



2-3 Finsbury Avenue

Planning & Transport Committee

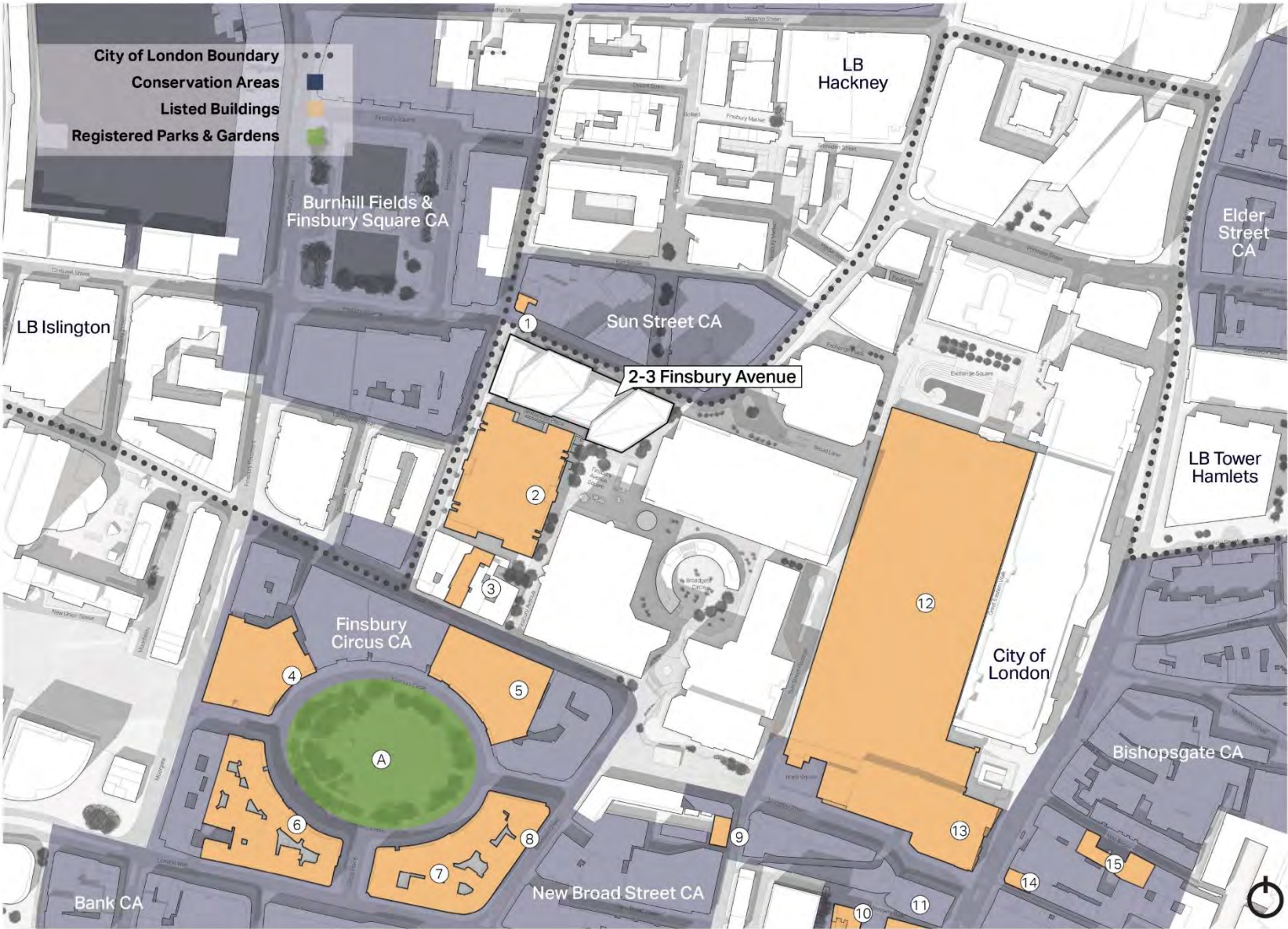
24 February 2021

Site Aerial View (South-East)



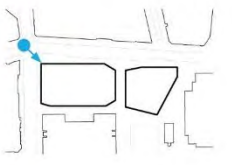
2-3 Finsbury Avenue

Conservation and Heritage



- | | | |
|---|---------------------------------|----------------------------|
| ① | The Flying Horse Public House | (Grade II) |
| ② | 1 Finsbury Avenue | (Grade II) |
| ③ | RC Church of St Mary Moorfields | (Grade II) |
| ④ | Lutyens House | (Grade II*) |
| ⑤ | Park House & Garden House | (Grade II) |
| ⑥ | Salisbury House | (Grade II) |
| ⑦ | London Wall Buildings | (Grade II) |
| ⑧ | Finsbury House | (Grade II) |
| ⑨ | 76-80 Old Broad Street | (Grade II) |
| ⑩ | St Botolphs Church Hall | (Grade II) |
| ⑪ | Church of St Botolph | (Grade II*) |
| ⑫ | Liverpool Street Train Shed | (Grade II) |
| ⑬ | Great Eastern Hotel | (Grade II) |
| ⑭ | 162 & 164 Bishopsgate | (Grade II) |
| ⑮ | Shield House | (Grade II) |
| Ⓐ | Finsbury Circus | (Registered Park & Garden) |

Site Photos



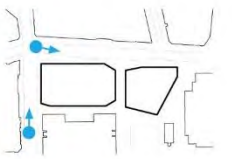
Wilson Street / Sun Street Corner Aerial



Wilson Street / Sun Street Corner



Site Photos



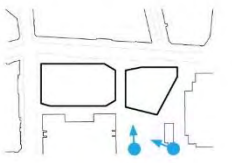
Sun Street (Looking East)



Wilson Street (Looking North)



Site Photos



Finsbury Avenue Square



Finsbury Avenue Square



2-3 Finsbury Avenue

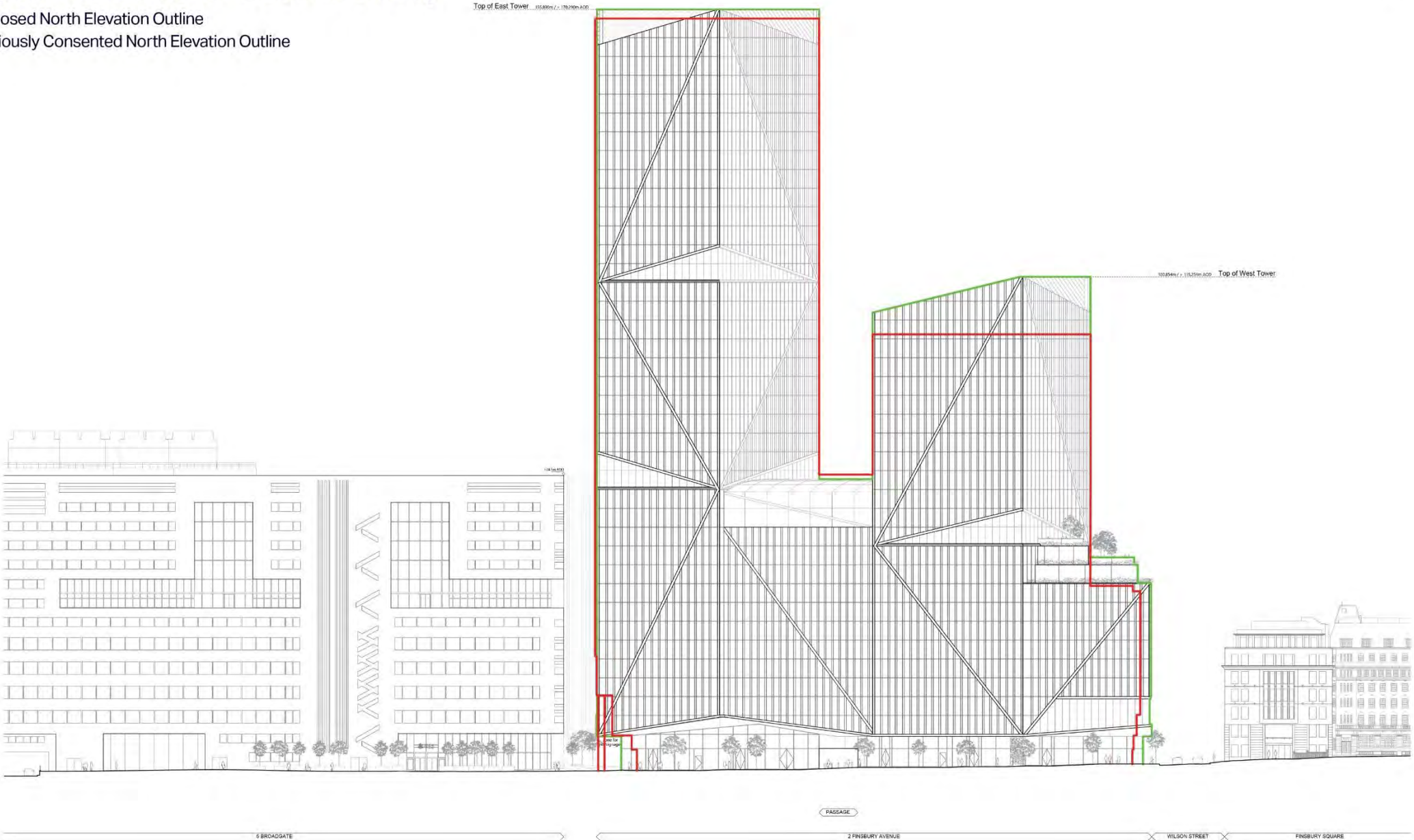
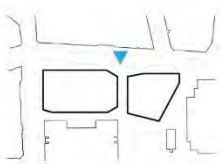
Consented Scheme / Planning Ref: 16/00149/FULEIA / Permission Granted March 2018



Proposed North Elevation

Previously Consented Scheme Outline Overlay

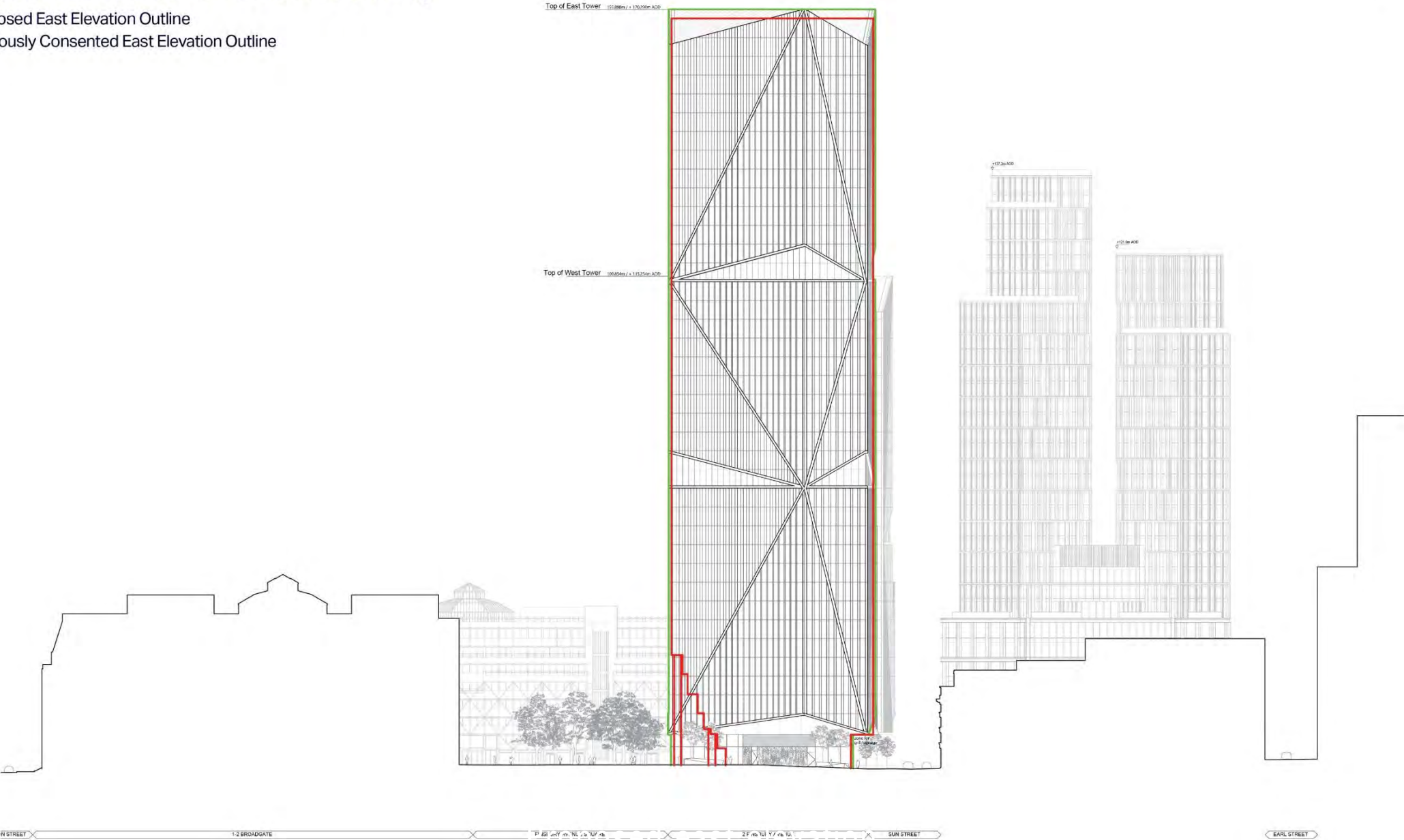
- Proposed North Elevation Outline
- Previously Consented North Elevation Outline



Proposed East Elevation

Previously Consented Scheme Outline Overlay

- Proposed East Elevation Outline
- Previously Consented East Elevation Outline



Proposed South Elevation

Previously Consented Scheme Outline Overlay

-

Proposed South Elevation Outline

-

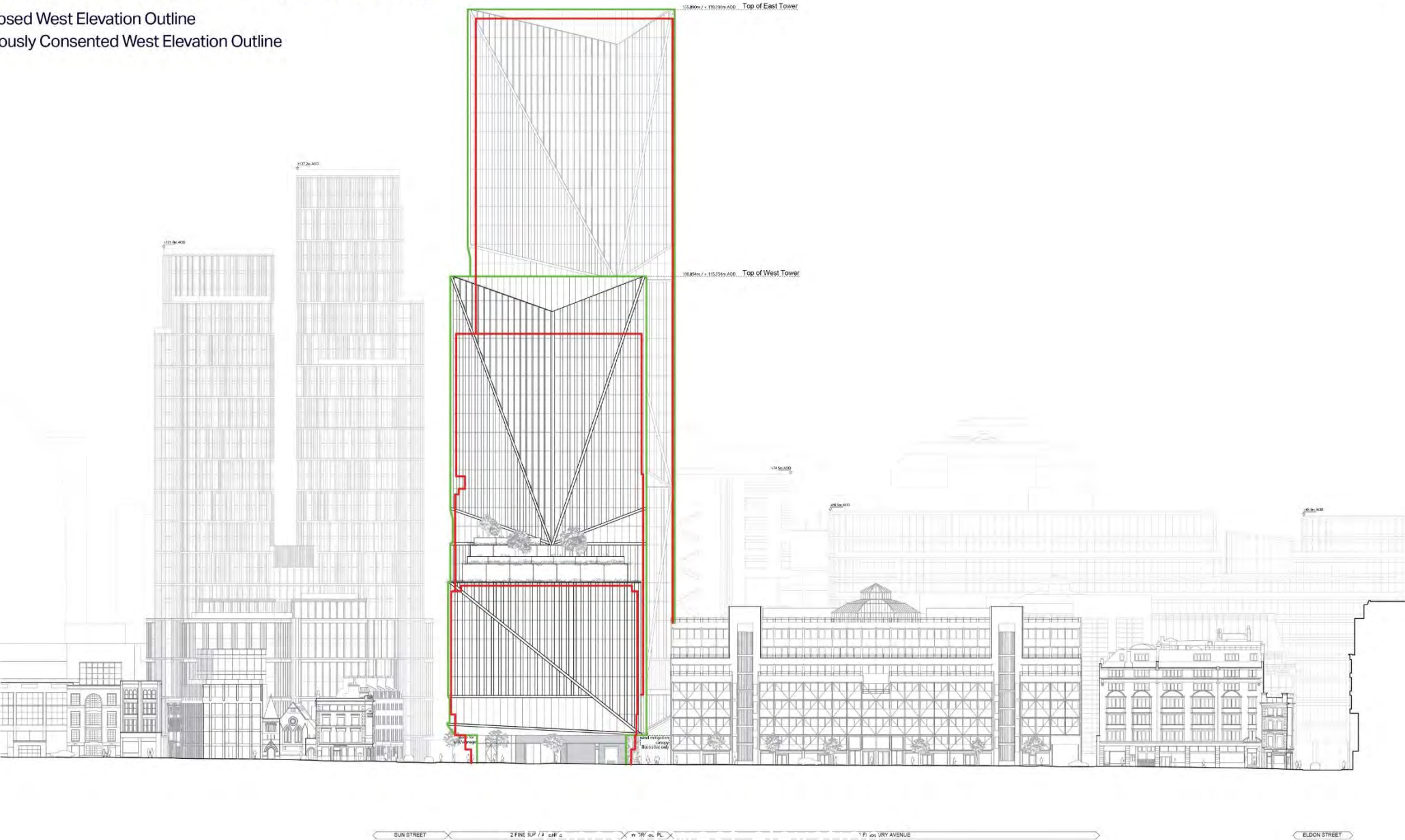
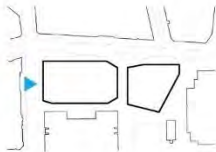
Previously Consented South Elevation Outline



