

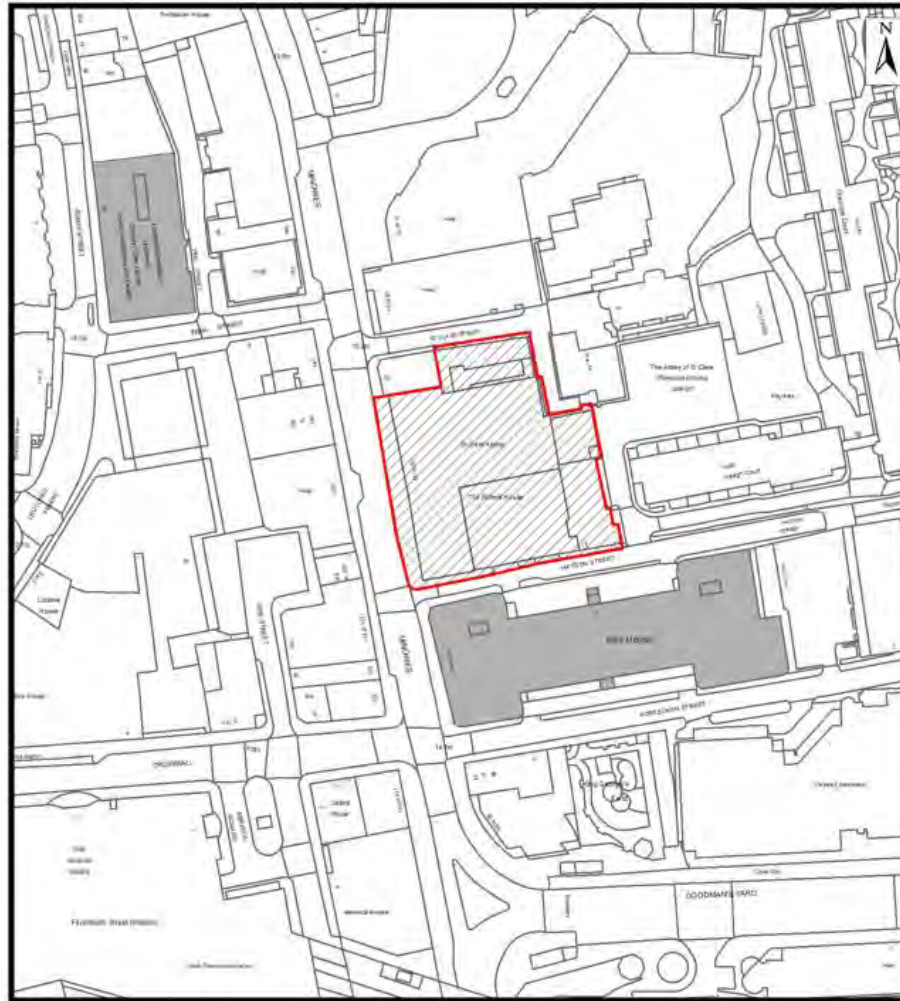


# **Application address**

**Planning Applications Sub-Committee**

26 January 2024





# Address



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ADDRESS:  
30 Minories

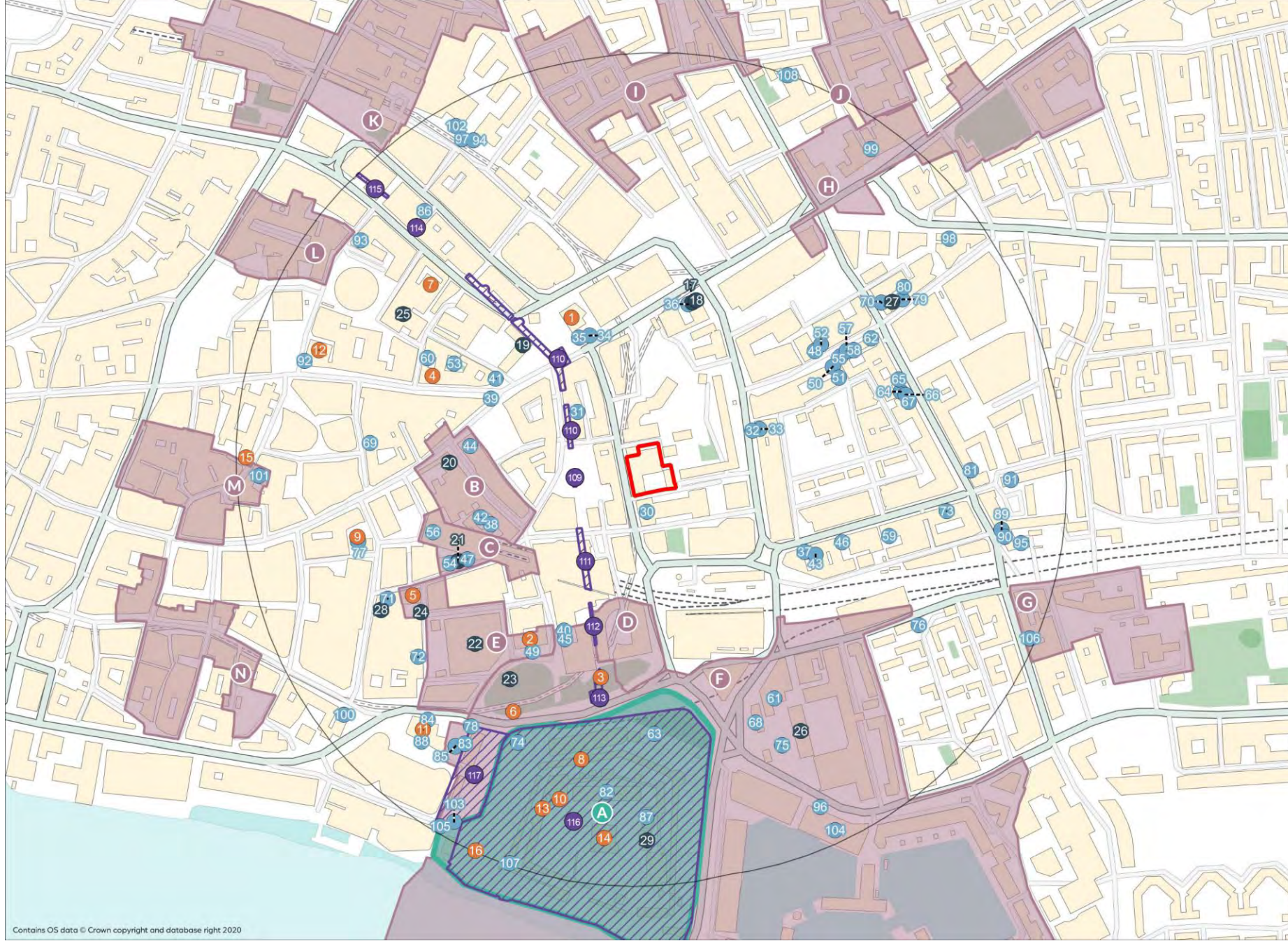
CASE No.  
23/00365/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT

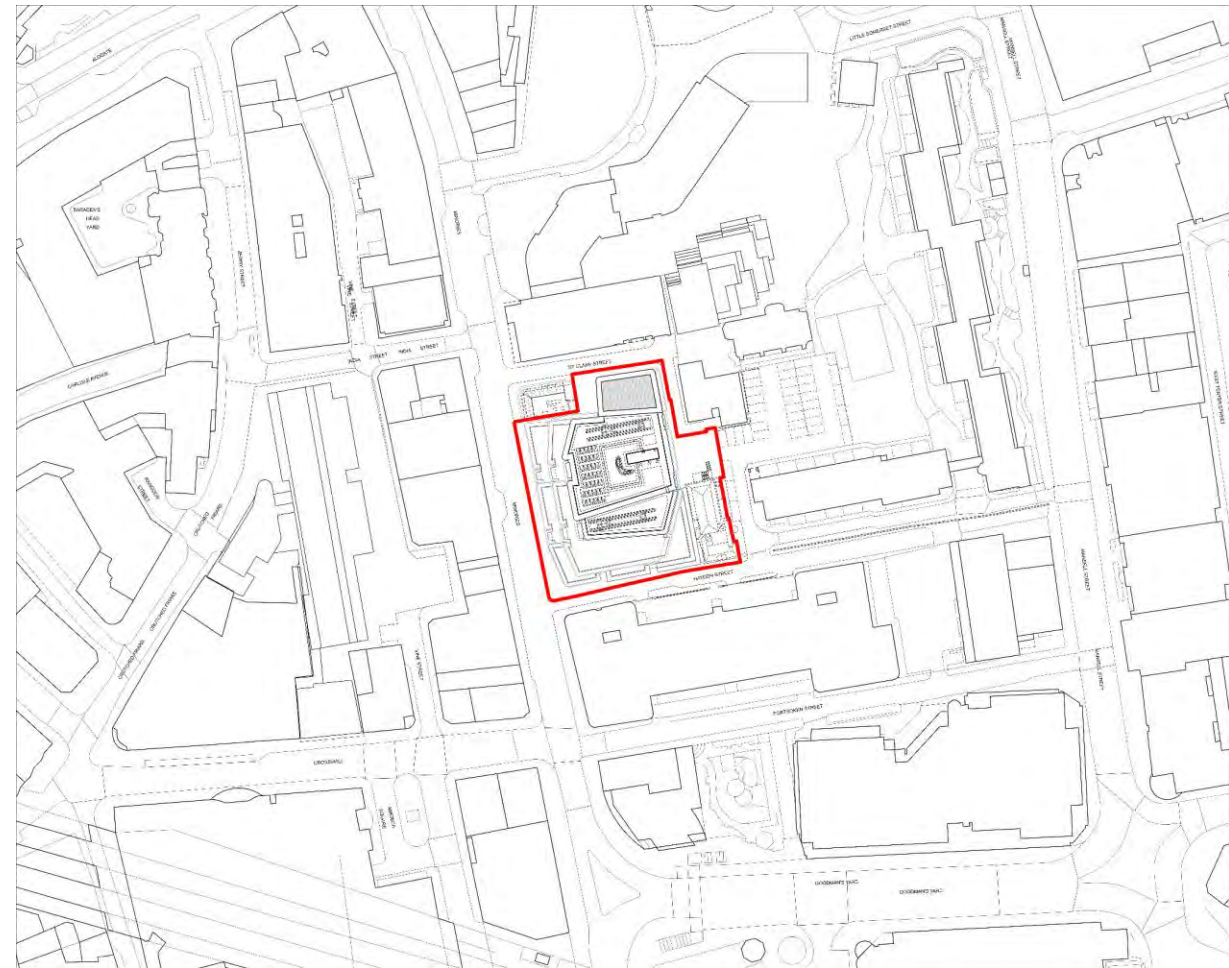
# Site Location Plan



- Application Site
- World Heritage Site
- A. Tower of London
- Conservation Areas
  - B. Lloyd's Avenue CA (City of London)
  - C. Fenchurch Street Station CA (City of London)
  - D. Crescent CA (City of London)
  - E. Trinity Square CA (City of London)
  - F. The Tower CA (Tower Hamlets)
  - G. Wiltons Music Hall CA (Tower Hamlets)
  - H. Whitechapel High Street CA (Tower Hamlets)
  - I. Wentworth Street CA (Tower Hamlets)
  - J. Fournier Street CA (Tower Hamlets)
  - K. Bishopsgate CA (City of London)
  - L. St Helen's Place CA (City of London)
  - M. Leadenhall Market CA (City of London)
  - N. Eastcheap CA (City of London)
- Listed Buildings
  - Grade I
  - Grade II\*
  - Grade II
- Scheduled Monuments
  - 109. London Wall: remains of Roman wall and bastion (4a) at Crutched Friars
  - 110. London Wall: remains of Roman wall, bastions and city gate of Aldgate from 17 Bevis Marks to India Street
  - 111. London Wall: section of Roman wall and bastion beneath Crosswall, No. 1 America Square and Fenchurch Street railway station
  - 112. London Wall: remains of medieval and Roman wall extending 75yds (68m) N from Trinity Place to railway
  - 113. London Wall: section from underground railway to Tower Hill
  - 114. London Wall: remains of Roman wall and bastion, Goring Street
  - 115. London Wall: remains of Roman wall and bastion, Camomile Street
  - 116. Tower Hill West
  - 117. Tower of London

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Location plan showing Conservation Areas and Listed Buildings



Existing (left) and Proposed (right) Site Plan



Photo: View from Minories towards northeast (Application site)



Photo: View from Ibex House towards northwest (30-33 Minories and Writers House)



Photo: View from St Clare Street towards southwest (Application site)



Photo: Writers House





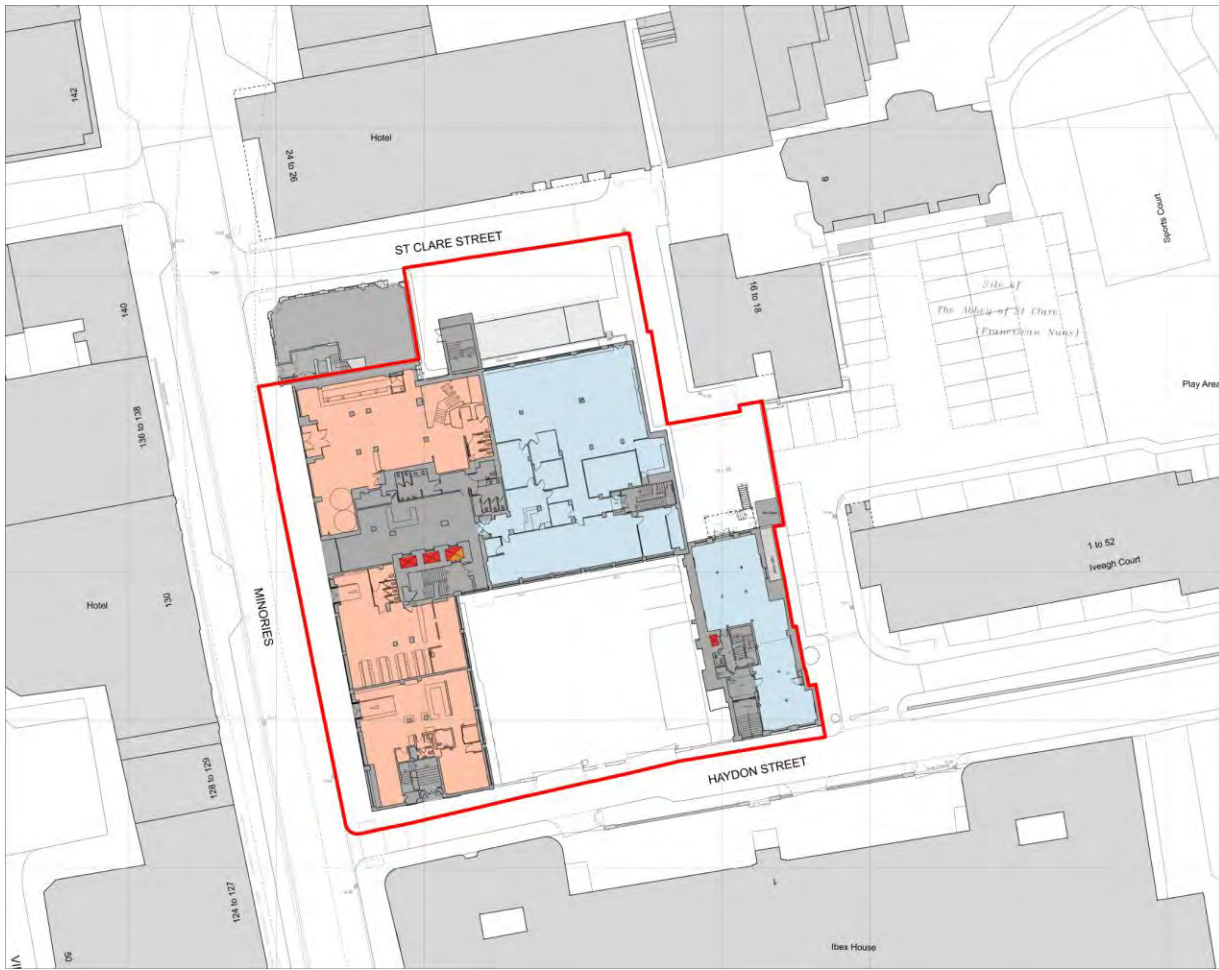
Photo: View from Mansell Street Guinness Estate towards the application site



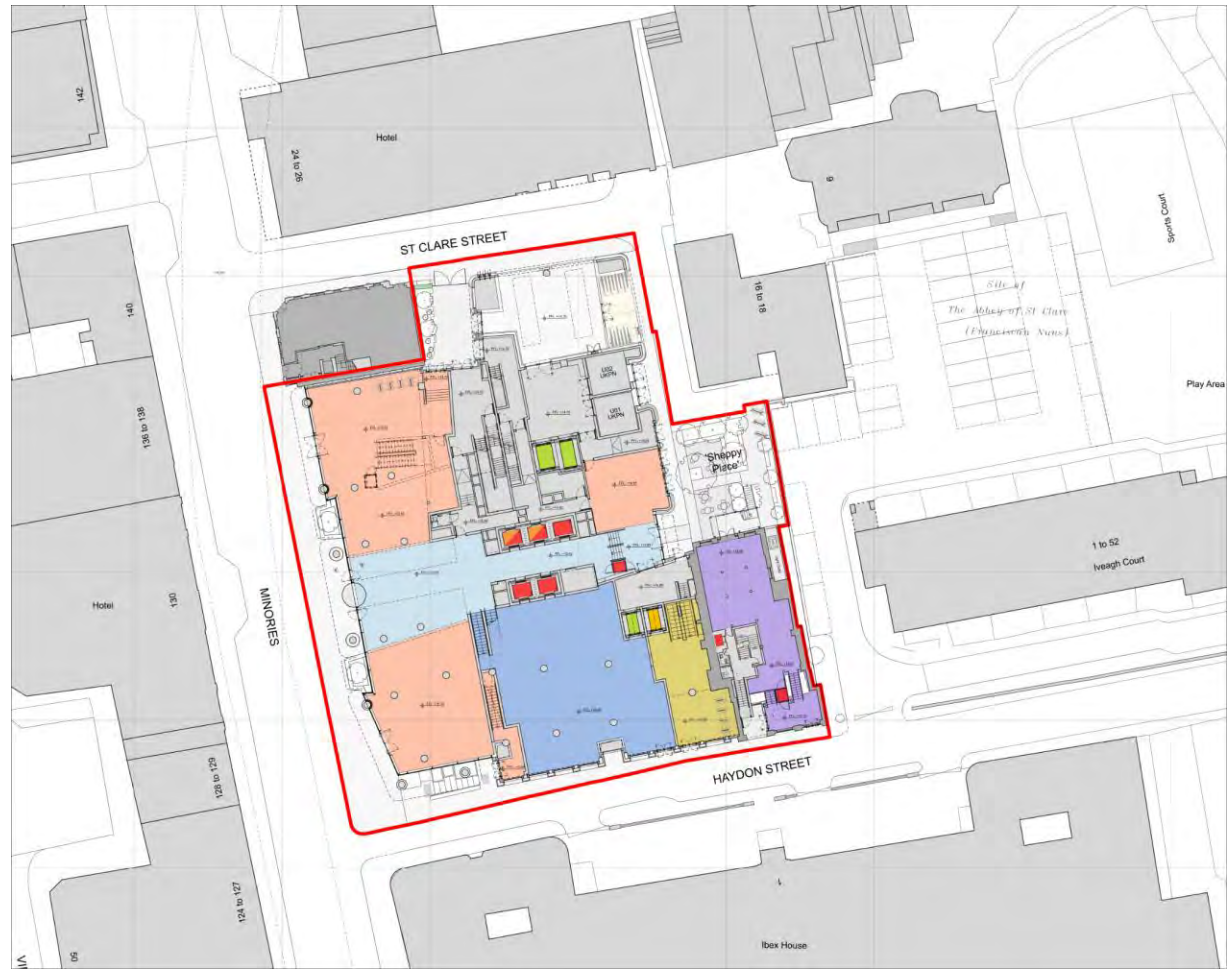
Photo: View from Minories towards the southwest



