

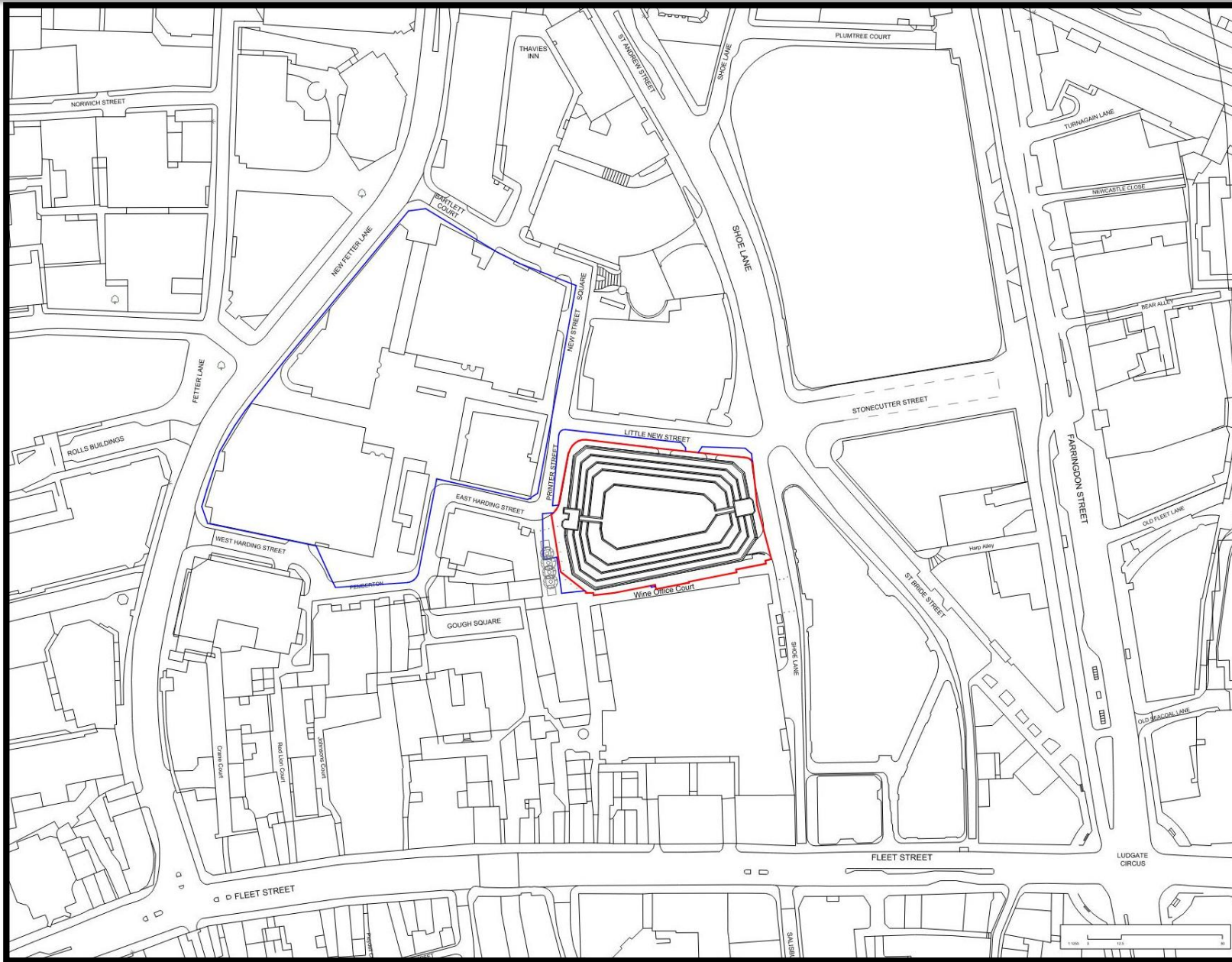


Hill House, 1 Little New St, London EC4A 3TR

Planning Applications Sub-Committee

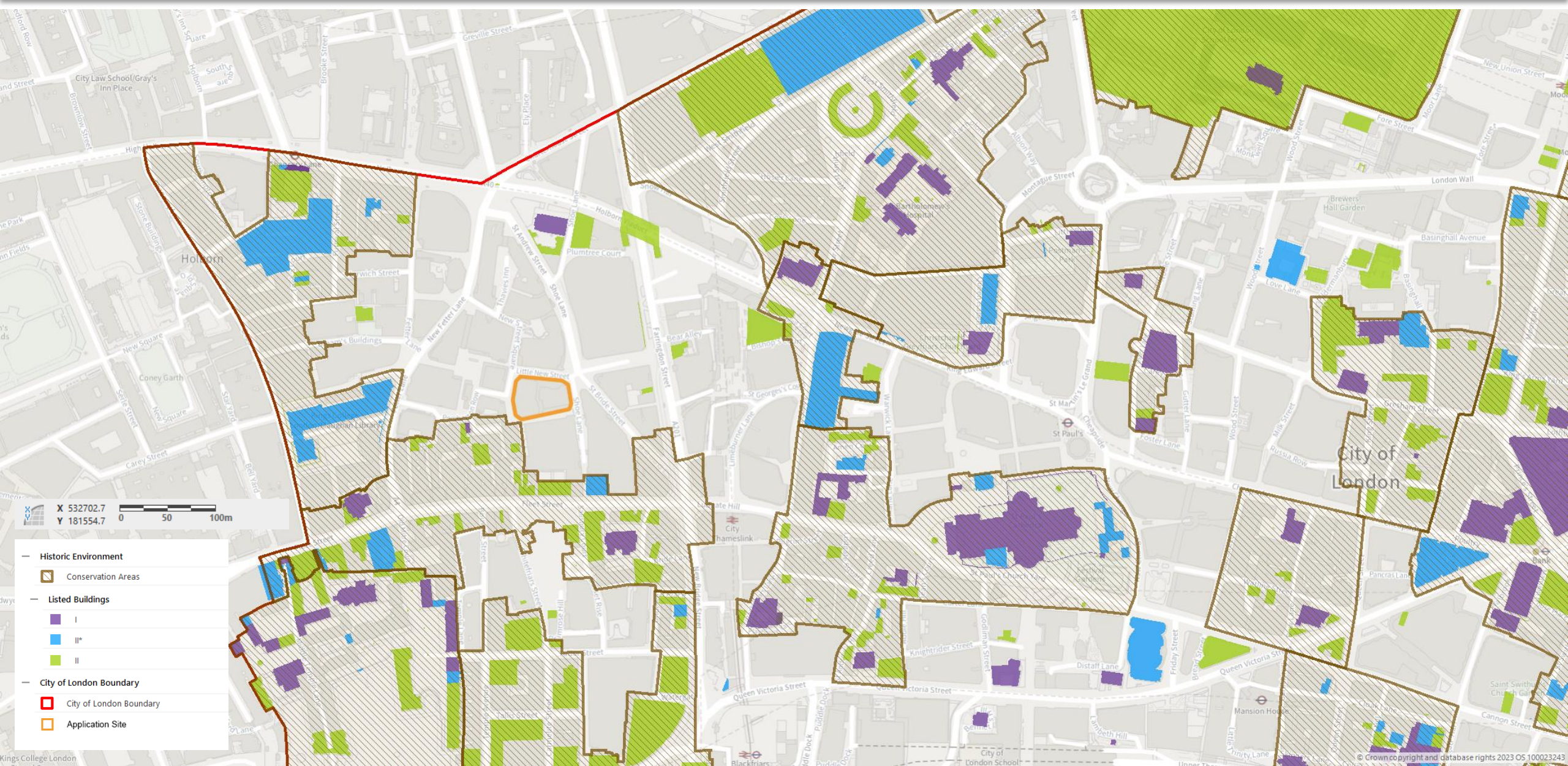
9 April 2024

Hill House, 1 Little New St, London EC4A 3TR



Site Location Plan

Hill House, 1 Little New St, London EC4A 3TR



Location plan showing Conservation Areas and Listed Buildings

Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) and Proposed (right) Site Plan

Hill House, 1 Little New St, London EC4A 3TR



Photo: View from Stonecutter St. looking southwest (Application site)

Hill House, 1 Little New St, London EC4A 3TR



Photo: View from Wine Office Court looking northeast (Application site)

Hill House, 1 Little New St, London EC4A 3TR



Photos: Views from Shoe Lane looking west (Application site)

Hill House, 1 Little New St, London EC4A 3TR



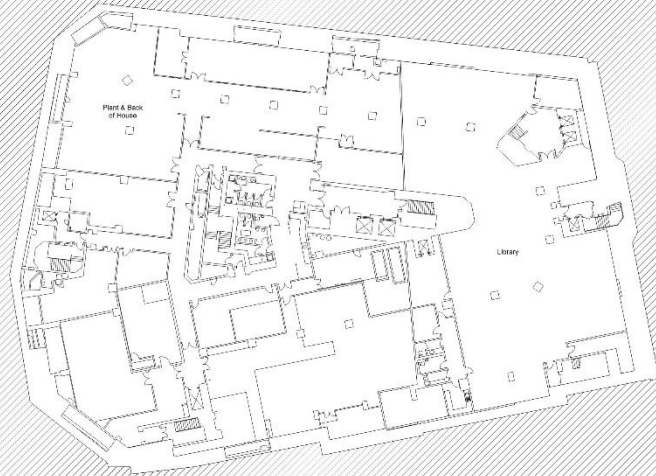
Photo: View from Printer Street looking south (Application site)

Hill House, 1 Little New St, London EC4A 3TR

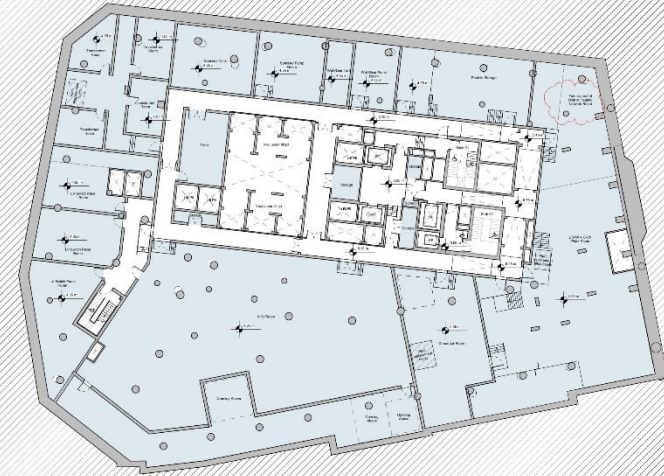


Photo: View of City Walkway from north (left) & south (right) [Application site]

Hill House, 1 Little New St, London EC4A 3TR



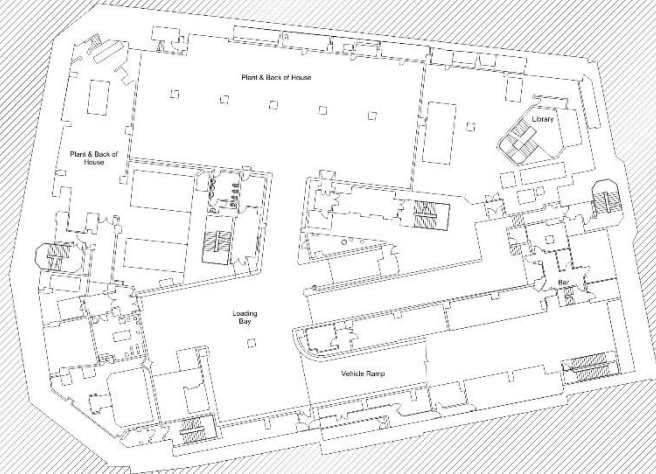
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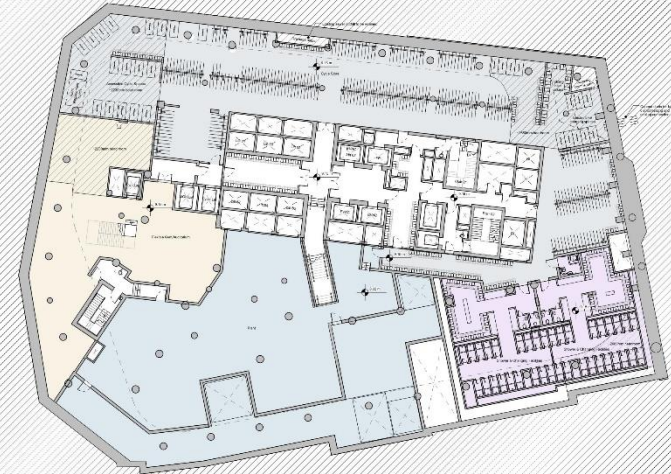
Proposed

Existing (left) and Proposed (right) Basement Level 02

Hill House, 1 Little New St, London EC4A 3TR



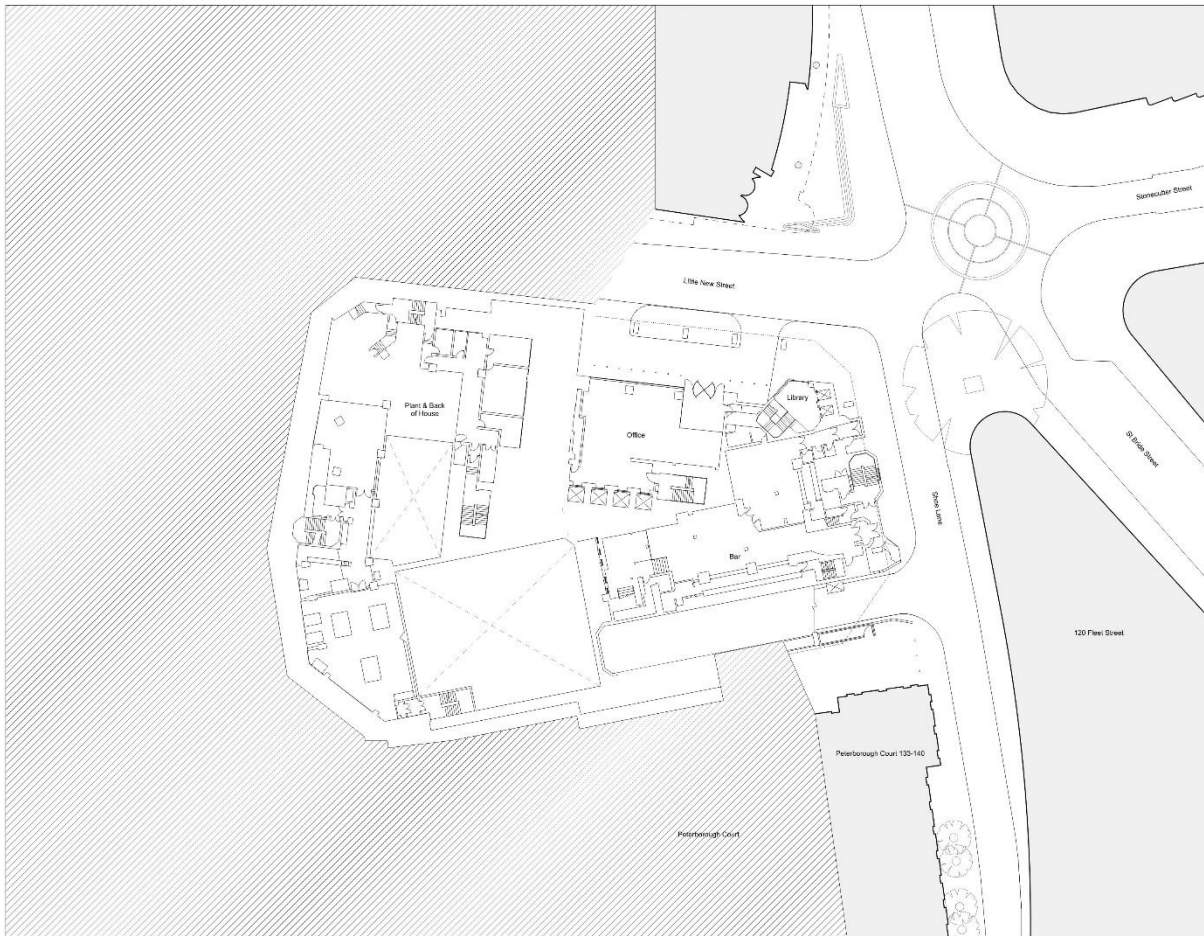
Existing



Proposed

Existing (left) and Proposed (right) Basement Level 01

Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) and Proposed (right) Lower Ground Floors

Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) and Proposed (right) Upper Ground Floors

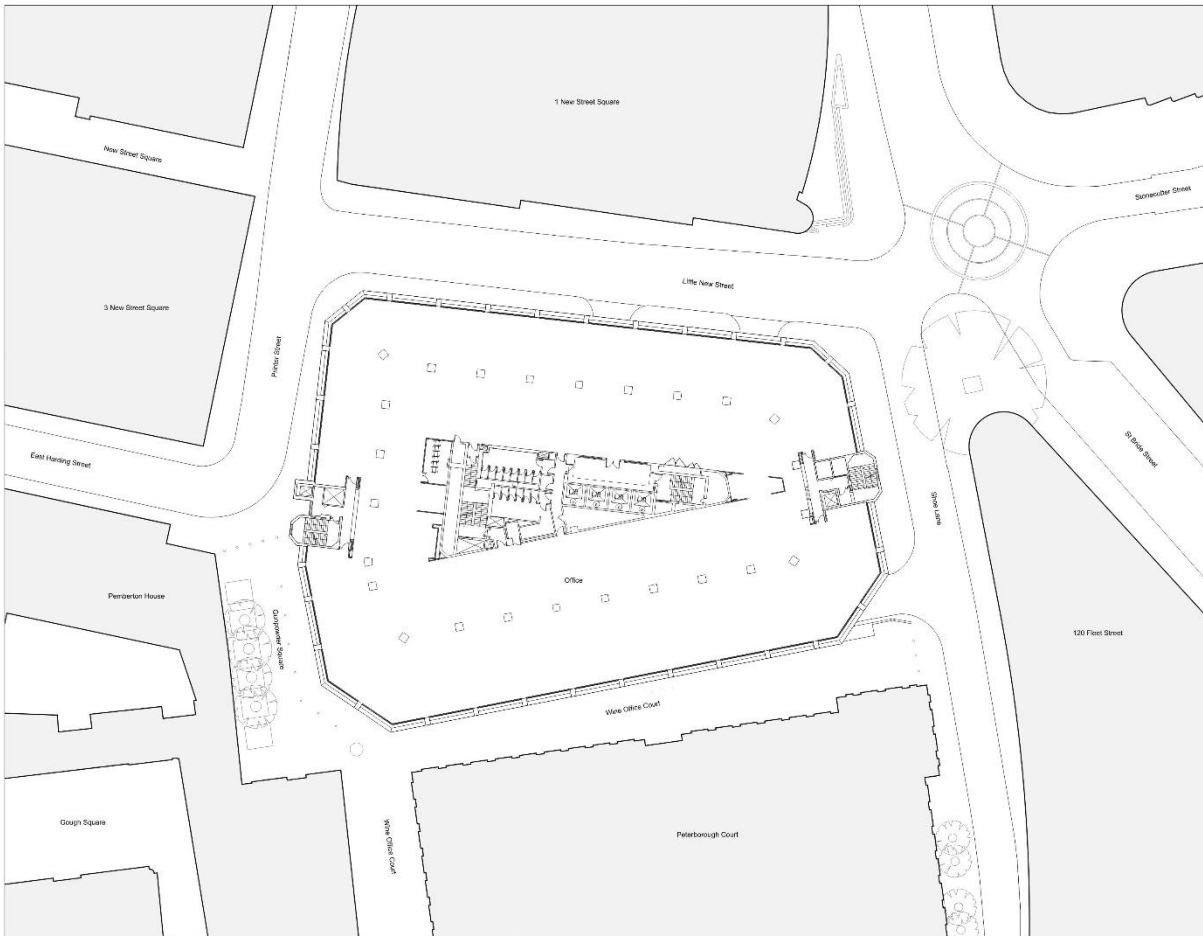
Hill House, 1 Little New St, London EC4A 3TR



