



**60 Gracechurch Street**  
**Planning Applications Sub-Committee**  
6<sup>th</sup> December 2024

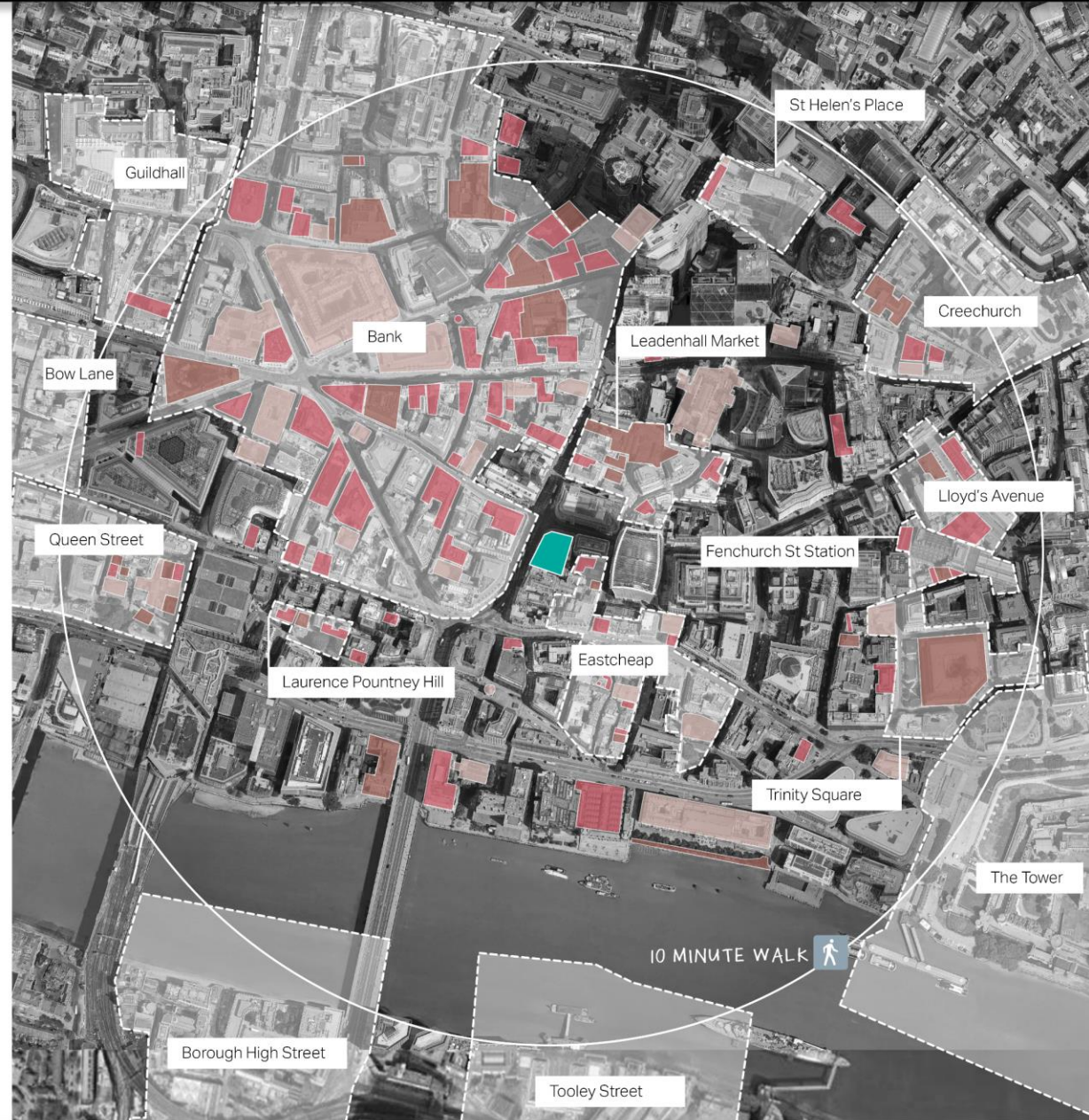
# Site Location



- 1 Bank Conservation Area
- 2 Leadenhall Market Conservation Area
- 3 Eastcheap Conservation Area
- 4 St Helen's Place Conservation Area
- 5 Guildhall Conservation Area
- 6 Queen Street Conservation Area
- 7 Lloyd's Avenue Conservation Area
- 8 Fenchurch Street Station Conservation Area
- 9 Trinity Square Conservation Area
- 10 Laurence Poutney Hill Conservation Area
- 11 The Tower Conservation Area
- 12 Tooley Street Conservation Area
- 13 Borough High Street Conservation Area
- 14 Creechurch Conservation Area

## Conservation Areas

# Site Location



- Grade I listed building
- Grade II\* listed building
- Grade II listed building
- 60 Gracechurch Street

