



Existing – View 9 – Tower of London, Tower of London: Tower Wharf, East of Henry VIII's Watergate



Proposed – View 9 – Tower of London, Tower of London: Tower Wharf, East of Henry VIII's Watergate



Cumulative – View 9 – Tower of London, Tower of London: Tower Wharf, East of Henry VIII's Watergate



Existing – View 10C – Tower of London Inner wall & Inner ward



Proposed – View 10C – Tower of London Inner wall & Inner ward



Existing – View 10D – Tower of London: Inner Wall, West of Bowyer Tower



Proposed – View 10D – Tower of London: Inner Wall, West of Bowyer Tower



Cumulative – View 10D – Tower of London: Inner Wall, West of Bowyer Tower



Existing – View 12 – Butler's Wharf



Proposed – View 12 – Butler's Wharf



Cumulative – View 12 – Butler's Wharf



Existing - View 16 – Southbank, London Bridge City Pier



Proposed - View 16 – Southbank, London Bridge City Pier



Cumulative - View 16 – Southbank, London Bridge City Pier



Existing & Proposed – View 21 – Fish Street Hill



Existing & Cumulative – View 21 – Fish Street Hill LVMF



Existing – View 22 – King William Street



Proposed – View 22 – King William Street



Cumulative – View 22 – King William Street



Existing - View 23 - Eastcheap with junction with Botolph lane



Proposed - View 23 - Eastcheap with junction with Botolph lane



Cumulative - View 23 - Eastcheap with junction with Botolph lane



Existing & Proposal – View 26 - Lime Street, Leadenhall Market Conservation



Existing & Cumulative – View 26 - Lime Street, Leadenhall Market Conservation



Existing & Proposed- View 27 - Leadenhall Market looking south



Existing & Cumulative- View 27 - Leadenhall Market looking south



Existing – View 28 – Bishopsgate looking south



Proposed – View 28 – Bishopsgate looking south



Cumulative – View 28 – Bishopsgate looking south



Existing – View 30 – Cheapside – St Mary Le Bow and 1 Cornhill



Proposed – View 30 – Cheapside – St Mary Le Bow and 1 Cornhill



Cumulative – View 30 – Cheapside – St Mary Le Bow and 1 Cornhill



Existing & Proposed– View 31 – Lombard Street – Church of St Mary Woolnoth & Church of St



Existing & Cumulative– View 31 – Lombard Street – Church of St Mary Woolnoth & Church of St



Existing – View 35 – Golden Gallery



Proposed – View 35 – Golden Gallery



Cumulative – View 35 – Golden Gallery



Existing – View 36 – Southwark Bridge and Cannon Street Station Towers (grade



Proposed – View 36 – Southwark Bridge and Cannon Street Station Towers (grade 4)



Cumulative – View 36 – Southwark Bridge and Cannon Street Station Towers (grade II)