Proposed

Proposed (right) Upper Ground Floor Mezzanine

Hill House, 1 Little New St, London EC4A 3TR

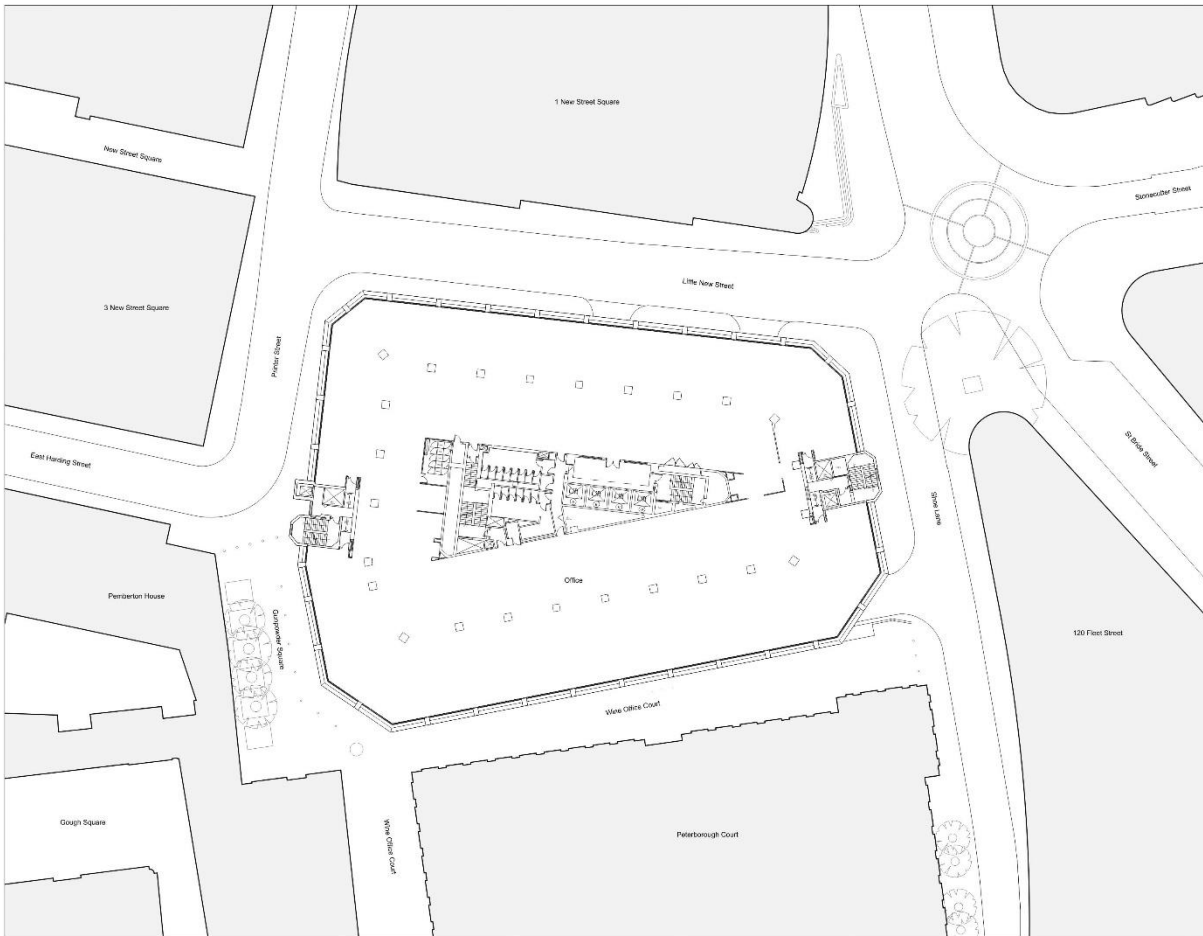


Existing



Proposed

Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Hill House, 1 Little New St, London EC4A 3TR

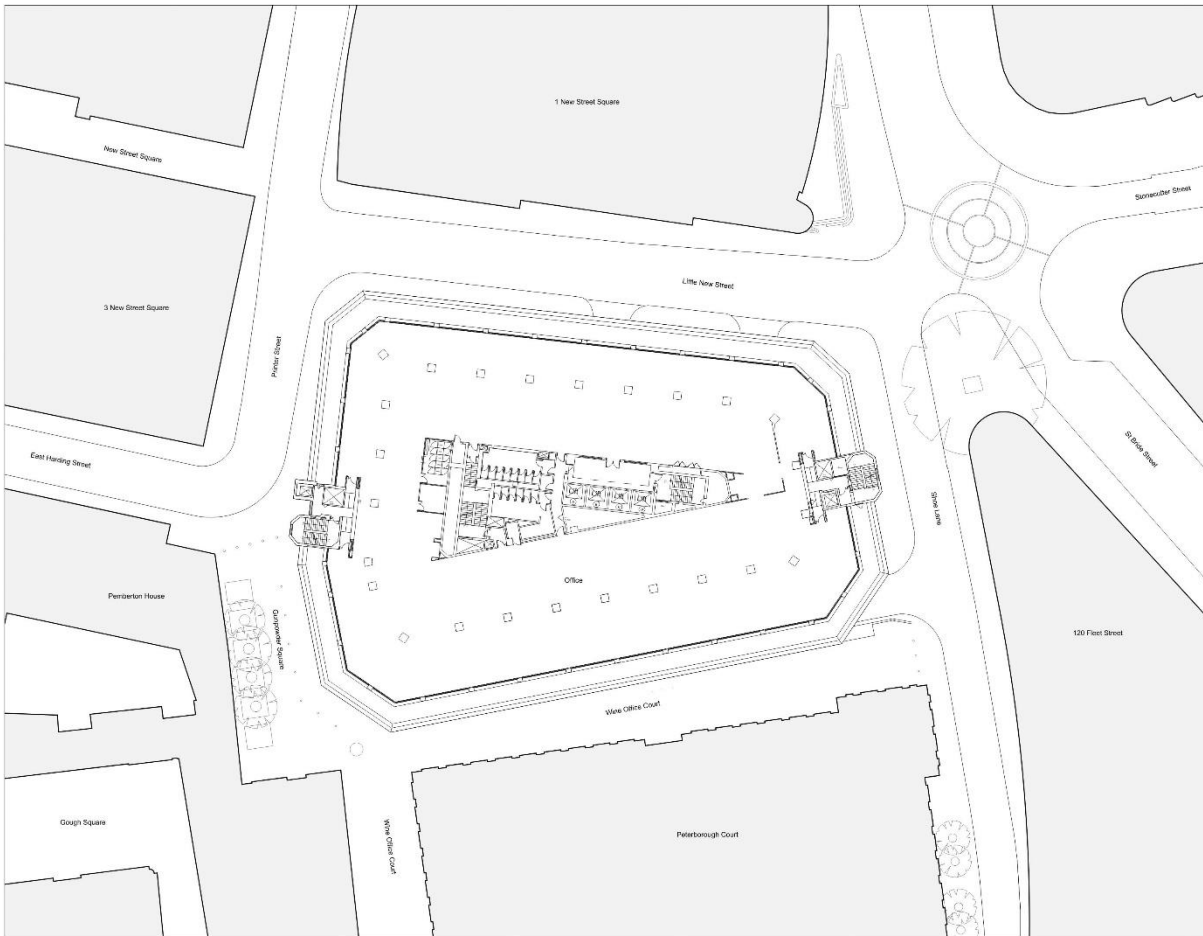


Existing



Proposed

Hill House, 1 Little New St, London EC4A 3TR



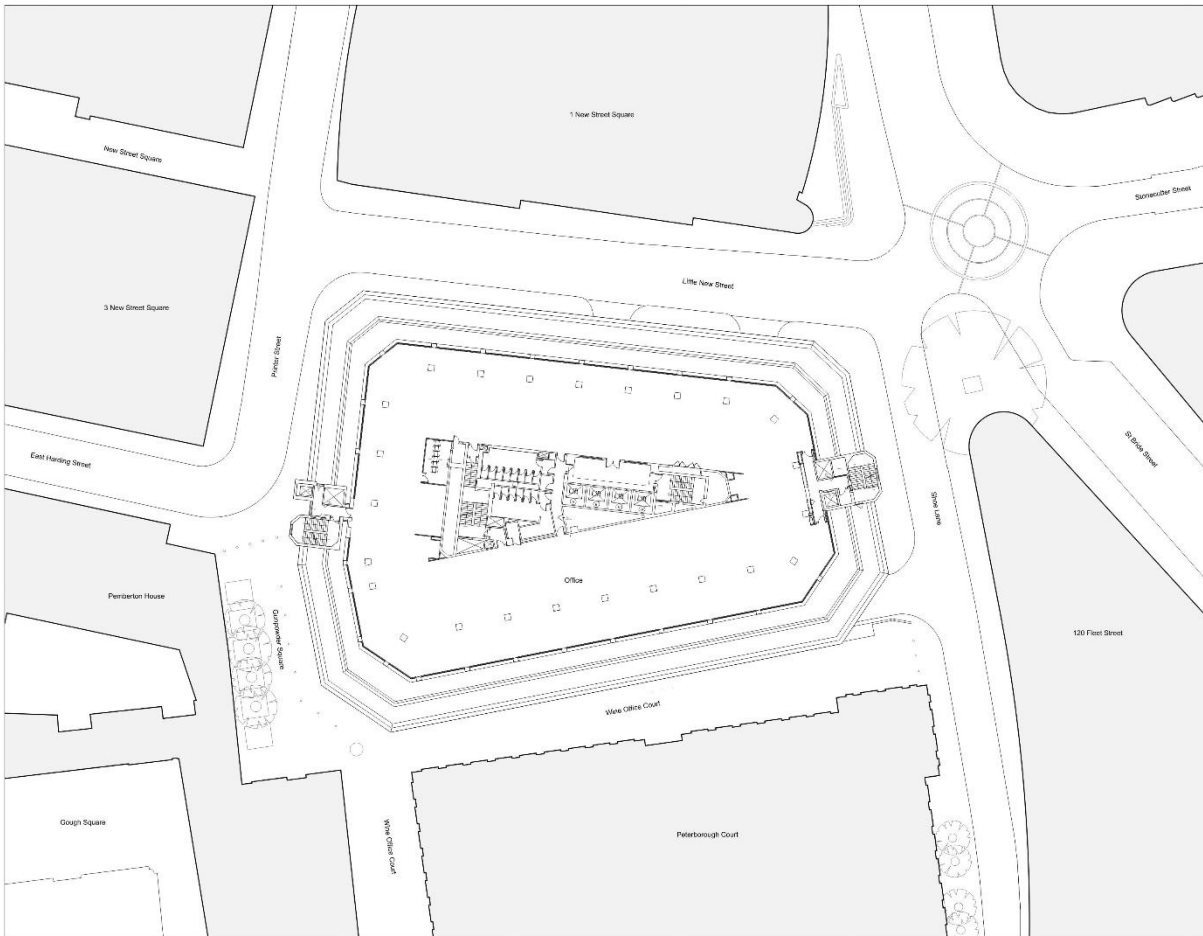
Existing



Proposed

Existing (left) and Proposed (right) Level 04

Hill House, 1 Little New St, London EC4A 3TR



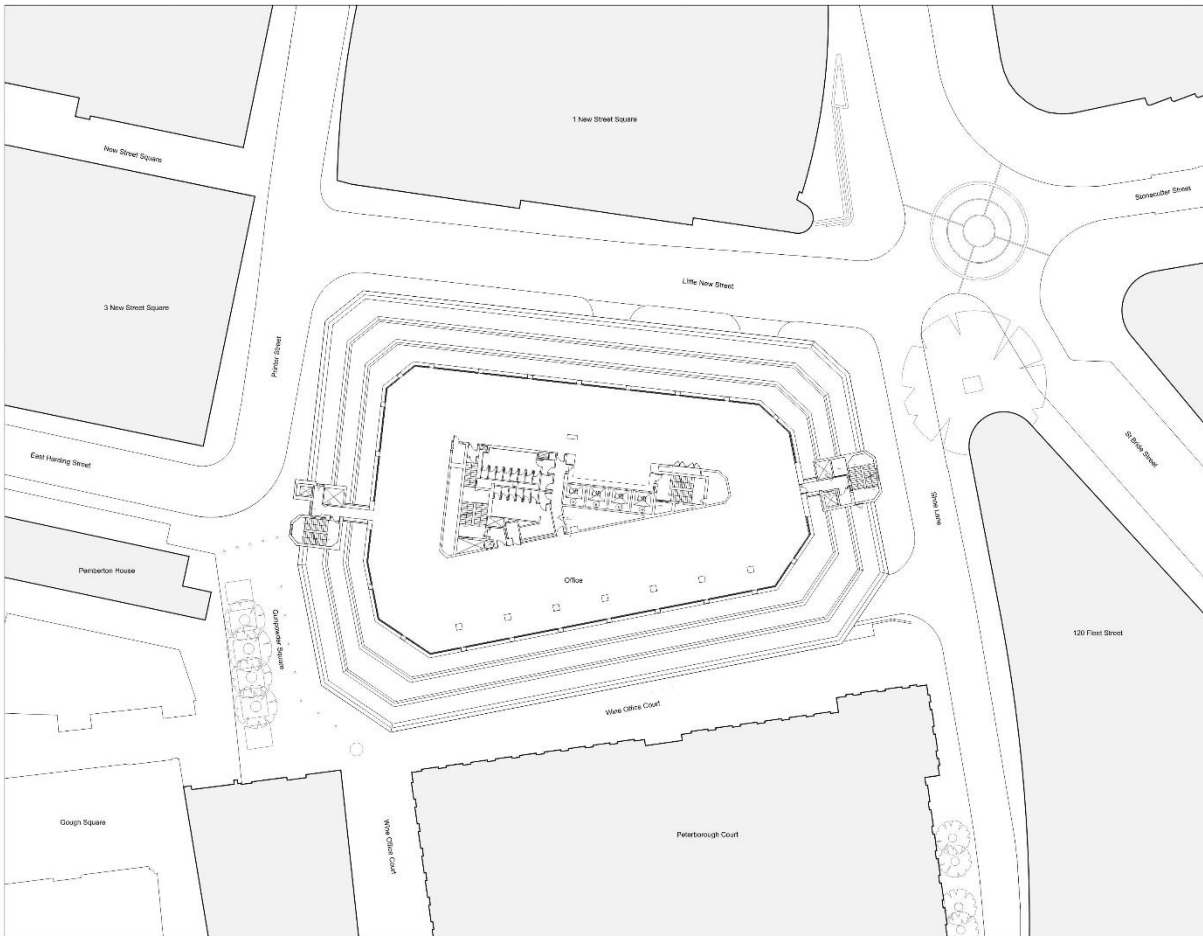
Existing



Proposed

Existing (left) and Proposed (right) Level 05

Hill House, 1 Little New St, London EC4A 3TR



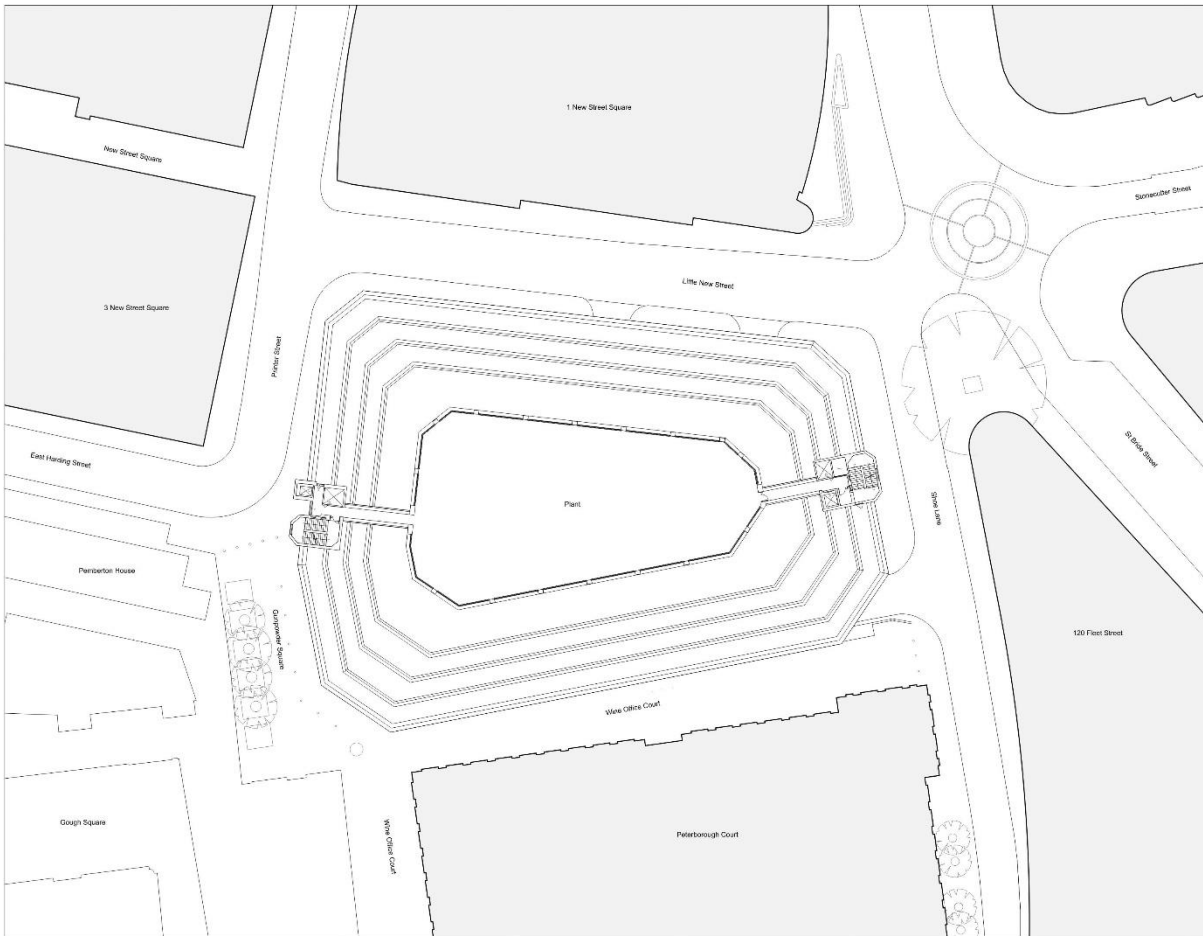
Existing



Proposed

Existing (left) and Proposed (right) Level 06

Hill House, 1 Little New St, London EC4A 3TR



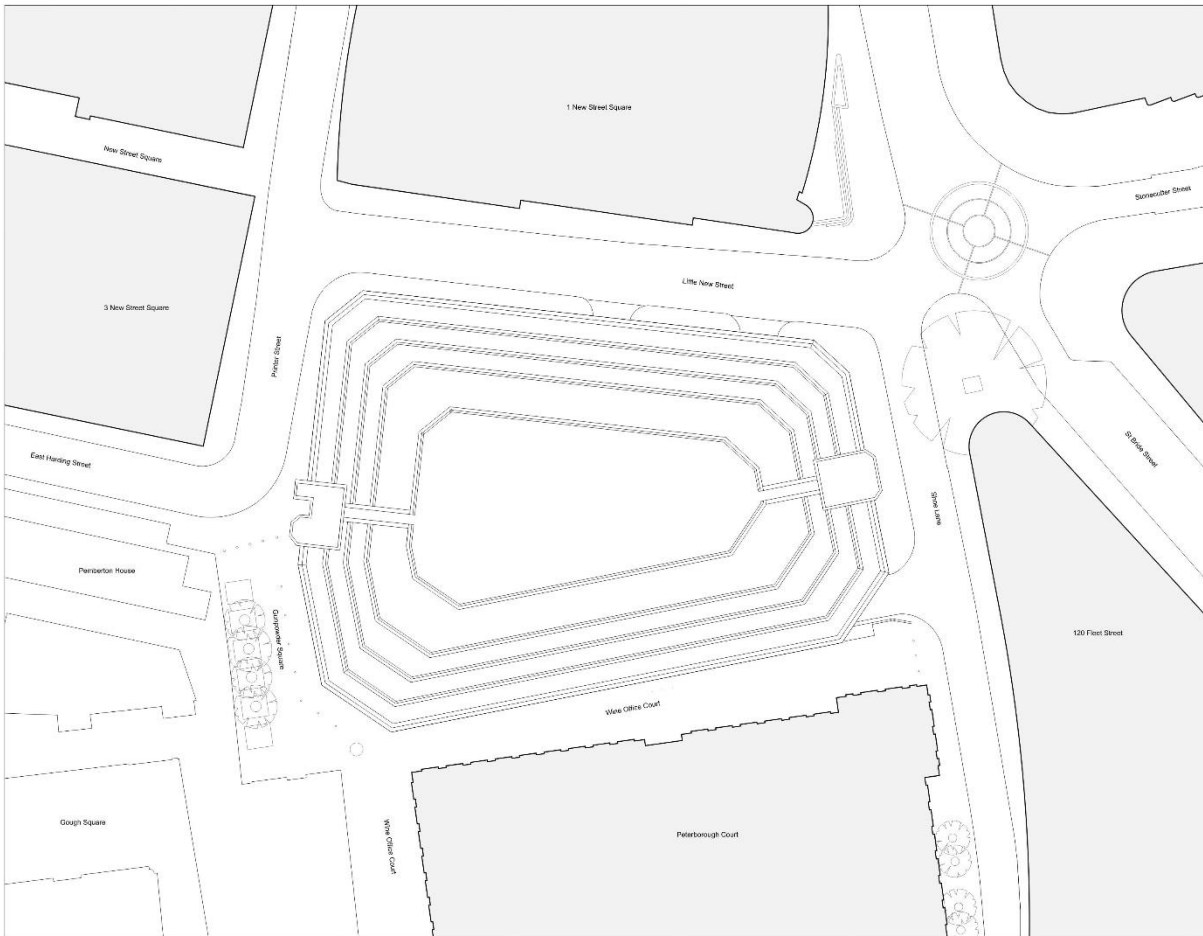
Existing



Proposed

Existing (left) and Proposed (right) Level 07

Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) Roof Level and Proposed (right) Level 08

