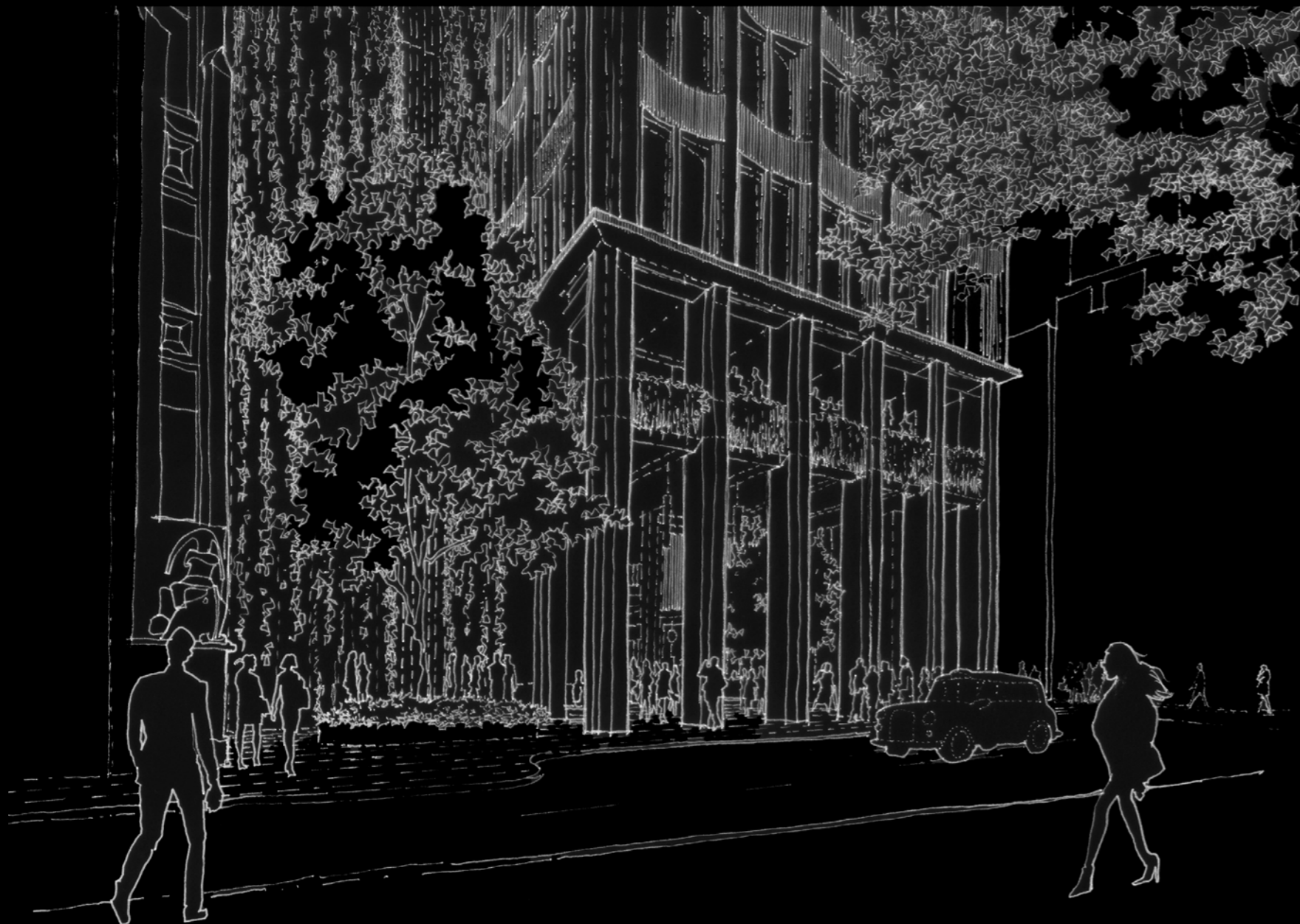


31 BURY STREET

OCTOBER 2021



1.0

THE EXISTING BUILDING

2.0

STAKEHOLDER CONSULTATION

3.0

SUSTAINABILITY

4.0

CONTEXT AND PUBLIC REALM

5.0

PUBLIC, COMMUNITY AND CULTURAL SPACE

6.0

CREECHURCH ECOSYSTEM

7.0

DESIGN OF FACADE

8.0

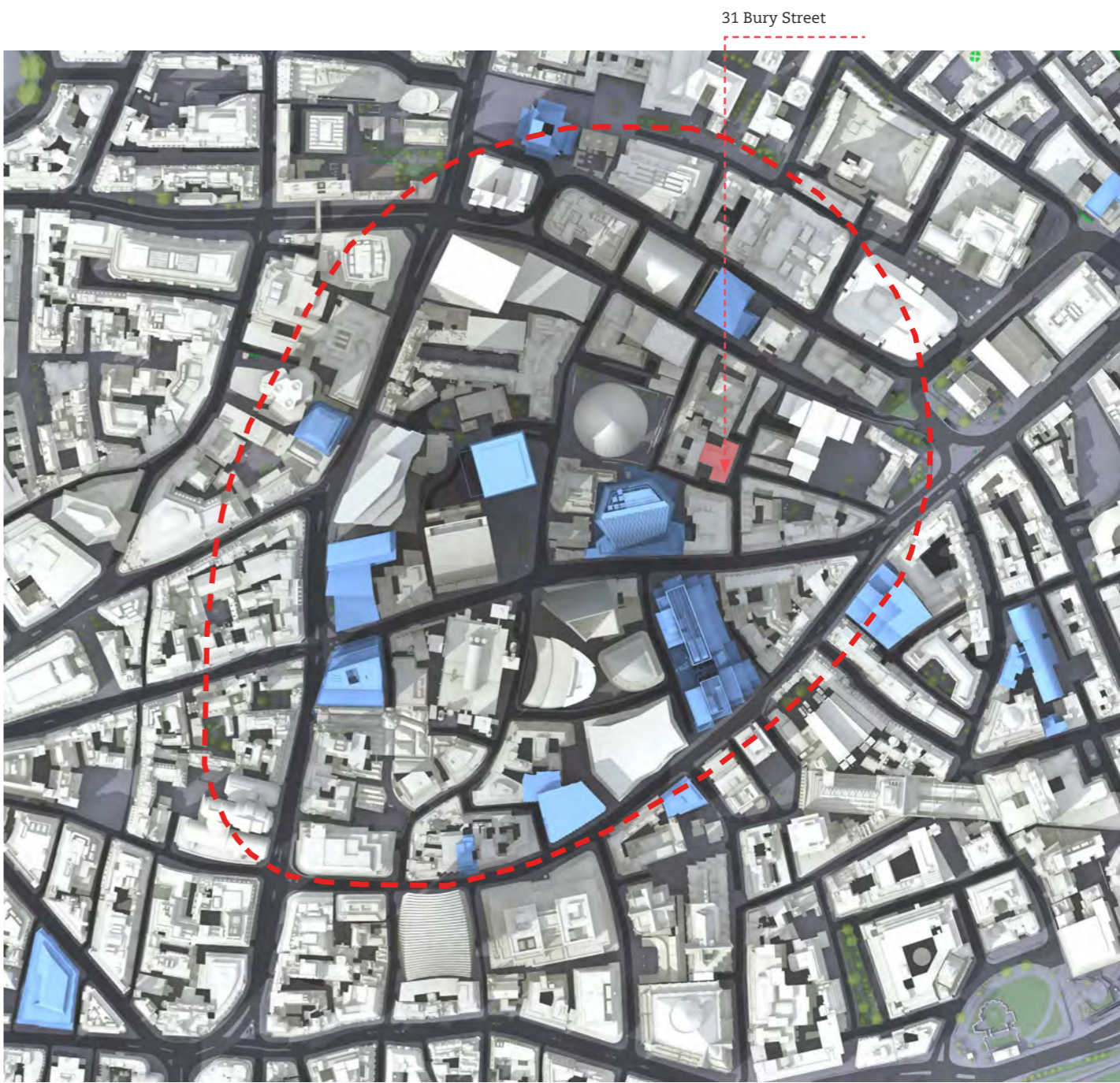
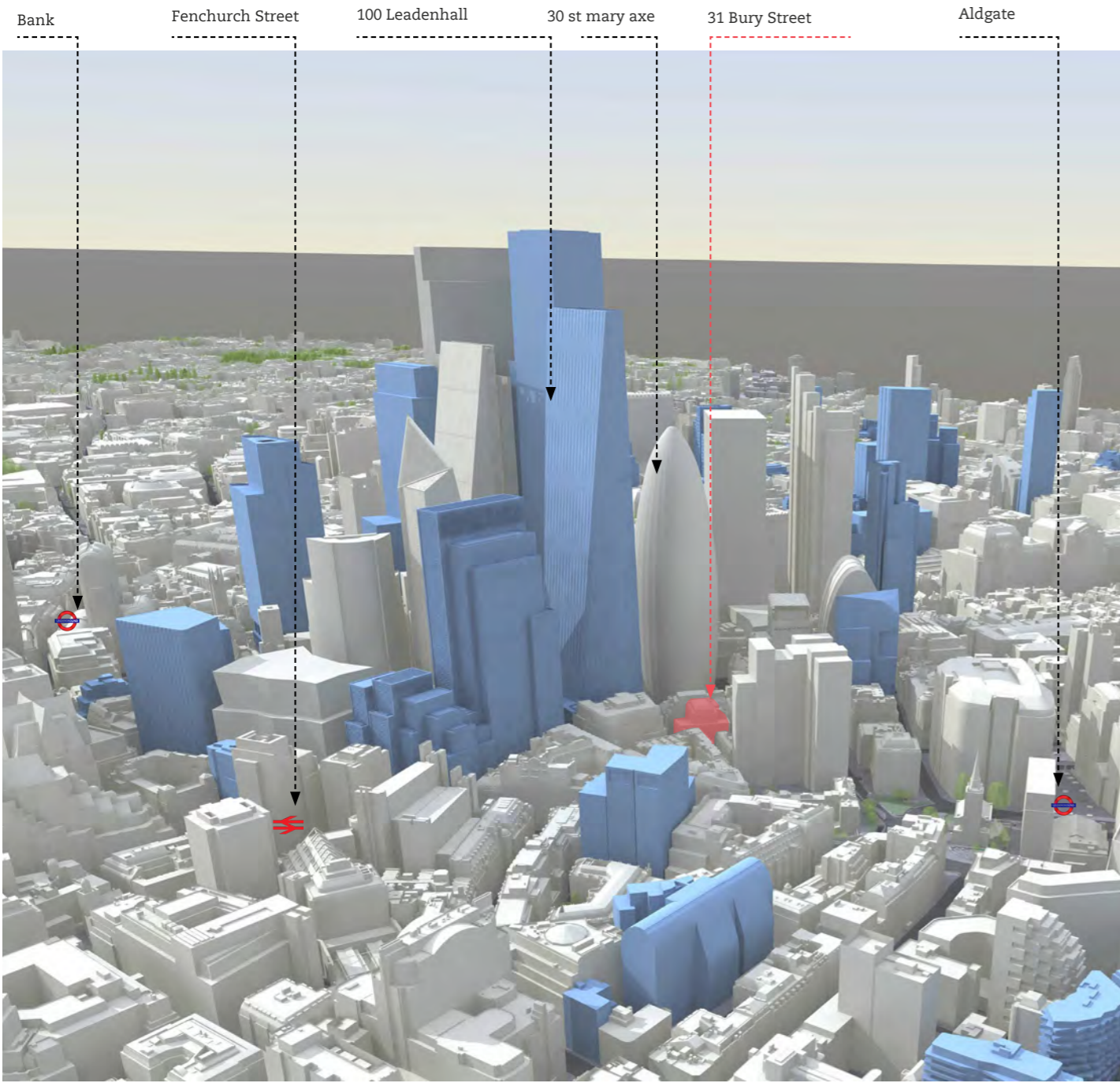
DAYLIGHT AND SUNLIGHT