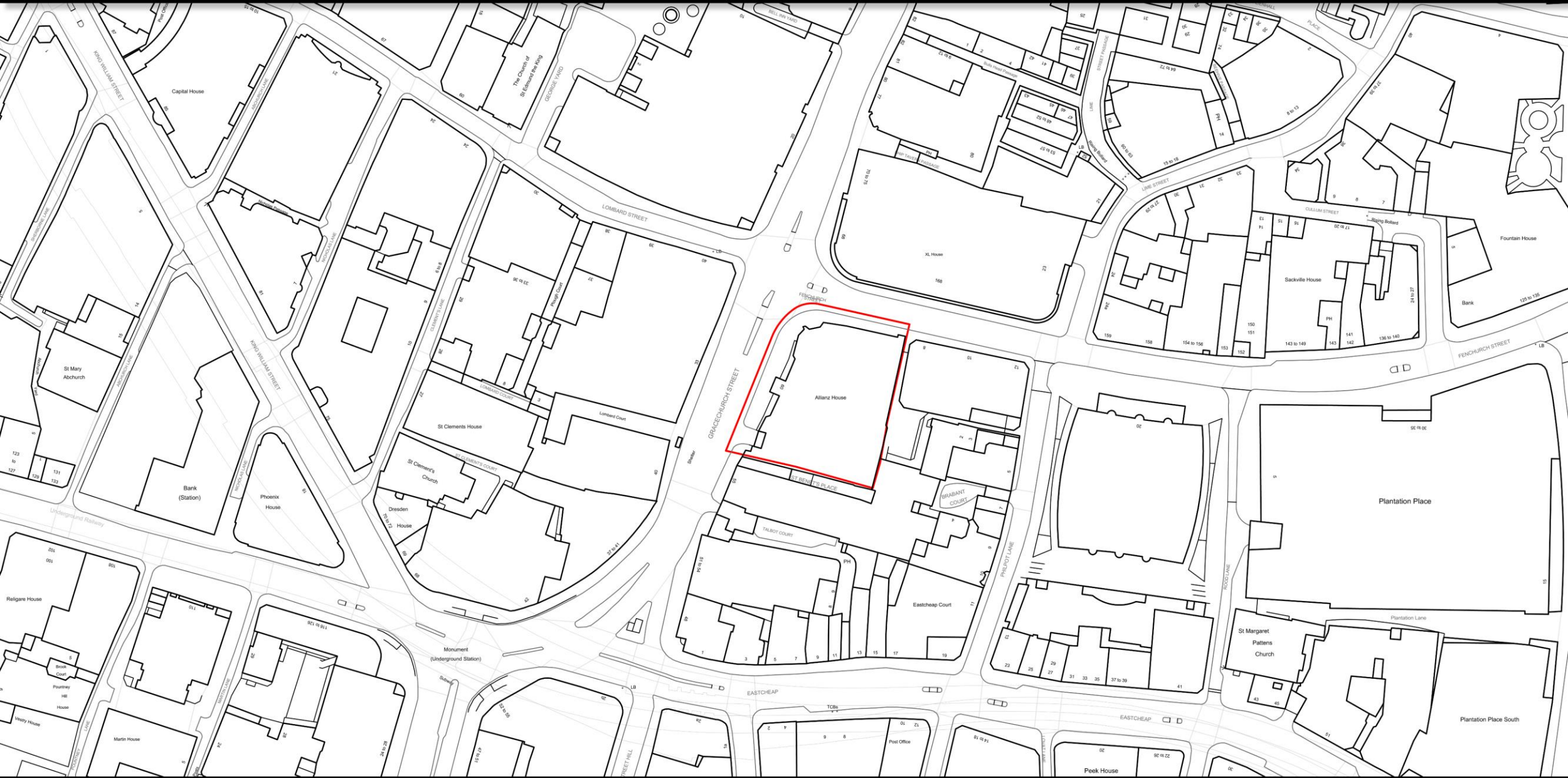
# Listed Buildings

# Site Location



Aerial View

# Site Location



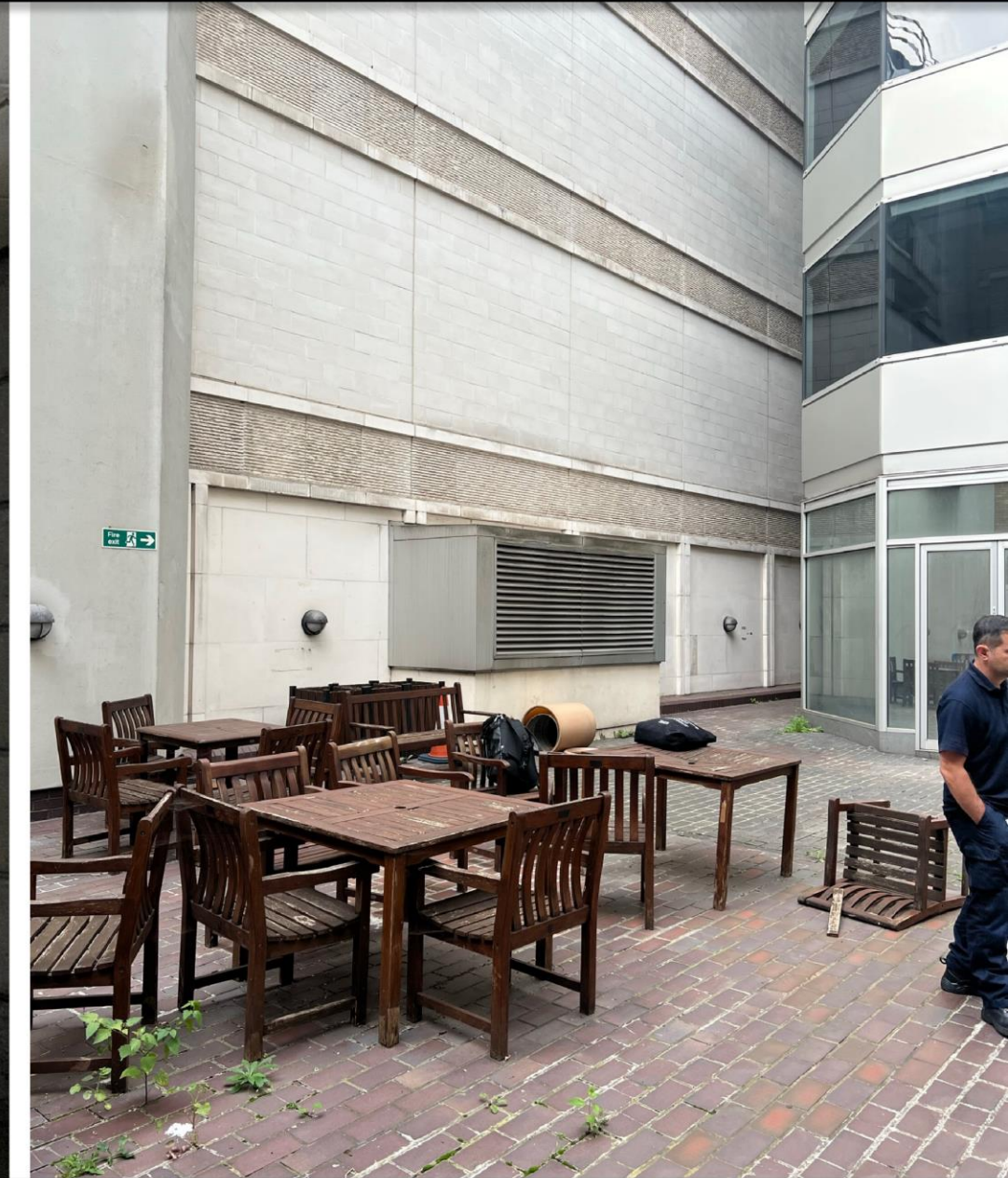
# Site Plan

# 60 Gracechurch Street



Existing Photographs

# 60 Gracechurch Street



Existing Photographs\_St Benet's Place & Courtyard

# 60 Gracechurch Street

Existing



Proposed



Gracechurch Street, Looking South



# 60 Gracechurch Street

Existing



Proposed



Gracechurch Street Junction, Looking South

# 60 Gracechurch Street

Existing



Proposed



Fenchurch Street, Looking West

# 60 Gracechurch Street

Existing



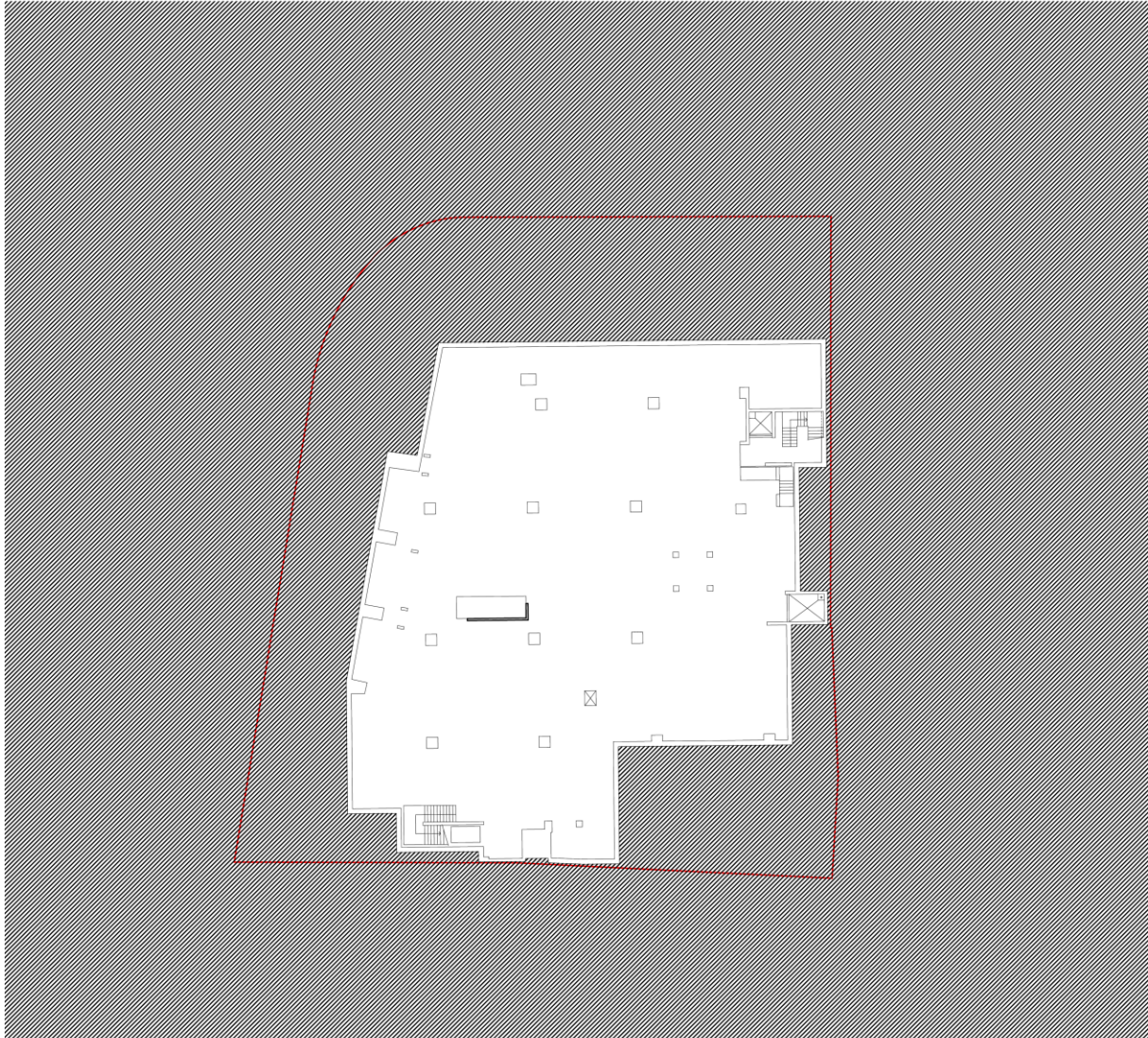
Proposed



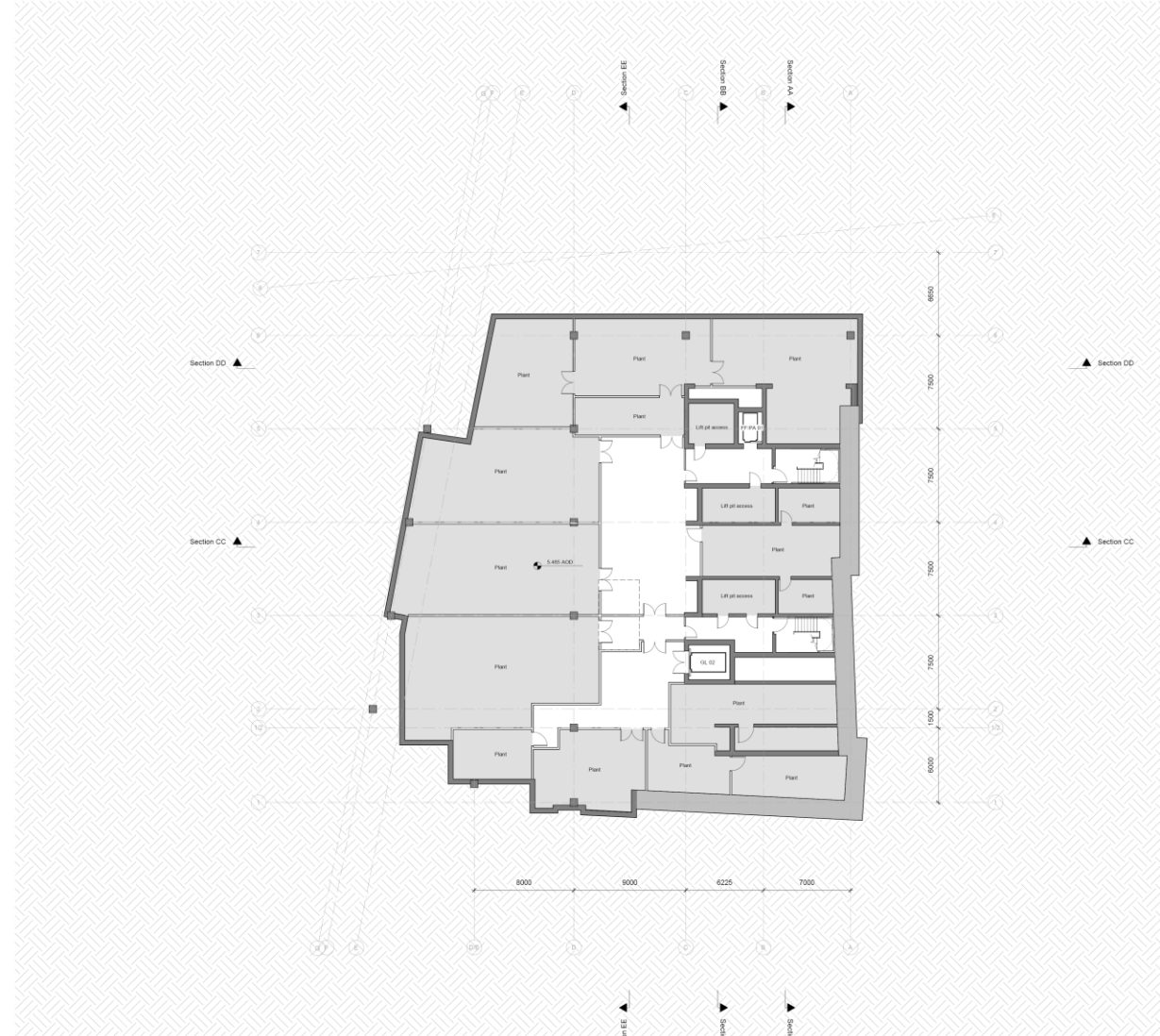
Gracechurch Street, Looking North

# 60 Gracechurch Street

Existing GA Plan

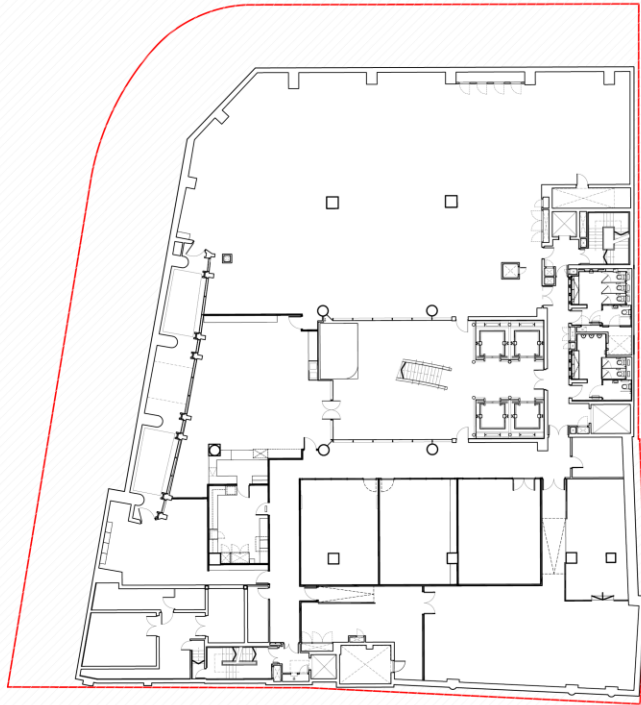


Proposed GA Plan



# 60 Gracechurch Street

Existing GA Plan

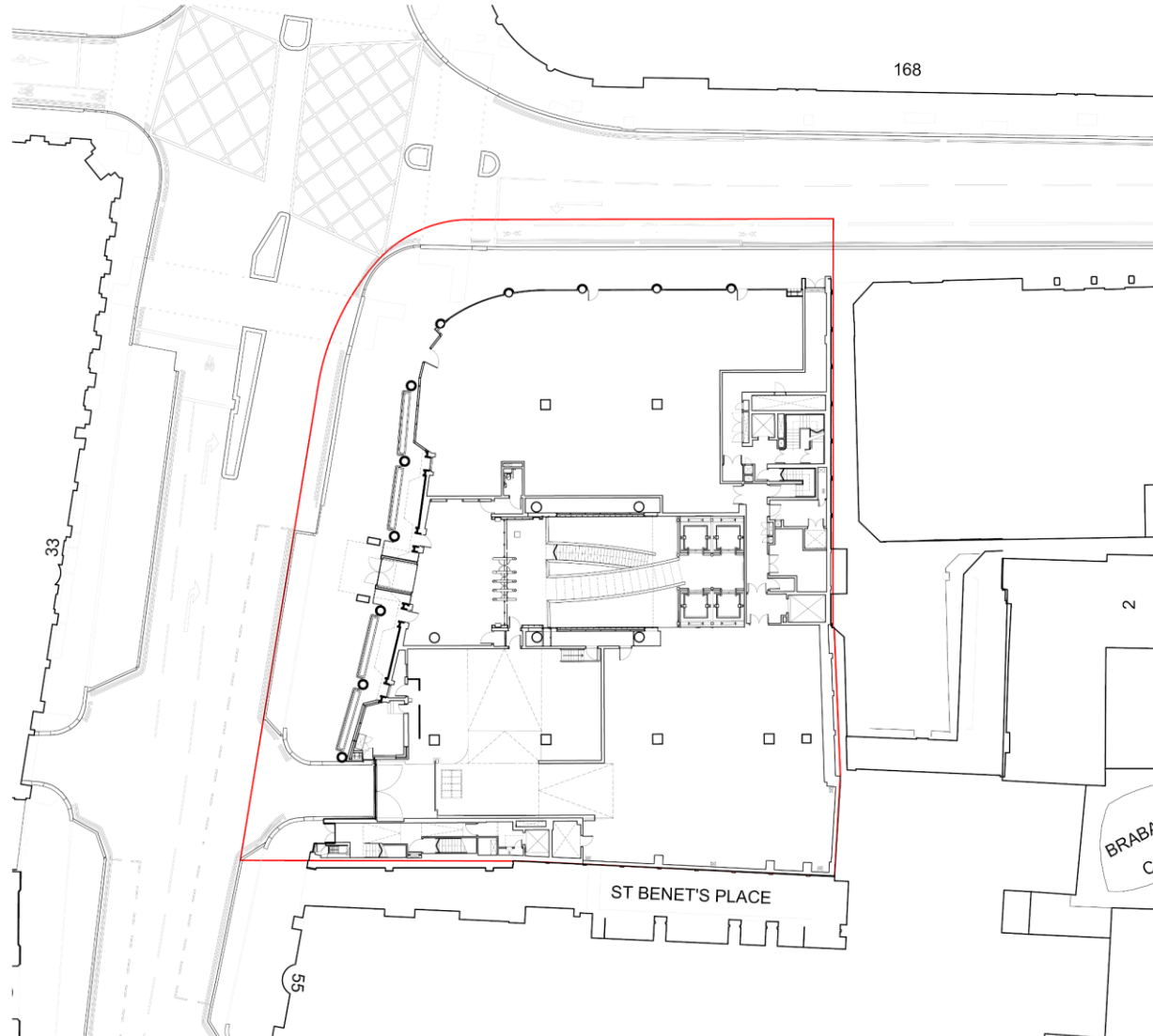


Proposed GA Plan

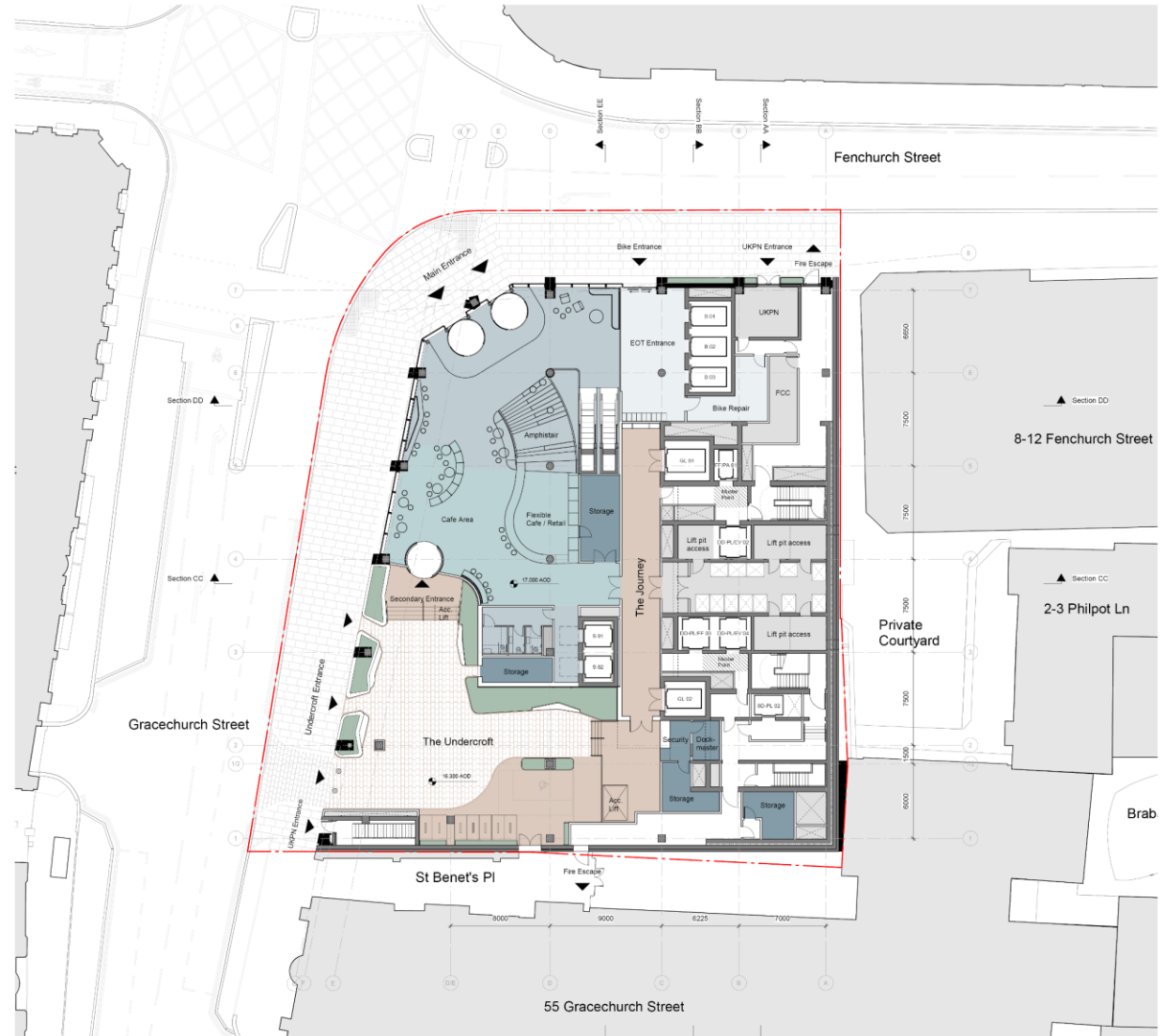


# 60 Gracechurch Street

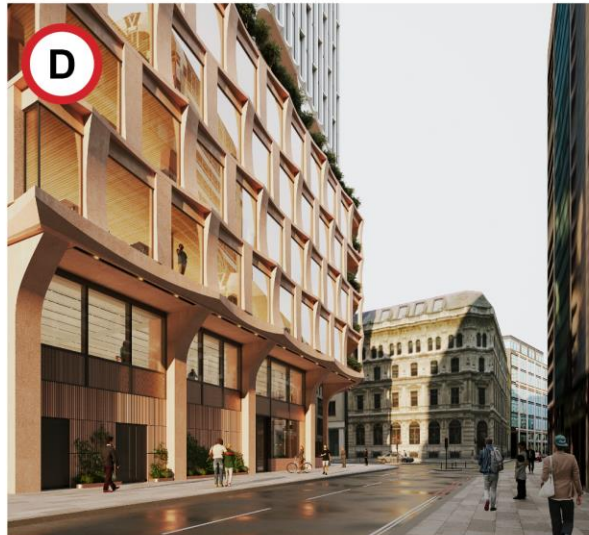
Existing GA Plan



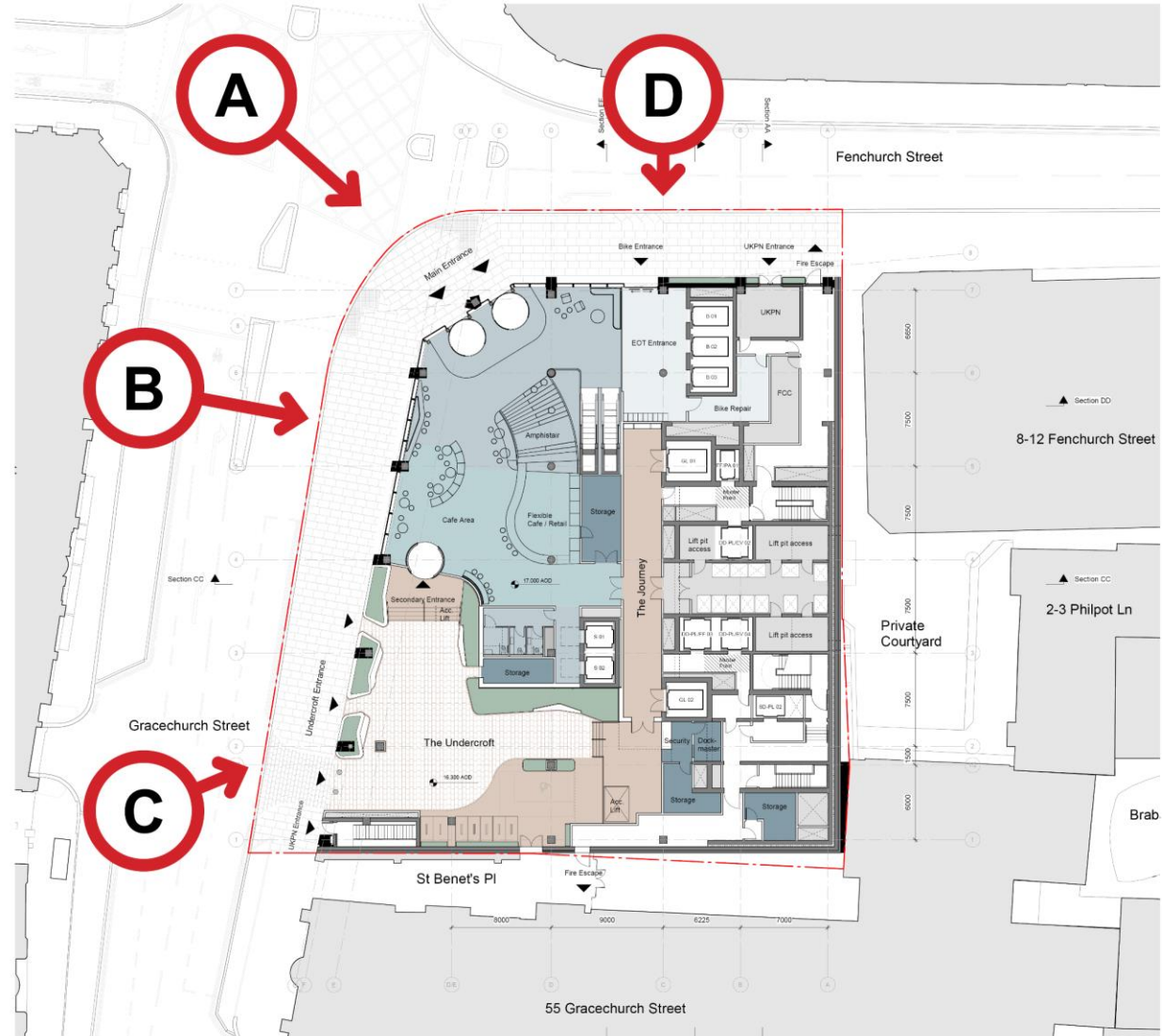
Proposed GA Plan



# 60 Gracechurch Street

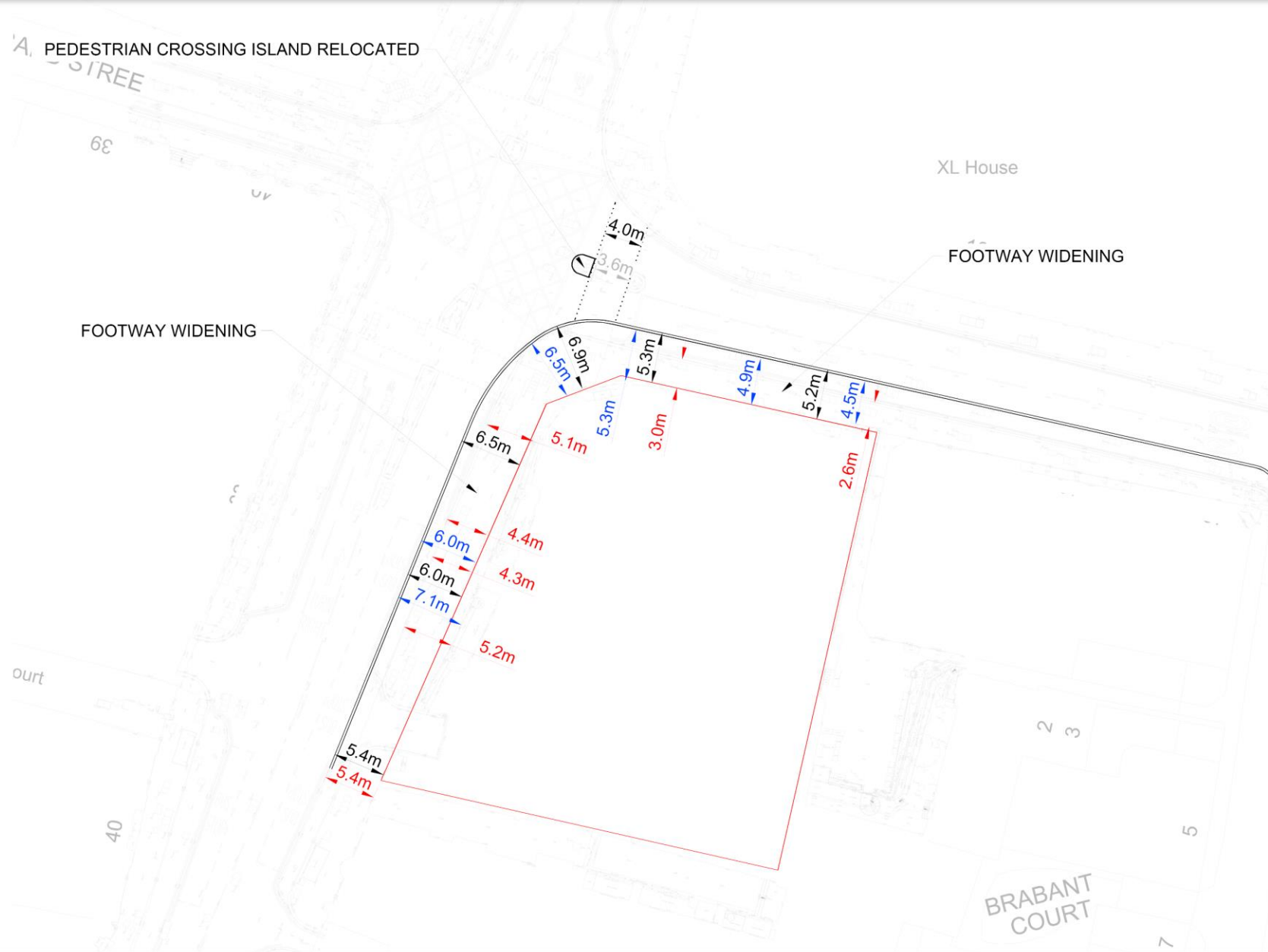


Proposed GA Plan



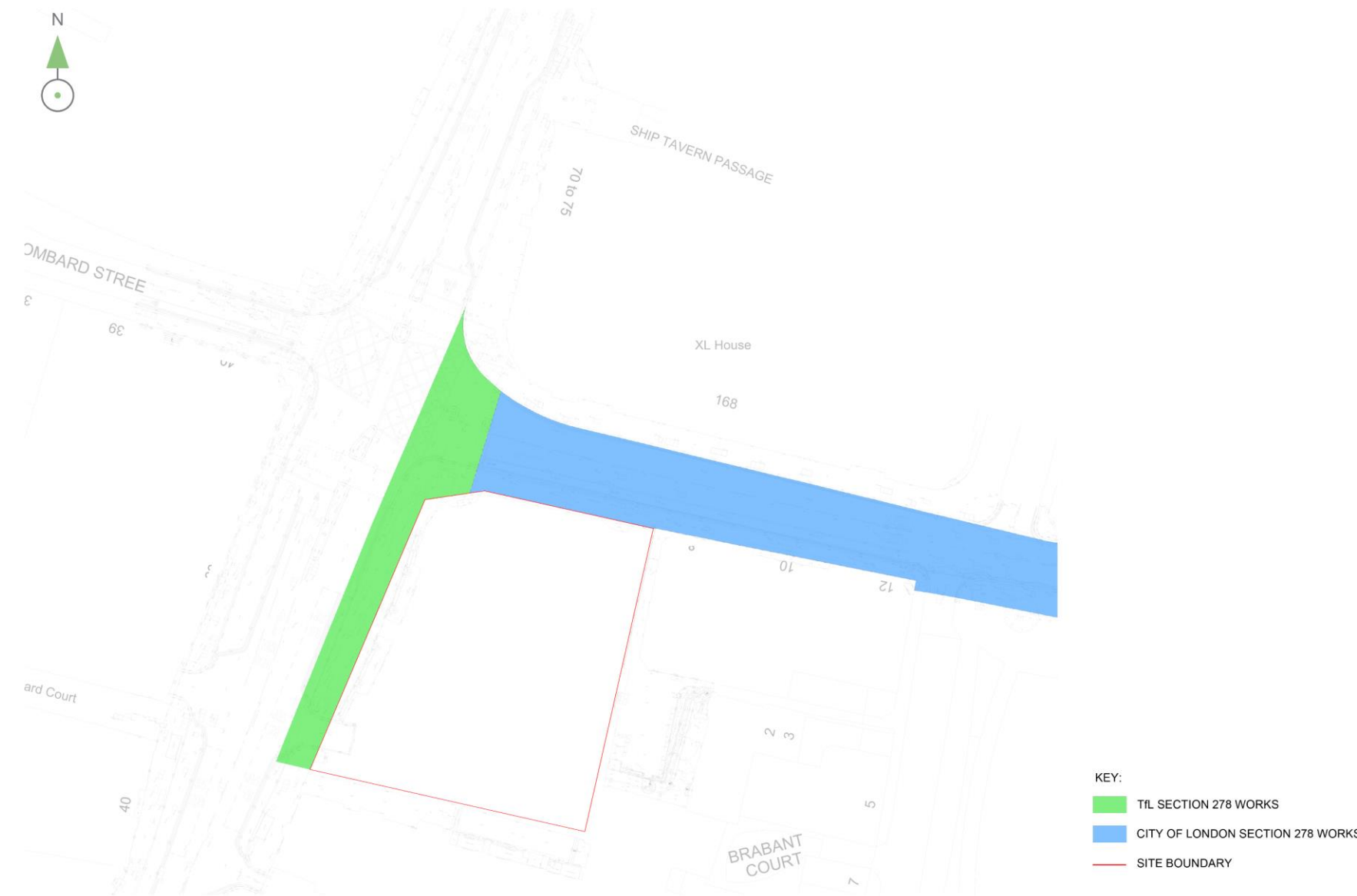
Ground Floor

# Improving Pedestrian Comfort





# Improving Pedestrian Comfort



Section 278 Plan

# 60 Gracechurch Street



Ground Floor\_Servicing & Cycle Access

# 60 Gracechurch Street



Diagram\_Undercroft use during the day



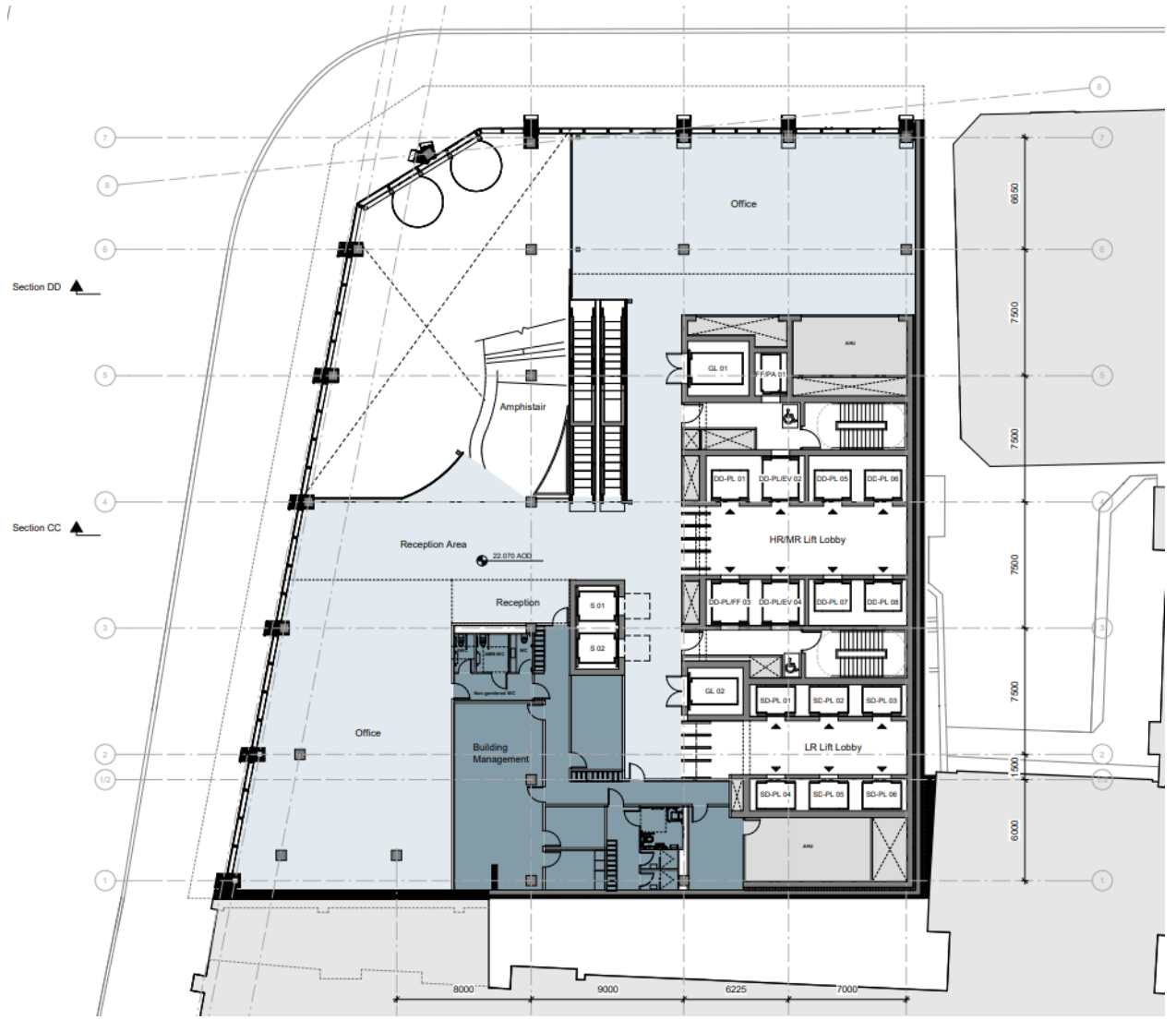
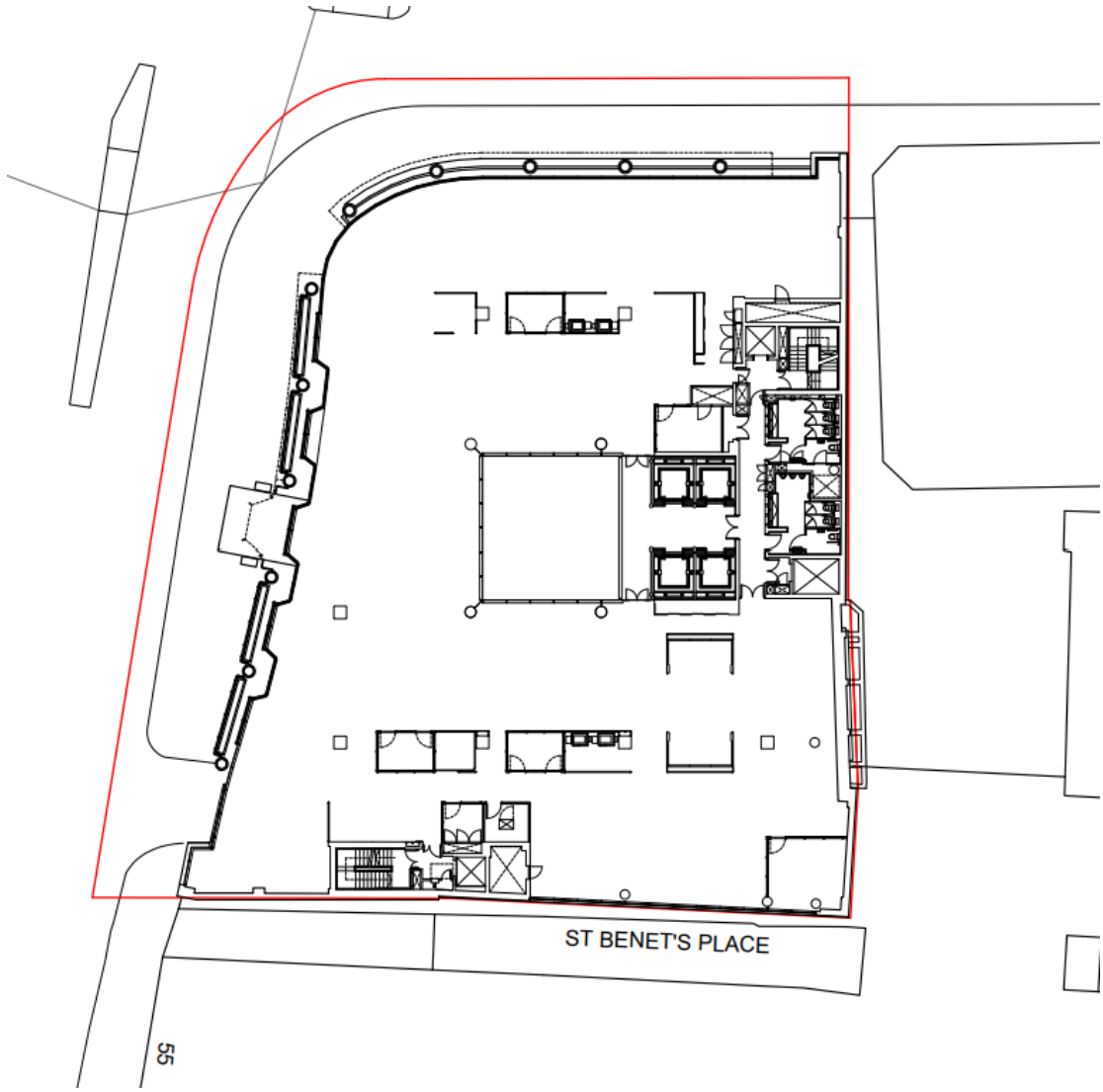
Diagram\_Undercroft use out of hours



