



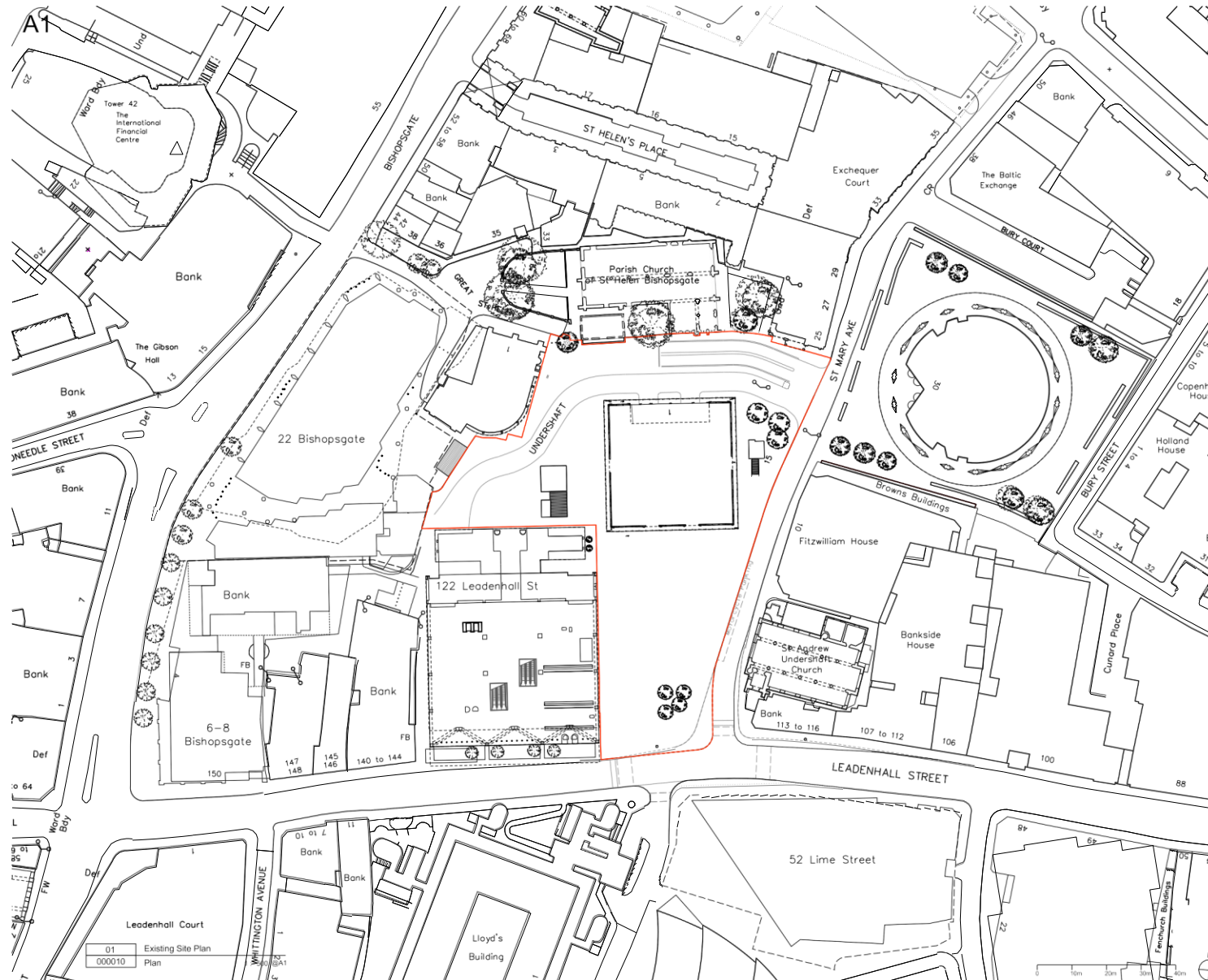
# **1 Undershaft**

**Planning Applications Sub-Committee**

**13 December 2024**

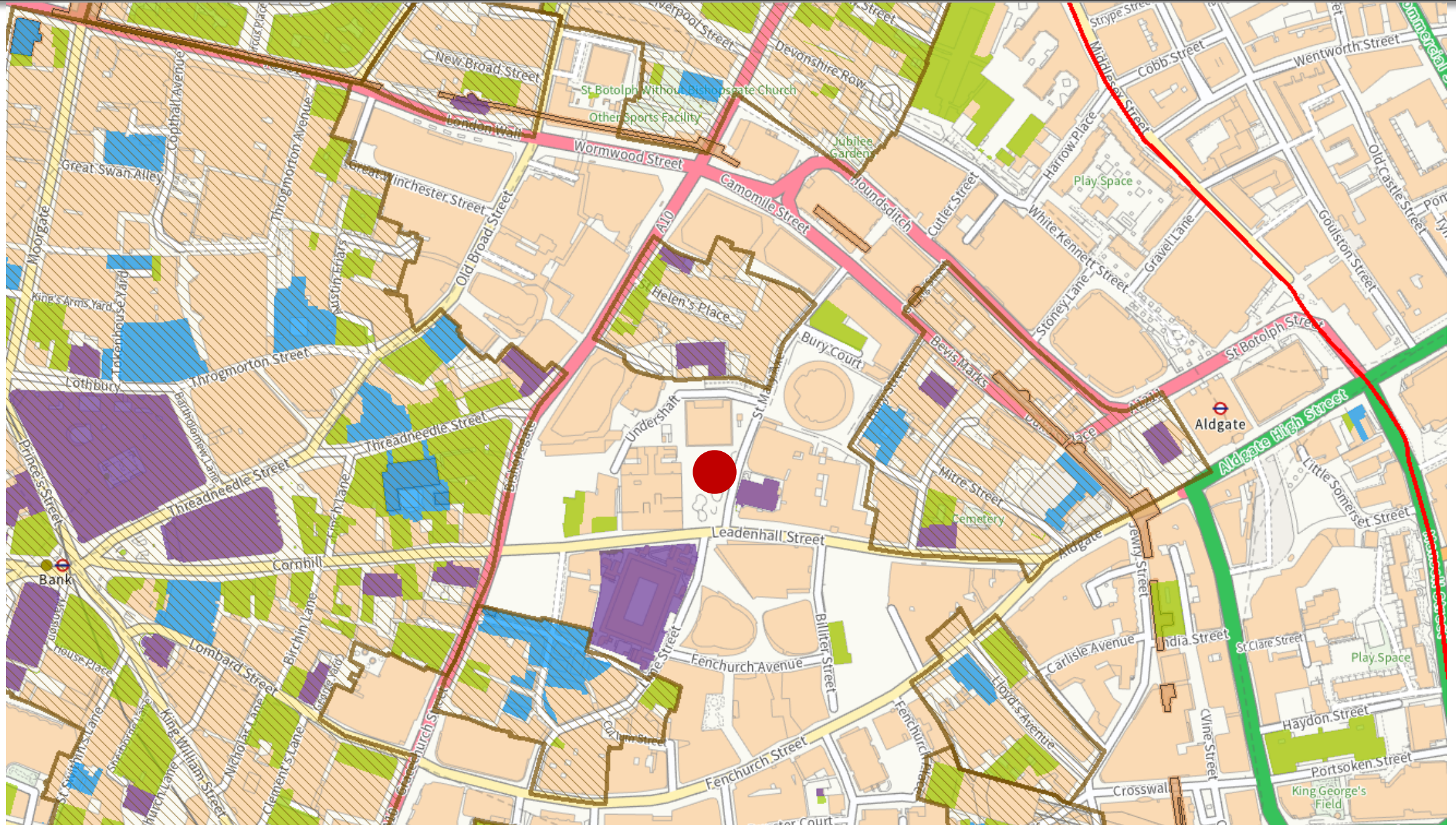
# 1 Undershaft

## Existing Site Plan



## Existing Site Plan

# 1 Undershaft



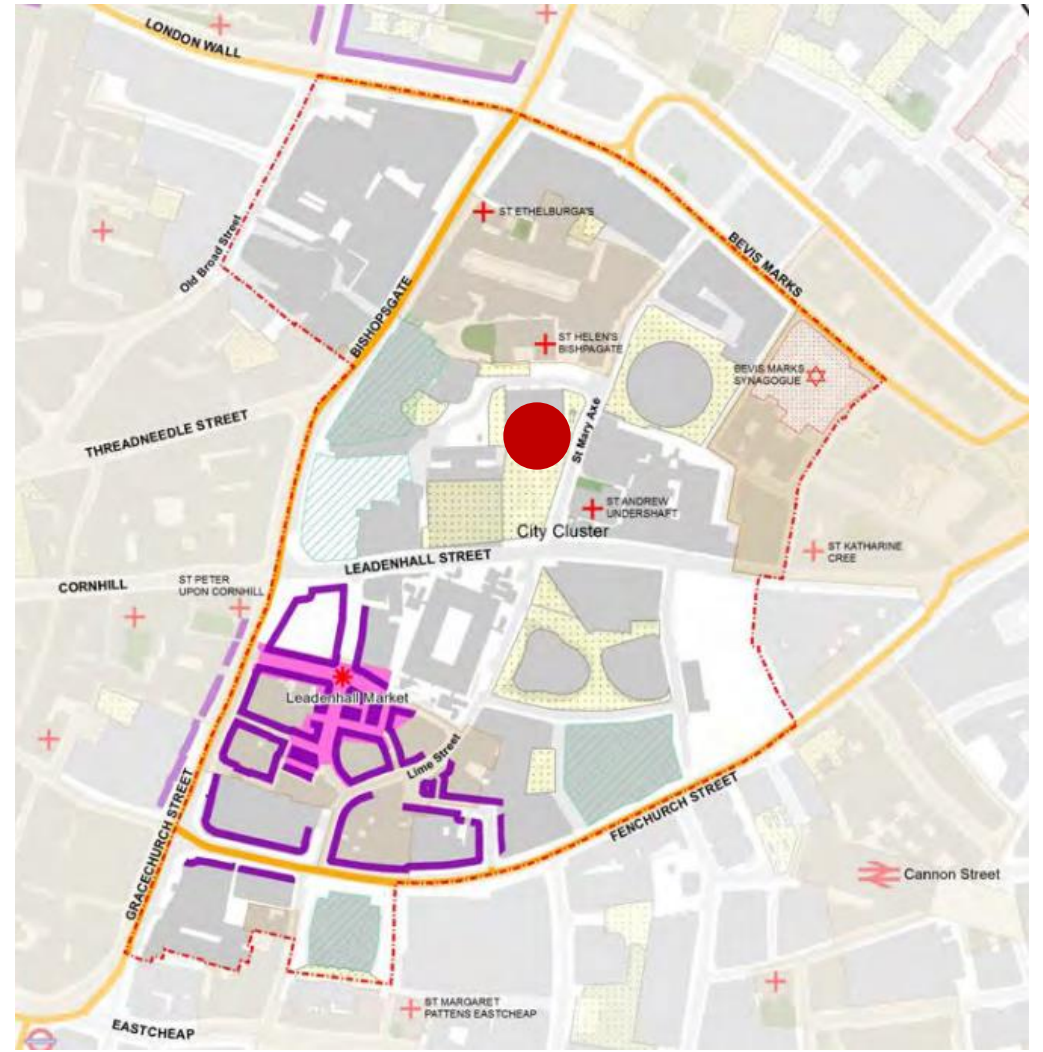
## Heritage Assets

# 1 Undershaft



City Cluster – proposed scheme & cumulative

# 1 Undershaft



Eastern / City Cluster policy areas (2015 & 2040)

# 1 Undershaft



Aerial view of existing site

# 1 Undershaft

View of the existing St Helen's Square, from the top of the perimeter step at the south of the site



Existing Site

# 1 Undershaft

View of St Helen's Church with the existing ramp and Undershaft in the foreground



Existing Site



# 1 Undershaft

View of the existing ramp and railings adjacent to St Helen's Church, looking across to 30 St Mary Axe



Existing Site

# 1 Undershaft

View looking south towards the site along St Mary Axe



Existing Site

# 1 Undershaft

View of the entrance to the existing ramp from St Mary Axe



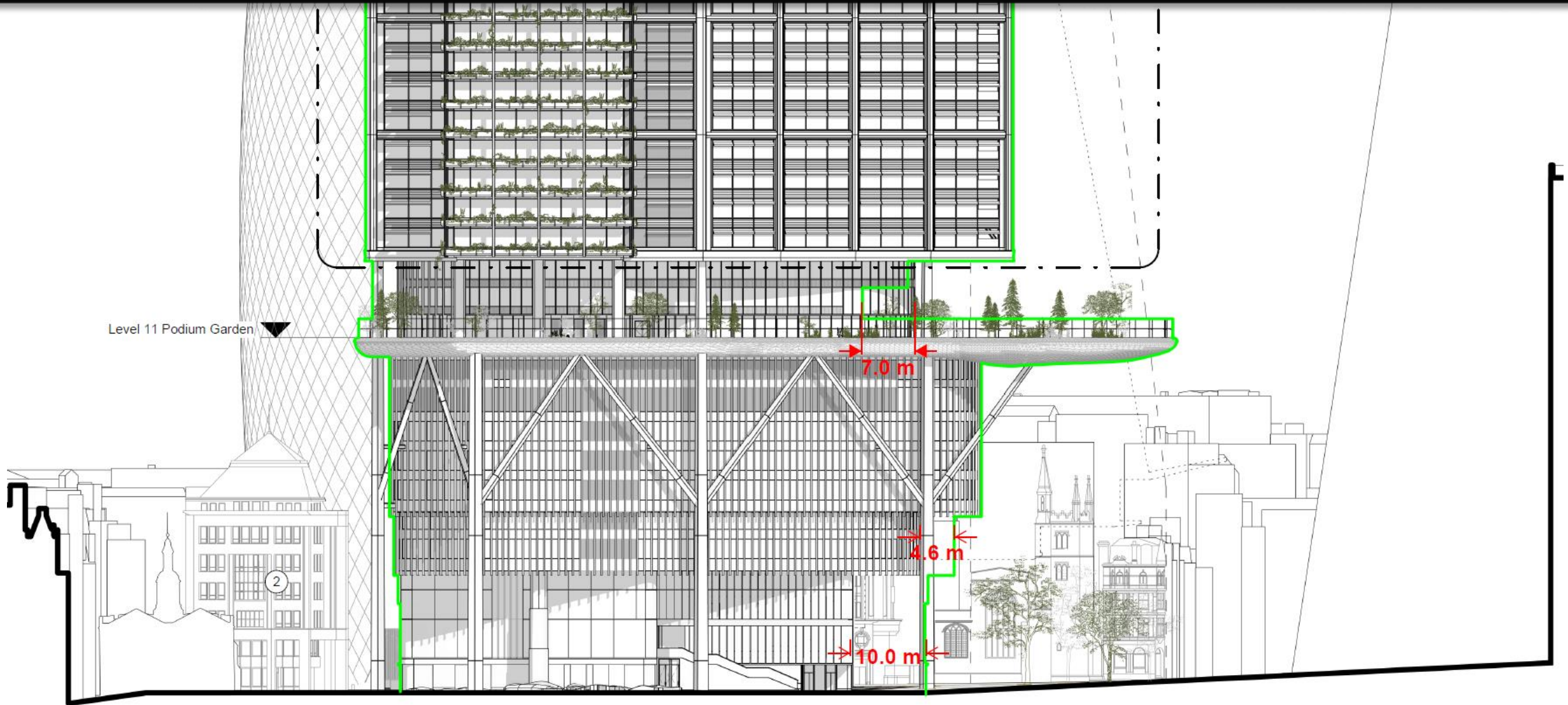
Existing Site

# 1 Undershaft



Scheme Overview

# 1 Undershaft



Level 11 Podium Garden

7.0 m

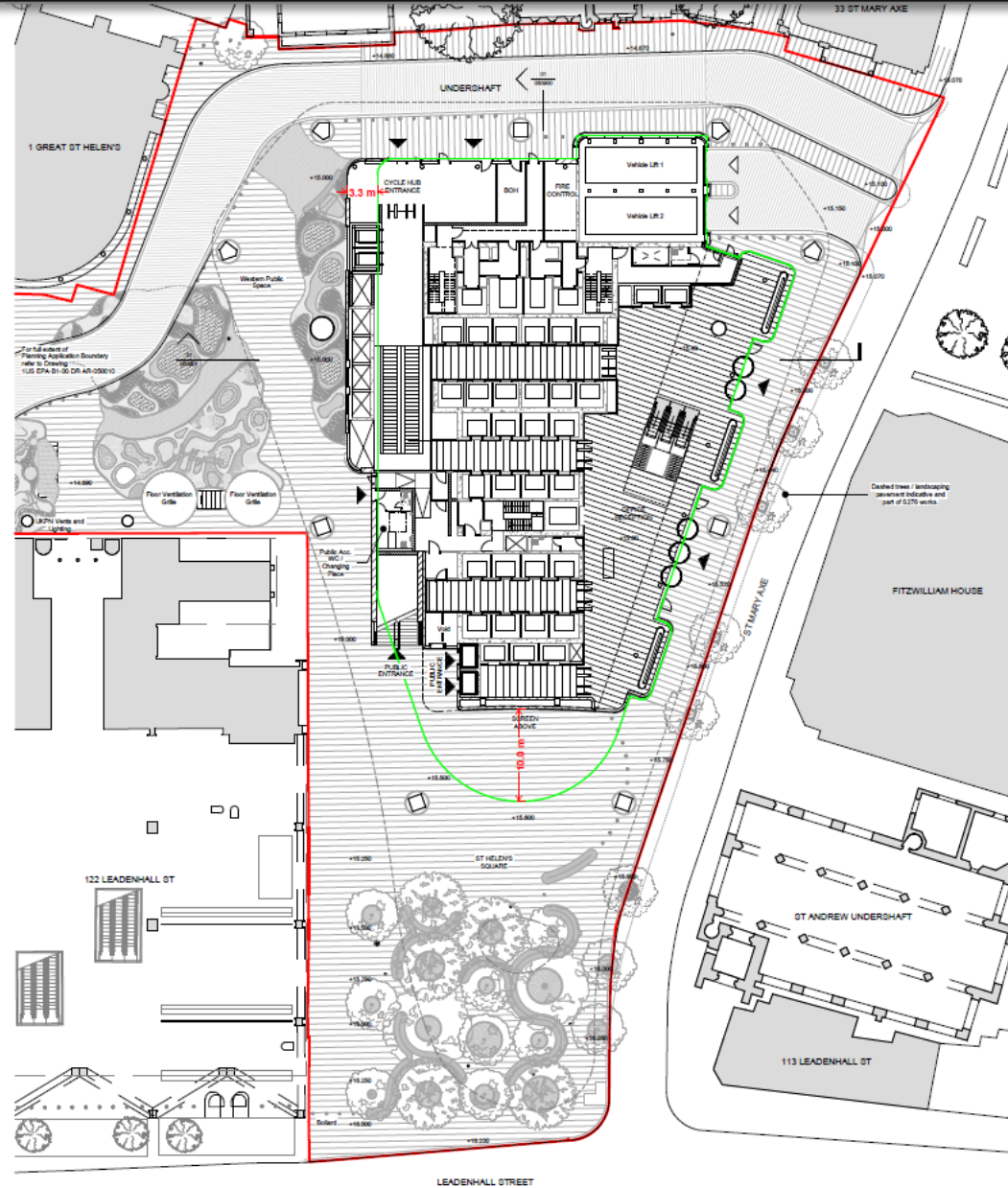
4.6 m

10.0 m



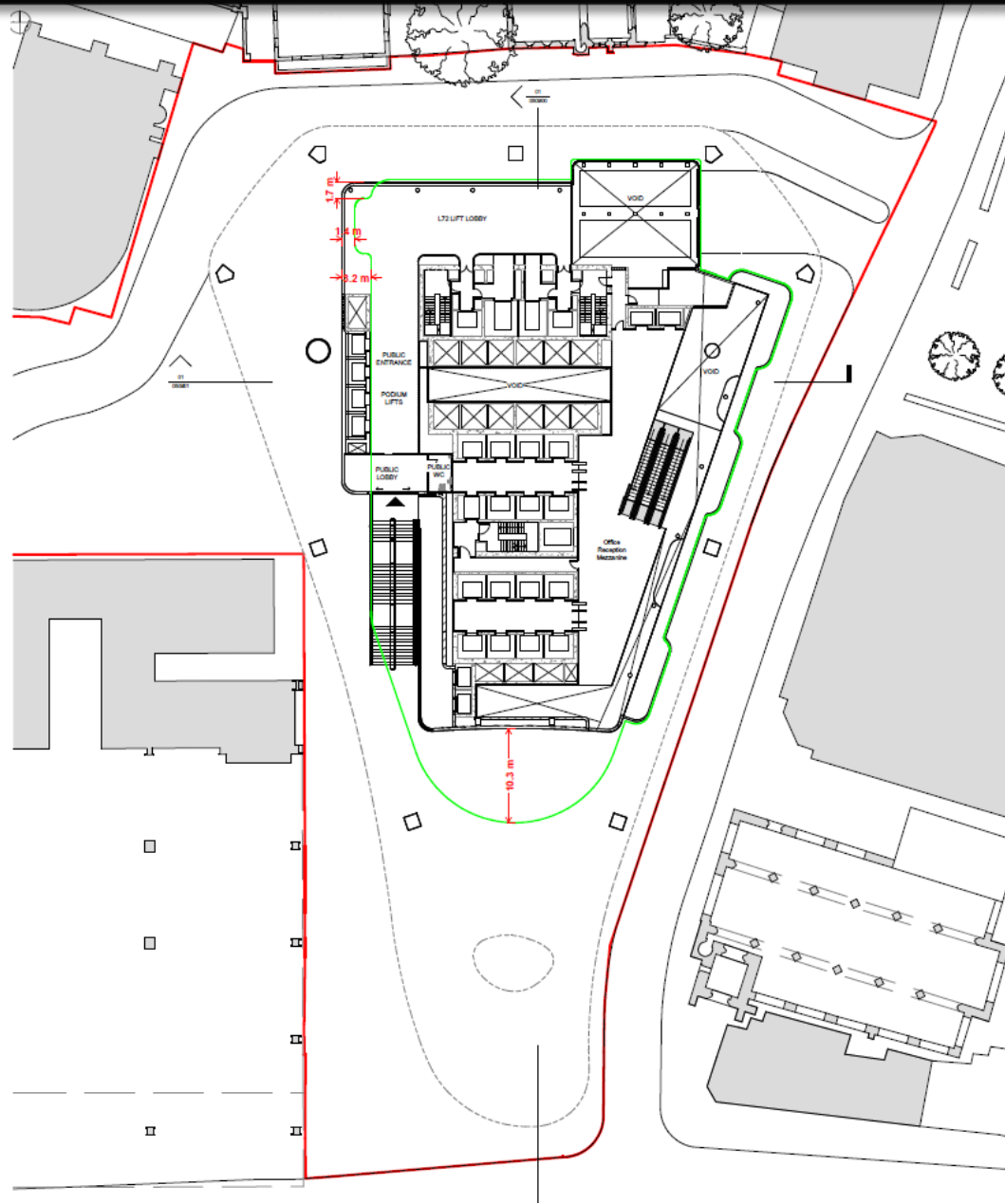
Scheme Changes Original (presented July 2024) and Revised Building Outline

# 1 Undershaft



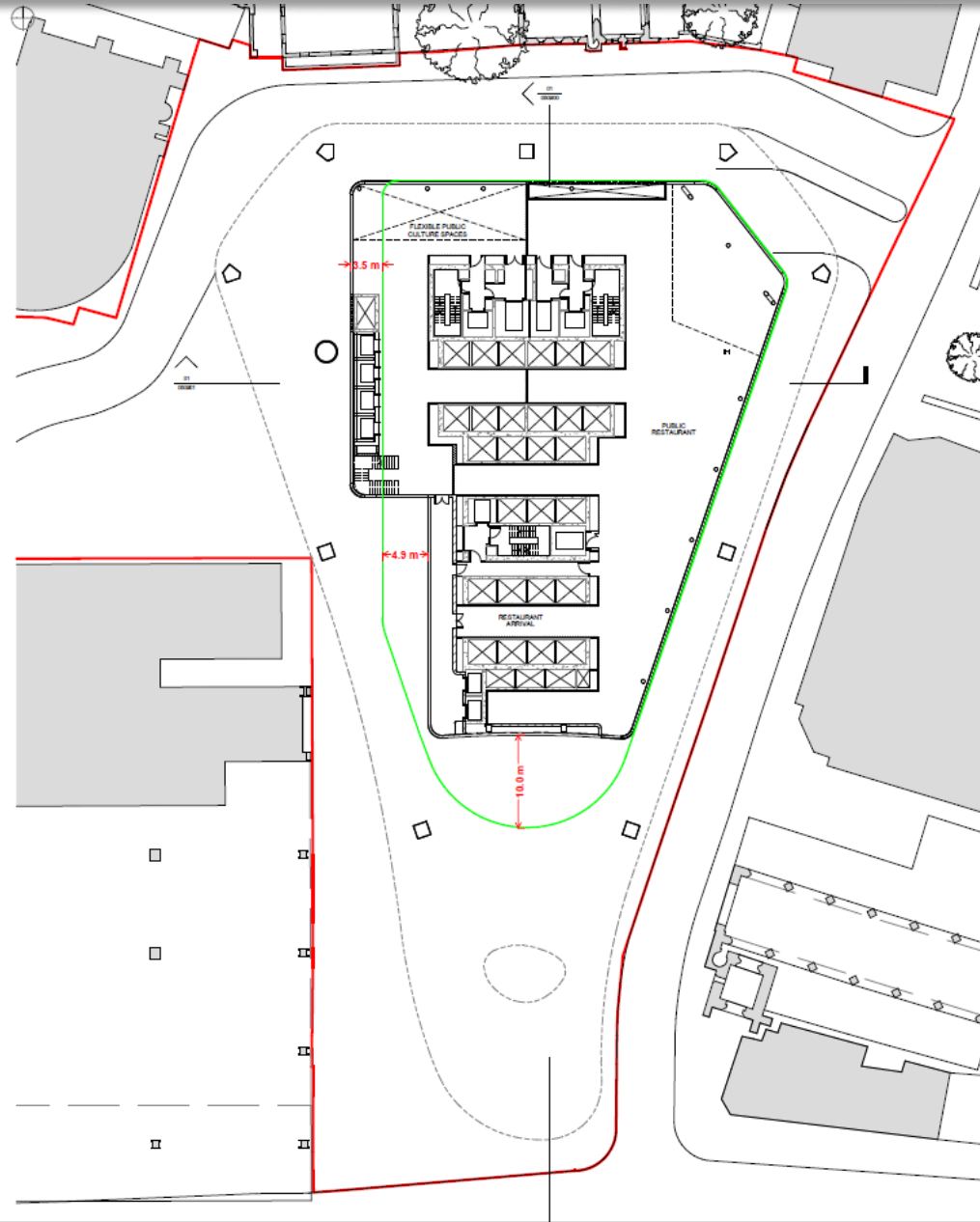
Scheme Changes Original (Presented July 2024) and Revised Building Outline Ground Floor Level

