

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

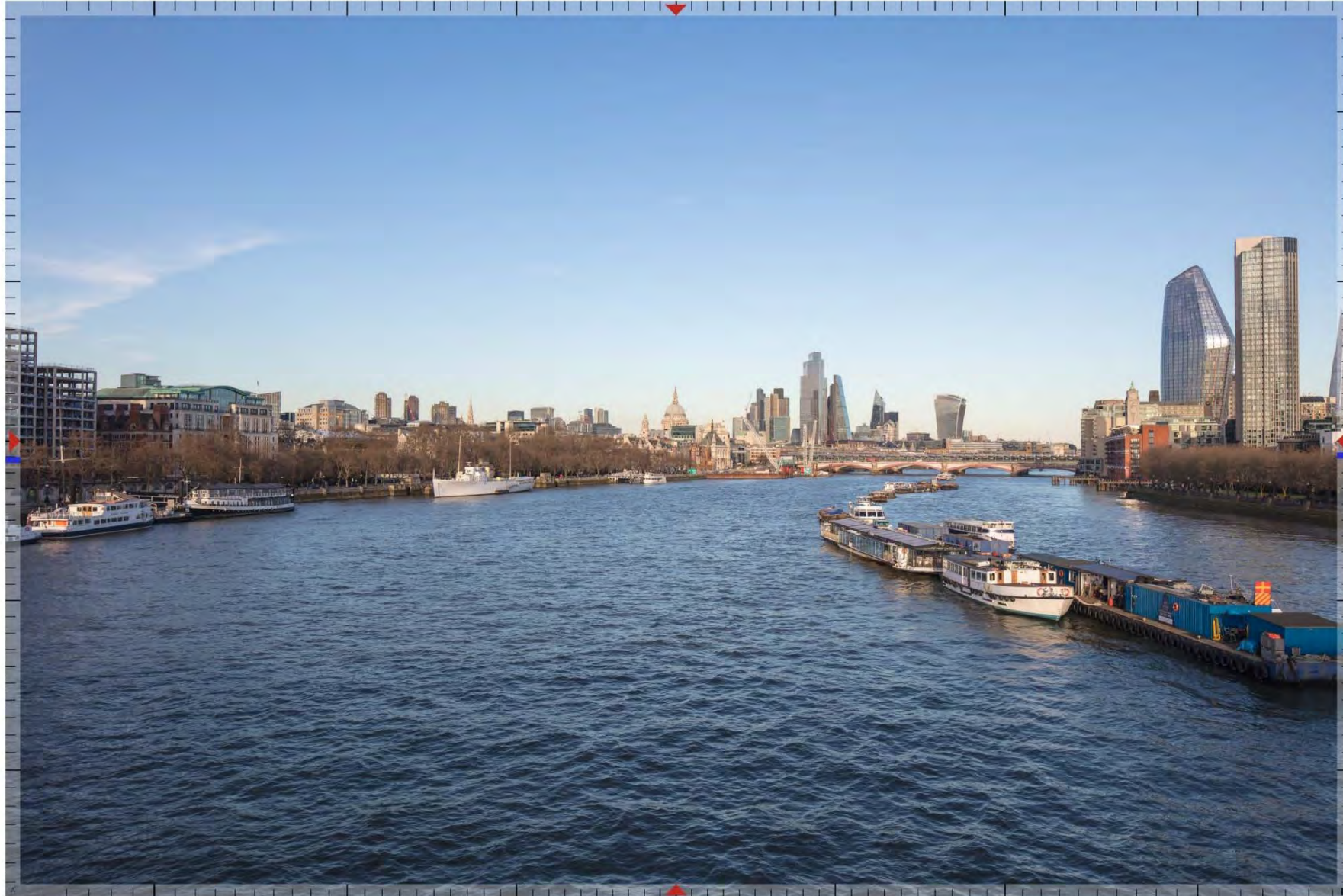
Cumulative





## View 6: LVMF 15B.2 | Waterloo Bridge: downstream - at the centre of the bridge

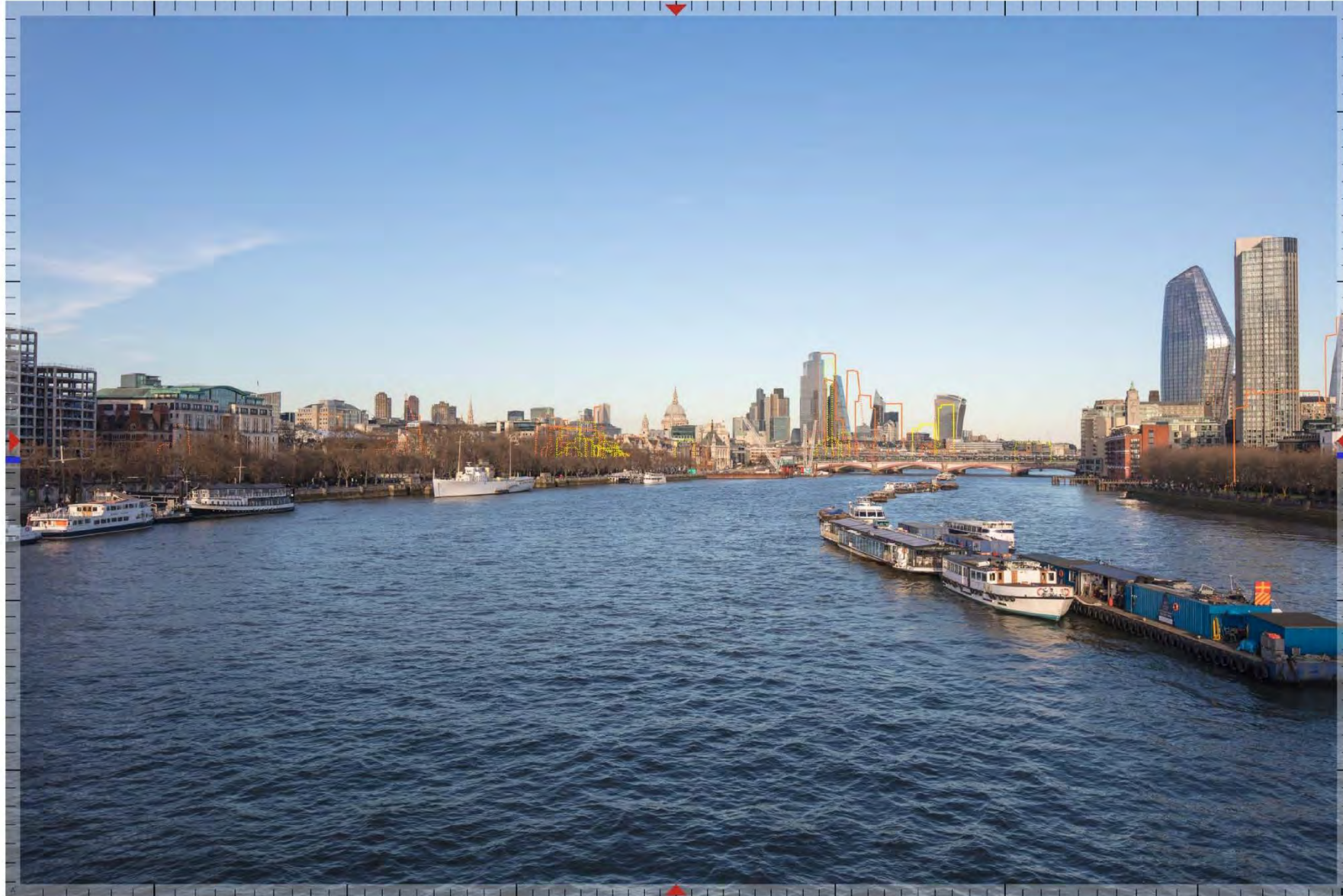
Existing





## View 6: LVMF 15B.2 | Waterloo Bridge: downstream - at the centre of the bridge

Cumulative





## View 8: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Existing





## View 8: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Cumulative





## View 9: LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform

Centre of north-east rail - Existing





## View 9: LVMF 16B.2 | The South Bank: Gabriel's Wharf viewing platform

Centre of north-east rail - Cumulative





# View 8T: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Telephoto - Existing





# View 8T: LVMF 16B.1 | The South Bank: Gabriel's Wharf viewing platform

Centre of north rail - Telephoto - Cumulative





