



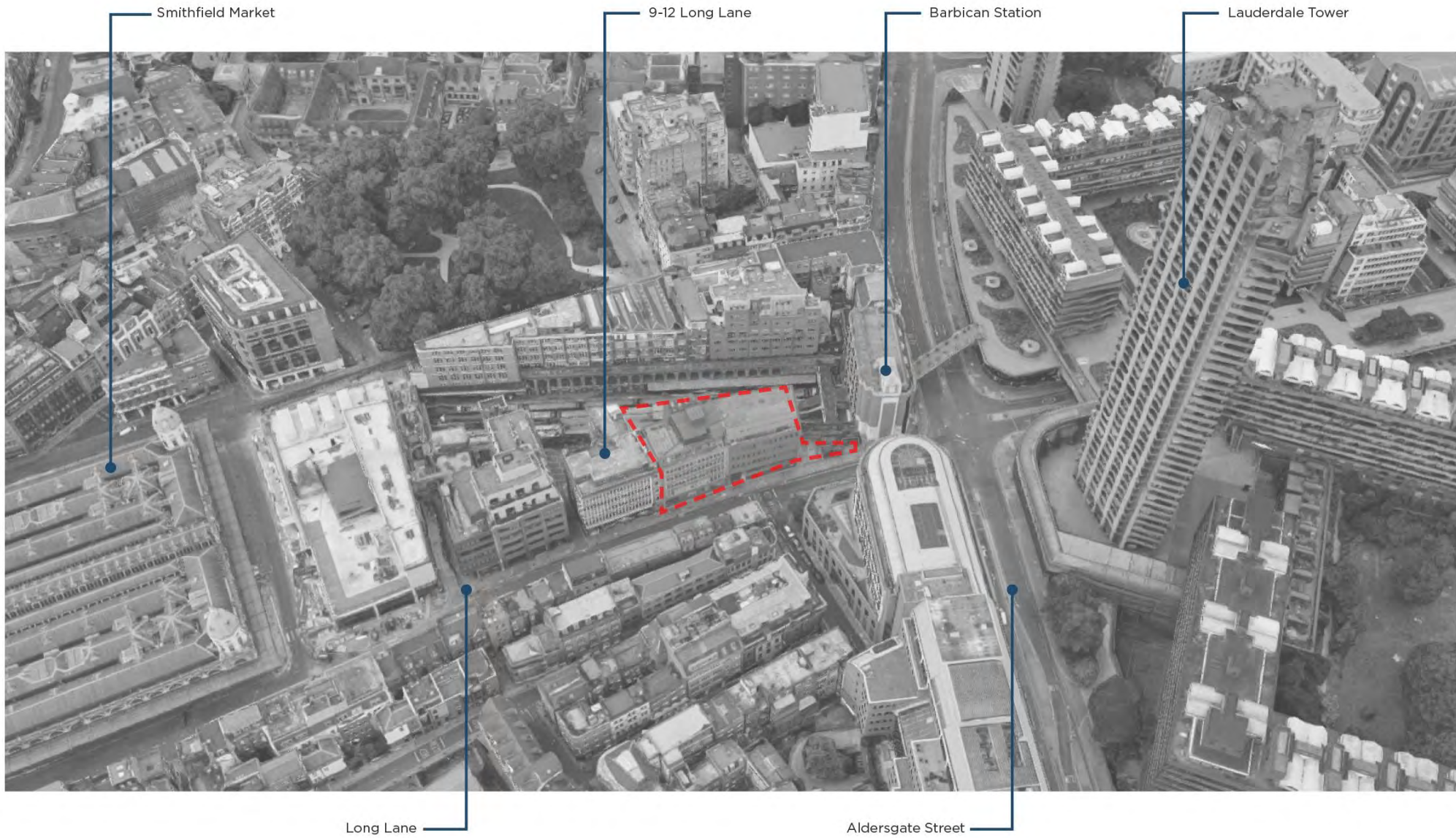
1 – 8 Long Lane, EC1A
Planning Applications Sub-Committee
11th June 2024



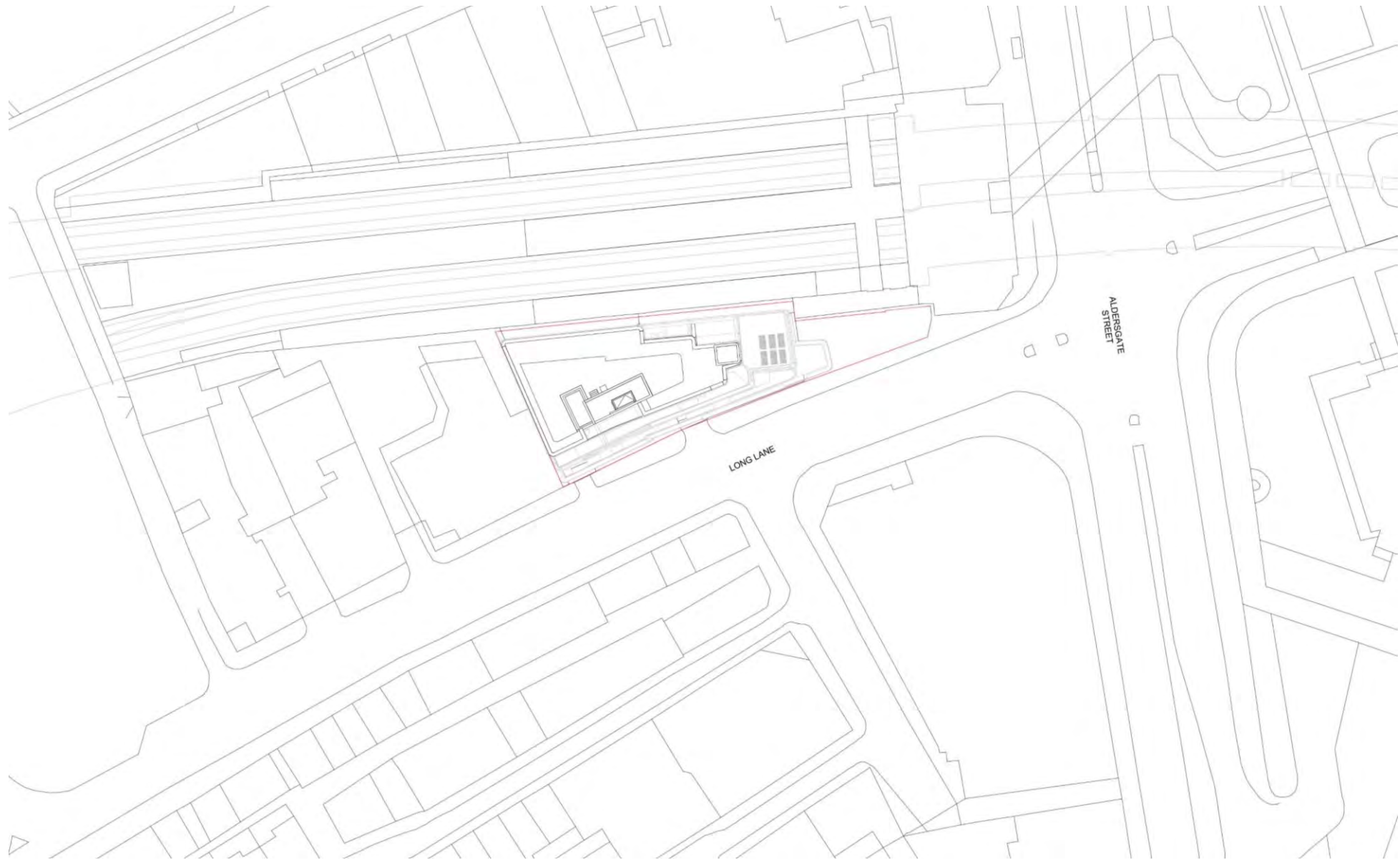
Location Plan with Conservation Area and Listed Buildings