1.0

THE EXISTING BUILDING

1.0 THE EXISTING BUILDING

1.1 Eastern Cluster

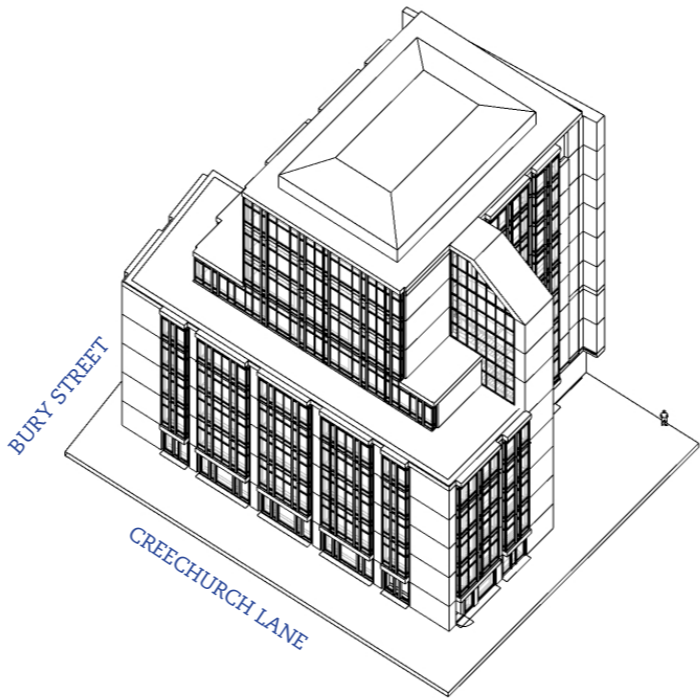


31 Bury Street Eastern Cluster

1.0 THE EXISTING BUILDING

1.2 Existing building analysis

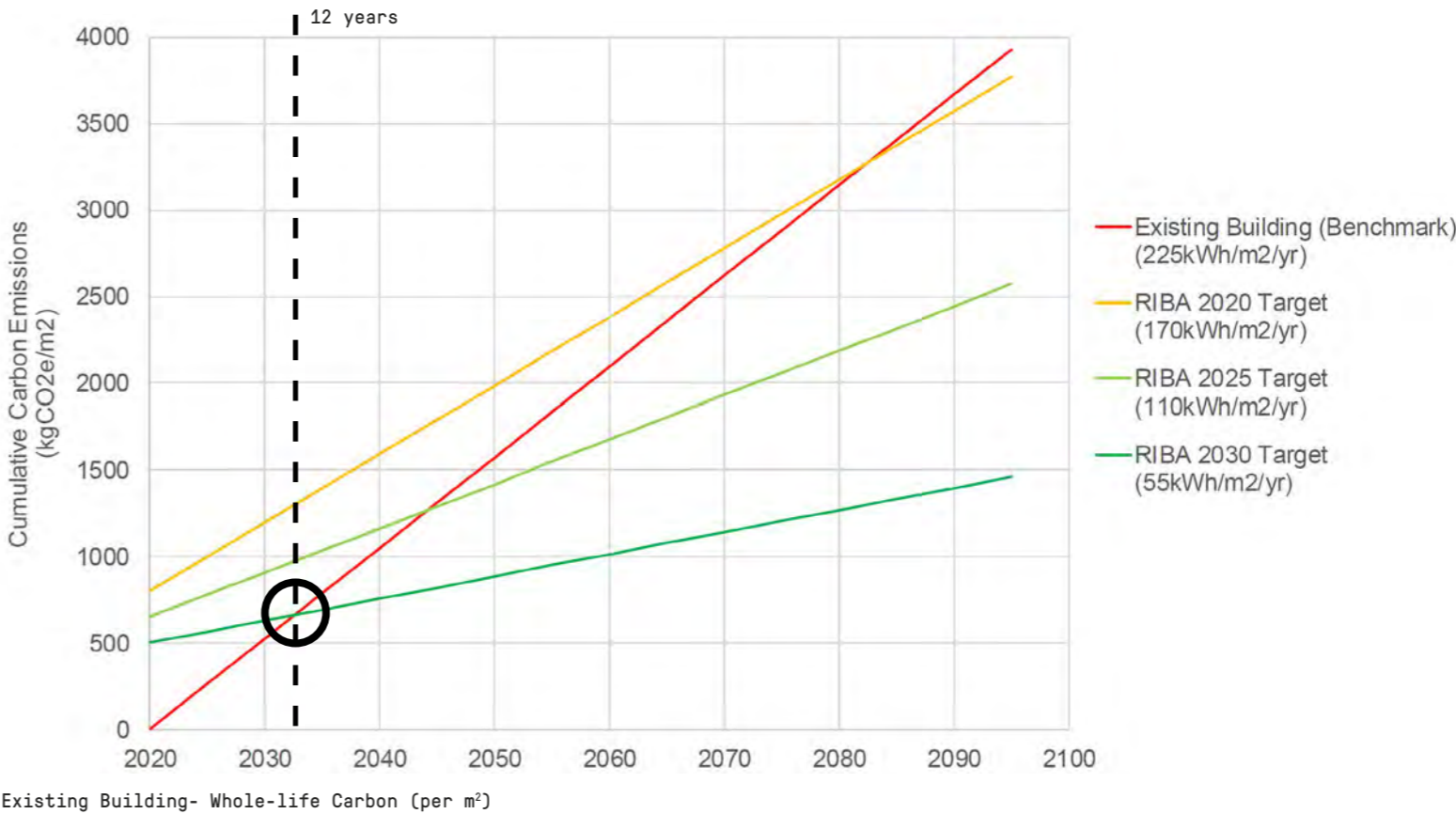
- 1 The building was originally constructed in 1967.
- 2 The facade systems are towards the end of their life and have a poor thermal performance.
- 3 The floor to ceiling heights are poor (2.55m - 2.3m).
- 4 The floor plates are poorly lit due to the heavily tinted glazing.
- 5 The building is under lifted.
- 6 The core provides insufficient WC facilities.
- 7 The M+E systems are inefficient and reaching the end of their serviceable life.
- 8 The existing built form doesn't maximise the use of this prominent City of London location (27,696 soft NIA).
- 9 The quality of existing office accommodation is poor and doesn't meet modern occupier demands.
- 10 The existing building provides little opportunity for active frontages and benefit to the public realm.
- 11 There is little opportunity for tenant amenity or end of trip facilities.
- 12 There is very little biodiversity or urban greening.
- 13 Has 18 car parking spaces that are largely obsolete.



