

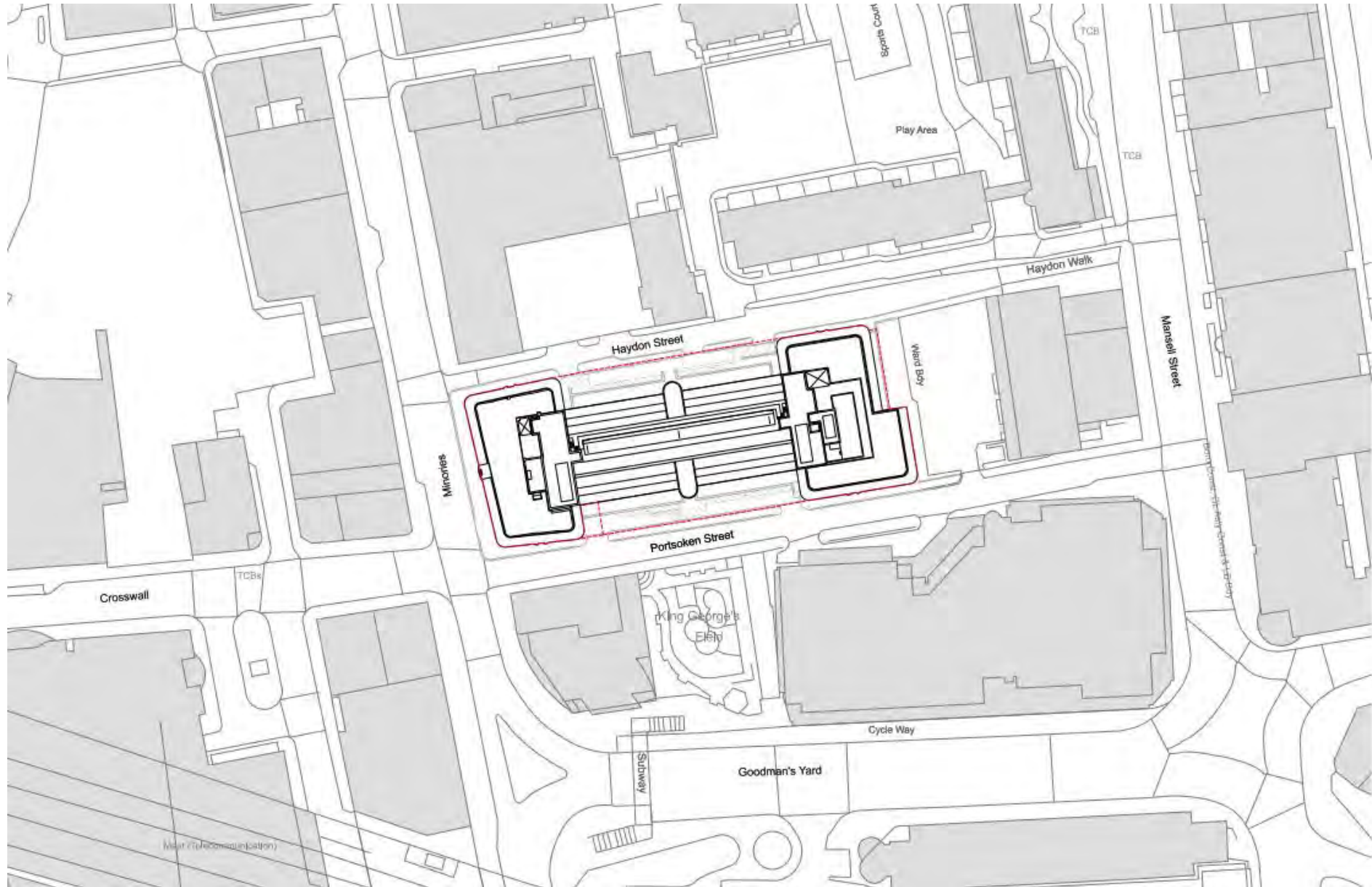


Ibex House 42-47 Minories EC3N1DY

Planning Applications Sub-Committee

13 December 2022

Ibex House, 42-47 Minorities



Site Location Plan

Ibex House, 42-47 Minories



Location – Aerial view looking north toward site

Ibex House, 42-47 Minories



Ibex House, The Peacock, Minories, (Collage, the Londo Picture Archive, circa 1974)



Ibex House under construction, Portoken Street elevation facing to the Minories.
(RIBA 73976, circa 1936)



Ibex House elevation to the Minories
(RIBA 73976, circa 1936)



View of Swan Street, Minories, circa 1850 later the site of Ibex House (London Metropolitan Archives, q8049402)



Aerial view showing Ibex House which survived bombing and surrounding cleared sites, London, 1949.

The most up-to-date block of City Offices
IBEX HOUSE
Just completed. Island site, area 200,000 sq. feet.



Air conditioned. Perfect Light. Fast Lifts.
Rentals from 6/- per sq. foot
Inclusive of everything (even cleaning)

*Write for brochure: IBEX DEVELOPMENT CO. LTD. (O.R. DEPT.),
IBEX HOUSE, MINORIES, LONDON, E.C. 3.*

ONE of the most charming FLATS in London for | WATFORD—A charming site

Ibex House, 42-47 Minories



Existing South West Corner Elevation (Minories & Portsoken)



Existing North West Corner Elevation (Minories & Haydon Street)

Ibex House, 42-47 Minories



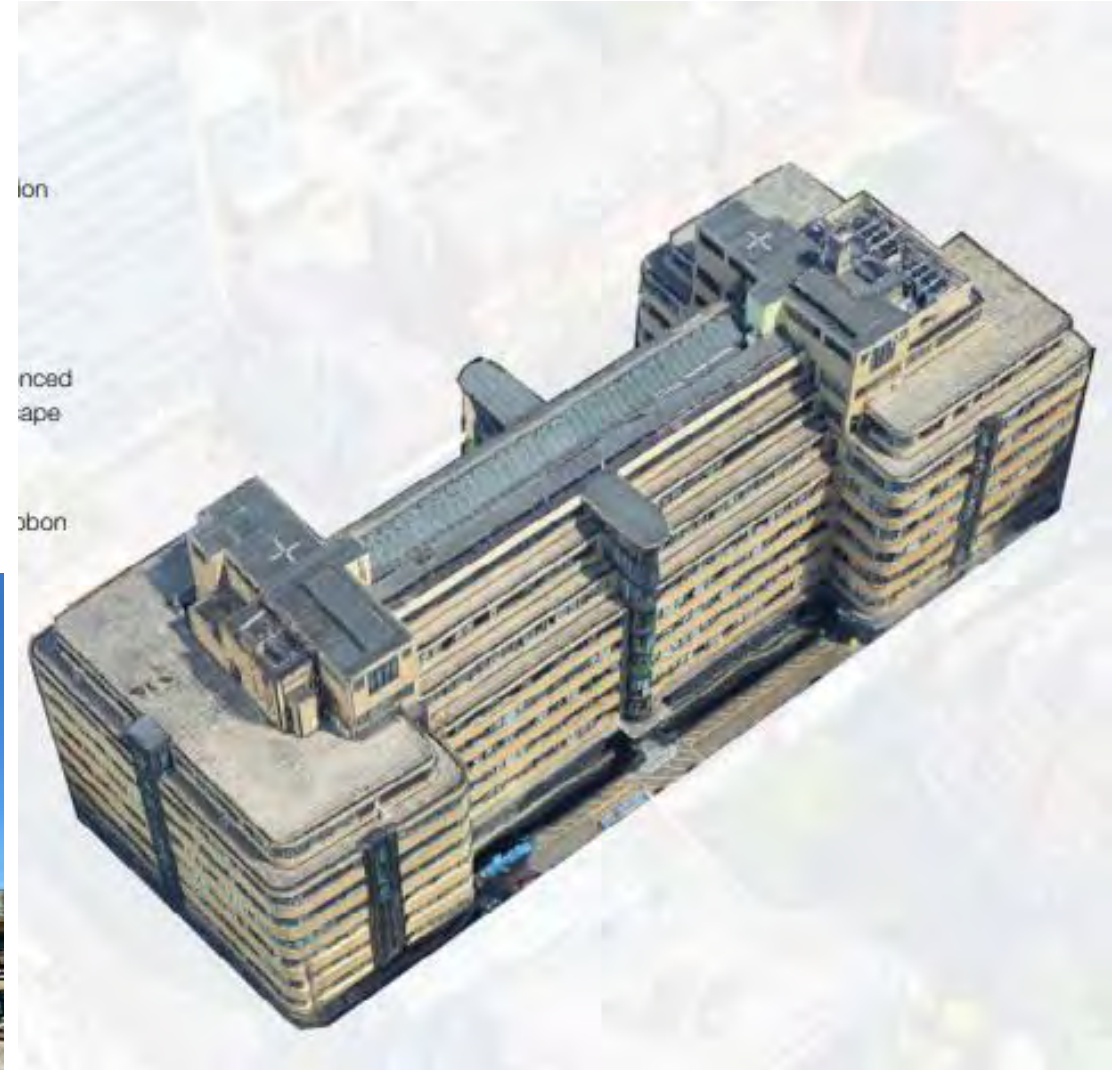
Existing North Elevation (Haydon Street)



Existing South Elevation (Portsoken Street)

Existing site photos

Ibex House, 42-47 Minorities



Existing Photos of the Roof of Ibex House

Ibex House, 42-47 Minorities



Existing example circulation Area



Existing reception lobby off Minorities



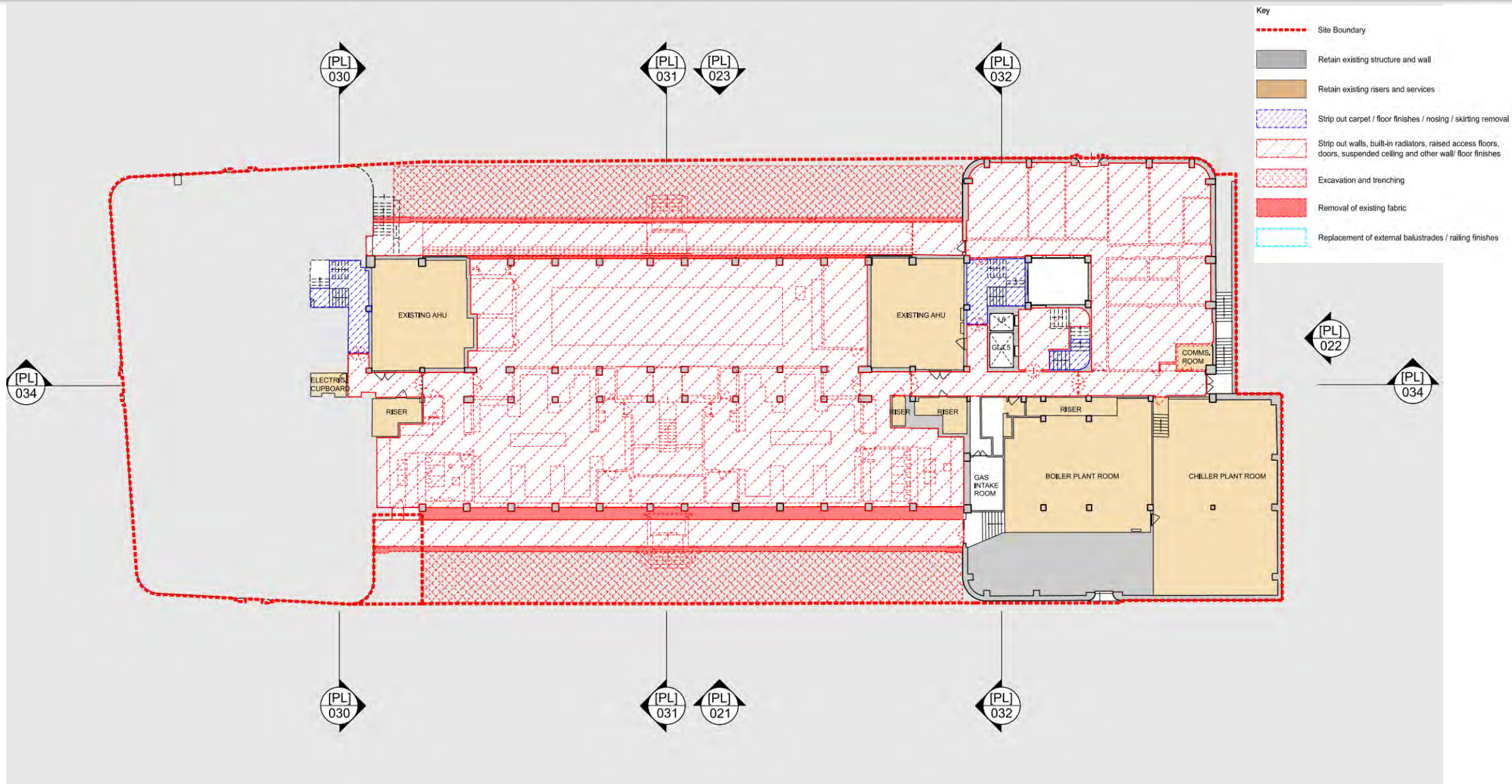
Existing typical office floor



Existing interior of vacant public house

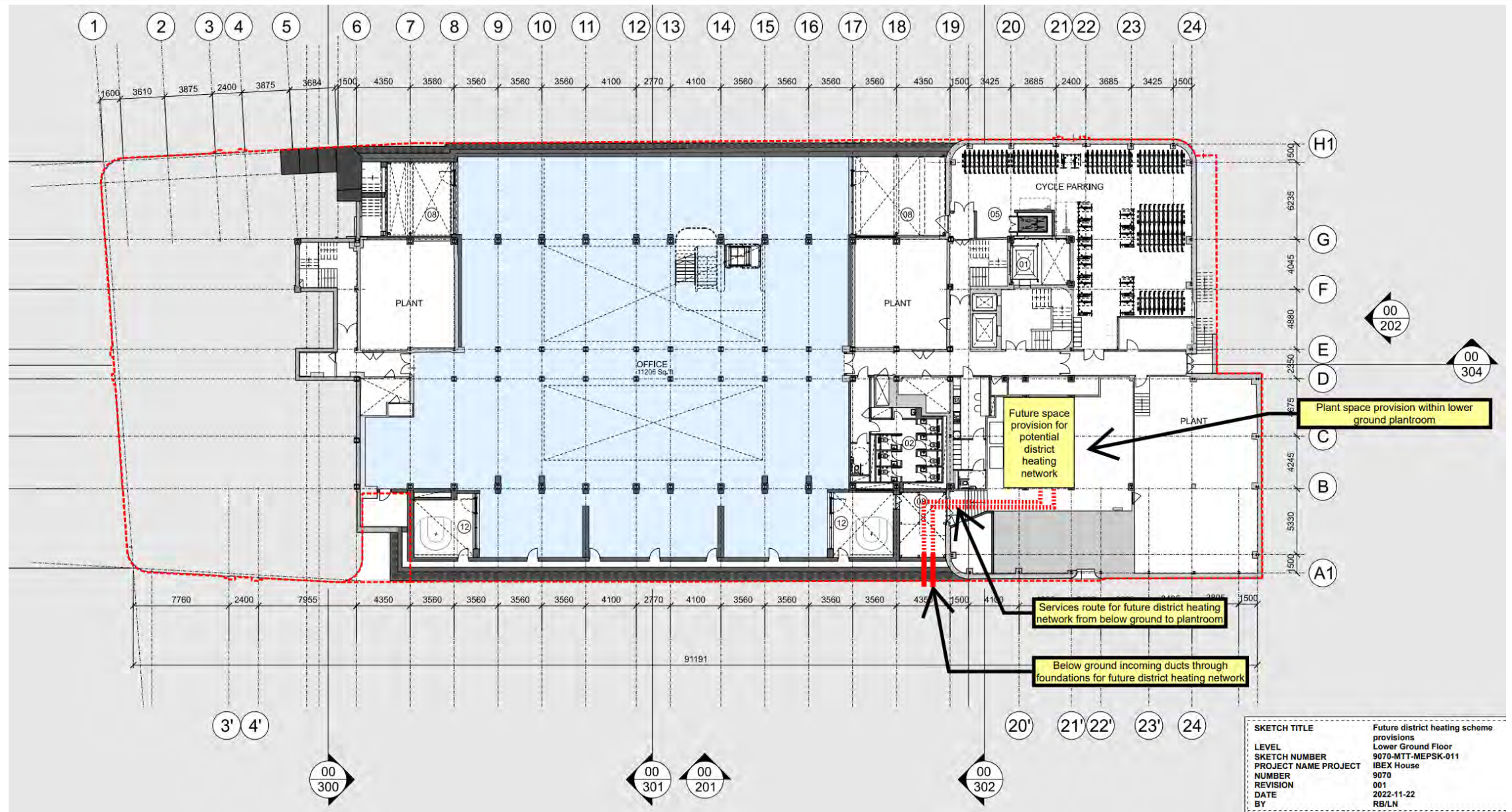
Existing Internal Photographs

Ibex House, 42-47 Minorities



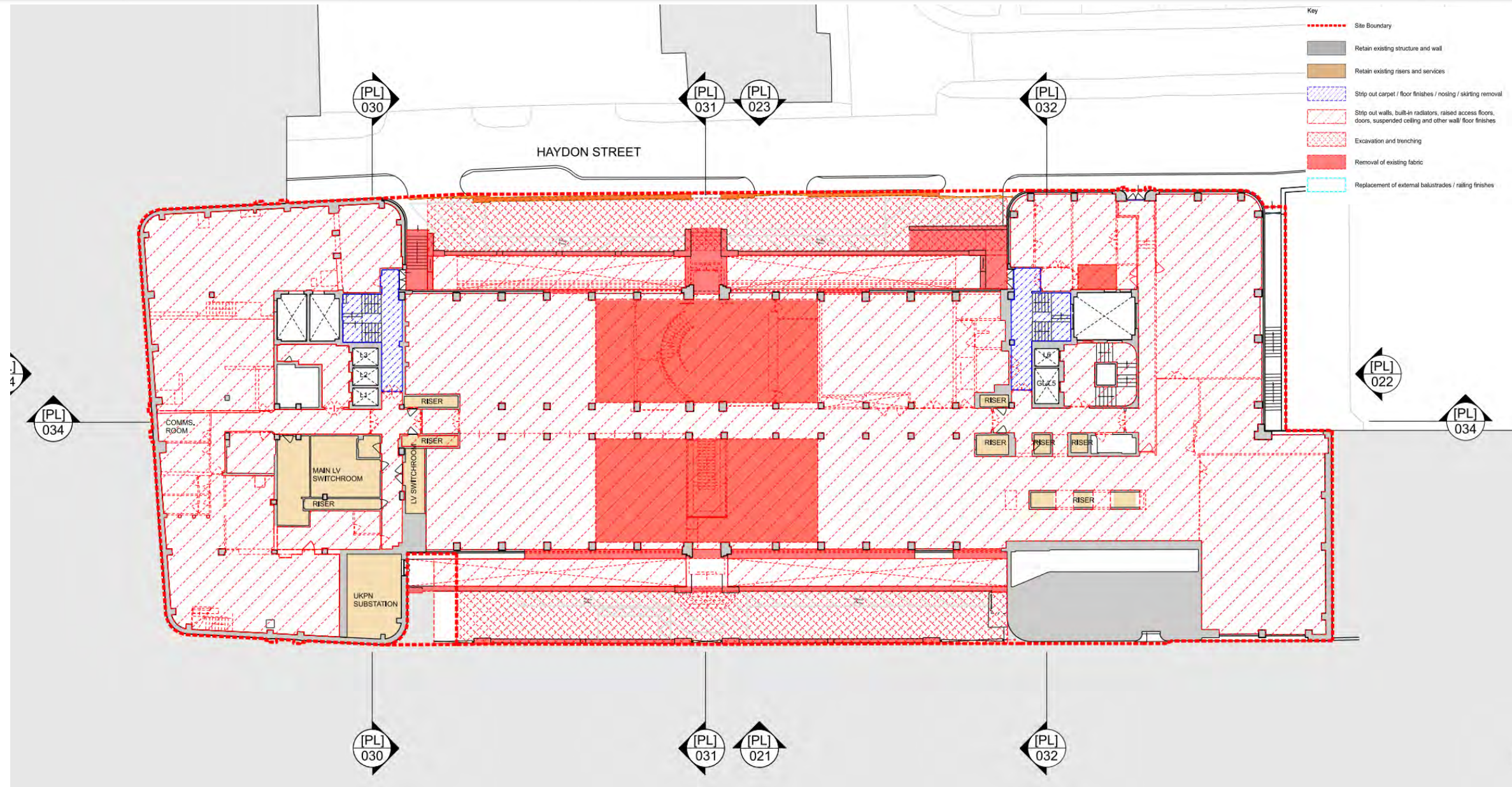
Existing Lower Ground Floor Plan (including demolition and strip out)