Aerial view of the site



Aerial view of the site



Site Plan



View along Long Lane looking west



View from Aldersgate St looking west

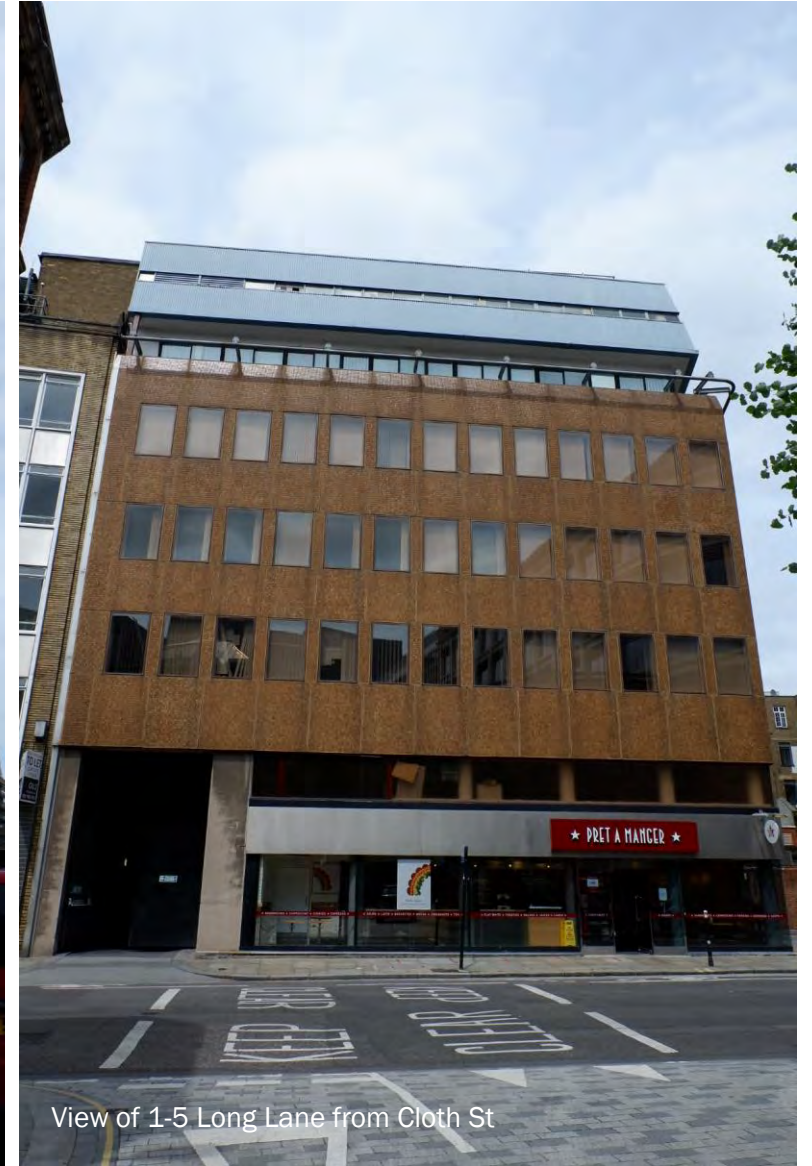
Existing Site Photos



View along Long Lane looking east



1-8 Long Lane looking east towards Aldersgate St



View of 1-5 Long Lane from Cloth St

Existing Site Photos

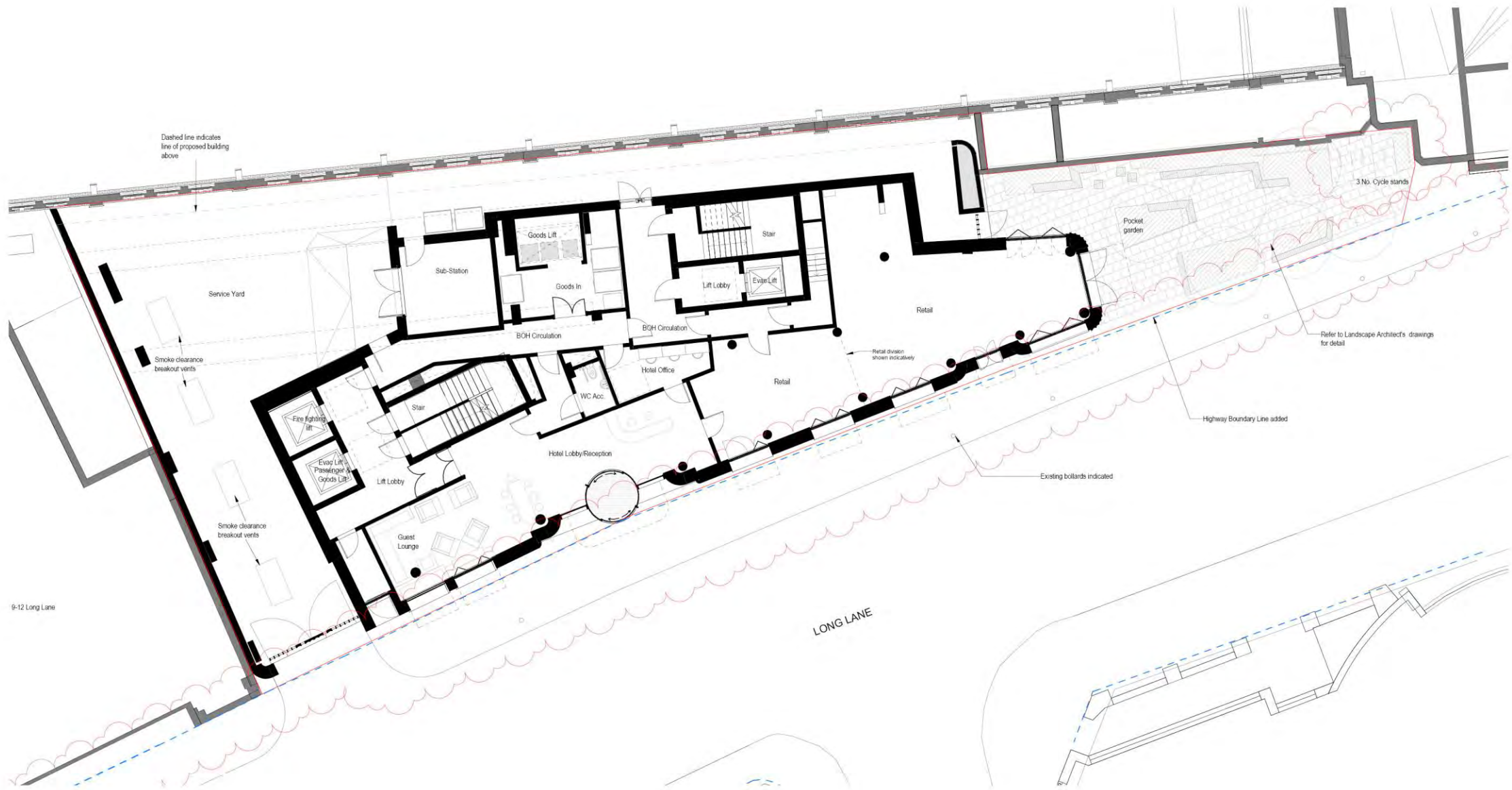


View of land adjacent 1-5 Long Lane and Barbican Station building

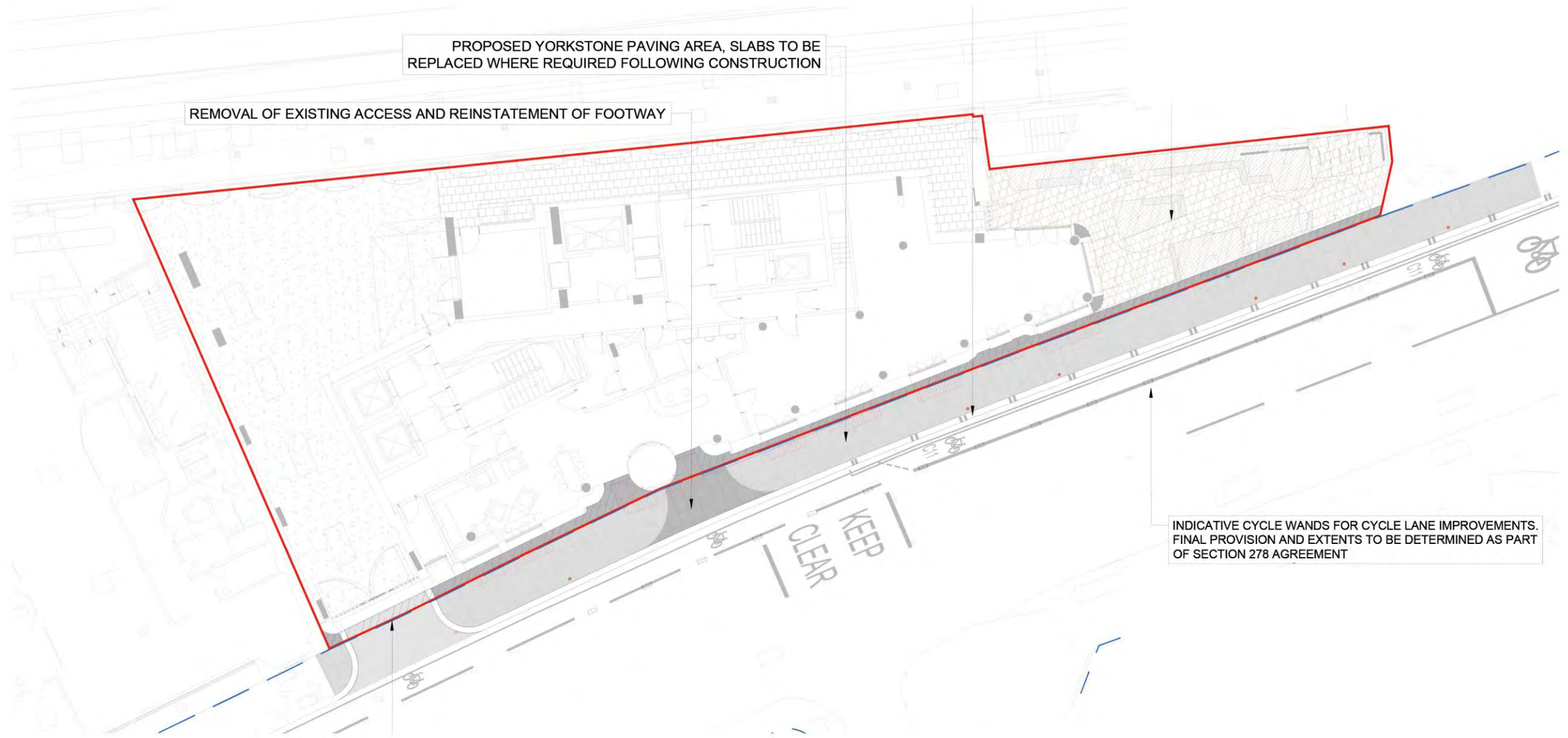
Existing Site Photos



Ground Floor Plan - Existing



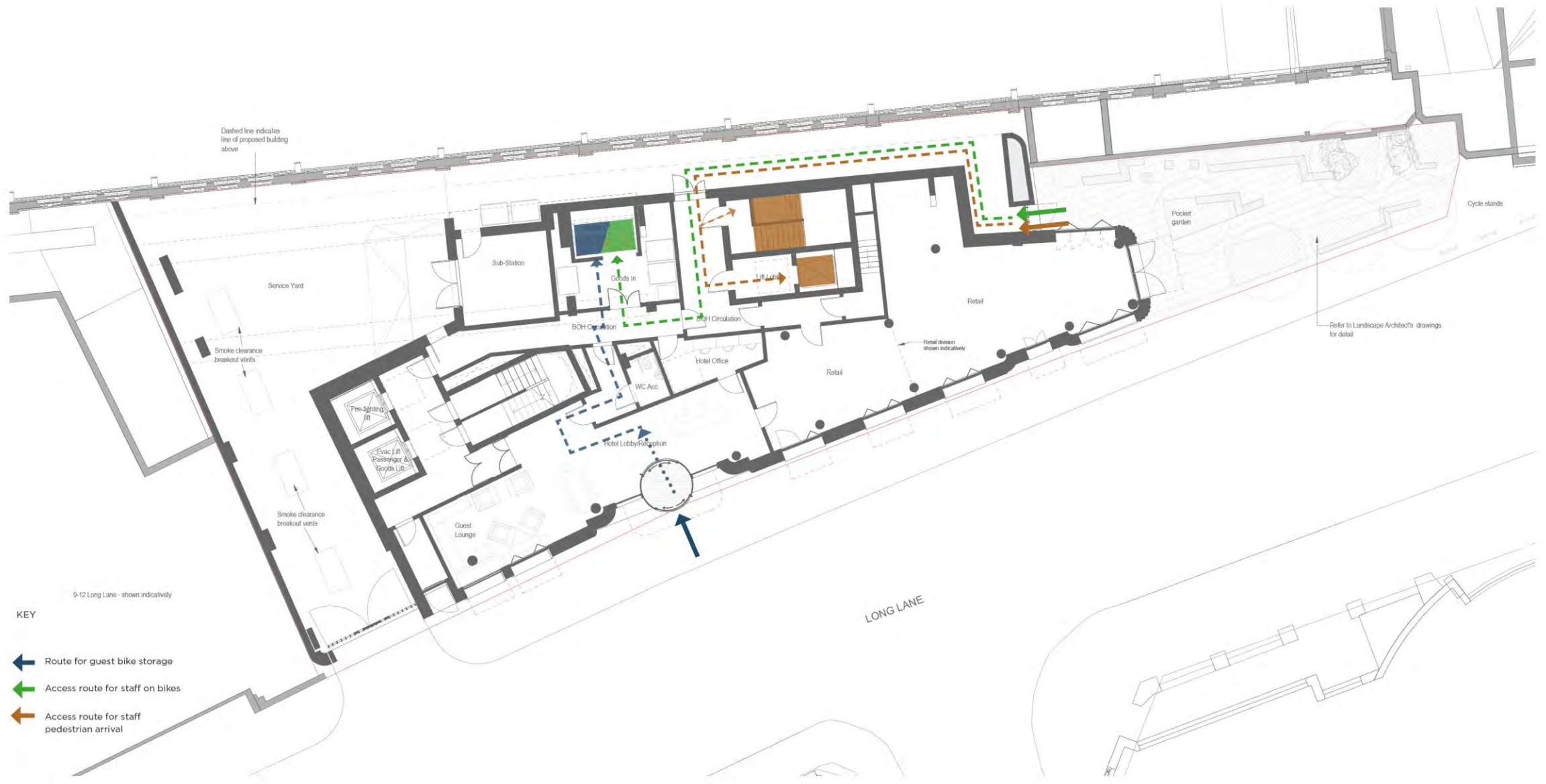
Ground Floor Plan - Proposed



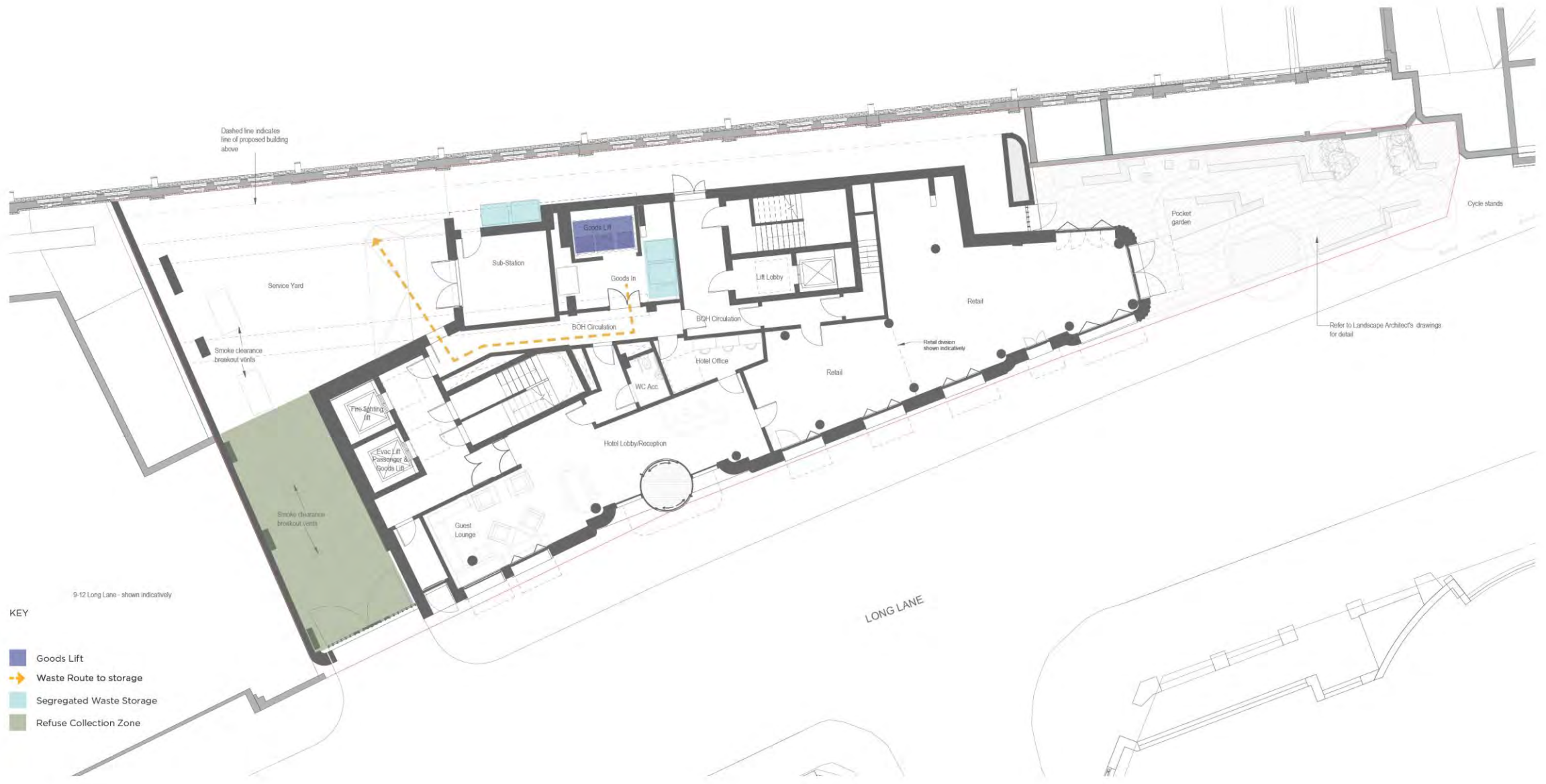
Ground Floor Plan – Proposed Public Realm Improvements



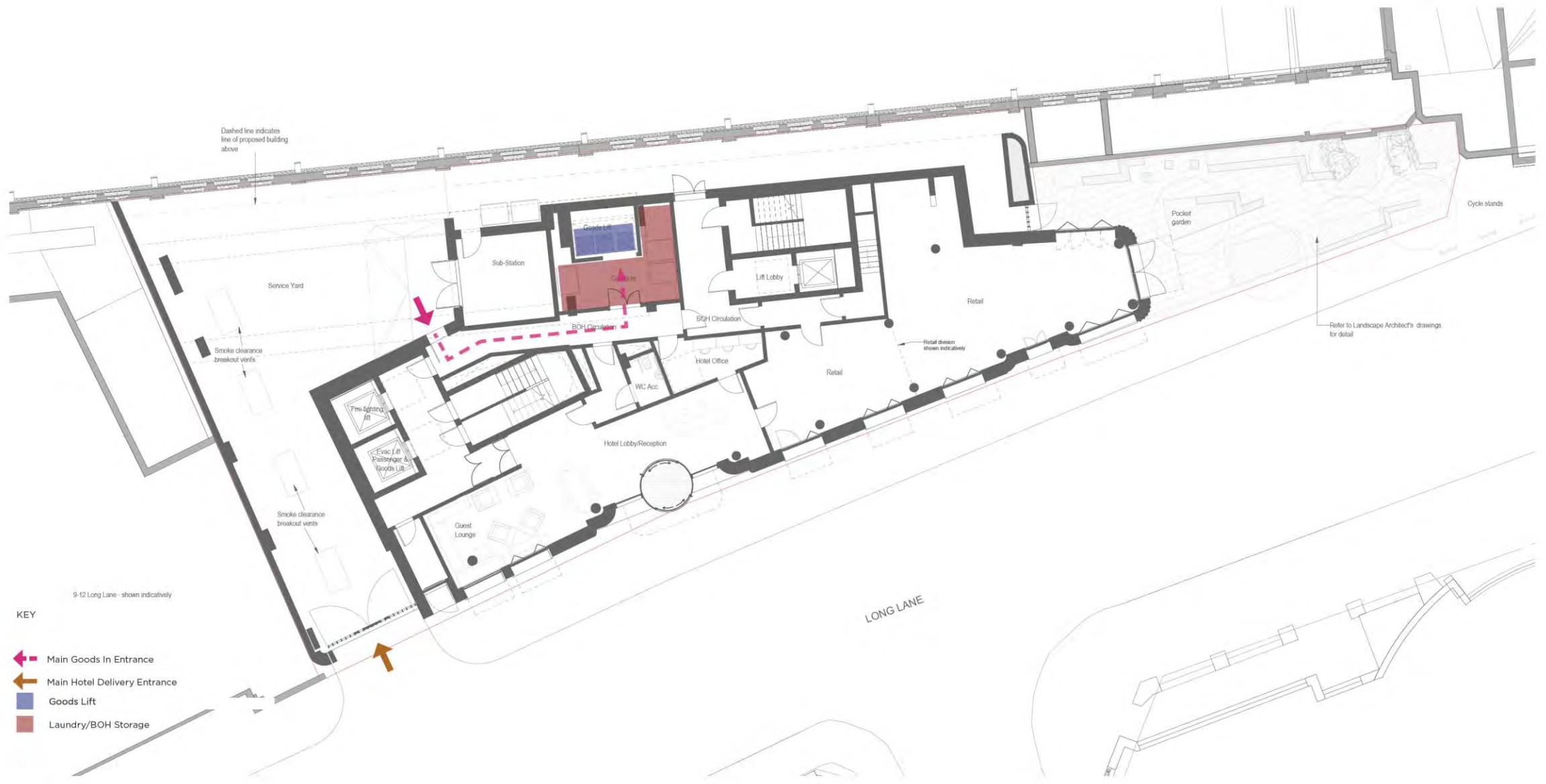
Ground Floor Plan – Proposed Site Entrances



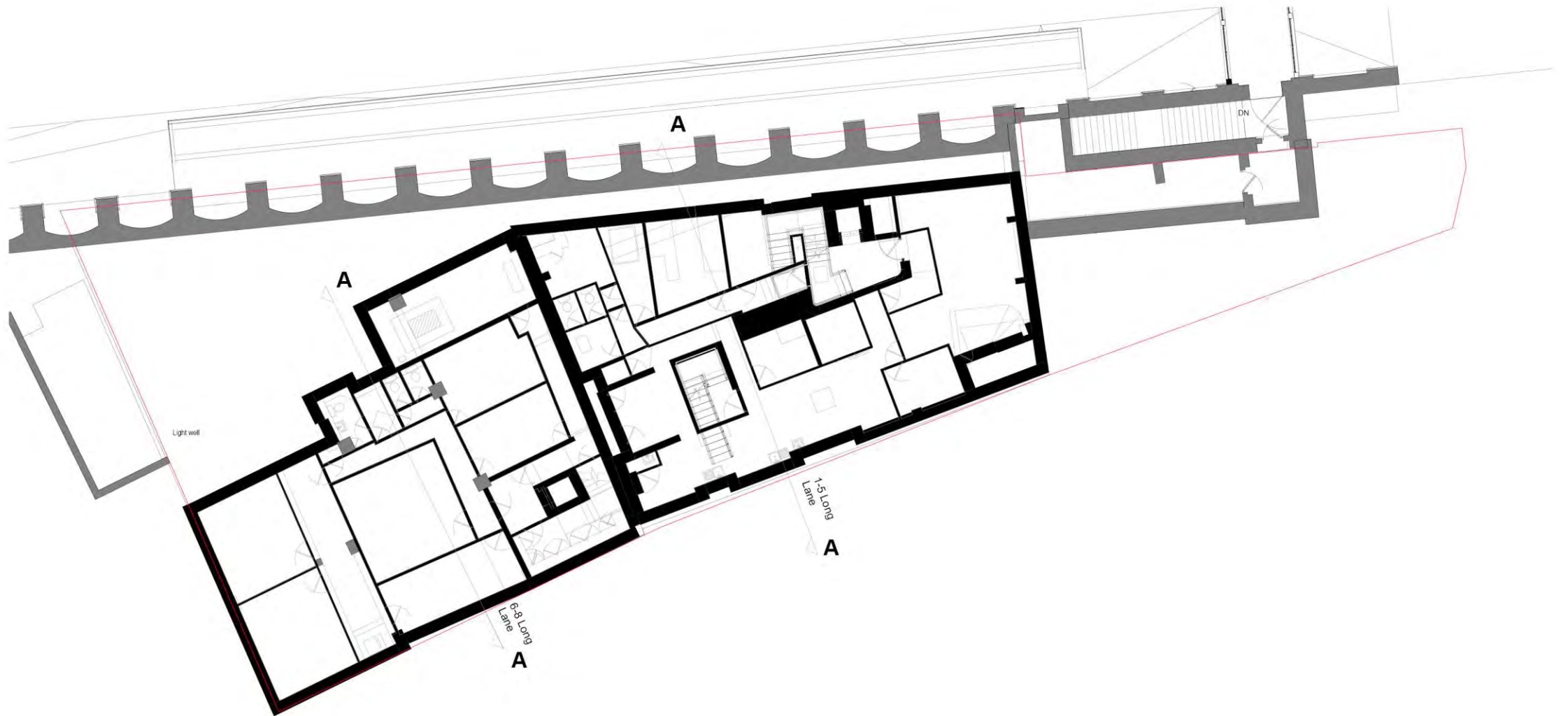
Ground Floor Plan – Proposed Pedestrian / Cycle Access



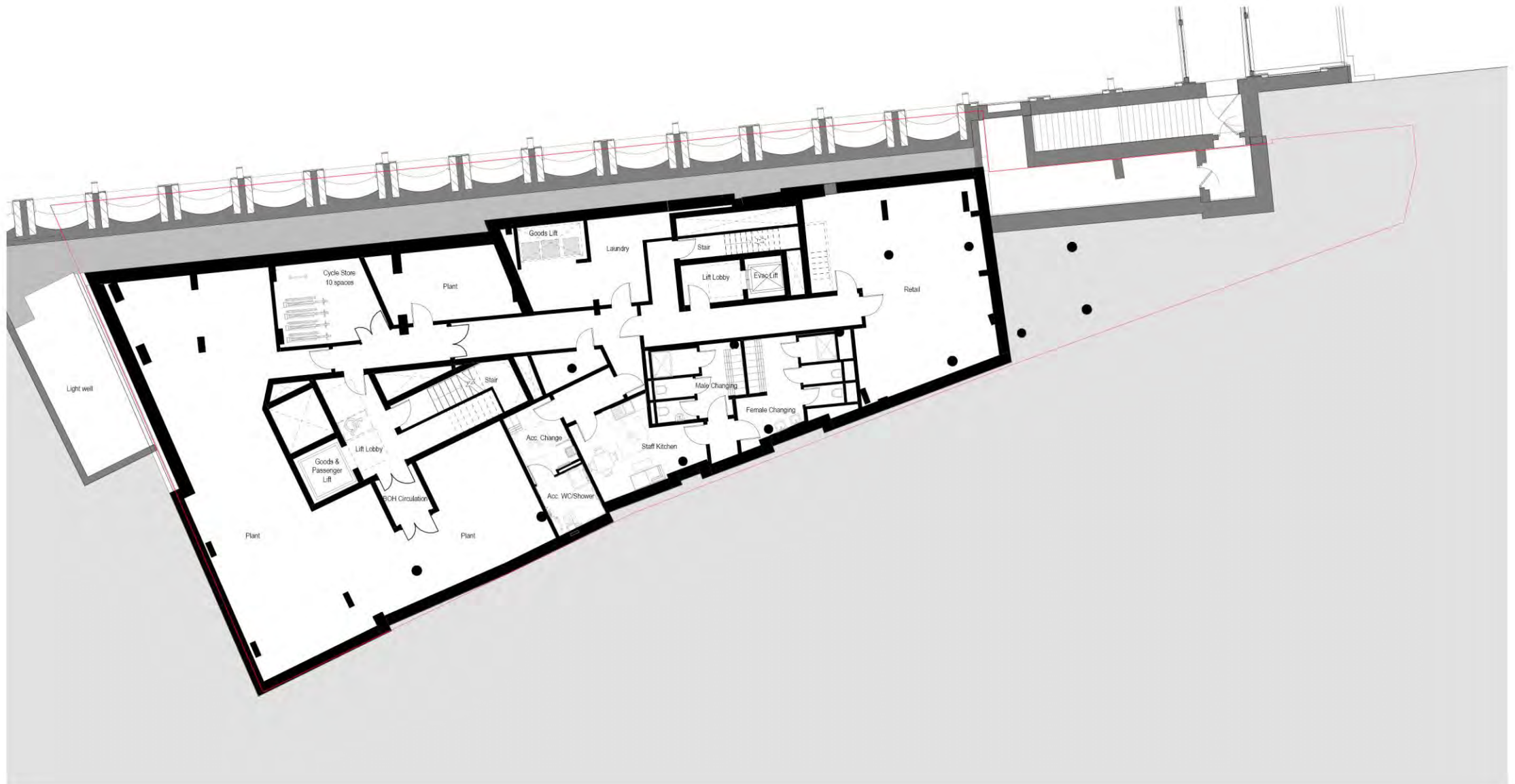
Ground Floor Plan – Proposed Waste Strategy Diagram



