

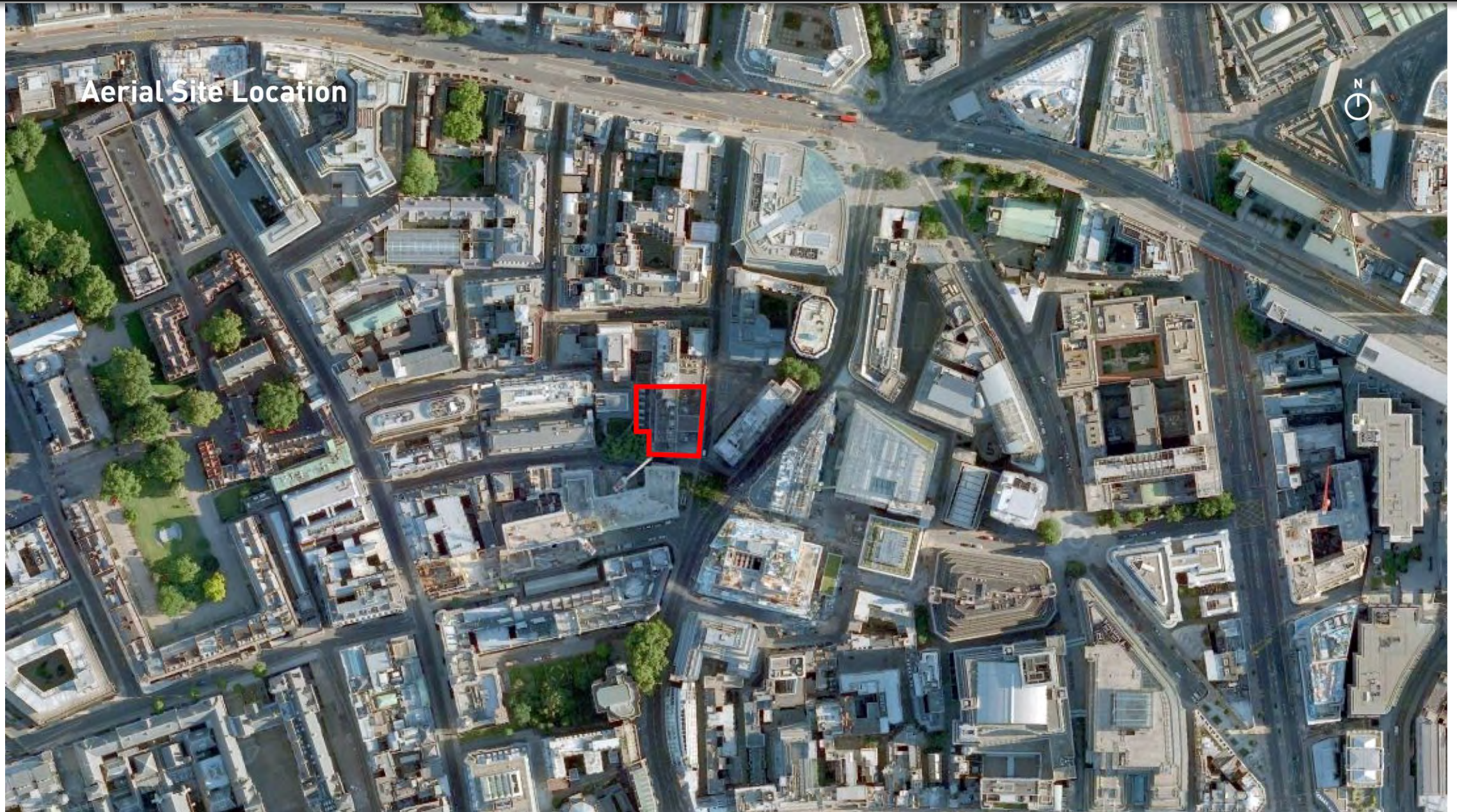


100 Fetter Lane Application – Option A

Planning & Transport Committee

7 September 2021

100 Fetter Lane – Option A



Aerial Site Location

Aerial site location

100 Fetter Lane – Option A



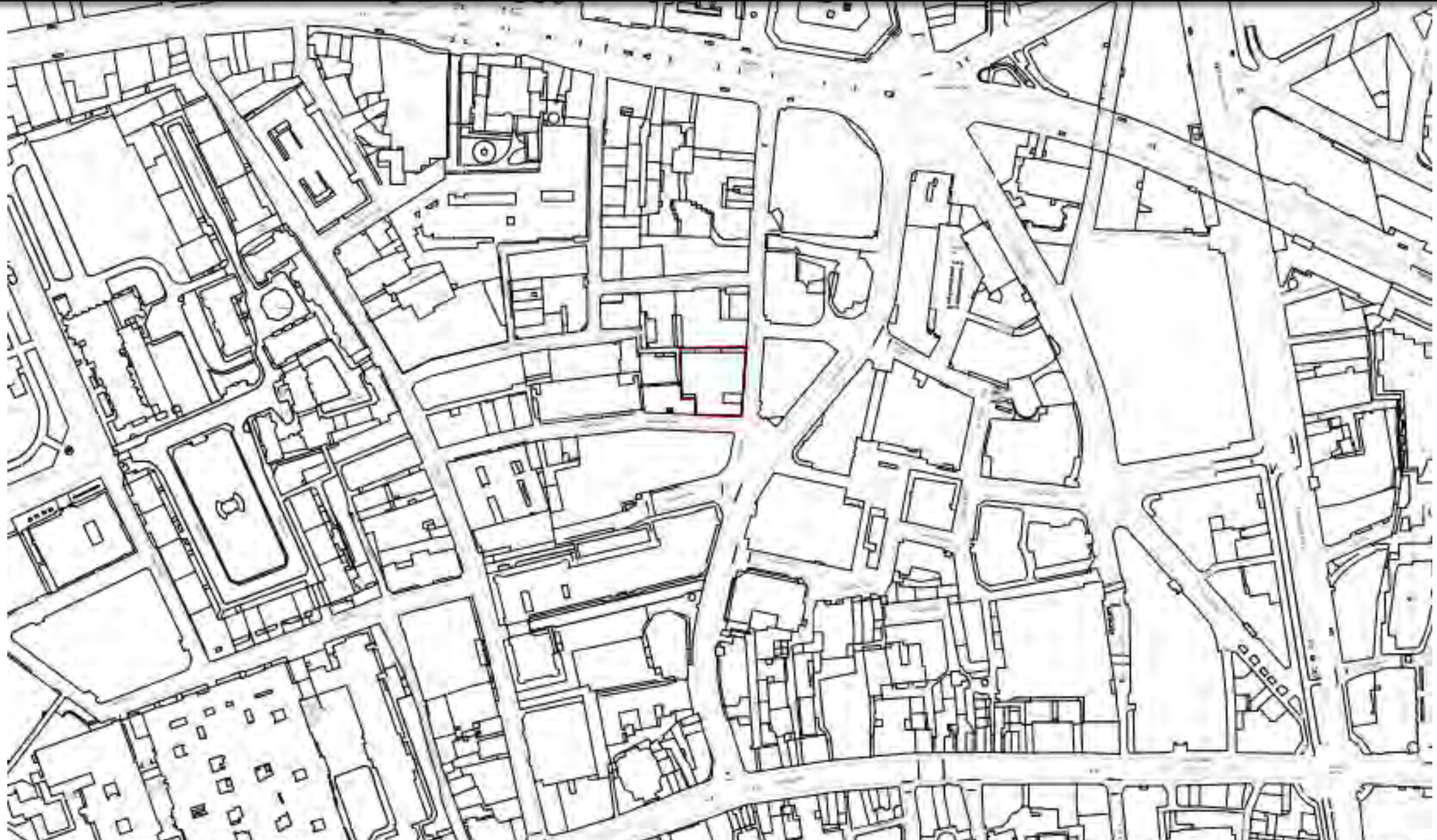
Northern aerial site view

100 Fetter Lane – Option A



Western aerial site view

100 Fetter Lane – Option A



Existing site location plan

100 Fetter Lane – Option A



Existing building

100 Fetter Lane – Option A



1. The White Swan public house



2. The White Swan public house



3. View along Greystoke Place from Fetter Lane – looking west

100 Fetter Lane – Option A



4. View further west looking east
along Greystoke Place and Passage



4. View further west looking east
along Greystoke Place and Passage



5. View along Mac's Place towards St
Dunstan's Garden.

100 Fetter Lane – Option A



4. View further west looking east
along Greystoke Place and Passage

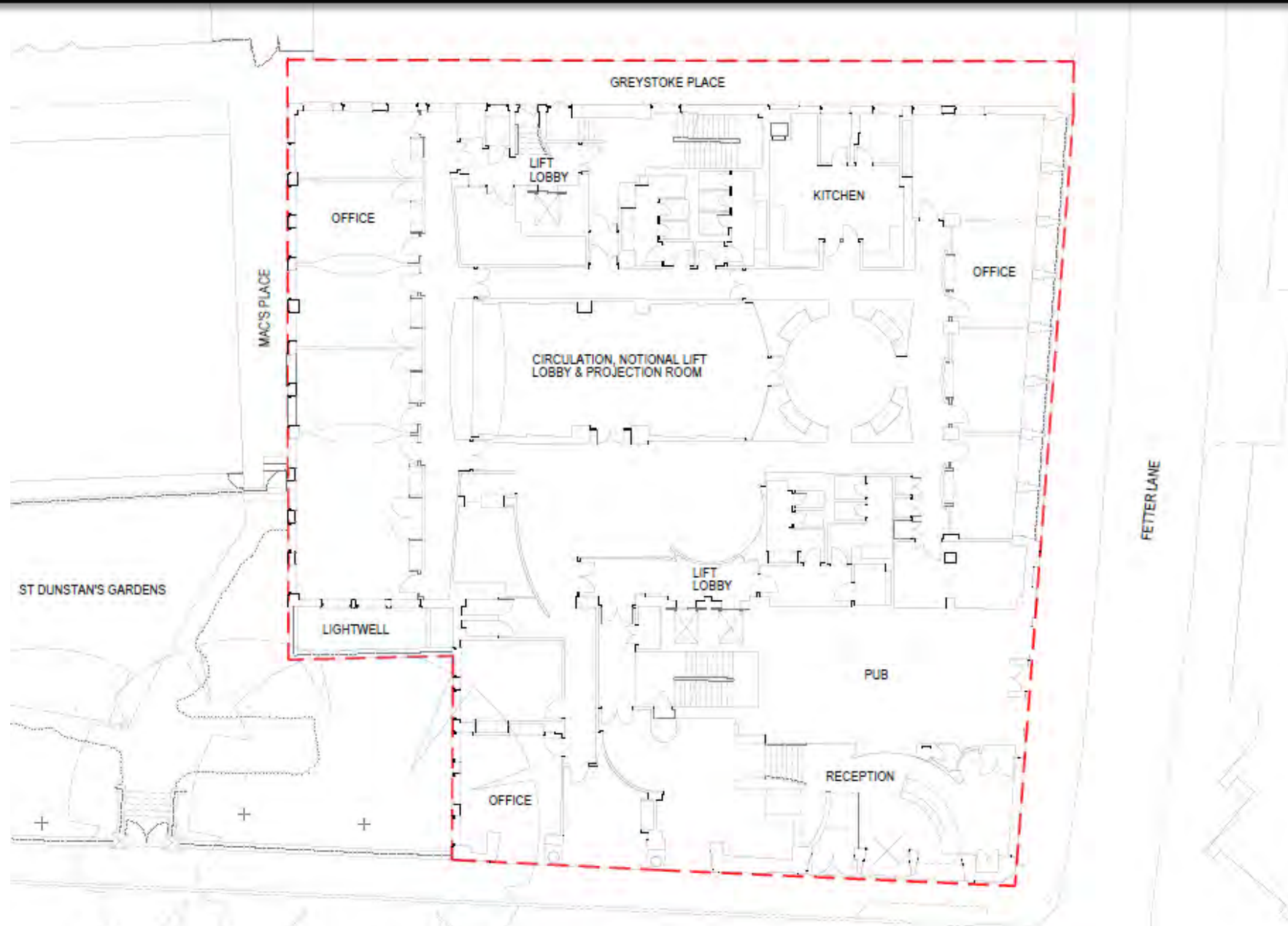


4. View further west looking east
along Greystoke Place and Passage



5. View along Mac's Place towards St
Dunstan's Garden.

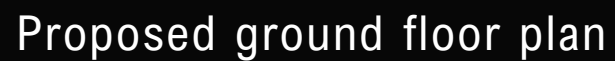
100 Fetter Lane – Option A



Existing ground floor plan

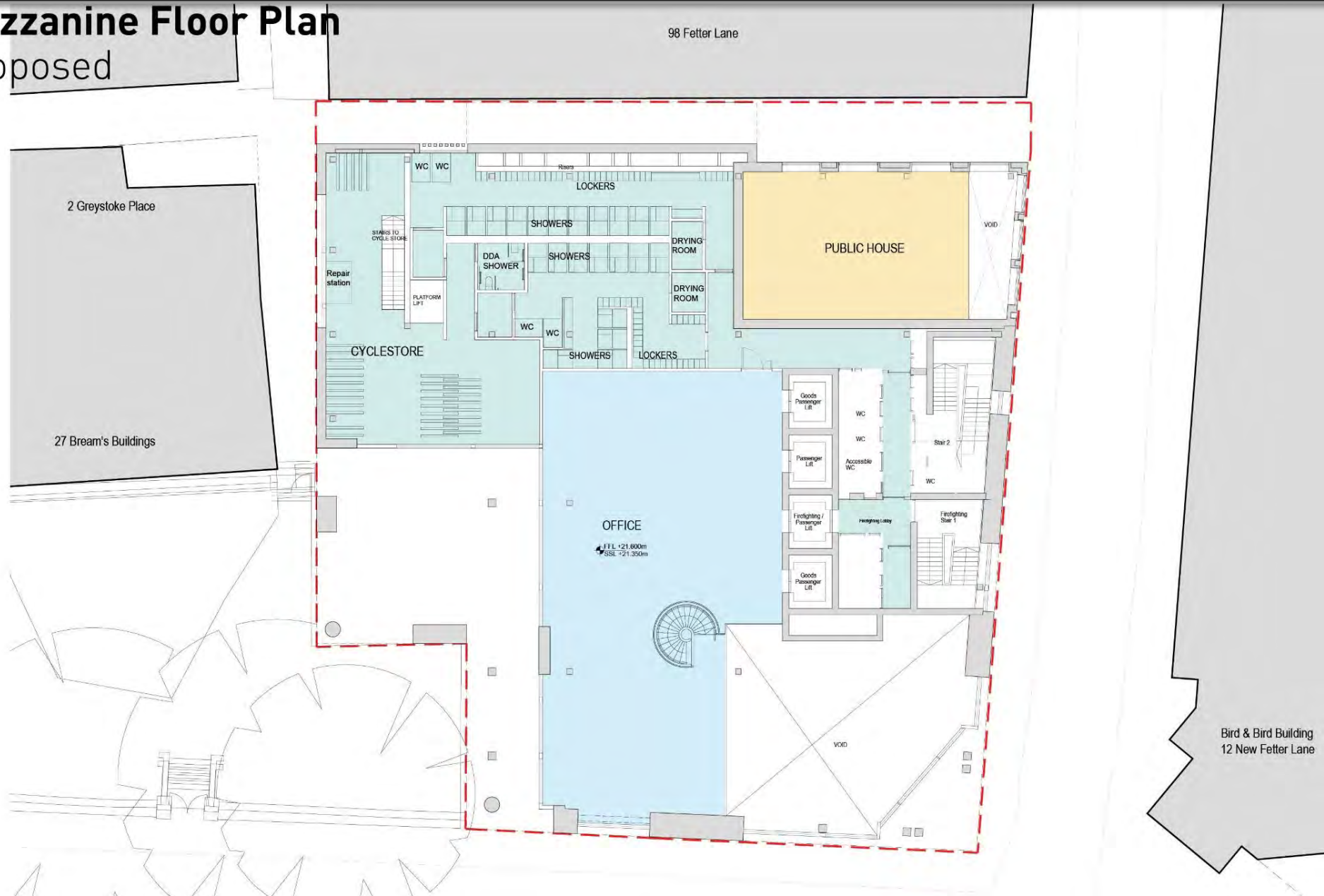
Ground Floor Plan

Proposed



100 Fetter Lane – Option A

Mezzanine Floor Plan
Proposed



Proposed mezzanine floor plan

100 Fetter Lane – Option A



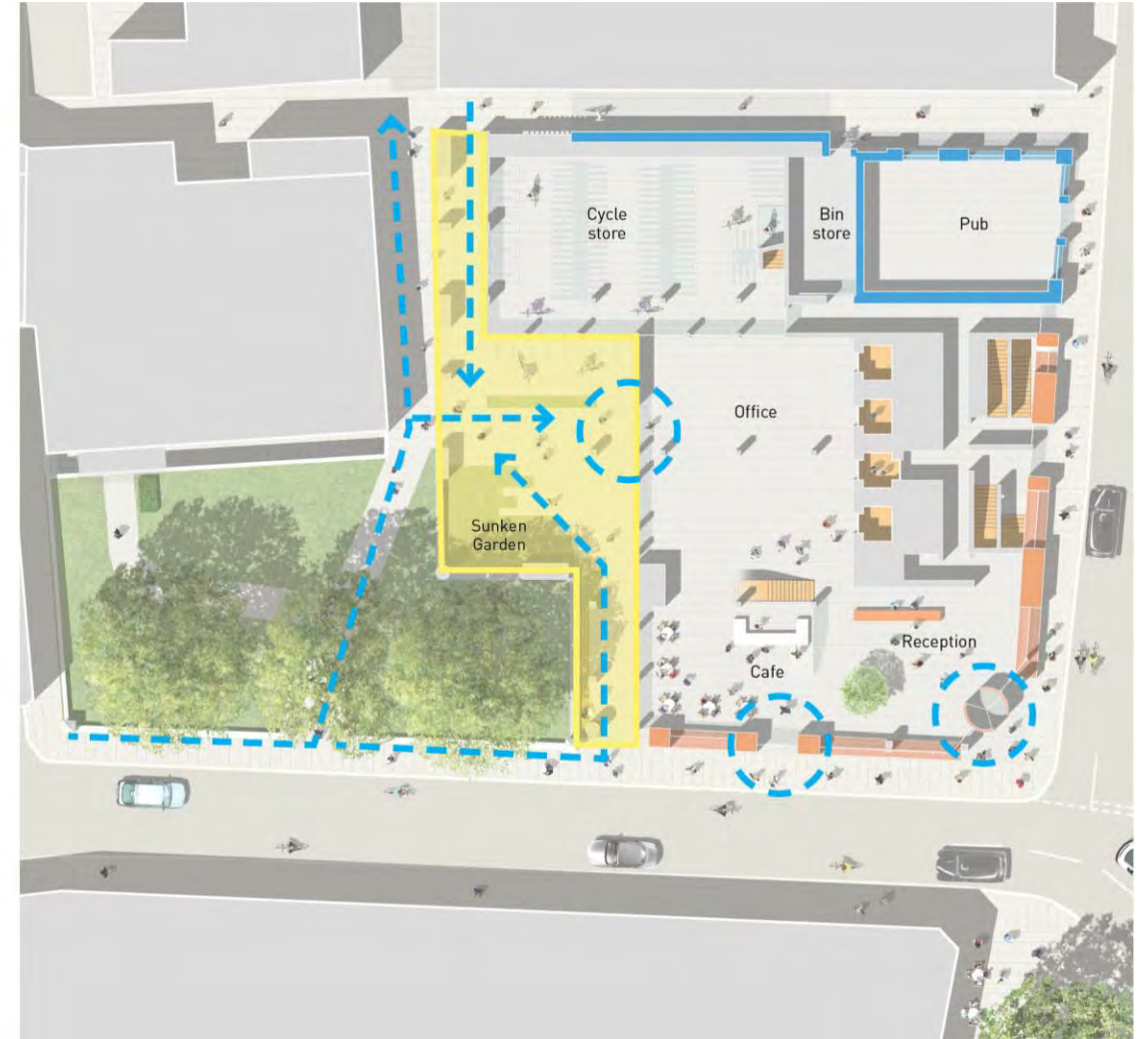
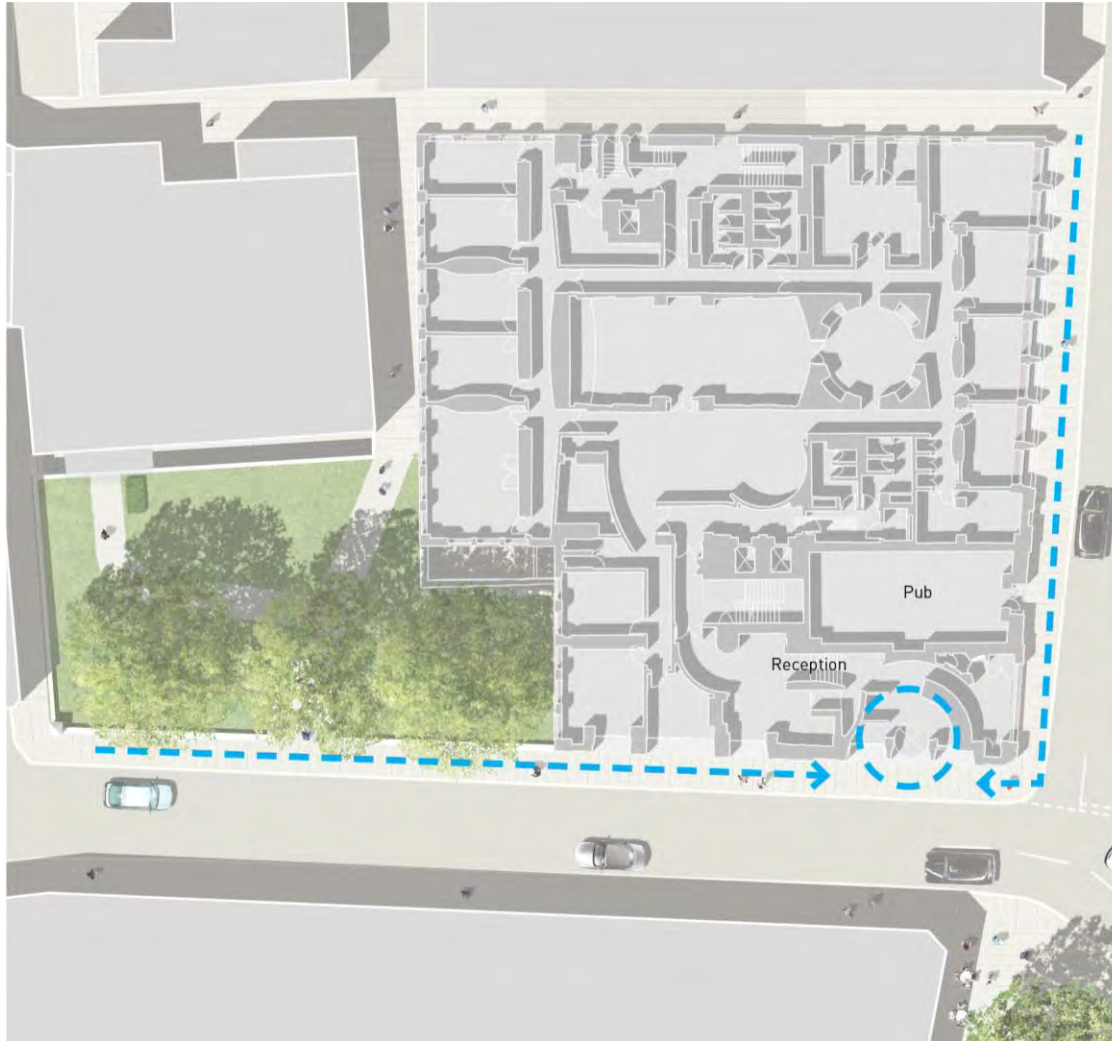
Existing ground floor plan - illustrative

100 Fetter Lane – Option A



Proposed ground floor plan - illustrative

100 Fetter Lane – Option A



Existing & proposed pedestrian route through

New Pedestrian Route Through Sunken Garden



Dryopteris filix-mas - Wood fern



Euphorbia amygdaloides robbiae - Wood spurge



Tellima grandiflora - Fringe cups



Dicksonia antarctica - New Zealand Tree fern



Hakonechloa macra - Hakone grass



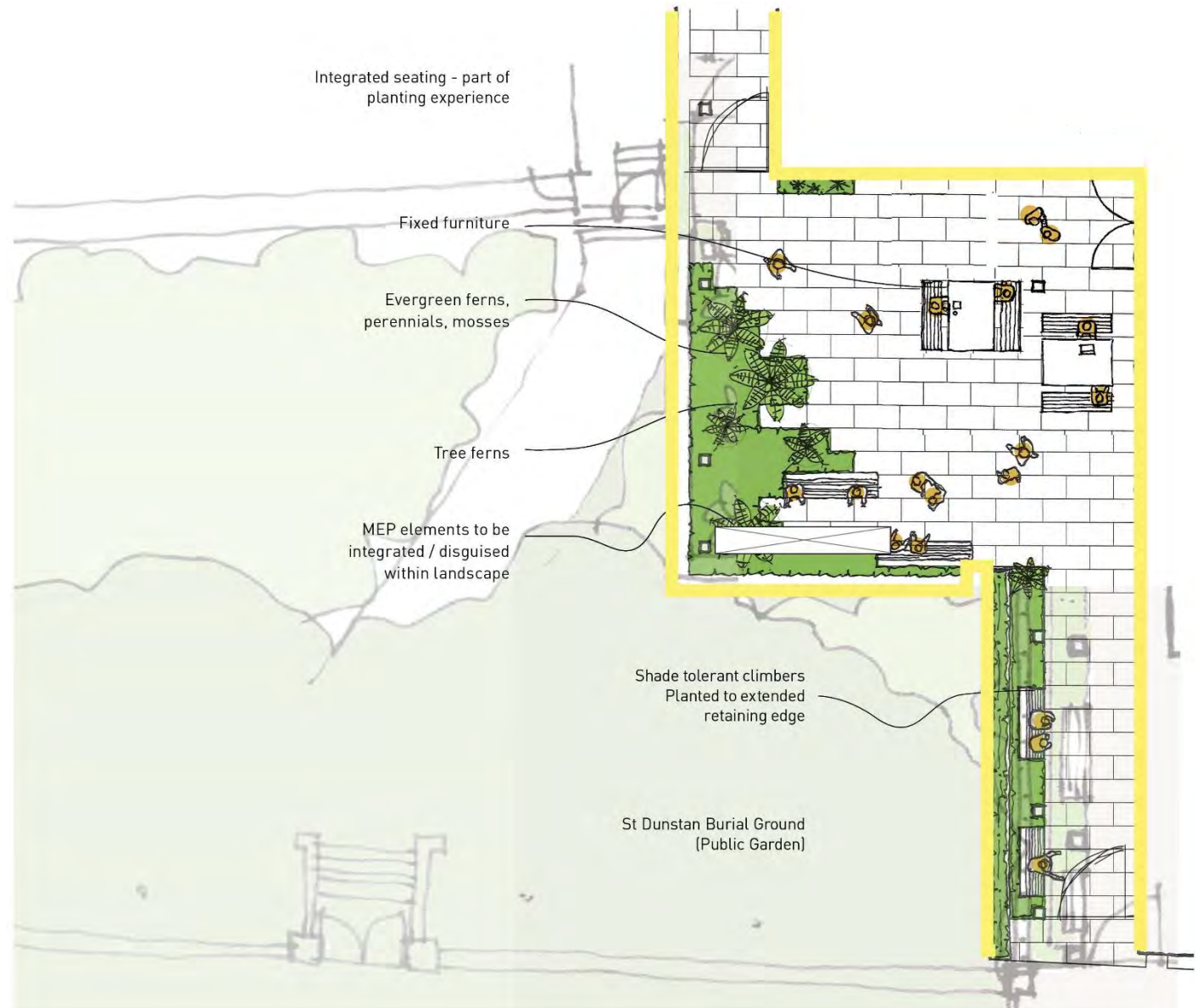
Climber support system (indicative)