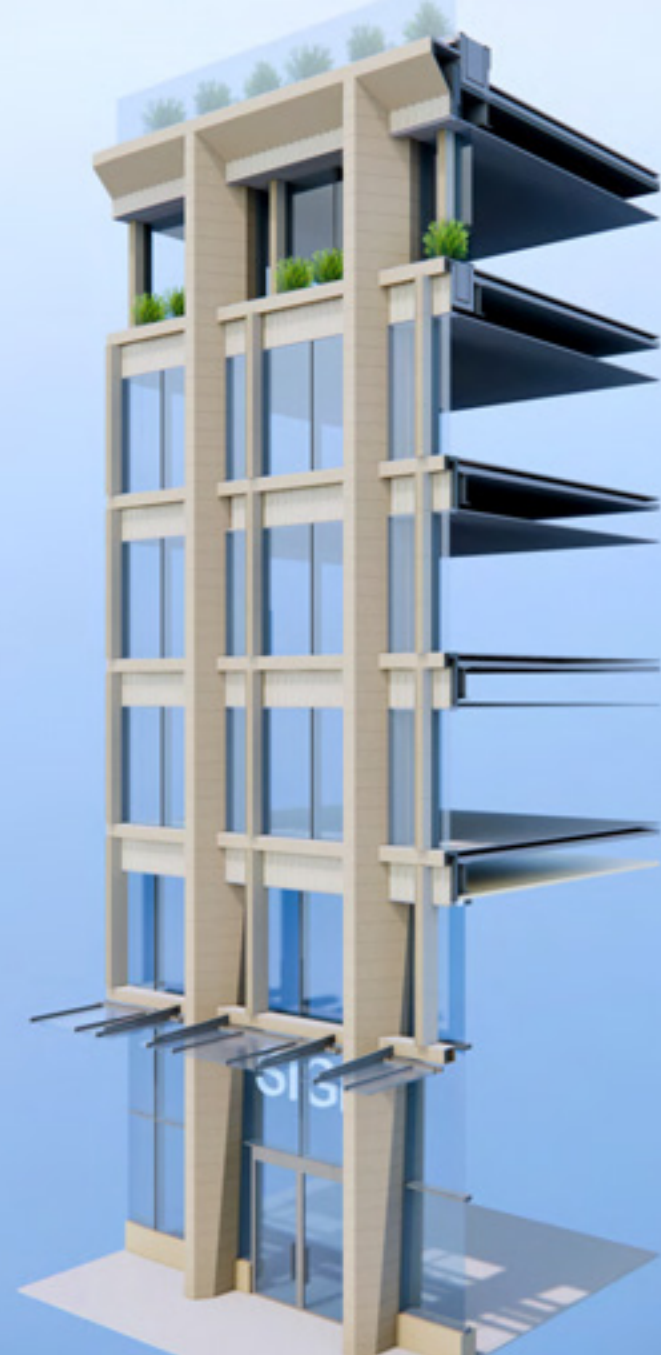
Existing – View 39 – Tate Modern



Proposed – View 39 – Tate Modern



Cumulative – View 39 – Tate Modern



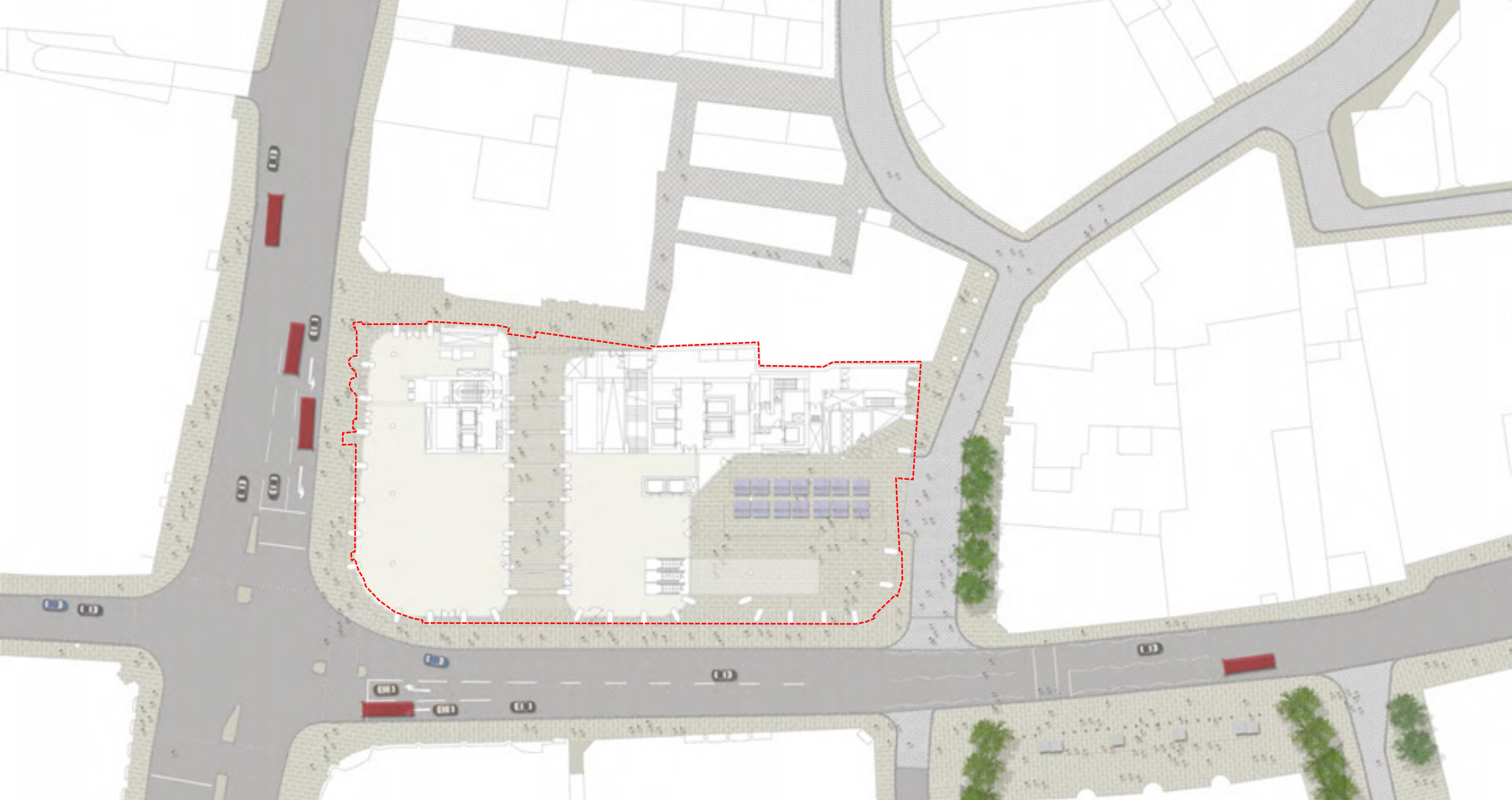
Façade Materials and Detailing - Podium



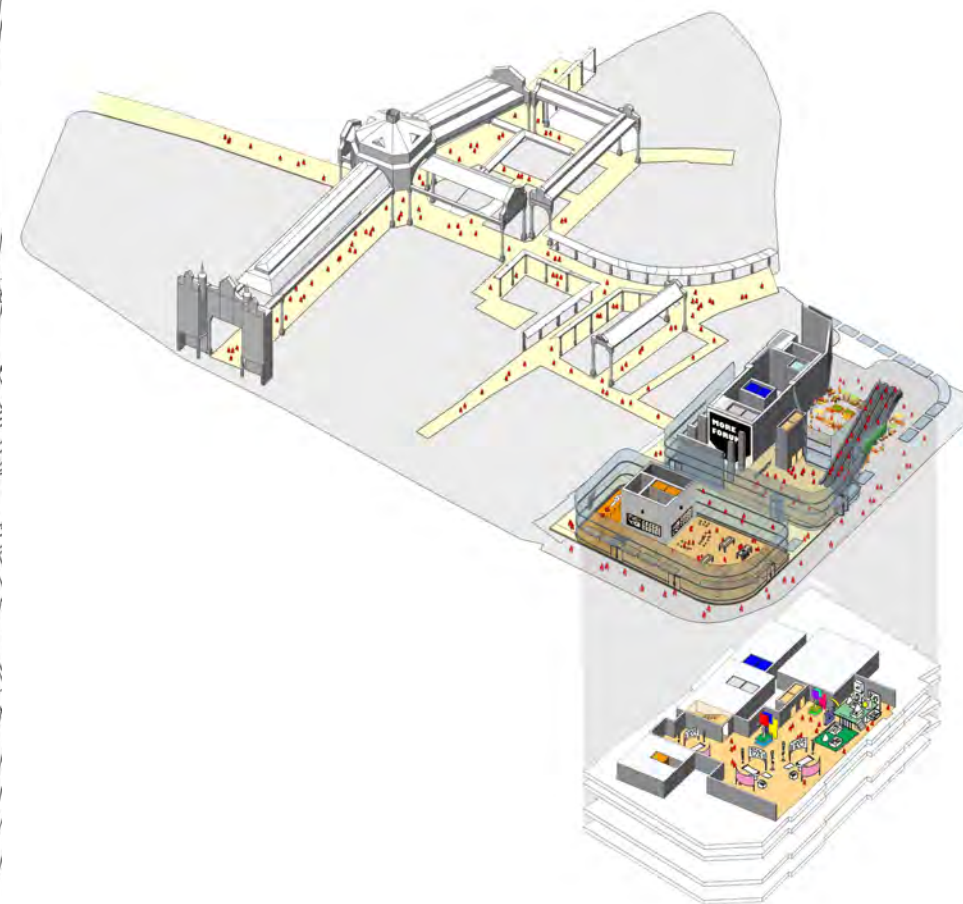
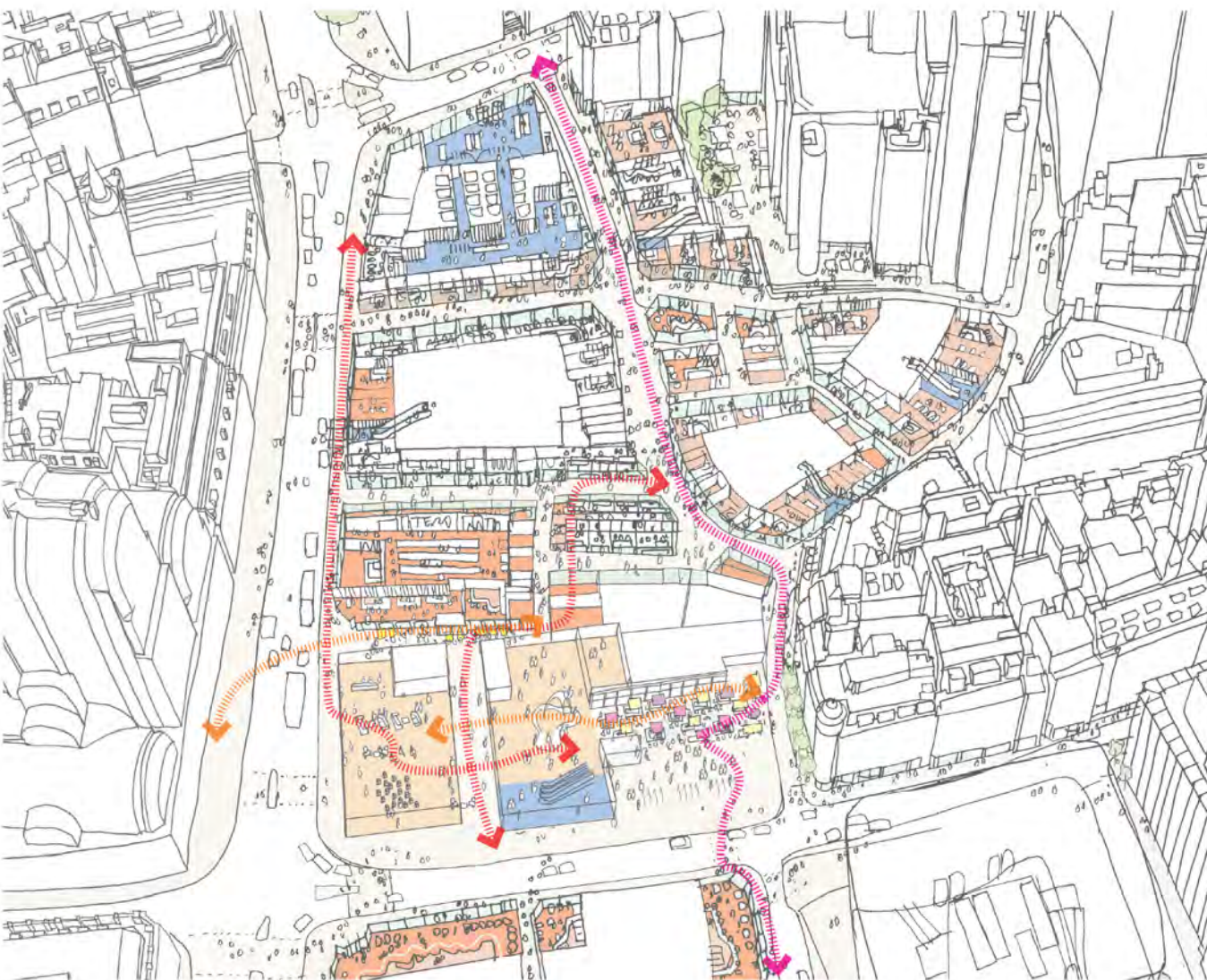
Façade Materials and Detailing - Towers