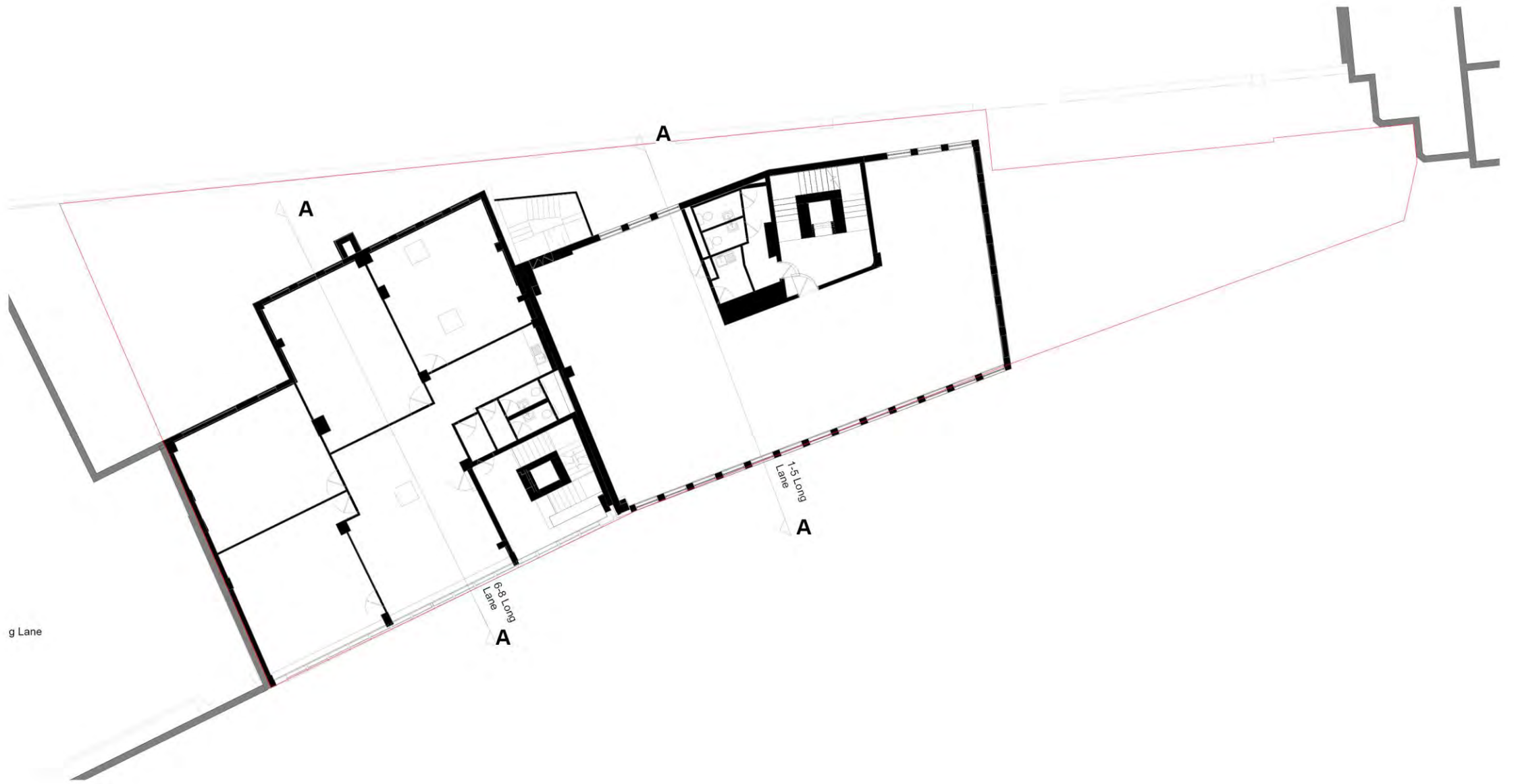
Ground Floor Plan – Proposed Deliveries & Servicing Principles