Proposed West Elevation

Previously Consented Scheme Outline Overlay

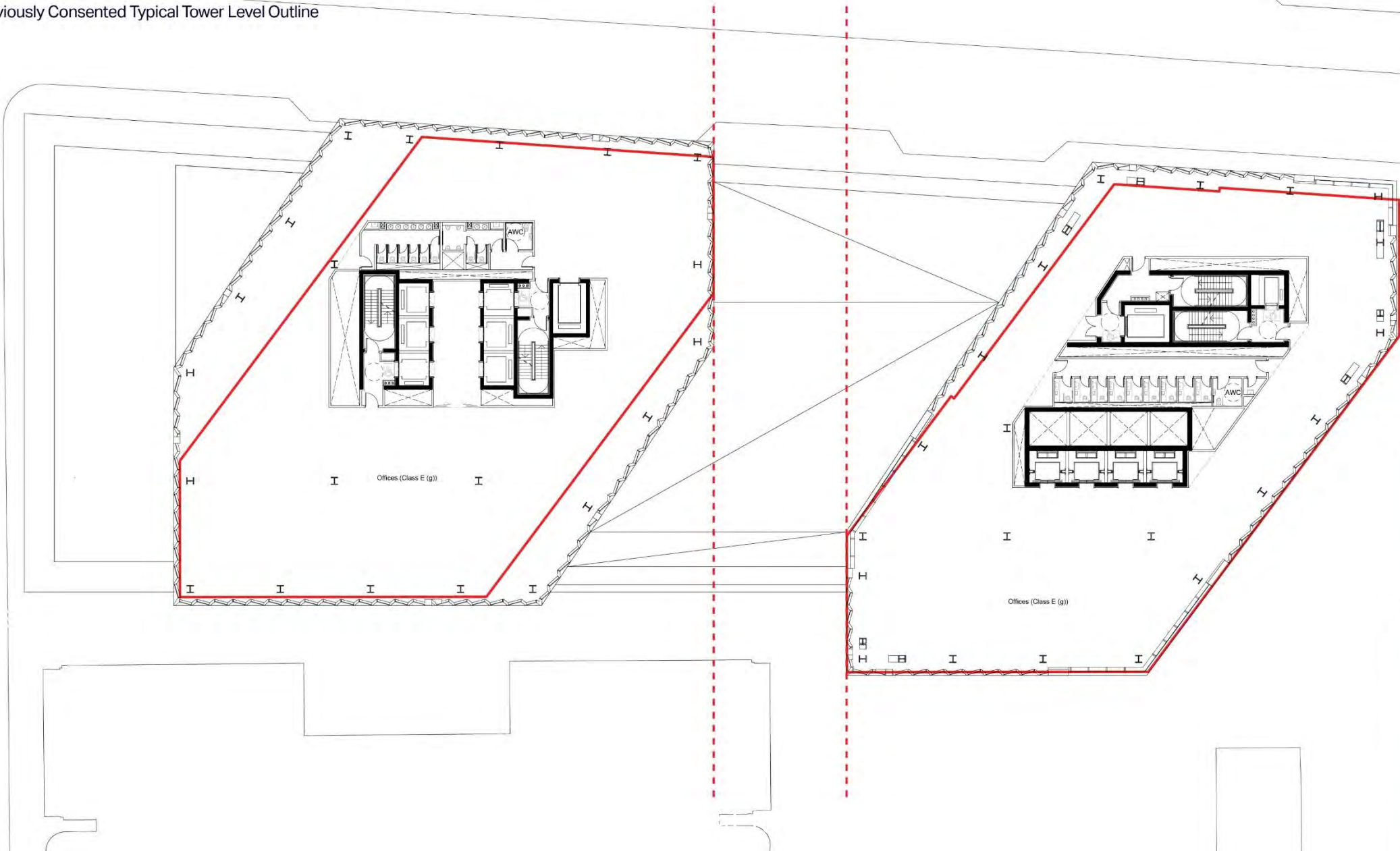
- Proposed West Elevation Outline
- Previously Consented West Elevation Outline



Proposed Typical Tower Level

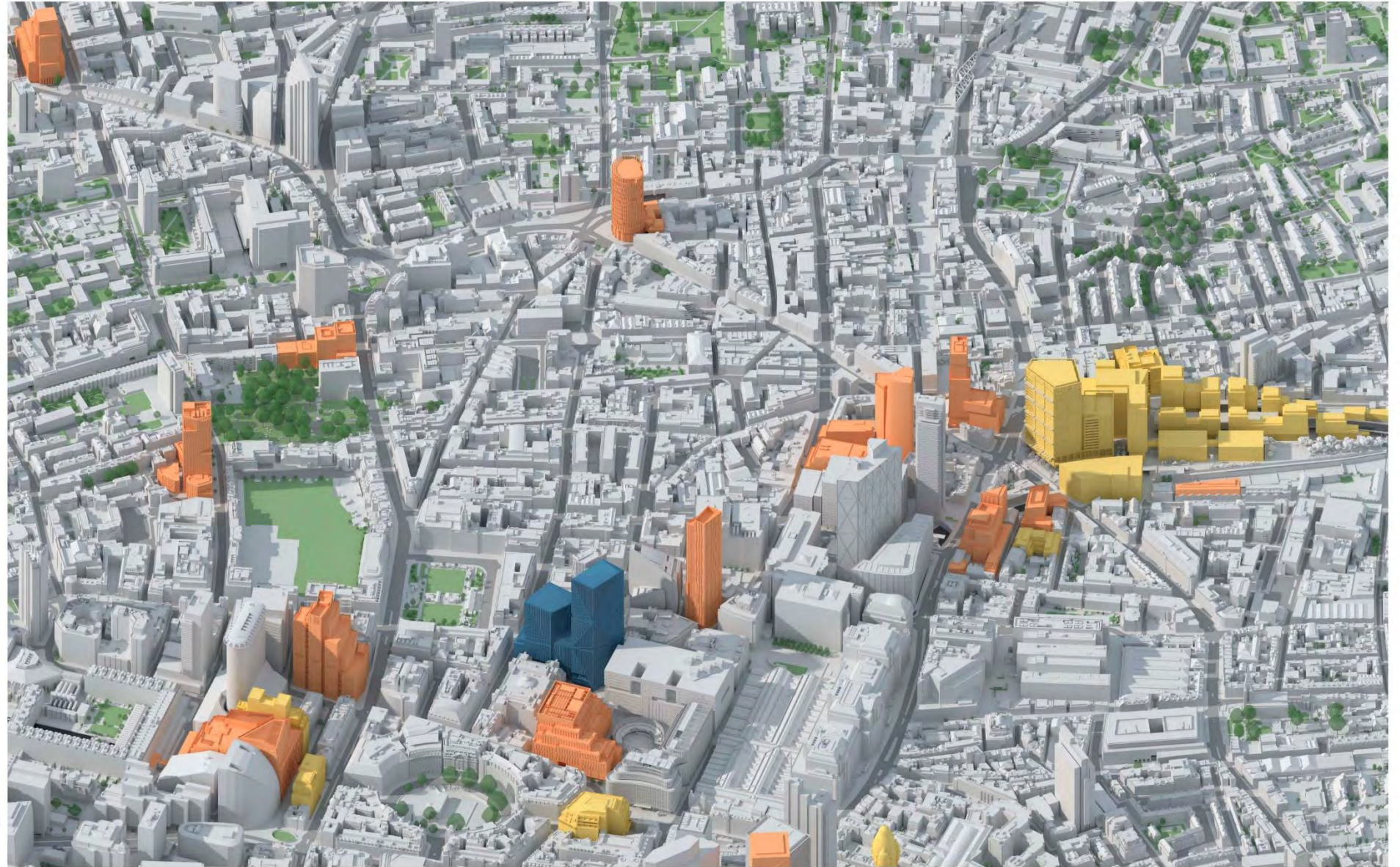
Previously Consented Scheme Outline Overlay

— Previously Consented Typical Tower Level Outline



Existing and Emerging buildings in City Fringe + Proposed 2FA Scheme

Aerial View - Cumulative



- Proposed 2FA Scheme
- Schemes with Legal Consent granted
- Schemes submitted for Planning

Existing Site Plan



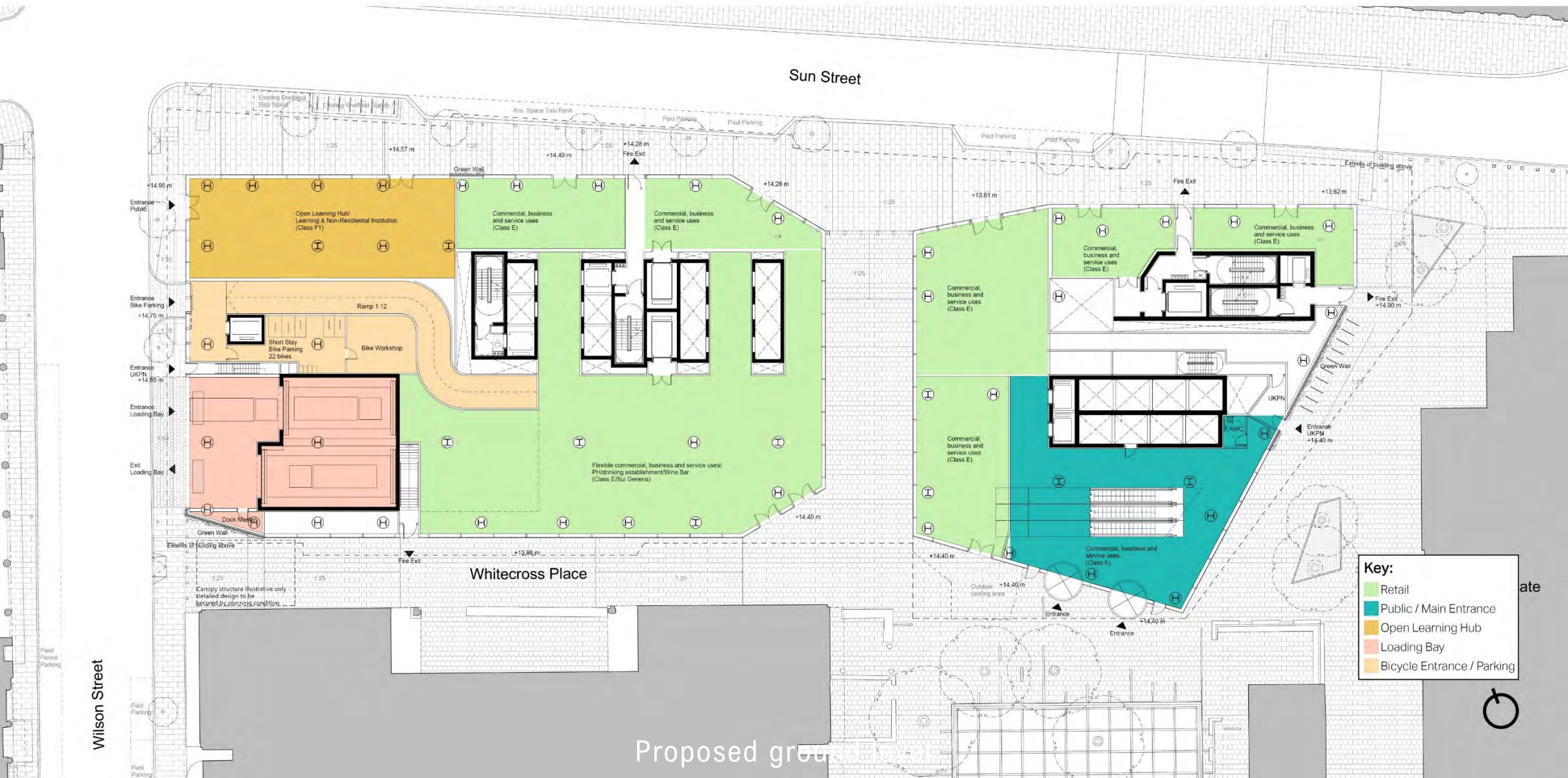
Proposed Site Plan



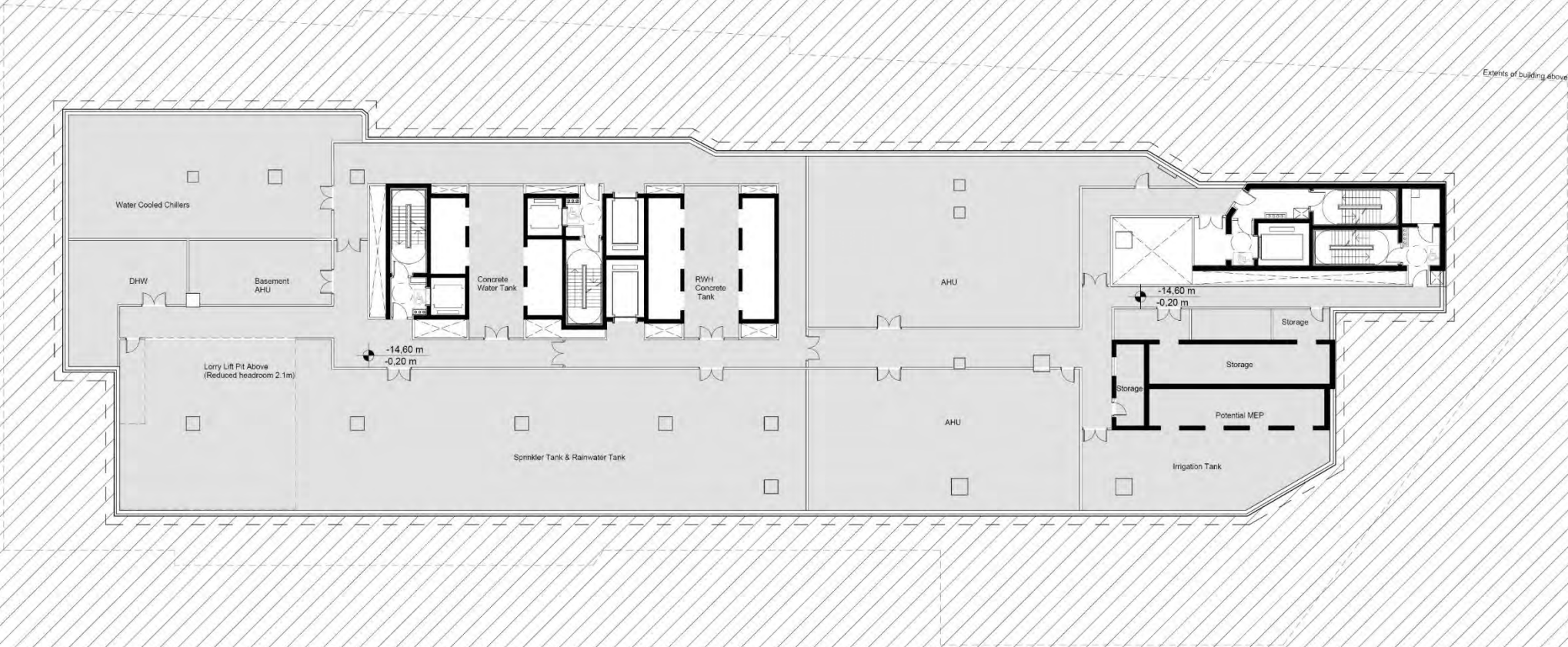
Existing Ground Level



Proposed Ground Level



Proposed Basement Level 3



Key:

Plant / Storage / BoH



Proposed Basement Level 2



Key:

