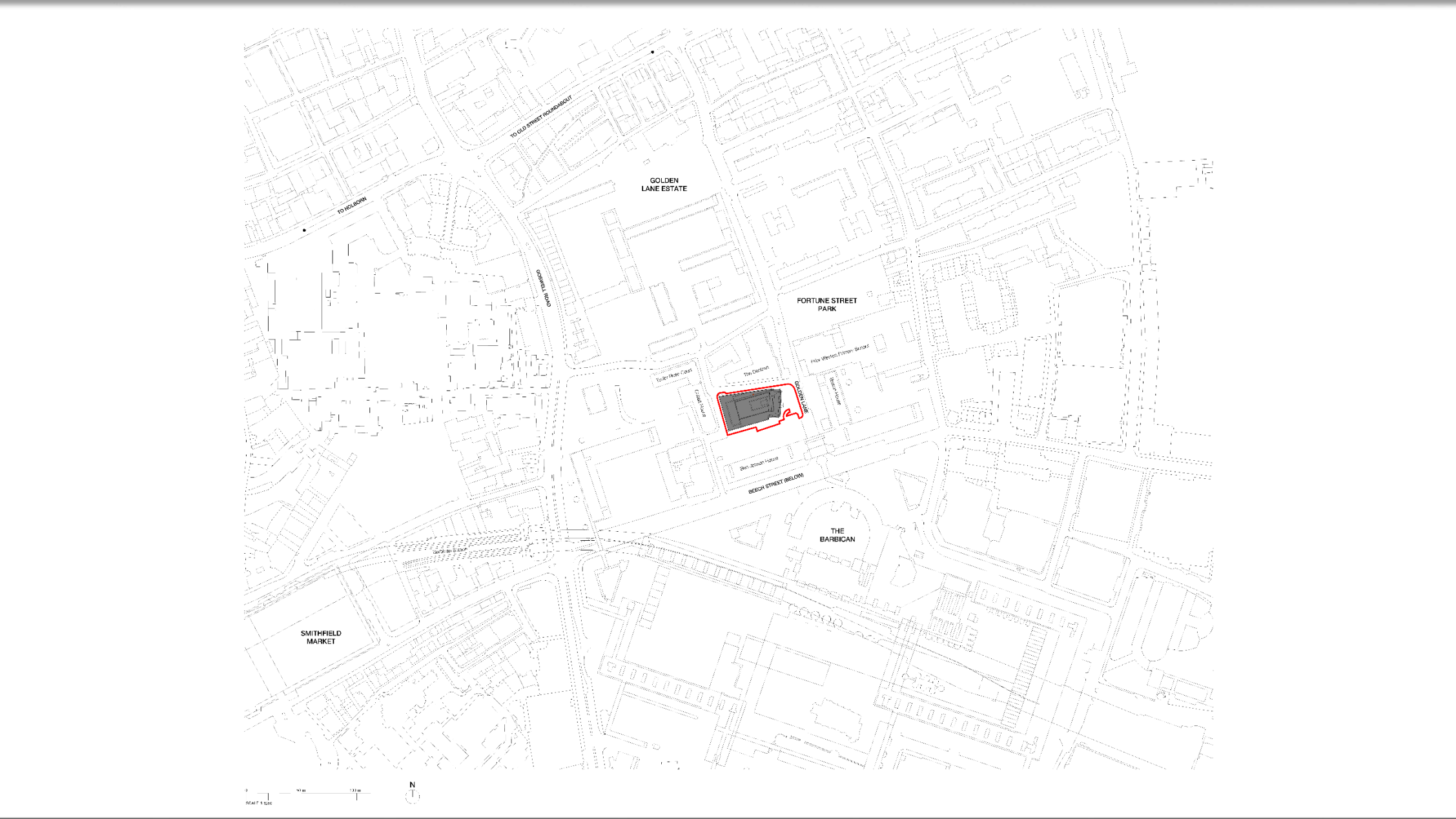




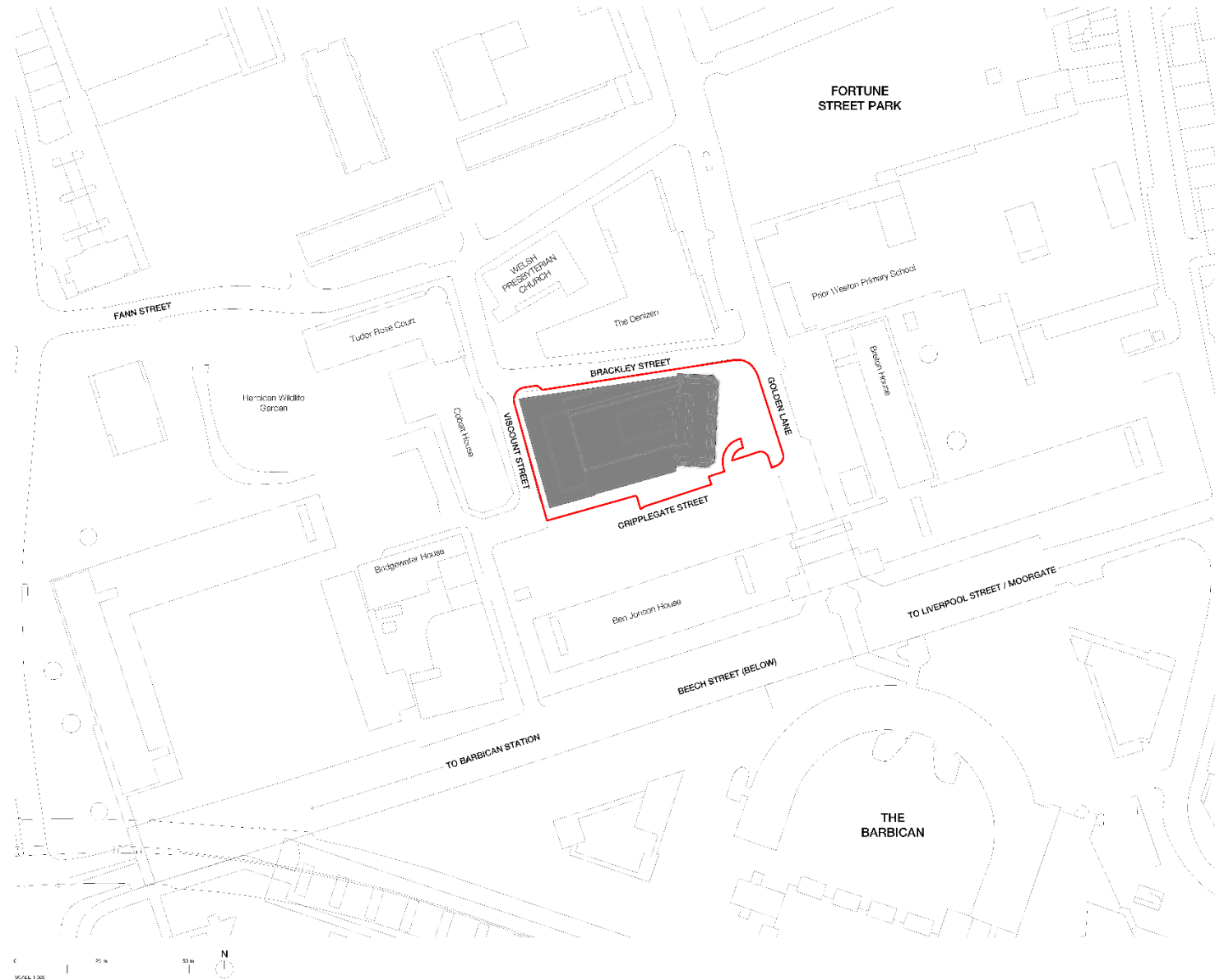
**1 Golden Lane, EC1Y 0RR**  
**Planning & Transportation Committee**  
01.11.2022

1 Golden Lane



## Location Plan

# 1 Golden Lane



Site Plan



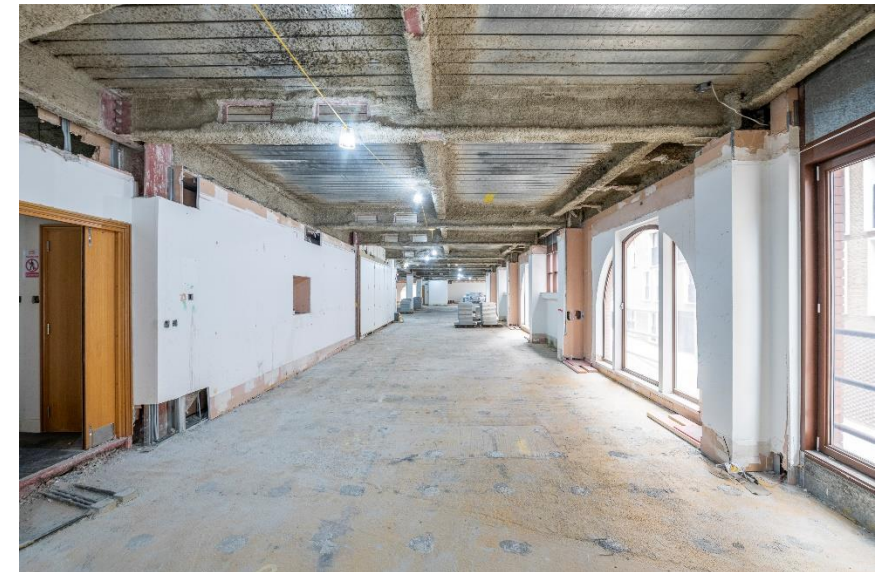
# 1 Golden Lane



Existing Site Photos



# 1 Golden Lane



Existing Site Photos



# 1 Golden Lane



Aerial View



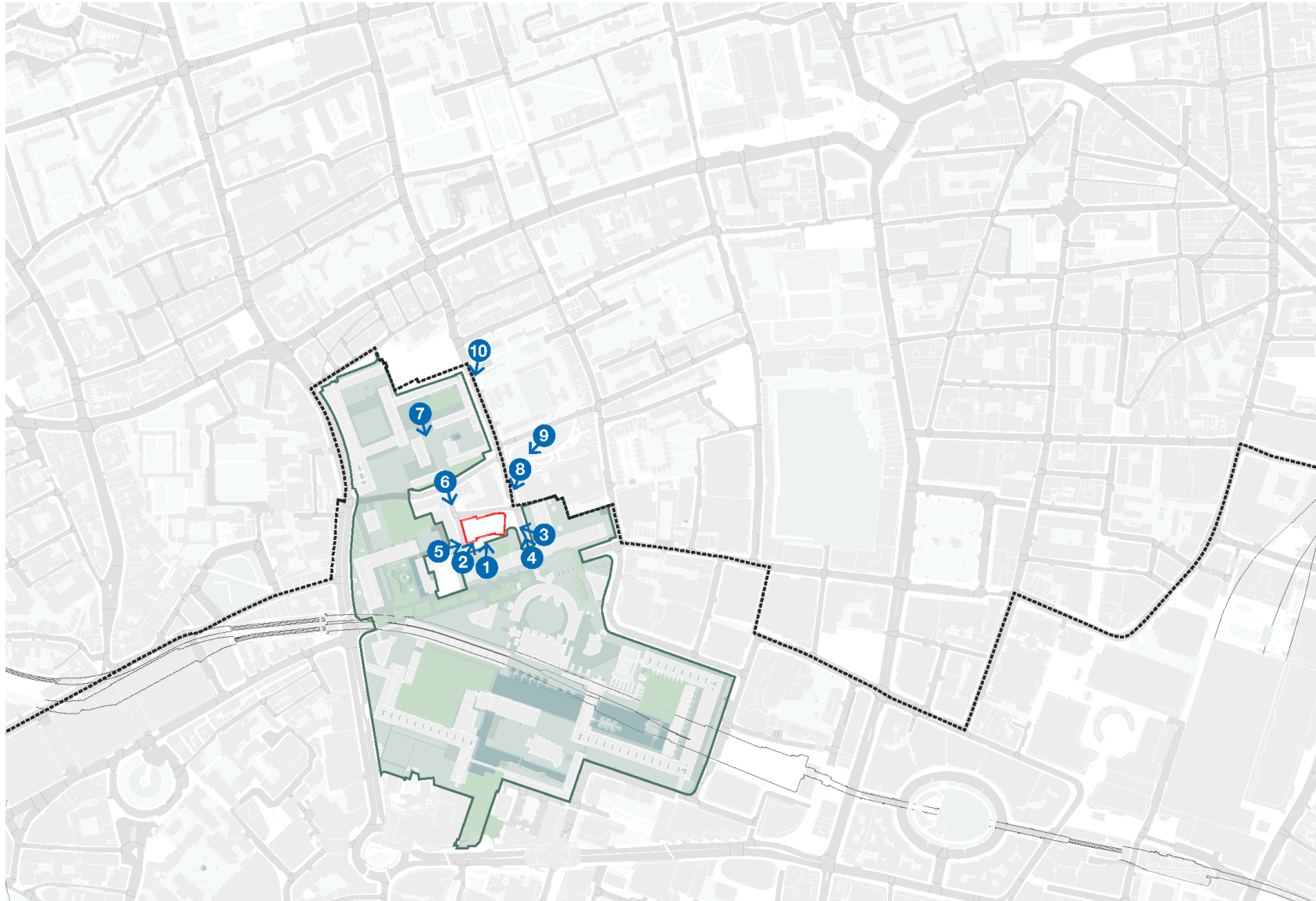
# 1 Golden Lane



Aerial View



# 1 Golden Lane



## Key

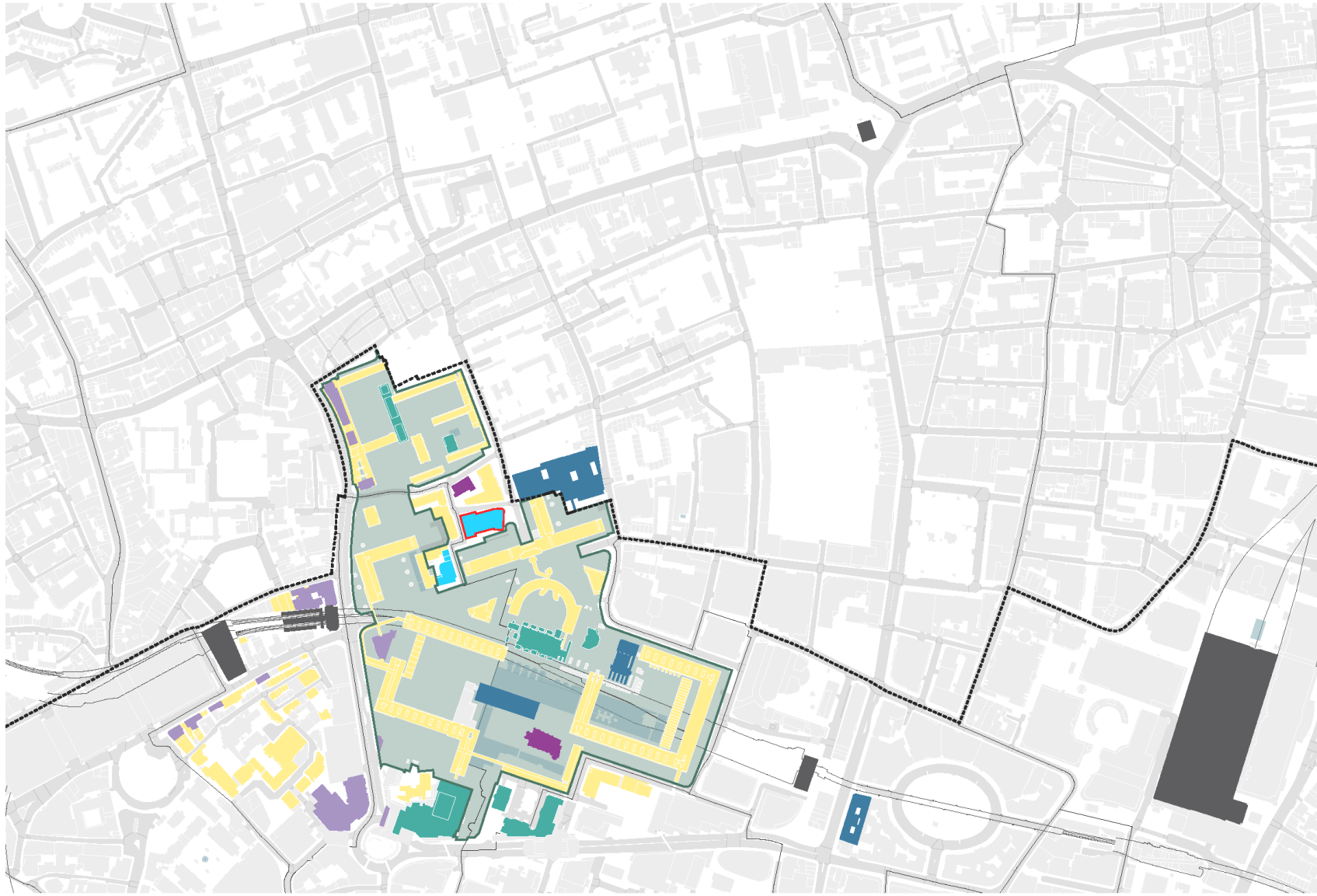
1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fann Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

- Conservation area
- Site
- City of London

## Context Plan



# 1 Golden Lane



- Key**
- Residential
  - Retail (Residential above)
  - Education
  - Religion
  - Leisure
  - Commercial
  - Station
  - Conservation area
  - Site
  - City of London



