

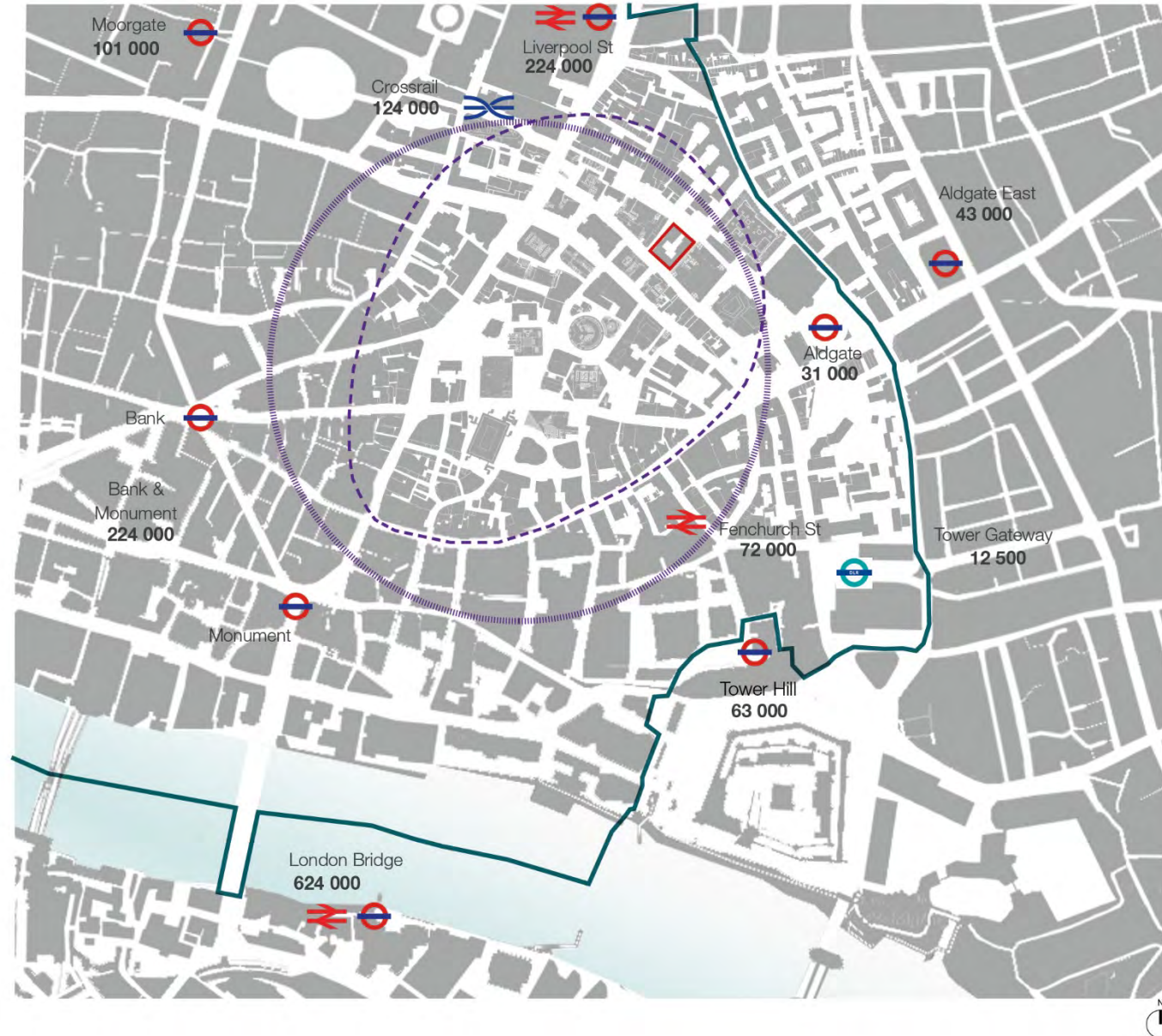


115-123 Houndsditch Application

Planning & Transportation Committee

16 November 2021

115-123 Houndsditch



Site Location Plan

115-123 Houndsditch



Aerial view looking north



Aerial view looking west



Aerial view looking south



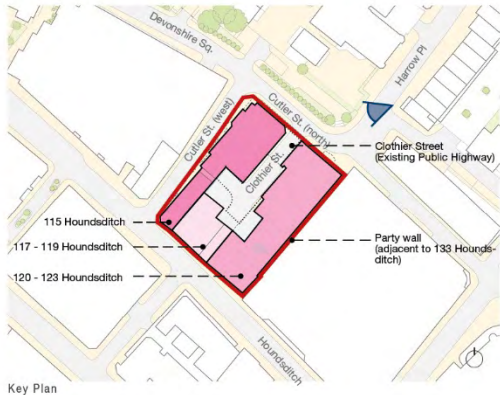
Aerial view looking east

Key:

-  The Site
-  70 St Mary Axe
-  Premier Place
-  Middlesex Estate, Petticoat Tower
-  133 Houndsditch
-  St Botolph Building

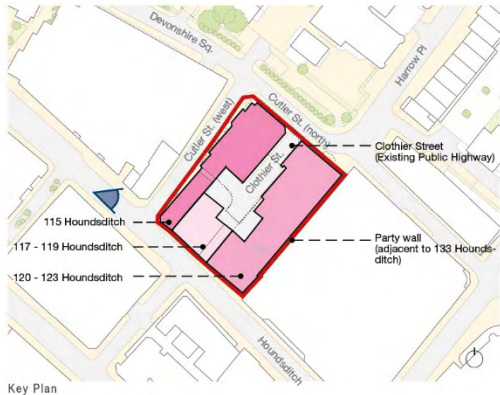
Existing Aerial Views

115-123 Houndsditch



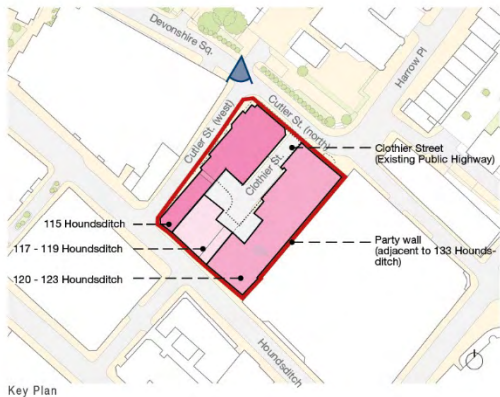
Existing Site Photographs: Approach from Harrow Place

115-123 Houndsditch



Existing Site Photographs: Approach from Houndsditch

115-123 Houndsditch

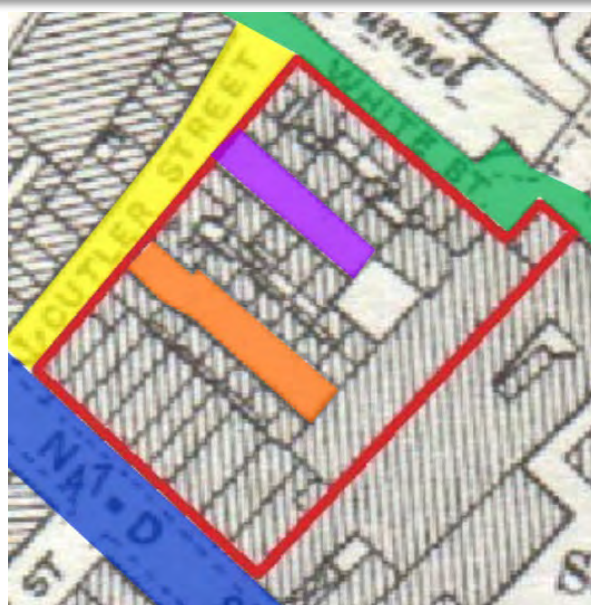


Existing Site Photographs: Approach from Devonshire Square

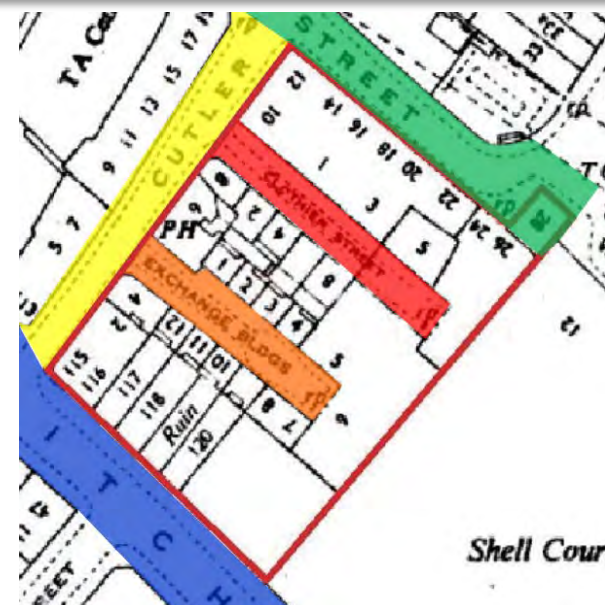
115-123 Houndsditch



1672 (Ogilby)



1894 (Ordnance Survey)



1963 (Ordnance Survey)