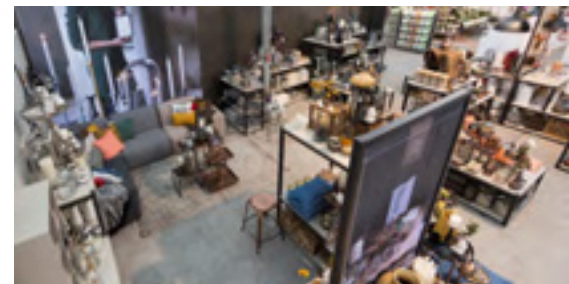
Public Realm- Existing



Public Realm- Proposed



Public Realm- Wider context connectivity-Connection to Leadenhall Market





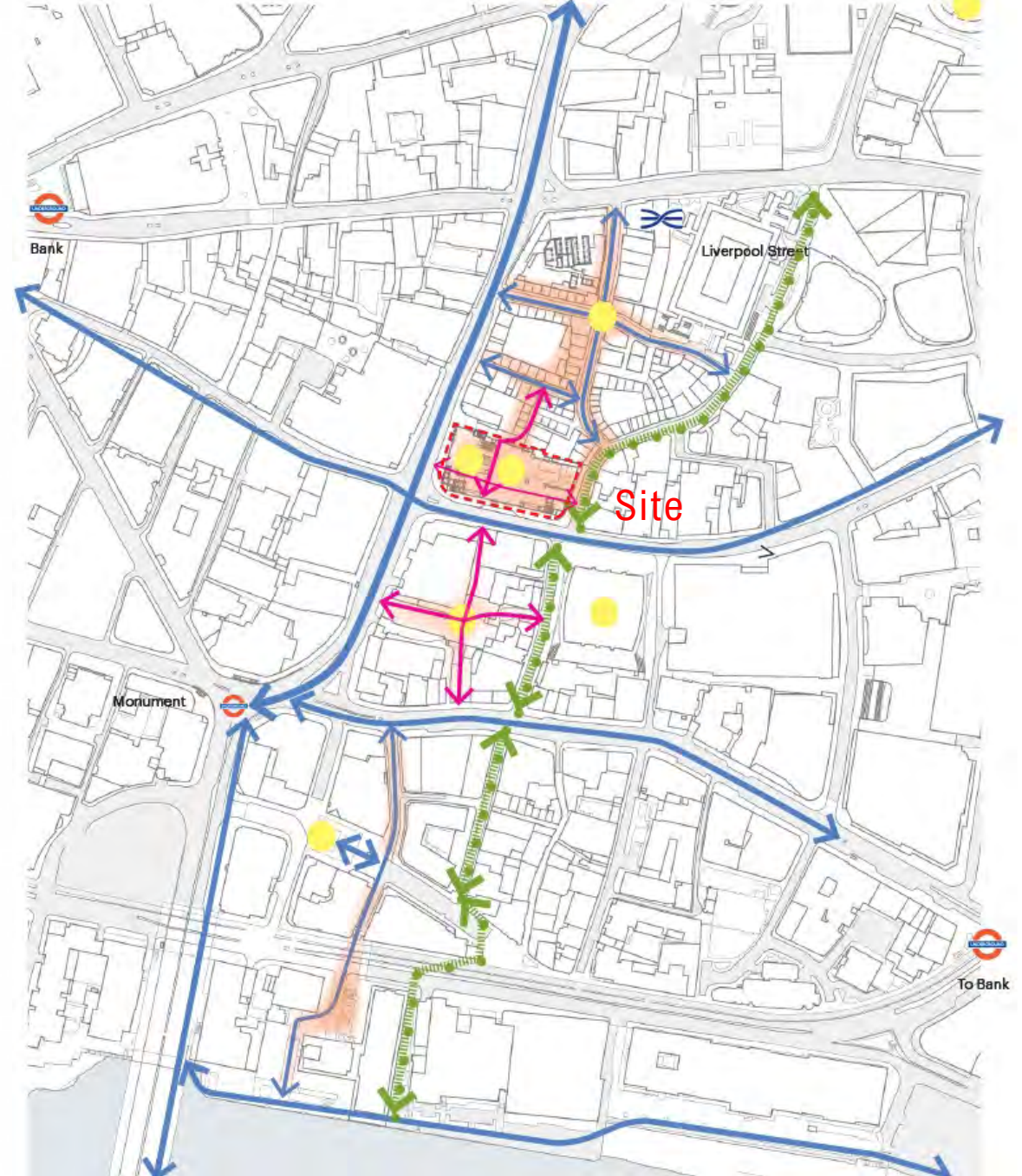
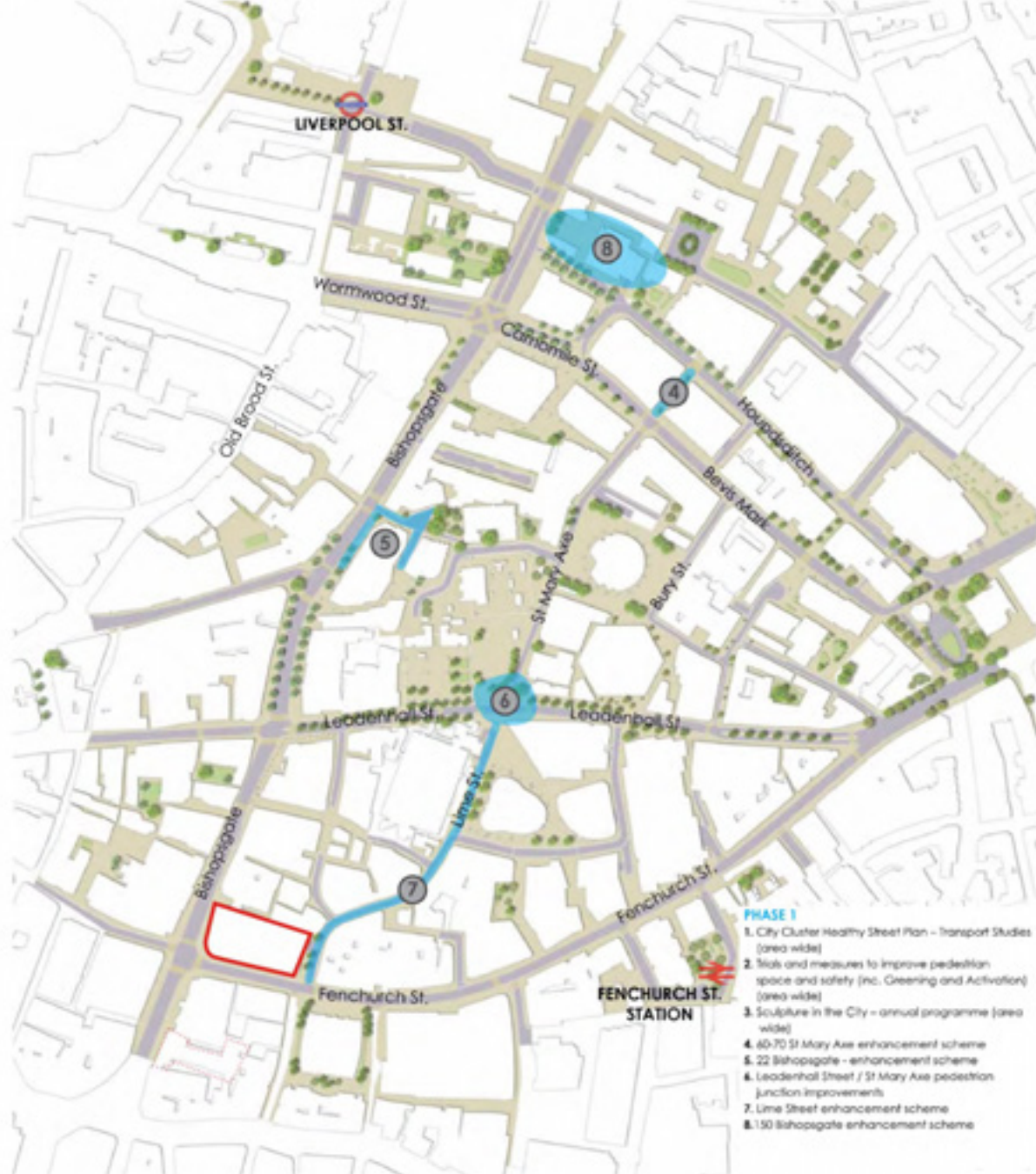
Public Realm- New Passage