Existing Building Axo



Existing Building Photograph



Existing Building- Whole-life Carbon (per m²)

2.0

STAKEHOLDER CONSULTATION

2.0 STAKEHOLDER CONSULTATION

2.1 Consultation Timeline

LOCAL STAKEHOLDERS

Community & residents' groups

- 1. Aldgate Community Events
- 2. Aldgate Estate Residents' Association
- 3. Aldgate Gardening Club*
- 4. Aldgate Ward Club
- 5. City Parent Carer Forum
- 6. Golden Lane Estate Residents' Association
- 7. Mansell Street Women's Group
- 8. Middlesex St Estate Neighbourhood Watch
- 9. Middlesex Street Estate Residents' Association
- 10. Petticoat Square Leaseholders' Association
- 11. Portsoken Activities Group*
- 12. Portsoken Ward Club*

Community facilities

- 13. Artizan Street Library and Community Centre
- 14. Cass Child and Family Centre
- 15. Guildhall Library
- 16. Portsoken Health and Community Centre
- 17. Shoe Lane Library^
- 18. St Hilda's East Community Centre^
- 19. The Attlee Youth and Community Centre

Business & professional groups

- 20. City Architecture Forum*
- 21. City Business Library
- 22. City Property Association*
- 23. The Aldgate Partnership

Charities & not-for-profit organisations

- 24. Bishopsgate Institute
- 25. Citizens' Advice Bureau
- 26. Homeless Link
- 27. Sir John Cass's Foundation
- 28. SocietyLinks
- 29. Square Mile Food Bank
- 30. The Brokerage
- 31. Tower Hamlets Education Business Partnership
- 32. Toynbee Hall
- 33. TSE Youth
- 34. Volunteer Centre Tower Hamlets

Education

- 35. Canon Barnett Primary School
- 36. Christ Church Primary School
- 37. English Martyrs Catholic Primary School
- 38. London Metropolitan University
- 39. Mulberry School for Girls
- 40. Prior Weston Primary School
- 41. Sir John Cass's Foundation Primary School
- 42. St Paul's Cathedral School
- 43. The Complete Works
- 44. The City of London School for Girls

Art & culture

- 45. Arc
- 46. Arts Admin Toynbee Studios
- 47. Barbican Centre
- 48. Framed Film Club
- 49. Guildhall School
- 50. Rich Mix^
- 51. V22

Museums & galleries

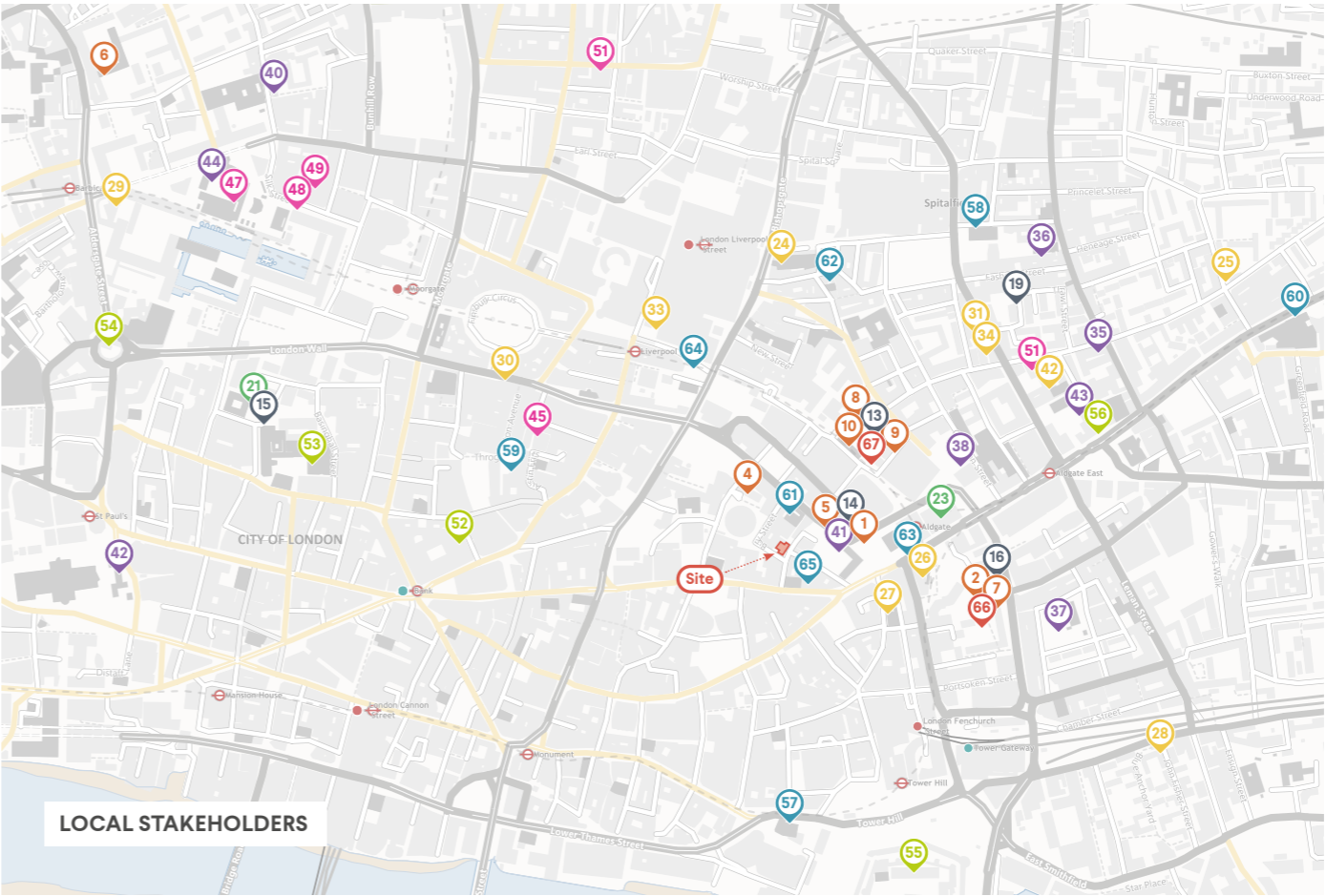
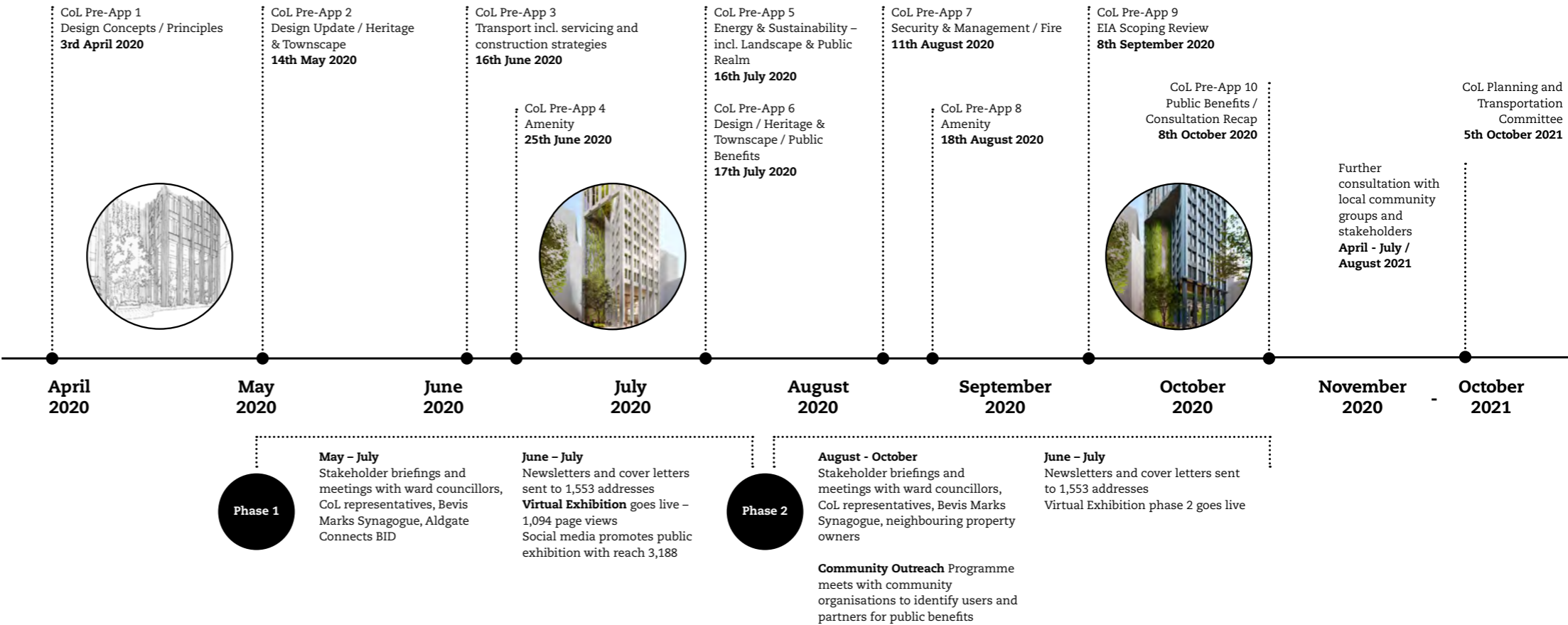
- 52. Bank of England Museum
- 53. Guildhal Art Gallery
- 54. Museum of London
- 55. Tower of London
- 56. Whitechapel Gallery