## Urban Uses Plan



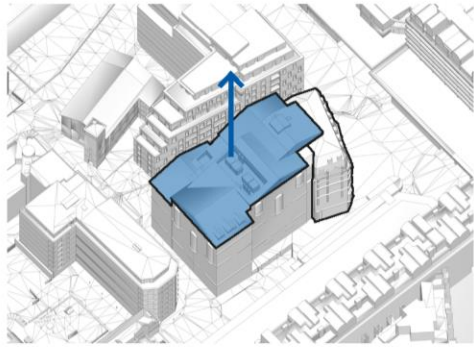
# 1 Golden Lane



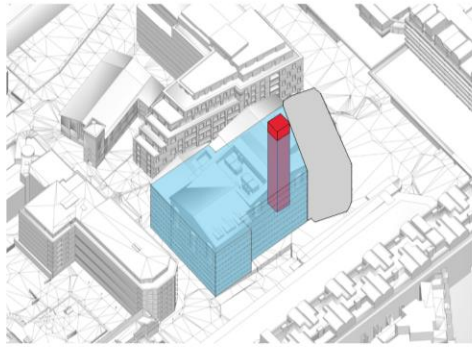
Figure 1: Heritage Context plan



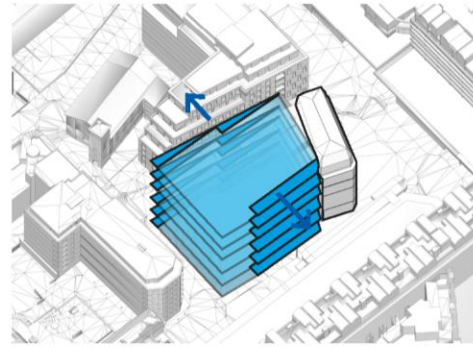
# 1 Golden Lane



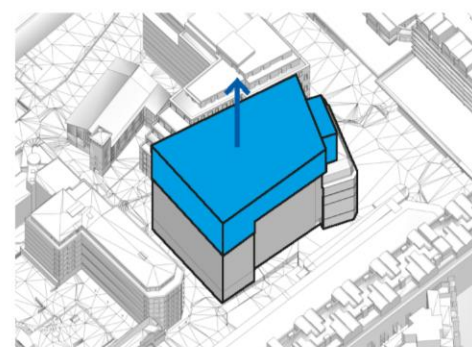
1  
Remove



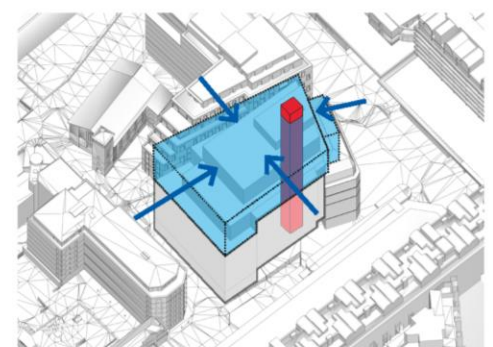
2  
Retain



3  
Rationalise



4  
Improve



5  
Step



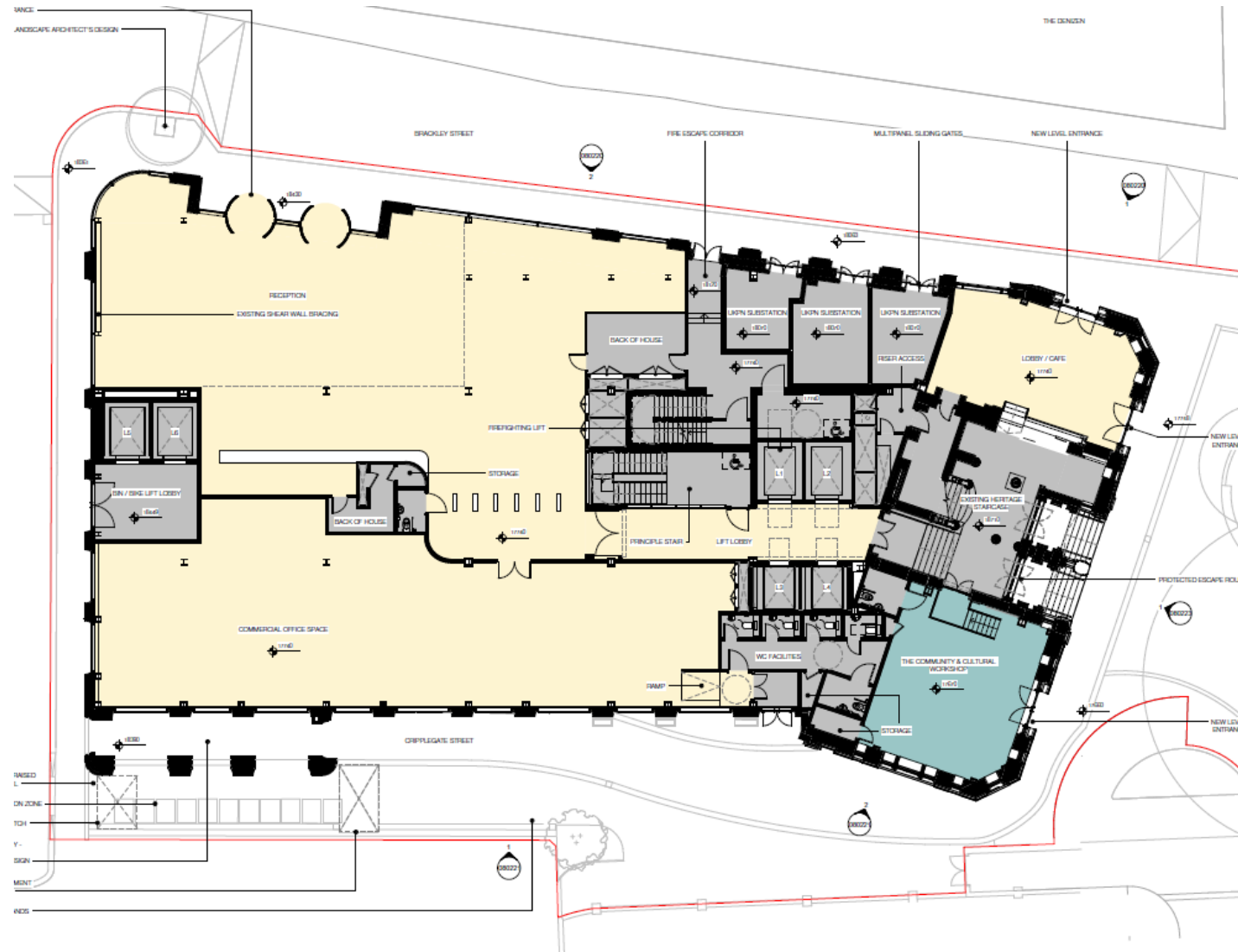
# 1 Golden Lane



Existing Plan – Ground Floor

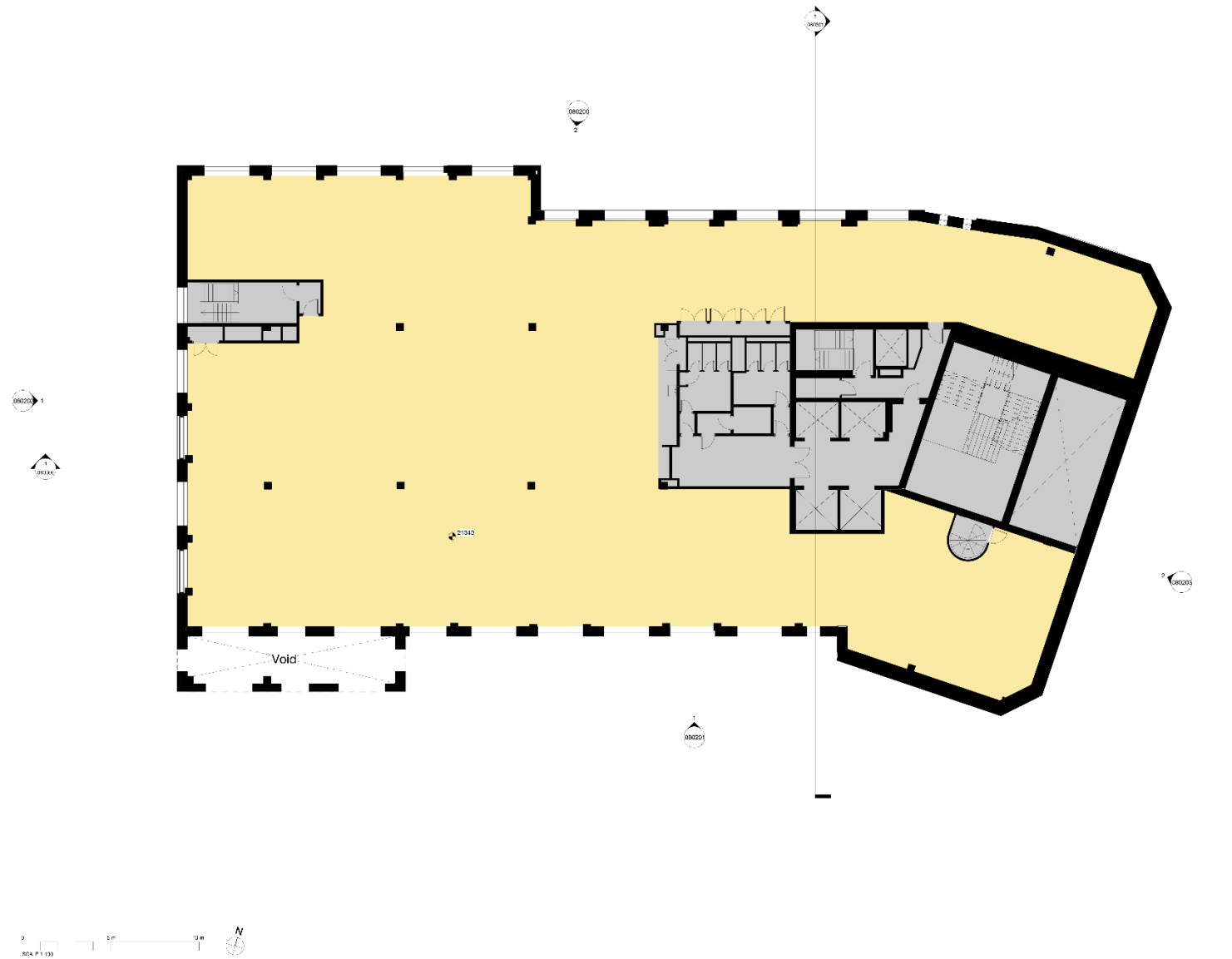


# 1 Golden Lane



Proposed Plan – Ground Floor





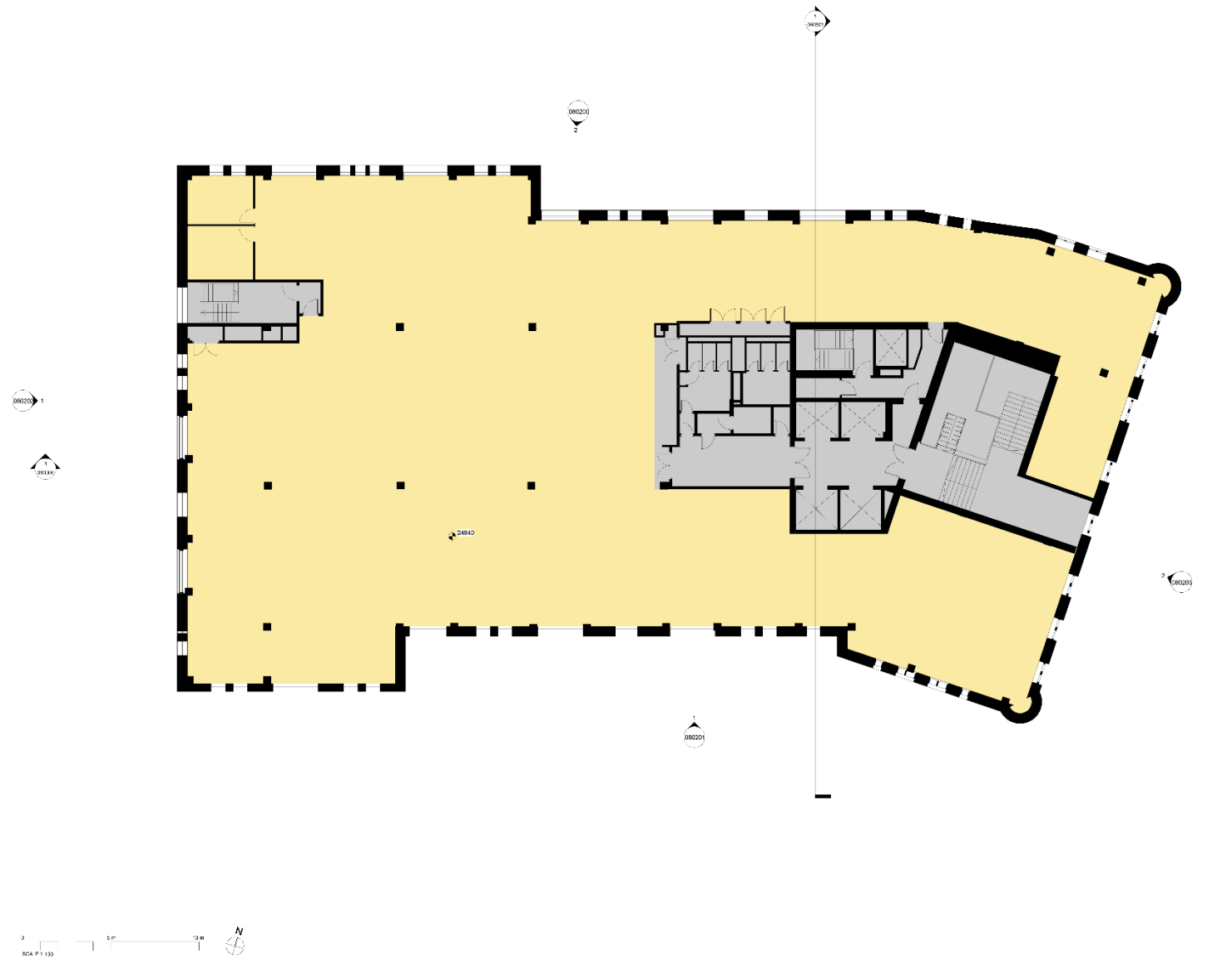


This architectural floor plan depicts a building with a complex layout. The main interior area is shaded in light yellow. Key features include:

- Entrance and Reception:** A large 'RECEPTION' area is located in the upper right, featuring a 'RECEPTION DESK' and a 'FIRE CURTAIN'.
- Office and Meeting Spaces:** Several rooms are labeled, including 'OFFICE', 'MEETING ROOM', and 'CONFERENCE ROOM'. A 'COMPUTER LAB' is situated in the lower right.
- Restrooms and Service Areas:** A cluster of restrooms is labeled 'TOILETS', and a 'KITCHEN' is located near the center.
- Outdoor Spaces:** Three outdoor areas are designated as 'YARD', 'PATIO', and 'GARDEN', each with a corresponding compass rose indicating orientation.
- Structural Details:** The plan shows walls, doors, windows, and furniture placement. A scale bar at the bottom left indicates dimensions in meters (0, 10, 20).