Ibex House, 42-47 Minorities



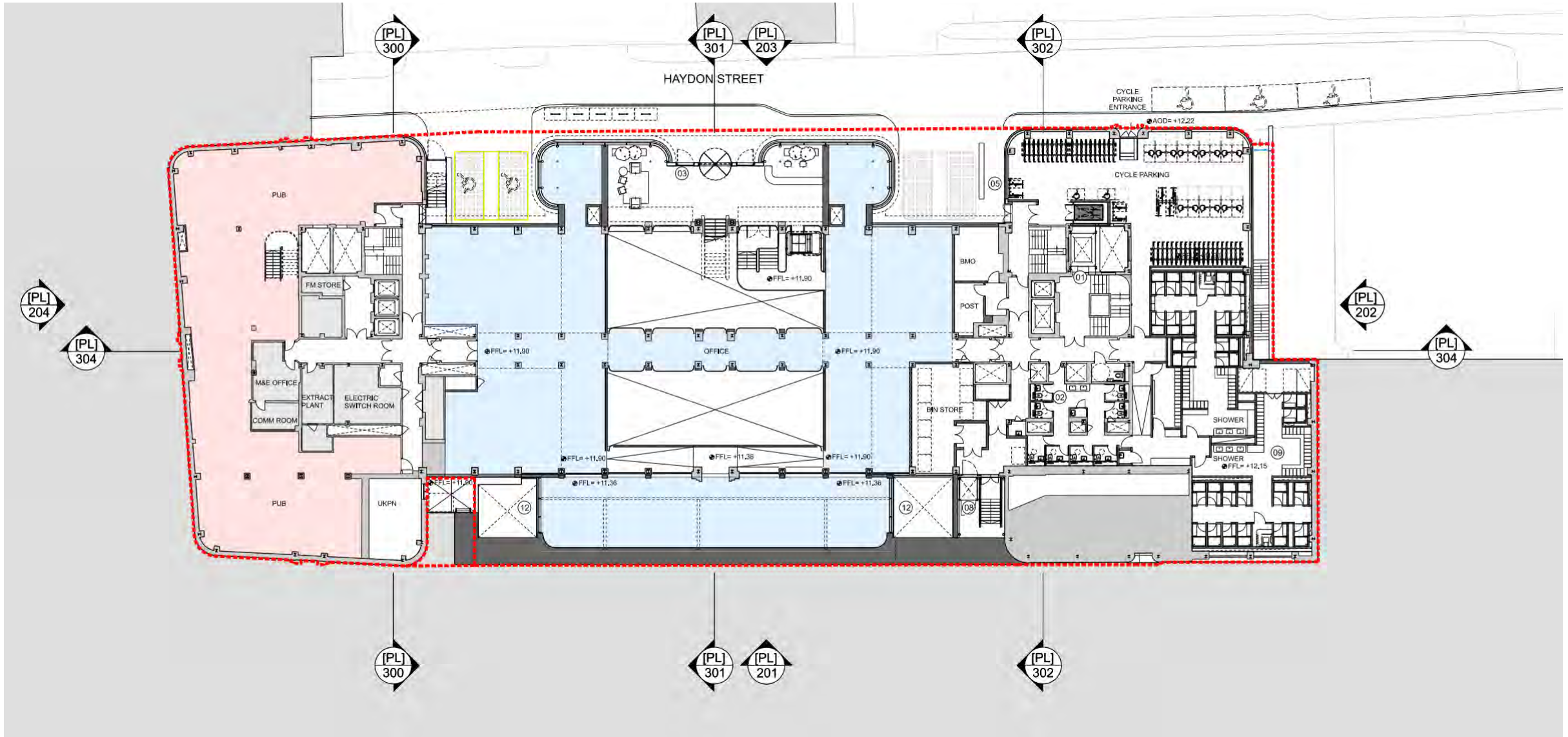
Proposed Lower Ground Floor

Ibex House, 42-47 Minorities



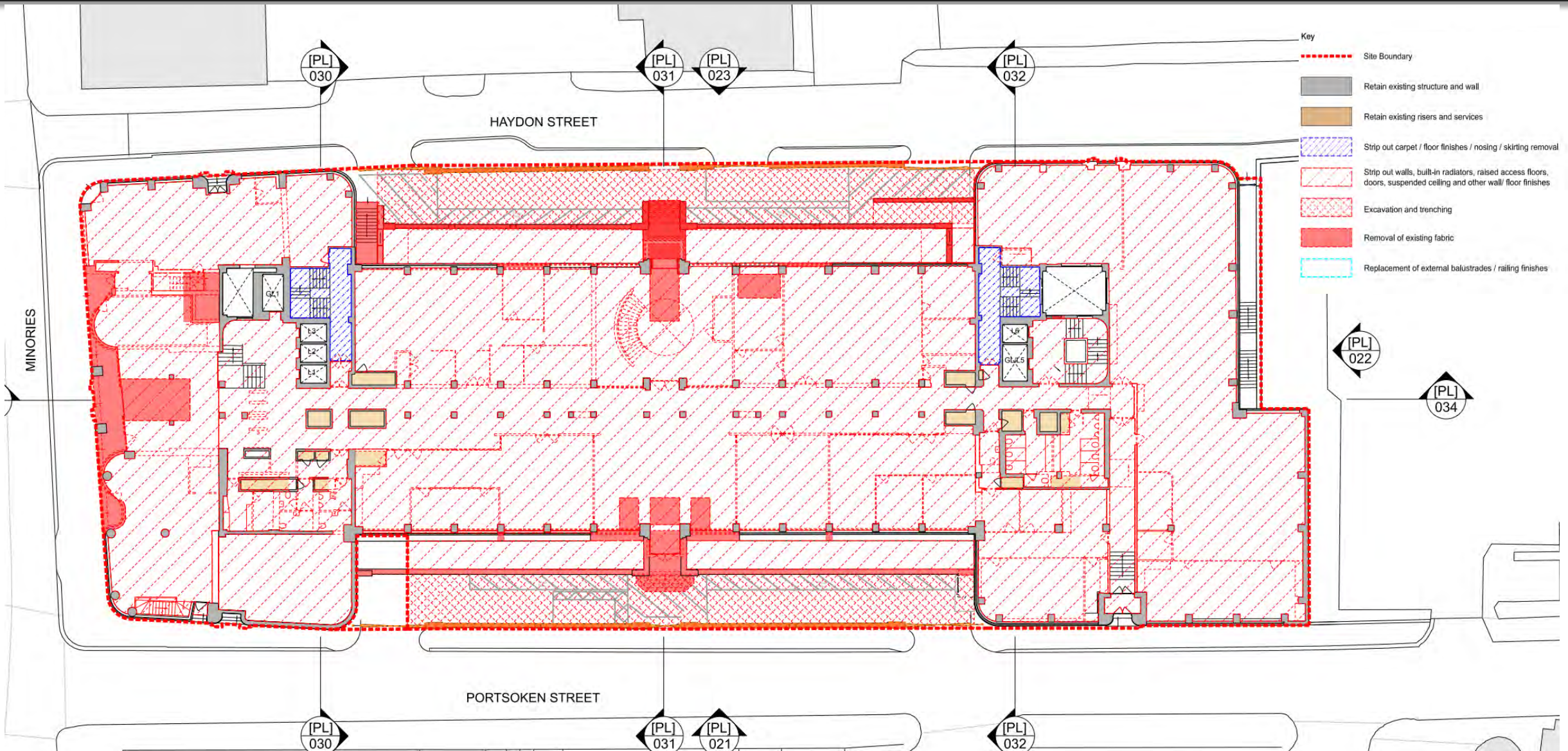
Existing Mezzanine Plan (including demolition and strip out)

Ibex House, 42-47 Minorities



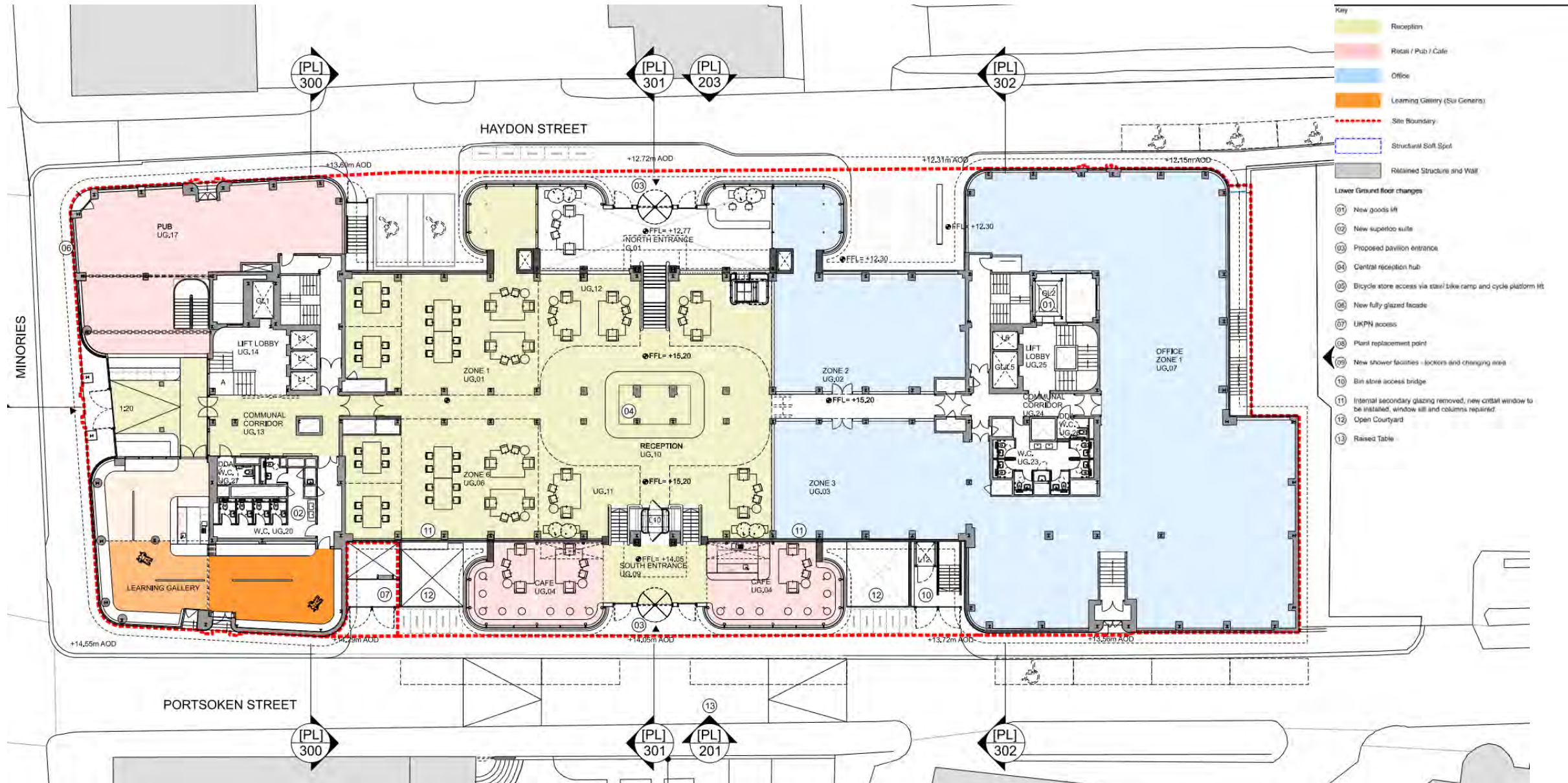
Proposed Mezzanine level

Ibex House, 42-47 Minories



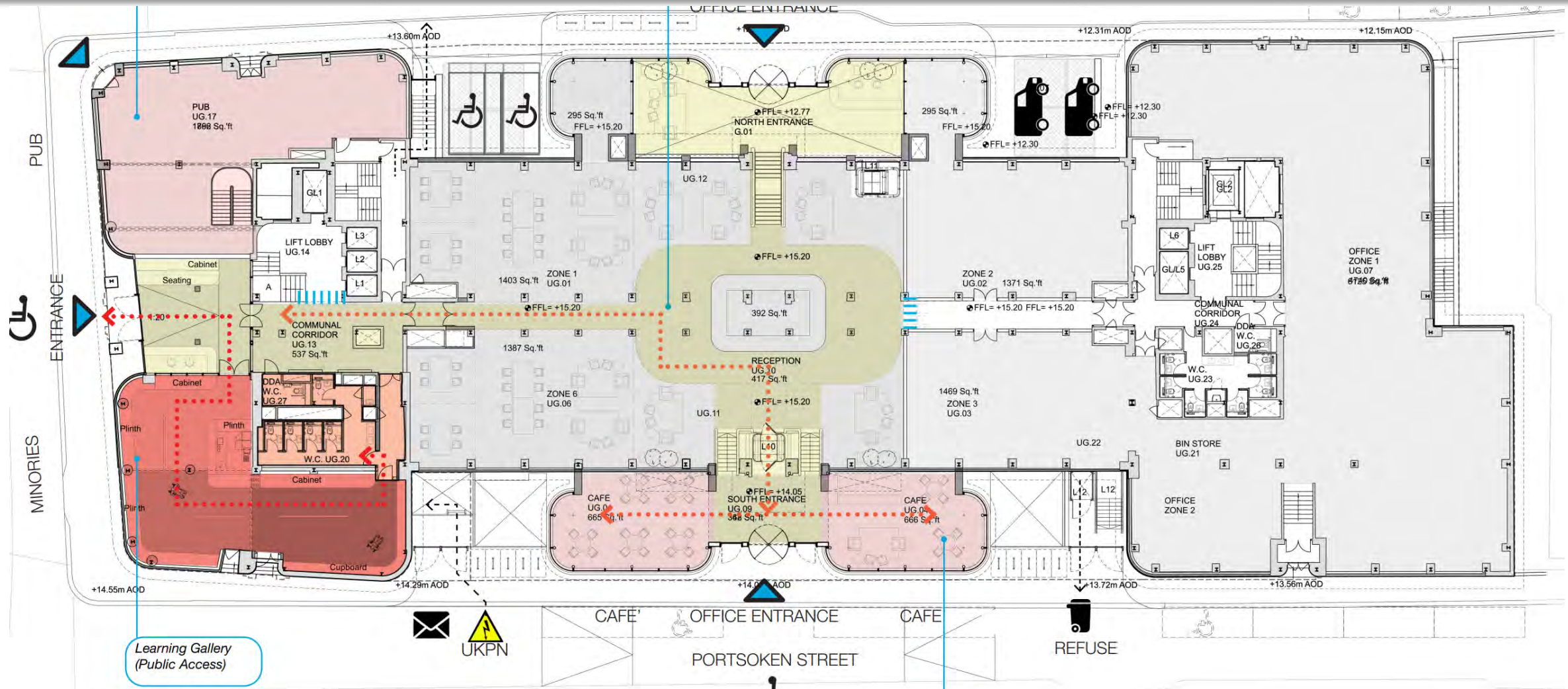
Existing Upper Ground Floor (including demolition and strip out)

Ibex House, 42-47 Minorities



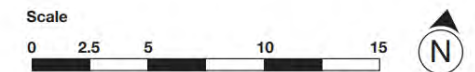
Proposed Ground Floor

Ibex House, 42-47 Minories



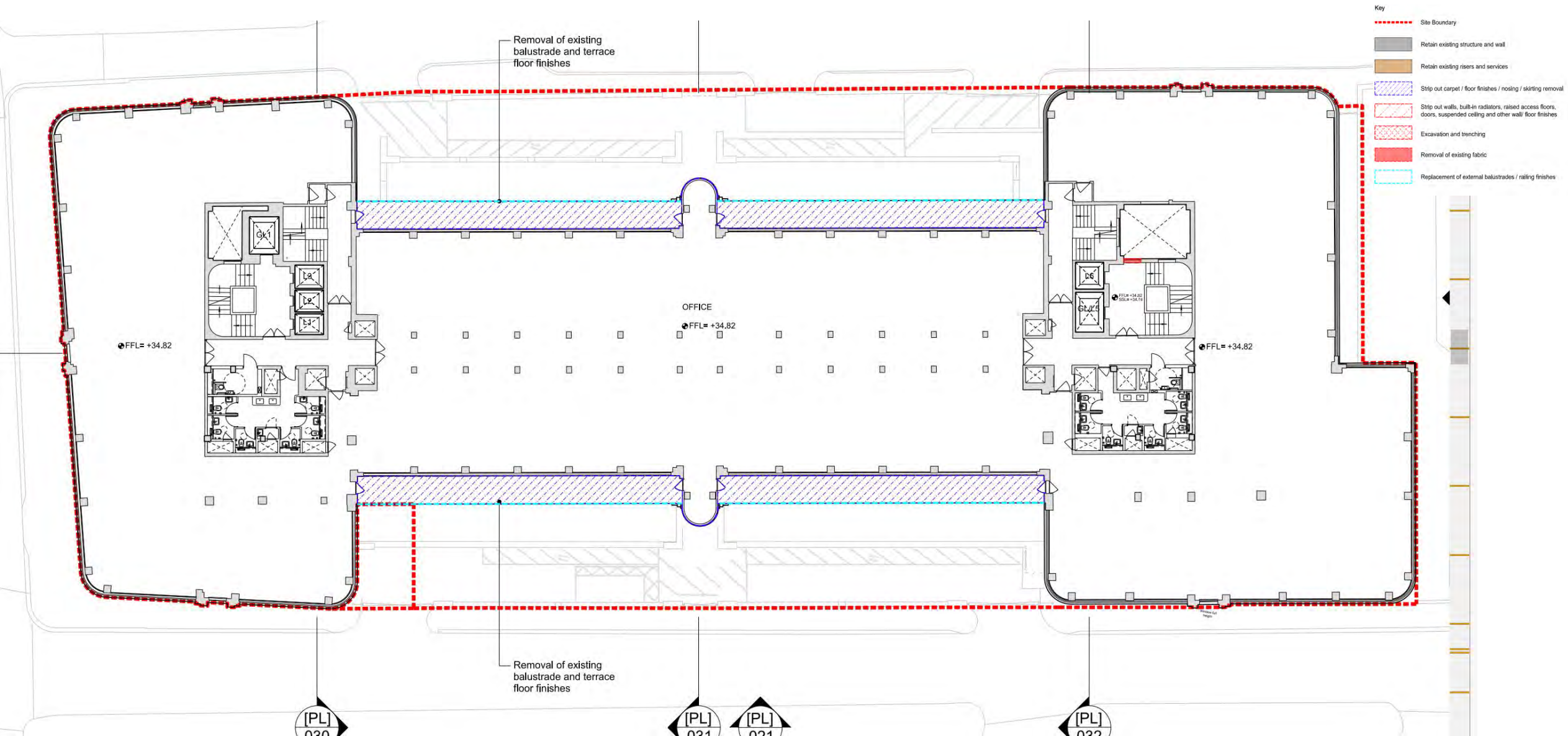
- ey
- Retail/Restaurant/Cafe
 - Reception
 - Learning Gallery (Sui Generis)
 - Superloo WC for Learning Centre

- Speed Gate (Security Line)
- Learning Centre Circulation (Access to WC)
- Cafe Circulation (Access to WC)