Photo: View of the Application site from the east



Existing



Proposed

Existing (left) and Proposed (right) Ground Floors



Existing



Proposed

Existing (left) and Proposed (right) Lower Ground

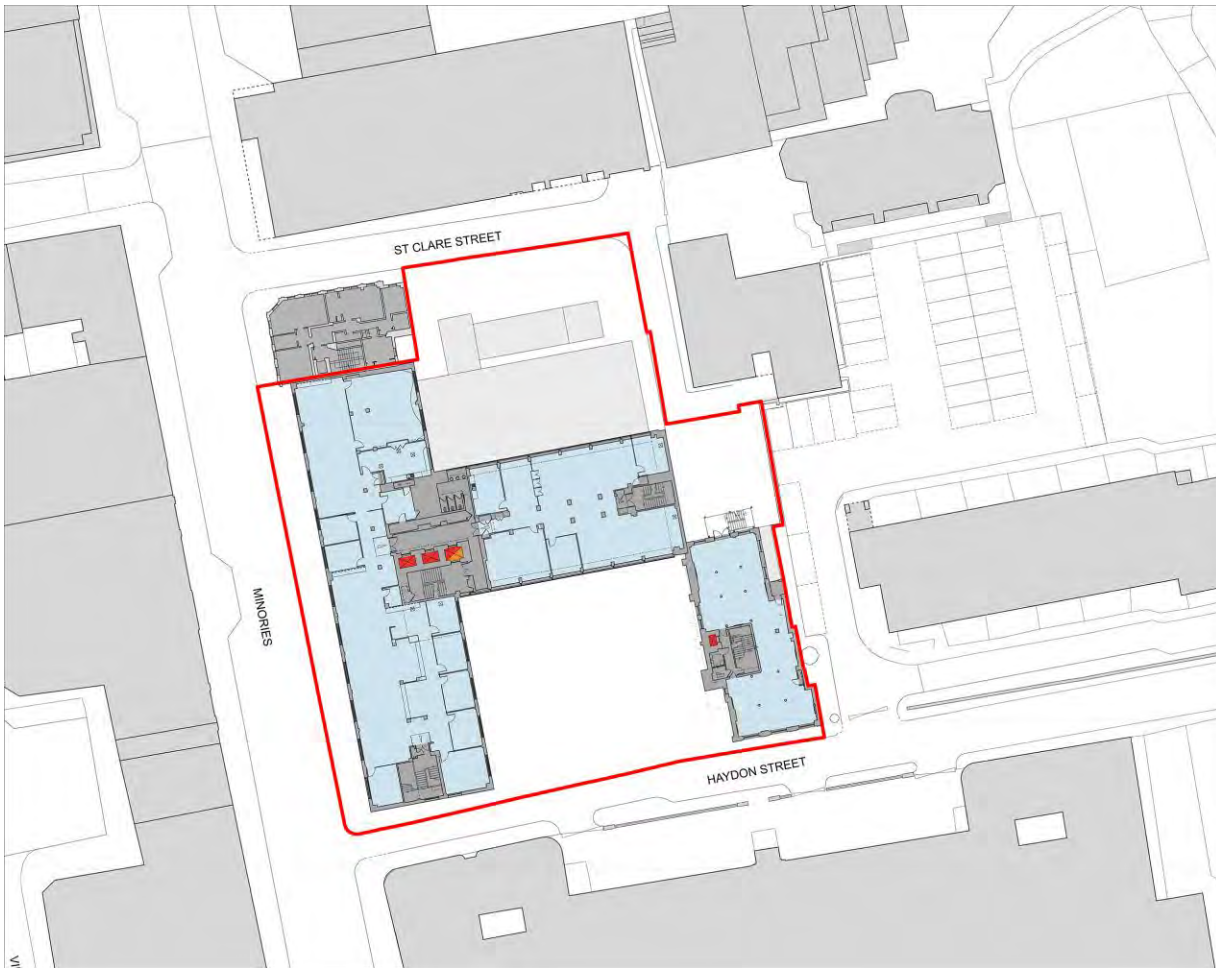


Existing

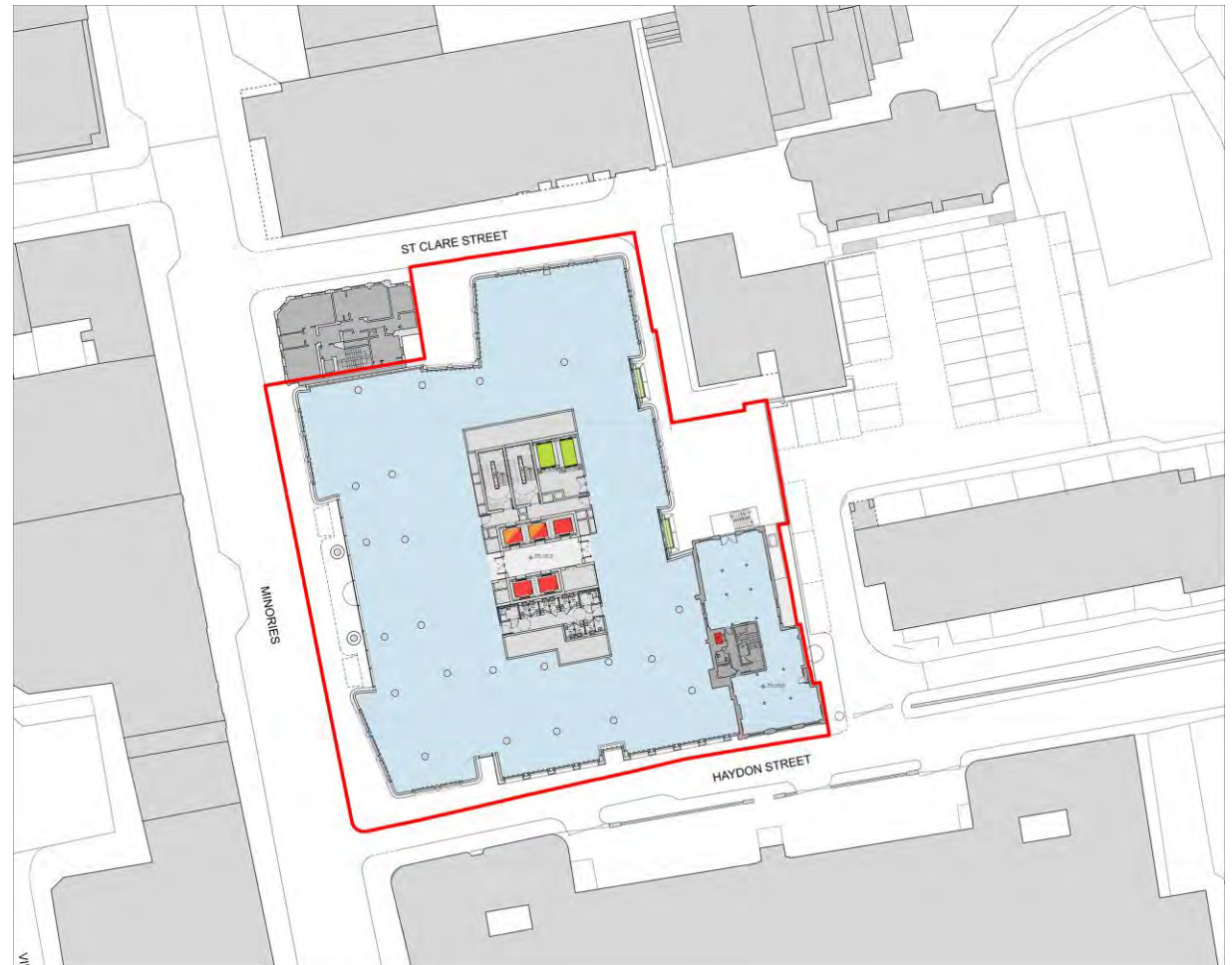


Proposed

Existing (left) and Proposed (right) Basement

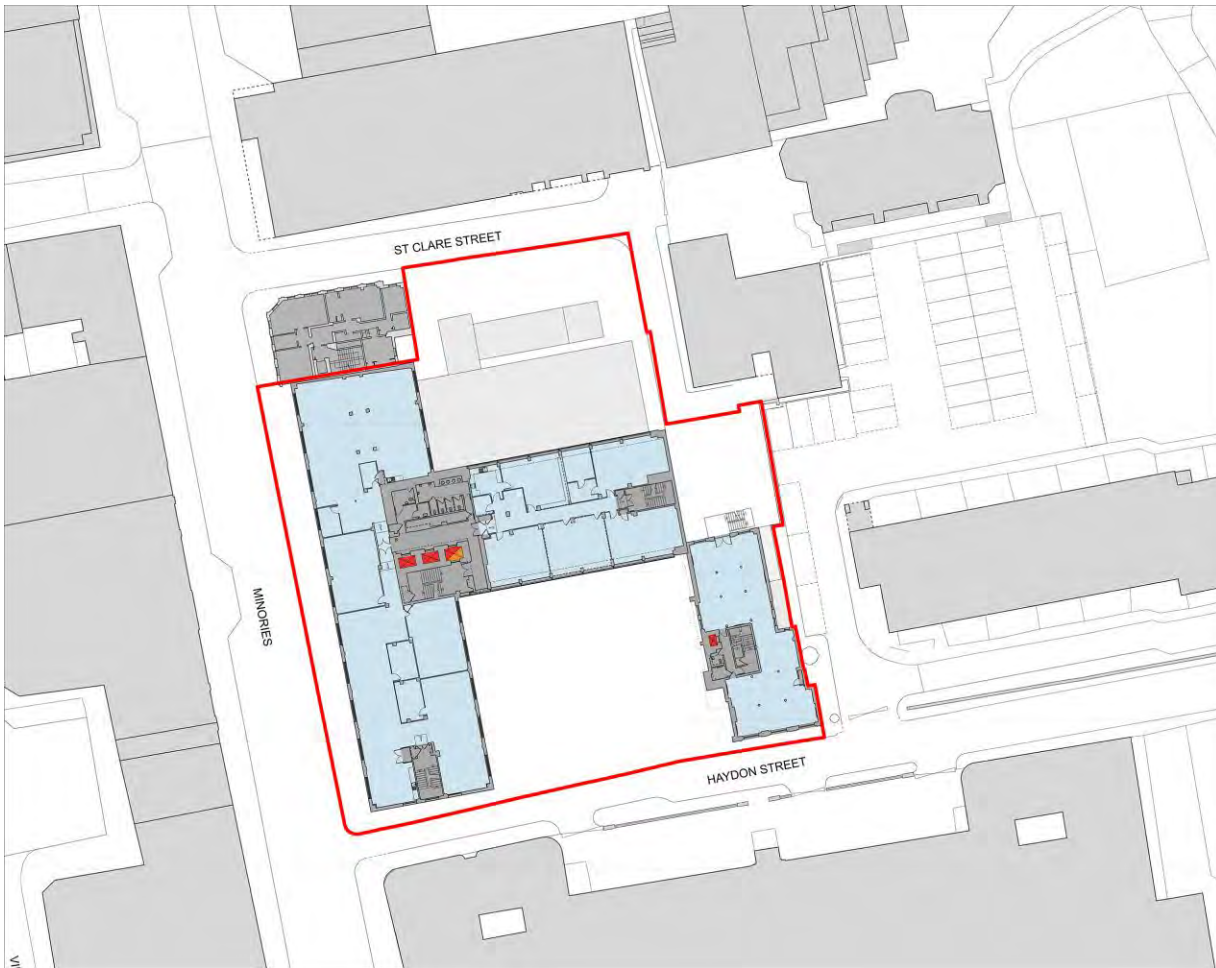


Existing



Proposed

Existing (left) and Proposed (right) Level 1



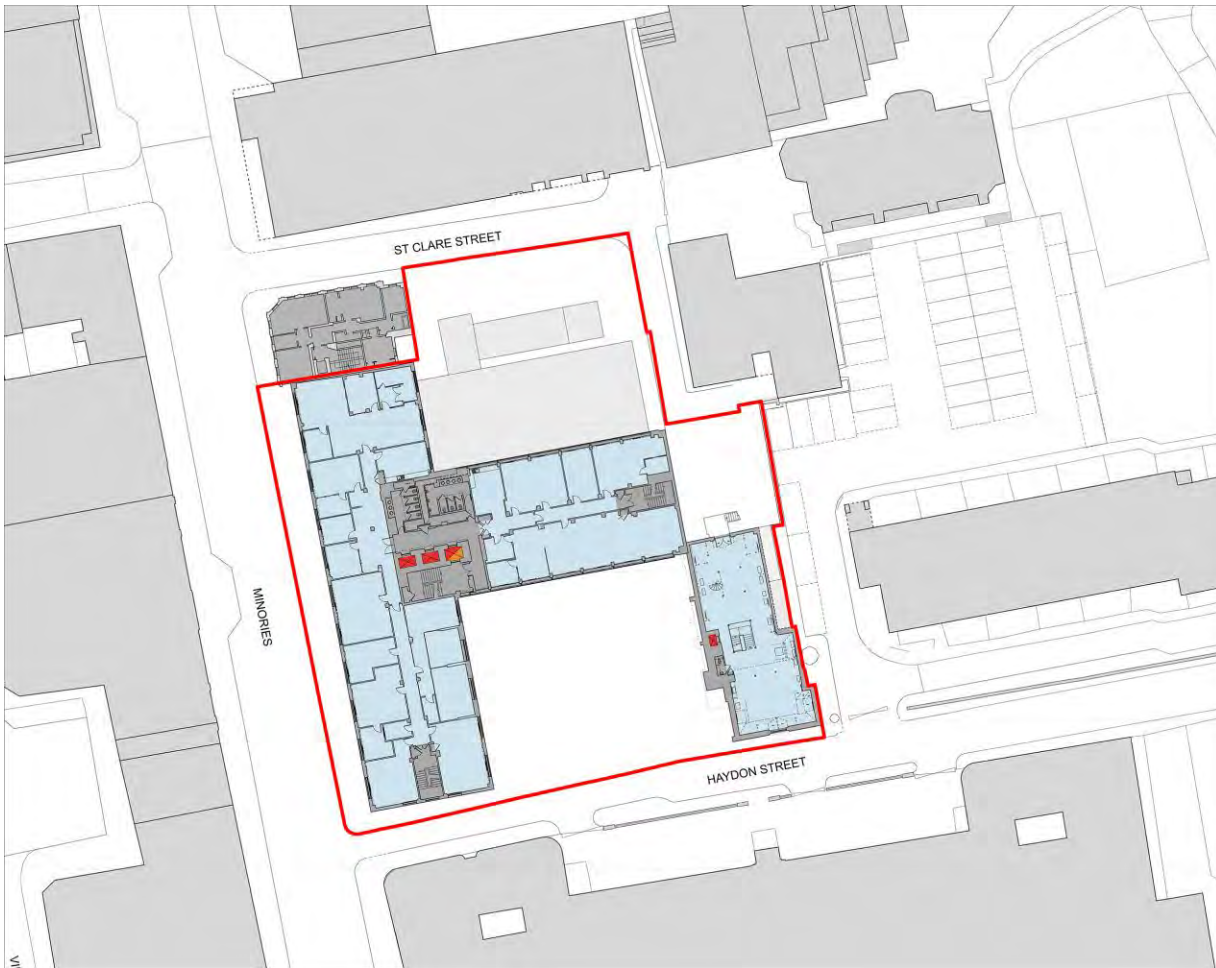
Existing



Proposed

Existing (left) and Proposed (right) Level 2



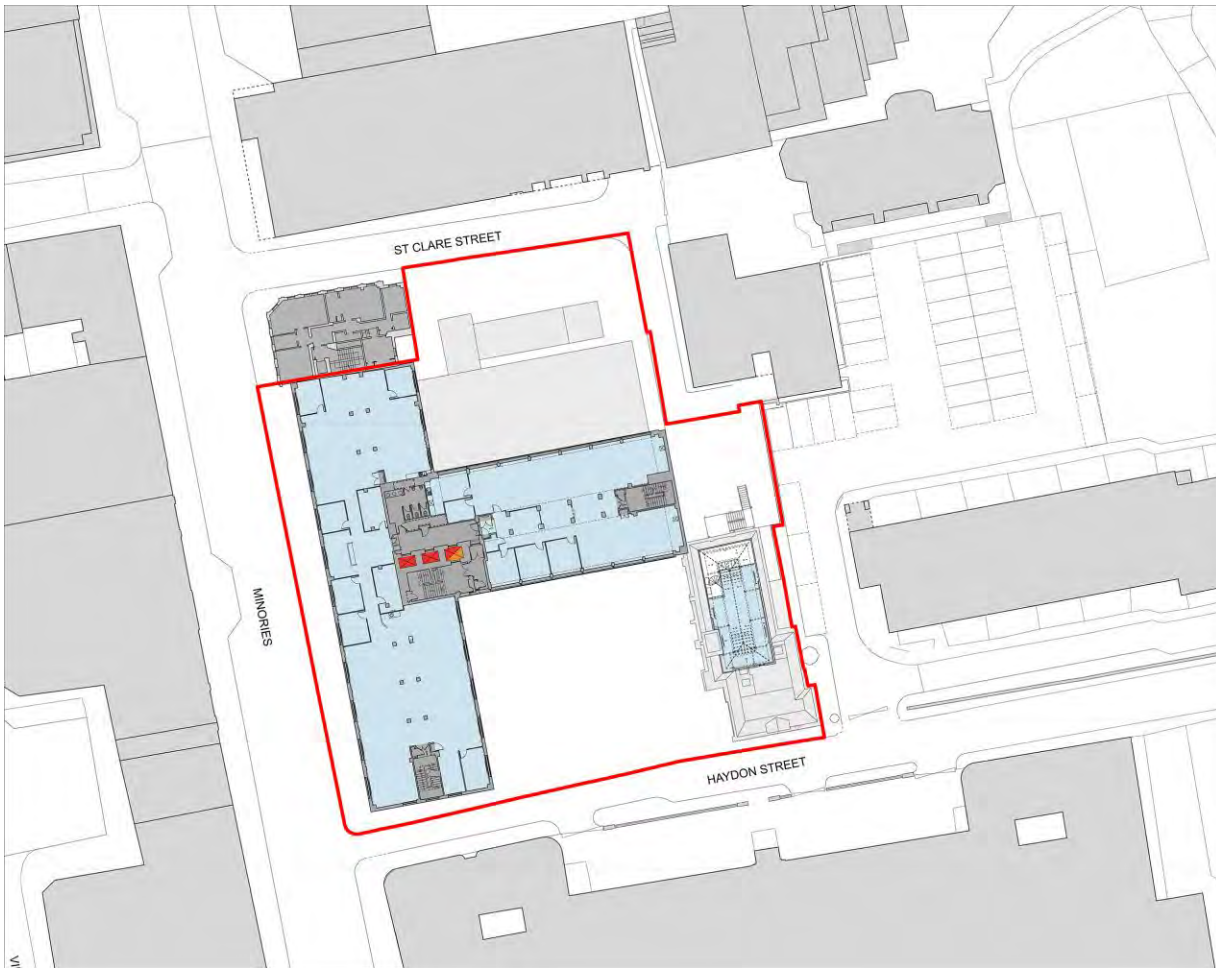


Existing



Proposed

Existing (left) and Proposed (right) Level 3

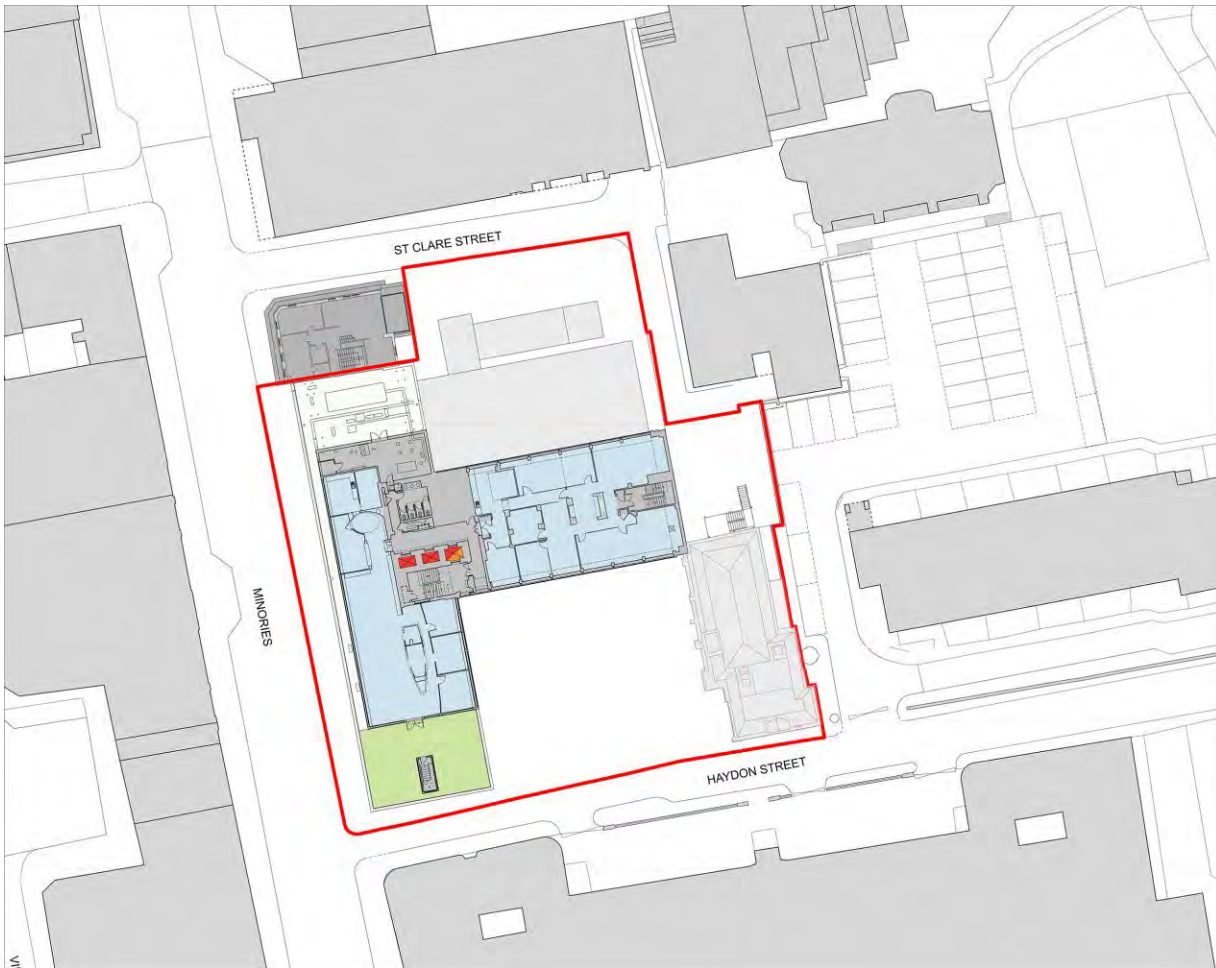


Existing



Proposed

Existing (left) and Proposed (right) Level 4

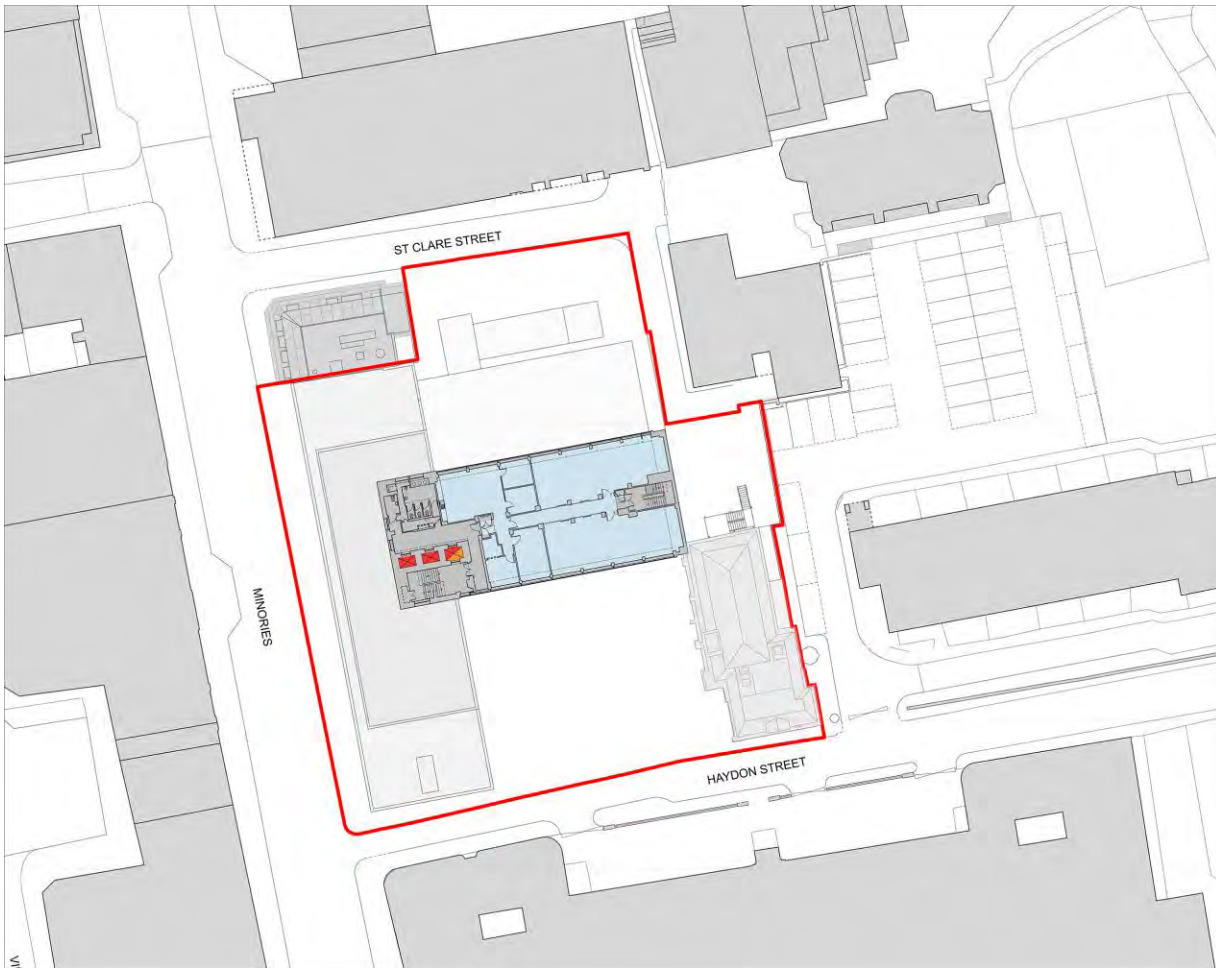