- Loading Bay
- Plant / Storage / BoH



Proposed Basement Level 2 Mezzanine

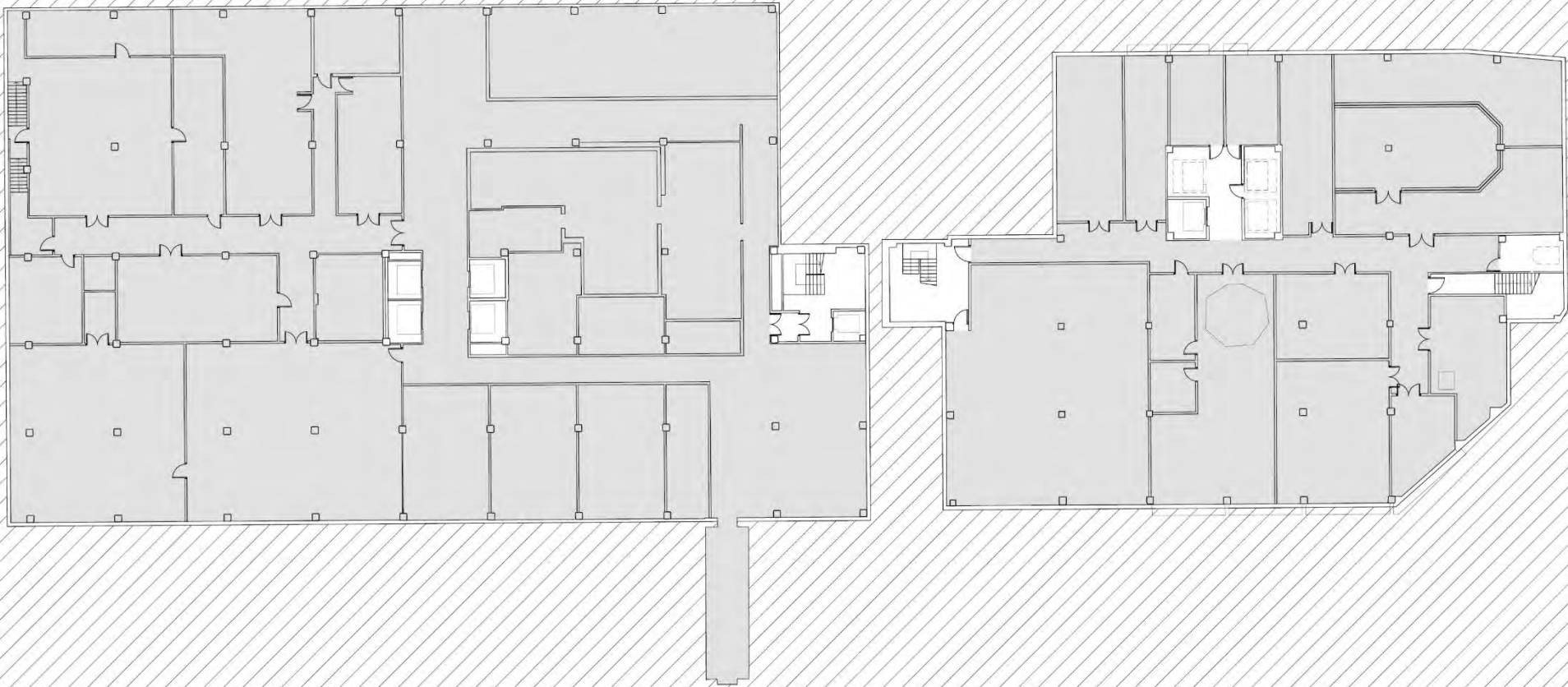


Key:

Plant / Storage / BoH



Existing Basement Level 1

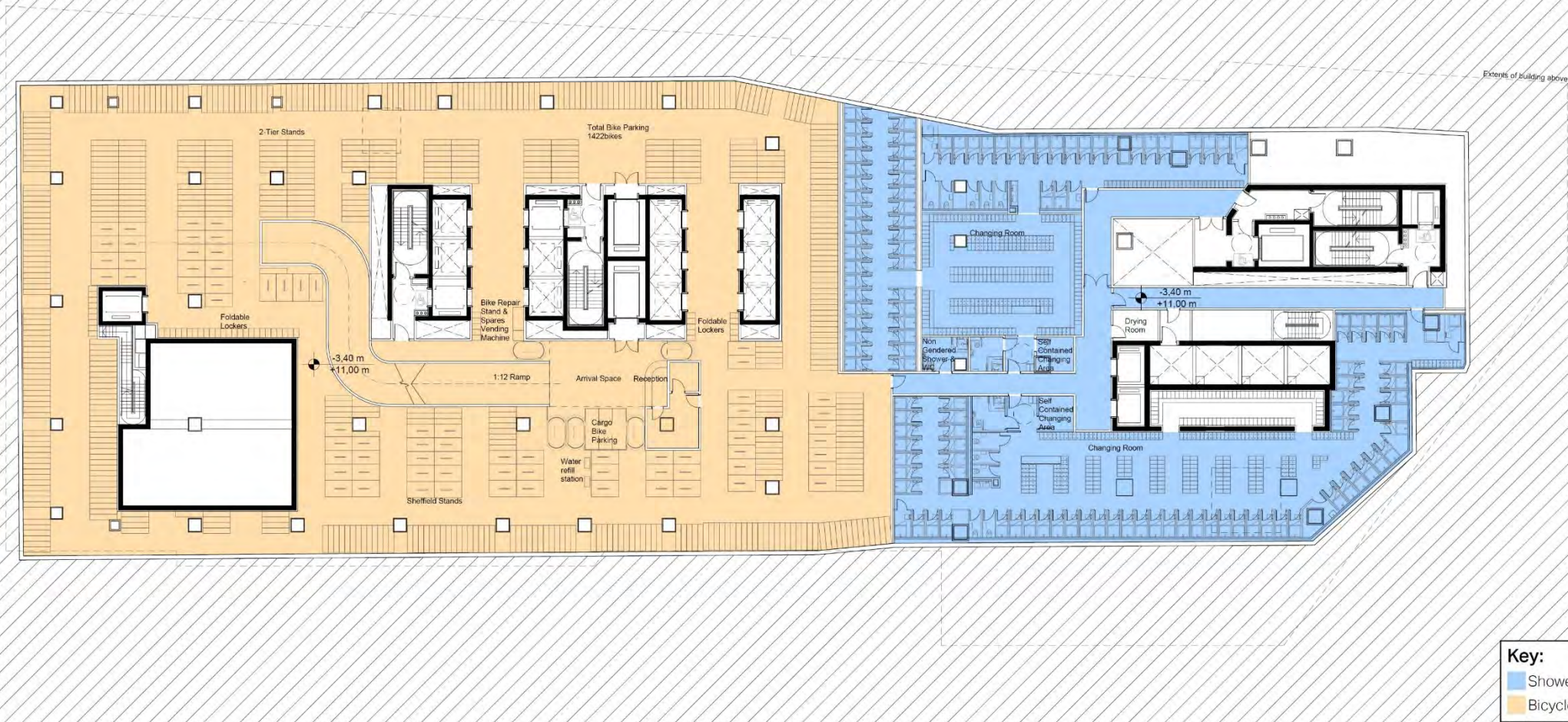


Key:

Plant / Storage / BoH



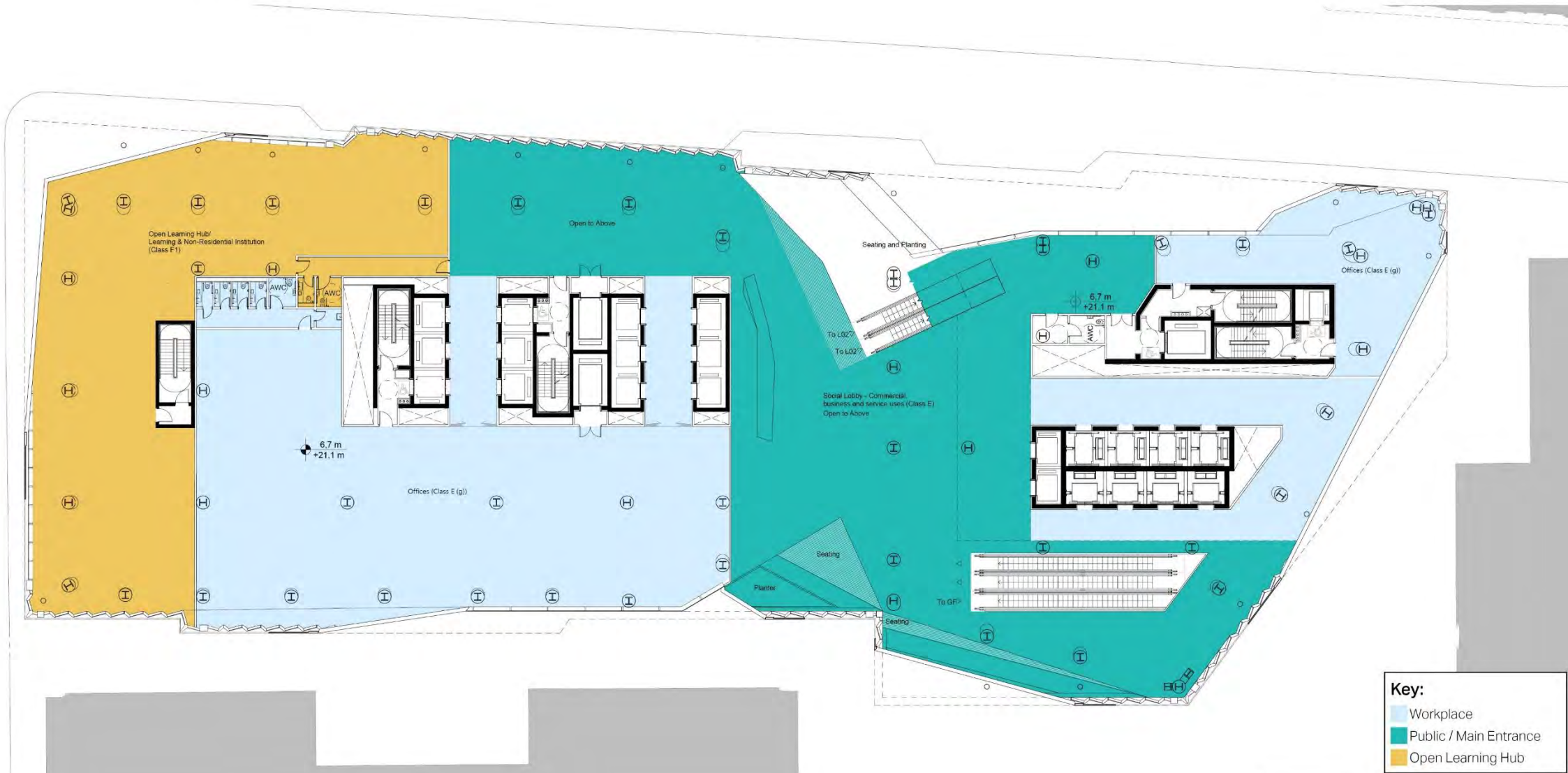
Proposed Basement Level 1



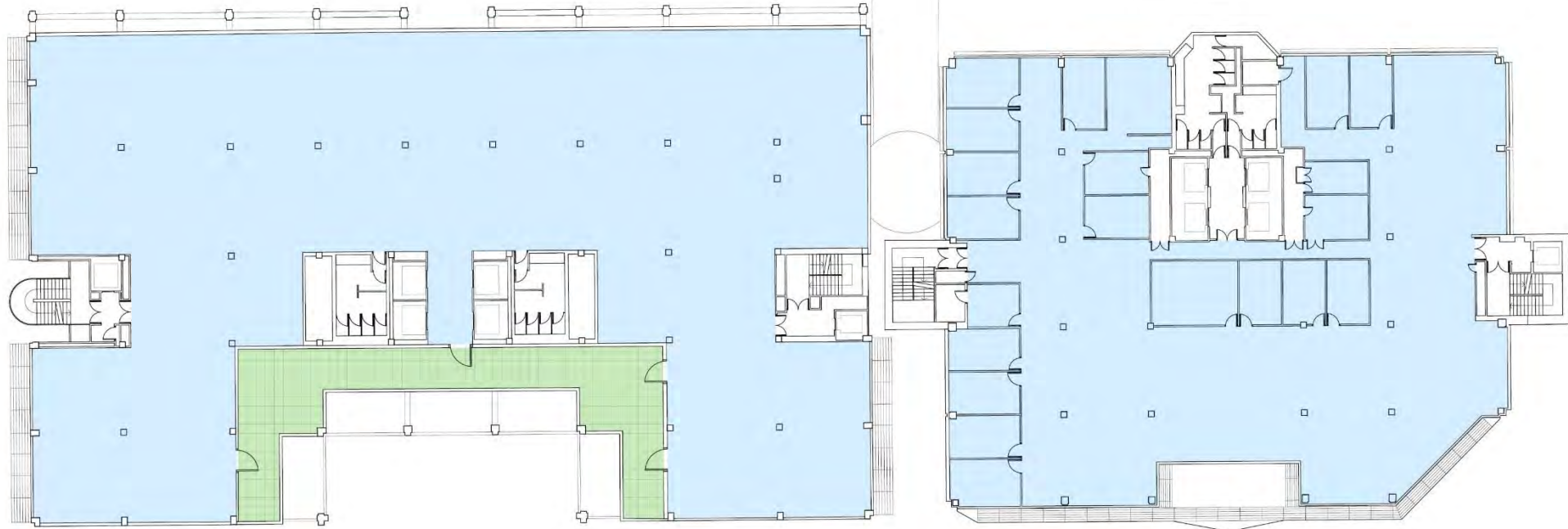
Existing Level 1



Proposed Level 1



Existing Level 2

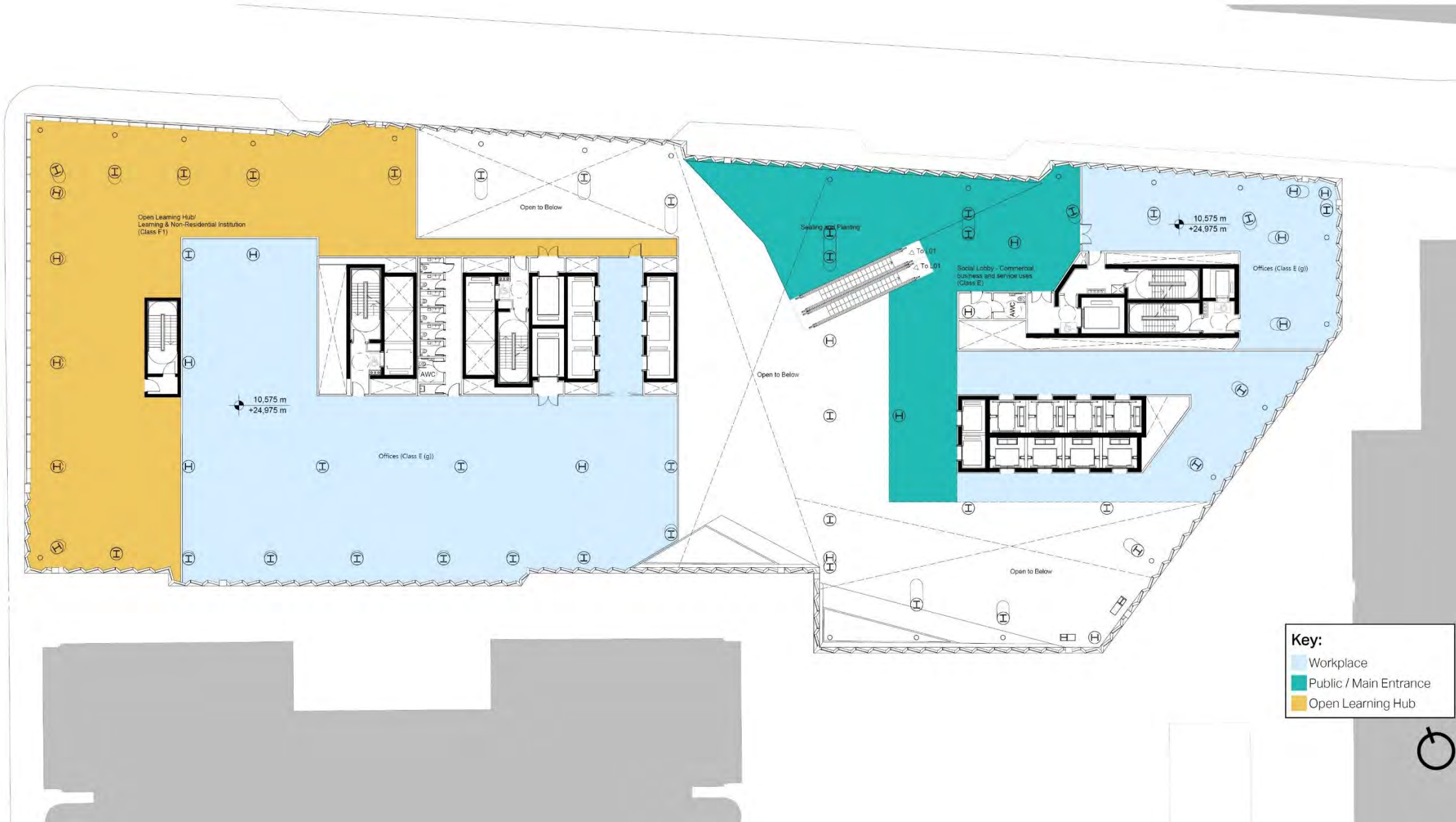


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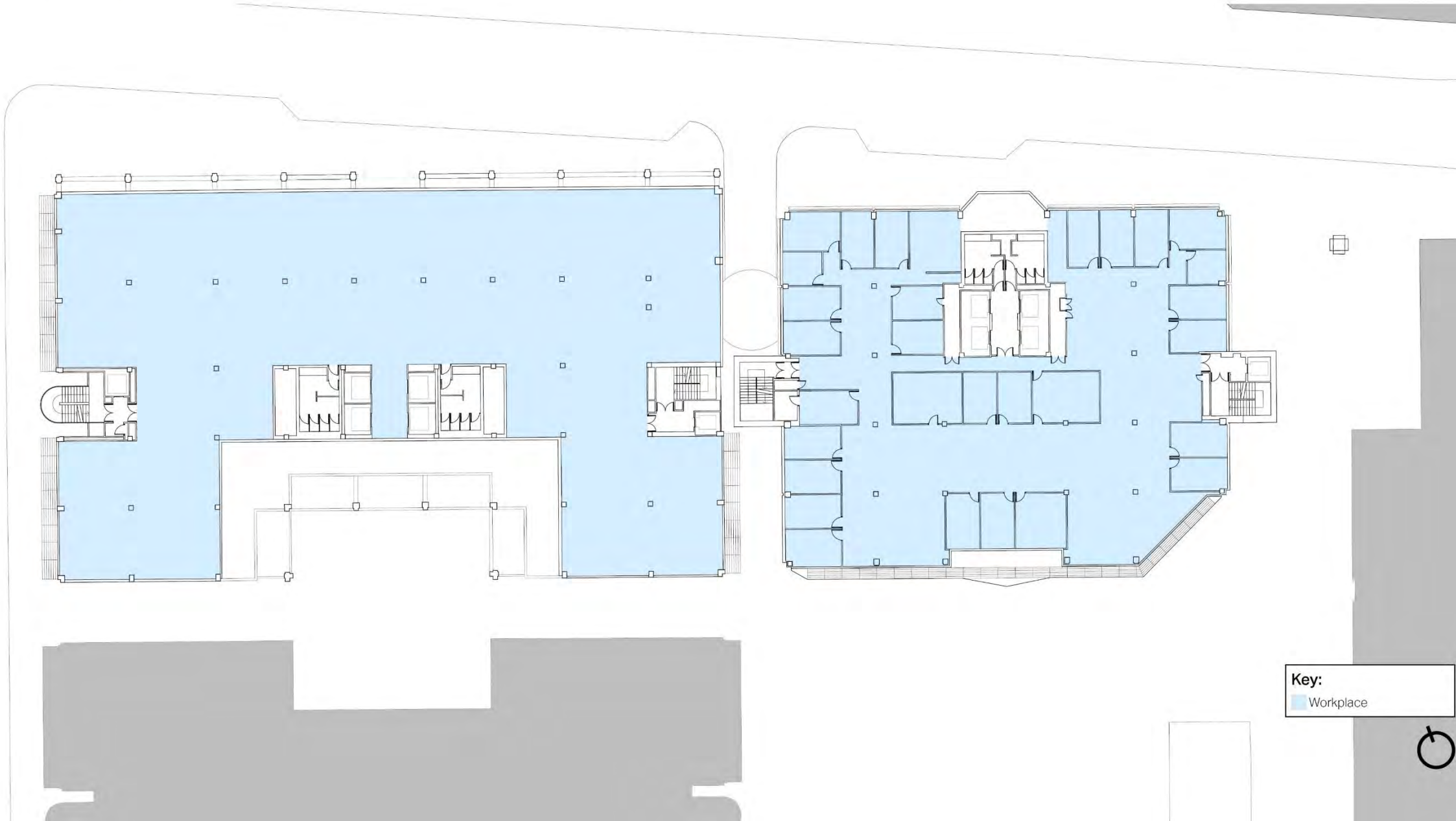
- Outdoor Area / Terrace
- Workplace



Proposed Level 2



Existing Level 3



Proposed Level 3



Key:

- Terrace / Winter Garden
- Workplace



Existing Level 4



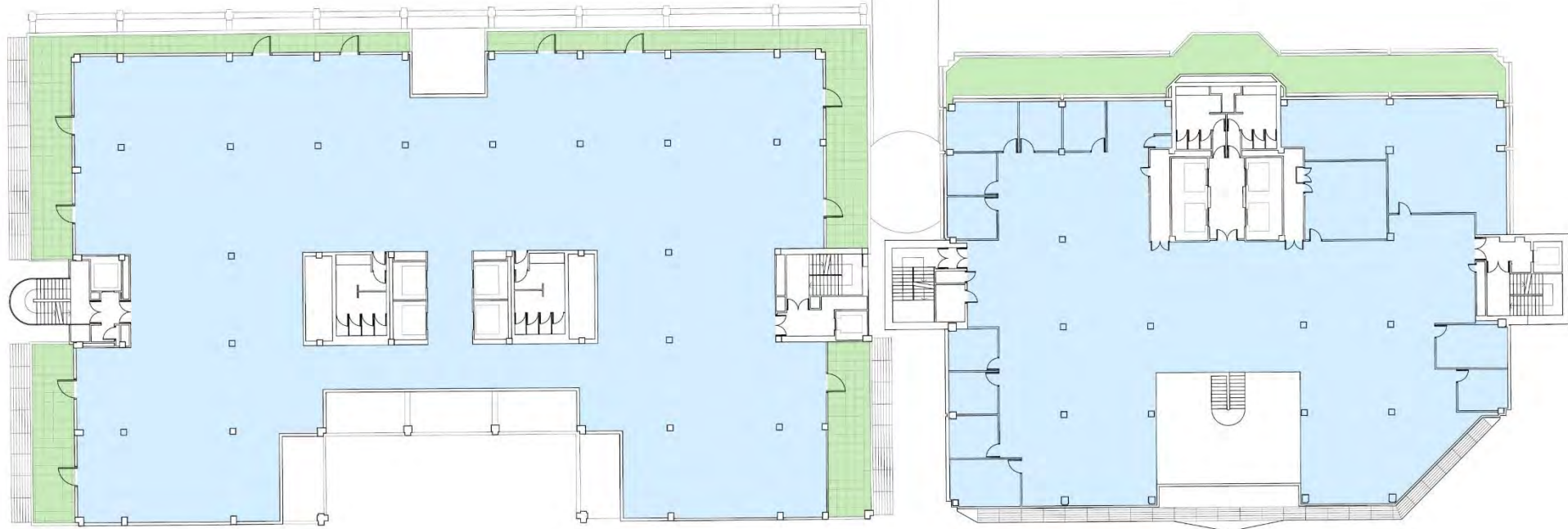
Proposed Level 4



Key:
Workplace



Existing Level 5



Key:

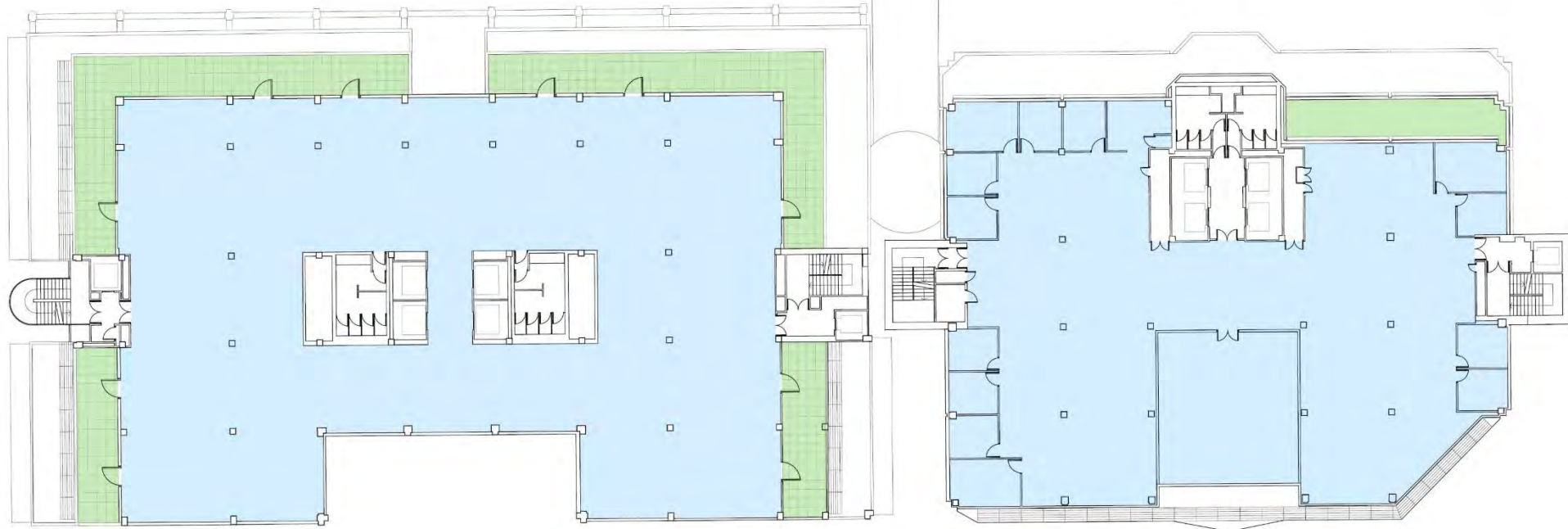
- Outdoor Area / Terrace
- Workplace



Proposed Level 5



Existing Level 6



Key:

- Outdoor Area / Terrace
- Workplace



Proposed Level 6

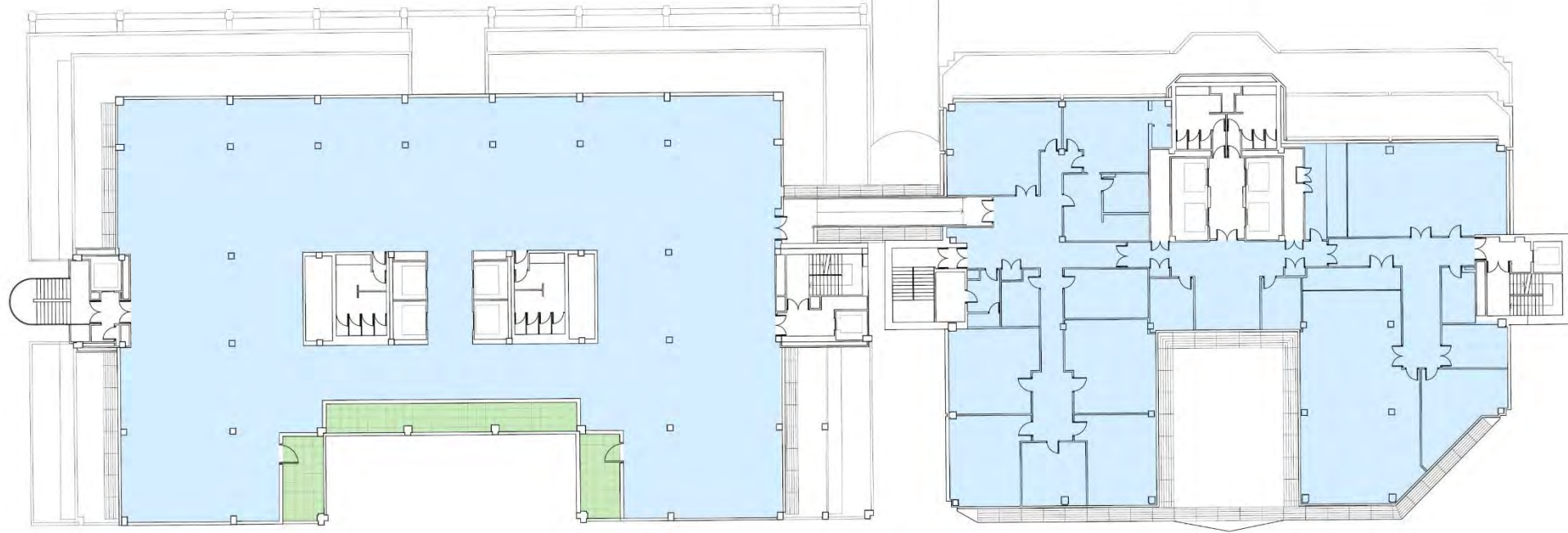


Key:

Workplace



Existing Level 7



Key:

- Outdoor Area / Terrace
- Workplace



Proposed Level 7

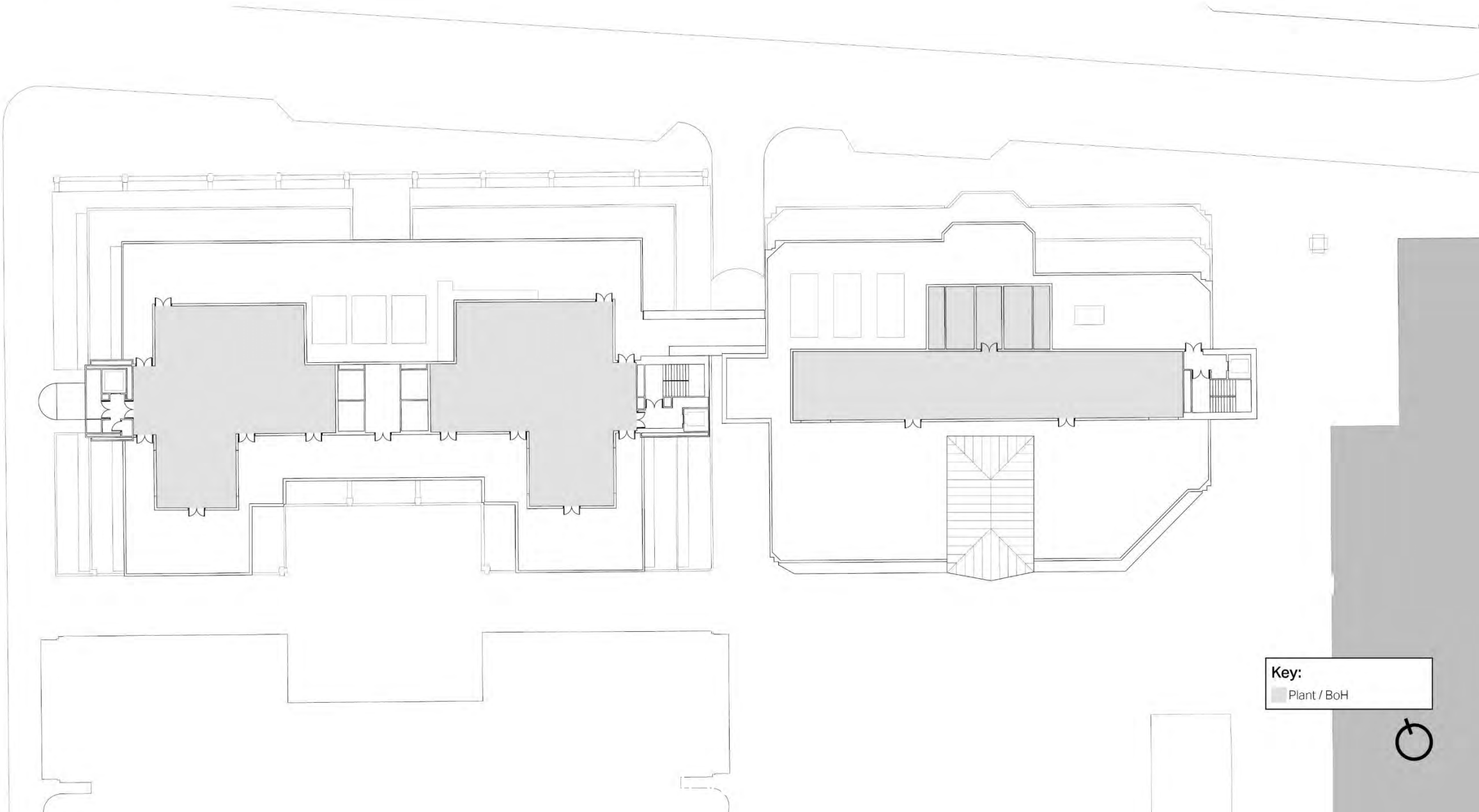


Key:

Workplace



Existing Level 8



Proposed Level 8



Key:

Workplace



Proposed Level 9



Key:

Workplace



Proposed Level 10



Key:

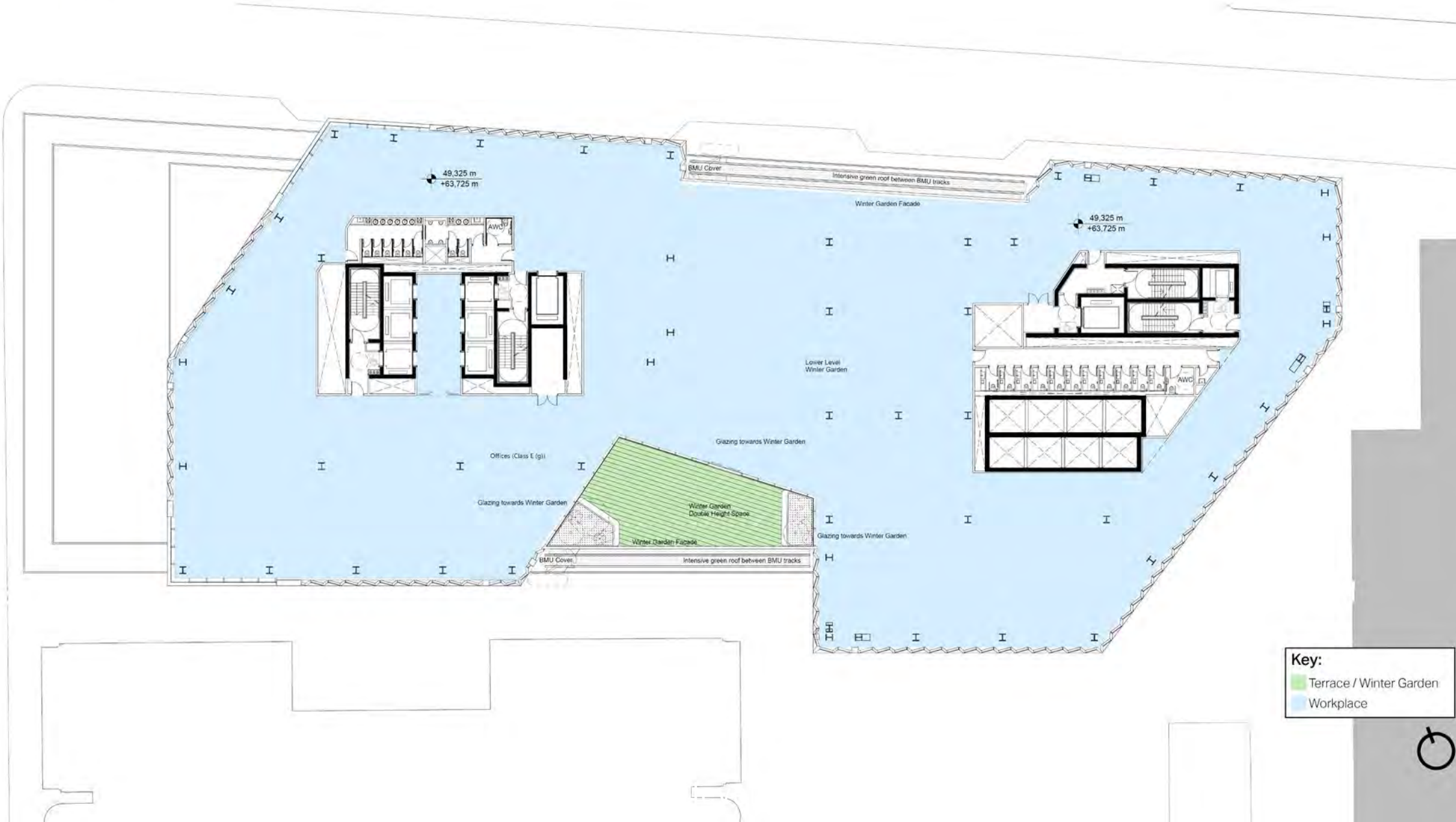
- Terrace / Winter Garden
- Workplace



Proposed Level 11



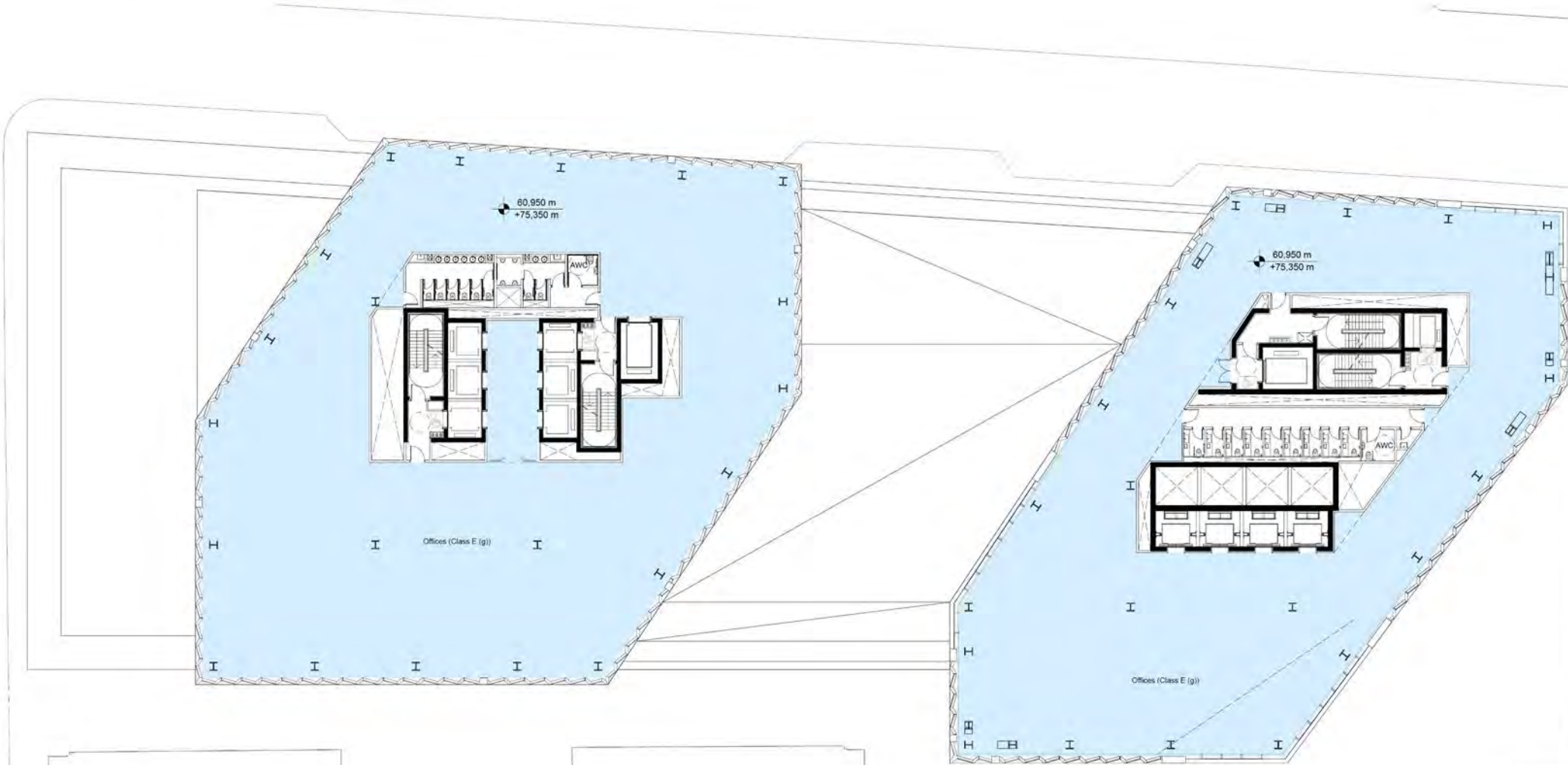
Proposed Level 12



Proposed Level 13



Proposed Level 14-20

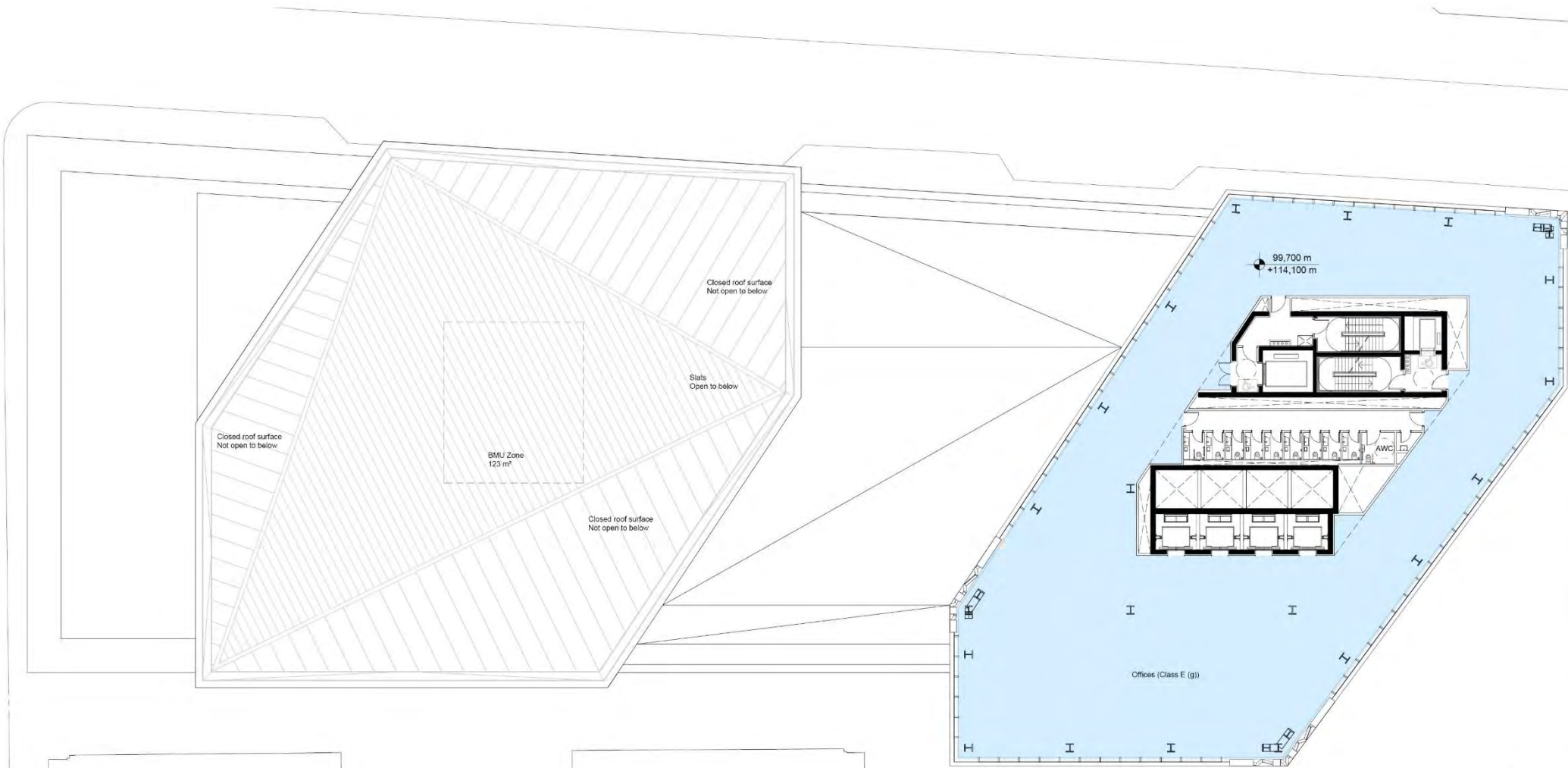


Key:

Workplace



Proposed Level 21-28

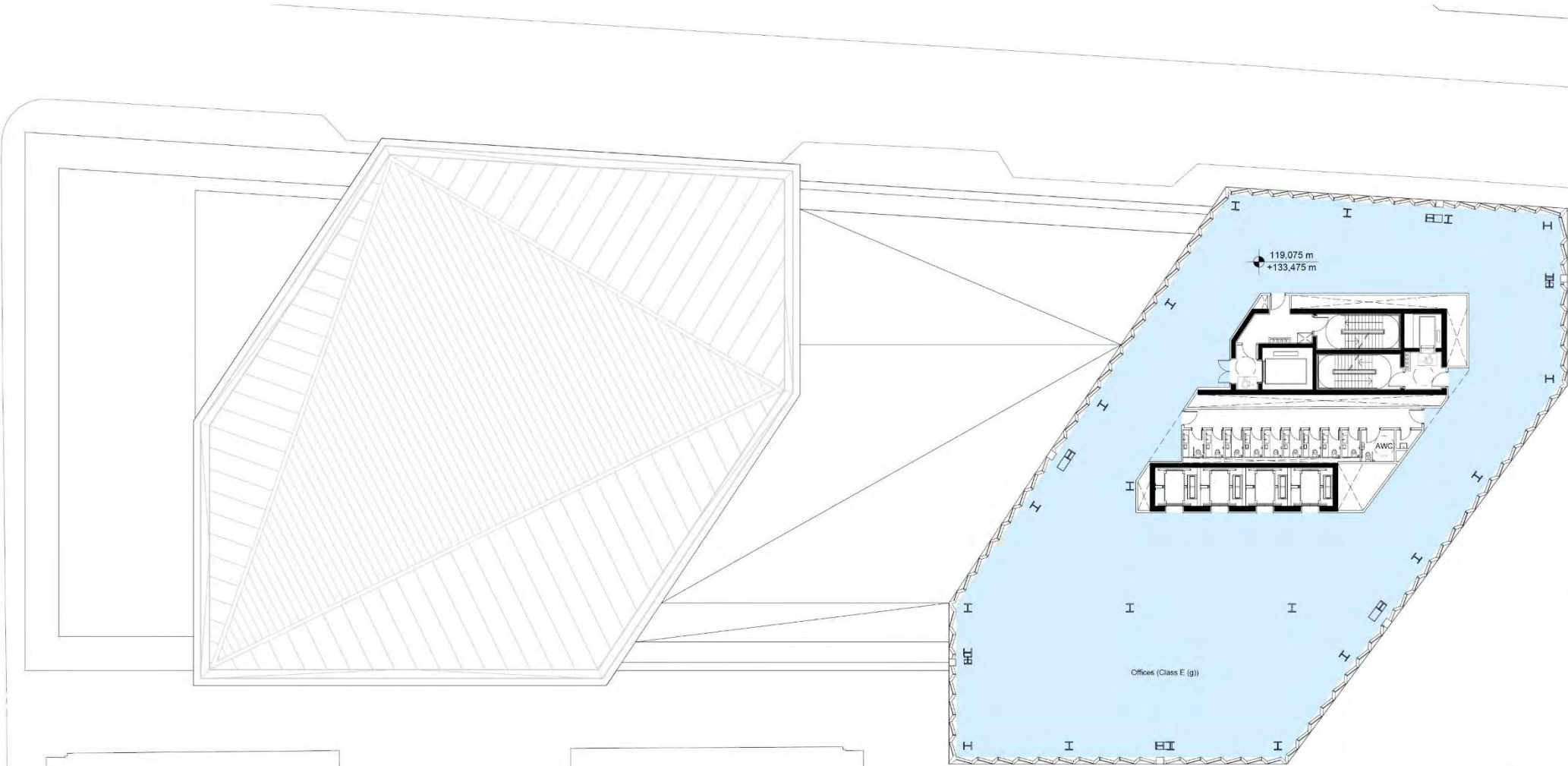


Key:

