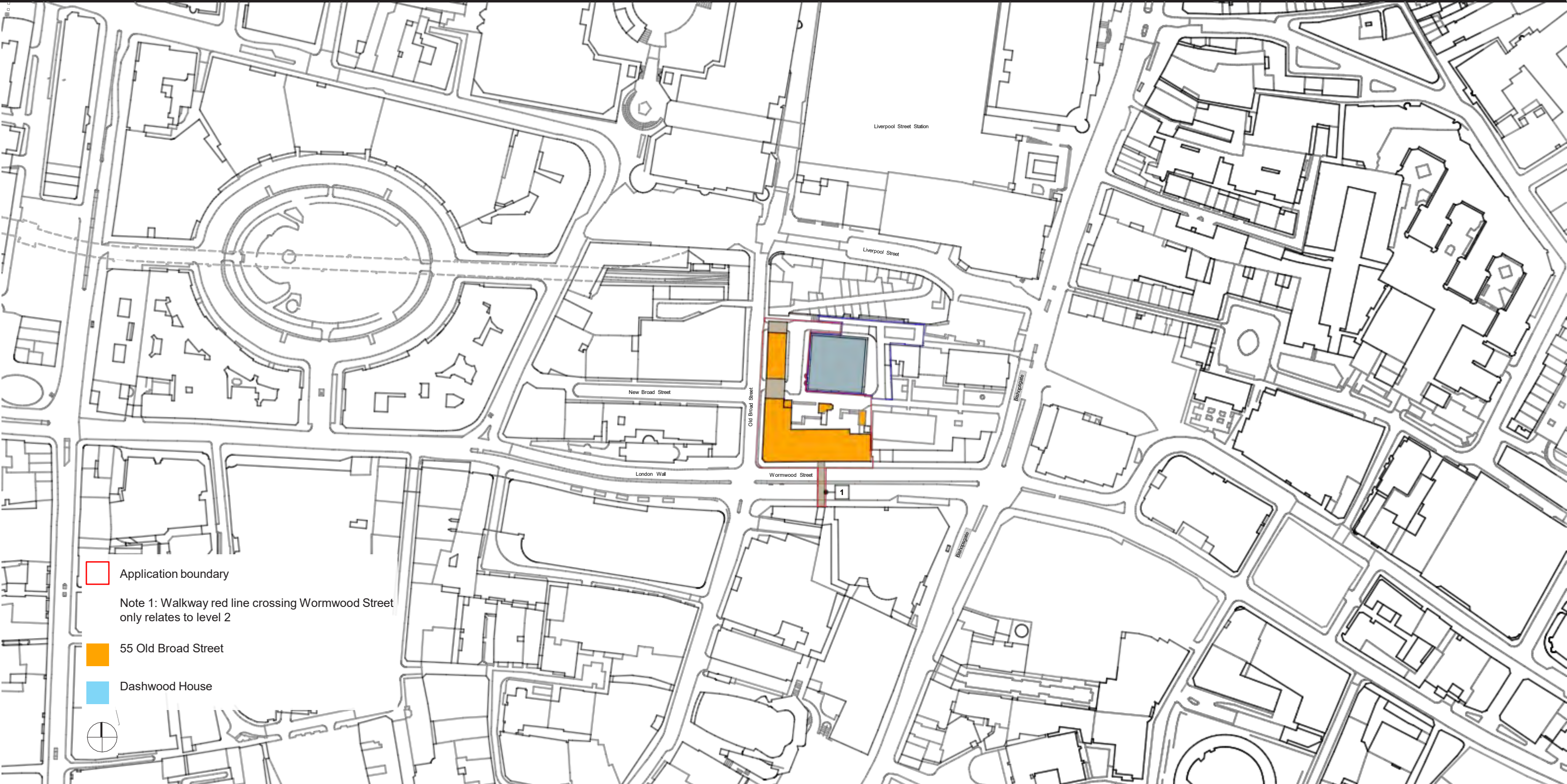
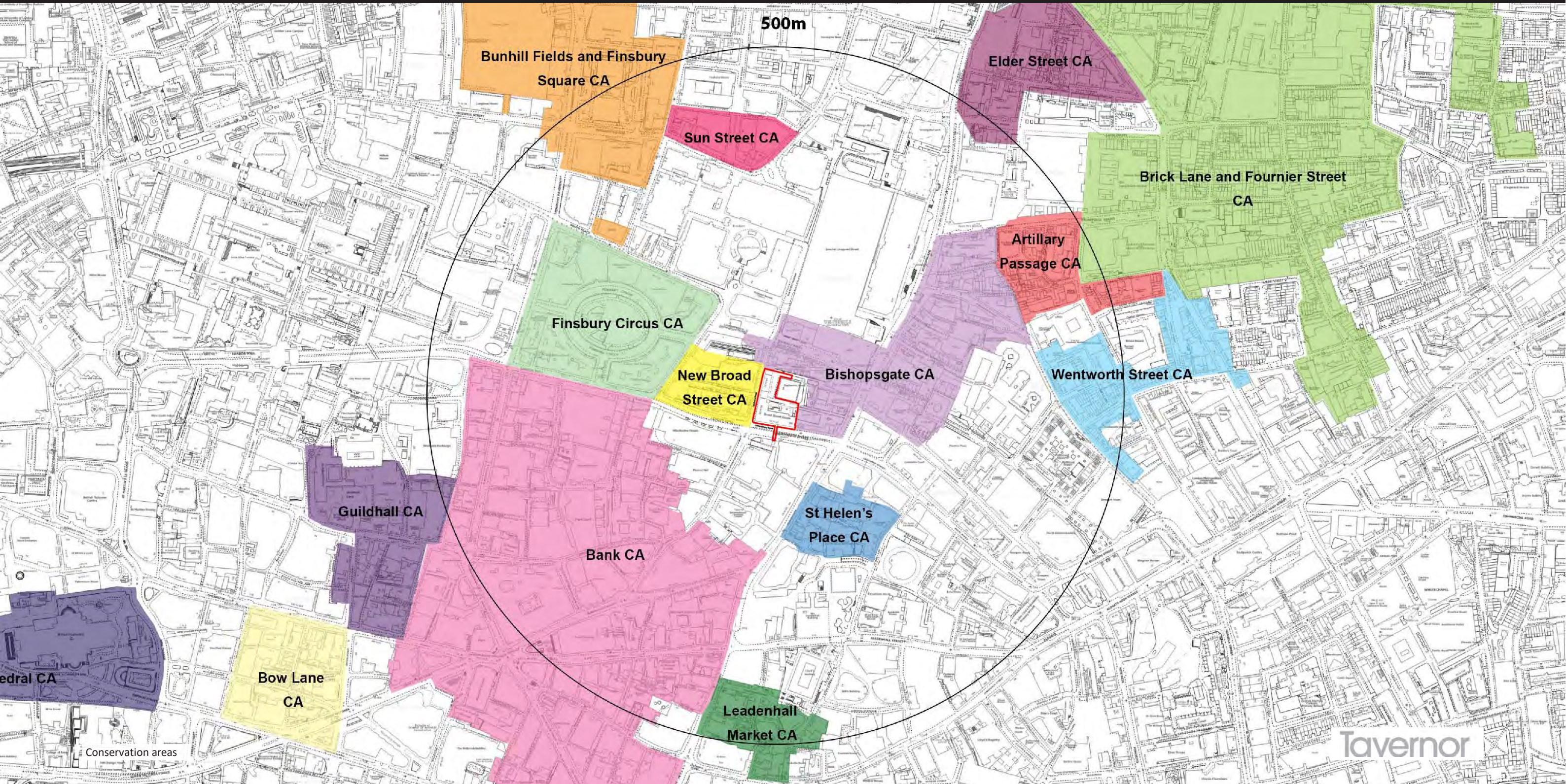




**55 and 65 Old Broad Street**  
**Planning & Transportation Committee**  
20<sup>th</sup> November 2023



Site Location Plan



500m

Bunhill Fields and Finsbury Square CA

Sun Street CA

Elder Street CA

Brick Lane and Fournier Street CA

Finsbury Circus CA

Artillery Passage CA

New Broad Street CA

Bishopsgate CA

Wentworth Street CA

Guildhall CA

St Helen's Place CA

Bank CA

Bow Lane CA

Leadenhall Market CA

Medial CA

Conservation areas

Tavernor

Surrounding Conservation Areas

Heritage Asset	Designation
----------------	-------------

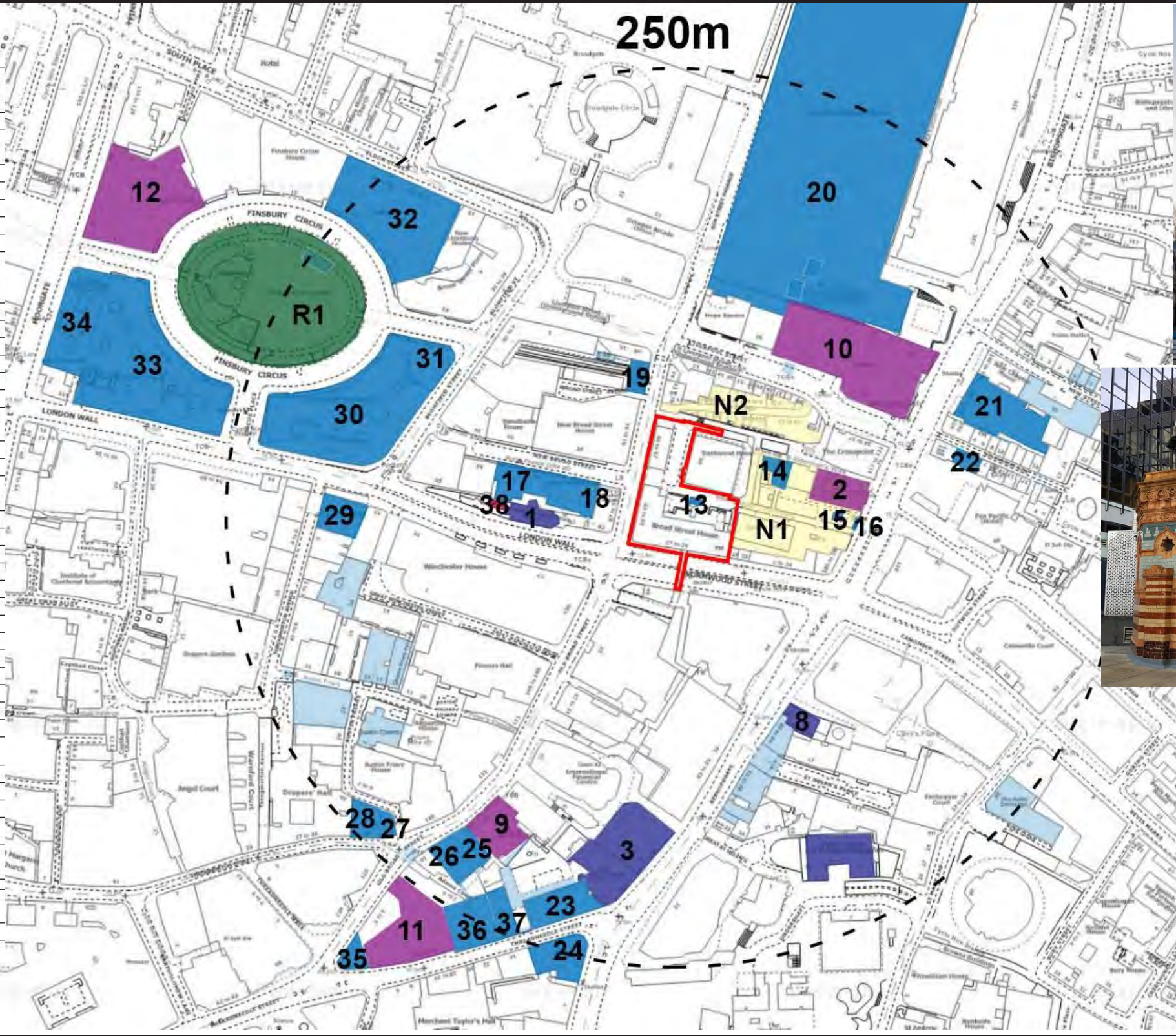
Listed Buildings and above-ground Scheduled Monuments

1	Church of All Hallows-on-the-Wall	I
2	Church of St Botolph's-without-Bishopsgate	II*
3	13 Bishopsgate	I
4	Church of St Mary-le-Bow	I
5	St Paul's Cathedral	I
6	St Nicholas Cole Abbey	I
7	St Benet, Paul's Wharf	I
8	Guild Church of St. Ethelburga the Virgin	I
9	City of London Club	II*
10	Great Eastern Hotel	II*
11	51-53 Threadneedle Street	II*
12	Lutyens House	II*
13	8 Bishopsgate Churchyard	II
14	St Botolph's Church Hall	II
15	Bishopsgate Parish Memorial	II
16	2 Drinking Fountains, 3 Overthrows and Lanterns	II
17	56-60 New Broad Street	II
18	62 New Broad Street	II
19	76-80 Old Broad Street	II
20	Liverpool Street Station	II
21	162 and 164 Bishopsgate	II
22	1, 3 and 5 Stone House Court	II
23	British Linen Bank	II
24	Lloyds Bank	II
25	18 Old Broad Street	II
26	13-17 Old Broad Street	II
27	123 Old Broad Street	II
28	26 Throgmorton Street	II
29	Carpenters' Hall	II
30	London Wall Buildings	II
31	Finsbury House	II
32	Park House and Garden House	II
33	Salisbury House	II
34	Electra House/Business School LMU	II
35	1 Old Broad Street	II
36	43-47 Threadneedle Street	II
37	41 Threadneedle Street	II
38	London Wall: section bounding All Hallows Churchyard	Scheduled Monument

RPGSHI		RPGSHI grade
--------	--	--------------

Non-designated heritage assets		
N1	St. Botolph's Churchyard	Non-designated
N2	The Metropolitan Arcade	Non-designated

Heritage assets



Surrounding Features

Existing Building



The Existing Application Site

**Existing South Elevation**

- ① Red granite cladding
- ② Bronze-tinted glazing
- ③ White painted concrete panels
- ④ Redundant walkway
- ⑤ Retail frontages
- ⑥ Dashwood House



Existing South Elevation – Wormwood Street

**Existing West Elevation**

- ① Red granite cladding
- ② Bronze-tinted glazing
- ③ White painted concrete panels
- ④ Redundant walkway
- ⑤ Retail frontages
- ⑥ Dashwood House



Existing West Elevation – Old Broad Street



**1** Wormwood (from Chamomile Street: Very busy 4 lane highway with traffic prioritised and limited crossings



**2** View from Wormwood Street: Hostile road with opaque and generally inactive frontages



**3** Centre of site: Poor setting for heritage



**4** St Botolph's Churchyard: Beautiful and green approach to the site let down by 55 Old Broad Street: hard, dark and difficult to access outdoor spaces



**5** Old Broad Street / tube / train access: Busy street with traffic prioritised, difficult to access from the station



**6** Old Broad Street: Old Broad St frontages very opaque and offer limited visibility to Dashwood and 55 Old Broad Street courtyard



**7** Wormwood Street/Old Broad Street Junction: Dark, opaque and underutilised frontages with difficult crossings and redundant bridge

## Site Photos



The Site is bounded by the New Broad Street and Bishopsgate conservation areas, and acts as a link between them.