Hill House, 1 Little New St, London EC4A 3TR



Proposed

Proposed (right) Level 09

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 10

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 11

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 12

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 13

Hill House, 1 Little New St, London EC4A 3TR



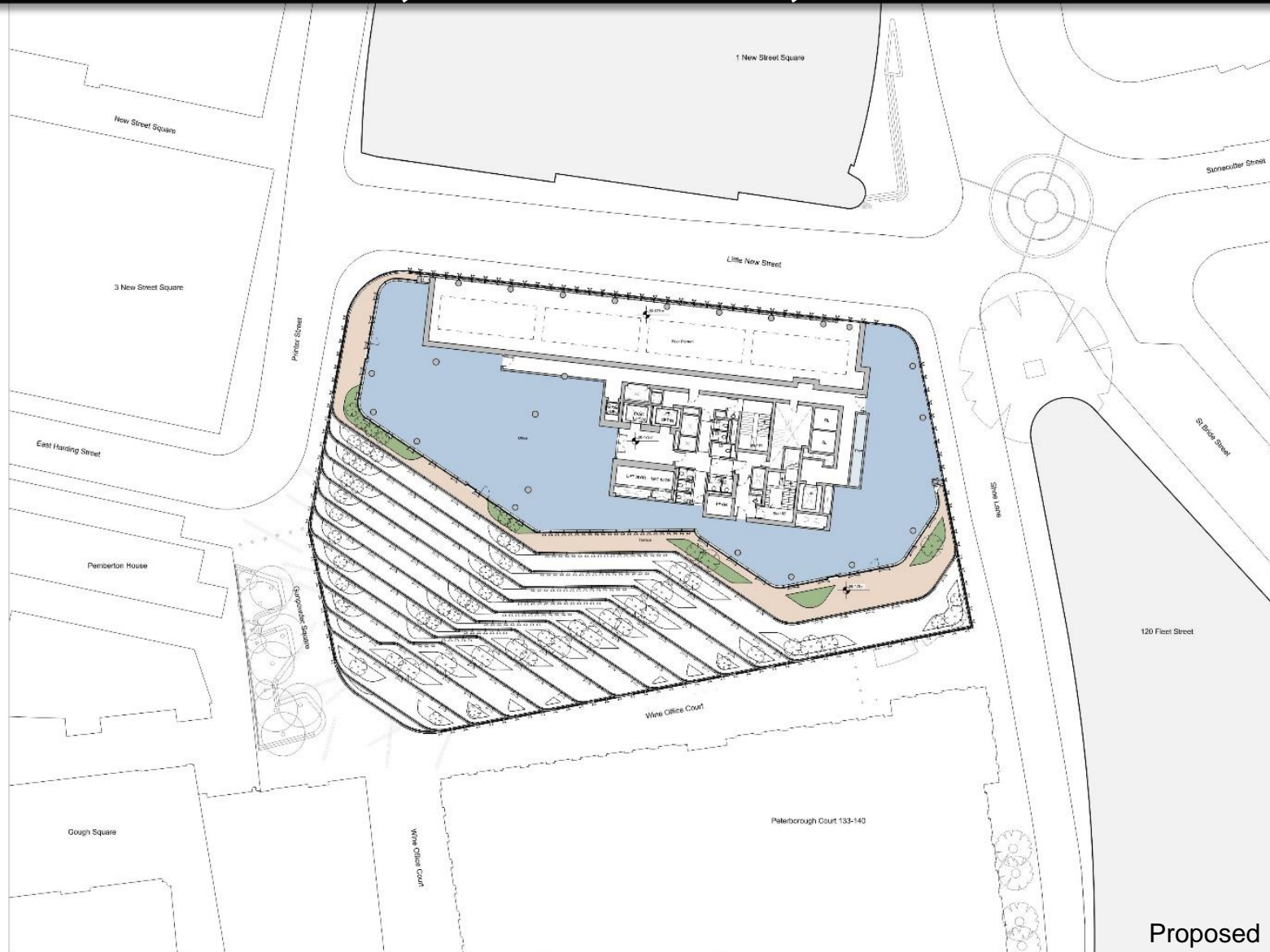
Proposed (right) Level 14

Hill House, 1 Little New St, London EC4A 3TR



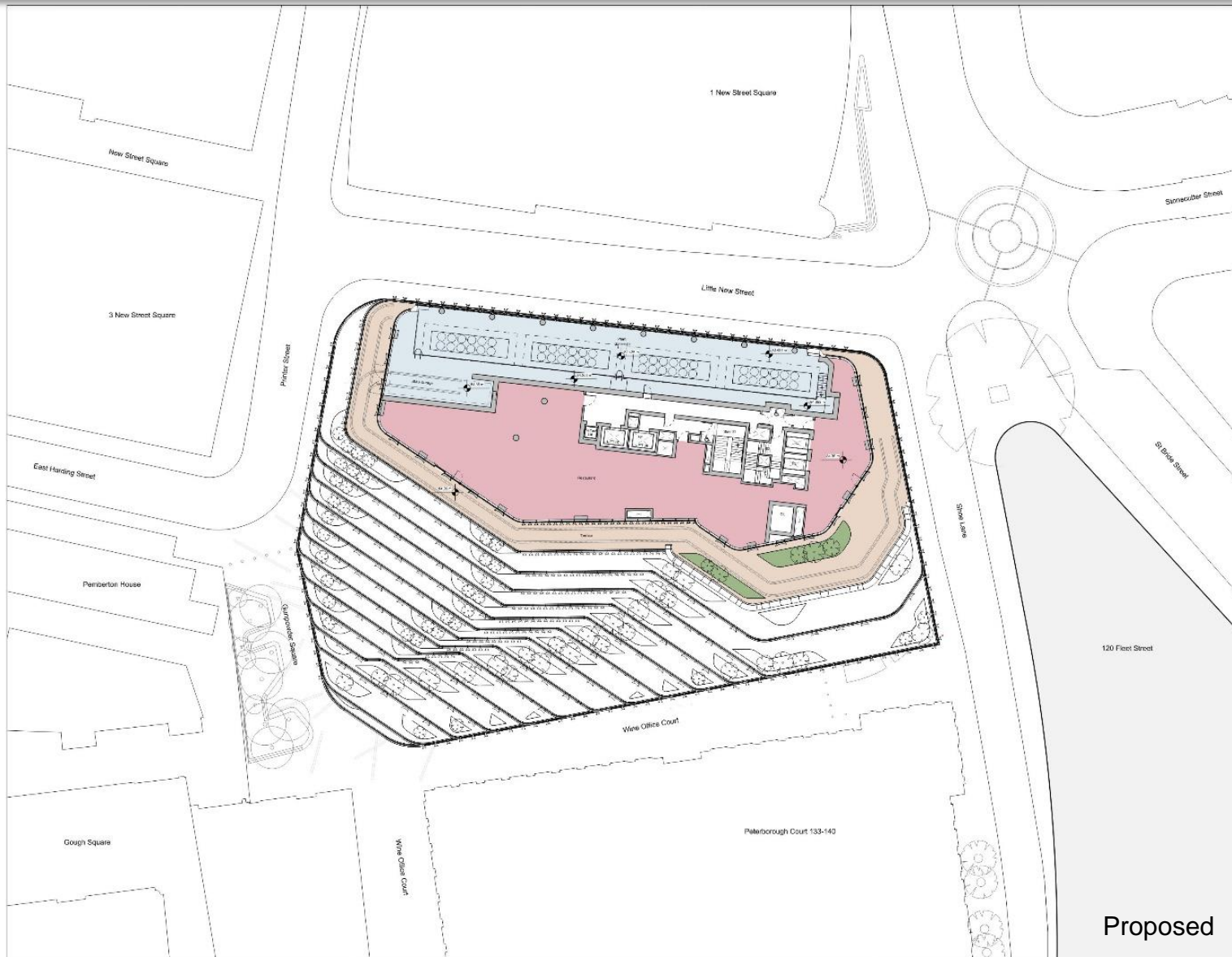
Proposed (right) Level 15

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 16

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 17

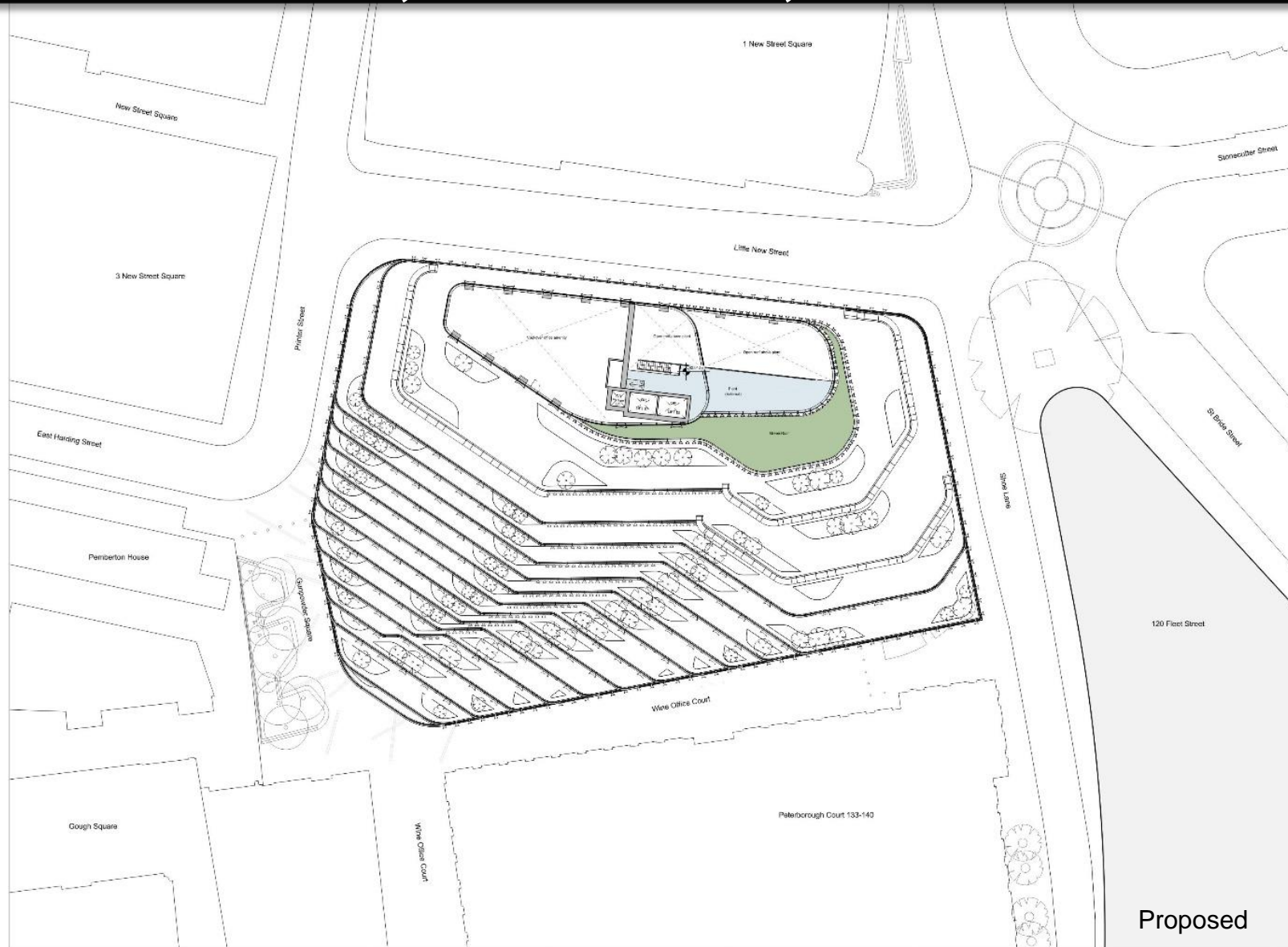
Hill House, 1 Little New St, London EC4A 3TR



