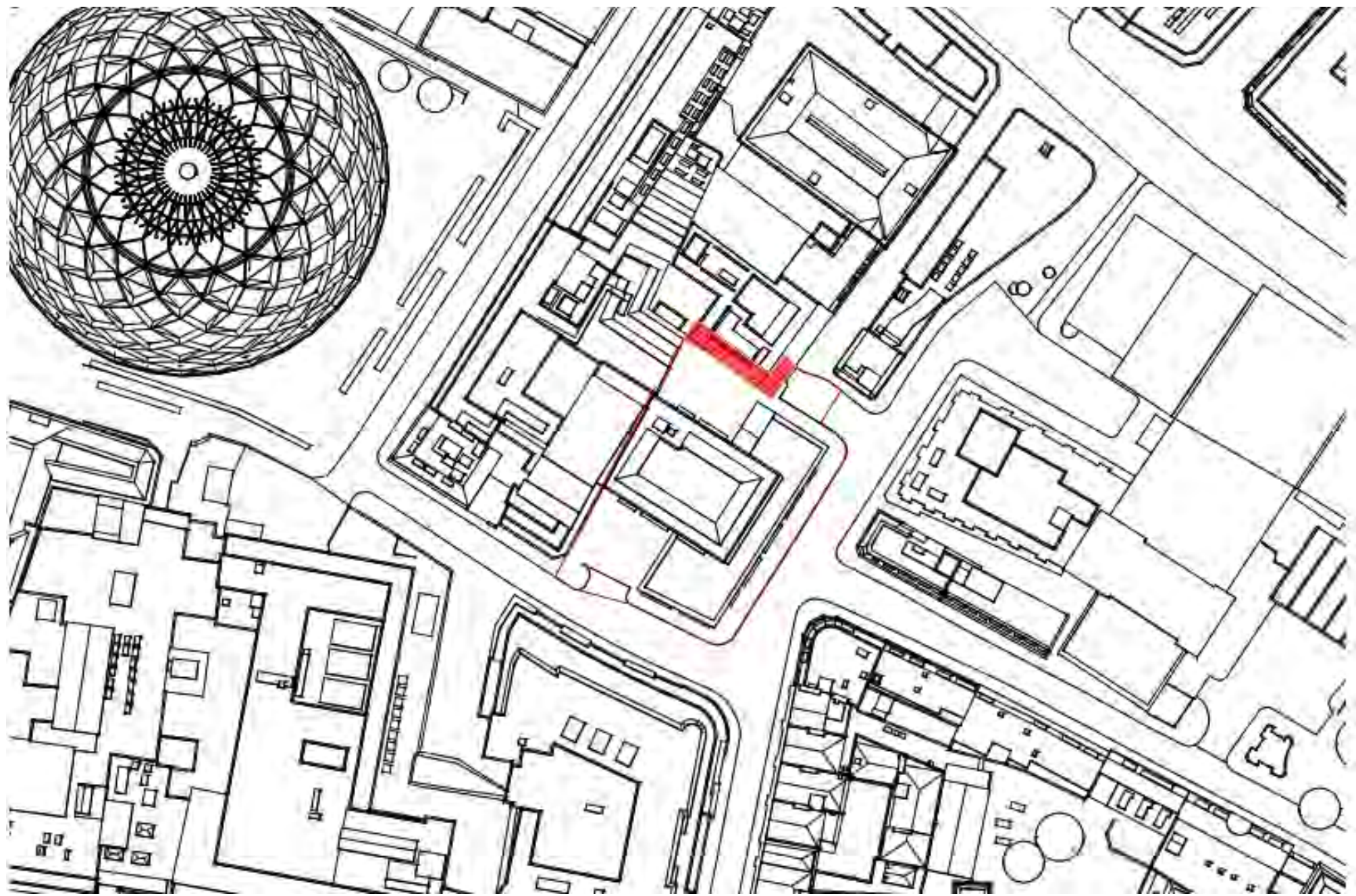




31 Bury Street

Planning & Transportation Committee

13 April 2021



Site location plan



Aerial photograph of the site



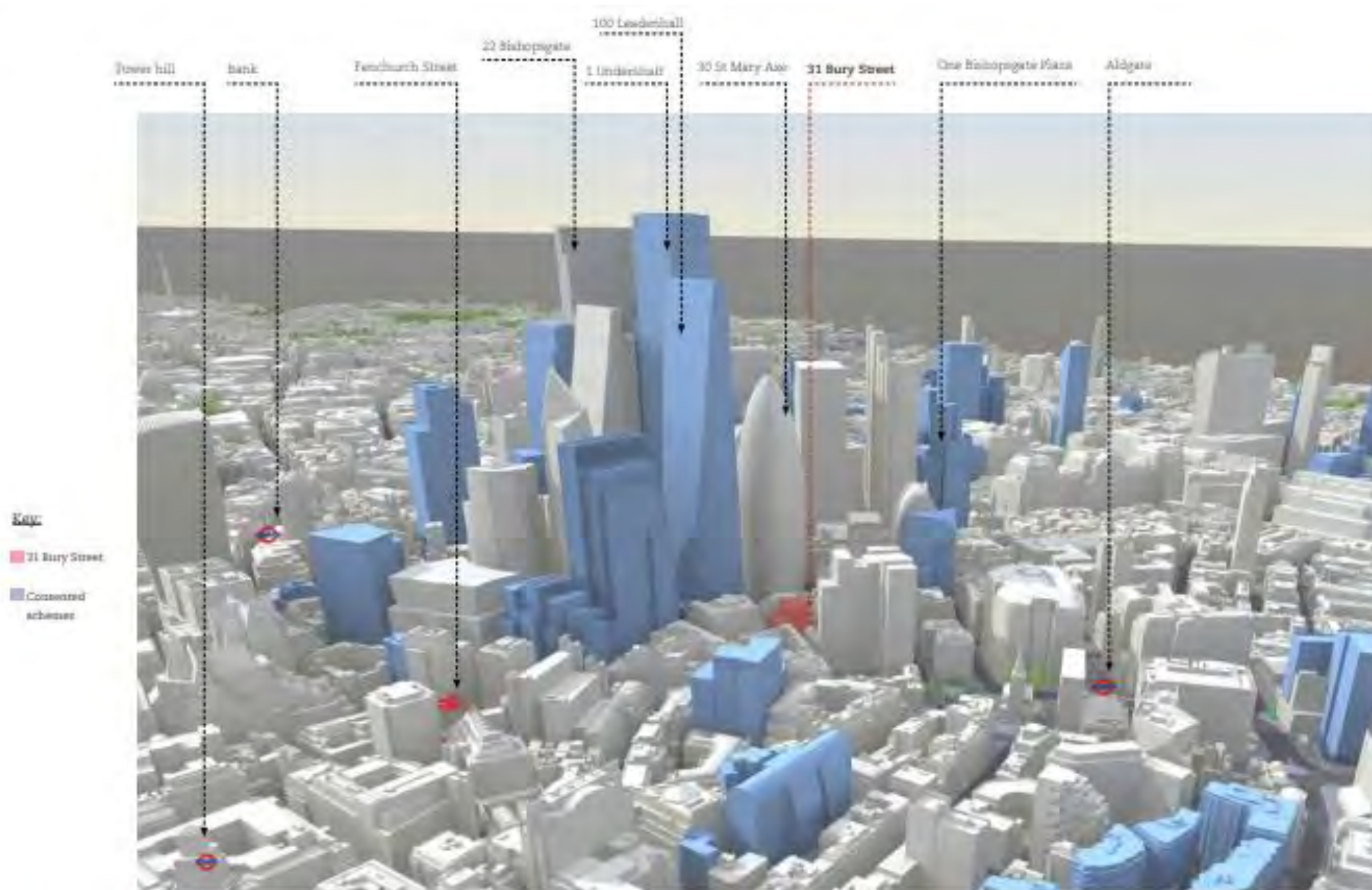
Site Photographs



Site Photographs



Site location in red with consented schemes in blue. Eastern Cluster Policy Area dotted red line



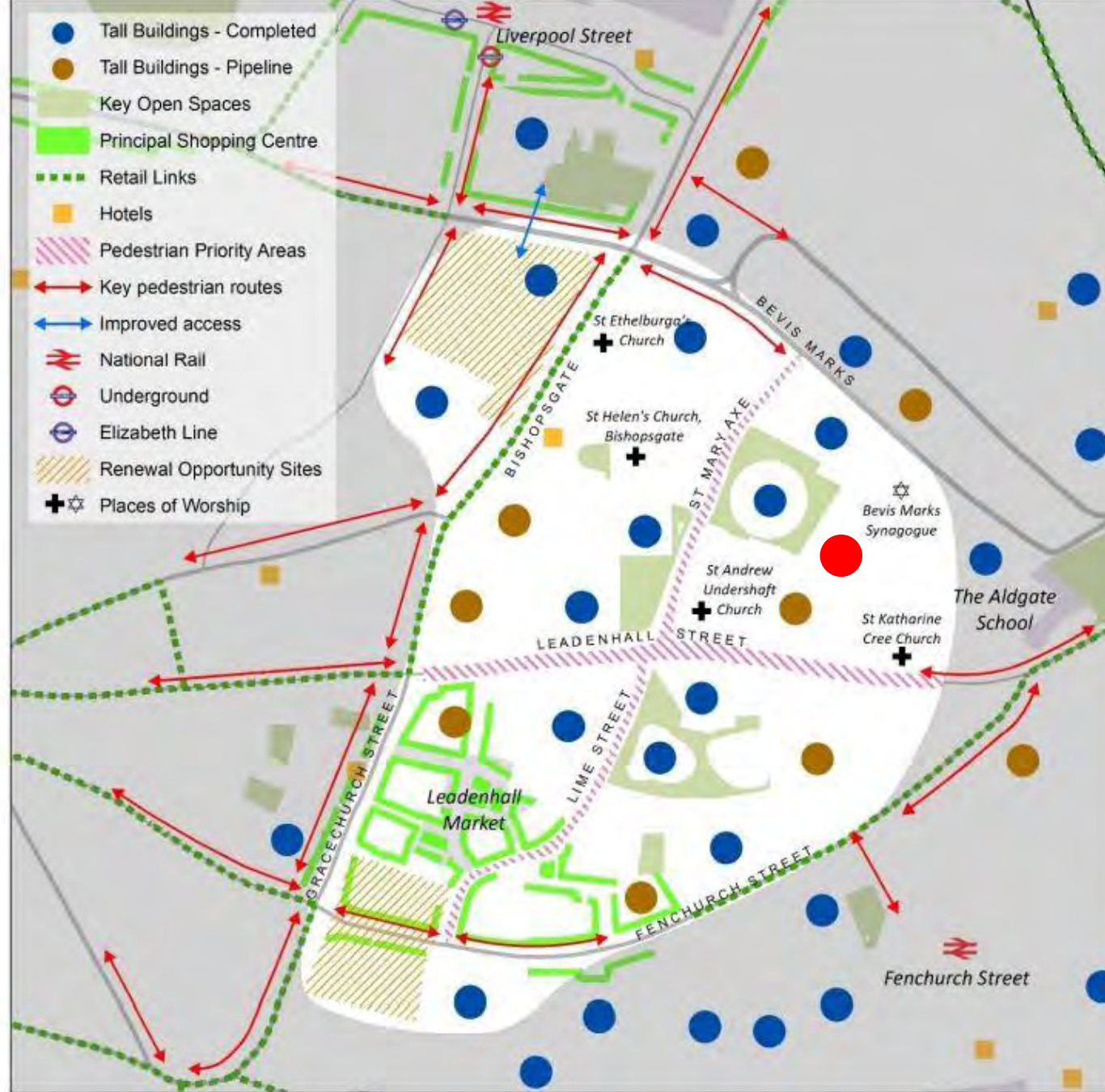
Existing Eastern Cluster with consented schemes in blue and site in red

 Bury Street

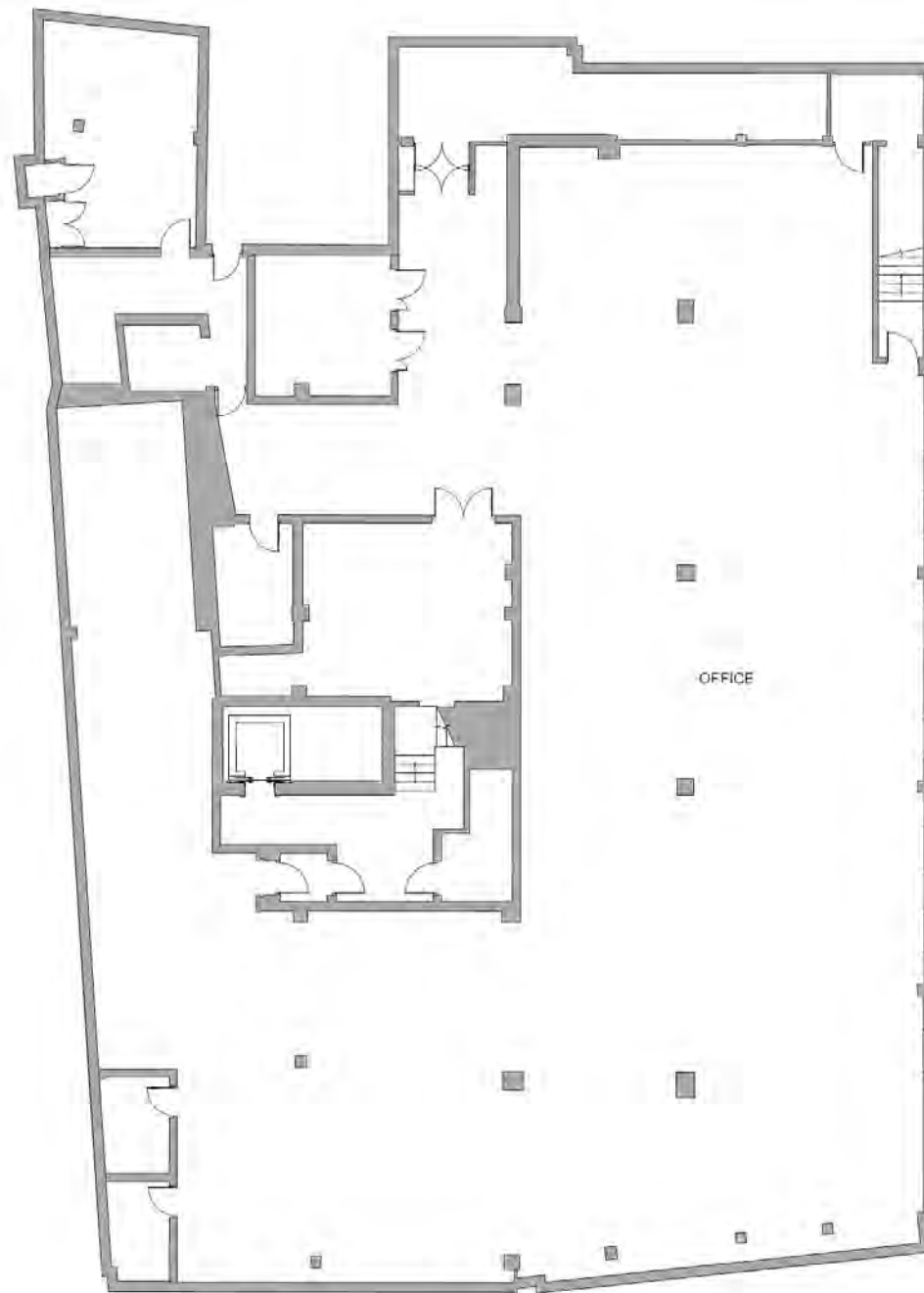


Adopted Local Plan extract of Eastern Cluster policy area with site location added

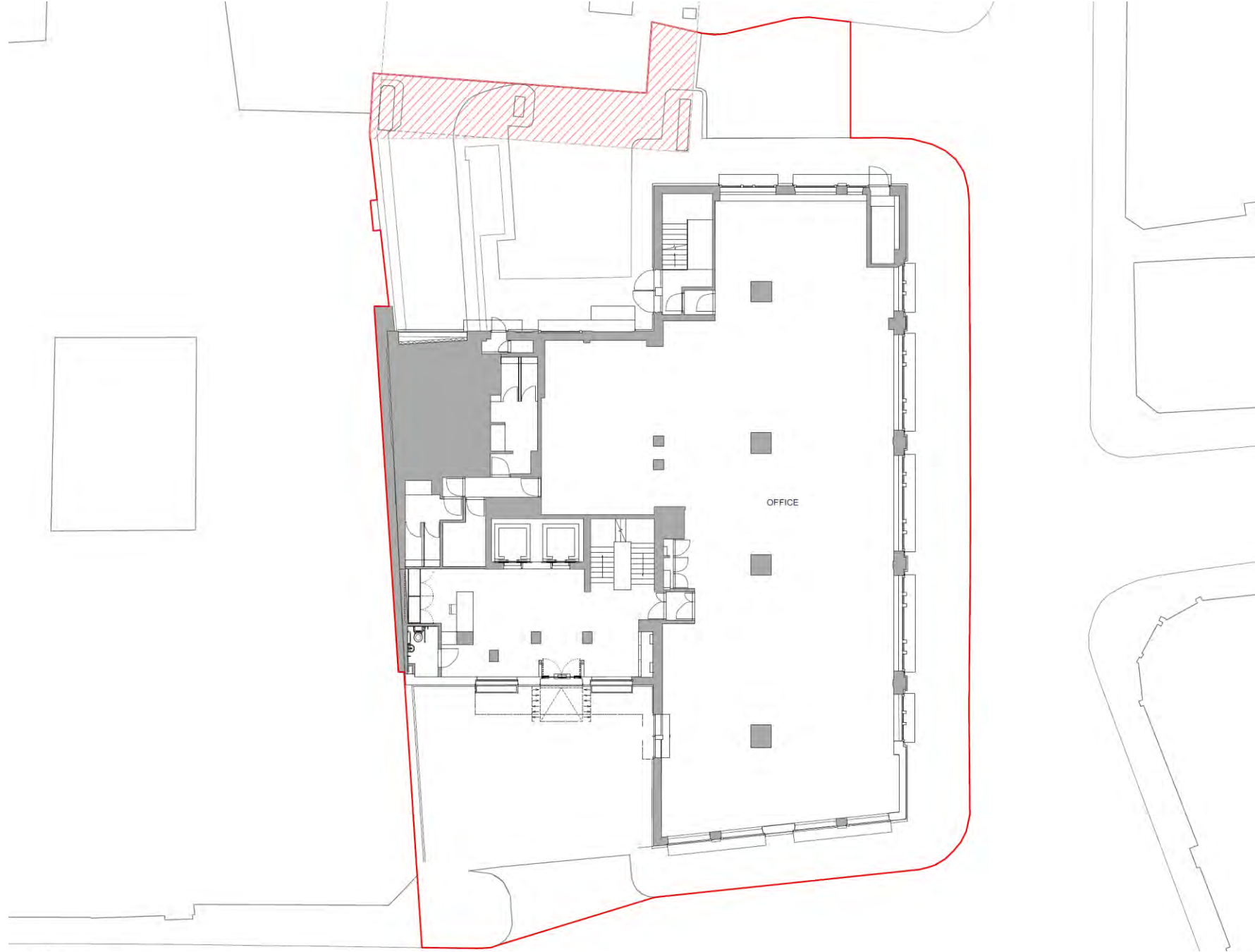
● Bury Street



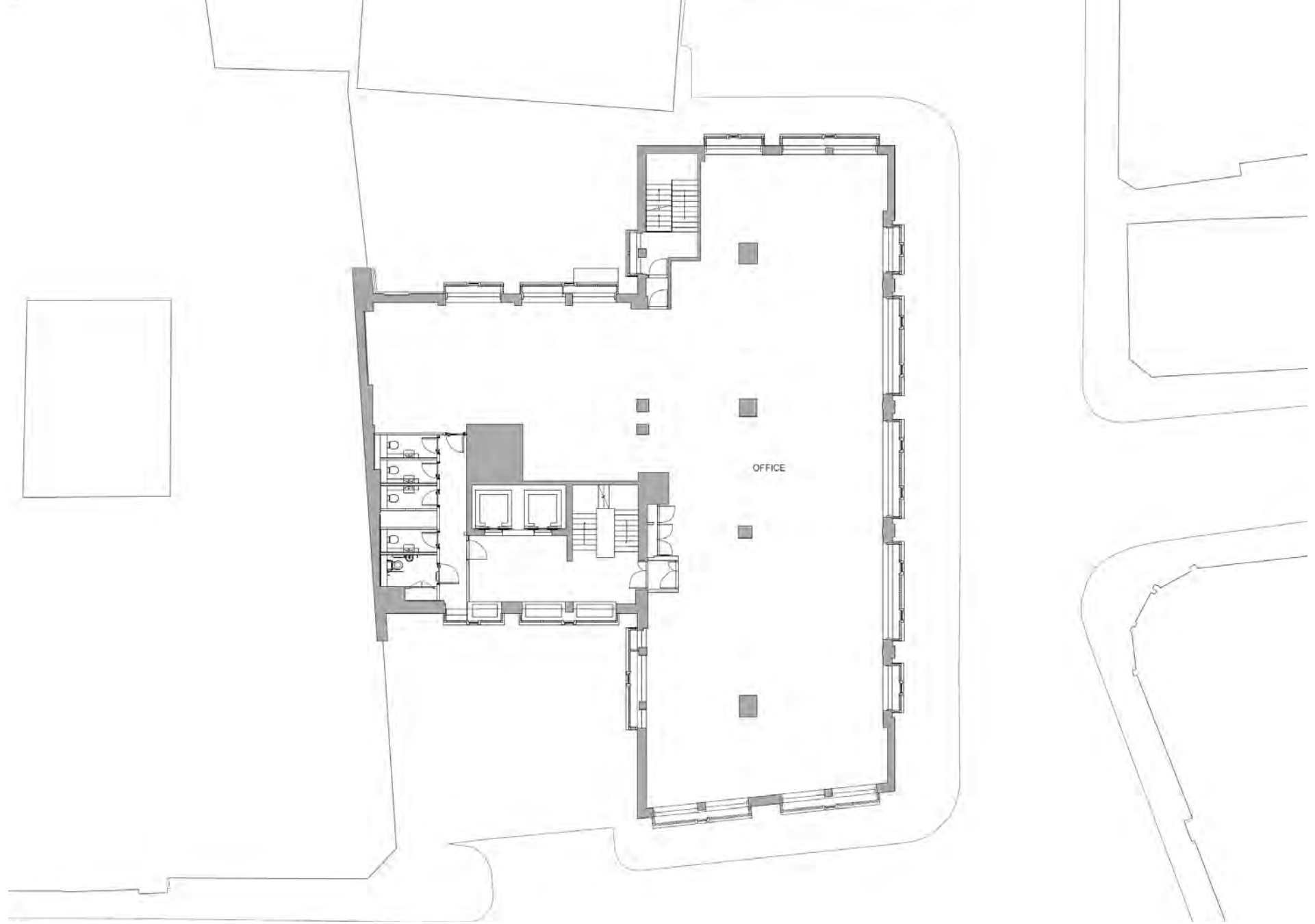
Draft City Plan 2036 extract of City Cluster policy area with site location added



