



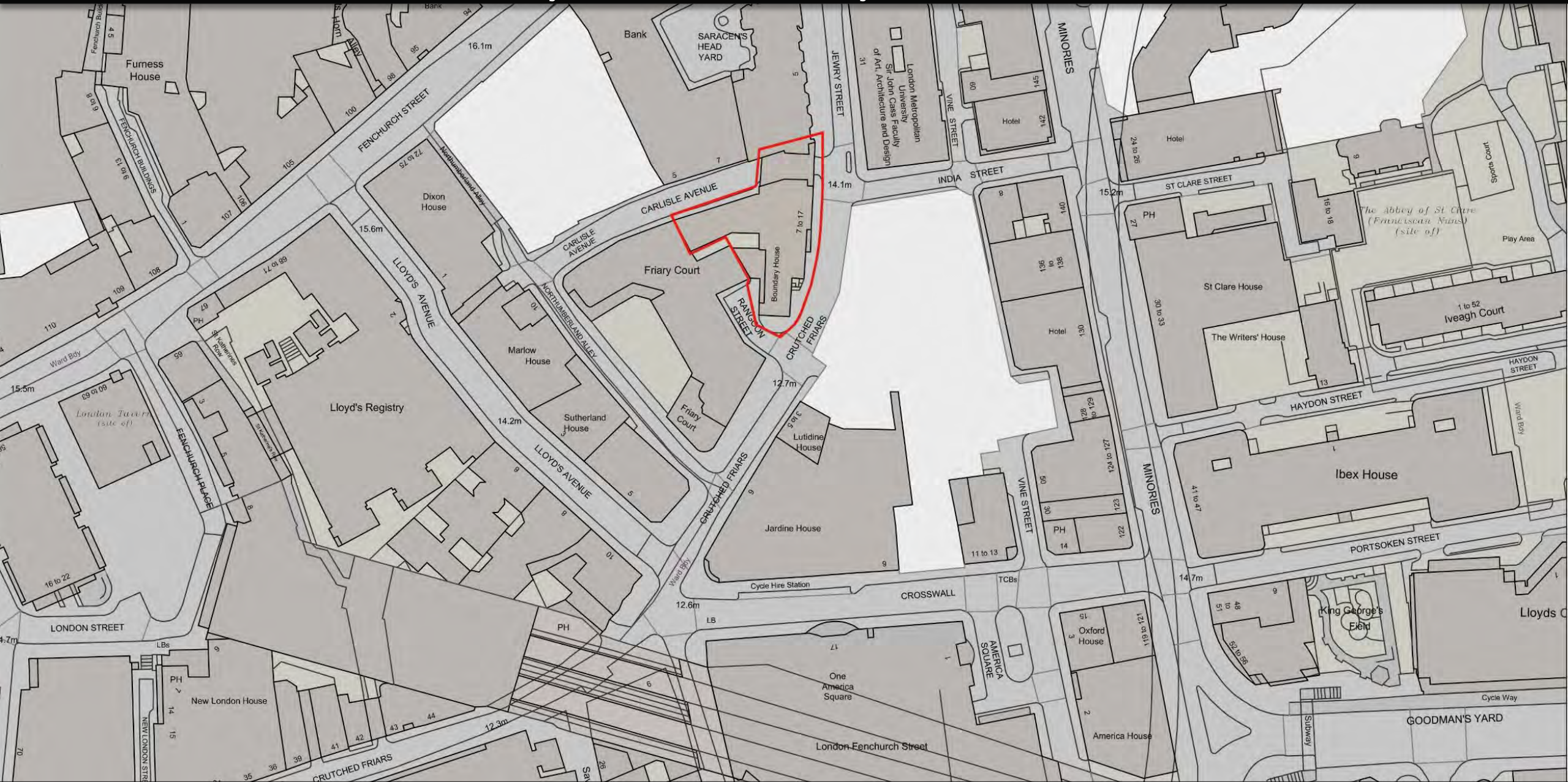
**Boundary House, 7-17 Jewry Street EC3N 2EX**