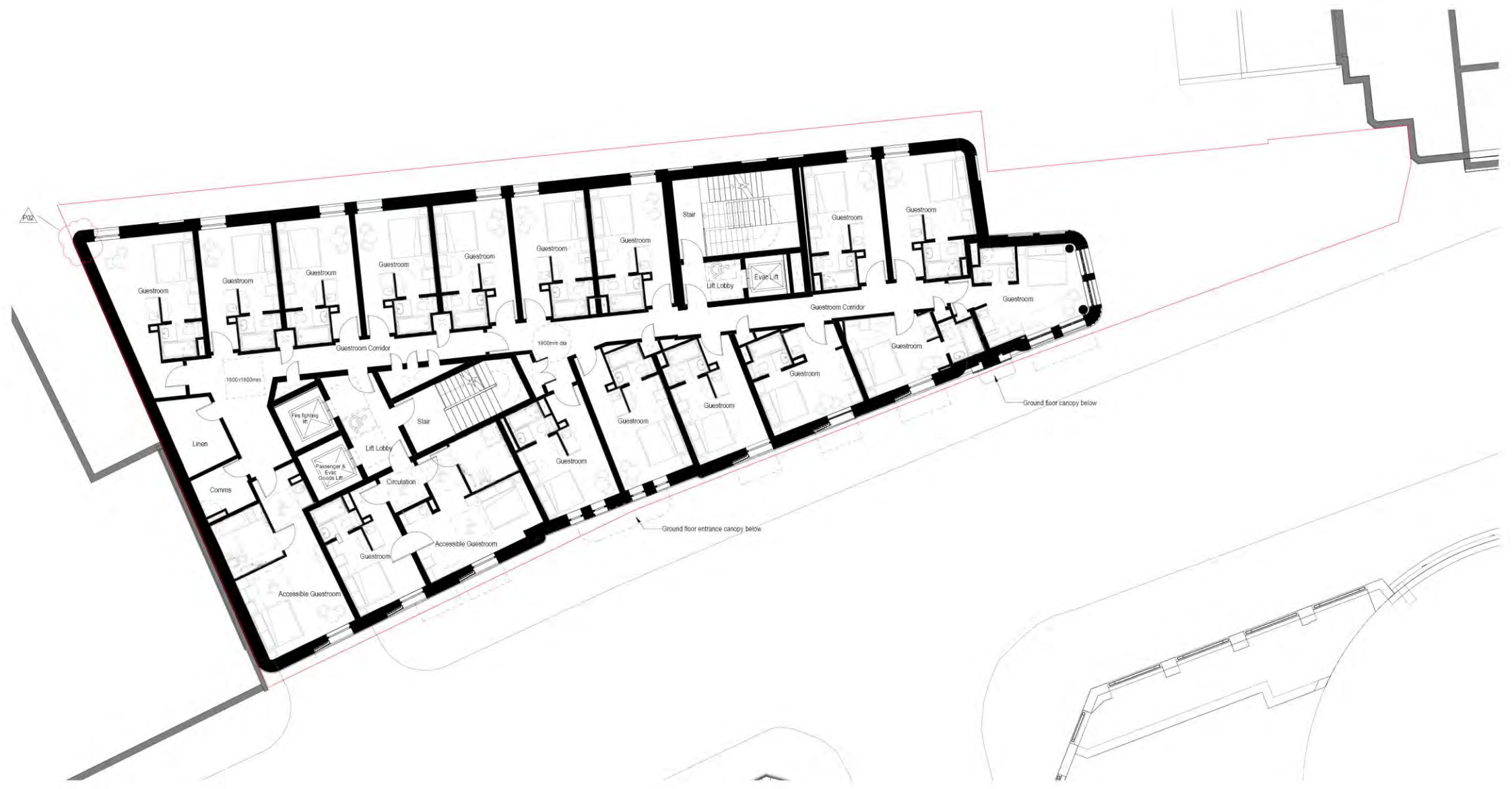
Basement Floor Plan - Existing



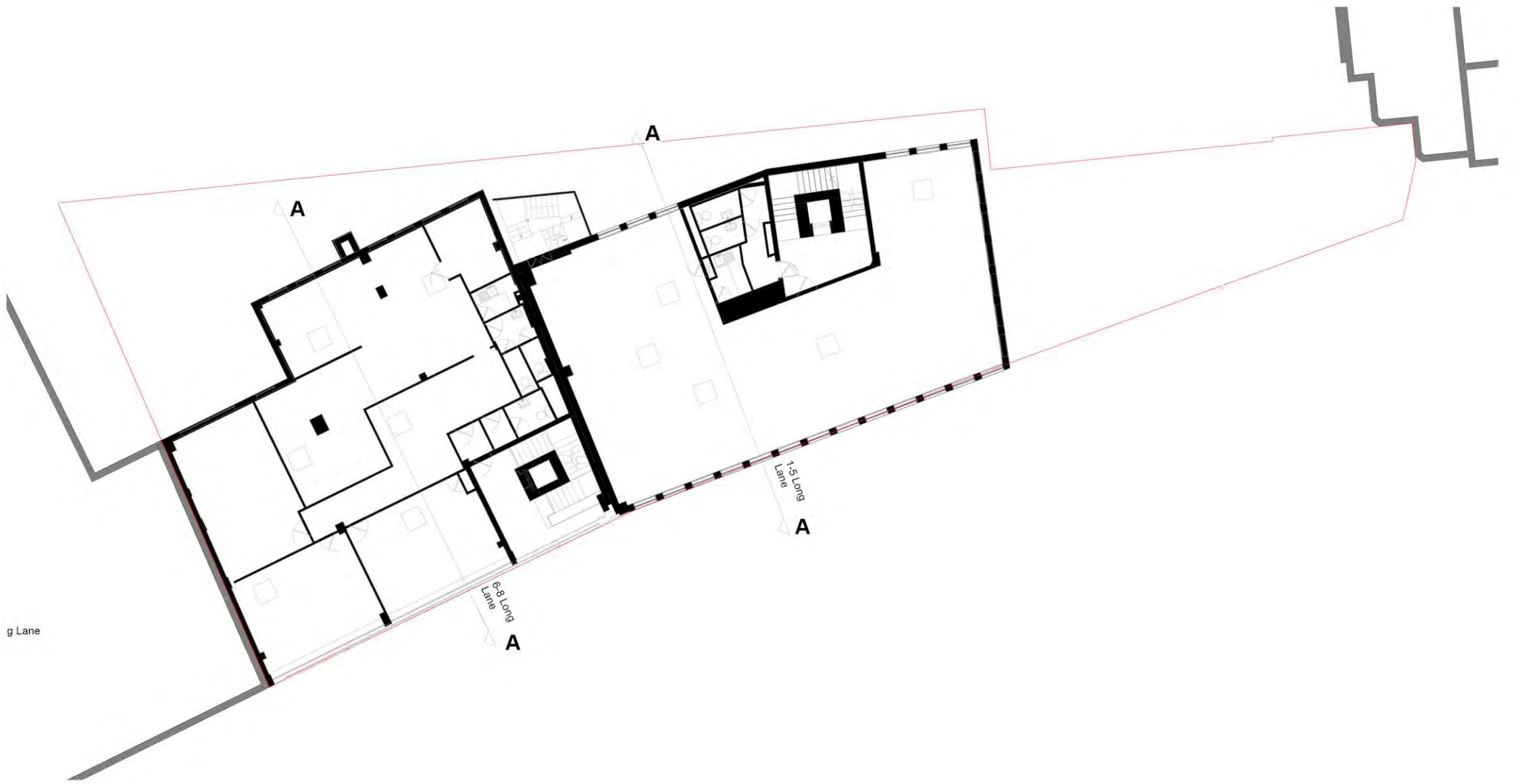
Basement Floor Plan - Proposed



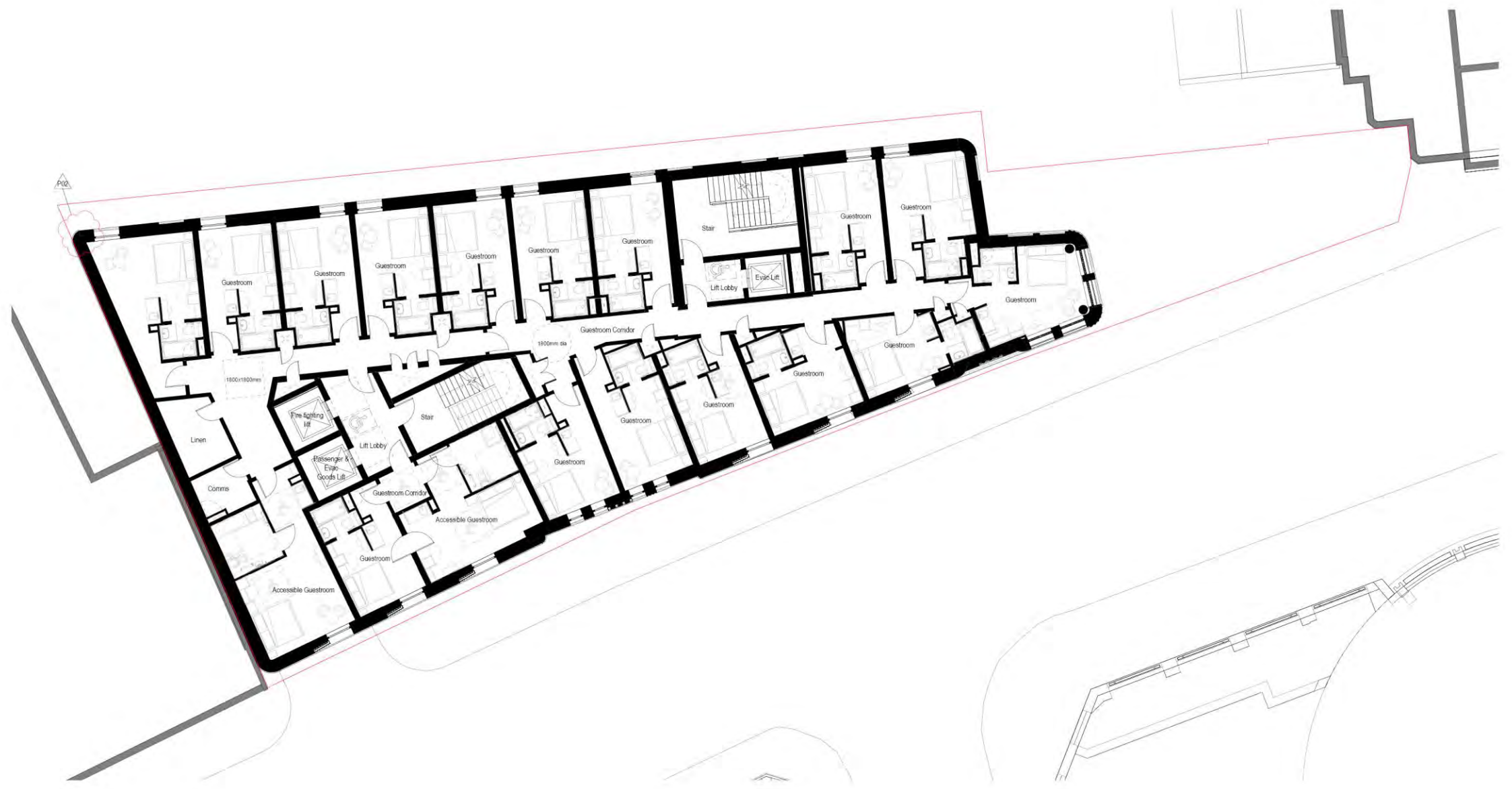
First Floor Plan - Existing



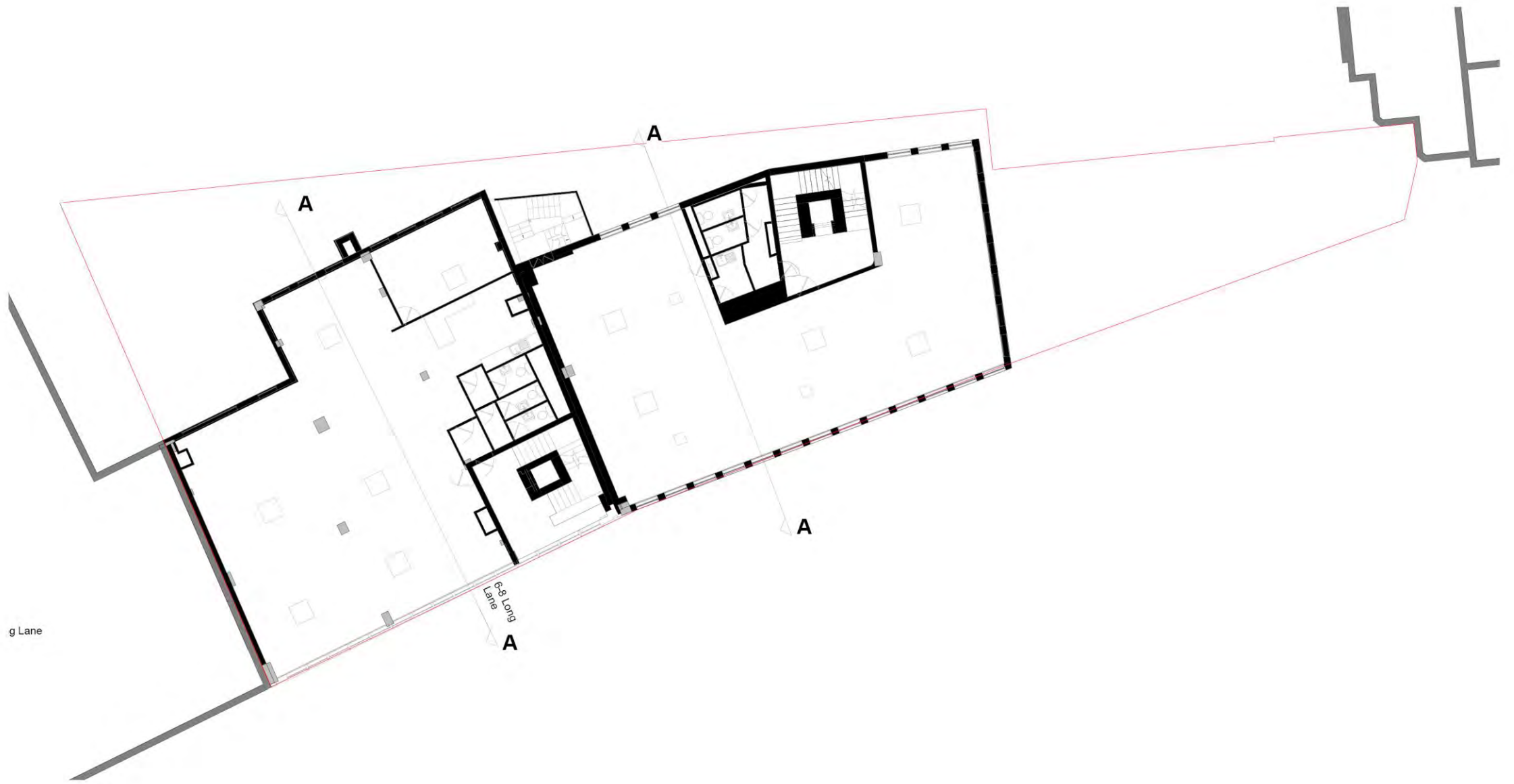
First Floor Plan - Proposed



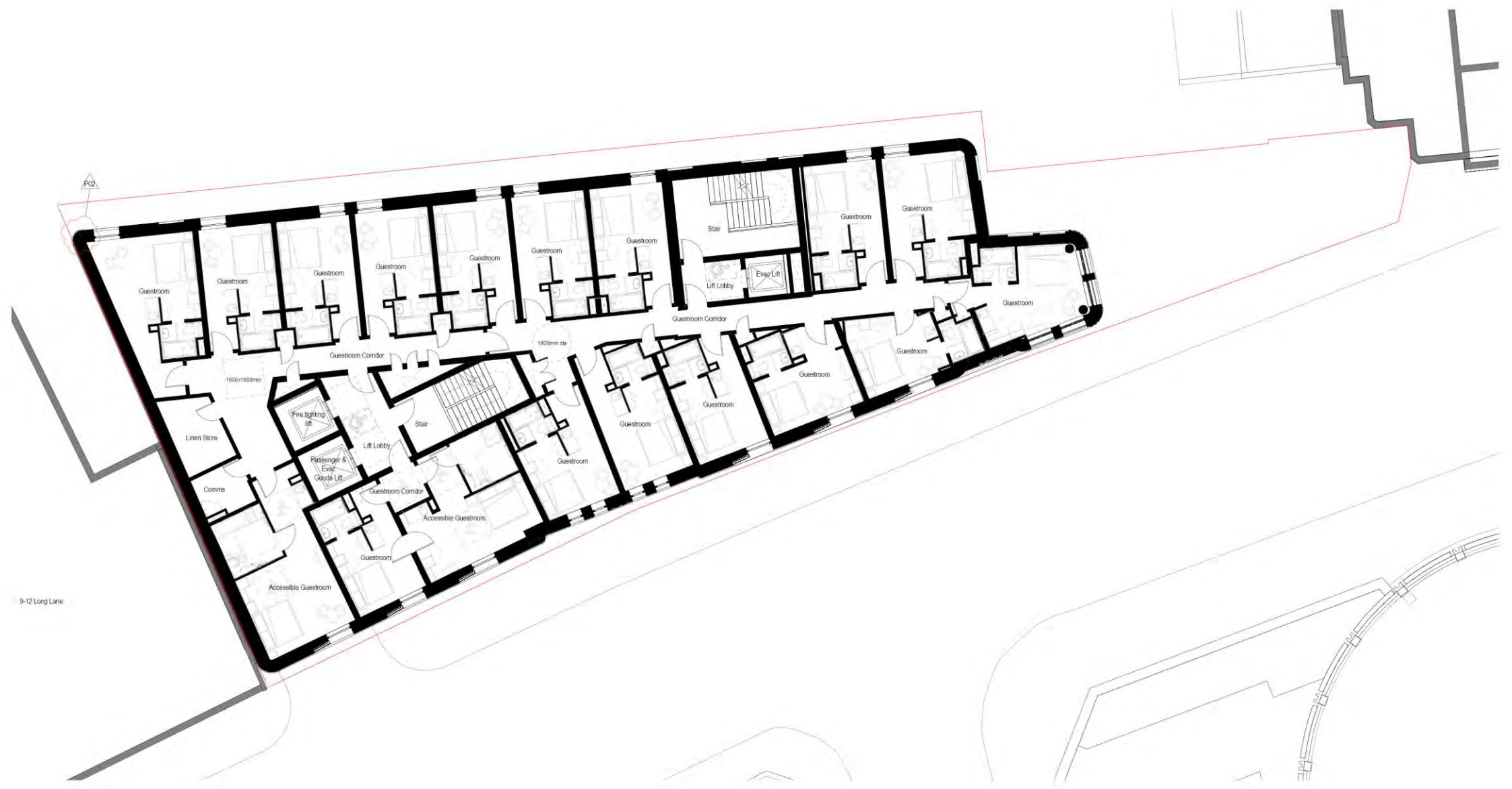
Second Floor Plan - Existing



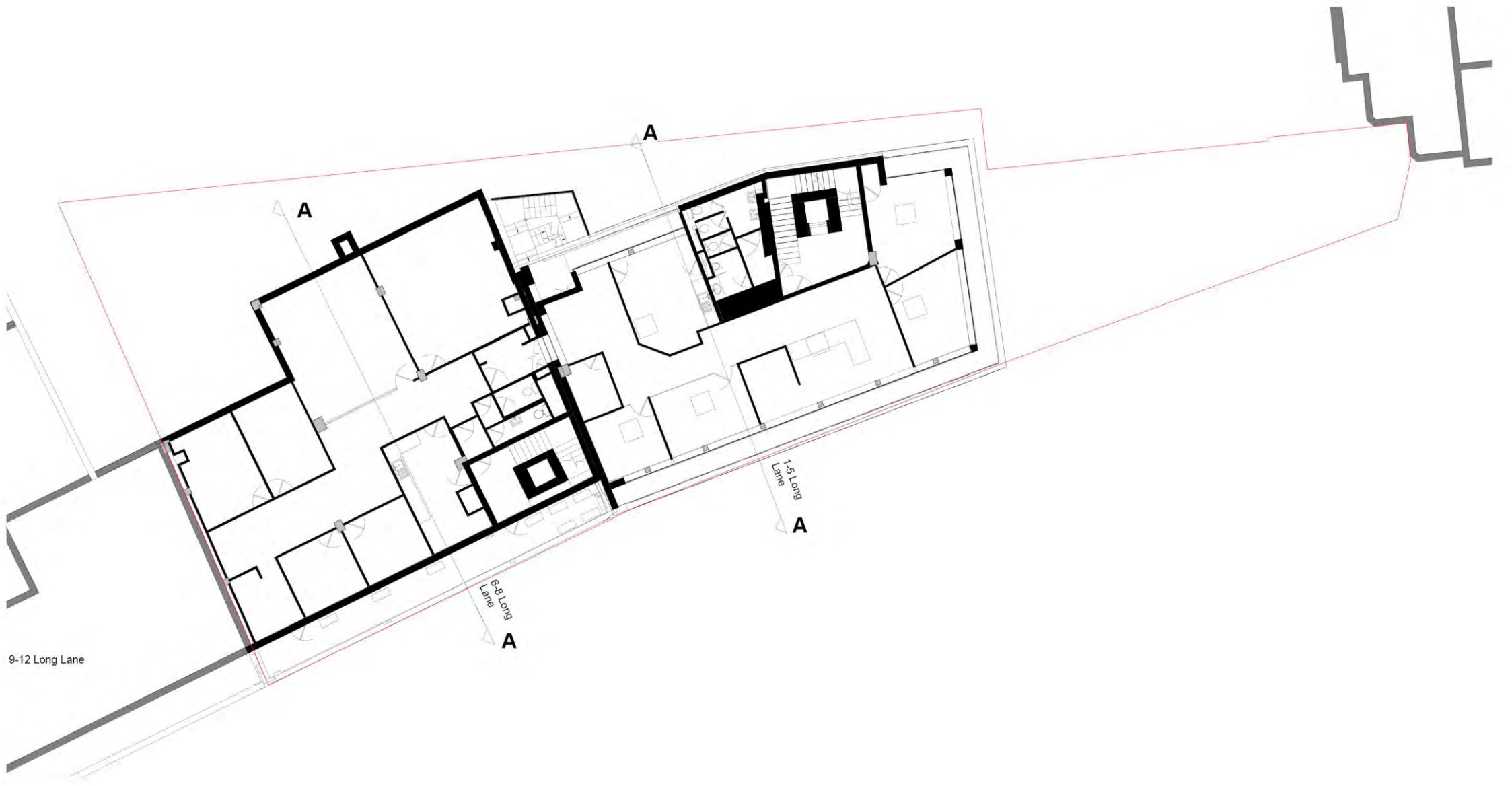
Second Floor Plan - Proposed



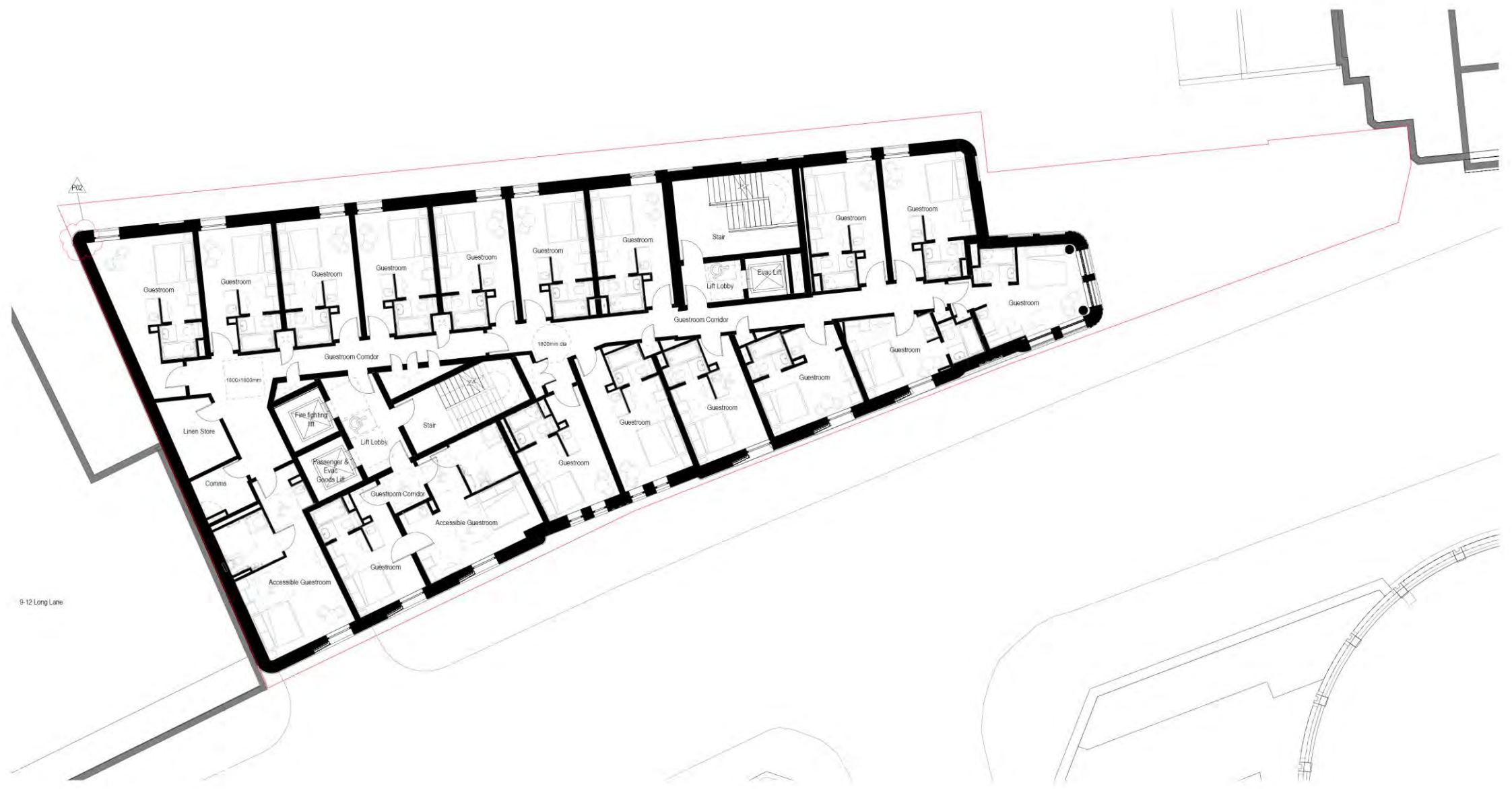
Third Floor Plan - Existing



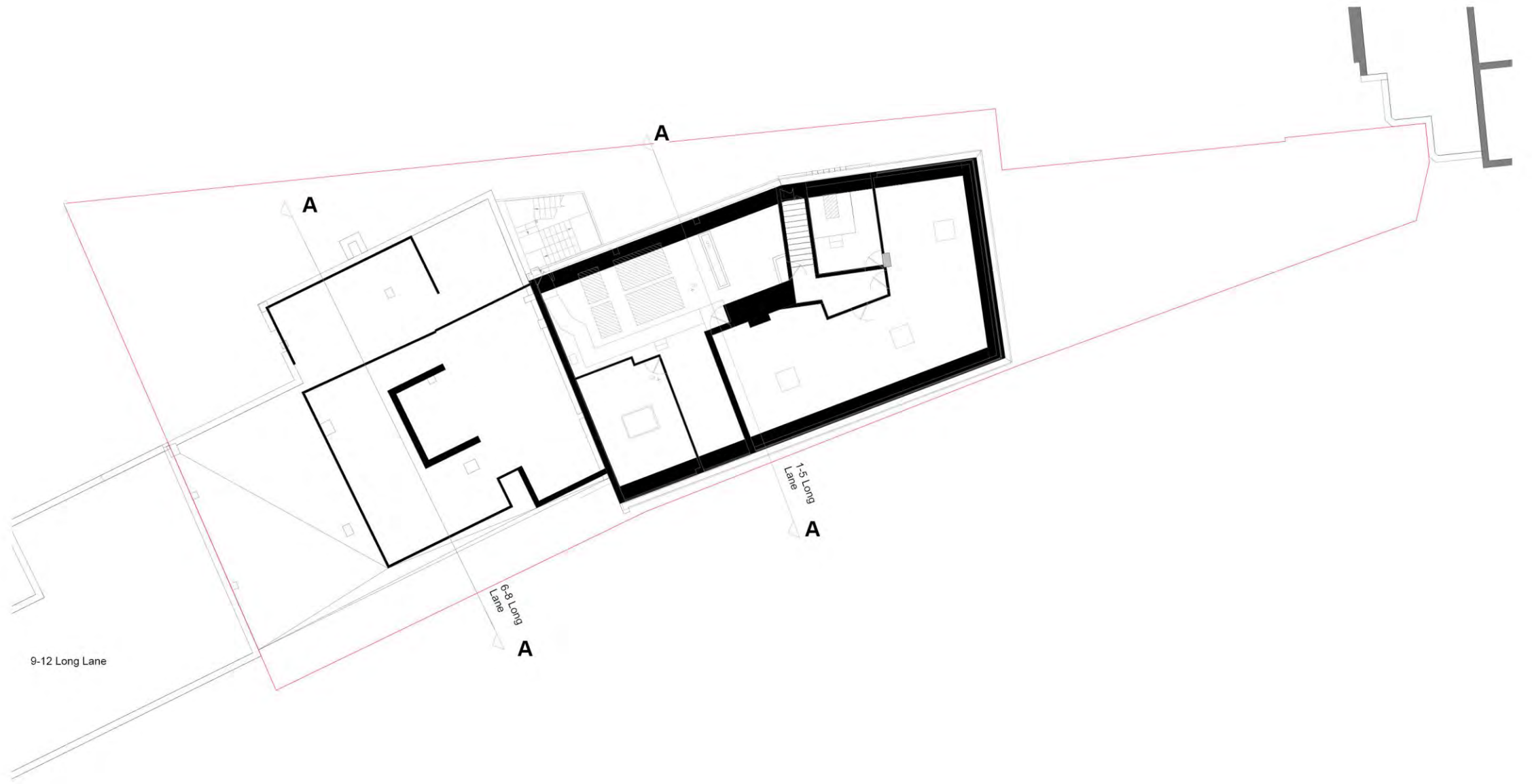