# 1 Undershaft



Scheme Changes Original (Presented July 2024) and Revised Building Outline Level 1

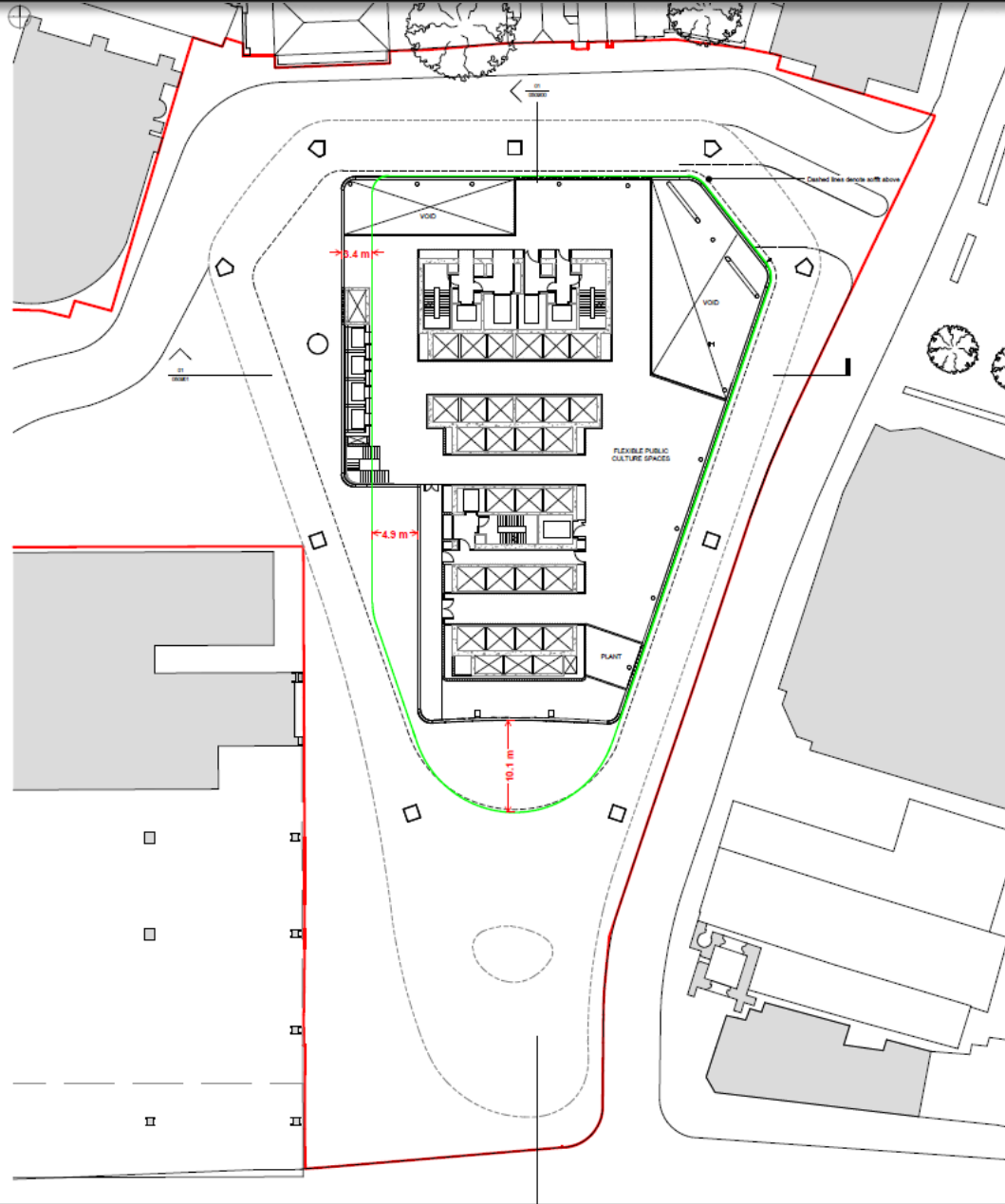
# 1 Undershaft



Scheme Changes Original (Presented July 2024) and Revised Building Outline Level 2

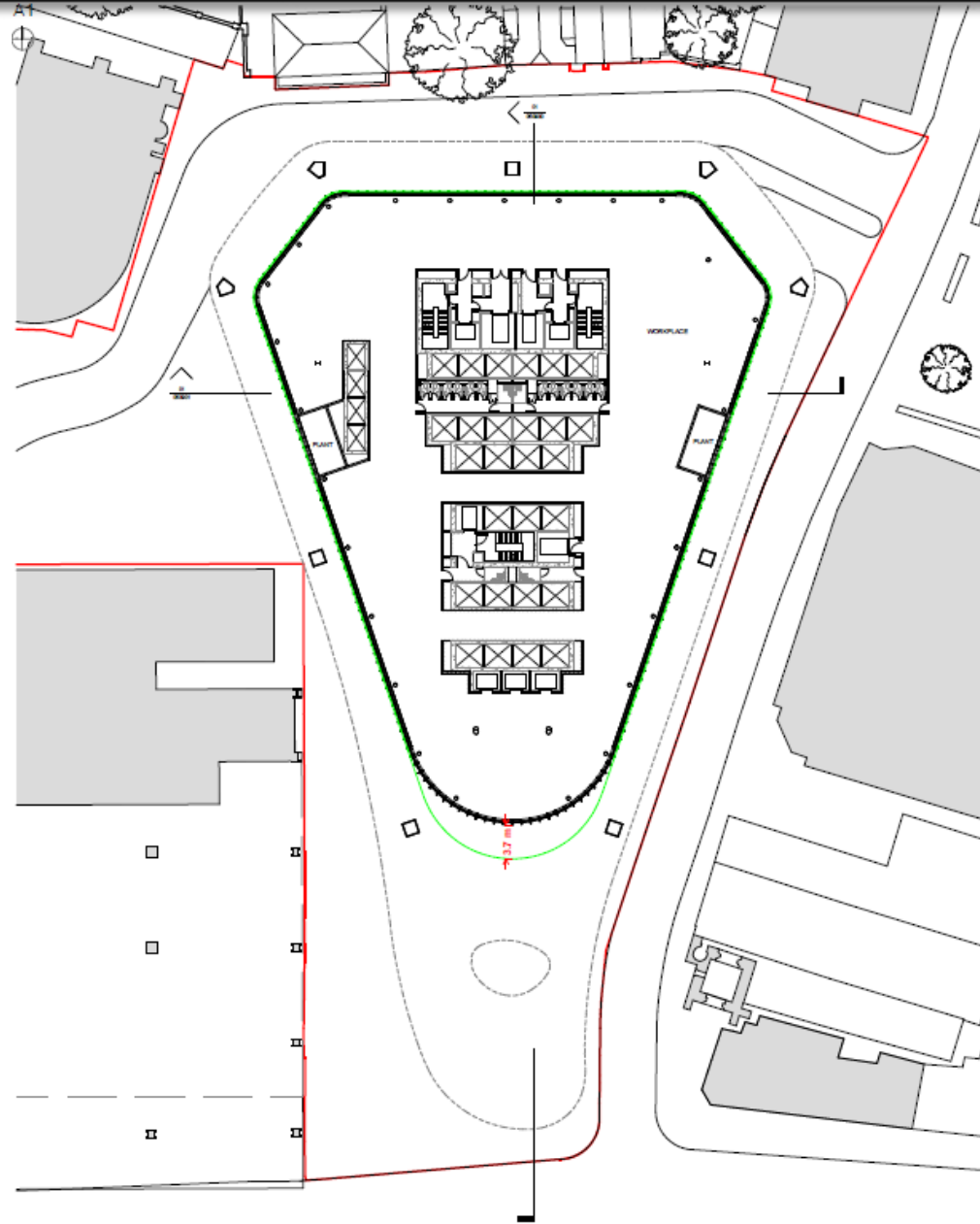


# 1 Undershaft



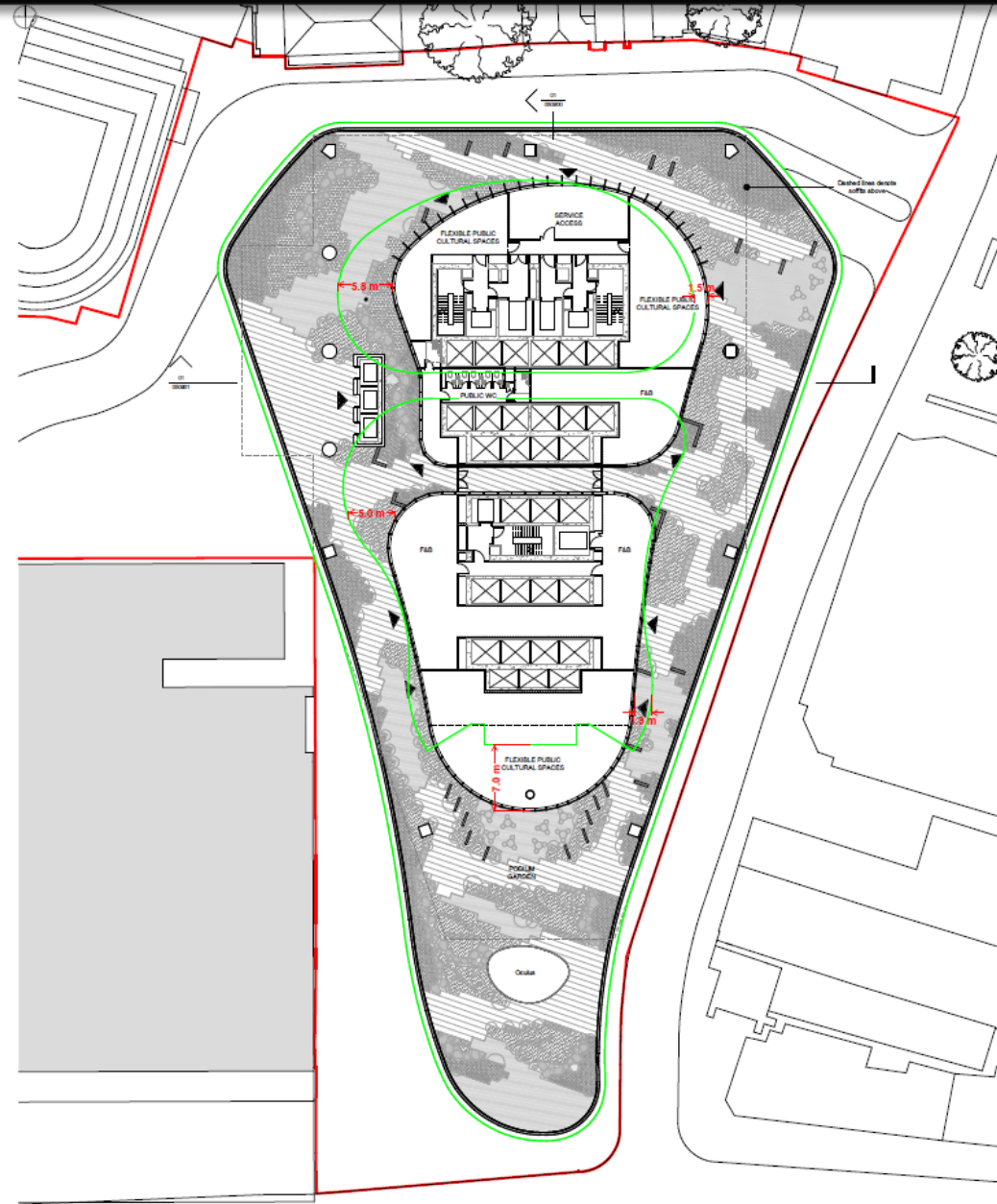
Scheme Changes Original (presented July 2024) and Revised Building Outline Level 3

# 1 Undershaft



Scheme Changes Original (presented July 2024) and Revised Building Outline Level 4 - 5

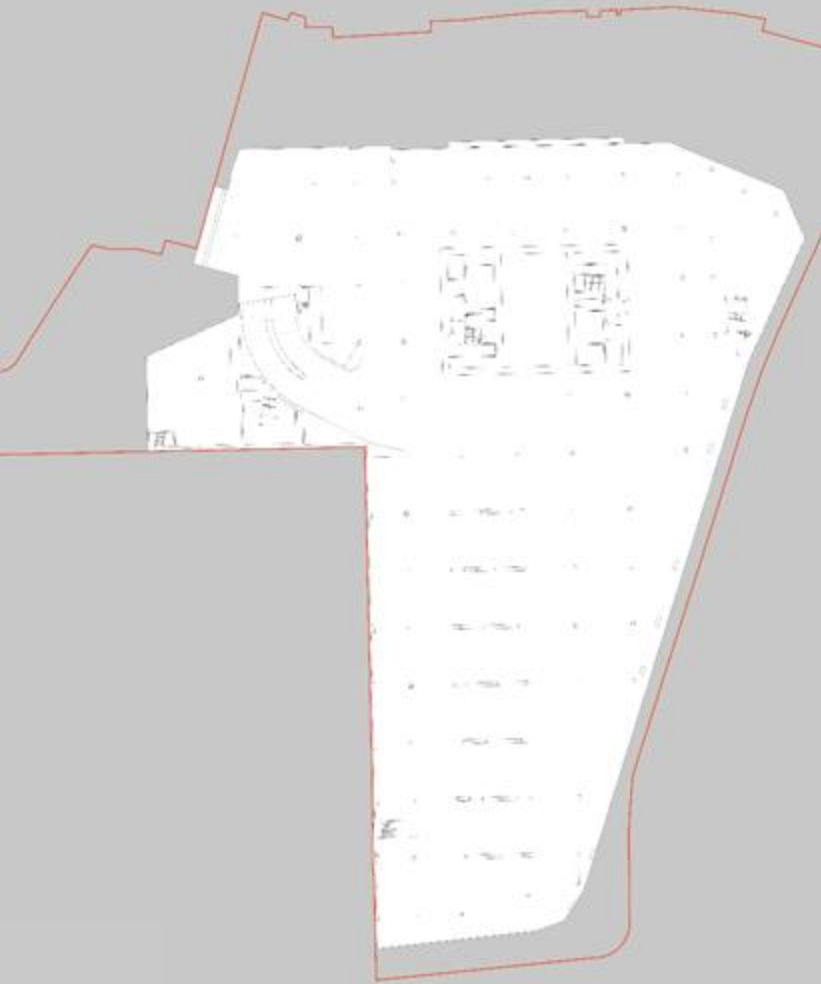
# 1 Undershaft



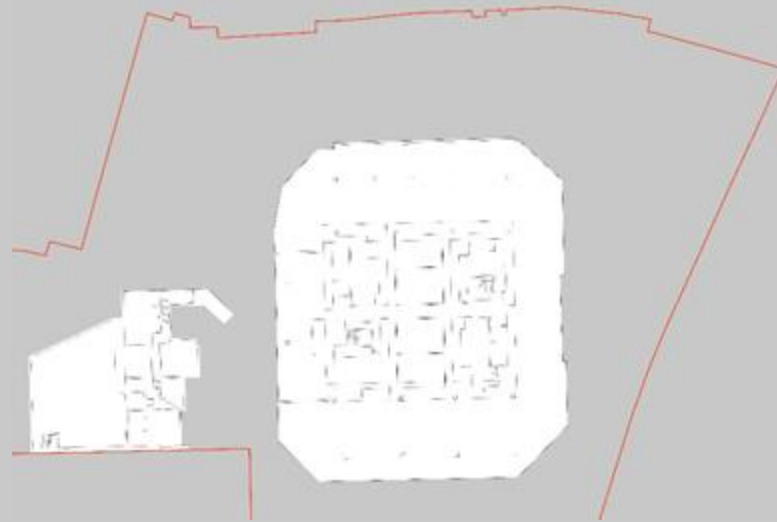
Scheme Changes Original (presented July 2024) and Revised Building Outline Level 11