Faith groups

- 57. All Hallows by the Tower
- 58. Christ Church Spitalfields
- 59. Dutch Centre
- 60. East London Mosque & London Muslim Centre
- 61. S&P Sephardi Community (Bevis Marks Synagogue)
- 62. Sandys Row Synagogue
- 63. St Botolph's without Aldgate
- 64. St Botolph's without Bishopgate
- 65. St Katharine Cree Church

Housing Estates

- 66. Mansell Street Estate (Guinness Partnership)
- 67. Middlesex Street Estate



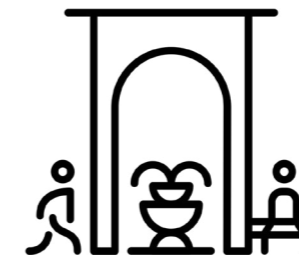
2.0 STAKEHOLDER CONSULTATION

2.2 Key Benefits

1. Helped to shape the economic development proposals to create a building ecosystem which supports **SMEs** and **helps businesses scale-up** within the building including a whole floor of **affordable workspace**.



2. Developed a **community space** (Creechurch Hall) with its design and use shaped to meet local need. This includes a guaranteed 8 hours per week as an outreach, training and skills centre.



3. Established a retail strategy to complement the other emerging uses in the area, including the **Bevis Marks Museum**.



4. Nominated one of the **retail units** within the arcade as a dedicated space for **art and maker space uses**.



5. Developed **partnerships with local schools** for apprenticeships, art projects, construction workshops and help shape their access to the building.



6. Created over **300m²** of **additional public realm** through the creation of **Heneage Arcade and James' Court**.

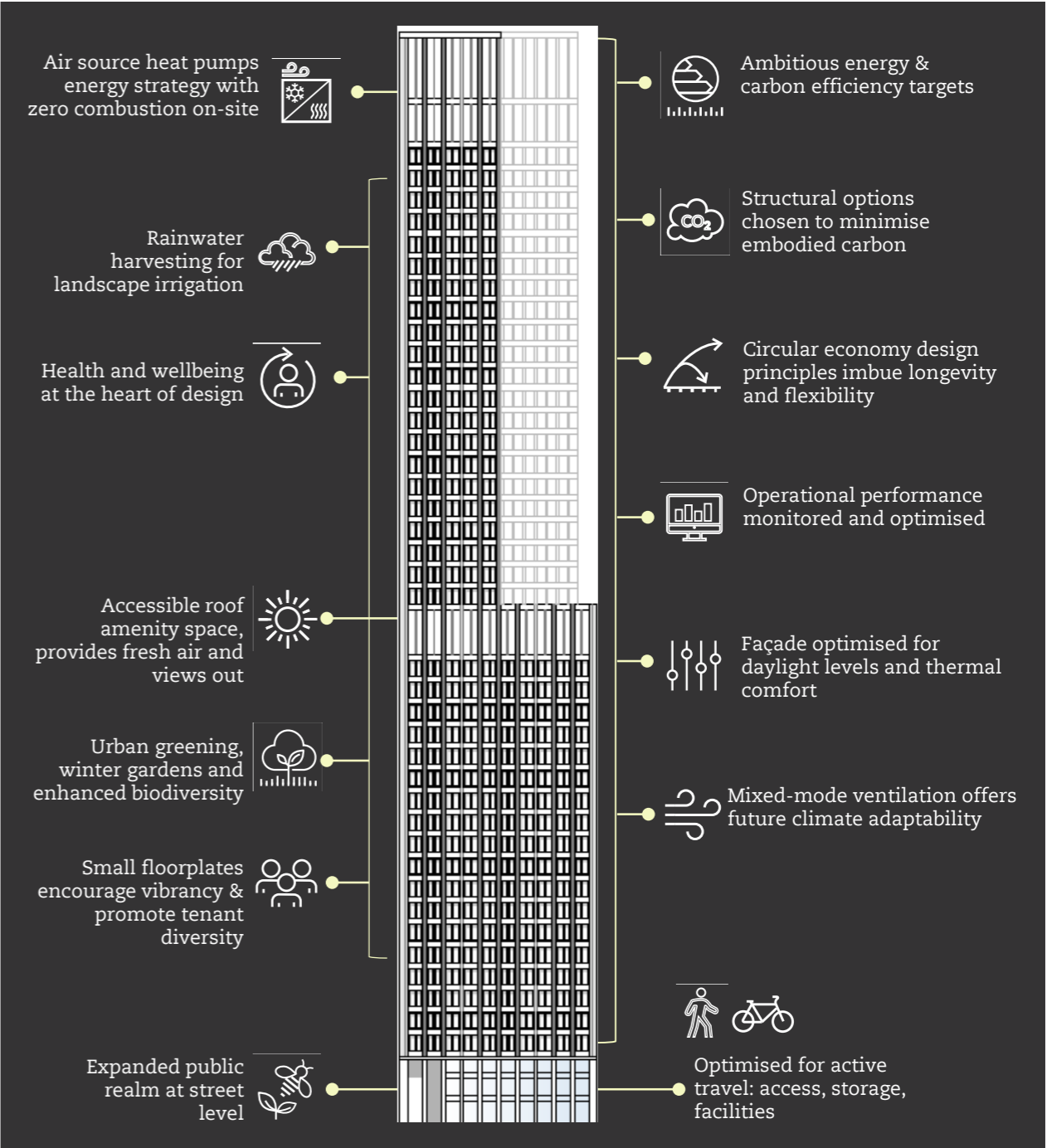
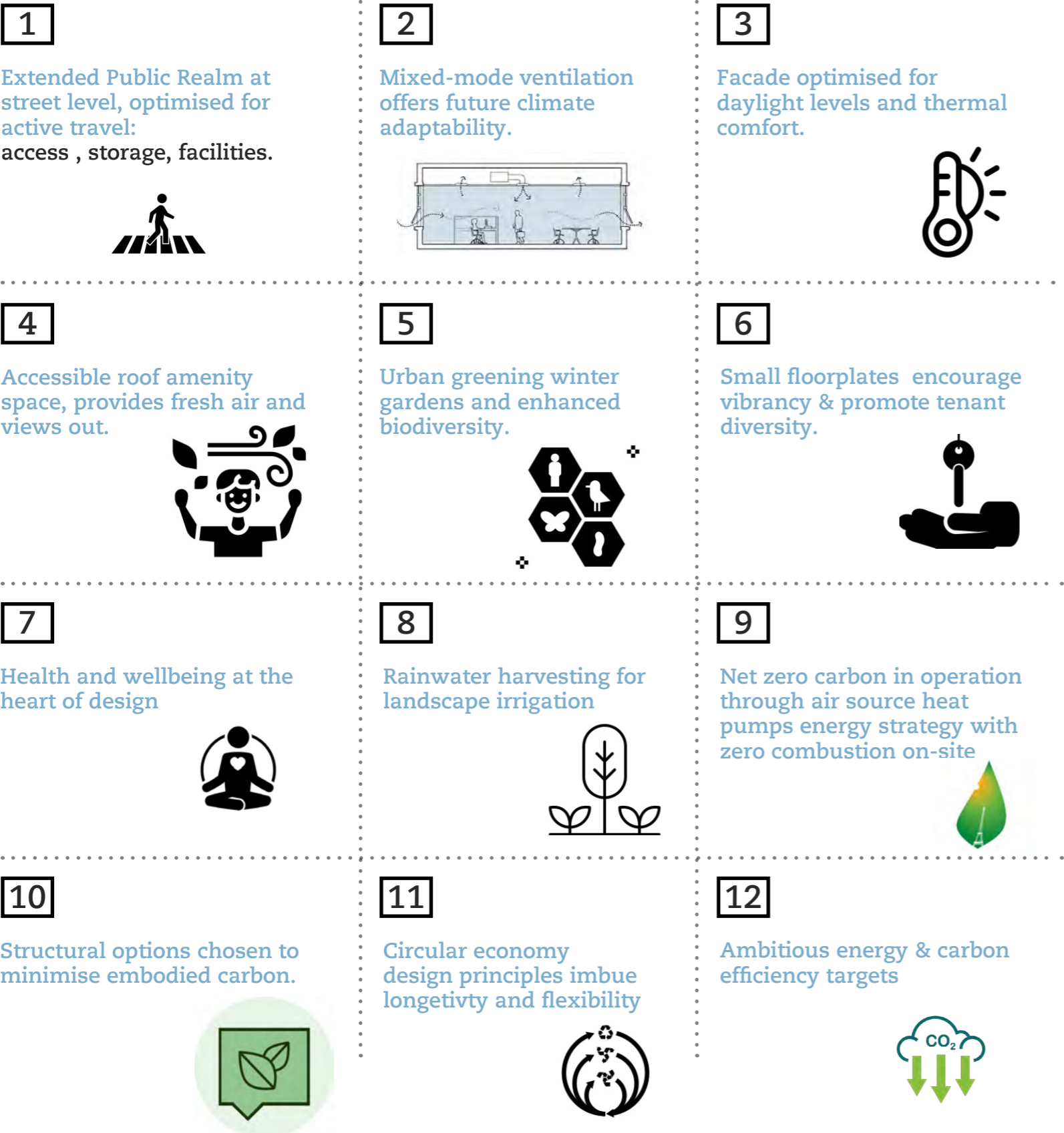