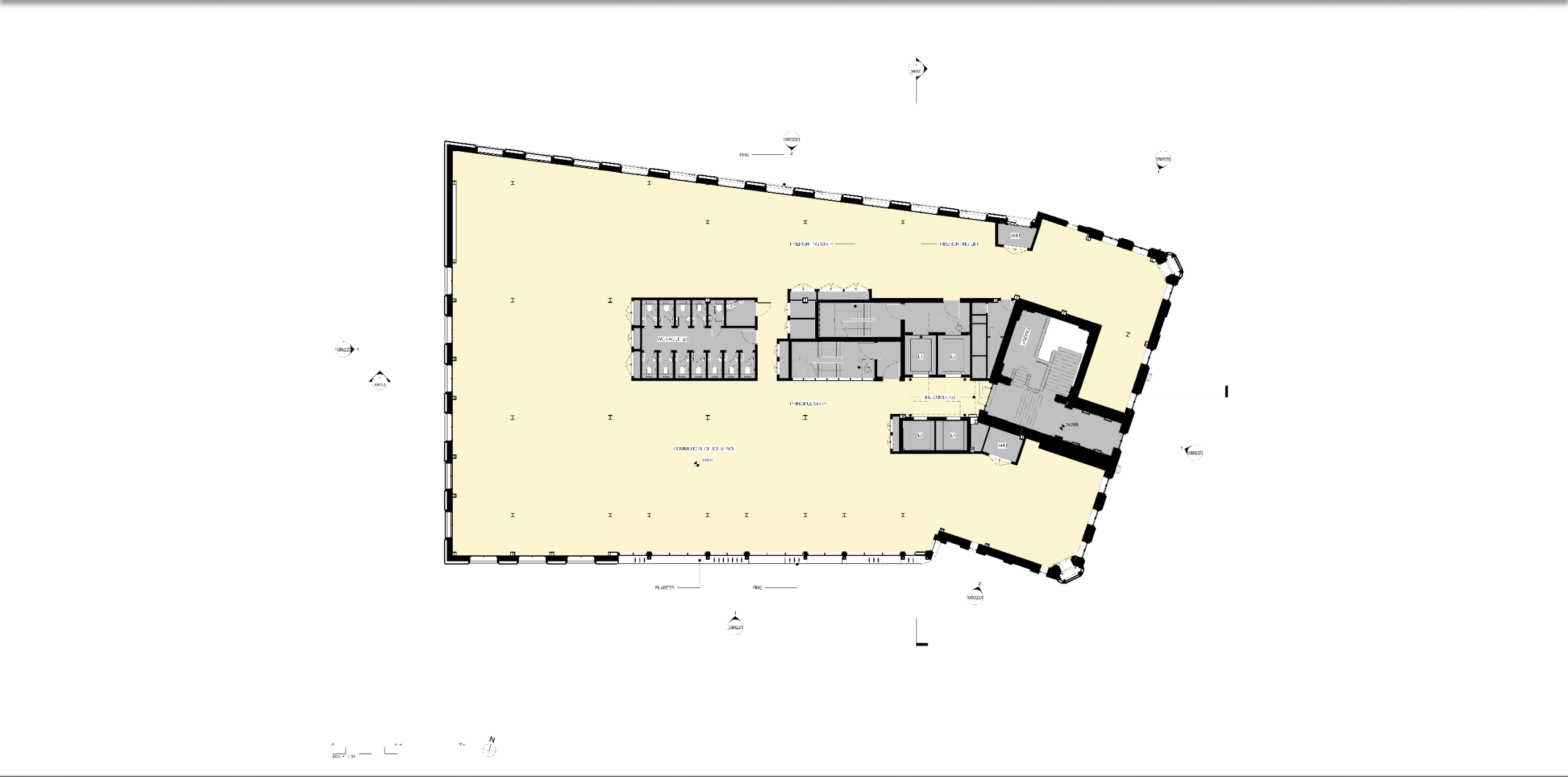
## Proposed Plan – First Floor





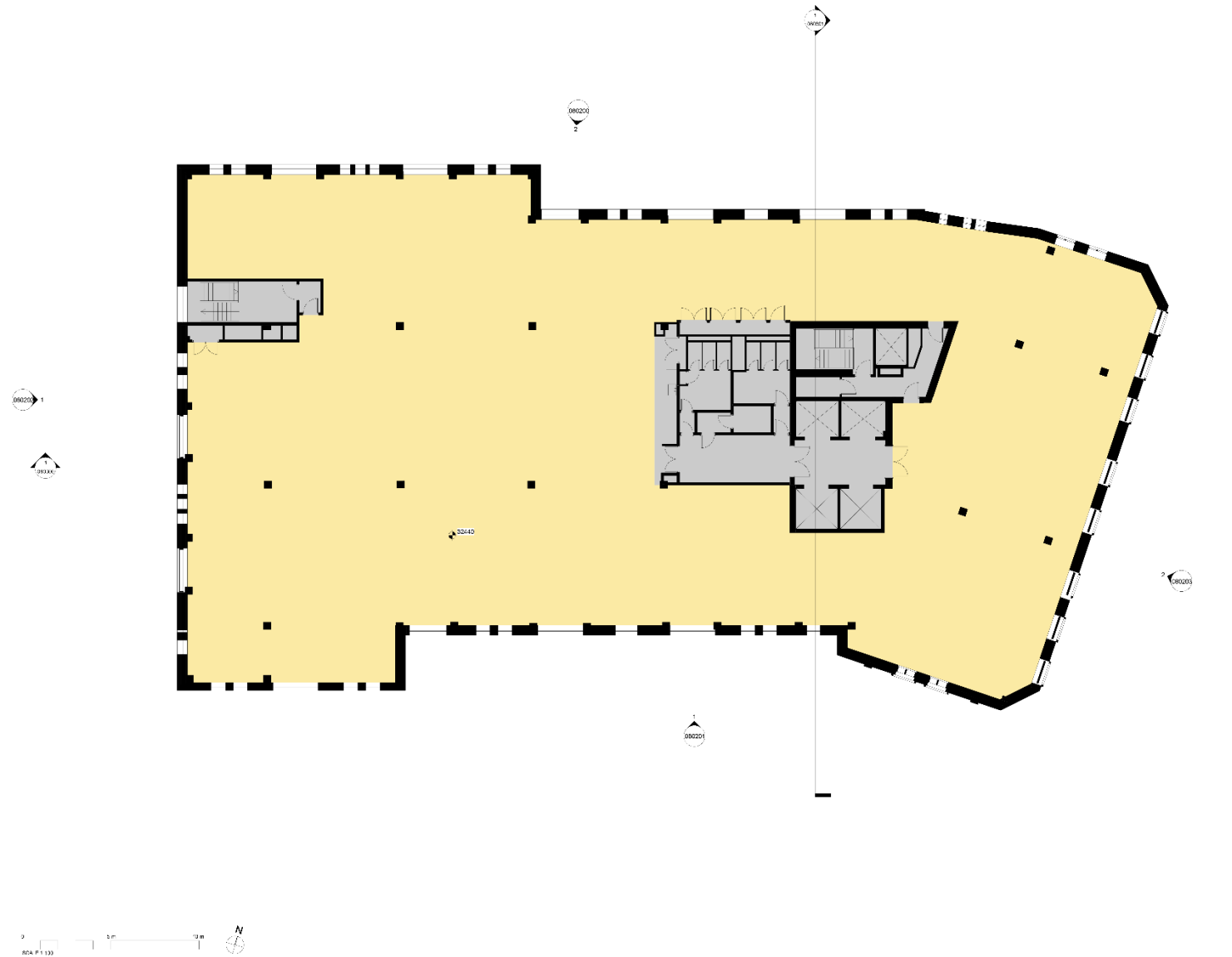


1 Golden Lane



## Proposed Plan – Second Floor

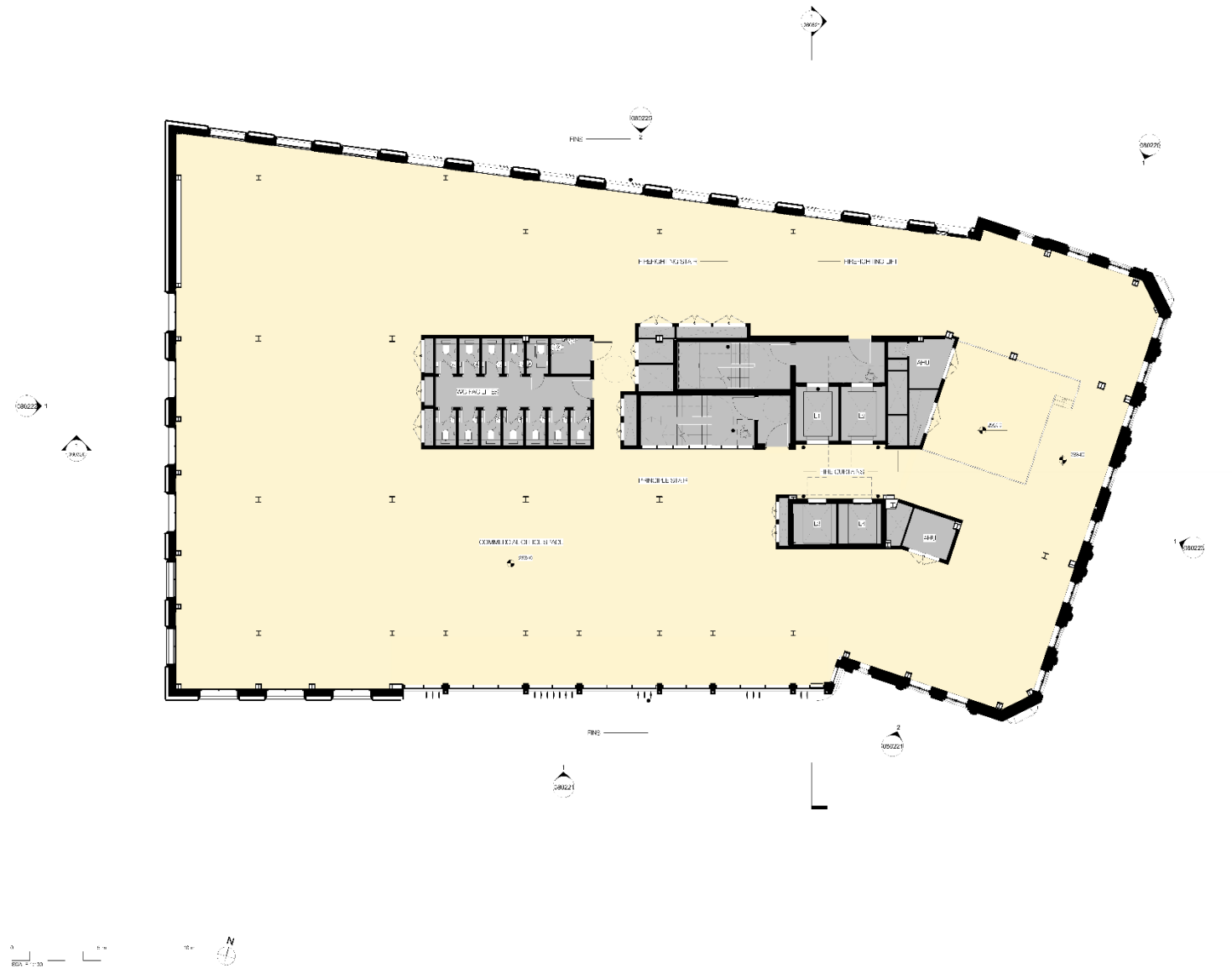
# 1 Golden Lane



Existing Plan – Typical (Third - Sixth) Floor

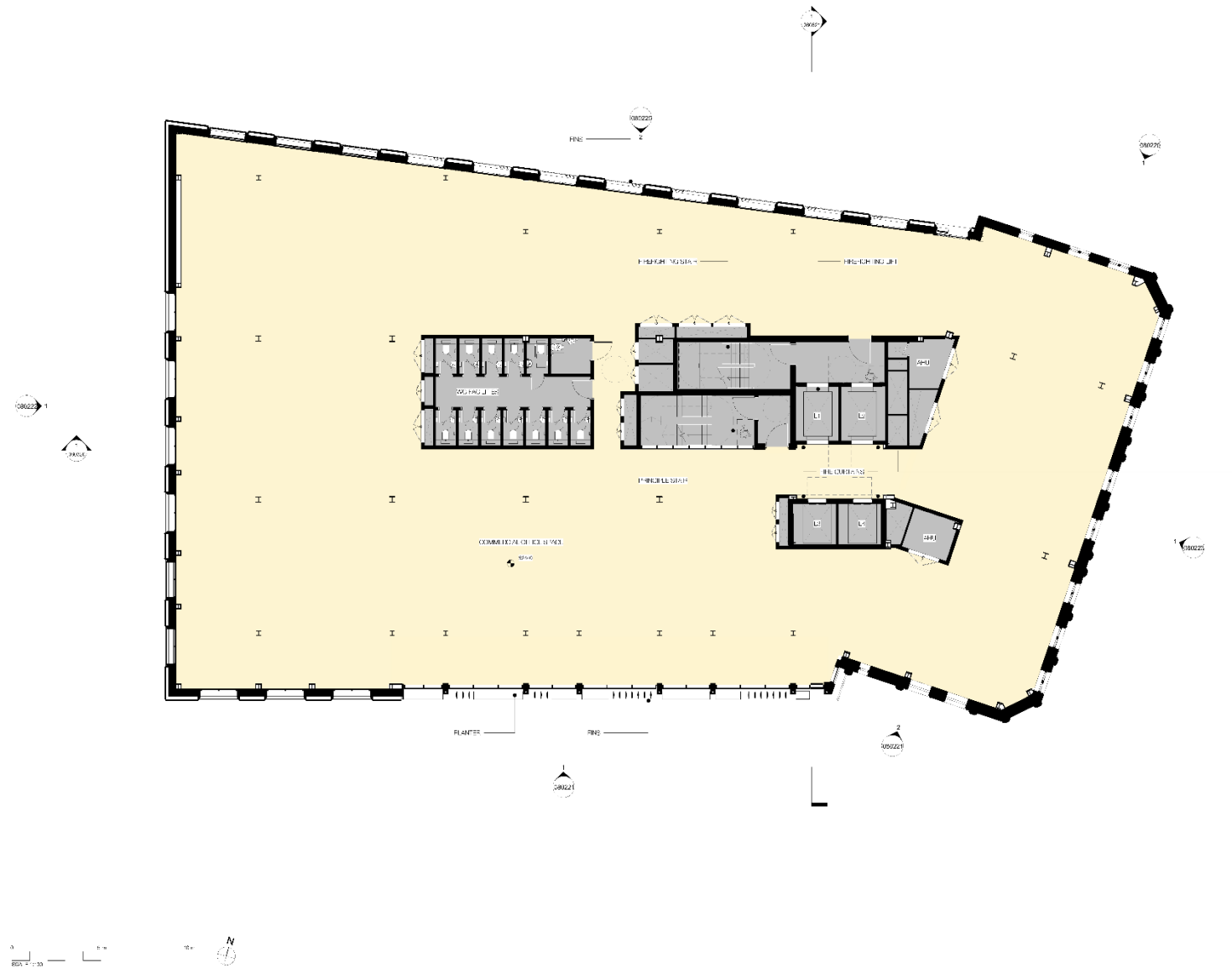


# 1 Golden Lane



Proposed Plan – Third Floor

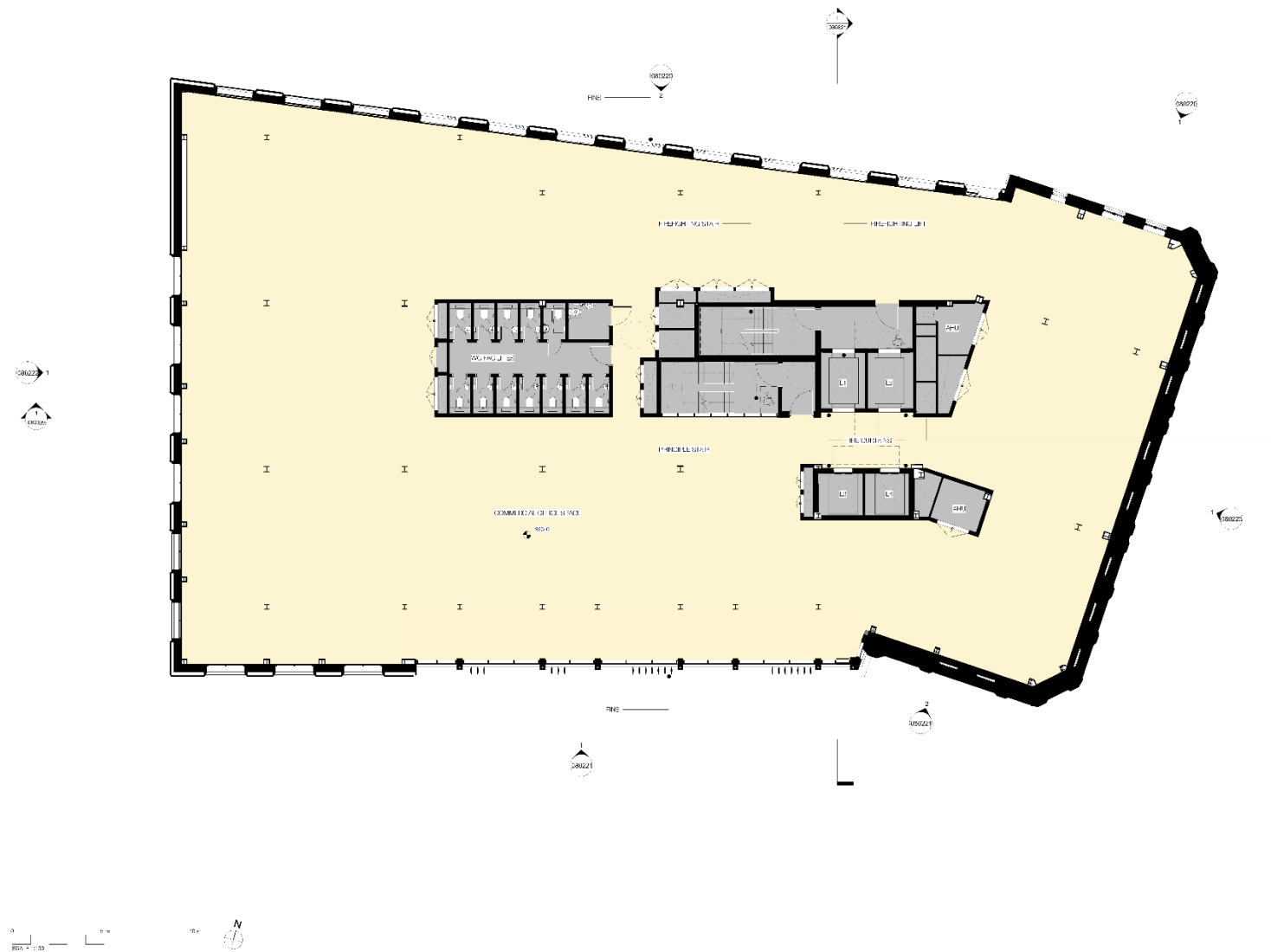
# 1 Golden Lane



Proposed Plan – Fourth Floor

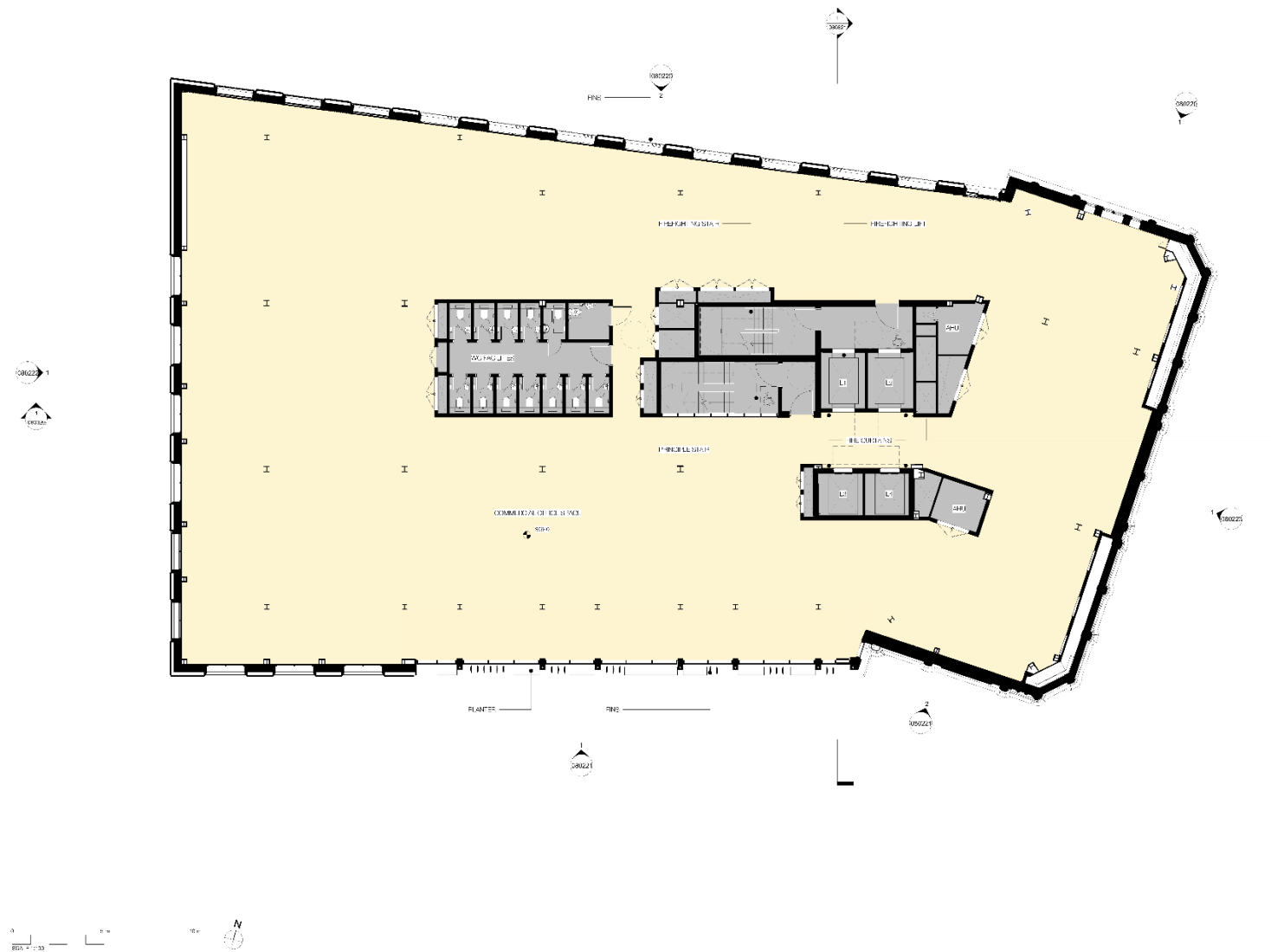


# 1 Golden Lane



Proposed Plan – Fifth Floor

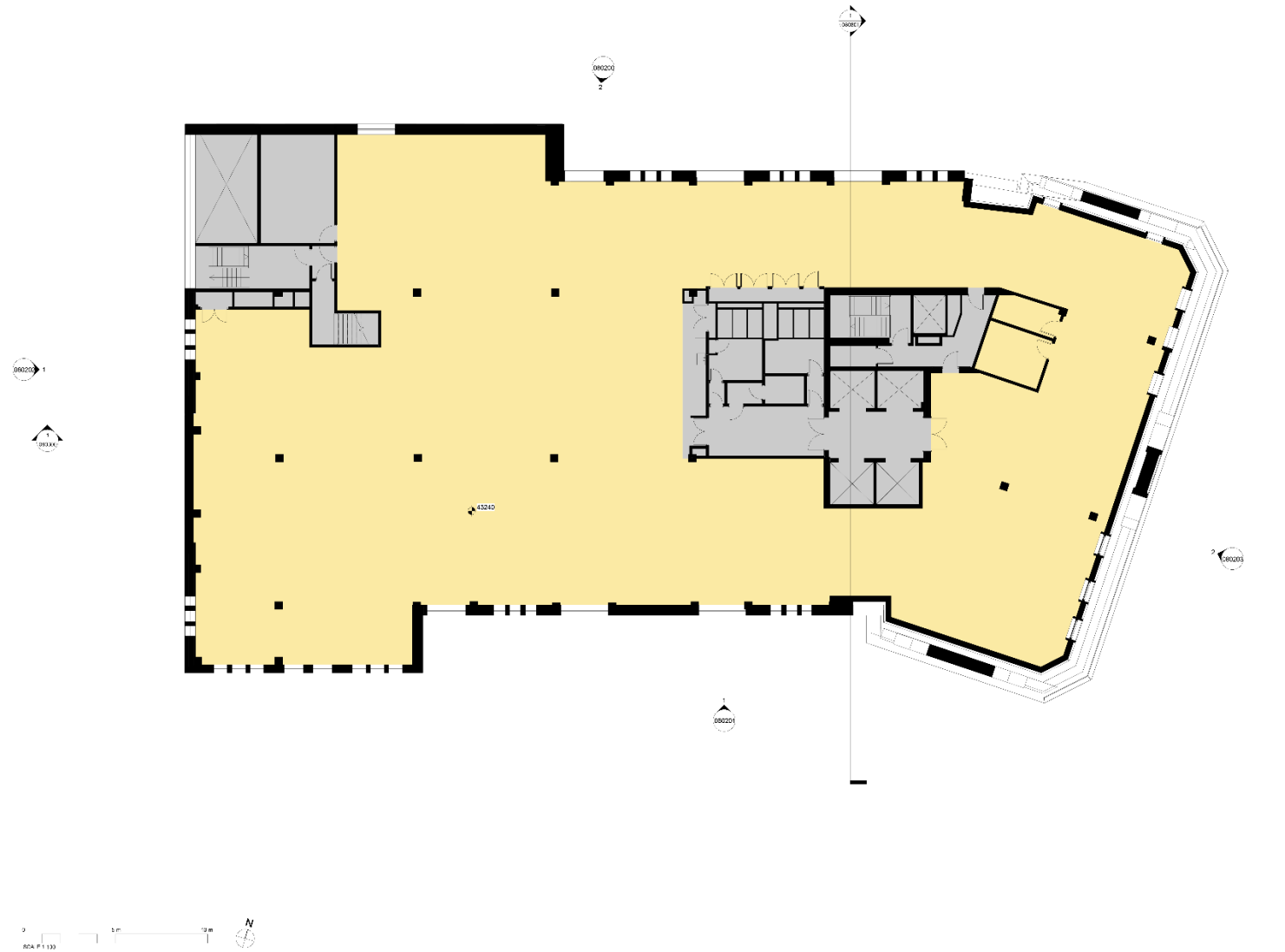
# 1 Golden Lane



Proposed Plan – Sixth Floor

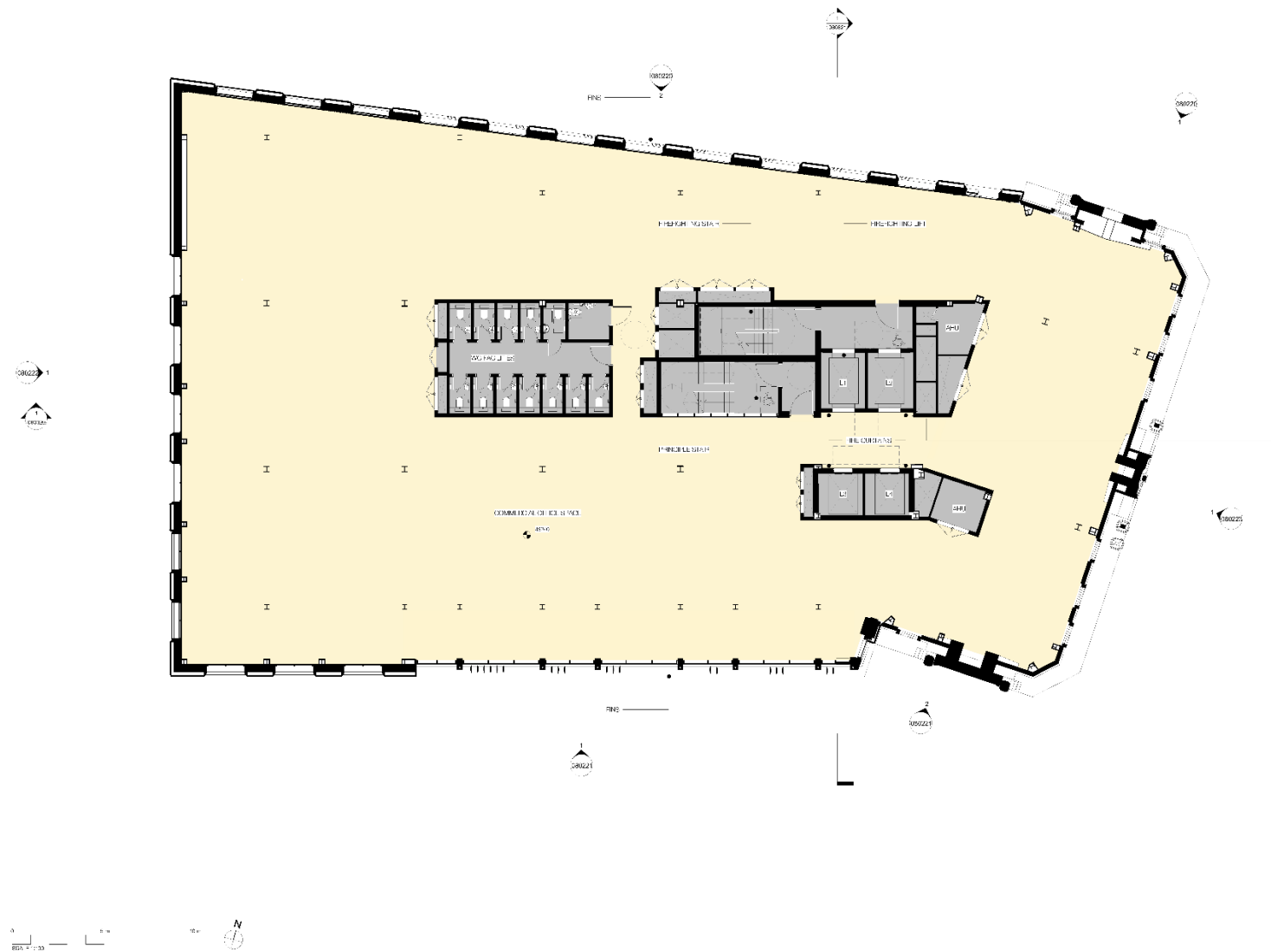


# 1 Golden Lane



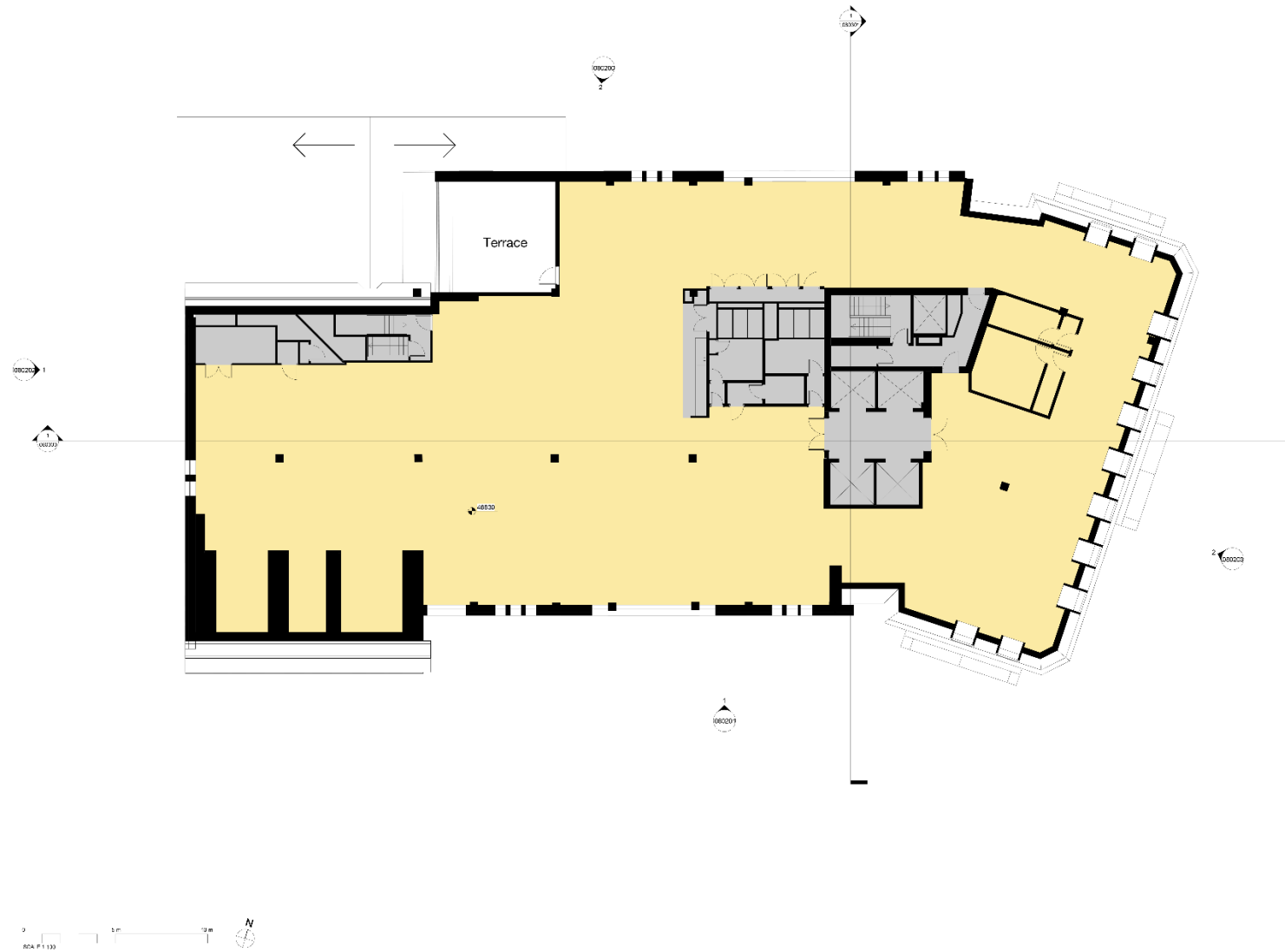