# 1 Undershaft

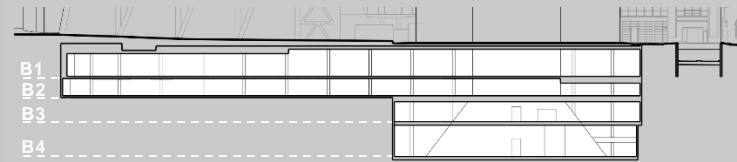
Existing B3



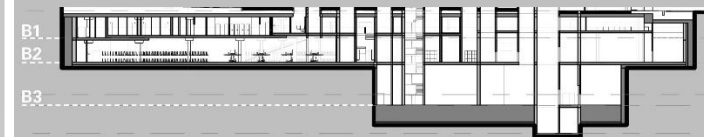
Existing B4



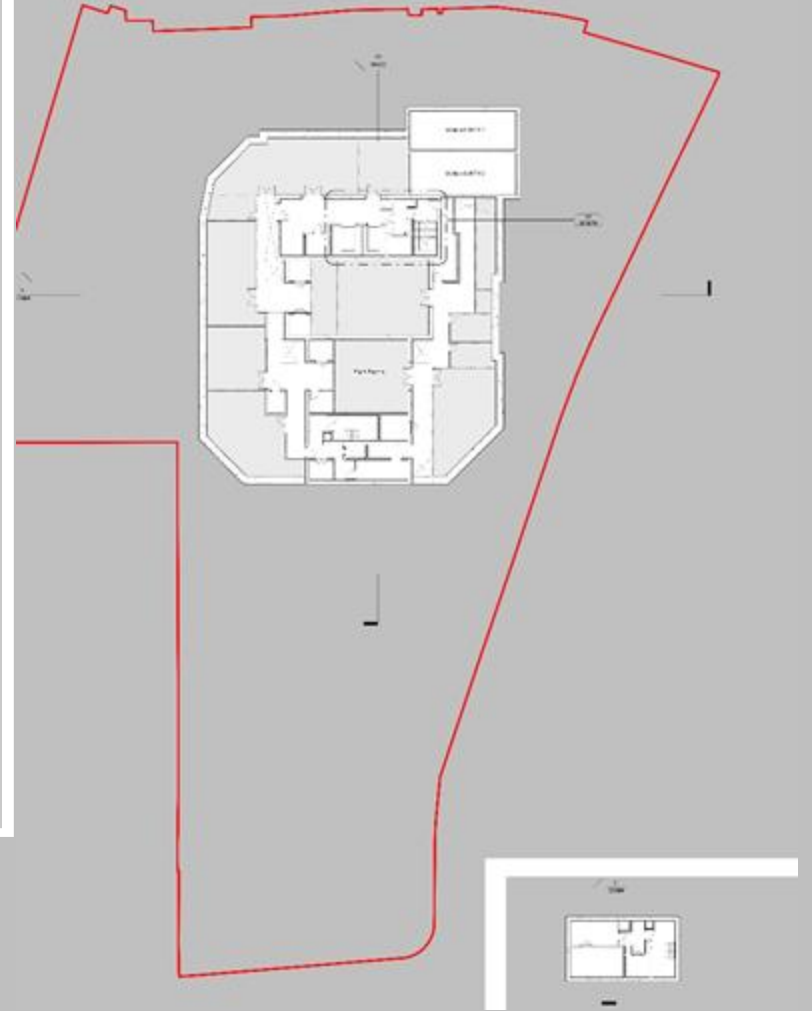
Existing Basement



Proposed Basement

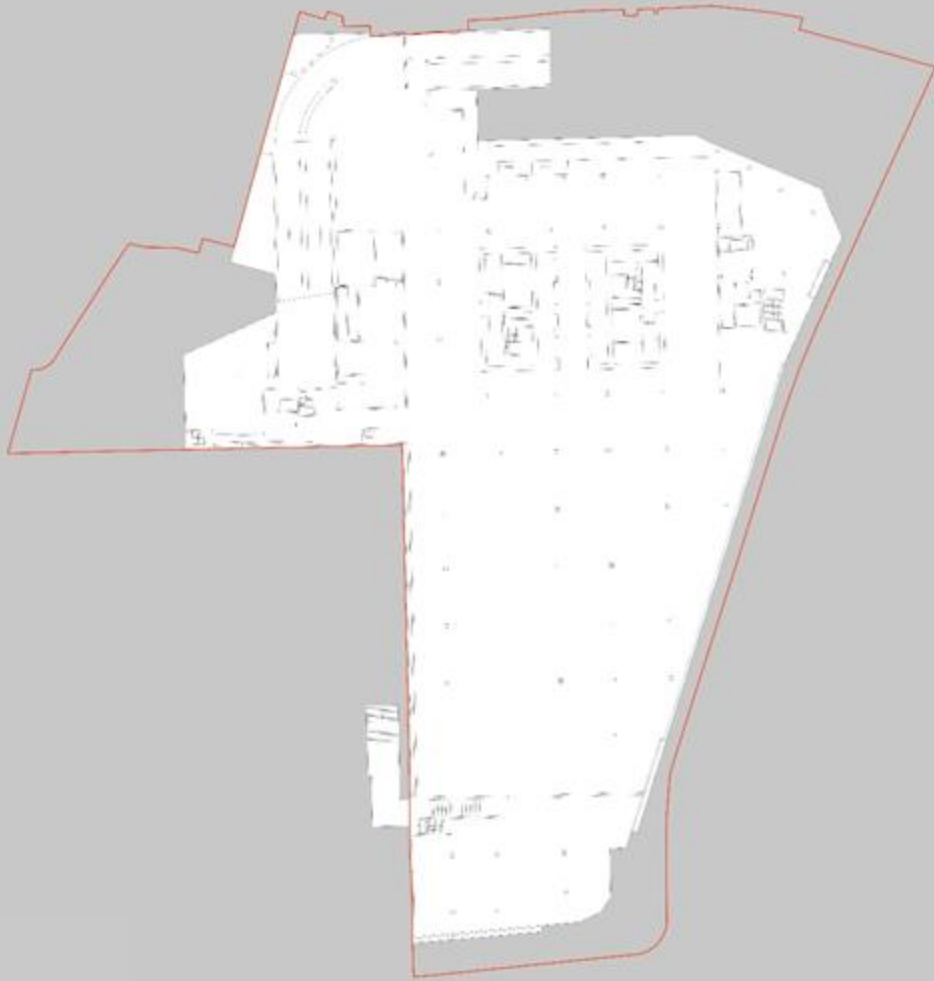


Proposed B3

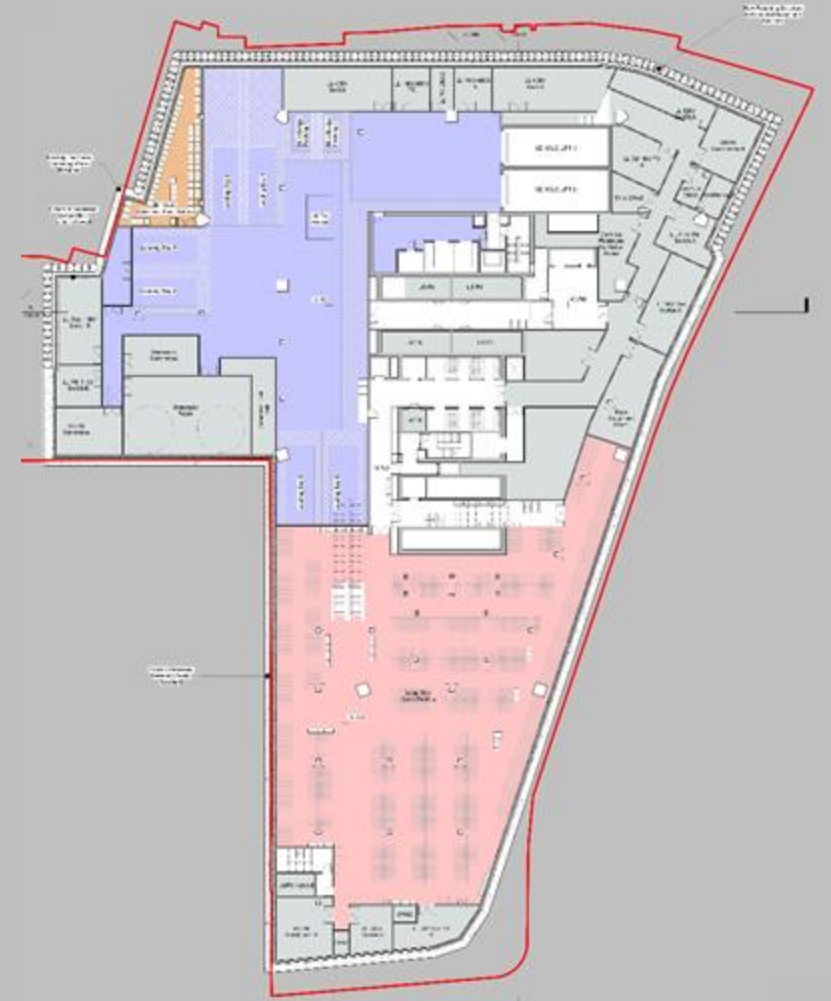


# 1 Undershaft

Existing B2



Proposed B2





# 1 Undershaft

## Previously Proposed Ground Floor



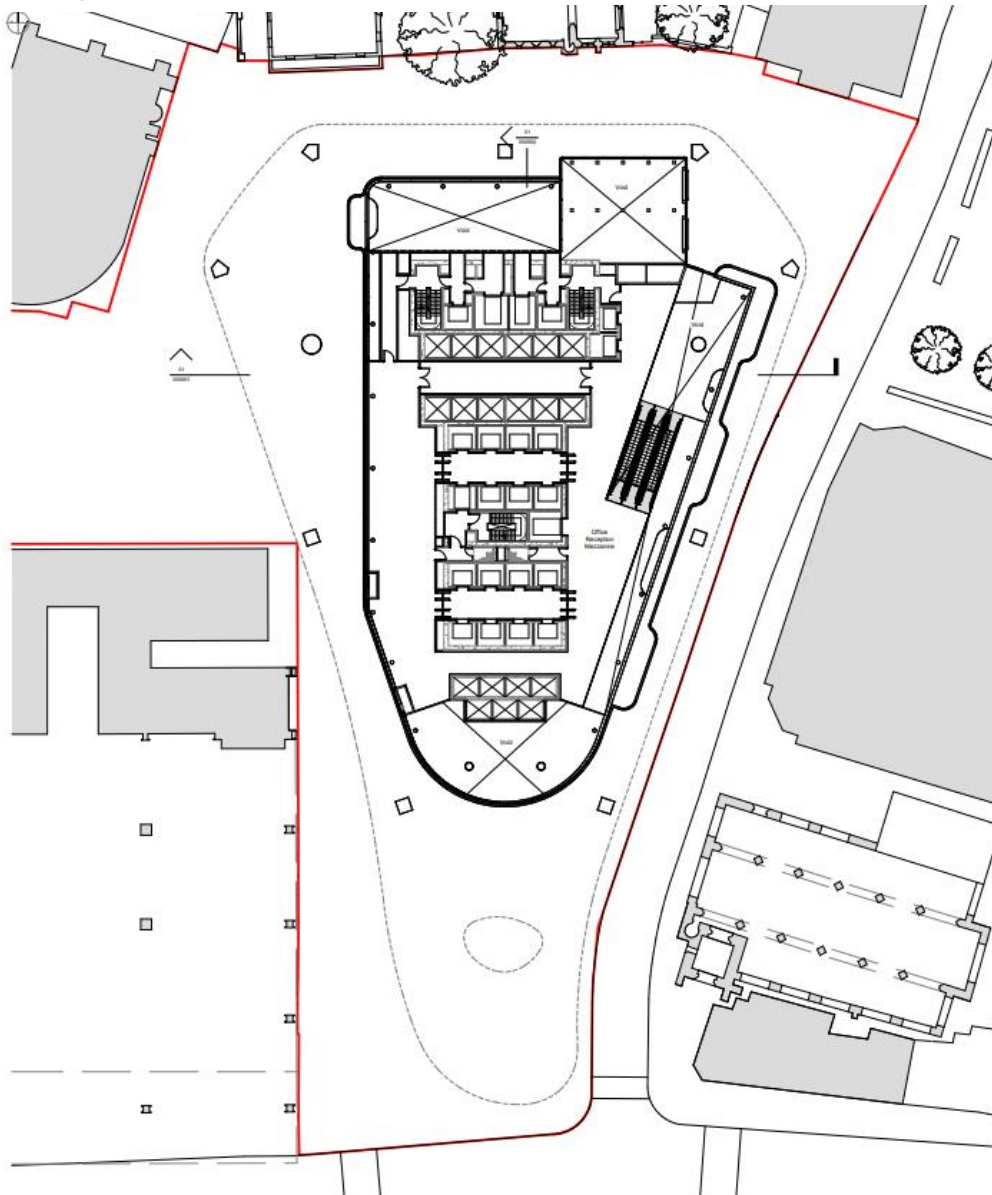
## Current Proposed Ground Floor



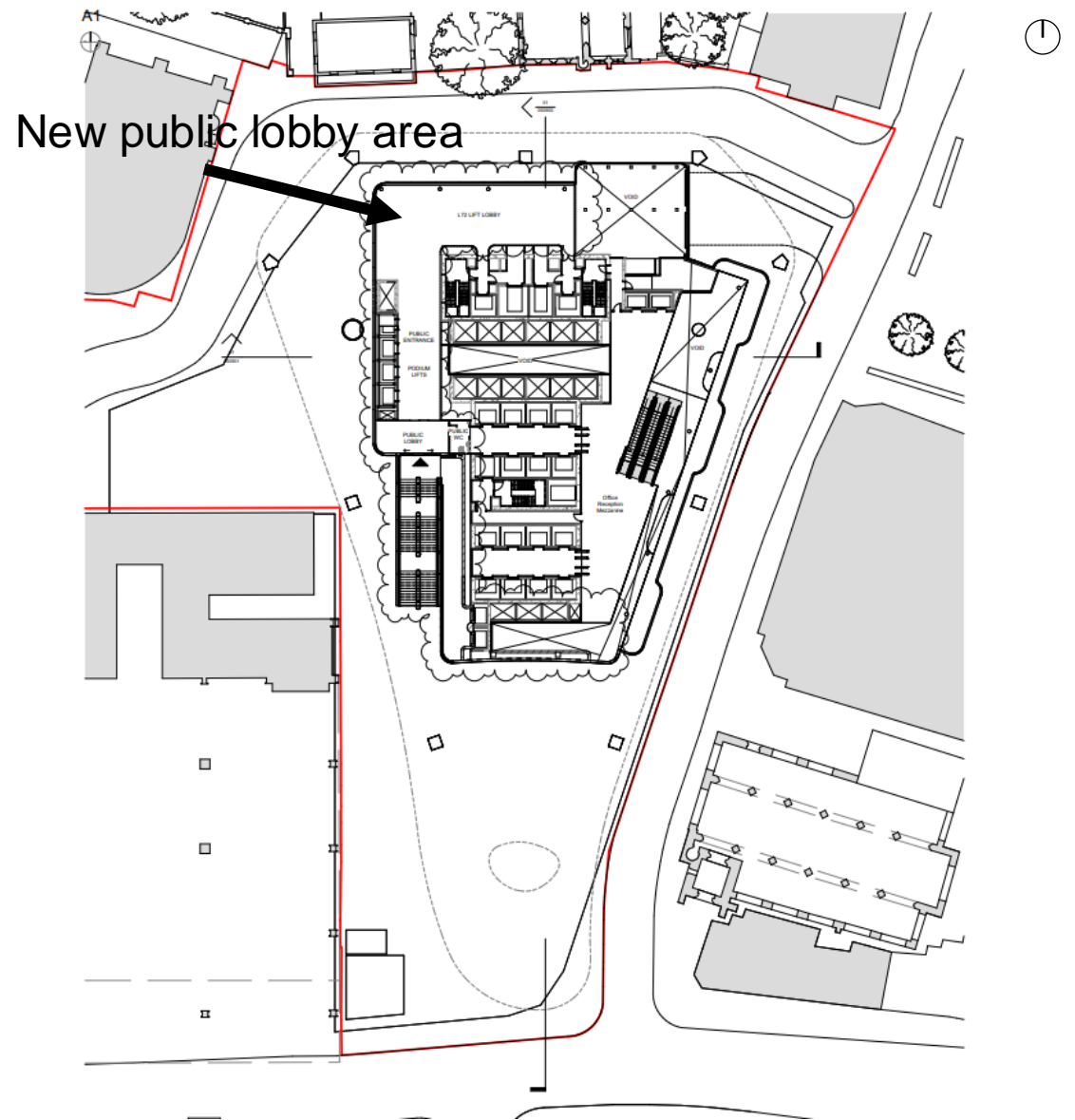
## Ground Floor Amendments

# 1 Undershaft

Previously Proposed Ground Floor



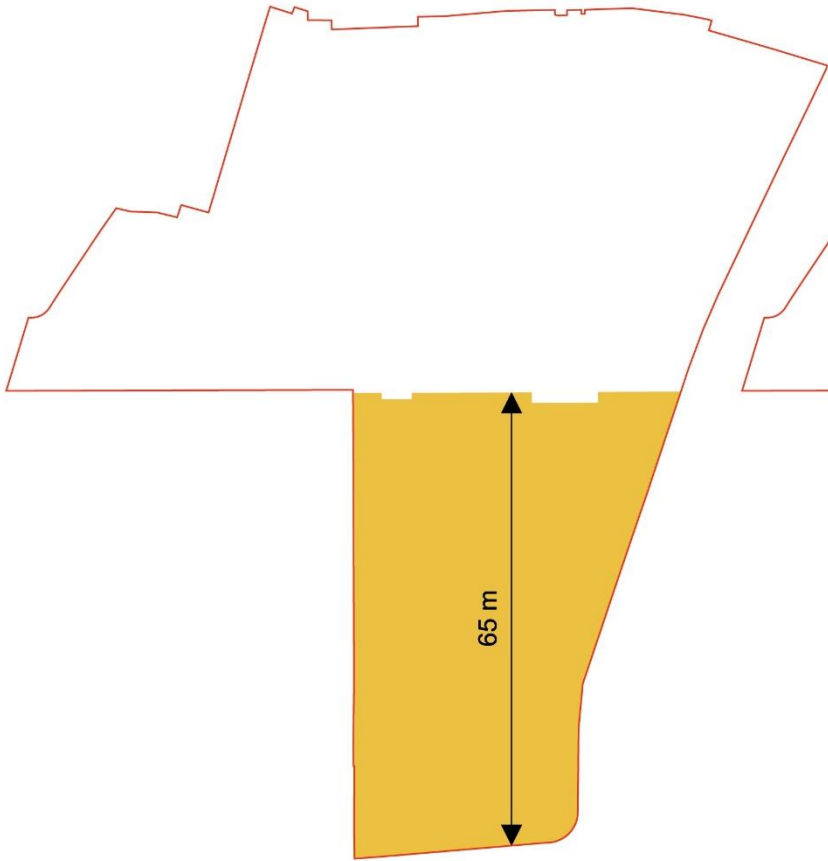
Current Proposed Ground Floor





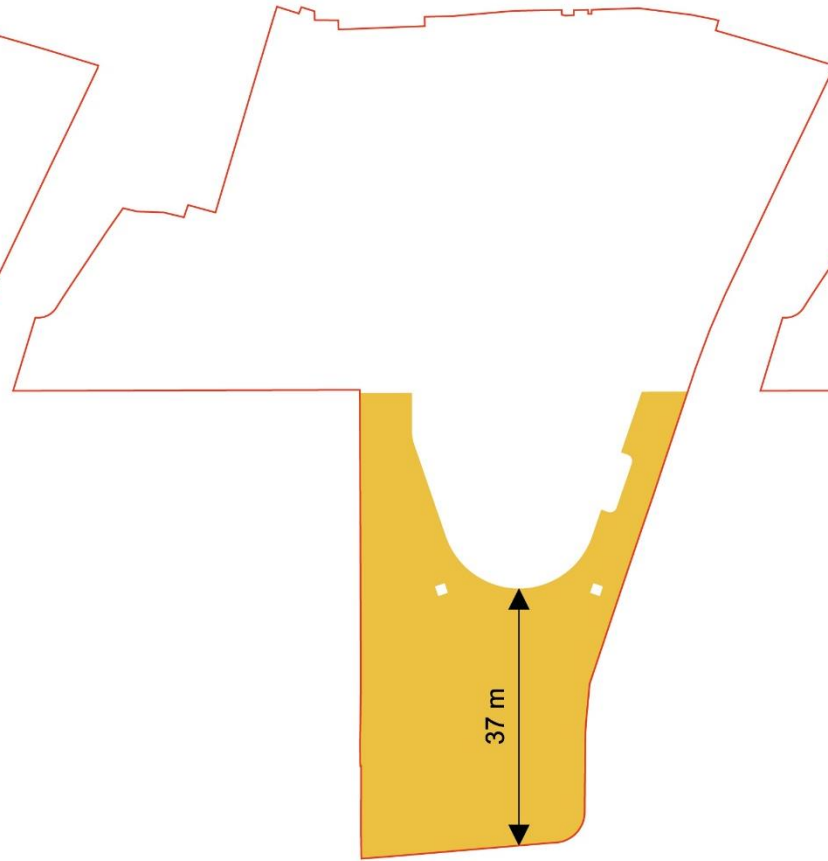
# 1 Undershaft

Existing



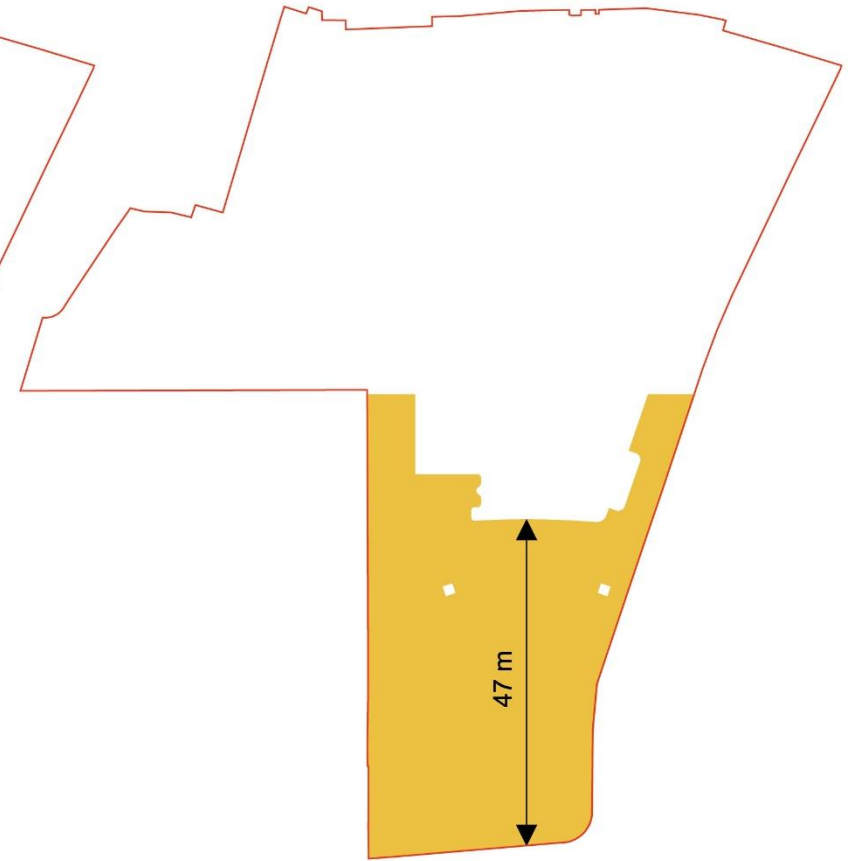
**AREA:**  
**2,450 sqm**  
100%

Previously Proposed



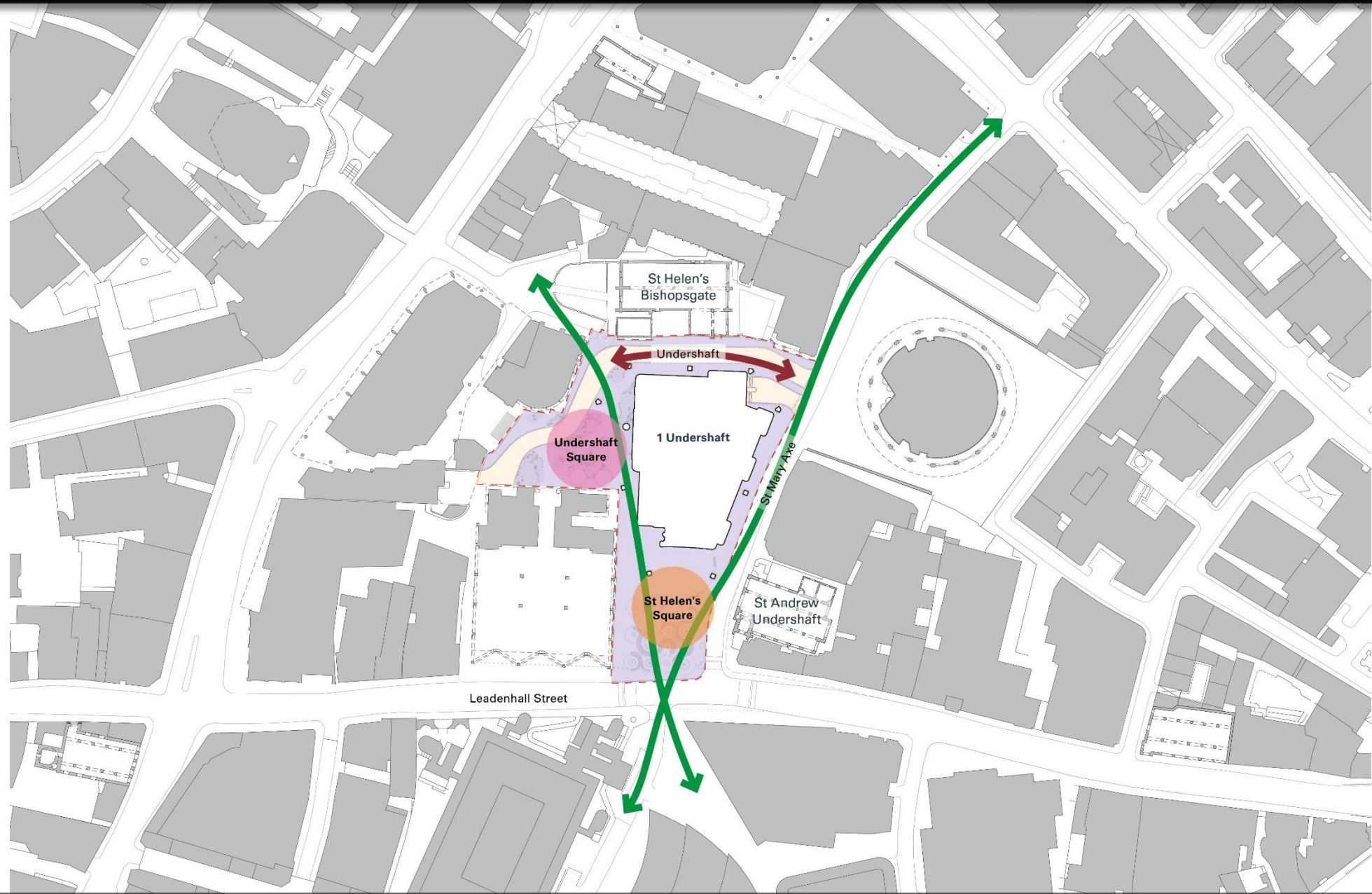
**AREA:**  
**1,752 sqm**  
ca. 70%

Current Proposal



**AREA:**  
**1,945 sqm**  
ca. 80%

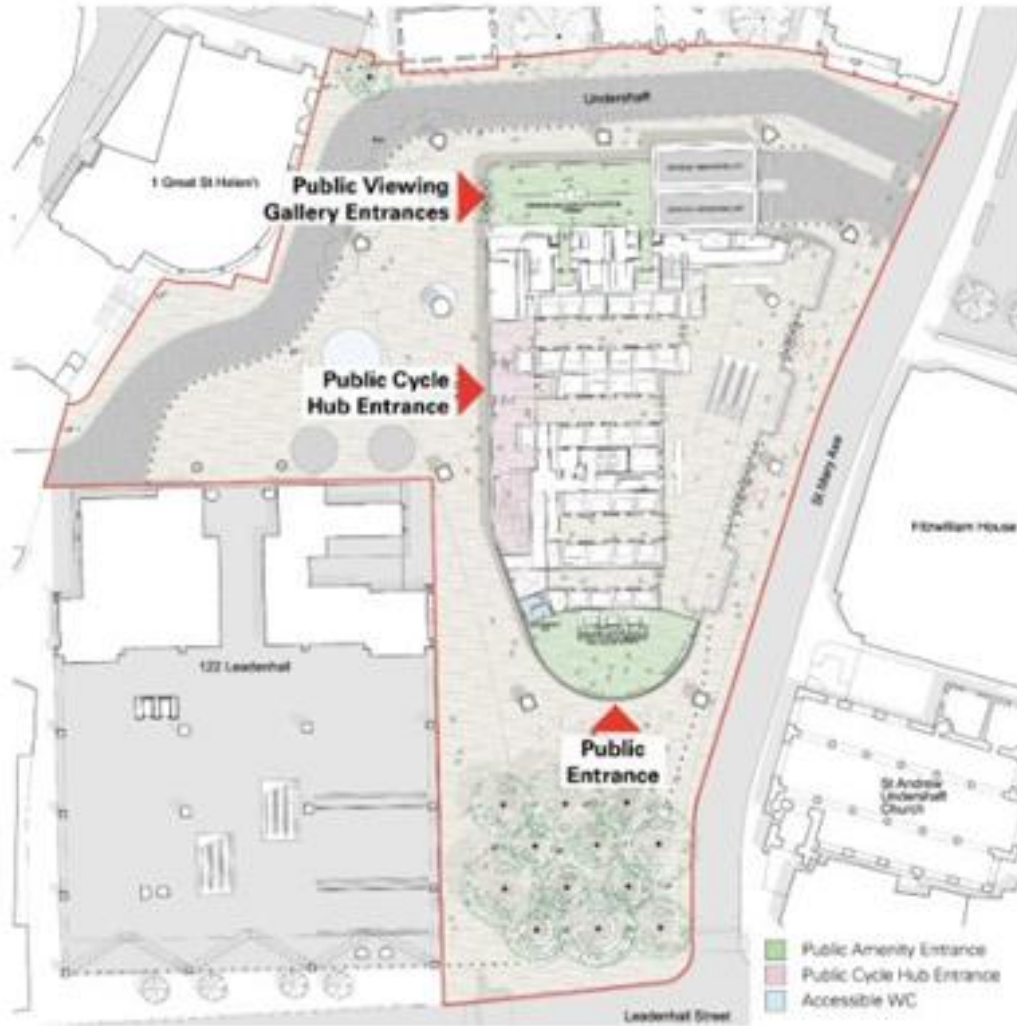
# 1 Undershaft



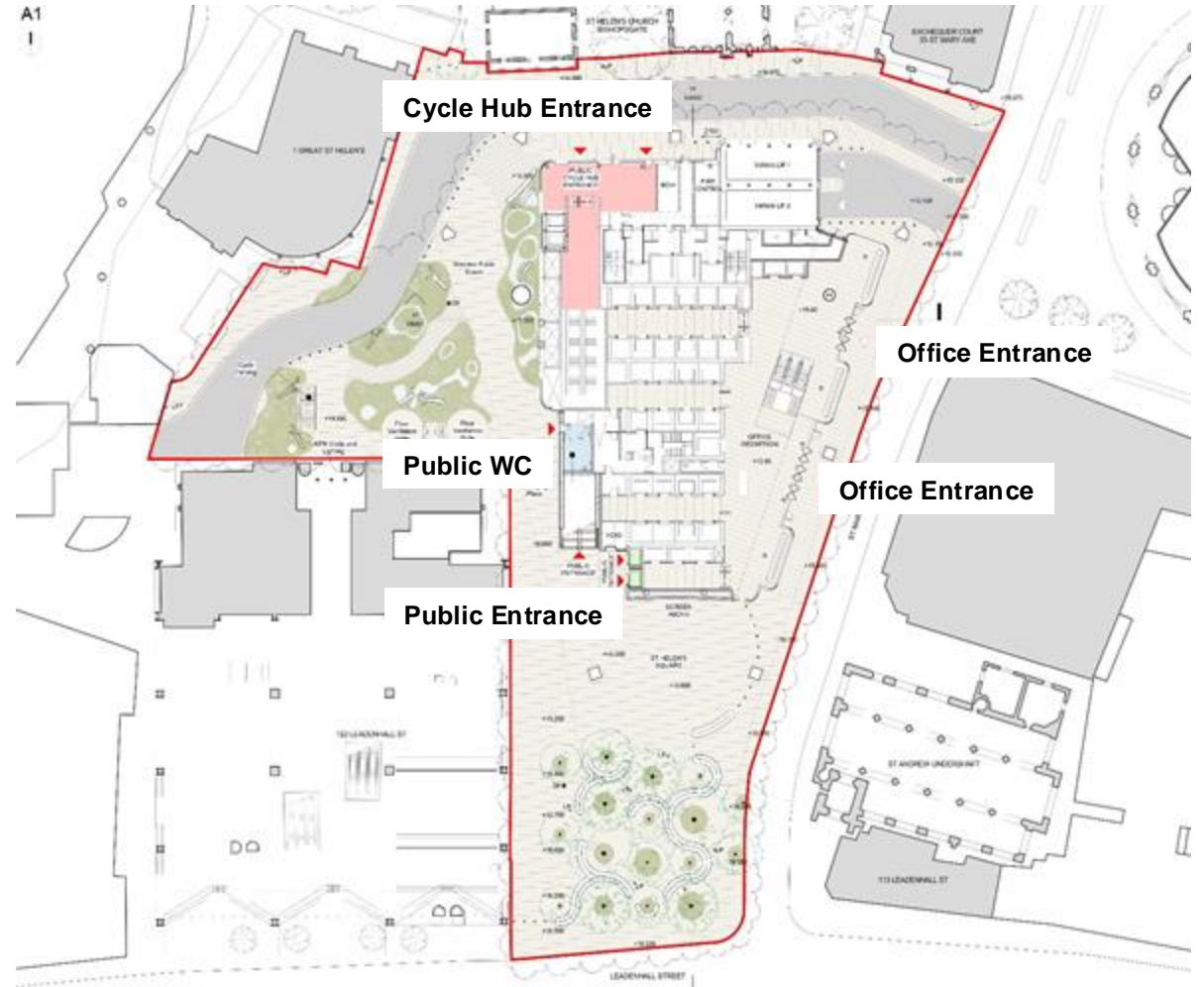
Continuous City Public Realm

# 1 Undershaft

## Previously Proposed Ground Floor



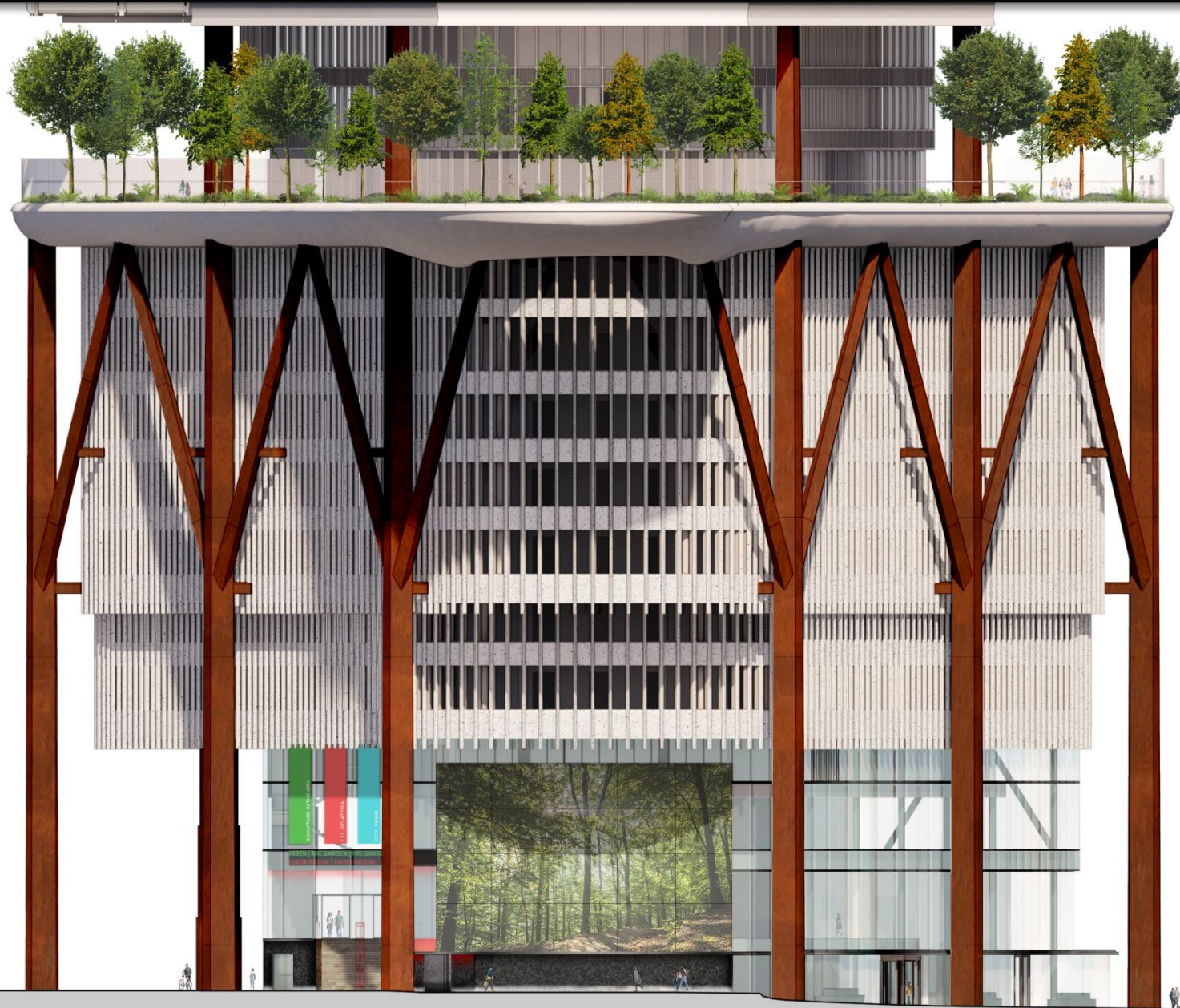