For a detailed assessment of surrounding townscape character areas, refer to the Townscape, Heritage and Visual Impact Assessment prepared by Tavernor and included with this application.



35 New Broad Street House  
1907, FW Marks



Cable House  
1905-6, Paul Hoffman



The Bishopsgate Conservation Area from Wormwood Street.  
55 Old Broad Street and Dashwood House in background



Old Broad Street



London Wall

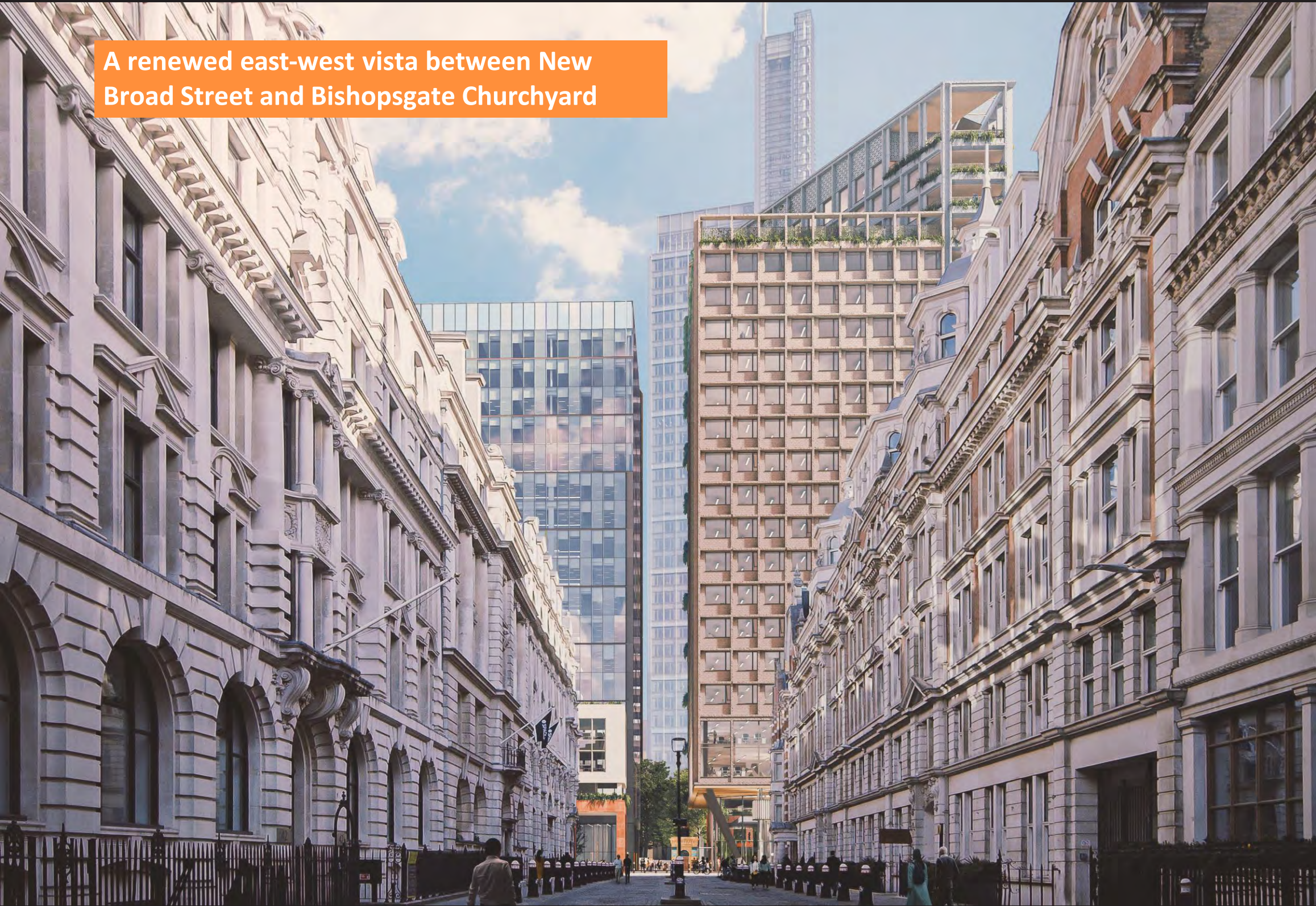


The Bishopsgate Conservation Area from across  
Bishopsgate. 55 Old Broad Street and Dashwood House in



The Churchyard adjacent to 55 Old Broad Street

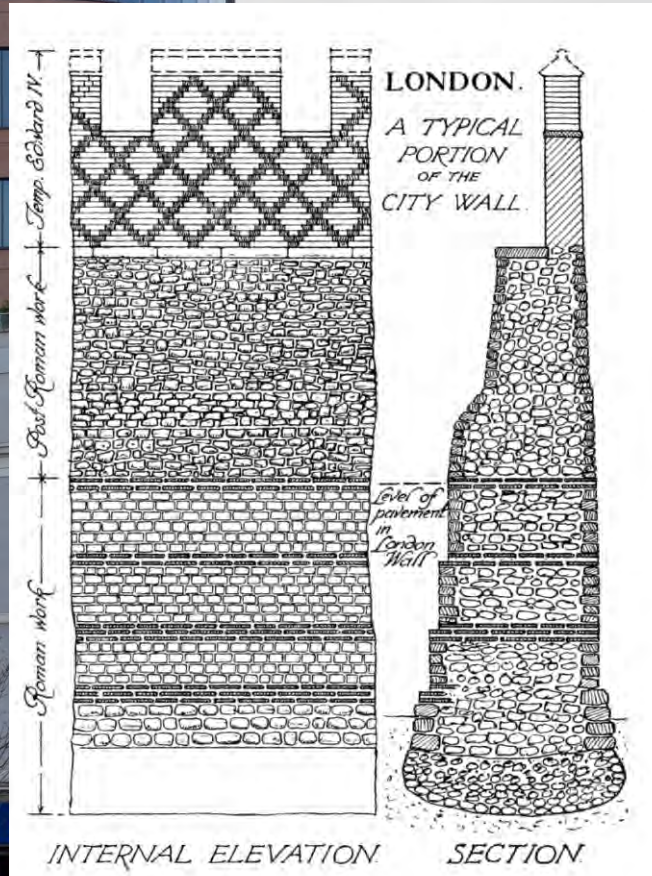
A renewed east-west vista between New Broad Street and Bishopsgate Churchyard



A sculptural form and green ribbon of amenity



Architectural Impressions



Expressing the history of London Wall



Sensitively restored buildings and modern public facilities

Architectural Impressions

A new gateway to the City of London



Architectural Impressions

Better connections and new routes into the City





Architectural Impressions


### Liverpool Street Key Area of Change


55 Old Broad Street lies between the City cluster and Liverpool Street Underground station. The wider area provides important functions for City visitors and workers. Currently the immediate surroundings are a focus for change, both in the public realm and individual Sites.


This change is being undertaken in the context of many listed buildings and conservation areas (listed overleaf), and the area's principal shopping centre designations.


 Selected recent/pending planning applications

 Key open spaces

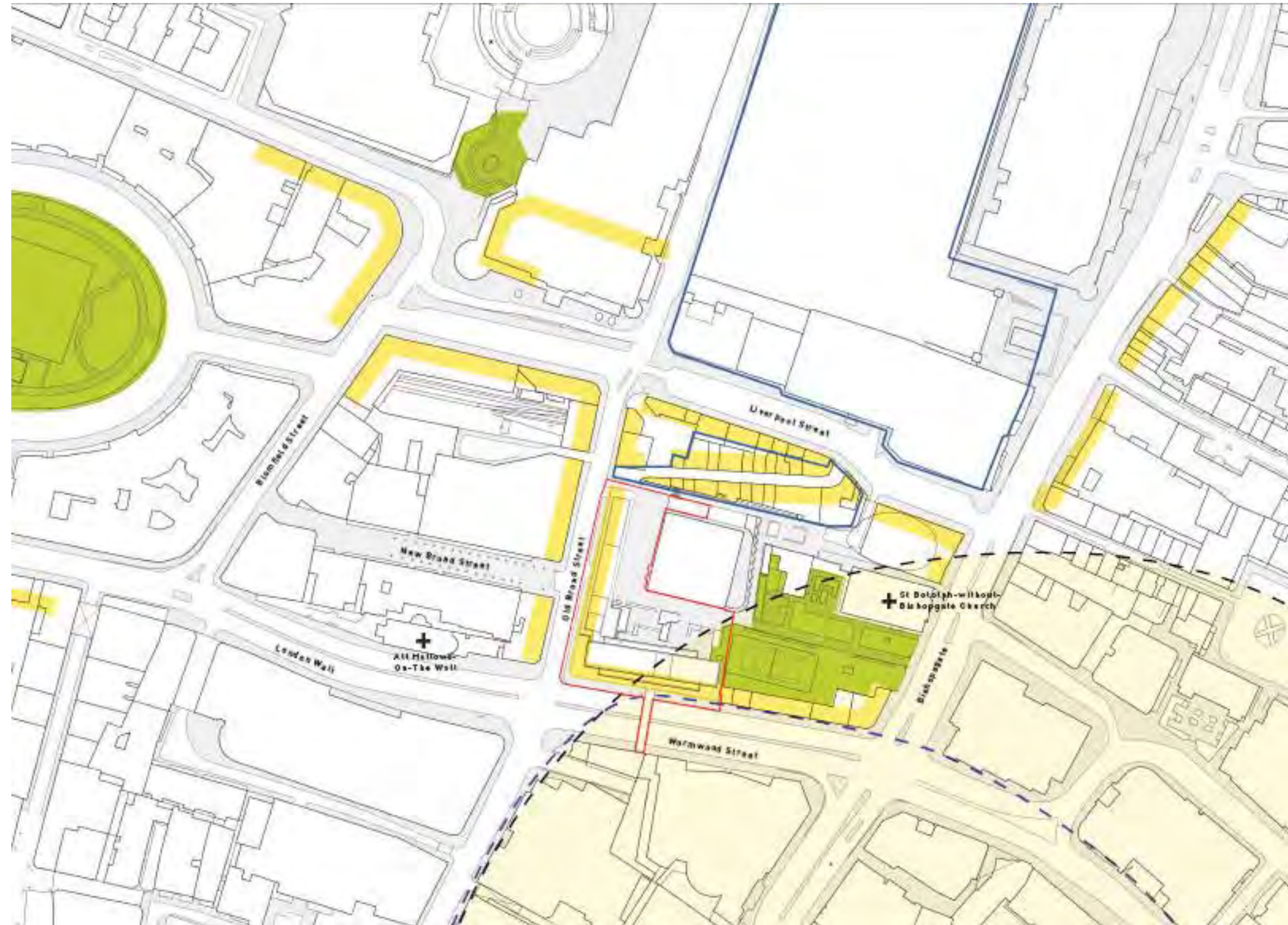
 Principal shopping centres

 Eastern Cluster (Local Plan, 2015)

 City Cluster (Draft City Plan 2040, 2021)

 Ownership boundary

For further detail refer to the Planning Statement prepared by DP9 and included with this application.





