



120 Fleet Street Application

Planning & Transportation Committee

26 October 2021

120 Fleet Street



Site Plan

120 Fleet Street



SHOE LANE



FLEET STREET



POPPIN'S COURT

Site photos

120 Fleet Street



SHOE LANE



FARRINGTON STREET



POPPIN'S COURT

Site photos

120 Fleet Street



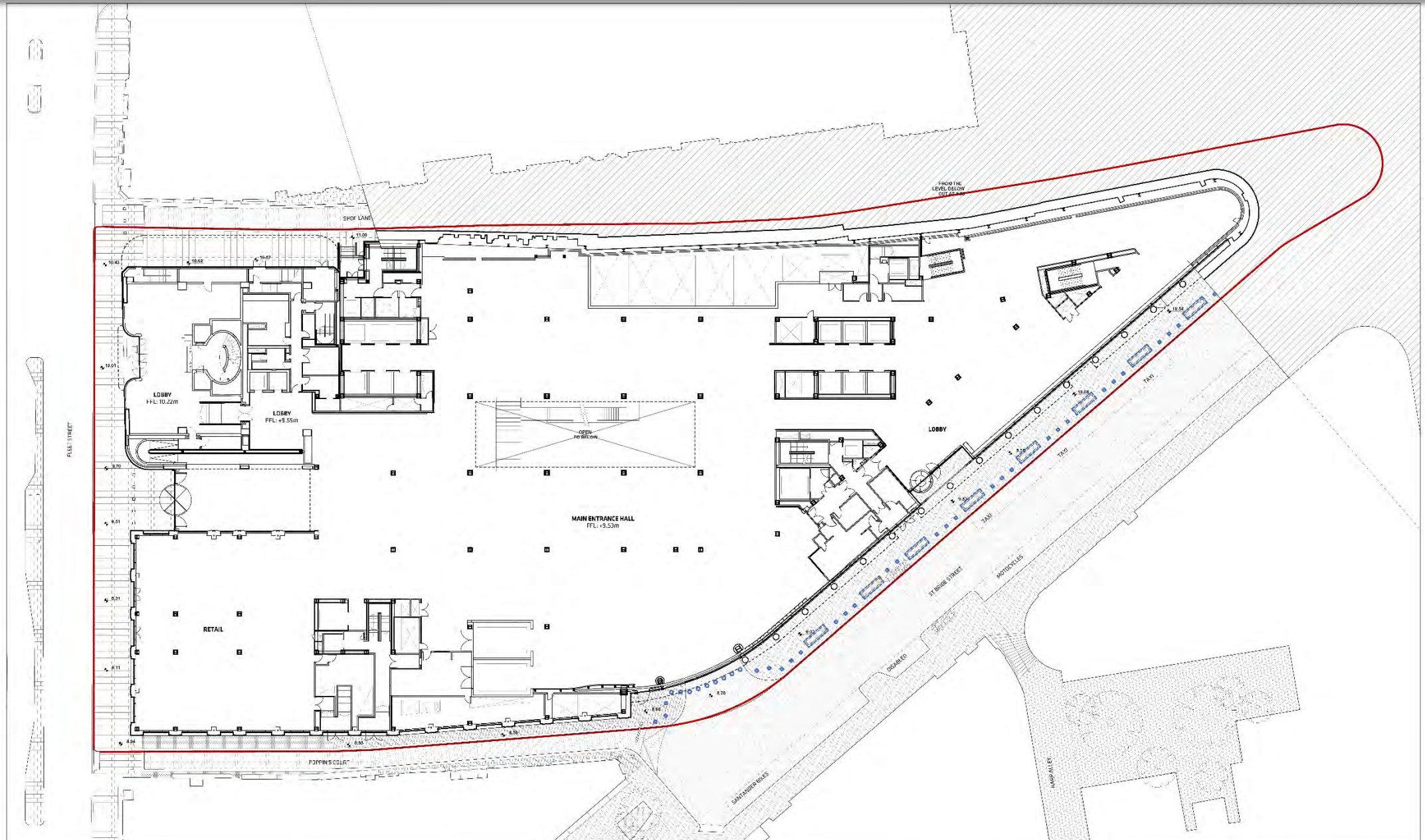
Aerial photo

120 Fleet Street



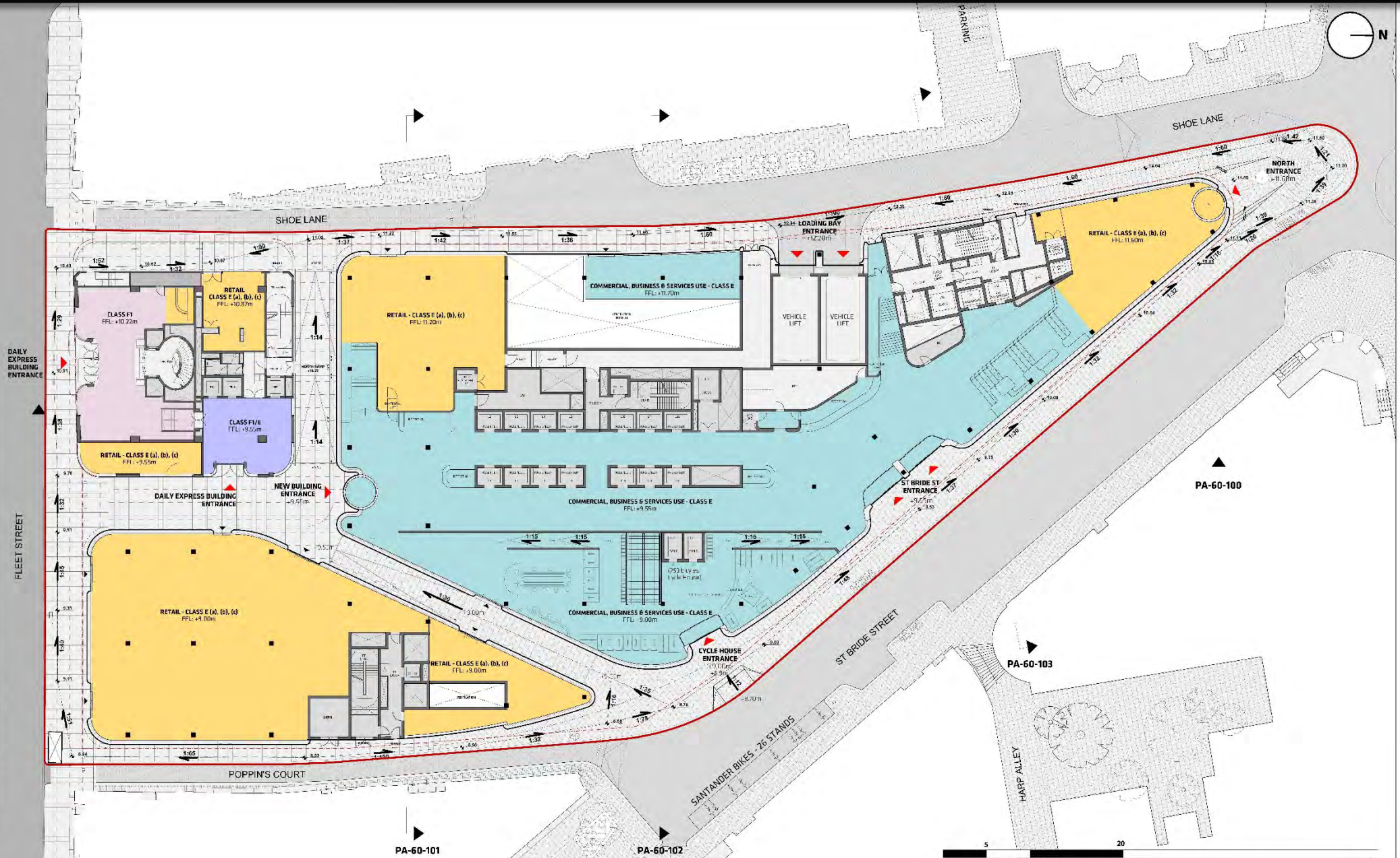
Conservation area and listed buildings

120 Fleet Street

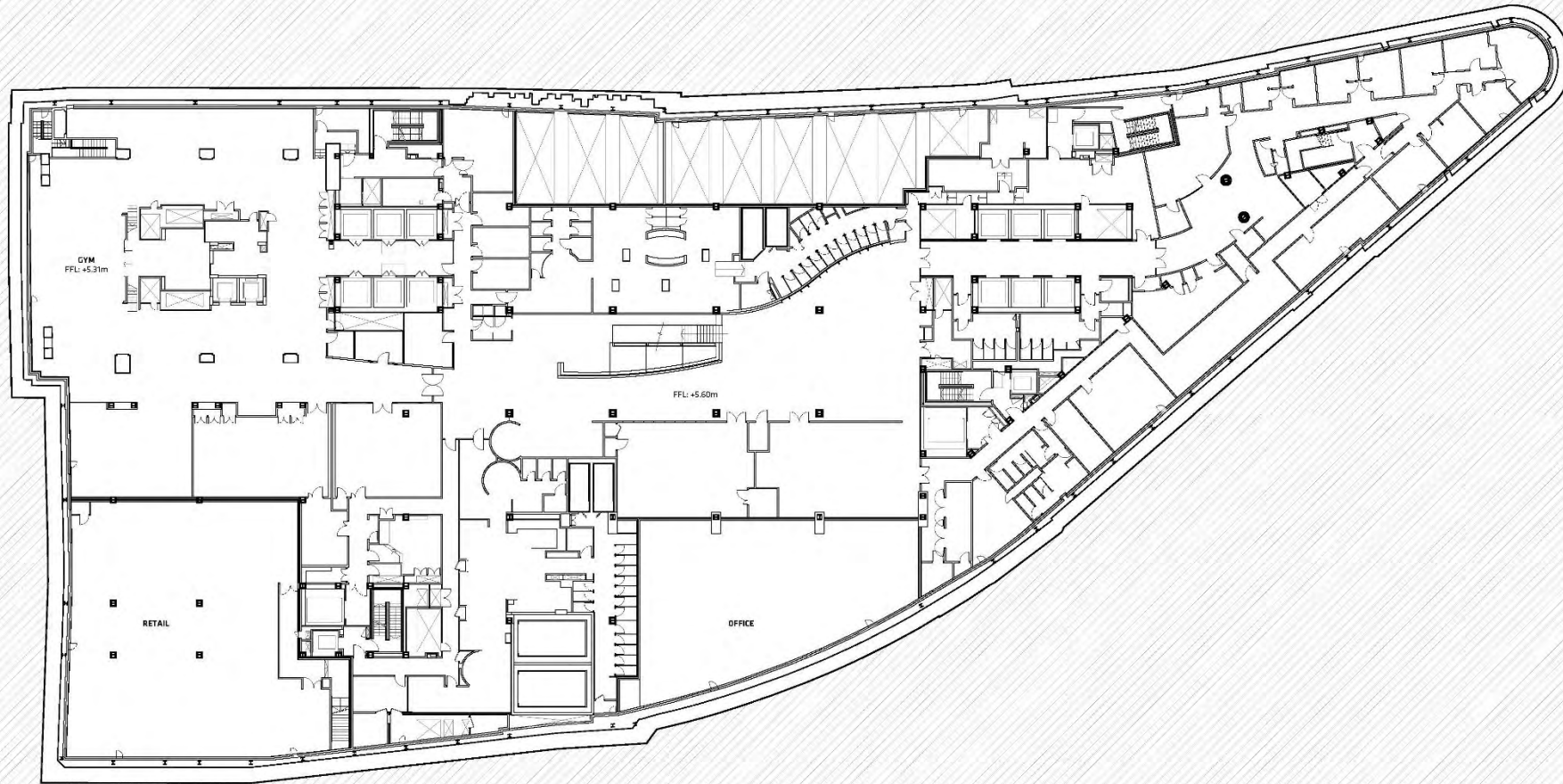


Existing Ground Floor Plan

120 Fleet Street

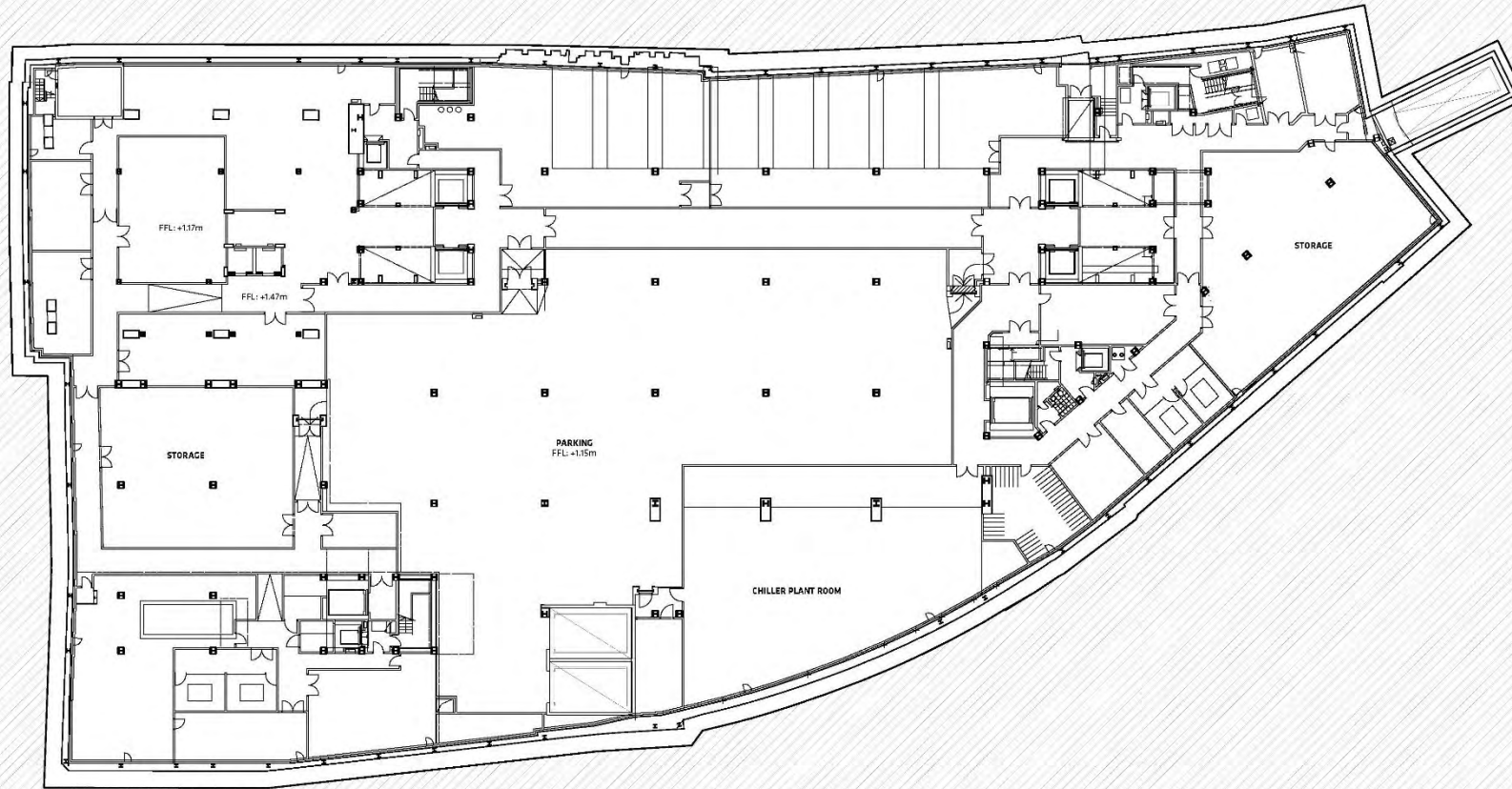


Proposed Ground Floor Plan





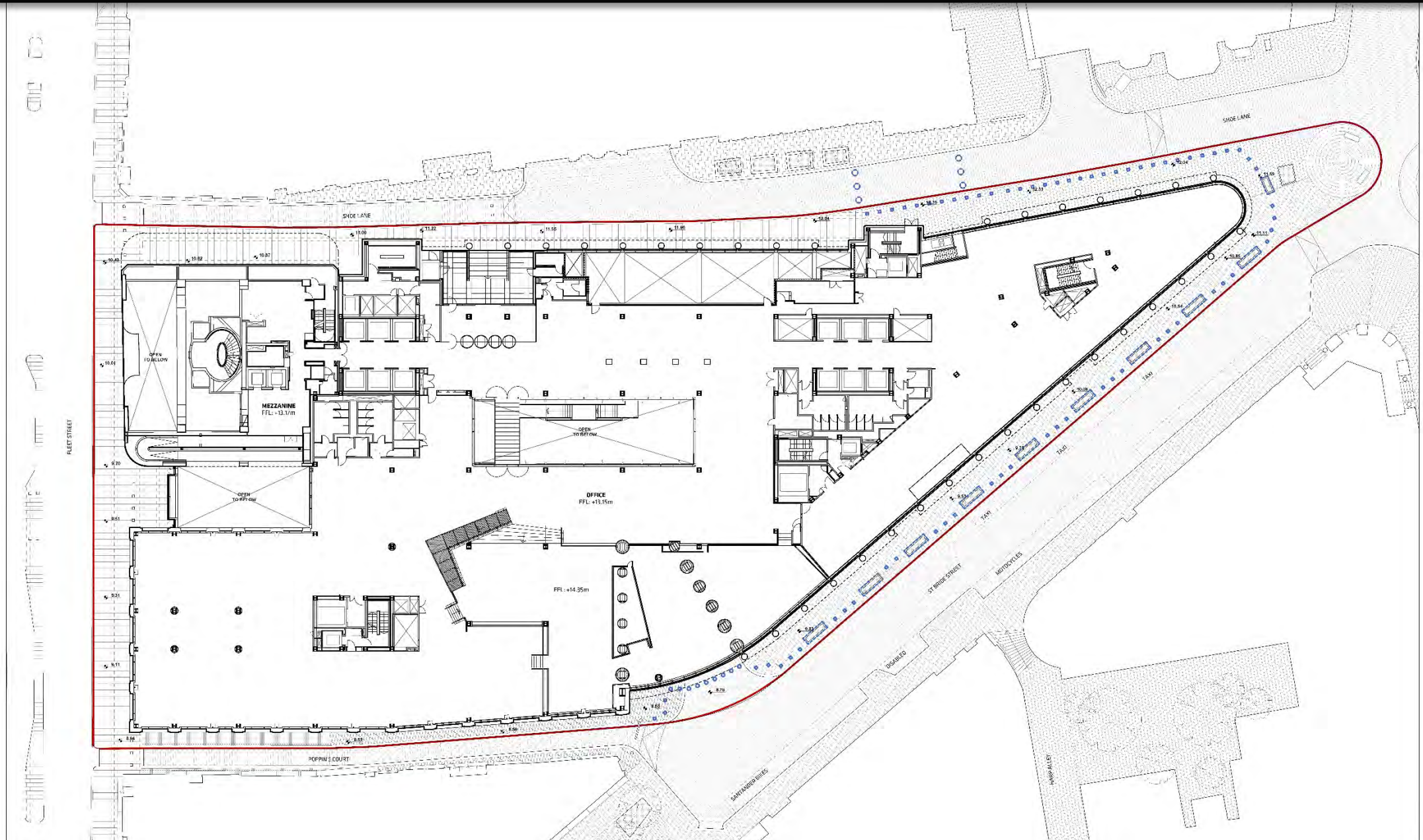
Proposed Basement 1 Floor Plan





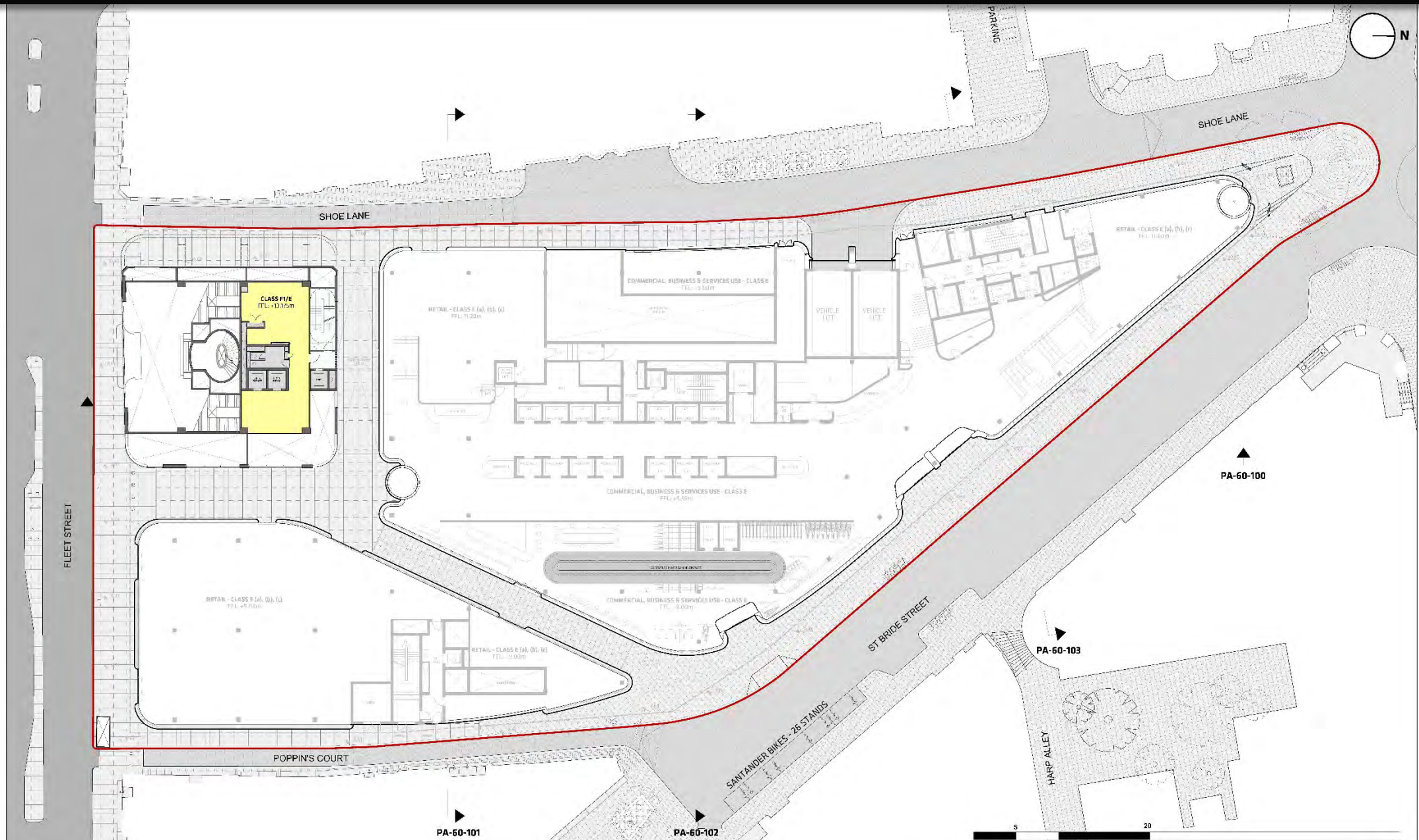
Proposed Basement 2 Floor Plan