# View 7: Waterloo Bridge: downstream – alongside National Theatre

Existing





# View 7: Waterloo Bridge: downstream – alongside National Theatre

Cumulative





# View 7T: Waterloo Bridge: downstream – alongside National Theatre

Telephoto - Existing





# View 7T: Waterloo Bridge: downstream – alongside National Theatre

Telephoto - Previously Consented Scheme





# View 7T: Waterloo Bridge: downstream – alongside National Theatre

Telephoto - Cumulative





## View 12: LVMF 10A.1 | Tower Bridge: the north bastion - close to the information centre

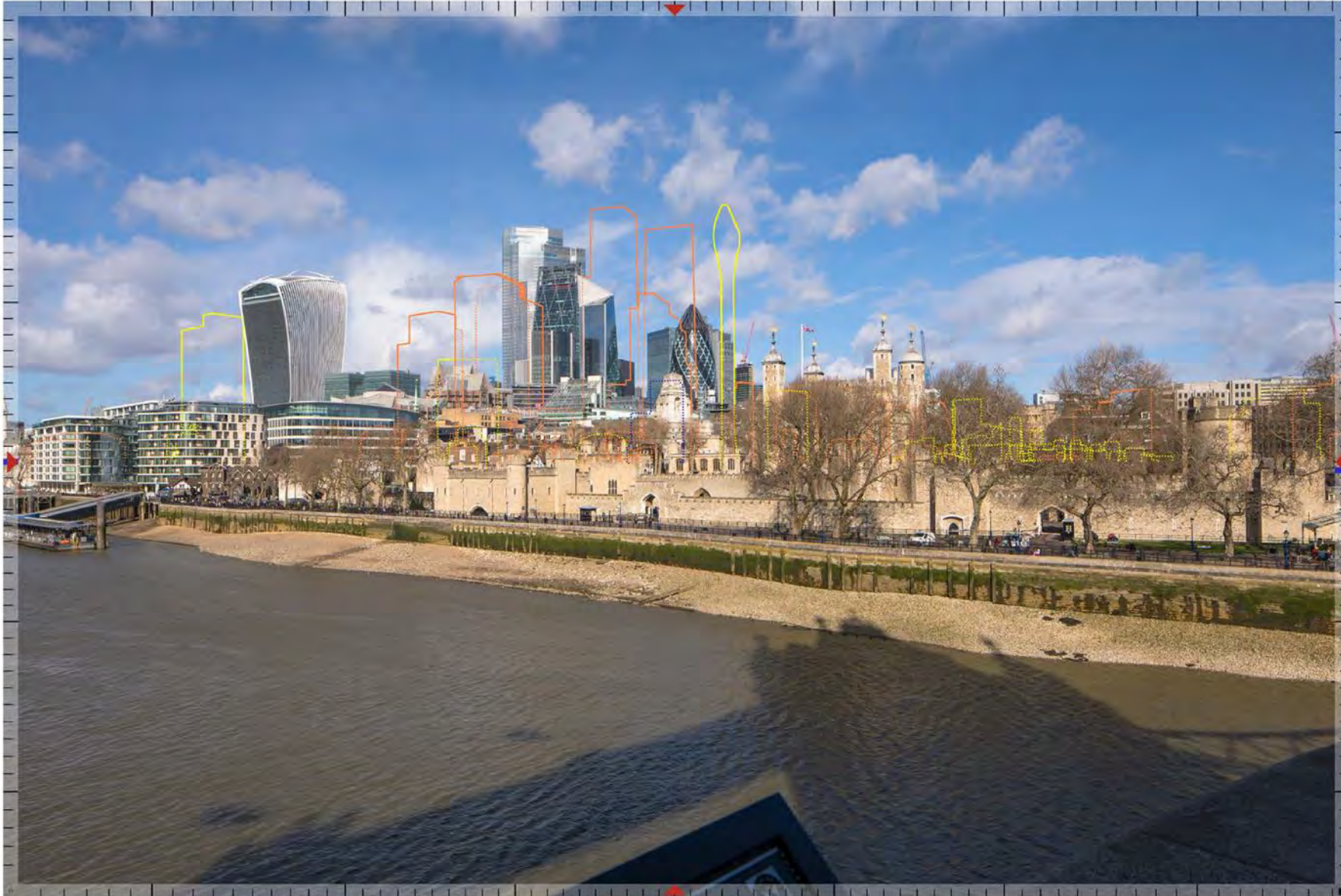
Existing





## View 12: LVMF 10A.1 | Tower Bridge: the north bastion - close to the information centre

Cumulative





# View 40: St. Paul's Cathedral Golden Gallery

Existing





# View 40: St. Paul's Cathedral Golden Gallery

Cumulative