## Emerging Context

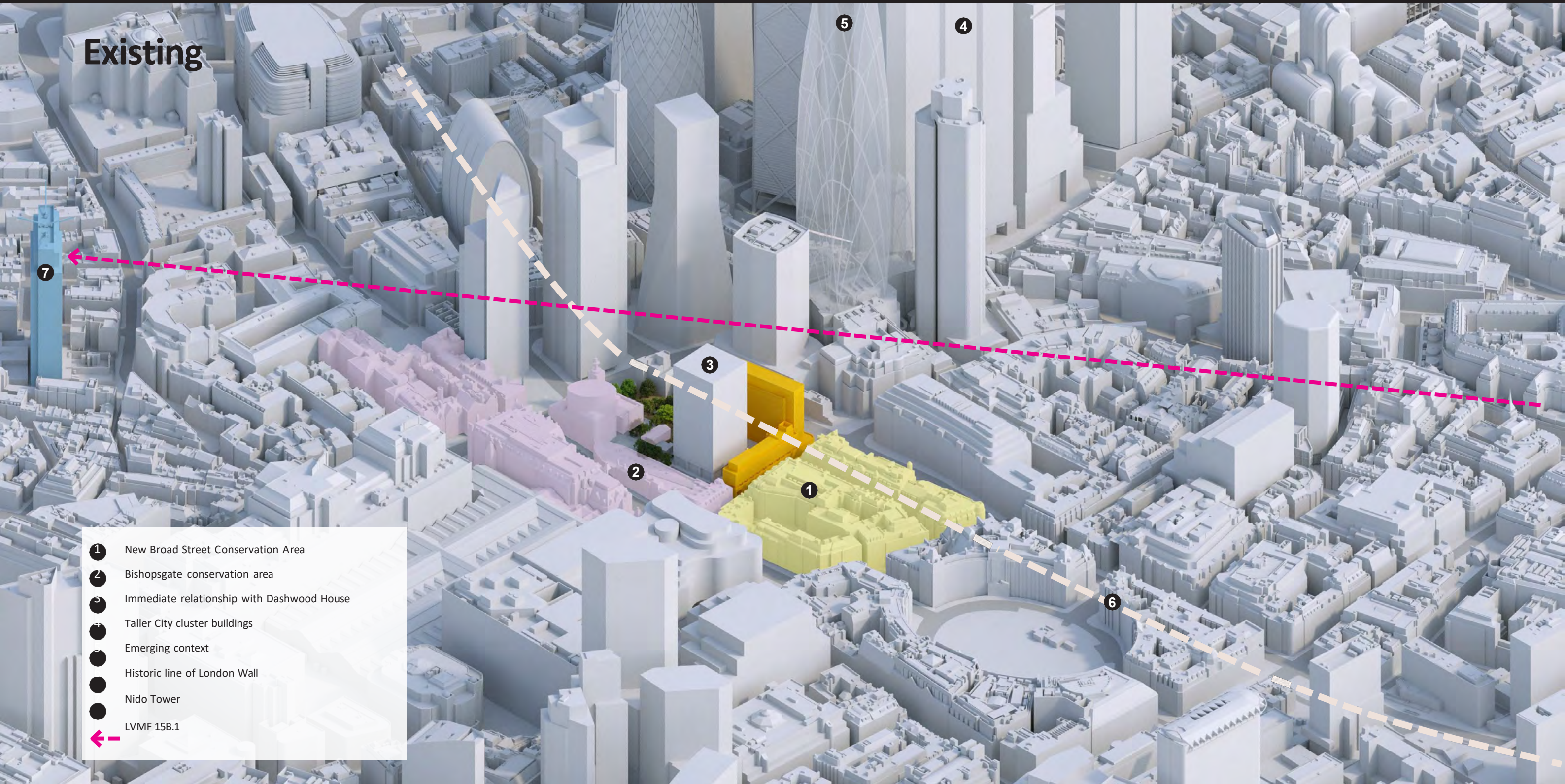
Between the City cluster and Liverpool Street Underground Station, there are many developments either consented or under construction in the vicinity of the Site.

- 55 Old Broad Street
  - Consented
  - Under construction
  - Recently completed
- ① 2-3 Finsbury Avenue
  - ② 100 Liverpool Street
  - ③ 1-5 London Wall
  - ④ One Liverpool Street
  - ⑤ Heron Plaza
  - ⑥ 100 Bishopsgate
  - ⑦ 115-123 Houndsditch
  - ⑧ Bevis Marks House
  - ⑨ One Exchange Square
  - ⑩ 100 Leadenhall
  - ⑪ 1 Undershaft
  - ⑫ 22 Bishopsgate
  - ⑬ Bishopsgate Tower
  - ⑭ 1 Leadenhall
  - ⑮ 50 Fenchurch Street
  - ⑯ 150-153 Fenchurch Street
  - ⑰ 70 Gracechurch Street
  - ⑱ 55 Gracechurch Street

Note: This image does not include pipeline/emerging developments including 55 Bishopsgate which are discussed overleaf



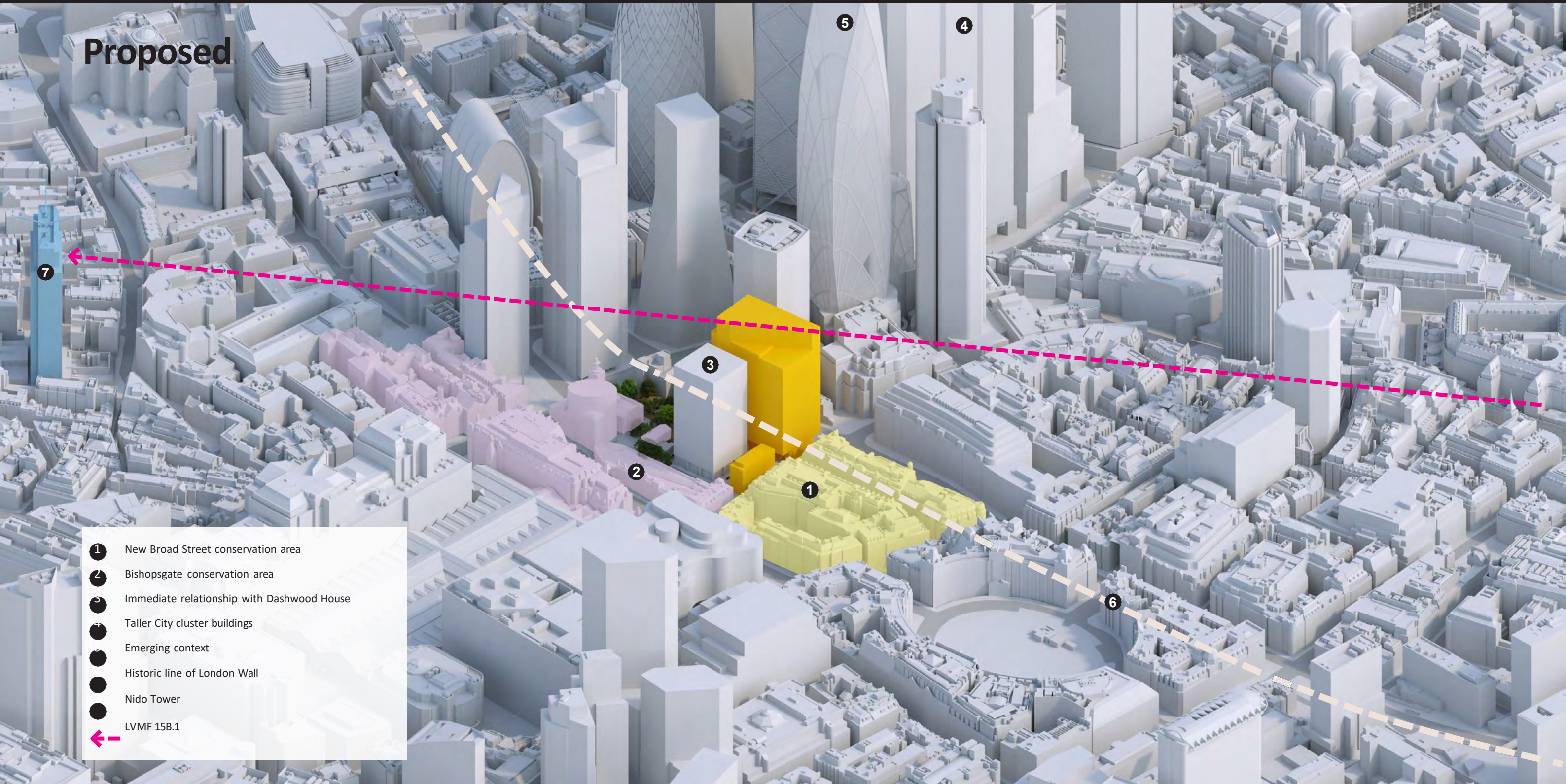
# Existing



- 1 New Broad Street Conservation Area
- 2 Bishopsgate conservation area
- 3 Immediate relationship with Dashwood House
- 4 Taller City cluster buildings
- 5 Emerging context
- 6 Historic line of London Wall
- 7 Nido Tower
- ← LVMF 15B.1

Principle of Tall Building









# Proposed



- 1 New Broad Street conservation area
- 2 Bishopsgate conservation area
- 3 Immediate relationship with Dashwood House
- 4 Taller City cluster buildings
- 5 Emerging context
- 6 Historic line of London Wall
- 7 Nido Tower
- ← LVMF 15B.1

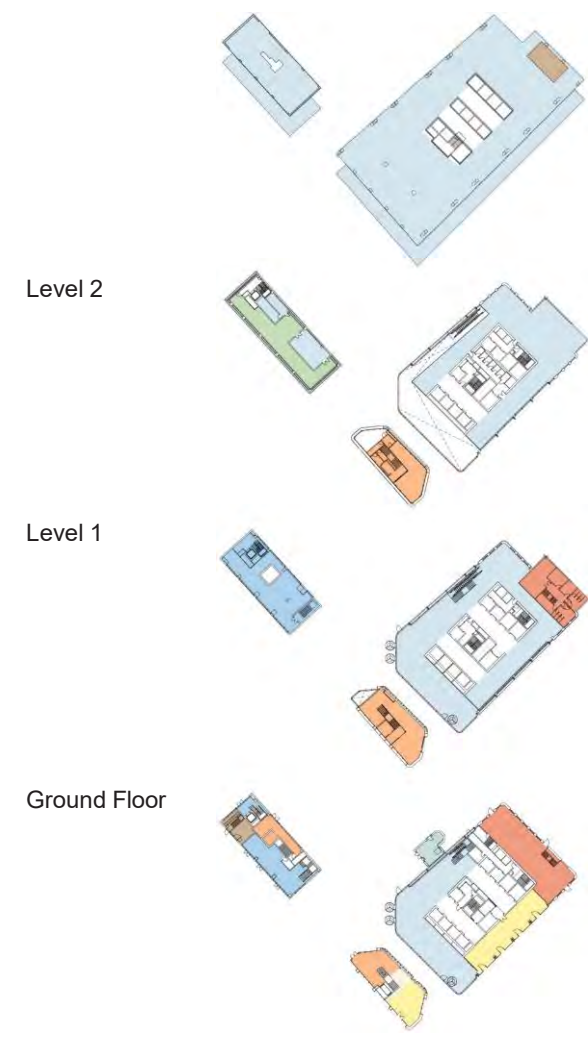
Principle of Tall Building

**Office-led mixed use, with an ambitious Site-wide cultural plan**

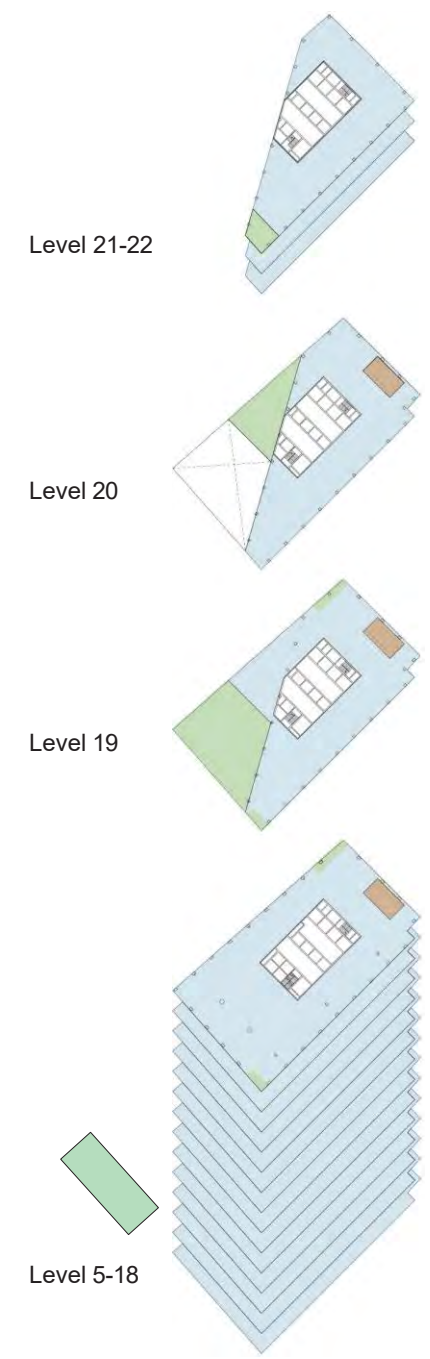
	Workspace	33,081	m <sup>2</sup> GIA
	Retail	237	m <sup>2</sup> GIA
	Public House	420	m <sup>2</sup> GIA
	Maker/Studio	911	m <sup>2</sup> GIA
	Cultural/Event	348	m <sup>2</sup> GIA
	Plant/BOH		
	Amenity		
	End of trip facilities		



**Retained basement**



**Vibrant mix of uses**





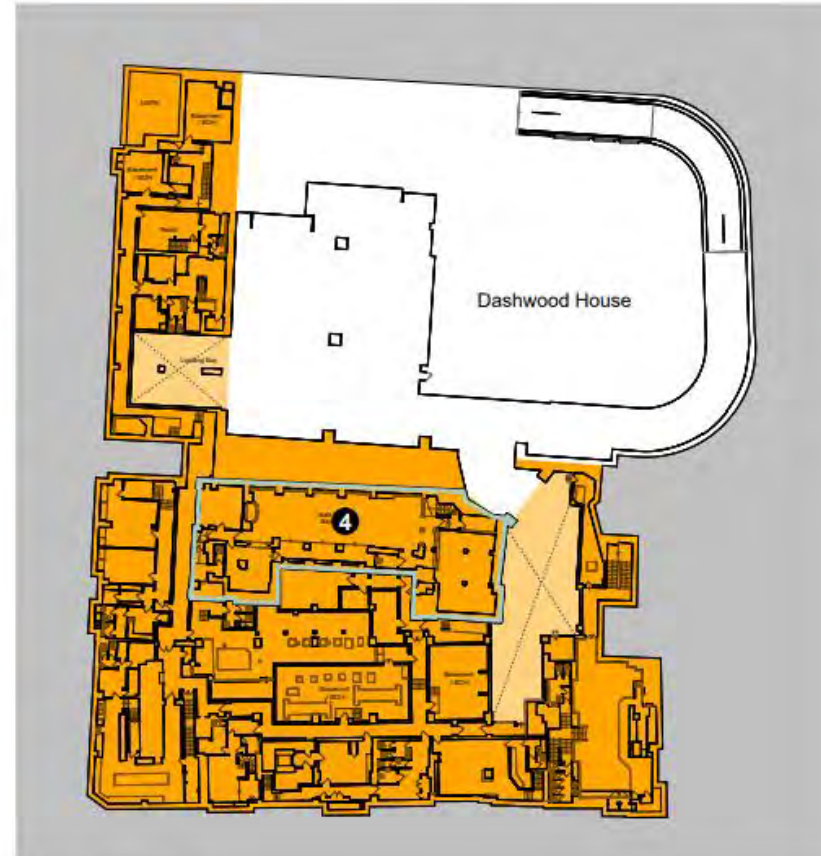
**Long-life, low-carbon, flexible workspace**

