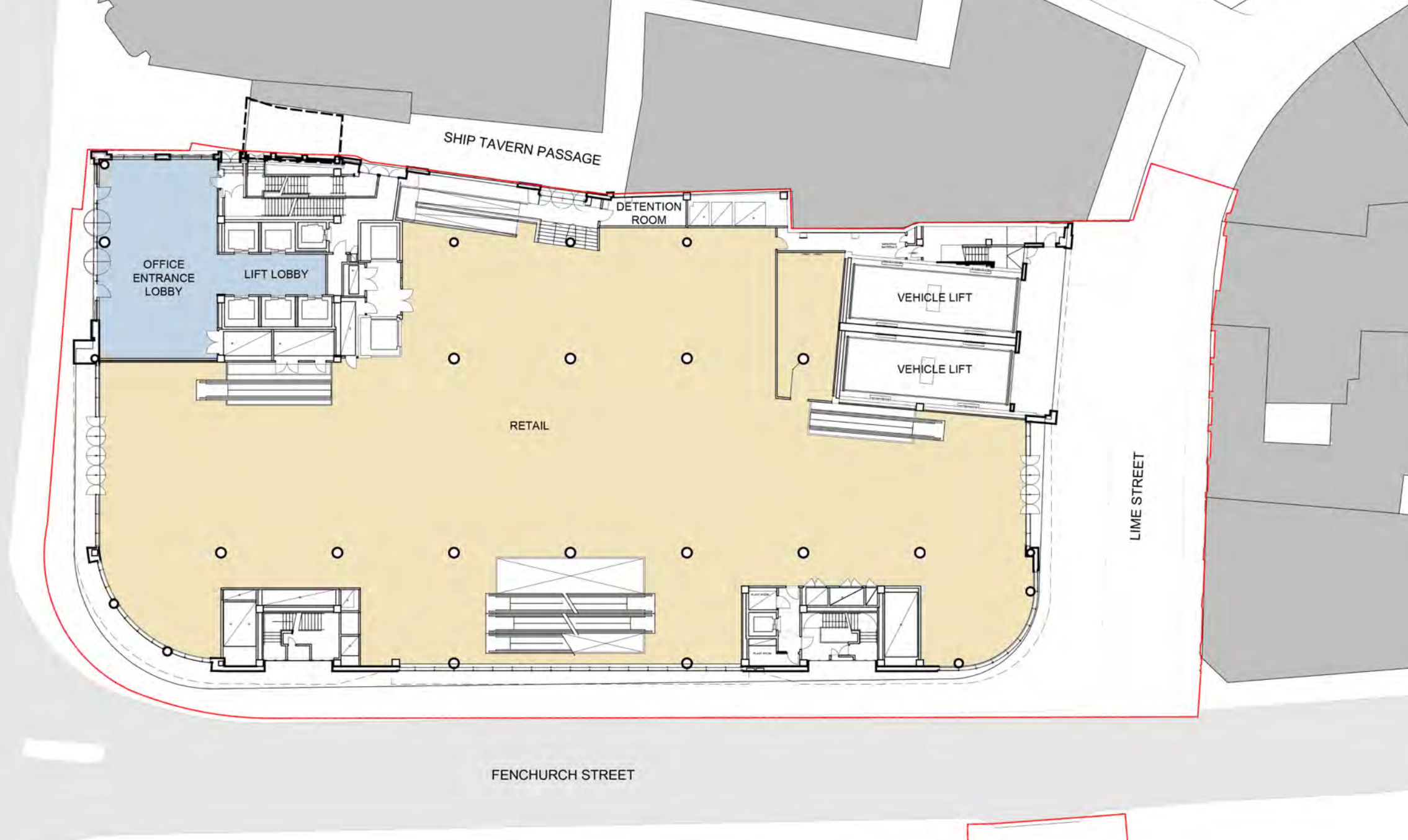
- **Level 32** *Office with roof garden access*
- **Level 31** *Office with roof garden access*
- **Level 30** *Public gallery and office*
- **Level 29** *Public gallery and office*

- **Levels 9 to 28** *Office*
- **Levels 5 to 9** *Office and plant*
- **Level 04** *Office*
- **Level 2 and 3** *Sky lobbies and office*
- **Level 01** *Plant*

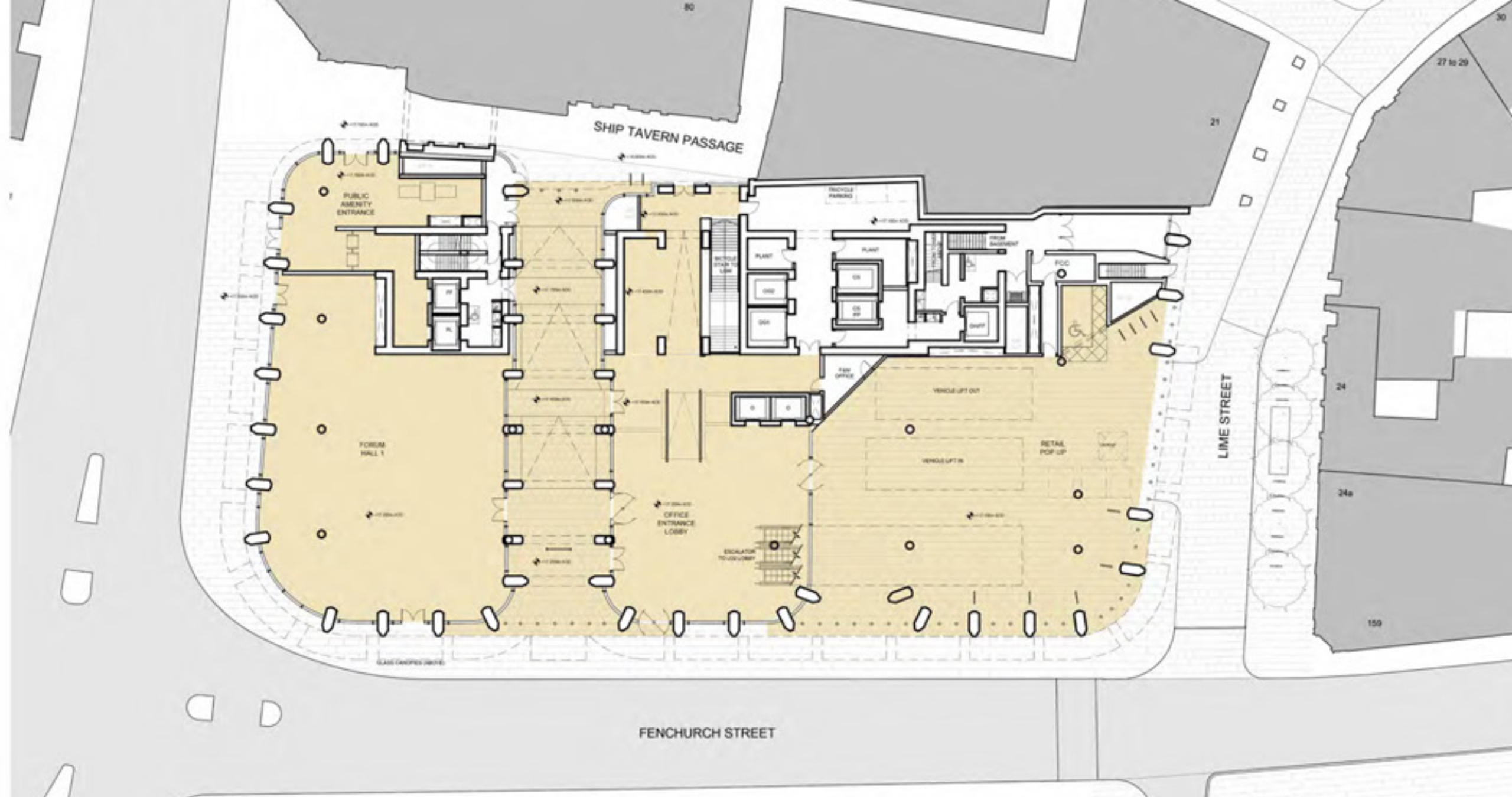
- **Ground Floor** *Retail, public gallery entrance, Forum Halls, arcade*
- **Lower Ground Mezzanine** *Retail, changing places room, public toilets, changing rooms*
- **Lower Ground** *Cycle parking, changing rooms, plant*
- **Basement 01** *Loading bay, mail room, security room*
- **Basement 02** *Plant*