## Existing Plan – Seventh Floor

# 1 Golden Lane

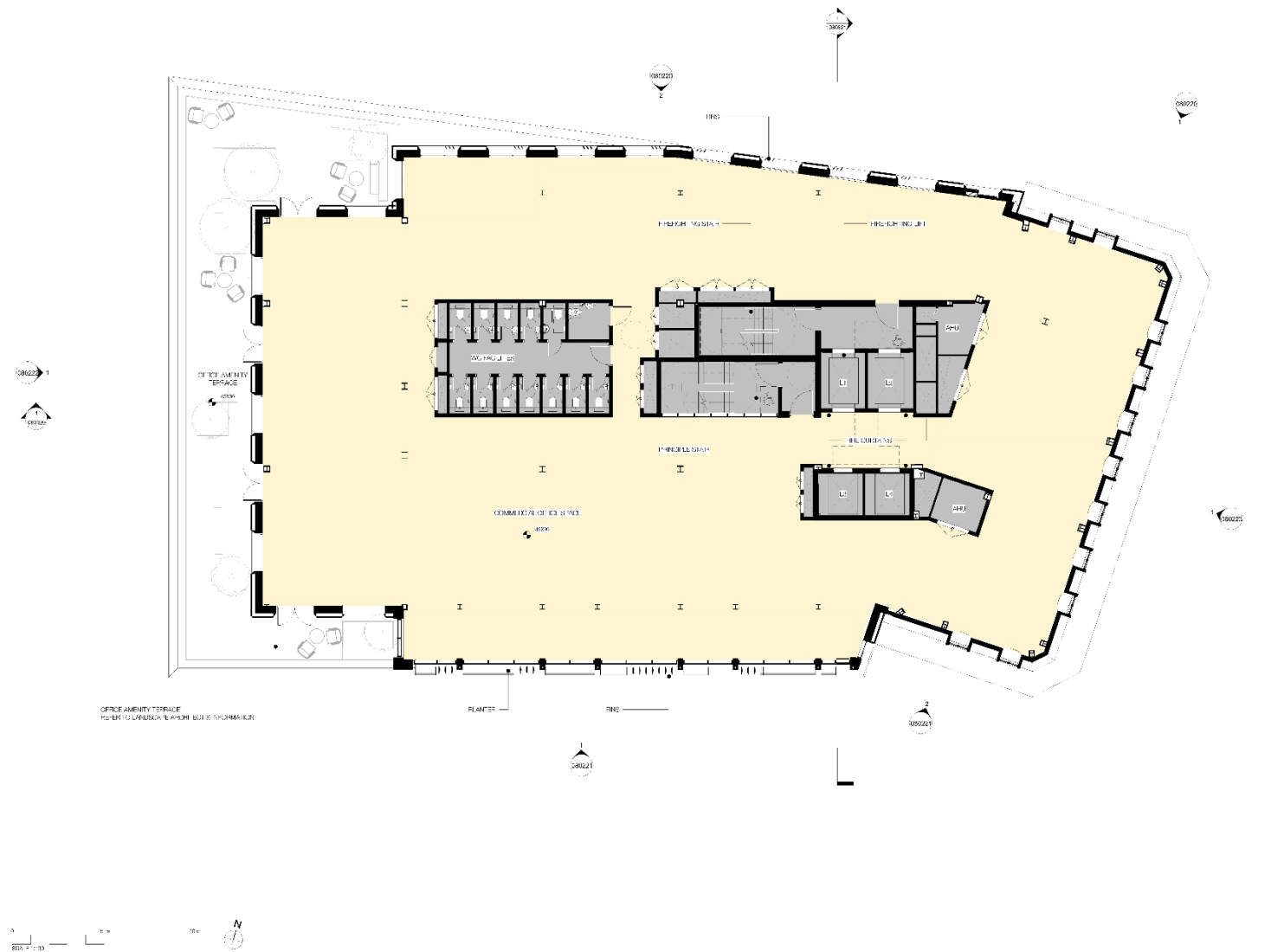


Proposed Plan – Seventh Floor



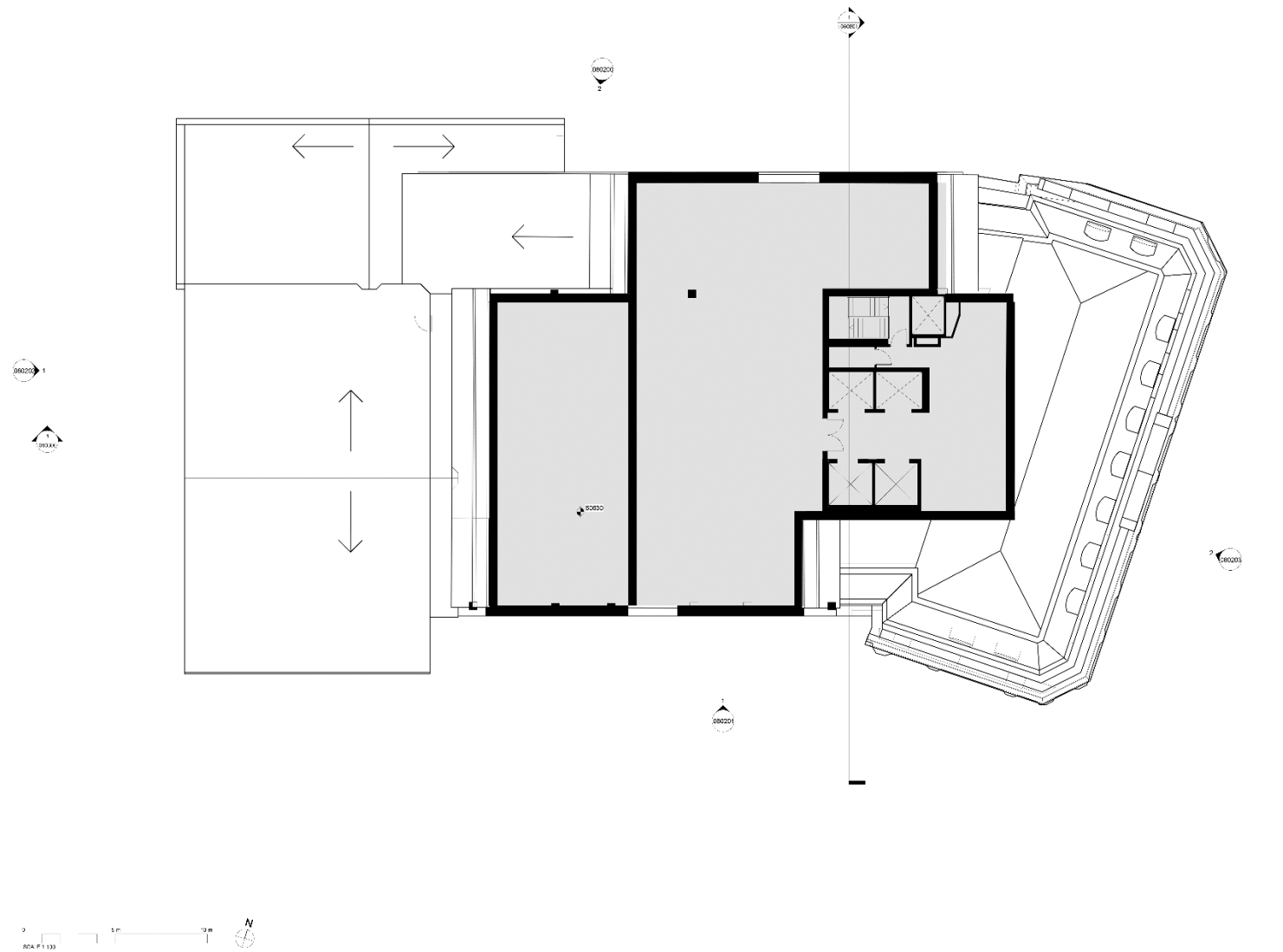


# 1 Golden Lane

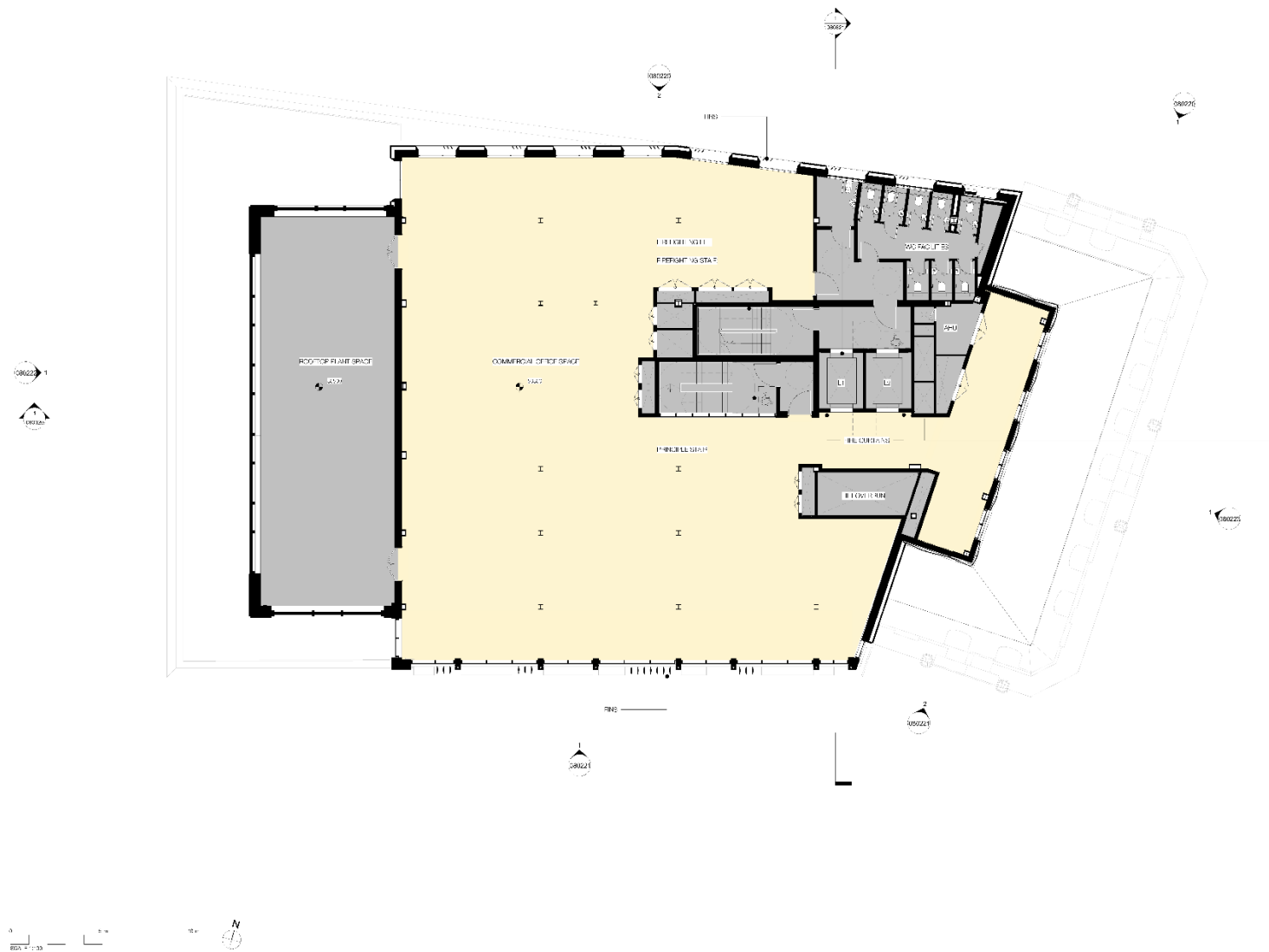


Proposed Plan – Eighth Floor

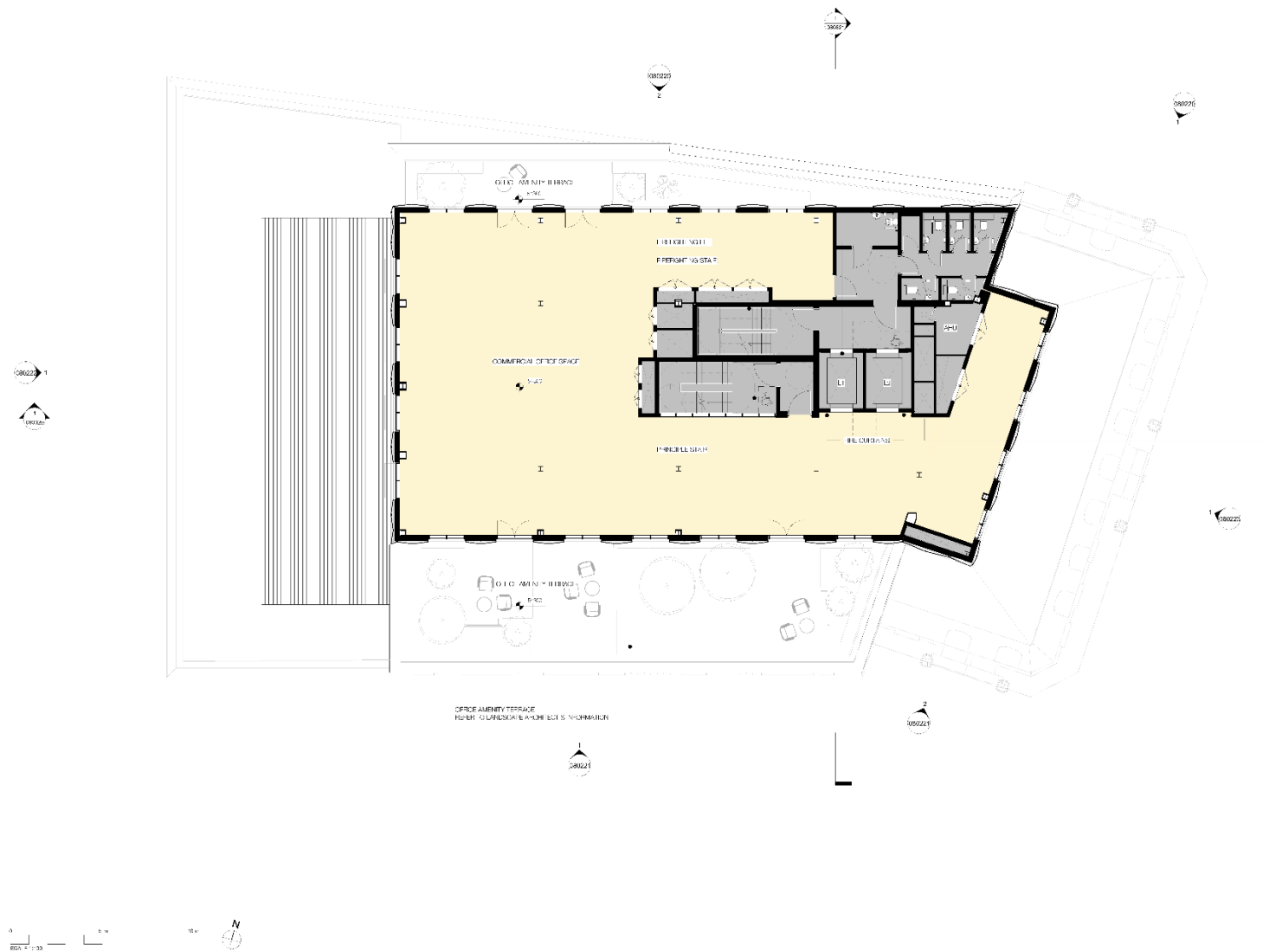




# 1 Golden Lane

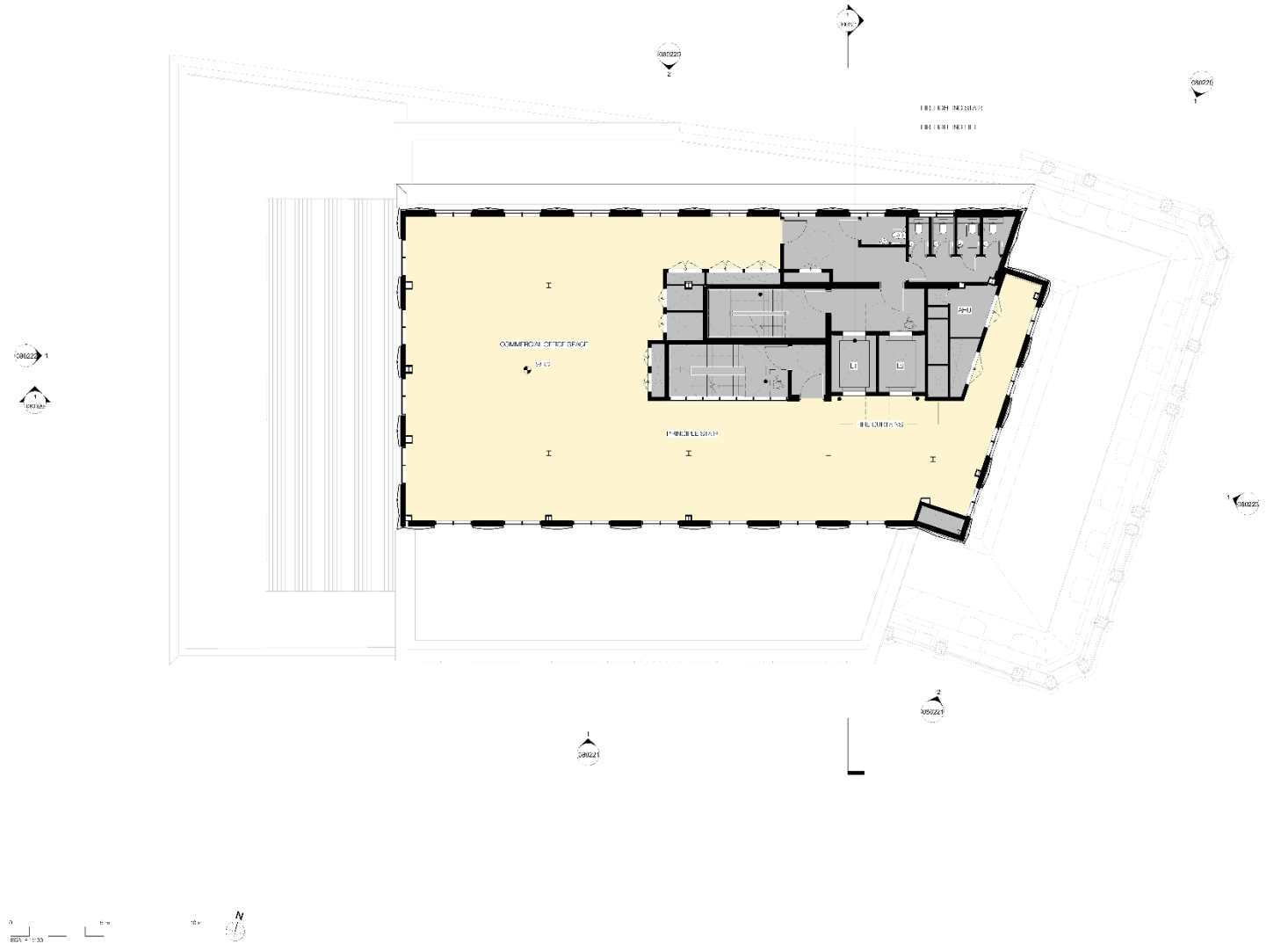


Proposed Plan – Ninth Floor



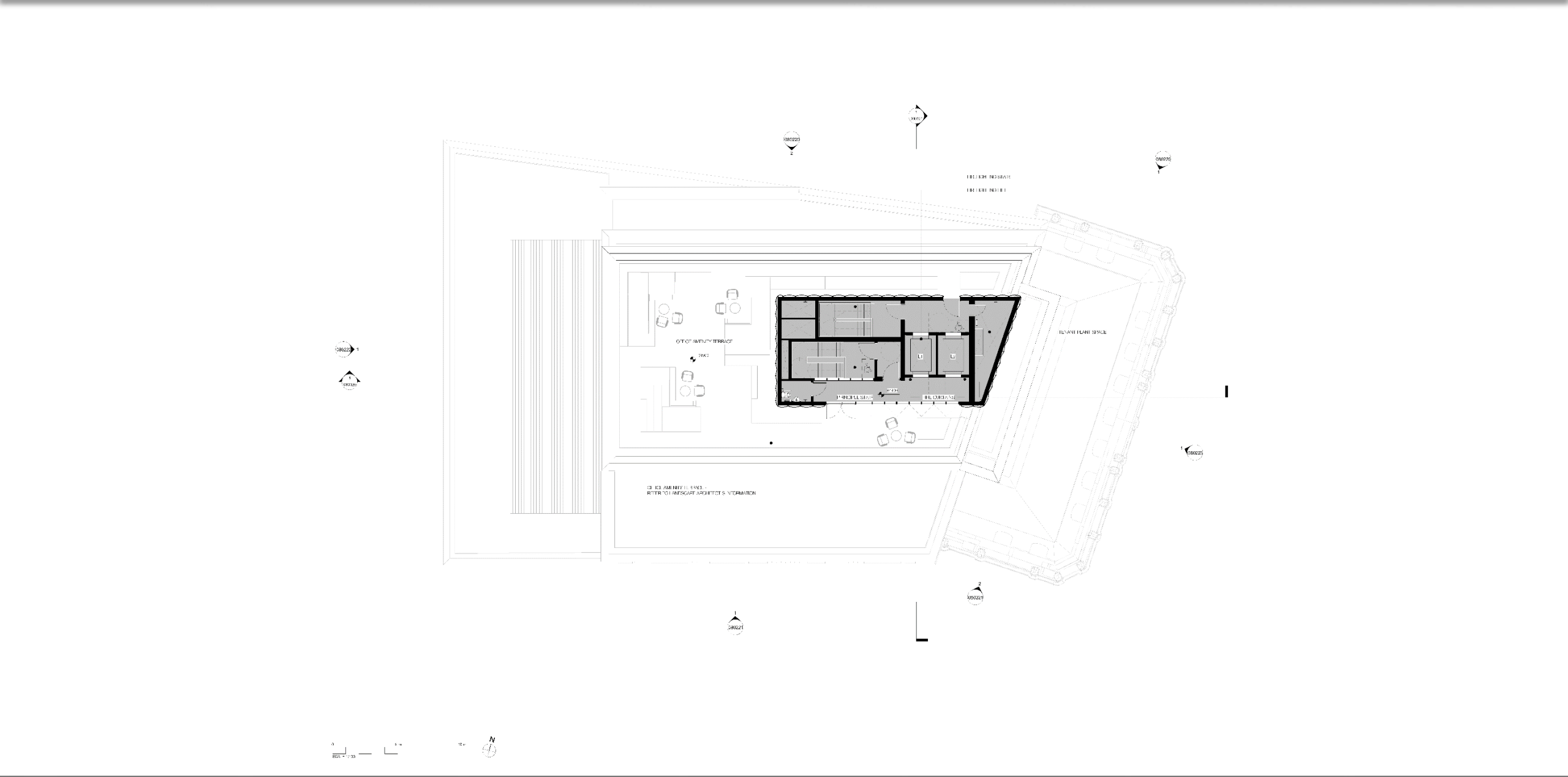


# 1 Golden Lane

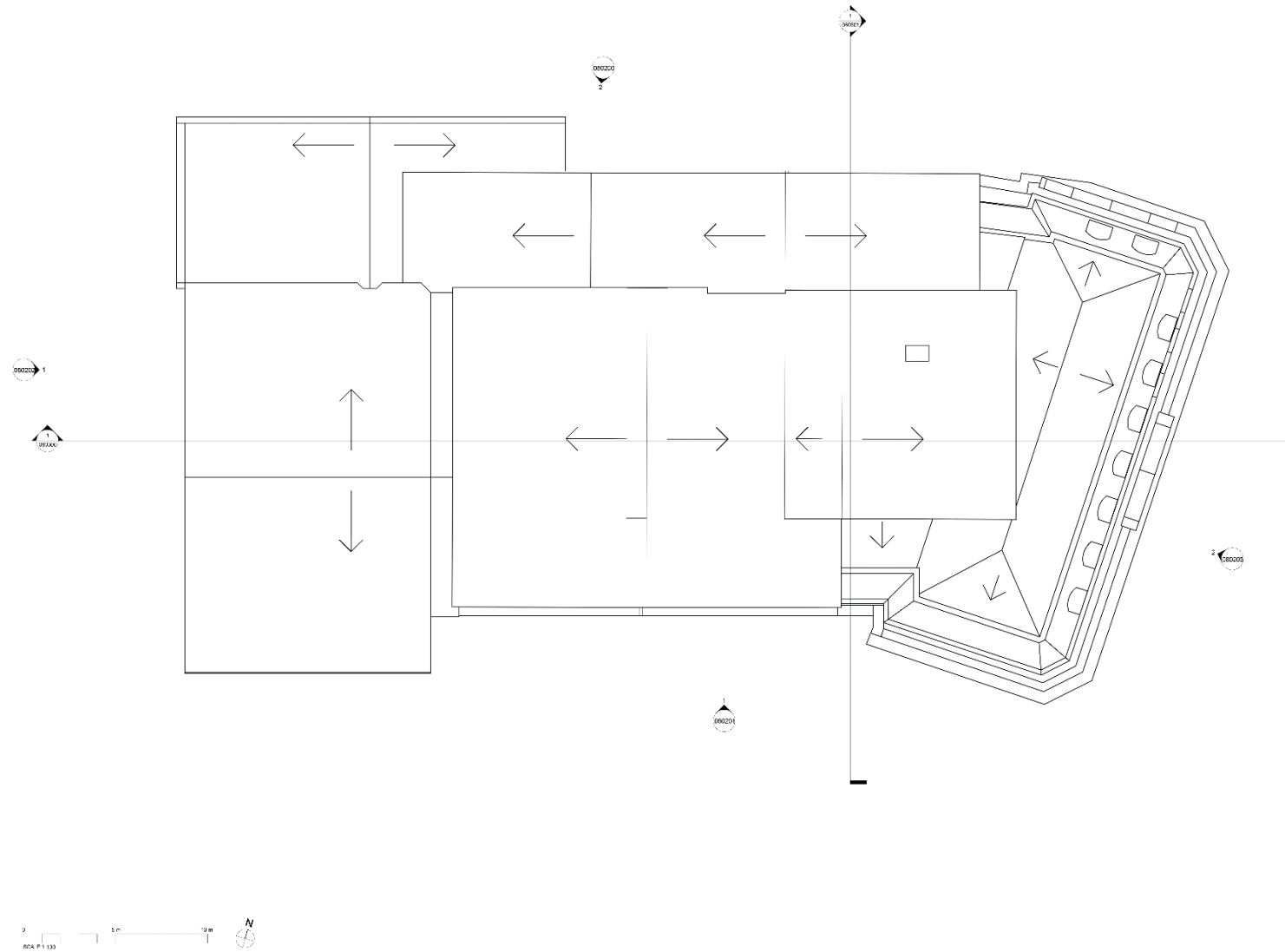


Proposed Plan – Eleventh Floor

1 Golden Lane

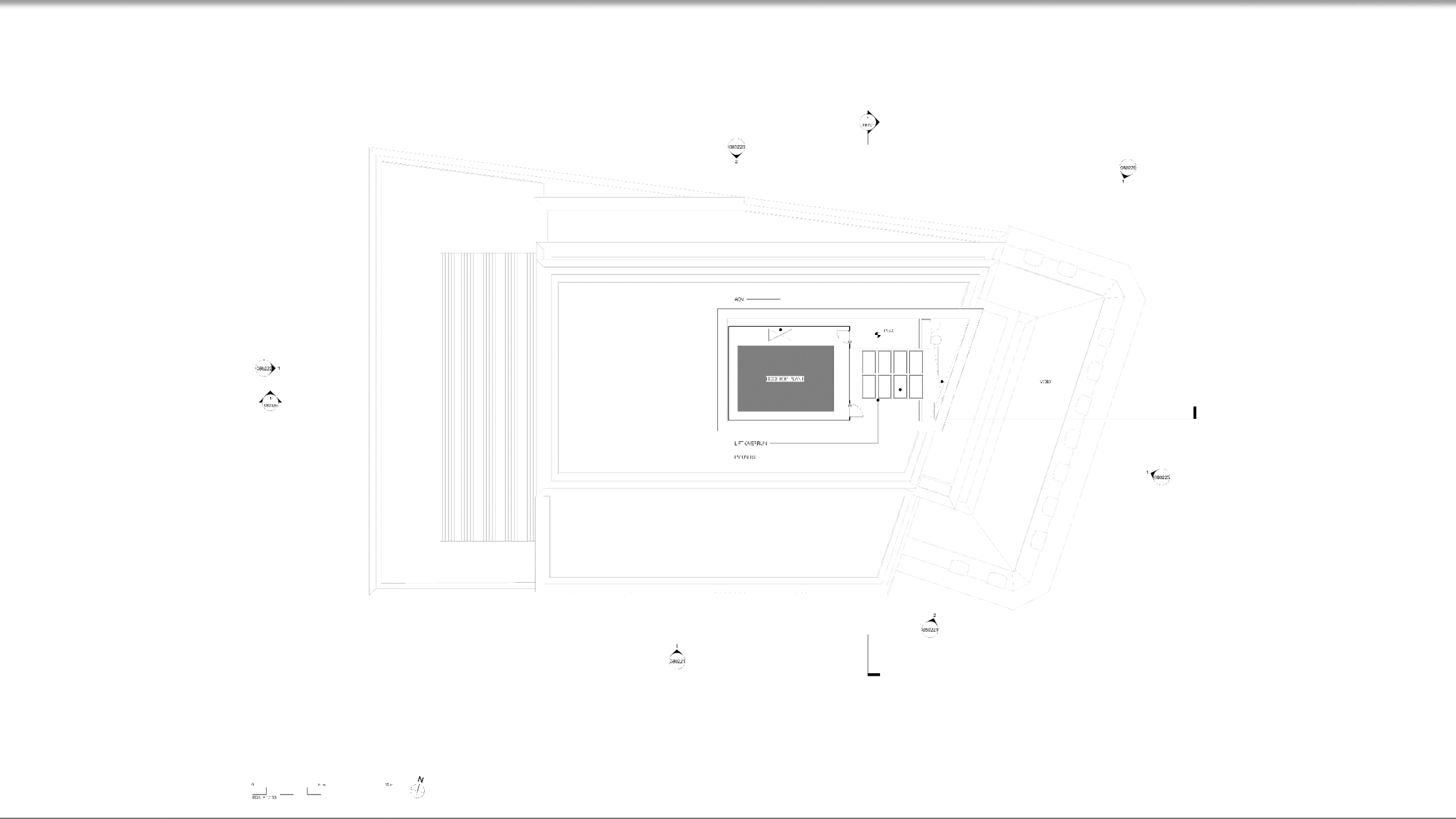


## Proposed Plan – Twelfth Floor

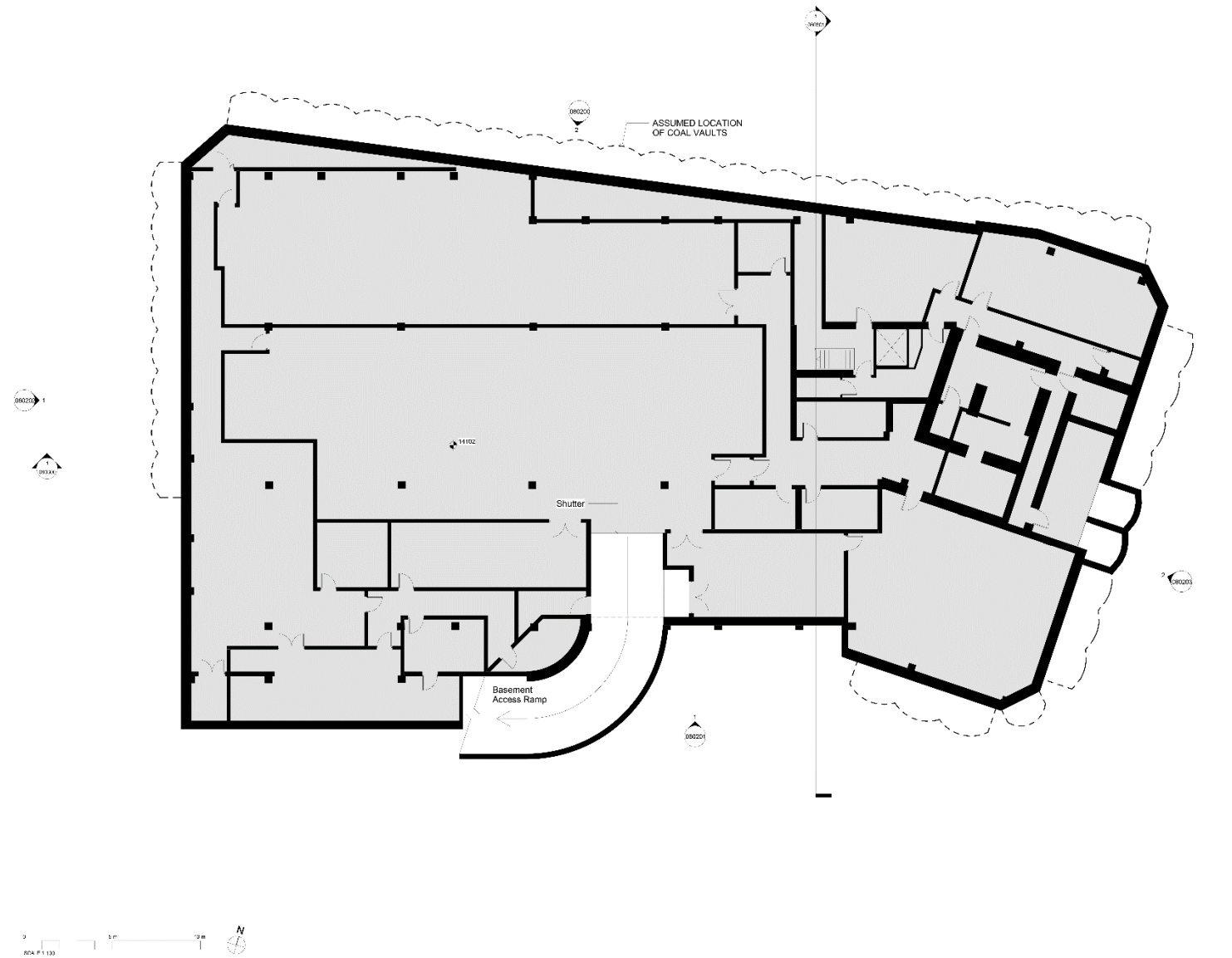




1 Golden Lane



Proposed Plan – Roof

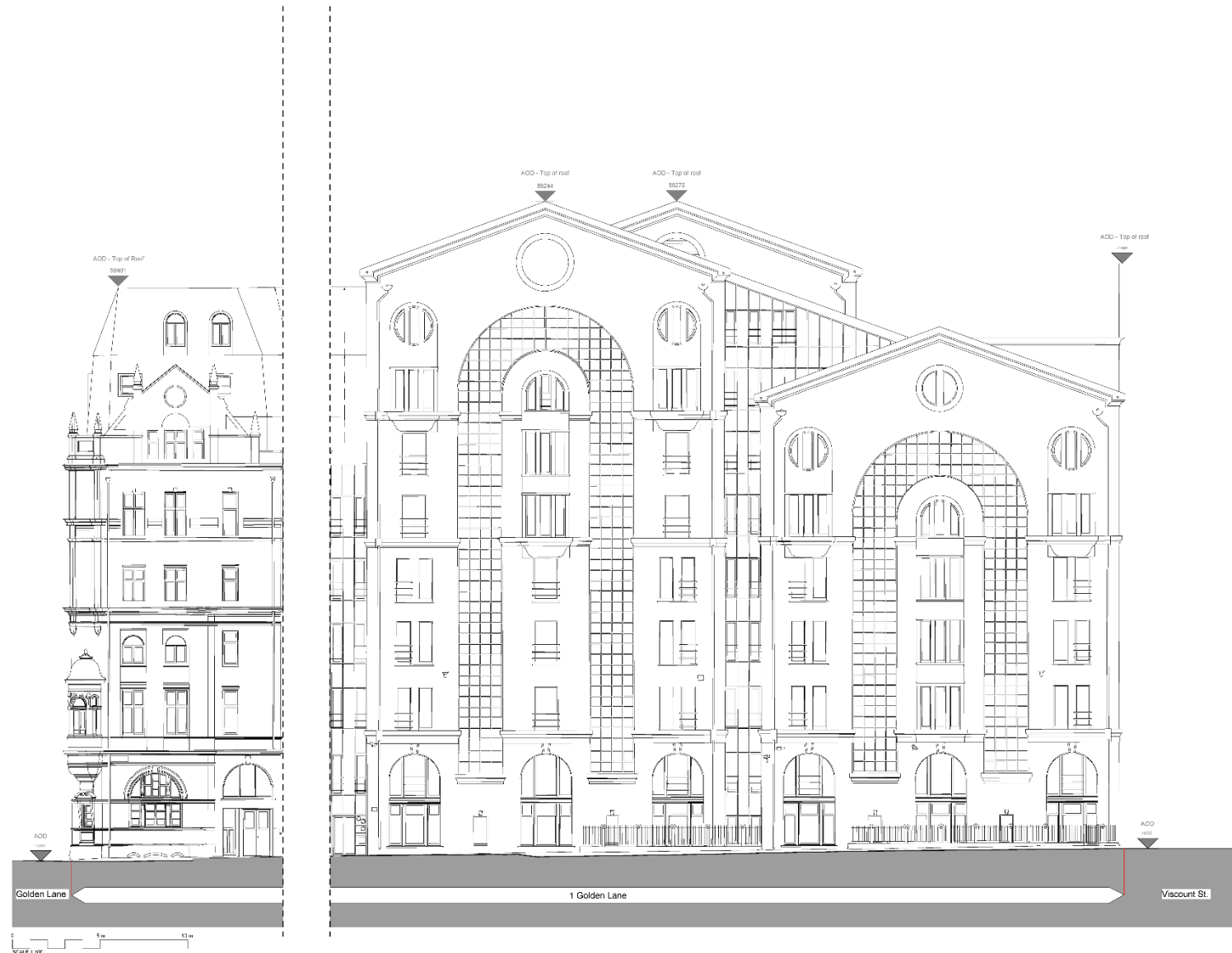