120 Fleet Street



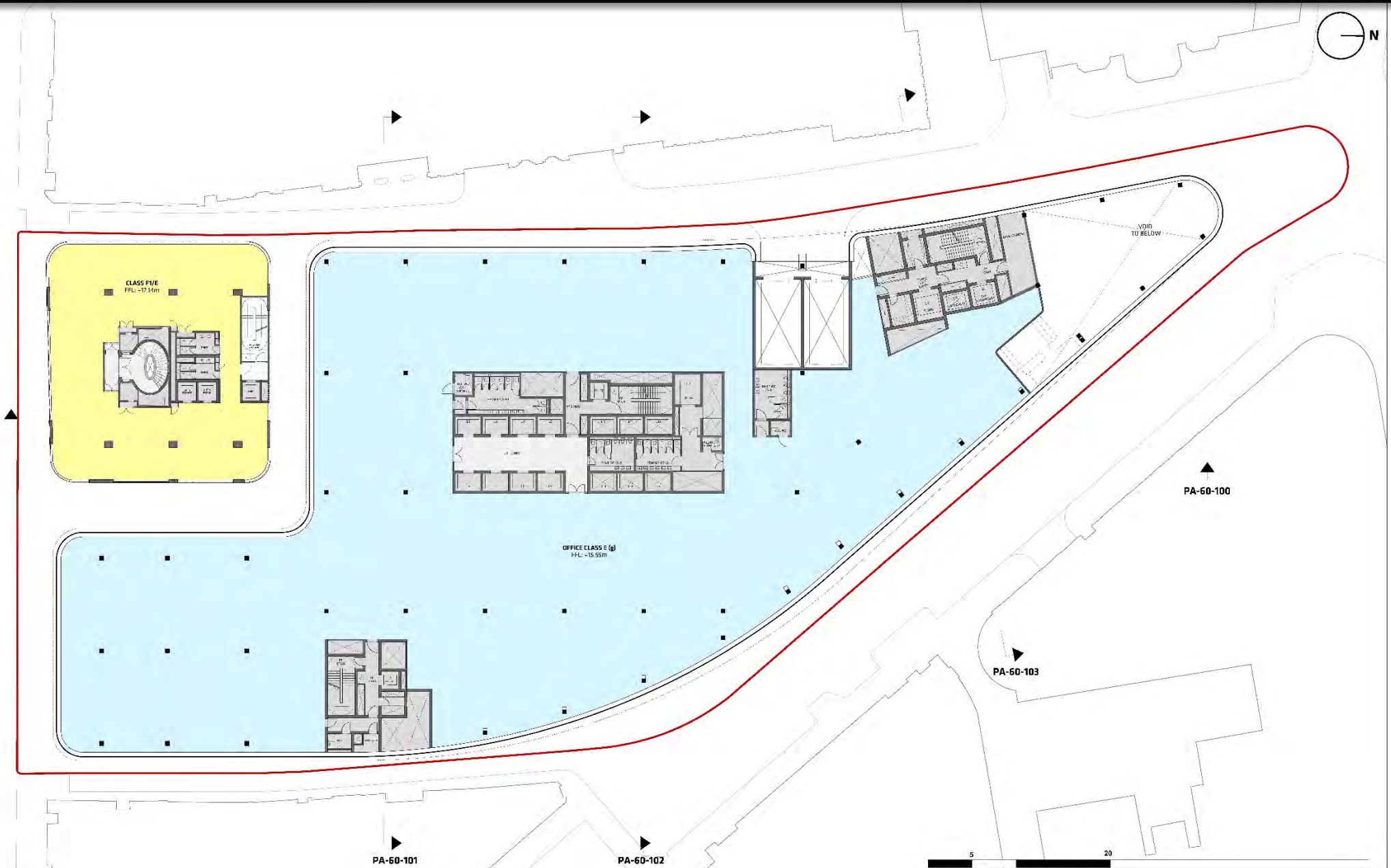
Existing Upper Ground Floor Plan

120 Fleet Street



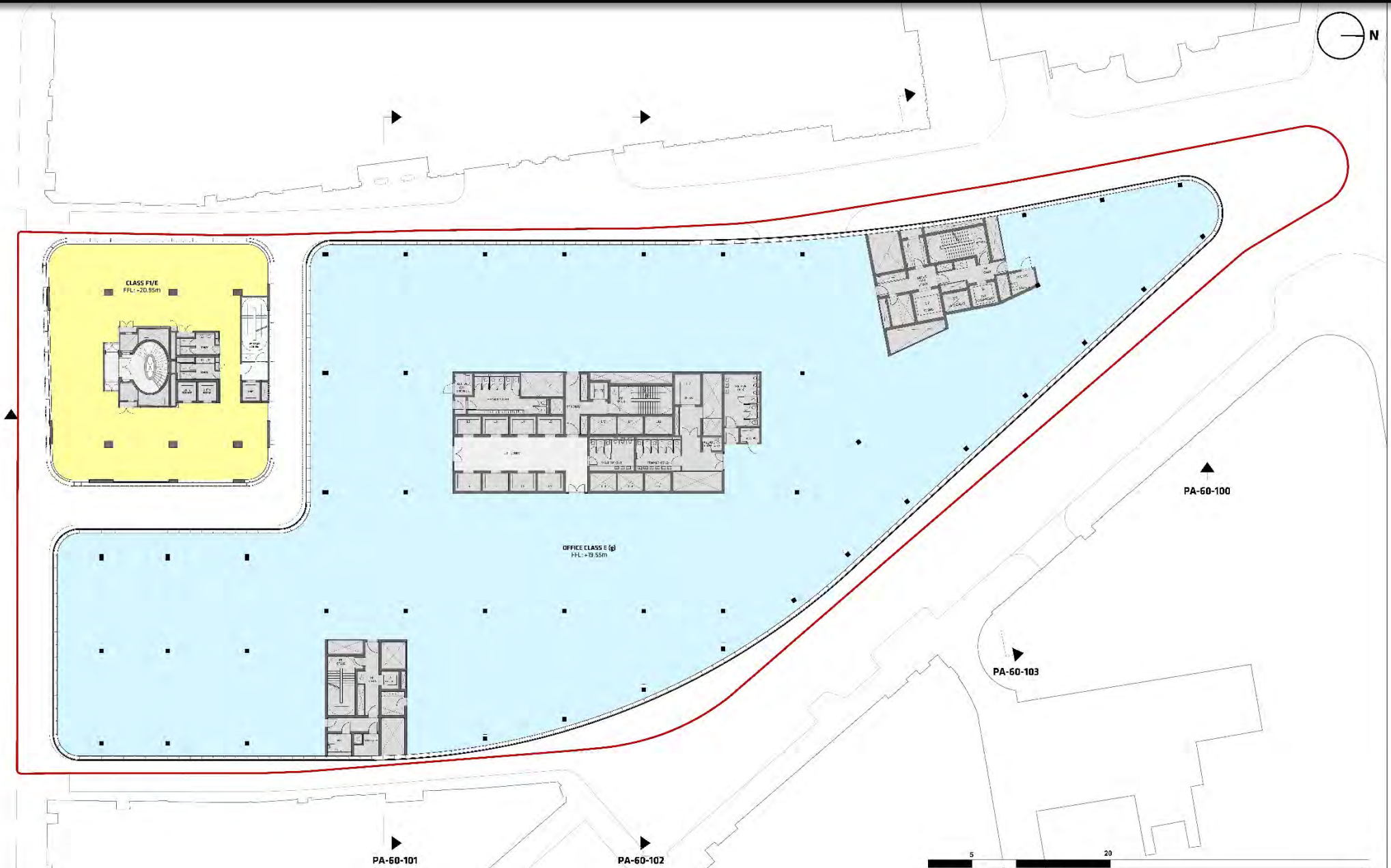
Proposed Upper Ground Floor Plan





Proposed Level 01 Floor Plan



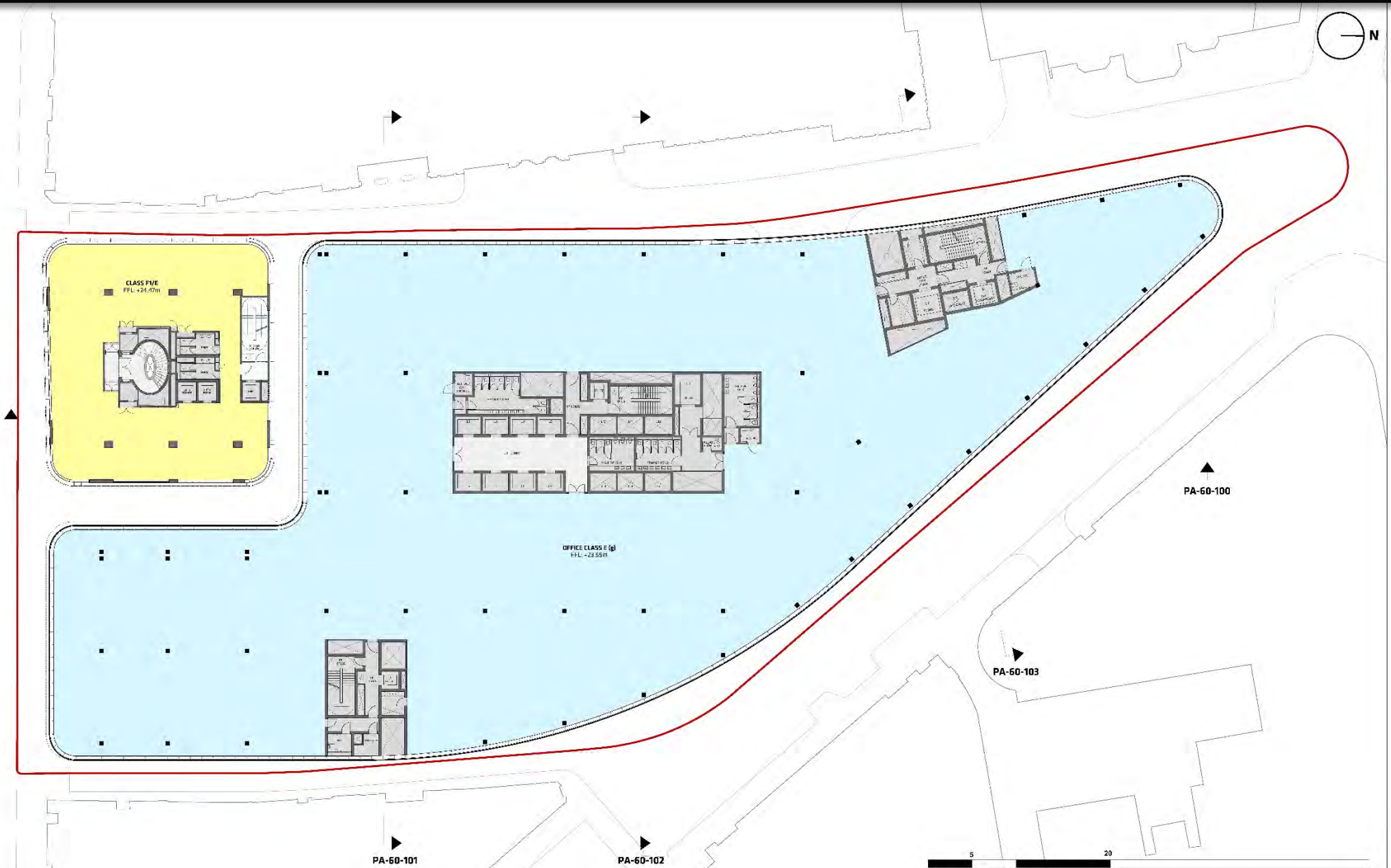


Proposed Level 02 Floor Plan

120 Fleet Street

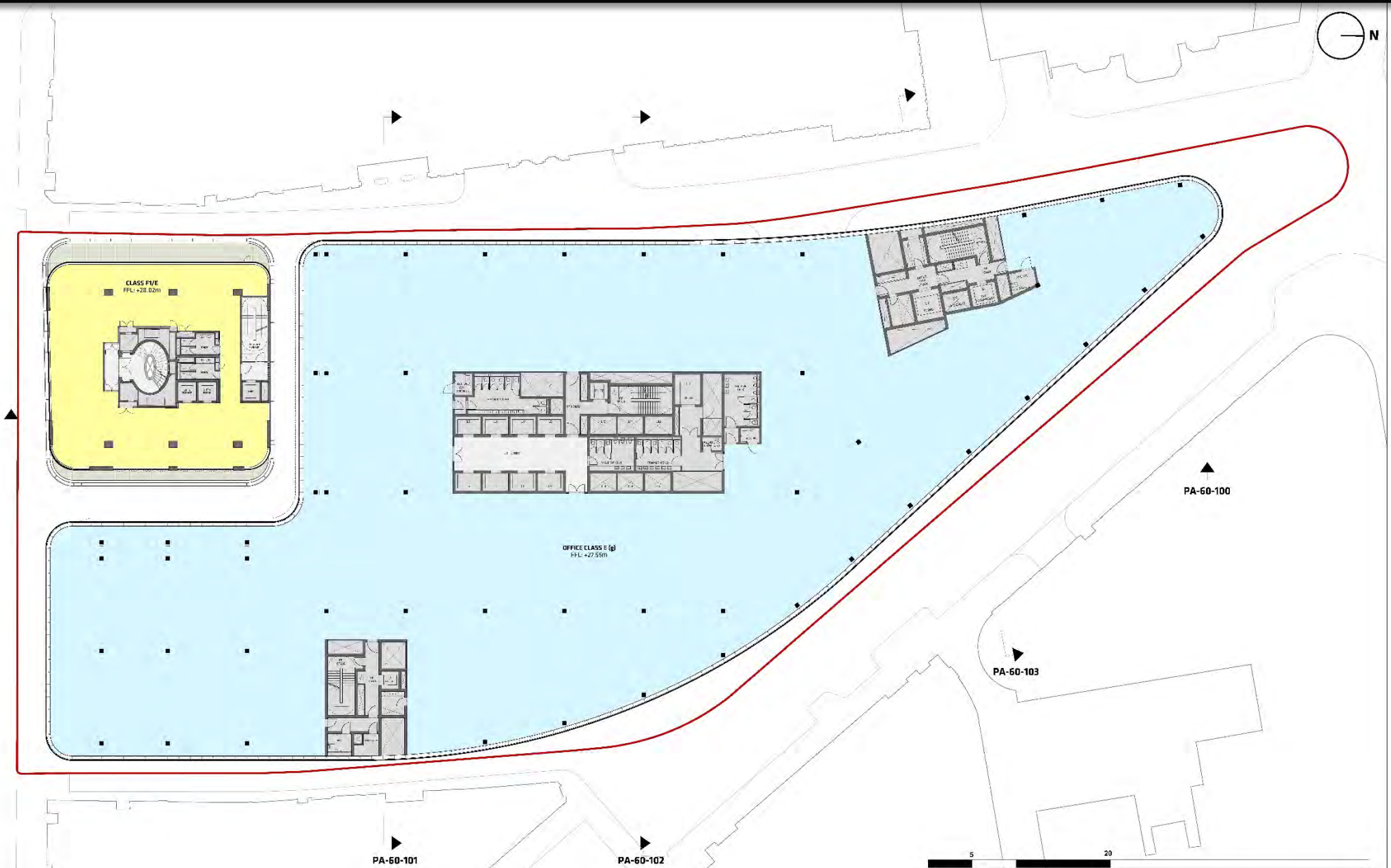


Existing Level 03 Floor Plan



Proposed Level 03 Floor Plan



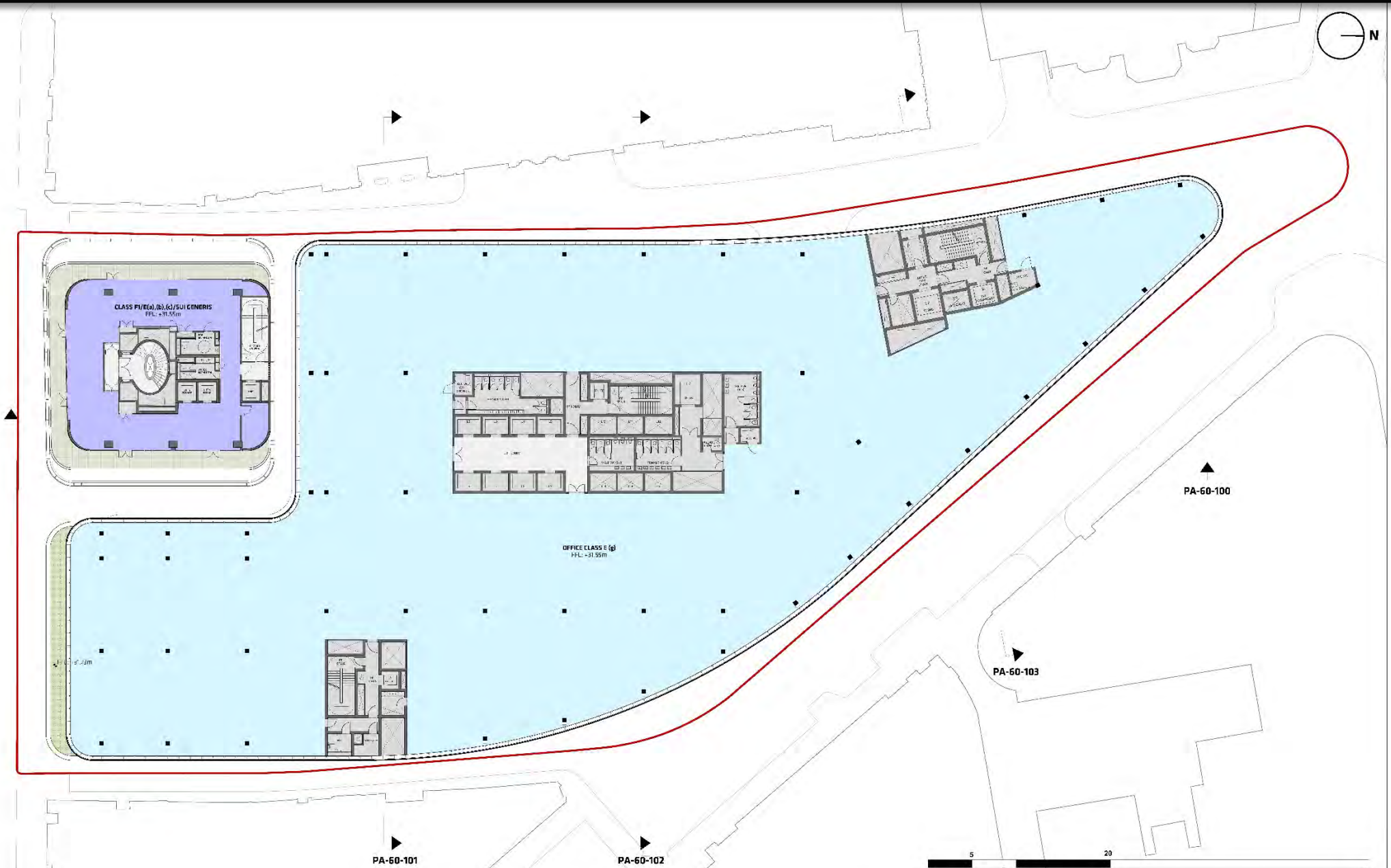


Proposed Level 04 Floor Plan

120 Fleet Street

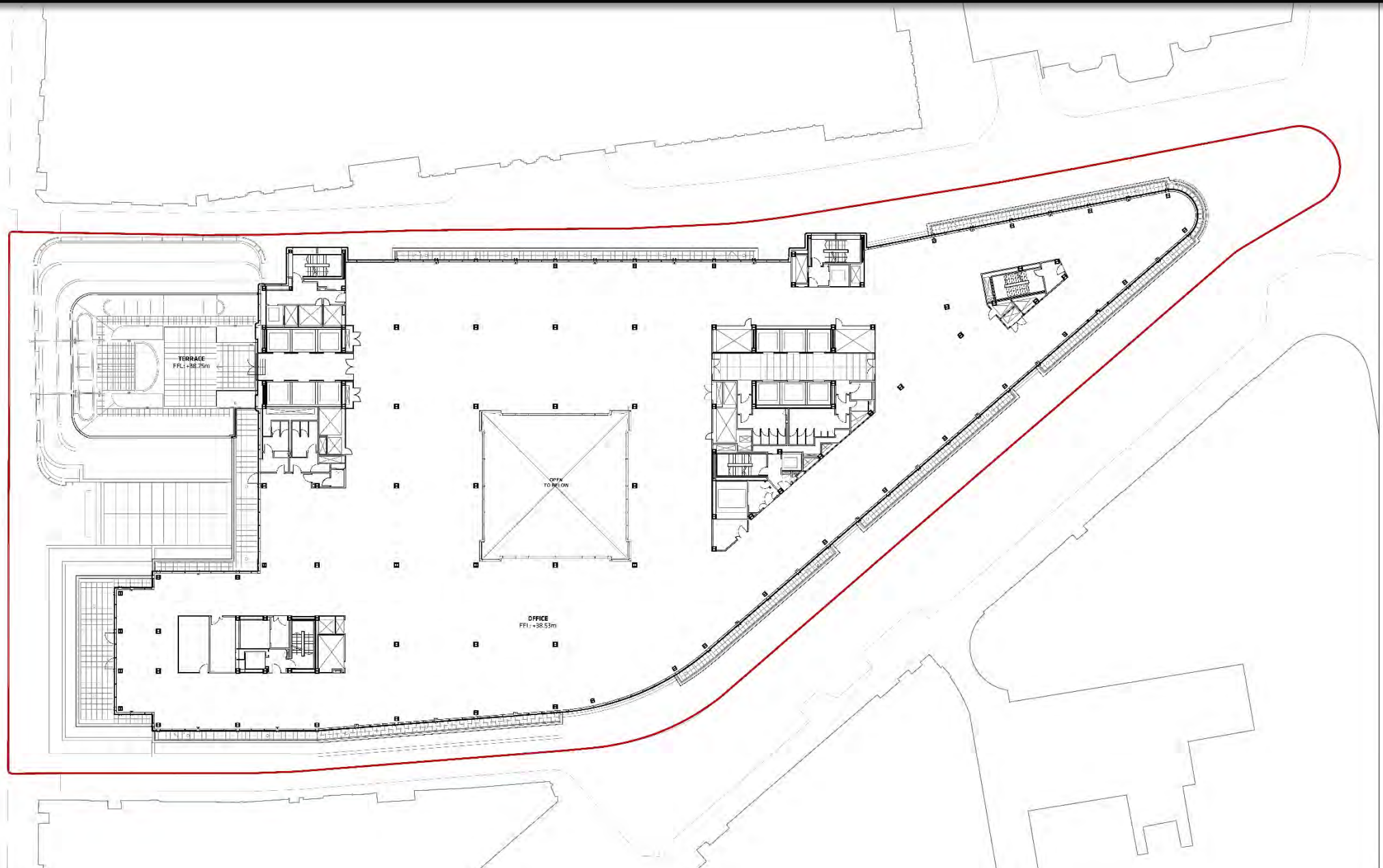


Existing Level 05 Floor Plan

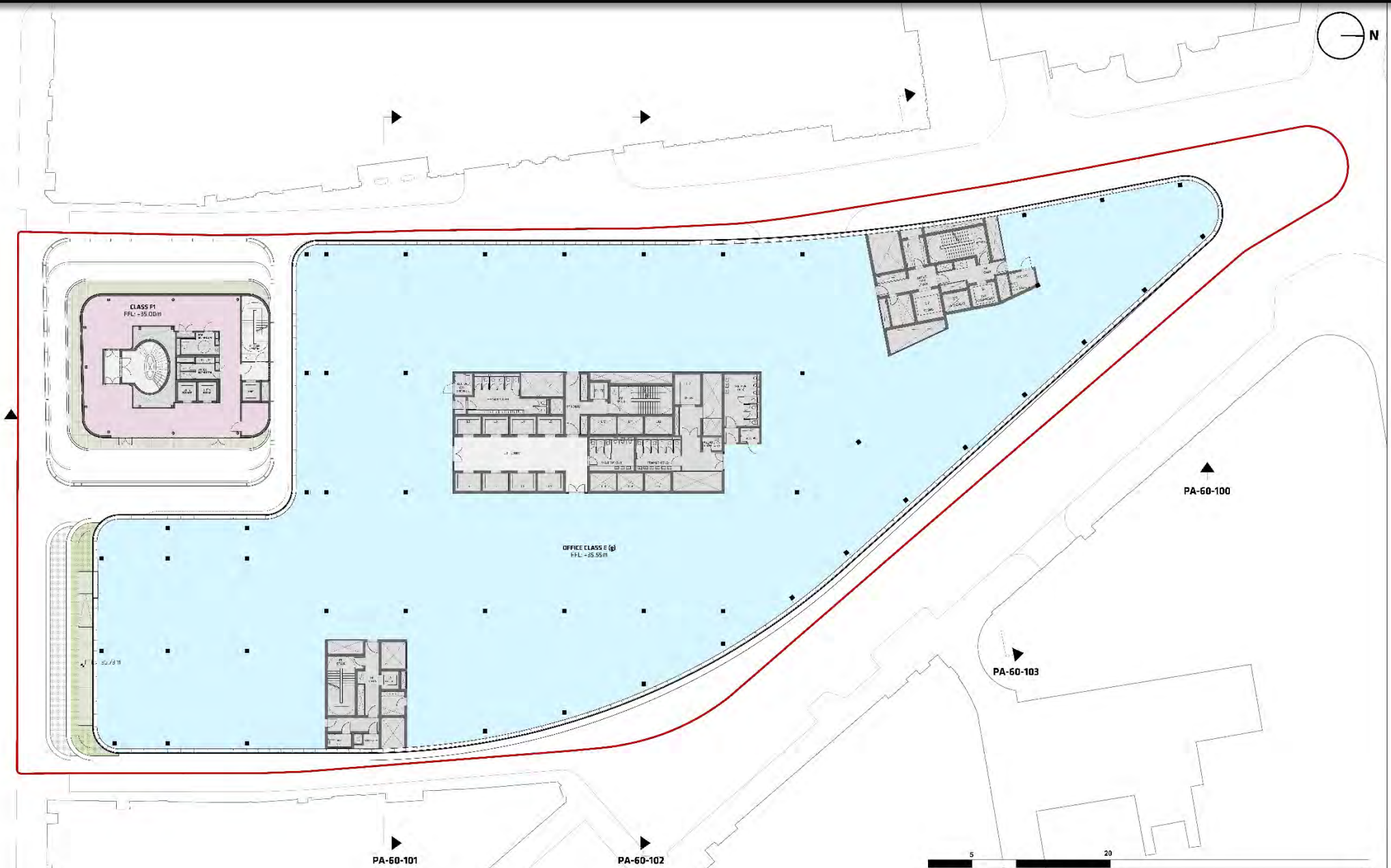


Proposed Level 05 Floor Plan

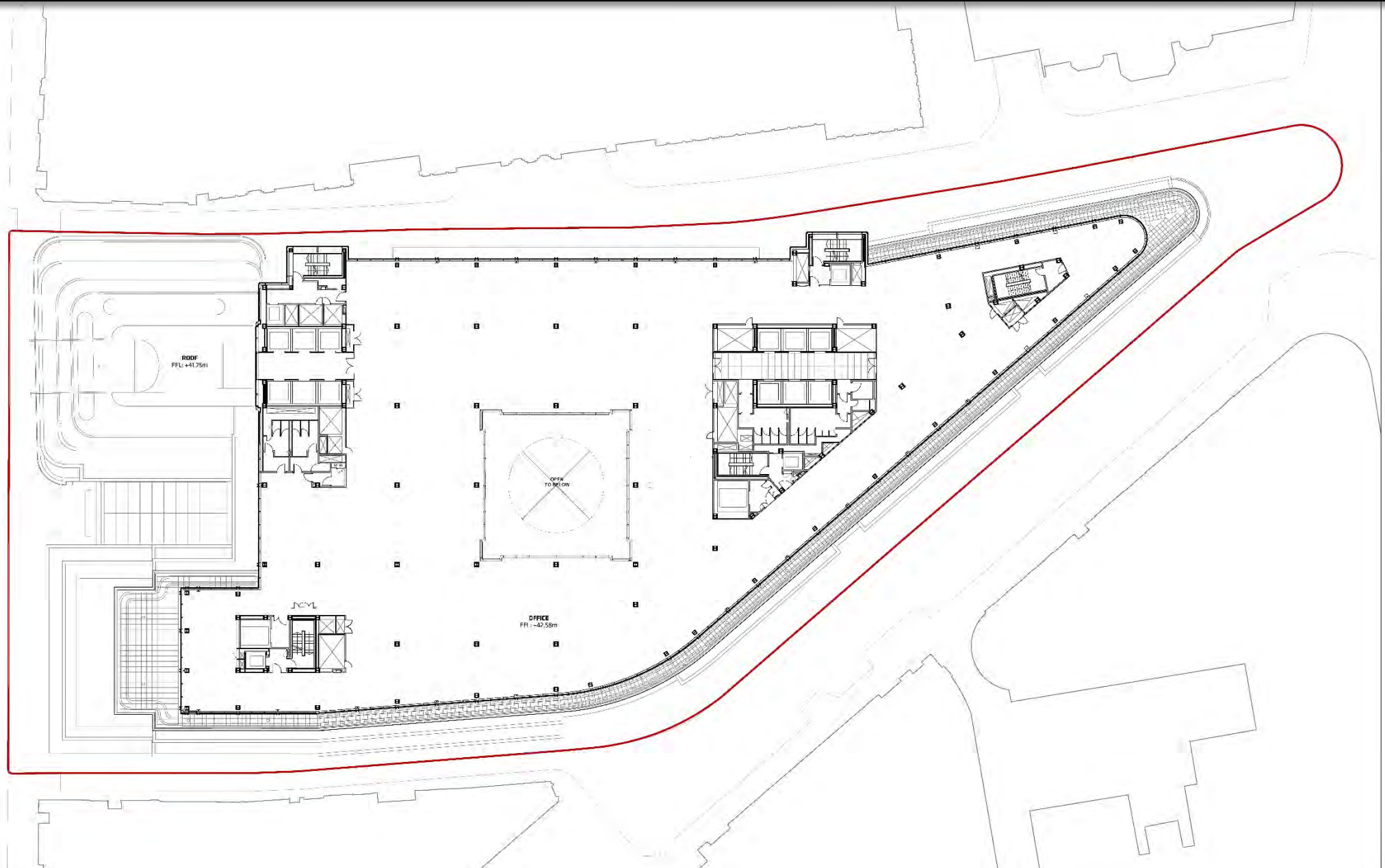
120 Fleet Street

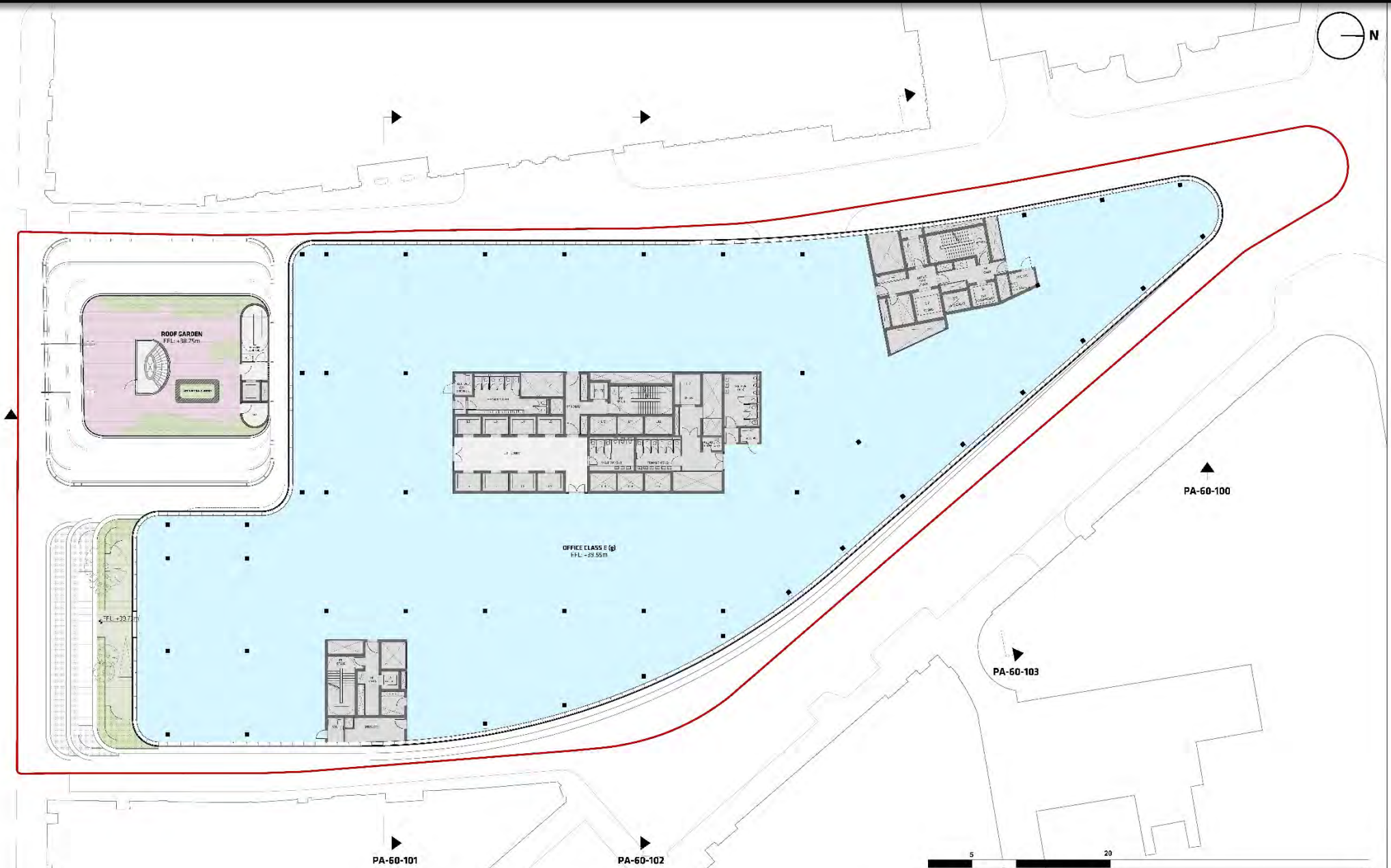


Existing Level 06 Floor Plan