Workplace



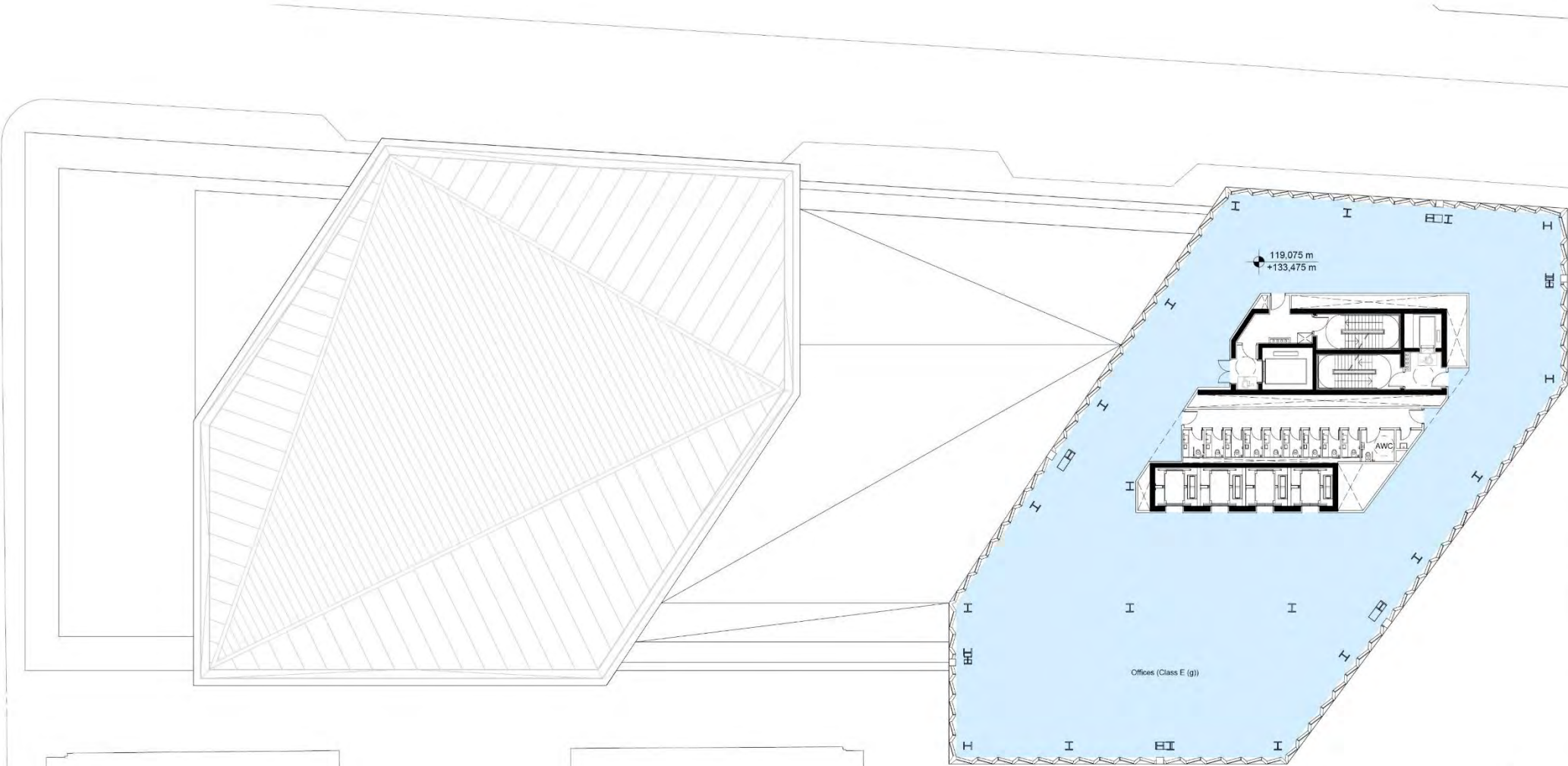
Proposed Level 29-35



Key:
Workplace



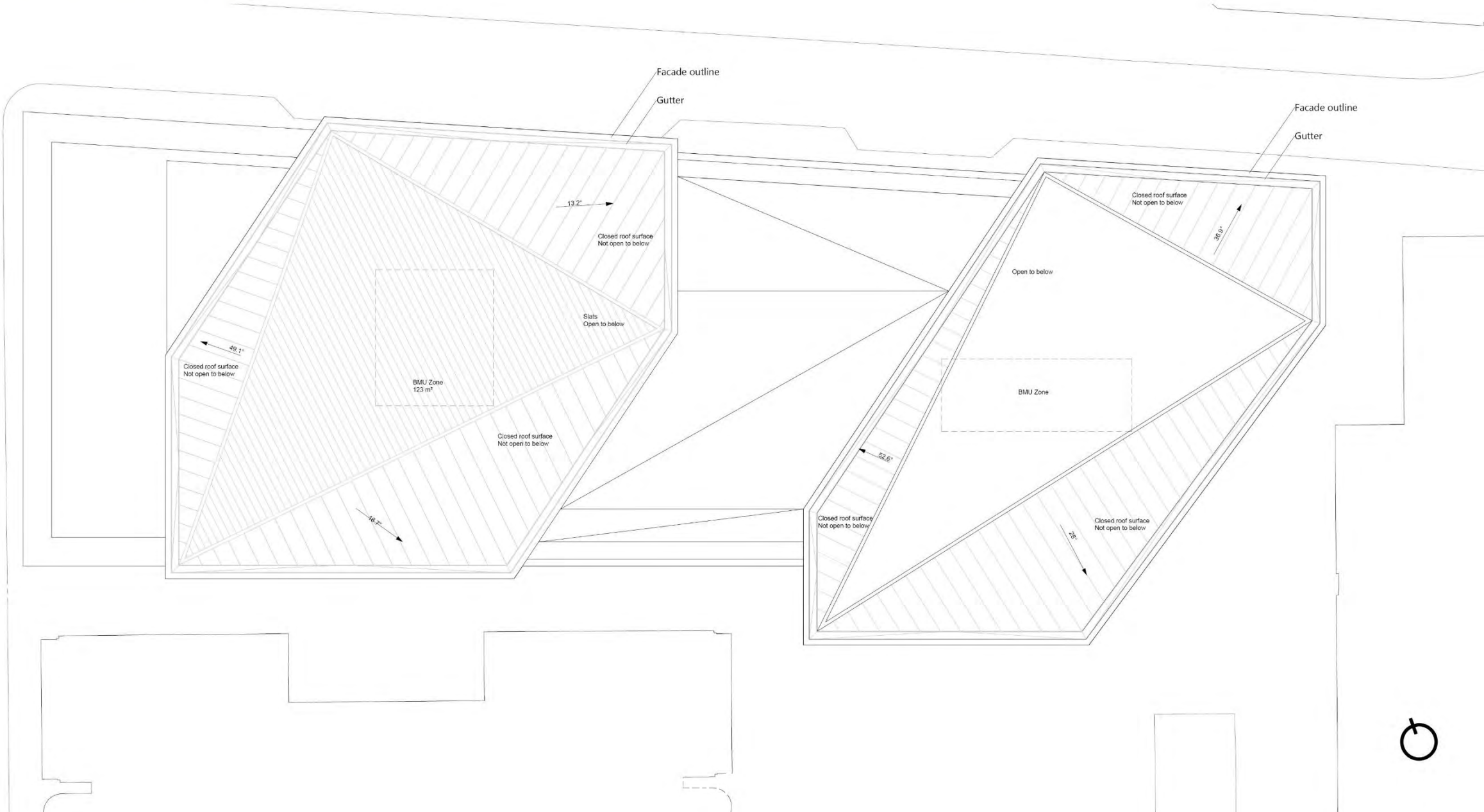
Proposed Level 29-35



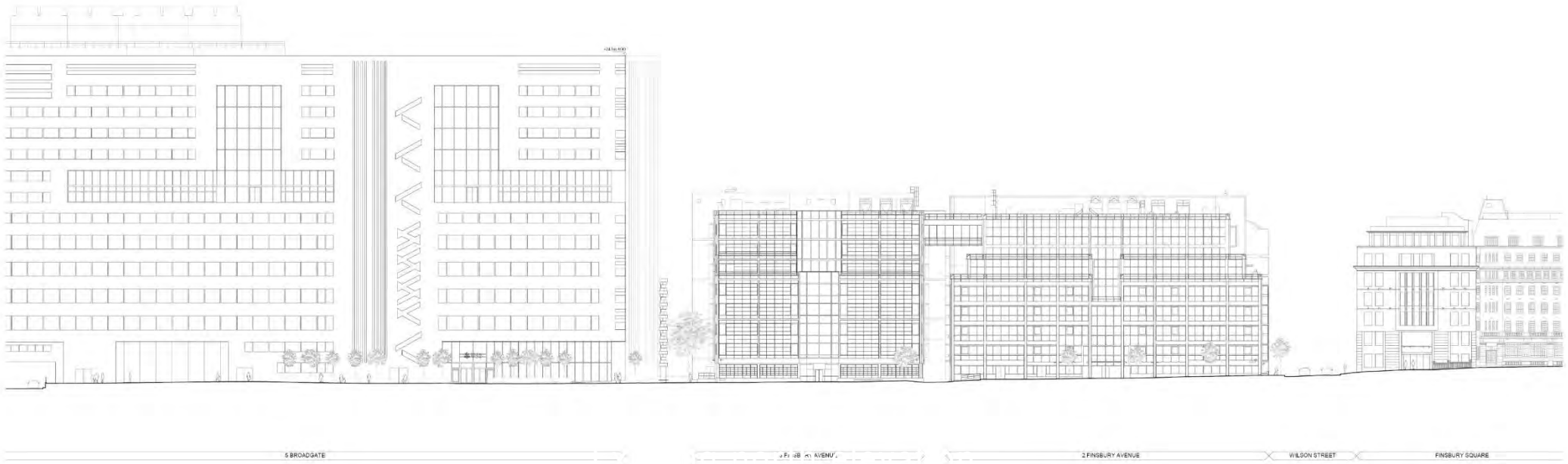
Key:
Workplace



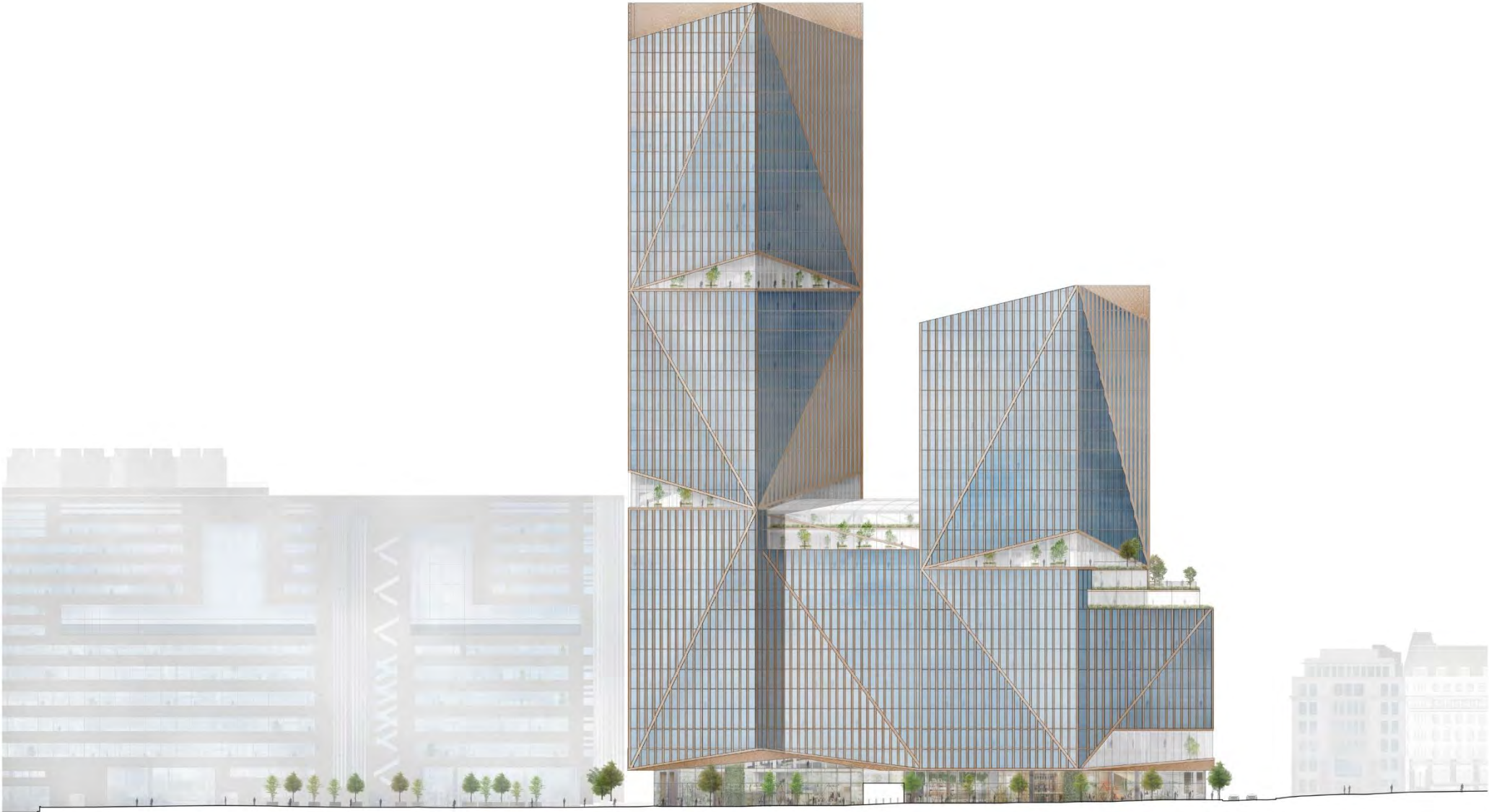
Proposed Roof Plan



Existing North Elevation



Proposed North Elevation



PASSAGE