### Basement

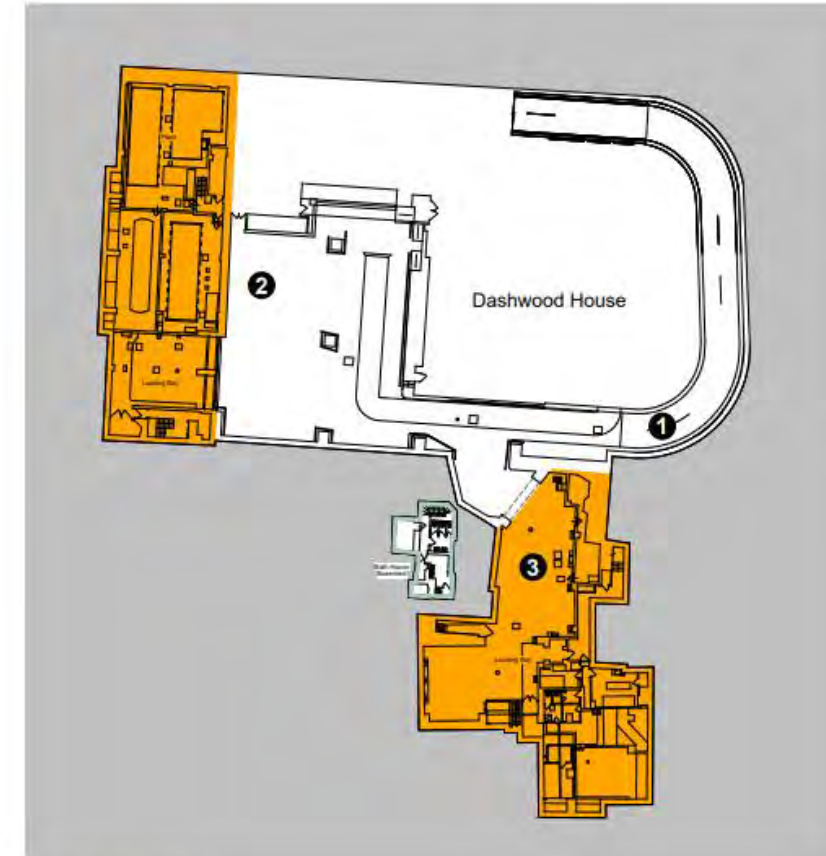
The existing building was constructed at the same time as Dashwood House, and both buildings share a basement. This is arranged over two levels, with vehicle access provided by a ramp from ground level at the north of the Site, to B2 level.

The basement of the Bath House lies within the 55 Old Broad Street ownership, and is part Victorian, part 1970s construction and part subsequent refurbishment.

