



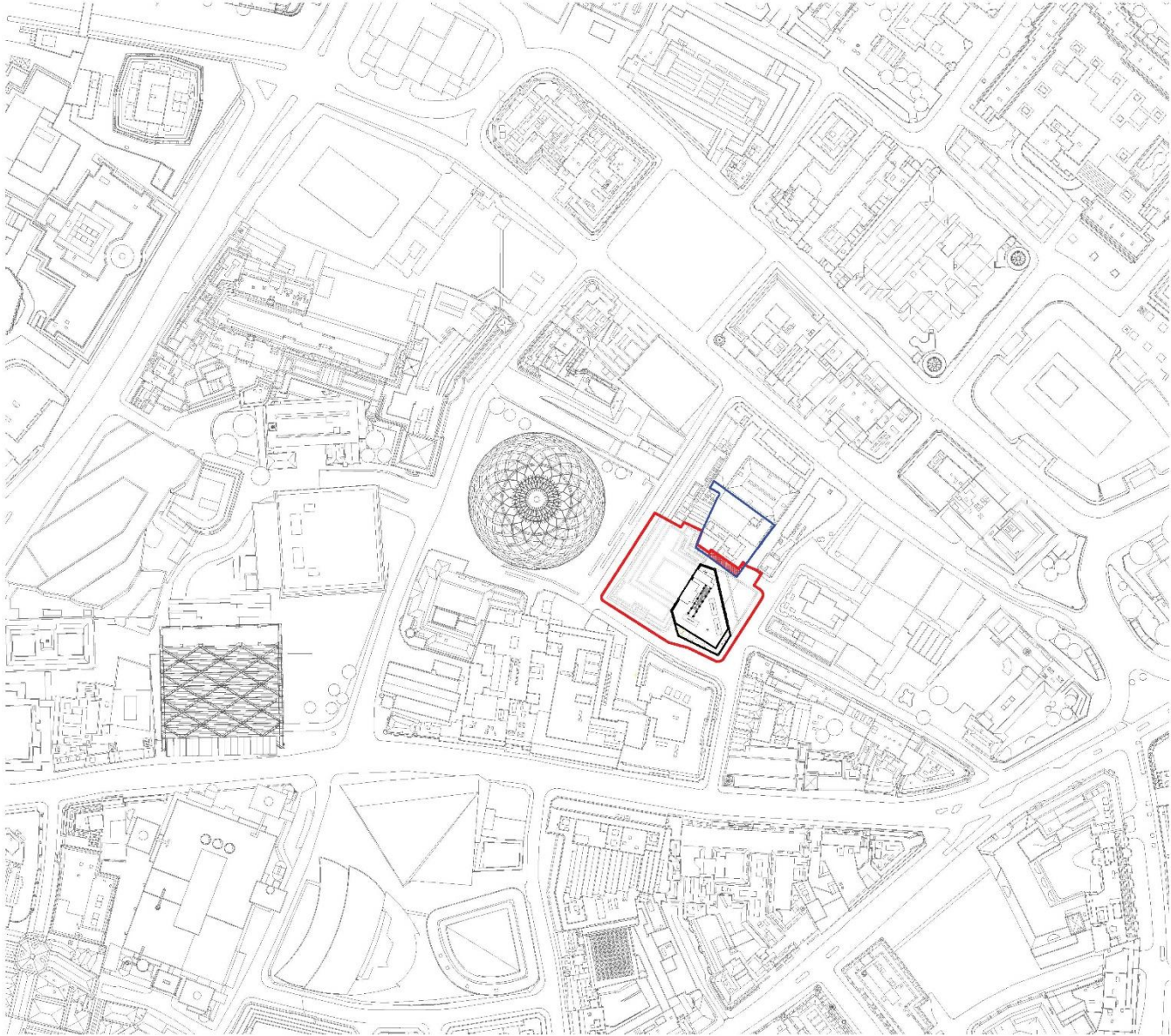
1-4, 31 and 33-34 Bury Street, London,

EC3A 5AR

Planning Applications Sub-Committee

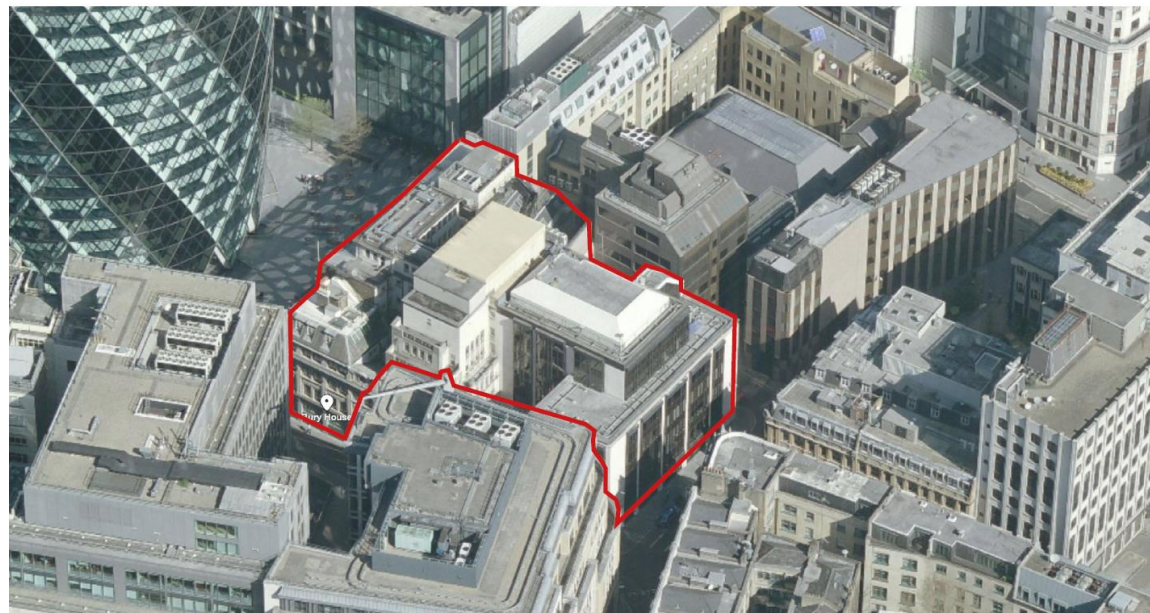
The Site

The Site extends to approximately 0.2458 ha (2,458 sqm) and comprises Bury House (31 Bury Street), Holland House (1-4 Bury Street) and Renown House (33-34 Bury Street).

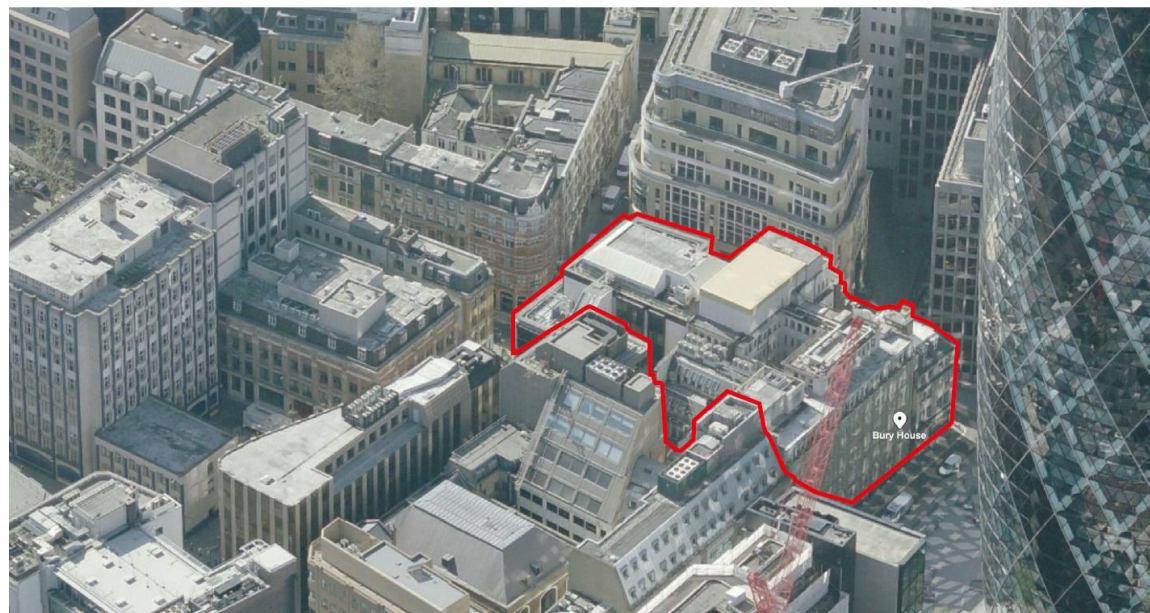


- KEY**
- PLANNING APPLICATION BOUNDARY
 - LEASEHOLD INTEREST
 - DEMOLITION AT BASEMENT LEVEL AND MINOR PUBLIC REALM WORKS AT GROUND FLOOR
 - INTERNAL WORKS ONLY TO PAVEMENT VAULTS

Site Plan

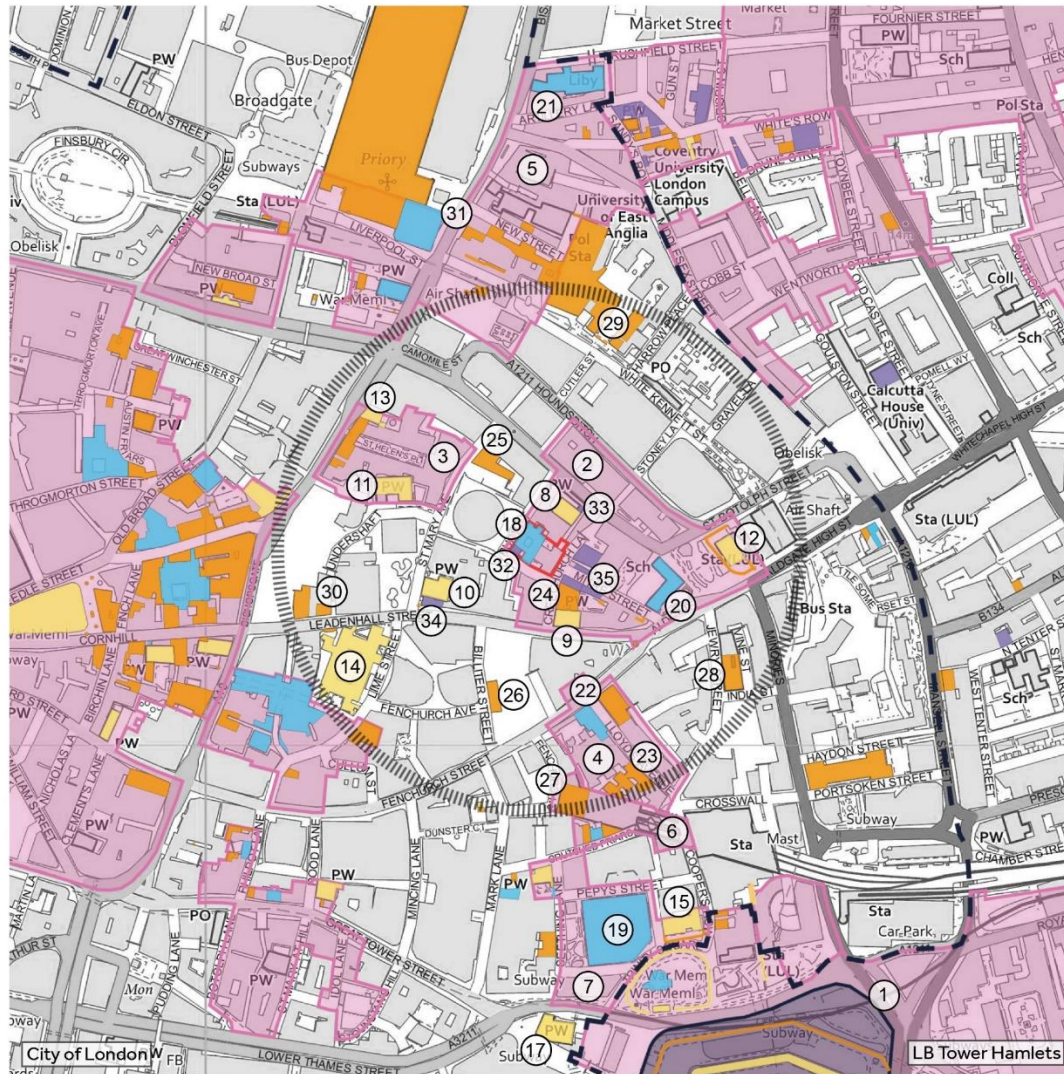


View – looking north



View – looking south

Aerial View



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Approximate Site boundary marked in red for indicative purposes only. An approximate 250m radius is marked on the map. Heritage assets within this radius are identified.

Conservation areas are marked in pink and identified below.

Borough boundaries are marked with a blue dotted line.

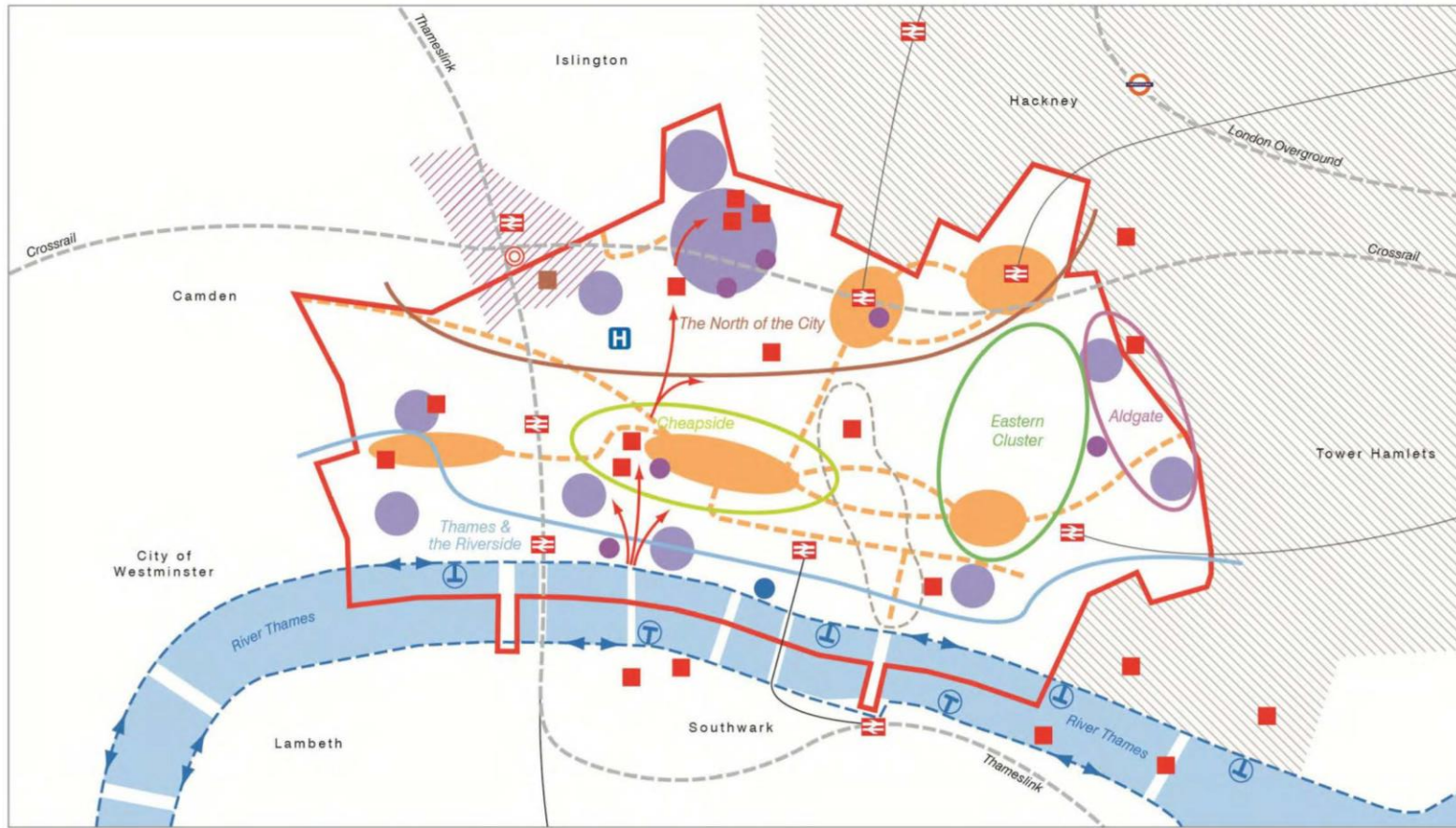
Listed buildings:

- | | |
|---|---|
| Grade I listed building | Locally listed building |
| Grade II* listed building | World Heritage Site: |
| Grade II listed building | Tower of London |

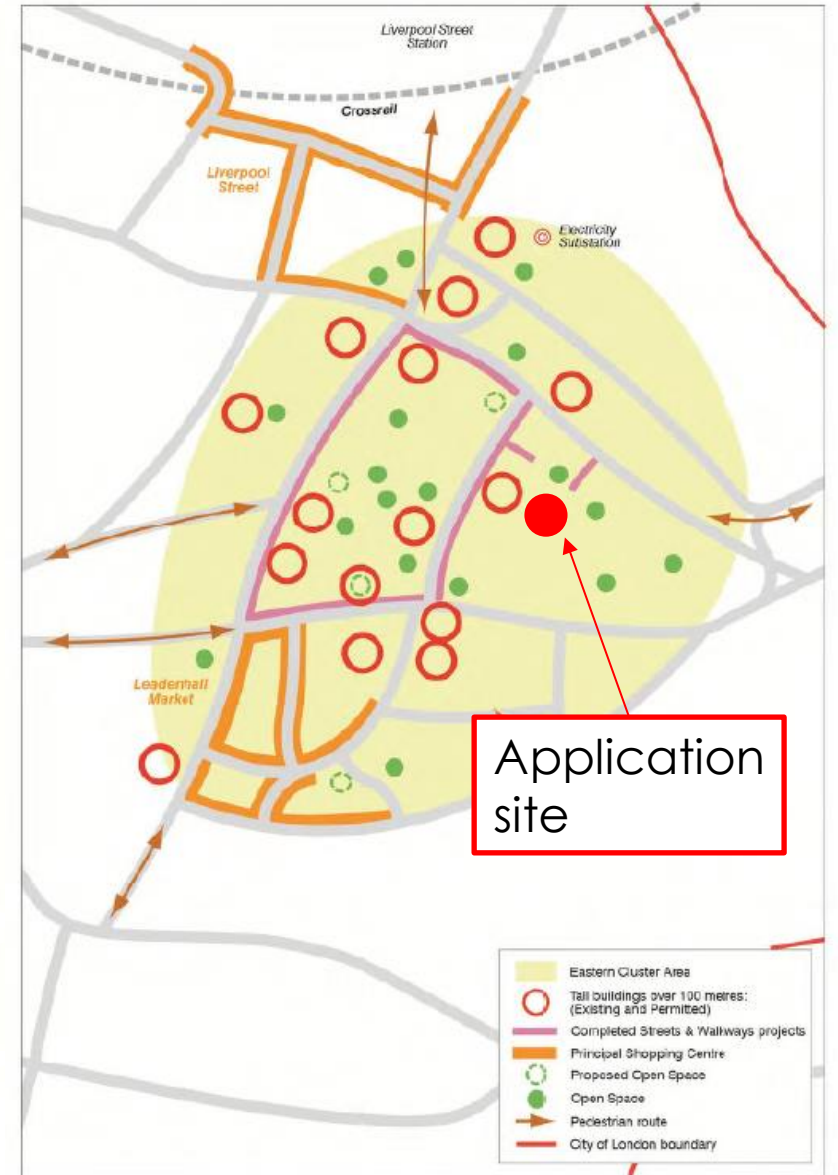
Conservation areas and World Heritage Sites

- | | |
|---|---|
| ① Tower of London WHS and Conservation Area | ②① Bishopsgate Institute and Library |
| ② Creechurch Conservation Area | ②② Group: Receptors on Fenchurch Street |
| ③ St Helen's Place Conservation Area | ②③ Group: Receptors on Lloyd's Avenue |
| ④ Lloyd's Avenue Conservation Area | ②④ Nos. 2-16 Creechurch Lane |
| ⑤ Bishopsgate Conservation Area | ②⑤ 38 St Mary Axe |
| ⑥ Fenchurch Street Station Conservation Area | ②⑥ 20 and 21 Billiter Street |
| ⑦ Trinity Square Conservation Area | ②⑦ Front Block of Fenchurch Street Station |
| ⑧ Bevis Marks Synagogue | ②⑧ Sir John Cass College (now David Game College), Jewry Street |
| ⑨ Church of St Katharine Cree and Gateway | ②⑨ Group: Port of London Authority buildings |
| ⑩ Church of St Andrew Undershaft | ③⑩ 139-144 Leadenhall Street |
| ⑪ Church of St Helen | ③① Group: Buildings along Bishopsgate |
| ⑫ Church of St Botolph | Non-designated heritage assets |
| ⑬ Guild Church of St Ethelburga the Virgin, Bishopsgate | ③② Renown House, 33-34 Bury Street |
| ⑭ Group: The Lloyd's Building | ③③ The Rabbi's House, 2 Heneage Lane |
| ⑮ Trinity House | ③④ 113-116 Leadenhall Street |
| ⑯ Tower Bridge (off map) | ③⑤ Group: Receptors along Mitre Street and Creechurch Lane |
| ⑰ Church of All Hallows by the Tower | |
| ⑱ Holland House | |
| ⑲ Former Port of London Authority Building | |
| ⑳ The Aldgate School (listed as Sir John Cass School) | |

Conservation Areas and Listed Buildings

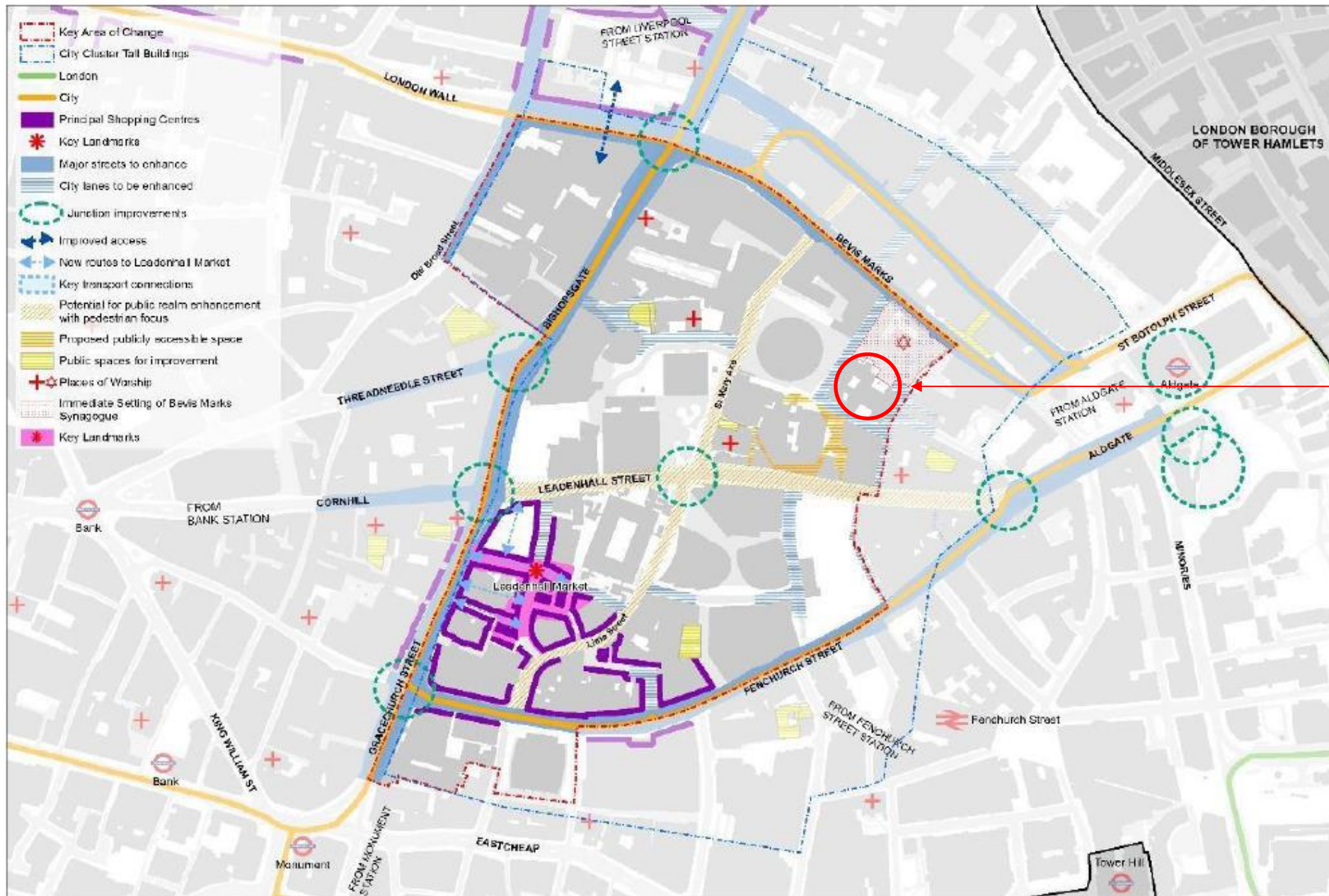


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Application site





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2 Spatial Strategy

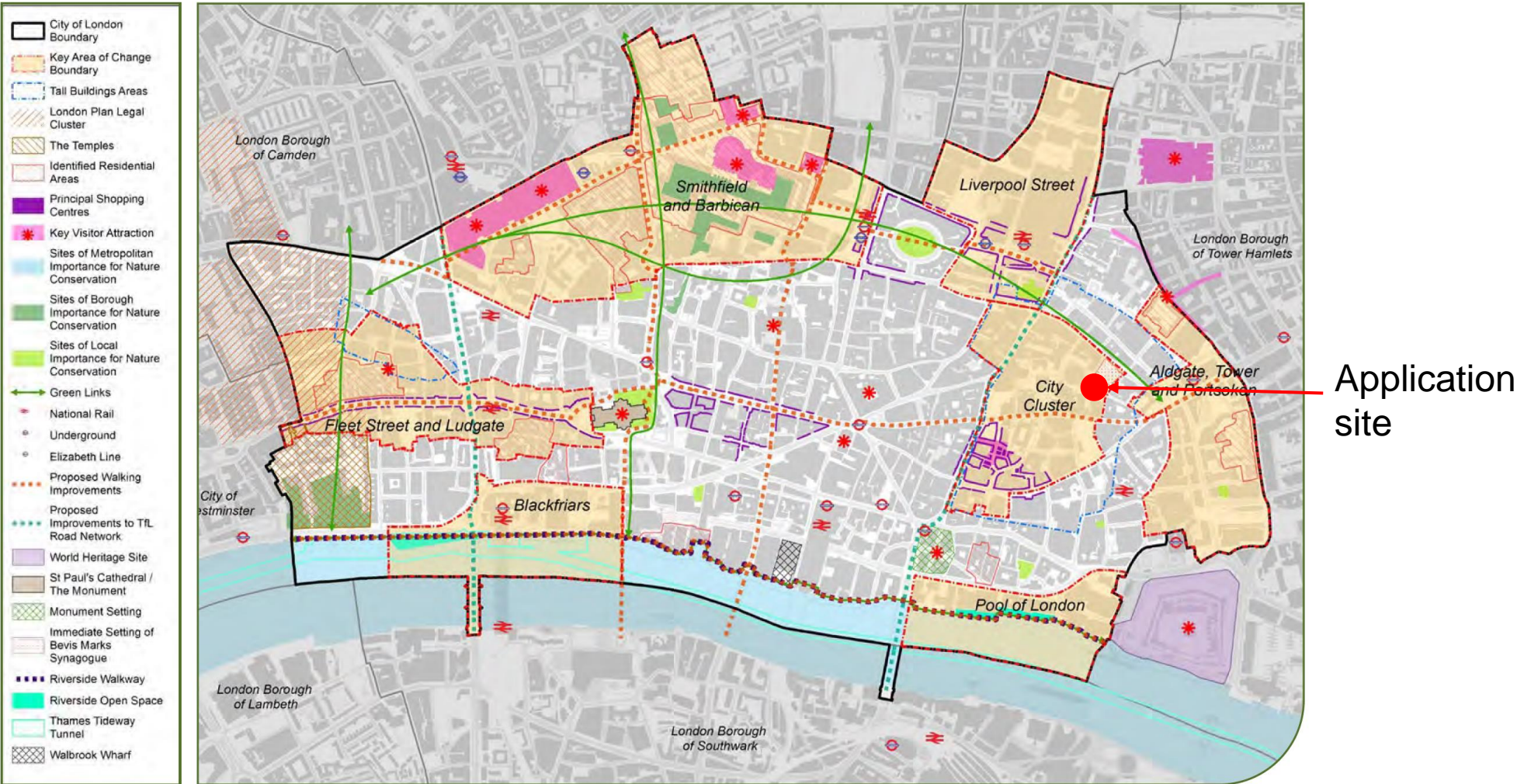


Figure 1: Key Diagram

4.5 TOWNSCAPE ANALYSIS

4.5a Adjacent Building Heights

Key

High rise Building

Mid rise Buildings

Low rise buildings



100 Leadenhall Street and 1 Undershaft



40 Leadenhall Street



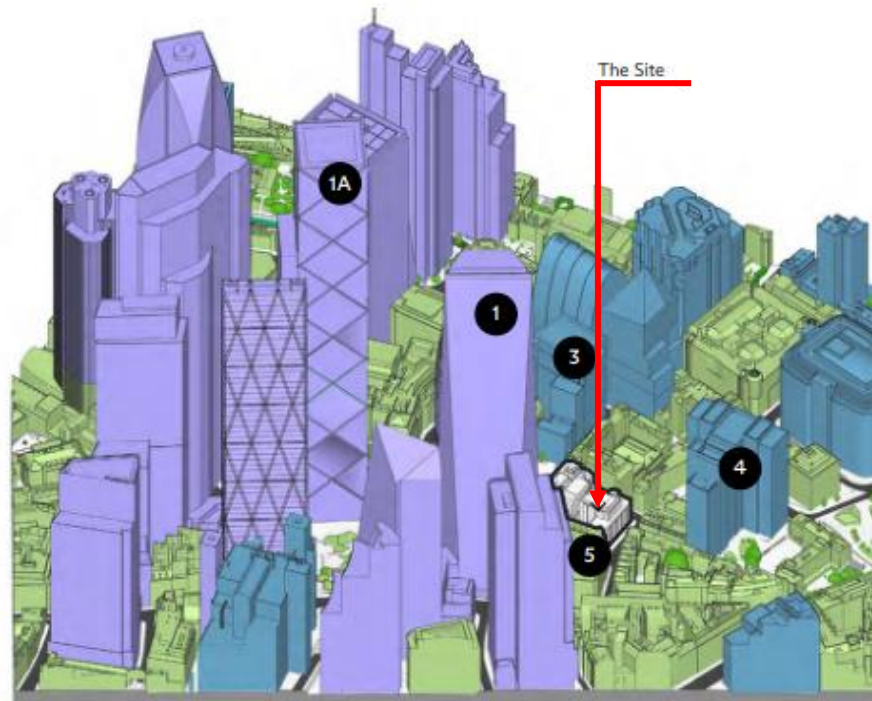
1 Creechurch Place



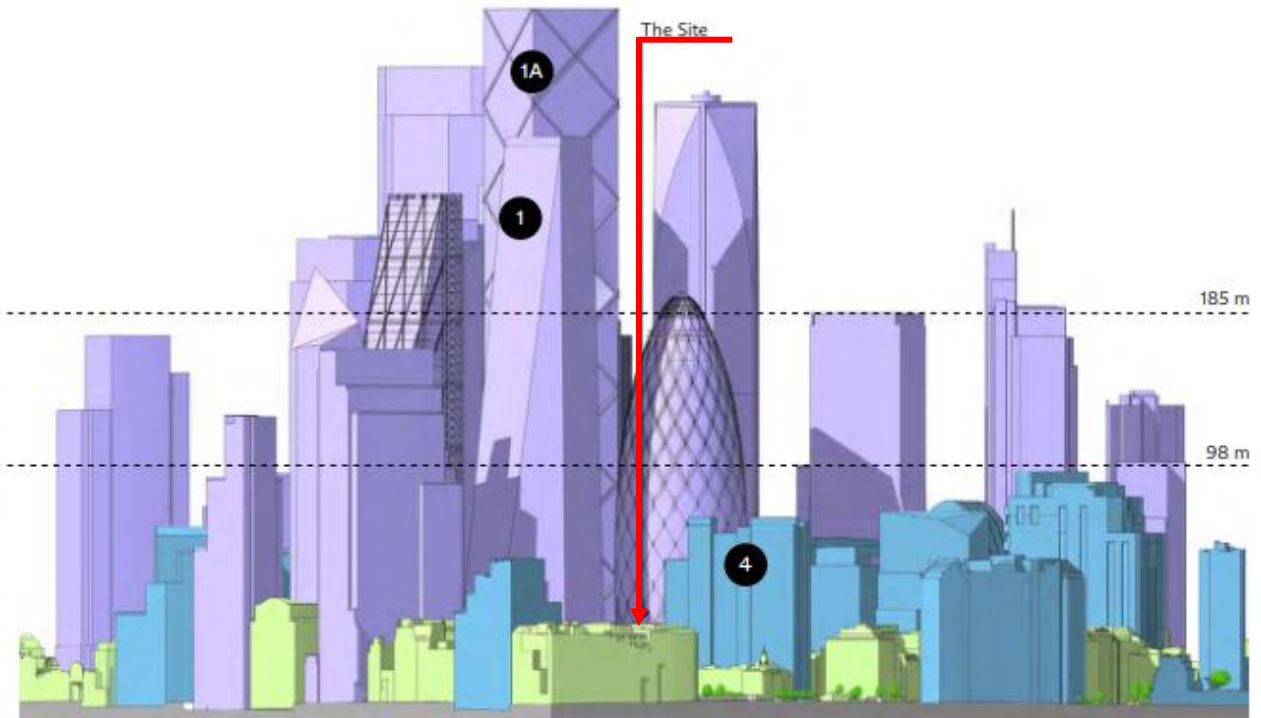
6 Bevis Marks



88 Leadenhall Street



Illustrative Axonometric View



Illustrative Section

Tall buildings context

The Existing Buildings



View 1:
Bury Street



View 2:
Bury Street



View 3:
Bury House Entrance



View 4:
Mitre Street



View 4:
Heneage Ln



Existing Key Axonometric

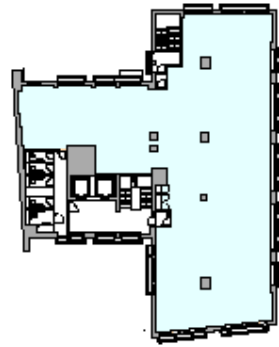
Existing Photographs: Bury House



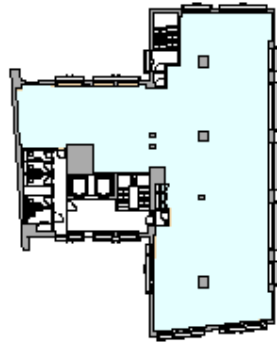
Basement



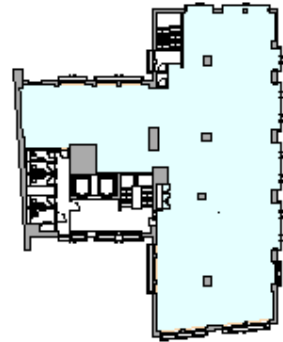
Ground Floor



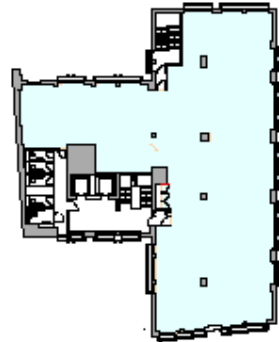
First Floor



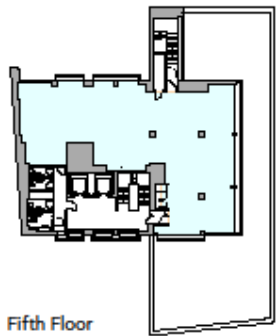
Second Floor



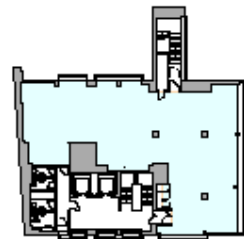
Third Floor



Fourth Floor

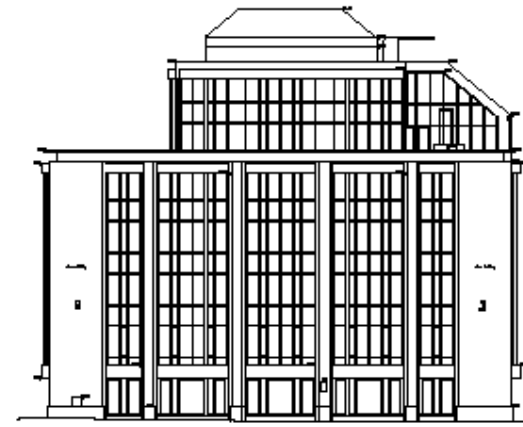


Fifth Floor

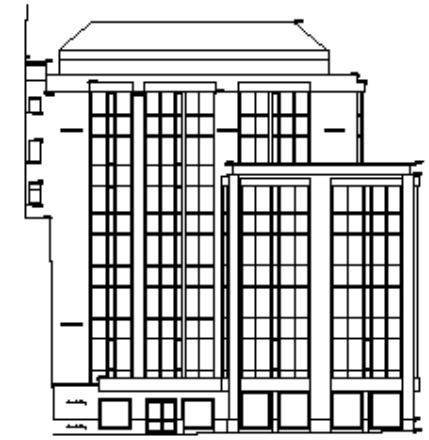


Sixth Floor

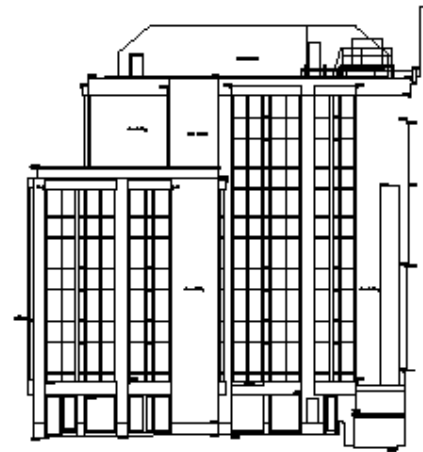
Office



Existing East Elevation



Existing South Elevation



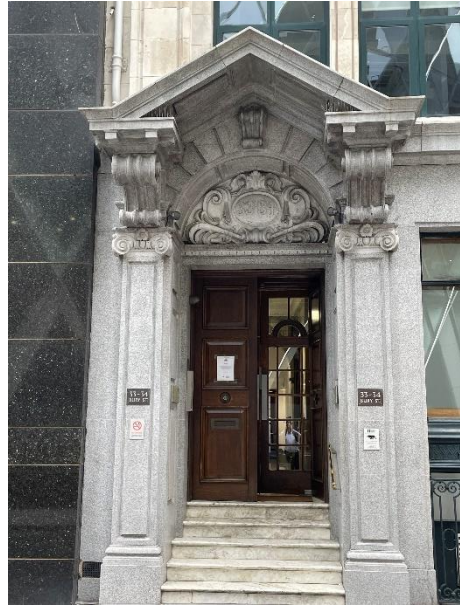
Existing North Elevation



View 1:
Bury Street (facing St. Mary Axe)