## Proposed Plan – Basement



# 1 Golden Lane



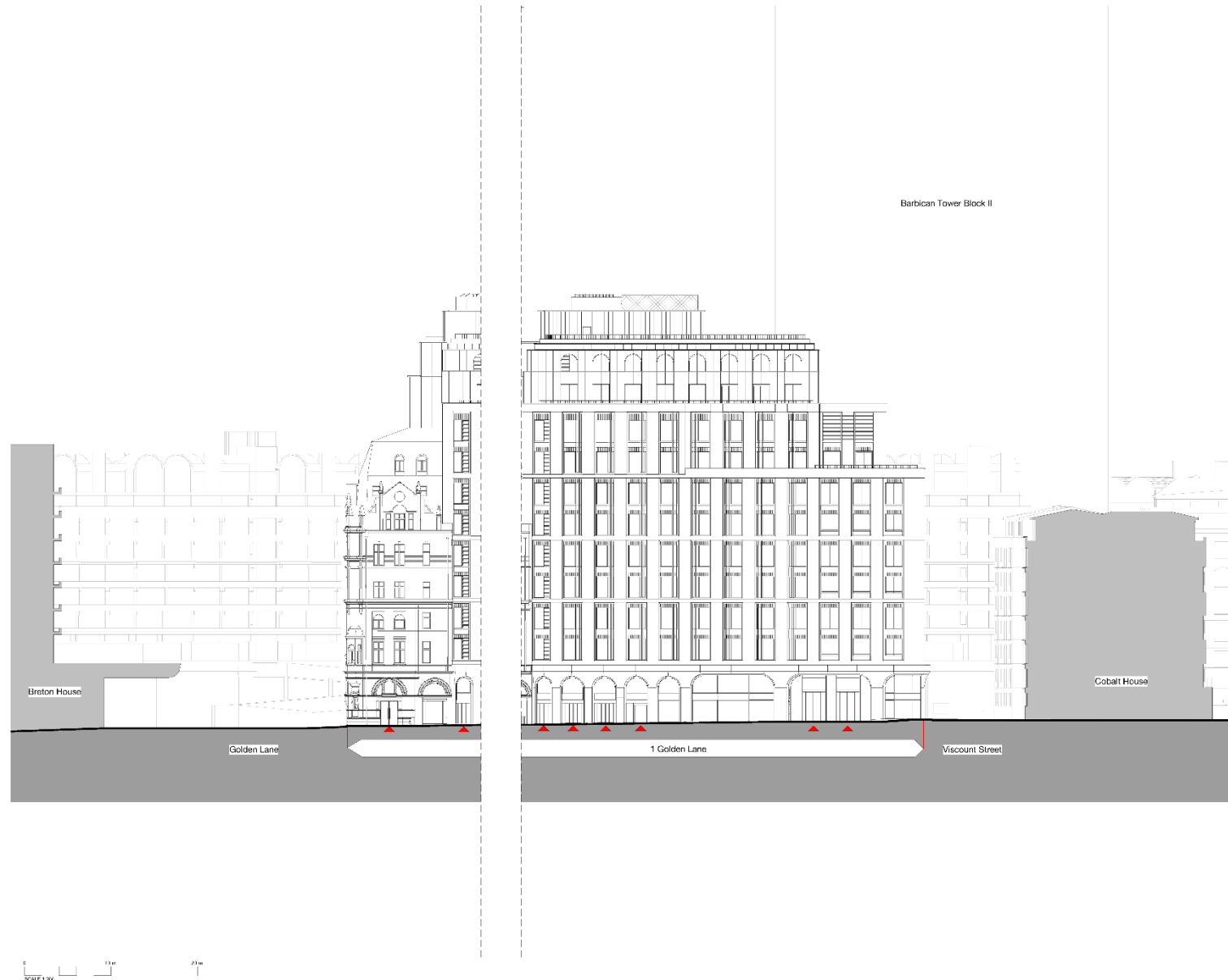
Existing Elevation – North

# 1 Golden Lane



Proposed Elevation – North

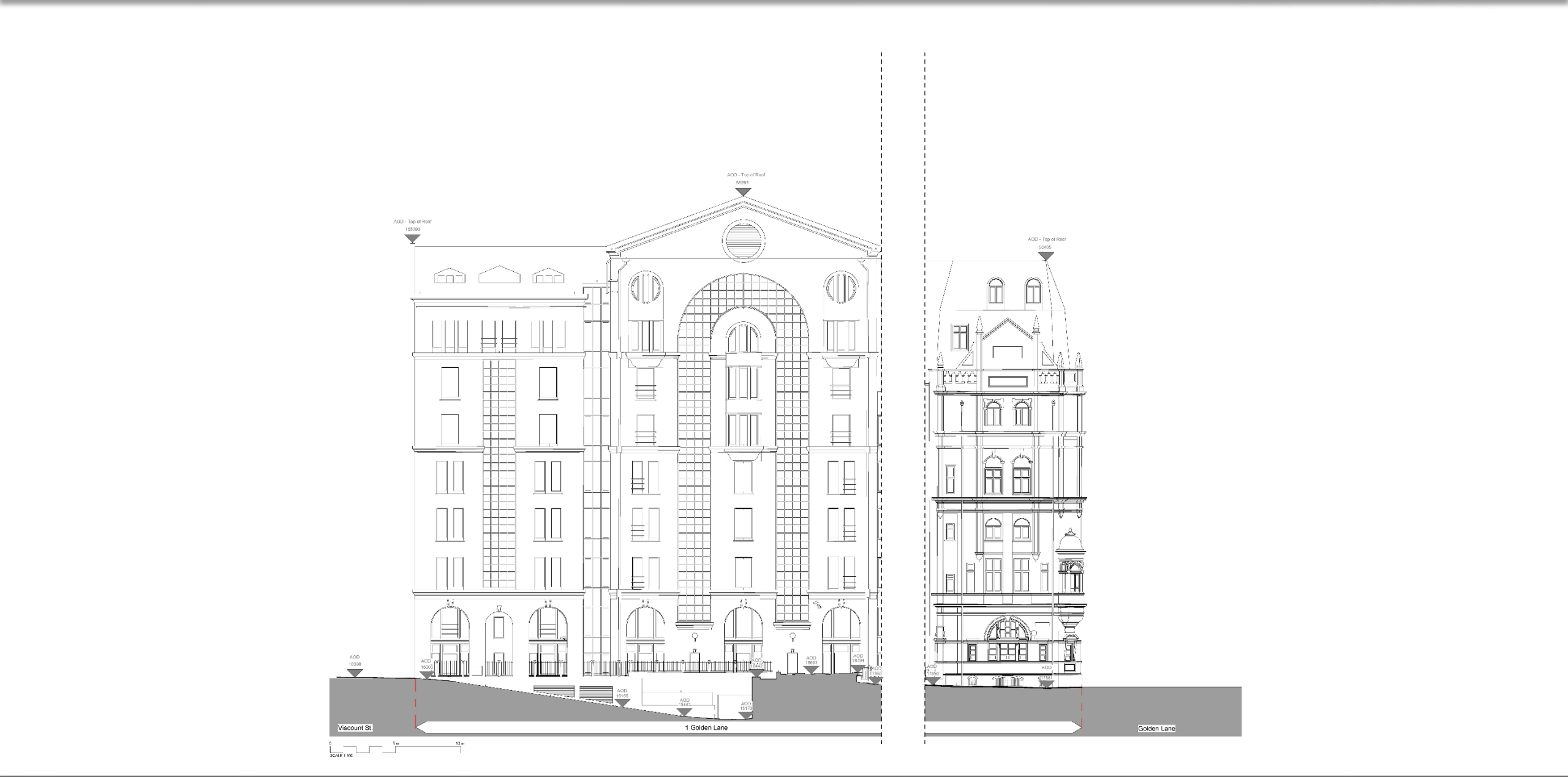
# 1 Golden Lane



Proposed Long Elevation – North

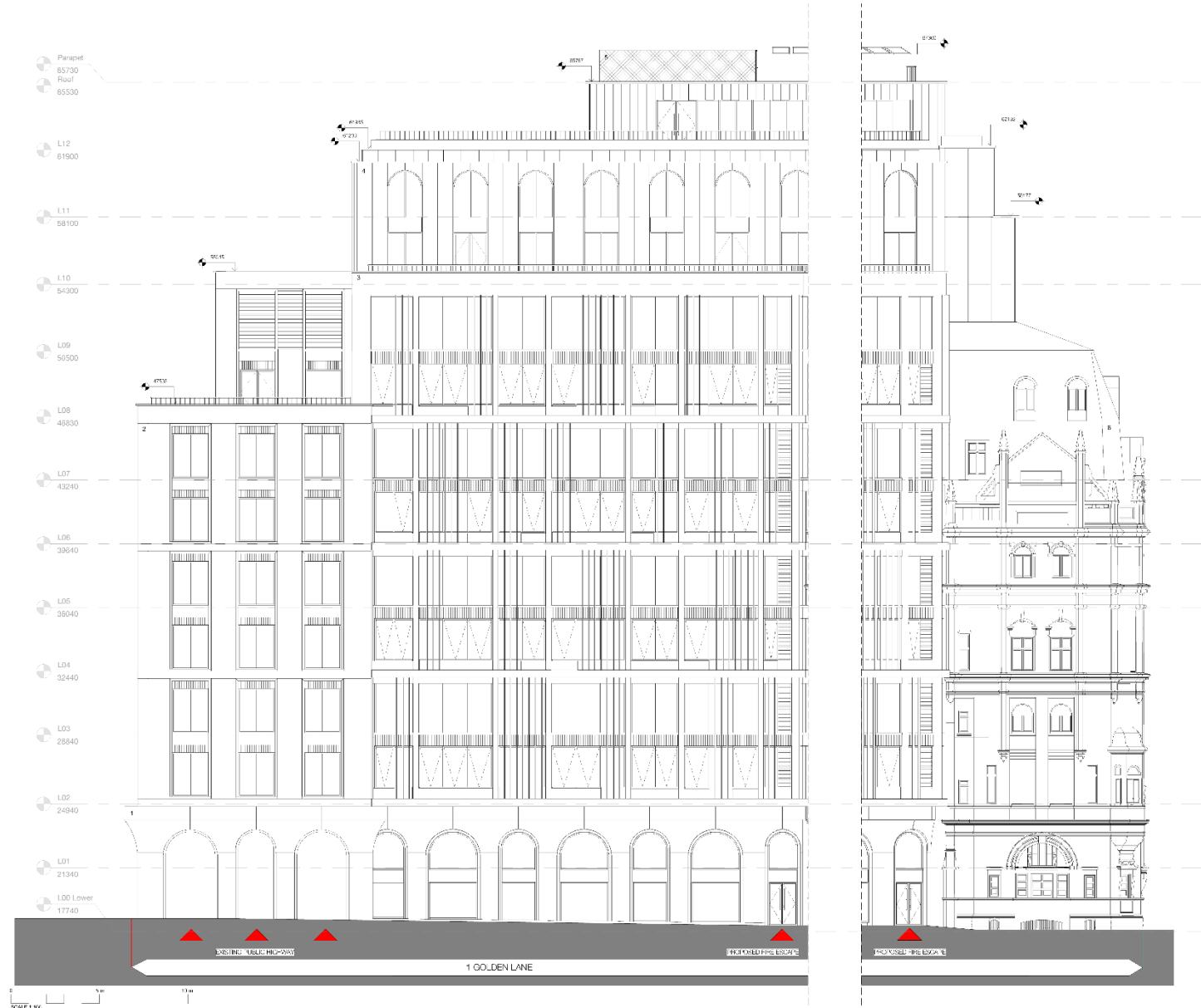


1 Golden Lane



Existing Elevation – South

# 1 Golden Lane



Proposed Elevation – South

# 1 Golden Lane



Proposed Long Elevation – South

# 1 Golden Lane



Existing Elevation – East

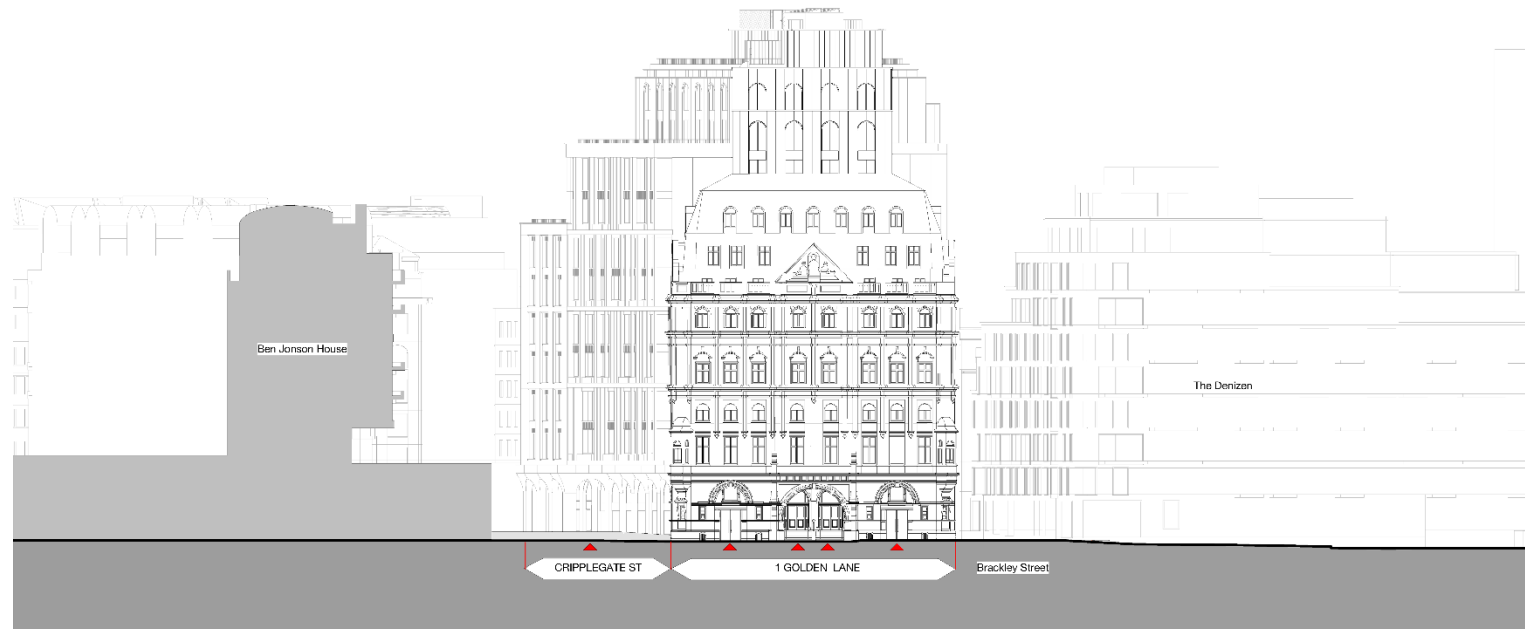


# 1 Golden Lane



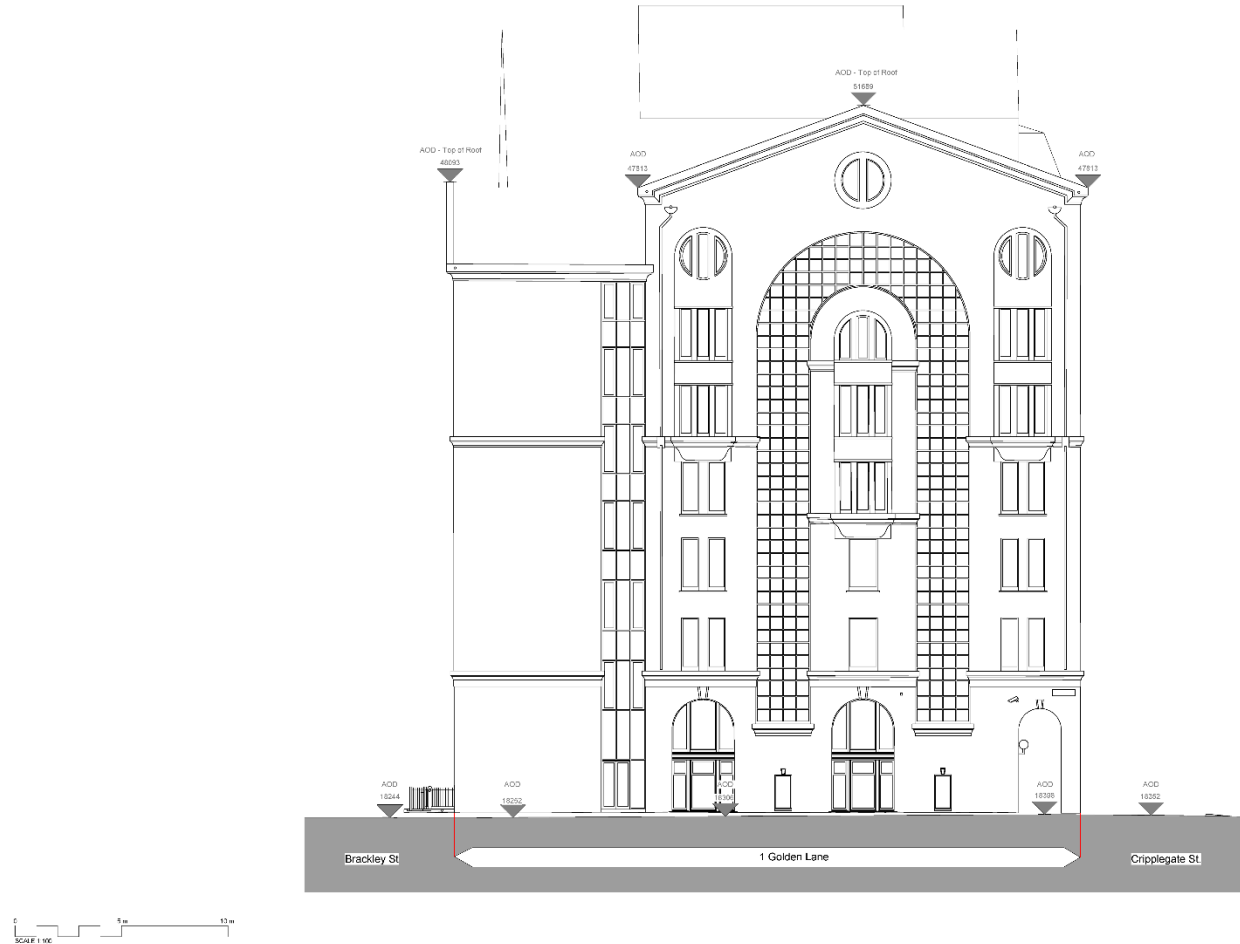
Proposed Elevation – East

# 1 Golden Lane



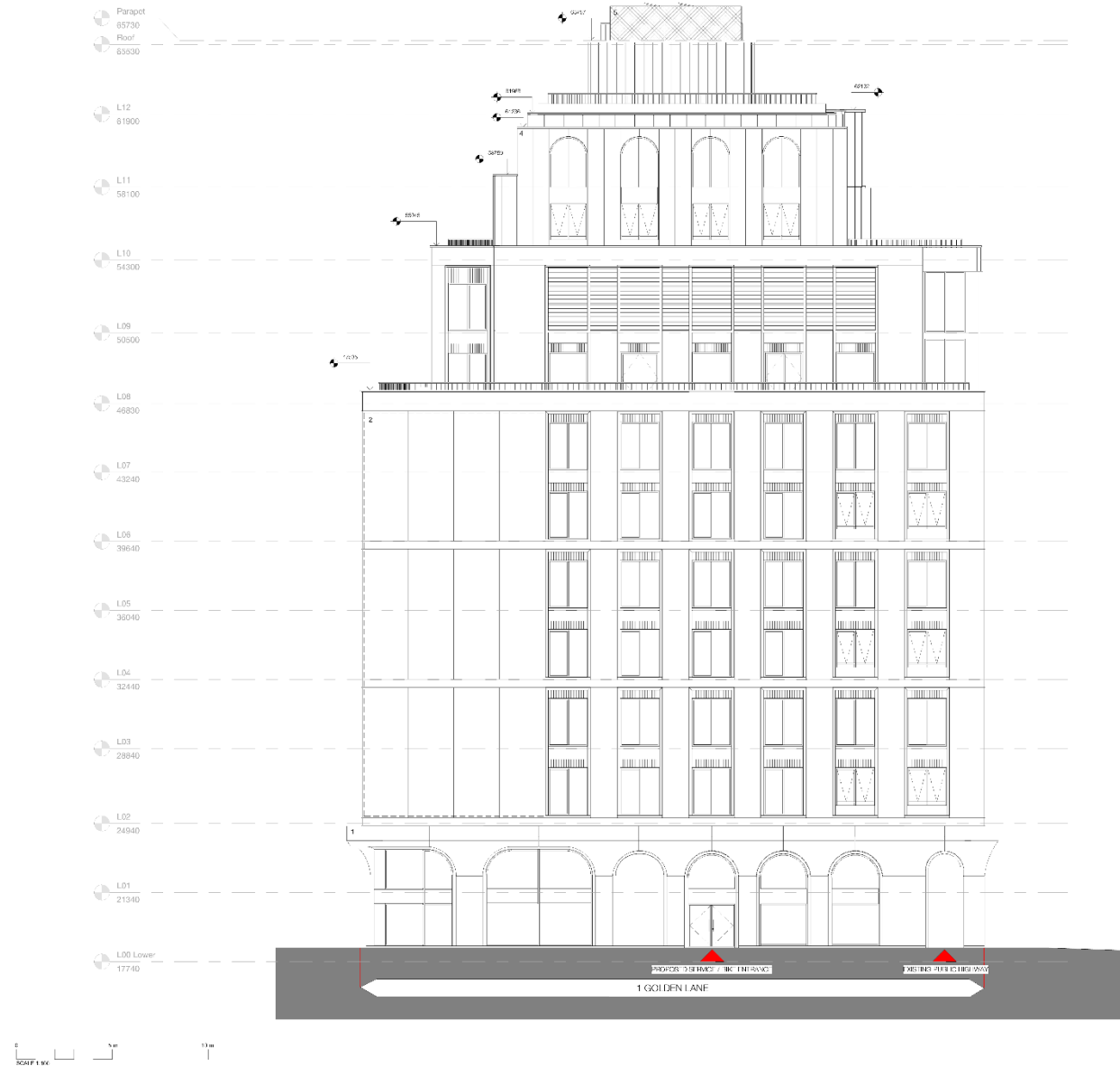
Proposed Long Elevation – East

# 1 Golden Lane



Existing Elevation – West

