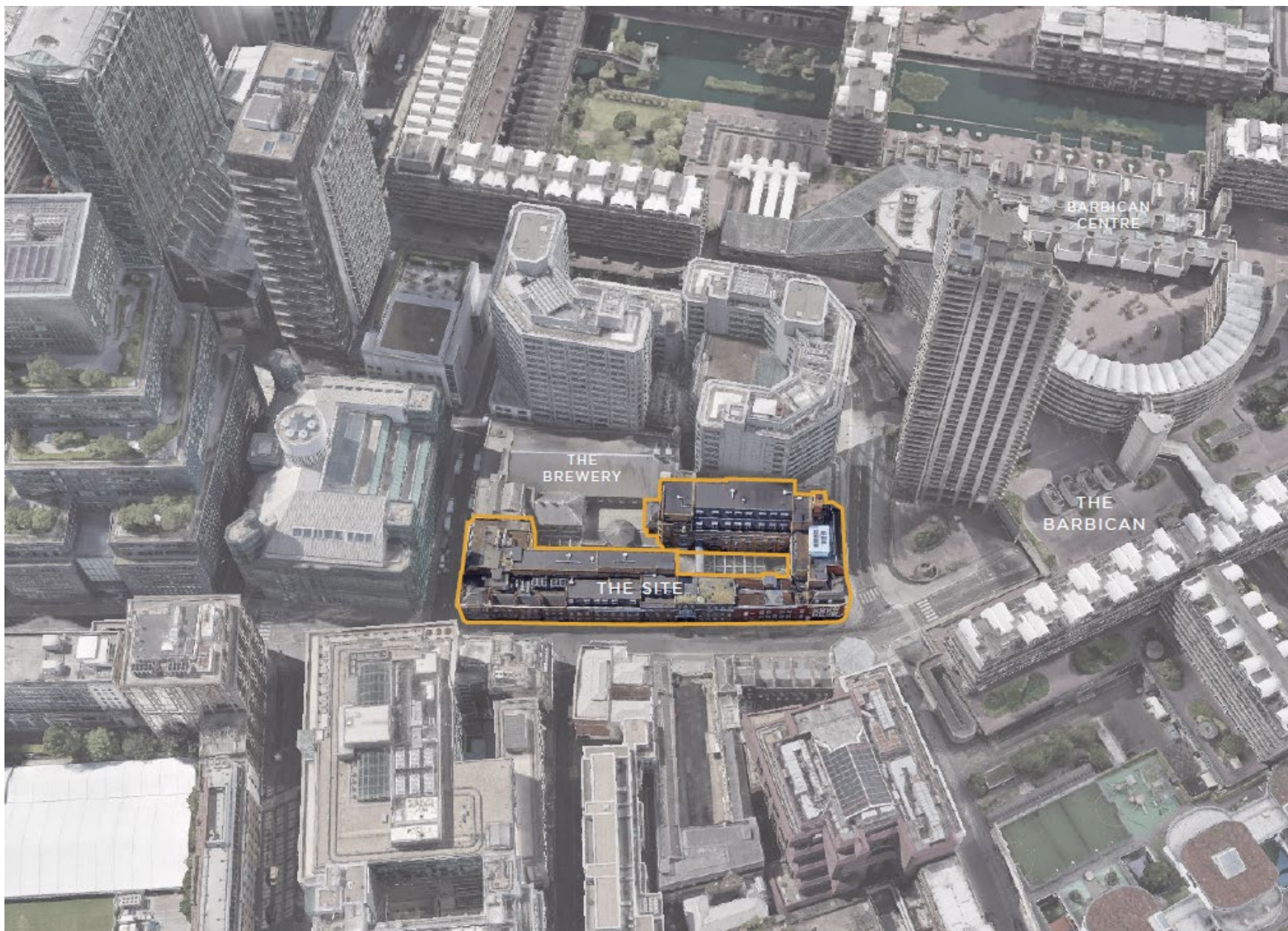




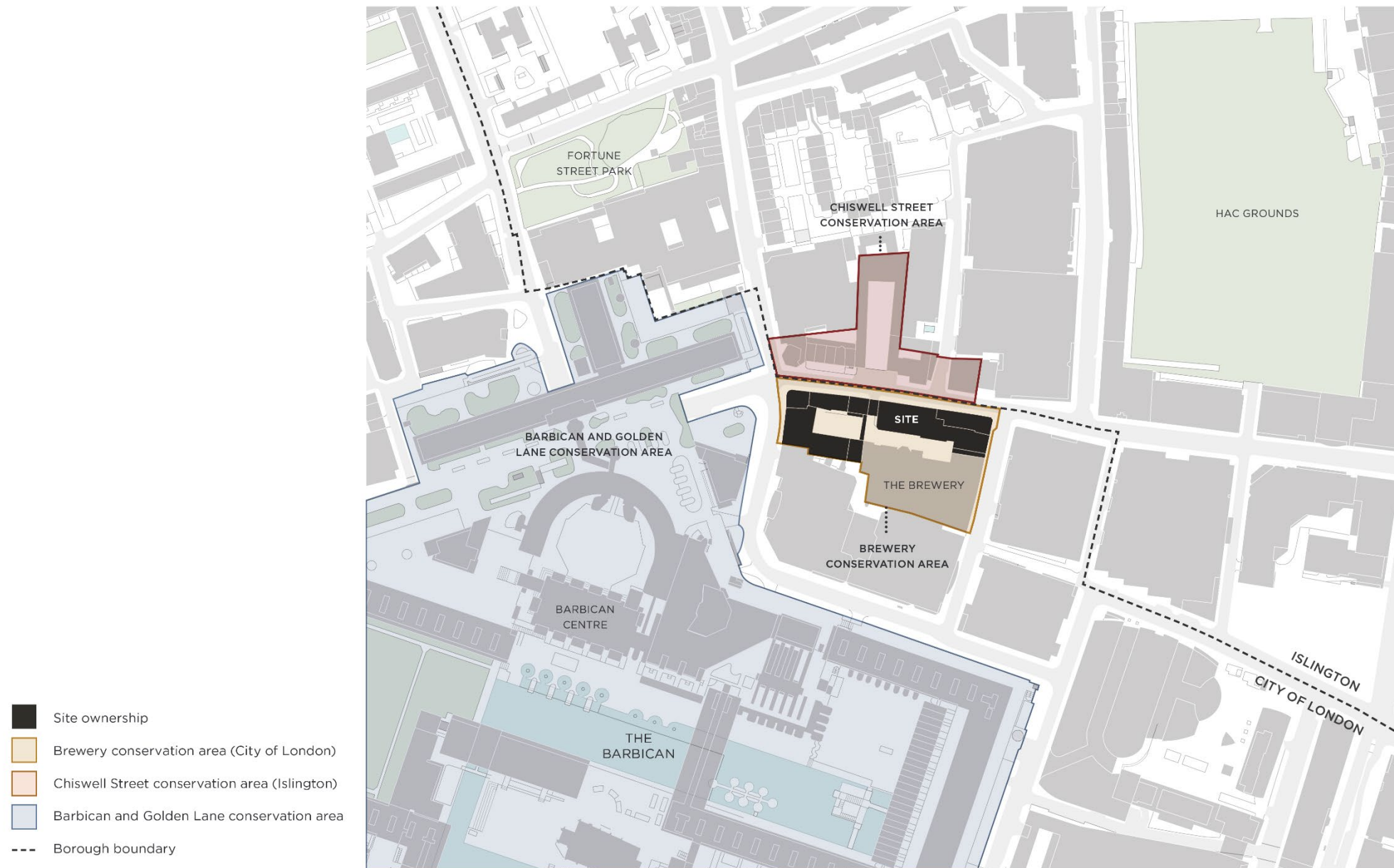
Montcalm Brewery Hotel
52 Chiswell Street, London EC1Y 4SD