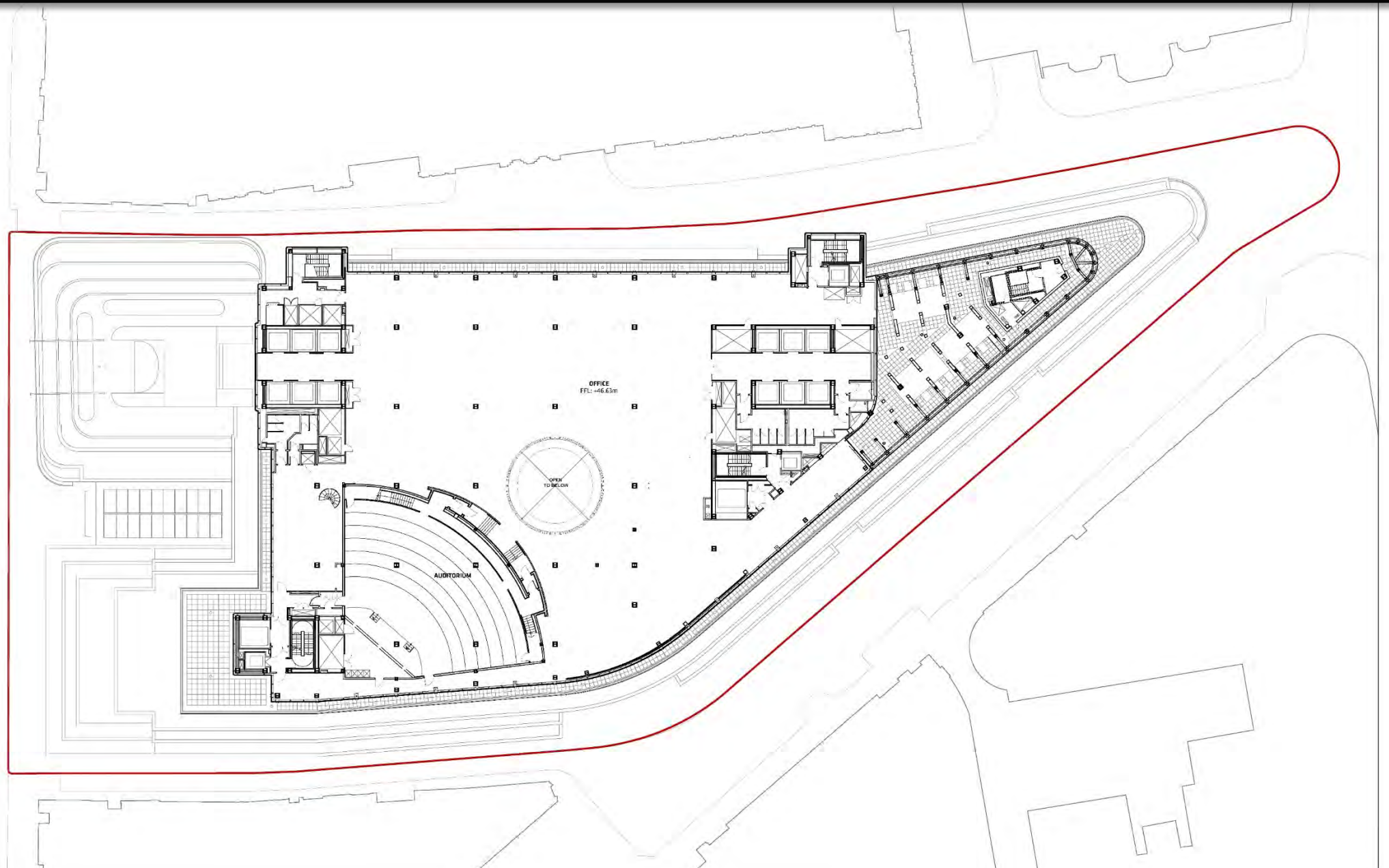
Proposed Level 06 Floor Plan





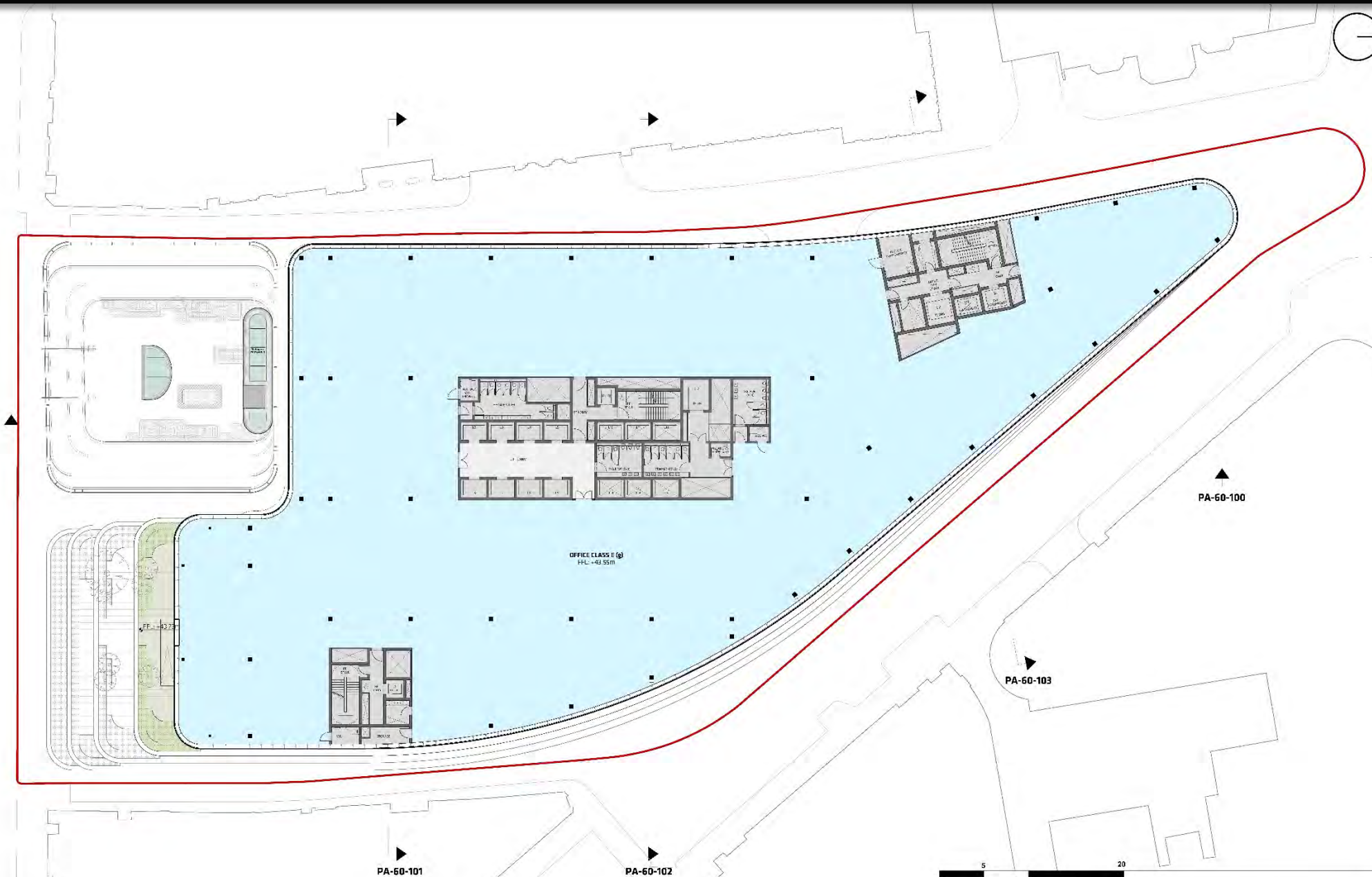
Proposed Level 07 Floor Plan

120 Fleet Street



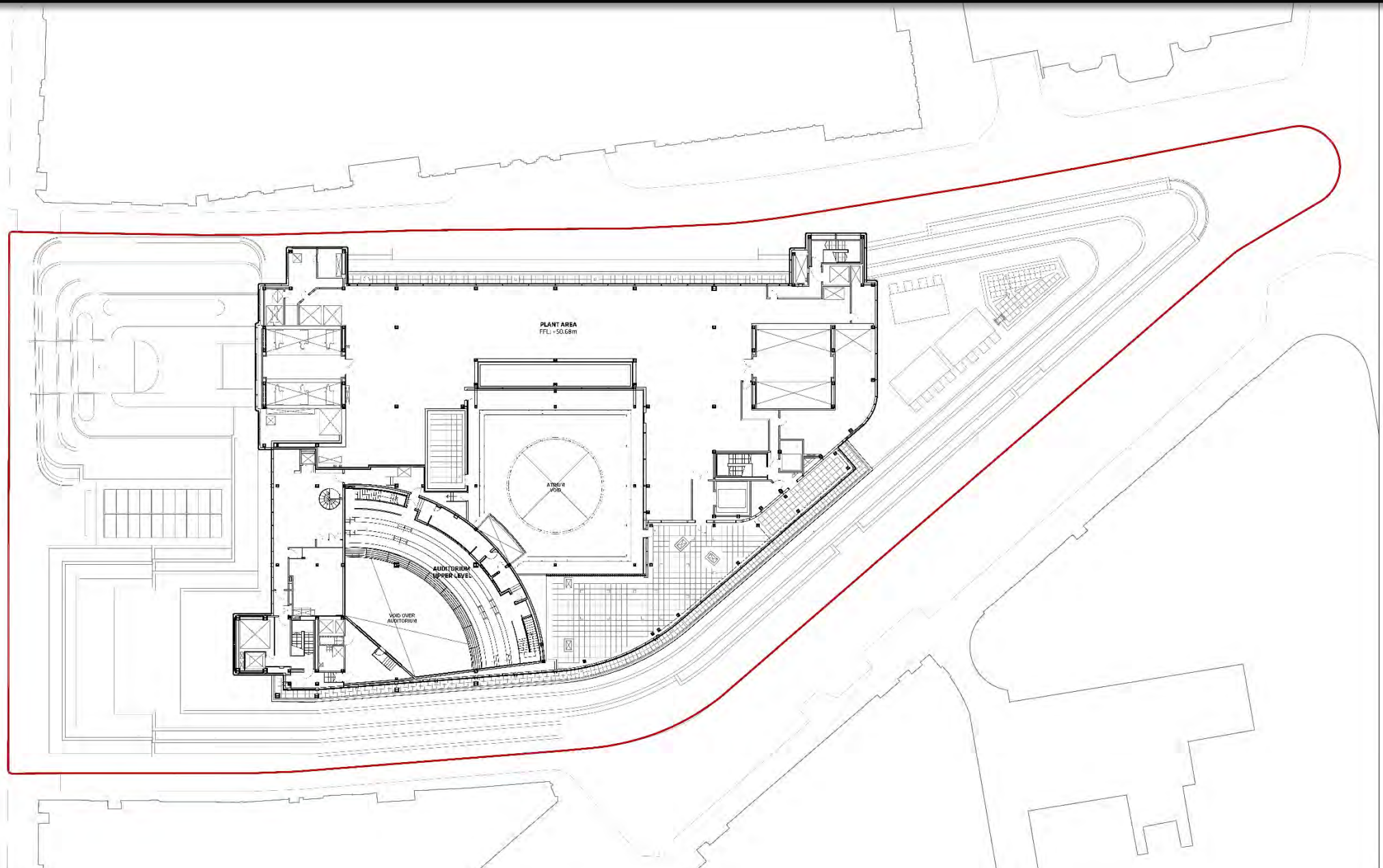
Existing Level 08 Floor Plan

120 Fleet Street

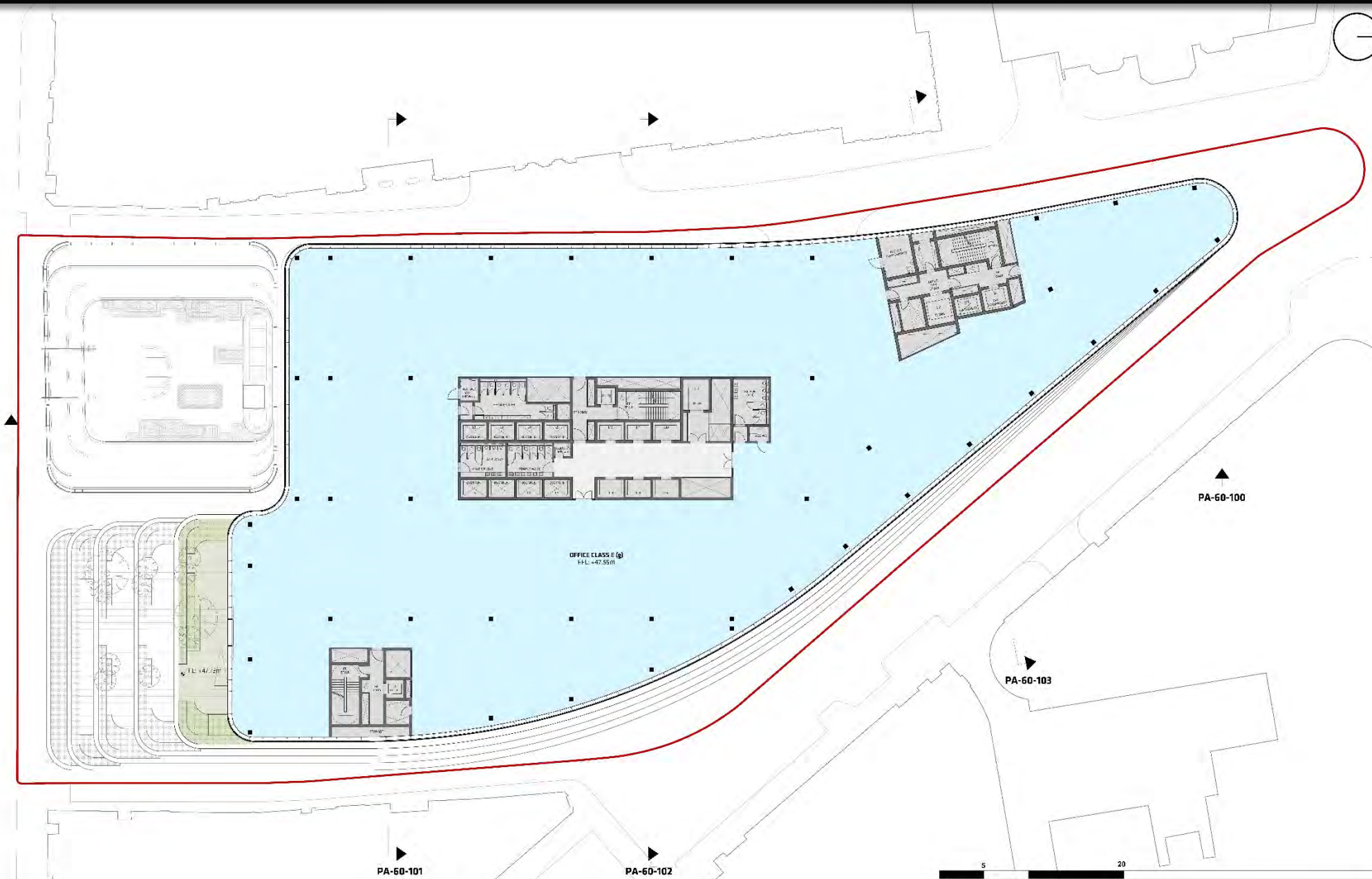


Proposed Level 08 Floor Plan

120 Fleet Street

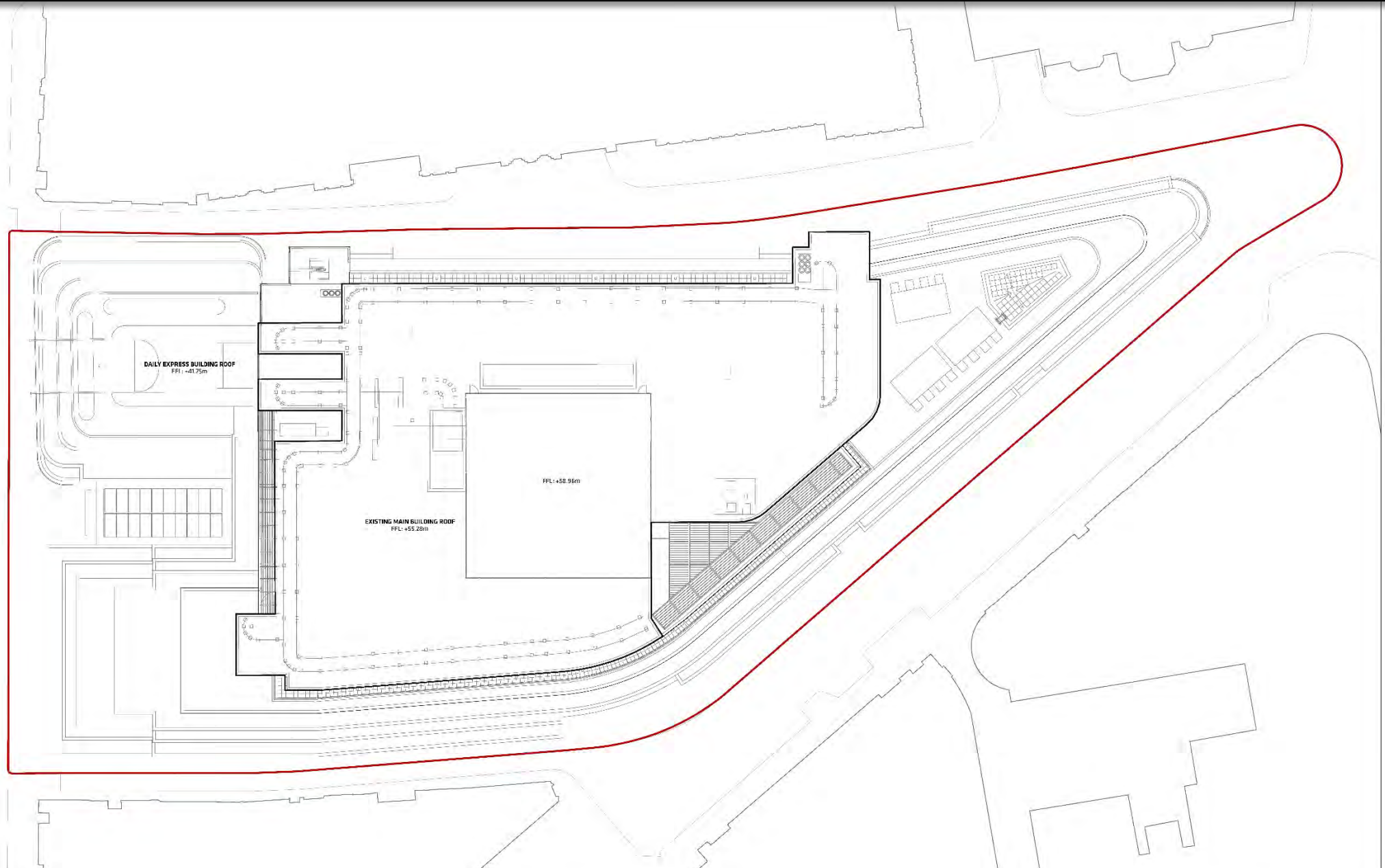


Existing Level 09 Floor Plan

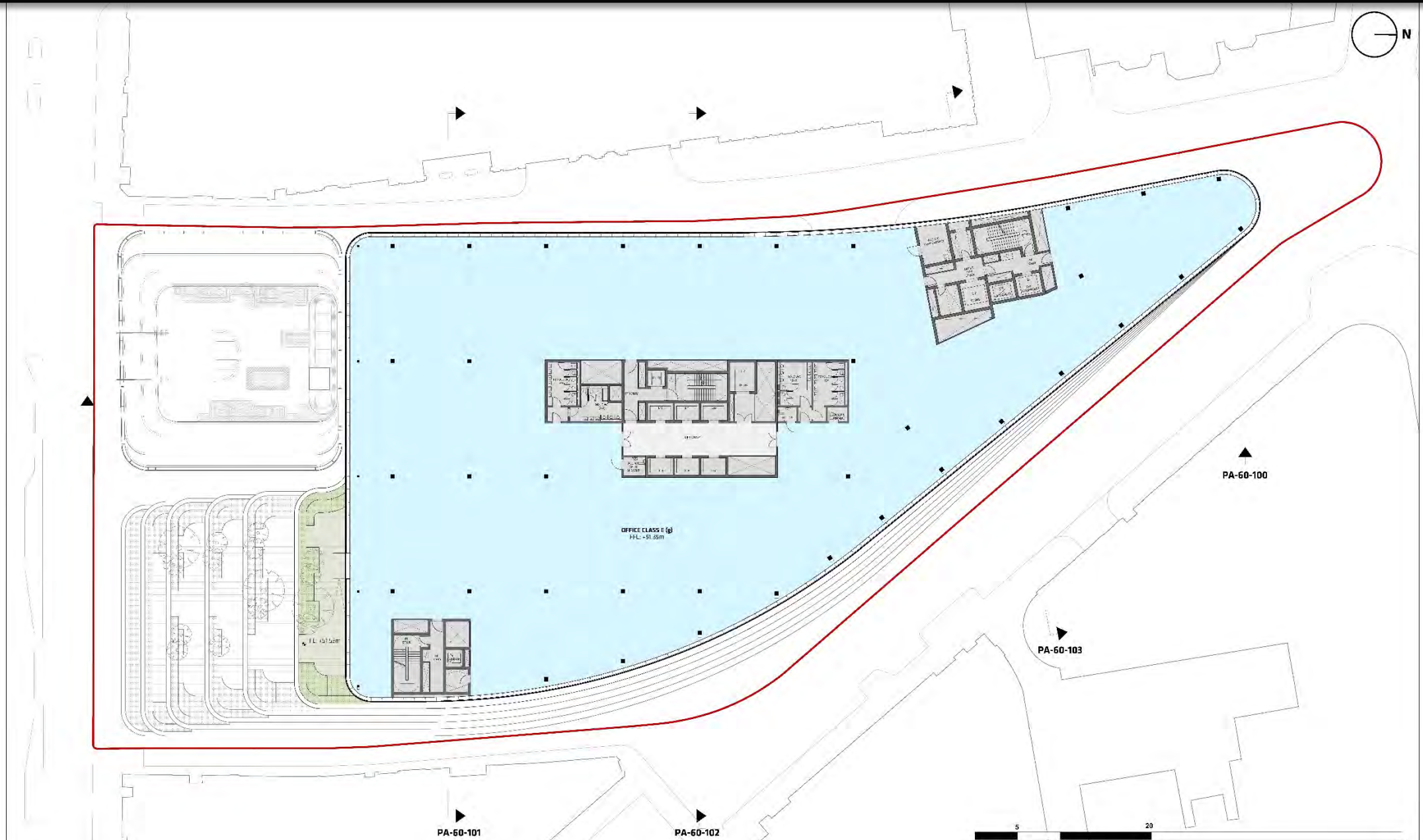


Proposed Level 09 Floor Plan

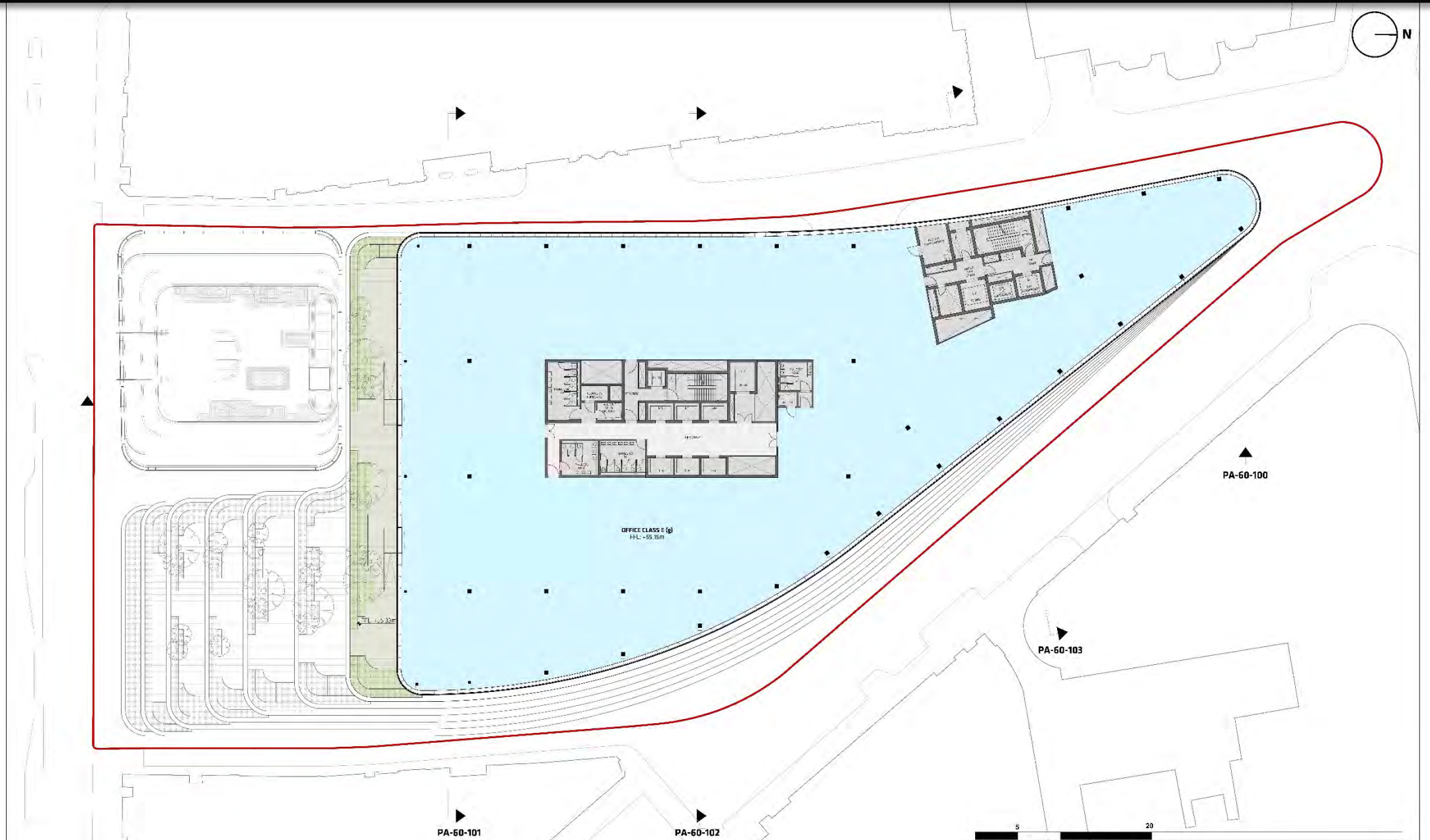
120 Fleet Street



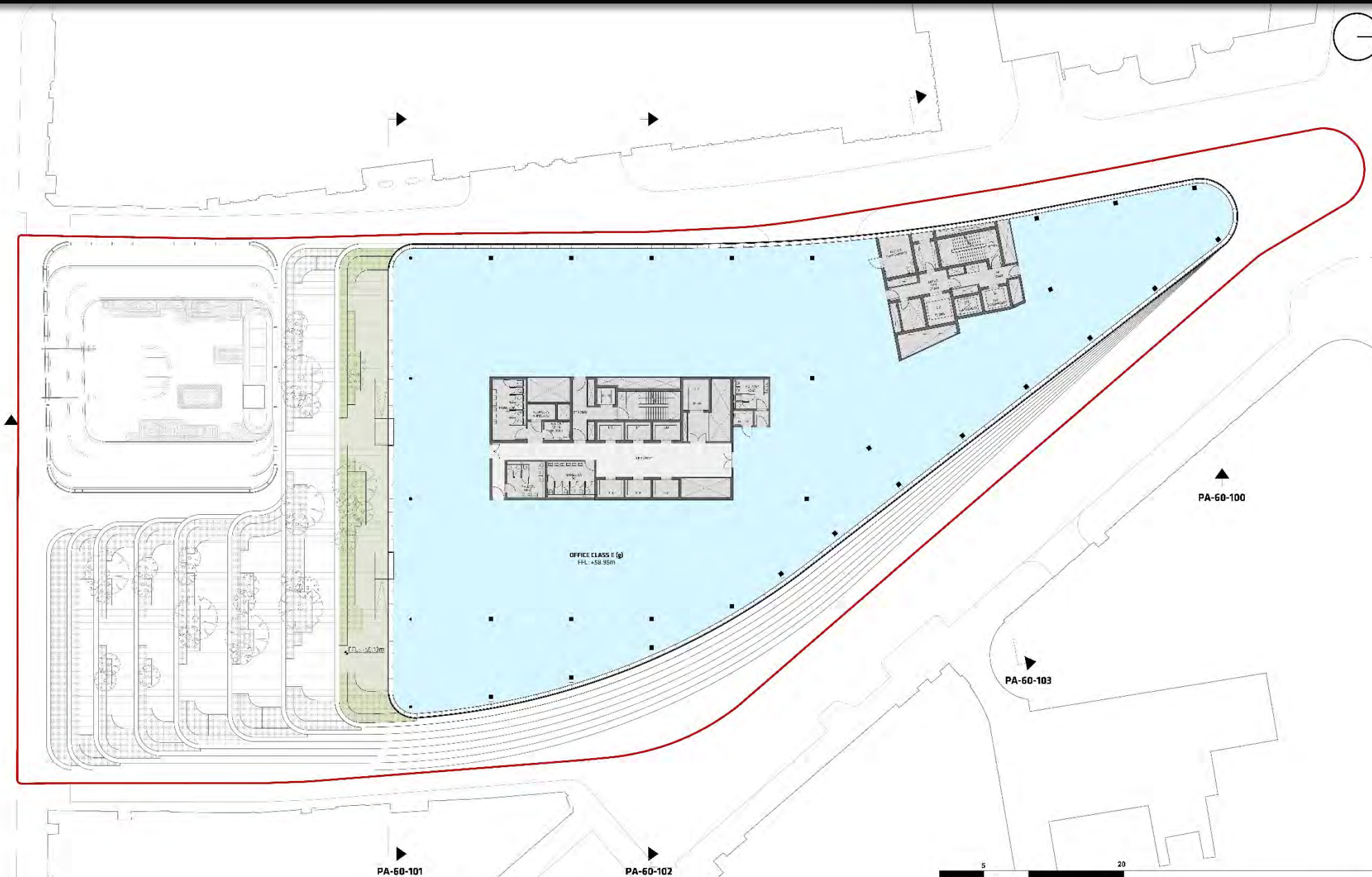
Existing Roof Plan



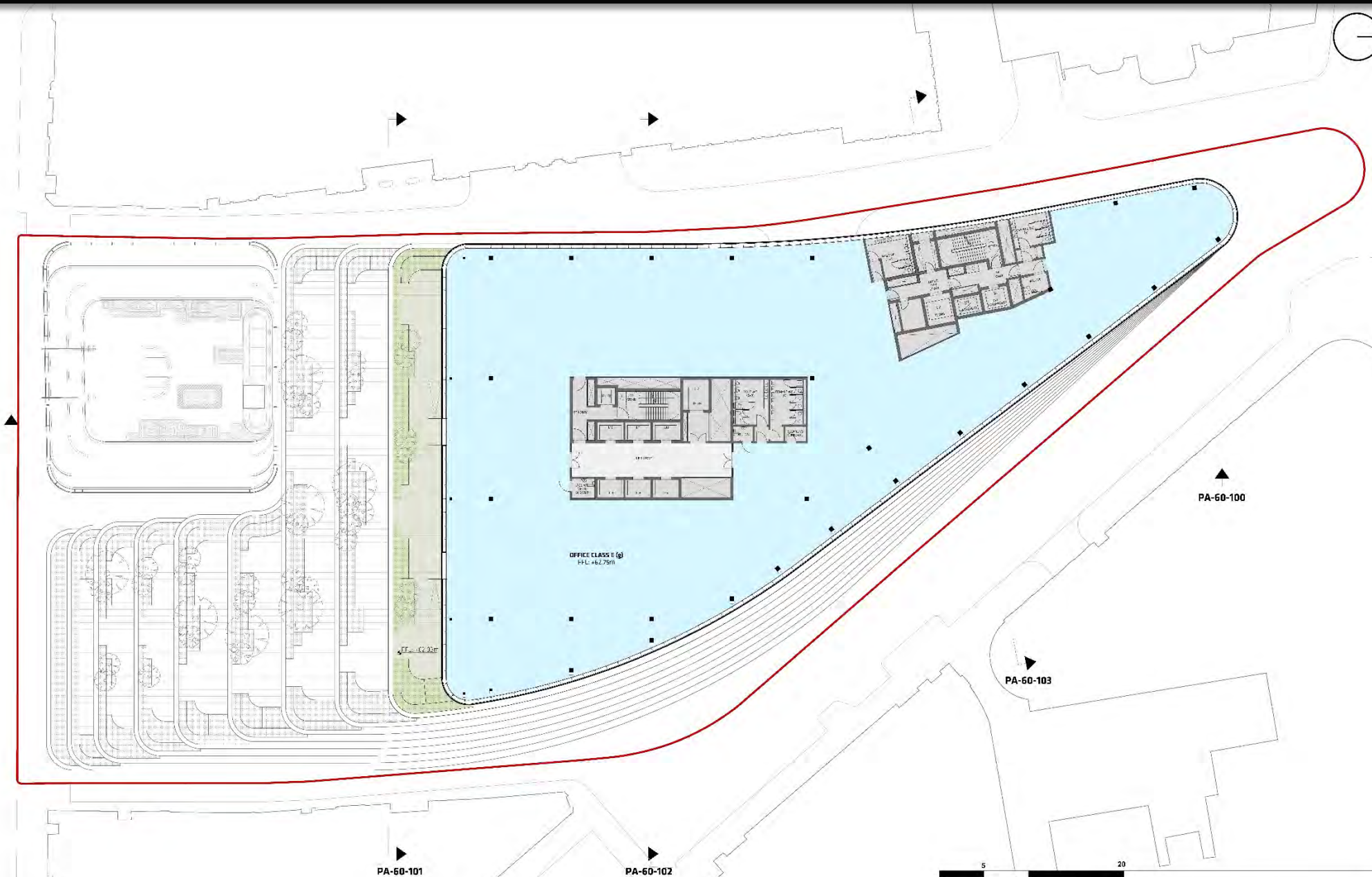
Proposed Level 10 Floor Plan



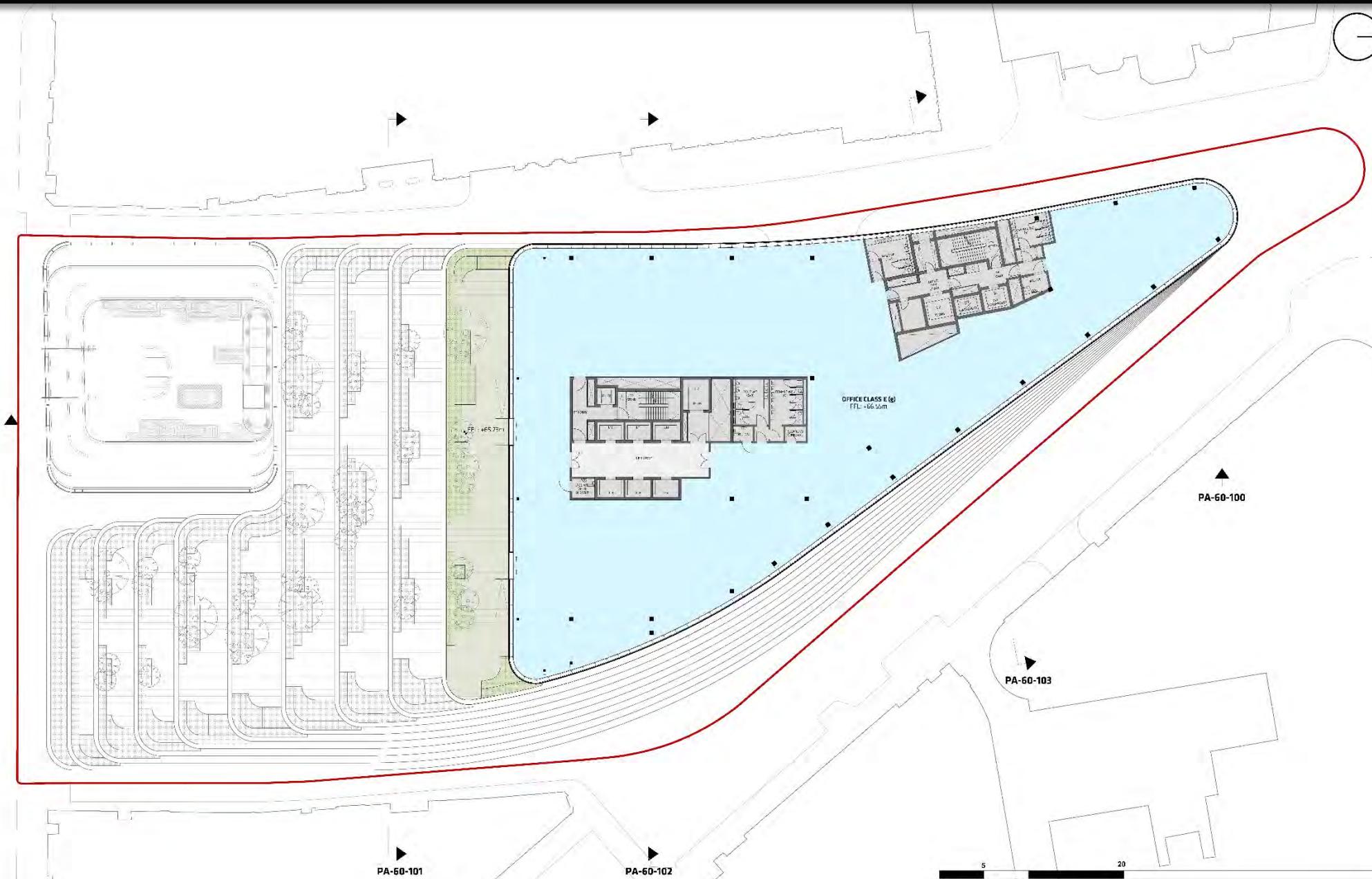
Proposed Level 11 Floor Plan



Proposed Level 12 Floor Plan