Hydrangea petiolaris - Henry's honeysuckle



Lonicera henryi - Henry's honeysuckle



New Pedestrian Route Through Sunken Garden



Shade tolerant ornamental grasses - multi seasonal interest



Shade tolerant ferns - showy fronds



Moss thriving in shaded conditions



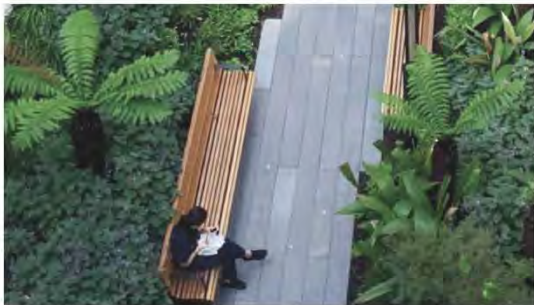
New Pedestrian Route Through Sunken Garden



Paving edges softened by planting



Climbers - seasonal interest - colour change



Lush green planting surrounding the space



New Pedestrian Route Through Sunken Garden



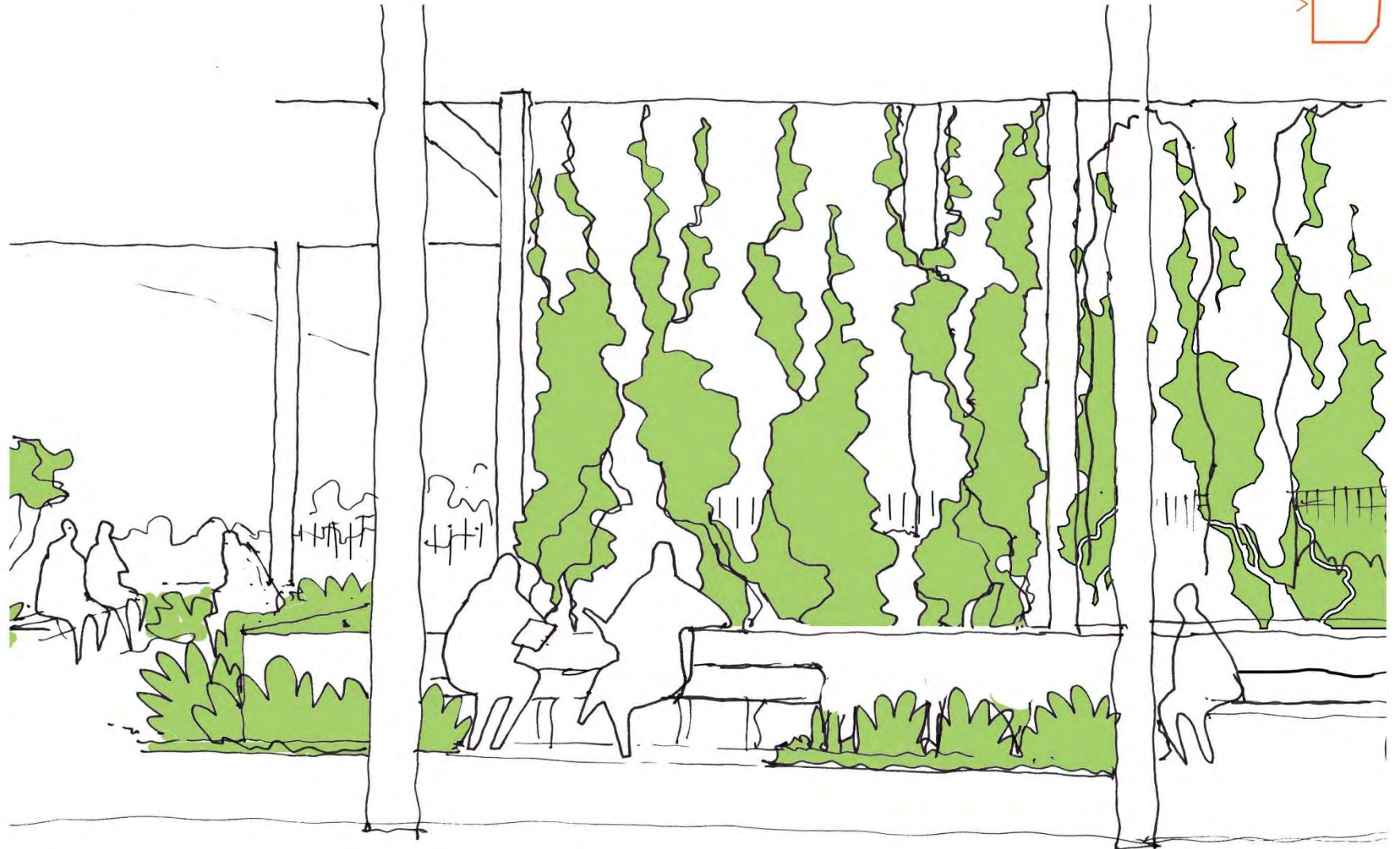
Shade tolerant ornamental grasses - multi seasonal interest



Shade tolerant ferns - showy fronds



Moss thriving in shaded conditions



100 Fetter Lane – Option A

New Pedestrian Route Through Sunken Garden



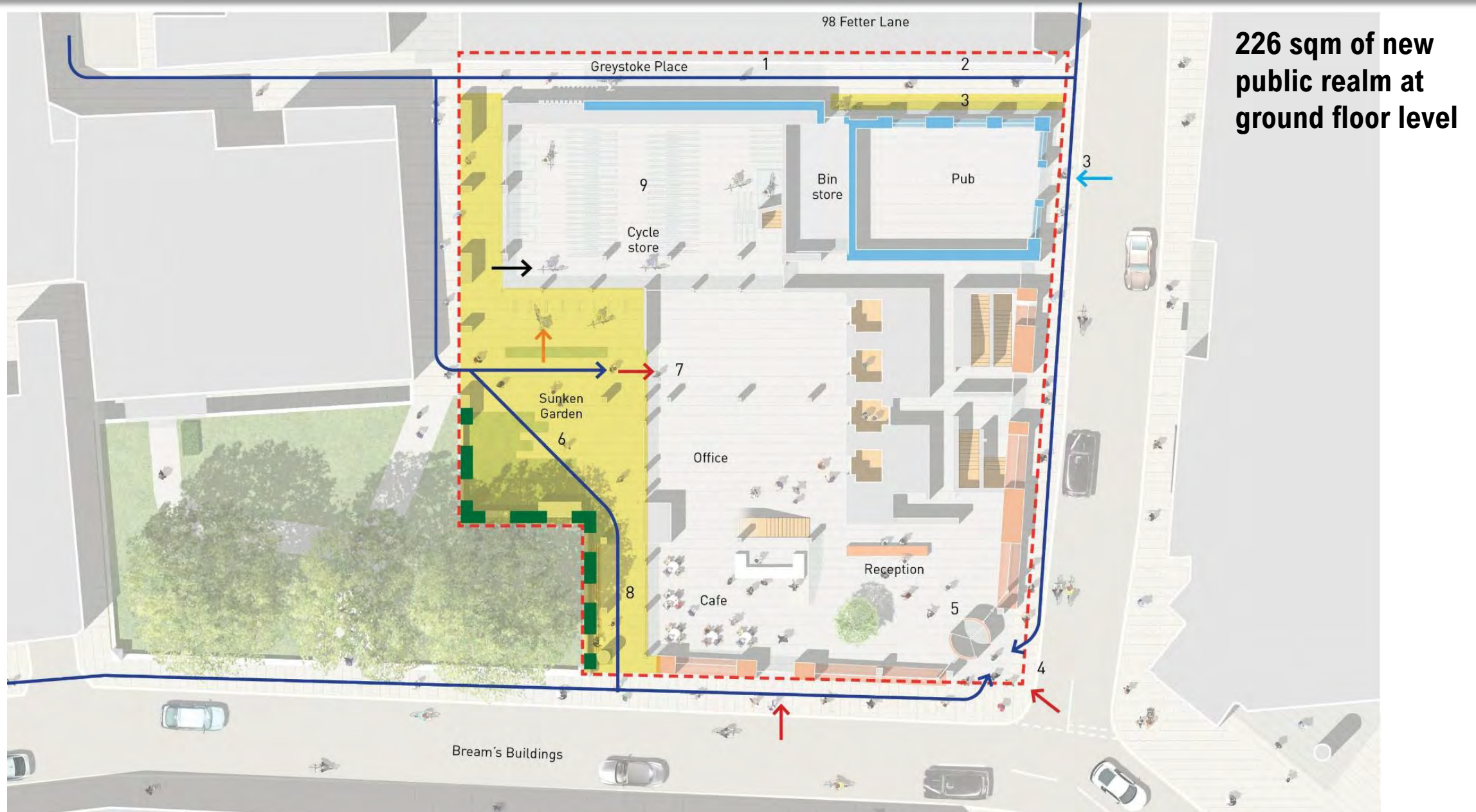
New pedestrian route through – Sunken Garden

100 Fetter Lane – Option A

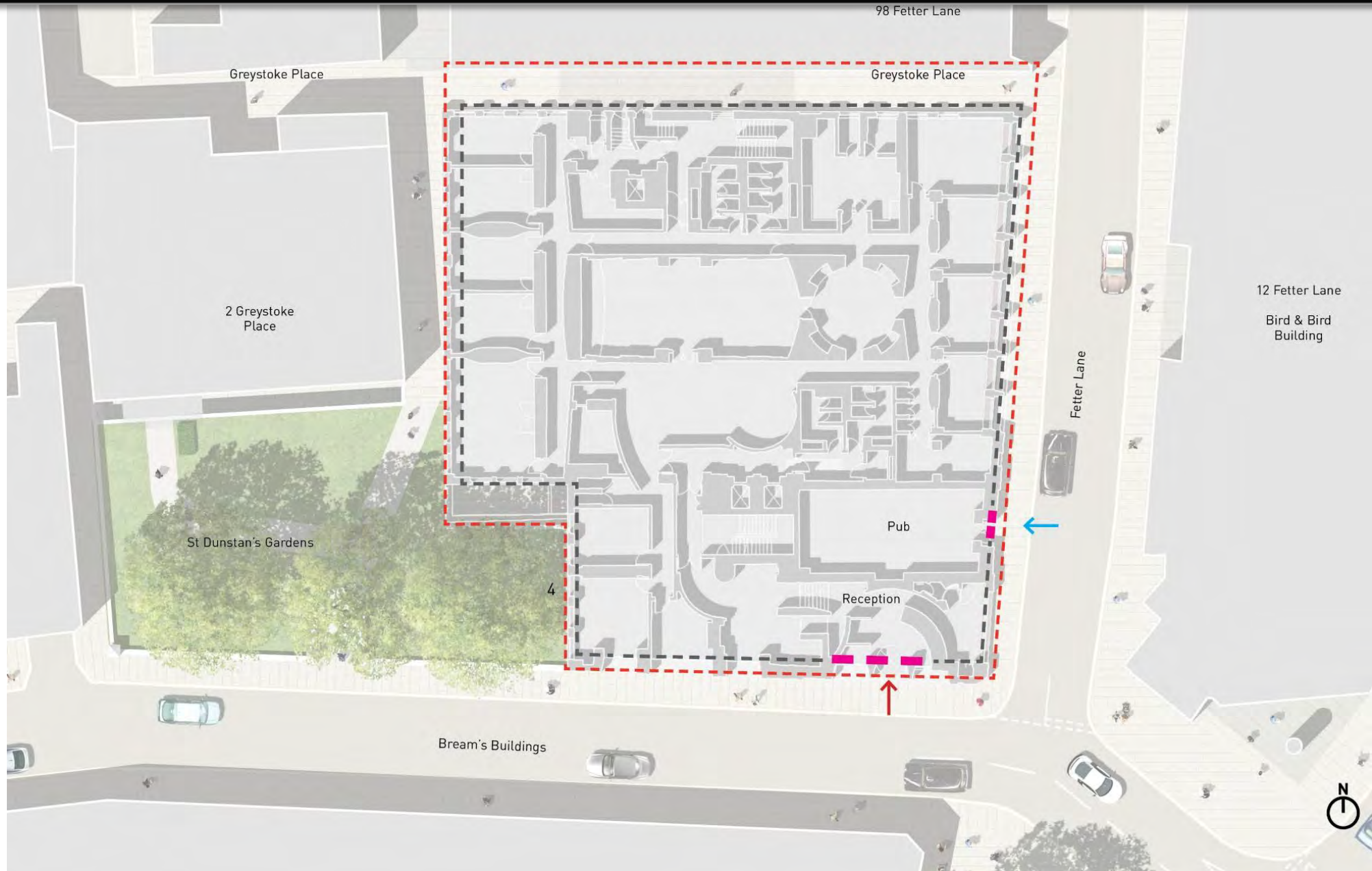


Existing public realm

100 Fetter Lane – Option A



100 Fetter Lane – Option A



Existing active frontage

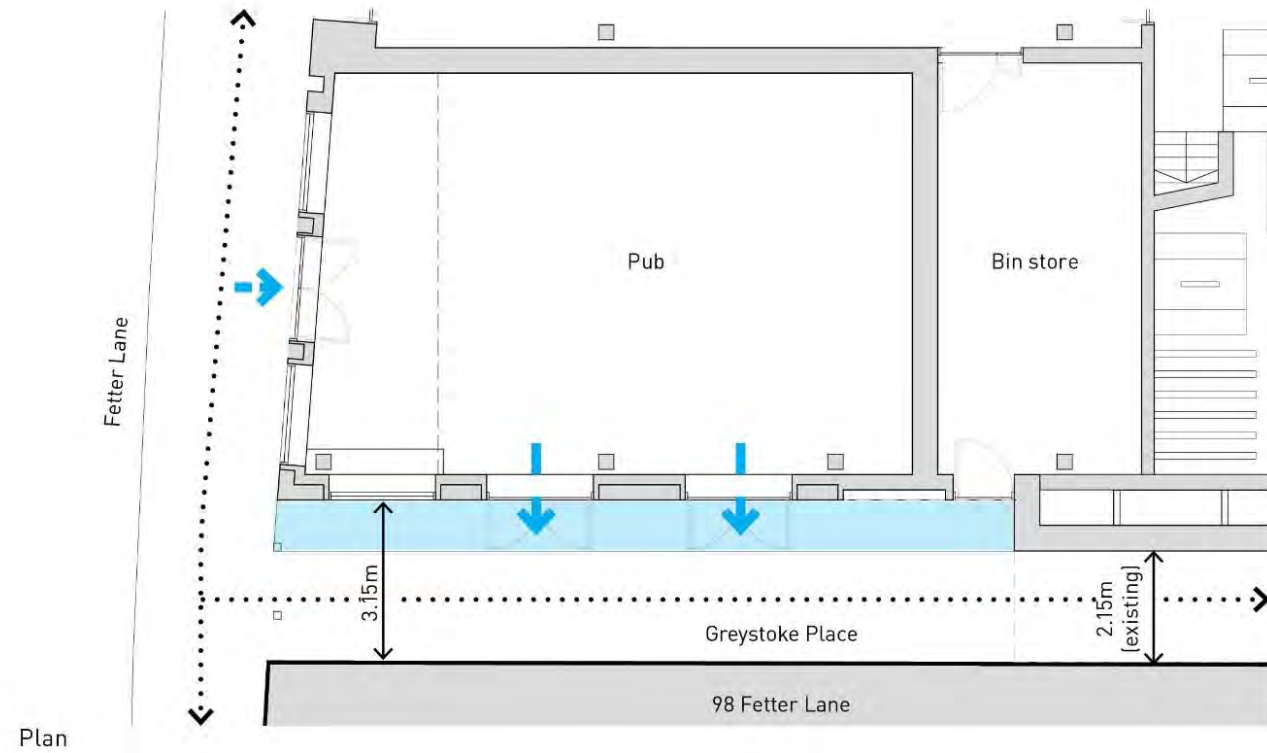
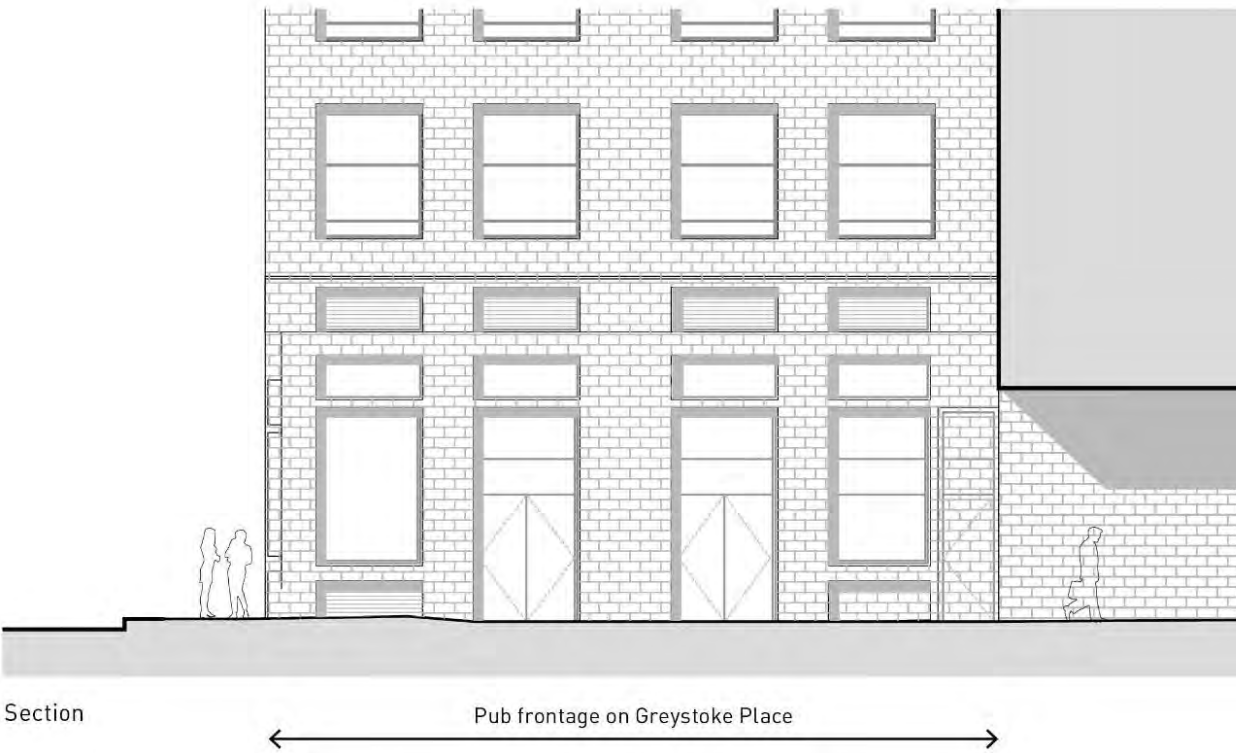
100 Fetter Lane – Option A



Proposed active frontage

Active Frontage

Greystoke Place Pub Outdoor Space

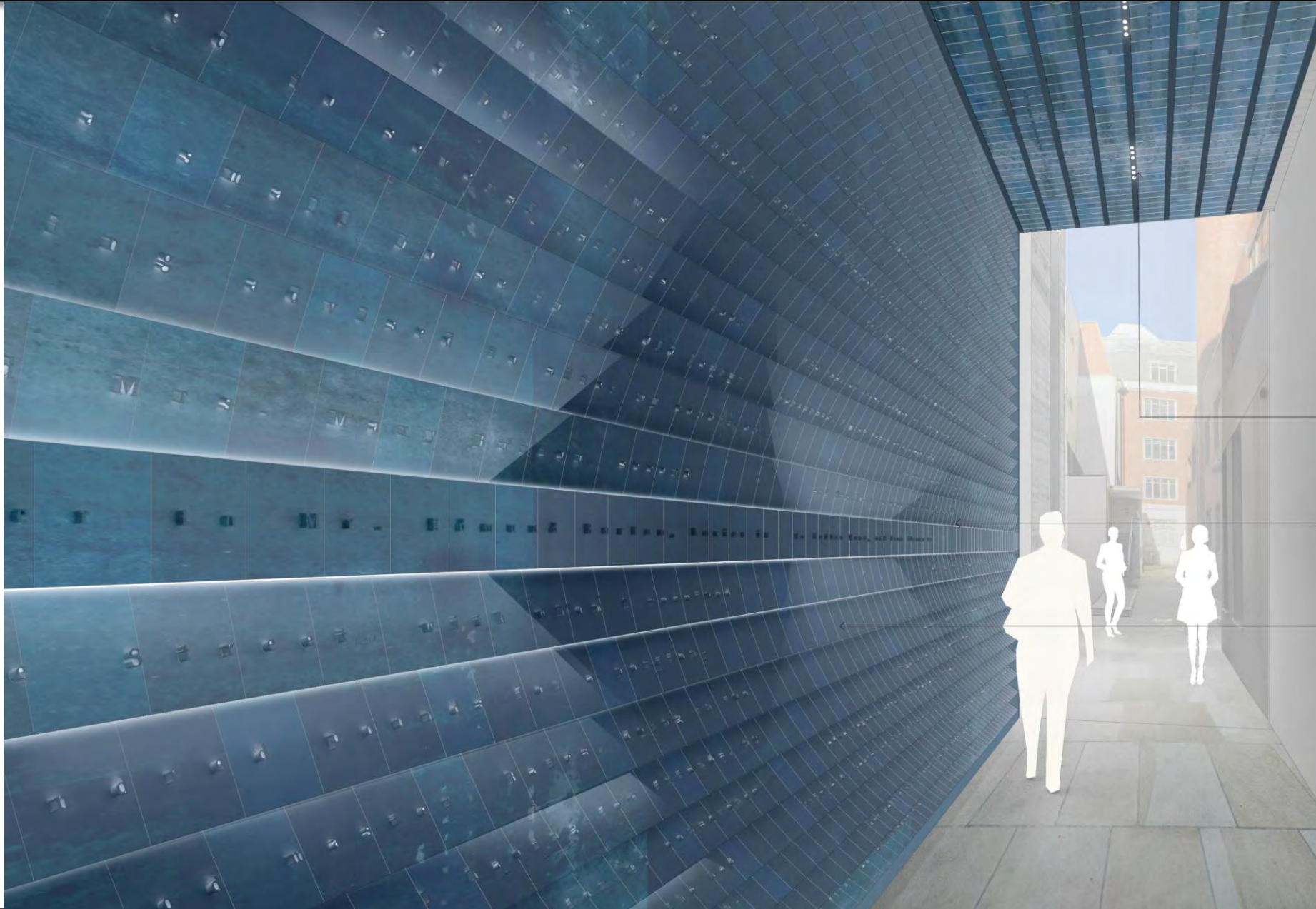


Active Frontage Greystoke Place Pub

The studies on this page look at the blue tone of the public house in relation to the adjacent properties and design. (Detail samples will be procured at the next stage)