Existing Plan



Proposed Plan

Houndsditch

Cutler Street

White Street / Not named

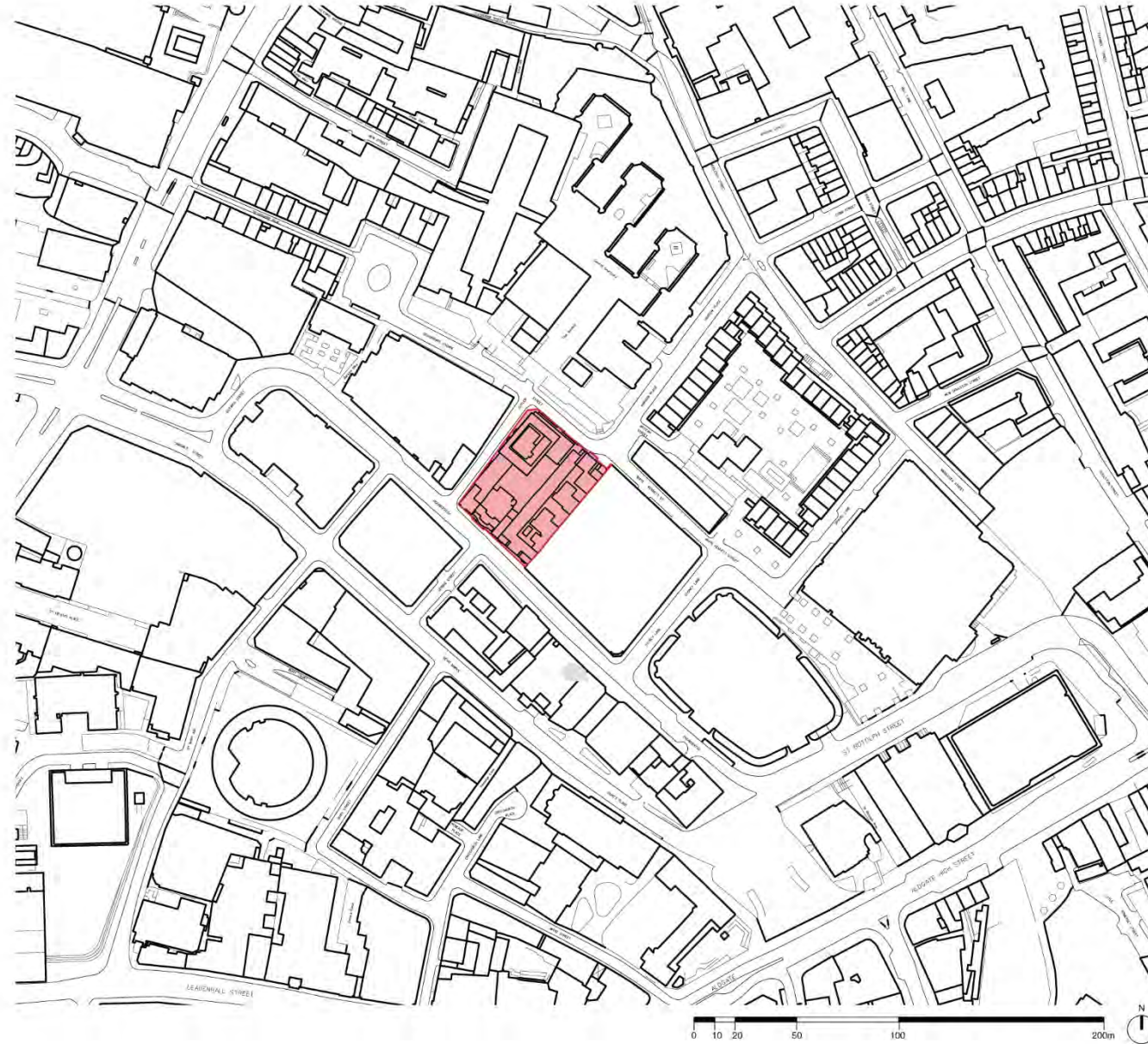
Exchange Bldgs / Not named

Clothier Street

Carter Street / Not named

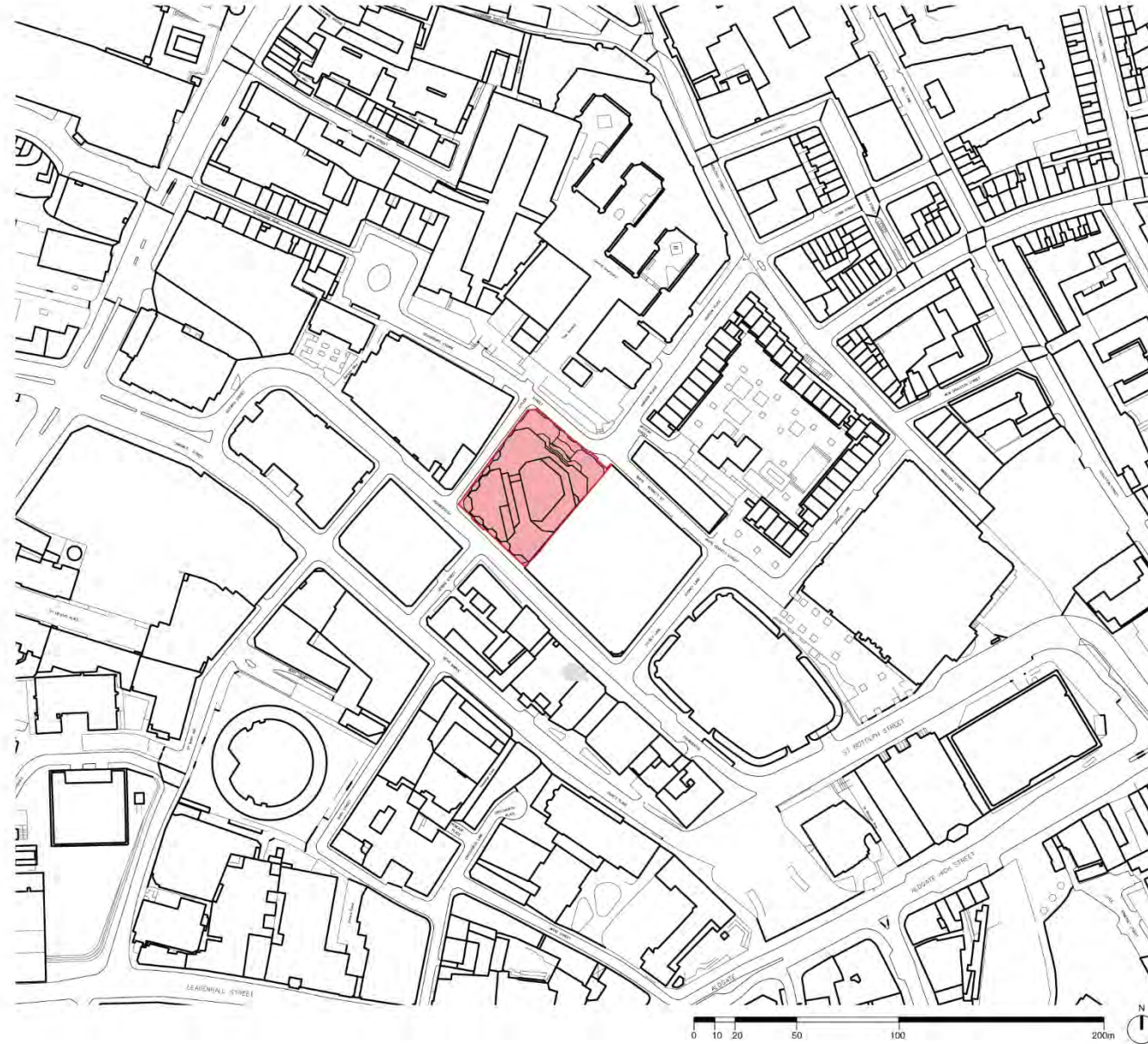
Historic Street Pattern

115-123 Houndsditch

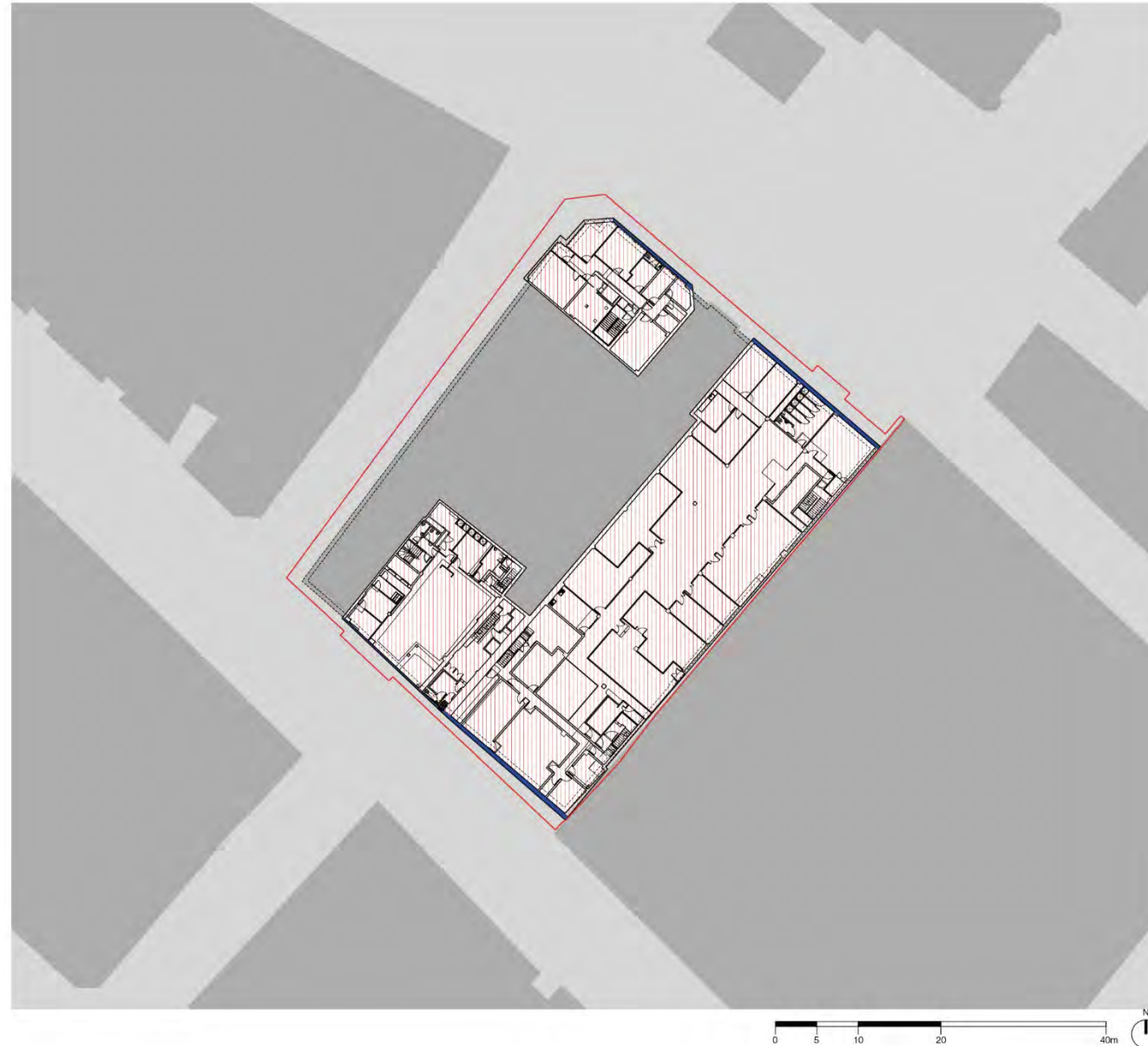


Existing Site Plan

115-123 Houndsditch

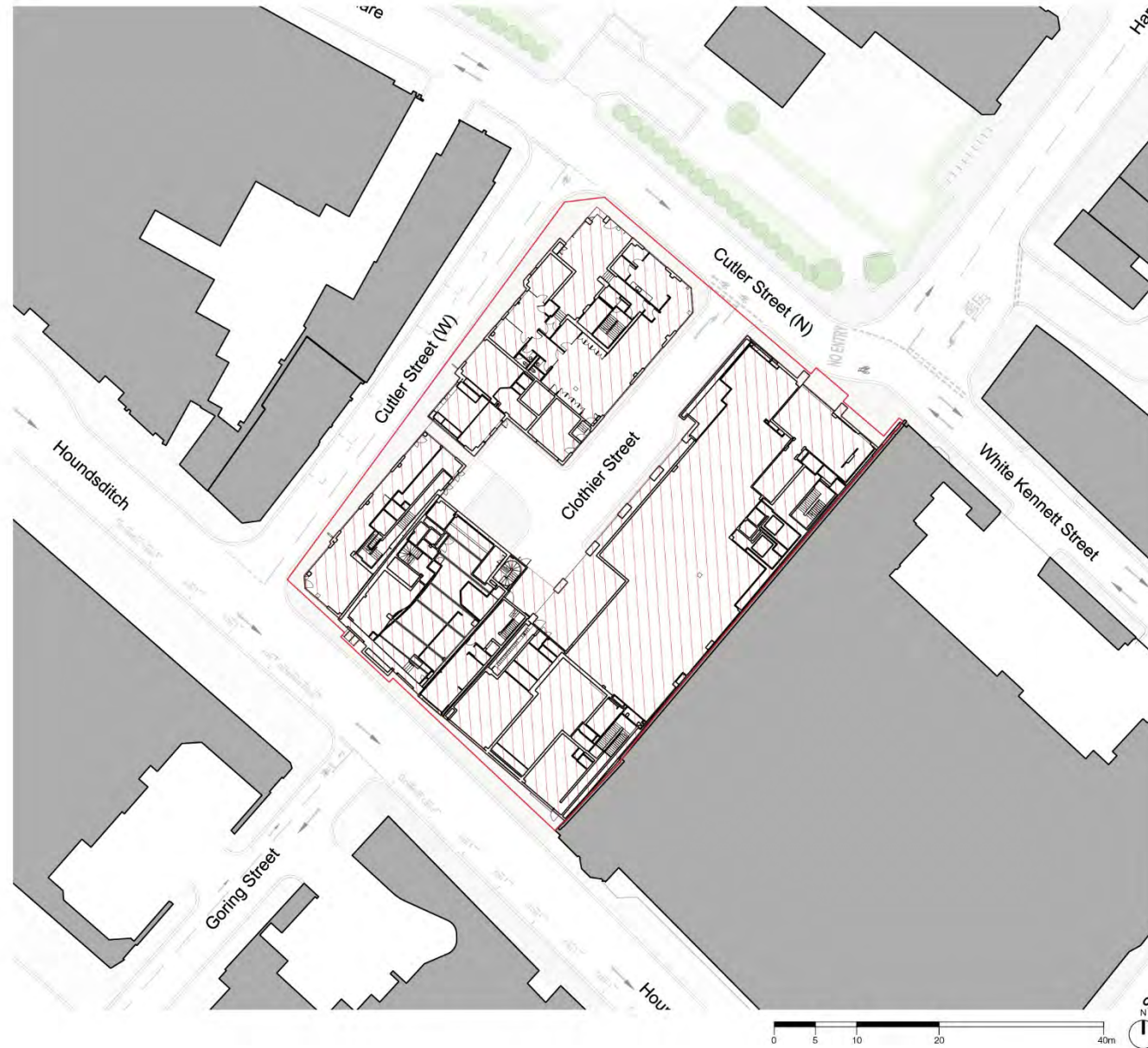


Proposed Site Plan



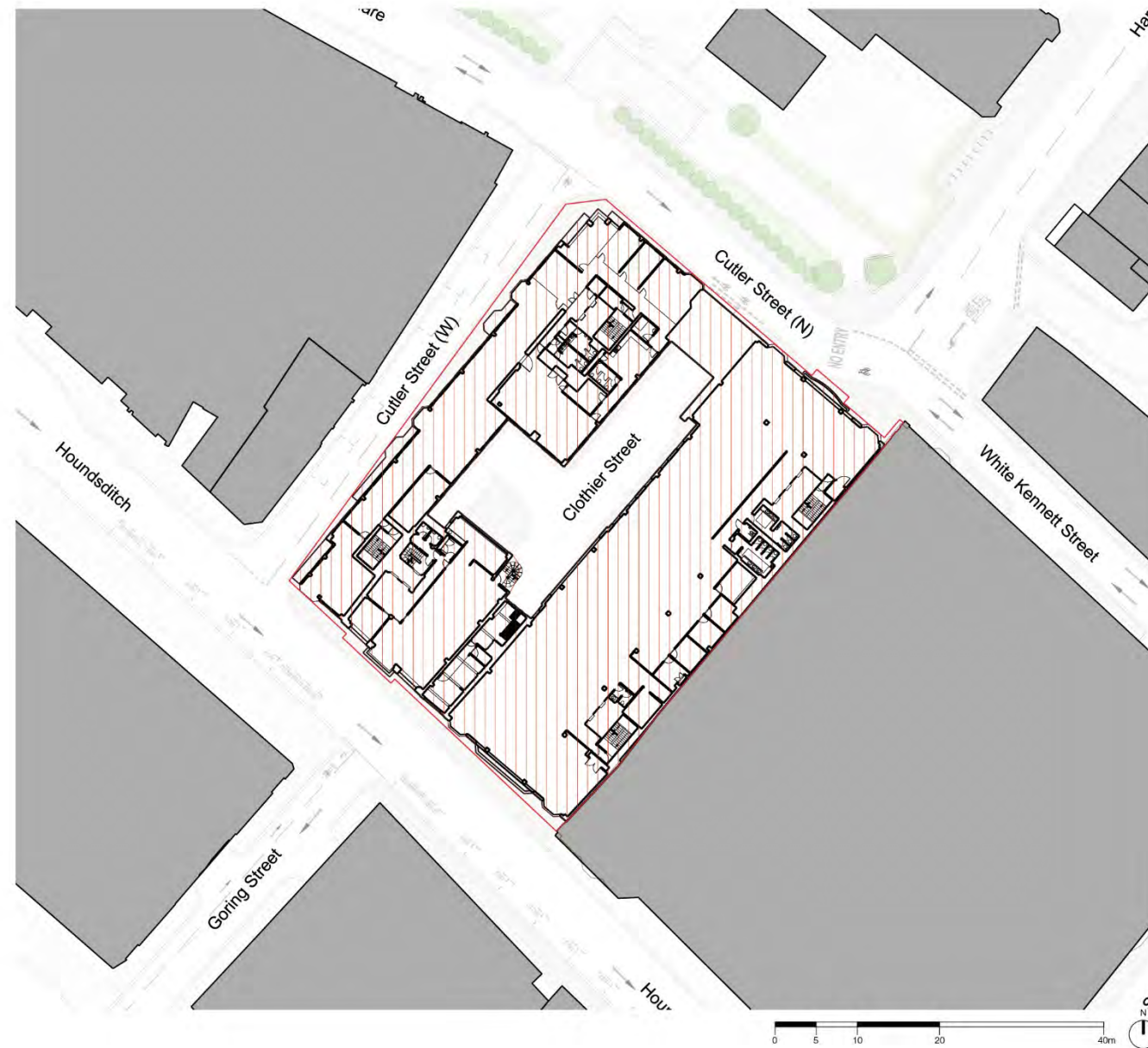
Existing Basement Plan

115-123 Houndsditch



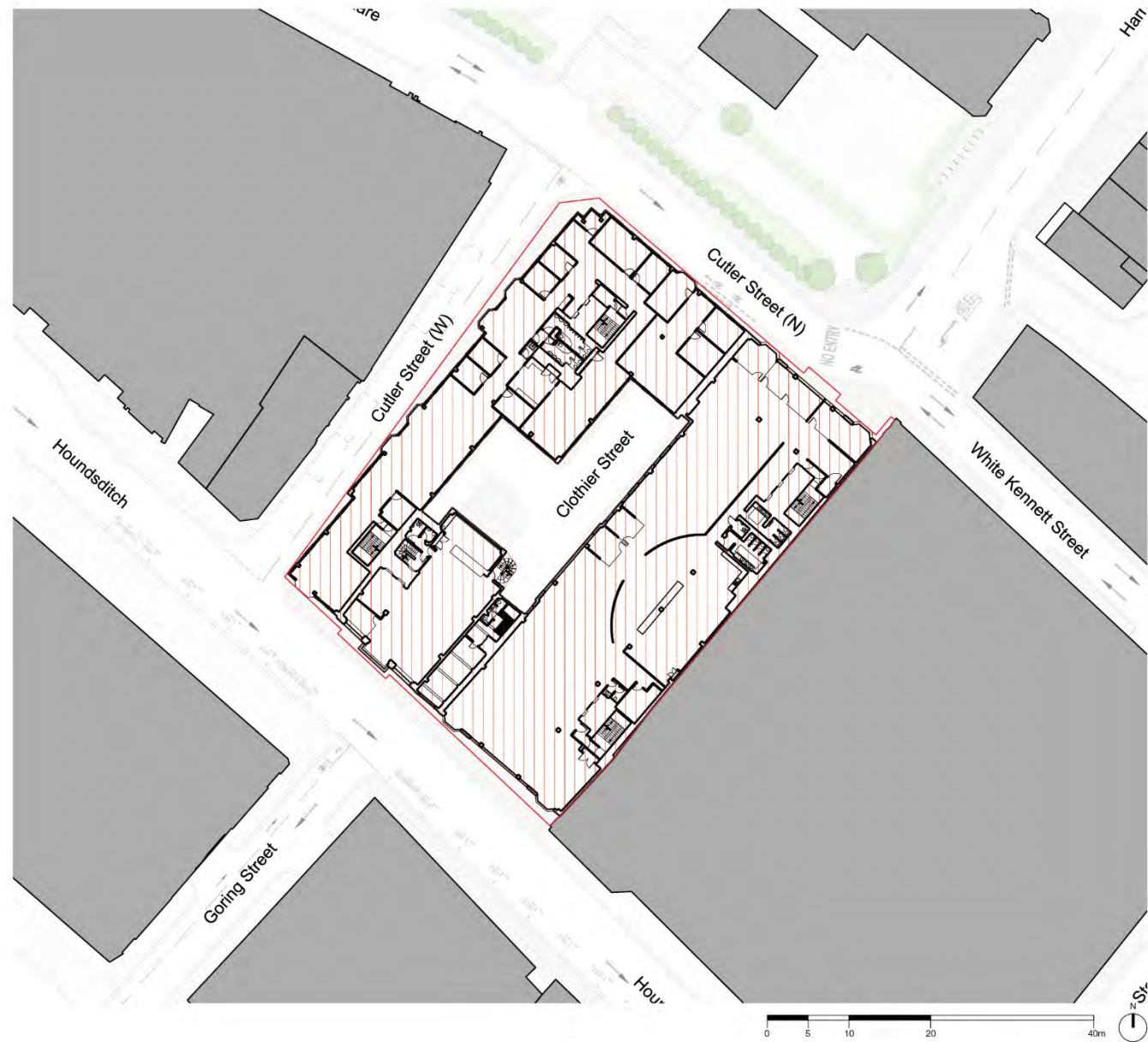
Existing Ground Floor Plan

115-123 Houndsditch



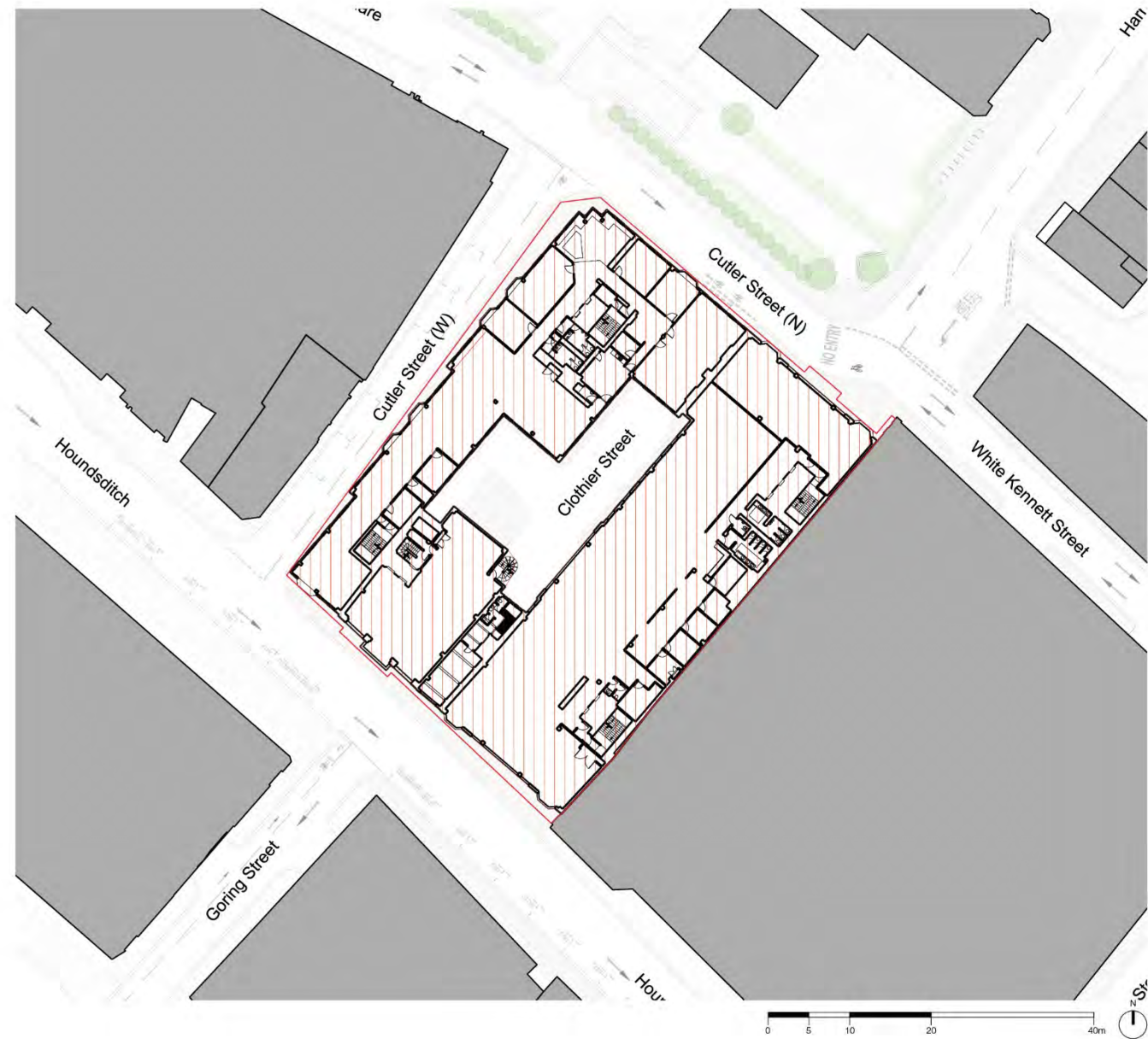