**Planning & Transportation Committee**

19<sup>th</sup> July 2022



# Boundary House, 7-17 Jewry Street EC3N 2EX



Site Plan





Existing photograph from Jewry Street



Existing photograph from Crutched Friars



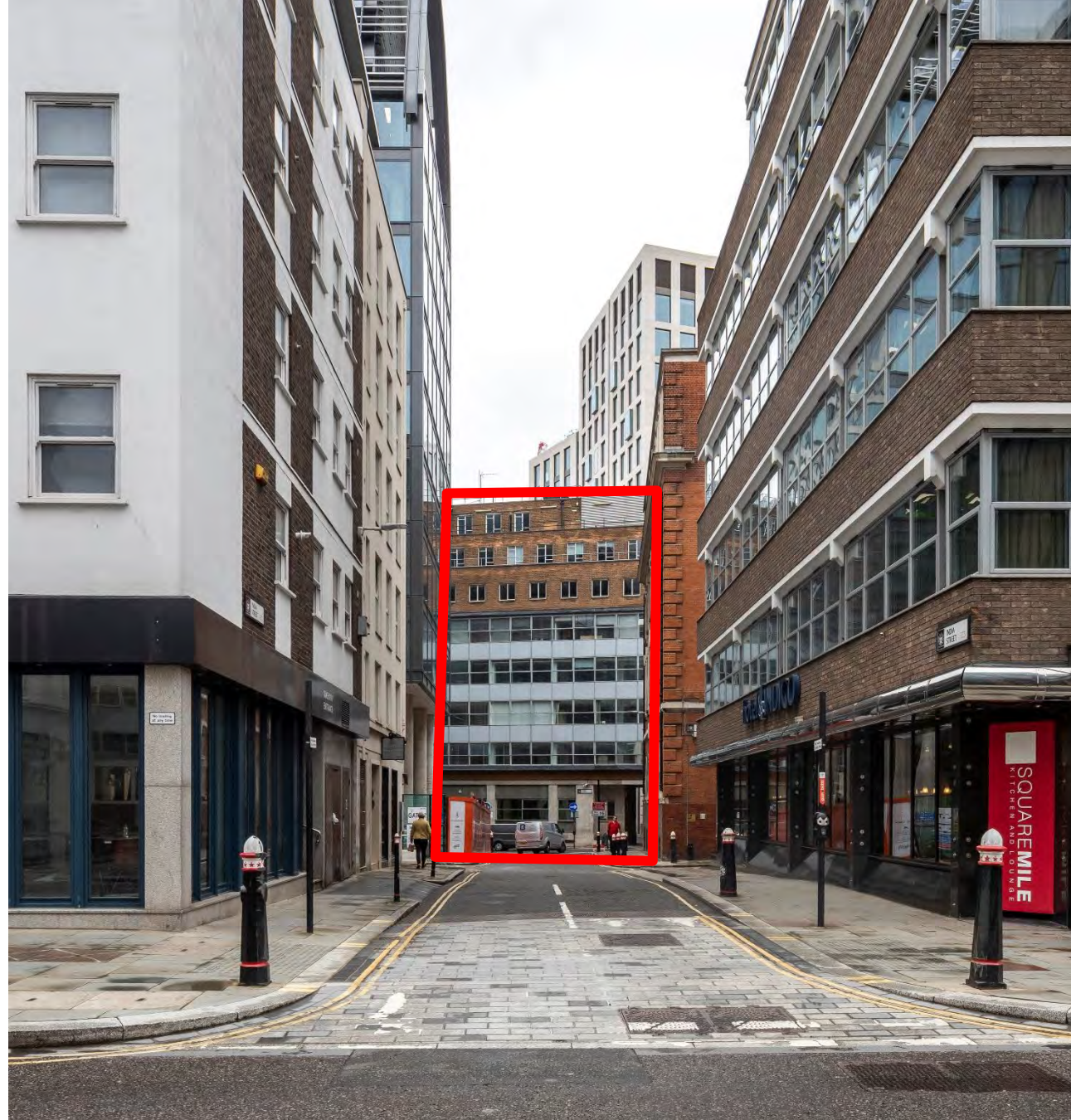


Existing photograph from Jewry Street



Existing photograph from Carlisle Avenue





**Existing Site Photograph – View from Minories**





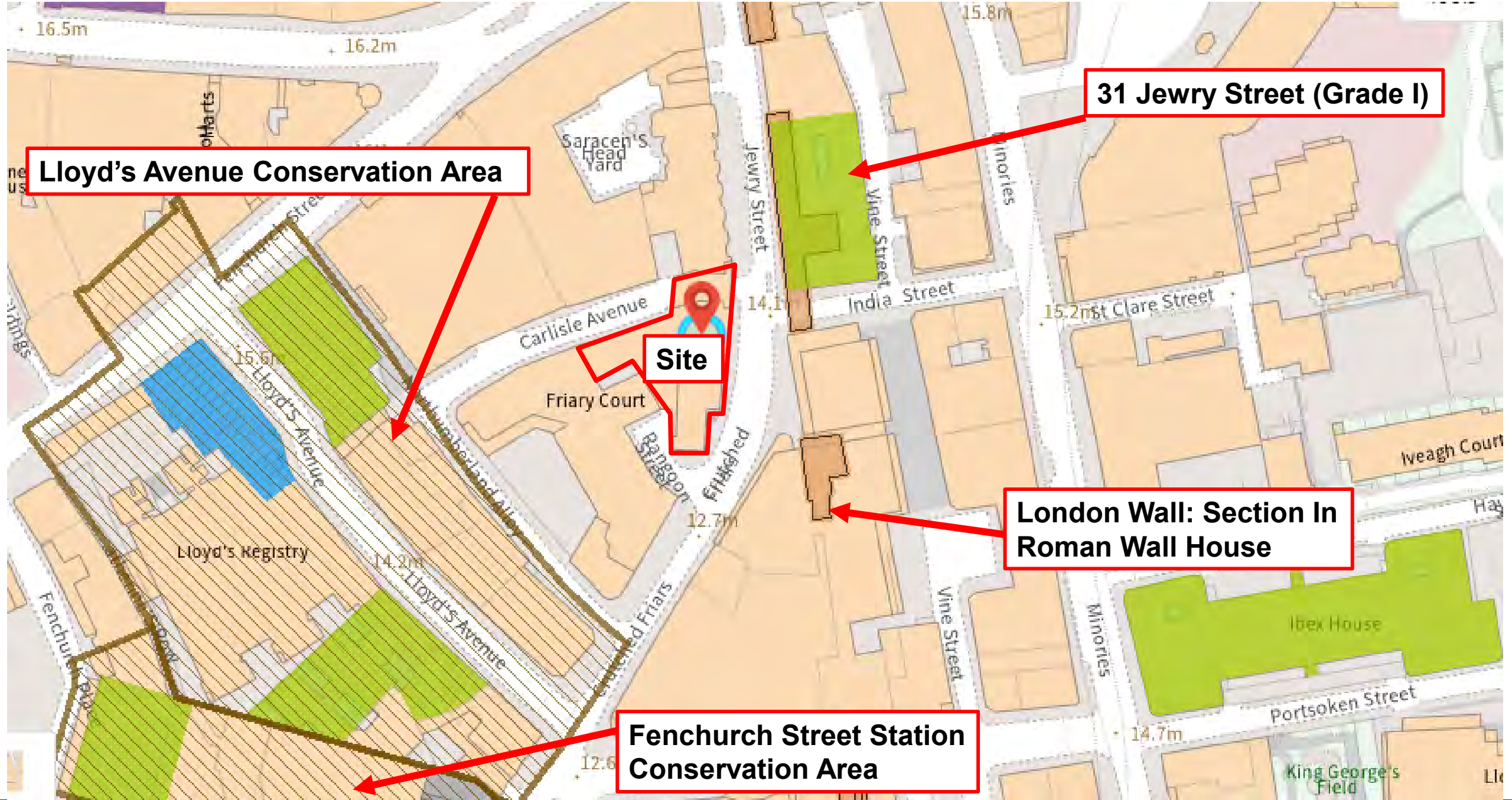
Aerial Photograph - Existing





Existing aerial views





**Lloyd's Avenue Conservation Area**

**31 Jewry Street (Grade I)**

**Site**

**London Wall: Section In Roman Wall House**

**Fenchurch Street Station Conservation Area**

Designated Heritage Assets in the vicinity of the Site





## Existing Ground Floor Plan





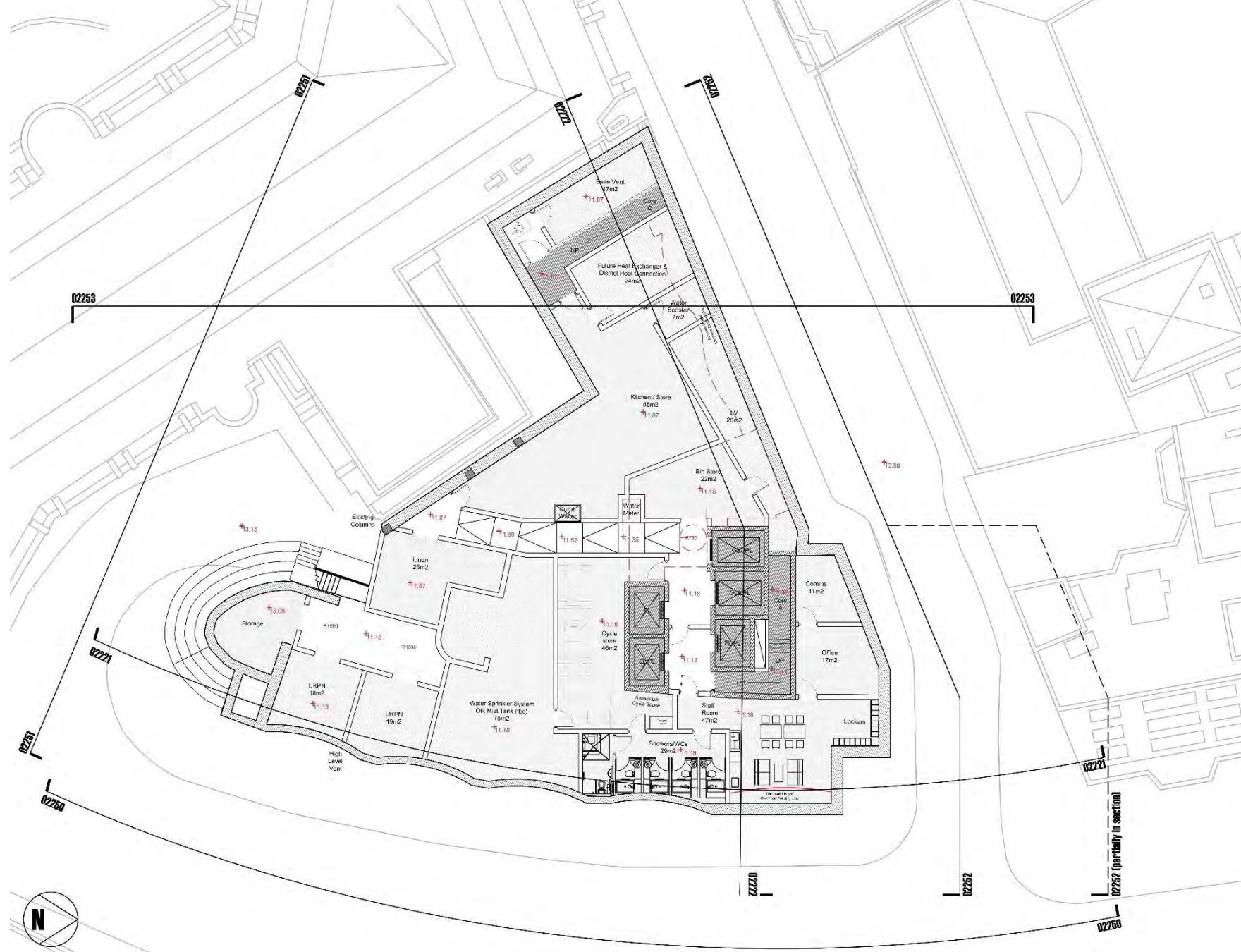
Proposed Ground Floor Plan





Existing Basement Plan





Proposed Basement Plan





Existing First Floor Plan









Existing Second Floor Plan





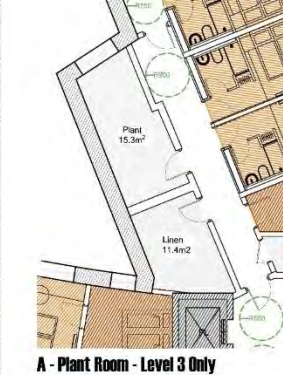
## Proposed Second Floor Plan





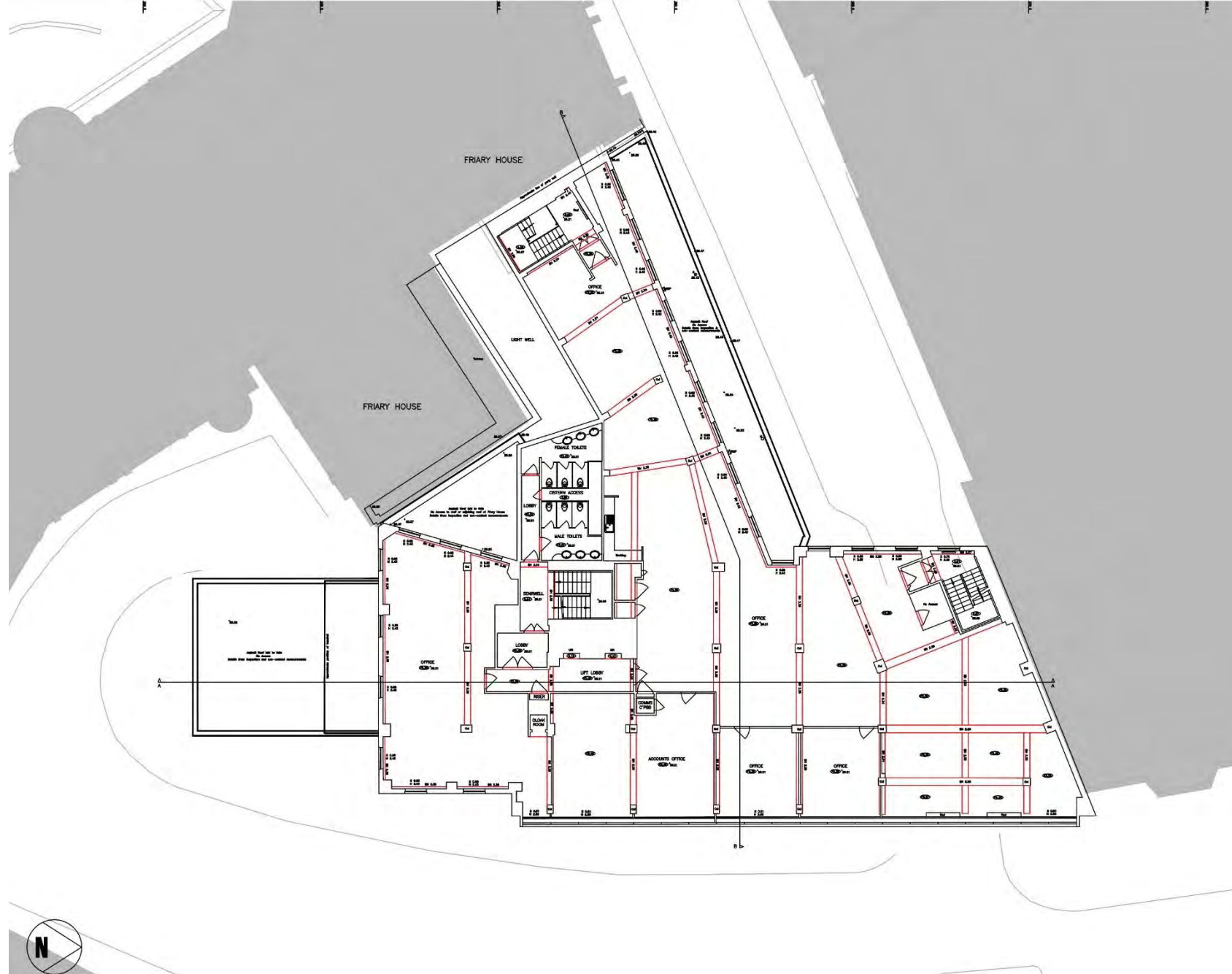
Existing Third Plan





**A - Plant Room - Level 3 Only**





Existing Fourth Floor Plan



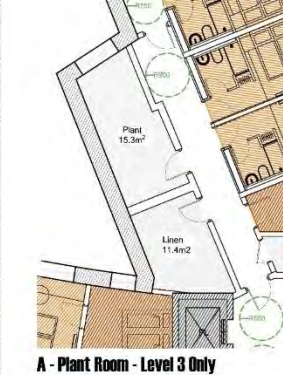






Existing Fifth Floor Plan





# Proposed Fifth Floor Plan





Existing Sixth Floor Plan