100 Fetter Lane – Option A



Key plan

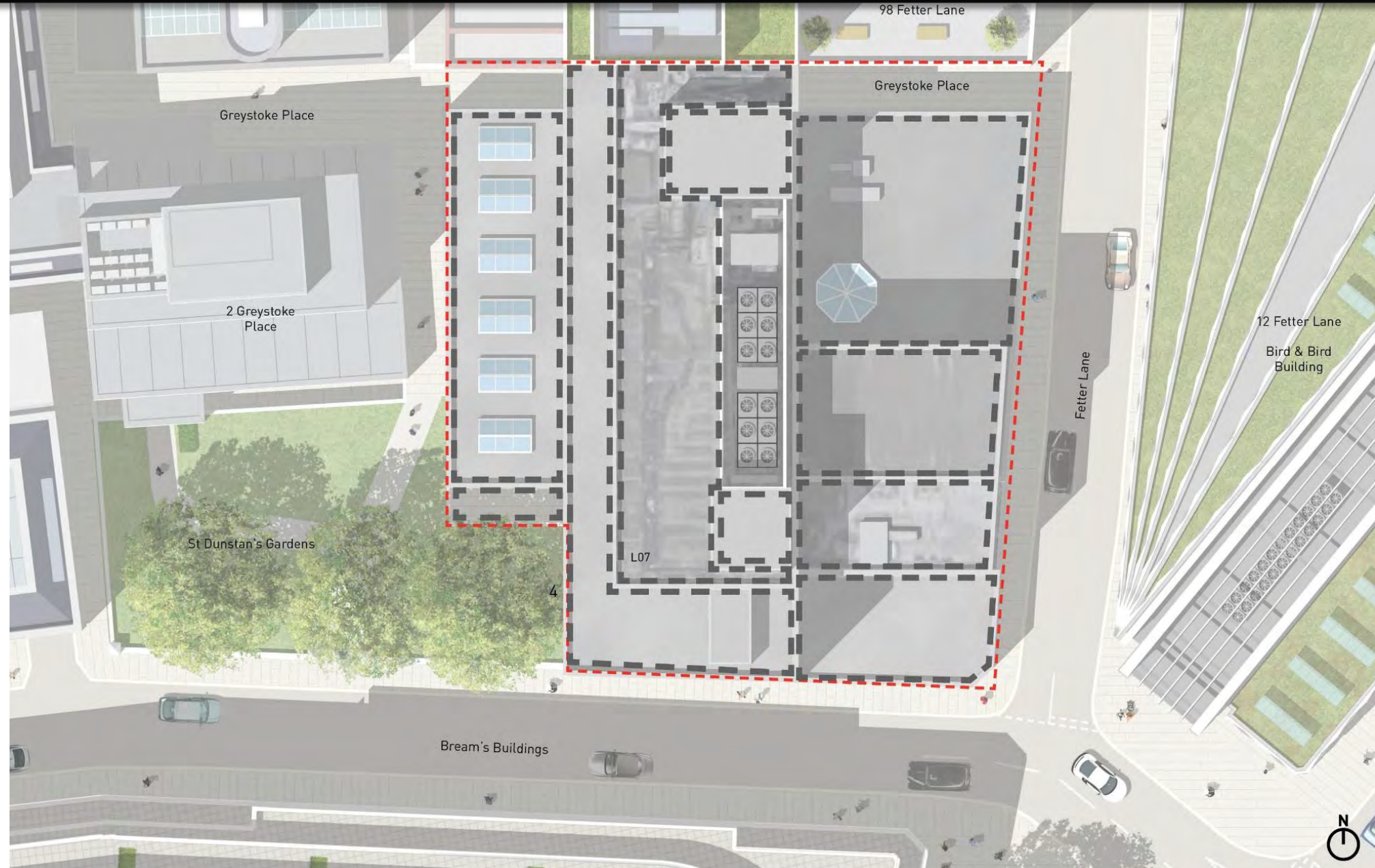
Ceiling down light on feature wall
integrated within featured finish

Hidden subtle lighting washing
downwards to wall

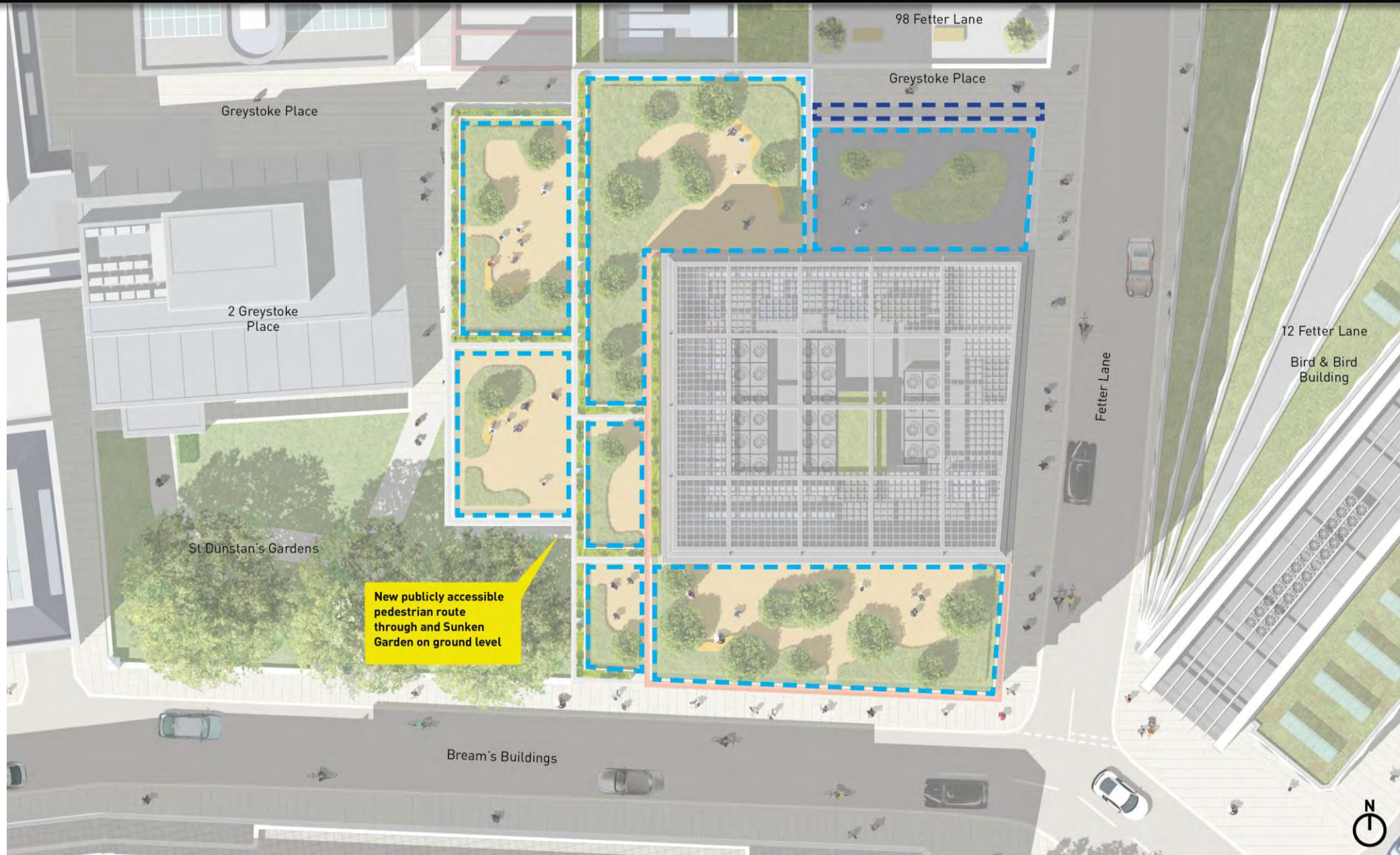
Glazed feature tiles to match Pub
elevations finish colour.

Proposed pedestrian route

100 Fetter Lane – Option A



100 Fetter Lane – Option A



Proposed amenity space

100 Fetter Lane – Option A



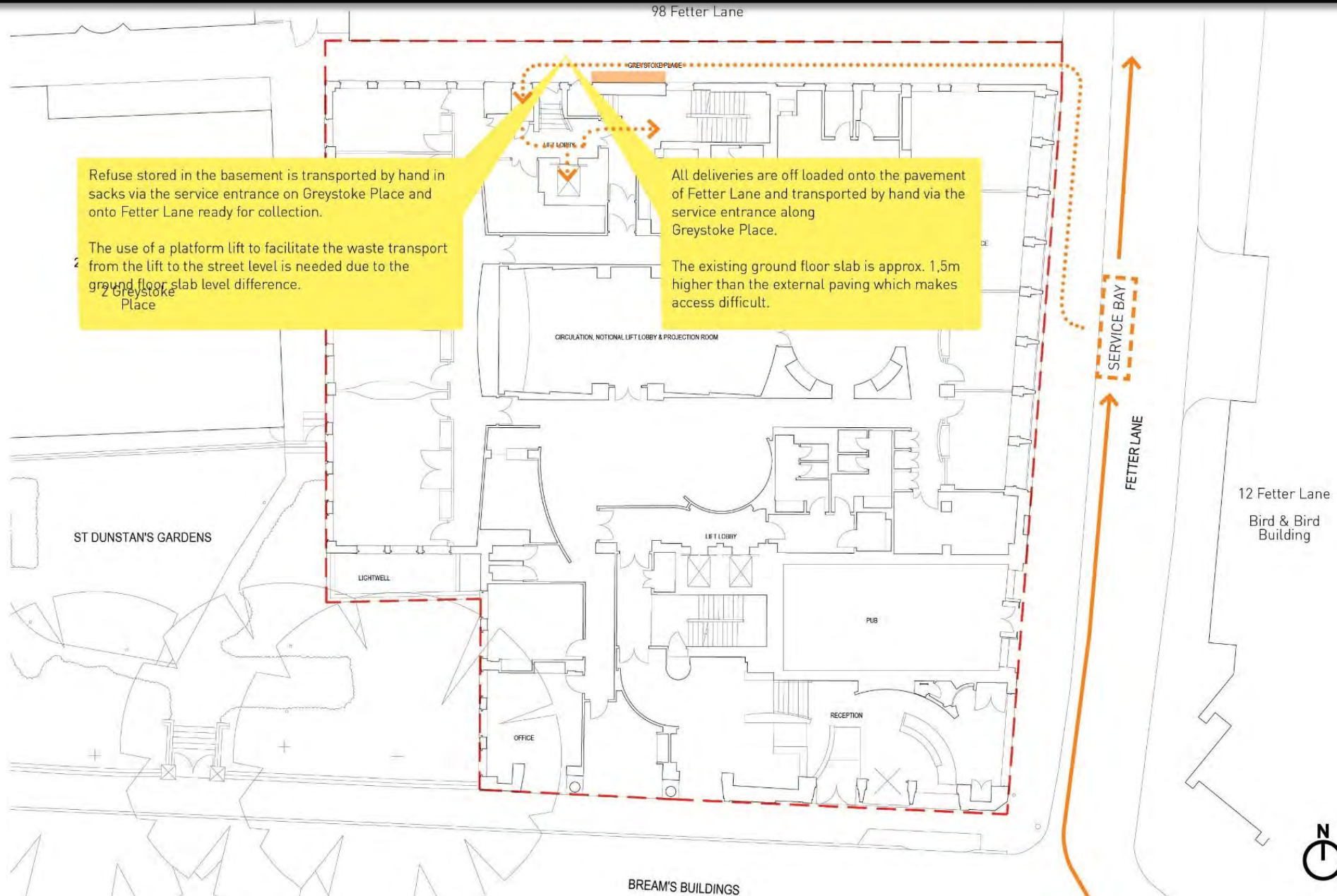
Multifunctional amenity space

100 Fetter Lane – Option A



Amenity space – west elevation

100 Fetter Lane – Option A



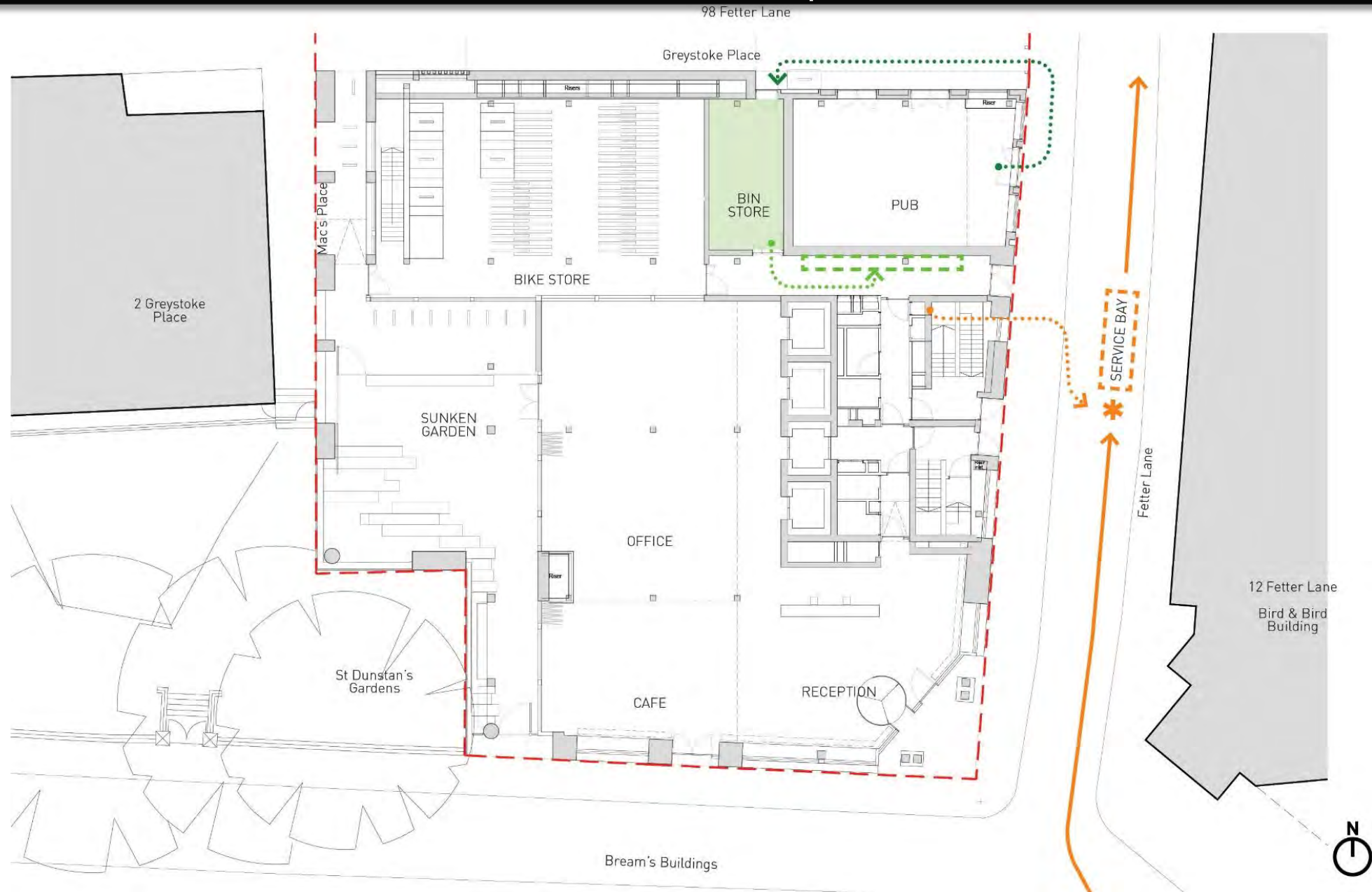
Existing servicing strategy

100 Fetter Lane – Option A



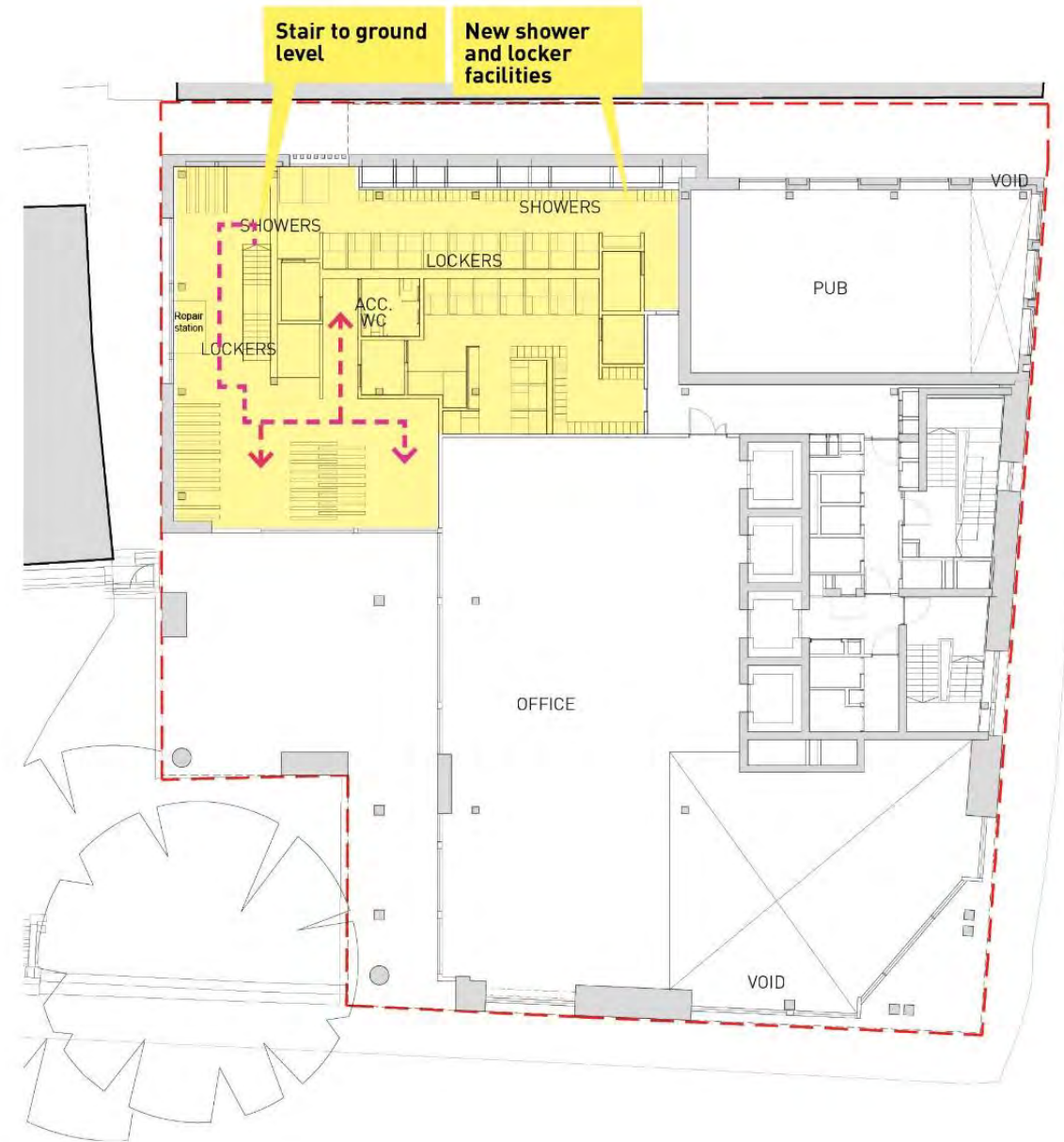
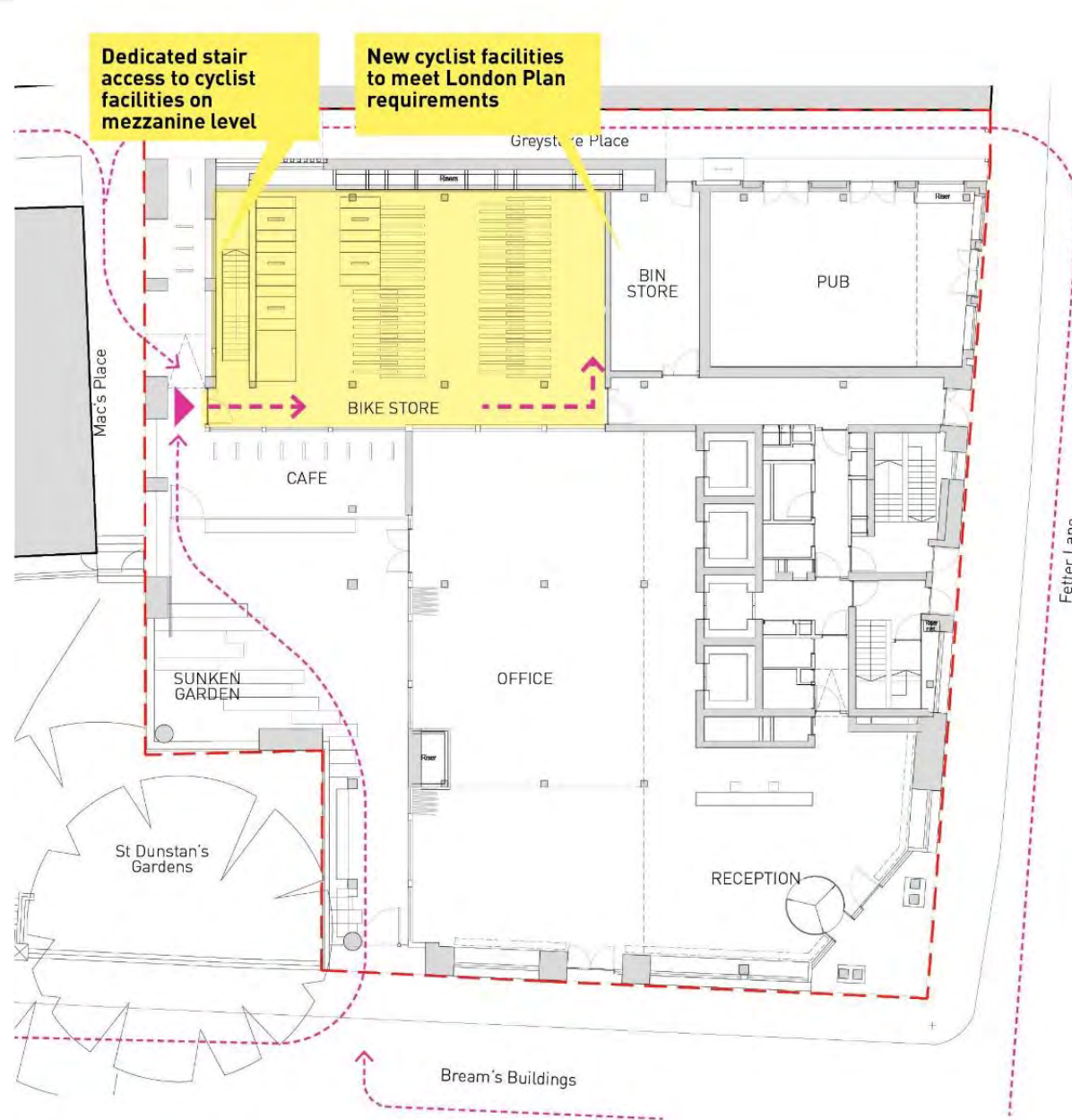
Proposed servicing strategy

100 Fetter Lane – Option A



Servicing strategy - waste

100 Fetter Lane – Option A



Long-stay cycle provision access

100 Fetter Lane – Option A



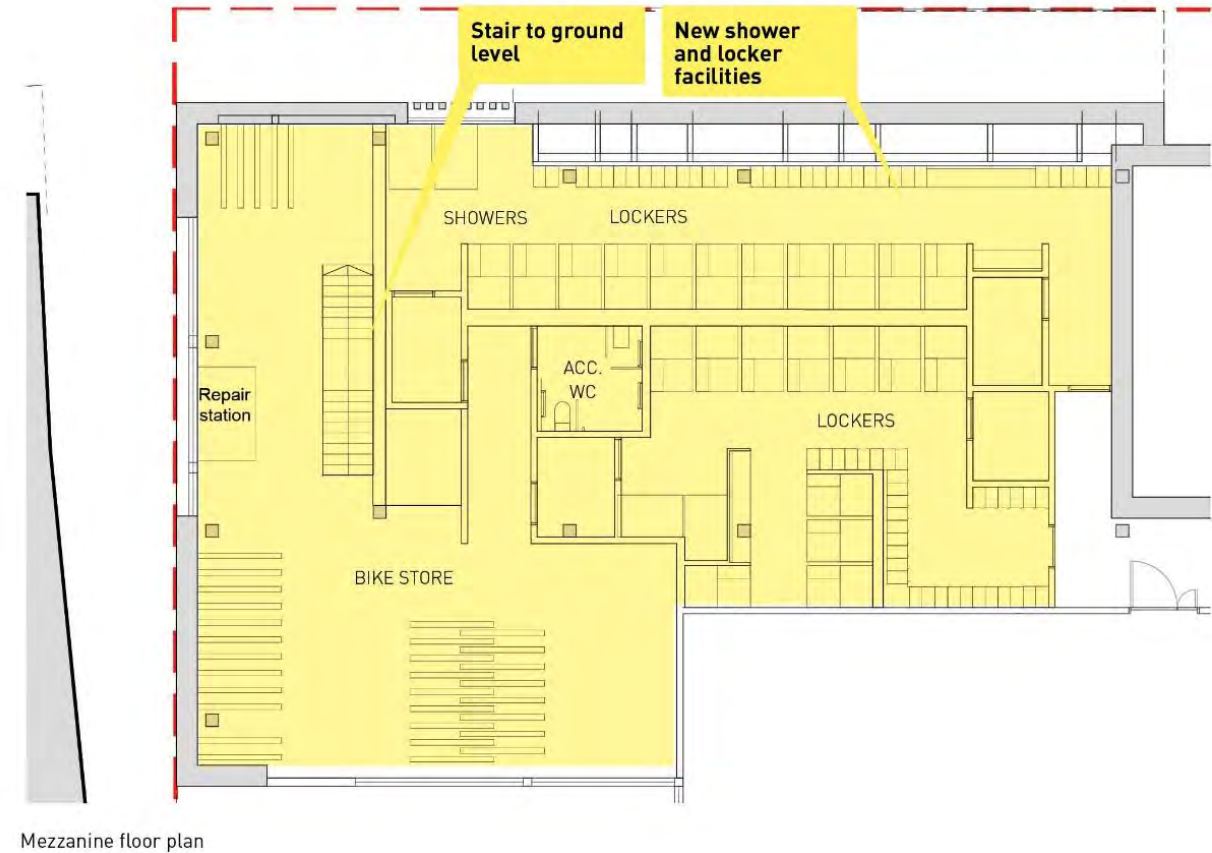
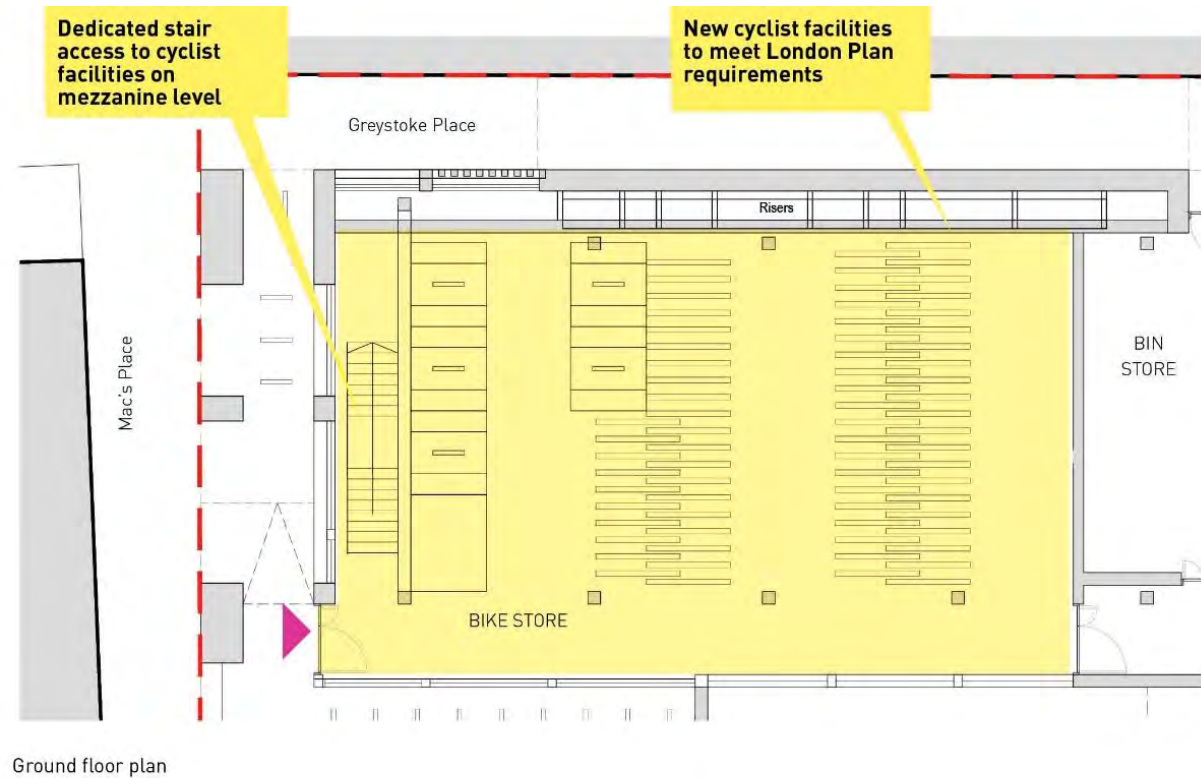
Sheffield cycle stands

