

# The Salisbury Square Development

Planning and Transport Committee Presentation

22 April 2021





500m

400m

300m

200m

100m

Rolls  
Building

Old  
Bailey

Royal  
Courts of  
Justice

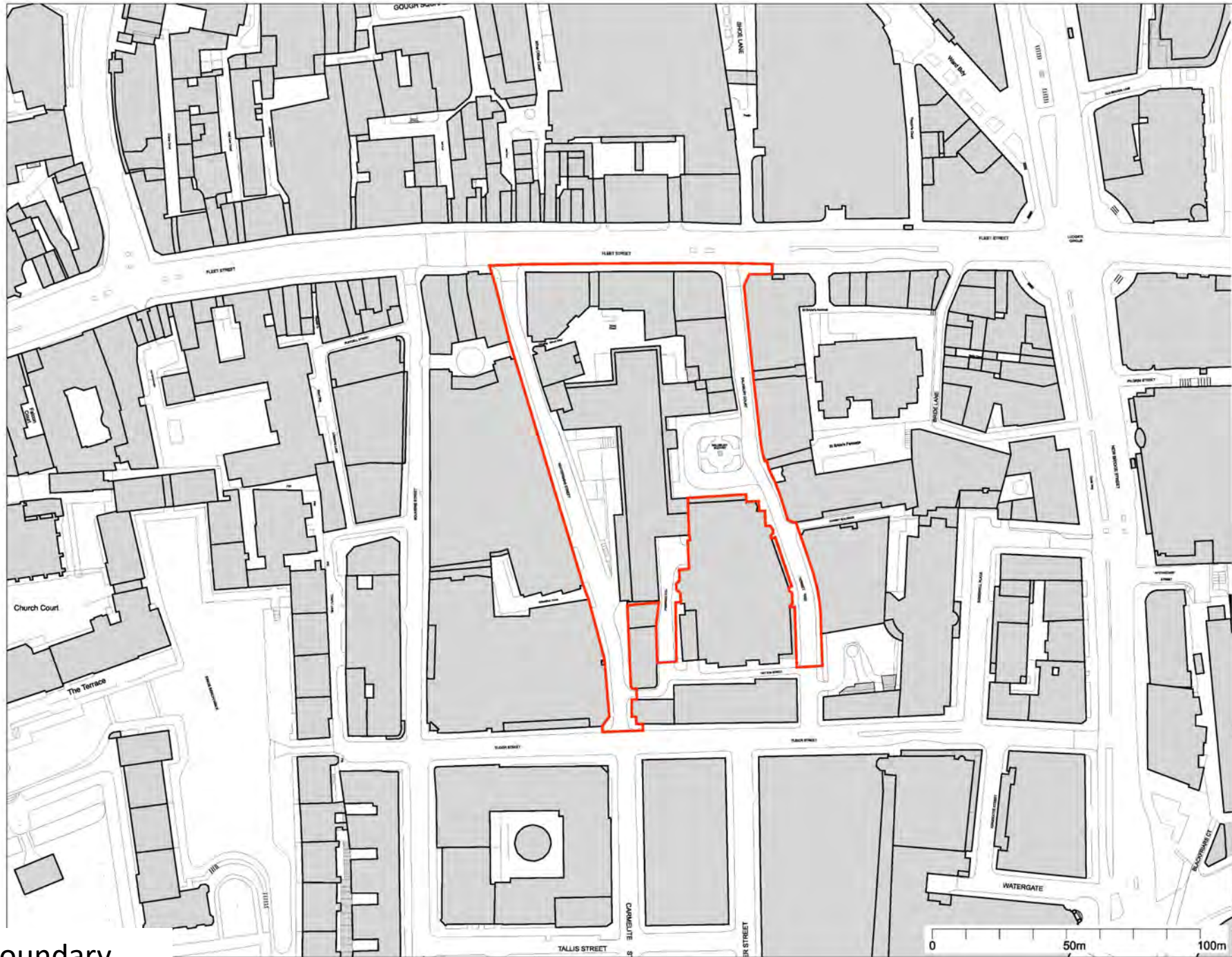
The  
Temple

Site

St  
Pauls

Location Plan





This drawing is to be used in conjunction with all other contract documents and specifications and all other contract drawings.

All levels and dimensions should be checked on site and any discrepancies notified to the Architect prior to commencing with works.

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**KEY:**  
— Application Boundary

25-47 Fleet Street  
London EC1A 1BB  
Tel: 020 7606 9600  
Fax: 020 7606 9601  
www.ericparryarchitects.co.uk

**Eric Parry Architects**  
City of London  
Salisbury Square Development  
Fleet Street  
Location Plan

Scale: 1:1250  
@ A3

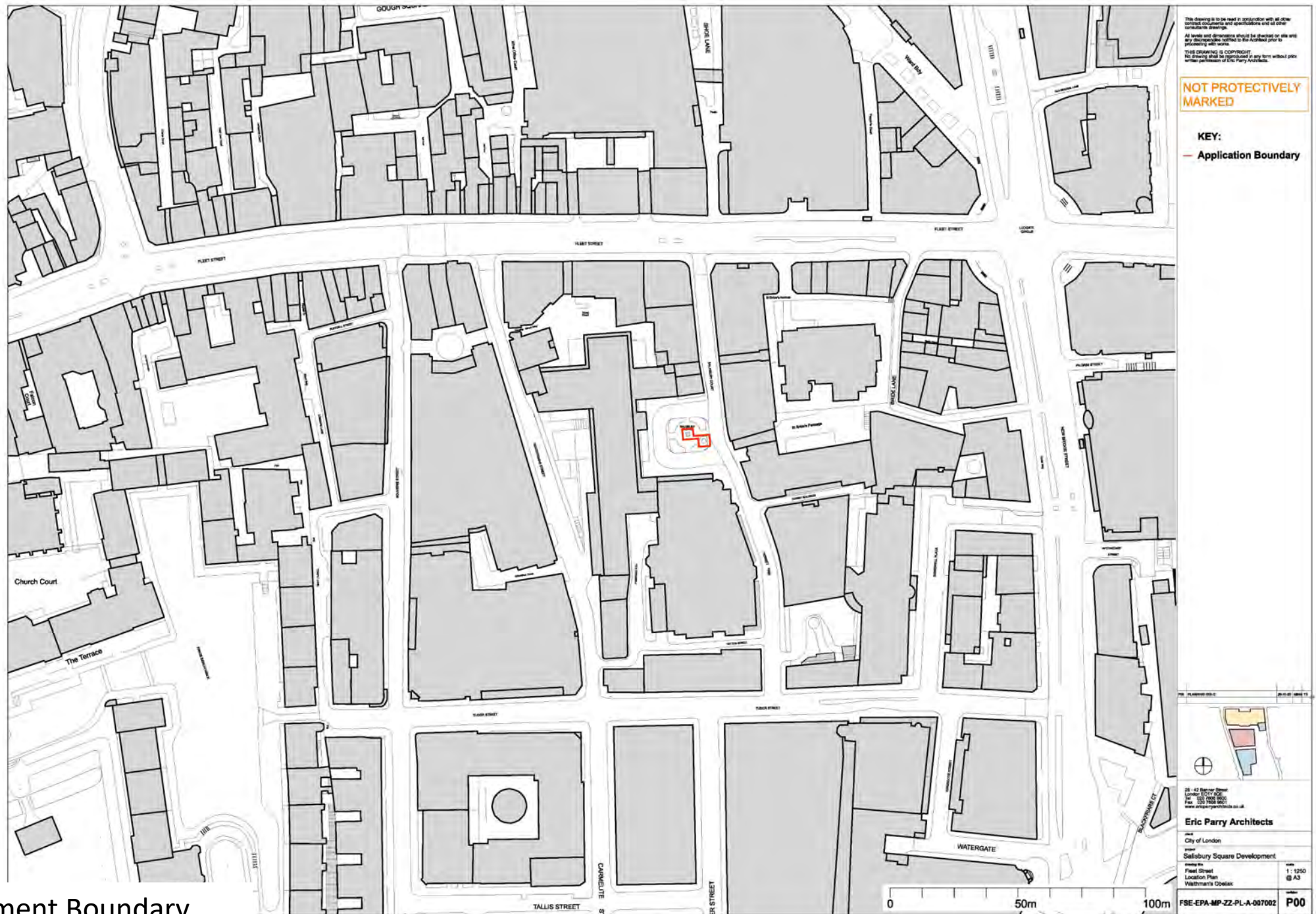
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Application Boundary



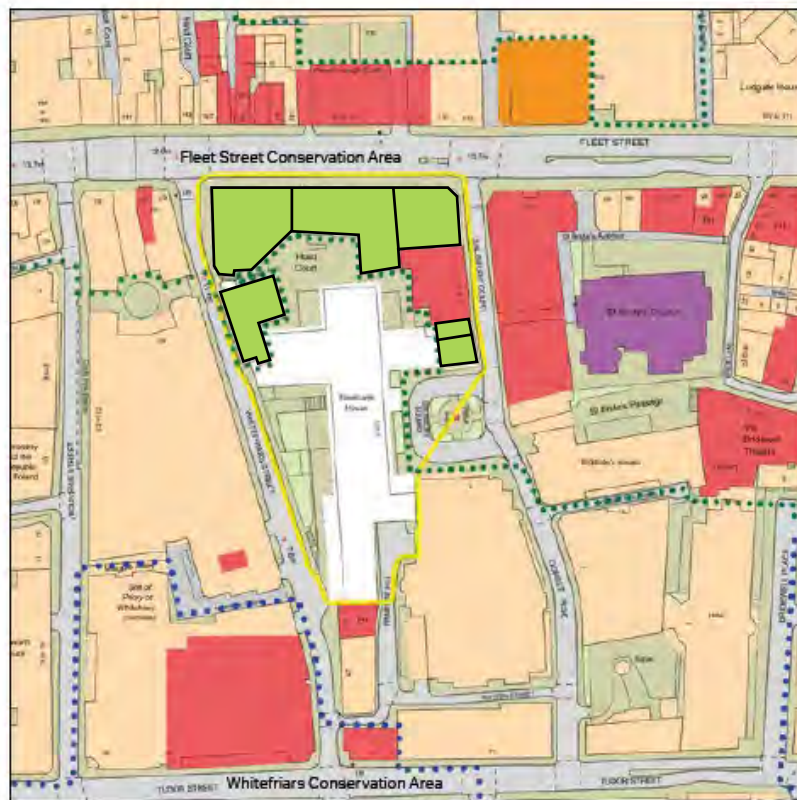
## Listed Building Boundary





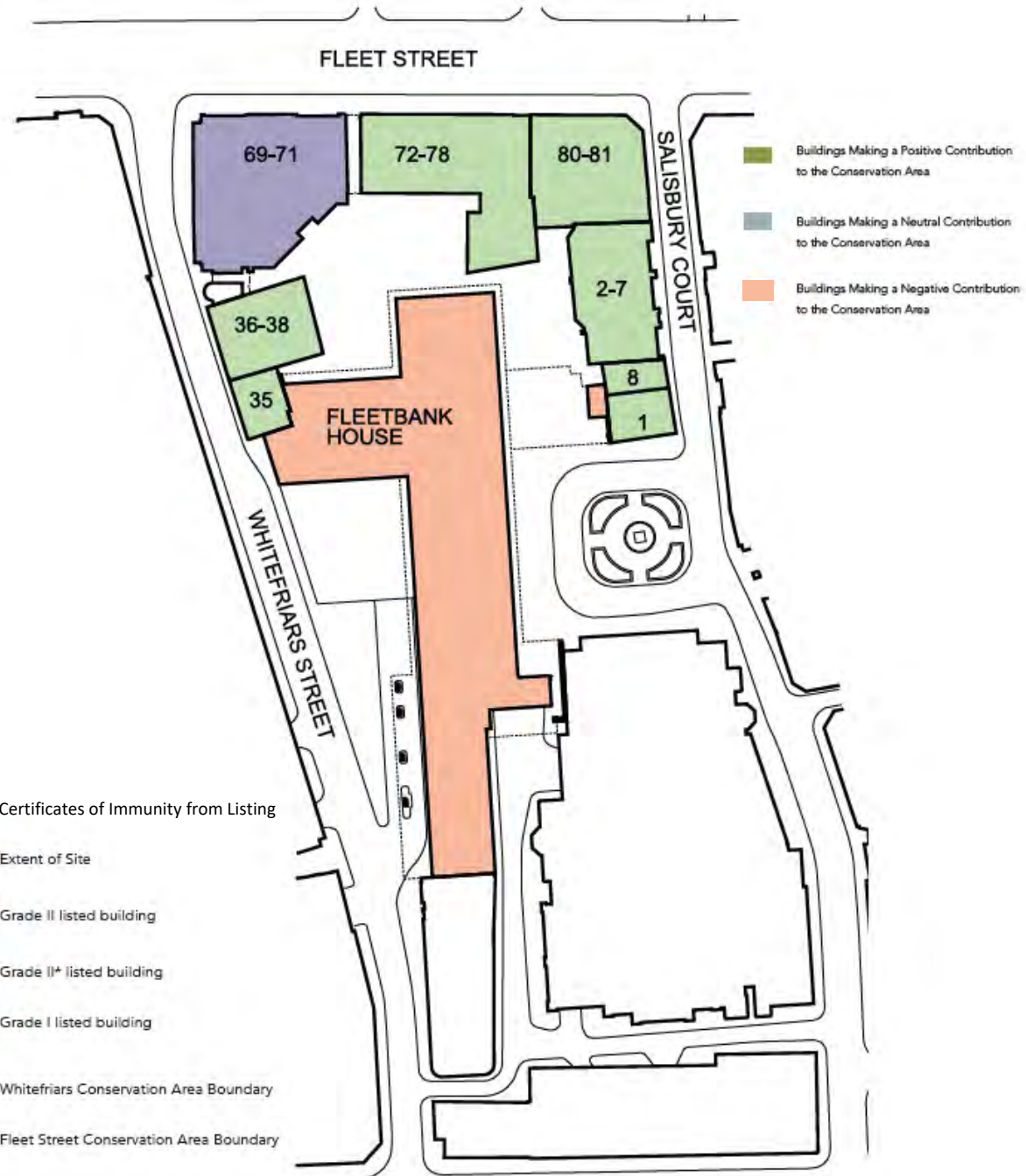
## Listed Monument Boundary



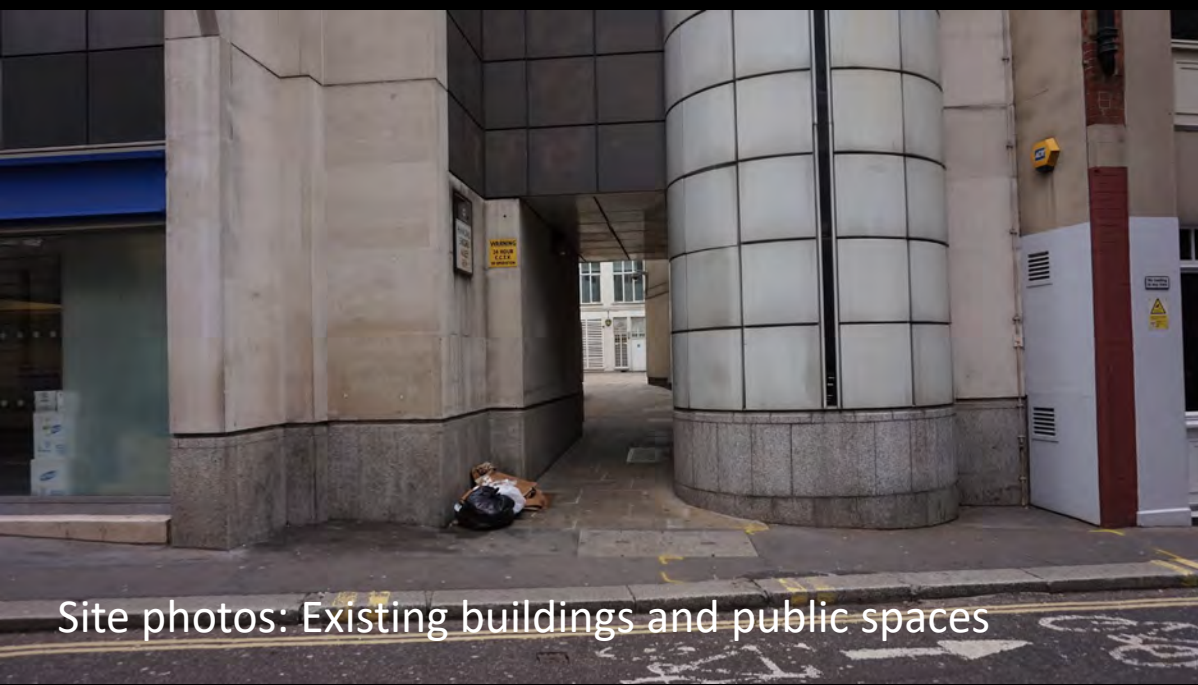


- Certificates of Immunity from Listing
- Extent of Site
- Grade II listed building
- Grade II\* listed building
- Grade I listed building
- Whitefriars Conservation Area Boundary
- Fleet Street Conservation Area Boundary

Existing Buildings on the Site







Site photos: Existing buildings and public spaces





Site photos: Existing buildings and public spaces





Site photos: Existing Fleetbank House Whitefriars Street





Aerial Photo

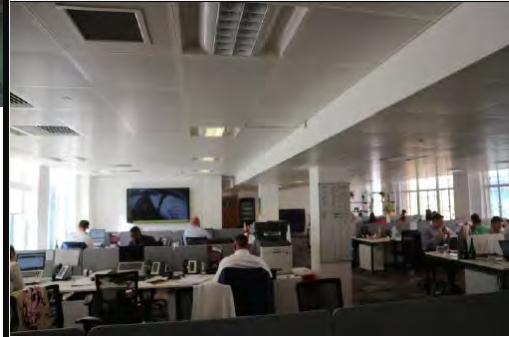
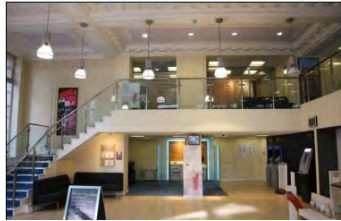


Heritage context and  
proposed demolition









### 80-81 Fleet Street

- 1920s bank building by C. J. Dawson, Son & Allardyce.
- It replaced the front portion of the adjacent Grade II-listed building (2-7 Salisbury Court).

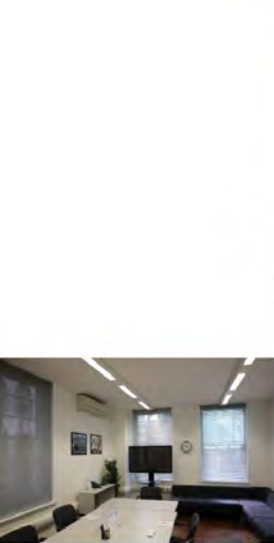
### 72-78 Fleet Street (Chronicle House)

- 1920s office building by **Hebert, Ellis & Clarke**.
- Others buildings by the practice include Northcliffe House (1925-6, Grade II) and The Daily Express Building (1932, Grade II\*).
- Speculative-built commercial building: in 1926 there were 38 companies using the offices, mostly small newspaper companies relating to South Africa, and there were also the advertising offices for the Daily Chronicle.

### 69-71 Fleet Street

- 1986 building by Thomas Saunders Partnership, specialised in commercial architecture.
- Retail at ground floor, offices above with an open plan to suit the need of tenants.
- Designed in Post-Modern style, common at that time.





## 1 Salisbury Square

- Originally an 18<sup>th</sup> century house.
- It was rebuilt in the 1960s by Trehearne & Norman, Preston & Partners following structural damage during WWII.
- Planning correspondence suggest that the building had been listed, but was delisted after the 1960s rebuild.

## 8 Salisbury Court

- Late-19<sup>th</sup> or early-20<sup>th</sup> century warehouse building.
- Now in use as offices, with a ground-floor cafe.

## 36-38 Whitefriars Street

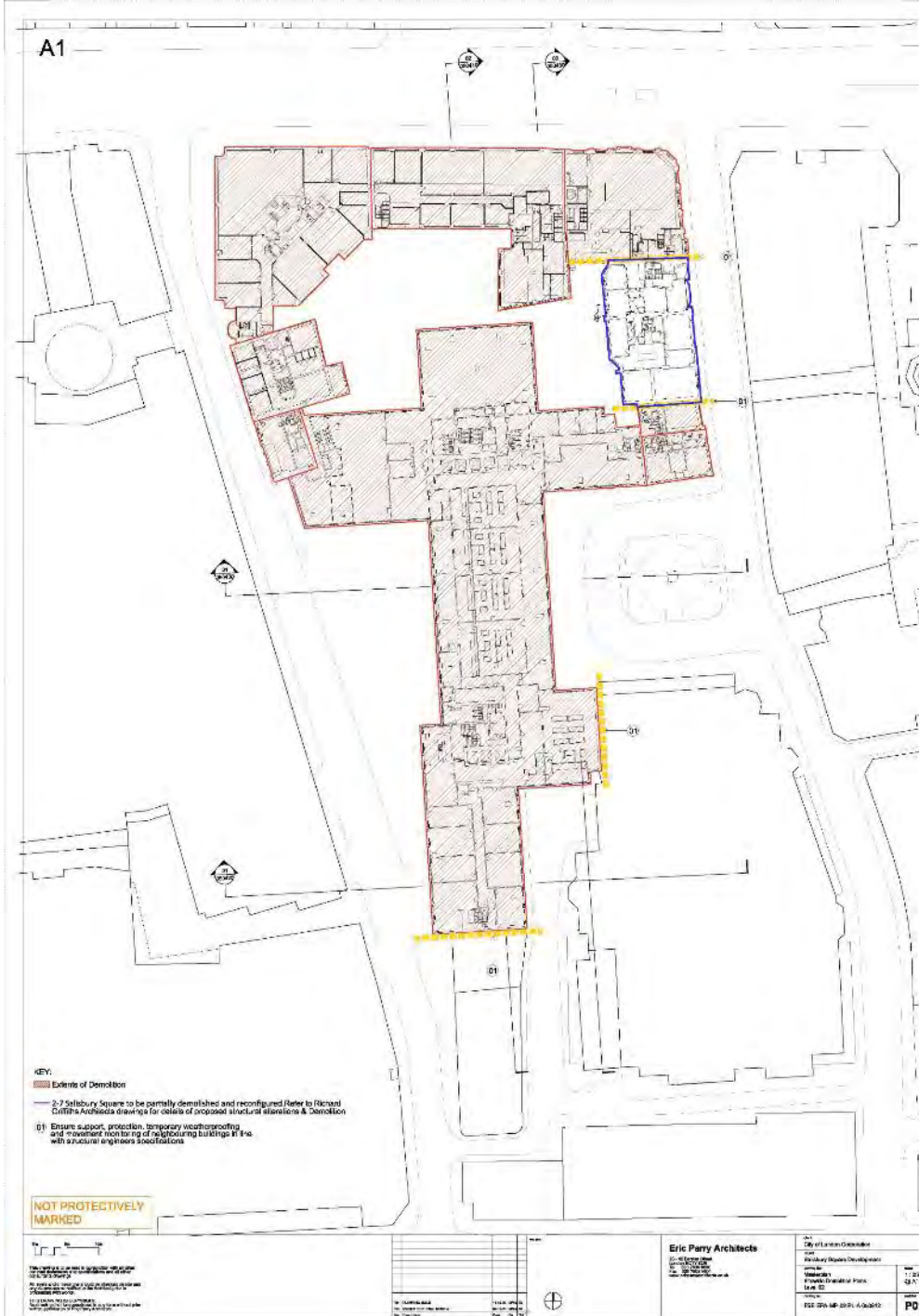
- Early 20<sup>th</sup> century (completed by the 1915 OS map).
- Attributed to the architectural practice of Green Lloyd and Son, but no evidence of this has been found.
- Designed for offices and light industry, with a ground-floor shop, and now fully in office use today.

## 35 Whitefriars Street

- 1897-8 the Hack and Hop, formerly The Coach and Horses designed by B. Wilkinson
- Five storey red brick elevation in Queen Anne style.
- No known association to any particular newspaper organisation – unlike other surrounding Grade II listed pubs.
- The rear elevation abutted by Fleetbank House



## Proposed demolition of existing buildings





# The Masterplan



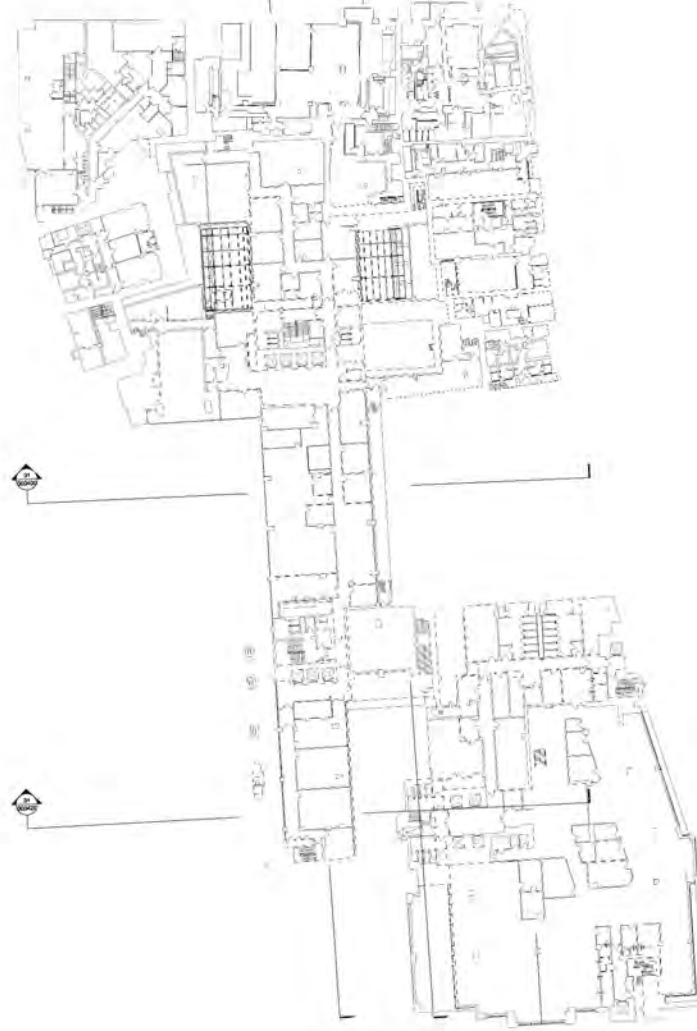






Proposed Ground Floor Plan





This drawing is to be read in conjunction with all other contract requirements and specifications and all other submittal drawings.

All work and dimensions greater for character in size and are to be indicated in the Schedule prior to commencing work.

THIS DRAWING IS SUBMITTED FOR THE REVIEW AND APPROVAL OF THE ARCHITECT. IT IS NOT TO BE USED FOR CONSTRUCTION OF ANY WORK WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

[illegible]

City of London Corporation  
Sutton Square Development  
Lower Ground  
Existing Site Plan  
F02-17A-MP-LG-PL-A-0000

City of London Corporation  
Sutton Square Development  
Lower Ground  
Existing Site Plan  
F02-17A-MP-LG-PL-A-0000

P01

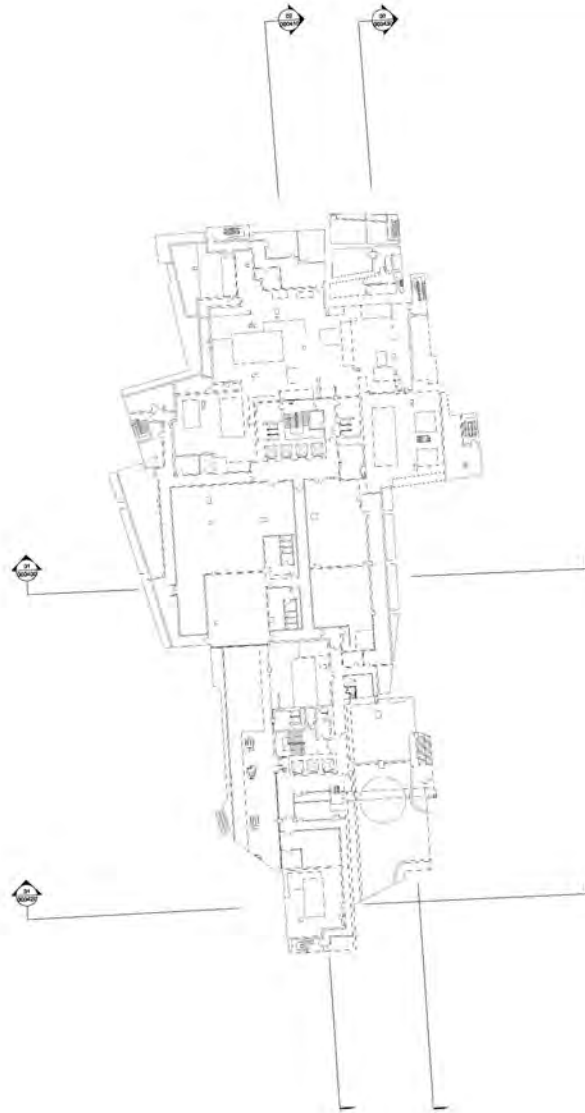




Proposed Lower Ground Floor Plan



A1



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Rev	Description	Date
1	Issue for client	10/10/2023
2	Issue for client	10/10/2023
3	Issue for client	10/10/2023
4	Issue for client	10/10/2023
5	Issue for client	10/10/2023
6	Issue for client	10/10/2023
7	Issue for client	10/10/2023
8	Issue for client	10/10/2023
9	Issue for client	10/10/2023
10	Issue for client	10/10/2023

**Eric Perry Architects**  
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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NOT PROTECTIVELY  
MARKED



This drawing is to be read in conjunction with all other contract drawings and specifications and all other submittal drawings.

All walls and dimensions greater for character in size and any discrepancies shall be to the finished area in proceeding with work.