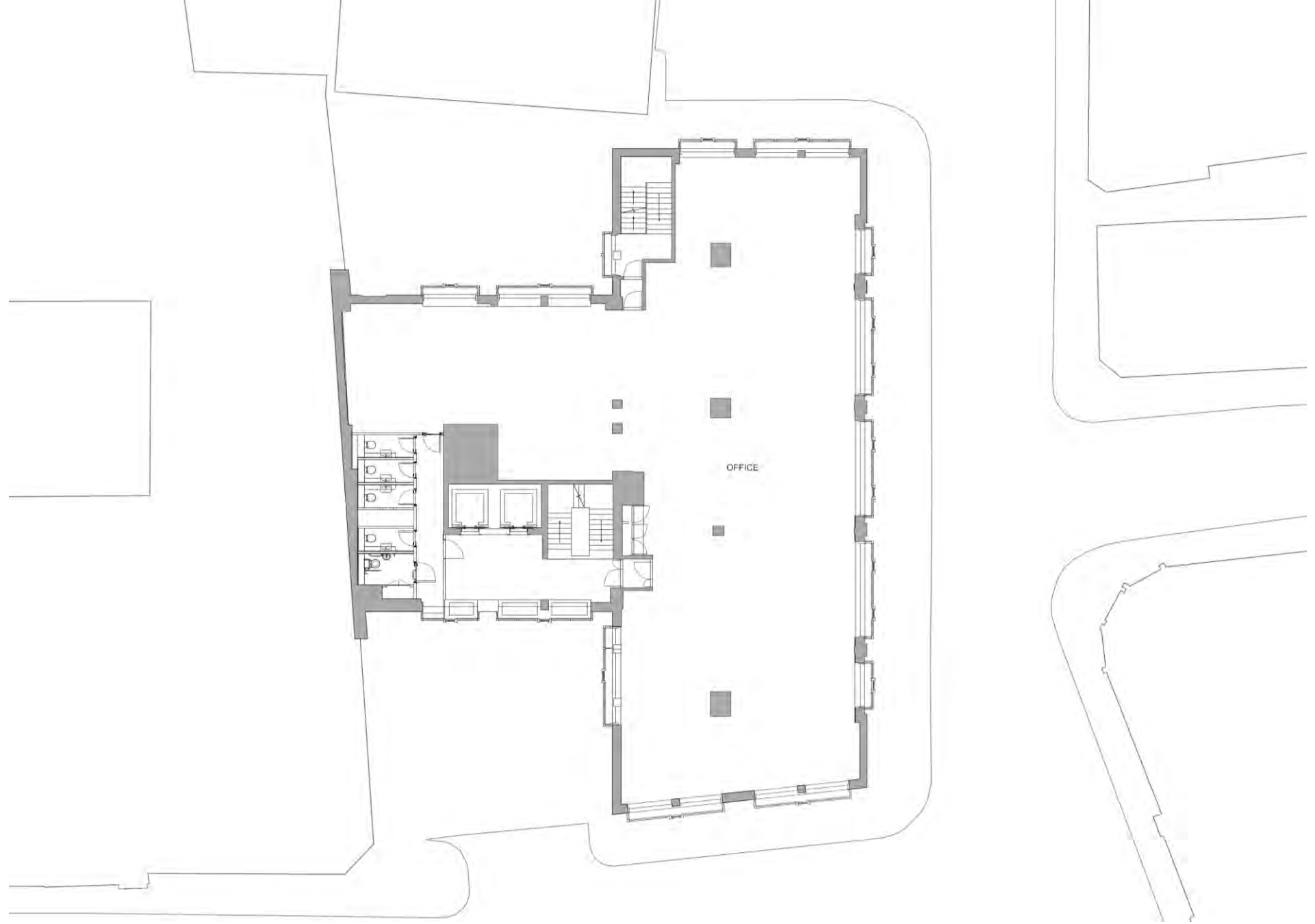
Existing Basement Floor Plan



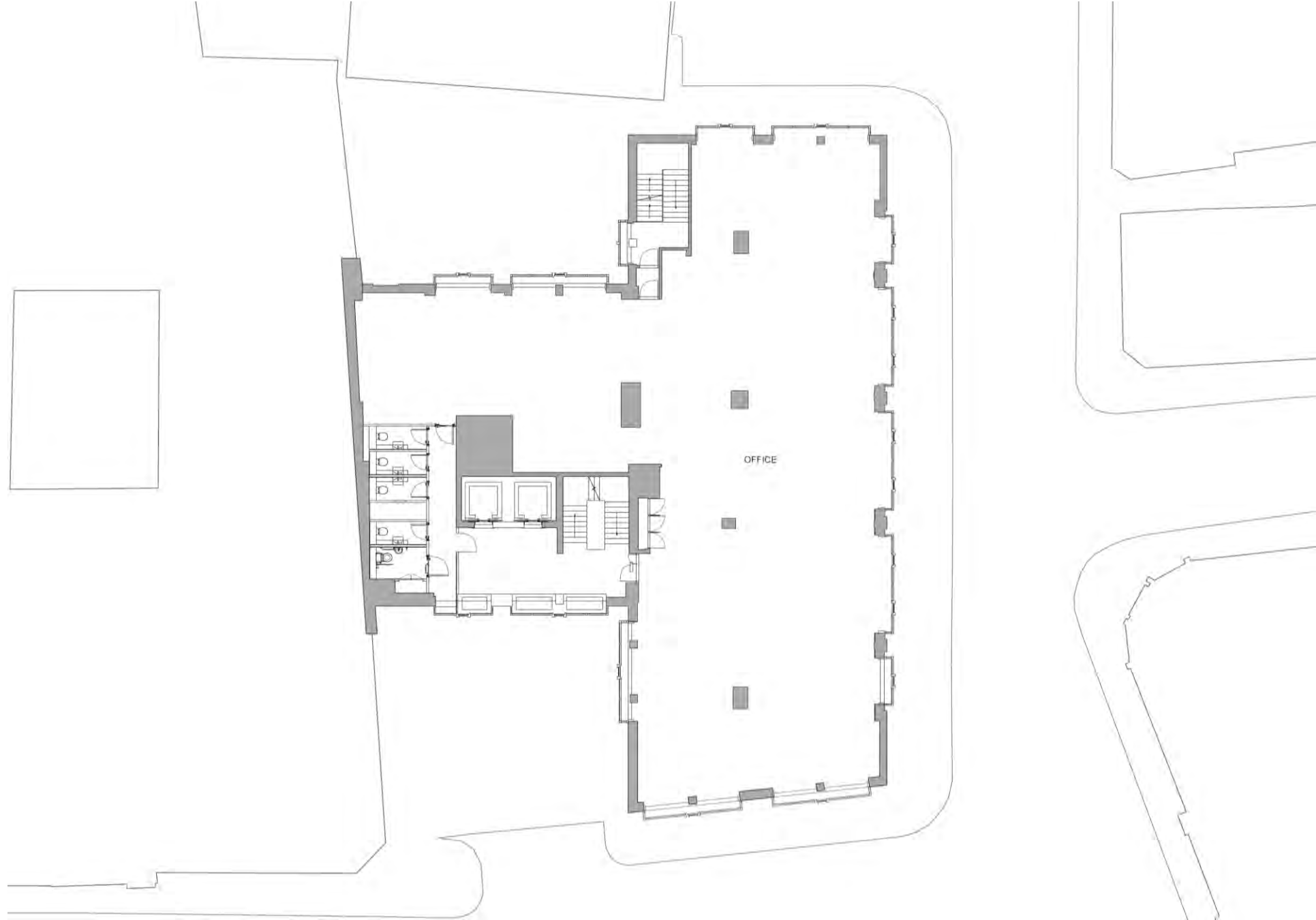
Existing Ground Floor Plan



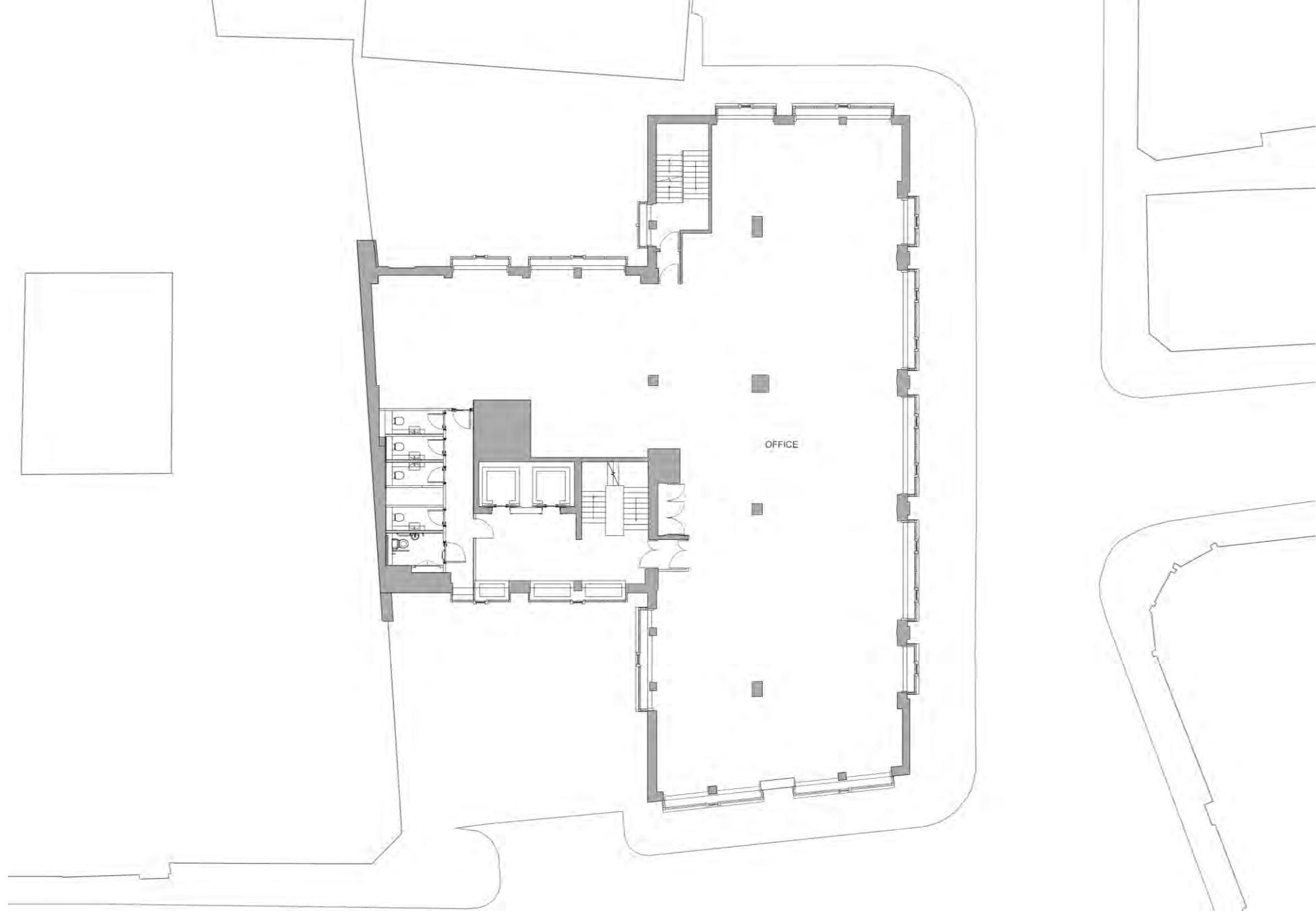
Existing First Floor Plan



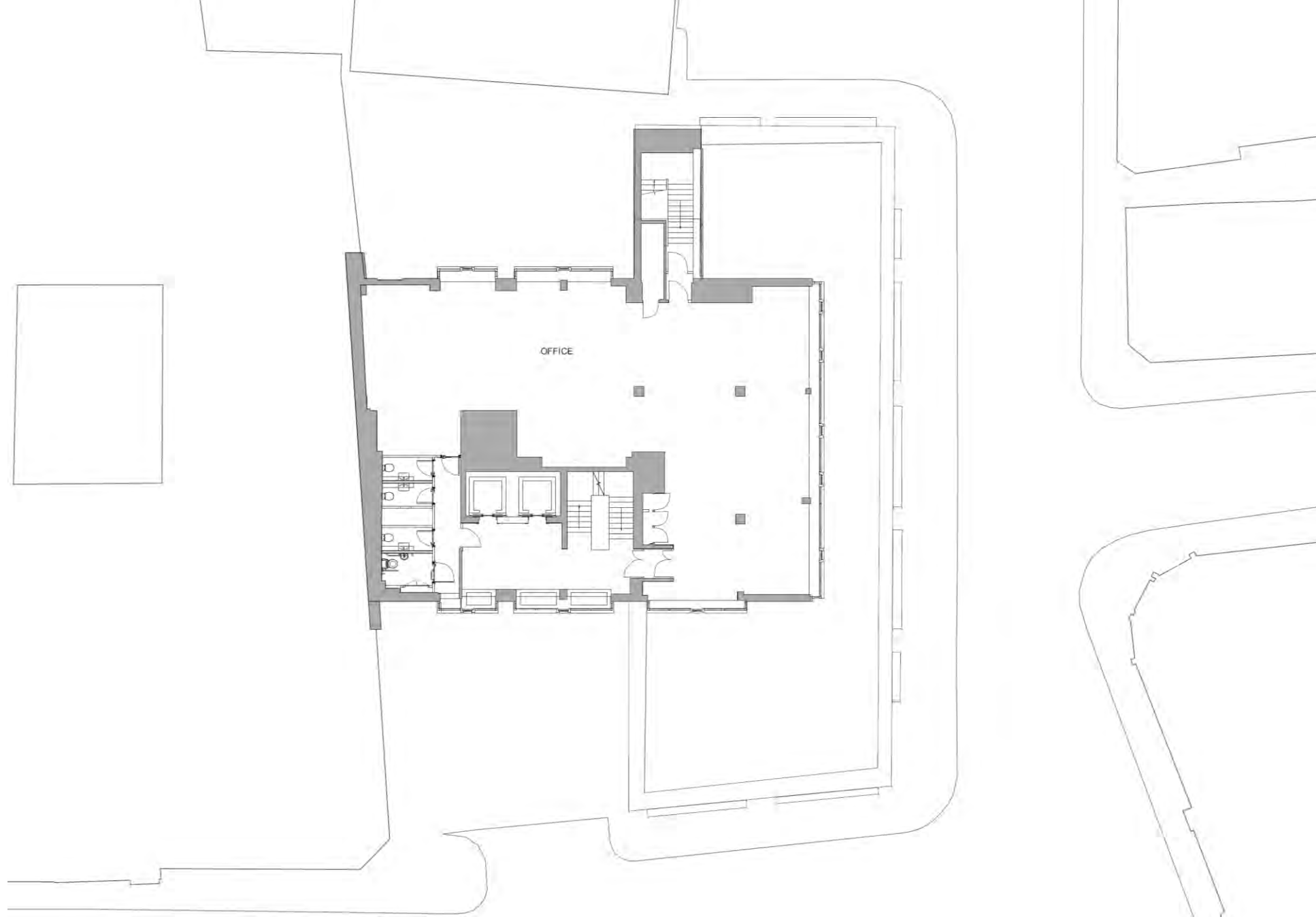
Existing Second Floor Plan



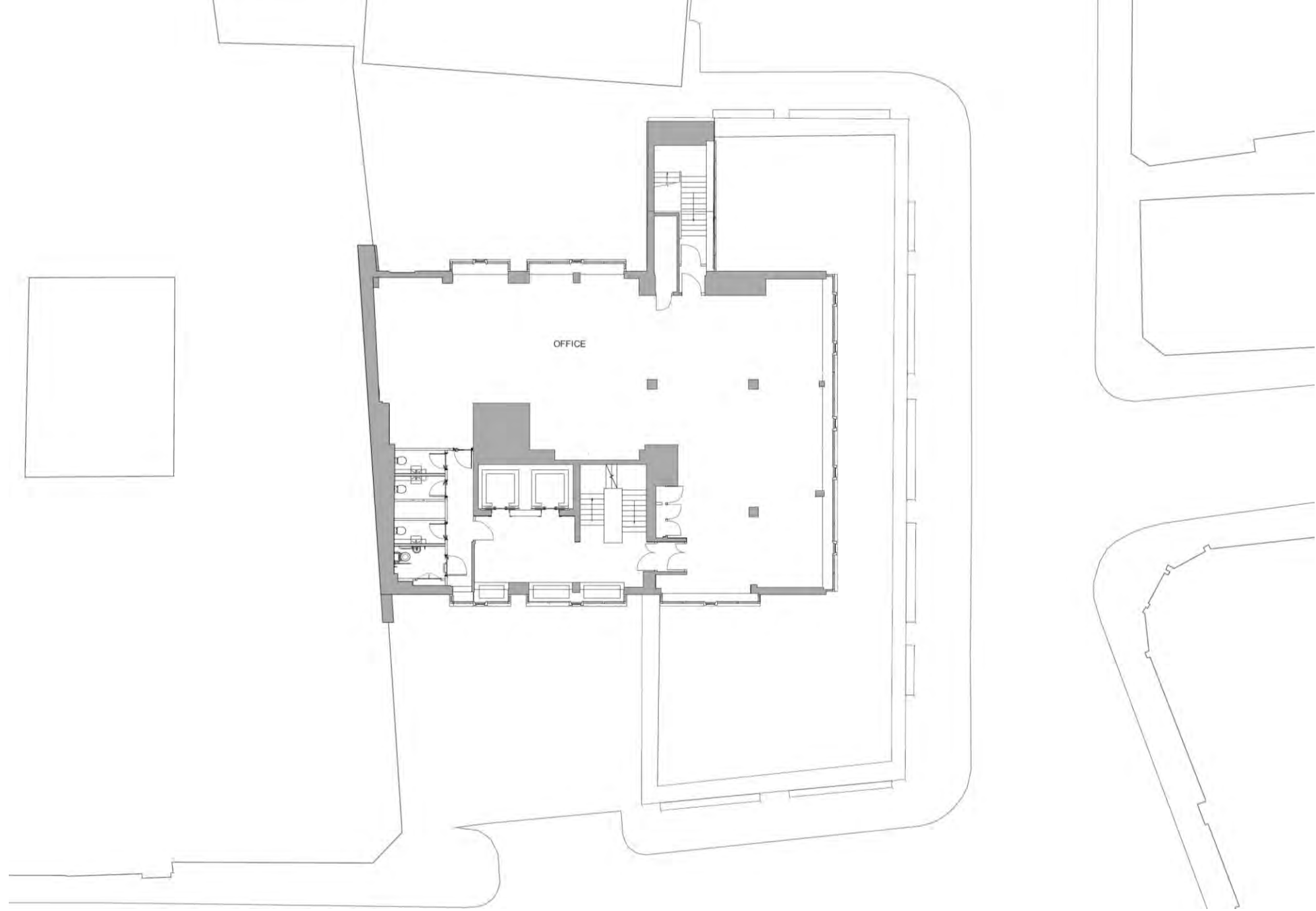
Existing Third Floor Plan



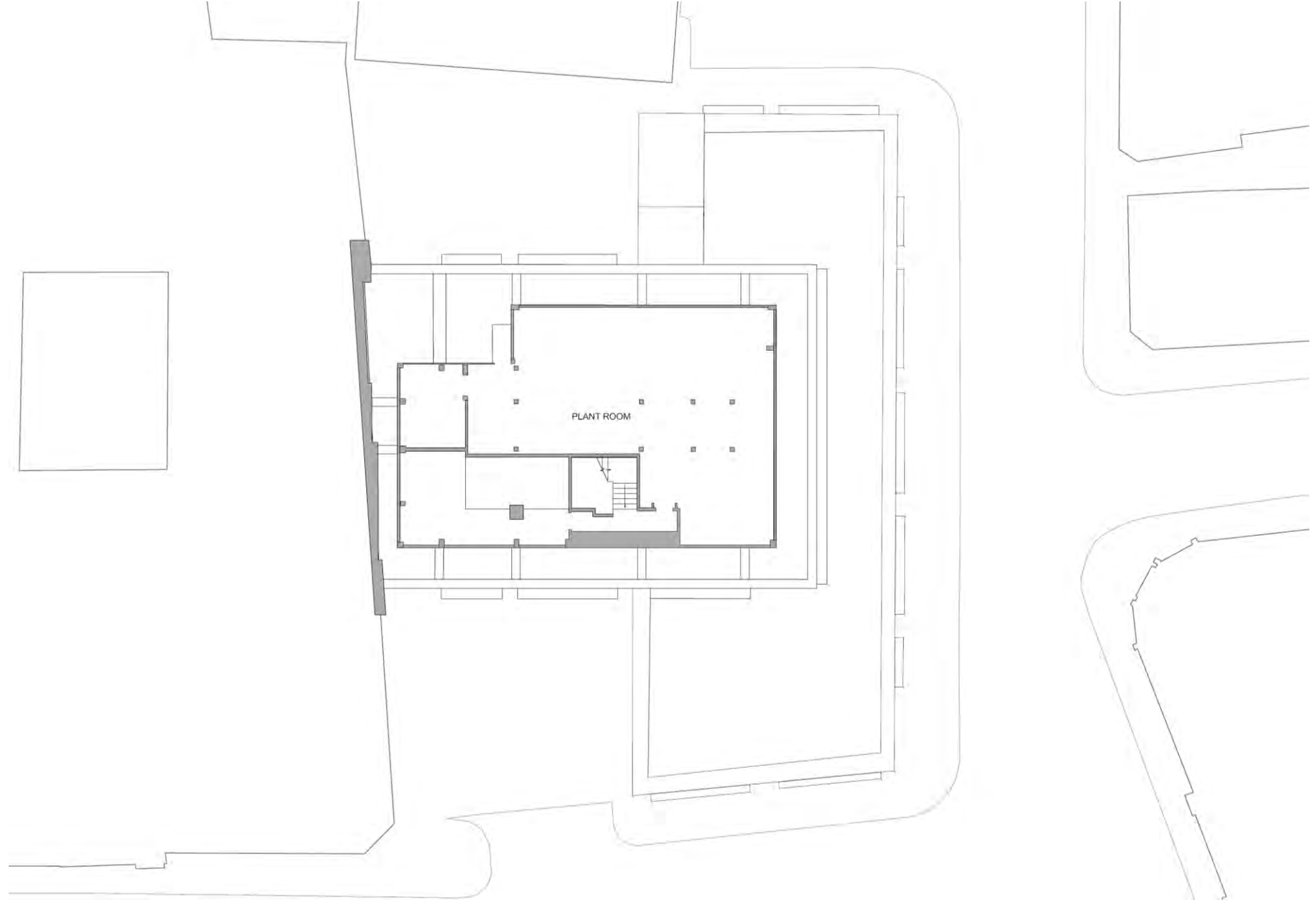
Existing Fourth Floor Plan



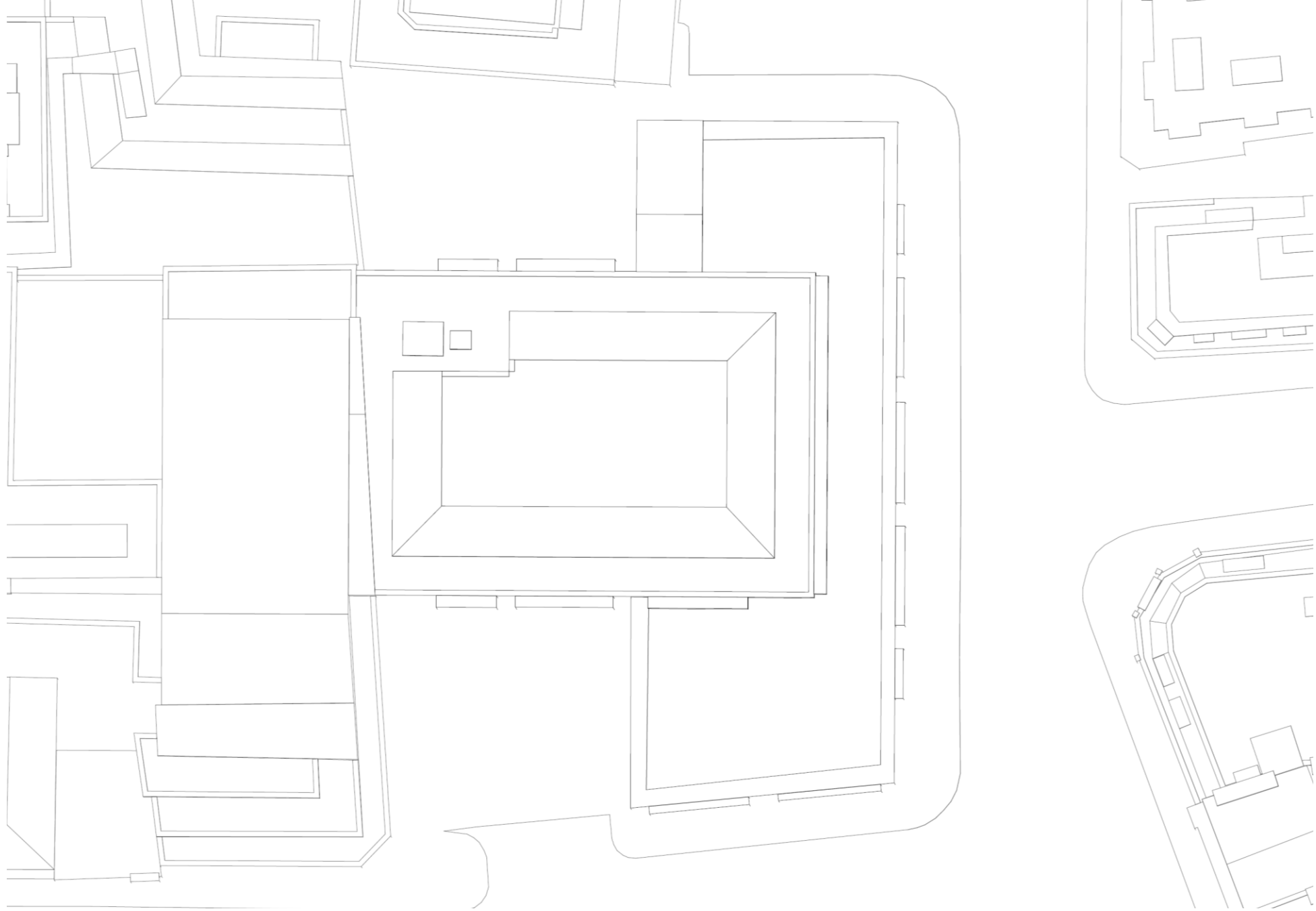
Existing Fifth Floor Plan