Existing First Floor Plan

115-123 Houndsditch



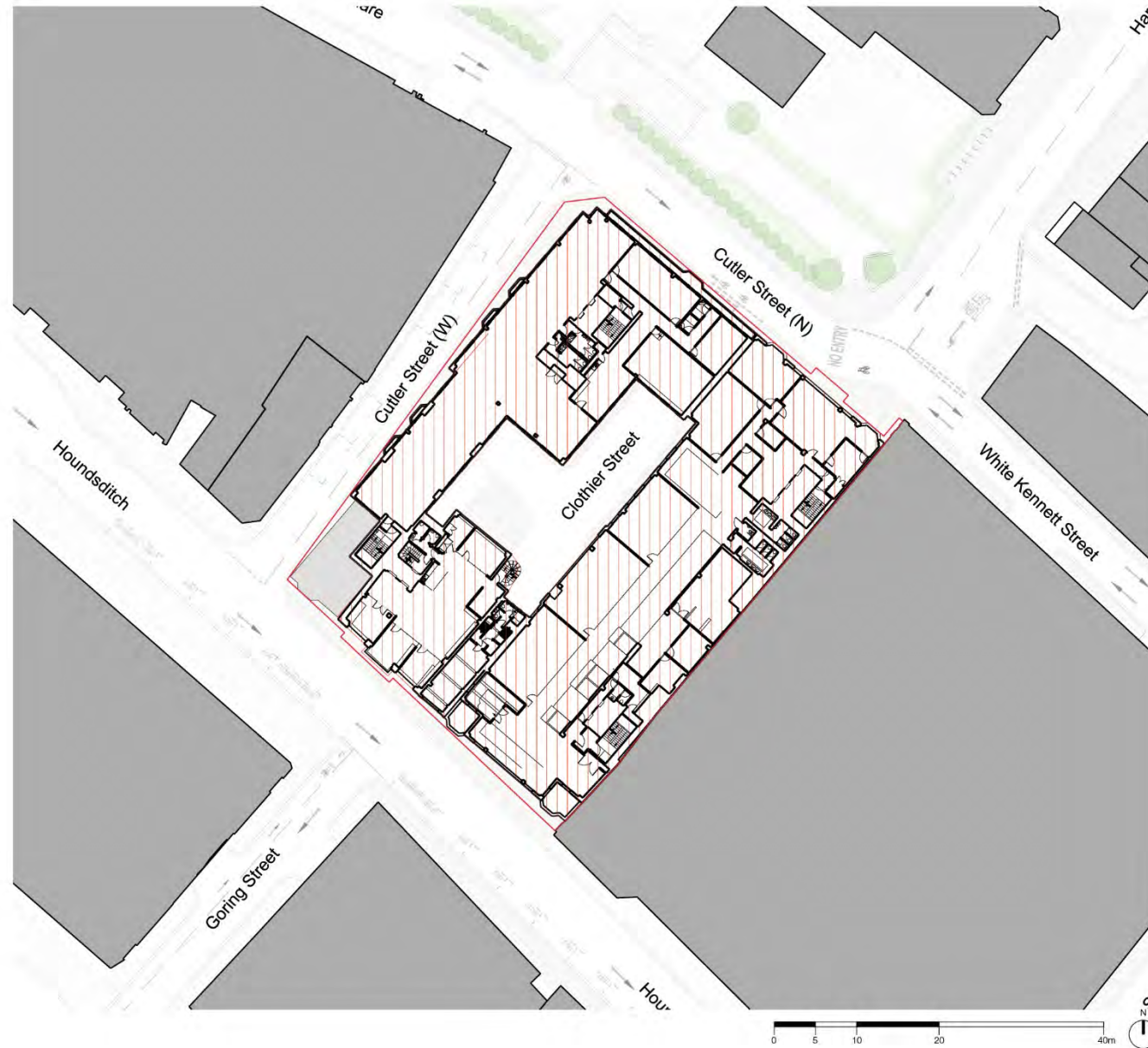
Existing Second Floor Plan

115-123 Houndsditch



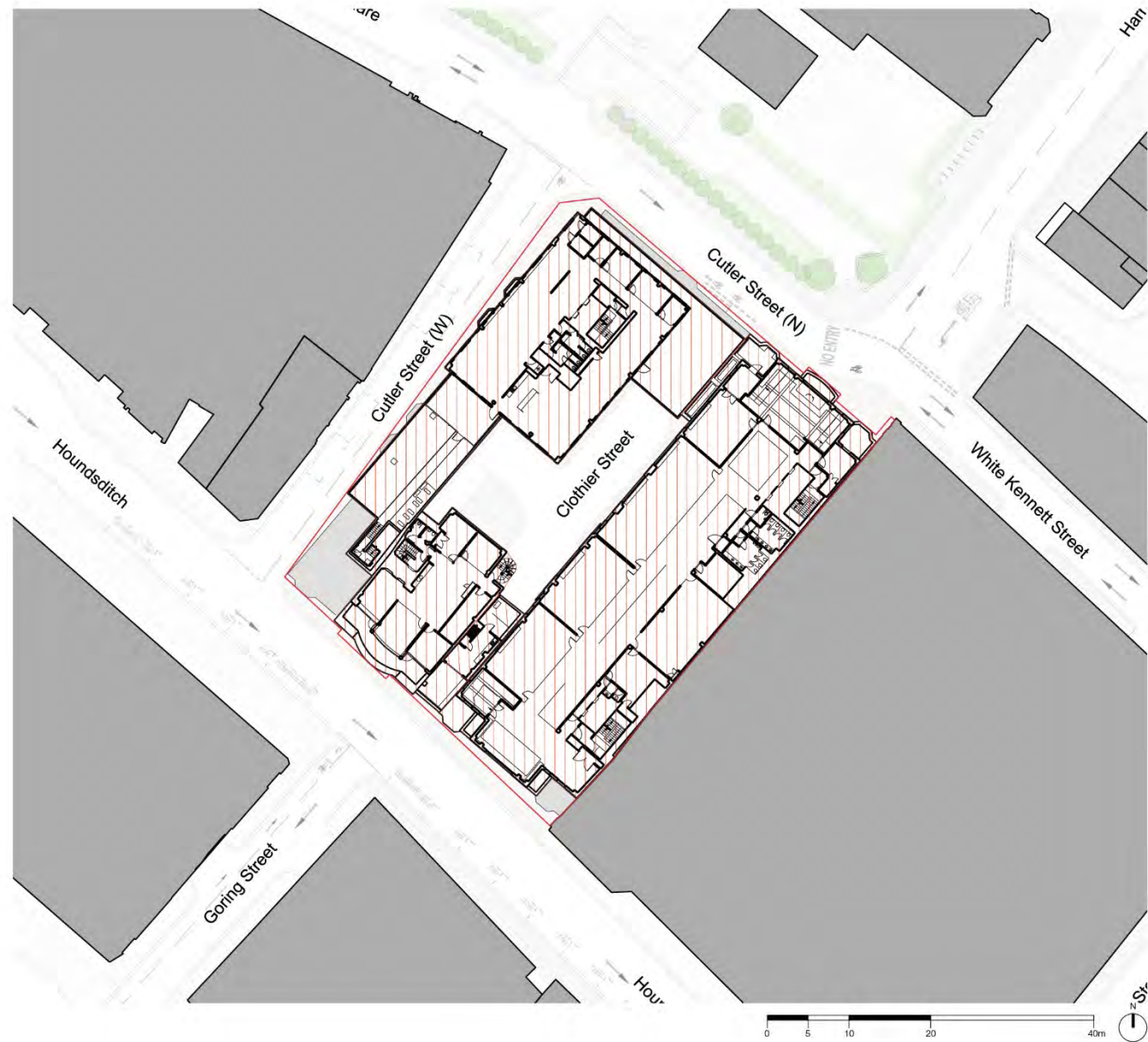
Existing Third Floor Plan

115-123 Houndsditch



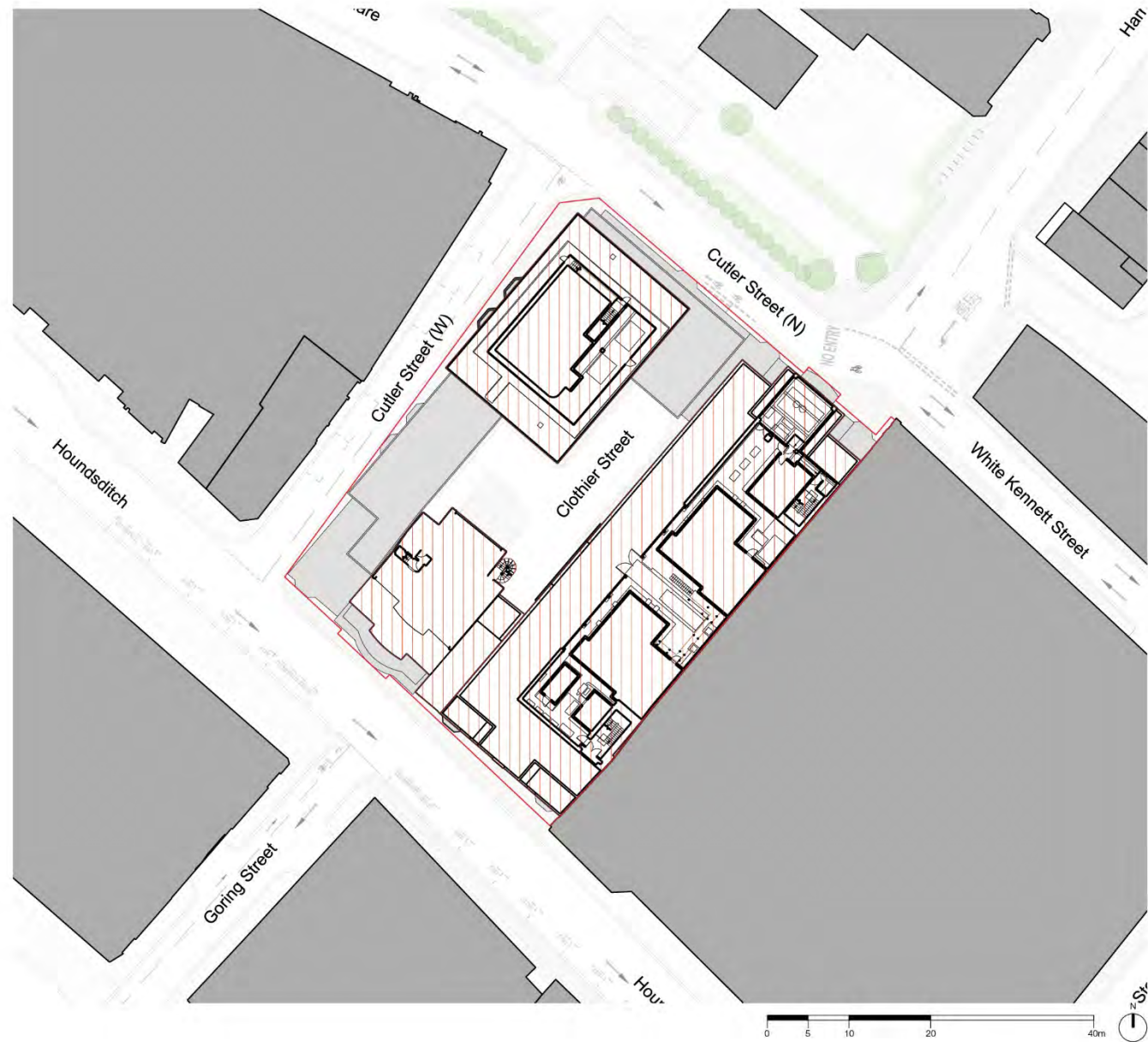
Existing Fourth Floor Plan

115-123 Houndsditch



Existing Fifth Floor Plan

115-123 Houndsditch



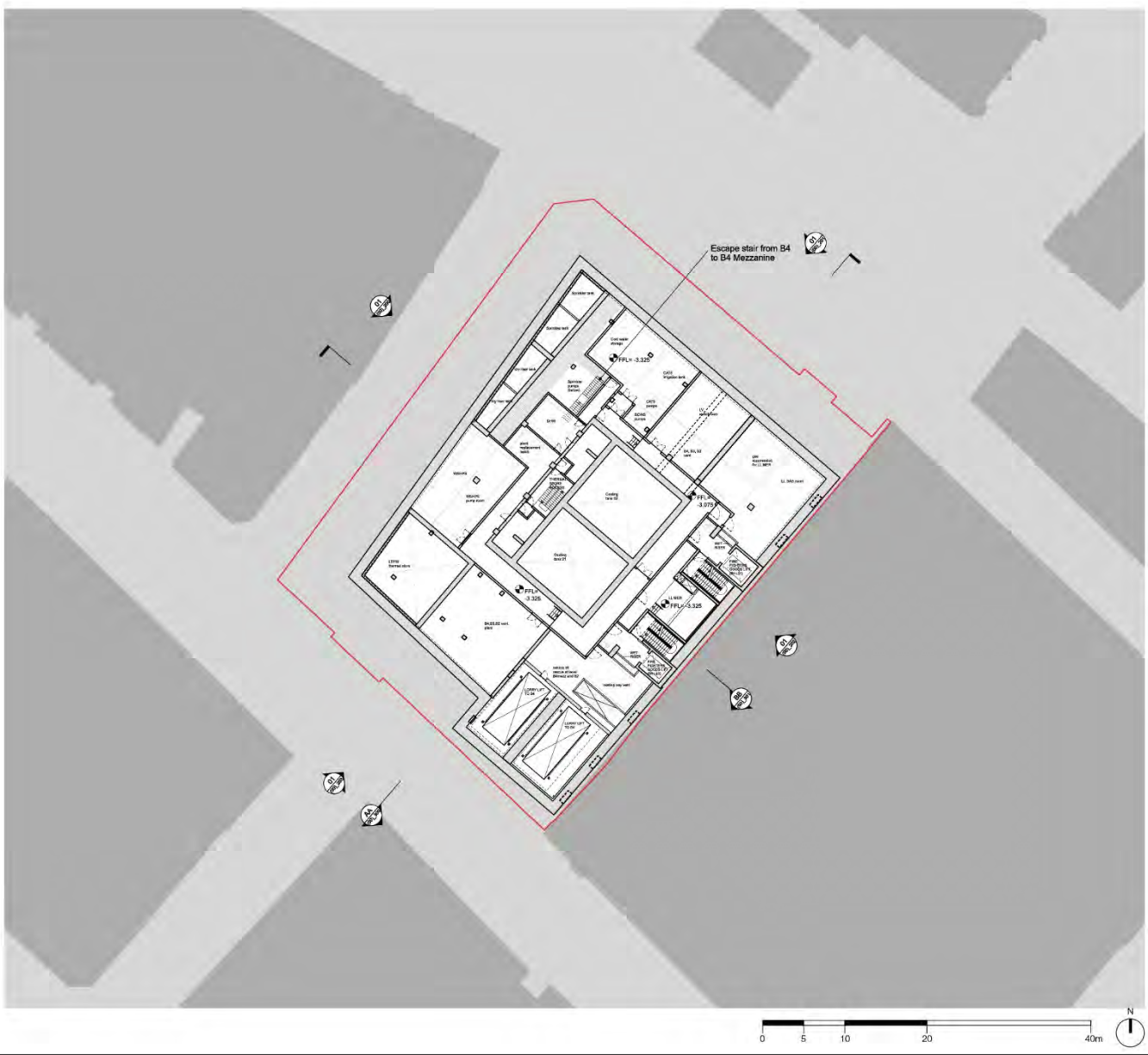
Existing Sixth Floor Plan

115-123 Houndsditch



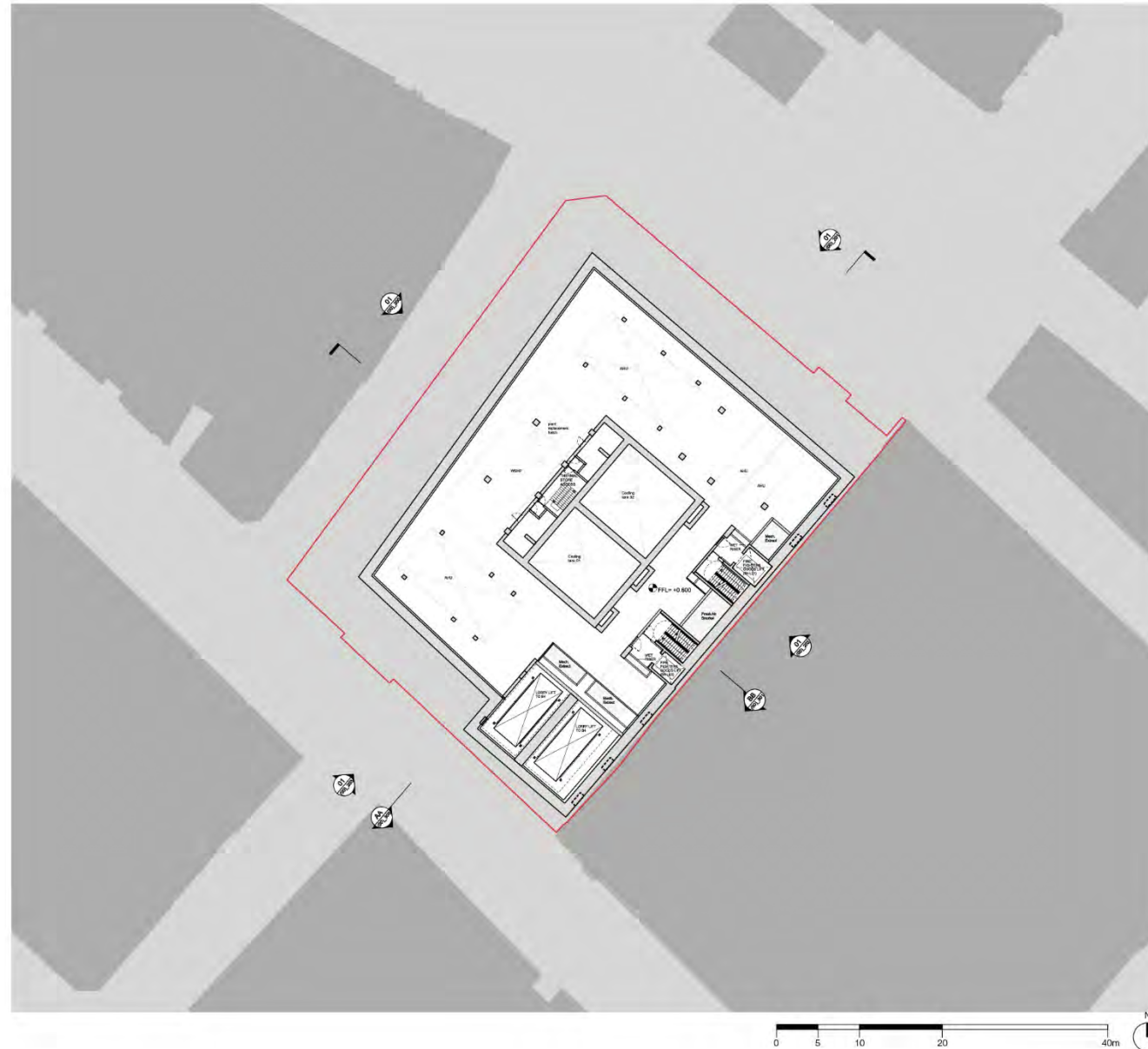
Proposed Basement Level Four Plan

115-123 Houndsditch



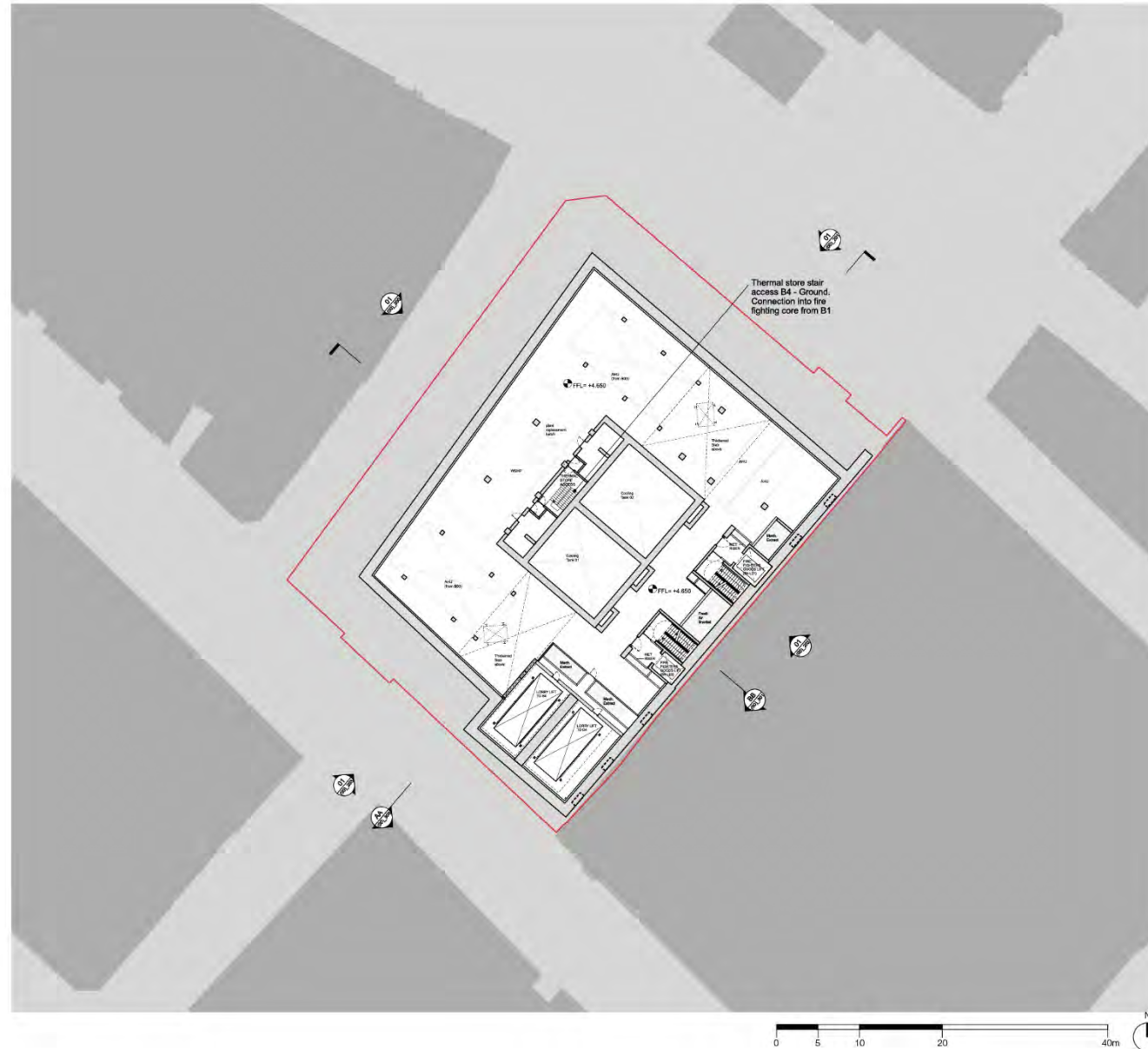
Proposed Basement Level Four Mezzanine Plan