Proposed

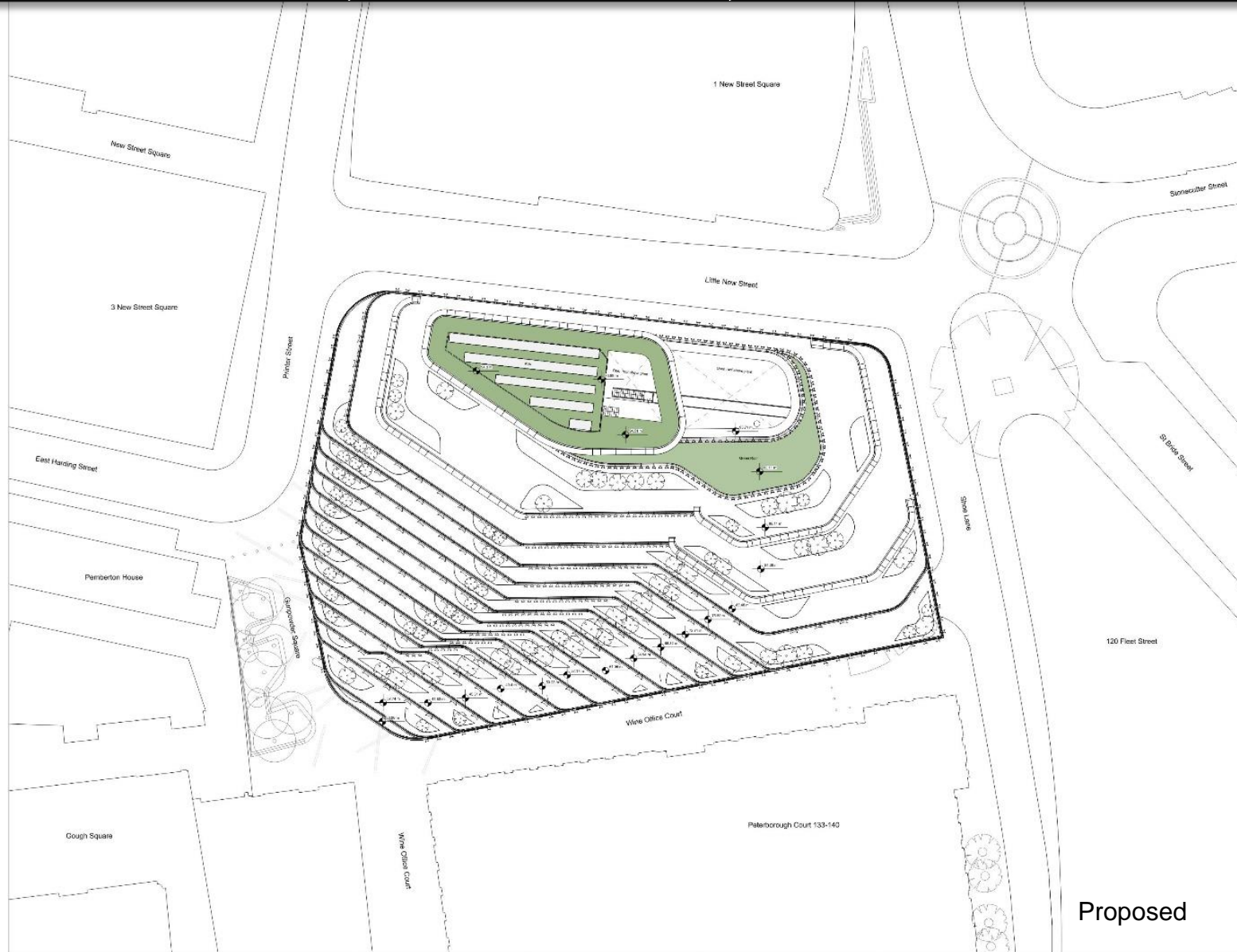
Proposed (right) Level 18

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 18 Mezzanine

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Roof Level

Hill House, 1 Little New St, London EC4A 3TR



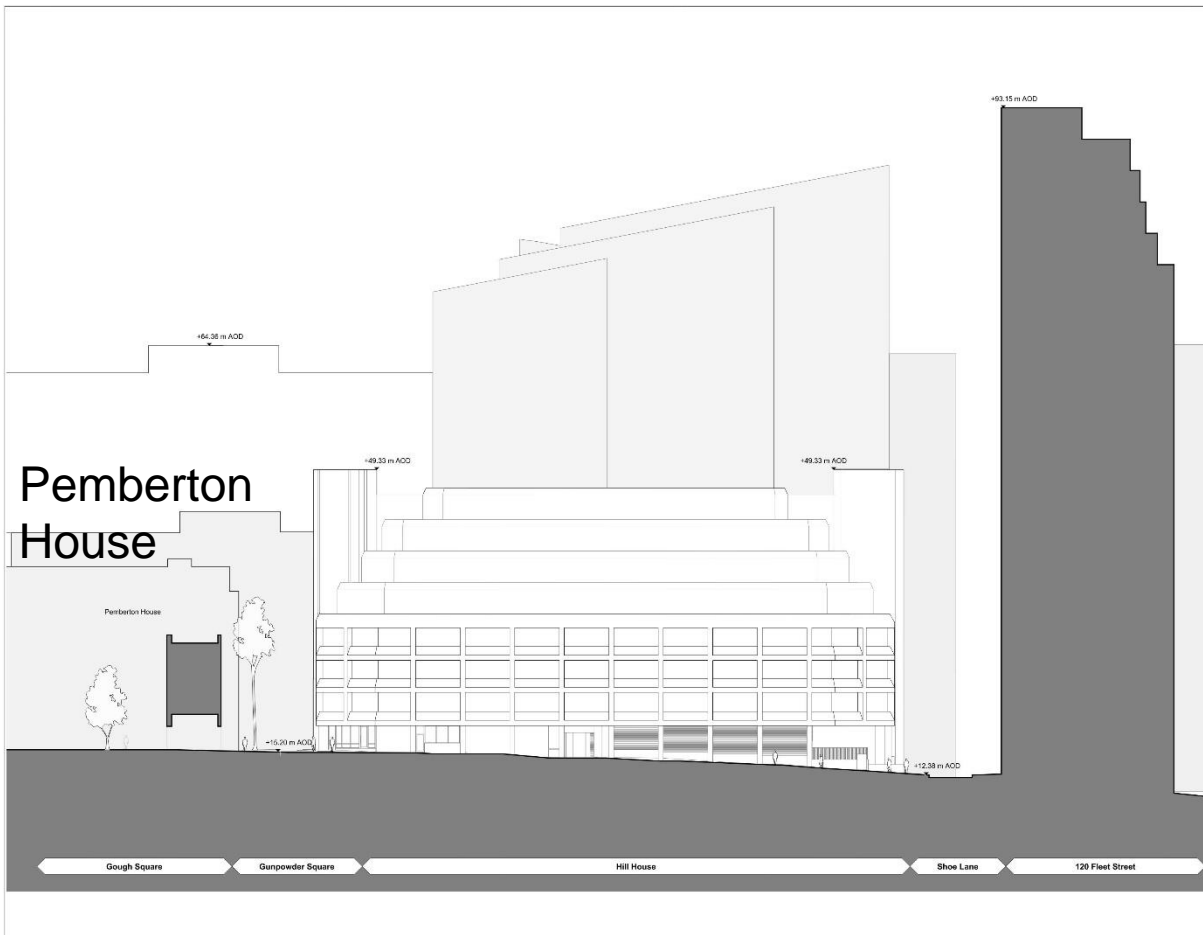
Existing



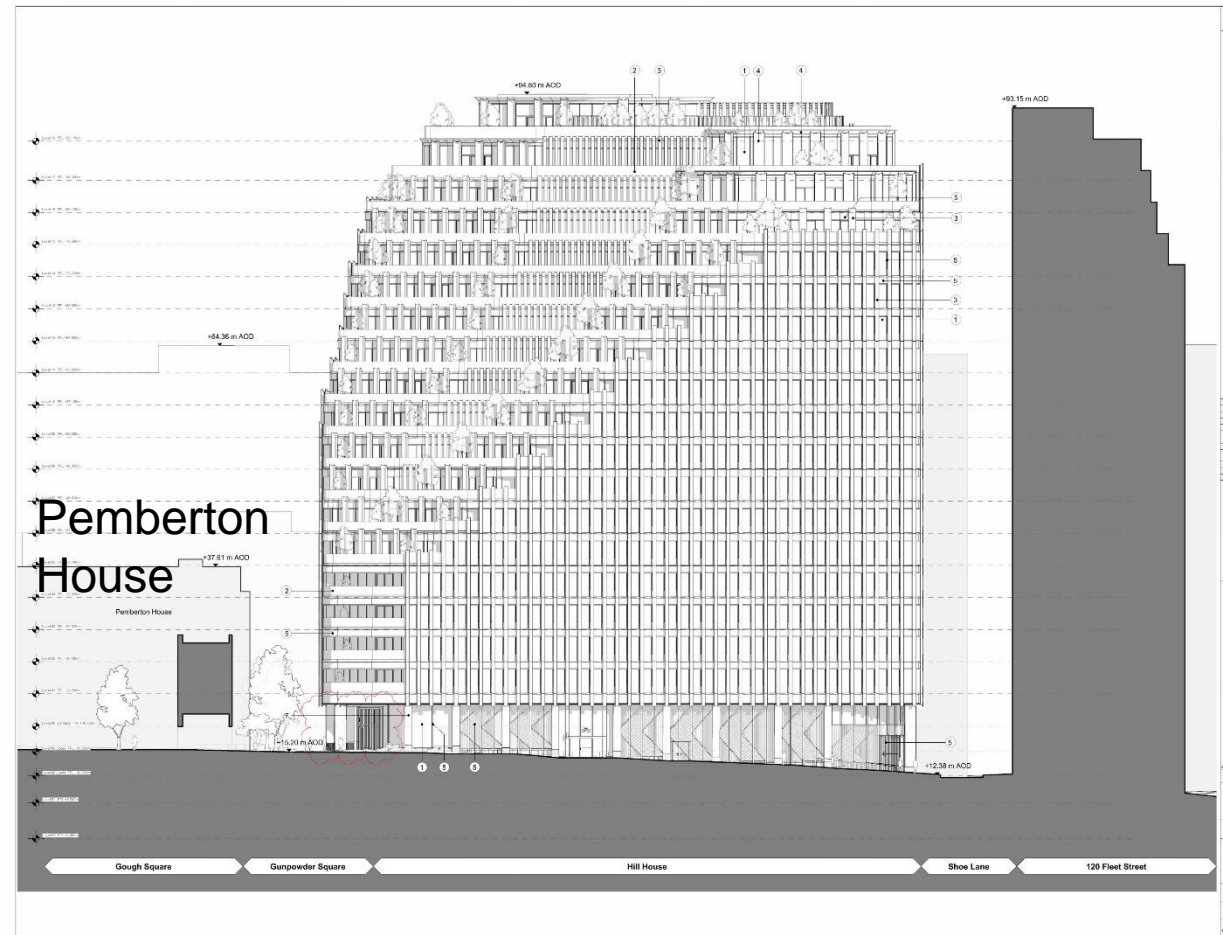
Proposed

Existing (left) and Proposed (right) West Elevations

Hill House, 1 Little New St, London EC4A 3TR



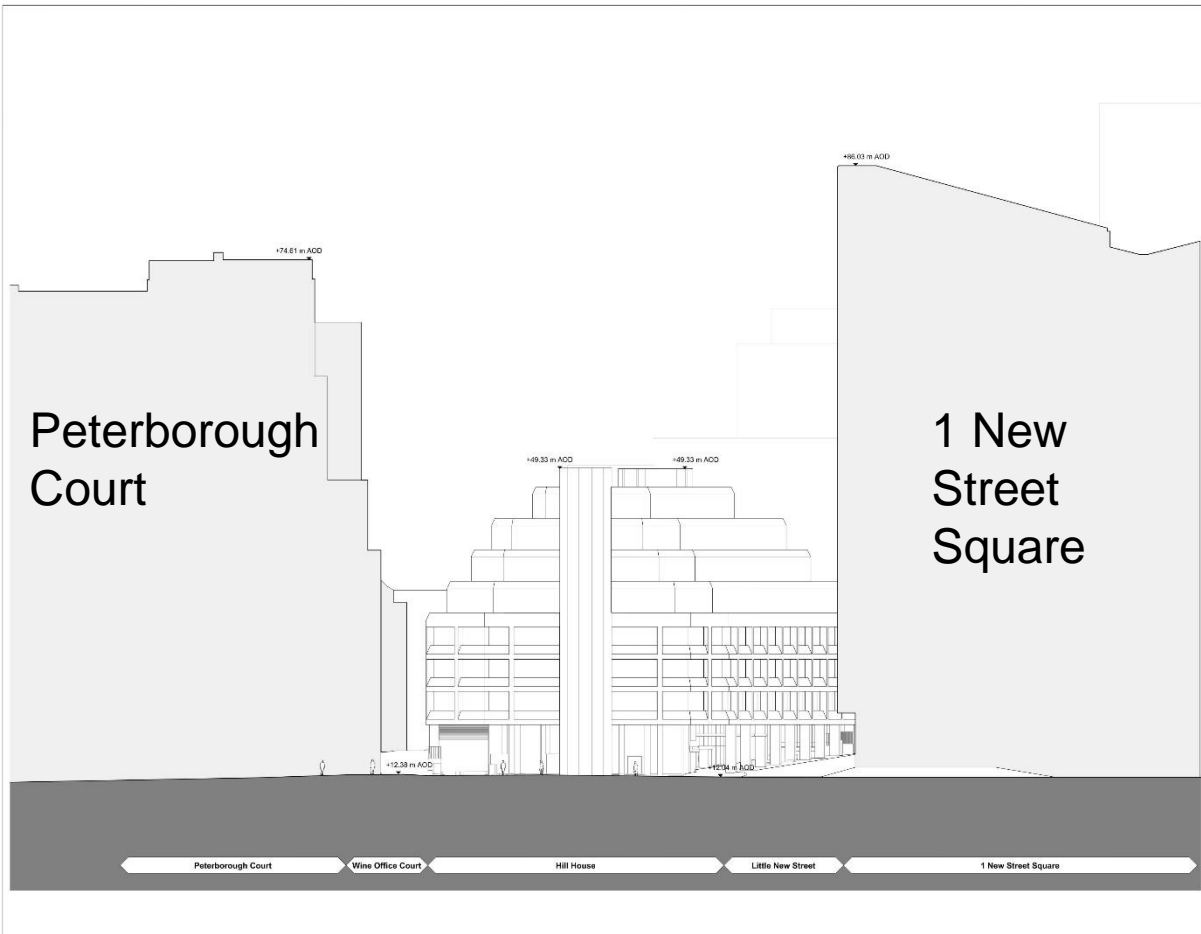
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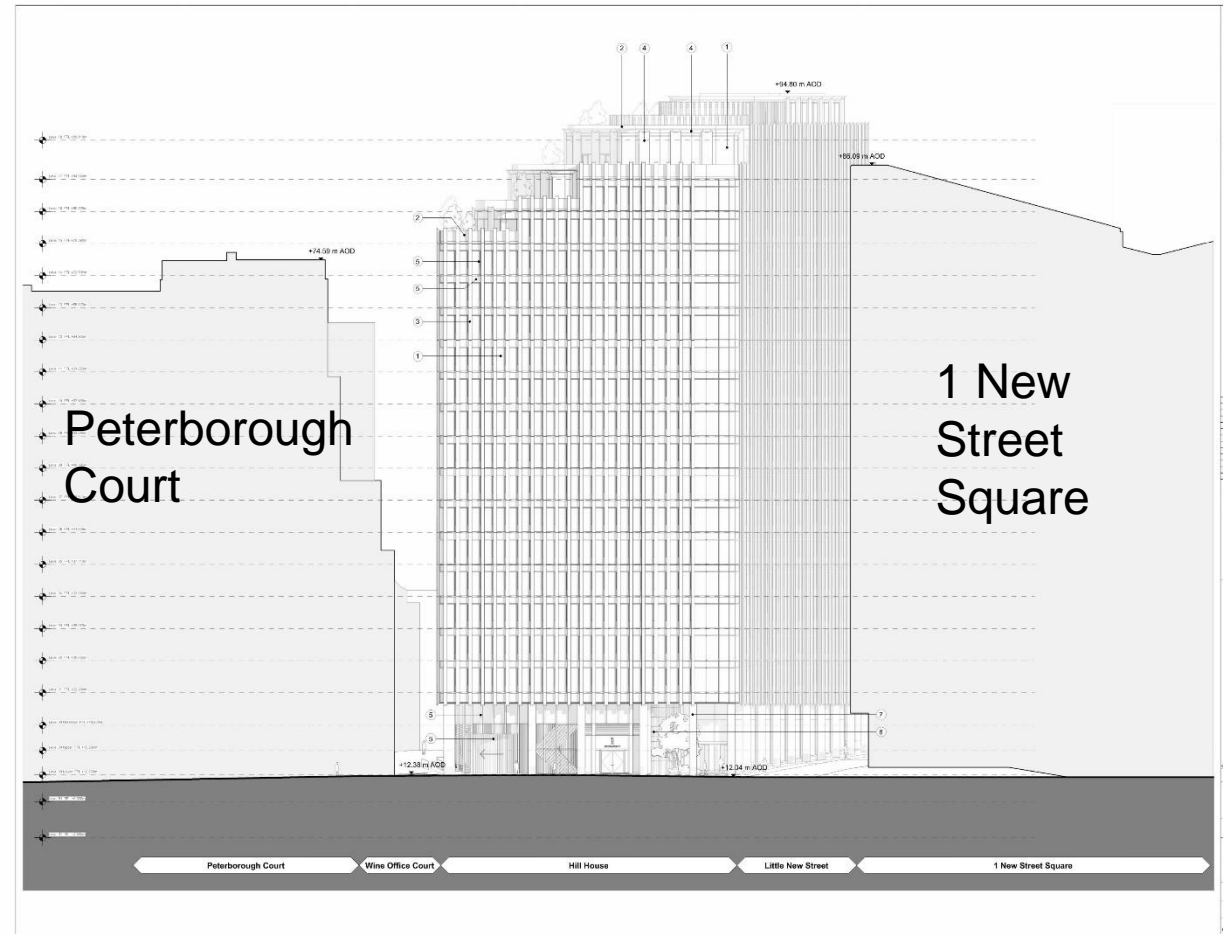
Proposed

Existing (left) and Proposed (right) South Elevations

Hill House, 1 Little New St, London EC4A 3TR



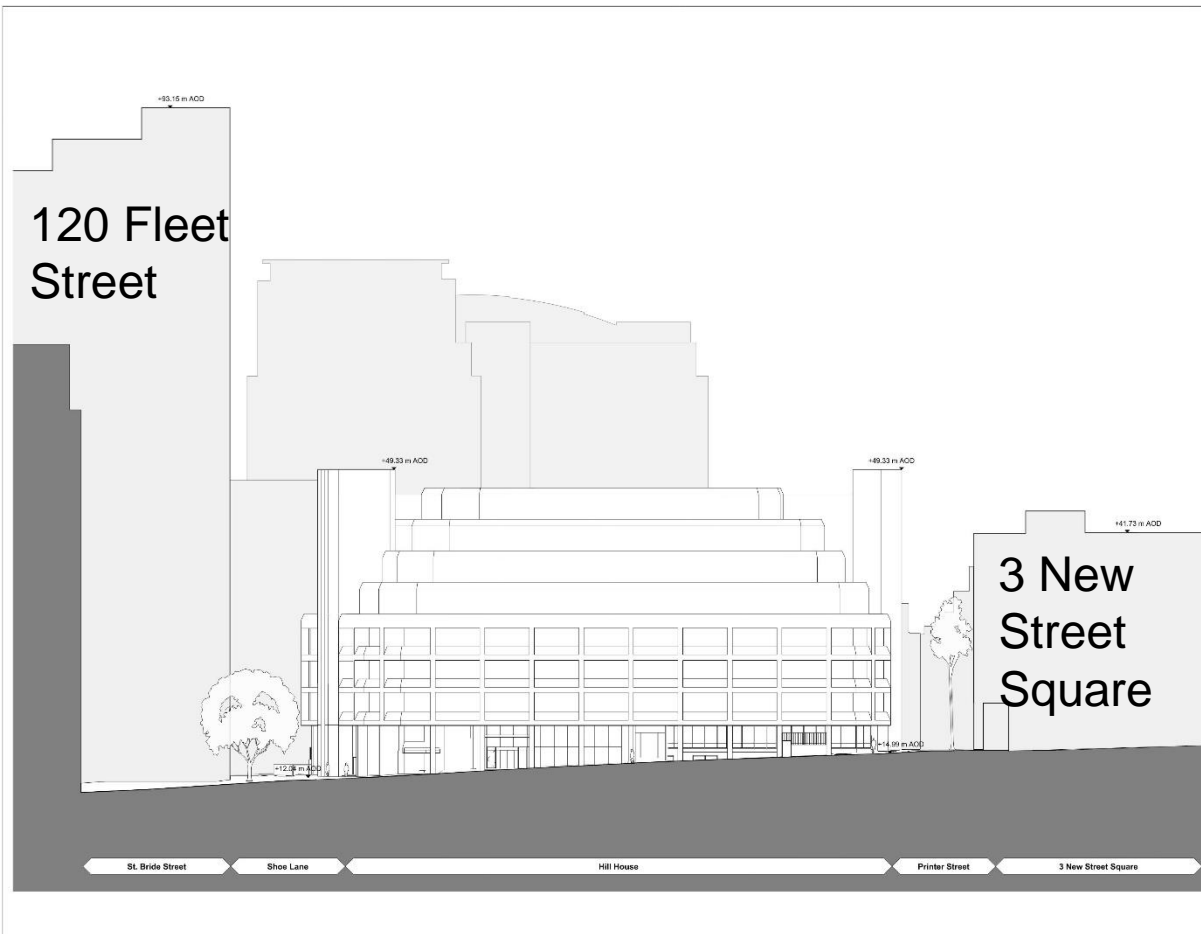
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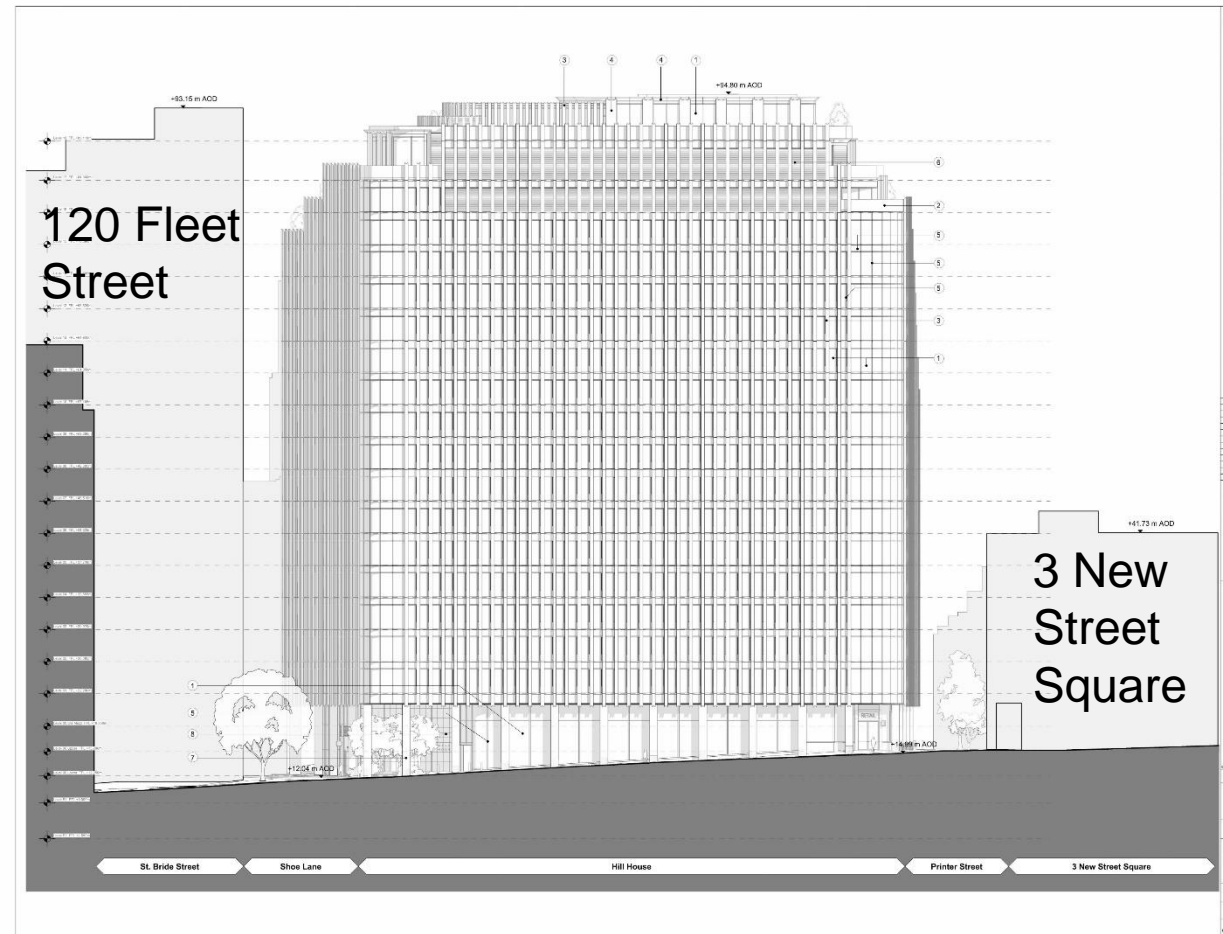
Proposed