Public Realm- New Market Halls



Public Realm- Wider context connectivity- 55 & 70 Gracechurch Street



Public Realm- Wider context connectivity



Lime street Vision



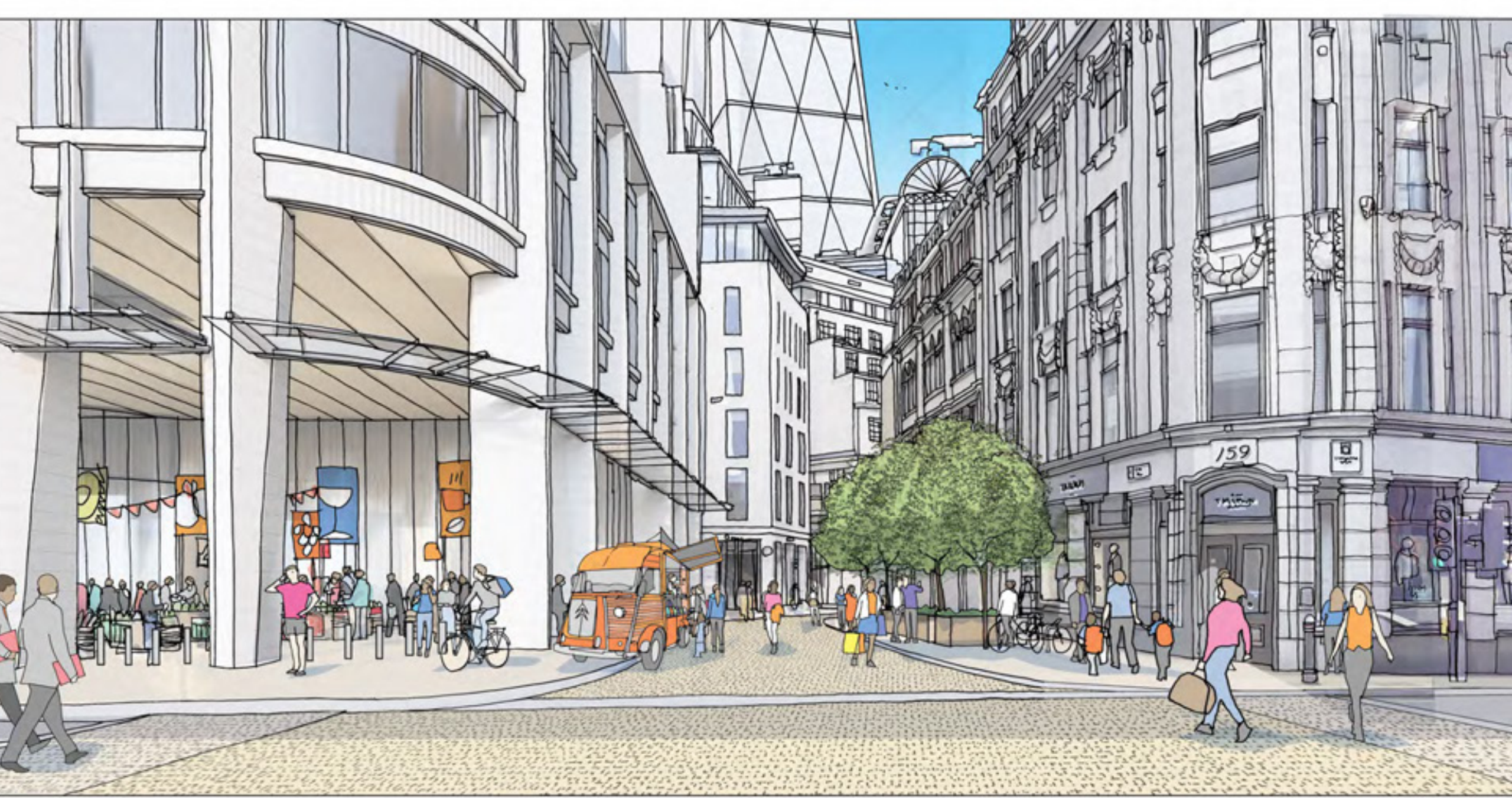
Gracestreet street Vision



Public Realm- Lime Street



Public Lime street sequence



Public Lime street sequence



Public Realm- Fenchchurch View



Public Realm-Lime street sequence



User Experience- Bike Sequence



Public Realm - The Pop-Up street market

Existing



Proposed

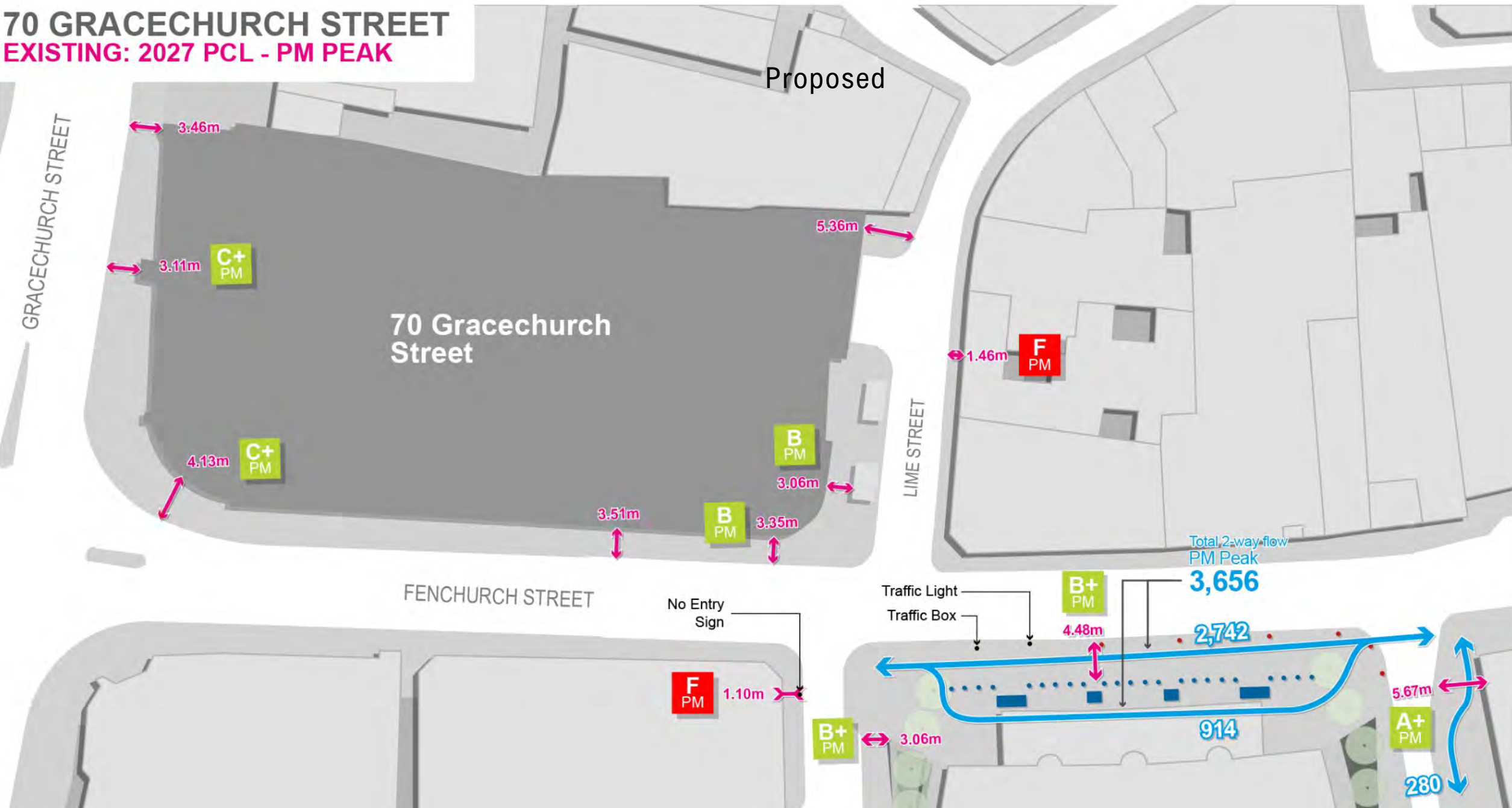


New Route to Leadenhall Market

Improved Sidewalks

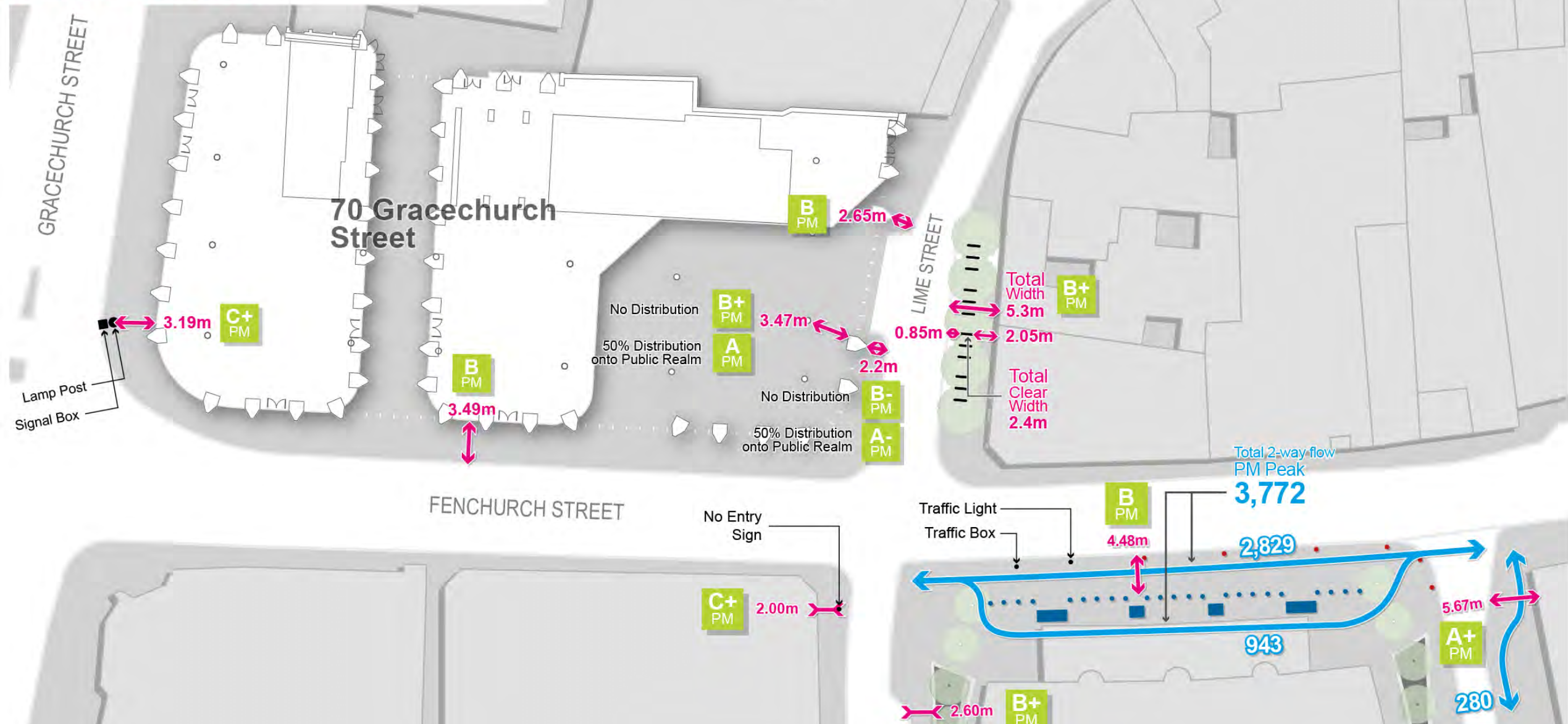
1175 m2 of public realm with in the Property Boundary
(40% of site area)

70 GRACECHURCH STREET
EXISTING: 2027 PCL - PM PEAK



Public Realm – Pedestrian comfort comparison- Existing

70 GRACECHURCH STREET
BASELINE: PROPOSED DEVELOPMENT
2027 PCL PM PEAK



Public Realm – Pedestrian comfort comparison- Proposed



Ground Floor Plan



Long Stay provision

- 101 folding bikes
- 50 accessible Sheffield stands
- 854 two- tier spaces
- Total 1005 long stay bicycles