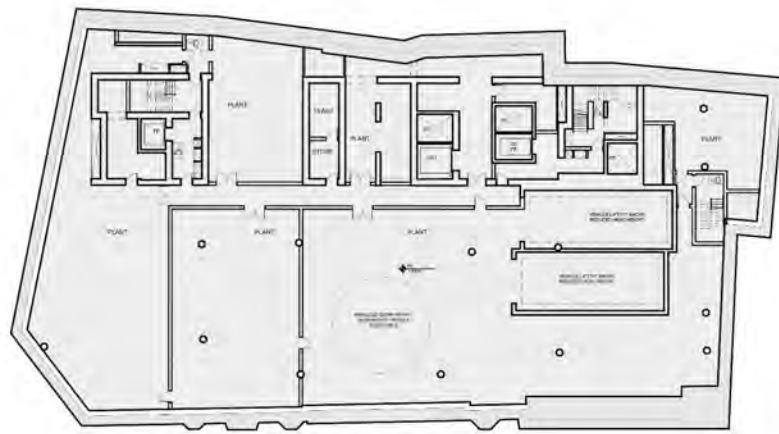
Stacking Diagram - Axonometric



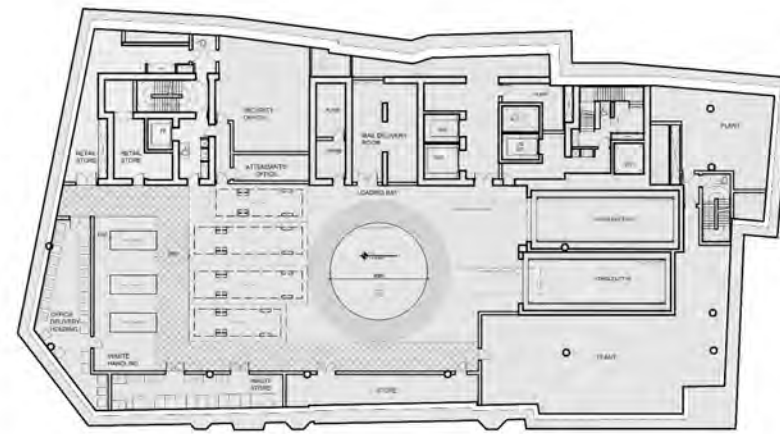
Existing Ground Floor - Plan



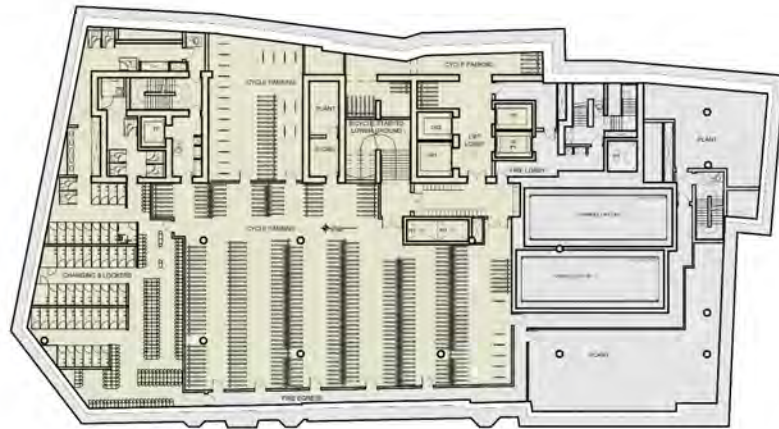
Proposed Ground Floor - Plan



1 PROPOSED BASEMENT 2



2 PROPOSED BASEMENT 1



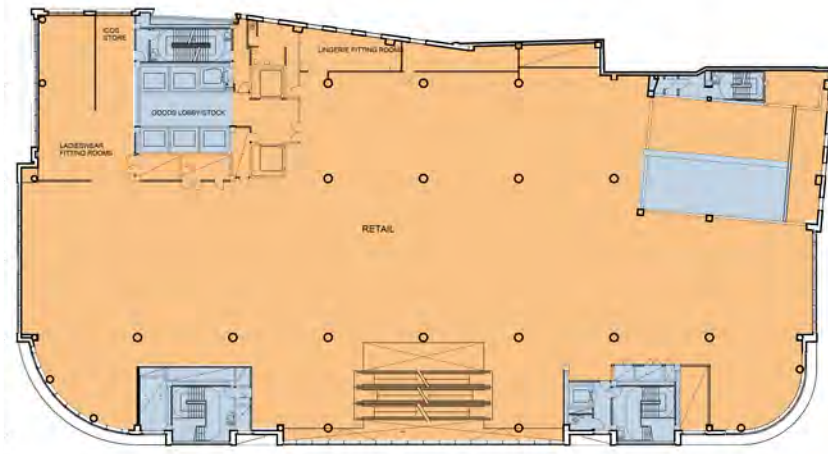
3 PROPOSED LOWER GROUND FLOOR



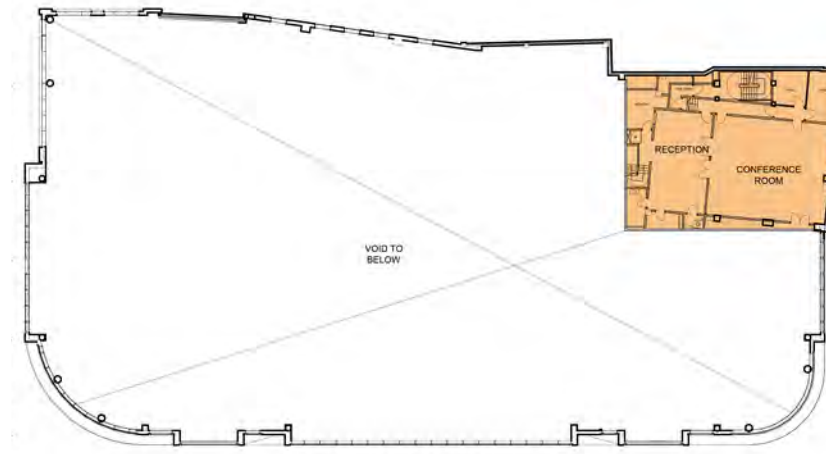
4 PROPOSED LOWER GROUND MEZZANINE FLOOR

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Proposed Building Plans- Basement Floor Levels