3.0

SUSTAINABILITY

3.0 SUSTAINABILITY

3.1 Aspirations



Illustrative diagram

4.0

CONTEXT AND PUBLIC REALM

4.0 CONTEXT AND PUBLIC REALM

4.1 Heritage Impact Assessment

The Site is not located within a Conservation Area nor does it contain a listed building. It is, however, located directly adjacent to the grade II* listed Holland House and in close proximity to the grade I listed Bevis Marks Synagogue. The Tower or London World Heritage Site is located approximately 600 m to the south-east of the Site. The Heritage, Townscape, Built Heritage Visual Impact Assessment prepared by Montagu Evans considers the impact of the Proposed Development upon all these receptors.

Application Site

Conservation Areas

Listed Buildings

Grade I

Grade II*

Grade II

Grade I

Grade II*

Grade II

26. Lloyd's Building

27. 52-68 Bishopgate

28. 48 Bishopgate

29. Lloyd's Avenue House

30. 46 Bishopgate

31. Pair of houses to north of entrance entrance to Port of London Authority's warehouses

32. Front block of Fenchurch Street Station

33. London Wall: remains of Roman wall, bastions and city gate of Aldgate from 17 Bevis Marks to India Street

34. London Wall: remains of Roman wall and bastion, Goring Street

35. London Wall: remains of Roman wall and bastion, Camomile Street

World Heritage Site: Tower of London (Inset Map)

Grade I

Grade II*

Grade II

a. The Middle Tower, with Causeway to Byward Tower (QV) and Remains of Causeway to Lion Tower to West

b. Outer Curtain Wall with Casements and Mural Towers

c. Tower of London (Inner Curtain Wall with Mural Towers, The New Armouries, The Queen's House and Tower Green)

d. The White Tower

e. Chapel of St Peter Ad Vincula

f. Revetment Wall to South Side of Moat, from Tower Bridge approach to Middle Tower (QV)

g. The Old Hospital Block and Raised Terrace and Railings

h. Museum of The Royal Fusiliers and Attached Terrace to Front

i. K6 Telephone Kiosk Outside Gateway of Byward Tower

j. Revetment Wall to West and North Side of Moat, from Outwork Attached to Middle Tower (QV) to Tower Hill Postern

k. 8 Bollards (On Pavement Outside Main Entrance to Tower of London)

l. Revetment Wall to North Side of Moat, from Tower Hill Postern to Tower Bridge Approach