View 2:
Bury Street (facing St. Mary Axe)



View 3:
Renown House Entrance



View 4:
Renown House Facade

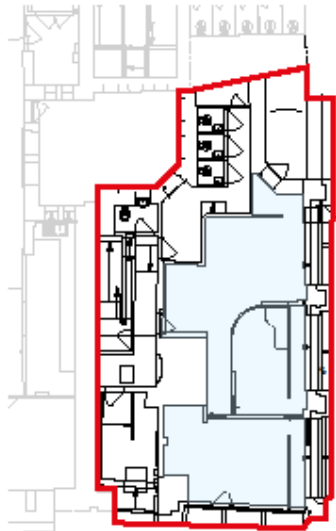


View 4:
Bury Street

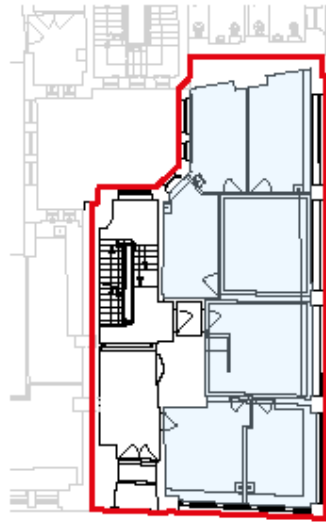


Existing Key Axonometric

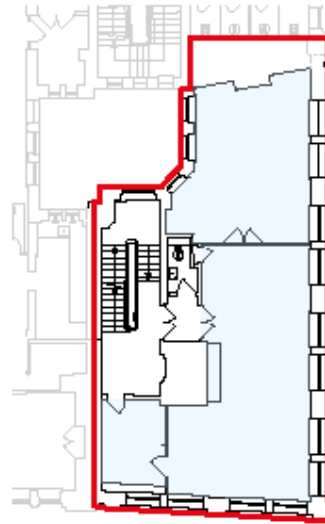
Existing Photographs: Renown House



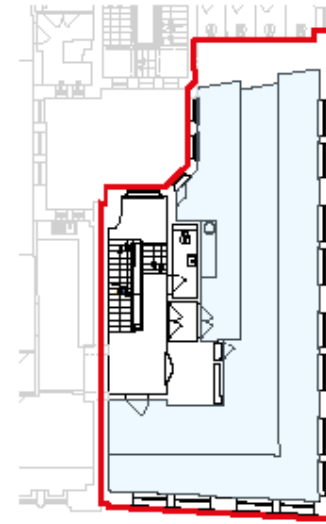
Existing Lower Ground Floor Plan



Existing Ground Floor Plan

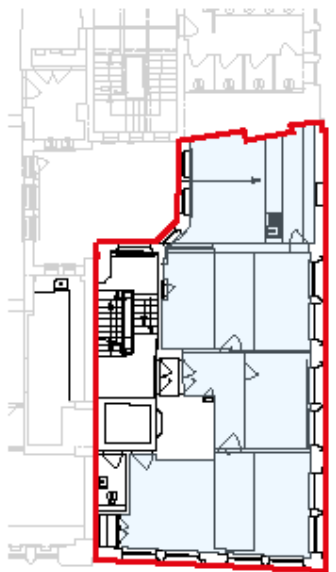


Existing First Floor Plan

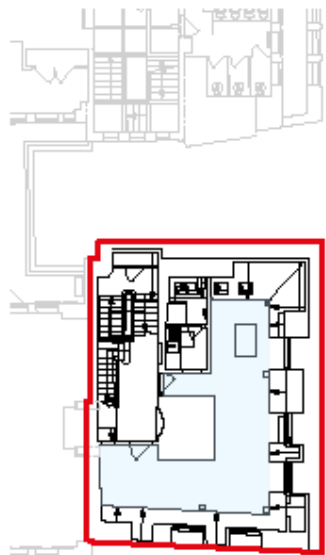


Existing Second Floor Plan

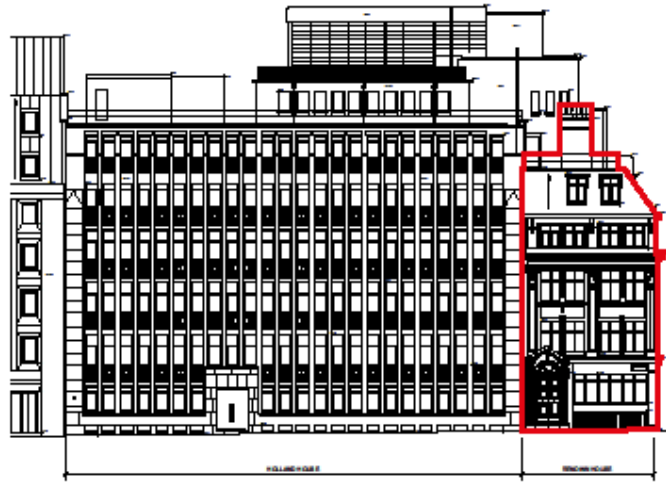
Office



Existing Third Floor Plan



Existing Fourth Floor Plan



Existing West Elevation



Existing South Elevation

Existing Drawings: Renown House



View 1:
Bury Street entrance (facing St. Mary Axe)



View 2:
Entrance to No. 32 currently blocked



View 3:
Bury Street (Holland House Main Entrance)



View 4:
Heneage Ln

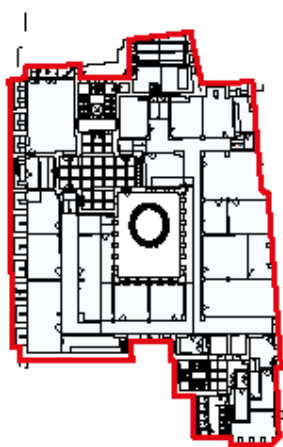


View 4:
Bury Street (elevation
fronting St. Mary Axe)

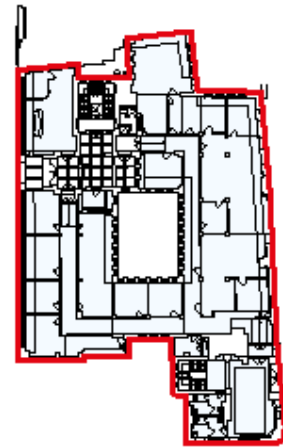


Existing Key Axonometric

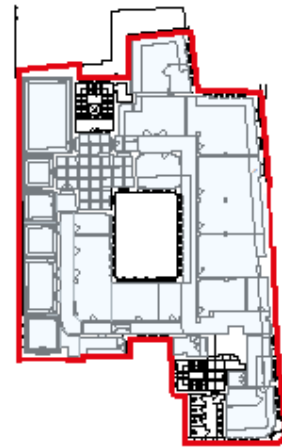
Existing Photographs: Holland House



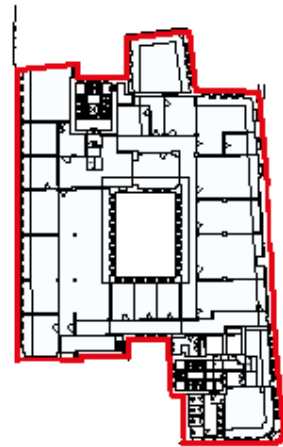
Existing Lower Ground Floor Plan



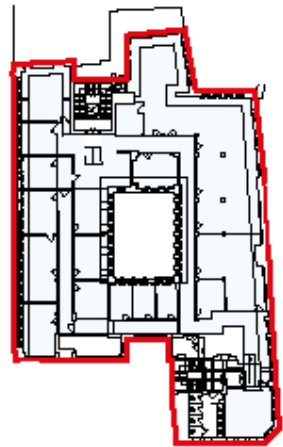
Existing Ground Floor Plan



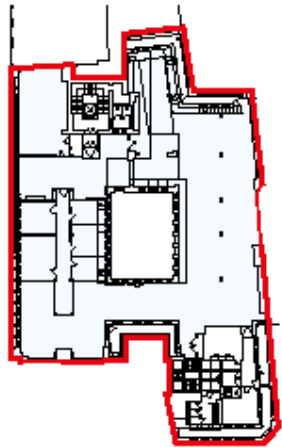
Existing First Floor Plan



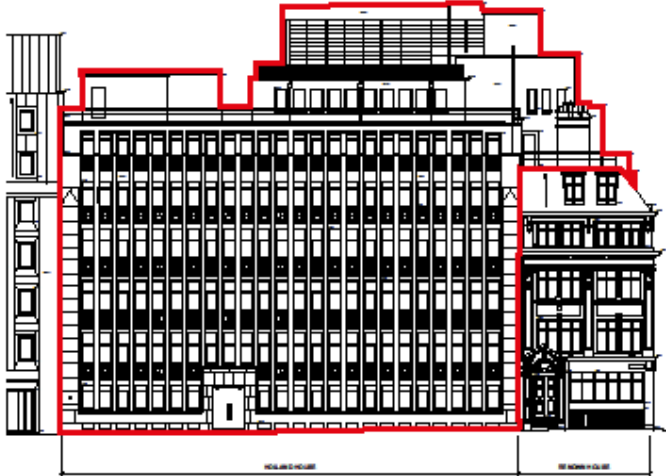
Existing Second Floor Plan



Existing Third Floor Plan



Existing Fourth Floor Plan



Existing West Elevation



Existing South Elevation

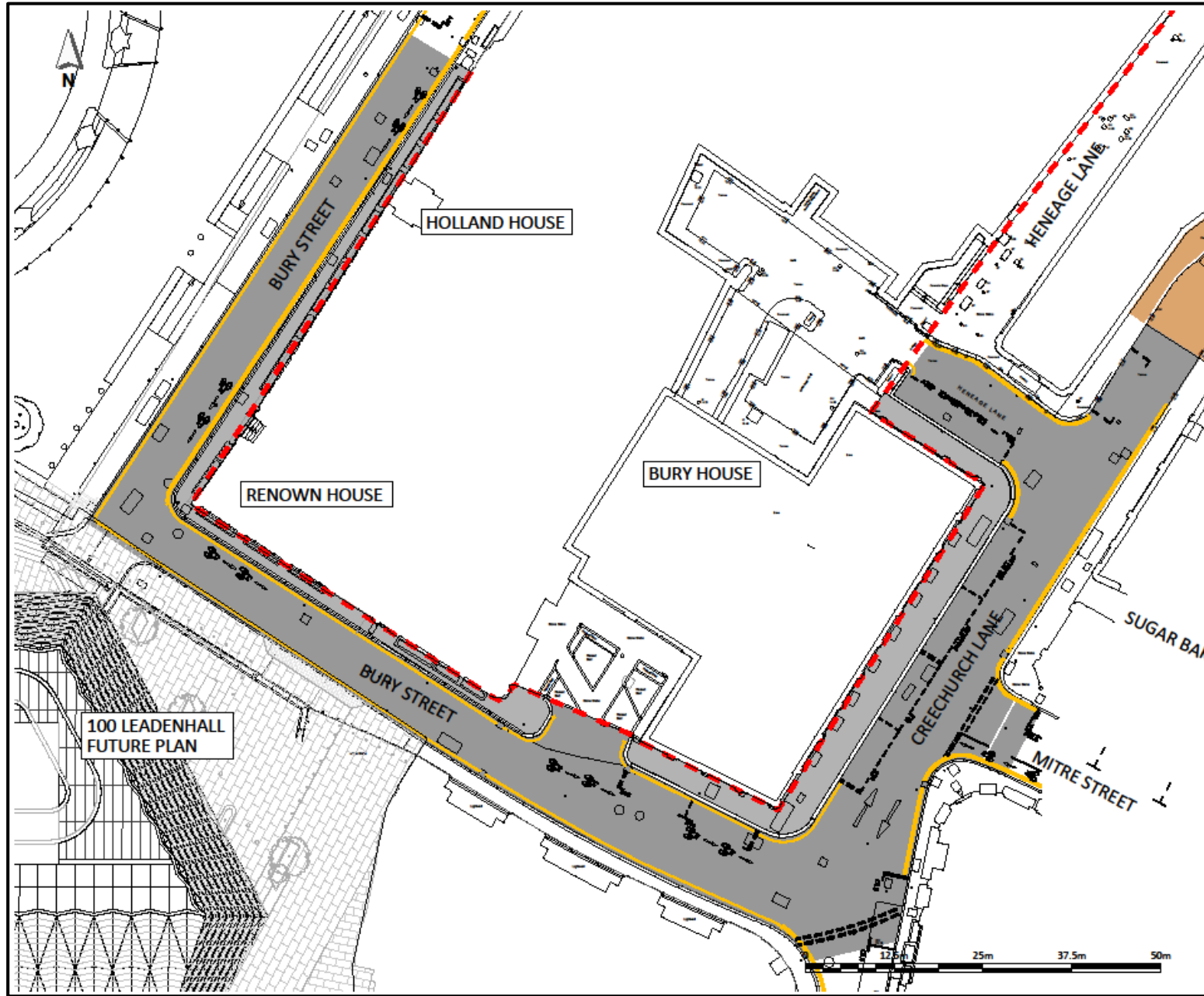


Existing East Elevation

Existing Drawings: Holland House

Public Realm and Uses

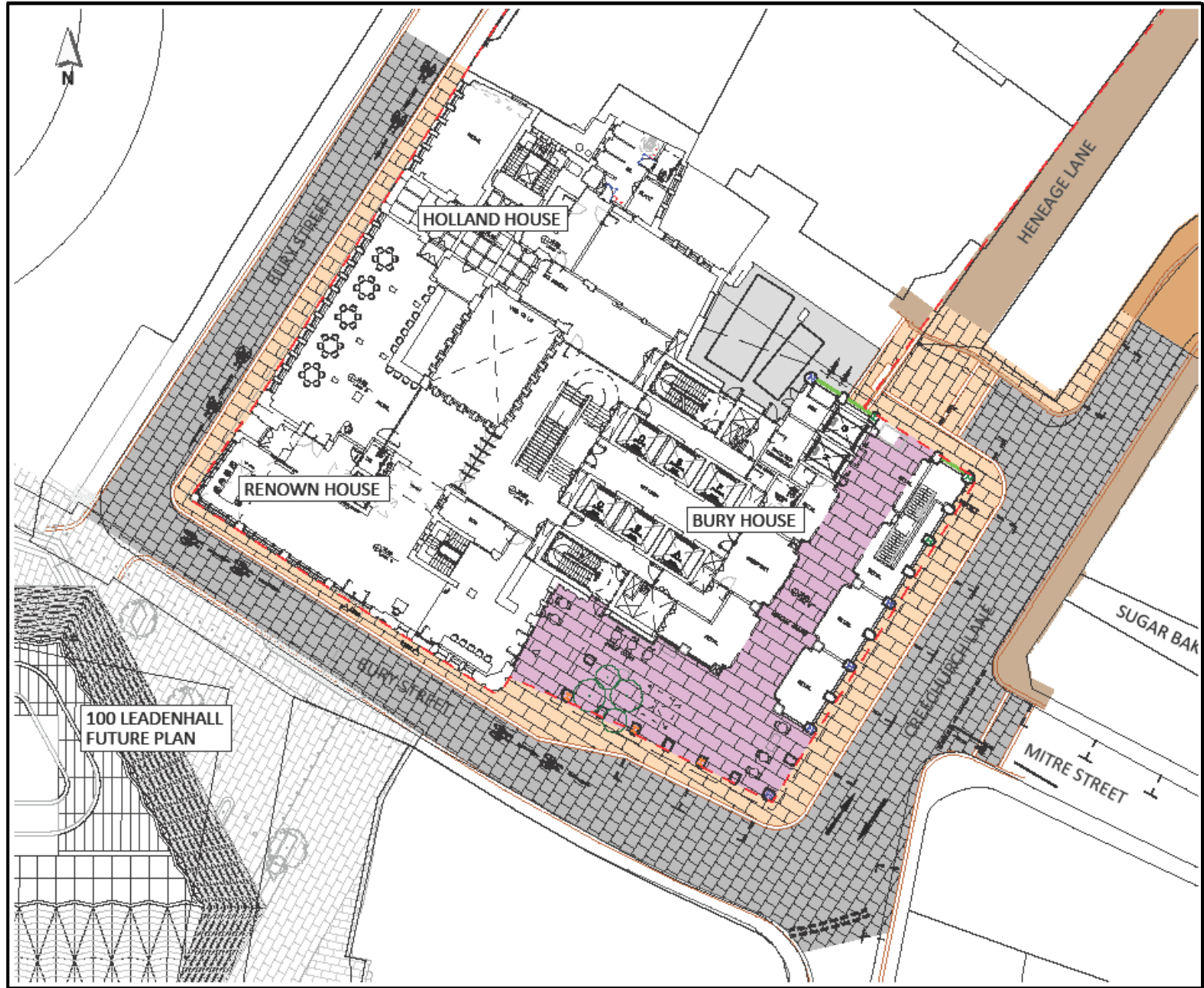
- Existing arrangement the main pedestrian access point is on the southwestern façade fronting Bury Street.
- There is no permeability through the Site.



Existing: 352 sqm

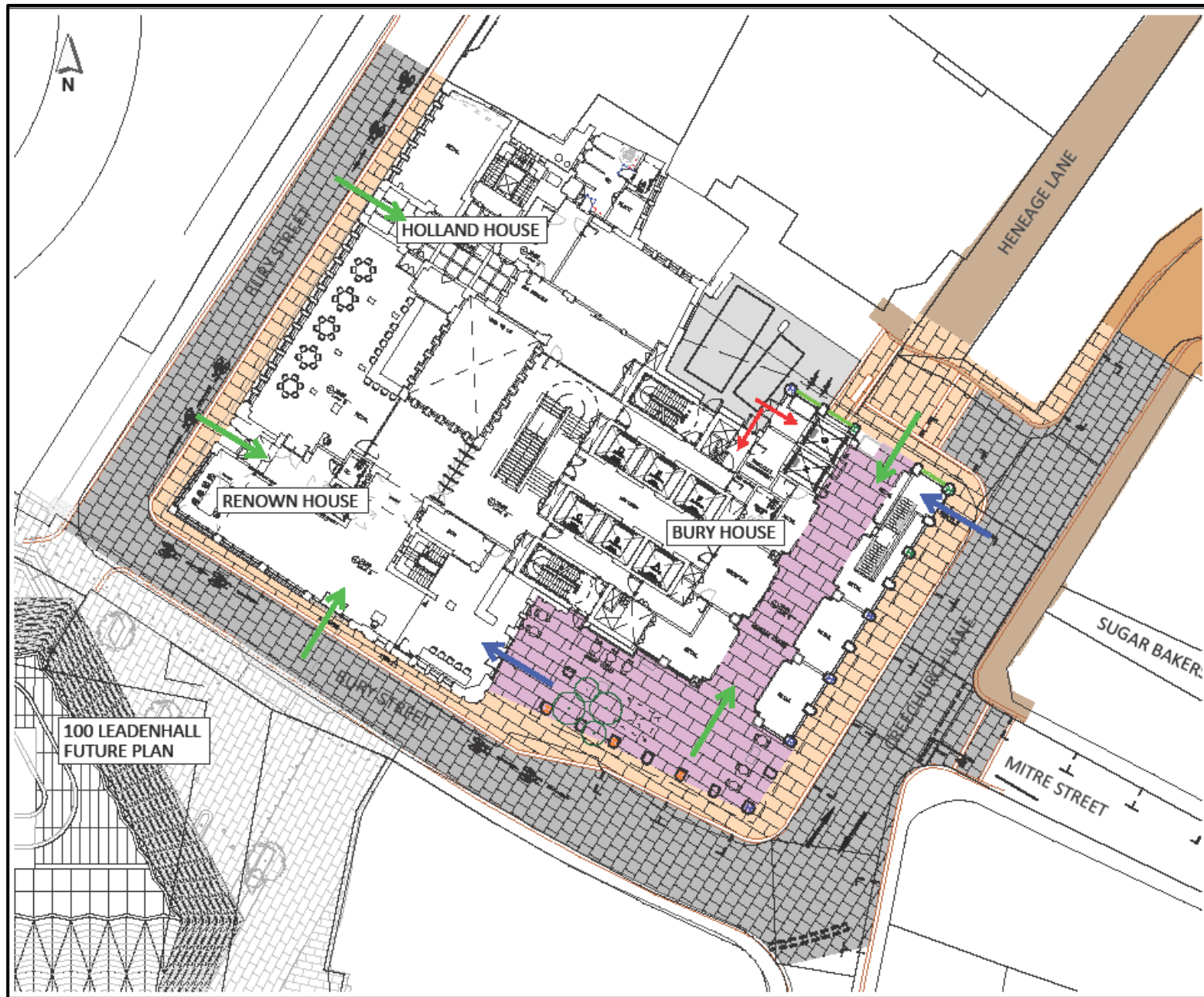
Existing Public Realm

- Enhanced carriageway
- Public realm to tie into proposed schemes adjacent to the development (100 Leadenhall)
- Widened footway along the western section of Bury Street
- Widened footway along the southeastern section of Bury Street

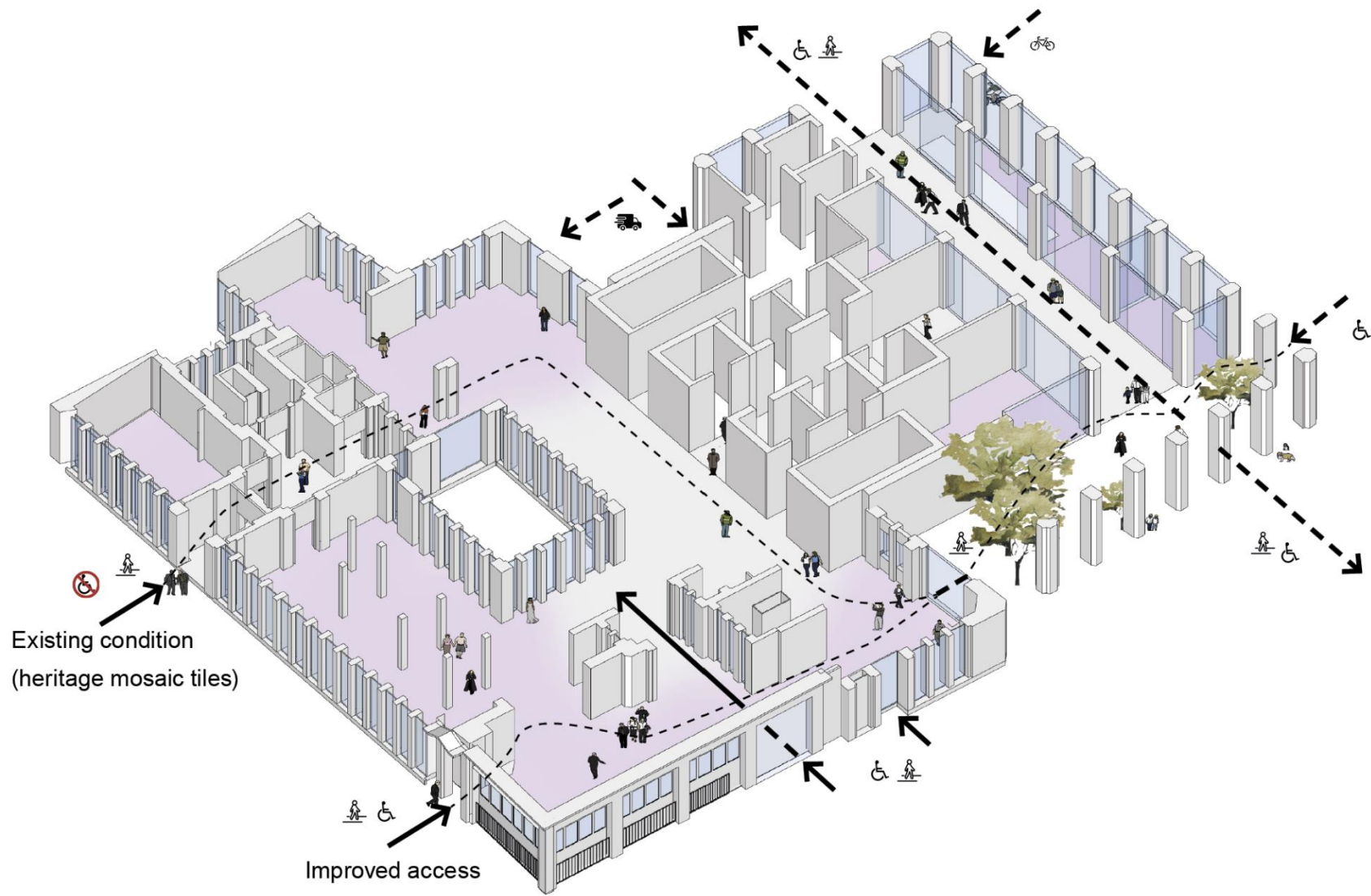


**Proposed: 619 sqm
(75,9% increase)**

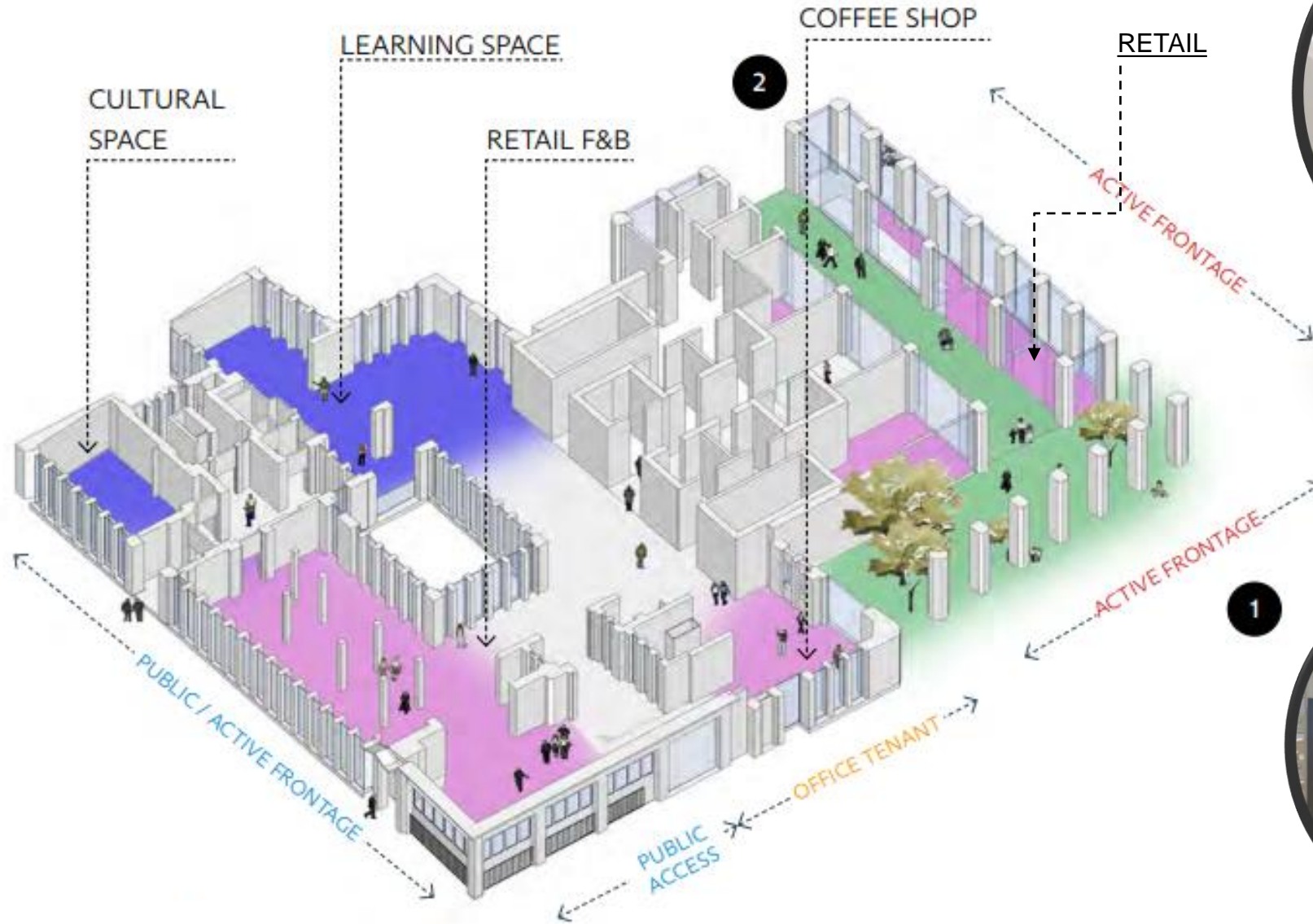
Proposed Public Realm



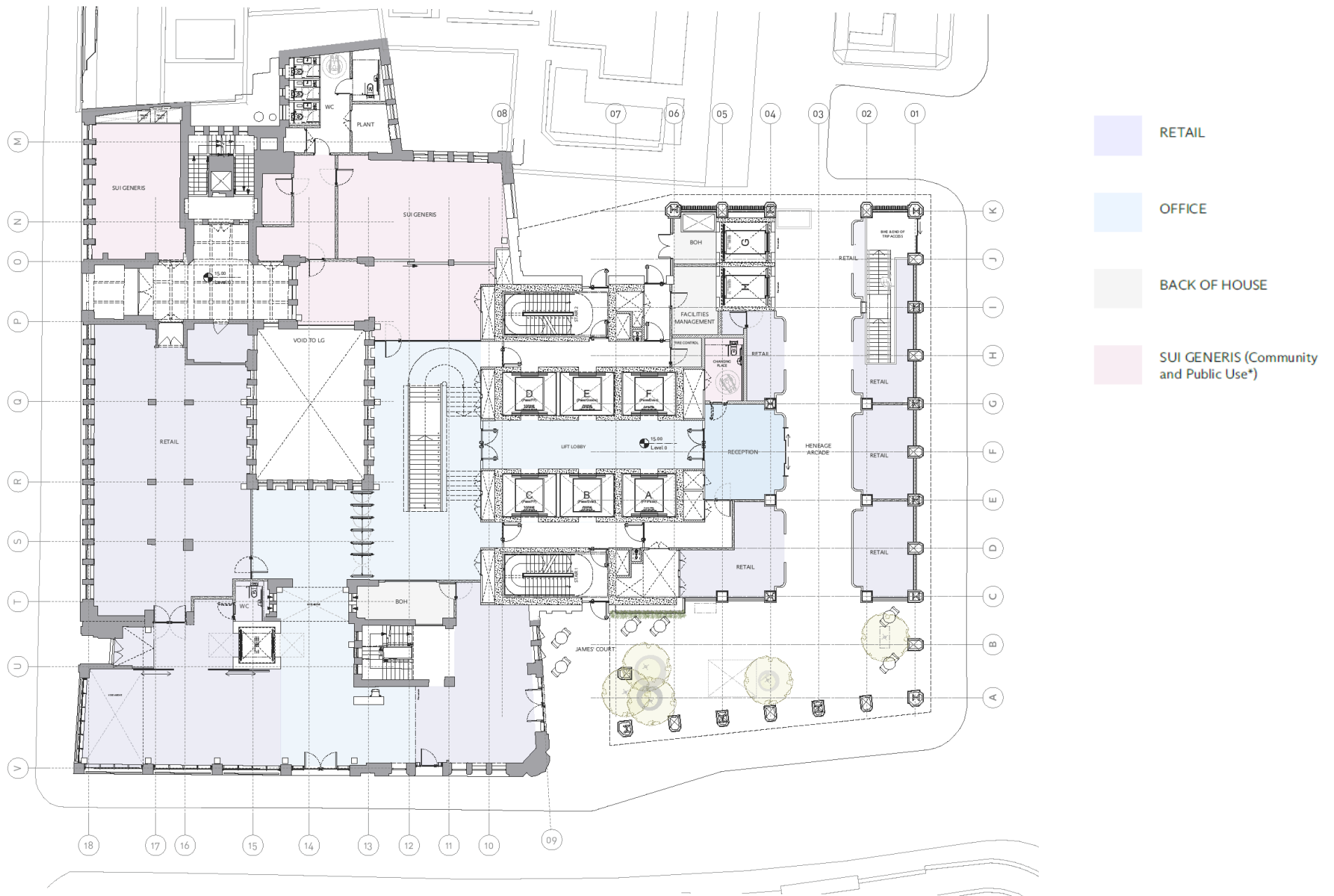
Proposed Servicing arrangements and cycle access