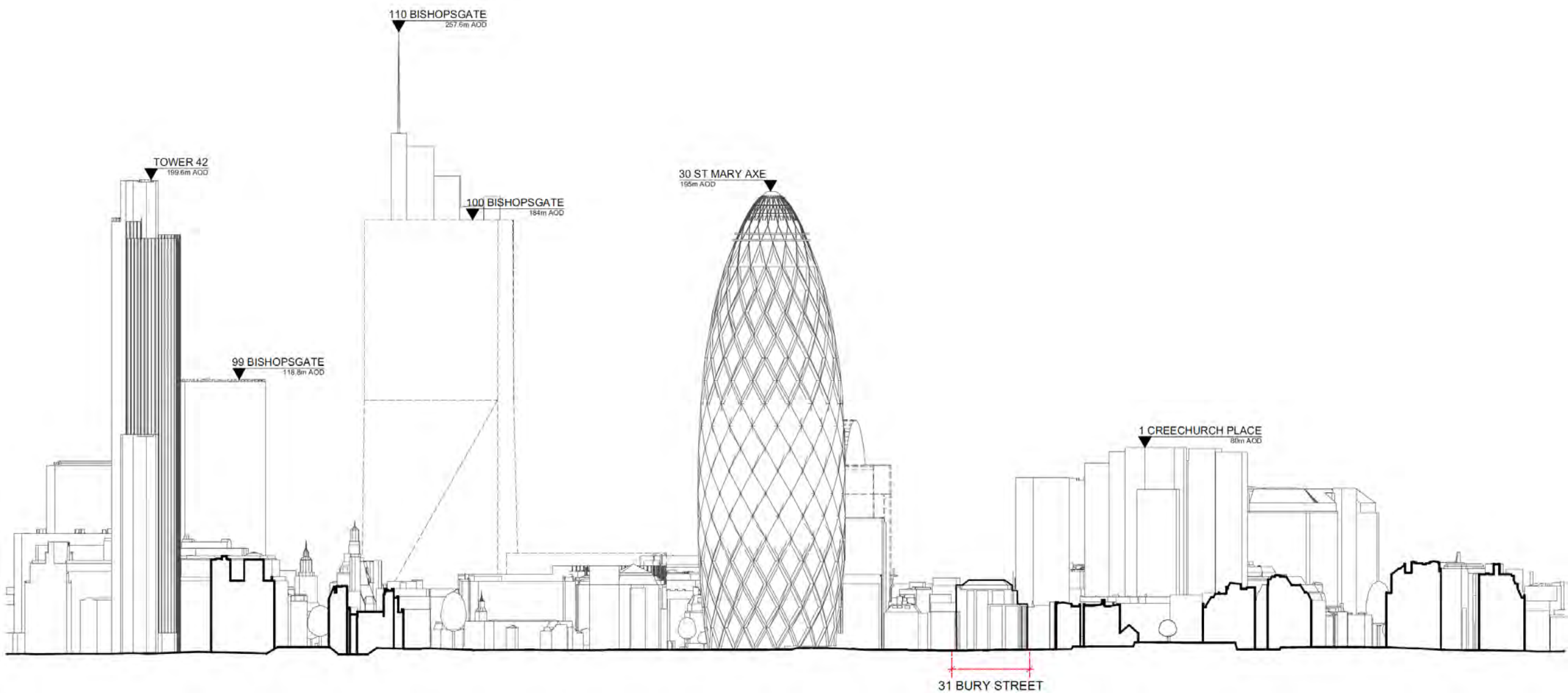
Existing Sixth Floor Plan



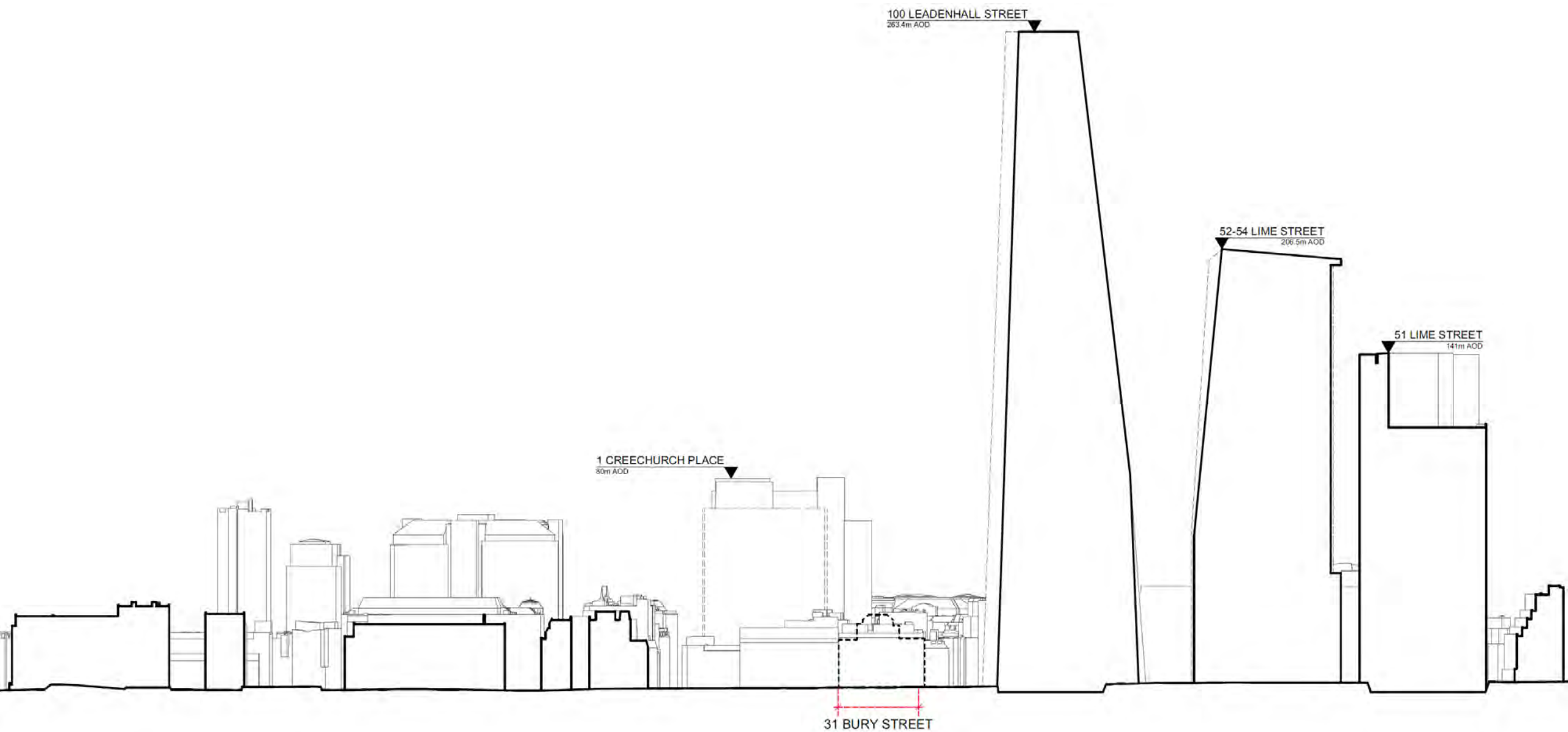
Existing Seventh Floor Plan



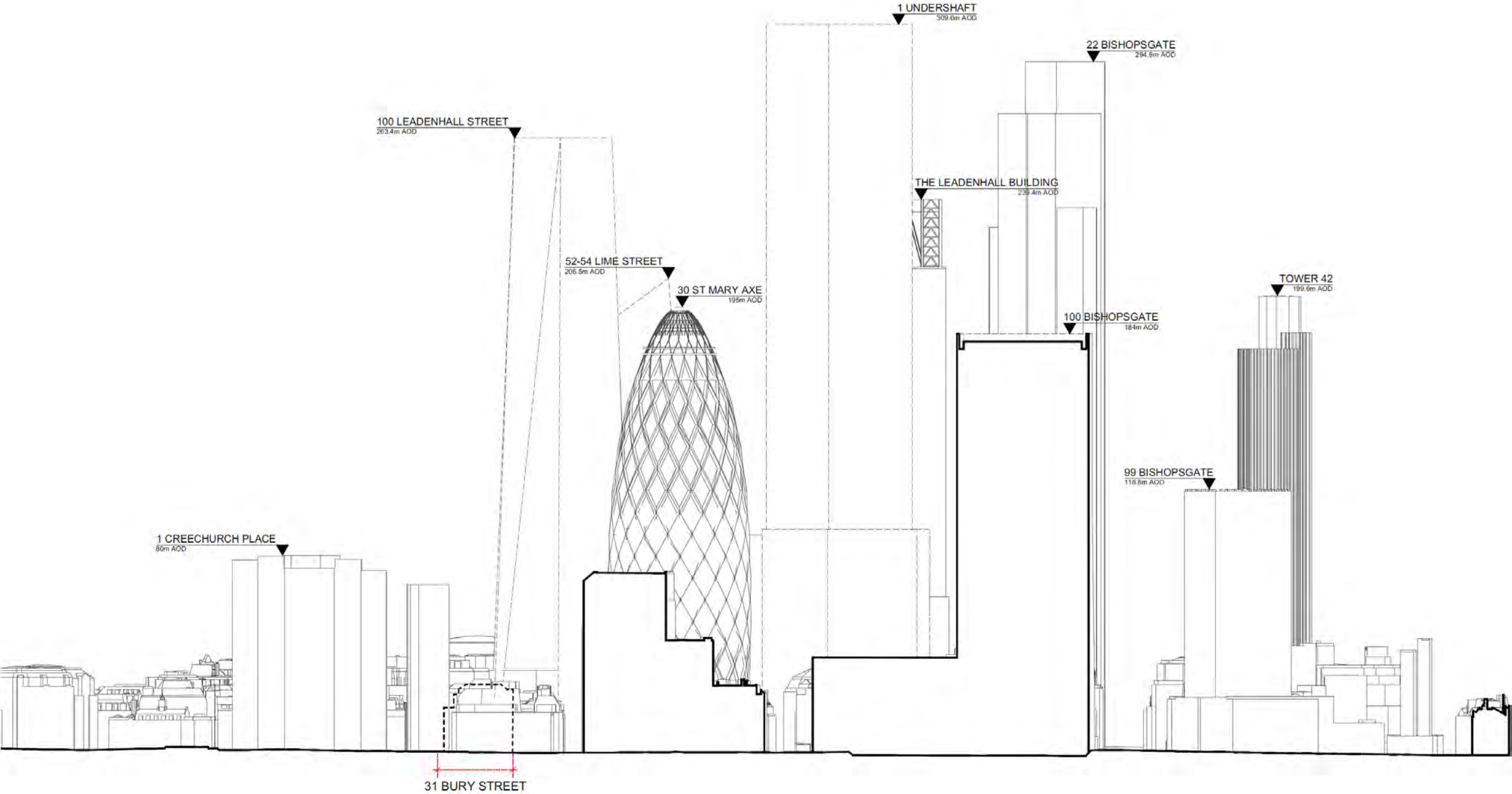
Existing Roof Floor Plan



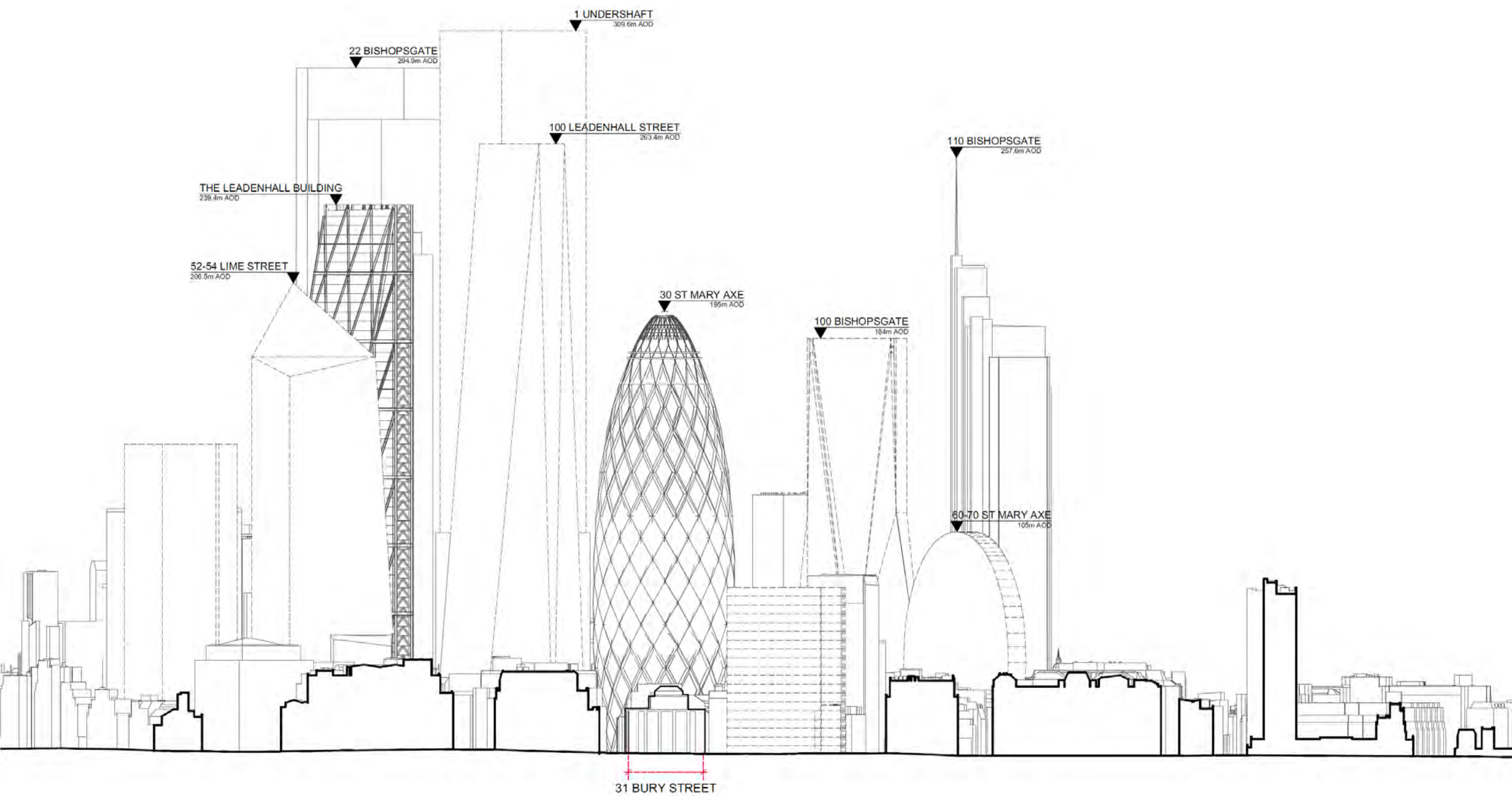
Existing South Elevation with consented schemes



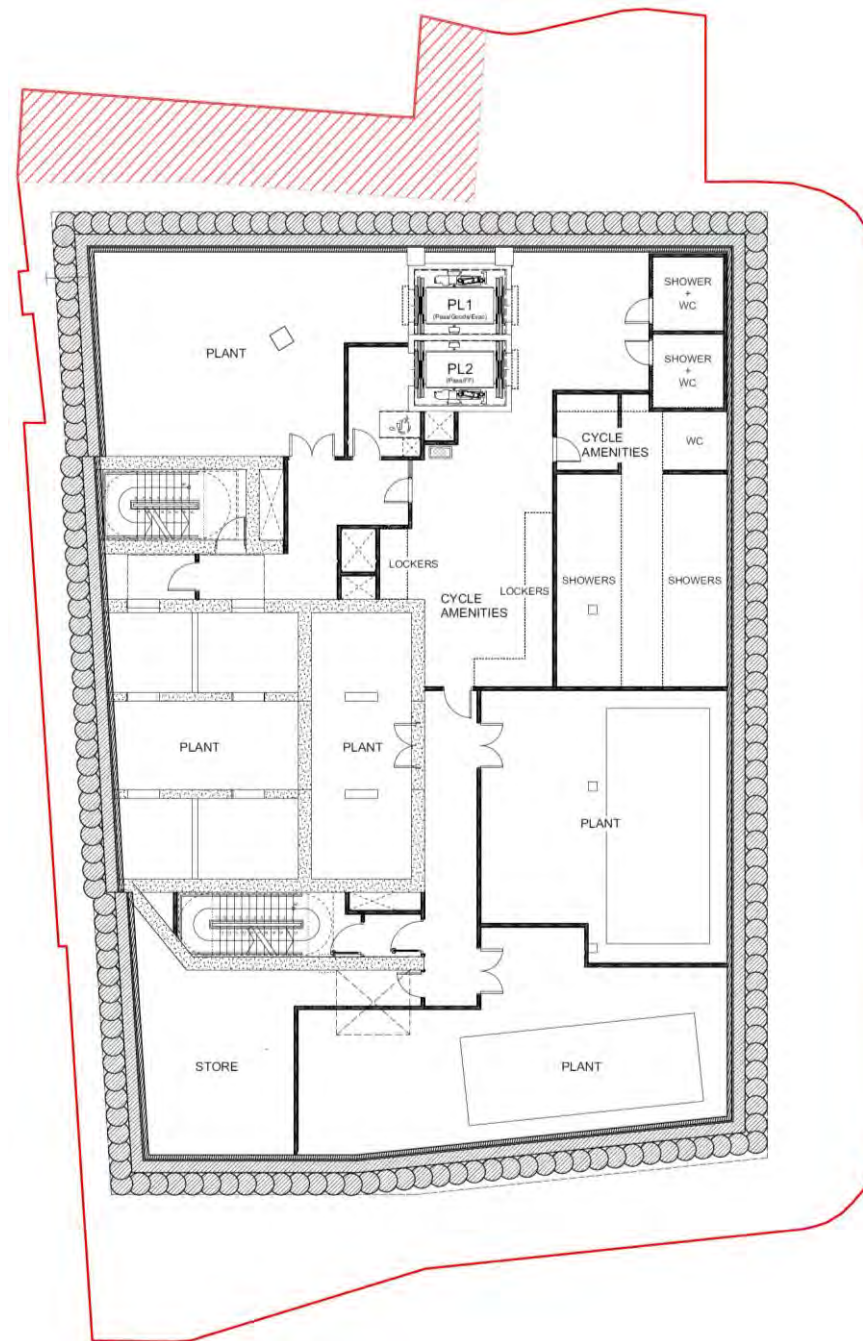
Existing West Elevation with consented schemes



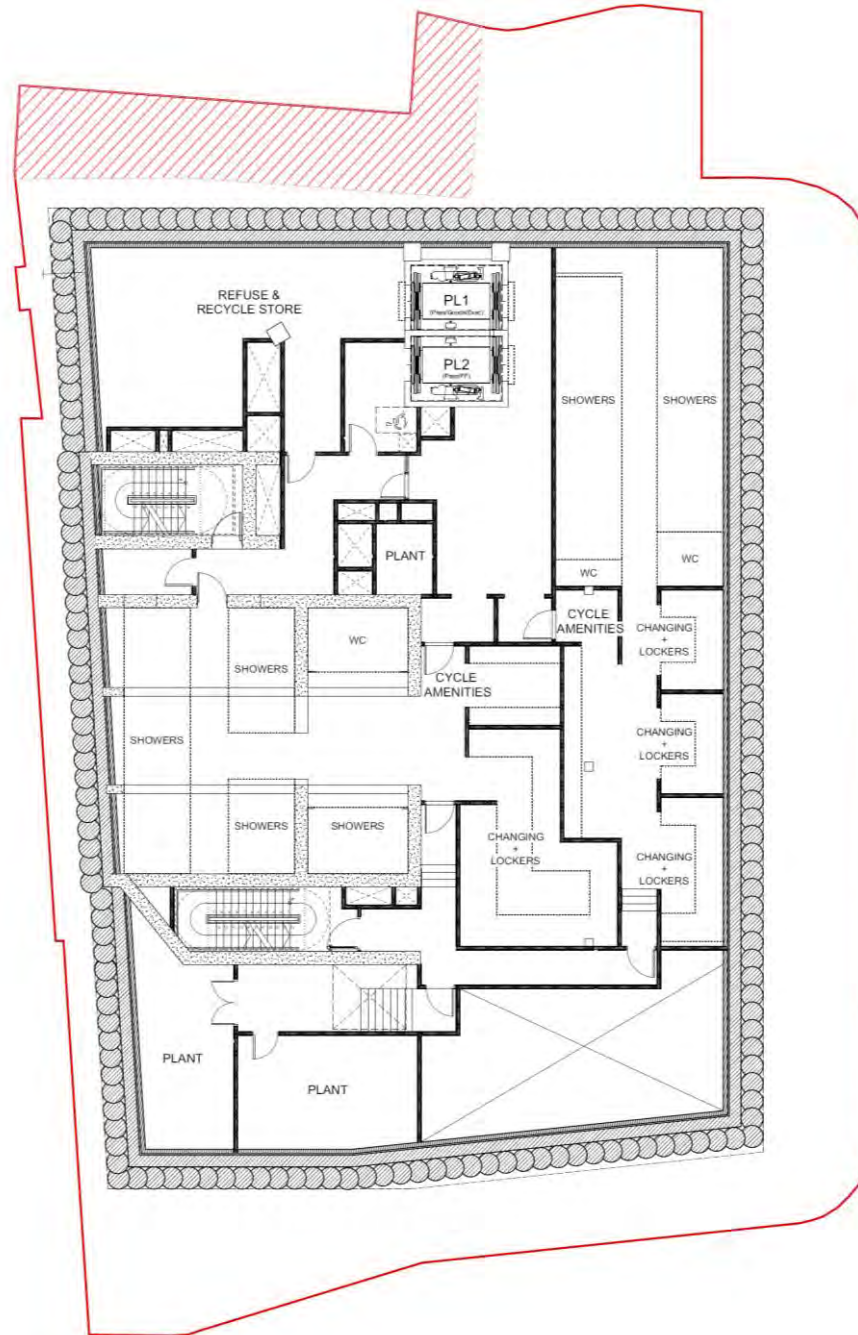
Existing North Elevation with consented schemes