# View 14W: Finsbury Circus: Circus Place | Winter

Existing





# View 14W: Finsbury Circus: Circus Place | Winter

Cumulative





# View 16: Finsbury Square: south-west corner

Existing





# View 16: Finsbury Square: south-west corner

Cumulative





# View 18: Finsbury Square, at junction with City Road

Existing





# View 18: Finsbury Square, at junction with City Road

Cumulative





# View 19: Honourable Artillery Company: north-west corner

Existing





# View 19: Honourable Artillery Company: north-west corner

Cumulative





# View 23: Exchange Square

Existing





# View 23: Exchange Square

Cumulative





## View 27: Wilson Street, south – position 2

Existing





## View 27: Wilson Street, south – position 2

Cumulative





# View 28B: Wilson Street, corner with Finsbury Square - looking east along Sun Street

Existing





# View 28B: Wilson Street, corner with Finsbury Square - looking east along Sun Street

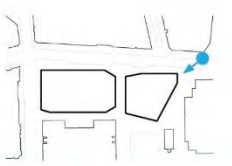
Cumulative





# Existing Sun St. View

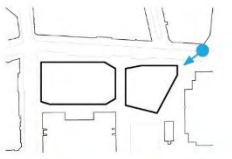
Visual Impact Assessment





# Proposed Sun St. View

Visual Impact Assessment





## View 38: Finsbury Avenue Square, south-east corner

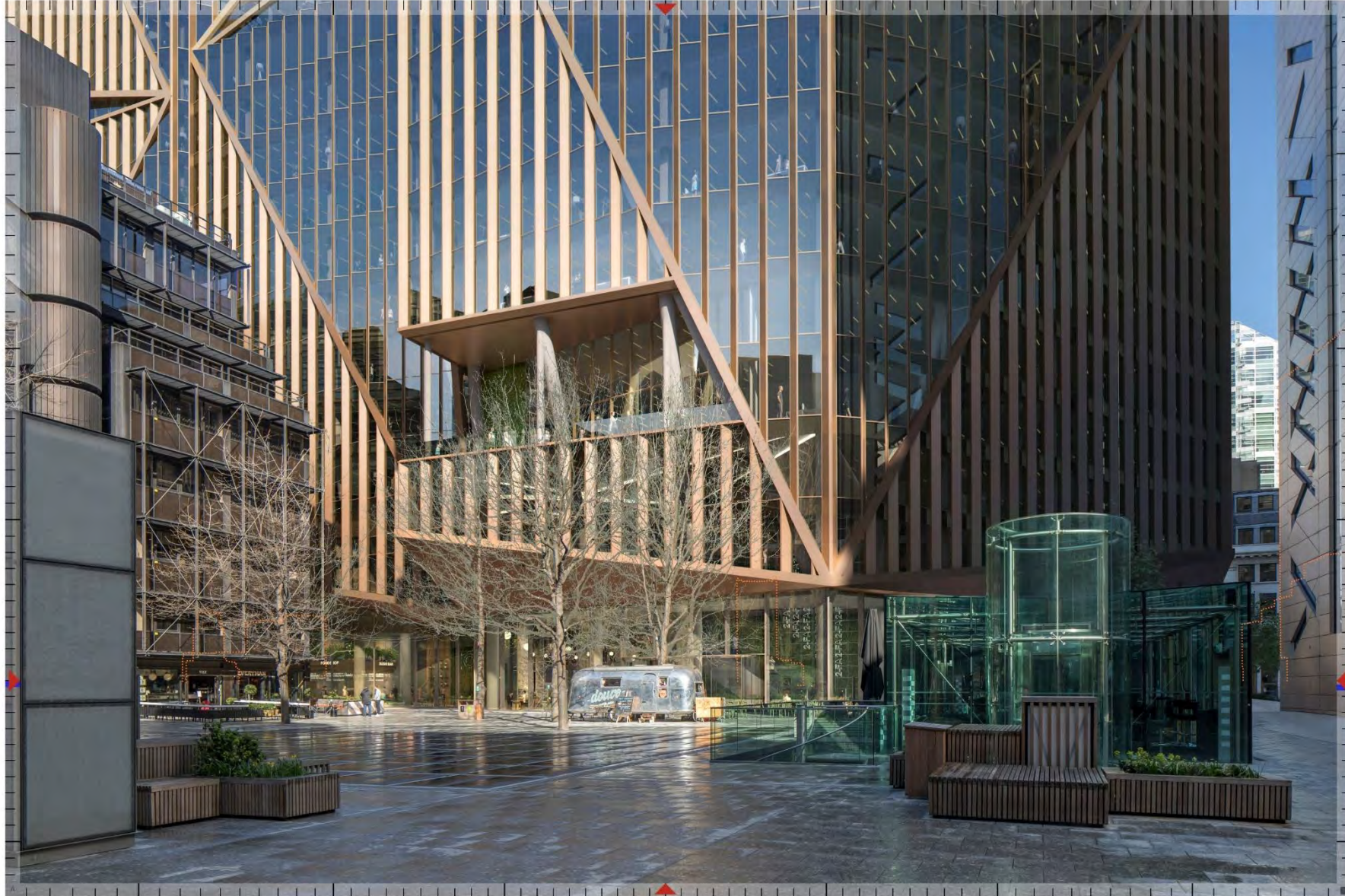
Existing





# View 38: Finsbury Avenue Square, south-east corner

Cumulative





# Facade

Innovative Sawtooth Facade



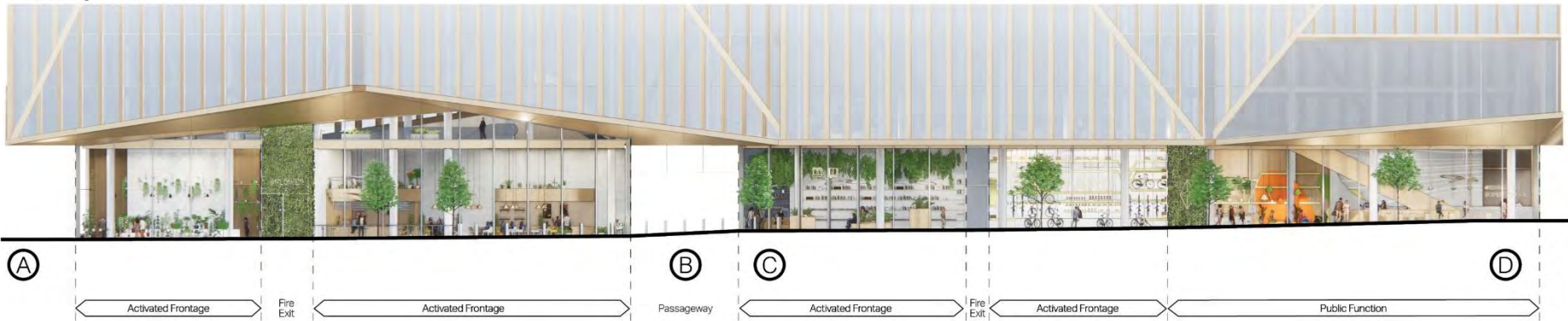


# Public Realm & Streetscape

Illustrative views along Sun Street



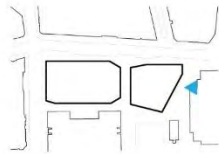
Conceptual North Elevation



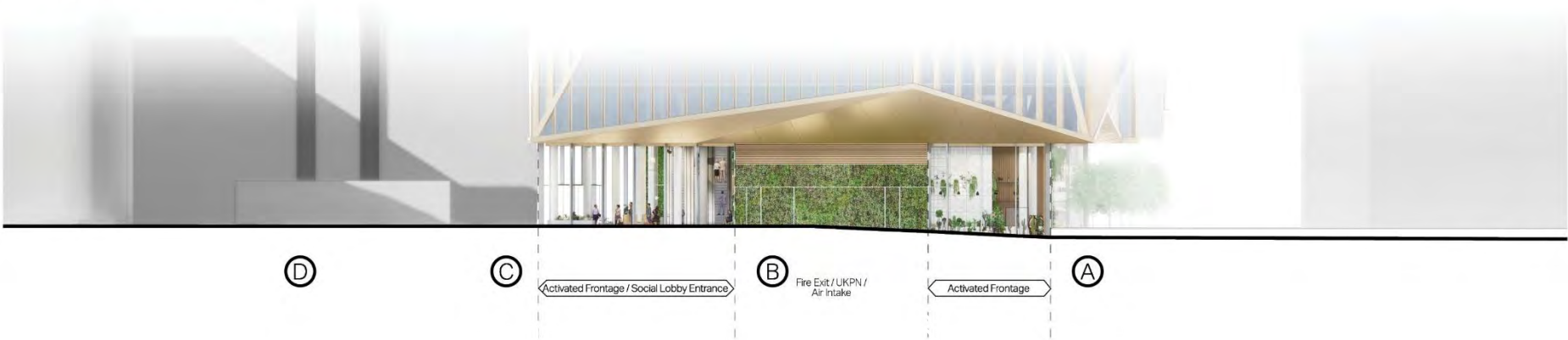


# Public Realm & Streetscape

Illustrative views between 2 Finsbury Avenue and 5 Broadgate



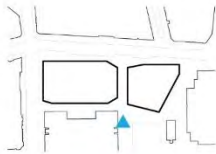
Conceptual East Elevation