Planning Applications Sub Committee

6th May 2025



EXISTING SITE AERIAL VIEW (LOOKING SOUTH)



CONSERVATION AREAS

Listings Part of The Site

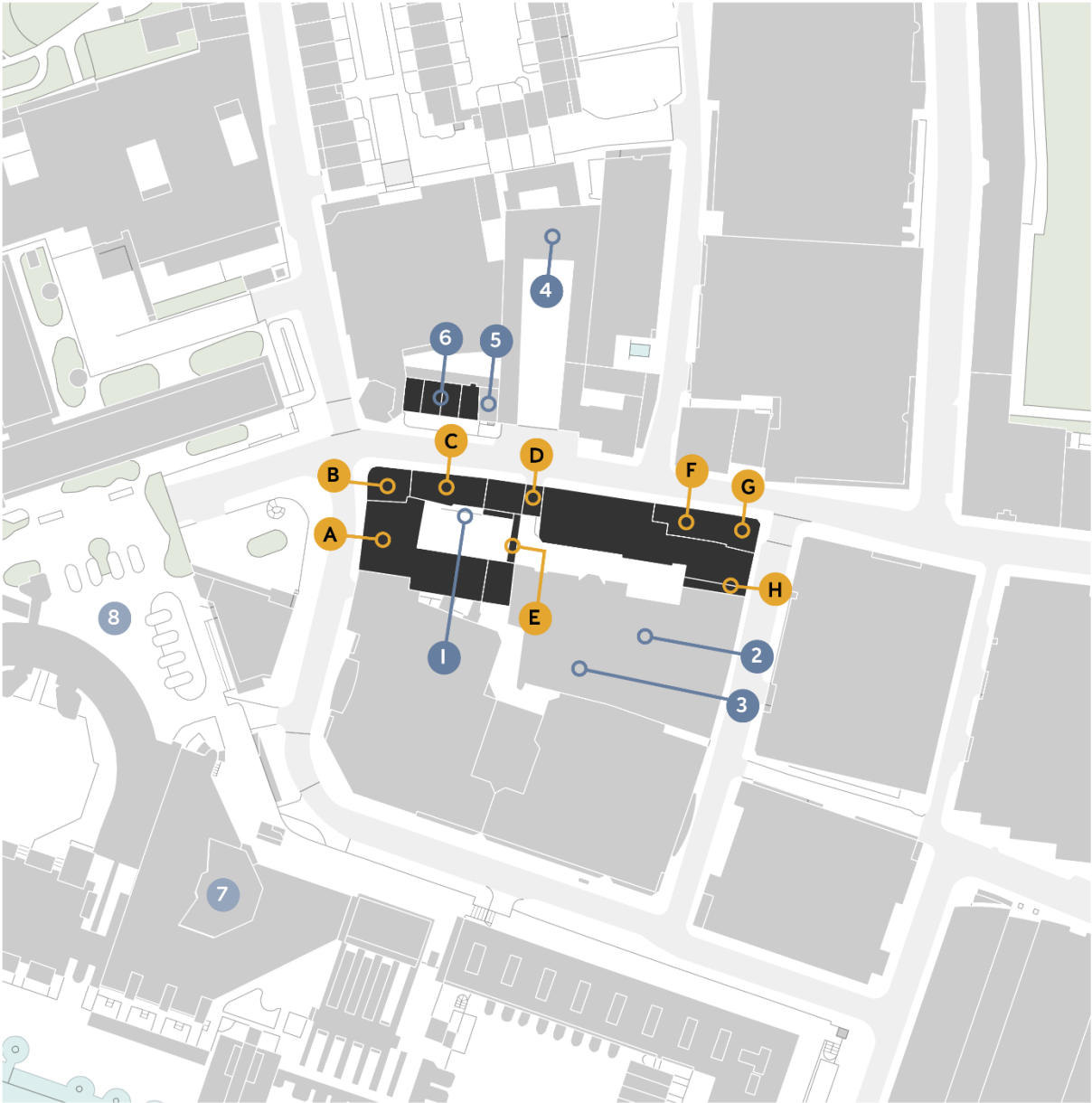
Listings	Grade	UID
A Whitbread's Brewery Building, next to The King's Head Public House	Grade II	1252353
B The Jugged Hare Public House	Grade II	1252344
C Partner's House, Whitbread's Brewery and Attached Railings	Grade II*	1262268
D Entrance Wing, Whitbread's Brewery (South Side)	Grade II	1252350
E Bridge Over The Yard, Whitbread's Brewery (South Side)	Grade II	1262314
F 53, 54 and 55 Chiswell Street	Grade II	1252348
G 56 Chiswell Street	Grade II	1252349
H Whitbread's Brewery Buildings, Milton Street (partly within site ownership)	Grade II	1252429

Adjacent Listings Part of The Former Brewery

1 Thirteen Bollards in the Yard, Whitbread's Brewery (South Side)	Grade II	1252352
2 Sugar Room, Whitbread's Brewery (South Side)	Grade II	252351
3 Former Porter Tun Room, Whitbread's Brewery (South Side)	Grade II	1064618
4 North Side Yard (Sundial Court)	Grade II	1187310
5 42 Chiswell Street	Grade II	1195531
6 43-46 Chiswell Street	Grade II	1298807

Neighbouring Listings

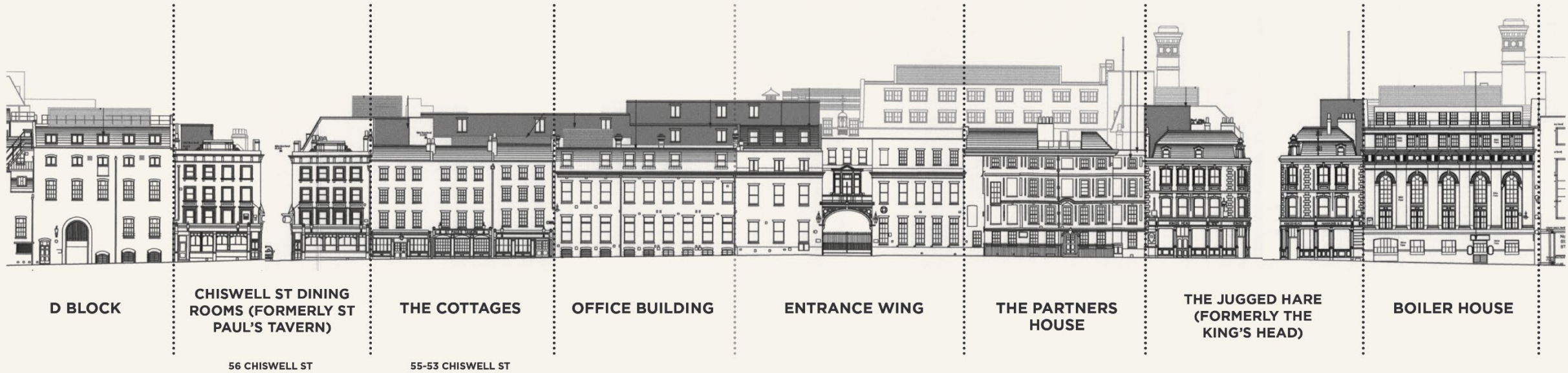
7 Barbican (Listed Building)	Grade II	1352667
8 Barbican Estate (Listed Park and Garden)	Grade II*	1001668