115-123 Houndsditch



Proposed Basement Level Three Plan

115-123 Houndsditch



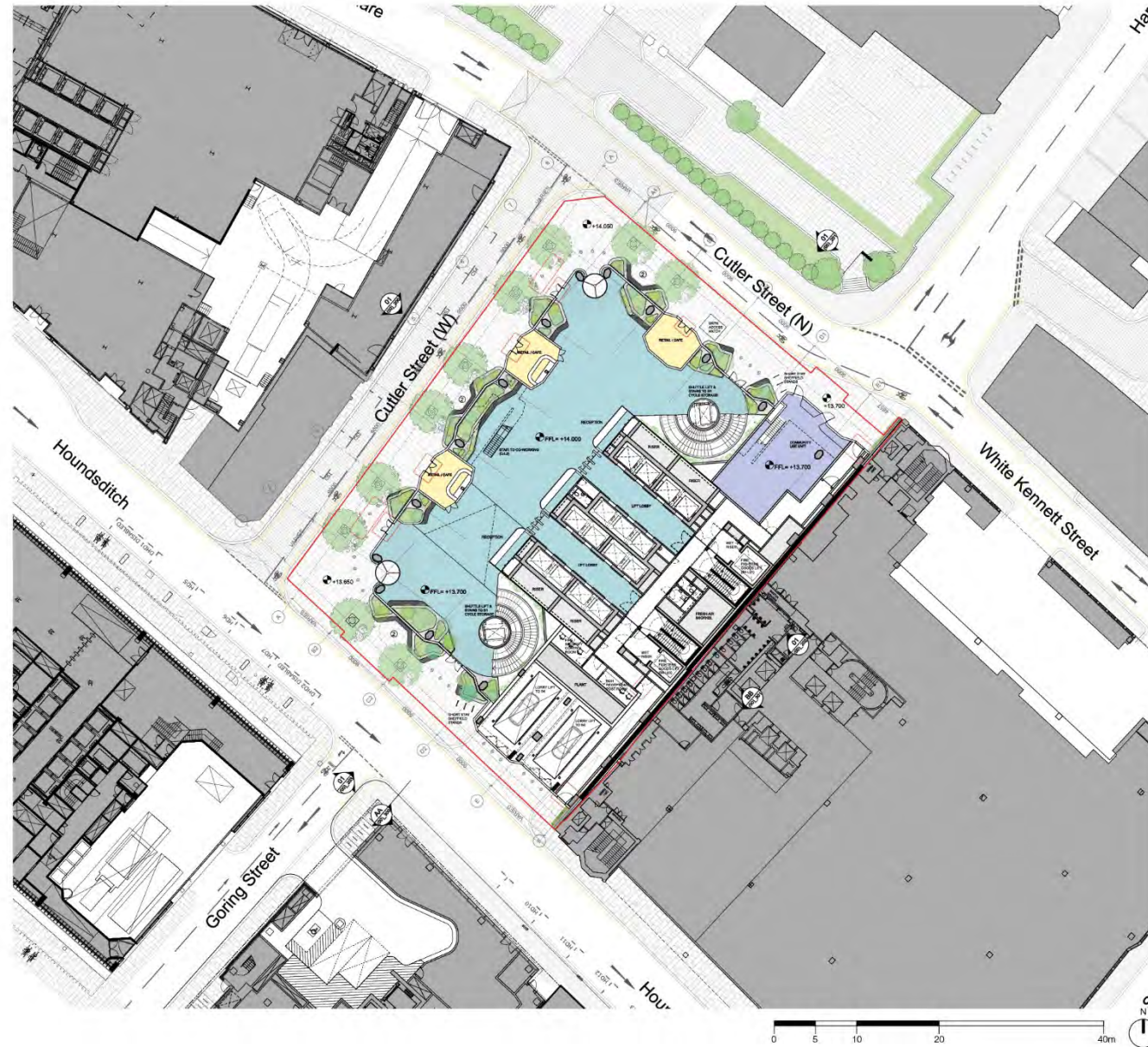
Proposed Basement Level Two Plan

115-123 Houndsditch



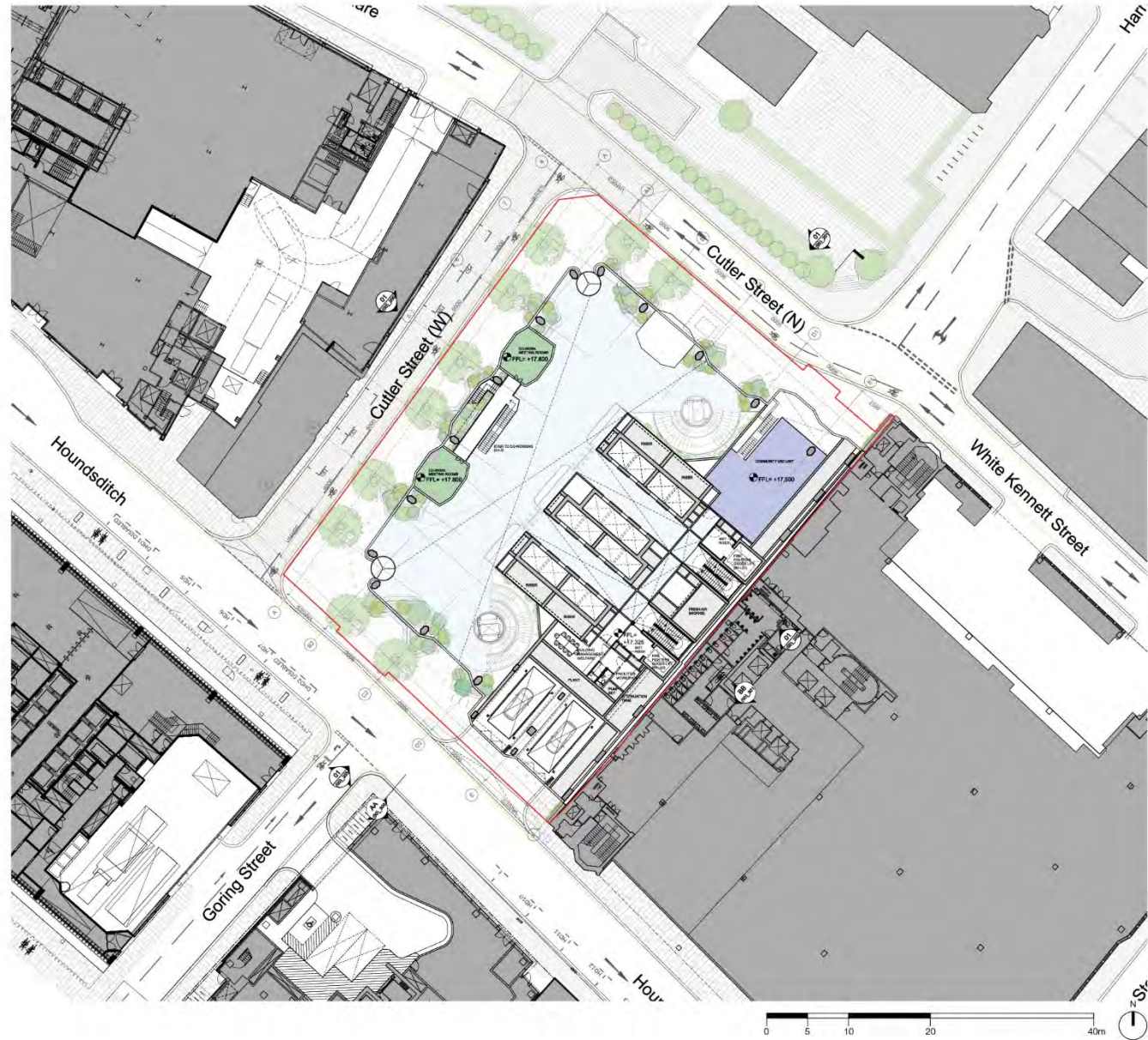
Proposed Basement Level One Plan

115-123 Houndsditch



Proposed Ground Floor Plan

115-123 Houndsditch



Proposed Ground Floor Mezzanine Plan

115-123 Houndsditch

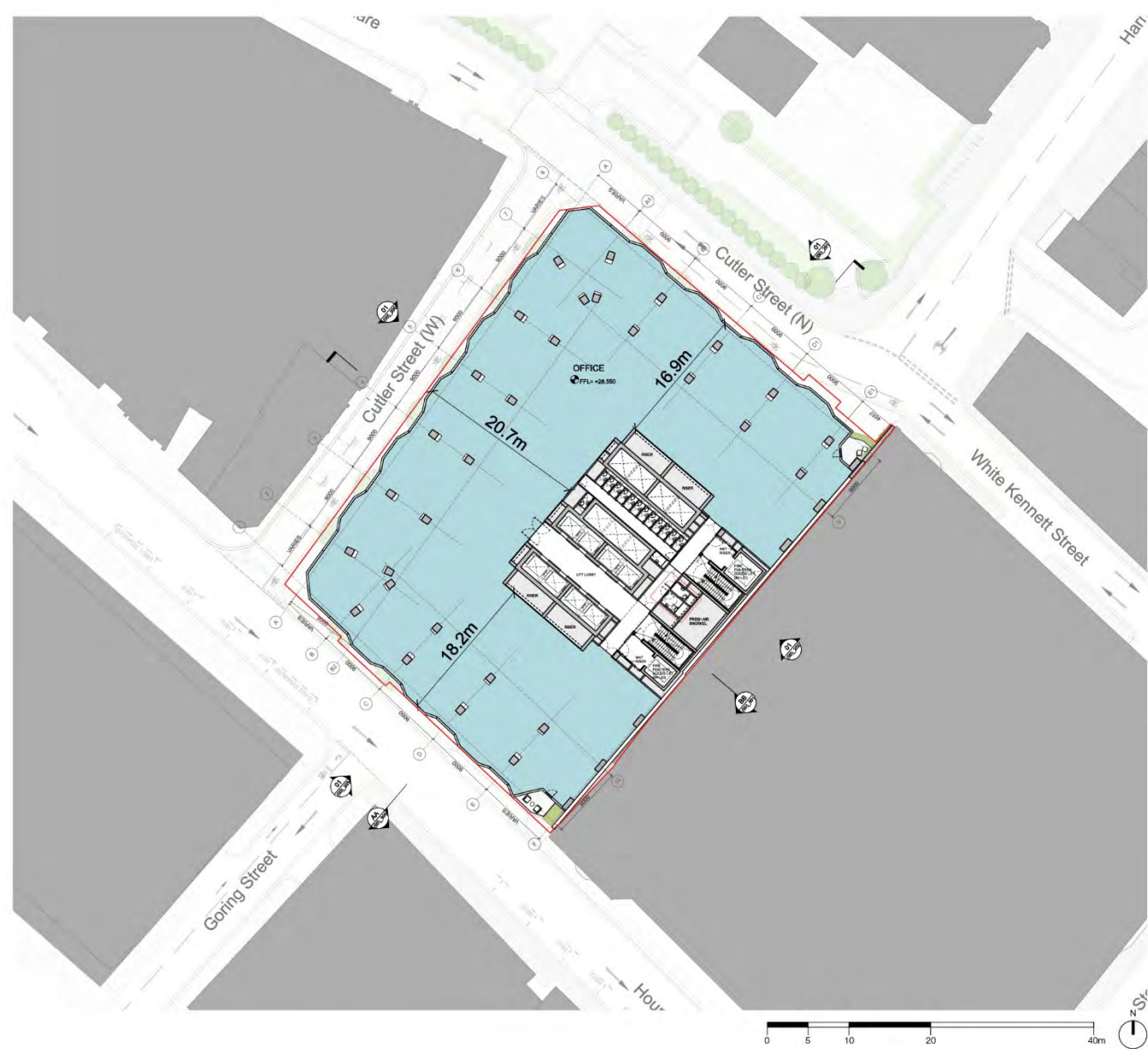


115-123 Houndsditch



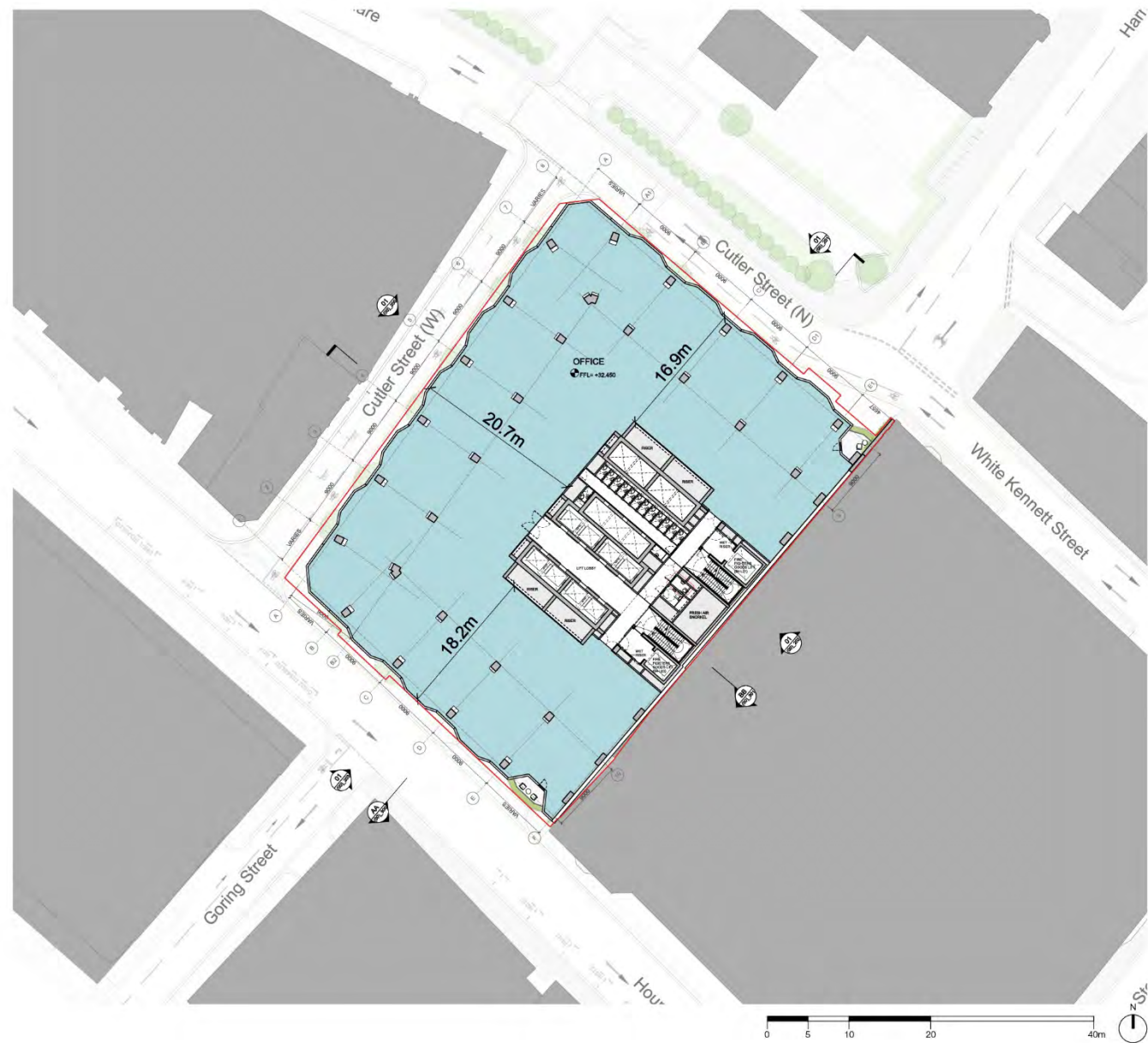
Proposed Second Floor Plan

115-123 Houndsditch



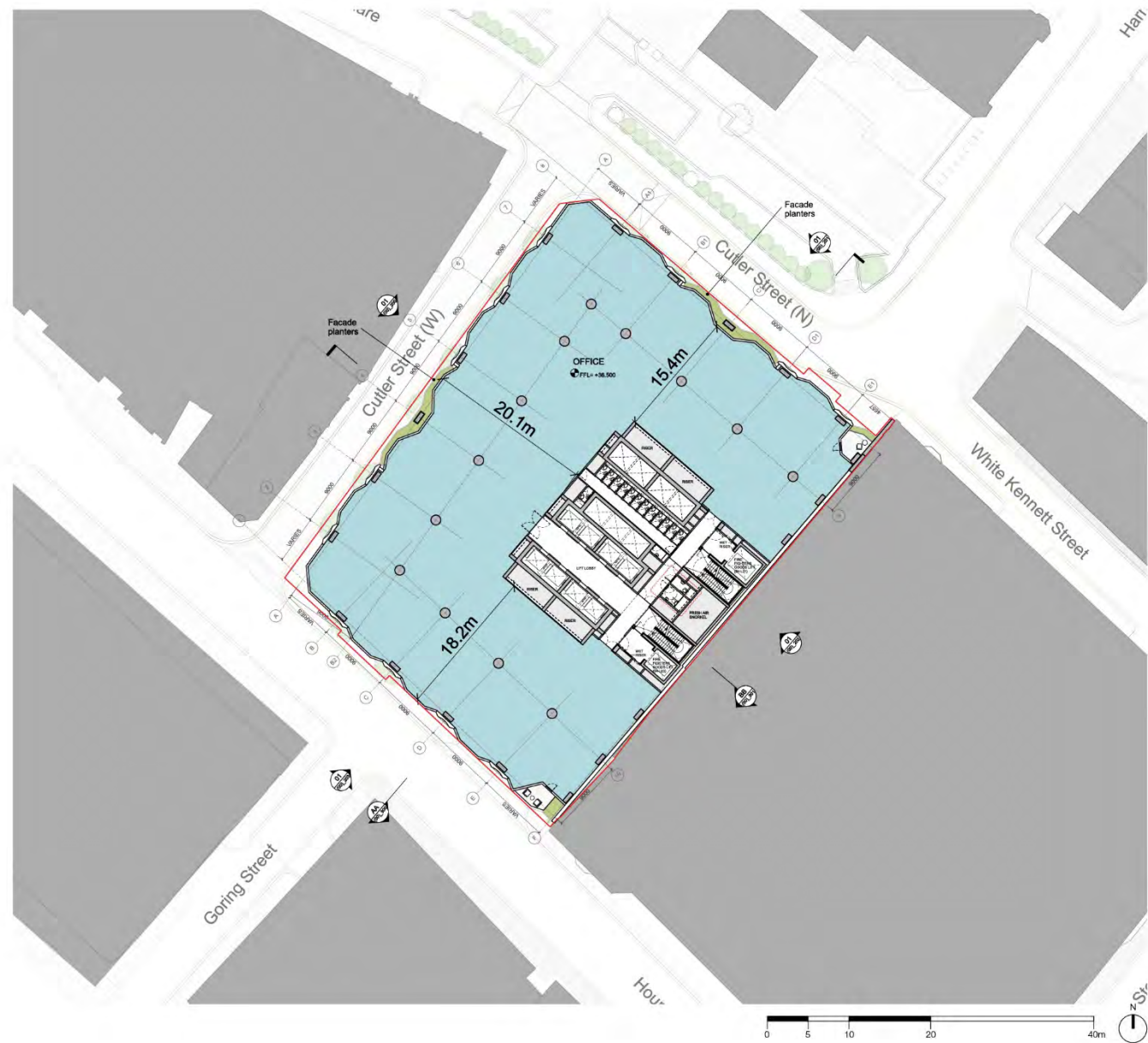
Proposed Third Floor Plan

115-123 Houndsditch



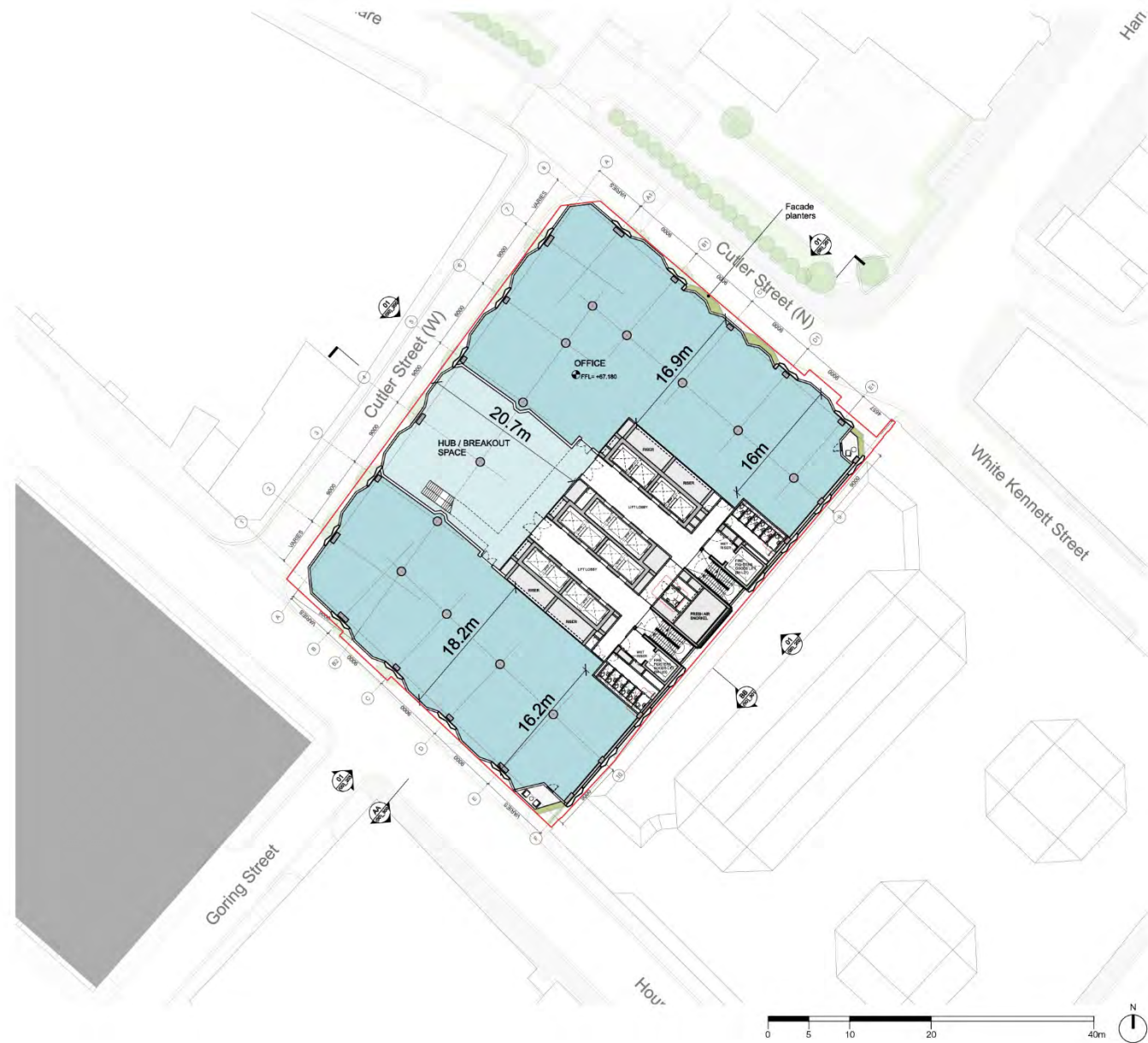
Proposed Fourth Floor Plan

115-123 Houndsditch



Proposed Typical Lower Office Floor Plan (Levels 05-12)

115-123 Houndsditch



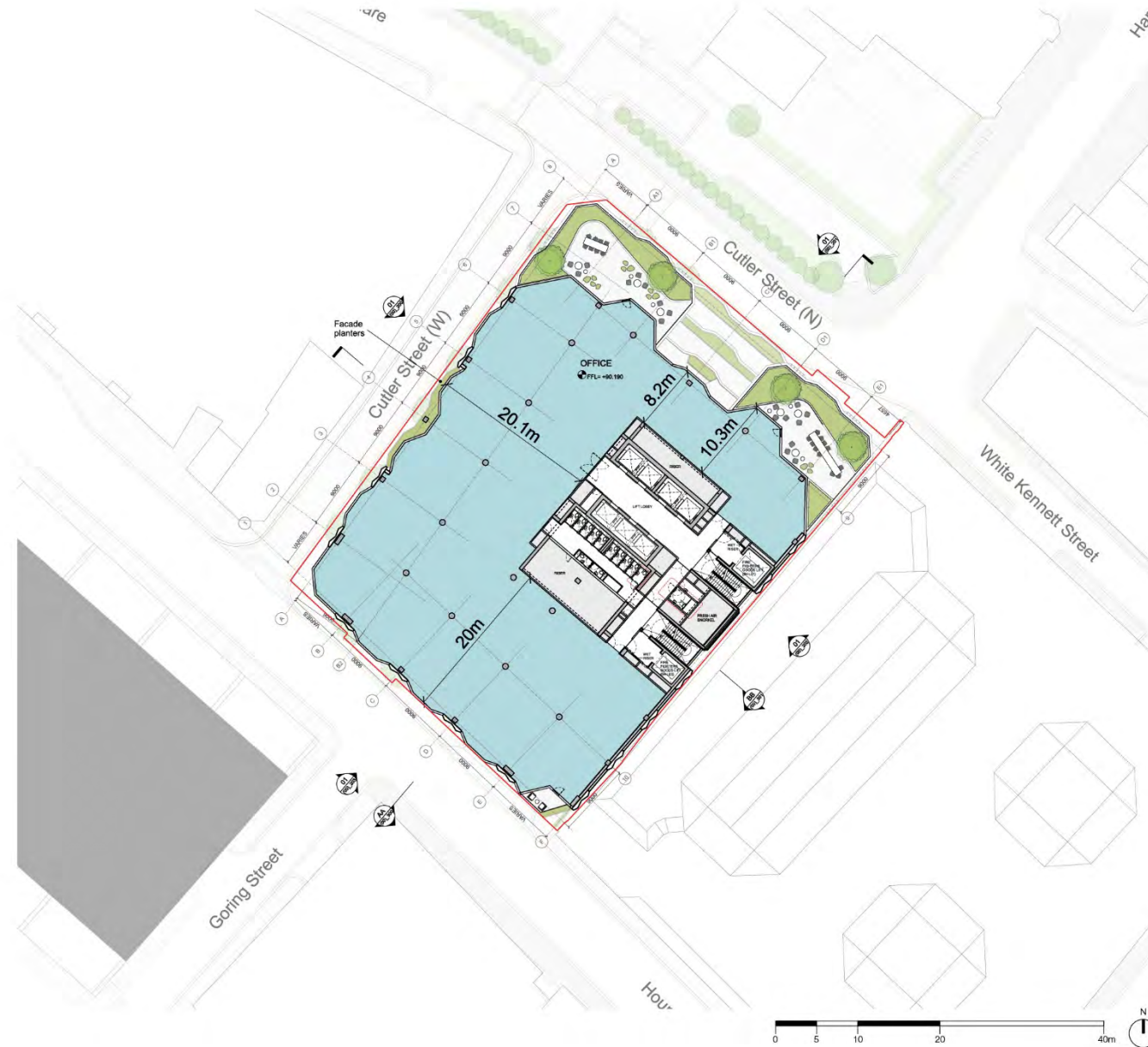
Proposed Thirteenth Floor Plan (Hub Level)

115-123 Houndsditch



Proposed Fourteenth Floor Plan (Transfer Level)

115-123 Houndsditch



Proposed Typical Upper Office Floor Plan (Cascading Terraces: Levels 15-22)

115-123 Houndsditch



Proposed Twenty Third Floor Plan (Sky Pavilion)

115-123 Houndsditch



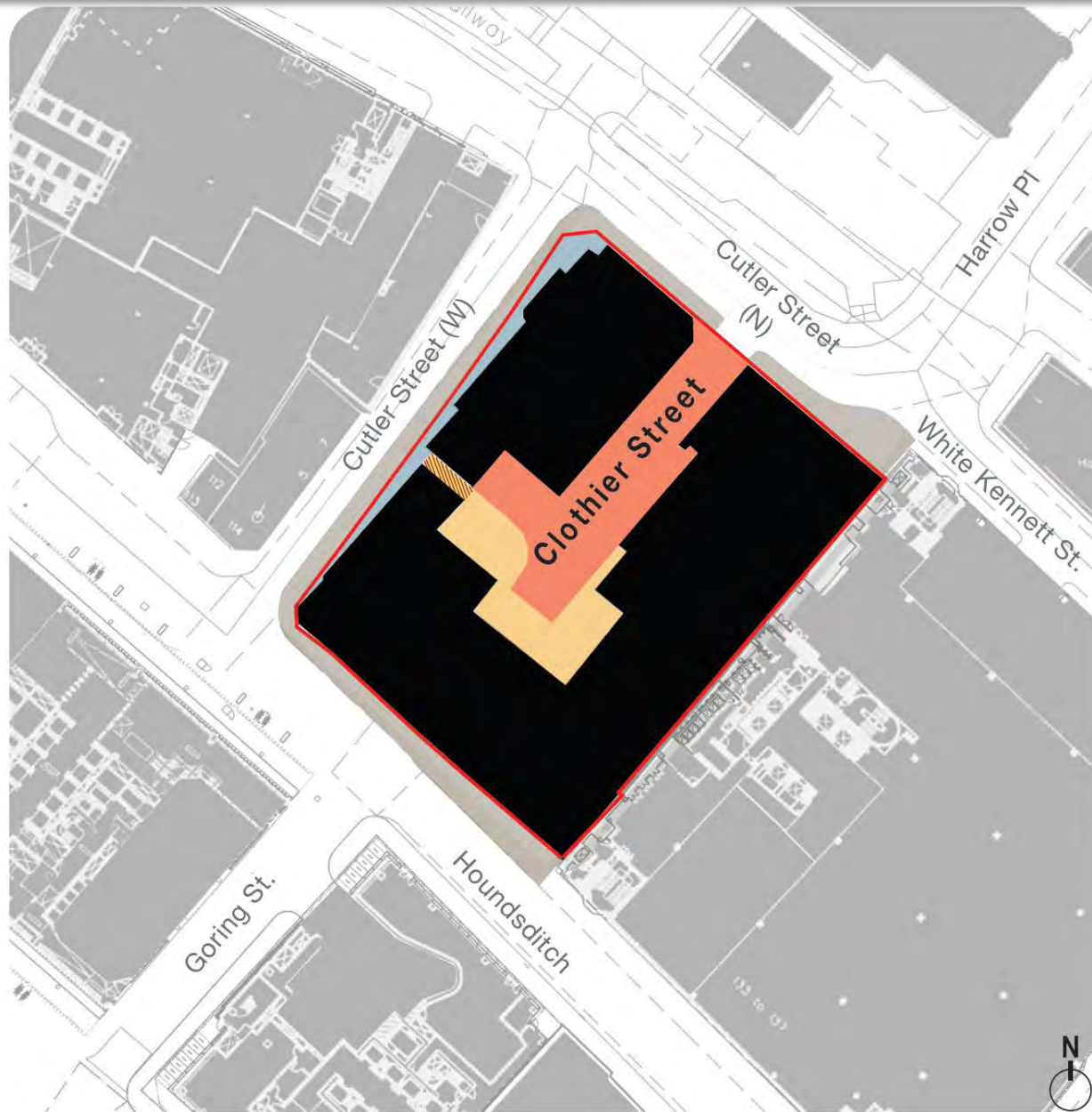
Proposed Twenty Fourth Floor Plan (Roof Plant)

115-123 Houndsditch



Proposed Roof Plan

115-123 Houndsditch



Area of Highway to be Stopped Up at Clothier Street
344.98 sqm*

Private passageway to Clothier Street (publicly accessible)

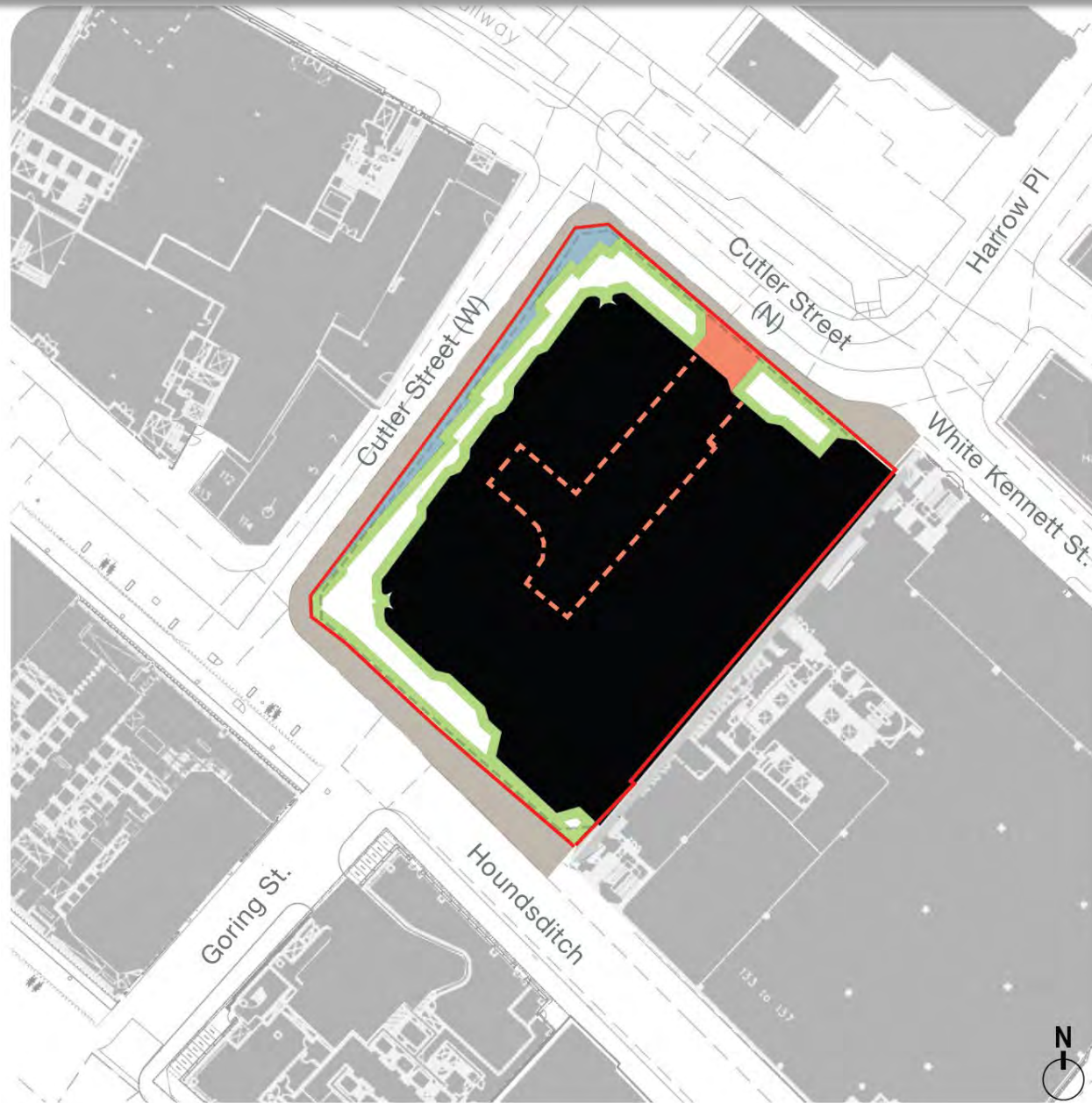
Private service area/bin store/informal parking (no public access)

Publicly accessible pavement within the Site boundary

Publicly accessible pavement outside the Site boundary

Existing site ownership

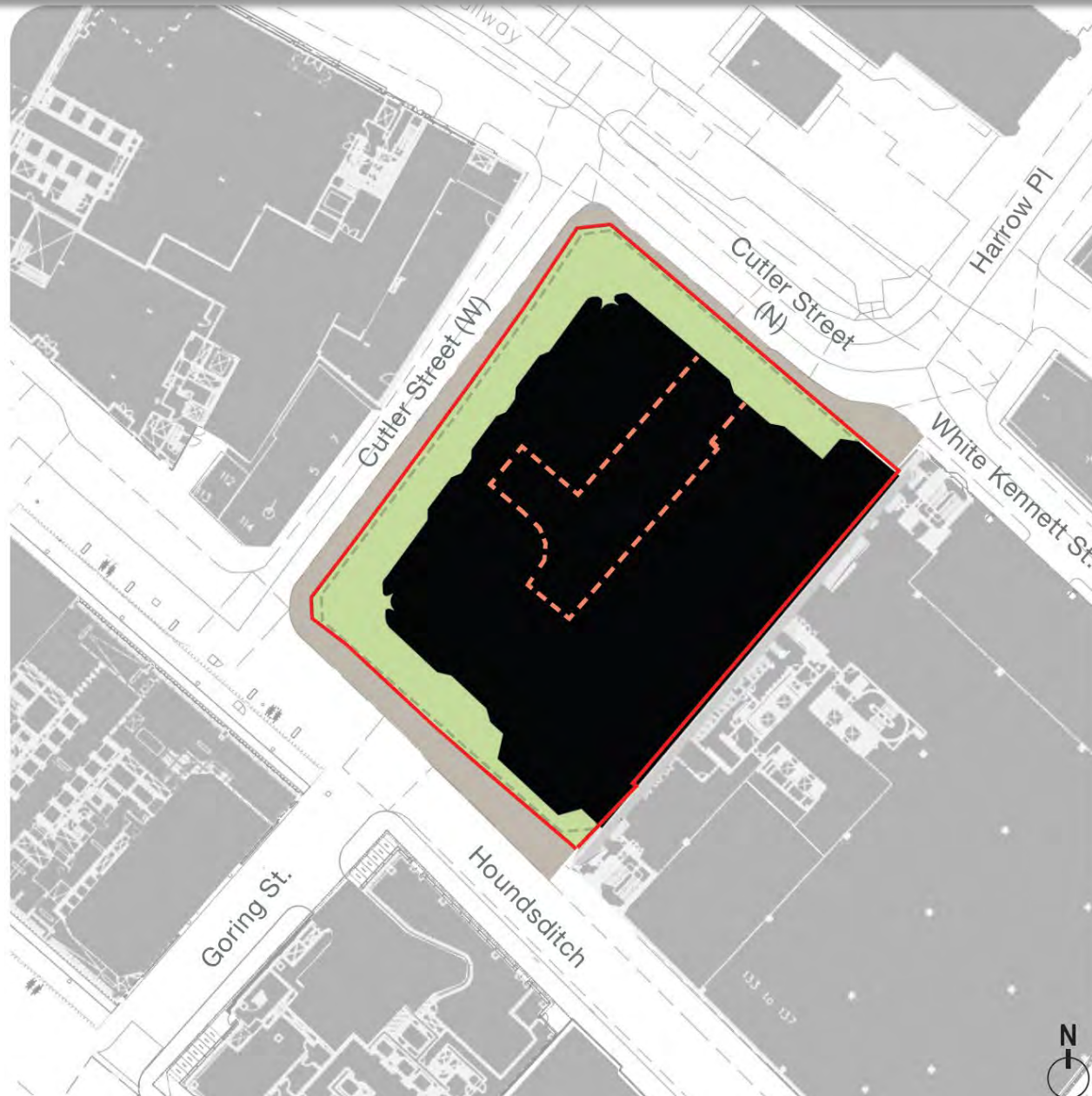
115-123 Houndsditch









-  Existing Public Highway area within proposed building line
-  Existing Public Highway area in proposed public realm
- +  Proposed public realm within red line/site boundary
-  Publicly accessible pavement within the Site boundary
-  Publicly accessible pavement outside the Site boundary