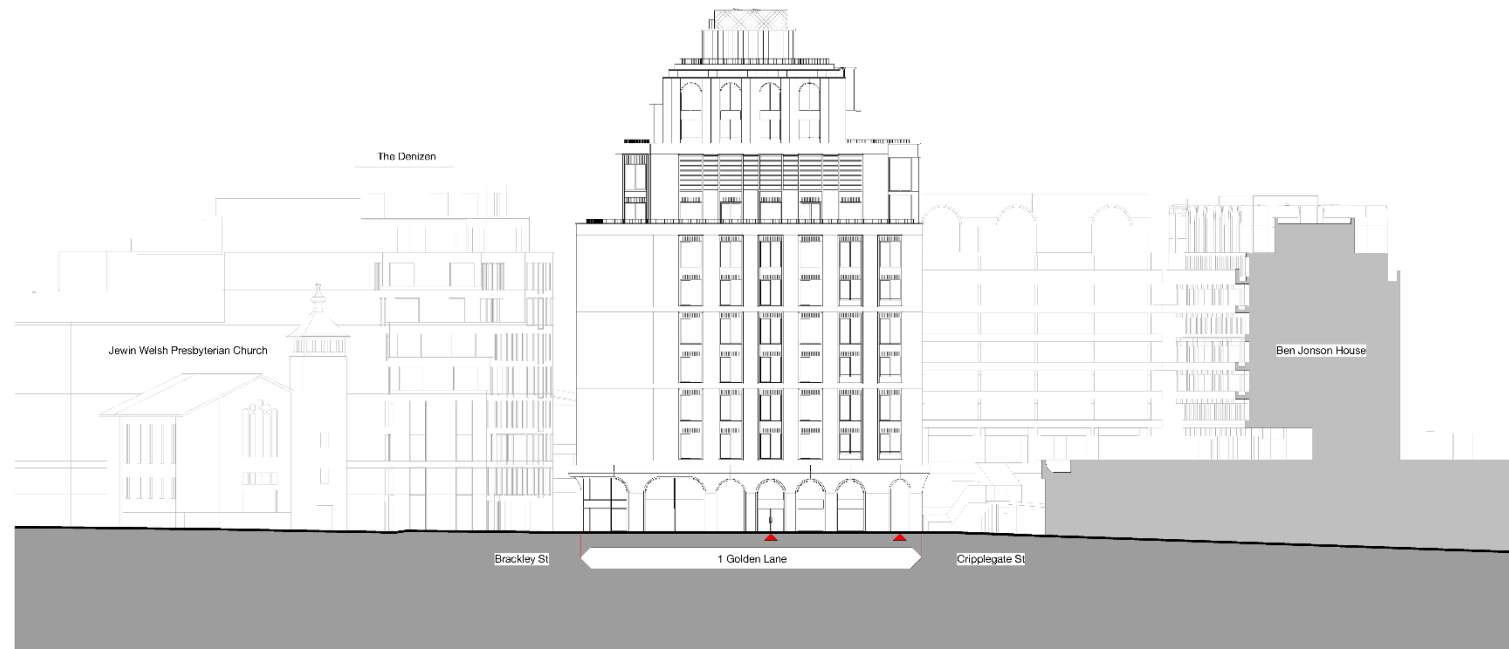
# 1 Golden Lane



Proposed Elevation – West



# 1 Golden Lane



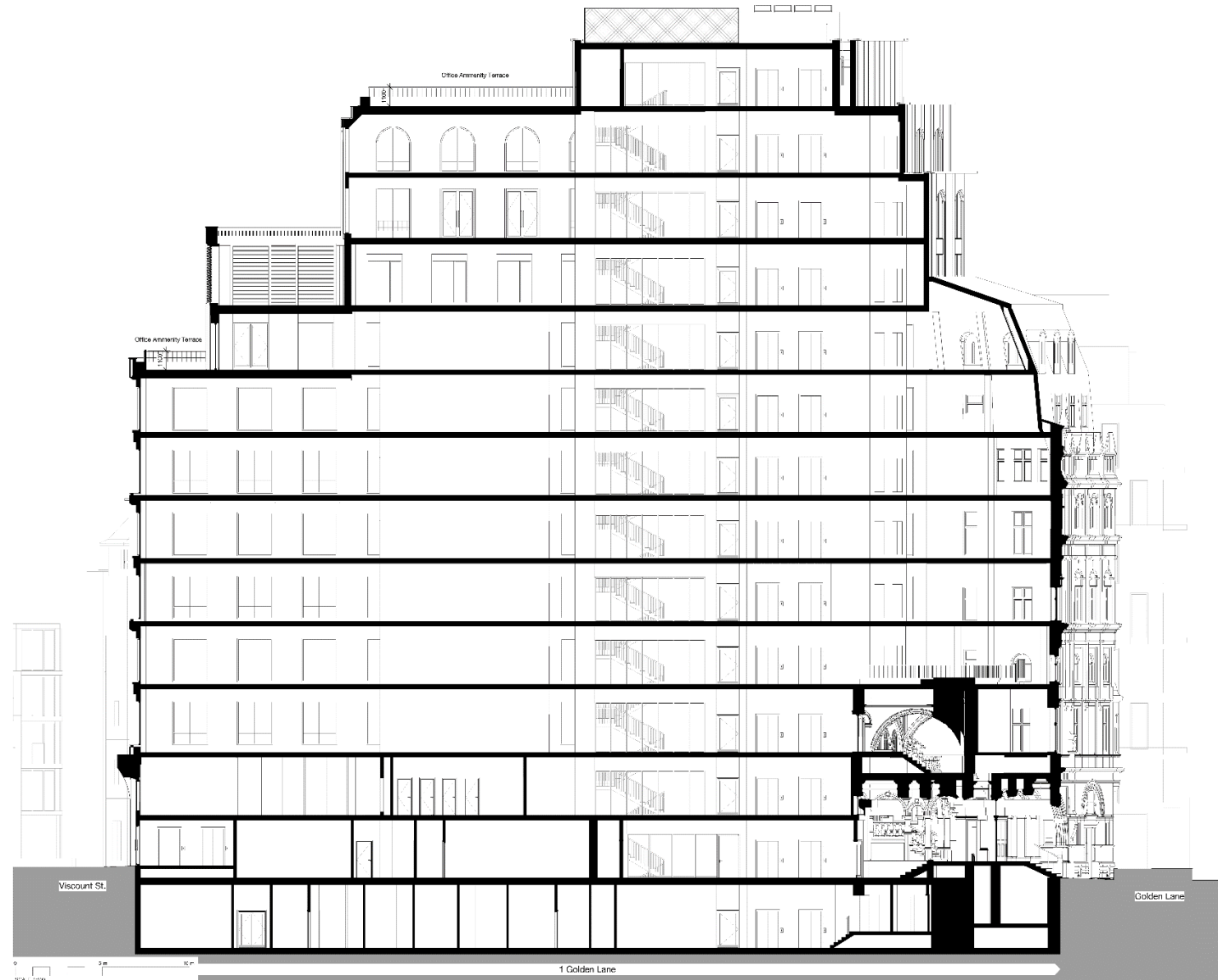
Proposed Long Elevation – West

# 1 Golden Lane



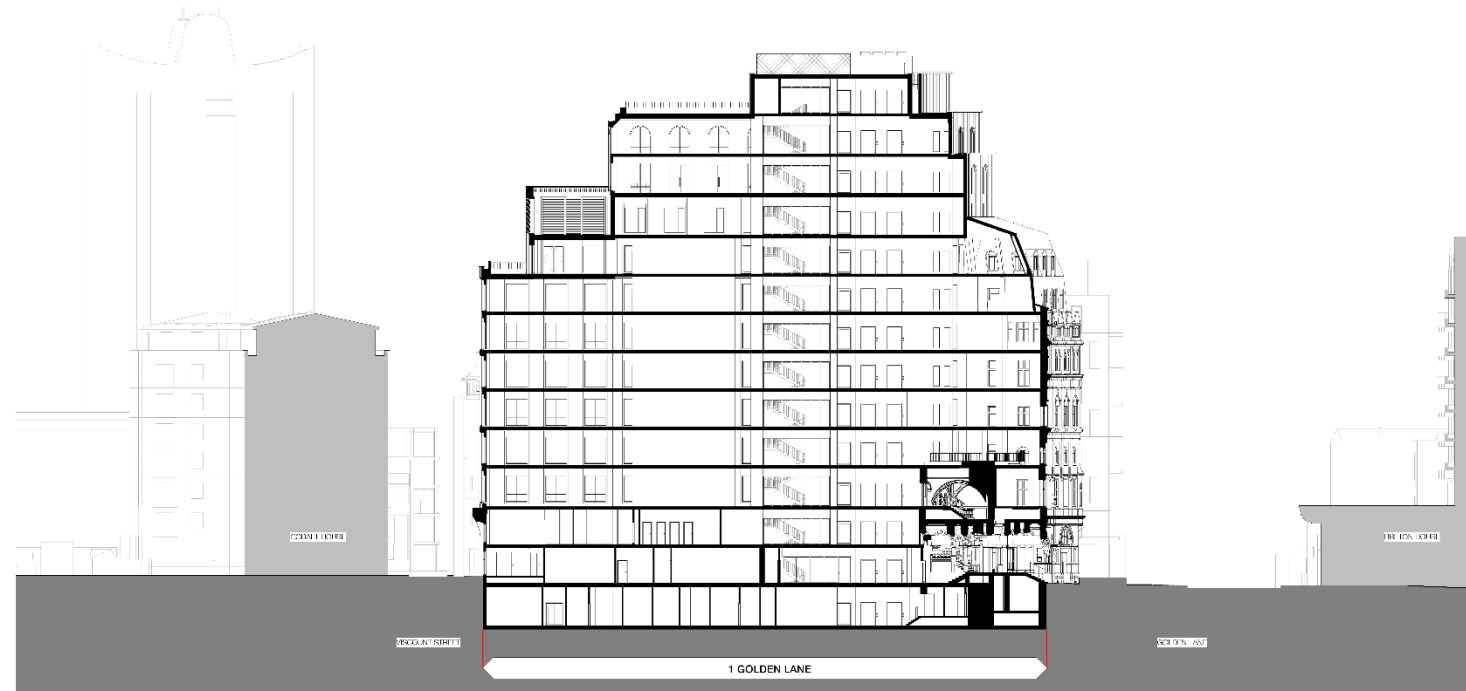
Existing Section – Section AA

# 1 Golden Lane



Proposed Section – Section AA

# 1 Golden Lane



Proposed Long Section – Section AA

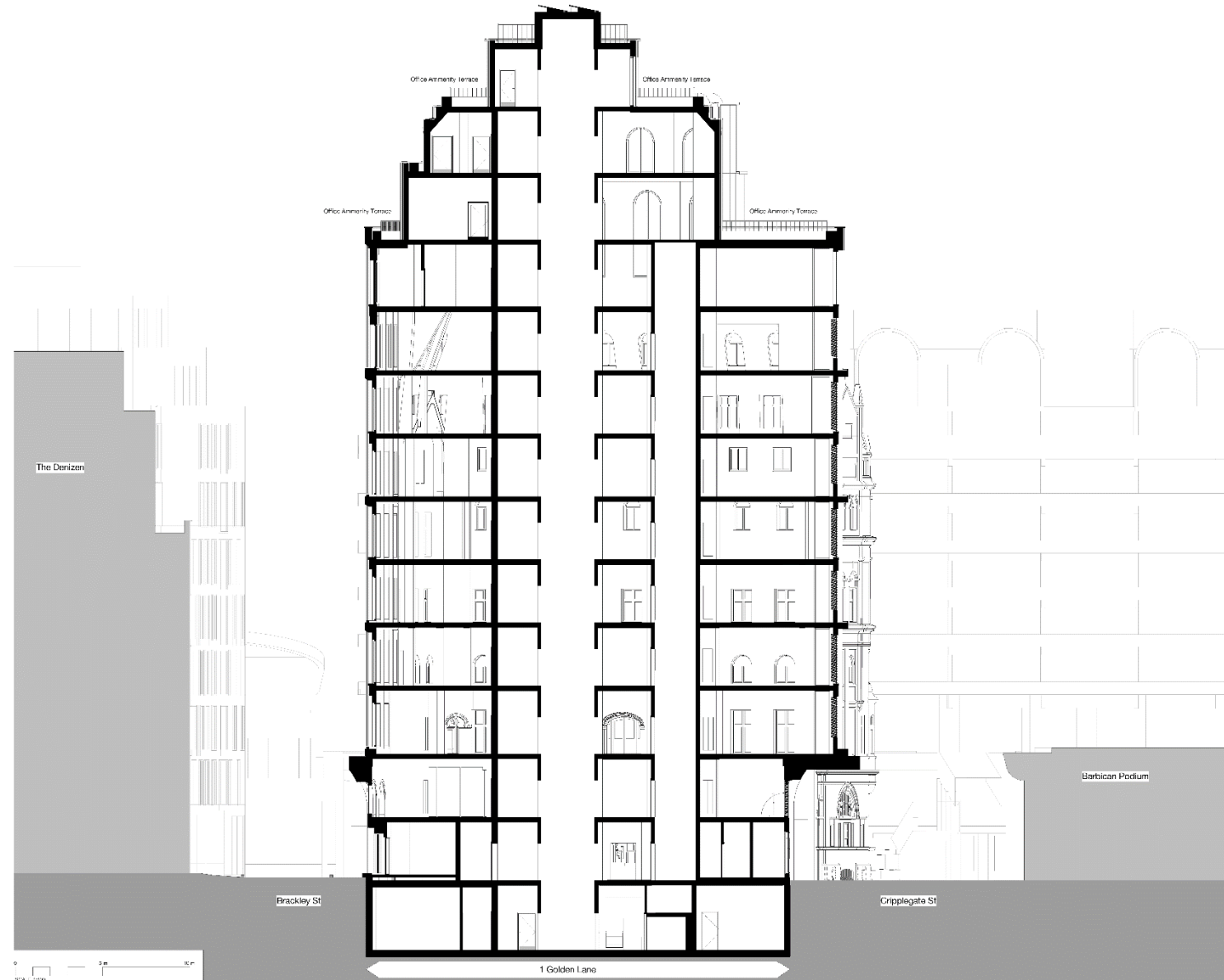
# 1 Golden Lane



Existing Section – Section BB



# 1 Golden Lane



Proposed Section – Section BB

# 1 Golden Lane



Proposed Long Section – Section BB

# 1 Golden Lane

v PERMANENT SCHEME  
(SUBJECT TO SANITARIAN REPORT FUTURE PLANS)



Proposed Public Realm

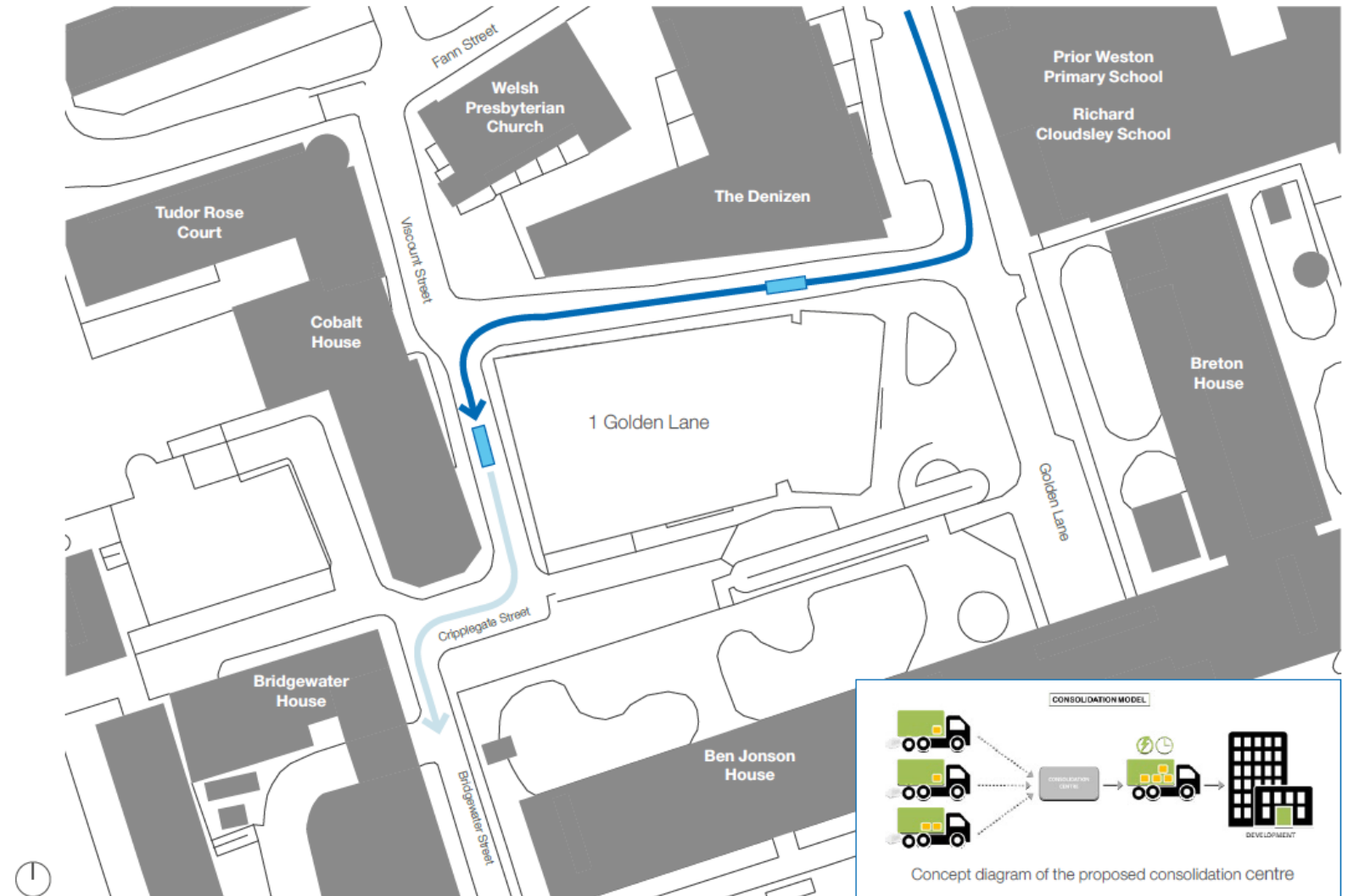
## Servicing Strategy

On-Street servicing retained and improved