Existing (left) and Proposed (right) East Elevations

Hill House, 1 Little New St, London EC4A 3TR



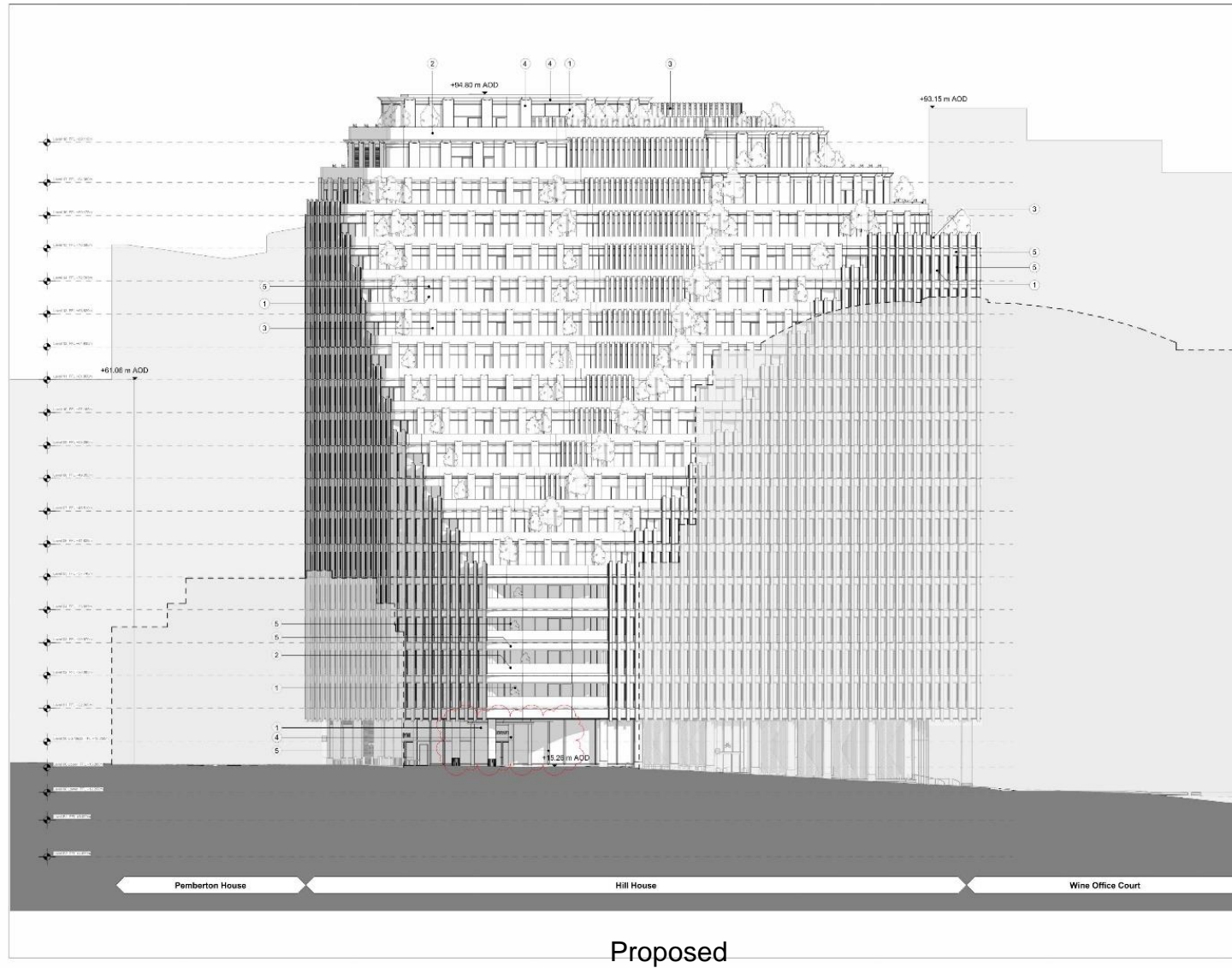
Existing



Proposed

Existing (left) and Proposed (right) North Elevations

Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Southwest Elevation

Hill House, 1 Little New St, London EC4A 3TR



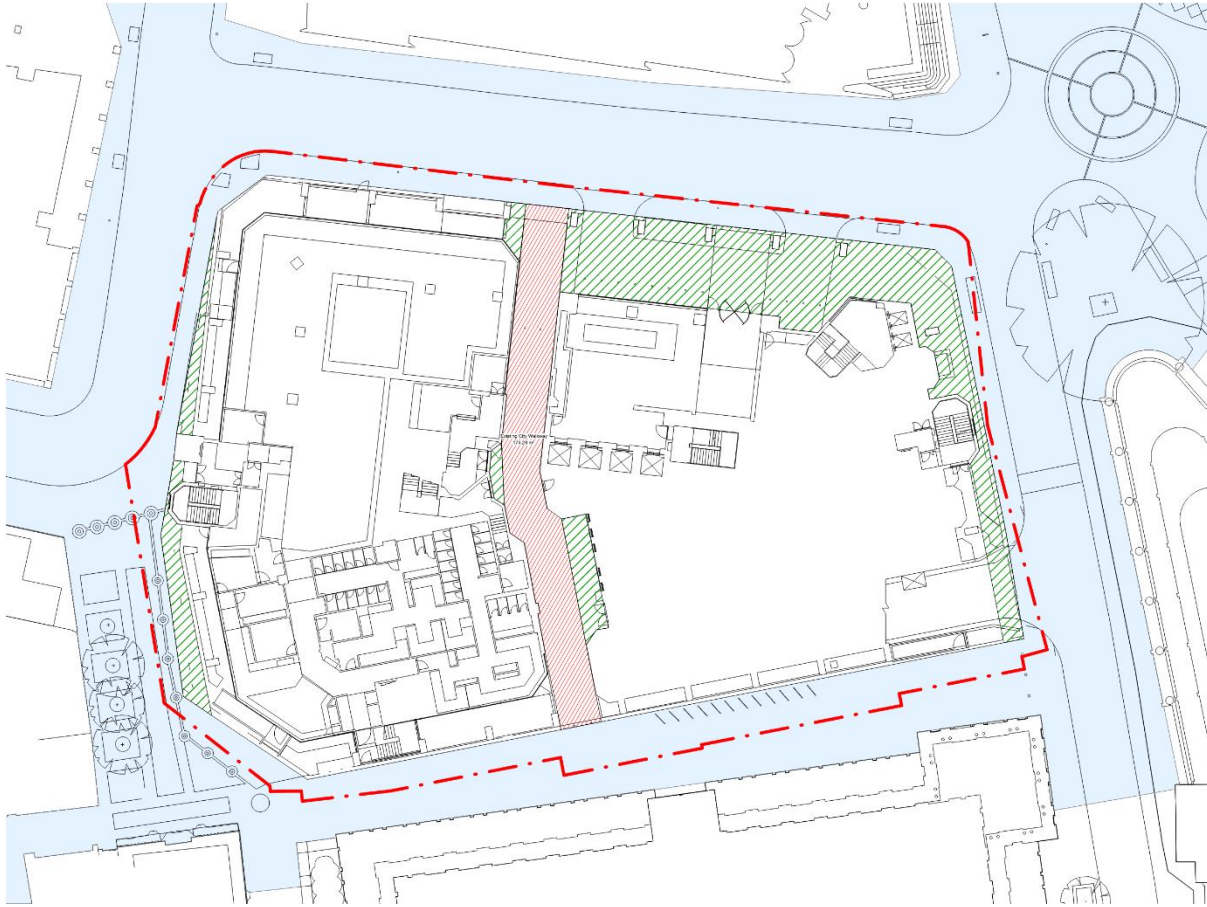
Proposed ground floor uses

Hill House, 1 Little New St, London EC4A 3TR



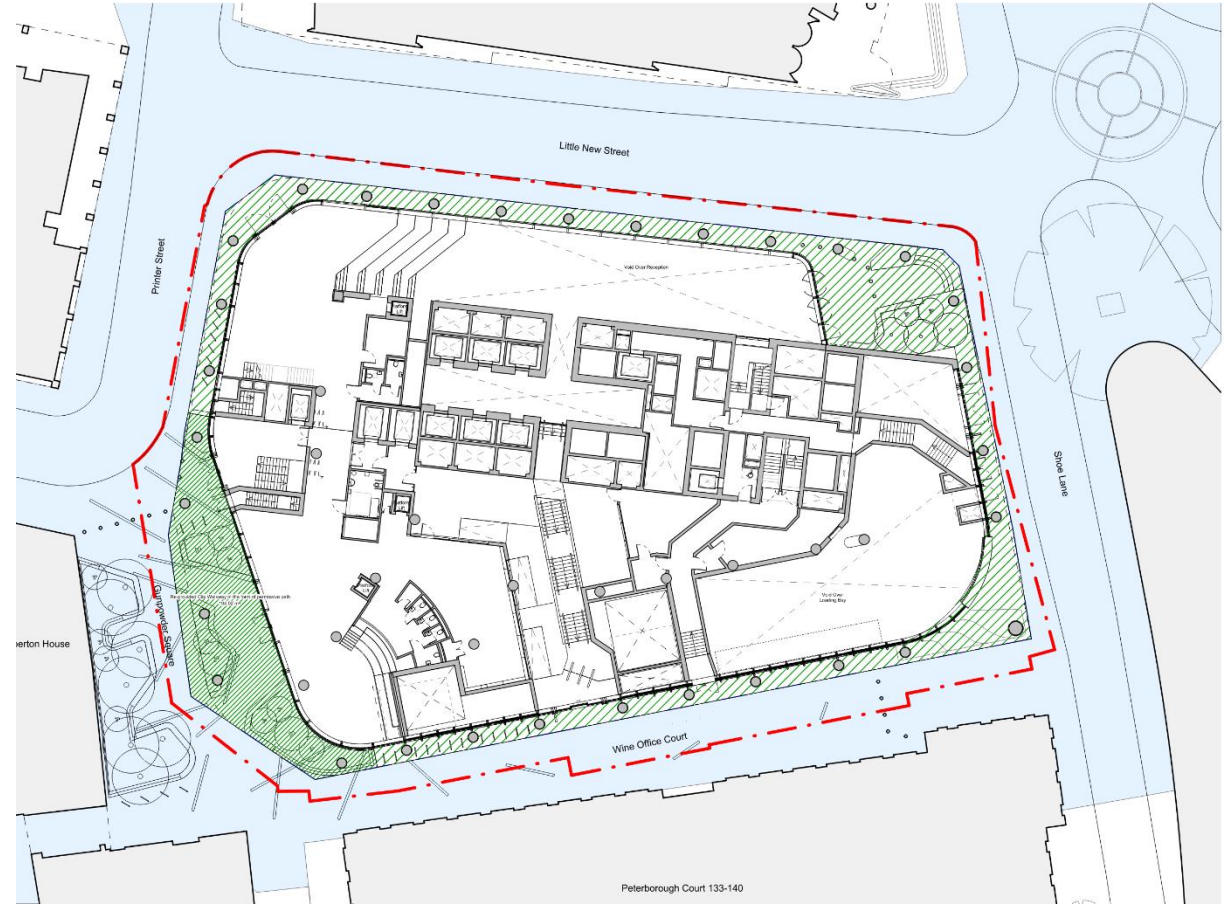
Proposed ground floor uses

Hill House, 1 Little New St, London EC4A 3TR



Existing






City Walkway: 174 m^2
Permissive Paths: 382 m^2
Total: **556 m^2**



Proposed

Re-provided City Walkway in the form of permissive path: 194 m^2
Permissive Paths: 414 m^2
Total: **608 m^2**

Notes

-  Adopted Highway
-  City Walkway
-  Permissive Paths
-  Re-provided City Walkway in the form of permissive path
-  Application Boundary

Loss of City Walkway

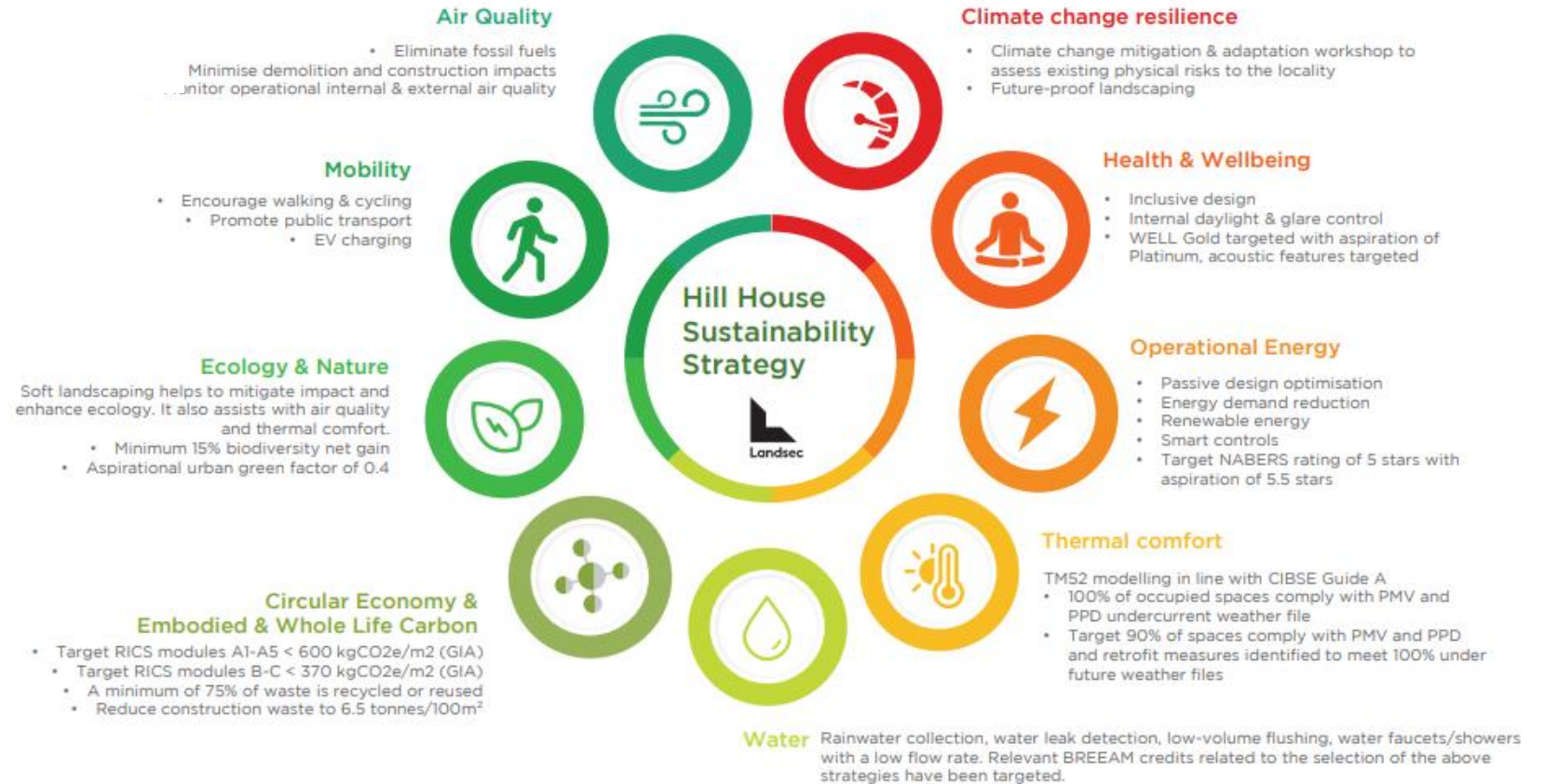
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The Proposed Development is targeting the following:

BREEAM: Excellent (Outstanding aspiration)

WELL: Gold (Platinum aspiration)

NABERS: 5 Stars (5.5 Stars aspiration)



Hill House, 1 Little New St, London EC4A 3TR



Option 01
Minor Refurbishment

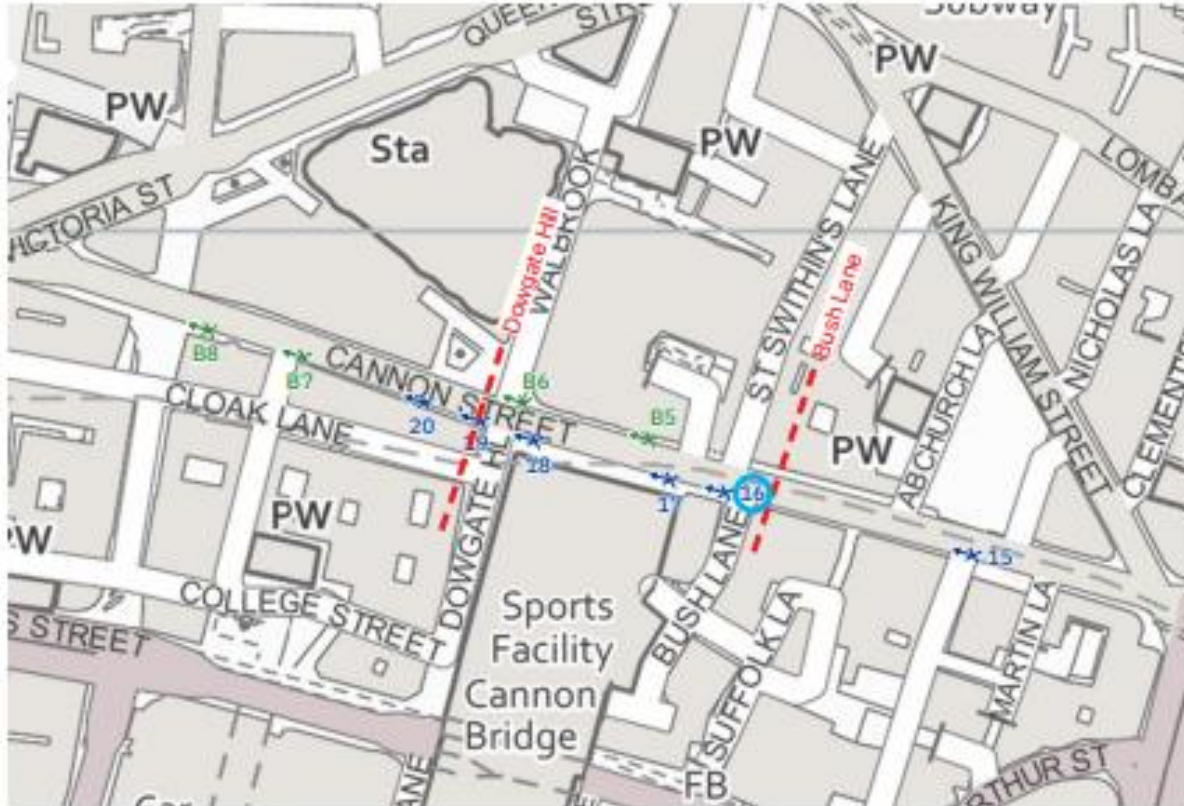
Option 02
Major Refurbishment

Option 03
Major Refurbishment & Extension

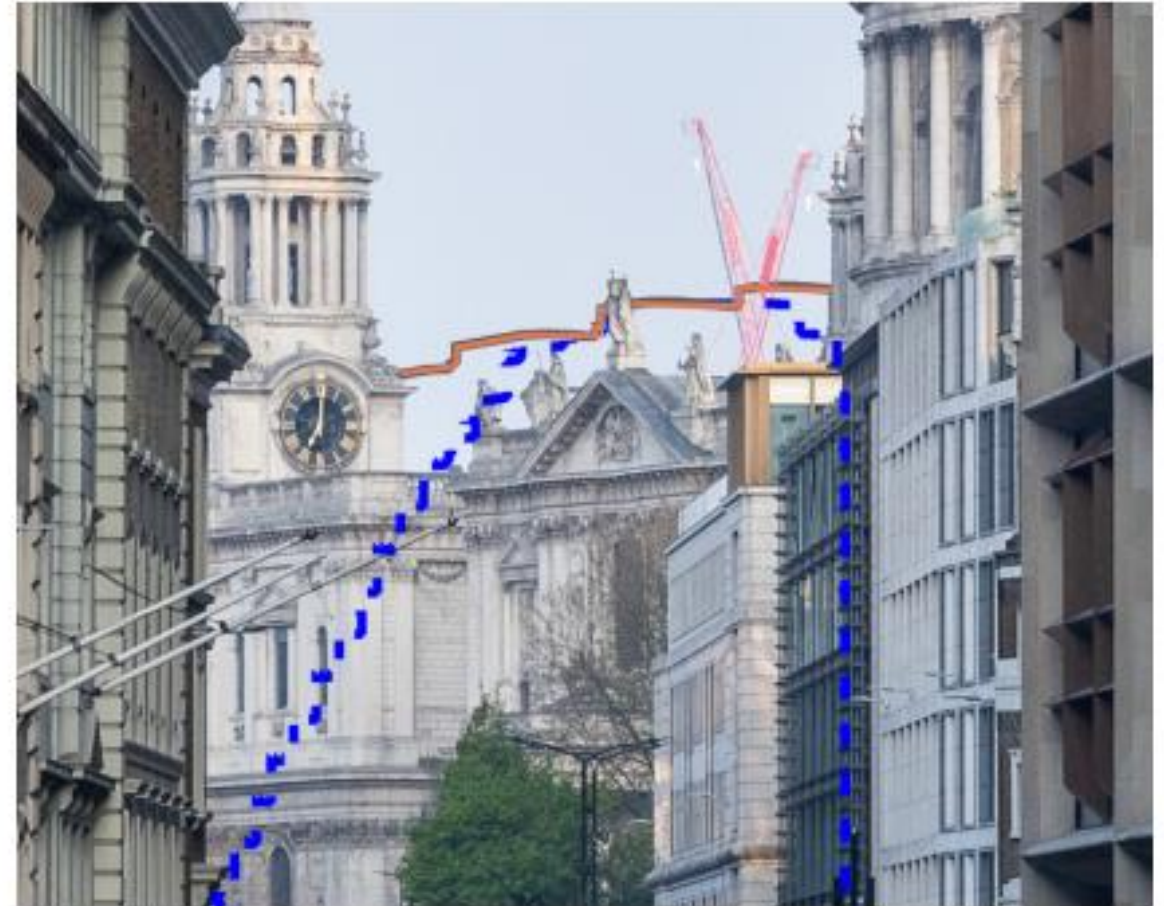
Option 04
New Build

Option Reference	B1	B2+	B3+	C
Project Reference Period	60	60	60	60
Gross Internal Area (GIA) m ²	25,264	43,879	50,647	50,834
Net Internal Area (NIA) m ²	12,958	25,762	27,283	28,207
Change to NIA compared to existing m ²	1,185	13,989	15,510	16,434
Substructure % retained by mass	100	99	93	91
Superstructure % retained by mass	90	46	32	0
Total WLCA (inc. B6 & pre-demo) <small>(kgCO₂e/m² GIA, B7 not included)</small>	1,389.4	1,525.4	1,632.4	1,678.4
Upfront Embodied Carbon (A1-A5) <small>(kgCO₂e/m² GIA)</small>	297	425	527	563
In Use Embodied Carbon (B-C) <small>(kgCO₂e/m² GIA)</small>	356	356	356	356
Operational Carbon for building lifetime (B6) <small>(kgCO₂e/m² GIA)</small>	734.4	734.4	734.4	734.4
Total WLCA (inc. B6 & pre-demo) <small>(tCO₂e, B7 not included)</small>	35,102	66,933	82,676	85,320
Total Existing Building Demolition <small>(tCO₂e)</small>	51	439	760	1,271
Upfront Embodied Carbon (A1-A5) <small>(tCO₂e)</small>	7,503	18,649	26,691	28,620
In Use Embodied Carbon (B-C) <small>(tCO₂e)</small>	8,994	15,621	18,030	18,097
Operational Carbon for building lifetime (B6) <small>(tCO₂e)</small>	18,554	32,225	37,195	37,332

Hill House, 1 Little New St, London EC4A 3TR



Iteration 04 - Zone of Visual Influence



Iteration 04 - View 16 - Wireline zoomed in view from Cannon Street

Proposed – with red line showing 120 Fleet Street and blue dashed line showing proposed development at Hill House

Hill House, 1 Little New St, London EC4A 3TR



Heritage and townscape – Existing view - St Paul's Cathedral from the Monument

Hill House, 1 Little New St, London EC4A 3TR



Heritage and townscape – Proposed view - St Paul's Cathedral from the Monument

Hill House, 1 Little New St, London EC4A 3TR



Existing View from LVMF 16B.1 with 120 Fleet Street

Heritage and townscape – Existing River prospect protected view (LVMF 16B.1)

Hill House, 1 Little New St, London EC4A 3TR



Proposed View from LVMF 16B.1 with 120 Fleet Street

Heritage and townscape – Proposed River prospect protected view (LVMF 16B.1)

Hill House, 1 Little New St, London EC4A 3TR



Existing View with 120 Fleet Street

Heritage and townscape – Existing -The Strand view (impact to St Mary le Strand)