THIS DRAWING IS COMPOSITE

NO CHANGES ARE TO BE MADE IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

[illegible]

**Eric Parry Architects**  
26 - 41 Sawyer Street  
Camden NJ 07901  
Tel: 908 794 8800  
Fax: 908 794 8801  
www.ericparry.com

City of London Corporation

**Southbury Square Development**

[View the Manuscript](#)

Department 2  
Existing Title Plan

Page 10

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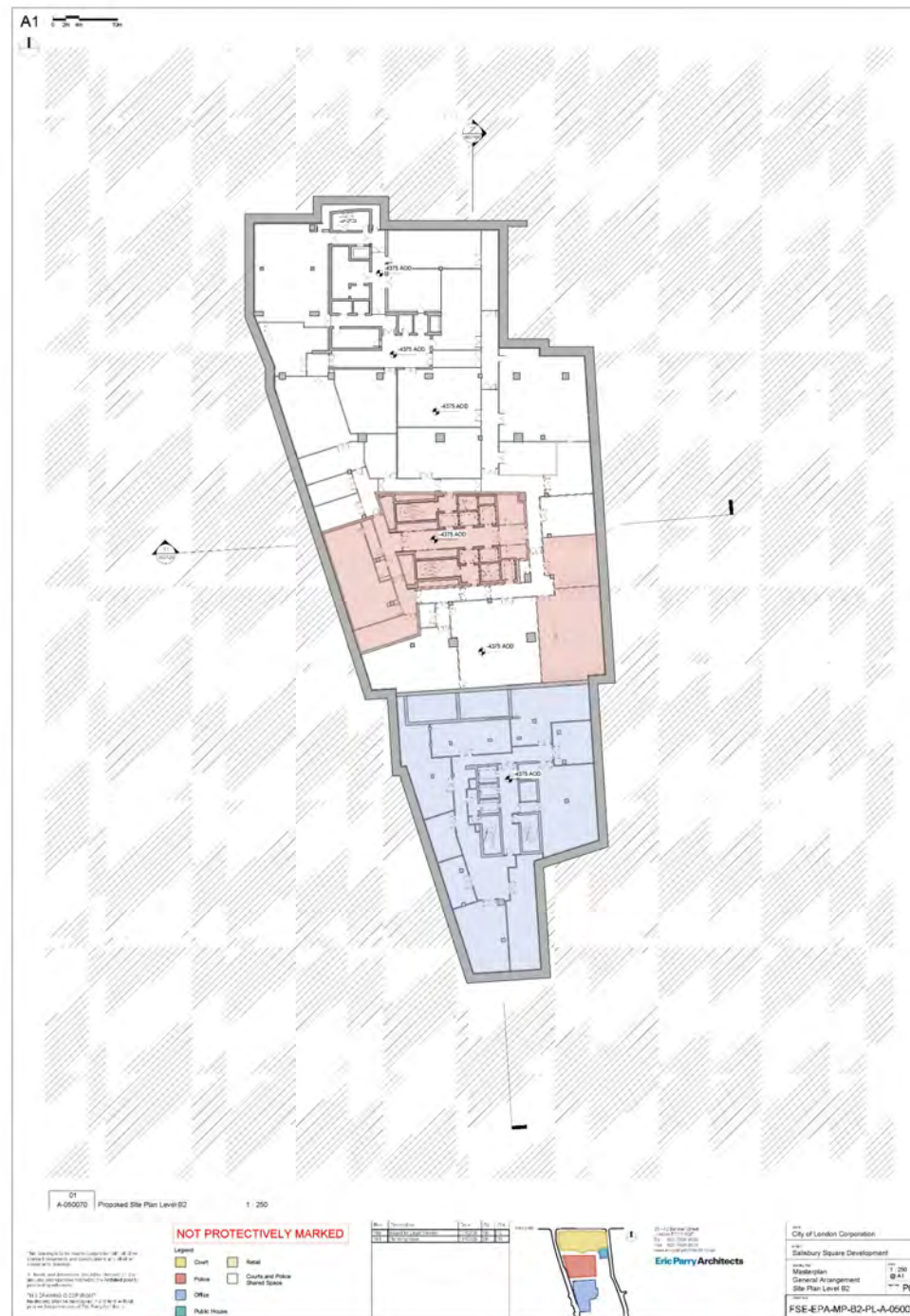
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P01

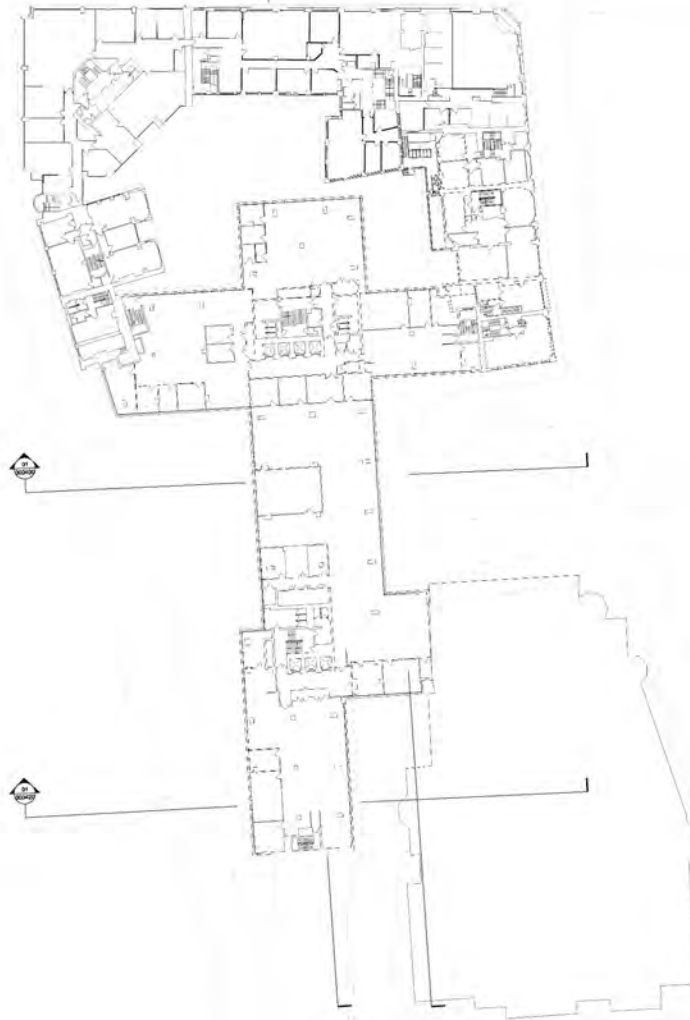
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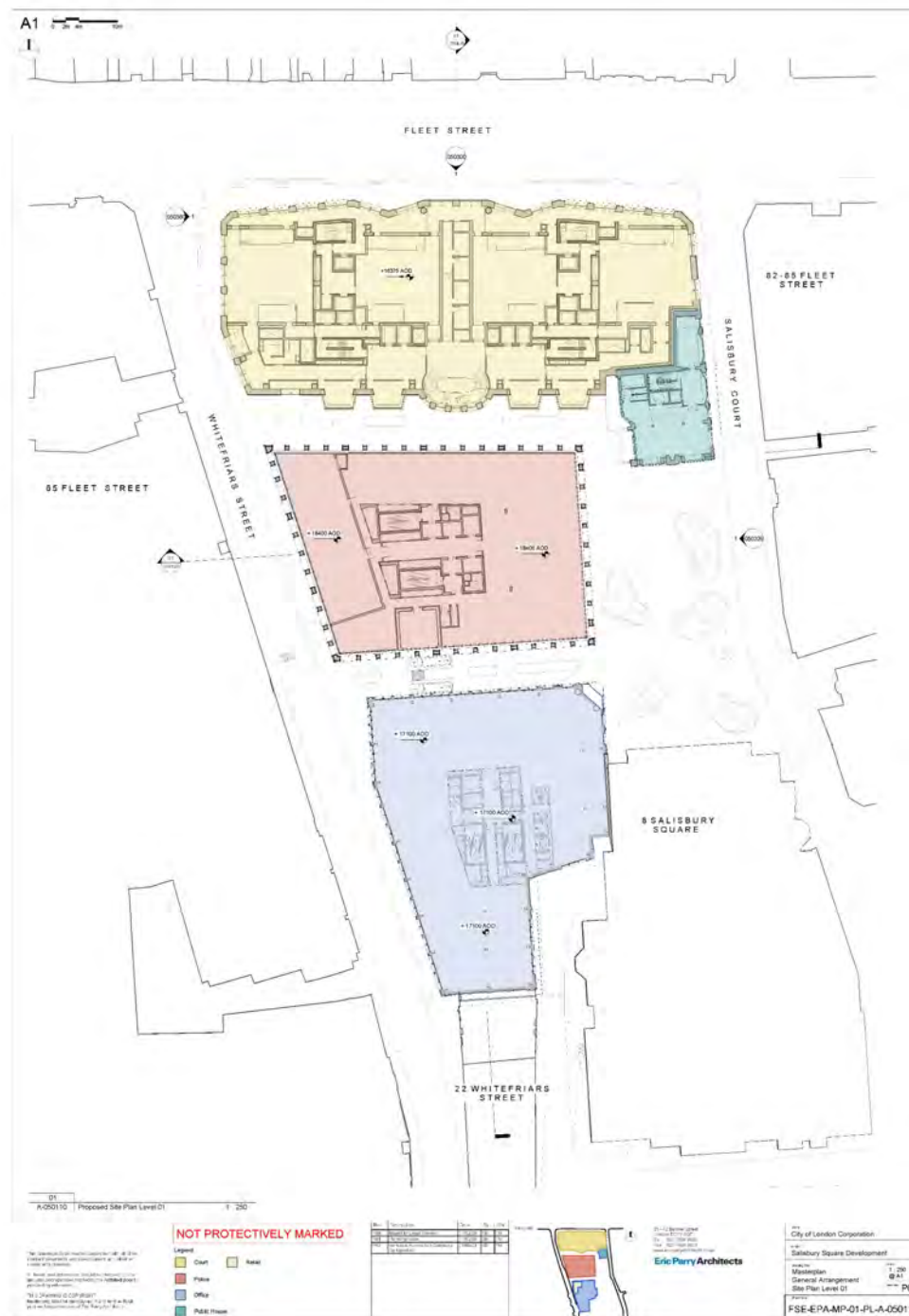


Proposed Basement 2 Floor Plan



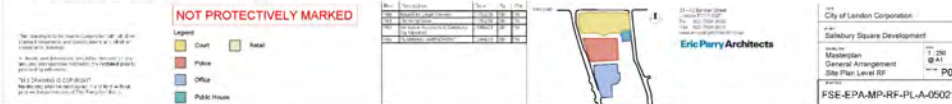
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City of London Corporation Scitubury Square Development	
Drawing No. Mainplan First Floor Existing Site Plan	Scale 1:200 S.A./
Drawing No. F12-CPA-MP-31-PL-A-000116	Revision P01

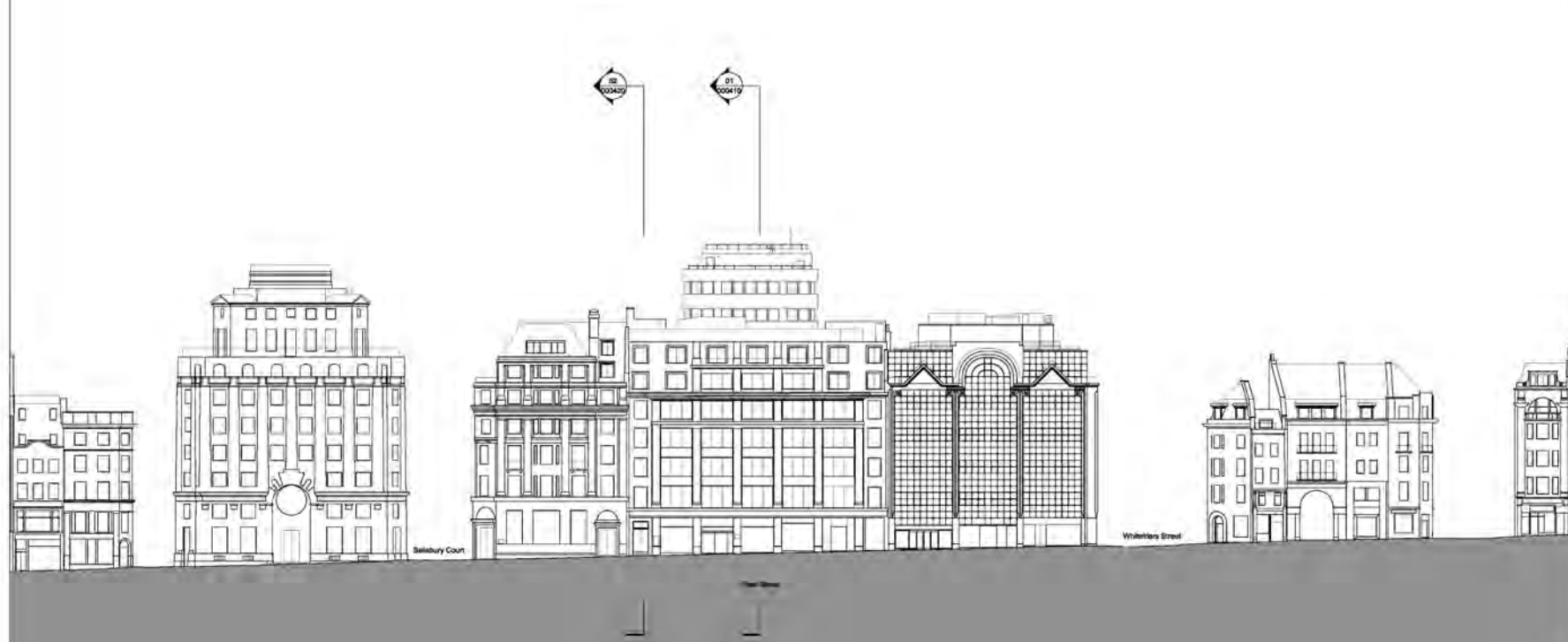


Proposed Typical Floor Plan





A1



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Rev	1	15-06-15	15-06-15
Rev	2	15-06-15	15-06-15
Rev	3	15-06-15	15-06-15

#### Eric Parry Architects

25-42 Bedford Street  
London WC1T 2EJ  
Tel: 020 7552 8000  
Fax: 020 7552 8001  
www.ericparryarchitects.co.uk

Client  
City of London Corporation

Project  
Salisbury Square Development

Drawing No	1-250
Sheet No	A1
Drawing Title	Existing North Elevation

Project No  
FSE EPN MP-22-CL-A-00030

P01





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DIS	PLANNING REVIEW	11/11/20	DIS	1/1
DIS	ISSUED FOR LEGAL REVIEW	27/12/20	DIS	1/1

No.	Description	Date	By	Chk
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Salisbury Square Development

Drawing No.  
Masterplan  
General Arrangement  
Elevation - Fleet Street  
Drawing To  
1 : 250  
@ A1  
P01

FSE-EPA-MP-ZZ-EL-A-050300



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Salisbury Square Development

FSE-EPN-MP-ZZ-EL-A-000020

P01

## Existing East Elevation





1  
A-050320 Context Elevation Salisbury Court. 1 : 250

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002	ISSUED FOR LEGAL REVIEW	21/1/20	002	1/1

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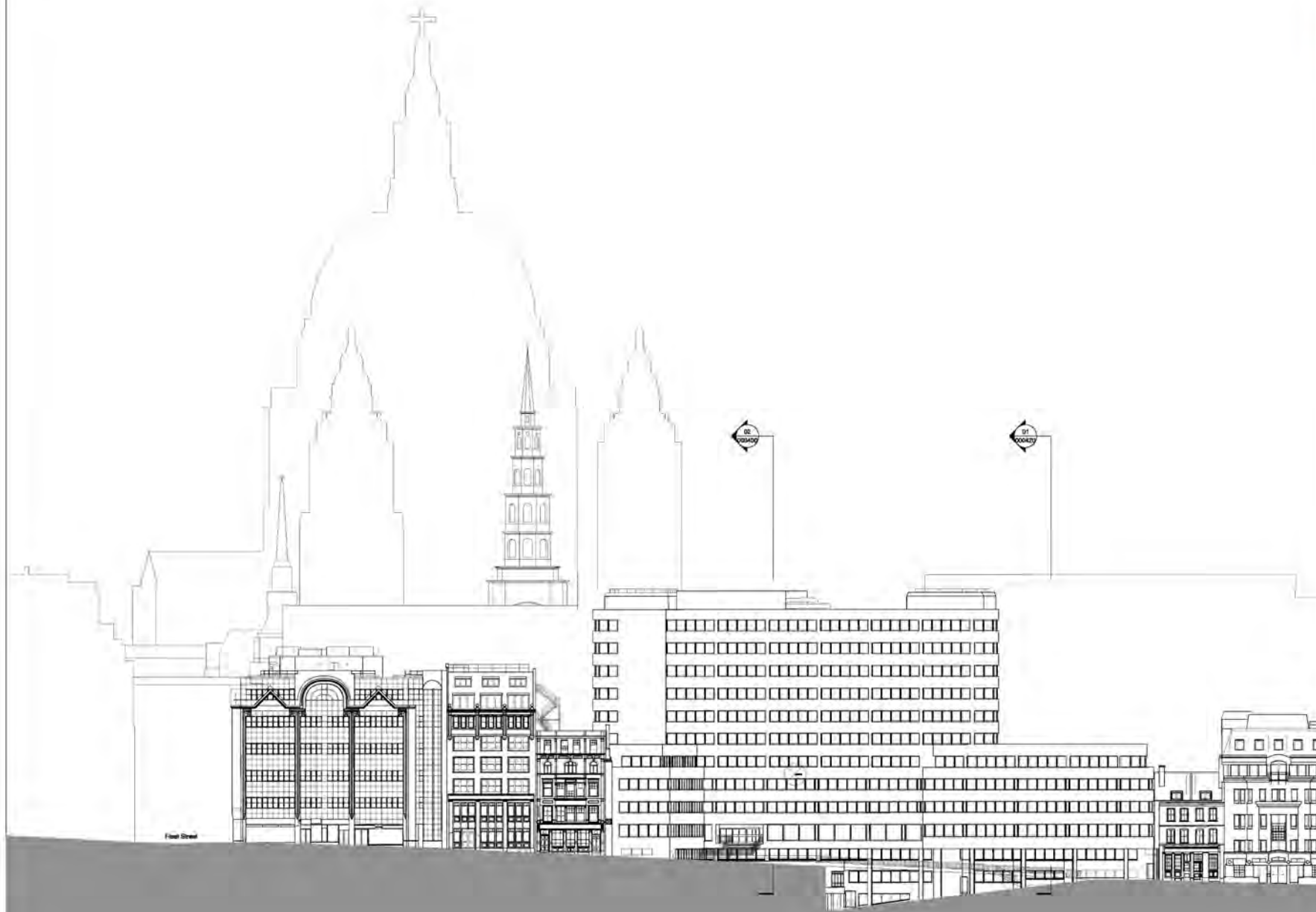
Client  
City of London Corporation

Project  
Salisbury Square Development

Drawing No.  
Masterplan  
General Arrangement  
Elevation - Salisbury Court  
1 : 250  
@ A1  
P01

Drawing No.  
FSE-EPA-MP-ZZ-EL-A-050320

A1



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YES - PLANNING TABLE	7/14/00	WENDY TS.
YES - ISSUED FOR LEGAL REVIEW	2/1/01	WENDY TS.
Rev Description	Date	By
key plan		

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client  
City of London Corporation  
project  
Salisbury Square Development  
creating the  
Masterplan  
Sitewide  
Existing West Elevation  
creating a  
FSE EPA- MP-22-EL-A-00280

scale 1:250 图 A1	revision P01
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## Existing West Elevation



A1



01  
A-050360 Context Elevation Whitefriars St. 1 : 250

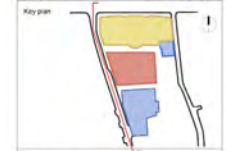
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PRE PLANNING AMENDMENT	05/04/11	100%	100%
PRE PLANNING ISSUE	11/12/10	100%	100%
PRE PLANNING FOR LEGAL REVIEW	07/12/10	100%	100%

Rev	Description	Date	By	Chk
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Salisbury Square Development

Issued for  
Masterplan  
General Arrangement  
Elevation - Whitefriars St

1 : 250  
@ A1  
P02

FSE-EPA-MP-ZZ-EL-A-050360

Proposed West Elevation

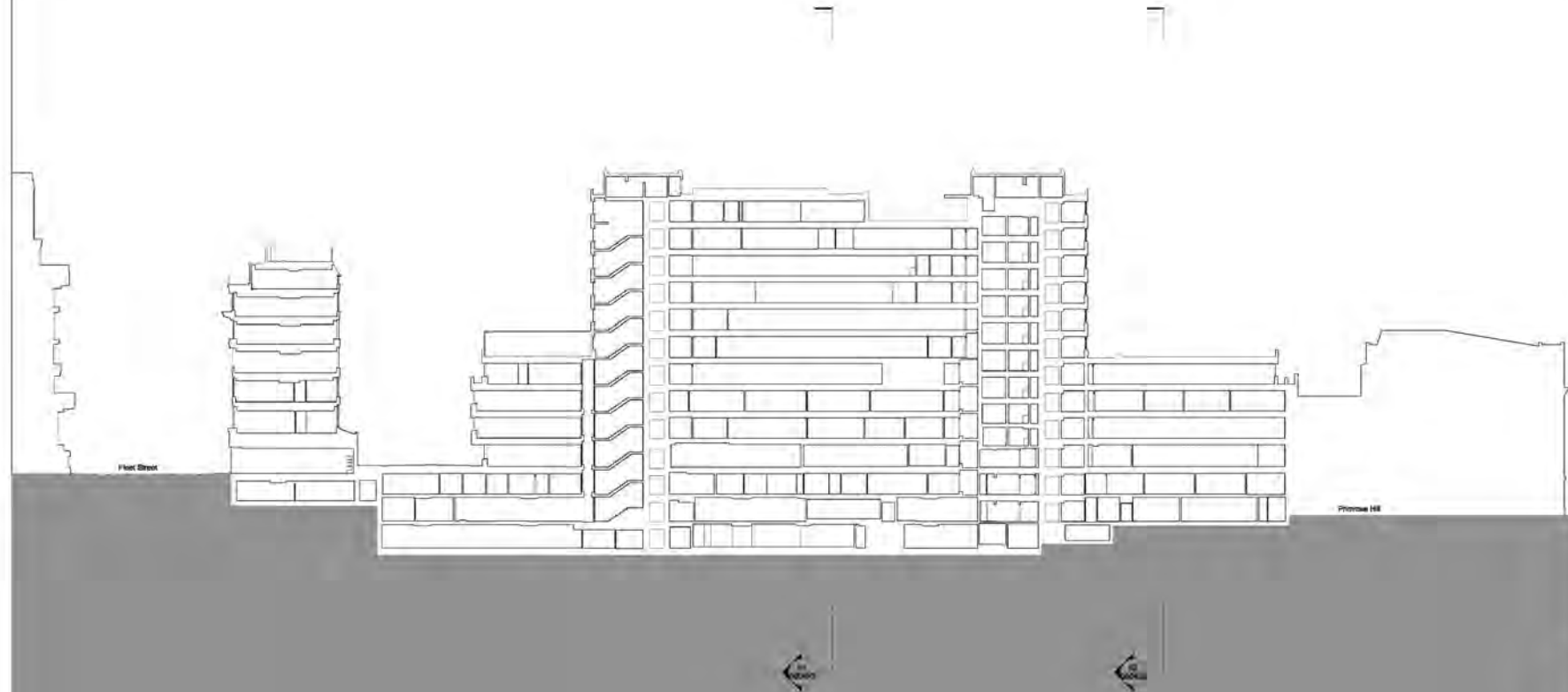
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FD-1 PLANNING GUIDE	11-03-05	AMSD 15
NO ISSUED FOR LTRAL REVIEW	07-03-05	AMSD 15
Item Description	Date	By Chk
key point		

**Eric Parry Architects**

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Tel: 020 7608 4800  
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client  
City of London Corporation

**Salisbury Square Development**

Masterplan  
Stretches Existing Section  
North-South

FSE-EPN-MP-22-SE-A-000410

P01

## Existing North / South Section





301-261-8800  
 Fax: 301-261-8801  
 Email: [eric@ericparry.com](mailto:eric@ericparry.com)  
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**Eric Parry Architects**

City of London Corporation  
 Salisbury Square Development  
 Masterplan  
 General Arrangement  
 Section AA

1:250  
 A1

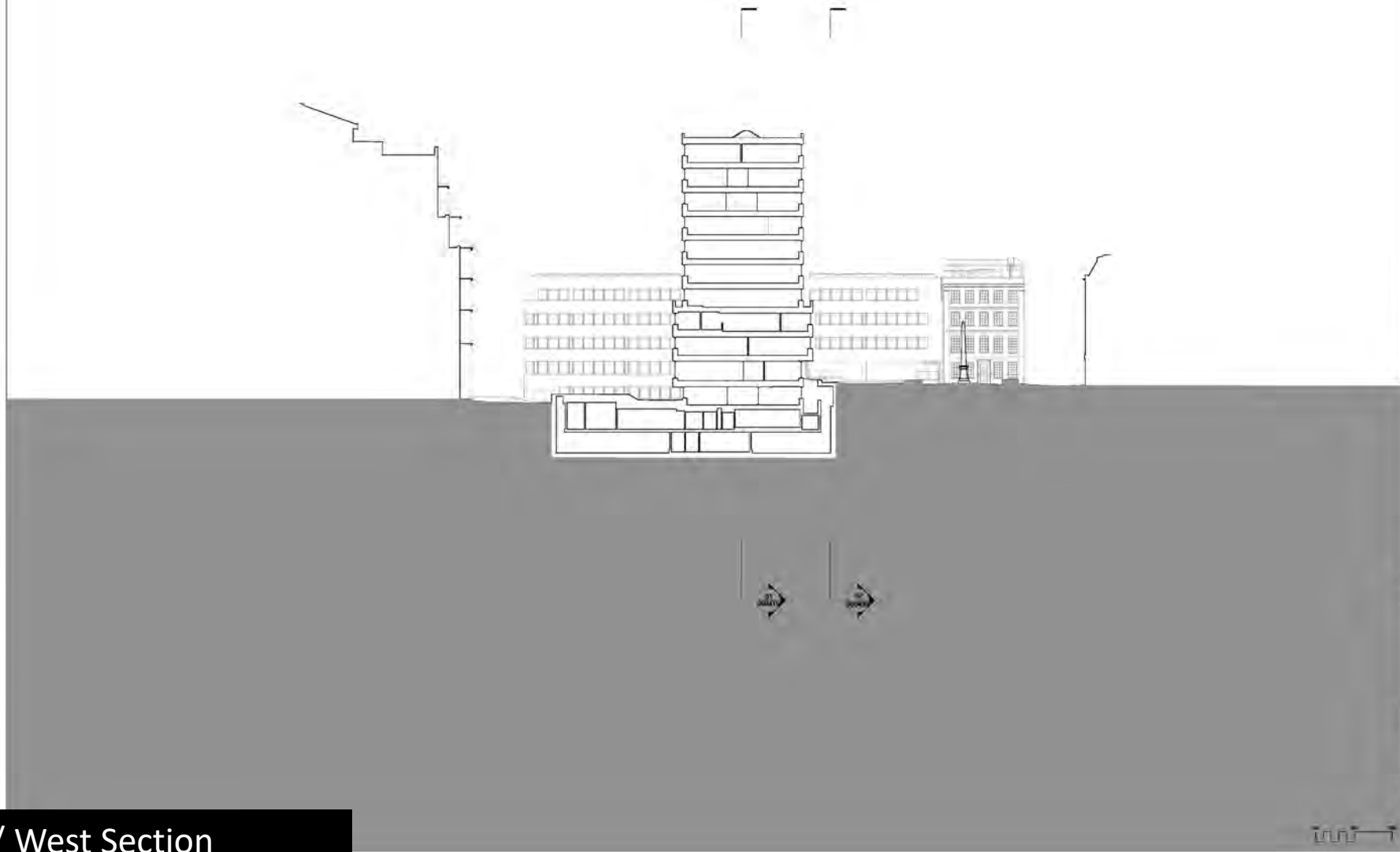
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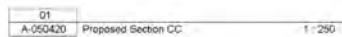


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<b>Eric Parry Architects</b>	
21-42 Brompton Road London SW14 6PF Tel: 020 7591 8800 Fax: 020 7591 8801 www.ericparryarchitects.co.uk	
Client: City of London Corporation	
Project: Salisbury Square Development	
Drawing No: Masterplan	
Drawing Title: Salisbury Square Existing Section West-East	
Drawing Date: FSE EPN MP-22-GE-A-00400	
Scale: 1:250	Sheet: A1
Revision: P01	

Existing East / West Section





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Sketch Proposed Looking South