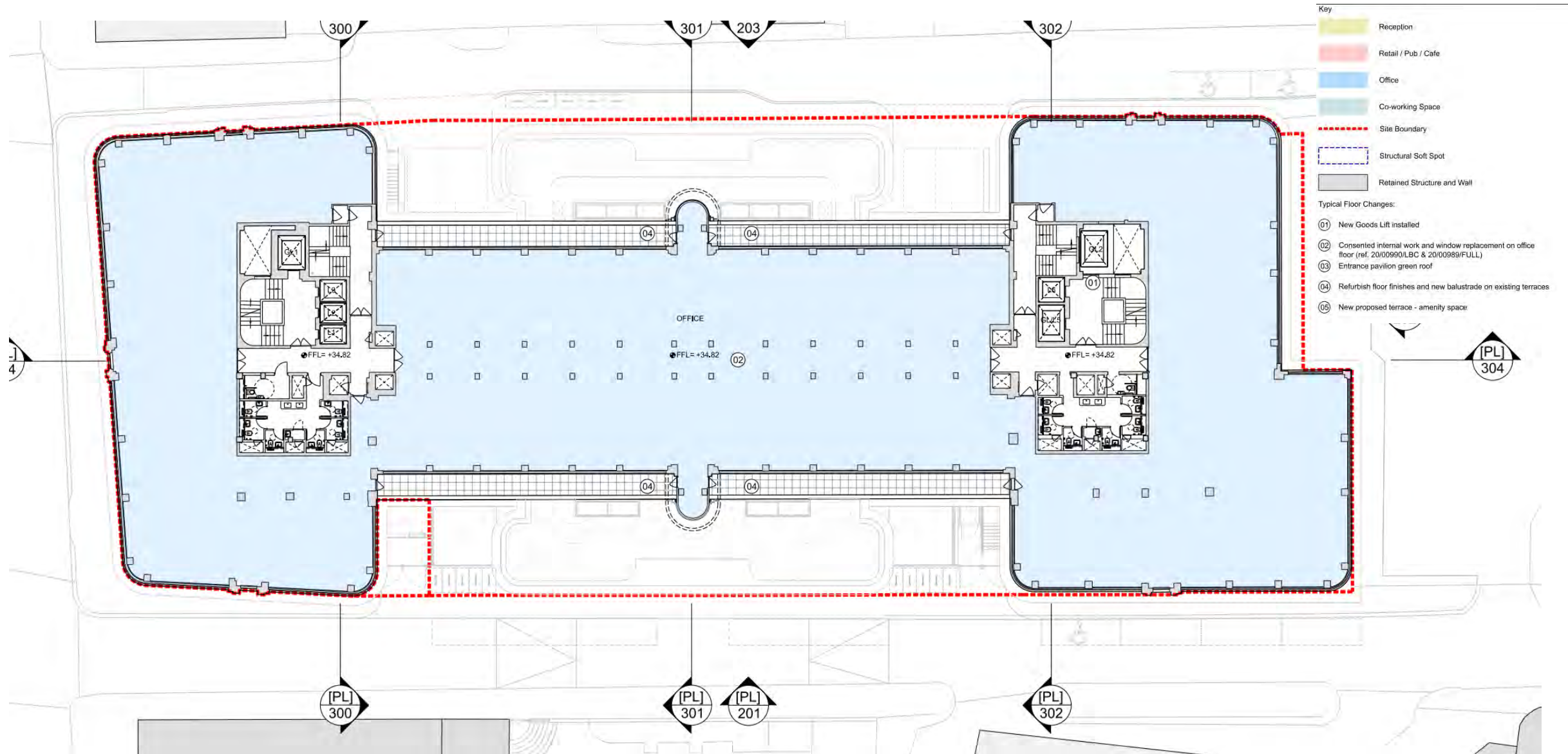
Public Access Plan – Upper Ground Floor

Ibex House, 42-47 Minorities



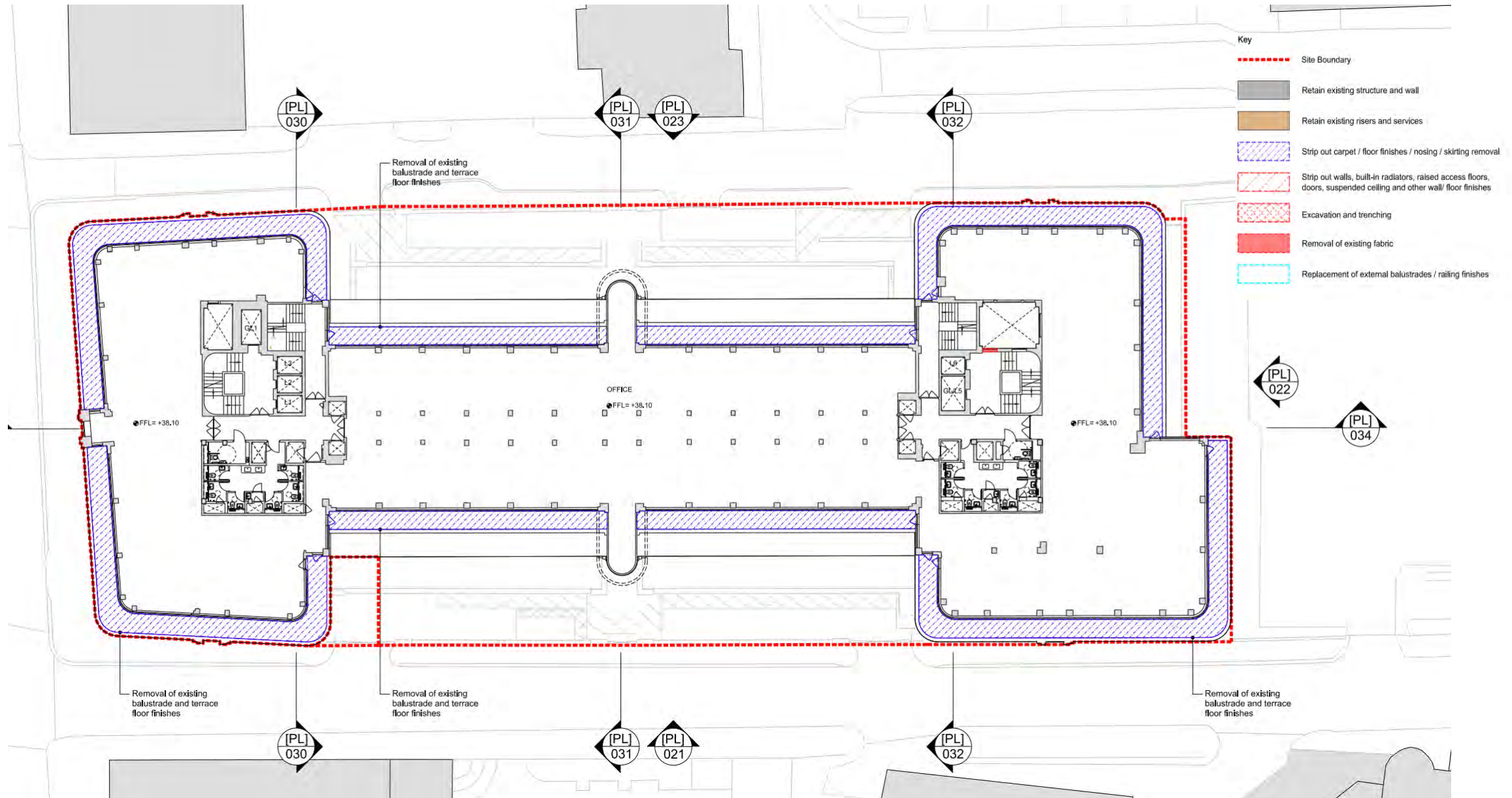
Existing 6th Floor (including demolition and strip out)

Ibex House, 42-47 Minorities



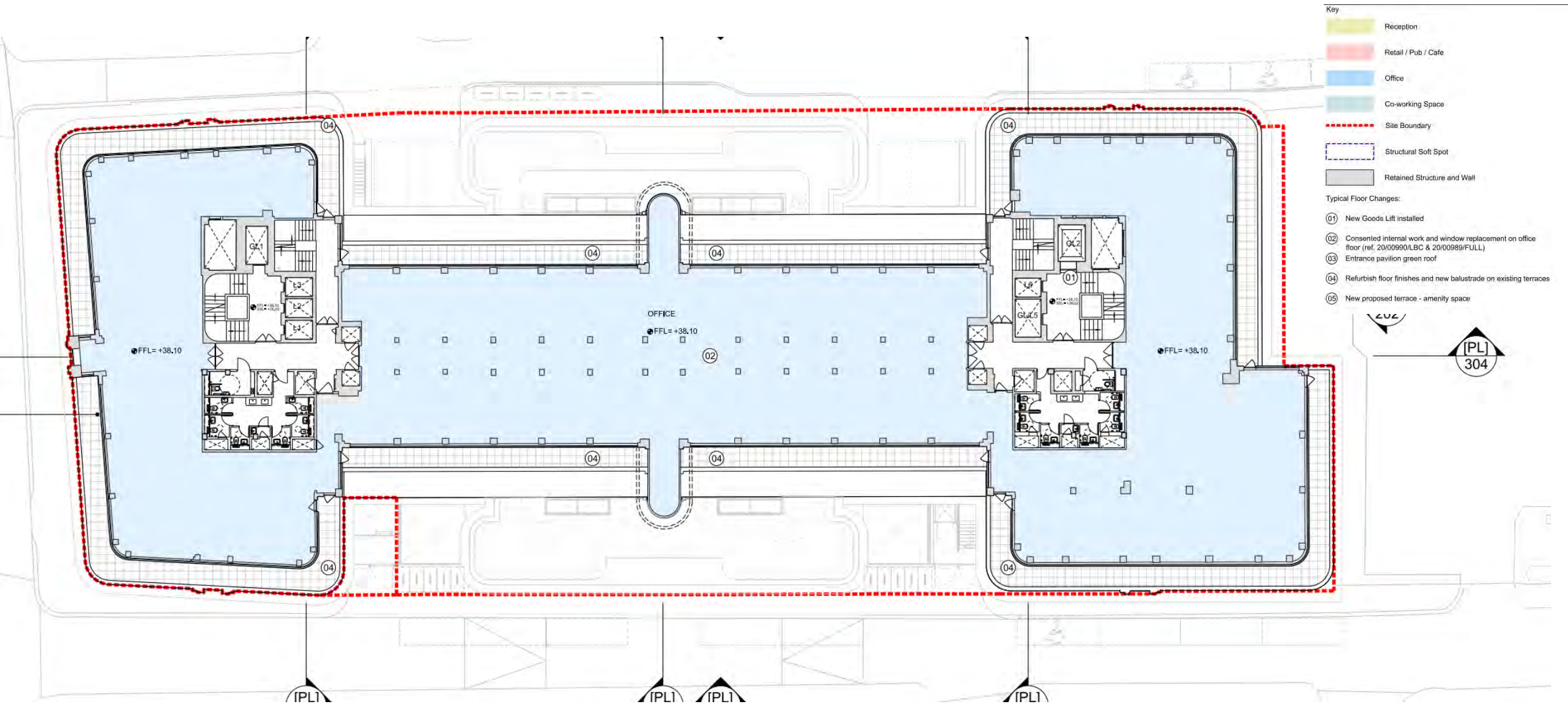
Proposed 6th Floor Plan

Address



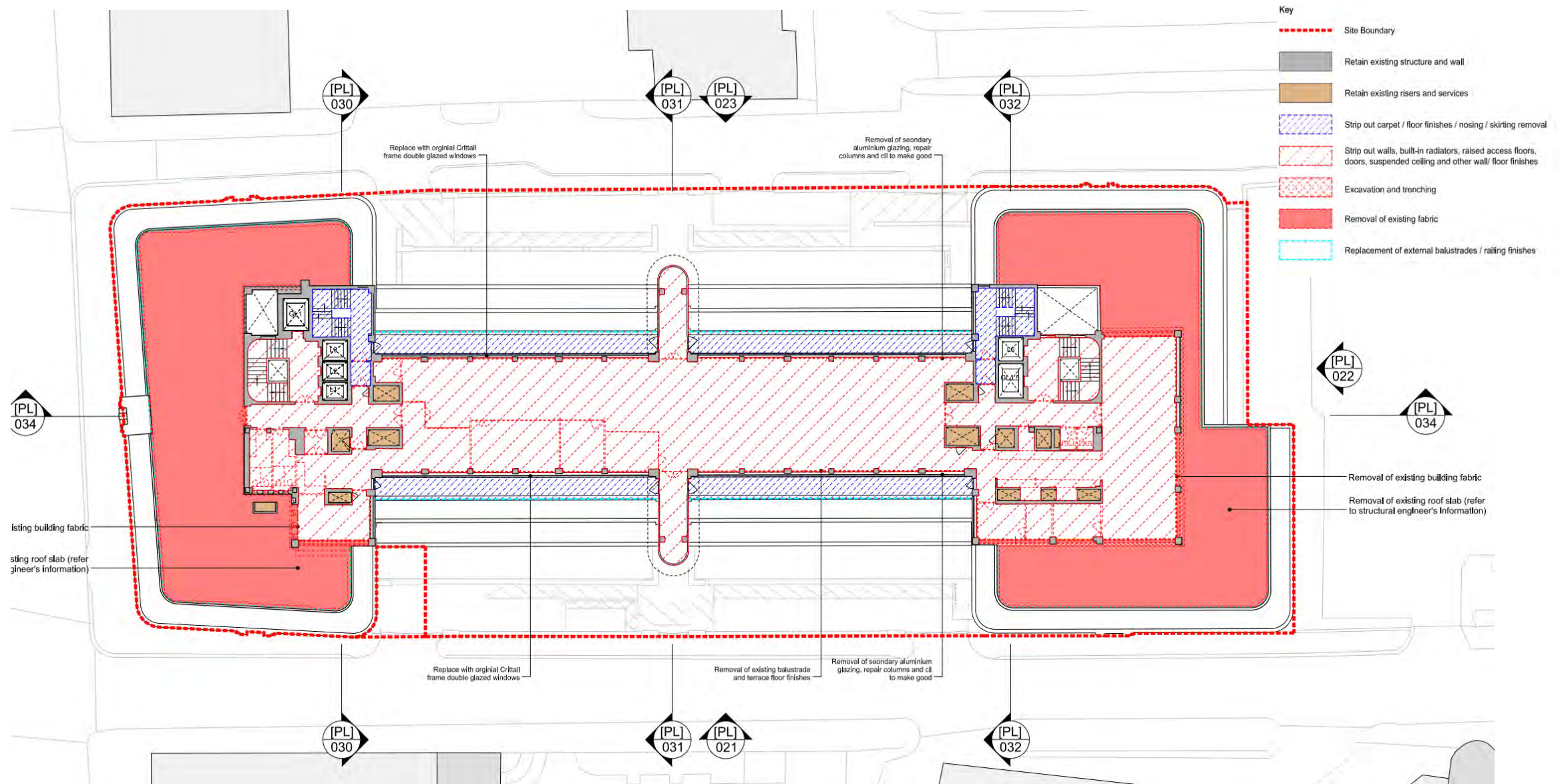
Existing 7th floor Plan (including demolition and strip out)

Ibex House, 42-47 Minorities



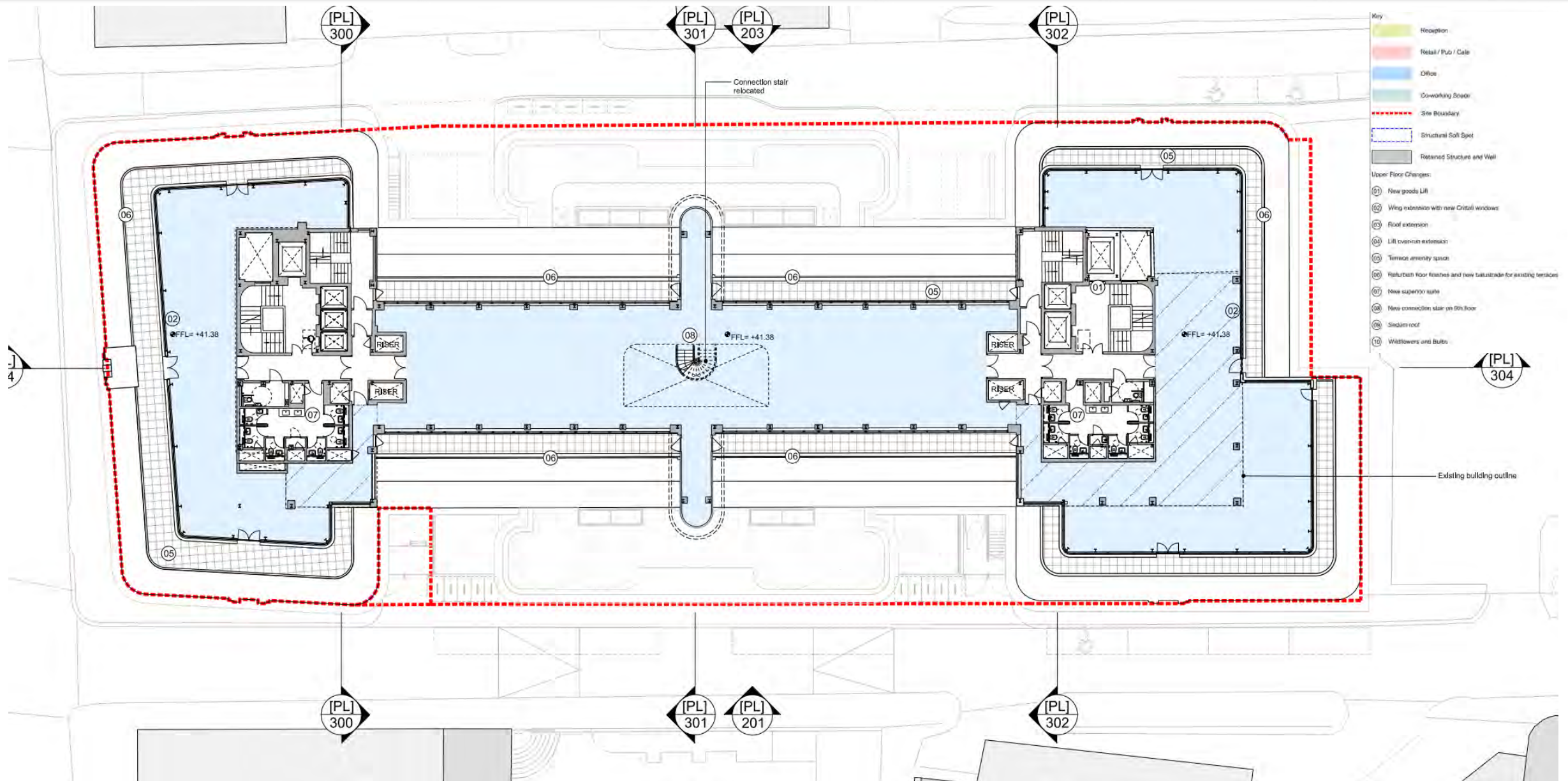
Proposed 7th Floor Plan

Ibex House, 42-47 Minorities

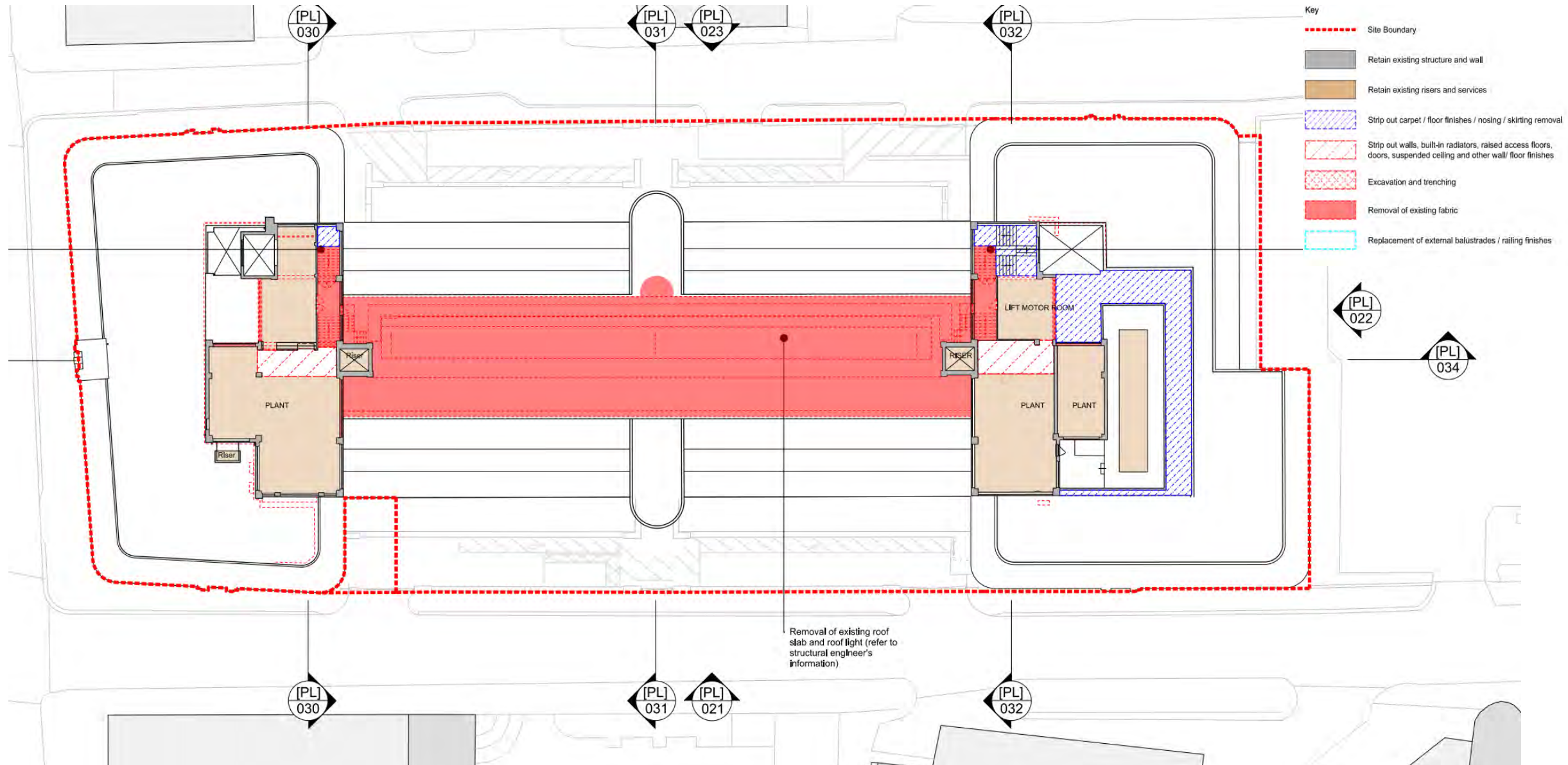


Existing 8th floor Plan (including demolition and strip out)