- On-street servicing retained and improved to reduce the potential for nuisance created by servicing
- Fewer servicing movements per day
- Limiting servicing movement to controlled time periods to avoid nuisance to neighbours
- On-site servicing was not deemed feasible. Refer to Velocitiys Servicing Optioneering Report - Doc No. D002, In which eight options were considered and discounted as unfeasible

### Key

— Proposed service route





# 1 Golden Lane

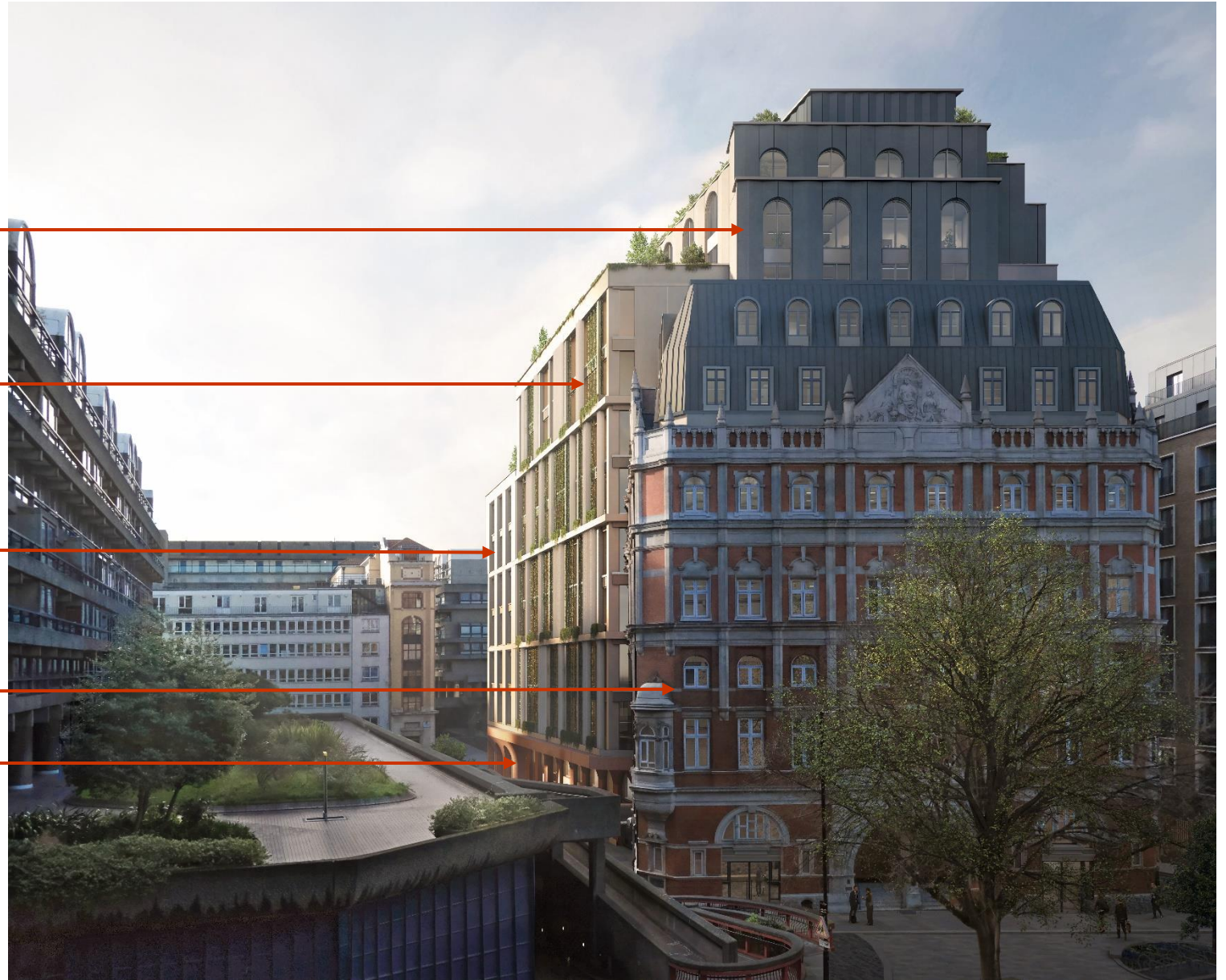
Faceted dark grey PPC aluminium rainscreen cladding with double height recessed arch windows.

Stick curtain walling system with GRC piers. Fixed double height PPC aluminium fins, planters and green veils to selected areas.