Proposed Access arrangement



Proposed ground floor arrangement

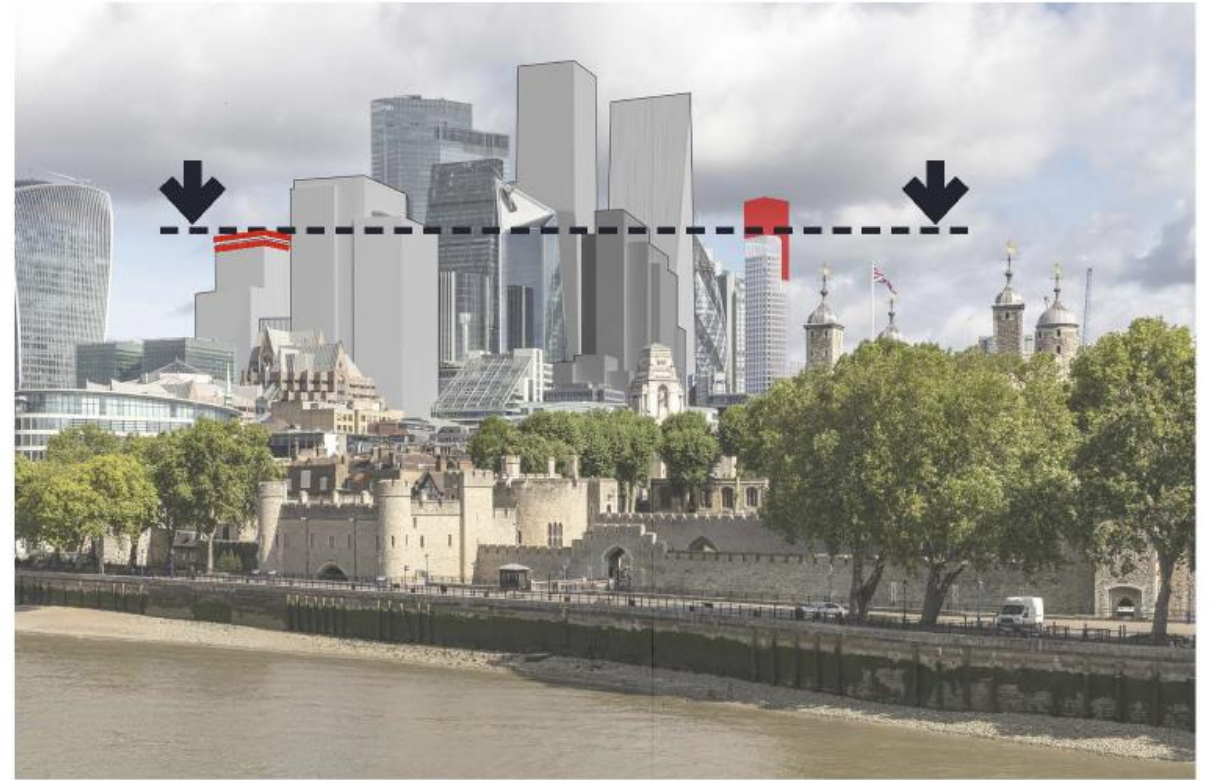


Proposed Ground Floor Plan – Uses Diagram

Design Concept & Evolution



LVMF 10A.1 Previous Planning Application



LVMF 10A.1 Current Proposal



View from Bevis Marks Synagogue Courtyard: Previous Application



View from Bevis Marks Synagogue Courtyard: Current Proposal

Previous Planning Application



1



September 2022 Pre-application



2



Proposed Development



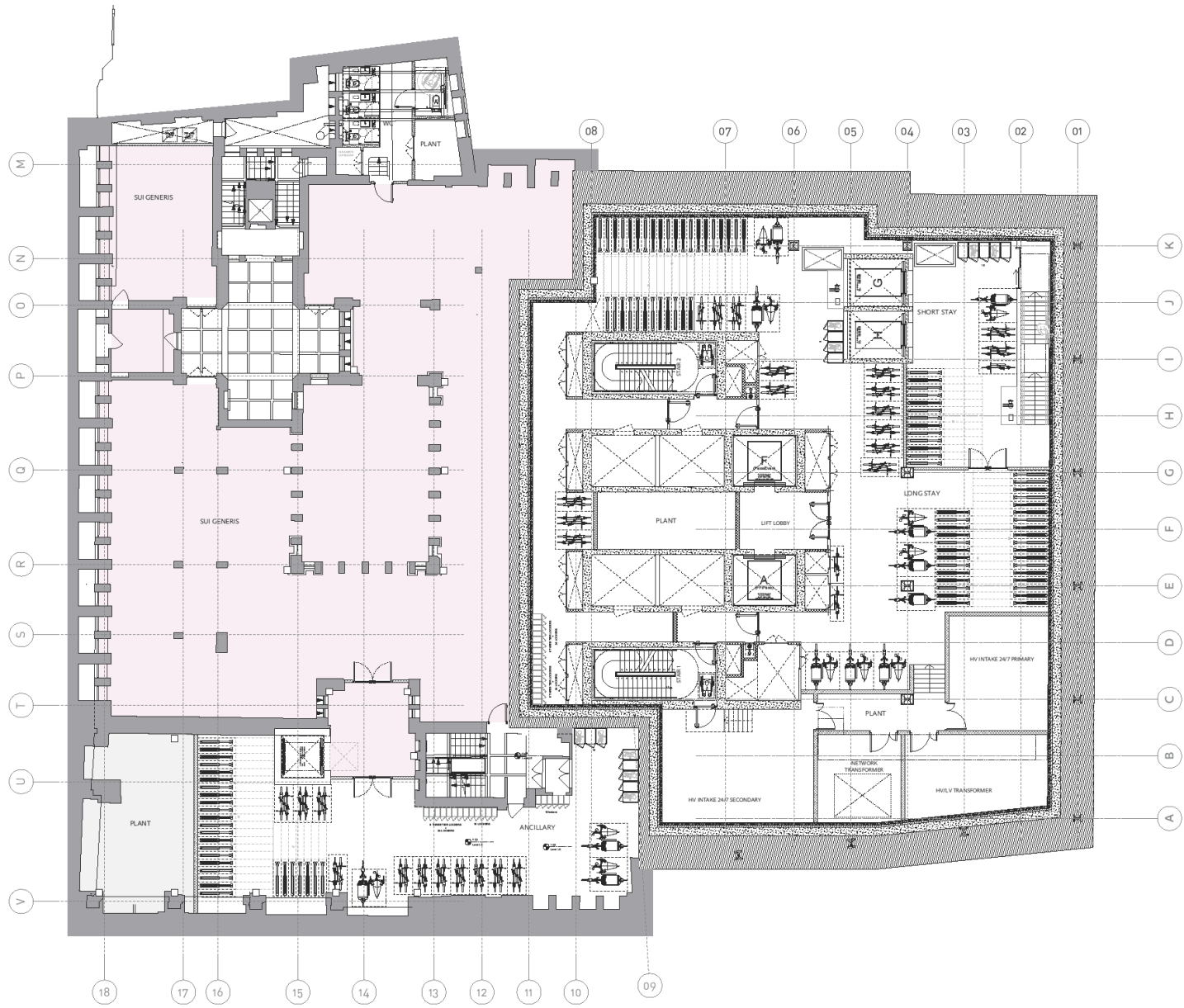
3

Design Concept & Evolution

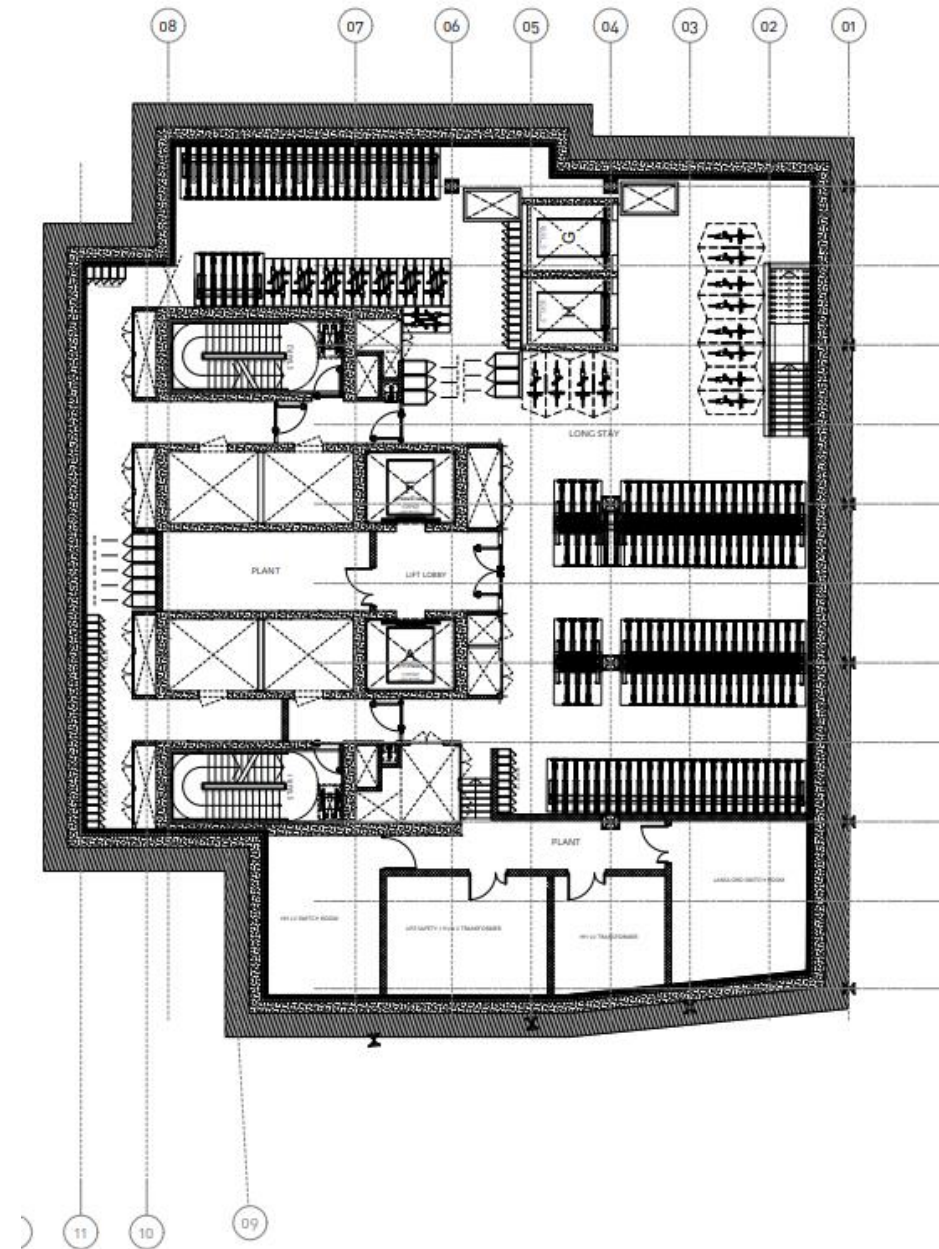
Proposed Design



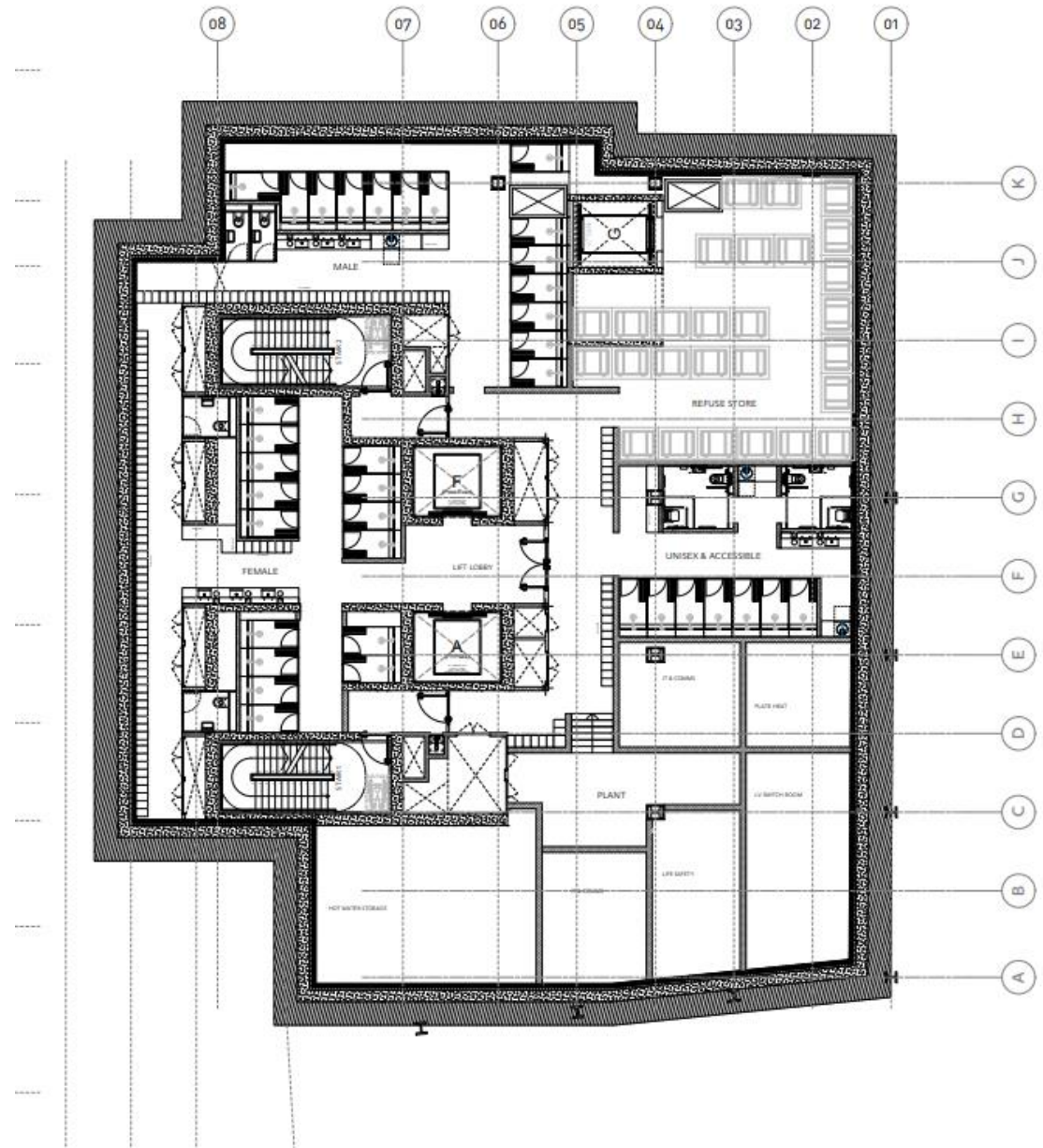
Proposed Ground Floor Plan



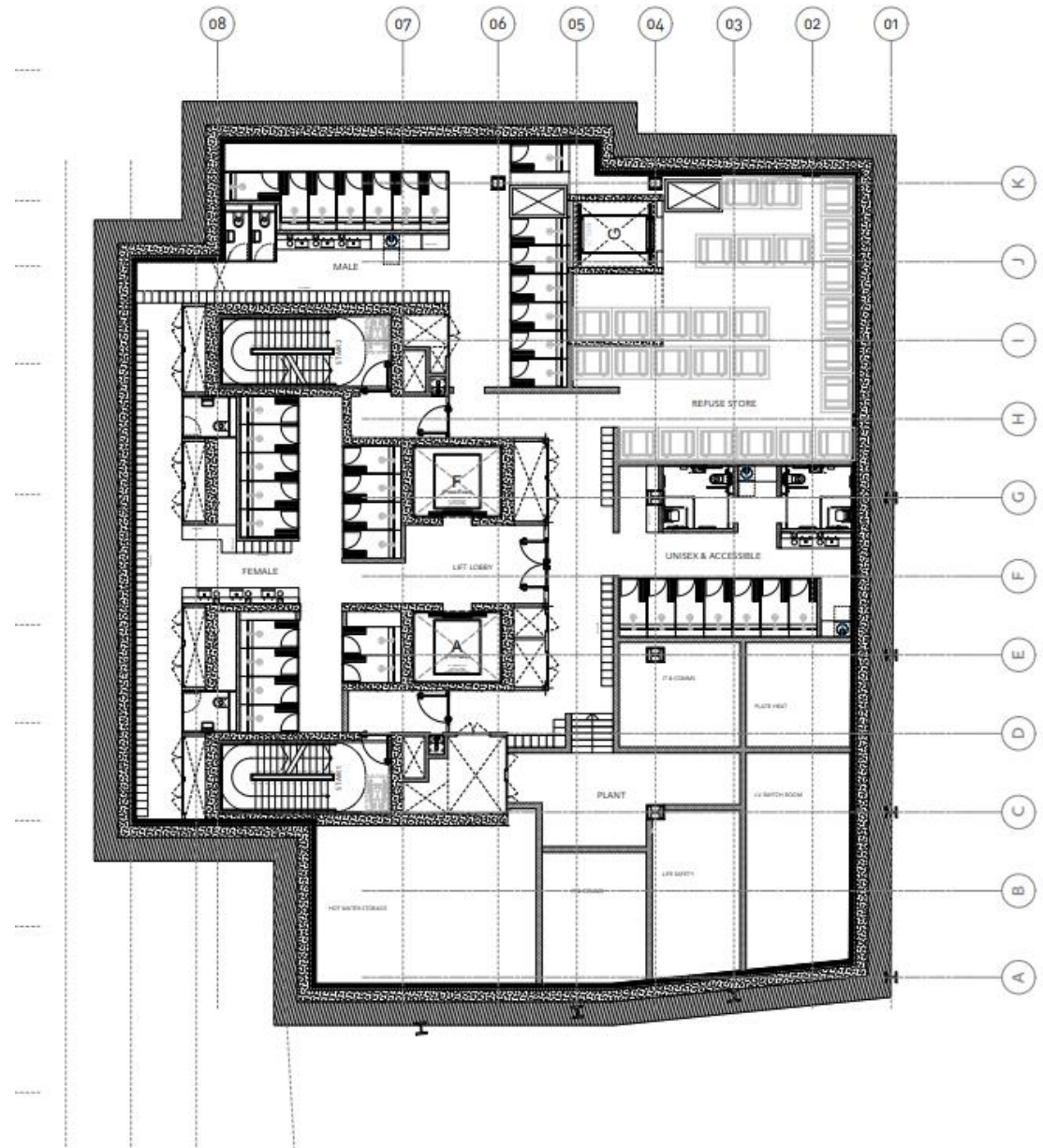
Proposed Lower Ground Floor Plan



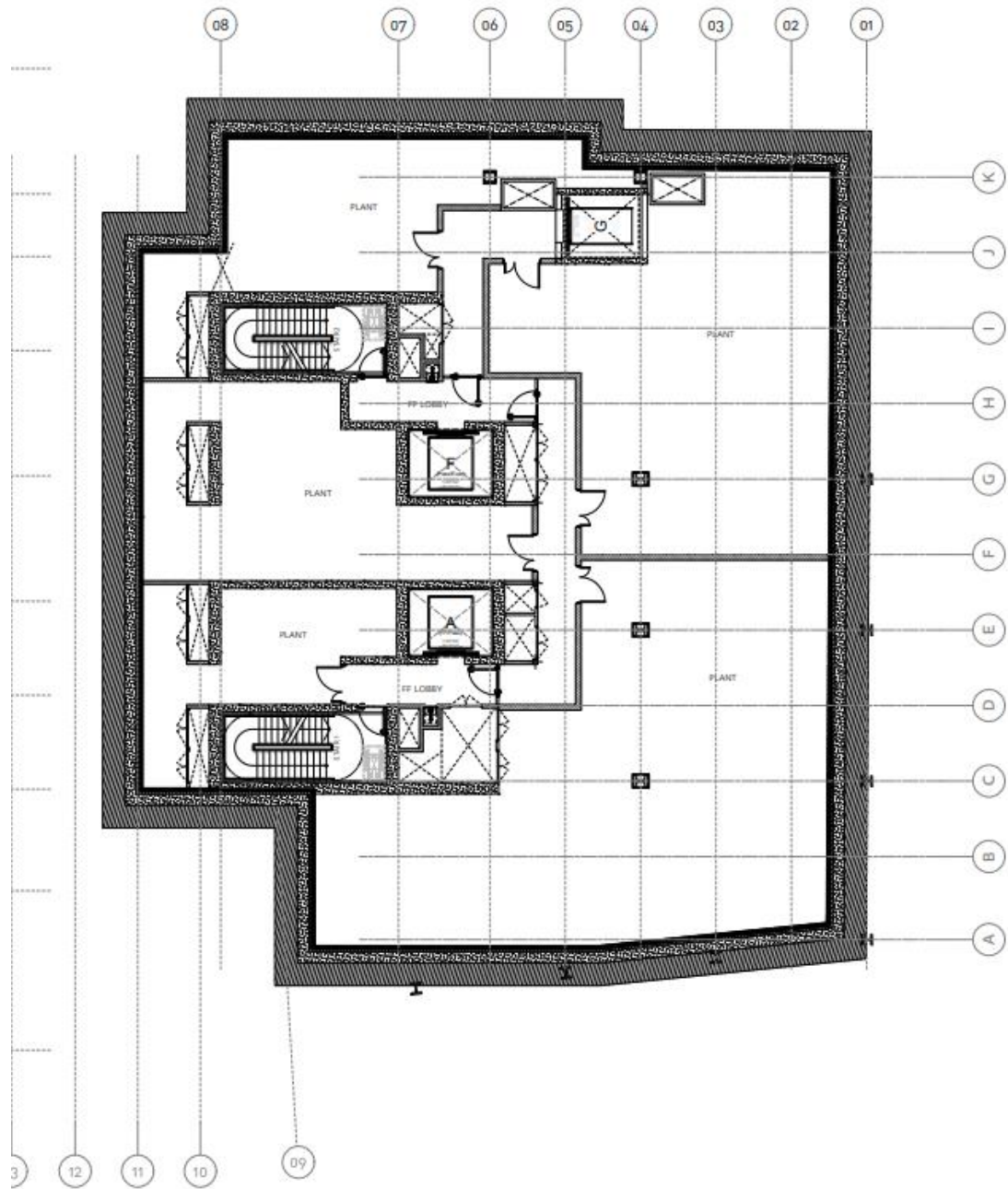
Proposed Basement 1



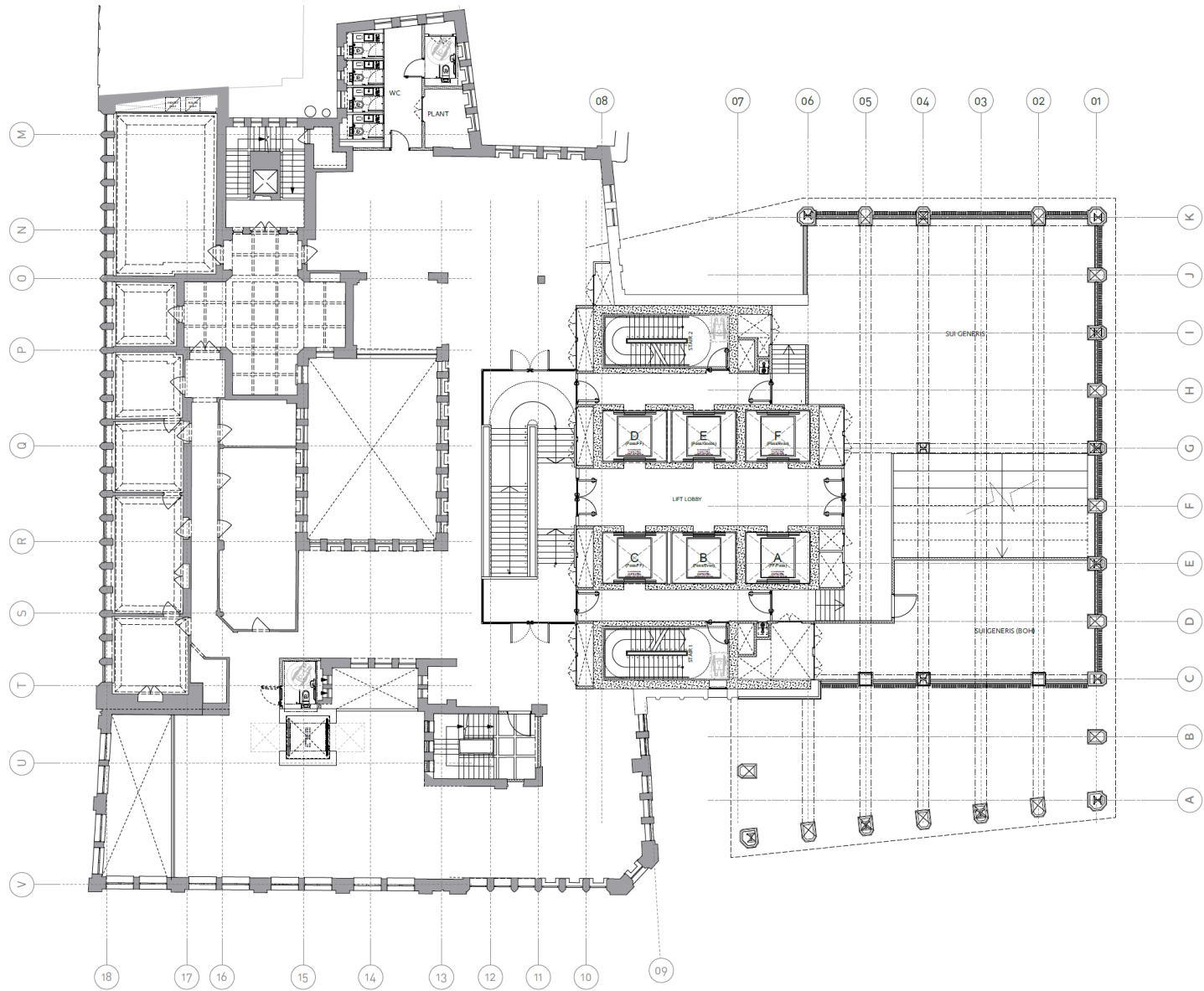
Proposed Basement Level 2



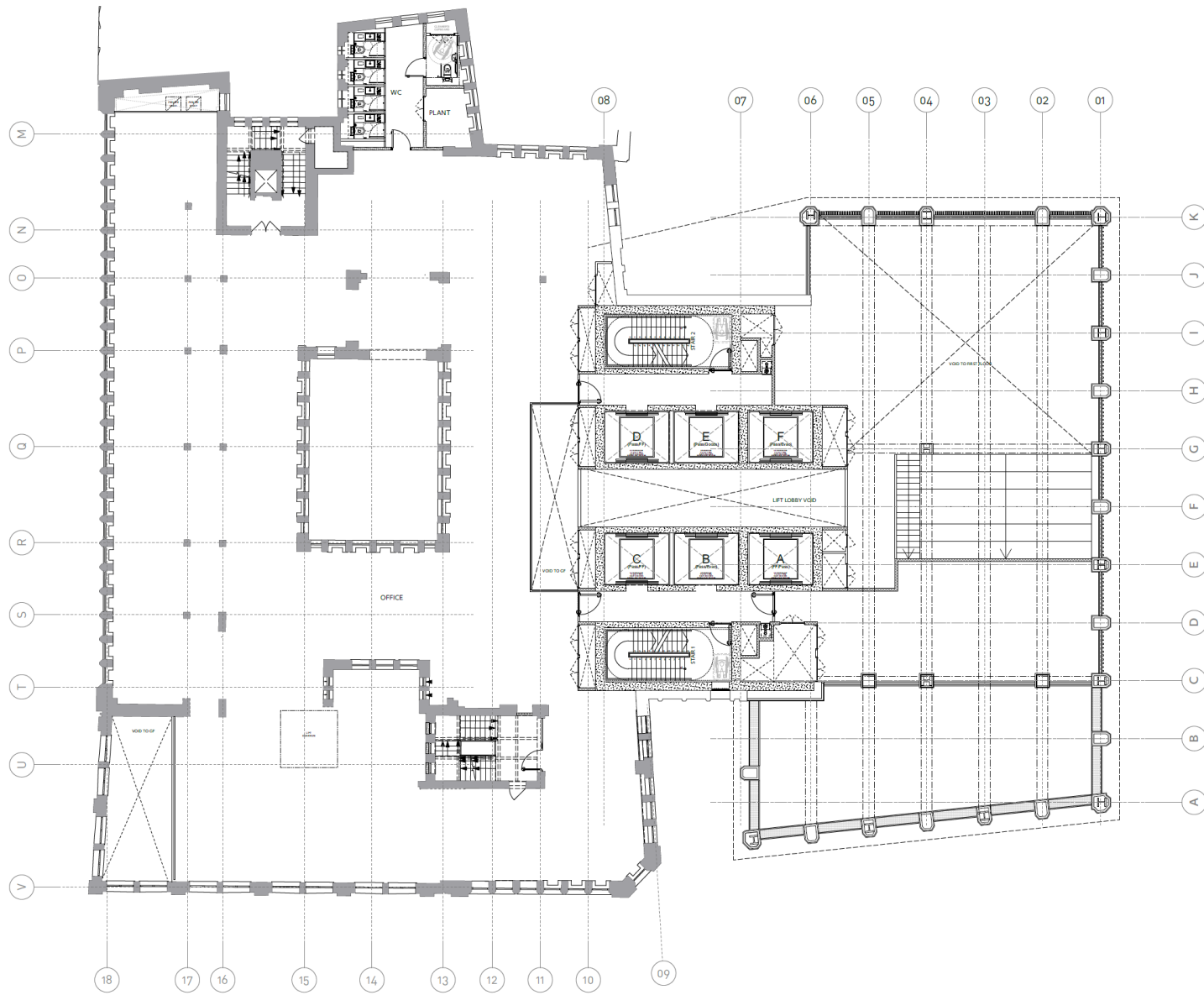
Proposed Basement 2



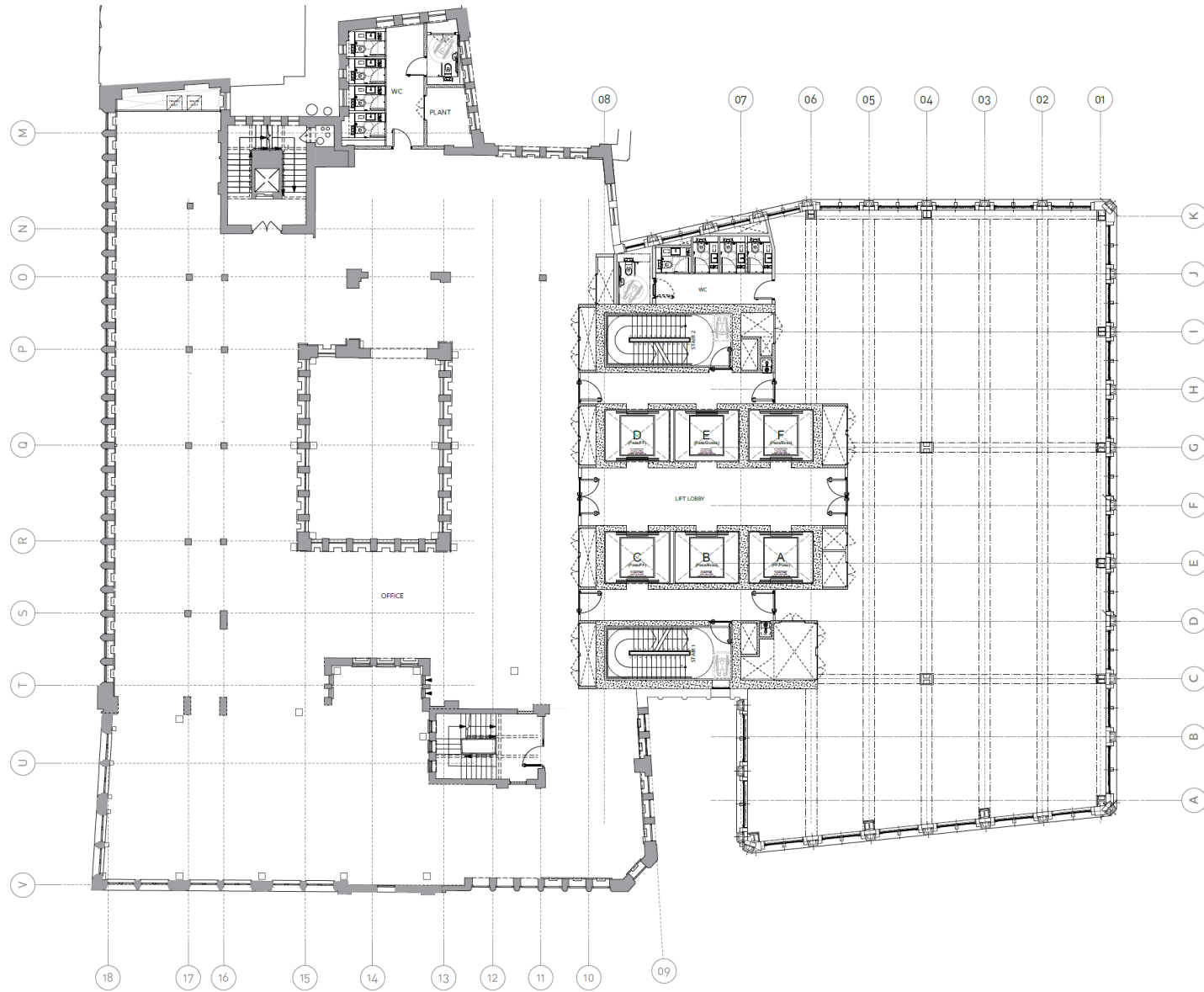