# 60 Gracechurch Street

Existing

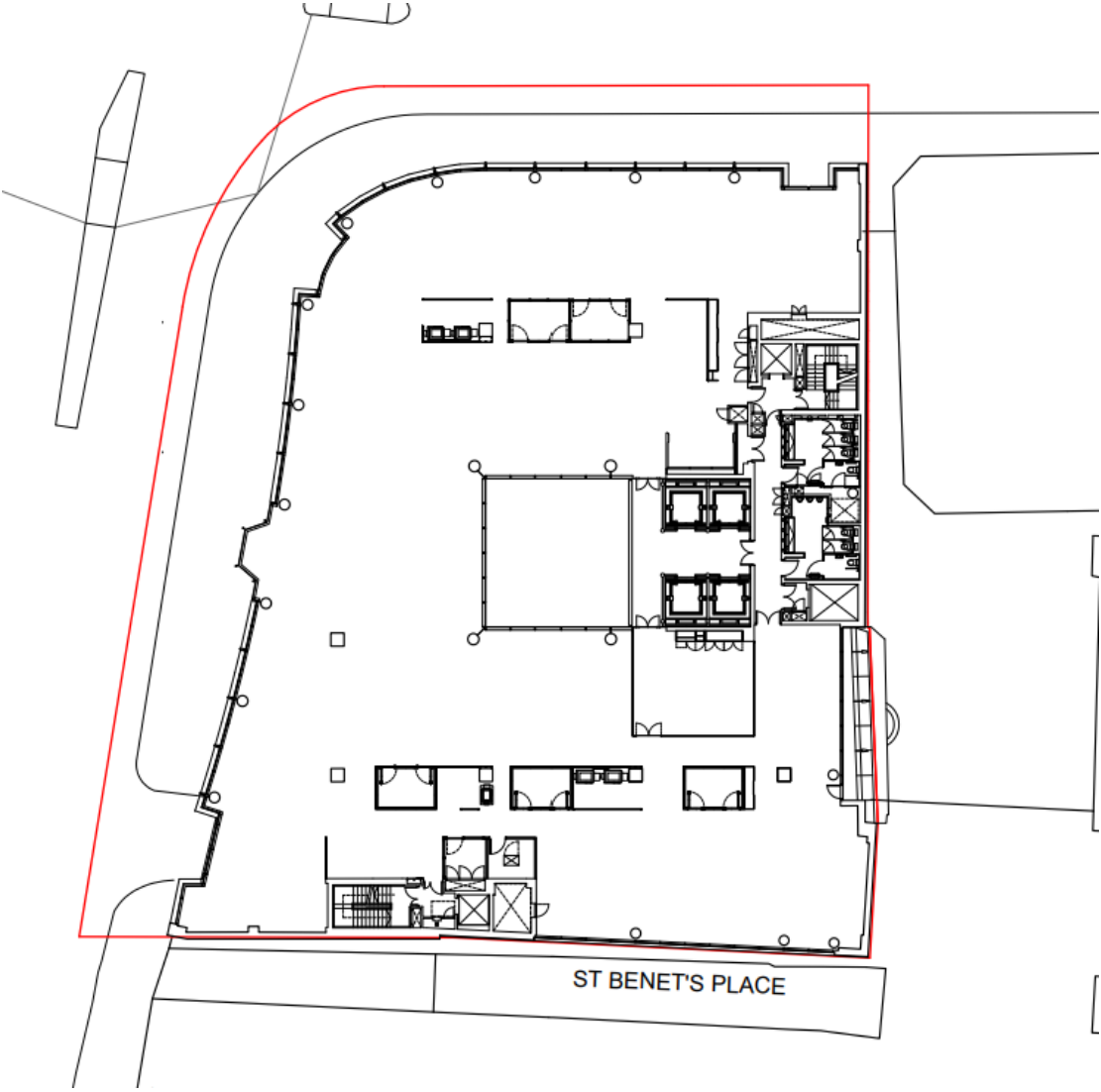
Proposed



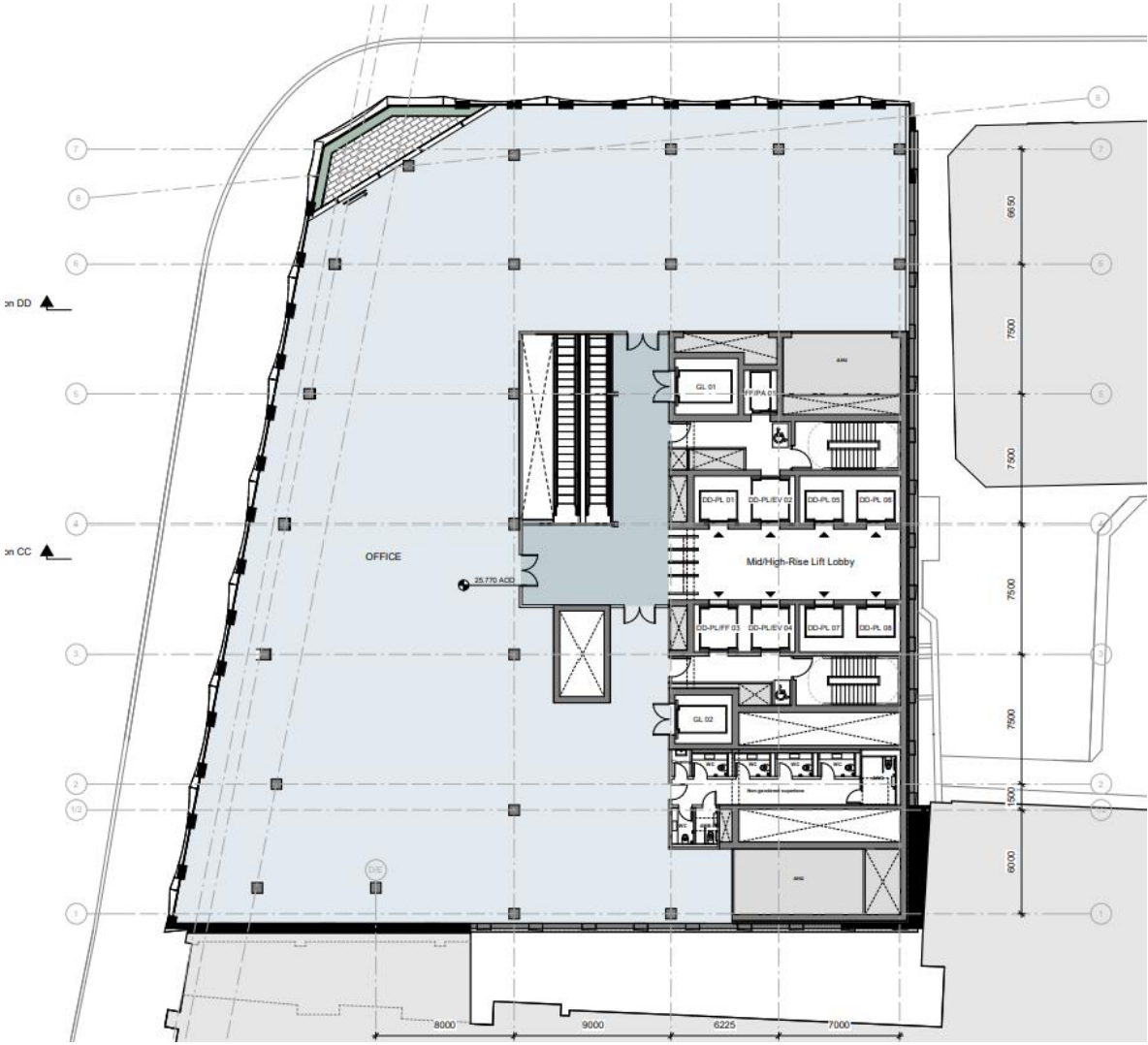
First Floor

# 60 Gracechurch Street

Existing



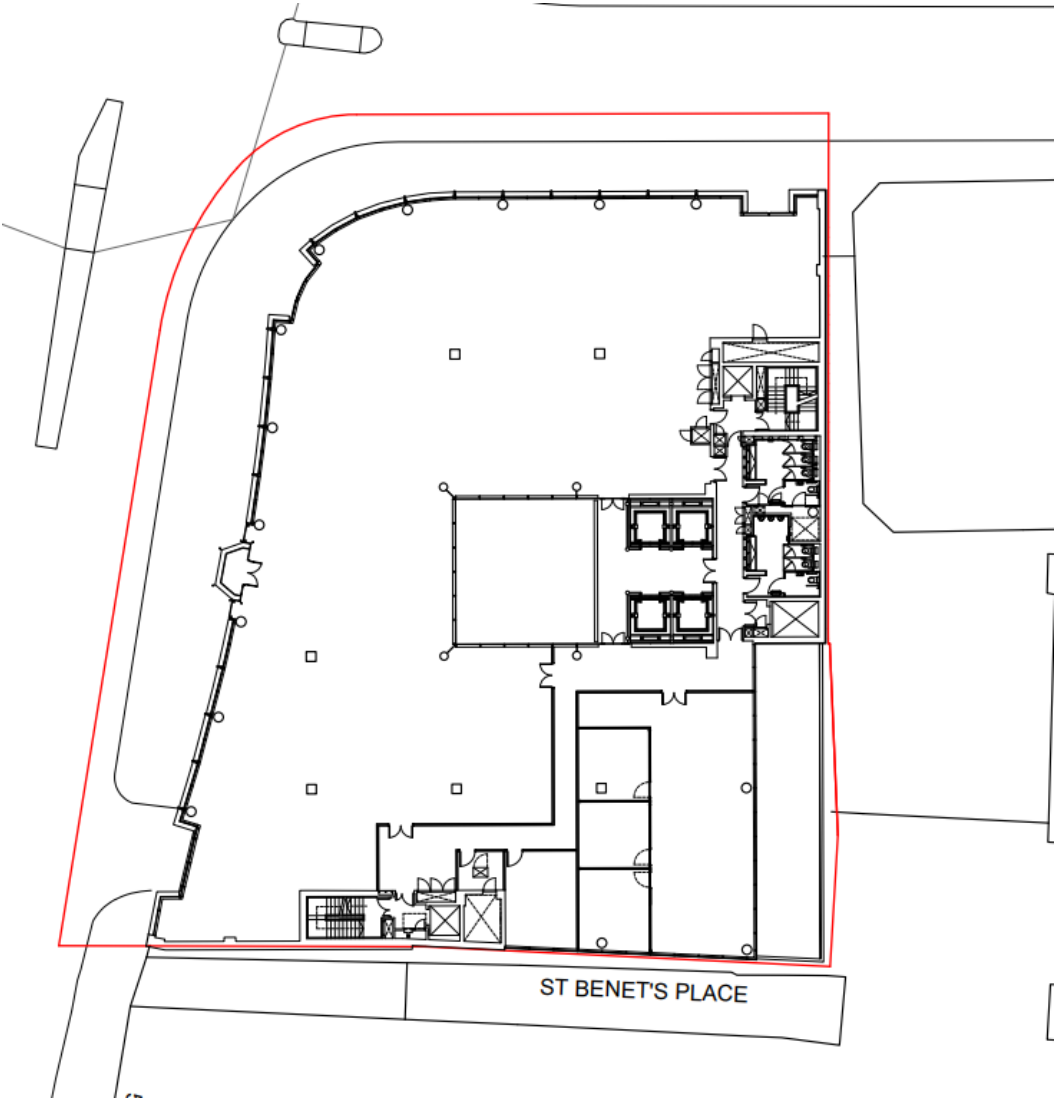
Proposed



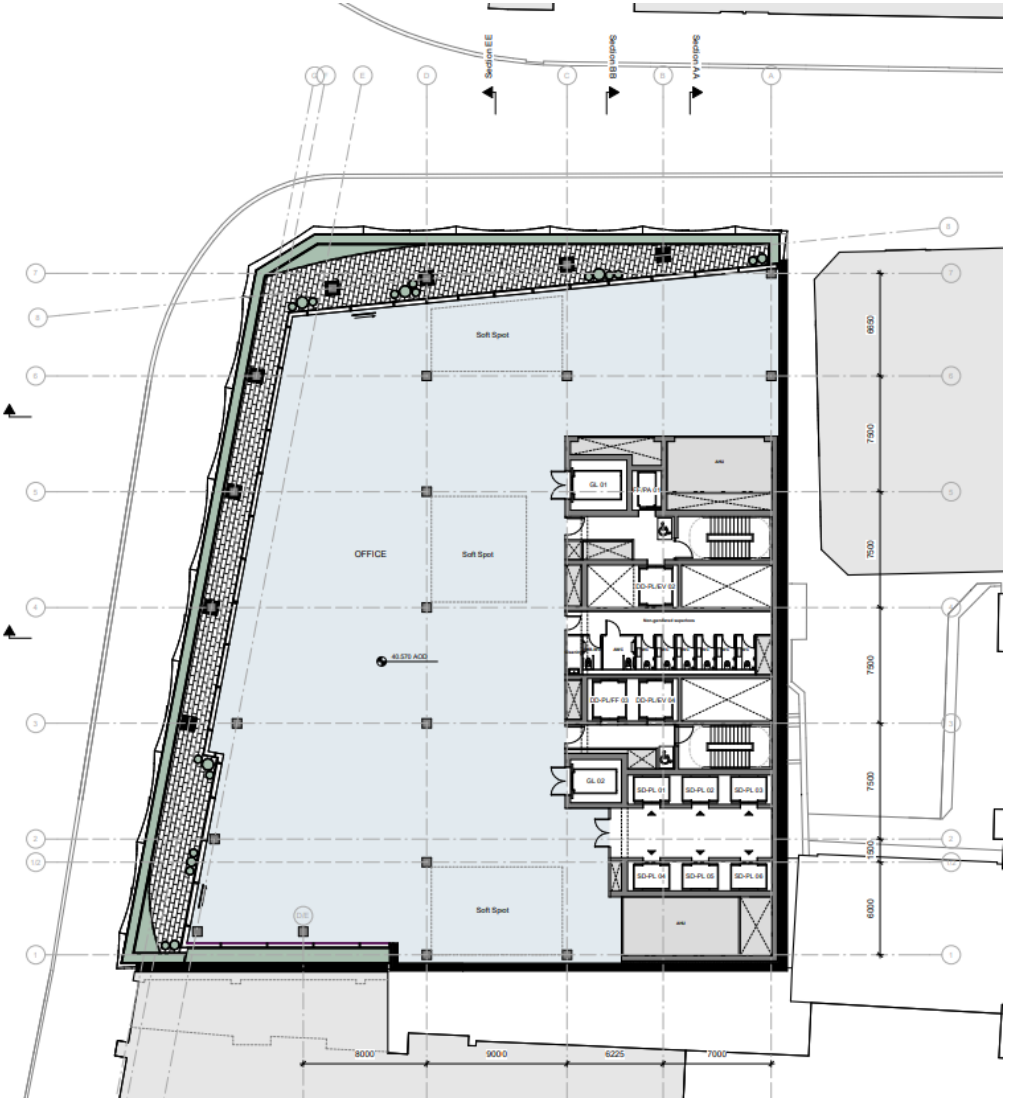
Second Floor

# 60 Gracechurch Street

Existing



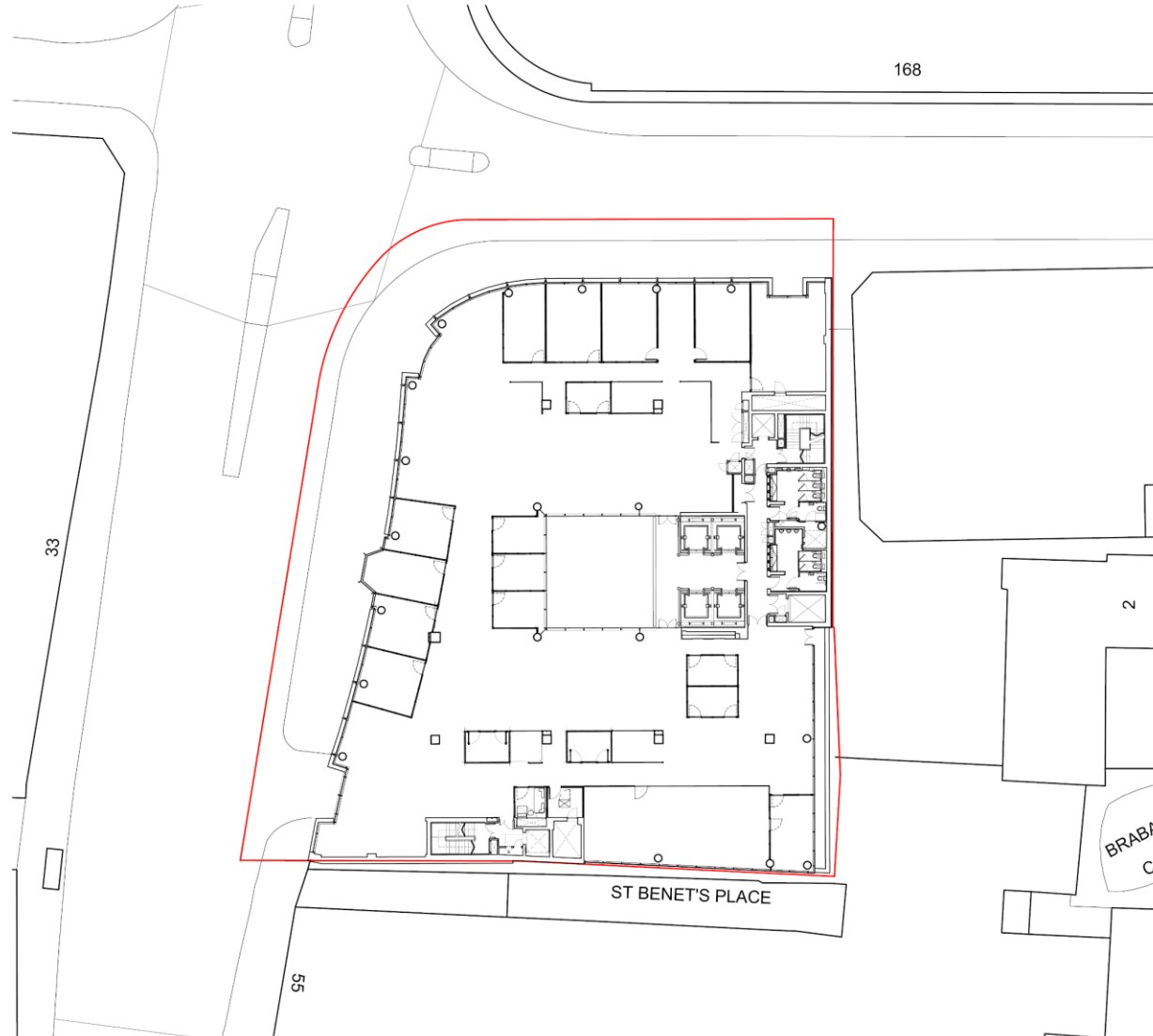
Proposed



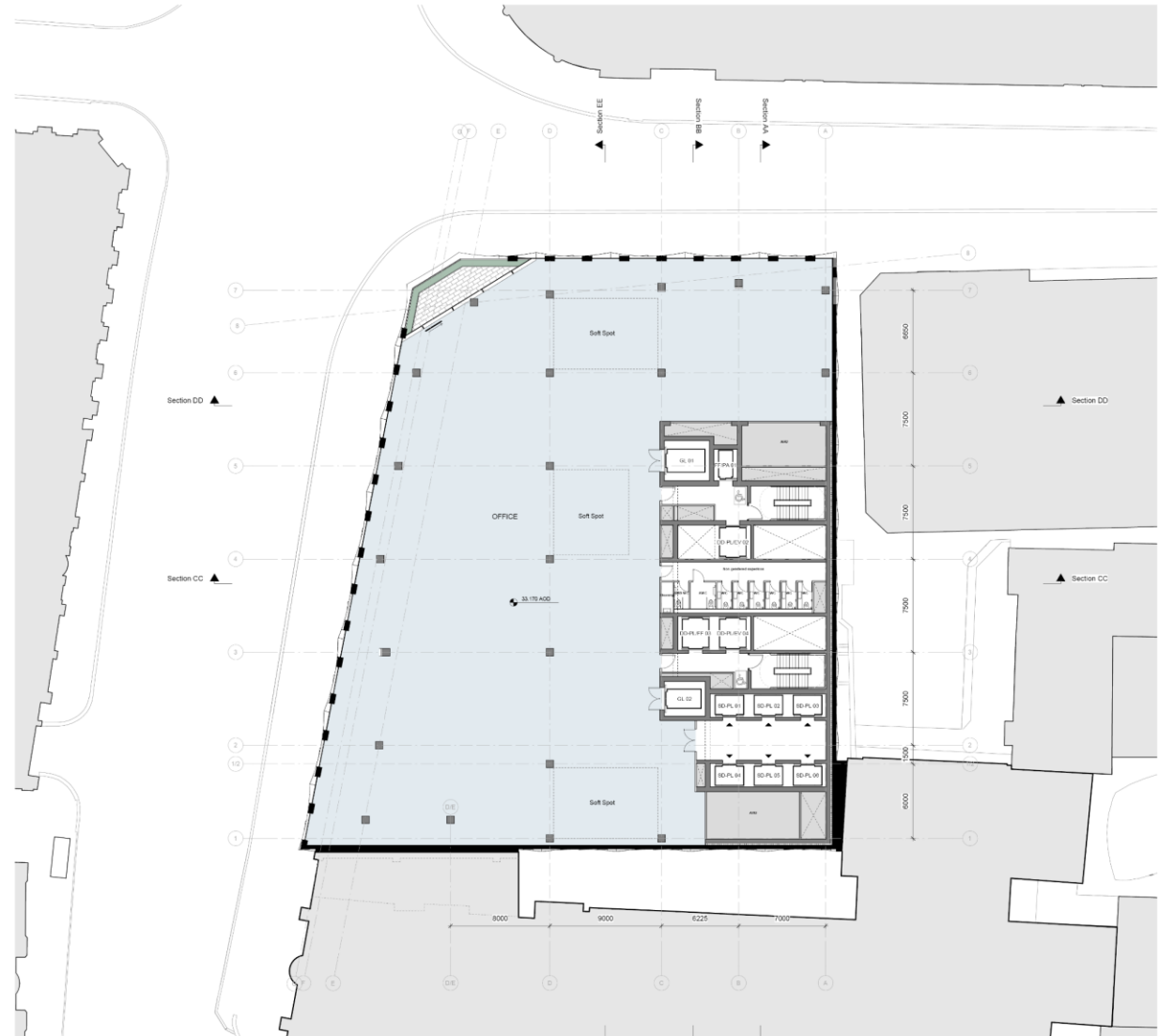
Sixth Floor

# 60 Gracechurch Street

Existing GA Plan



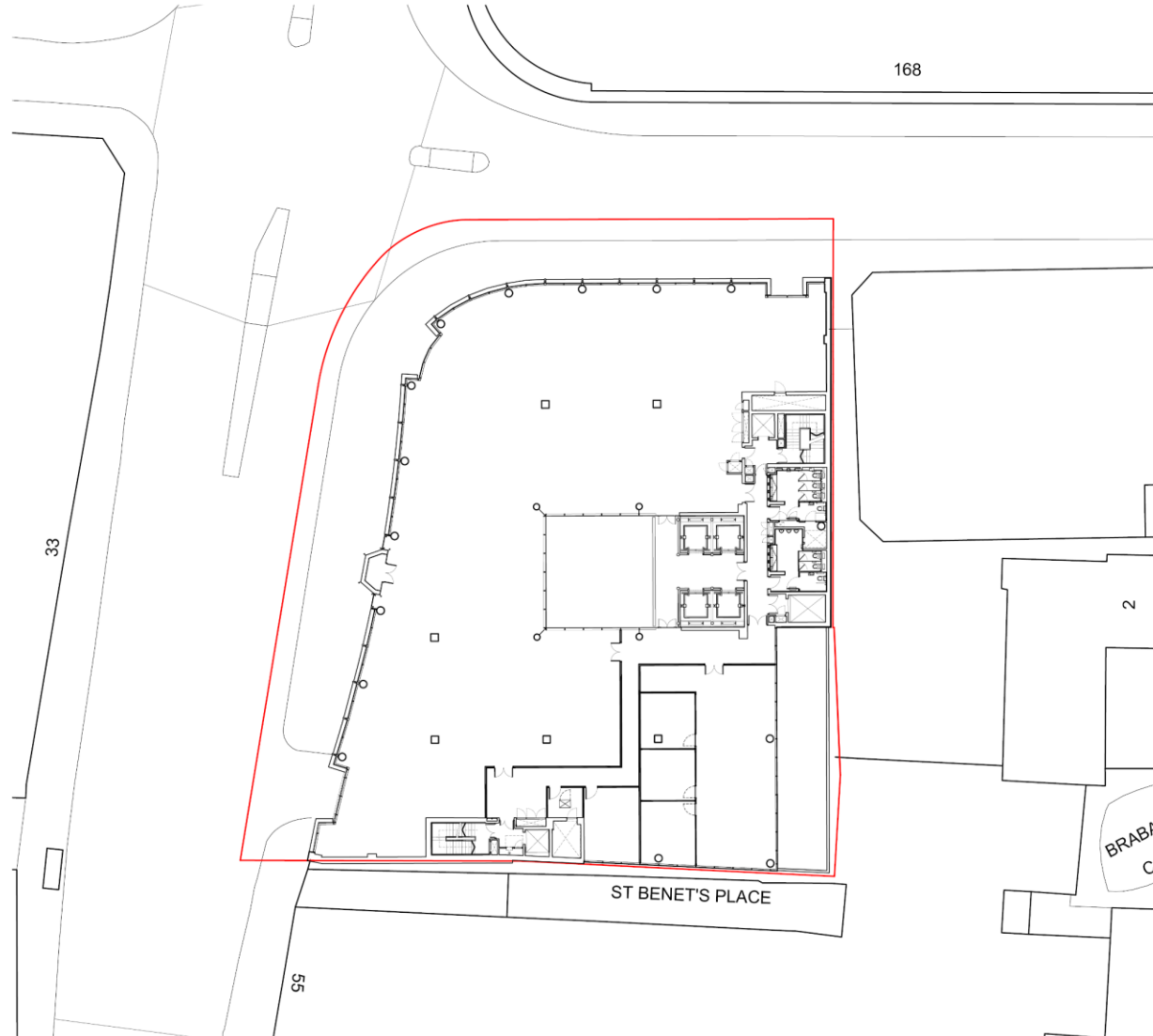
Proposed GA Plan\_Podium



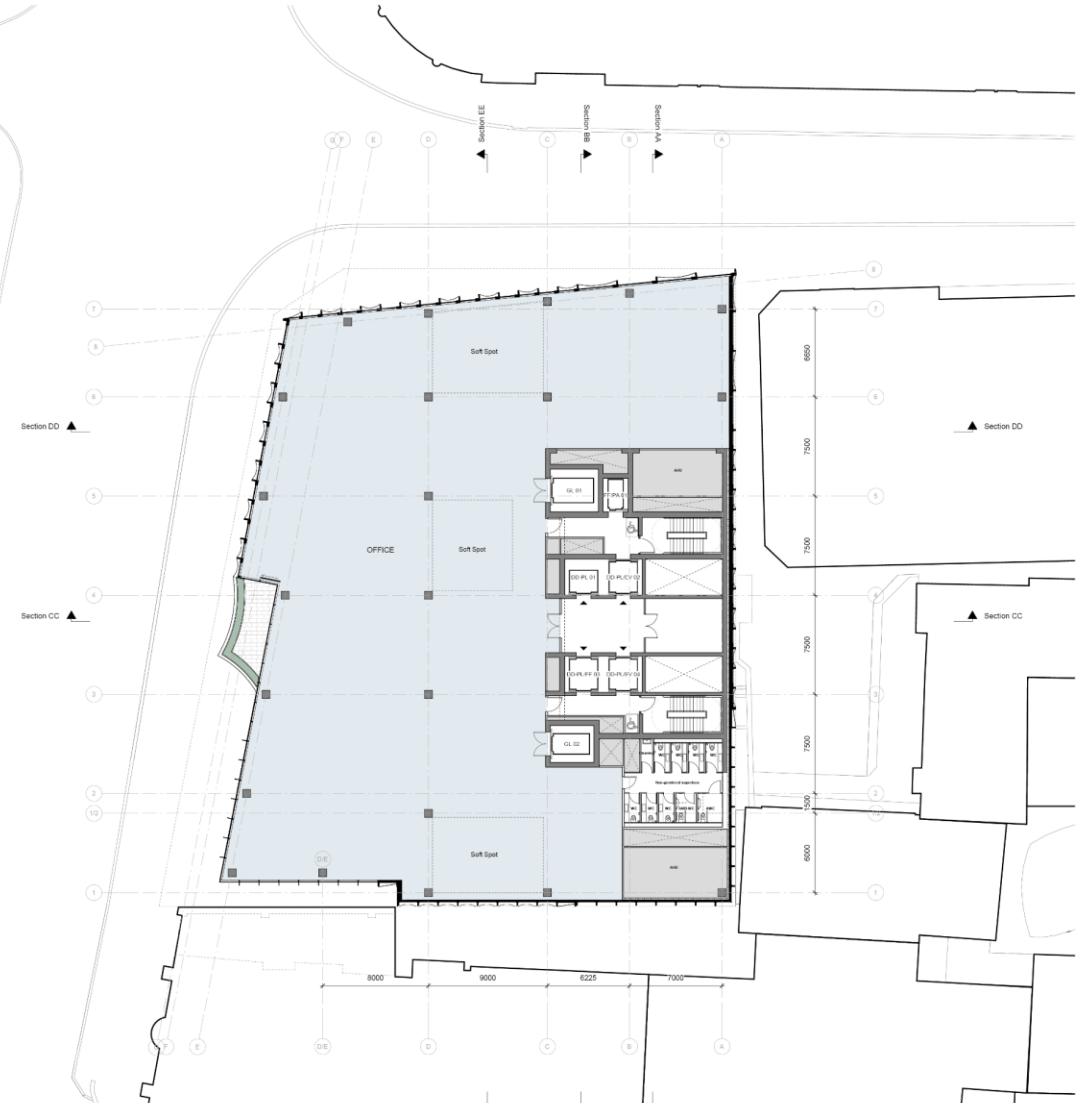
Typical Level (Podium)

# 60 Gracechurch Street

Existing GA Plan



Proposed GA Plan\_Tower



Typical Level (Tower)