Existing



Proposed

Existing (left) and Proposed (right) Level 5

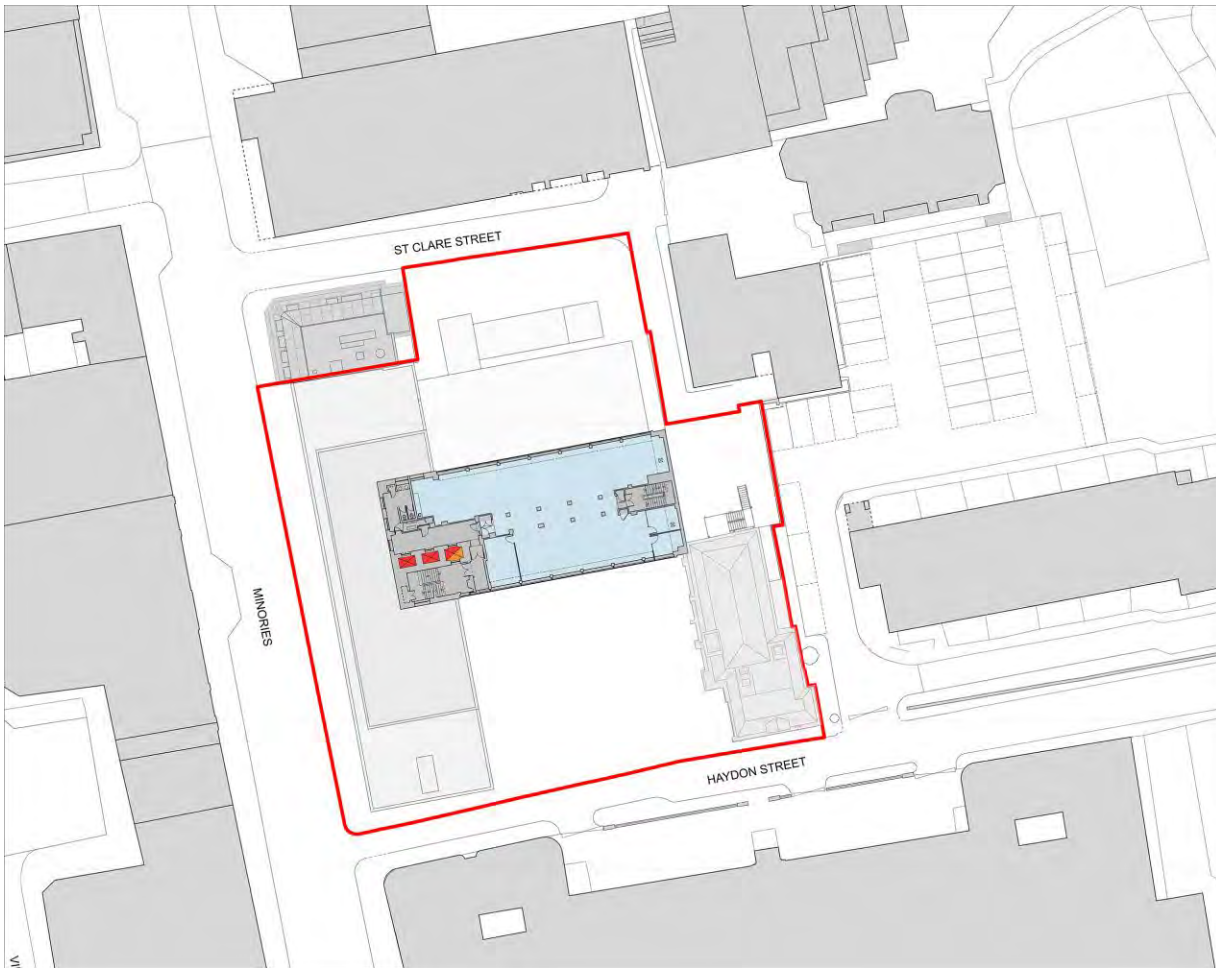


Existing

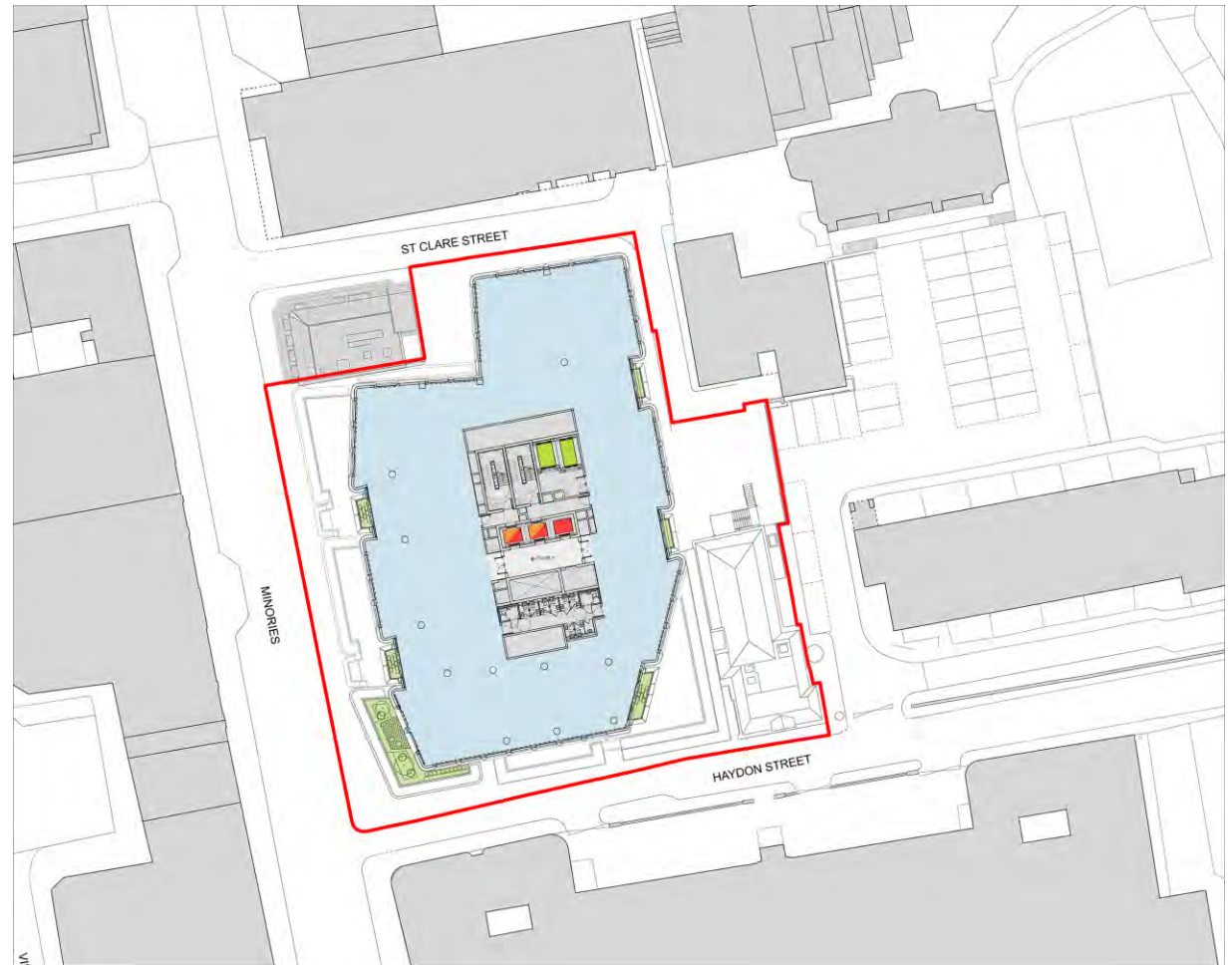


Proposed

Existing (left) and Proposed (right) Level 6

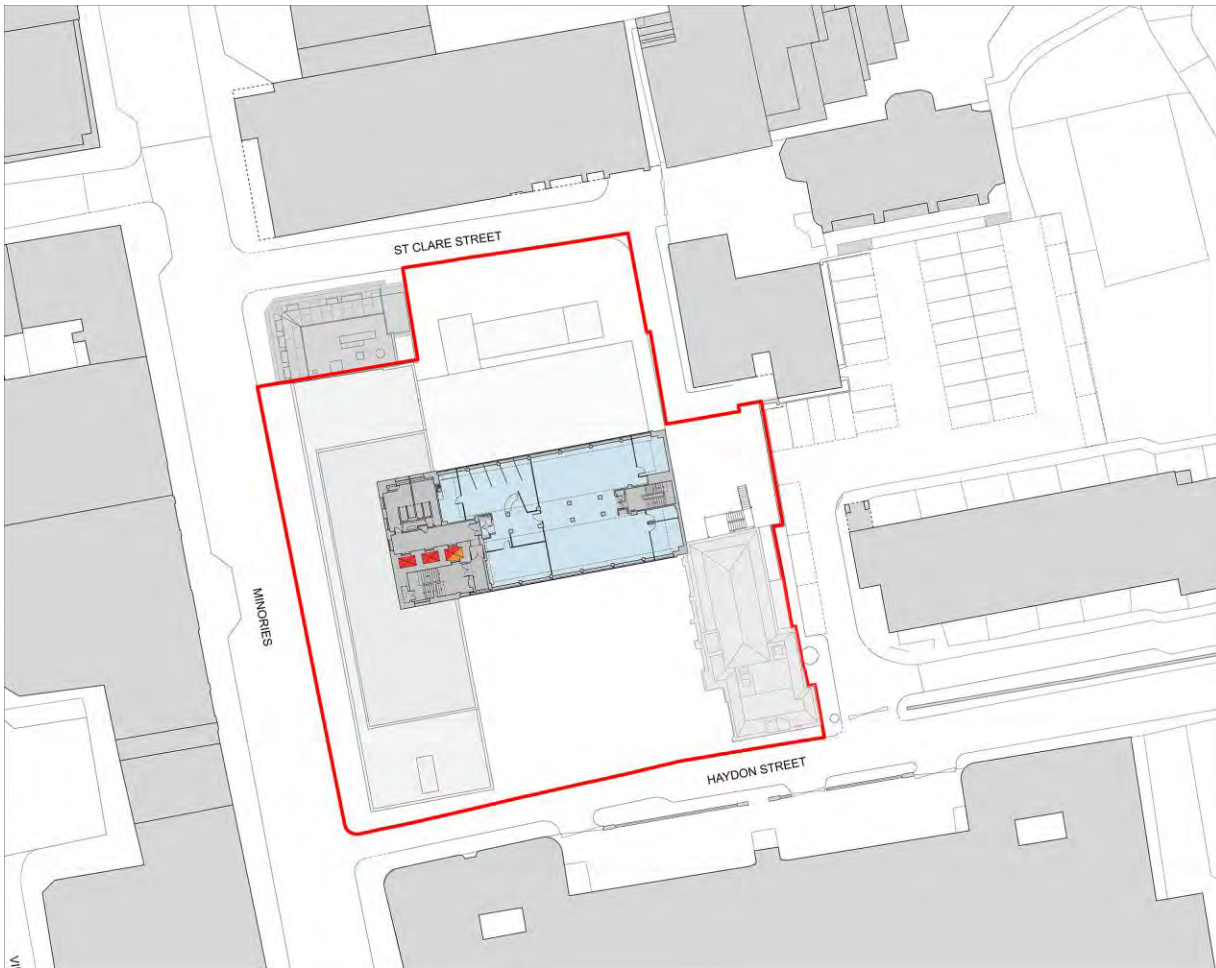


Existing

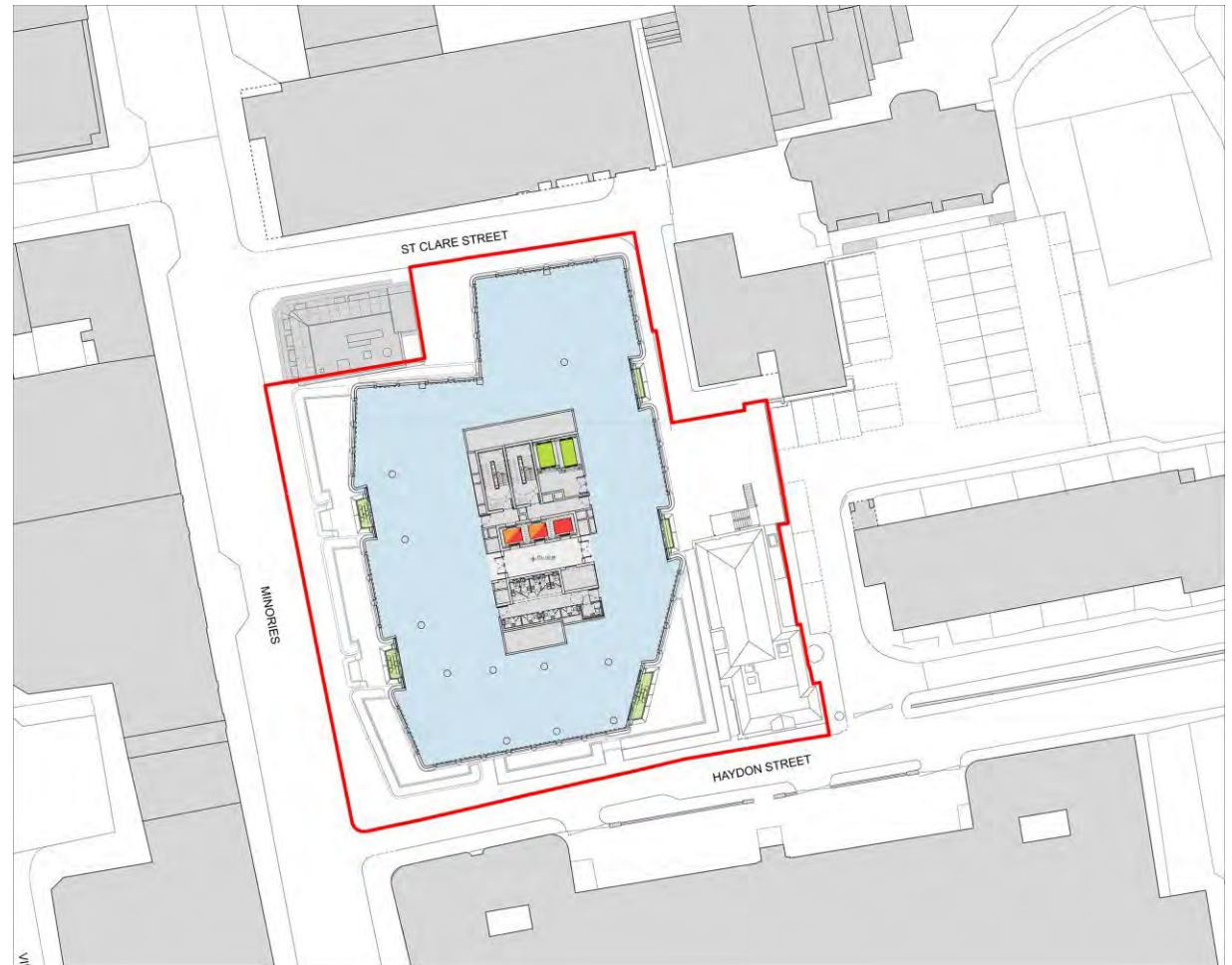


Proposed

Existing (left) and Proposed (right) Level 7

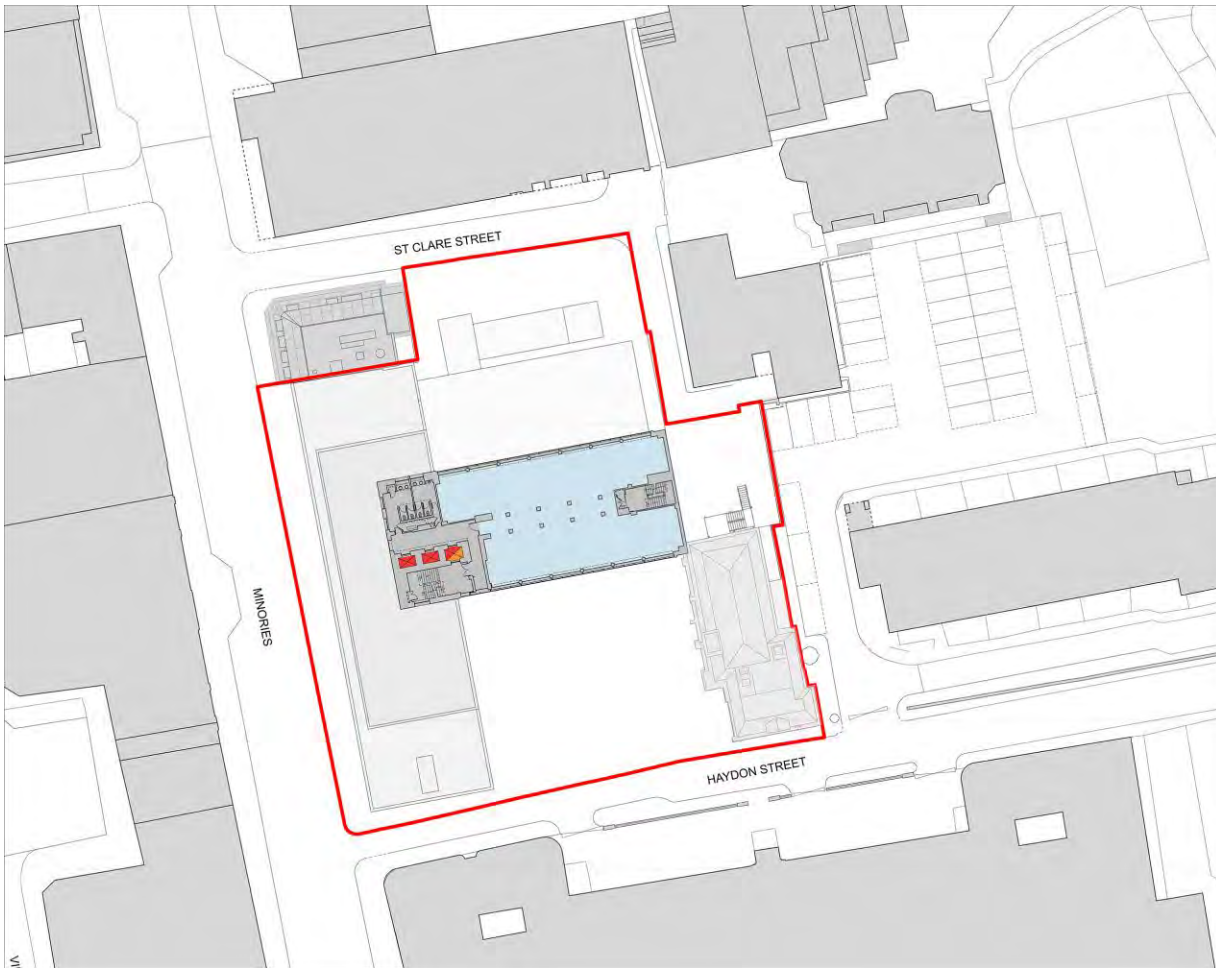


Existing

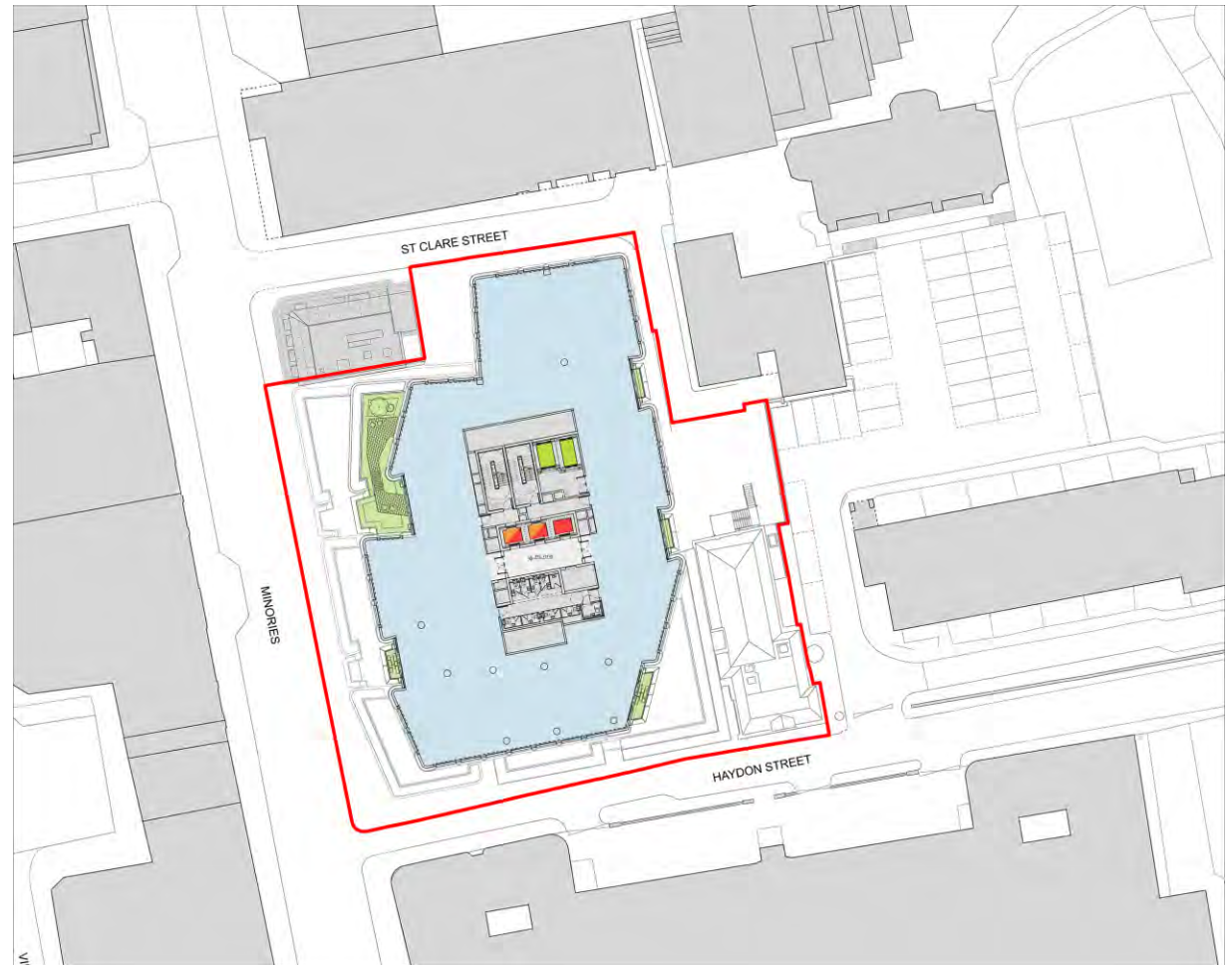


Proposed

Existing (left) and Proposed (right) Level 8

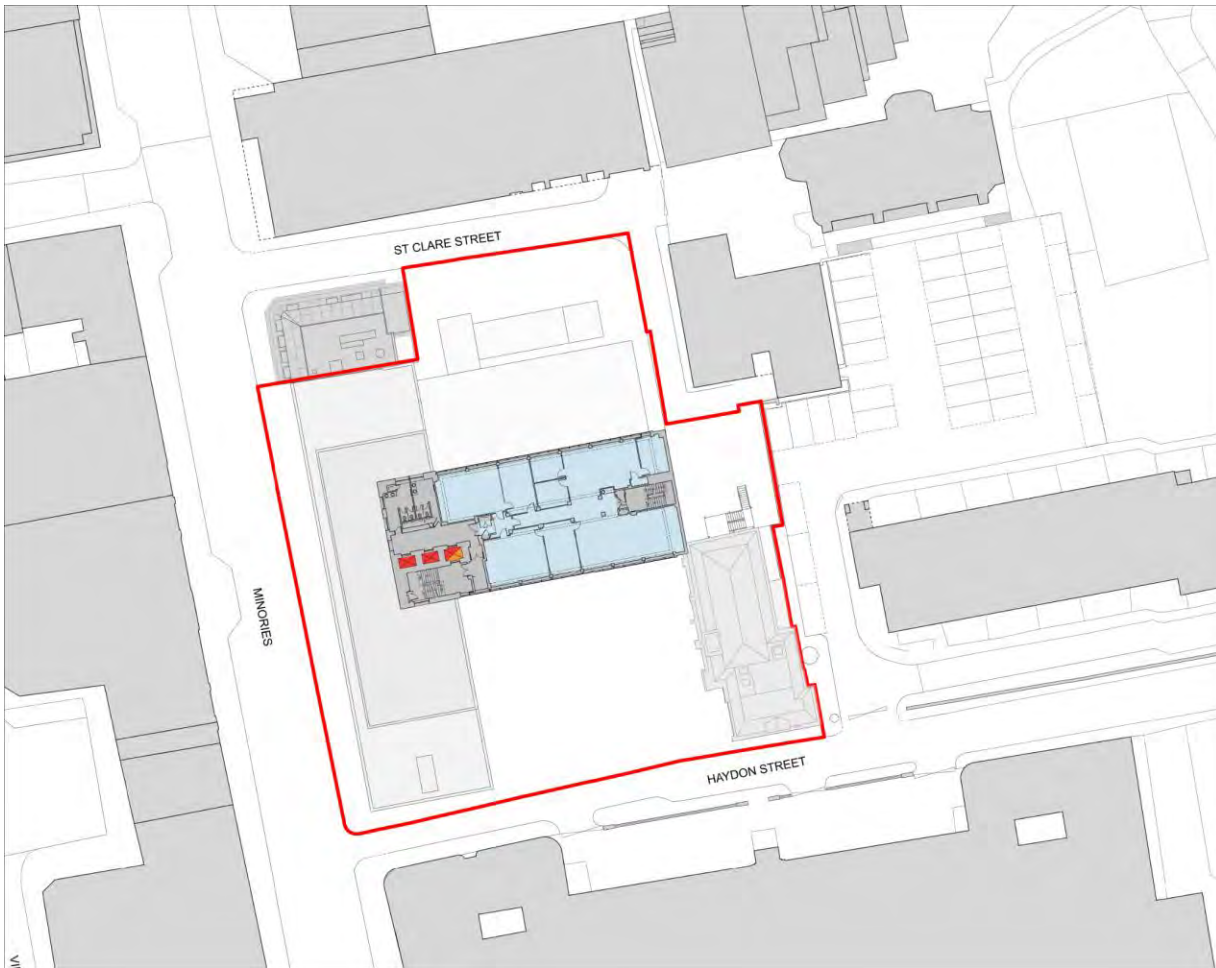


Existing

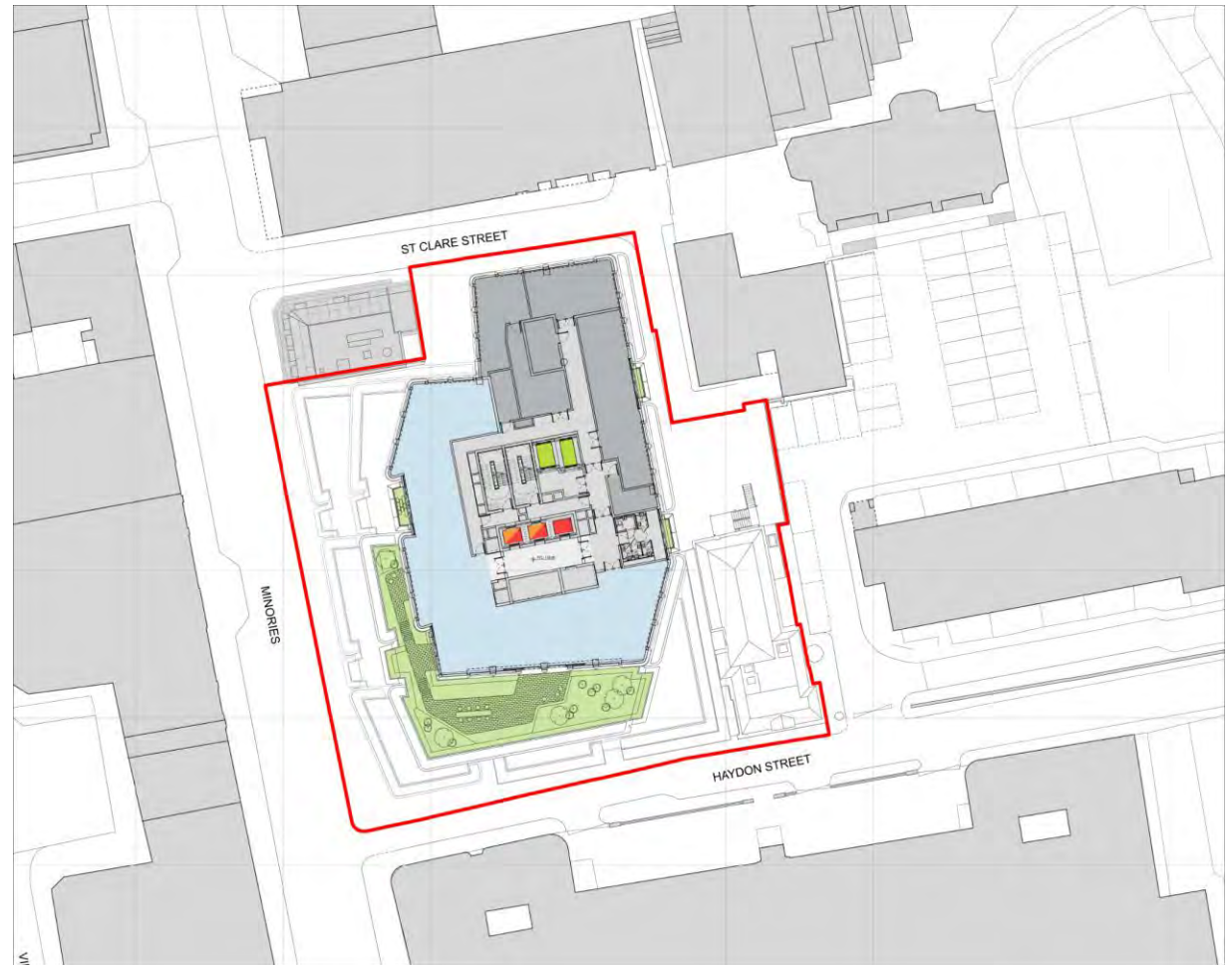


Proposed

Existing (left) and Proposed (right) Level 9



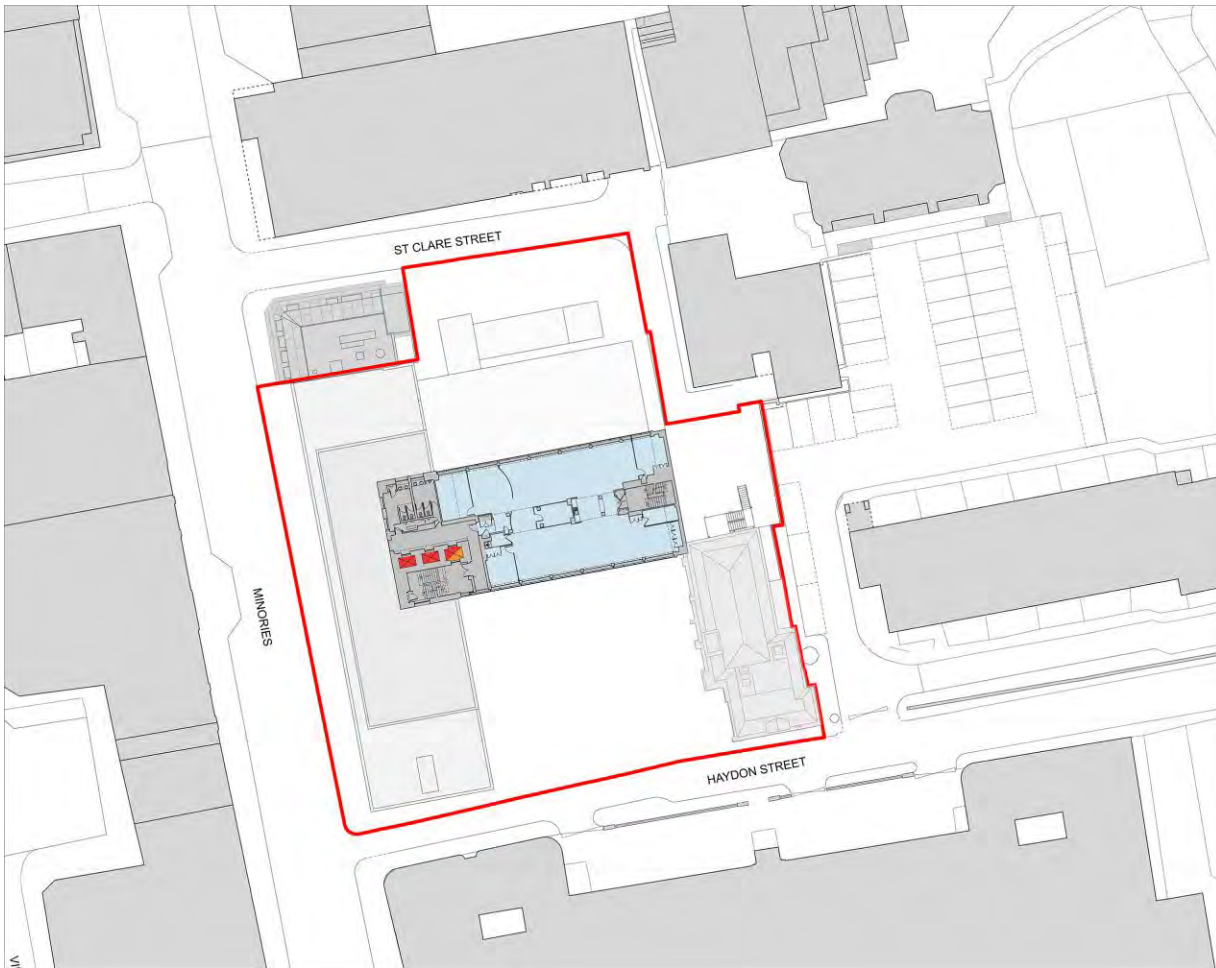
Existing



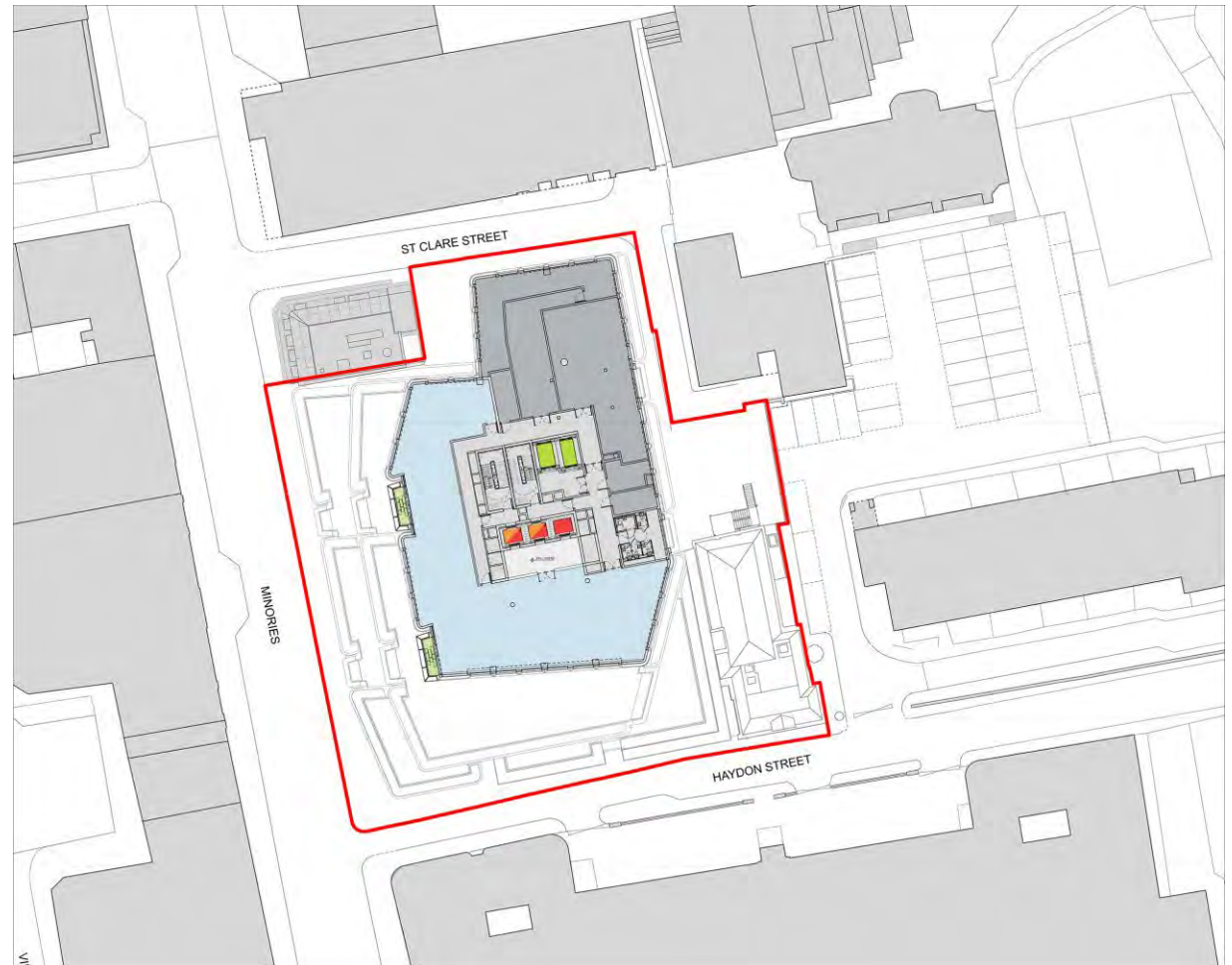
Proposed

Existing (left) and Proposed (right) Level 10