Proposed Basement 3



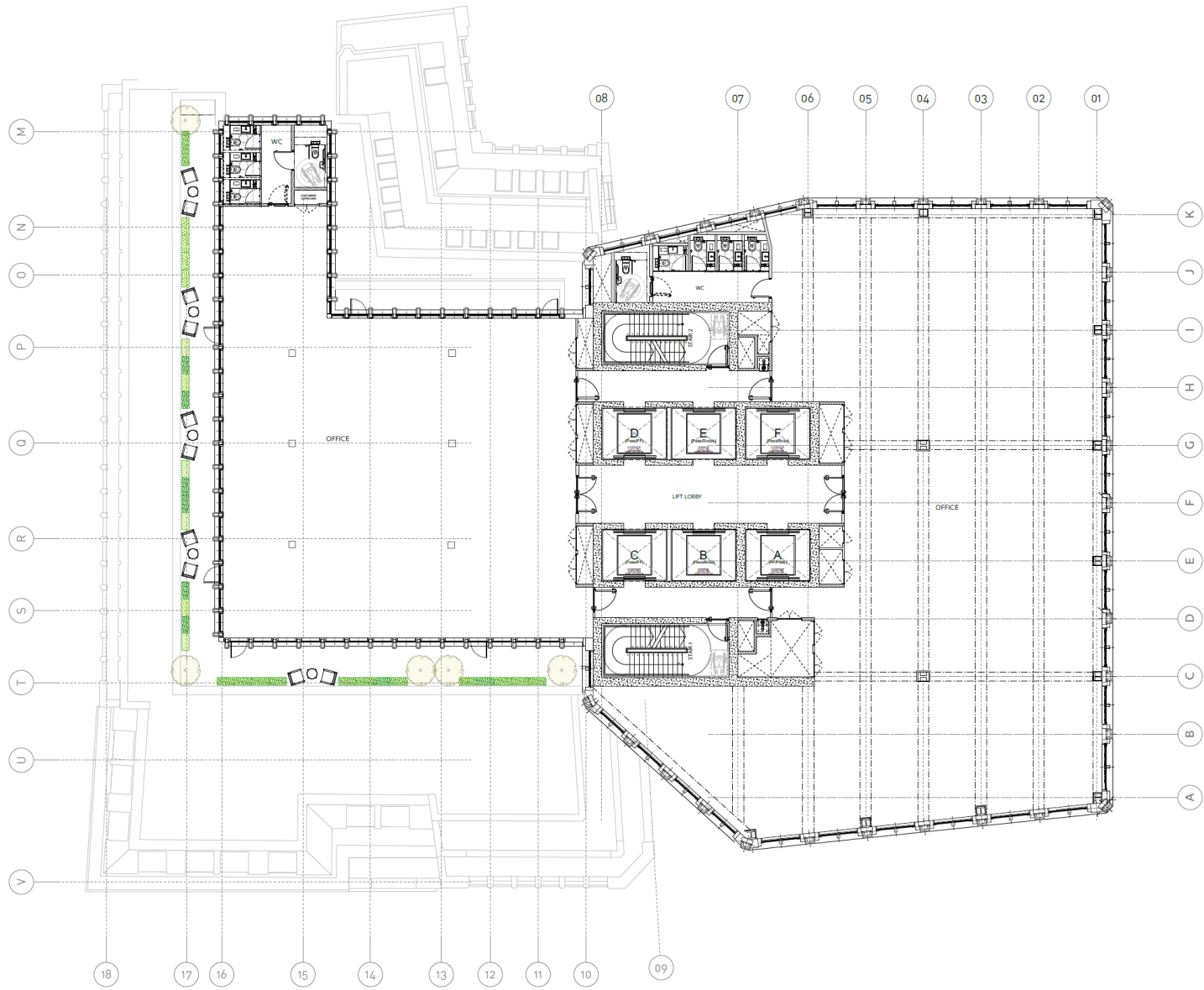
Proposed First Floor Plan



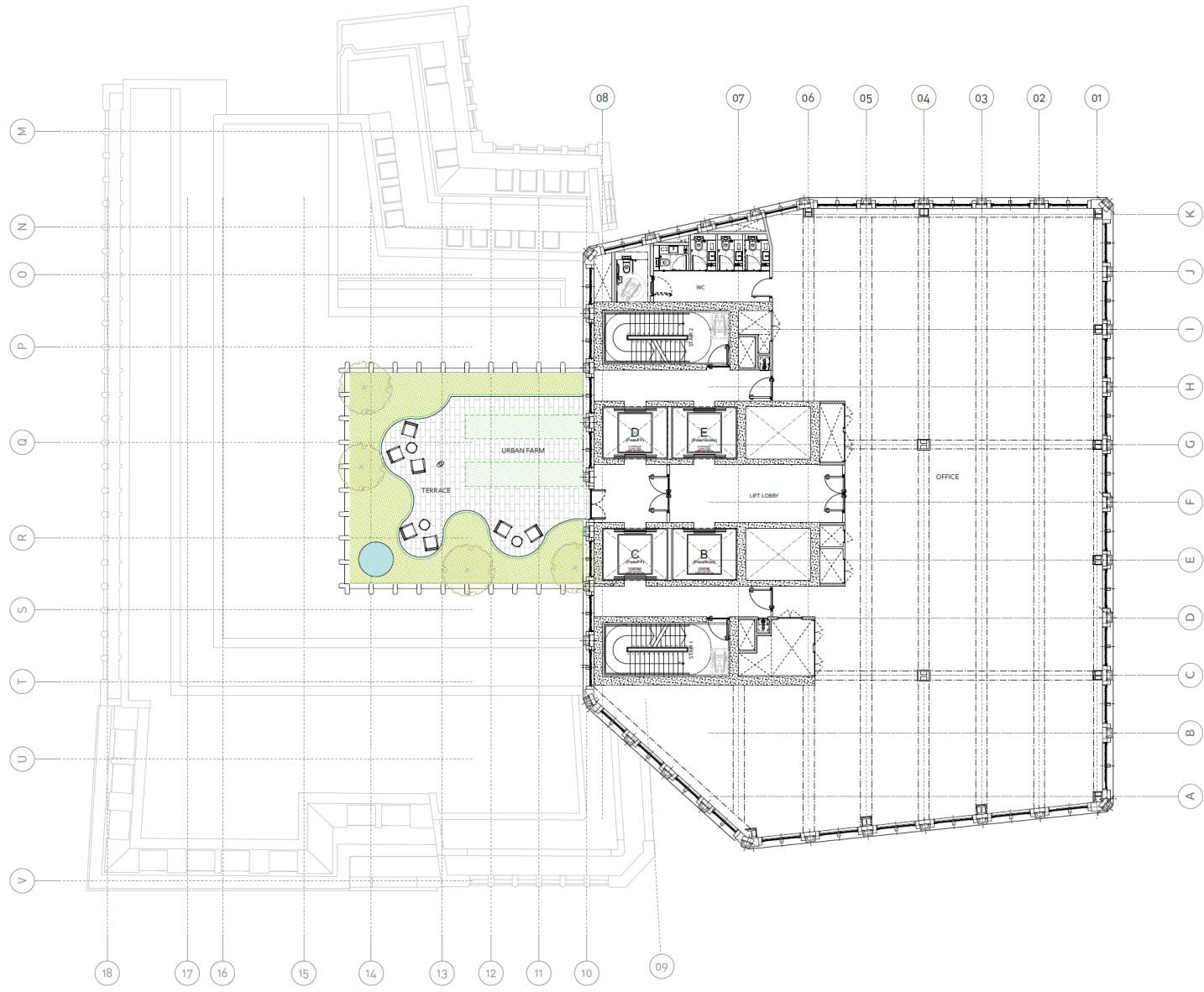
Proposed Second Floor Plan



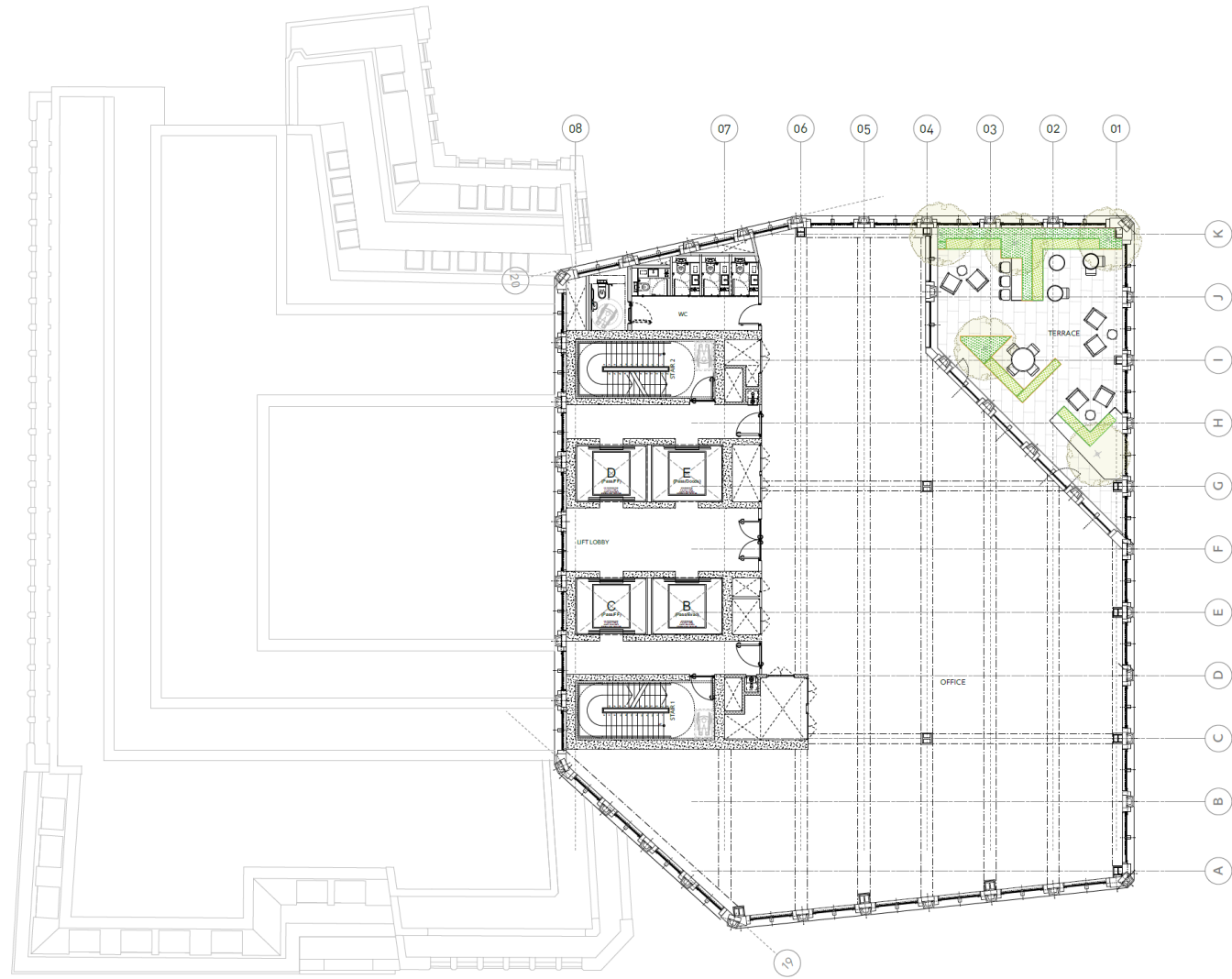
Proposed Third Floor Plan



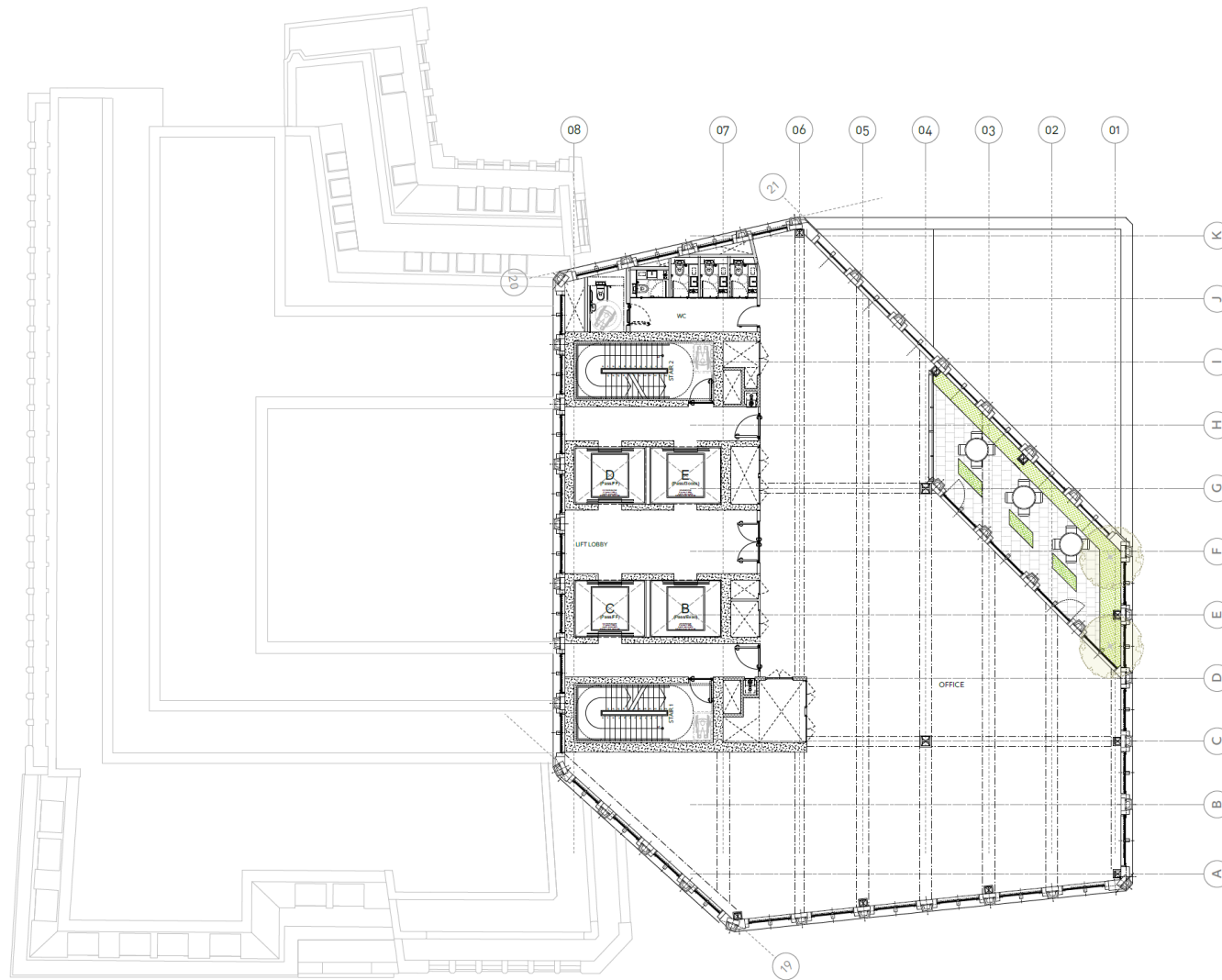
Proposed Seventh Floor Plan



Proposed Ninth Floor Plan



Proposed 23rd Floor Plan



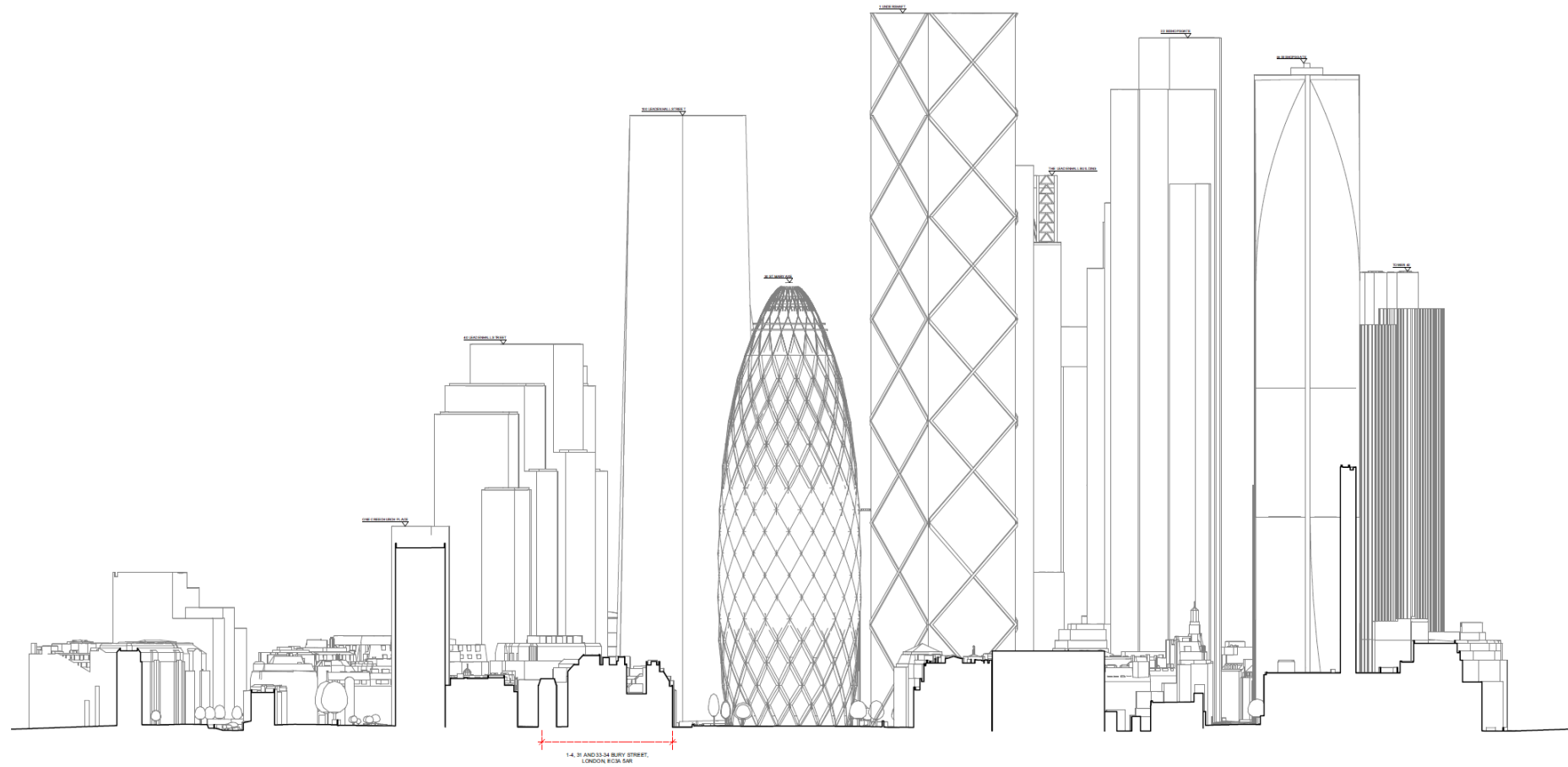
Proposed 36th Floor Plan



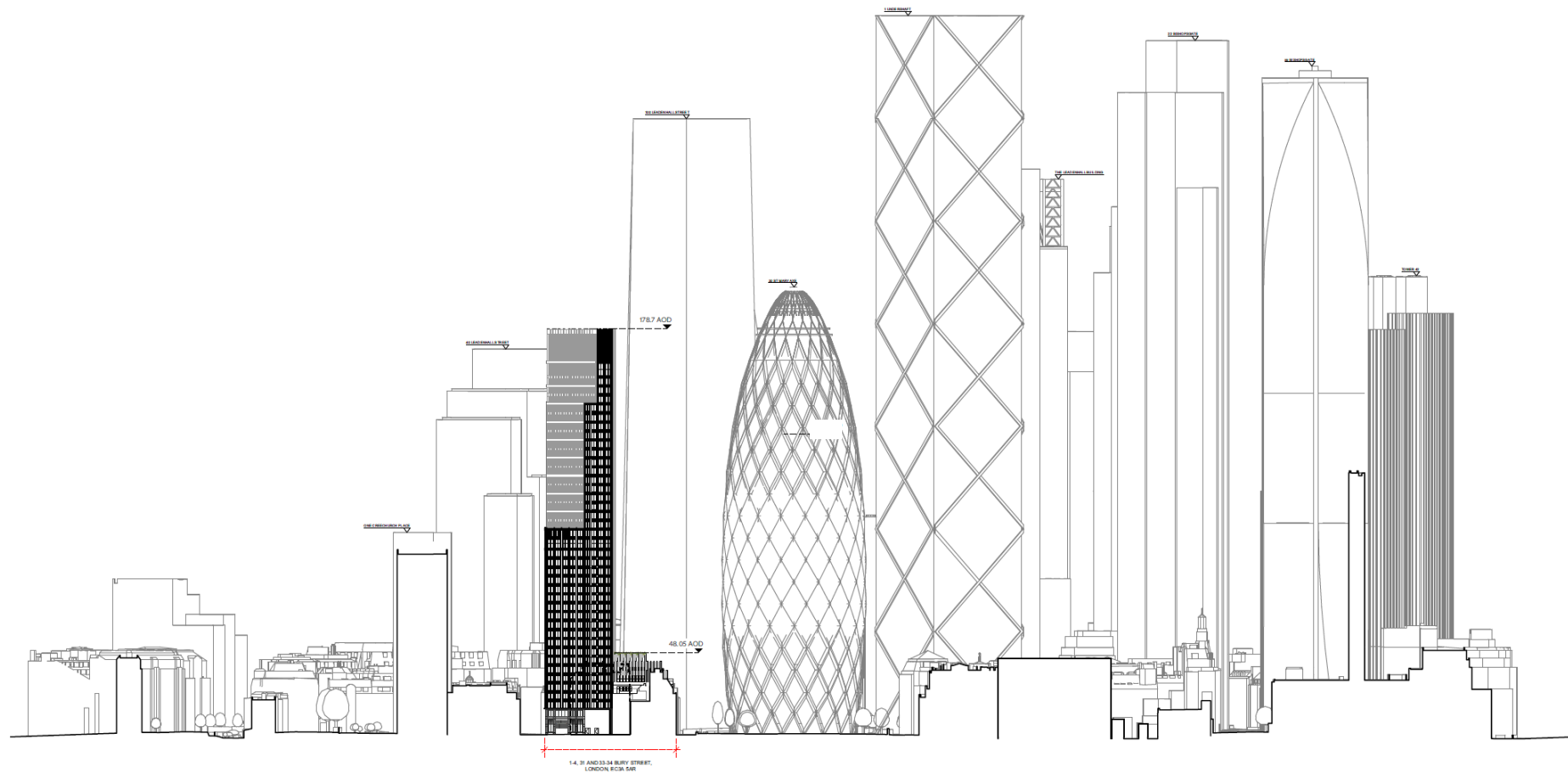
Existing South West Elevation



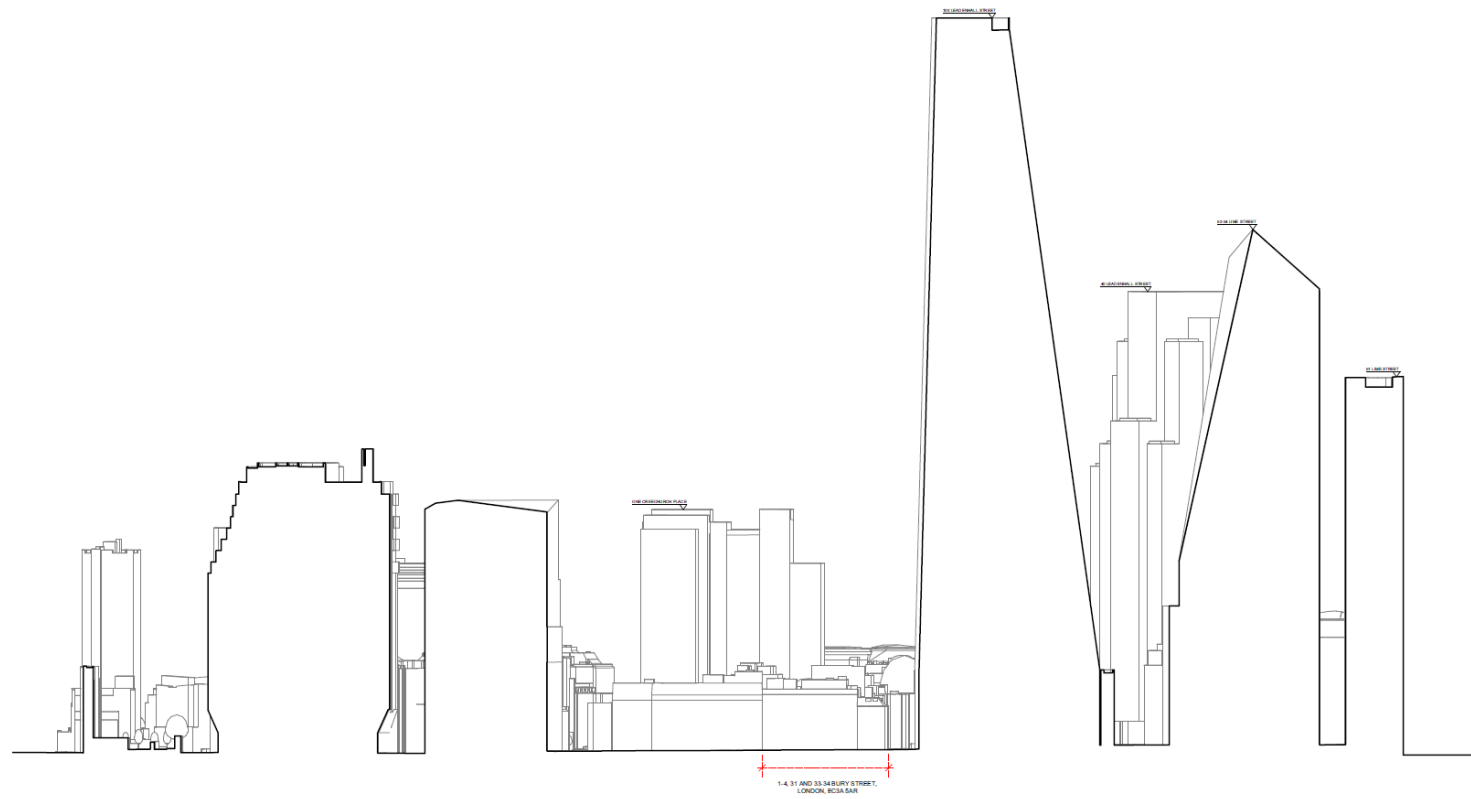
Proposed South West Elevation



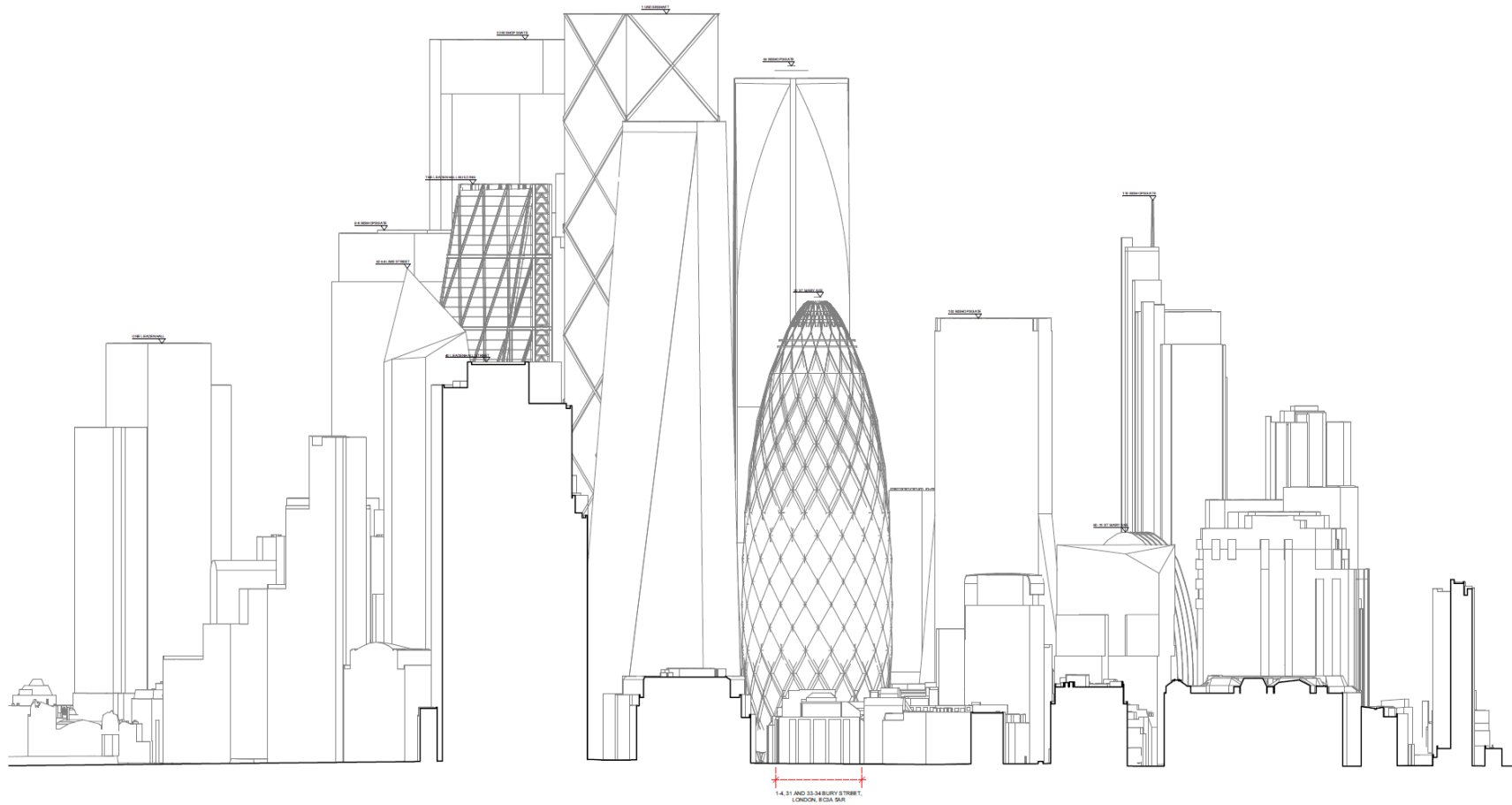
Existing North East Elevation



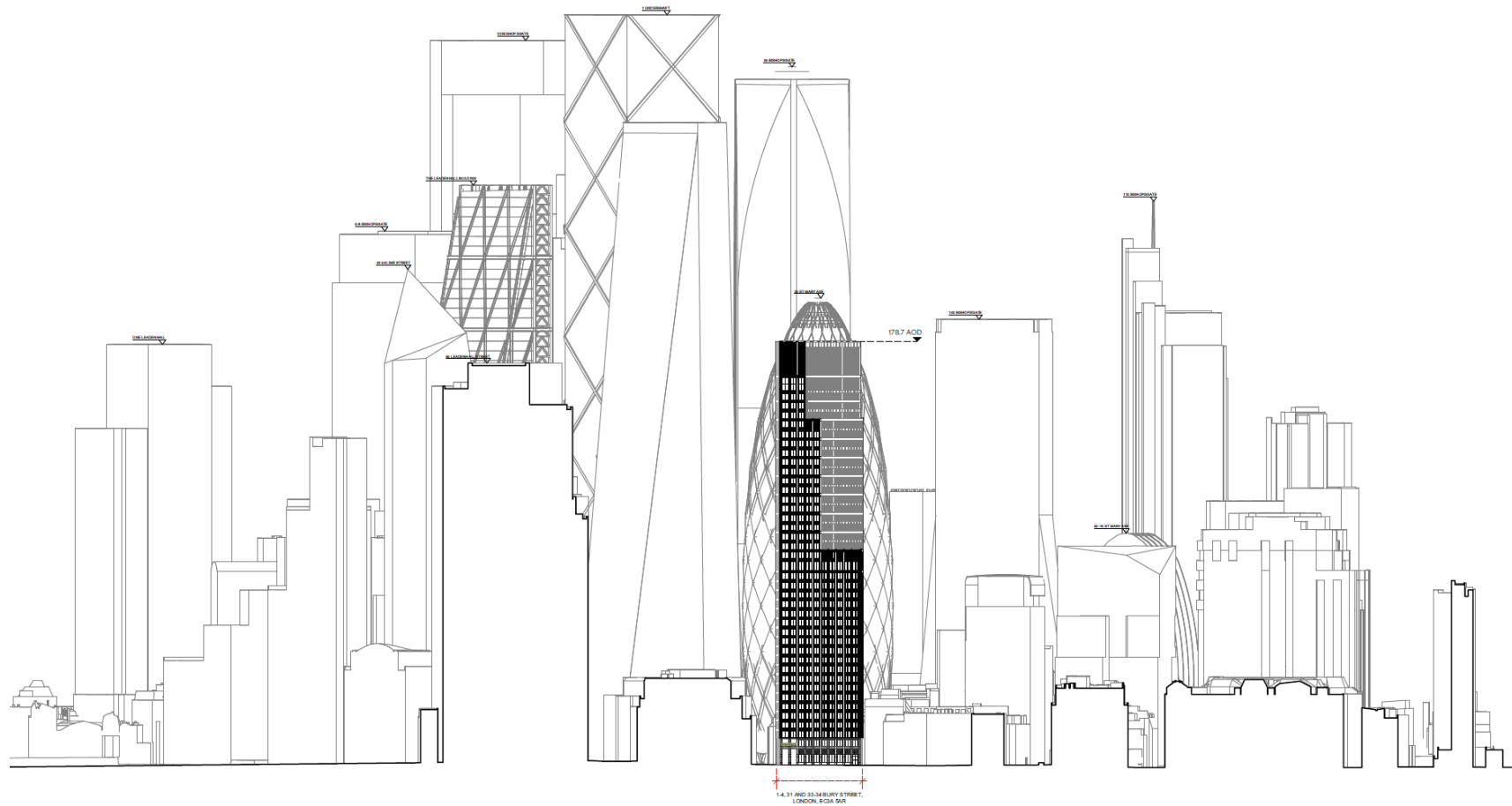
Proposed North East Elevation



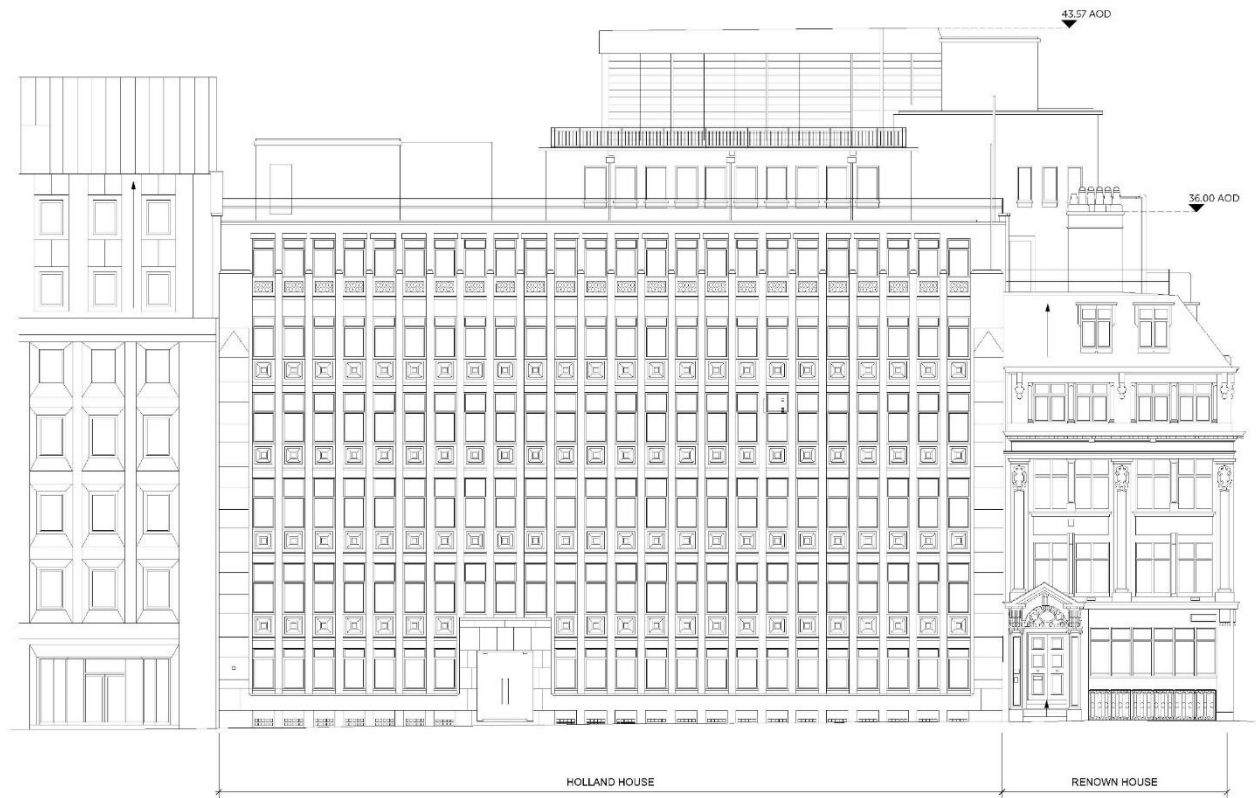
Existing North West Elevation



Existing South East Elevation



Proposed South East Elevation



Holland House - Existing North West Elevation



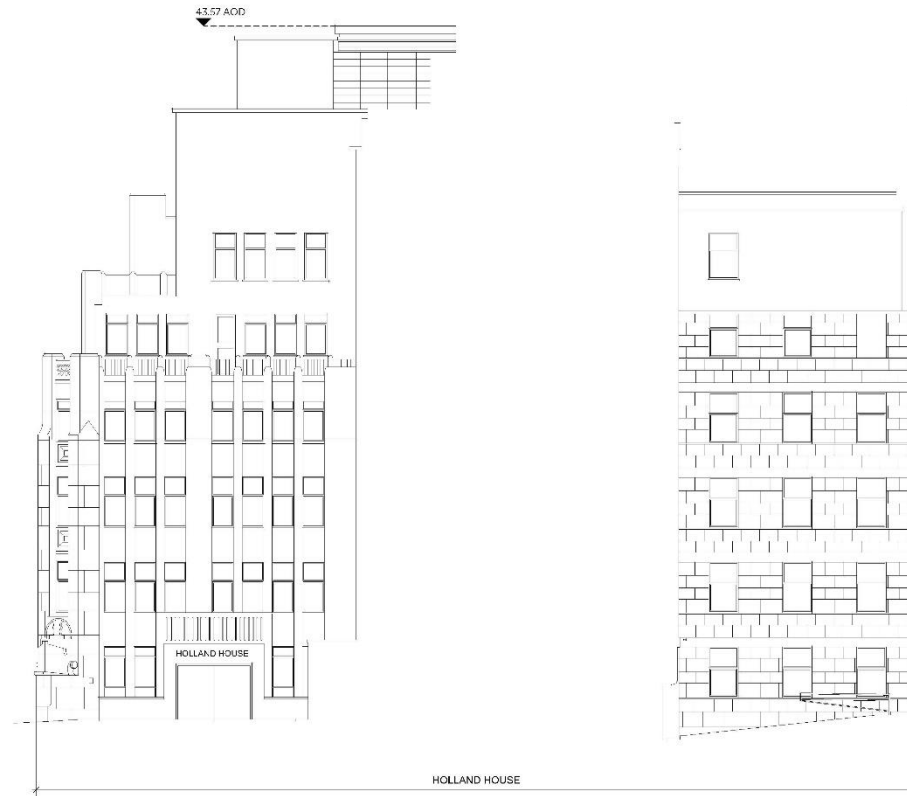
Holland House - Proposed North West Elevation