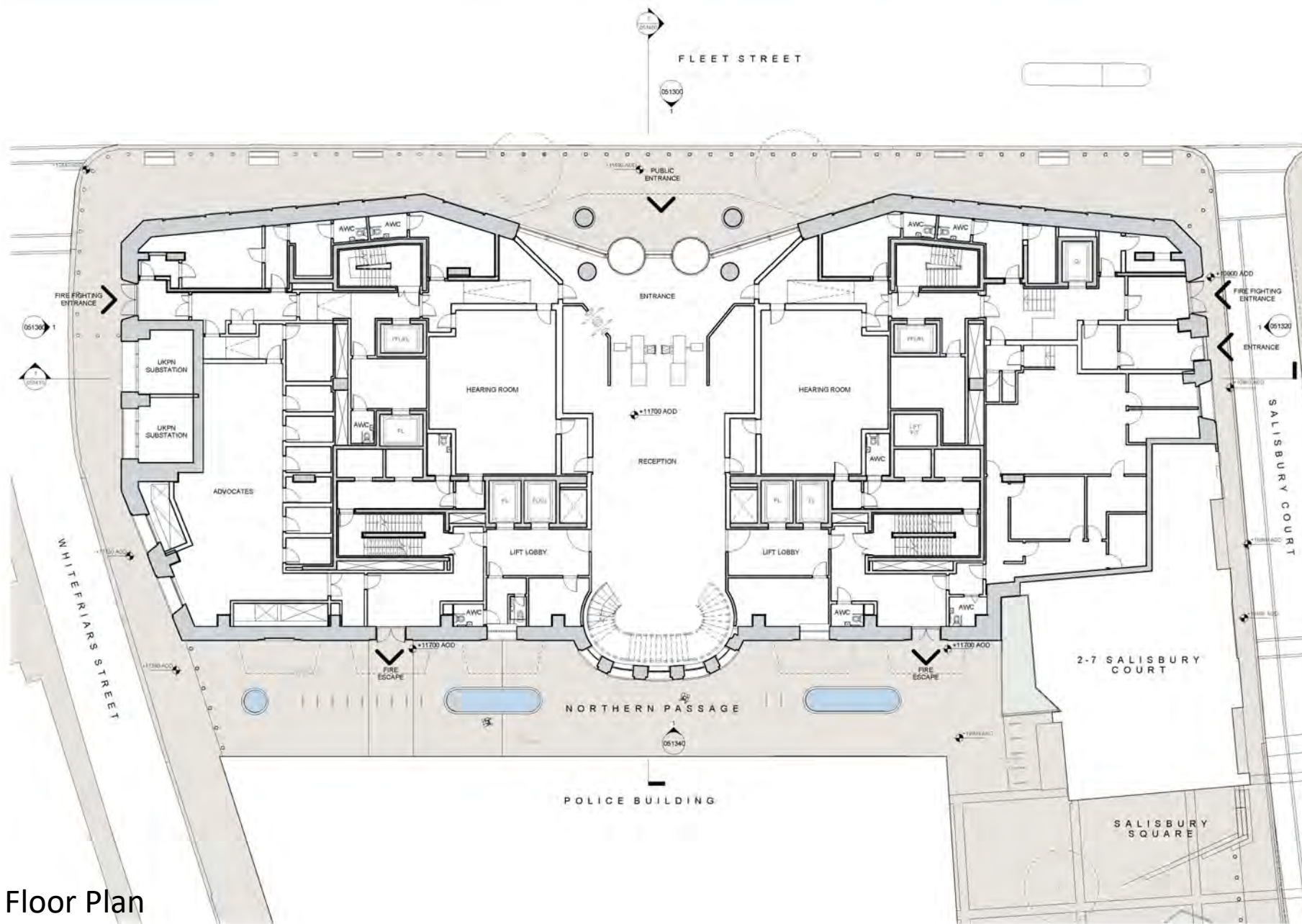




Sketch Proposed Looking East

# The Court Building

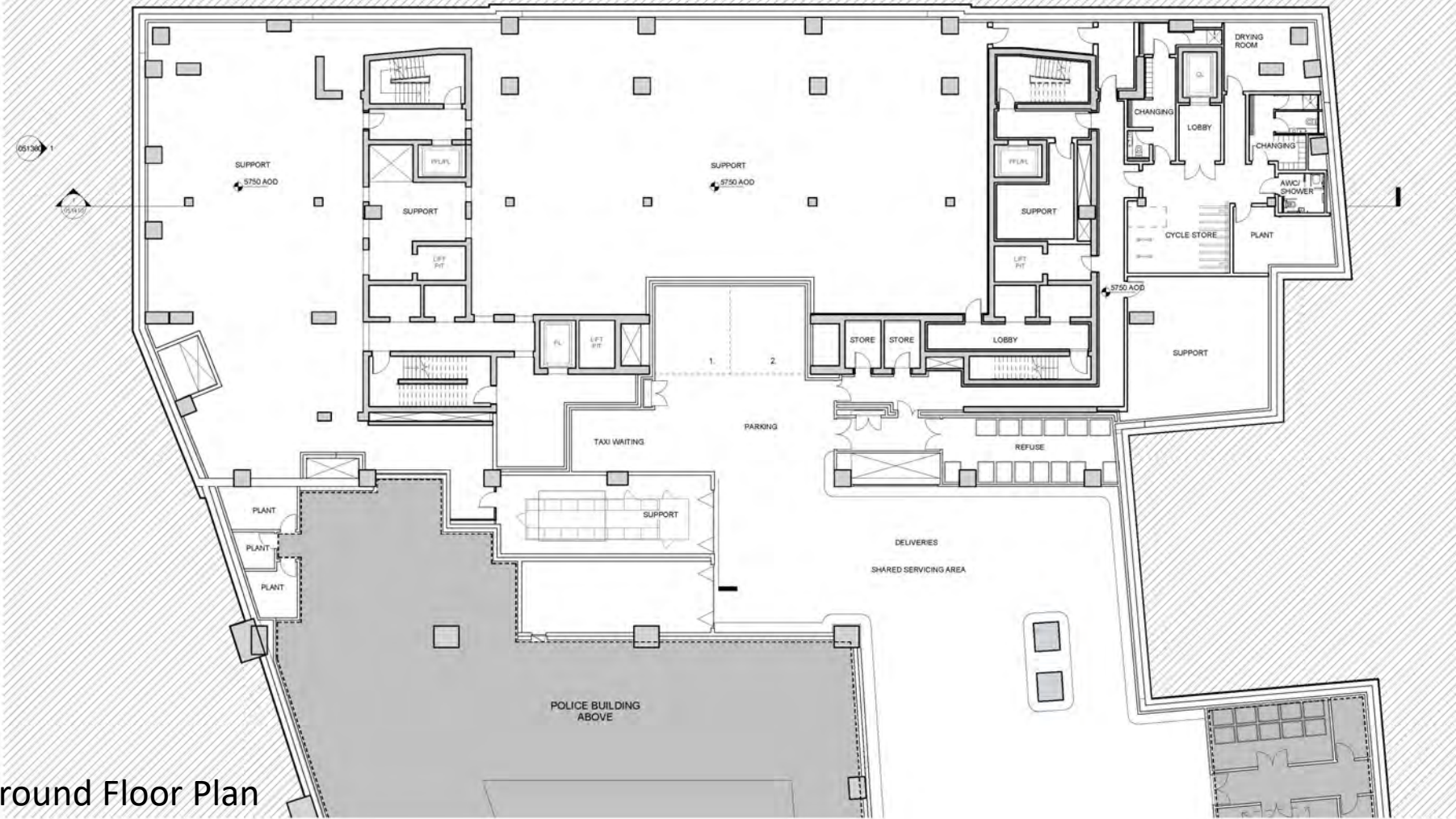




## Proposed Ground Floor Plan

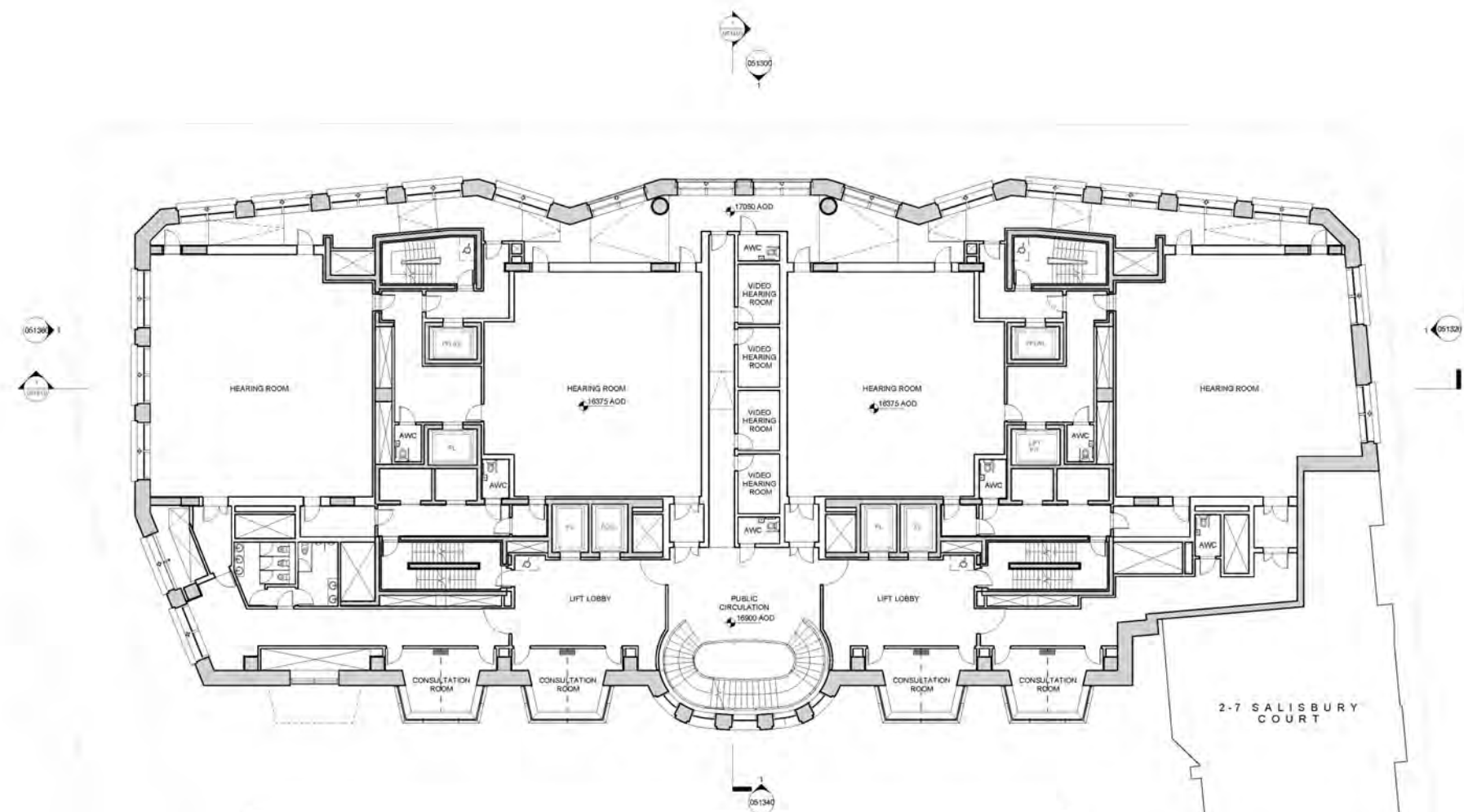


2 Plan  
A.051090 Planning Lower Ground Mezzanine 1:125

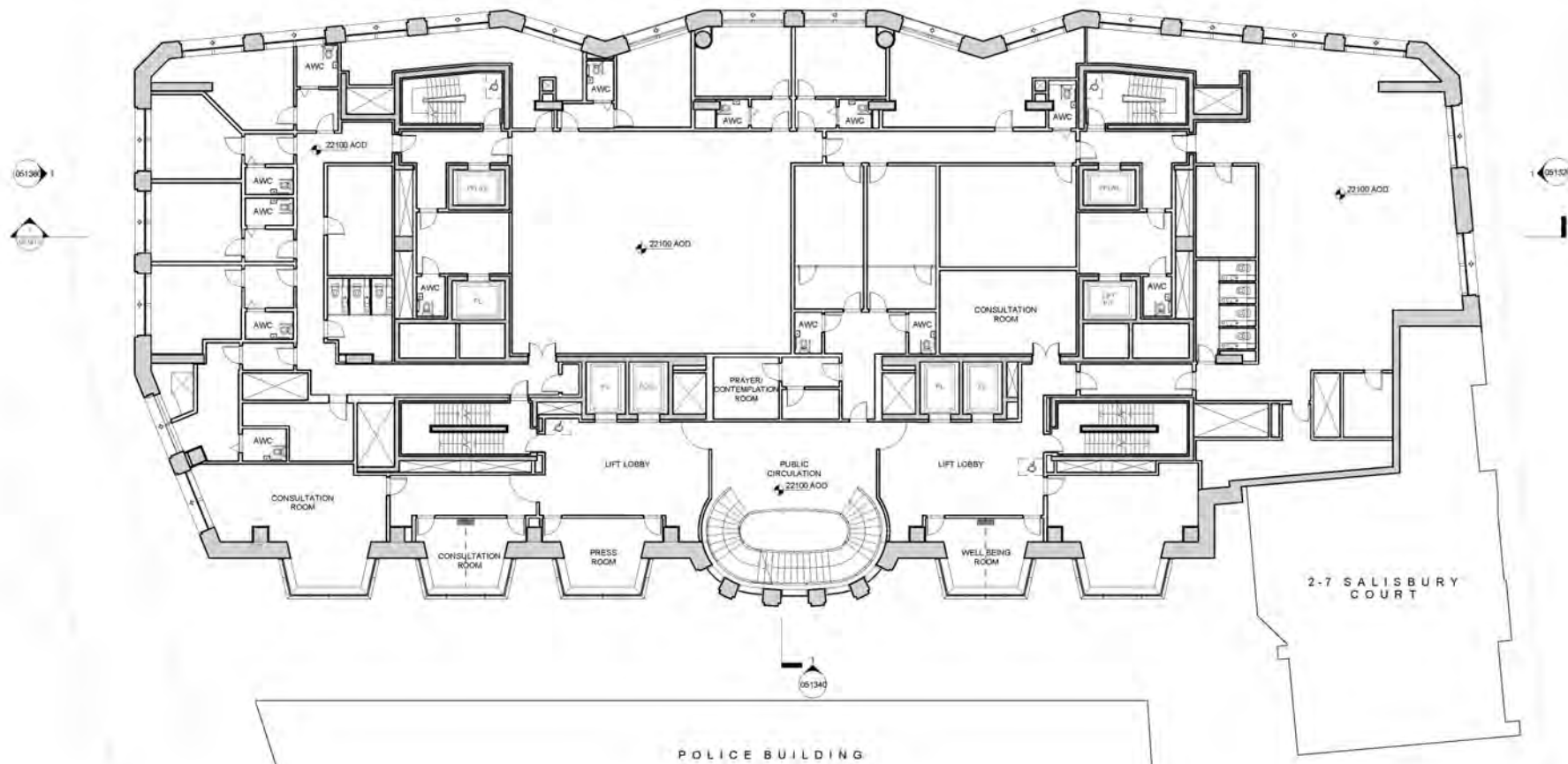


Proposed Lower Ground Floor Plan



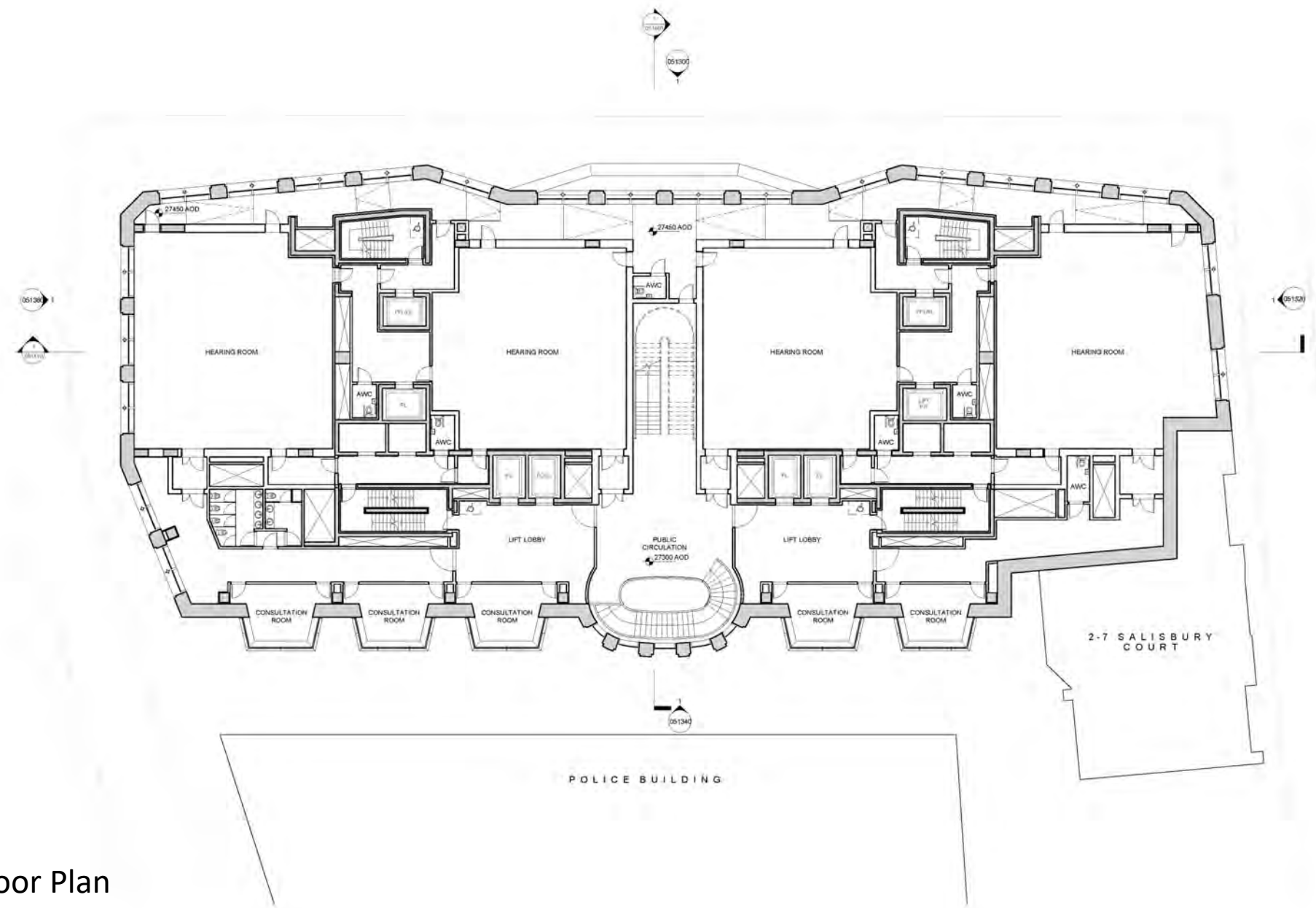


Proposed First Floor Plan

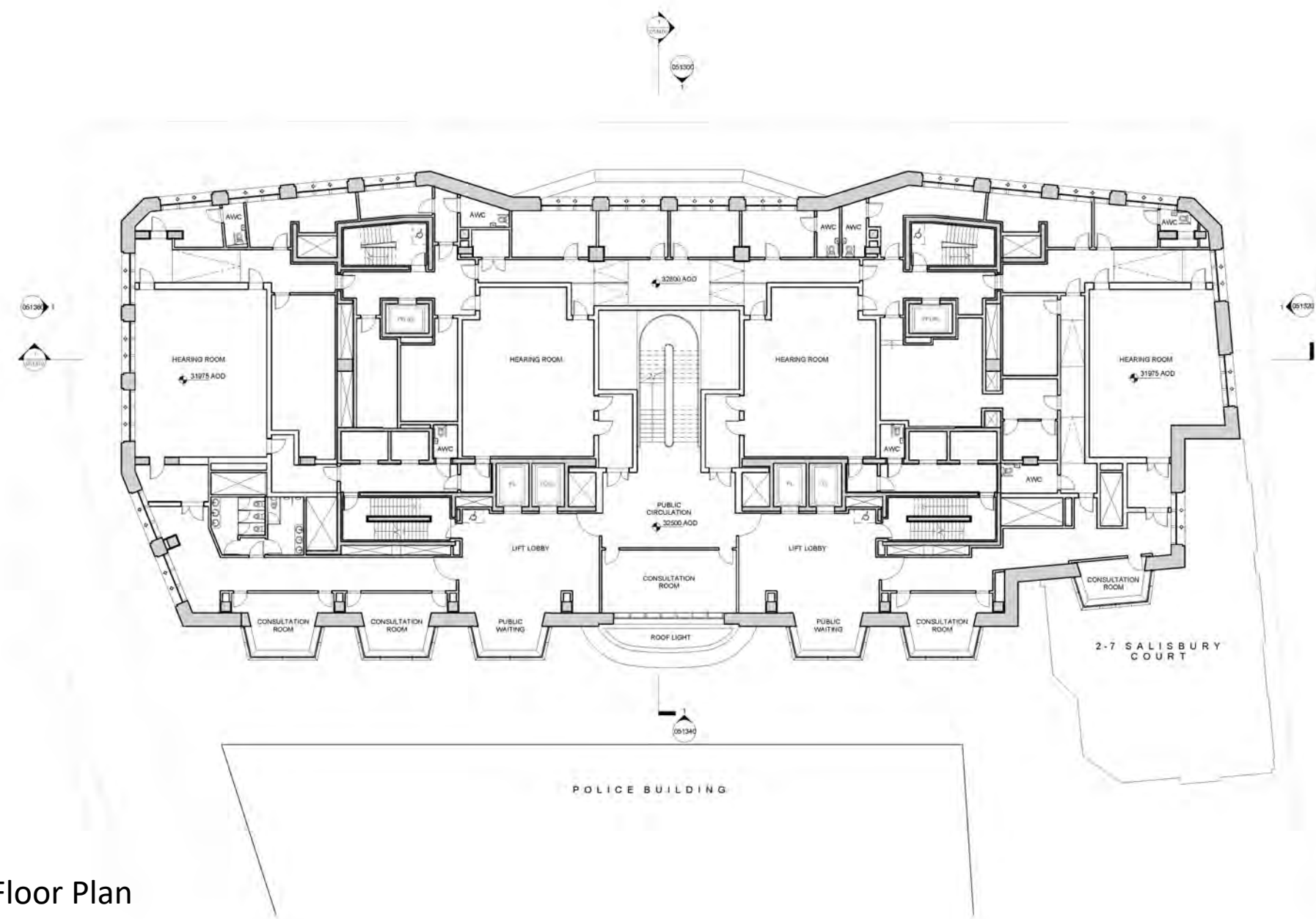


Proposed Second Floor Plan



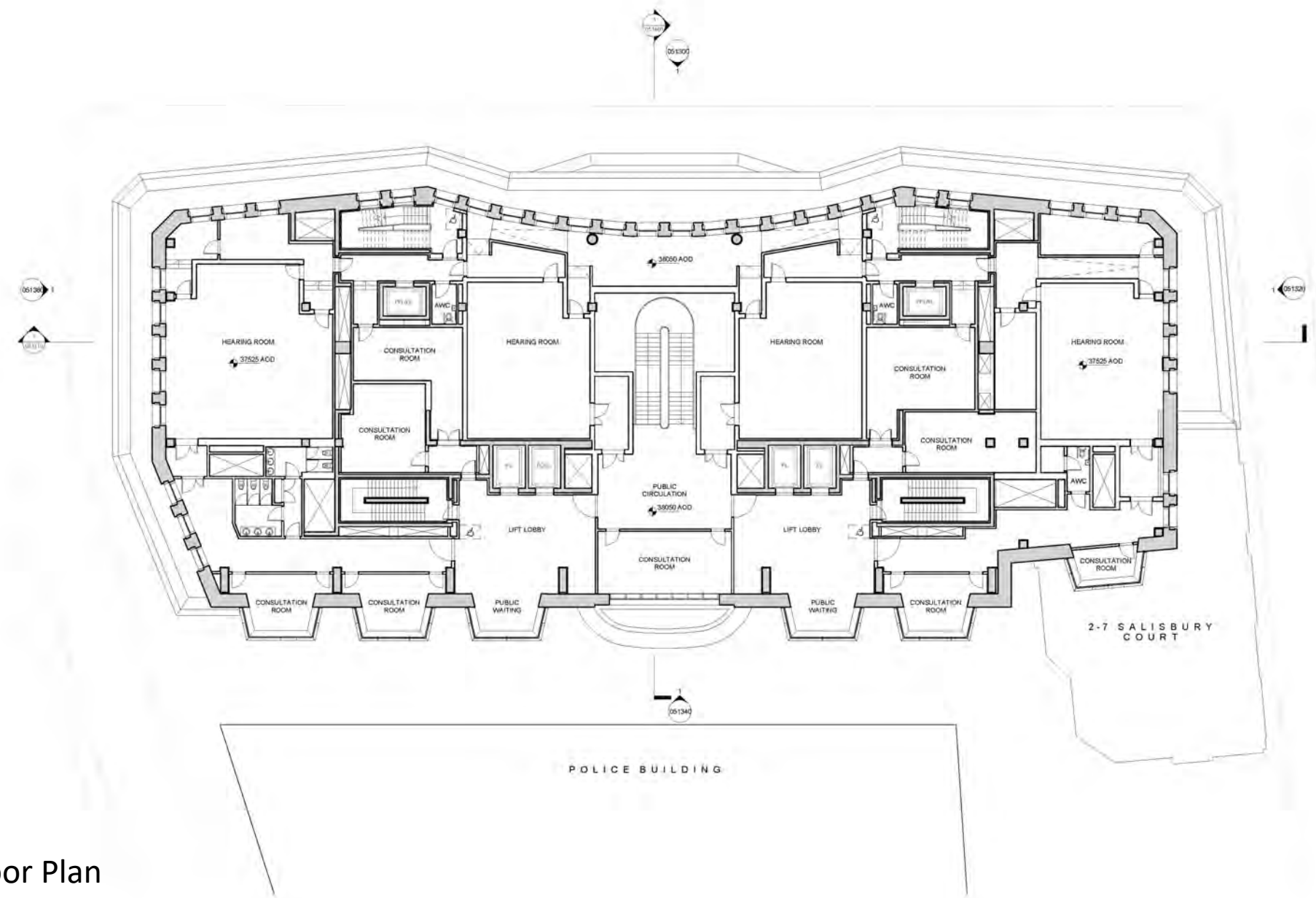


Proposed Third Floor Plan

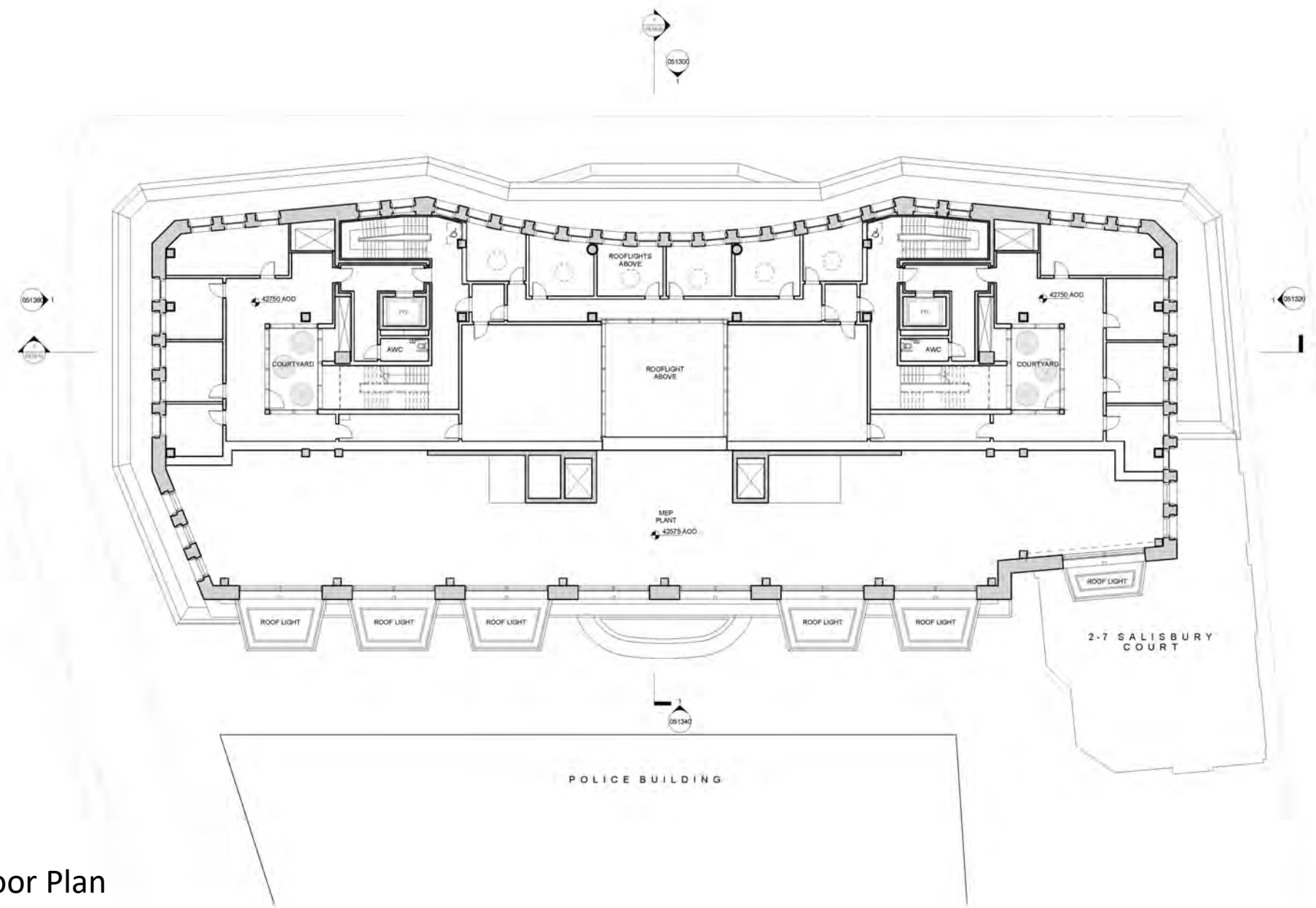


Proposed Fourth Floor Plan



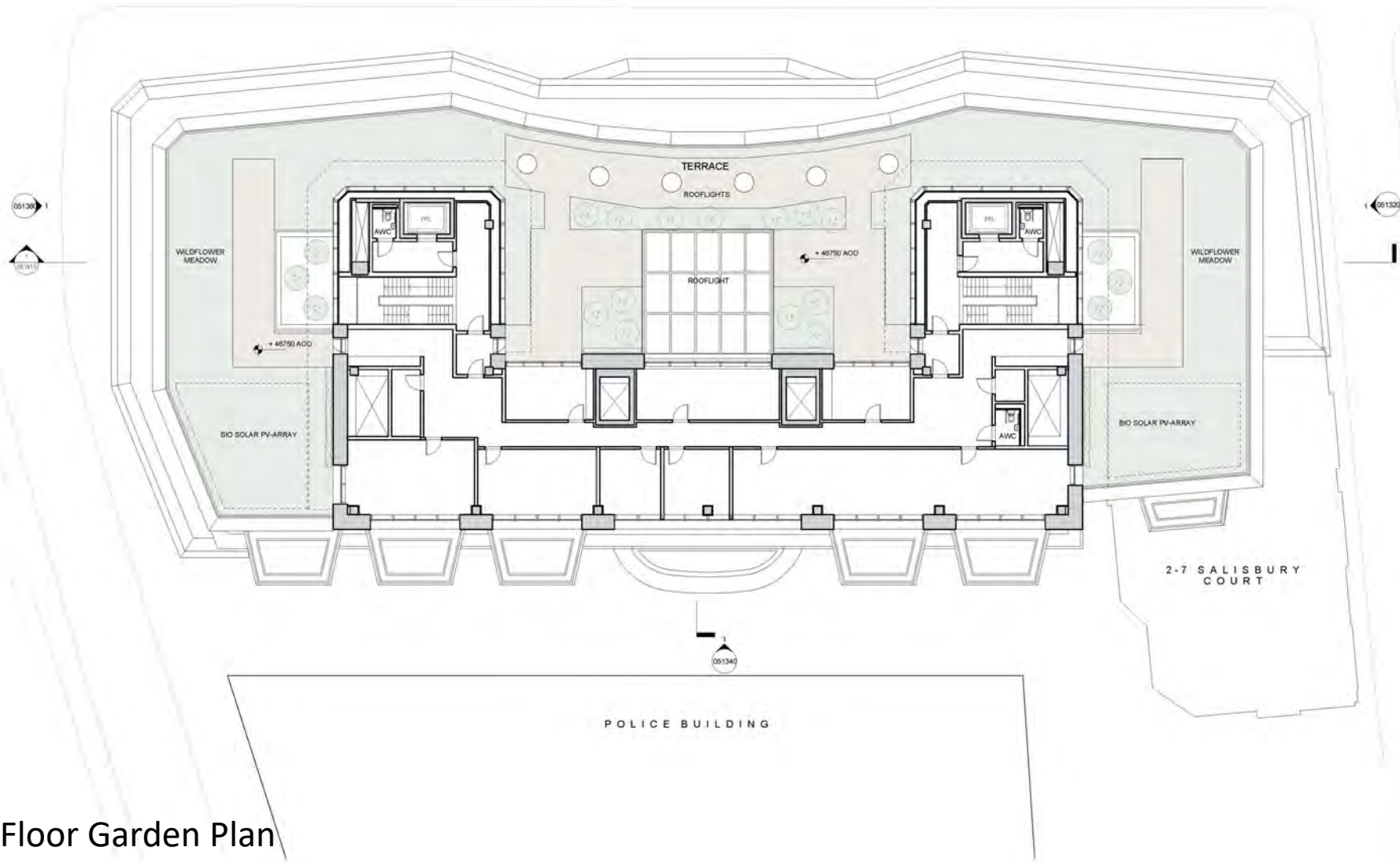


Proposed Fifth Floor Plan

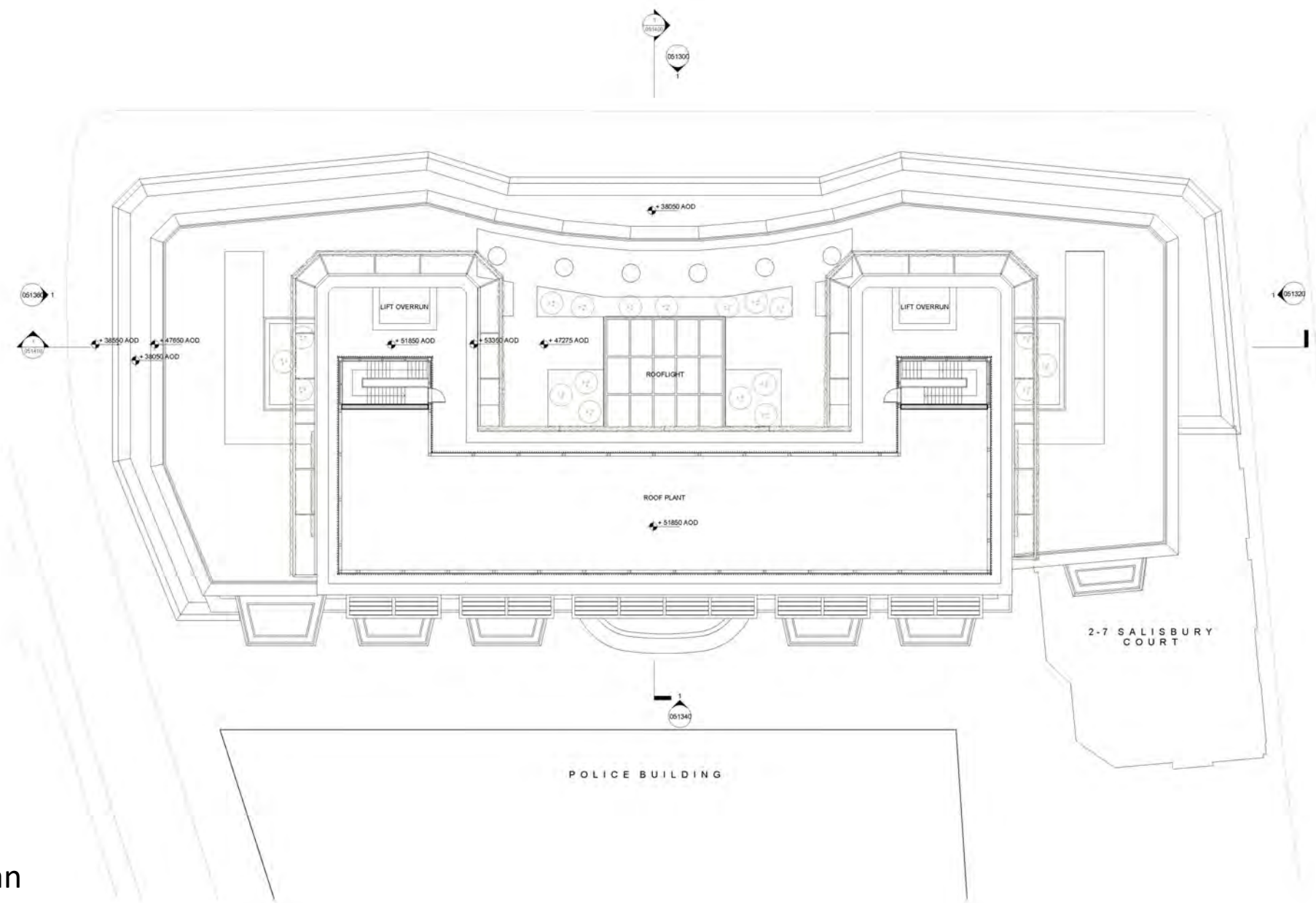


Proposed Sixth Floor Plan





Proposed Seventh Floor Garden Plan

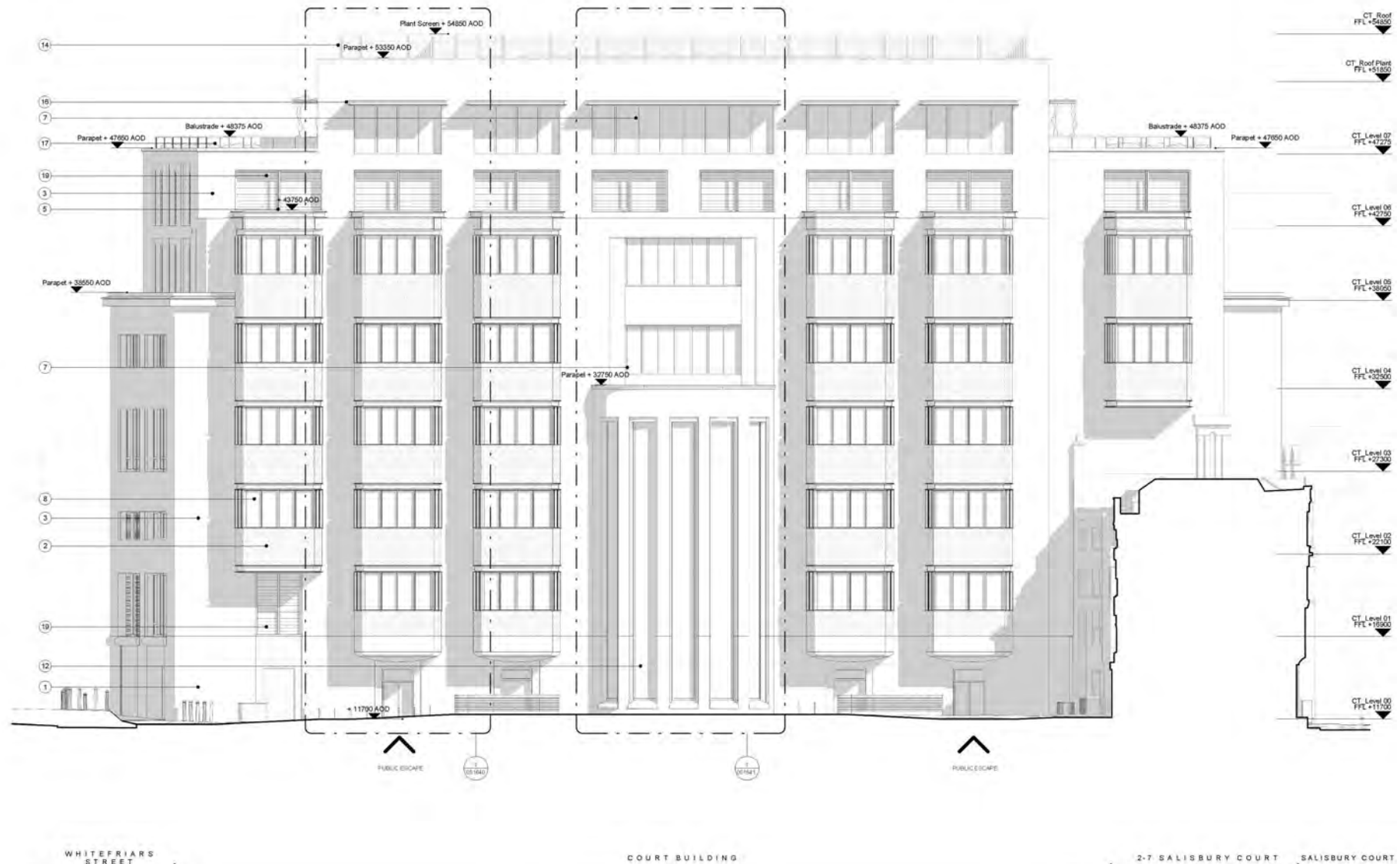


Proposed Roof Plan



Court Elevation to Fleet Street

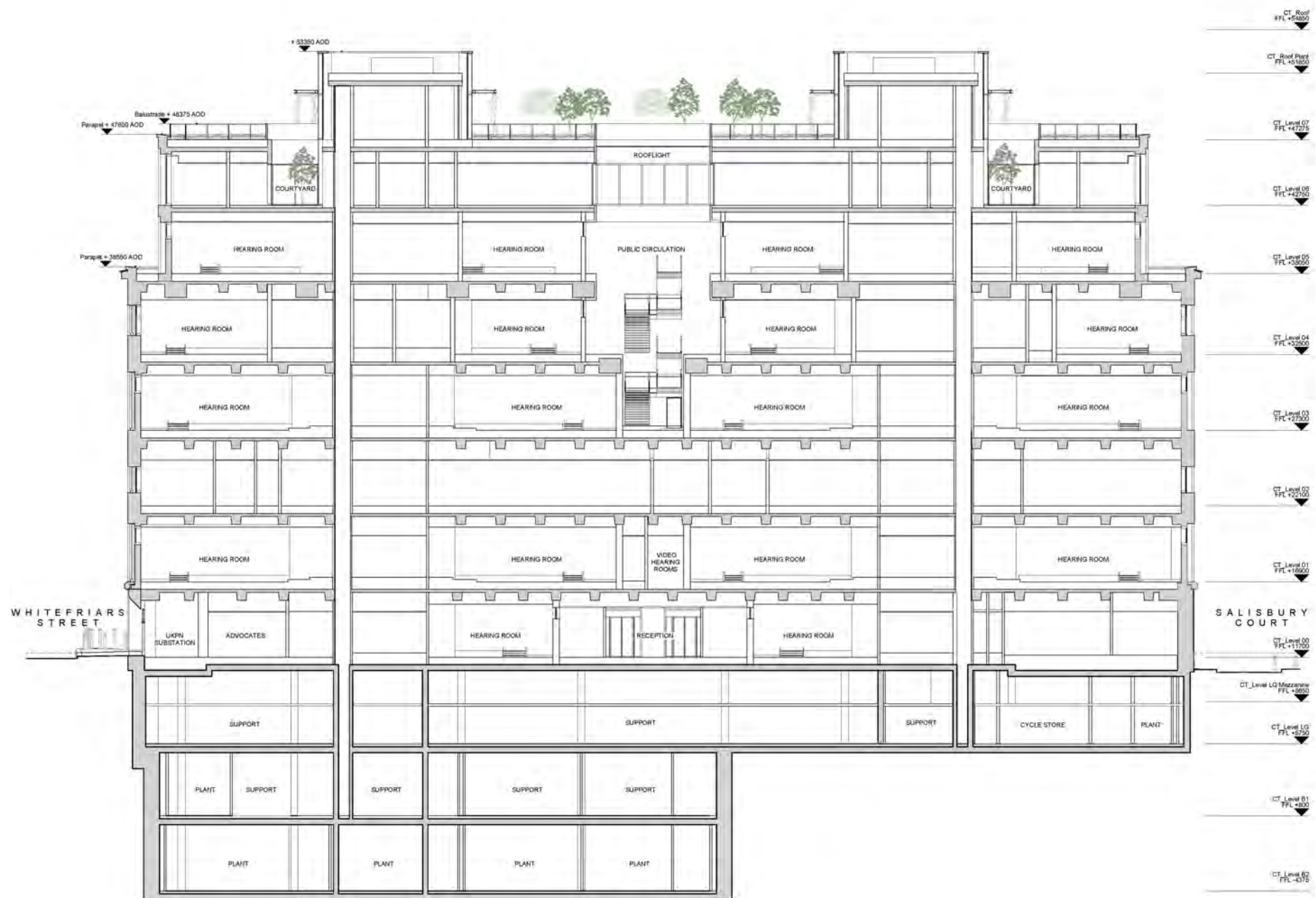




Proposed South Elevation



Court East and West Elevations



Proposed East West Section





HMCTS Court Stack: North- South Section





Court Roof Garden





Eric Parry Architects – The Charterhouse Museum



Eric Parry Architects – 7-8 St James's Square



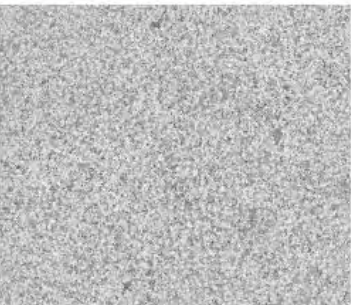
Galvanized Steel Bespoke Lacquer Finish



Ashlar Limestone



Honed Finish Granite

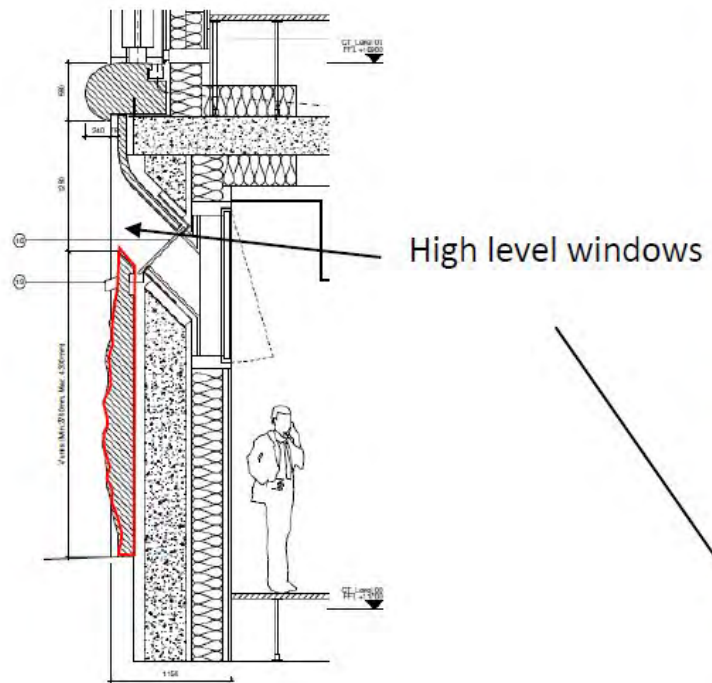
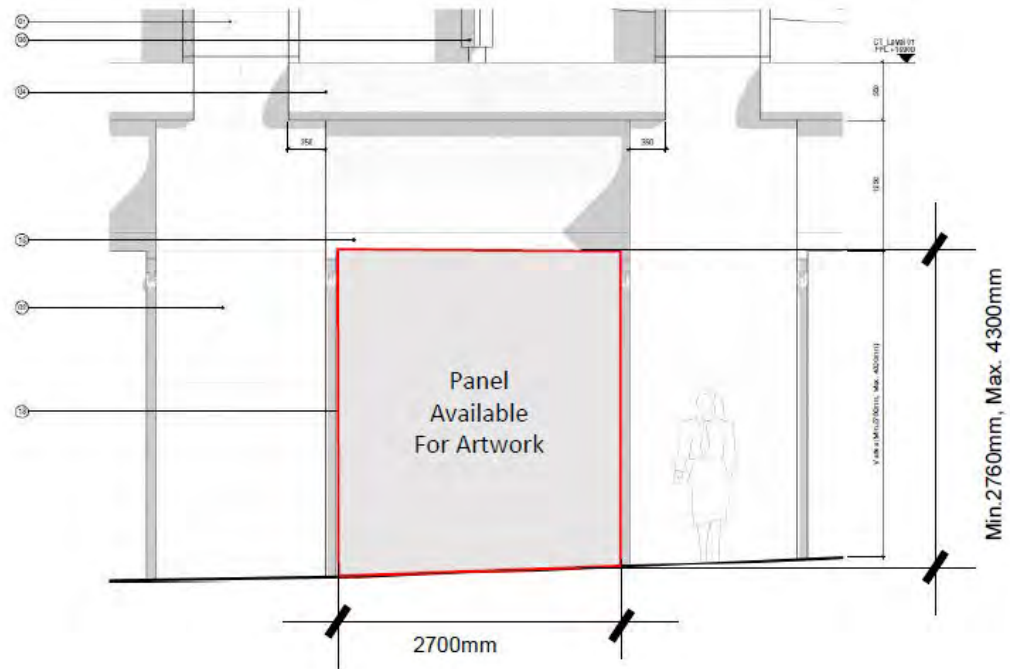