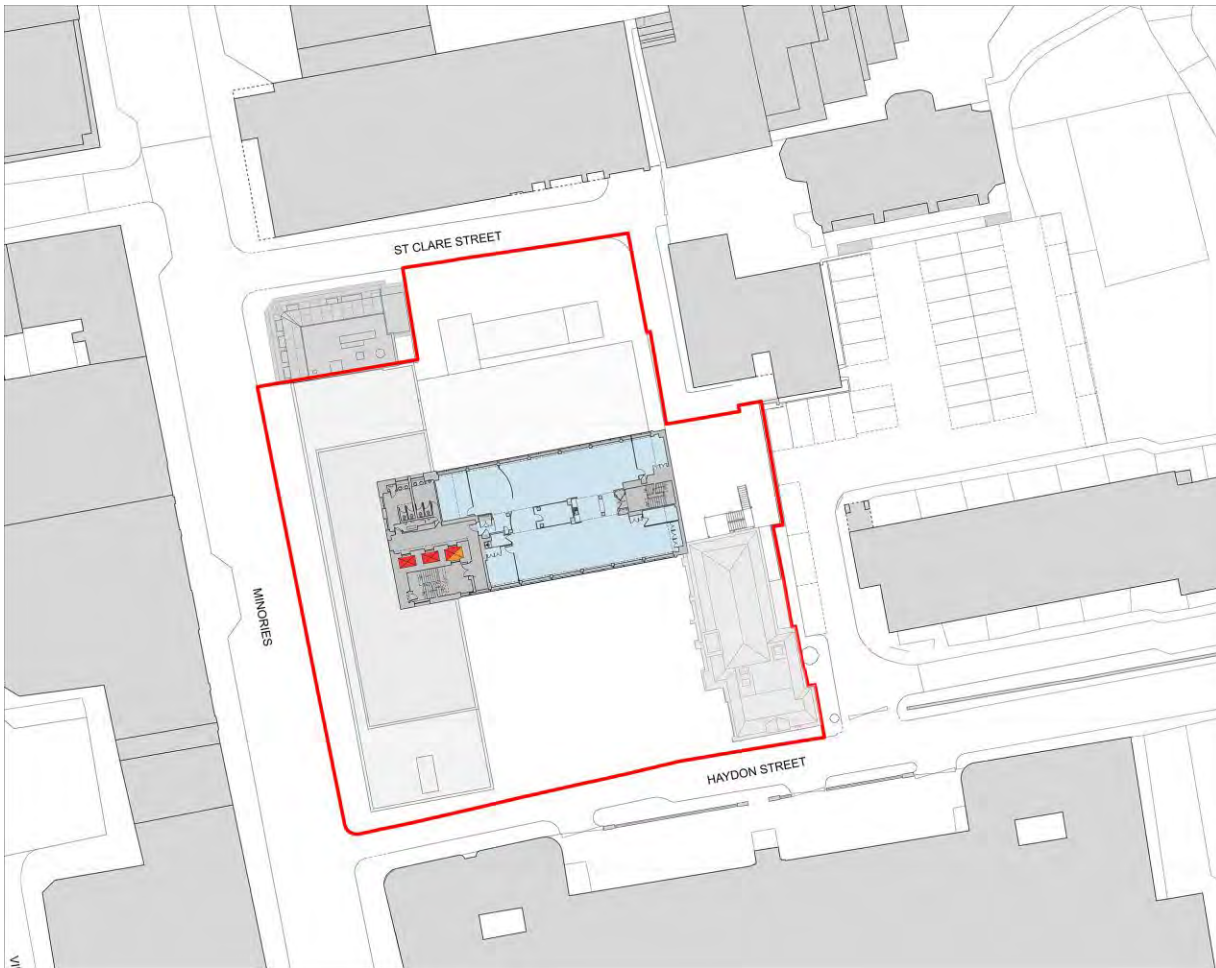


Existing

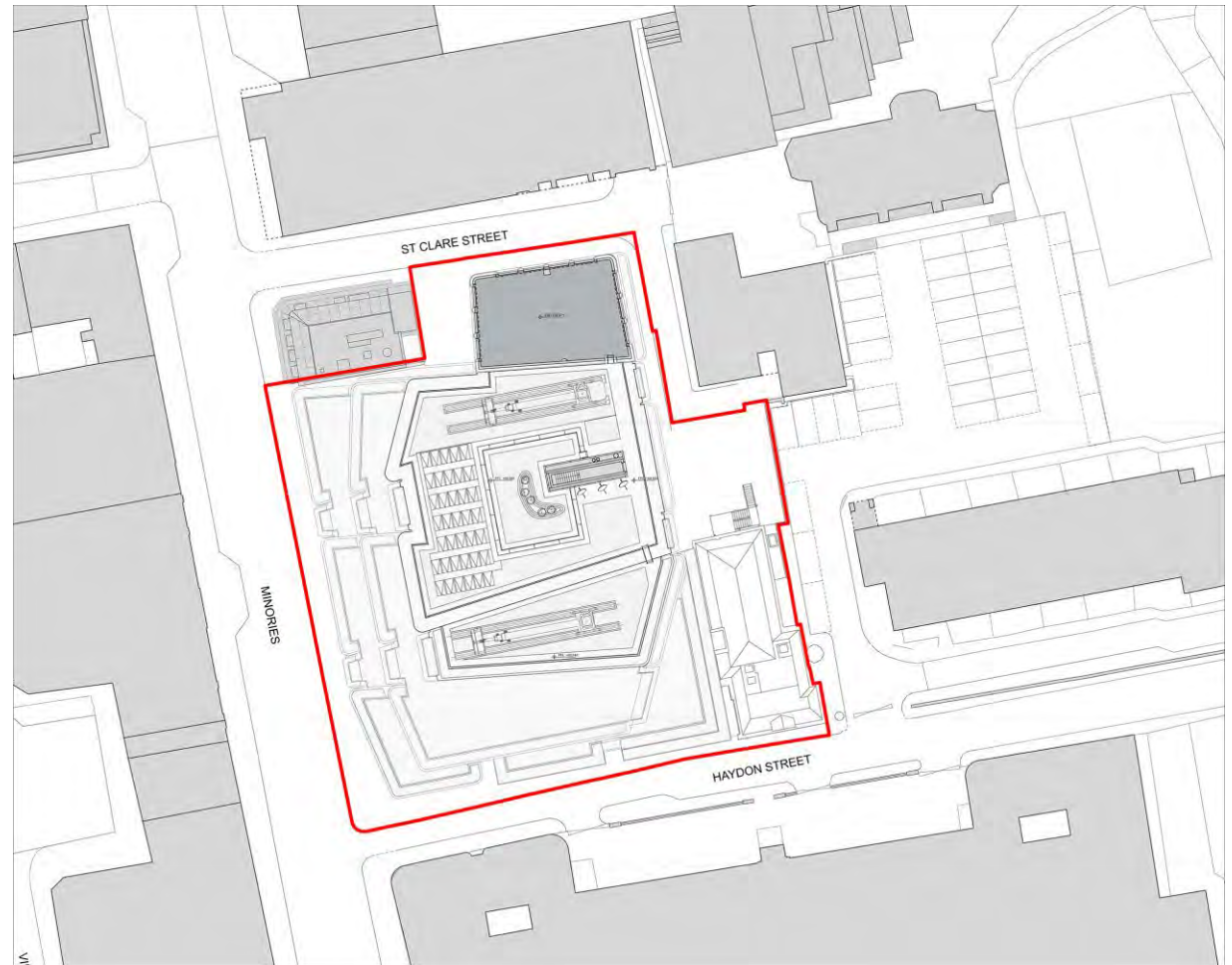


Proposed

Existing (left) and Proposed (right) Level 11



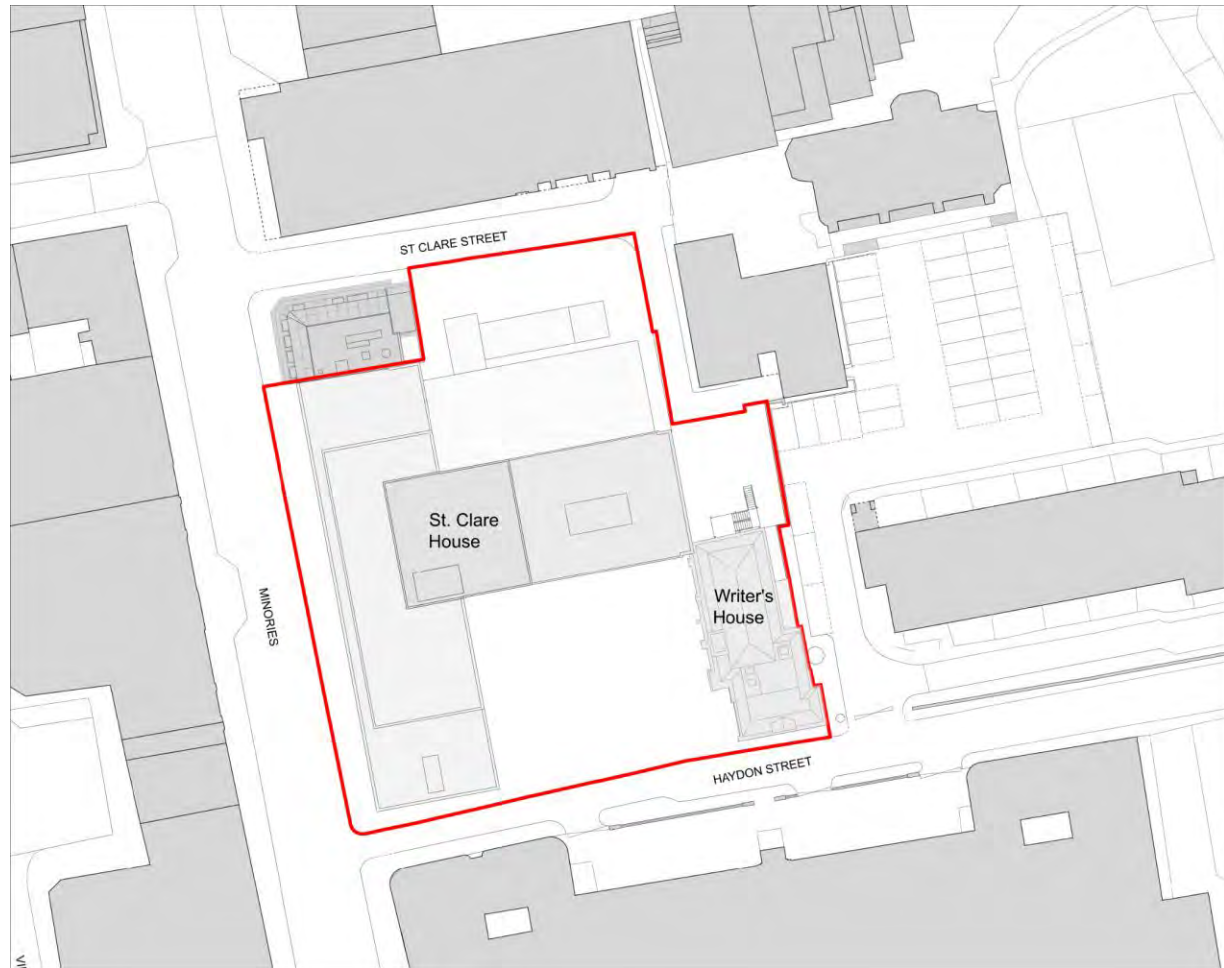
Existing



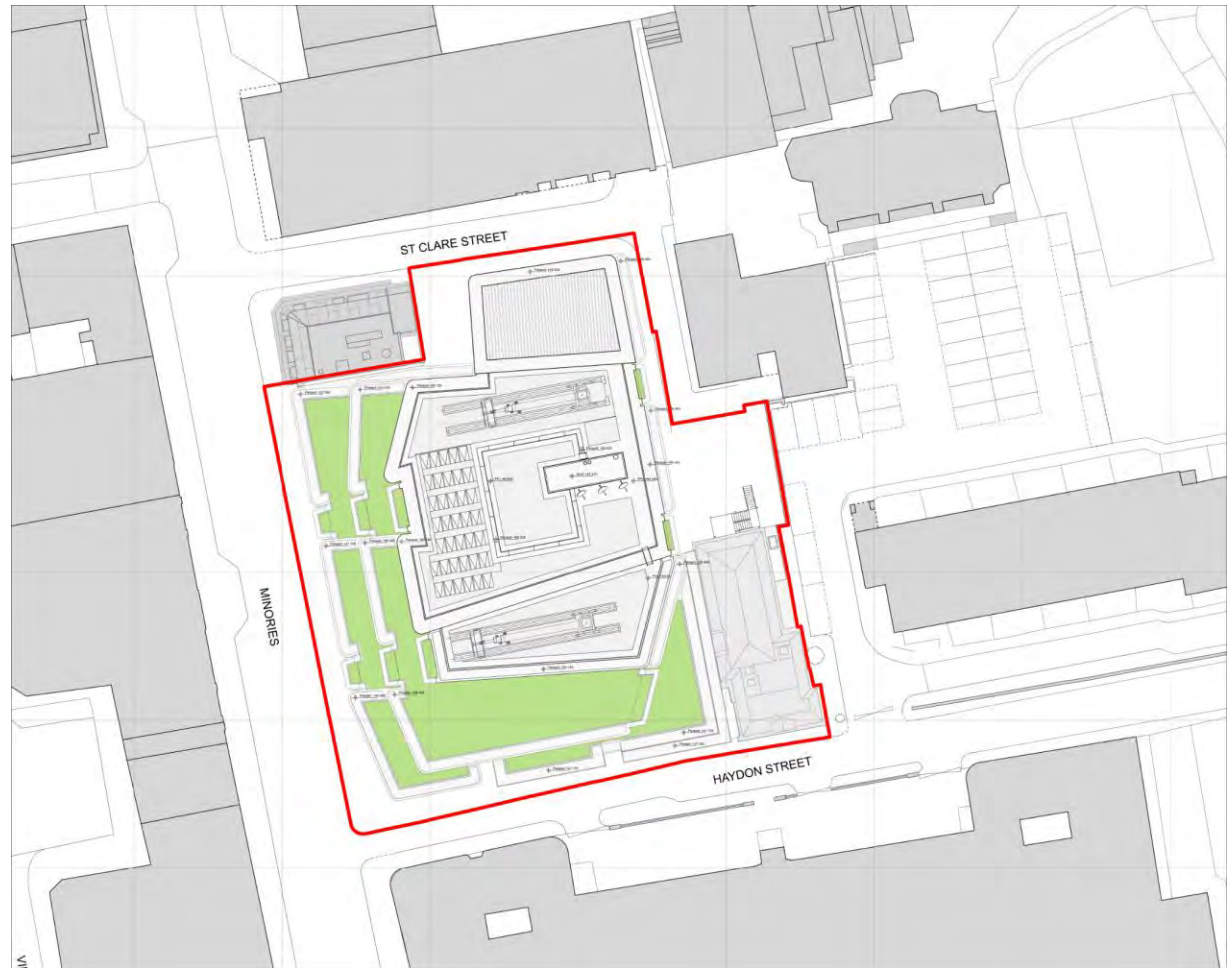
Proposed

Existing building has 13 floors due to the lower floor to floor height

Existing (left) and Proposed (right) Level 11 Mezzanine



Existing



Proposed

Existing (left) and Proposed (right) Roof Plans

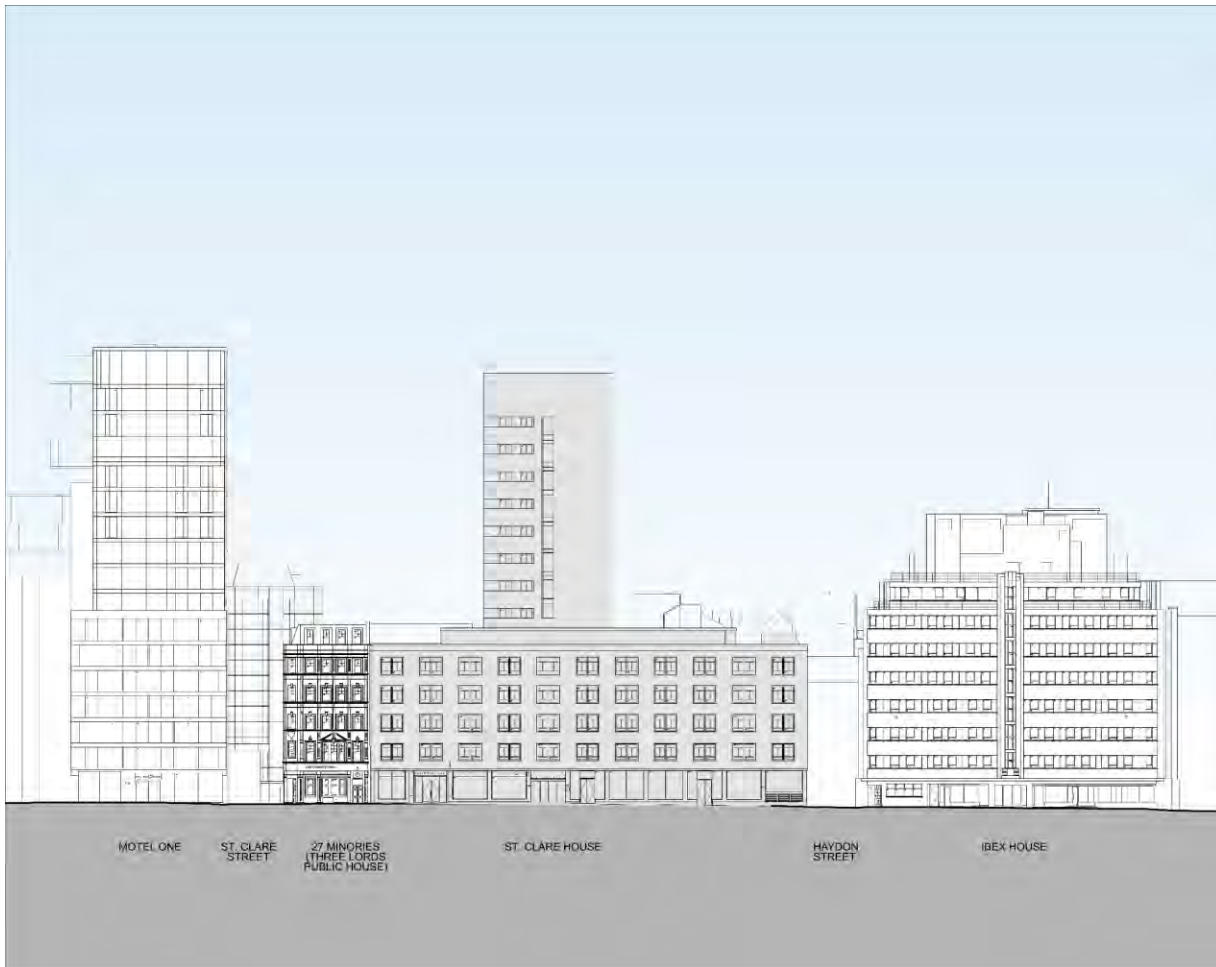


Existing



Proposed

Existing (left) and Proposed (right) Cross Sections

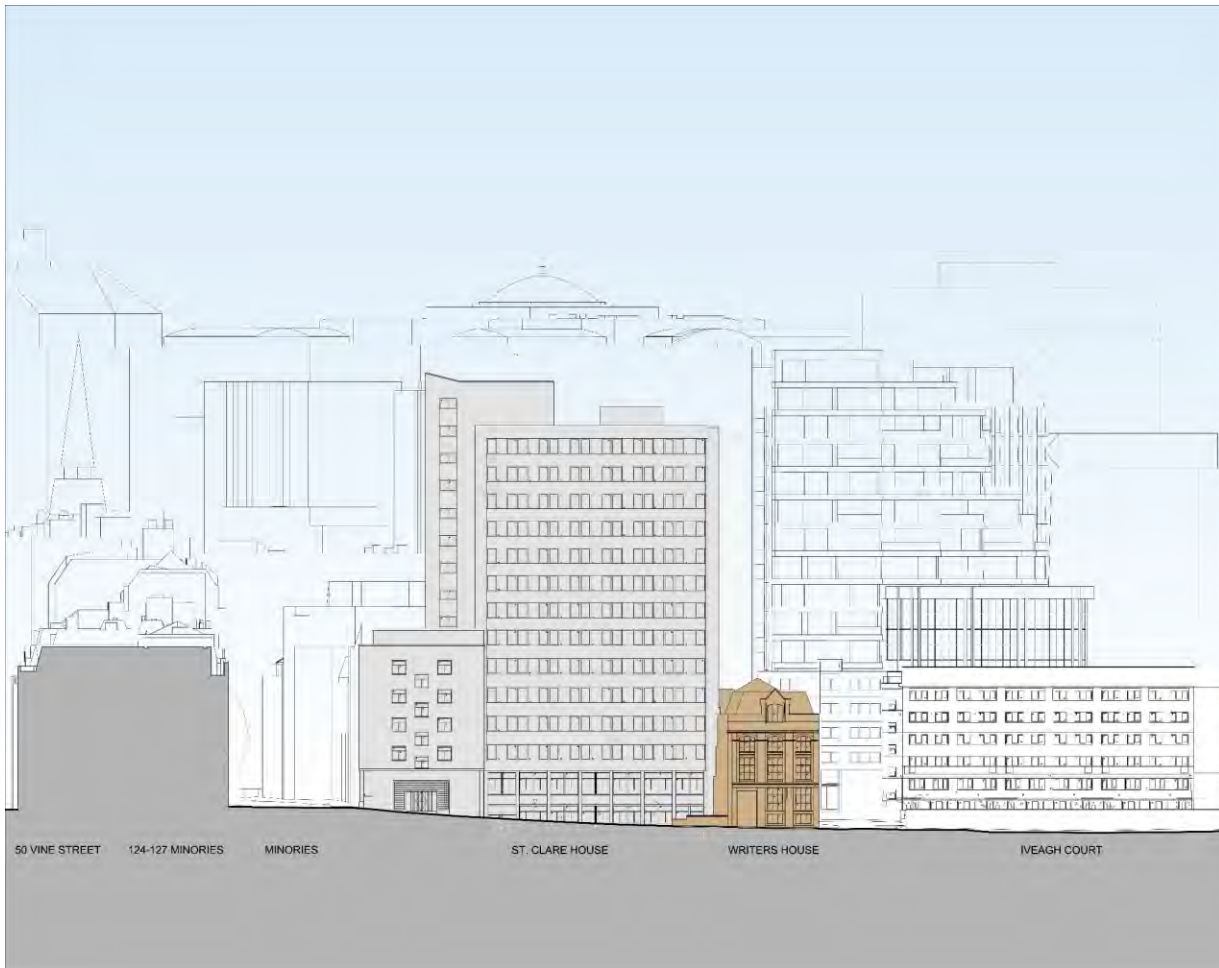


Existing

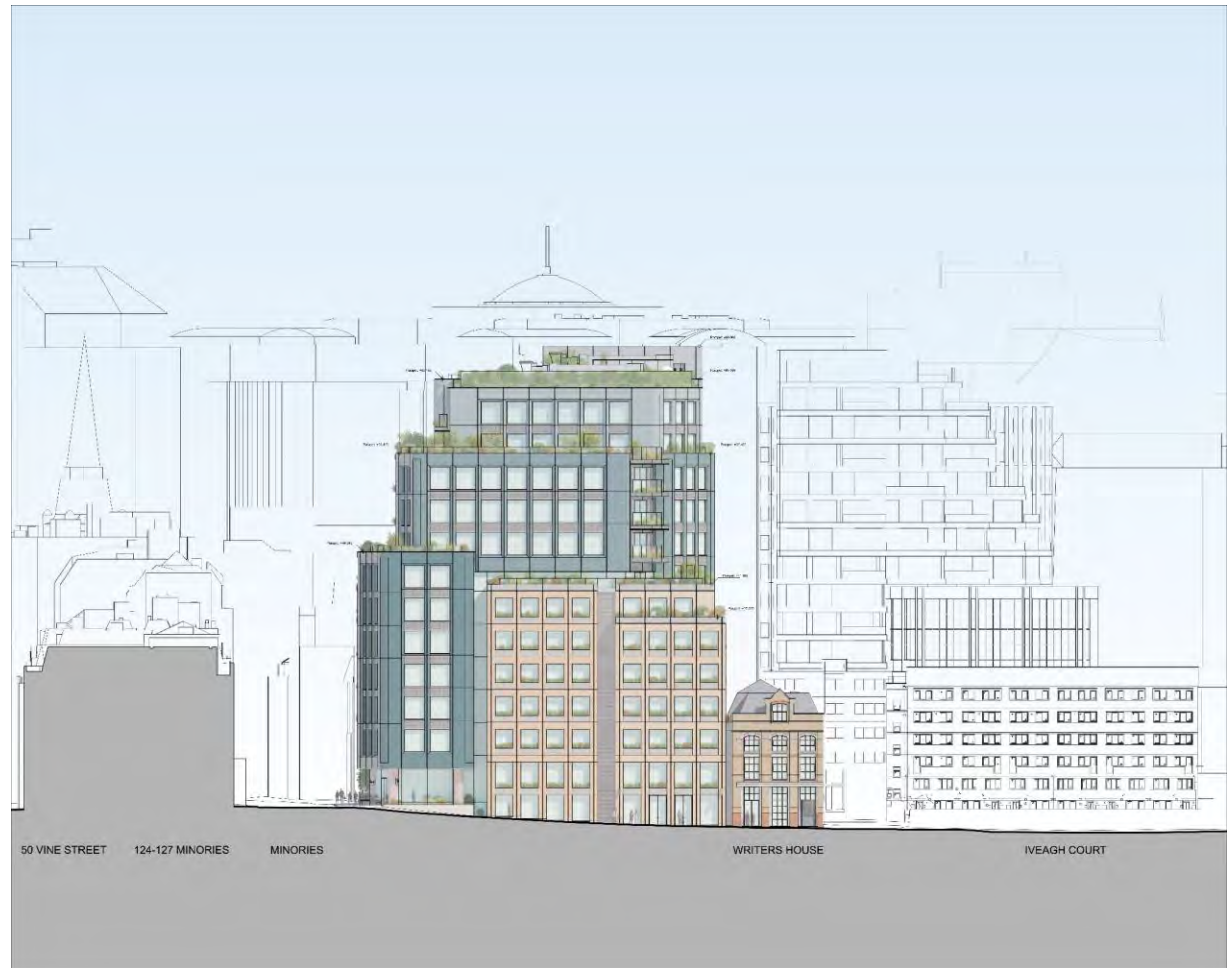


Proposed

Existing (left) and Proposed (right) West (Minories) Elevations

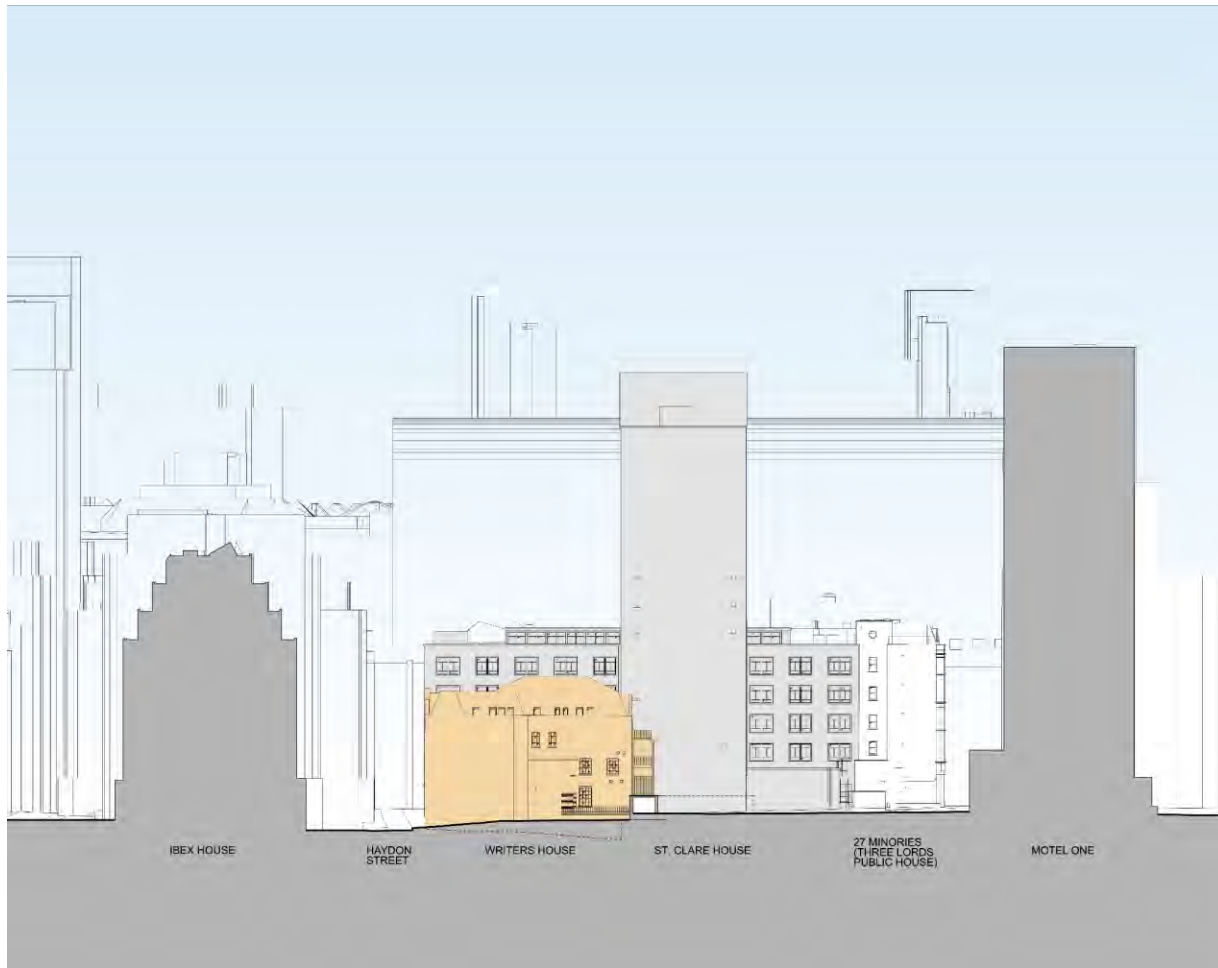