Holland House - Existing South West Elevation



Holland House - Proposed South West Elevation



Holland House - Existing South East Elevation



Holland House - Proposed South East Elevation

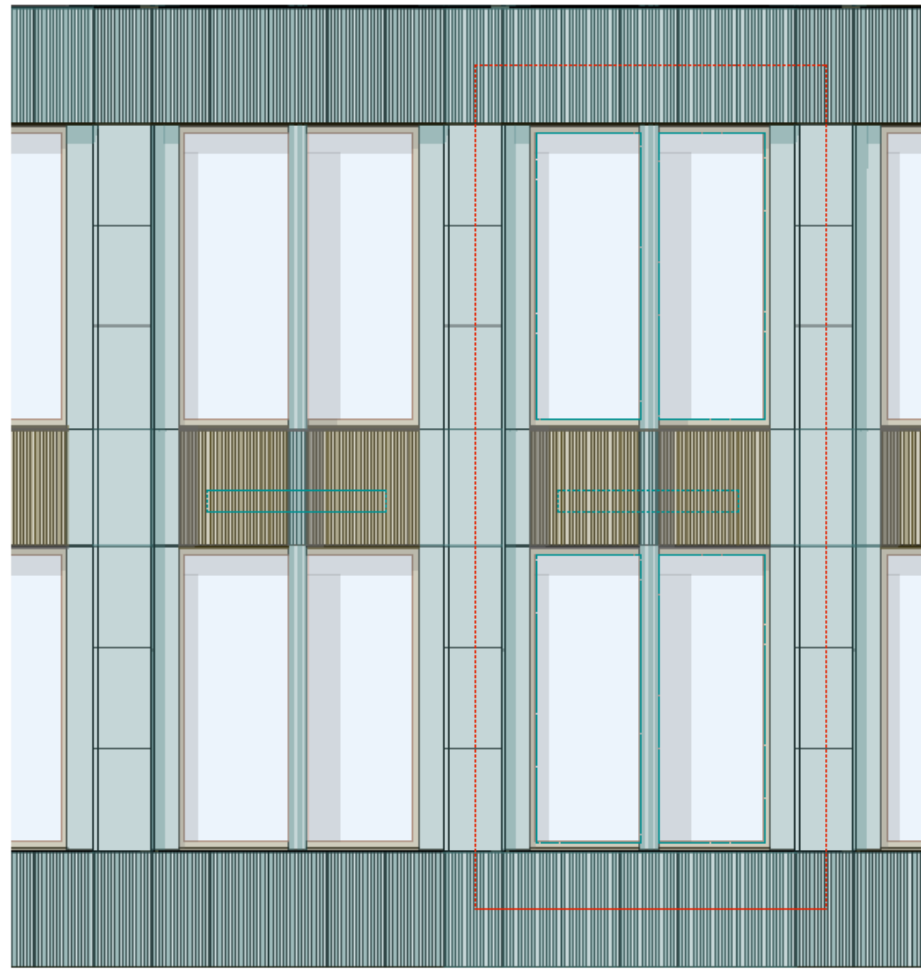


Illustrative view showing upper-level facade

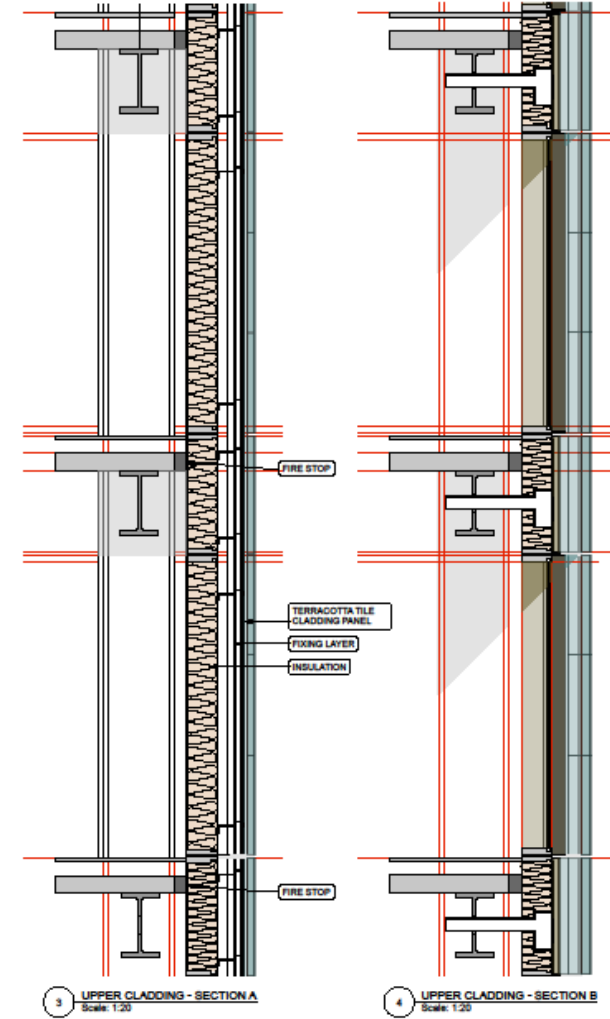
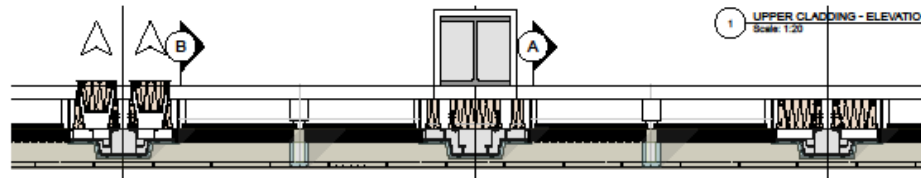


Illustrative view showing mid-level facade

Typical Bay Detail: Bury House



NOTE:
 ONE UNIT BAY : APPROX. 21.5 SQM
 WINDOW AREA : APPROX. 8.7 SQM
 WINDOW TO BAY RATIO : 40%



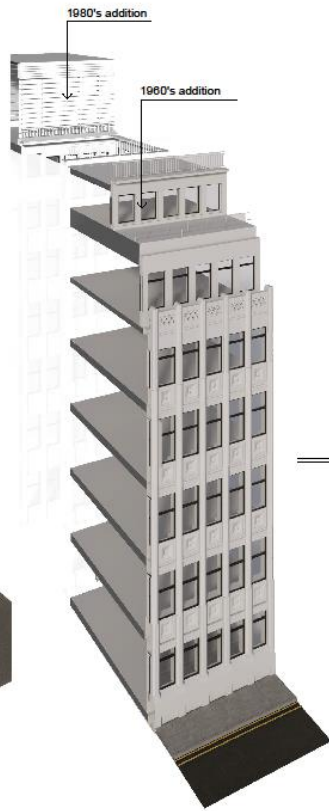
Typical Bay Detail: Bury House



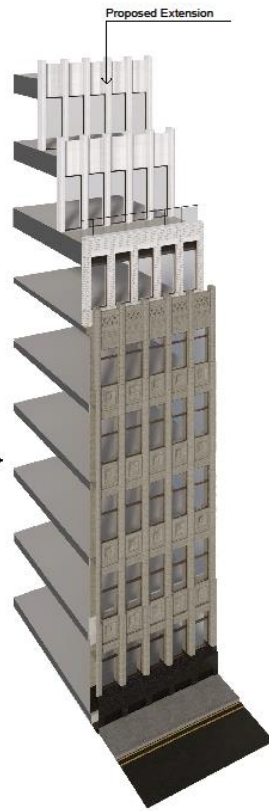
Existing



Proposed



Existing

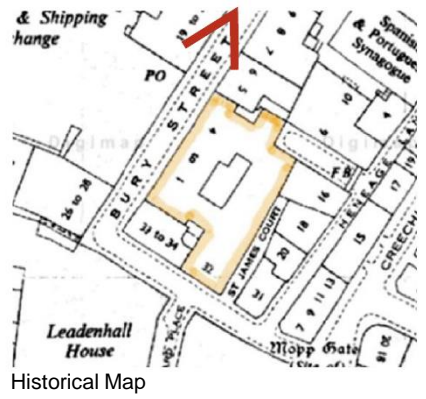


Proposed



Illustrative view showing Holland House and Renown House

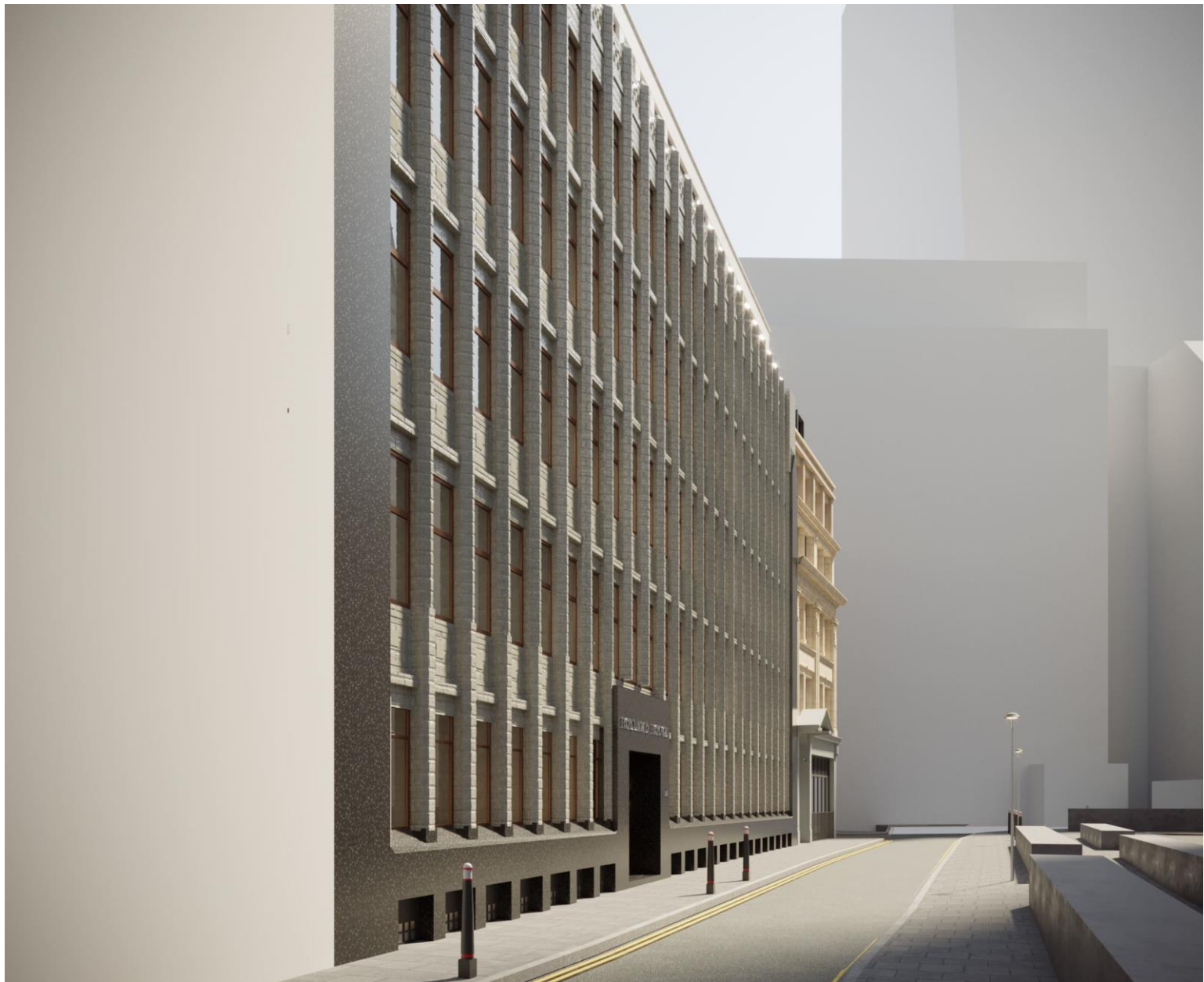
Typical Bay Detail: Holland House & Renown House



Historical Map



Historical View



Proposed Illustrative view

Illustrative Views



Community/
affordable
workspace

FIRST FLOOR

Multi-functional
community/
sports/ events/
arts/ multi-faith
space

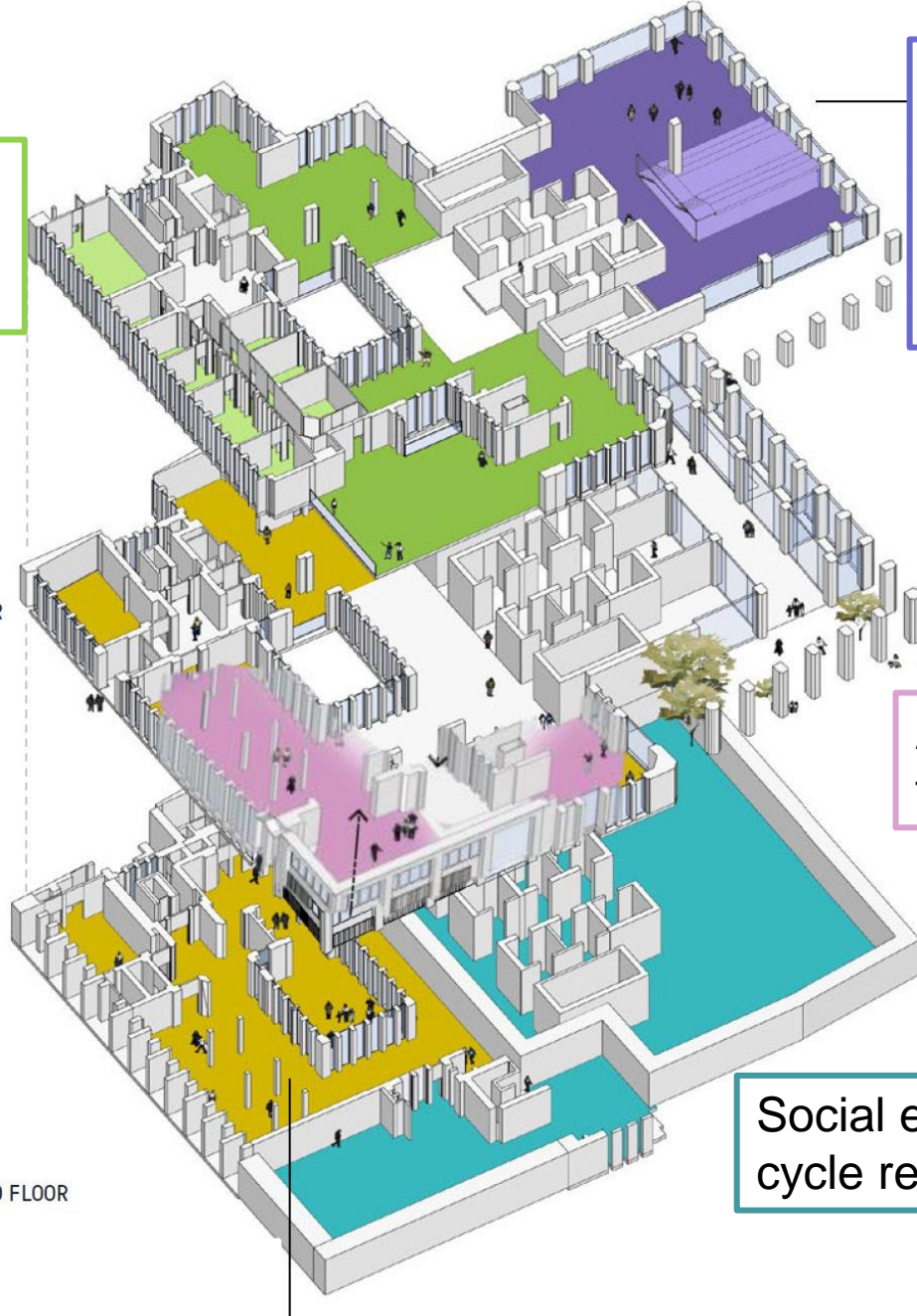
GROUND FLOOR

Associate retail/
f&b space

Flexible
community/cultural/
educational/ multi-
faith space

LOWER GROUND FLOOR

Social enterprise
cycle repair space



Proposed Public Offer



Illustrative showing proposed Heneage Arcade entrance



Illustrative showing proposed Creechurch Hall entrance



Illustrative showing proposed James' Court

Illustrative Views – Public realm



← James' Court → ← Heneage Arcade →

Illustrative showing proposed James' Court and Heneage Arcade below Creechurh Hall

Illustrative Views



Illustrative showing proposed sports facilities in Creechurch Hall



Illustrative showing proposed rehearsal space in Creechurch Hall

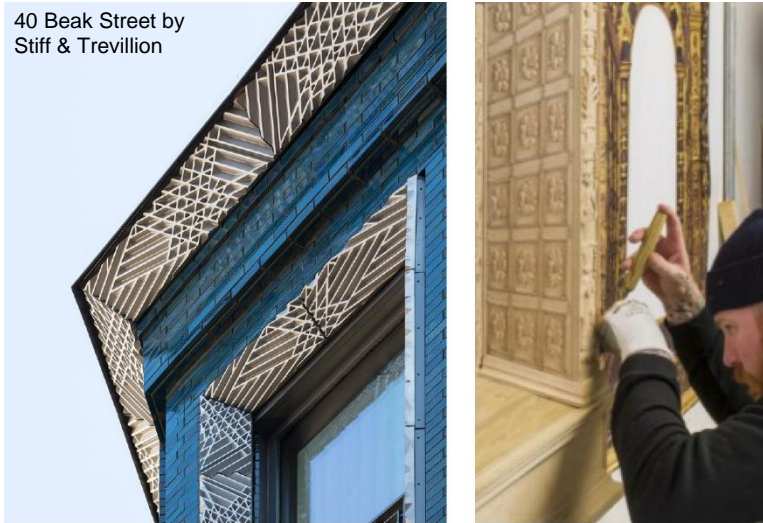


Illustrative showing proposed event space in Creechurch Hall

Illustrative Views

Art: It is proposed to have areas for the display of art installations, including sculptures, with the intention to use these areas for the showcasing of local artists' work.

40 Beak Street by Stiff & Trevillion



Regent House by Stiff & Trevillion



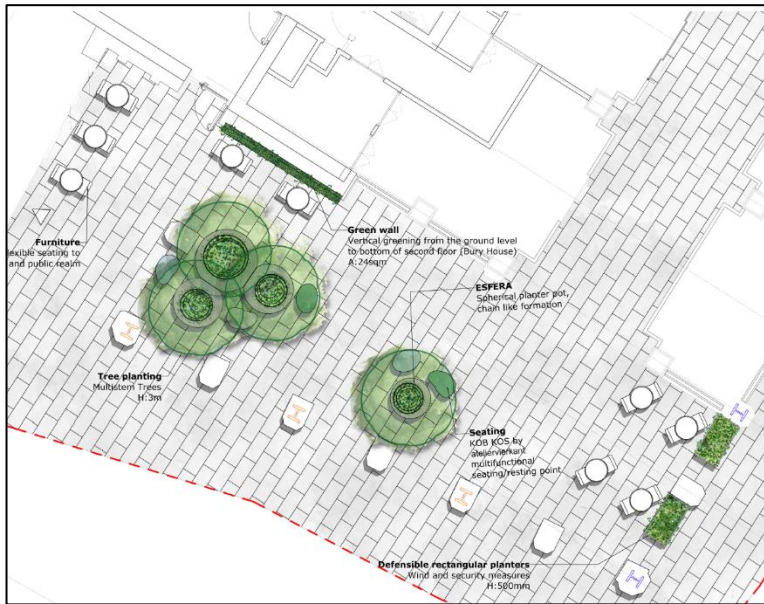
Axonometric View showing potential areas to integrate art



Illustrative showing proposed climbing wall in James Court

References of art integrated in buildings

Illustrative Views: Art Integration and climbing wall



Proposed Public Realm



Proposed 8th floor terrace



Proposed 6th floor terrace



Proposed 9th floor terrace

- ❶ Outside enhancements available for all to experience.
- ❷ Access to the terraces for all tenants including the affordable workspace.
- ❸ Access to the Urban Farm for those using the educational space.
- ❹ UGF ahead of GLA



Reference: Urban Farm



Reference: water bowl



Indicative Proposed 8th Floor terrace



Indicative Proposed James' court

Landscaping – Level 9 terrace (Urban Farm)

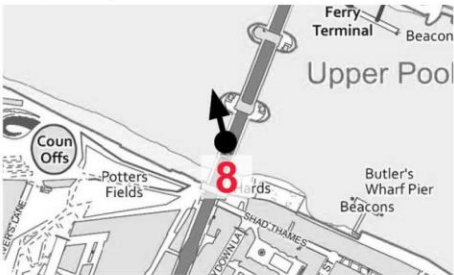
Verified Views

View 8: Existing - Tower Bridge South



10.105 This view is of high sensitivity.

Viewpoint map



Existing View – View 8

View 8: Proposed - Tower Bridge South



Proposed View – View 8

View 8: Cumulative - Tower Bridge South

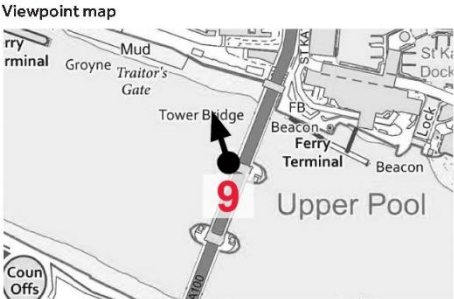


Cumulative View – View 8

View 9: Existing - LVMF 10A.1 Tower Bridge: upstream



10.121 This view is of high sensitivity.



Existing View – View 9

View 9: Proposed - LVMF 10A.1 Tower Bridge: upstream



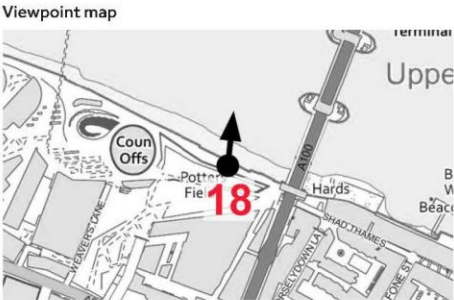
Proposed View – View 9

View 9: Cumulative - LVMF 10A.1 Tower Bridge: upstream



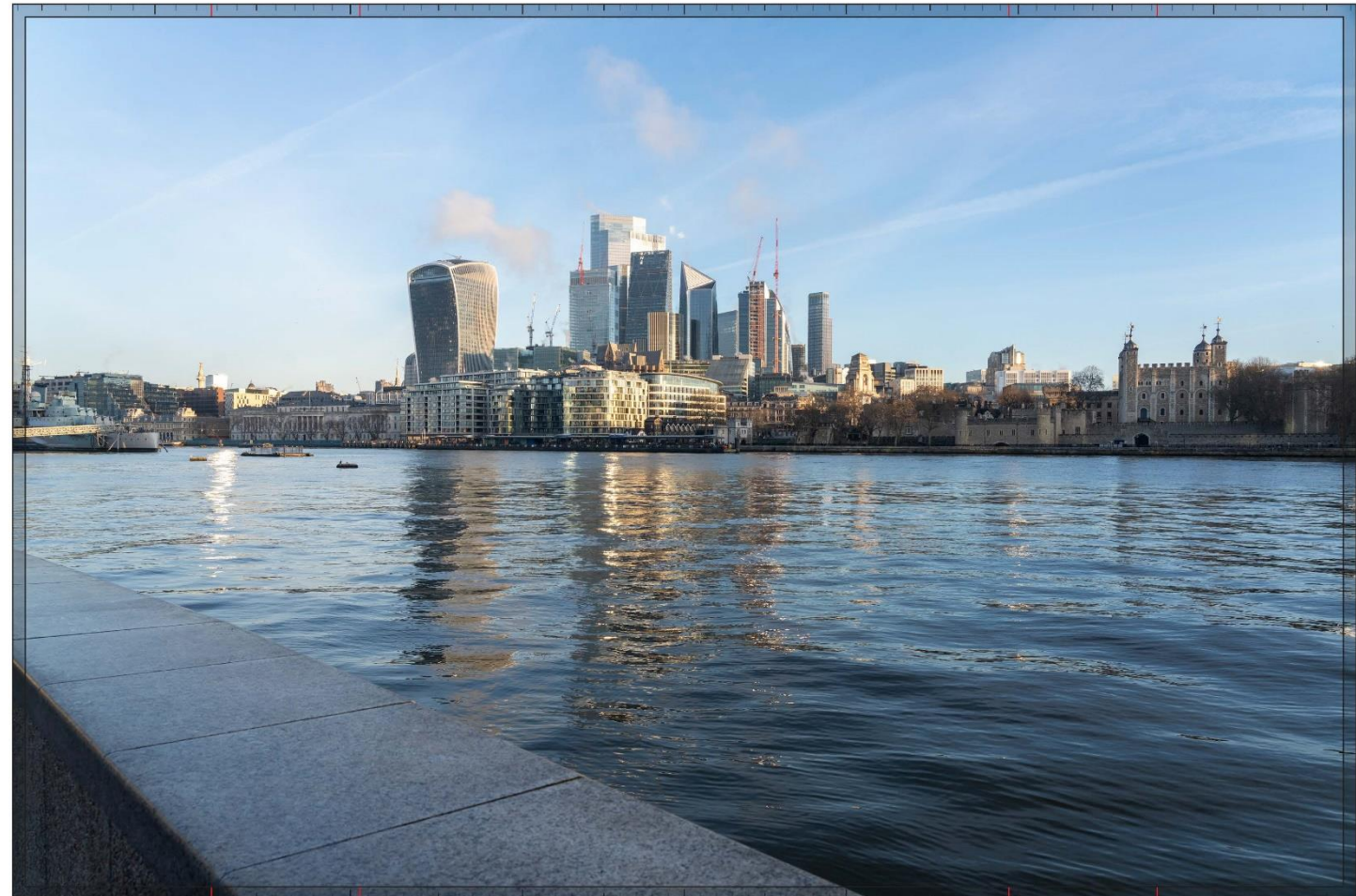
Cumulative View – View 9

View 18: Existing - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



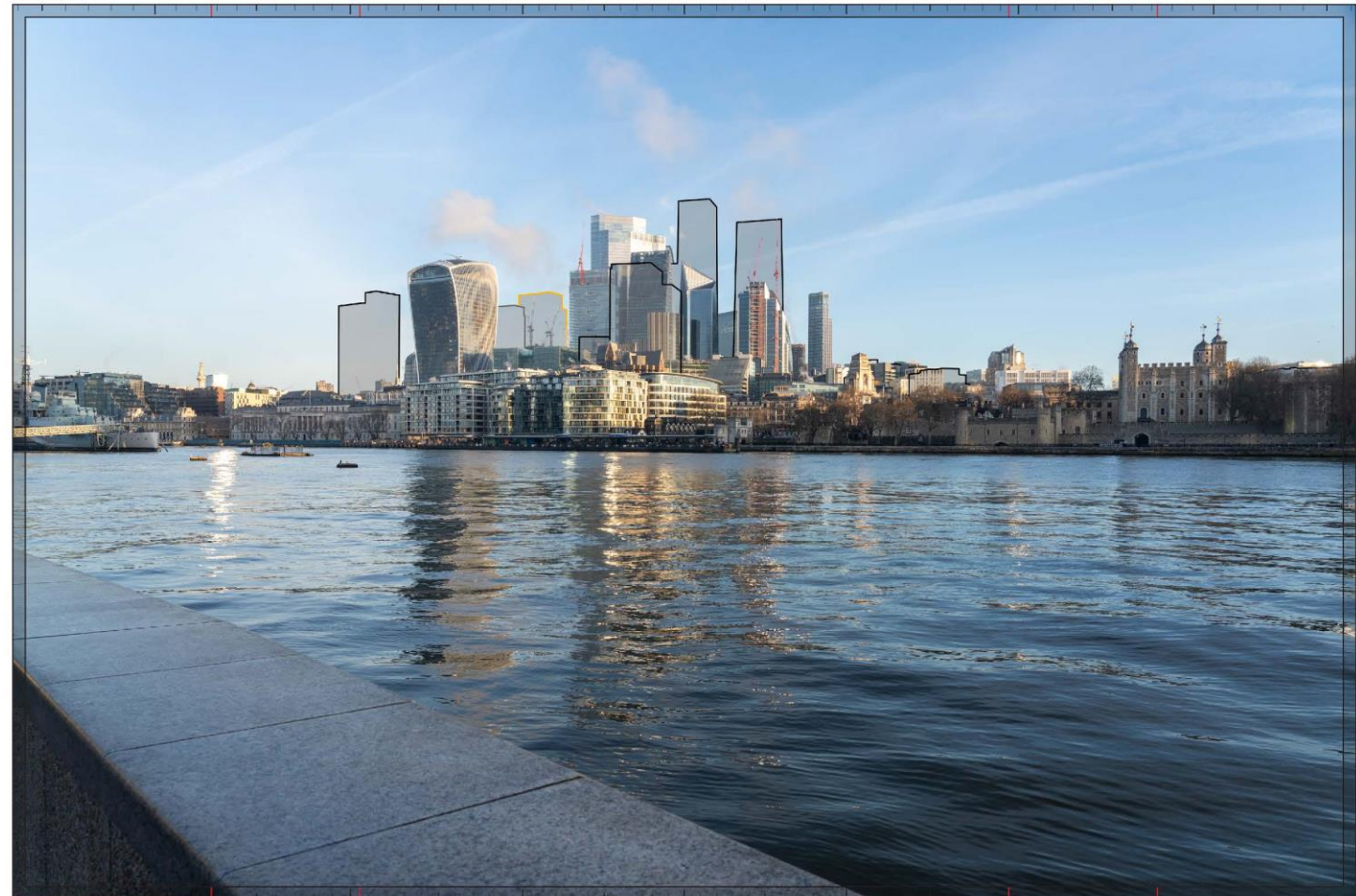
Existing View – View 18

View 18: Proposed - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



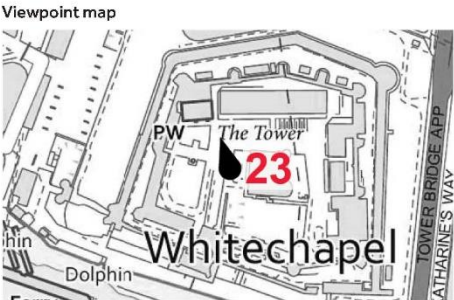
Proposed View – View 18

View 18: Cumulative - LVMF 25A.3 The Queen's Walk at City Hall - close to Tower Bridge



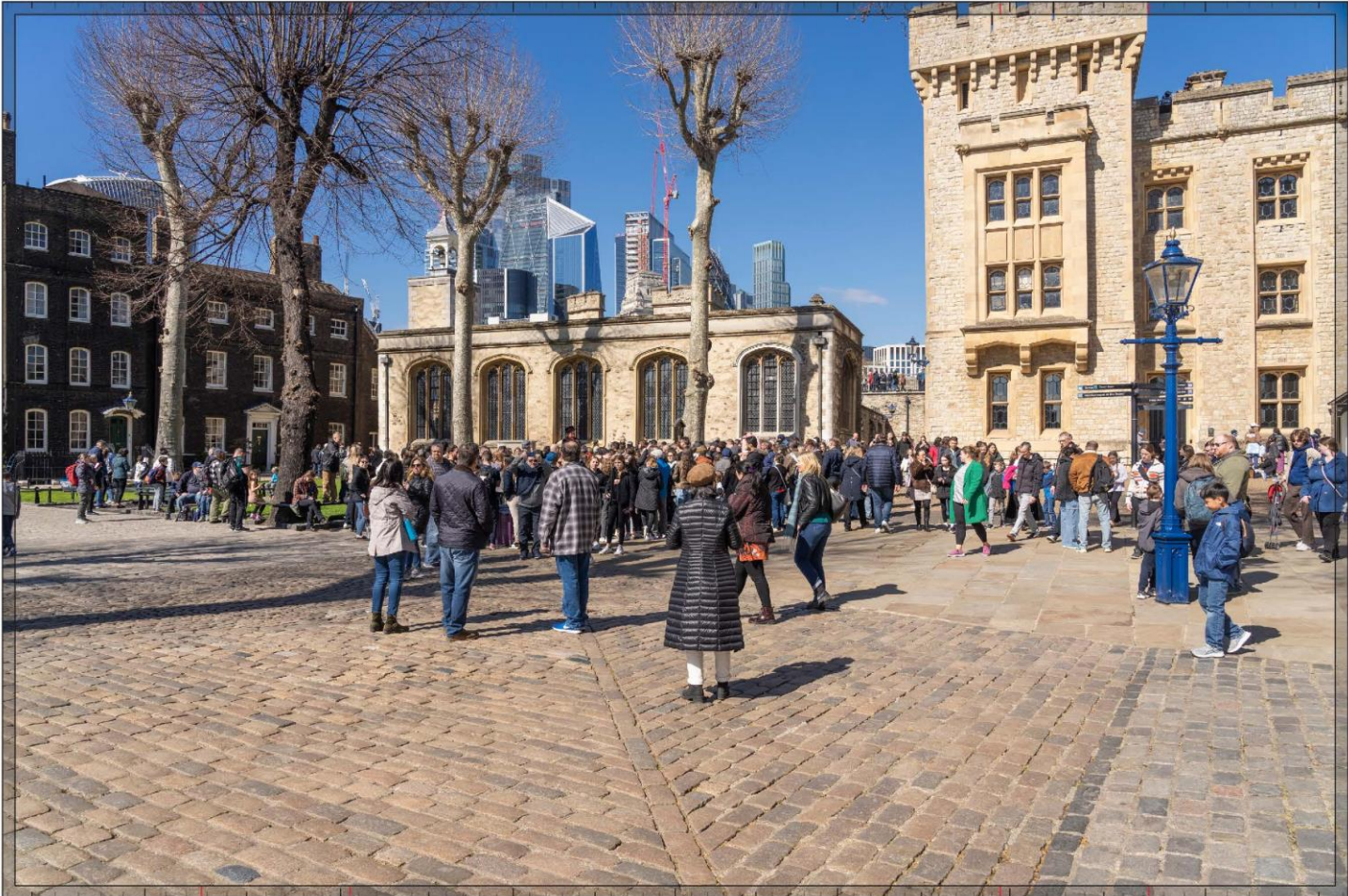
Cumulative View – View 18

View 23: Existing - Tower of London, the Inner Ward



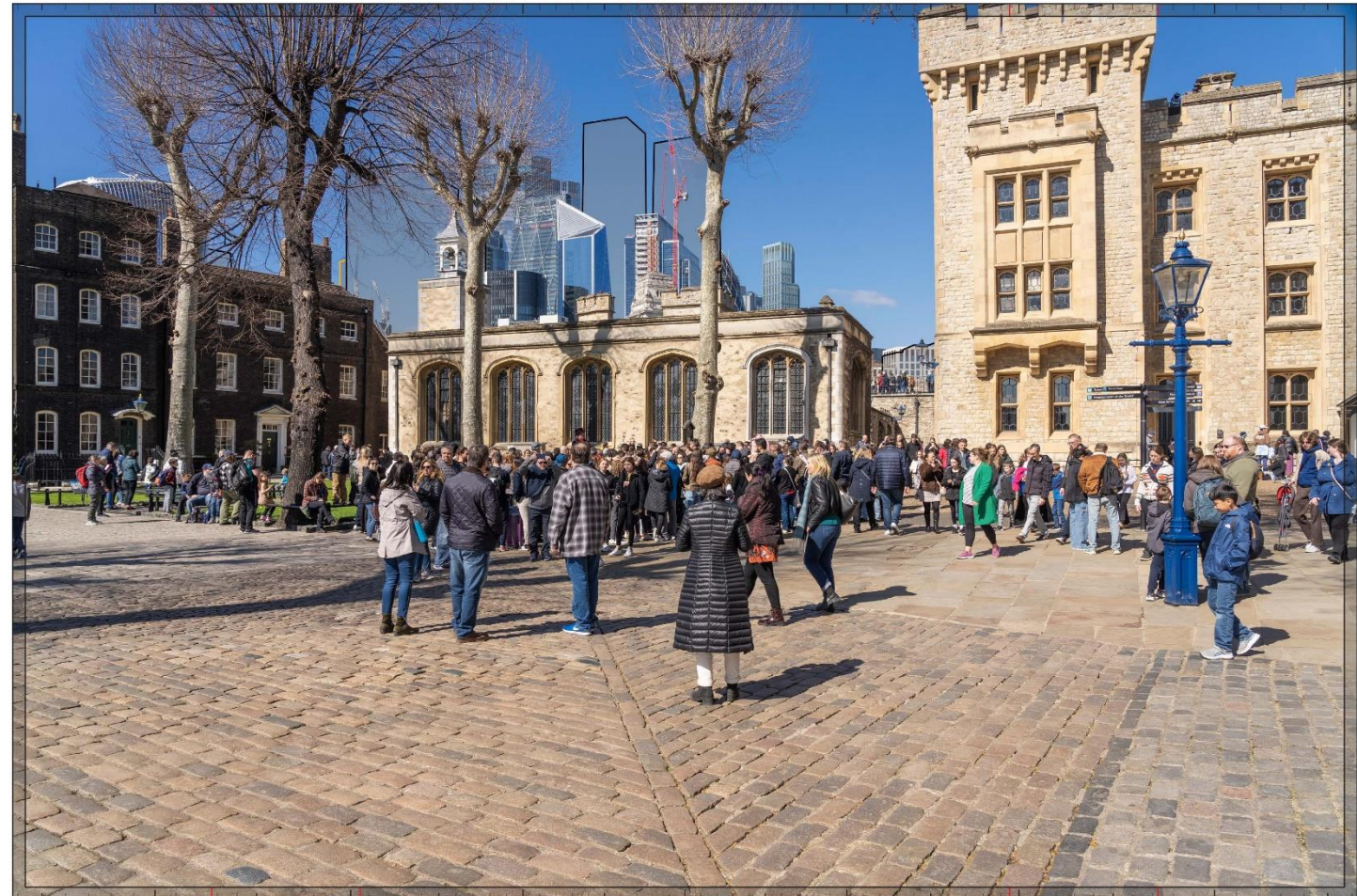
Existing View – View 23

View 23: Proposed - Tower of London, the Inner Ward



Proposed View – View 23

View 23: Cumulative - Tower of London, the Inner Ward



Cumulative View – View 23

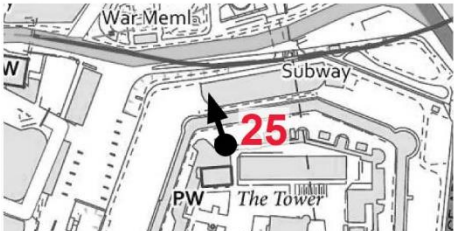
View 25: Existing - Tower of London, Inner wall, east of Devereux Tower



10.334 People experiencing this view would primarily be visitors to the ToL.

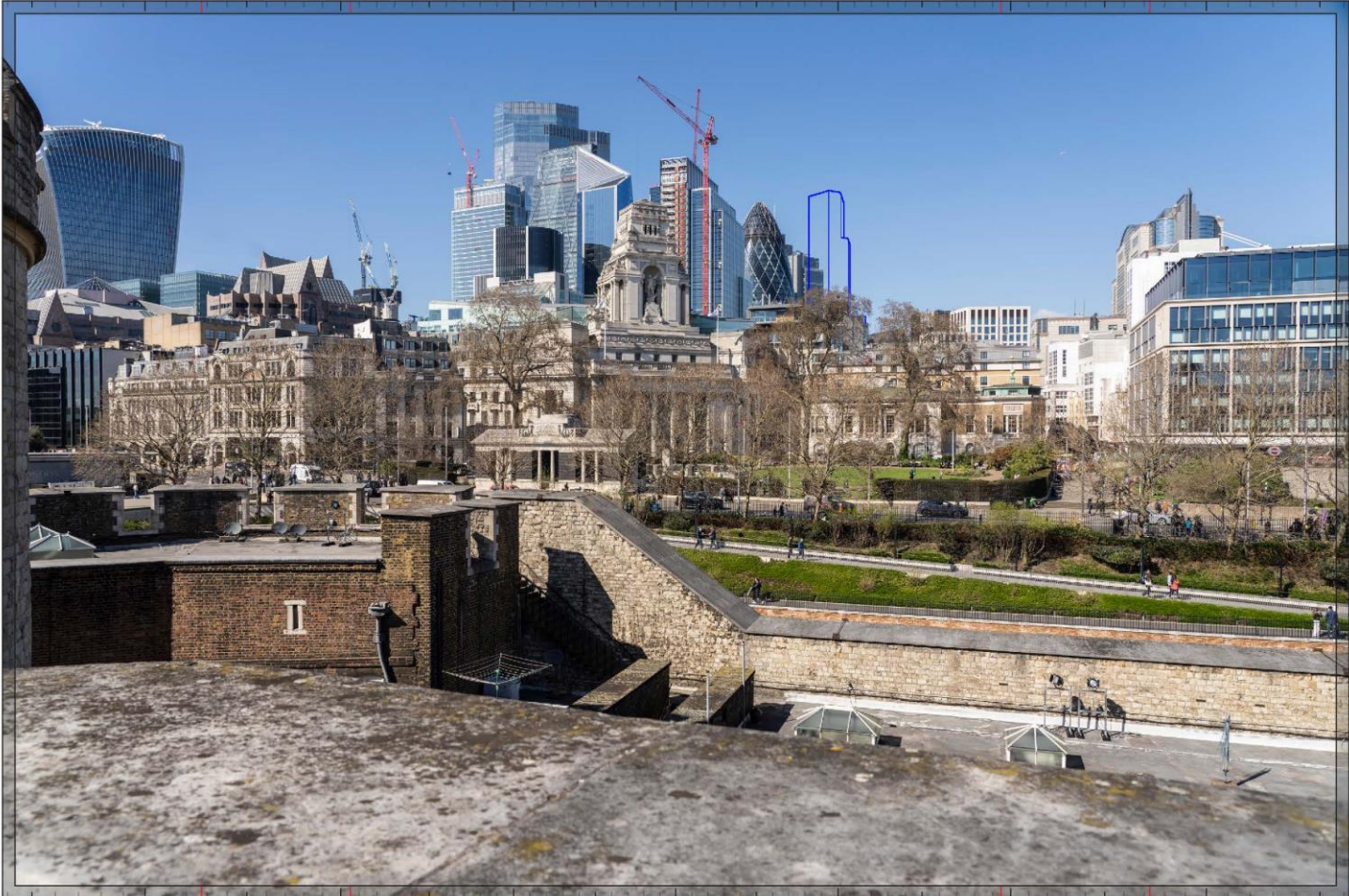
10.335 This view is of high sensitivity.