1 EXISTING LEVEL 01 PLAN



2 EXISTING LEVEL 01 MEZZANINE PLAN

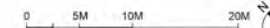


3 EXISTING LEVEL 02 PLAN

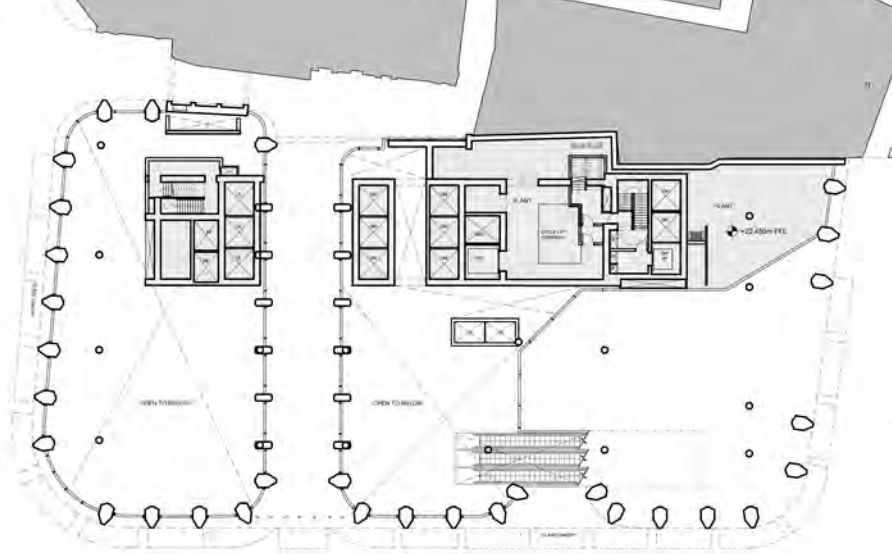


4 EXISTING LEVEL 03 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage



Existing Building Plans- Levels 1, Mezz, 2, 3



1 PROPOSED LEVEL 01 PLAN



2 PROPOSED LEVEL 02 PLAN



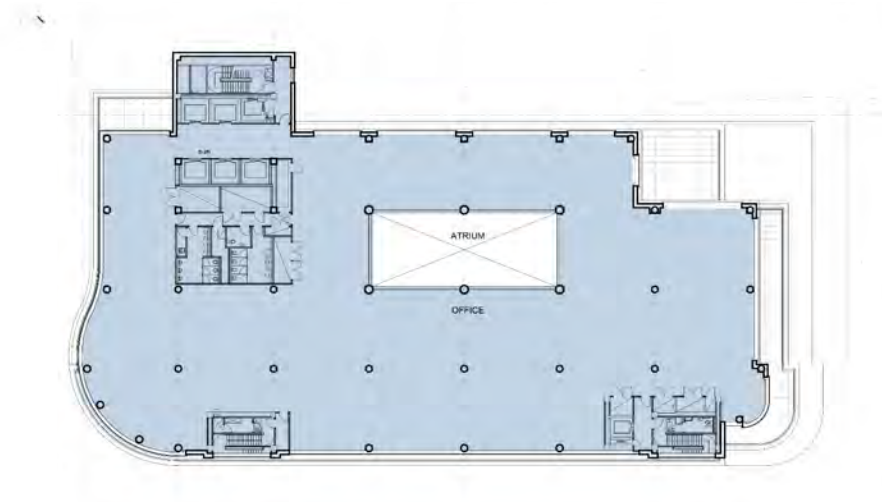
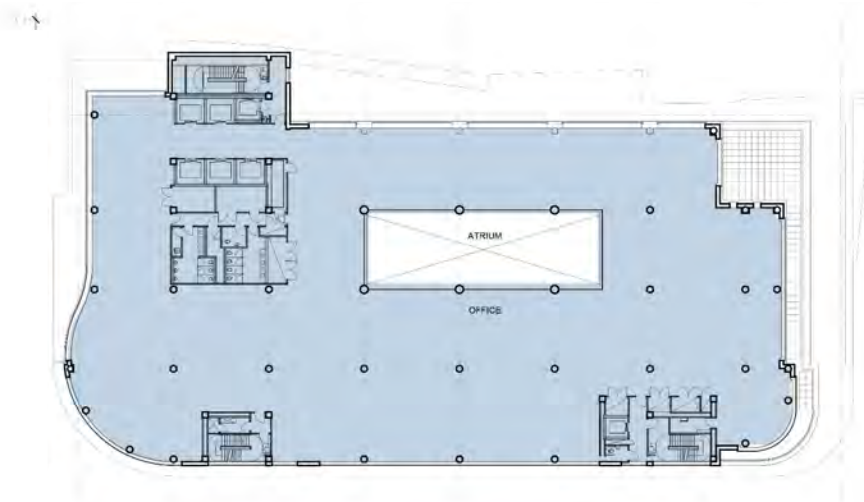
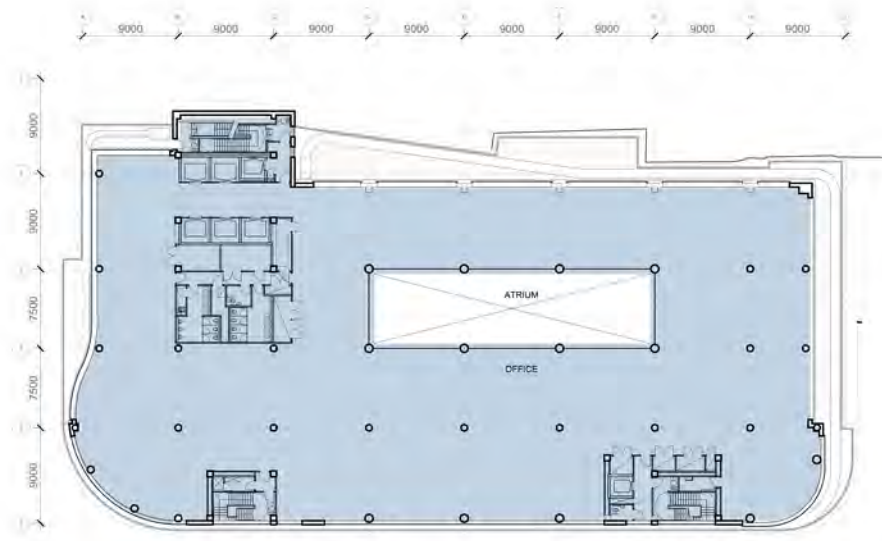
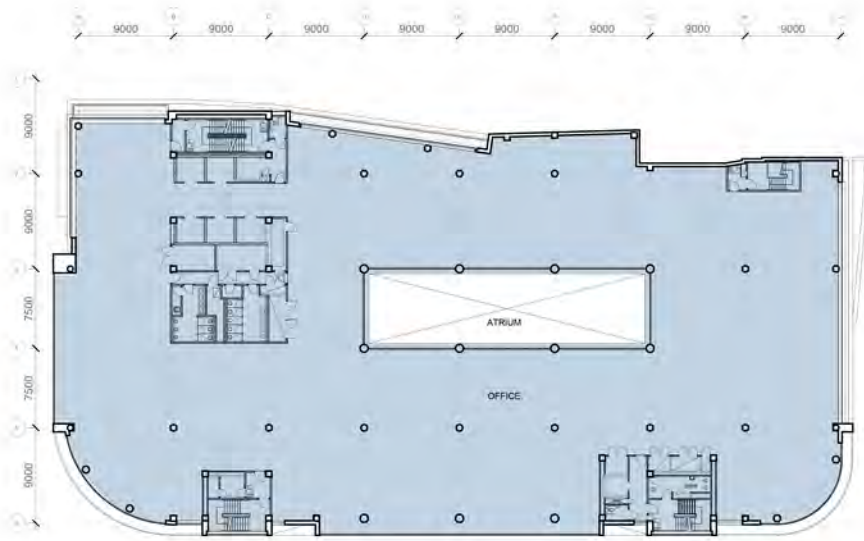
3 PROPOSED LEVEL 03 PLAN