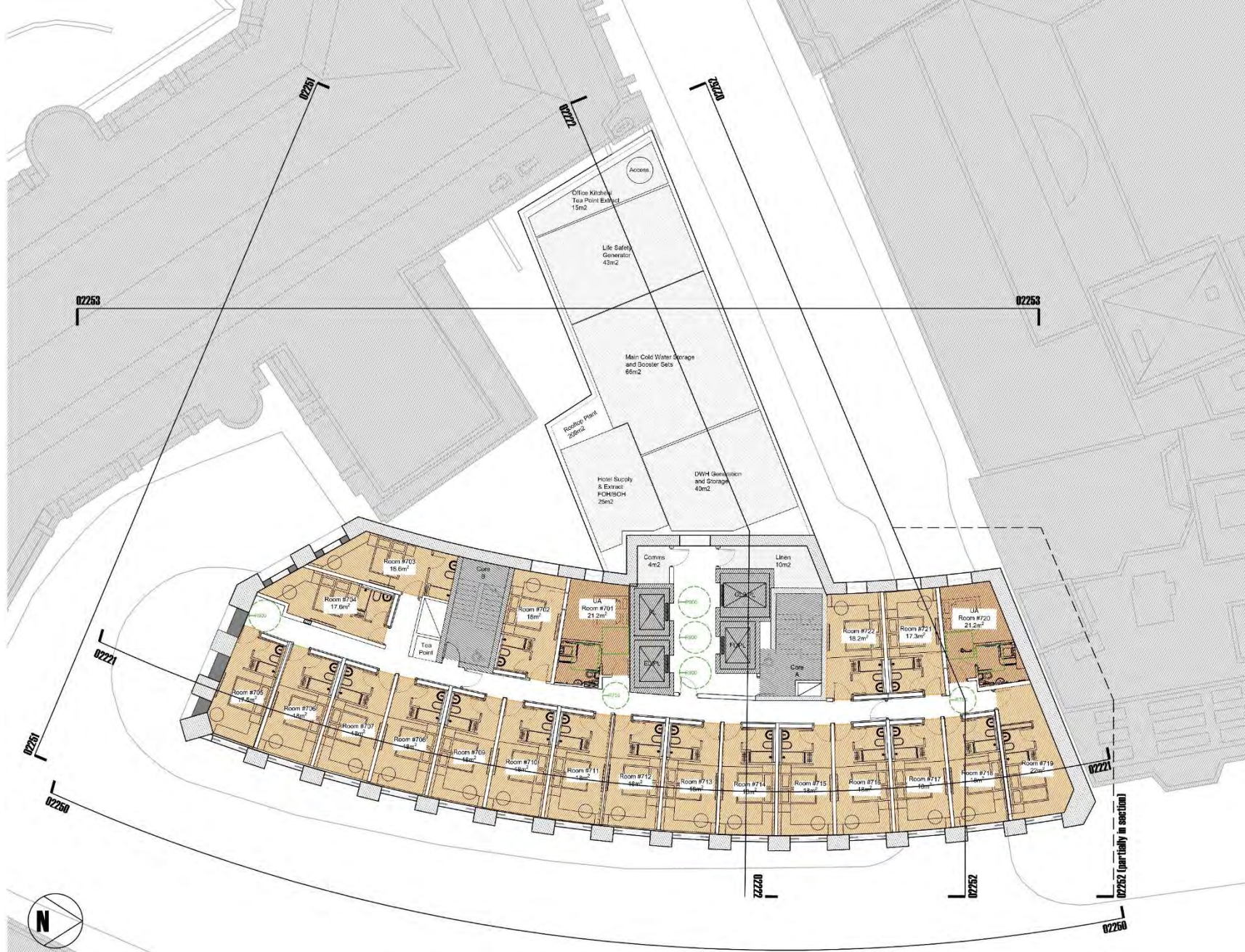
Proposed Sixth Floor Plan





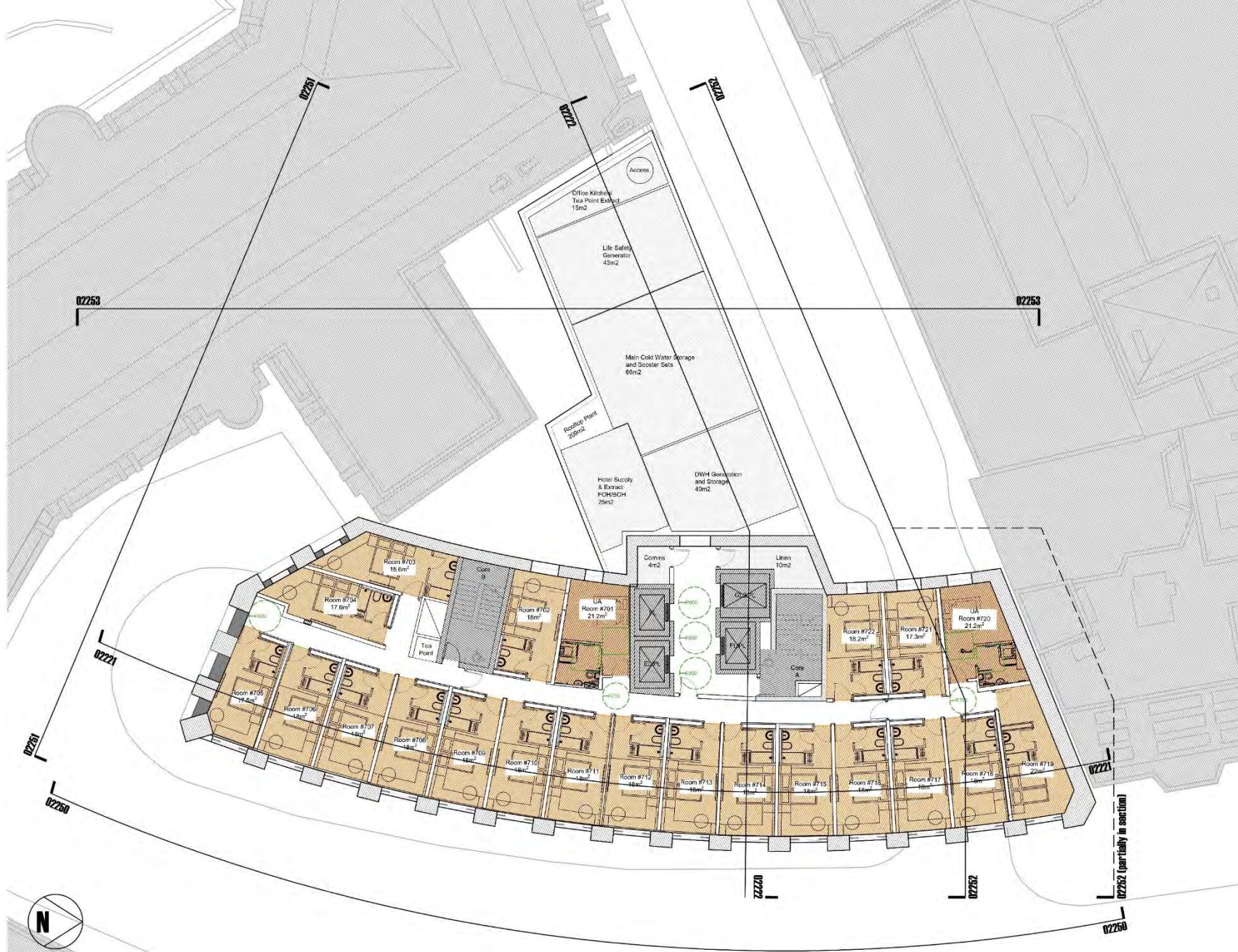
## Existing Seventh Floor Plan





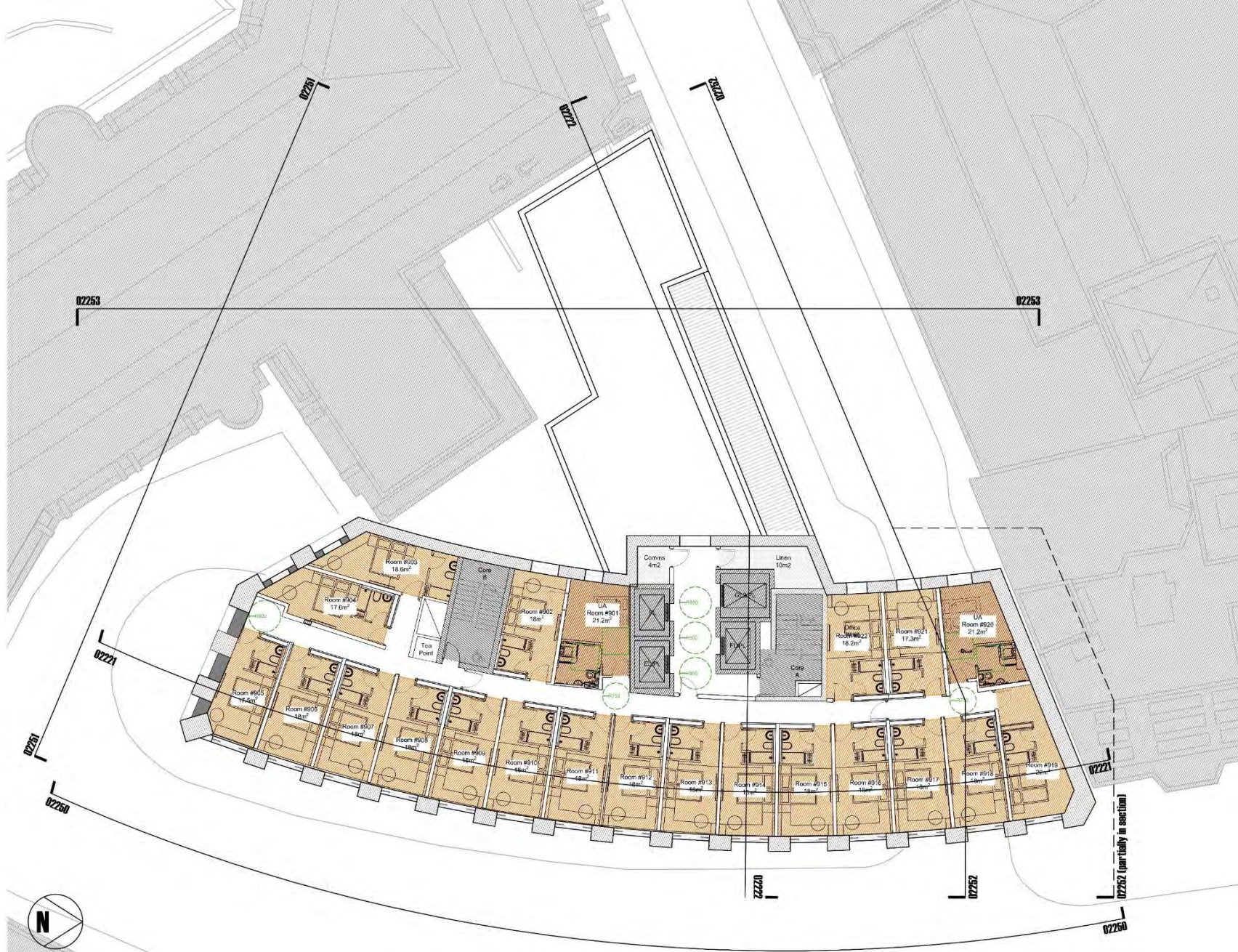
Proposed Seventh Floor Plan





Proposed Eight Floor Plan



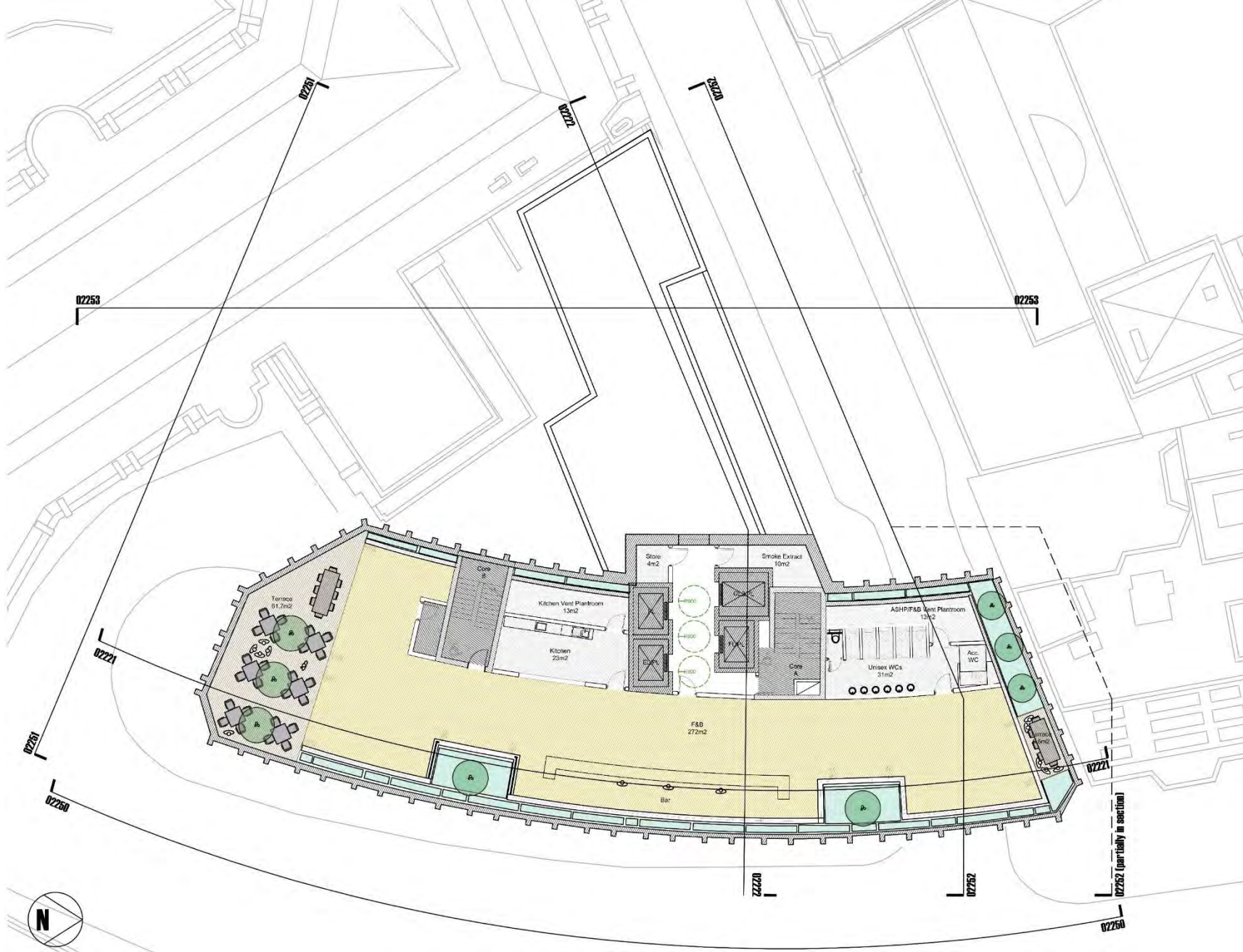


Proposed Ninth Floor Plan



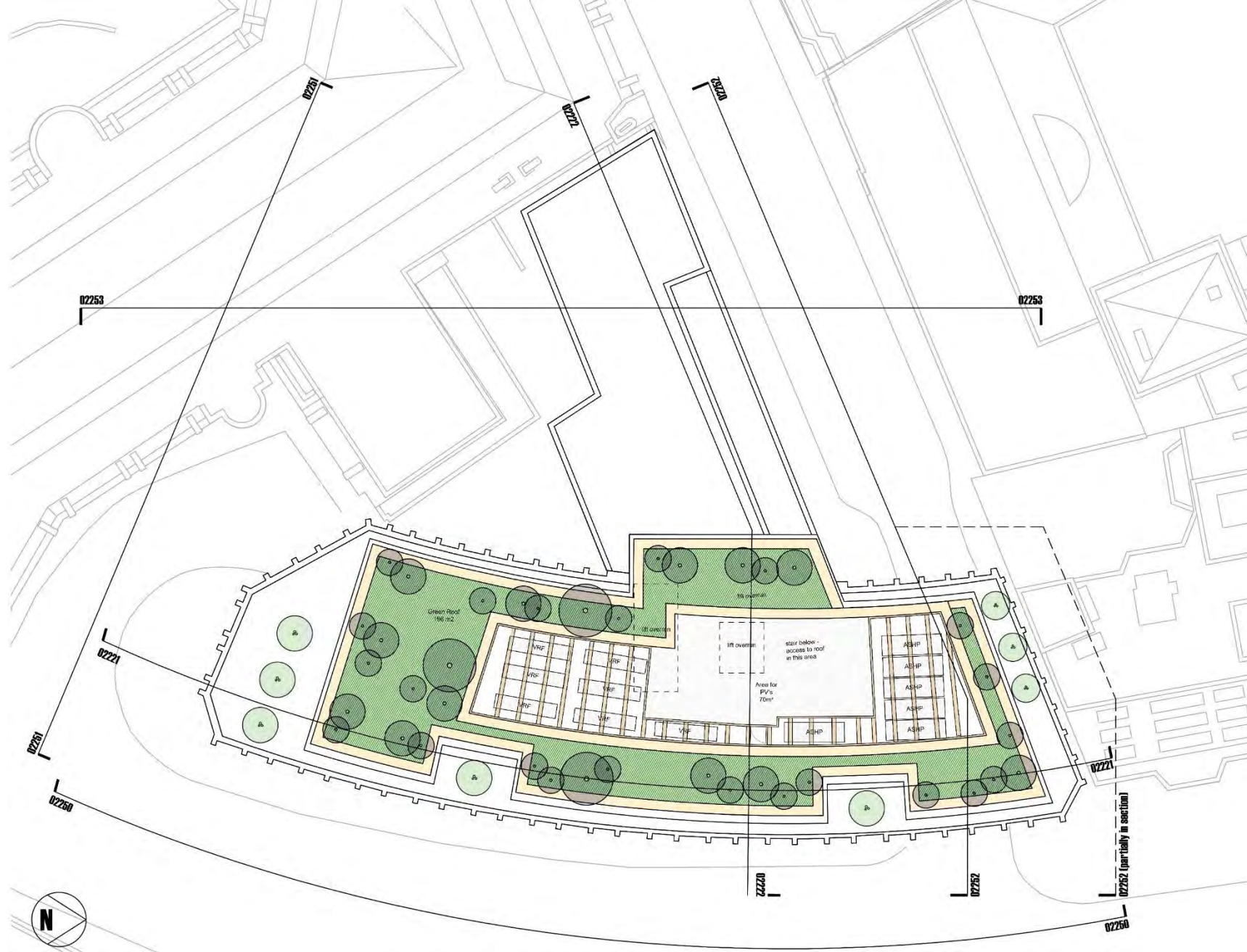






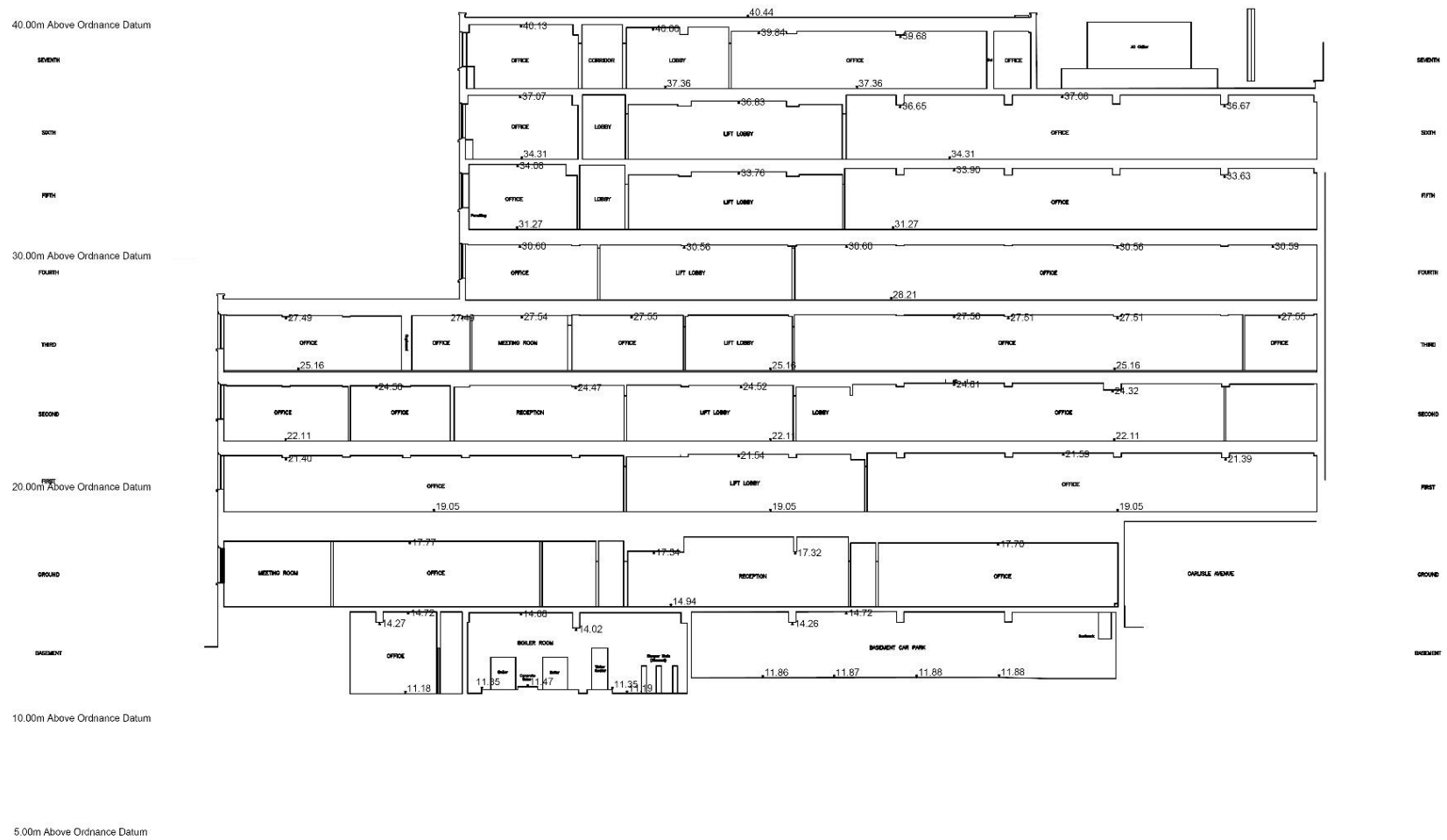
Proposed Fourteenth Floor Plan





Proposed Roof Plan

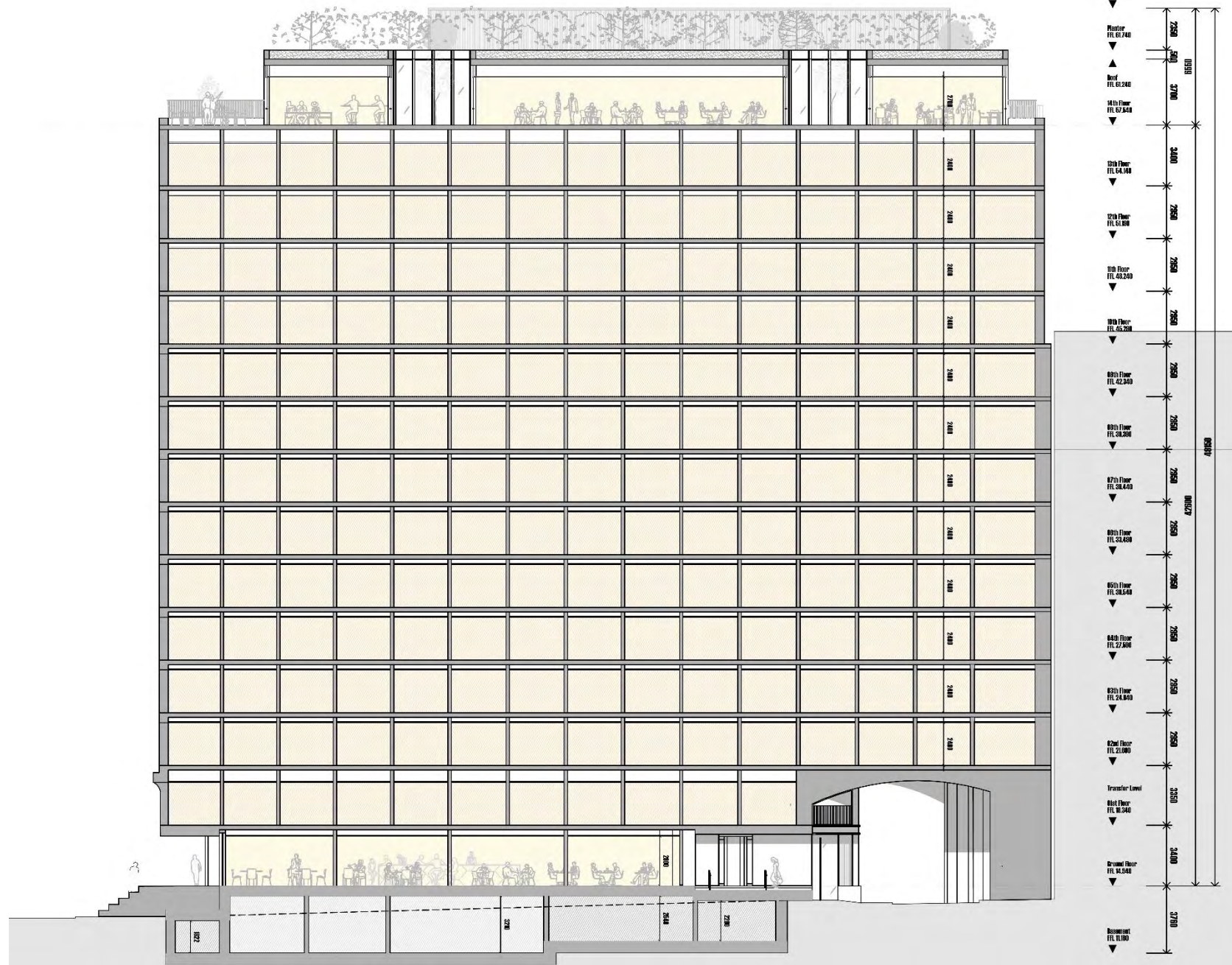




CROSS SECTION A-A

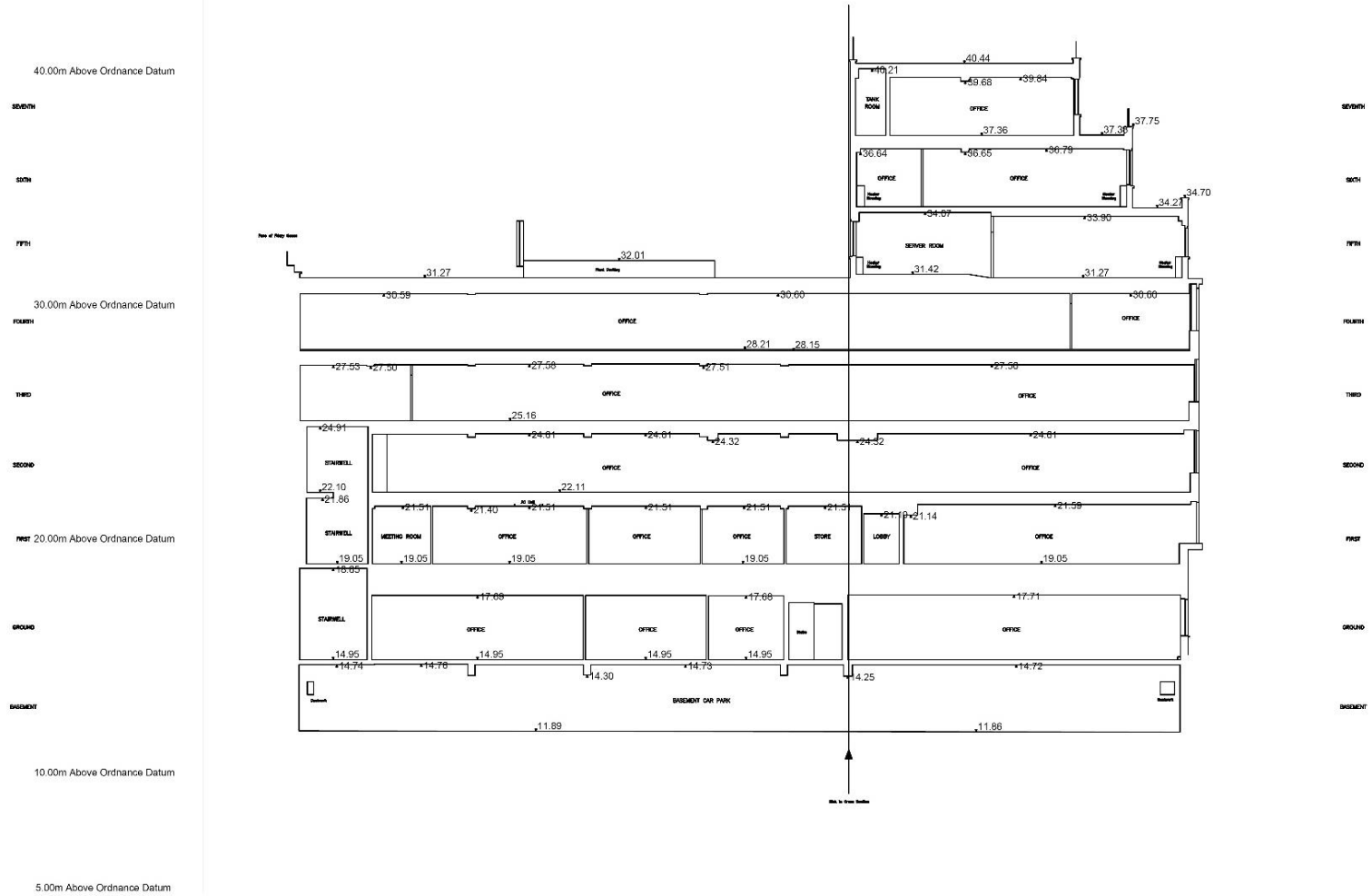
# Long Section – Existing Building





## Long Section – Proposed Building





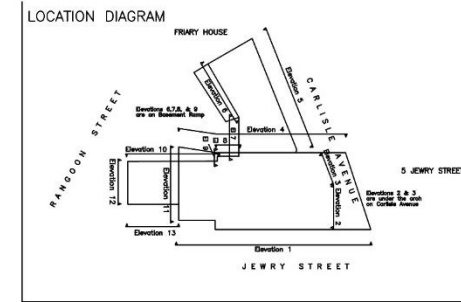
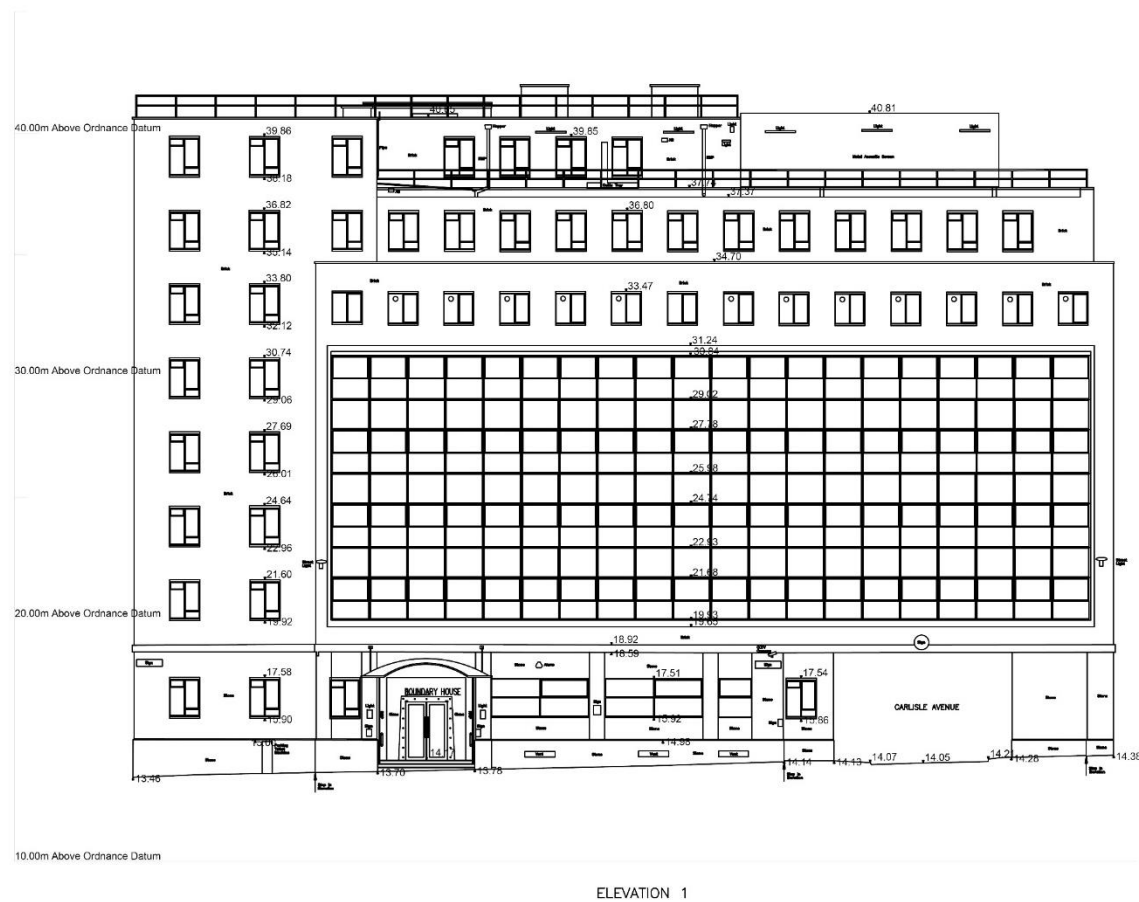
CROSS SECTION B-B

# Cross Section – Existing Building

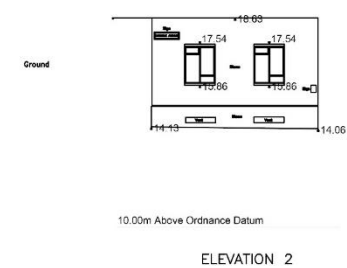








- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor



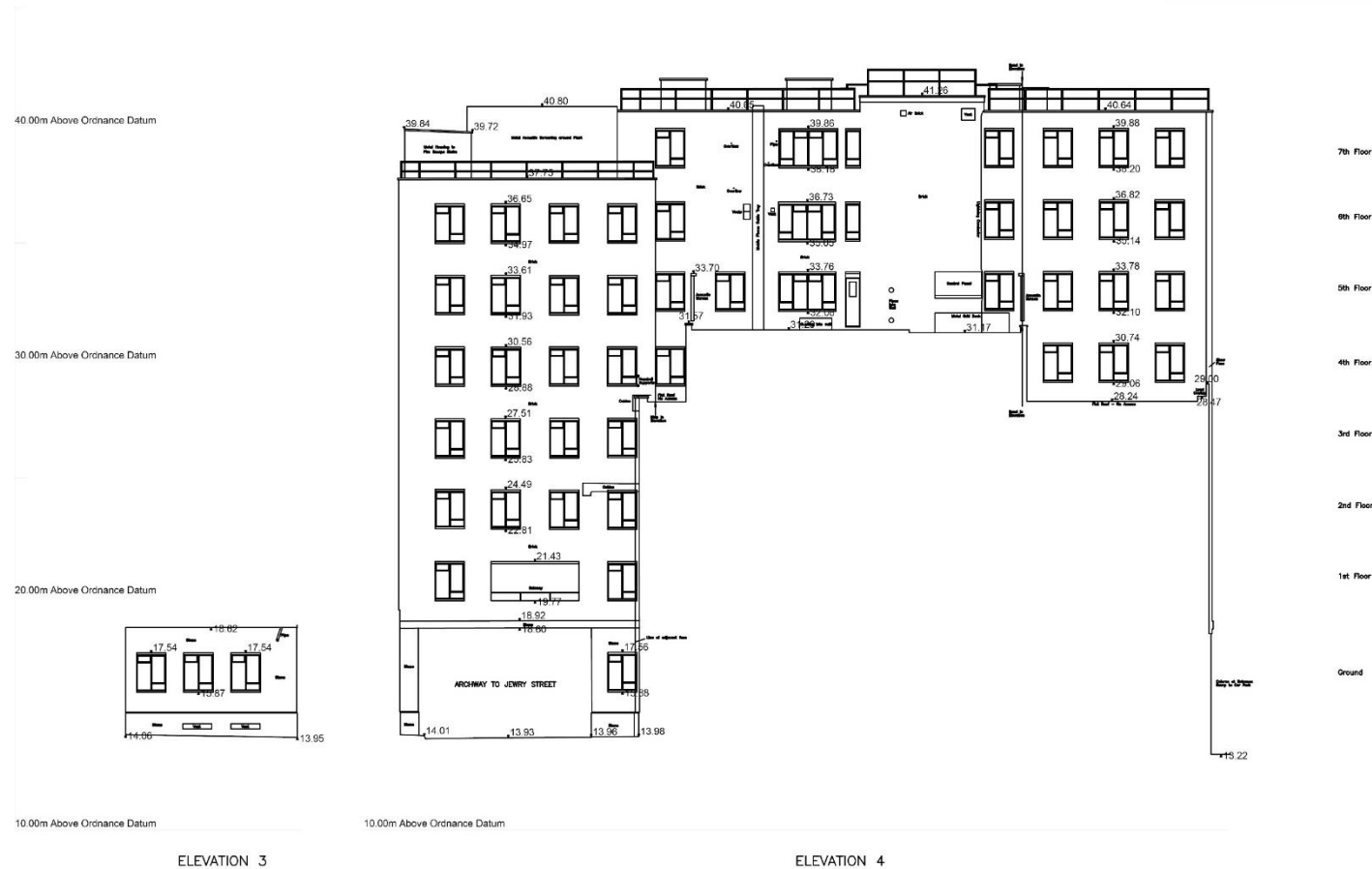
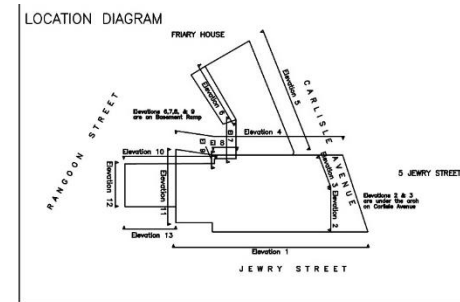
# Existing East Elevation





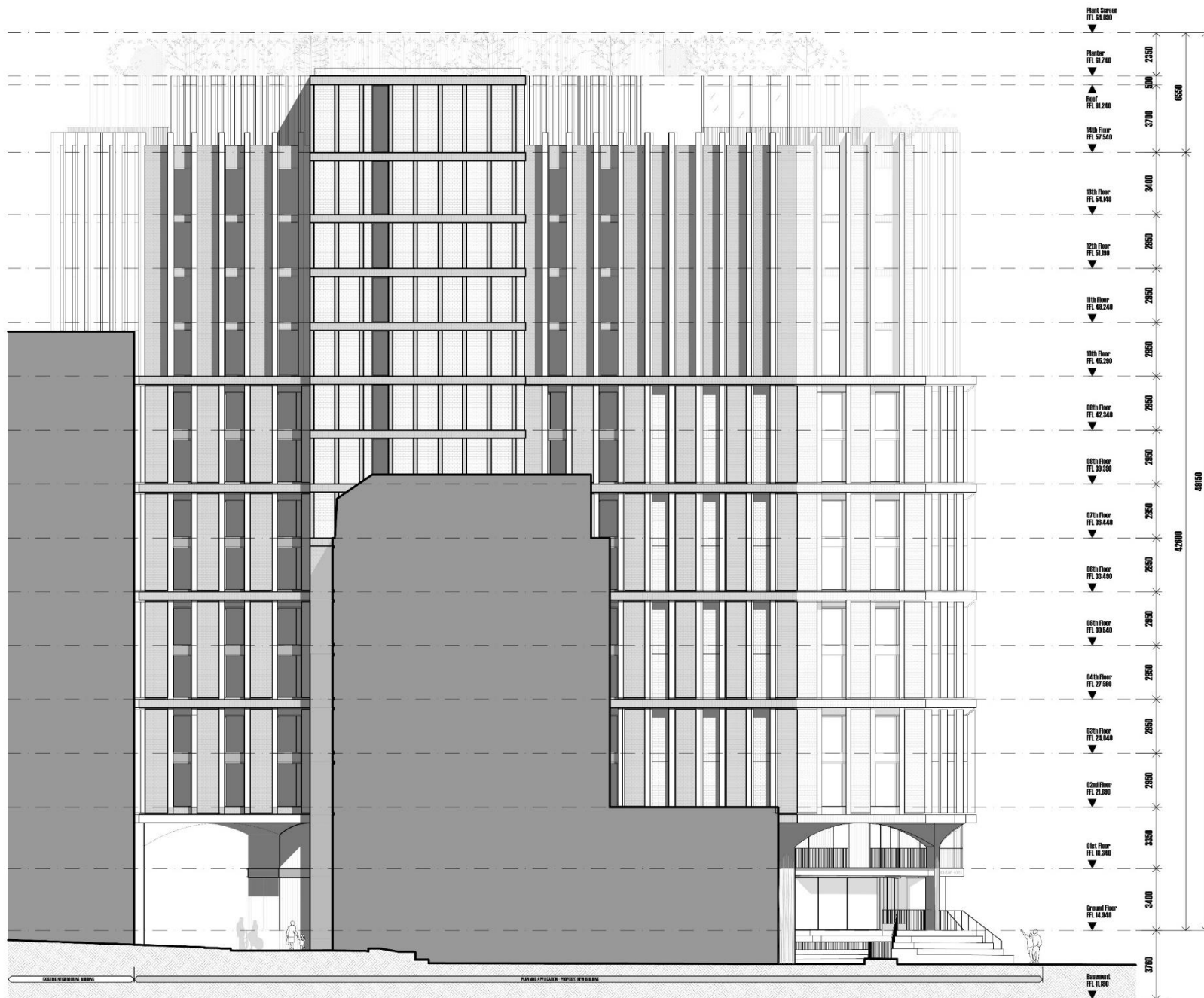
Proposed East Elevation





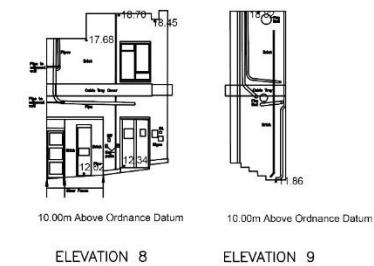
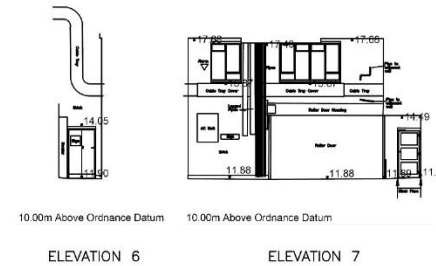
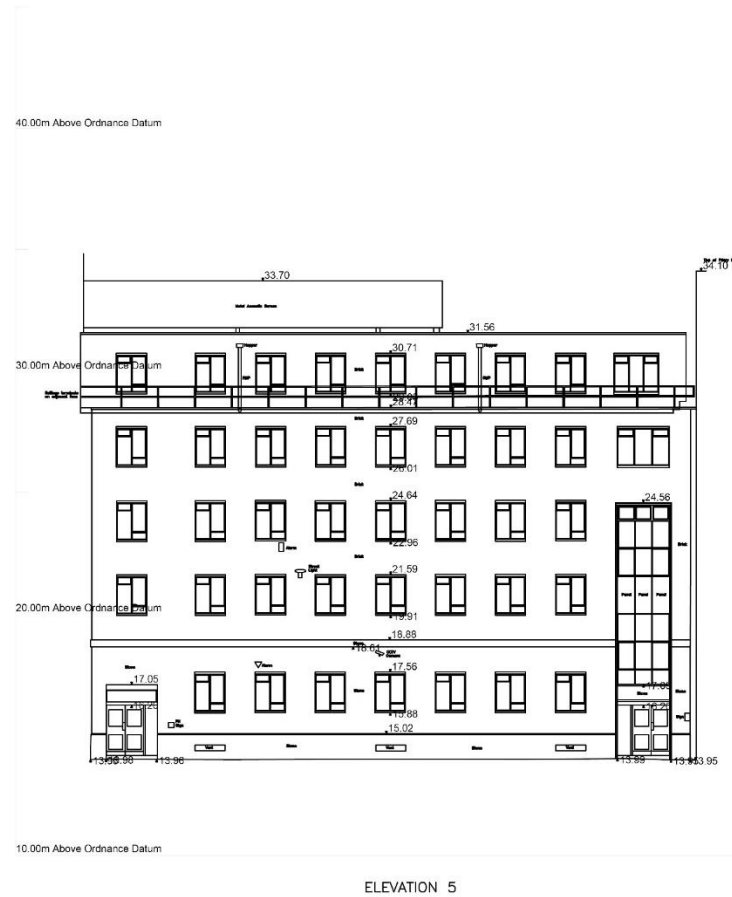
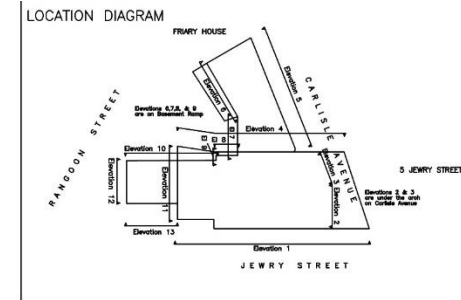
Existing West Elevation