Key

- Proposed indicative location of short-stay cycle parking
- Cycle route to short-stay cycle parking

Short-stay cycle provision access

100 Fetter Lane – Option A



Long-stay cycle provision access

100 Fetter Lane – Option A



Cycle store visible from outside



Contrasting raw materials

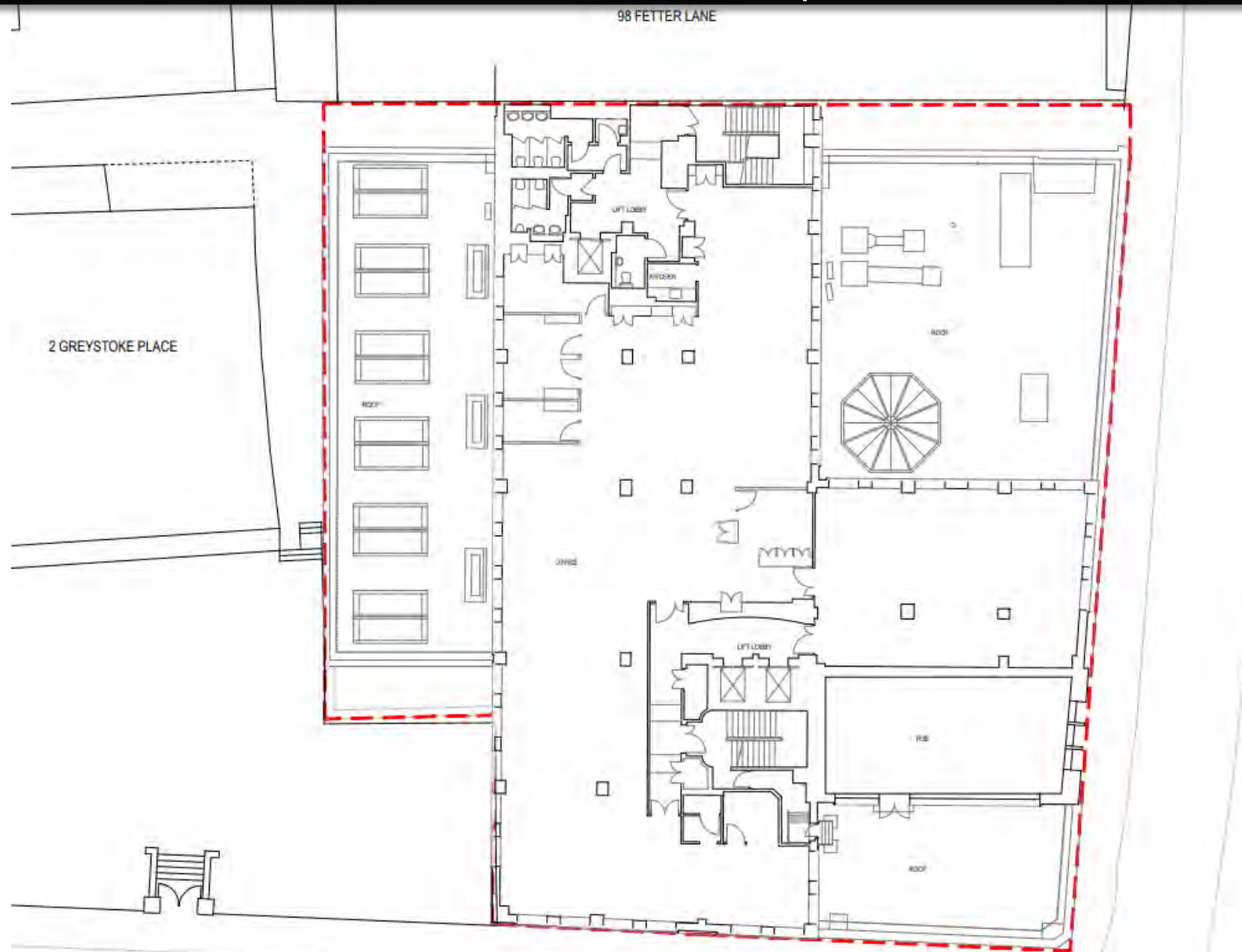


Graphics to aid wayfinding



Graphics to aid identifying spaces

100 Fetter Lane – Option A



Existing first floor plan

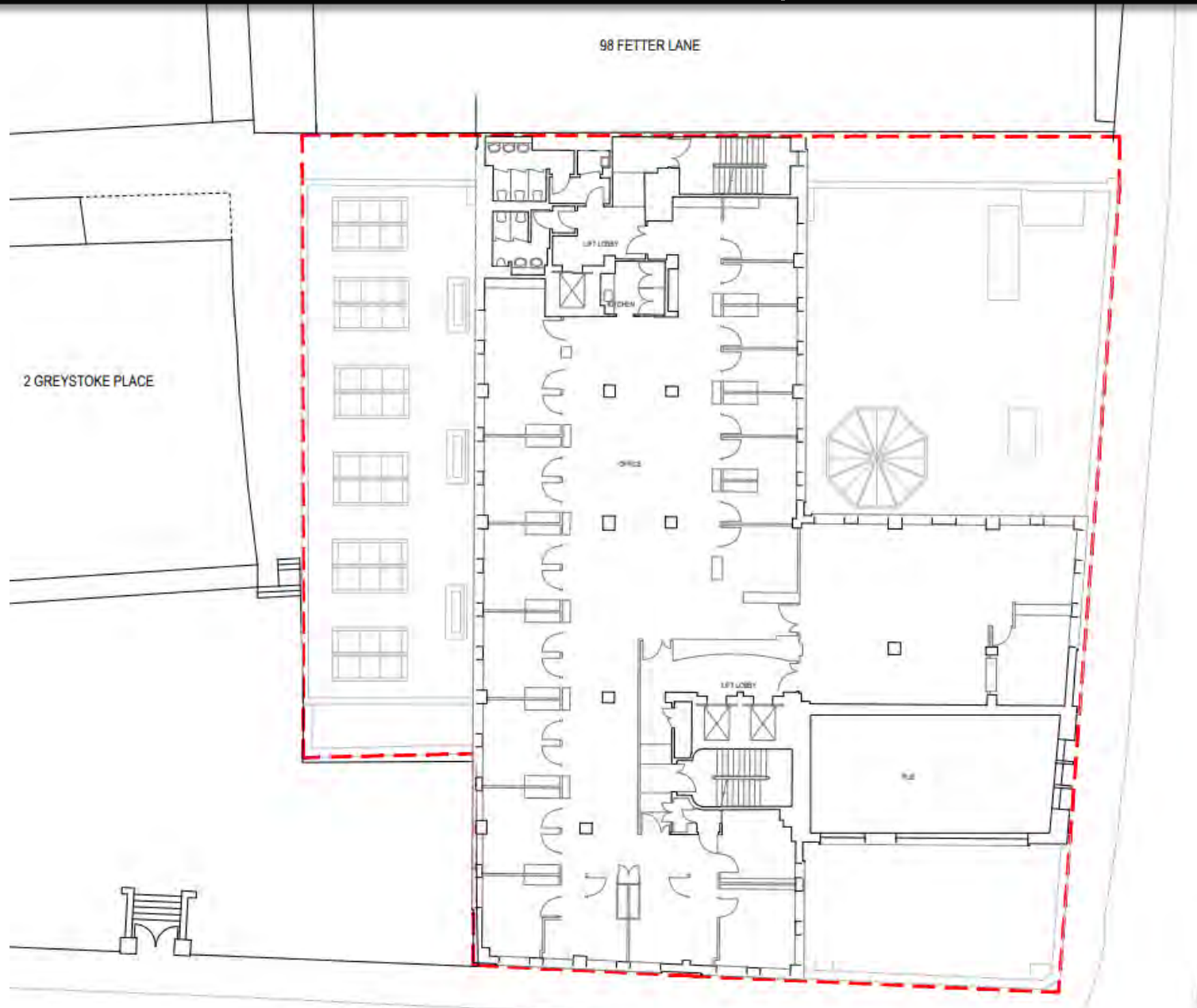
100 Fetter Lane – Option A

First Floor Plan
Proposed



Proposed first floor plan

100 Fetter Lane – Option A

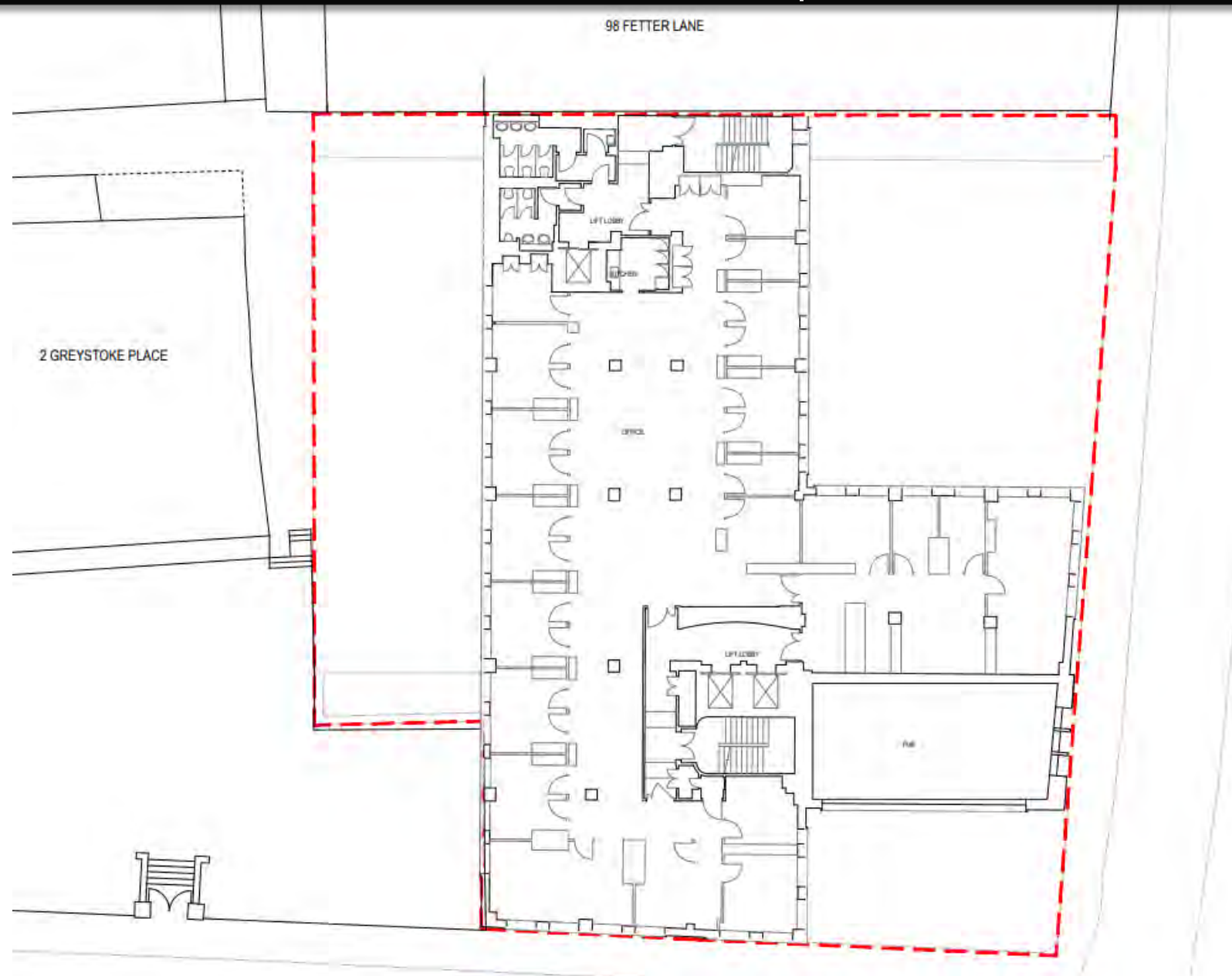


Existing second floor plan

Second Floor Plan



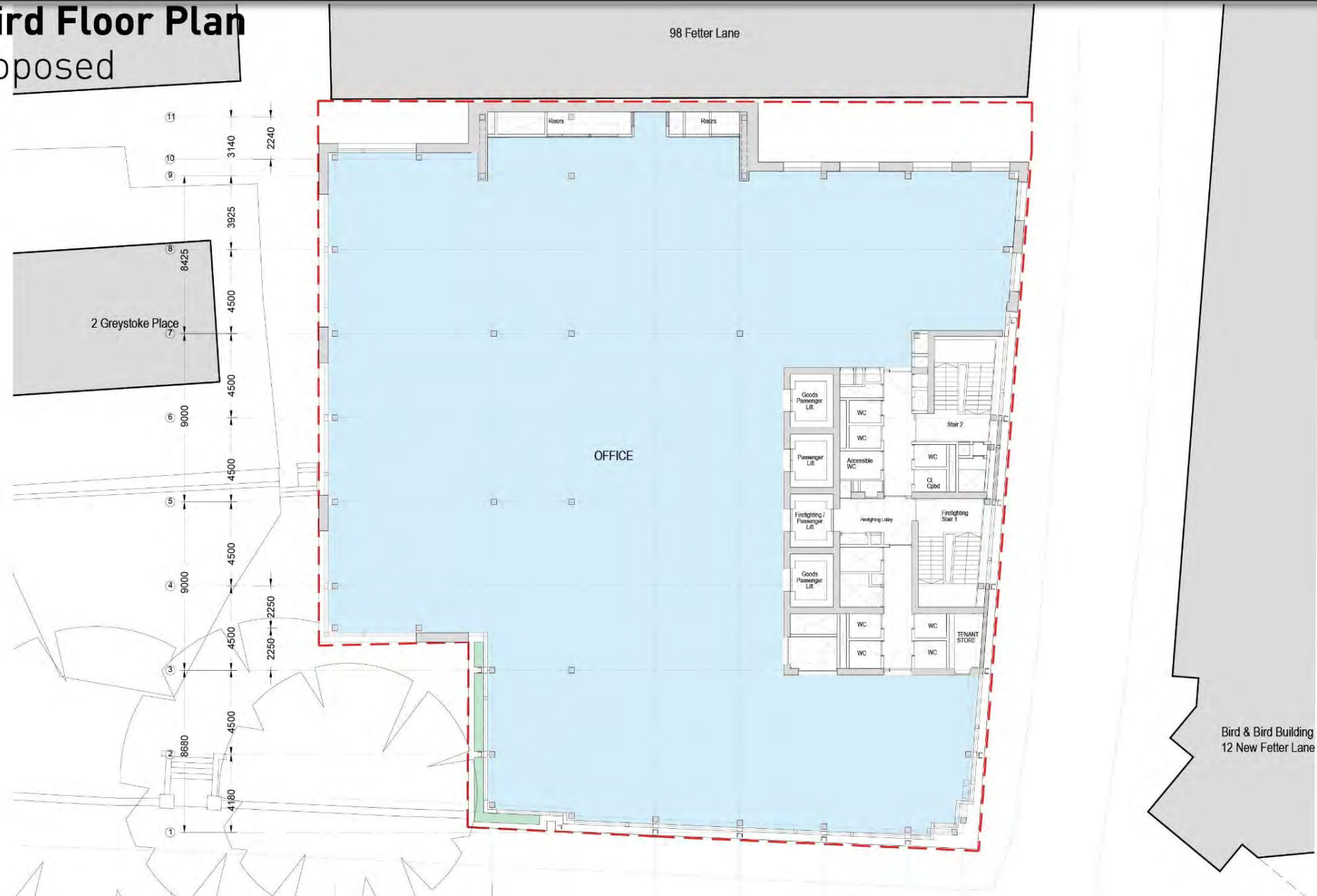
100 Fetter Lane – Option A



Existing third floor plan

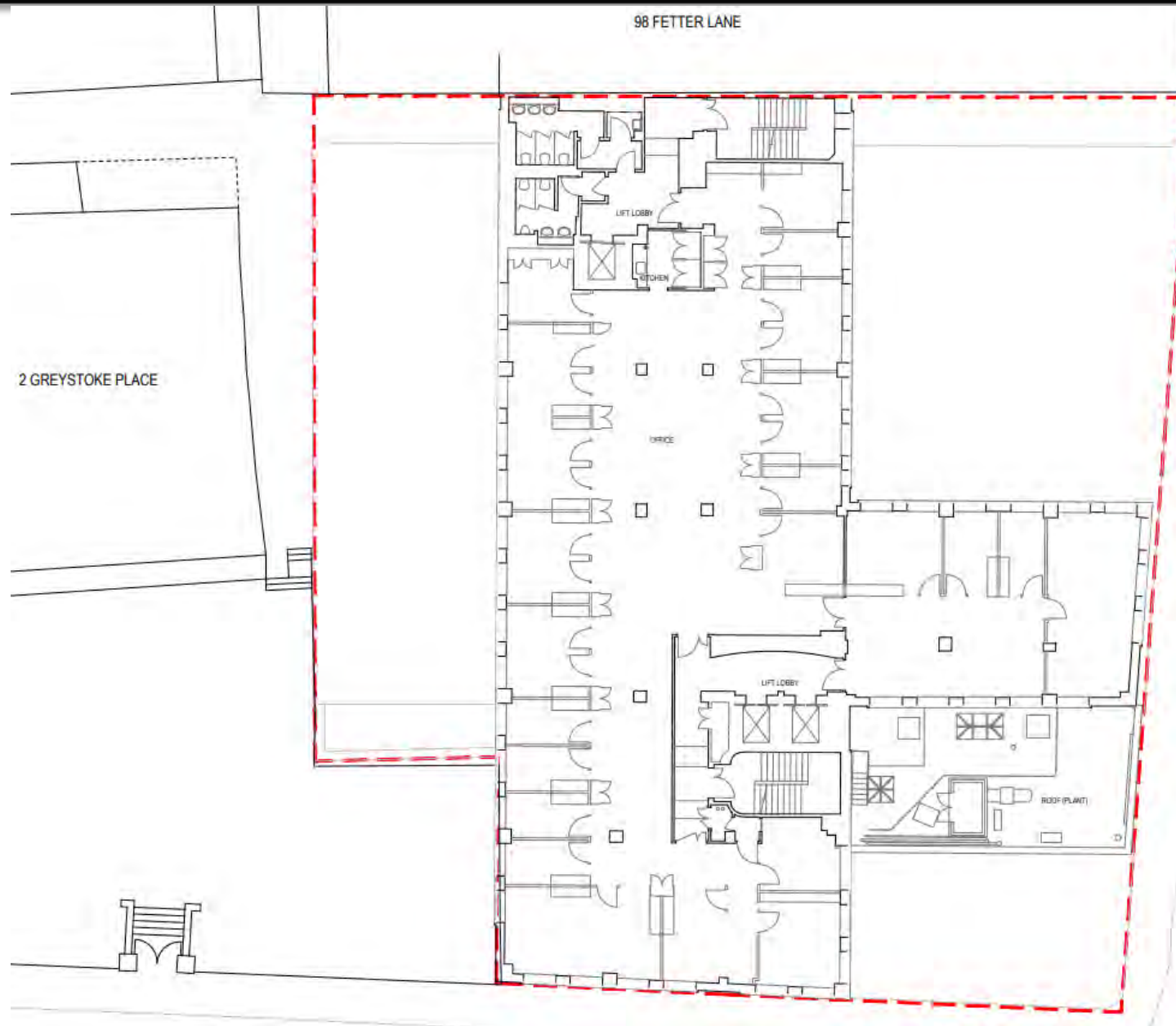
100 Fetter Lane – Option A

Third Floor Plan Proposed



Proposed third floor plan

100 Fetter Lane – Option A



Existing fourth floor plan

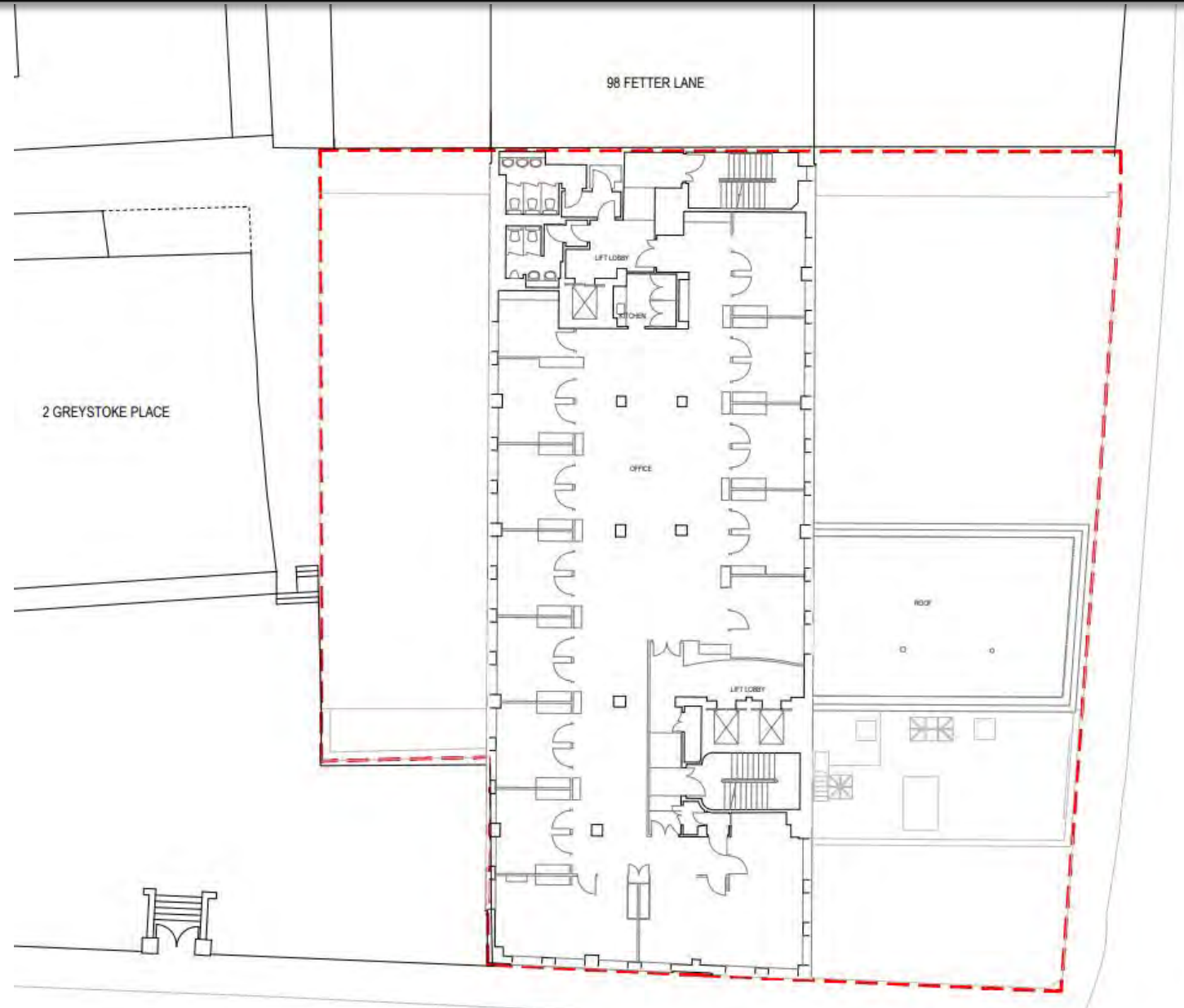
100 Fetter Lane – Option A

Fourth Floor Plan
Proposed



Proposed fourth floor plan

100 Fetter Lane – Option A



Existing fifth floor plan

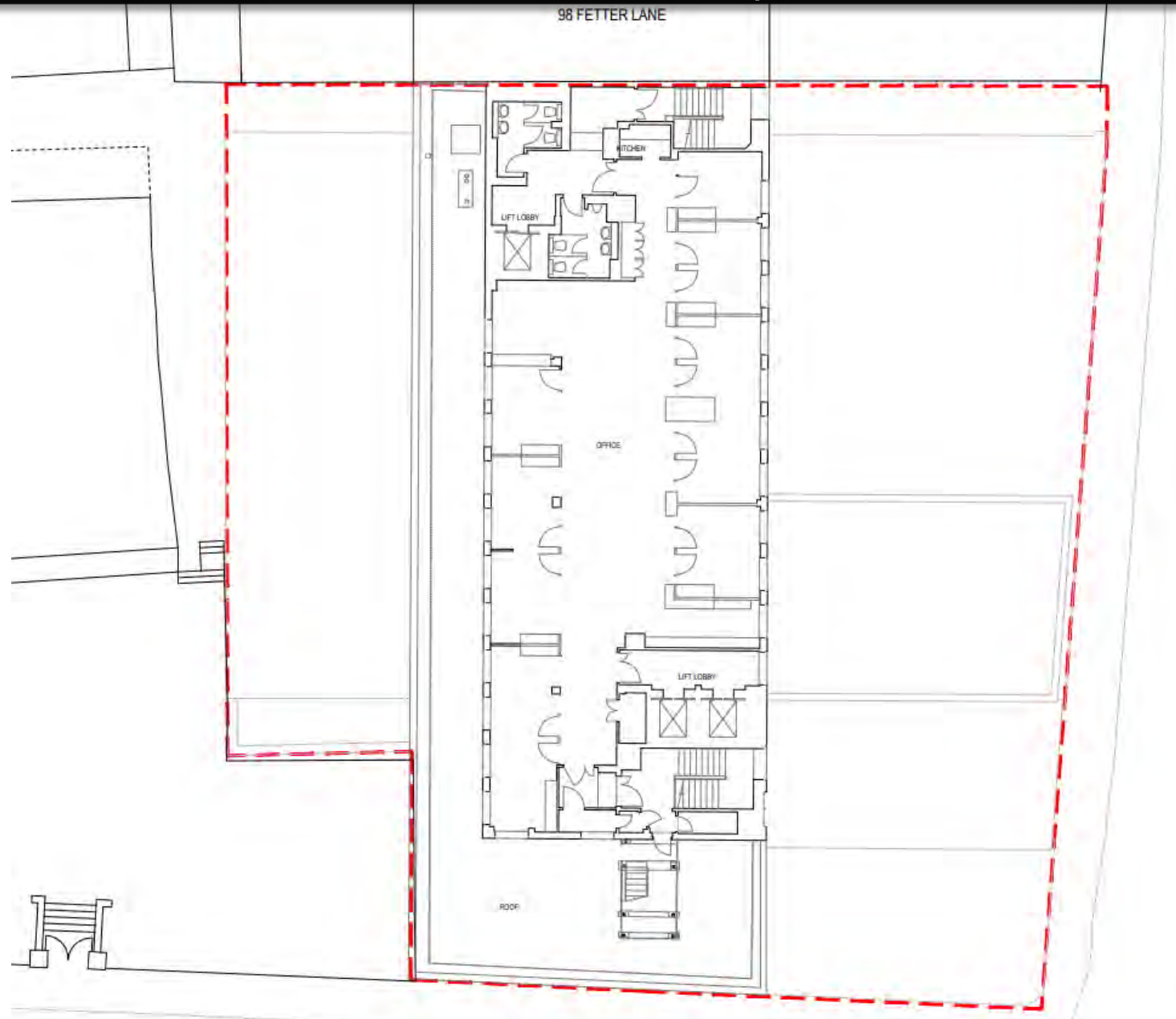
100 Fetter Lane – Option A

Fifth Floor Plan
Proposed



Proposed fifth floor plan

100 Fetter Lane – Option A



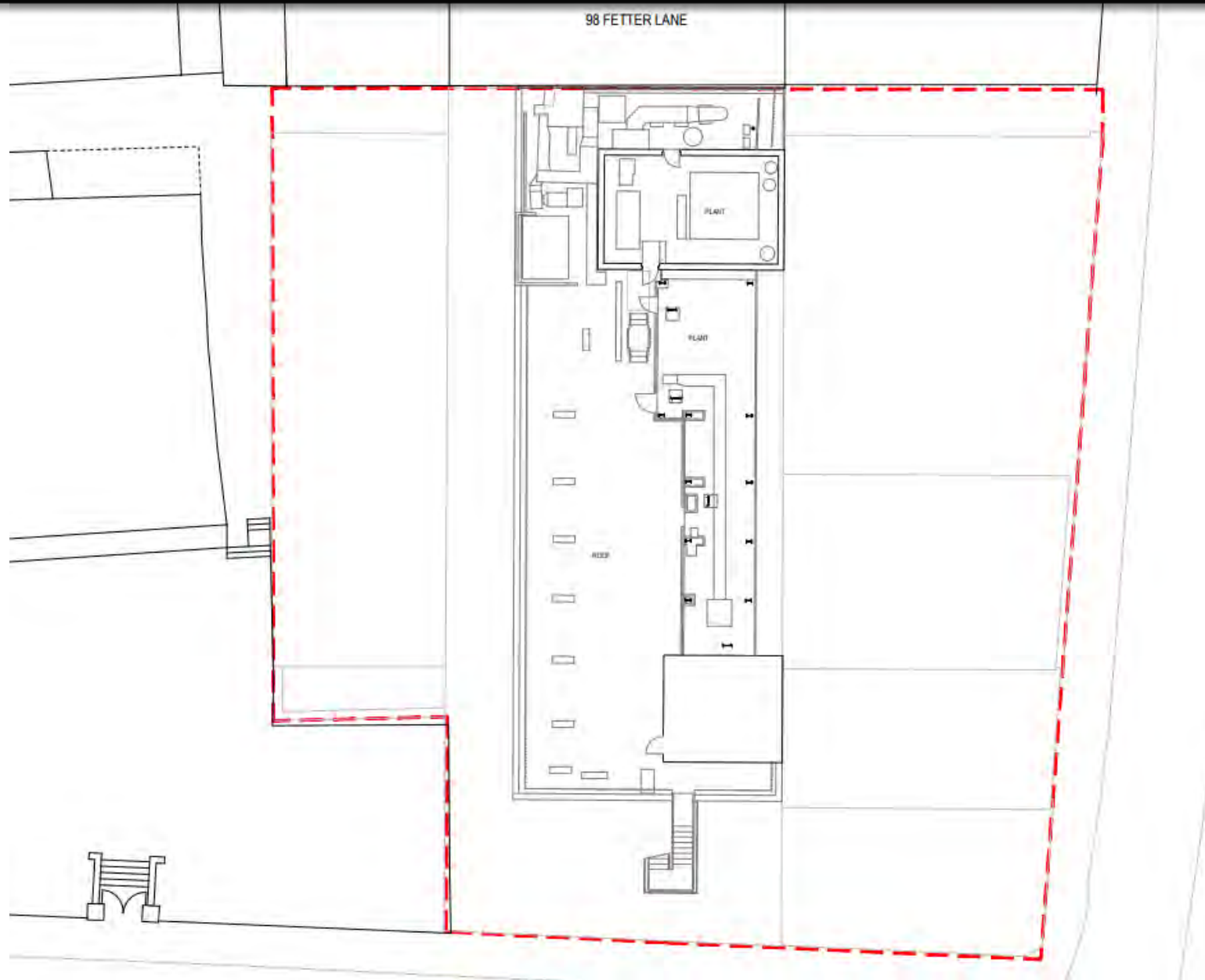
Existing sixth floor plan

Sixth Floor Plan Proposed



Proposed sixth floor plan

100 Fetter Lane – Option A



Existing seventh floor plan

100 Fetter Lane – Option A

Seventh Floor Plan
Proposed



Proposed seventh floor plan

100 Fetter Lane – Option A

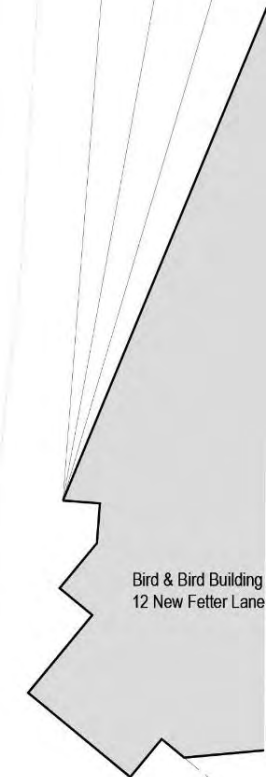
Eighth Floor Plan
Proposed



Proposed eighth floor plan

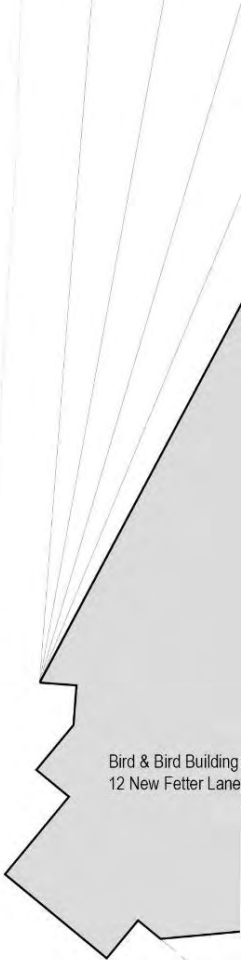
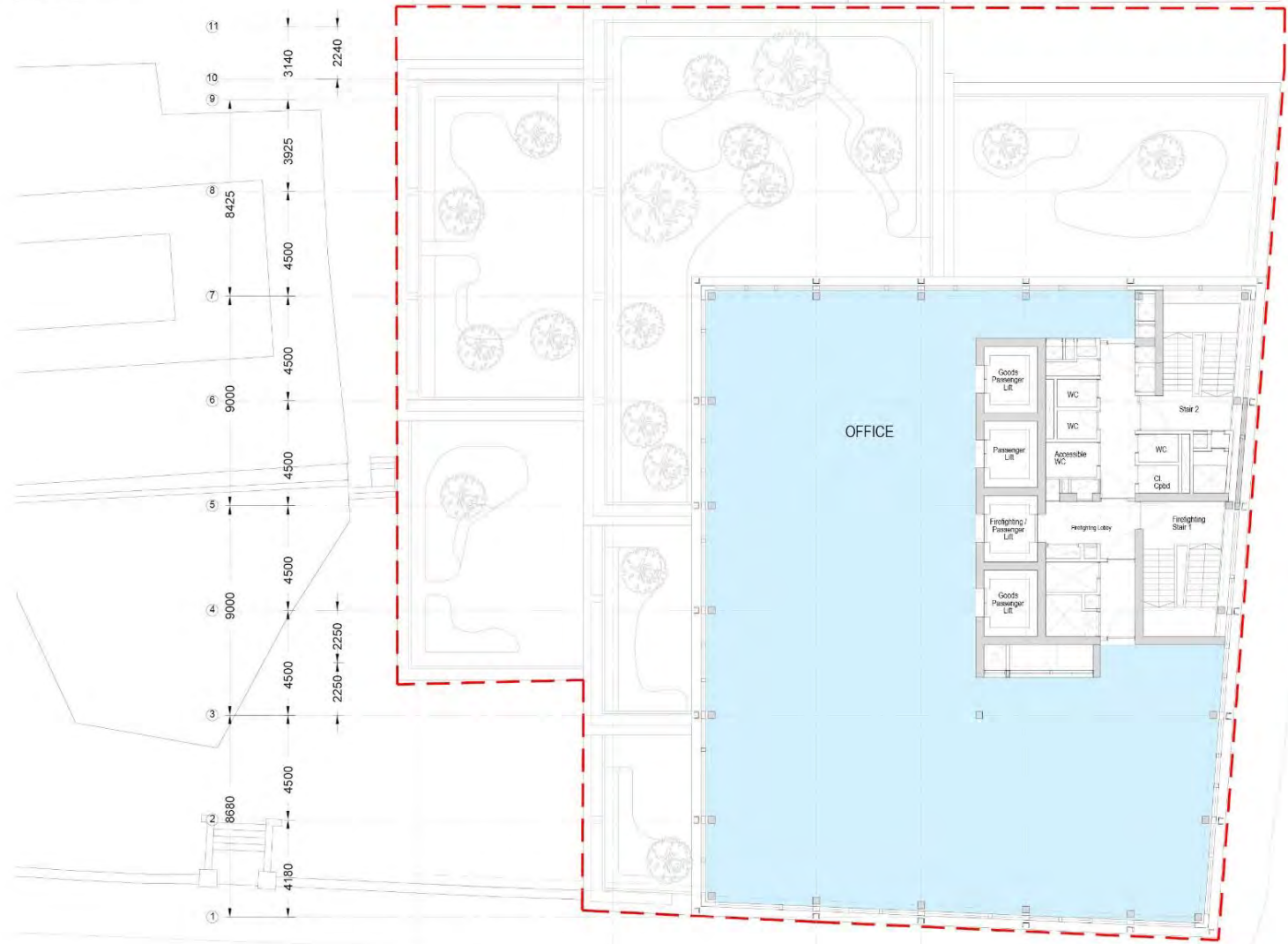
Ninth Floor Plan