Short Stay provision

- total 22 short stay bicycles

Lockers and showers

- 670 Lockers
- 101 showers

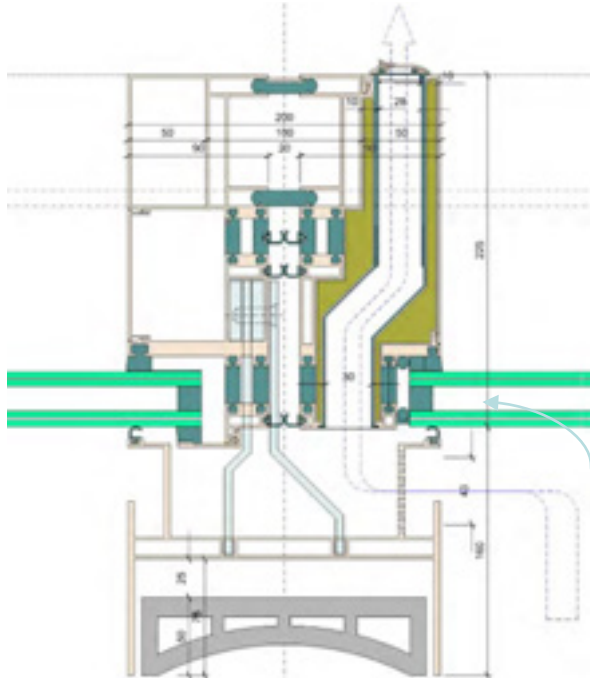


Lower Ground Floor Plan



Lower Ground Mezzanine Floor Plan

Cycling Facilities

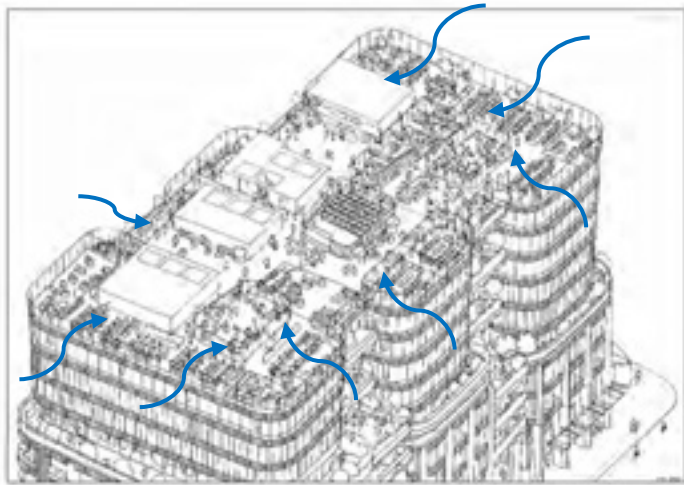


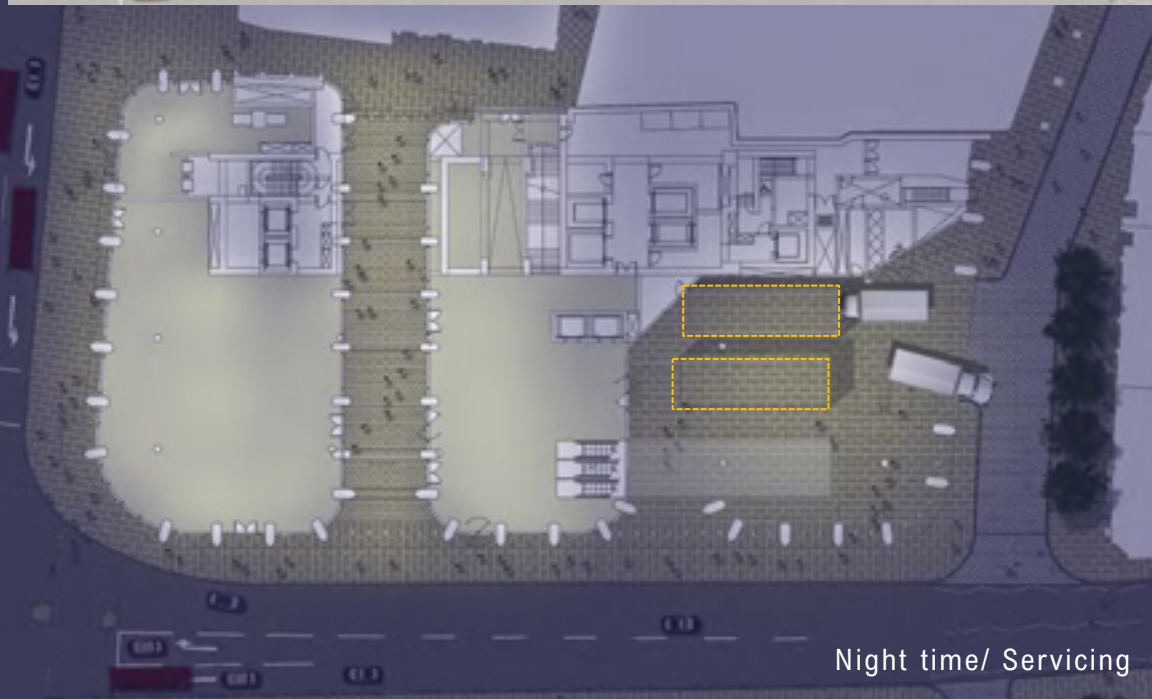
Recently emerging office design themes to improve **health and wellbeing** of occupan

- access to fresh air
- open space
- flexible working
- alternative means of travel
- spatial proximities

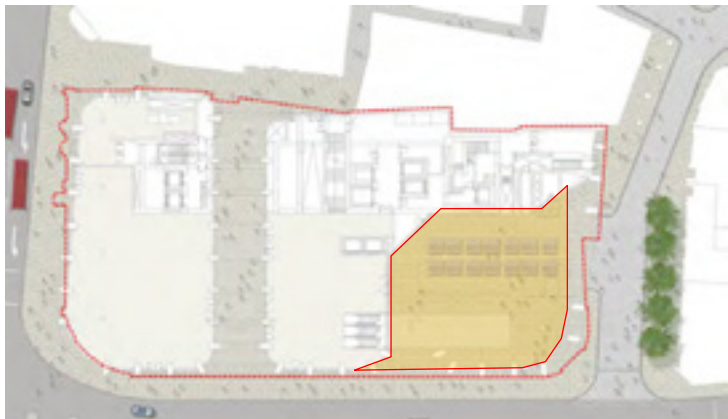
The design

- has good access to daylight and views
- encourages the use of staircases in lieu of lifts between floors;
- minimises touch points as required
- provides tenant controlled ventilation floor by floor
- provides **natural ventilation** options and minimises recirculation
- provides “super loos” with automated taps and paper towels
- promotes cycling to work to reduce reliance on public transport;
- promotes running or walking to work from home or train station; and
- provides **outside space and terraces**.





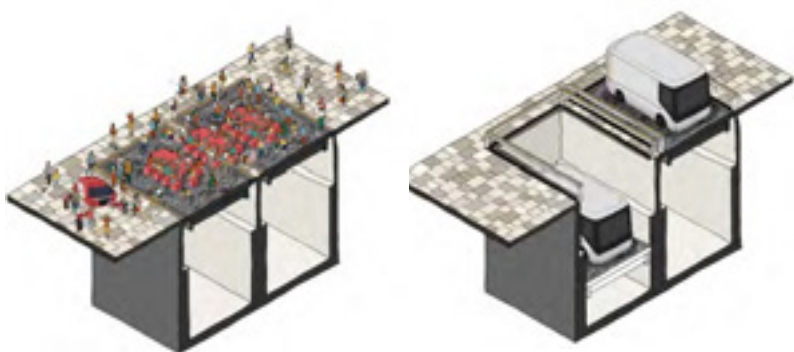
Public Realm – Loading Bay (Night) / Pop-up space (Day)