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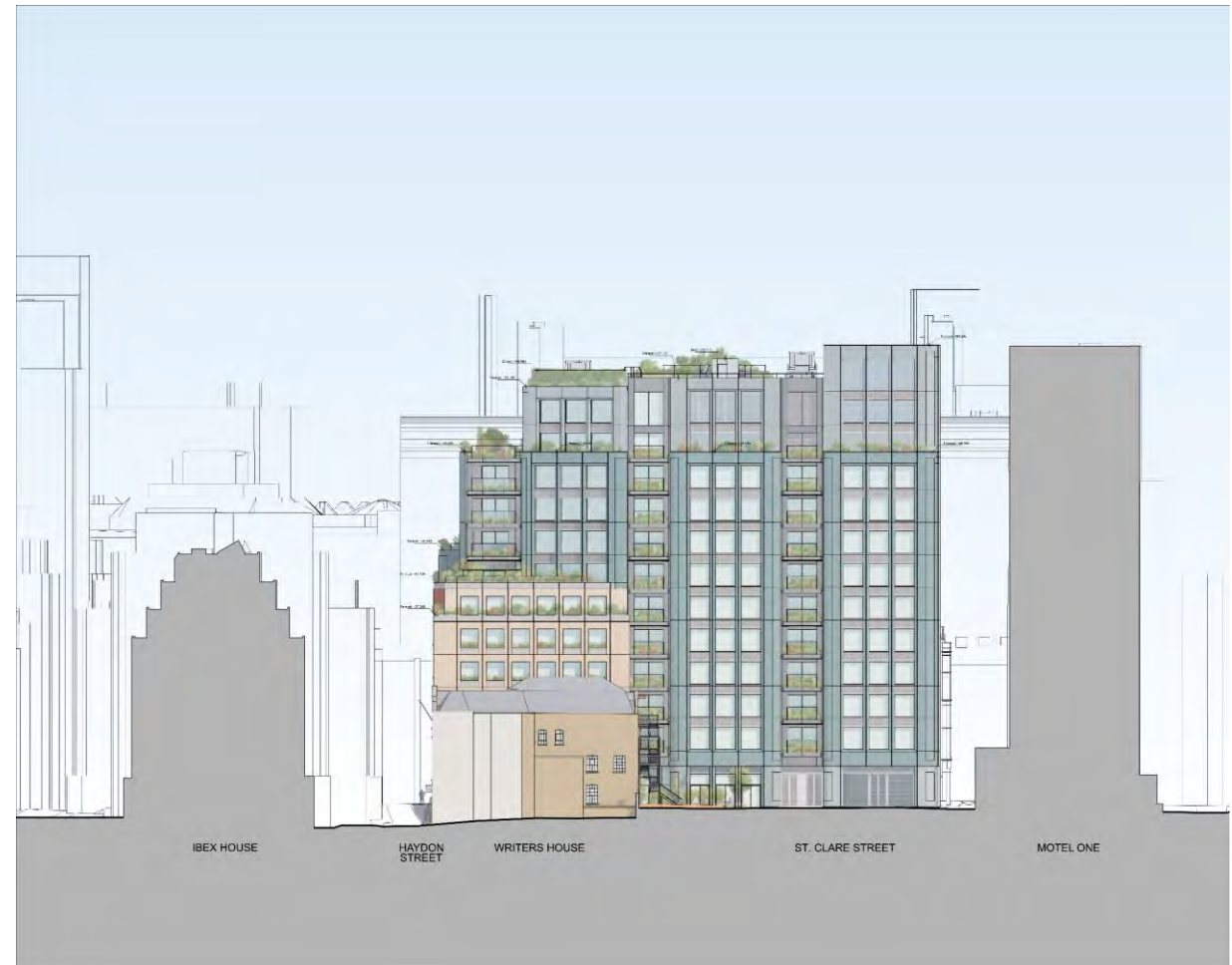


Proposed

Existing (left) and Proposed (right) South (Haydon Street) Elevations



Existing



Proposed

Existing (left) and Proposed (right) East Elevations



Existing



Proposed

Existing (left) and Proposed (right) North (St Clare Street) Elevations





LVMF 25A.2 - Queen's Walk - existing



LVMF 25A.2 - Queen's Walk - proposed



LVMF 25A.2 - Queen's Walk - cumulative



LVMF 25A.1 - Queen's Walk - existing



LVMF 25A.1 - Queen's Walk - proposed



LVMF 25A.1 - Queen's Walk - cumulative



LVMF 25A.3 - Queen's Walk - existing



LVMF 25A.3 - Queen's Walk - proposed





LVMF 25A.3 - Queen's Walk - cumulative



LVMF 25A.3 - Queen's Walk – telephoto - existing



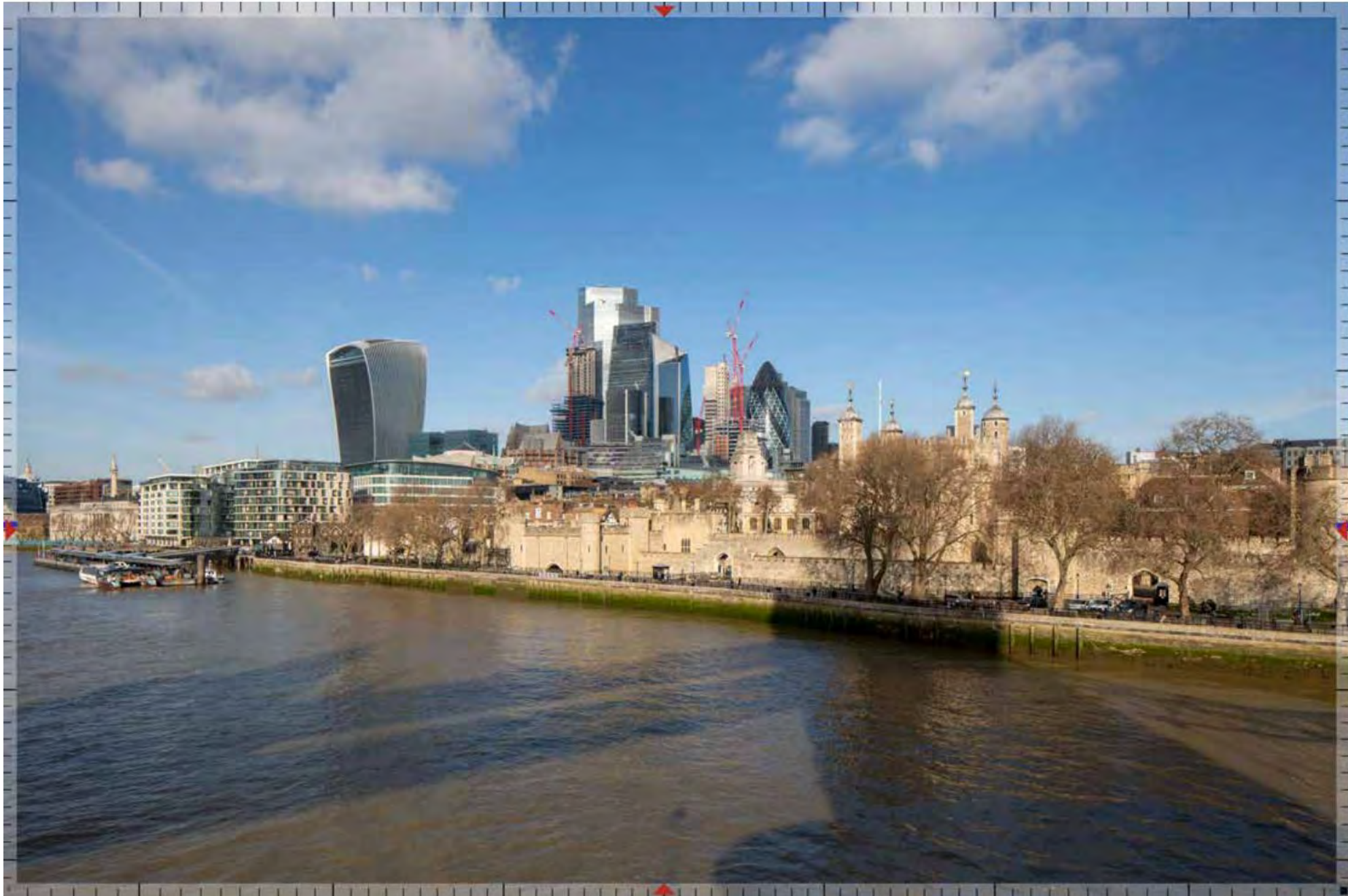
LVMF 25A.3 - Queen's Walk – telephoto - proposed