Proposed



Proposed ninth floor plan

Tenth Floor Plan
Proposed



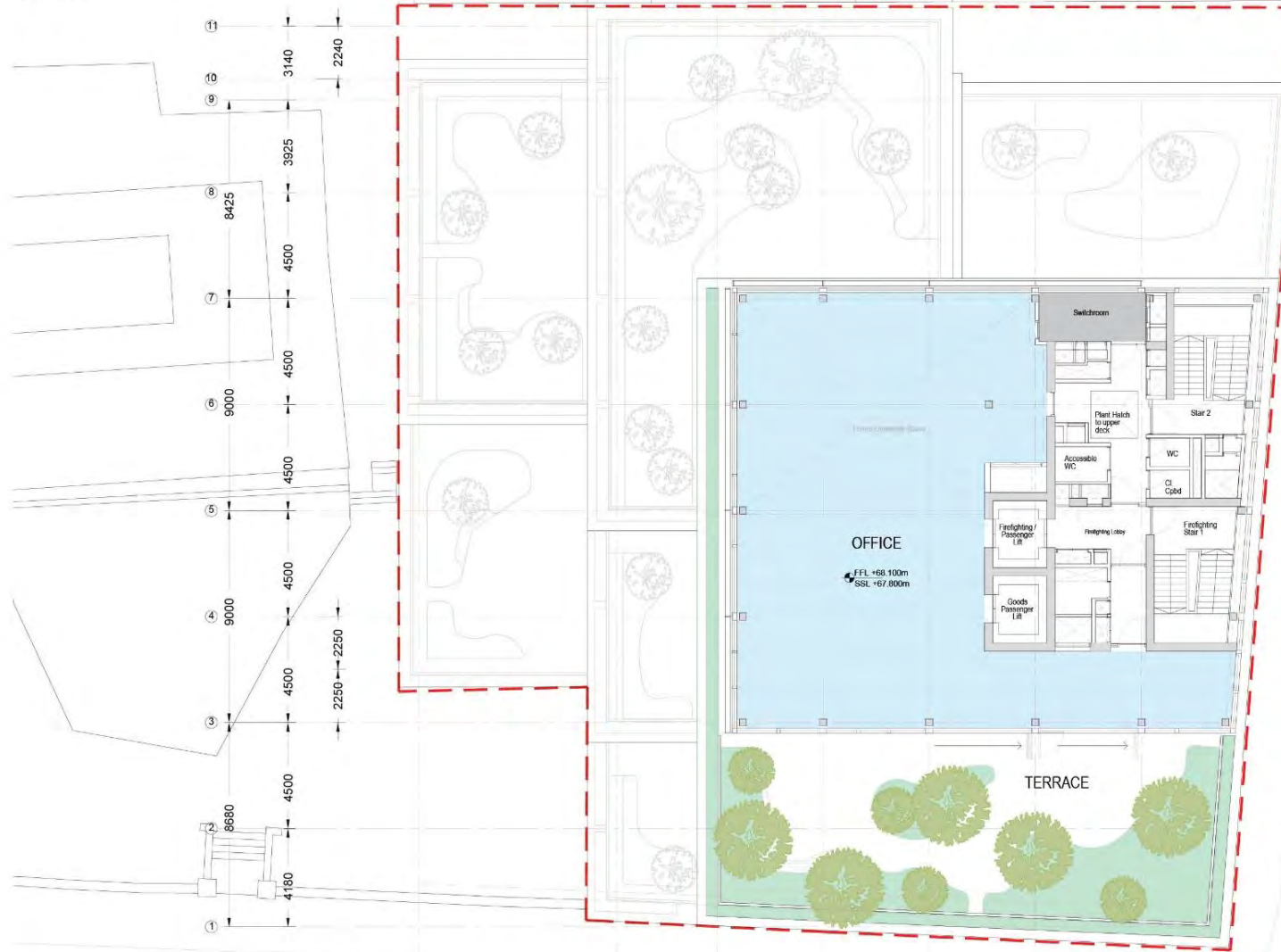
Proposed tenth floor plan

Eleventh Floor Plan
Proposed



Proposed eleventh floor plan

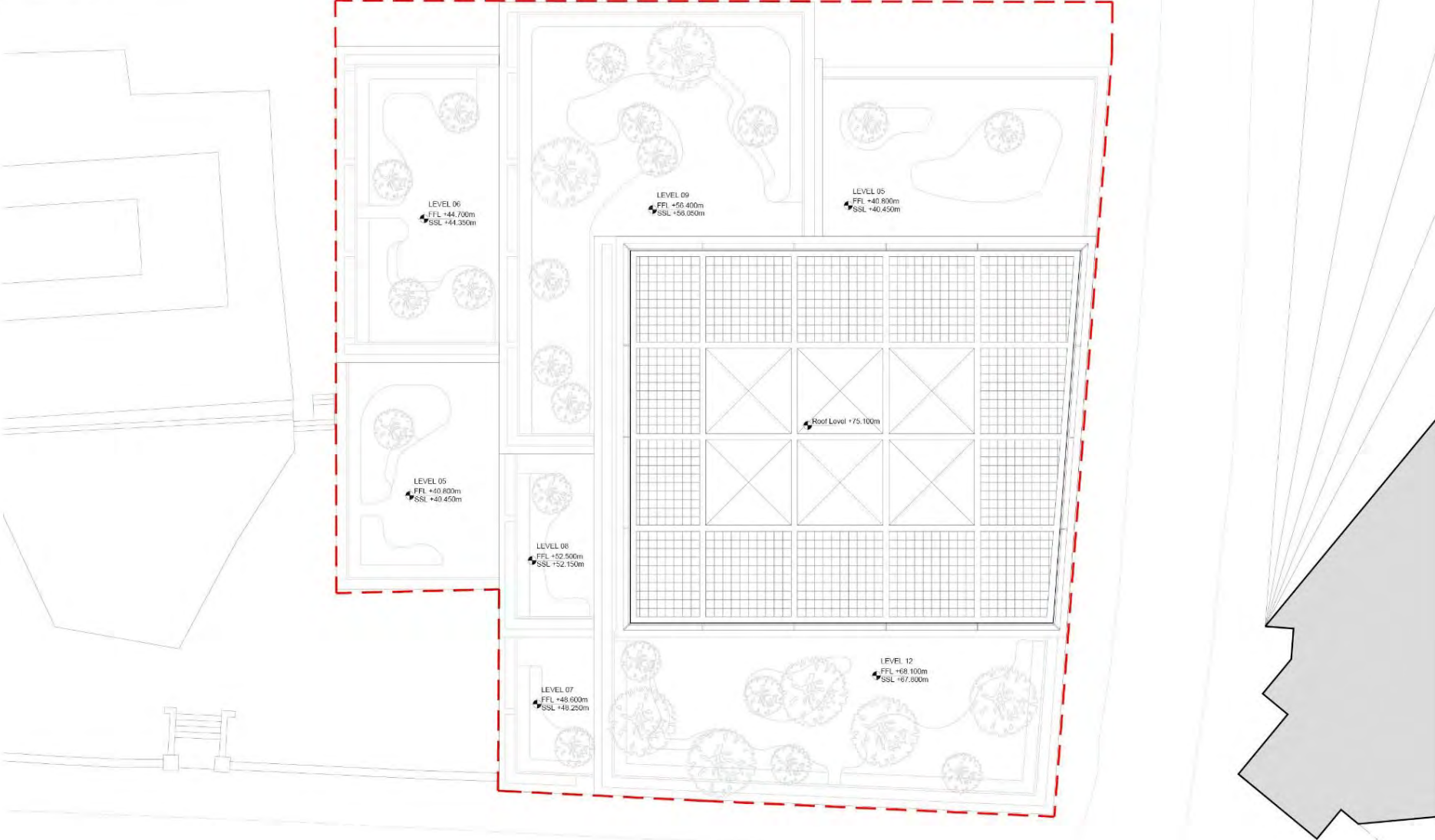
Twelfth Floor Plan Proposed



Proposed twelfth floor plan

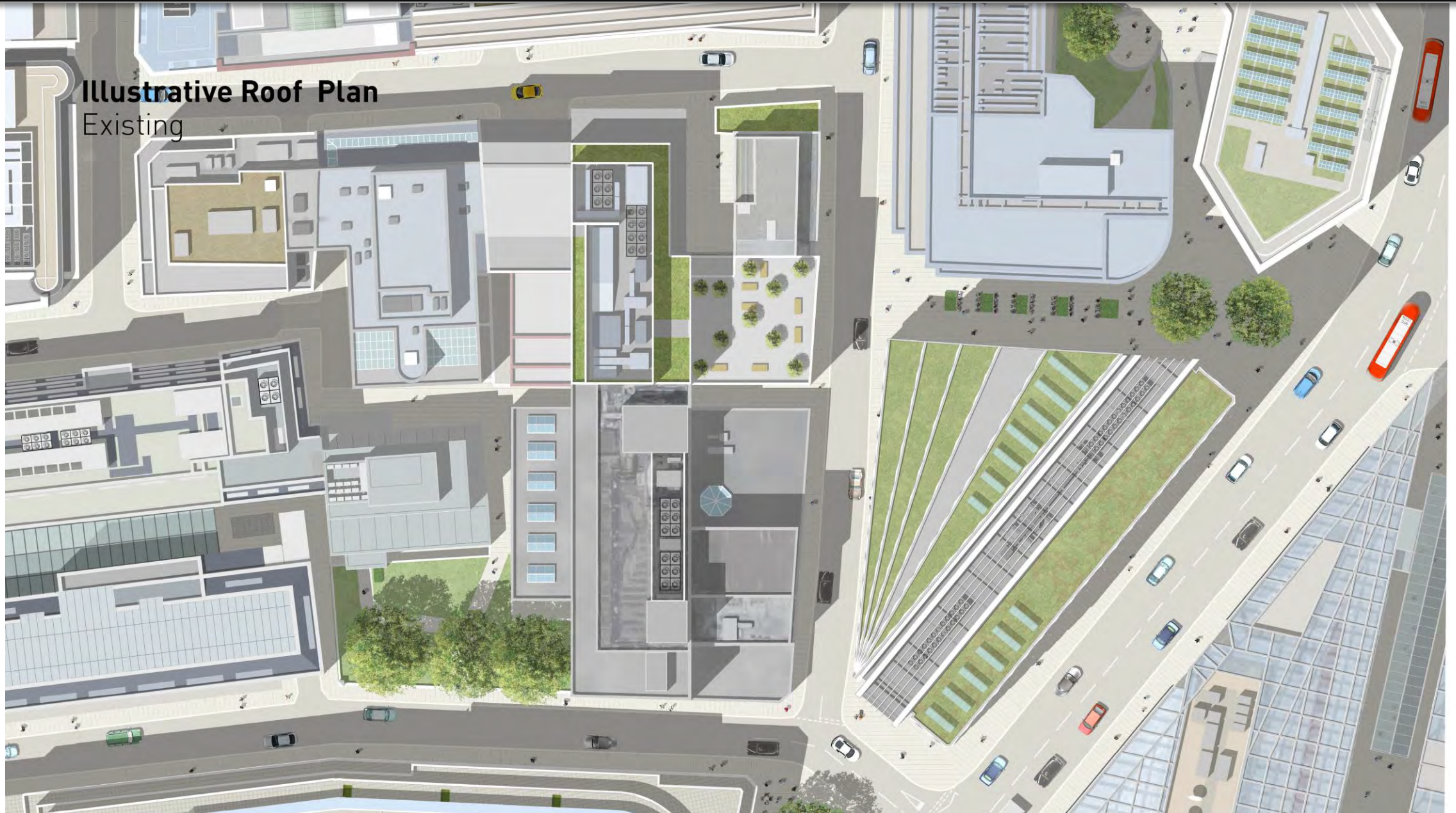
100 Fetter Lane – Option A

Roof Plan Proposed



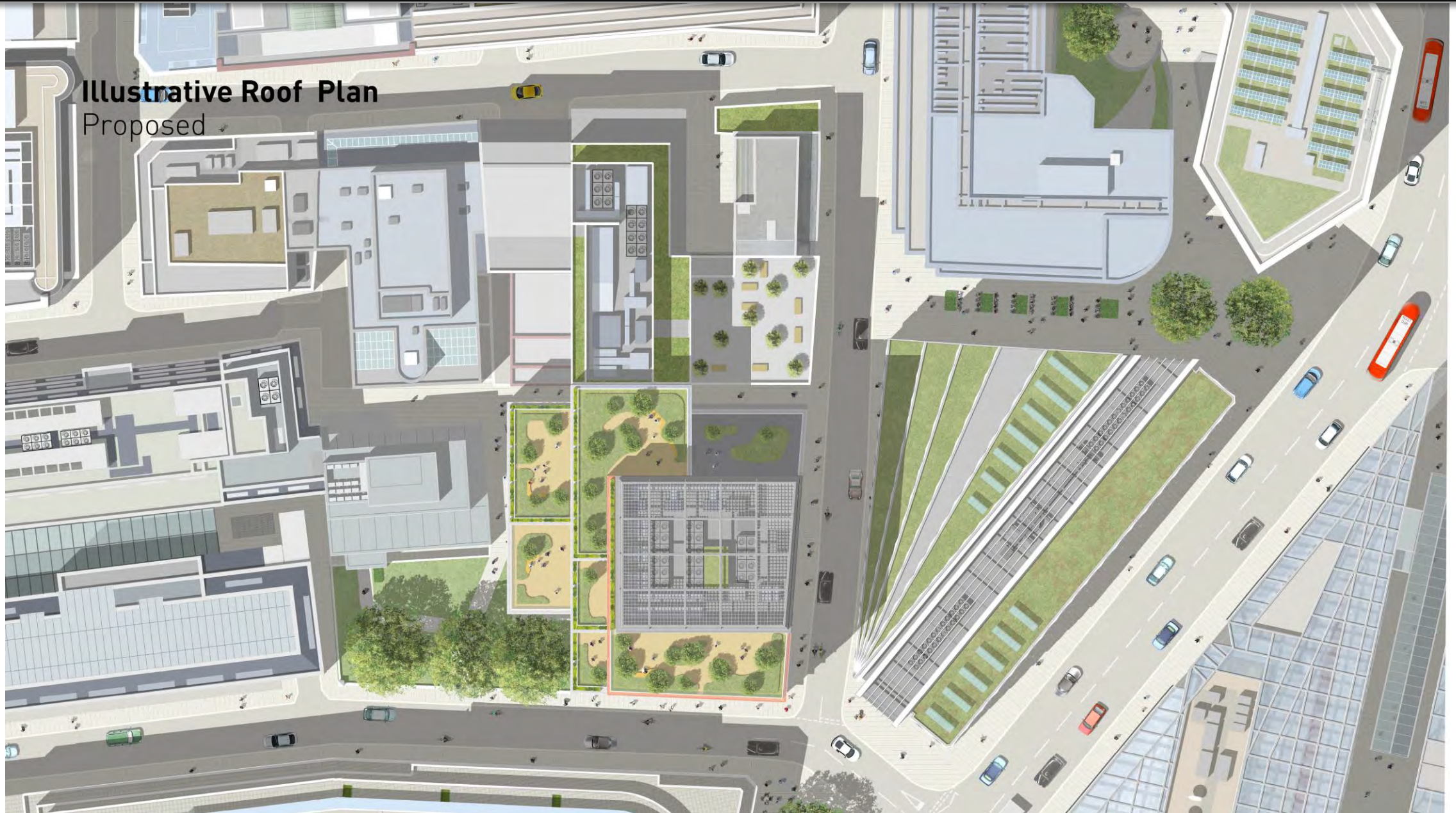
Proposed roof plan

100 Fetter Lane – Option A



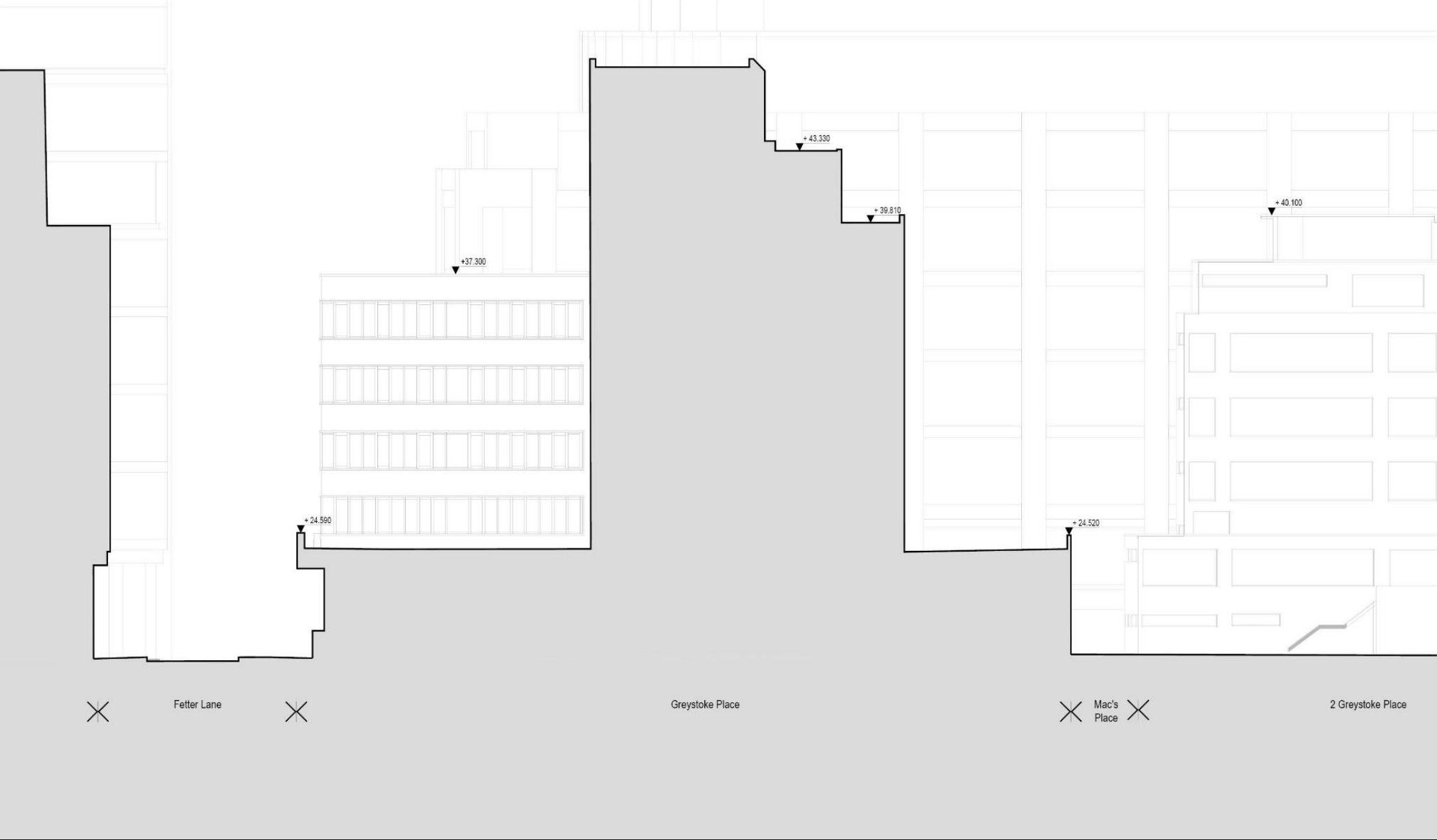
Existing roof plan - illustrative

100 Fetter Lane – Option A



Proposed roof plan - illustrative

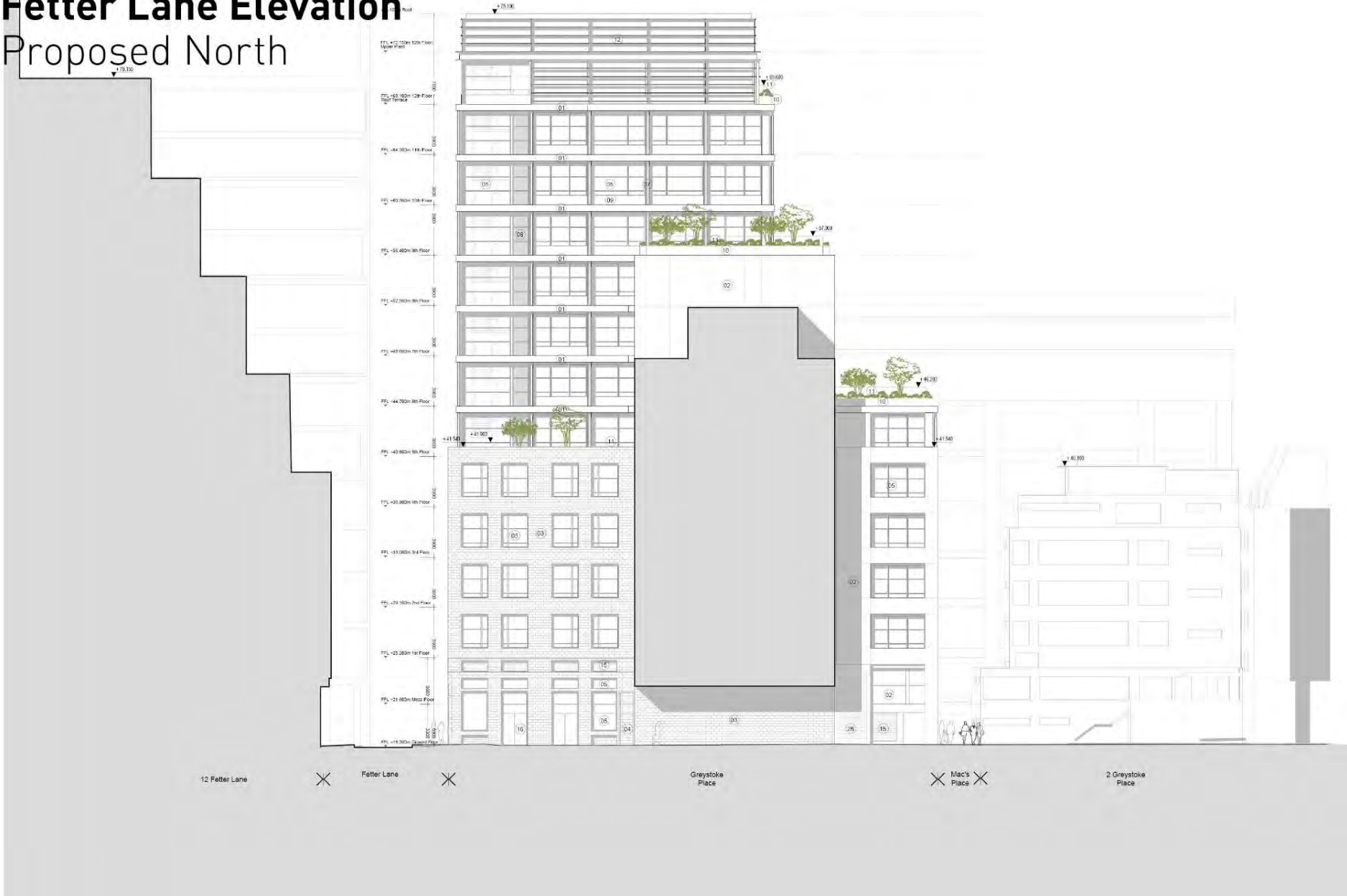
100 Fetter Lane – Option A



Existing north elevation

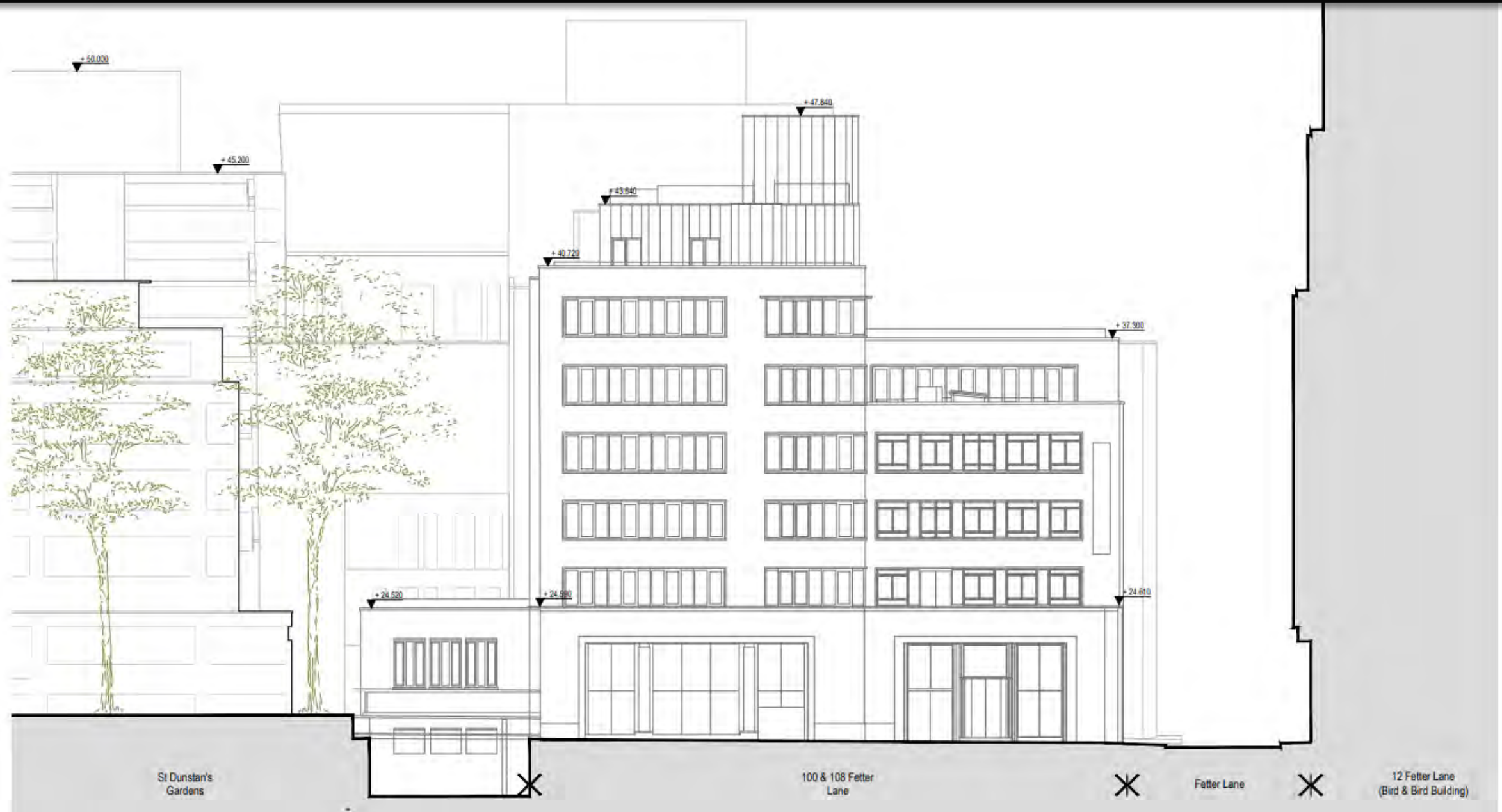
100 Fetter Lane – Option A

Fetter Lane Elevation
Proposed North



Proposed north elevation

100 Fetter Lane – Option A



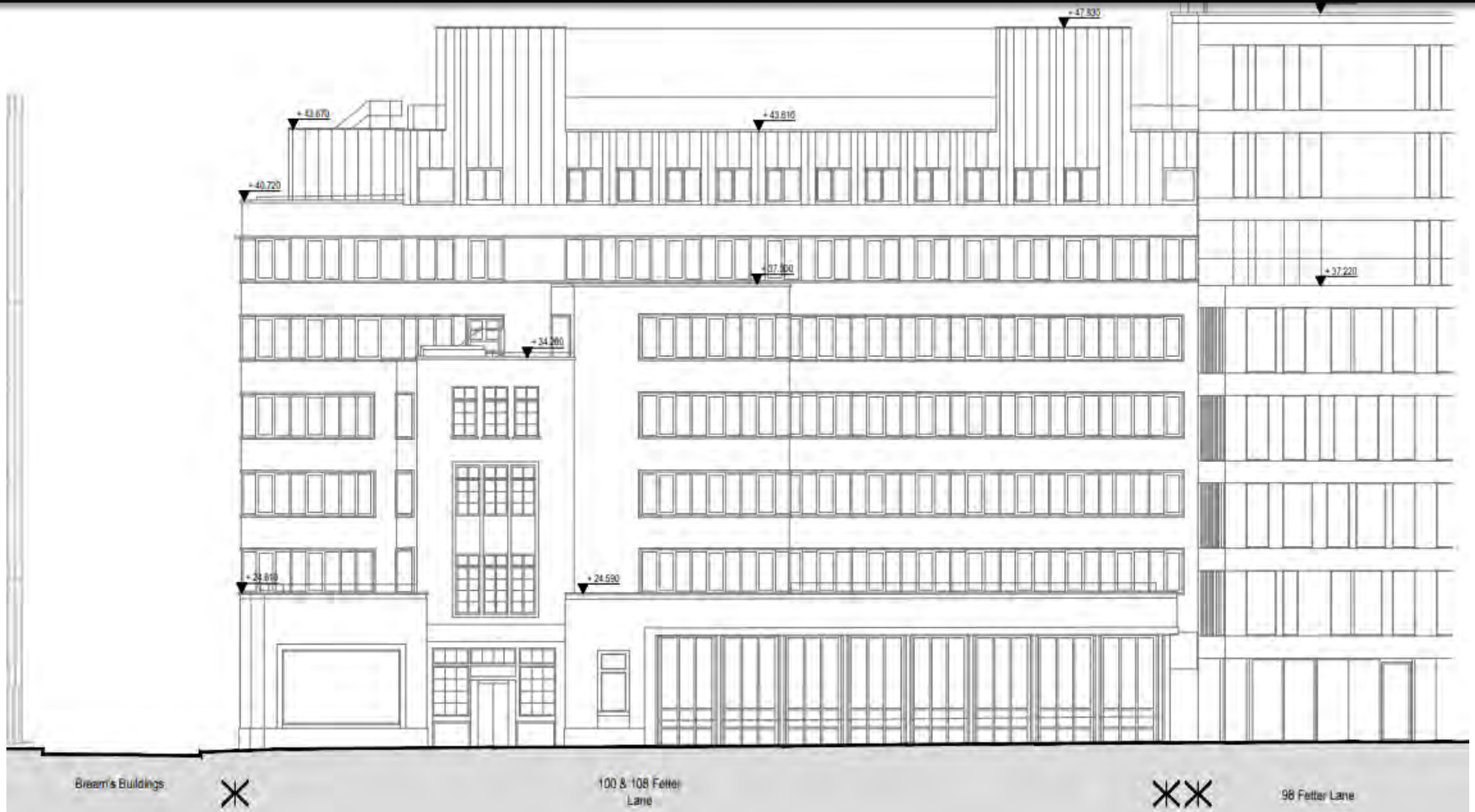
Existing south elevation

100 Fetter Lane – Option A



Proposed south elevation

100 Fetter Lane – Option A