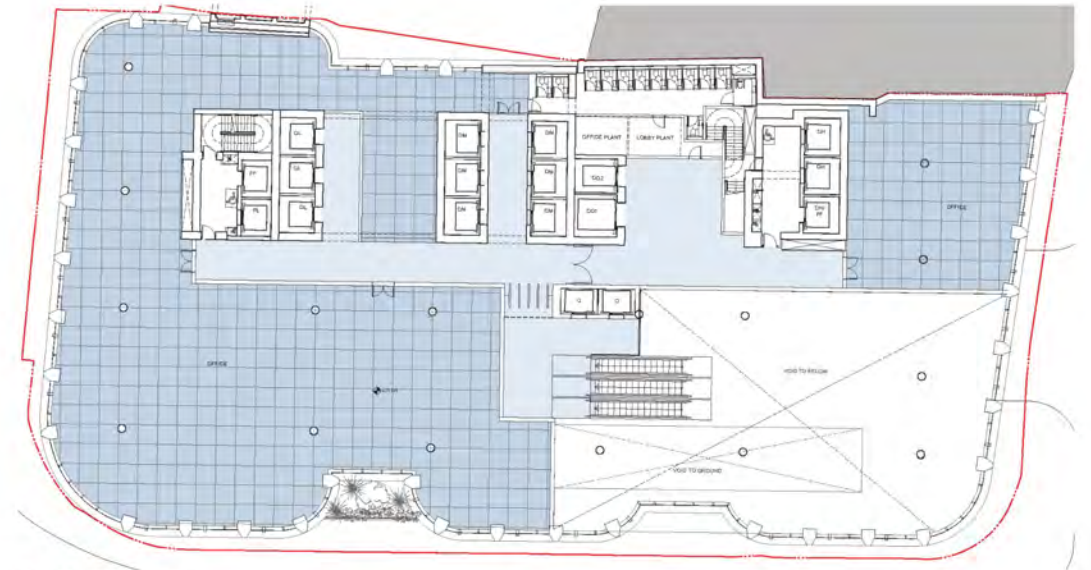
Daytime / Pop - Ups



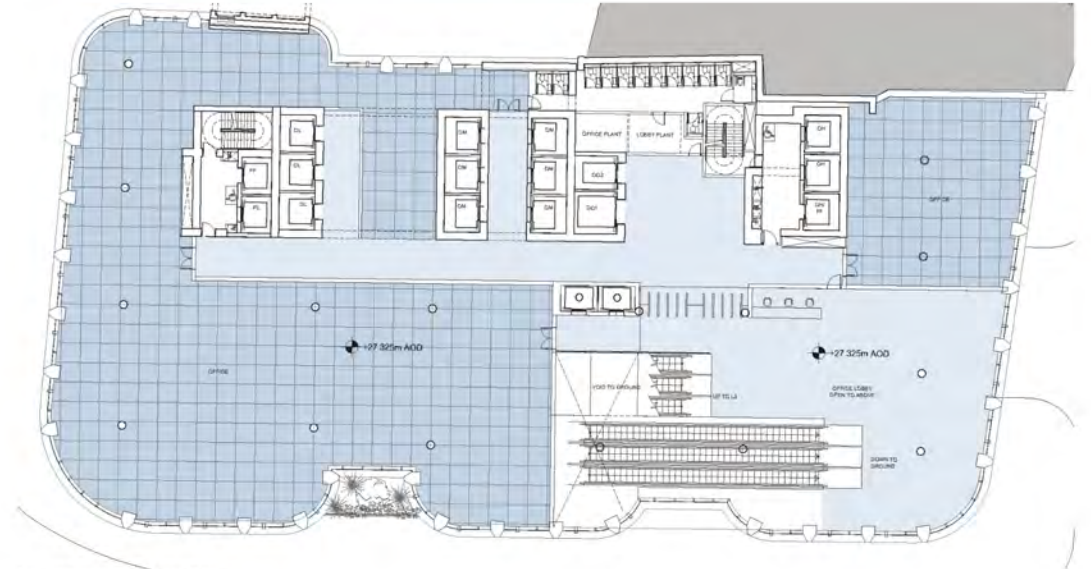
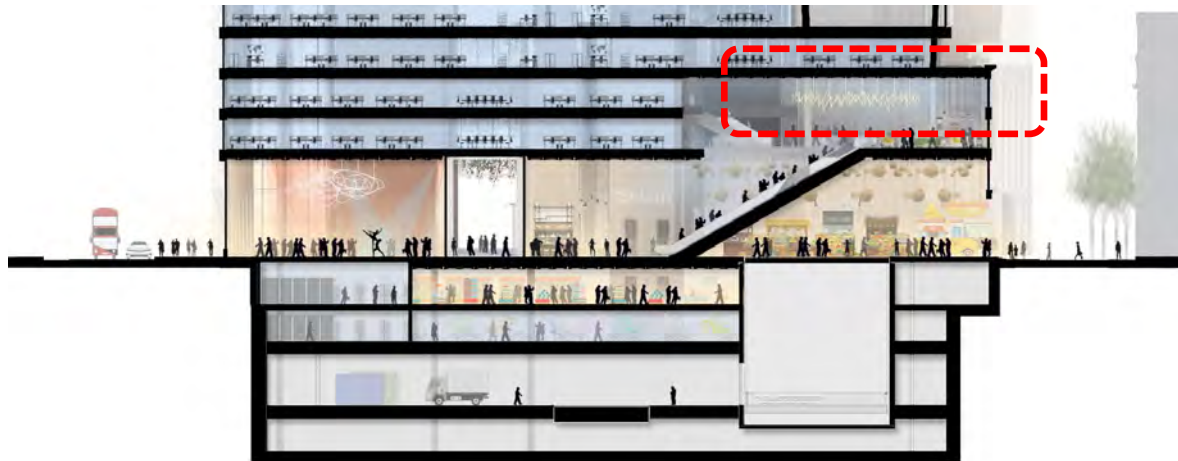
Night time/ Servicing



Public Realm – Loading Bay (Night) / Pop-up space (Day)

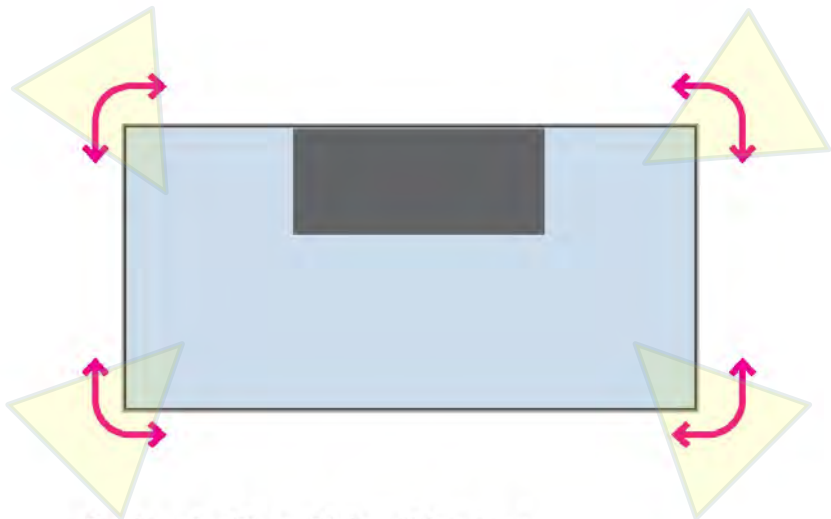


Sky Lobby - Third Floor Plan

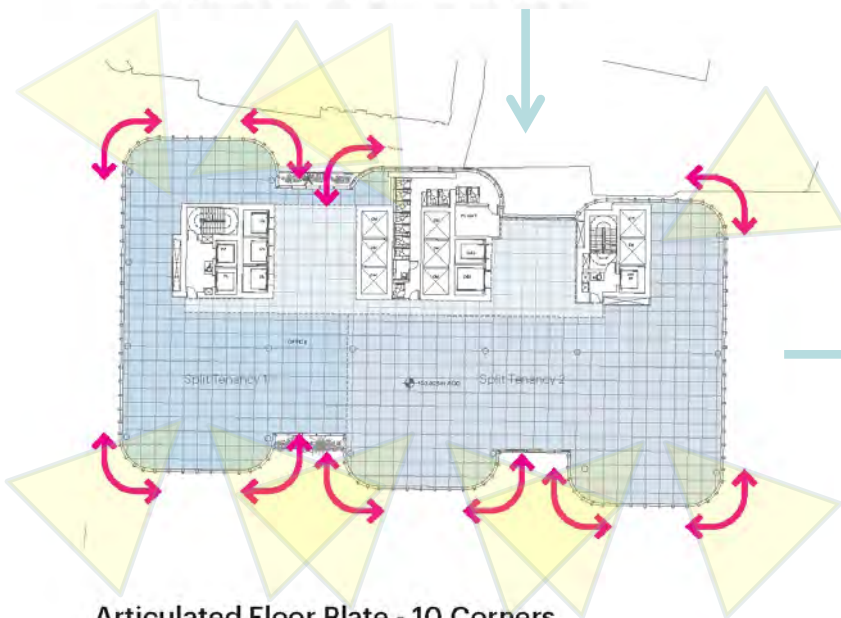


Sky Lobby - Second Floor Plan

A New Generation of Workplace- Lobby



Rectangular Floor Plate - 4 Corners



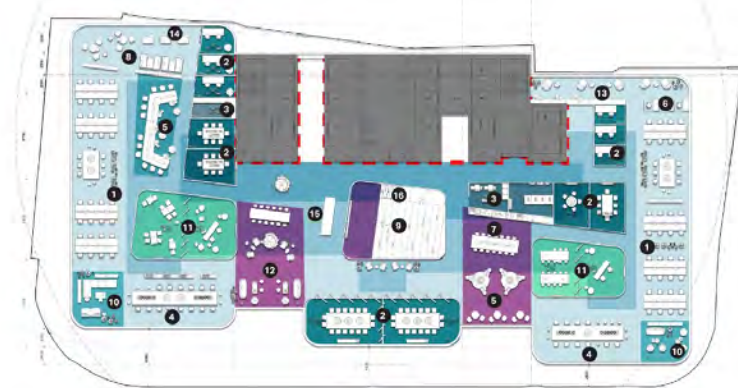
Articulated Floor Plate - 10 Corners



Single Tenant



Multi-Tenants



AECOM Concept Layout



Environmental Impact

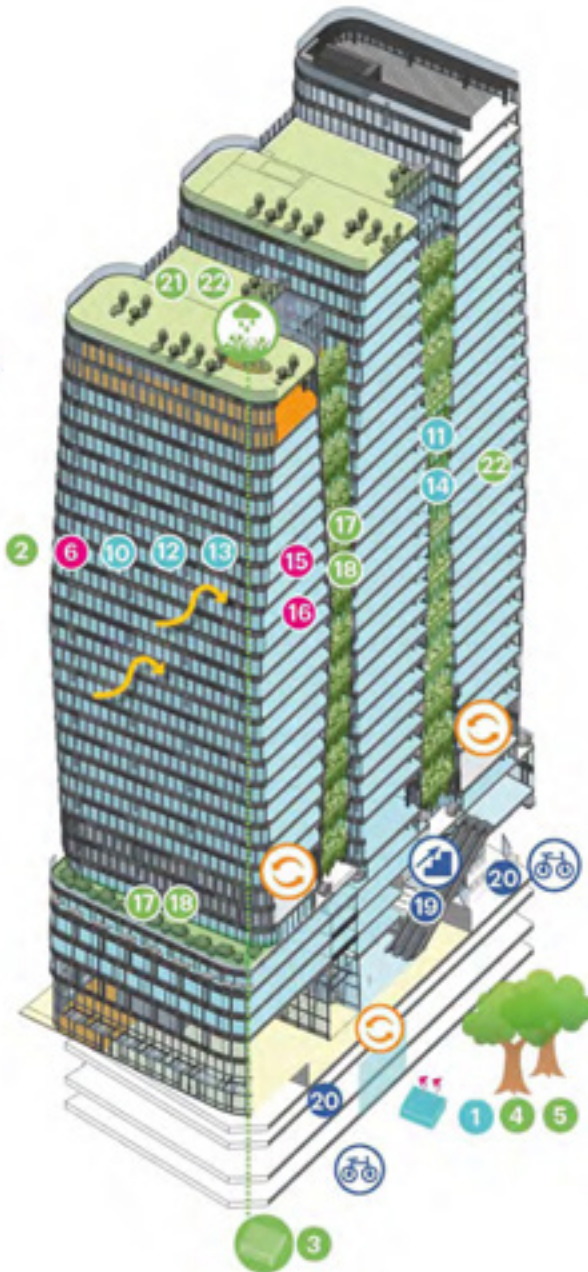
- 1 Evaporative Cooling
- 2 High-efficiency Façade
- 3 Rainwater Attenuation / Irrigation
- 4 High-efficiency Heat Pumps
- 5 Heat Recycling
- 6 Operable Windows for Natural Ventilation
- 10 Mixed mode ventilation
- 11 Water Saving Taps
- 12 Overheating protection
- 13 Solar glare control
- 14 Low Energy Light + Controls