4 PROPOSED LEVEL 04 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Proposed Building Plans- Levels 01-04



- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

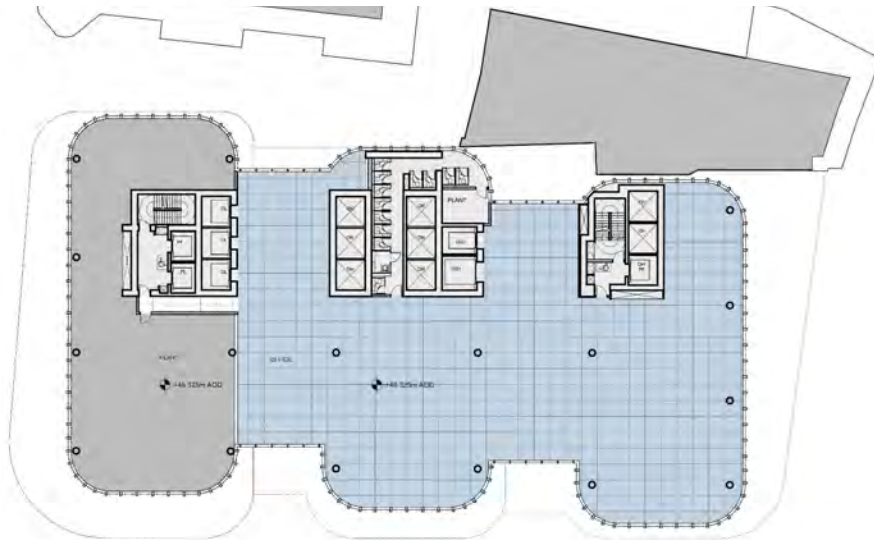
Existing Building Plans- Levels 04-07



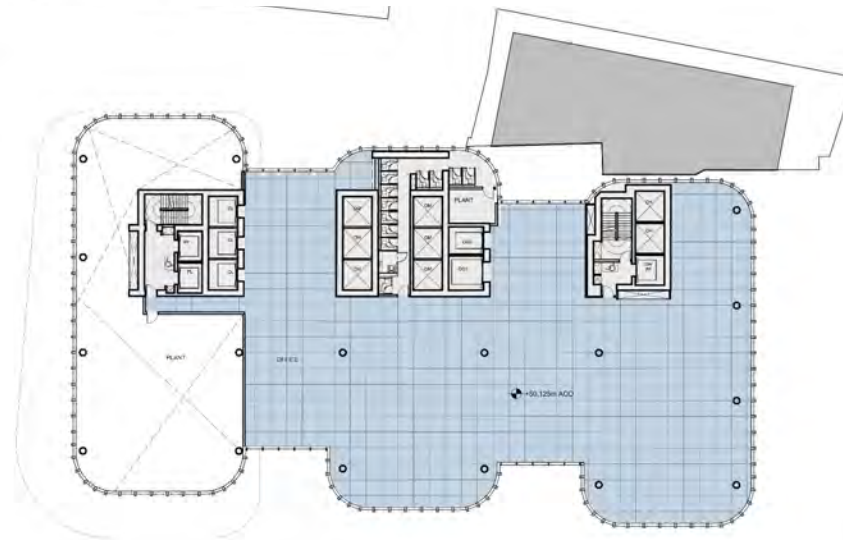
1 PROPOSED LEVEL 05 PLAN



2 PROPOSED LEVEL 06 PLAN



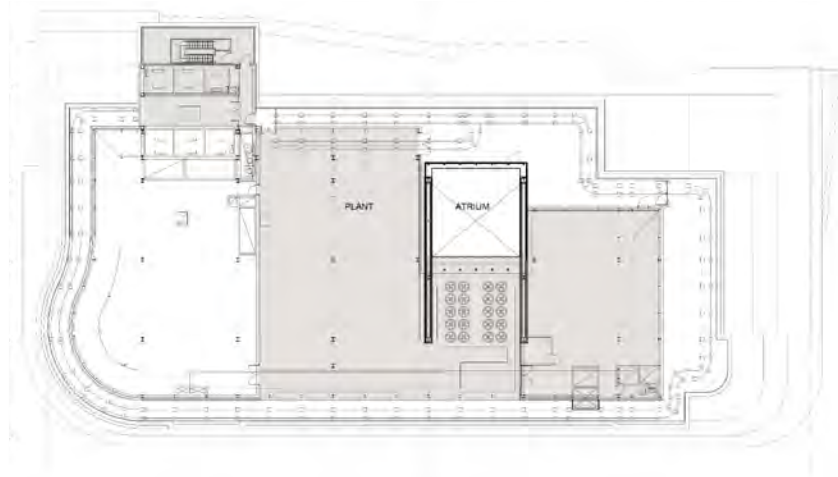
3 PROPOSED LEVEL 07 PLAN



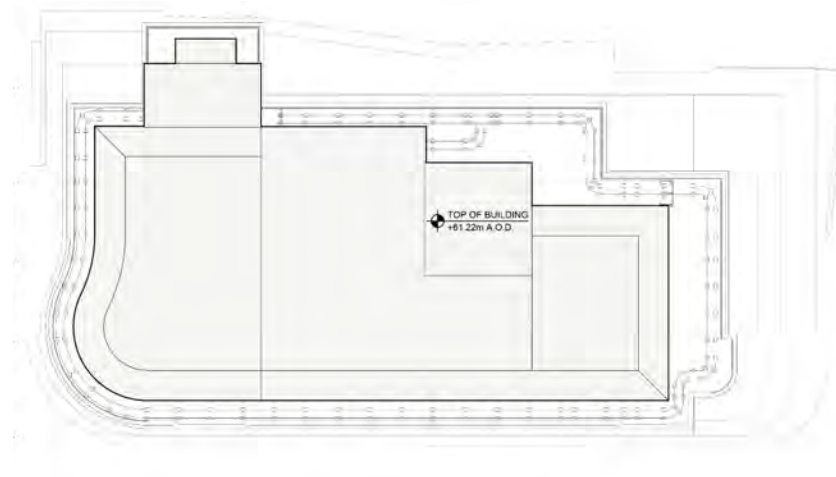
4 PROPOSED LEVEL 08 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Proposed Building Plans- Levels 05-08



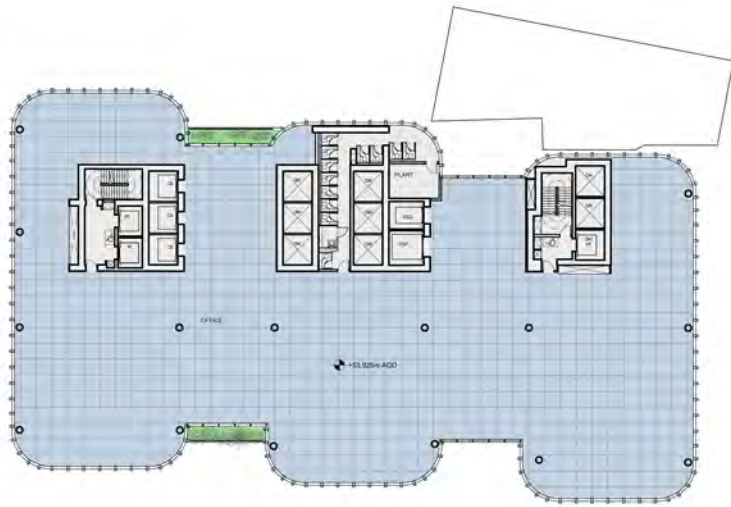
1 EXISTING LEVEL 08 PLAN



2 EXISTING ROOF PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Existing Building Plans- Levels 08 & Roof



1 PROPOSED LEVEL 09 PLAN



2 PROPOSED LEVEL 11 PLAN



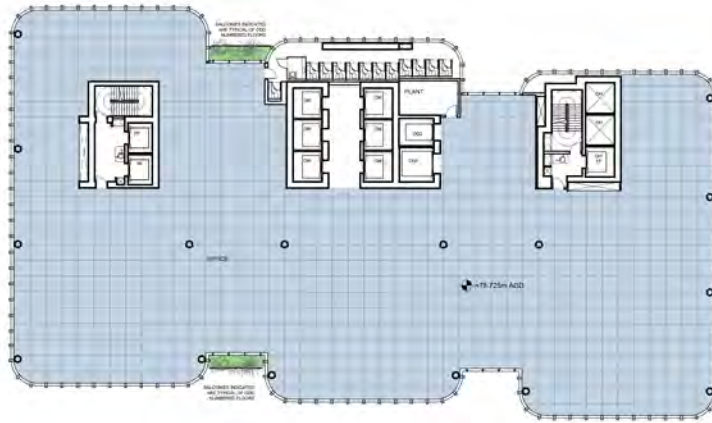
3 PROPOSED LEVEL 12 PLAN



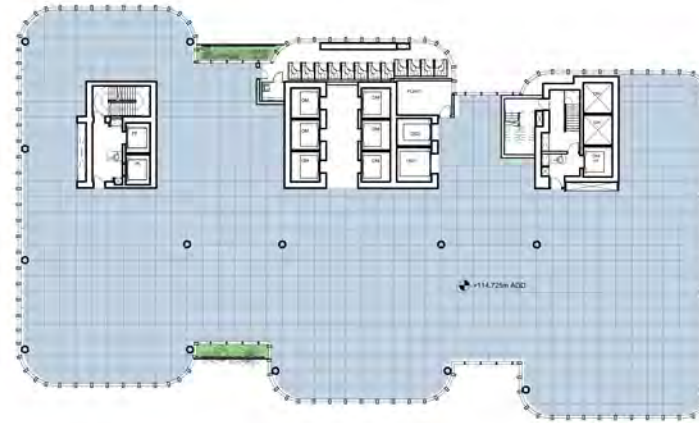
4 PROPOSED LEVEL 13-14 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