Proposed public realm – (public highway & accessible pavement)

115-123 Houndsditch



-  Existing Public Highway area within proposed building line
-  Existing Public Highway area in proposed public realm
-  Proposed new public realm
-  Proposed public realm within red line/site boundary
-  Publicly accessible pavement within the Site boundary
-  Publicly accessible pavement outside the Site boundary

Proposed public realm – (existing public highway & proposed building)

115-123 Houndsditch



Area of Highway to be declared at
Cutler Street/Houndsditch
372.72 sqm*

Publicly accessible private
land / Public Realm

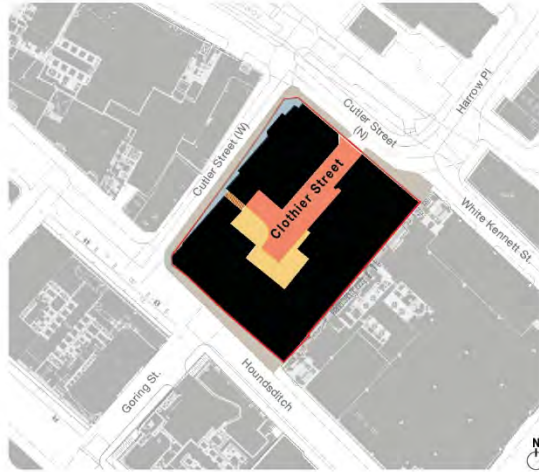
Publicly accessible pavement
outside the Site boundary

Proposed public realm & new public highway area

115-123 Houndsditch

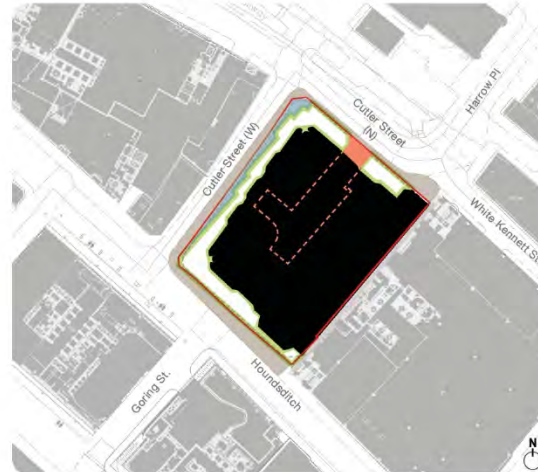
Existing Public Realm

Existing Site Ownership



- Existing Public Highway of Clothier Street
360sqm
- Private passageway to Clothier Street (publicly accessible)
- Private service area/bin store/informal parking (no public access)
- Publicly accessible pavement within the Site boundary
47sqm
- Publicly accessible pavement outside the Site boundary
368sqm

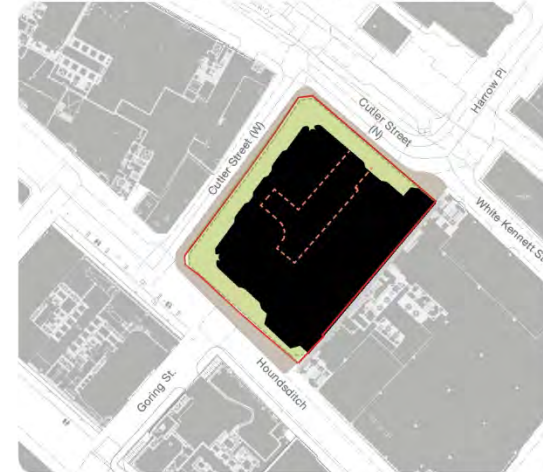
Proposed Public Realm
(with public highway and accessible pavement overlay)



- ■ Existing Public Highway area within proposed building line
- 328sqm
- + ■ Existing Public Highway area in proposed public realm
+ 32sqm
- + ■ **Proposed public realm within red line/site boundary**
+ 501sqm
- = ■ Publicly accessible pavement within the Site boundary
47sqm
- = ■ Publicly accessible pavement outside the Site boundary
368sqm

Proposed new public realm
+580sqm
(32 + 501 + 47)

Proposed Public Realm
(with existing public highway within proposed building line overlay)



- ■ Existing Public Highway area within proposed building line
- 328sqm
- + ■ Existing Public Highway area in proposed public realm
+ 32sqm
- + ■ Proposed public realm within red line/site boundary
+ 501sqm
- + ■ Publicly accessible pavement within the Site boundary
+ 47sqm
- = ■ Publicly accessible pavement outside the Site boundary
368sqm

Proposed Public Realm

Proposed Public Realm and New Public Highway Area



- = ■ New Public Highway
380 sqm
(Net gain of 20 sqm over existing)
- = ■ Publicly accessible private land / Public Realm
200 sqm
- = ■ Publicly accessible pavement outside the Site boundary
368sqm

Stopping Up: Existing and Proposed Public Realm

Proposed public highway – oversail areas

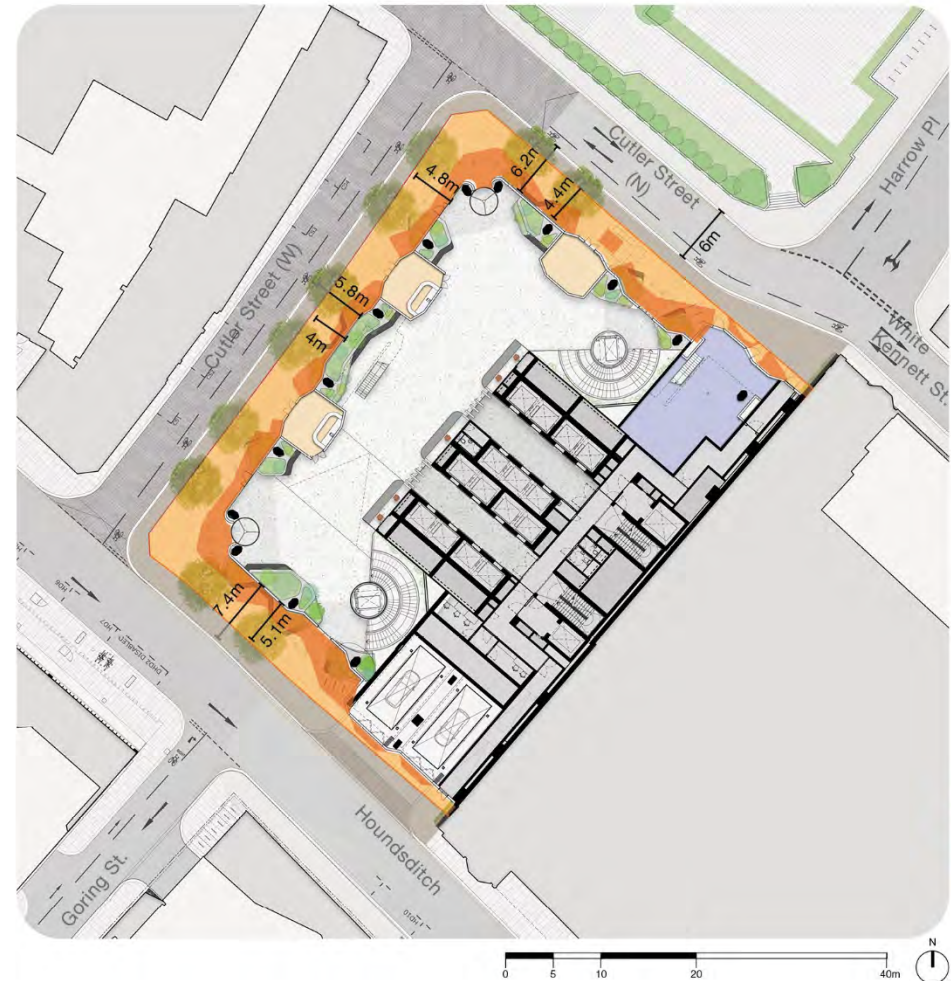
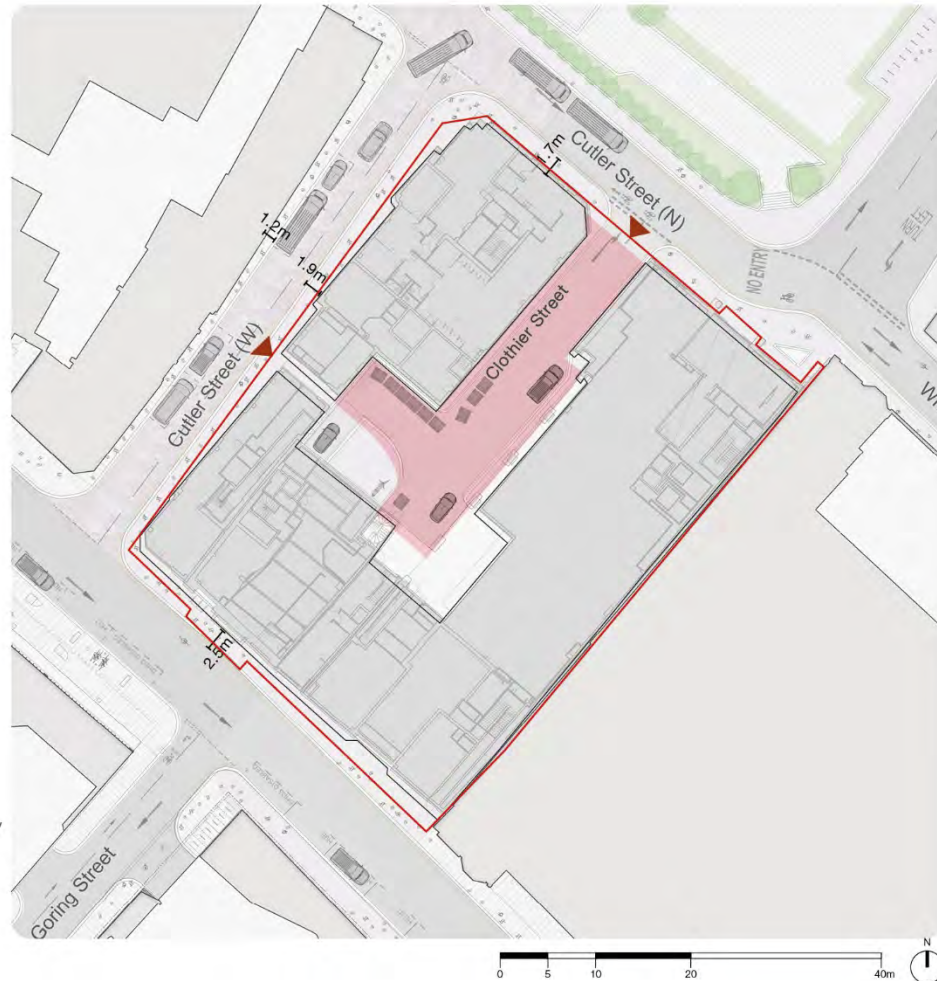
115-123 Houndsditch

Proposed public highway – undersail areas

115-123 Houndsditch

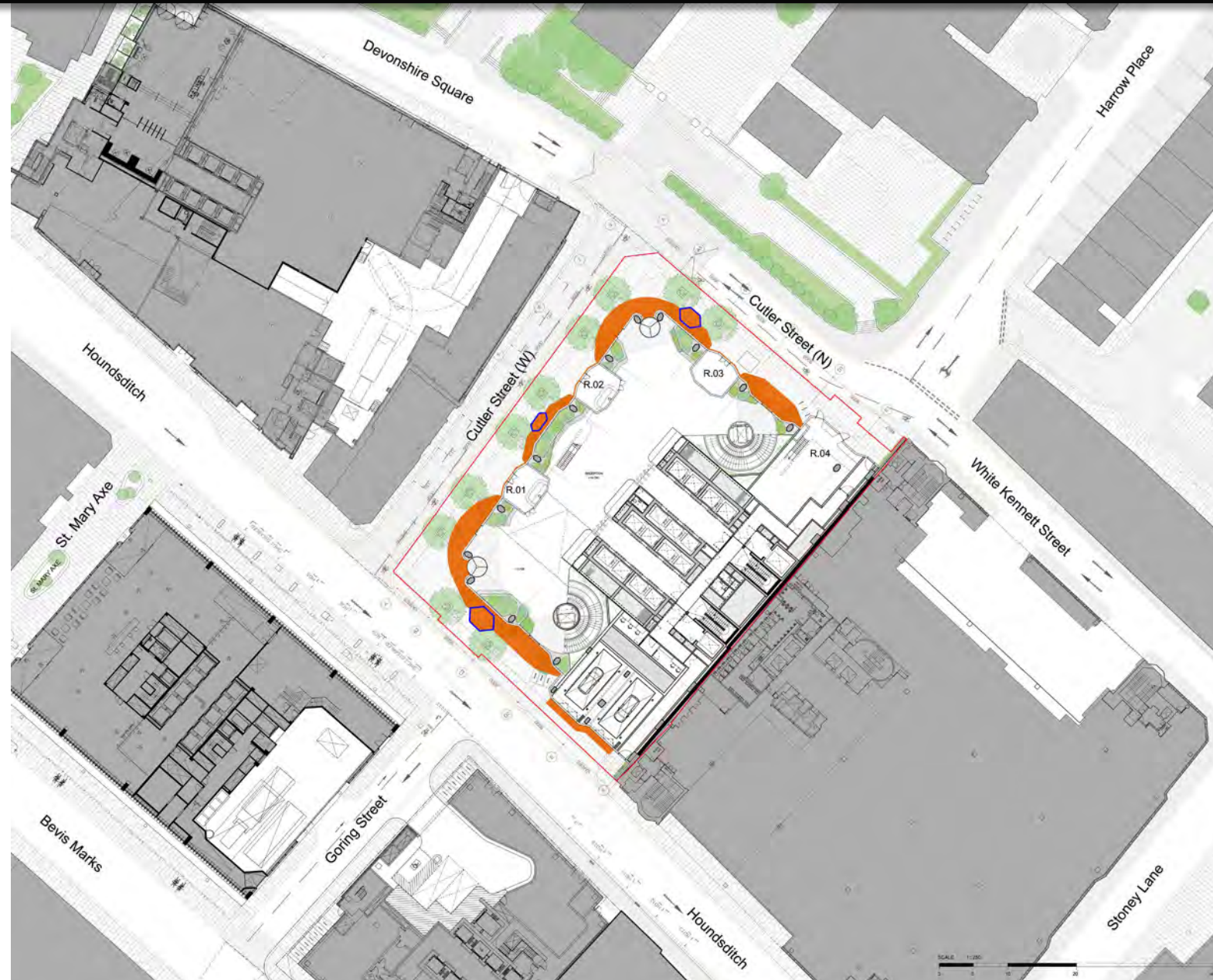
Existing Public Realm

Proposed Public Realm



Existing and Proposed Public Realm

115-123 Houndsditch



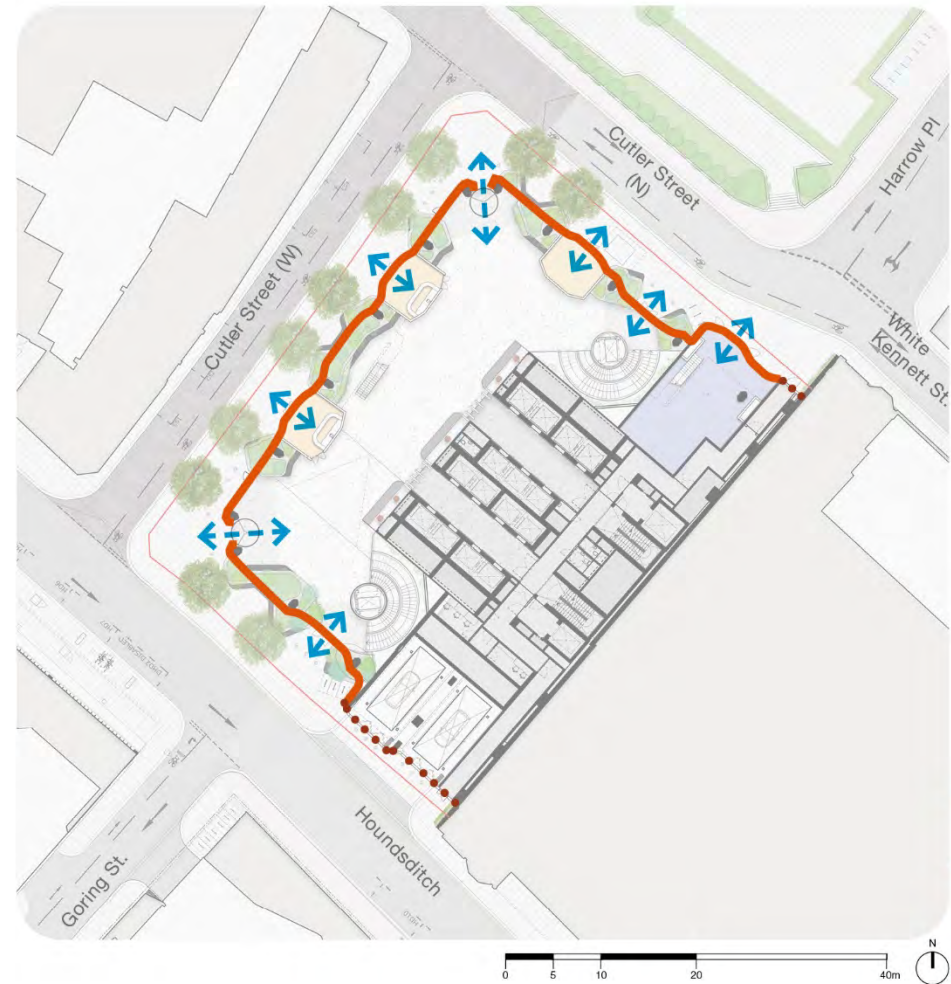
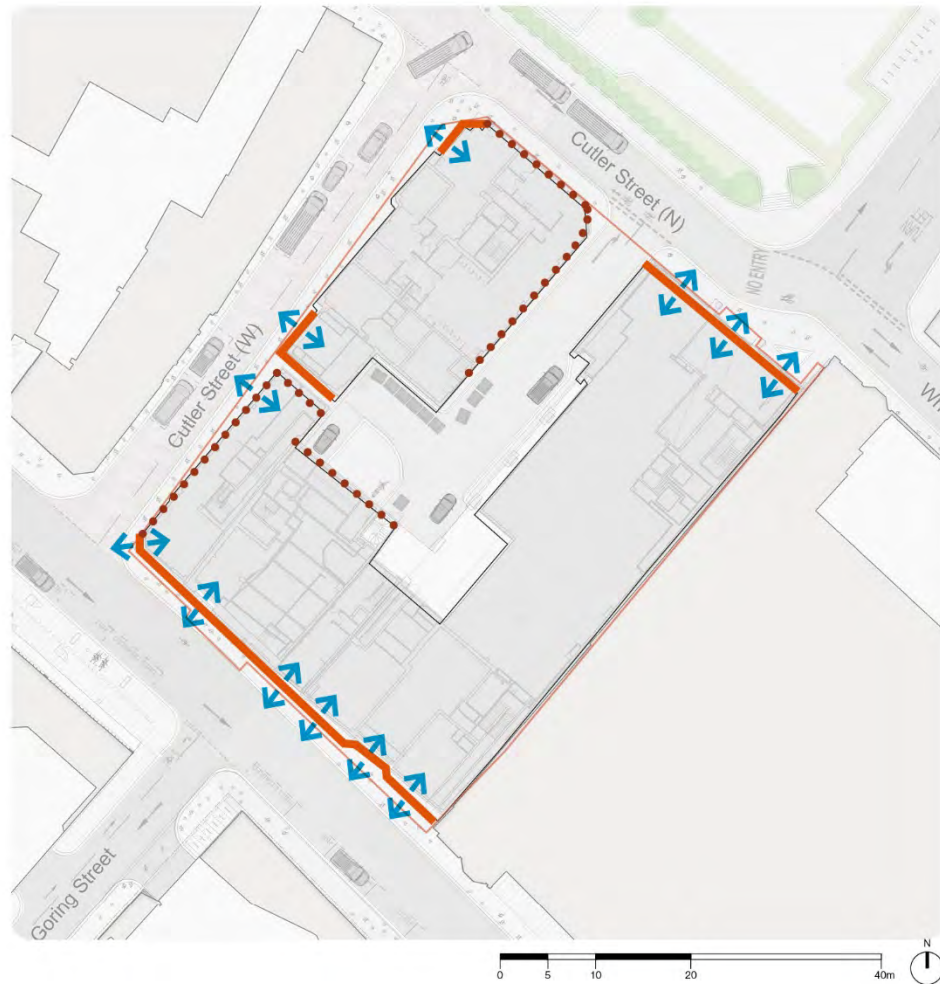
Privately owned land suitable for temporary kiosks

This architectural floor plan shows a building layout with several rooms and colored zones. The plan includes a large central hall, a kitchen area, and various smaller rooms. Key features include:

- Colored Zones:**
 - Yellow:** A room labeled "44m2".
 - Blue:** A room labeled "37m2".
 - Orange:** A room labeled "10m2".
 - Green:** Two rooms labeled "12m2" and "81m2".
- Other Labels:**
 - "KITCHEN" and "BATH" are labeled in the upper right.
 - "STAIRS" and "ELEVATOR" are indicated in the central area.
 - "OFFICE" and "RECEPTION" are labeled in the lower left.
- Dimensions:**
 - "11.5m x 7.1m" is noted near the top left.
 - "11.5m x 2.1m" is noted near the bottom right.
- Scale and Orientation:**
 - A scale bar at the bottom right indicates "0 5 10 20" meters.
 - A north arrow is located at the bottom right corner.