Health & Wellbeing

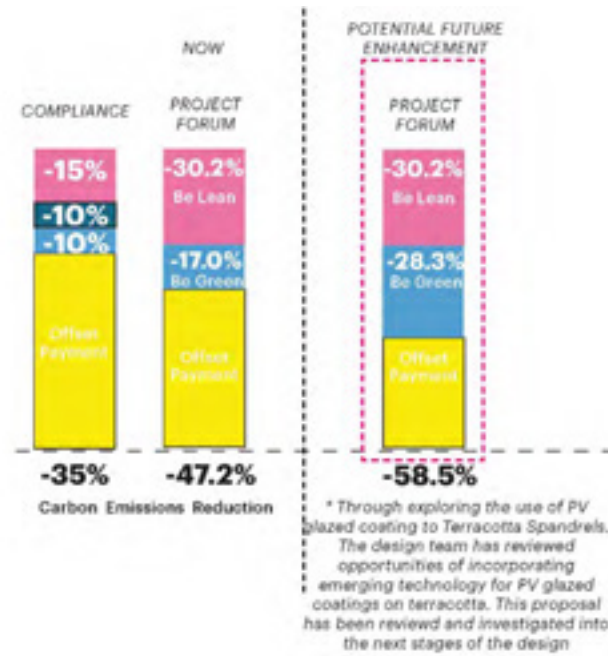
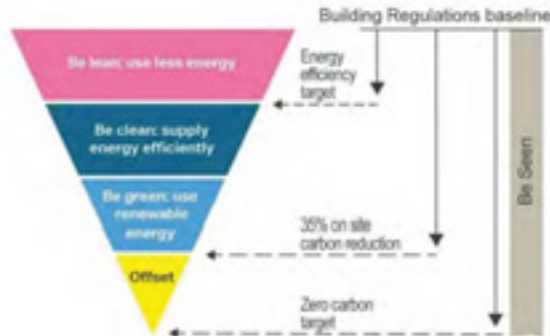
- 15 Daylight access
- 16 Access to views
- 17 Access to Greenery
- 18 Biophilic Design
- 19 Stair circulation promotion
- 20 Bicycle storage and support

Resilience & Adaptation

- 21 Green roof
- 22 Biodiversity



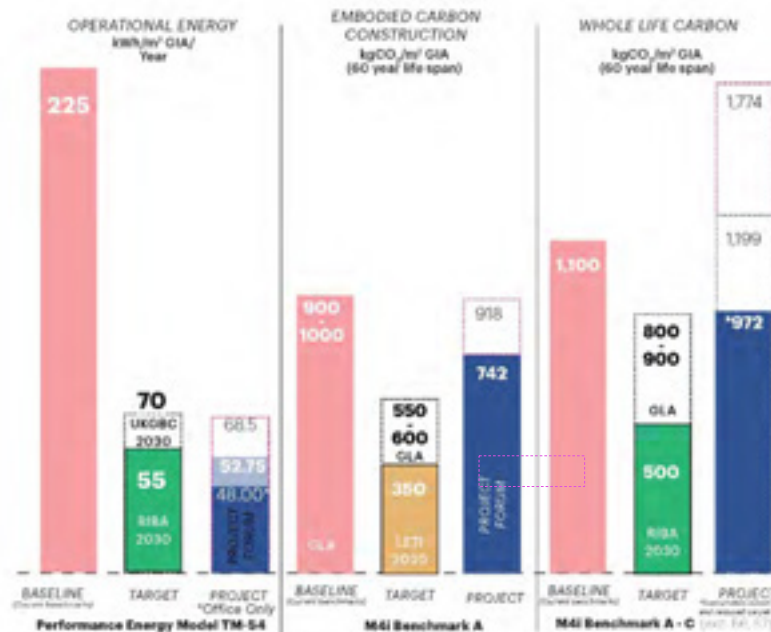
- **Free evaporative cooling** providing 100 percent of the cooling requirement for the building on all but the hottest days;
- Use of a **high-efficiency façade** which provides solar shading;
- **Rainwater attenuation** will limit the runoff rates easing pressure on local drainage systems. Rainwater will be utilised for irrigation;
- High-efficiency heat pumps will use the evaporative cooling thermal storage tank as a source of heat to produce domestic hot water;
- The office floors will have manually operated **natural ventilation** grilles to allow occupants to admit measured amounts of additional fresh air onto every floor when the outside air conditions are suitable;
- **Flow restricted taps** for each hand basin with infra-red control;
- **Passive infra-red (PIR) controls**;
- Enhanced water saving measures and reduced flood risk through a PIR-controlled boosted cold water supply to the toilet areas.
- **Low energy lighting** and controls throughout;
- Chilled water, heating and hot water all are derived using **100 percent renewable systems**.



The sustainable credentials of the project include

- **47.2%** saving over Approved Document L achieved now.
- **58.5%** targeted for potential future enhancement through incorporation of PV glazed coating on spandrels
- Breeam target rating of '**Outstanding**'
- Current Proposals **5 times more efficient** (per m2) than existing
- Whole life Carbon approx. **972** kgCO2/m2 GIA (60 year life span)
- Recycle/ reuse of **98%** of existing building materials
- **Commitment to a Route to Net Zero Carbon** through green energy supply and offset
- **Urban Greening Factor : 0.37 (GLA) - 0.42 (CoL)**

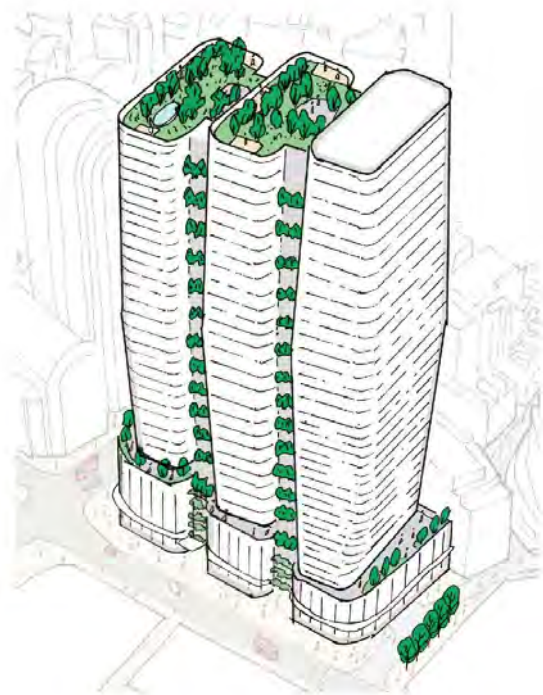
- As Submitted
- As Planning amendment
- Current Commitments



Sustainability Credentials

Urban Greening Factor (CoL) **0.31**

Urban Greening Factor (GLA) 0.42



Urban Greening Factor

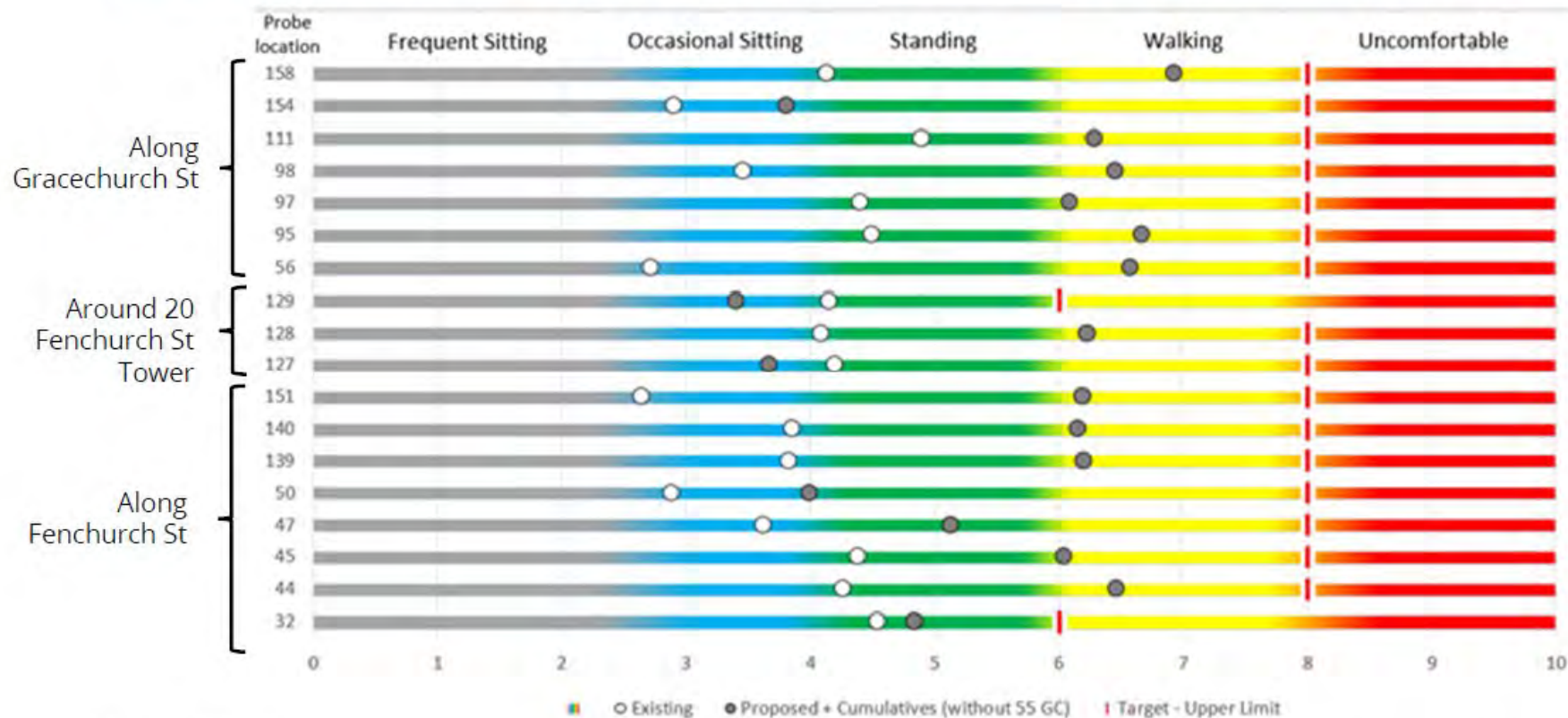


Wind testing was conducted both in the wind tunnel setting and through CFD. The mitigation measures below were integrated into the proposal.

