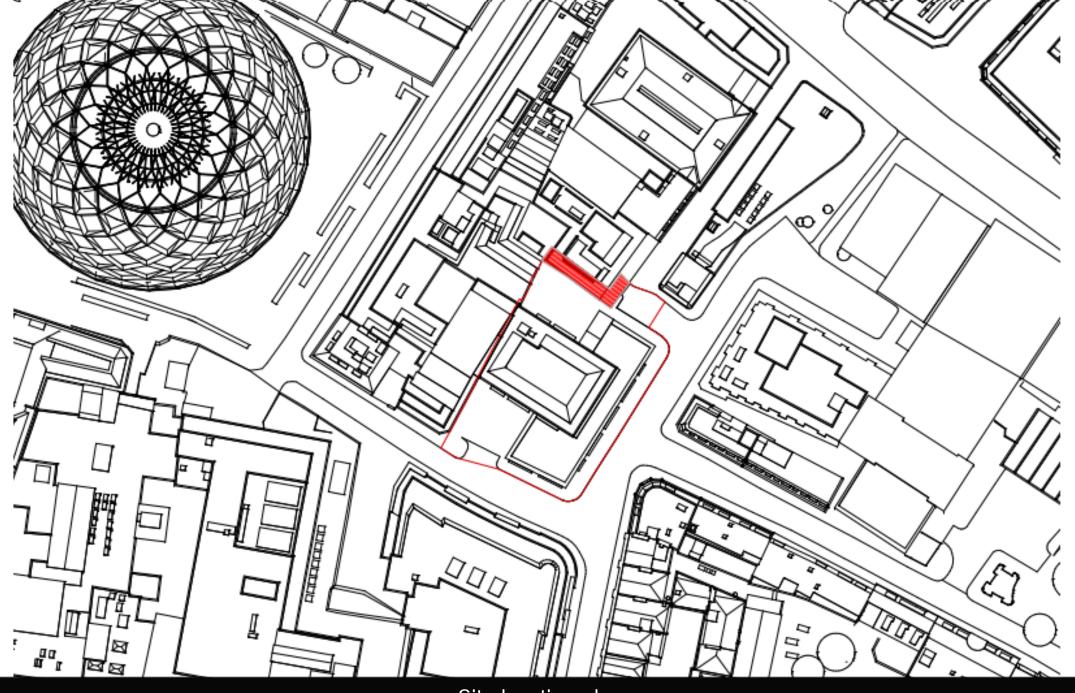


31 Bury Street

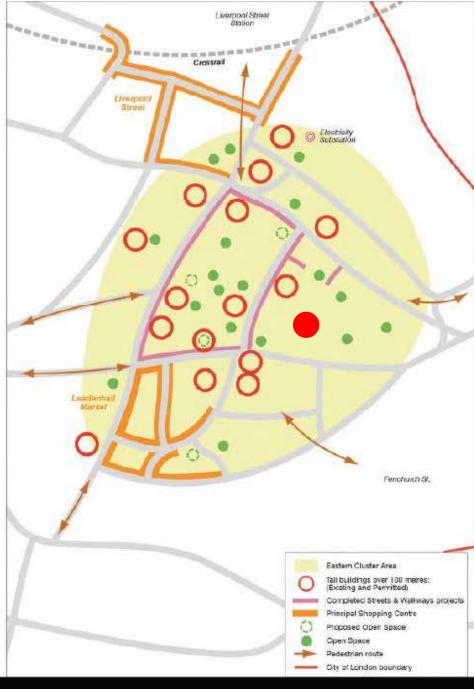
Planning & Transportation Committee 5 October 2021



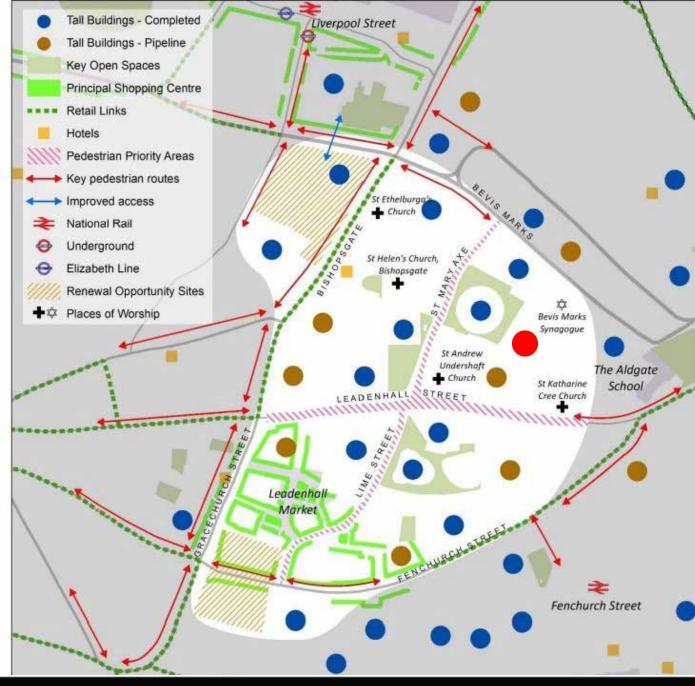




Site Photographs



Bury Street

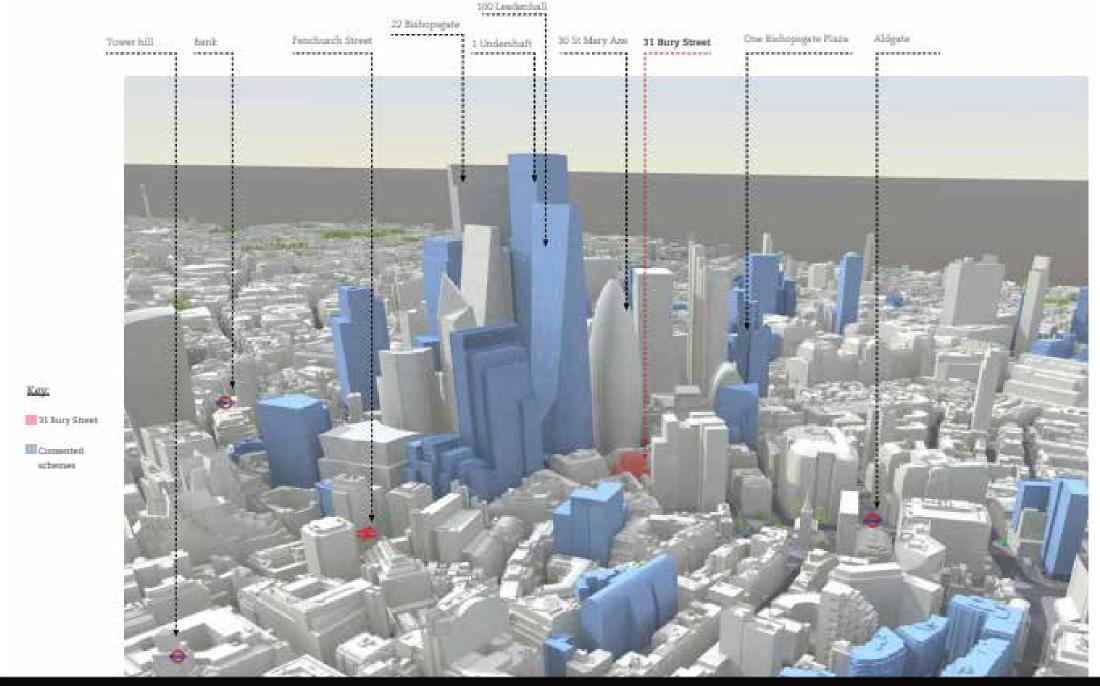


Bury Street

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



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

Existing **Proposed**





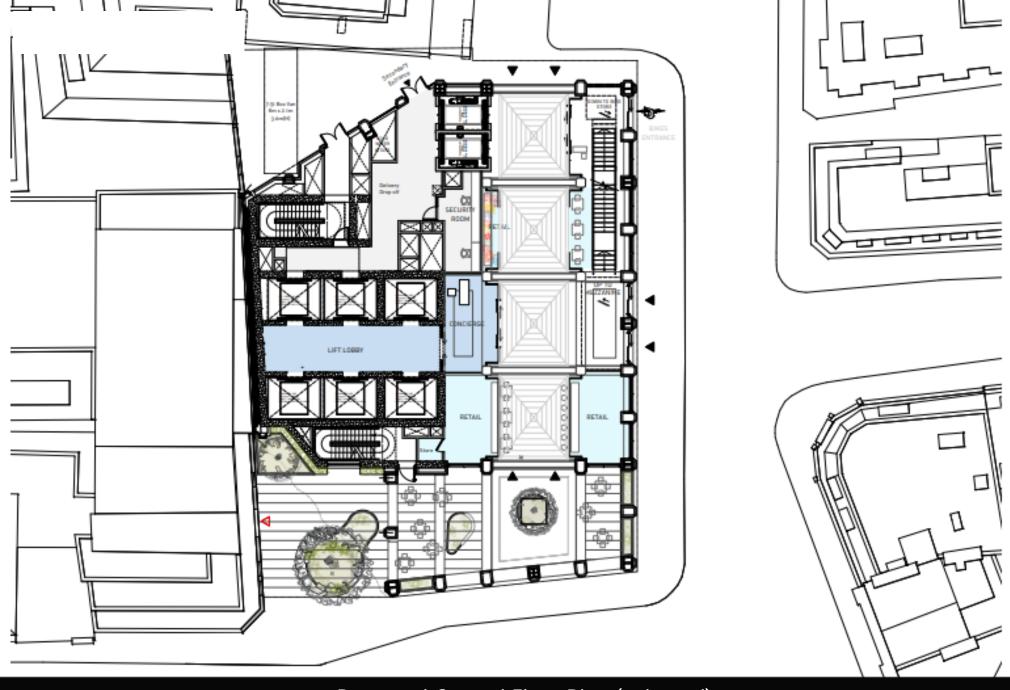
Heneage arcade:

- **Height**: Varies from 3.5 to 7 meters
- Area:143 sqm James' court:
- Area:179 sqm sqm