# 60 Gracechurch Street

Typical Office Floorplate



Amenity Terrace

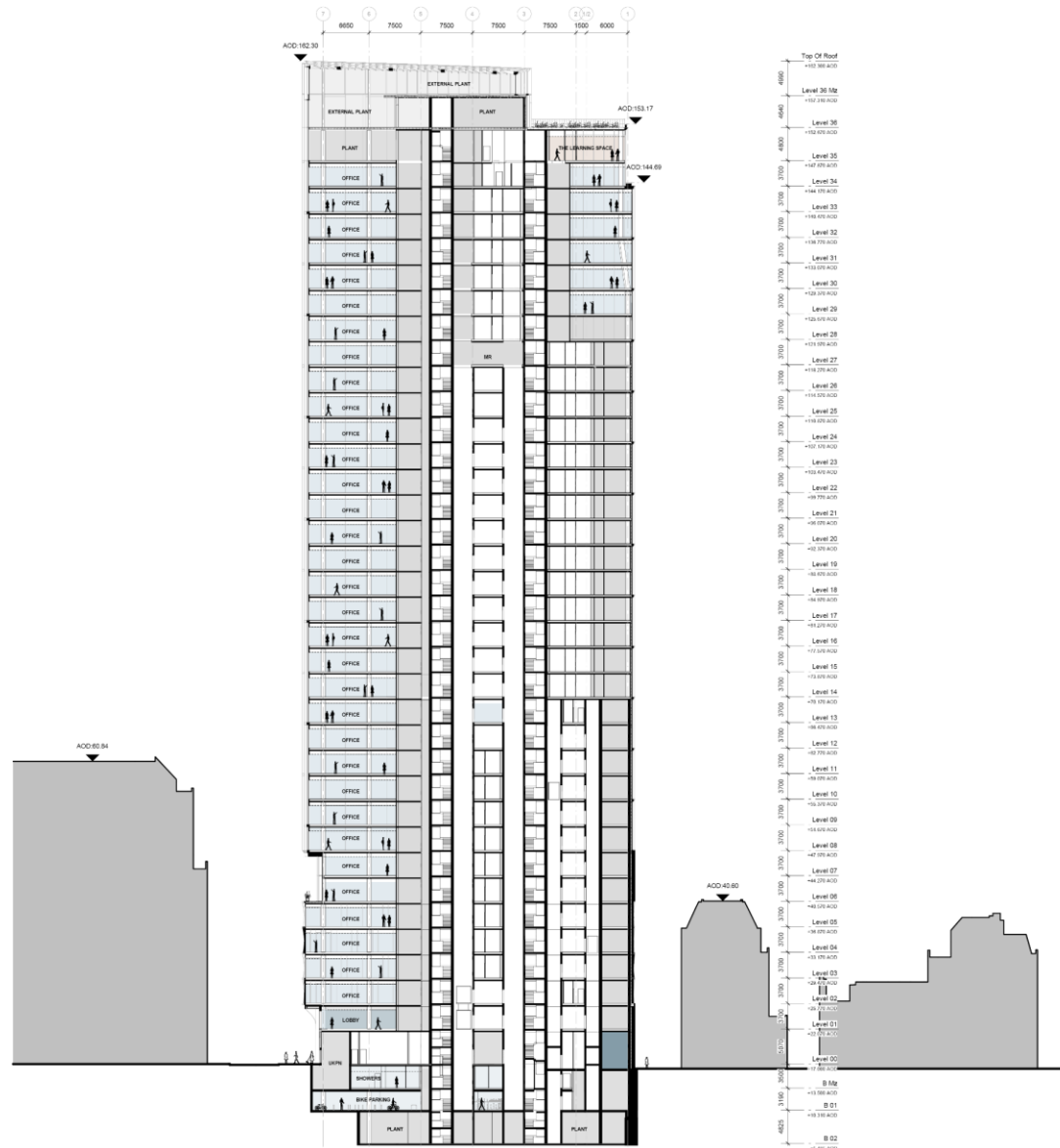


# 60 Gracechurch Street



Roof Plan\_Proposed

# 60 Gracechurch Street

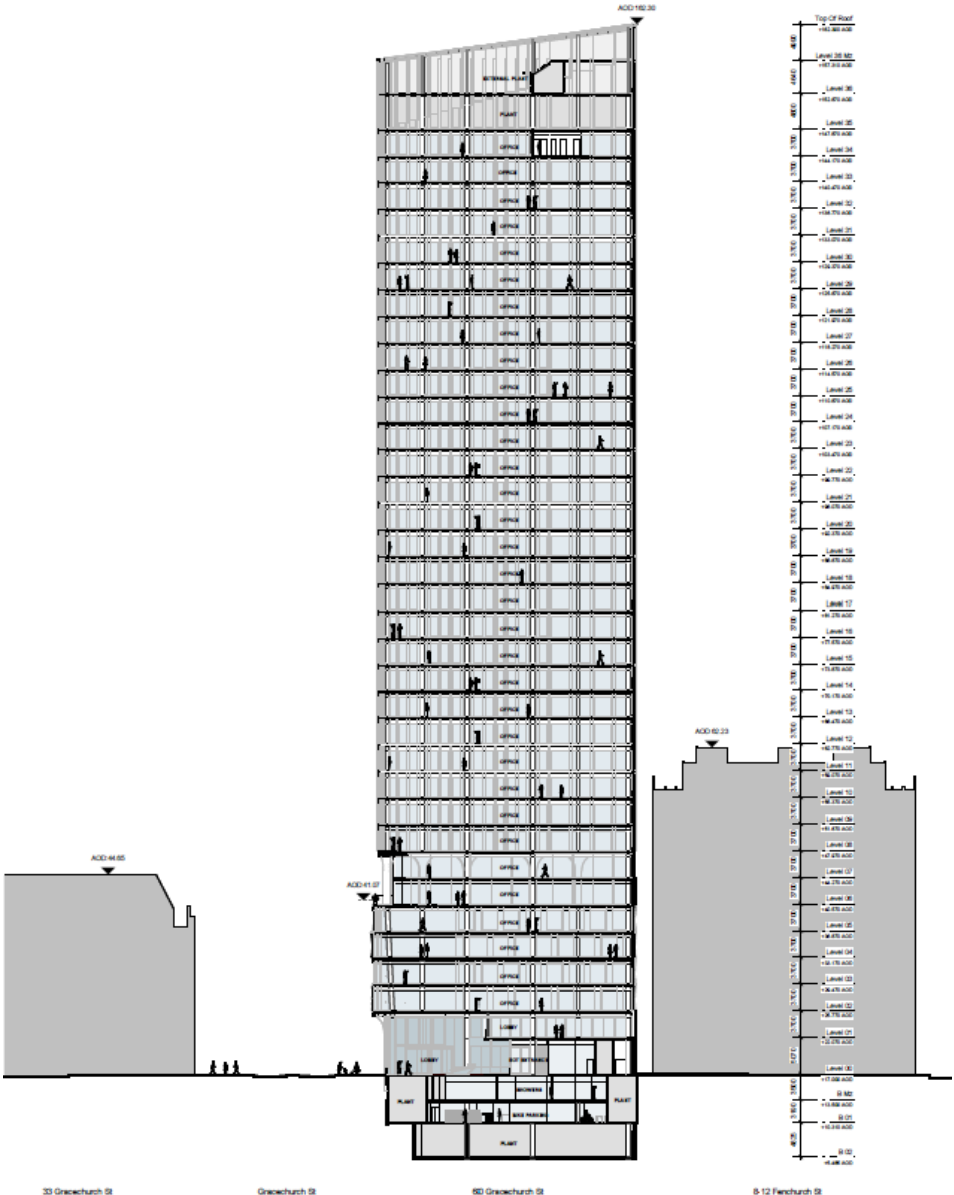


Long Section\_Proposed

# 60 Gracechurch Street

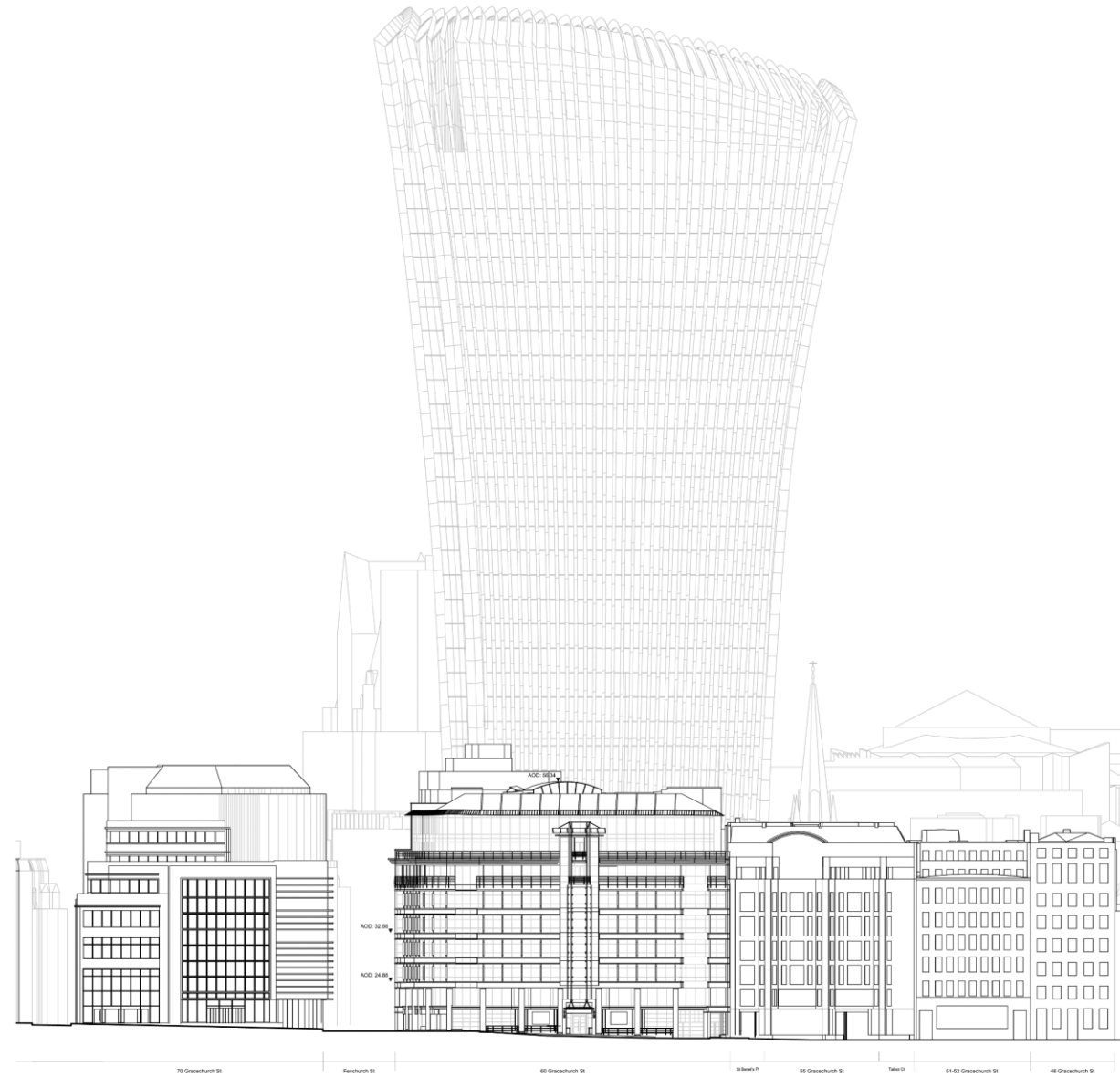
Existing

Proposed



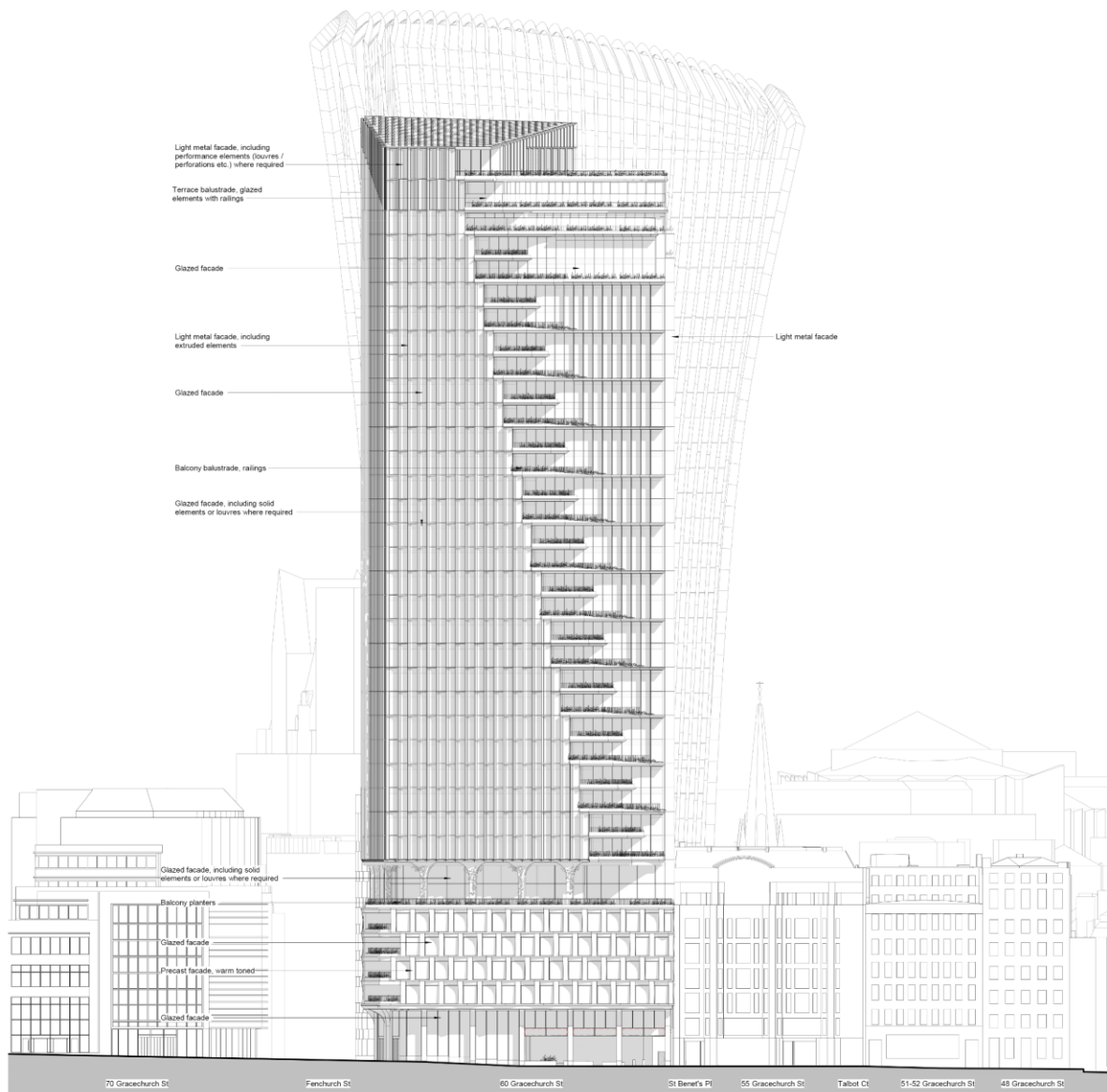
E/W Section

# 60 Gracechurch Street



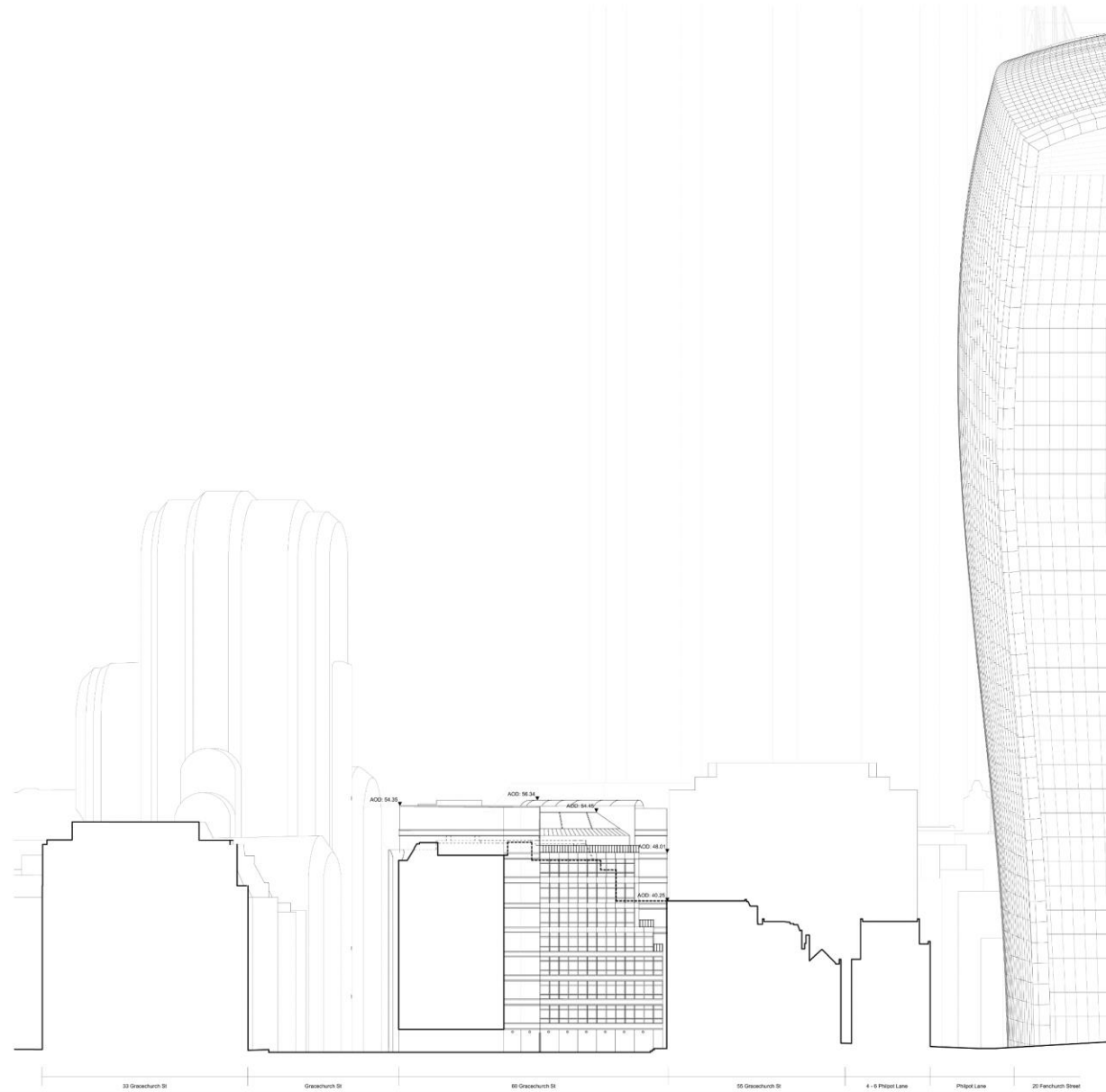
West Elevation\_Existing

# 60 Gracechurch Street



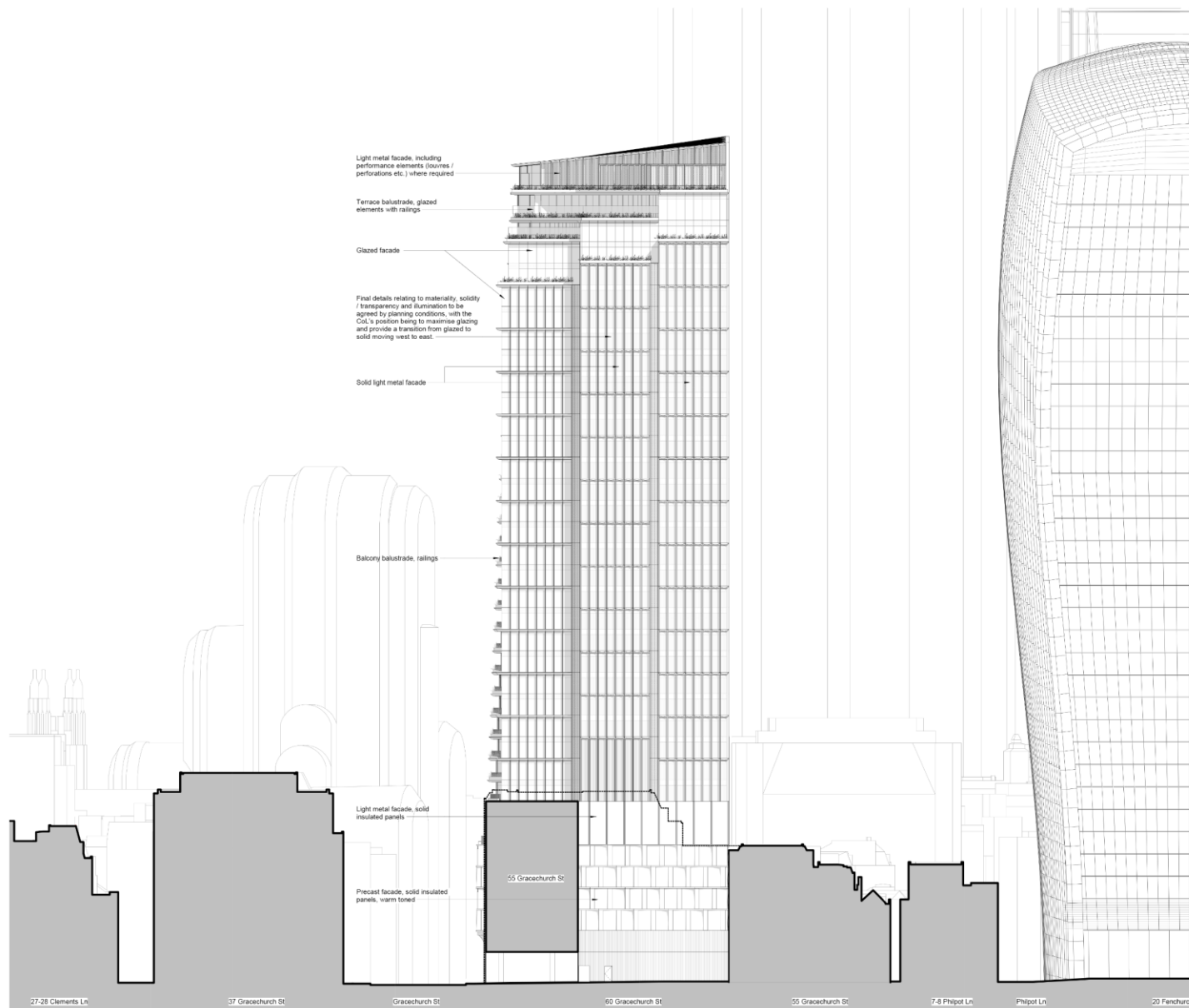
West Elevation\_Proposed

# 60 Gracechurch Street



South Elevation\_Existing

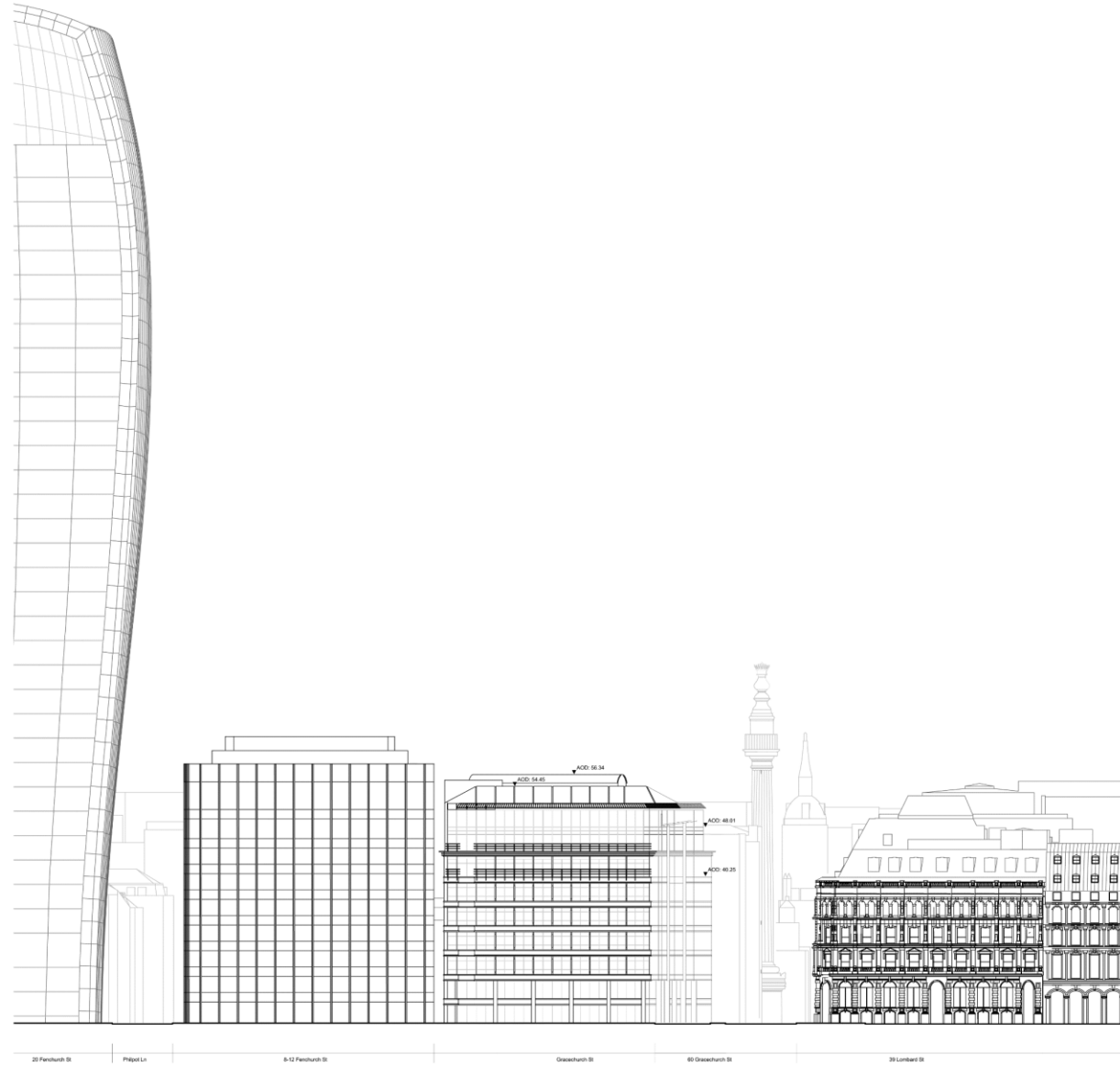
# 60 Gracechurch Street



South Elevation\_Proposed



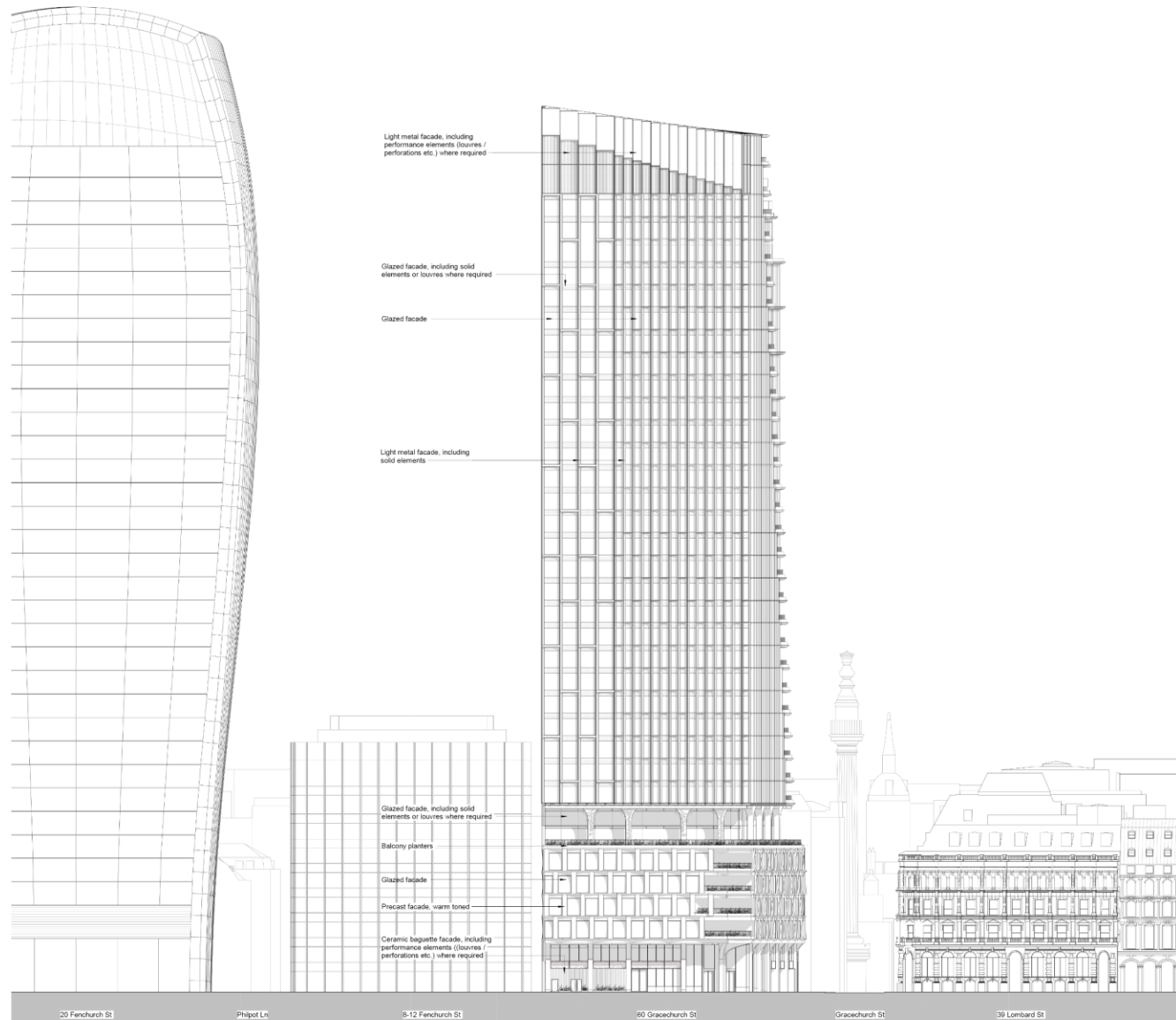
# 60 Gracechurch Street



20 Fenchurch St | Pillory Ln | 5-12 Fenchurch St | Gracechurch St | 60 Gracechurch St | 39 Lombard St

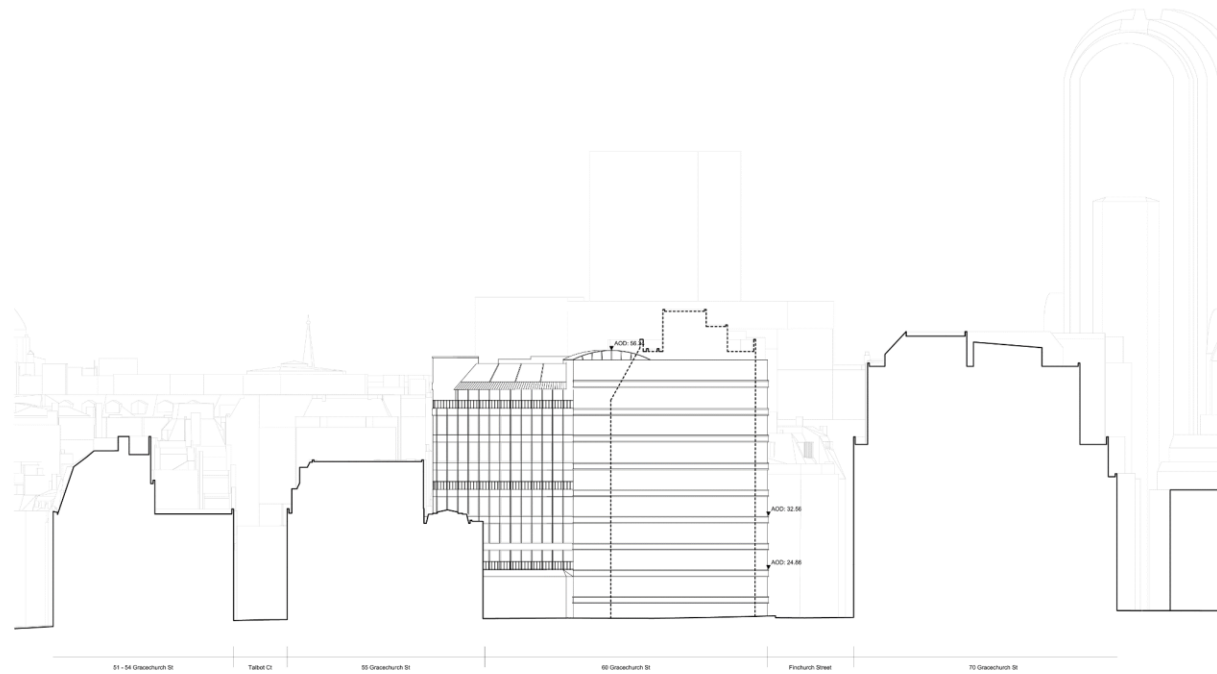
North Elevation\_Existing

# 60 Gracechurch Street



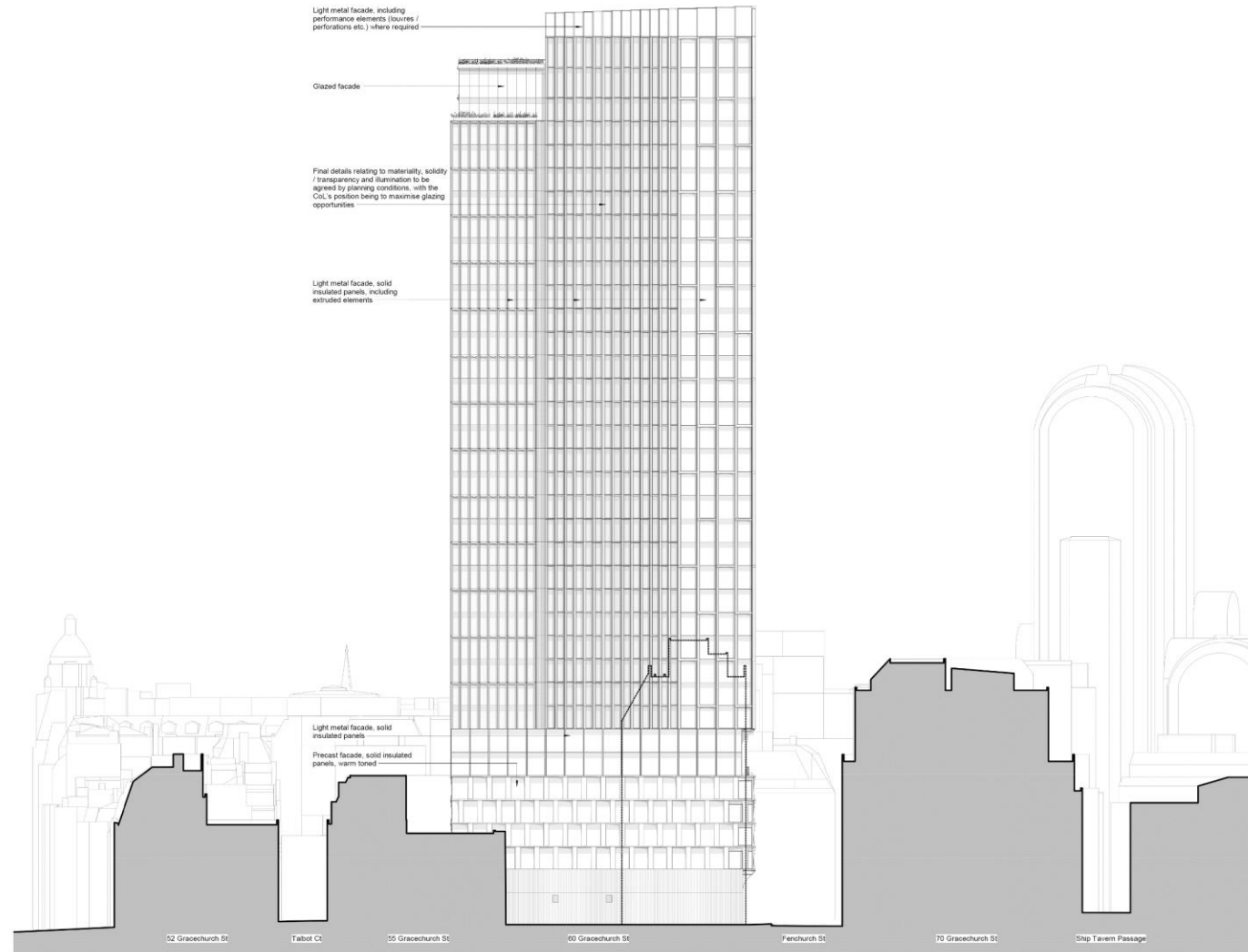
North Elevation\_Proposed

# 60 Gracechurch Street



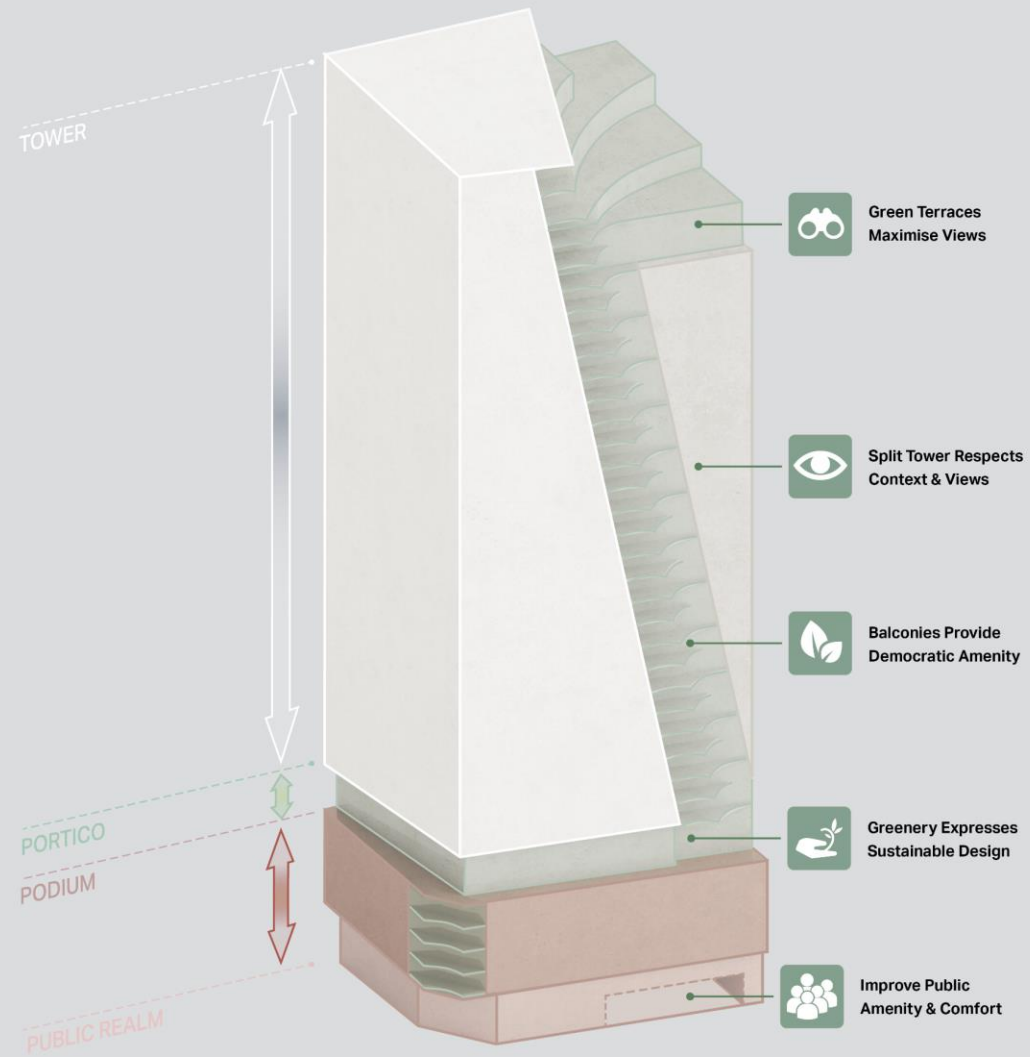
East Elevation\_Existing

# 60 Gracechurch Street



East Elevation\_Proposed

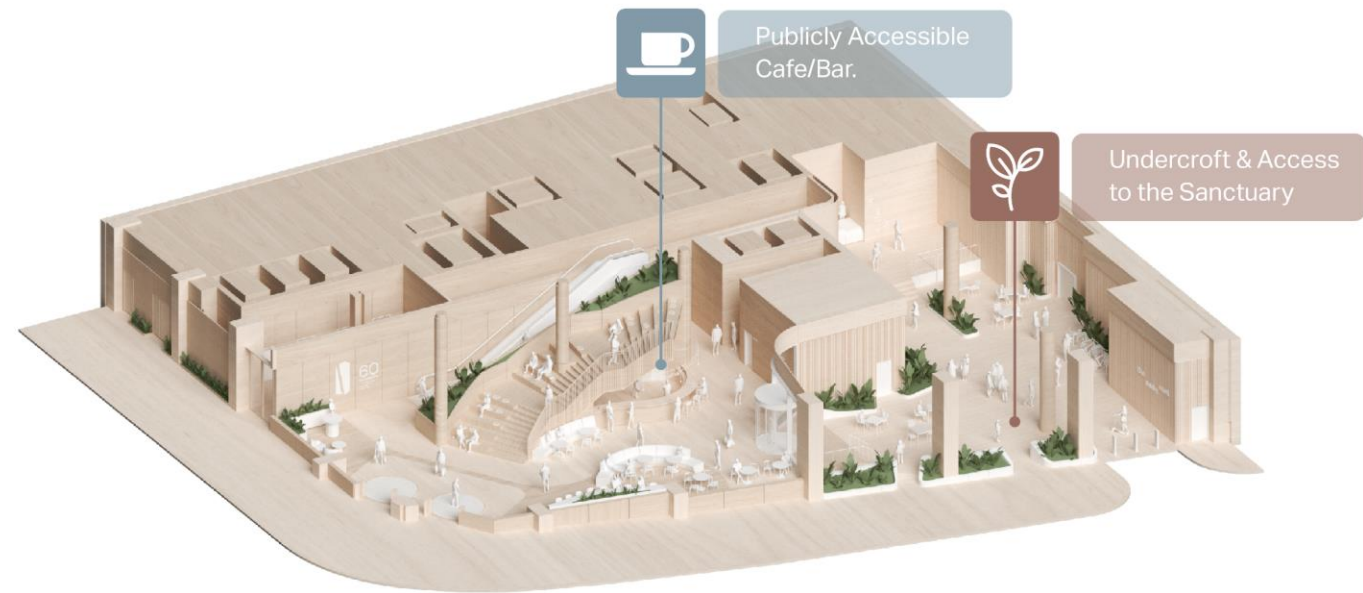
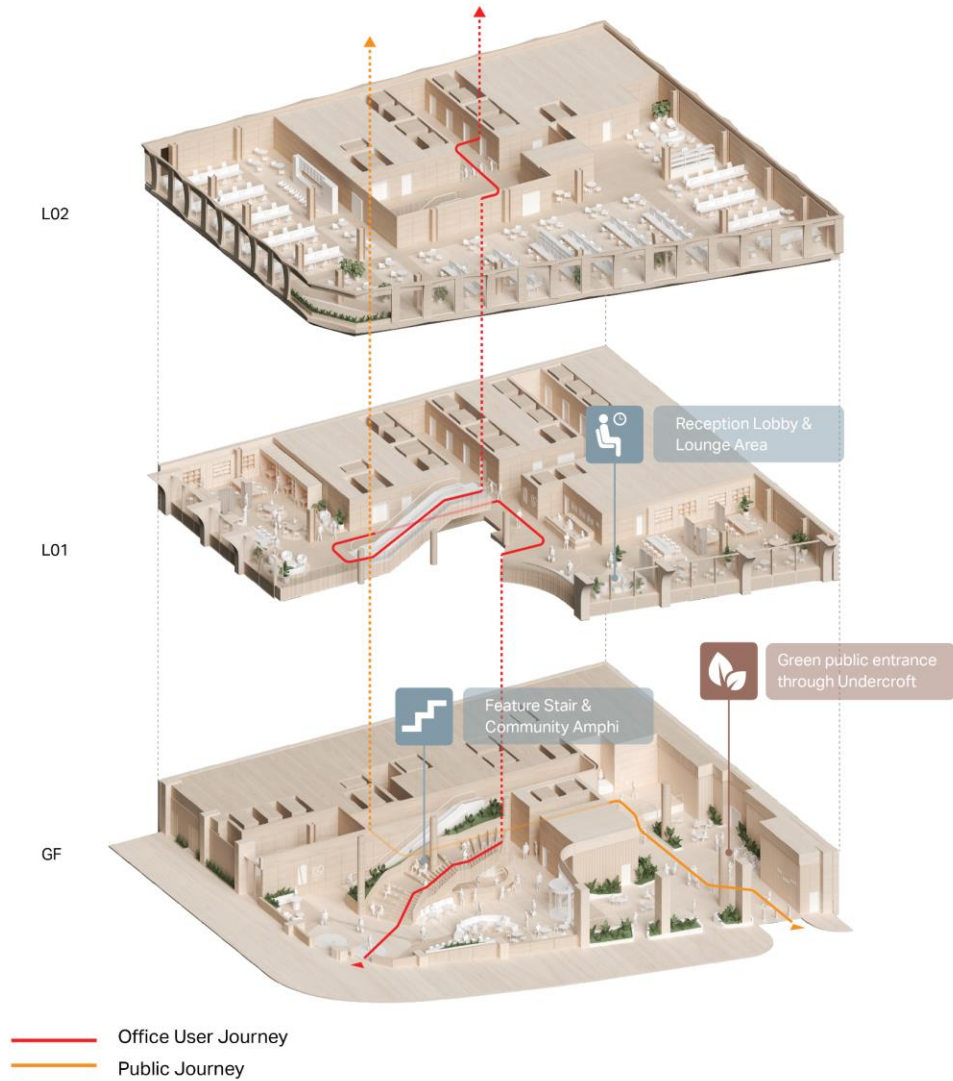
# 60 Gracechurch Street



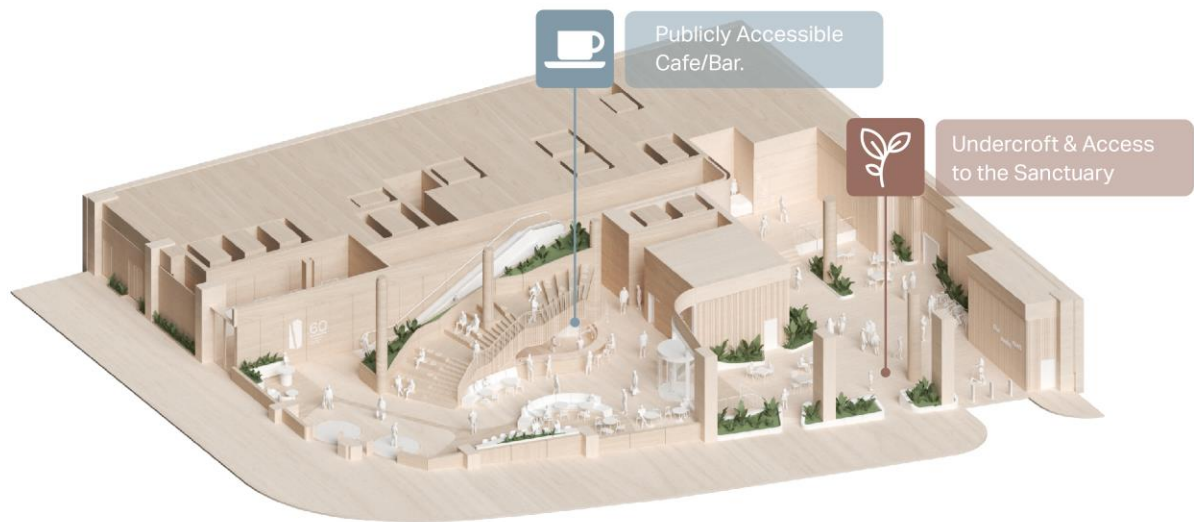
Conceptual Arrangement

# ACCESSIBILITY

# 60 Gracechurch Street



# 60 Gracechurch Street



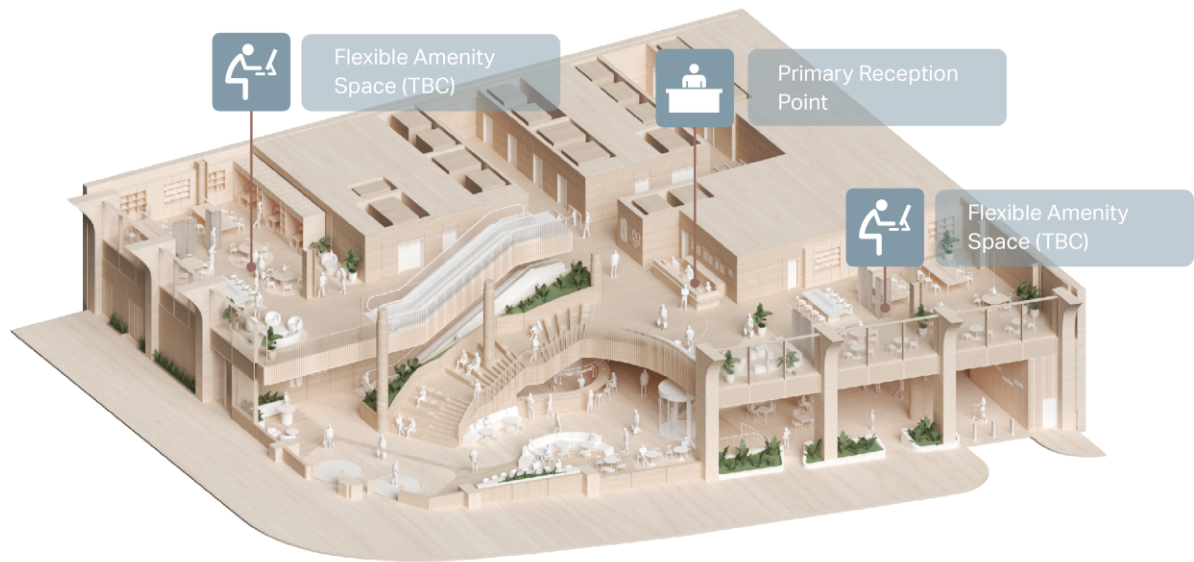
## Legend

- |                  |                                      |
|------------------|--------------------------------------|
| ① Entrance Lobby | ⑧ Access Control for Short Stay Bike |
| ② EoT Lobby      | ⑨ Parking                            |