Proposed 8th Floor Plan

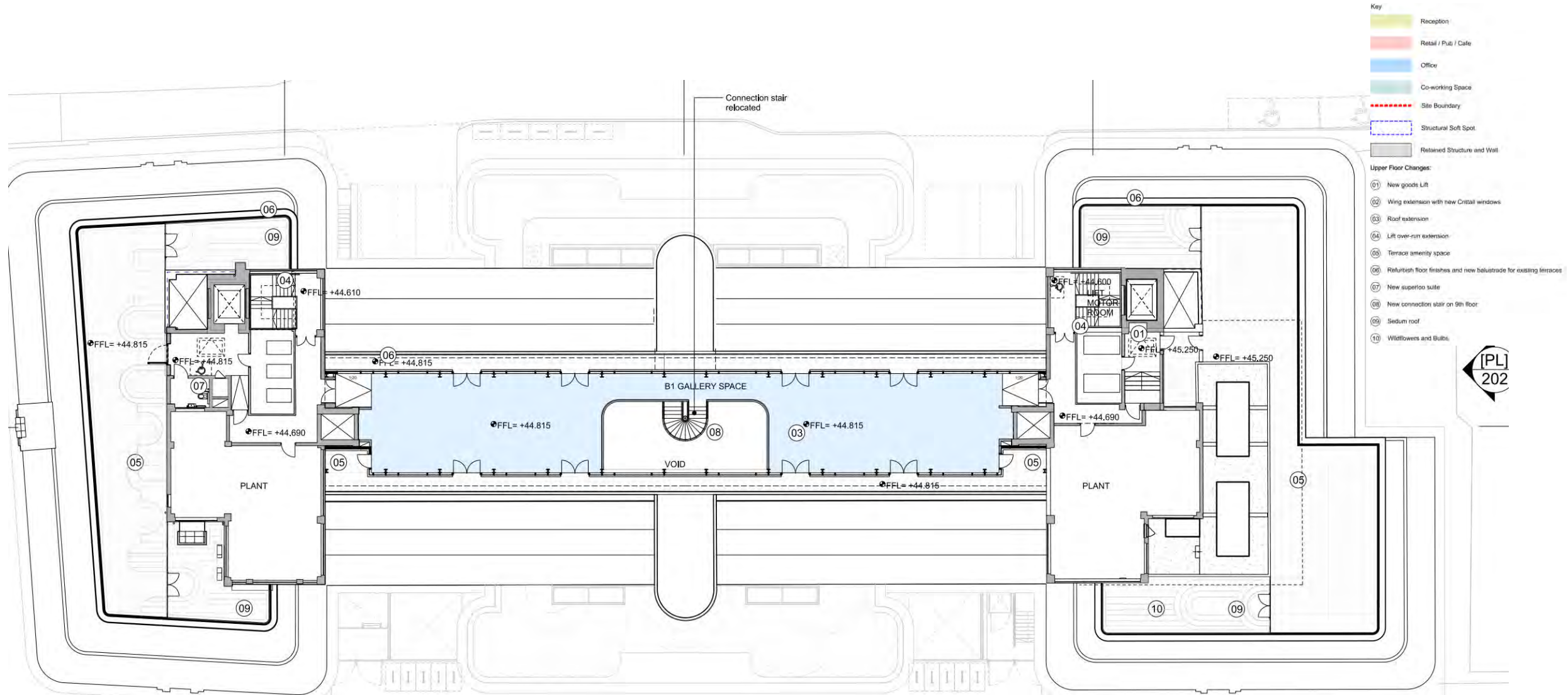


Ibex House, 42-47 Minorities



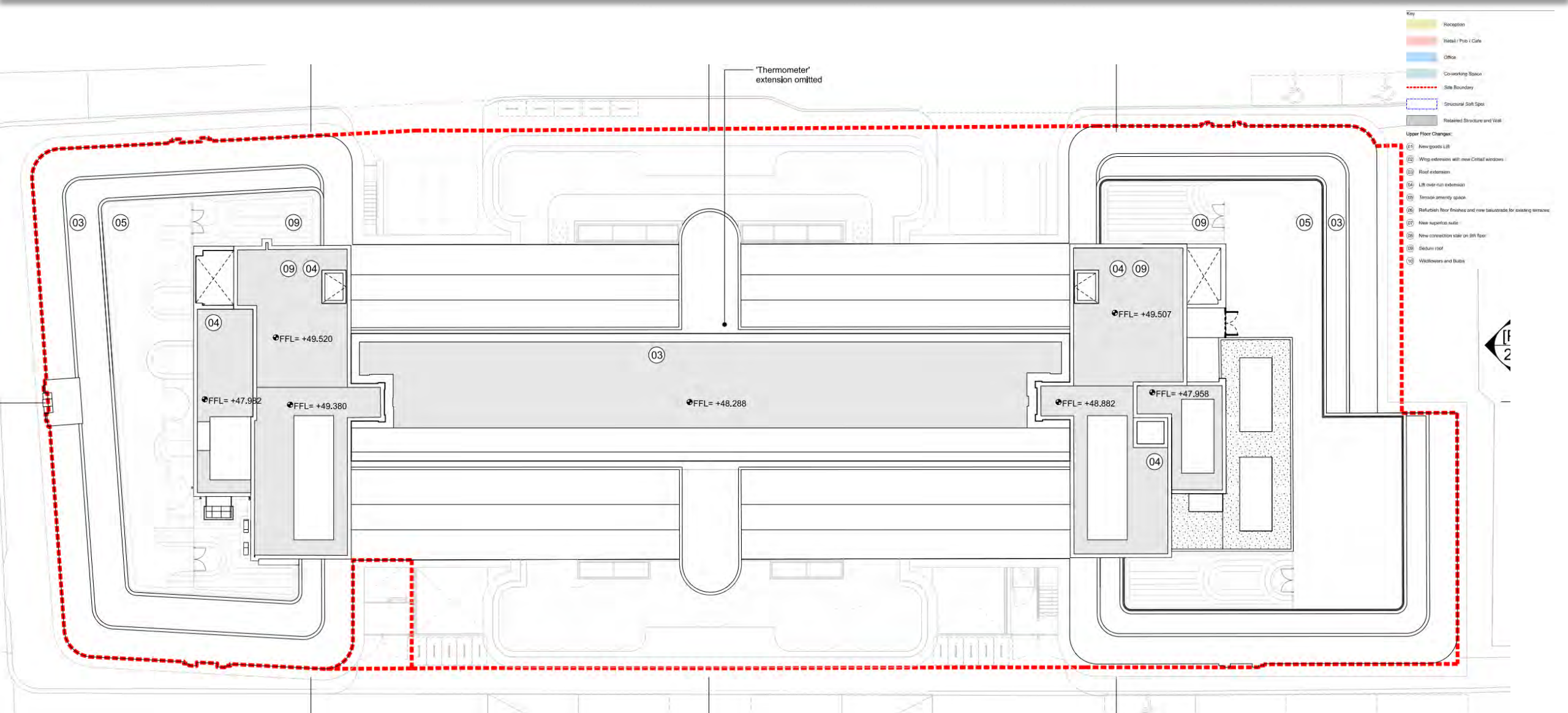
Existing 9th Floor Plan (including demolition and strip out)

Ibex House, 42-47 Minories



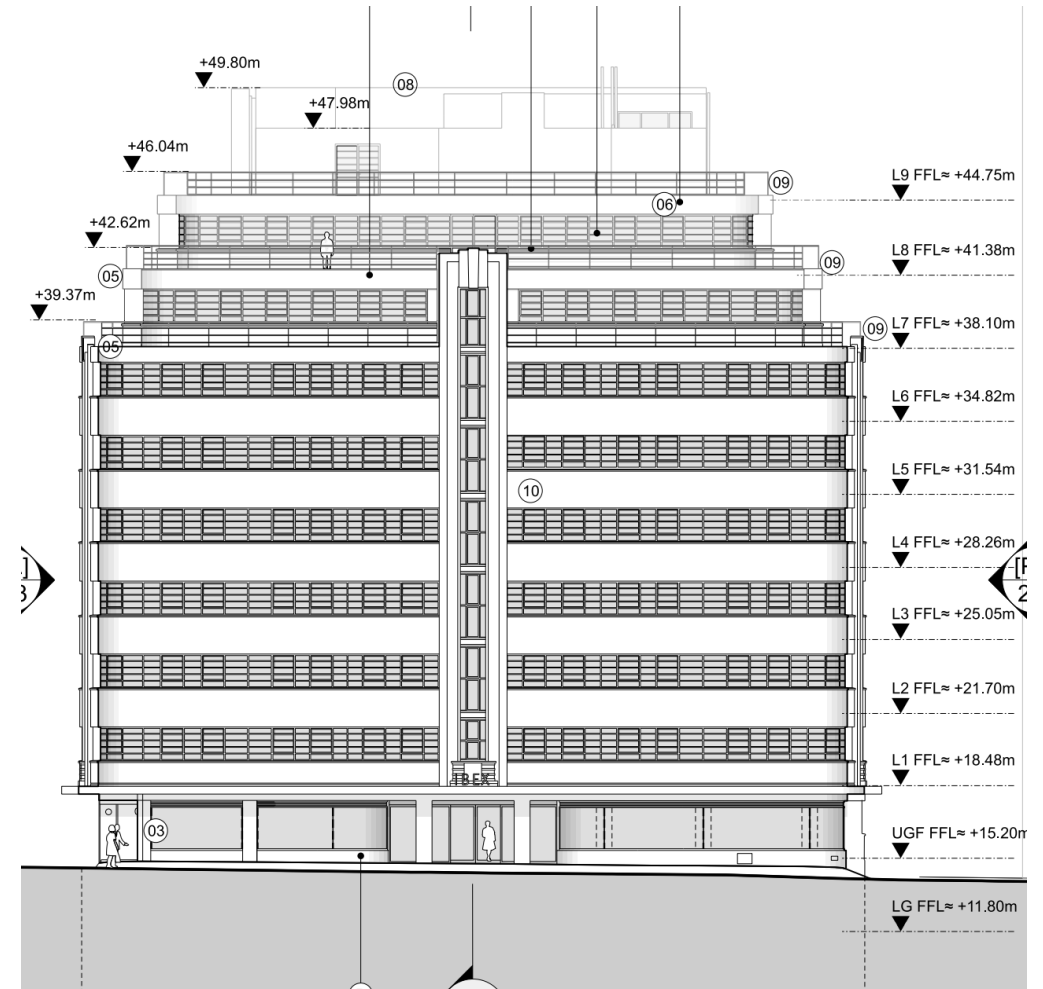
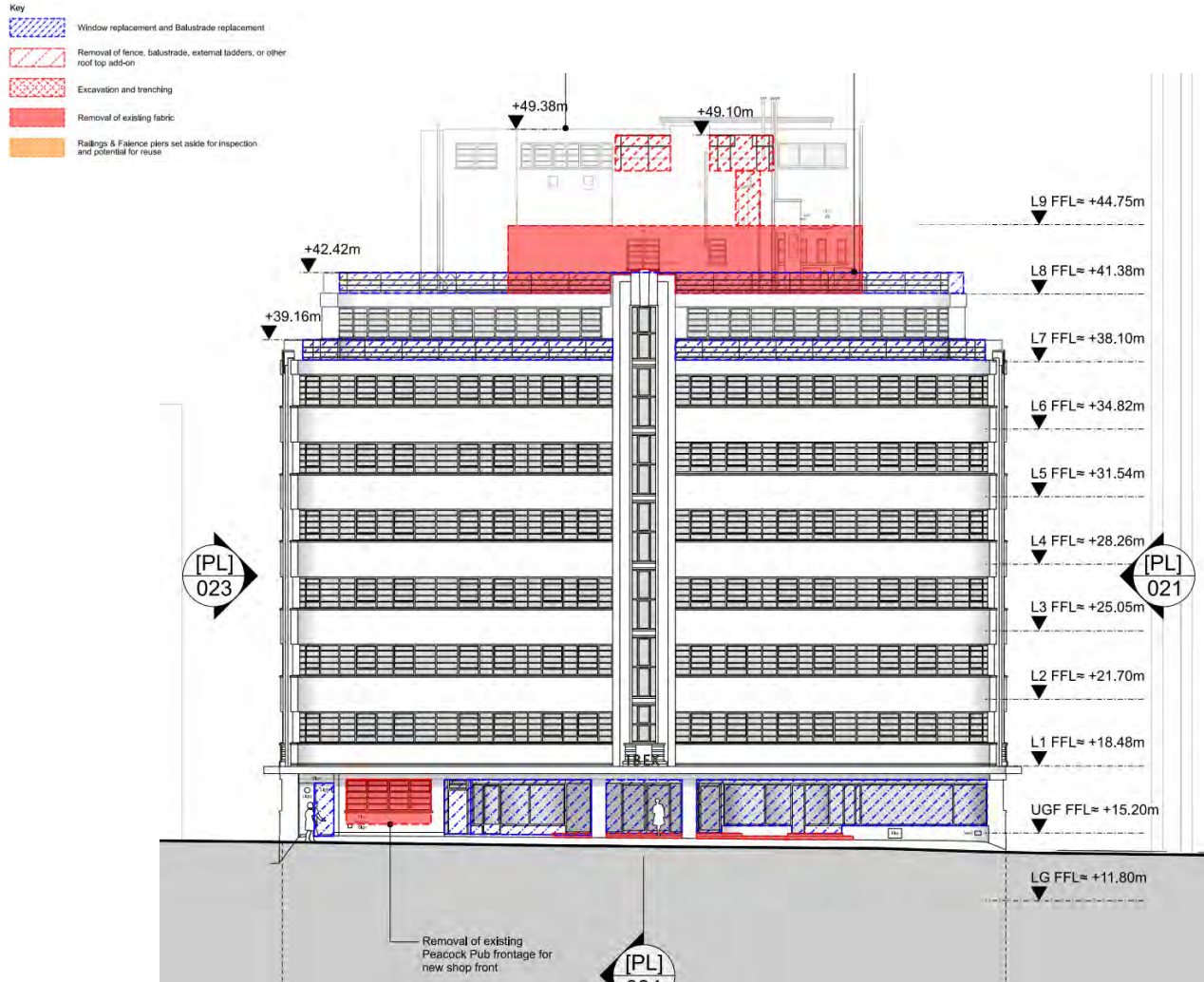
Proposed 9th Floor Plan

Ibex House, 42-47 Minorities



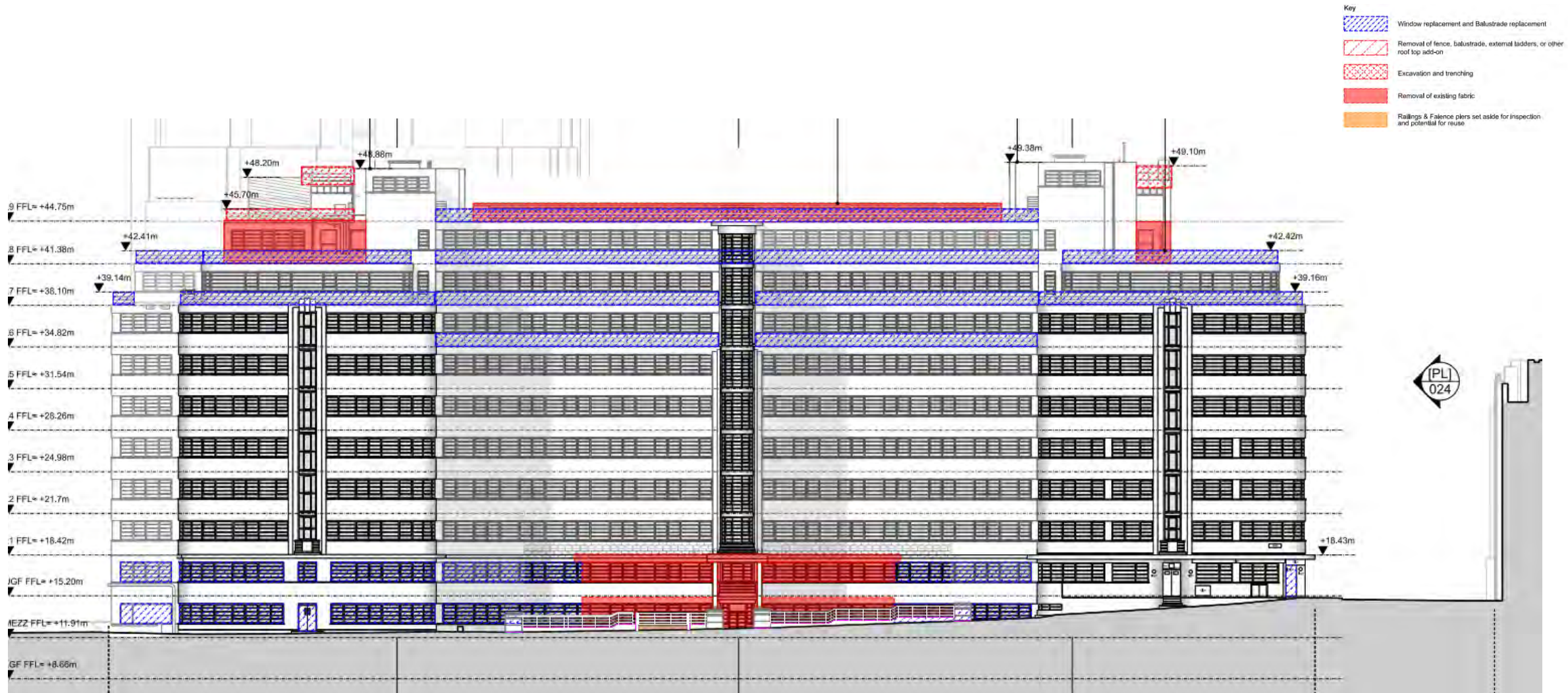
Proposed Roof Plan

Ibex House, 42-47 Minories



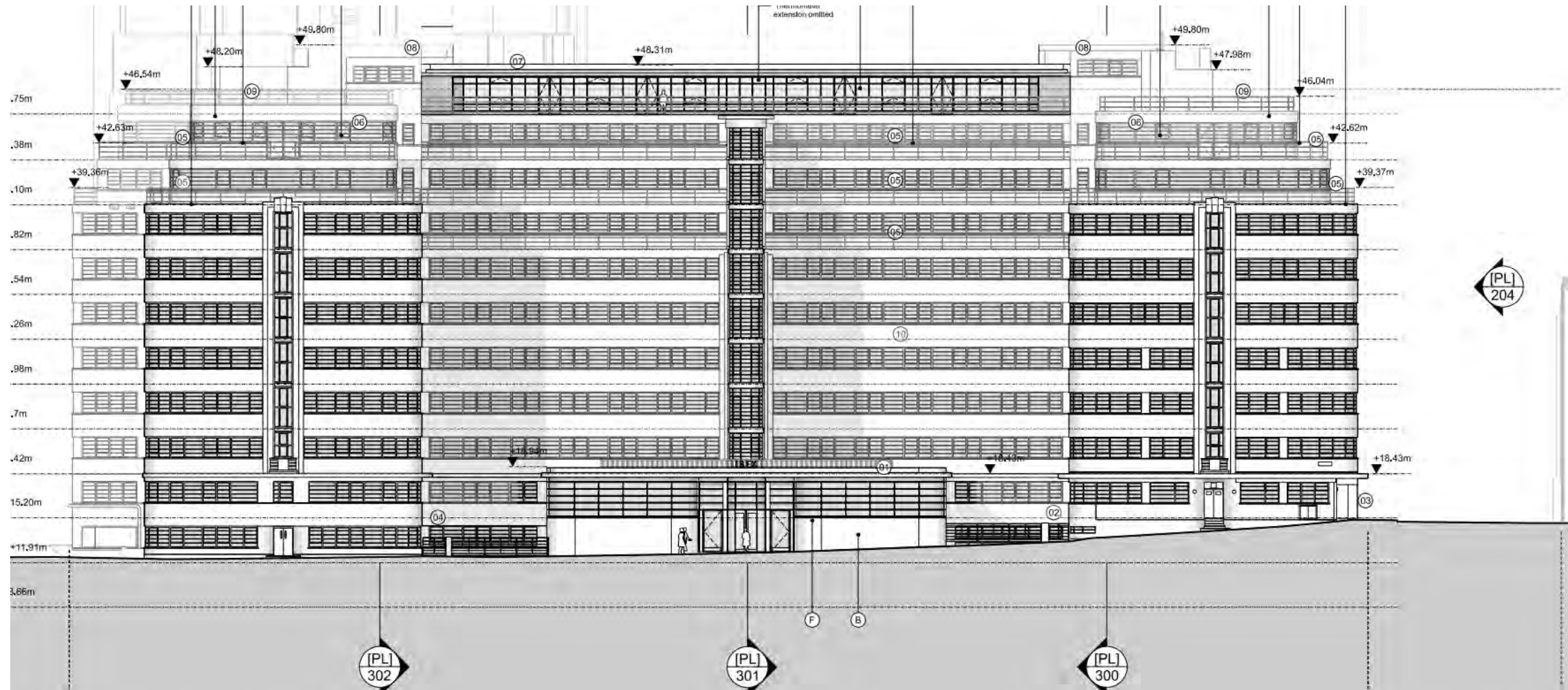
Existing and Proposed West (front) Elevation Plans