Existing East Elevation with consented schemes



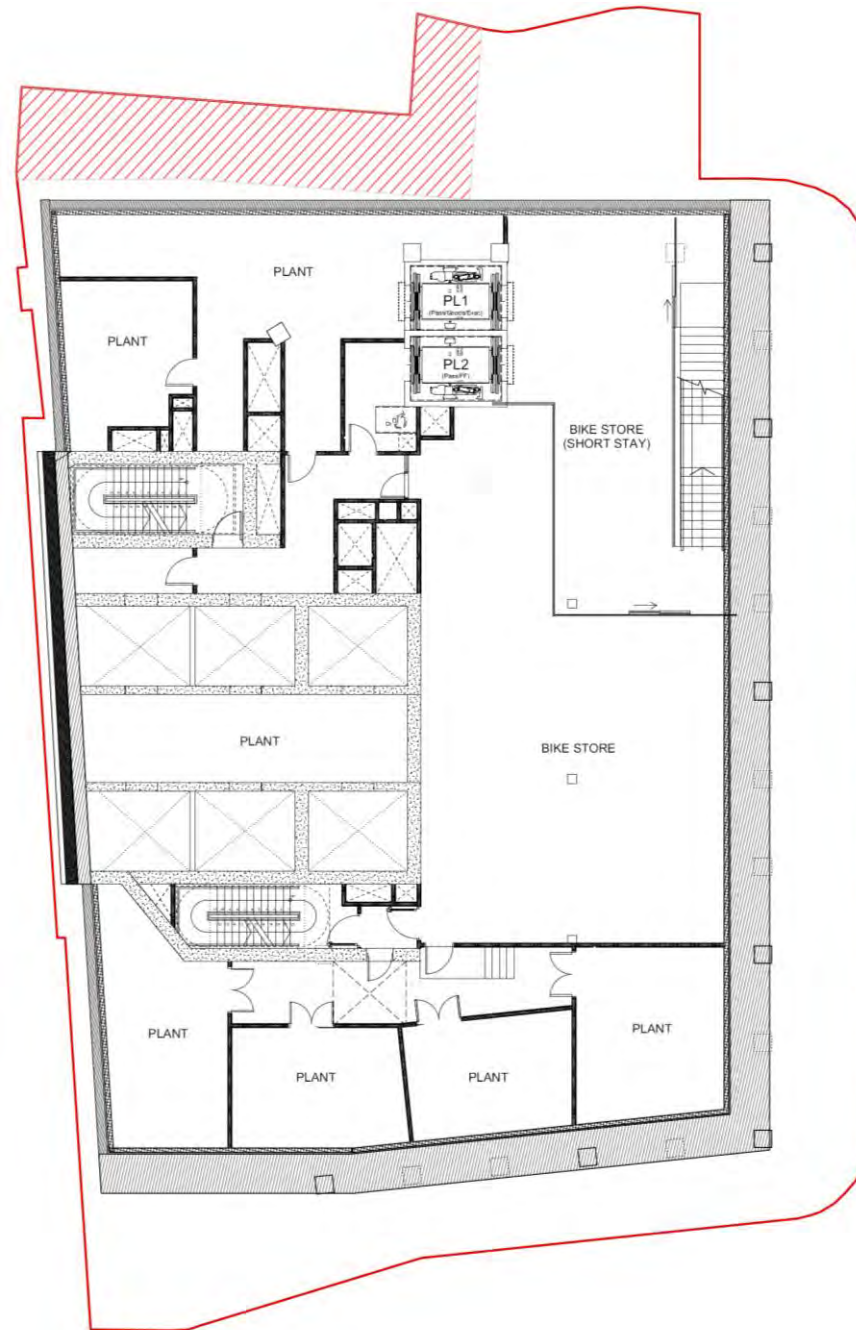
Proposed Basement Level 3 Floor Plan



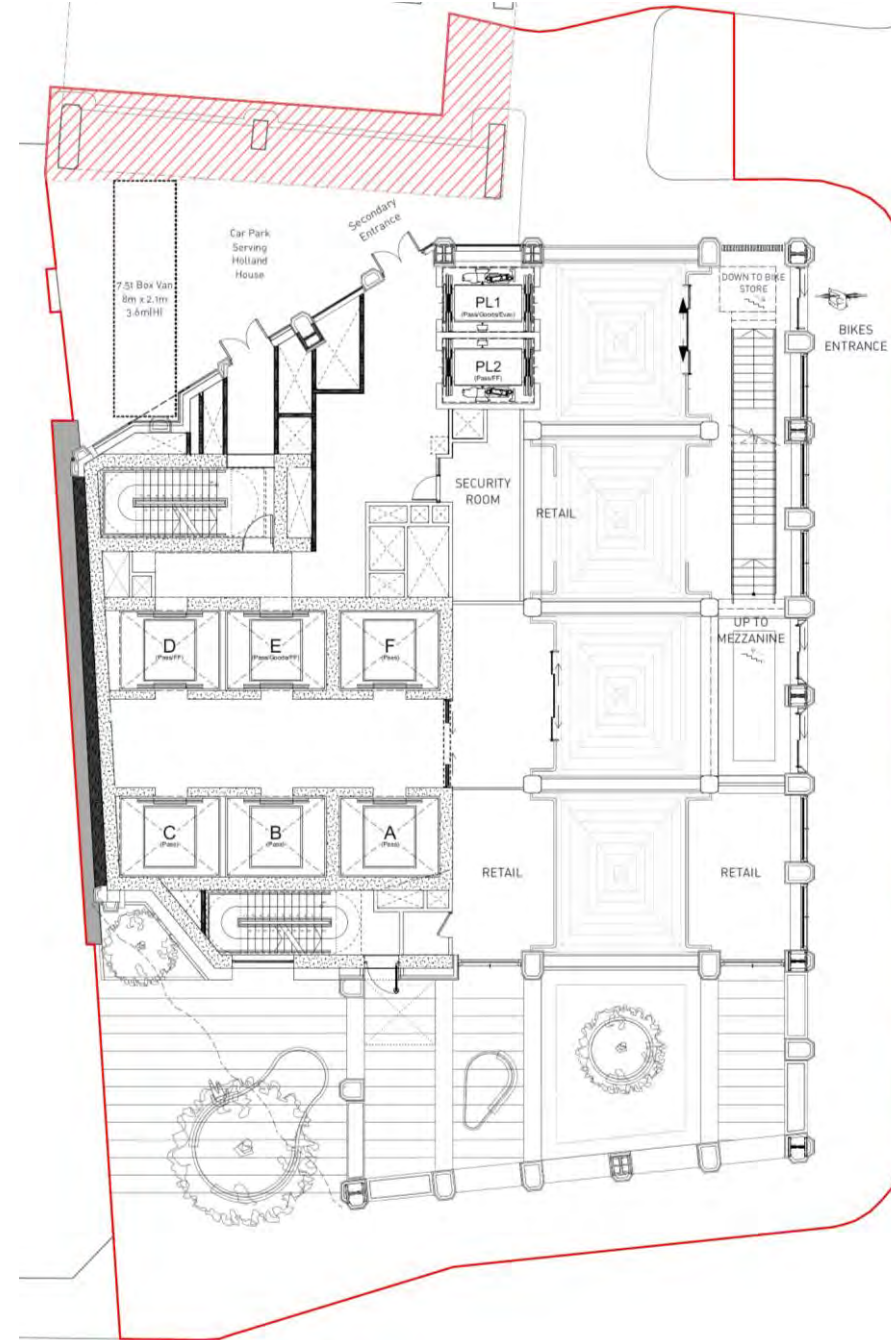
Proposed Basement Level 2 Floor Plan



Proposed Basement Level 1 Floor Plan



Proposed Basement Mezzanine Level Floor Plan



Proposed Ground Floor Plan



Axonometric of the proposed Ground Floor Plan

Existing



Total Area: 95 sqm

Proposed



Heneage arcade:

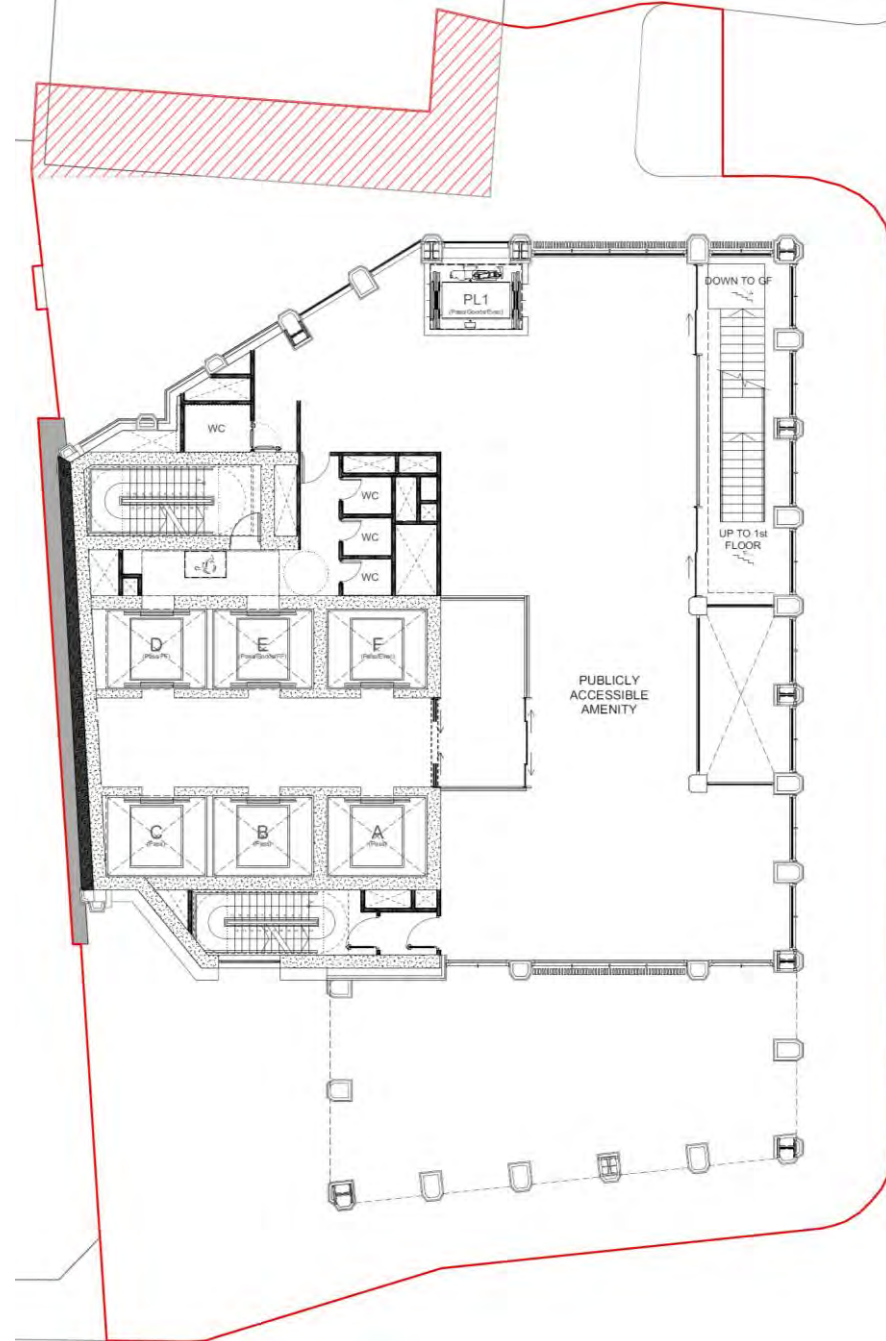
- **Height:** Varies from 3.5 to 7 meters
- **Area:** 143 sqm

James' court:

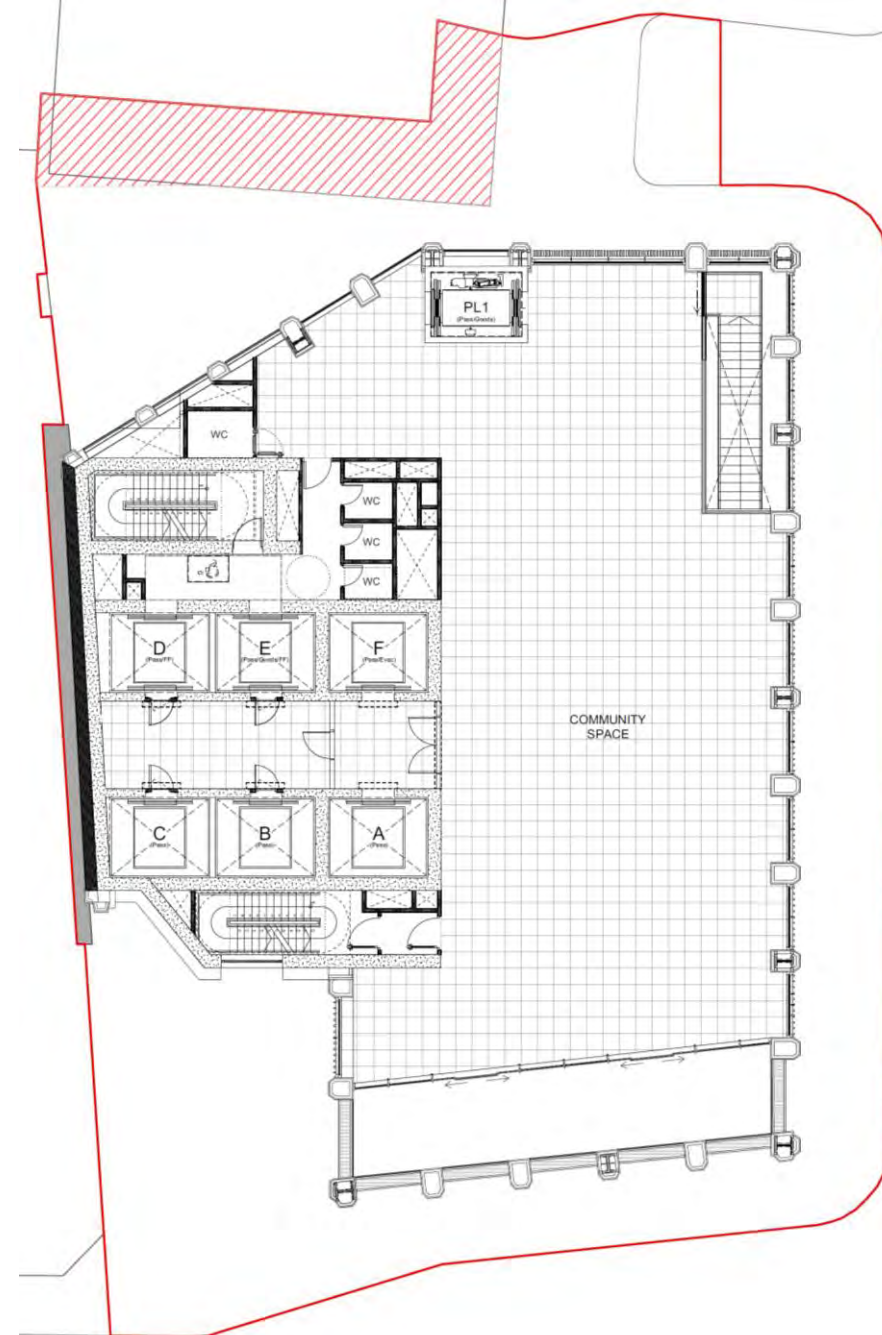
- **Area:** 179 sqm

Total Area: 322 sqm

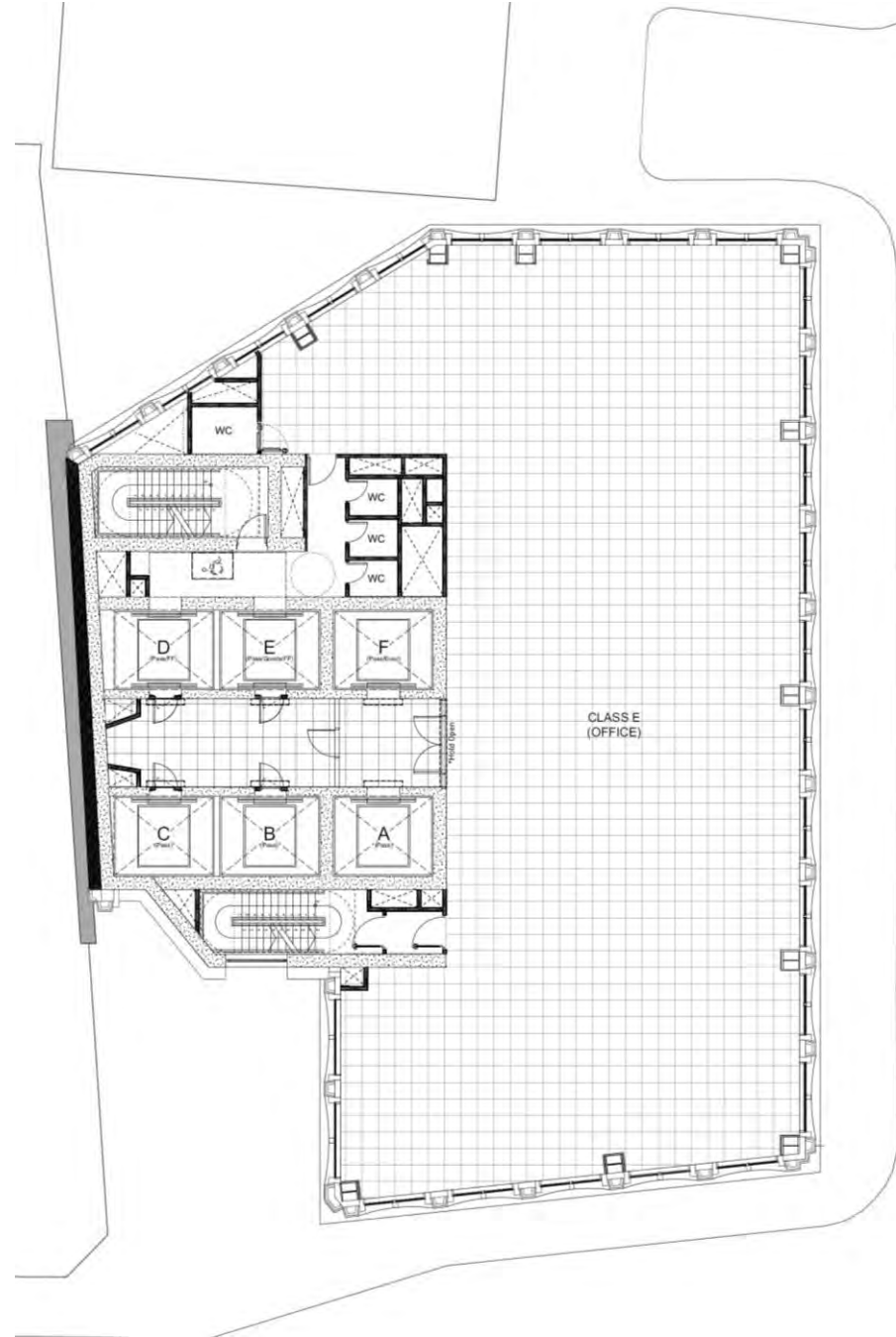
238.9% increase



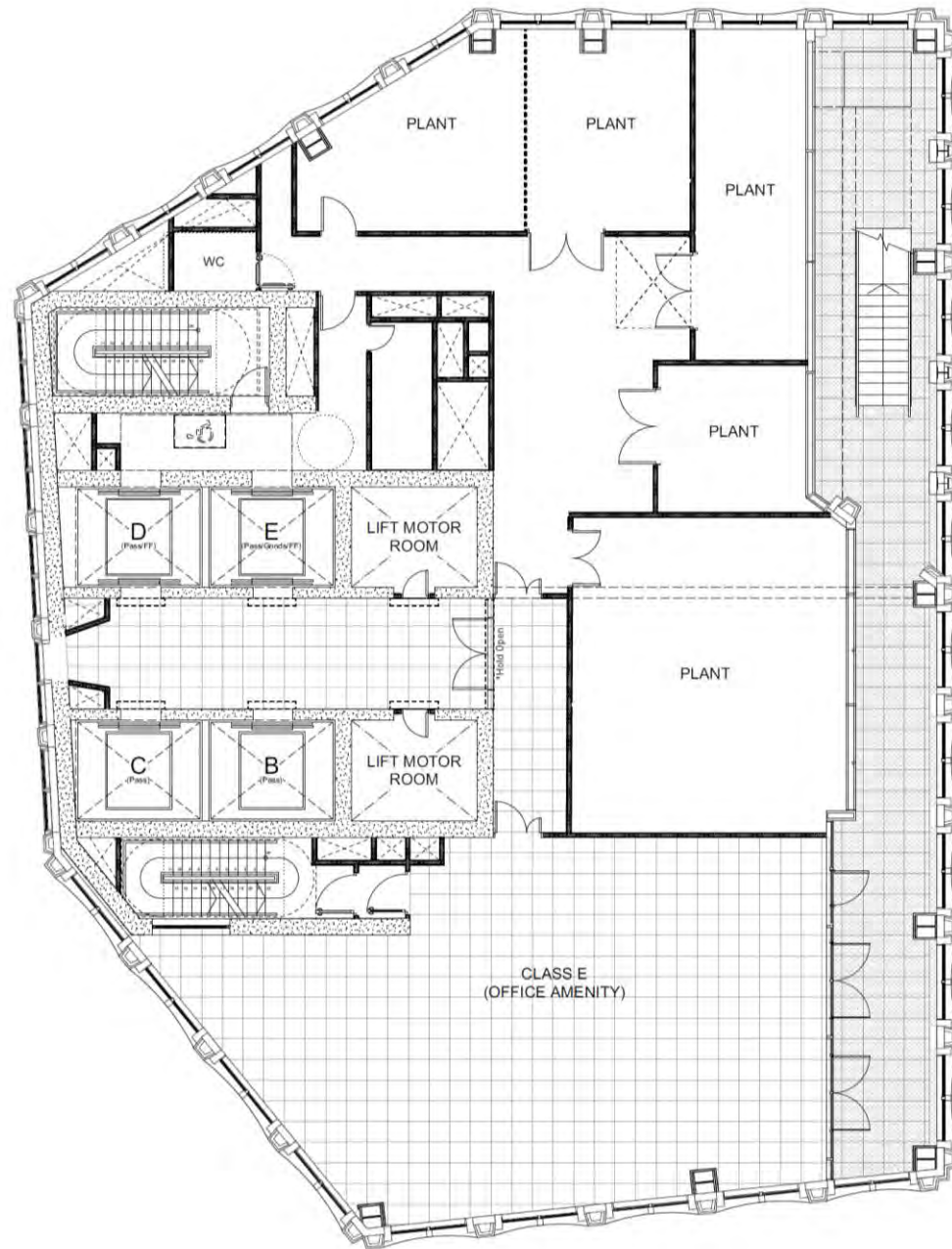
Proposed Mezzanine Floor Plan with Publicly accessible amenity