| ③ Café           | ⑩ Cycle Lift                         |
| ④ Bin Storage    | ⑪ Fire Exit                          |
| ⑤ Dock Master    | ⑫ Entrance UKPN                      |
| ⑥ Undercroft     | ⑬ DDA Lift                           |
| ⑦ Storage        | ⑭ Public Lift                        |





# 60 Gracechurch Street



## Legend

- ① Reception
- ② DDA Lifts
- ③ Programmable 1
- ④ Programmable 2
- ⑤ High-rise lift lobby
- ⑥ Low-rise lift lobby
- ⑦ Building Management



# 60 Gracechurch Street



Fig.5 Ground Floor (ROUTE 1) Access Overlay



Fig.6 Ground Floor (ROUTE 2) Access Overlay

## A Ground to Sky Mindful Journey

with 6 connected, culturally rich spaces supporting wellbeing:

The Sanctuary



The Garden



Learning Space



Lifts



Undercroft



Passage

## A Place for Learning

Opportunities for heritage, biodiversity, education and discovery throughout



The Learning Space  
Classroom with the best view



The Garden  
Free Public Rooftop Access



The Sanctuary  
Public Viewing Gallery



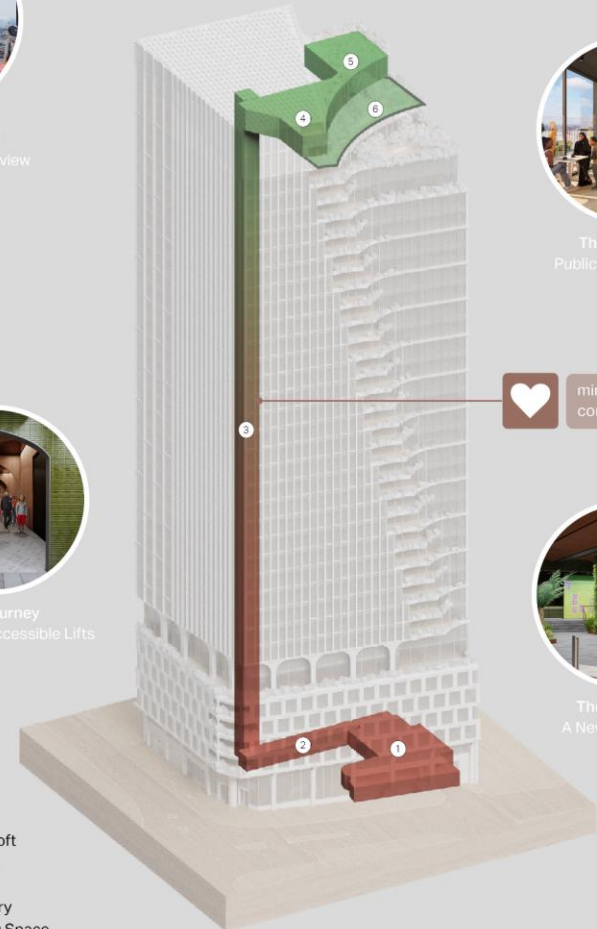
The Journey  
Two Publicly Accessible Lifts



The Undercroft  
A New Public Space

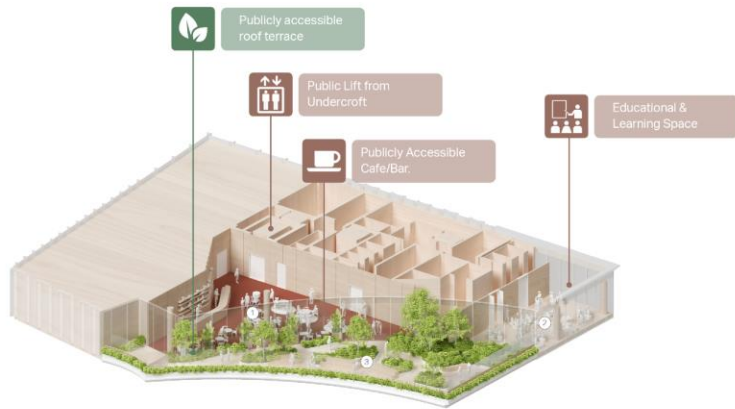
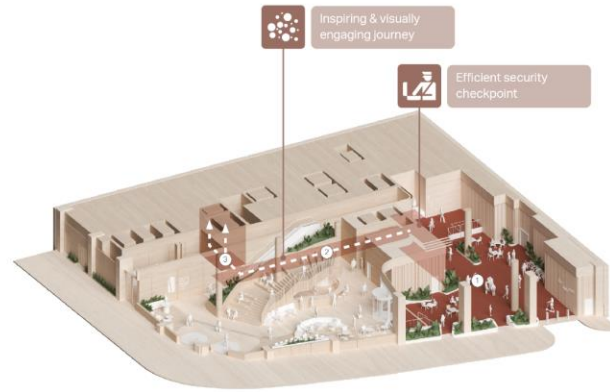
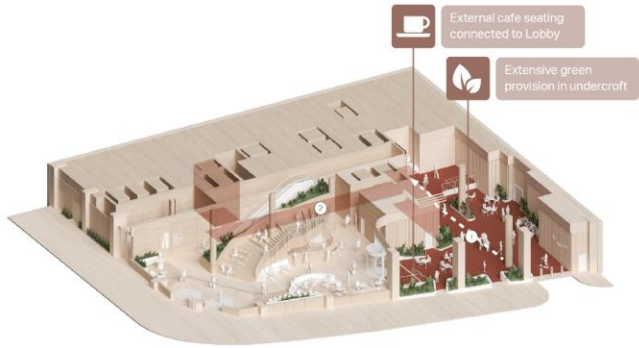


mindfulness journey to contemplation area

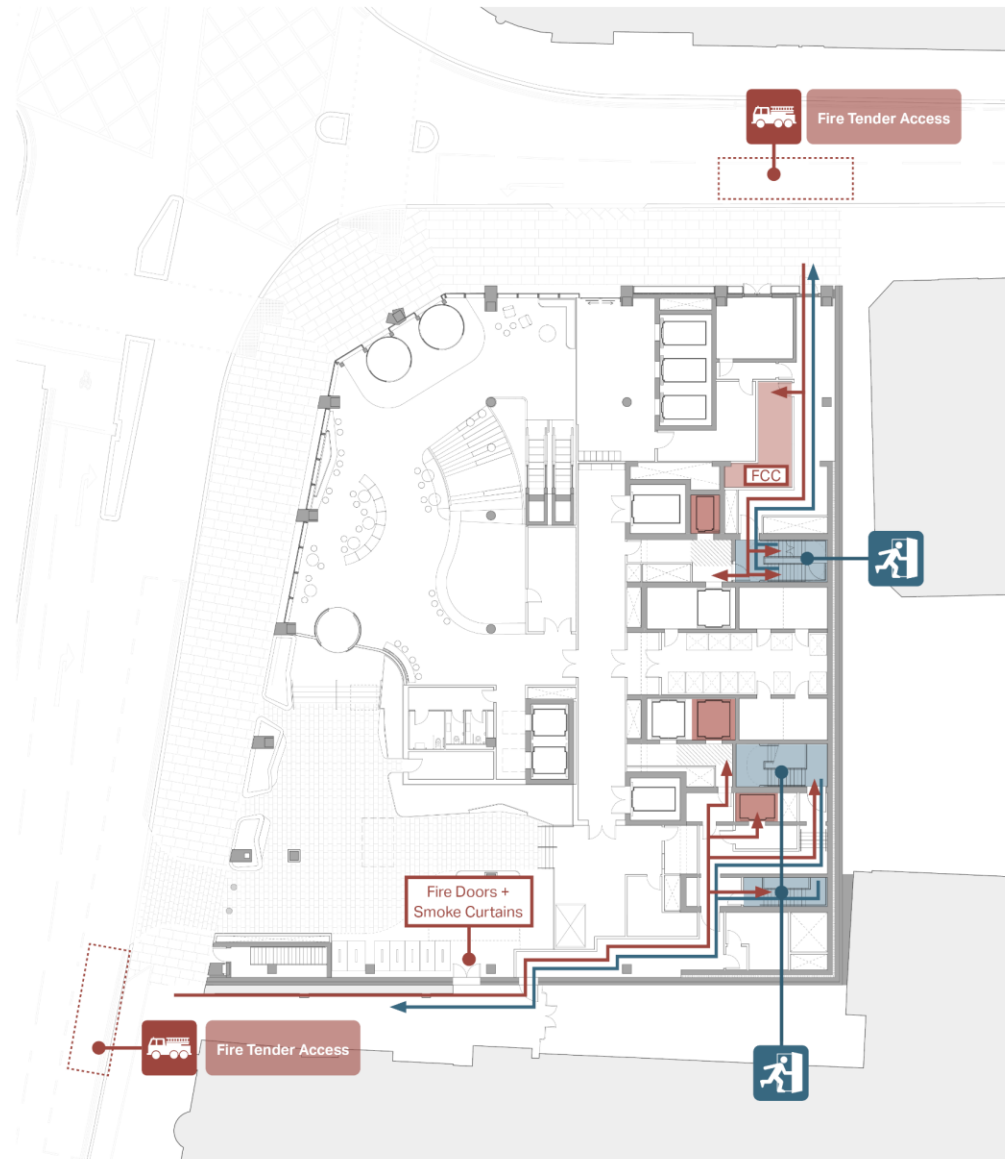


- 1 The Undercroft
- 2 The Passage
- 3 The Lift
- 4 The Sanctuary
- 5 The Learning Space
- 6 The Garden

# 60 Gracechurch Street



# 60 Gracechurch Street



Fire Strategy

60 Gracechurch Street

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**VERIFIED VIEWS**

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# 60 Gracechurch Street



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# Verified Views\_Proposed



LVMF 15B.2:

LVMF 15B.2: Waterloo Bridge Downstream

Verified Views\_Existing



LVMF 15B.2: Waterloo Bridge Downstream

# Verified Views\_Proposed



LVMF 15B.2: Waterloo Bridge Downstream

Verified Views\_Existing



LVMF 25A.1: The Queen's Walk at City Hall

# Verified Views\_Proposed



LVMF 25A.1: The Queen's Walk at City Hall

Verified Views\_Existing



LVMF 25A.1: The Queen's Walk at City Hall

# Verified Views\_Proposed



LVMF 25A.1: The Queen's Walk at City Hall

# Verified Views\_Existing



St Paul's Cathedral: Golden Gallery



# Verified Views\_Proposed



St Paul's Cathedral: Golden Gallery

Verified Views\_Existing



St Paul's Cathedral: Golden Gallery

# Verified Views\_Proposed



St Paul's Cathedral: Golden Gallery



# Verified Views\_Proposed



LVMF 10A.1: Tower Bridge Upstream





Verified Views\_Existing



Southbank Viewing platform, under 1 London Bridge



# Verified Views\_Proposed



Southbank Viewing platform, under 1 London Bridge

Verified Views\_Existing



Southbank Viewing platform, under 1 London Bridge

# Verified Views\_Proposed



Southbank Viewing platform, under 1 London Bridge

Verified Views\_Existing



Southern end of Southbank Bridge

# Verified Views\_Proposed



Southern end of Southbank Bridge

# Verified Views\_Existing



60 Threadneedle Street

# Verified Views\_Proposed



60 Threadneedle Street

# Verified Views\_Existing



Corner of Idol Lane / Eastcheap



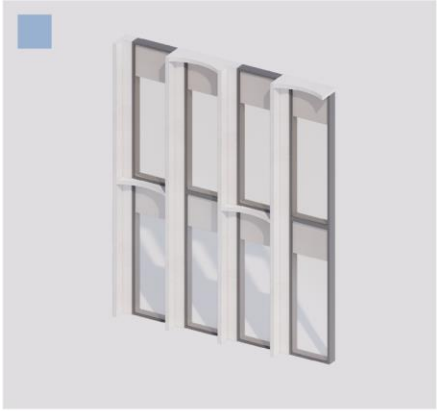
# Verified Views\_Proposed



Corner of Idol Lane / Eastcheap

# MATERIALITY

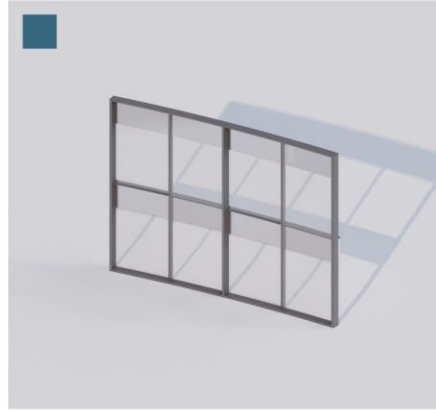
# 60 Gracechurch Street



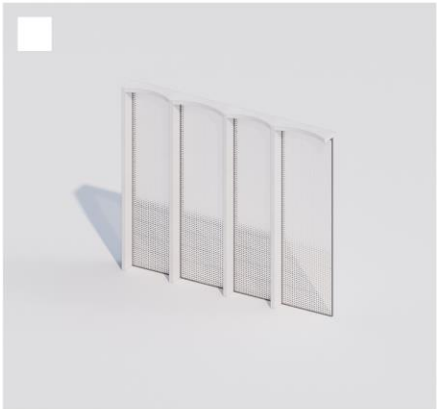
Northern Tower Facade\_Typical



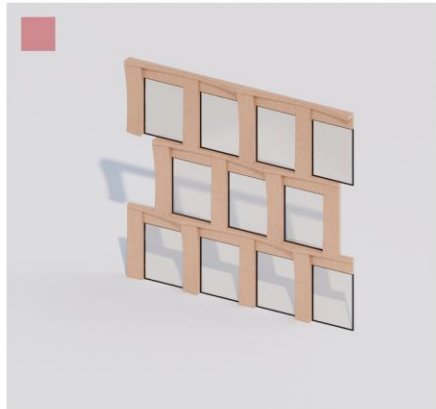
Southern Tower Facade\_Typical



Crown Facade\_Glazed Lanterns



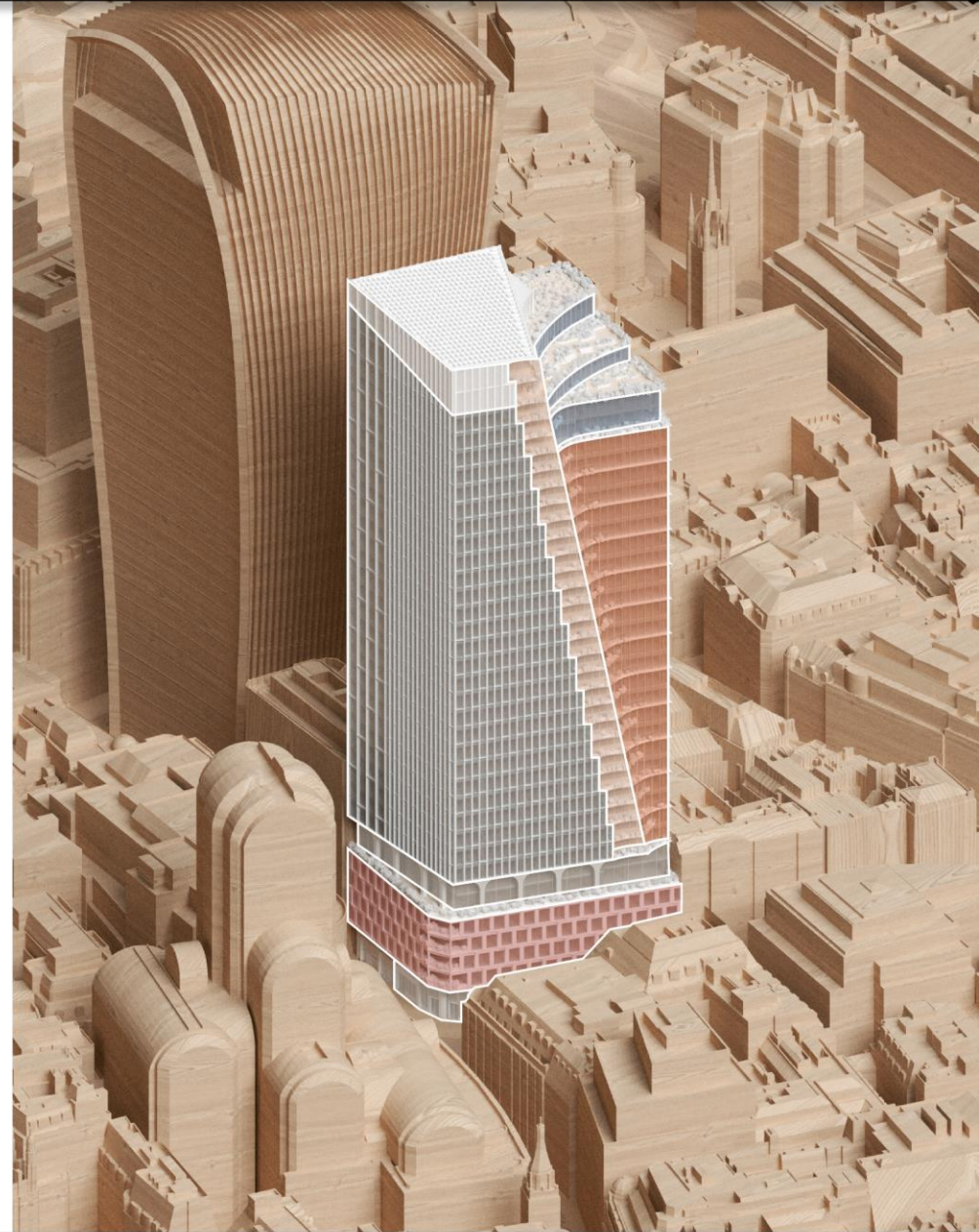
Crown Facade\_Perforated Plant Spaces



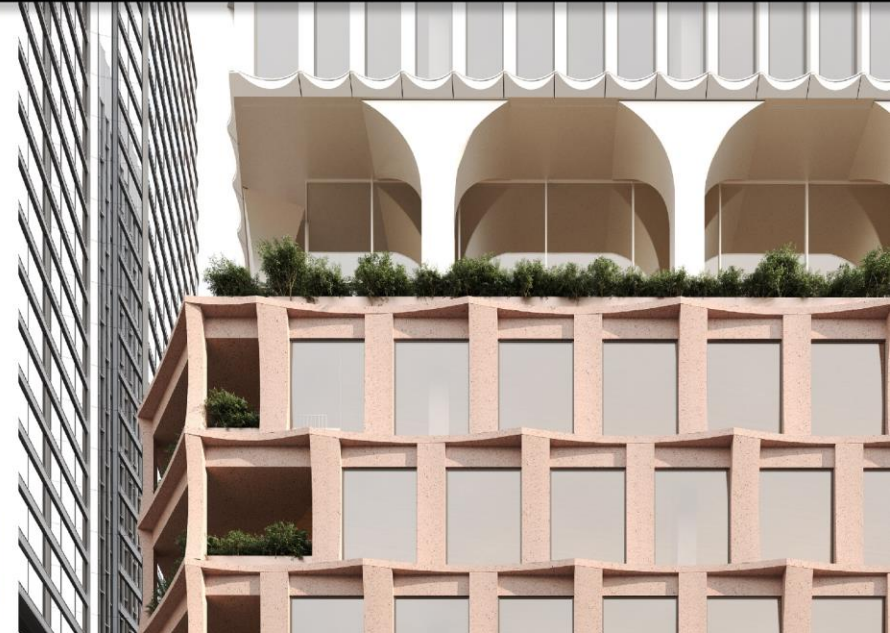
Podium Facade\_Typical



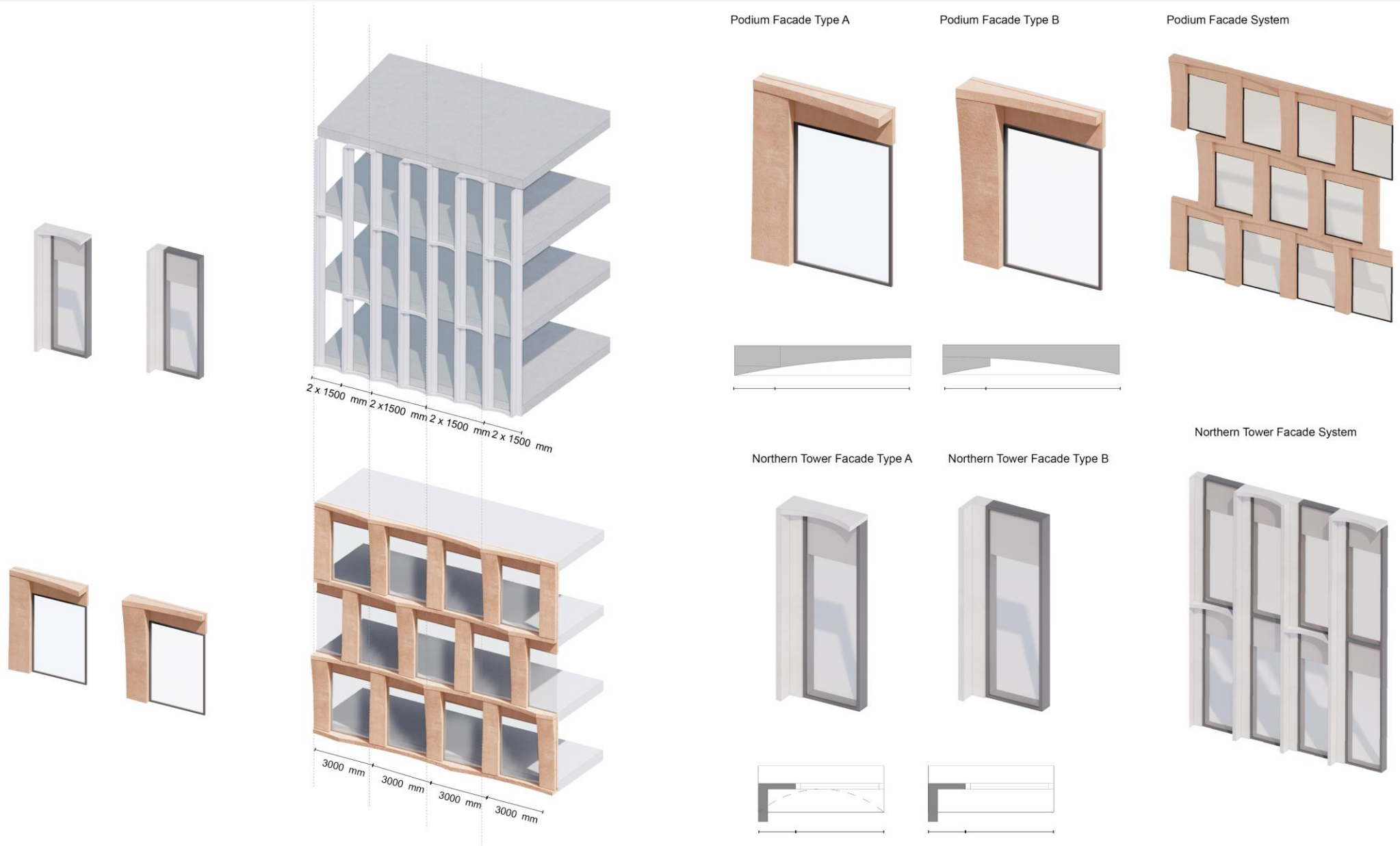
Portico Facade\_Typical



# 60 Gracechurch Street



# 60 Gracechurch Street



Typical Bay Details\_Proposed

# 60 Gracechurch Street

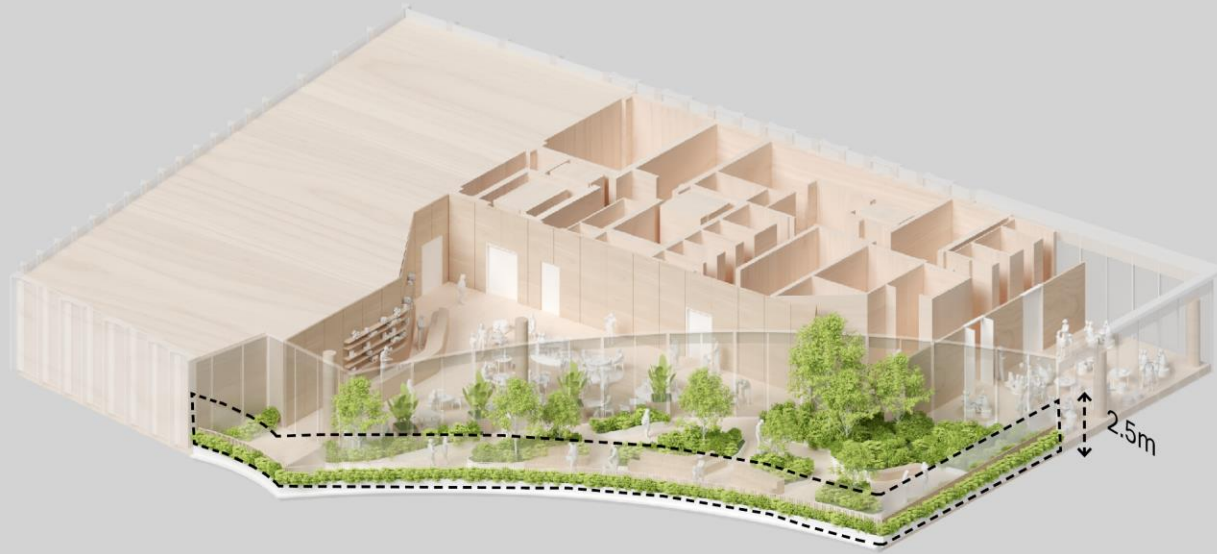


Diagram of public terrace balustrade height

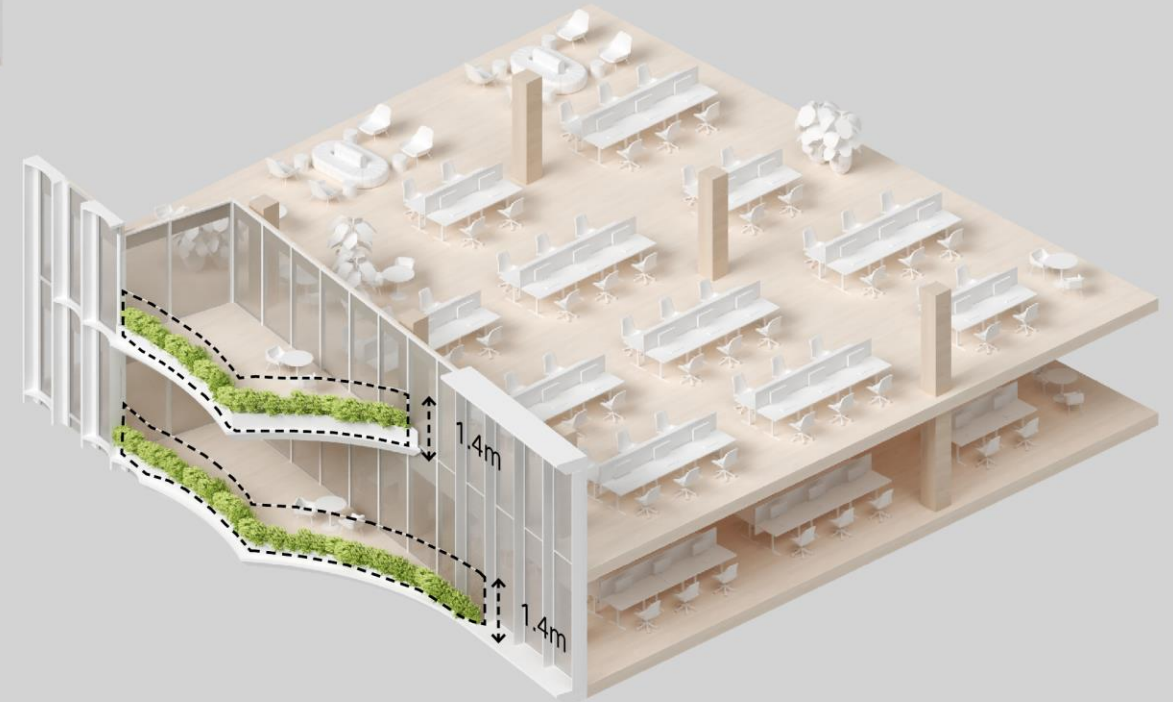


Diagram of private balcony balustrade height

60 Gracechurch Street

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# DAYLIGHT & SUNLIGHT

# 60 Gracechurch Street

## DAYLIGHT

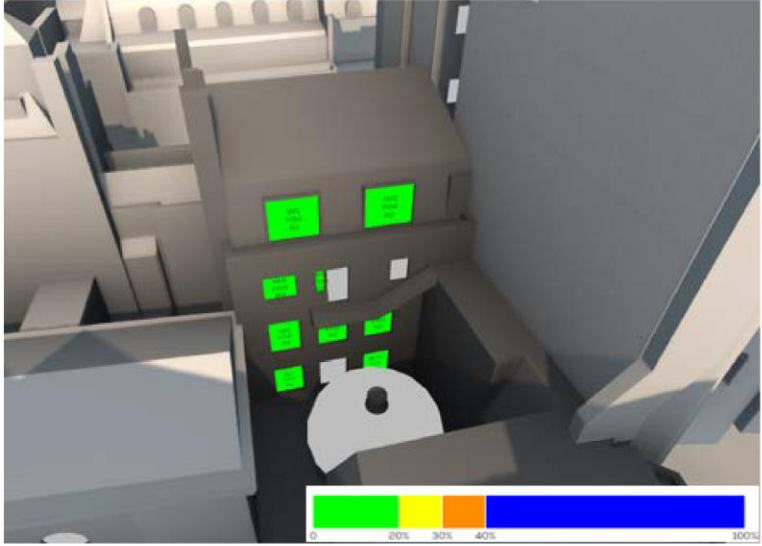
IMPACT	PROPOSED	CUMULATIVE
NEGLIGIBLE	50 CORNHILL 2-4 BULLS HEAD PASSAGE ST MICHAEL CORNHILL CHURCH ST PETER UPON CORNHILL CHURCH THE BUNCH OF GRAPES, 14 LIME ST 7-12 GRACECHURCH STREET THE SHIP - 11 TALBOT COURT 5 PHILPOT LANE ST EDMUND THE KING CHURCH JAMAICA BUILDINGS ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH 1-4 BOTOLPH ALLEY	THE SHIP - 11 TALBOT COURT 5 PHILPOT LANE ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH 1-4 BOTOLPH ALLEY
MINOR	9 EASTCHEAP	50 CORNHILL 2-4 BULLS HEAD PASSAGE ST MICHAEL CORNHILL CHURCH ST PETER UPON CORNHILL CHURCH THE BUNCH OF GRAPES, 14 LIME ST ST EDMUND THE KING CHURCH JAMAICA BUILDINGS
MINOR-TO-MODERATE	4 BRABANT COURT	-
MODERATE	11 EASTCHEAP	-
MODERATE-TO-MAJOR	-	7-12 GRACECHURCH STREET 11 EASTCHEAP 9 EASTCHEAP 4 BRABANT COURT
MAJOR	2-3 PHILPOT LANE	2-3 PHILPOT LANE

## SUNLIGHT

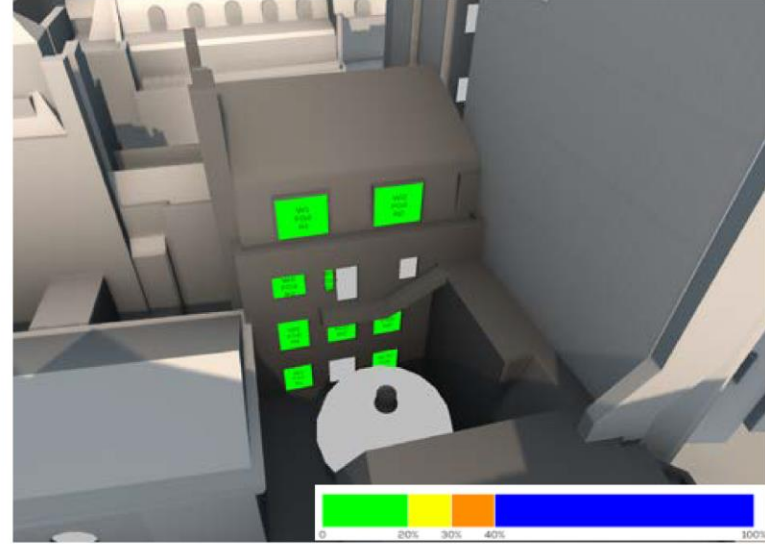
IMPACT	PROPOSED	CUMULATIVE
NEGLIGIBLE	50 CORNHILL 2-4 BULLS HEAD PASSAGE ST MICHAEL CORNHILL CHURCH ST PETER UPON CORNHILL CHURCH THE SHIP - 11 TALBOT COURT 11 EASTCHEAP 4 BRABANT COURT 5 PHILPOT LANE 2-3 PHILPOT LANE ST EDMUND THE KING CHURCH JAMAICA BUILDINGS ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH	THE SHIP - 11 TALBOT COURT 11 EASTCHEAP 4 BRABANT COURT 5 PHILPOT LANE 2-3 PHILPOT LANE ST EDMUND THE KING CHURCH ST CLEMENTS CHURCH ST MARGARET PATTENS CHURCH
MINOR	-	50 CORNHILL ST MICHAEL CORNHILL CHURCH
MINOR-TO-MODERATE	-	-
MODERATE	THE BUNCH OF GRAPES, 14 LIME ST 7-12 GRACECHURCH STREET	2-4 BULLS HEAD PASSAGE
MODERATE-TO-MAJOR	-	ST PETER UPON CORNHILL CHURCH JAMAICA BUILDINGS
MAJOR	-	THE BUNCH OF GRAPES, 14 LIME ST 7-12 GRACECHURCH STREET



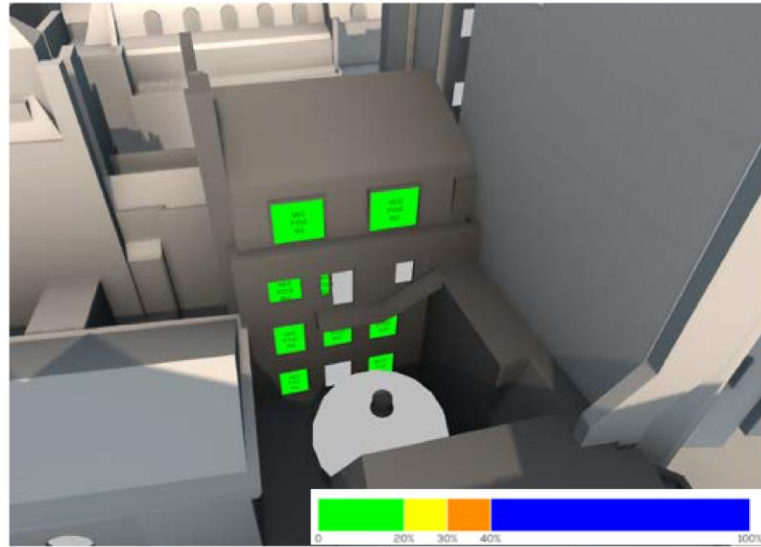
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS



APSH - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

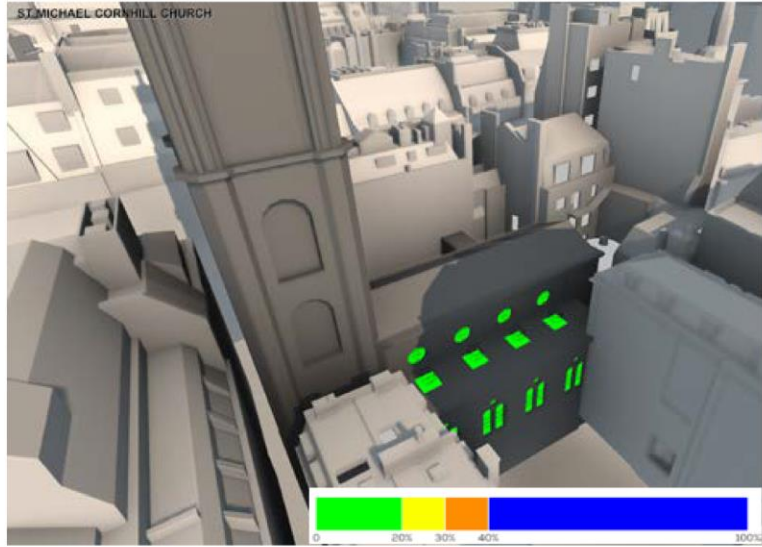


APSH - PERCENTAGE LOSS

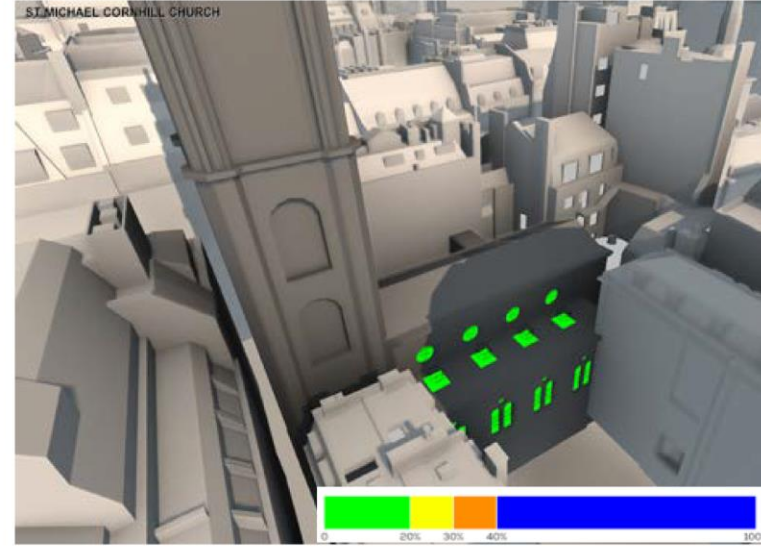


2-4 BULLS HEAD PASSAGE - DAYLIGHT (VSC AND NSL) AND SUNLIGHT

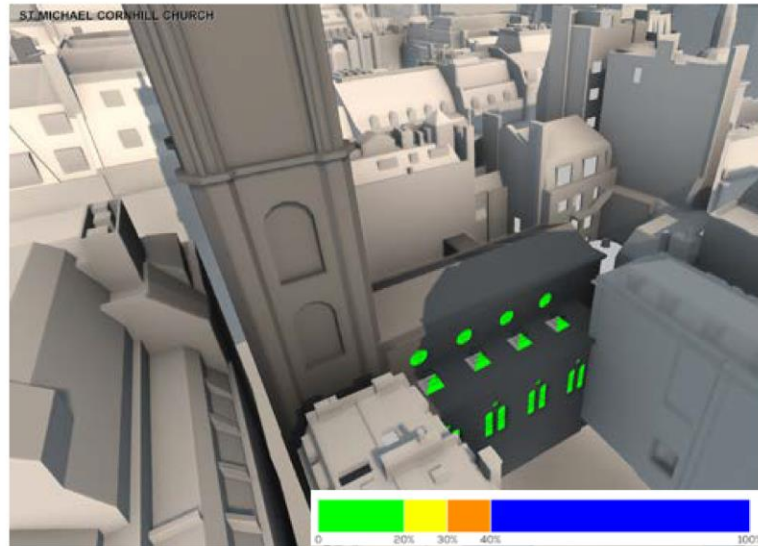
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



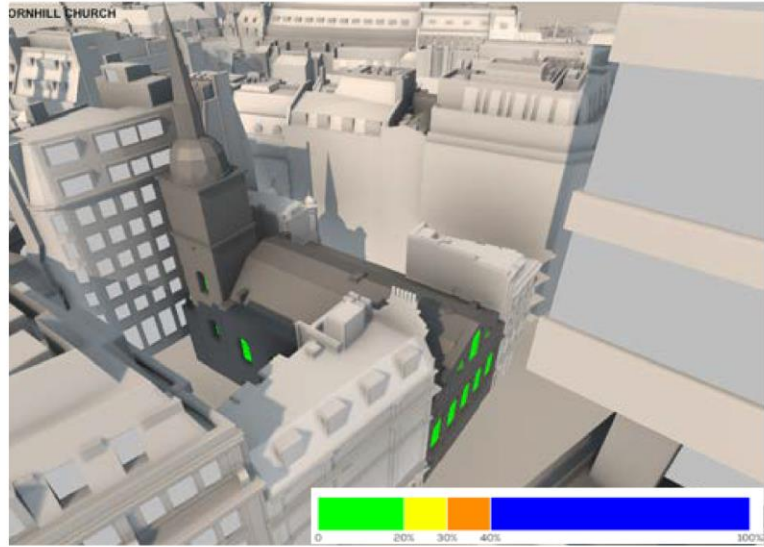
NSL - PERCENTAGE LOSS



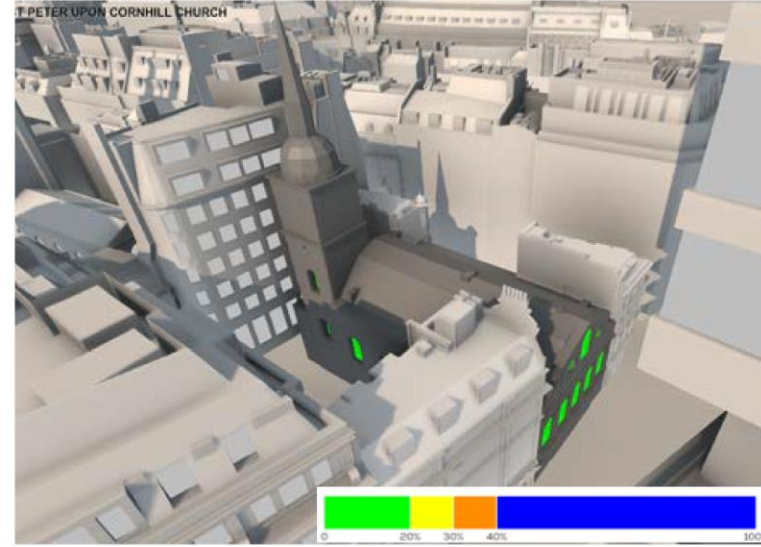
APSH - PERCENTAGE LOSS



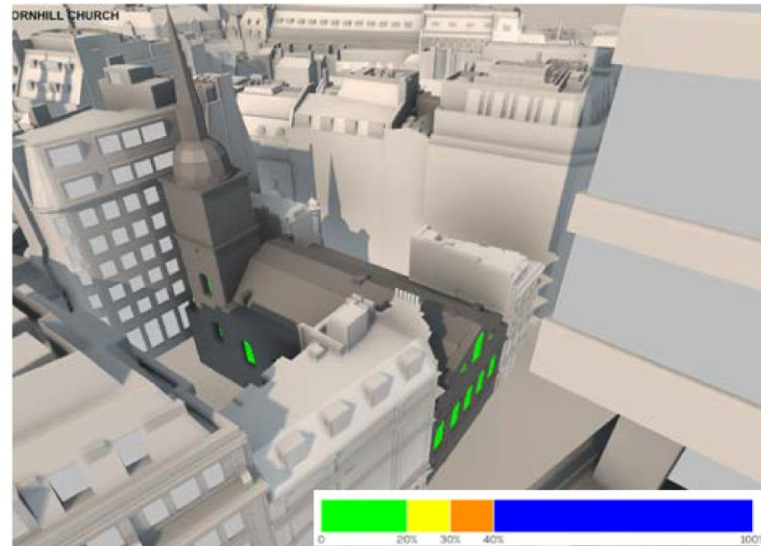
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS



APSH - PERCENTAGE LOSS

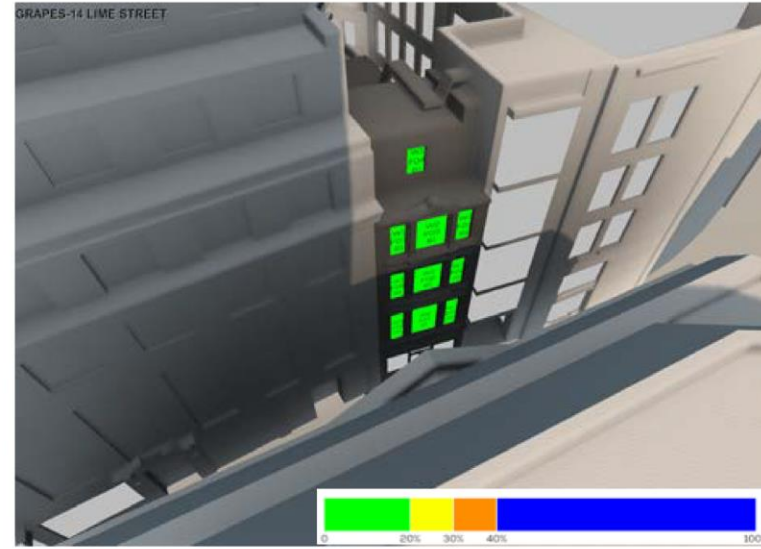


ST PETER UPON CORNHILL CHURCH - DAYLIGHT (VSC AND NSL) AND SUNLIGHT (APSH)

# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



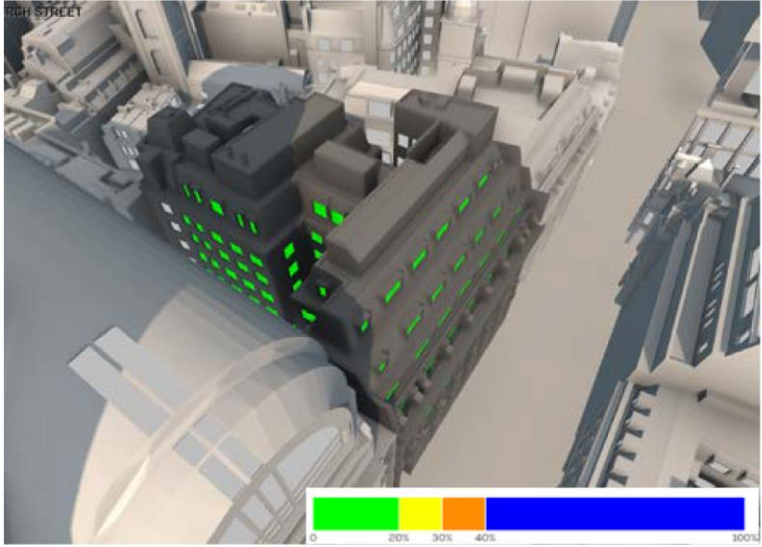
NSL - PERCENTAGE LOSS



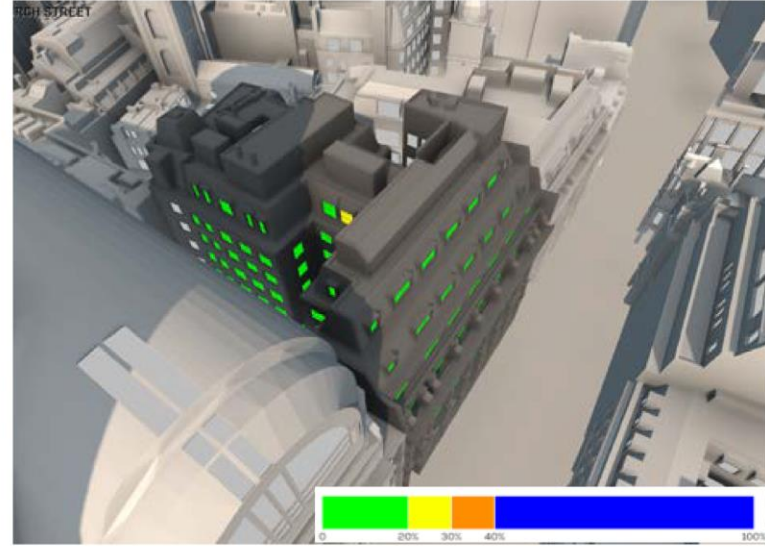
APSH - PERCENTAGE LOSS



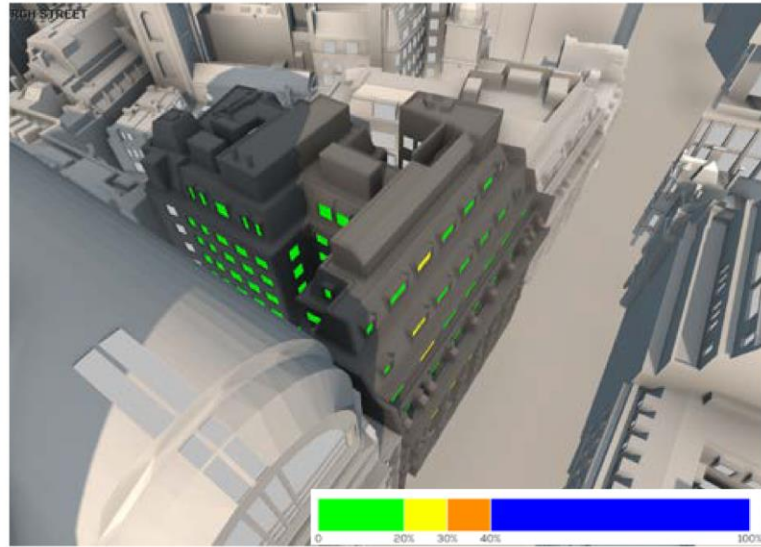
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