m. Waterloo Block

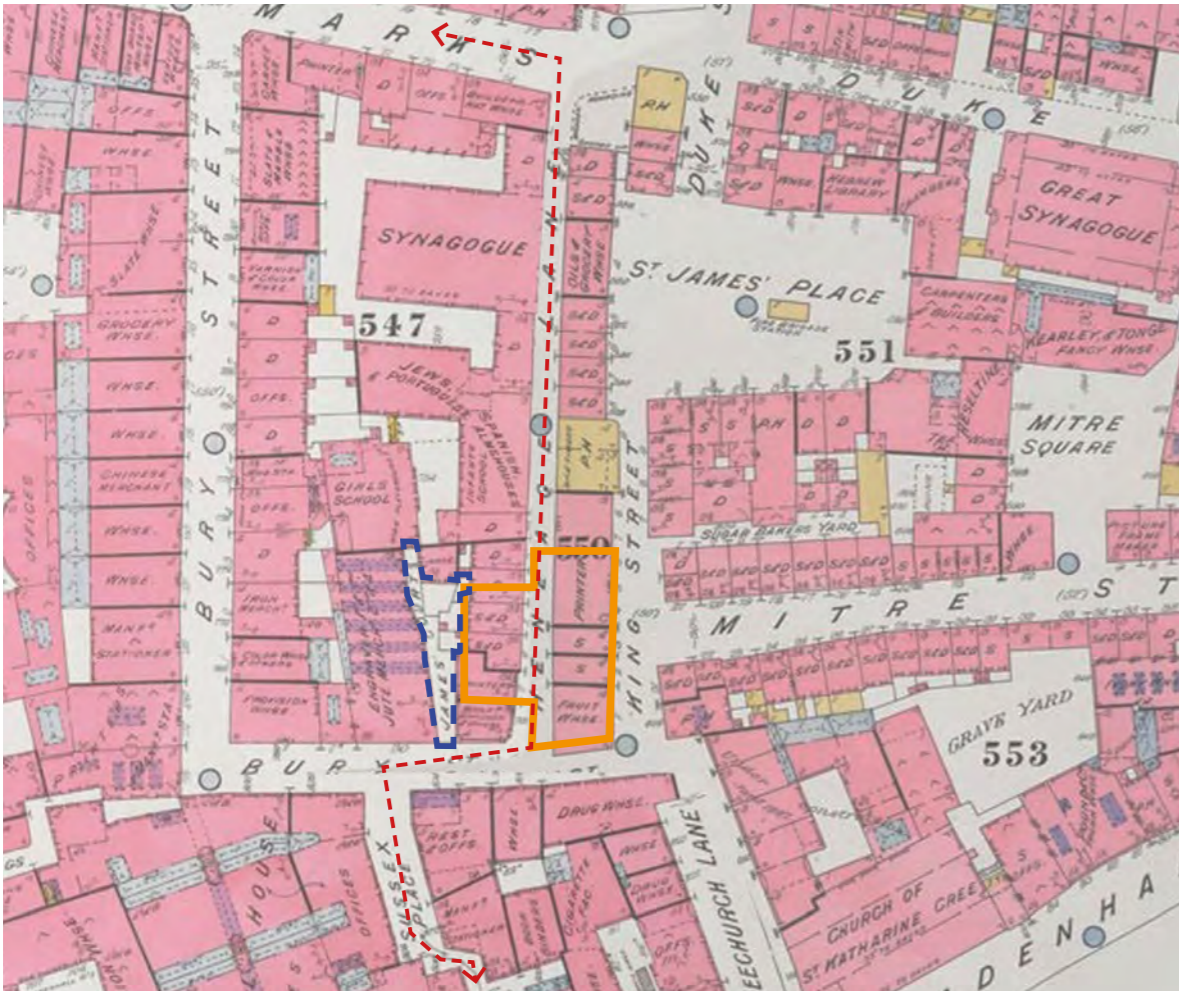
n. Former Pump House

Stiff + Trevillion

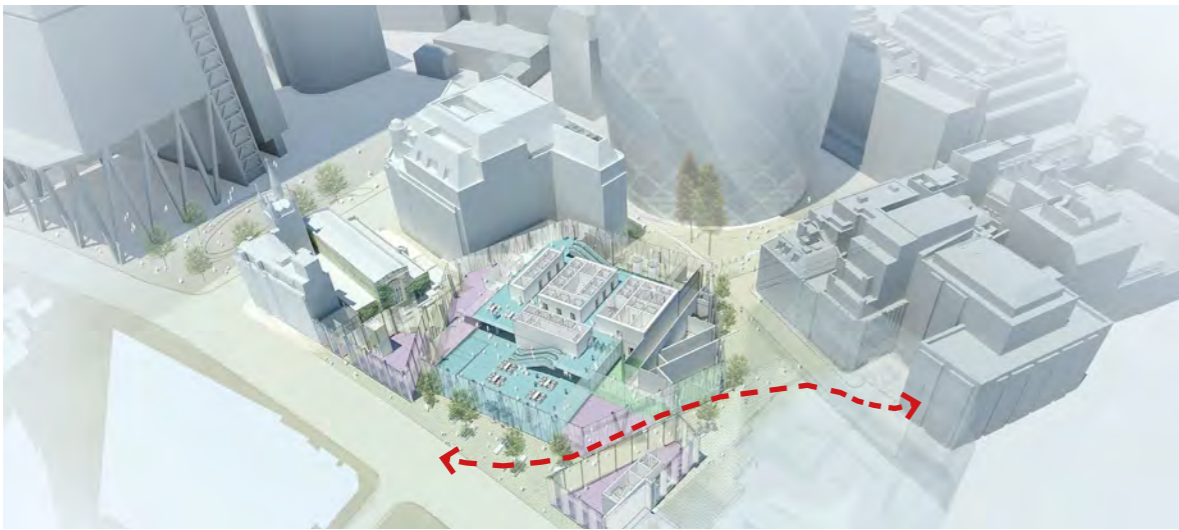
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4.0 CONTEXT AND PUBLIC REALM

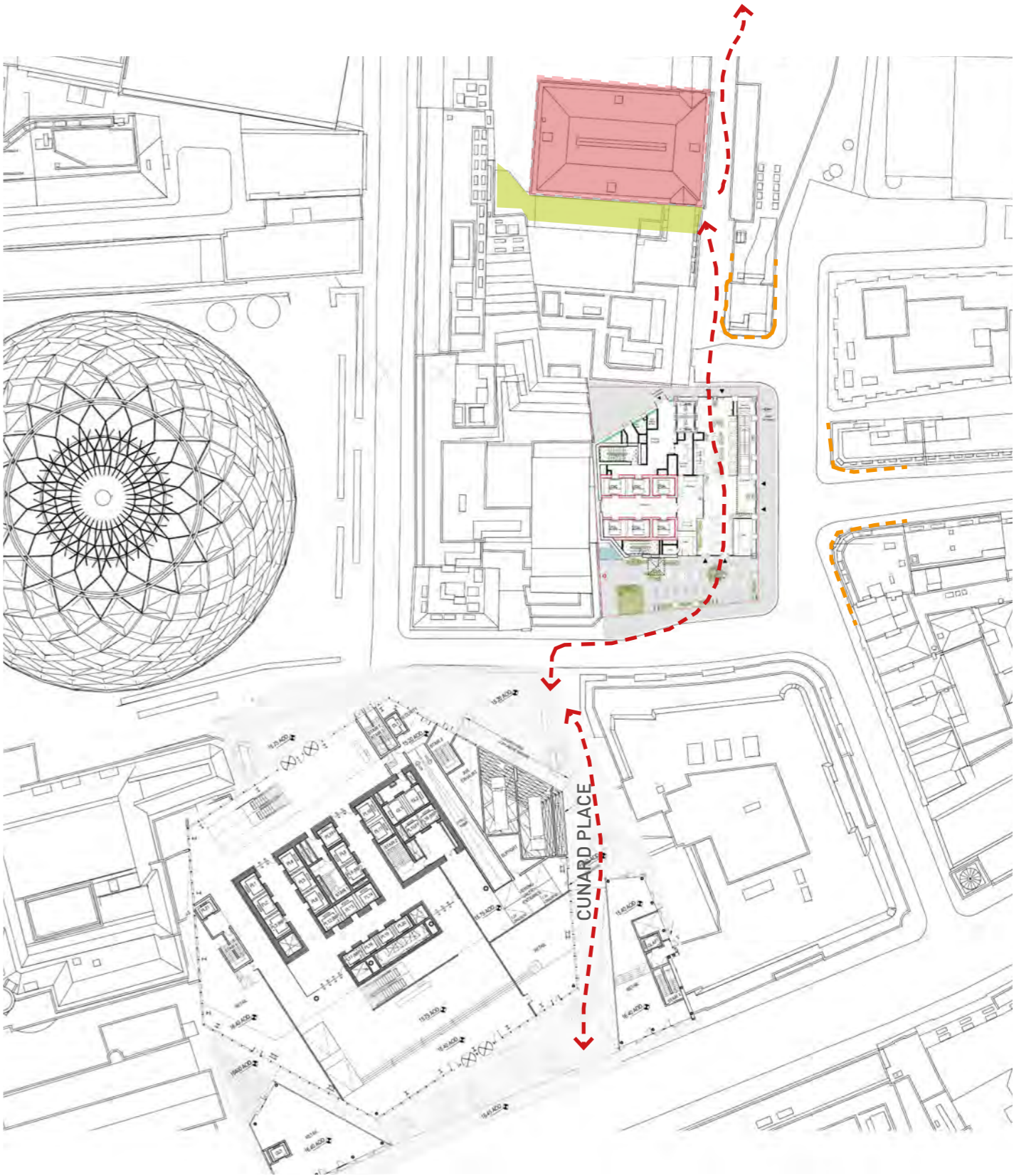
4.2 Heneage Lane: Evolving street pattern