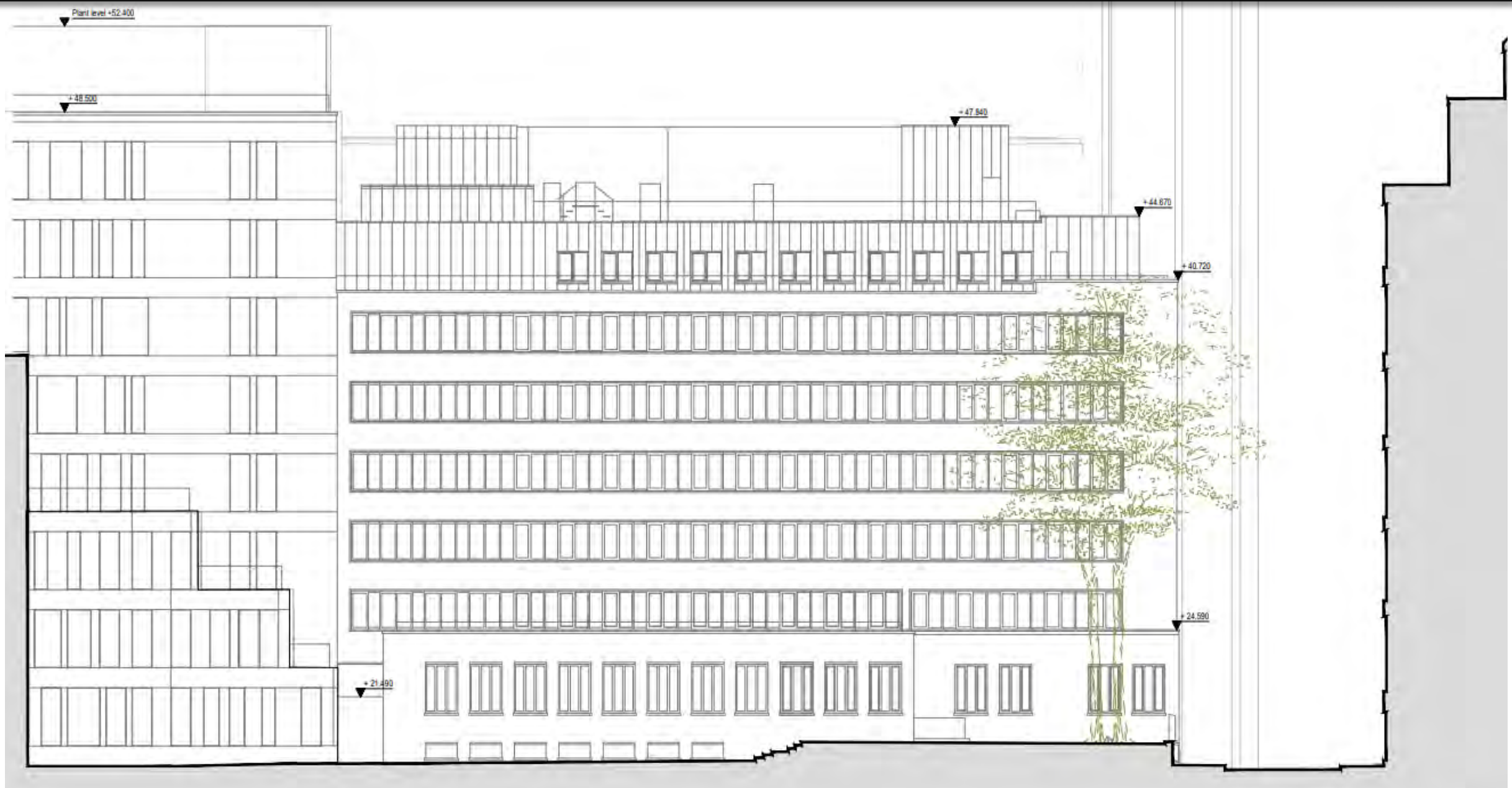
Existing east elevation

100 Fetter Lane – Option A



Proposed east elevation

100 Fetter Lane – Option A



Existing west elevation

100 Fetter Lane – Option A



Proposed west elevation

100 Fetter Lane – Option A



Existing south elevation - illustrative

100 Fetter Lane – Option A



Proposed south elevation - illustrative

100 Fetter Lane – Option A



Existing east elevation - illustrative

100 Fetter Lane – Option A



Proposed east elevation - illustrative

100 Fetter Lane – Option A

Illustrative Elevation
Existing West



Existing west elevation - illustrative

100 Fetter Lane – Option A

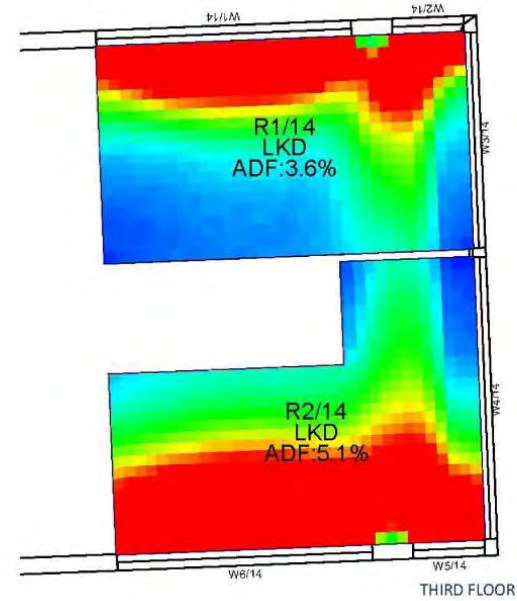
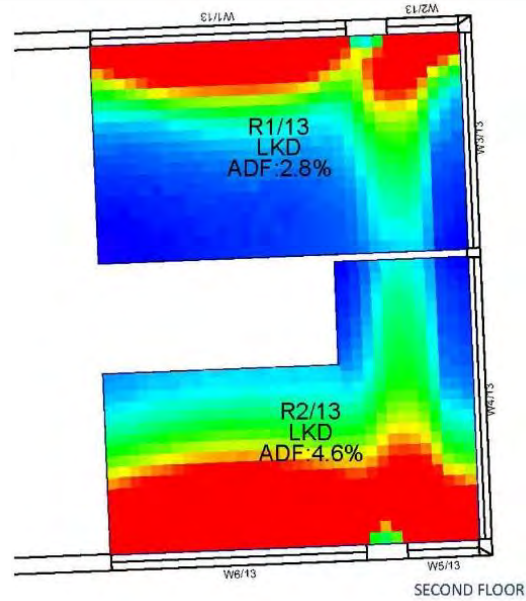
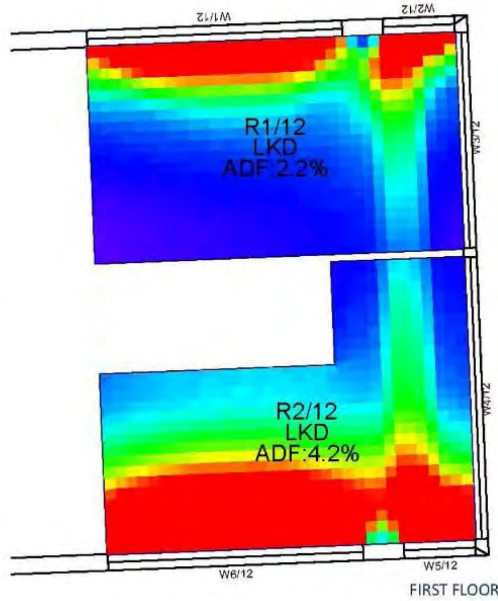
Illustrative Elevation
Proposed West



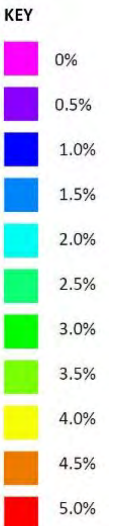
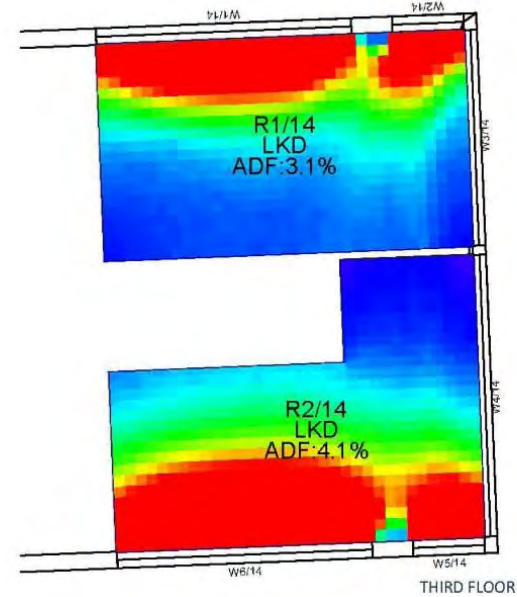
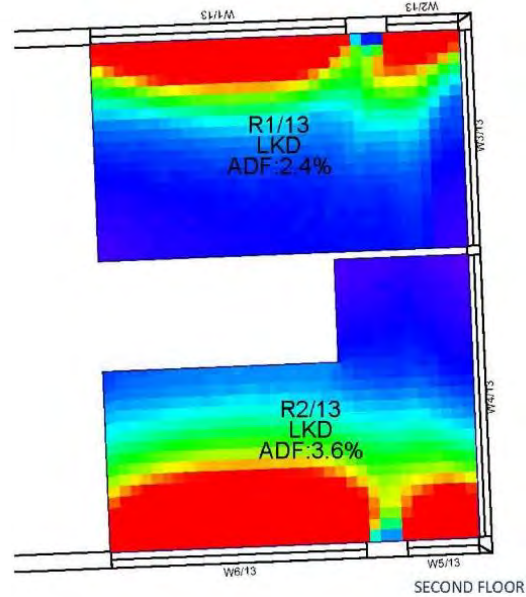
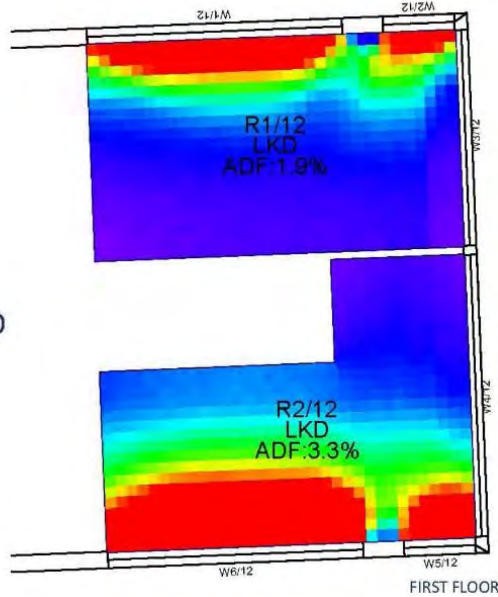
Proposed west elevation - illustrative