Verified nocturnal view - existing



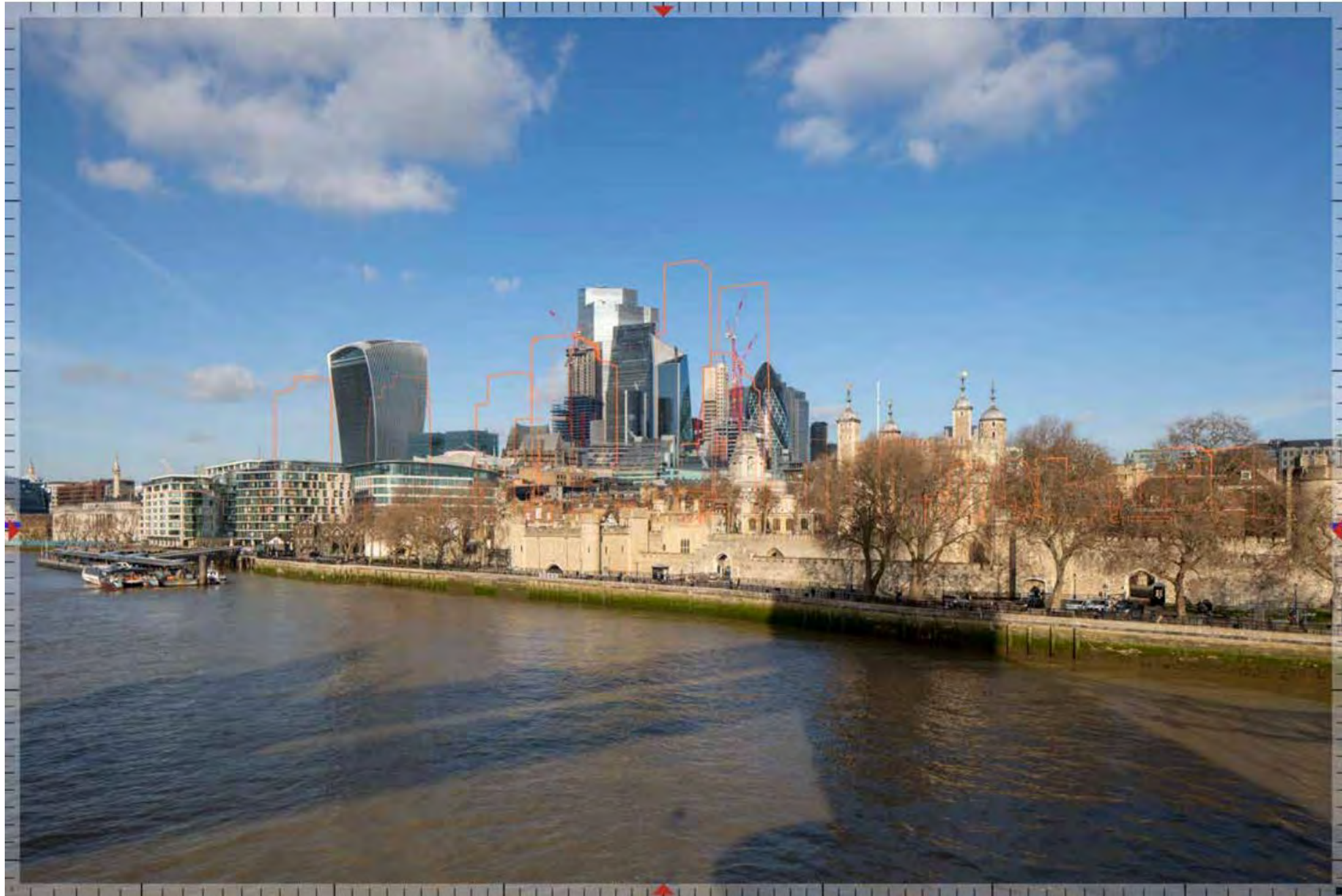
Verified nocturnal view - proposed



LVMF 10A.1 - Tower Bridge, North Bastion - existing



LVMF 10A.1 - Tower Bridge, North Bastion - proposed

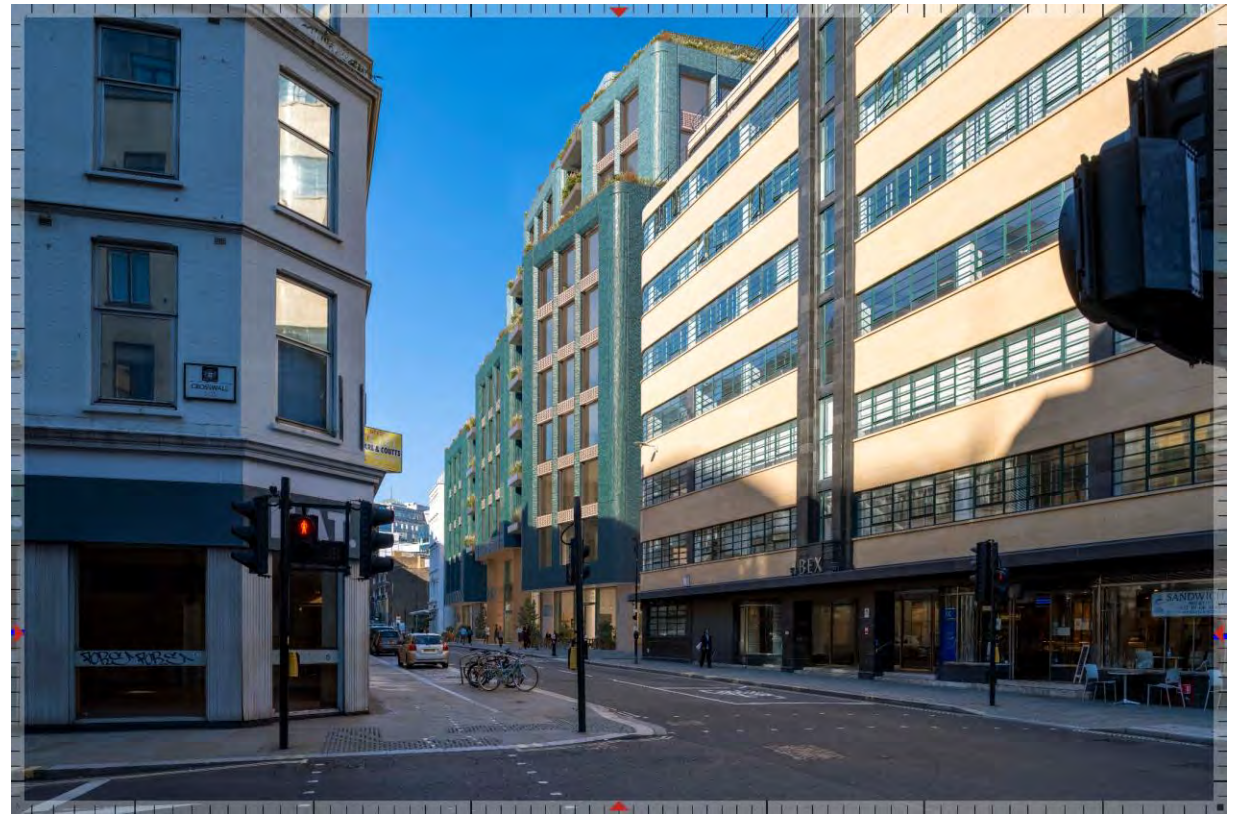


LVMF 10A.1 - Tower Bridge, North Bastion - cumulative





Existing



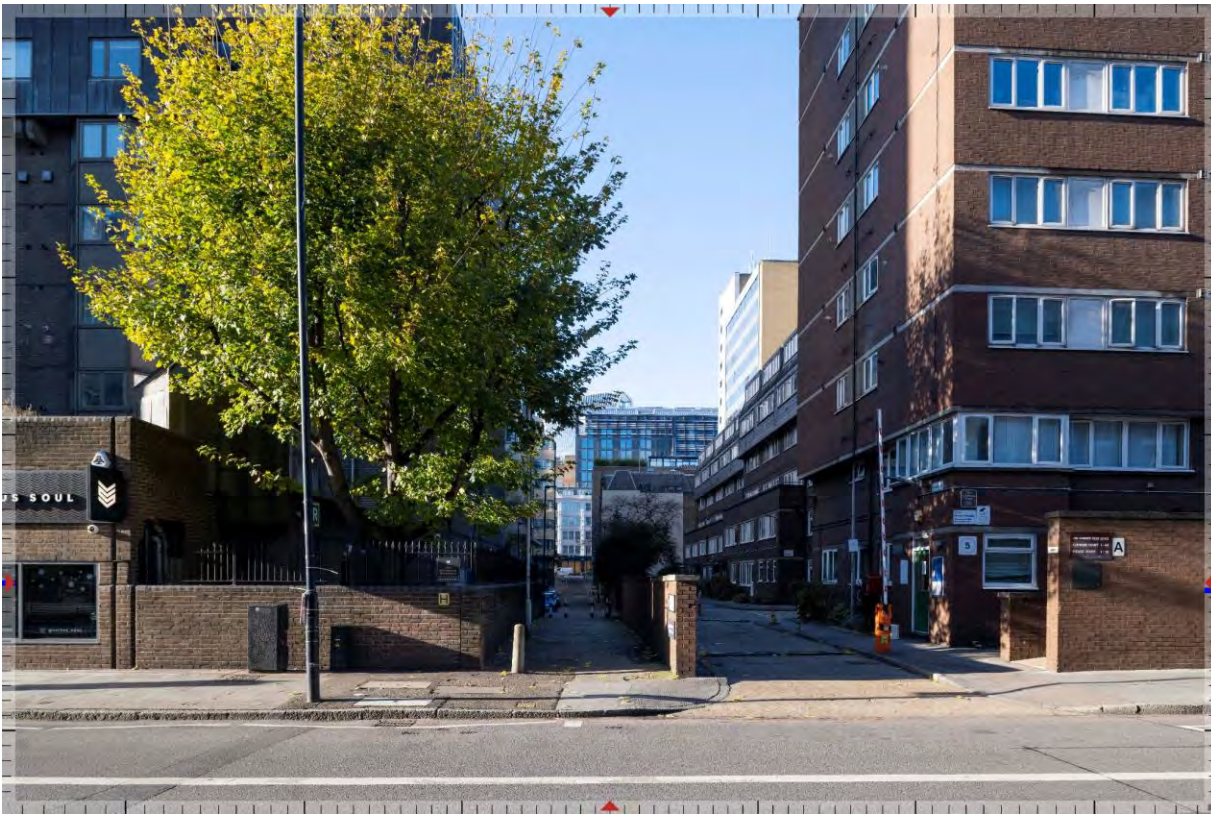
Proposed



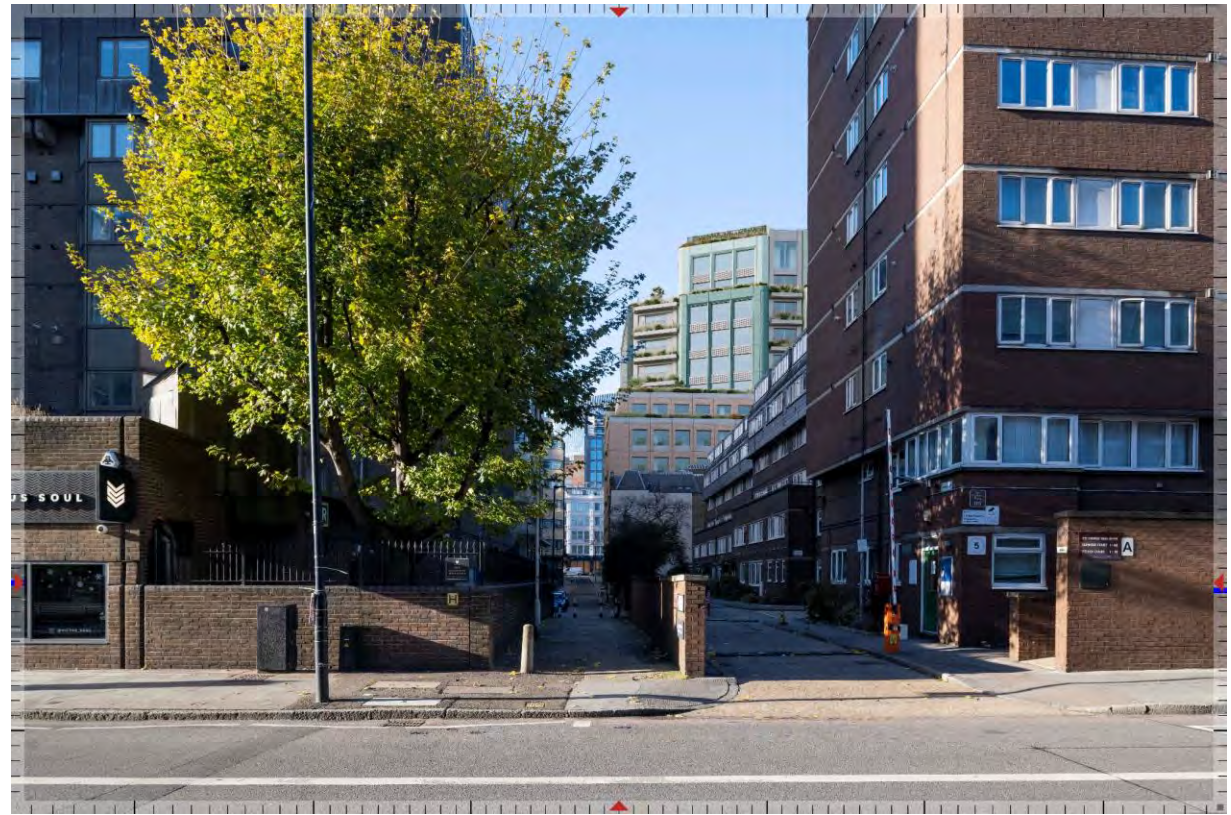
Existing



Proposed



Existing

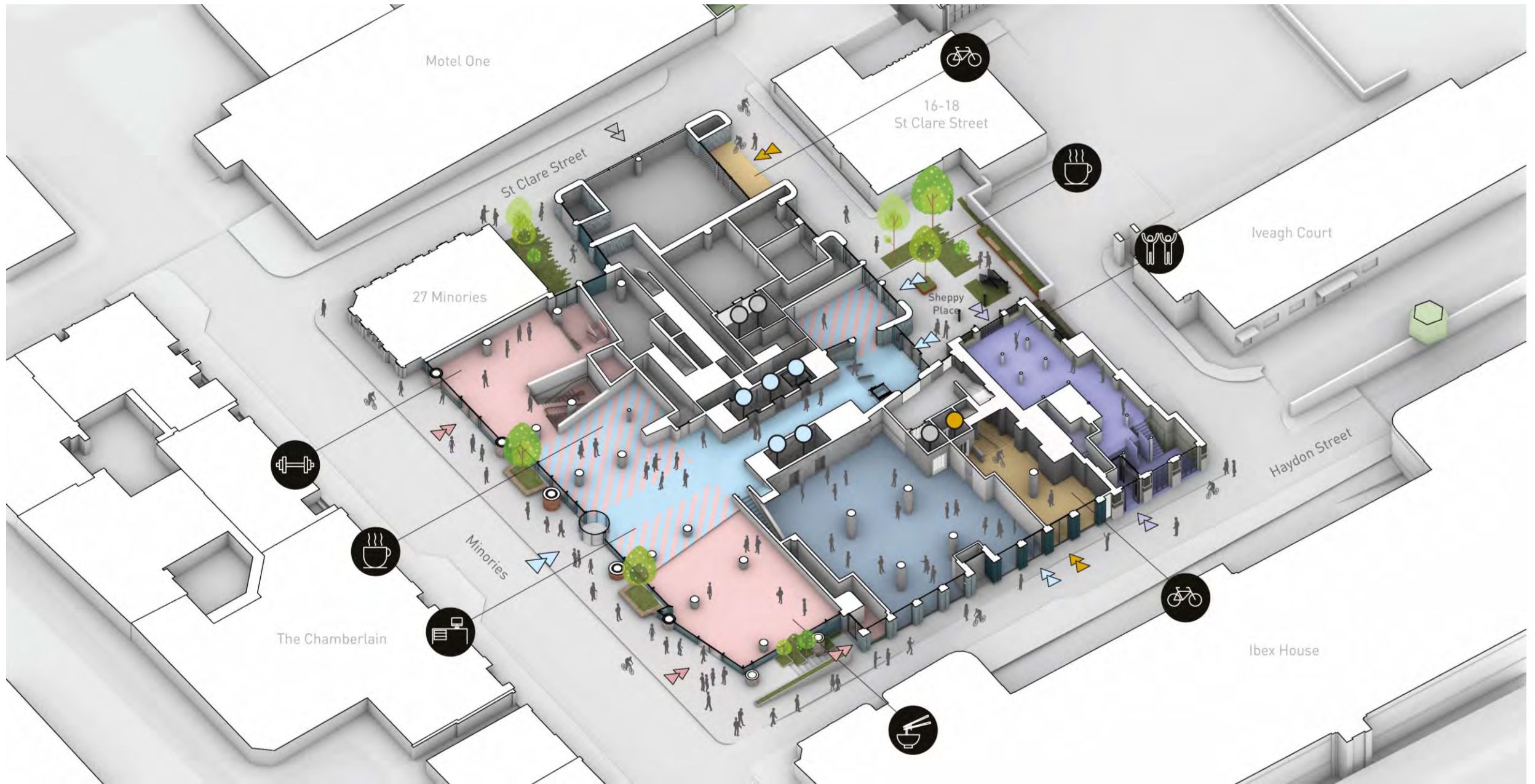


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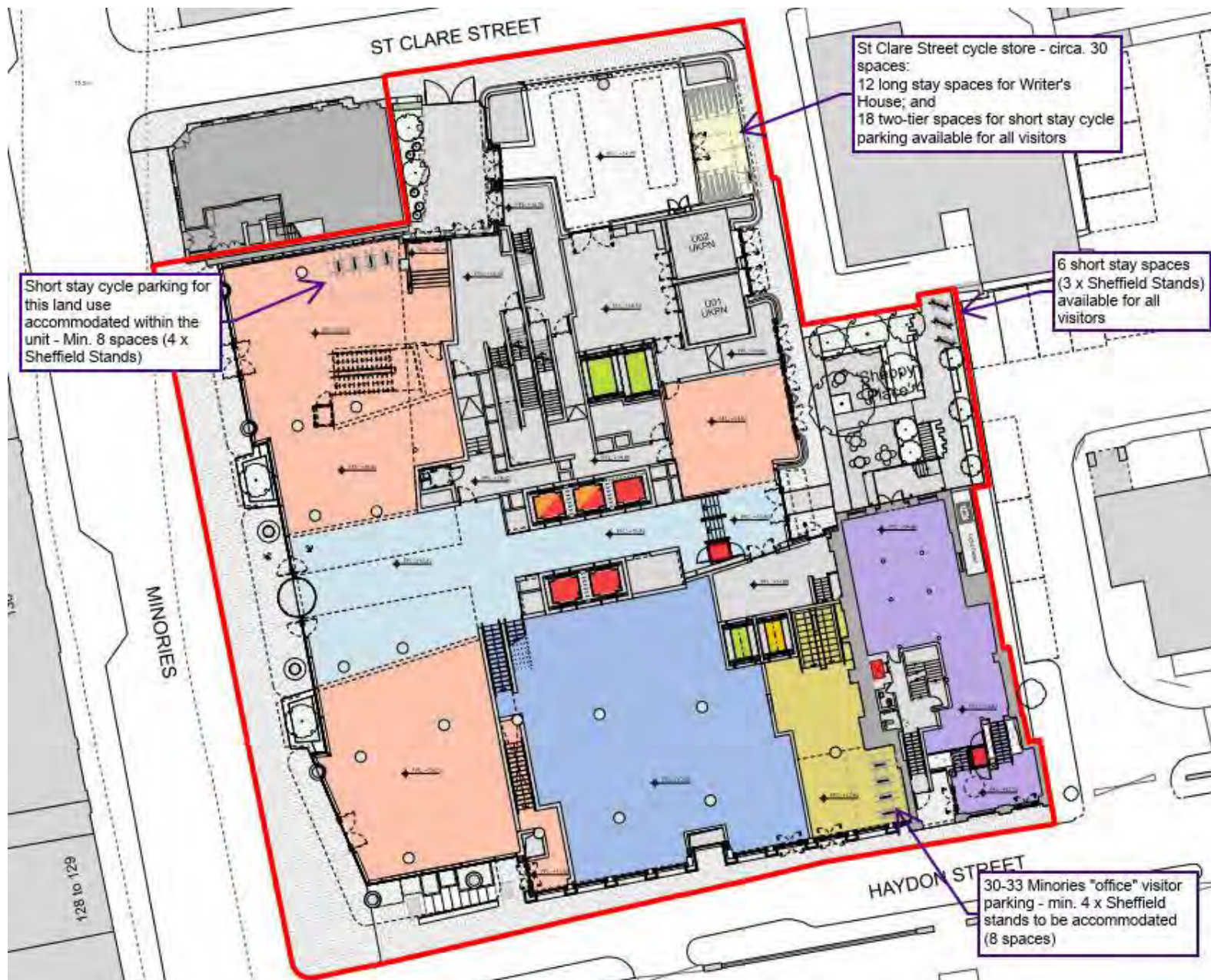
1. Recessed rounded corner  
Vertical staggered bond
2. Solid walls  
Staggered bond, alternating directions
3. Panel Joint  
Bird mouth details  
concealing panel joints
4. Brick Pier  
Triangular shape add depth and solidity  
to the elevation while maximising views  
out
5. Floor-to-ceiling windows  
Generous glazing area maximising  
views towards the Eastern Cluster  
Concealed frame
6. Ornamental Ultra High Performance  
Concrete spandrels  
Perforated, integral to the pre-cast  
panel  
& precisely moulded patterns and  
openings  
Metal back panel
7. Planted parapets  
Integrated in the glazed brick parapets
8. Biophilic Planted Balconies  
UHPC balcony  
Bead blasted stainless steel planter



Bay details showing materials



Ground floor plans showing arrangements and cycle access



Ground floor plan and public realm



Cycle parking access



**NOTES**

1. DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT INFORMATION.
3. ALL DATUM LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

PO2	20.01.2023	FLOOR PLAN AMENDED	TC	LP	LP
PO1	17.06.2022	FIRST ISSUE	AM	LP	LP
Rev	Date	Approved by	Design	Drawn	Appr

The drawing should not be relied on as a statement of fact or as a recommendation other than that to which the architect is responsible for the drawing to any party other than the person to whom it was originally issued. Any party who uses the drawing in the absence of the architect shall do so at their own risk and liability. The architect shall not be responsible for any damage arising from the use of the drawing.

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 London  
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**SWECO**

Client  
 PLP ARCHITECTS

Project Title  
 30 MINORIES

Drawing Title  
 7.5T BOX VAN ACCESS/EGRESS  
 EAST LOADING BAY

Purpose of Issue  
**PRELIMINARY**

Stage	SD	Design	LP	LP
Initial Status	SD	Design	LP	LP
Drawn	TC	Design	LP	Approved LP

Sheet Size  
 A3

Scale  
 1:250

Sheet No  
 65201853

Revision  
 PO2

Drawing Number  
 201853-SWE-00-TP-DR-0001-001

sweco\0608\091\Projects\62246\02\PO1\700\_30\_Minories\003\_30\_Minories\_TRANSPORT\04\_Deliverables\Management\Drawings\working\_65201853-SWE-00-TP-DR-0001\_PO2.dwg

Loading Bay: St Clare, 7.5T Box Van

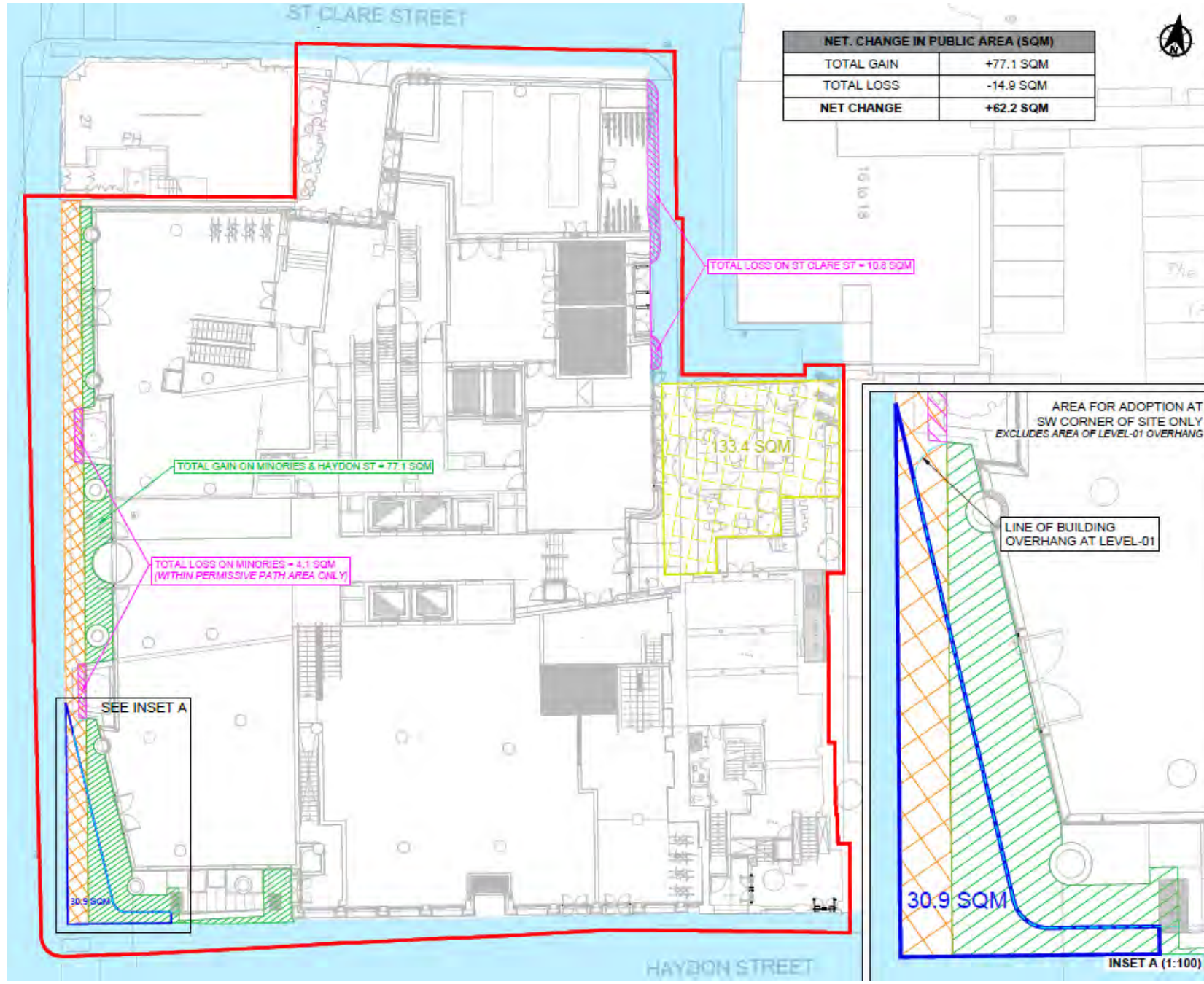




NOTES																								
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<table border="1"> <tr> <td>REV</td> <td>DATE</td> <td>APPROVED BY</td> <td>DETAILS</td> <td>DATE</td> <td>APP'D</td> </tr> <tr> <td>P02</td> <td>20.01.2023</td> <td></td> <td>FLOOR PLAN AMENDED</td> <td></td> <td>TC LP LP</td> </tr> <tr> <td>P01</td> <td>17.08.2022</td> <td></td> <td>FIRST ISSUE</td> <td></td> <td>AH LP LP</td> </tr> </table>	REV	DATE	APPROVED BY	DETAILS	DATE	APP'D	P02	20.01.2023		FLOOR PLAN AMENDED		TC LP LP	P01	17.08.2022		FIRST ISSUE		AH LP LP	<table border="1"> <tr> <td>3rd Floor, Elton House 2 Elton Street London EC2M 7LS Tel: +44 (0)20 3002 1310 Web: www.sweco.co.uk</td> </tr> </table>					3rd Floor, Elton House 2 Elton Street London EC2M 7LS Tel: +44 (0)20 3002 1310 Web: www.sweco.co.uk
REV	DATE	APPROVED BY	DETAILS	DATE	APP'D																			
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3rd Floor, Elton House 2 Elton Street London EC2M 7LS Tel: +44 (0)20 3002 1310 Web: www.sweco.co.uk																								
<b>SWECO</b>																								
Client																								
PLP ARCHITECTS																								
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30 MINORIES																								
Drawing Title																								
7.5T BOX VAN ACCESS/EGRESS WEST LOADING BAY																								
Purpose of Issue																								
PRELIMINARY																								
<table border="1"> <tr> <td>Drawn</td> <td>TC</td> <td>Designed</td> <td>TC</td> <td>Checked</td> <td>LP</td> <td>Approved</td> <td>LP</td> </tr> </table>	Drawn	TC	Designed	TC	Checked	LP	Approved	LP	<table border="1"> <tr> <td>Sheet No</td> <td>AS</td> <td>Scale</td> <td>1:250</td> <td>Sheet Ref</td> <td>65201853</td> <td>Revision</td> <td>P02</td> </tr> </table>					Sheet No	AS	Scale	1:250	Sheet Ref	65201853	Revision	P02			
Drawn	TC	Designed	TC	Checked	LP	Approved	LP																	
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Loading Bay: St Clare, 7.5T Box Van