Picked Finish Granite

# Court Façade Materials



AI



10 No. Panels Available for Art

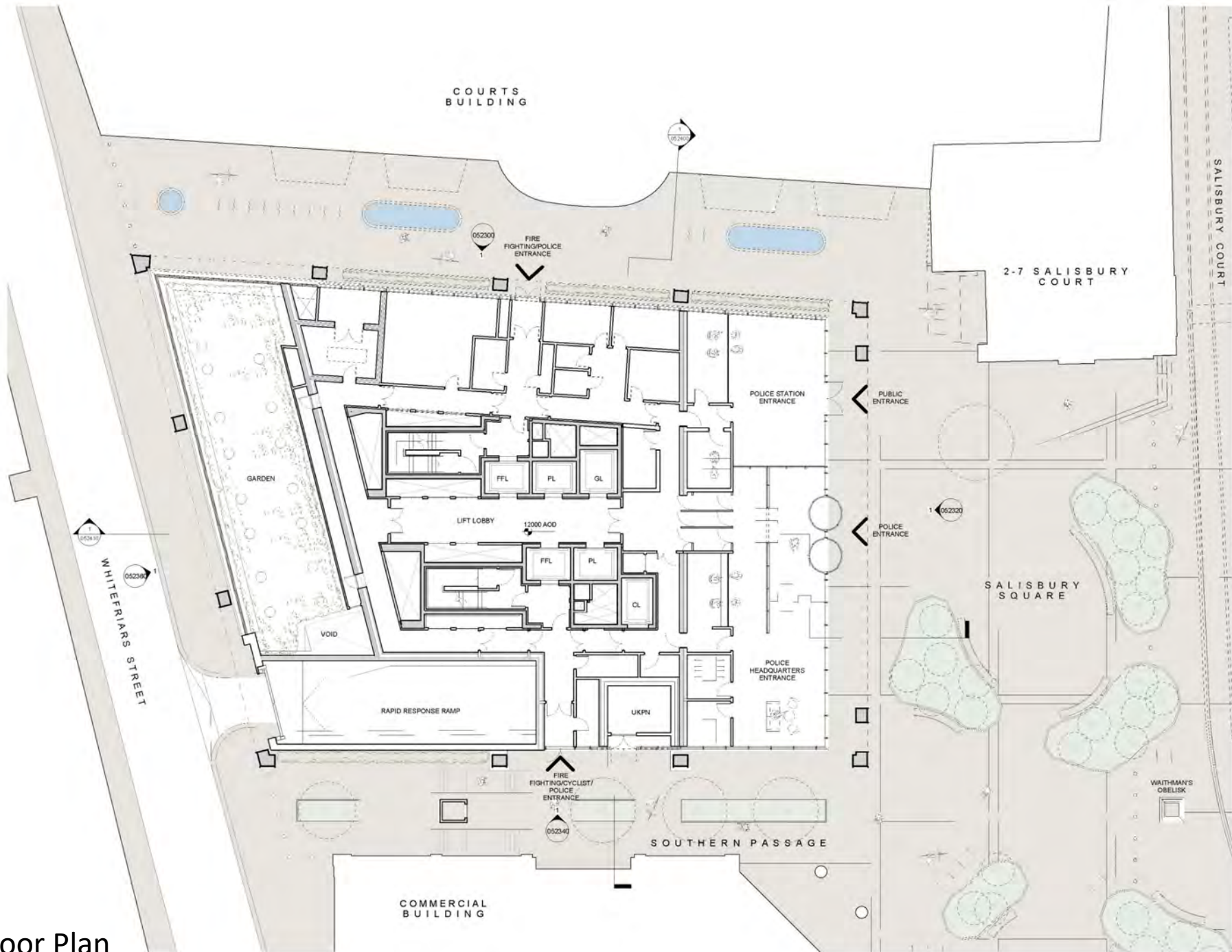






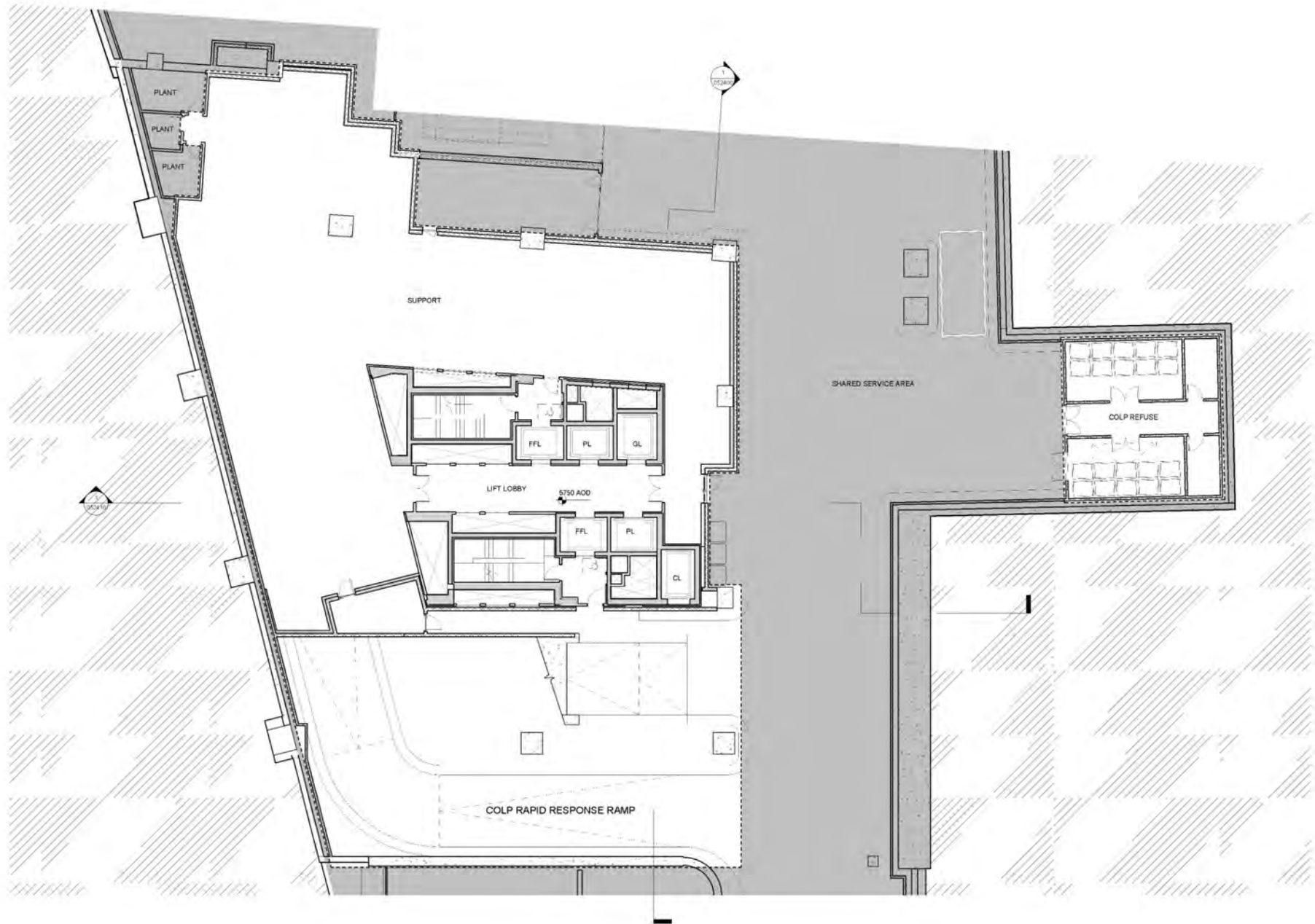


# The Police Building

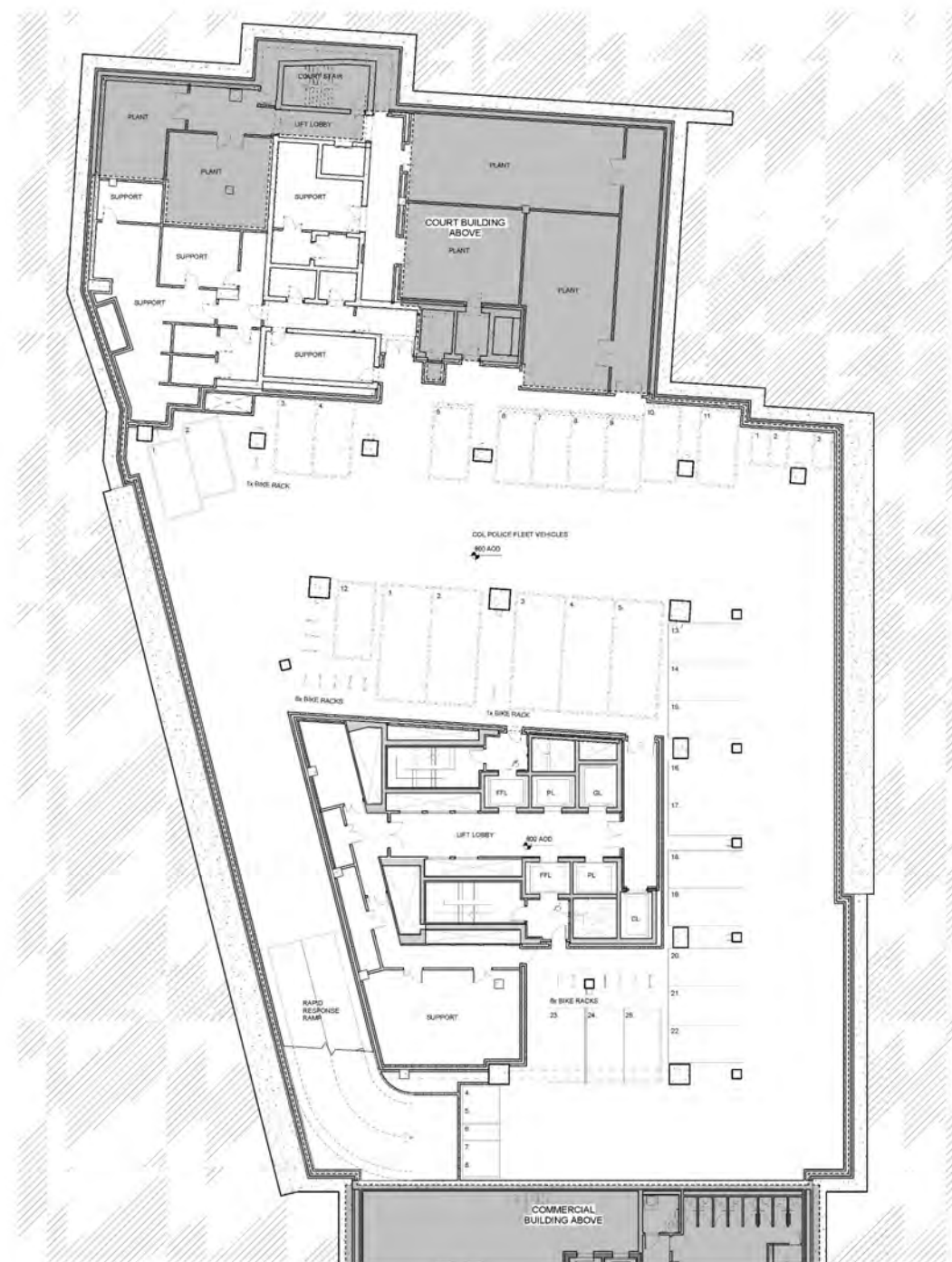


Proposed Ground Floor Plan





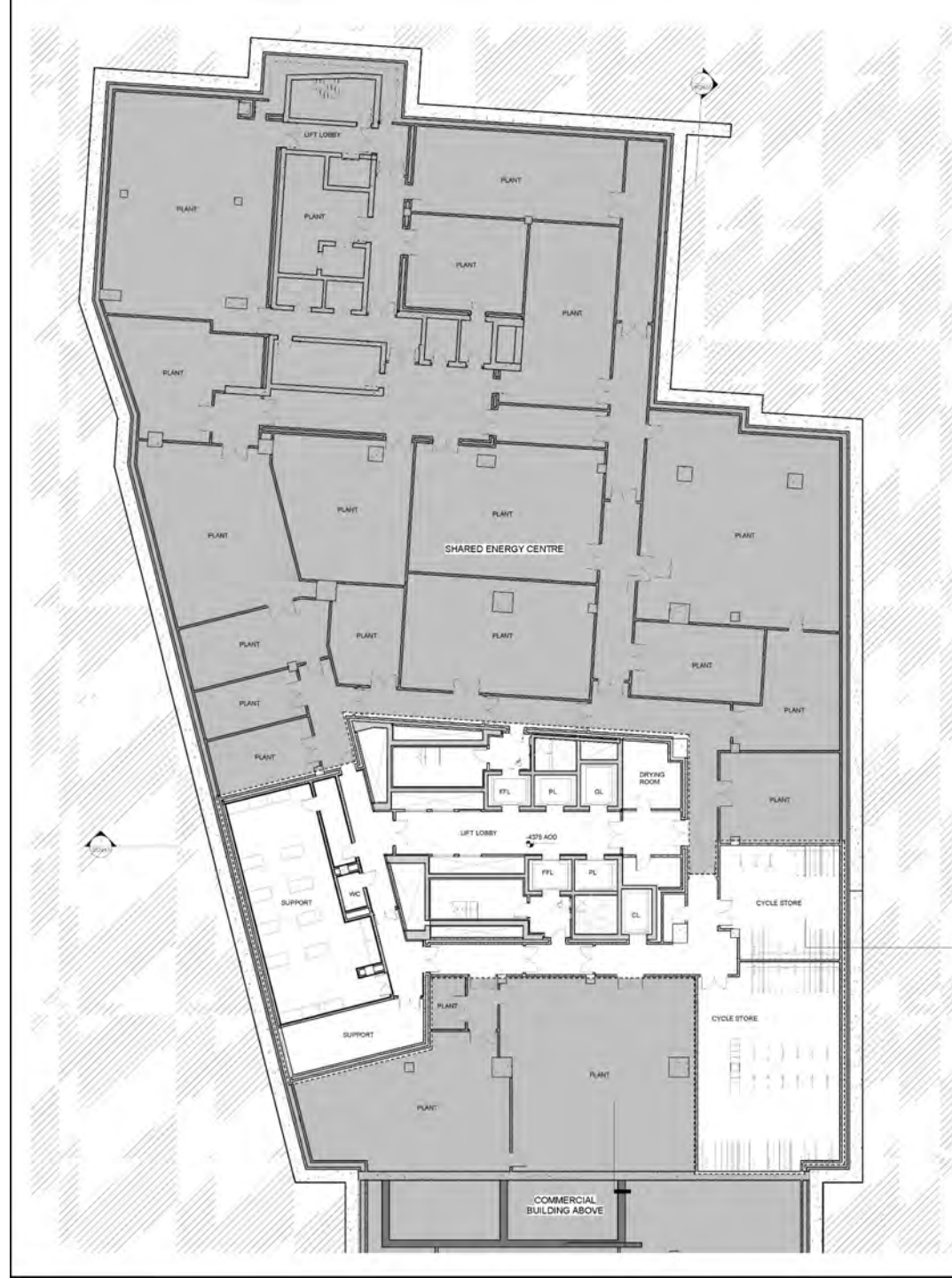
Proposed Lower Ground Floor Plan

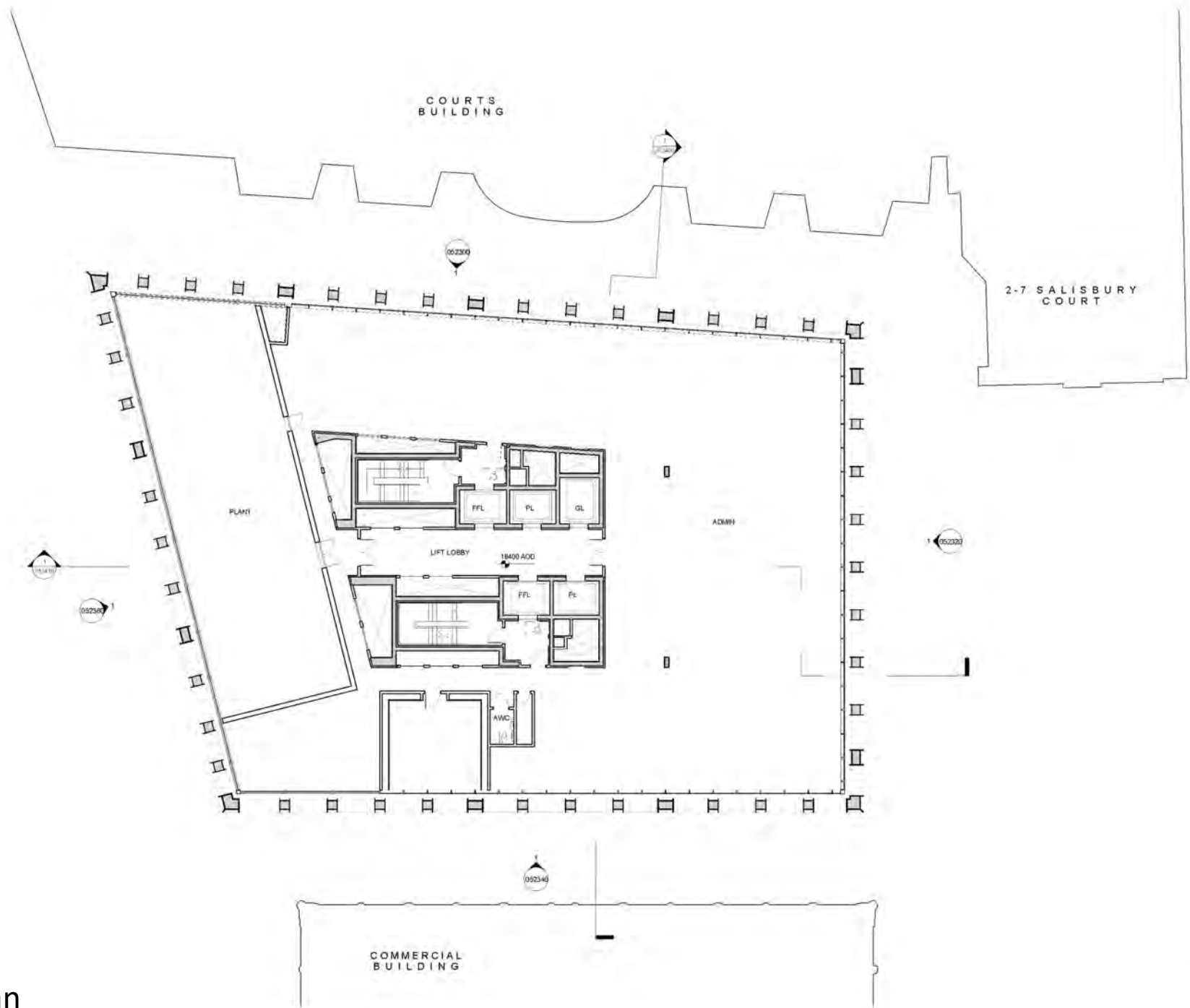


# Proposed Basement 1 Floor Plan



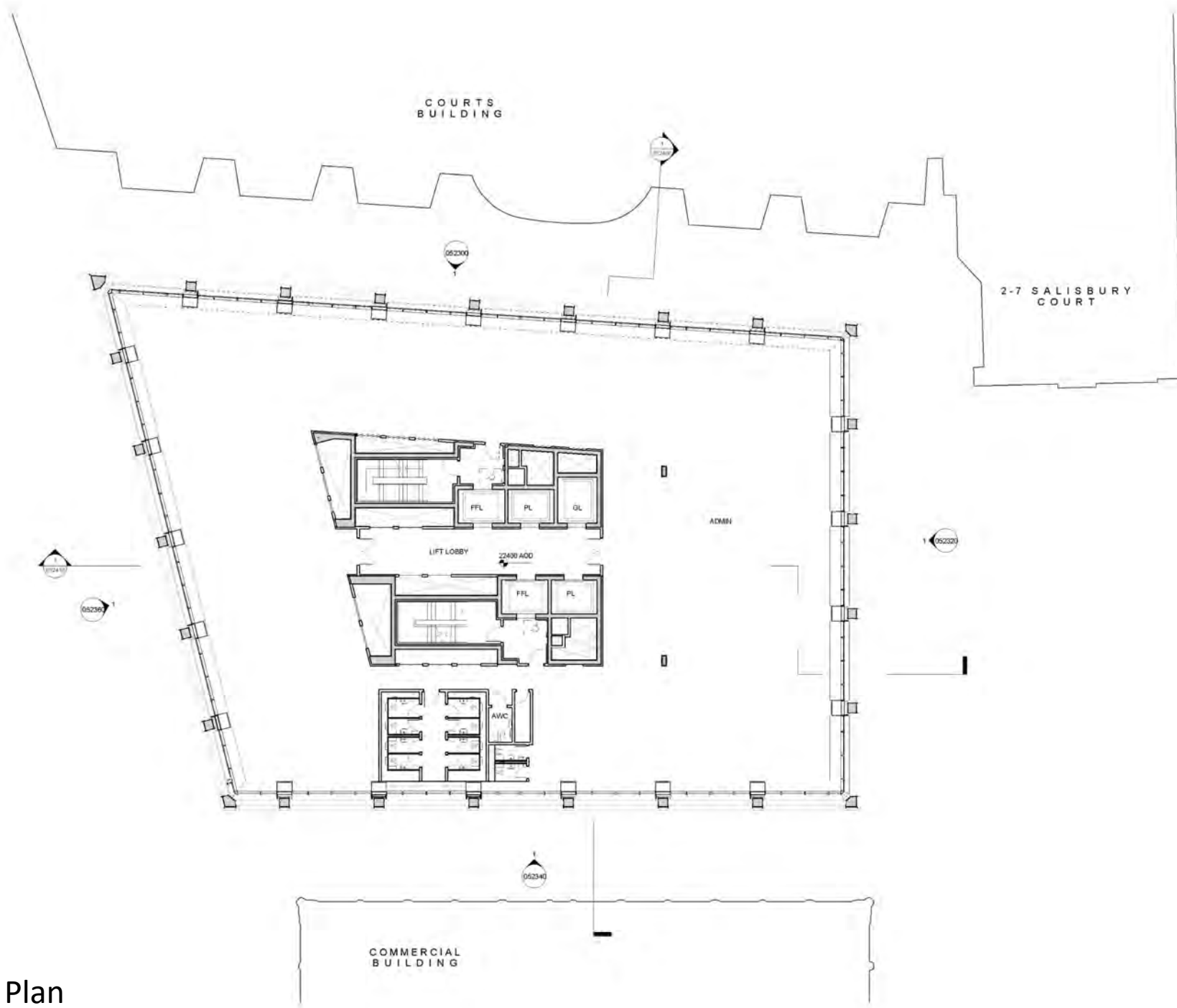
Proposed Basement 2 Floor Plan



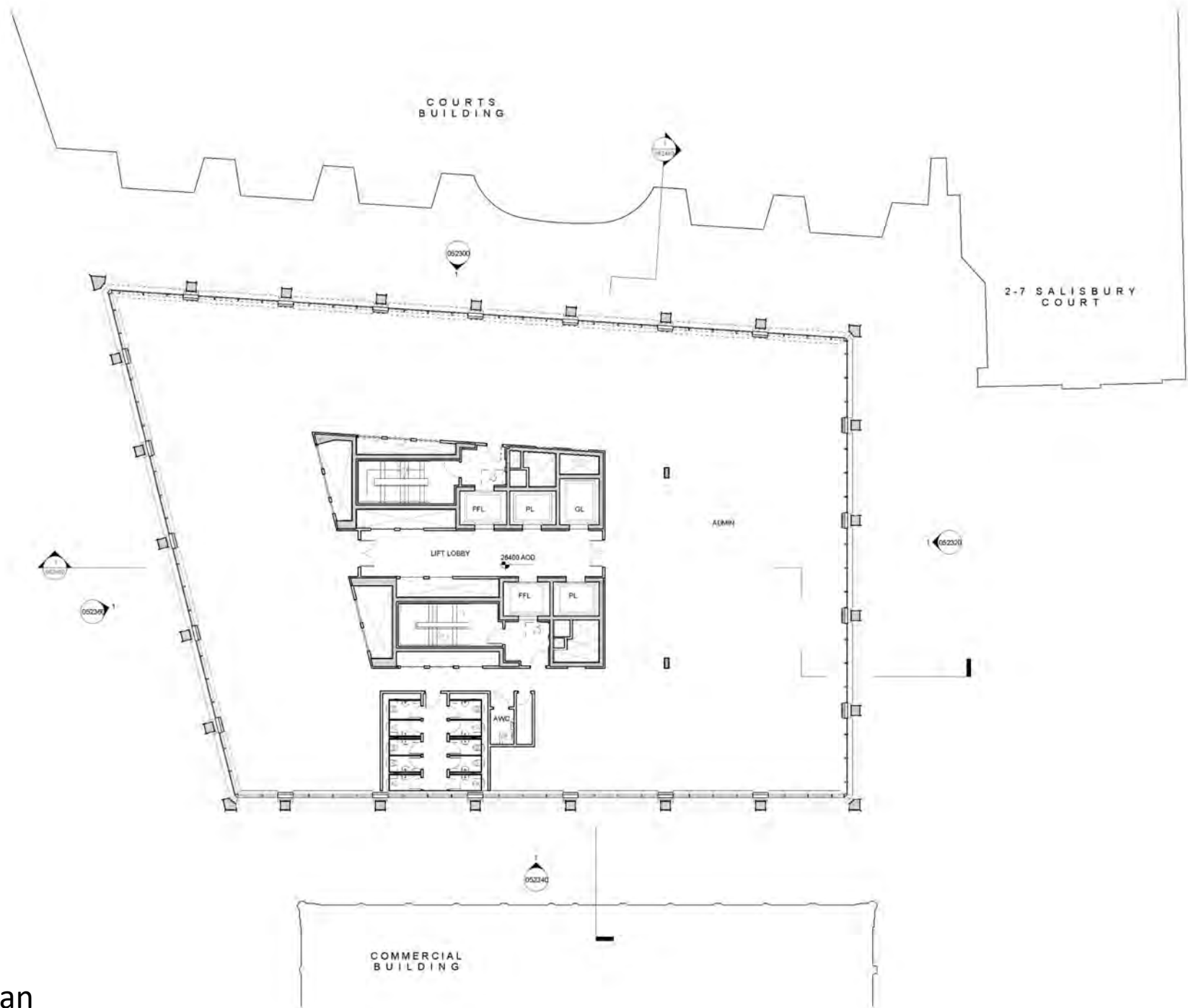


Proposed First Floor Plan



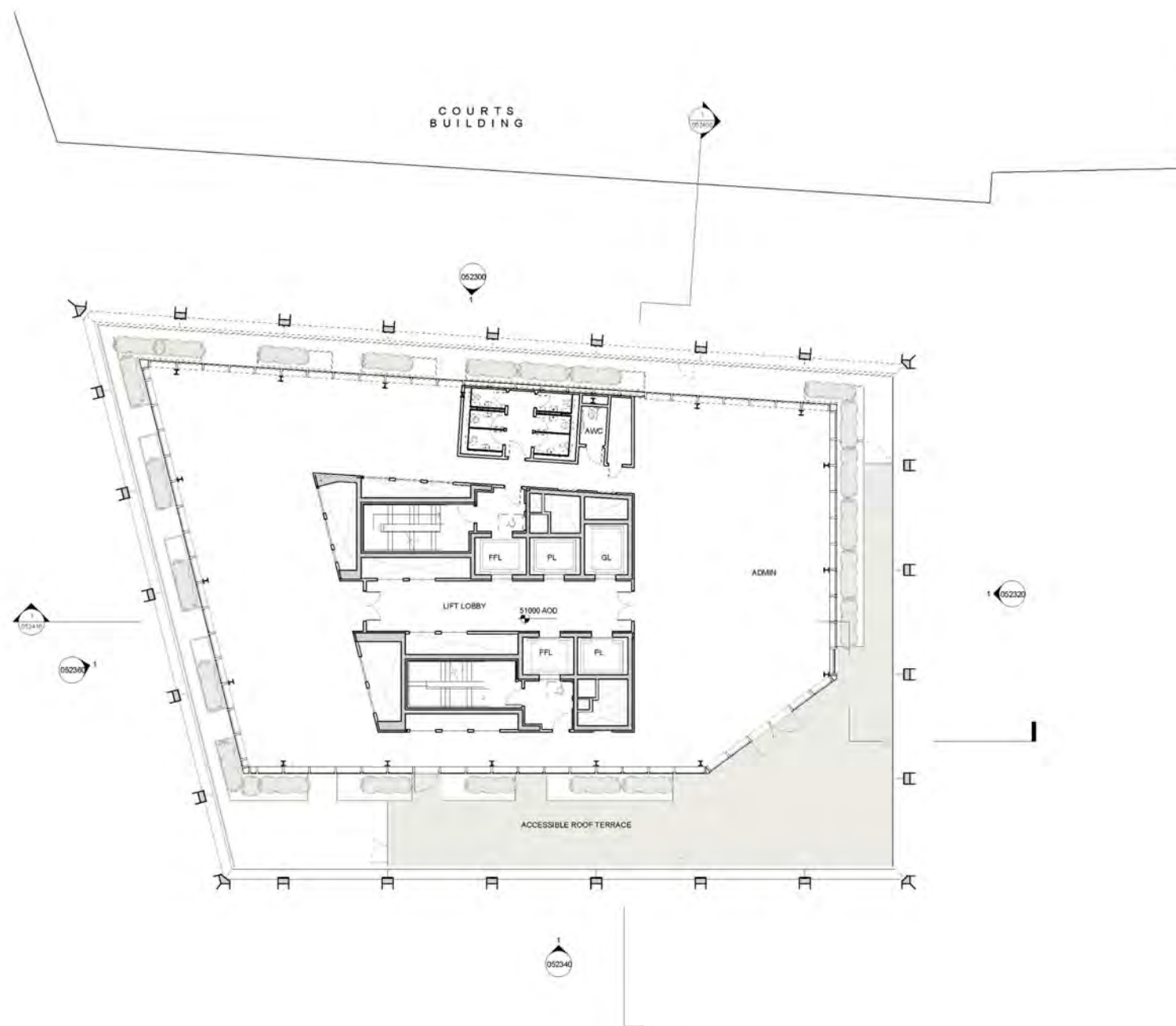


Proposed Second Floor Plan



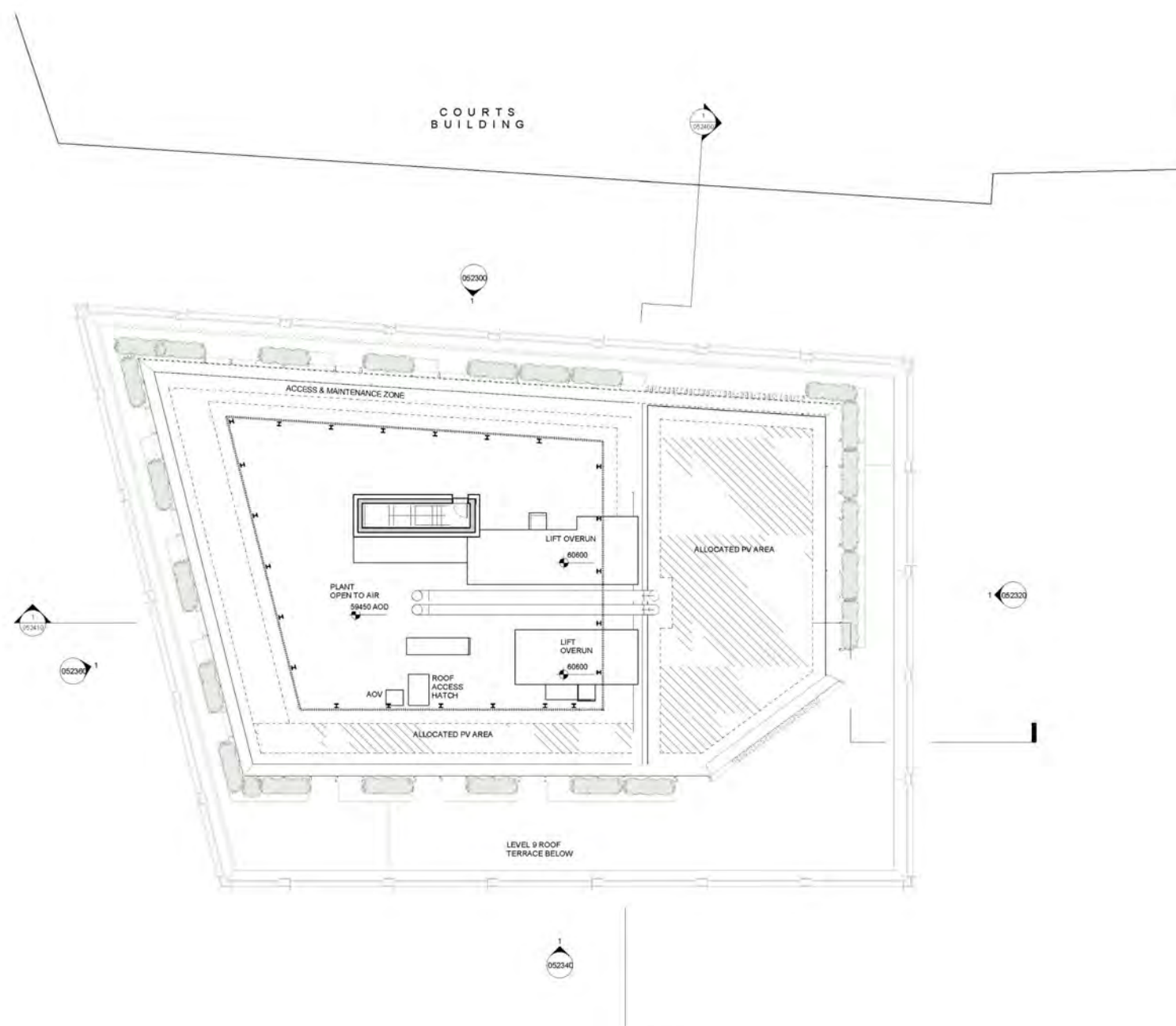
Proposed Third Floor Plan





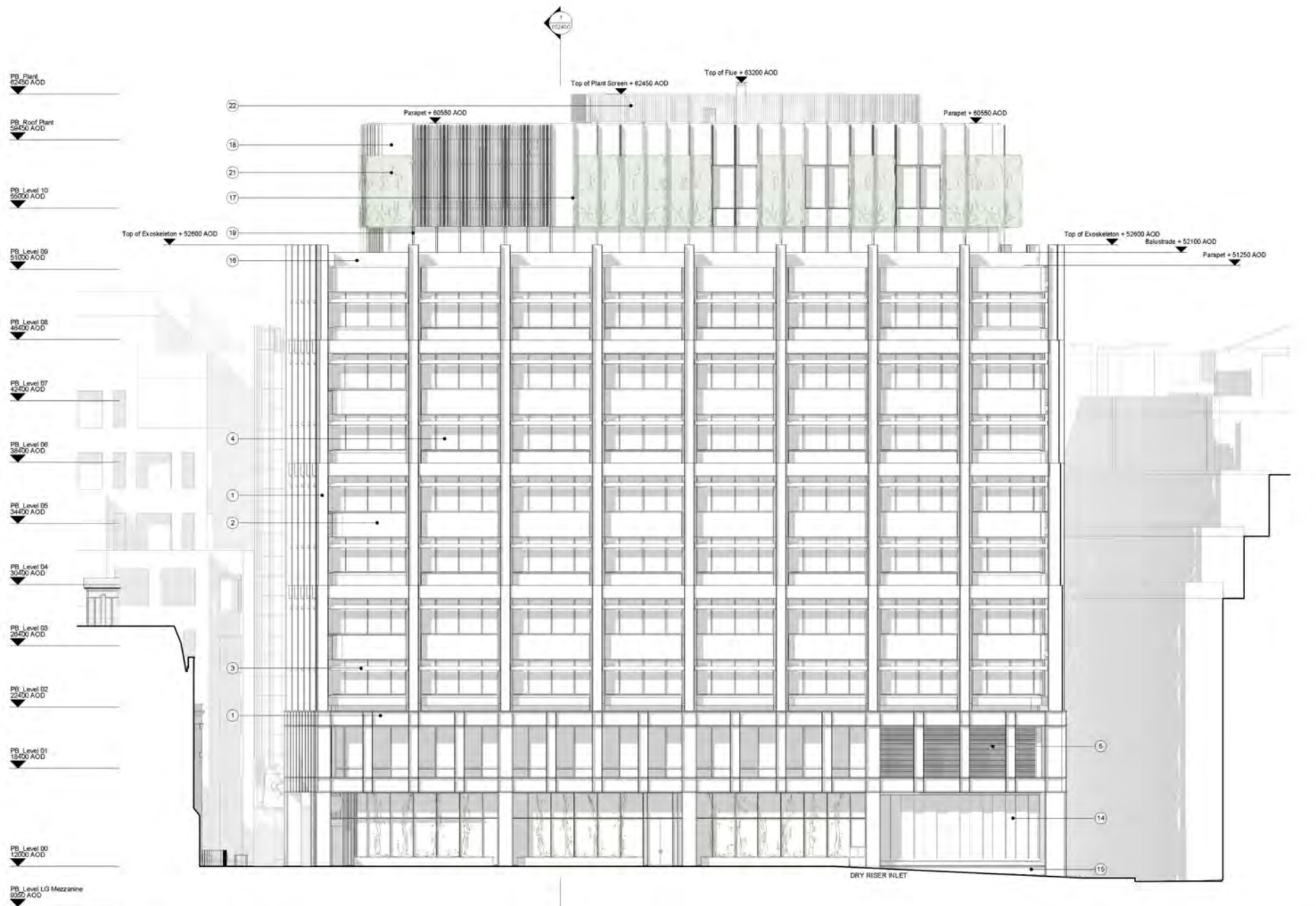
Proposed Ninth Floor Plan



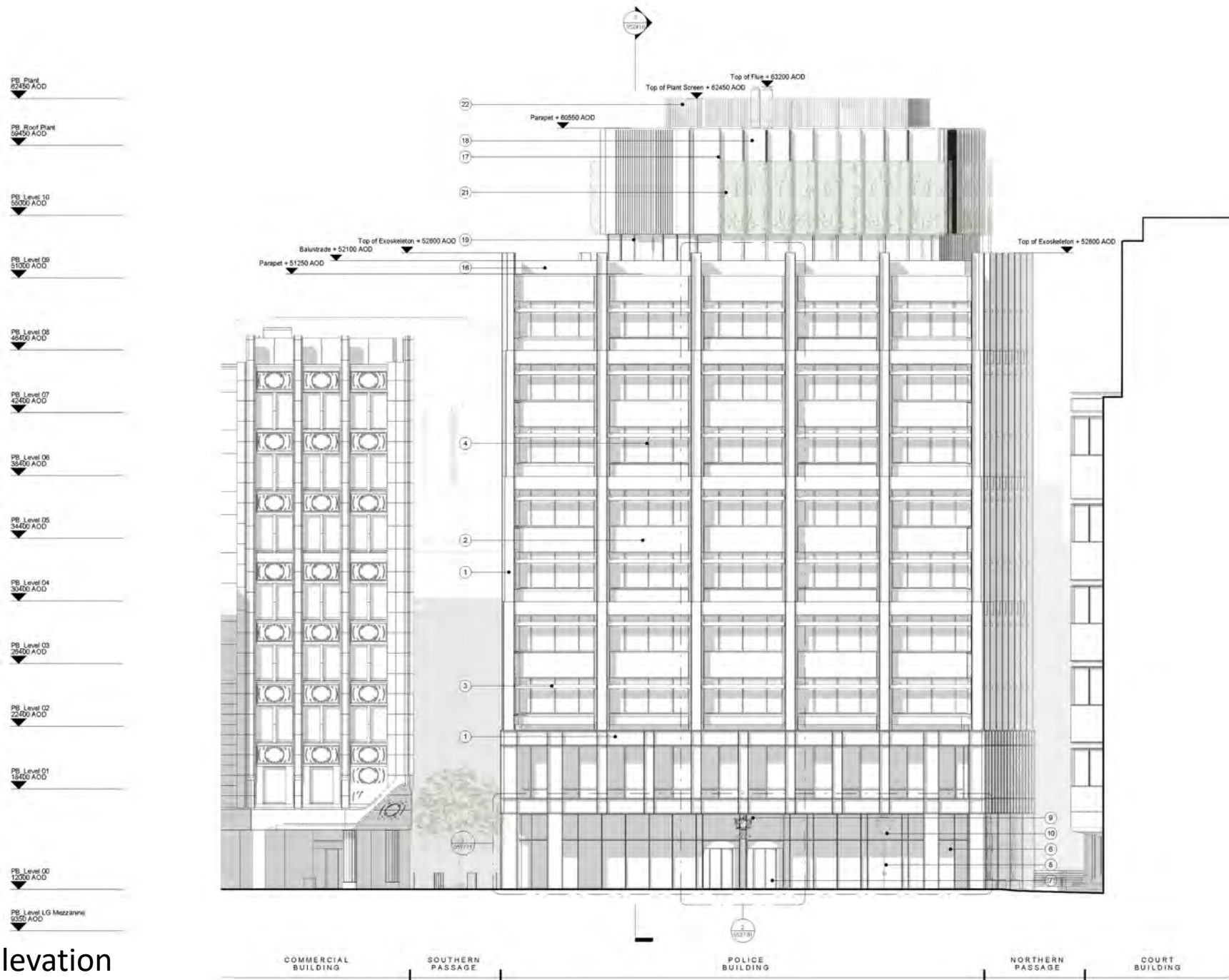


Proposed Roof Plan

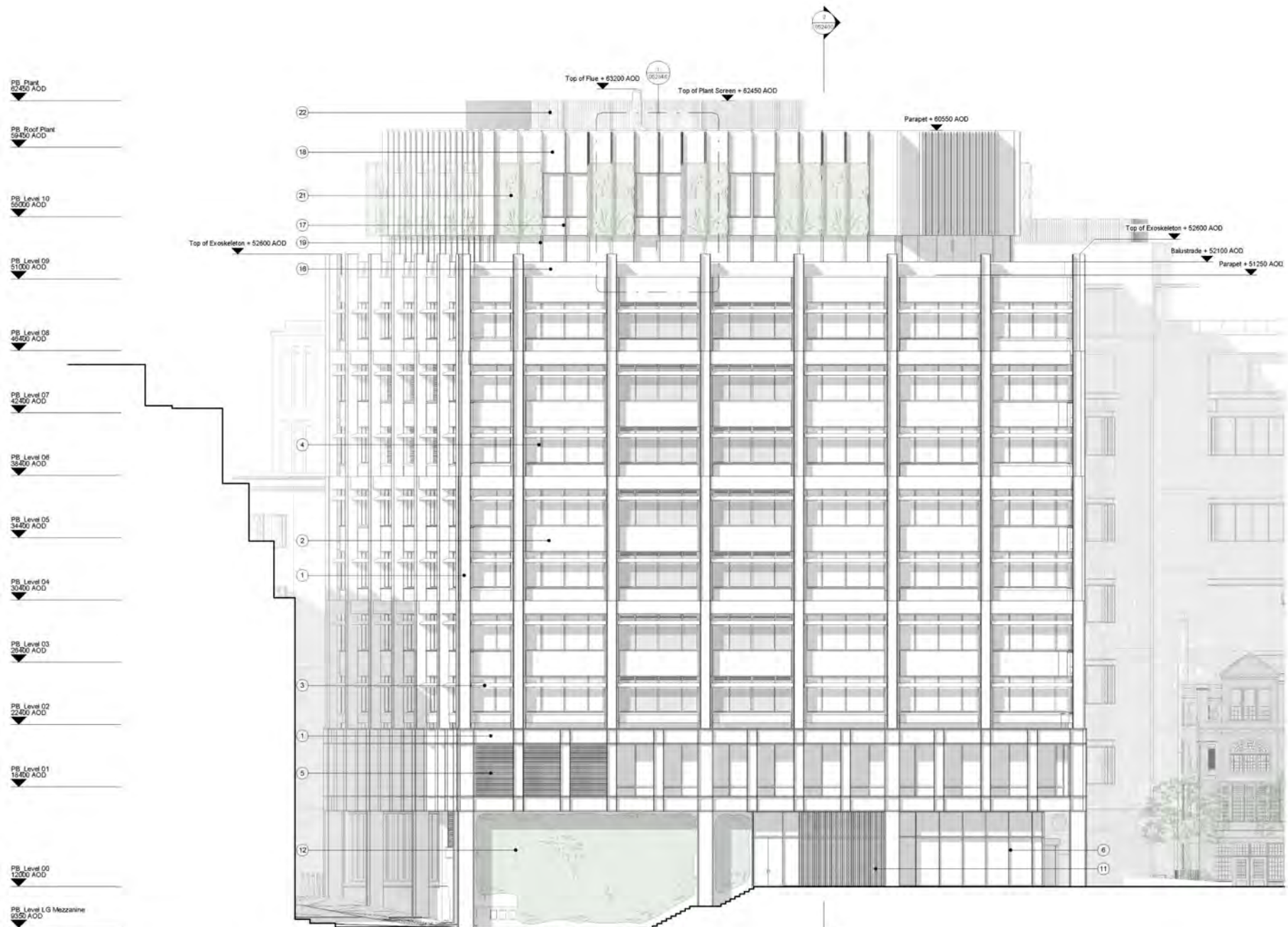




Proposed North Elevation



Proposed East Elevation

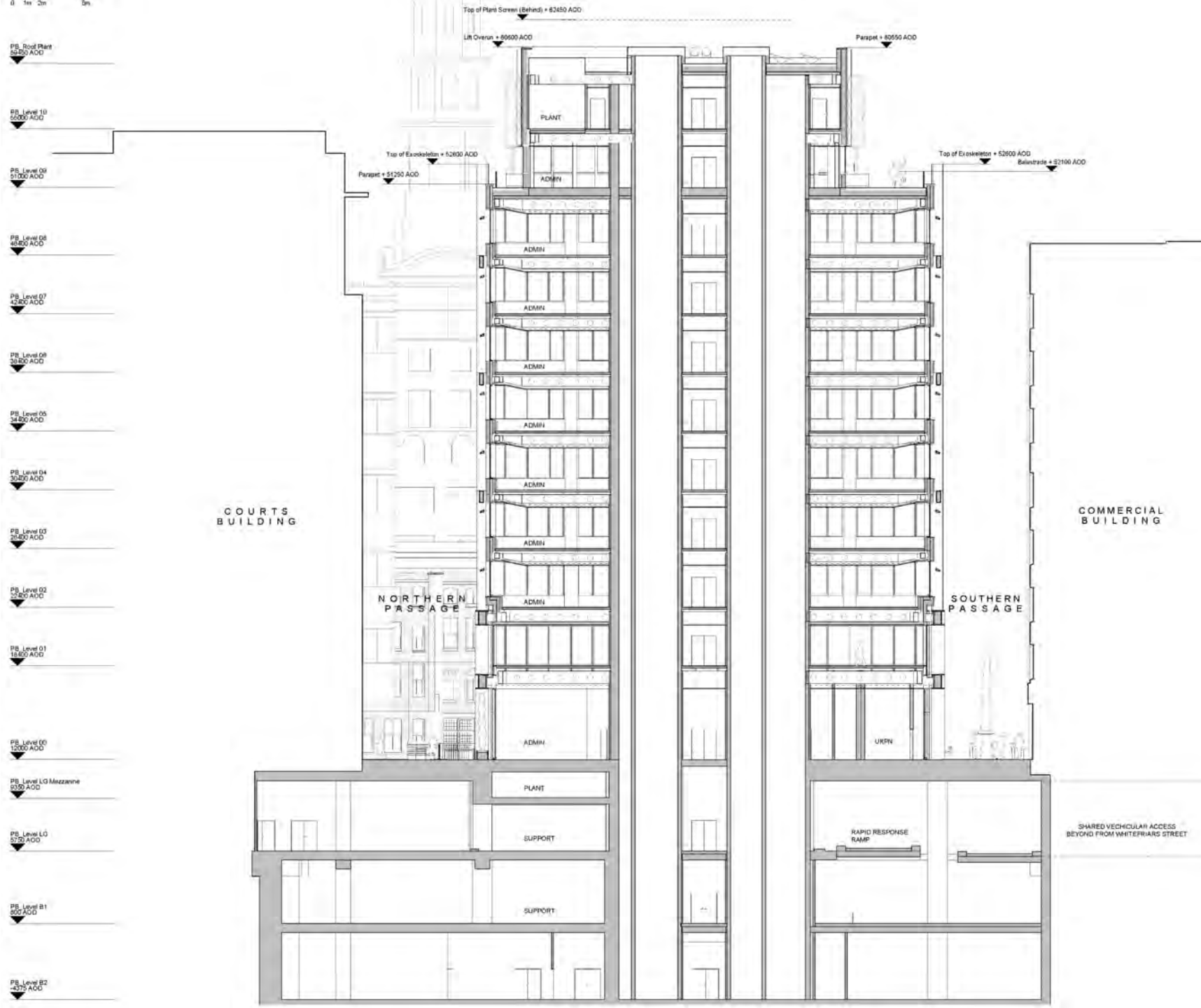


Proposed South Elevation



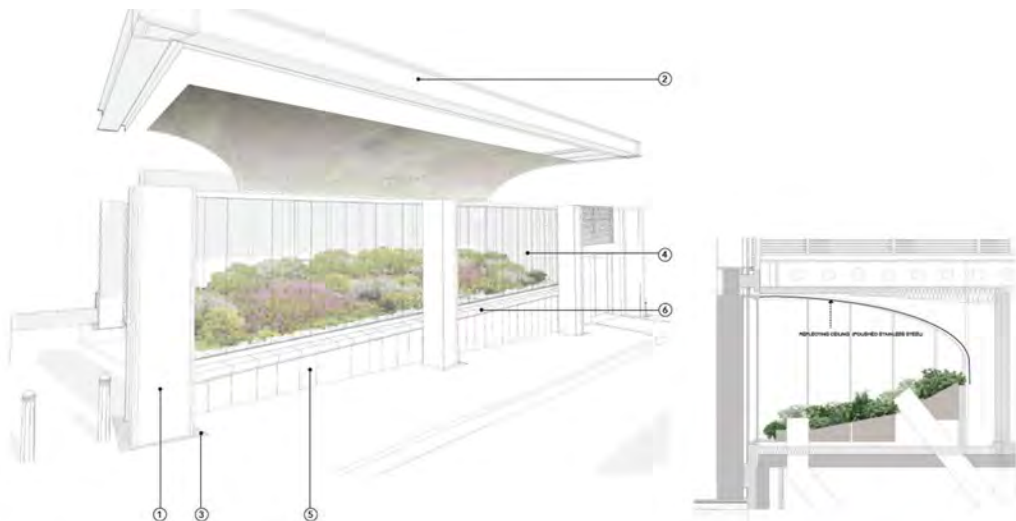


Proposed West Elevation



Proposed Section





#### Key

- 1 Weathered steel mega-pier. Sandblasted finish