# Public Realm & Streetscape

Illustrative views from Finsbury Avenue Square



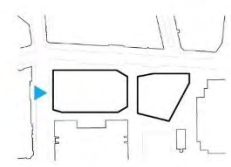
Conceptual South Elevation





# Public Realm & Streetscape

Illustrative views along Wilson Street

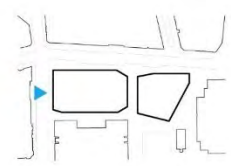


Conceptual West Elevation

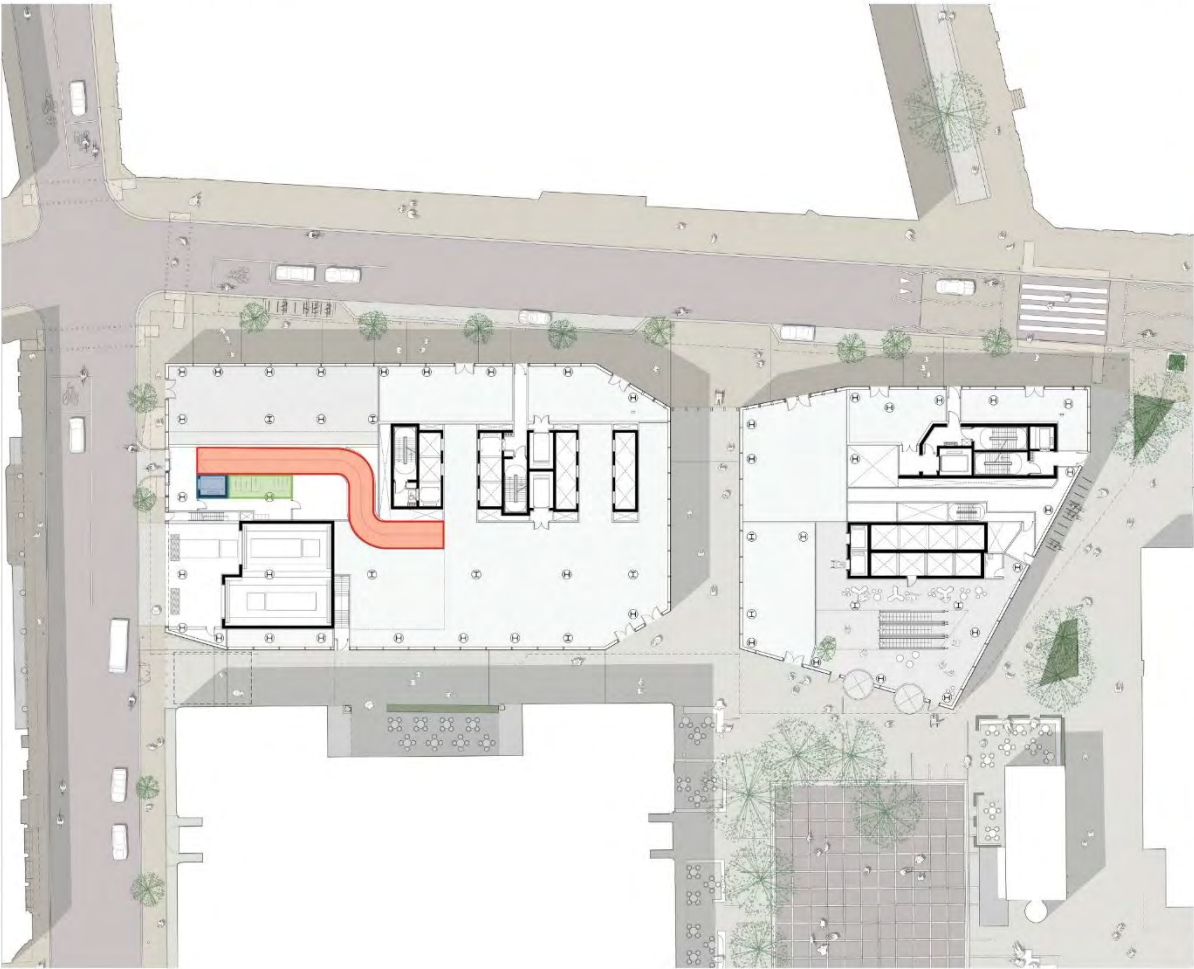




# Cycle Ramp / Access



Ground Floor Plan



**Key:**

	Cycle Ramp to basement bike parking		Cycle Lift for larger cycles / recumbent cycles		Cycle Parking Internal ground floor short-stay
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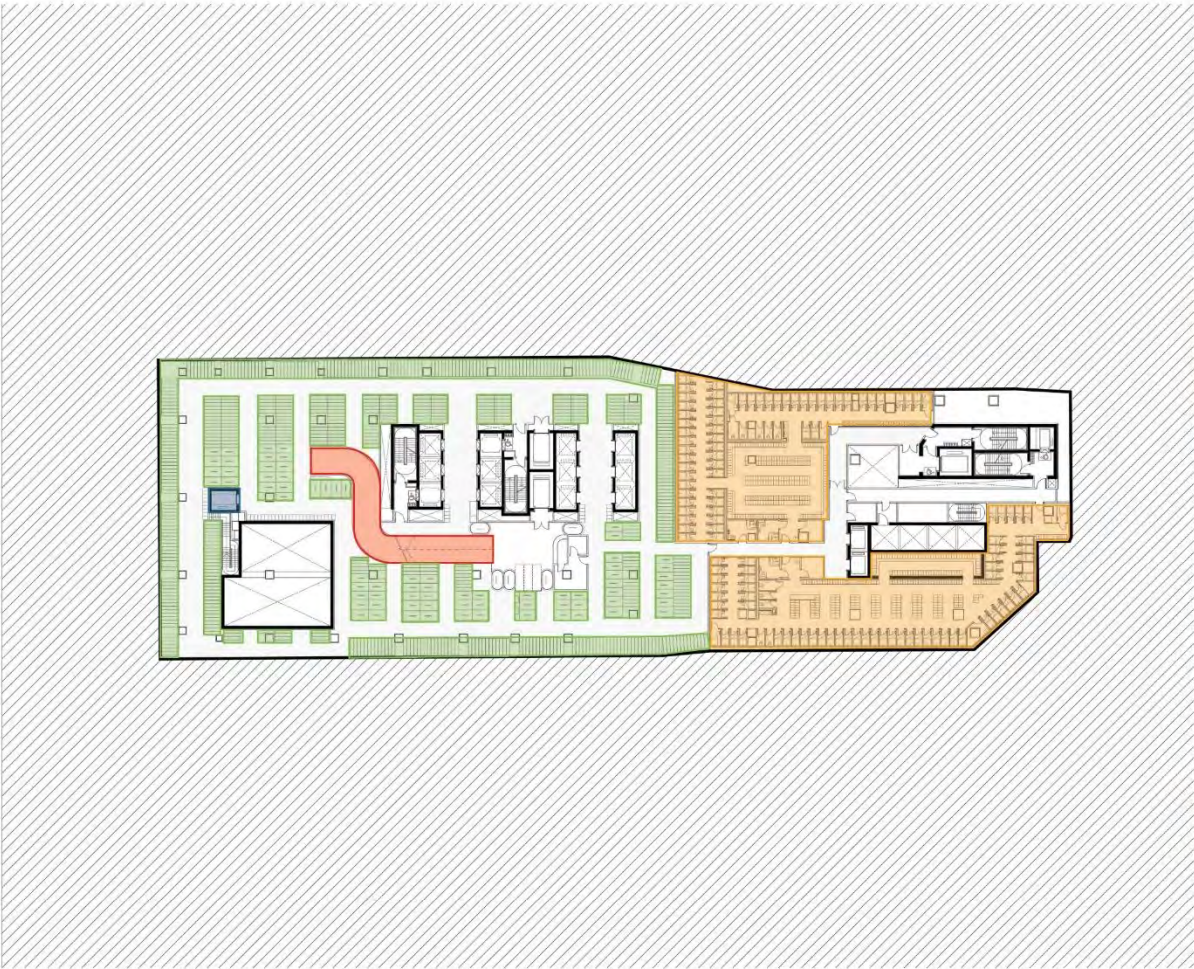
Cycle Ramp entry from Wilson Street









# Cycle Parking

Basement Level 1 Plan



**Key:**

	Cycle Ramp to Wilson Street		Cycle Lift for larger cycles / recumbent cycles		Cycle Parking		Shower/Changing Facilities
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Cycle Parking at Basement level 1