Total Area: 95 sqm

Total Area: 322 sqm

238.9% increase



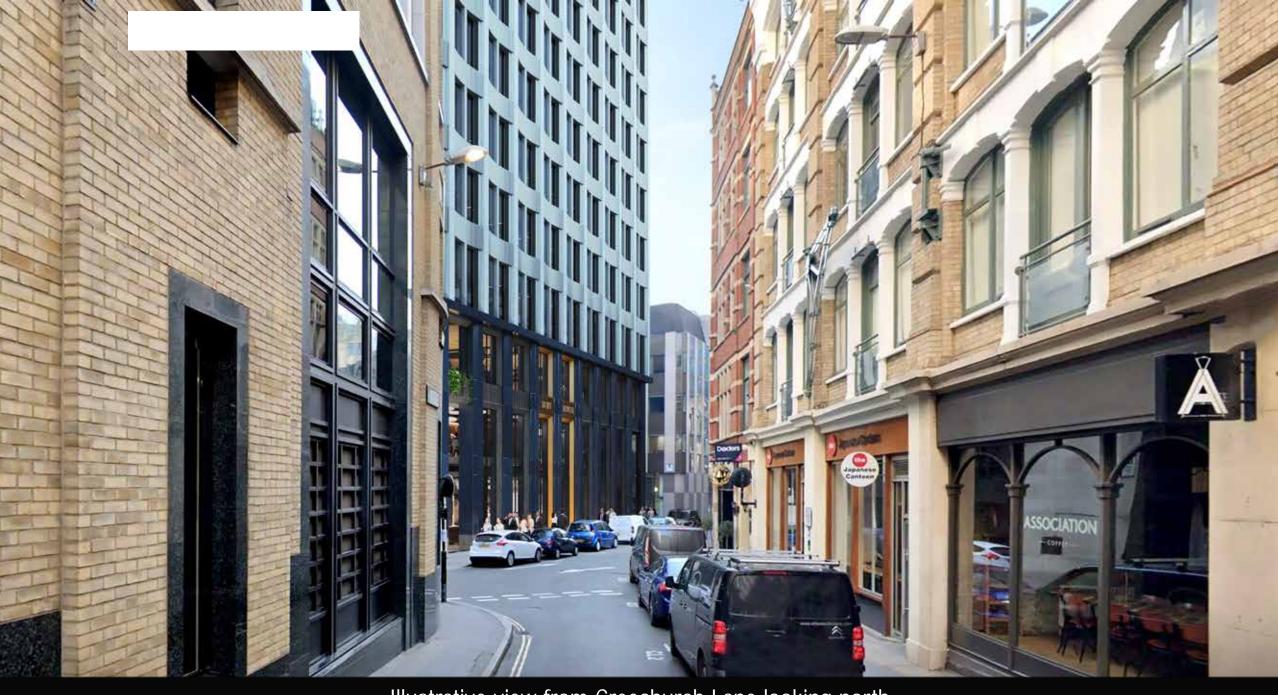


Axonometric of the proposed Ground Floor Plan

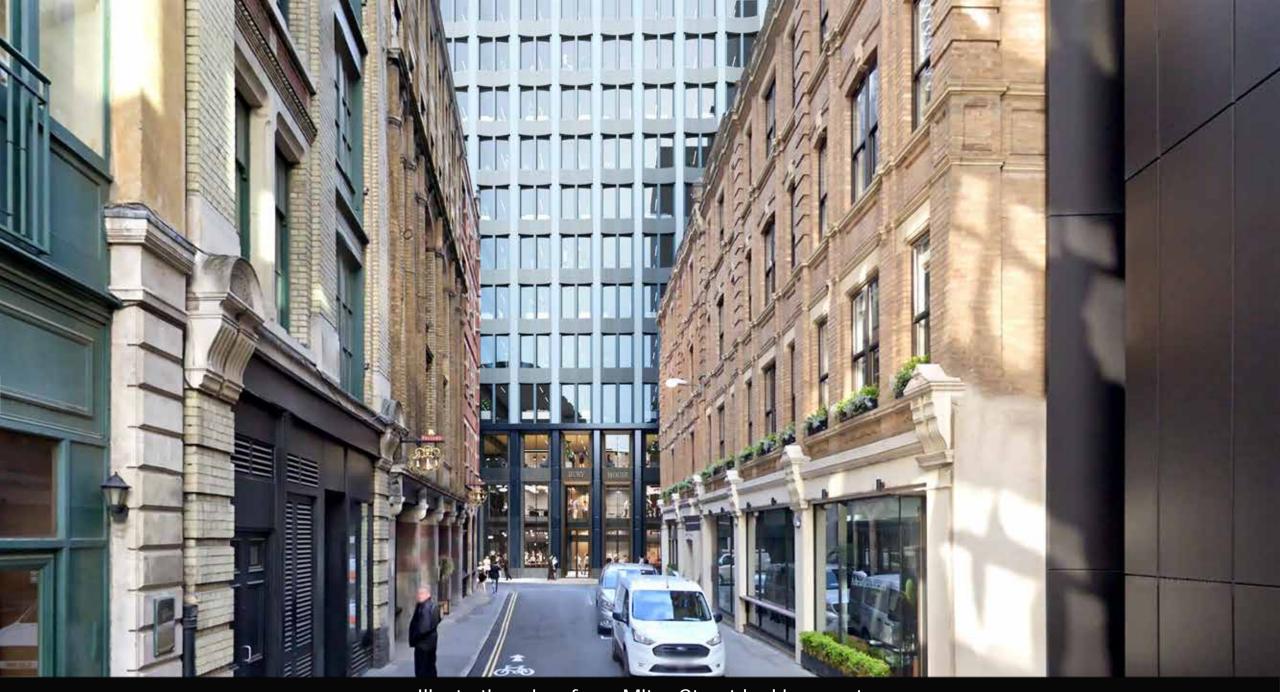


Illustrative view from Heneage Lane looking south





Illustrative view from Creechurch Lane looking north



Illustrative view from Mitre Street looking west



Illustrative view from Mitre Street looking west

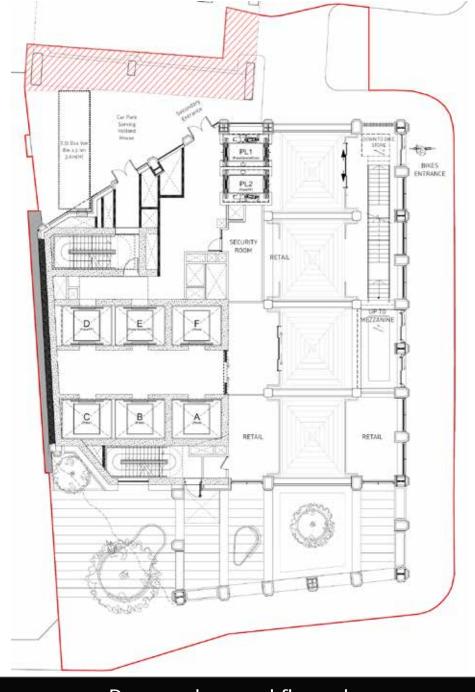


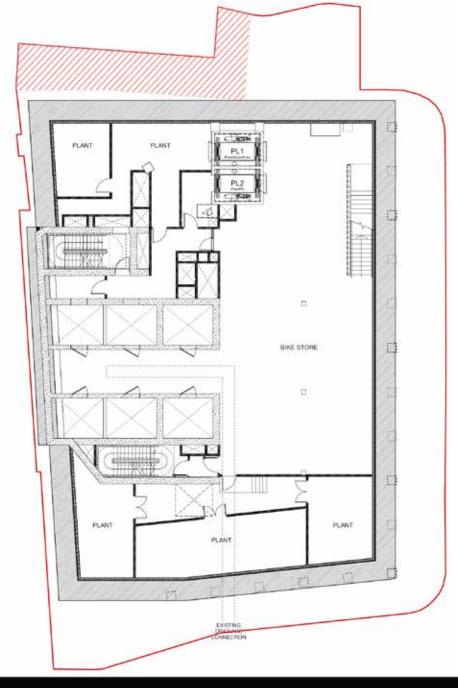
Illustrative view showing proposed Heneage Arcade (from Creechurch Lane entrance)



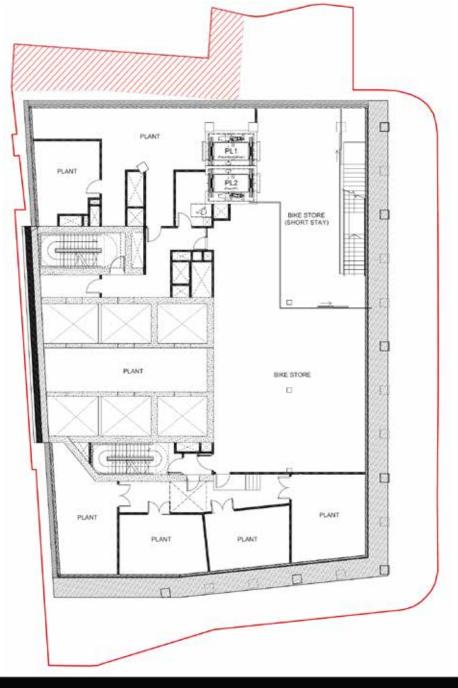


Illustrative view from Bury Street looking north-east (James' Court)

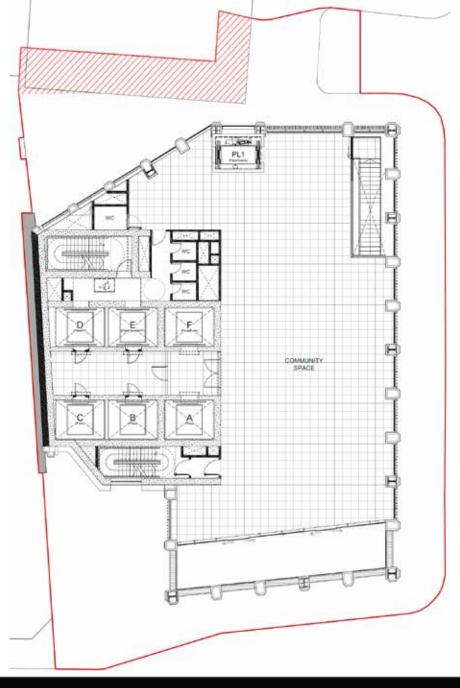




Proposed basement level 1 floor plan B



Proposed basement mezzanine level floor plan





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



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



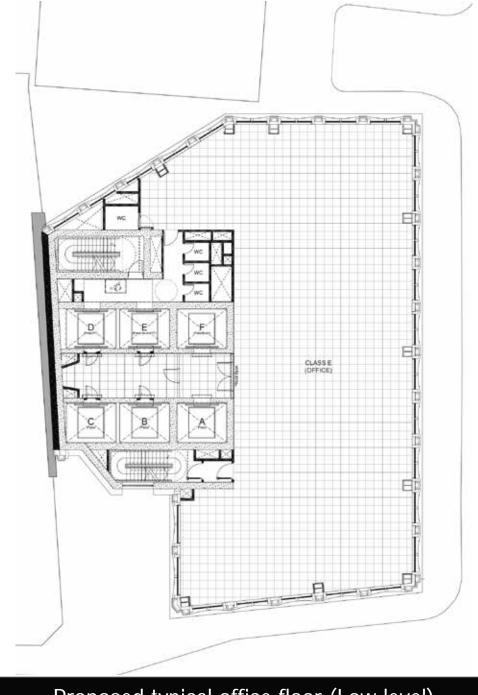
Illustrative view from Bury Street (typical bay detailing)



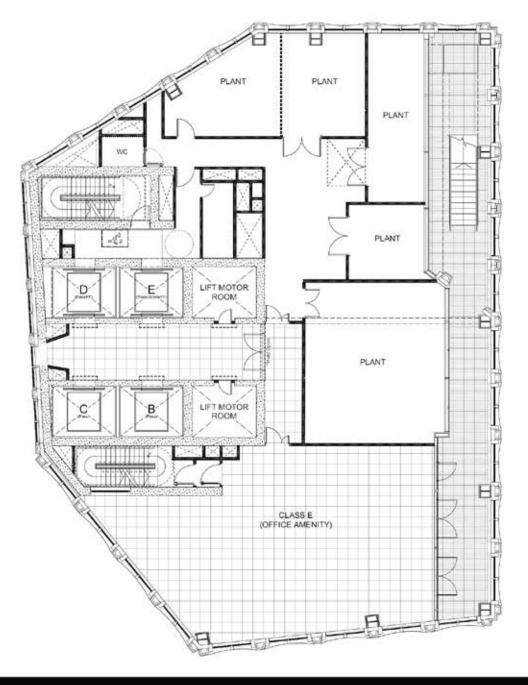
Proposed mezzanine floor plan with publicly accessible amenity

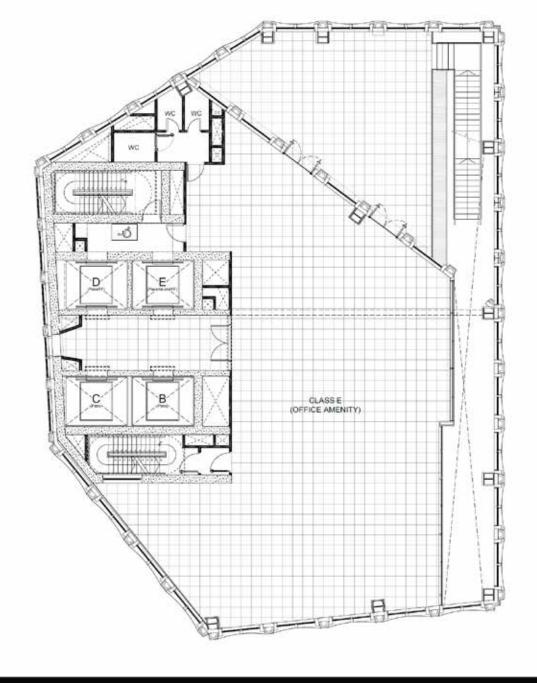


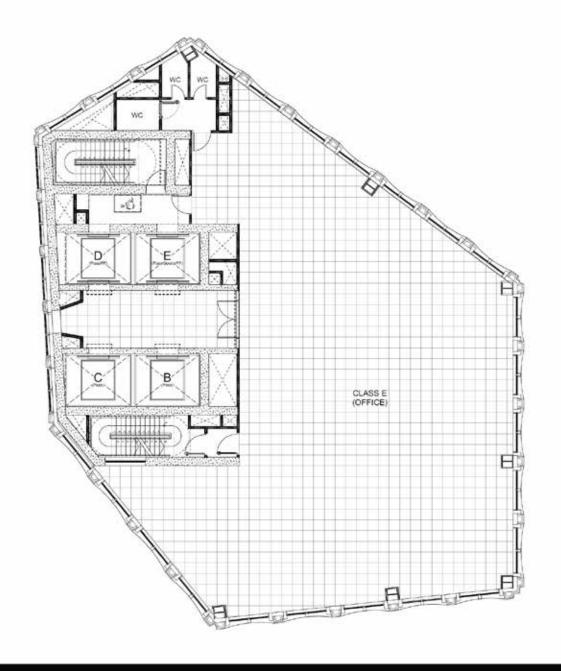
Illustrative view showing mezzanine floor (Creechurch Hall Vestibule)