- 2 Weathered steel plate vierendeel truss. Sandblasted finish.  
Concealed gutter with RWP connections
- 3 Drained pier base with cast iron grille
- 4 Tripple laminate glazing with 75 mm air gaps for ventilation.  
Top hung restrained base
- 5 Black picked granite plinth. Hand-set, self-supported
- 6 Bull nosed and curved honed black granite cill. Hand-set, self-supported

Heliostat garden and View to  
Salisbury Square

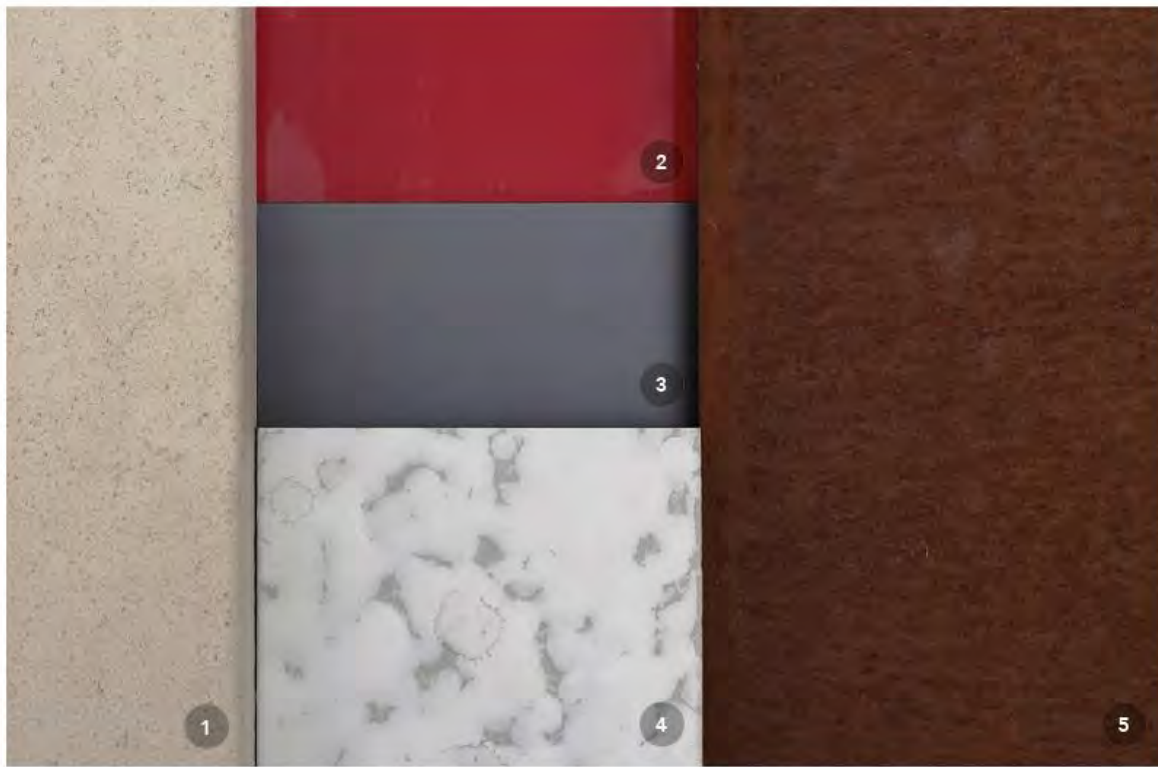






CoL Police Wellness Suite





1. Unglazed Terracotta
2. Vitreous Enamel
3. Anodised Aluminium
4. Two Coloured Twice Fired glazed Terracotta
5. Weathering Steel



Police Building Materials

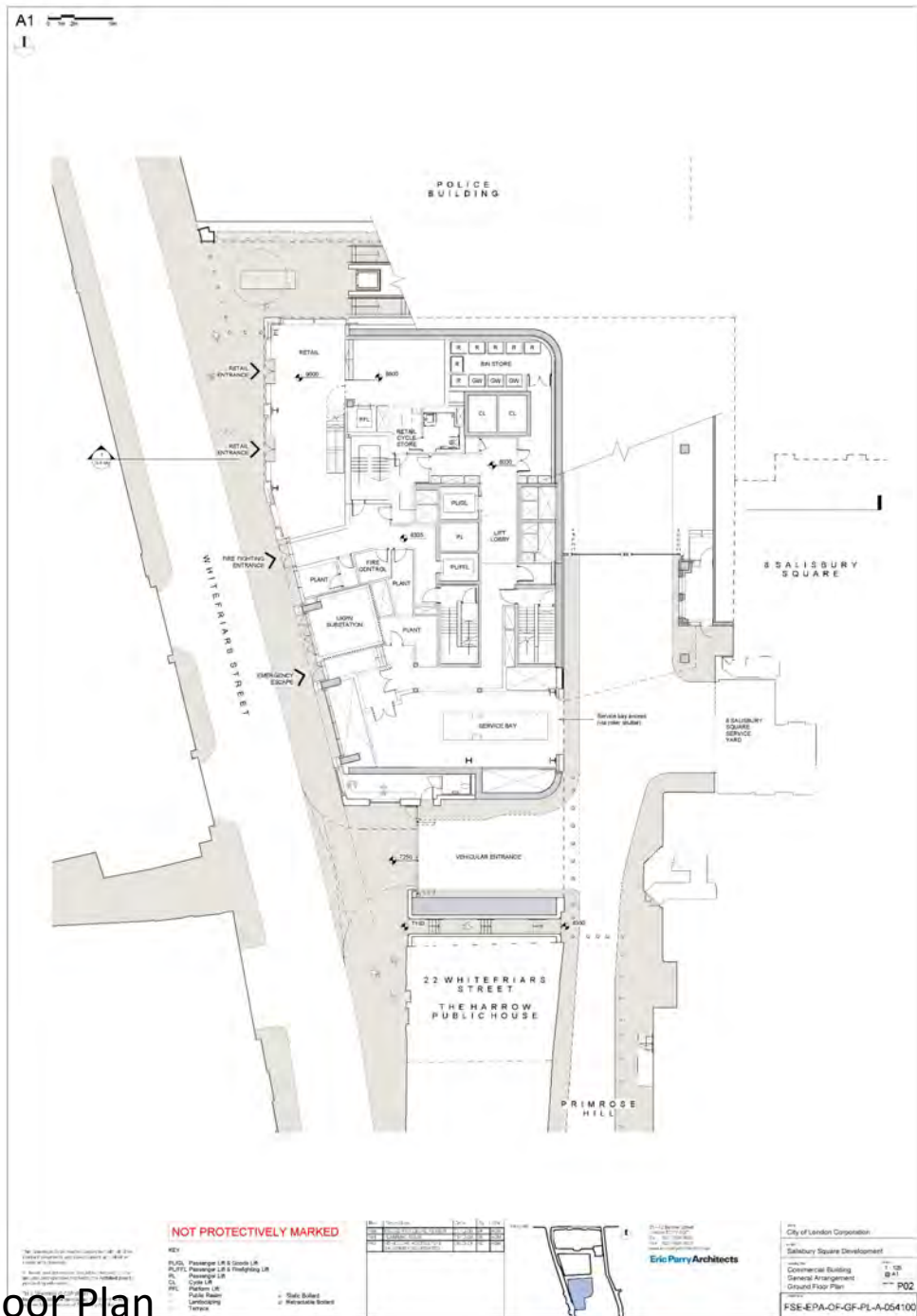




View to Salisbury Square

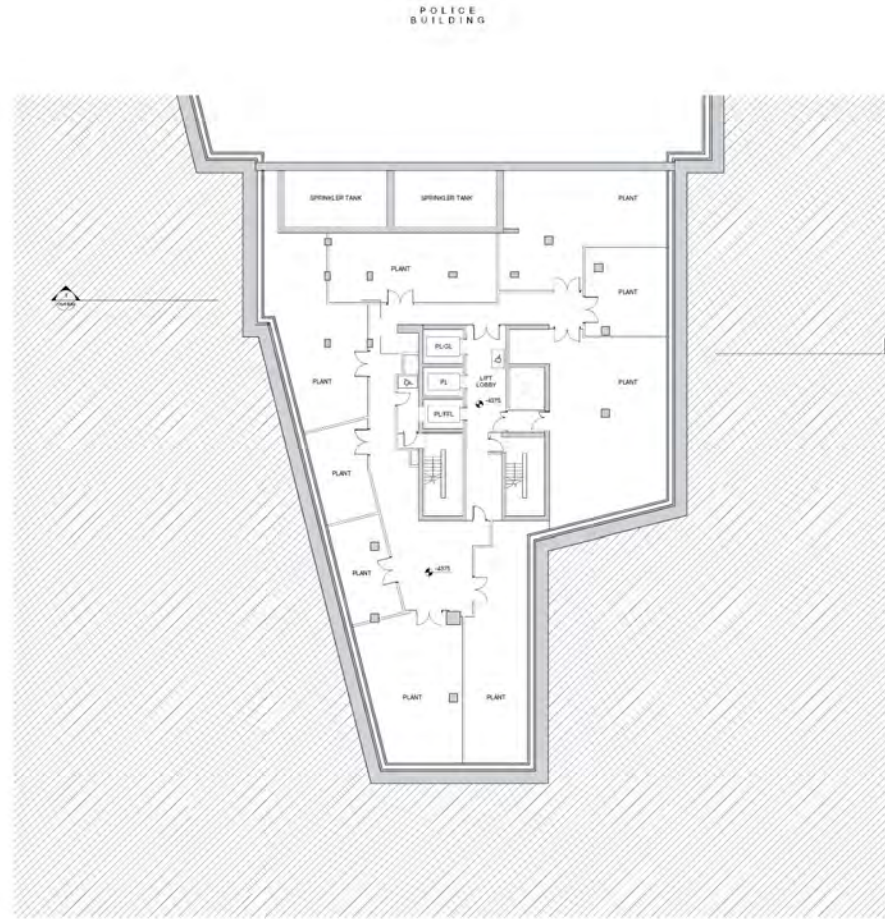


# The Commercial Building



Proposed Ground (Whitefriars Street) Floor Plan





NOT PROTECTIVELY MARKED

The drawing is to be used in comparison with all other drawings, documents and specifications in all other construction drawings.

All levels and dimensions should be indicated on the drawing and used as a reference for all other drawings.