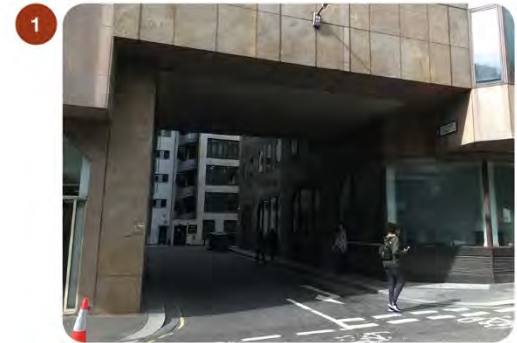
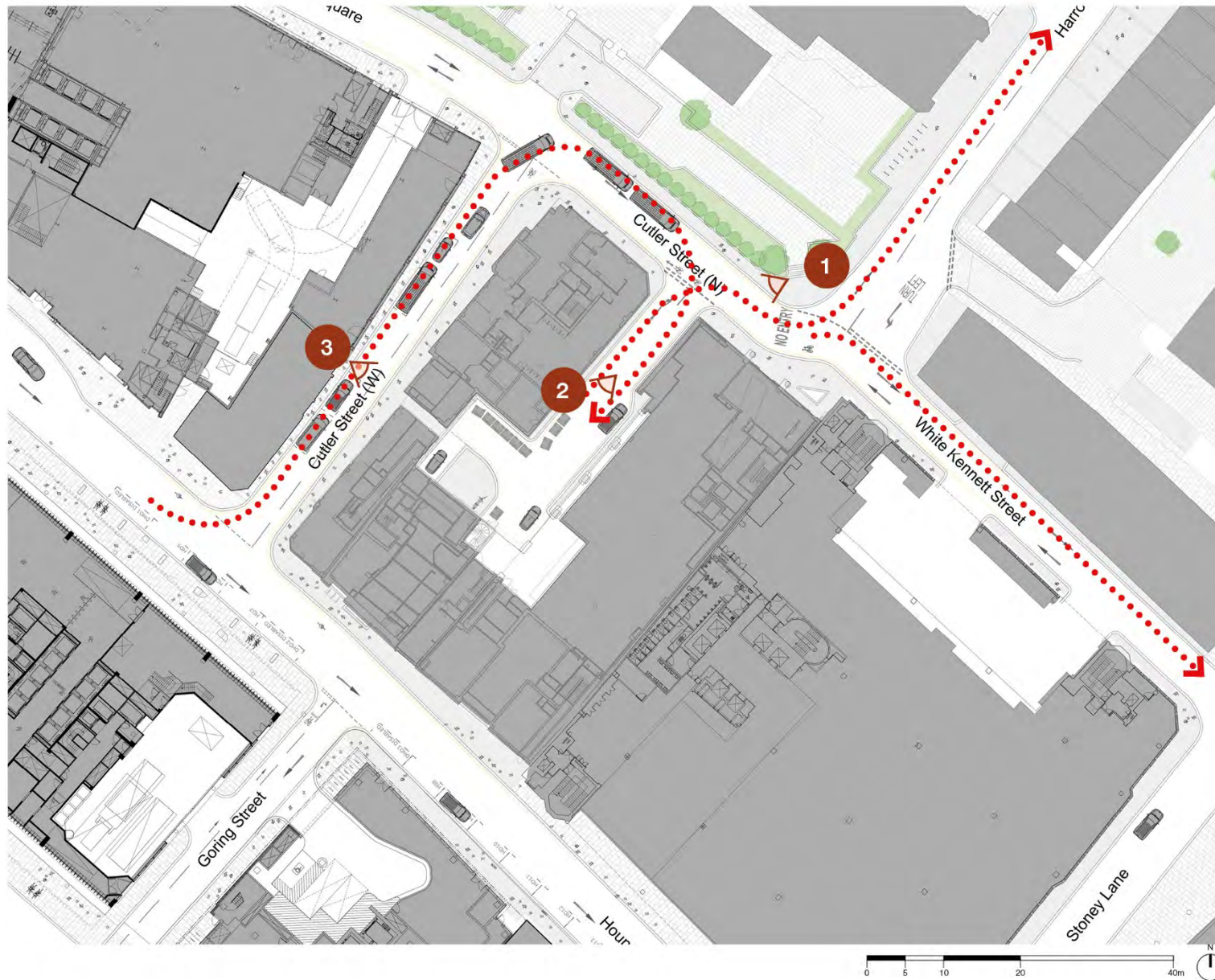
B4 Plan – Potential market storage locations

115-123 Houndsditch



Existing and Proposed Active Frontage

115-123 Houndsditch



View into Clothier Street from Cutler Street (North)



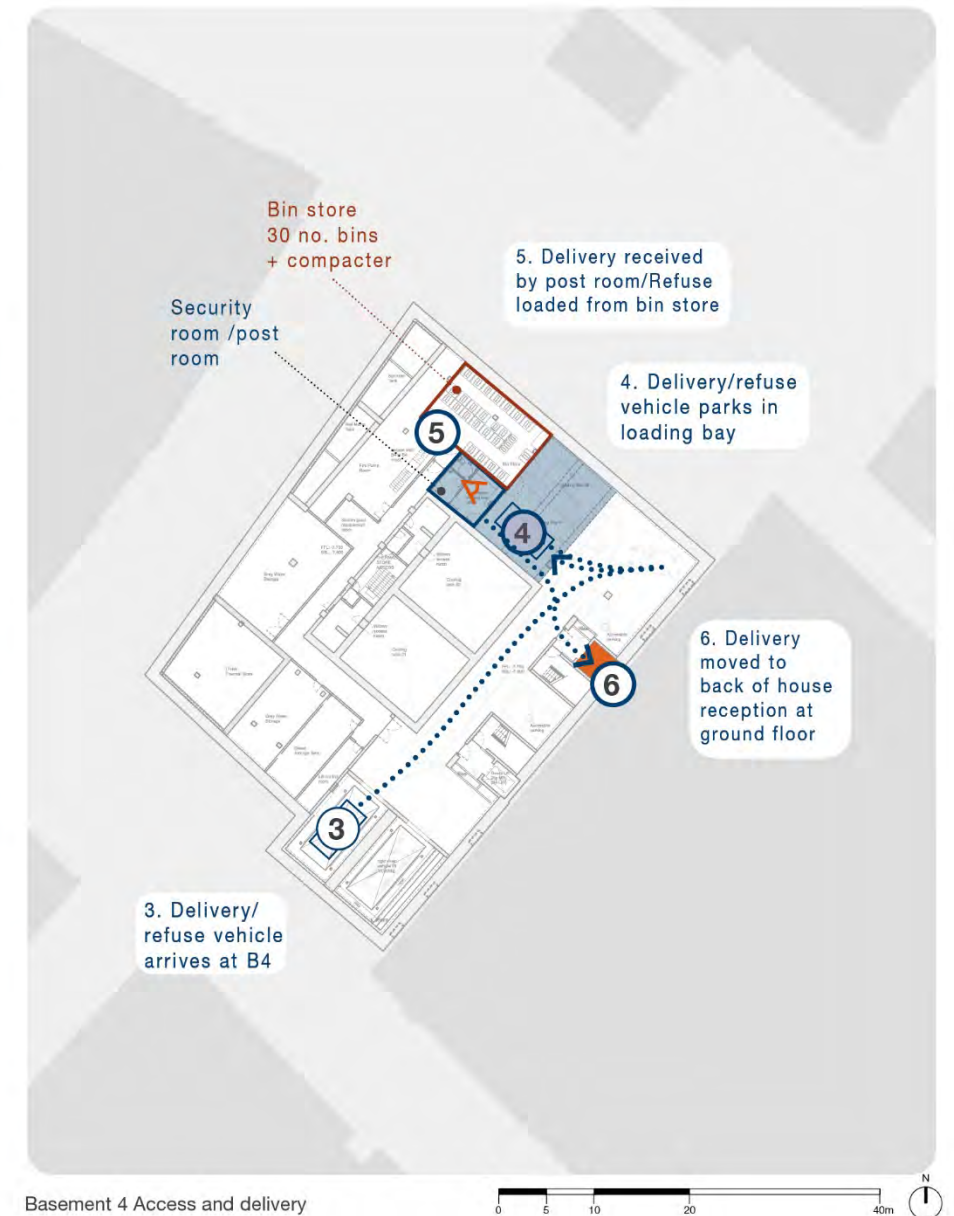
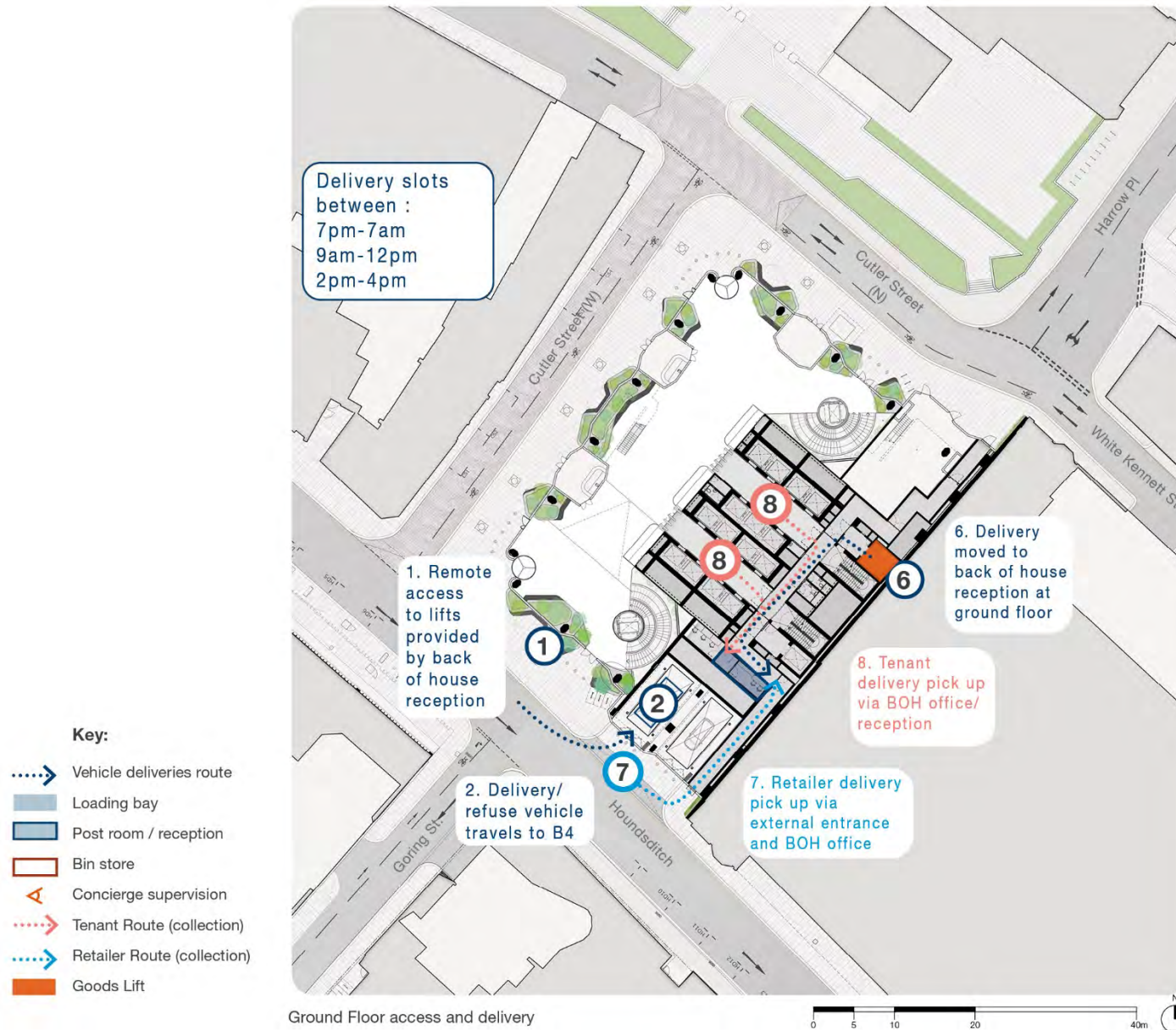
View looking north on Clothier Street



View of passageway connecting to Clothier Street

Existing Servicing Strategy

115-123 Houndsditch



Proposed Servicing Strategy (Goods Deliveries and Refuse Collection)

115-123 Houndsditch



Retail Deliveries - On Street

- 1. Deliveries received by retailers directly

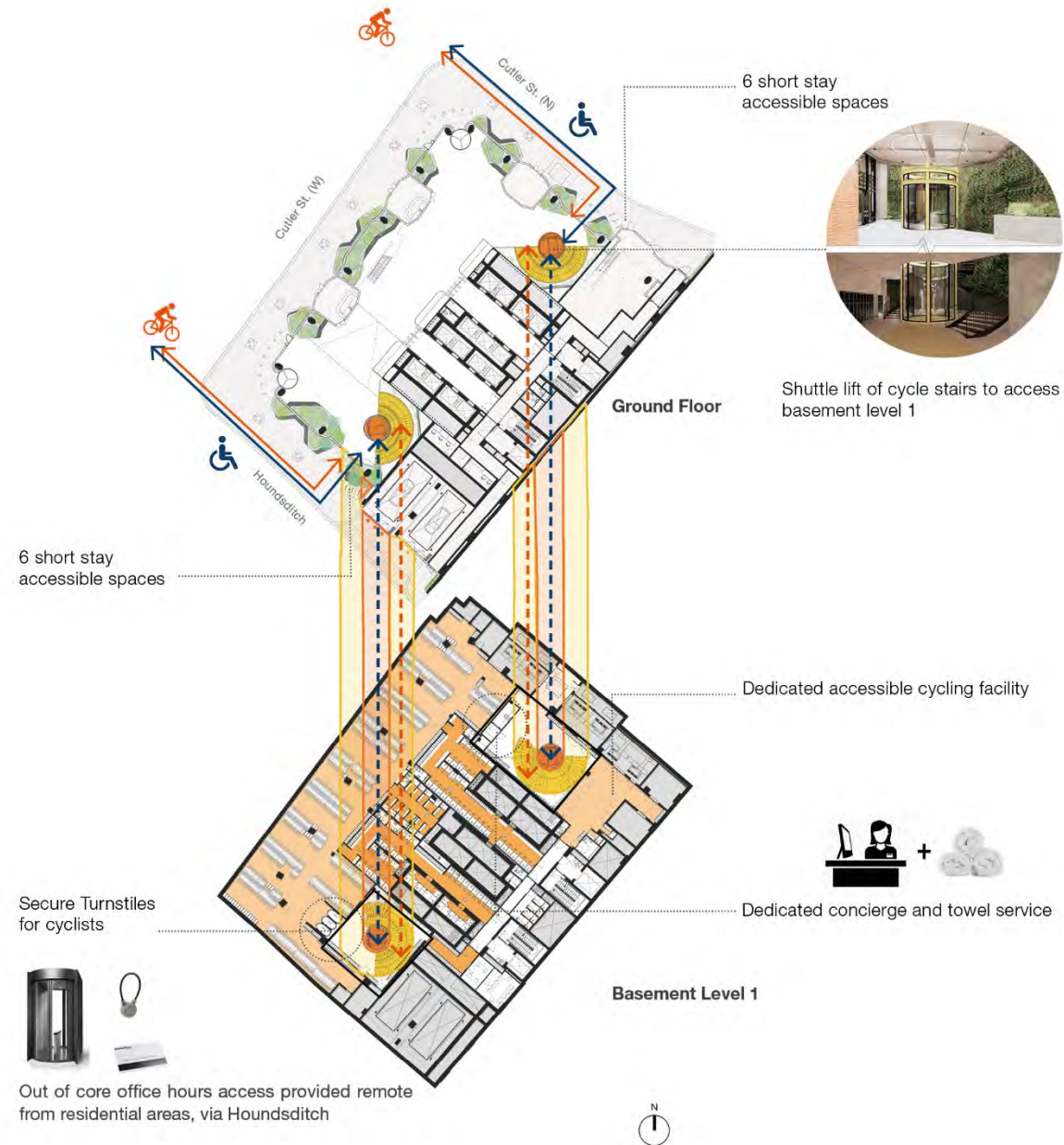
Tenant Deliveries - On Street

Delivery slot booked in advance

- 1. Cargo bike parked on street
- 2. Building Access via back of house reception
- 3. Delivery received by back of house reception
- 4. Delivery picked up by tenant

Proposed Servicing Strategy (Cycle Deliveries: Retail/Tenants)

115-123 Houndsditch



Cycle Parking: Access and Journey

115-123 Houndsditch

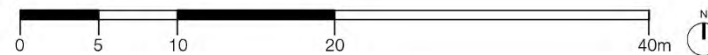
948 long stay includes 3 for retail/
community - all at B1.

33 short stay (includes 10 for retail/
community) - 21 at B1 and 12 in
public realm.

94 showers

948 lockers

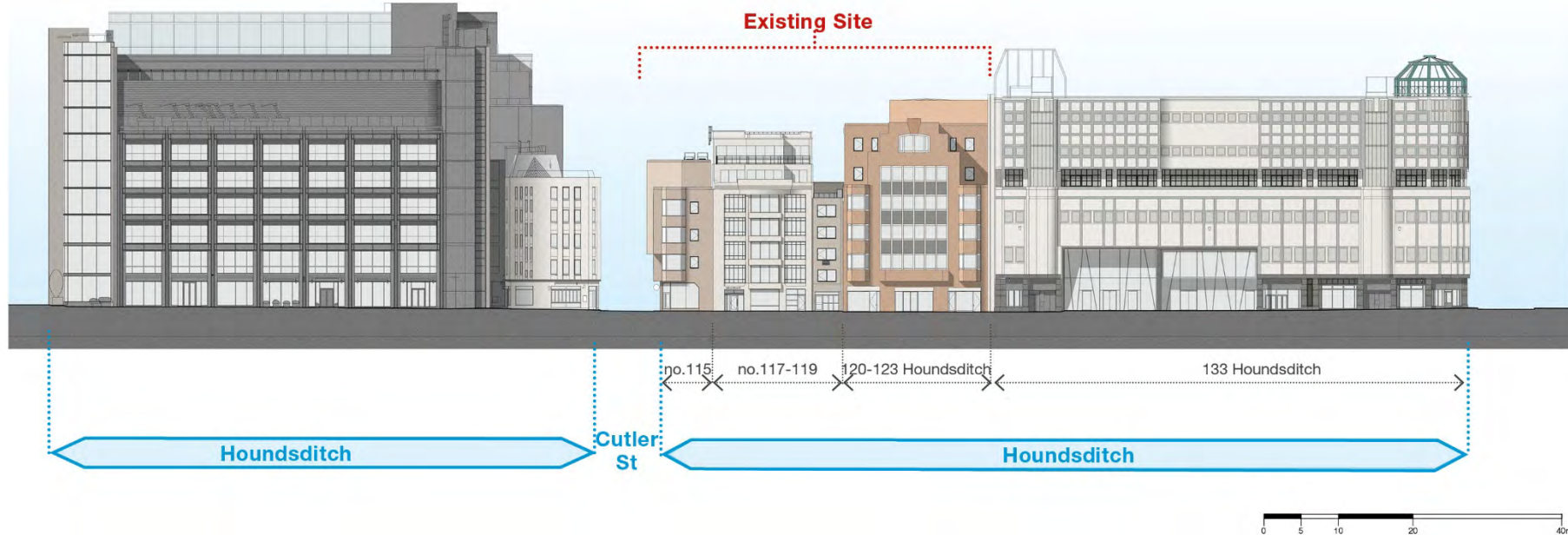
Dedicated
accessible
cycling facility



- Key:**
- Entry Points via shuffle Lift
 - Long stay cycle parking
 - Short stay cycle parking
 - Showers/changing facilities

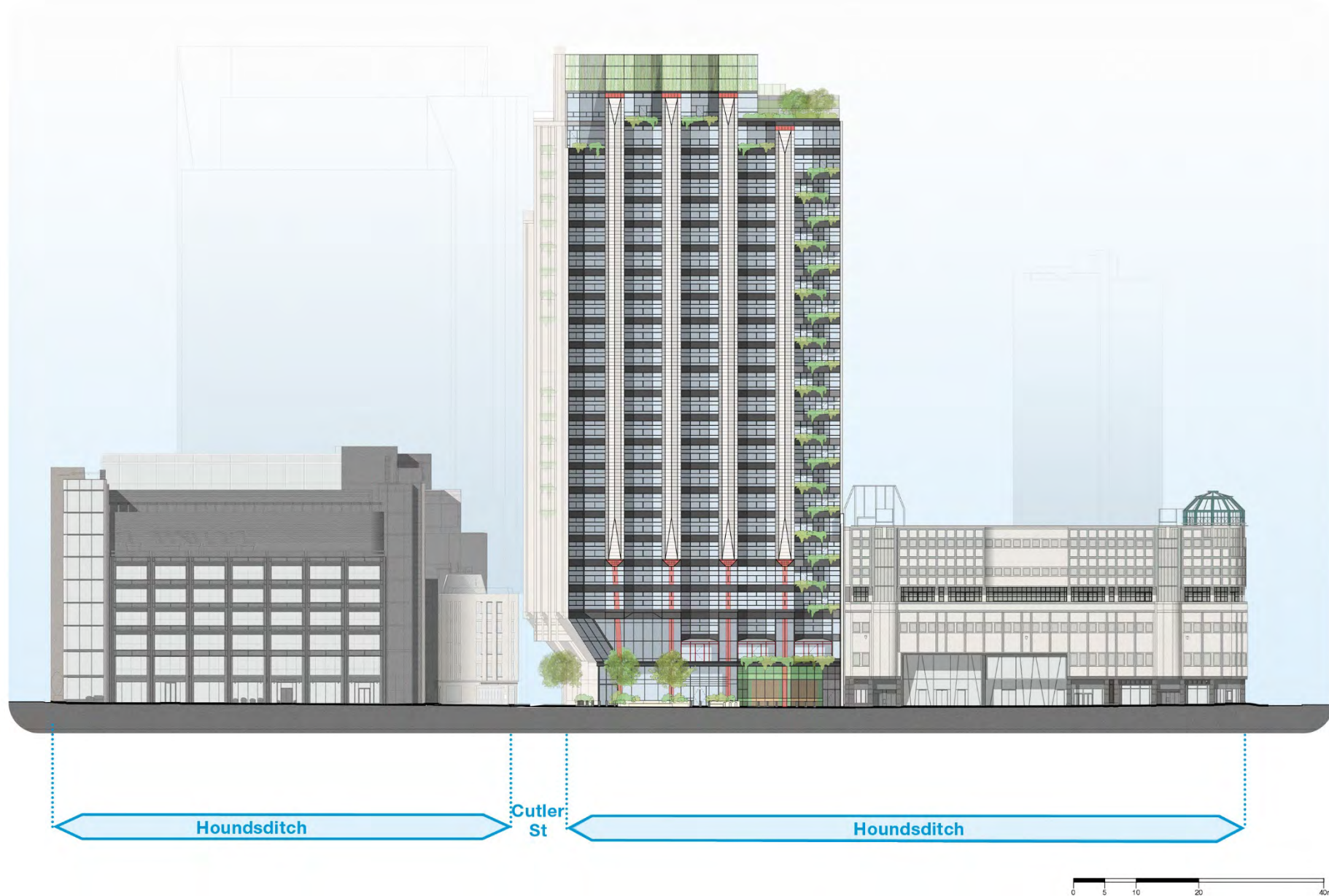
Cycle Parking: Basement Level 1 Cycle Facilities