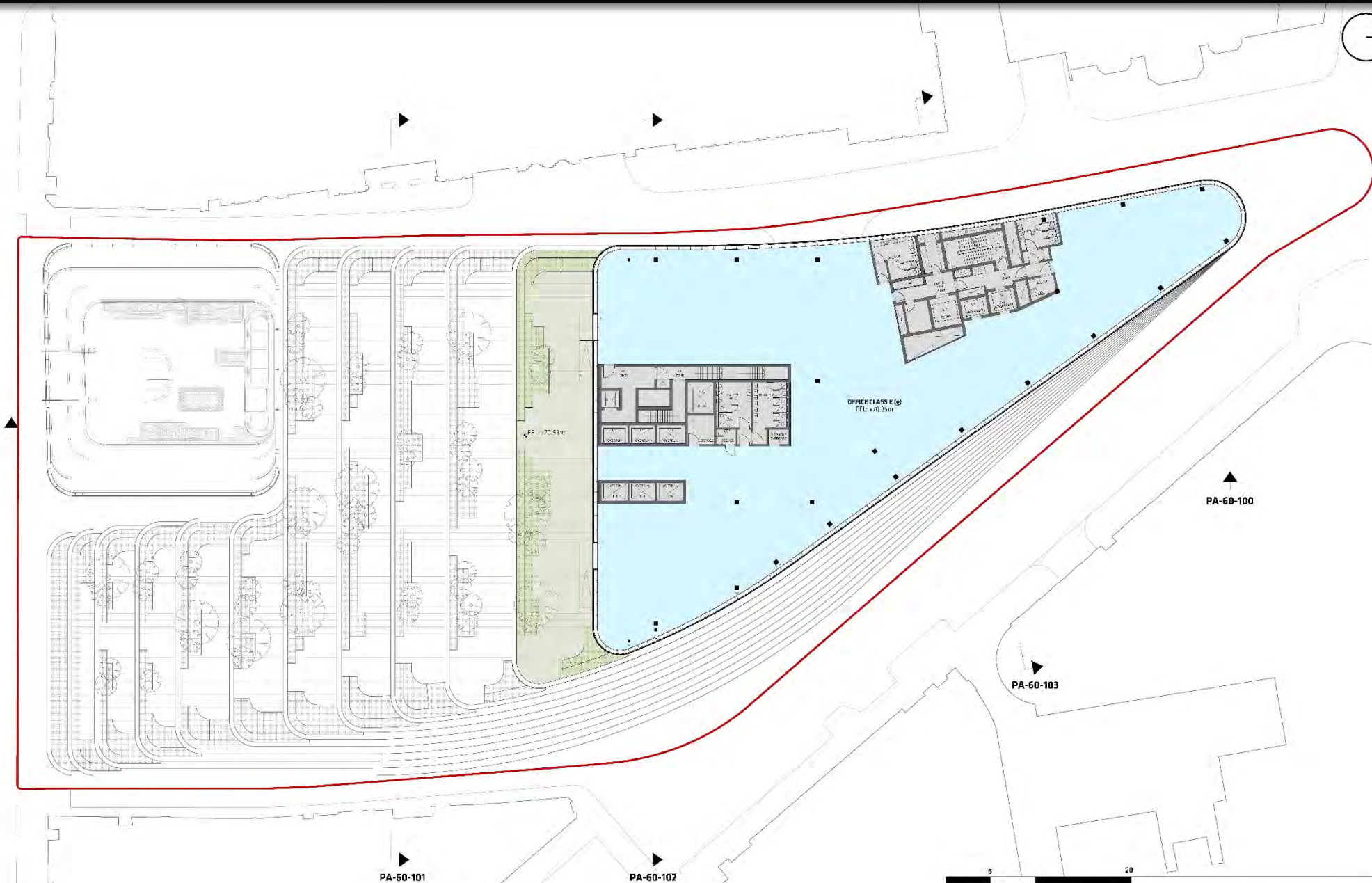


Proposed Level 13 Floor Plan



Proposed Level 14 Floor Plan

120 Fleet Street



PA-60-101

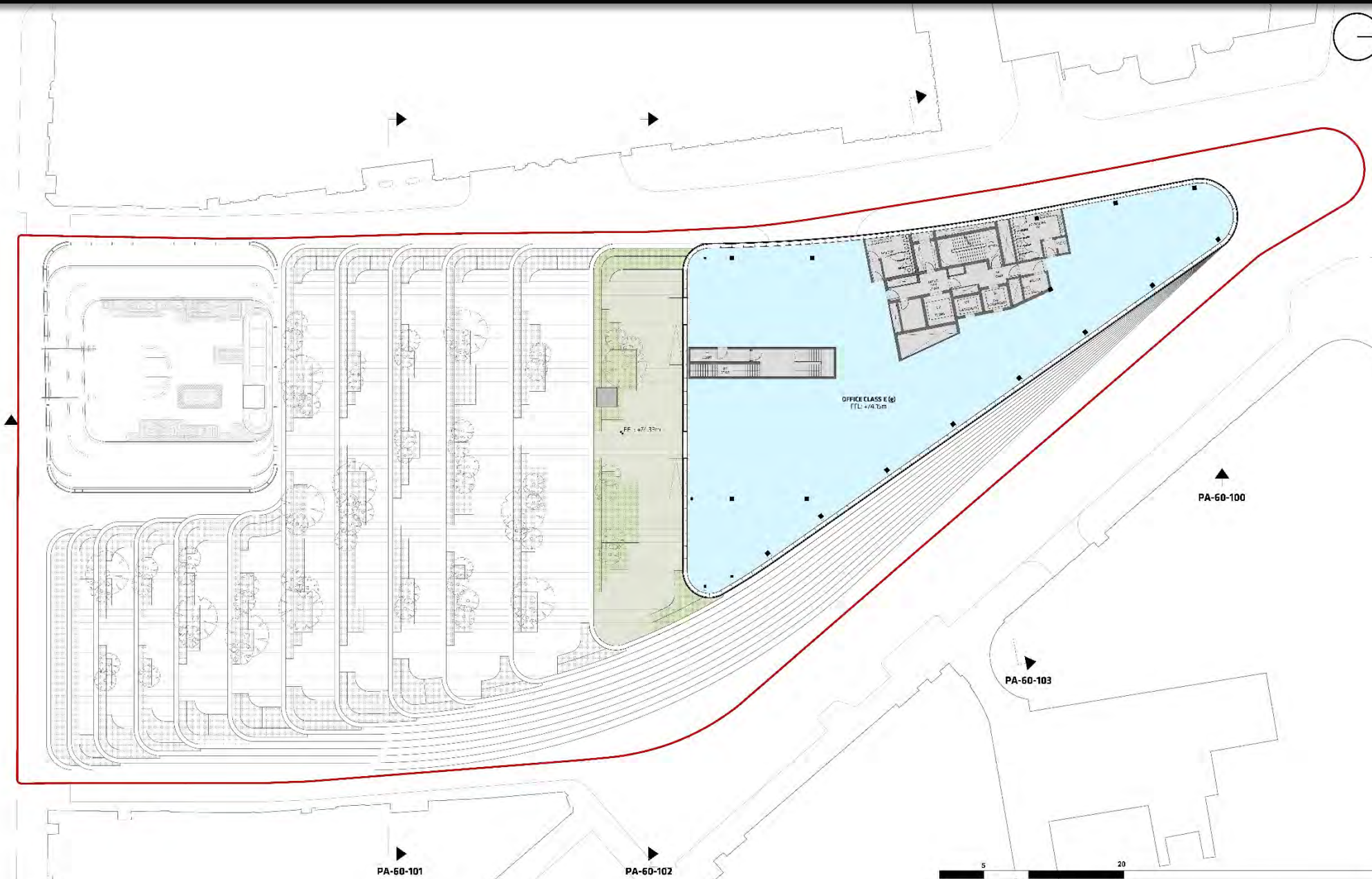
PA-60-102

PA-60-103

PA-60-100

Proposed Level 15 Floor Plan

120 Fleet Street



Proposed Level 16 Floor Plan

120 Fleet Street



Proposed Level 17 Floor Plan

120 Fleet Street



Proposed Level 18 Floor Plan

120 Fleet Street



Proposed Level 19 Floor Plan

120 Fleet Street



PA-60-101

PA-60-102

PA-60-103

PA-60-100

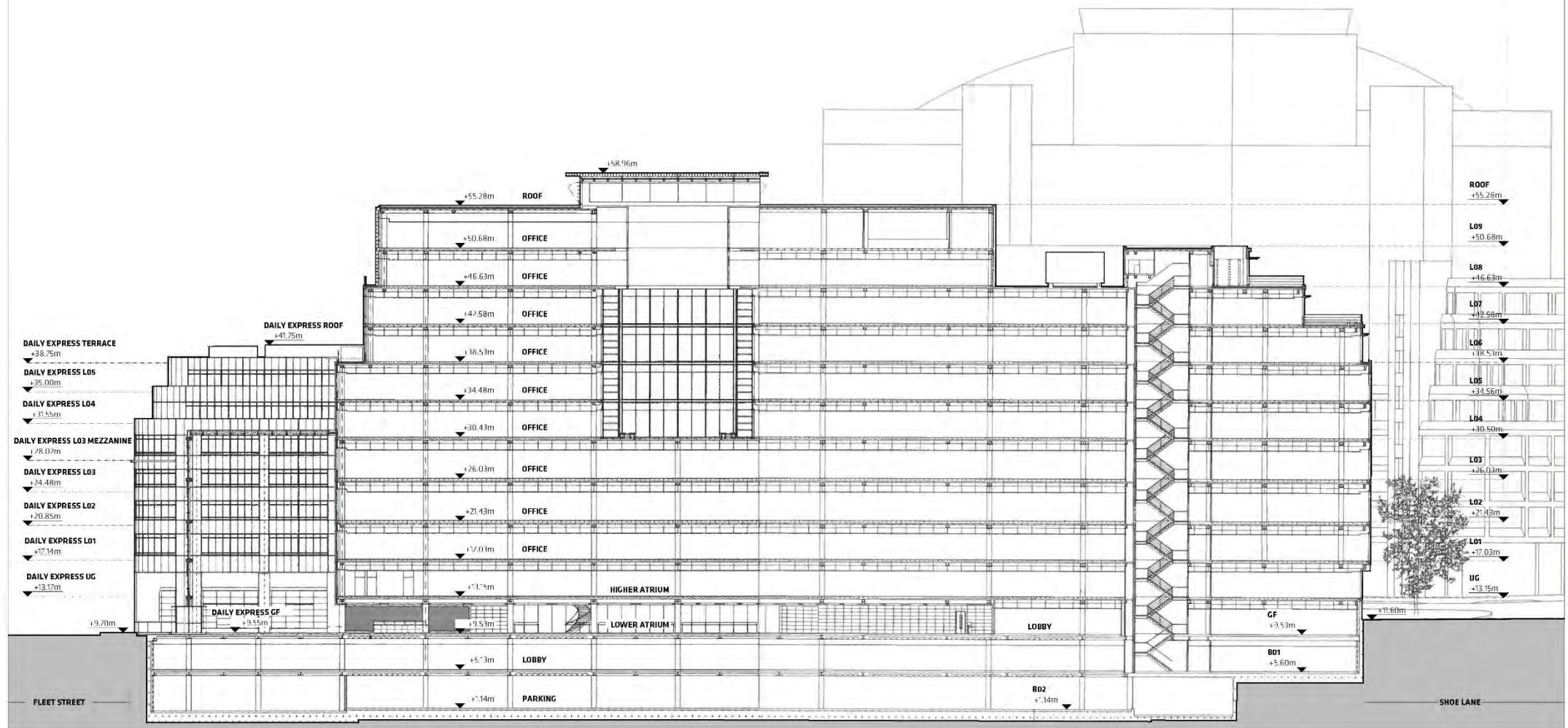


Proposed Level 20 Floor Plan



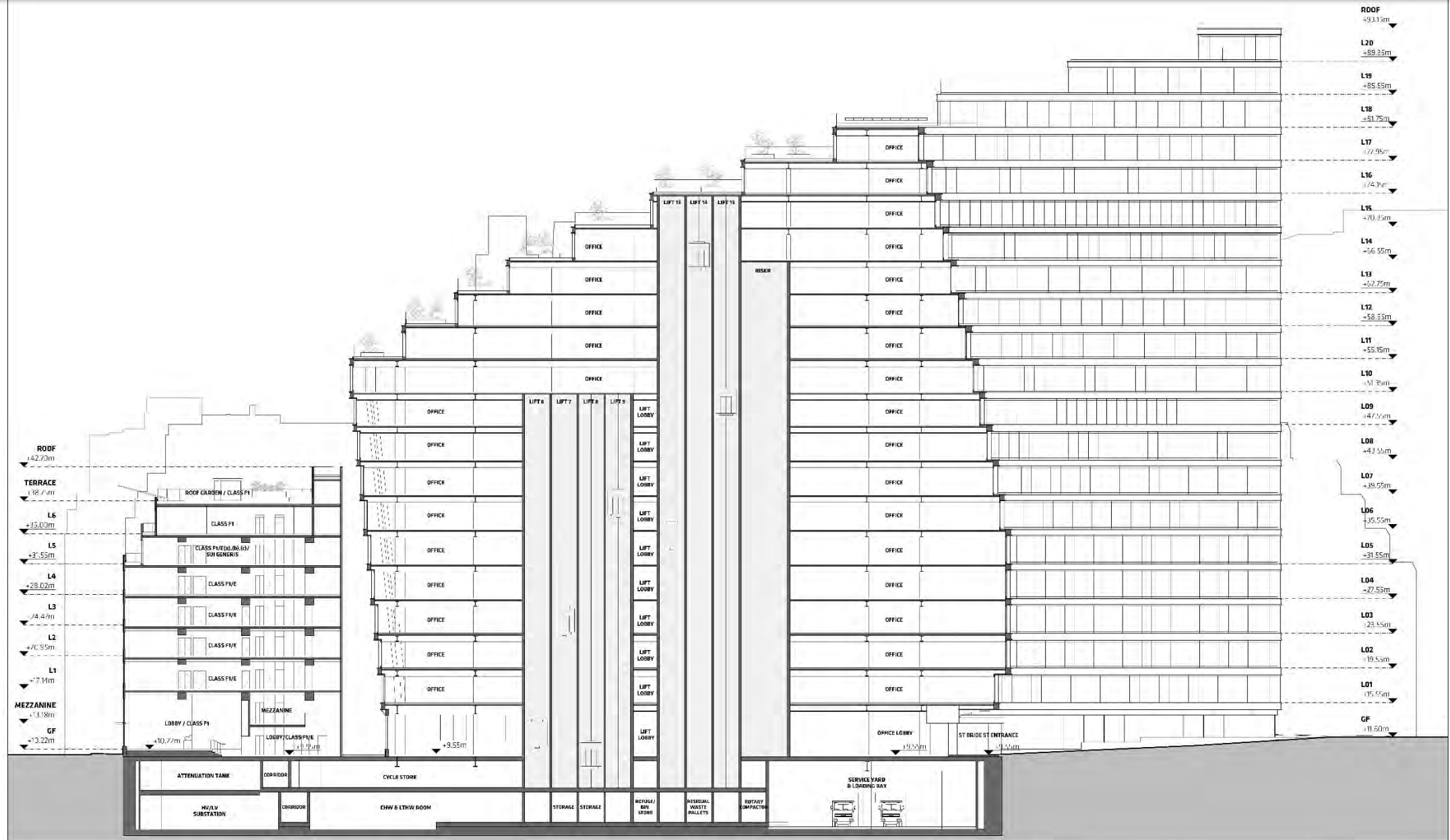
Proposed Roof Plan

120 Fleet Street



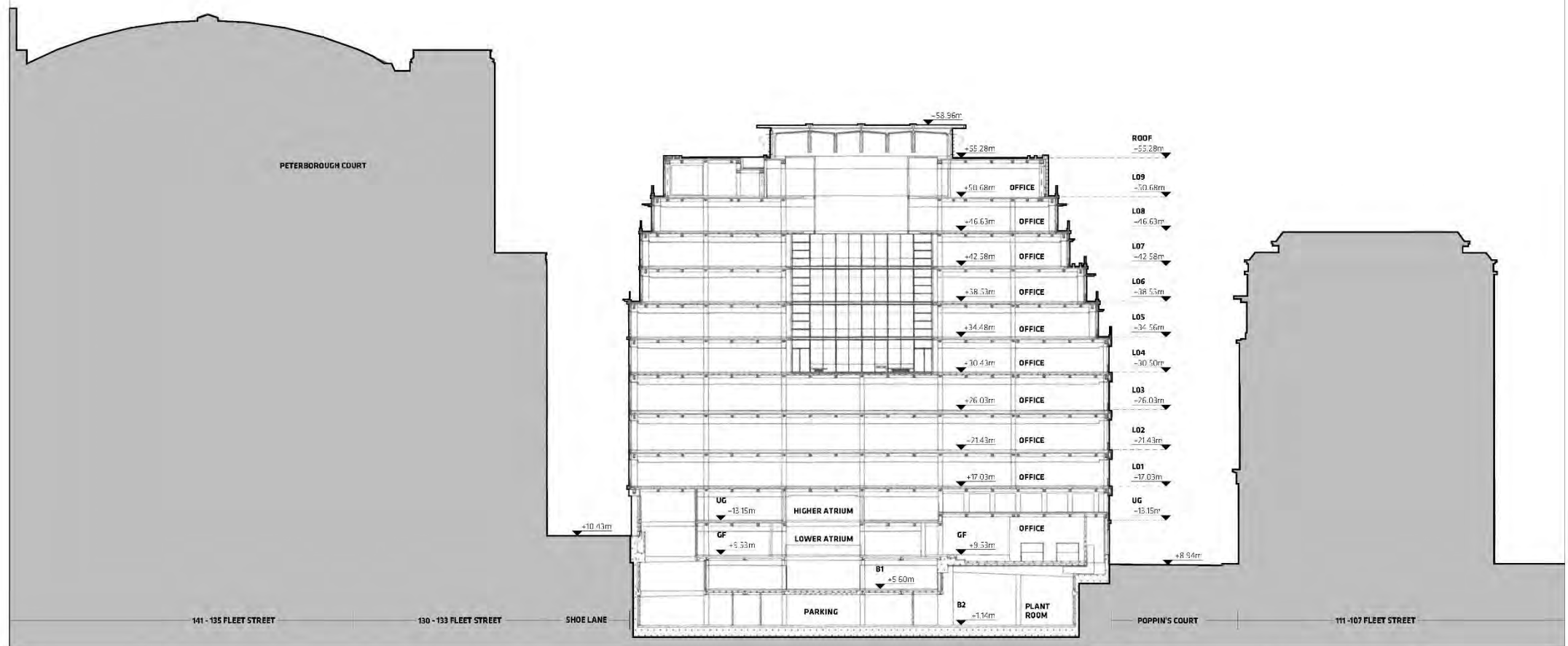
Existing N-S Section

120 Fleet Street



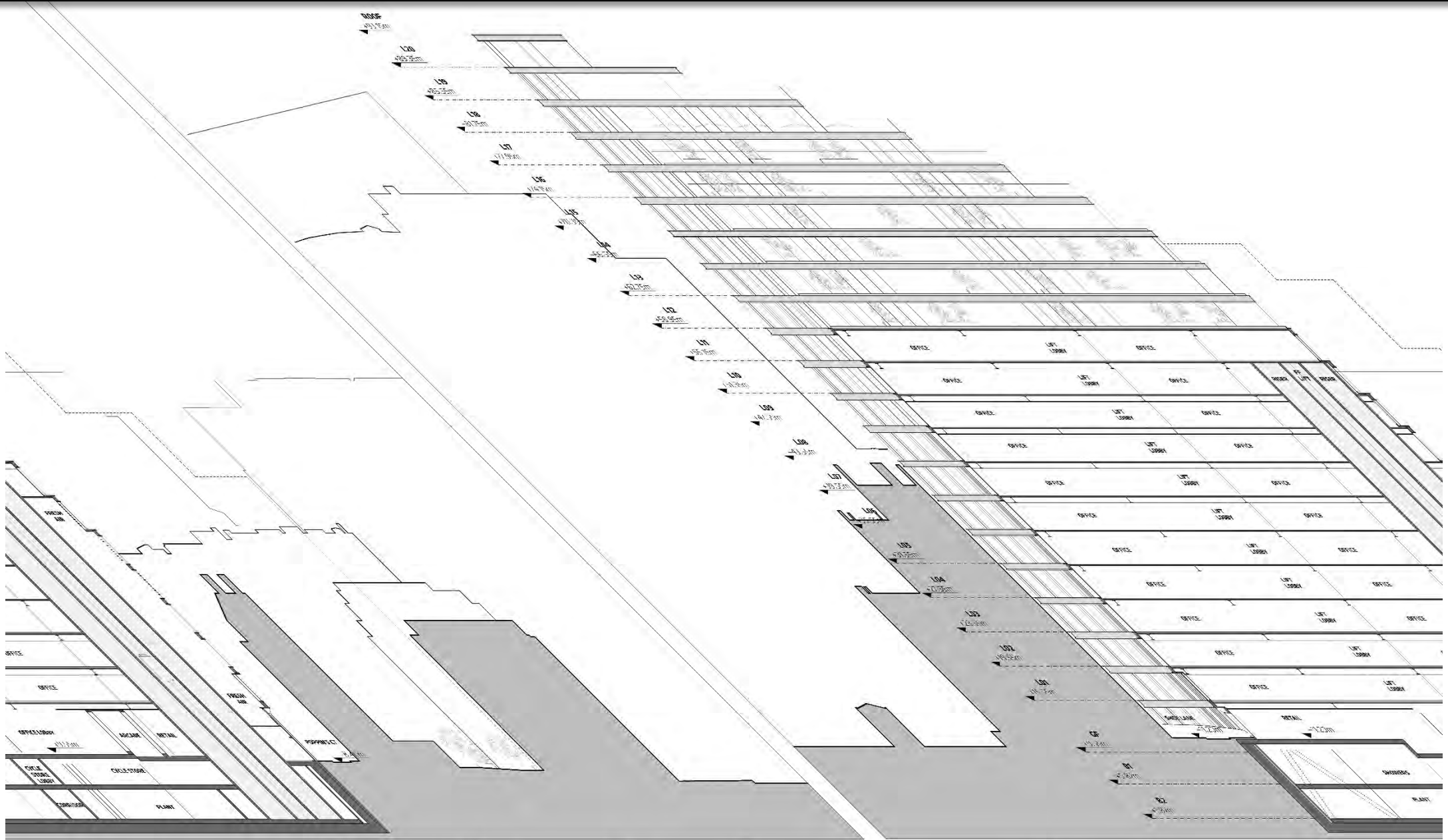