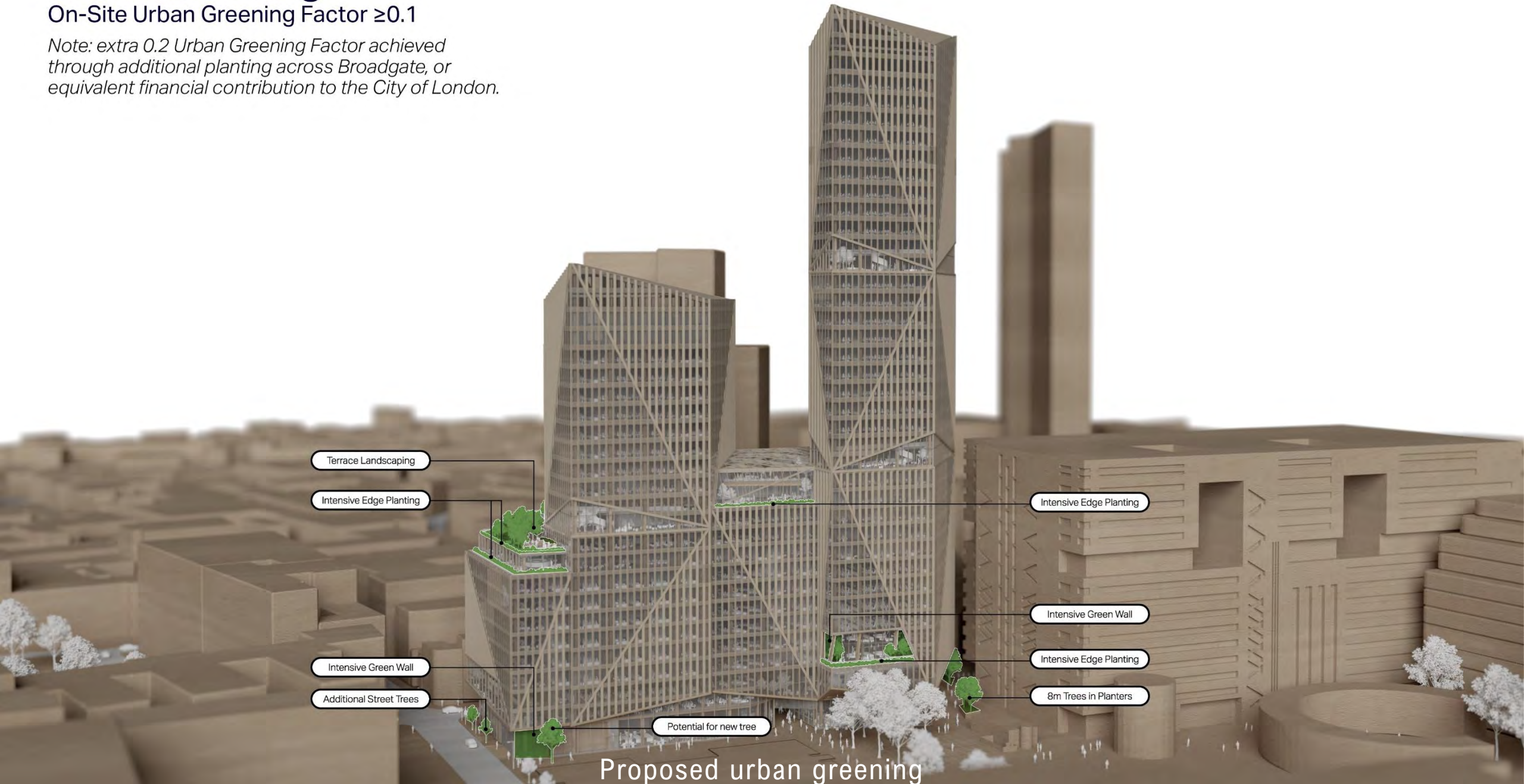




# Urban Greening

On-Site Urban Greening Factor  $\geq 0.1$

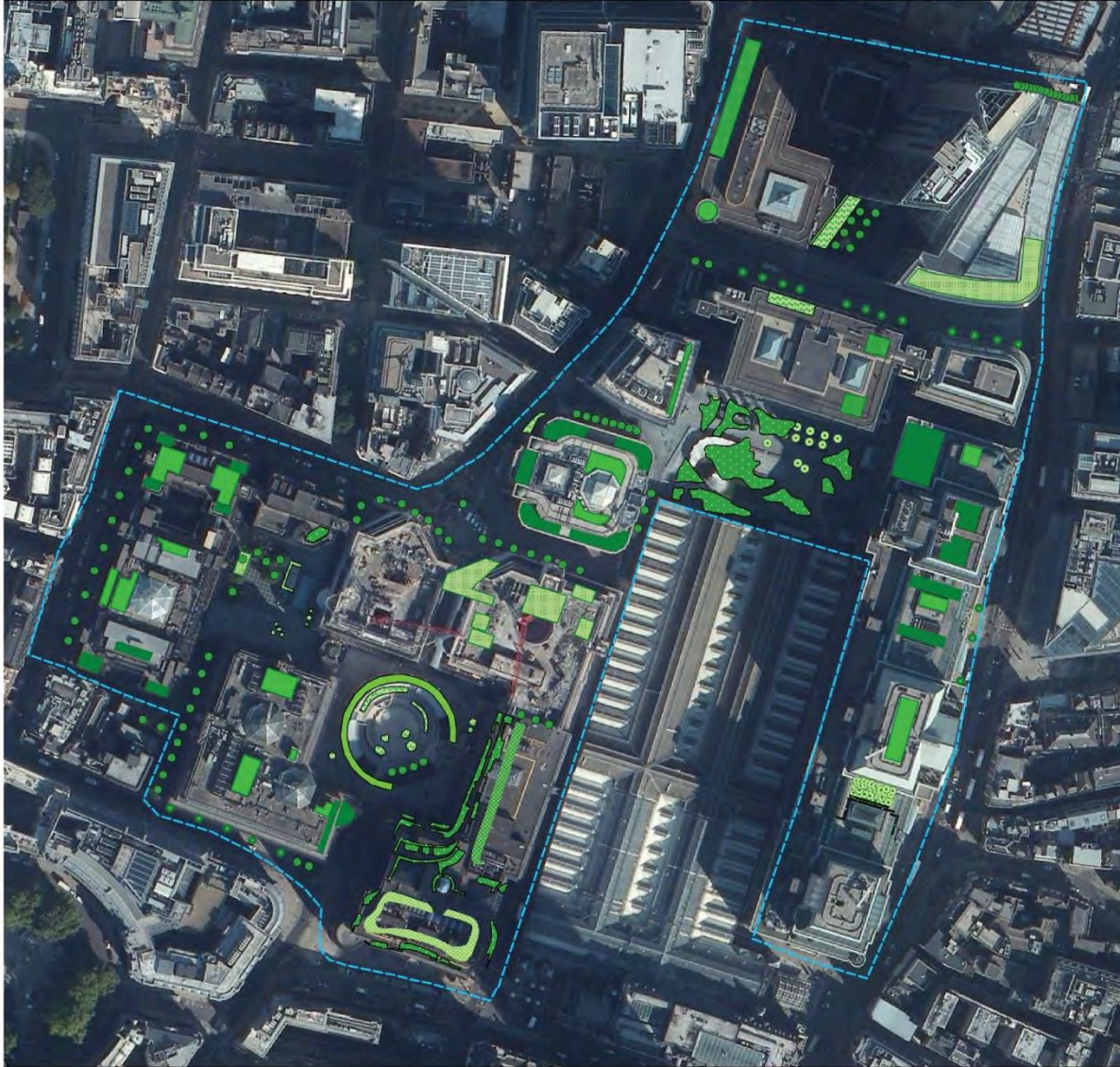
*Note: extra 0.2 Urban Greening Factor achieved through additional planting across Broadgate, or equivalent financial contribution to the City of London.*