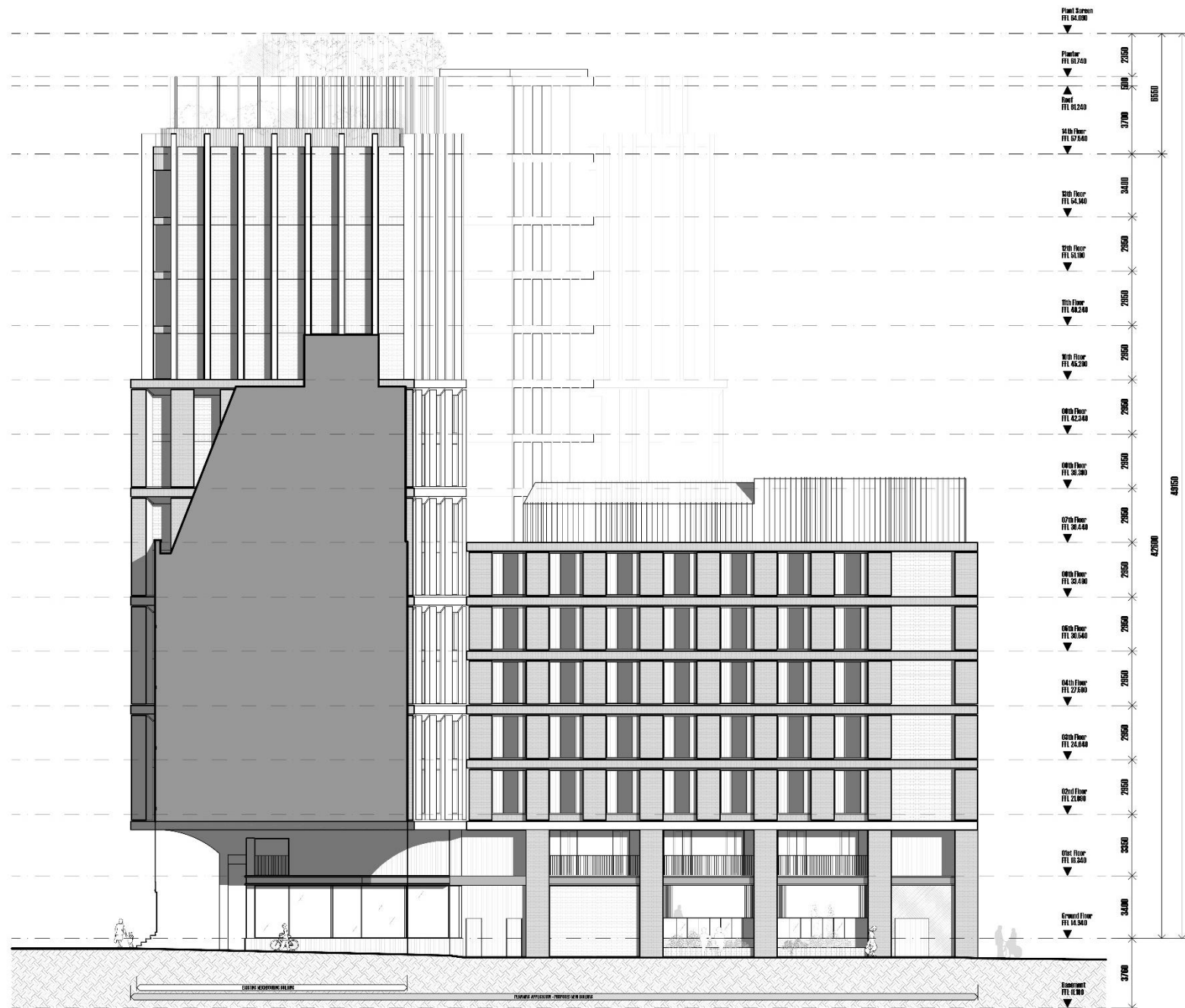
Proposed West Elevation



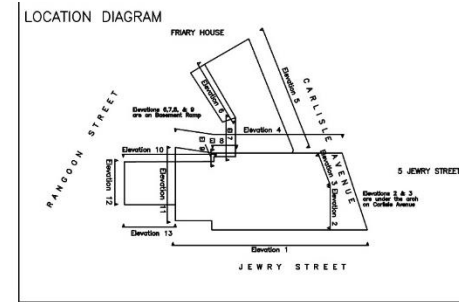


## Existing North Elevation





Proposed North Elevation



40.00m Above Ordnance Datum

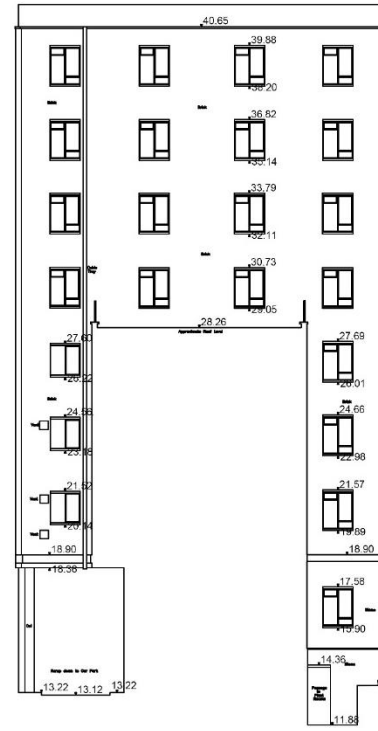
30.00m Above Ordnance Datum

20.00m Above Ordnance Datum

10.00m Above Ordnance Datum



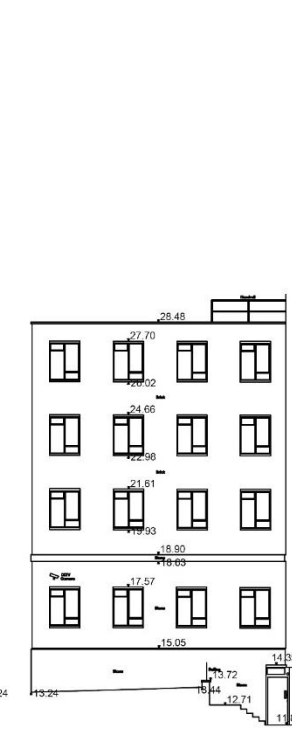
ELEVATION 10



ELEVATION 11



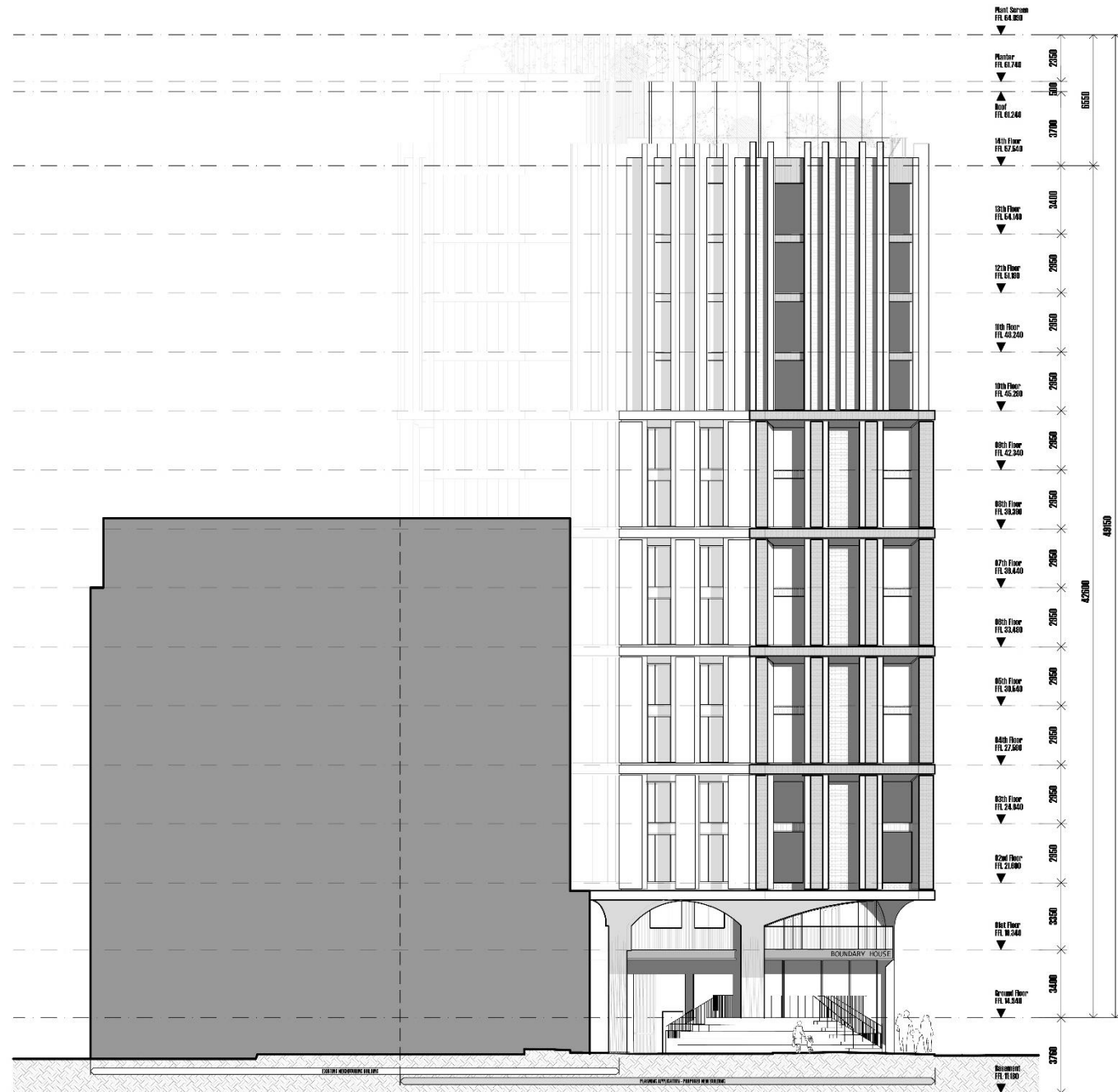
ELEVATION 12



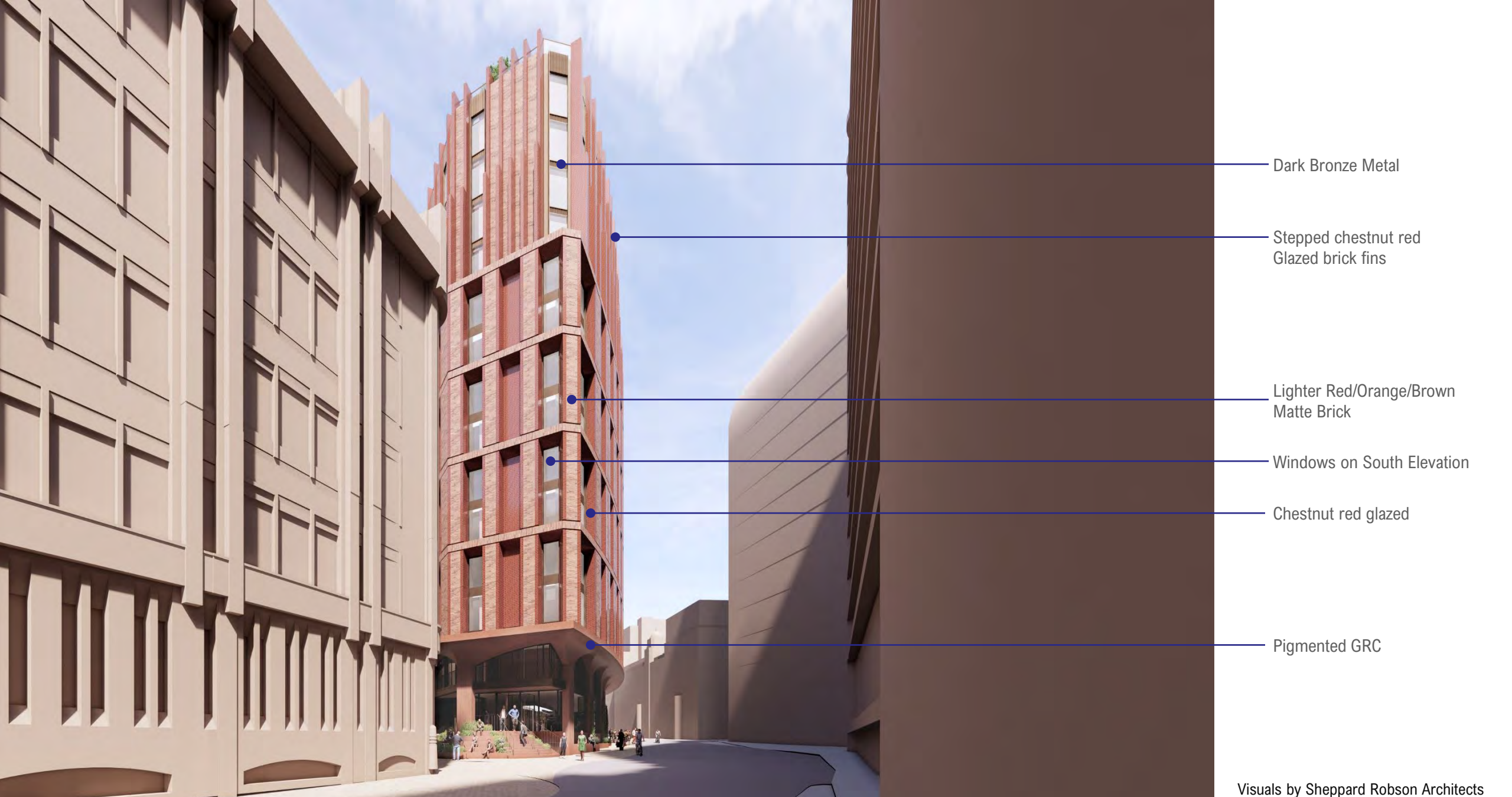
ELEVATION 13

Existing South Elevation





Proposed South Elevation



Dark Bronze Metal

Stepped chestnut red  
Glazed brick fins

Lighter Red/Orange/Brown  
Matte Brick

Windows on South Elevation

Chestnut red glazed

Pigmented GRC

Visuals by Sheppard Robson Architects

Overall Façade Articulation & Materiality Bay (illustrative view)





Overall Façade Articulation & Materiality Bay (illustrative view)





Glass Balustrade

Stepped Upper Fins

Red Chestnut glazed brick

Lighter Red/Orange/Brown  
Matte Brick

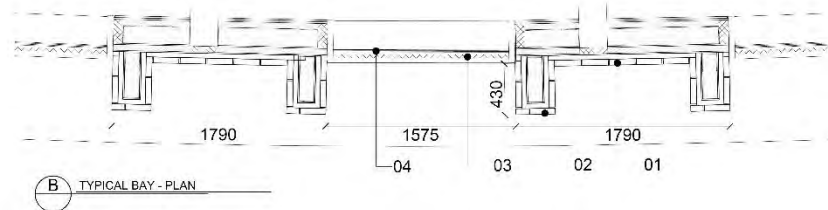
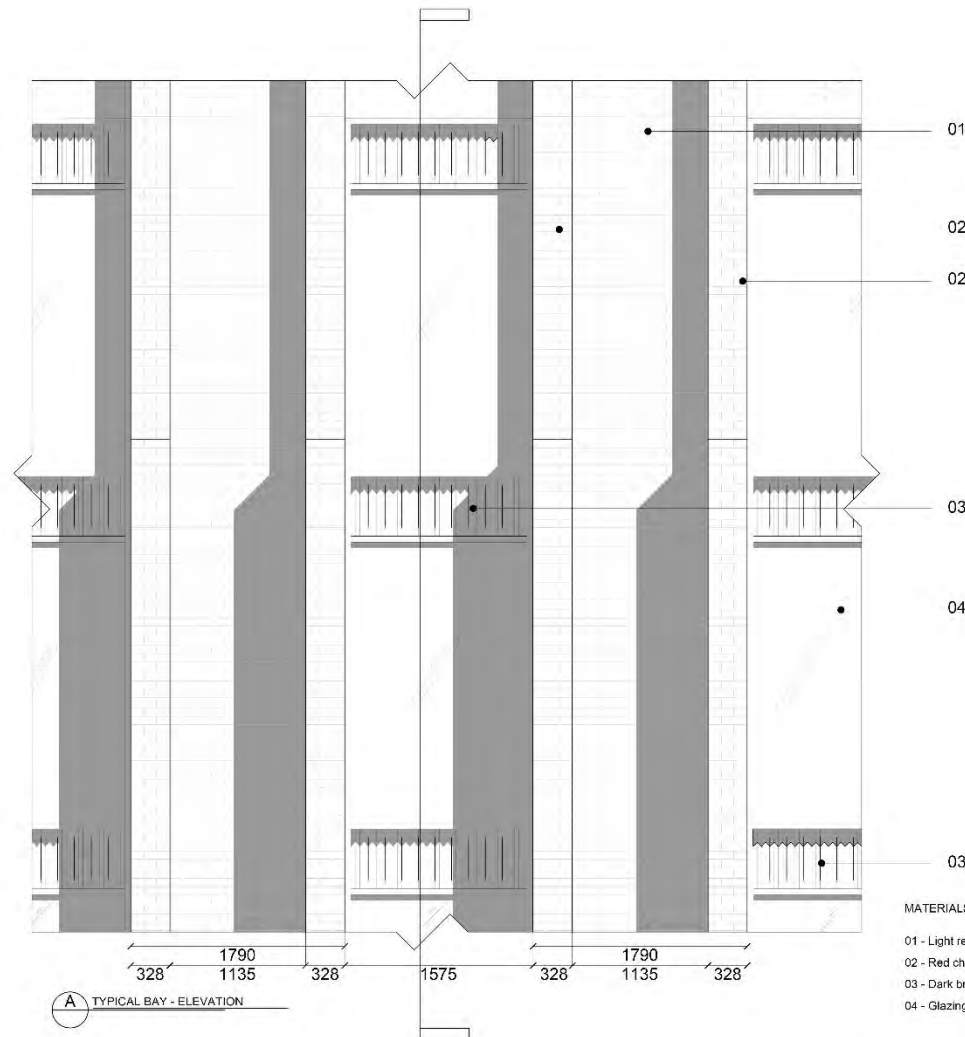
Dark bronze metal

Glazed brick piers/ fins brought  
down the building

Visuals by Sheppard Robson Architects

Façade Articulation & Materiality Detail – Top Bay (illustrative view)





#### MATERIALS KEY:

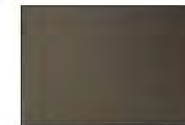
- 01 - Light red / orange / brown matte brick
- 02 - Red chestnut glazed brick
- 03 - Dark bronze PPC profile metal vent screen
- 04 - Glazing



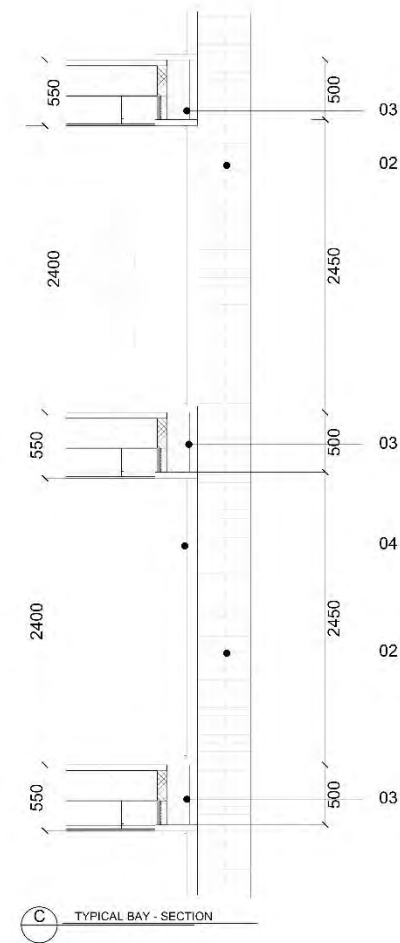
01. Matte Brick Exemplar:  
S. Anselmo Irlanda Bruciato Selmo  
Half thin brick  
Mortar joints: Flush, RAL1001,  
Bond: Running bond  
Coursing: Sailor & Running  
Substrate support TSD  
Brick Size: Standard UK



02. Glazed Brick Exemplar:  
S. Anselmo Glazed Marrone  
Half thin brick  
Mortar joints: Flush RAL6022  
Bond: Running bond  
Coursing: Sailor & Running  
Substrate support TSD  
Brick Size: Standard UK