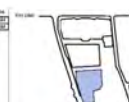
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KEY

PL/CL	Passenger Lift & Goods Lift
PL/FFL	Passenger Lift & Firefighting Lift
PL	Passenger Lift
CL	Cycle Lift
PFL	Platform Lift
—	Public Rooms
—	Lobby/Reception
—	Entrance

Year	Structure	Days	By	14
2000	2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-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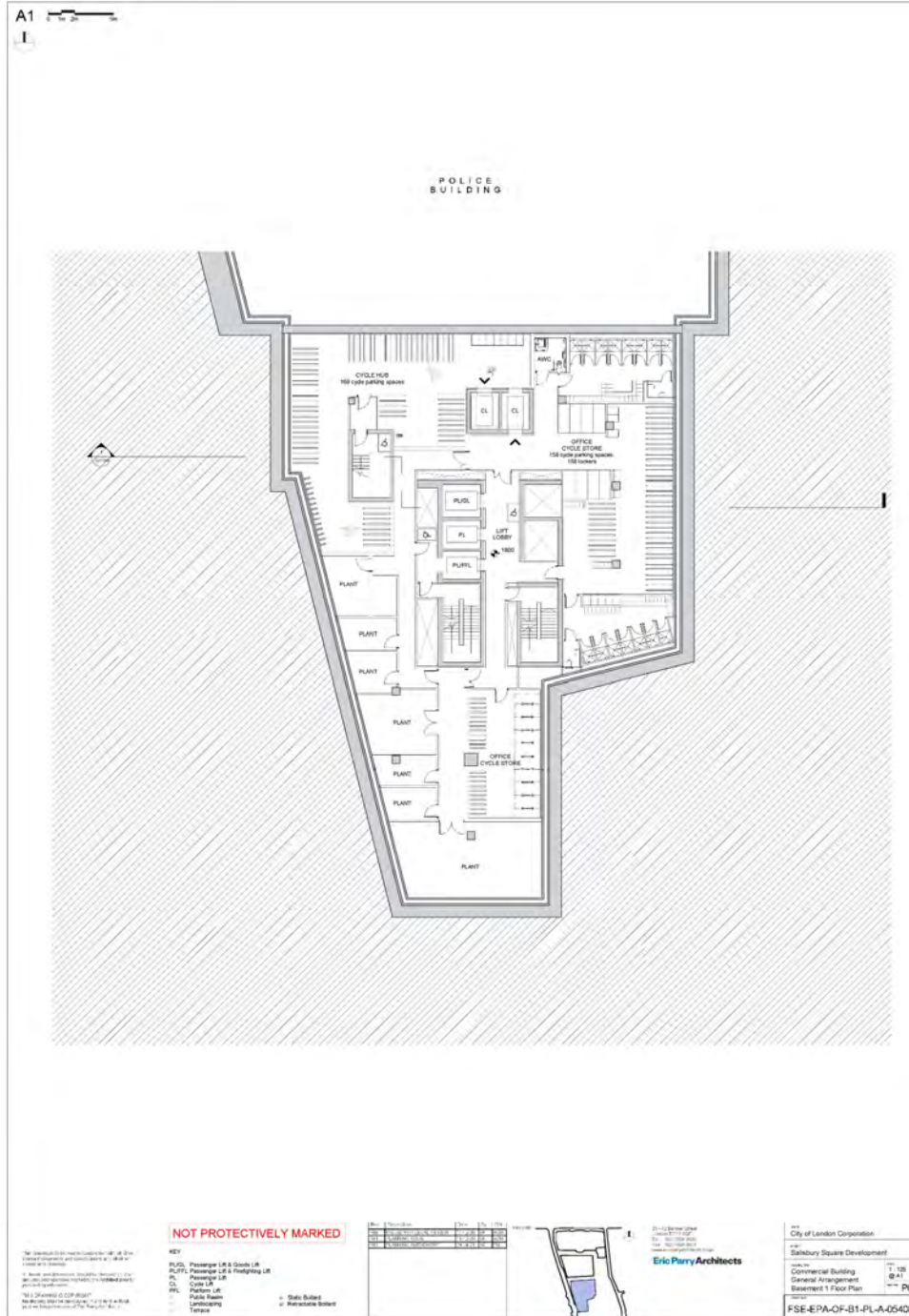


20 - 42 Essex Street  
London EC2Y 4EX  
Tel: 020 7460 8000  
Fax: 020 7460 8001  
[www.ericparryarchitect.co.uk](http://www.ericparryarchitect.co.uk)

**Eric Parry Architect**

Client	City of London Corporation
Project	Salisbury Square Development
Building Type	Commercial Building
General Arrangement	1:125
Basement 2 Floor Plan	01
Scale	P01

## Proposed Basement 1 Floor Plan



Proposed Basement 2 Floor Plan



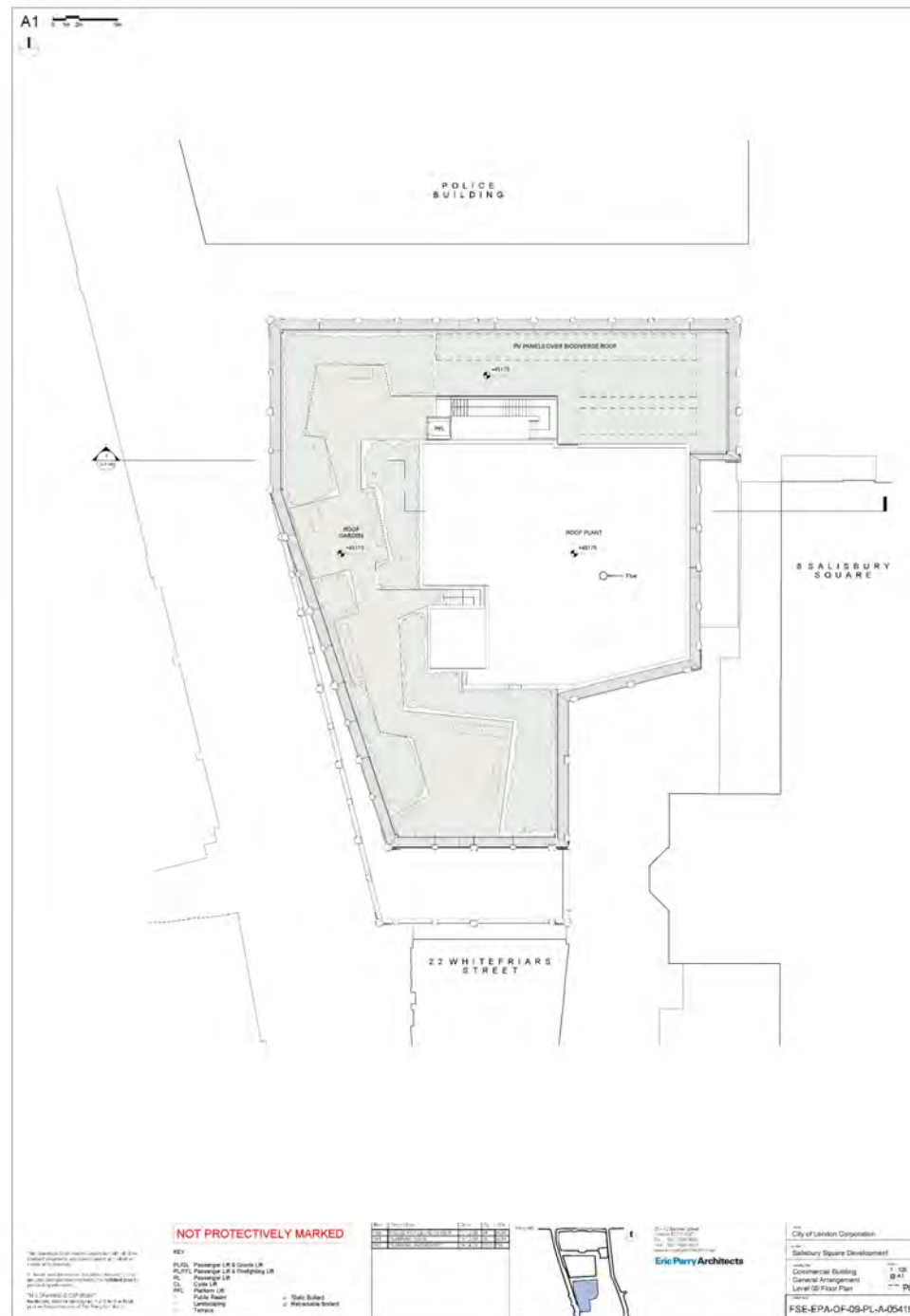






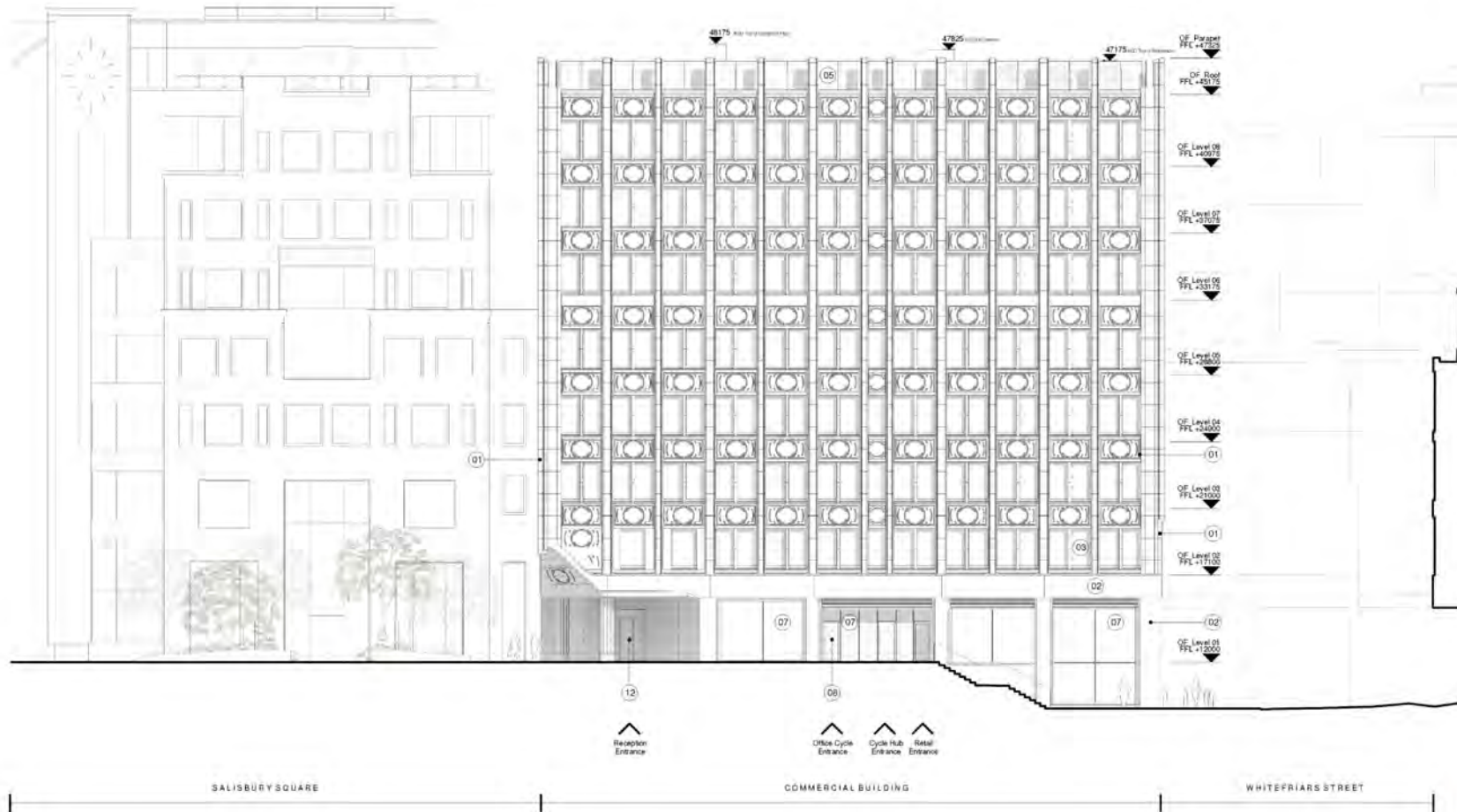






# Proposed Level 9 Floor Plan

A1



This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings.

All levels and dimensions should be checked on site and any discrepancies notified to the Architect prior to proceeding with works.

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#### KEY

- 01 - Unglazed Terracotta
- 02 - Pigmented Precast Concrete - Polished
- 03 - Window - Hybrid Frame (Inner Timber / Outer Dark Anodised Aluminium)
- 04 - Glazed Balustrade - Clear
- 05 - Glazed Balustrade - Translucent
- 06 - Anodised Perforated Metal Plant Screen
- 07 - Glazed Screen - Dark Anodised Metal Frame (Including Overhead Louvers to Retail Units)
- 08 - Glazed Door with Dark Anodised Frame
- 09 - Powder Coated Metal Louvre
- 10 - Dark Anodised Metal Louvre
- 11 - Powder Coated Metal Door/Glazing Panel
- 12 - Circular Sliding Entrance Door
- 13 - Decorative Metalwork Gate
- 14 - New Brick Gable Wall with Stone Coping
- 15 - New Brick Wall
- 16 - New Alleyway
- 17 - Roller Shutter - Service Yard Access
- 18 - New Brick Wall

REV	DESCRIPTION	DATE	BY	CHKD
001	ISSUED FOR PERMIT	20.12.20	WJ	WJ

Rev: 001

Rev: 001

Rev: 001

Rev: 001

Rev: 001

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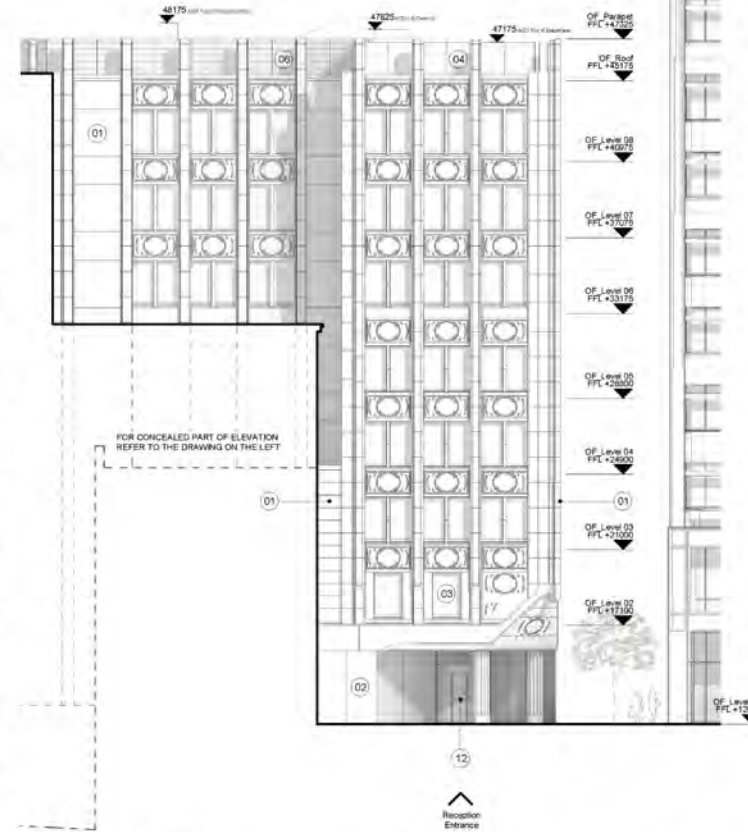
Rev: 001

Rev: 001

Rev: 001

Rev: 001

Rev: 001

22  
WHITEFRIARS  
STREETCOMMERCIAL  
BUILDING1  
A-054320 General Arrangement East Elevation 1' 1258 SALISBURY  
SQUARECOMMERCIAL  
BUILDINGSOUTHERN  
PASSAGEPOLICE  
BUILDING2  
A-054320 General Arrangement East Elevation 1' 125

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- 15 - New Brick Wall
- 16 - New Alleyway
- 17 - Roller Shutter - Service Yard Access



01 - 05 Building Mass  
London City Council  
Tel: 020 7556 4444  
Fax: 020 7556 4444  
www.london.gov.uk

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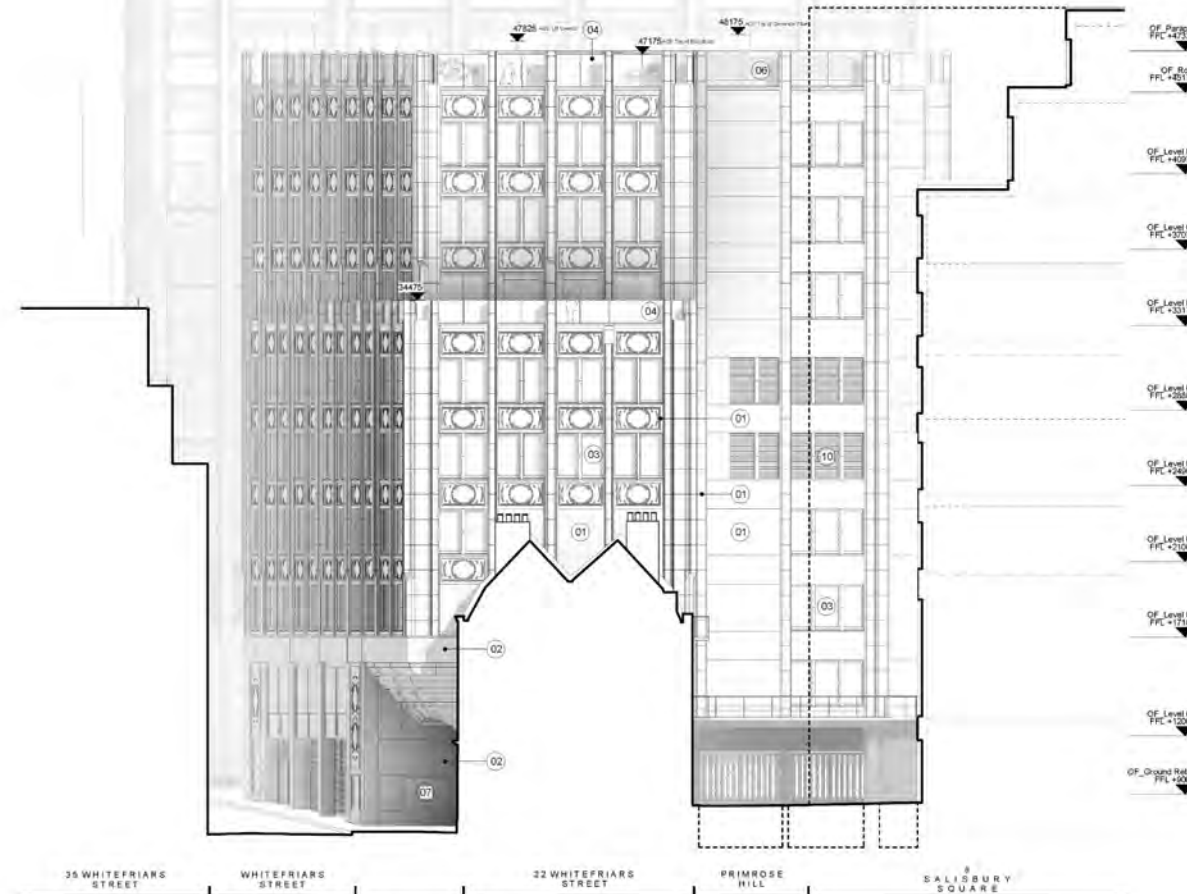
City of London Corporation

Salisbury Square Development

Commercial Building  
General Arrangement  
East Elevation Salisbury Sq

FSE-EPA-OF-ZZ-EL-A-054320





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- 14 - New Brick Gable Wall with Stone Coping
- 15 - New Brick Wall
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Rev	Description	Date	By	Chk
01	Issue for Planning	10/10/2023	EP	EP
02	Issue for Building Regulations	10/10/2023	EP	EP
03	Issue for Construction	10/10/2023	EP	EP



01 - 03 Building Mass  
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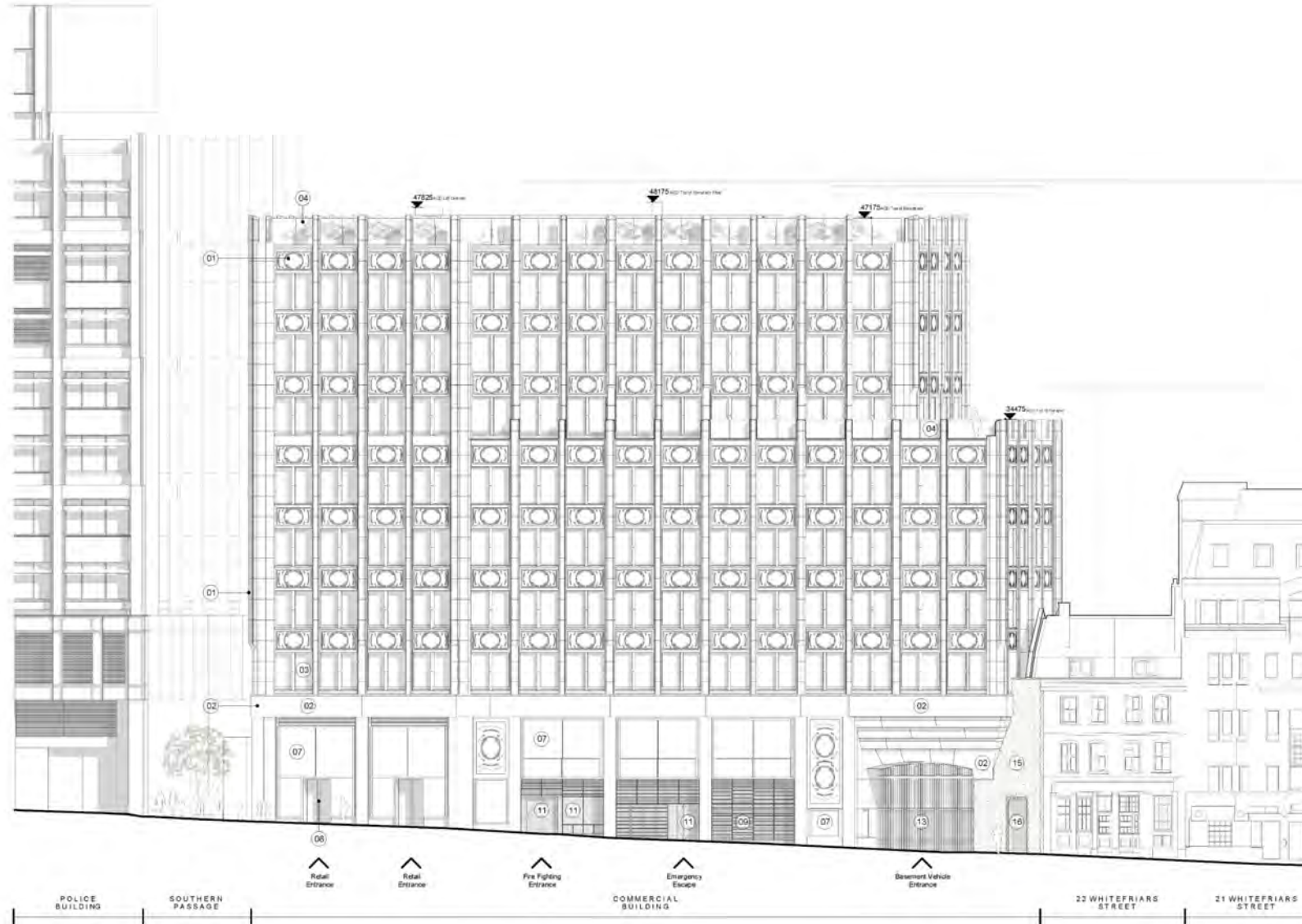
Client: City of London Corporation

Project: Salisbury Square Development

Drawing No: Commercial Building  
 General Arrangement  
 South Elevation

As indicated  
 © A1  
 P02

FSE-EPA-OF-ZZ-EL-A-054340



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- 13 - Decorative Metalwork Gate
- 14 - New Brick Gable Wall with Stone Coping
- 15 - New Green Wall
- 16 - New Alleyway
- 17 - Roller Shutter - Service Yard Access

OF Parent  
F.F.L. +4.120

OF Roof  
F.F.L. +4.175

OF Level 06  
F.F.L. +4.075

OF Level 07  
F.F.L. +3.975

OF Level 08  
F.F.L. +3.875

OF Level 09  
F.F.L. +3.775

OF Level 10  
F.F.L. +3.675

OF Level 11  
F.F.L. +3.575

OF Level 12  
F.F.L. +3.475

OF Level 13  
F.F.L. +3.375

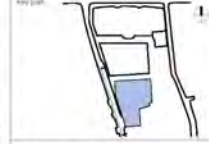
OF Level 14  
F.F.L. +3.275

OF Level 15  
F.F.L. +3.175

OF Level 16  
F.F.L. +3.075

OF Level 17  
F.F.L. +2.975

Rev	Description	Date	By	Chk
1	Issue for Construction	10/10/2023	EP	EP
2	Issue for Construction	10/10/2023	EP	EP
3	Issue for Construction	10/10/2023	EP	EP



10 - 15 Market Place  
London EC1Y 1EP  
Tel: 020 7463 4444  
Fax: 020 7463 4445  
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**Eric Parry Architects**

Client  
City of London Corporation

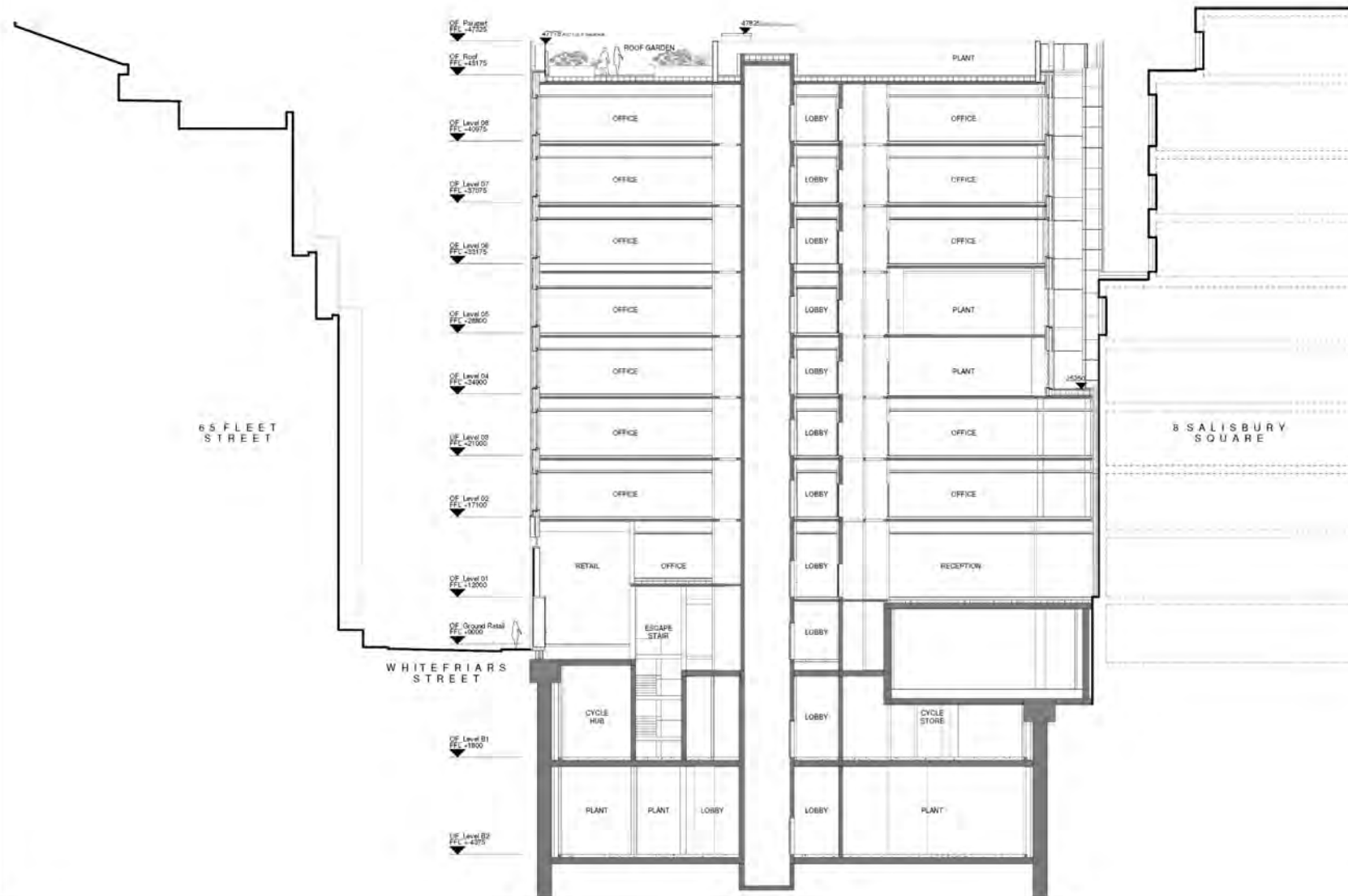
Project  
Salisbury Square Development

Drawing No.  
Commercial Building  
General Arrangement  
West Elevation

Scale  
As indicated  
@ A1  
P02

Drawn by  
FSE-EPA-OF-ZZ-EL-A-054360

A1



This drawing is to be read in conjunction with all other contract documents and conditions and all other applicable drawings.

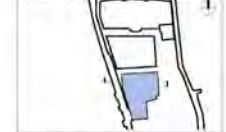
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REV	BY	DATE	DESCRIPTION	DATE	BY	DATE	DESCRIPTION
001	01	01/01/2020	ISSUED FOR PERMIT	01/01/2020	01	01/01/2020	ISSUED FOR PERMIT
002	02	01/01/2020	REVISED FOR PERMIT	01/01/2020	02	01/01/2020	REVISED FOR PERMIT

Drawn by: [Name] Date: [Date] Scale: 1/250



100, 400, 600, 800, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000, 10200, 10400, 10600, 10800, 11000, 11200, 11400, 11600, 11800, 12000, 12200, 12400, 12600, 12800, 13000, 13200, 13400, 13600, 13800, 14000, 14200, 14400, 14600, 14800, 15000, 15200, 15400, 15600, 15800, 16000, 16200, 16400, 16600, 16800, 17000, 17200, 17400, 17600, 17800, 18000, 18200, 18400, 18600, 18800, 19000, 19200, 19400, 19600, 19800, 20000, 20200, 20400, 20600, 20800, 21000, 21200, 21400, 21600, 21800, 22000, 22200, 22400, 22600, 22800, 23000, 23200, 23400, 23600, 23800, 24000, 24200, 24400, 24600, 24800, 25000, 25200, 25400, 25600, 25800, 26000, 26200, 26400, 26600, 26800, 27000, 27200, 27400, 27600, 27800, 28000, 28200, 28400, 28600, 28800, 29000, 29200, 29400, 29600, 29800, 30000, 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Commercial Building Roof Terrace

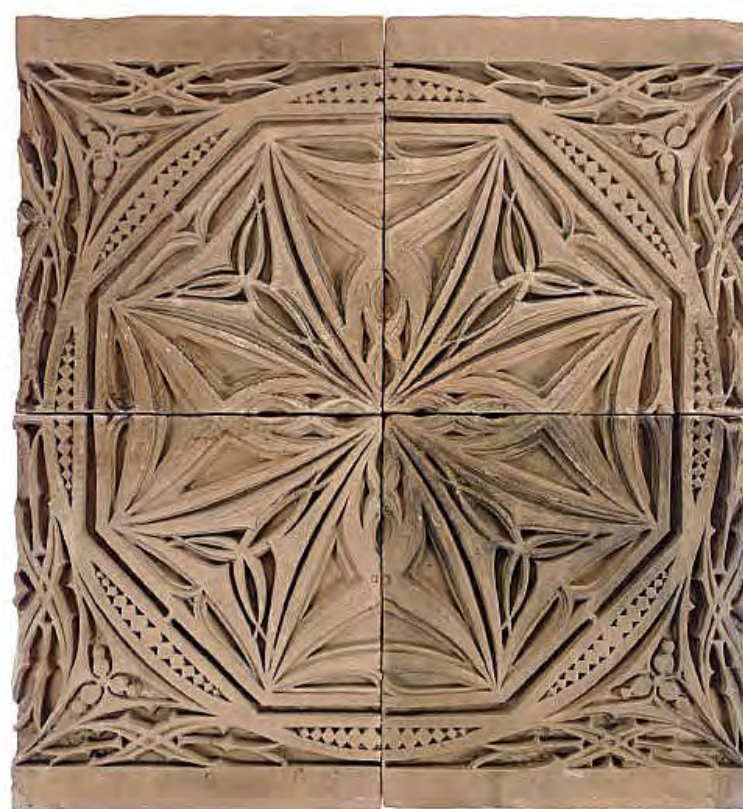




#### Materials

1. High Gloss Polished Precast Concrete
2. Unglazed Terracotta
3. Terracotta with High Gloss Finish
4. Anodised Aluminium