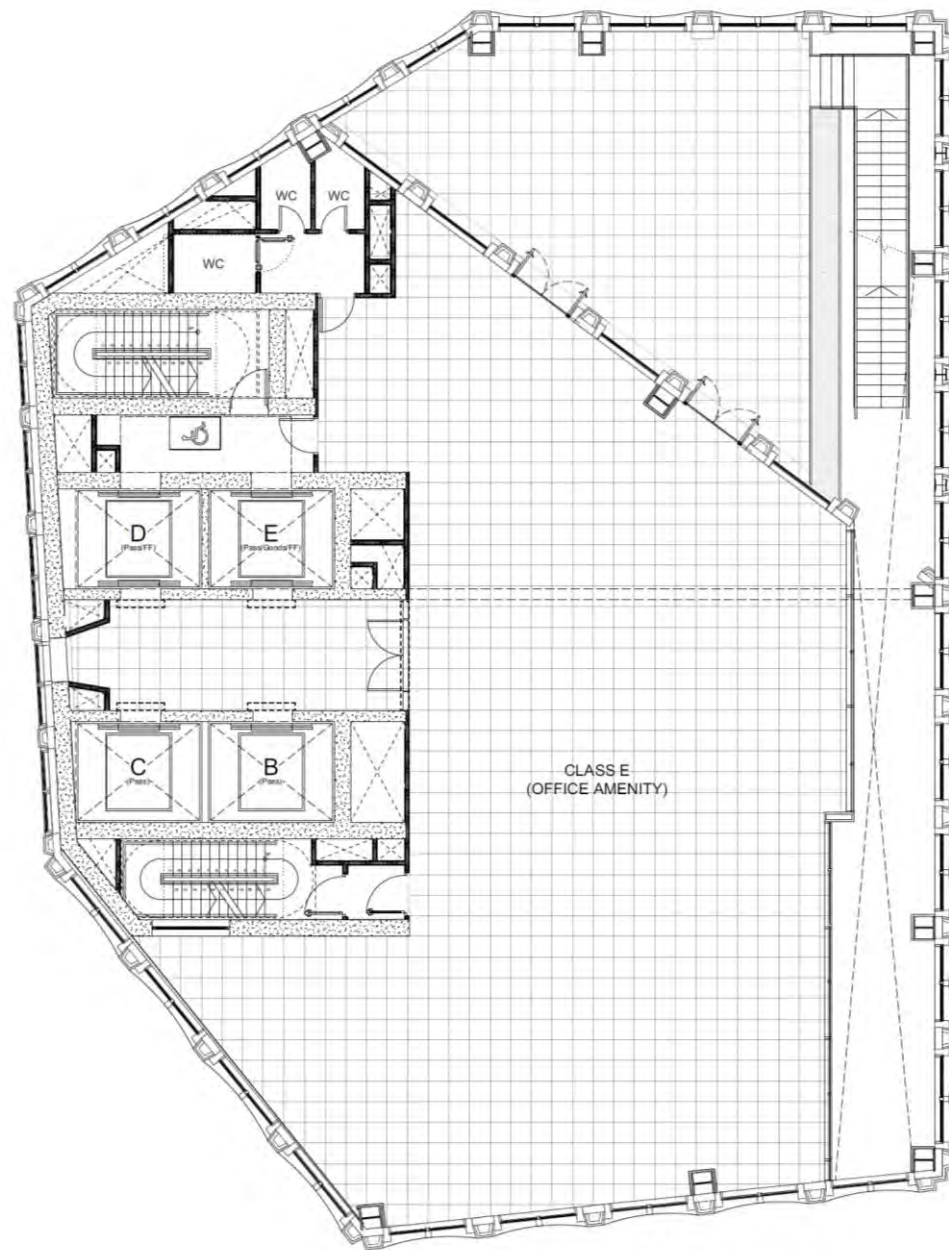
Proposed First Floor Plan with Community Space



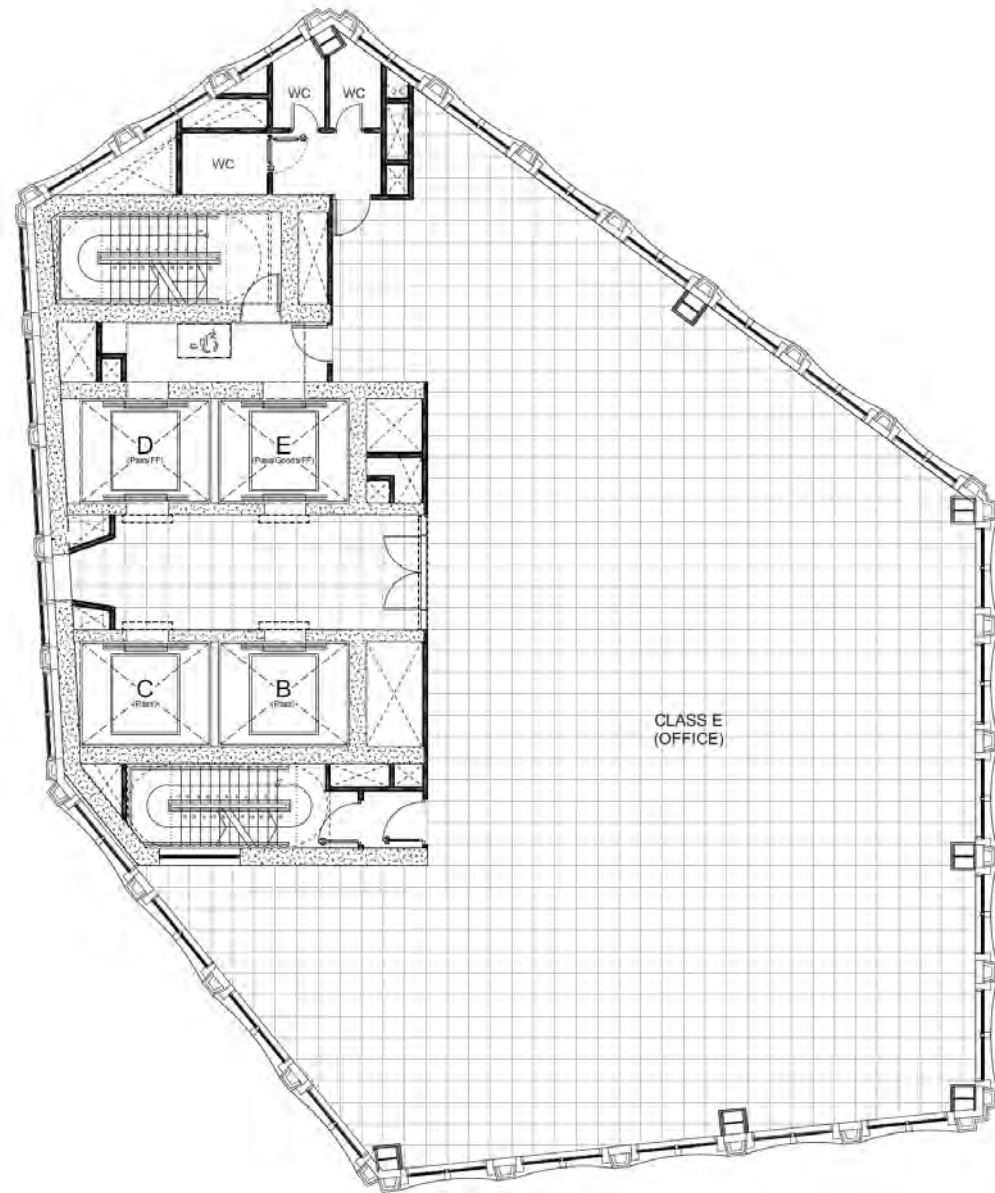
Proposed Typical Office Floor (Low Level)



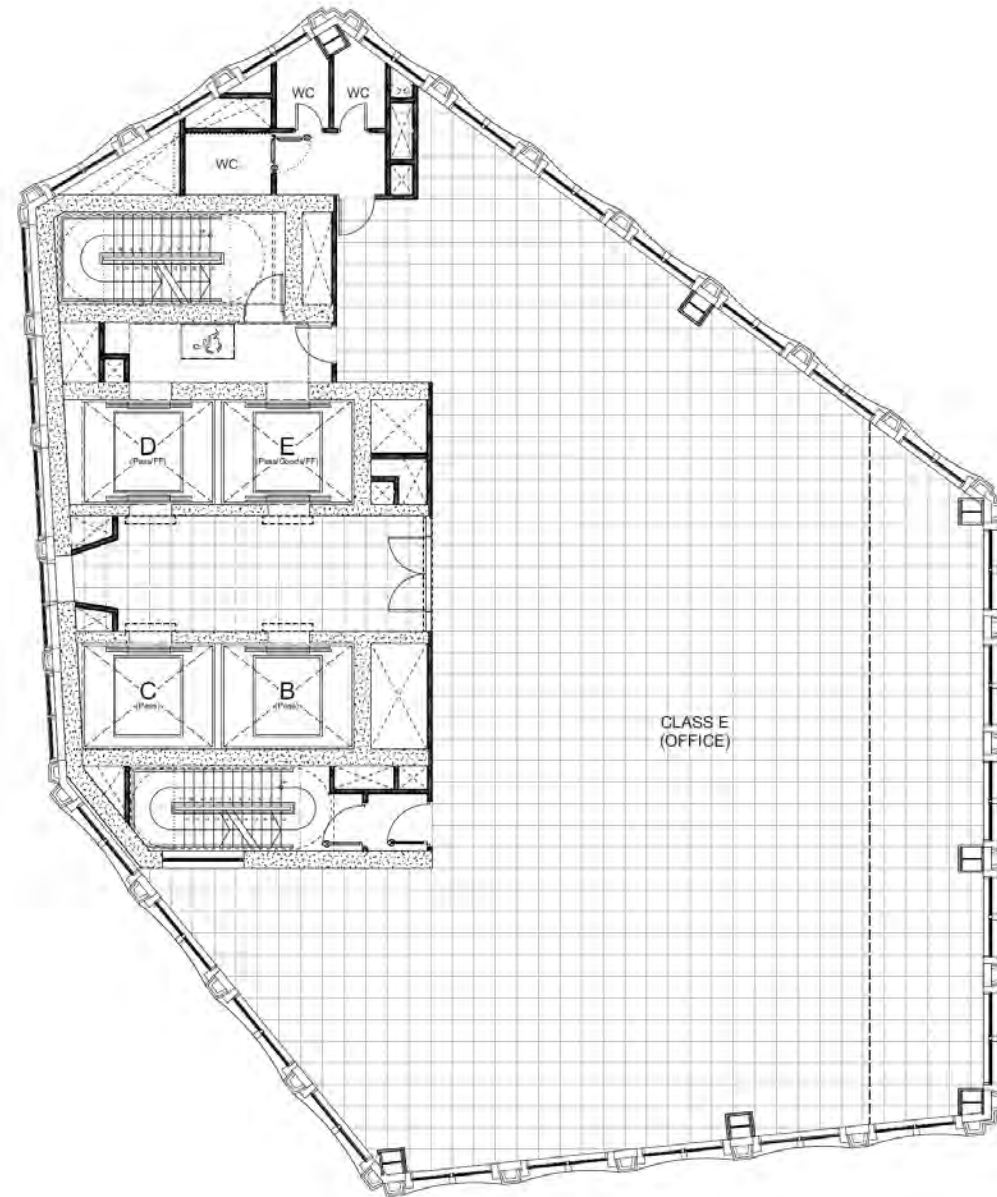
Proposed Twentieth Floor Plan



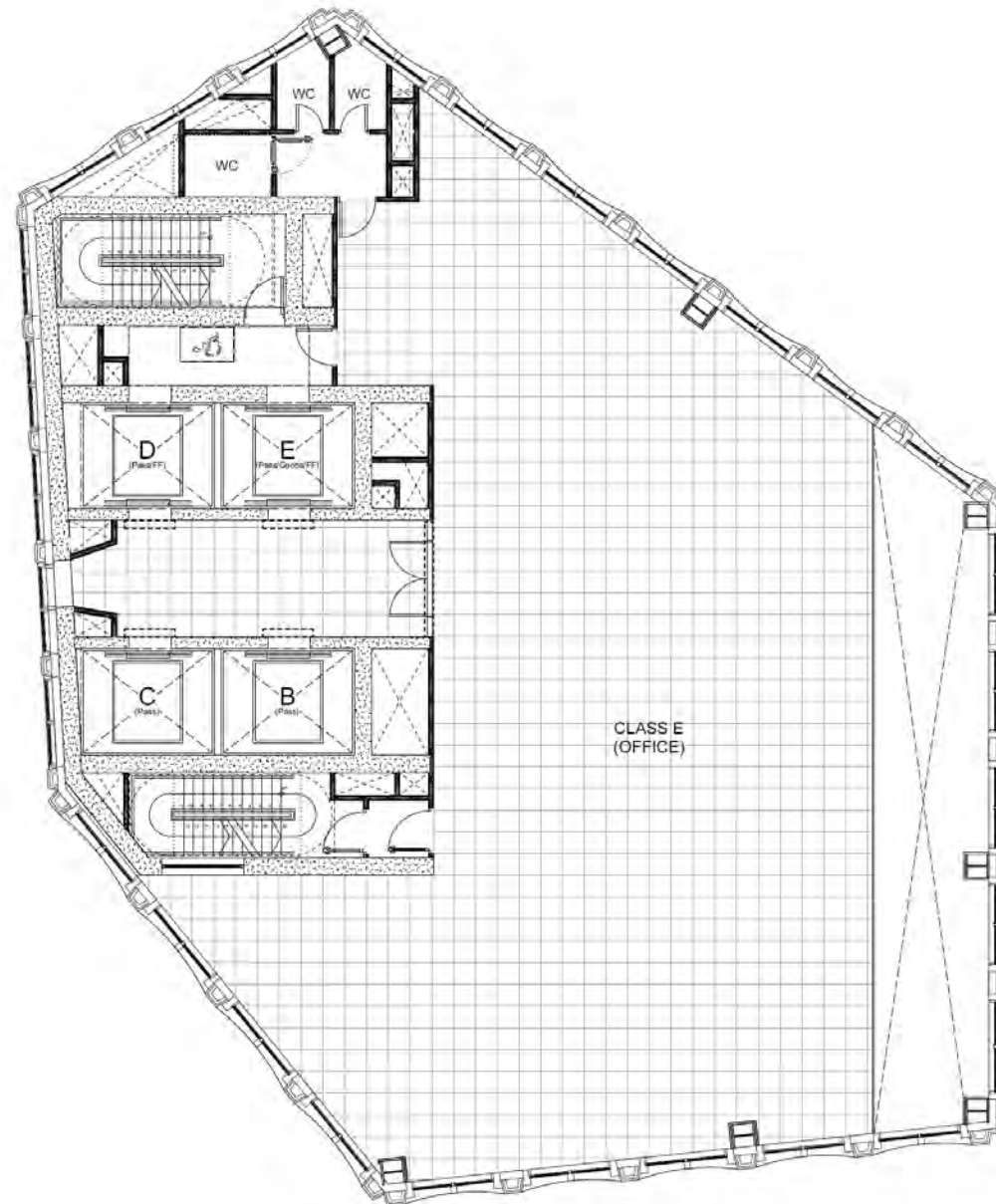
Proposed Twenty First Floor Plan



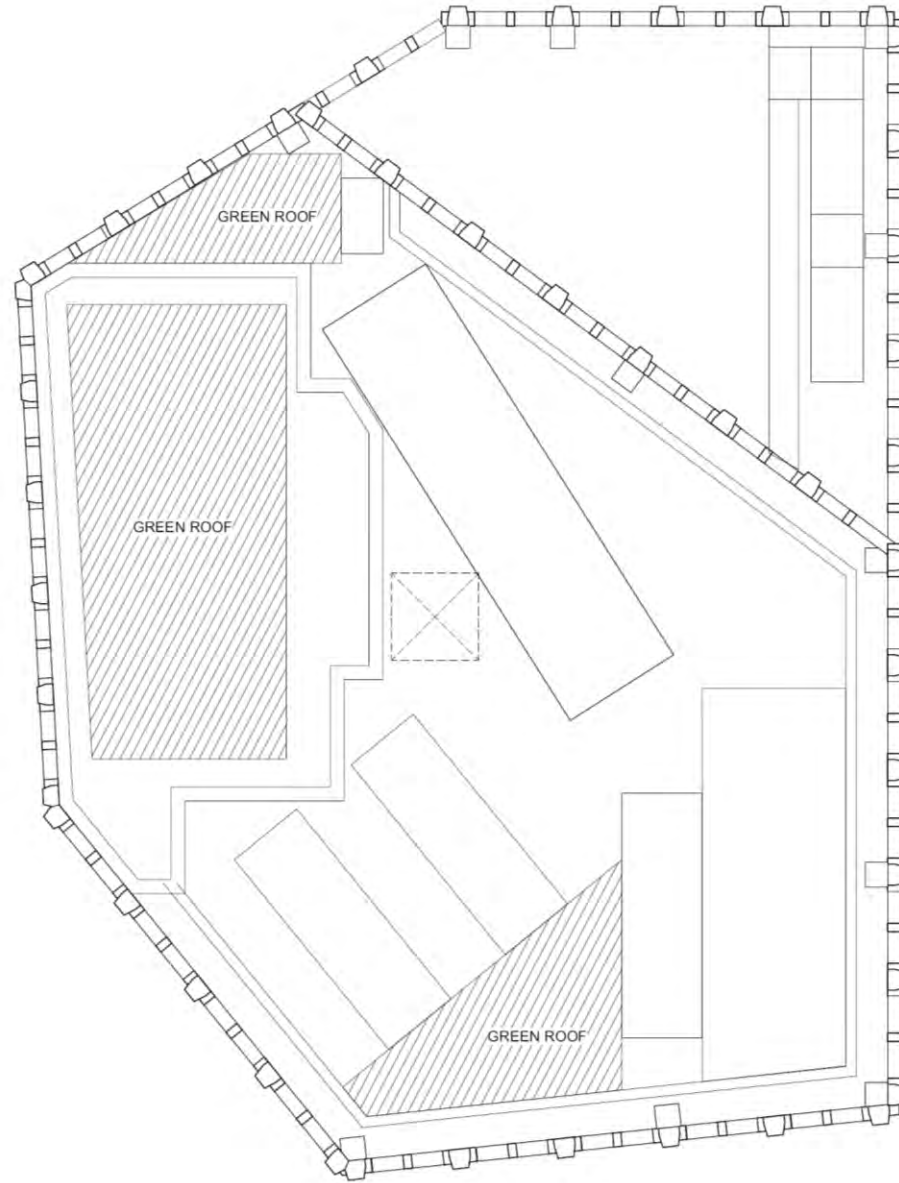
Proposed Typical Office Floor (Upper Level)



Proposed Forty Fourth Floor Plan

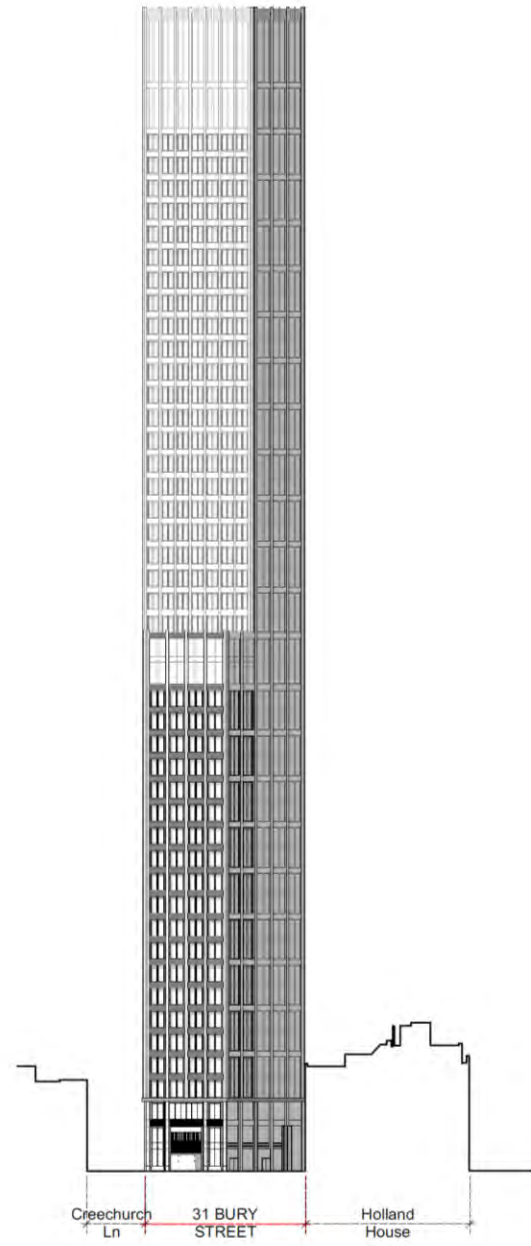


Proposed Forty Fourth Mezzanine Floor Plan

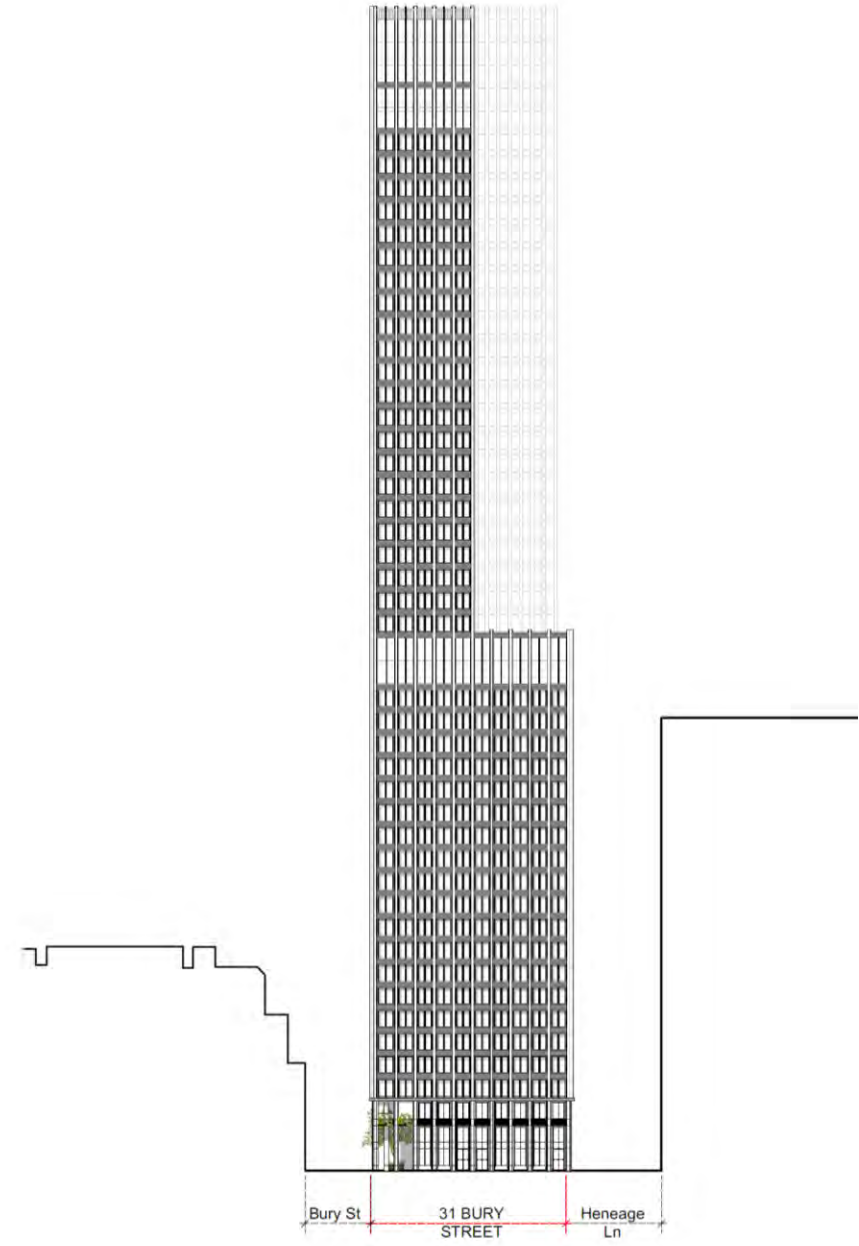


Proposed Roof Plan

- ROOF TOP OF BUILDING TO/FR
- ROOF TOP
 - ROOF PLANT MEZZANINE
 - ROOF PLANT
 - LEVEL 44 MEZZANINE
 - LEVEL 44
 - LEVEL 43
 - LEVEL 42
 - LEVEL 41
 - LEVEL 40
 - LEVEL 39
 - LEVEL 38
 - LEVEL 37
 - LEVEL 36
 - LEVEL 35
 - LEVEL 34
 - LEVEL 33
 - LEVEL 32
 - LEVEL 31
 - LEVEL 30
 - LEVEL 29
 - LEVEL 28
 - LEVEL 27
 - LEVEL 26
 - LEVEL 25
 - LEVEL 24
 - LEVEL 23
 - LEVEL 22
 - LEVEL 21
 - LEVEL 20
 - LEVEL 19
 - LEVEL 18
 - LEVEL 17
 - LEVEL 16
 - LEVEL 15
 - LEVEL 14
 - LEVEL 13
 - LEVEL 12
 - LEVEL 11
 - LEVEL 10
 - LEVEL 9
 - LEVEL 8
 - LEVEL 7
 - LEVEL 6
 - LEVEL 5
 - LEVEL 4
 - LEVEL 3
 - LEVEL 2
 - LEVEL 1
 - GF MEZZANINE
 - GF