03. Metal Detailing, Windows and  
Vents to be PPC: Dark Bronze



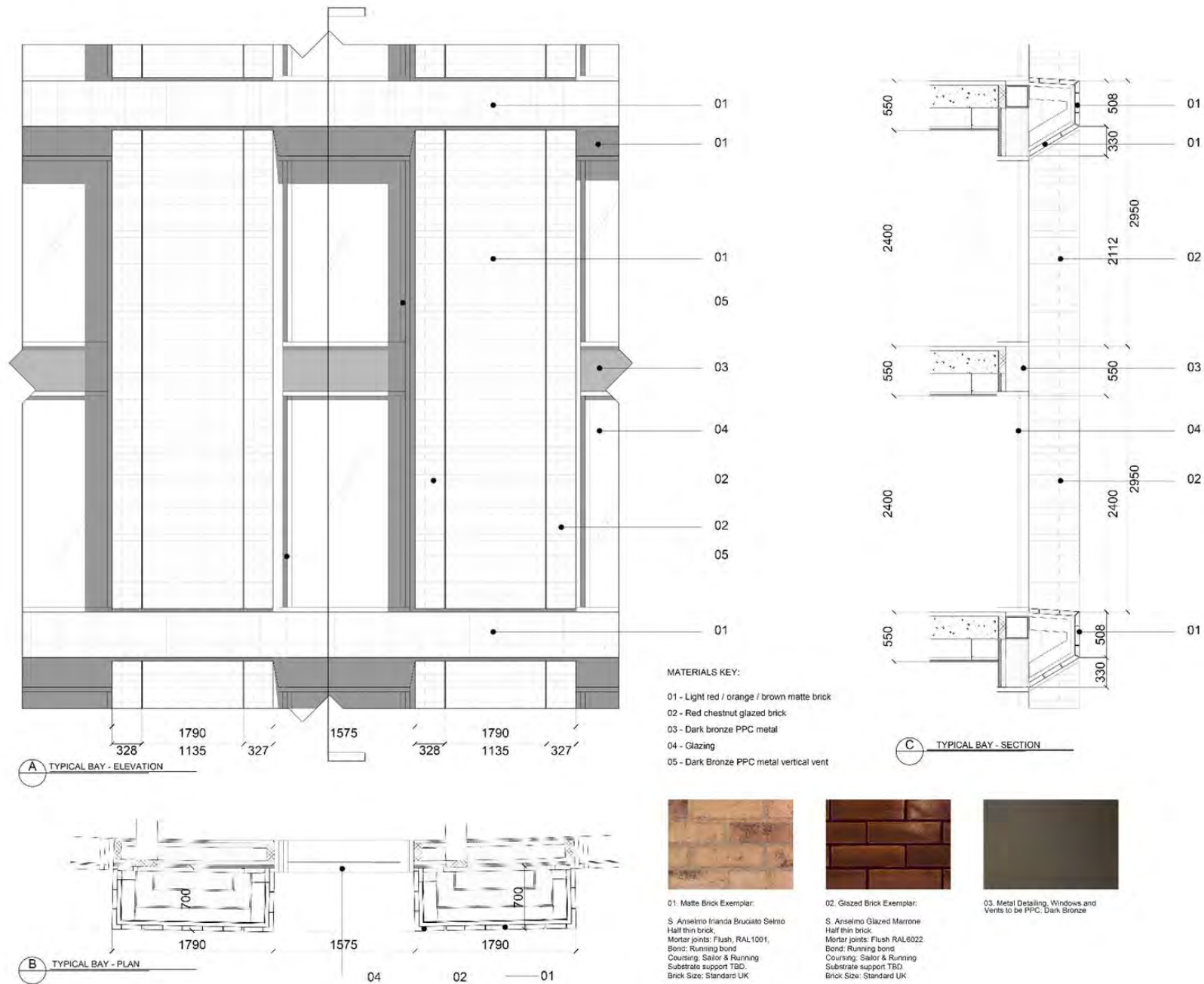




Visuals by Sheppard Robson Architects

Façade Articulation & Materiality Detail – Middle Bay (illustrative view)





## Façade Bay Study – Middle Bay



Glazed brick piers/ fins brought down the building

Pigmented GRC

Dark bronze metal

Soft Lighting

Textured Pigmented GRC

Pigmented concrete seating with potential striation patterns on the face. Planters integrated within.

Visuals by Sheppard Robson Architects

Façade Articulation & Materiality Detail – Base Bay (illustrative view)





Glazed brick piers/ fins brought down the building

Pigmented GRC

Dark bronze metal

Soft Lighting

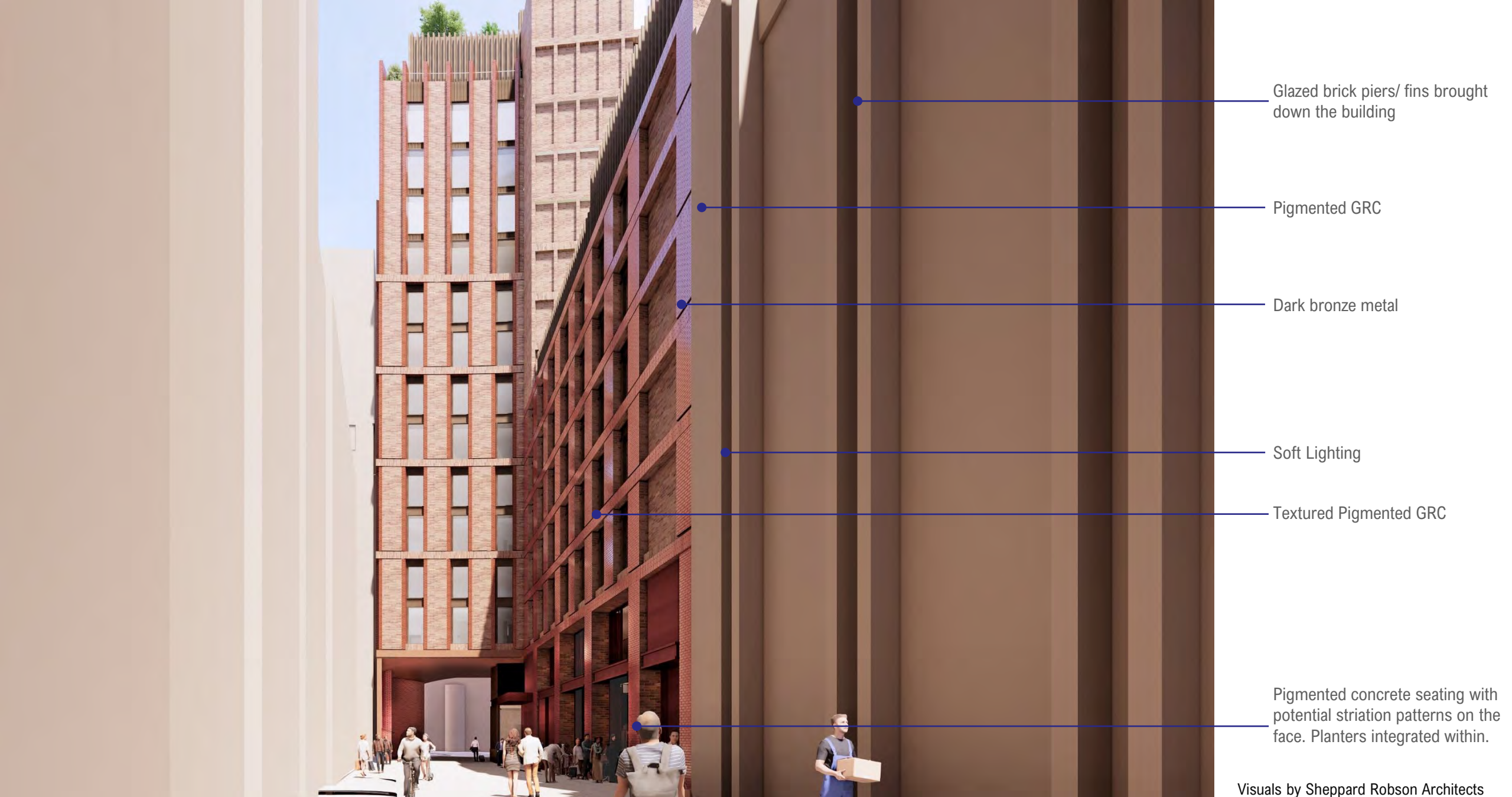
Textured Pigmented GRC

Pigmented concrete seating with potential striation patterns on the face. Planters integrated within.

Visuals by Sheppard Robson Architects

Façade Articulation & Materiality Detail – Base Bay (illustrative view)





Glazed brick piers/ fins brought down the building

Pigmented GRC

Dark bronze metal

Soft Lighting

Textured Pigmented GRC

Pigmented concrete seating with potential striation patterns on the face. Planters integrated within.

Visuals by Sheppard Robson Architects

Overall Façade Articulation & Materiality – Carlisle Avenue Bay (illustrative view)





Lighter Red/Orange/Brown  
Matte Brick in reveals

Chestnut red brick

Dark bronze metal

Red metal

Canopy

Red glazed brick

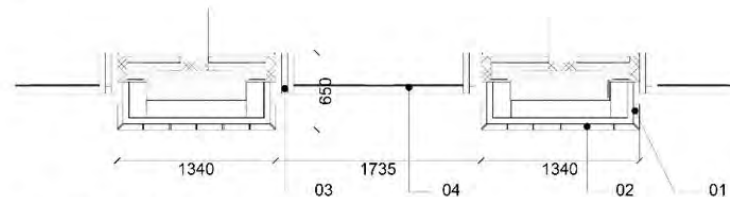
Visuals by Sheppard Robson Architects

Façade Articulation & Materiality Detail – Carlisle Avenue Bay (illustrative view)





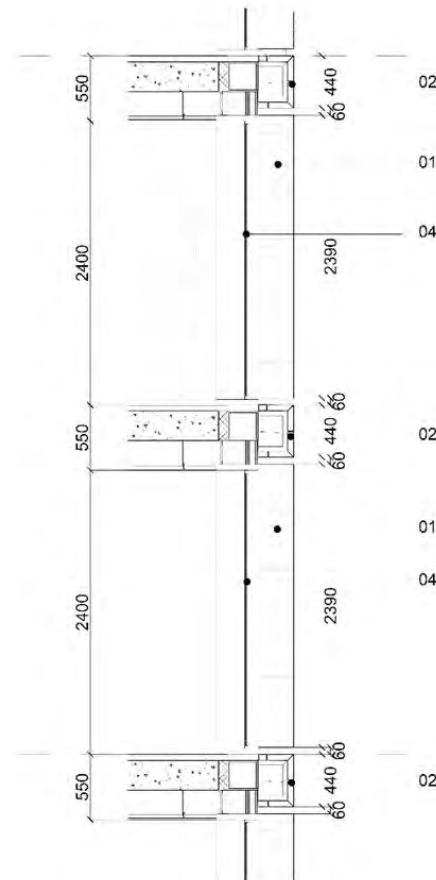
**A** TYPICAL BAY - ELEVATION



**B** TYPICAL BAY - PLAN

**MATERIALS KEY:**

- 01 - Light red / orange / brown matte brick
- 02 - Red glazed brick
- 03 - Dark Bronze PPC metal vertical vent
- 04 - Glazing



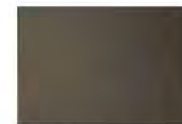
**C** TYPICAL BAY - SECTION



01. Matte Brick Exemplar:  
S. Anselmo Irlanda Brucato Seimo  
Half thin brick,  
Mortar joints: Flush, RAL1001,  
Bond: Running bond  
Coursing: Saker & Running  
Substrate support TBD,  
Brick Size: Standard UK



02. Glazed Brick Exemplar:  
S. Anselmo Glazed Rosso  
Half thin brick,  
Mortar joints: Flush RAL0022  
Bond: Running bond  
Coursing: Saker & Running  
Substrate support TBD,  
Brick Size: Standard UK