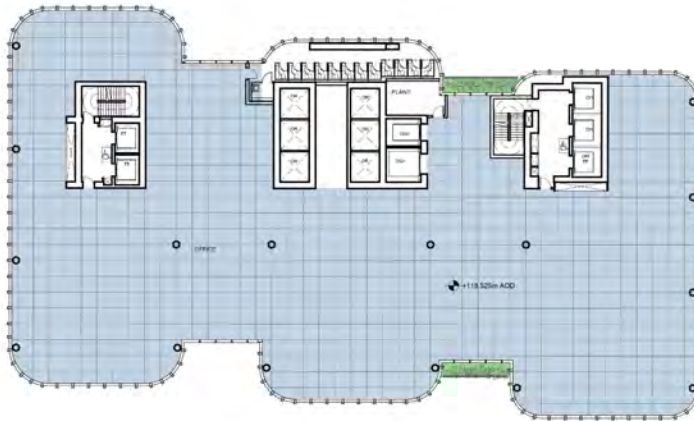
Proposed Building Plans- Levels 09-14



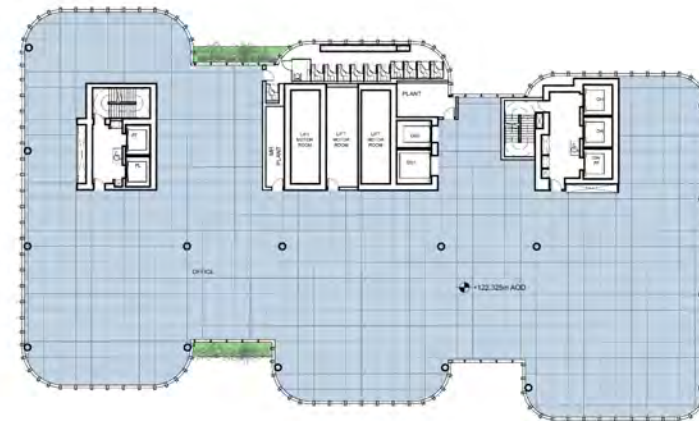
1 PROPOSED LEVEL 15-24 PLAN



2 PROPOSED LEVEL 25 PLAN



3 PROPOSED LEVEL 26 PLAN



4 PROPOSED LEVEL 27 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Proposed Building Plans- Levels 15-27



1 PROPOSED LEVEL 28 PLAN



2 PROPOSED LEVEL 29 PLAN



3 PROPOSED LEVEL 30 PLAN



4 PROPOSED LEVEL 31 PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

Proposed Building Plans- Levels 28-31



1 PROPOSED LEVEL 32 PLAN



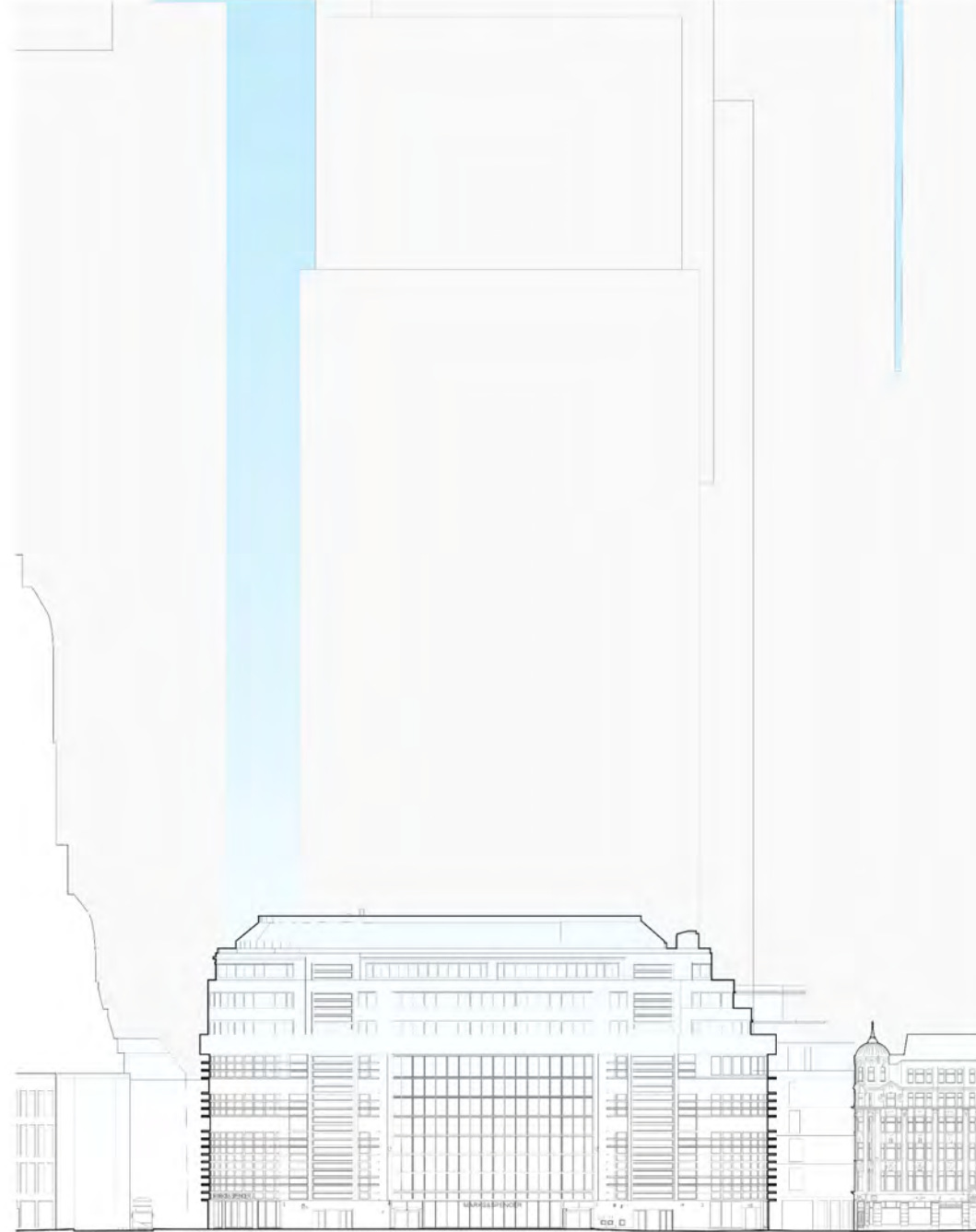
2 PROPOSED LEVEL 33 PLAN



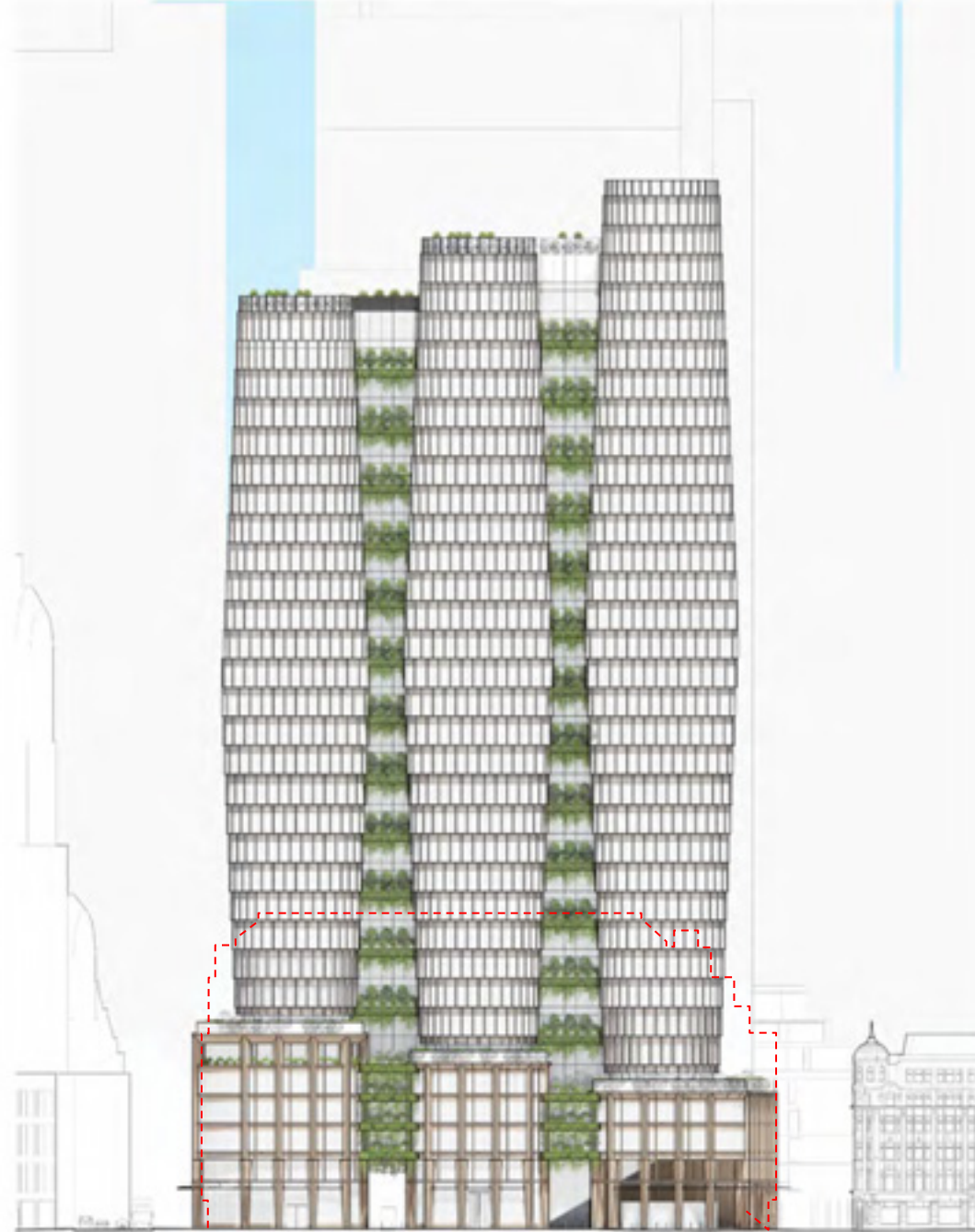
3 PROPOSED HIGH LEVEL PLANT PLAN

- Public Viewing Gallery
- Flexible Office
- Flexible retail
- Bikes/ Showers
- Plant/ BoH/ Storage