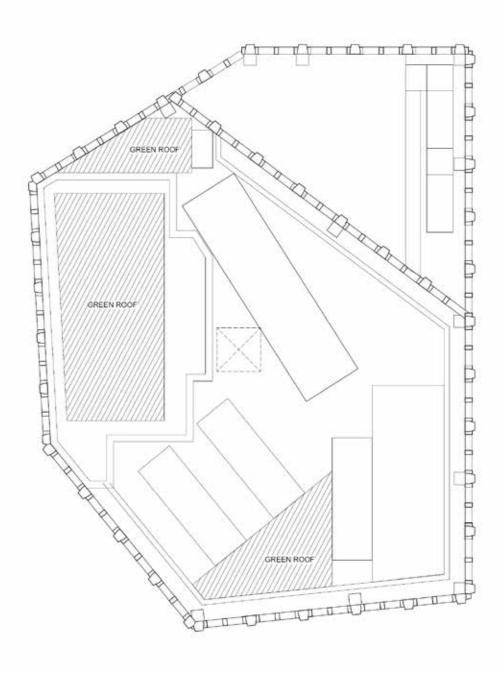


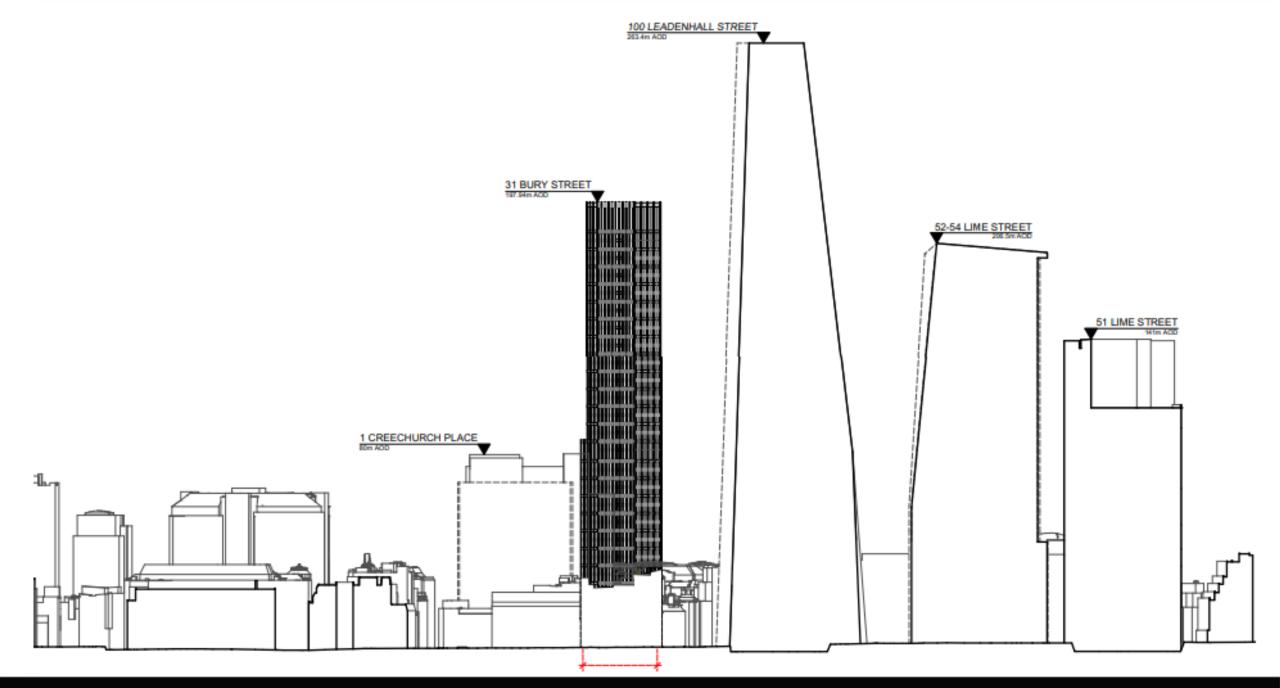
Proposed typical office floor (Low level)



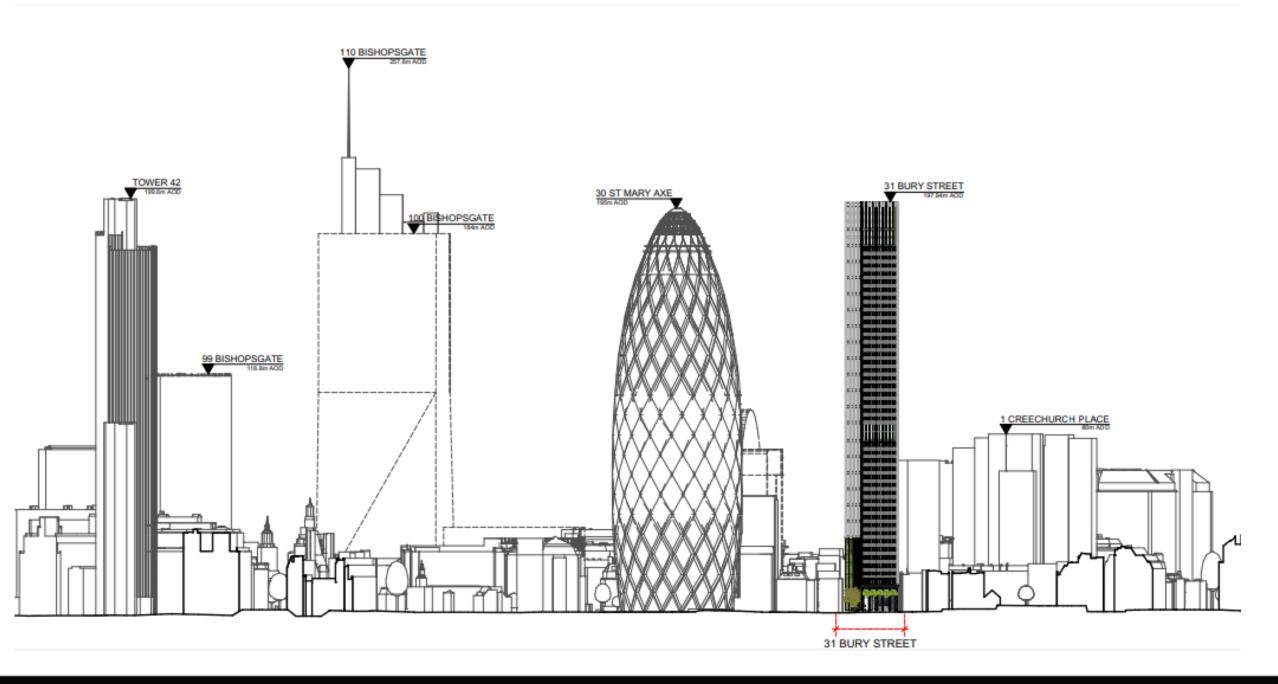


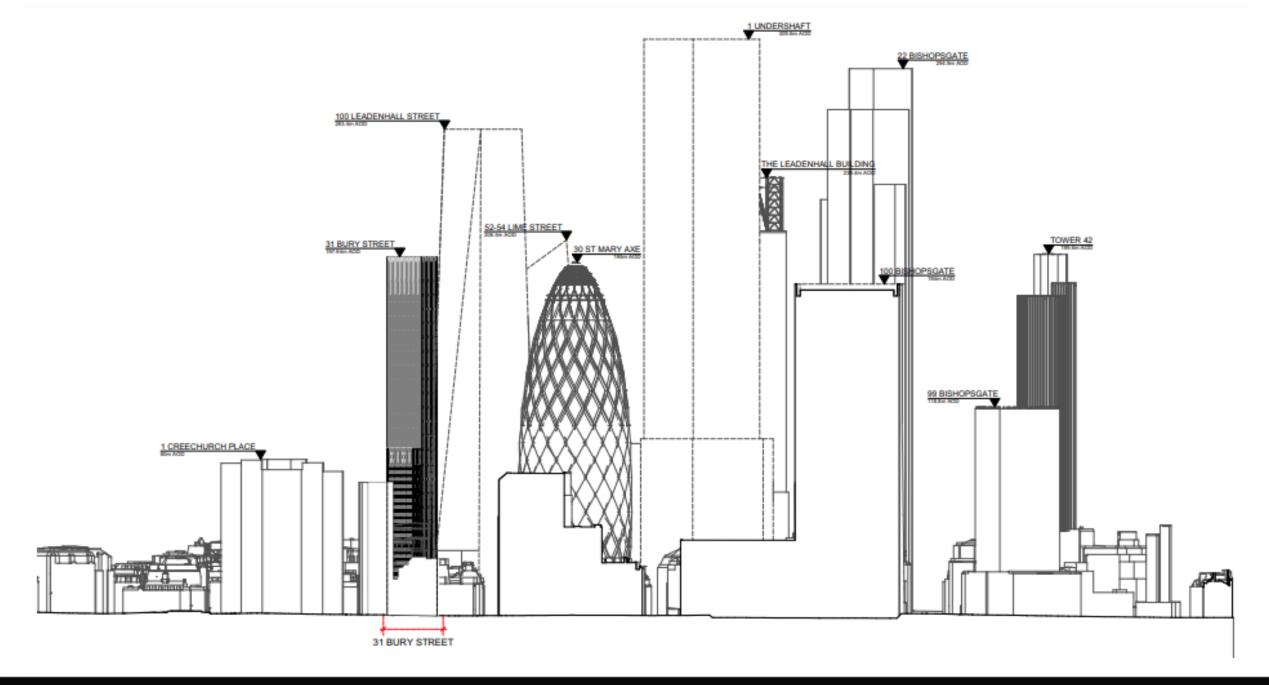


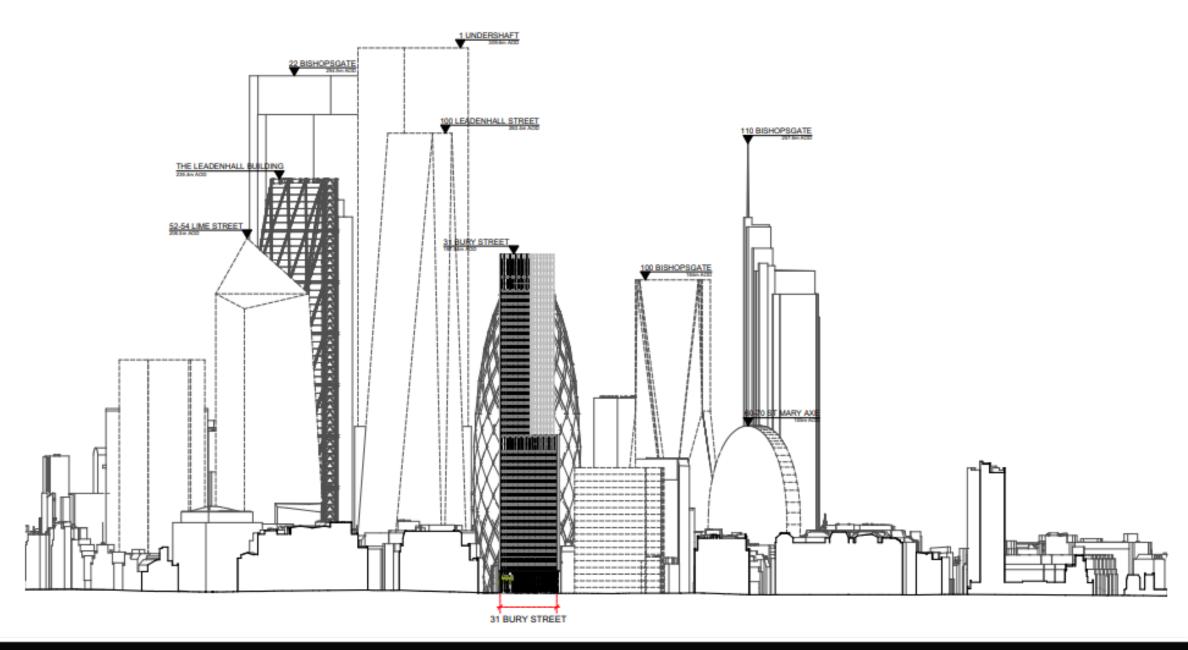




Proposed west elevation with consented schemes









Aerial image: Cumulative view with consented schemes and proposal



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.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 – 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: proposal concealed



Existing view – Tower of London, The Inner Ward



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



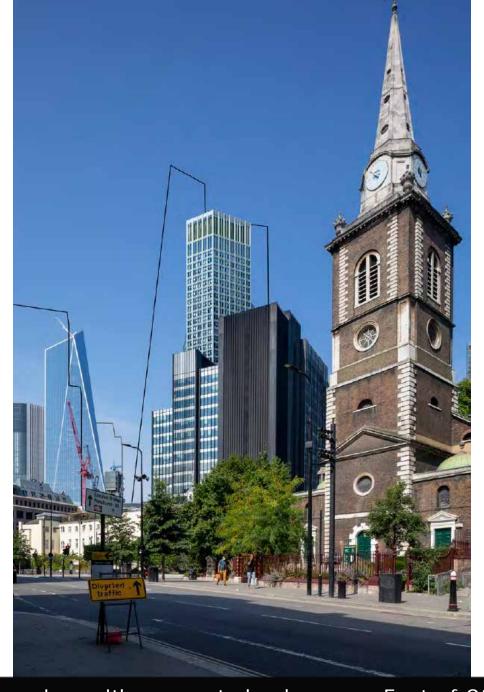
Existing view Tower of London view 4 – Inner Curtain Wall



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



Existing view – East of St Botolph



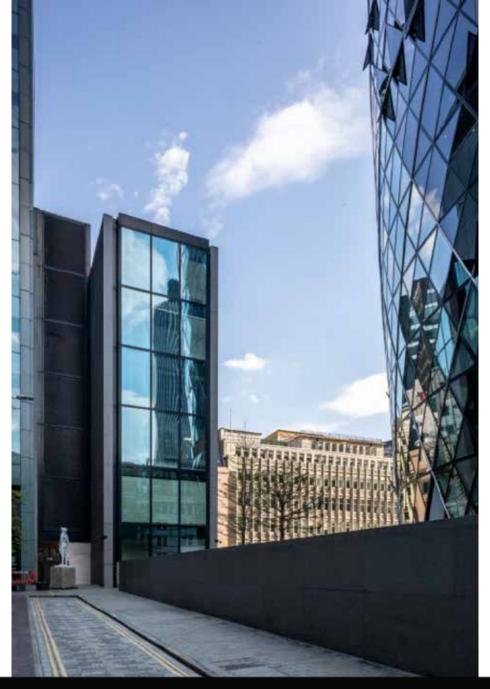
Cumulative view with consented schemes – East of St Botolph