-  55 Old Broad Street
-  Bath House basement



Existing Basement 1



Existing Basement 2



1 Ramp from ground level to Basement 2, shared between 55 Old Broad Street and Dashwood House



2 Service area shared between 55 Old Broad Street and Dashwood House



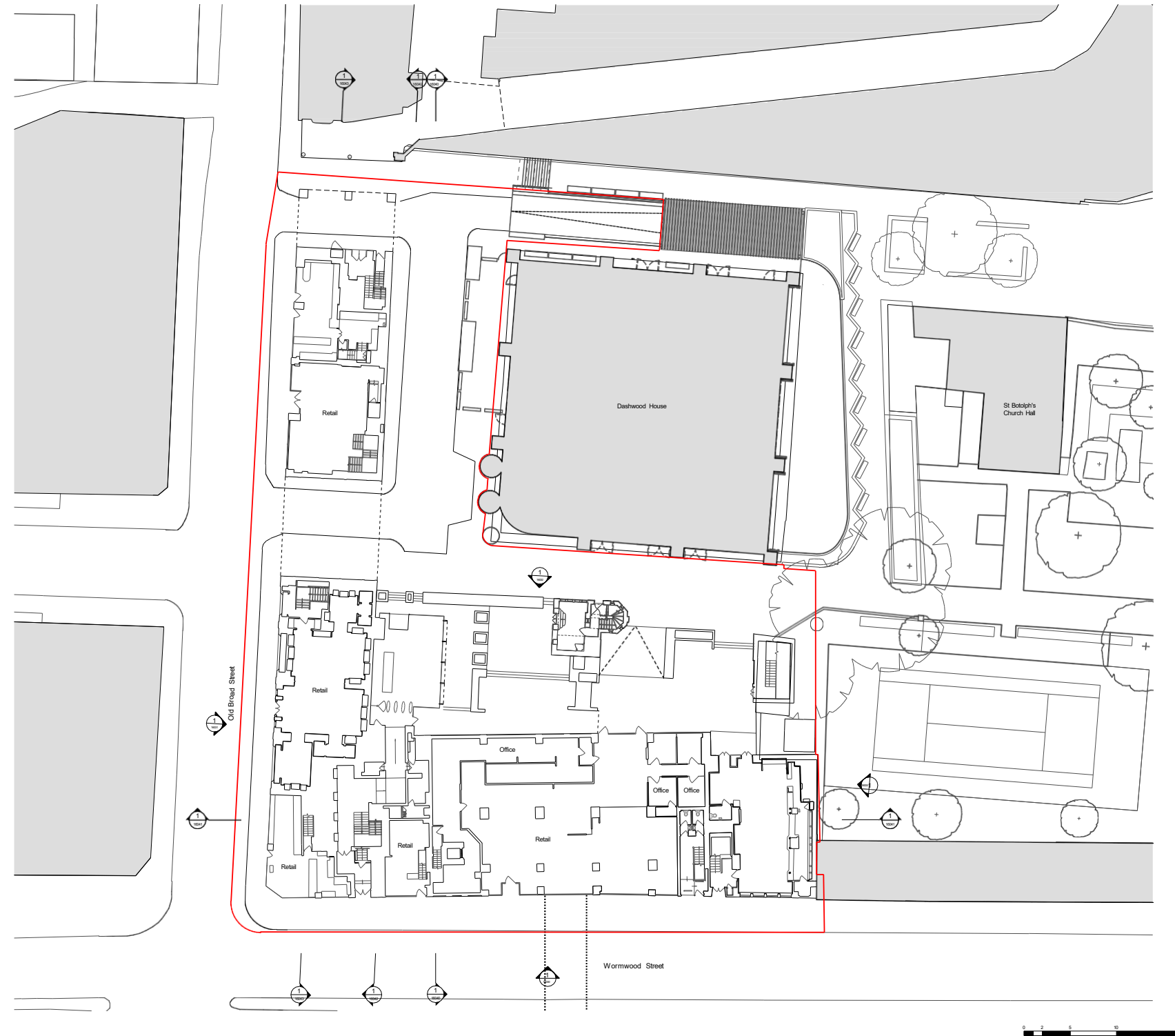
3 55 Old Broad Street service area



4 The basement of the listed Victorian Bath House, converted to a private hire bar.

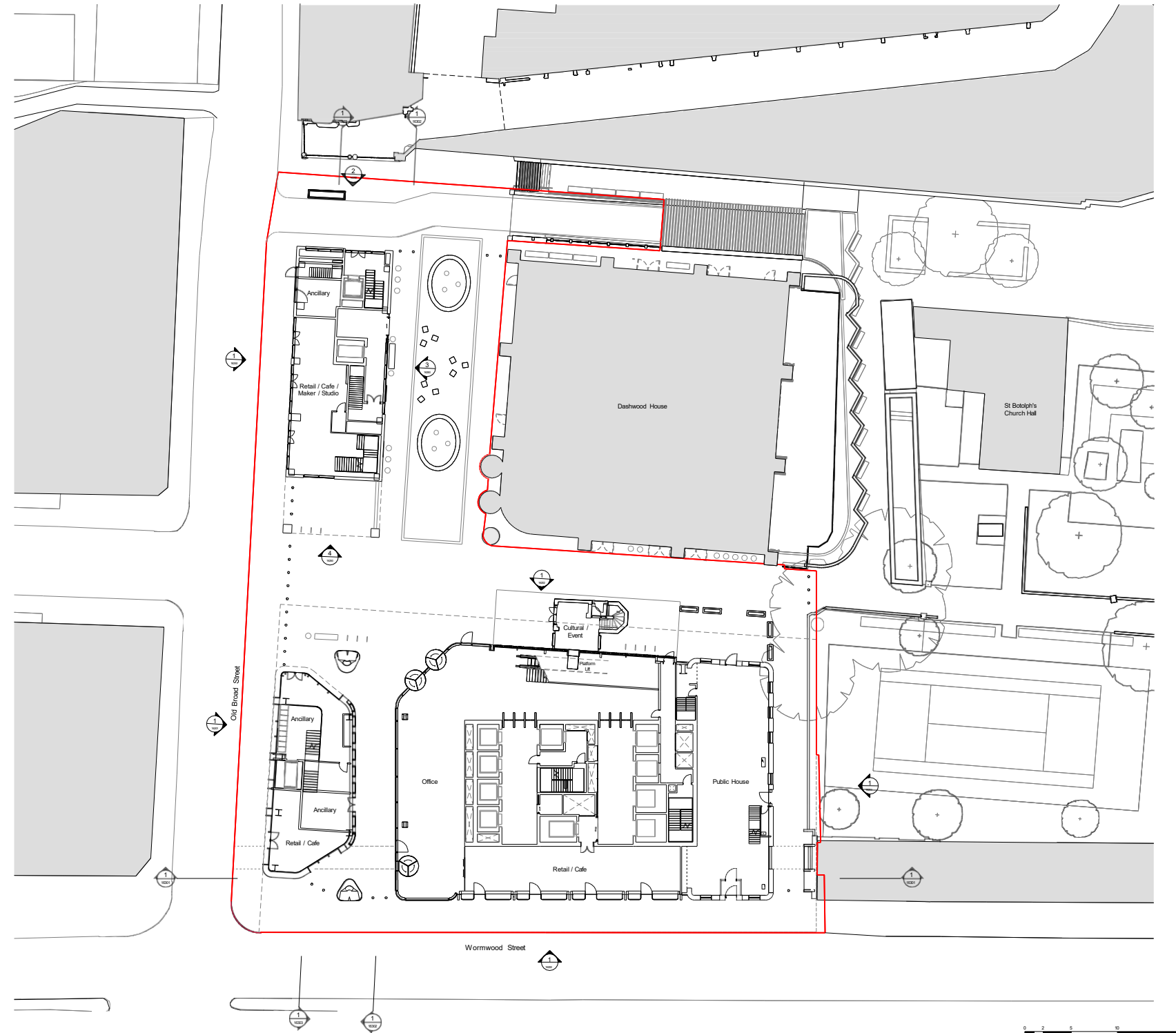
## Existing Basement Level

# Existing



Existing and Proposed Ground Floor Plans

# Proposed

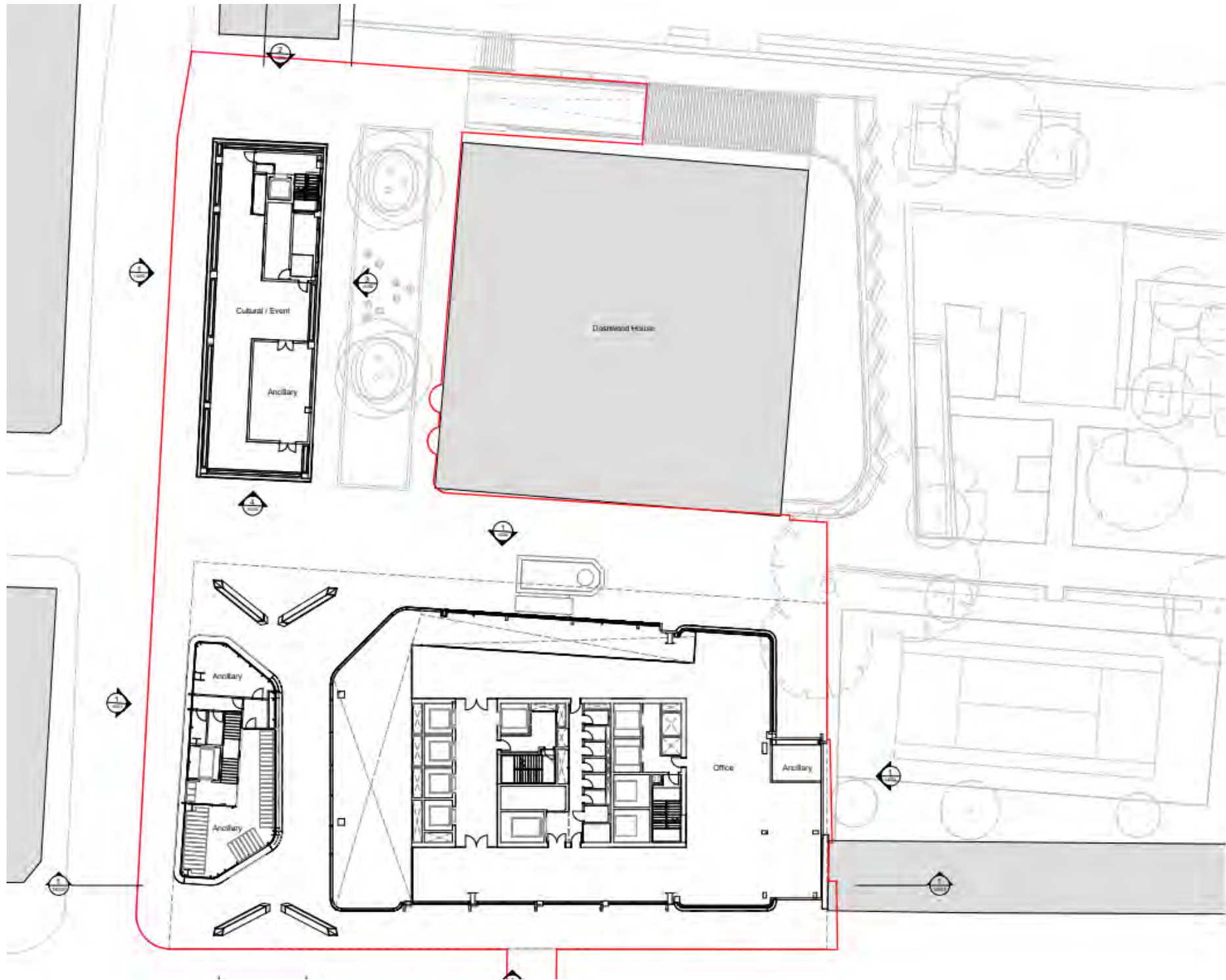


Existing and Proposed Ground Floor Plans

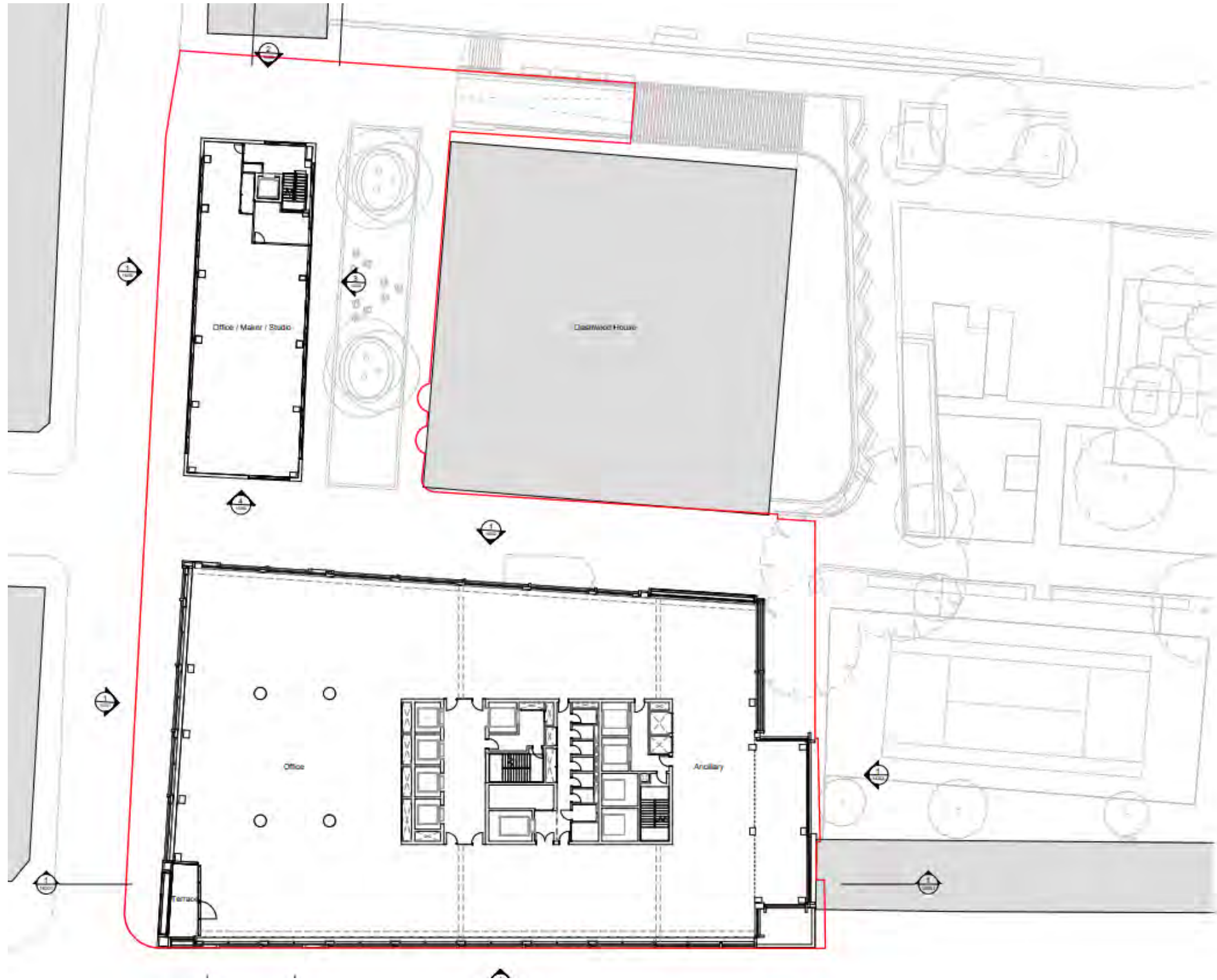


Proposed Ground First Floor Plans

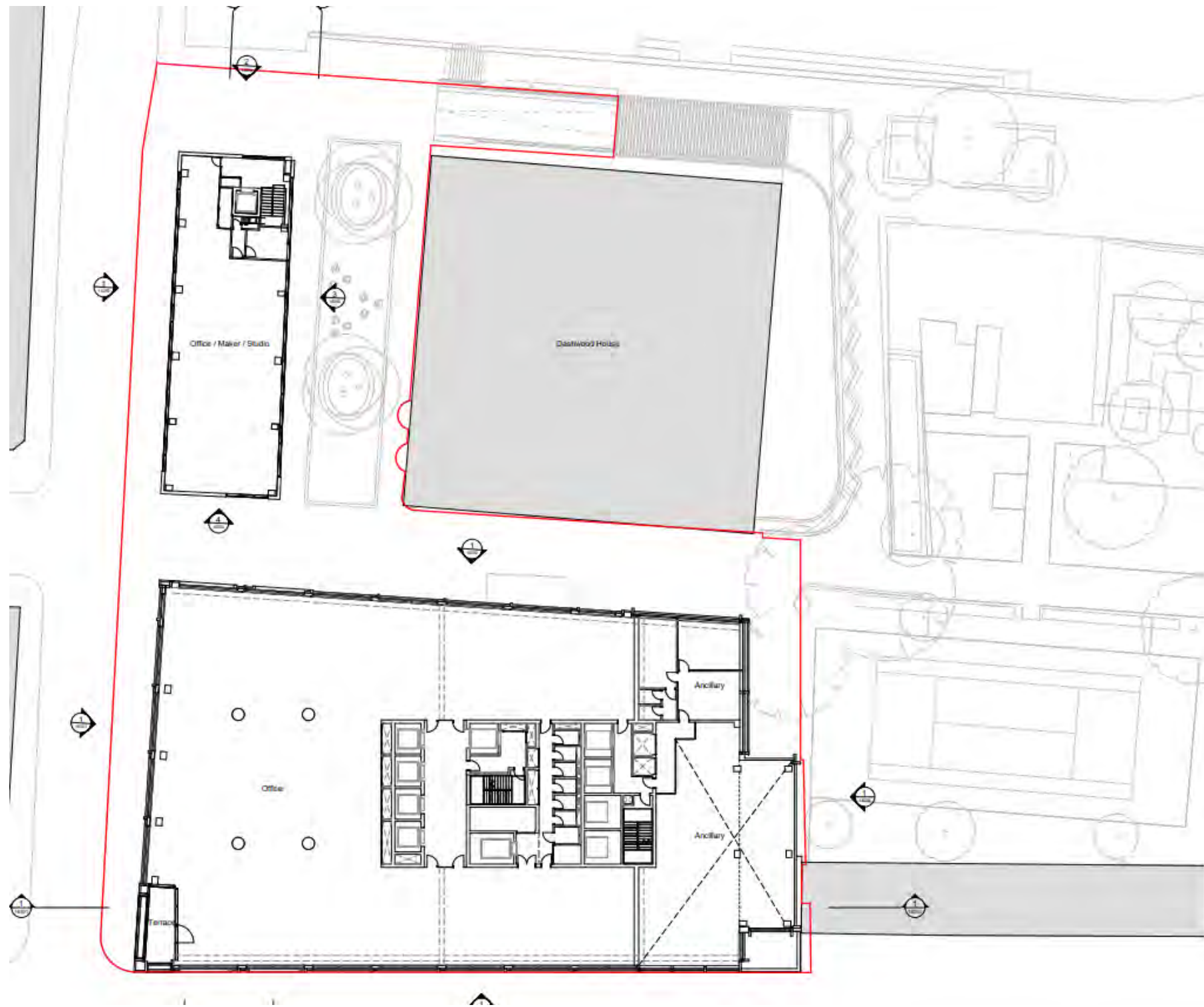




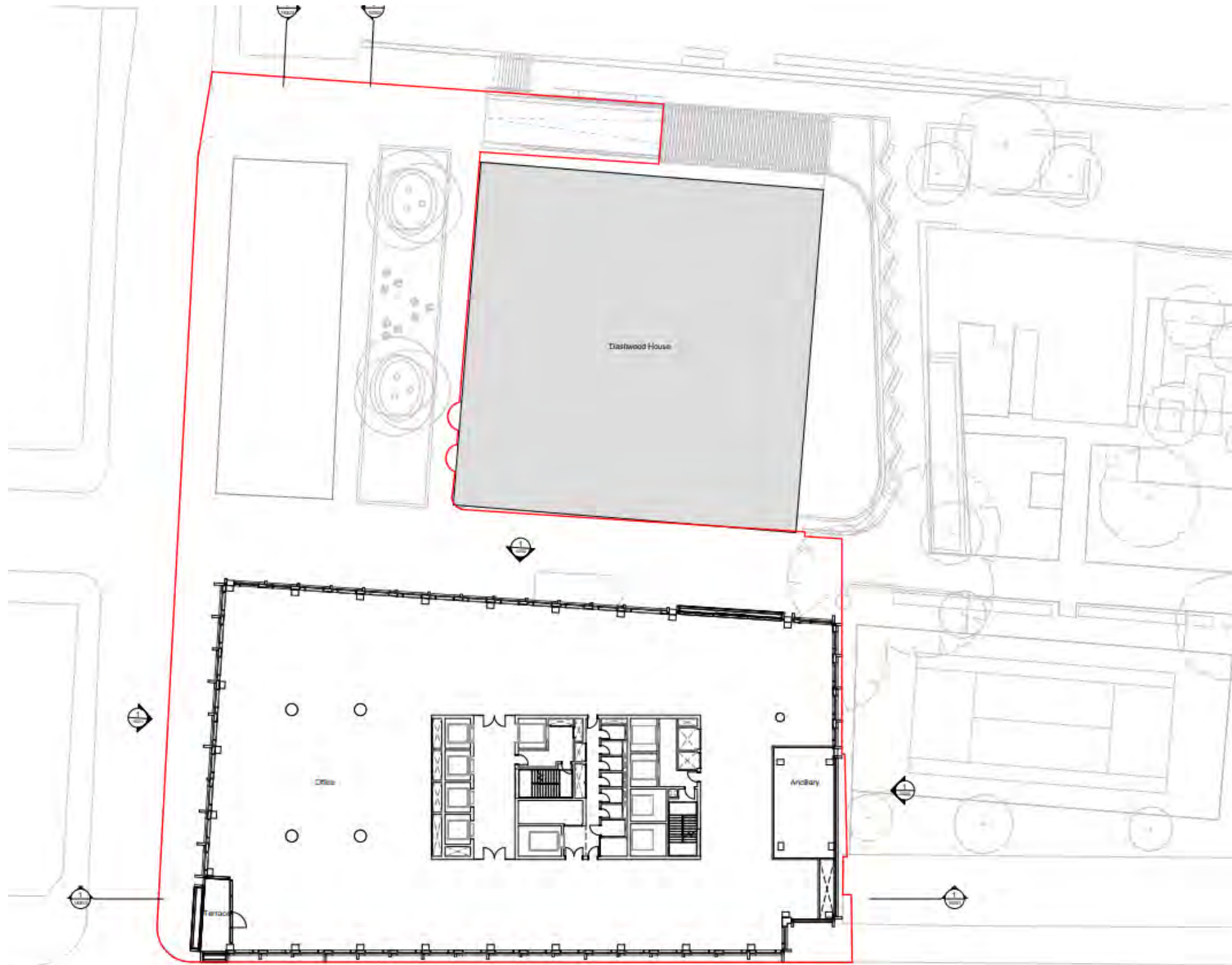
Proposed Ground Second Floor Plans



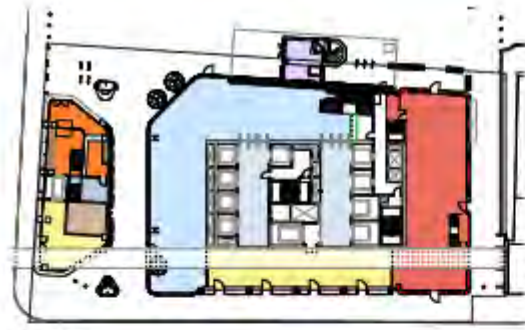
Proposed Ground Third Floor Plans



Proposed Ground Fourth Floor Plans



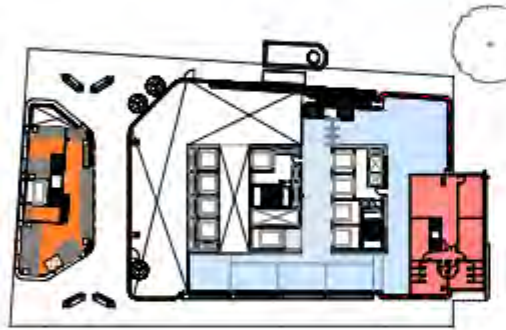
Typical Office Floorplate (Level 7)