Ibex House, 42-47 Minorities



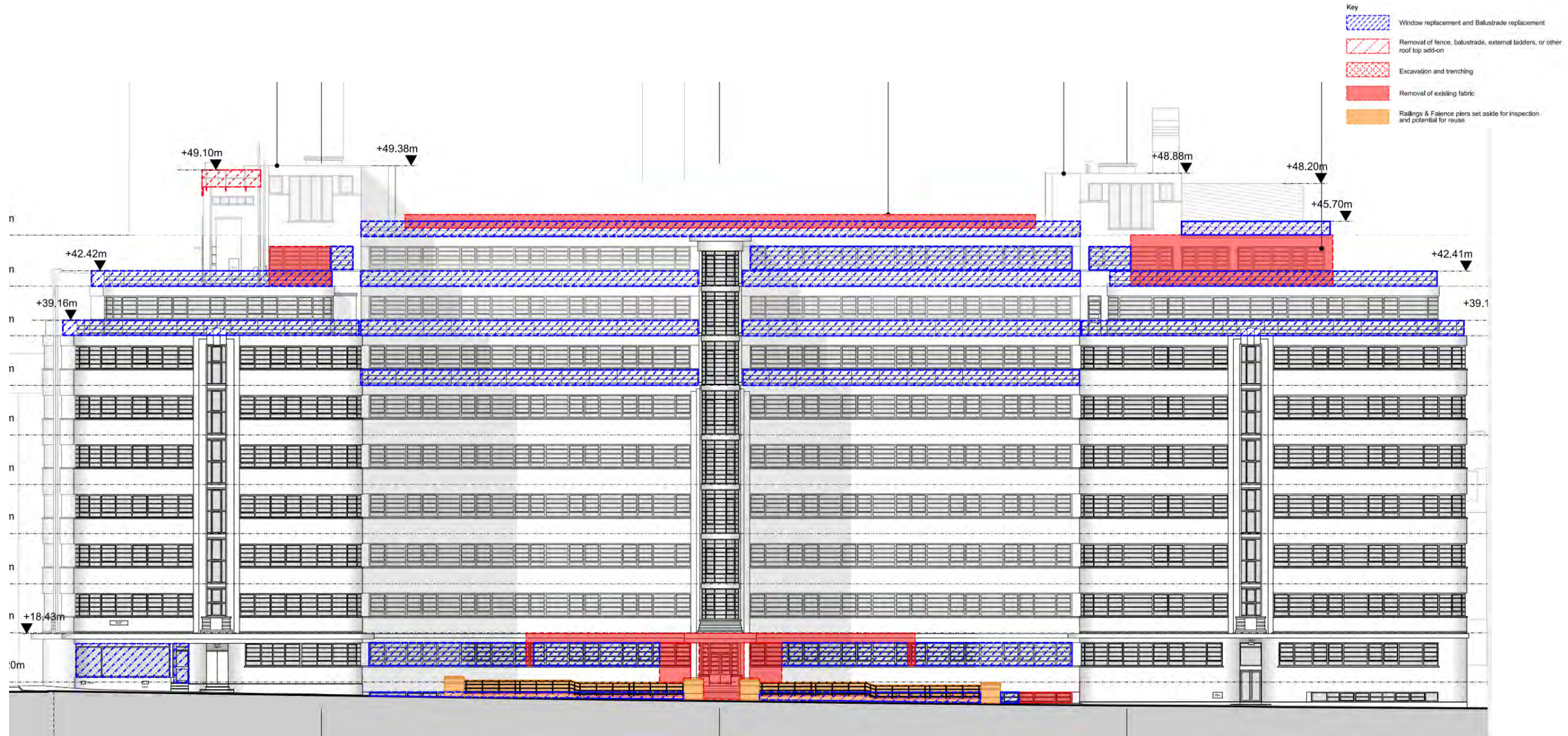
Existing North Elevation (with demolition and strip out shown)

Ibex House, 42-47 Minorities



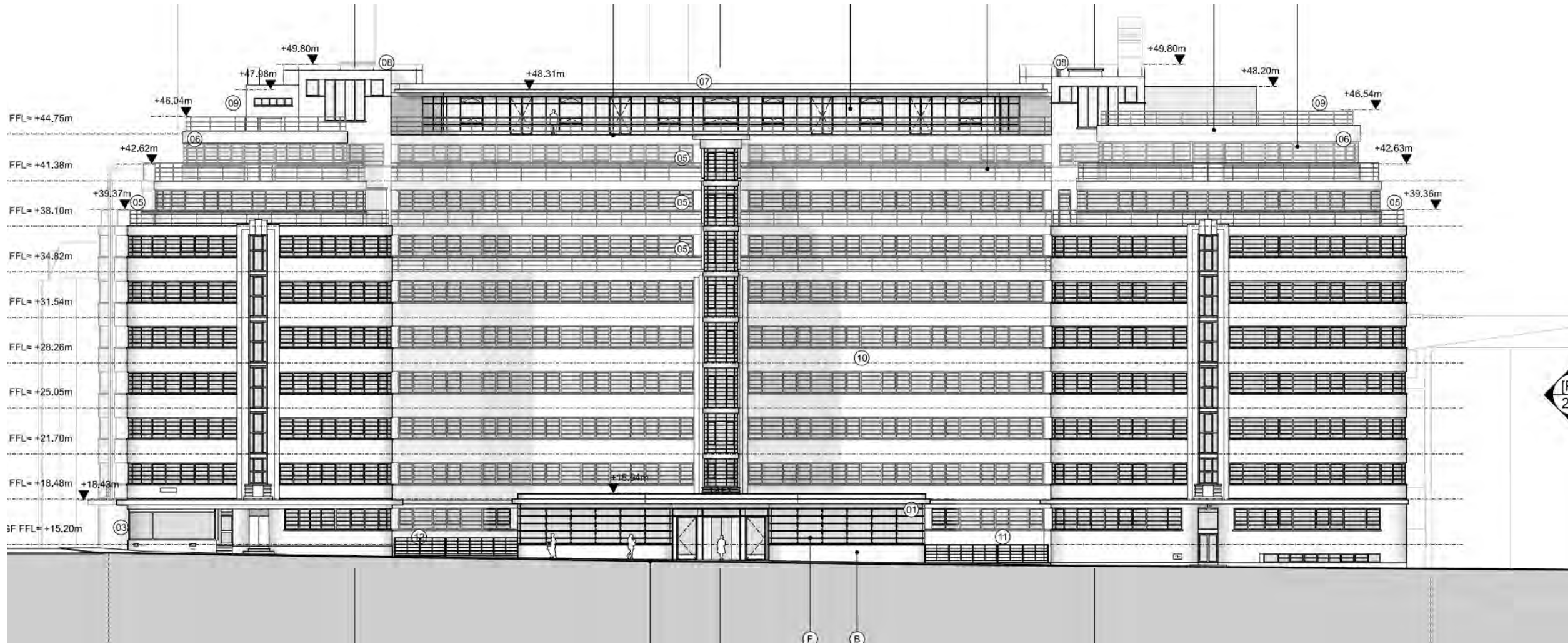
Proposed North Elevation

Ibex House, 42-47 Minories



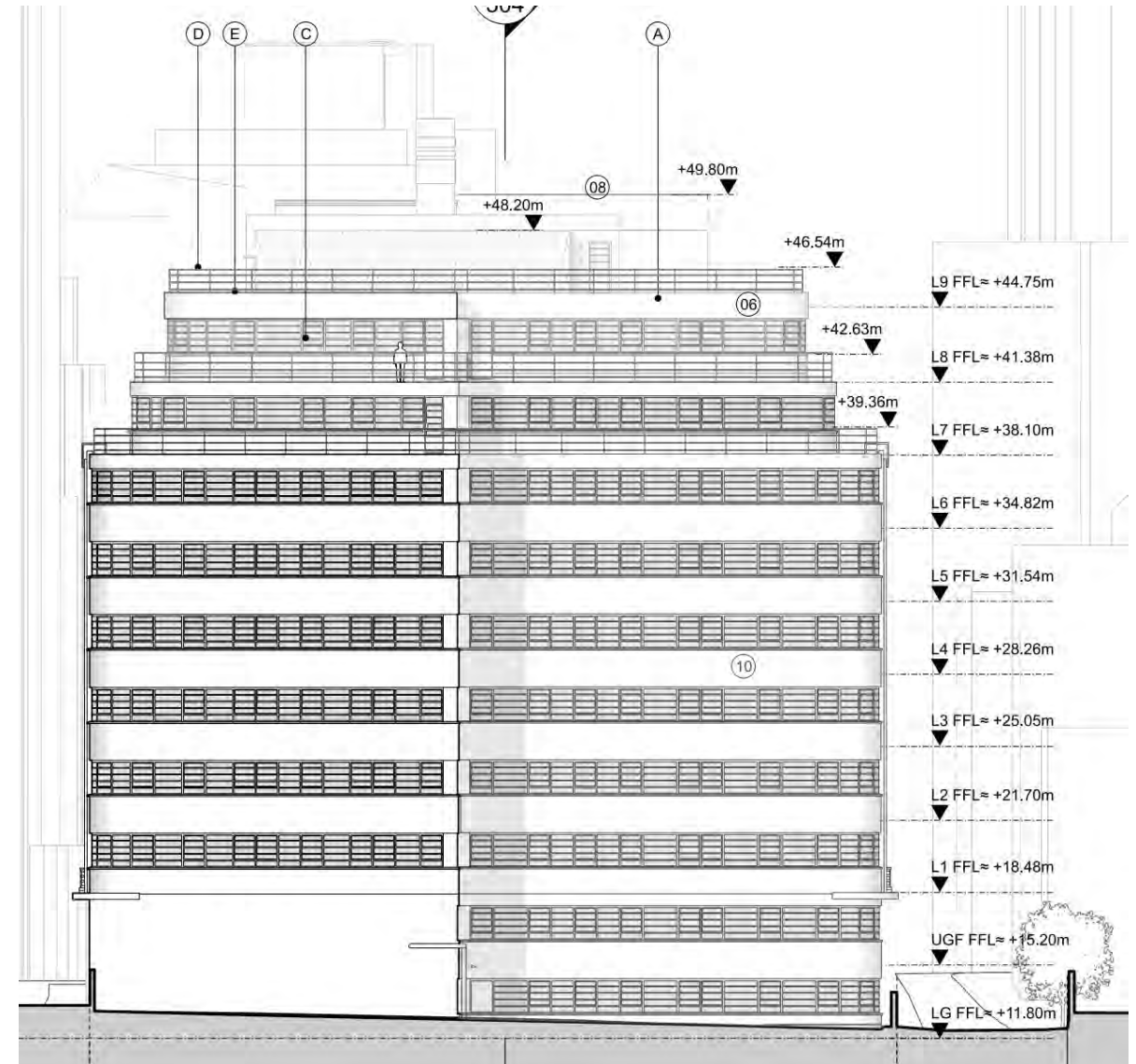
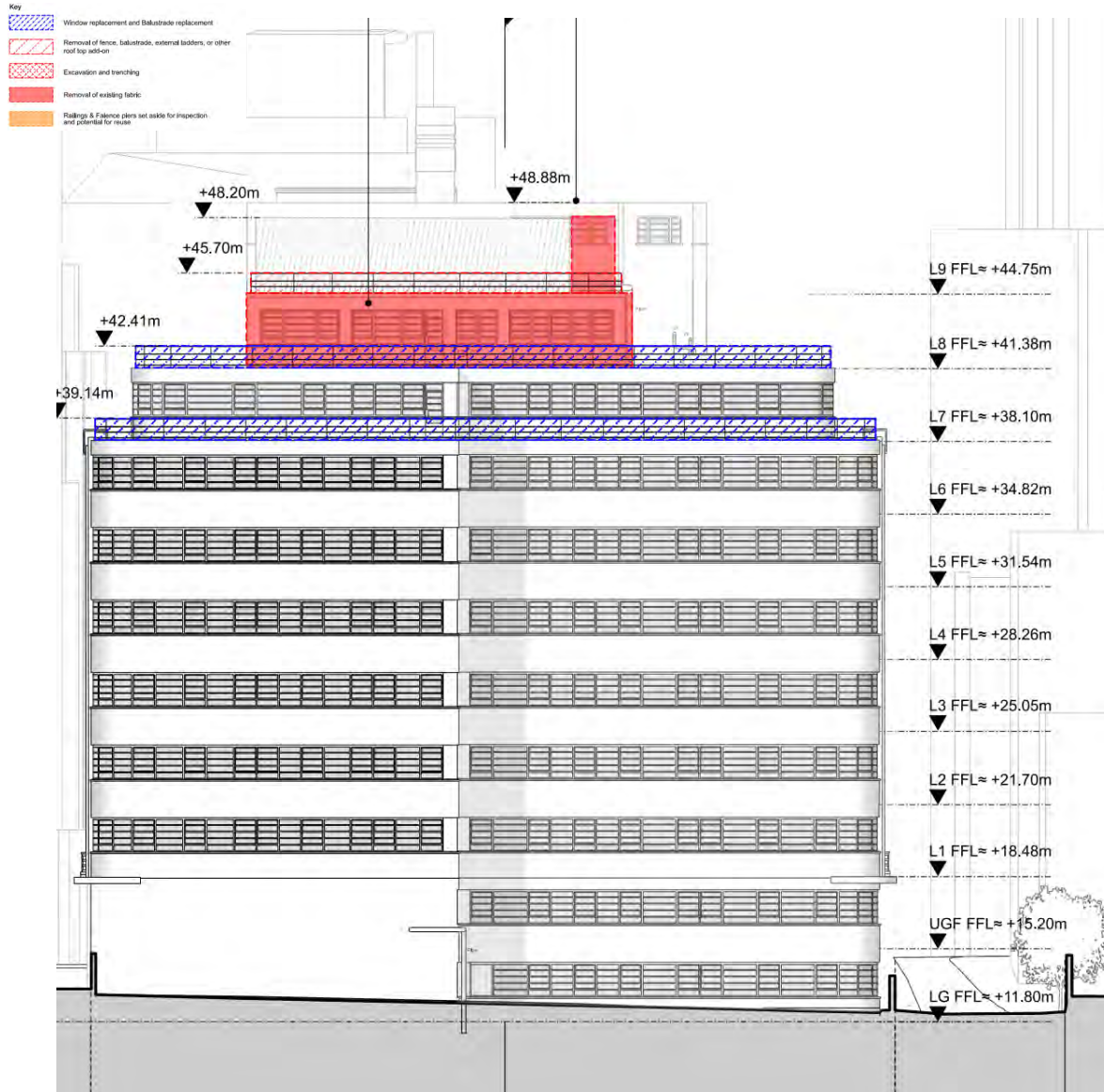
Existing Southern Elevation (with demolition and strip out shown)

Ibex House, 42-47 Minorities



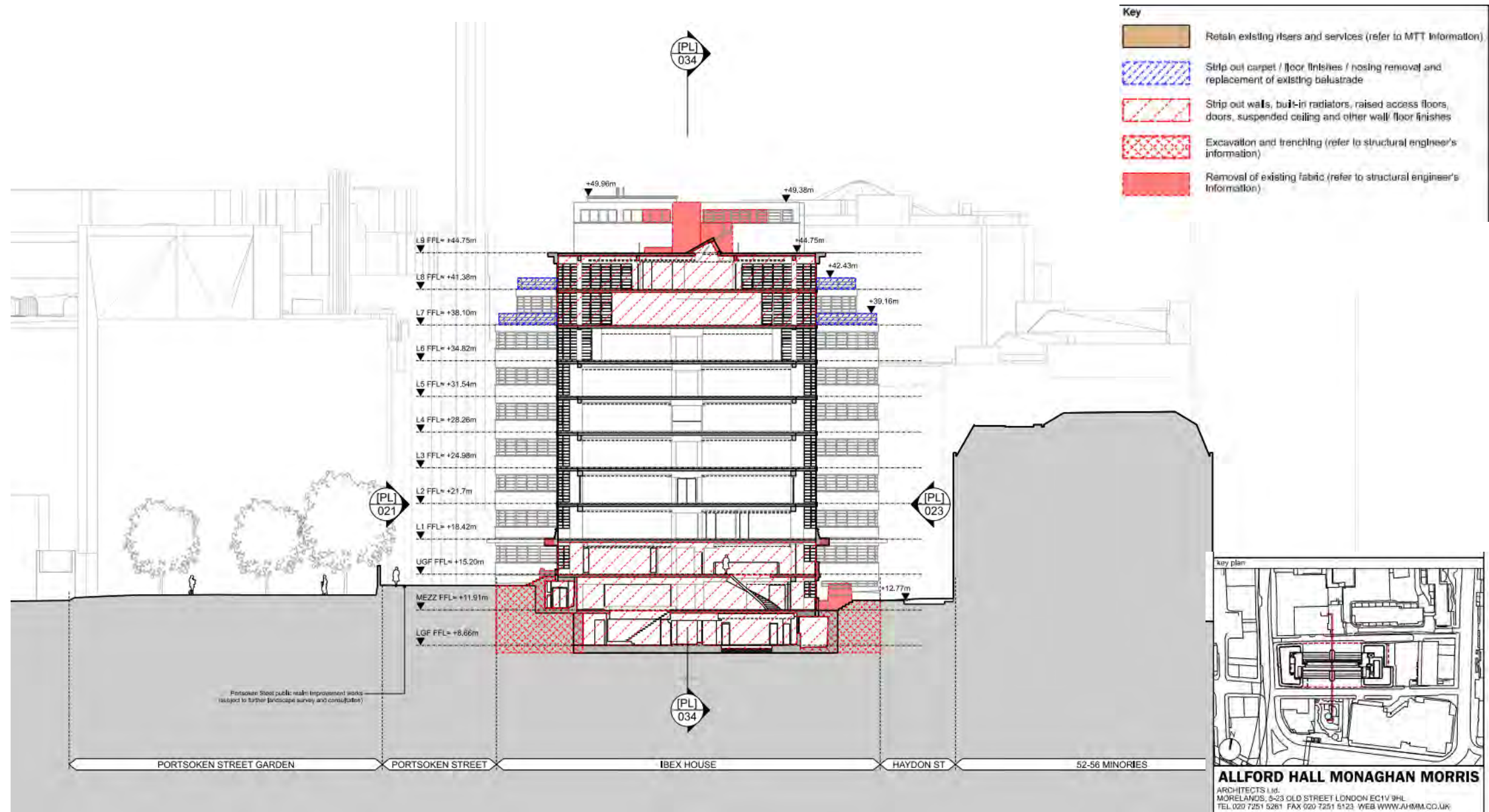
Proposed Southern Elevation

Ibex House, 42-47 Minorities



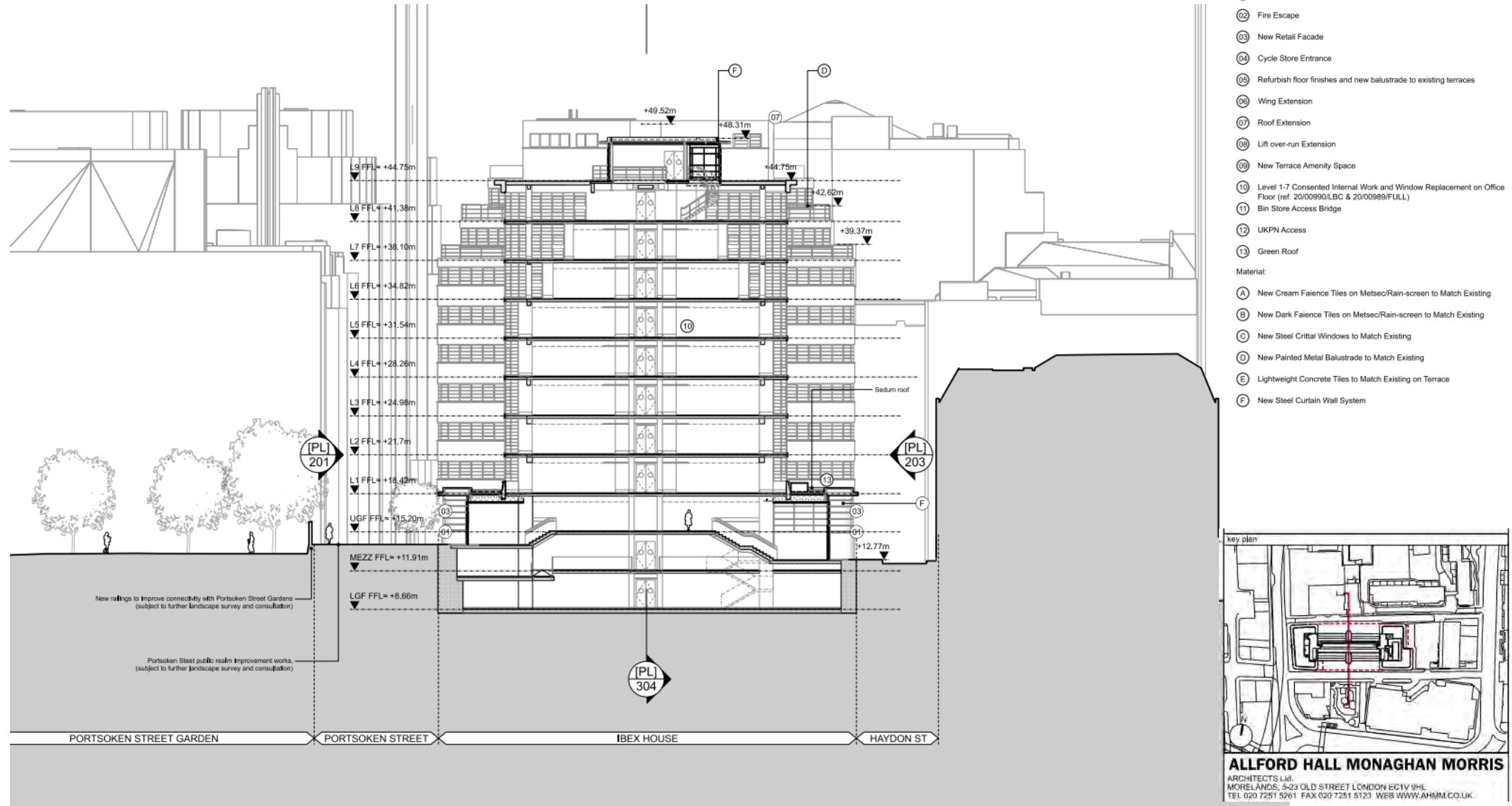
Existing (left) and proposed (right) eastern rear elevation