James' Court
31 Bury Street



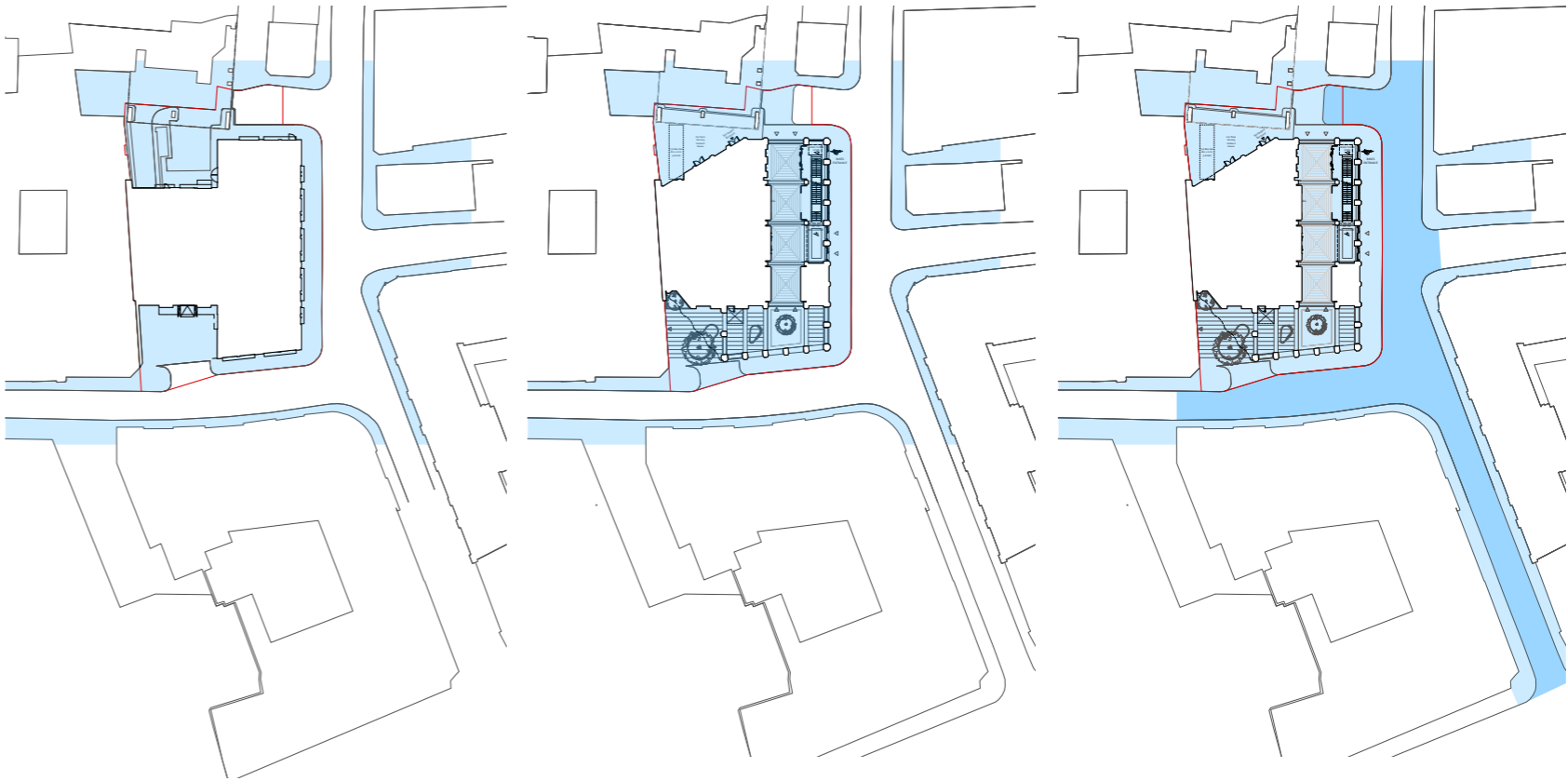
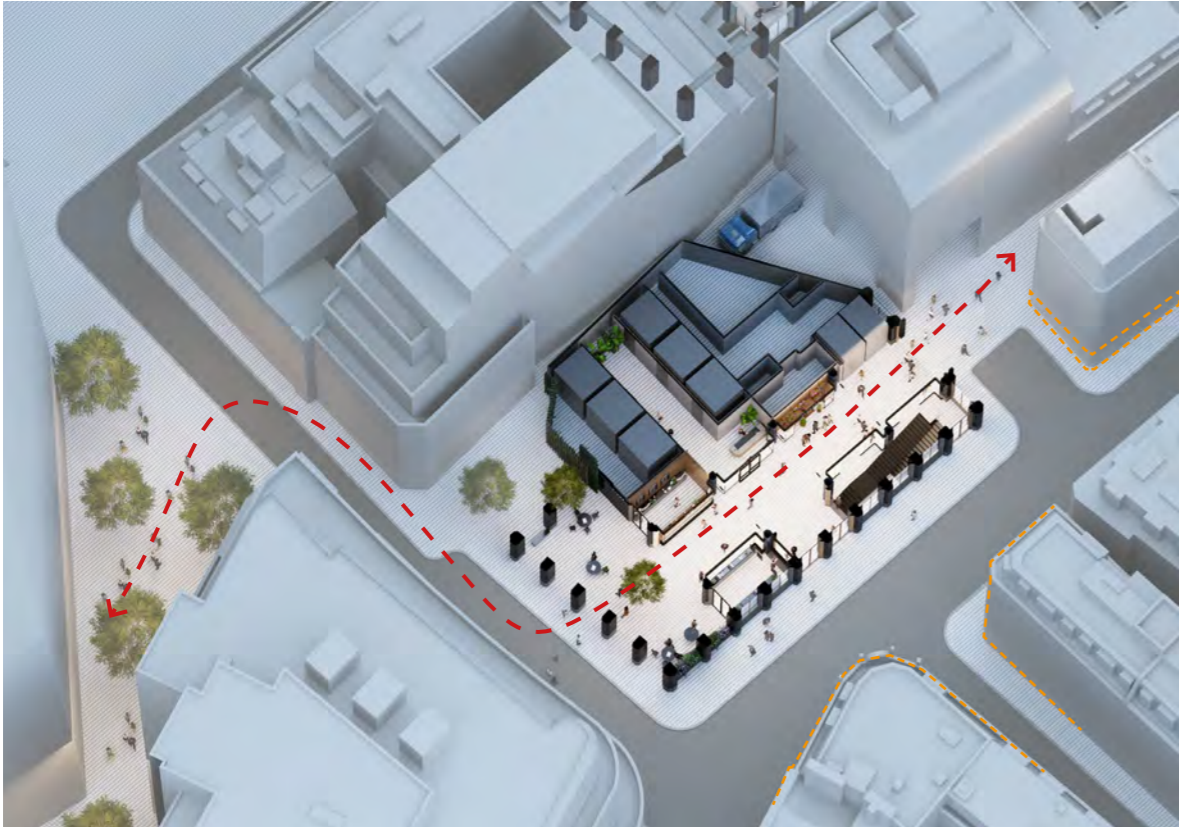
[Link to 100 Leadenhall Street](#)



Proposed Bury House

4.0 CONTEXT AND PUBLIC REALM

4.3 Public Realm



Existing Condition

Planning Application

Area of enhancement

+ 645sqm ENHANCED FOOTWAY PAVING IN ADOPTED HIGHWAY.

+ 283 sqm NEW PUBLICLY ACCESSIBLE SPACE WITHIN THE SITE BOUNDARY.

+ 882 sqm RAISED CARRIAGEWAY IN GRANITE SETTS.

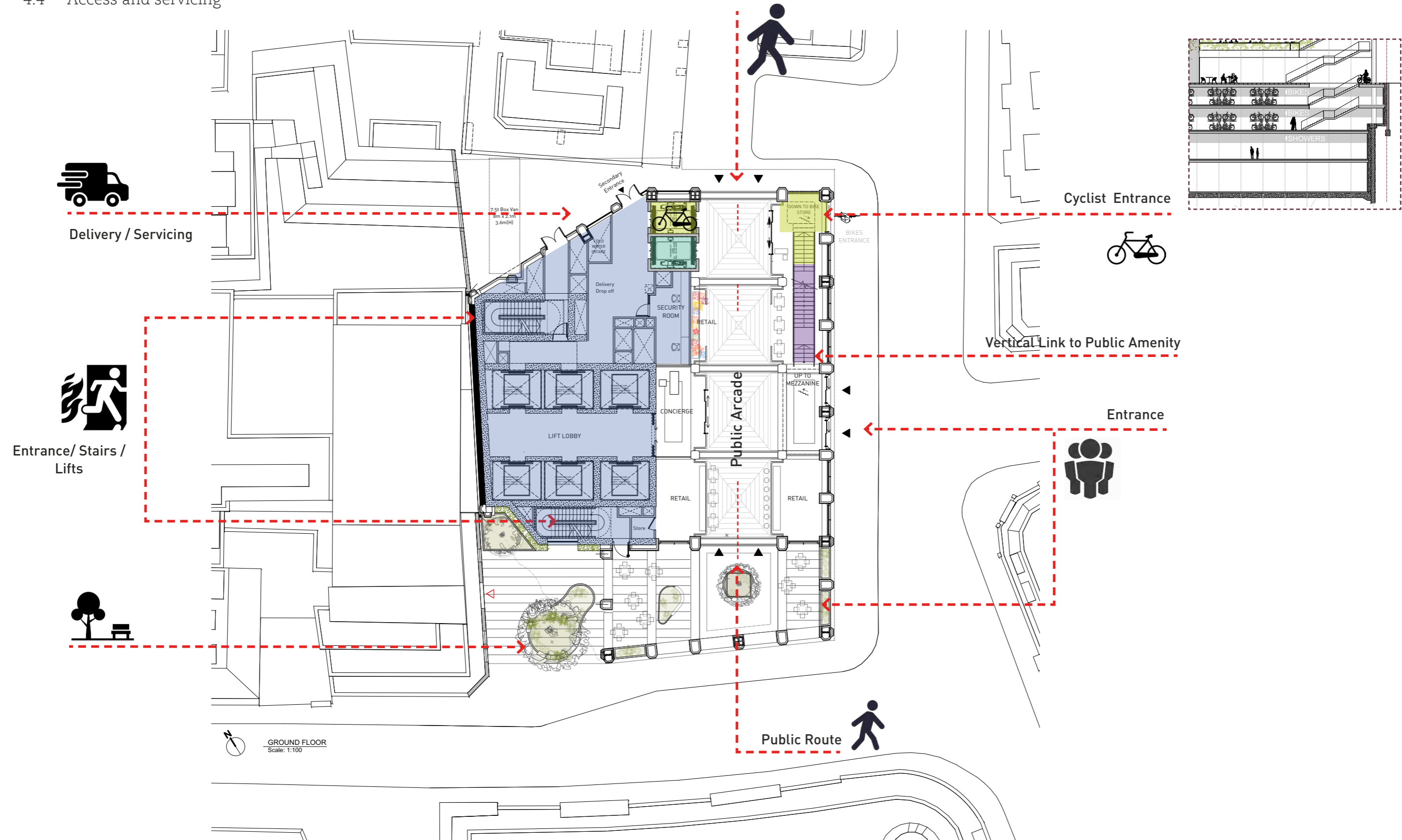
Increase of public realm by 238.9%
95m² existing to 322m² proposed