MILTON STREET

CHISWELL STREET

SILK STREET



Grade II Listed

Built c.1850

Listed since
10-Oct-1990

Grade II Listed

Built c.1850

Listed since
17-Mar-1975

Grade II Listed

Built c.1800

Listed since
17-Mar-1975

Grade II Listed

Built 1867-1891

Listed since
07-Jun-1995

Grade II* Listed

Built c.1700

**Listed since
29-Dec-1950**

Grade II Listed Public house

Rebuilt c.1910

Listed since
17-Mar-1975

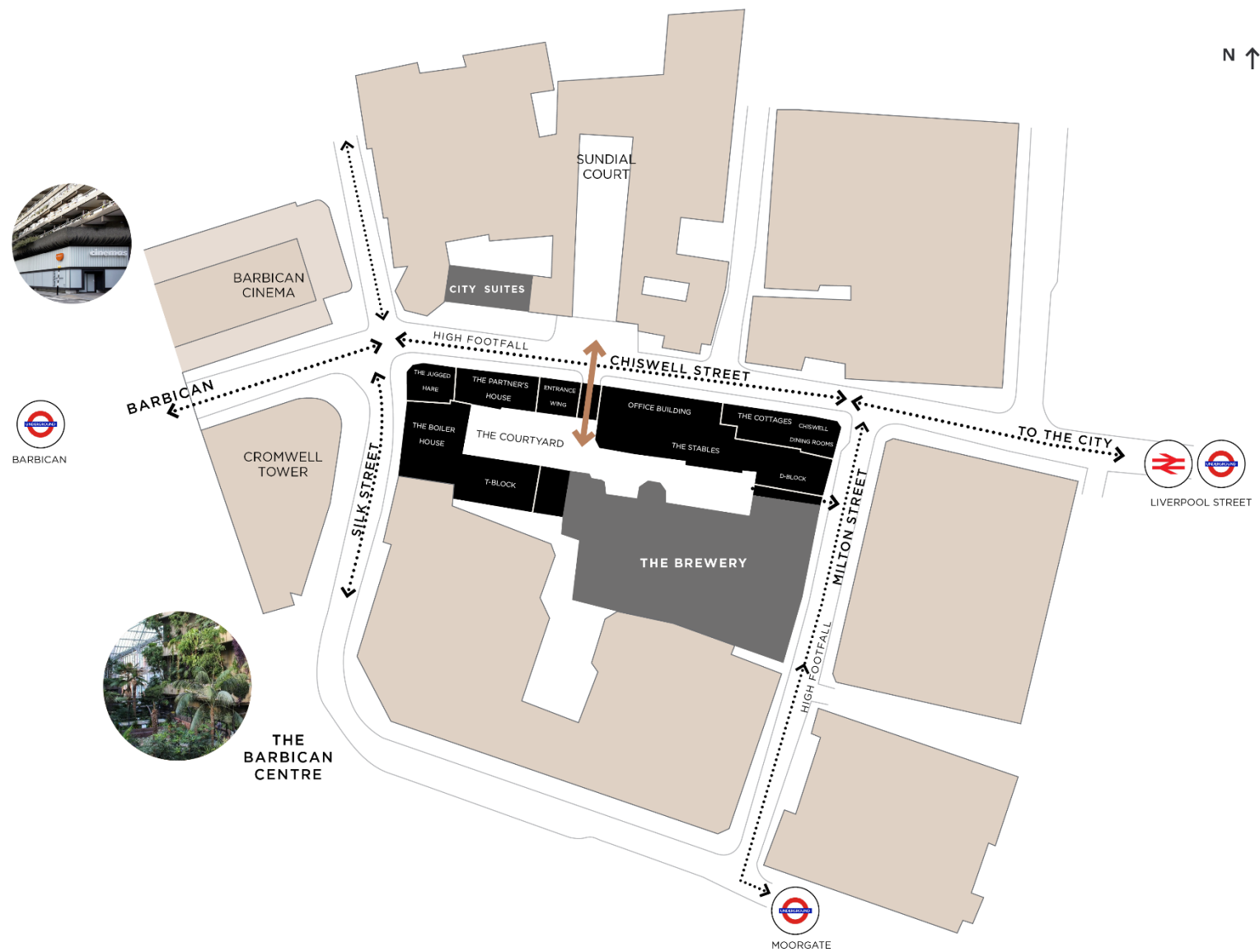
(Formerly listed as No.49, The
King's Head public house)