Hill House, 1 Little New St, London EC4A 3TR



Proposed View with 120 Fleet Street

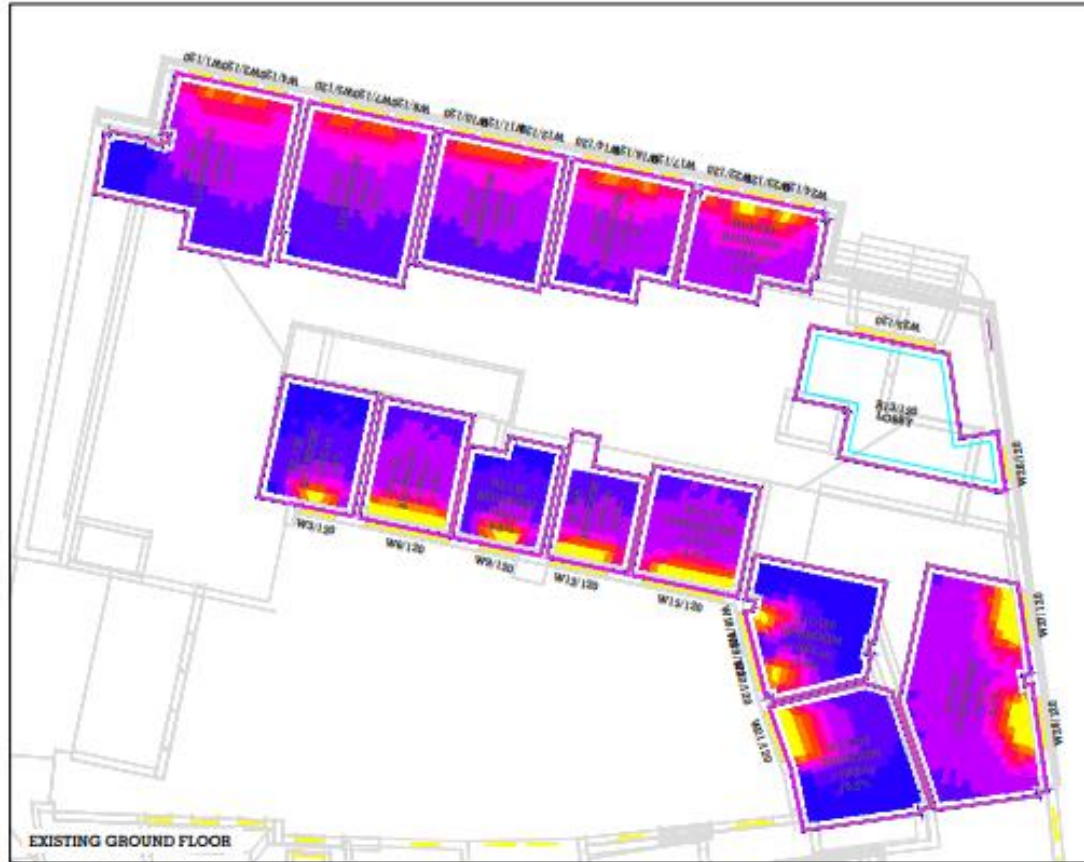
Heritage and townscape – Proposed - The Strand view (impact to St Mary le Strand)

Hill House, 1 Little New St, London EC4A 3TR

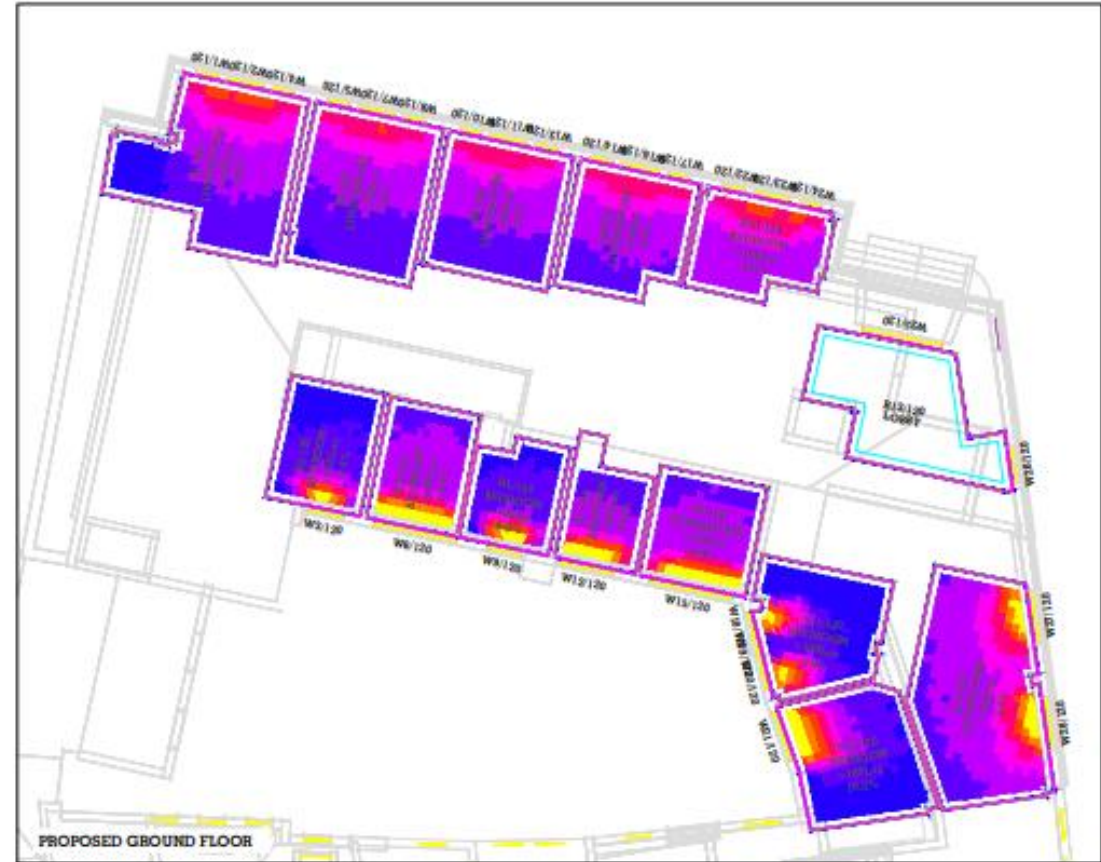


Daylight / sunlight impacts (radiance assessment) – Pemberton House

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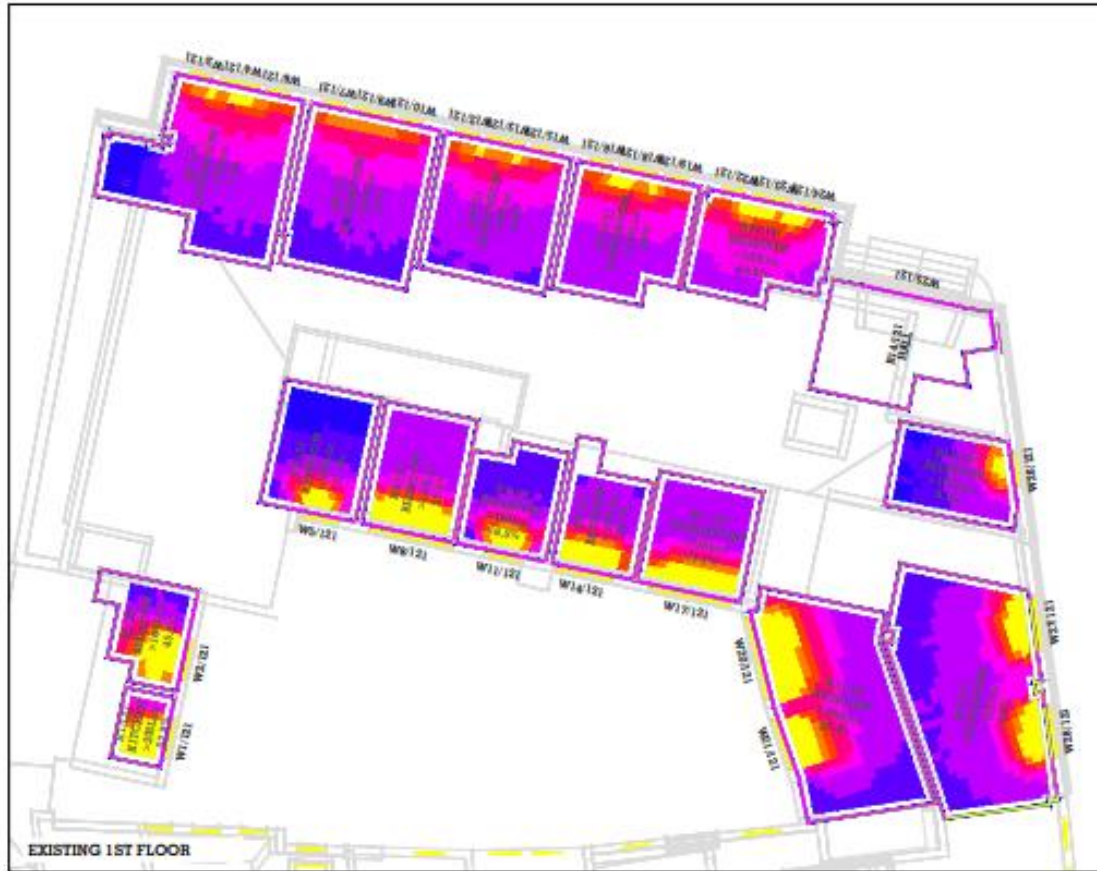


Existing

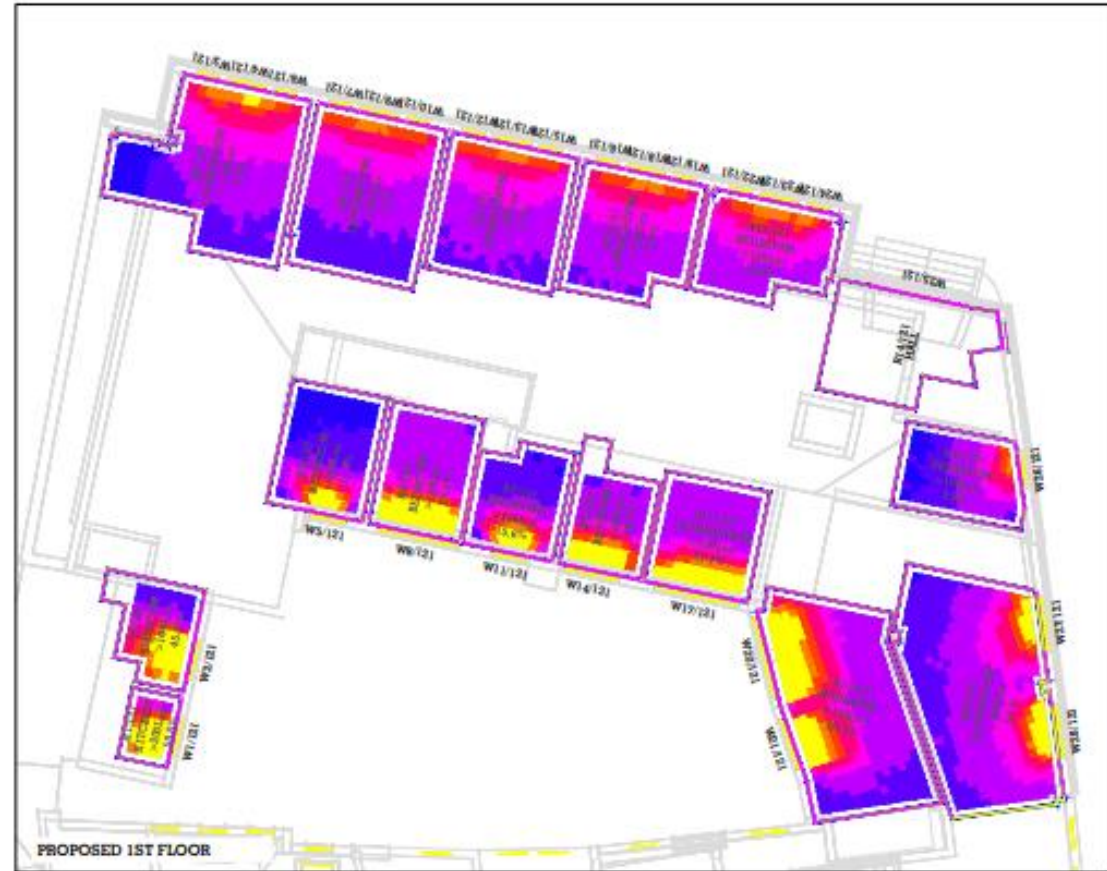


Proposed

Hill House, 1 Little New St, London EC4A 3TR

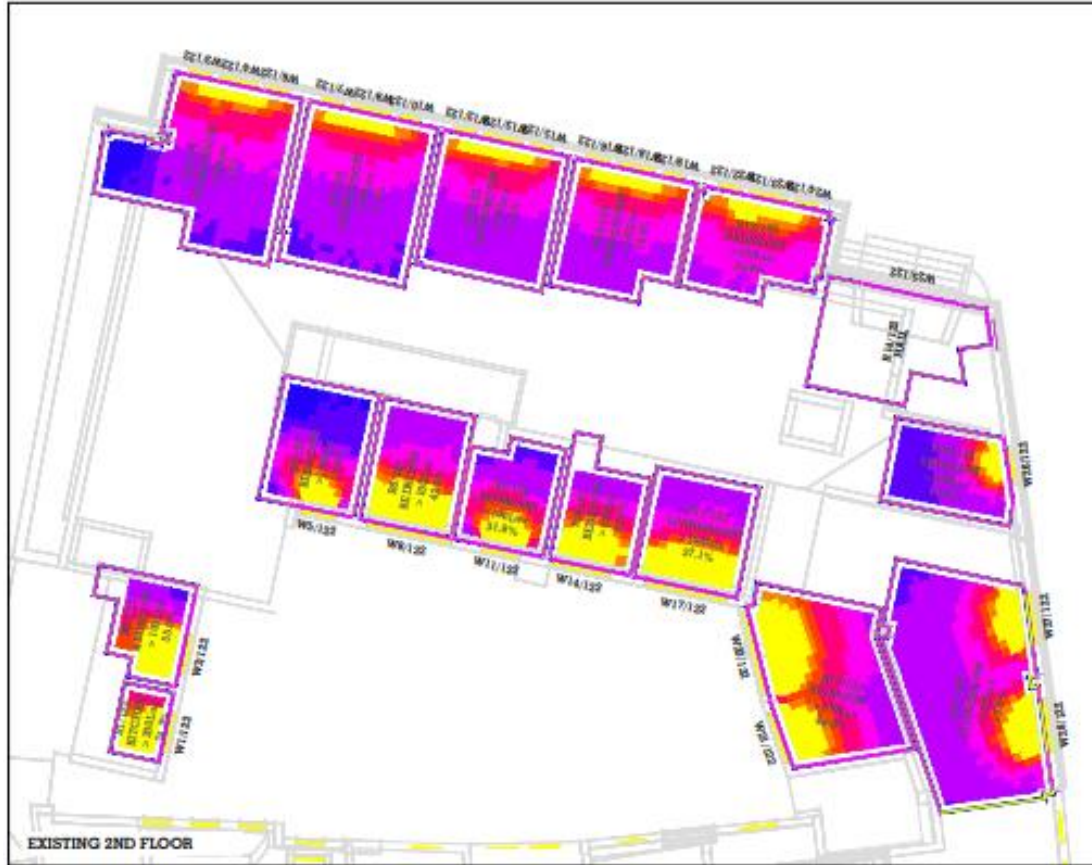


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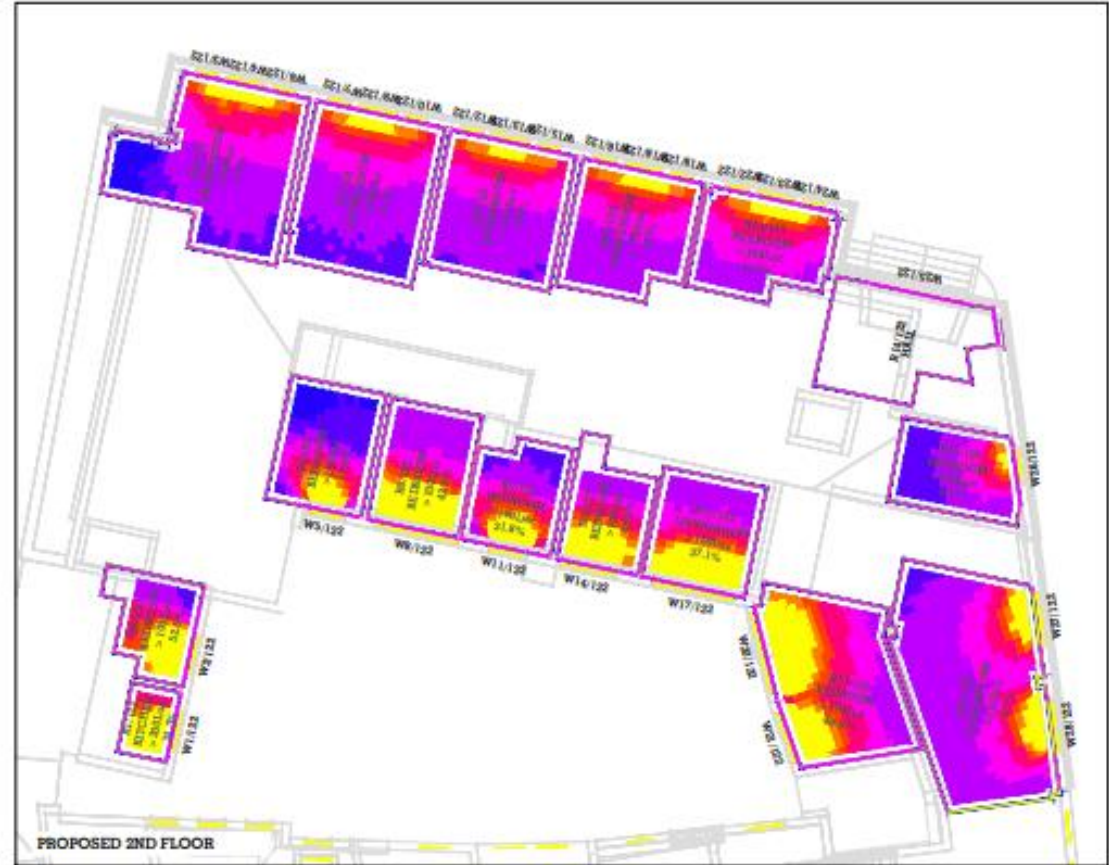


Proposed

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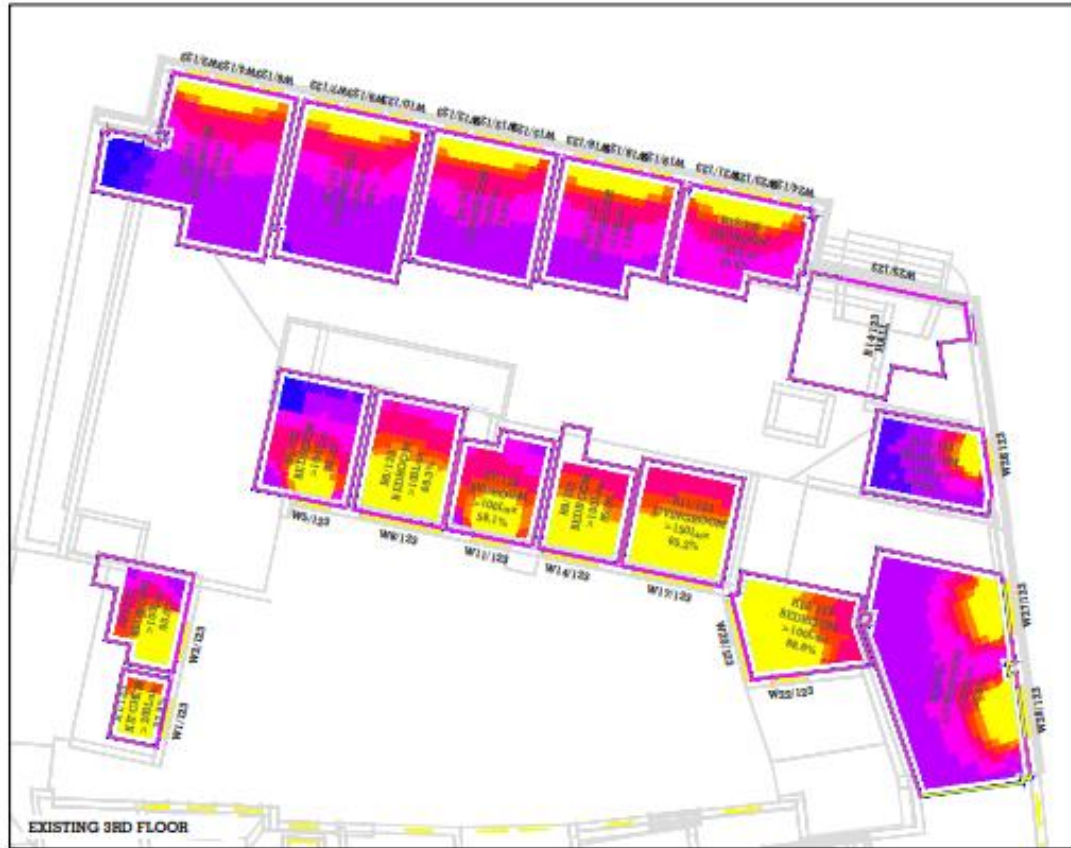