## Commercial Building Materials



Ram-pressed Terracotta



St Nicholas Hotel, St louis Missouri.  
Louis Sullivan 1893





View along Whitefriars Street







Commercial Building Façade Salisbury Square





View along Carmelite Street

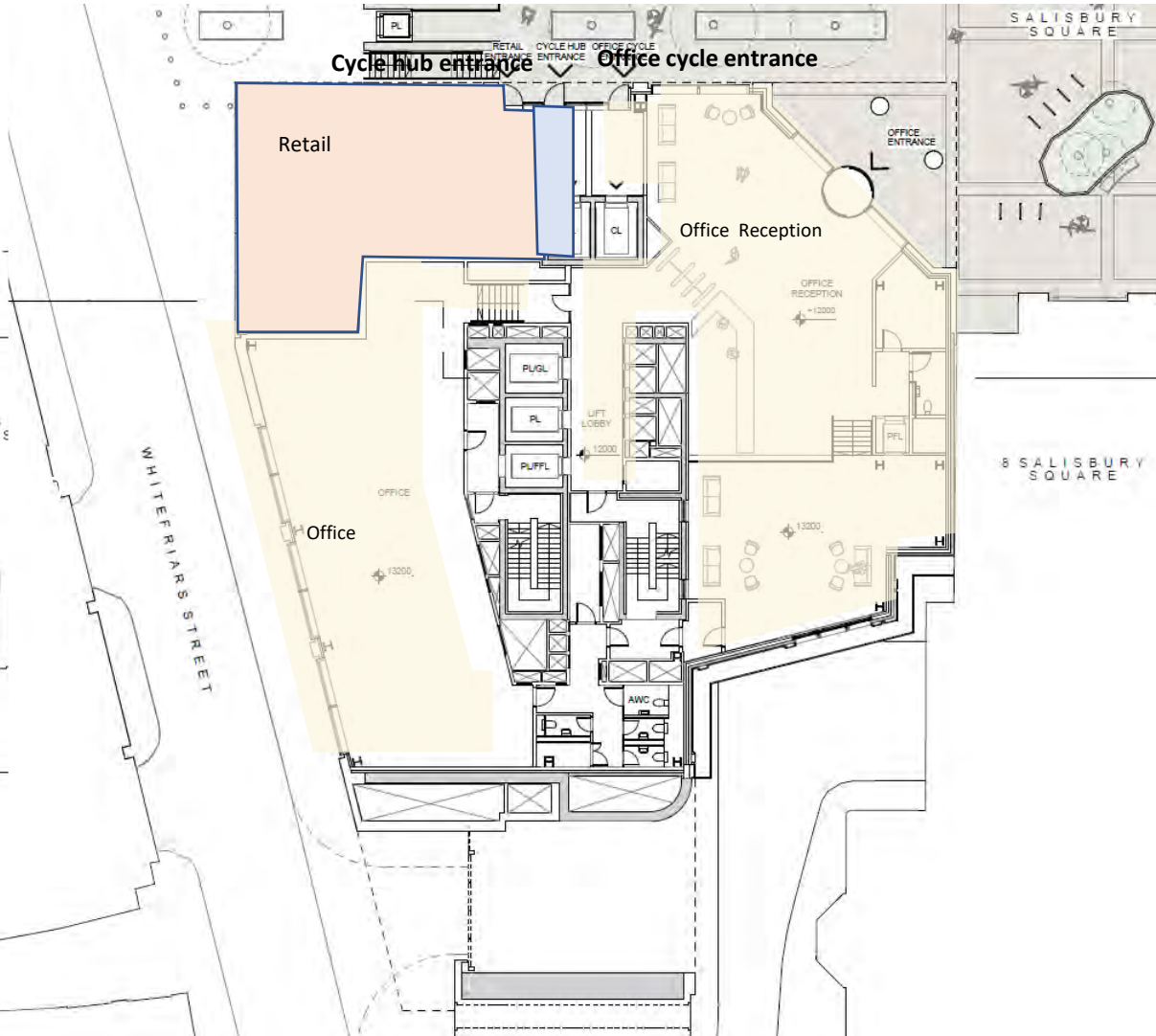
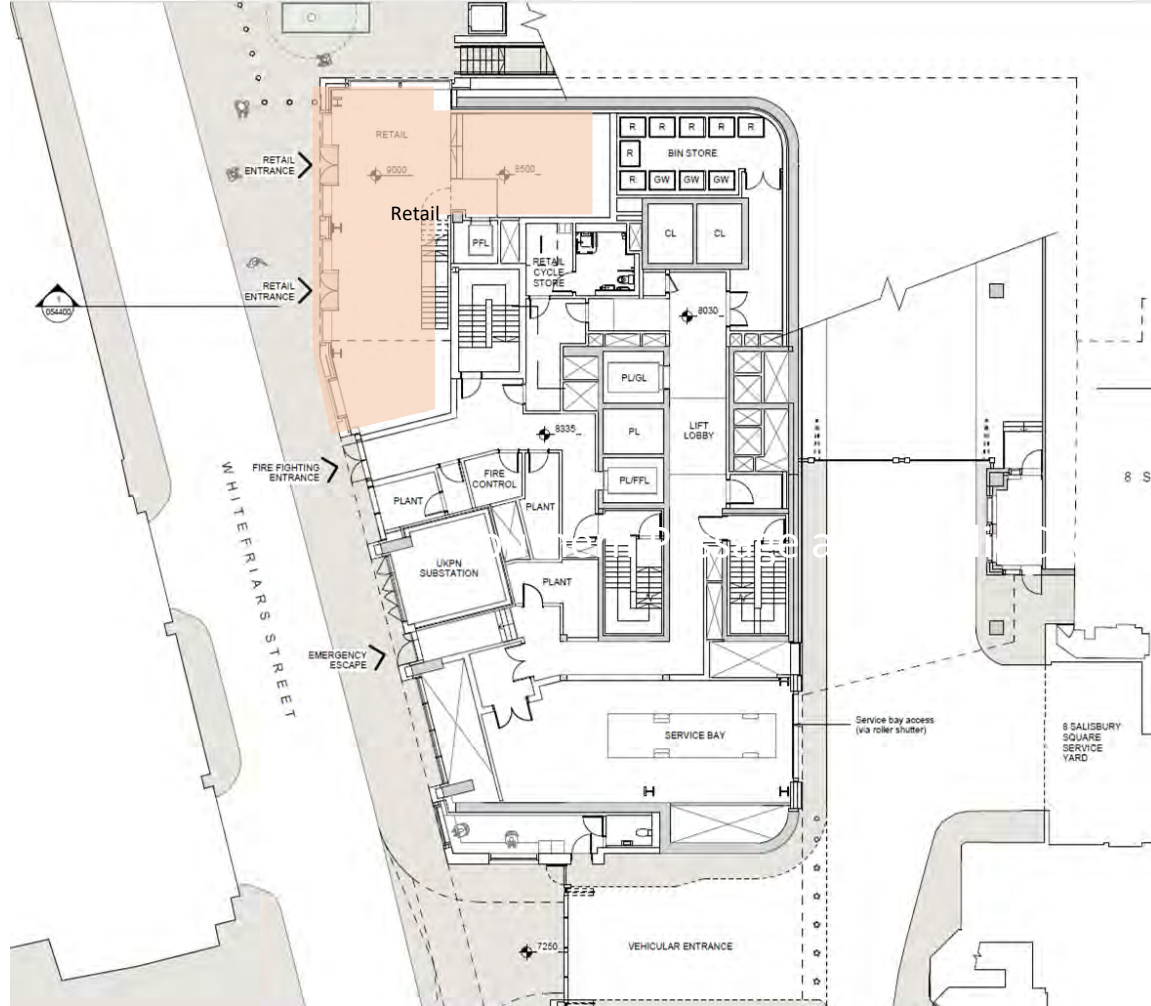
# Short Stay Cycle Proposals





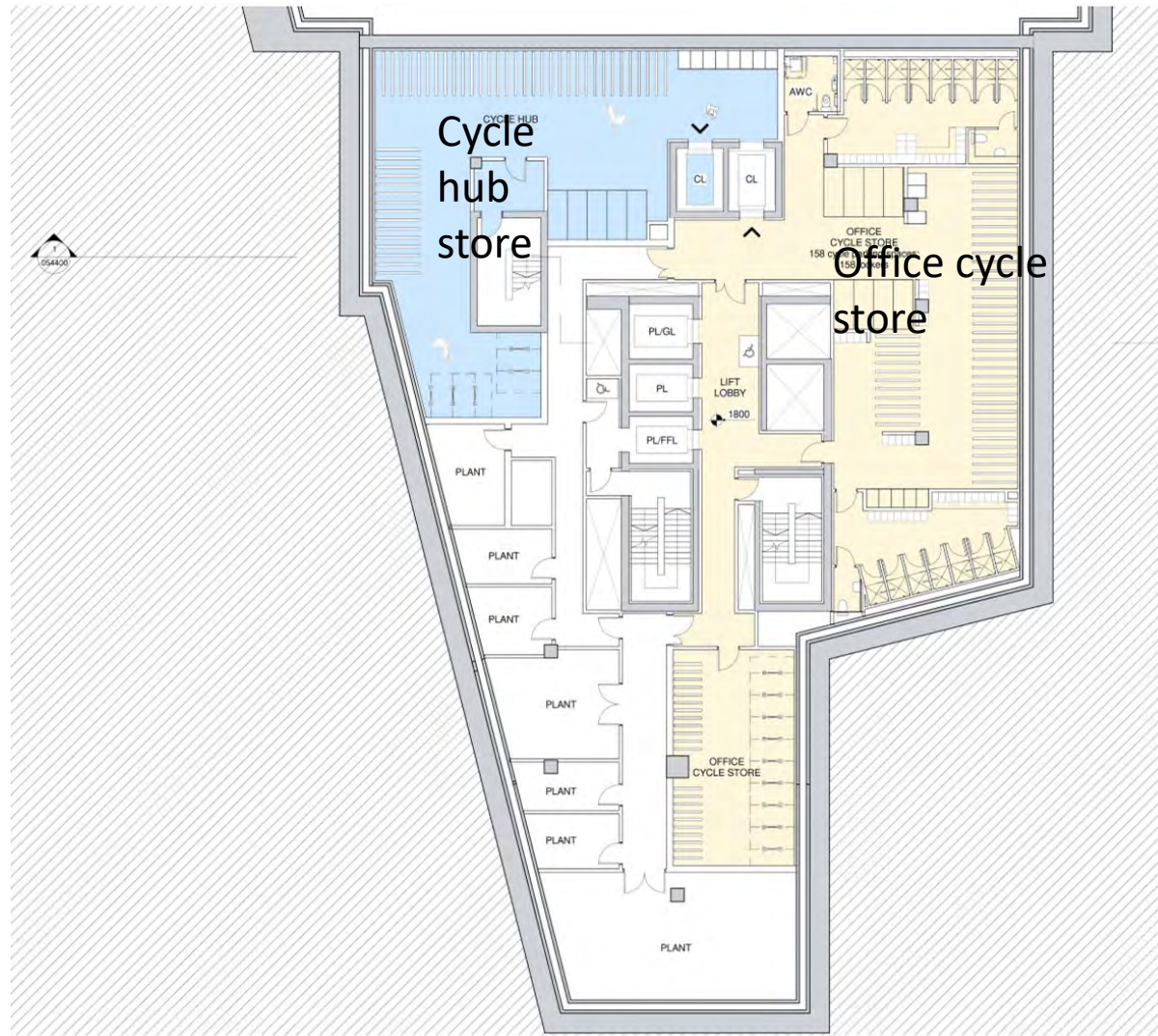
Proposed Southern Passage and Commercial Building Whitefriars Street Retail and Public Cycle Hub





The Commercial Building Retail and Cycle Hub entrances and layout





The Commercial Building Cycle Hub and Office cycle store layout lower ground level

## Cycle Provision

### Short Stay cycle spaces

#### In the public realm

58 Sheffield Stands

**Total 116 Cycle Spaces**

#### Public Cycle Hub

134 Double Tier Racks

14 Vertical Stands

21 Lockers

**Total 169 Cycle Spaces**

**Total Provision 285 Short Stay public cycle spaces**

### Long Stay cycle spaces

Commercial Building 158 spaces

Police Building 140 spaces

Court Building 21 spaces

Retail unit 2 spaces

Public House 7 spaces



**Proposed short stay Sheffield cycle space locations**



# Proposed Public Realm



Proposed Site Ground Plan





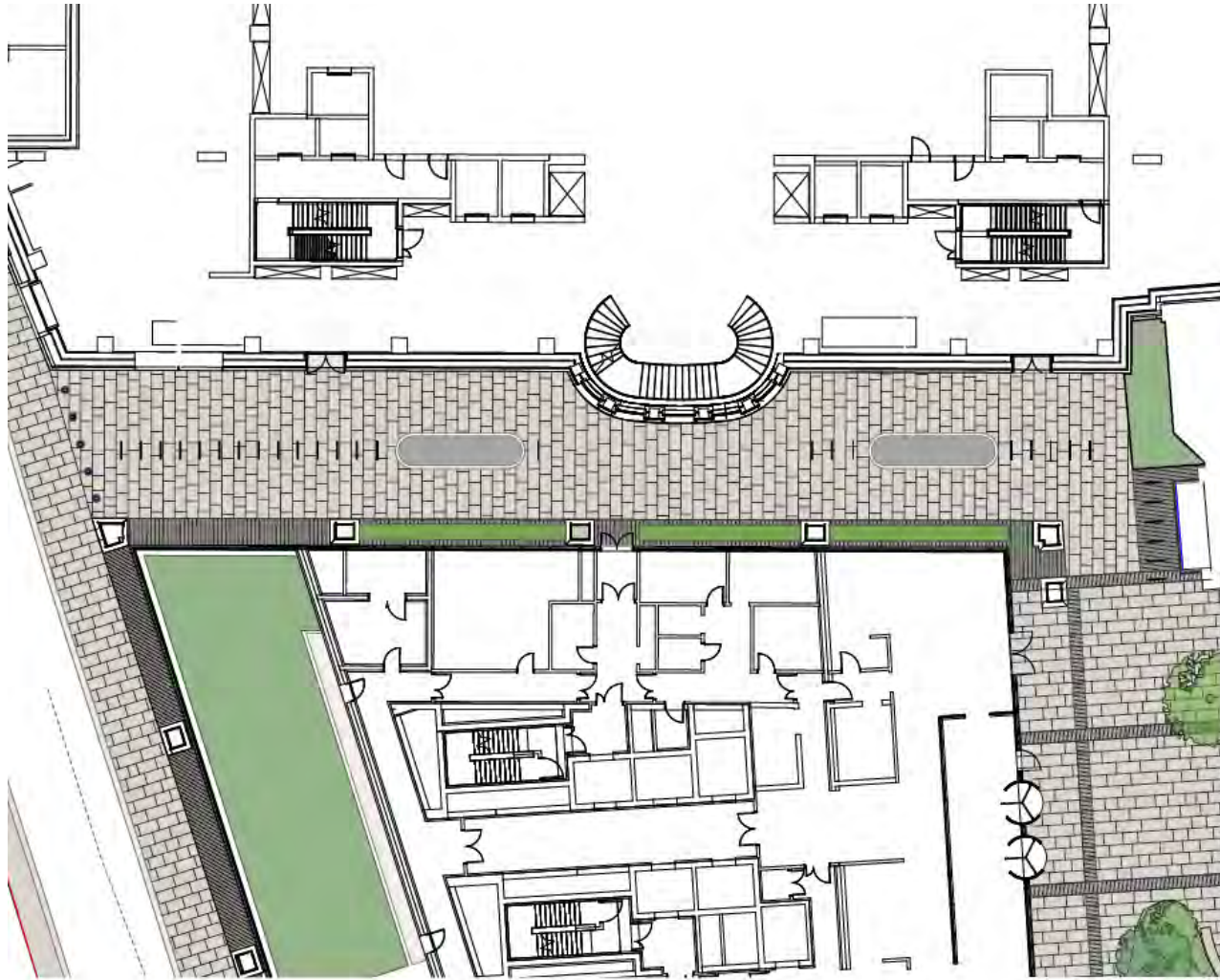
New Public Realm to Salisbury Square



Proposed Salisbury Square







Proposed Northern Passage







Southern Passage



South passage section

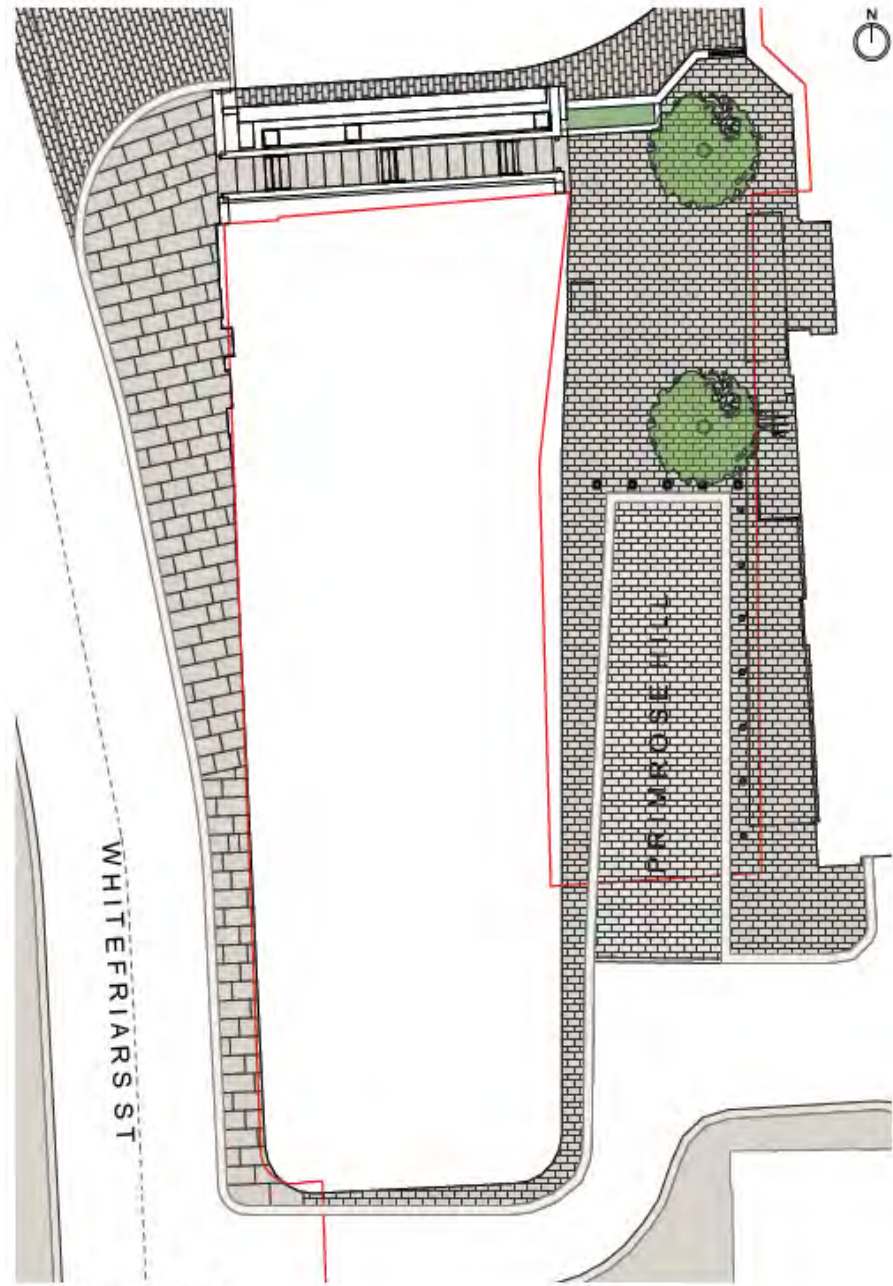


BOLLARDS GREEN WALL LIFT YORKSTONE STEPS UKPN TREES WITH UNDERPLANTING GRANITE SLABS YORKSTONE SLATS





New permissive path



Primrose Hill and The Harrow pub



The Harrow pub



Existing rear of the pub in Primrose Hill

# LVMF and Townscape Views

























**3626\_0851 version 200818**

Fleet Street Estate | View 2T | LVMF 17B.2 | Golden Jubilee/Hungerford Footbridges: downstream - close to the Westminster bank | Telephoto -

*PDF optimised for on-screen review*

*Please request alternative format for high quality printing*













































**3626\_0491 version 200424**  
Fleet Street Estate | View 14 | Pilgrim Street, looking west towards St Paul's Cathedral Conservation Area (Key View 3) - Existing

*PDF optimised for on-screen review  
Please request alternative format for high quality printing*

















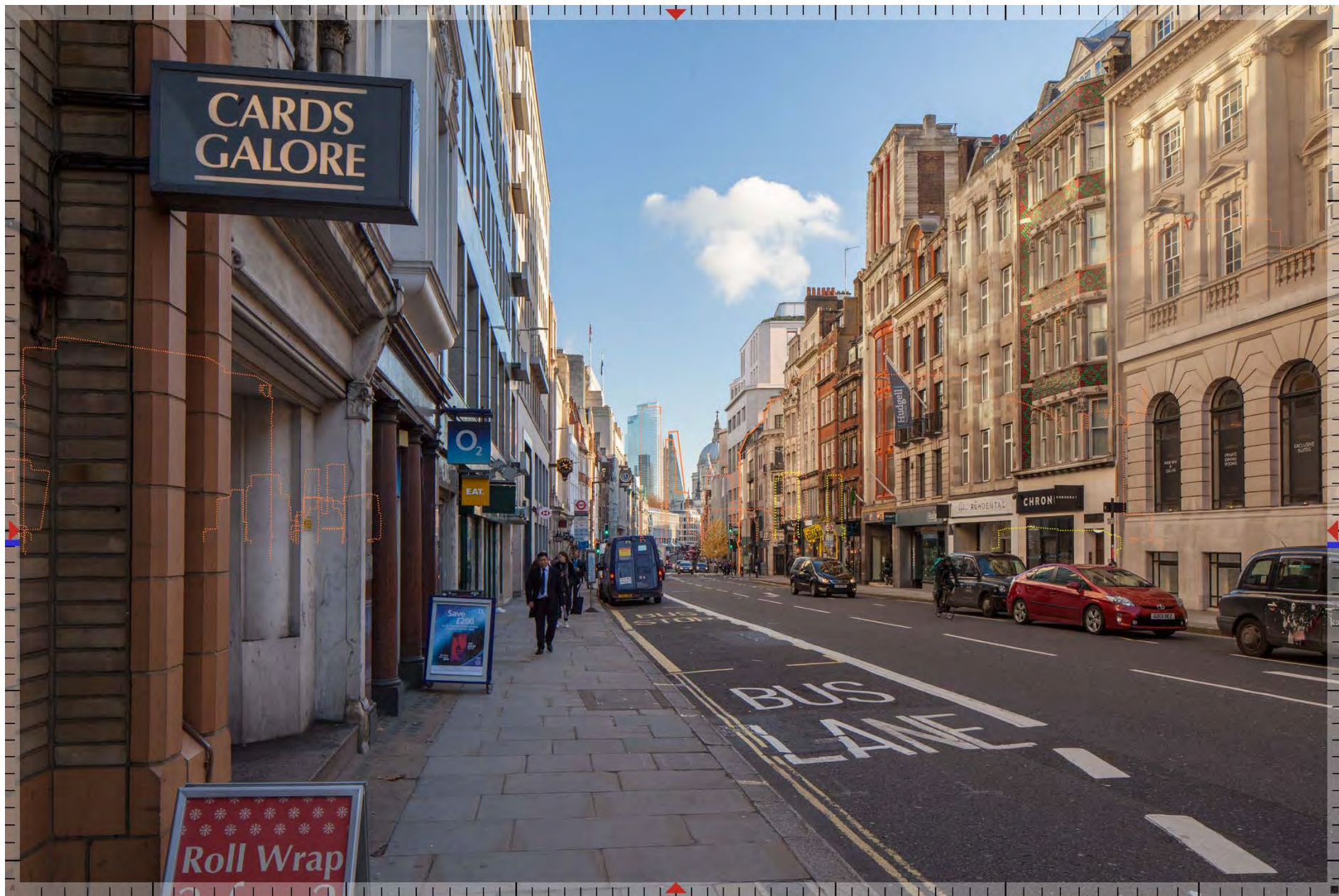




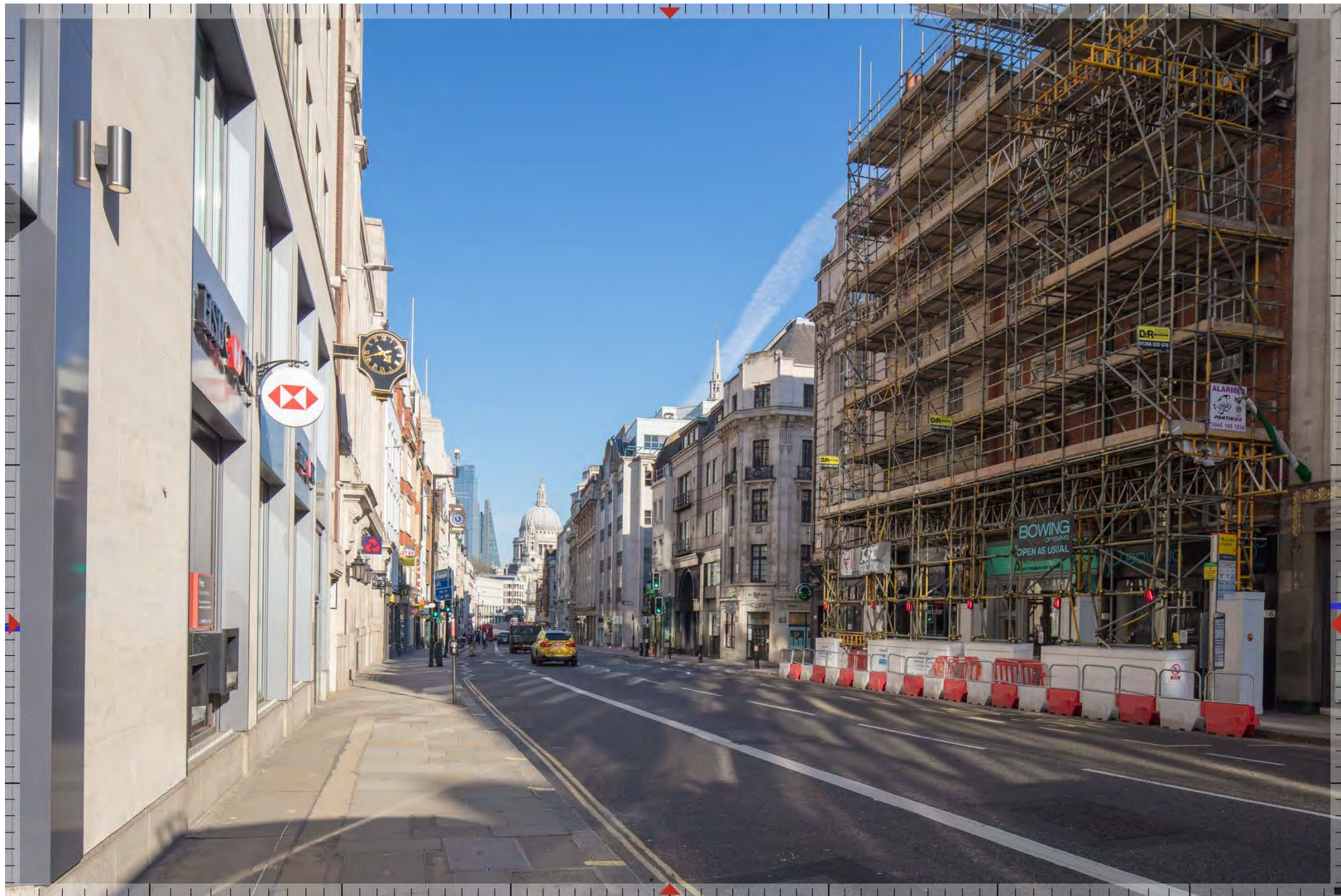




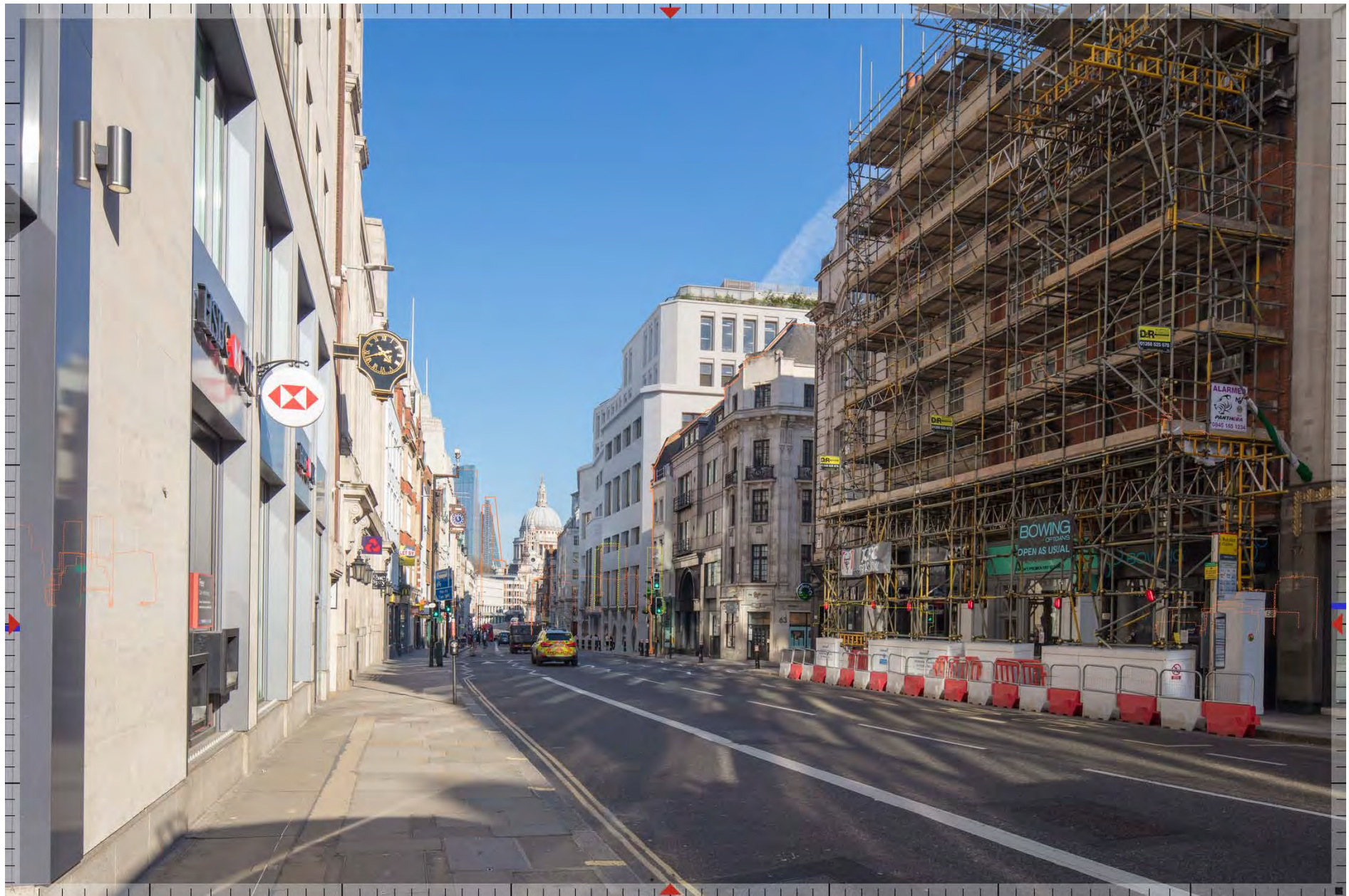












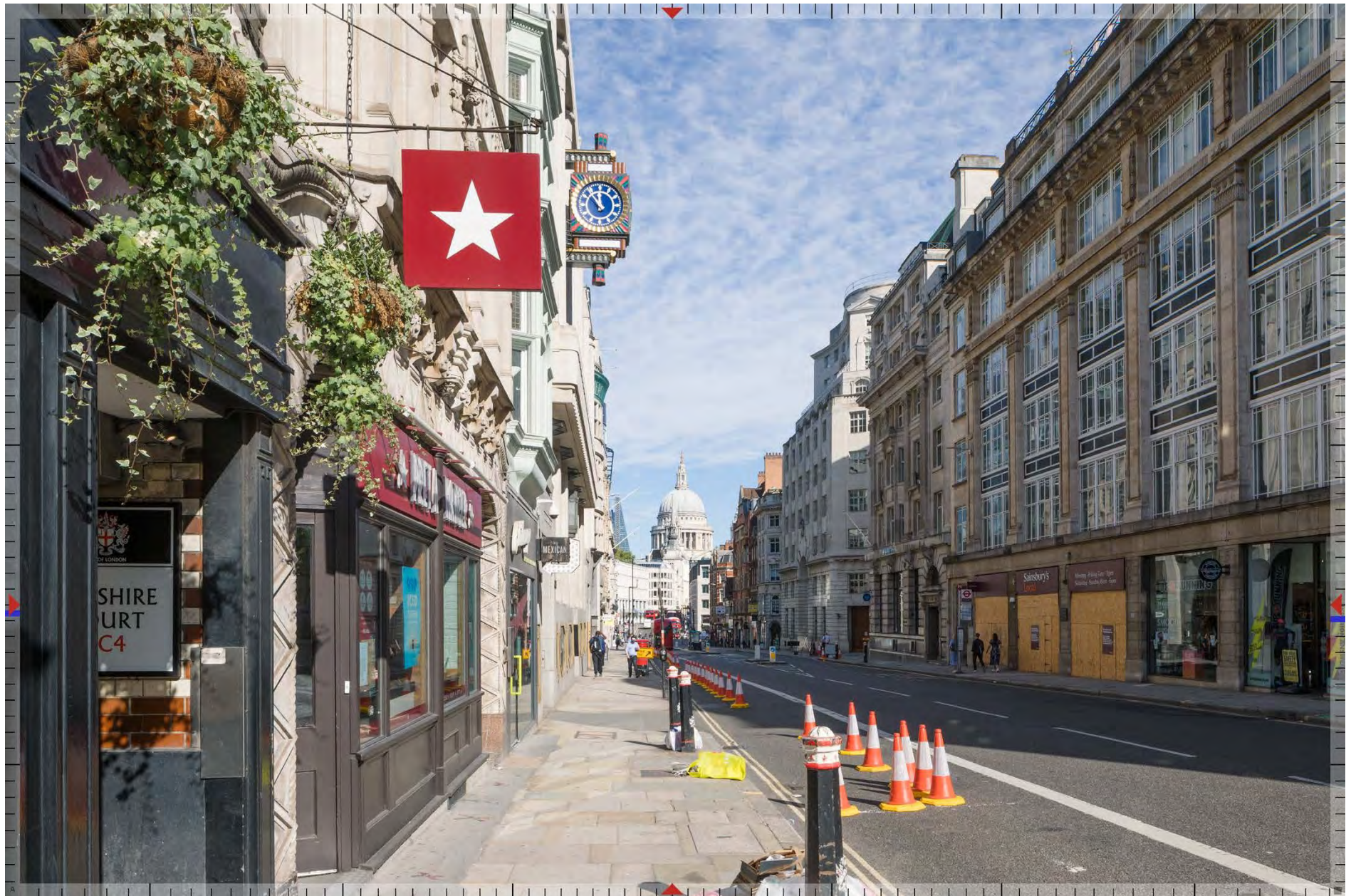












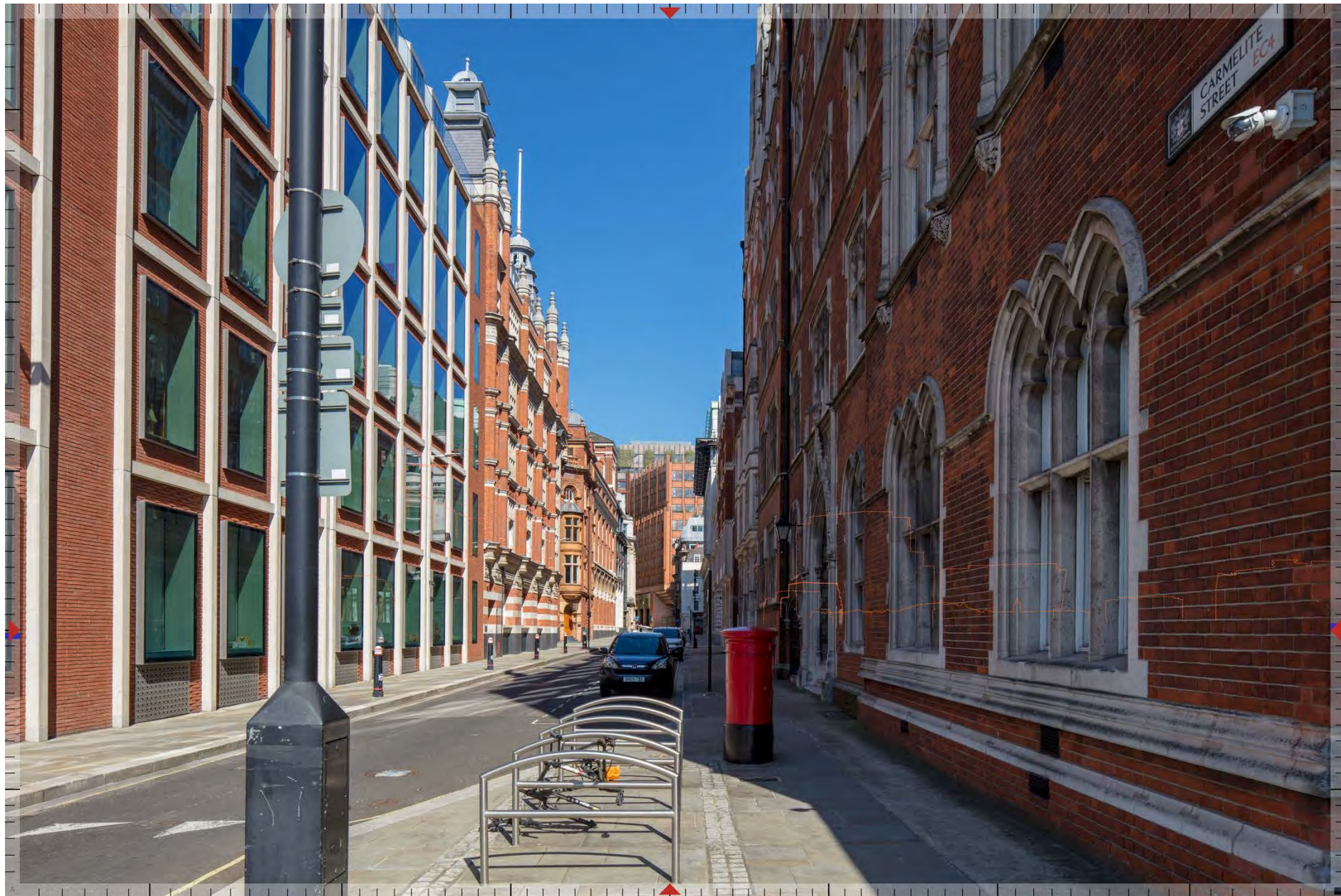














2-7 Salisbury Court 20/00998/LBC



Nos 6-7

Nos 4-5

Nos 2-3



1-7 Salisbury Court 1878 by Peebles

Existing 2-7 Salisbury Court and original 1878 engraving





























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 DRAWING TO BE USED IN CONJUNCTION WITH ALL OTHER DOCUMENTS  
 AND SPECIFICATIONS. ANY DISCREPANCY SHALL BE RESOLVED TO THE ADVANTAGE OF THE  
 CLIENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND  
 LOCATIONS OF EXISTING STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY AND  
 OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
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 OTHER RELEVANT AGENCIES.