## Current Proposed Ground Floor



## Proposed Ground Floor Entrances



# 1 Undershaft



Proposed South Elevation (10AM)

# 1 Undershaft



Previously Proposed July 2024 St Helen's Square

# 1 Undershaft

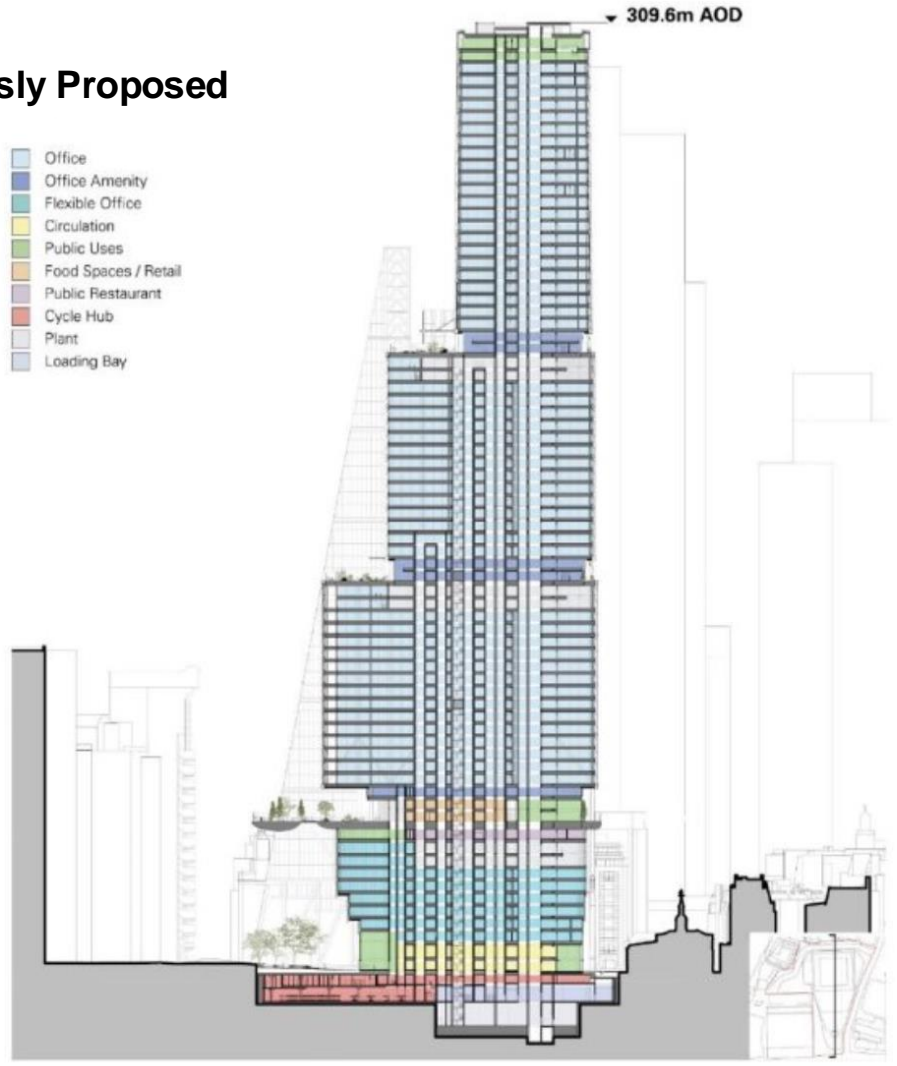


Revised Proposed St Helen's Square

# 1 Undershaft

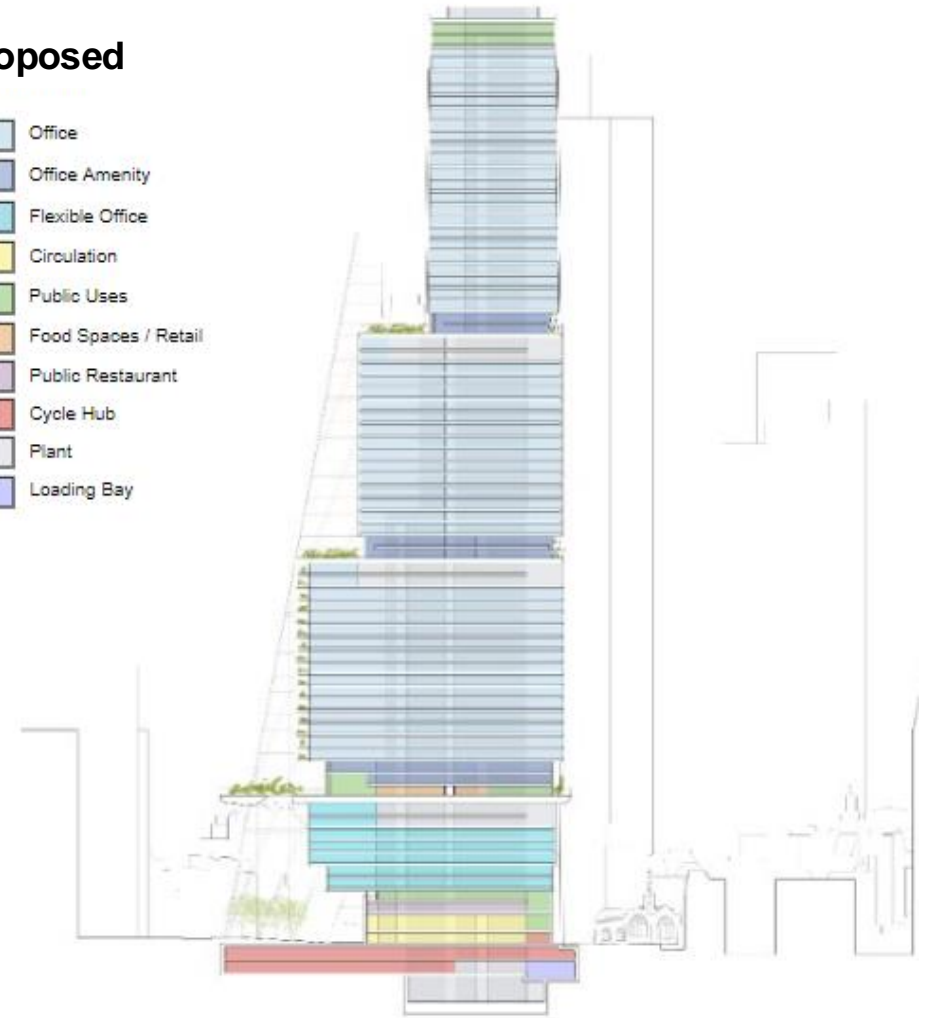
## Previously Proposed

- Office
- Office Amenity
- Flexible Office
- Circulation
- Public Uses
- Food Spaces / Retail
- Public Restaurant
- Cycle Hub
- Plant
- Loading Bay



## Current Proposed

- Office
- Office Amenity
- Flexible Office
- Circulation
- Public Uses
- Food Spaces / Retail
- Public Restaurant
- Cycle Hub
- Plant
- Loading Bay



## Proposed Section & Uses



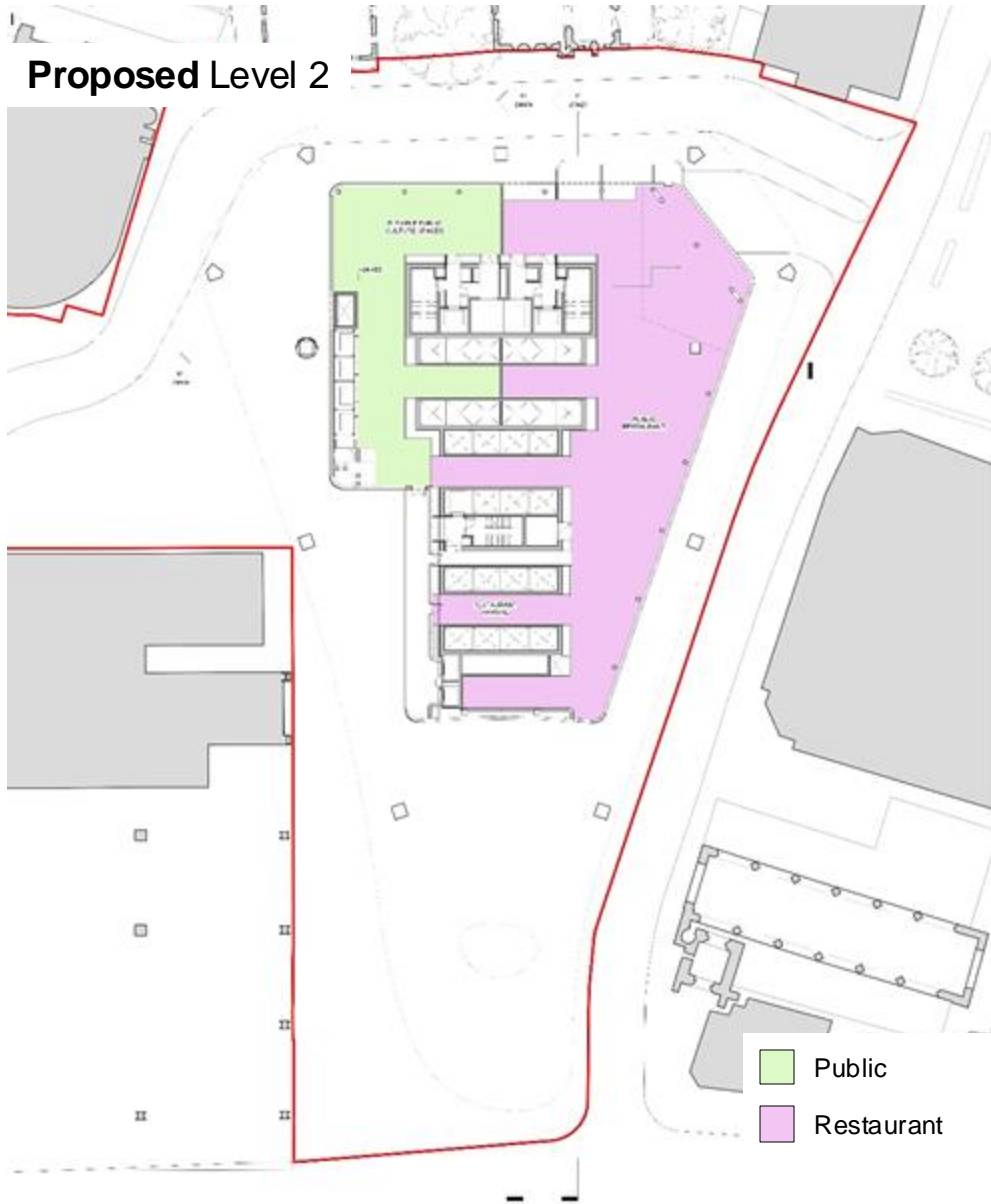
# 1 Undershaft



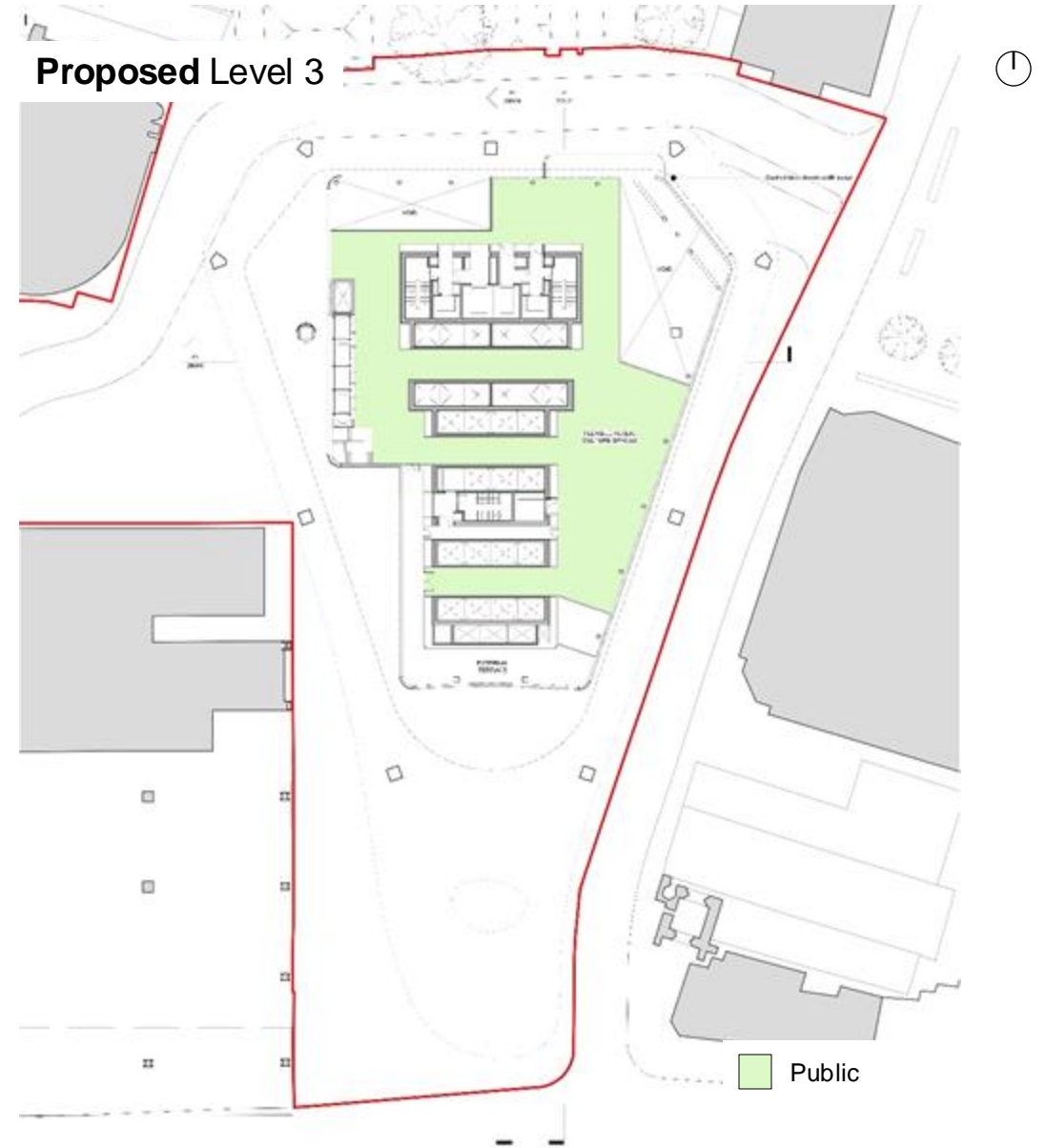
Proposed Podium Section & Uses

# 1 Undershaft

Proposed Level 2



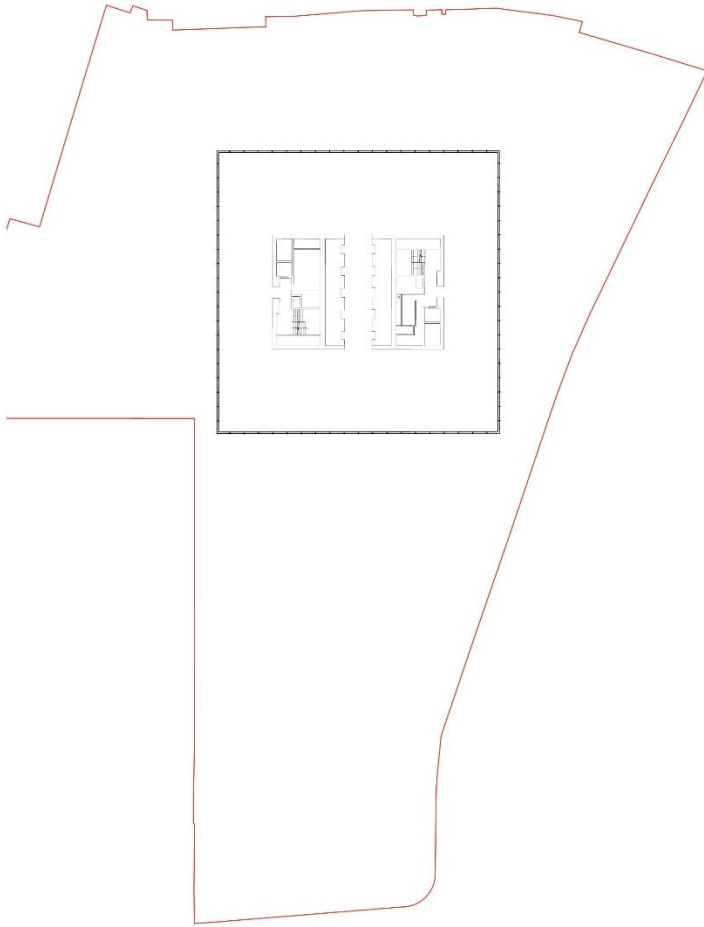
Proposed Level 3



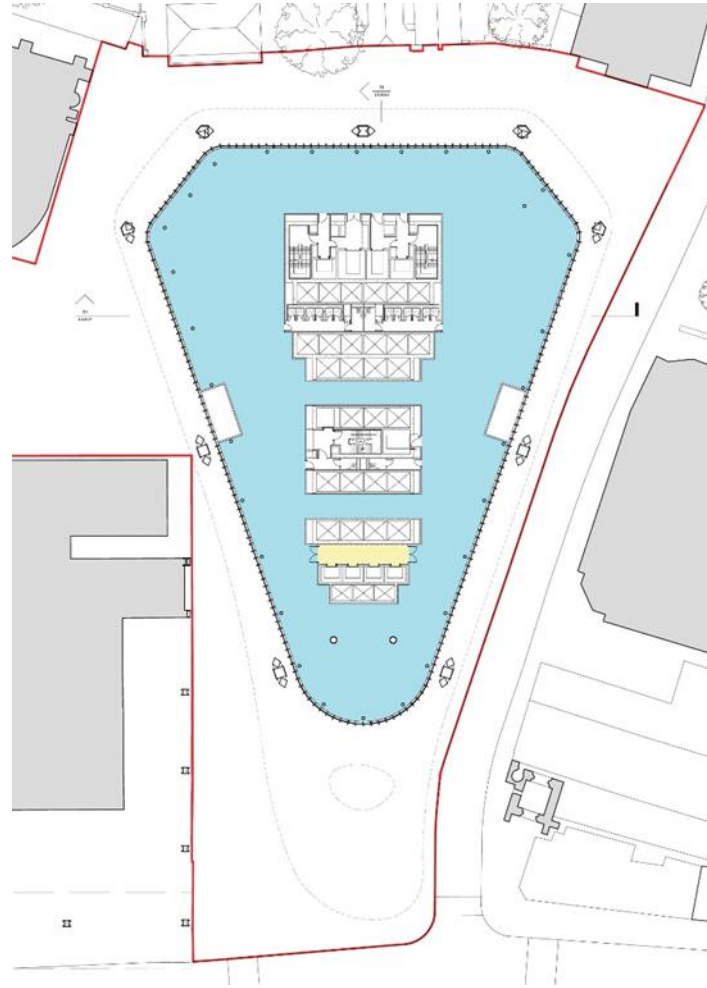
Proposed Public Podium Floors

# 1 Undershaft

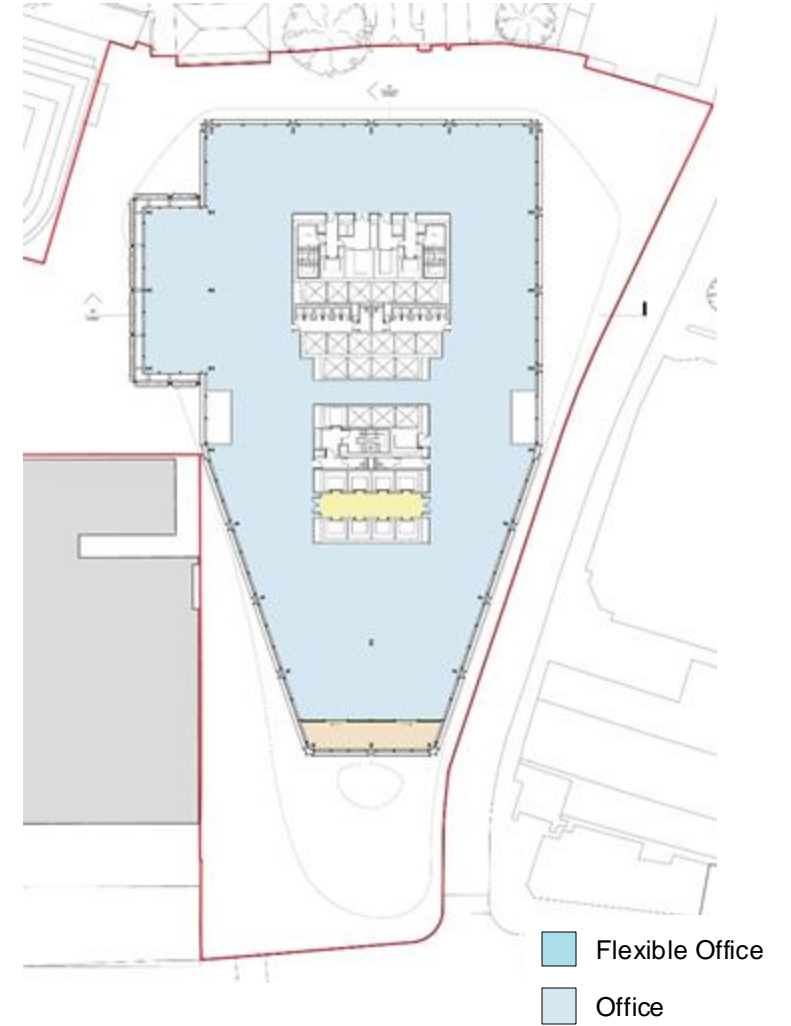
Existing Typical Floor



Proposed Typical Zone 1 (Levels 4-9)