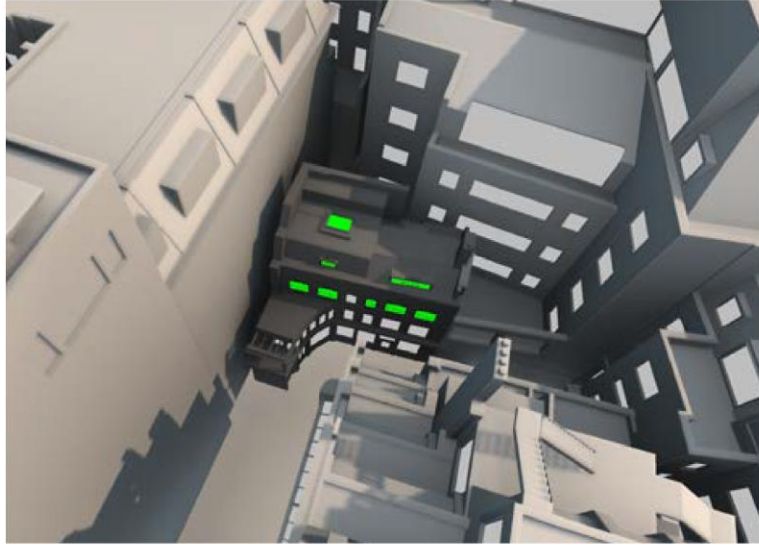
NSL - PERCENTAGE LOSS



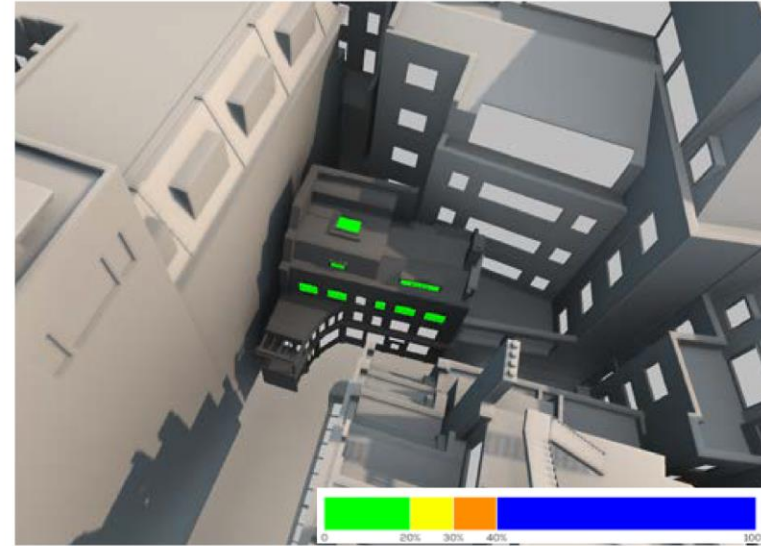
APSH - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



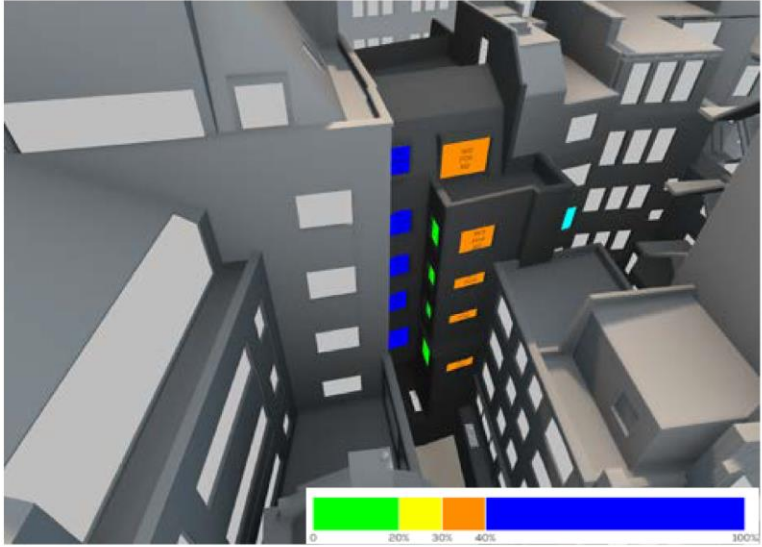
VSC - PERCENTAGE LOSS



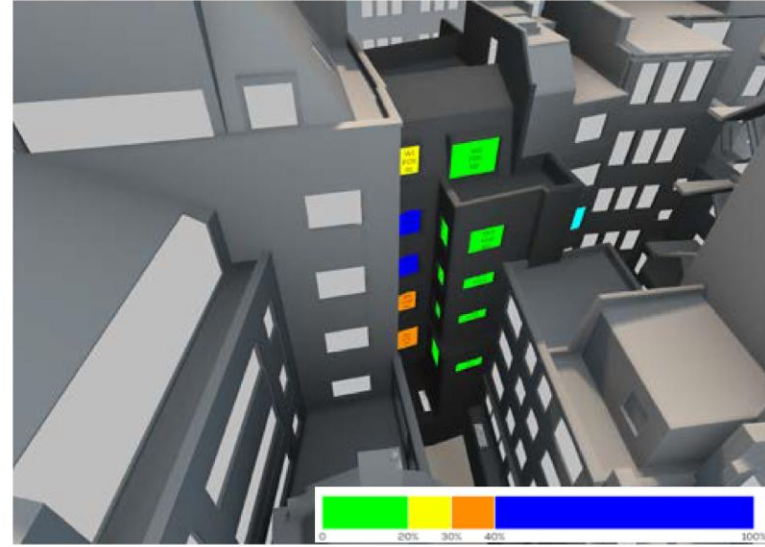
NSL - PERCENTAGE LOSS



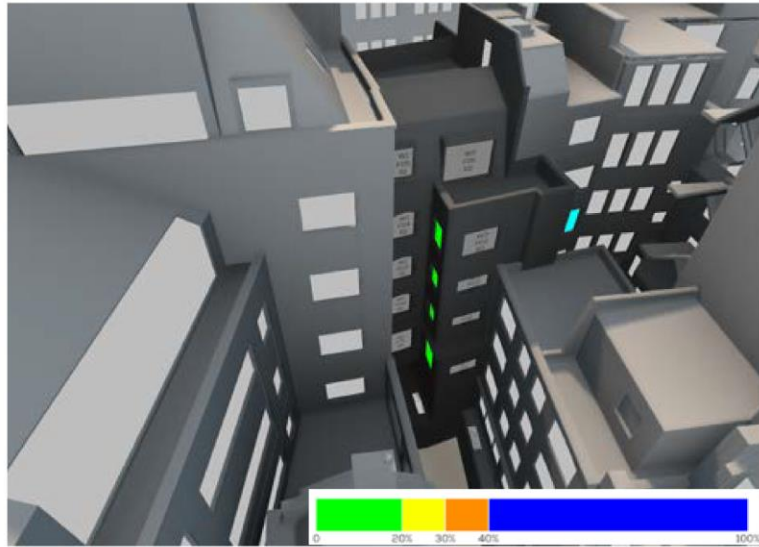
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

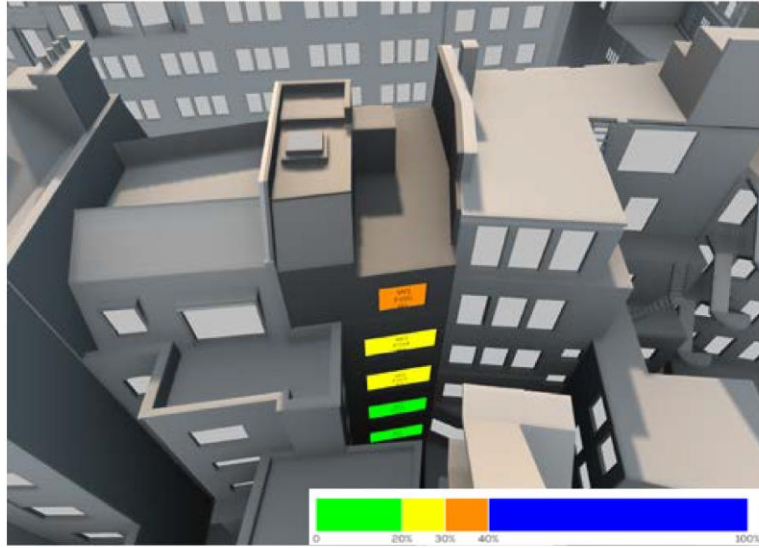


APSH - PERCENTAGE LOSS





# Daylight & Sunlight Window Maps



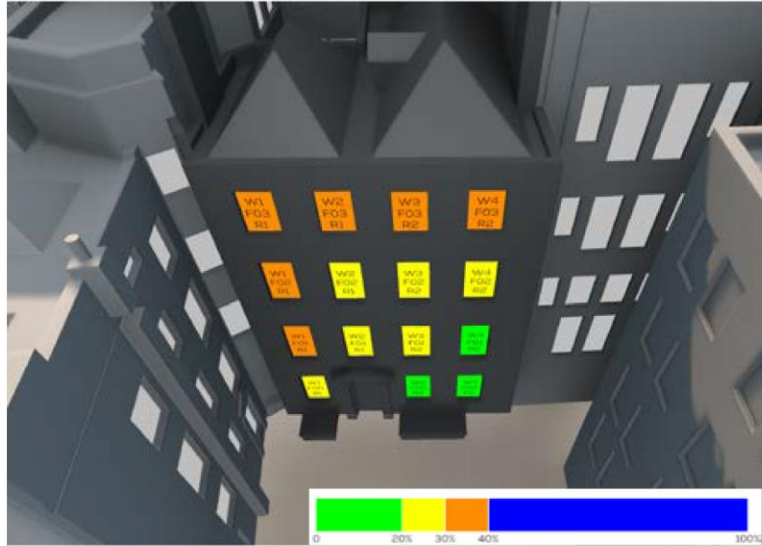
VSC - PERCENTAGE LOSS



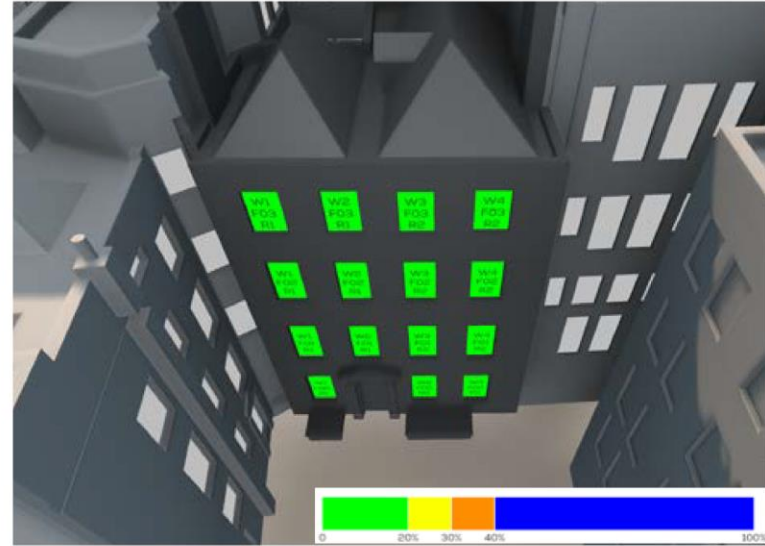
NSL - PERCENTAGE LOSS



# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



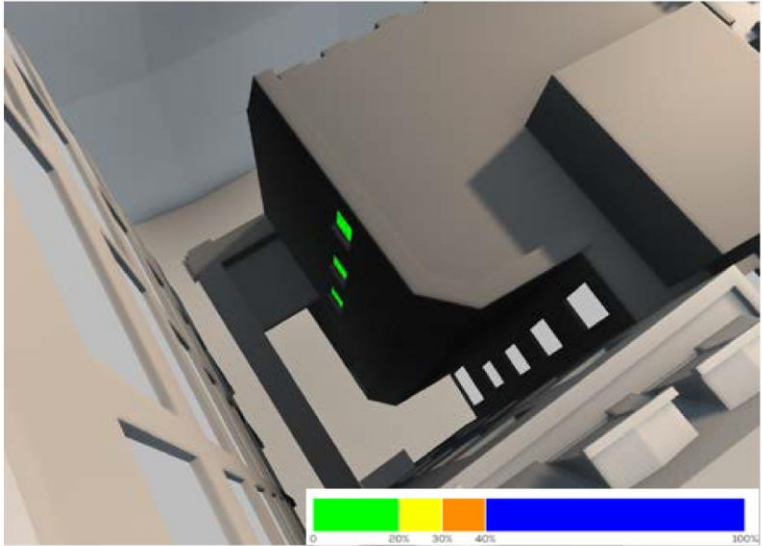
NSL - PERCENTAGE LOSS



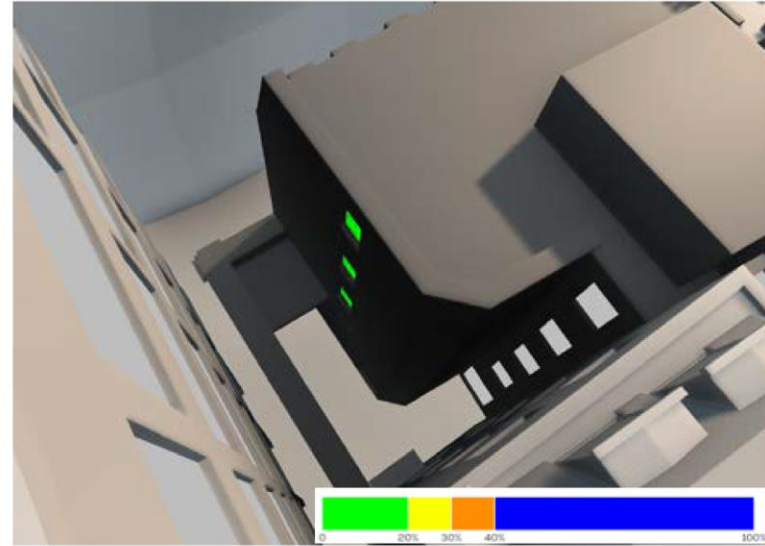
APSH - PERCENTAGE LOSS



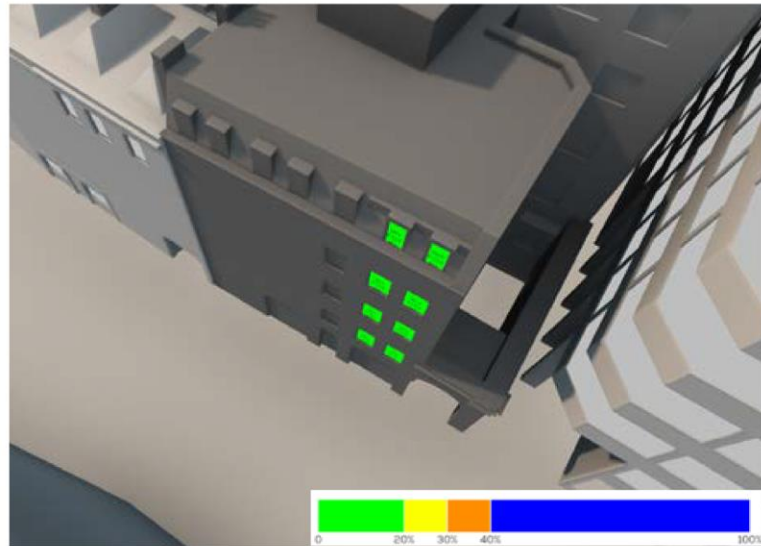
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



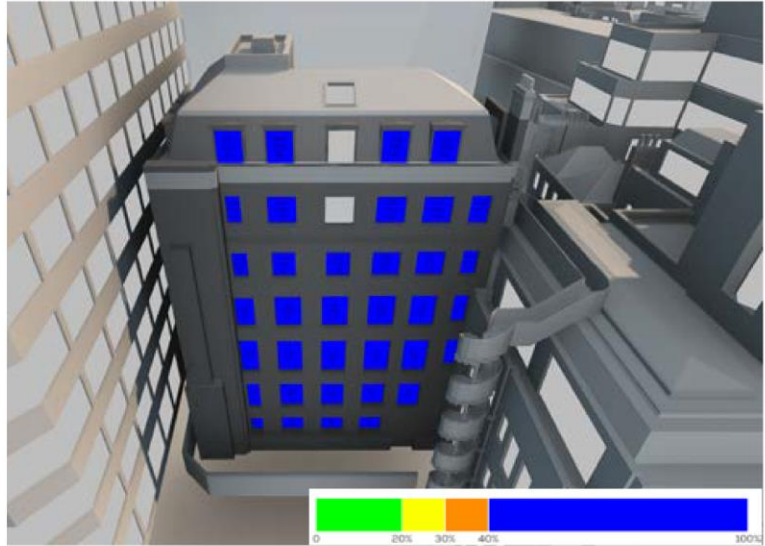
NSL - PERCENTAGE LOSS



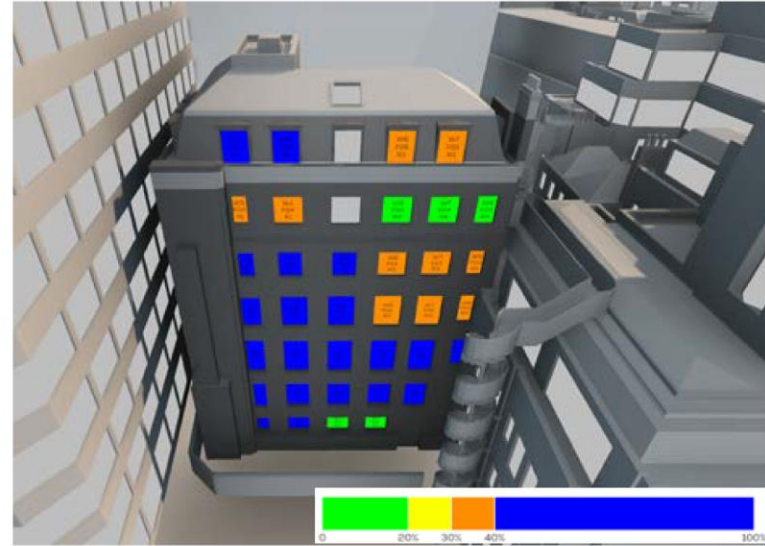
APSH - PERCENTAGE LOSS



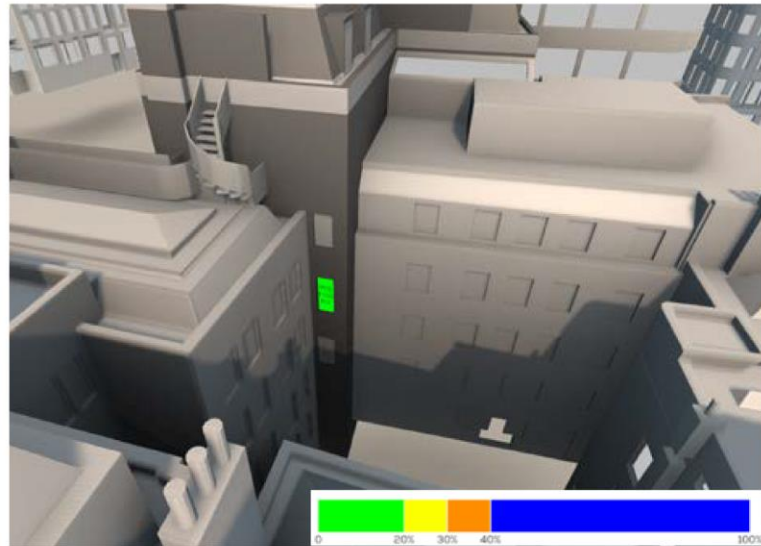
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



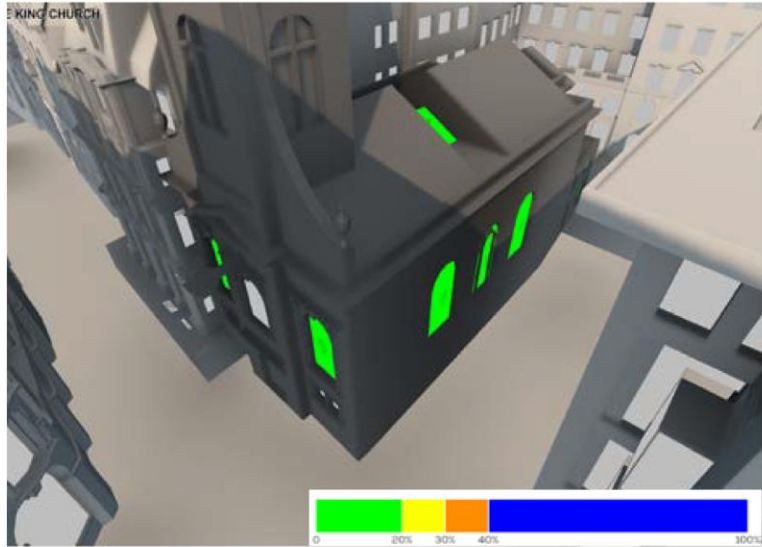
NSL - PERCENTAGE LOSS



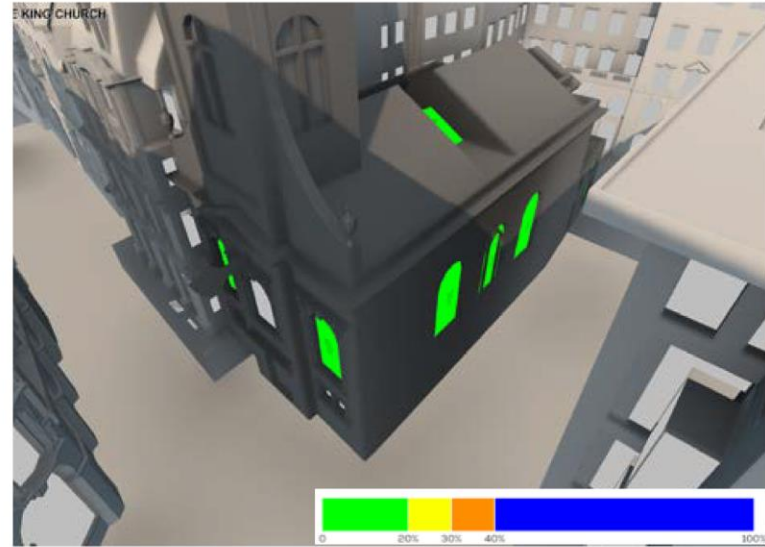
APSH - PERCENTAGE LOSS



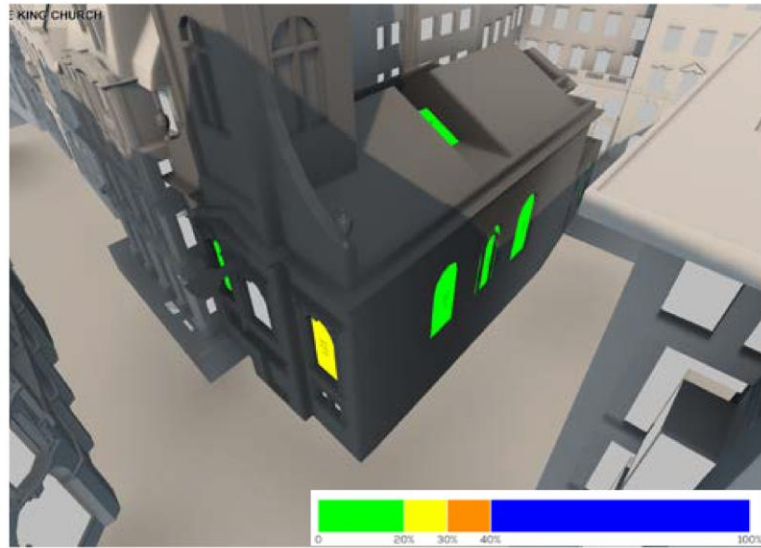
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VSC - PERCENTAGE LOSS



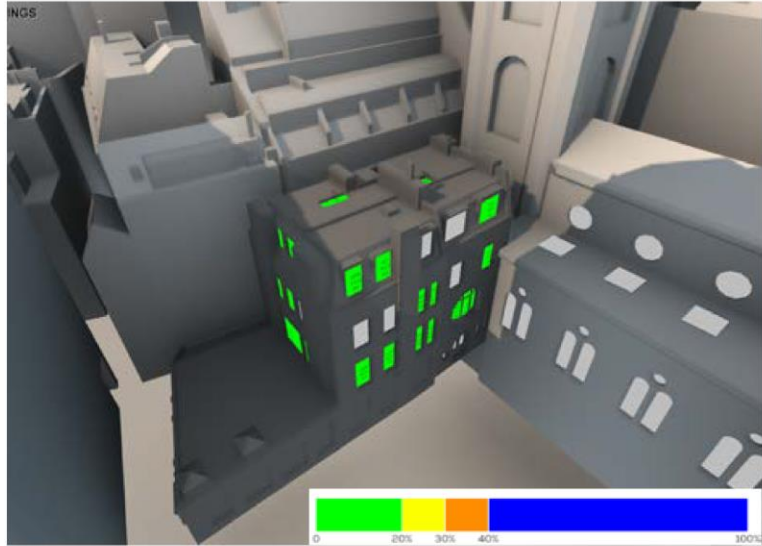
NSL - PERCENTAGE LOSS



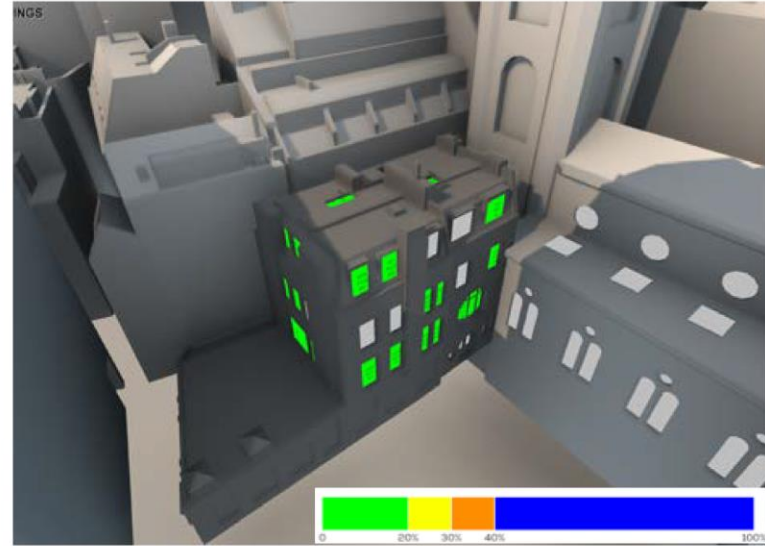
APSH - PERCENTAGE LOSS



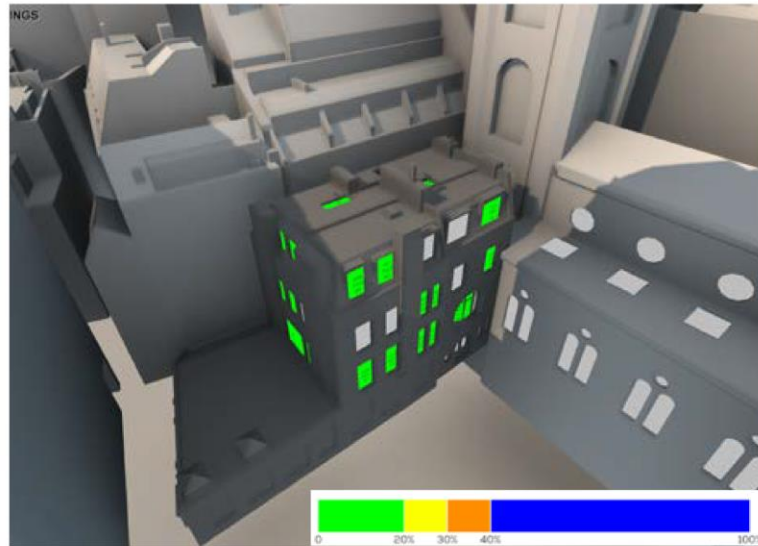
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