Grade II Listed

Built 1904

Listed since
10-Oct-1990

A COLLECTION OF LISTED BUILDINGS



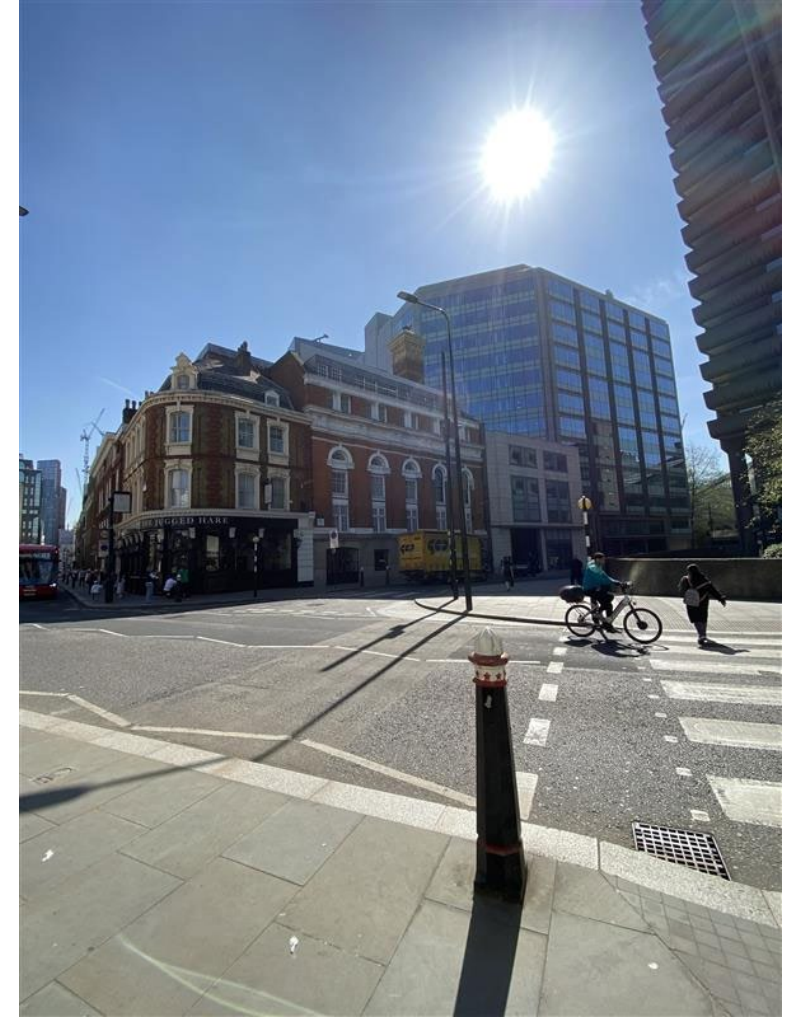
A COLLECTION OF LISTED BUILDINGS



LOOKING WEST, CHISWELL STREET



LOOKING SOUTH, LAMB'S PASSAGE WITH EXISTING ROOF TOP
EXTENSION VISIBLE



LOOKING SOUTH EAST, CHISWELL STREET / WHITECROSS STREET

EXISTING SITE PHOTOS



LOOKING NORTH, MILTON STREET



GRADE II* PARTNERS HOUSE, CHISWELL STREET FRONTAGE



SOUTH YARD, LOOKING EAST

EXISTING SITE PHOTOS



SILK STREET ELEVATIONS



THE STABLE BAY WINDOWS



THE PARTNERS HOUSE



ARCHWAY INTO THE COURTYARD



MAIN ENTRANCE



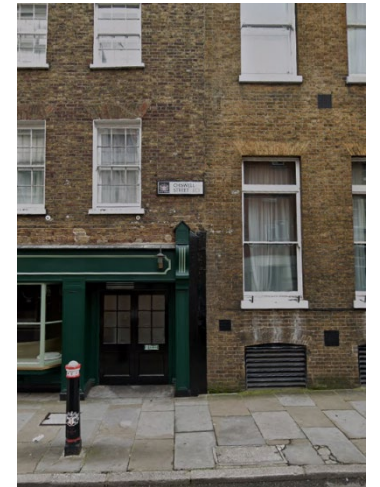
BRICK ARCHES IN THE LOBBY



IRONMONGERY DETAILS ON THE FOOTBRIDGE



DOORS ONTO THE COURTYARD



CHISWELL STREET DINING ROOM

EXISTING SITE PHOTOS



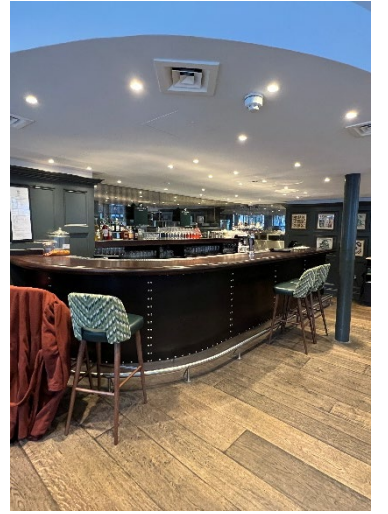
DATED FOH SPACES



CURRENT CONDITION



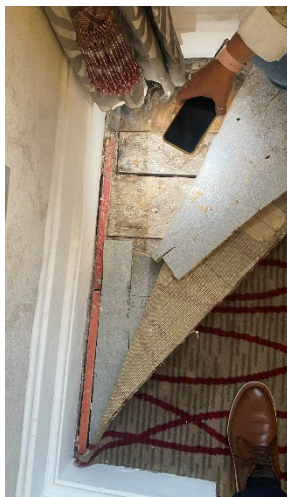
DATED GUESTROOMS AND WARREN OF ROOMS



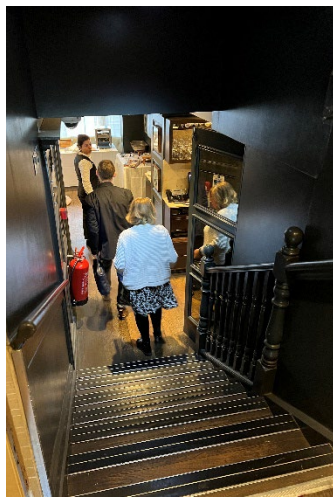
INACTIVE FOH



POOR INCLUSIVE ACCESS



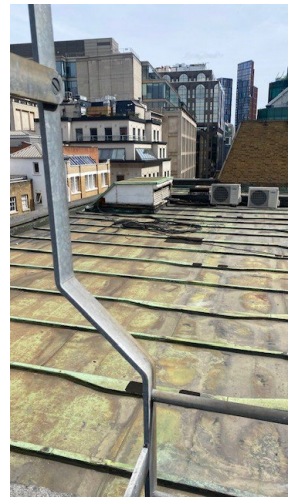
EXISTING CONDITION



INCONSISTENT LEVELS



CURRENT RISER CONDITIONS



ROOF CONDITION AND PLANT

CURRENT ISSUES



EXISTING ENTRANCES

MILTON STREET

THE BREWERY

EXTERNAL COURTYARD
Outside of Applicant Ownership BoundarySTAIR CORE
NO.1STAIR CORE
NO.3

SILK STREET

"The Jugged Hare"
No development proposed as part of the application

COURTYARD

CHISWELL STREET

BARBICAN SUITES

DEMOLITION GROUND FLOOR PLAN

The mock up room construction uncovered many not compliances in the modern partition wall in the bedroom and corridor walls. To provide a Building Regulations compliant and certifiable construction these walls need to be rebuilt.