Existing view - Bury Street



Cumulative view with consented schemes – Bury Street looking north



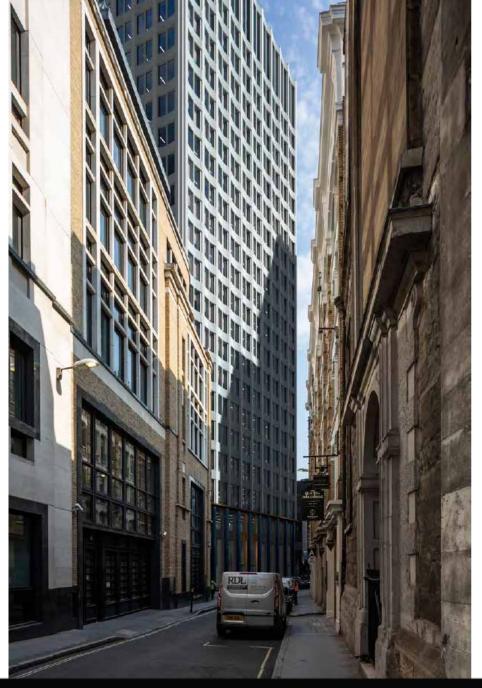
Existing view – Bury Court looking east



Cumulative view with consented schemes – Bury Court looking east



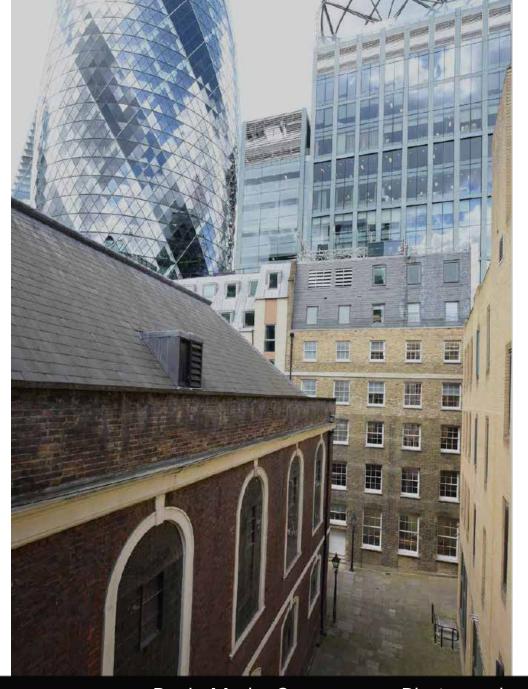
Existing view – Leadenhall Street (at Creechurch Lane)

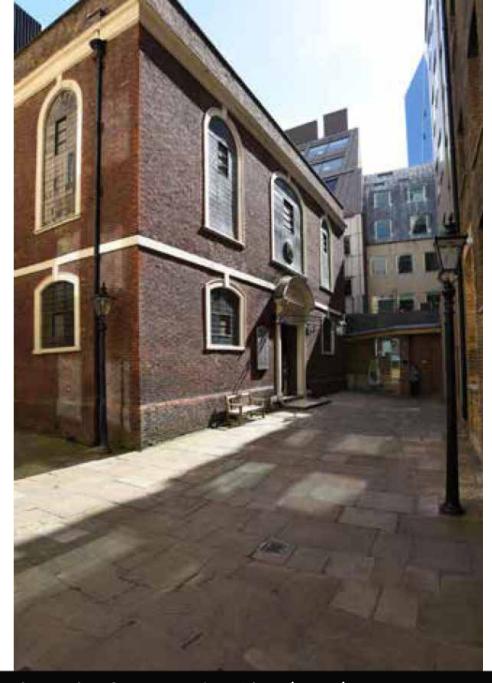


Cumulative view with consented schemes - Leadenhall Street (at Creechurch Lane)



Illustrative view from Bury Street looking north-east

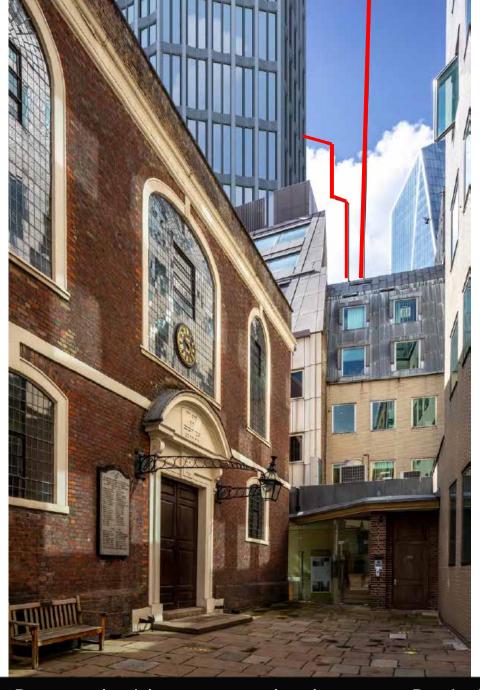




Bevis Marks Synagogue: Photographs taken from the Conservation Plan (2019)



Existing view – Bevis Mark Synagogue



Cumulative view: Proposal with consented schemes – Bevis Mark Synagogue

Please click on link below to play video

https://vimeo.com/529247018

If the link does not work – please copy and paste into a Google Chrome web browser

Please click on link below to play video

https://vimeo.com/560052028/9e3e7c74fc

If the link does not work – please copy and paste into a Google Chrome web browser

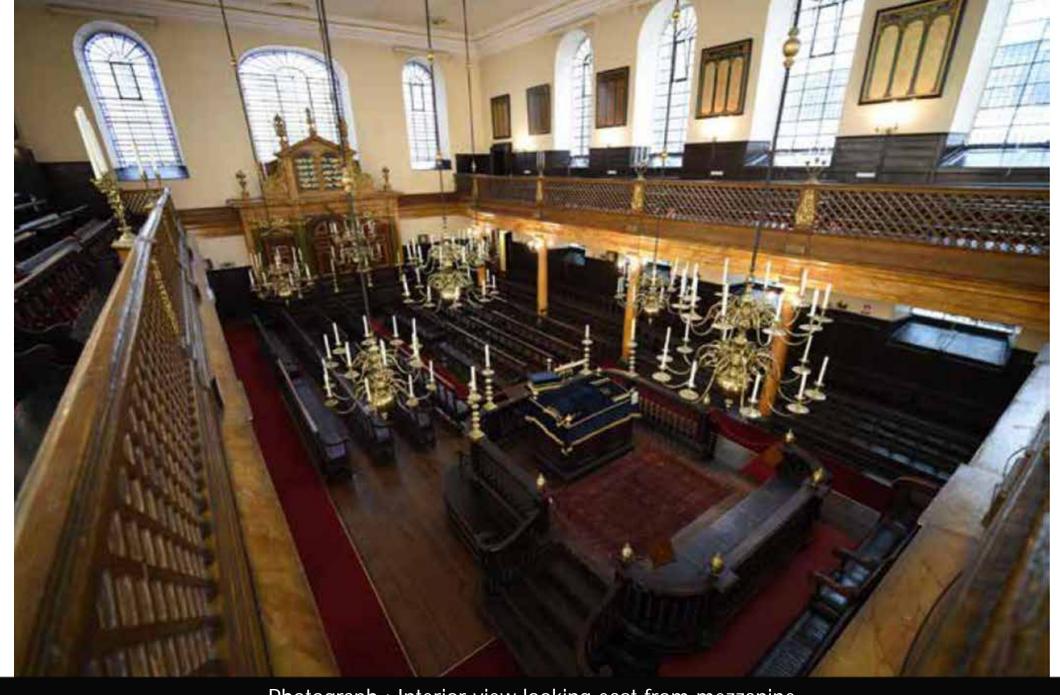
Please click on link below to play video

https://vimeo.com/524275048/d9bc7cc12e

If the link does not work – please copy and paste into a Google Chrome web browser



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



Photograph: Interior view looking east from mezzanine





Photograph: Interior view of Bimah (raised reading desk)



For daylight VSC, 23 (82%) of 28 windows meet BRE criteria (negligible)

- ø 4 windows experience minor adverse effects (relative loss bet. 20%-30%)
- ✓ 1 window experiences a moderate adverse effect (relative loss bet. 30%-40%)
 (Absolute alterations very small, bet. 1.3%-1.8% VSC)
 For daylight NSL, 2 (100%) of 2 rooms meet BRE criteria (negligible)

For sunlight APSH, 22 (79%) of 28 windows meet annual BRE criteria; (negligible)

- ∅ 6 windows (annual APSH) experience major adverse effects (relative loss 40%+)
- Absolute alterations to affected windows between 1%-13% APSH for annual sunlight

Future Baseline 1 v Proposed Scenario – Minor Adverse NSL Contour Diagrams Daylight

For daylight VSC, 23 (82%) of 28 windows meet BRE criteria (negligible effect)

GROUND

FLOOR

- ø 2 windows experience minor adverse effects (relative loss bet. 20%-30%)
- ø 3 windows experience moderate adverse effects (relative loss bet. 30%-40%)
- Ø Absolute alterations to affected windows only very small, bet. 1.2%-1.8% VSC For daylight NSL, 2 (100%) of 2 rooms meet BRE criteria i.e. receive a negligible effect.

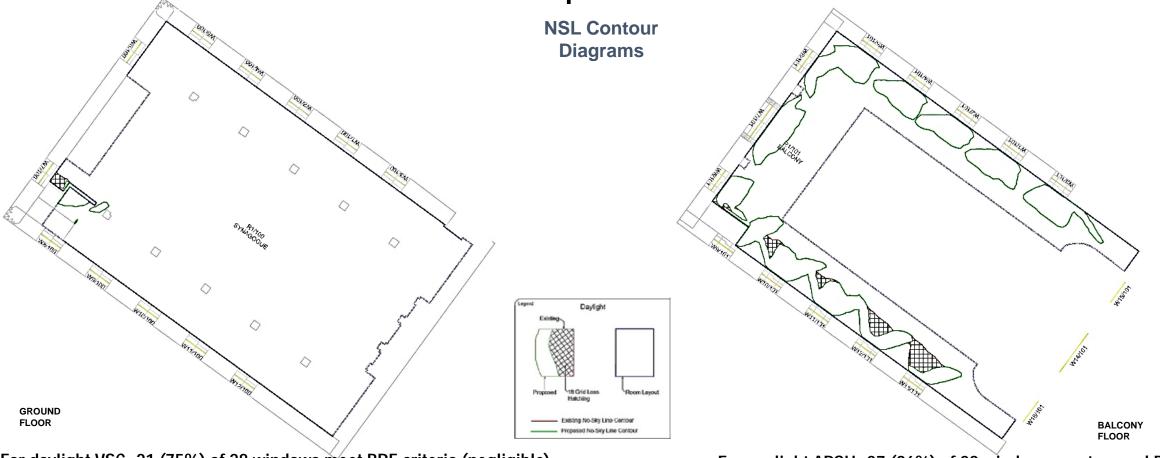
For sunlight APSH, 22 (79%) of 28 windows meet annual BRE criteria; (negligible)

- ∅ 6 windows (annual APSH) experience major adverse effects (relative loss 40%+)
- Absolute alterations to affected windows between 5%-13%
 APSH for annual sunlight

BALCONY

FLOOR

Future Baseline 2 v Proposed Scenario – Minor Adverse



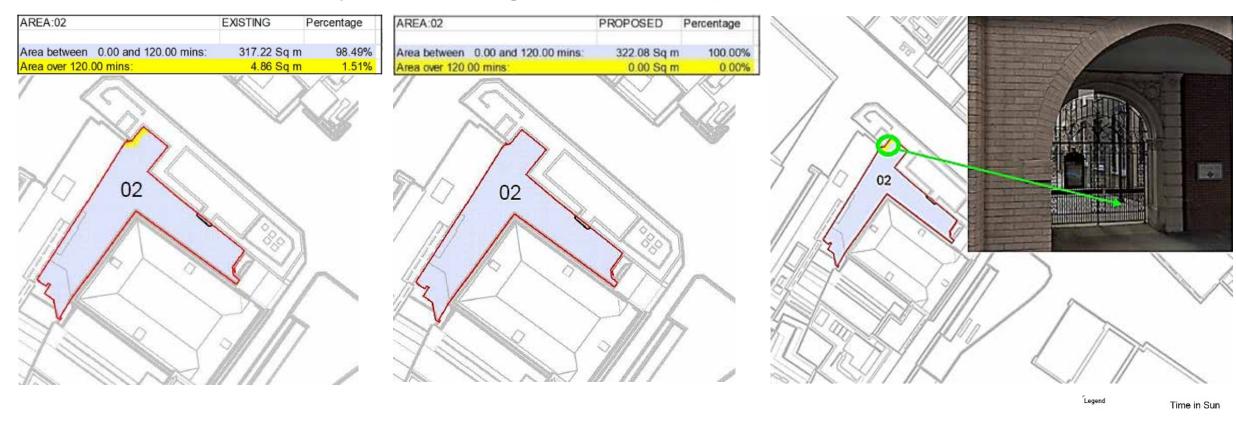
For daylight VSC, 21 (75%) of 28 windows meet BRE criteria (negligible)

- ∅ 1 window experiences a minor adverse effect (relative loss bet. 20%-30%)
- ∅ 1 window experiences a moderate adverse effect (relative loss bet. 30%-40%)
- ∅ 5 windows experience major adverse effects (relative loss 40%+)
- ø 1 room experiences a minor adverse effect (relative loss bet. 20%-30%)

For sunlight APSH, 27 (96%) of 28 windows meet annual BRE criteria (negligible)

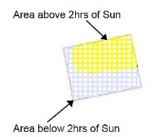
 ✓ 1 window experiences a major adverse effect (relative loss 40%+) & absolute alteration of 7% APSH

Courtyard : Existing Baseline v Proposed – Minor Adverse

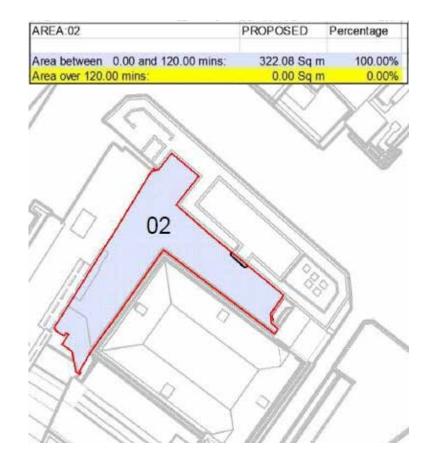


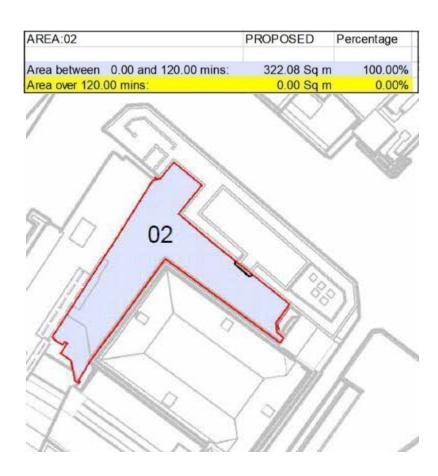
For SHOG, the courtyard experiences a major adverse effect (relative loss 40%+):