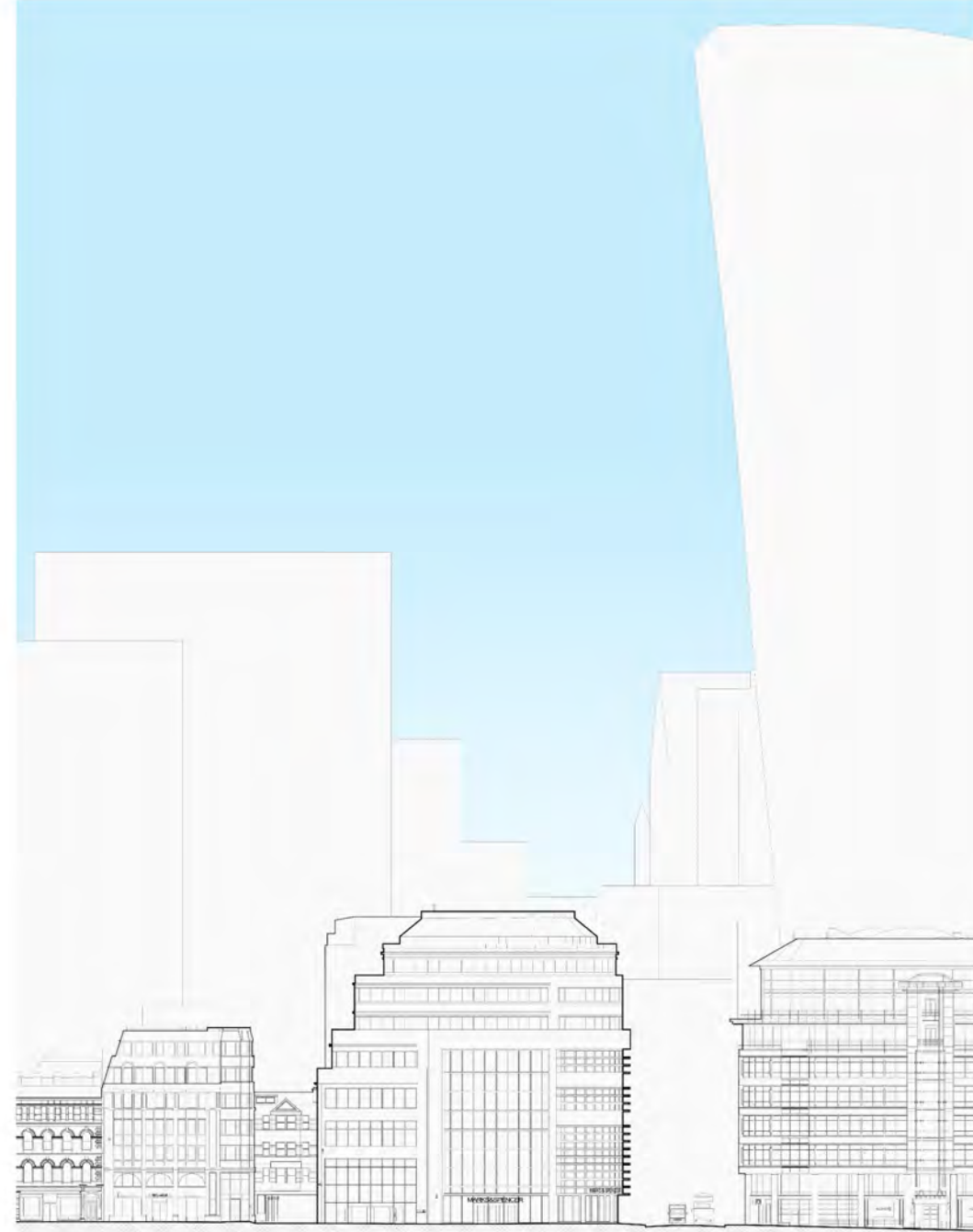
Proposed Building Plans- Levels 32-Roof



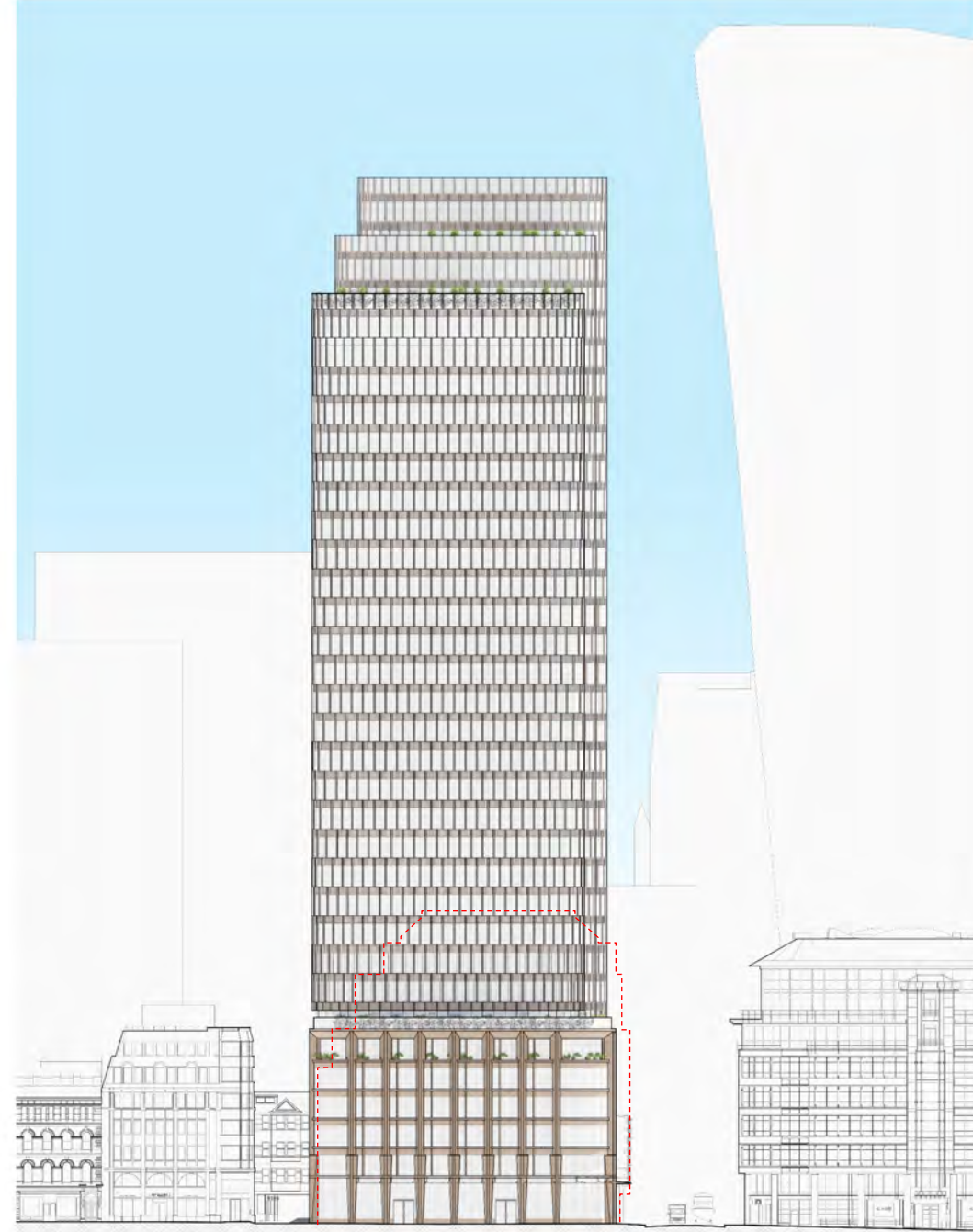
Existing Building Elevation - South



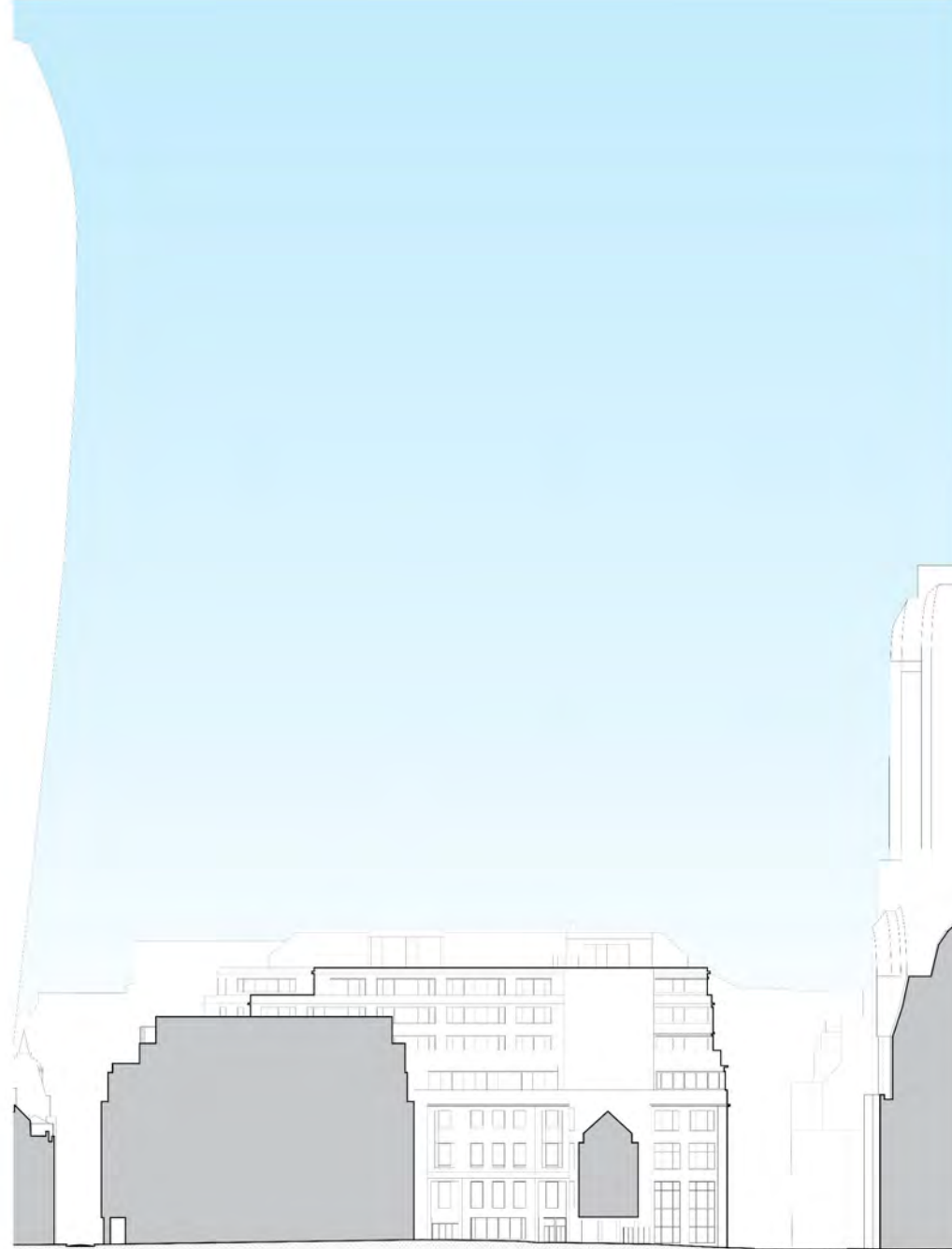
Proposed Building Elevation - South



Existing Building Elevation - West



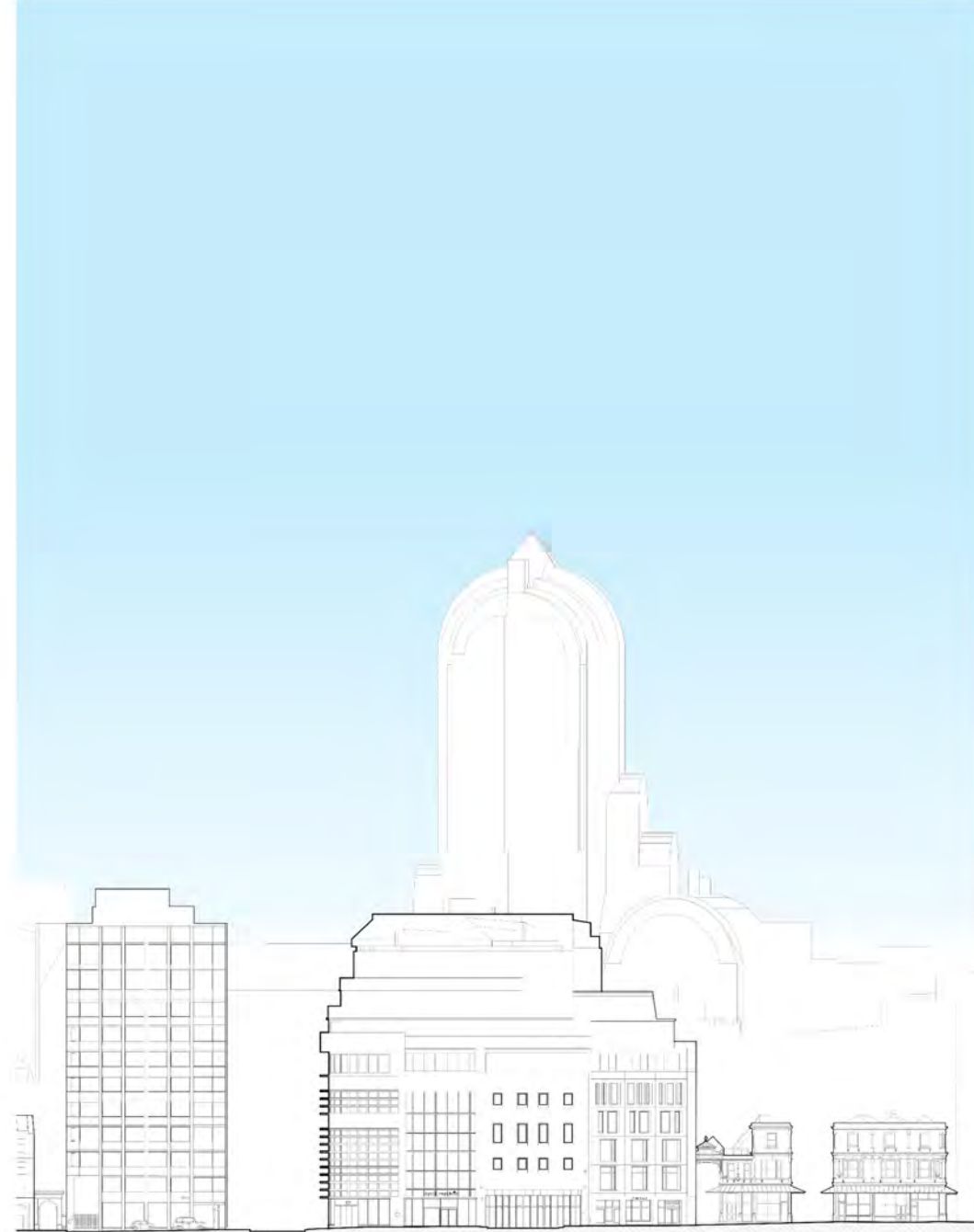
Proposed Building Elevation - West



Existing Building Elevation - North



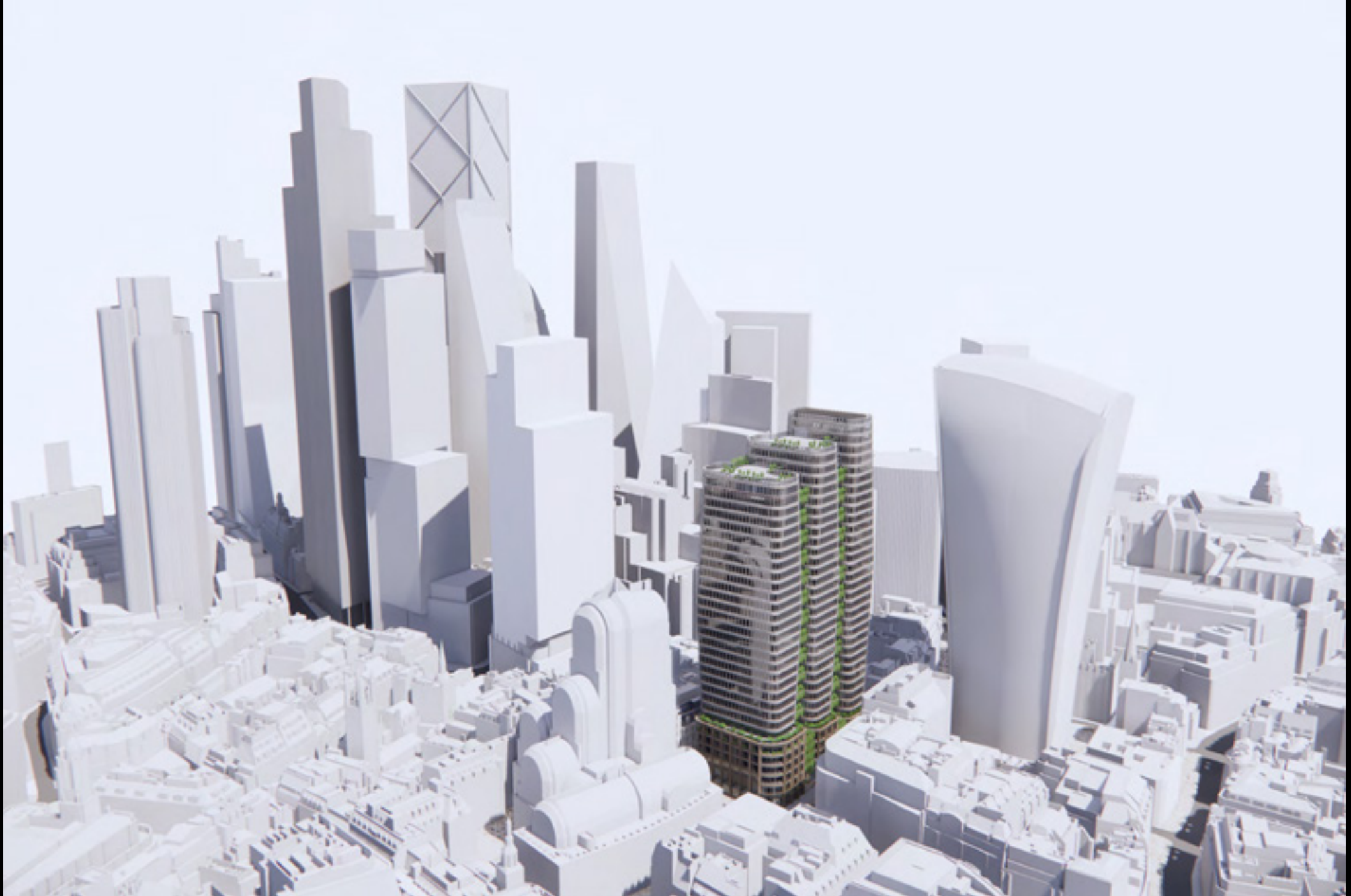
Proposed Building Elevations - North



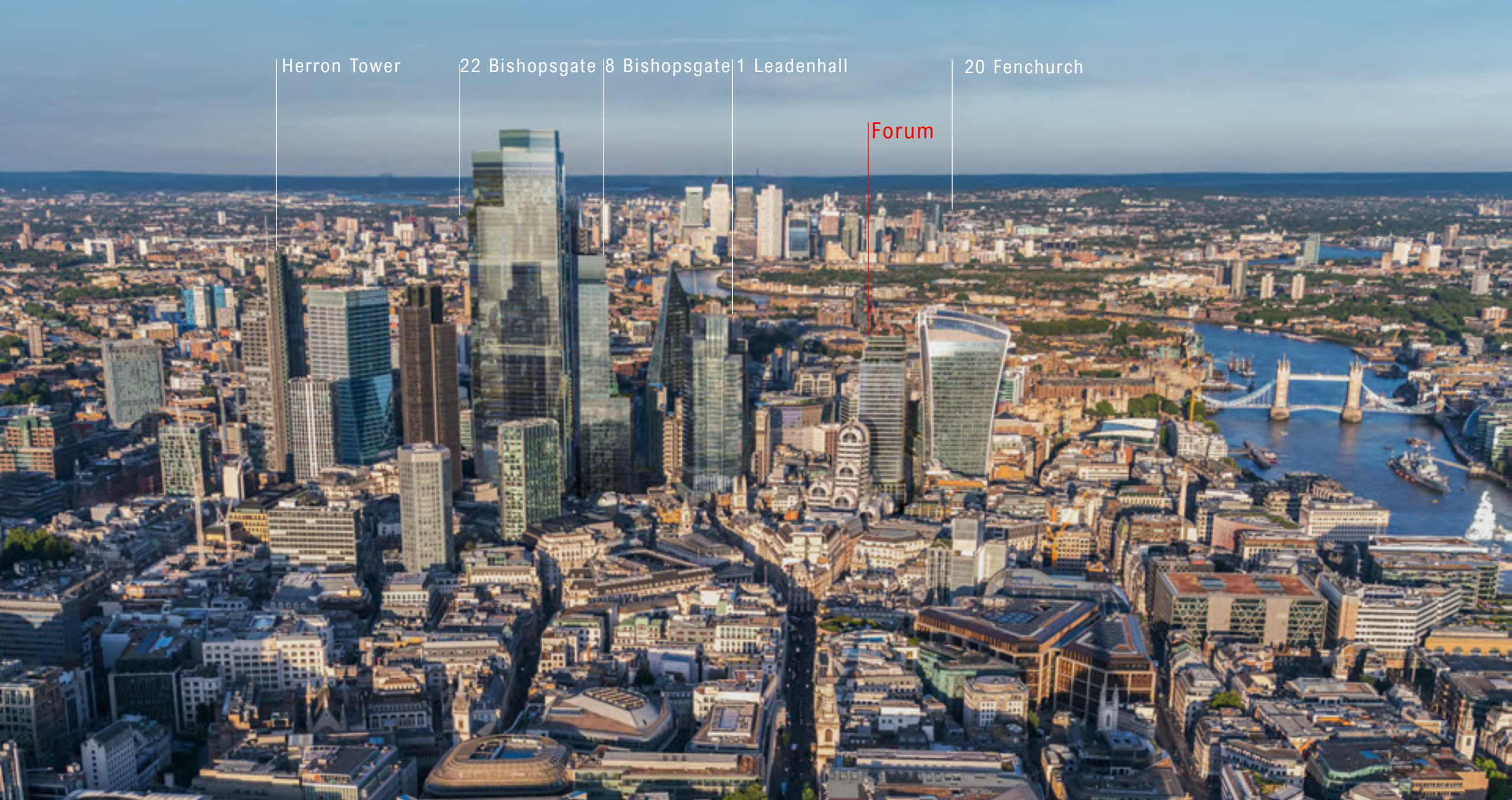
Existing Building Elevation - East



Proposed Building Elevation - East



70 Gracechurch- Axonometric



Herron Tower

22 Bishopsgate

8 Bishopsgate

1 Leadenhall

Forum

20 Fenchurch

70 Gracechurch- Eastern Cluster



Forum

70 Gracechurch- Eastern Cluster Composition



Existing - View 4 - LVMF 1A.1 Alexandra Palace: the viewing terrace



Proposed - View 4 - LVMF 1A.1 Alexandra Palace: the viewing terrace



Cumulative - View 4 - LVMF 1A.1 Alexandra Palace: the viewing terrace



Existing - View 2 - LVMF 2A.1 Parliament Hill: The summit - Close to the orientation board



Proposed - View 2 - LVMF 2A.1 Parliament Hill: The summit - Close to the orientation board



Cumulative - View 2 - LVMF 2A.1 Parliament Hill: The summit - Close to the orientation board



Existing - View 3 - LVMF 3A.1 Kenwood: The viewing gazebo



Proposed - View 3 - LVMF 3A.1 Kenwood: The viewing gazebo



Cumulative - View 3 - LVMF 3A.1 Kenwood: The viewing gazebo