2

TP0504

Area Leased to Brewery

Area Leased to Brewery

2

TP0500

Restaurant Entrance

Wing A - Refer to Drwgs. TP0219 to TP0225 Series

2

TP0501

2

TP0502

2

TP0503

Wing B - Refer to Drwgs. TP0229 to TP0235 Series

MILTON STREET

3
TP0500

Restaurant
Entrance

Wing A - Refer to Drwgs. TP0320 to TP0326

Main Public Entrance

3
TP0501

THE BREWERY

EXTERNAL COURTYARD
Outside of Applicant Ownership Boundary

STAIR CORE
NO.1

CHISWELL STREET

3
TP0502

3
TP0503

Area Lessed to
Brewery

Fire Escape
from basement

3
TP0504

STAIR CORE
NO.3

Area Lessed to
Brewery

SILK STREET

'The Jugged Hare'
No development proposed as part of the application

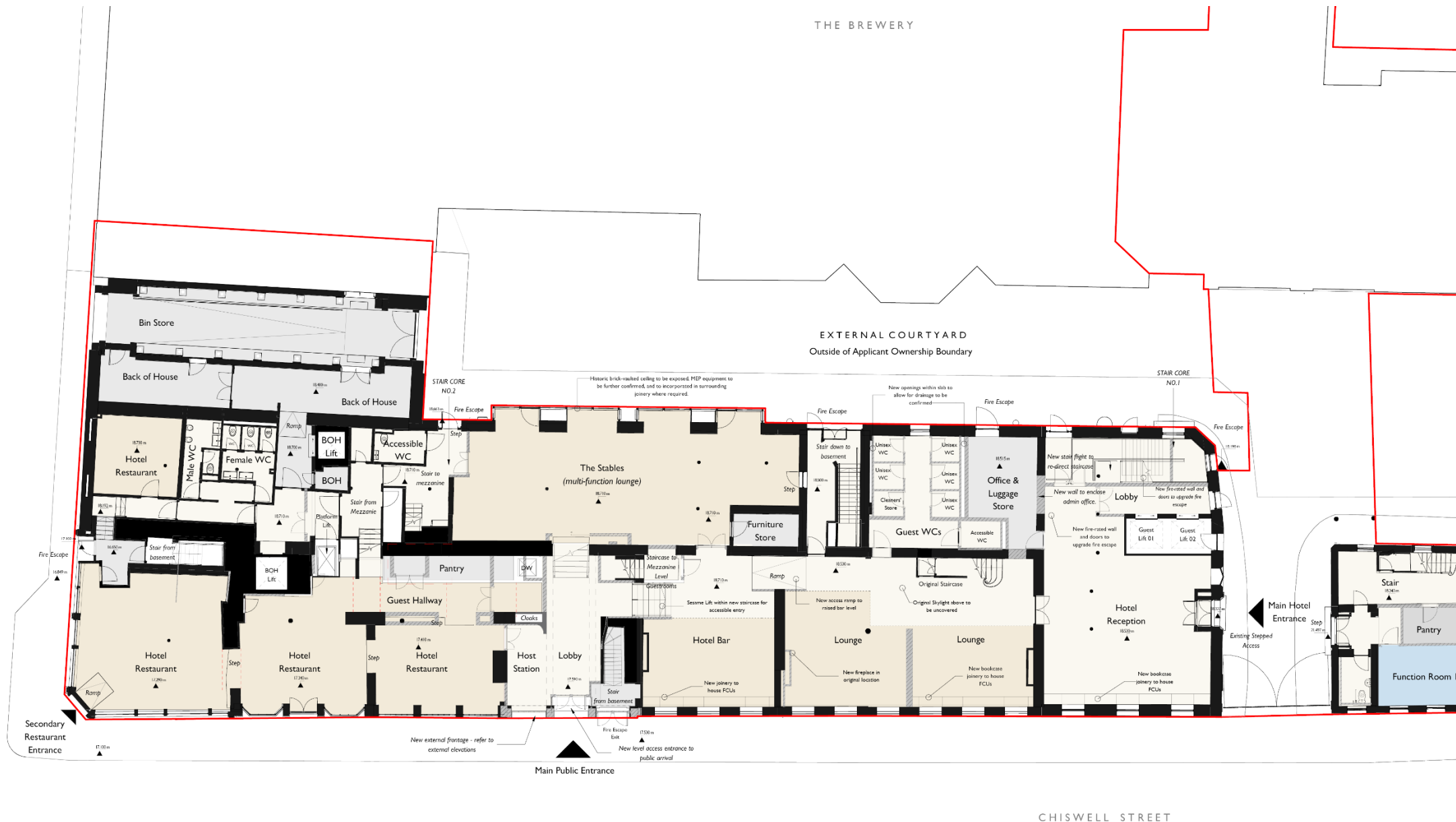
Jugged Hare
Entrance

Wing B - Refer to Drwgs. TP0330 to TP0331

PROPOSED GROUND FLOOR PLAN

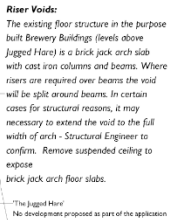
MILTON STREET

THE BREWERY



CHISWELL STREET

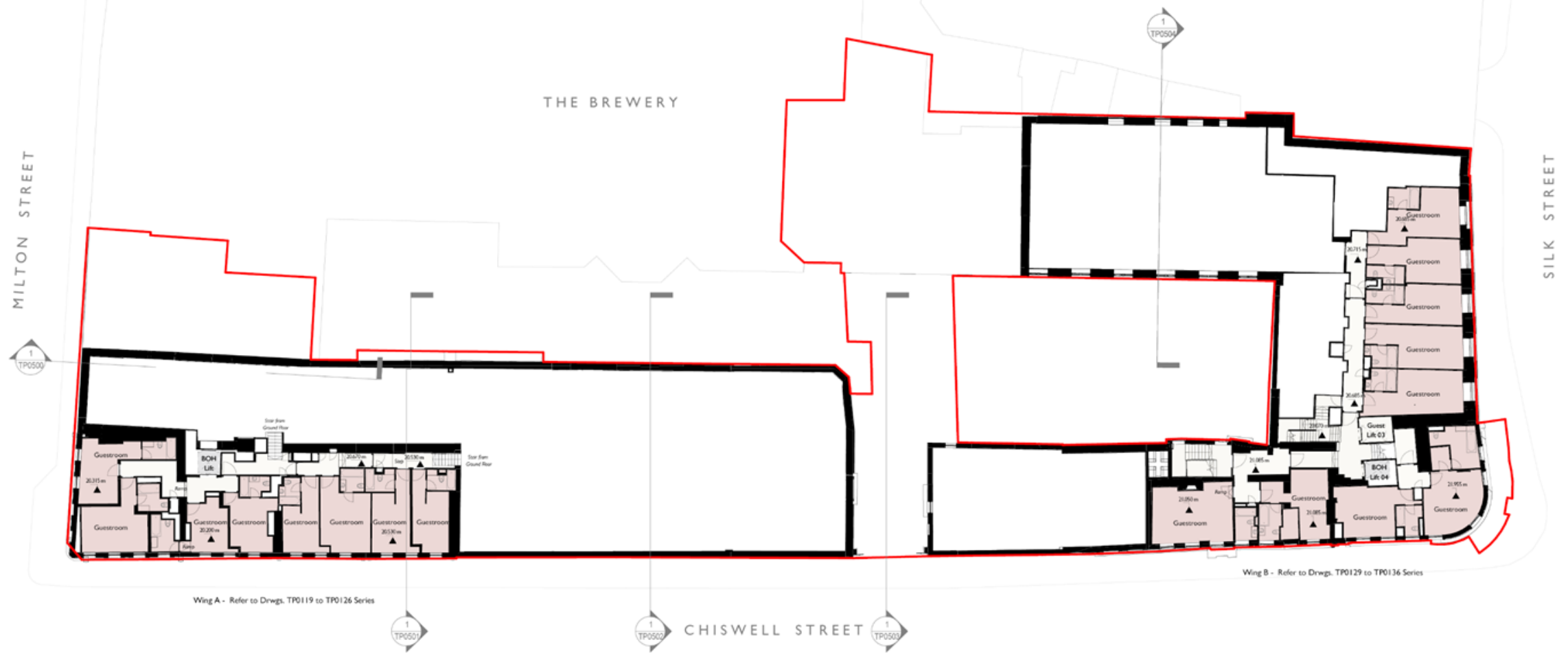
PROPOSED WING A GROUND FLOOR PLAN



PROPOSED WING B GROUND FLOOR PLAN

DEMOLITION BASEMENT FLOOR PLAN