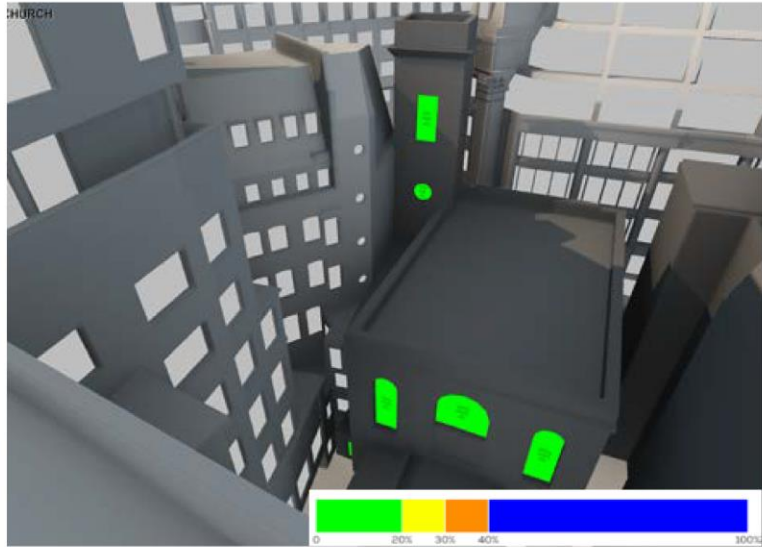
NSL - PERCENTAGE LOSS



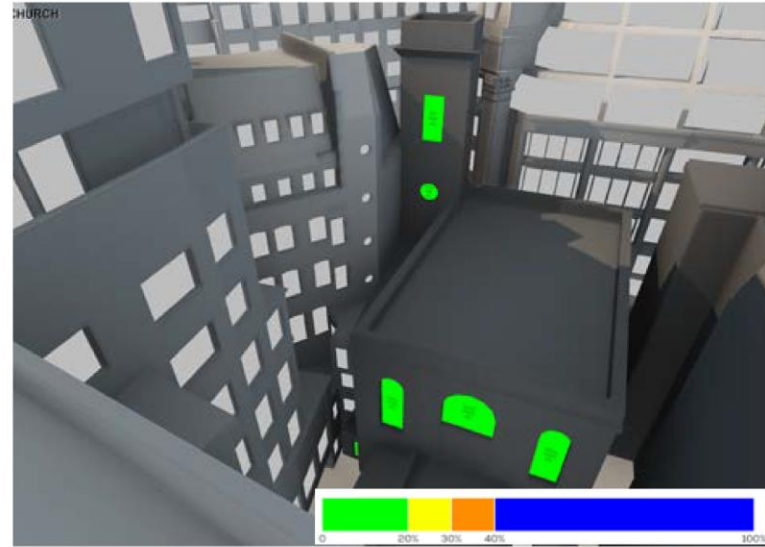
APSH - PERCENTAGE LOSS



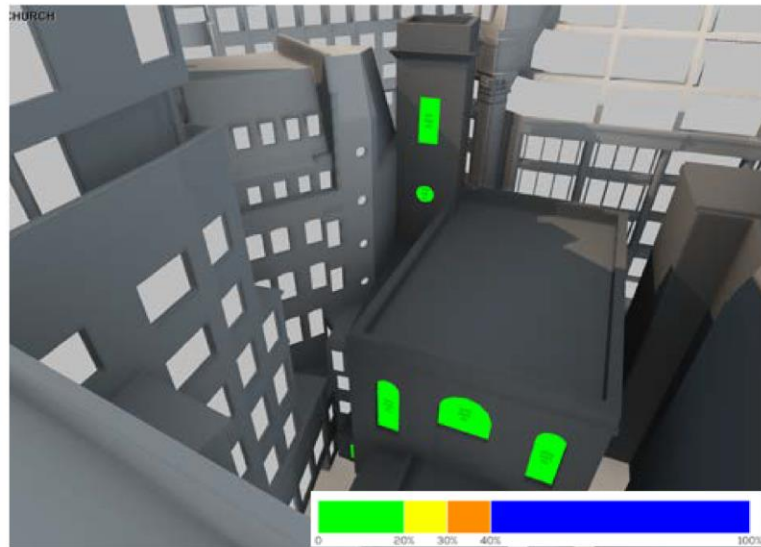
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



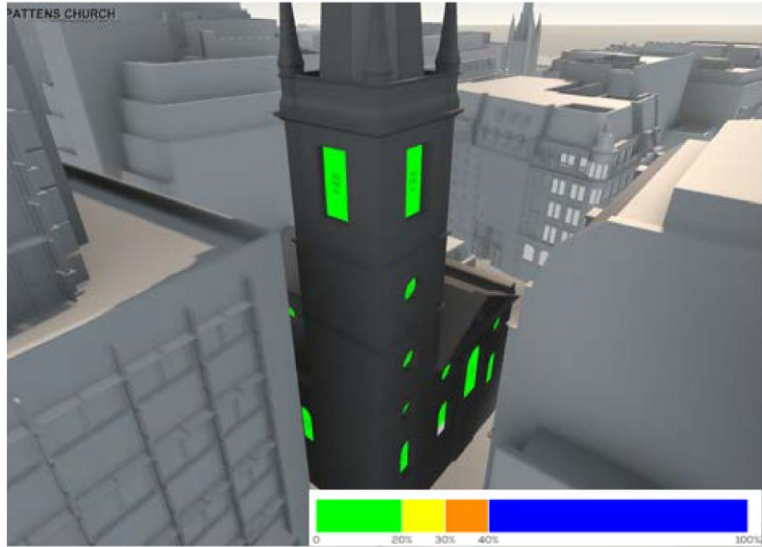
NSL - PERCENTAGE LOSS



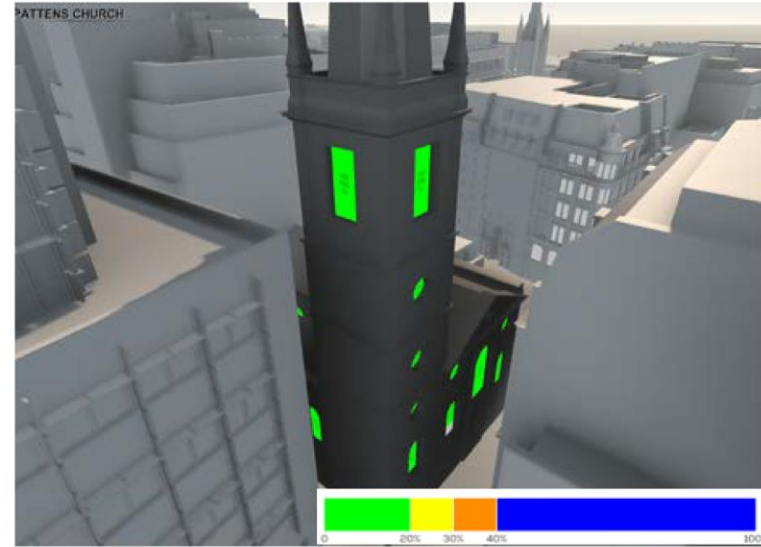
APSH - PERCENTAGE LOSS



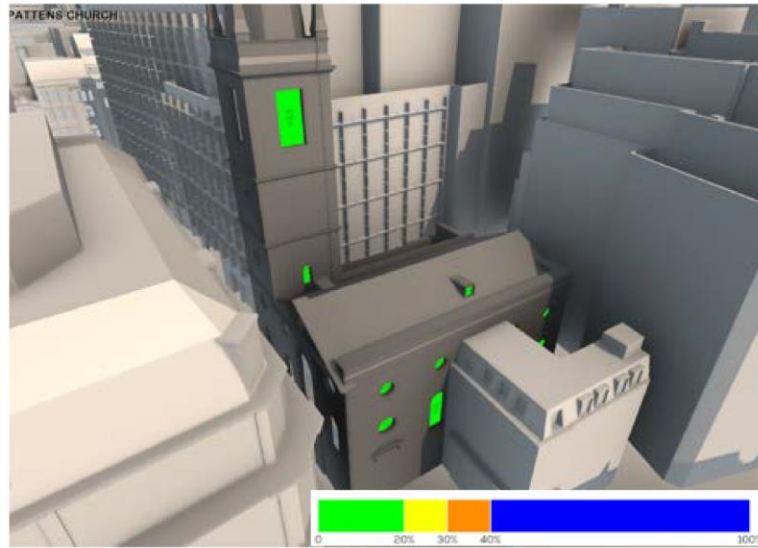
# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



NSL - PERCENTAGE LOSS

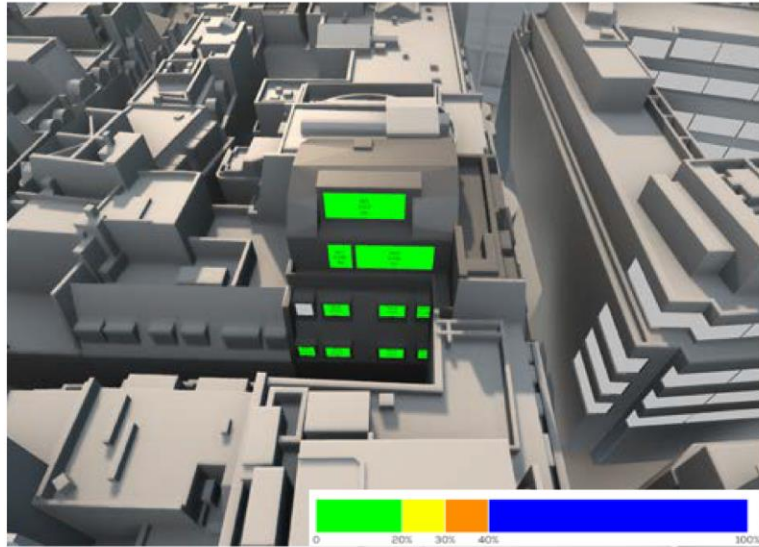


APSH - PERCENTAGE LOSS

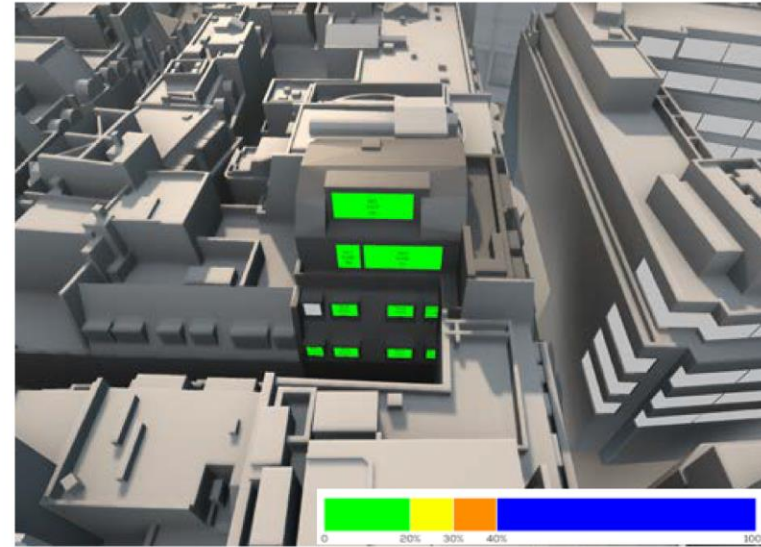




# Daylight & Sunlight Window Maps



VSC - PERCENTAGE LOSS



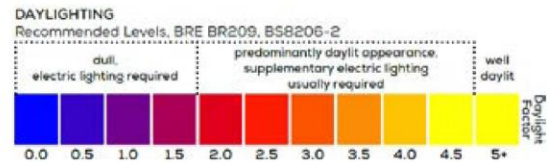
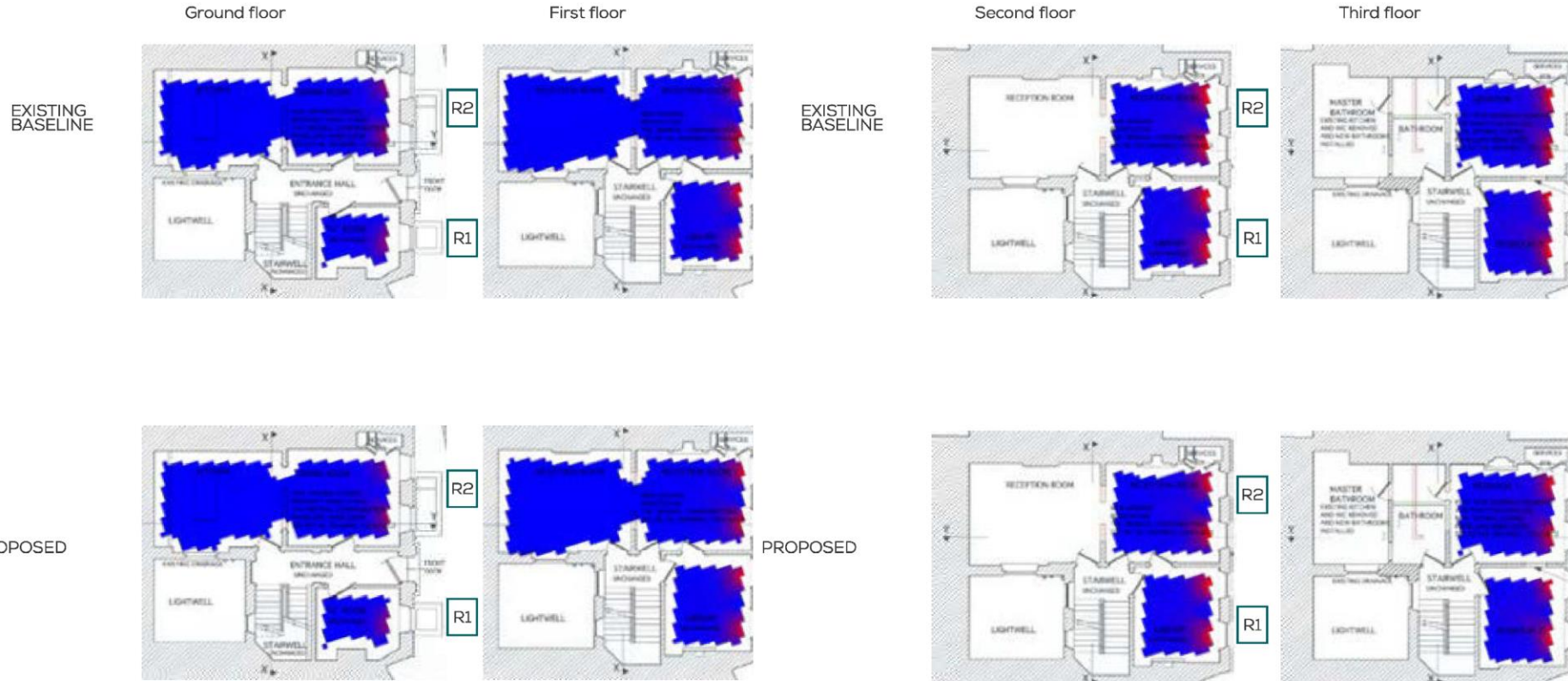
NSL - PERCENTAGE LOSS



# Radiance-Based MDF Daylight Assessment

4 Brabant Court - Ground and First floors

4 Brabant Court - Second and Third floors



# Radiance-Based MDF Daylight Assessment

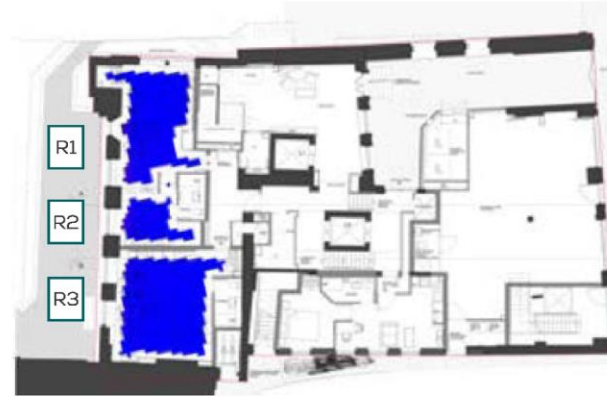
2-3 Philpot Lane - Lower Ground Floor

2-3 Philpot Lane - Ground Floor

EXISTING  
BASELINE



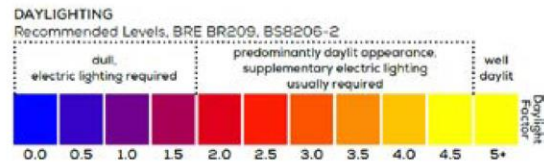
EXISTING  
BASELINE



PROPOSED



PROPOSED



# Radiance-Based MDF Daylight Assessment

2-3 Philpot Lane - First floor

2-3 Philpot Lane - Second floor

EXISTING  
BASELINE



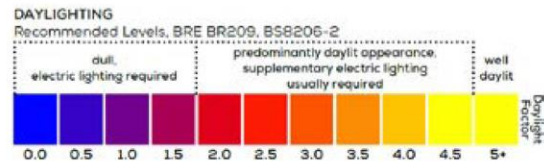
EXISTING  
BASELINE



PROPOSED



PROPOSED



# Radiance-Based MDF Daylight Assessment

2-3 Philpot Lane - Third floor

EXISTING  
BASELINE



PROPOSED

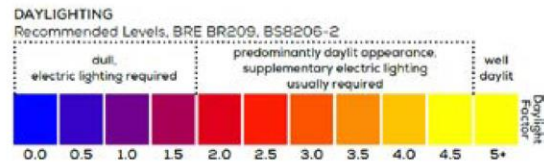


2-3 Philpot Lane - Fourth floor

EXISTING  
BASELINE



PROPOSED



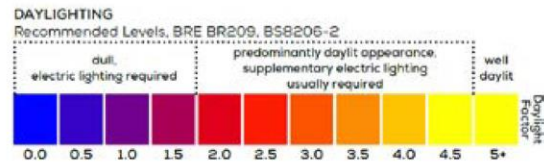
# Radiance-Based MDF Daylight Assessment

2-3 Philpot Lane - Fifth floor

EXISTING  
BASELINE



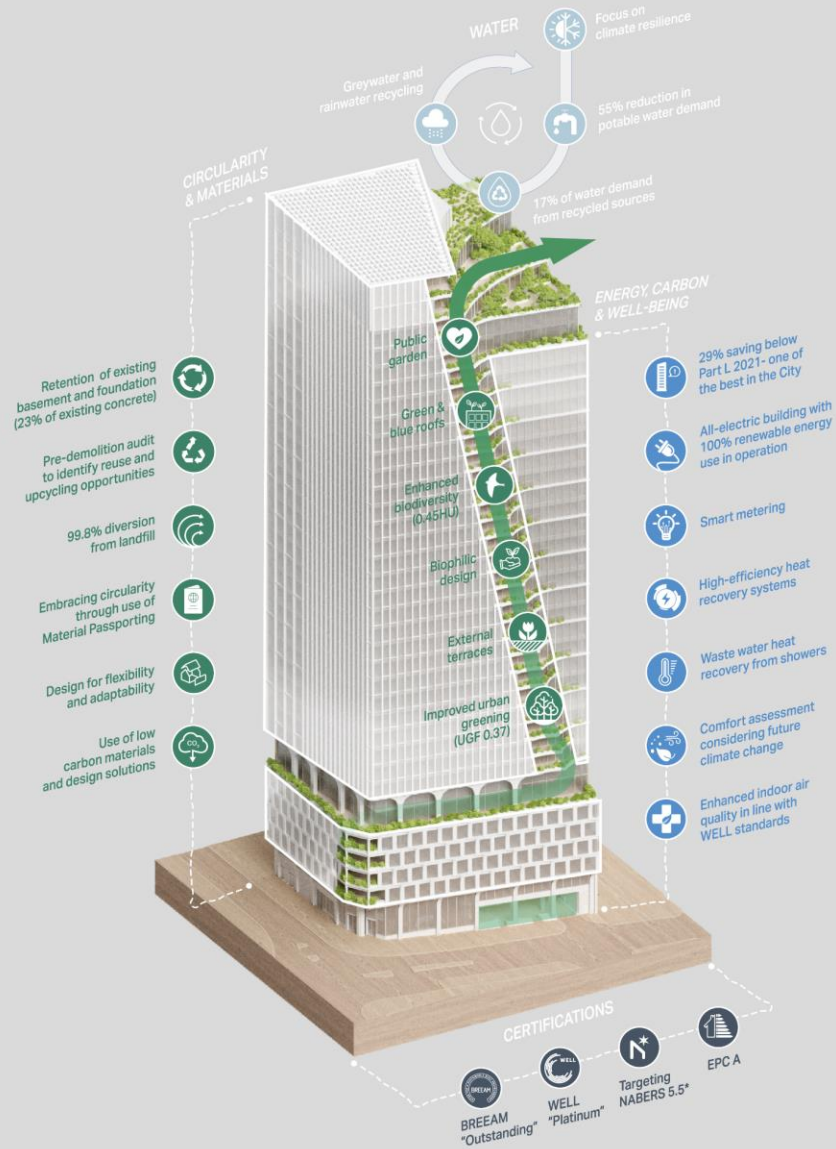
PROPOSED



# SUSTAINABILITY

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# 60 Gracechurch Street



Diagram\_The Roof Terraces



Diagram\_The Green Spine Balconies



Diagram\_The Portico Terrace

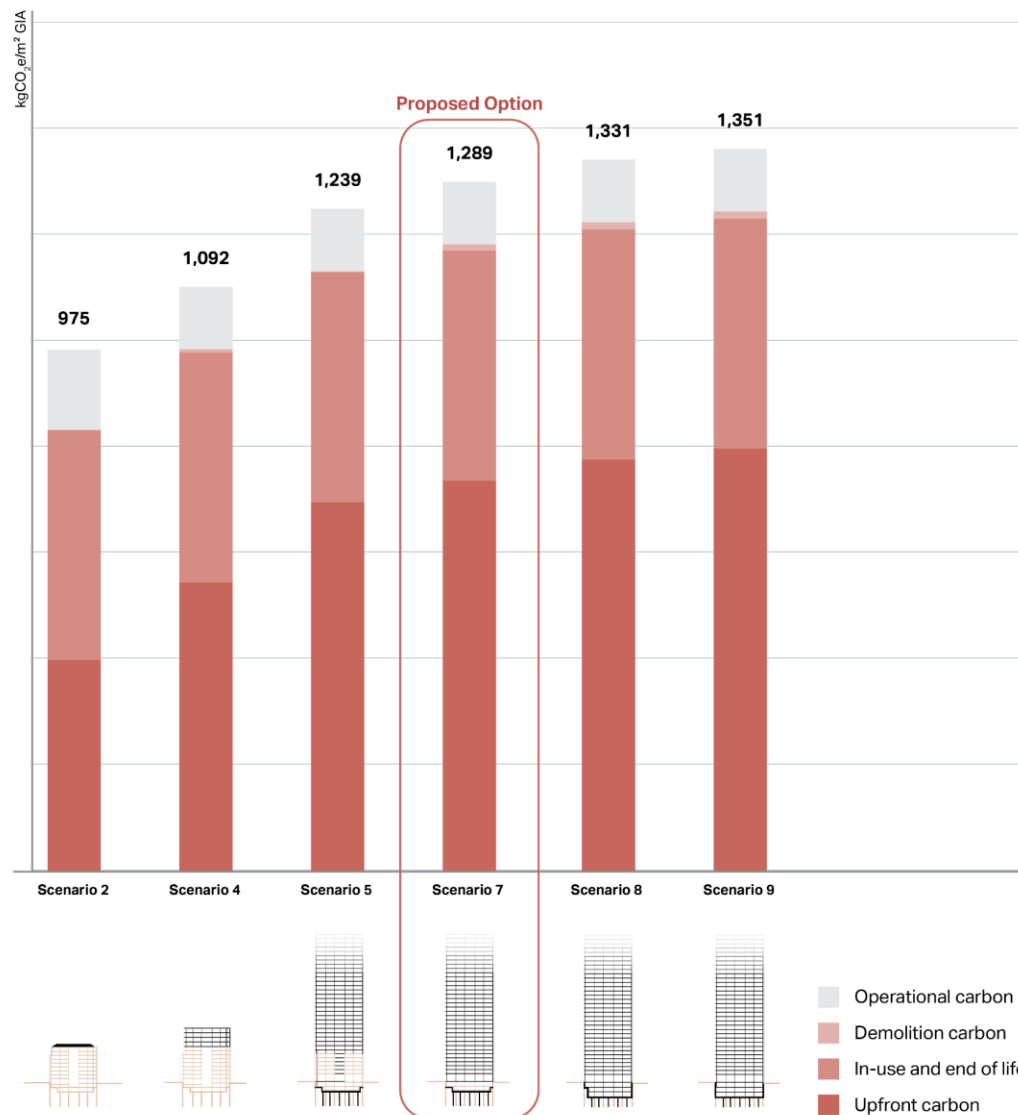


Diagram\_The Podium Balconies



# 60 Gracechurch Street

Carbon Comparison per m<sup>2</sup> GIA [A1-A5, B-C excl. B7]



60 Gracechurch Street

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# PROPOSALS

through illustrations

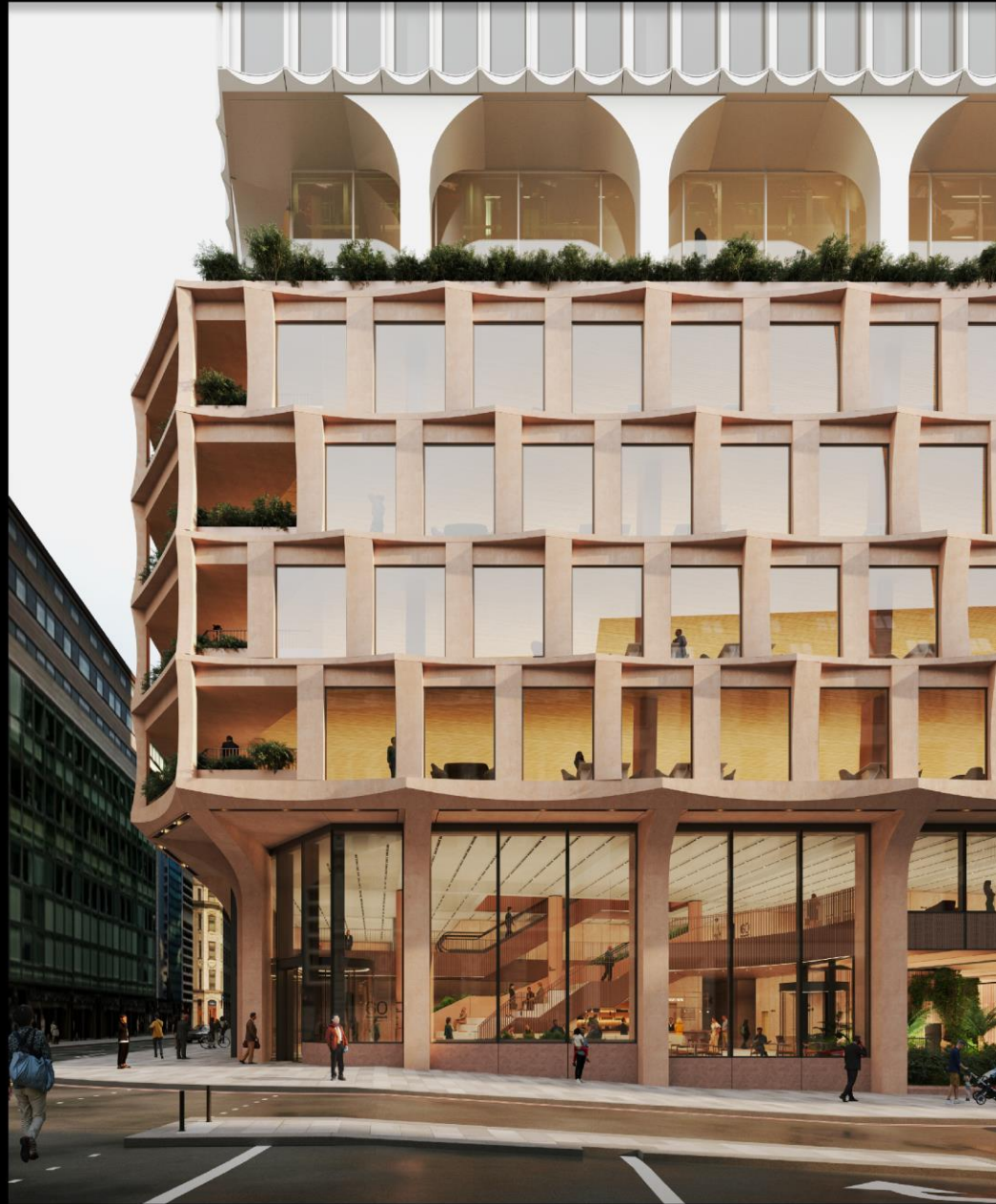
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# 60 Gracechurch Street



Illustrative Imagery\_Gracechurch Street Junction

# 60 Gracechurch Street



Illustrative Imagery\_Office Entrance Space

# 60 Gracechurch Street



Illustrative Imagery\_Facade Detail

# 60 Gracechurch Street



Illustrative Imagery\_Facade Detail

# 60 Gracechurch Street



## Conceptual Planting Strategy

# 60 Gracechurch Street



Illustrative Imagery\_Gracechurch Street, looking north



# 60 Gracechurch Street



Illustrative Imagery\_Fenchurch Street, looking west

# 60 Gracechurch Street



Illustrative Imagery\_The Balconies

# 60 Gracechurch Street



Illustrative Imagery\_60 Gracechurch Street, Aerial View

# 60 Gracechurch Street



Illustrative Imagery\_The Garden

# 60 Gracechurch Street



Illustrative Imagery\_The Learning Space

# 60 Gracechurch Street



Illustrative Imagery\_The Undercroft from Gracechurch Street

# 60 Gracechurch Street





# **Next Planning Applications Sub-Committee**

13<sup>th</sup> December 2024