03. Metal Detailing, Windows and  
Vents to be PPC Dark Bronze



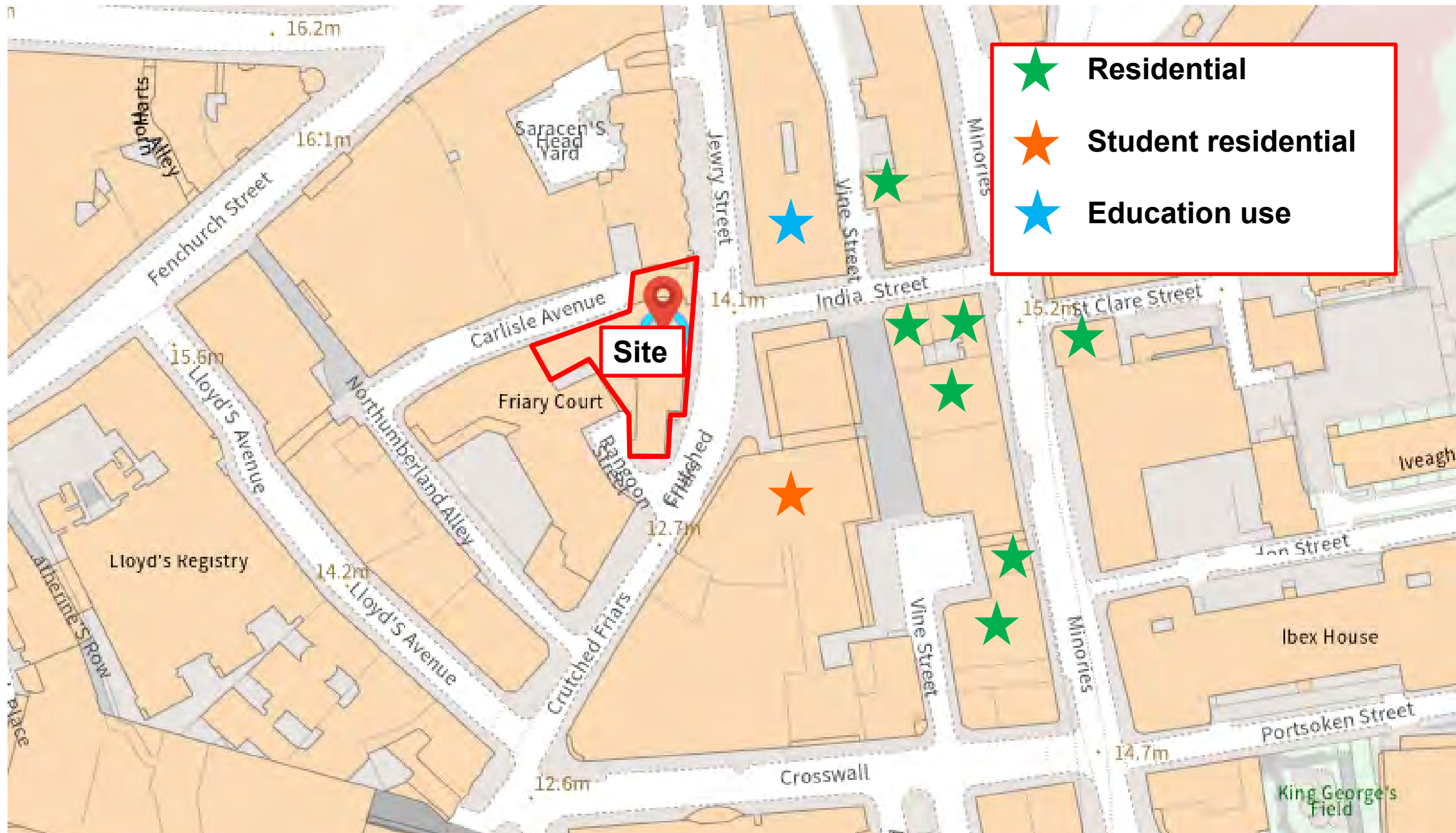


Queen's Walk LVMF View (25A.1) – Existing photograph

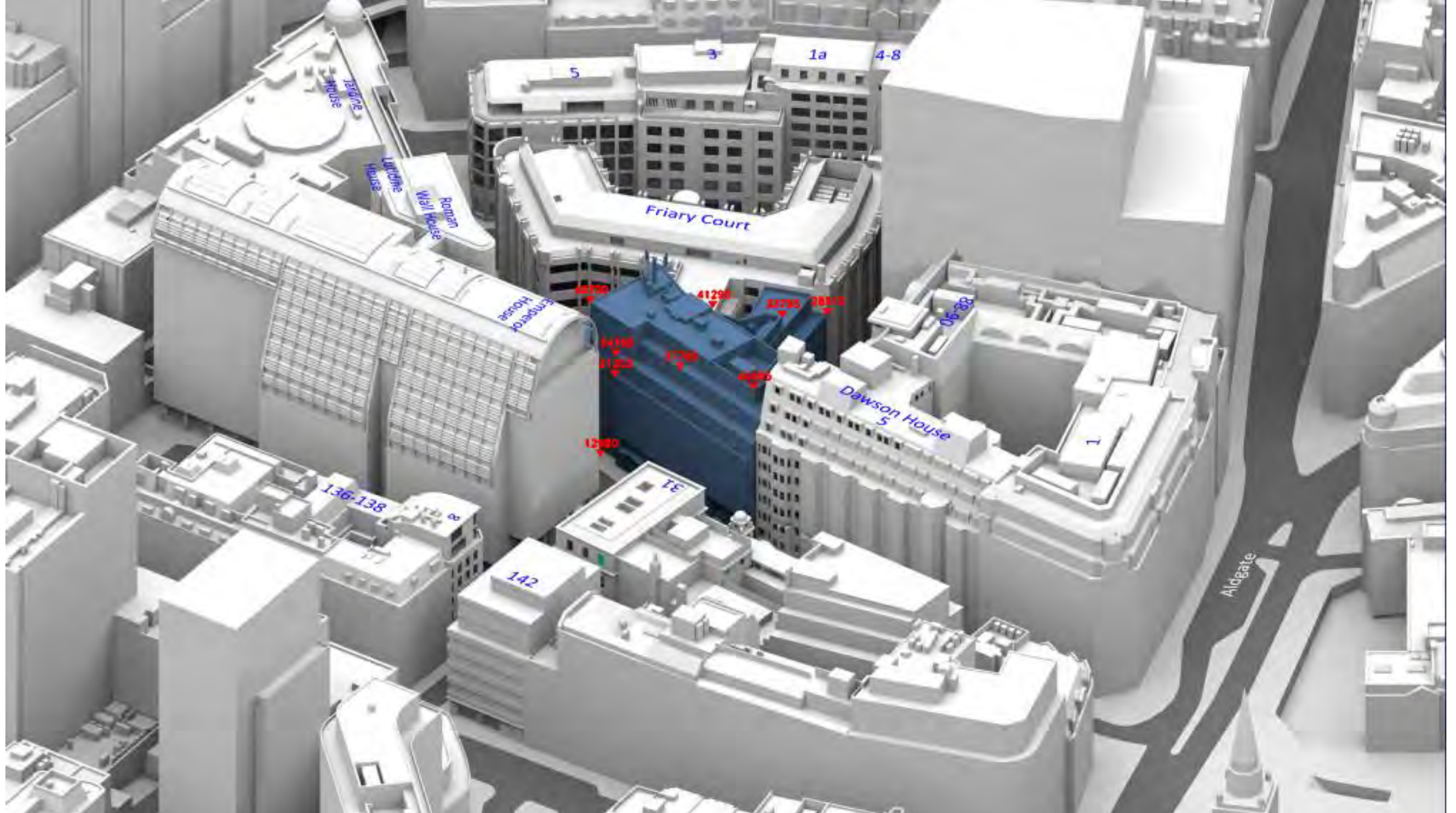


Queen's Walk LVMF View (25A.1) – Proposed verified view



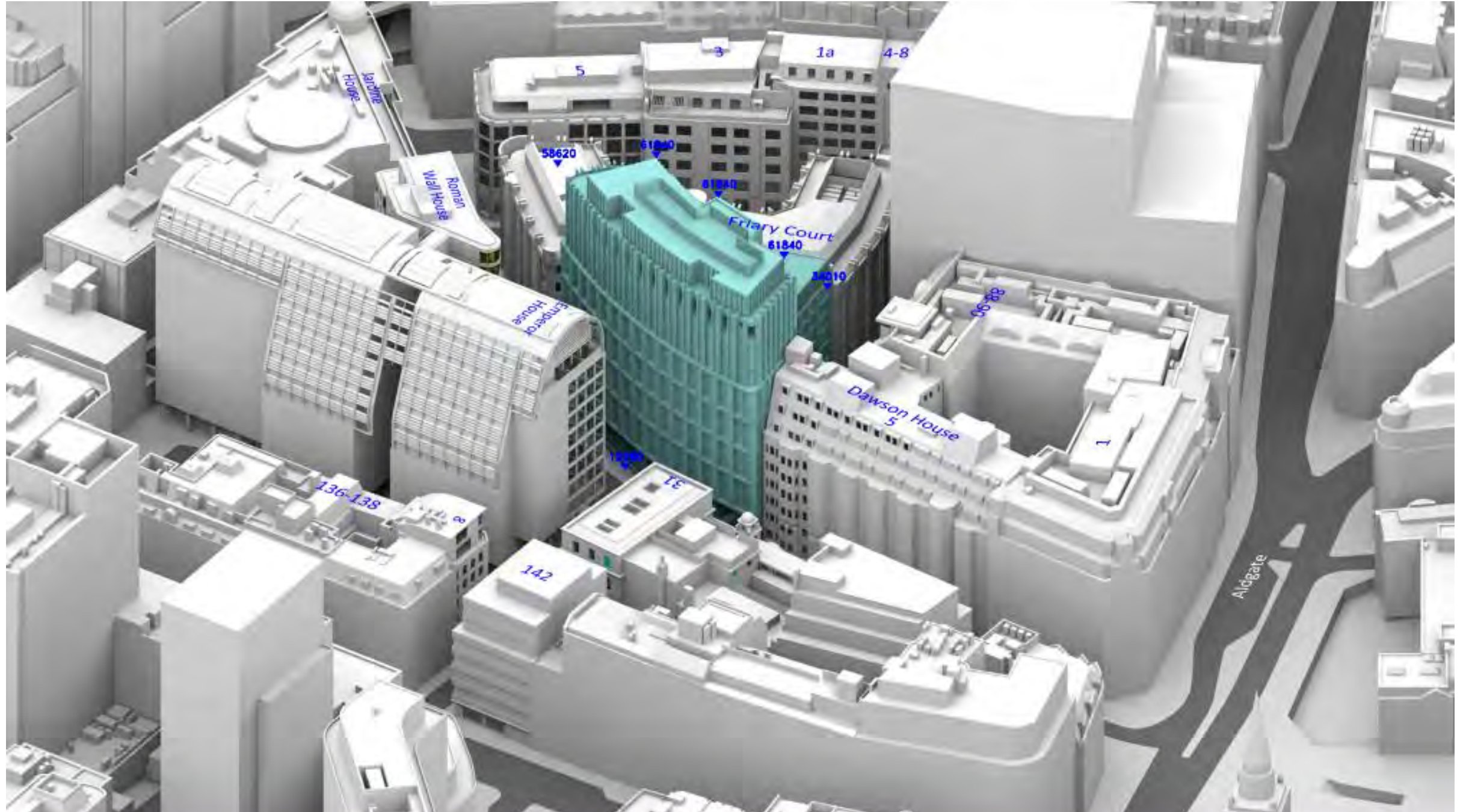


Sensitive receptors in the vicinity of the site



## Daylight and sunlight impact – Existing context

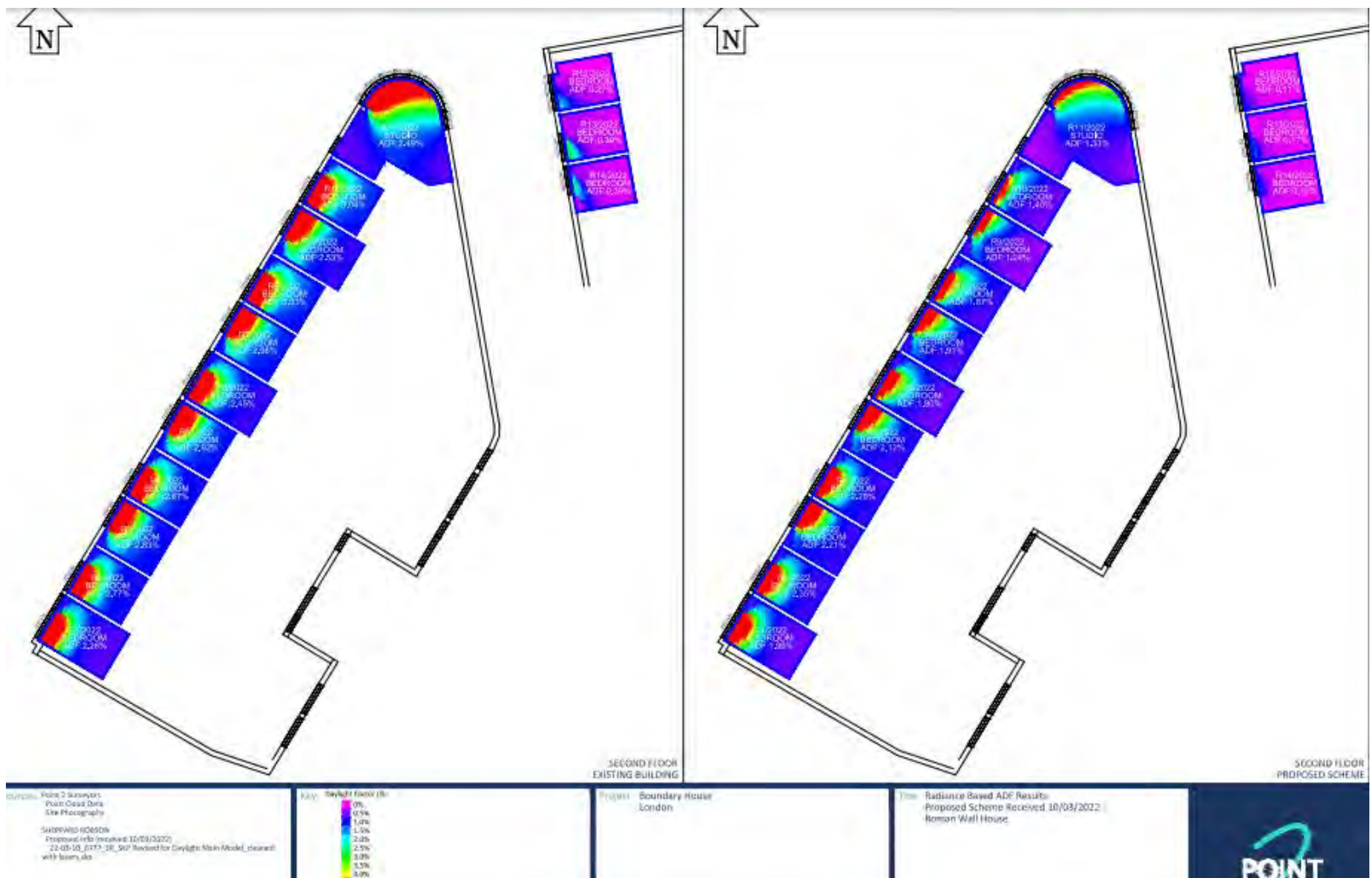




Daylight and sunlight impact – Proposed building in existing context



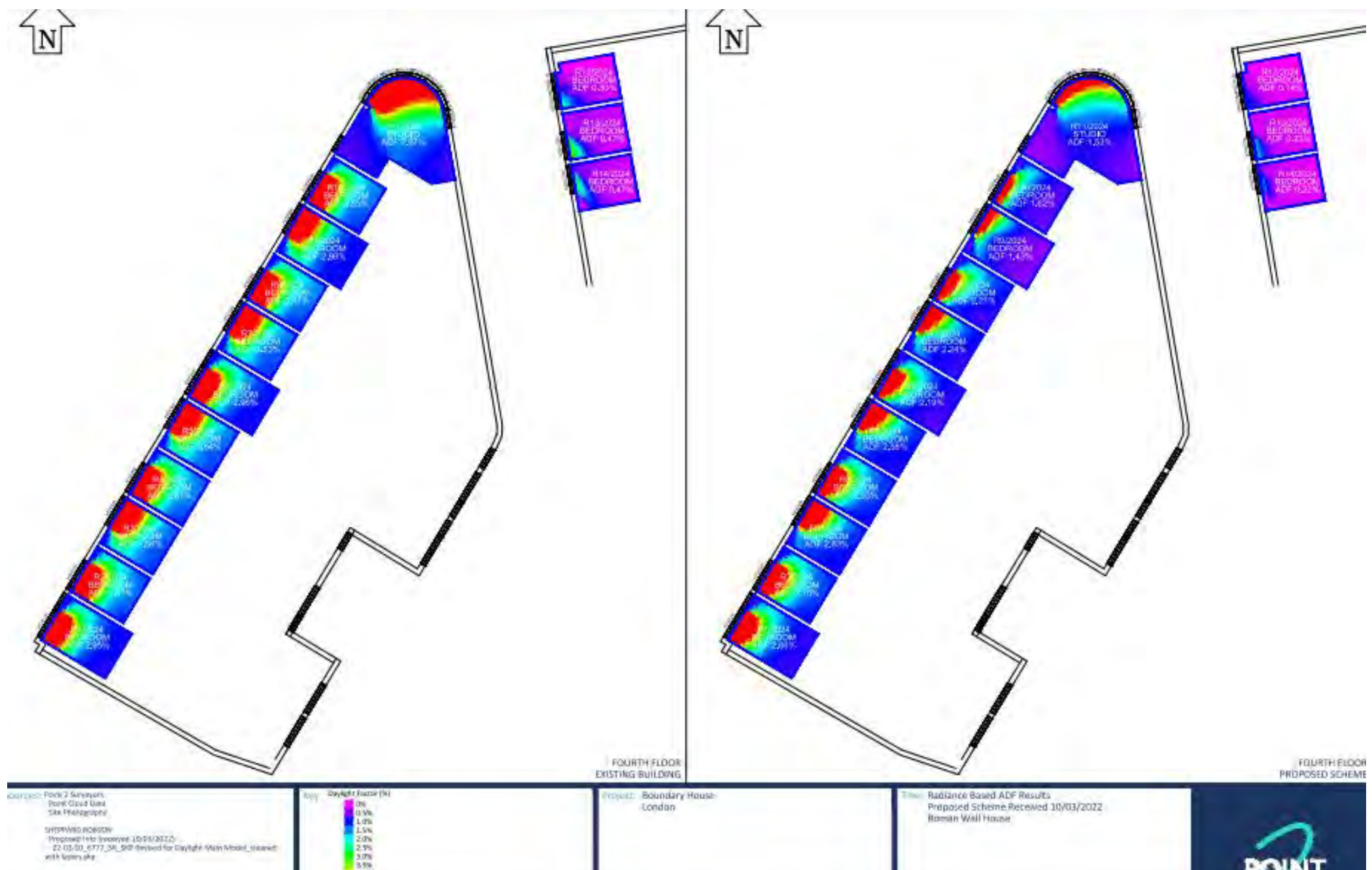




Daylight impact - Urbanest Student Residential (Radiance study, second floor)



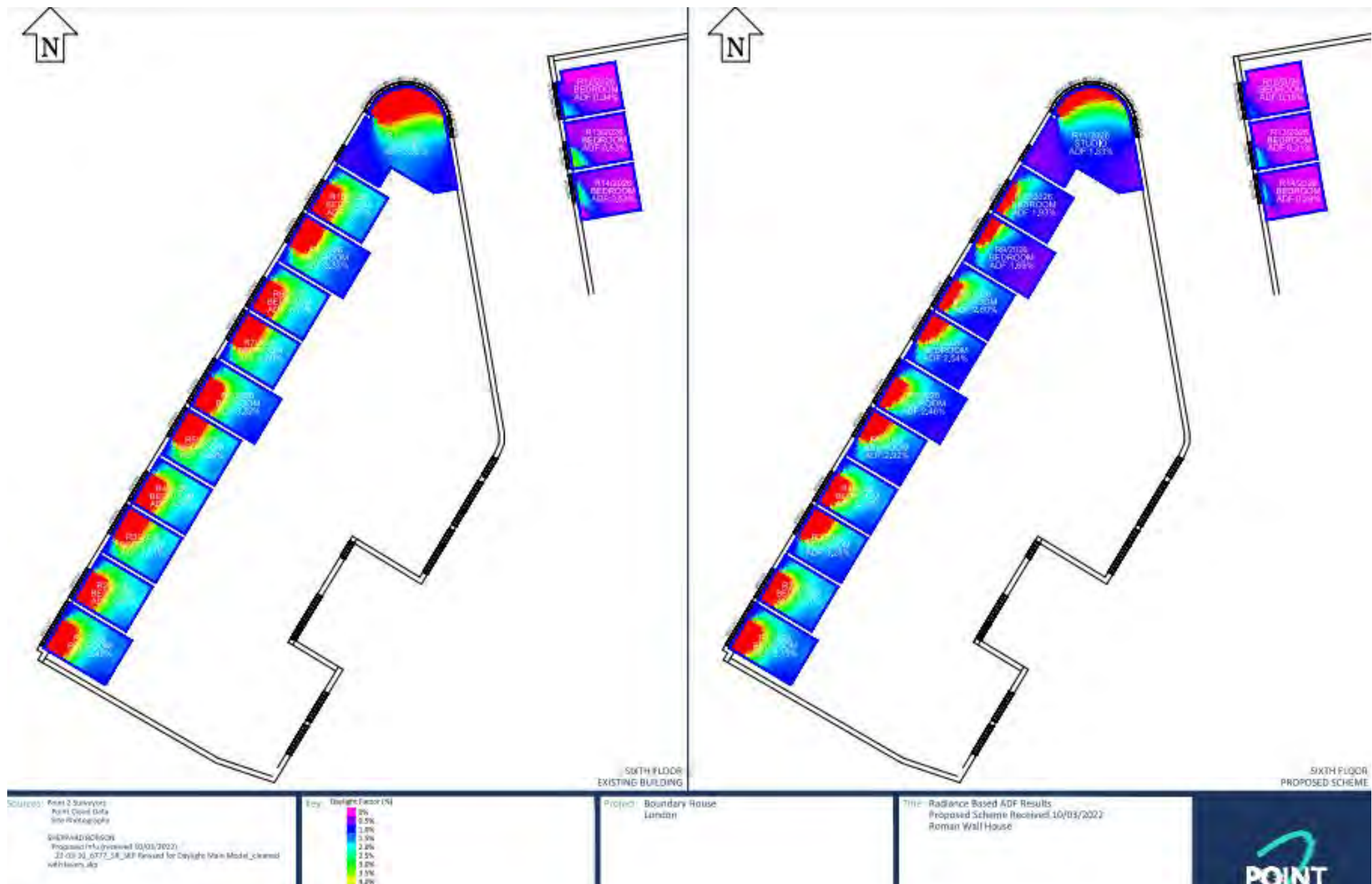




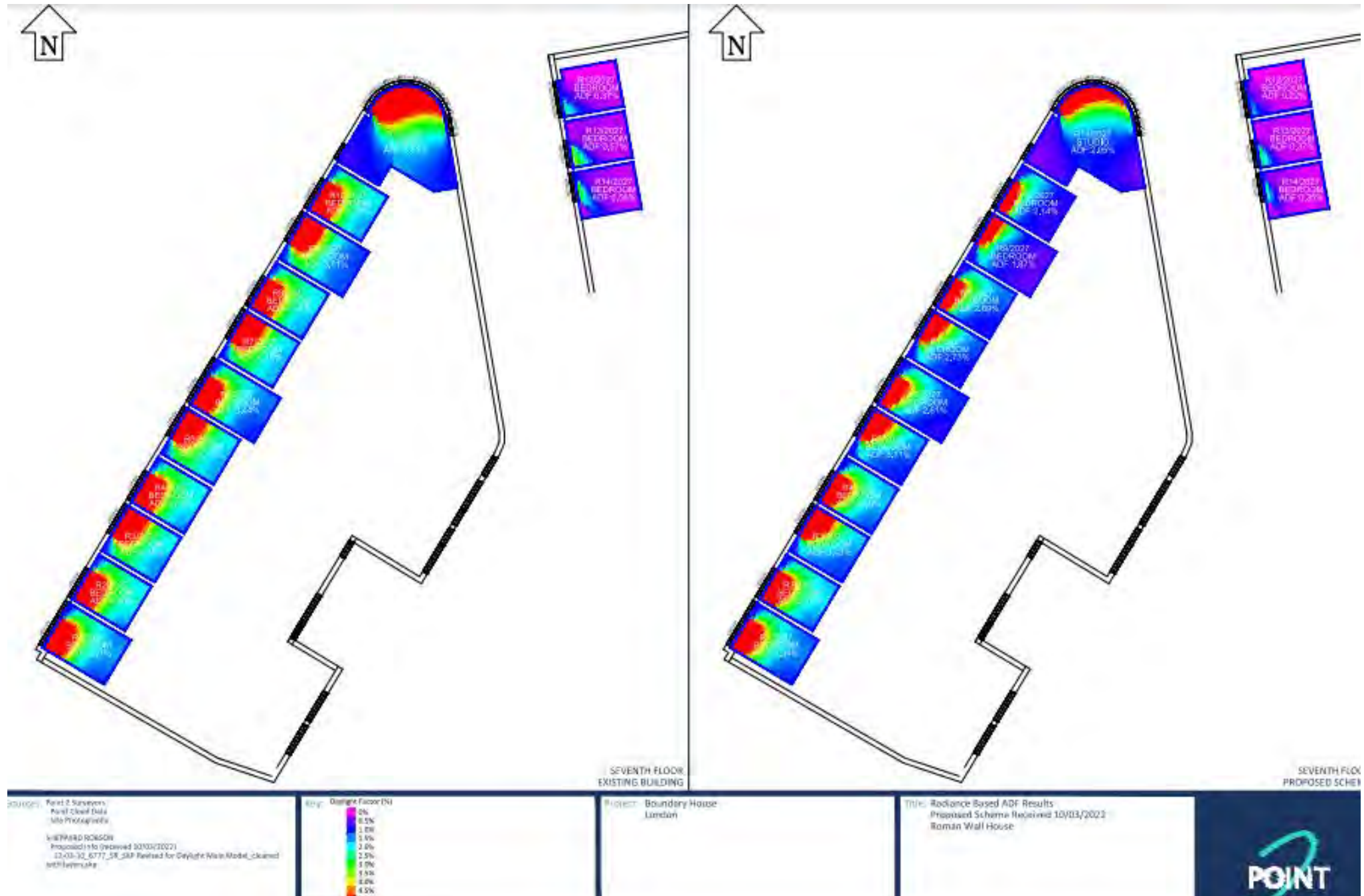
Daylight impact - Urbanest Student Residential (Radiance study, fourth floor)





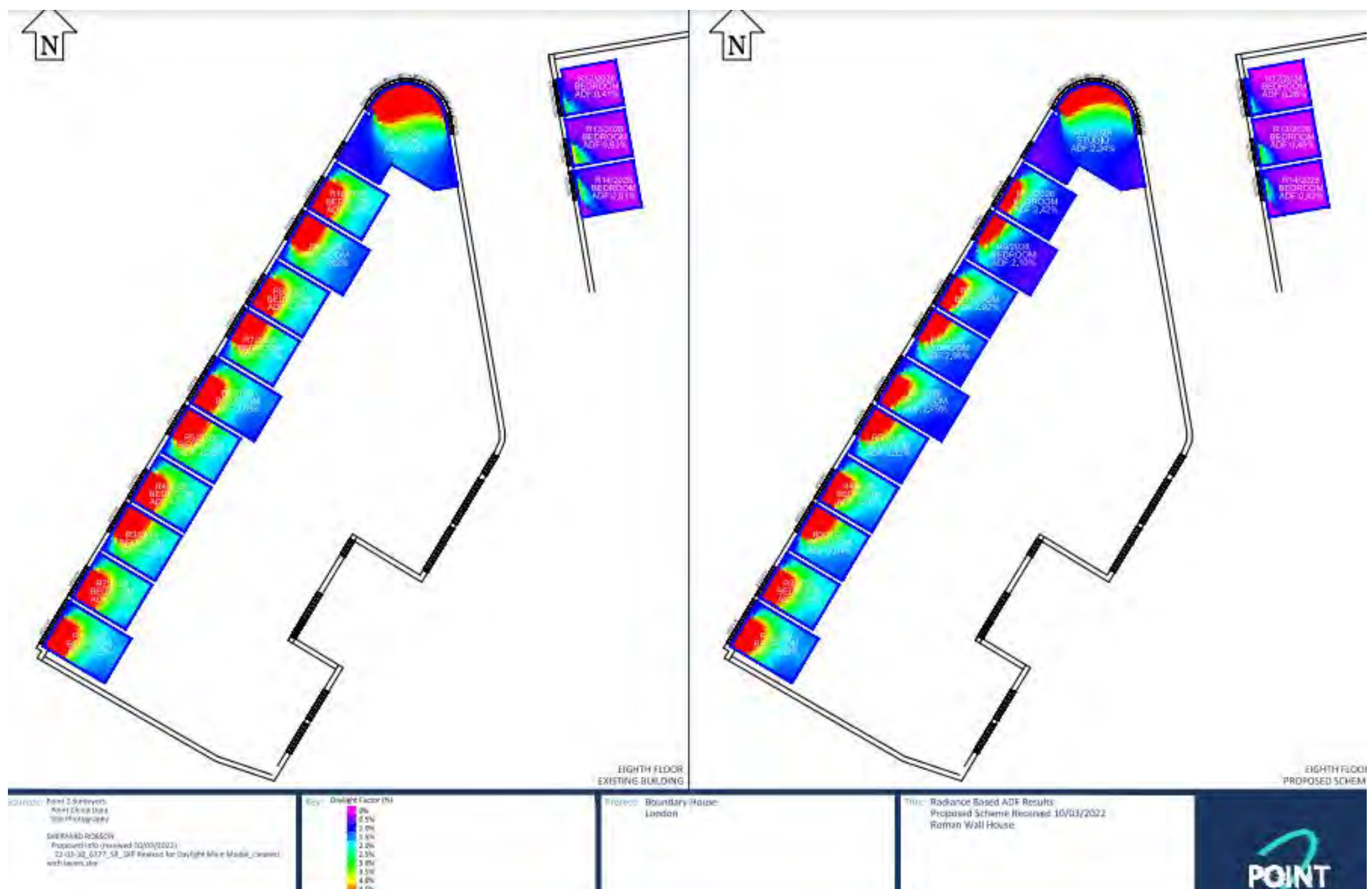


Daylight impact - Urbanest Student Residential (Radiance study, sixth floor)

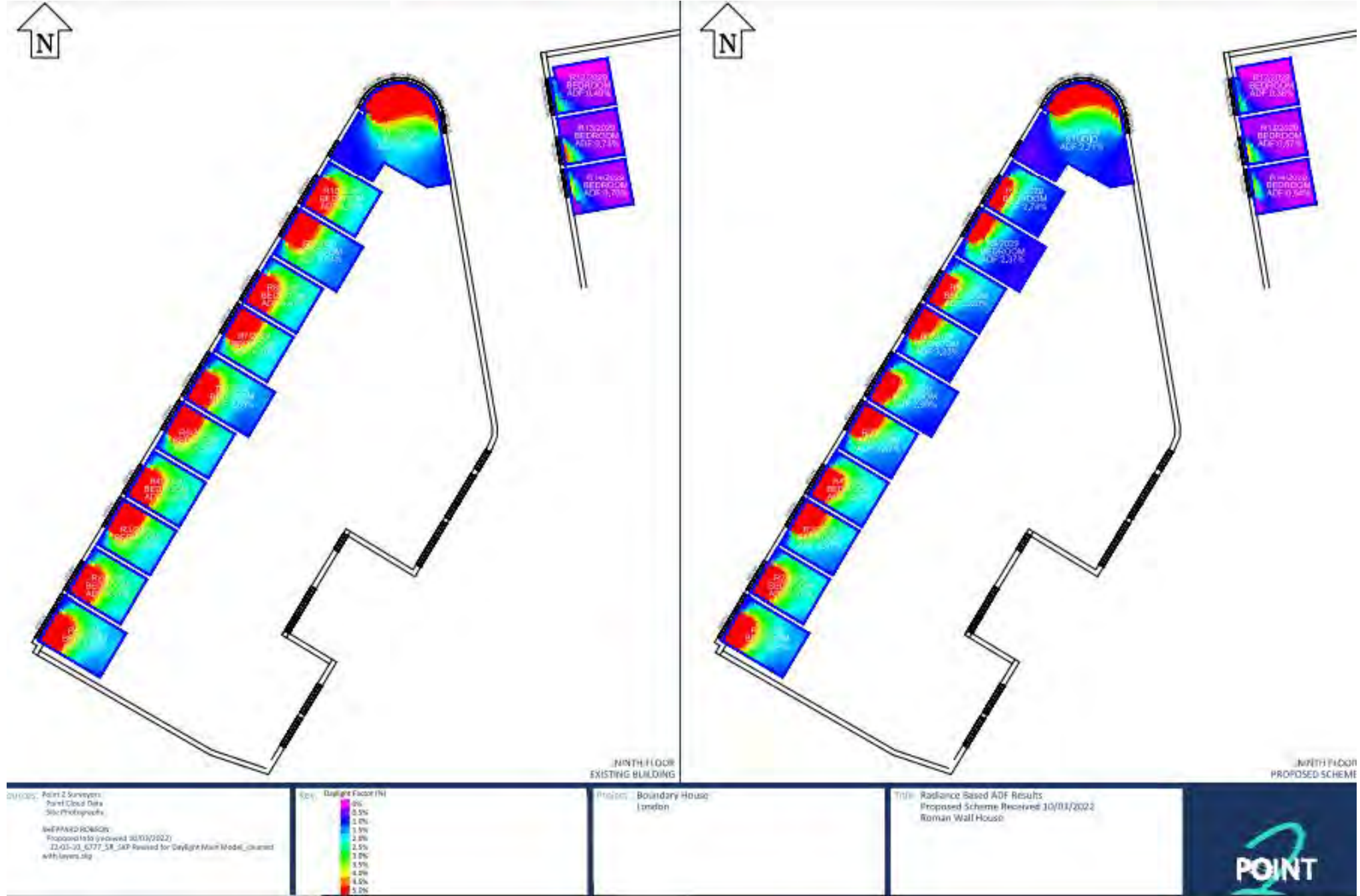


Daylight impact - Urbanest Student Residential (Radiance study, seventh floor)