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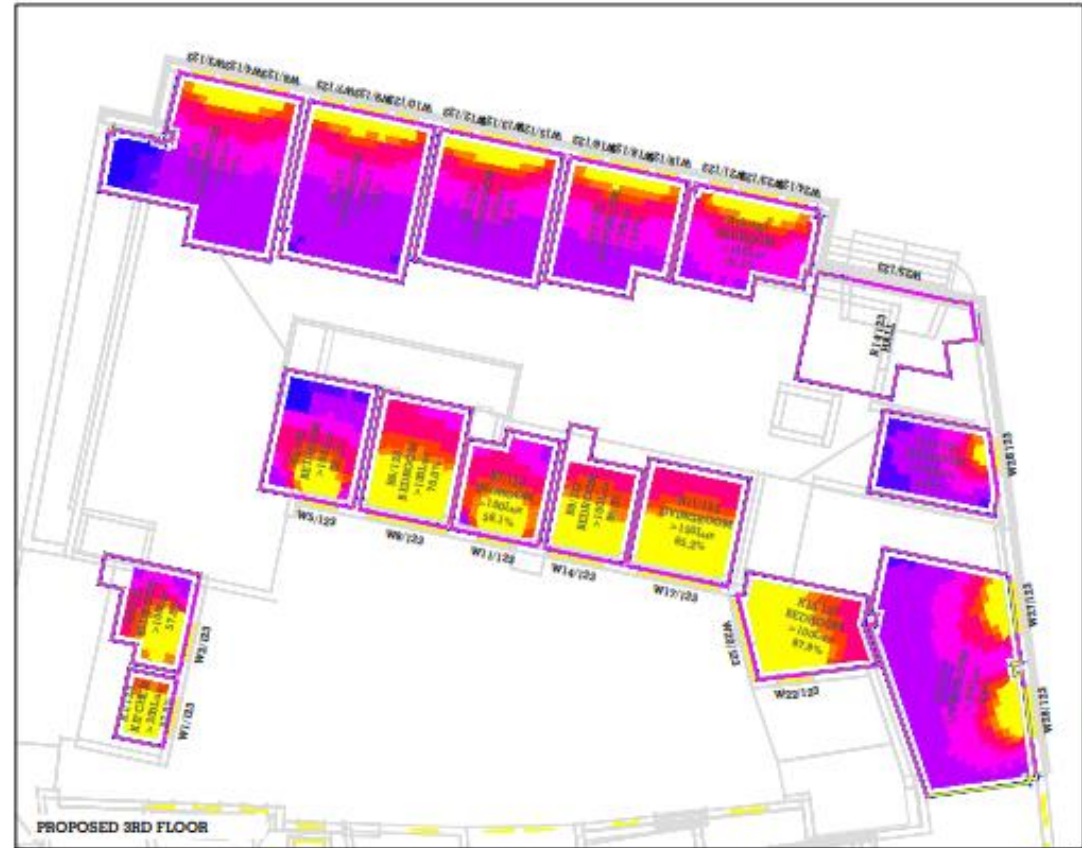


Proposed

Hill House, 1 Little New St, London EC4A 3TR

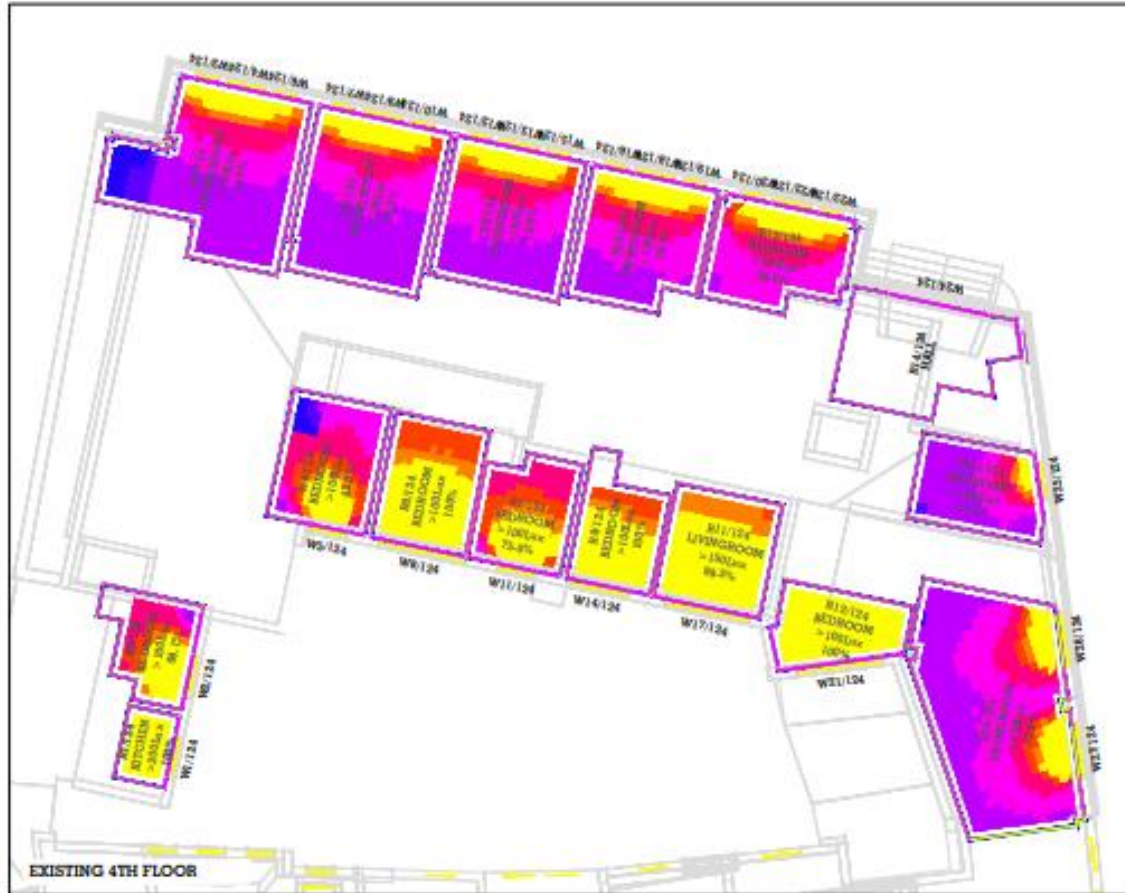


Existing



Proposed

Hill House, 1 Little New St, London EC4A 3TR

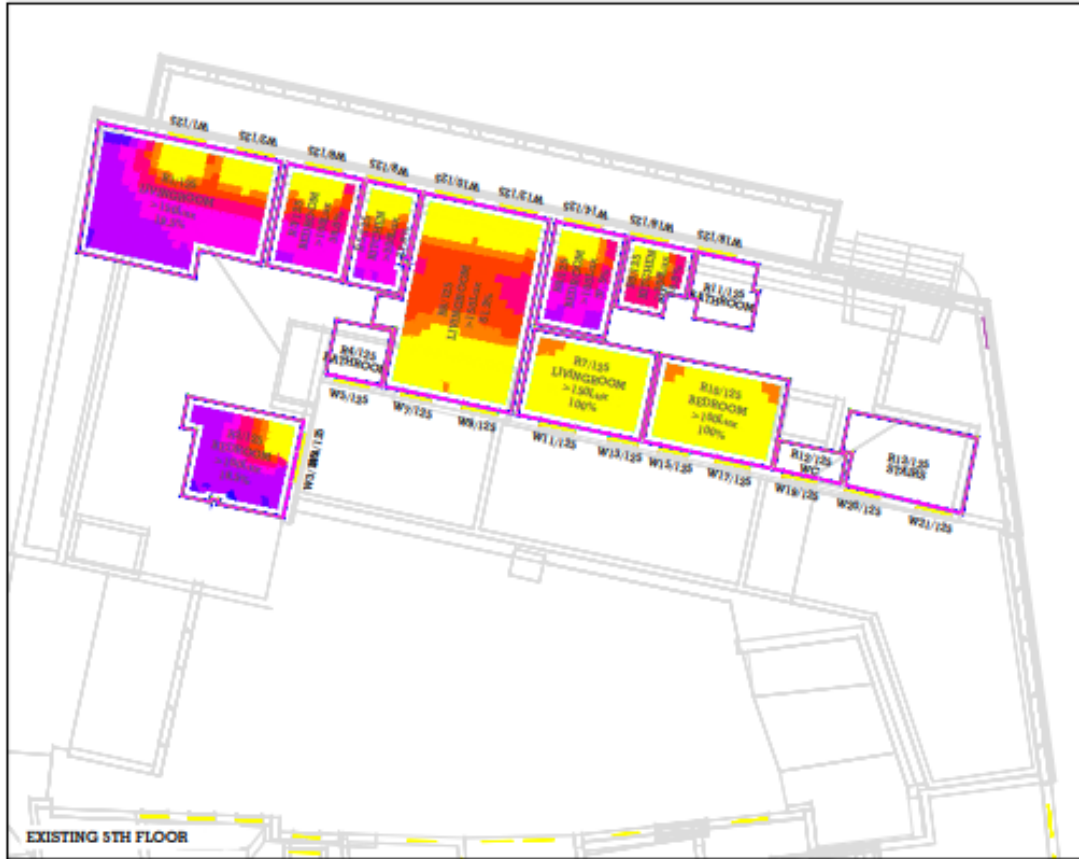


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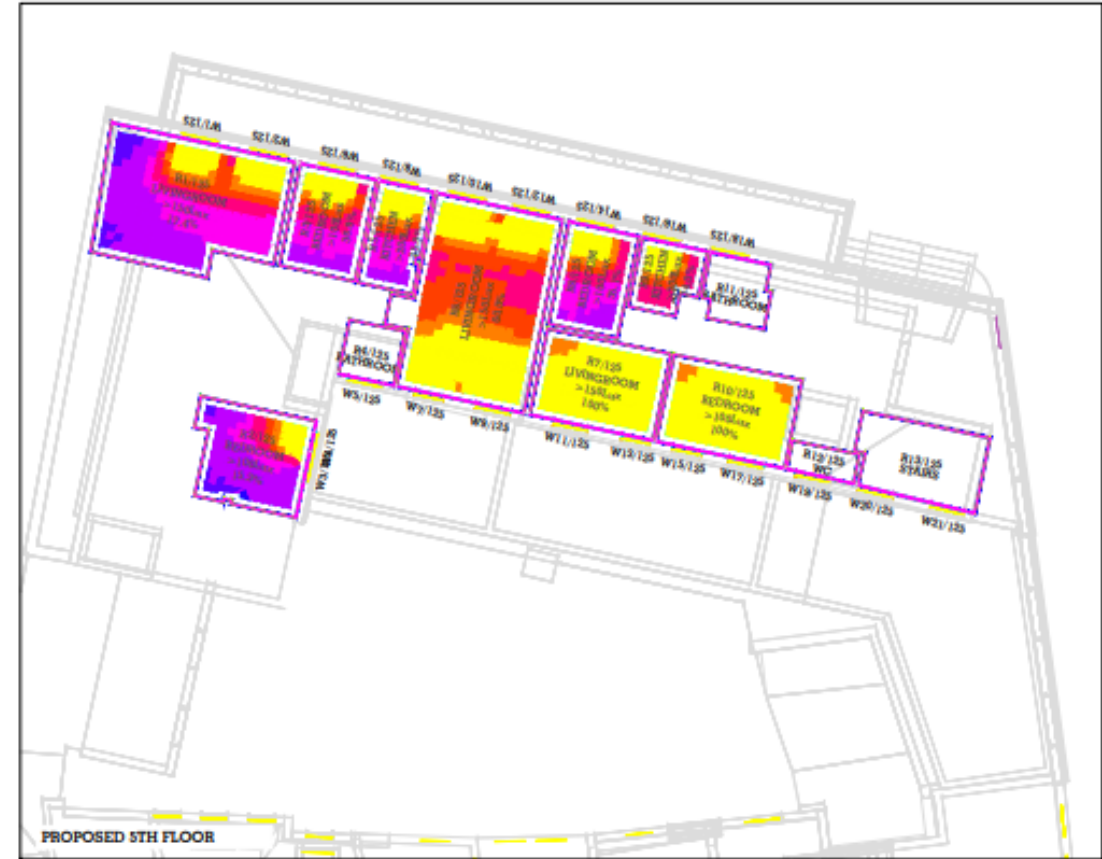


Proposed

Hill House, 1 Little New St, London EC4A 3TR

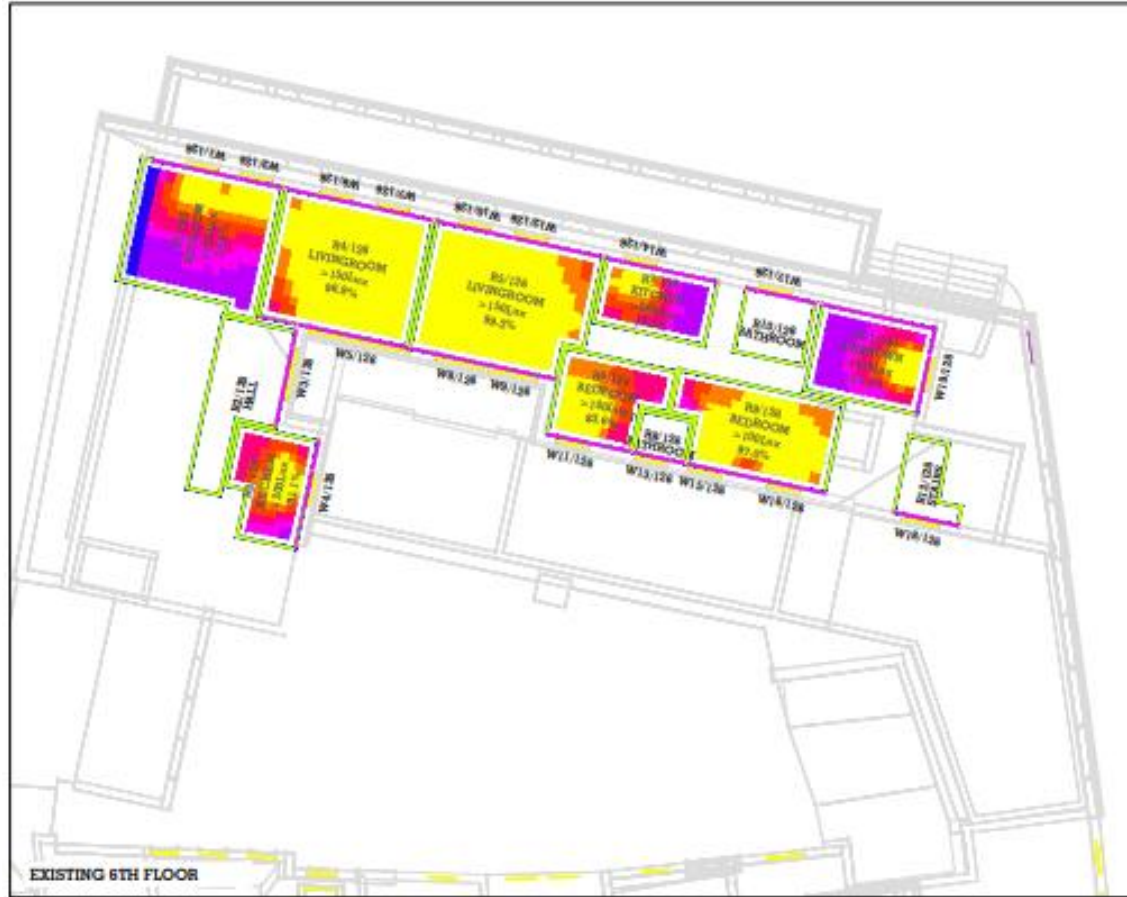


Existing

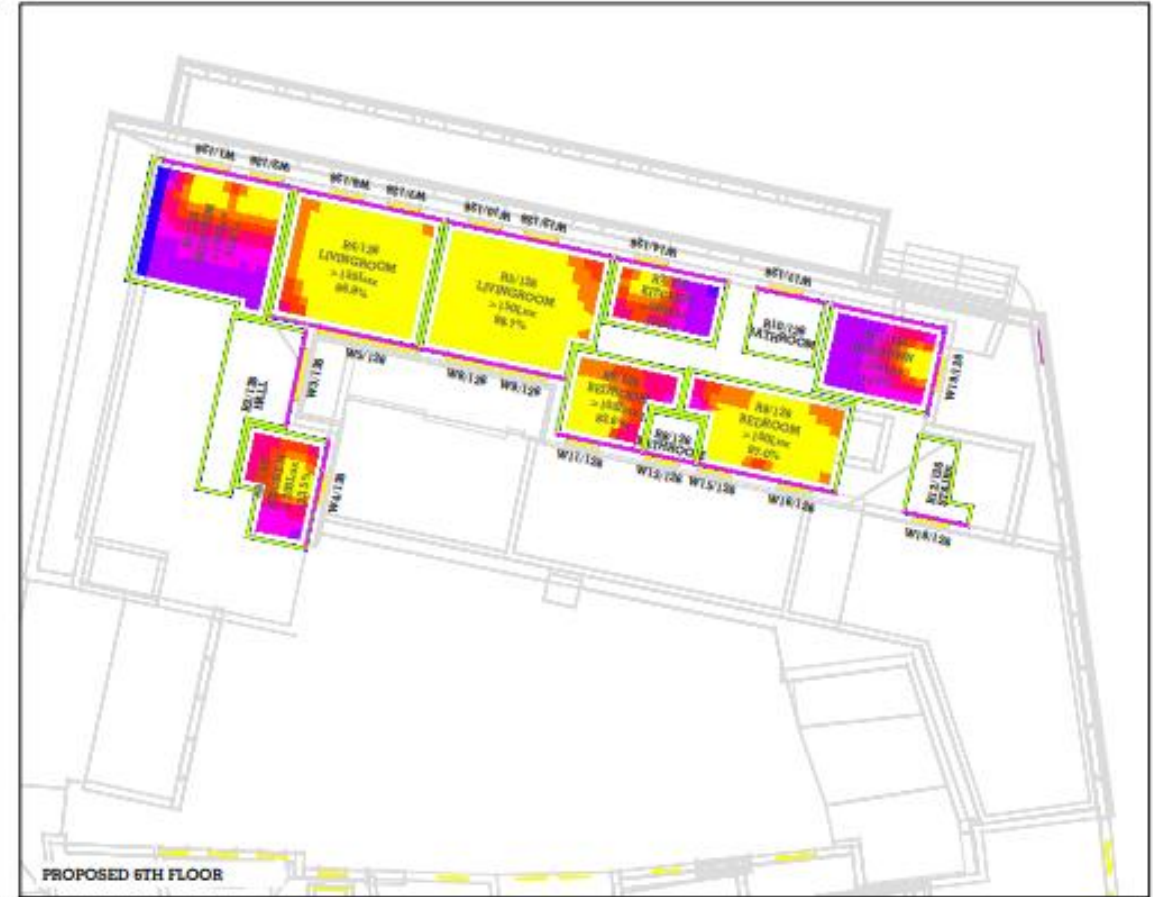


Proposed

Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Hill House, 1 Little New St, London EC4A 3TR

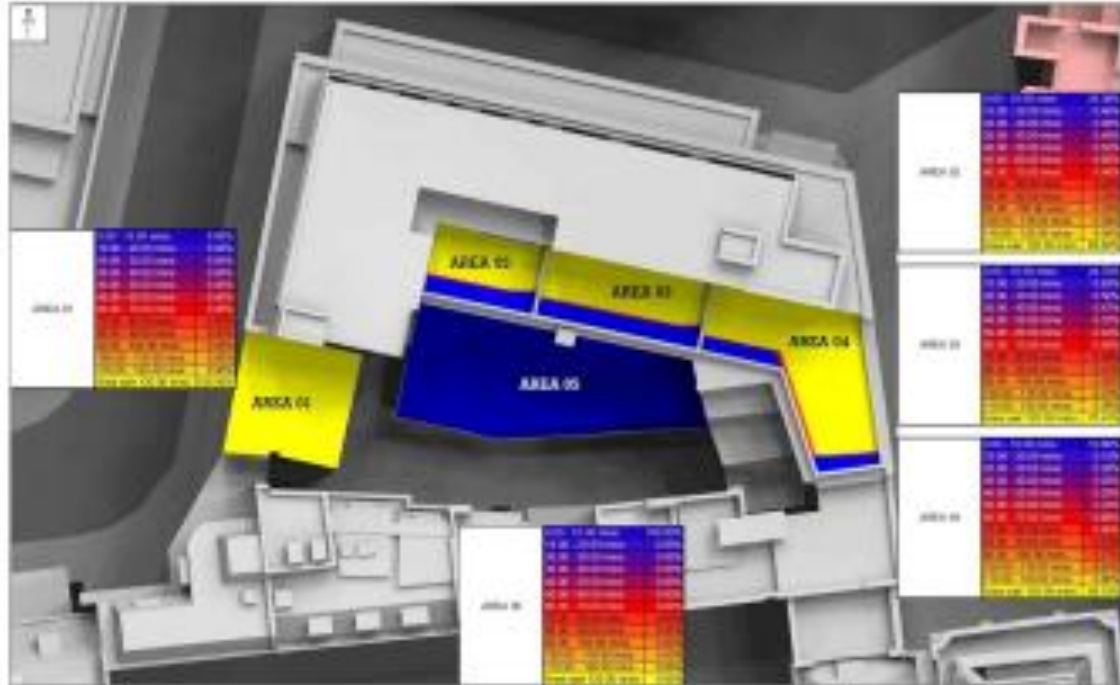


Figure 08: 2hrs sun contour analysis, rooftop/courtyard amenity for Pemberton House – existing 21 March