Viewpoint map



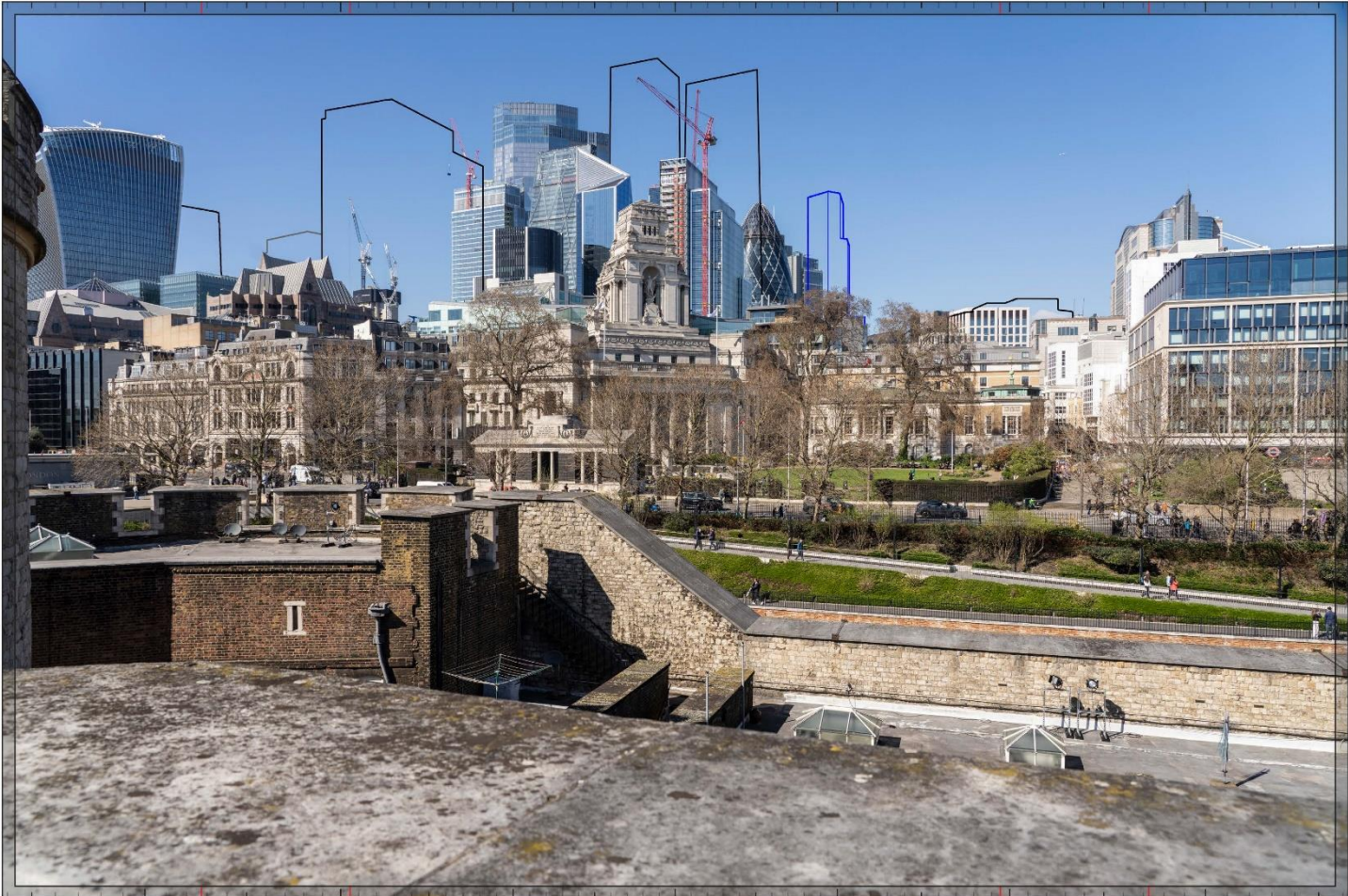
Existing View – View 25

View 25: Proposed - Tower of London, Inner wall, east of Devereux Tower



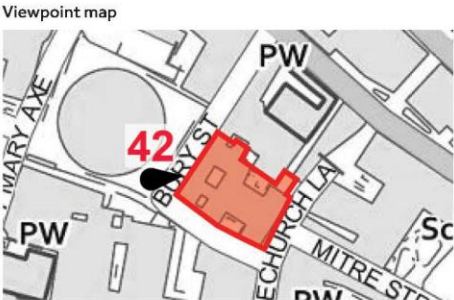
Proposed View – View 25

View 25: Cumulative - Tower of London, Inner wall, east of Devereux Tower



Cumulative View – View 25

View 42: Existing - Bury Street



Existing View – View 42

View 42: Proposed - Bury Street



Proposed View – View 42

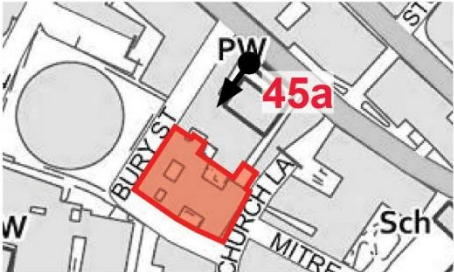
View 42: Cumulative - Bury Street



Cumulative View – View 42

View 45a: Existing - Bevis Marks Synagogue courtyard

Viewpoint map



Existing View – View 45a

View 45a: Proposed -Bevis Marks Synagogue courtyard



Proposed View – View 45a

View 45a: Cumulative - Bevis Marks Synagogue courtyard

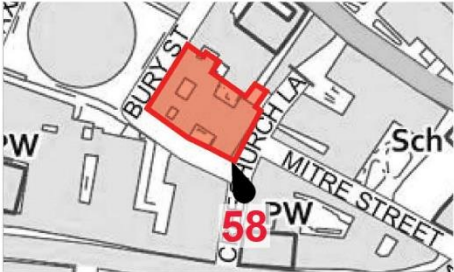


Cumulative View – View 45a

View 58: Existing - Creechurch, looking north-west

10.762 This view is of **medium** sensitivity.

Viewpoint map

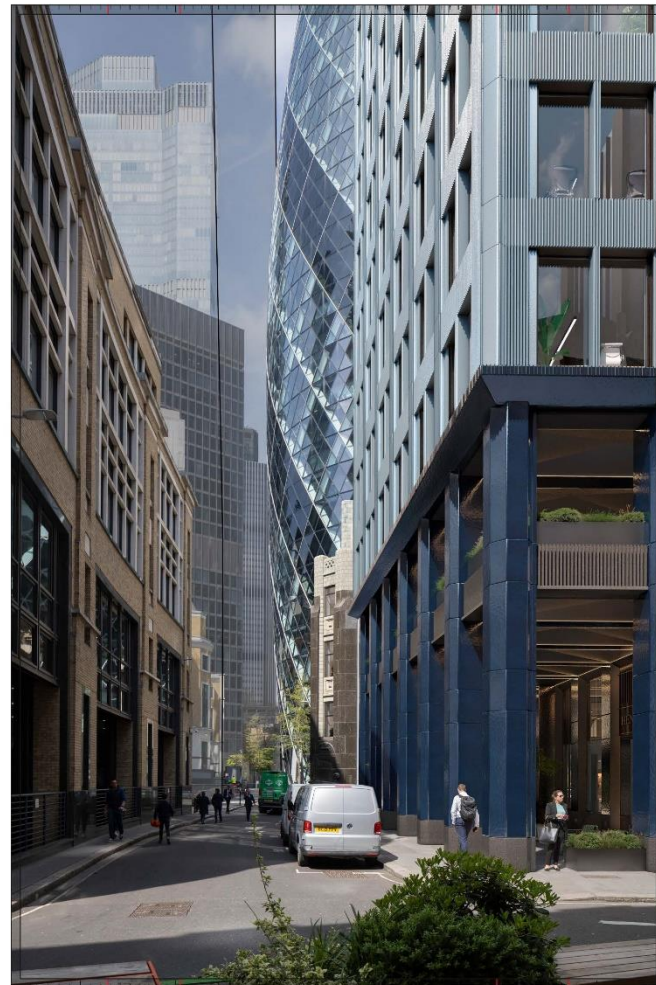


View 58: Proposed - Creechurch, looking north-west



Proposed View – View 58

View 58: Cumulative - Creechurch, looking north-west



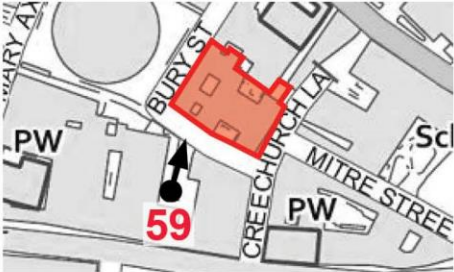
Cumulative View – View 58

View 59: Existing - Cunard Place, looking north-east



10.777 This view is of **medium** sensitivity.

Viewpoint map



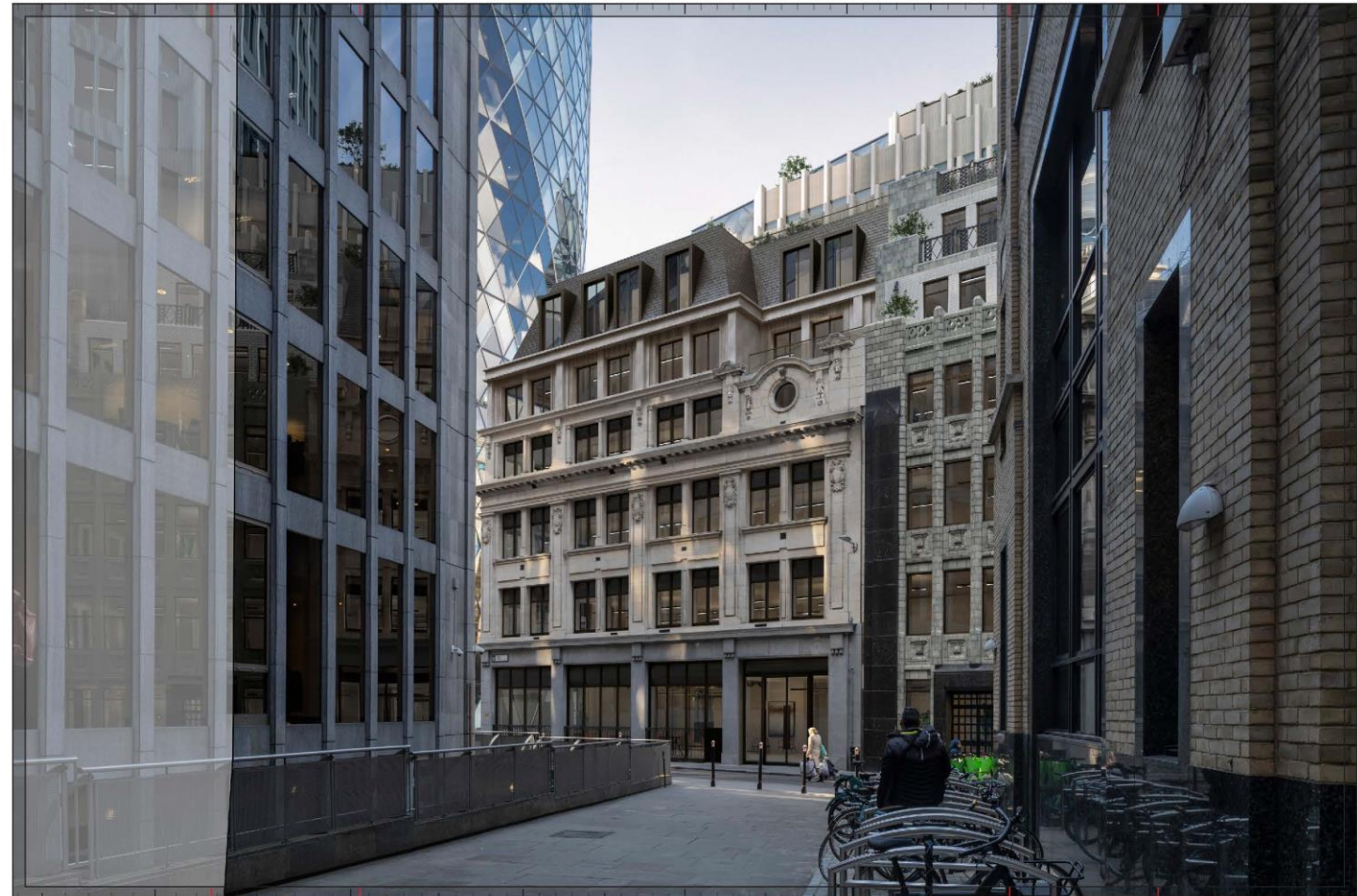
Existing View – View 59

View 59: Proposed - Cunard Place, looking north-east



Proposed View – View 59

View 59: Cumulative - Cunard Place, looking north-east

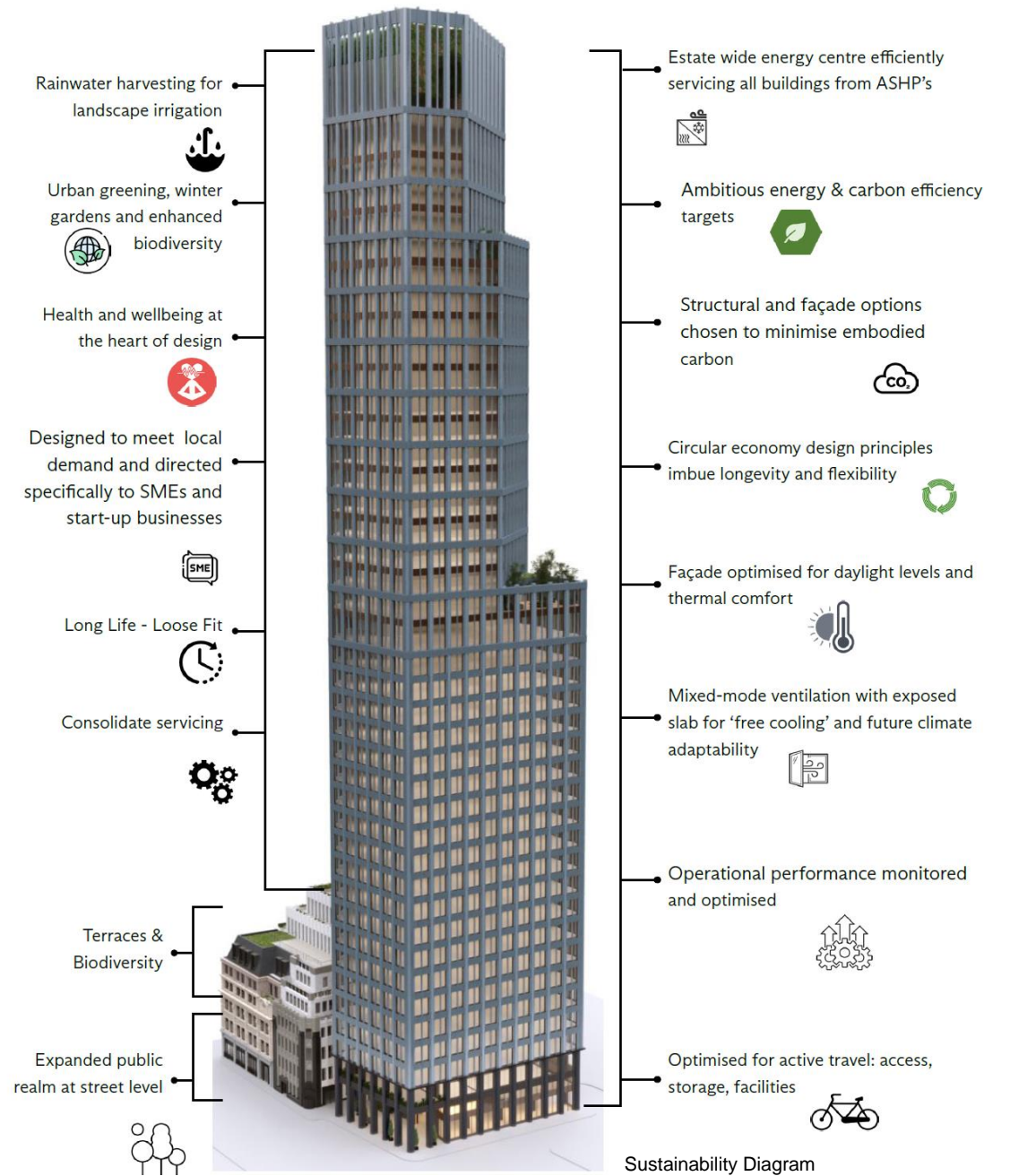


Cumulative View – View 59

Sustainability

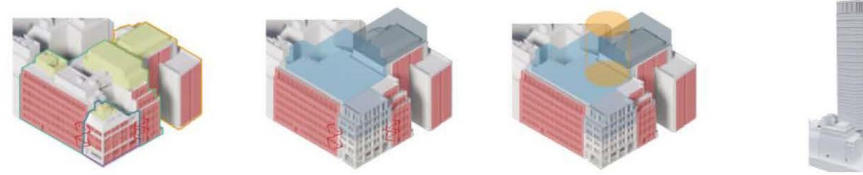


Illustrative showing proposed upper part



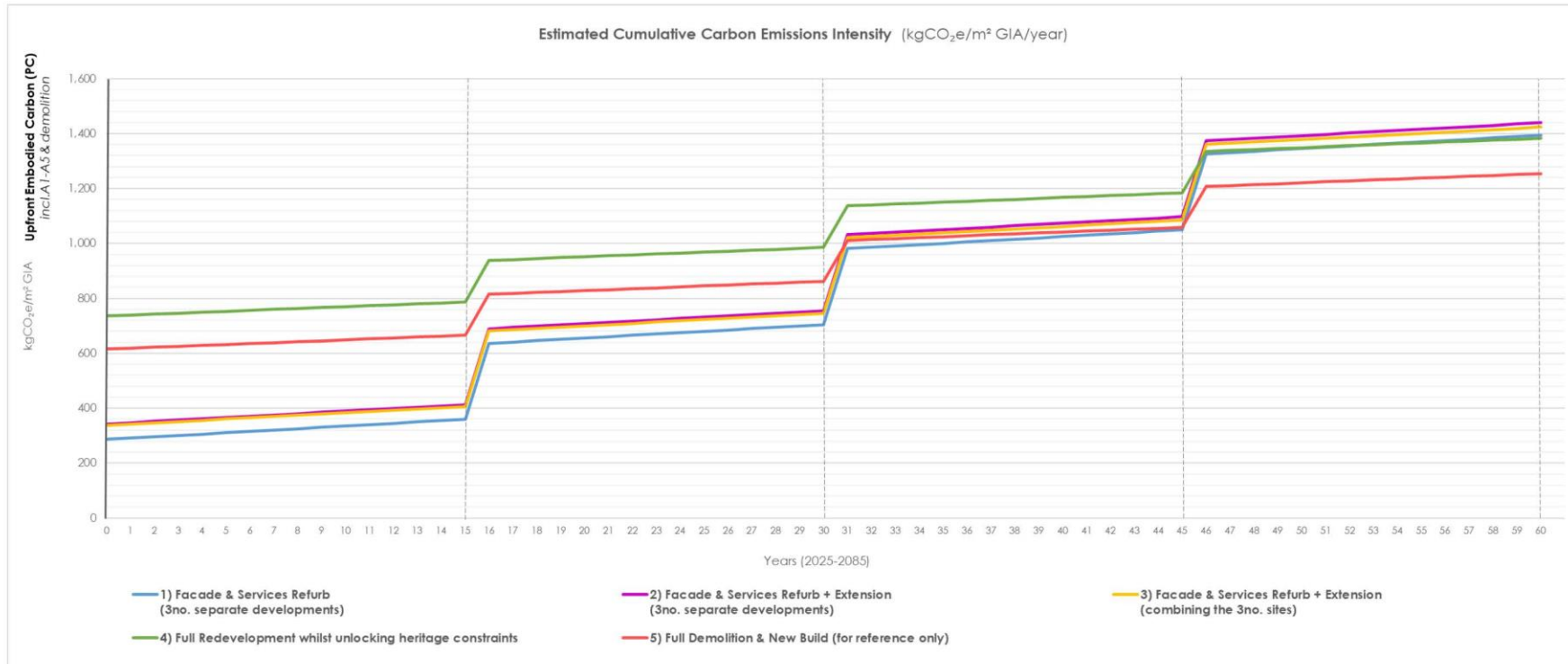
Sustainability Overview

Optioneering summary results matrix



Option 1: Facade & Services Refurb (3x separate developments)
 Option 2: Facade & Services Refurb + Extension (3x separate developments)
 Option 3: Facade & Services Refurb + Extension (combining the 3x sites)
 Option 4: Full Redevelopment whilst unlocking heritage constraints

Option Reference	1	2	3	4
Project reference period	60	60	60	60
Gross Internal area (GIA) m ²	11,207	13,467	13,467	40,558
Net Internal area (NIA) m ²	7,845	9,427	9,427	25,278
Change in NIA (compared to existing) m ²	0	1,594	1,594	17,445
Substructure % retained by mass	92%	92%	92%	64%
Superstructure % retained by mass	88%	75%	77%	39%
Total WLCA (incl. B6 & pre-demo) <small>(kgCO₂e/m² GIA, B7 not included)</small>	1,395	1,440	1,424	1,383
Upfront Embodied Carbon (A1-A5) <small>(kgCO₂e/m² GIA)</small>	278	332	329	726
In-Use Embodied Carbon (B-C) <small>excl. B6 & B7 (kgCO₂e/m² GIA)</small>	815	815	815	444
Operational Carbon for building lifetime (B6) <small>(kgCO₂e/m² GIA)</small>	293	282	271	203
Total WLCA (incl. B6 and pre-demo) <small>(tCO₂e, B7 not included)</small>	15,629	19,387	19,177	56,095
Total existing building demolition <small>(tCO₂e)</small>	88	140	130	402
Upfront Embodied carbon (A1-A5) <small>(tCO₂e)</small>	3,120	4,474	4,426	29,450
In-use embodied carbon (B-C) <small>(tCO₂e)</small>	9,134	10,976	10,976	18,008
Operational Carbon for building life time (B6) <small>(tCO₂e)</small>	3,287	3,798	3,646	8,235

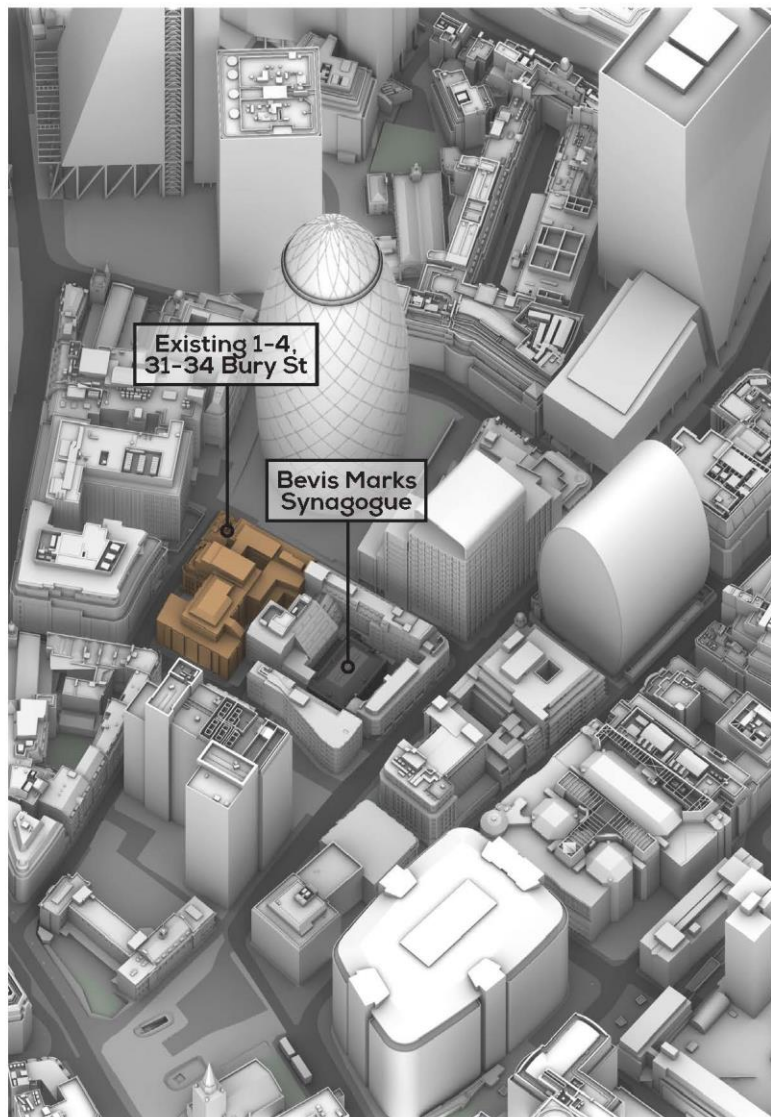


Daylight Sunlight
Overshadowing

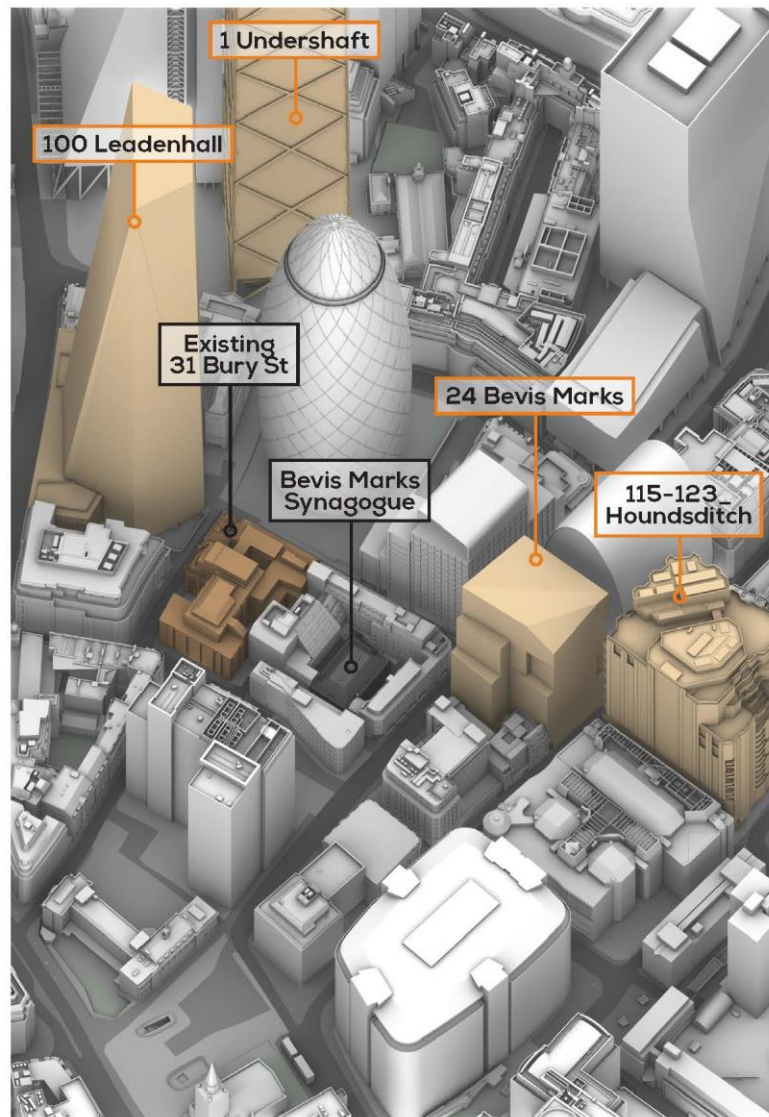
Address	Daylight	Sunlight
St Andrew Undershaft Church	Negligible	Negligible
2 Heneage Lane	Negligible	Negligible
St Helens Church Bishopsgate	Negligible	Negligible
Sir John Cass Primary School	Negligible	Negligible
27-31 Mitre Street	Negligible	Negligible
St Katharine Cree Church	Minor Adverse	Negligible
Bevis Marks Synagogue	Minor Adverse	Negligible
4-8 Creechurch Lane	Minor Adverse	Negligible
2&10-16 Creechurch Lane	Moderate Adverse	Negligible
18-20 Creechurch Lane	Moderate Adverse	Negligible

Table summarizing Daylight Sunlight Impact (Existing Baseline vs Proposed Development)

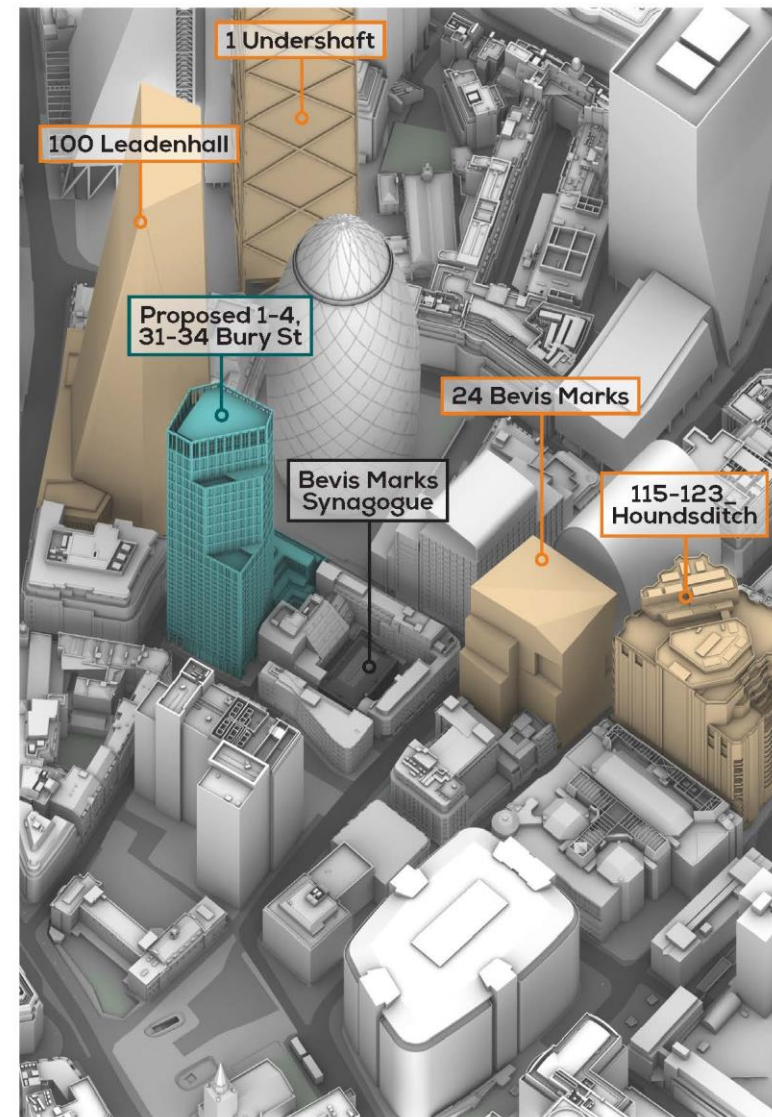
EXISTING (BASELINE)



WITH CONSENTS (FUTURE BASELINE)



PLUS PROPOSED (CUMULATIVE)

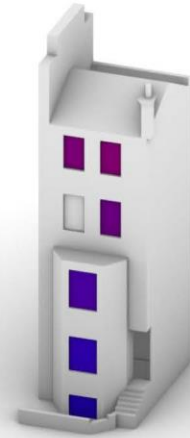
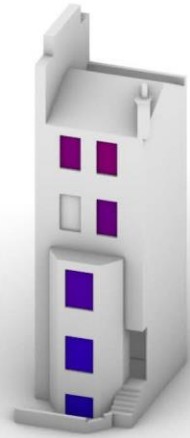
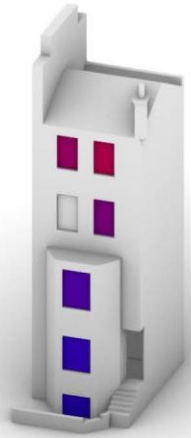