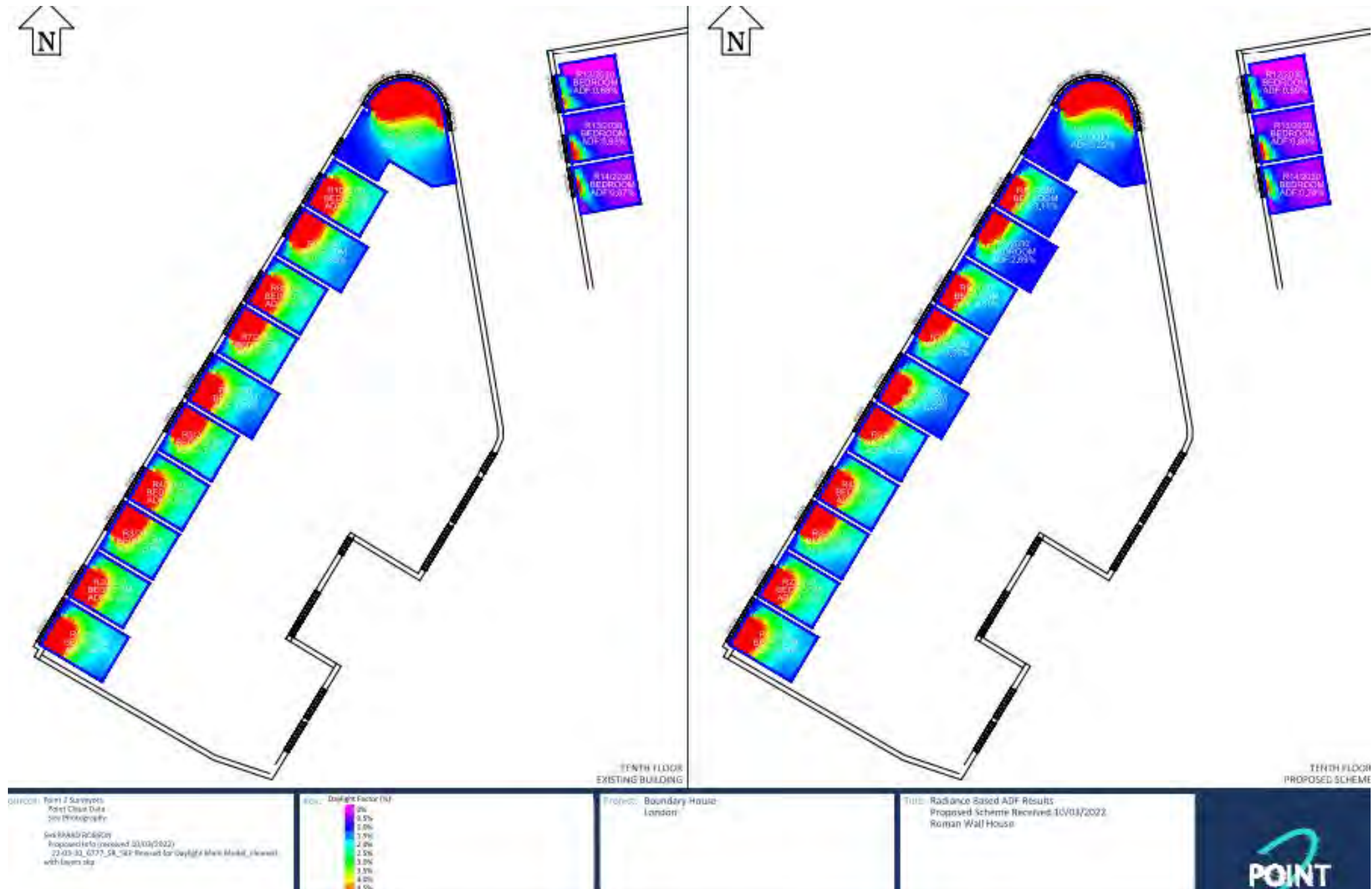


Daylight impact - Urbanest Student Residential (Radiance study, eighth floor)

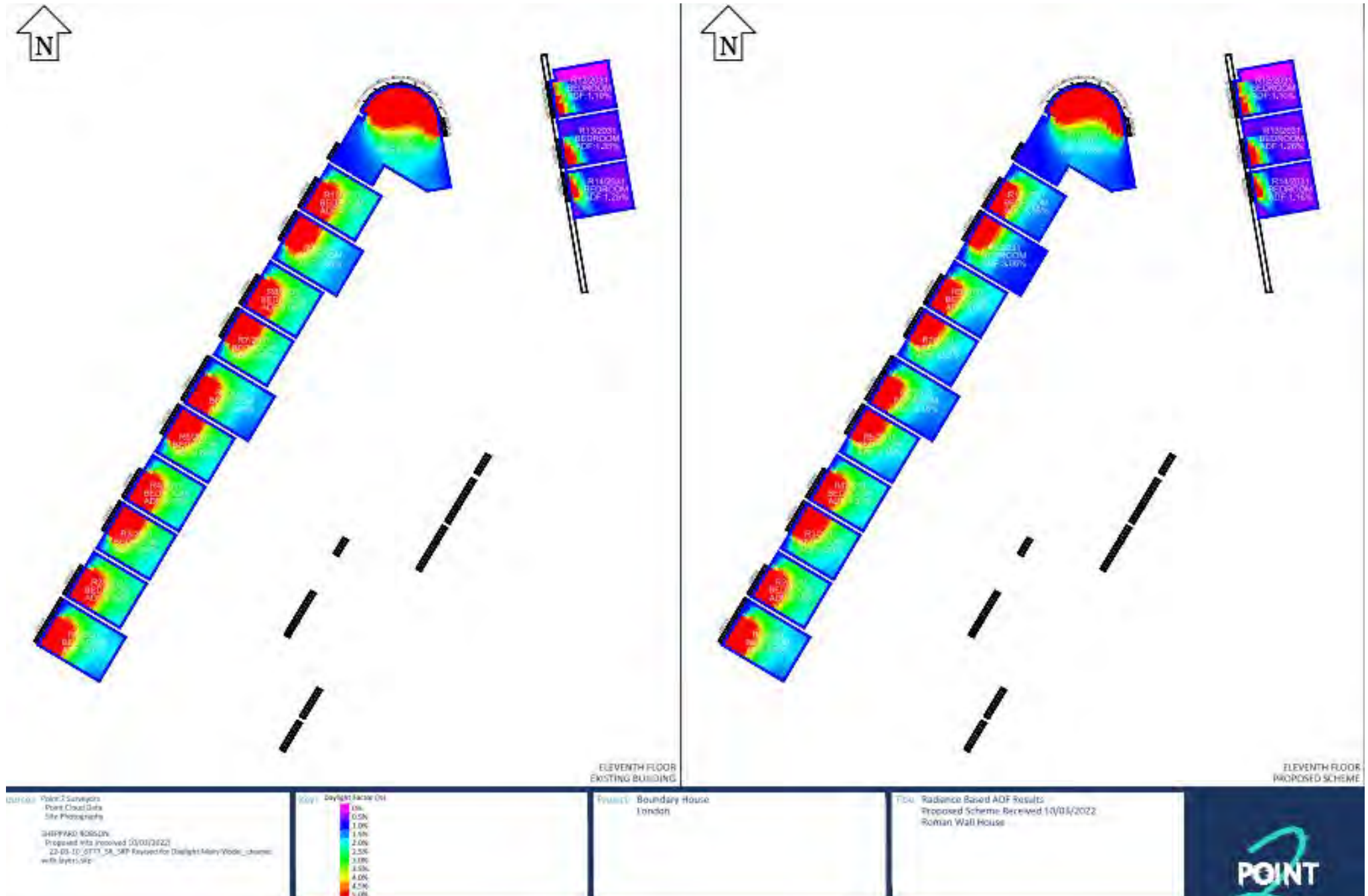


Daylight impact - Urbanest Student Residential (Radiance study, ninth floor)



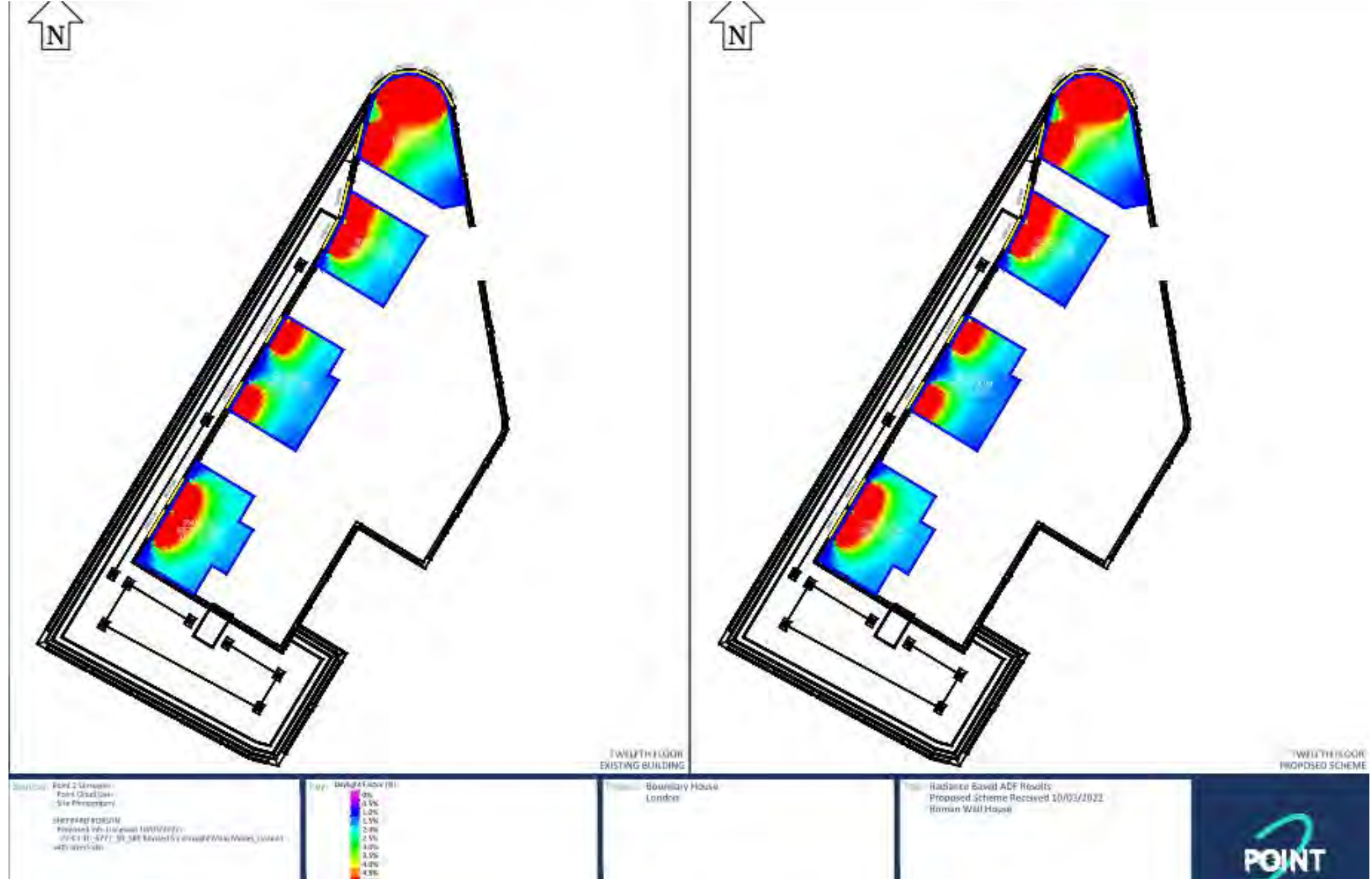


Daylight impact - Urbanest Student Residential (Radiance study, tenth floor)

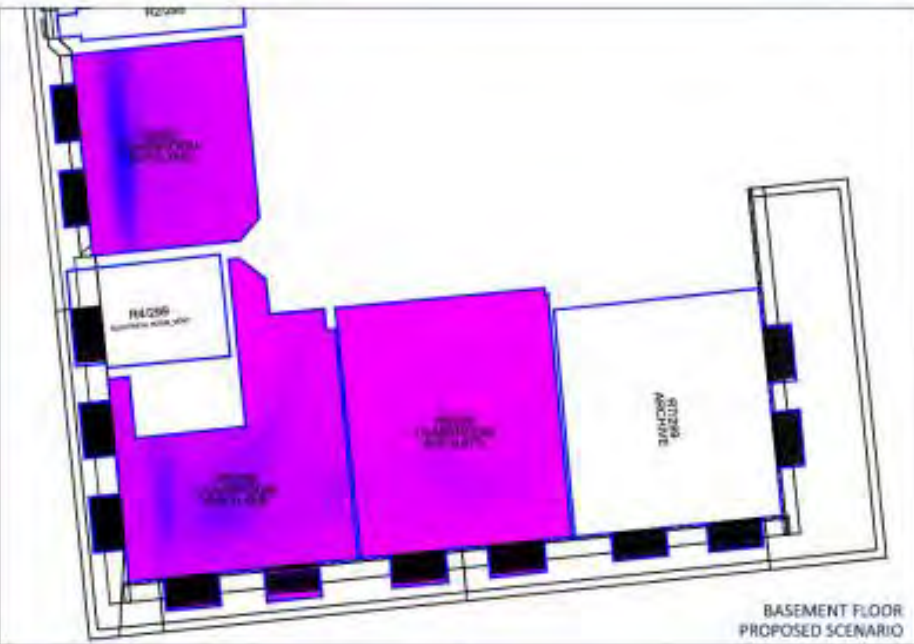


Daylight impact - Urbanest Student Residential (Radiance study, eleventh floor)



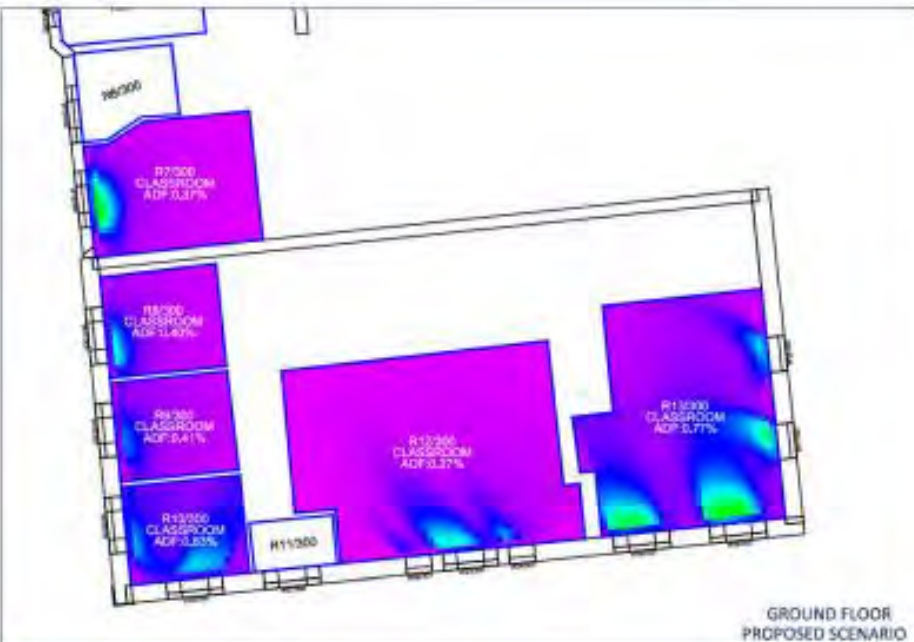
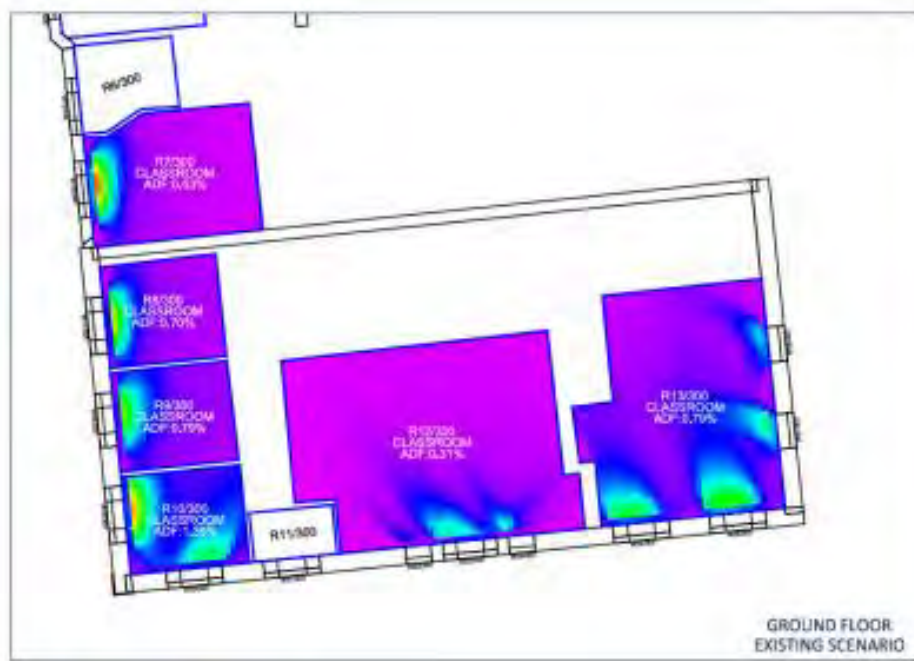


Daylight impact - Urbanest Student Residential (Radiance study, twelfth floor)

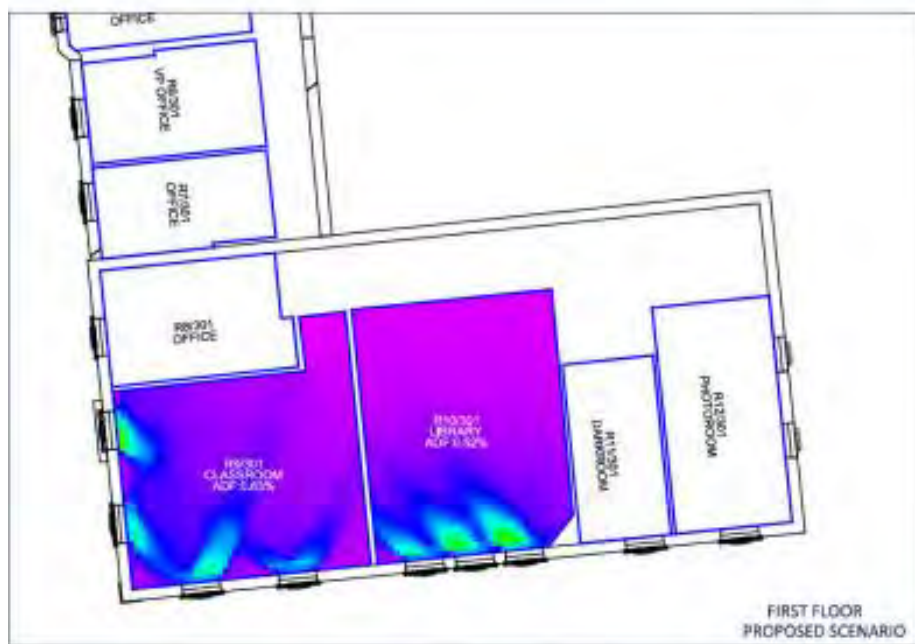
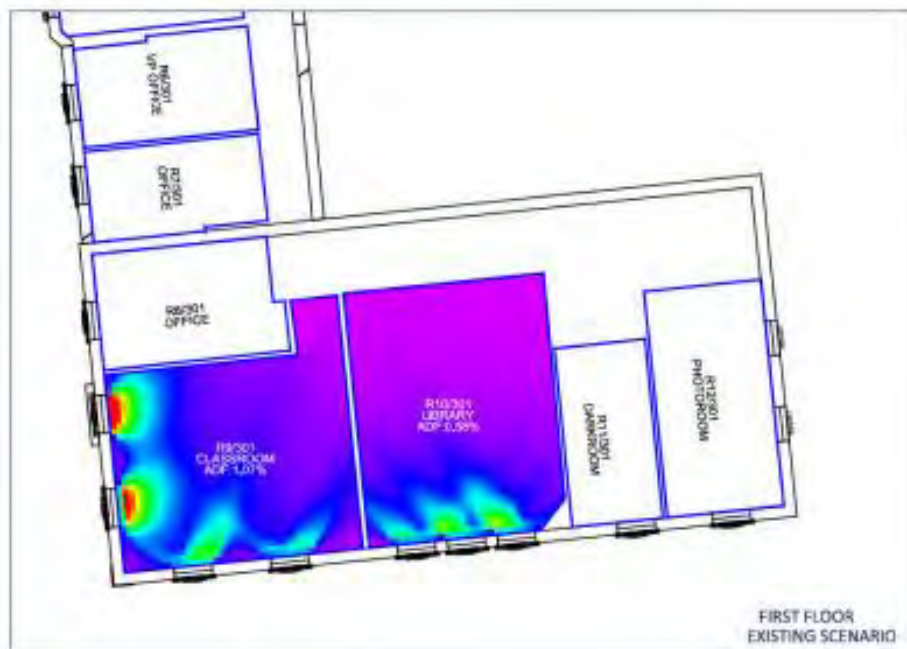