Ibex House, 42-47 Minories



Existing Central Section (with demolition and repair works shown)

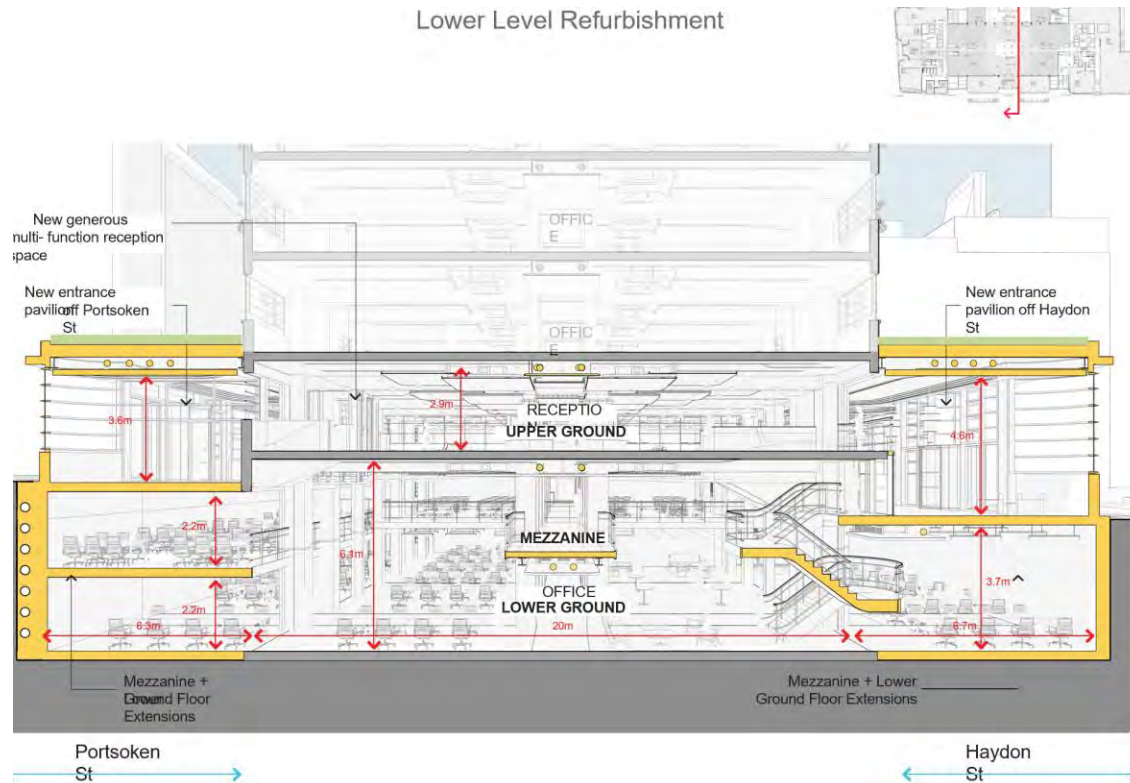
Ibex House, 42-47 Minories



Proposed Central Section

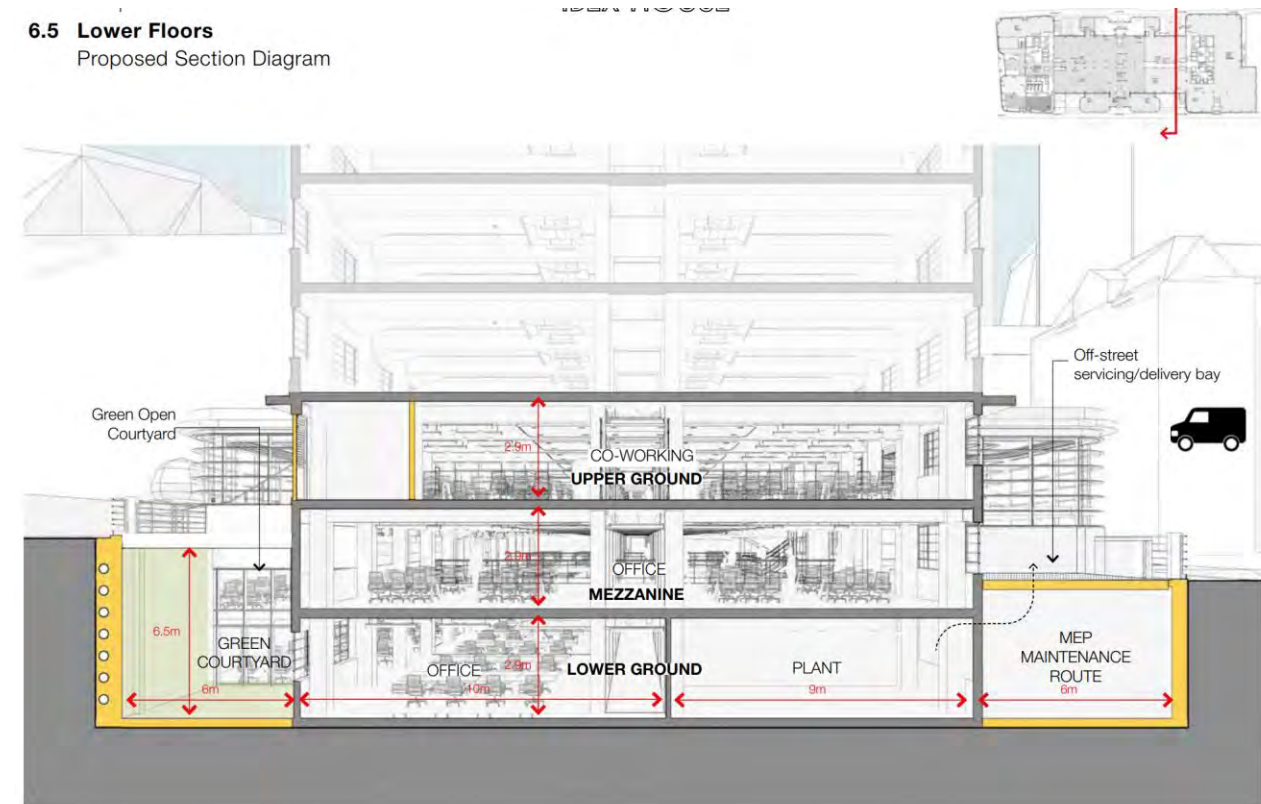
Ibex House, 42-47 Minorities

Lower Level Refurbishment



6.5 Lower Floors

Proposed Section Diagram



Lower-level Proposed Sections

Ibex House, 42-47 Minorities



Existing Photograph of northern elevation on Haydon Street looking west



Proposed visualisation of northern elevation on Haydon Street looking west

Ground Floor 'Pavilion' Extension – Portsoken Street

Ibex House, 42-47 Minories



Existing photograph of northern elevation on Haydon Street east



Proposed visualisation of northern elevation on Haydon Street looking east

Ground Floor 'Pavilion' Extension – Haydon Street

Ibex House, 42-47 Minorities

Haydon Street - Fabric Amendments

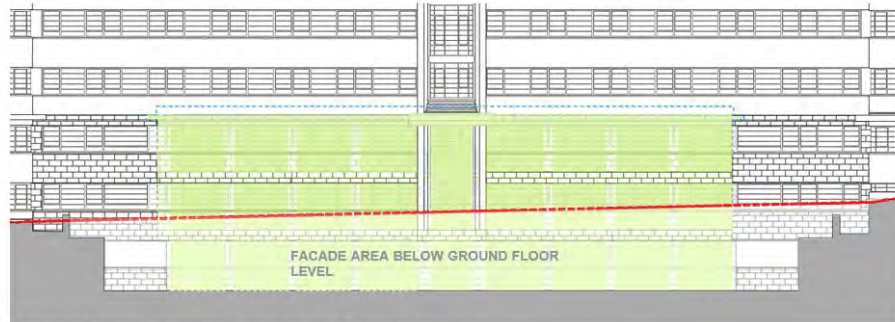


Portsoken Street - Fabric Amendments



Key

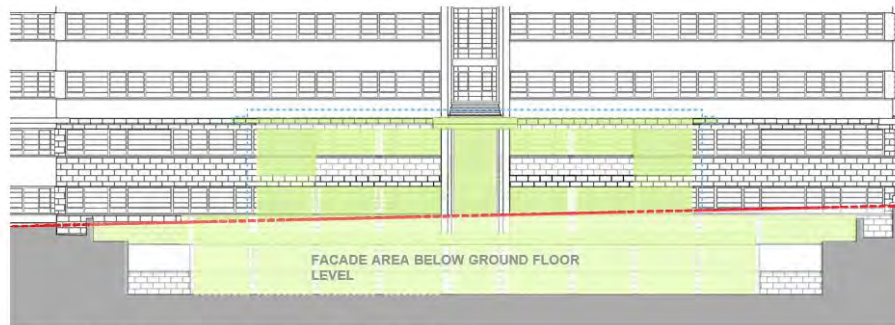
- Proposed Fabric Amendments
- Street Level
- Proposed Pavilion Outline



Previous Planning Submission: Haydon Street Elevation - Fabric Retention



Previous Planning Submission: Portsoken Street Elevation - Fabric Retention



Proposed Planning Submission: Haydon Street Elevation - Fabric Retention



Proposed Planning Submission: Portsoken Street Elevation - Fabric Retention

Amendments to extent of lower-level fabric removal received October 2022

Ibex House, 42-47 Minorities



Existing photograph of Haydon Street entrance



Proposed visualisation of Haydon Street entrance

Entrance to building on Haydon Street

Ibex House, 42-47 Minorities



Visualisation of Haydon Street entry area

Ibex House, 42-47 Minorities



Lower-level interior refurbishment visualisation

Ibex House, 42-47 Minories

Photograph of
north-west
corner of the
existing vacant
public house



sting Minories
ade

Proposed
visualisation of
north-west
corner of the
existing vacant
public house



Alterations to pub façade

Ibex House, 42-47 Minorities



Existing South Side Aerial View



Proposed South Side Aerial View

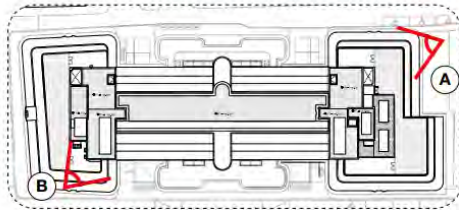
Proposed Roof Extension

Ibex House, 42-47 Minorities

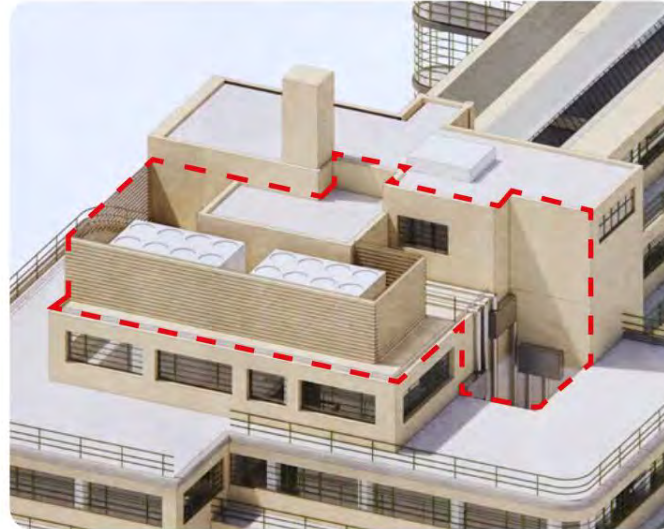


Existing West Core - Roof Level

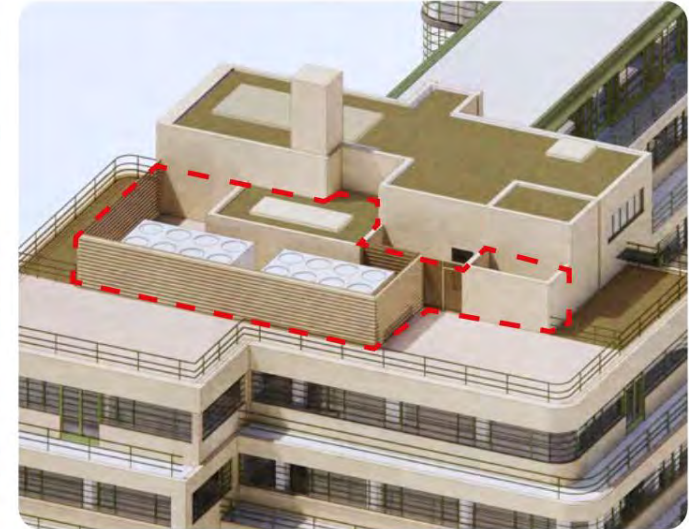
9F terrace landscape design refer to BBUK's landscape proposal. (ref. P.63)



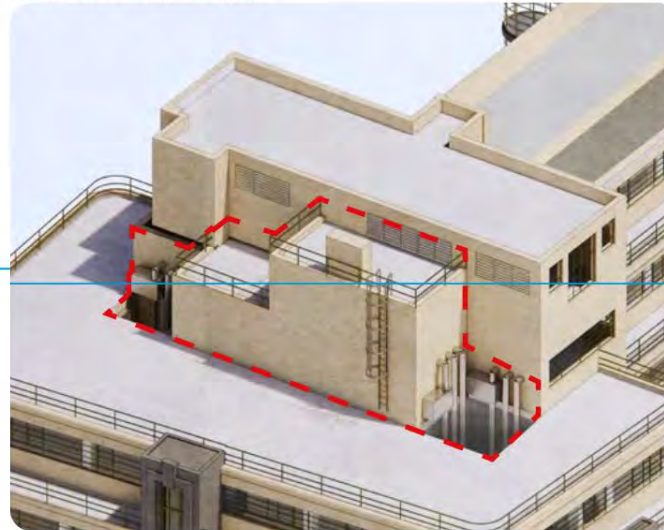
Roof Plan



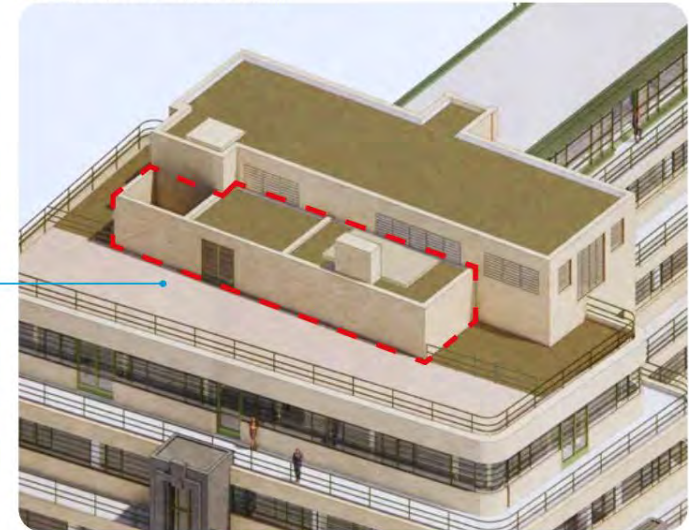
A - Existing East Roof Core Pop-up



A - Proposed East Roof Core Pop-up



B - Existing West Roof Core Pop-up



B - Proposed West Roof Core Pop-up

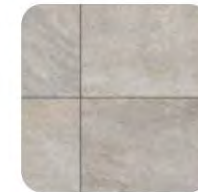
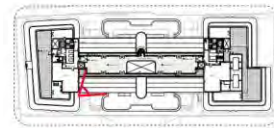
Visualisation of existing vs proposed roof service core/plant

Ibex House, 42-47 Minorities

Proposed 9th Floor - Gallery Space



- ① Lightweight Concrete Pavers
- ② New Faience Cladding System
- ③ Double Glazed Doors
- ④ New Painted Metal Balustrade to match existing



①



②



③



④

Upper floor interior fit out visualisation and new and upgraded terraces

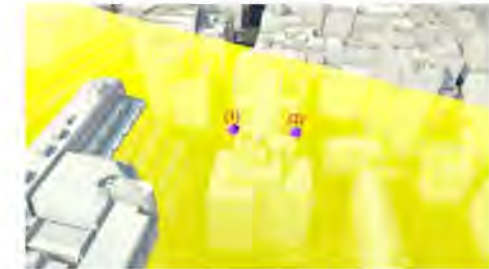
Ibex House, 42-47 Minories

Massing Constraint - Viewing Corridor

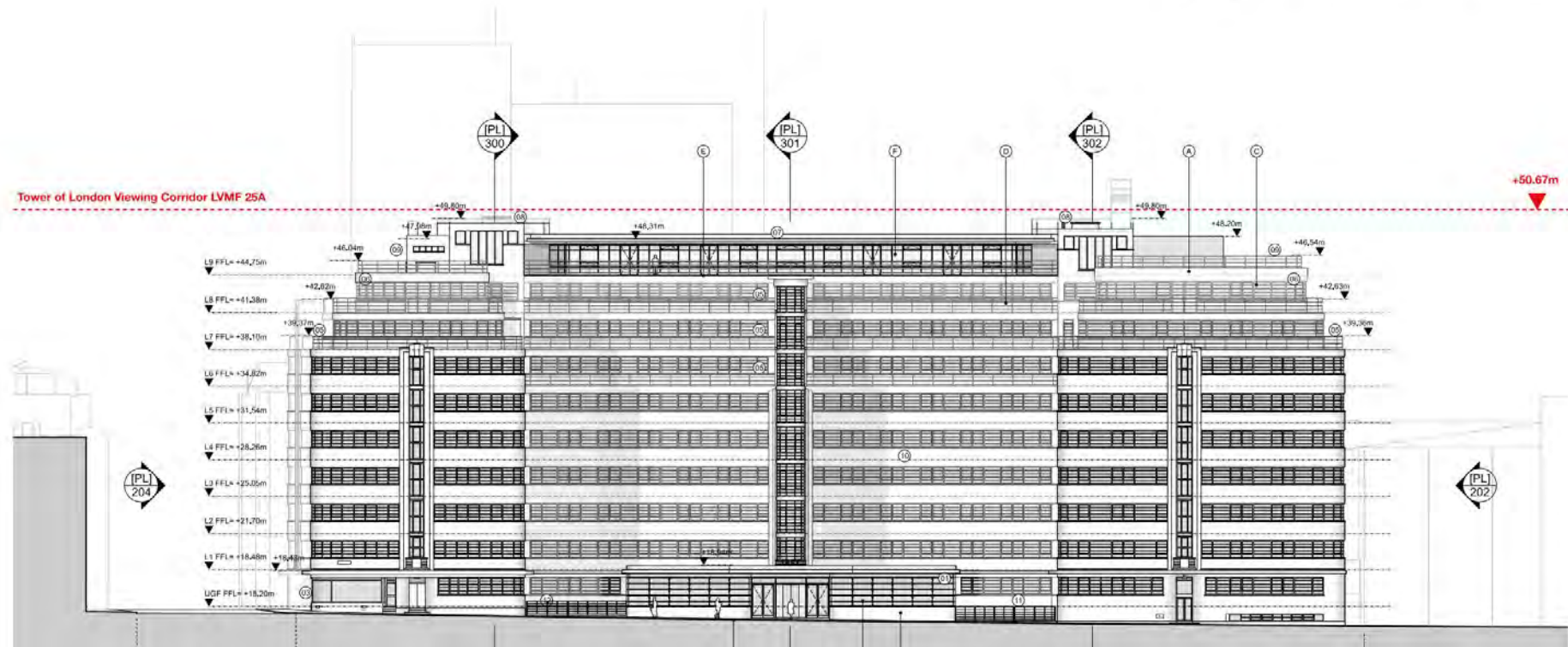
The red dashed line plotted against the proposed elevation denotes the tower of London viewing corridor.

The proposed roof extension is not protrude beyond this datum.

TOWER



3D View Across Ibex House with mapped viewing corridor extents



LVMF 25A

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View A from Minories

Existing



A Minories



Verified View A – Existing

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View A from Minories

Proposed



A Minories



Verified View B – Proposed

Ibex House, 42-47 Minorities

9.3 Townscape Views

Verified View B from Mansell St./Haydon St.

Existing



B Mansell St. / Haydon St.



Verified View B – Existing

Ibex House, 42-47 Minorities

9.3 Townscape Views

Proposed

Verified View B from Mansell St./Haydon St.



B Mansell St. / Haydon St.