Third Floor Plan - Proposed



Fourth Floor Plan – Existing



Fourth Floor Plan – Proposed



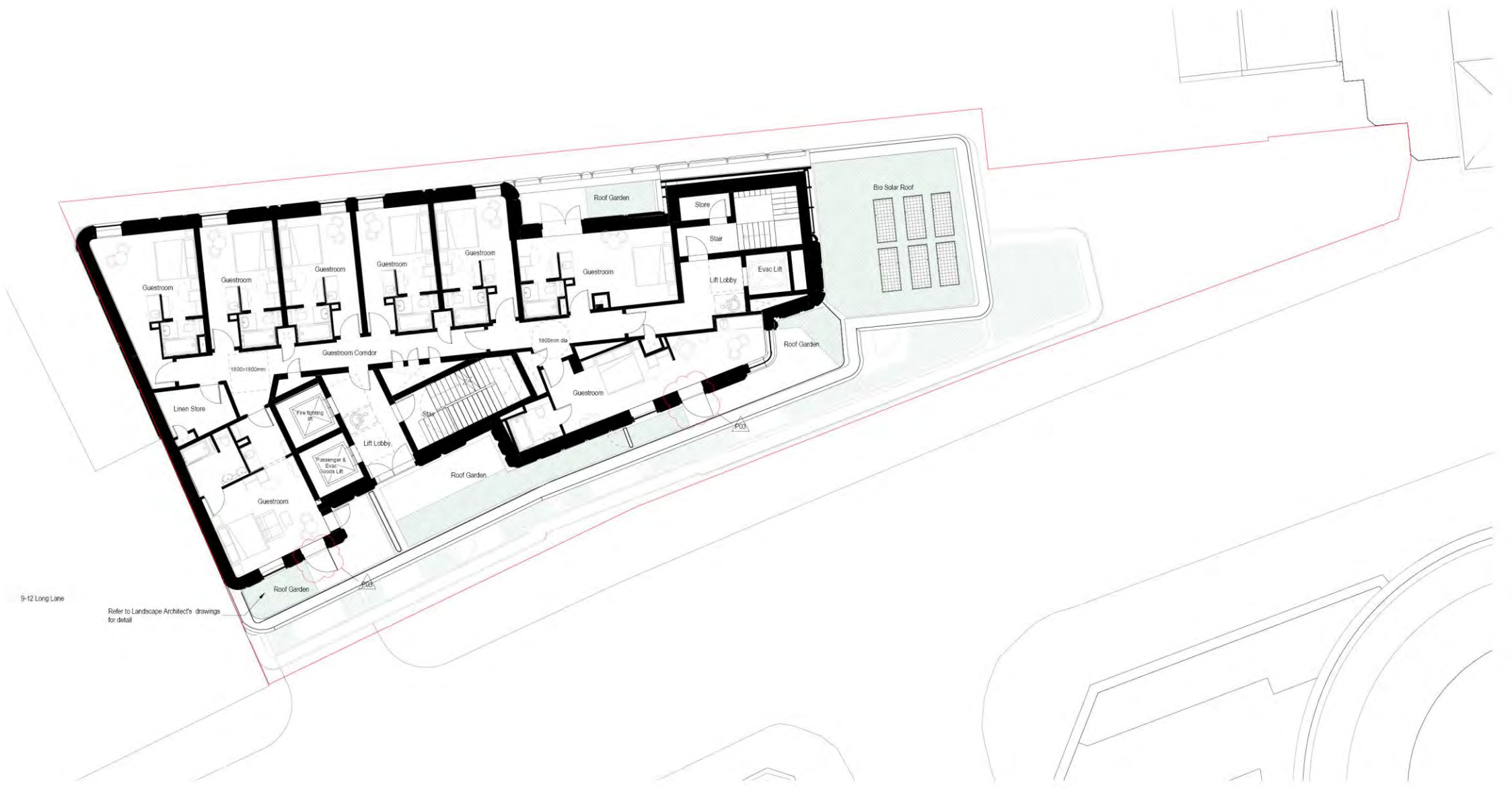
Fifth Floor Plan – Existing



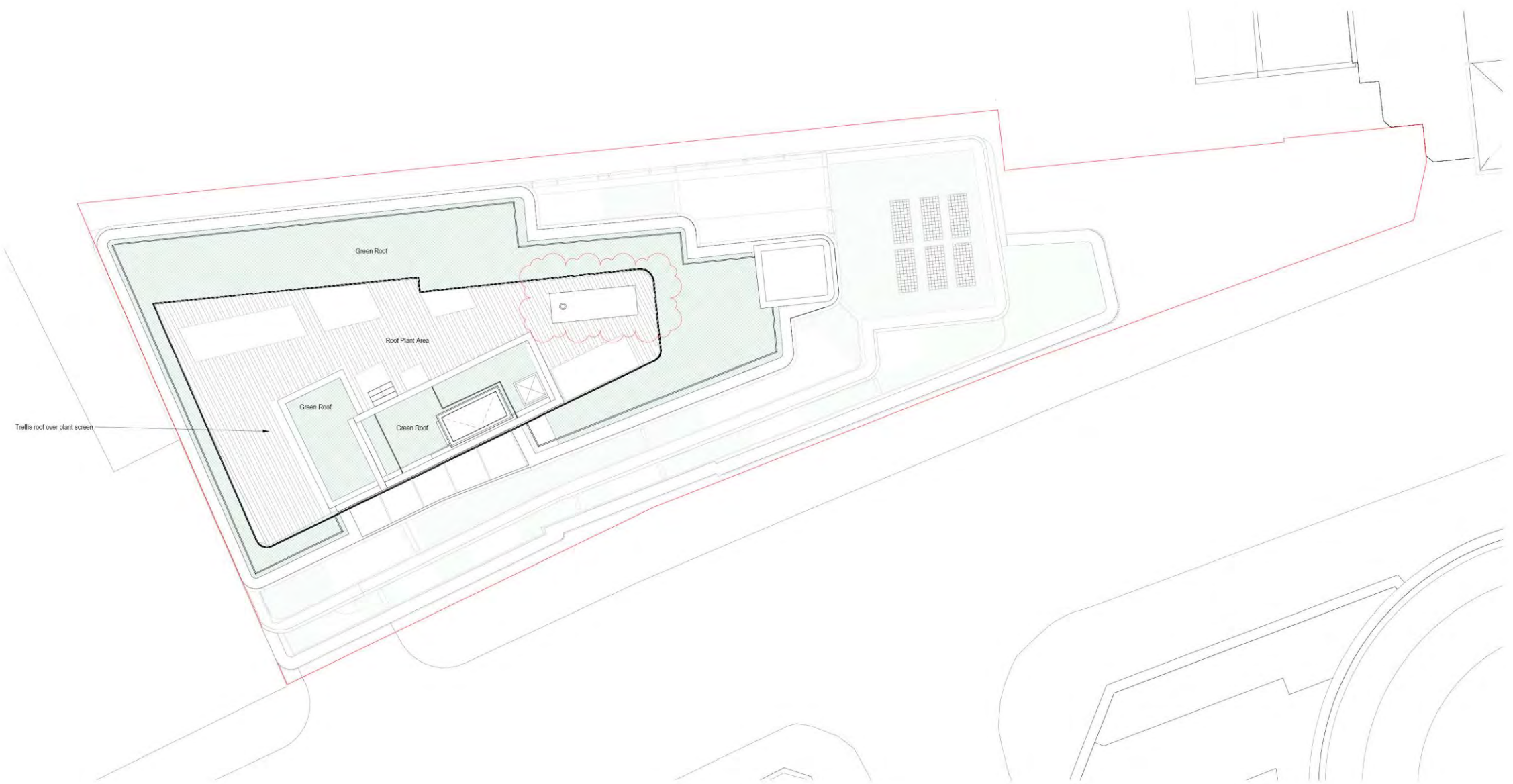
Fifth Floor Plan – Proposed



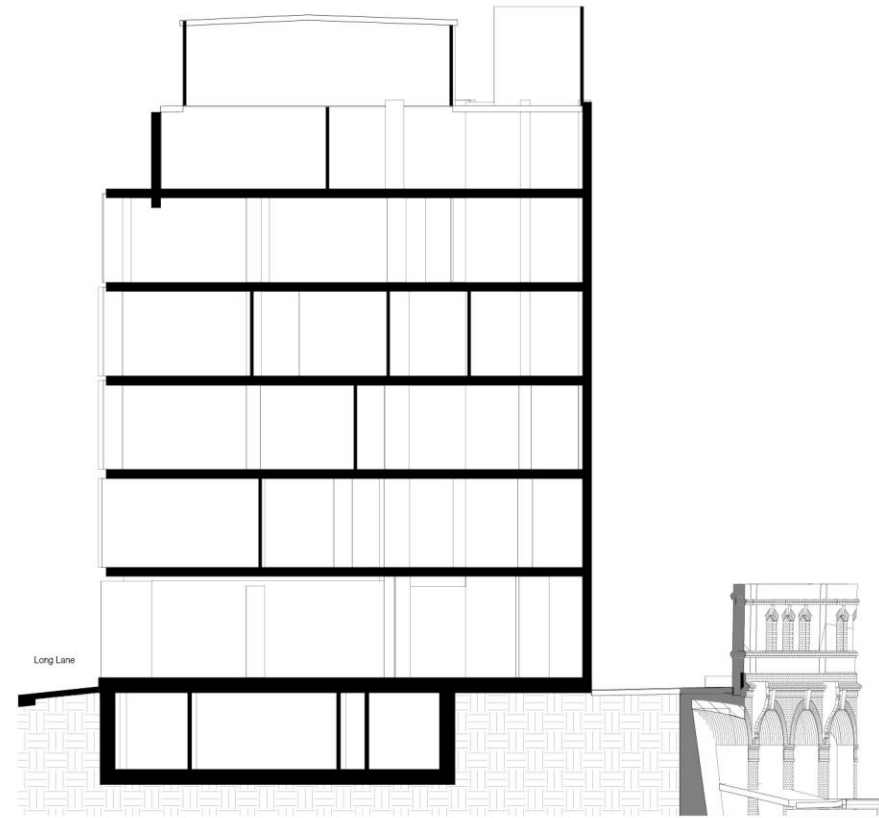
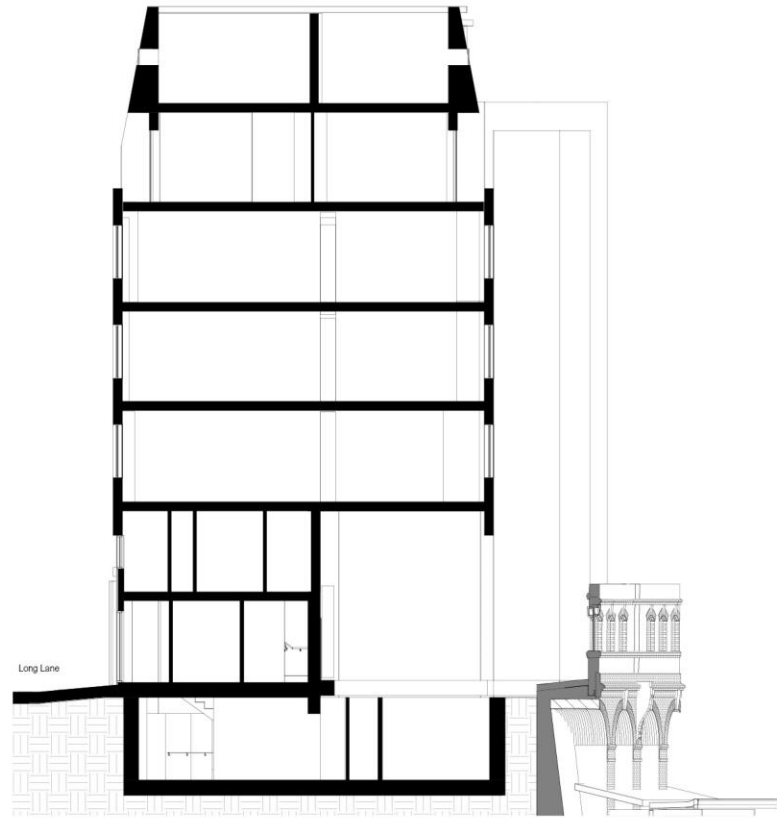
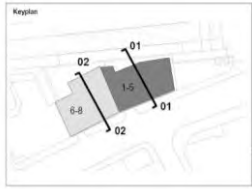
Sixth Floor Plan – Proposed



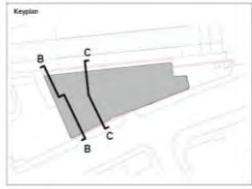
Eighth Floor Plan – Proposed



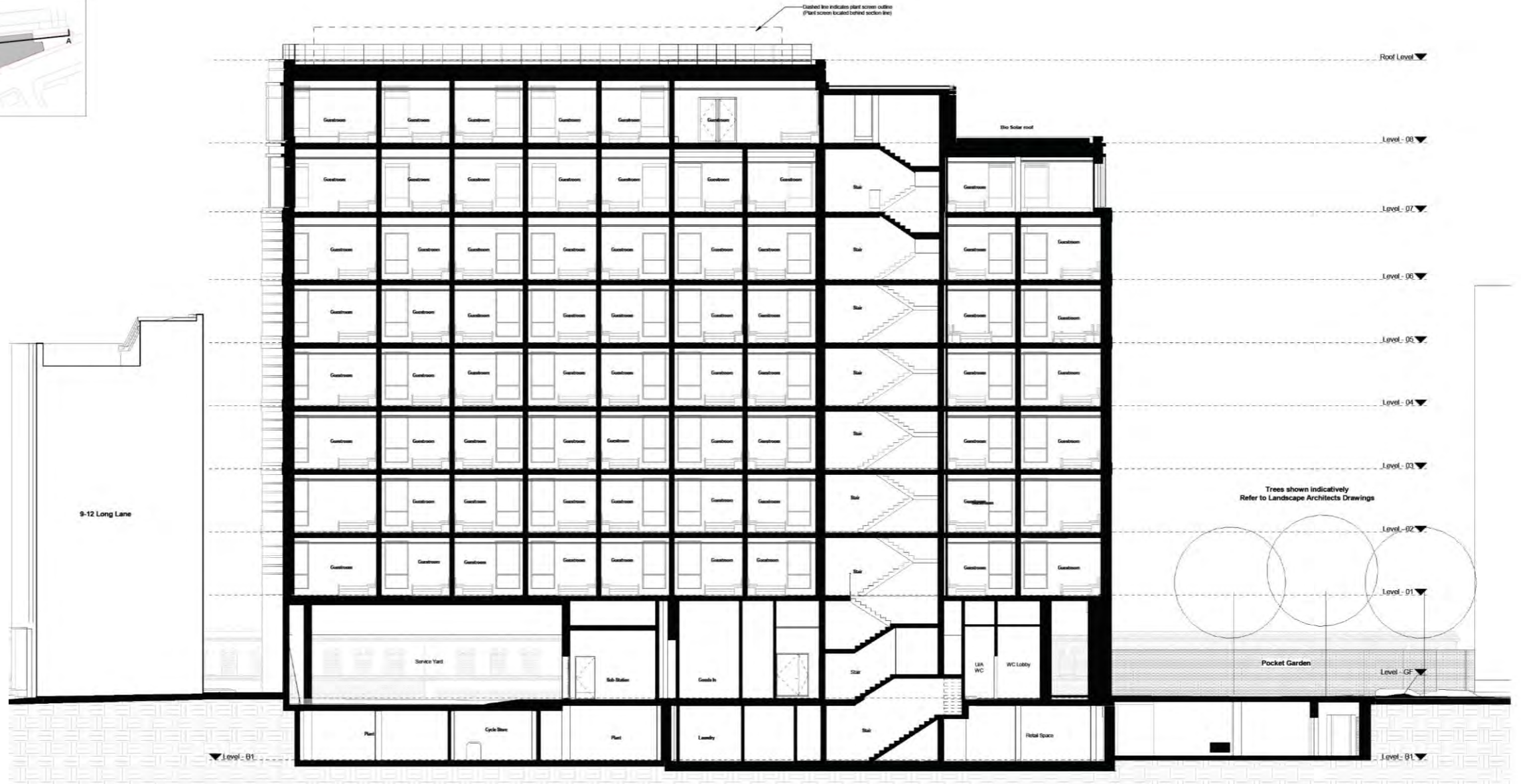
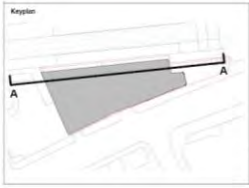
Roof Plan – Proposed