## Daylight impact – 31 Jewry Street (Radiance study, basement floor)



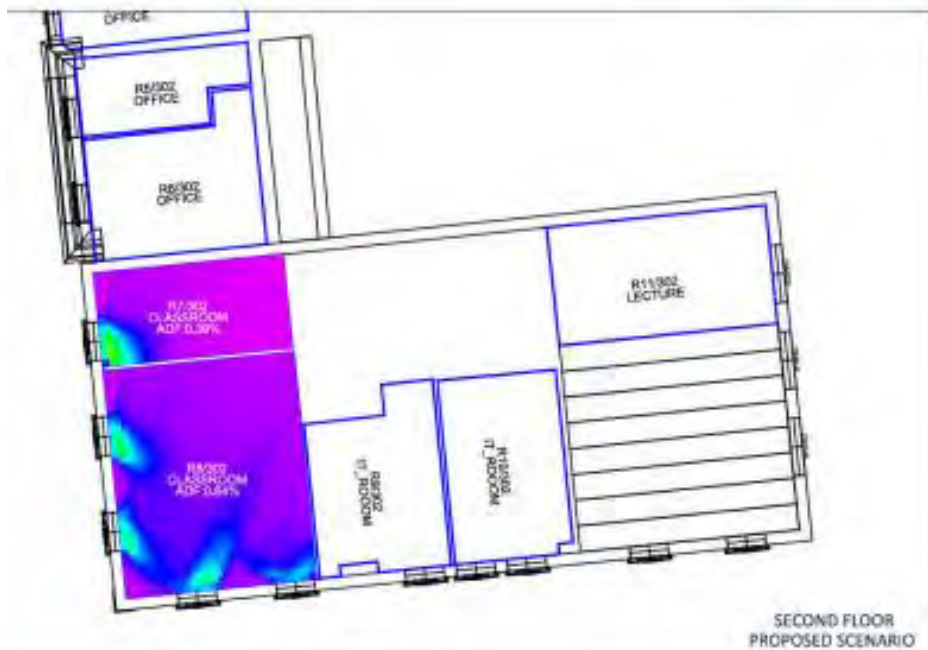
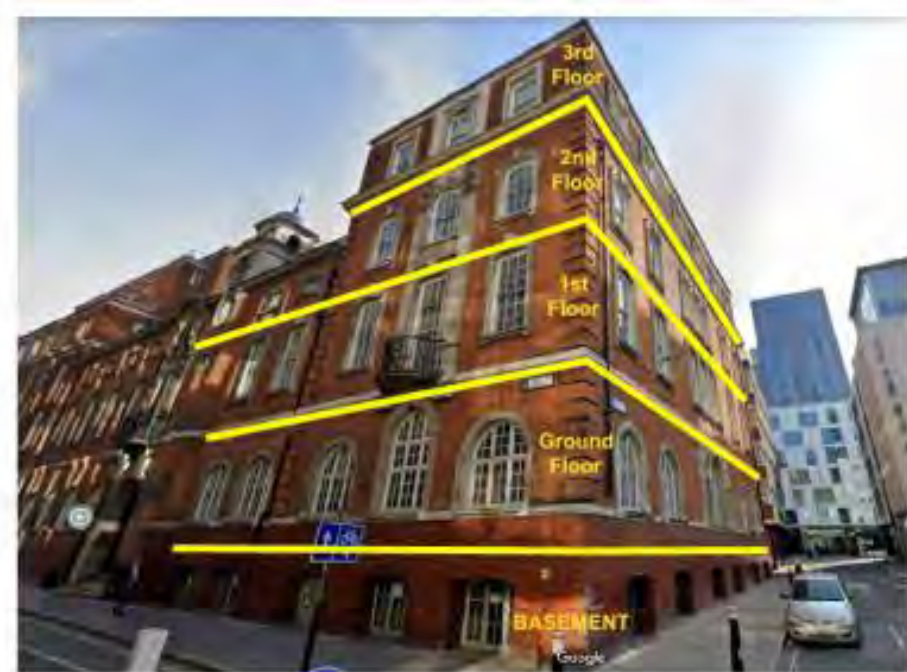
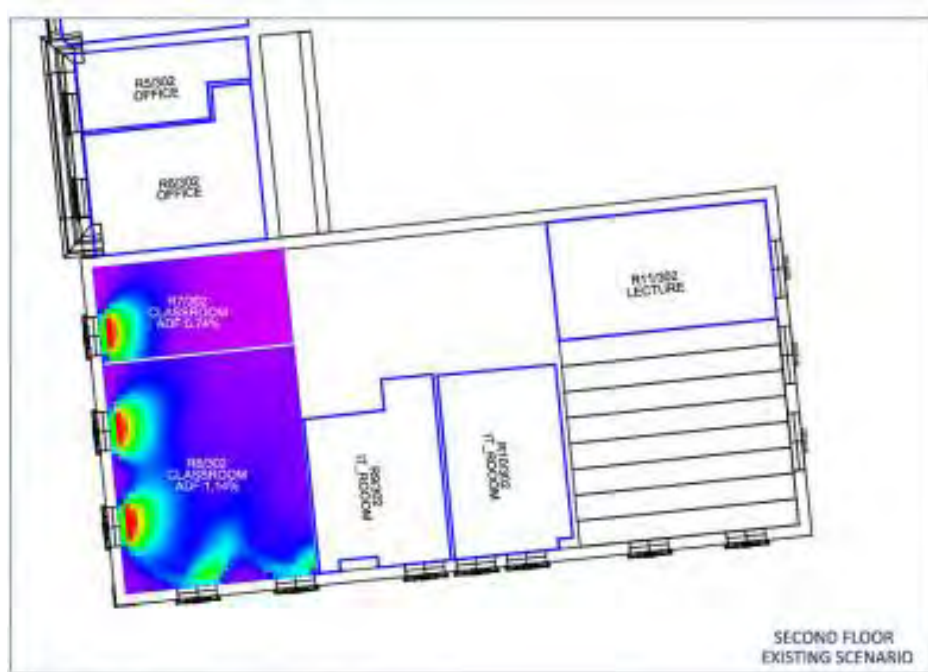


Daylight impact – 31 Jewry Street (Radiance study, ground floor)

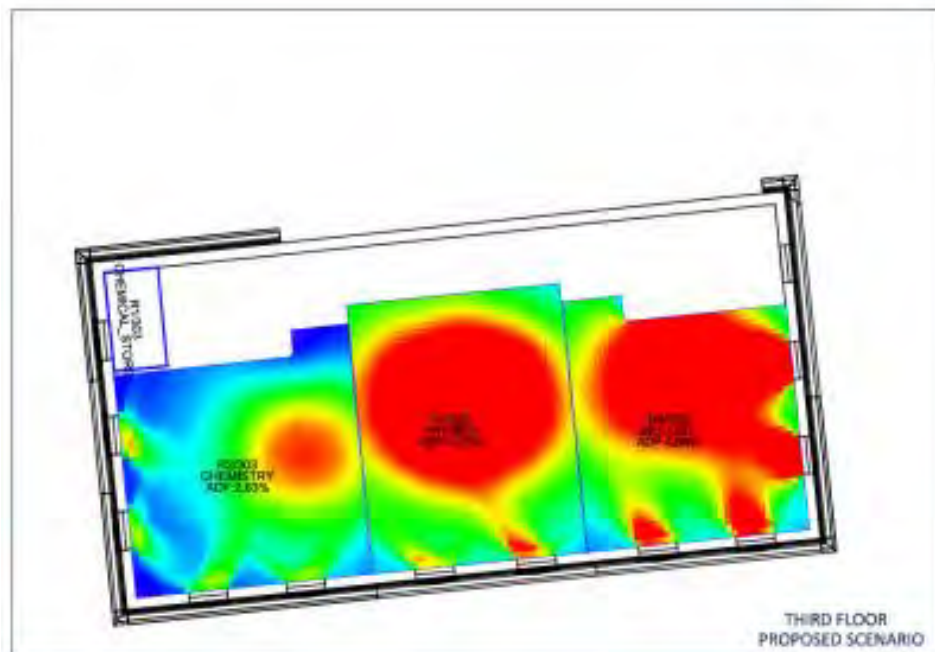
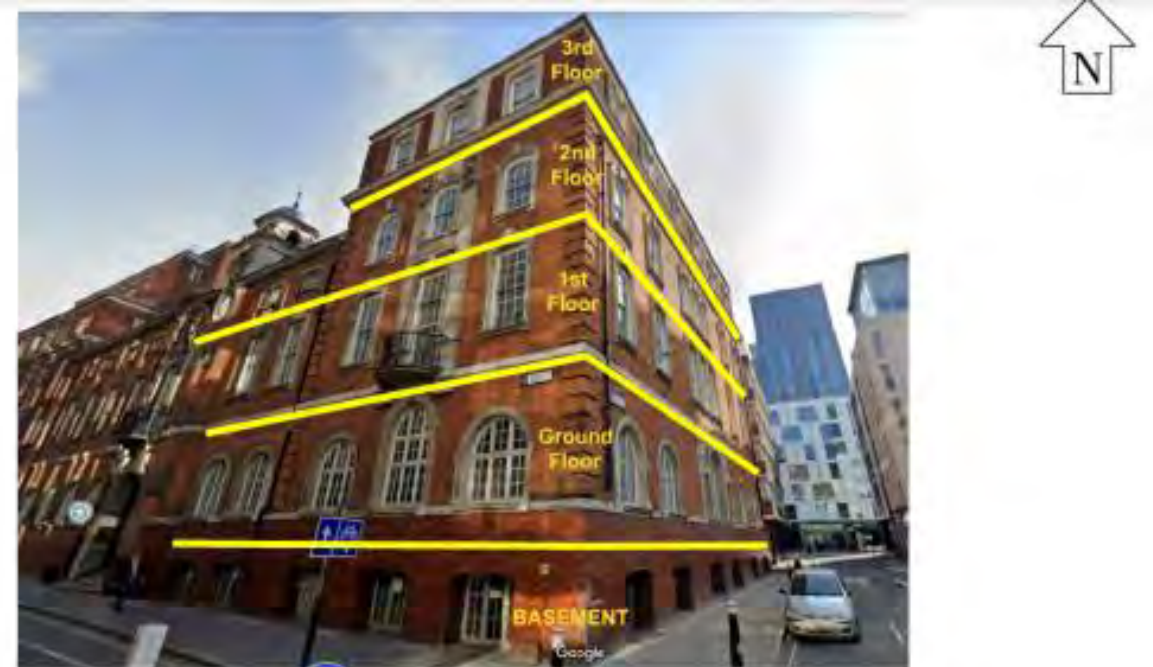
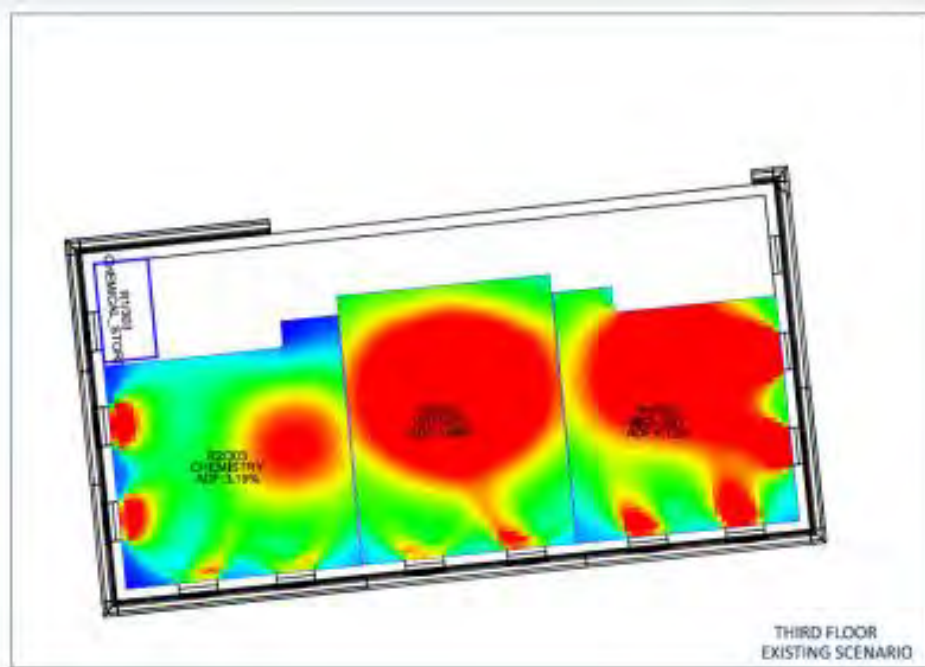


## Daylight impact – 31 Jewry Street (Radiance study, first floor)





Daylight impact – 31 Jewry Street (Radiance study, second floor)



Daylight impact – 31 Jewry Street (Radiance study, third floor)





CGI of Potential Ground Floor



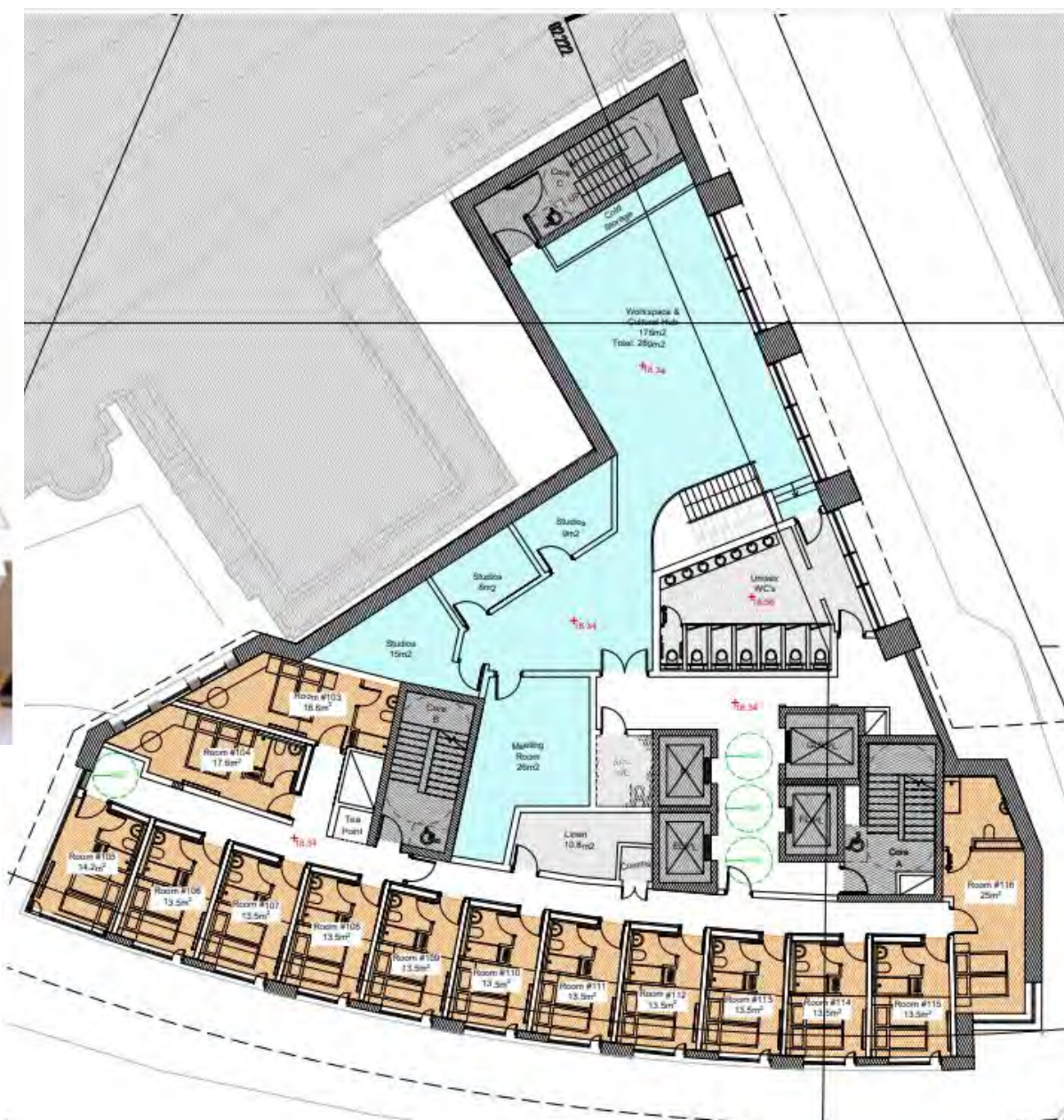
Proposed Ground Floor

Ground Floor coworking, community and cultural space – Carlisle Avenue





CGI of Potential First Floor



Proposed Level 1

First Floor coworking, community and cultural space – Carlisle Avenue





Carlisle Avenue visual



Informal co-working and meeting space



Conference space



1st Floor - Informal co-working and meeting space



Co-working and flexible space



Co-working and conference space



Exhibition space



Event space

Ground & First Floor Space potential uses – Carlisle Avenue





Proposed Ground Floor Interior - CGI





Existing photograph



Proposed South Elevation CGI





Proposed Ground Floor CGI





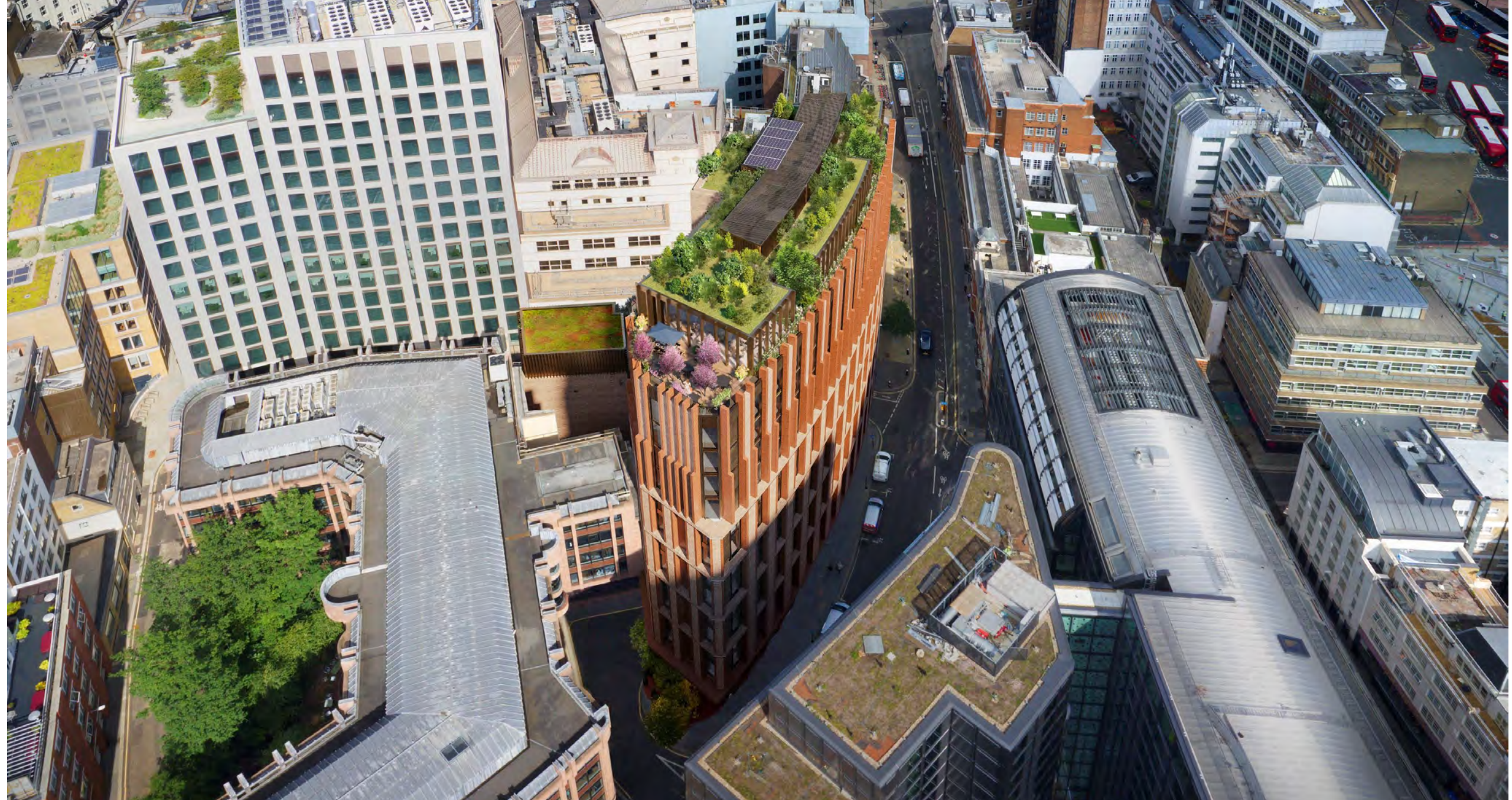
Proposed Ground Floor CGI





Proposed Aerial CGI





Proposed Aerial CGI





## **Next Planning & Transportation Committee**

20<sup>th</sup> September 2022