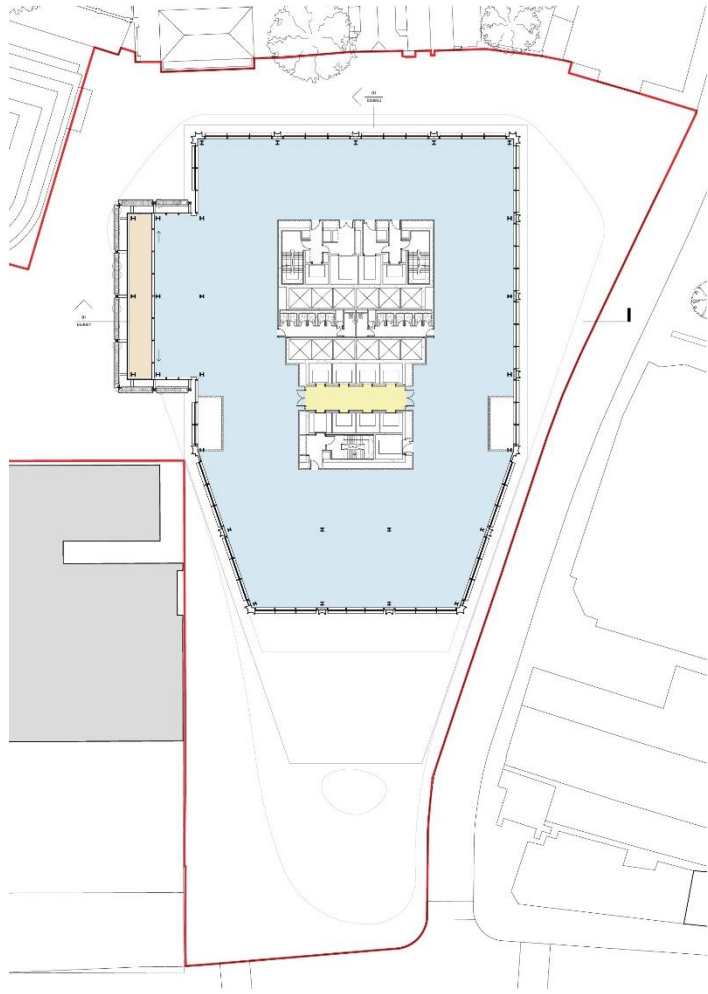
Proposed Typical Zone 2 (Levels 14-29)



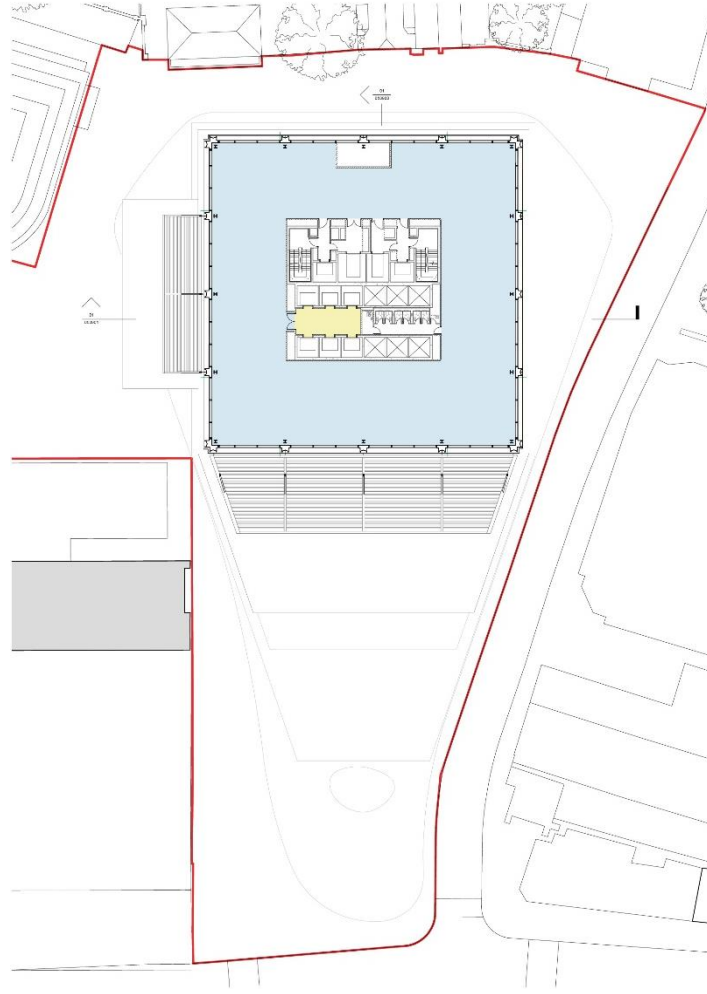
Typical Office Floor Plans

# 1 Undershaft

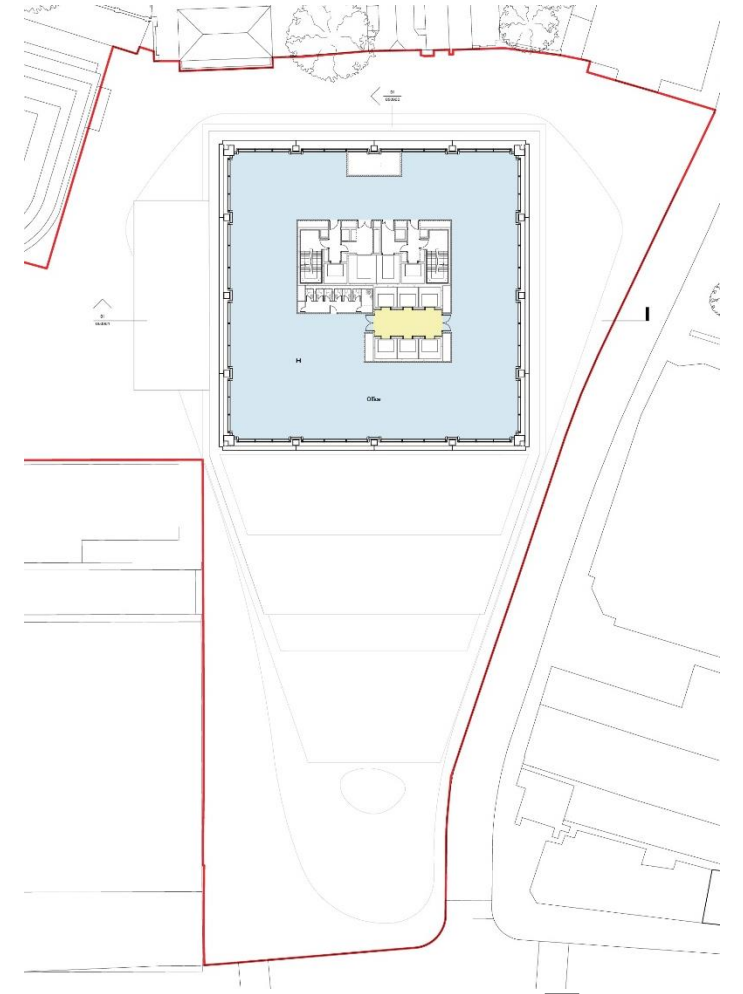
**Proposed Typical Zone 3 (Levels 32-47)**