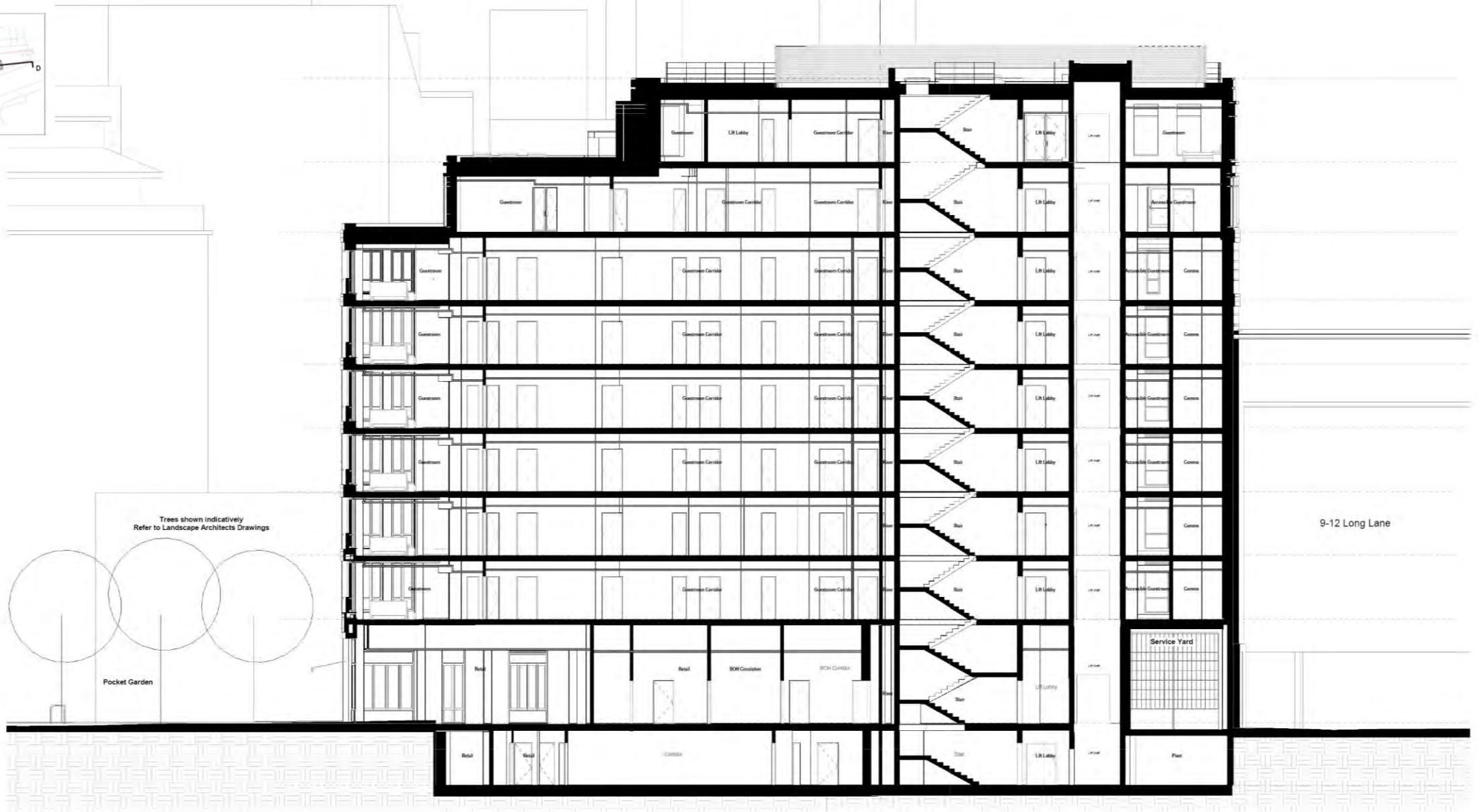
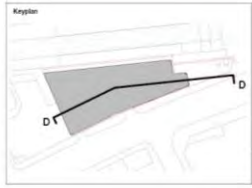
Cross Sections – Existing



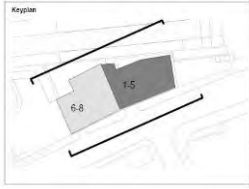
Cross Sections – Proposed



Long Sections – Proposed



Long Sections – Proposed



1 Existing Site Elevation - South
1:200

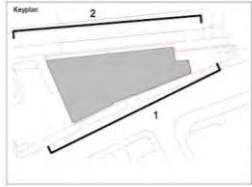
9-12 LONG LANE 6-8 LONG LANE 1-5 LONG LANE



2 Elevation 3 North Full
1:200

1-5 LONG LANE 6-8 LONG LANE 9-12 LONG LANE

Site Wide Elevations – Existing

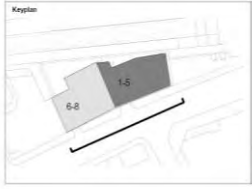


01 Proposed Site Elevation - South
1:200



02 Proposed Site Elevation - North
1:200

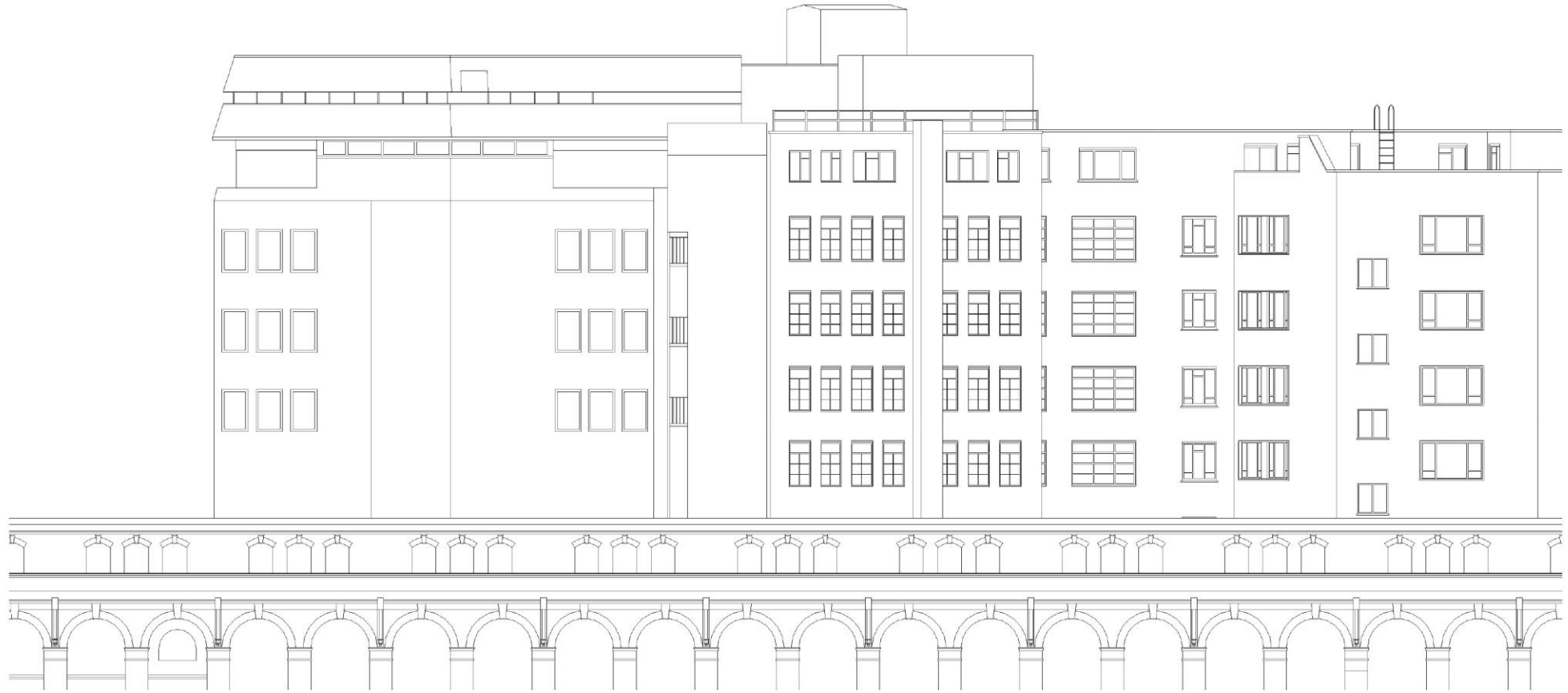
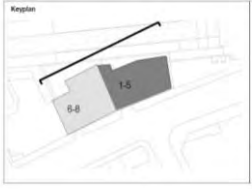
Site Wide Elevations – Proposed



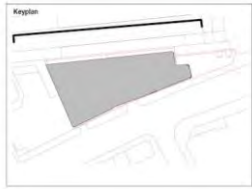
South Elevation – Existing



South Elevation – Proposed



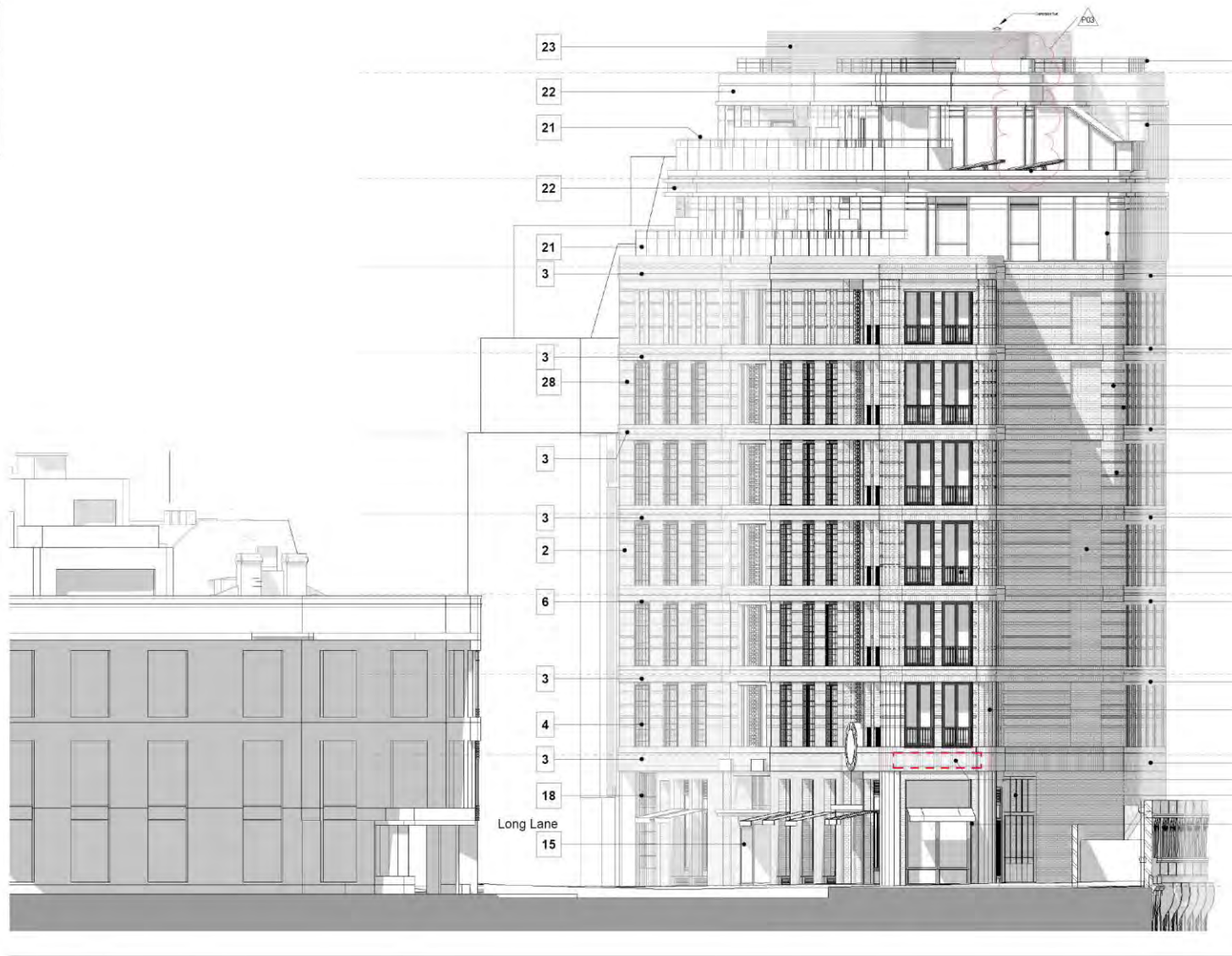
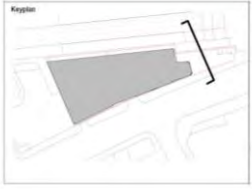
North Elevation – Existing



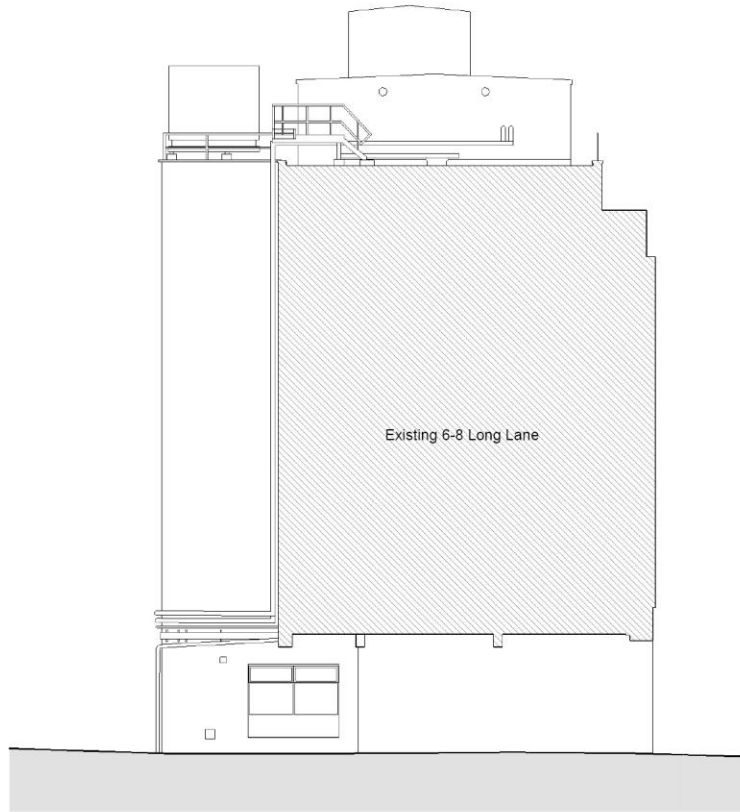
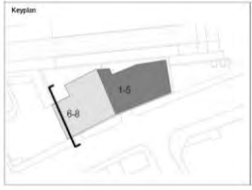
North Elevation – Proposed



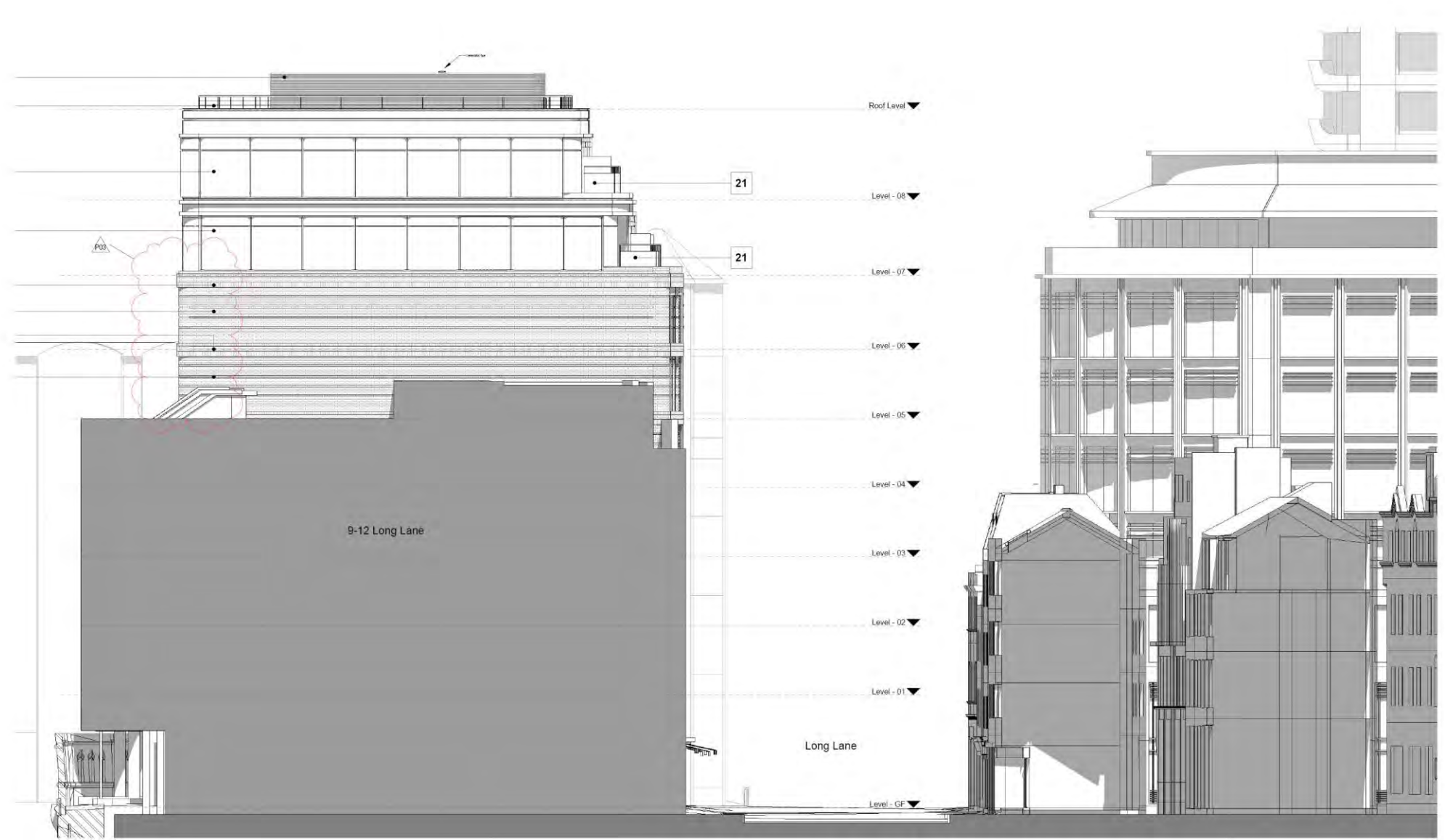
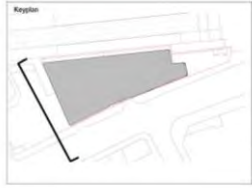
East Elevation – Existing