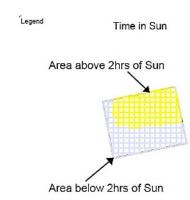
- ø Existing area receiving at least 2hrs SHOG represents only 1.51% of total area
- Ø Absolute alteration equates to an area of 4.86 sq m only
- ø Thin patch of ground in northwest corner of outer courtyard affected



Courtyard : Future Baseline 1 & Future Baseline 2 – Negligible

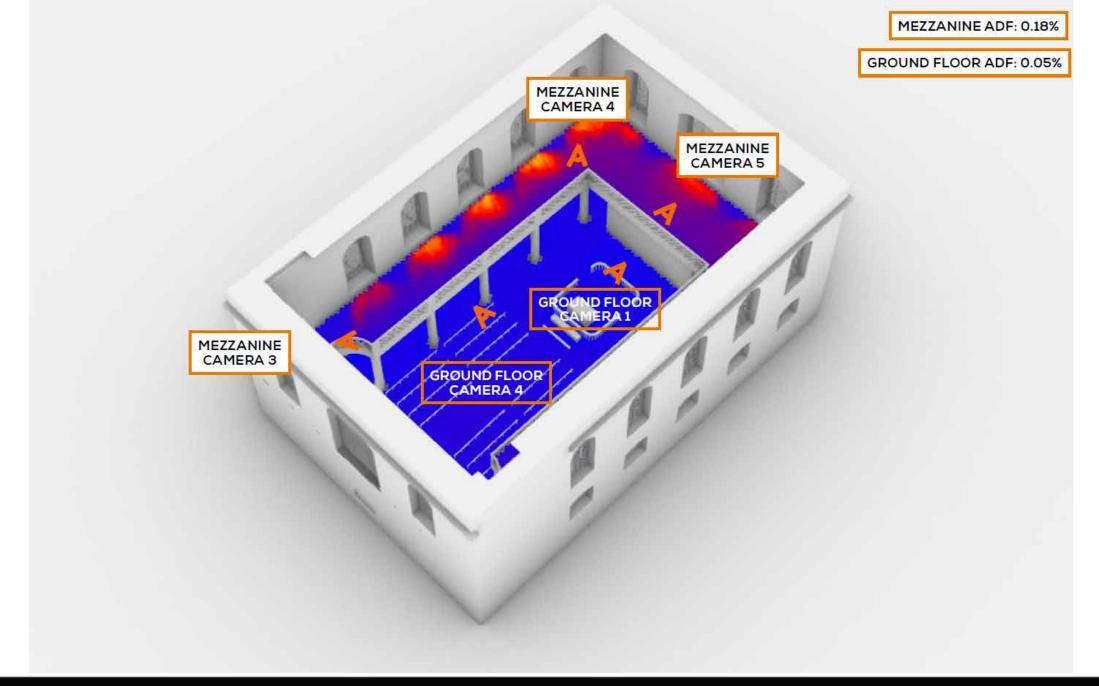




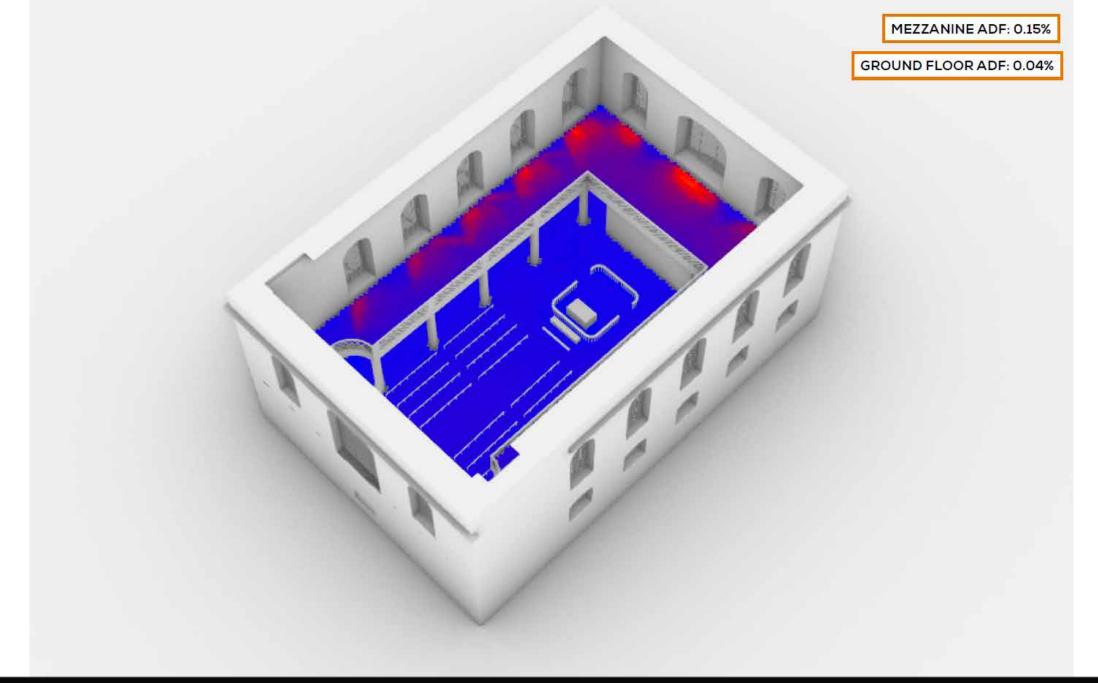


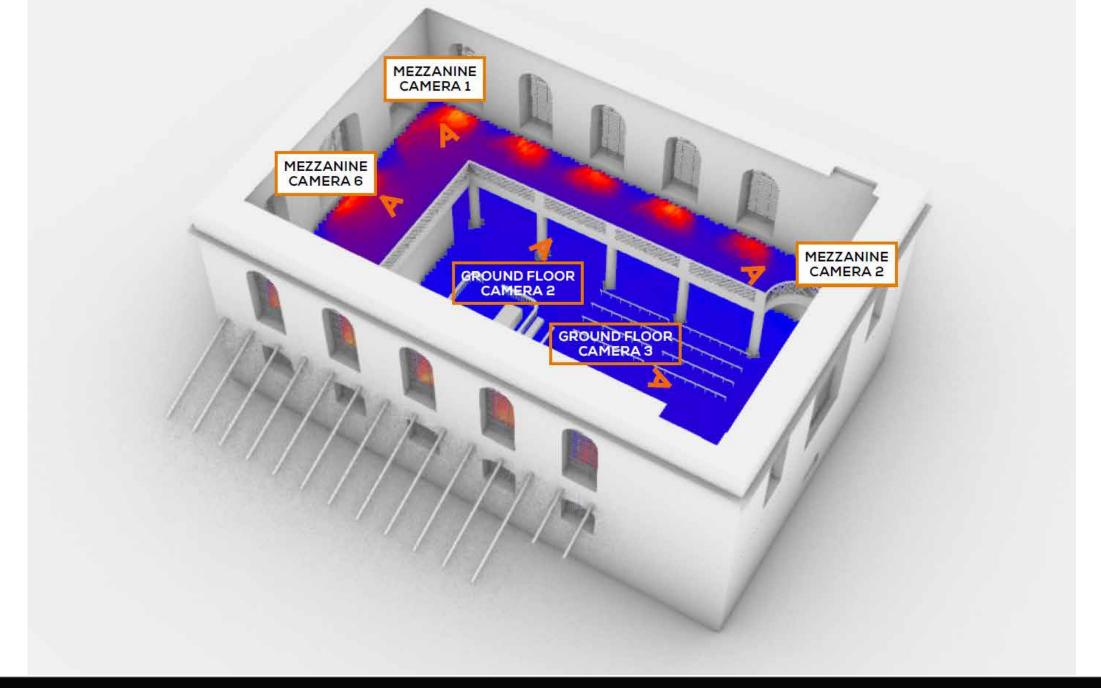
For SHOG, the courtyard experiences a negligible effect for both Future Baseline 1 & 2:

- ø 0% of the courtyard receives at least 2hrs SHOG in the existing conditions
- ø 0% of the courtyard receives at least 2hrs SHOG in the proposed conditions

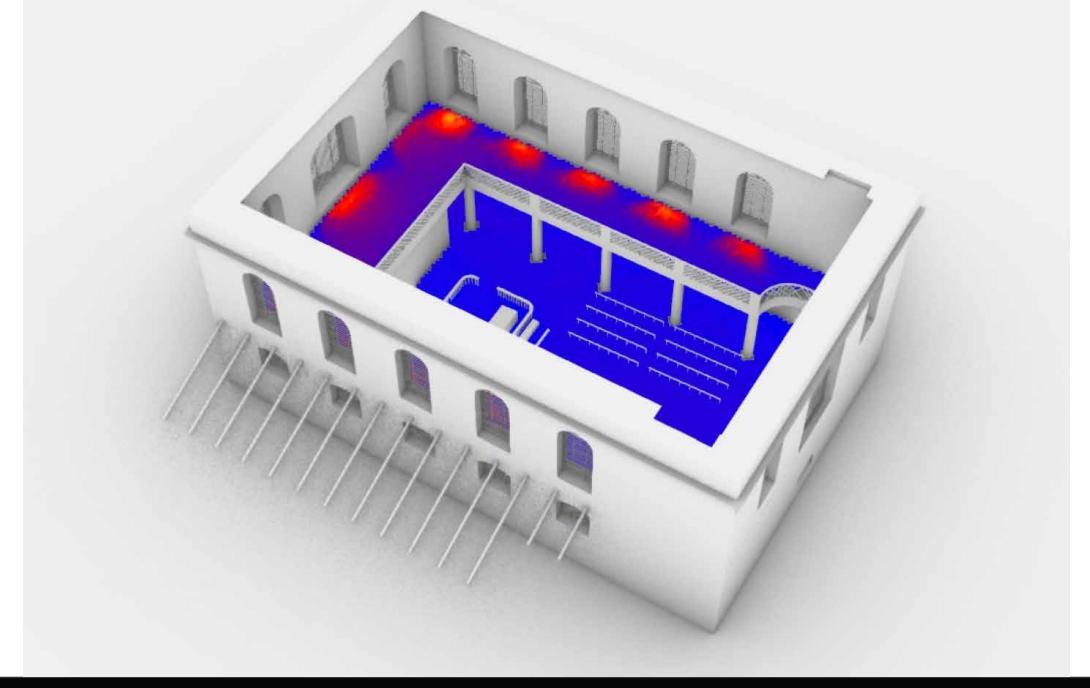


Existing radiance diagram – View from north (Future baseline 1 : The existing 31 Bury Street, with existing and consented





Existing radiance diagram – View from south (Future baseline 1 : The existing 31 Bury Street, with existing and consented



Proposed radiance diagram – View from South (Future Baseline 1 : The Proposal, with existing and Consented schemes)

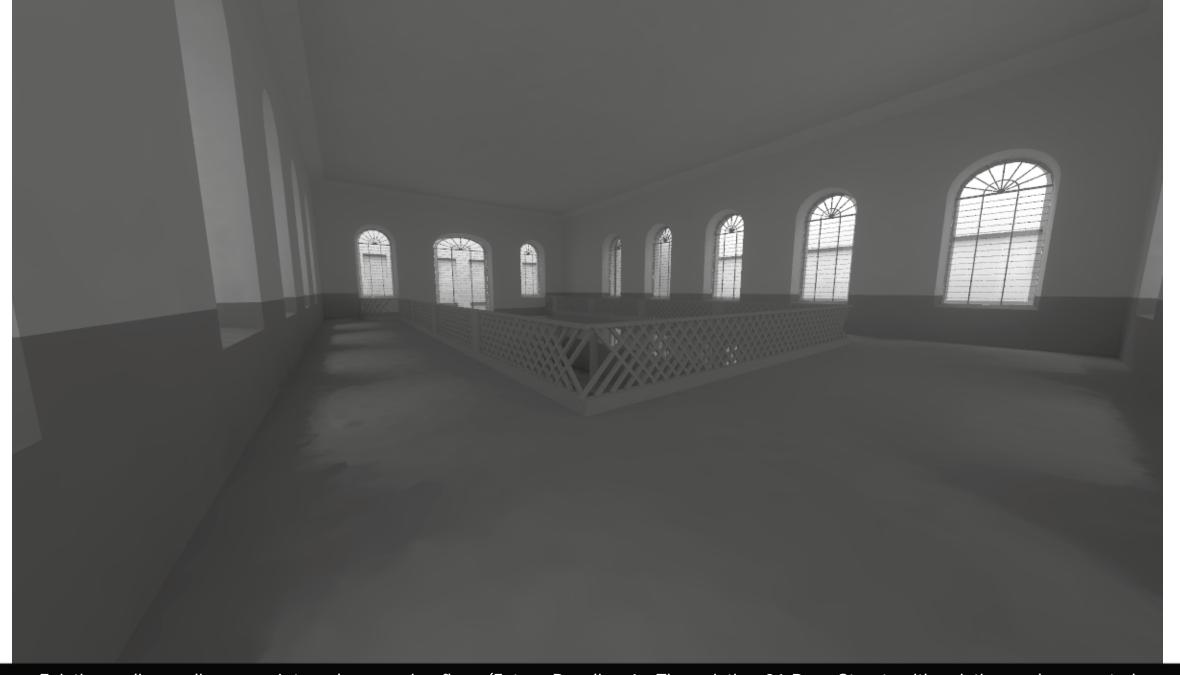


Existing radiance diagram –Internal ground floor view (Future Baseline 1: The existing 31 Bury Street, with existing and consented schemes)