Ground Floor



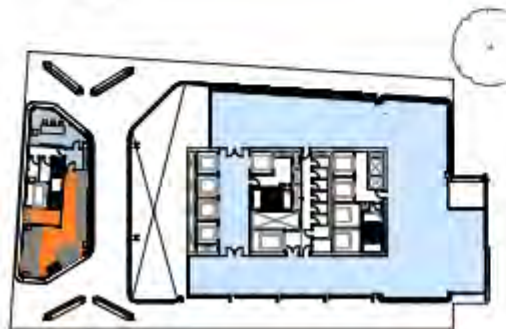
Level 3



Level 1



Level 4



Level 2



Level 5-11

- |   |   |
|---|---|
| <span style="color: lightblue;">■</span> Office     | <span style="color: red;">■</span> Pub                    |
| <span style="color: lightblue;">■</span> Lift Lobby | <span style="color: red;">■</span> Pub Storage            |
| <span style="color: lightblue;">■</span> Reception  | <span style="color: yellow;">■</span> Retail              |
| <span style="color: orange;">■</span> Cycle Store   | <span style="color: grey;">■</span> Facilities Management |
| <span style="color: yellow;">■</span> Cafe/Retail   | <span style="color: brown;">■</span> Plant                |
| <span style="color: purple;">■</span> Bath House    | <span style="color: green;">■</span> Terrace              |



Level 12



Level 20



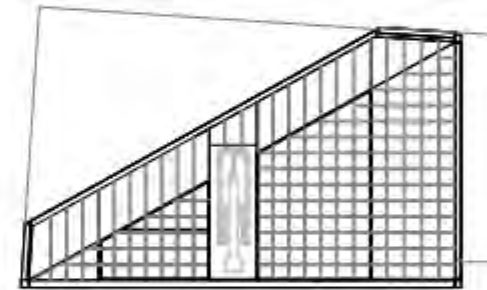
Level 23



Level 13-16



Level 21



Roof Level

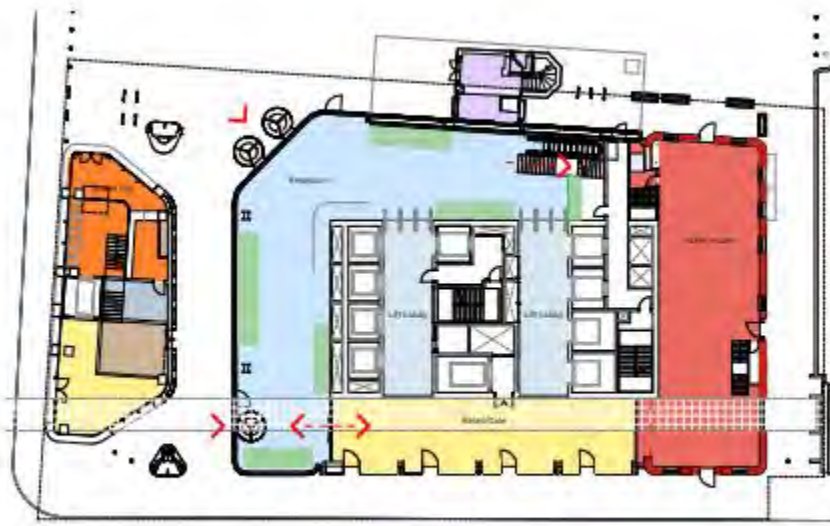


Level 19

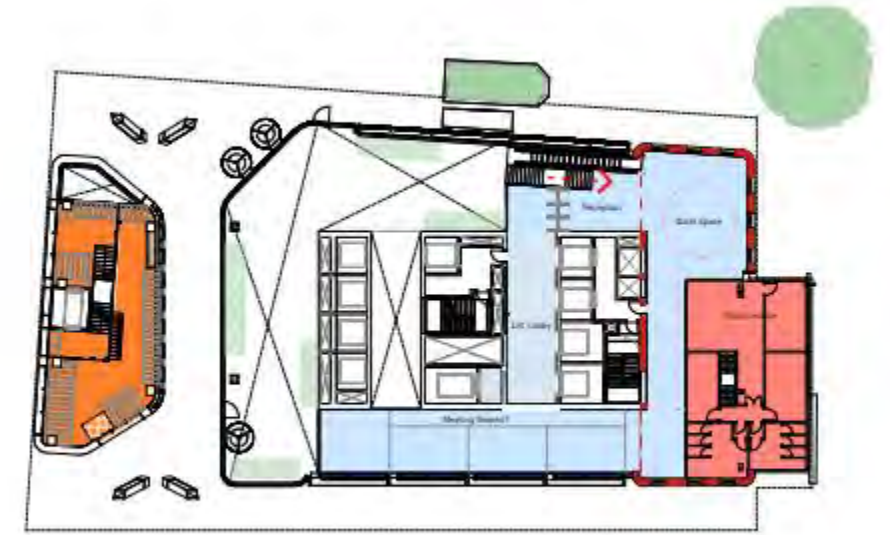


Level 22

- |   |   |
|---|---|
| <span style="color: lightblue;">■</span> Office     | <span style="color: red;">■</span> Pub                    |
| <span style="color: lightblue;">■</span> Lift Lobby | <span style="color: red;">■</span> Pub Storage            |
| <span style="color: lightblue;">■</span> Reception  | <span style="color: yellow;">■</span> Retail              |
| <span style="color: orange;">■</span> Cycle Store   | <span style="color: grey;">■</span> Facilities Management |
| <span style="color: yellow;">■</span> Cafe/Retail   | <span style="color: brown;">■</span> Plant                |
| <span style="color: purple;">■</span> Bath House    | <span style="color: green;">■</span> Terrace              |



Ground Floor



1st Floor

- |  |   |
|--|---|
| <span style="color: blue;">■</span> Lift Lobby     | <span style="color: red;">■</span> Pub                    |
| <span style="color: lightblue;">■</span> Reception | <span style="color: yellow;">■</span> Retail              |
| <span style="color: orange;">■</span> Cycle Store  | <span style="color: grey;">■</span> Facilities Management |
| <span style="color: purple;">■</span> Bath House   | <span style="color: brown;">■</span> Plant                |



'Glass House' – 55 Old Broad Street Entrance



Level 20: tenant terraces



Level 19: communal terrace



Typical lower floor: balcony in southwest corner



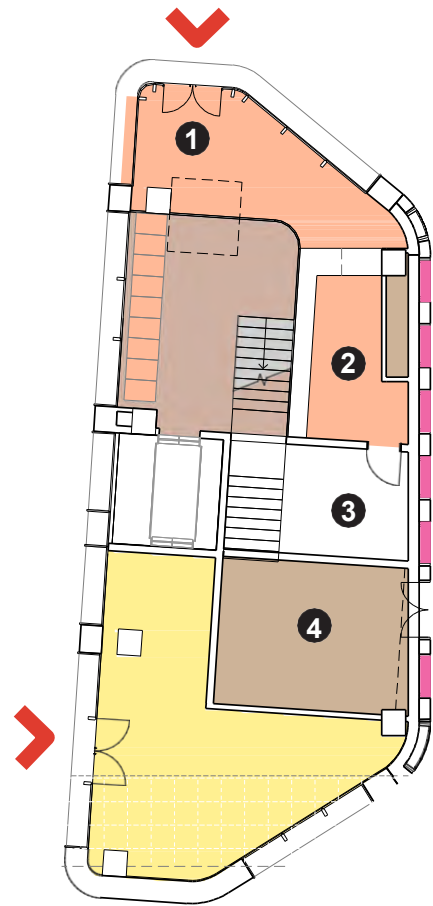




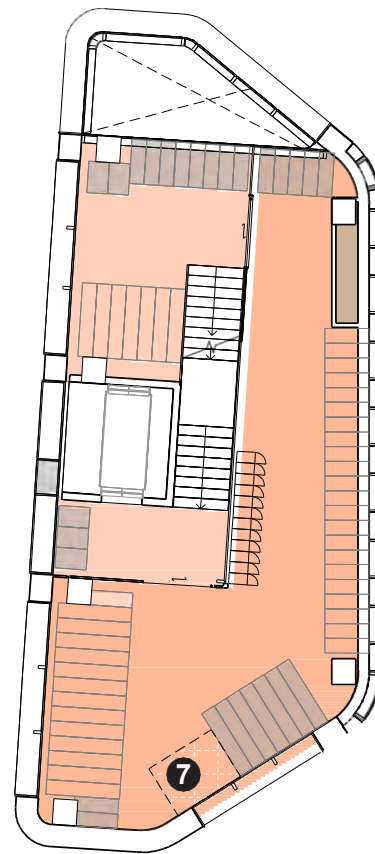
The Cycle/Visitor 'Pod'

The Proposed Development will be car free, however some taxi trips will occur. It is anticipated that the majority of trips to the Proposed Development will be by public transport. Daily trips via bicycle are forecast within the building, the majority at Basement Level 2. These would be accessed via a ramp to the north of the Site, and the lift and stair to Basement Level 2 located in 65 Old Broad Street. 389 lockers and 42 showers would also be provided. It is proposed to provide 92 short stay cycle parking spaces, in excess of London Plan (2021) requirements. These would be located at ground level, across both the public realm and within the pod building.

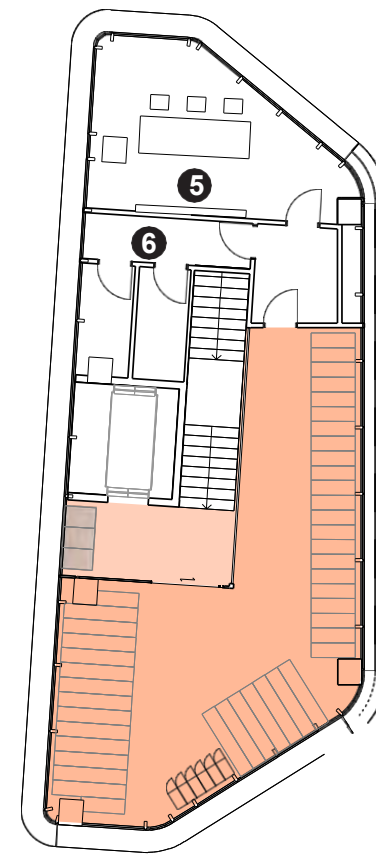
- Cycle store  
184 spaces
  - Retail
  - Ancillary
  - Display space for museum artefacts
- 1** Cyclist entry
  - 2** Concierge
  - 3** Facilities management space
  - 4** UKPN substation
  - 5** Security room
  - 6** WCs
  - 7** Maintenance bay



Ground floor



Level 1



Level 2



## The Cycle/Visitor 'Pod'



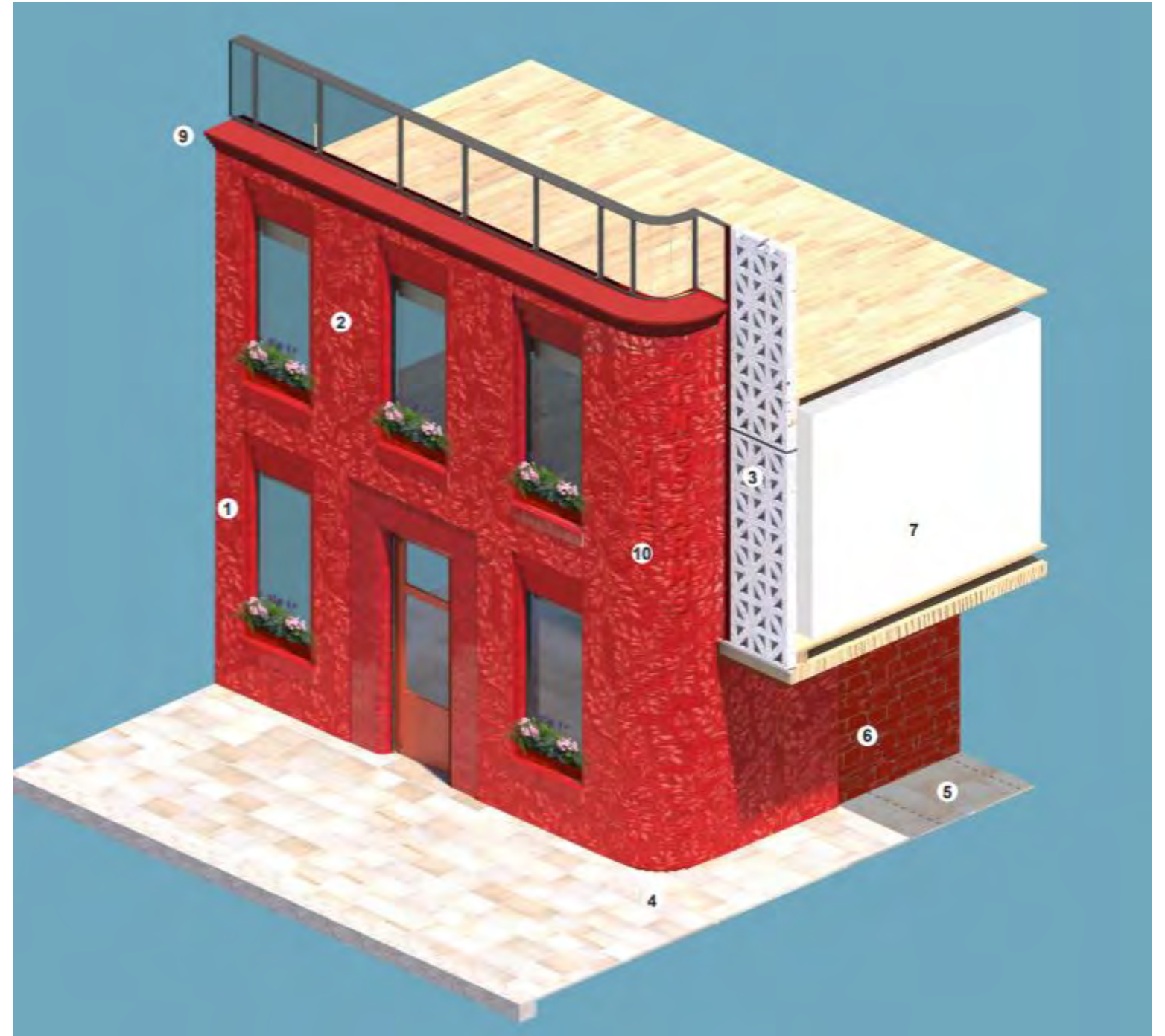
- 1 Glazed brick
- 2 Patterned brickwork
- 3 Patterned concrete screen
- 4 York stone
- 5 Paving pattern referencing London Wall
- 6 Representation of London Wall's construction
- 7 Service spaces for pub
- 8 Detailing to window head and reveal