BASELINE

CONSENTED BASELINE

CONSENTED + PROPOSED

2 Heneage Lane



18-20 Creechchurch

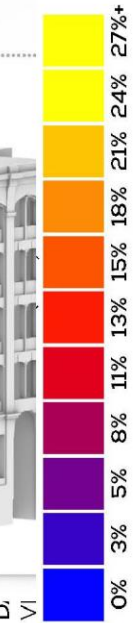
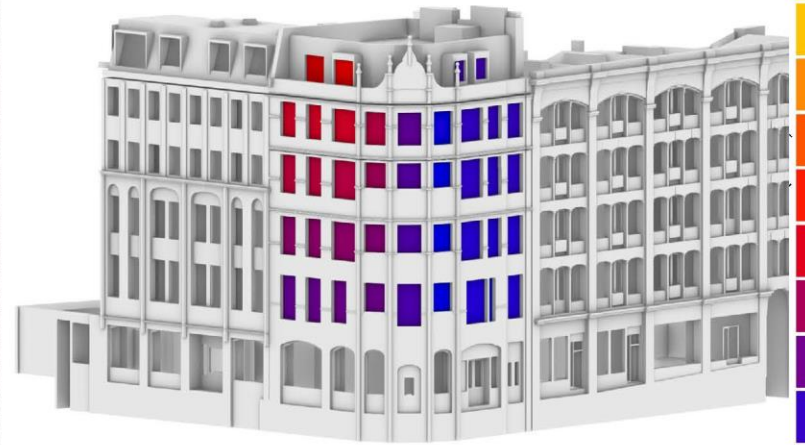
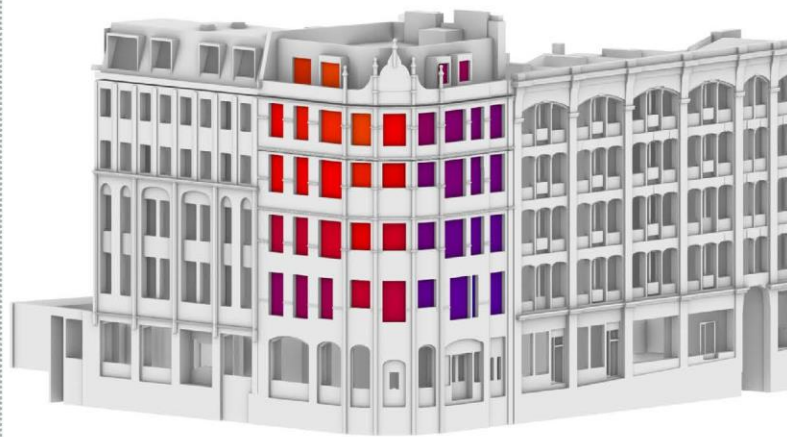


Table summarizing Daylight Sunlight Impact

18-20 CREECHURCH LANE - RADIANCE FLOORPLANS

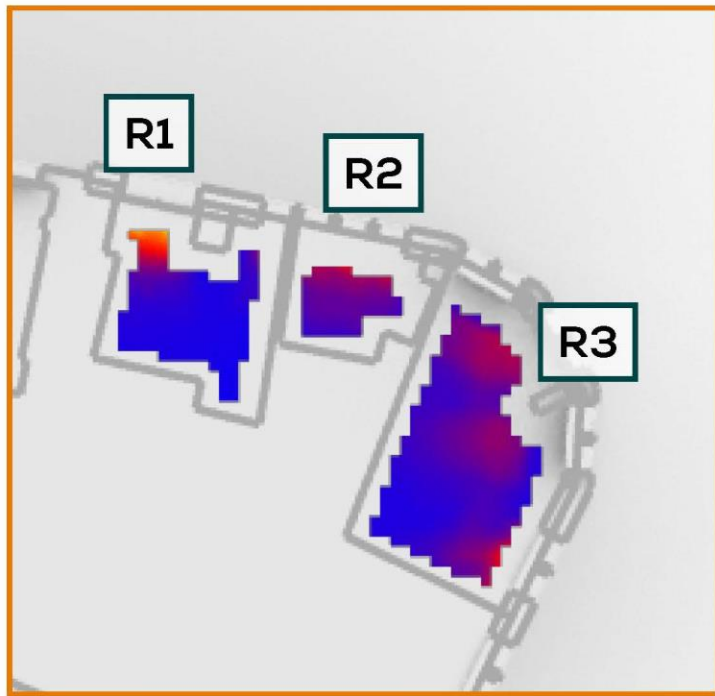


Figure 51: Daylight Factor - Existing Baseline

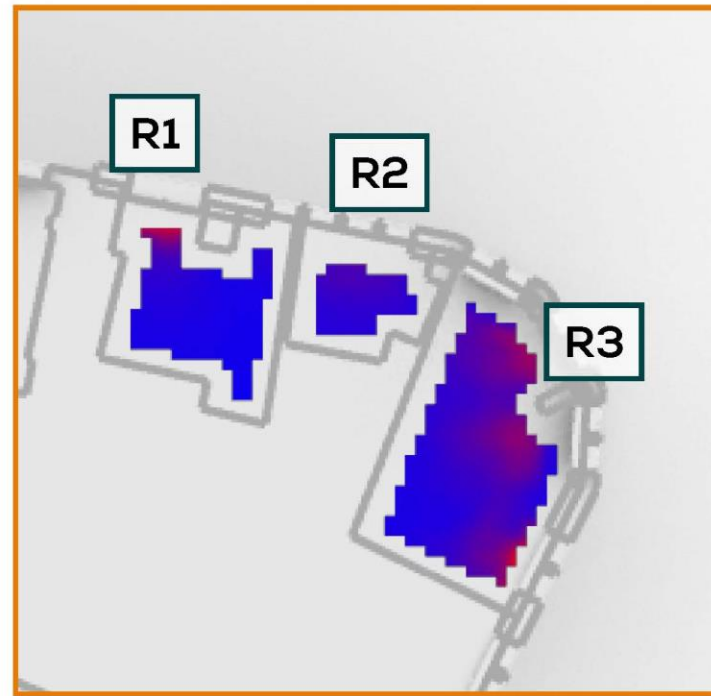


Figure 52: Daylight Factor - Consented Baseline

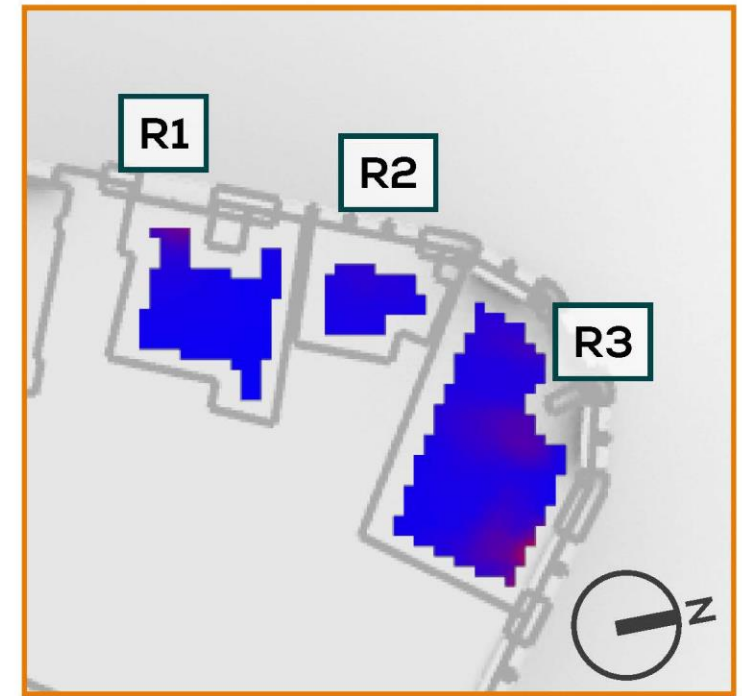


Figure 53: Daylight Factor - Proposed Development and Consents



Photo taken by the case officer on
Wednesday, 15 November 2023, at 9.34am

Synagogue's interior (view towards the Bimah)



Synagogue's interior (looking east of mezzanine)



Page 71



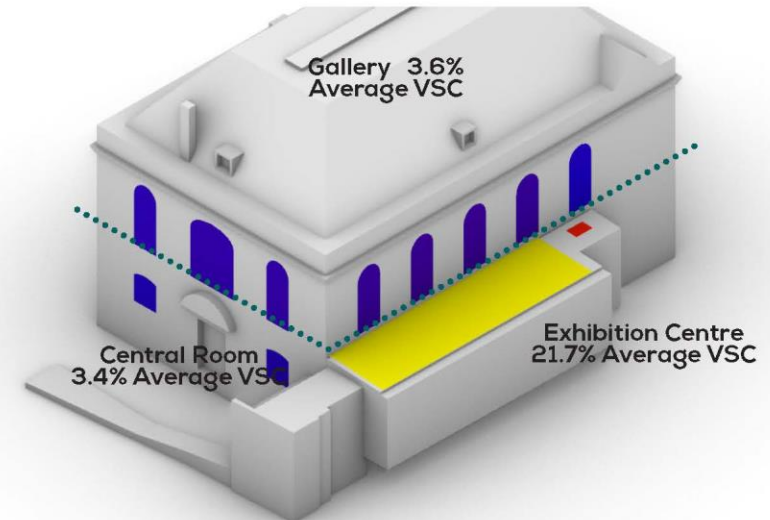
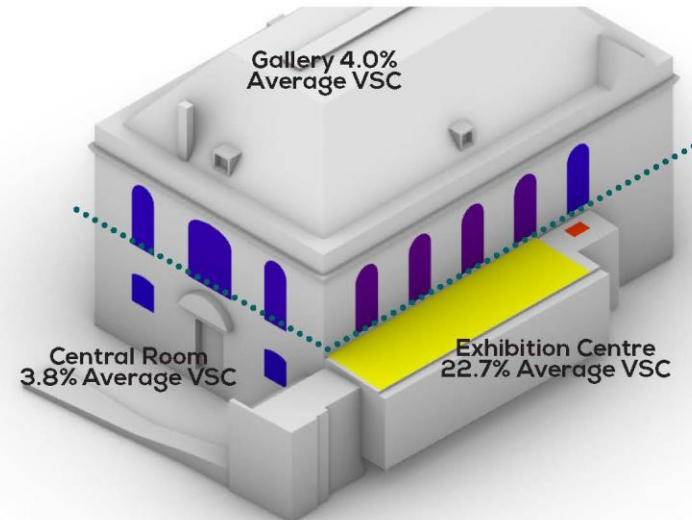
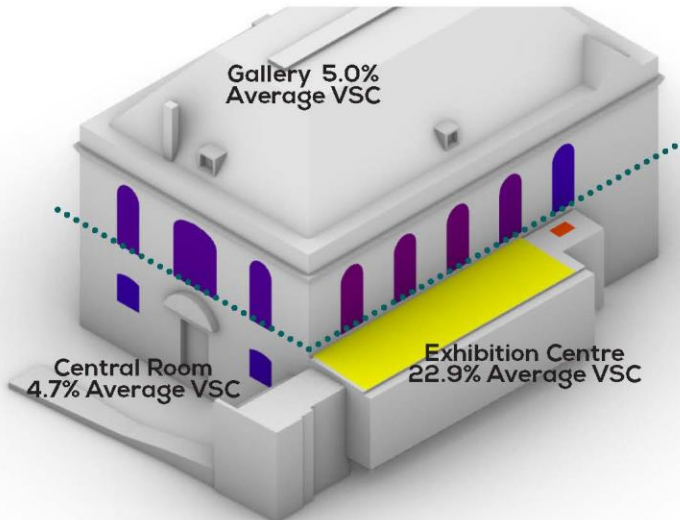
Synagogue's interior (view of Bimah and central area)

EXISTING (BASELINE)

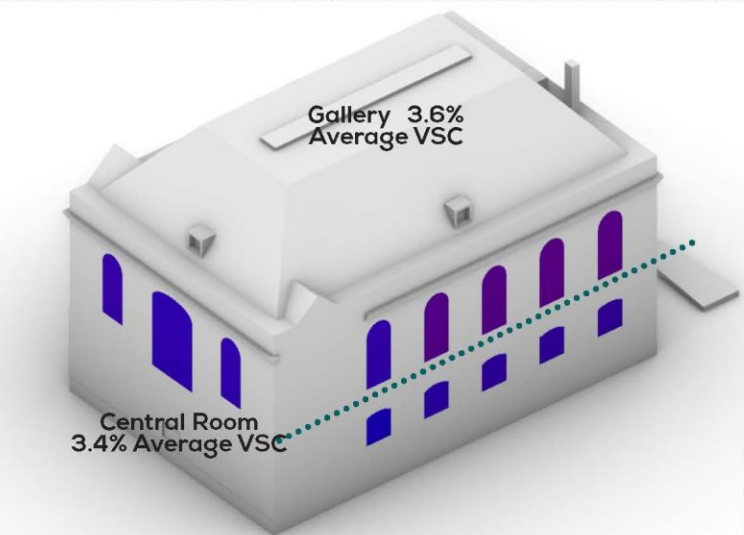
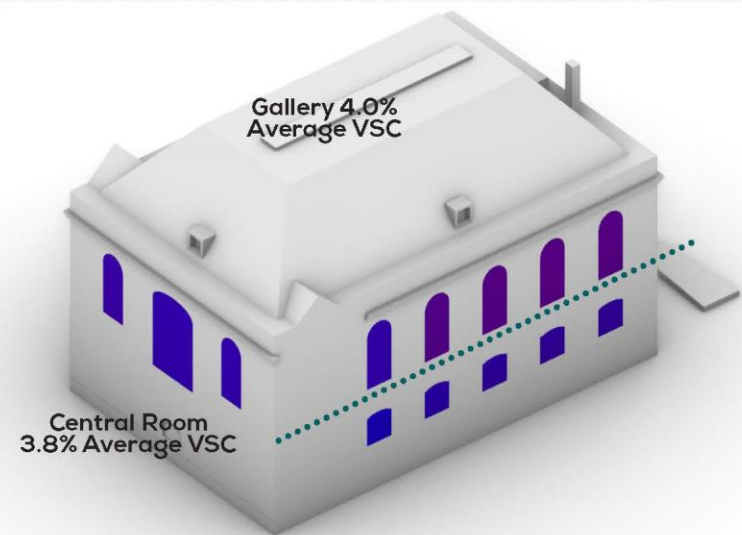
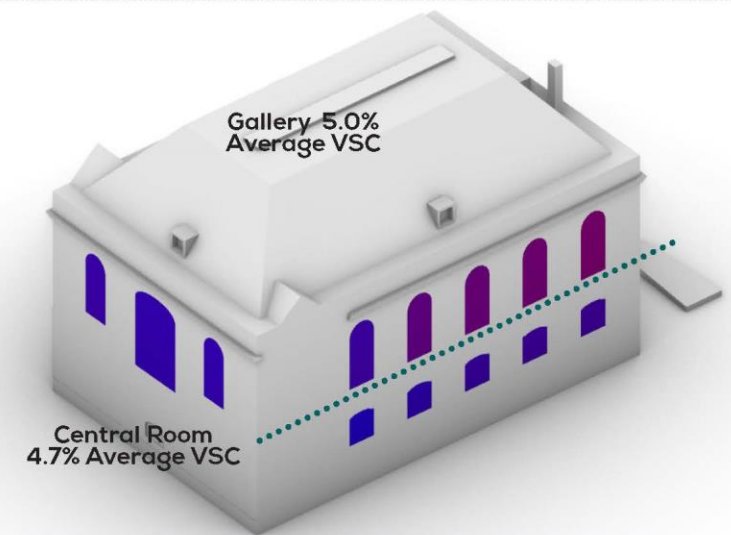
WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

South-western facades



North-eastern facades



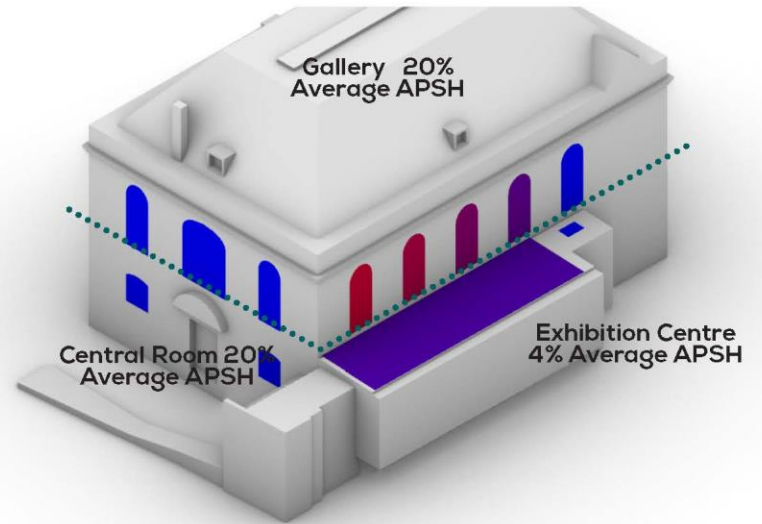
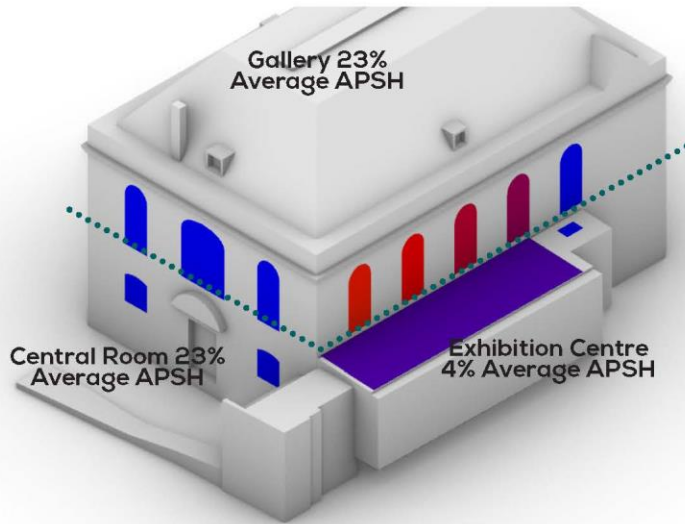
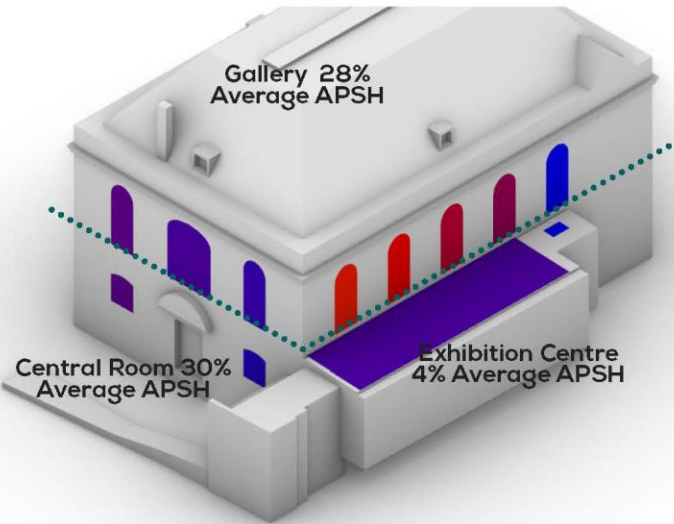
SUMMARY CONCLUSIONS BRE: MINOR IMPACTS WITH PROPOSED ONLY.
MINOR TENDING TO MODERATE IMPACTS IN CUMULATIVE SCENARIO.

EXISTING (BASELINE)

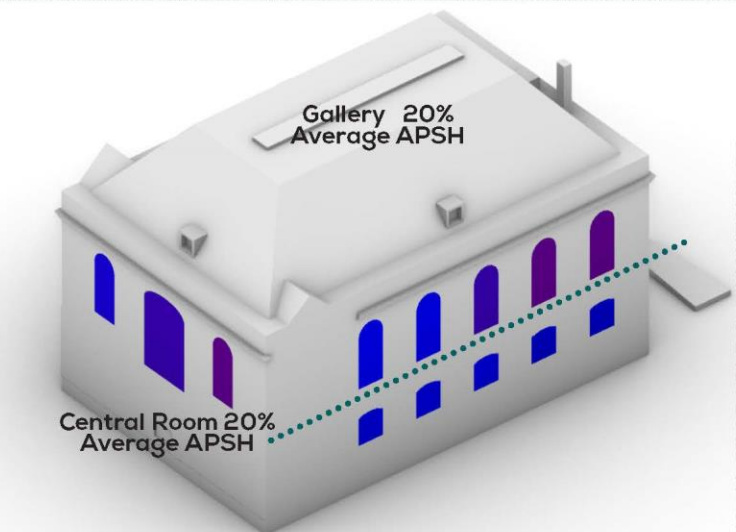
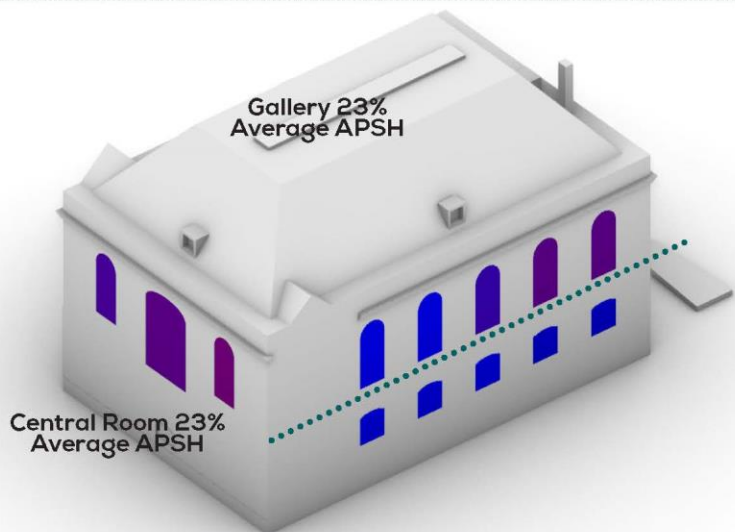
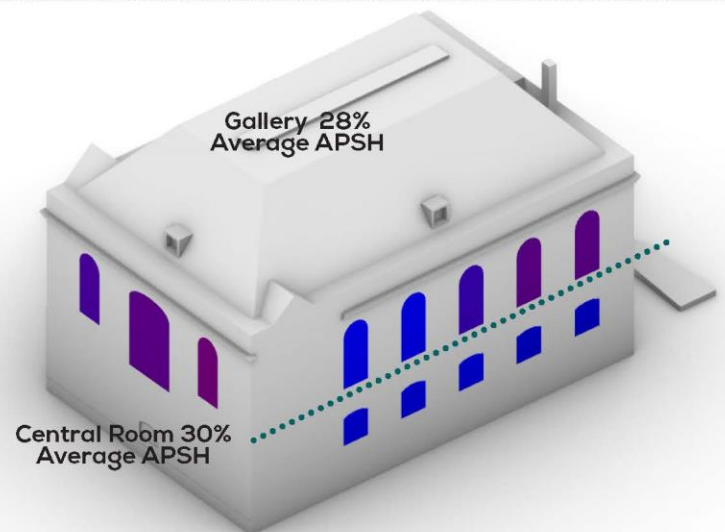
WITH CONSENTS (FUTURE BASELINE)

PLUS PROPOSED (CUMULATIVE)

South-western facades

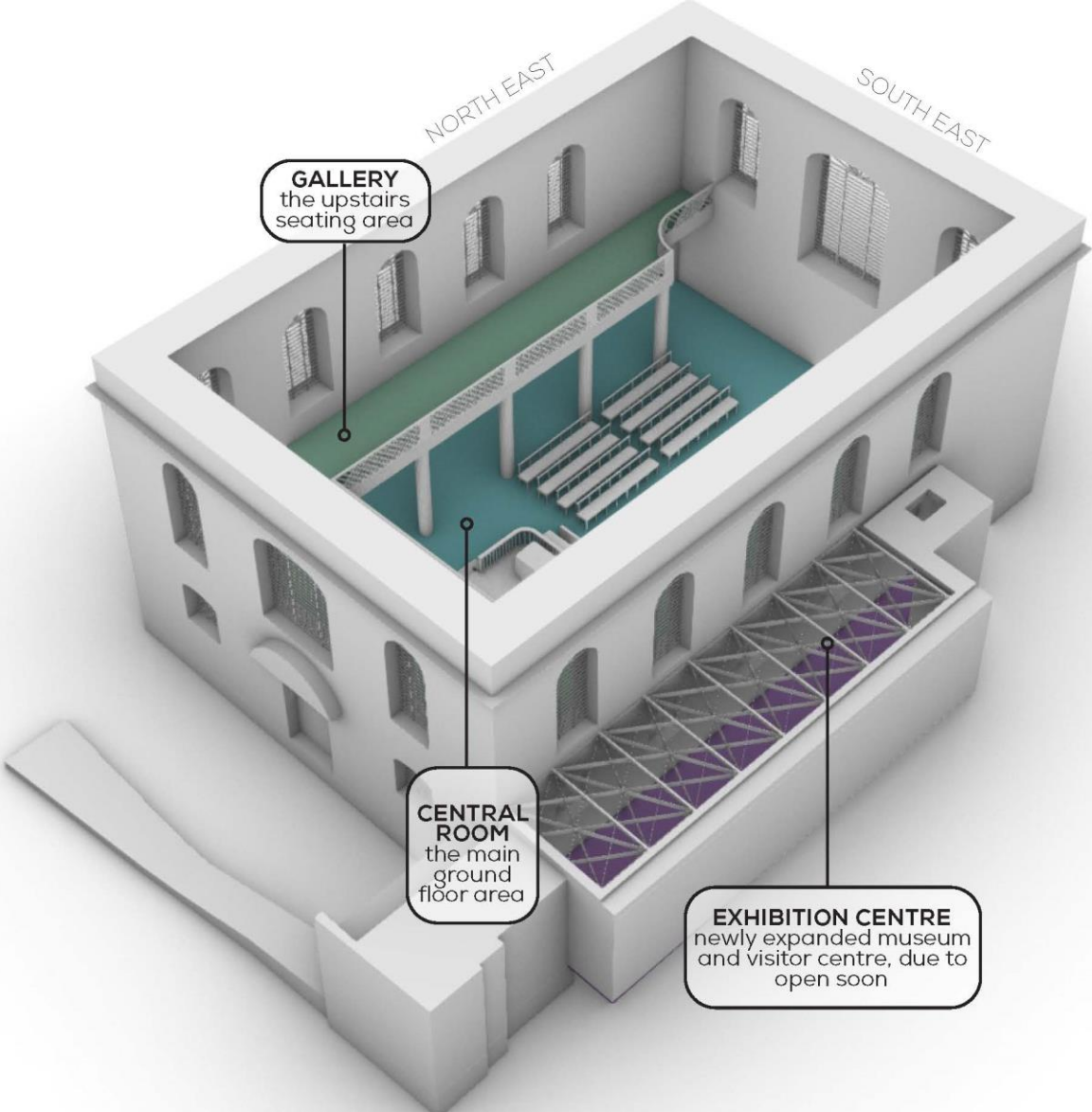
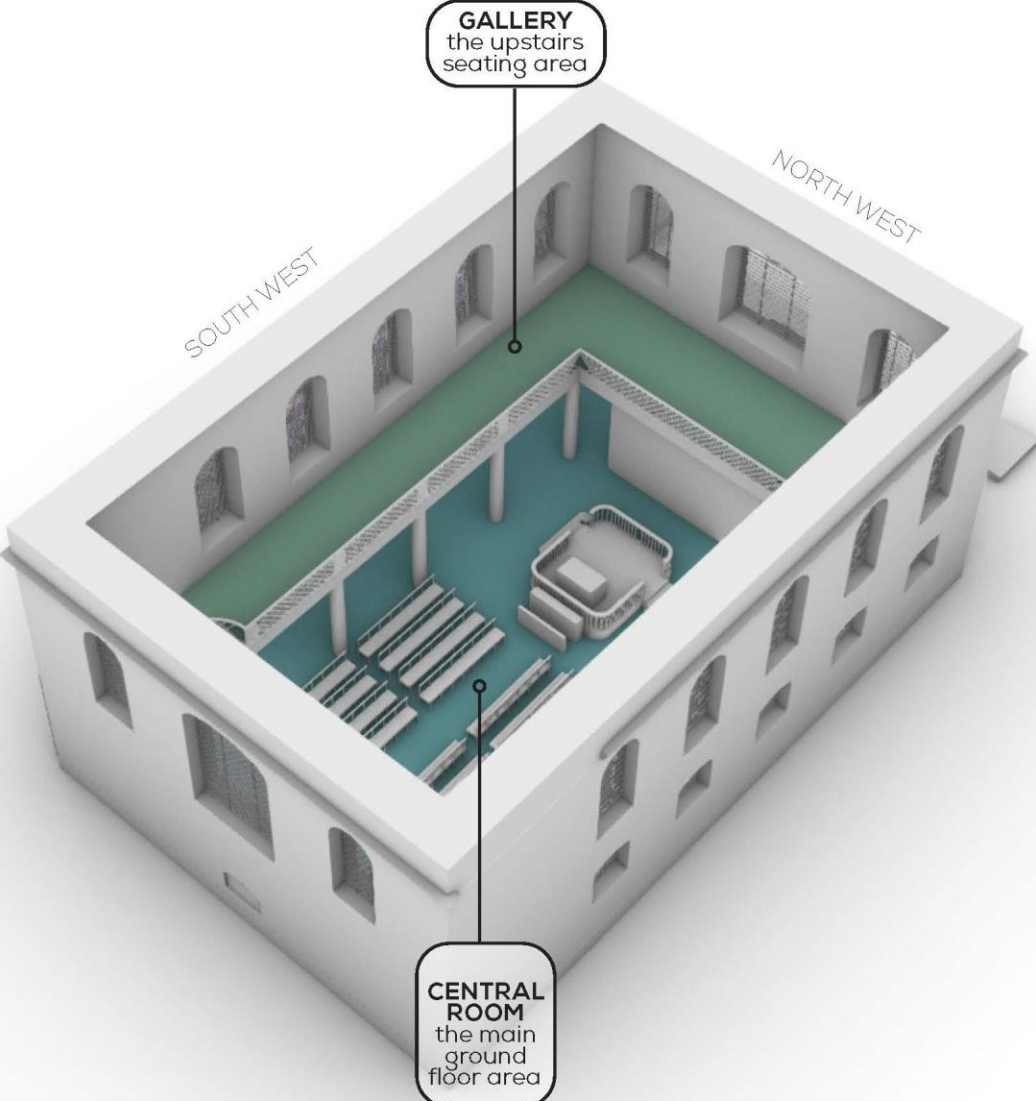


North-eastern facades



SUMMARY CONCLUSIONS BRE: MINOR IMPACTS OVERALL.

BEVIS MARK SYNAGOGUE



Bevis Marks Synagogue Layout

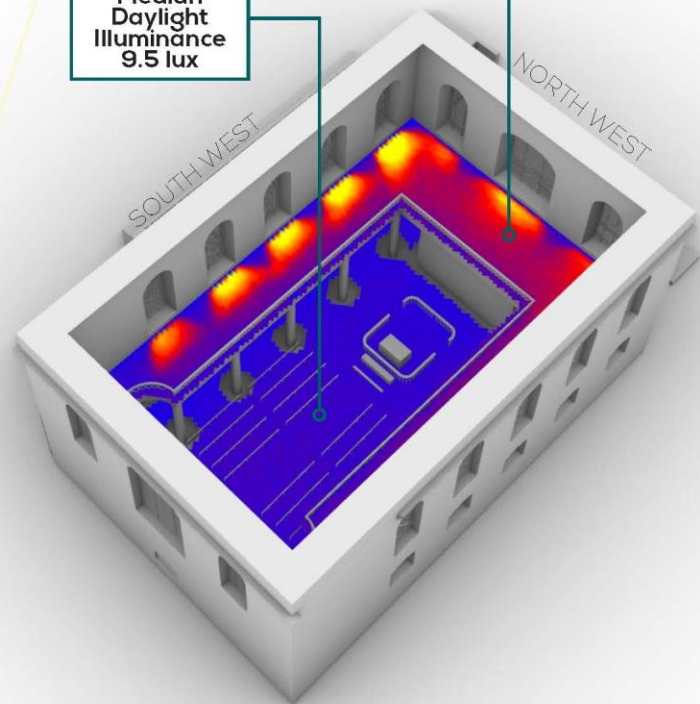
EXISTING (BASELINE)

CLIMATE BASED ASSESSMENT INCLUDING REFLECTED SUNLIGHT:

Central Room Median Daylight Illuminance 9.5 lux

Gallery MDI 23.5 lux

Gallery MDI 35 lux



REFERENCE:

Even if a predominantly daylit appearance is not achievable:

- target for bedroom 100 lux MDI
- preferred reading levels <100 lux MDI

SUMMARY CONCLUSIONS BRE:

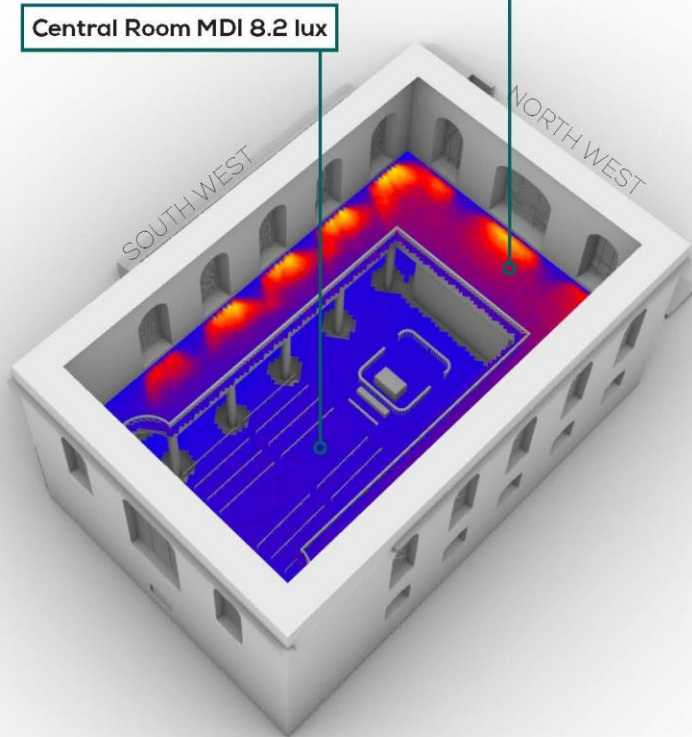
THE RESULTS DO SHOW A SMALL DECREASE IN THE VALUES WITH THE PROPOSED DEVELOPMENT. HOWEVER, THE BRE GUIDELINES DO NOT RECOMMEND THE USE OF THESE METRICS TO ASSESS LOSS OF DAYLIGHT IN EXISTING BUILDINGS.