Existing – View 1 – LVMF 4A.1 Primrose Hill: The Summit



Proposed – View 1 – LVMF 4A.1 Primrose Hill: The Summit



Cumulative – View 1 – LVMF 4A.1 Primrose Hill: The Summit



Existing – View 6 – LVMF 5A.1 Greenwich park: The general Wolfe statue



Proposed – View 6 – LVMF 5A.1 Greenwich park: The general Wolfe statue



Cumulative – View 6 – LVMF 5A.1 Greenwich park: The general Wolfe statue



Existing – View 5 – Blackheath point - Near the orientation board



Proposed – View 5 – Blackheath point - Near the orientation board



Cumulative – View 5 – Blackheath point - Near the orientation board



Existing – View 10A – Tower of London Inner wall & inner ward



Proposed – View 10A – Tower of London Inner wall & inner ward



Cumulative – View 10A – Tower of London Inner wall & inner ward



Existing – View 13 - LVMF 10A.1 - Tower Bridge the north bastion



Proposed – View 13 - LVMF 10A.1 - Tower Bridge the north bastion



Cumulative – View 13 - LVMF 10A.1 - Tower Bridge the north bastion



Existing – View 10B – Tower of London Inner wall & inner ward



Proposed – View 10B – Tower of London Inner wall & inner ward



Cumulative – View 10B – Tower of London Inner wall & inner ward



Existing – View 19 - LVMF 10B.1 - London Bridge Downstream - Center



Proposed – View 19 - LVMF 10B.1 - London Bridge Downstream - Center



Cumulative – View 19 - LVMF 10B.1 - London Bridge Downstream - Center