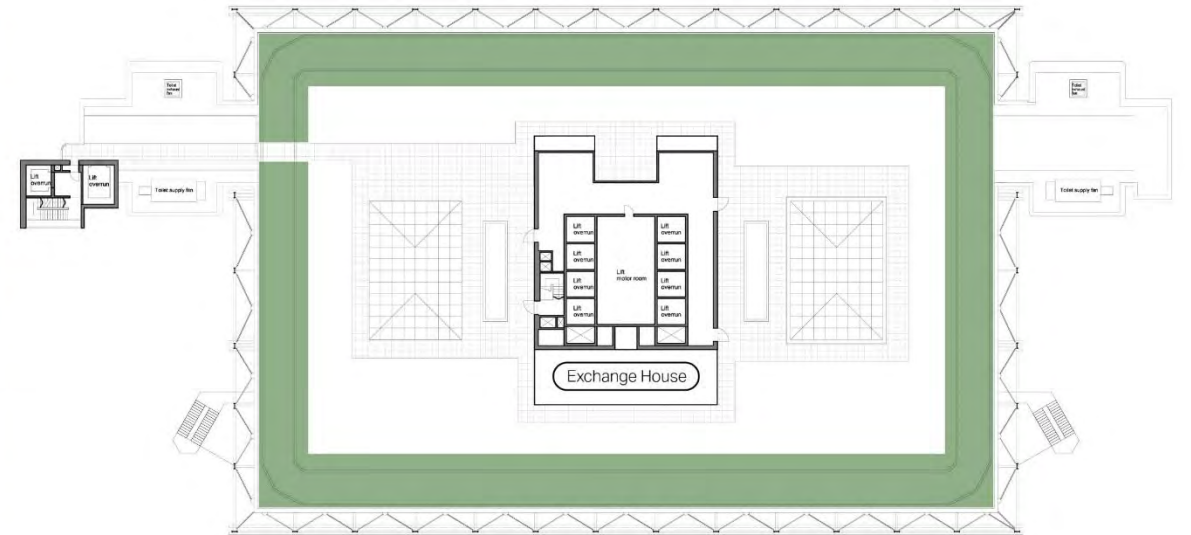


# Urban Greening

Broadgate Biodiversity Brief (2017) prepared by Greengage



Indicative off-site Urban Greening



■ approx. area of extensive biodiverse roof required to achieve 0,2 UGF

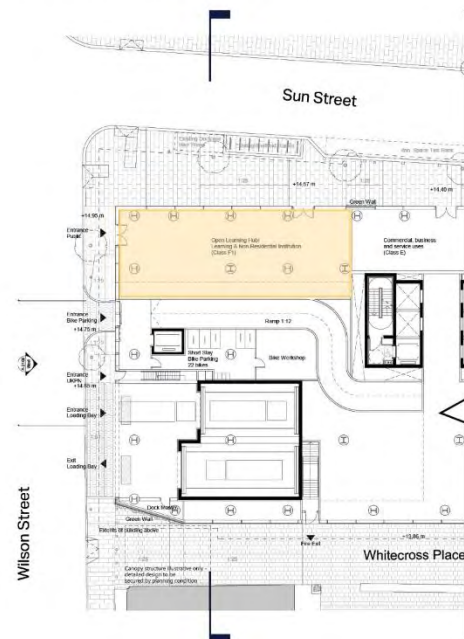


# Open Learning Hub

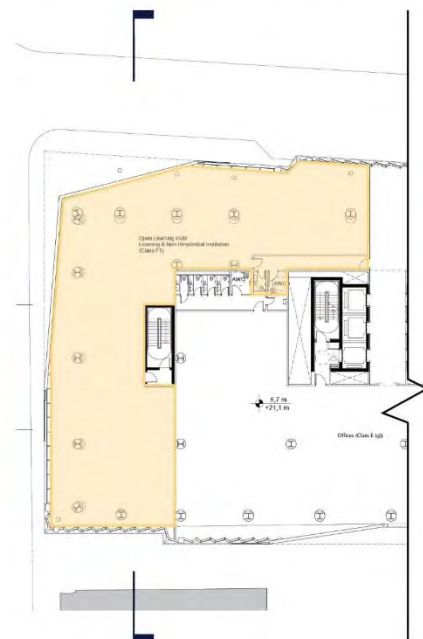
Providing 1,536sq.m NIA of Flexible Learning Space



**Ground Level**  
Entrance / Reception / Cafe



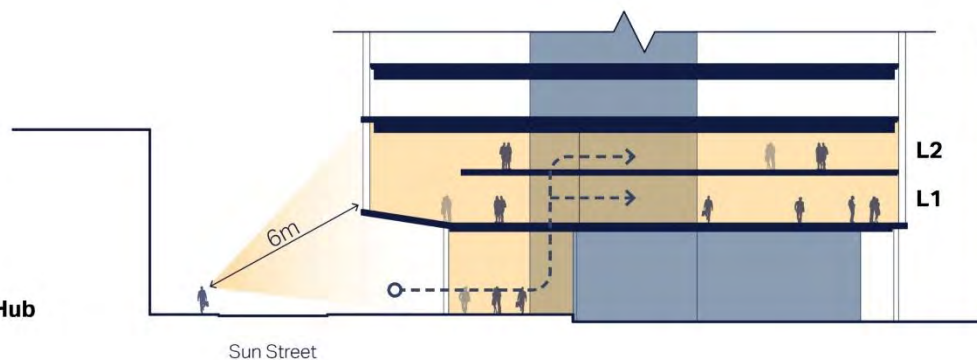
**Level 1**  
Open Learning Hub & Flex Area