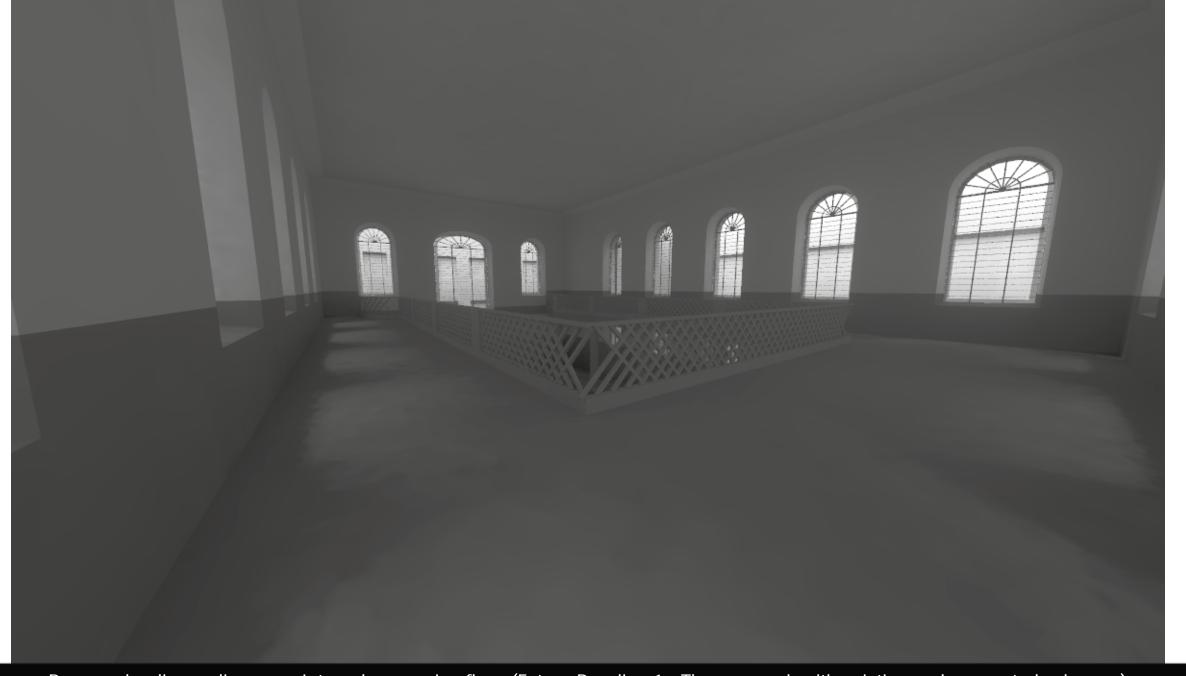


Proposed radiance diagram – Internal ground floor (Future Baseline 1 : The proposal, with existing and consented schemes)

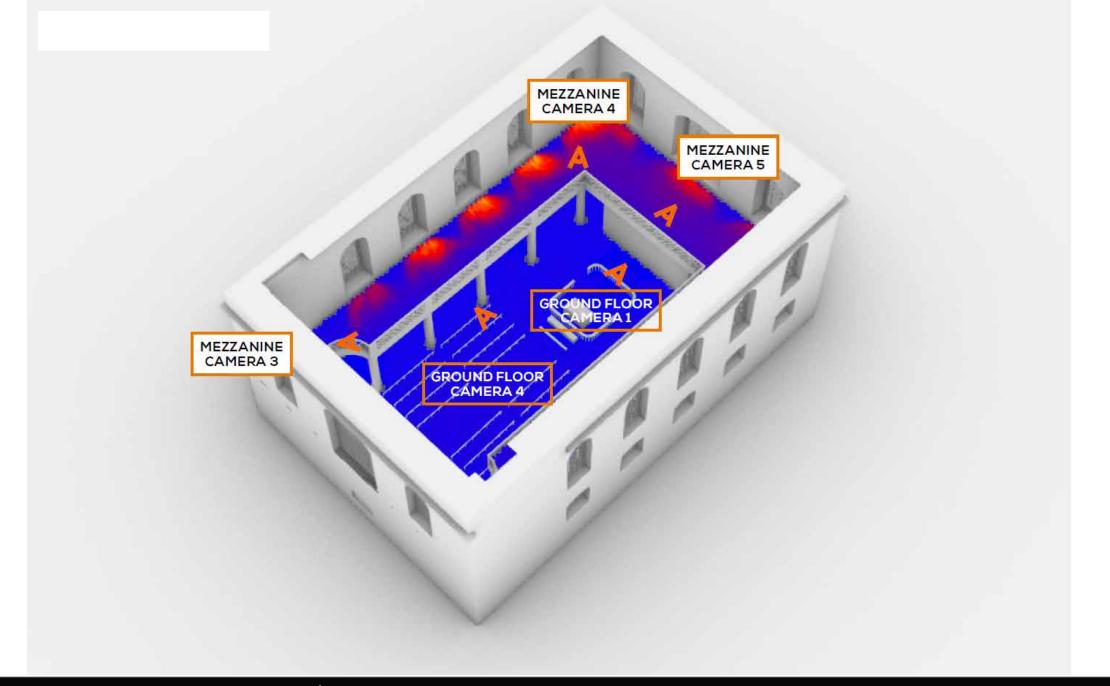
"Human Visual Response image"

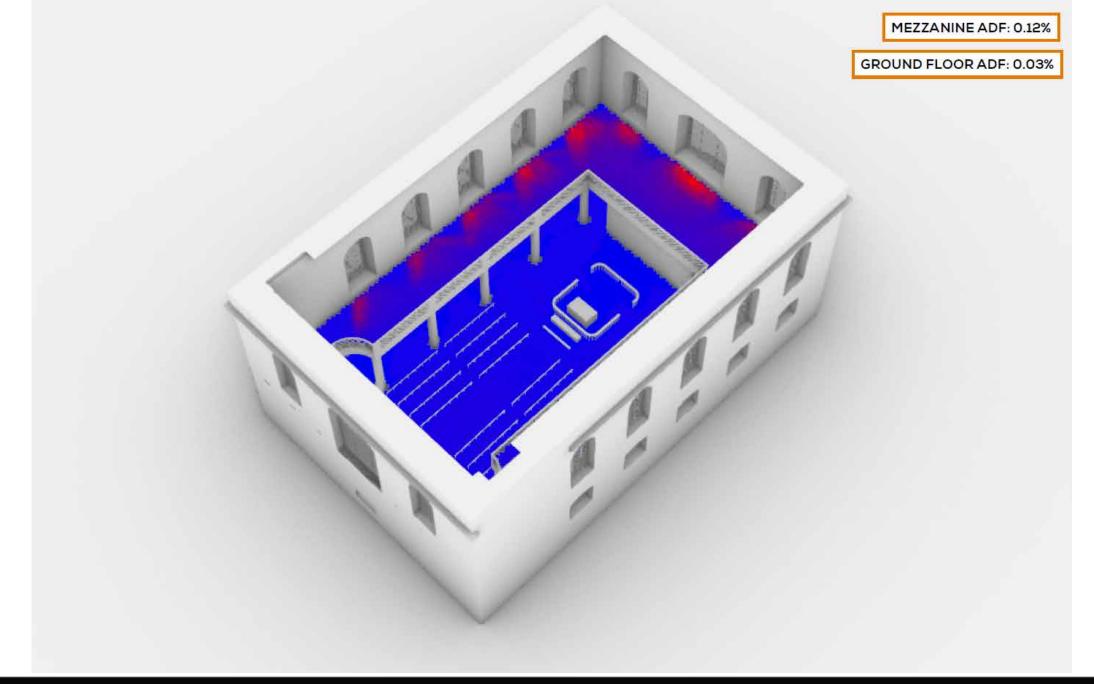


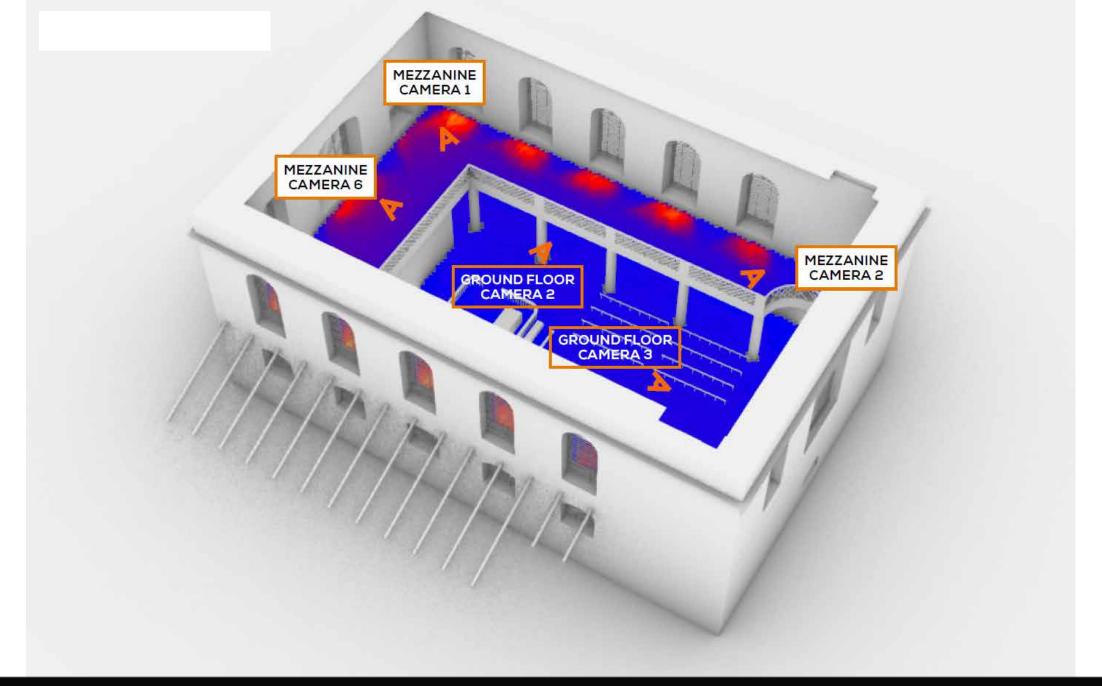
Existing radiance diagram – Internal mezzanine floor (Future Baseline 1 : The existing 31 Bury Street, with existing and consented schemes) "Human Visual Response image"



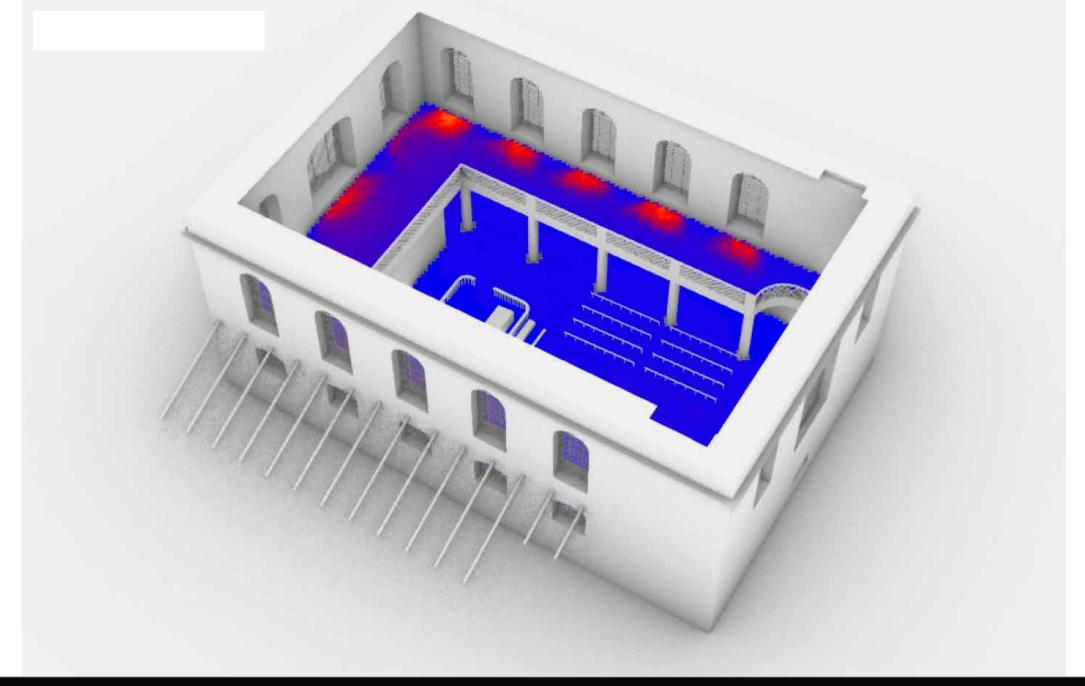
Proposed radiance diagram – Internal mezzanine floor (Future Baseline 1 : The proposal, with existing and consented schemes) "Human Visual Response image"







Existing radiance diagram – view from south (Future Baseline 2 : The existing 31 Bury Street with existing, consented and unconsented schemes)