Existing – View 18 - LVMF 10B.2 - London Bridge Downstream



Proposed – View 18 - LVMF 10B.2 - London Bridge Downstream



Cumulative – View 18 - LVMF 10B.2 - London Bridge Downstream



Existing – View 43 - LVMF 15B.1 - Waterloo bridge: Downstream - Close to the Westminster Bank



Proposed – View 43 - LVMF 15B.1 - Waterloo bridge: Downstream - Close to the Westminster Bank



Proposed – View 43 - LVMF 15B.1 - Waterloo bridge: Downstream - Close to the Westminister Bank



Existing – View 42 – LVMF 15B.2 – Waterloo bridge downstream - Center



Proposed – View 42 – LVMF 15B.2 – Waterloo bridge downstream - Center



Cumulative – View 42 – LVMF 15B.2 – Waterloo bridge downstream - Center



Existing – View 41 – LVMF 16B.2 - The South Bank Gabriel's Wharf



Cumulative – View 41 – LVMF 16B.2 - The South Bank Gabriel's Wharf



Cumulative – View 41 – LVMF 16B.2 - The South Bank Gabriel's Wharf



Existing – View 14 - LMVF 25A.1 – The Queen's Walk at City Hall



Proposed – View 14 - LMVF 25A.1 – The Queen's Walk at City Hall



Cumulative – View 14 - LMVF 25A.1 – The Queen's Walk at City Hall



Existing – View 15 – LVMF 25A.2 – Queens Walk



Proposed – View 15 – LVMF 25A.2 – Queens Walk



Cumulative – View 15 – LVMF 25A.2 – Queens Walk



Existing – View 7 – Tower of London, Tower Bridge approach – north



Proposed – View 7 – Tower of London, Tower Bridge approach – north



Cumulative – View 7 – Tower of London, Tower Bridge approach – north