Verified view B – Proposed

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View D from Minories/Goodman's Yard

Existing



D Minories / Goodman's Yard



Verified View D - Existing

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View D from Minories/Goodman's Yard

Proposed



D Minories / Goodman's Yard



Verified View D - Proposed

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View E from Minories/Tower Hill

Existing



E Minories / Tower Hill



Verified View E – Existing

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View E from Minories/Tower Hill

Proposed



E Minories / Tower Hill



Verified View E - Proposed

Ibex House, 42-47 Minorities

9.3 Townscape Views

Verified View F from Crosswall

Existing



F Crosswall



Verified View F – Existing

Ibex House, 42-47 Minorities

9.3 Townscape Views

Verified View F from Crosswall

Proposed



F Crosswall



Verified view F – Proposed

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View G from Minories/Croswall

Existing



G Minories / Croswall



Verified view G – Existing

Ibex House, 42-47 Minories

9.3 Townscape Views

Verified View G from Minories/Croswall

Proposed



G Minories / Croswall



Verified view G – Proposed

Ibex House, 42-47 Minorities

9.3 Townscape Views

Existing

Verified View H from King George's Field



H King George's Field



Verified view H – Heritage

Ibex House, 42-47 Minorities

9.3 Townscape Views

Proposed

Verified View H from King George's Field



H King George's Field



Verified view H – Proposed

Ibex House, 42-47 Minorities

9.3 Townscape Views

Existing

Verified View I from Little Somerset Street



I Little Somerset Street



Verified view J – Existing

Ibex House, 42-47 Minorities

9.3 Townscape Views

Proposed

Verified View I from Little Somerset Street

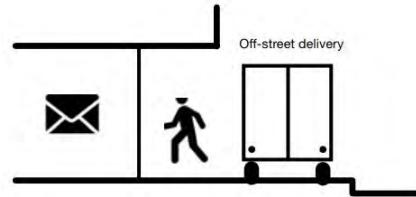


1 Little Somerset Street



Verified view J – Proposed

6.6 Access and Services Strategy



Post Room & Delivery Strategy

The introduction of the post room will encourage drivers to stop and load from a dedicated loading bay off Haydon Street which seeks to address the current 'bad practice' of vehicles reversing into, or out of Haydon Street impacting on the street safety.

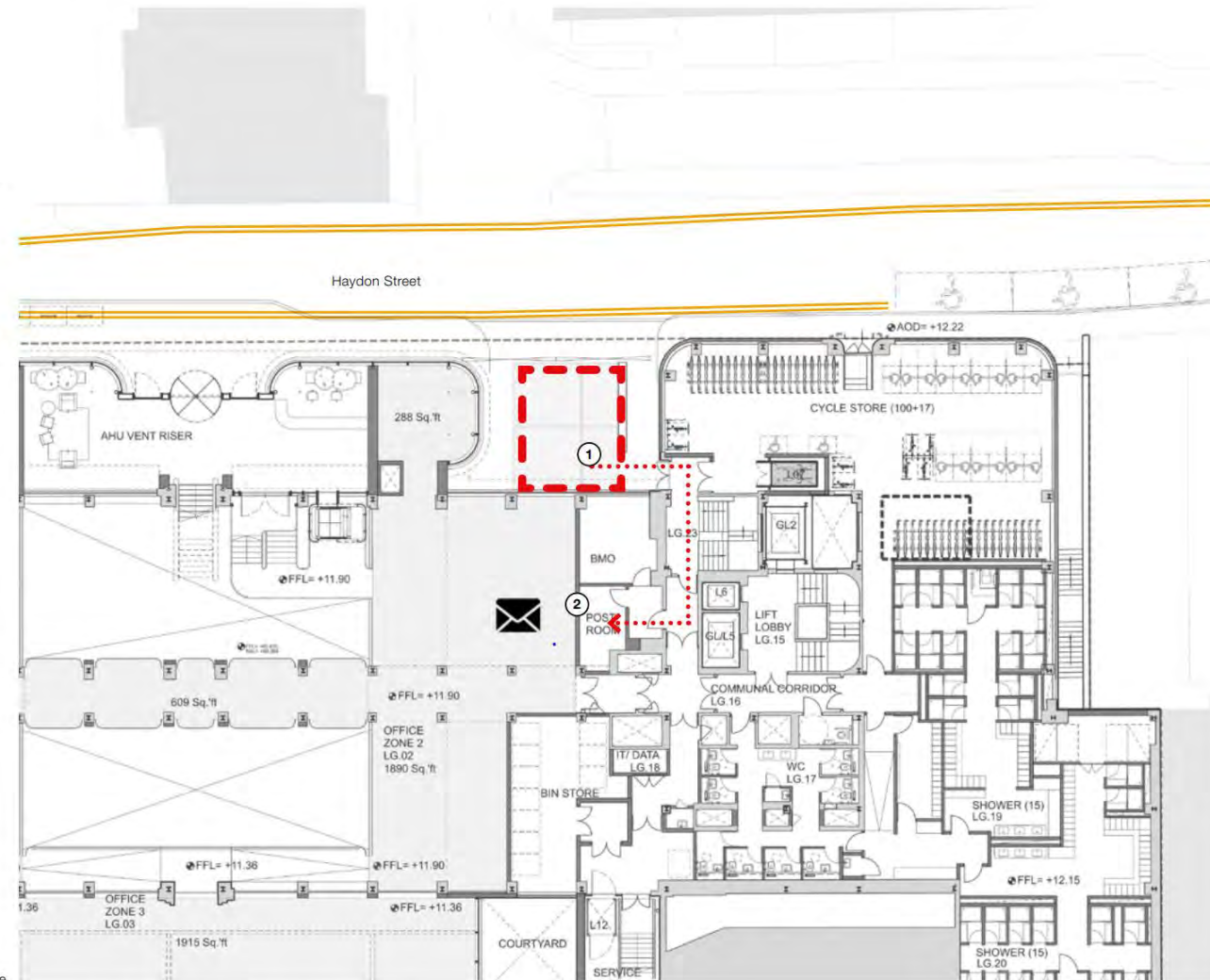
The post room will also reduce the dwell time for vehicles as drivers will be able to drop goods to one place on the ground floor as opposed to having to enter the main building, which will improve efficiency and reduce dwell time of vehicles on the public highway.

4.6T LIGHT VAN	
Overall Length	5.980m
Overall Width	2.000m
Overall Body Height	2.250m
Min Body Ground Clearance	0.250m
Track Width	1.750m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.000m

- ① Loading Bay - Small Van (reverse out)
- ② Direct access to post room

Key

- Delivery Route
- Dedicated Loading Bay
- Yellow Line
- Pay Parking Bays
- Blue Badge Bays
- Cycle Box
- Counter Flow Cycle Lane
- Traffic Light



Proposed Delivery Strategy - Possible Amendment For Review

Ibex House, 42-47 Minories

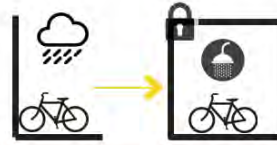
Existing Cycle Facilities



Existing Cycle Parking – Haydon Street Forecourt

Ibex House, 42-47 Minories

Proposed Cycle Facilities



Existing Cycle Facilities

External Vertical Racks	= 89 (100%)
Long Stay Total	= 89 (100%)
Short Stay Total	= 0
Shower	= 2 (unisex)
Lockers	= 0

TOTAL CYCLE PARKING = 89

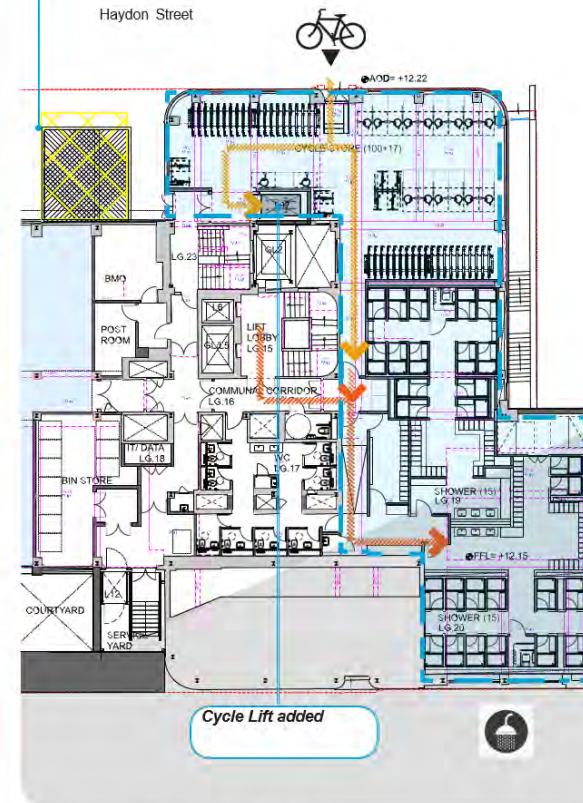
Proposed Cycle Facilities

Vertical Bike	= 60 (18%)
2-Tier Bike Racks	= 220 (66%)
Large Format Bike	= 20 (6%)
Fold-able Bike (Lockers)	= 33 (10%)
Long Stay Total	= 333 (100%)
Short Stay Total	= 43
Shower	= 30 (M/F)
Lockers	= 300

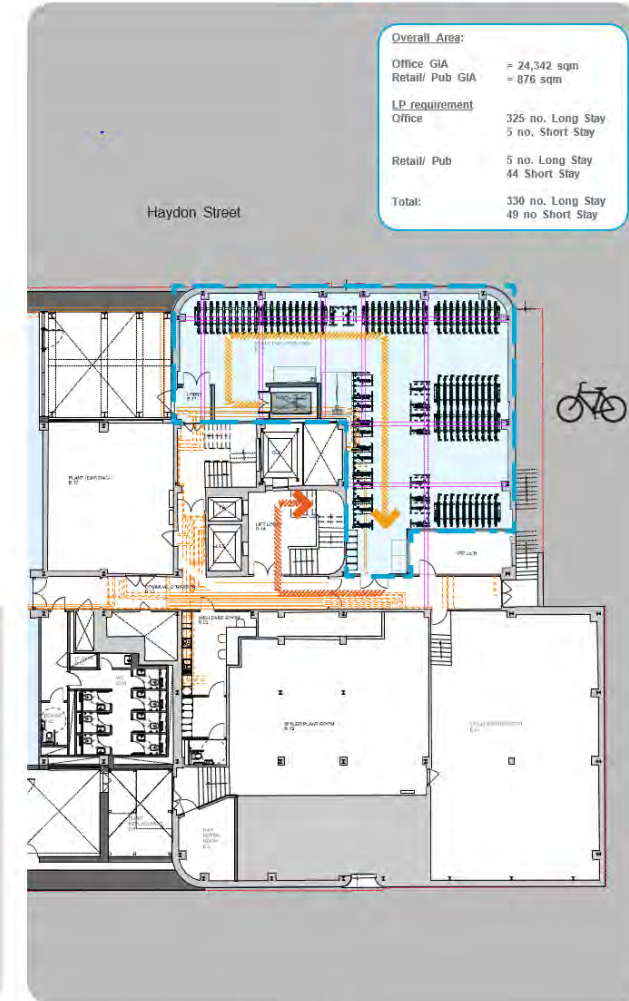
TOTAL CYCLE PARKING = 373



External = 28 No.
SS Internal = 15 No.
SS Total SS = 43 No.
Full LP requirement = 49 No.
* extra 6 no. SS could be provided
externally on Haydon st. or as fold-able
bike store internally at reception



Proposed Ground Floor East Wing – Cycle Facilities



Proposed Lower Ground Floor East Wing - Cycle Facilities

Proposed Cycle Parking

Ibex House, 42-47 Minories

Parking Provisions

Existing Parking Bays

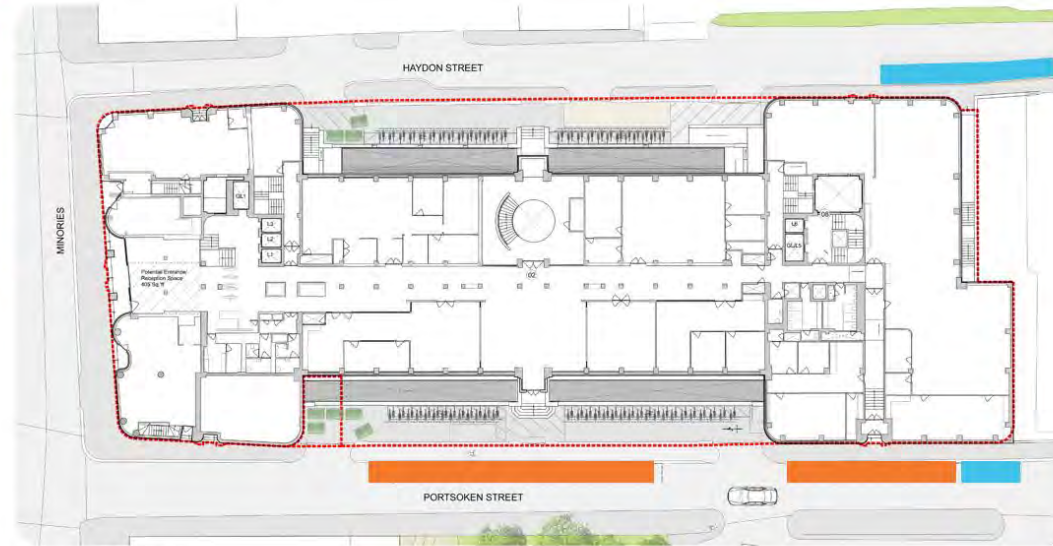
Pay and Display Parking = 8

Blue Badge Portsoken = 1

Blue Badge Haydon = 3

Blue Badge Off-Street = 1

TOTAL = 13



Existing - Ground Floor Plan

Proposed Parking, Sept '22

Pay and Display Parking = 8

Blue Badge Portsoken = 1

Blue Badge Haydon = 3

Blue Badge Off-Street = 2

TOTAL = 14



Proposed - Ground Floor Plan

Key

Orange box: Servicing/Delivery Bay

Blue box: Off street Blue Badge

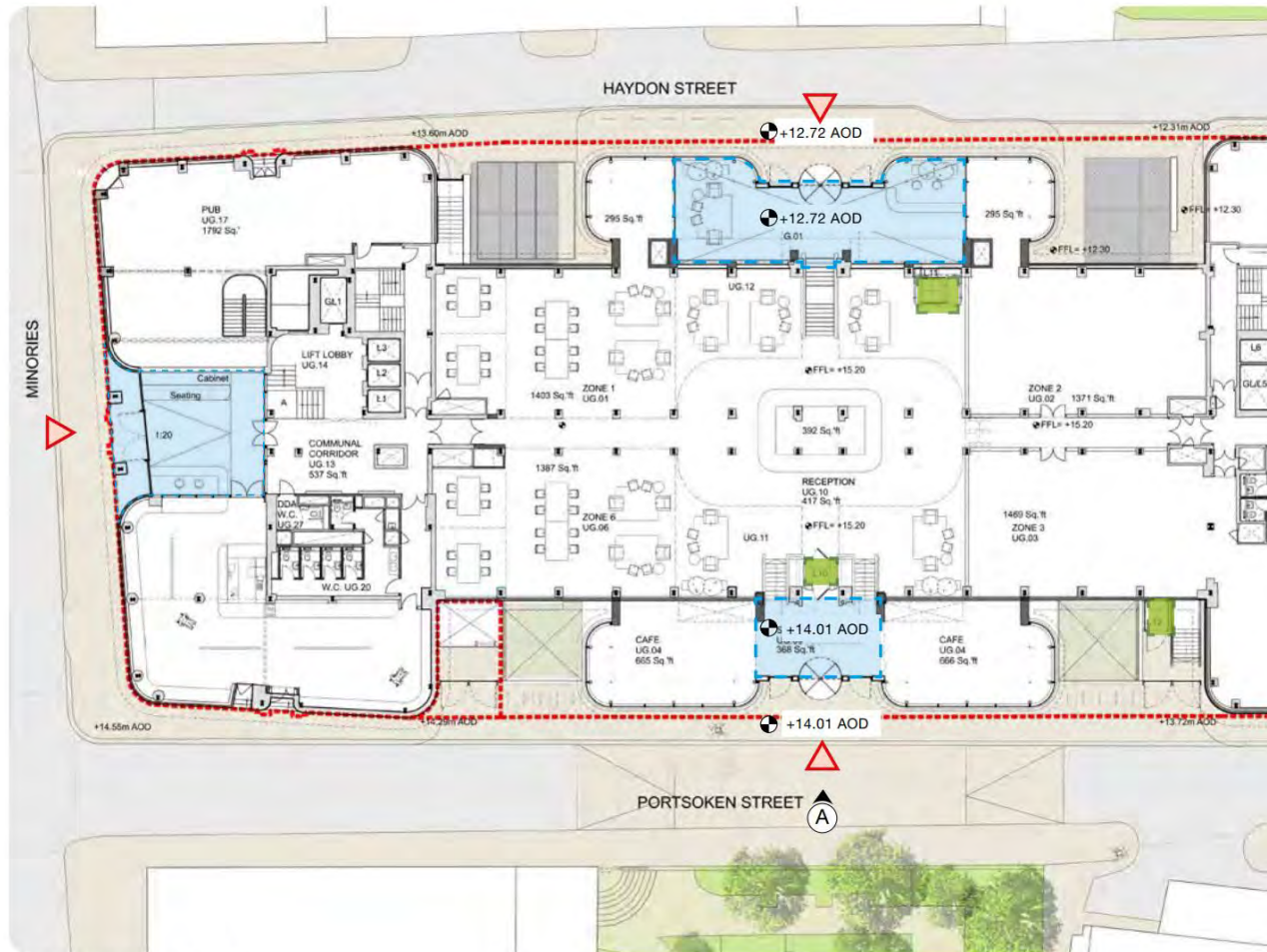
Orange box: Bay Parking & Display

Blue box: Bay

Red dashed line: Offstreet Blue Badge Bay

Blue Badge Parking

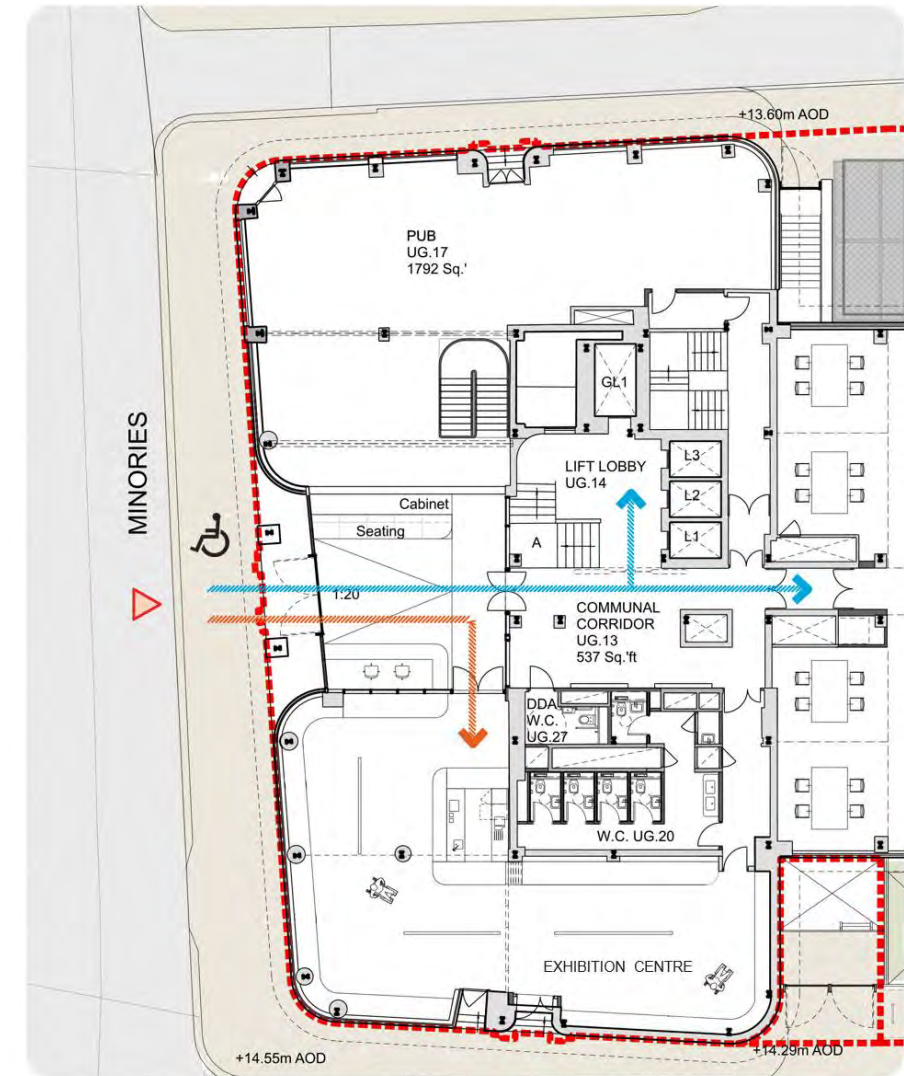
Ibex House, 42-47 Minorities



Proposed Upper Ground Floor Plan

Key

- Entrance
- Level Access
- Lifts



Level Access Provision

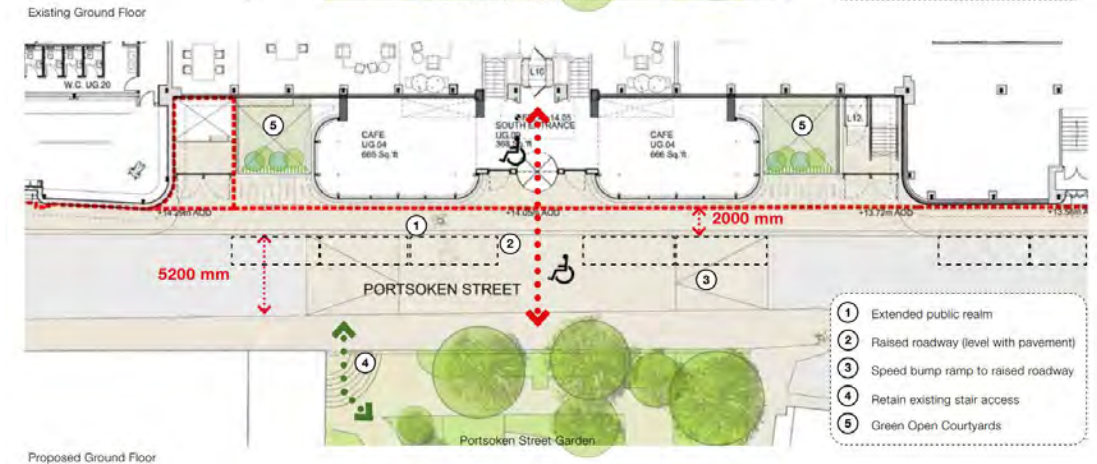
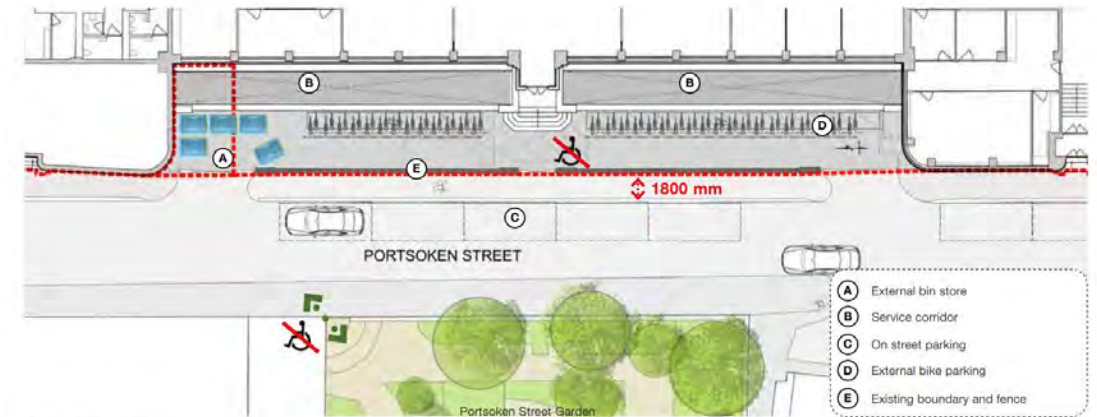
Ibex House, 42-47 Minories