100 Fetter Lane – Option A

EXISTING



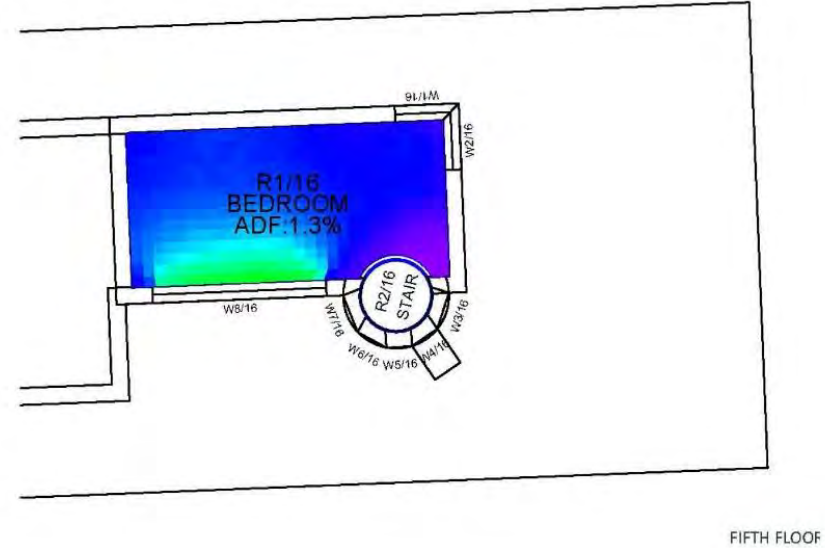
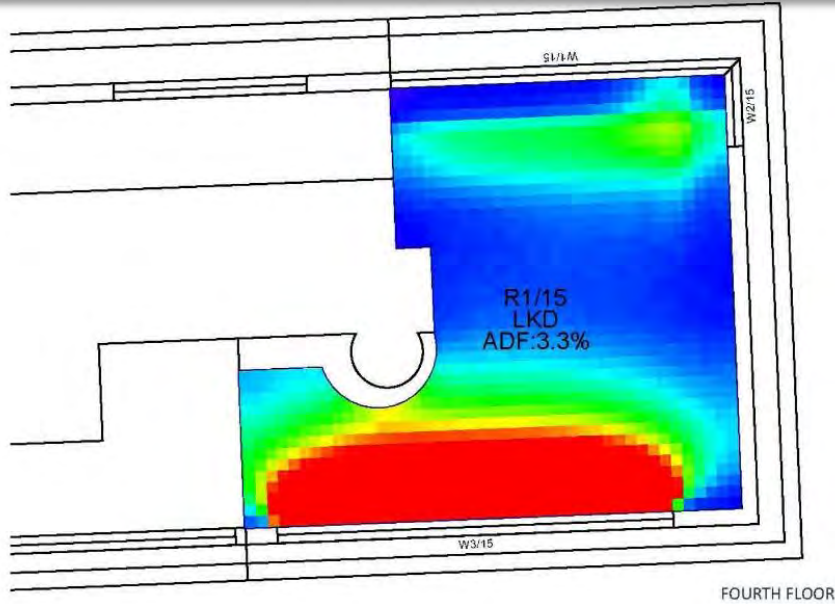
PROPOSED



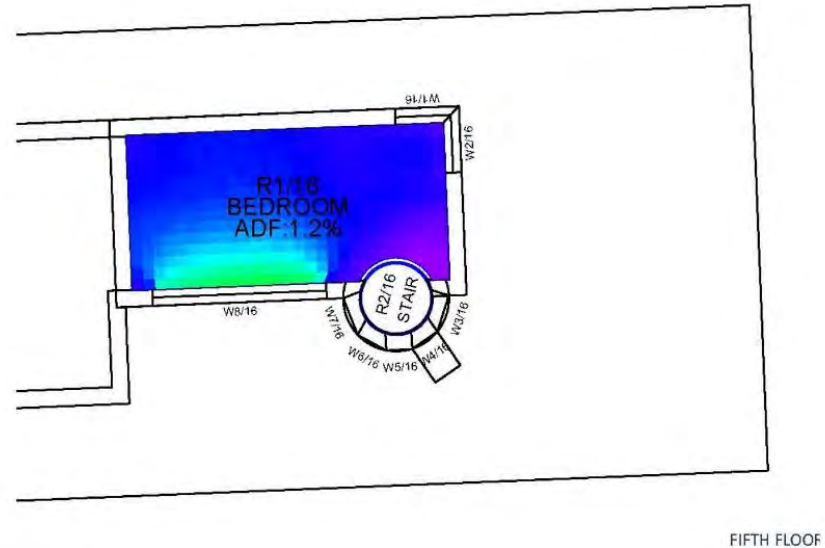
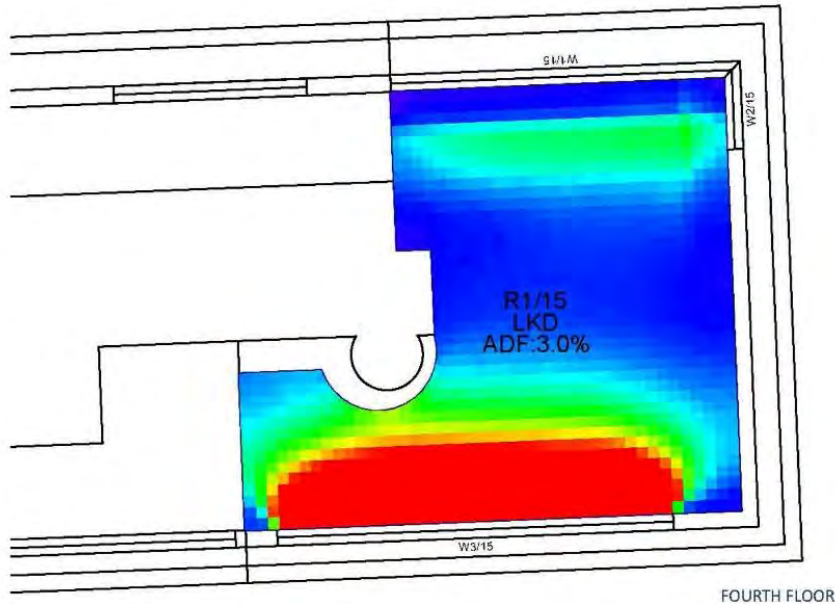
Existing & proposed radiance diagrams – residential properties at 2 Greystoke Place

100 Fetter Lane – Option A

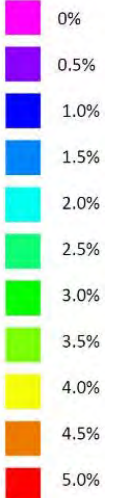
EXISTING



PROPOSED

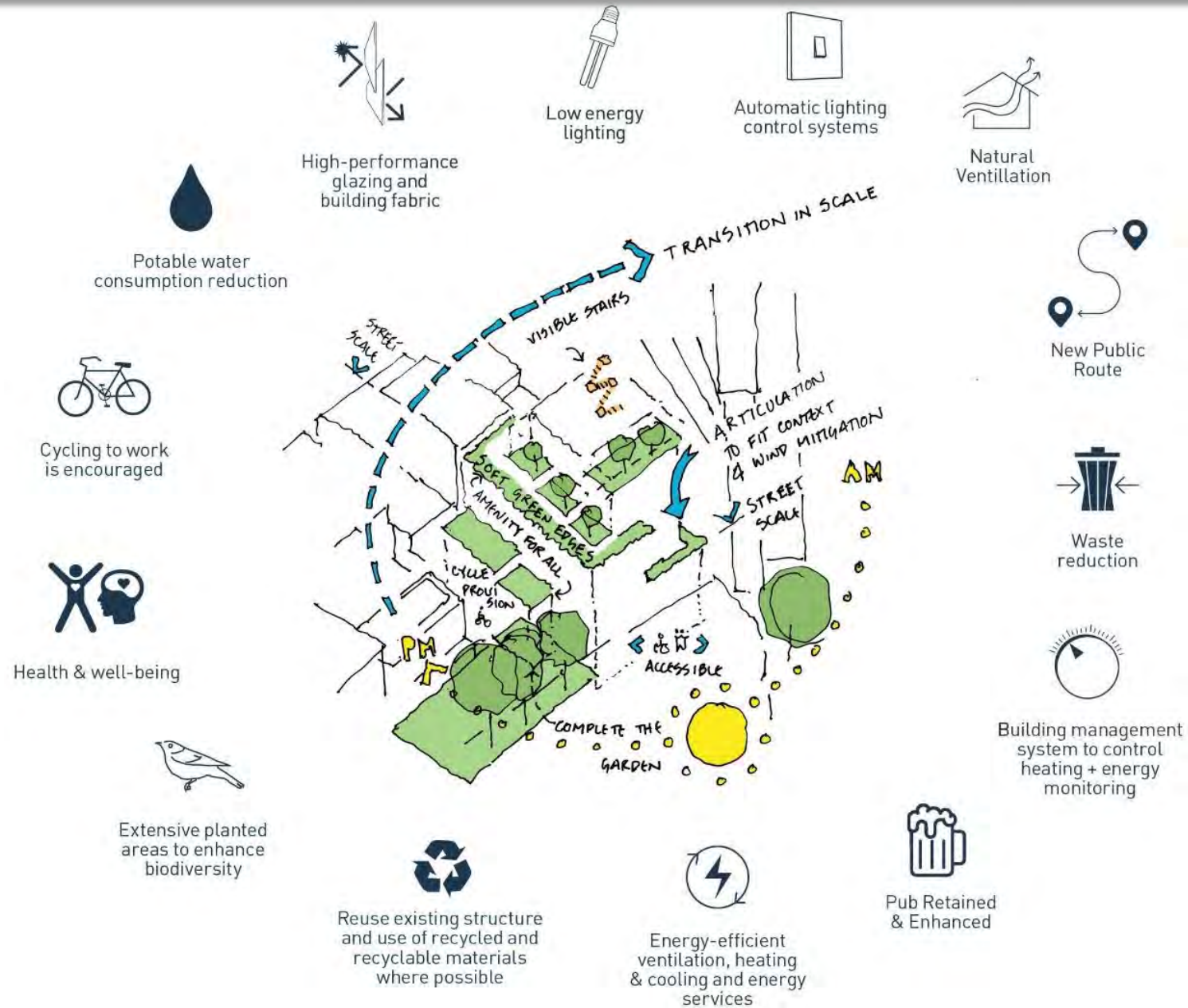


KEY



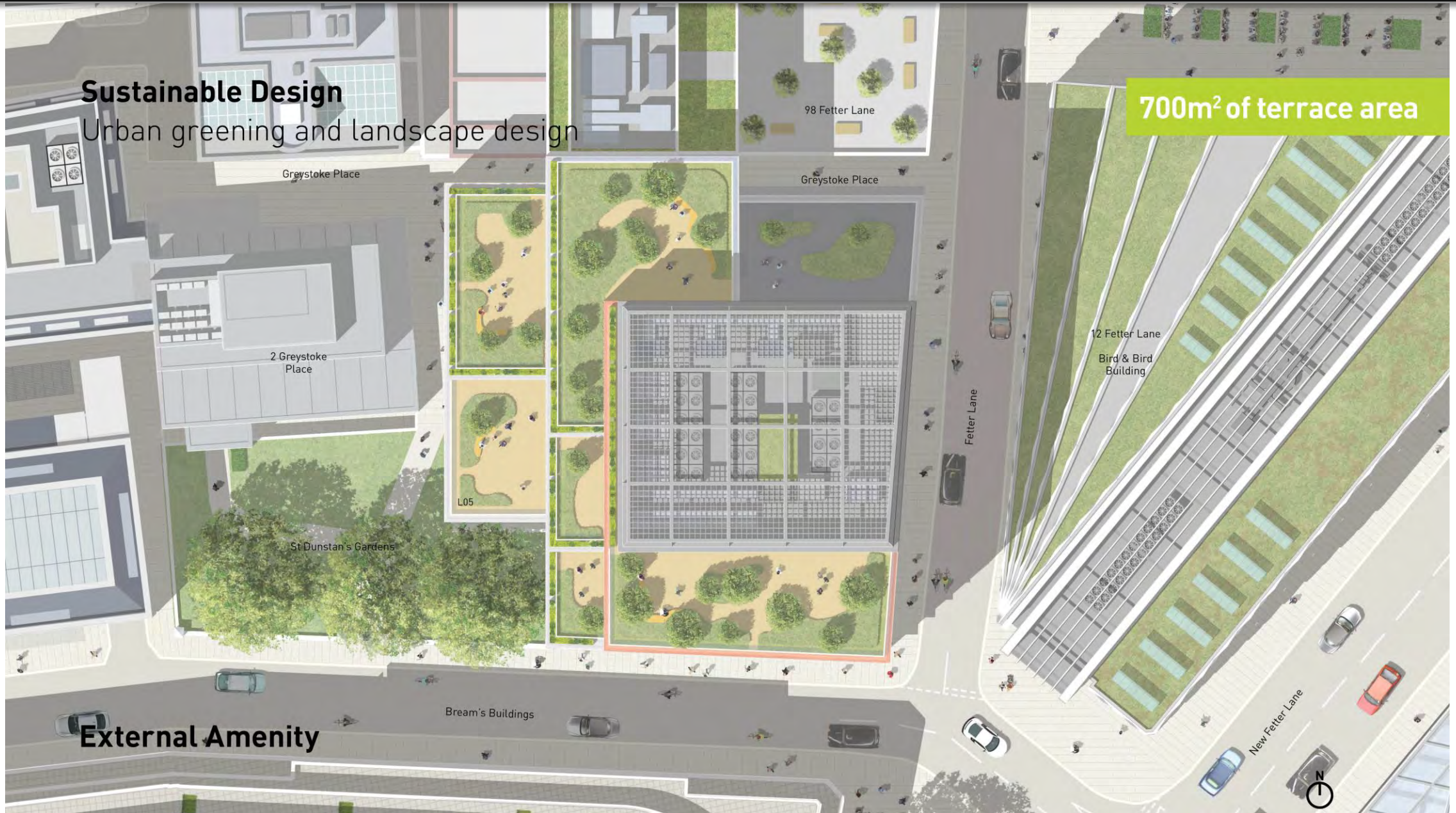
Existing & proposed radiance diagrams – residential properties at 2 Greystoke Place

100 Fetter Lane – Option A



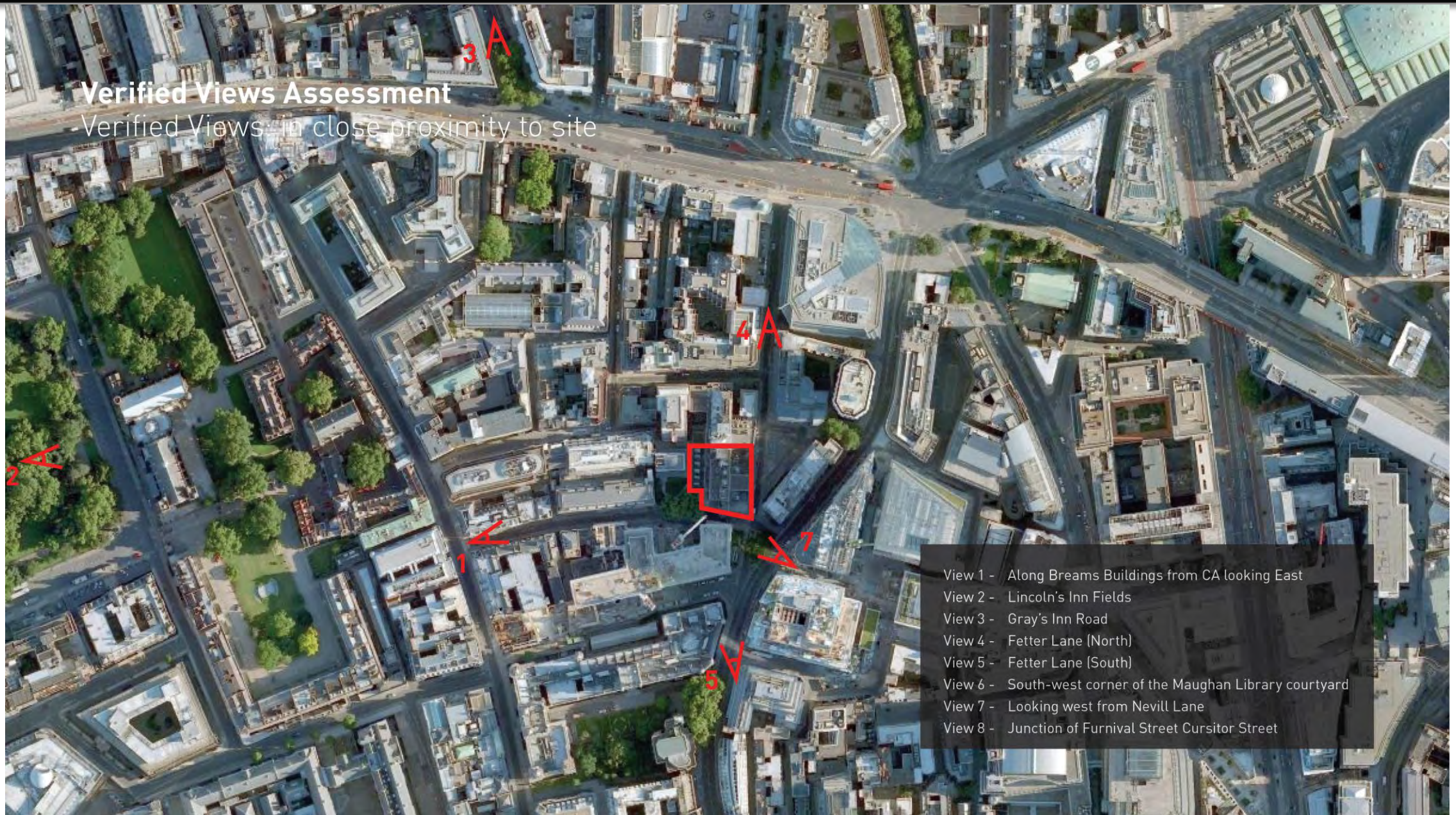
Sustainability – environmental design features

100 Fetter Lane – Option A



Sustainability – urban greening & landscape design

100 Fetter Lane – Option A



Verified views – in close proximity to site

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 01 - Along Breams Buildings Looking East



Existing view – Breams Buildings looking east

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 01 - Along Breams Buildings Looking East

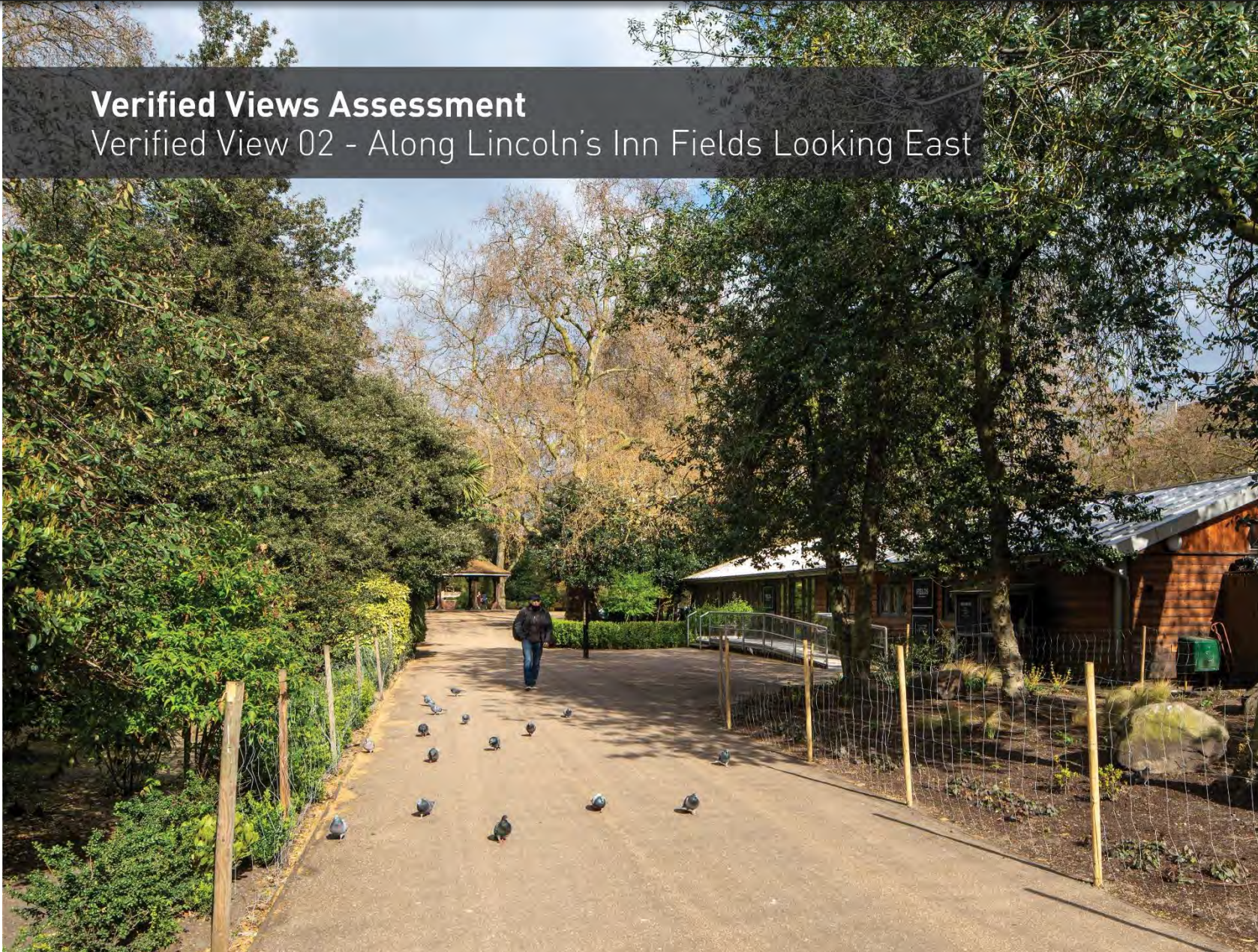


Proposed view – Breams Buildings looking east

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 02 - Along Lincoln's Inn Fields Looking East

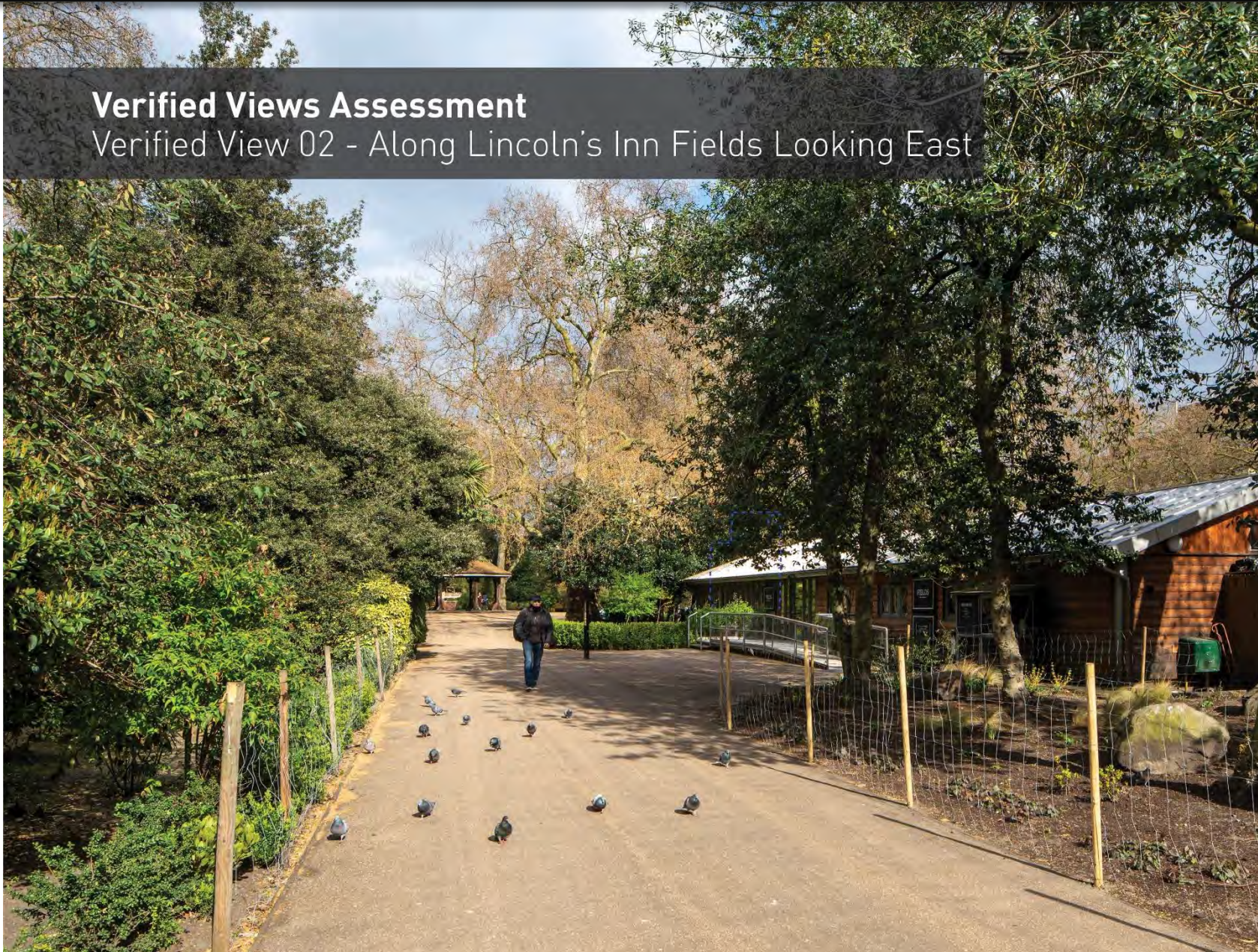


Existing view – Lincoln's Inn Fields looking east

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 02 - Along Lincoln's Inn Fields Looking East