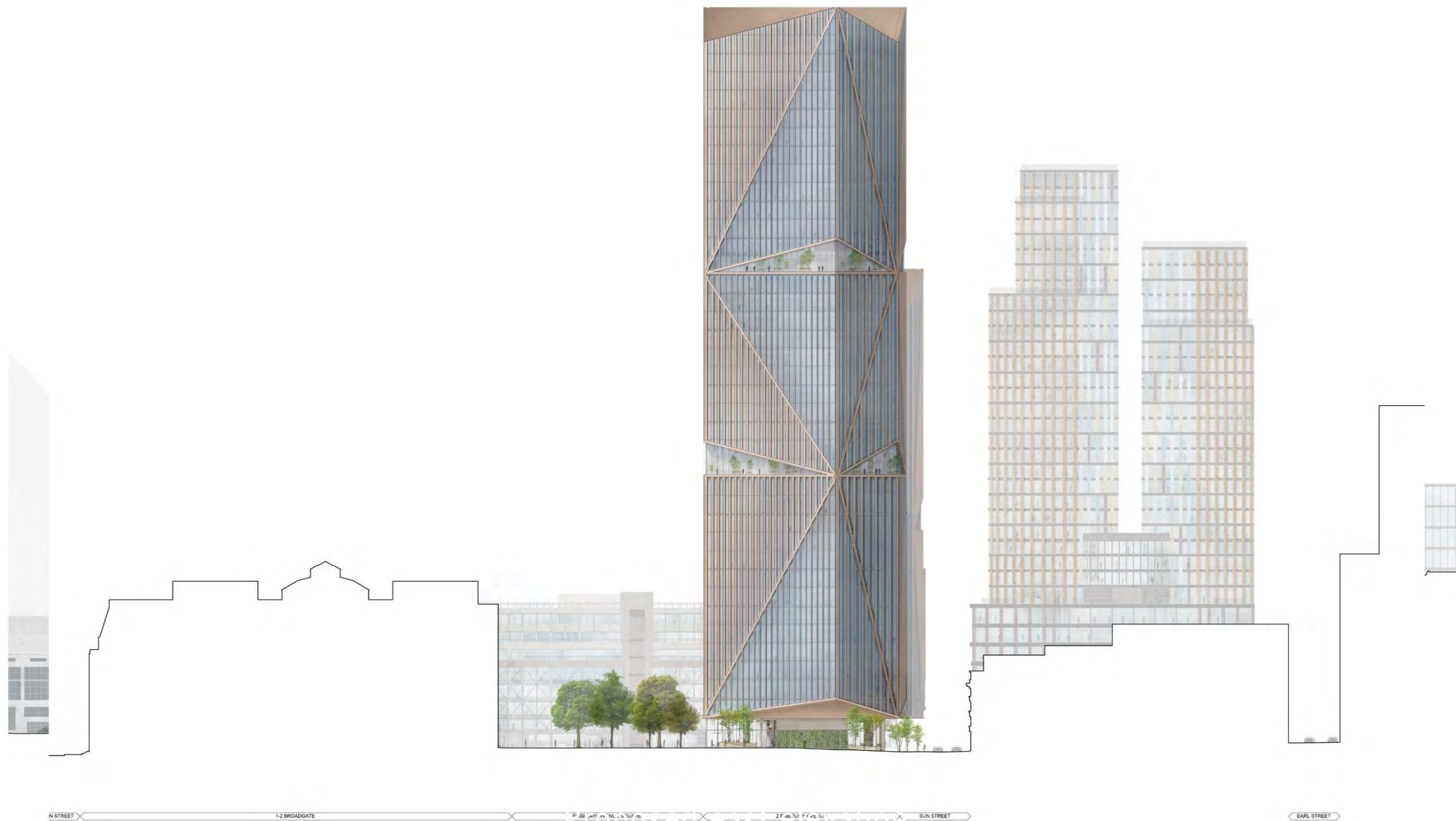
5 BROADGATE

2 RD 101 WY 101 NWE

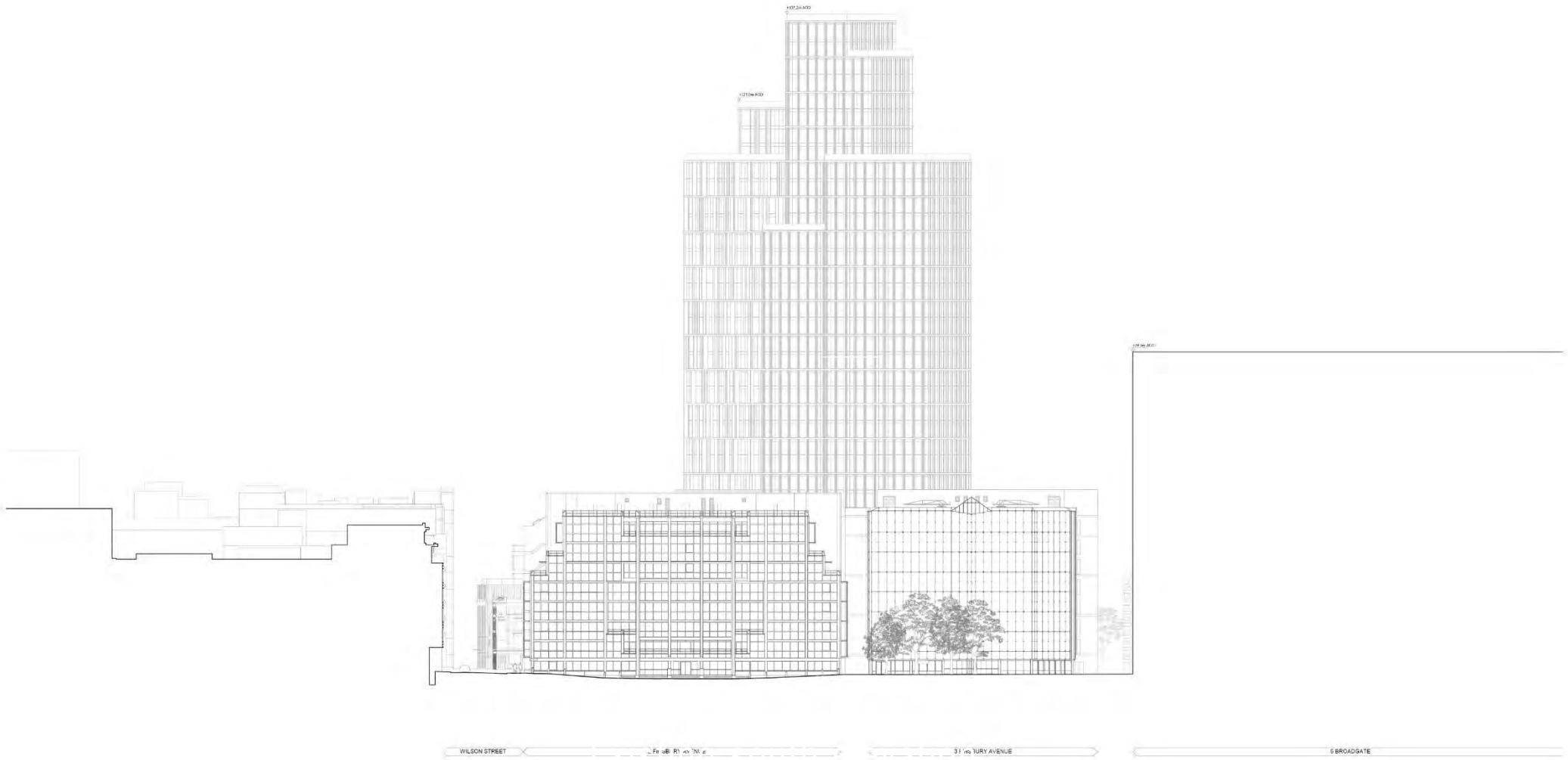
WILSON STREET

FINCHBURY SQUARE

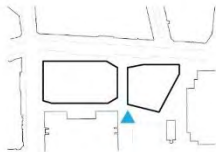


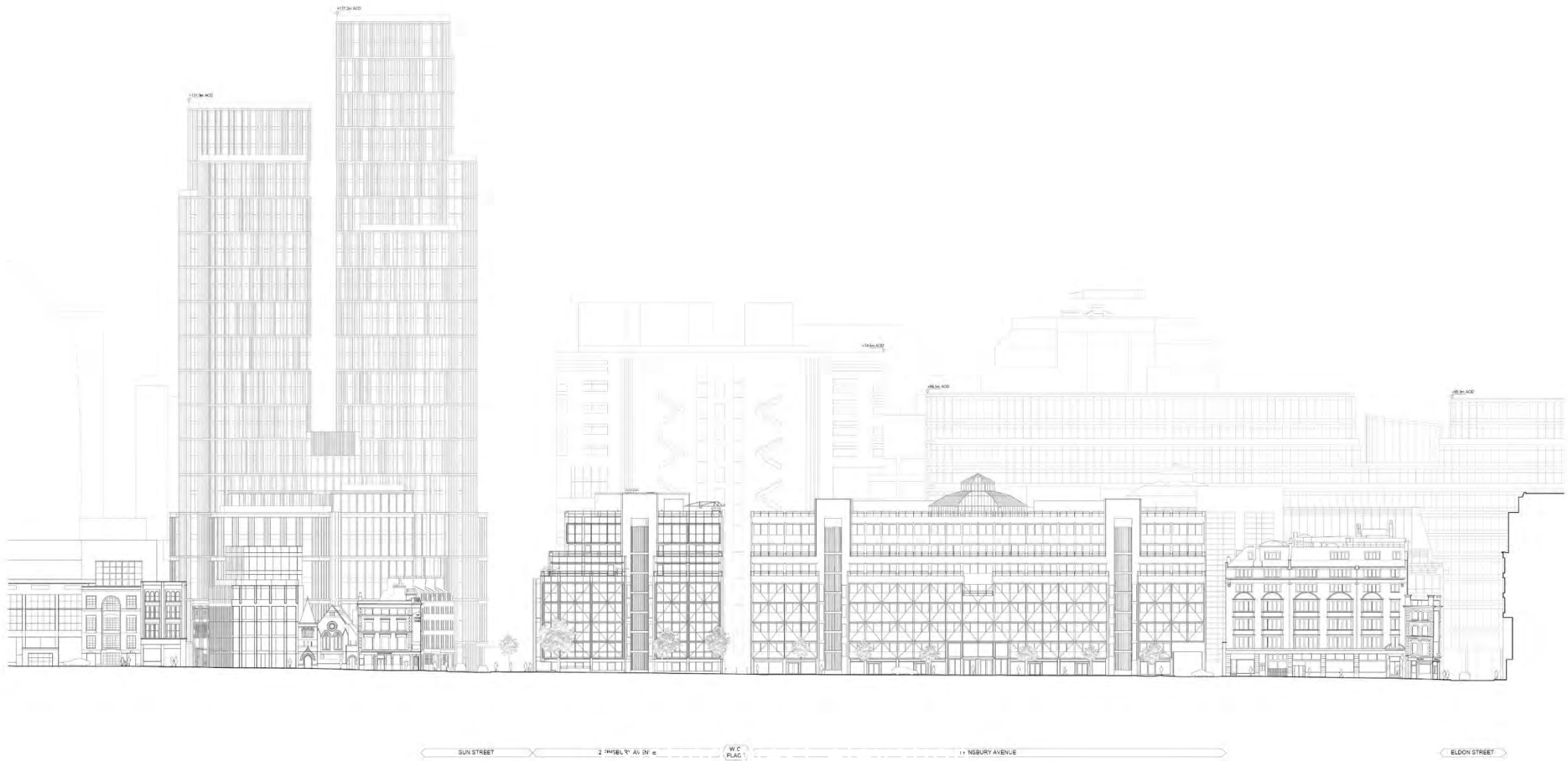


Existing South Elevation



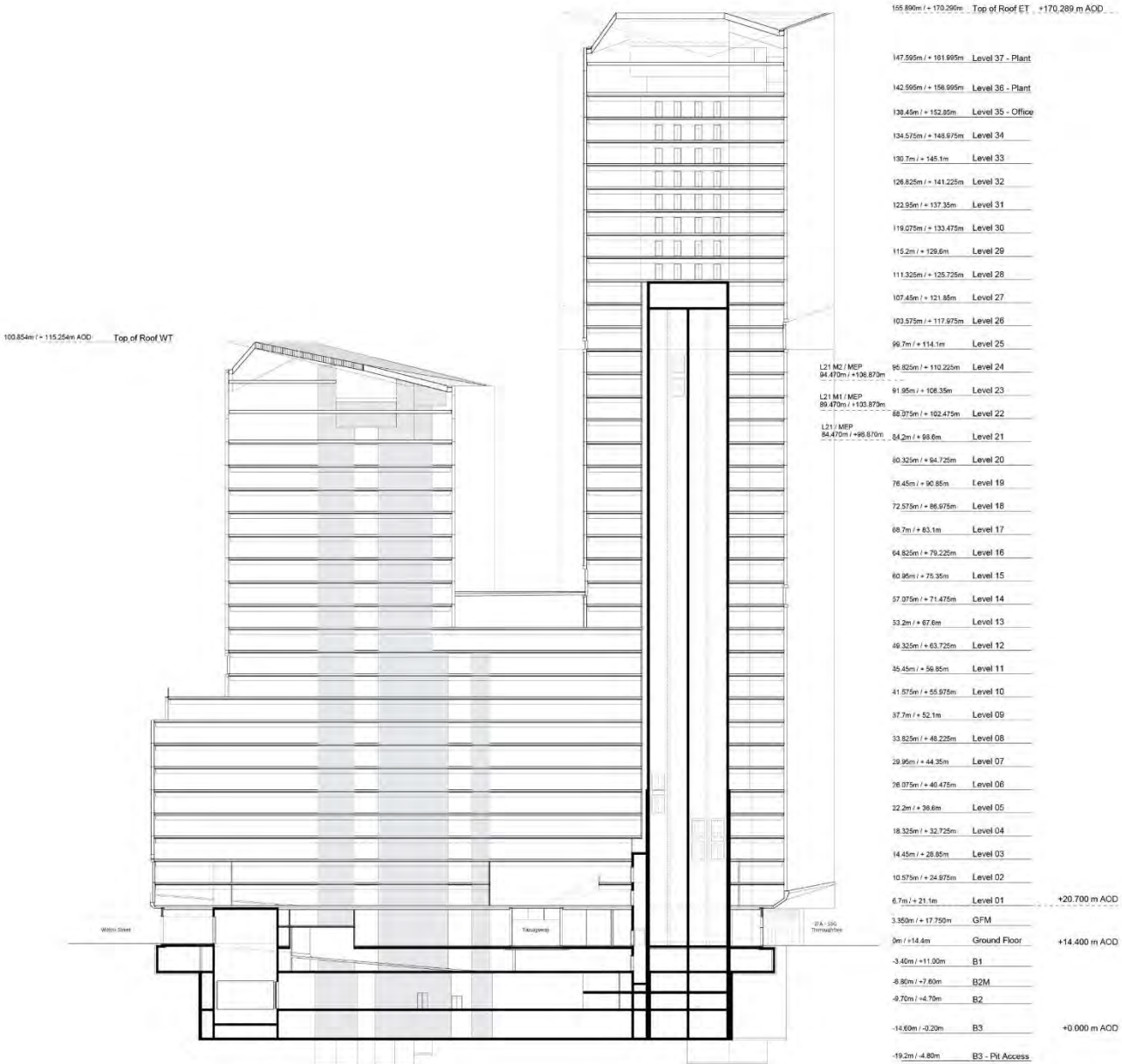
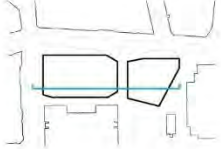
Proposed South Elevation