East Elevation – Proposed



West Elevation – Existing



West Elevation – Proposed



Verified View 01 - Baseline



Verified View 01 - Wireline



Verified View 02 - Baseline



Verified View 02 - Wireline



Verified View 03 - Baseline



Verified View 03 – Proposed View



Verified View 04 - Baseline



Verified View 04 – Wireline



Verified View 05 - Baseline



Verified View 05 – Proposed View



Verified View 06 - Baseline



Verified View 06 – Proposed View



Verified Views 07 & 08 - Baseline



Verified Views 07 & 08 – Proposed Views



Verified View 09 - Baseline



Verified View 09 – Proposed View



Verified View 10 - Baseline



Verified View 11 - Baseline



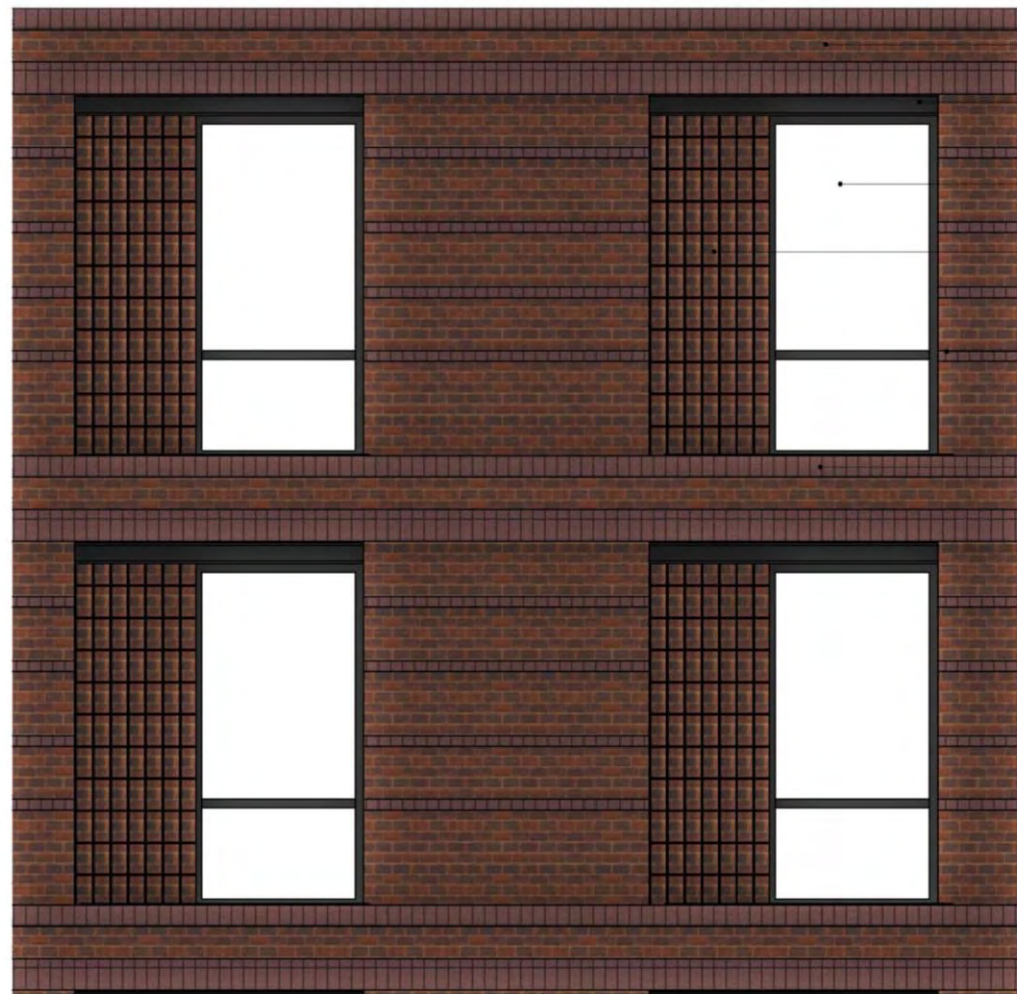
Verified View 11 - Wireline



Verified View 12 - Baseline



Verified View 12 - Wireline

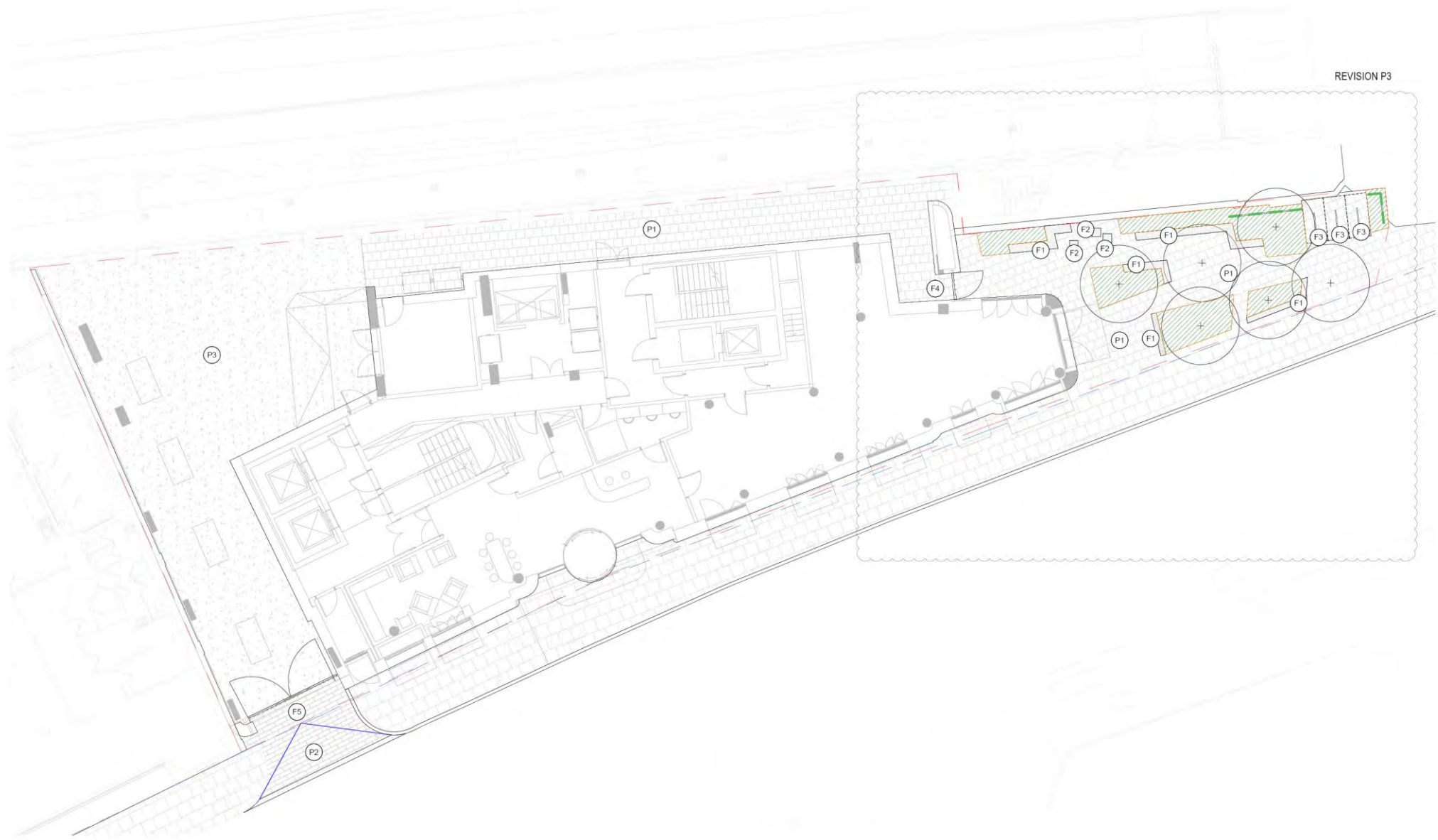


Typical Façade Bay Detail



Landscape Plan – Masterplan Concept Image

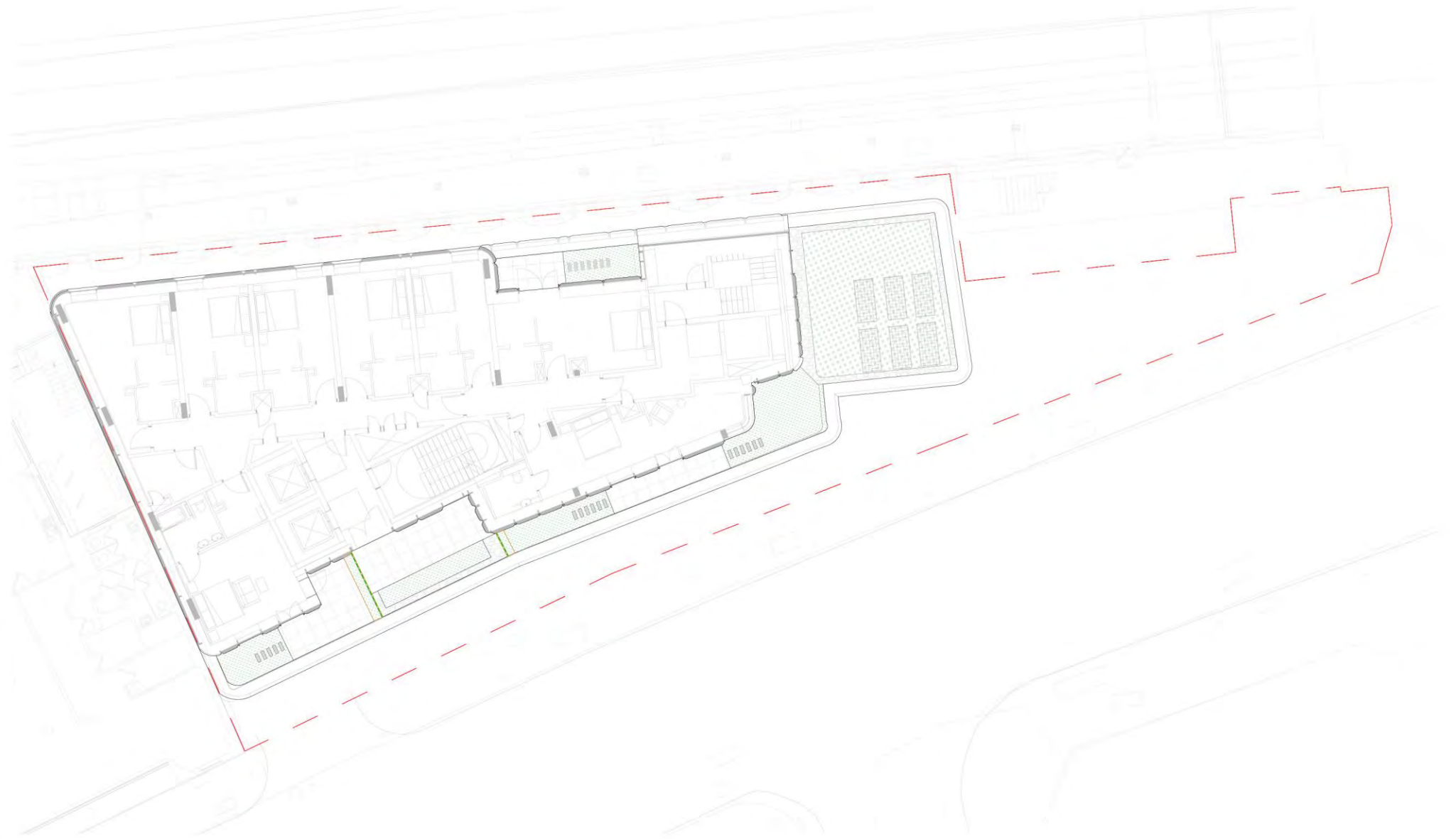
REVISION P3



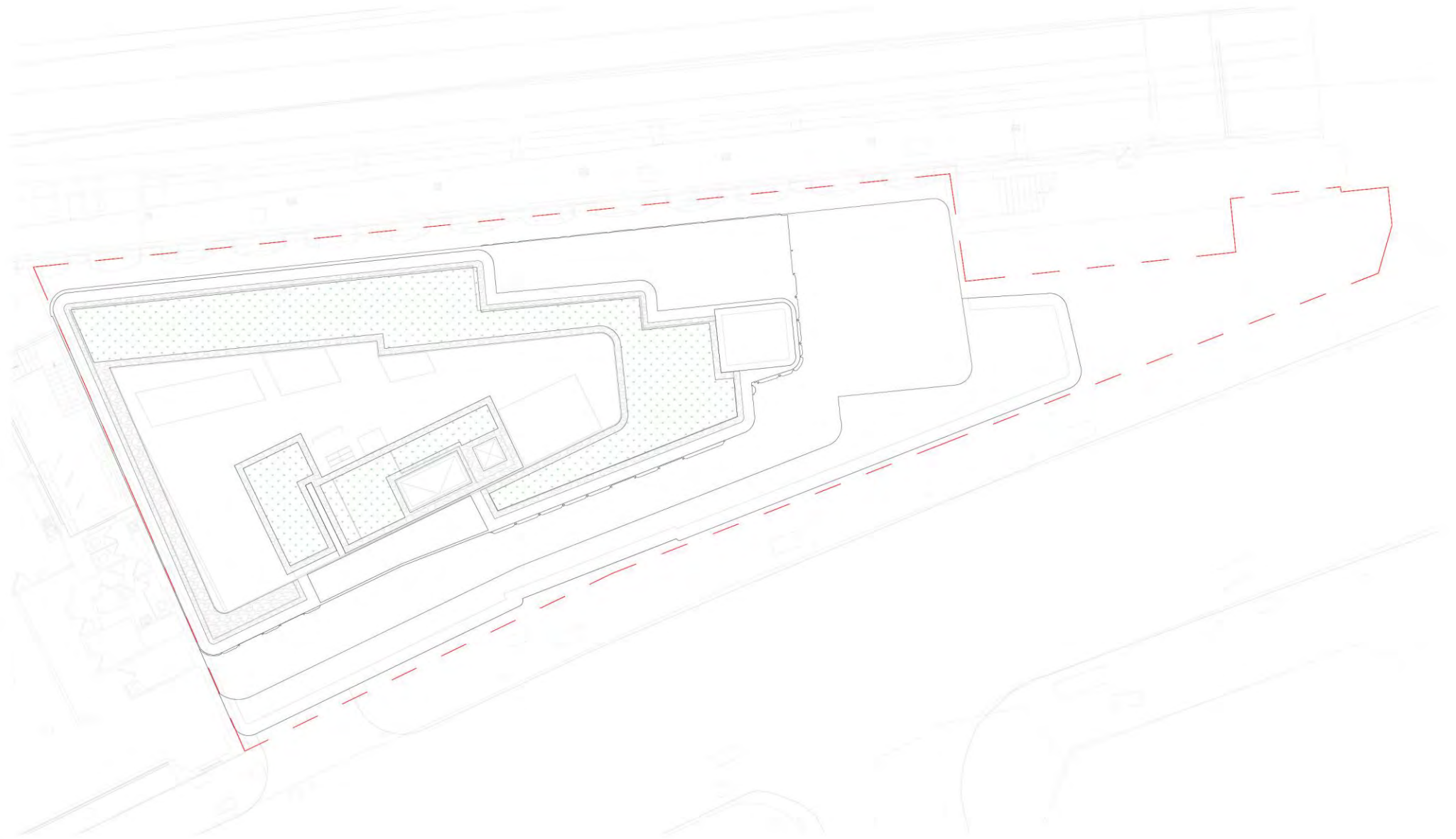
Landscape Plan – Proposed Ground Floor



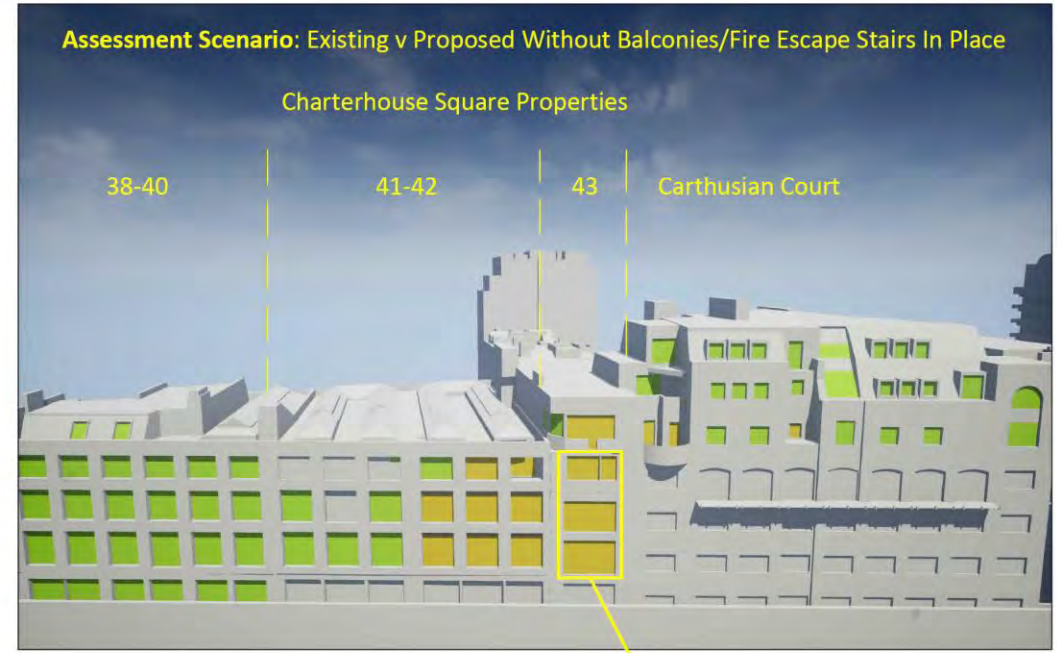
Landscape Plan – Proposed 7th Floor



Landscape Plan – Proposed 8th Floor



Landscape Plan – Proposed Roof Plan



Site Plan Showing View Location



Window Colour Key

- Percentage Reductions under 20% (in line with the BRE guidelines)
- Percentage Reductions are under 30%
- Percentage Reductions are under 40%
- Percentage Reductions are over 40%
- Non Habitable Window

Window Experiencing Highest Reductions

With the balconies in place, the windows experiences a percentage reduction of up to 47%.