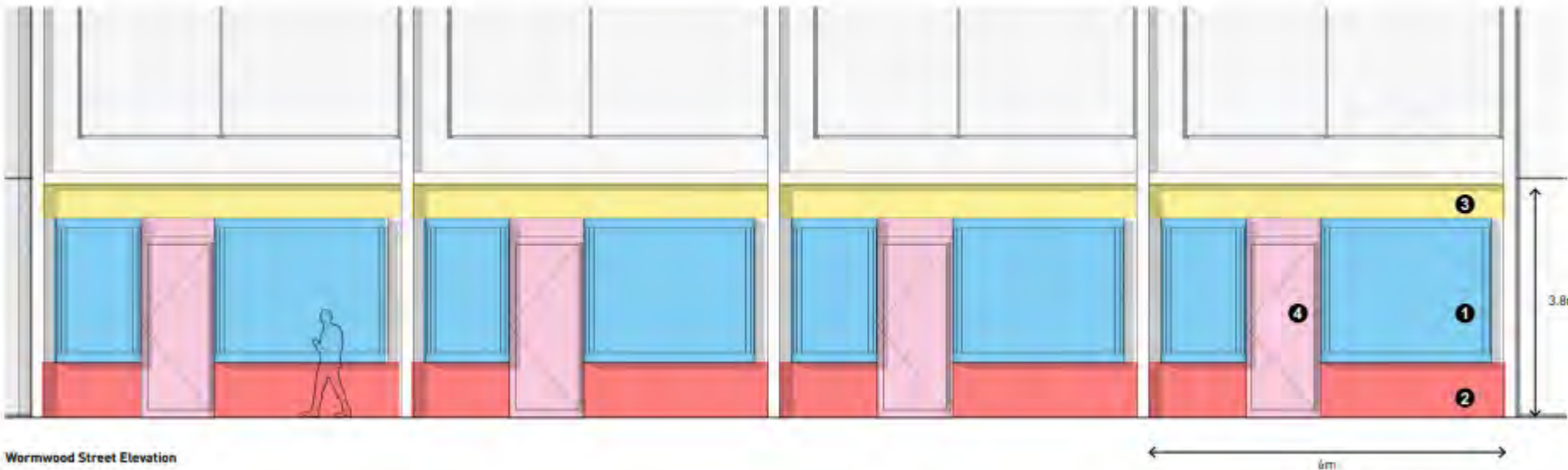
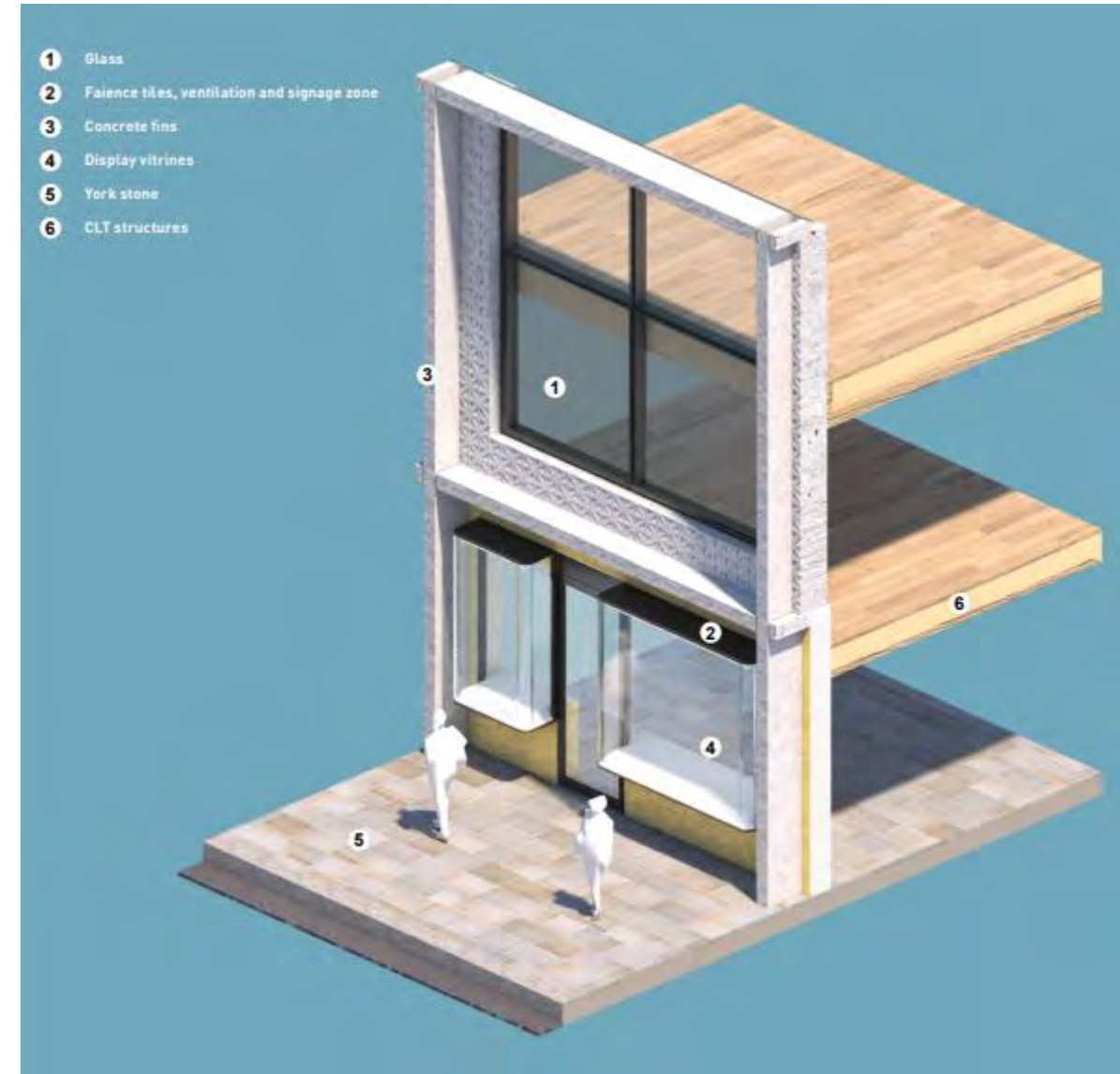
- 9 Cornice detail



- 10 Raised signage



Proposed Pub – Wormwood Street



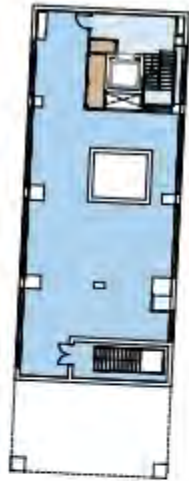
Proposed Retail – Wormwood Street



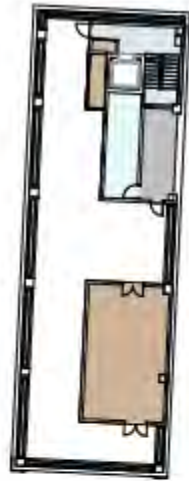
65 Old Broad Street



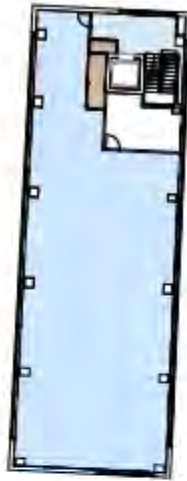
Ground floor



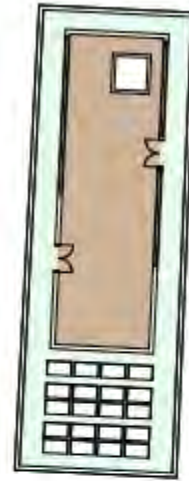
Level 1



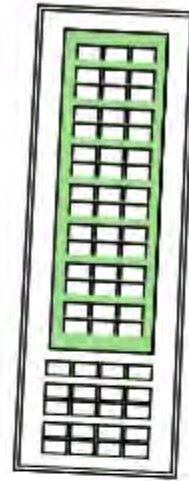
Level 2



Level 3-4

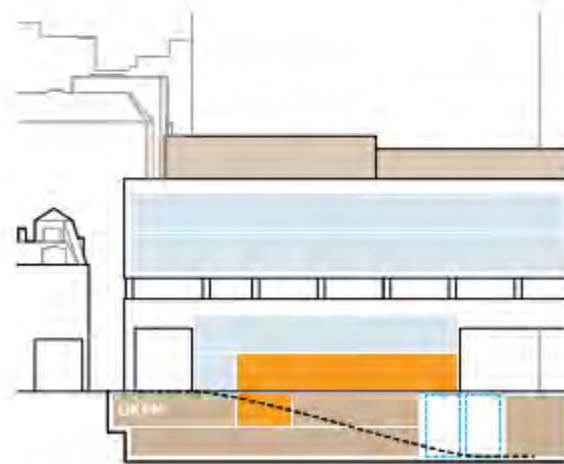


Level 5



Roof

- Office / Maker / Studio
- Maker / Studio
- Cycle store
- Retail
- Cultural / Event
- Lift lobby
- Ancillary
- Green roof



Existing section and arrangement of uses



Proposed section and arrangement of uses



Existing west elevation



Existing north elevation

Existing roof plant materials recovered,  
new plant enclosure constructed



Bio-diverse green roof, PVs

Existing glazing retained

Existing outward opening windows replaced with side-hung inward opening. Existing glazing reused

New metal doors for Plant access

Existing granite retained

New frontages for makerspaces using recovered 55 OBS glazing

Recovered concrete panels

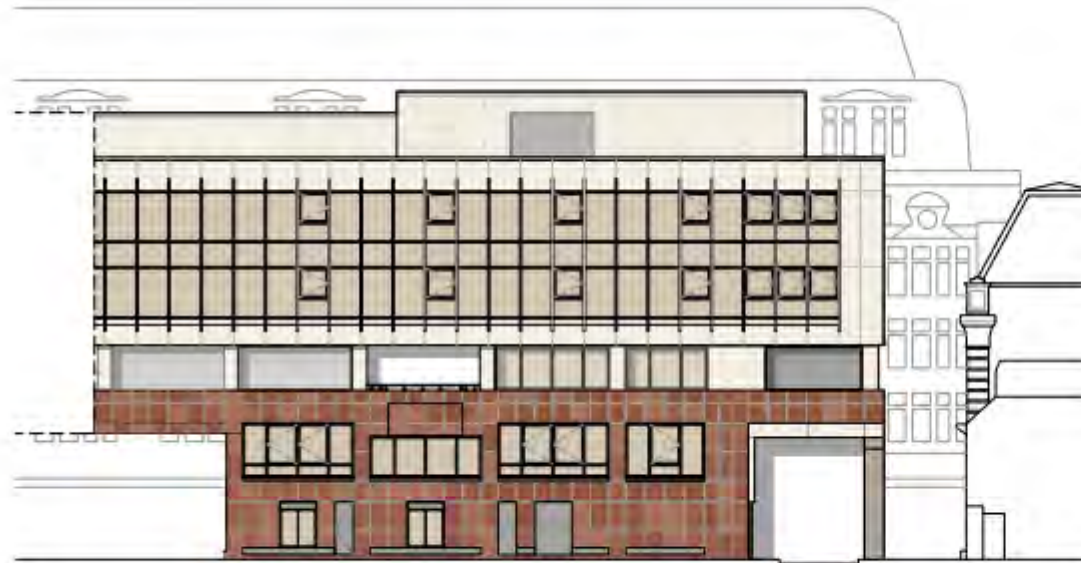
New glazing, recovered from demolition

Debussed building signage

Proposed north elevation

Transparency and activity

## 65 Old Broad Street – Existing and Proposed Elevations



Existing east elevation



Existing south elevation



Proposed east elevation

Display vitrine

Lift and stair access to basement



Proposed south elevation

New glazing, recovered from demolition

Recovered concrete panels

Debossed building signage

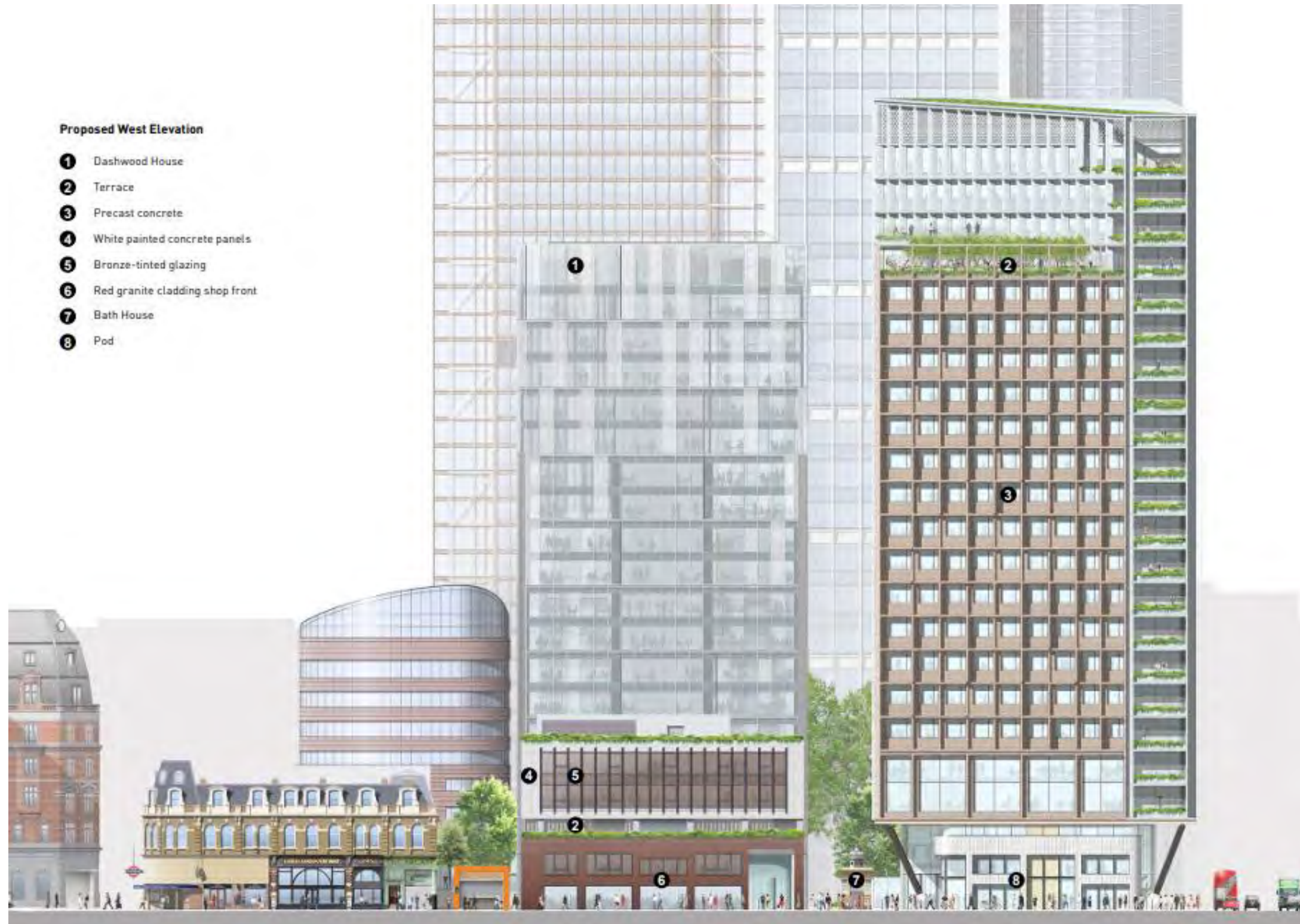
New frontages for makerspaces using recovered 55 OBS glazing