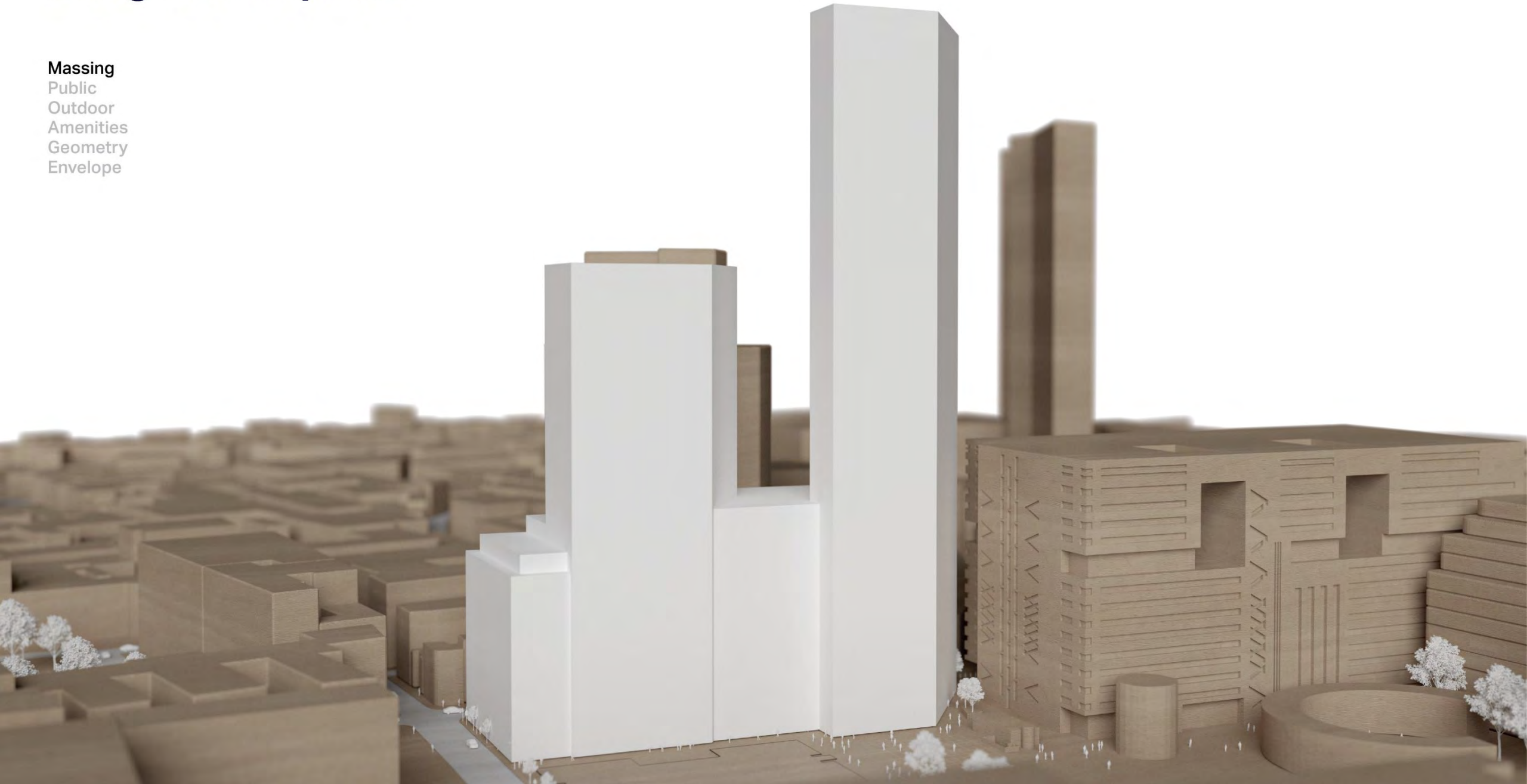
Proposed Section B



Design Development

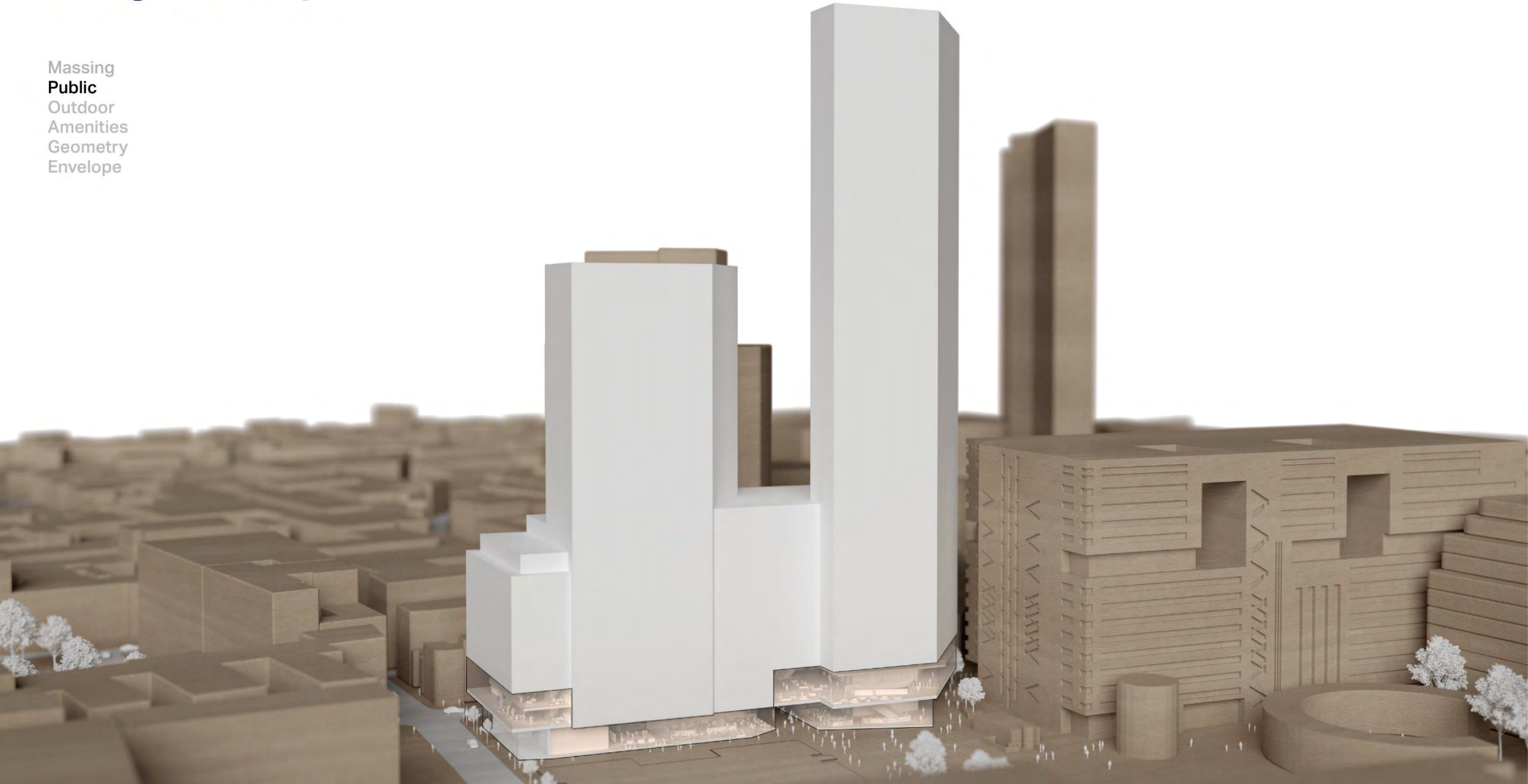
Massing

Public
Outdoor
Amenities
Geometry
Envelope



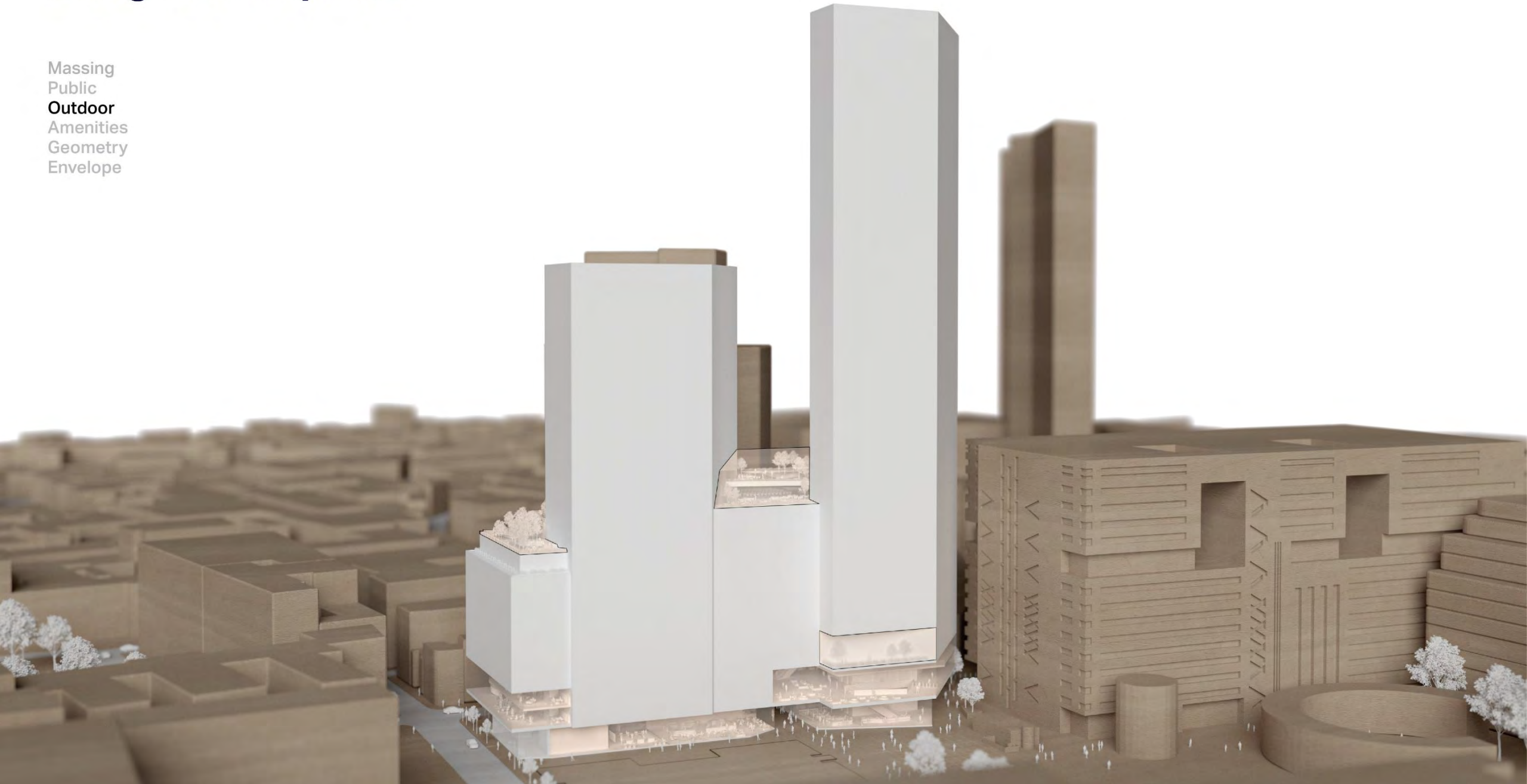
Design Development

Massing
Public
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Envelope



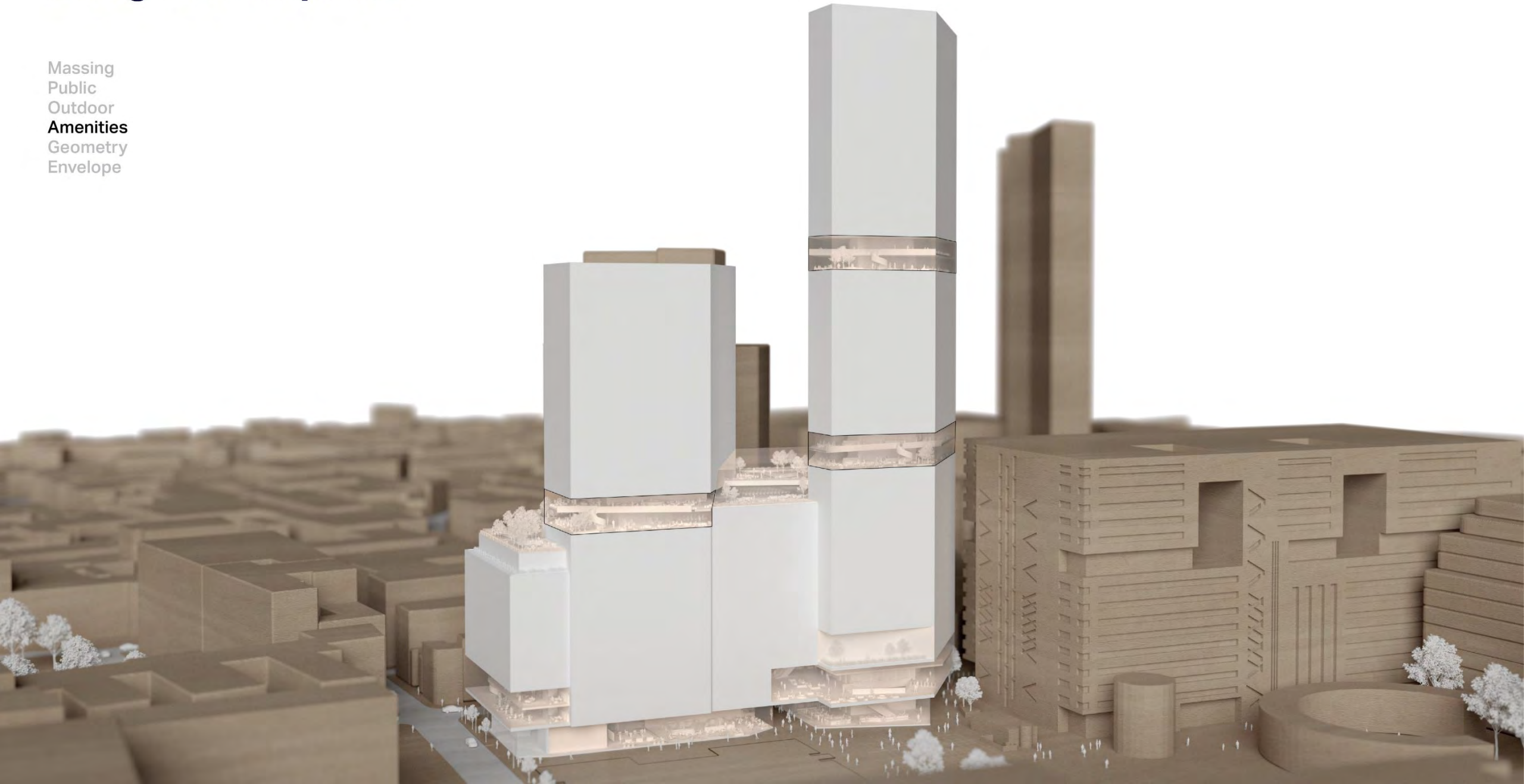
Design Development

Massing
Public
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Amenities
Geometry
Envelope



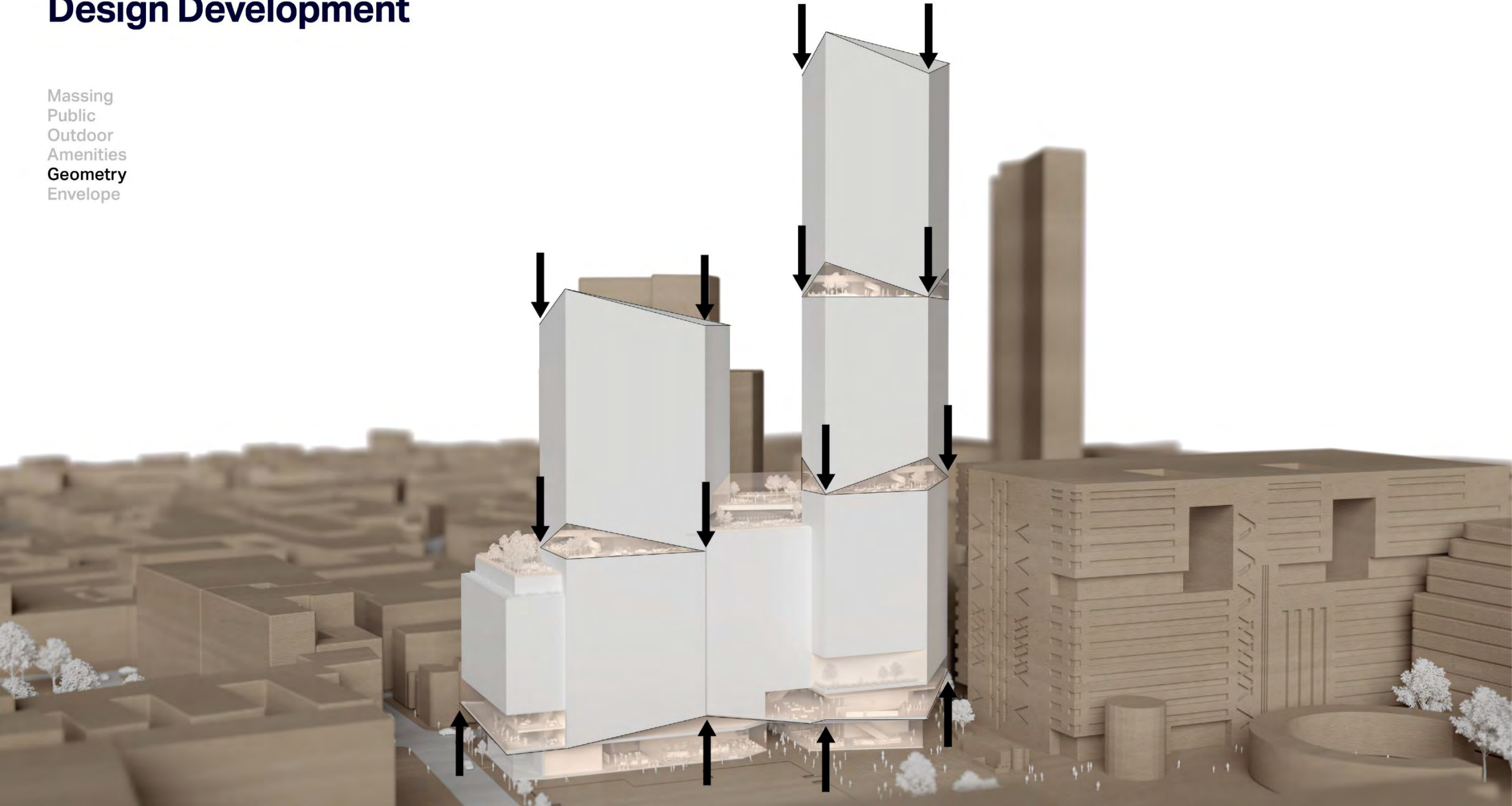
Design Development

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Outdoor
Amenities
Geometry
Envelope



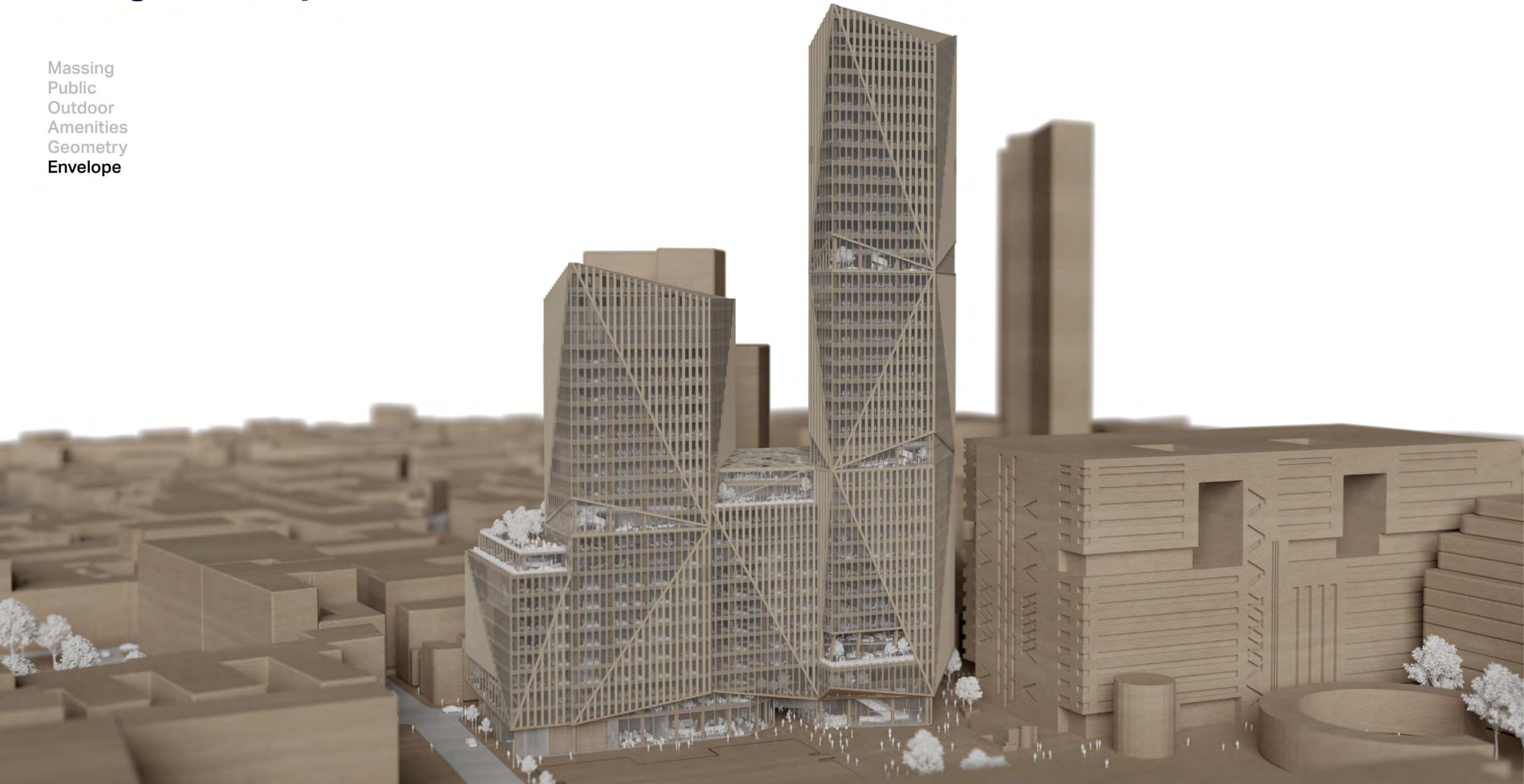
Design Development

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Outdoor
Amenities
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Envelope



Design Development

Massing
Public
Outdoor
Amenities
Geometry
Envelope



View 2: LVMF 8A.1 | Westminster Pier – the orientation plaque

Existing



View 2: LVMF 8A.1 | Westminster Pier – the orientation plaque

Cumulative



View 1: LVMF 9A.1 | King Henry VIII's Mound – the viewing point

Existing



View 1: LVMF 9A.1 | King Henry VIII's Mound – the viewing point

Cumulative



View 5: LVMF 15B.1 | Waterloo Bridge: downstream - close to the Westminster bank

Existing