Proposed N-S Section

120 Fleet Street



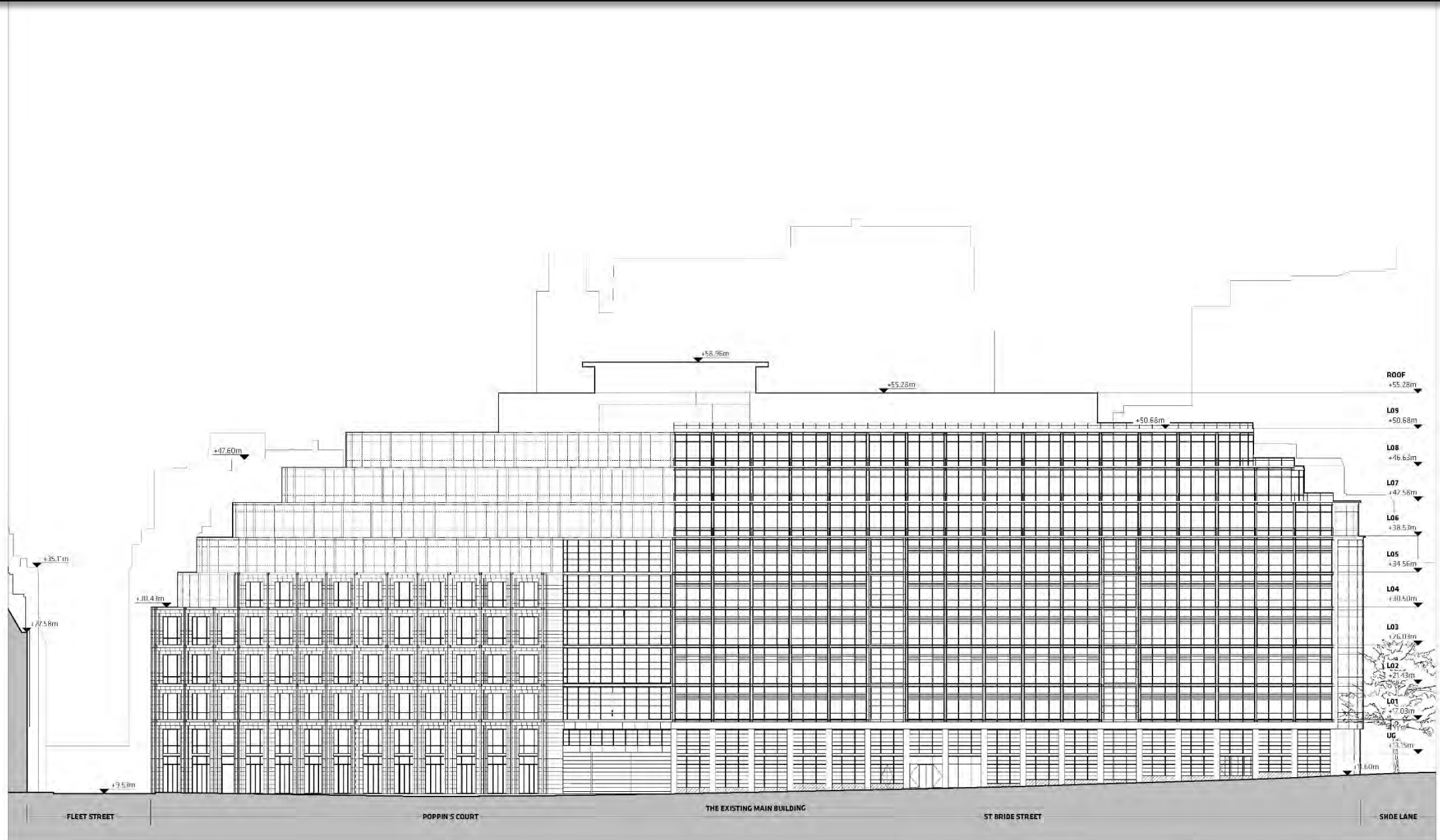
Existing E-W Section

120 Fleet Street



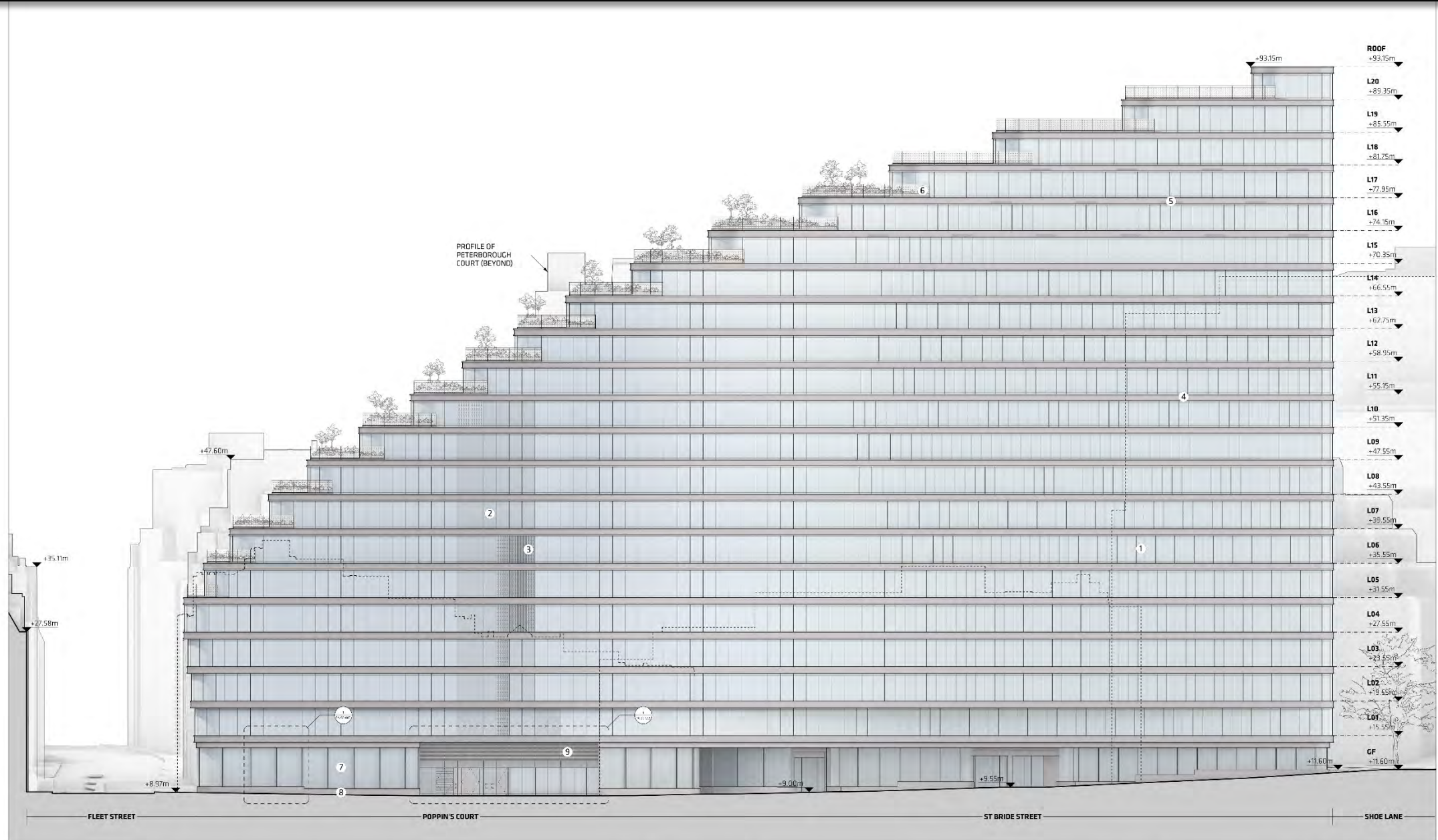
Proposed E-W Section

120 Fleet Street



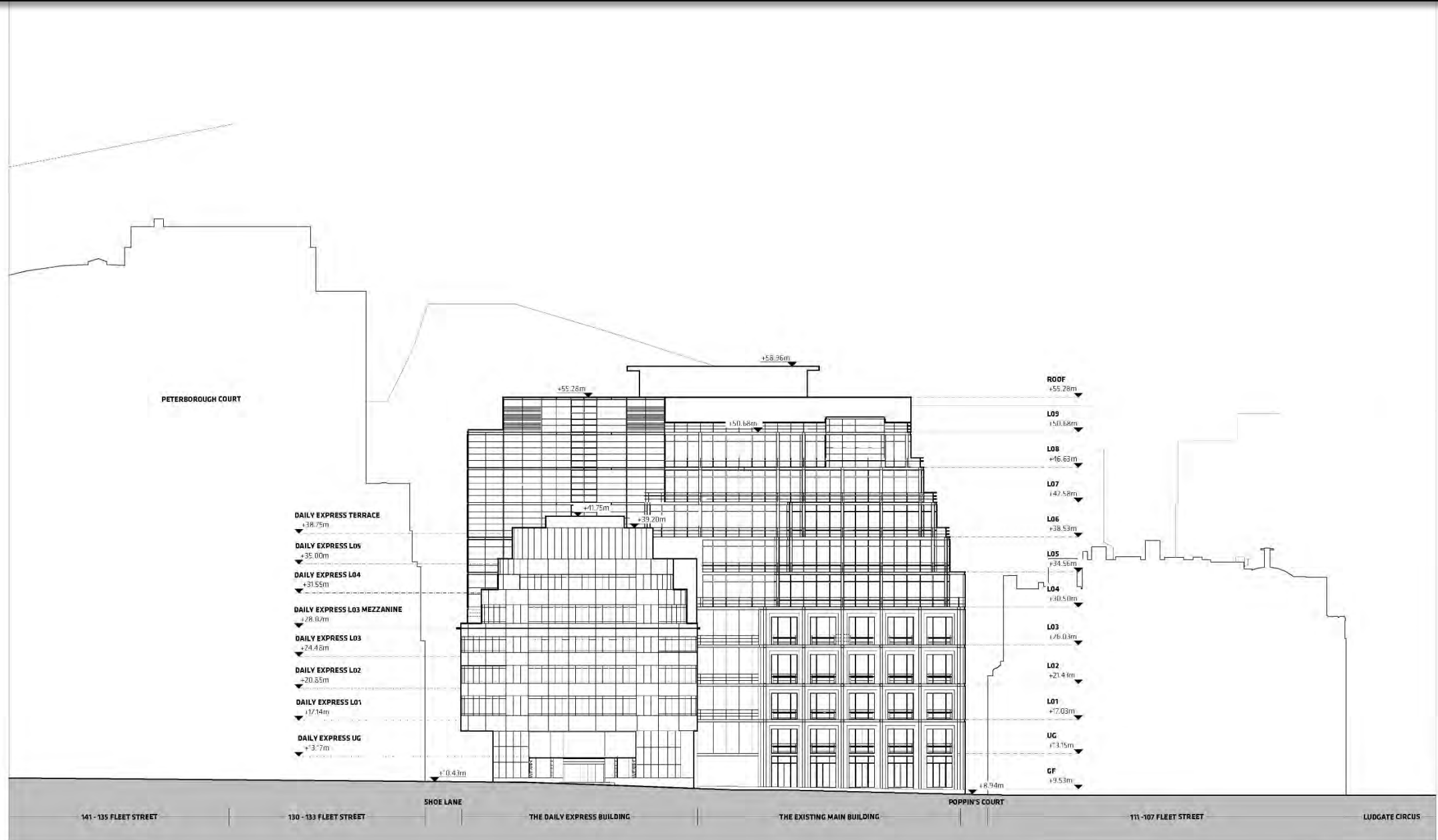
Existing East Elevation

120 Fleet Street



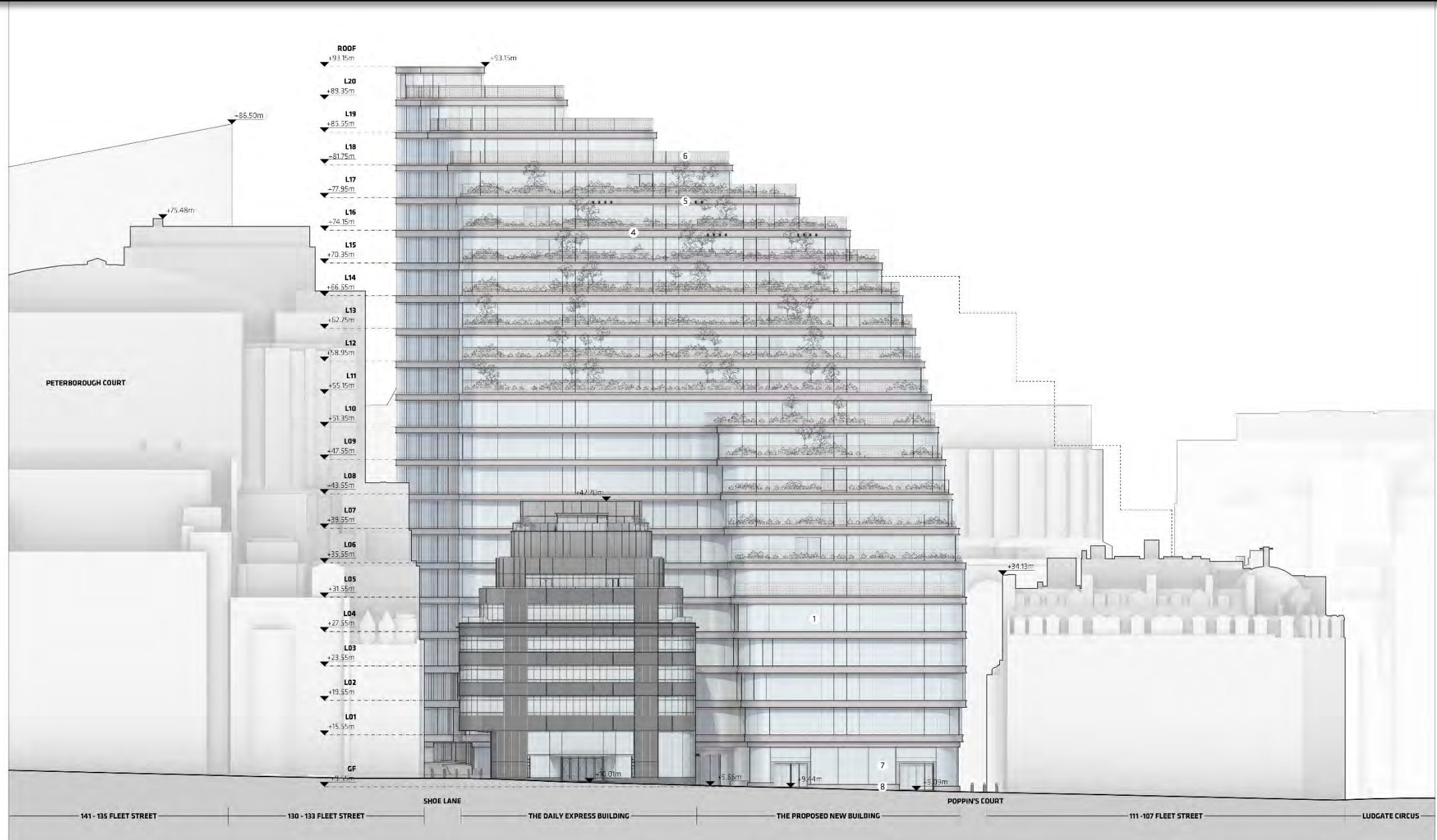
Proposed East Elevation

120 Fleet Street



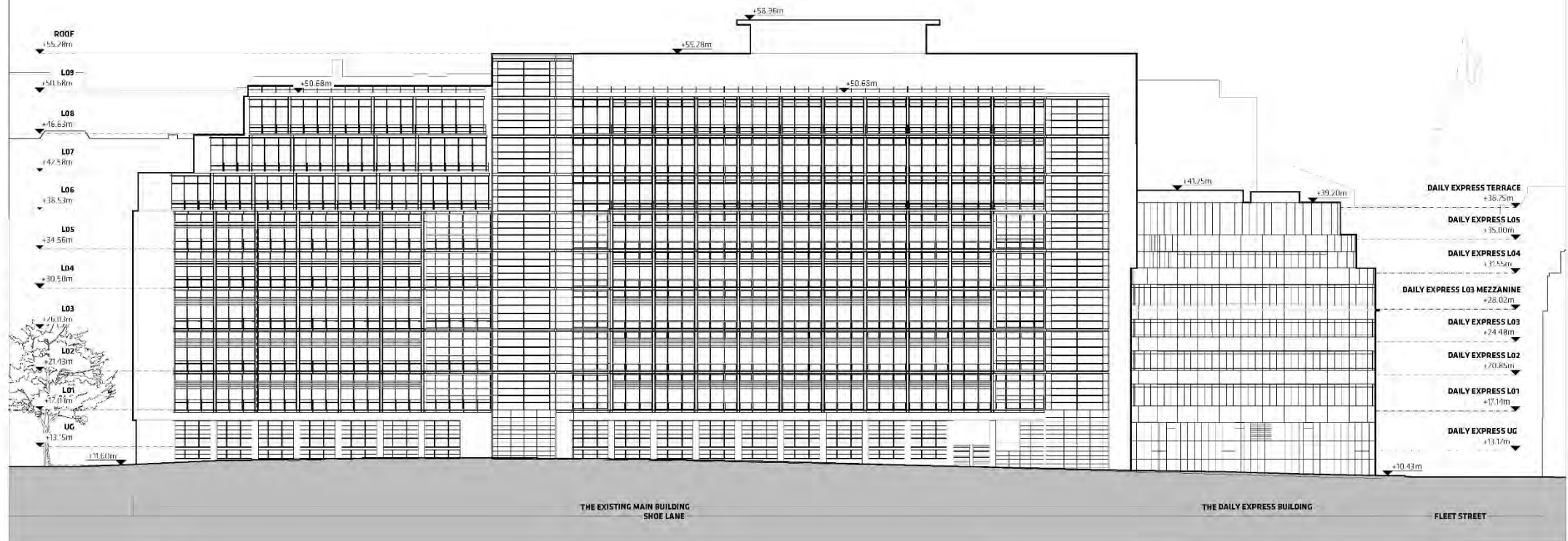
Existing South Elevation

120 Fleet Street



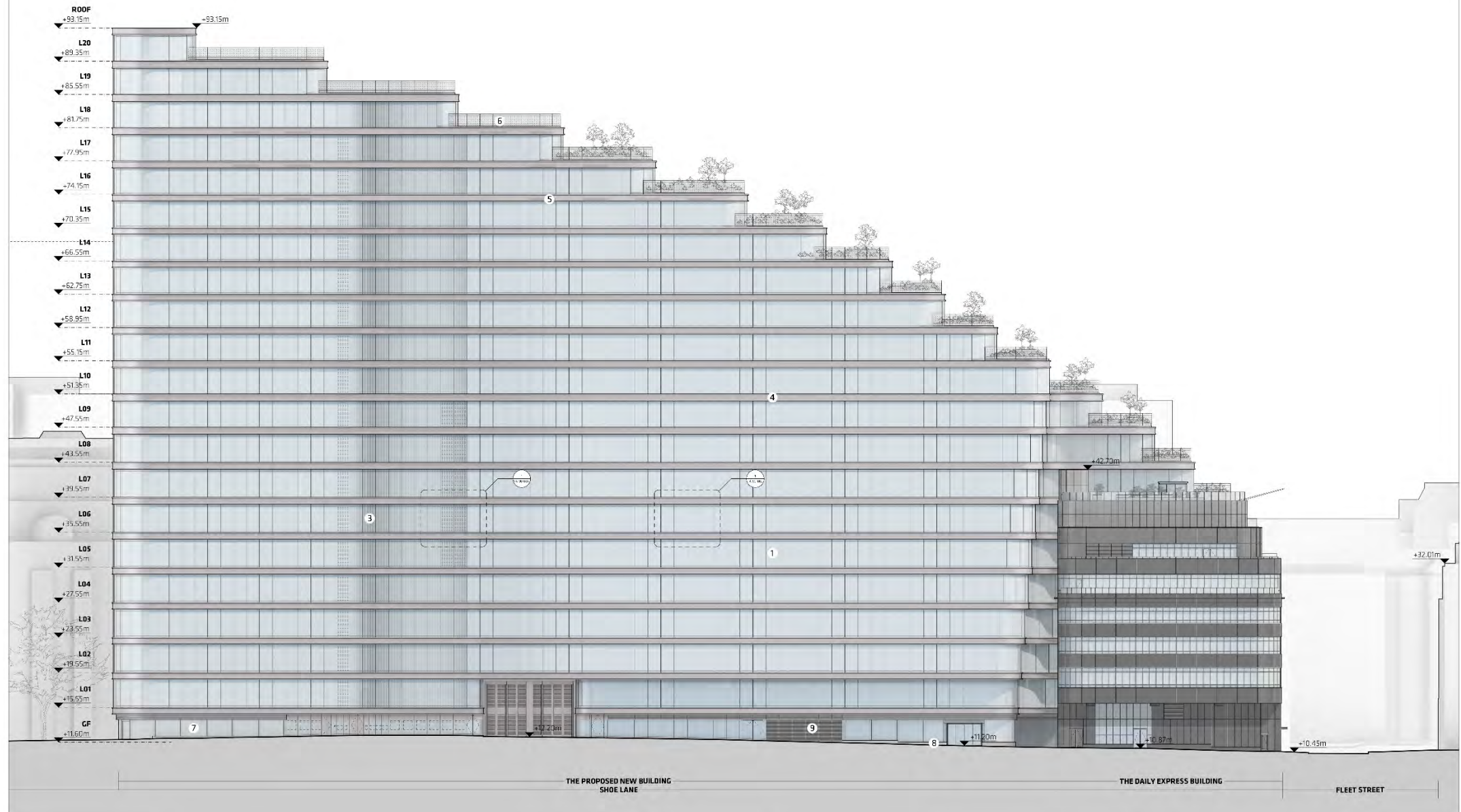
Proposed South Elevation

120 Fleet Street



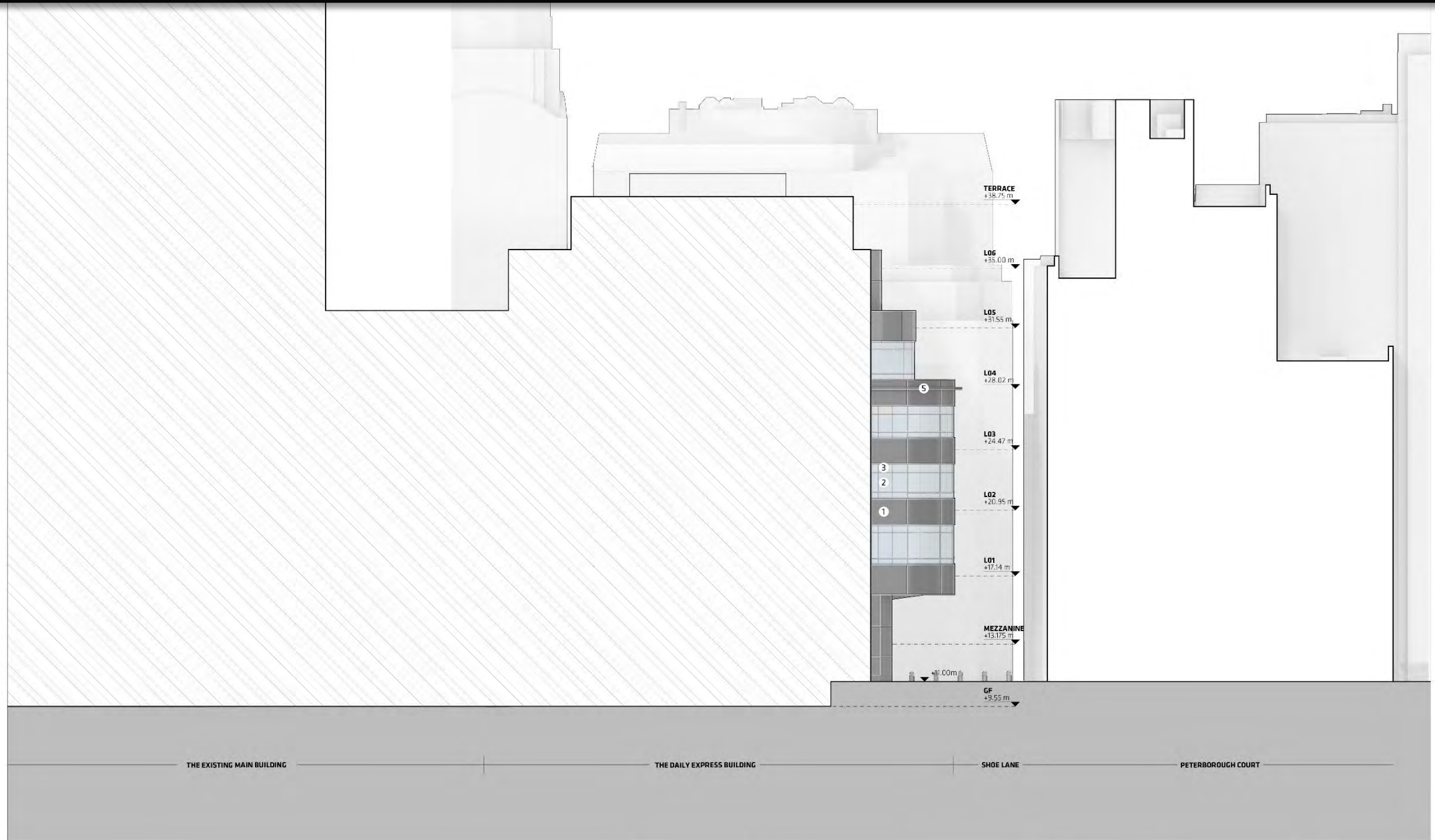
Existing West Elevation

120 Fleet Street



Proposed West Elevation

120 Fleet Street



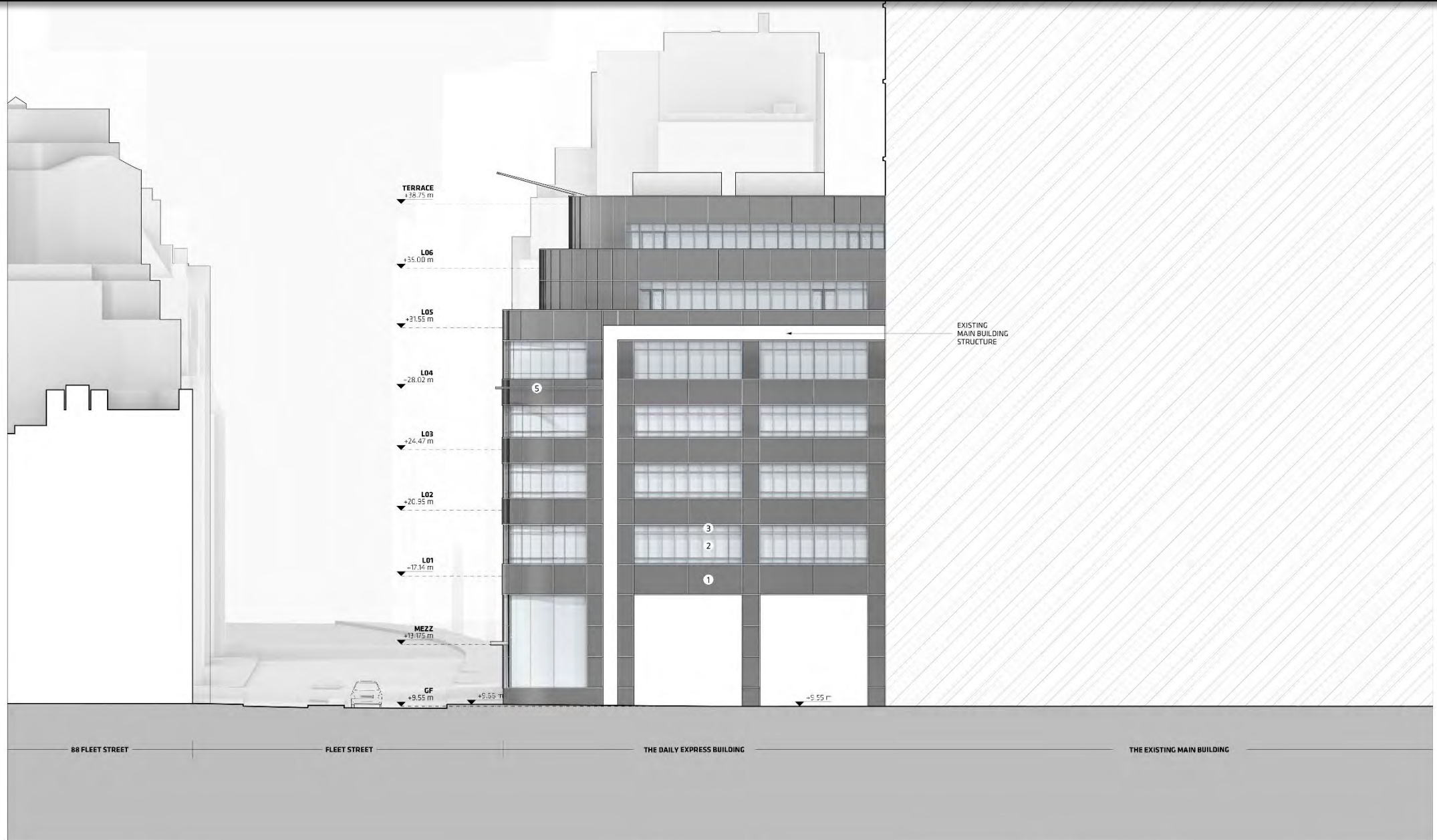
Existing North Elevation of Daily Express Building