Proposed radiance diagrams – View from south (Future Baseline 2) The proposal with existing, consented and unconsented schemes



Existing radiance diagrams – Internal ground floor Future Baseline 2 (existing 31 Bury Street with existing, consented and unconsented schemes) "Human Visual Response image"

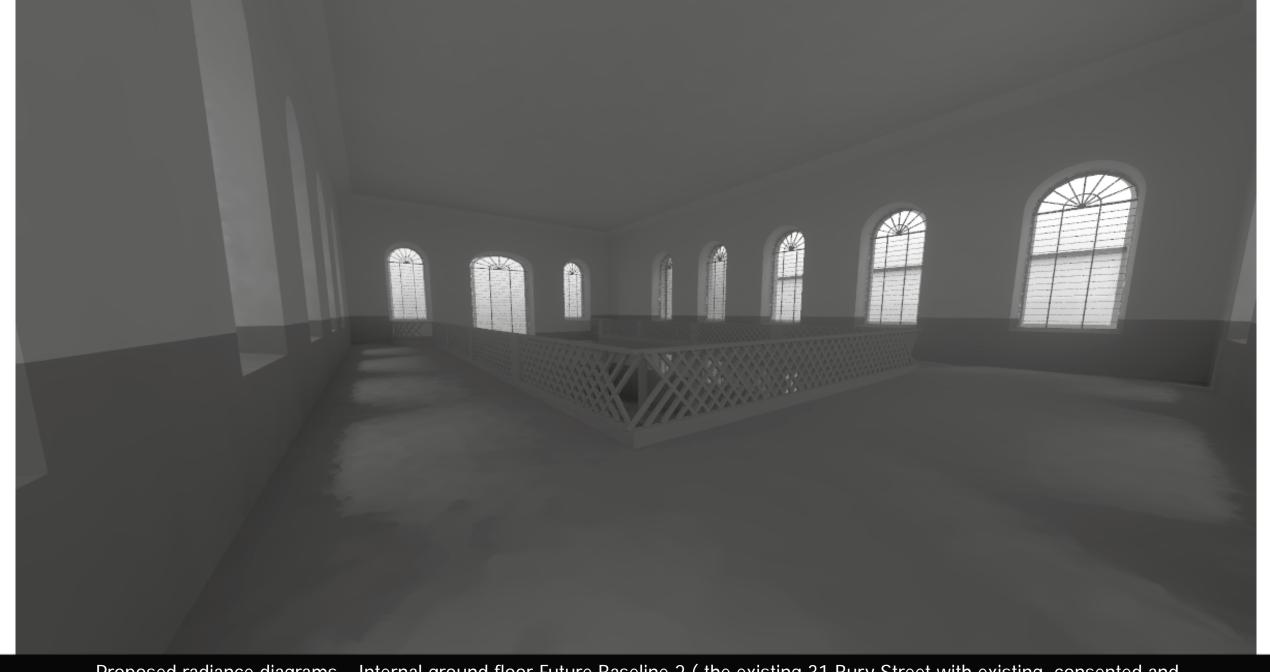


Proposed radiance diagrams – Internal ground floor Future Baseline 2 (the proposal with existing, consented and unconsented schemes)

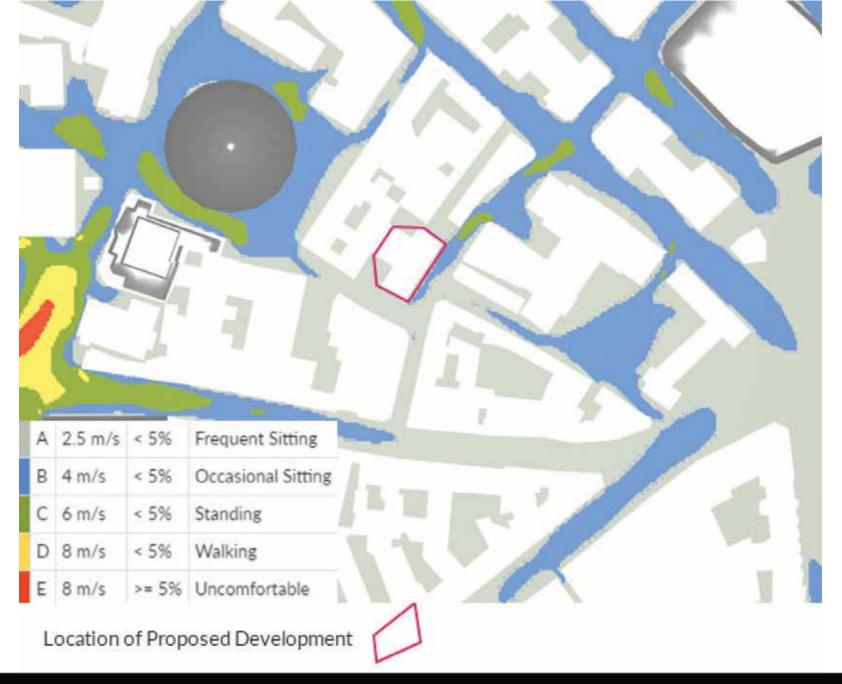
"Human Visual Response image"

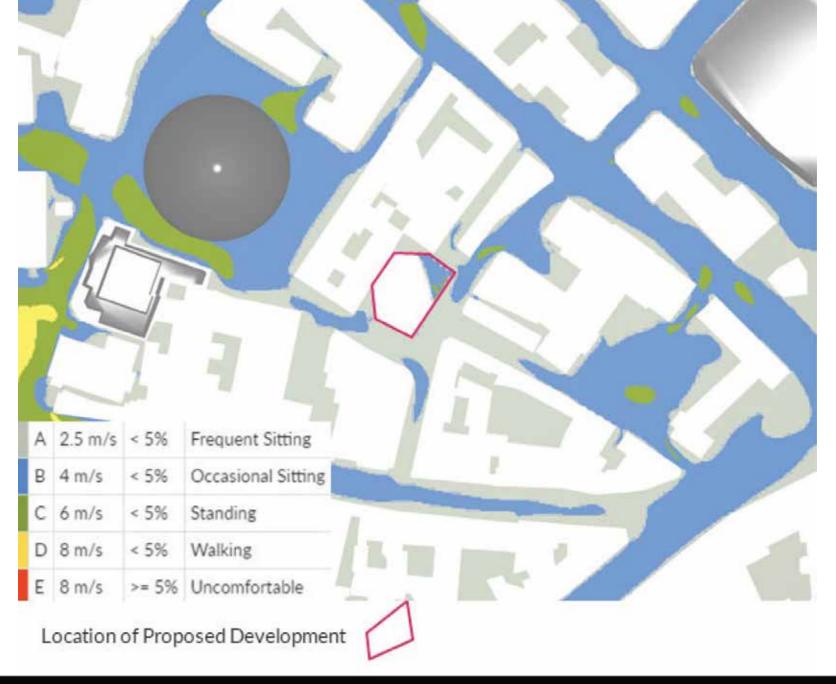


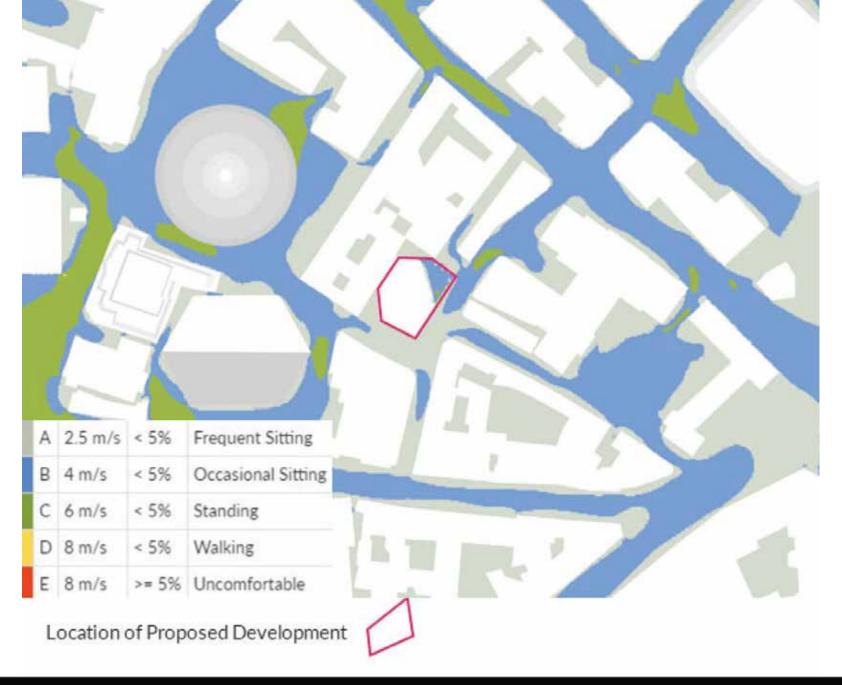
Existing radiance diagrams – Internal ground floor Future Baseline 2 (existing 31 Bury Street with existing, consented and unconsented schemes) "Human Visual Response Image"

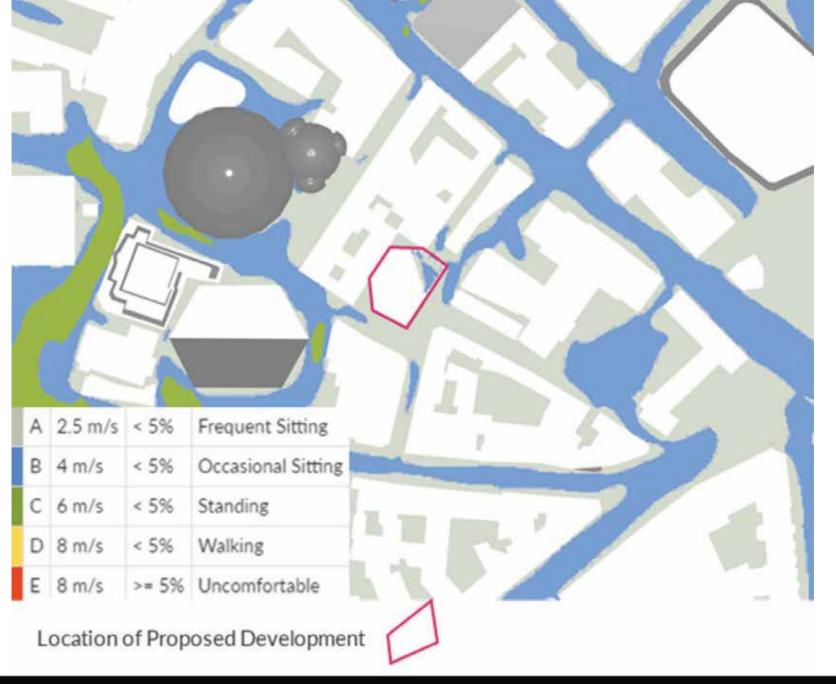


Proposed radiance diagrams – Internal ground floor Future Baseline 2 (the existing 31 Bury Street with existing, consented and unconsented schemes) "Human Visual Response Image"