1 PROPOSED ELEVATION NORTH
Scale: 1:500

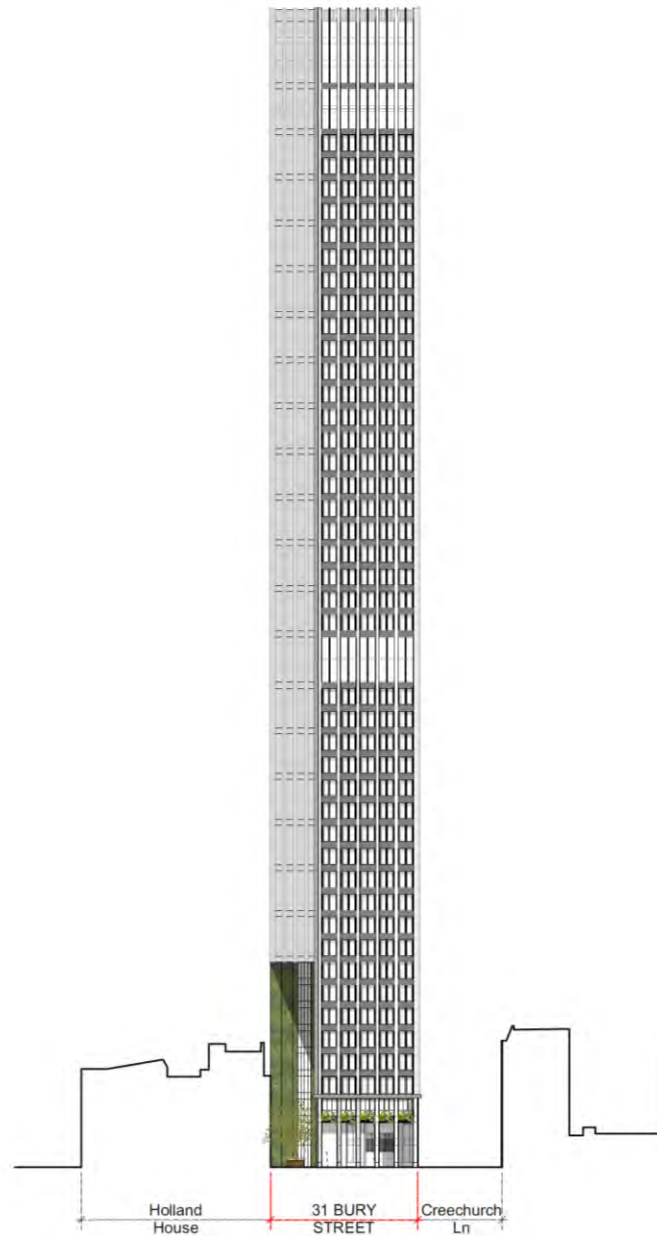


2 PROPOSED ELEVATION EAST
Scale: 1:500

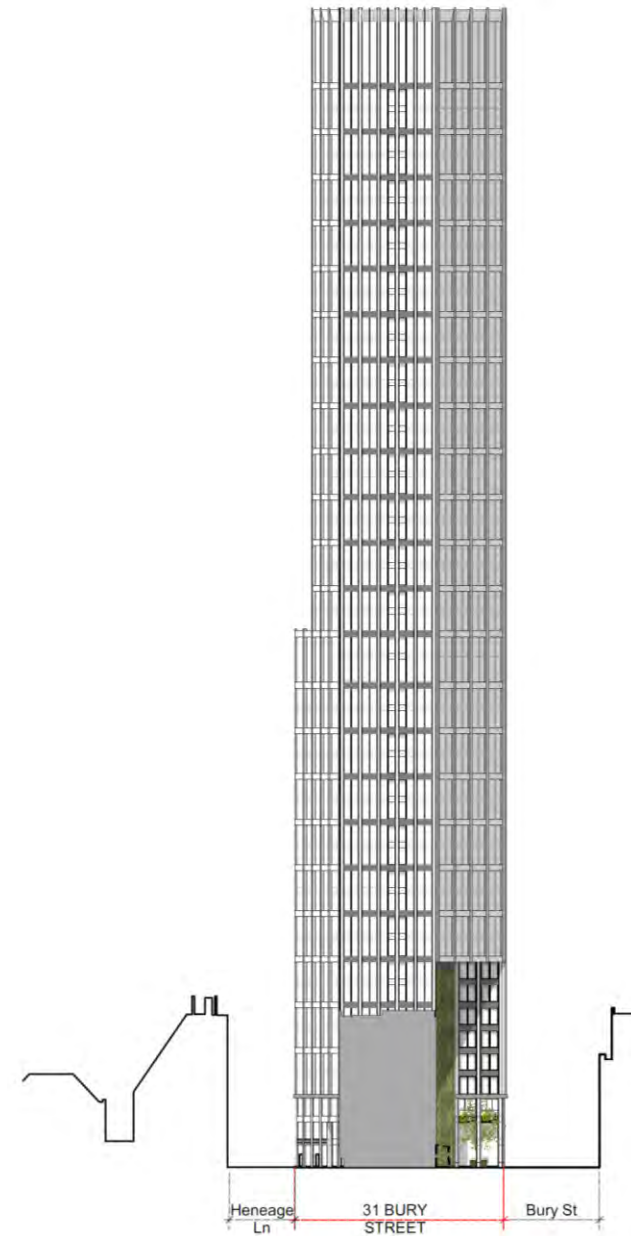
Proposed Elevations (North and East)

ADD TOP OF BUILDING
TYPE

- ROOF TOP
- ROOF PLANT MEZZANINE
- ROOF PLANT
- LEVEL 44 MEZZANINE
- LEVEL 44
- LEVEL 43
- LEVEL 42
- LEVEL 41
- LEVEL 40
- LEVEL 39
- LEVEL 38
- LEVEL 37
- LEVEL 36
- LEVEL 35
- LEVEL 34
- LEVEL 33
- LEVEL 32
- LEVEL 31
- LEVEL 30
- LEVEL 29
- LEVEL 28
- LEVEL 27
- LEVEL 26
- LEVEL 25
- LEVEL 24
- LEVEL 23
- LEVEL 22
- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1
- GF MEZZANINE
- GF

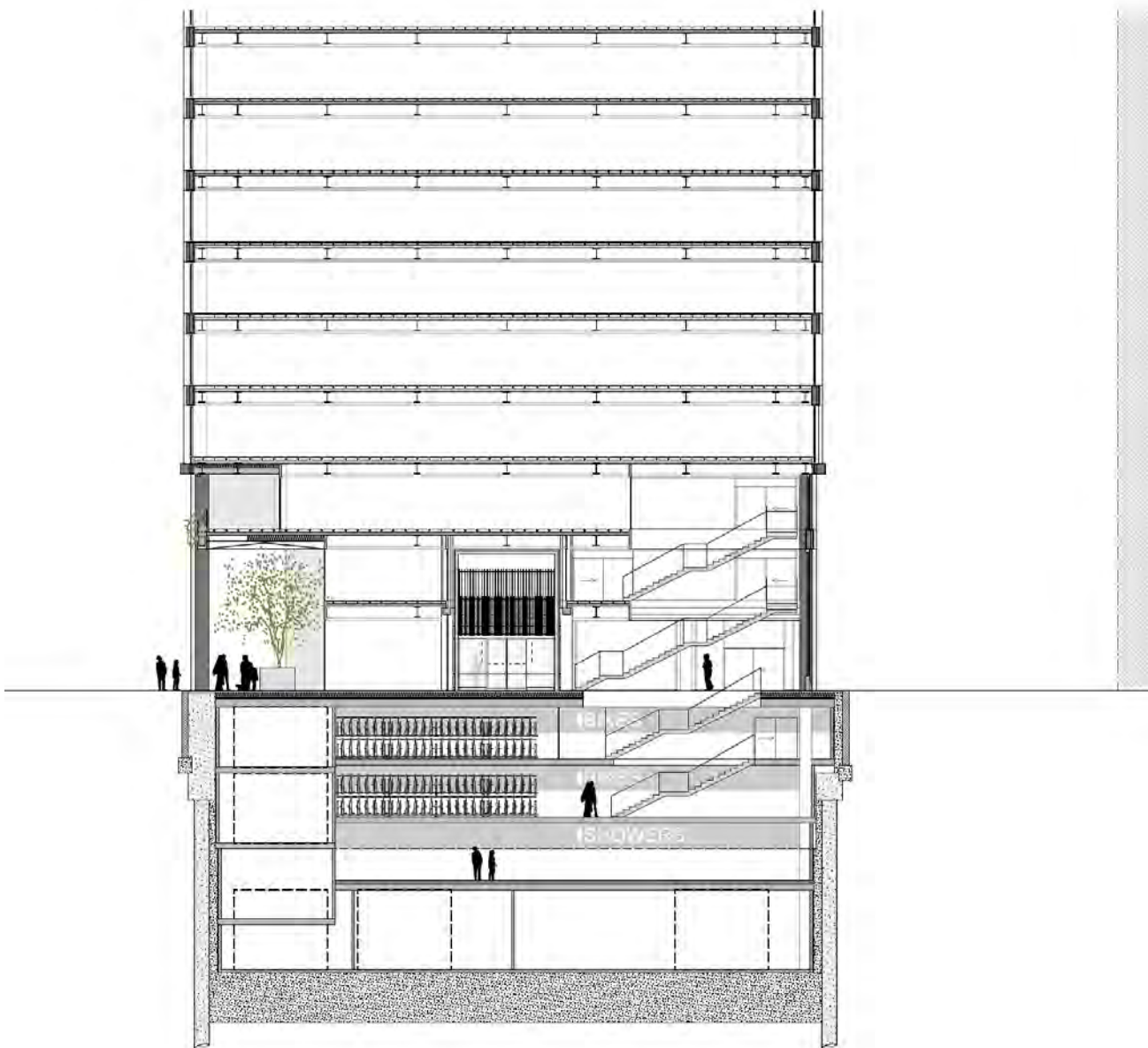


1 PROPOSED ELEVATION SOUTH
Scale: 1:500

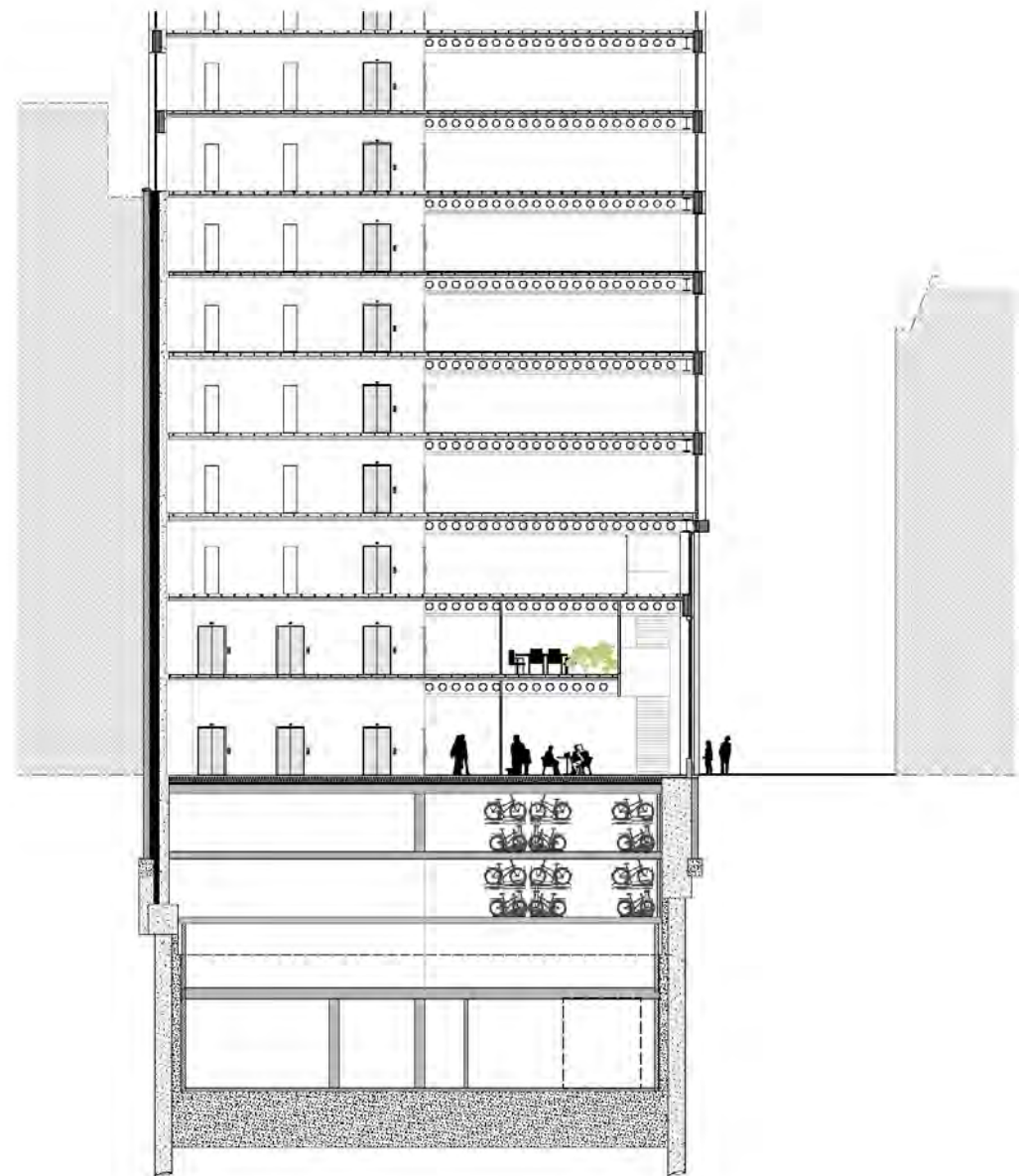


2 PROPOSED ELEVATION WEST
Scale: 1:500

Proposed Elevations (South and West)



SECTION AA - LOWER LEVELS
Scale: 1:200

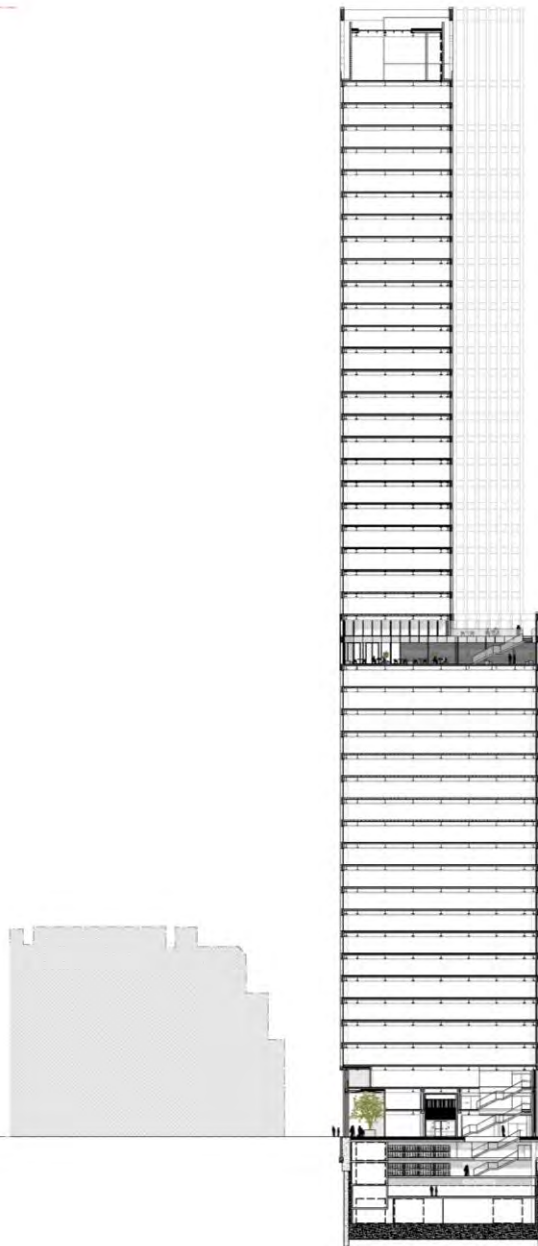


SECTION BB - LOWER LEVELS
Scale: 1:200

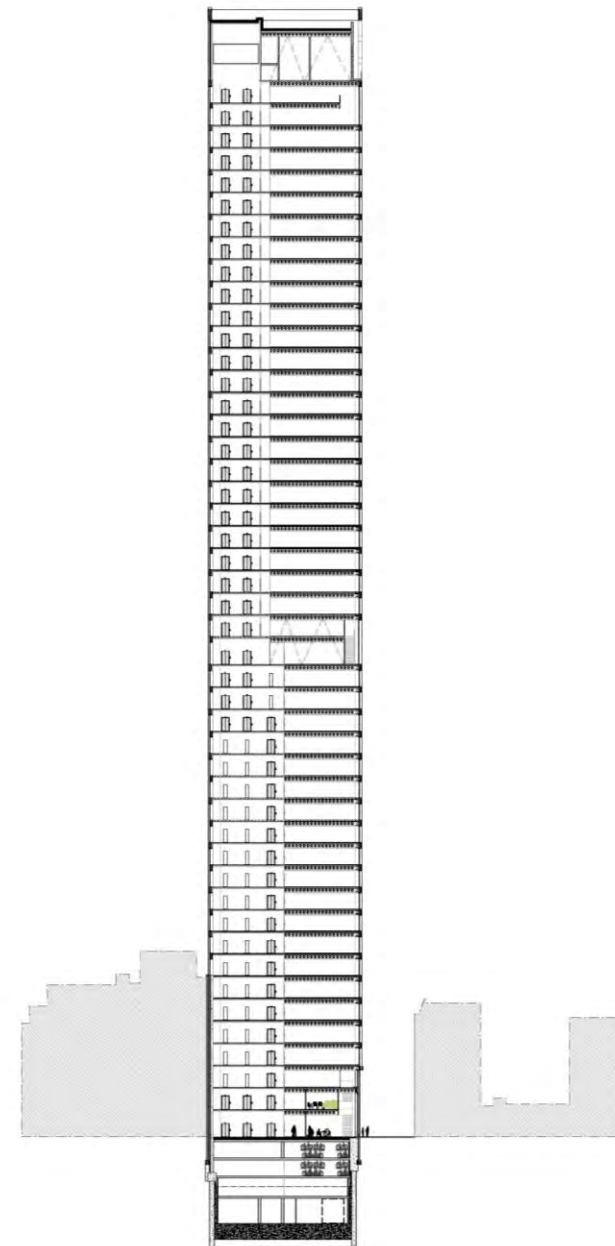
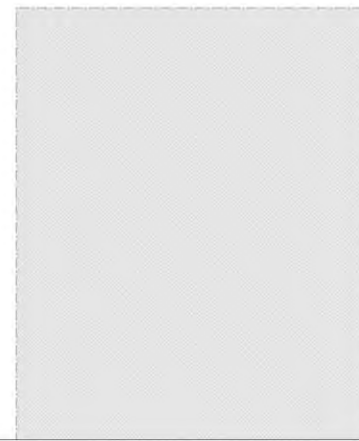
Section AA & BB

04 of 04

ROOF TOP
ROOF PLANT MEZZANINE
ROOF PLANT
LEVEL 44 MEZZANINE
LEVEL 44
LEVEL 43
LEVEL 42
LEVEL 41
LEVEL 40
LEVEL 39
LEVEL 38
LEVEL 37
LEVEL 36
LEVEL 35
LEVEL 34
LEVEL 33
LEVEL 32
LEVEL 31
LEVEL 30
LEVEL 29
LEVEL 28
LEVEL 27
LEVEL 26
LEVEL 25
LEVEL 24
LEVEL 23
LEVEL 22
LEVEL 21
LEVEL 20
LEVEL 19
LEVEL 18
LEVEL 17
LEVEL 16
LEVEL 15
LEVEL 14
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
OF MEZZANINE
OF
BASEMENT 1 MEZZANINE
BASEMENT 1
BASEMENT 2 MEZZANINE
BASEMENT 2