120 Fleet Street



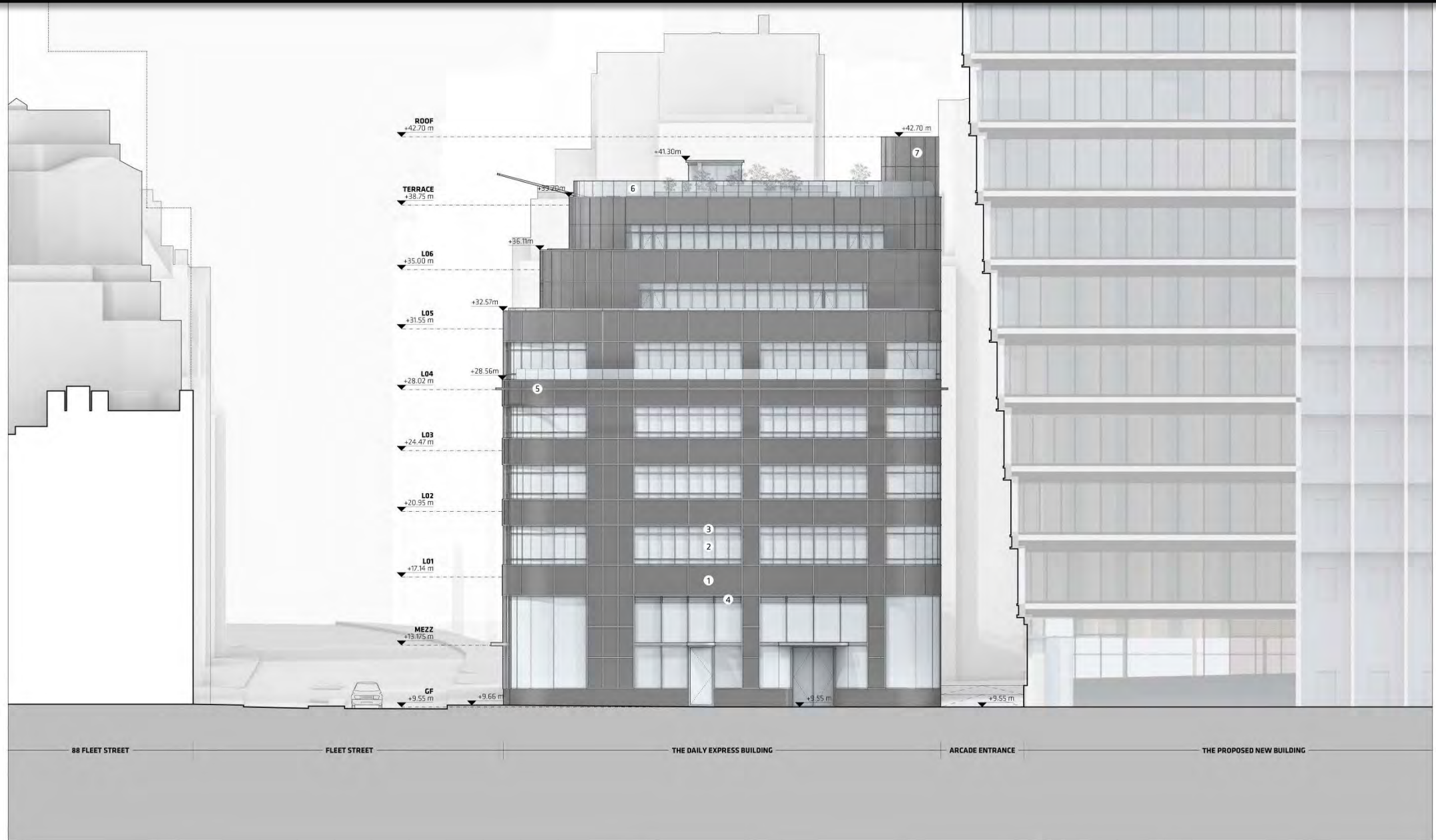
Proposed North Elevation of Daily Express Building

120 Fleet Street



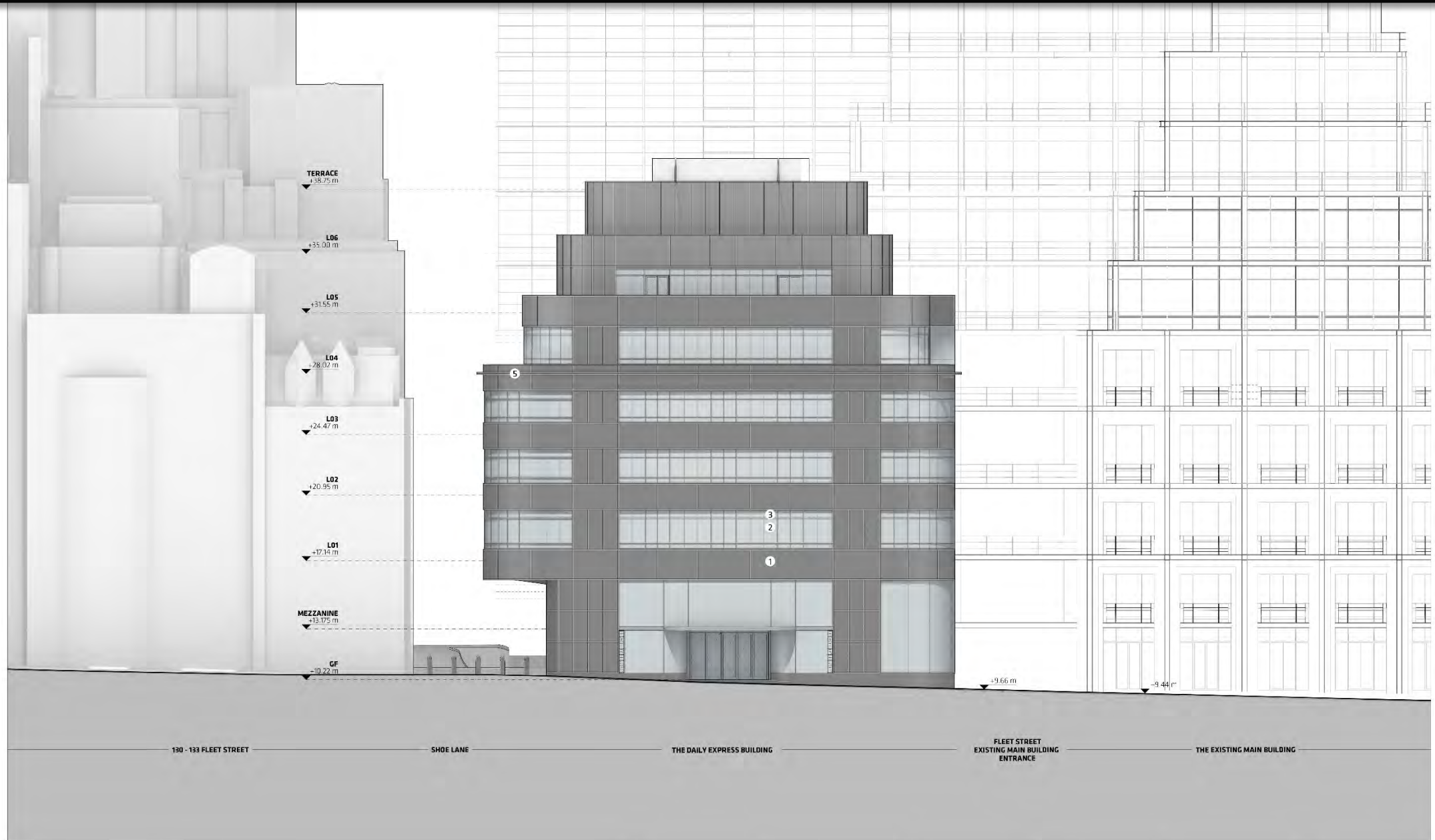
Existing East Elevation of Daily Express Building

120 Fleet Street



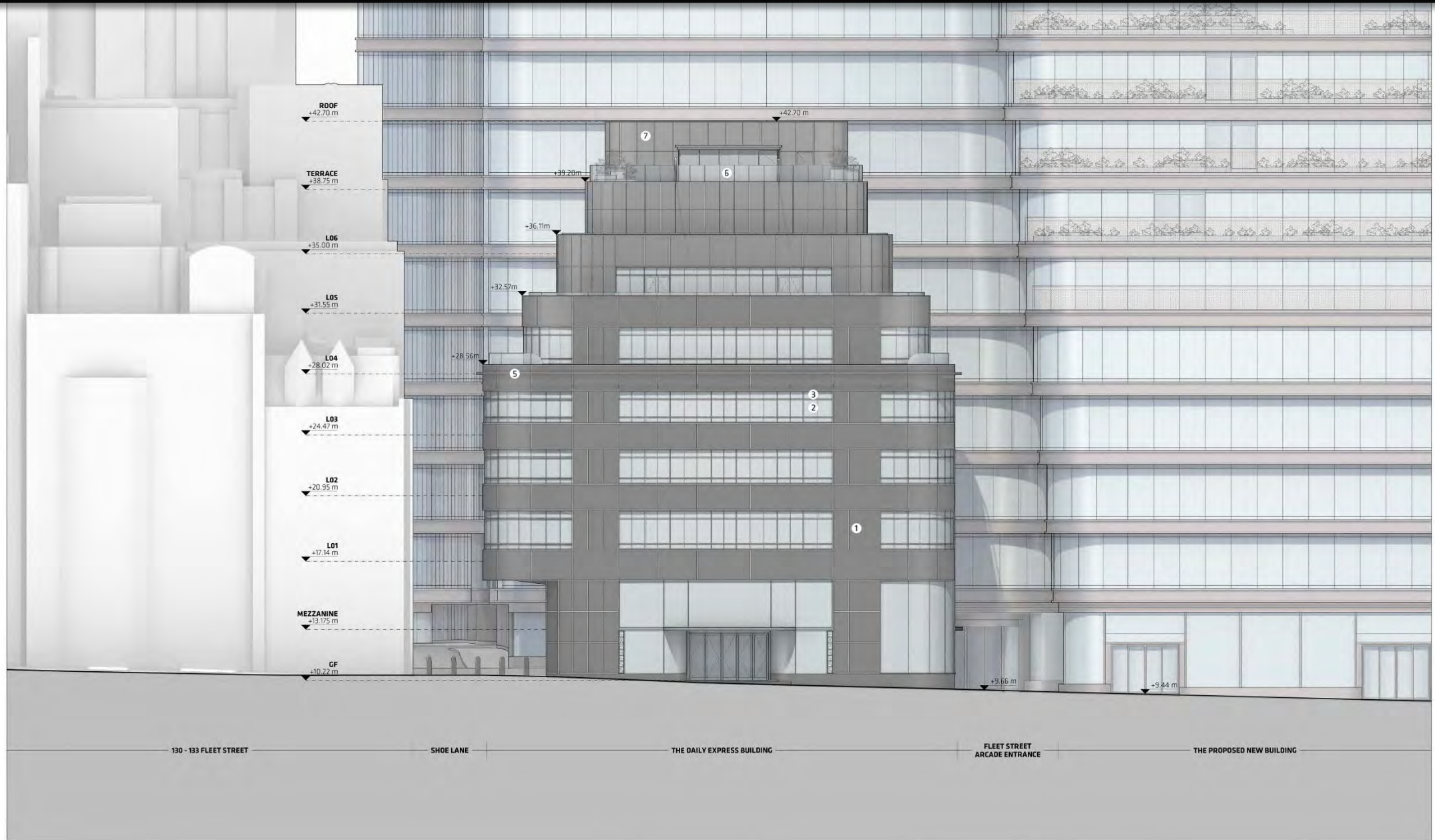
Proposed East Elevation of Daily Express Building

120 Fleet Street



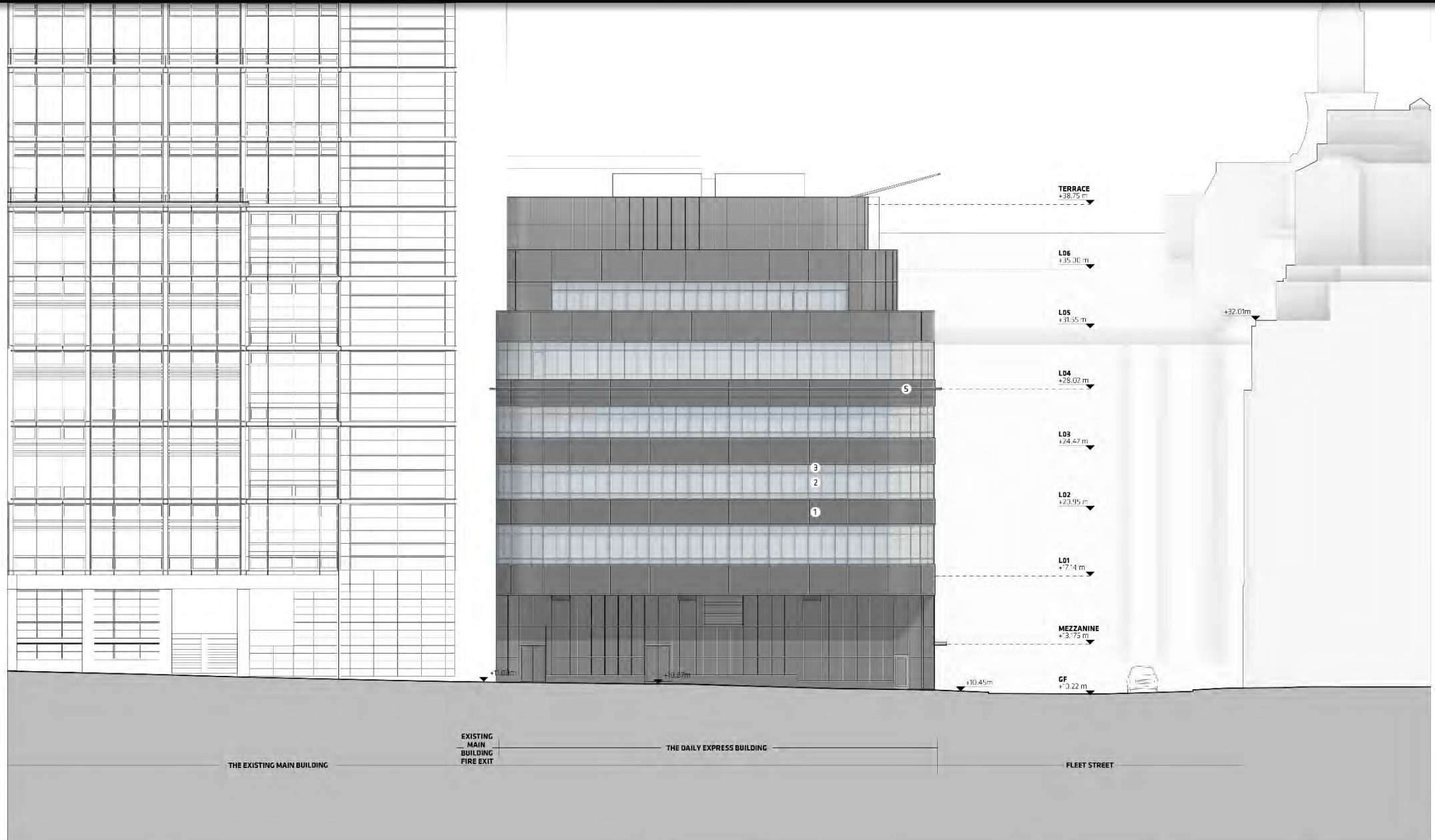
Existing South Elevation of Daily Express Building

120 Fleet Street



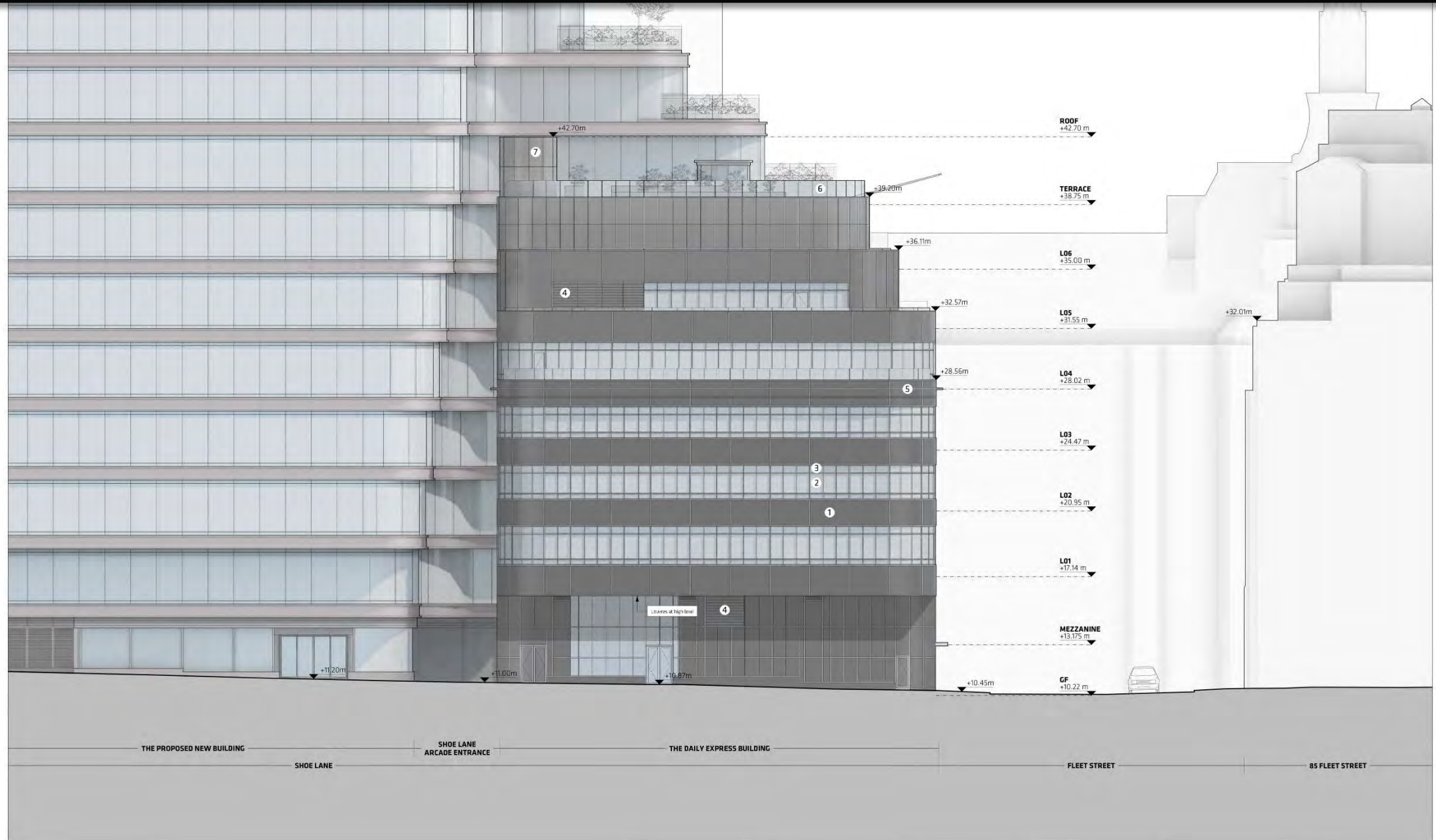
Proposed South Elevation of Daily Express Building

120 Fleet Street



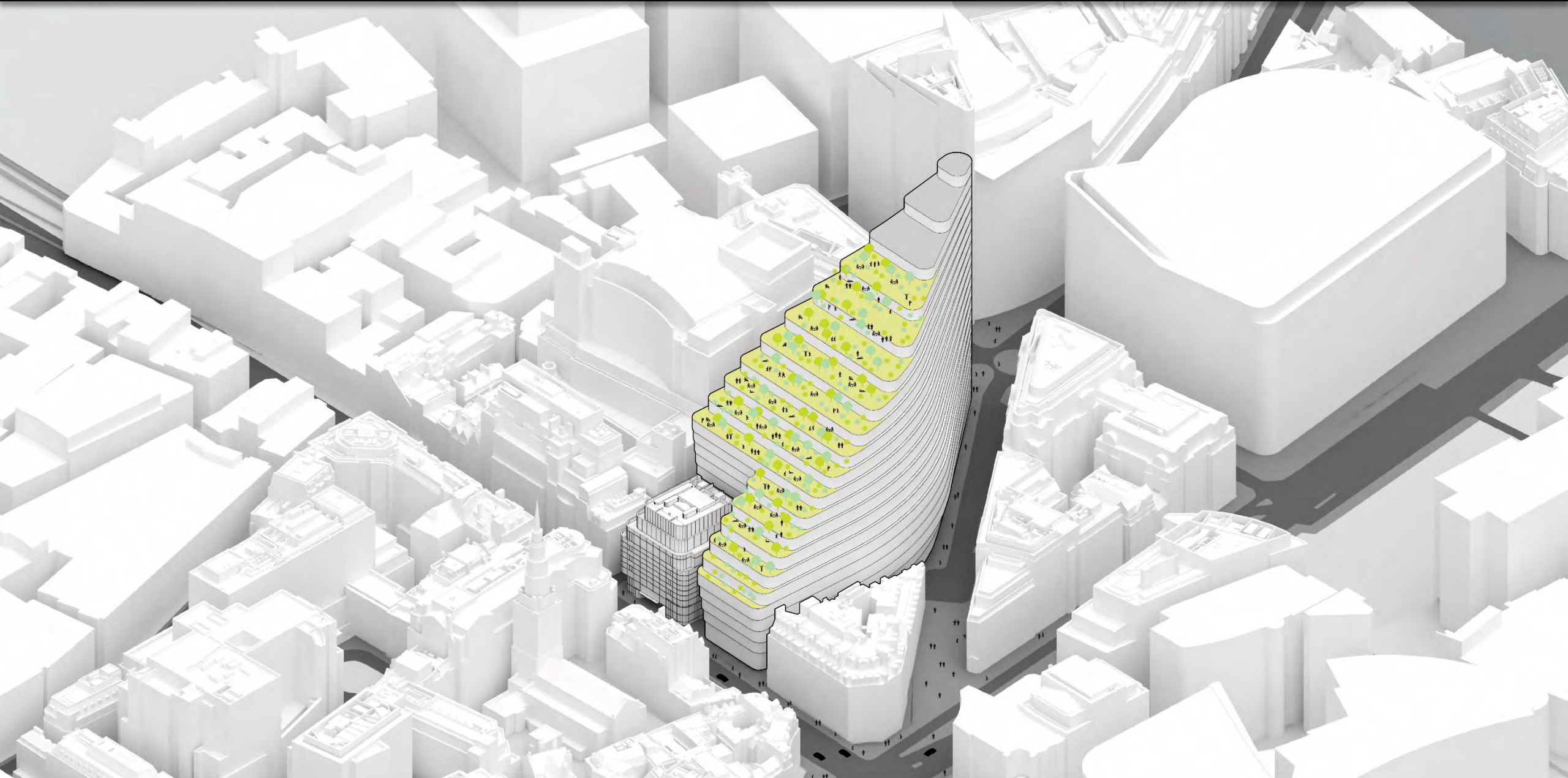
Existing West Elevation of Daily Express Building