Proposed view – Lincoln's Inn Fields looking east

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 03 - Along Gray's Inn Road Looking South



Existing view – Gray's Inn Road looking south

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 03 - Along Gray's Inn Road Looking South

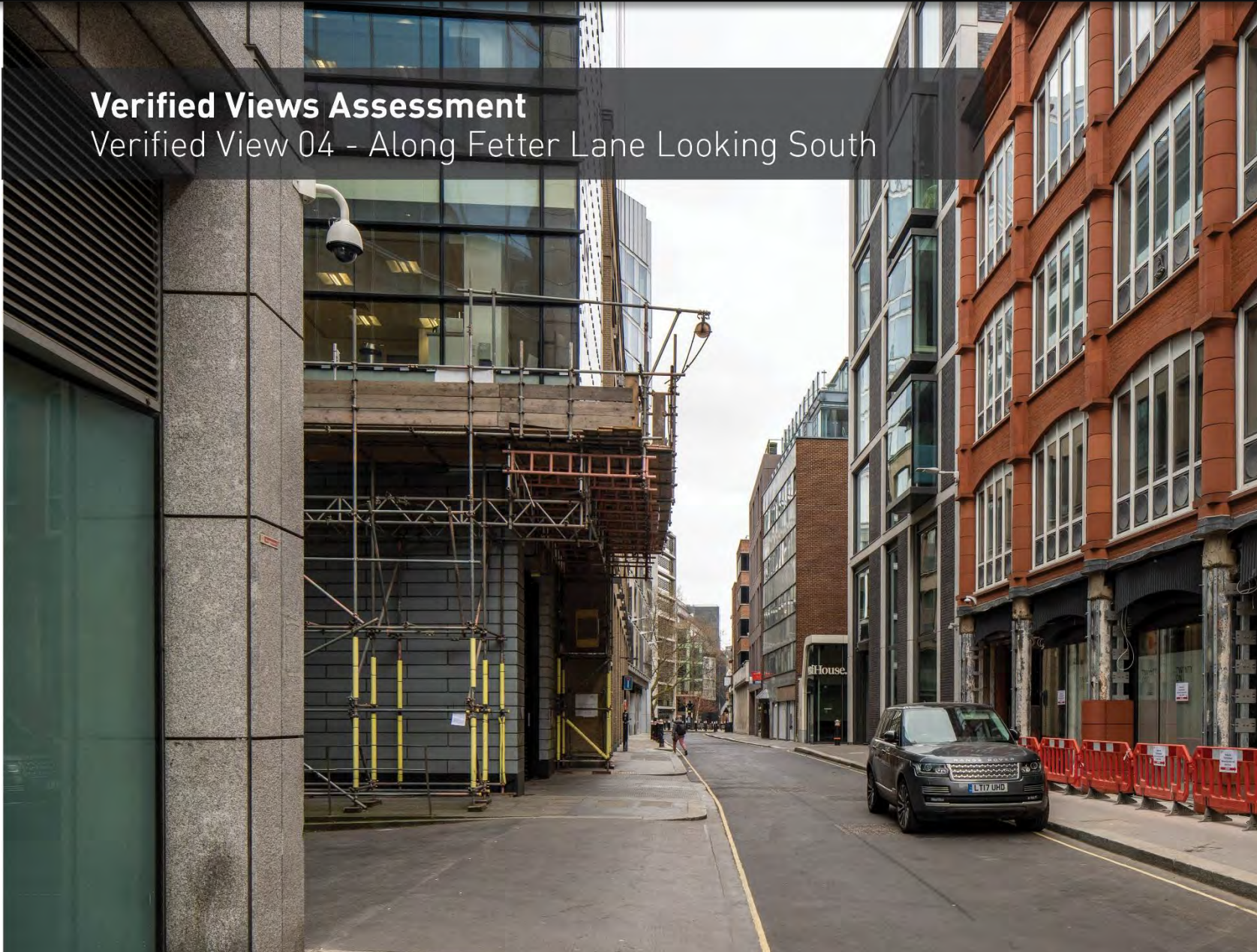


Proposed view – Gray's Inn Road looking south

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 04 - Along Fetter Lane Looking South

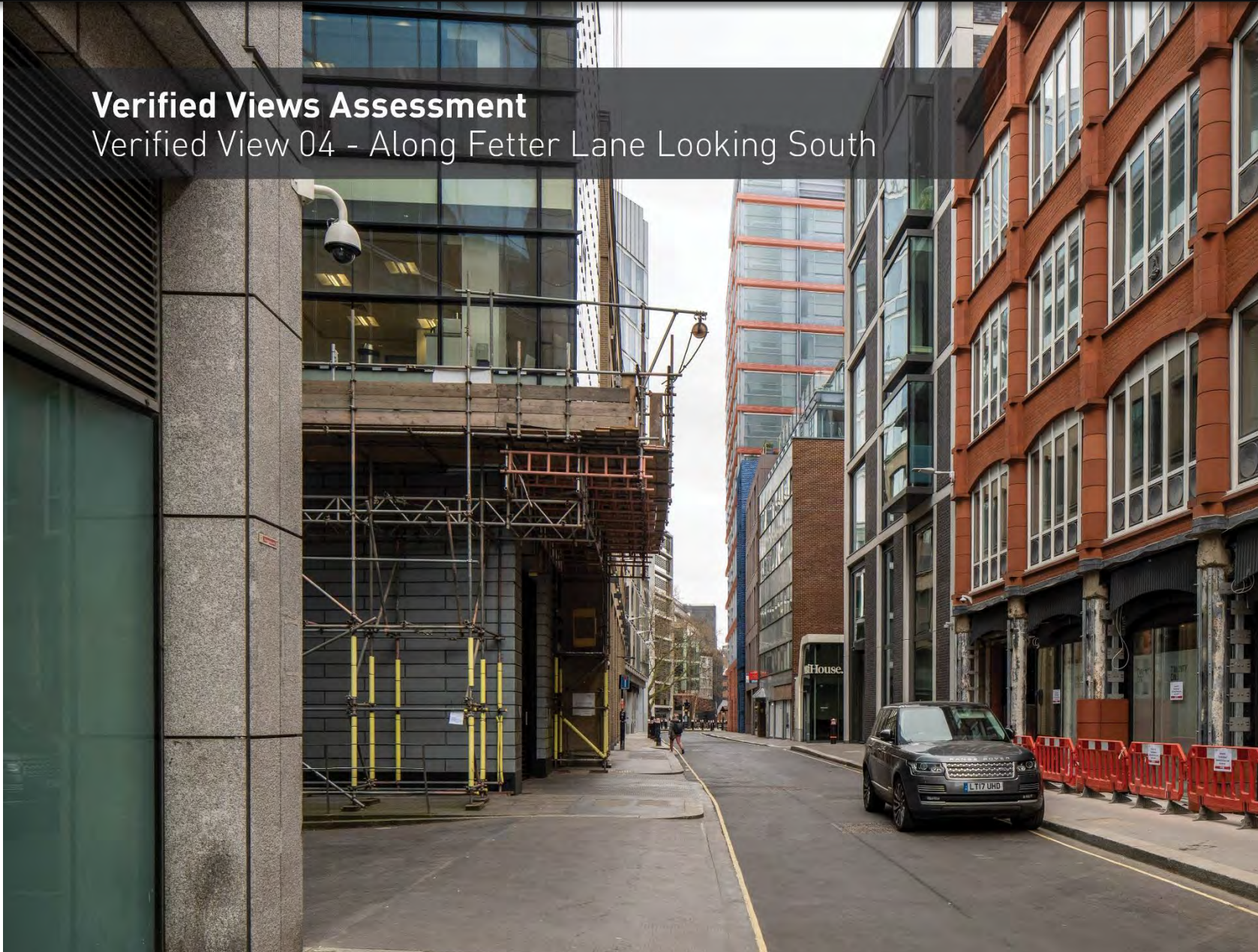


Existing view – Fetter Lane looking south

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 04 - Along Fetter Lane Looking South



Proposed view – Fetter Lane looking south

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 05 - Along Fetter Lane Looking North



Existing view – Fetter Lane looking north

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 05 - Along Fetter Lane Looking North

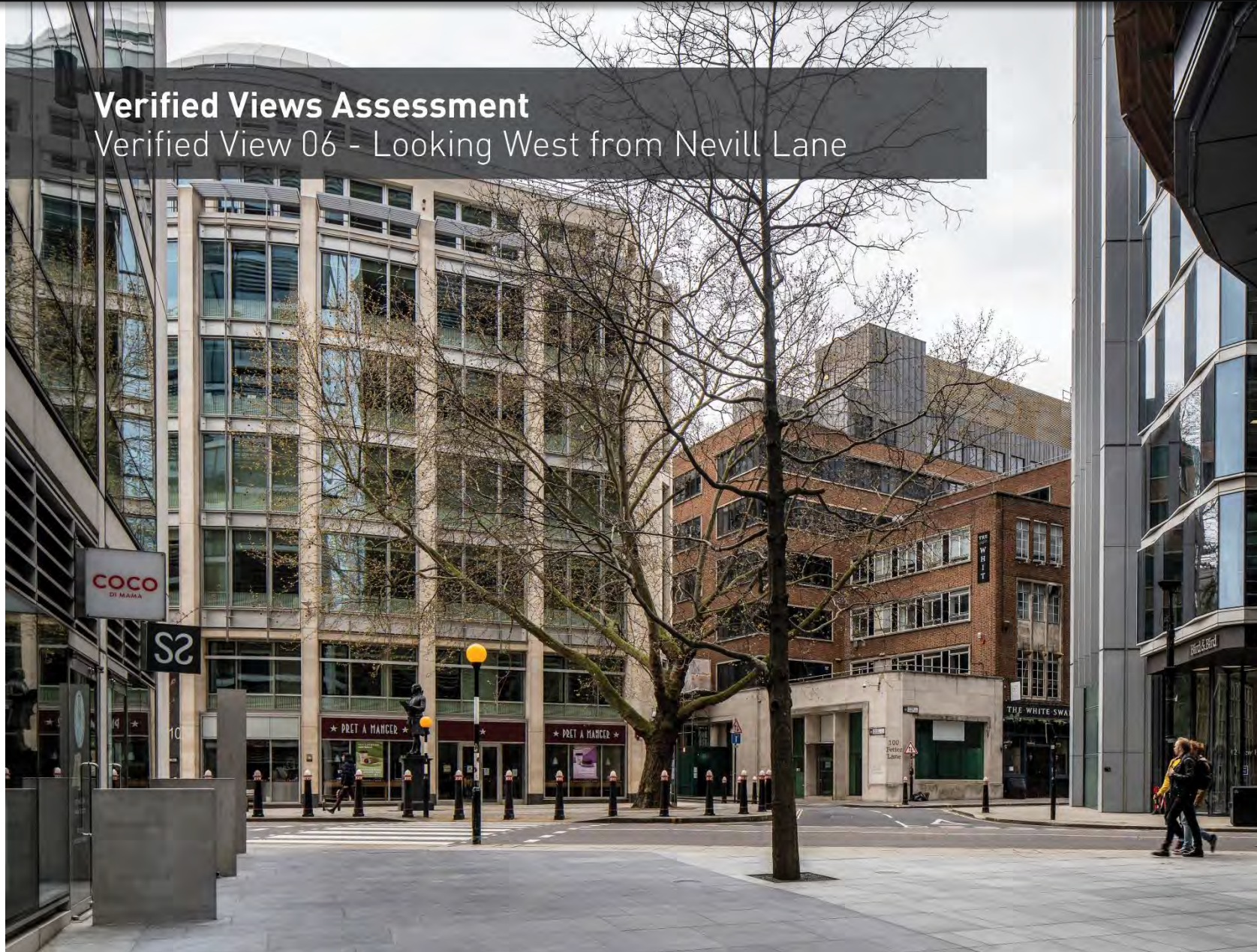


Proposed view – Fetter Lane looking north

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 06 - Looking West from Nevill Lane



Existing view – Nevill Lane looking west

100 Fetter Lane – Option A

Verified Views Assessment

Verified View 06 - Looking West from Nevill Lane



Proposed view – Nevill Lane looking west

100 Fetter Lane – Option A

Verified Views Assessment

Verified Views: LVMF/Riparian

LVMF/ Riparian Views:

| | |
|------------|---------------------------------------|
| LVMF 4A.1 | Primrose Hill (non-verified) |
| LVMF 5A.2 | Greenwich Park |
| LVMF 6A.1 | Blackheath Point (non-verified) |
| LVMF 15B.2 | Waterloo Bridge looking East |
| LVMF 16B.1 | Gabriel's Wharf |
| LVMF 17B.1 | Golden Jubilee Hungerford Footbridges |

Riparian View 2 Looking north from outside Sea Containers Wharf (non-verified)

Riparian View 3 Looking north from outside Oxo House (non-verified)

NOTE: Riparian View 1 has been discounted in the pre-

Verified views – LVMF/Riparian

100 Fetter Lane – Option A



Existing views – Greenwich Park (LVMF 5A.2)

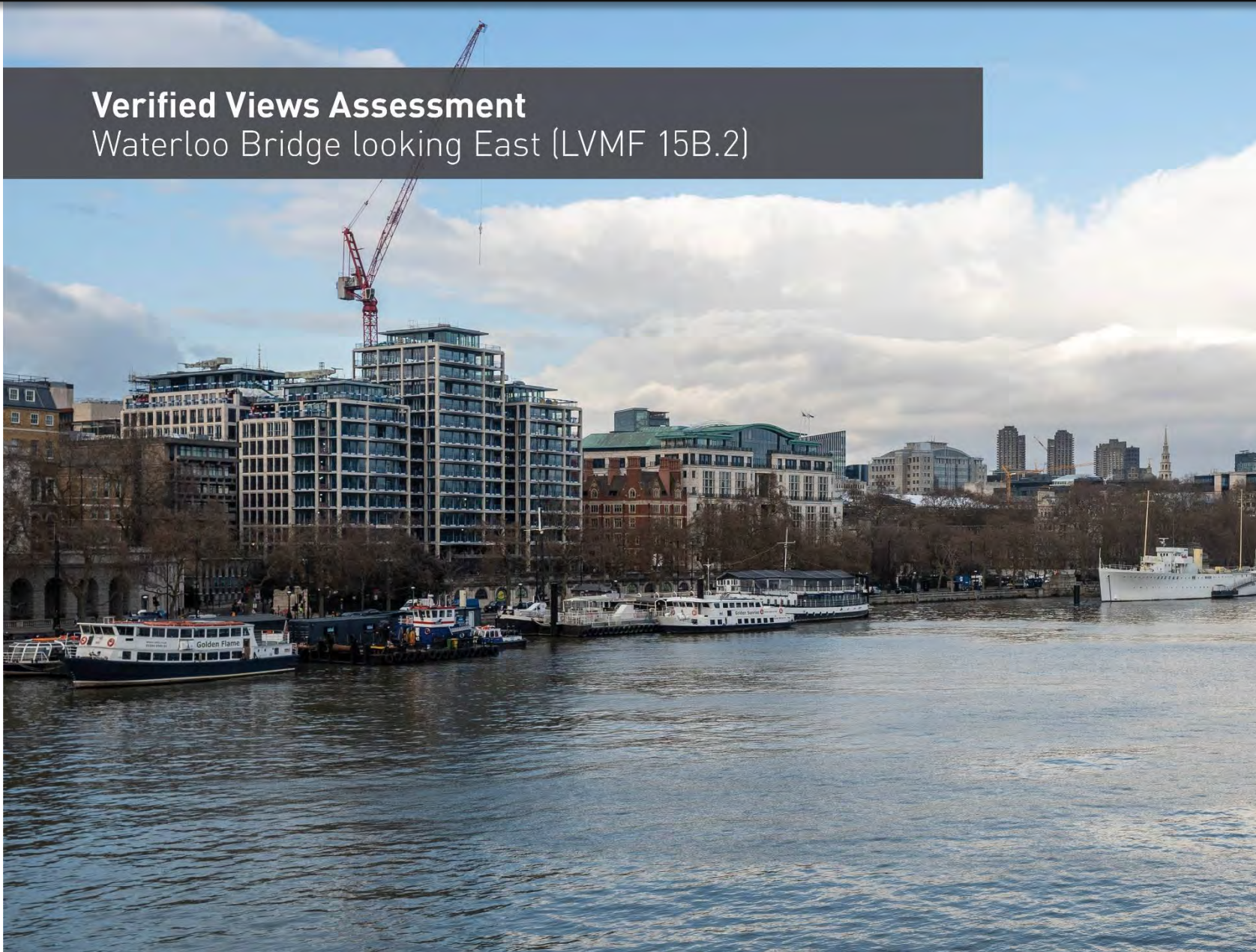
100 Fetter Lane – Option A



Proposed views – Greenwich Park (LVMF 5A.2)

Verified Views Assessment

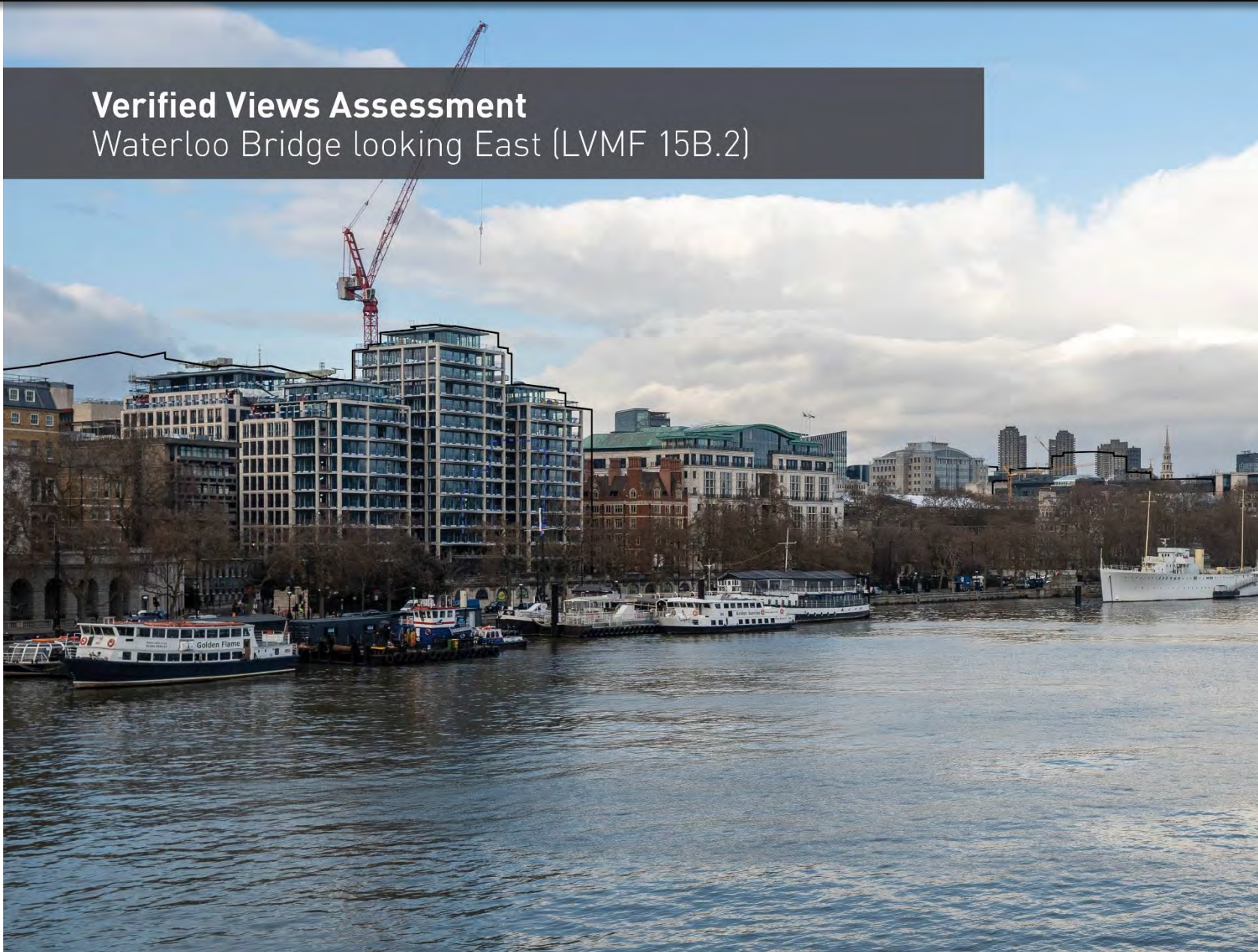
Waterloo Bridge looking East (LVMF 15B.2)



Existing views – Waterloo Bridge looking east (LVMF 15B.2)

Verified Views Assessment

Waterloo Bridge looking East (LVMF 15B.2)



Proposed views – Waterloo Bridge looking east (LVMF 15B.2)

100 Fetter Lane – Option A



Existing views – Gabriel's Wharf (LVMF 16B.1)

100 Fetter Lane – Option A



Proposed views – Gabriel's Wharf (LVMF 16B.1)

Verified Views Assessment

Golden Jubilee Hungerford Footbridges (LVMF 17B.1)



Existing views – Golden Jubilee Hungerford Footbridges (LVMF 17B.1)

Verified Views Assessment

Golden Jubilee Hungerford Footbridges (LVMF 17B.1)



Proposed views – Golden Jubilee Hungerford Footbridges (LVMF 17B.1)

100 Fetter Lane – Option A

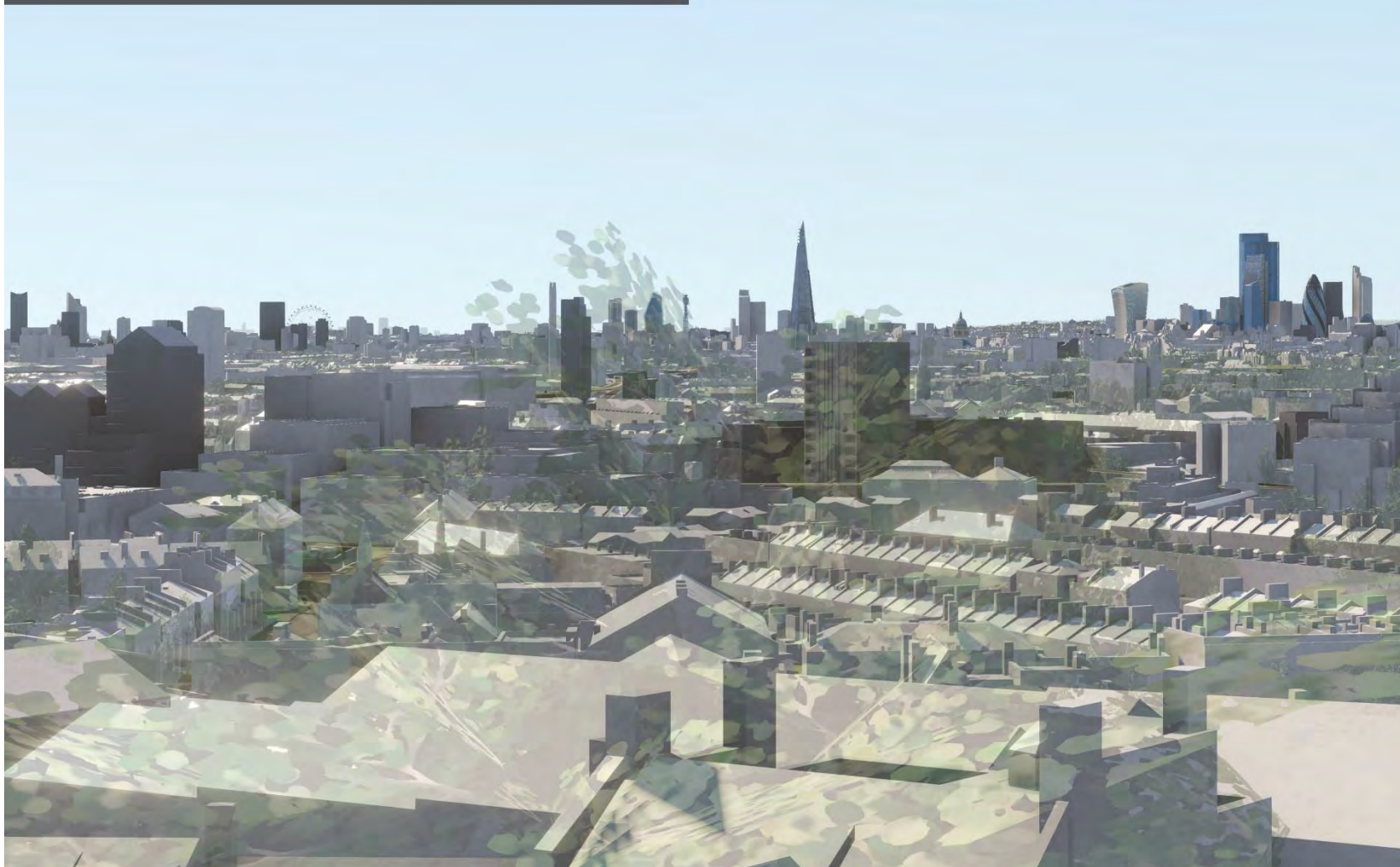
Verified Views Assessment Primrose Hill (LVMF 4A.1)



[527657.69, 182893] Bearing 122° Pitch 0° Focal Length 48mm

Proposed views – Primrose Hill (LVMF 4A.1)

Verified Views Assessment Blackheath Point (LVMF 6A.1)



Proposed views – Blackheath Point (LVMF 6A.1)

Non-Verified Views Assessment

Sea Containers Wharf (Riparian view 2)



Proposed views – Sea Containers Wharf (Riparian view 2)

Non-Verified Views Assessment Sea Containers Wharf (Riparian view 2)



100 Fetter Lane – Option A



Proposed western view - illustrative



Next Planning & Transport Committee

21 September 2021