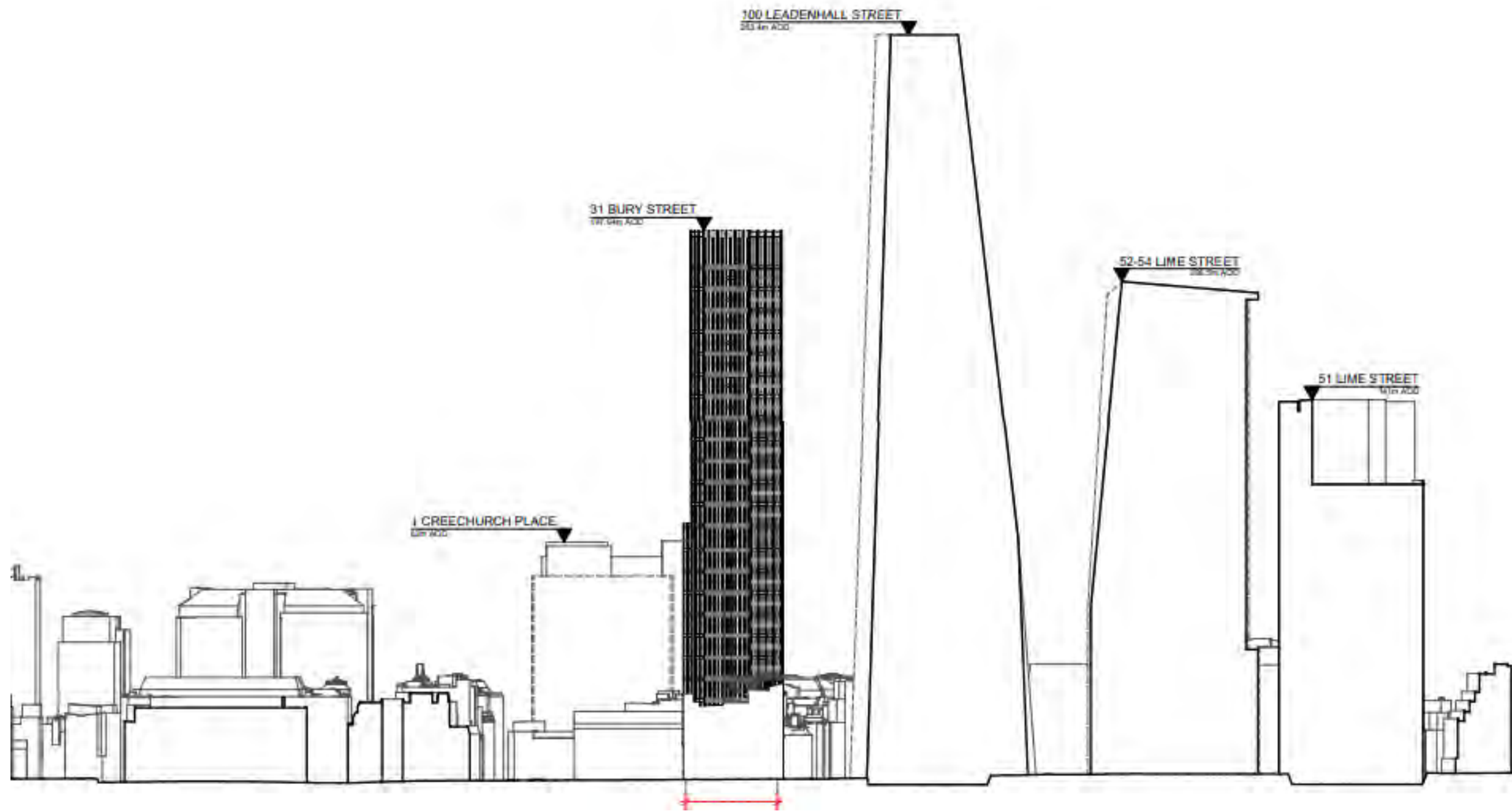


SECTION AA
Scale: 1:500

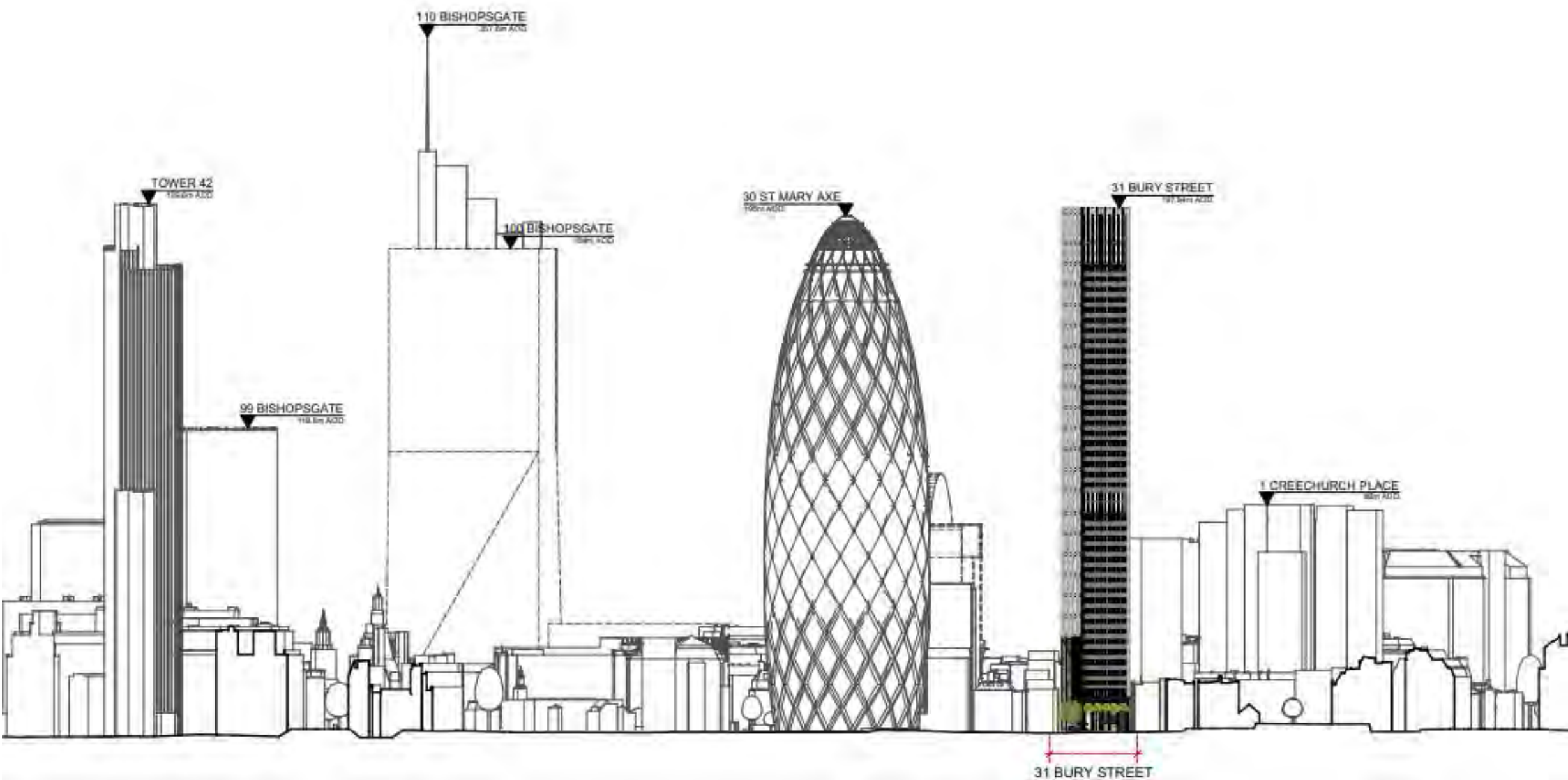


SECTION BB
Scale: 1:500

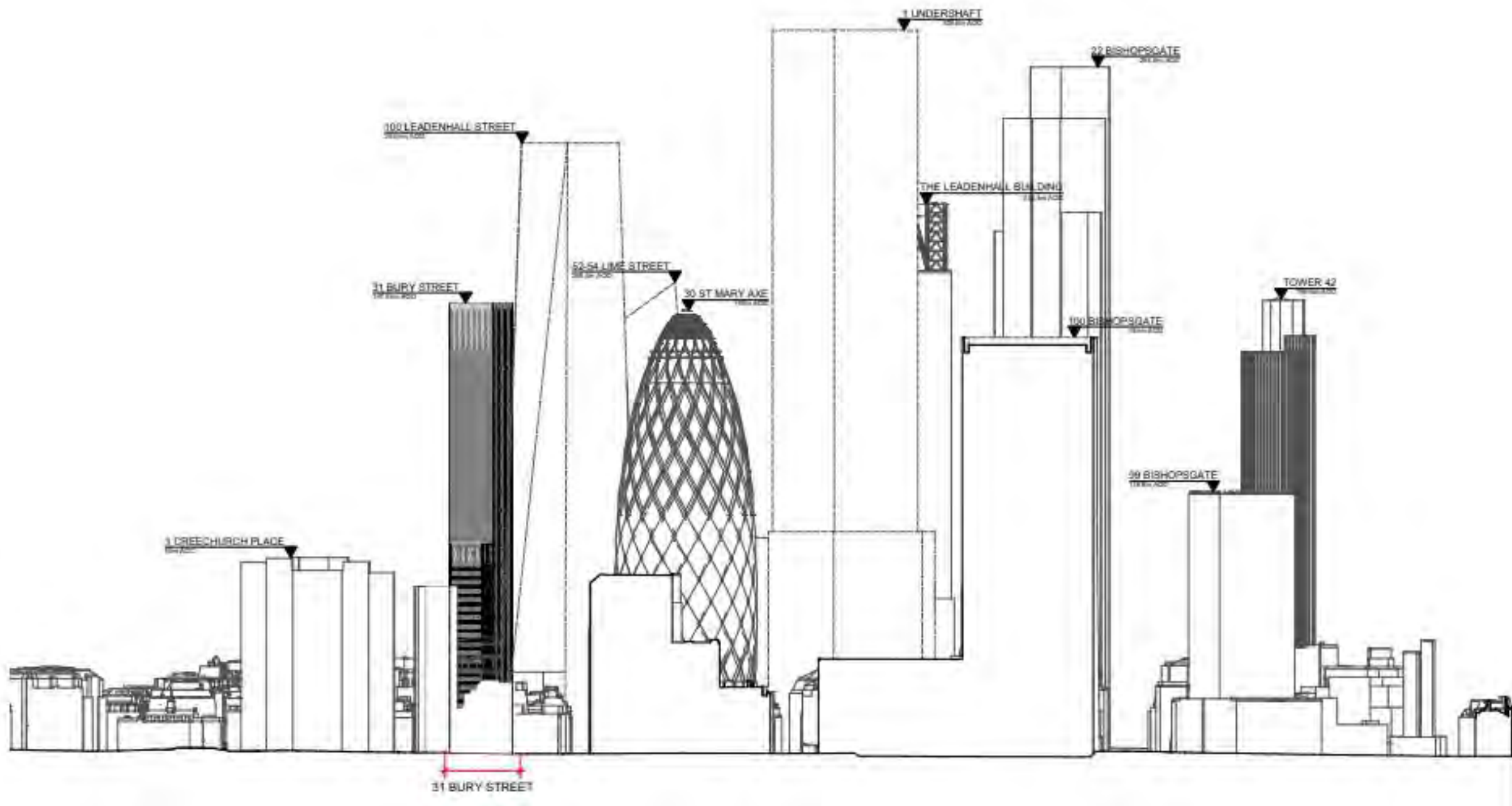
Proposed Section AA & BB



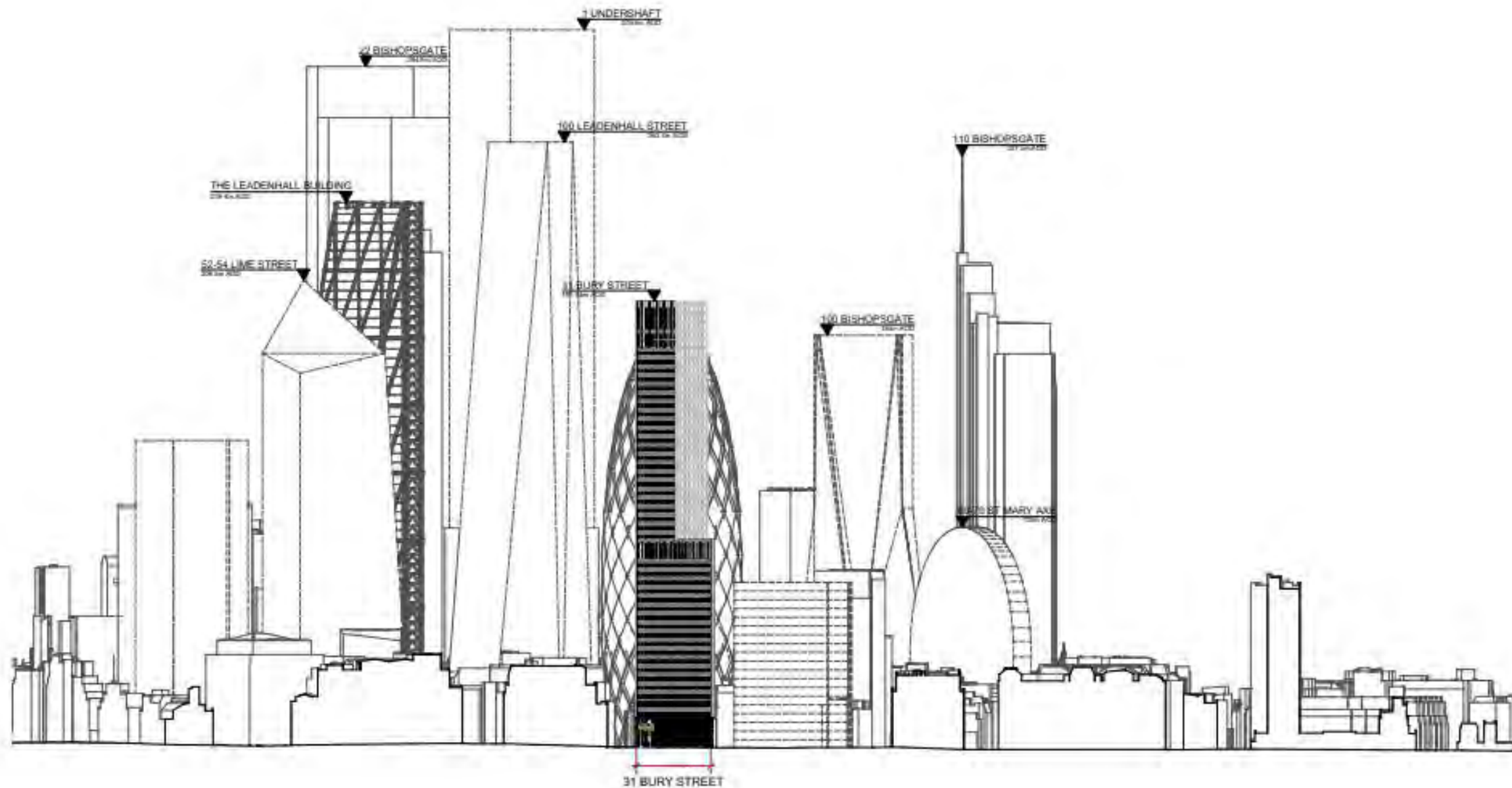
Proposed West Elevation with consented schemes



Proposed South Elevation with consented schemes



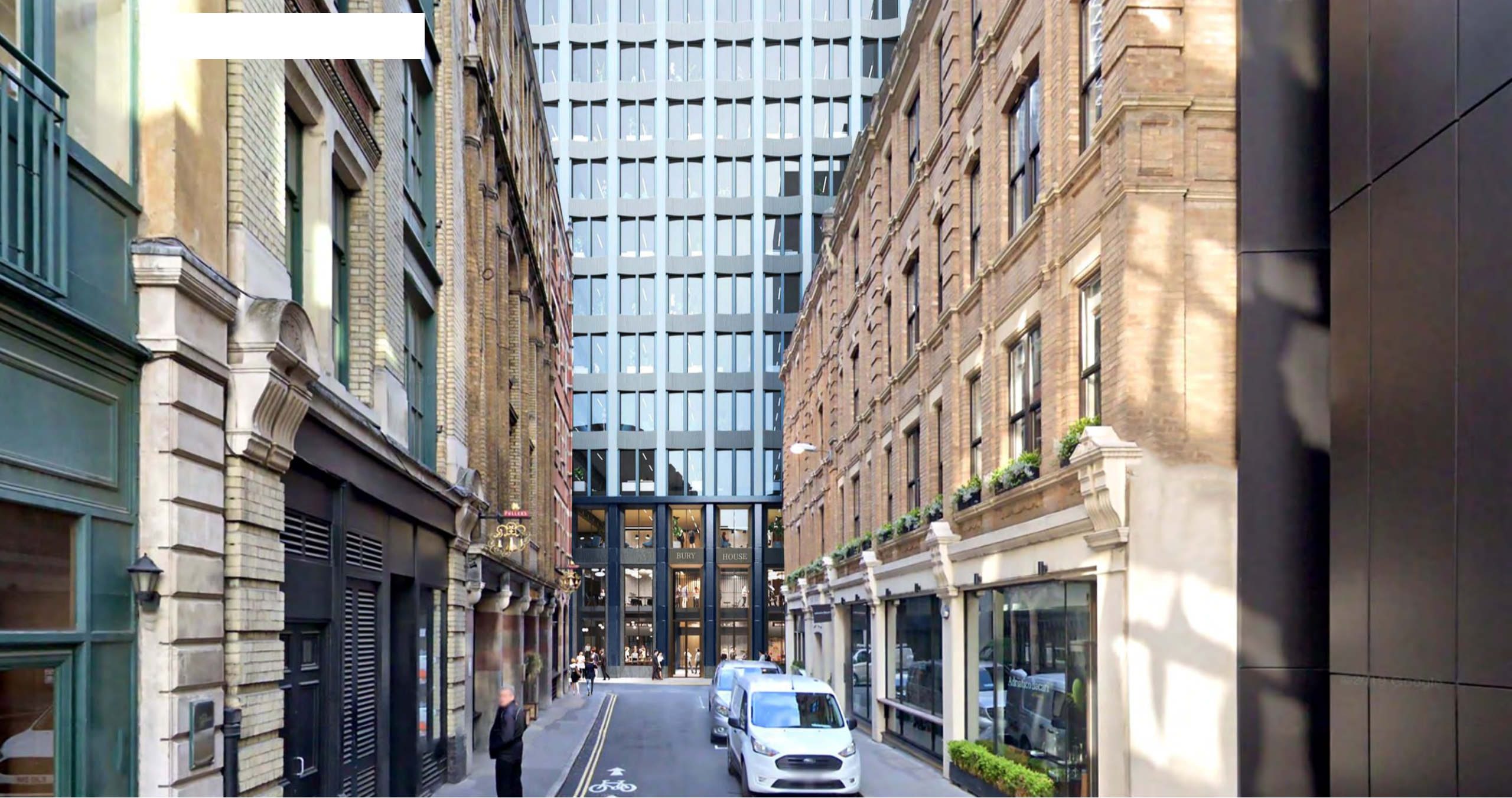
Proposed North Elevation with consented schemes



Proposed East Elevation with consented schemes



Illustrative view from Creechurch Lane looking north



Illustrative view from Mitre Street looking west



Illustrative view from Mitre Street looking west



Illustrative view showing proposed Heneage Arcade (from Creechurch Lane entrance)



Illustrative view from Heneage Lane looking south



Illustrative view from Bury Street looking north east



Illustrative view showing proposed James' Court looking north



Illustrative view showing proposed Heneage Arcade interior



Illustrative view from Bury Street (typical bay detailing)



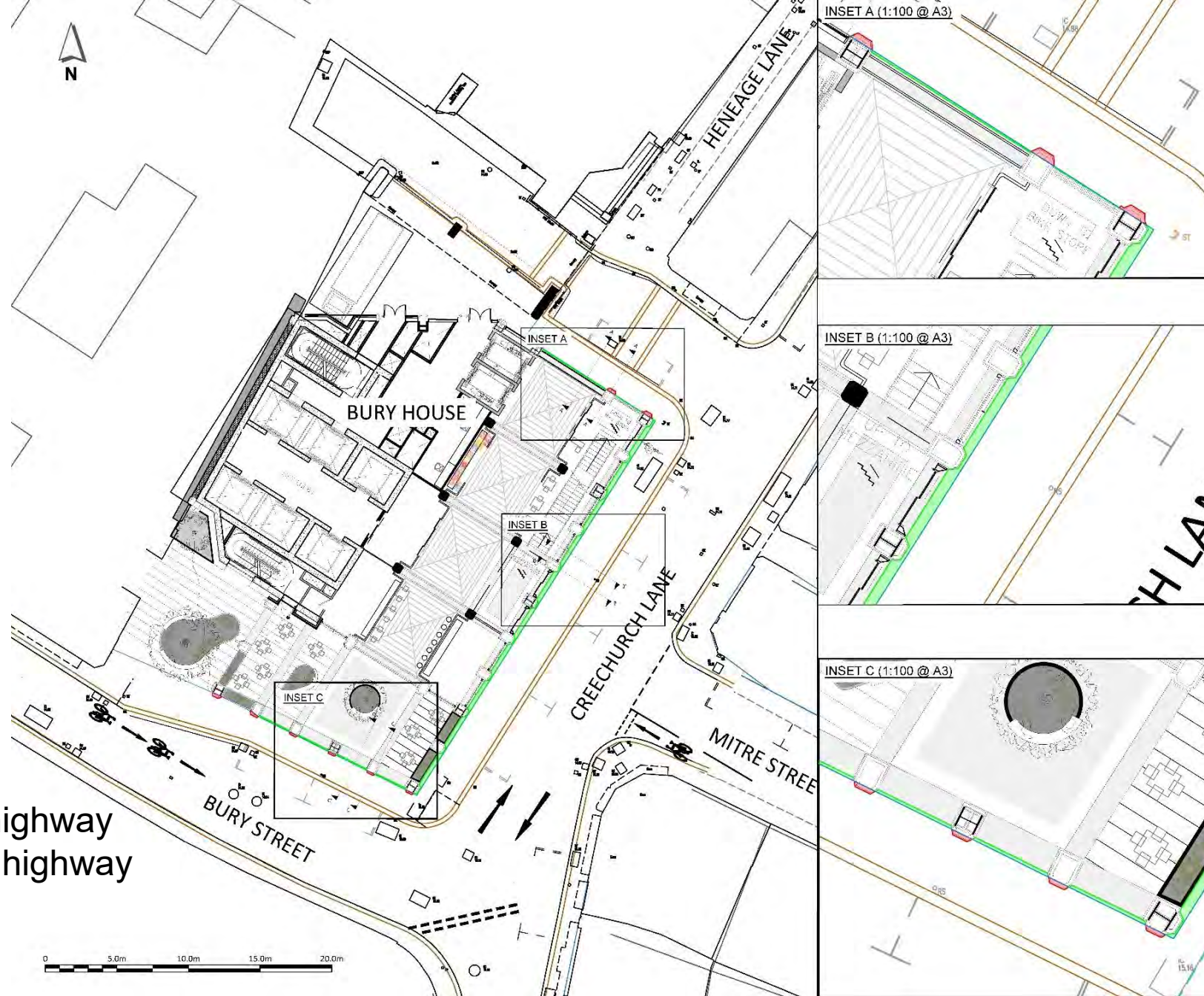
Illustrative view showing mezzanine floor (Creechurch Hall Vestibule)



Illustrative view showing first floor level: Cultural Event (Creechurch Hall)



Illustrative view showing first floor level: Educational Event (Creechurch Hall)



Stopping Up Plan



Existing View LVMF VIEW 10A.1 – Tower Bridge Upstream



Cumulative View with consented schemes LVMF VIEW 10A.1 – Tower Bridge Upstream



Existing View LVMF 25A.1 The Queen's Walk at City Hall



Cumulative View with consented schemes LVMF 25A.1 The Queen's Walk at City Hall



Existing View LVMF 25A.2 The Queen's Walk at City Hall



Cumulative View with consented schemes LVMF 25A.2 The Queen's Walk at City Hall



Existing View LVMF 25A.3 The Queen's Walk at City Hall



Cumulative View with consented schemes LVMF 25A.3 The Queen's Walk at City Hall



Existing View from Tower Bridge South looking north



Cumulative View with consented schemes from Tower Bridge South looking north



Existing View LVMF 11B.2 London Bridge: Downstream



Cumulative View with consented schemes LVMF 11B.2 London Bridge: Downstream



Existing View LVMF 15B.1 Waterloo Bridge Downstream



Cumulative View with consented schemes LVMF 15B.1 Waterloo Bridge Downstream



Existing View LVMF 16B.1 The South Bank



Cumulative View with consented schemes LVMF 16B.1 The South Bank



Existing View – Tate Modern Viewing Gallery



Cumulative View with consented schemes – Tate Modern Viewing Gallery



Existing View – Butler's Wharf



Cumulative View with consented schemes – Butler's Wharf



Existing View Tower of London, Inner Ward



Cumulative View with consented schemes: Tower of London, Inner Ward



Existing View – Tower of London, The Inner Ward



Cumulative View with consented schemes – Tower of London, The Inner Ward



Existing View Tower of London – Southern Side of the Inner Ward



Cumulative View with consented schemes Tower of London – Southern Side of the Inner Ward