120 Fleet Street



Proposed West Elevation of Daily Express Building

120 Fleet Street



Proposal in surrounding area

120 Fleet Street



LVMF 5A.2 Greenwich Park: The General Wolfe Statue

Existing

120 Fleet Street



LVMF 5A.2 Greenwich Park: The General Wolfe Statue

Proposed

120 Fleet Street



LVMF 5A.2 Greenwich Park: The General Wolfe Statue

Cumulative



LVMF 11A.1 London Bridge: The Upstream Pavement



LVMF 11A.1 London Bridge: The Upstream Pavement



LVMF 11A.1 London Bridge: The Upstream Pavement



**LVMF 12A.1 Southwark Bridge:
The Upstream Pavement**



**LVMF 12A.1 Southwark Bridge:
The Upstream Pavement**



**LVMF 12A.1 Southwark Bridge:
The Upstream Pavement**



LVMF 13A.1 Millennium Bridge and Thames side at Tate Modern: Millennium Bridge



LVMF 13A.1 Millennium Bridge and Thames side at Tate Modern: Millennium Bridge



LVMF 13A.1 Millennium Bridge and Thames side at Tate Modern: Millennium Bridge



**LVMF 15B.2 Waterloo Bridge:
The Downstream Pavement**



**LVMF 15B.2 Waterloo Bridge:
The Downstream Pavement**



**LVMF 15B.2 Waterloo Bridge:
The Downstream Pavement**



LVMF 16B.1 The South Bank: Gabriel's Wharf



LVMF 16B.1 The South Bank: Gabriel's Wharf



LVMF 16B.1 The South Bank: Gabriel's Wharf

120 Fleet Street



**LVMF 17B.2 Golden Jubilee/Hungerford
Footbridges: Downstream – Crossing the
Westminster Bank**

Existing



**LVMF 17B.2 Golden Jubilee/Hungerford
Footbridges: Downstream – Crossing the
Westminster Bank**



**LVMF 17B.2 Golden Jubilee/Hungerford
Footbridges: Downstream – Crossing the
Westminster Bank**



**LVMF 18B.1 Westminster Bridge:
The Downstream Pavement**

120 Fleet Street



**LVMF 18B.1 Westminster Bridge:
The Downstream Pavement**

Proposed



**LVMF 18B.1 Westminster Bridge:
The Downstream Pavement**

120 Fleet Street



LVMF 6A.1 Blackheath Point: The Point

Existing



LVMF 6A.1 Blackheath Point: The Point



LVMF 6A.1 Blackheath Point: The Point

120 Fleet Street



**LVMF 10A.1 Tower Bridge: Upstream -
The North Bastion**

Existing



**LVMF 10A.1 Tower Bridge: Upstream -
The North Bastion**

120 Fleet Street



**LVMF 10A.1 Tower Bridge: Upstream -
The North Bastion**

CUMULATIVE

Cumulative



LVMF 2A.1 Parliament Hill: The Summit



LVMF 2A.1 Parliament Hill: The Summit



LVMF 2A.1 Parliament Hill: The Summit



LVMF 4A.1 Primrose Hill: The Summit



LVMF 4A.1 Primrose Hill: The Summit



CUMULATIVE

120 Fleet Street

**City of London Monument View 5 -
view north-west to St Paul's Cathedral**



EXISTING

Existing

120 Fleet Street



**City of London Monument View 5 -
view north-west to St Paul's Cathedral**

Proposed



**City of London Monument View 5 -
view north-west to St Paul's Cathedral**

120 Fleet Street



Ludgate Hill / New Bridge Street, outside
City Thameslink Station

Existing

120 Fleet Street

Ludgate Hill / New Bridge Street, outside
City Thameslink Station



Proposed

120 Fleet Street



Ludgate Hill / New Bridge Street, outside
City Thameslink Station

Cumulative

120 Fleet Street



Farringdon Street, junction with Old
Seacoal Lane

Existing

120 Fleet Street



Farringdon Street, junction with Old
Seacoal Lane

Proposed

120 Fleet Street



Farringdon Street, junction with Old
Seacoal Lane

Cumulative

120 Fleet Street



Fleet street junction with chancery lane

Existing

120 Fleet Street



Fleet street junction with chancery lane

Proposed

120 Fleet Street



Fleet street junction with chancery lane

Cumulative

120 Fleet Street



Fleet Street, junction with Bouverie Street

Existing

120 Fleet Street



Fleet Street, junction with Bouverie Street

Proposed

120 Fleet Street



Fleet Street, junction with Bouverie Street

Cumulative

120 Fleet Street



Cannon Street

Existing

120 Fleet Street



Cannon Street

Proposed

120 Fleet Street



Cannon Street

Cumulative

120 Fleet Street



Cannon Street Station

Existing

120 Fleet Street



Cannon Street Station

Proposed

120 Fleet Street



Cannon Street Station

Cumulative

120 Fleet Street



Cannon Street, near Queen Street junction

Existing

120 Fleet Street



Cannon Street, near Queen Street junction

Proposed

120 Fleet Street



Cannon Street, near Queen Street junction

Cumulative

120 Fleet Street



Southbank, outside the OXO Tower

Existing

120 Fleet Street



Southbank, outside the OXO Tower

Proposed



Southbank, outside the OXO Tower



King's Bench Walk

120 Fleet Street



King's Bench Walk

Proposed

120 Fleet Street



King's Bench Walk

Cumulative

120 Fleet Street



EXISTING

Salisbury Square / Dorset Rise

Existing

120 Fleet Street



Salisbury Square / Dorset Rise

Proposed

120 Fleet Street



Salisbury Square / Dorset Rise

Cumulative

120 Fleet Street



Temple Gardens

Existing

120 Fleet Street



Temple Gardens

Proposed

120 Fleet Street



Temple Gardens

Cumulative

120 Fleet Street



North view from Shoe Lane

120 Fleet Street



MESH BALUSTRADES



STAINLESS STEEL



CLEAR GLASS



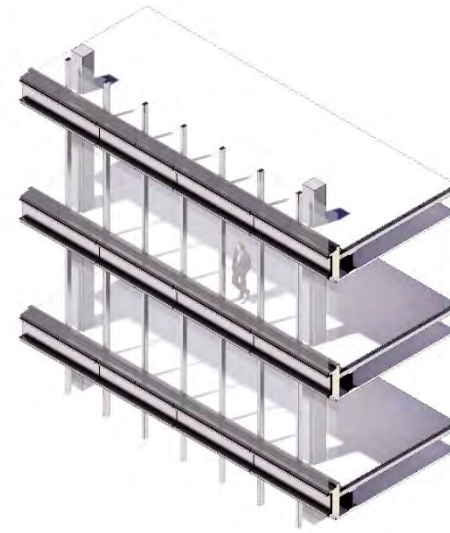
NATURAL STONE



SPACE GREY METAL



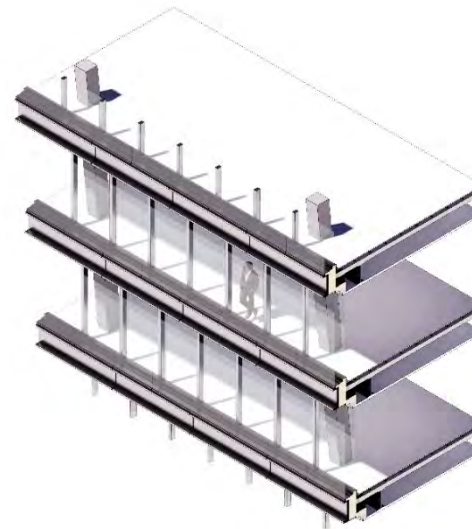
Materiality



Vertical façade system



Inwards stepping façade system

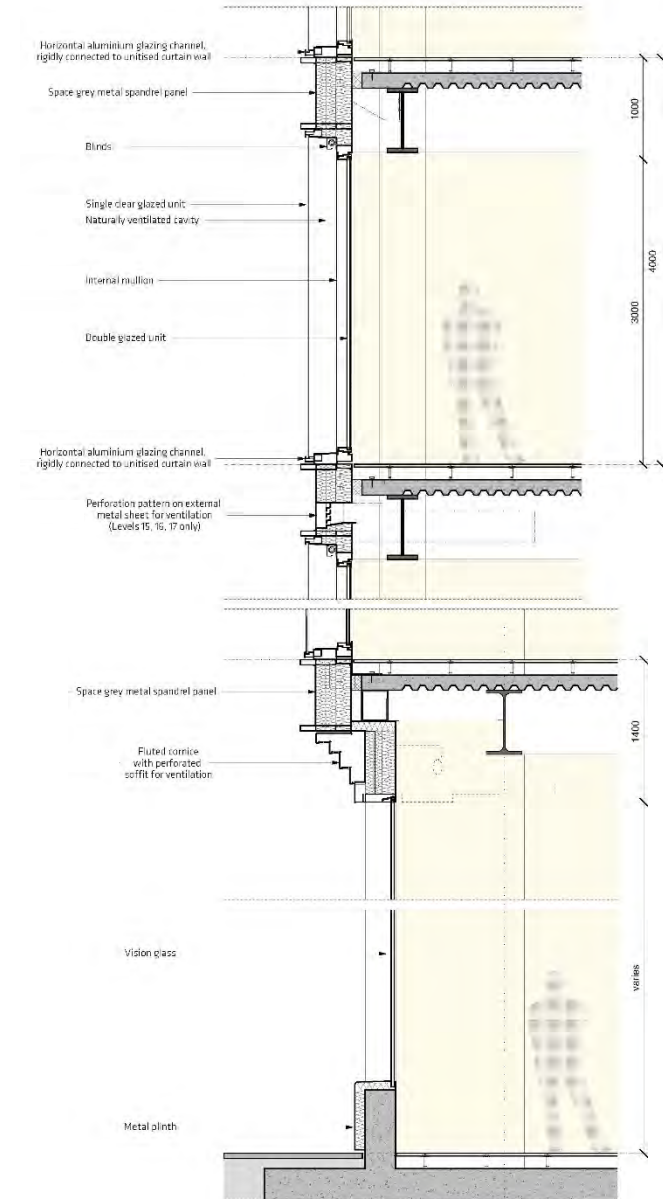


Outwards stepping façade system



Terraces façade system

120 Fleet Street



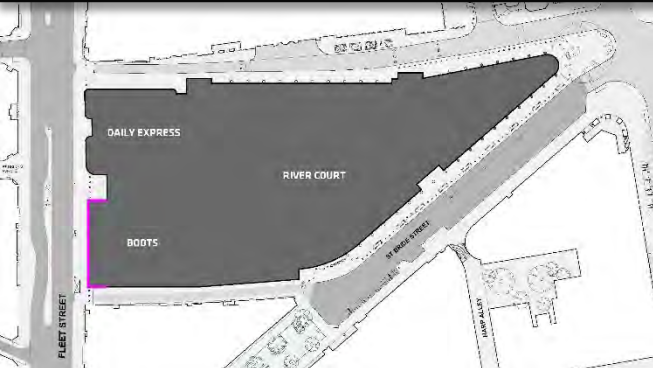
Envelope design – Ground Floor

120 Fleet Street

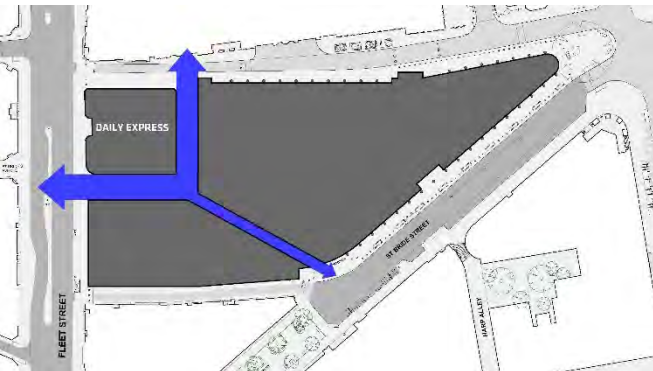


New view created towards St Bride's Church

120 Fleet Street



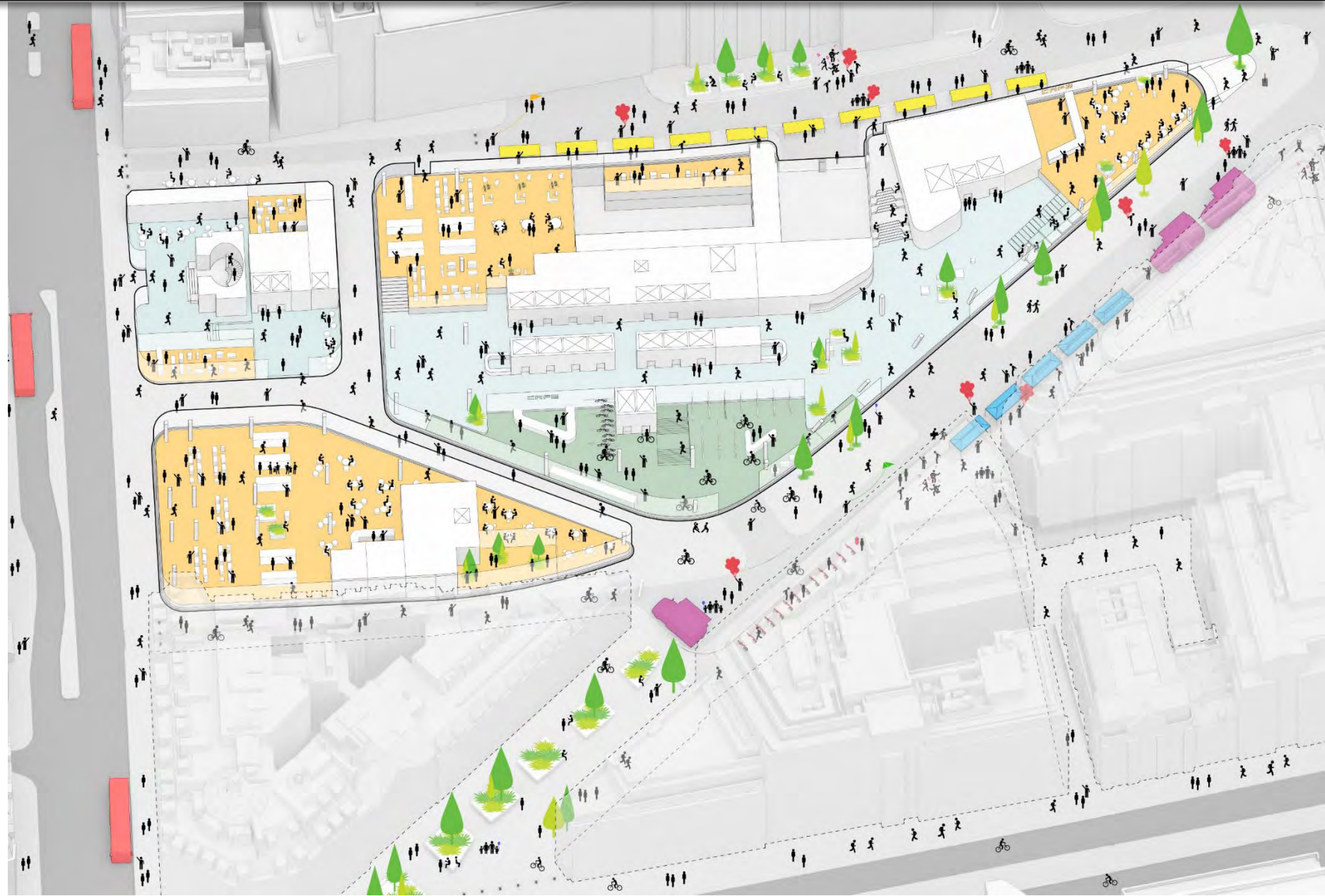
Existing condition



New proposal: Increased permeability



New proposal: Increased active frontage



Public realm in Ground Floor

120 Fleet Street



Poppin's Court existing vs proposed enhanced public realm

120 Fleet Street



PCL existing calculation

120 Fleet Street



PCL new calculation

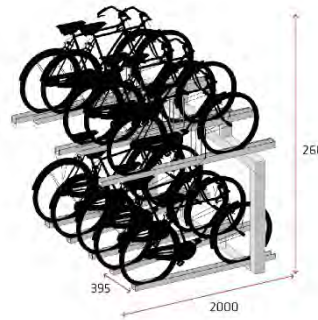
120 Fleet Street



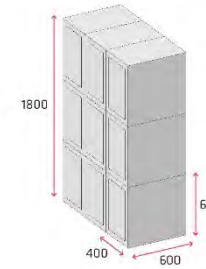
Internal view of the Cycle Store



Internal view of the entrance to the Cycle Store



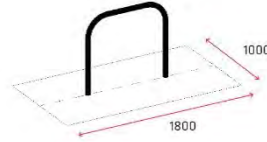
664 Two tier racks



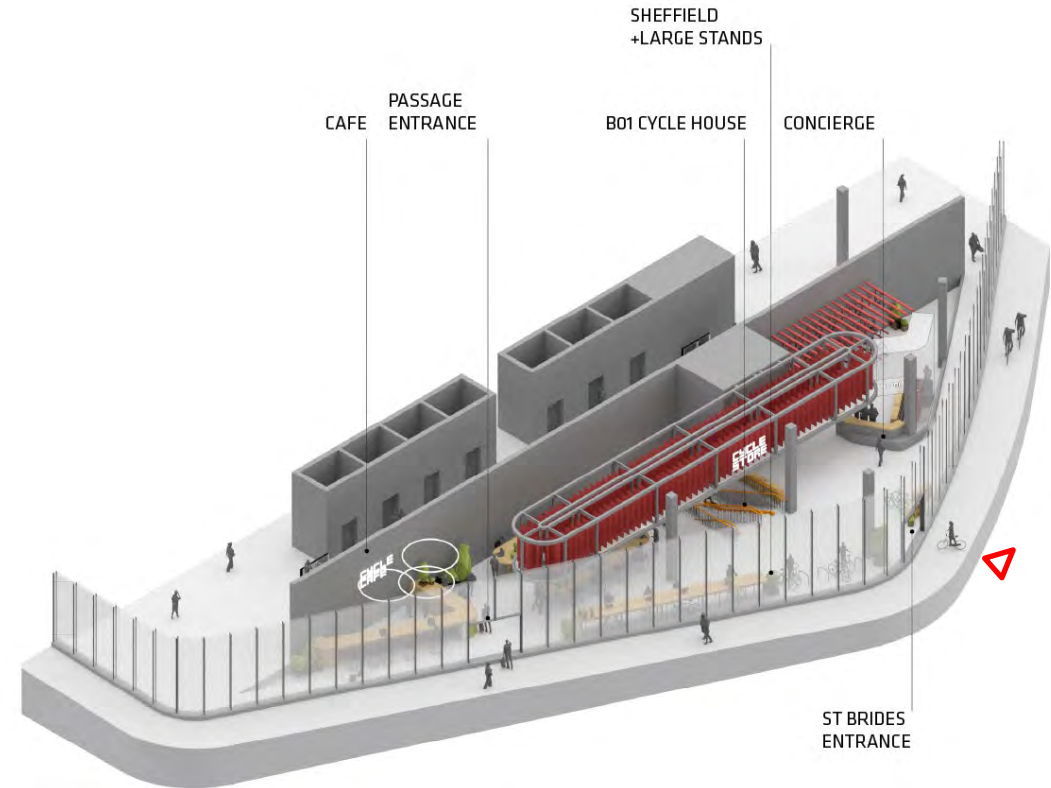
120 Foldable bicycle lockers



52 Large stands



123 Sheffield stands



Cycle House

120 Fleet Street

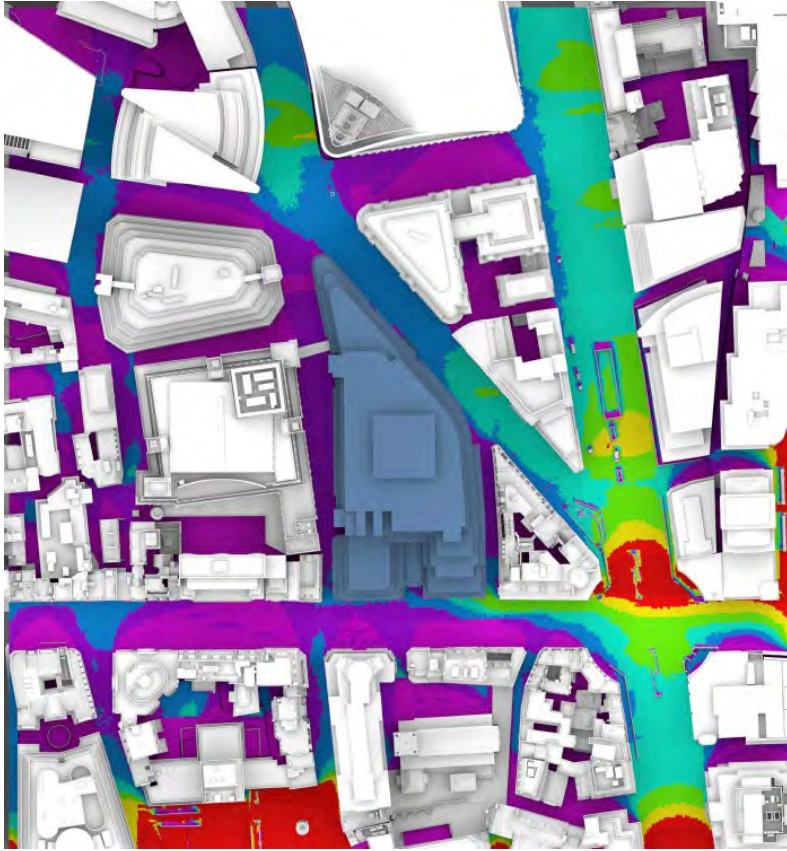


There would be no instances of strong winds exceeding the safety threshold at any probe location at the site and the nearby surrounding area in the context of the Proposed Development with both existing and cumulative surrounding buildings. This has also been confirmed by Independent physical wind tunnel testing and CFD Assessments.

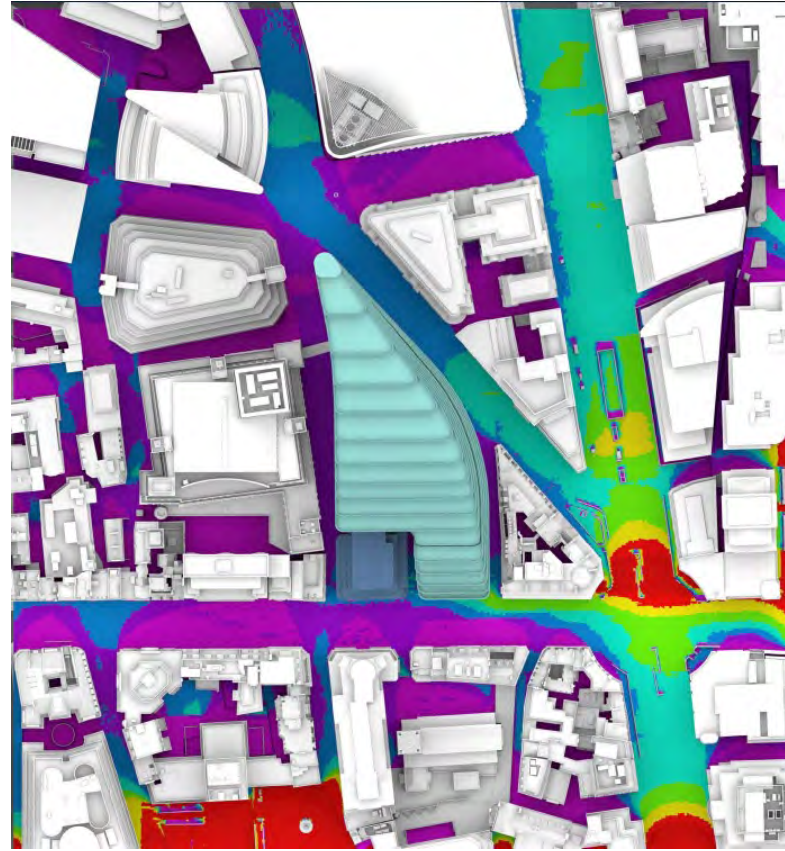
In terms of ground floor wind conditions, the Proposed Development would result in negligible to 'not significant' effects in windier seasons, and negligible effects in summer season.

All wind conditions around the Site would be suitable for their intended use.

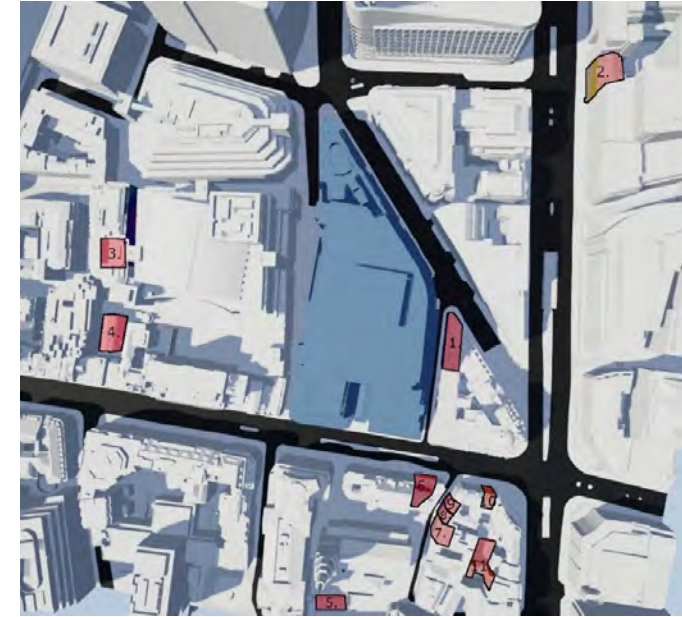
120 Fleet Street



Existing



Proposed



Location of the Surrounding Residential Properties assessed



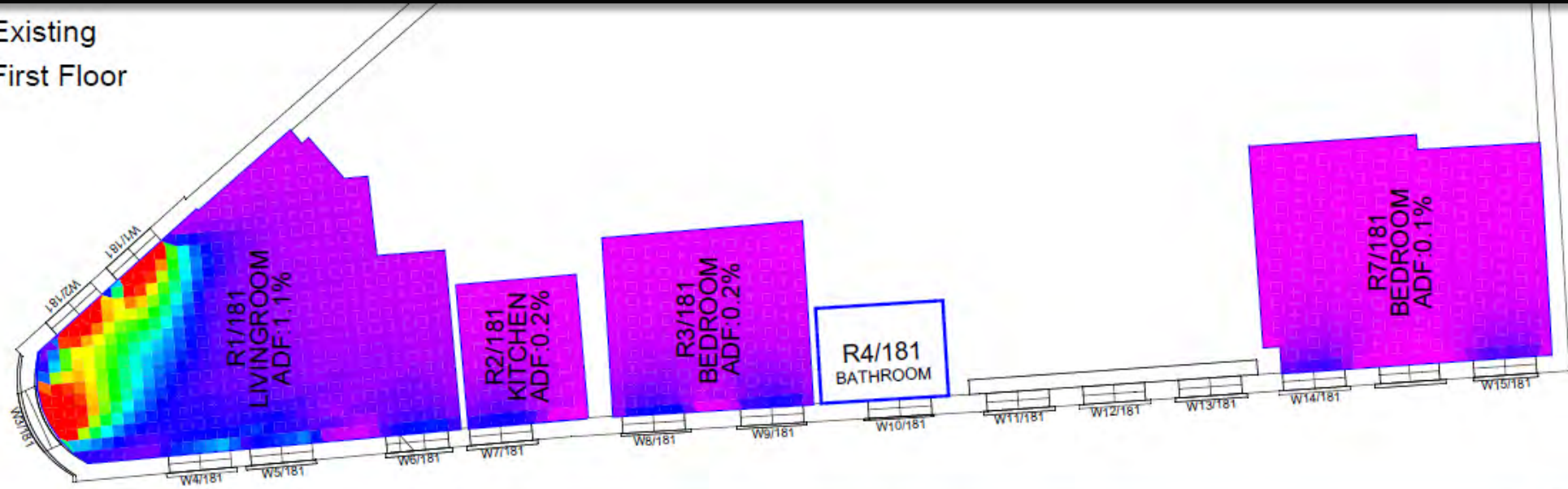
For the Surroundings:

The only building likely to experience a daylight/sunlight reduction beyond the BRE guidelines criteria is Sovereign House (also known as 5&6 Poppins Court). However, further assessments to this building, including a radiance study, show that the proposed development is unlikely to have a noticeable effect on the natural light that is currently enjoyed.

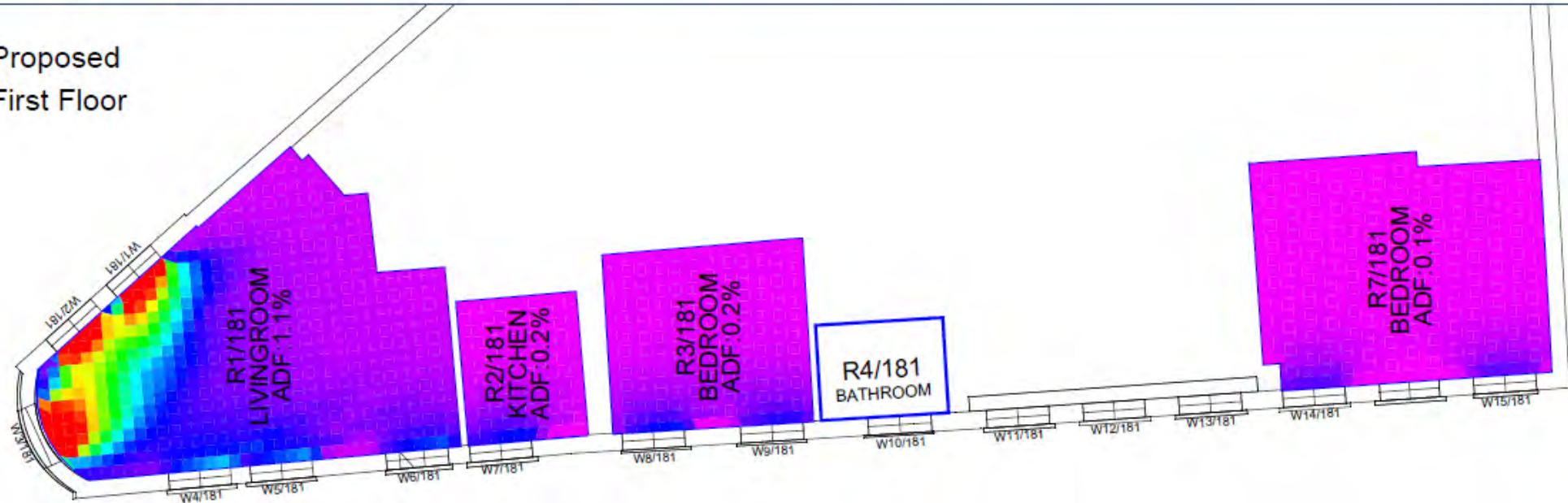
For the Overshadowing

The sun on ground assessment to the surrounding streets show that the Proposed Development will cause little effect. The only area that is likely to experience slightly more overshadowing is an area to the north of the site on Shoe Lane, but this effect is considered to be small.