**Proposed Typical Zone 4 (Levels 50-60)**



**Proposed Typical Zone 5 (Levels 61-71)**

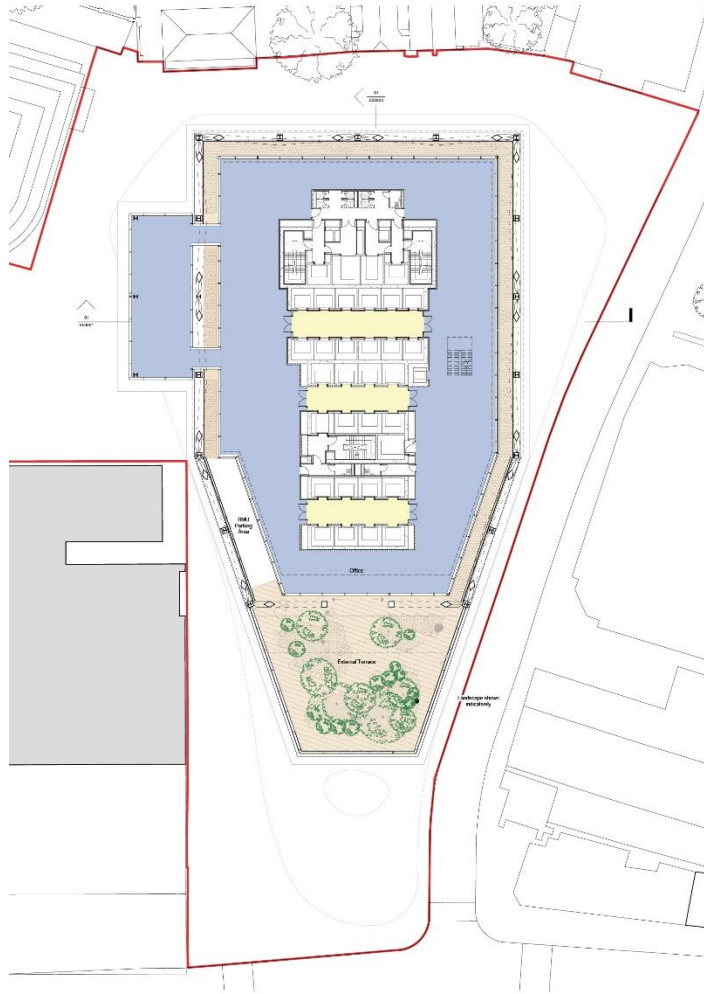


Office

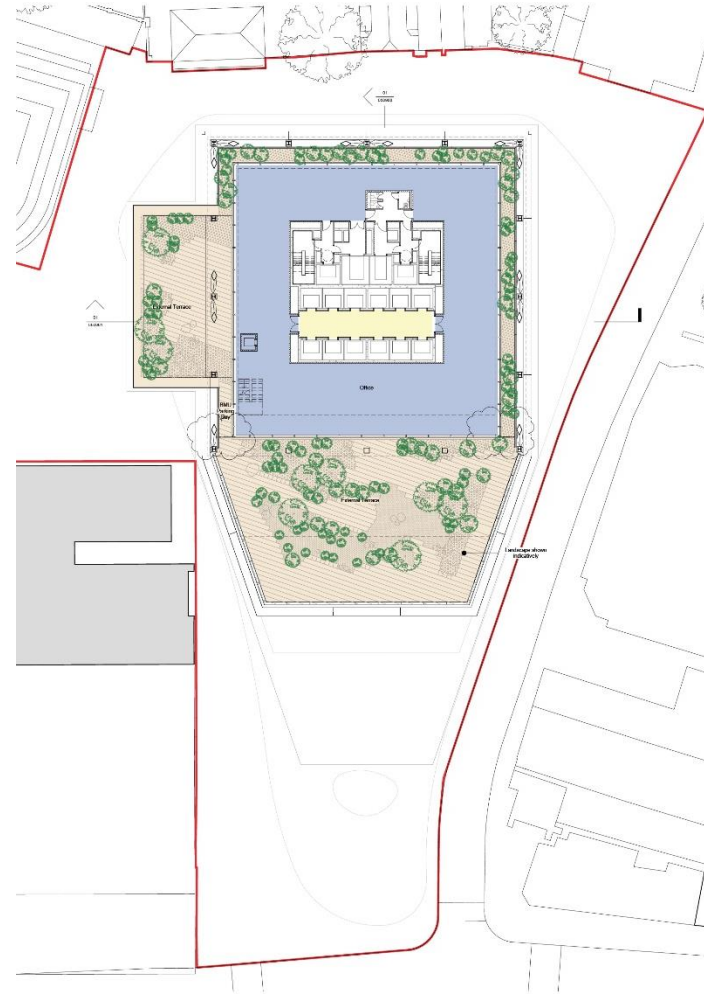
Typical Office Floor Plans

# 1 Undershaft

## Proposed Level 30 Office Amenity



## Proposed Level 48 Office Amenity



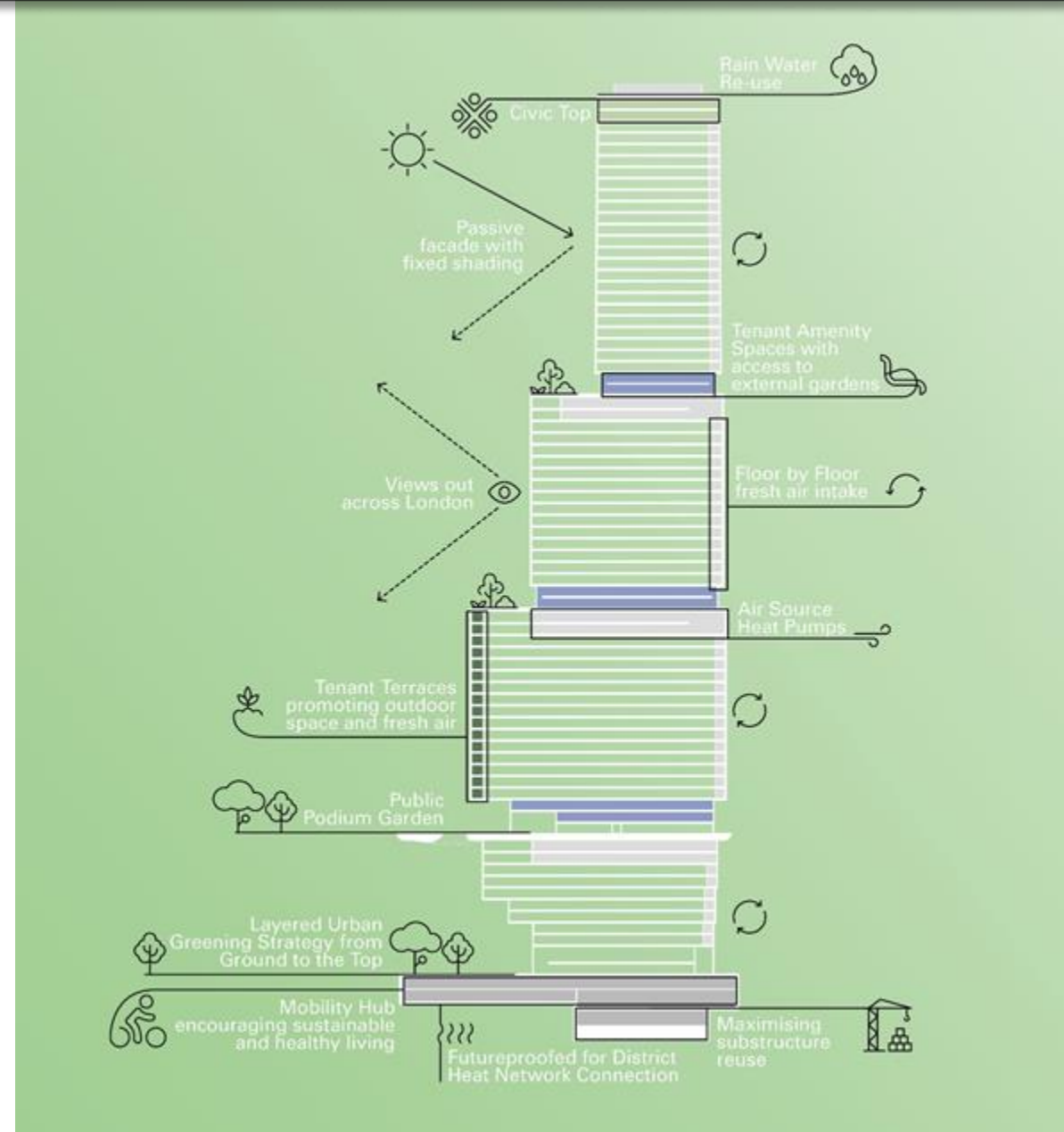
- Office Amenity
- Terrace

# 1 Undershaft



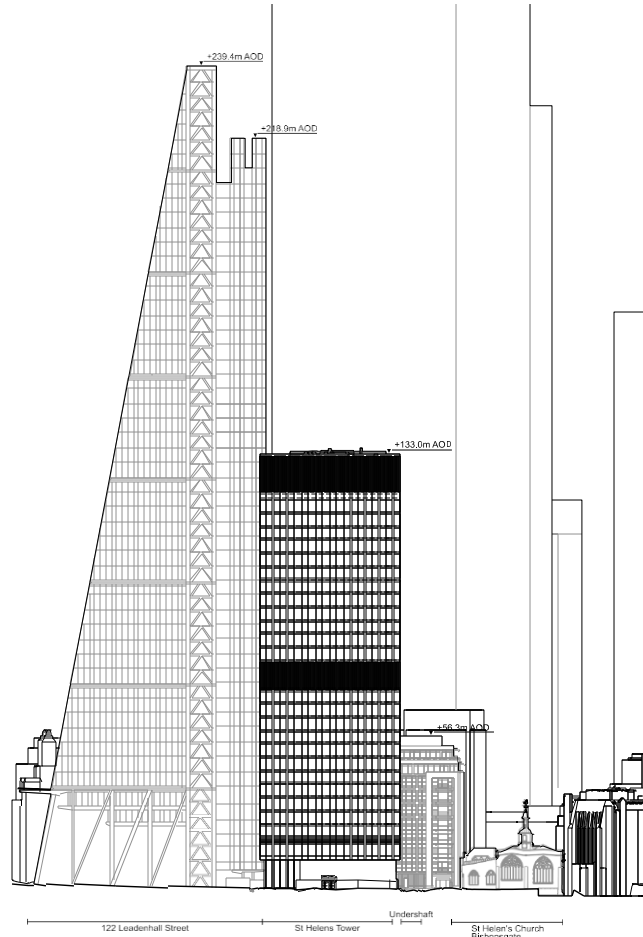
Office amenity

# 1 Undershaft

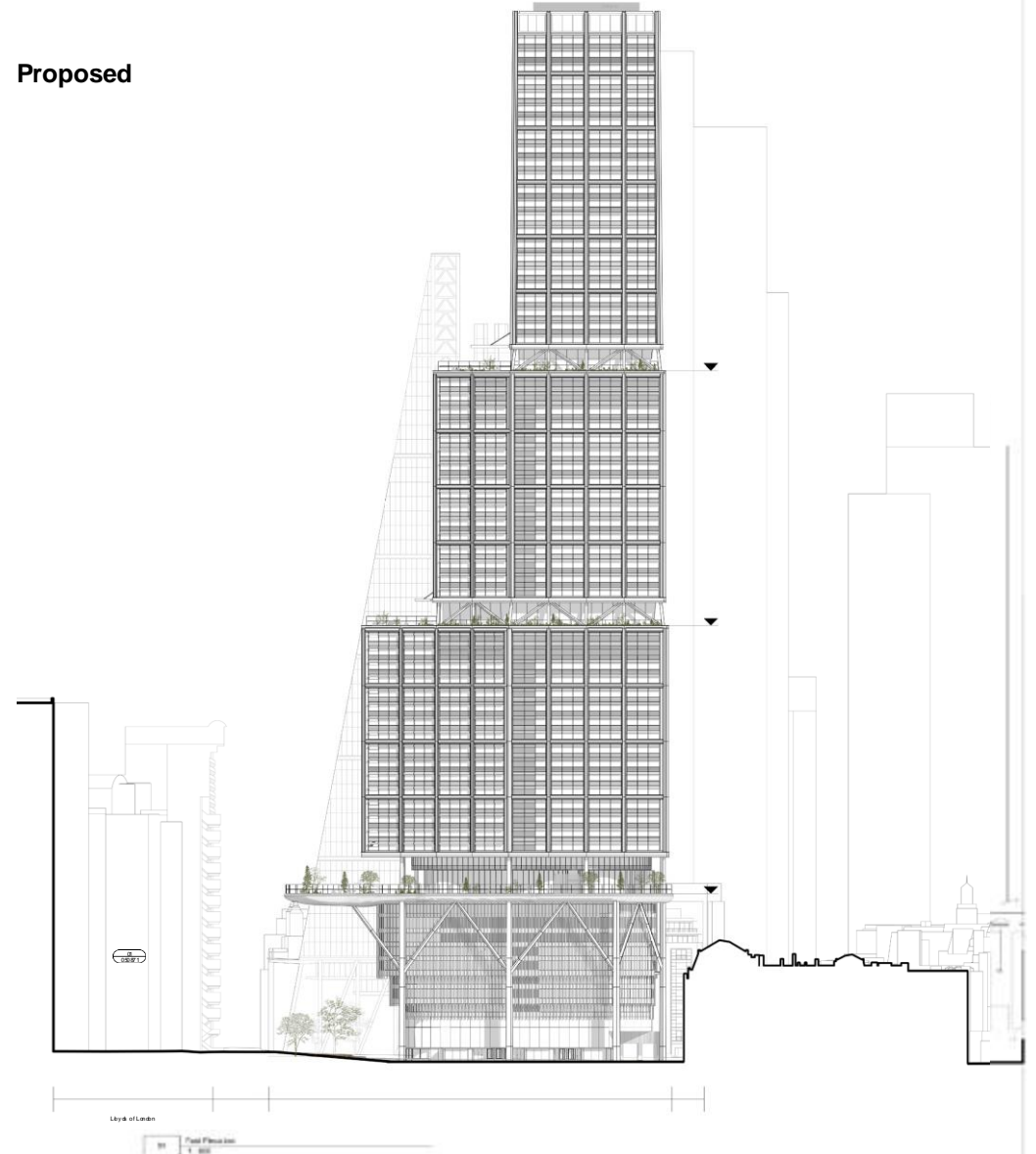


# 1 Undershaft

East Elevation  
Existing



Proposed

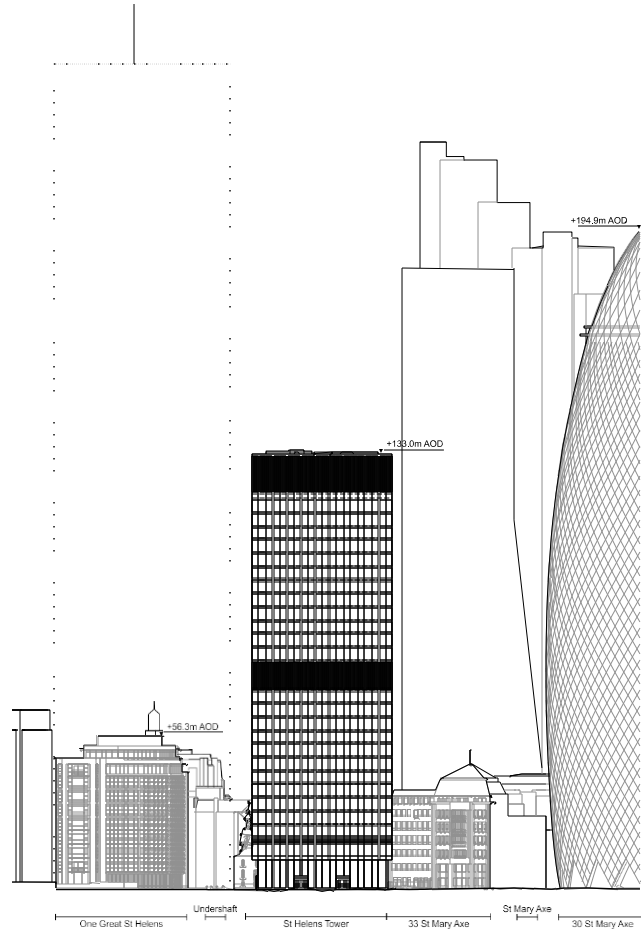


East Elevation

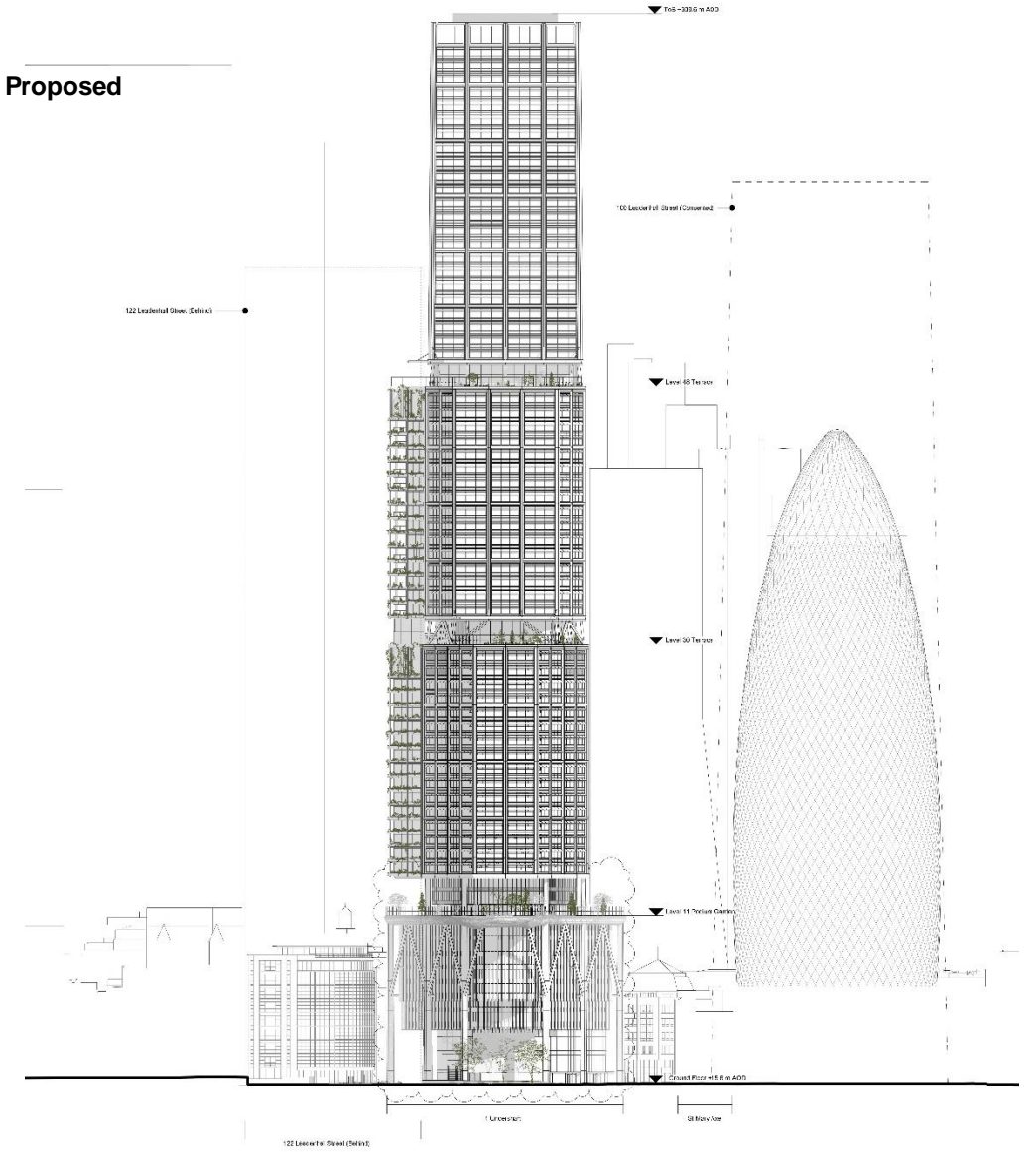


# 1 Undershaft

## South Elevation Existing



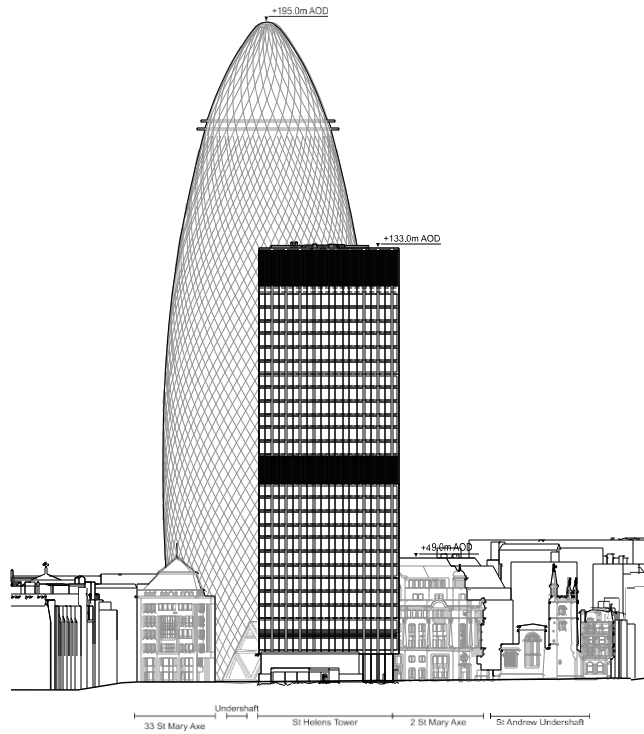
## Proposed



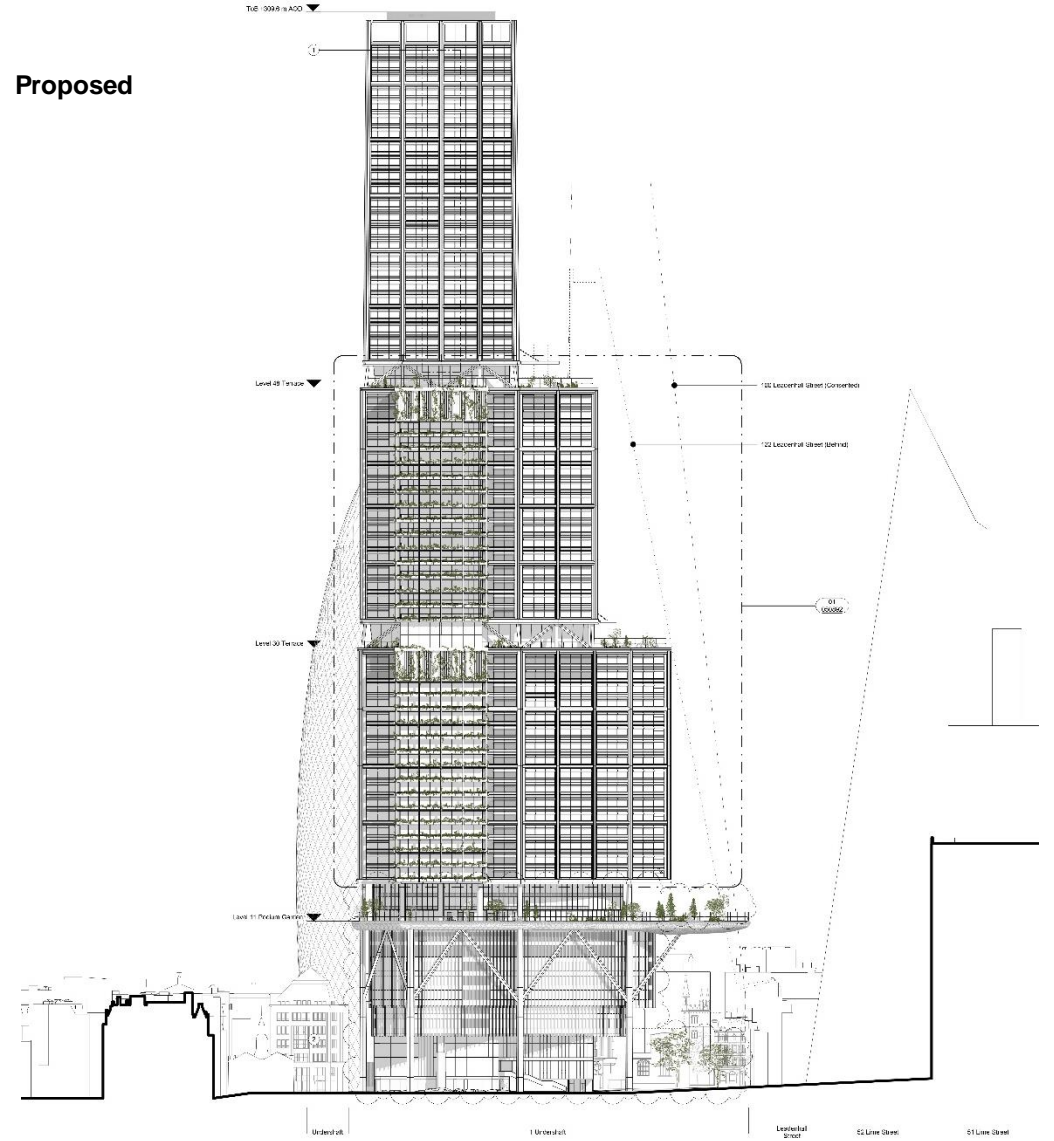
## South Elevation

# 1 Undershaft

## West Elevation Existing



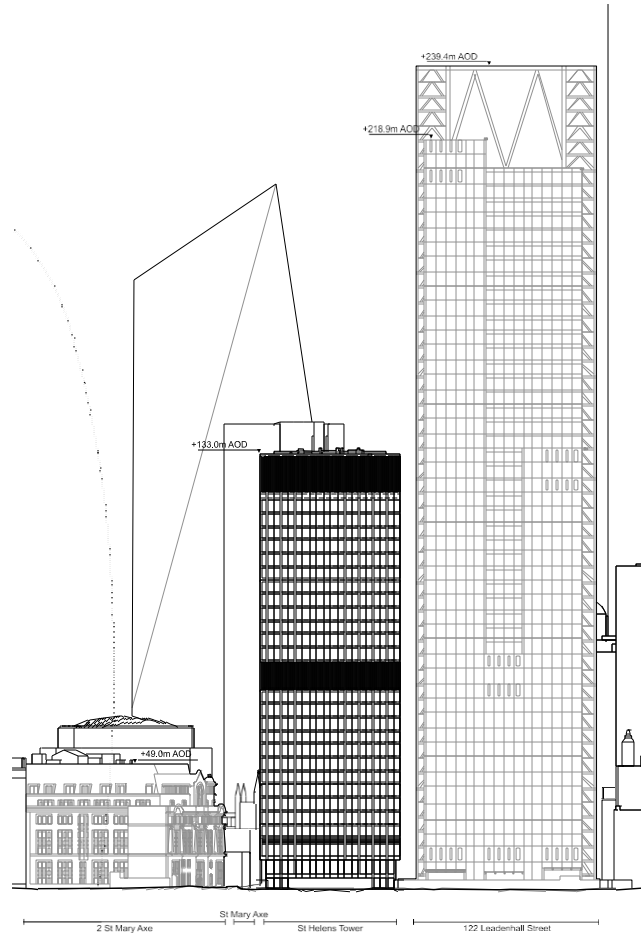
## Proposed



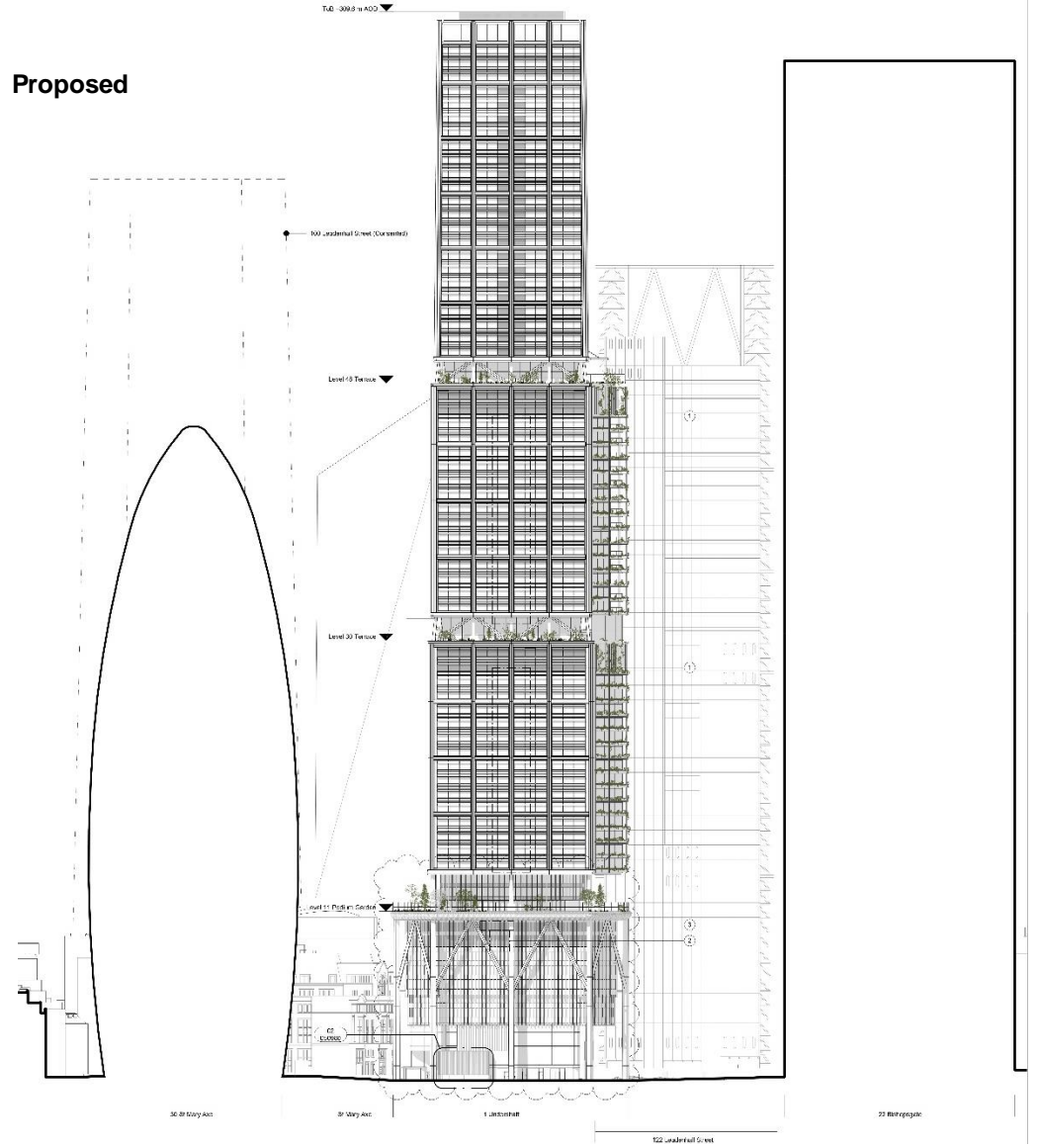
## West Elevation

# 1 Undershaft

## North Elevation Existing



## Proposed

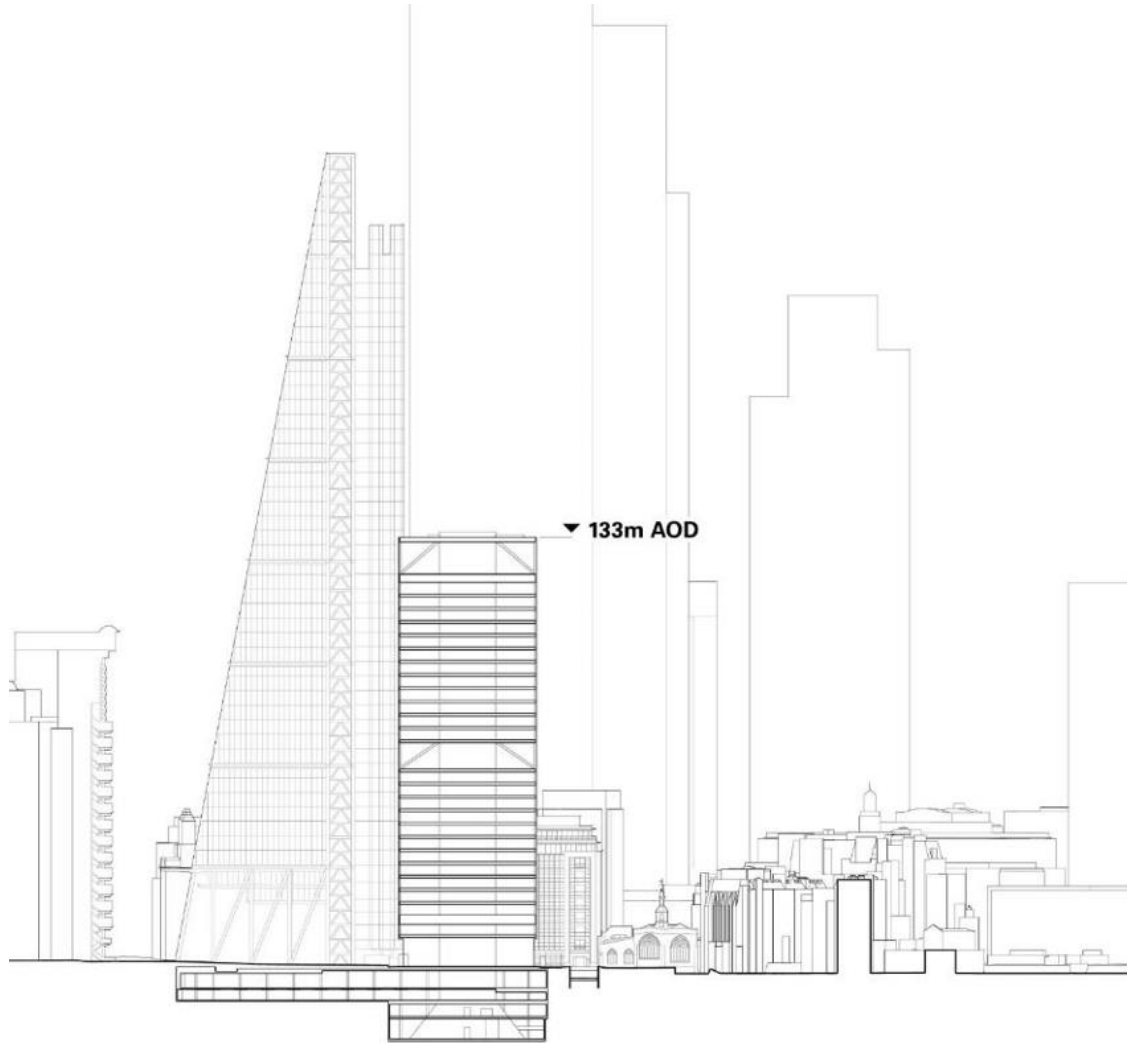


## North Elevation

# 1 Undershaft

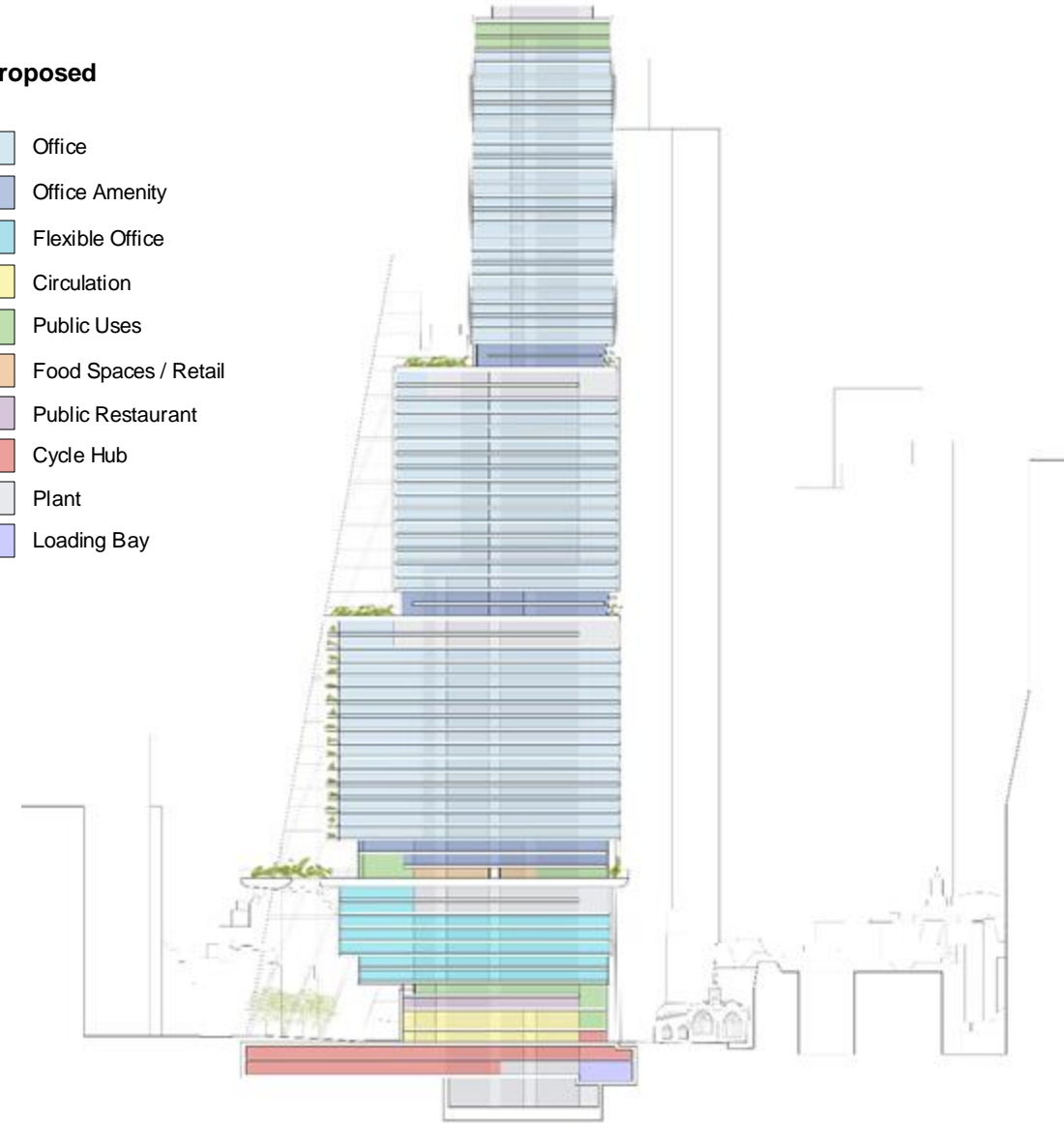
## Section: North-South

Existing



Proposed

- Office
- Office Amenity
- Flexible Office
- Circulation
- Public Uses
- Food Spaces / Retail
- Public Restaurant
- Cycle Hub
- Plant
- Loading Bay



Existing and Proposed Cross Section

# 1 Undershaft



Proposed Crown – Civic Uses

# 1 Undershaft

## View 19

LVMF 10A.1: Tower Bridge: upstream

Existing



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 850 T x 3.5 / 35 mm / 05/02/23 / 09:20

Tower Bridge (LVMF 10A.1) - Existing

# 1 Undershaft

## View 19

LVMF 10A.1: Tower Bridge: upstream

## Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 850 7x3 5 / 35 mm / 05/02/23 / 09:20

## Tower Bridge (LVMF 10A.1) - Cumulative

# 1 Undershaft

## View 21

Tower of London, the Inner Ward

Existing



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 8135 / 24mm / 03/04/23 / 14:00

Inner Ward - Existing

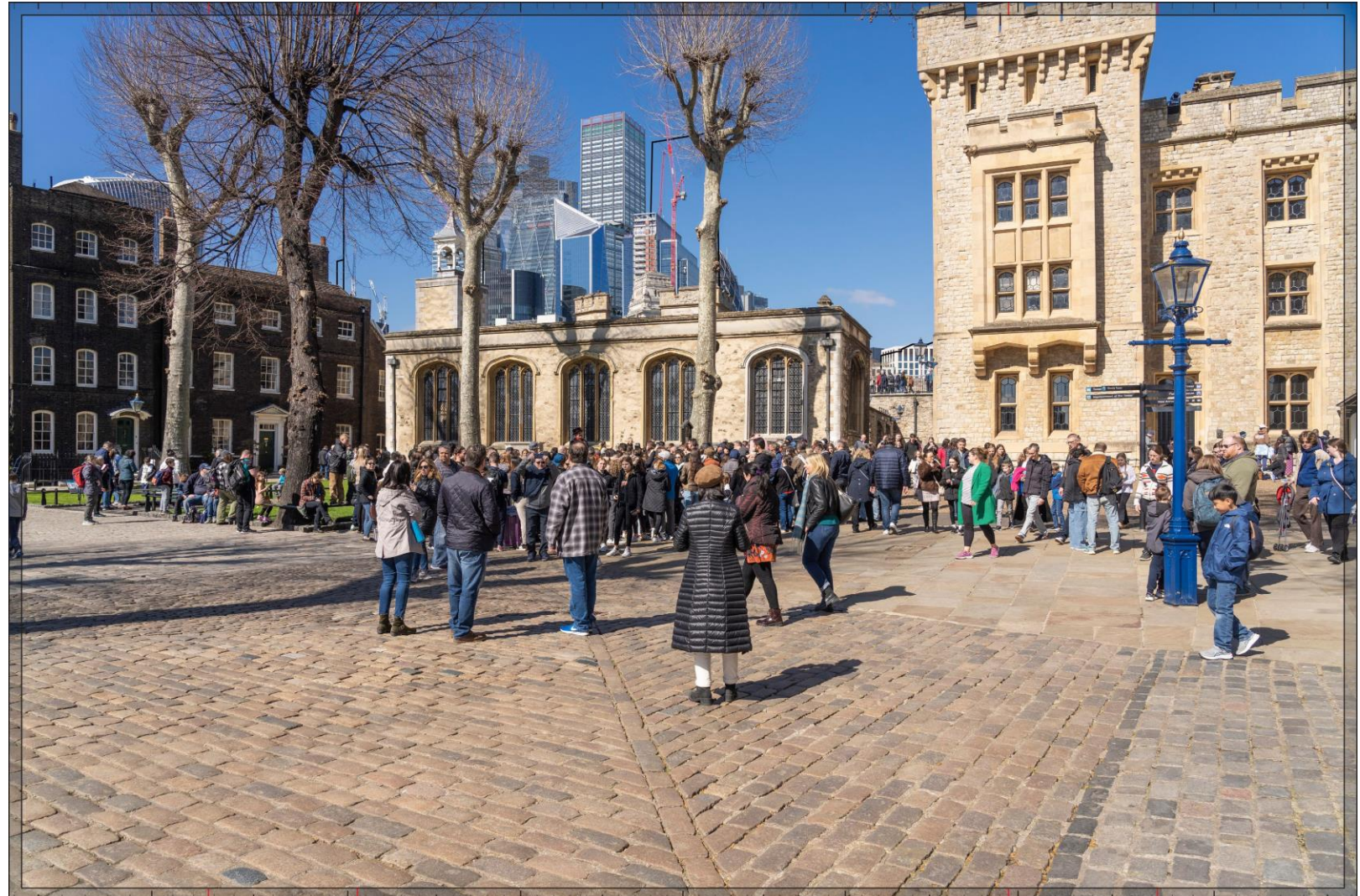


# 1 Undershaft

## View 21

Tower of London, the Inner Ward

## Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 8135 / 24mm / 03/04/23 / 14:00