Light grey GRC cladding with double height recessed window bays. Fixed double height PPC aluminium fins, planters and fritted glazing to selected areas.

Existing Building Fabric

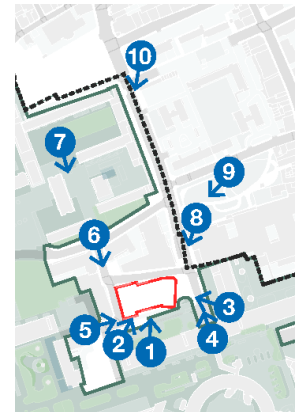
Terrazzo finish precast concrete rainscreen cladding



Proposed Materiality



# 1 Golden Lane



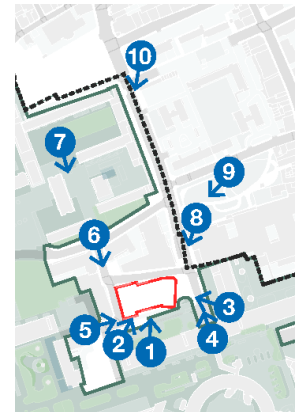
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 01 – Existing



# 1 Golden Lane



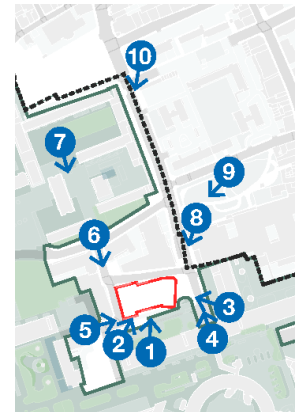
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6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 01 – Proposed



# 1 Golden Lane



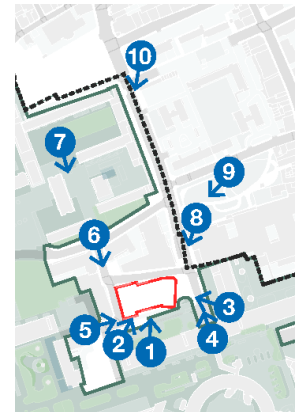
## Key

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3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 02 – Existing



# 1 Golden Lane



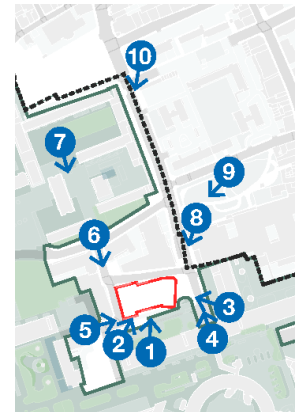
## Key

1. Barbican Deck by Ben Johnson House A
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3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 02 – Proposed



# 1 Golden Lane



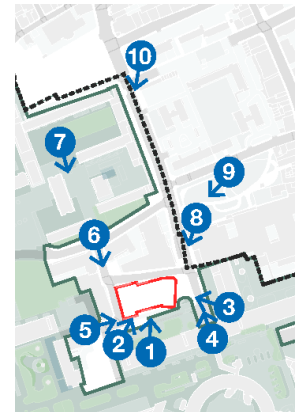
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 03 – Existing



# 1 Golden Lane



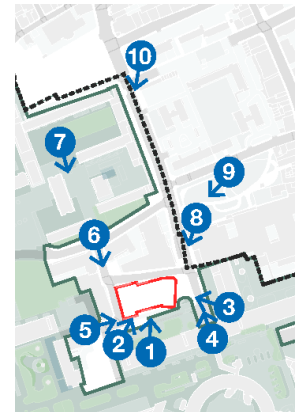
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 03 – Proposed



# 1 Golden Lane



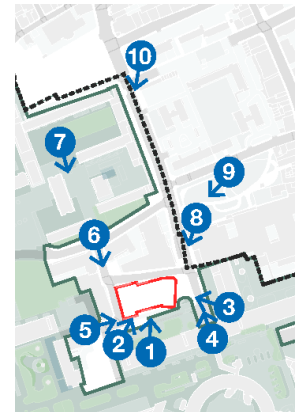
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 04 – Existing



# 1 Golden Lane



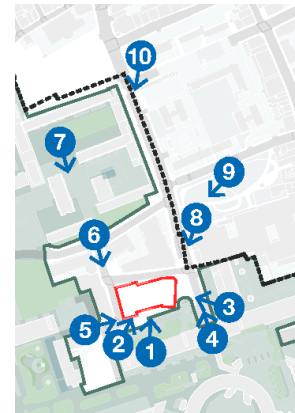
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 04 – Proposed



# 1 Golden Lane



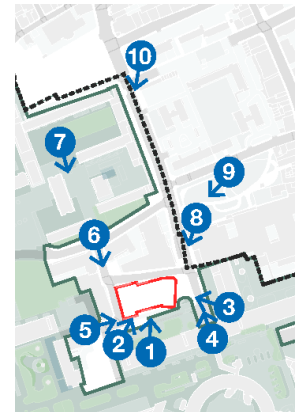
## Key

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3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 05 – Existing



# 1 Golden Lane



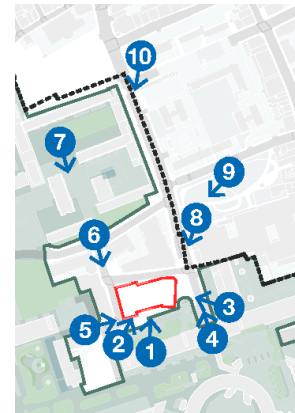
## Key

1. Barbican Deck by Ben Johnson House A
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3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 05 – Proposed



# 1 Golden Lane



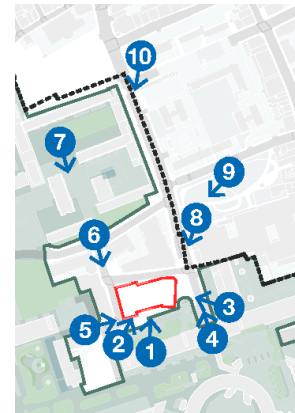
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 06 – Existing



# 1 Golden Lane



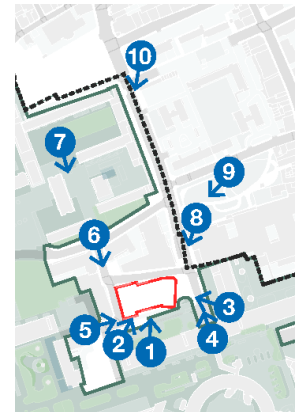
## Key

1. Barbican Deck by Ben Johnson House A
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3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 06 – Proposed



# 1 Golden Lane



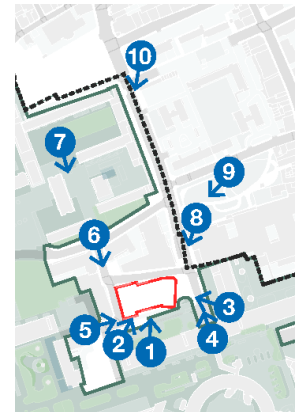
## Key

1. Barbican Deck by Ben Johnson House A
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3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 07 – Existing



# 1 Golden Lane



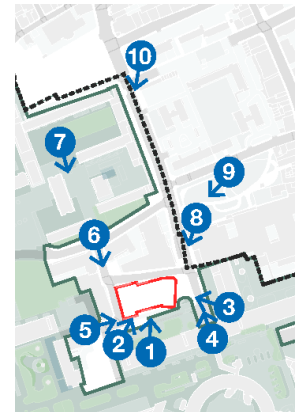
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 07 – Proposed



# 1 Golden Lane



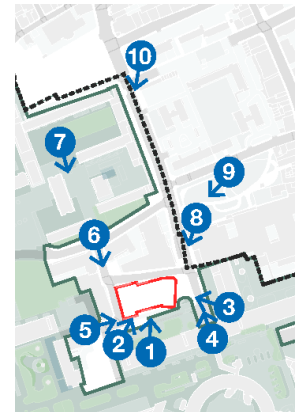
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 08 – Existing



# 1 Golden Lane



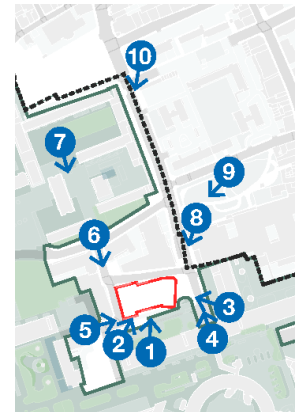
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 08 – Proposed



# 1 Golden Lane



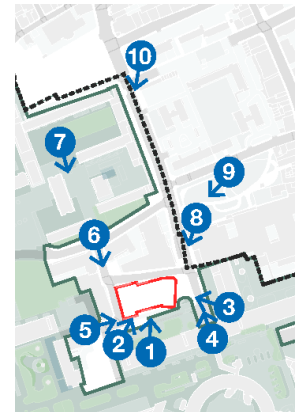
## Key

1. Barbican Deck by Ben Johnson House A
2. Barbican Deck by Ben Johnson House B
3. Barbican Deck by Breton House
4. Golden Lane South
5. Bridge water / Viscount Street
6. Fenn Street
7. Golden Lane Estate
8. Golden Lane by Fortune Street
9. Fortune Street Park
10. Golden Lane / Roscoe Street

Verified View 09 – Existing



# 1 Golden Lane



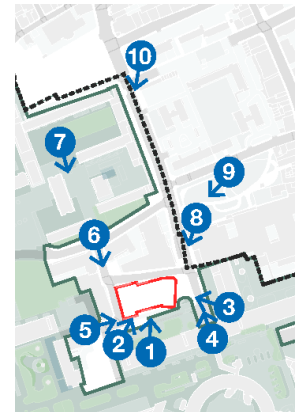
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Verified View 09 – Proposed



# 1 Golden Lane



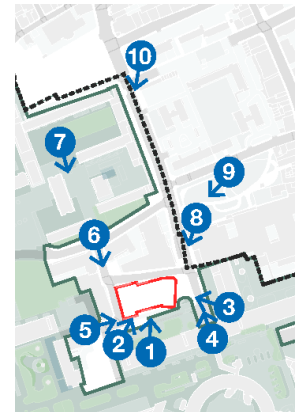
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Verified View 10 – Existing



# 1 Golden Lane



## Key

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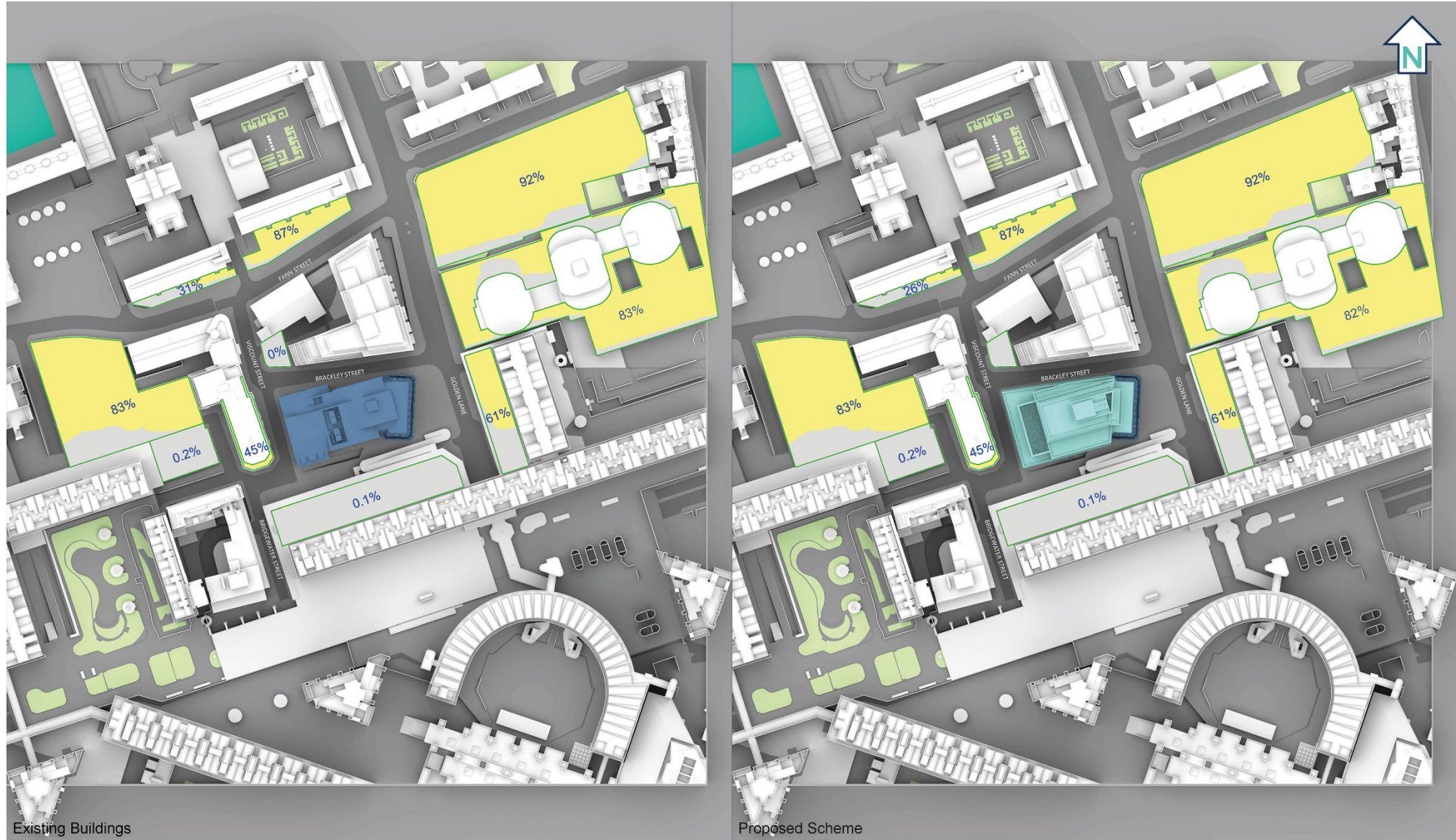
Verified View 10 – Proposed

# 1 Golden Lane

Key	Address	Total No. of Windows	Fully VSC Compliant?	Total No. of Rooms	Fully NSL Compliant?	Fully APSH Compliant?
1	Tudor Rose Court	39	Yes	22	Yes	Yes
2	The Cobalt Building	149	7 Minor Adverse	106	Bedrooms less important, 3 LKDs Minor Adverse	Yes
3	Ben Jonson House	181	Yes	181	Yes	Yes
4	Breton House	60	Yes	54	Yes	Yes
5	The Prior Weston Primary School	17	Yes	7	1 Isolated anomaly due to overhang	Yes
6	The Denizen	145	30 Minor Adverse, 13 Moderate Adverse	61	Bedrooms less important, 1 LKD Moderate Adverse	All but 2
7	The Welsh Presbyterian Church	206	3 Isolated anomalies due to overhangs	36	Yes	Yes
8	Cuthbert Harrowing House	76	4 Isolated anomalies due to overhangs	49	3 Isolated anomalies due to overhangs	Yes
9	Bowater House	116	7 Isolated anomalies due to overhangs	76	Yes	Yes
<b>Total</b>		<b>989</b>		<b>592</b>		



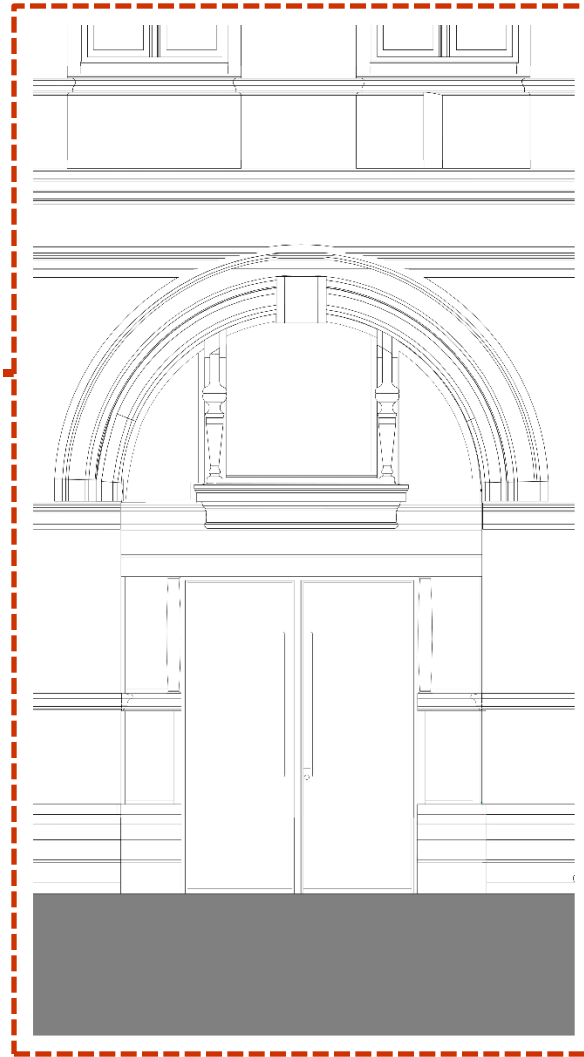
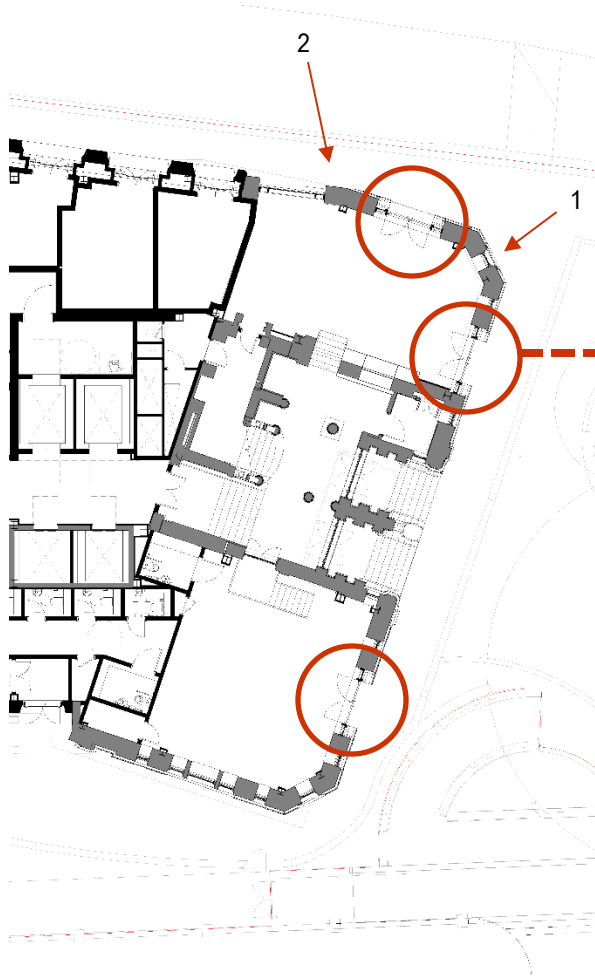
# 1 Golden Lane



BRE 2hr Overshadowing Assessment – March 21st



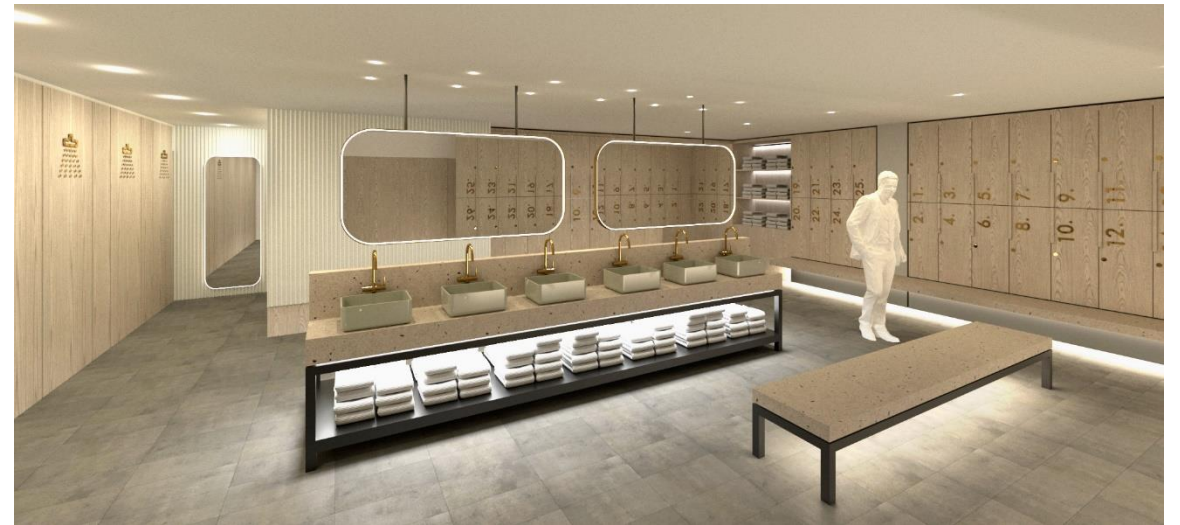
# 1 Golden Lane



Café and Community Spaces – Proposed Openings



# 1 Golden Lane



## Interior Design



# 1 Golden Lane



Uplift in Urban Greening



# 1 Golden Lane



External Visualisation – View from Barbican Podium at Breton House

# 1 Golden Lane



External Visualisation – View from Fann Street



# 1 Golden Lane



External Visualisation – View down Brackley St from Golden Lane



# 1 Golden Lane



External Visualisation – View down Barbican Loading Zone

# 1 Golden Lane



External Visualisation – View South from Level 12 Terrace





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