EXISTING MEZZANINE FLOOR PLAN

MILTON STREET

THE BREWERY

SILK STREET



DEMOLITION MEZZANINE FLOOR PLAN



EXISTING FIRST FLOOR PLAN



DEMOLITION FIRST FLOOR PLAN

MILTON STREET

3
TP0500

THE BREWERY

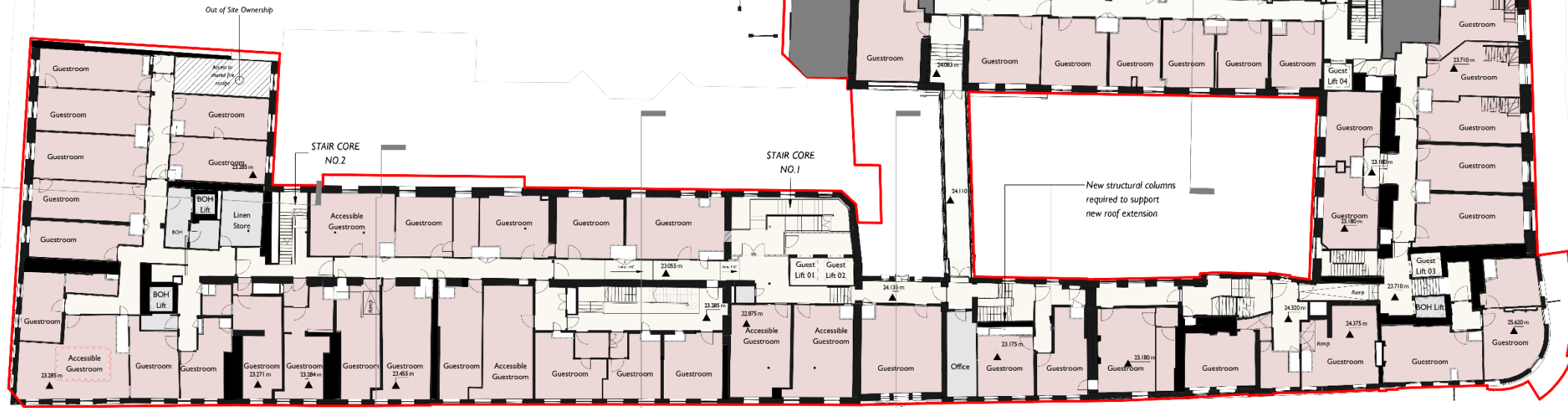
Area
Leased to
Brewery

3
TP0504

Area
Leased to
Brewery

STAIR CORE
NO.3

SILK STREET



Wing A - Refer to Drwgs. TP0320 to TP0326

Wing B - Refer to Drwgs. TP0330 to TP0331

3
TP0501

3
TP0502

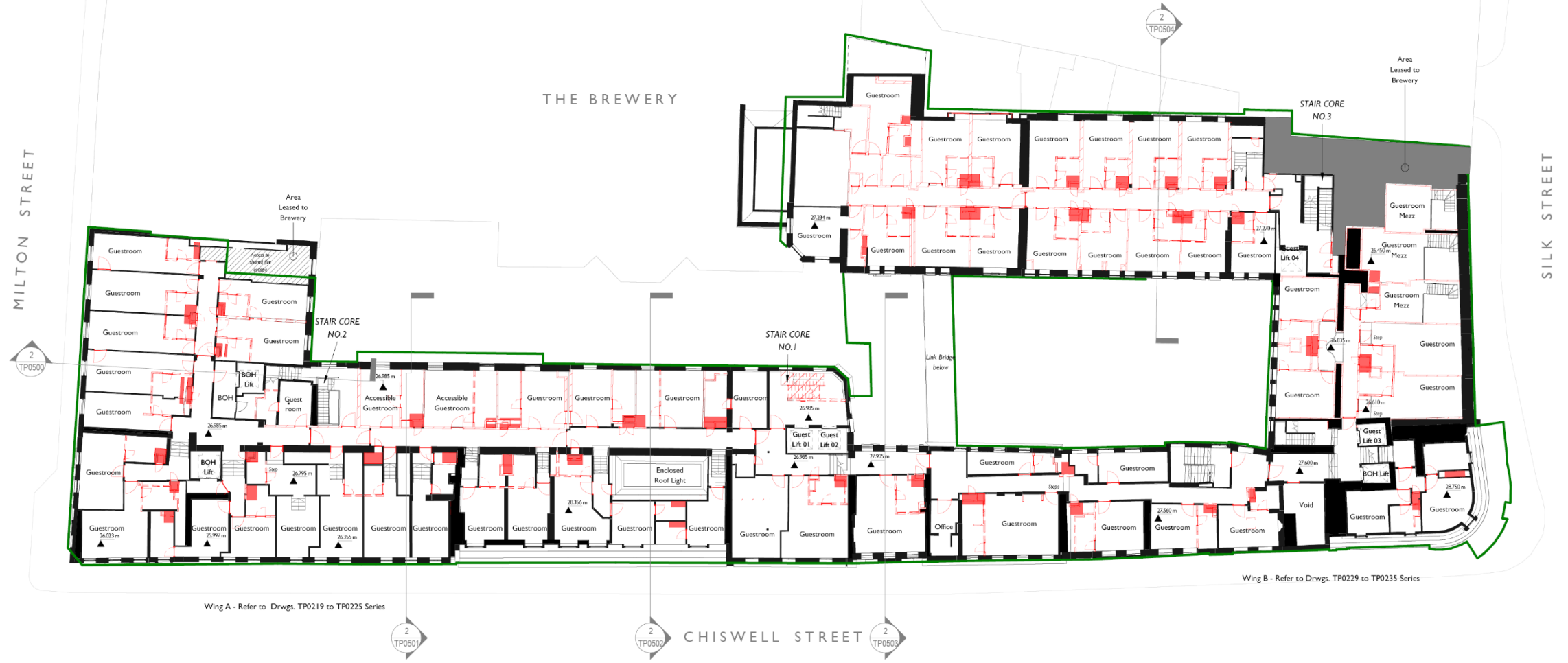
CHISWELL STREET

3
TP0503

PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



DEMOLITION SECOND FLOOR PLAN

MILTON STREET

3
TP0500

New structural columns required on 2nd and 3rd floor to transfer weight of new extension into existing structure at basement level. Exact position of existing structure is to be confirmed. The design intent is to conceal new structure within guestroom walls. This will require the removal and rebuilding of existing guestroom walls or the boxing out of columns where this is not possible.