Existing
First Floor

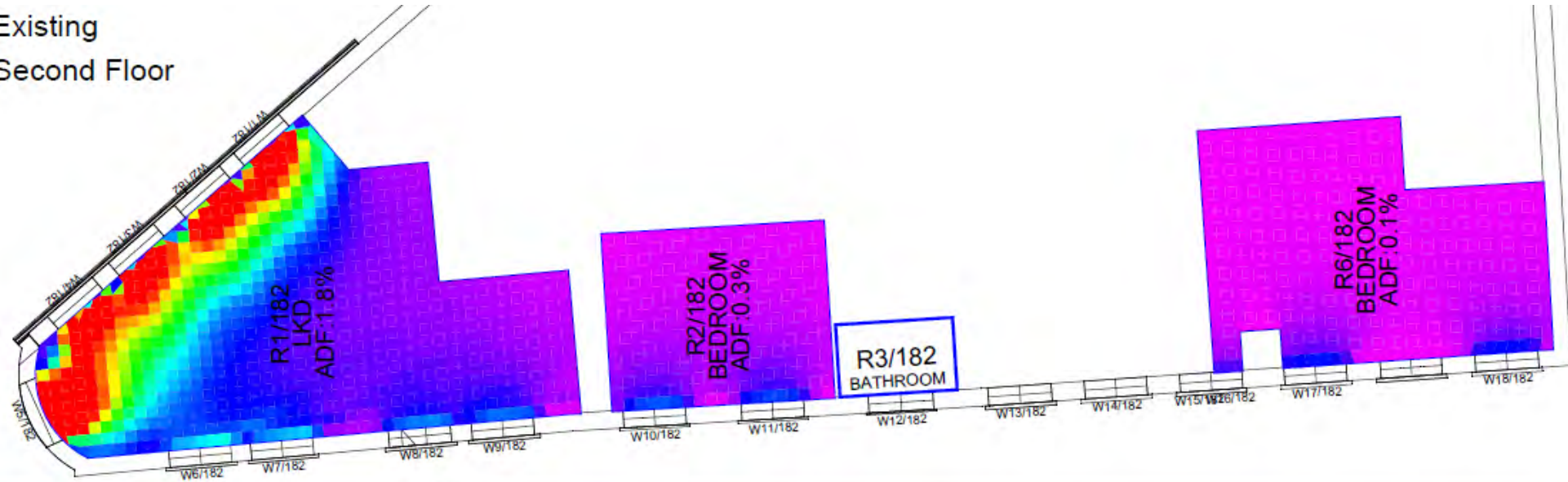


Proposed
First Floor

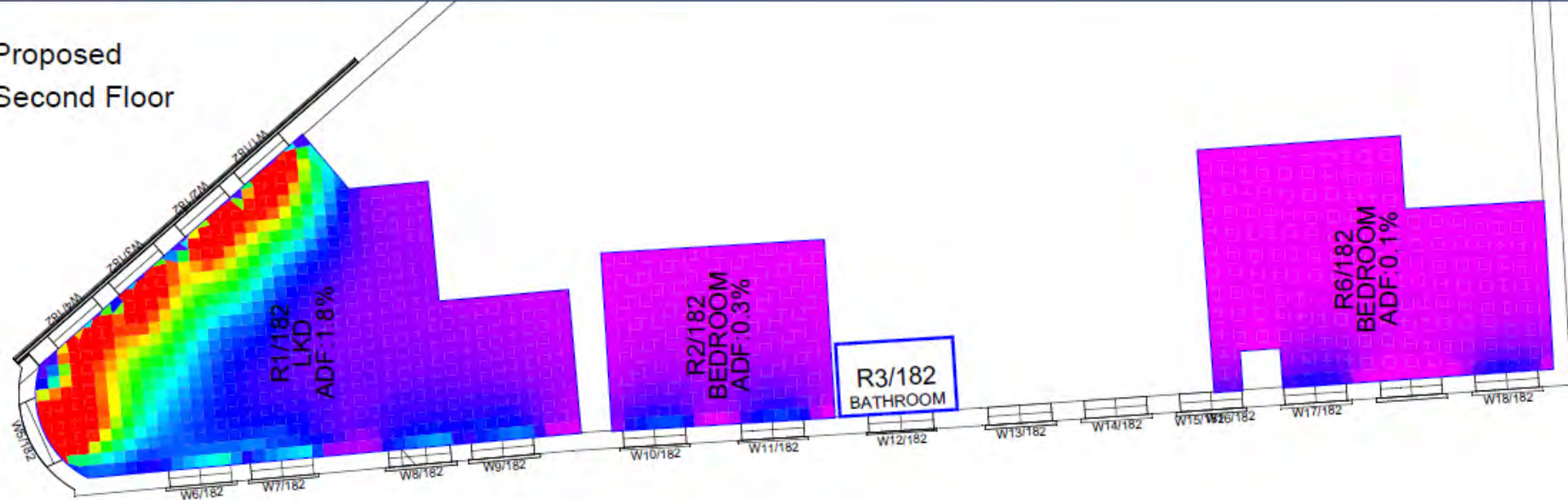


120 Fleet Street

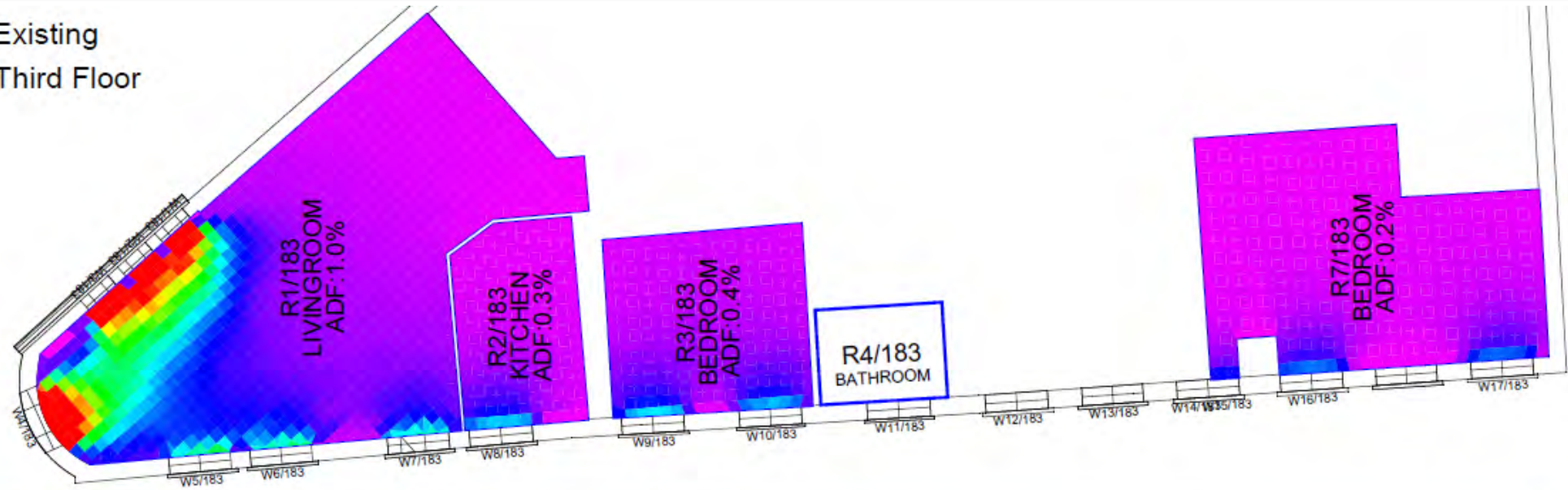
Existing
Second Floor



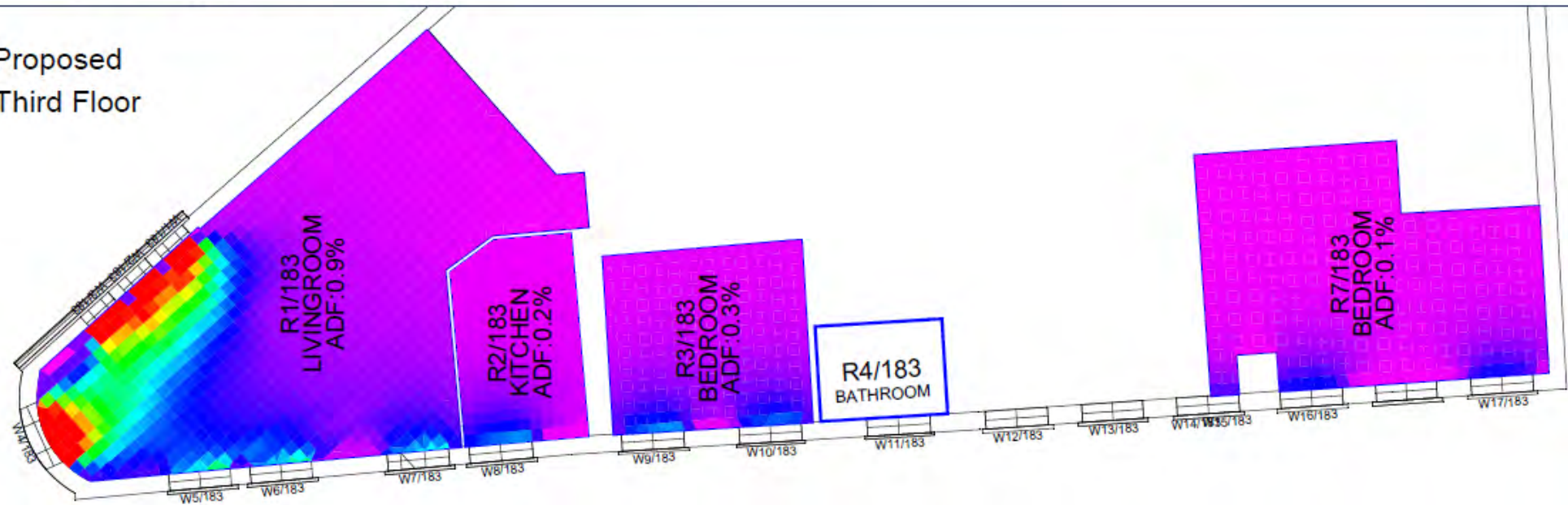
Proposed
Second Floor



Existing
Third Floor



Proposed
Third Floor



120 Fleet Street

Existing
Fourth Floor



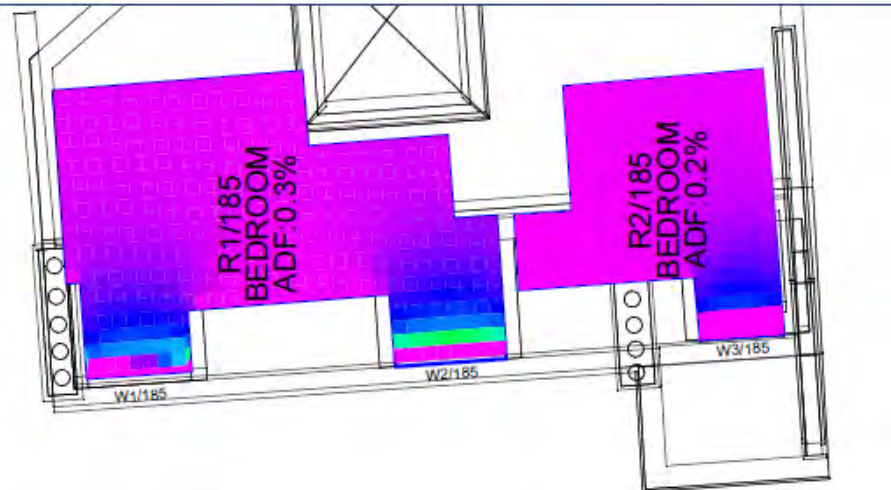
Proposed
Fourth Floor



Existing
Fifth Floor

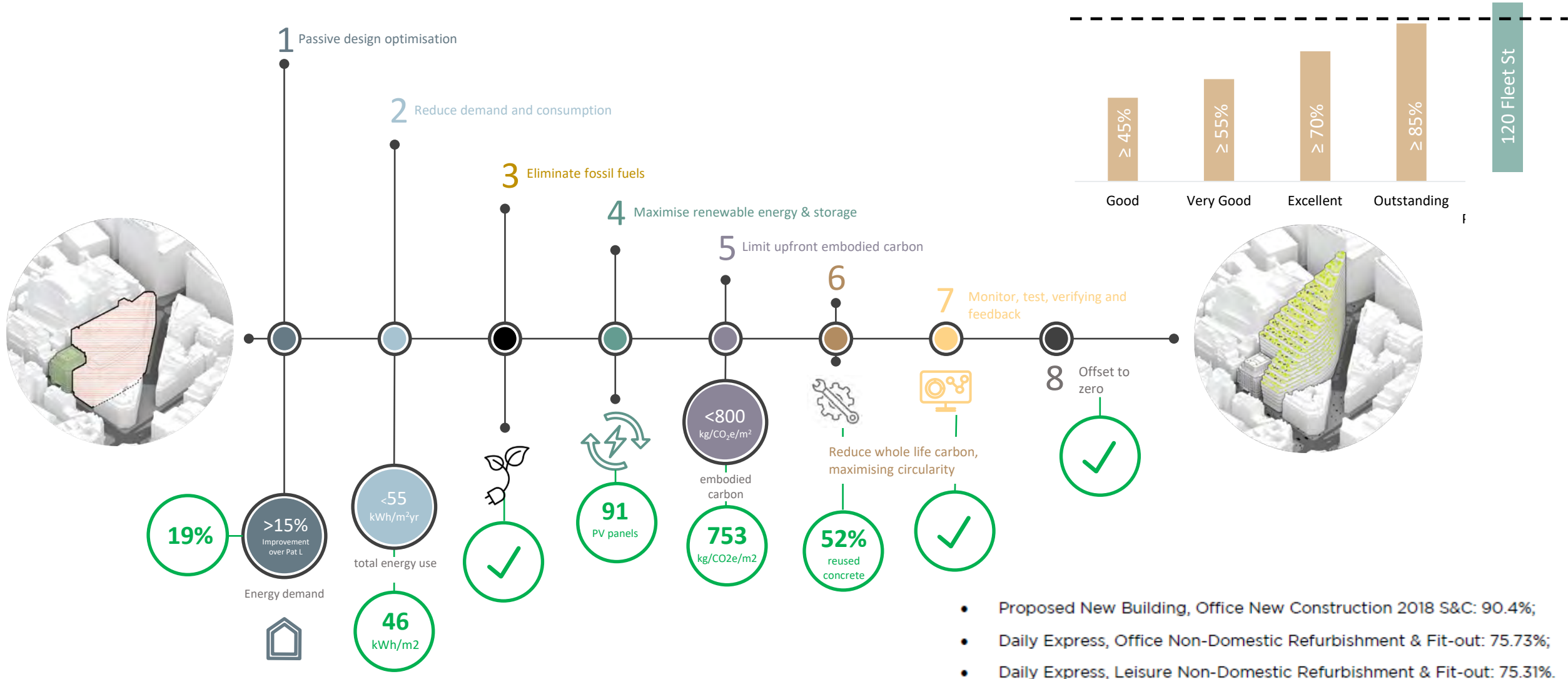


Proposed
Fifth Floor



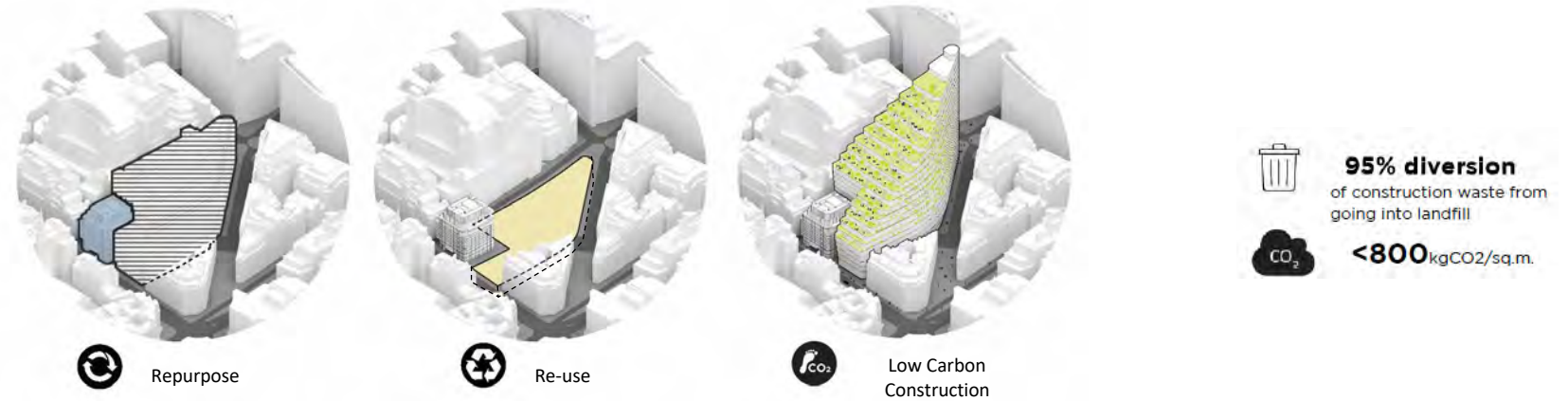
120 Fleet Street

90.4%
BREEAM Outstanding



Sustainability: Approach to Zero Carbon

120 Fleet Street



The sustainable credentials of the project include:

- The new building operational carbon emissions are 25% of the existing per sqm. The proposed building would therefore emit less than 45% of the existing building carbon emission as a whole.
- 52% of concrete retained from the existing building
- Reuse of the existing basement
- steel with up to 40% recycled content and concrete with Granulated Blast-furnace Slag (GGBS) will significantly reduce the embodied carbon of the building.
- 9600 m³ of retained concrete in substructure
- 91 photovoltaic solar panels will contribute to generate power for the building
- 3,300m² of green terraces will harvest the rainwater and in collaboration with the greywater will offset the non-potable water demand of the NEW Building contributing to flushing, irrigation and washdown.
- Embodied carbon – 753kgCO₂/m²GIA
- Reused, recycled and material coming from renewables together makes 49% of the total building mass, i.e. only 51% will be new material
- Whole life carbon saving is 14000 tCO₂
- Committing to a 95% waste diversion from landfill during construction.
- Committing to a construction waste generation of less than 6.5 tonnes per 100m² of gross internal area.
- Operational energy for office base build 46kwh/m²GIA/yr
- Zero carbon enabled and meeting UKGBC 'Paris Proof' interim target of 2030
- The proposed building is 44% better than the current building regulations standards for energy performance.

120 Fleet Street

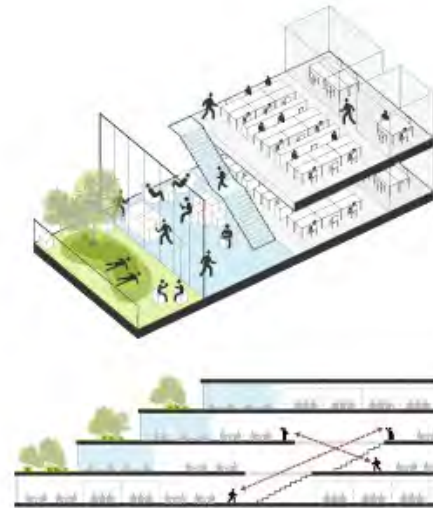


$$\text{UGF/GLA} = 0.30$$

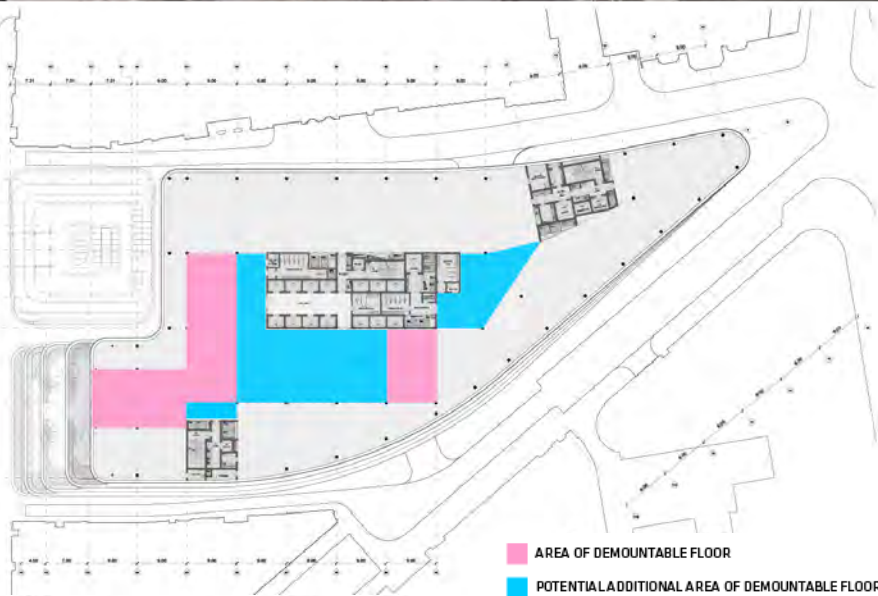
$$\text{UGF/CoL} = 0.34$$

Wellbeing: 3.300 sqm offices external amenity + 200 sqm public roof garden

120 Fleet Street



Multi-floor tenancies could exploit the demountable floor system to create staircases or double-height spaces between floors without recourse to dramatic structural alteration of the building, thus minimising waste over the life of the building.



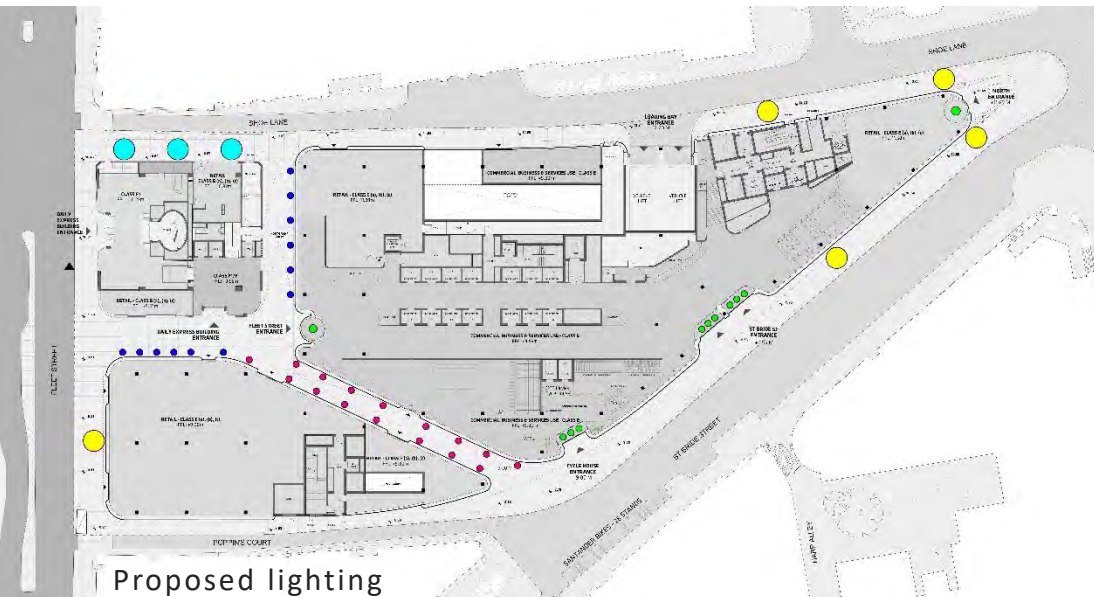
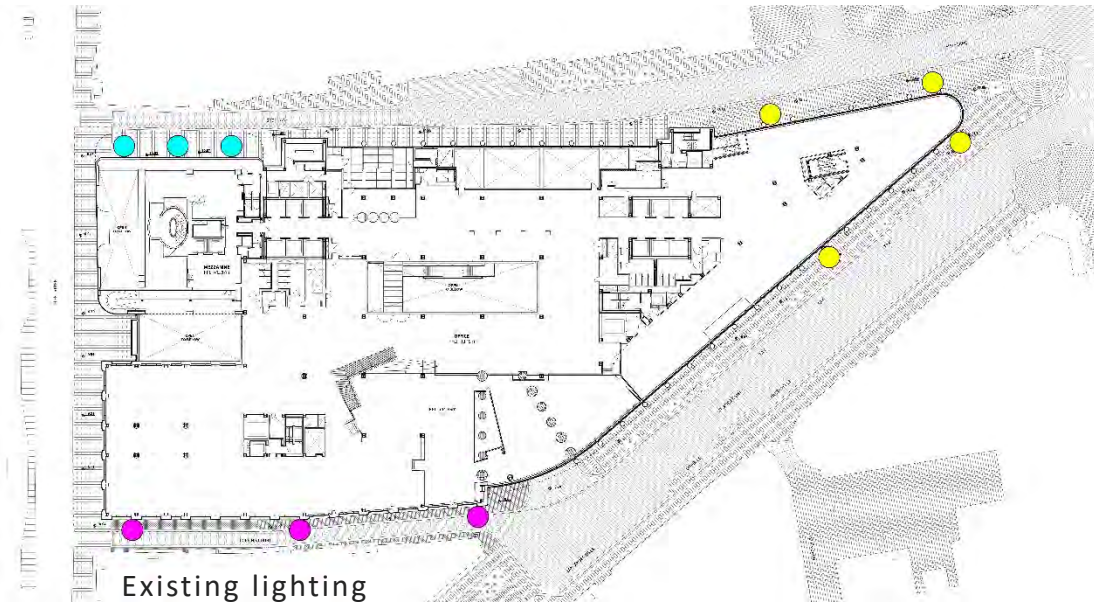
Flexibility of floor plates

Category	Total estimate (tonnes)	% reused or recycled on site or offsite	Recycled waste in tonnes
Ferrous metals	2,750	100%	2750.0
Non-Ferrous metals	170	100%	170.0
Plasterboard	200	100%	200.0
Timber	45	100%	45.0
Concrete, blockwork, and masonry	27500	100%	27500.0
Strip out waste	857	95%	814.2
Insulation	85	80%	68.0
Raised floor tiles	35	100%	35.0
Glass	600	100%	600.0
Bituminous Mixtures	32	100%	32.0
Plastic (excluding packaging)	10	100%	10.0
Electrical equipment	10	100%	10.0
Total	32,294	-	32234.2
Overall % of demolition waste recycled			99.8%



Key recycling targets

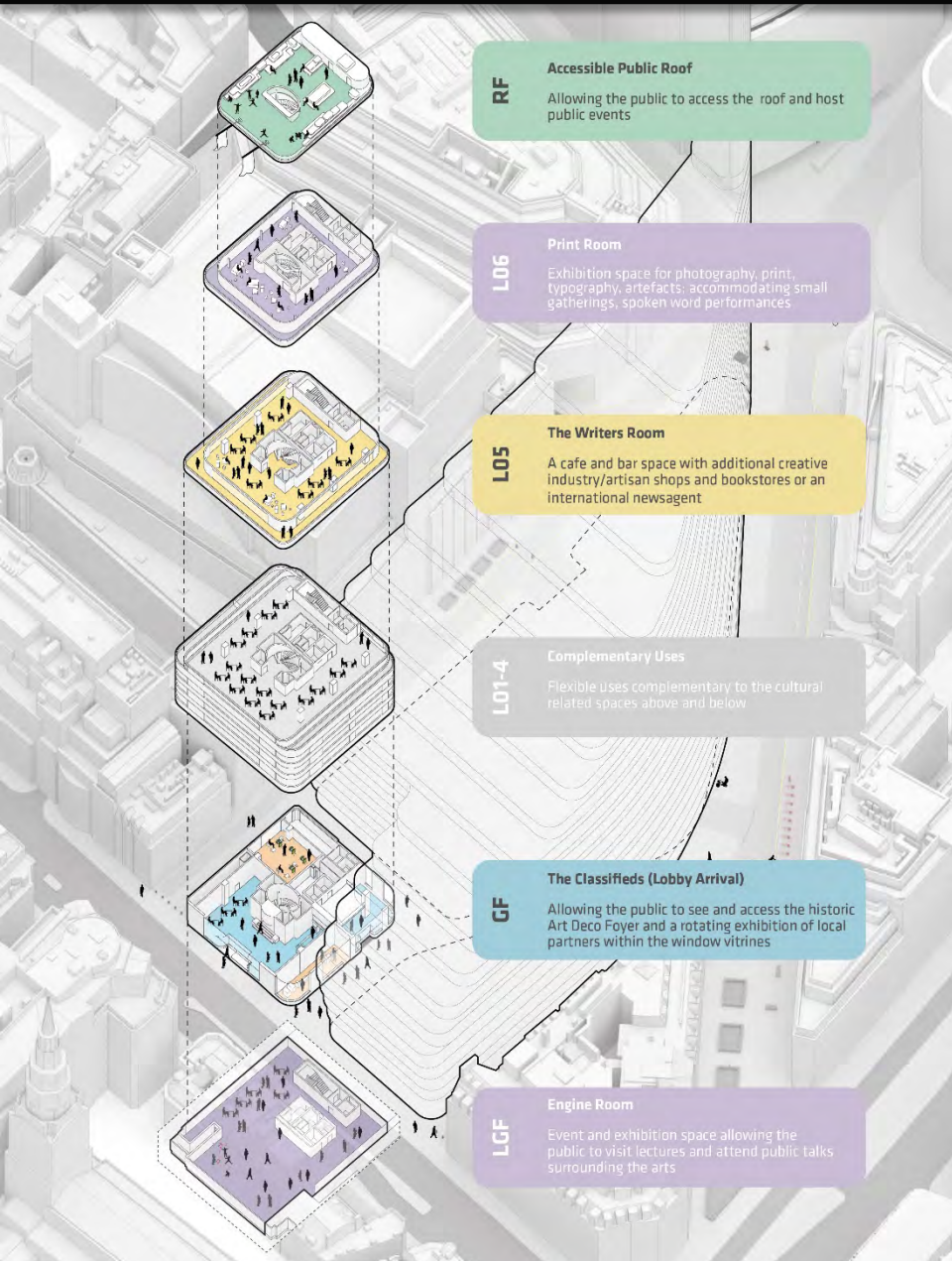
120 Fleet Street



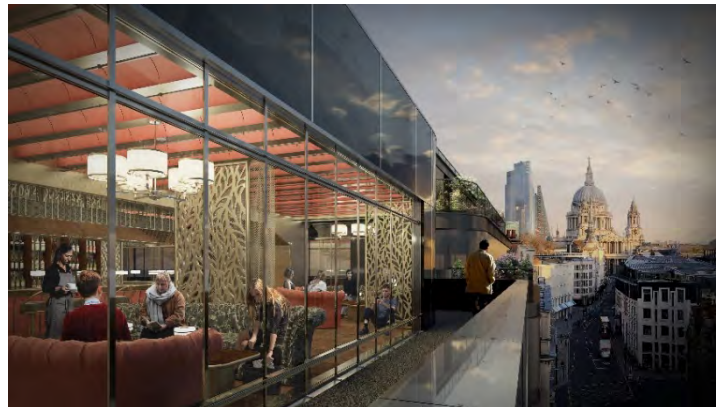
- Redundant Col Street lantern point
- Daily Express Building down lights retained
- Public Lights, Facade or Posts
- Recessed down lights to doors
- Recessed down lights to Y passage
- High level down lights on arcade

Lighting

120 Fleet Street



View of the accessible public roof



Internal view of the Writers Room



Internal view of the Engine Room

Public Roof Garden & Cultural offer

120 Fleet Street



Axonometric