**Level 2**  
Double Height Space / Mezz.

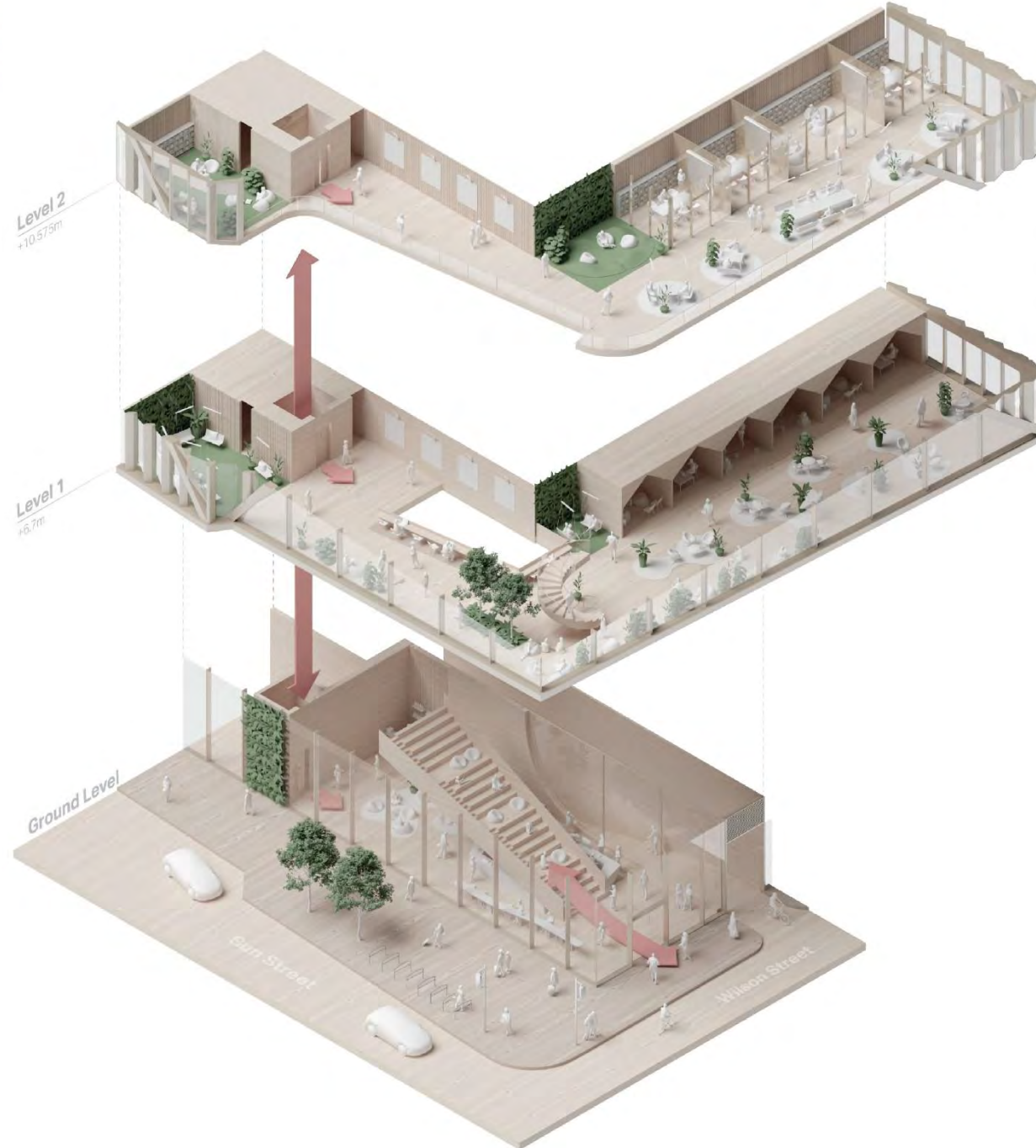


**Diagrammatic Section**  
through Open Learning Hub





# Open Learning Hub

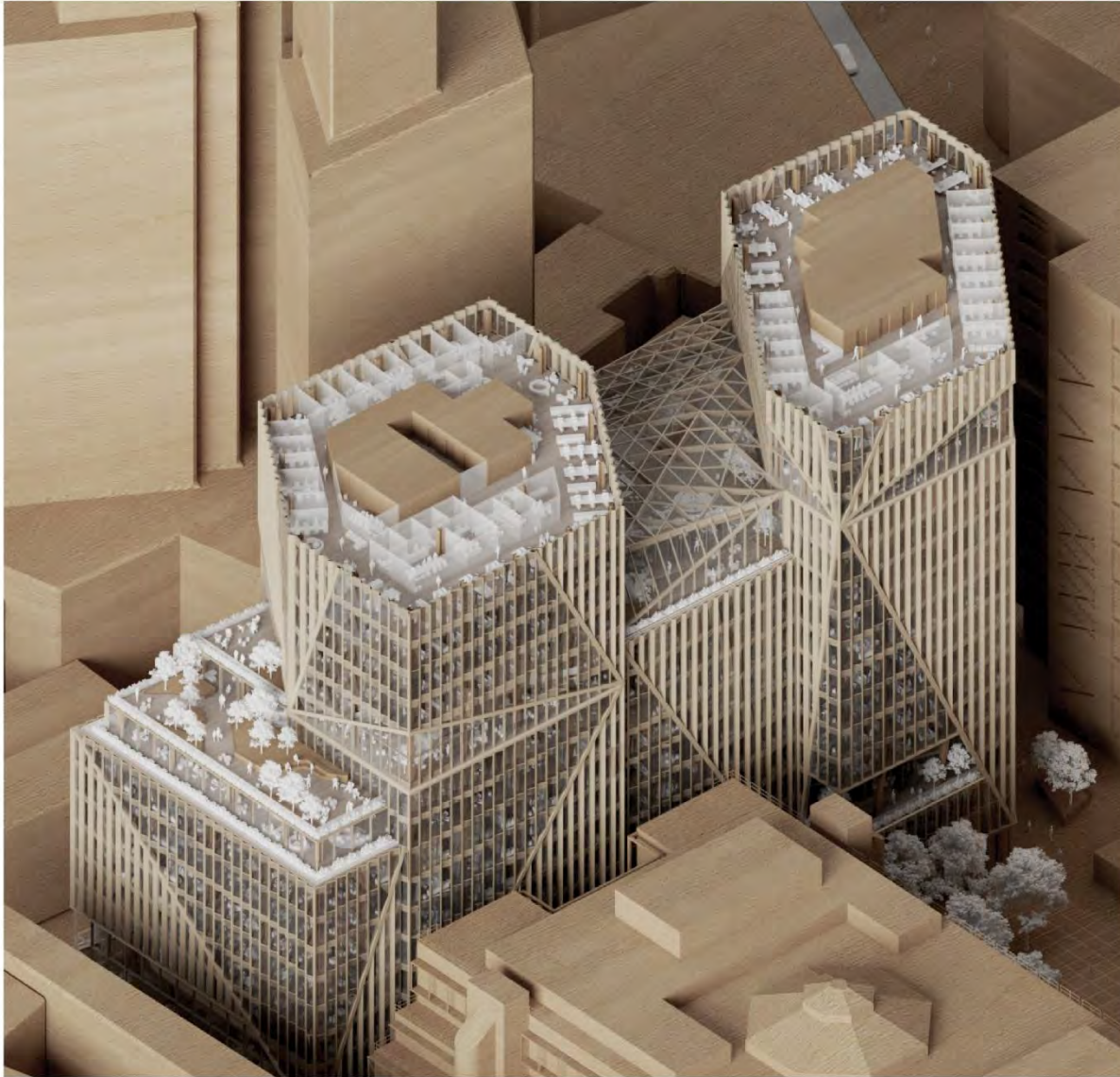


\*Internal layouts indicative and subject to potential occupier's requirements



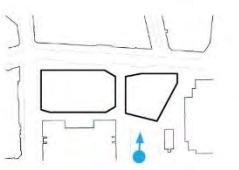
# Future Workplace

A Varied & Agile Workplace Environment



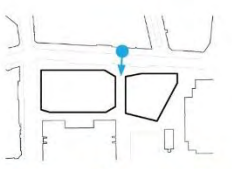


# Finsbury Avenue Square



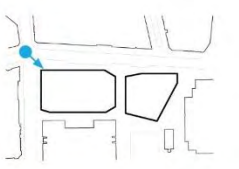


# New North-South Route Connecting Finsbury Avenue Square + Sun Street





# Wilson Street / Sun Street Corner





# Level 1 Social Lobby





# West Terrace















**Next Planning & Transport Committee**  
**9 March 2021**