However, without the balconies, this window experiences a percentage reduction of up to only 25% and retain a VSC of at least 18.99%.

This level of retained daylight is considered good for an urban area and exceeds the commensurate target values we have established for the local area.

Elevations of Surrounding Residential Properties and Sensitive Uses








Notes:
All windows meet the BRE guideline VSC test

Site Plan Showing View Location



Window Colour Key

-  Percentage Reductions under 20% (in line with the BRE guidelines)
-  Percentage Reductions are under 30%
-  Percentage Reductions are under 40%
-  Percentage Reductions are over 40%
-  Non Habitable Window

Elevations of Surrounding Residential Properties and Sensitive Uses








Notes:
All windows meet the BRE guideline VSC test

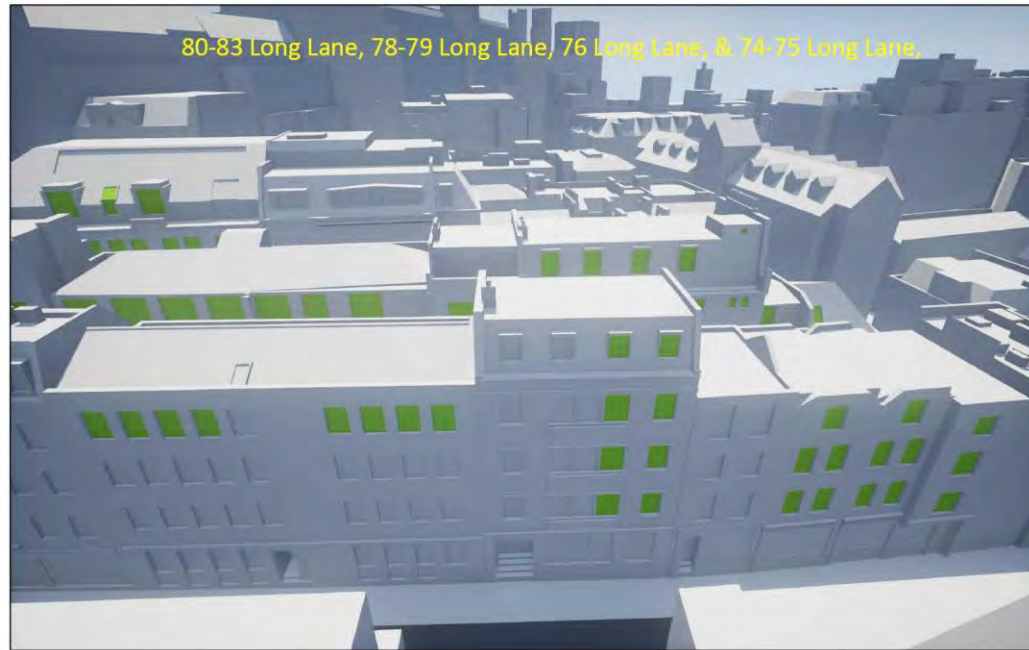
Site Plan Showing View Location



Window Colour Key

-  Percentage Reductions under 20% (in line with the BRE guidelines)
-  Percentage Reductions are under 30%
-  Percentage Reductions are under 40%
-  Percentage Reductions are over 40%
-  Non Habitable Window

Elevations of Surrounding Residential Properties and Sensitive Uses



Notes:
All windows meet the BRE guideline VSC test

Site Plan Showing View Location



Window Colour Key

- Percentage Reductions under 20% (in line with the BRE guidelines)
- Percentage Reductions are under 30%
- Percentage Reductions are under 40%
- Percentage Reductions are over 40%
- Non Habitable Window

Elevations of Surrounding Residential Properties and Sensitive Uses



Site Plan Showing View Location



Window Colour Key

- Percentage Reductions under 20% (in line with the BRE guidelines)
- Percentage Reductions are under 30%
- Percentage Reductions are under 40%
- Percentage Reductions are over 40%
- Non Habitable Window

Notes:
 All but 2 windows meet the BRE guideline VSC test.
 The remaining 2 windows retain a VSC of at least 20% which is considered good for an urban area.

Elevations of Surrounding Residential Properties and Sensitive Uses






Barbican Properties: John Trundle Court, Sedan House and Lauderdale House



Site Plan Showing View Location



Window Colour Key

-  Percentage Reductions under 20% (in line with the BRE guidelines)
-  Percentage Reductions are under 30%
-  Percentage Reductions are under 40%
-  Percentage Reductions are over 40%
-  Non Habitable Window

Notes:
All windows meet the BRE guideline VSC test.

Elevations of Surrounding Residential Properties and Sensitive Uses

1-8 LONG LANE ---- VSC SUMMARY ---- (NO. OF WINDOWS)				
Address	Total No. of Windows that Meet BRE Guidelines	Below BRE Guidelines		
		20-29% Loss	30-39.9% Loss	>=40% Loss
Griffin Court, 13-17 Long Lane	14	0	0	0
3 Hayne Street	9	0	0	0
Nursery,38 Charterhouse Square	2	0	0	0
39 Charterhouse Square	2	0	0	0
40 Charterhouse Square	8	0	0	0
41 Charterhouse Square	3	3	0	0
42 Charterhouse Square	2	6	2	0
43 Charterhouse Square	5	3	0	3
12 Carthusian Court	32	3	0	0
15 Carthusian Court	38	0	0	0
80-83 Long Lane	8	0	0	0
78-79 Long Lane	16	0	0	0
76 Long Lane	5	0	0	0
74-75 Long Lane	8	0	0	0
24-25 Middle St	2	0	0	0
23 Middle Street	19	0	0	0
22 Middle Street	8	0	0	0
18-21 Middle Street	23	0	0	0
15-17 Middle Street	11	2	0	0
3 Cloth Street	51	0	0	0
4-5 Middle Street	5	0	0	0
Sedon House, Barbican	52	0	0	0
Lauderdale Place	96	0	0	0
John Trundle Court	51	0	0	0
Total	470	17	2	3

Tables Summarising Daylight / Sunlight Impacts

1-8 LONG LANE ---- NSL SUMMARY ---- (NO. OF WINDOWS)				
Address	Total that Meet BRE Guidelines	Below BRE Guidelines		
		20-29% Loss	30-39.9% Loss	>=40% Loss
Griffin Court, 13-17 Long Lane	9	0	0	0
3 Hayne Street	3	0	0	0
Nursery,38 Charterhouse Square	1	0	0	0
39 Charterhouse Square	1	0	0	0
40 Charterhouse Square	4	0	0	0
41 Charterhouse Square	3	0	0	1
42 Charterhouse Square	4	0	2	1
43 Charterhouse Square	3	1	0	0
12 Carthusian Court	21	1	2	0
15 Carthusian Court	16	0	0	0
80-83 Long Lane	3	0	0	0
78-79 Long Lane	4	0	0	0
76 Long Lane	3	0	0	0
74-75 Long Lane	6	0	0	0
24-25 Middle St	2	0	0	0
23 Middle Street	14	0	0	0
22 Middle Street	2	0	0	0
18-21 Middle Street	12	0	0	0
15-17 Middle Street	4	2	0	2
3 Cloth Street	25	0	0	0
4-5 Middle Street	4	0	0	0
Sedon House, Barbican	50	0	0	0
Lauderdale Place	60	0	0	0
John Trundle Court	17	0	0	0
Total	271	4	4	4

Tables Summarising Daylight / Sunlight Impacts

1-8 LONG LANE ---- APSH SUMMARY ---- (NO. OF ROOMS)				
Address	Meet BRE Guidelines	Below BRE Guidelines		
		20-29% Loss	30-39.9% Loss	>=40% Loss
Griffin Court, 13-17 Long Lane	1	0	0	0
3 Hayne Street	1	0	0	0
Nursery,38 Charterhouse Square	1	0	0	0
39 Charterhouse Square	1	0	0	0
40 Charterhouse Square	4	0	0	0
41 Charterhouse Square	4	0	0	0
42 Charterhouse Square	6	1	0	0
43 Charterhouse Square	1	1	2	0
12 Carthusian Court	24	0	0	0
15 Carthusian Court	16	0	0	0
78-79 Long Lane	4	0	0	0
23 Middle Street	1	0	0	0
22 Middle Street	2	0	0	0
15-17 Middle Street	1	0	0	0
4-5 Middle Street	1	0	0	0
Lauderdale Place	60	0	0	0
John Trundle Court	17	0	0	0
Total	145	2	2	0

Tables Summarising Daylight / Sunlight Impacts

Sustainability – Fact Sheet

1-8 Long Lane

SUSTAINABLE DRAINAGE

Blue roofs being considered to contribute to climate.



DESIGN FOR DISASSEMBLY

Design for disassembly approach of hand laid brick facade and brick slip systems.



RECYCLE MATERIALS

Opportunity for glazing recycling in closed loop being pursued.



DESIGN FOR LONGEVITY

High quality, durable materials and facade design to maximise delight and longevity.



REUSE SUBSTRUCTURE

Opportunity for substructure and foundation reuse being interrogated.



MAXIMISE BIODIVERSITY

Opportunities to maximise greening and biodiversity being pursued, including roof gardens, green facade and pocket garden.



PASSIVE DESIGN

Facade design being optimised to maximise daylight and views whilst minimising overheating and energy consumption.



CARBON SAVINGS

Opportunity to plug into Citigen district heat network being explored to minimise plant embodied carbon. Citigen decarbonisation strategy an important WLC consideration.



HEALTHY MATERIALS

Commitment to specify healthy materials (e.g. low VOC) to maximise occupier wellbeing.



CLIMATE RESILIENCE

Pocket garden and public realm designed to maximise user comfort through microclimate design and attract / accommodate diverse users.



Sustainability Key Strategies

Whole Life-Cycle Carbon Assessment

1-8 Long Lane – A Low Carbon Hotel



Process undertaken for low carbon design

Pre-redevelopment audit: Commitment to ~30-35% basement retention

Stage 2 Design: Strategies undertaken

- ↓ Concrete Mix with 50% GGBS
- ↓ Shift from raft foundation with piles to fully piled foundations
- ↓ Shift from steel frame with composite slabs to in situ RC frame
- ↓ Shift from precast concrete façade with mounted bricks to brick-slip facade

Carbon reduction savings achieved by low carbon design: ↓11% (A1-A5)

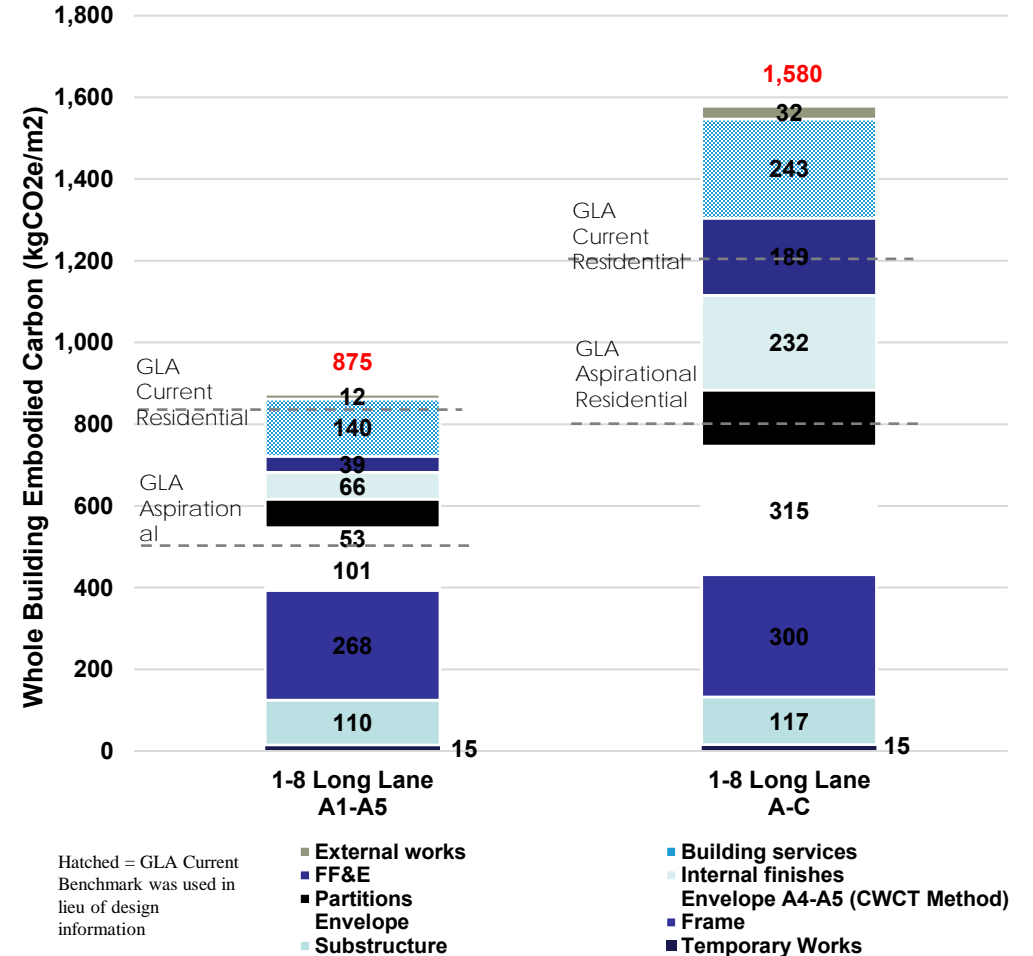
End of Stage 2 Status: 1-8 Long Lane is a A Low Carbon Hotel

- **Benchmark comparability:** GLA benchmarks are defined for residential buildings. Comparison does not fully capture the proactive measures to minimize carbon emissions.
- **Key differences:** Hotel typologies typically feature more carbon intensive elements notably partitions, finishes and FF&E, compared to residential projects.

Next: Further carbon reduction opportunities

- **Optimization:** Rationalise number and extent of transfer structures, optimize column, core, substructure assumptions.
- **Optioneering:** Explore low carbon alternatives for façade SFS, aluminium rainscreen, plasterboard, insulation and FR doors

1-8 Long Lane - Stage 2 Embodied Carbon



Public Art Intention:

The building and grounds of the proposed development offer opportunities for art work to be displayed. These could be in a variety of artistic mediums, with a programme of display periodically rotated and curated in collaboration with local artists and stakeholder groups.

Some examples of the type of potential art works that could be displayed are illustrated here, but there is broad opportunity for creativity.

All the concepts shown are subject to permission from any relevant authorities, including the City of London Planning Dept. & Transport for London.

Copyright of the art work images presented in this document remains with the artist/owner.

EXAMPLES OF ARTISTIC MEDIUMS:

- Sculpture
- Relief Sculpture
- Material Art
- Printed Artworks
- Light Installations



Sculpture



Relief Sculpture



Material Art



Printed Artworks



Light Installations



Architectural Glass / Panel Art

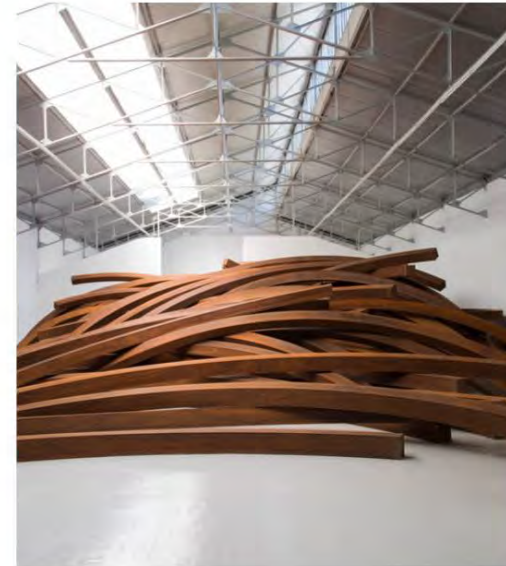
This proposal illustrates a possible solution to add 2D artwork, fixed into the false window reveals. This art work can be done on a variety of mediums, glass, solid panels etc. and can feature artwork inspired by local history, people, and communities.



Precedent images by Martin Donlin

Metal Sculpture

This proposal illustrates an idea to add a 3D sculpture to the facade of the building. This artwork can feature designs inspired by local history, infrastructure, people, or places, fixed to the brick facade.



Precedent images by Bernar Venet

Light Installation:

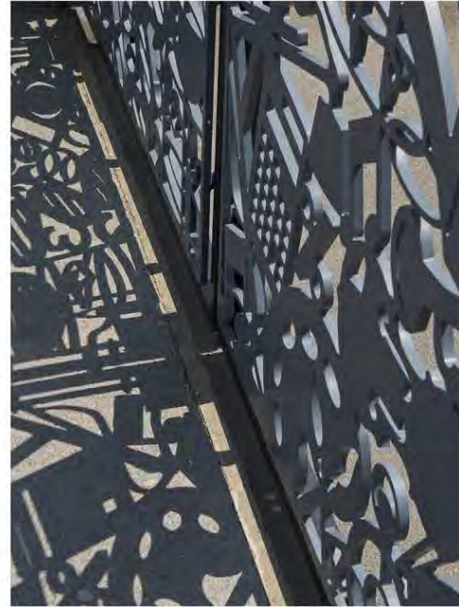
This concept idea shows an option to put fluorescent tube lighting up the facade wall of the building. This could be fixed to the brick work in a similar manner as the sculpture concept, and would offer an opportunity to illuminate the facade and immediate surroundings.



This proposal illustrates an idea to add feature artistic metal work to the vehicular entrance gates to the proposed development. Metalwork artist Lara Sparey works with local communities and stakeholder groups to create bespoke metal work gates for schools and other buildings, based on their designs. A similar approach could be taken on this project.



Gate Design Artwork Concept



Precedent images by Lara Sparey



1-8 Long Lane Proposed Elevation

Public Art Strategy – Service Gates



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