Existing Portsoken Street Condition



Proposed Planning Submission - View Along Portsoken Street

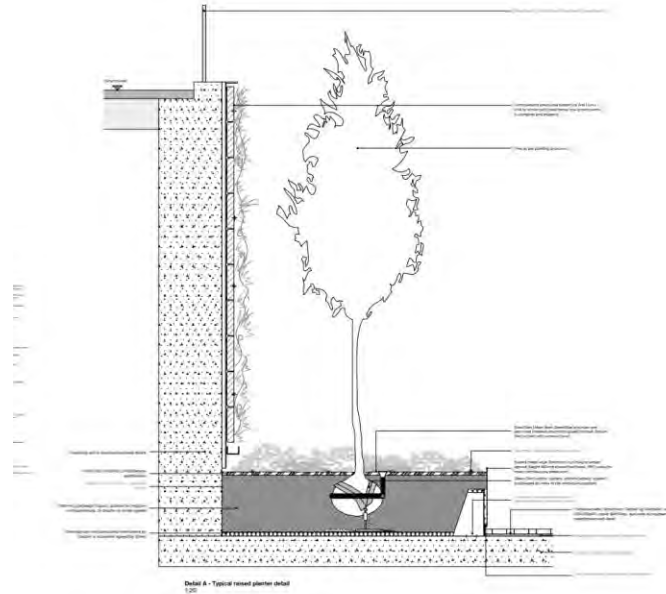


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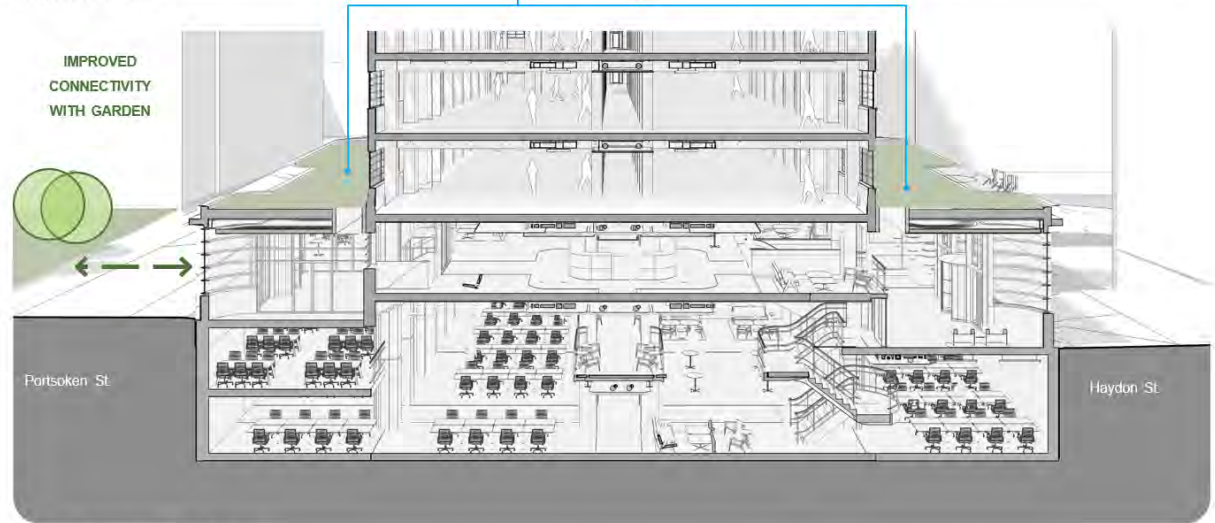
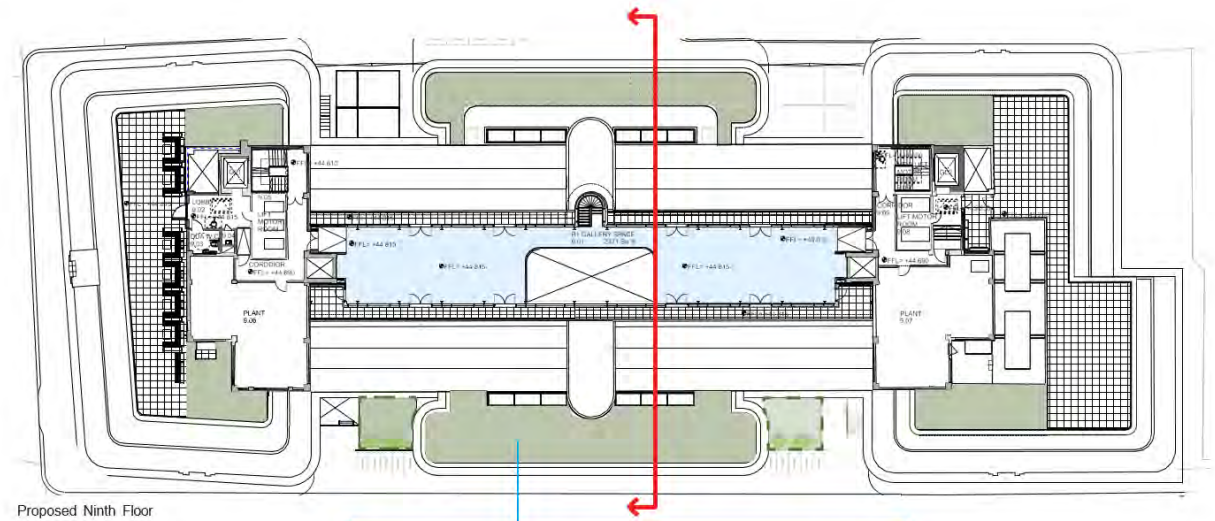
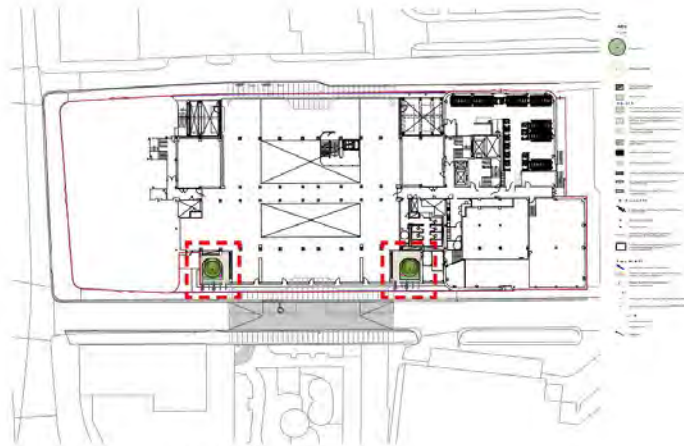
- Site Boundary
- ◀...▶ Direct Connectivity
- ◀...▶ Portsoken Street Garden access

Public realm Improvements

Ibex House, 42-47 Minorities



Section to Open Courtyards on Lower Ground Floors

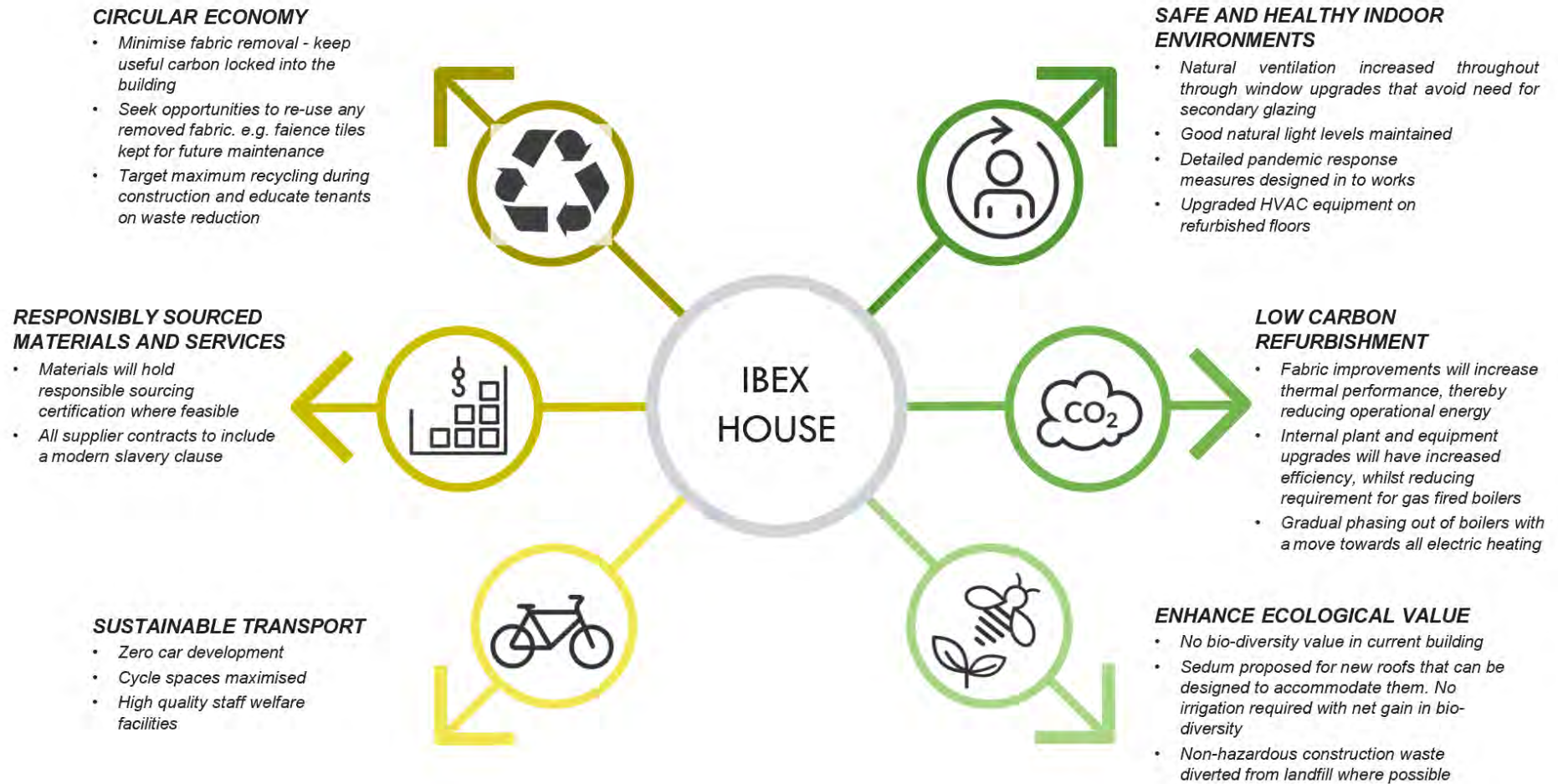


Proposed Perspective Cross Section

Urban greening

Ibex House, 42-47 Minorities

Sustainable Development



Sustainability

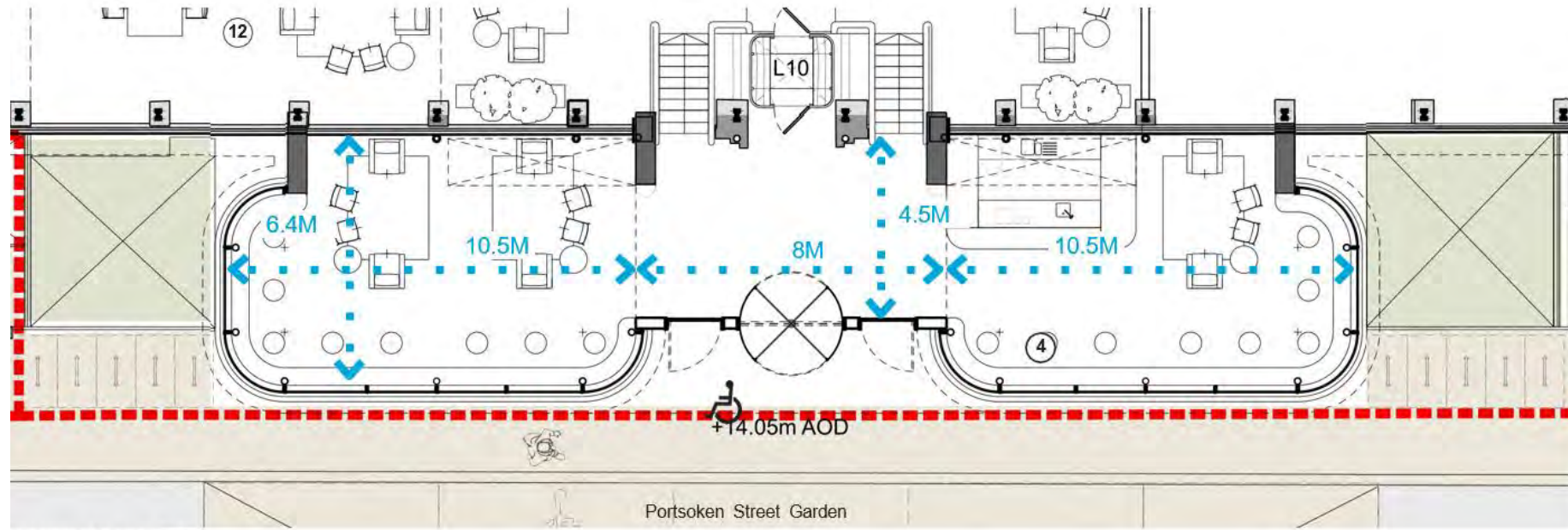
Ibex House, 42-47 Minories



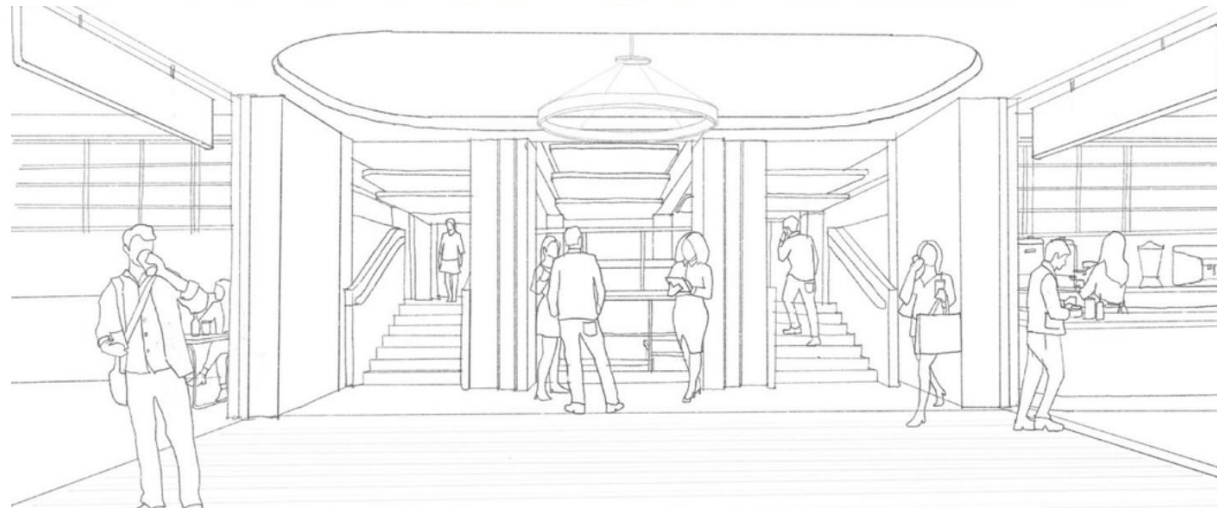
Above: Surrounding Property Use Plan

External Amenity

Ibex House, 42-47 Minories



Proposed Ground Floor



Publicly Accessible Café – Portsoken Street

Ibex House, 42-47 Minories

Learning Gallery - Flexibility

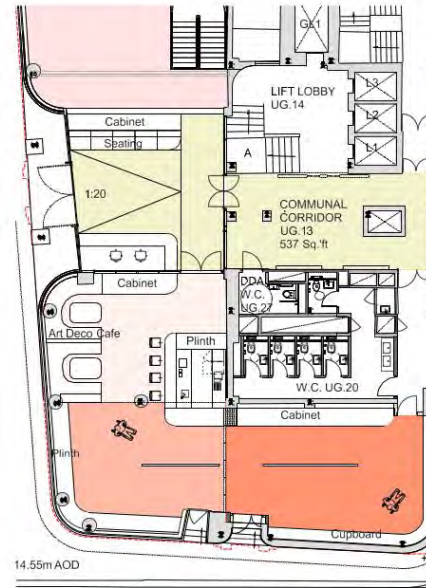
Art Deco Cafe



Existing Cafe Internal View



Art Deco Cafe

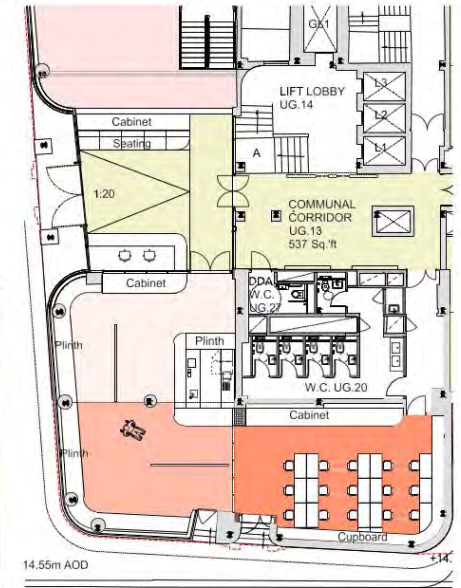


14.55m AOD

Learning Studio

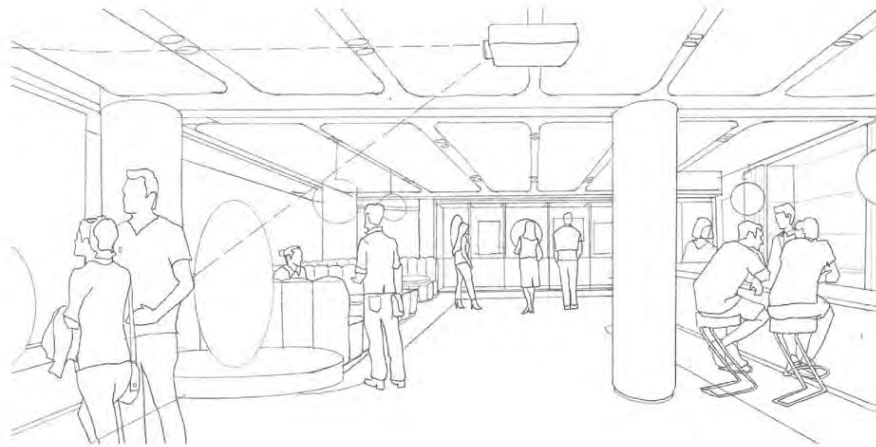


Burntwood School, AHMM



14.55m AOD

Learning Studio Configuration



Art Deco Cafe



Learning Studio Configuration

Culture – Exhibition/Learning Gallery





Next Planning Applications Sub-Committee

31 January 2023