115-123 Houndsditch



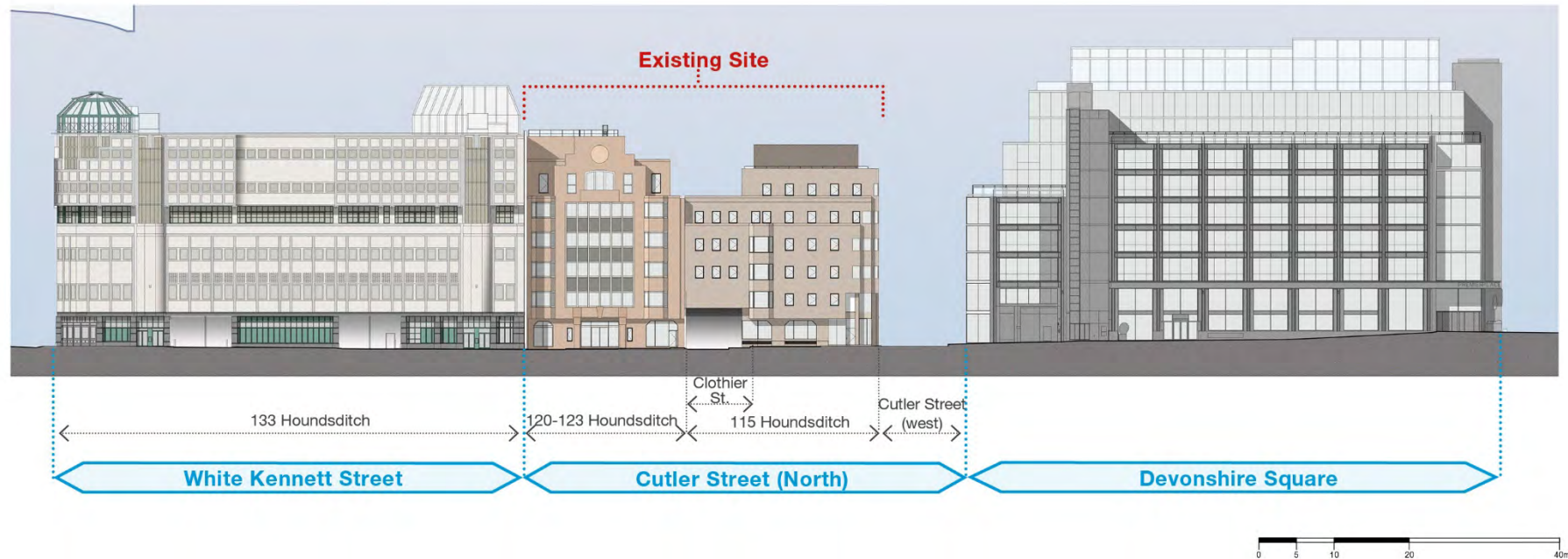
Existing Elevation: Houndsditch

115-123 Houndsditch



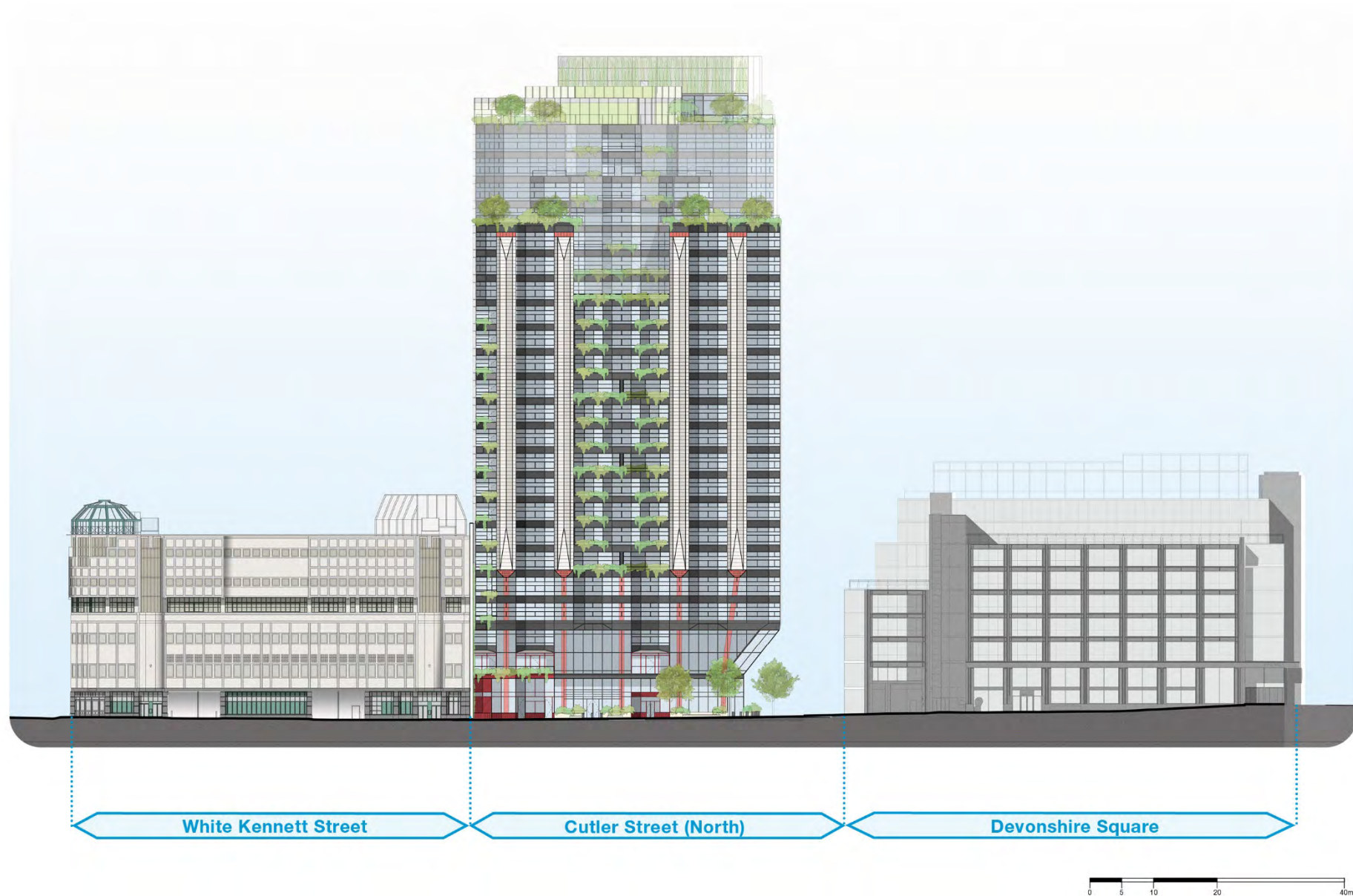
Proposed Elevation: Houndsditch

115-123 Houndsditch



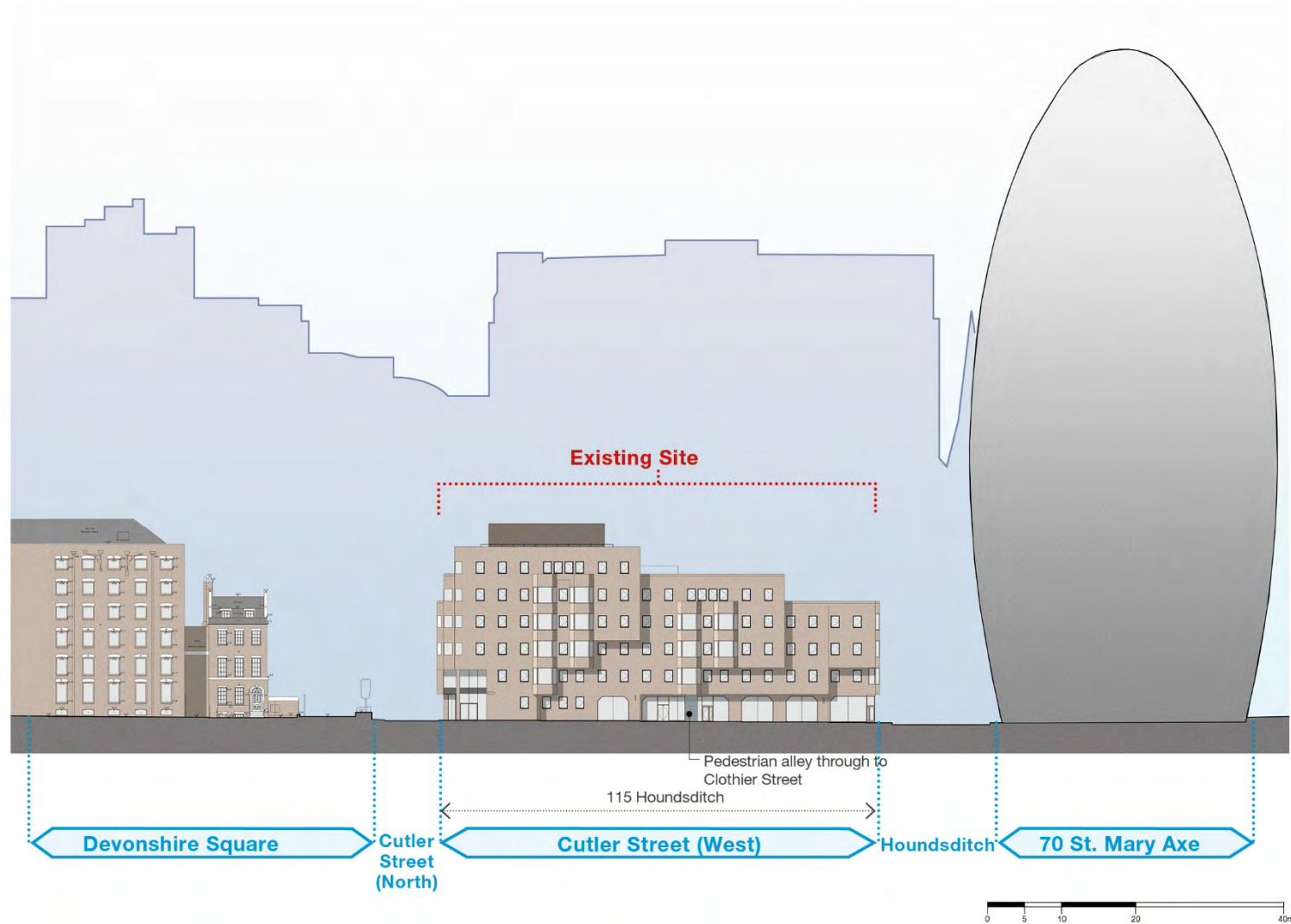
Existing Elevation: Cutler Street (North)

115-123 Houndsditch



Proposed Elevation: Cutler Street (North)

115-123 Houndsditch



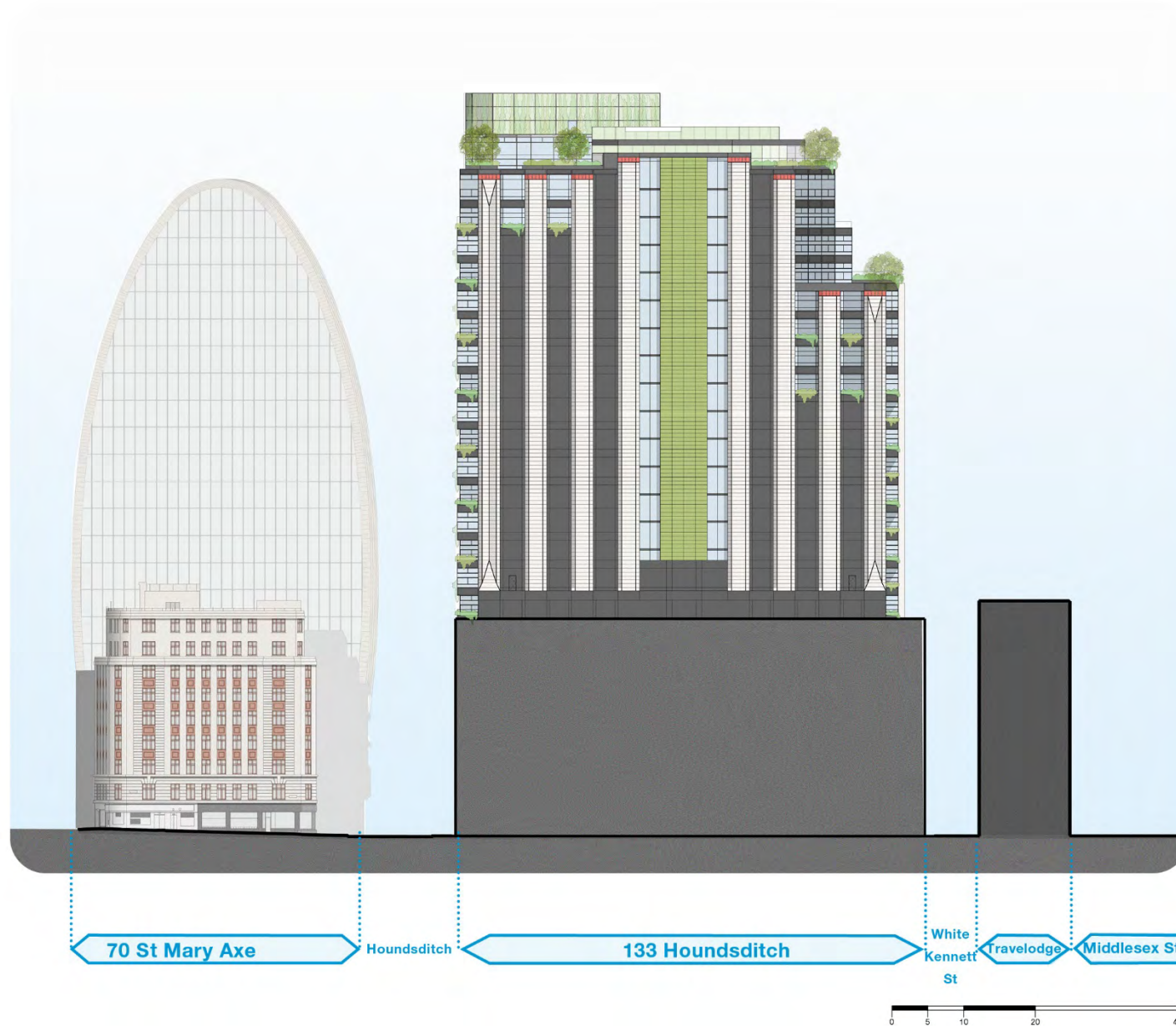
Existing Elevation: Cutler Street (West)

115-123 Houndsditch



Proposed Elevation: Cutler Street (West)

115-123 Houndsditch



Proposed Elevation: Stoney Lane

115-123 Houndsditch

LVMF River Prospect View from Tower Bridge North Bastion
(LVMF Assessment Point 10A.1)



Existing



Proposed

Key:
--- Proposed development

Existing and Proposed LVMF River Prospect View from Tower Bridge North Bastion

115-123 Houndsditch

LVMF Townscape View from the Queen's Walk
(LVMF Assessment Point 25A.1)



Existing



Proposed

Key:
— Proposed development

Existing and Proposed LVMF Townscape View from the Queen's Walk

115-123 Houndsditch

LVMF Townscape View from the Queen's Walk
(LVMF Assessment Point 25A.2)



Existing



Proposed

Key:
— Proposed development

Existing and Proposed LVMF Townscape View from the Queen's Walk

115-123 Houndsditch

LVMF Townscape View from the Queen's Walk
(LVMF Assessment Point 25A.3)



Existing



Proposed

Note: Proposal rendered
in view

Existing and Proposed LVMF Townscape View from the Queen's Walk

115-123 Houndsditch

Houndsditch, Junction with Bishopsgate



Existing



Proposed

Existing and Proposed View from Houndsditch (junction with Bishopsgate)

115-123 Houndsditch

Devonshire Square, North-West Corner

Existing



Existing



Proposed

Proposed

Existing and Proposed View from Devonshire Square (north-west Corner)

115-123 Houndsditch

Cobb Street from Bell Lane



Existing



Proposed

Existing and Proposed View from Bell Lane

115-123 Houndsditch

New Goulston Street



Existing



Proposed

Existing and Proposed View from New Goulston Street

115-123 Houndsditch

Petticoat Square, North Corner



Existing



Proposed

Existing and Proposed View from Petticoat Square (north corner)

115-123 Houndsditch

St Botolph Street



Existing



Proposed

Key:
— Proposed development

Existing and Proposed View from St Botolph Street

115-123 Houndsditch

Minories



Existing



Proposed

Existing and Proposed View from Minories

115-123 Houndsditch

Aldgate High Street



Existing



Proposed

115-123 Houndsditch

Leadenhall, Junction with Creechurch Street



Existing



Proposed

Existing and Proposed View from Leadenhall (junction with Creechurch Street)

115-123 Houndsditch

Bury Street



Existing



Proposed

Existing and Proposed View from Bury Street

115-123 Houndsditch

Cobb Street, Junction with Leyden Street



Existing



Proposed

Supplementary View from Cobb Street (junction with Leyden Street)

115-123 Houndsditch

Cobb Street, Junction with Middlesex Street



Existing



Proposed

Supplementary View from Cobb Street (junction with Middlesex Street)

115-123 Houndsditch

Wentworth Street, Junction with Commercial Street



Existing



Proposed

Supplementary View from Wentworth Street (junction with Commercial Street)

115-123 Houndsditch

Wentworth Street, Junction with Bell Lane



Existing



Proposed

Supplementary View from Wentworth Street (junction with Bell Lane)

115-123 Houndsditch

Devonshire Square, SE Corner



Existing



Proposed

Supplementary View from Devonshire Square (south-east corner)

115-123 Houndsditch

Courtyard of Bevis Marks Synagogue

Existing



Existing

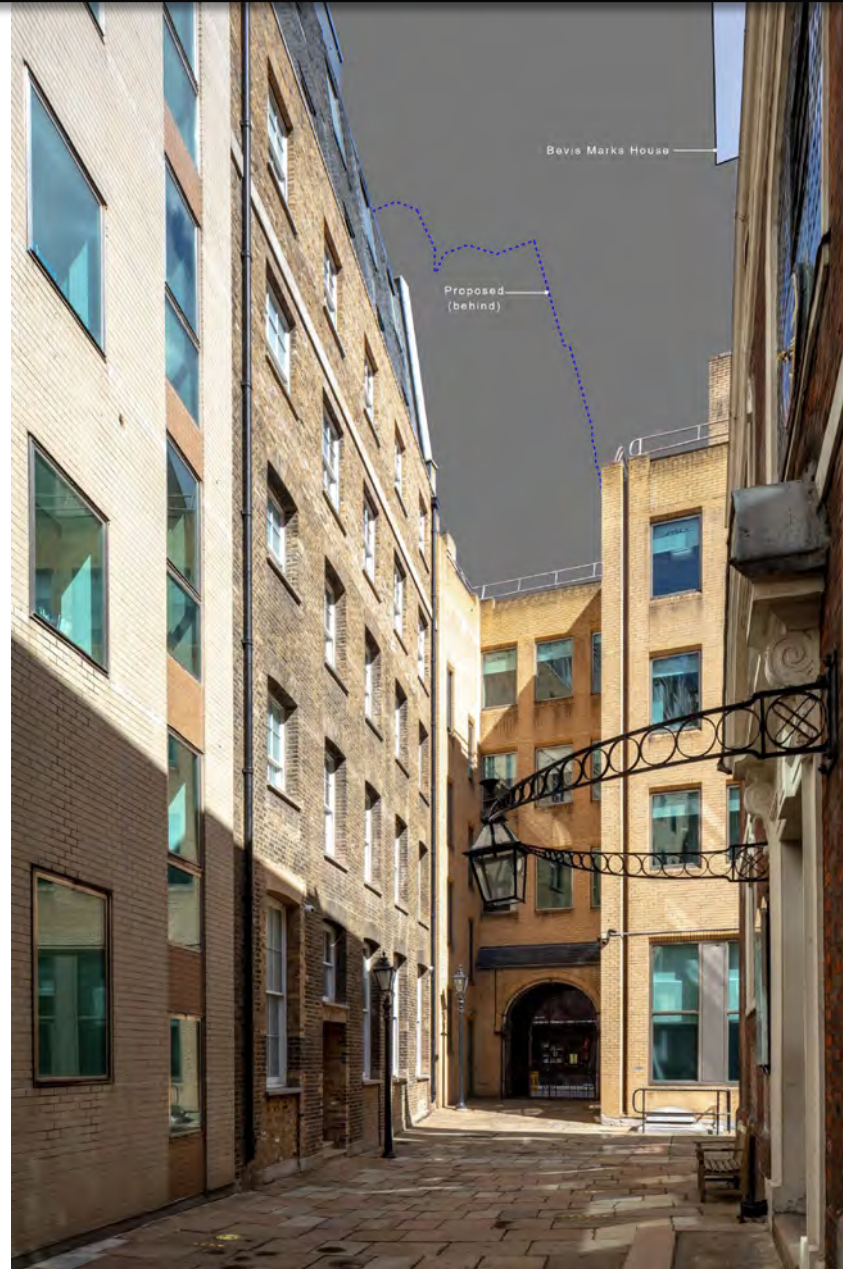


Proposed

Proposed

Supplementary View from the Courtyard of Bevis Marks Synagogue

115-123 Houndsditch



Cumulative View from the Courtyard of Bevis Marks Synagogue

115-123 Houndsditch

Middlesex Courtyard, South Corner



Existing



Proposed

Supplementary View from Petticoat Square (south corner)



Existing View

View from Petticoat Square, North Corner (dusk) - Existing

115-123 Houndsditch



Proposed View

View from Petticoat Square, North Corner (dusk) - Proposed

115-123 Houndsditch



Cumulative view

View from Petticoat Square, North Corner (dusk) – Proposed with cumulatives



Existing View

View from Devonshire Square, north-west corner (dusk) - Existing

115-123 Houndsditch



Proposed View

View from Devonshire Square, north-west corner (dusk) - Proposed

115-123 Houndsditch



Cumulative view

View from Devonshire Square, north-west corner (dusk) – Proposed with cumulatives

115-123 Houndsditch










Urban Greening Details



Urban Greening Details: Cascading North East Terraces

115-123 Houndsditch

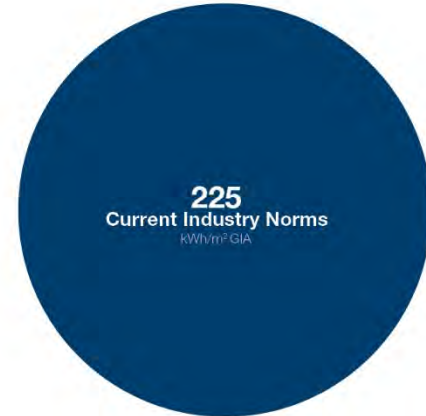
Sustainability Accreditation

	Policy Requirements	ASPIRATIONAL BRIEF
 BREEAM UK New Construction 2018	'Excellent'	'Outstanding'
 LEED Building Design & Construction v4	-	'Platinum'
 WELL Building Standard v2	-	'Platinum'
 Embodied Carbon	<ul style="list-style-type: none"> Promote Circular Economy and reduce carbon emissions 	Stages A1-A5 < 600 kgCO ₂ /m ² planning < 500 kgCO ₂ /m ² Rev.14 brief
 Operational Energy	<ul style="list-style-type: none"> Maximise passive and active design features to reduce energy consumption Minimum of 35% reduction over Part L 2013 (SAP 10) 	< 55 kWh/m ²
 Urban Greening Factor	0.3 minimum Col. City Plan	> 0.3 Significantly exceed
 Fresh Air	13.2 l/s/p BOQ Guidance	20 l/s/p

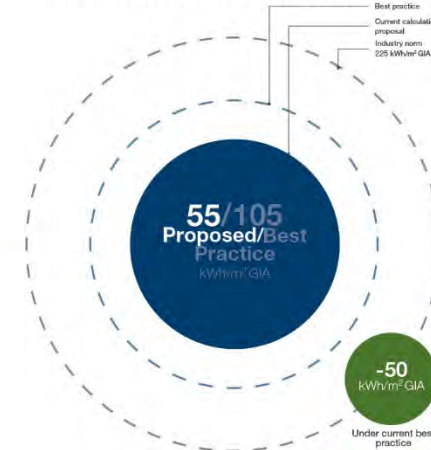


Operational Energy and Carbon: Targets and Approach

Current Approach



115-123 Houndsditch Approach



NOTE: RELAYING INFORMATION IN THE APPLICATION



Embodied Energy and Carbon: Targets and Approach

Current Approach



115-123 Houndsditch Approach



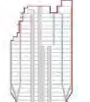
Superstructure
140/260
kgCO₂/m²

+



Substructure
123/92
kgCO₂/m²

+



Facade
44/87
kgCO₂/m²

+



MEP
121/82
kgCO₂/m²

+



Transport
19/34
kgCO₂/m²

+



Construction
51/28
kgCO₂/m²

+



Internal Finishes
28/22
kgCO₂/m²

Sustainability Details

115-123 Houndsditch

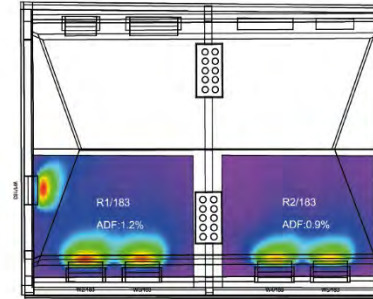
Radiance Assessment Daylight Factor Results: 3&3A Devonshire Square*

* Example of radiance studies - At the request of officers a Radiance Study has been undertaken in connection with the surrounding residential properties with particular reference to the Middlesex Estate. The Radiance study accords with the conclusions drawn from the EIA that any change in daylight will be negligible and in particular reference to Middlesex Estate not noticeable.