## Inner Ward - Cumulative

# 1 Undershaft

## View 17.1

LVMF 25A.1: The Queen's Walk  
at City Hall: foot of pathway  
from Potter's Fields

**Existing**



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 716 0x3 5 / 35 mm / 18 / 10 / 22 / 10 : 42

Queen's Walk (LVMF 25A.1) - Existing

# 1 Undershaft

## View 17.1

LVMF 25A.1: The Queen's Walk  
at City Hall: foot of pathway  
from Potter's Fields

## Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

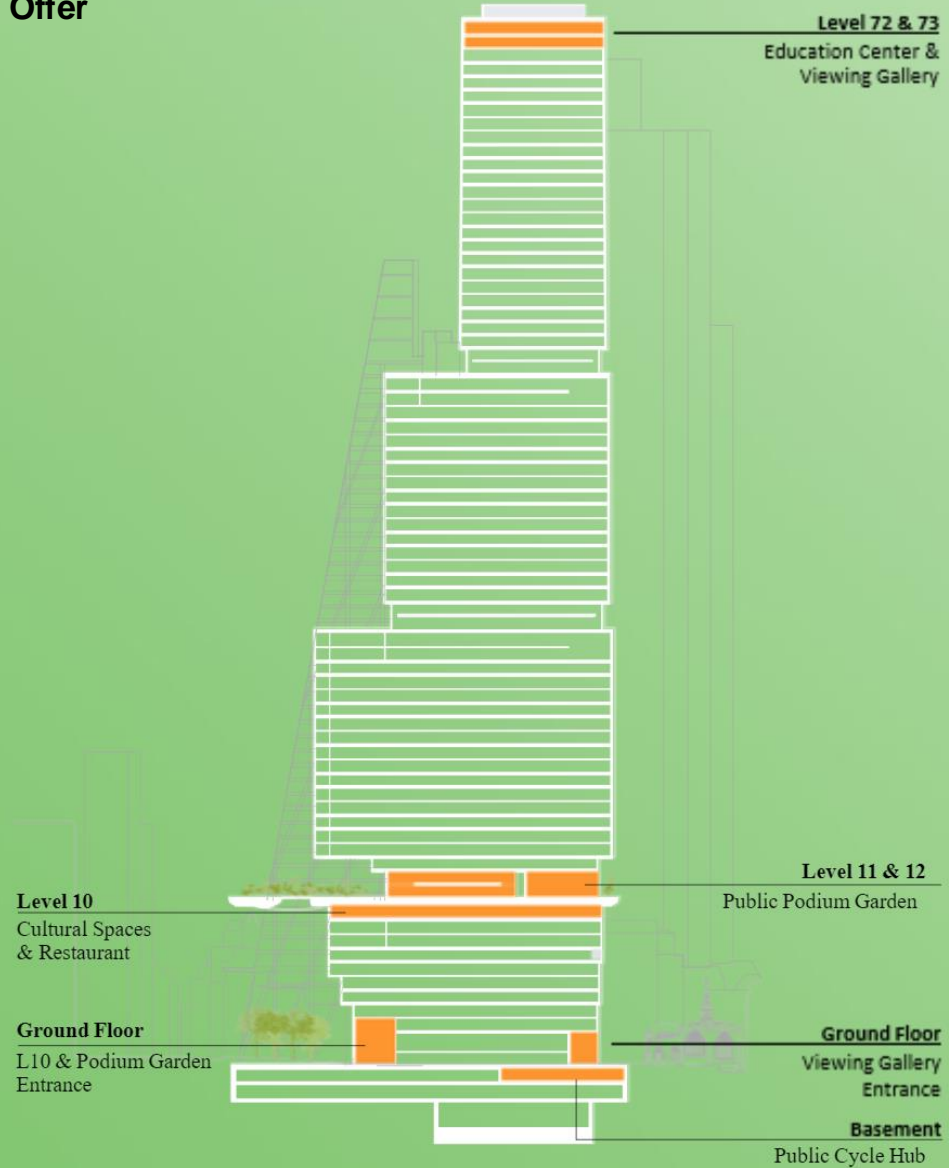
24 mm - 36.9°

D2 716 0x3 5 / 35 mm / 18/10/22 / 10:42

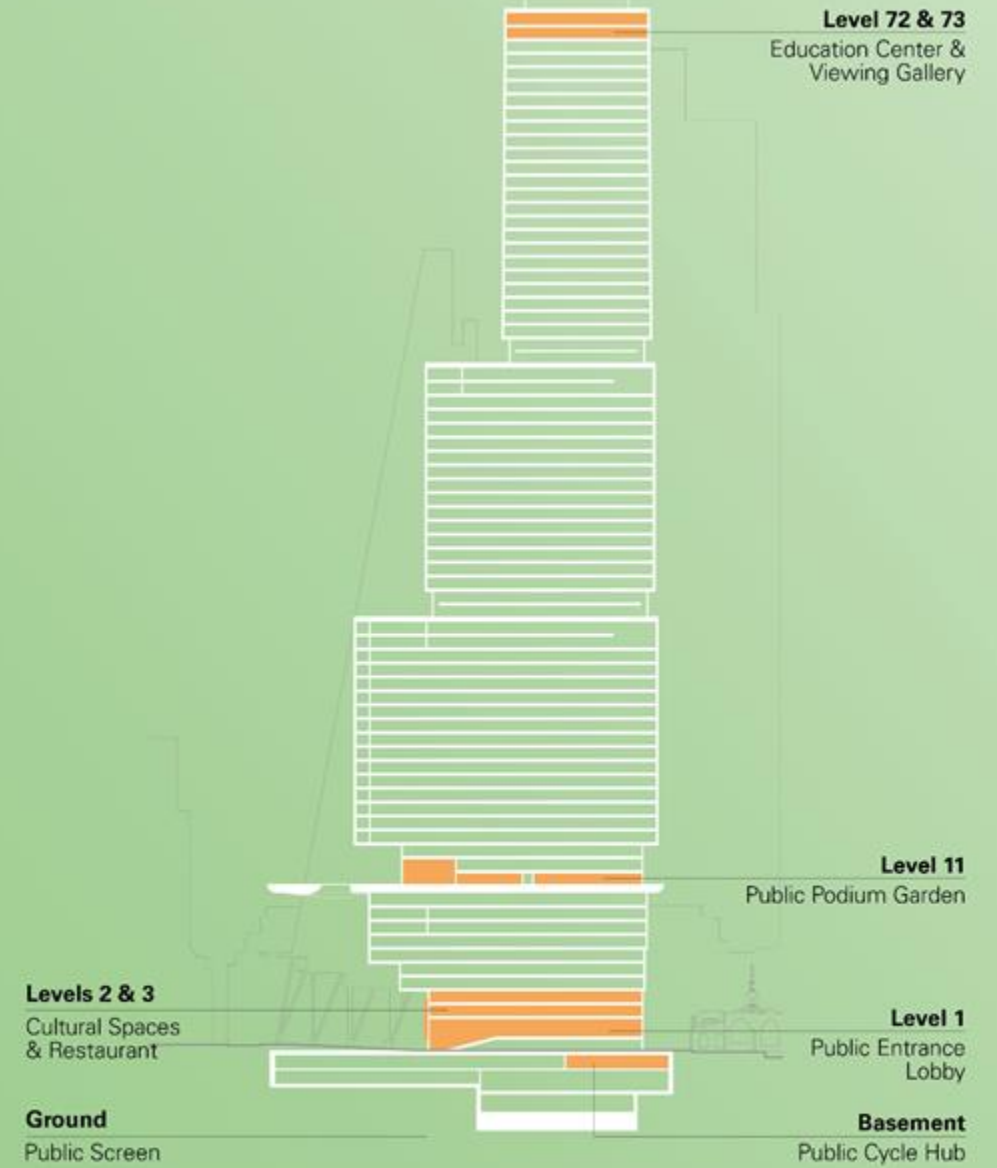
Queen's Walk (LVMF 25A.1) - Cumulative

# 1 Undershaft

## Previously Proposed Public Spaces & Cultural Offer

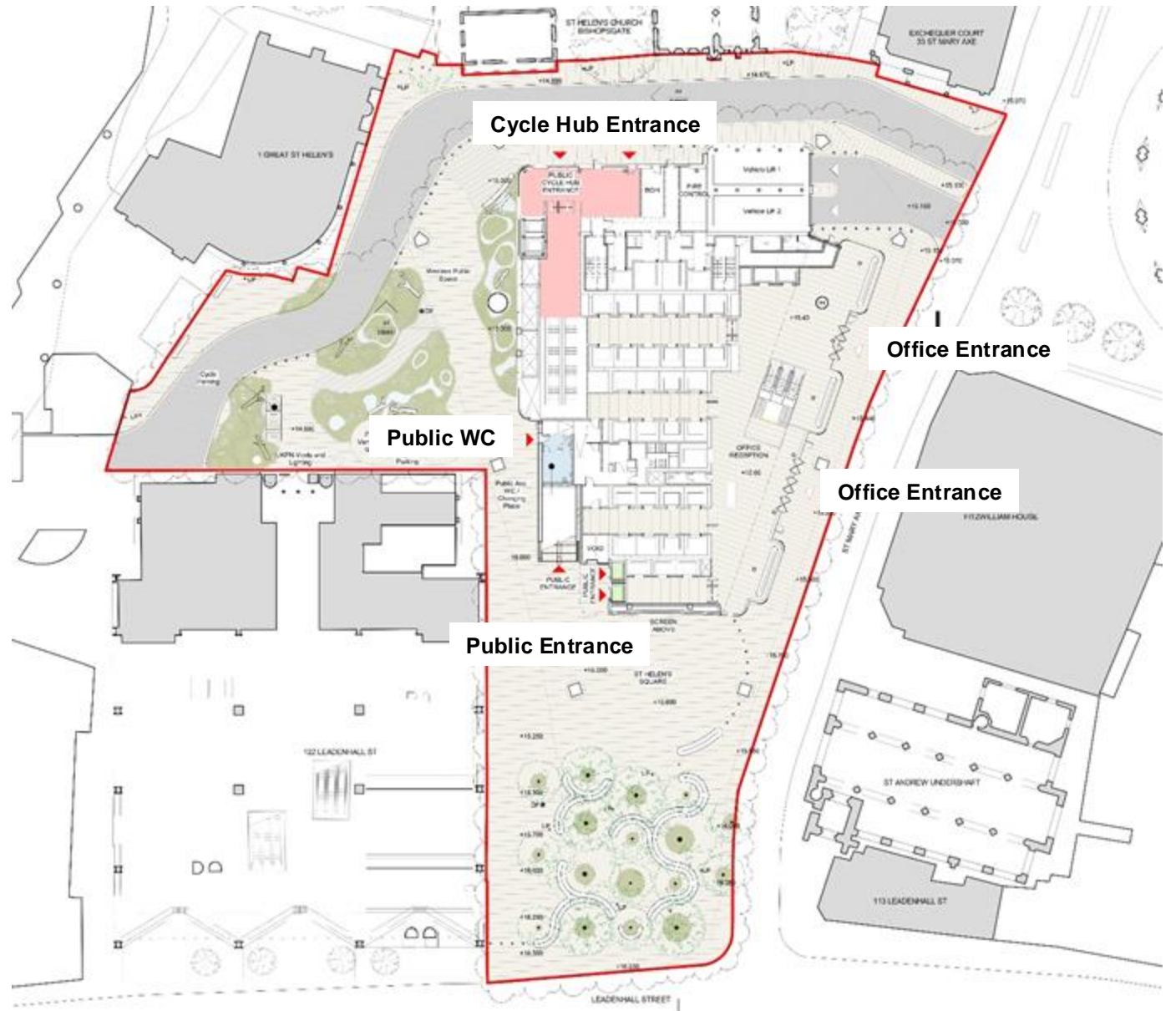
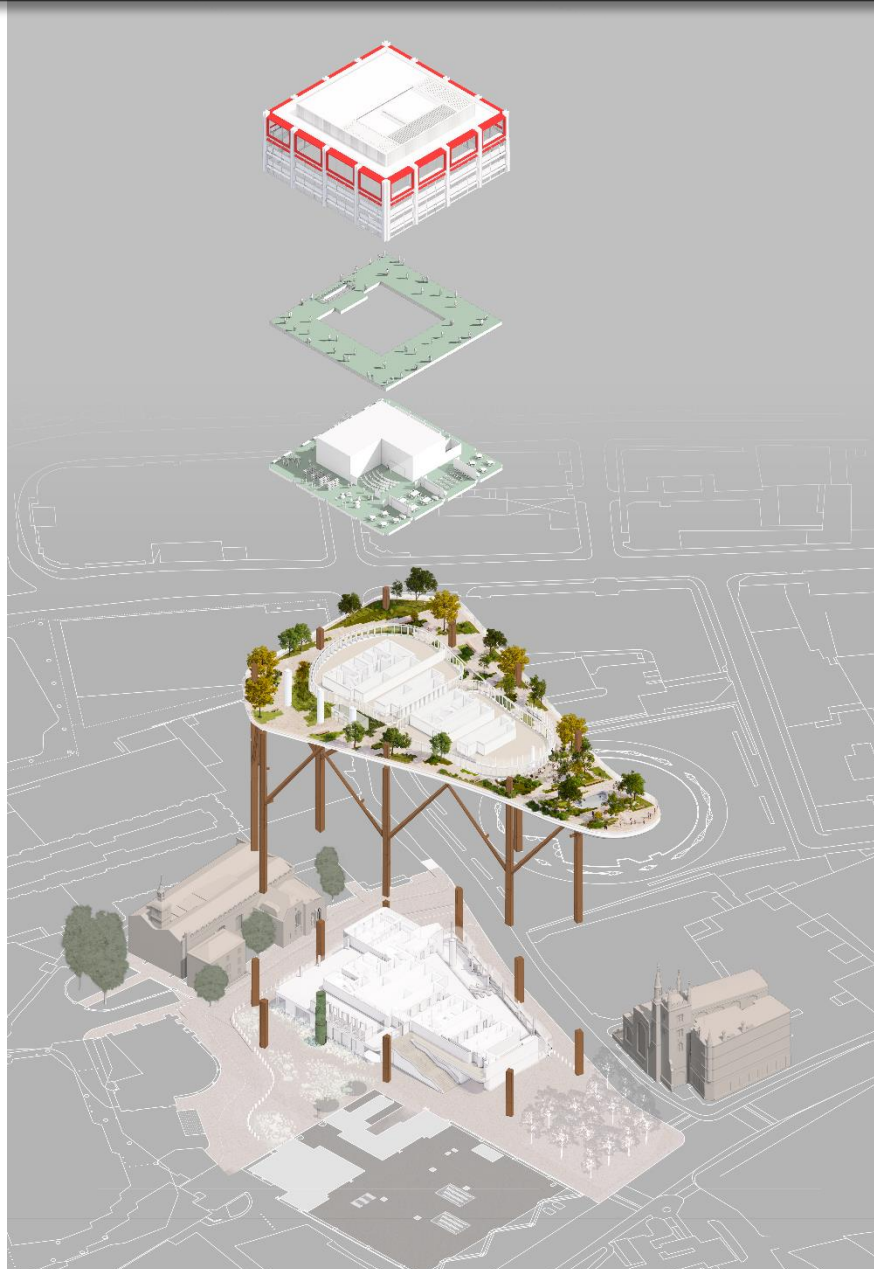


## Public Spaces & Cultural Offer Proposed



## Proposed Public Spaces

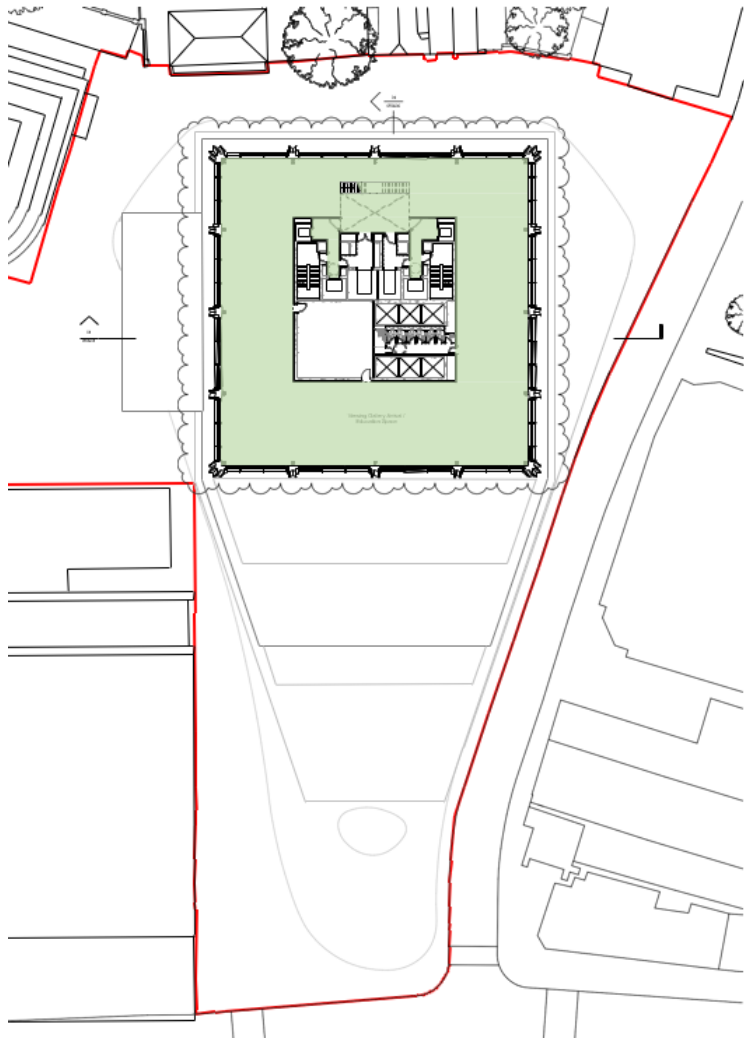
# 1 Undershaft



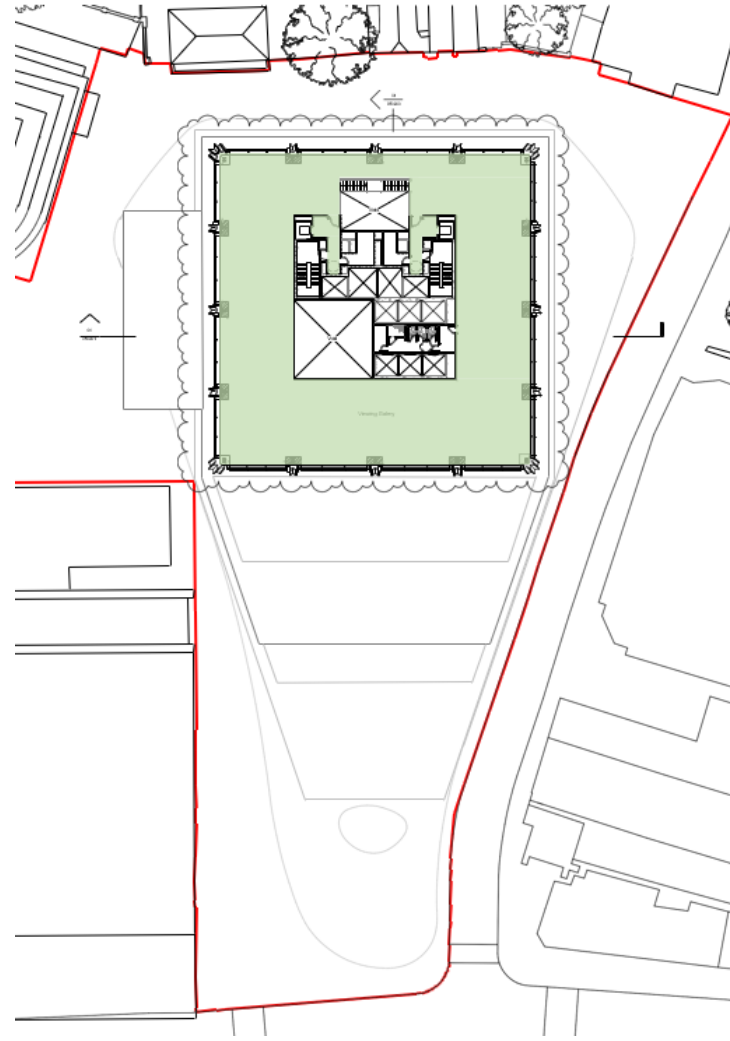
Public Amenity Floors

# 1 Undershaft

Proposed Level 72



Proposed Level 73 Public Viewing Gallery ①



Classroom in the Sky



Indicative cross-section

*“1 Undershaft will be a truly inspiring learning destination – an unforgettable classroom in the sky”*

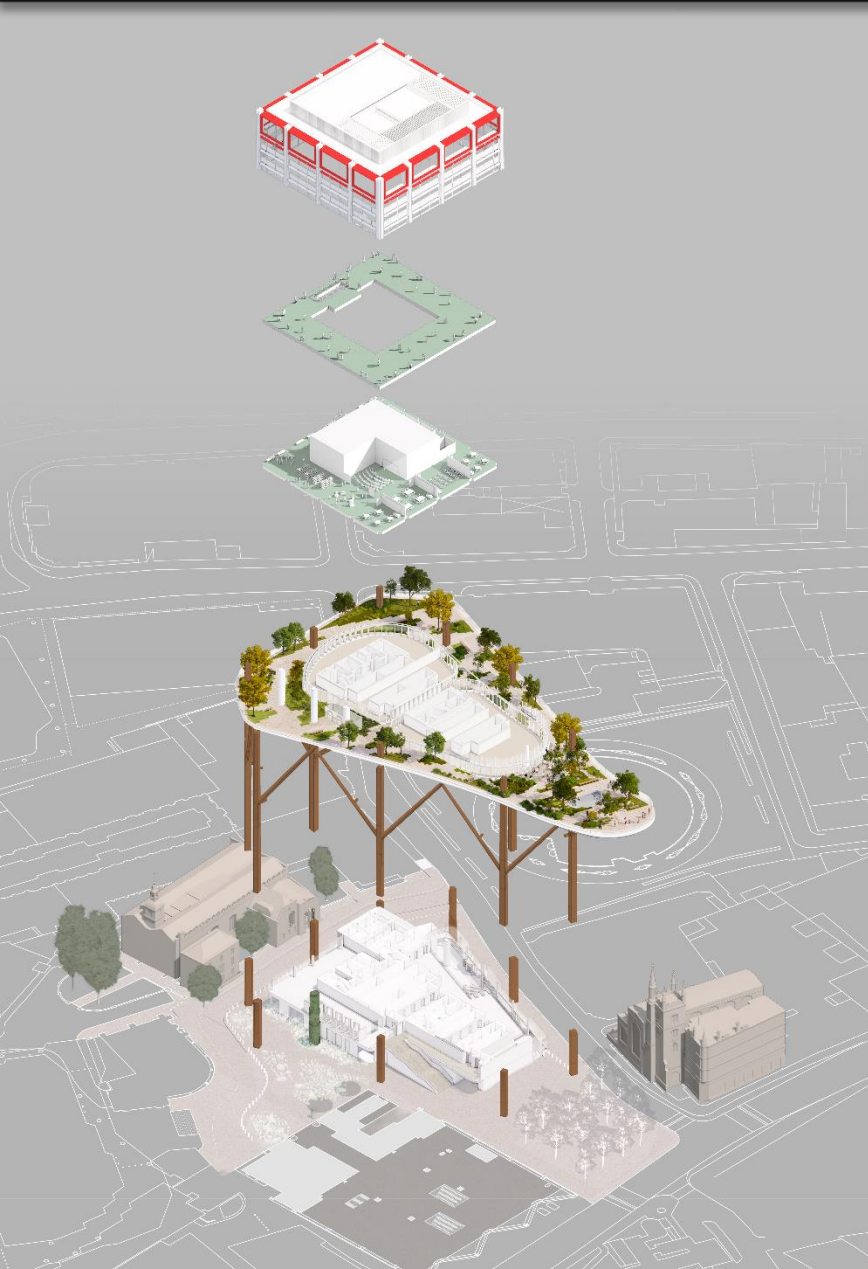
– London Museum

# 1 Undershaft



L73 Elevated Cultural Space

# 1 Undershaft



L72 Classroom in the Sky

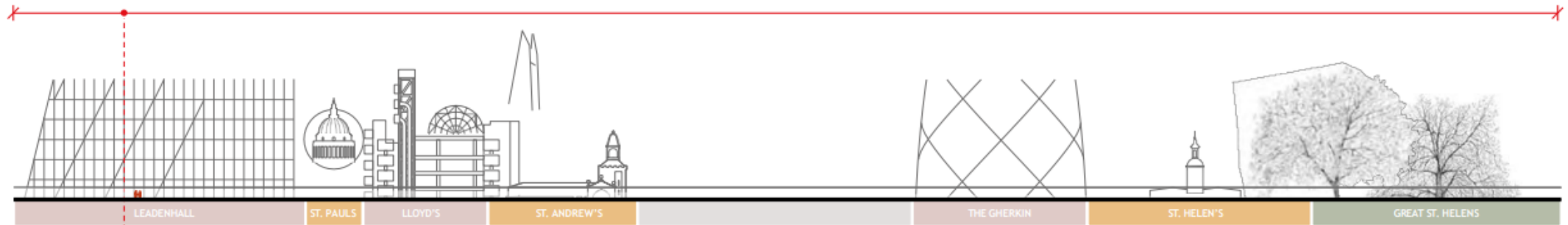


# 1 Undershaft



Arrival Point

310m



City Scale Views



## L11 Podium Garden

# 1 Undershaft

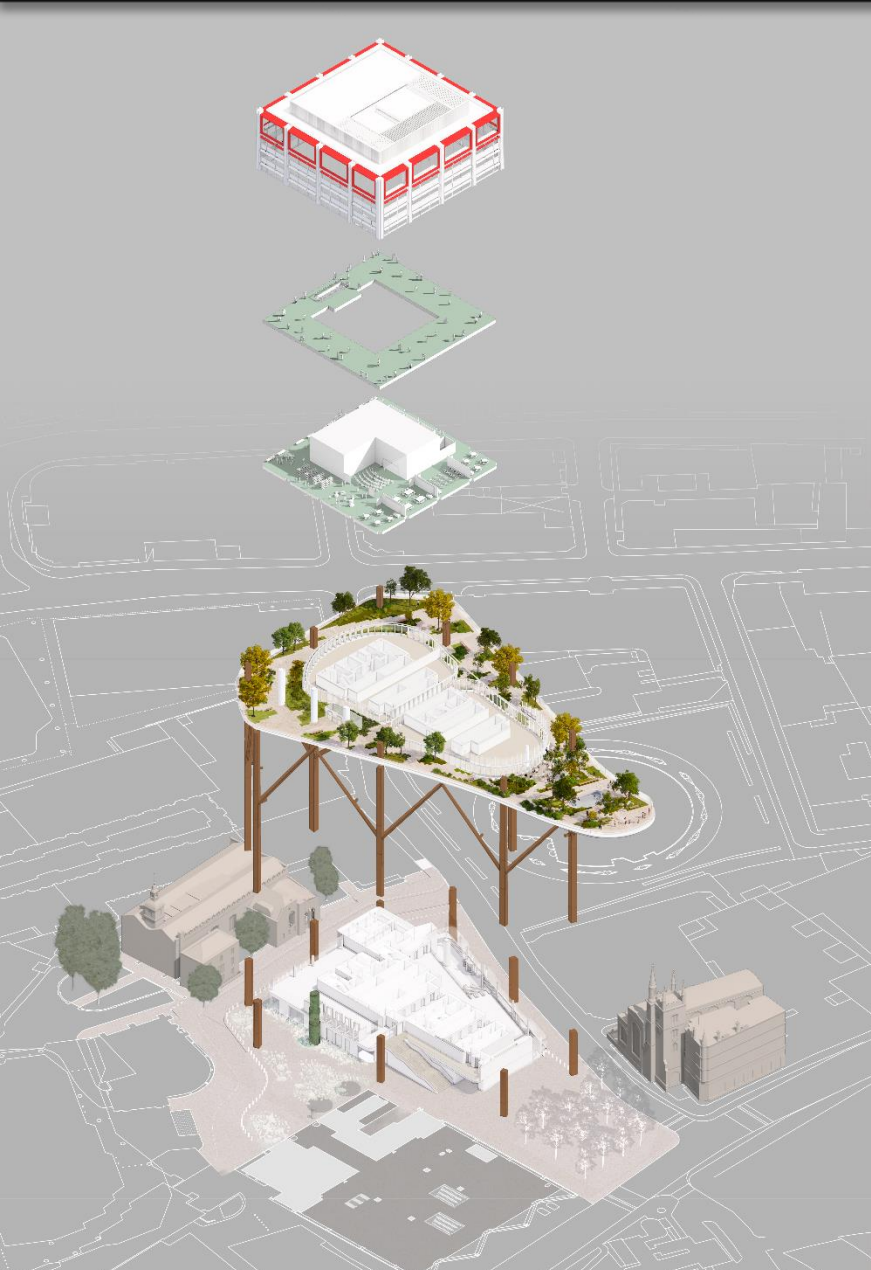
Previously Proposed Level 11 Podium Garden