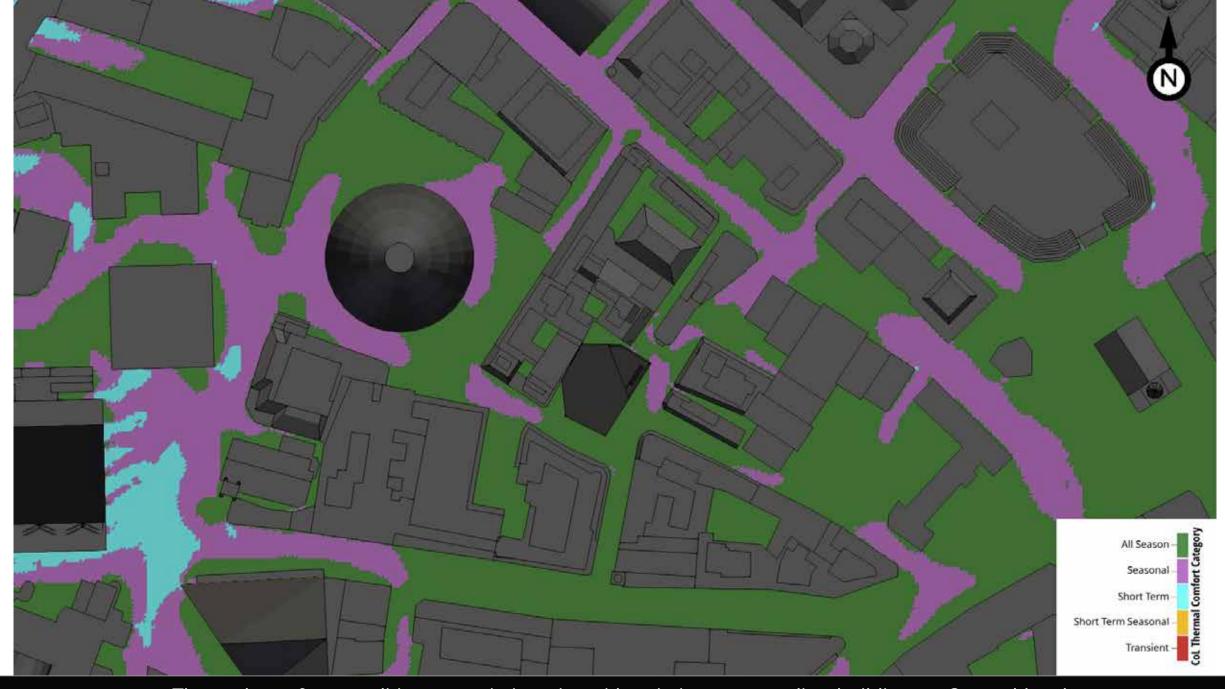




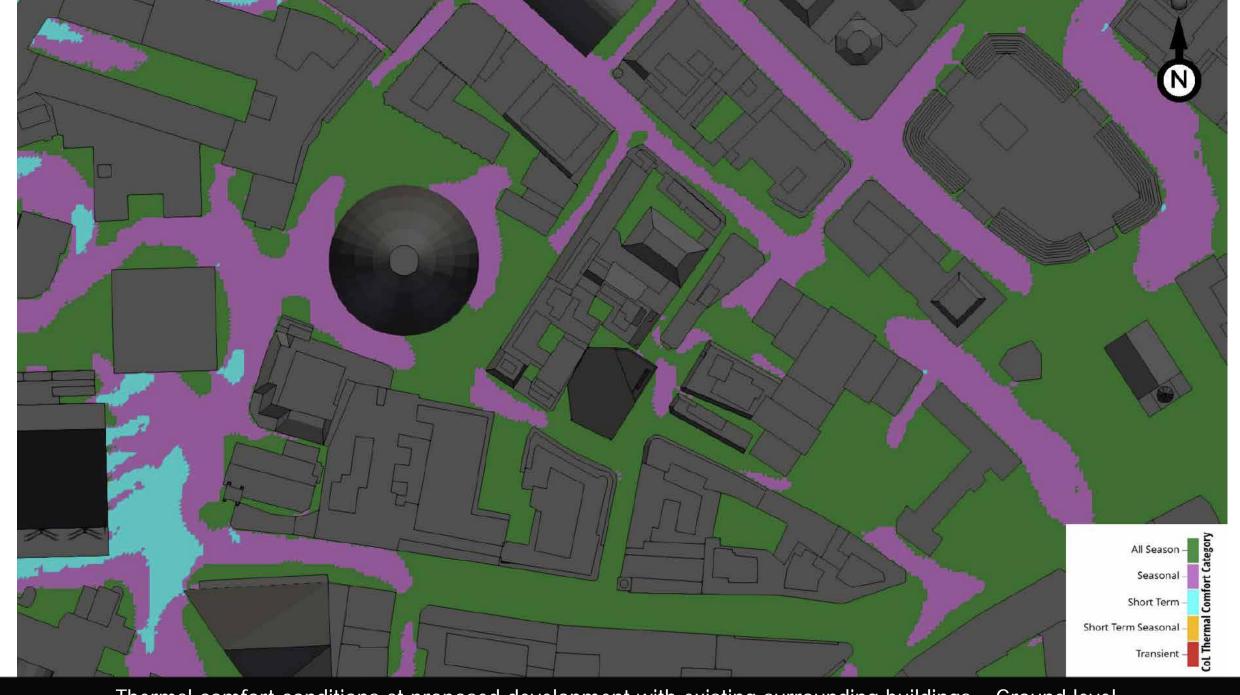




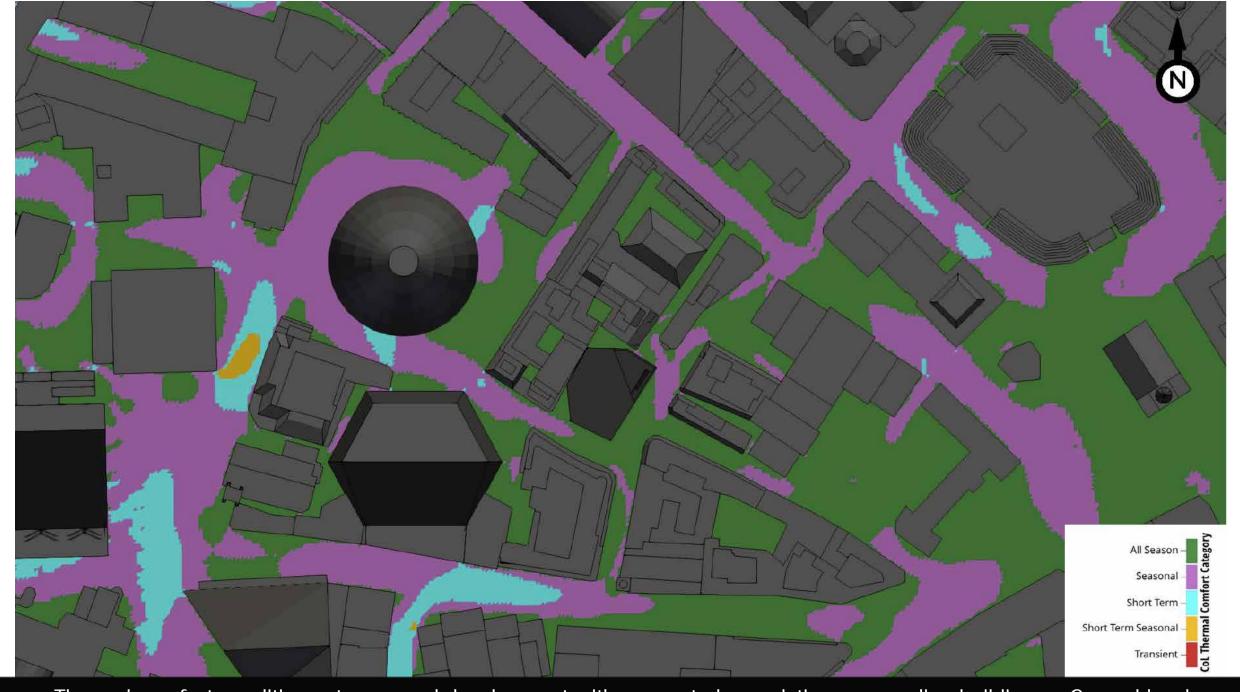
Wind comfort assessment - Future Baseline 2) The proposal with existing and consented and unconsented schemes)



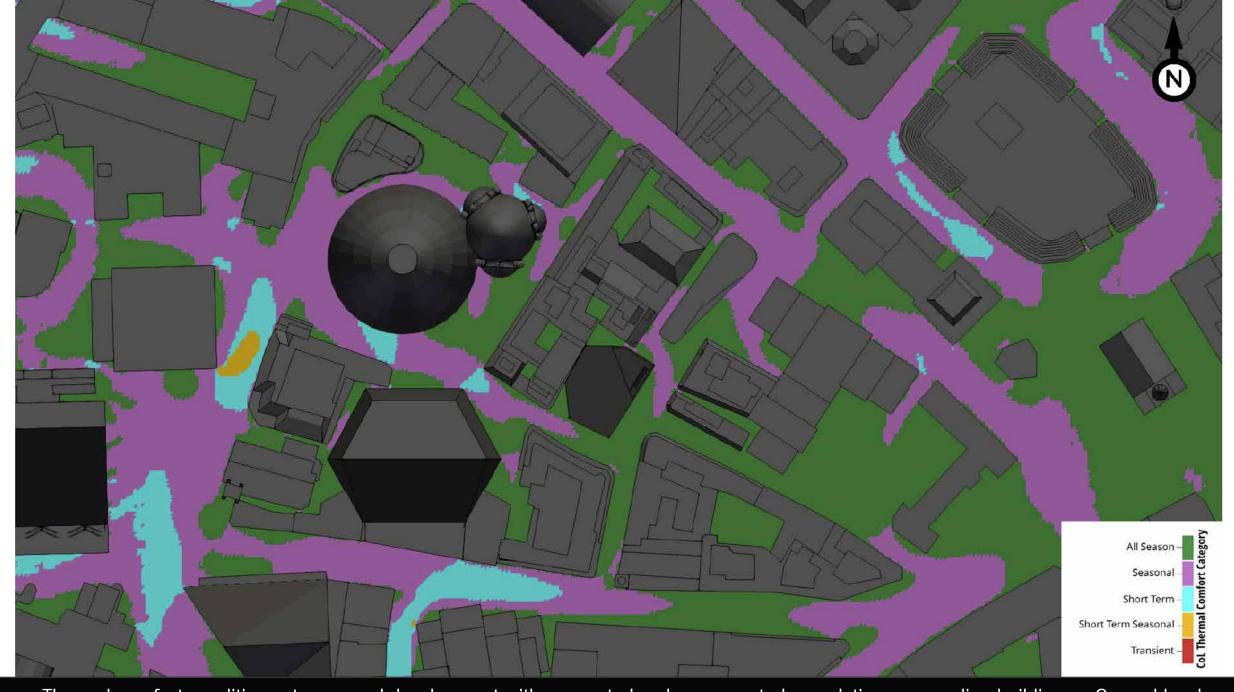
Thermal comfort conditions at existing site with existing surrounding buildings – Ground level



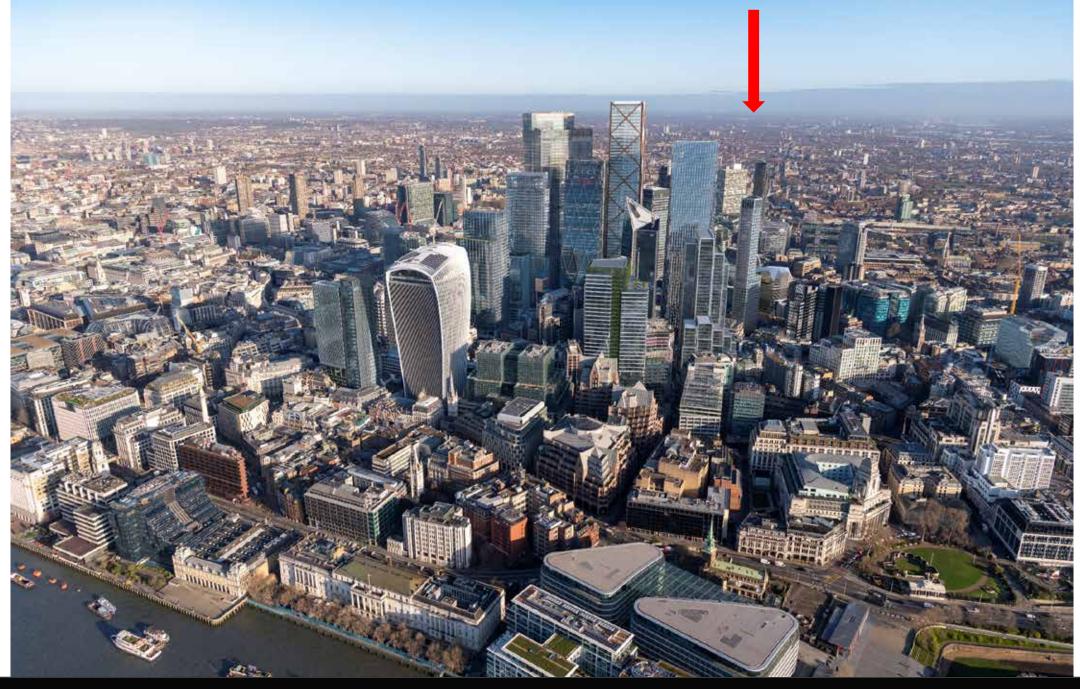
Thermal comfort conditions at proposed development with existing surrounding buildings – Ground level



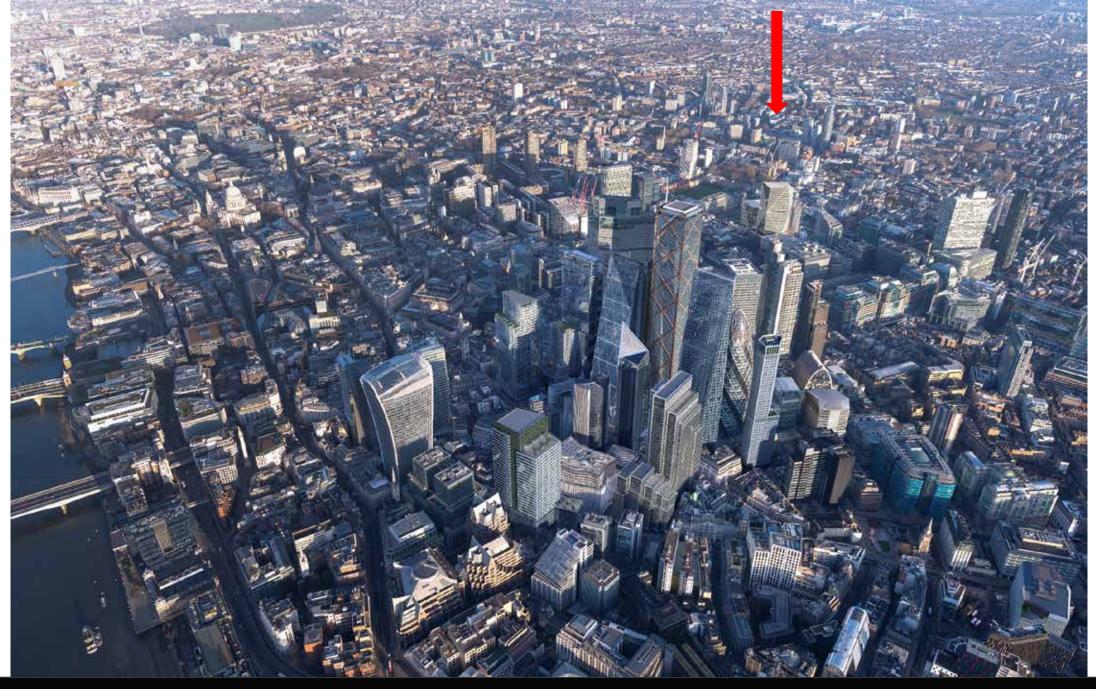
Thermal comfort conditions at proposed development with consented cumulative surrounding buildings – Ground level



Thermal comfort conditions at proposed development with consented and unconsented cumulative surrounding buildings – Ground level



Proposed CGI looking north



Proposed CGI looking west



Next Planning & Transportation Committee 26 October 2021