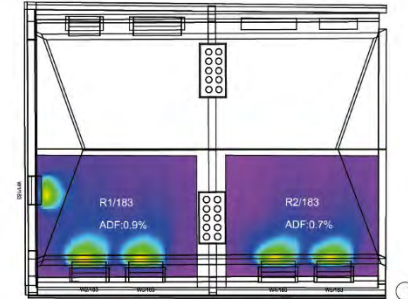
3&3A Devonshire Square



3rd Floor

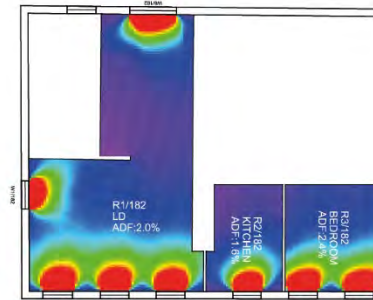


Existing Condition

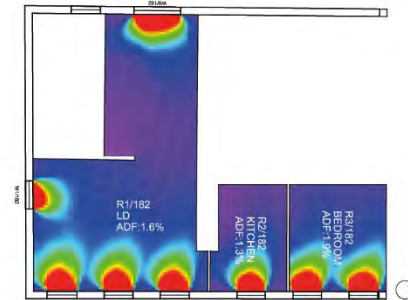


Proposed Scheme

2nd Floor

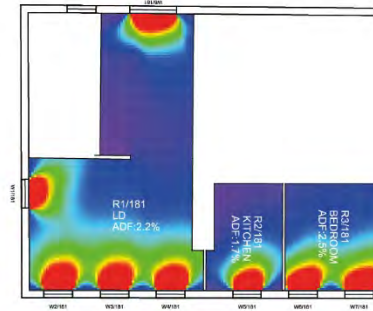


Existing Condition

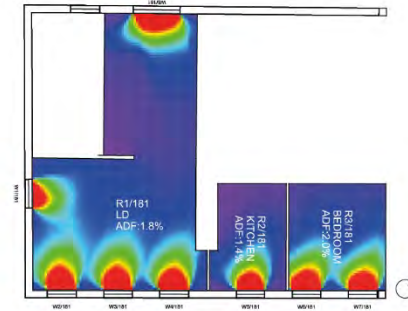


Proposed Scheme

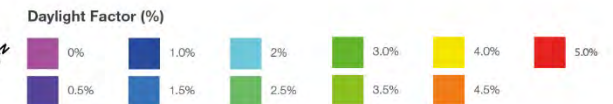
1st Floor



Existing Condition



Proposed Scheme



Radiance Diagrams: 3 & 3A Devonshire Square

115-123 Houndsditch

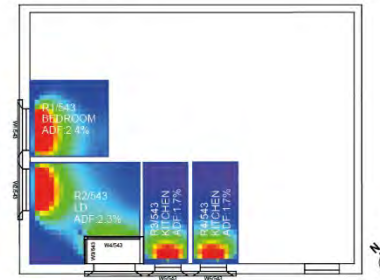
Radiance Assessment Daylight Factor Results: Petticoat Tower*

* Example of radiance studies - At the request of officers a Radiance Study has been undertaken in connection with the surrounding residential properties with particular reference to the Middlesex Estate. The Radiance study accords with the conclusions drawn from the EIA that any change in daylight will be negligible and in particular reference to Middlesex Estate not noticeable.

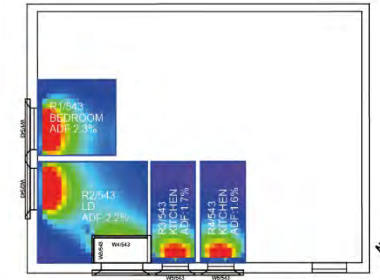
Petticoat Tower



23rd Floor

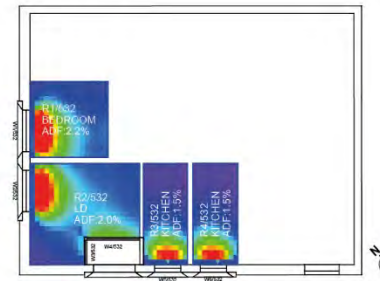


Existing Condition

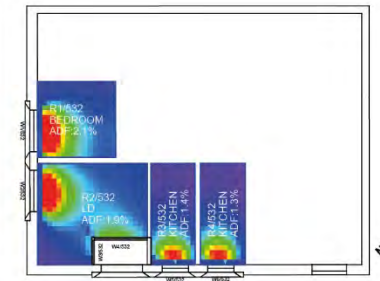


Proposed Scheme

12th Floor

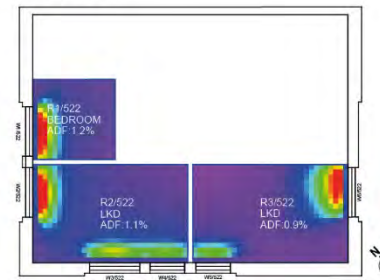


Existing Condition

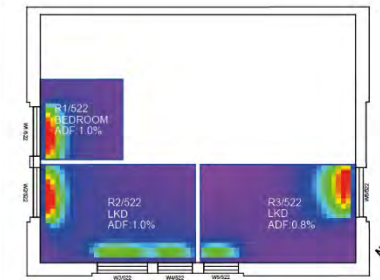


Proposed Scheme

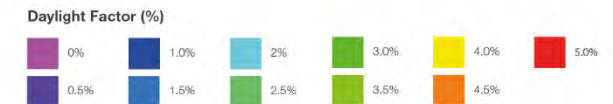
2nd Floor



Existing Condition



Proposed Scheme



Radiance Diagrams: Petticoat Tower

115-123 Houndsditch

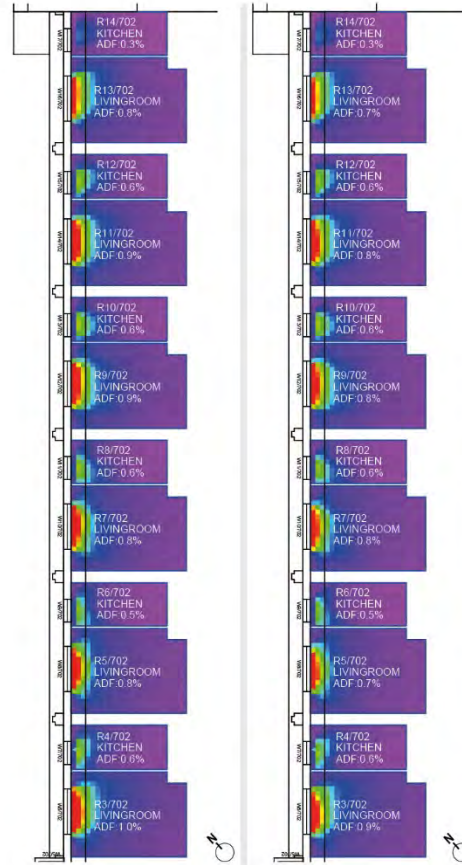
Radiance Assessment Daylight Factor Results: Middlesex Street Estate*

* Example of radiance studies - At the request of officers a Radiance Study has been undertaken in connection with the surrounding residential properties with particular reference to the Middlesex Estate. The Radiance study accords with the conclusions drawn from the EIA that any change in daylight will be negligible and in particular reference to Middlesex Estate not noticeable.

Middlesex Street Estate



2nd Floor



Existing Condition

Proposed Scheme

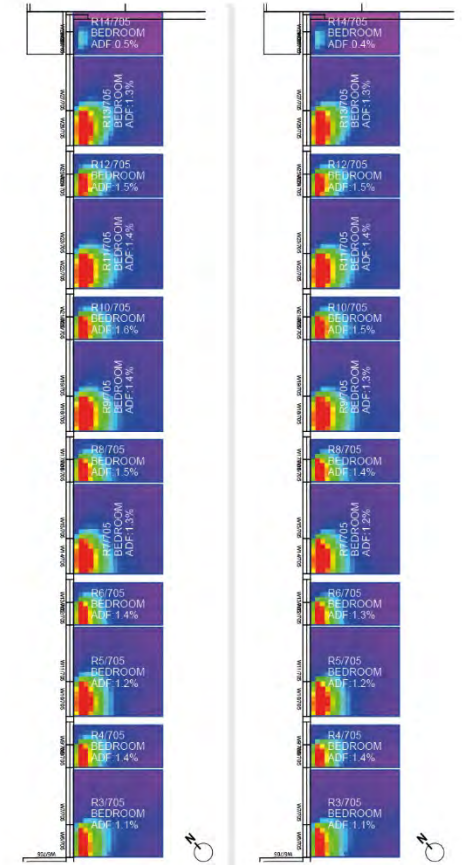
3rd Floor



Existing Condition

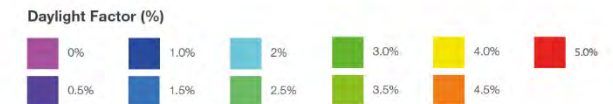
Proposed Scheme

5th Floor



Existing Condition

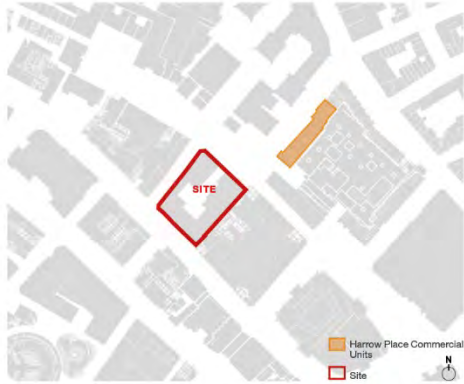
Proposed Scheme



Radiance Diagrams: Middlesex Street Estate

115-123 Houndsditch

Harrow Place Commercial Units: BRE 2hr Sunlight Test



21st March



Existing Condition

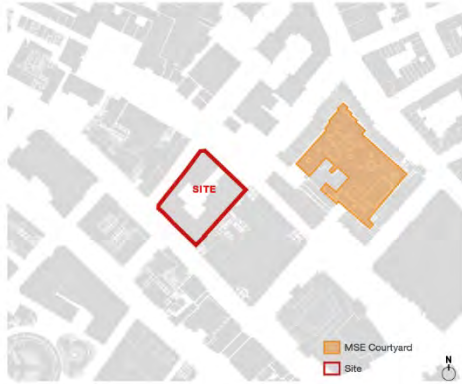


Proposed Scheme

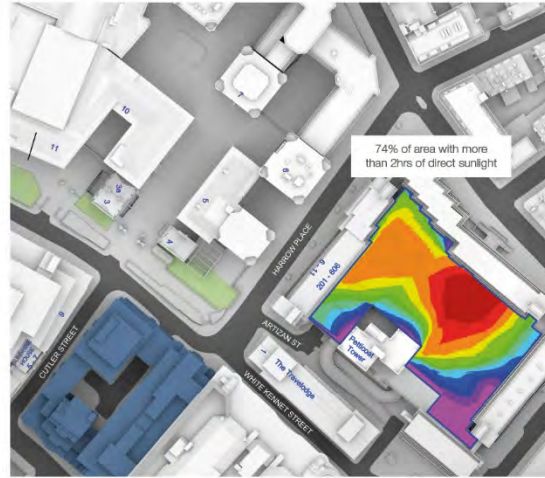
- Area Analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 5% Percentage of area with more than 2 hours of direct sunlight

115-123 Houndsditch

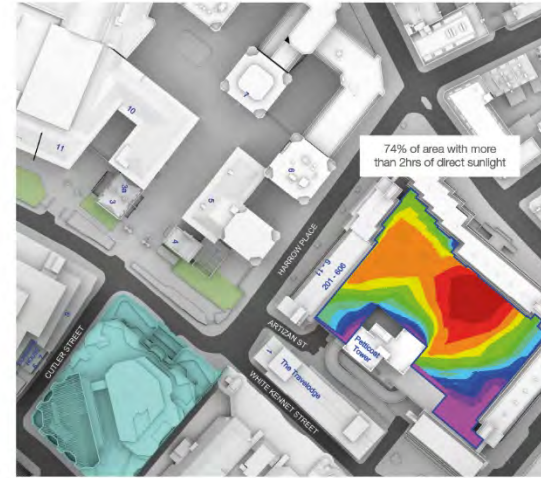
Middlesex Street Estate Courtyard: Time in Sun Study (30 min intervals)



21st March



Existing Condition

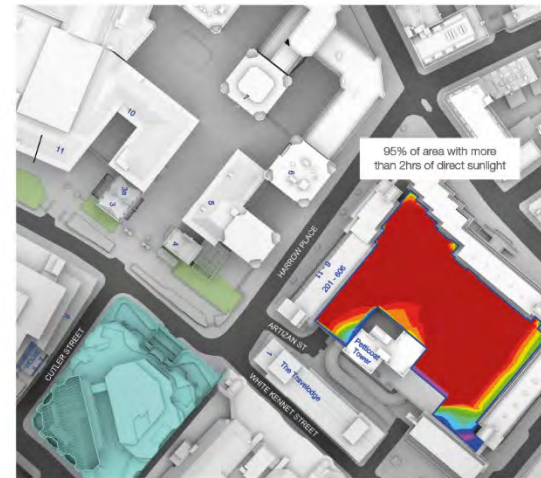


Proposed Scheme

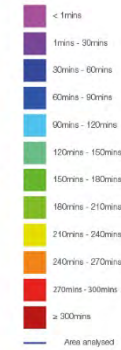
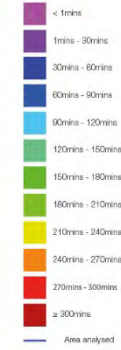
21st June



Existing Condition



Proposed Scheme

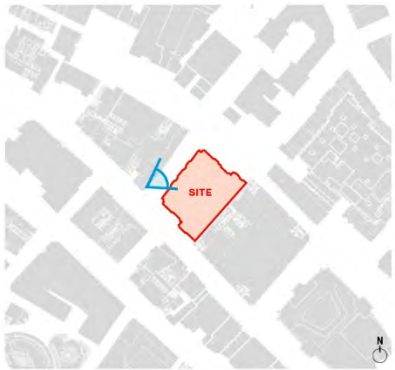


115-123 Houndsditch



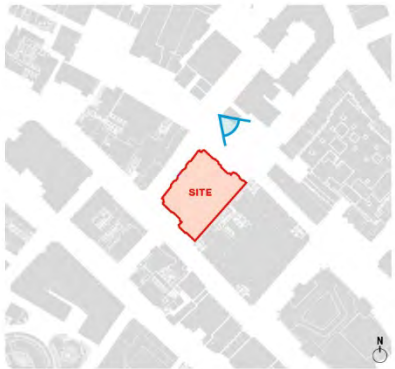
Proposed Public Realm: Variety of Environments and Uses

115-123 Houndsditch



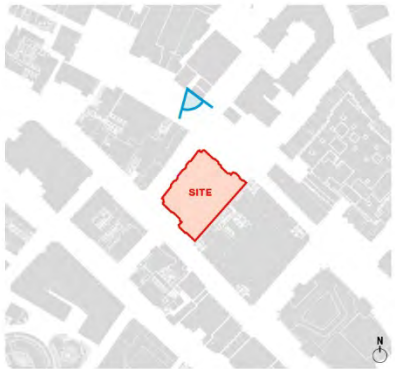
Proposed Public Realm: Cutler Street (West)

115-123 Houndsditch



Proposed Public Realm: Cutler Street (North)

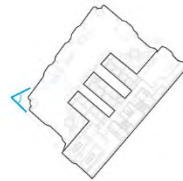
115-123 Houndsditch



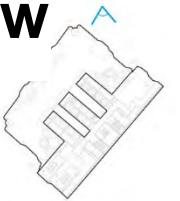
Proposed Public Realm: Devonshire Square



Cutler Street Entrance View

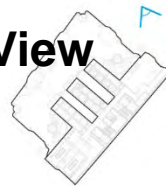


Houndsditch Entrance View

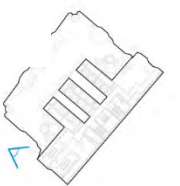




**Cutler Street (North)
Community Use Unit & Cycle Entrance View**



Houndsditch Cycle Entrance View

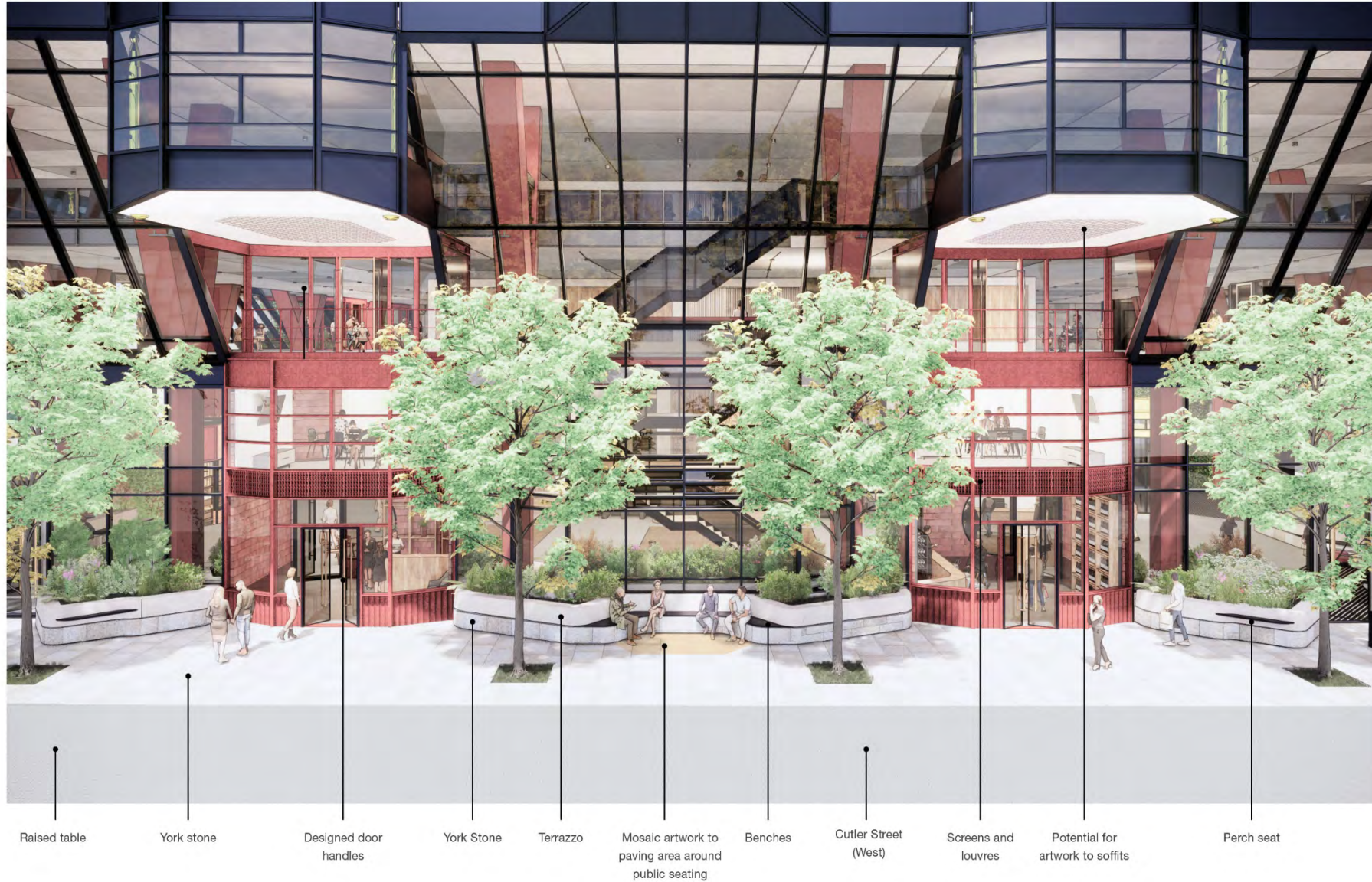


115-123 Houndsditch



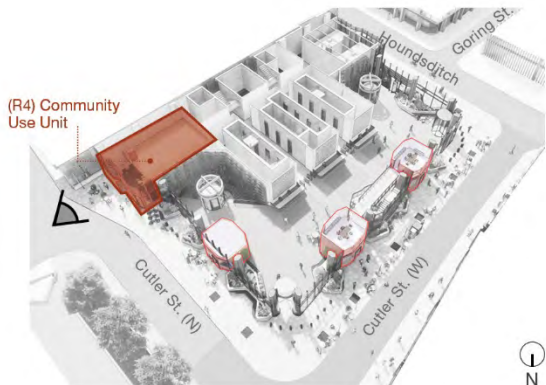
Hyper Flexible Spaces: Potential for Pop-Up Market Stalls

115-123 Houndsditch



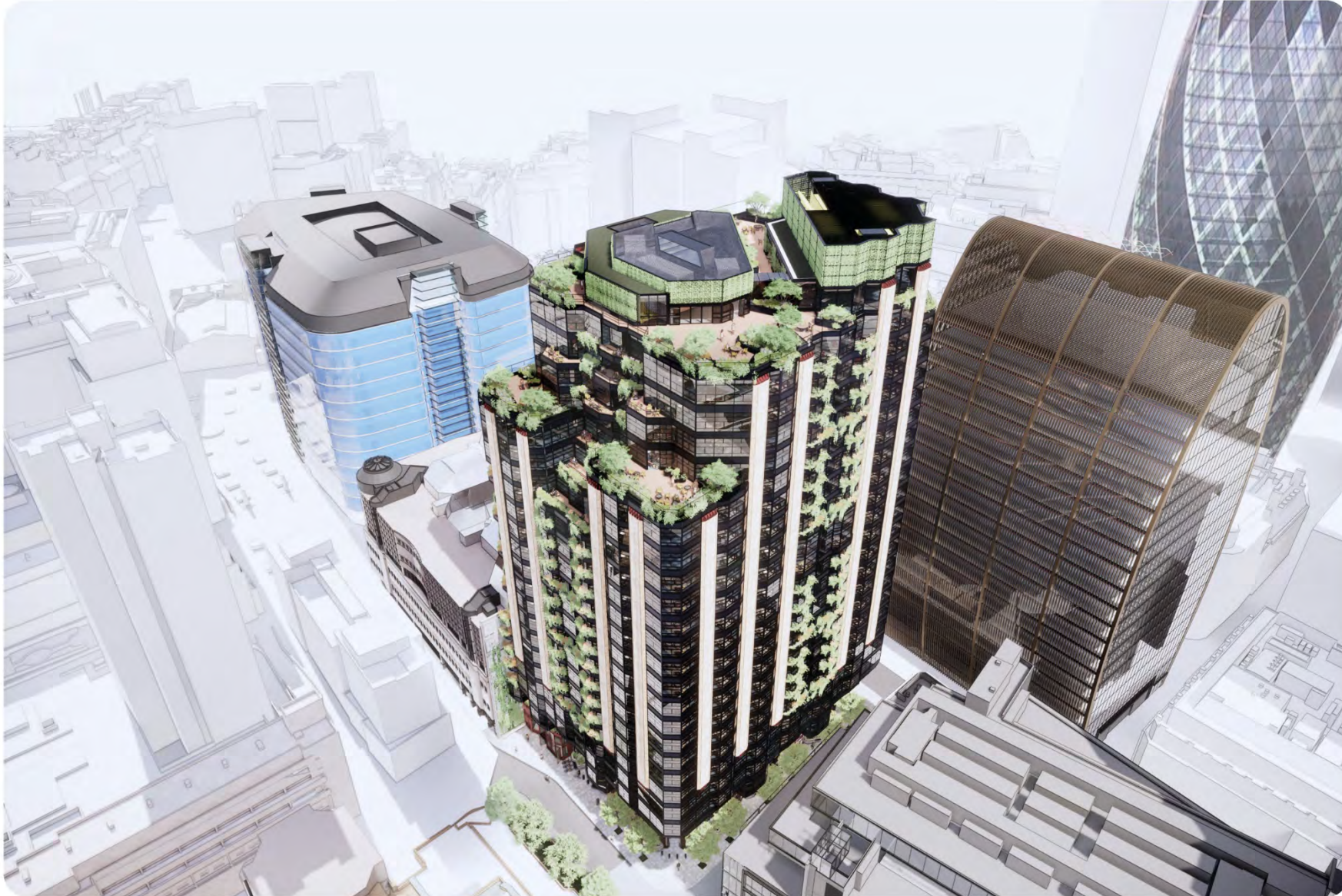
Proposed Public Realm: Potential for Artist Collaboration

115-123 Houndsditch



Proposed Public Realm: Community Use Unit

115-123 Houndsditch



Aerial View of Proposal in Context



Next Planning & Transportation Committee

14 December 2021