Existing

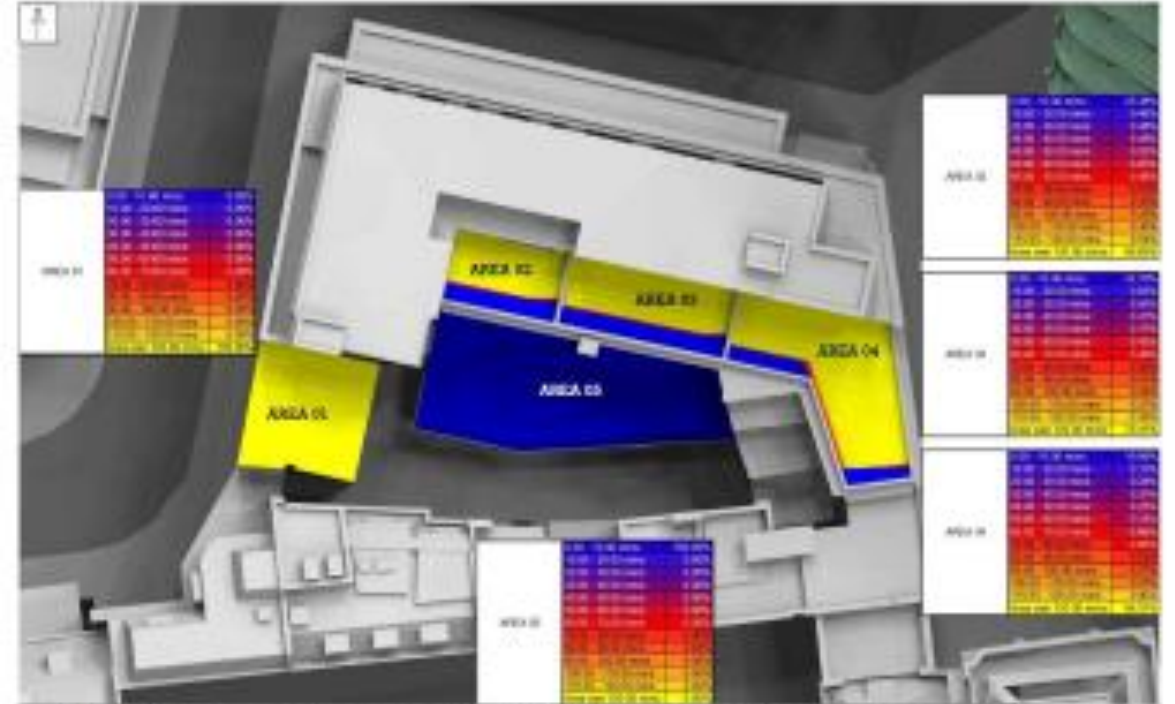


Figure 09: 2hrs sun contour analysis, rooftop/courtyard for Pemberton House – proposed 21 March

Proposed

Hill House, 1 Little New St, London EC4A 3TR

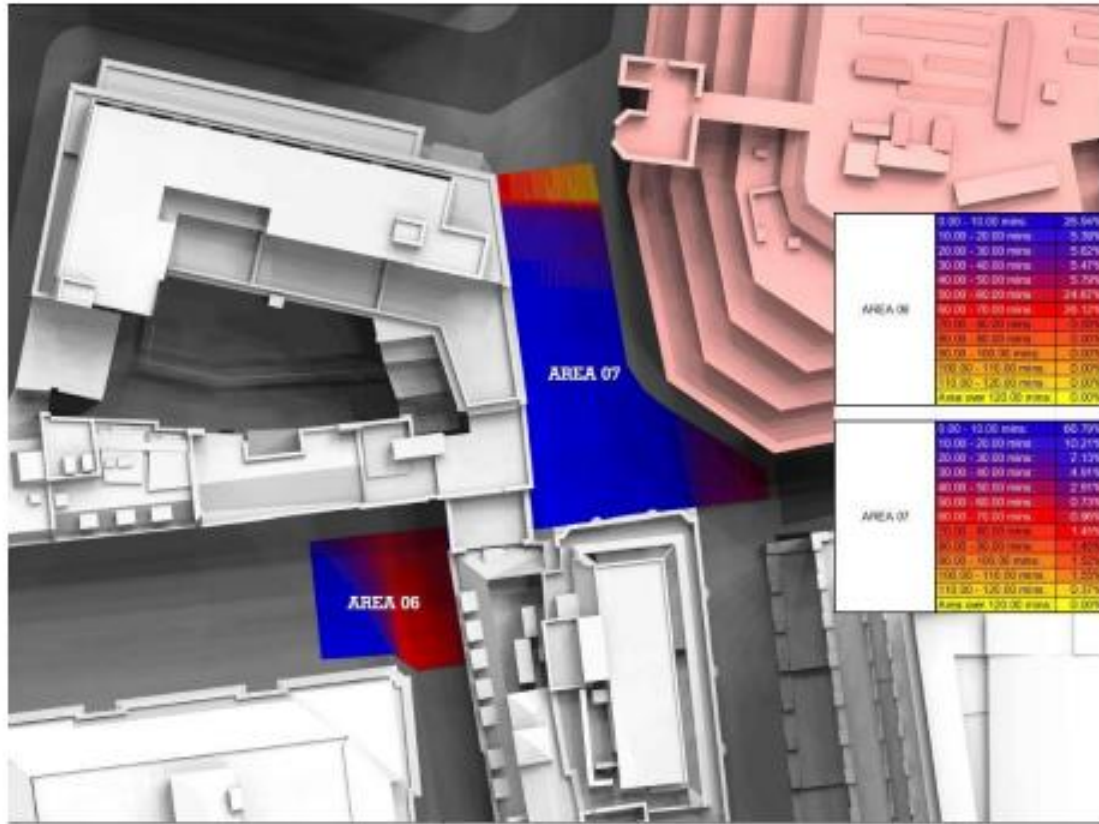


Figure 10: 2hrs sun contour analysis, public open spaces at street level – existing 21 March

Existing

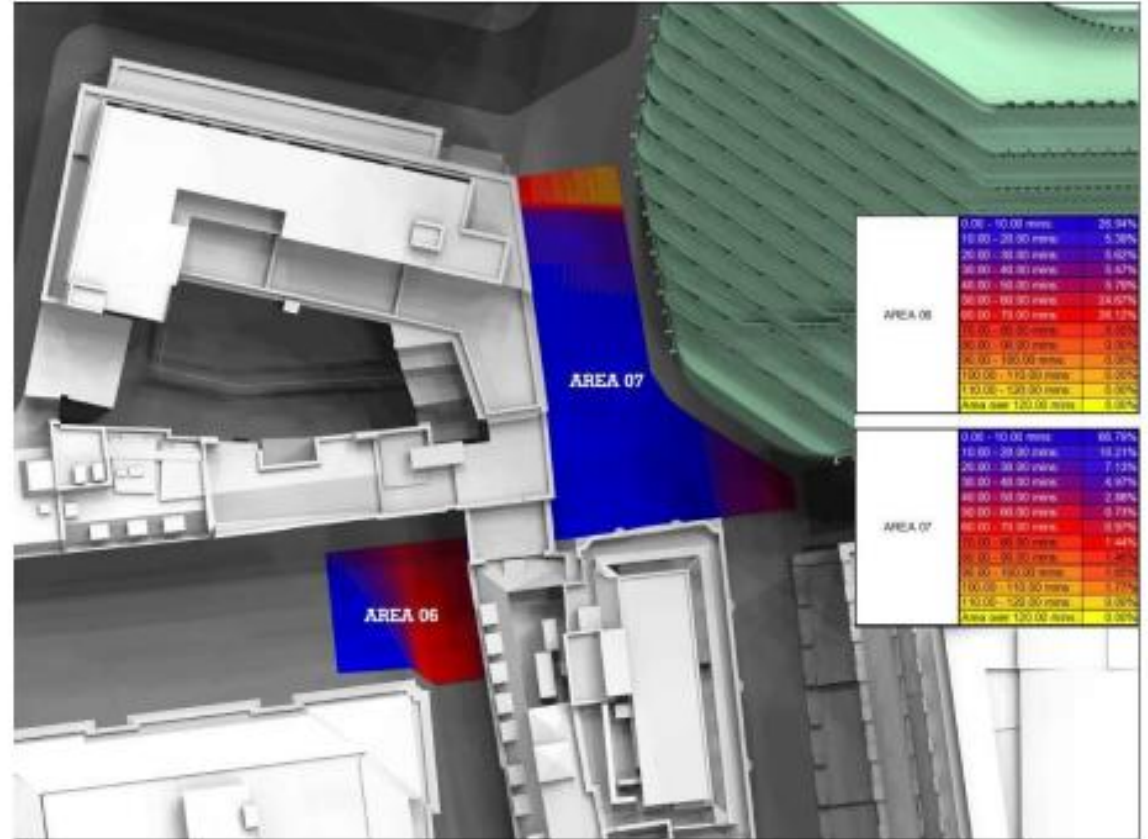


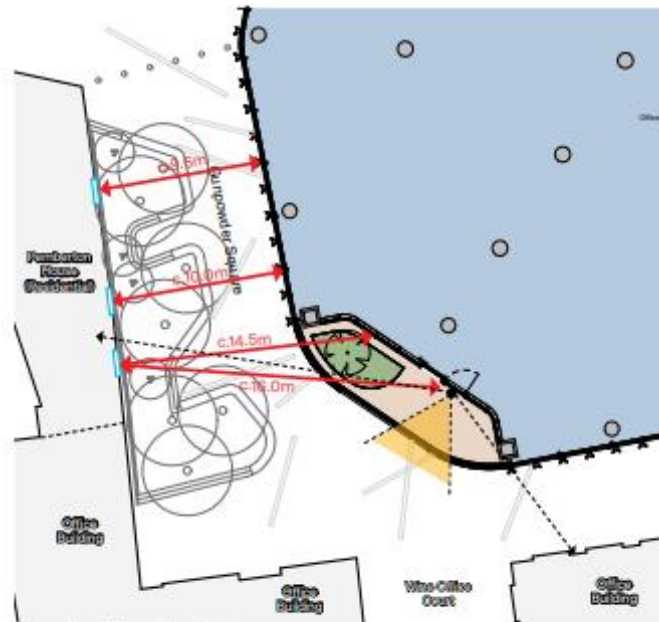
Figure 11: 2hrs sun contour analysis, public open spaces at street level – proposed 21 March

Proposed

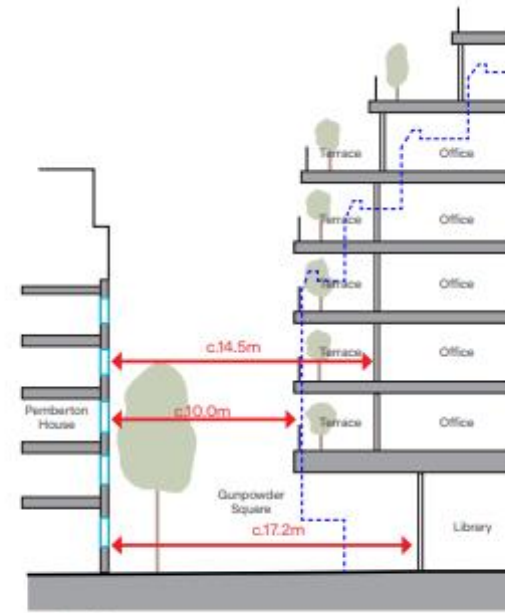
Hill House, 1 Little New St, London EC4A 3TR



Wide angled panorama view from Level 02 Terrace



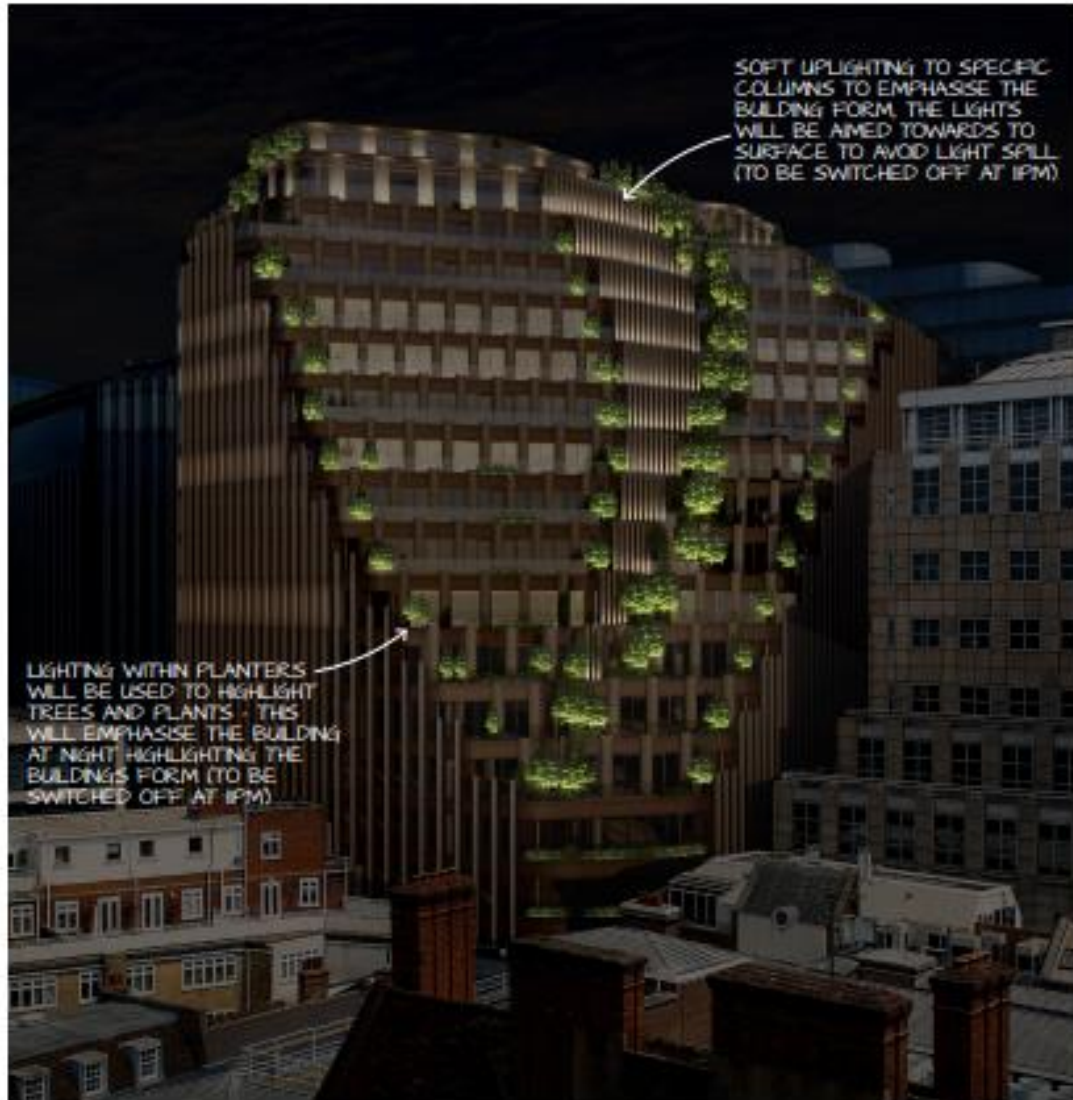
Proposed Level 02 Overlooking Analysis



Illustrative Section

Overlooking and privacy – Pemberton House

Hill House, 1 Little New St, London EC4A 3TR



Overall Illustrative Terrace Lighting Strategy - Extract from Lighting Strategy Report



Detailed Illustrative Terrace Lighting Strategy - Extract from Lighting Strategy Report

Hill House, 1 Little New St, London EC4A 3TR

Figure 1. Demise 1 - Upper Ground Floor



Figure 2. Demise 1 - Upper Ground Mezzanine



Library indicative layout – Ground floor and mezzanine levels

Hill House, 1 Little New St, London EC4A 3TR

Figure 3. Demise 2 - Upper Ground Mezzanine



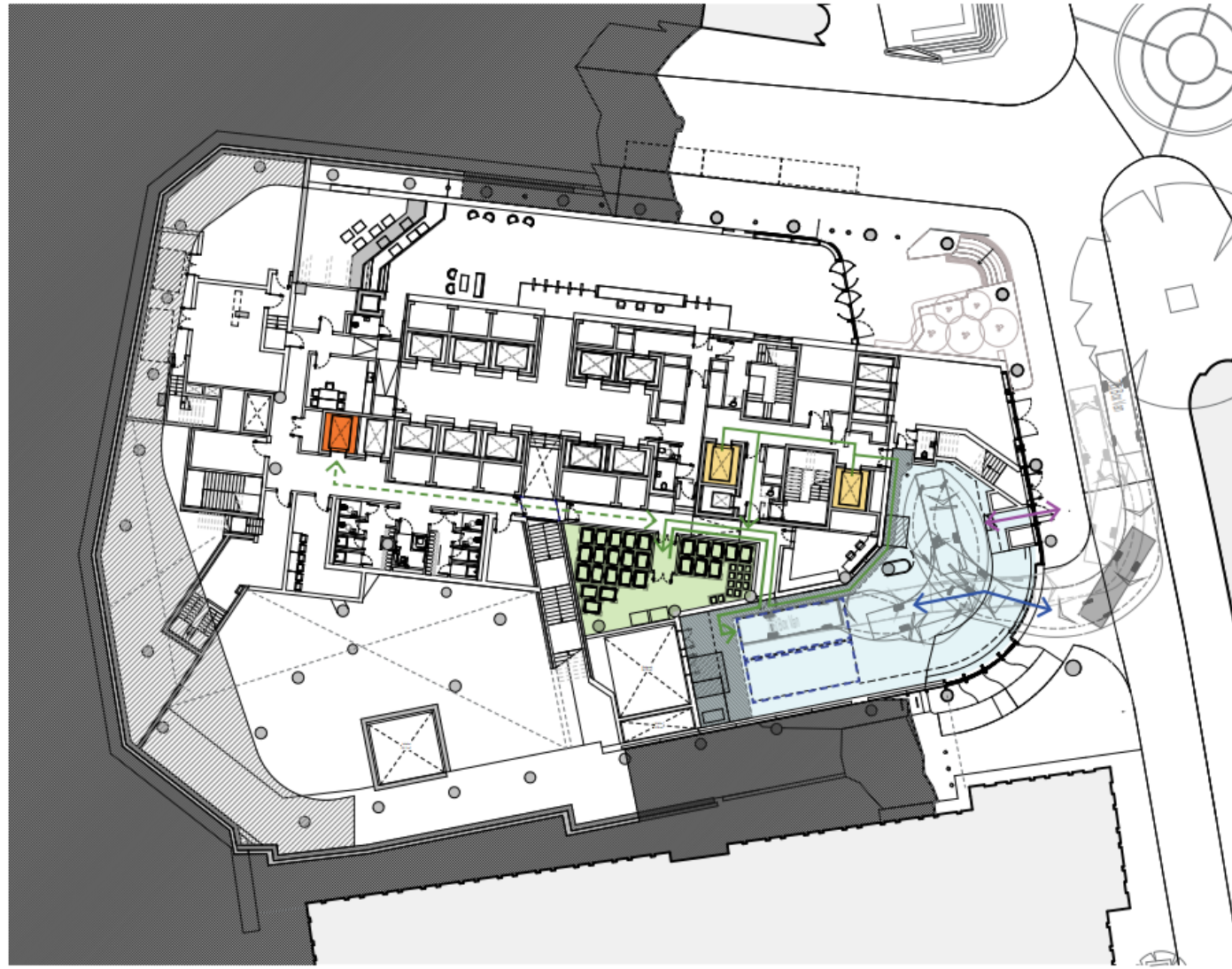
Flexible library / affordable workspace – indicative layout

Hill House, 1 Little New St, London EC4A 3TR



Proposed cycle parking at basement and ground floor levels

Hill House, 1 Little New St, London EC4A 3TR



Proposed loading bay arrangements

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library & Gunpowder Square (looking south)

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of Hill House (looking north east)

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation illustrating landscaped terraces (looking north east)

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library & Gunpowder Square (looking north)

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation illustrating landscaped terraces (looking south west)

Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library & Gunpowder Square (looking south)



Next Planning Applications Sub-Committee

17 April 2024