Out of Site Ownership

STAIR CORE
NO.2

Wing A - Refer to Drwgs. TP0320 to TP0326

3
TP0501

THE BREWERY

STAIR CORE
NO.13
TP0502

CHISWELL STREET

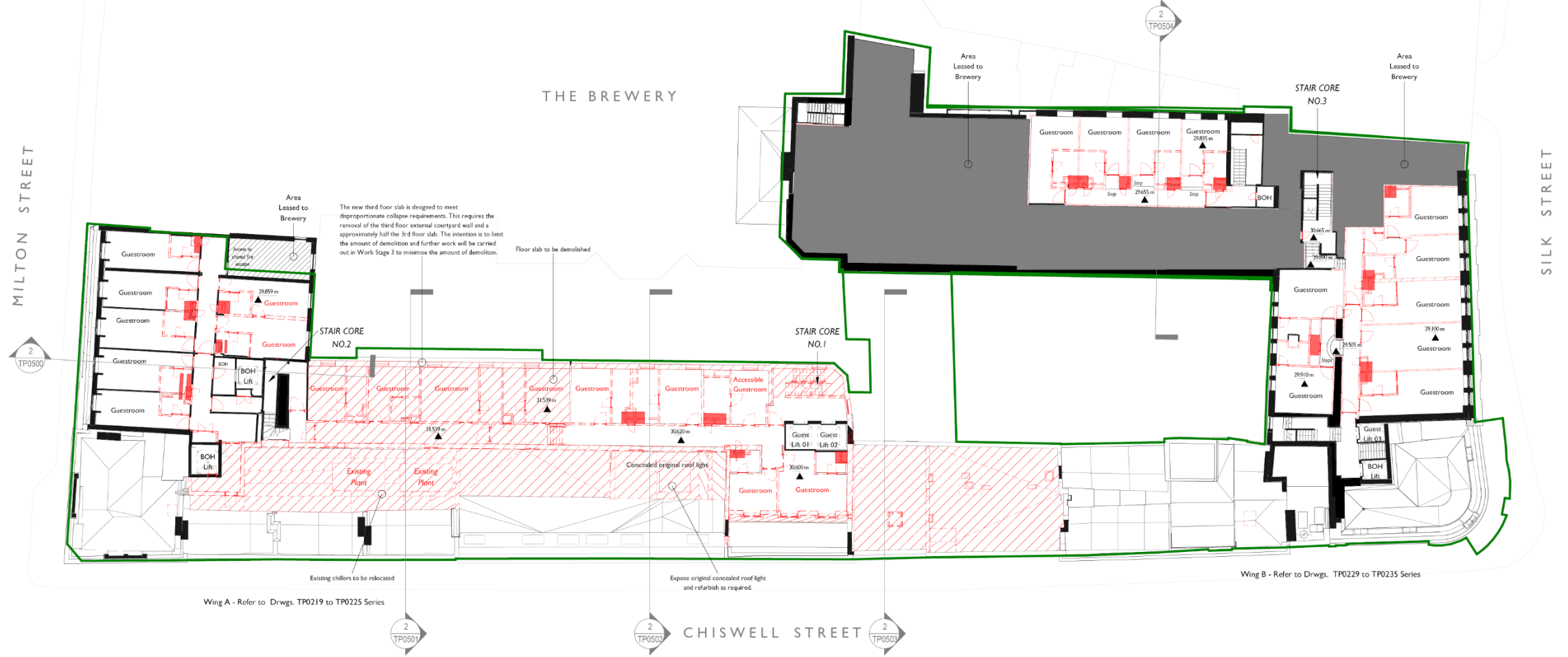
3
TP05033
TP0504STAIR CORE
NO.3Area
Leased to
Brewery

SILK STREET

New structural columns
required to support
new roof extension

Wing B - Refer to Drwgs. TP0330 to TP0331

PROPOSED SECOND FLOOR PLAN



DEMOLITION THIRD FLOOR PLAN

MILTON STREET

3
TP0500

THE BREWERY

New structural columns required on 2nd and 3rd floor to transfer weight of new extension into existing structure at basement level. Exact position of existing structure is to be confirmed. The design intent is to conceal new structure within guestroom walls. This will require the removal and rebuilding of existing guestroom walls or the boxing out of columns where this is not possible.

Out of Site Ownership

STAIR CORE NO.2

STAIR CORE NO.1

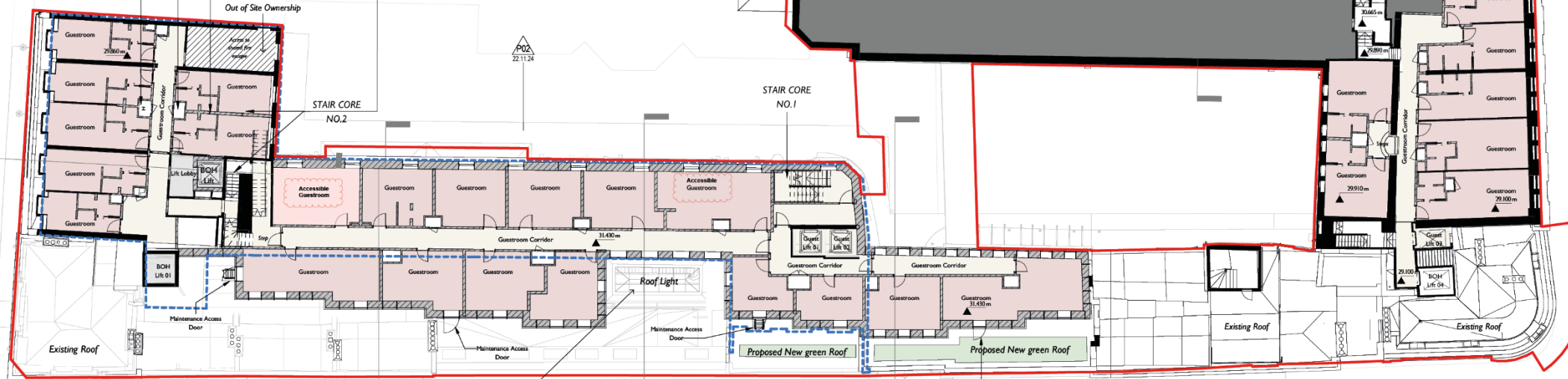
STAIR CORE NO.3

Area Leased to Brewery

Area Leased to Brewery

3
TP0504

SILK STREET



Wing A - Refer to Drwgs. TP0320 to TP0326 Series

Wing B - Refer to Drwgs. TP0330 to TP0331 Series

Existing rooflight has been previously covered. Covering to be removed and the roof light repaired as required.