Illustrative view from Heneage Lane

4.0 CONTEXT AND PUBLIC REALM

4.4 Access and servicing



5.0

PUBLIC, COMMUNITY AND CULTURAL SPACE

5.0 PUBLIC, COMMUNITY AND CULTURAL SPACE

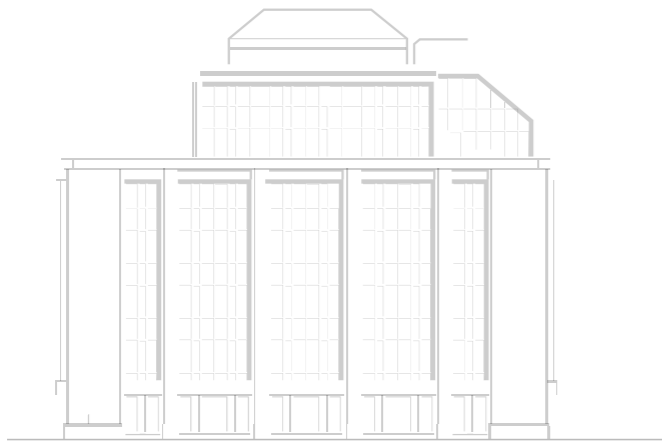
5.1 Public Benefit

Events Across First and Mezzanine:
Standing Event - approx 700 people
Standing and Seating - approx 500 People

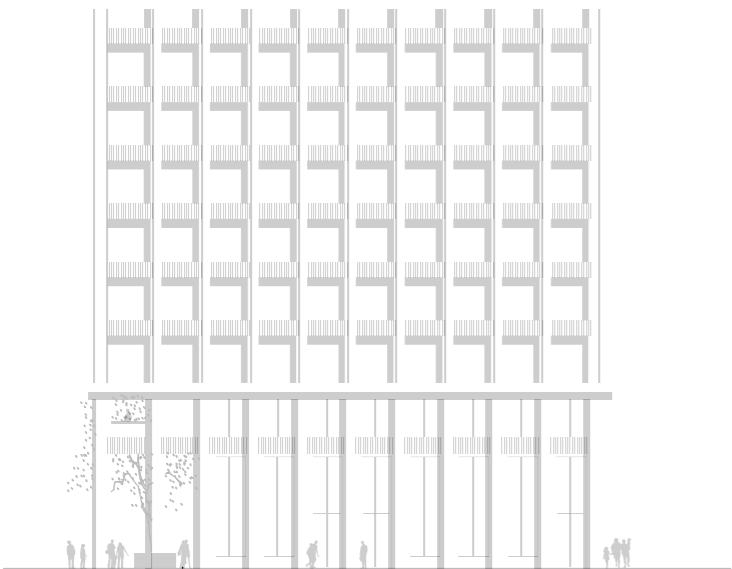
Public Benefit:

50% of Existing GEA will be dedicated to public space in the proposed design, covering the ground, mezzanine

Existing Ground Floor	Proposed Ground Floor plan
95% Inactive frontage	37% Inactive frontage
5% Active frontage	63% Active frontage
	44 m Internal active frontage



50% of existing GEA =
100% of Ground floor + Mezzanine floor + First floor



First Floor:

Creechurch Hall

Mezzanine Floor:

Creechurch Vestibule

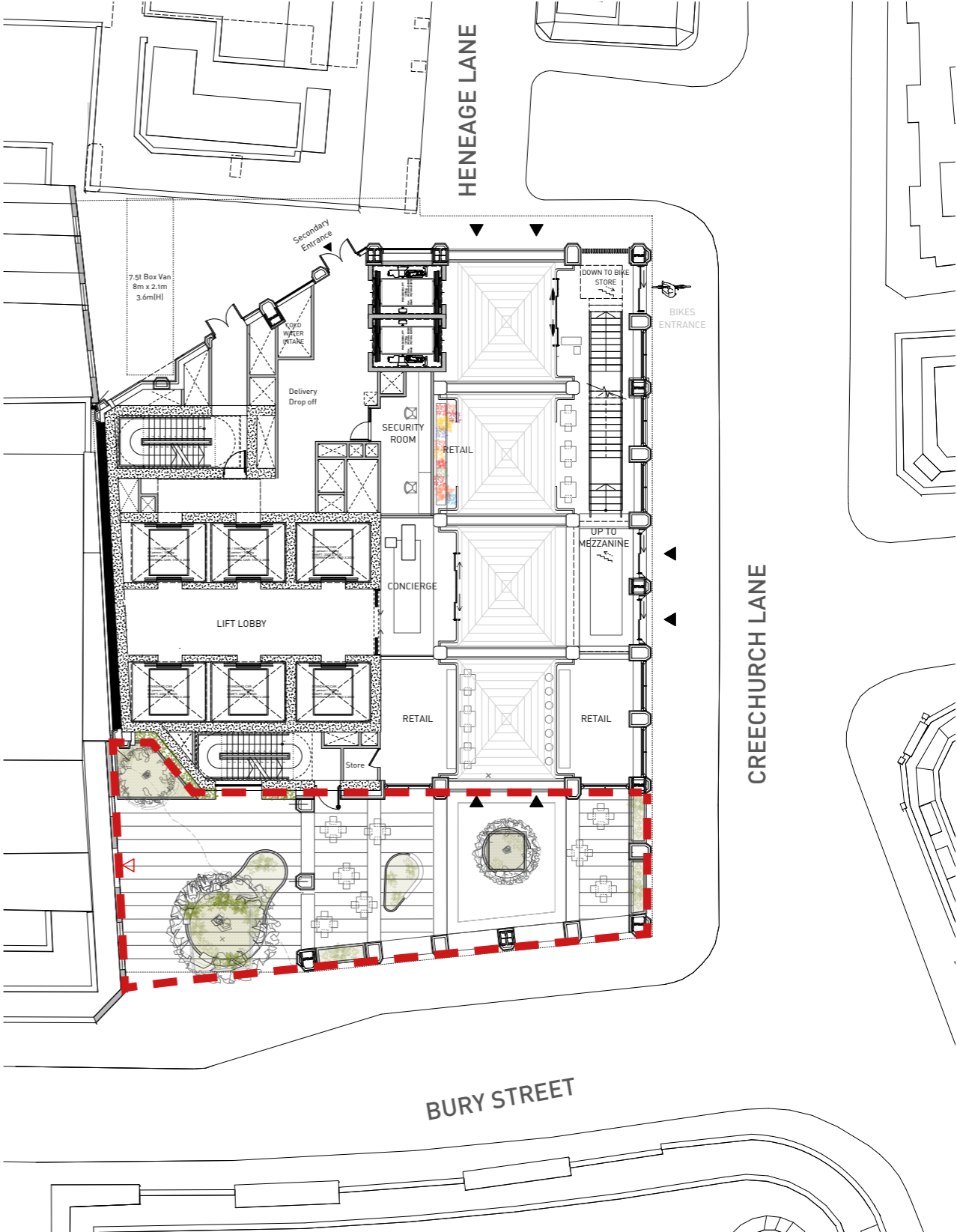
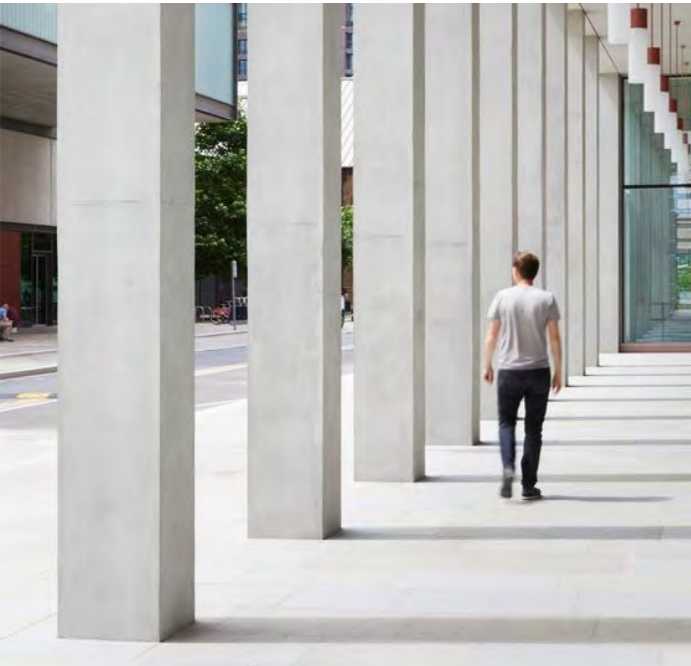
Ground Floor:

Extended Public Realm
Heneage Arcade
James' Court
Heneage Lane



5.0 PUBLIC, COMMUNITY AND CULTURAL SPACE

5.2 James' Court



5.0 PUBLIC, COMMUNITY AND CULTURAL SPACE

5.3 Proposed ground floor