Existing View Tower of London, Inner Wall



Cumulative View with consented schemes: Tower of London, Inner Wall



Existing View Tower of London View 2 – Inner Curtain Wall



Cumulative View with consented schemes: Tower of London View 2 – Inner Curtain Wall



Existing View Tower of London View 4 – Inner Curtain Wall



Cumulative View with consented schemes Tower of London View 4 – Inner Curtain Wall



Existing View Local Setting Route 6: Southerly Point



Cumulative View with consented schemes Local Setting Route 6: Southerly Point



Existing View – Whitechapel Road



Cumulative View with consented schemes – Whitechapel Road



Existing View - Monument Viewing Gallery



Cumulative View with consented schemes - Monument Viewing Gallery



Existing View – Bishopsgate



Cumulative View with consented schemes – Bishopsgate



Existing View – Aldgate High Street



Cumulative View with consented schemes – Aldgate high Street



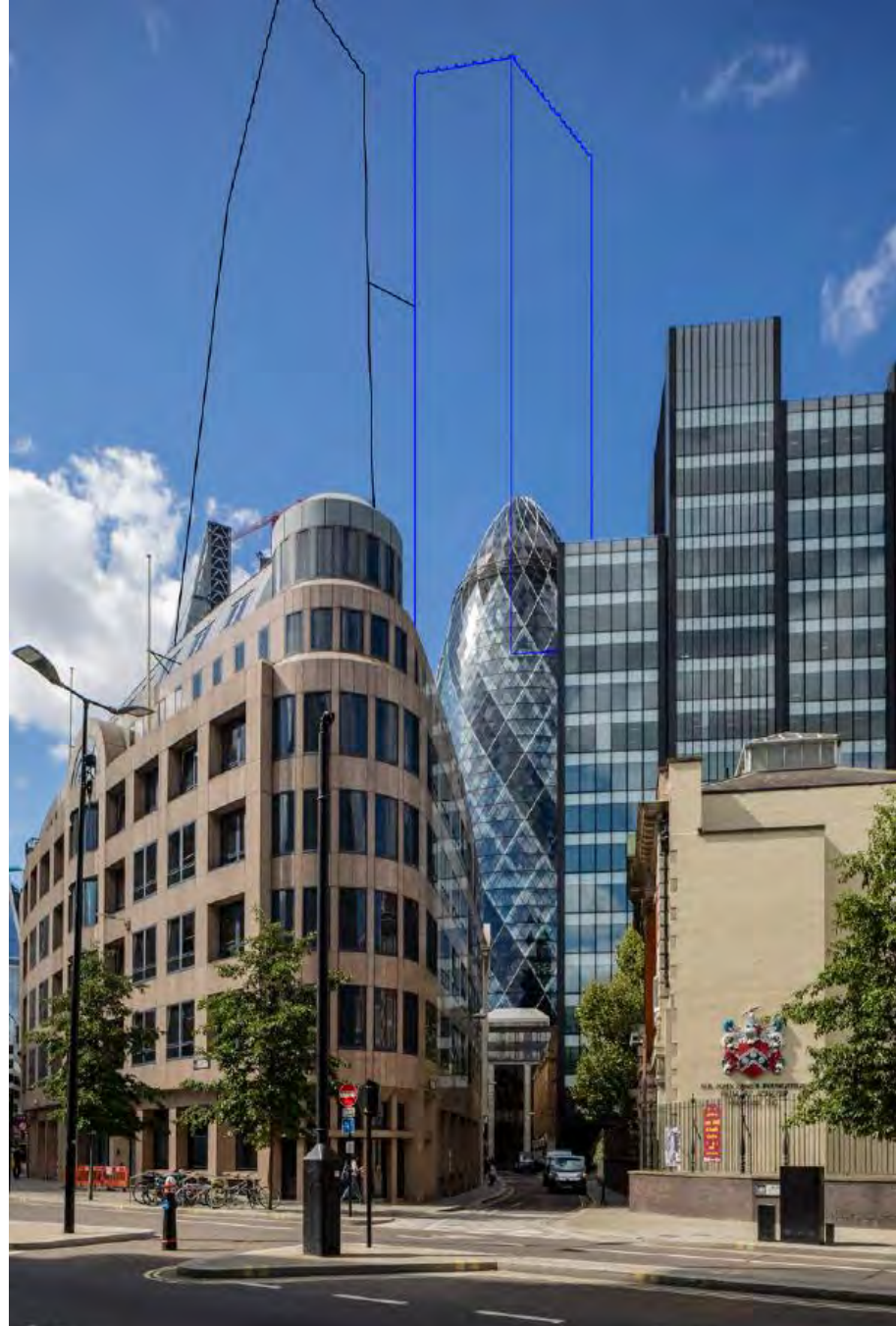
Existing View – East of St Botolph



Cumulative View with consented schemes – East of St Botolph



Existing View – Leadenhall Street / Aldgate



Cumulative with consented schemes View – Leadenhall Street / Aldgate



Existing View – Bury Street



Cumulative View with consented schemes – Bury Street



Existing View – Bury Court



Cumulative View with consented schemes – Bury Court



Existing View – Bevis Mark Synagogue



Cumulative View with consented schemes – Bevis Mark Synagogue



Existing View – Leadenhall Street (at Creechurch Lane)



Cumulative View with consented schemes – Leadenhall Street (at Creechurch Lane)



Photograph Aerial photograph taken from level 34 of the Gherkin showing all four sides of the Synagogue with scaffolding



Photograph : Synagogue north courtyard looking east with works scaffolding in place



Photograph : East elevation (Heneage Lane) of the Synagogue with scaffolding



Photograph : Synagogue western courtyard looking south with works scaffolding in place



Photograph : Interior view of Bimah (raised reading desk) with work scaffolding in place

Bevis Marks Synagogue:

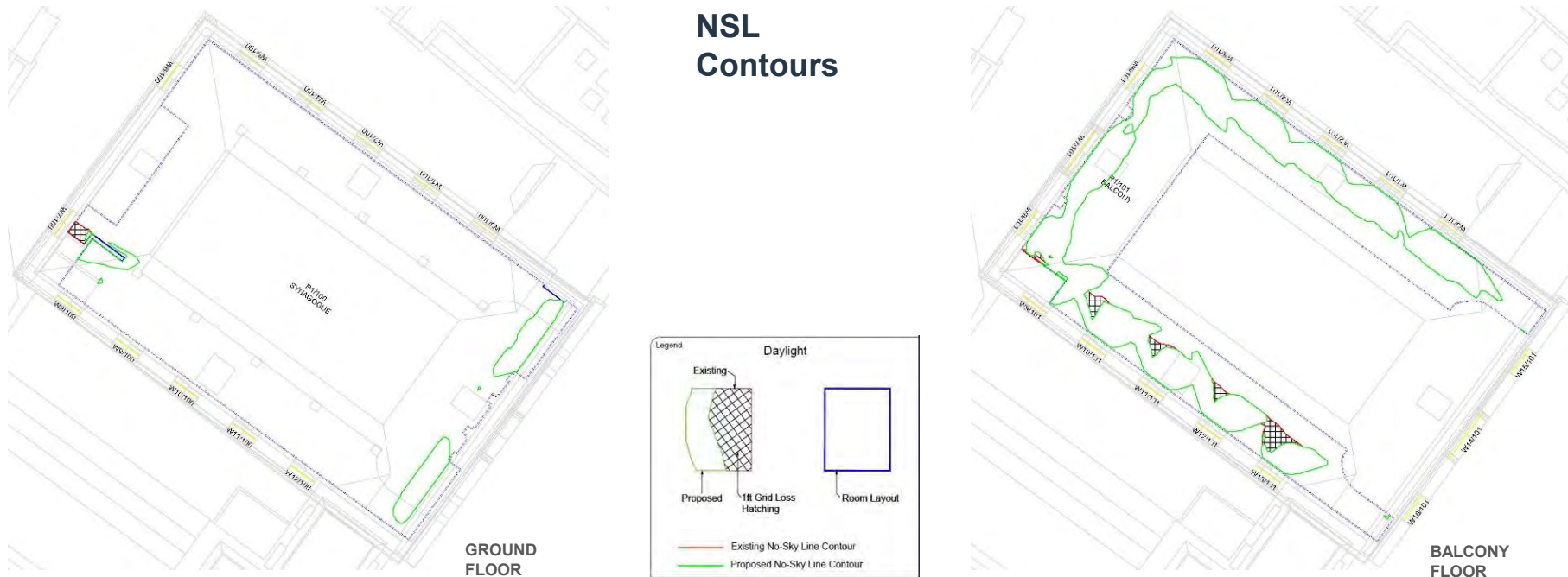
Daylight, Sunlight & Overshadowing Results

*as submitted within ES Volume 1, Chapter 10
&
ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing, Light Intrusion & Solar Glare*

Daylight & Sunlight Results

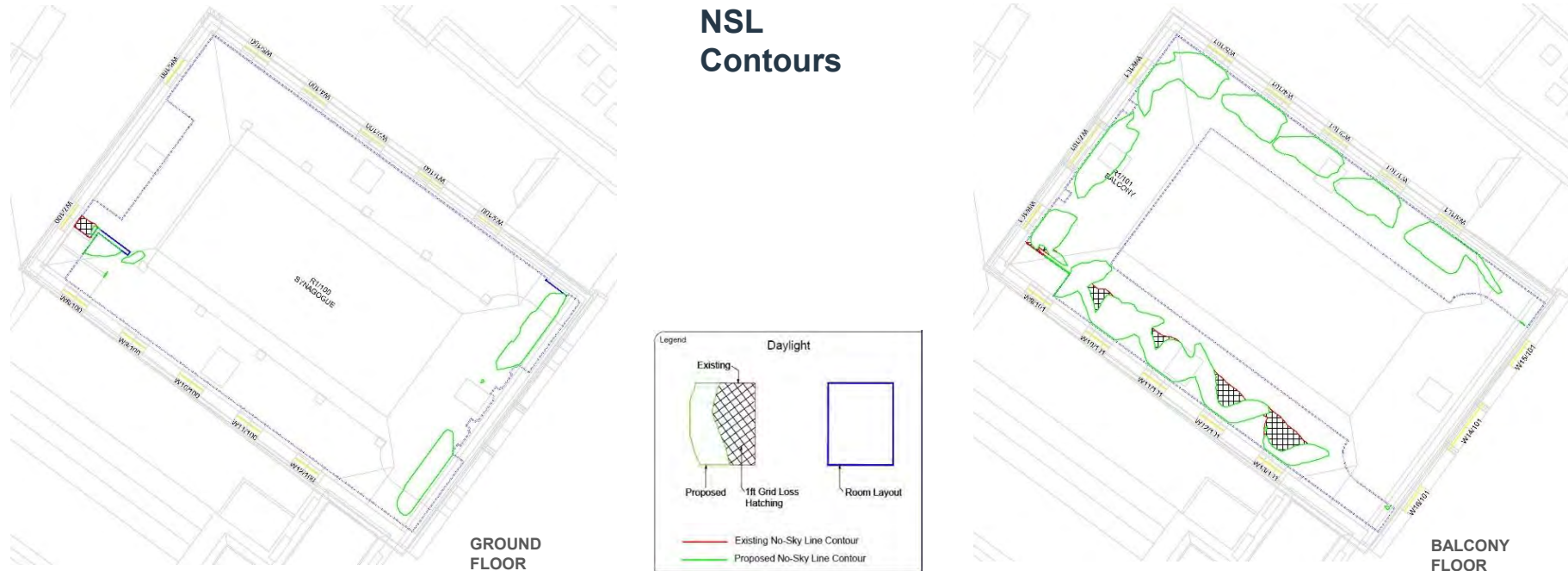
Existing Baseline v Proposed Scenario

- For daylight **VSC**, 23 (82%) of 28 windows meet BRE criteria i.e. receive a negligible effect:
 - 4 windows experience minor adverse effects (relative loss between 20%-30%)
 - 1 window experiences a moderate adverse effect (relative loss between 30%-40%)
 - Absolute alterations to affected windows only very small, between 1.3%-1.8% VSC
 - Minor Adverse Impact for Daylight
- For daylight **NSL**, 2 (100%) of 2 rooms meet BRE criteria i.e. receive a negligible effect.
- For sunlight **APSH**, 22 (79%) of 28 windows meet annual BRE criteria; 23 (82%) windows meet winter BRE criteria i.e. receive a negligible effect:
 - 6 windows (annual APSH) & 5 windows (winter APSH) experience major adverse effects (relative loss 40%+)
 - Absolute alterations to affected windows between 7%-13% APSH for annual sunlight & 1%-2% for winter sunlight
 - Moderate Adverse Impact for Sunlight (APSH)



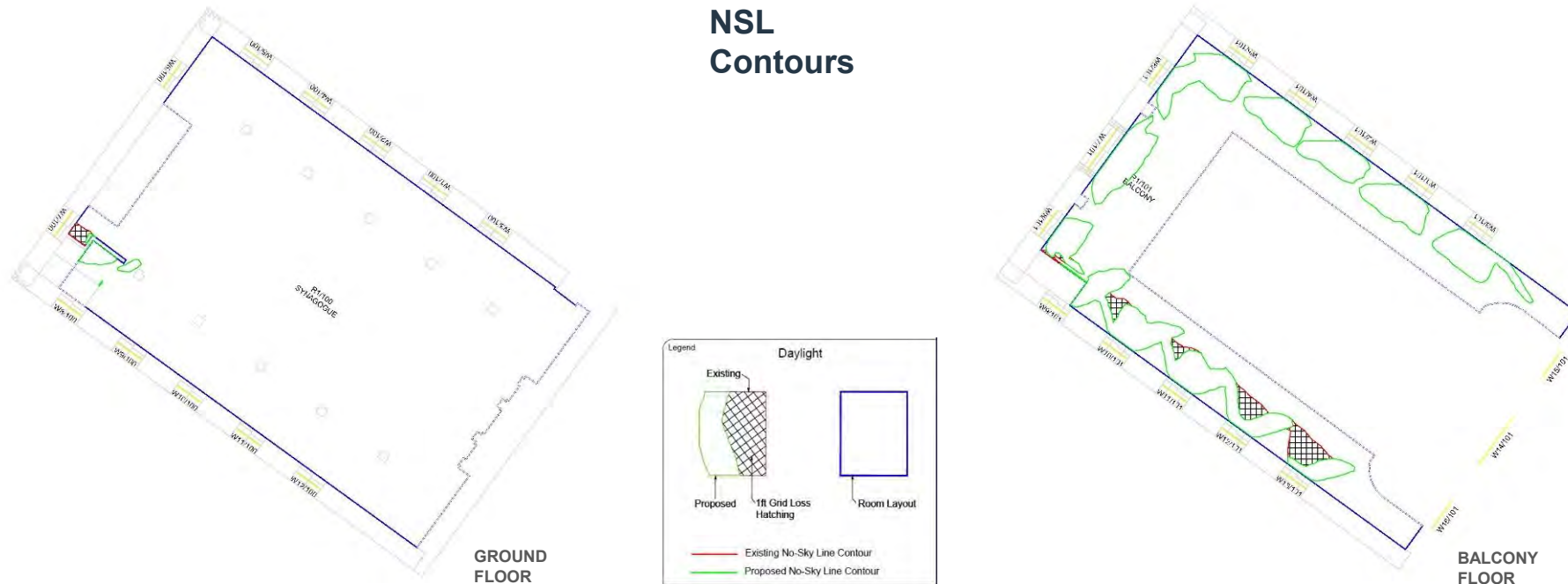
Future Baseline 1 Scenario

- For daylight **VSC**, 23 (82%) of 28 windows meet BRE criteria i.e. receive a negligible effect:
 - 2 windows experience minor adverse effects (relative loss between 20%-30%)
 - 3 windows experience moderate adverse effects (relative loss between 30%-40%)
 - Absolute alterations to affected windows only very small, between 1.2%-1.8% VSC
 - Minor Adverse Impact for Daylight
- For daylight **NSL**, 2 (100%) of 2 rooms meet BRE criteria i.e. receive a negligible effect.
- For sunlight **APSH**, 22 (79%) of 28 windows meet annual BRE criteria; 26 (93%) windows meet winter BRE criteria i.e. receive a negligible effect:
 - 6 windows (annual APSH) & 2 windows (winter APSH) experience major adverse effects (relative loss 40%+)
 - Absolute alterations to affected windows between 5%-13% APSH for annual sunlight & 1% for winter sunlight
 - Moderate Adverse Impact for Sunlight (APSH)



Future Baseline 2 Scenario

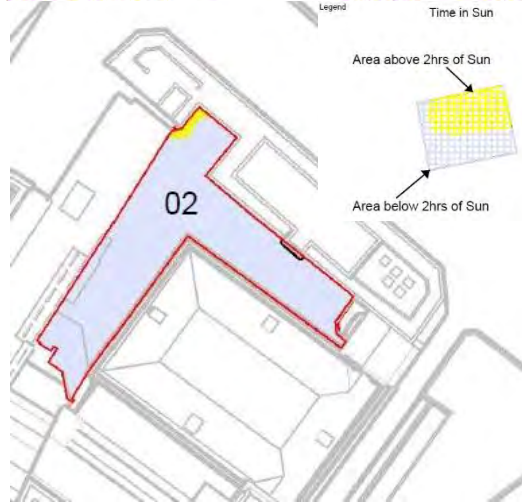
- For daylight **VSC**, 21 (75%) of 28 windows meet BRE criteria i.e. receive a negligible effect:
 - 1 window experiences a minor adverse effect (relative loss between 20%-30%)
 - 1 window experiences a moderate adverse effect (relative loss between 30%-40%)
 - 5 windows experience major adverse effects (relative loss 40%+)
 - Absolute alterations to the affected windows only very small, ranging between 0.1%-1.8% VSC
 - Minor Adverse Impact
- For daylight **NSL**, 1 (50%) of 2 rooms meet BRE criteria i.e. receive a negligible effect:
 - 1 room experiences a minor adverse effect (relative loss between 20%-30%)
- For sunlight **APSH**, 27 (96%) of 28 windows meet annual BRE criteria; 28 (100%) windows meet winter BRE criteria i.e. receive a negligible effect:
 - 1 window experiences a major adverse effect (relative loss 40%+) & absolute alteration of 7% APSH
 - Moderate to Major Adverse Impact for Sunlight APSH



Overshadowing Results: Sun Hours on Ground (SHOG) on 21 March

Existing Baseline v Proposed – Minor Adverse

| AREA:02 | EXISTING | Percentage |
|------------------------------------|-------------|------------|
| Area between 0.00 and 120.00 mins: | 317.22 Sq m | 98.49% |
| Area over 120.00 mins: | 4.86 Sq m | 1.51% |



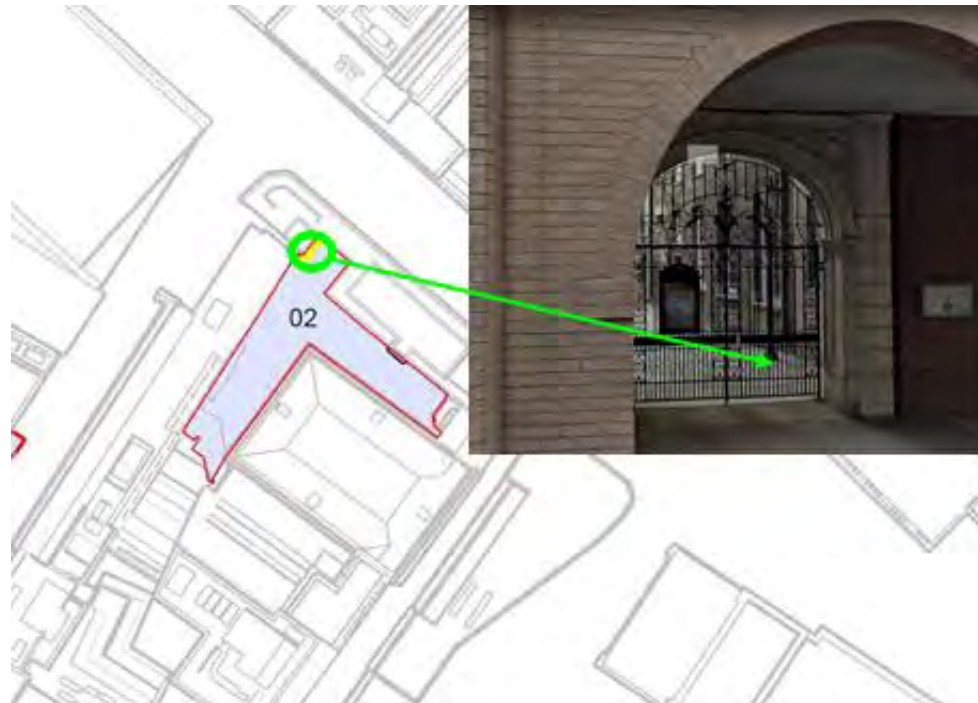
Existing

| AREA:02 | PROPOSED | Percentage |
|------------------------------------|-------------|------------|
| Area between 0.00 and 120.00 mins: | 322.08 Sq m | 100.00% |
| Area over 120.00 mins: | 0.00 Sq m | 0.00% |



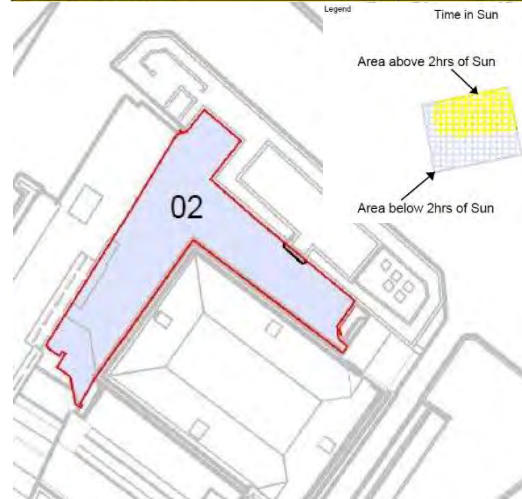
Proposed

- For SHOG, the courtyard experiences a major adverse effect (relative loss 40%+):
 - Existing area receiving at least 2hrs SHOG represents only 1.51% of total area
 - Absolute alteration equates to an area of 4.86 sq m only
 - Thin patch of ground in northwest corner of outer courtyard affected (see below)



Future Baseline 1 & Future Baseline 2 – Negligible

| AREA:02 | PROPOSED | Percentage |
|------------------------------------|-------------|------------|
| Area between 0.00 and 120.00 mins: | 322.08 Sq m | 100.00% |
| Area over 120.00 mins: | 0.00 Sq m | 0.00% |



Existing

| AREA:02 | PROPOSED | Percentage |
|------------------------------------|-------------|------------|
| Area between 0.00 and 120.00 mins: | 322.08 Sq m | 100.00% |
| Area over 120.00 mins: | 0.00 Sq m | 0.00% |



Proposed

- For SHOG, the courtyard experiences a negligible effect for both Future Baseline 1 & 2:
 - 0% of the courtyard receives at least 2hrs SHOG in the existing conditions
 - 0% of the courtyard receives at least 2hrs SHOG in the proposed conditions



Next Planning & Transportation Committee

22 April 2021