Public area gain/loss



Public Realm Landscape Plan



Haydon Street



Sheppy place



Urban Greening Roof Plan



Urban Greening

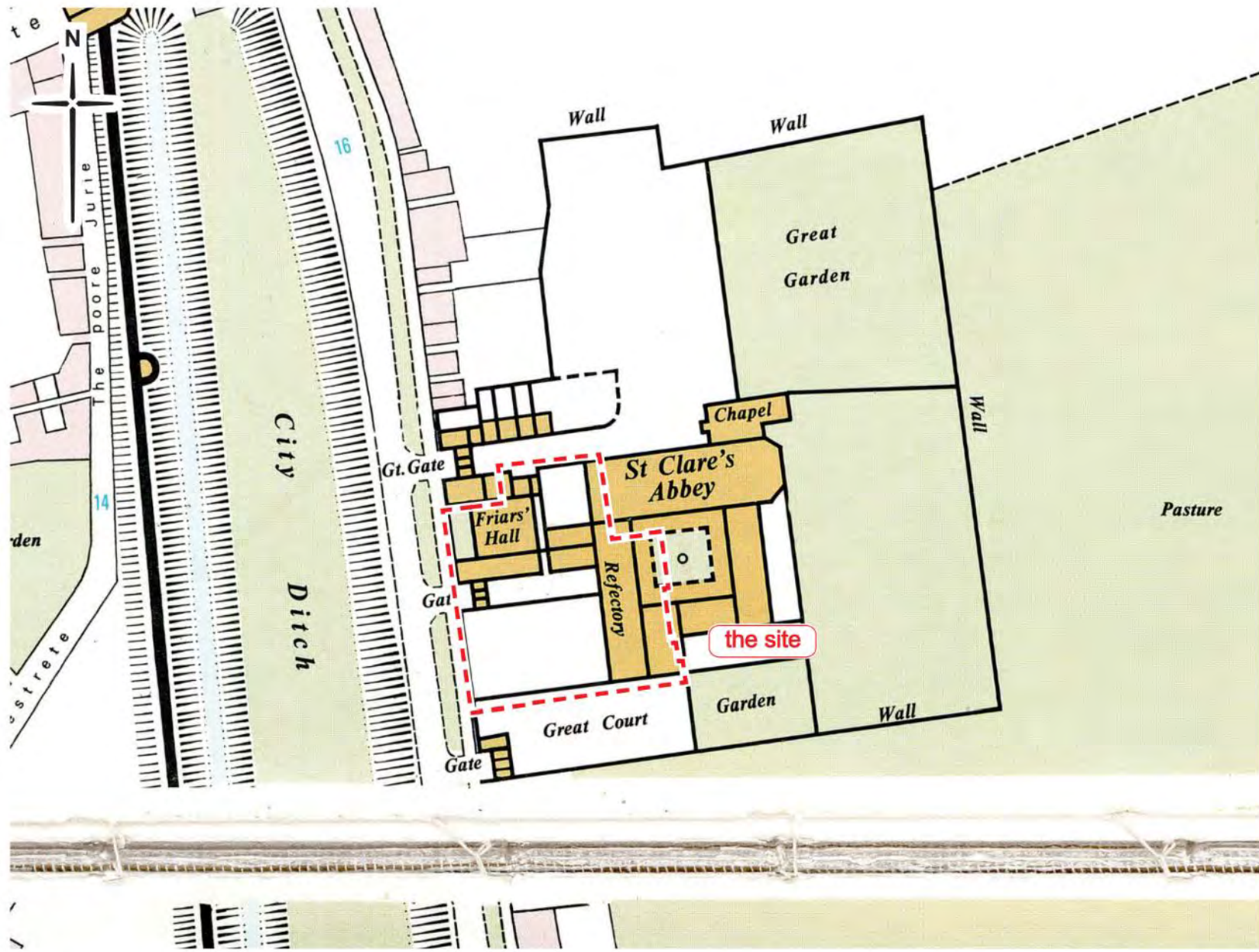
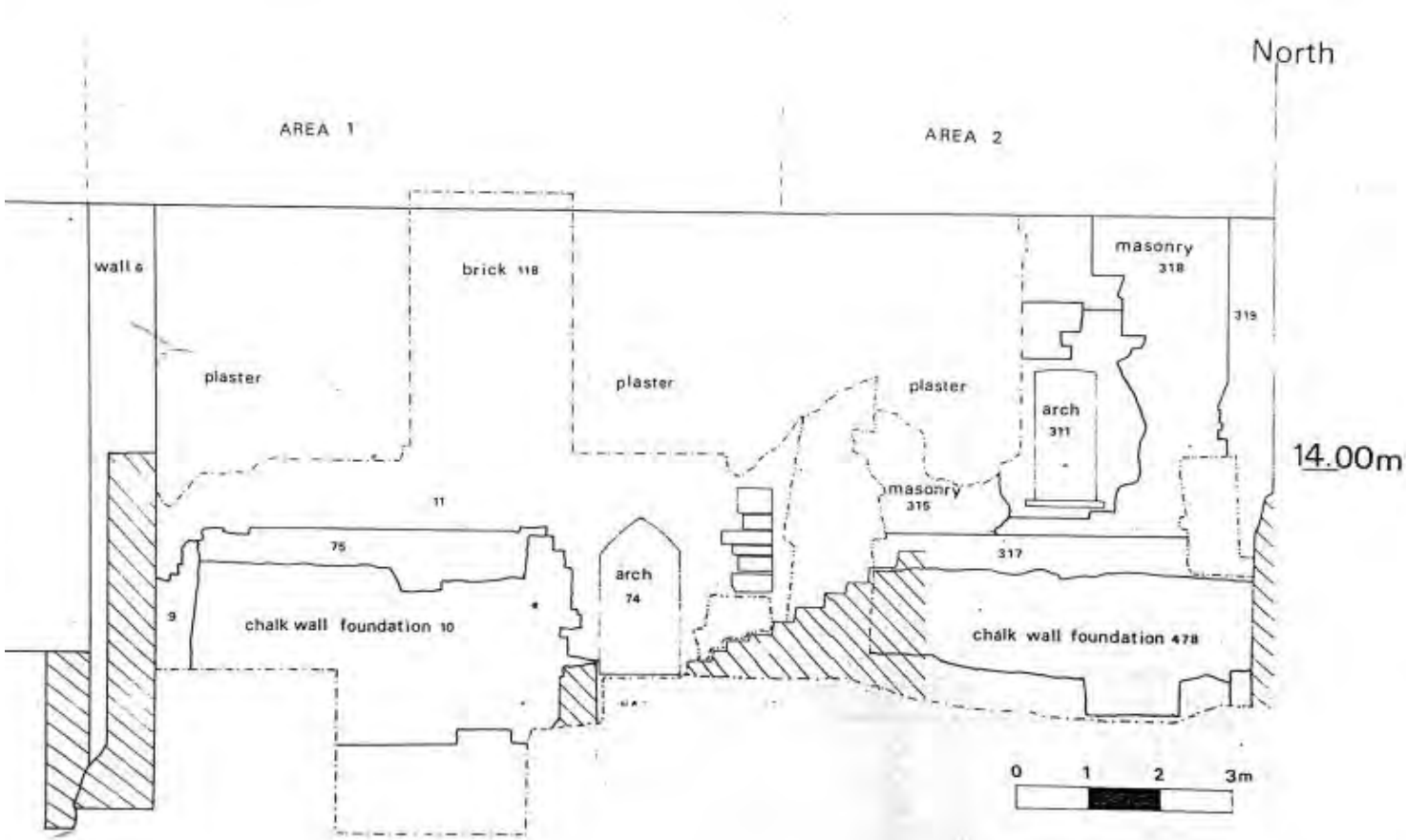


Fig 6 Lobel's map of London of c 1270 showing principal features overlaid on c 1520 base map

[slide added by CoL officers to provide further context to the proposal]

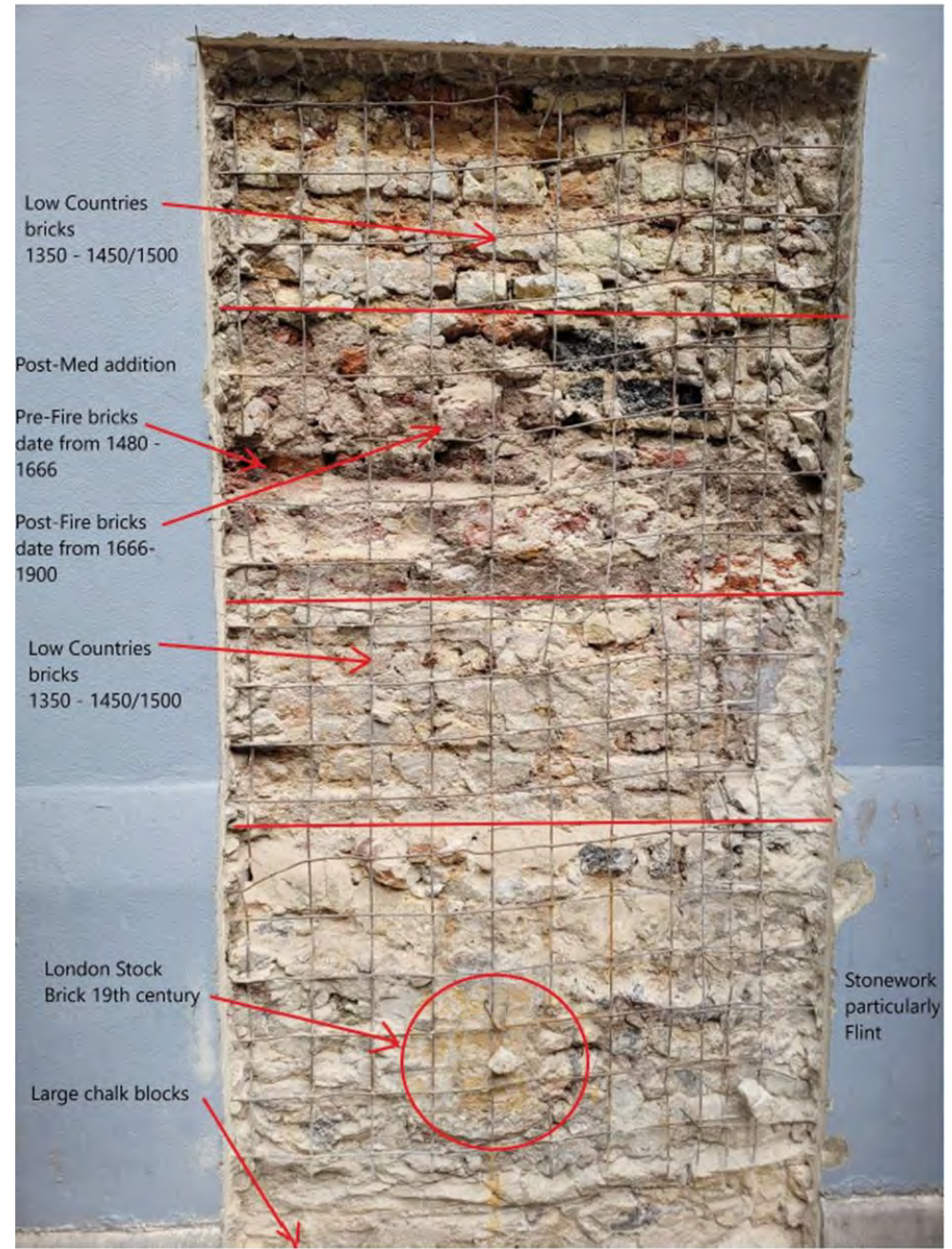
Archaeological potential



Above: Sectional drawing showing medieval features recorded in 1986 (unpublished MOLA paper, 1986)

Right: view following 2023 opening up works to reveal medieval masonry in the external face of the west wall of the Writers House (image from first evaluation report)

[slide added by CoL officers to provide further context to the proposal]



## Writers House – Archaeological features



- Ground and lower-ground floor to become a multi-purpose flexible community space led by Poplar HARCA in collaboration with the local community.
- Floors 1 – 4 will maintain office use but be provided as affordable workspace focused on SME's and social enterprises
- MOLA to provide educational and cultural meanwhile use and permanent exhibition
- Proposals developed in consultation with local residents (notably the Guinness Estate) and Ward Councilors



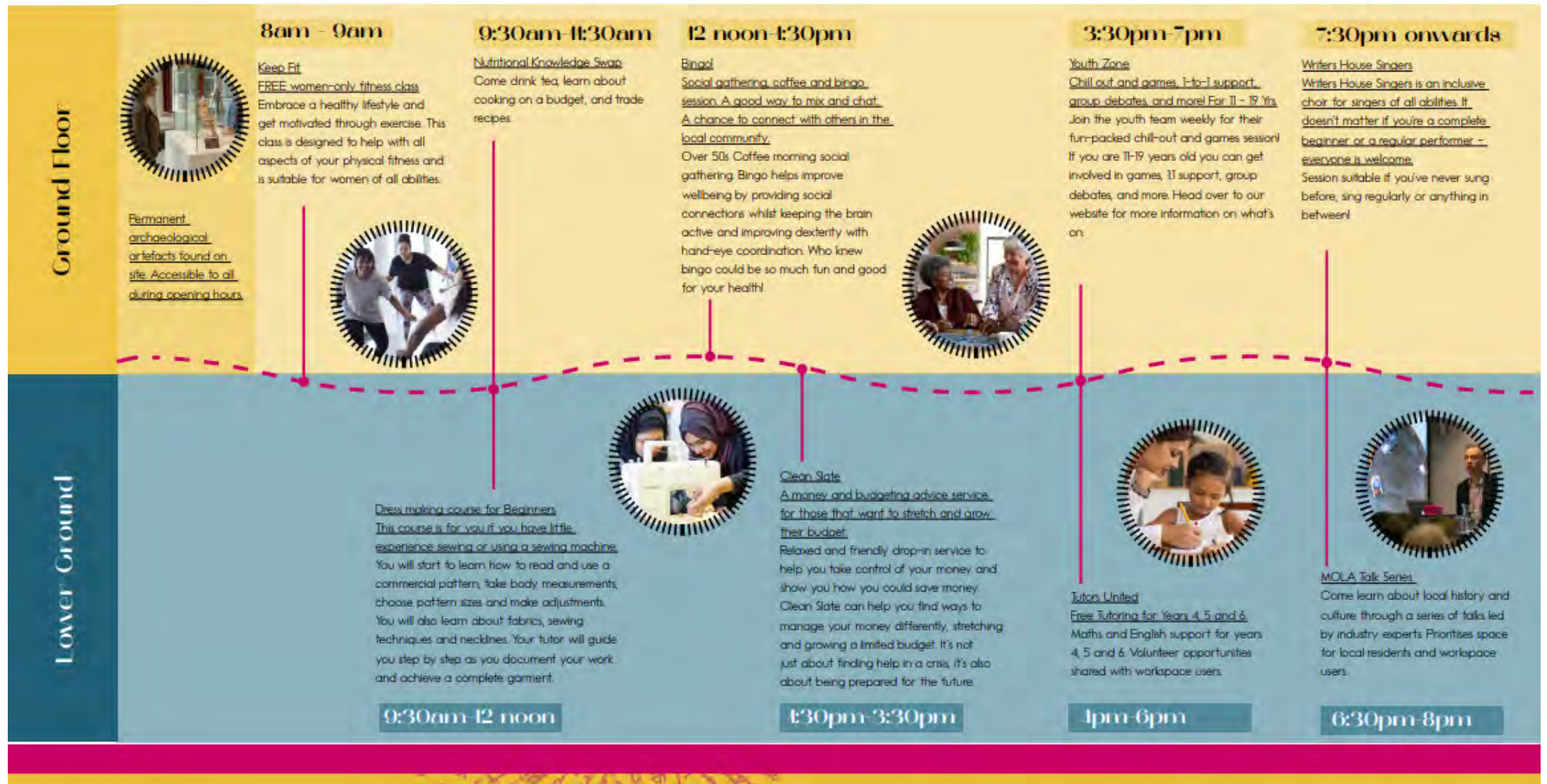
Illustrative Sketch of the Ground Floor



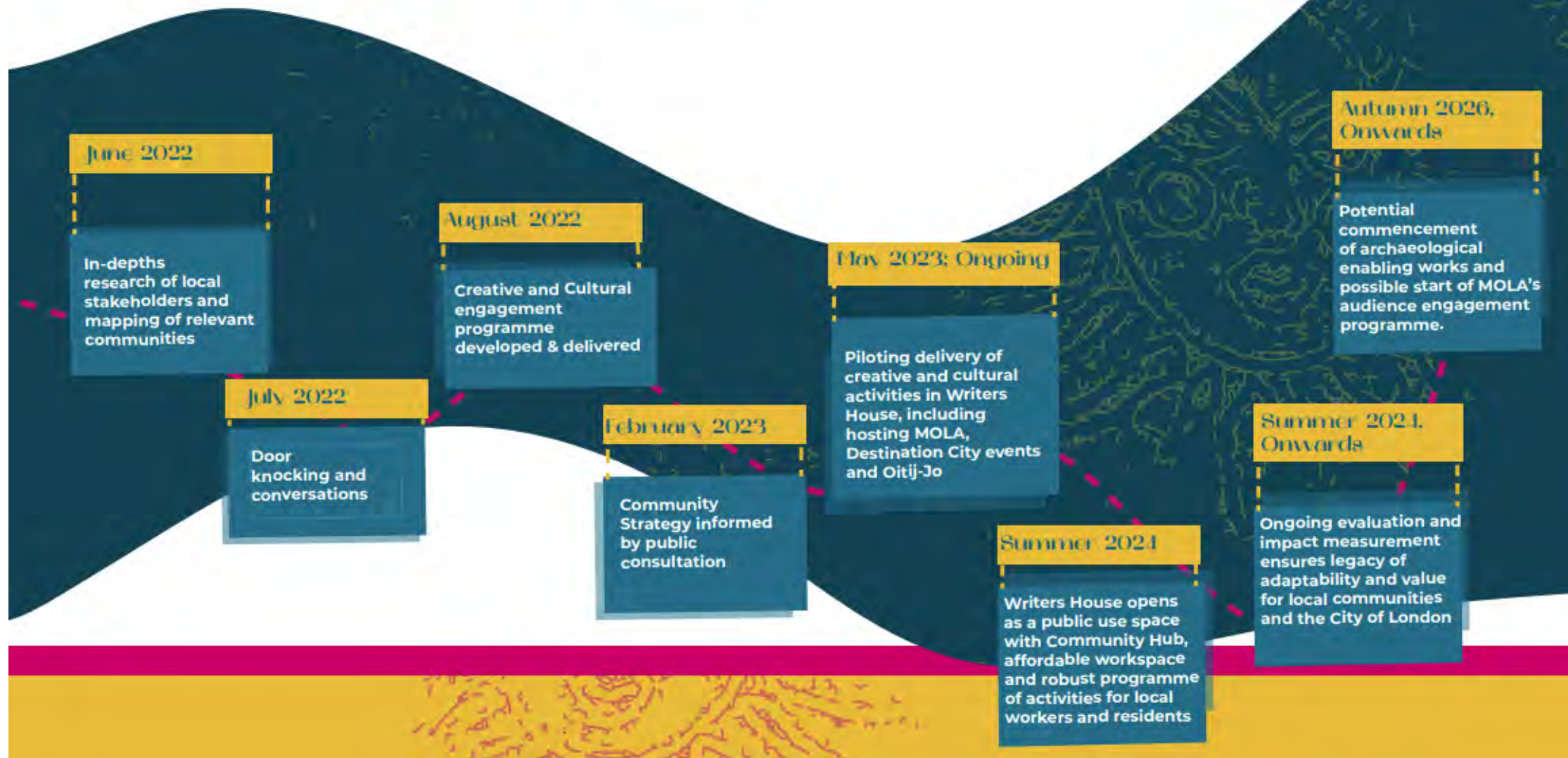
Illustrative Sketch of the Lower Ground Floor