- Existing Removed (listed building)
- Existing Removed (other buildings)
- Existing Fabric retained

NOTE: Carefully remove cast iron columns and securely store on site for re-use.

NOT PROTECTIVELY MARKED

0 1 2 3 4 5 METRES  
 SCALE 1:50 (A1)  
 SCALE 1:100 (A3)

REV. DATE BY/APP  
 001/15/2020 Initial for Planning

FOR PLANNING

PROJECT  
 SALISBURY SQUARE DEVELOPMENT  
 2-7 SALISBURY COURT  
 ADDRESS  
 LOWER GROUND FLOOR PLAN  
 DEMOLITION AS PROPOSED  
 DATE: 15/01/2020  
 DRAWN: D101  
 CHECKED: P01  
 SCALE: 1:50 @ A1, 1:100 @ A3  
 DATE: 15/01/2020

RICHARD GRIFFITHS ARCHITECTS  
 3 Marks and Spencer, 72-76 Borough High Street, London SE1 1NA  
 T +44 (0)20 7592 0000 F +44 (0)20 7592 0007  
 E richard@griffiths-architects.com www.griffiths-architects.com

01 LOWER GROUND FLOOR PLAN, AS PROPOSED  
 SCALE 1:50 @ A1, 1:100 @ A3

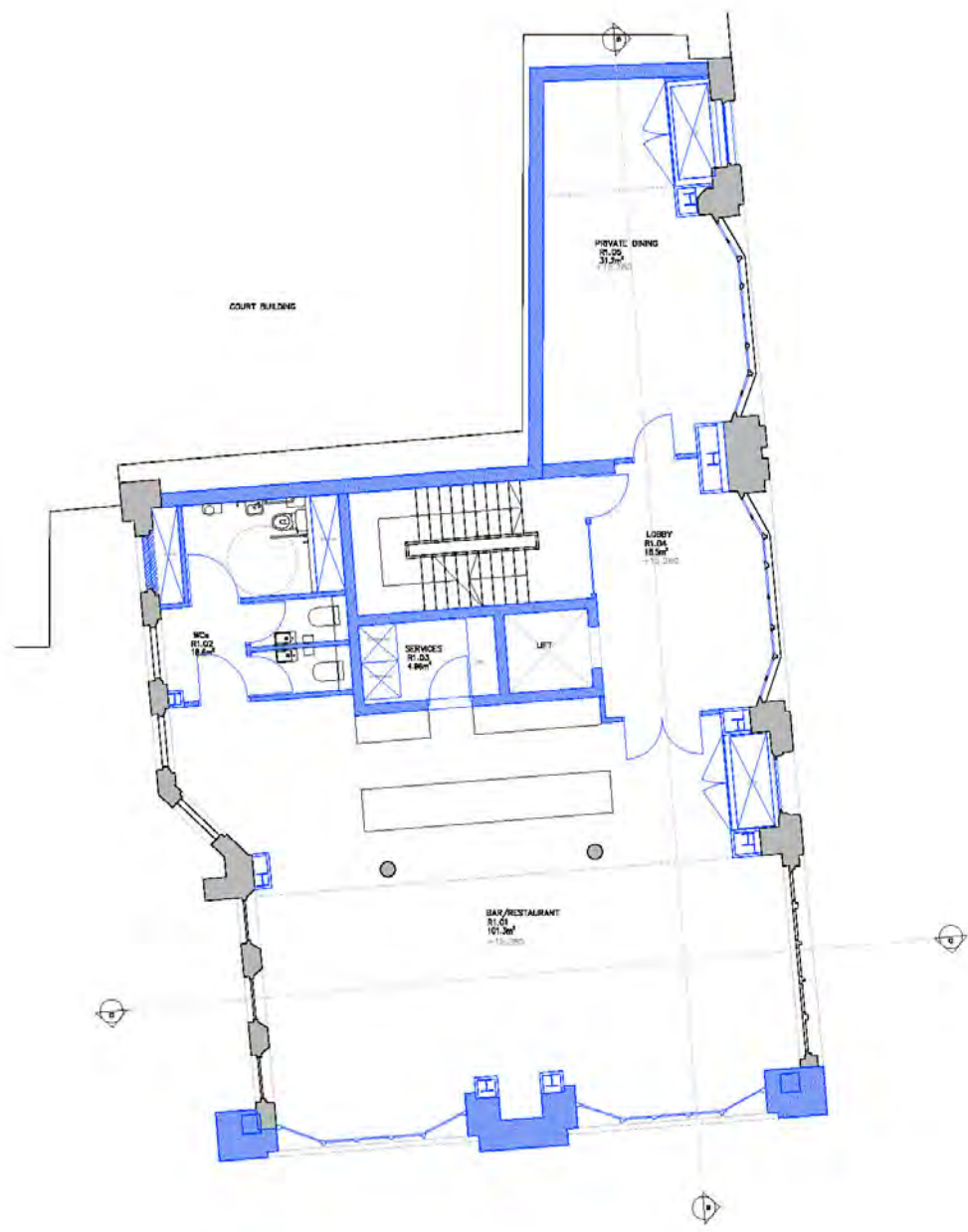
Existing Lower ground floor and proposed demolition











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 DRAWING FOR INFORMATION ONLY. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR CONSTRUCTION.

■ New Fabric  
■ Existing Fabric

NOT PROTECTIVELY MARKED

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 SCALE 1:100 (A3)  
 METRES

FOR PLANNING

SALISBURY SQUARE DEVELOPMENT  
 2-7 SALISBURY COURT  
 FIRST FLOOR PLAN  
 AS PROPOSED

DATE	DATE	NO
08/11/2020	08/11/2020	001
08/11/2020	08/11/2020	002
08/11/2020	08/11/2020	003

RICHARD GRIFFITHS ARCHITECTS

5144 Mares Street, 75-76 Borough 1 Light Street, London E16 1NR  
 T +44 (0)20 7597 6700 F +44 (0)20 7597 6701  
 E info@rgrarchitects.com www.rgrarchitects.com

01 FIRST FLOOR PLAN, AS PROPOSED  
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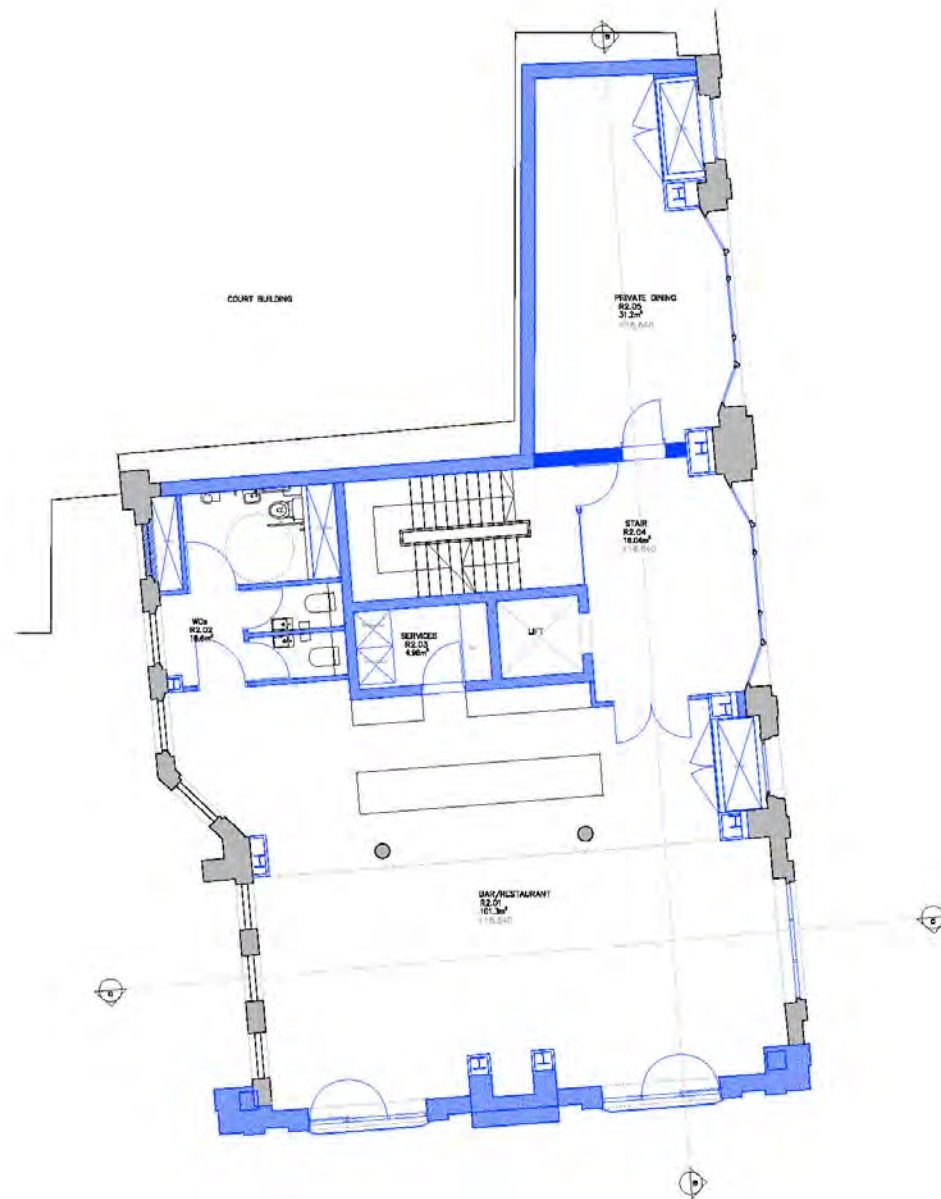
Proposed First Floor Plan



**RICHARD GRIFFITHS ARCHITECTS**  
5 Malet Street, London WC1E 7JH  
T +44(0)20 7357 0100 | F +44(0)20 7357 7007  
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### Existing Second Floor Plan and proposed demolition





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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING FABRIC  
 ANY DISCREPANCY BETWEEN THE EXISTING FABRIC AND THE DRAWING SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING FABRIC  
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 ANY DISCREPANCY BETWEEN THE EXISTING FABRIC AND THE DRAWING SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY

**New Fabric**  
**Existing Fabric**

**NOT PROTECTIVELY MARKED**

0 1 2 3 4 5  
 SCALE 1:50 (A1)  
 SCALE 1:100 (A3)  
 METRES

DATE: 15/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**FOR PLANNING**

PROJECT: SALISBURY SQUARE DEVELOPMENT  
 2-7 SALISBURY COURT  
 SECOND FLOOR PLAN  
 AS PROPOSED

DATE: SEP	BY: DGA	NO: P01
DATE: 15/11/2023	BY: [Name]	NO: DCO 2020

**RICHARD GRIFFITHS ARCHITECTS**  
 5 Midland Square, 75-79 Borough High Street, London SE1 1NA  
 T: +44 (0)20 7799 4000 F: +44 (0)20 7799 4001  
 E: richard@griffithsarchitects.com W: www.griffithsarchitects.com

01 SECOND FLOOR PLAN, AS PROPOSED  
 SCALE 1:50 @ A1 1:100 @ A3





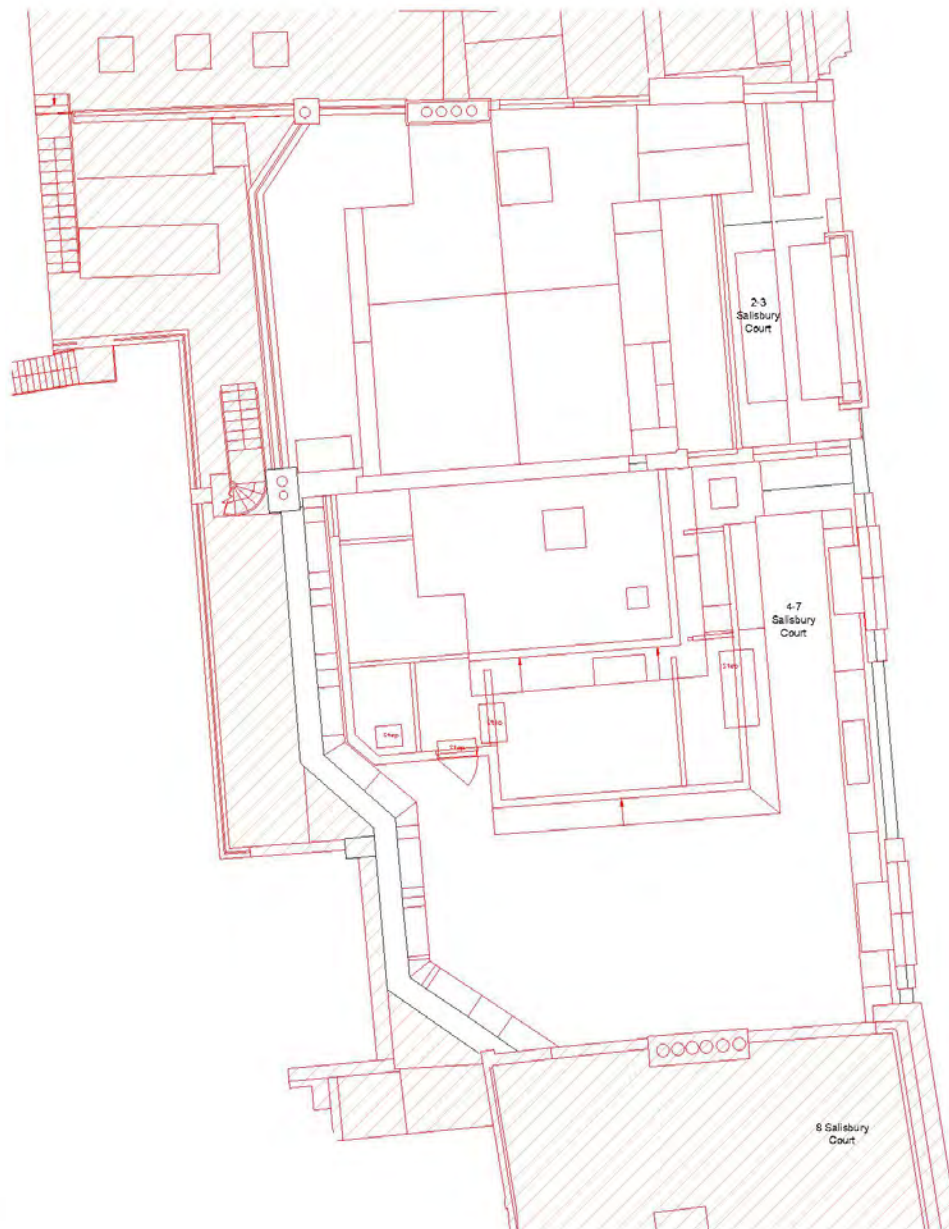




Existing Fourth Floor Plan and Proposed demolition





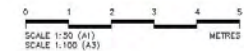


DO NOT SCALE FROM THIS DRAWING  
DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL  
DRAWINGS AND SPECIFICATIONS. ANY SCALE PROVIDED MUST BE SUBJECT TO THE ATTENTION OF THIS  
PROJECT ARCHITECT.  
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE  
MEASUREMENT. A DISCREPANCY BETWEEN THE DIMENSIONS OF THESE  
COMPONENTS  
AND THE DIMENSIONS OF THE PROJECT TO WHICH THEY ARE TO BE APPLIED  
SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THE DIMENSIONS  
OF THESE COMPONENTS AND THE DIMENSIONS OF THE PROJECT TO WHICH  
THEY ARE TO BE APPLIED.

NOTE  
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MEASUREMENT. A DISCREPANCY BETWEEN THE DIMENSIONS OF THESE  
COMPONENTS AND THE DIMENSIONS OF THE PROJECT TO WHICH THEY  
ARE TO BE APPLIED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Existing Removed (listed building)  
Existing Removed (other buildings)  
Existing Fabric retained

NOT PROTECTIVELY  
MARKED



Rev. 001 2011/10/20 2011/10/20

FOR PLANNING

PROJECT  
SALISBURY SQUARE DEVELOPMENT  
2-7 SALISBURY COURT  
ROOF PLAN  
DEMOLITION AS PROPOSED

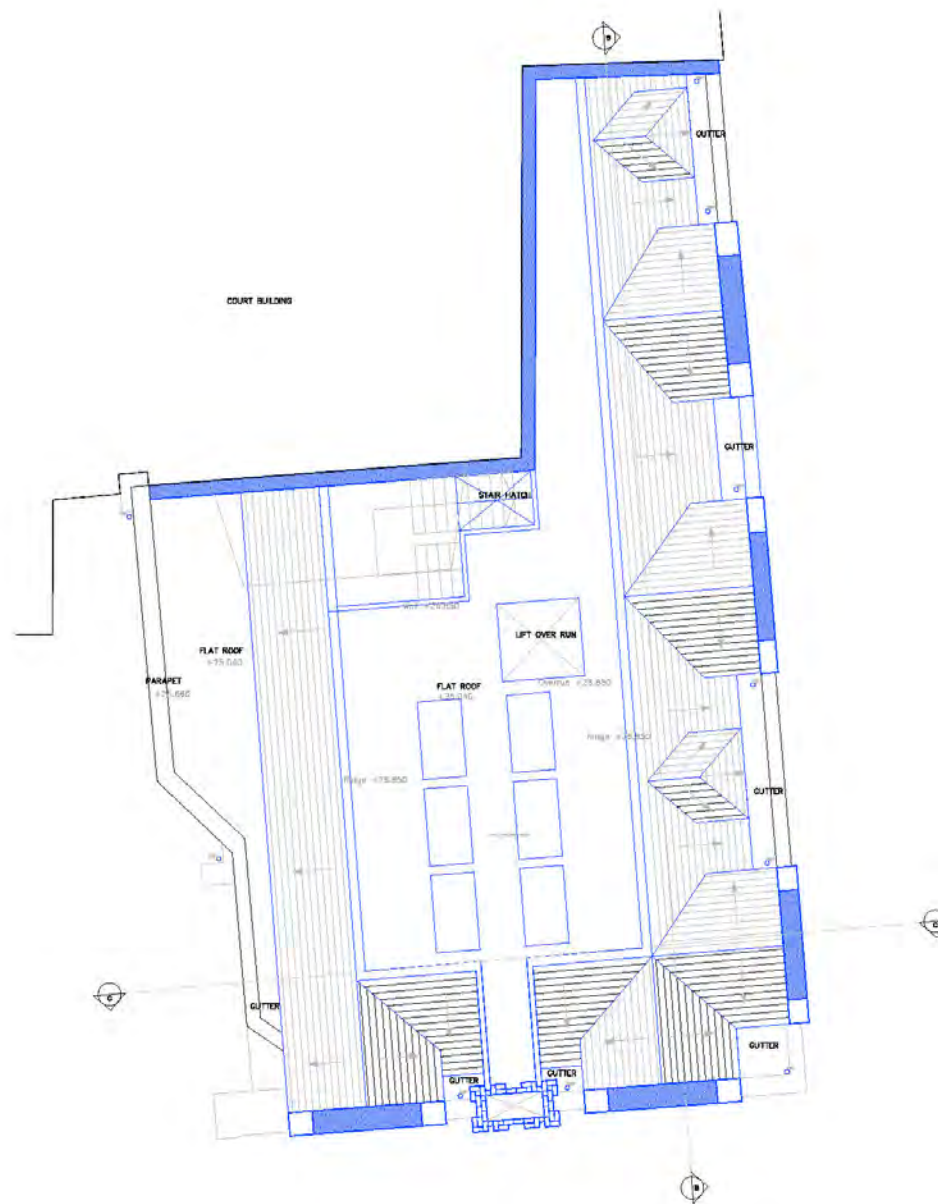
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BY	01/08	2011
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**RICHARD GRIFFITHS ARCHITECTS**  
15 Mark Lane, 75-76 Borough High Street, London SE1 1BN  
T +44 (0)20 7357 8788 F +44 (0)20 7452 7387  
E richard@griffiths.com | www.griffiths.com

01 ROOF PLAN AS PROPOSED  
SCALE 1:50 @ A1, 1:100 @ A3

Existing Roof Plan and Proposed demolition





01 ROOF PLAN, AS PROPOSED  
SCALE: 1:50 (A1) 1:100 (A3)

**DO NOT SCALE FROM THIS DRAWING**  
 DRAWING TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS  
 AND SPECIFICATIONS FOR THE PROJECT. ANY DIMENSIONS SHOWN  
 IN THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSIONS OF THE  
 PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
 ACCURACY OF THE DIMENSIONS AND FOR THE PERFORMANCE  
 AND FOR THE COMPLETION OF THE WORK.  
 NOTE: THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION  
 AND FOR THE COMPLETION OF THE WORK.

**New Fabric**  
**Existing Fabric**

**NOT PROTECTIVELY MARKED**

0 1 2 3 4 5  
 SCALE 1:50 (A1)  
 SCALE 1:100 (A3)  
 METRES

DATE: 11/11/2024  
 PREPARED BY: [Name]  
 CHECKED BY: [Name]

**FOR PLANNING**

**SALISBURY SQUARE DEVELOPMENT**  
**2-7 SALISBURY COURT**  
**ROOF PLAN**  
**AS PROPOSED**

DATE: 11/11/2024	DATE: 11/11/2024	DATE: 11/11/2024
BY: [Name]	BY: [Name]	BY: [Name]
BY: [Name]	BY: [Name]	BY: [Name]

**RICHARD GRIFFITHS ARCHITECTS**  
 5 Middlemore Street, 7th Floor, London EC1M 6JH  
 T: +44 (0)20 7347 5100 | F: +44 (0)20 7347 5101  
 E: info@griffithsarchitects.com | www.griffithsarchitects.com















The Waithman Memorial 20/00996/LBC





Existing Salisbury Square





Existing Location



Proposed Location





Waithman Memorial existing location in Salisbury Square





Proposed location for Waithman Memorial Salisbury Square



# Public Benefits

## A Centre for Justice

- New Flagship Combined Court Specialising in Cybercrime, one of the fastest rising crime
- The first 'Court of the Future' as part of HMCTS reform and transparent justice programme.
- 8 Crown, 5 Magistrates, 5 Civil courts to assist HMCTS in dealing with the backlog of cases.

## Policing the Square Mile and beyond

- New state of the art policing facilities
- CoL Police are the national force on Economic Crime
- Police building conceived as a community building.
- Saves the Grade II\* listed Wood Street Police Station and grade II Snow Hill Station from significant harm.

## New High-Quality Workspaces

- BCO Grade A office space to further enhance workspace provision in the area

## Sustainable Growth

- Part of the City's plan for dramatic growth over the next 20 years, in order to maintain the City's status as a leading international centre for financial and professional service. These pieces of civic infrastructure facilitate this growth.

## Livable City

- The enlarged high quality Public Realm provides connections to existing network of green spaces
- A new public house in the listed building
- Improved access, cycle transport connections.

## Secure City

- Incorporates the latest counter terrorism design recommendations from CPNI (Centre for the Protection of National Infrastructure)

## Sustainable City

- Net Zero Carbon in Operation
- Urban Greening Factor of 0.3
- Full provision of short and long stay cycle parking
- Highly Sustainable façade building fabric with Design Life beyond 125 Years
- Exceeds the Sustainable Criteria required by the New London Plan.
- Breeam Excellent and Well Gold Certification
- Ground Source Heating and Cooling / Photovoltaics / Rainwater Harvesting

## Public Benefits Statement



Public Benefits Statement  
Produced by Gerald Eve'  
A 30-page document as part of the  
planning submission



Sustainability

# Sustainability Strategy - Summary



Generate renewable electricity with PV panels on roofs



Reduce solar gains with shading and low glazing proportions



Reduce heat loss with optimised and well insulated façades



BREEAM Excellent for law courts, police and offices



Reduce embodied carbon with efficient design



Adaptable spaces and robust materials to extend building life



Low-carbon site-wide heat network with GSHP and ASHP



Smart energy systems to reduce peak demand



Harvest and reuse rainwater to meet demand on-site



Promote cycling with storage spaces and a public cycle hub



Reduce heat island effect with green roofs



Enhance biodiversity with new trees and green spaces

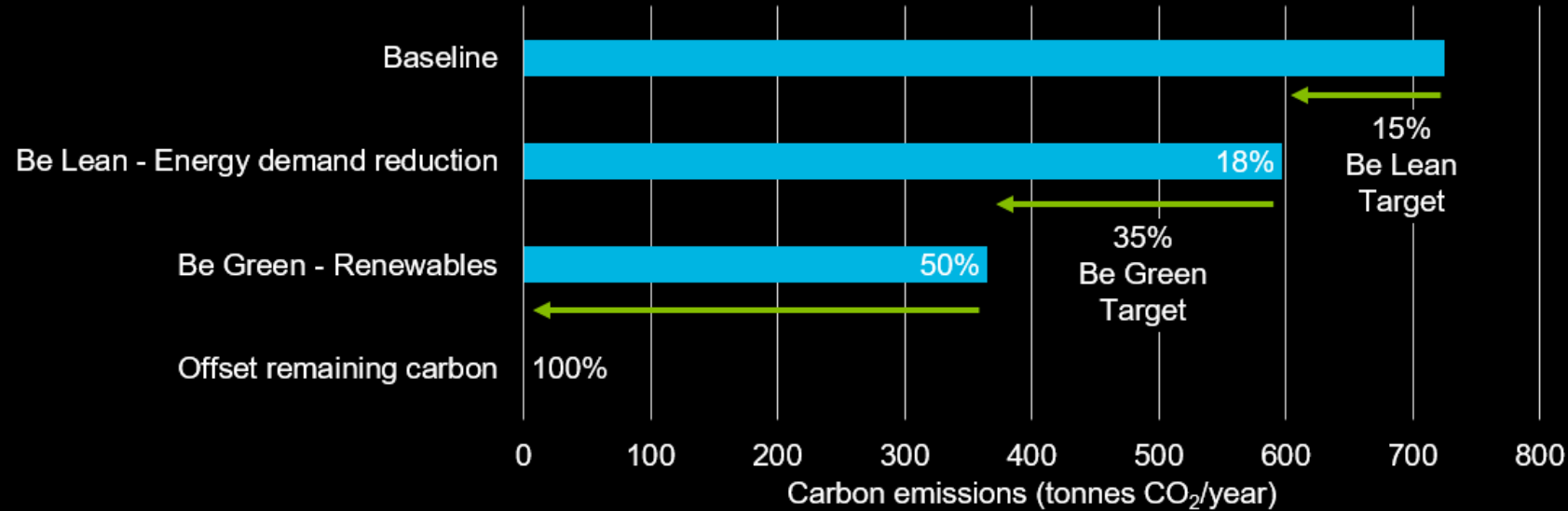


Design for climate resilience and adaptation



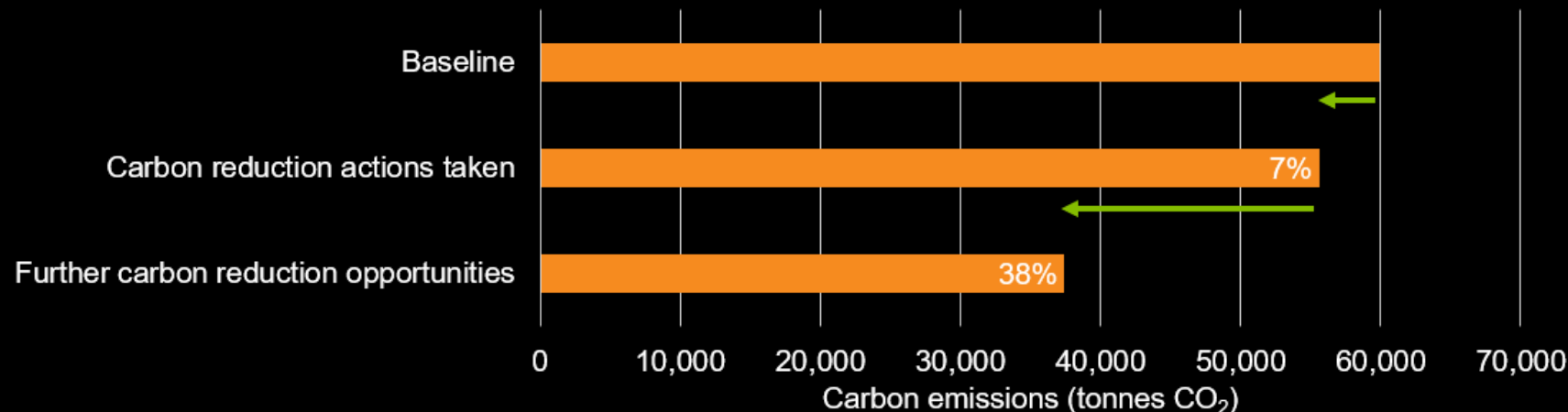
## Whole Life-Cycle Carbon Emissions

### Regulated Operational Carbon



- Carbon emissions reduced by 18% from energy efficiency measures alone, beyond the GLA target of 15%.
- Total carbon emissions reduced by 50% with PV panels and low-carbon heating using GSHP and ASHP, beyond the GLA target of 35%.
- Remaining regulated carbon will be offset to zero.

### Embodied Carbon (Stages A1-A5)



- Actions taken to reduce embodied carbon with efficient structural approach and low-carbon GGBS cement replacement.
- Further opportunities identified through procuring low-carbon steel, manufactured using electric arc furnace.

# Highly sustainable development

## Net Carbon Neutral in operation

### Fabric led sustainable strategy with passive energy reduction

- Highly durable facades – in excess of 125 years
- Highly insulated external fabric
- Depth of façade for solar shading
- Glazing Ratios
- high performance glazing

### Renewable Energy systems

- Ground source heating / cooling systems
- All electric strategy – no burning of fossil fuels
- Photovoltaic panels
- Rainwater harvesting

### Maximized Landscape and Biodiversity

- Public realm landscaping
- Rooftop garden landscapes
- Urban Greening Factor target of 0.3

### Certification

- Breeam excellent
- Wellness Gold enabled.
- 35% improvement on part L
- Incorporation of 3 years post occupancy 'soft landings assessment'