Proposed Level 11 Podium Garden



# 1 Undershaft



L11 Podium Garden

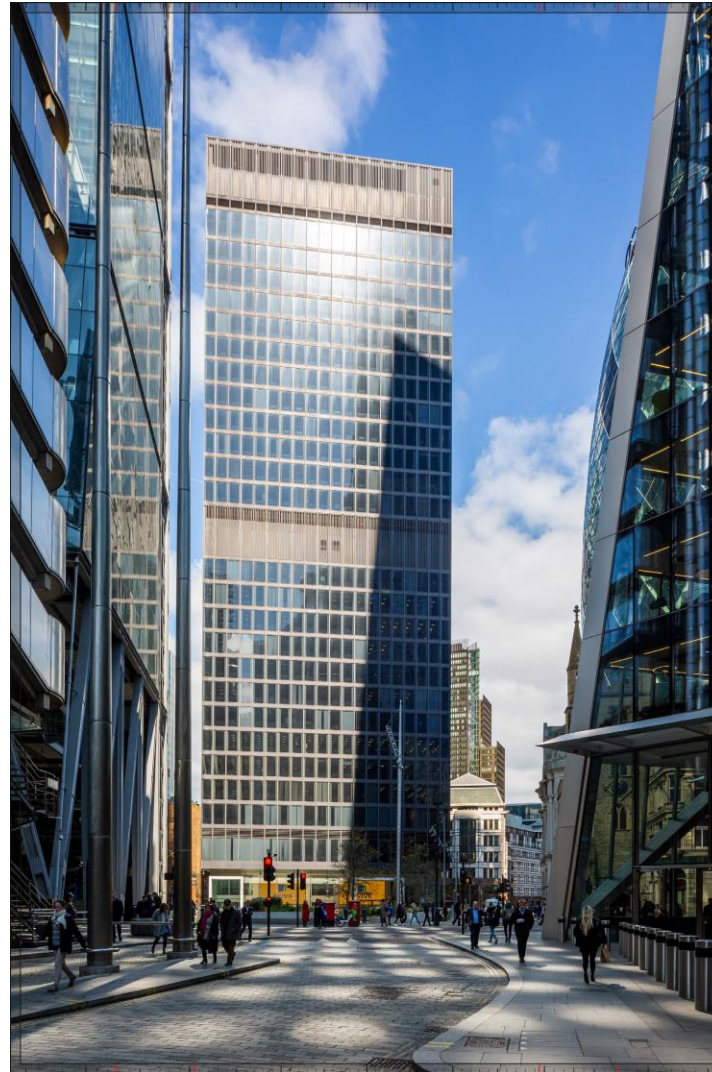
# 1 Undershaft

## View 52

Lime Street, outside  
the Willis Building

**Existing**

View location



24 mm - 26.6°

Image scaling factor = 16% at A3

24 mm - 26.6°

D28007 / 24mm / 03/04/23 / 12:49

Lime Street (looking north) - Existing

# 1 Undershaft

## View 52

Lime Street, outside  
the Willis Building

**Cumulative**



24 mm - 26.6°

Image scaling factor = 16% at A3

24 mm - 26.6°

D2 8007 / 24mm / 03/04/23 / 12:49

Previously Proposed July 2024 Lime Street (looking north) - Cumulative

# 1 Undershaft

## View 52

Lime Street, outside  
the Willis Building

## Cumulative



24 mm - 26.6°

Image scaling factor = 16% at A3

24 mm - 26.6°

D2 8007 / 24mm / 03/04/23 / 12:49

# 1 Undershaft

## View 53

Outside Lloyds entrance on Lime Street looking north

Existing

View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Lime Street (looking north) - Existing

# 1 Undershaft

## View 53

Outside Lloyds entrance on Lime Street looking north

Proposed



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Lime Street (looking north) - Previously Proposed July 2024



# 1 Undershaft

## View 53

Outside Lloyds entrance on  
Lime Street looking north

**Proposed**



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Lime Street (looking north) - Revised Proposed December 2024

# 1 Undershaft

## View 53

Outside Lloyds entrance on  
Lime Street looking north

**Cumulative**



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D27839 / 24mm / 24/03/23 / 11:34

Lime Street (looking north) - Cumulative



# 1 Undershaft

## View 57

Undershaft, north of the  
Leadenhall Building

Existing



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 864 6 / 24mm / 04/06/23 / 14:18

Undershaft (W) - Existing

# 1 Undershaft

## View 57

Undershaft, north of the  
Leadenhall Building

## Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 864 6 / 24mm / 04/06/23 / 14:18

Previously Proposed July 2024 Undershaft (W) - Cumulative

# 1 Undershaft

## View 57

Undershaft, north of the  
Leadenhall Building

**Cumulative**



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D28646 / 24mm / 04/06/23 / 14:18

Revised Proposed Undershaft December 2024 (W) - Cumulative

# 1 Undershaft

## View 59

St Helen's Church, western entrance

Existing



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 8003 / 24mm / 03/04/23 / 14:18

St Helen's Churchyard - Existing

# 1 Undershaft

## View 59

St Helen's Church, western entrance

## Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 105% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D2 8003 / 24mm / 03/04/23 / 14:18

St Helen's Churchyard - Cumulative



# 1 Undershaft

## St Mary Axe - Looking South

Existing



Proposed



St Mary Axe – Existing and Proposed

# 1 Undershaft

## View 62

St Mary Axe, looking east  
along Undershaft

Existing



View location



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D28828 / 24mm / 15/08/23 / 10:05

Undershaft – Existing view looking west

# 1 Undershaft

## View 62

St Mary Axe, looking east  
along Undershaft

**Proposed**



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

35 mm - 27.2°

24 mm - 36.9°

D28828 / 24mm / 15/08/23 / 10:05

Undershaft – Proposed view looking west

# 1 Undershaft

## View 62

St Mary Axe, looking east  
along Undershaft

## Cumulative



24 mm - 36.9°

35 mm - 27.2°

50 mm - 19.8°

Image scaling factor = 37% at A3, 10.5% at A0

50 mm - 19.8°

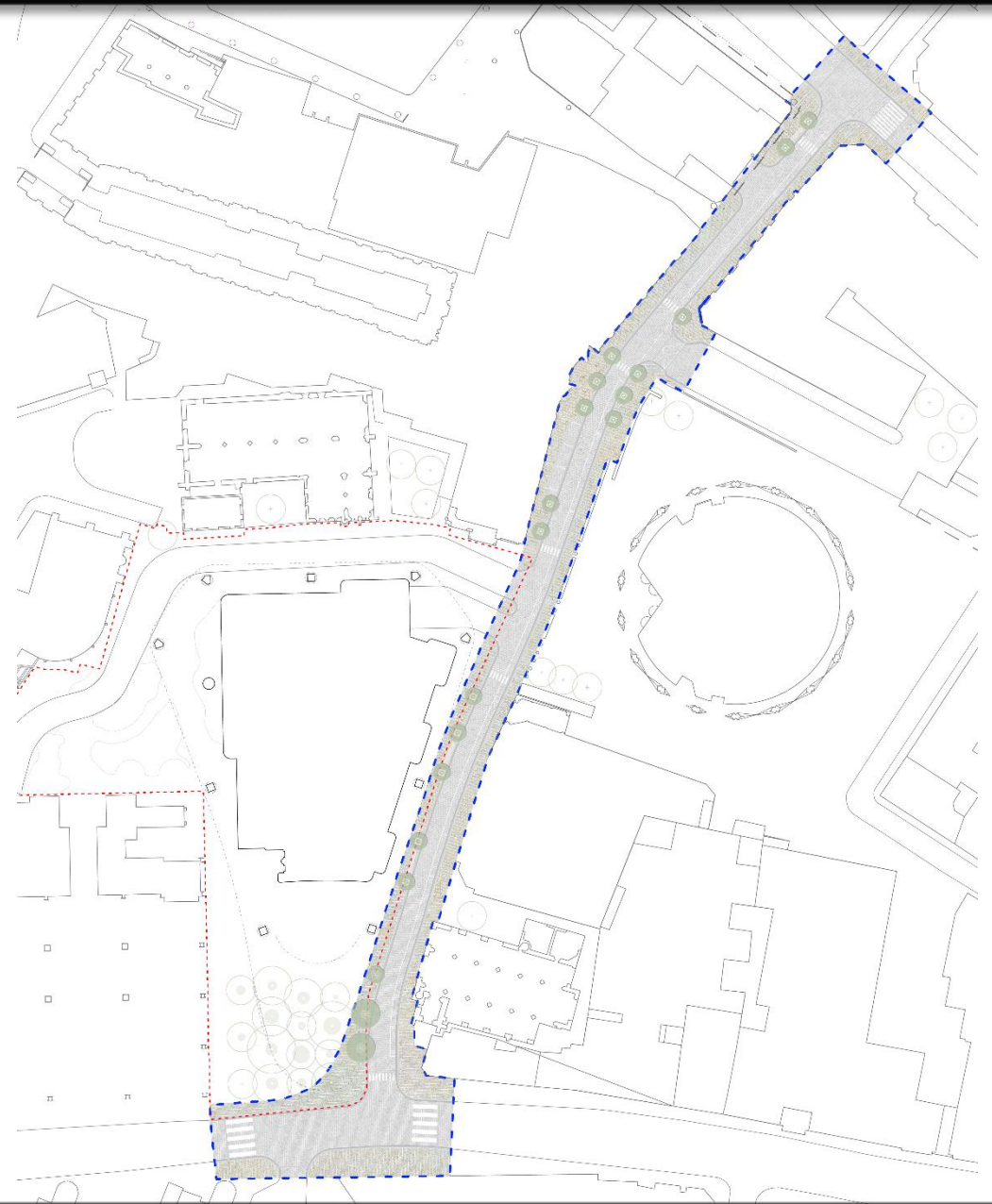
35 mm - 27.2°

24 mm - 36.9°

D28828 / 24mm / 15/08/23 / 10:05

Undershaft – Cumulative view looking west

# 1 Undershaft



S278 Improvements (TBA)

## St Mary Axe – proposed Section 278

# 1 Undershaft



St Mary Axe – proposed Section 278

# 1 Undershaft

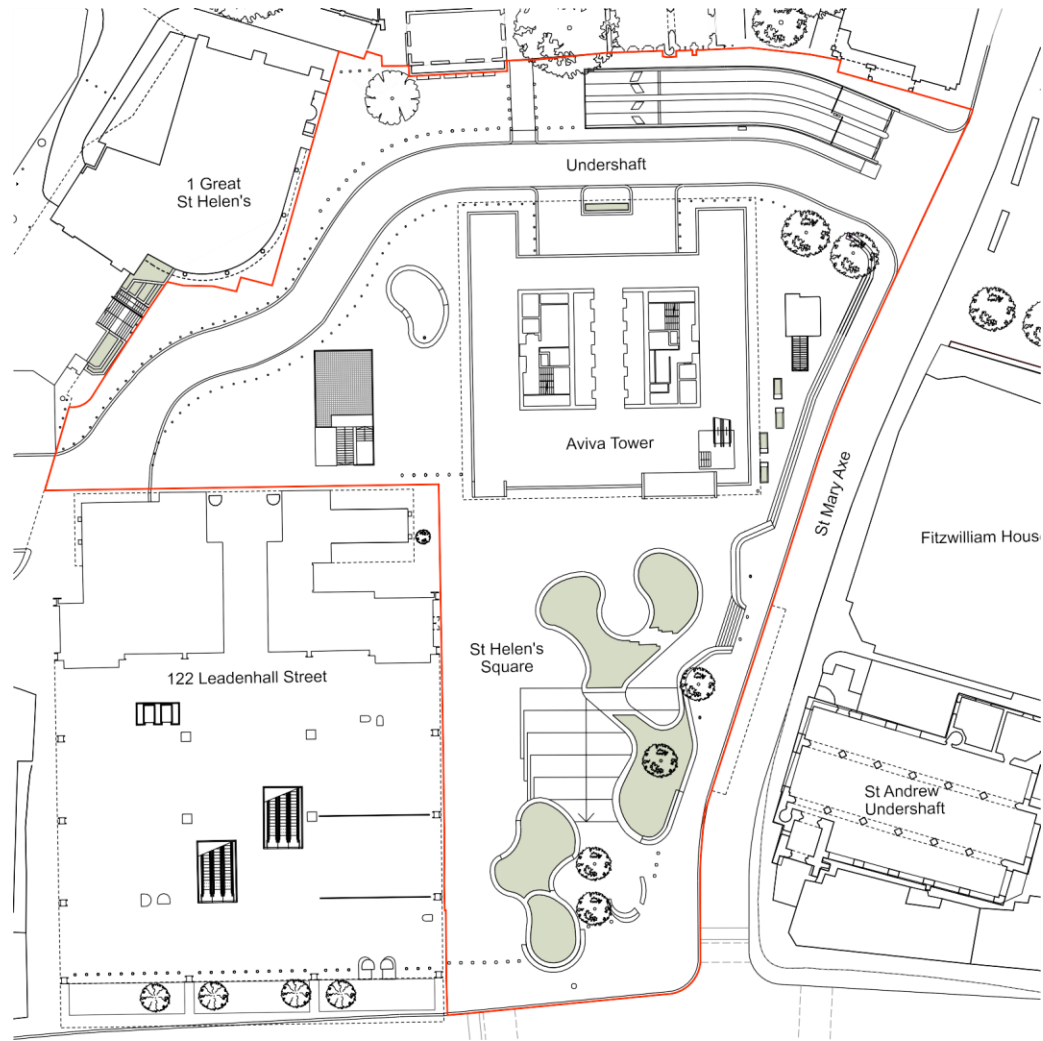


Proposed St Helen's Square

# 1 Undershaft

## Ground Floor Plan

Existing



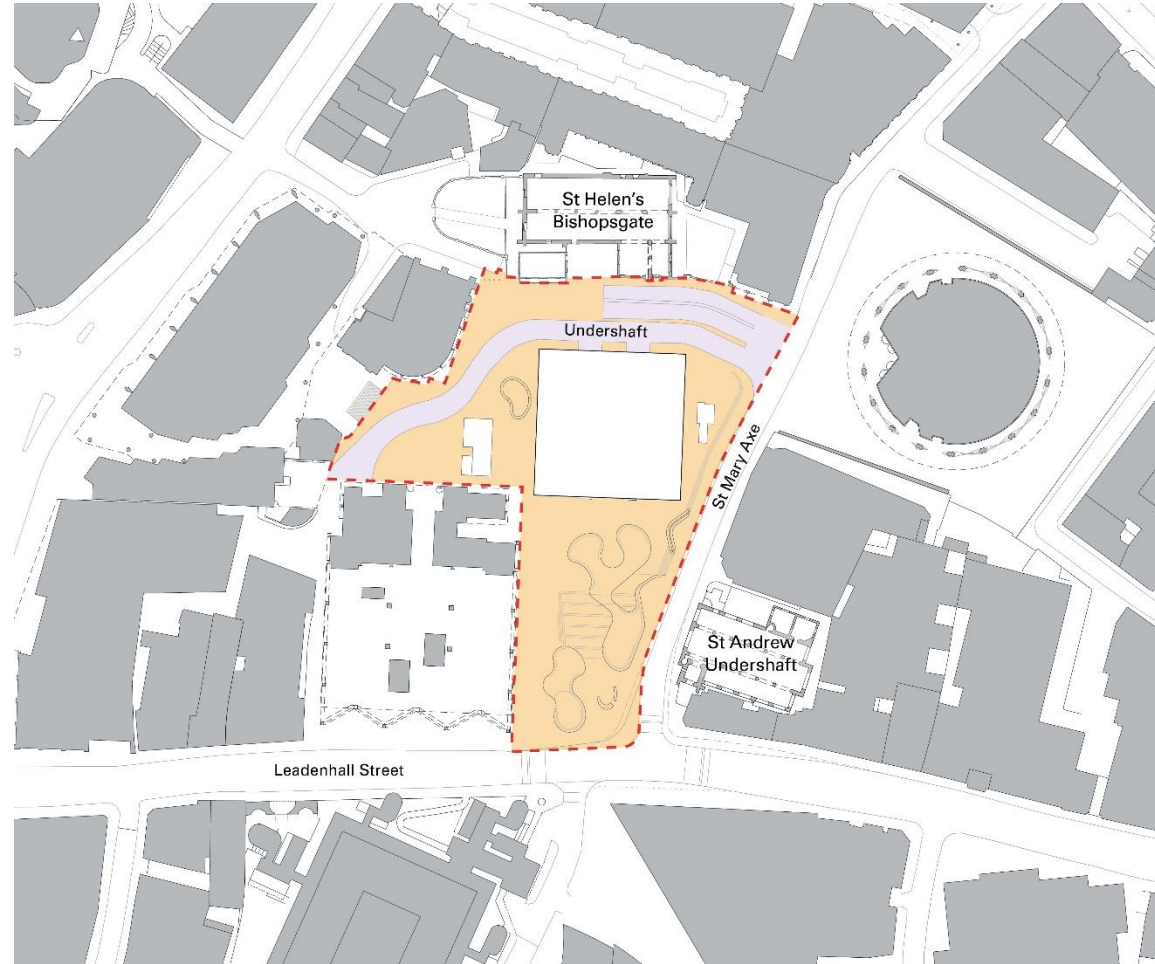
Proposed



Existing and Proposed Ground Floor Plan



# 1 Undershaft

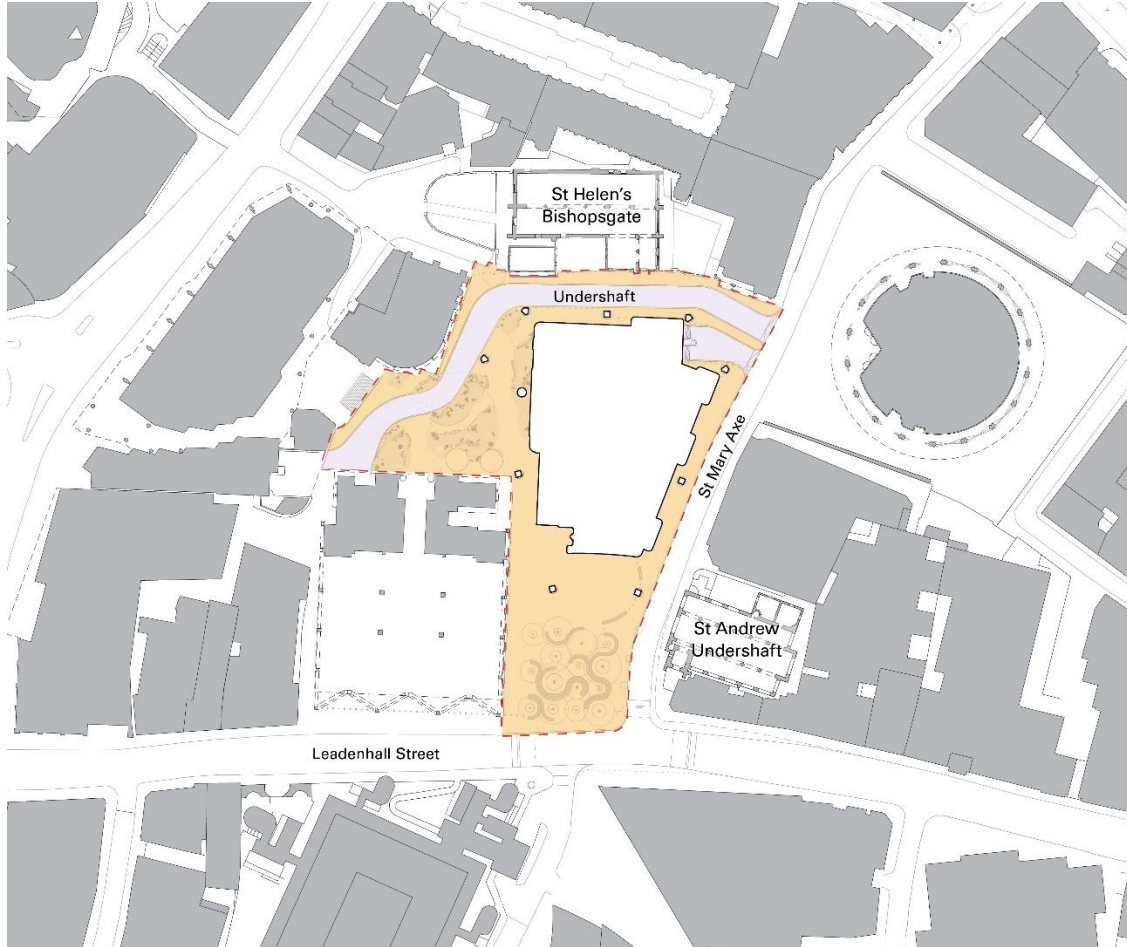


<b>Public Realm at Grade</b> (Excl. Building Footprint and Undershaft Carriageway)	<b>4,669 sqm</b>
<b>TOTAL PUBLIC REALM</b>	<b>4,669 sqm</b>

- Ground Floor Public Realm
- Undershaft Carriageway

Existing Ground Floor Plan



# 1 Undershaft



**Public Realm at Grade**  
(Excl. Building Footprint and Undershaft Carriageway)

**3,967 sqm**  
Previous 3,821 sqm

**ca. 85% of existing**

-  Ground Floor Public Realm
-  Undershaft Carriageway

Proposed Ground Floor Plan

# 1 Undershaft



<b>Public Realm at the Podium Garden</b>		<b>2,515 sqm</b> Previous 2,459 sqm
<b>TOTAL PUBLIC REALM</b>	<b>35% Uplift on existing</b>	<b>6,482 sqm</b>

Proposed L11 Podium Garden Plans

# 1 Undershaft

## Looking to St Andrew Undershaft

Existing



Proposed



Existing and Proposed views across St Helen's Square

# 1 Undershaft



Proposed St Helen's Square

# 1 Undershaft



Proposed St Helen's Square

# 1 Undershaft



Proposed St Helen's Square - programming

# 1 Undershaft



Proposed St Helen's Square



# 1 Undershaft



Proposed St Helen's Square

# 1 Undershaft



Proposed Scheme

# 1 Undershaft



Proposed St Helen's Square