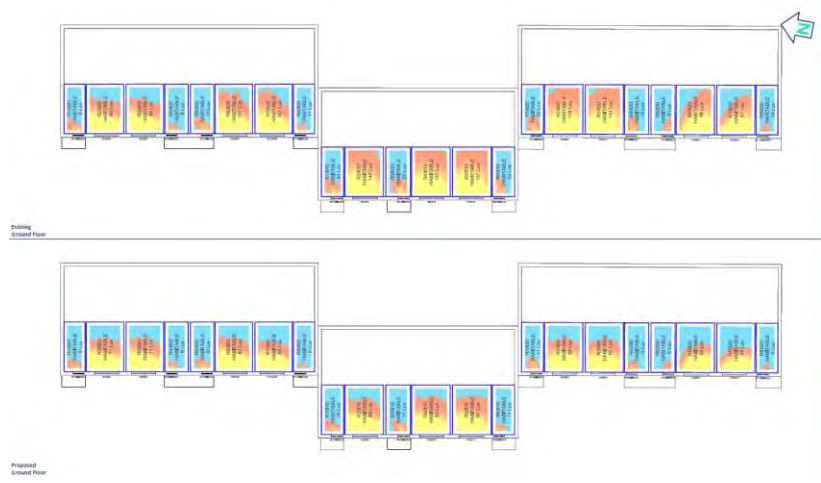


# Day in the Life



# Delivery Timeline





Ground floor



Second floor

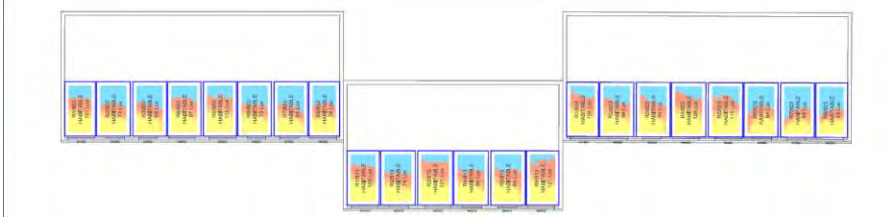


First floor



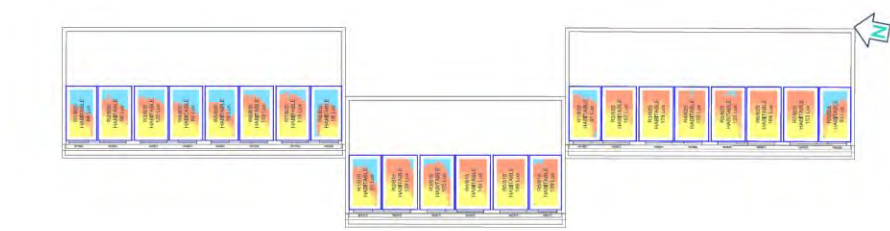


Existing Third Floor

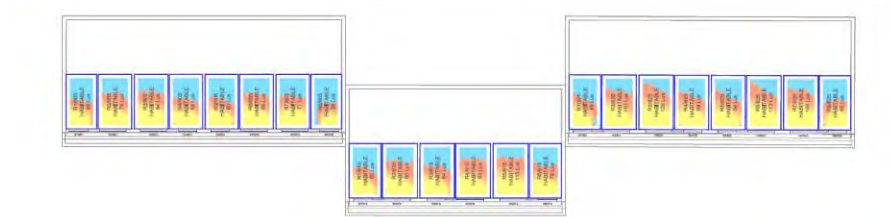


Proposed Third Floor

Third floor

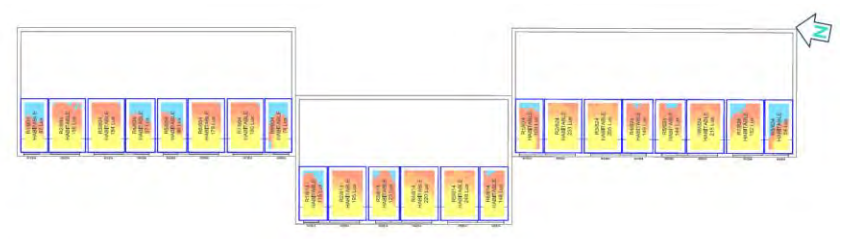


Existing Fifth Floor

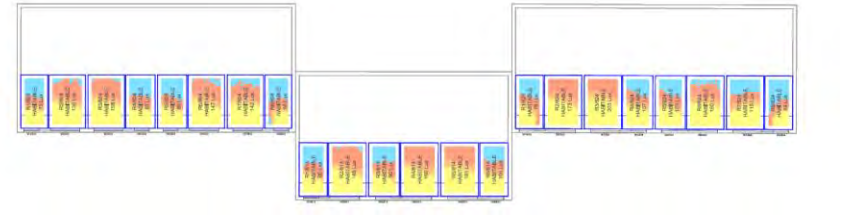


Proposed Fifth Floor

Fifth floor



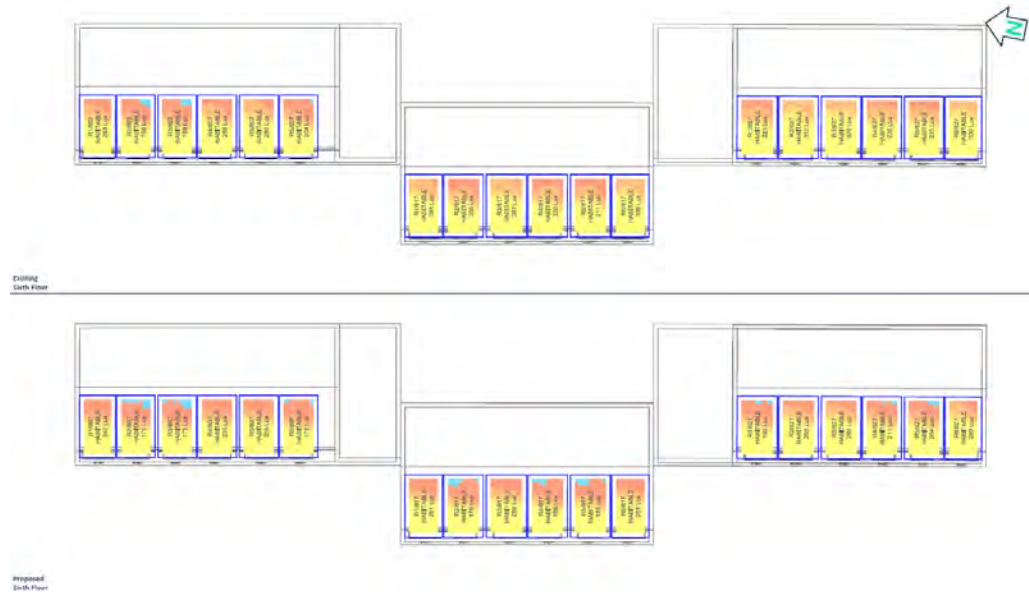
Existing Fourth Floor



Proposed Fourth Floor

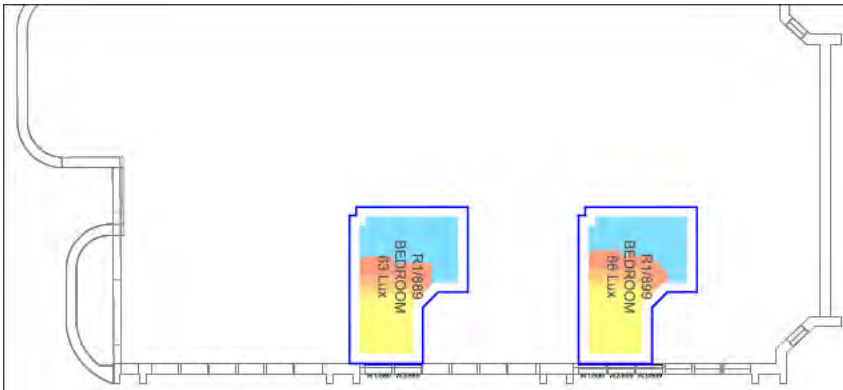
Fourth floor



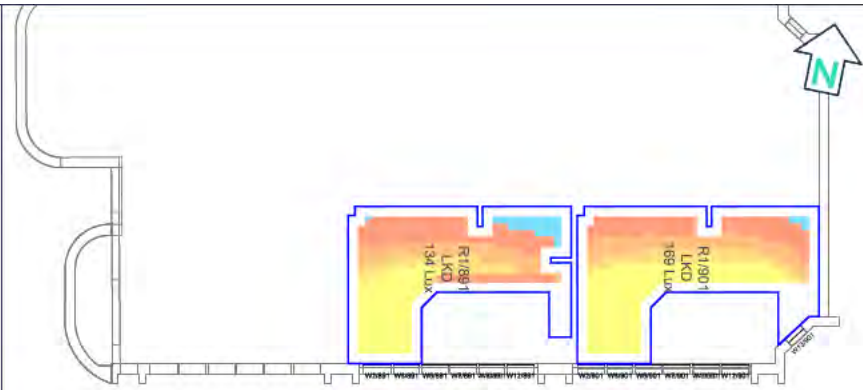


Sixth floor

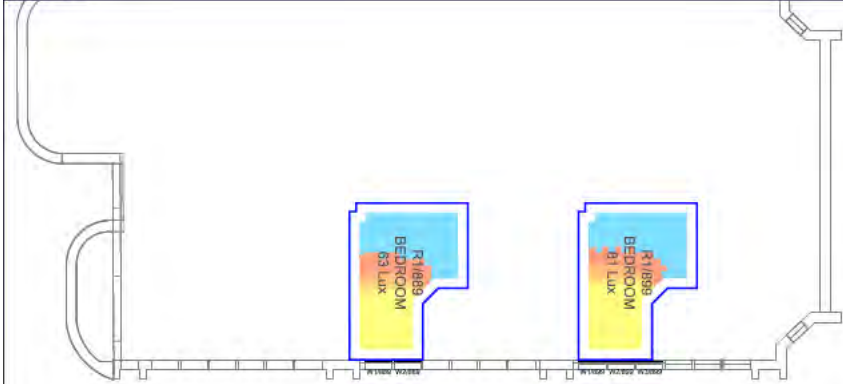




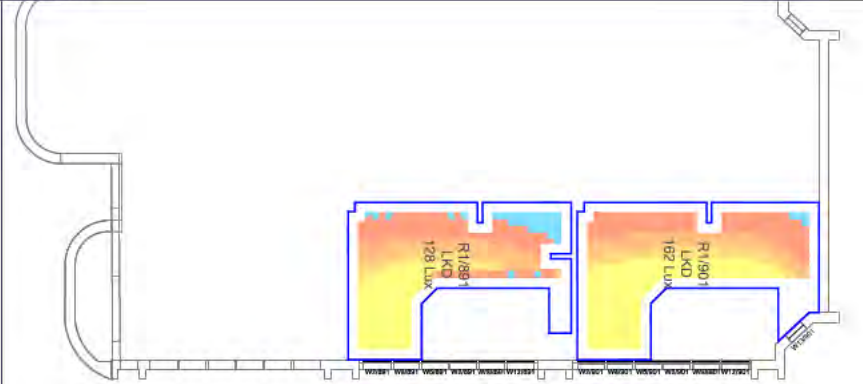
Existing  
Lower Ground



Existing  
Raised Ground



Proposed  
Lower Ground

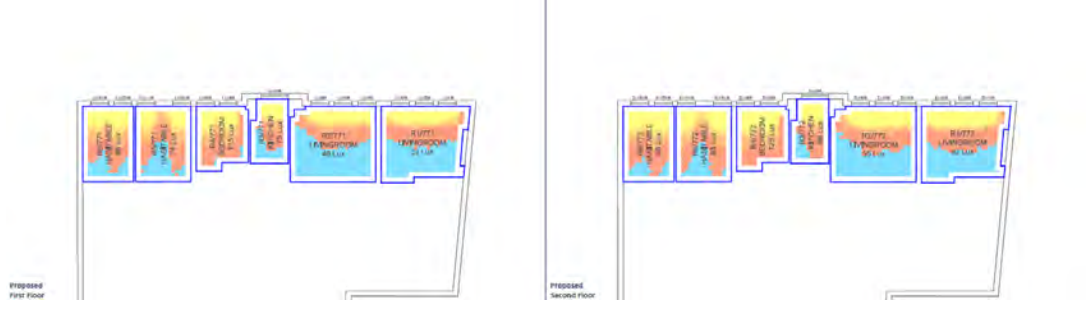
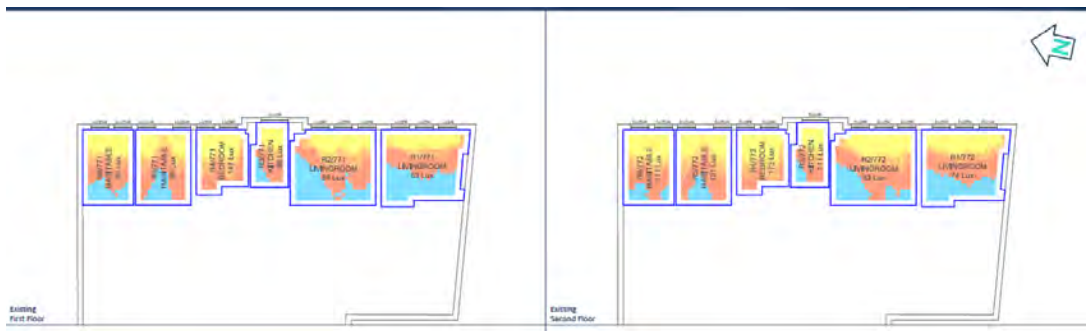


Proposed  
Raised Ground

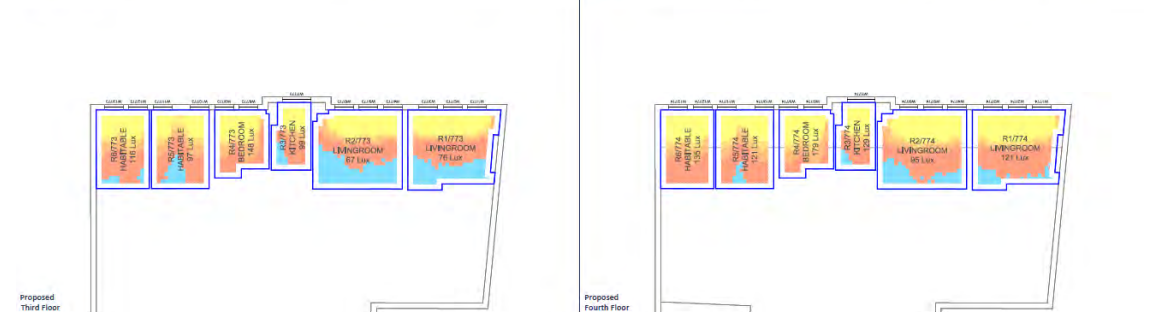
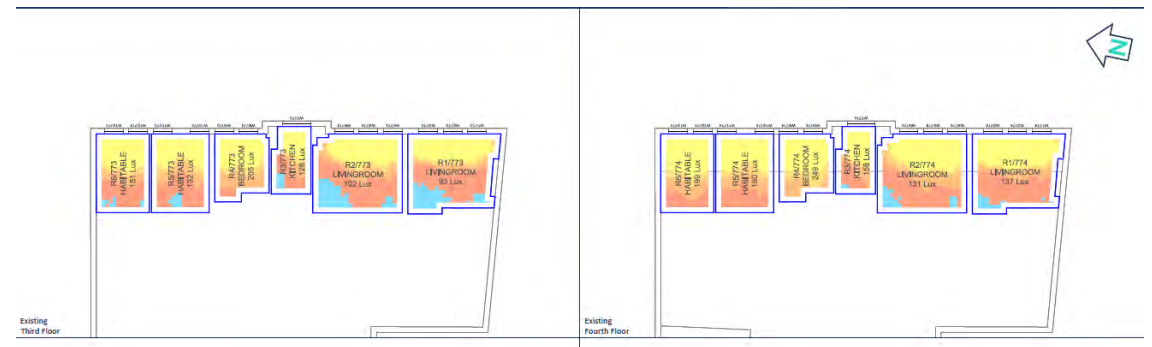
Lower ground

Raised ground

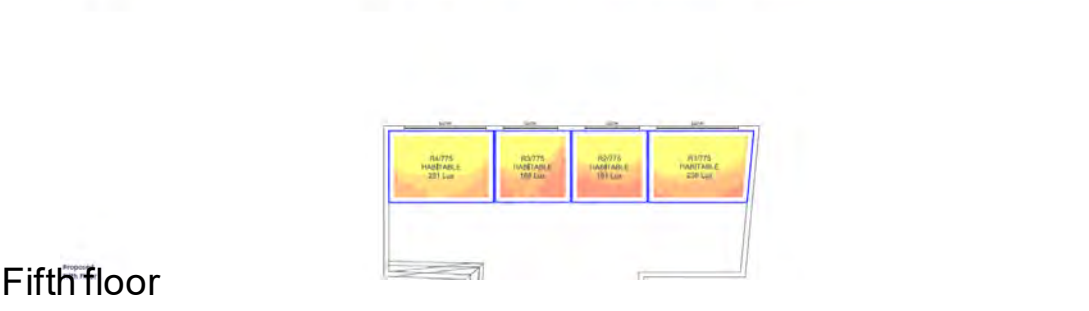




First and second floors



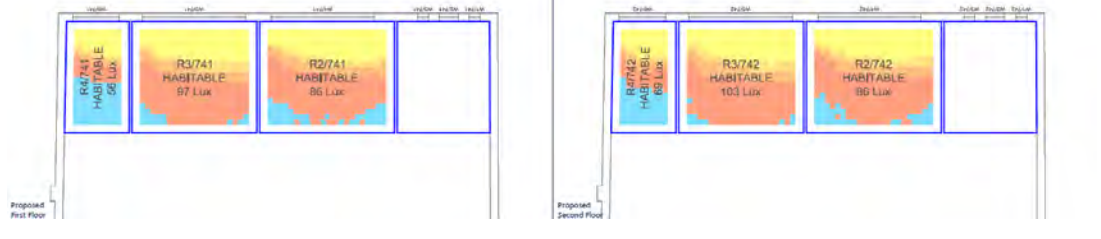
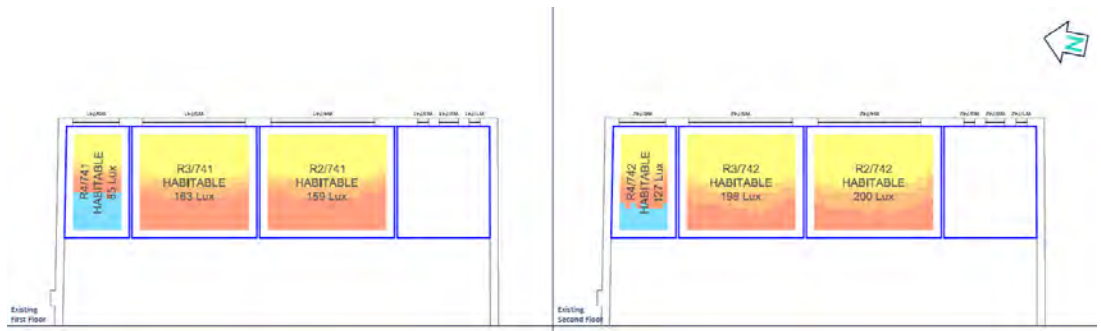
Third and fourth floors



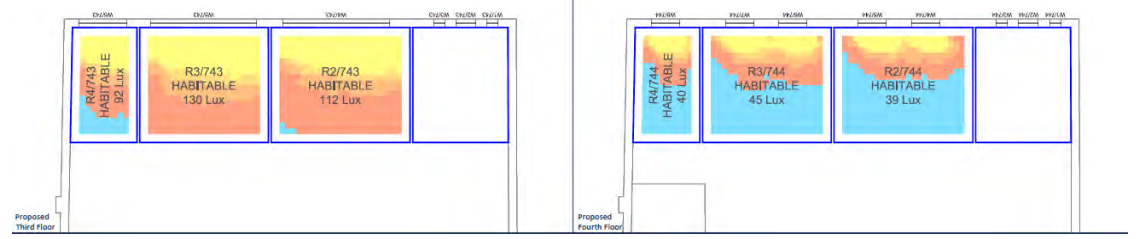
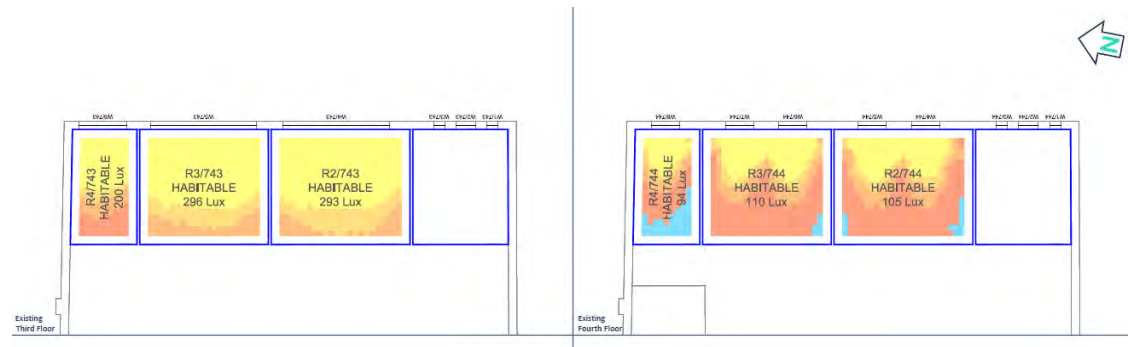
Fifth floor







First and second floors

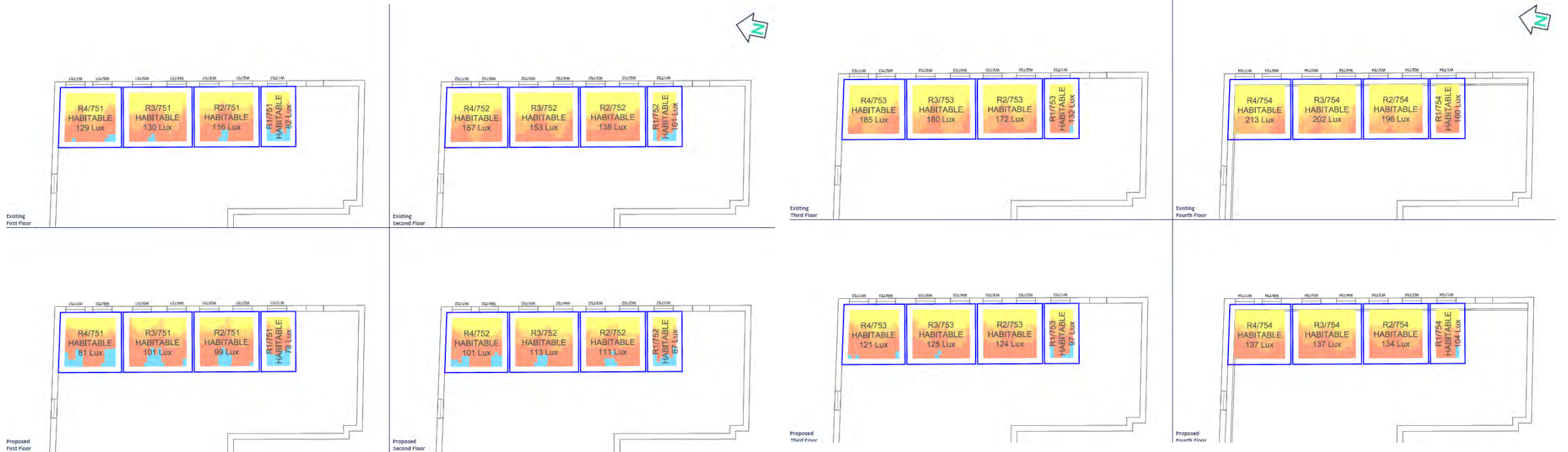


Third and fourth floors



Fifth floor





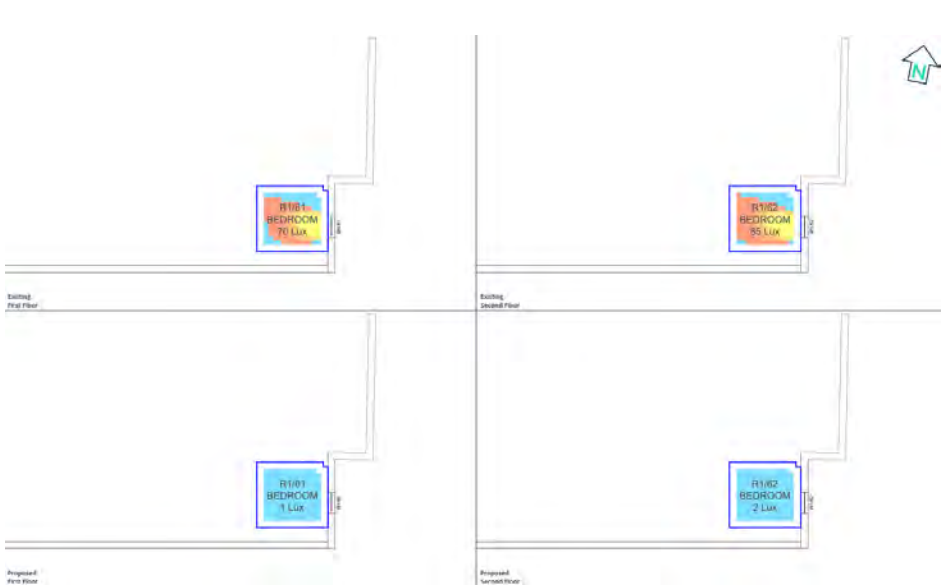
First and second floors

Third and fourth floors



Fifth floor

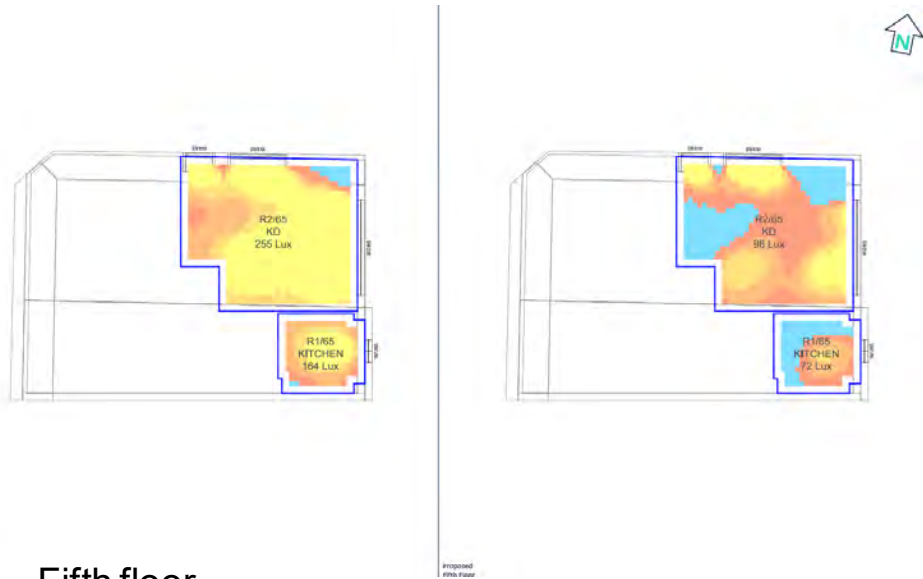




First and second floors

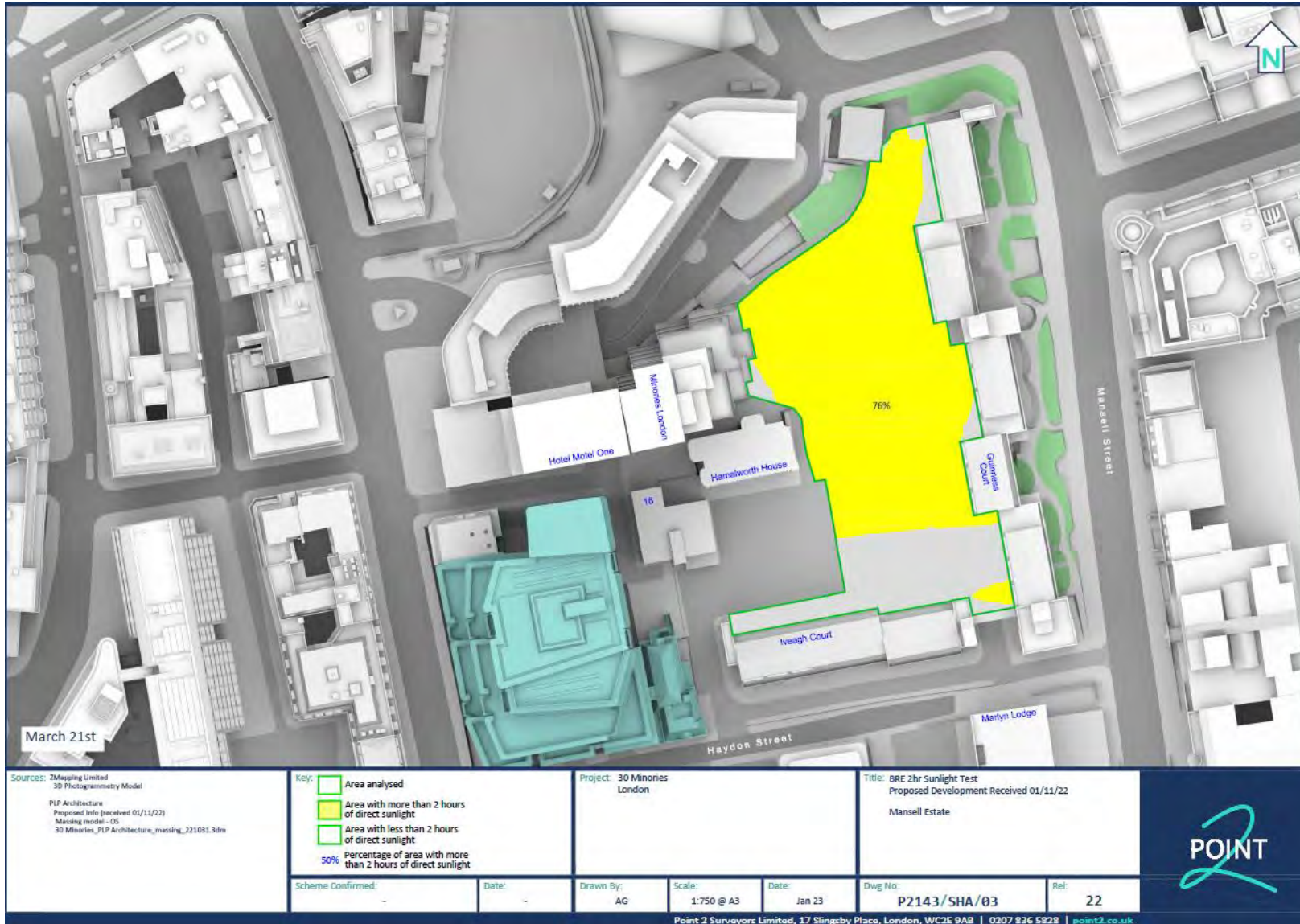


Third and fourth floors



Fifth floor





Overshadowing Assessment – Mansell Street Guinness Estate open space



### Certification

Target a minimum of BREEAM 2018 'Excellent' with aspiration for 'Outstanding' (>85%).  
Integrate health and wellbeing principles.



### Operational Energy & Carbon Emissions

18% overall emissions reduction vs. Part L (SAP 10.2 carbon factors).  
Undertake a CIBSE TM54 Advanced Energy Modelling process.  
Define an Energy Use Intensity (EUI) target in line with UKGBC guidance.



### Embodied Carbon

Undertake full whole life carbon analysis for the proposed development, delivered to the RICS Professional Statement methodology.  
Integrate Circular Economy principles into the WLC approach.



### Managing Water Resources

Target a 40% reduction in potable water consumption against the BREEAM 2018 Wat01 baseline performance.  
Consider the integration of Sustainable Drainage Solutions (SuDS).



### Managing Waste

Engage with a 'whole life waste approach, and Circular Design principles.  
Target a minimum 95% diversion rate from landfill for non-hazardous construction, and demolition waste.



### Ecology & Urban Greening

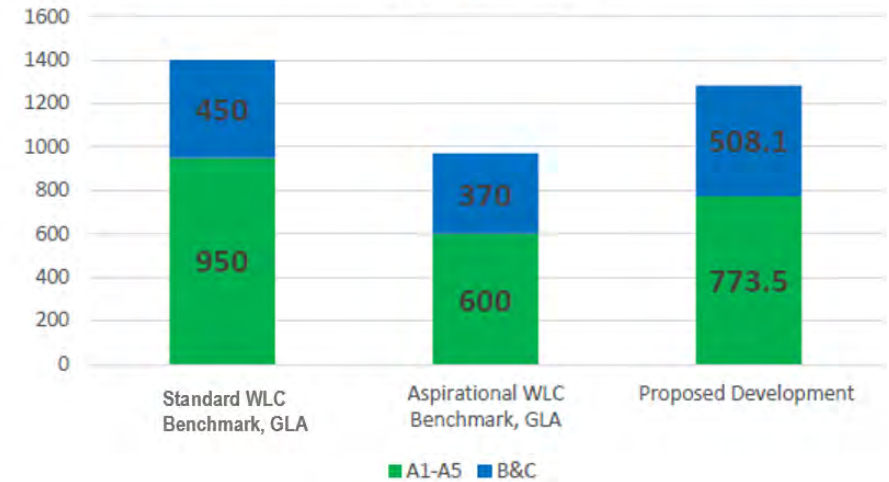
Target a 10% increase in ecological value using the BREEAM 2018 Ecology Framework approach.  
Exceeding GLA's Urban Greening Factor (UGF) requirements.

**UGF** - The London Plan sets a target Urban Greening Factor for commercial development at 0.3. As set out within the Landscape Design and Access Statement, the Proposed Development will deliver a scheme with an UGF of 0.3 – 0.34 when using both the London Plan and CoL factors, improving the baseline score by 8.5 times.

**Biodiversity Net Gain** – Habitat units value of 0.35, an increase of 0.33 (1645%)



Comparison with WLC Benchmarks by Stage in kgCO<sub>2</sub>e/m<sup>2</sup> GIA A-C



Embodied carbon emissions



Stepped Terraces



Sheppy Place Courtyard



Minories





View of the proposed development from Minories



# Next Planning & Transportation Committee

26 January 2024