65 Old Broad Street – Existing and Proposed Elevations



**Proposed West Elevation**

- ① Dashwood House
- ② Terrace
- ③ Precast concrete
- ④ White painted concrete panels
- ⑤ Bronze-tinted glazing
- ⑥ Red granite cladding shop front
- ⑦ Bath House
- ⑧ Pod



Proposed Old Broad Street Elevation

**Proposed South Elevation**

- ① Terrace
- ② Precast concrete
- ③ Pod
- ④ Entrance forest
- ⑤ Glazed / Ceramic shop front
- ⑥ Glazed / Ceramic pub



Old Broad Street

**Proposed Wornwood Street Elevations**

## Existing public realm

The existing public realm, combined with the ground floor treatment of the existing 55 Old Broad Street building, does not create a successful urban environment.

Building entrances are concealed, steps and level changes limit accessibility, vehicle servicing is prioritised, and heritage assets have not been treated sympathetically.

A mixture of materials are used, which do not help to define spaces or link them to their wider surroundings.

Through the arrangement of the existing building and vehicle service routes, permeability across the site is poor and the public is discouraged from visiting the Site.

- 1 Spaces between buildings and approach to 55 Old Broad Street given vehicle priority.
- 2 Entry to 55 Old Broad Street and Dashwood House concealed from Old Broad Street.
- 3 Poor quality public realm with accessibility issues.
- 4 Quiet routes through the Site do not offer spaces to sit and relax. Poor setting for listed Bath House.
- 5 Approach to Site from north dominated by service road, fire escapes and plant ventilation.
- 6 Poor relationship to street with opaque frontages.



Existing Public Realm



1 Spaces between buildings and approach to 55 Old Broad Street given vehicle priority



2 Entry to 55 Old Broad Street and Dashwood House concealed from Old Broad Street



3 Poor quality public realm with accessibility issues



4 Quiet routes through the Site do not offer spaces to sit and relax. Poor setting for listed Bath House



5 Approach to Site from north dominated by service road, fire escapes and plant ventilation



6 Poor relationship to street with opaque frontages

## Existing Public Realm

## Proposed public realm

A key design consideration for 55 Old Broad Street is public permeability at ground level. This benefits the wider City population and relieves pressures on narrow City pavements. New routes encourage pedestrians through the centre of the Site, past the celebration of the Bath House's improved context.

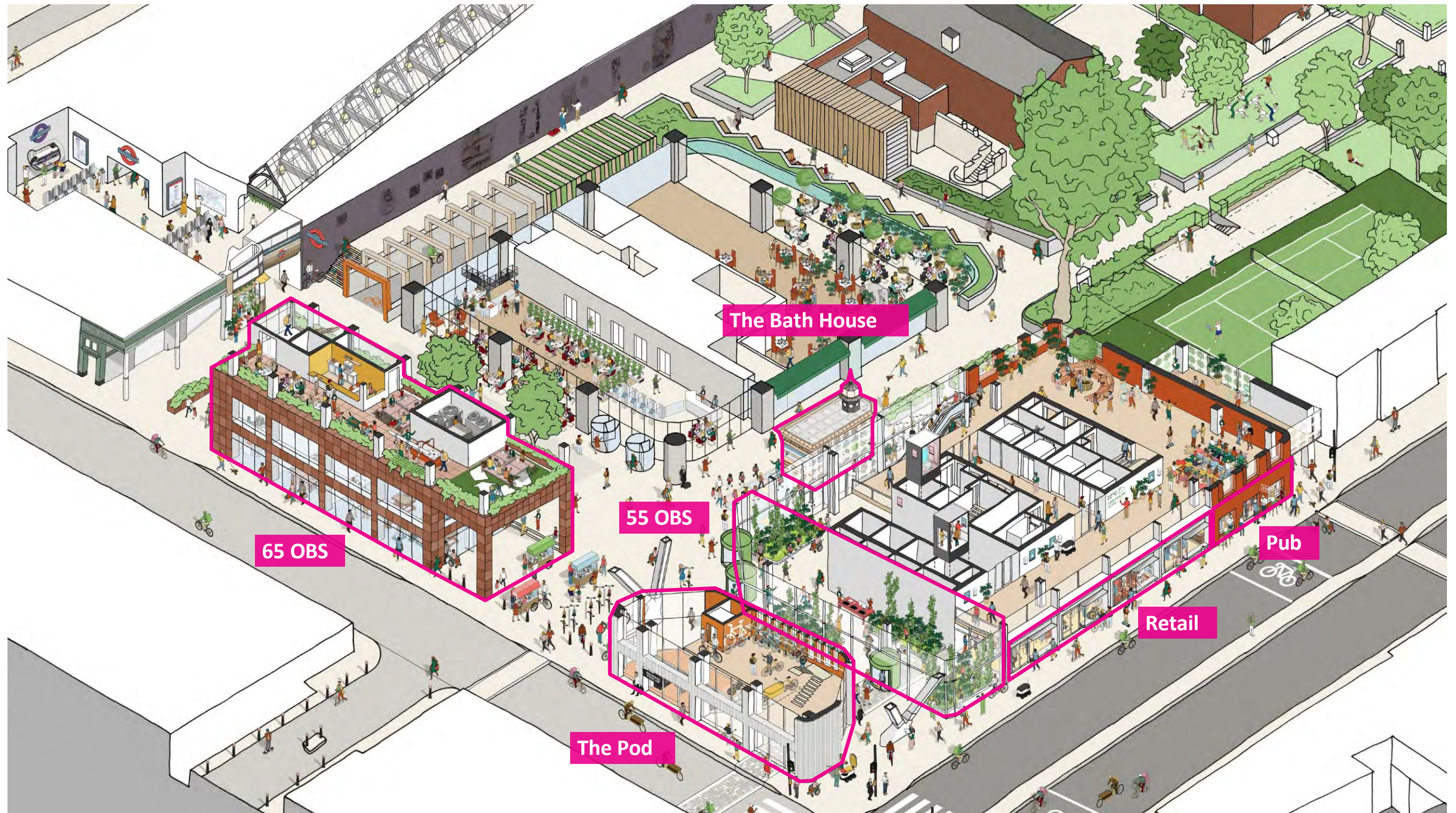
Improvements provide accessibility throughout, overcoming the existing level differences across the Site, and total over 1,500m<sup>2</sup> of new or improved public realm.

### Key public realm benefits include:

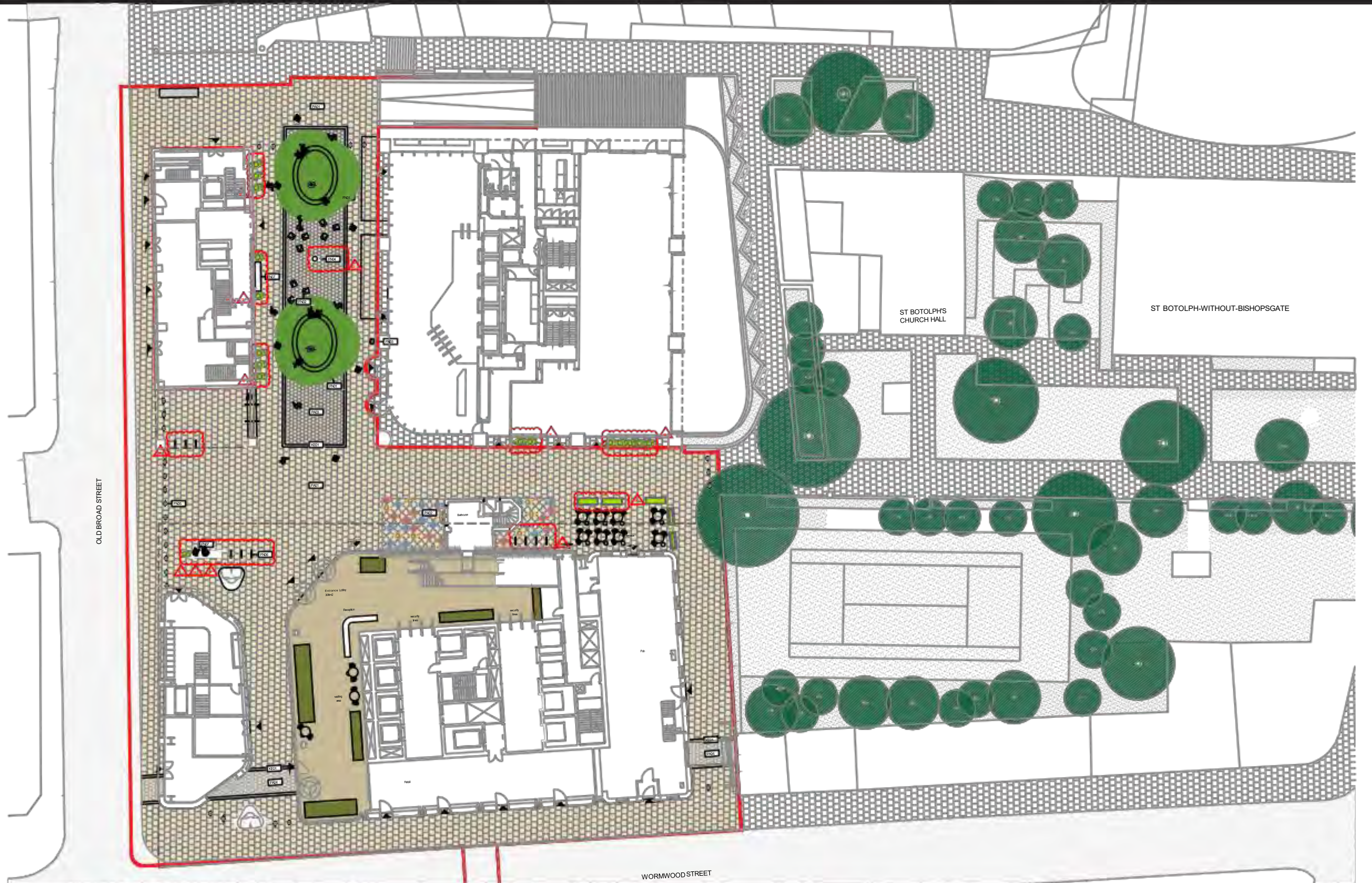
- 1 Introduction of two north to south routes through the Site, facilitating the potential opening of the arcade to the north of the site and allowing for a direct public route to the Liverpool Street Underground exit (outside the scope of this application)
- 2 New trees, planting and seating
- 3 New pedestrian crossings
- 4 Building set back from busy corner
- 5 Existing building cut back to create an enlarged pedestrian focused environment
- 6 A sheltered space for events, and "spill out space for ground floor occupiers [...] to help enliven the public realm" - suggested by City of London officers through comments received 13<sup>th</sup> March 2002
- 7 Marking the line of London Wall with paving, artwork and information displays
- 8 Improvements to frontages along Old Broad Street and Wormwood Street, creating a more open, welcoming and permeable environment
- 9 Creating new public spaces between 65 Old Broad Street and Dashwood House, and around the historic Bath House
- 10 Celebrating the historic context of the Site by retaining and repairing the Bath House setting
- 11 Widening the Old Broad Street pavement to relieve pedestrian pressure
- 12 "Better alignment between Bishopsgate Churchyard and New Broad Street desire lines" - requested through the Spatial Vision provided by City of London officers on 26<sup>th</sup> July 2022



Proposed Public Realm

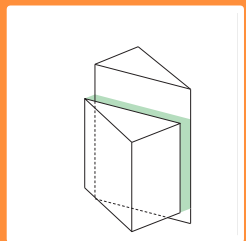


CGI's from the DAS showing public realm

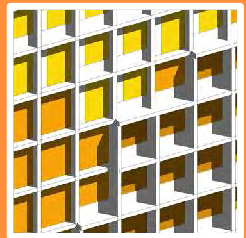


Landscaping Plan

# An intelligent approach to sustainable development



Striking and simple design concept for a new city landmark



Demonstrable and expressed sustainability - an architecture driven by environmental design parameters



Greatly improved ground floor permeability and accessibility, and excellent public realm



Low-carbon flexible workspace for traditional and emerging City occupiers, alongside cultural spaces including artist and maker studios



Active ground floor uses and amenity beyond 9-5, throughout the day and week



A partial building retention whilst optimising opportunities for being a material reuse exemplar, creating varied, socially sustainable uses on the Site