- No unsafe conditions identified in the proposal with or without cumulative assesment
- At all locations tested the wind conditions are appropriate for their intended use
- No significant impact on the exiting conditions

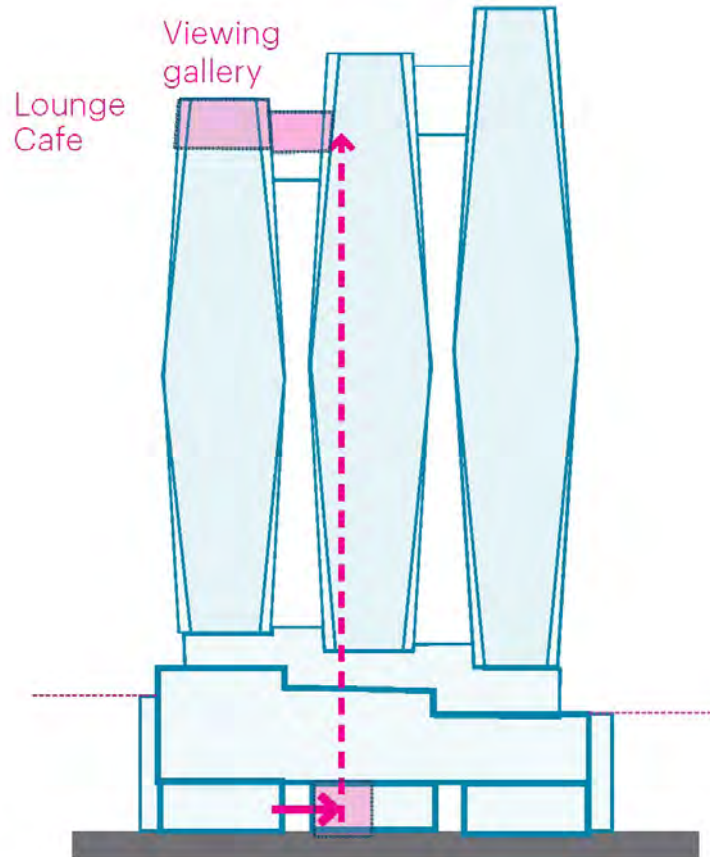
The figure below shows the change in Lawson comfort speed as a result of the introduction of the proposed scheme at various locations. White circles indicate existing comfort speed, while grey circles indicate those around the proposed scheme. Most of the locations chosen for this comparison are the windiest areas around the site.

As the existing site contains a low-rise building, some locations see a considerable increase in windiness, but maintain acceptable conditions for the intended pedestrian activities. Some locations (e.g. main entrance of 20 Fenchurch St Tower) see improved conditions. Many of the 'walking' conditions are close to the standing/walking limit.



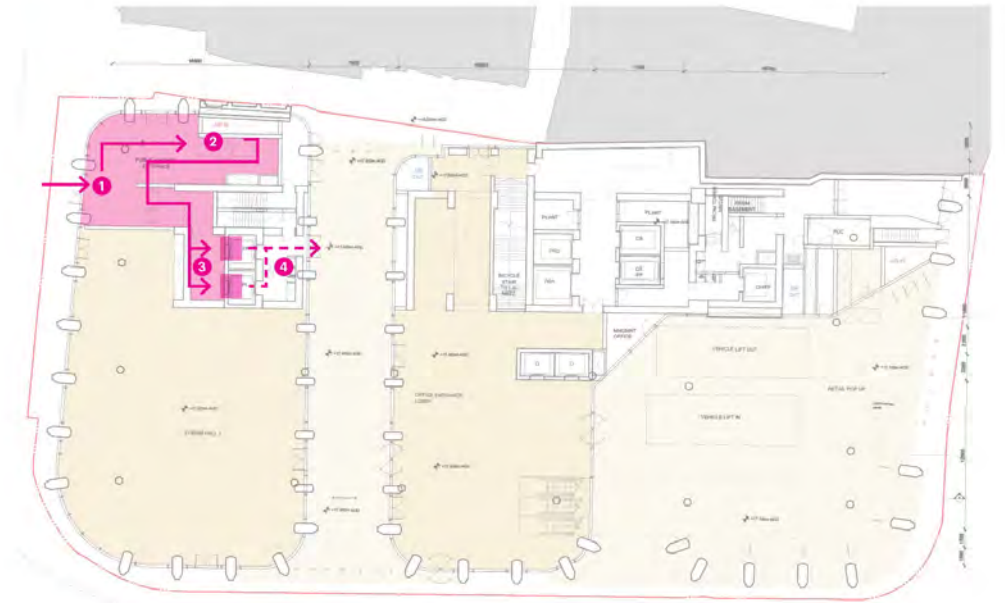


Lighting

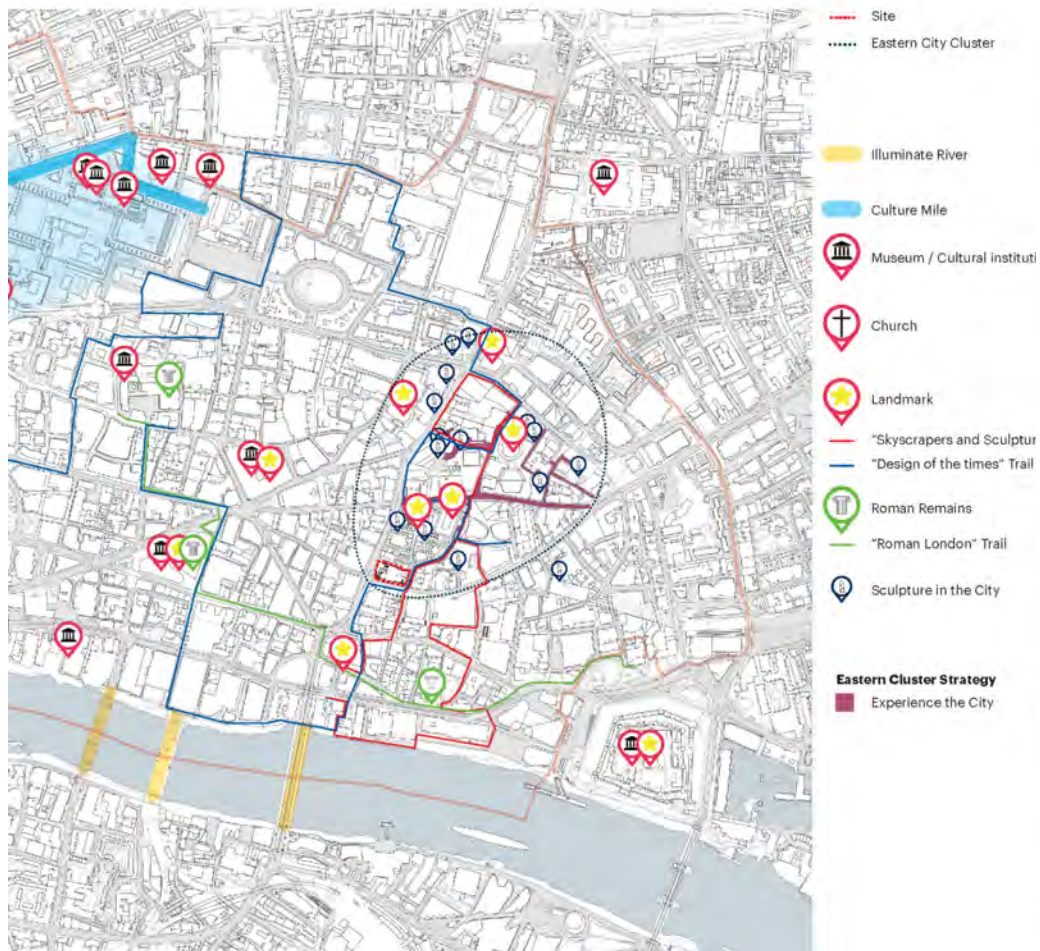


Lift Experience

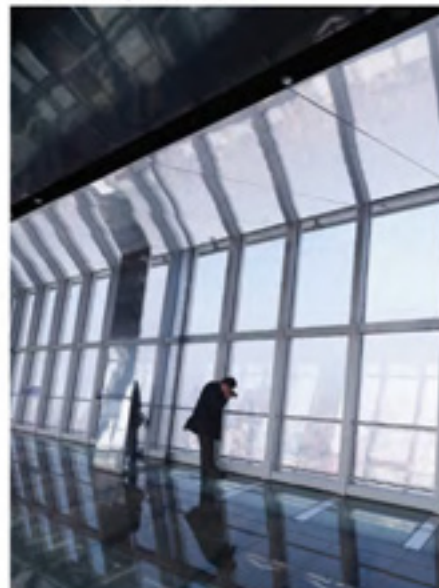
- 1 Entrance Lobby
- 2 Security Screening
- 3 Lift Lobby
- 4 Exit Lobby



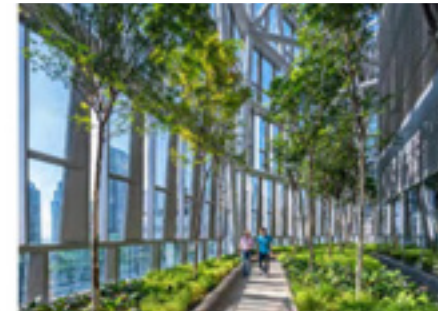
Entrance at Ground



Viewing Gallery



Art Venue/ Curated display Winter Garden





Level 30



Level 29

Public Viewing Gallery- Levels 29-30



Public Viewing Gallery- Levels 29-30