WITH CONSENTS (FUTURE BASELINE)

Gallery MDI 19.5 lux

Gallery MDI 29.2 lux

Central Room MDI 8.2 lux

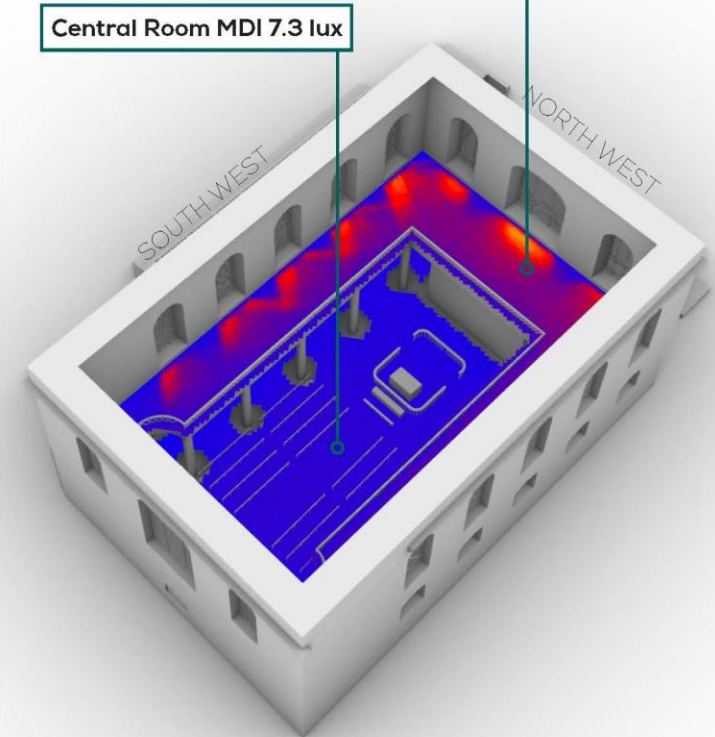


PLUS PROPOSED (CUMULATIVE)

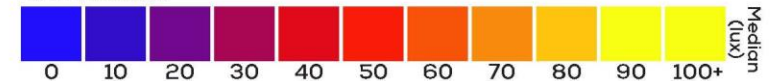
Gallery MDI 16.5 lux

Gallery MDI 24.2 lux

Central Room MDI 7.3 lux



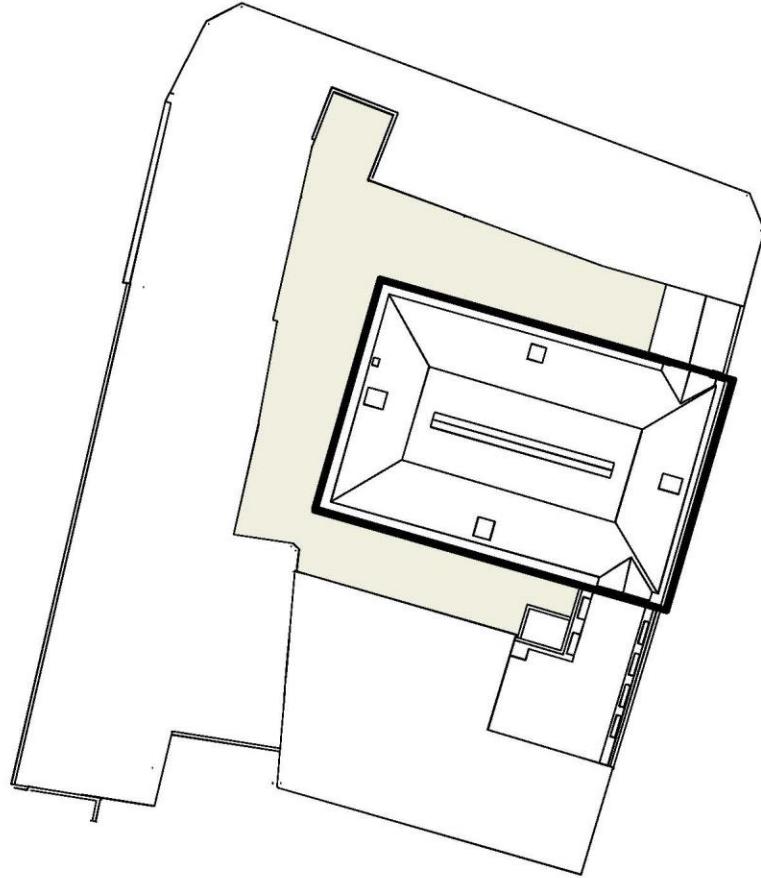
DAYLIGHTING



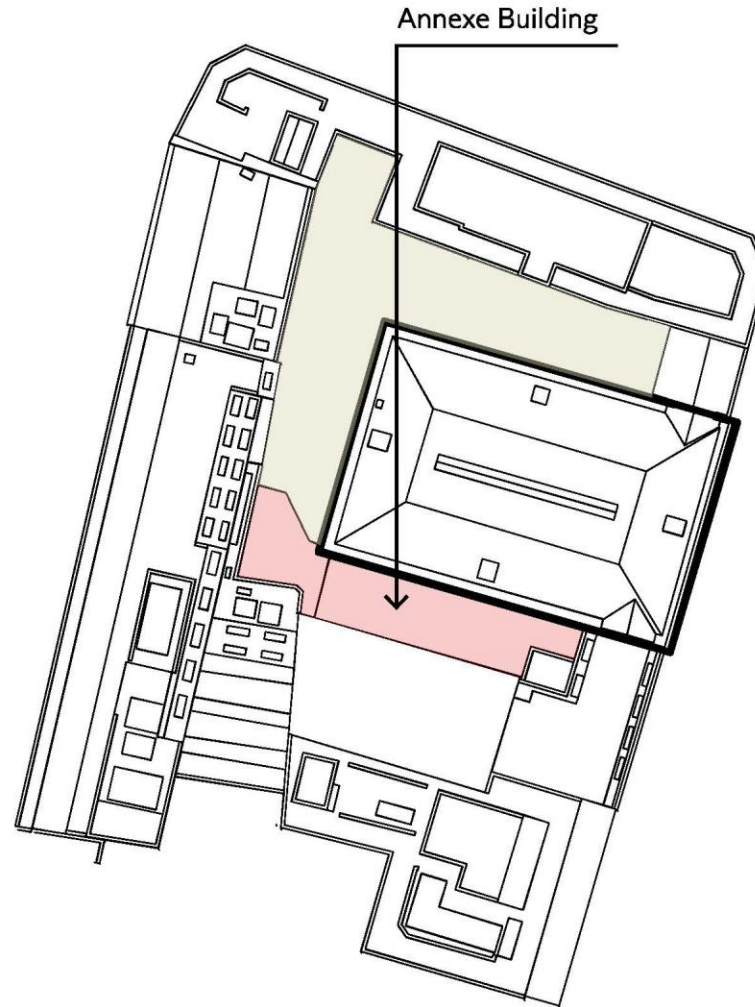
OVERSHADOWING

Bevis Marks Synagogue courtyard

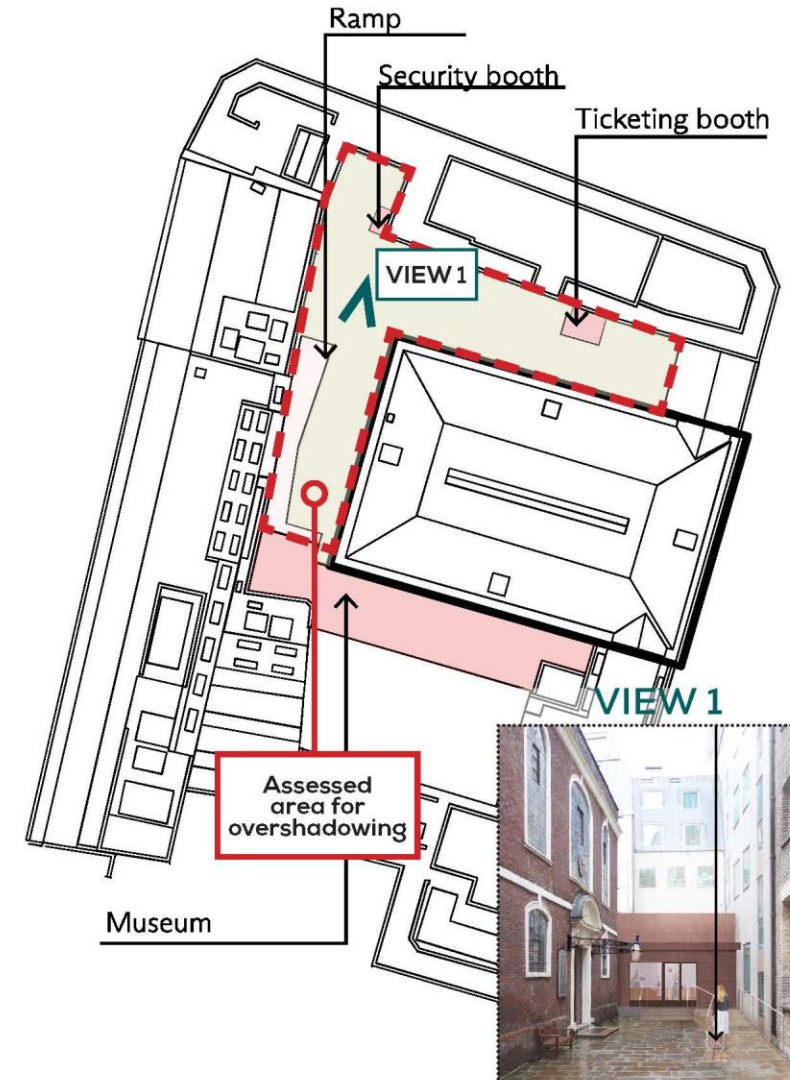
1925



2020: PREVIOUS PLANNING APPLICATION

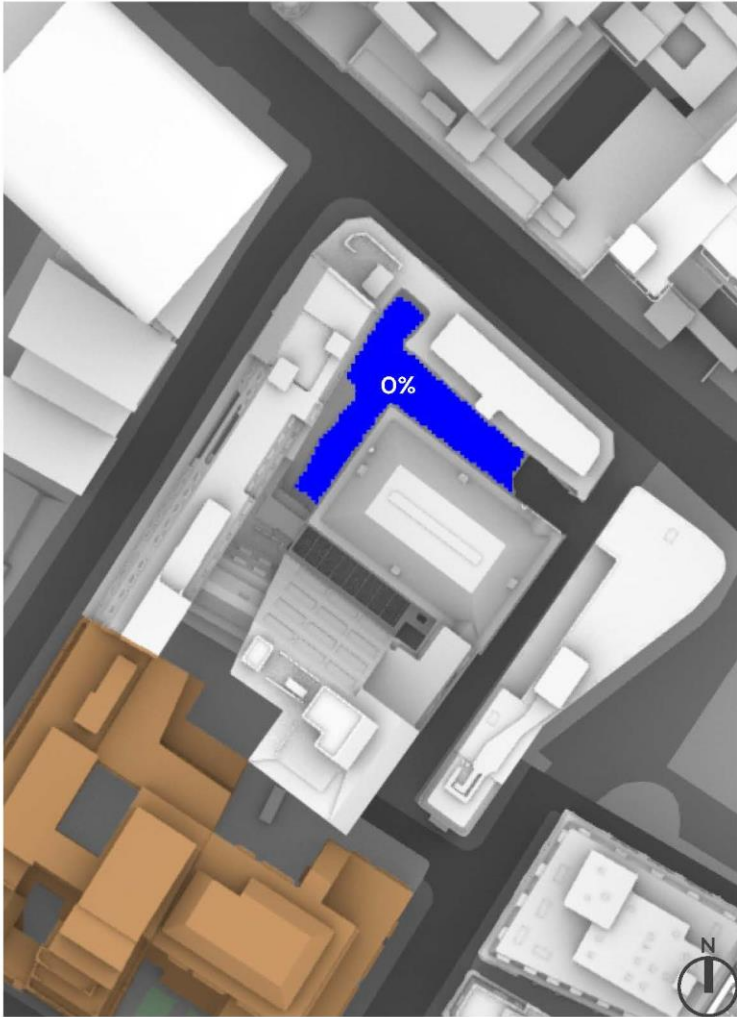


2023: ON SITE CONSTRUCTION

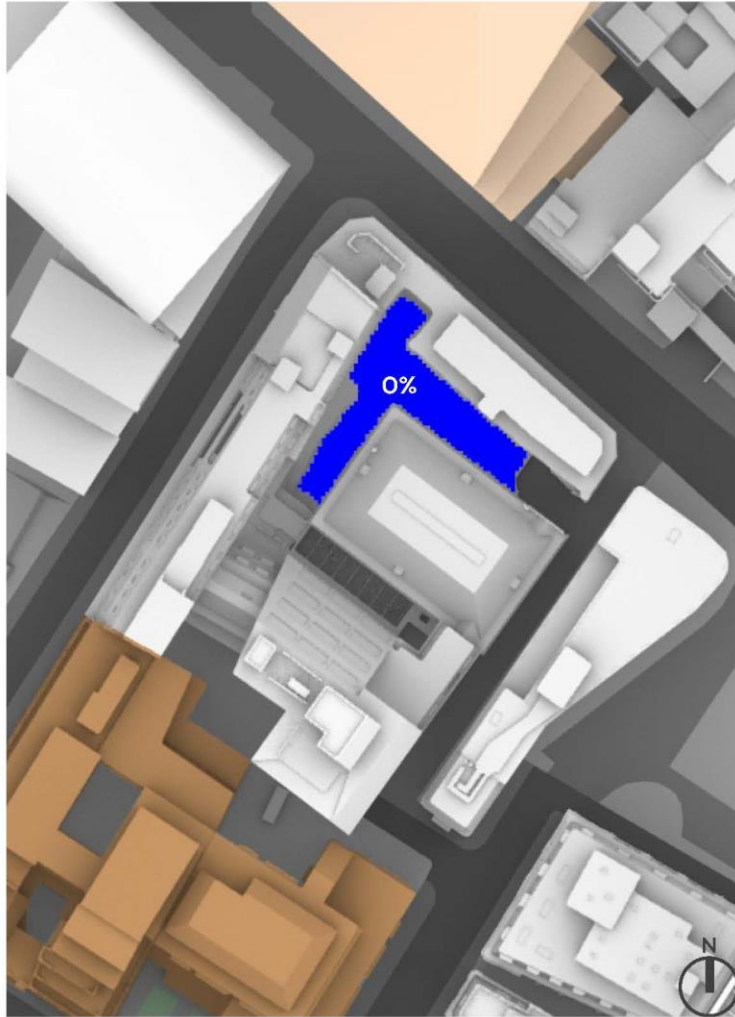


Overshadowing

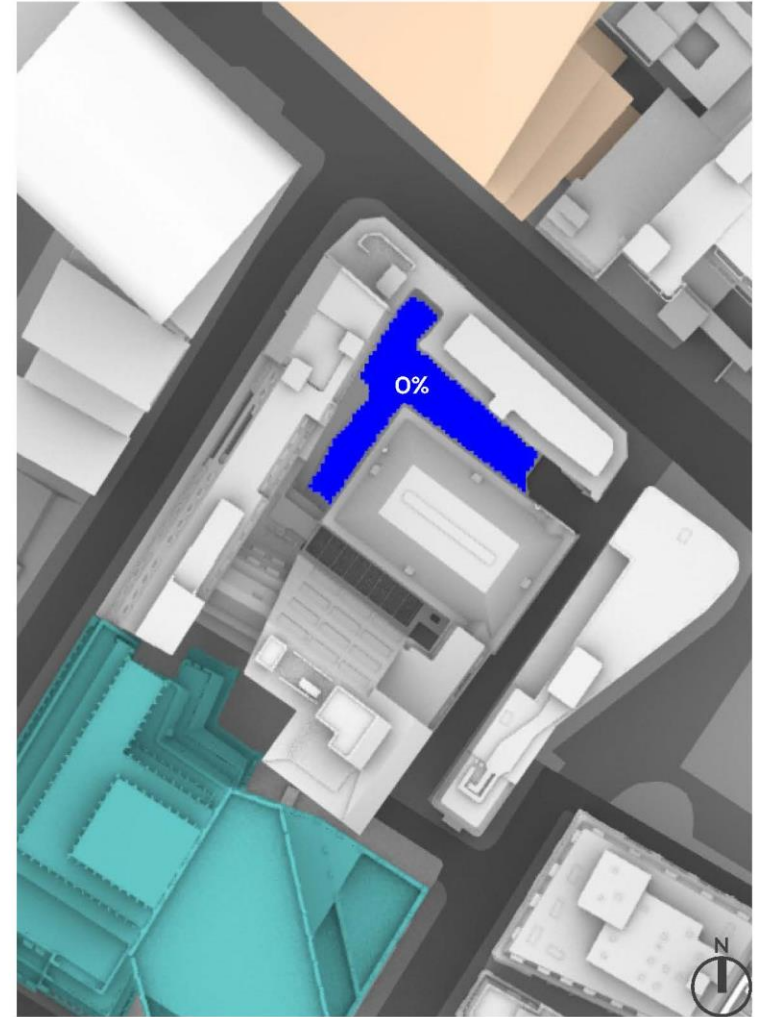
EXISTING (BASELINE)



WITH CONSENTS (FUTURE BASELINE)



PLUS PROPOSED (CUMULATIVE)



SUMMARY CONCLUSIONS BRE: THE COURTYARD WOULD TECHNICALLY MEET THE GUIDELINES.

BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE

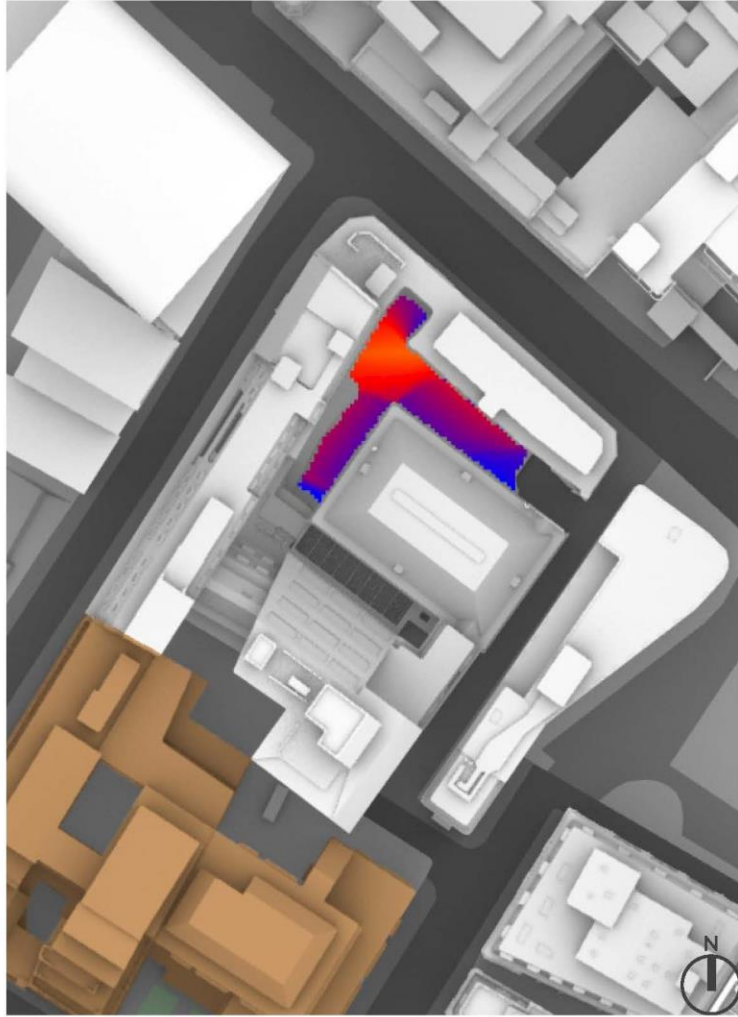
SUN HOURS ON GROUND BRE TEST - 21ST MARCH



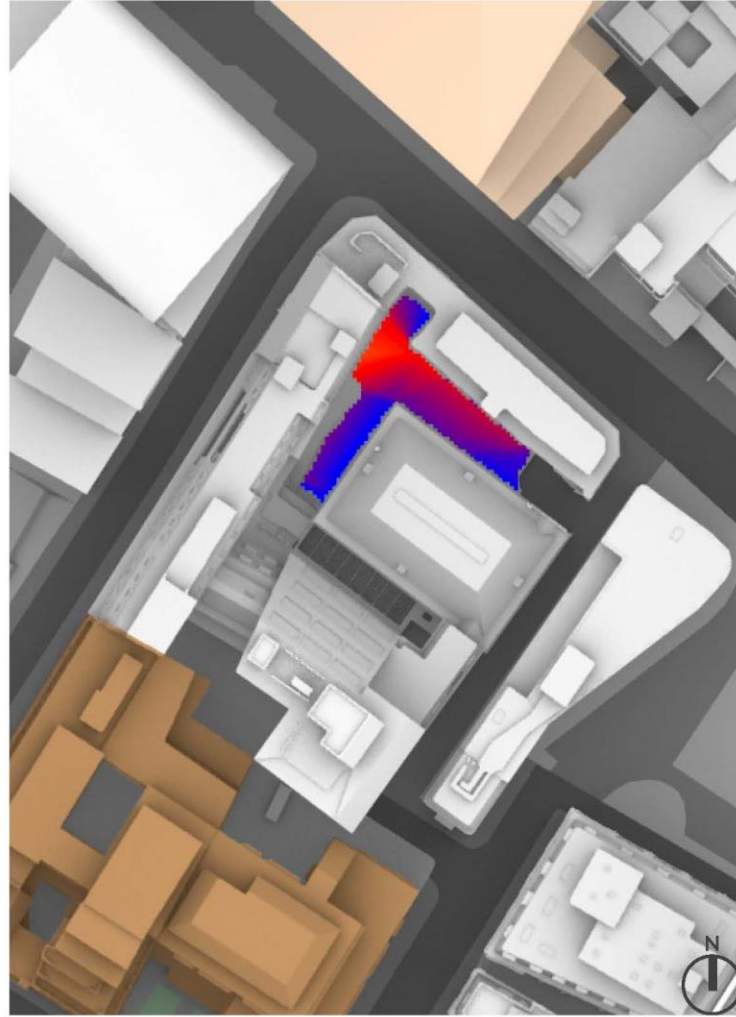
OVERSHADOWING

Existing conditions and overshadowing of courtyard - 21st June

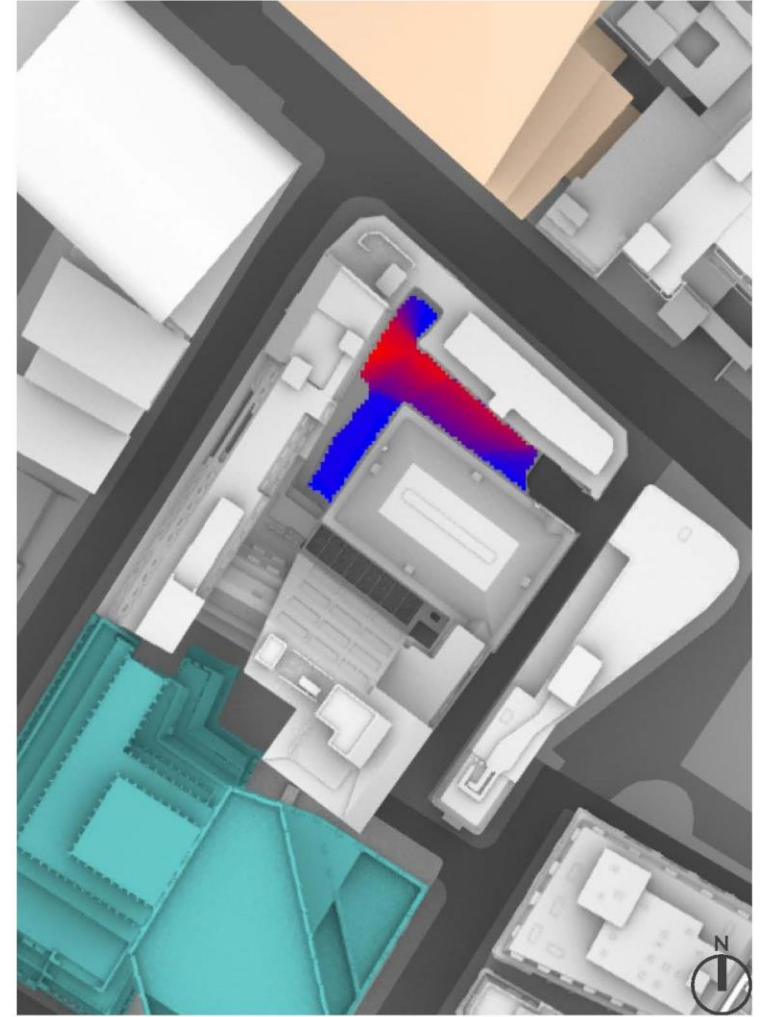
BASELINE



FUTURE BASELINE



CUMULATIVE



SUMMARY CONCLUSIONS: THE CHANGES ILLUSTRATED FOR THE SUMMER SOLSTICE ARE LIMITED TO THE PORTION OF COURTYARD LEADING TO THE EXHIBITION CENTRE'S

SUN EXPOSURE
TOTAL HOURS

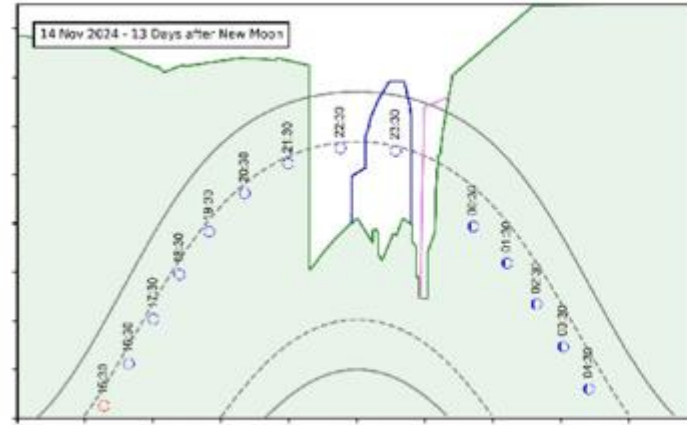


Overshadowing

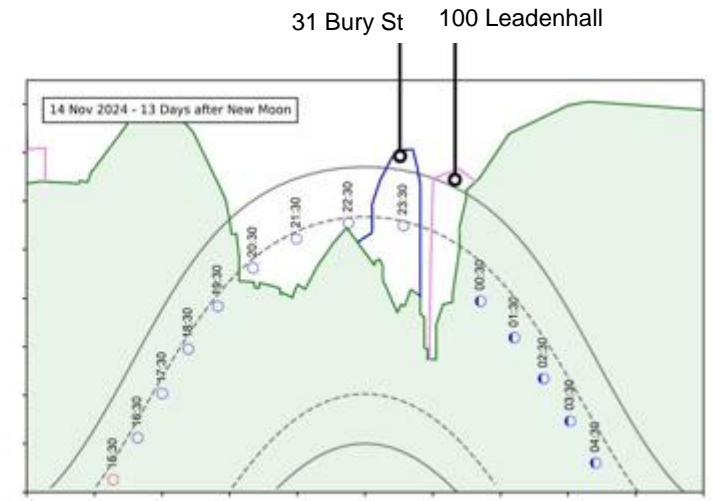
Daylight (VSC) – impacts on 5 southwest facing windows			Sunlight	
Previous application	Absolute losses between 1.3 -1.8%	Resultant values between 2.8-5.2%	Previous application	3 southwest facing windows below BRE guidelines (absolute losses between 7-12%)
Current proposal	Absolute losses between 1.3 -1.9%	Resultant values 2.3-4.8%	Current proposal	BRE guidelines compliant (losses 4% or less)

There are minor differences in the calculated values, which are excepted due to the assessment being undertaken by different consultants at different times.

Lunar Transit Study



Viewpoint P



Viewpoint N

Observer location	Lunistice	Loss of visibility cumulative vs existing baseline		Loss of visibility cumulative vs future baseline	
		Absolute	Relative	Absolute	Relative
P	Major	2.1%	49%	1.5%	41%
	Minor	2.5%	52%	1.8%	44%
	Average	2.3%	51%	1.7%	42%
N	Major	2.1%	41%	1.2%	29%
	Minor	2.2%	51%	1.3%	38%
	Average	2.2%	46%	1.3%	33%

Lunistice year (observer point P)	Existing baseline			Future baseline			Cumulative		
	Months	Days	Hours	Months	Days	Hours	Months	Days	Hours
Major	9	63	101	8	52	82h 30 mins	8	50	41h 45mins
Minor	9	61	103	8	51	86h 30mins	8	50	39h 45mins

Wind Conditions



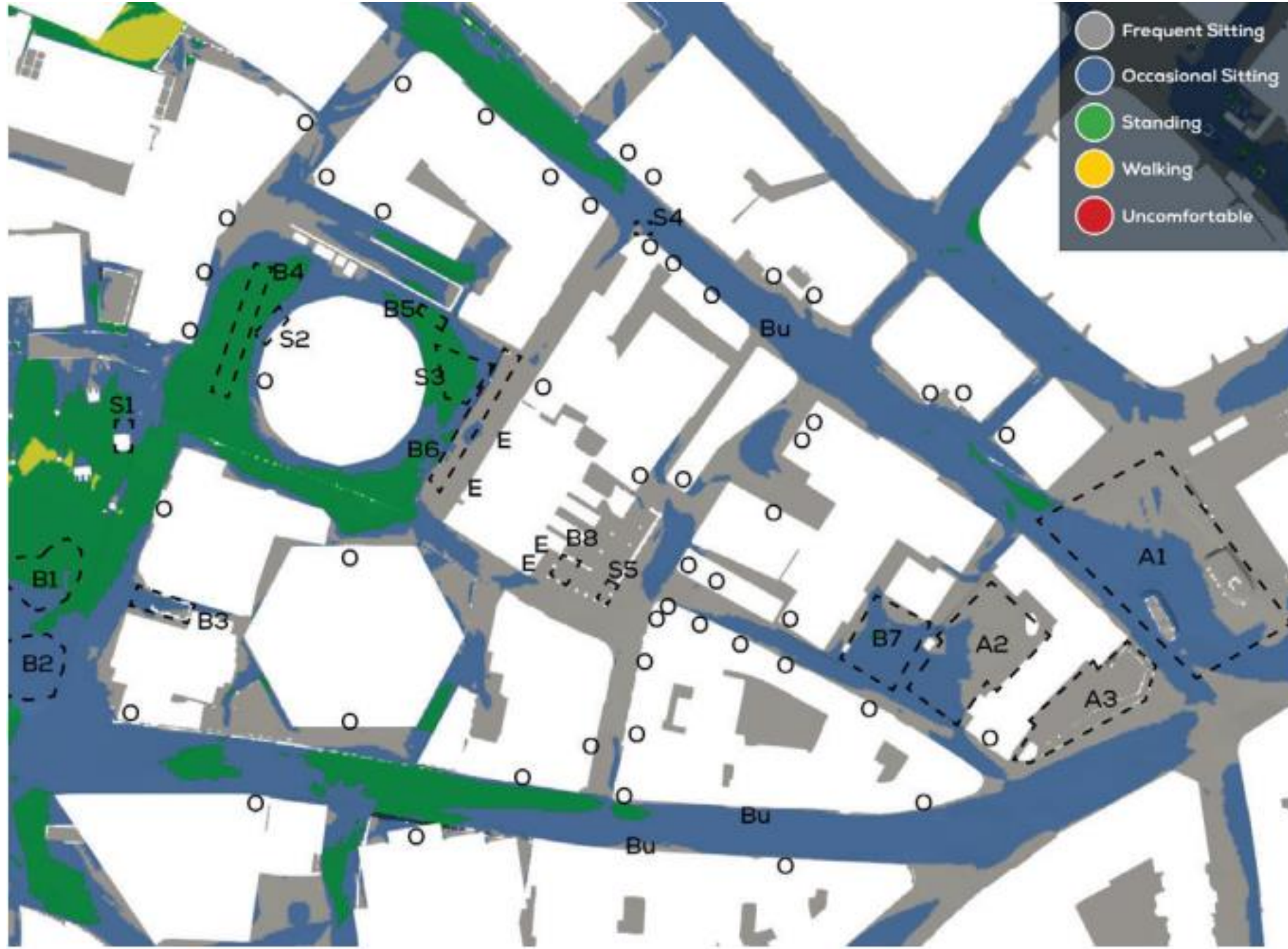
Windiest Season Conditions at Ground Level, Configuration 1 (Existing Building with Existing Surrounds)



Windiest Season Conditions at Ground Level, Configuration 2 (Proposed Development with Existing Surrounds)



Windiest Season Conditions at Ground Level, Configuration 4 (Proposed Development with Tier 1 Cumulative Surrounds)



Windiest Season Conditions at Ground Level, Configuration 5 (Proposed Development with Tier 1 & Tier 2 Cumulative Surrounds)

Thermal comfort



Thermal Comfort at Ground Level, Configuration 1 (Existing Building with Existing Surrounds)



Thermal Comfort at Ground Level, Configuration 2 (Proposed Development with Existing Surrounds)

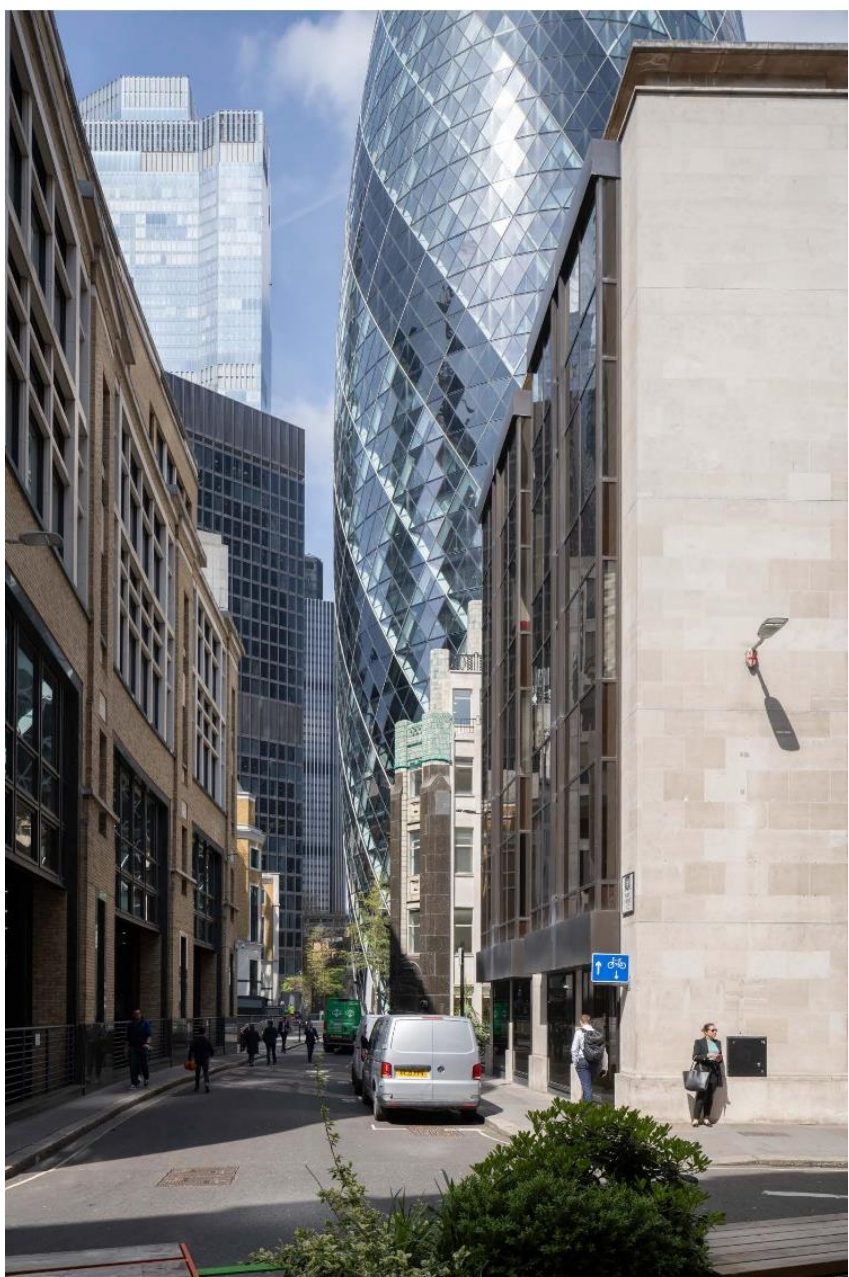


Thermal Comfort at Ground Level, Configuration 3 (Proposed Development with Tier 1 Cumulative Surrounds)

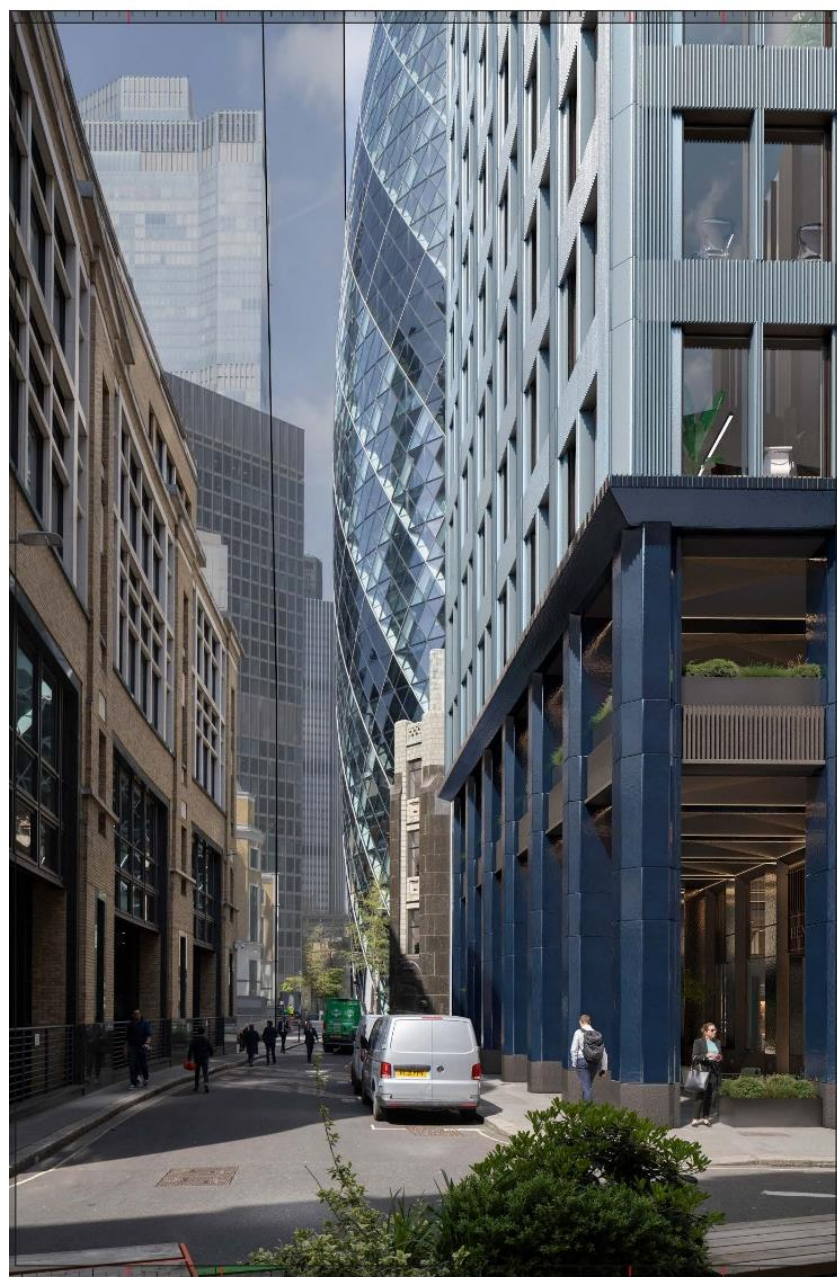


Thermal Comfort at Ground Level, Configuration 4 (Proposed Development with Tier 1 & Tier 2 Cumulative Surrounds)

Summary



Existing



Cumulative

View – Creechurch, looking north



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