CHISWELL STREET

3
TP05012
TP05022
TP0503

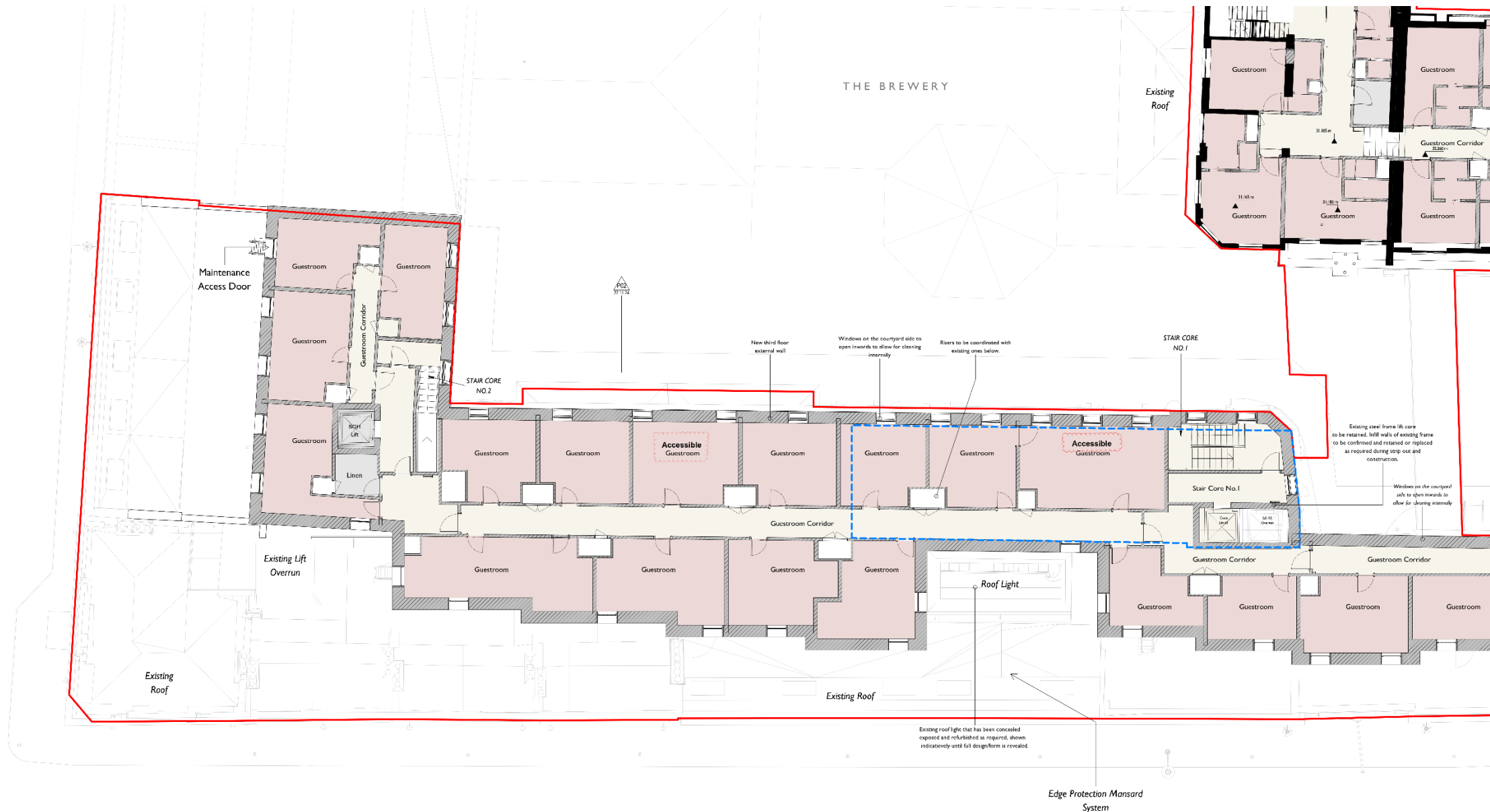
PROPOSED THIRD FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN

MILTON STREET

THE BREWERY



PROPOSED WING A FOURTH FLOOR PLAN

MILTON STREET



THE BREWERY



SILK STREET



Wing A - Refer to Drwgs. TP0119 to TP0126 Series



CHISWELL STREET



Wing B - Refer to Drwgs. TP0129 to TP0136 Series

EXISTING FIFTH FLOOR PLAN

MILTON STREET



THE BREWERY



SILK STREET

DEMOLITION FIFTH FLOOR PLAN

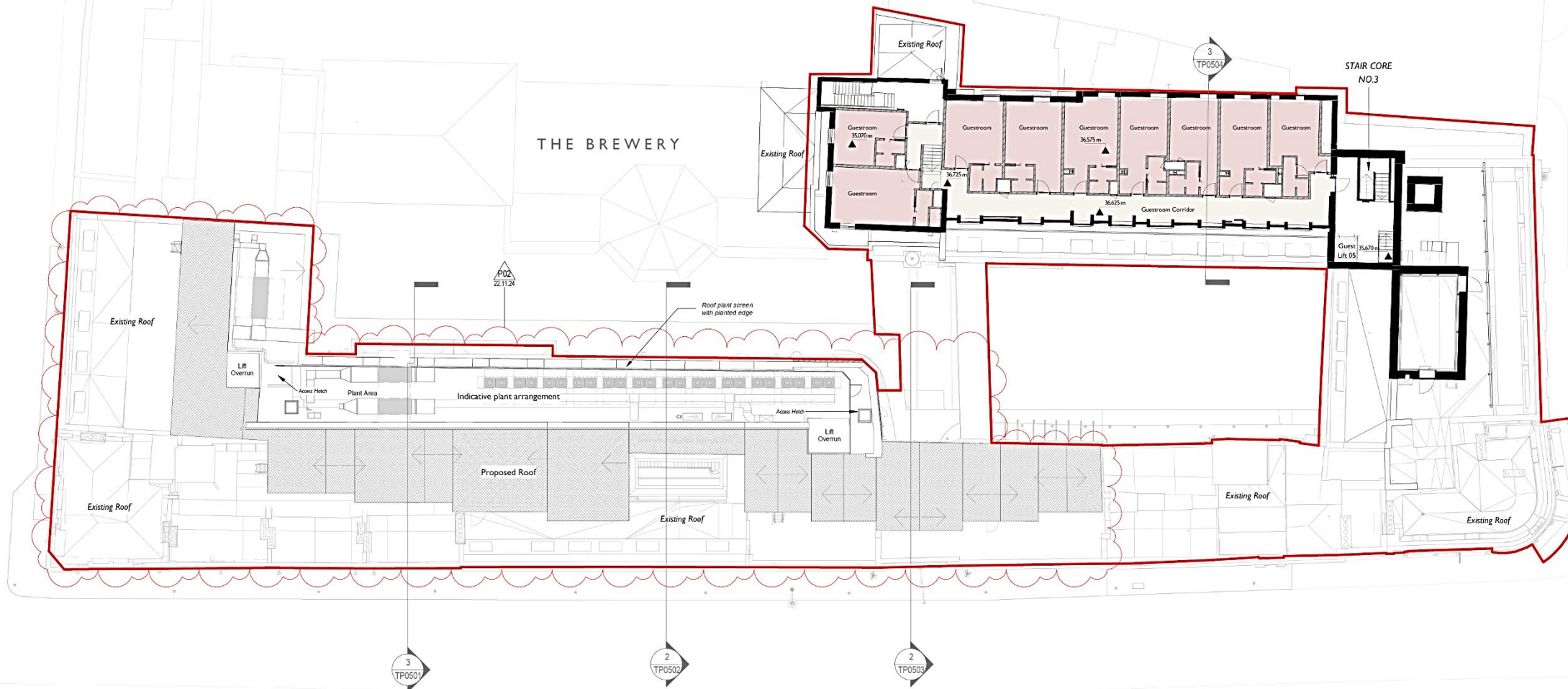
MILTON STREET

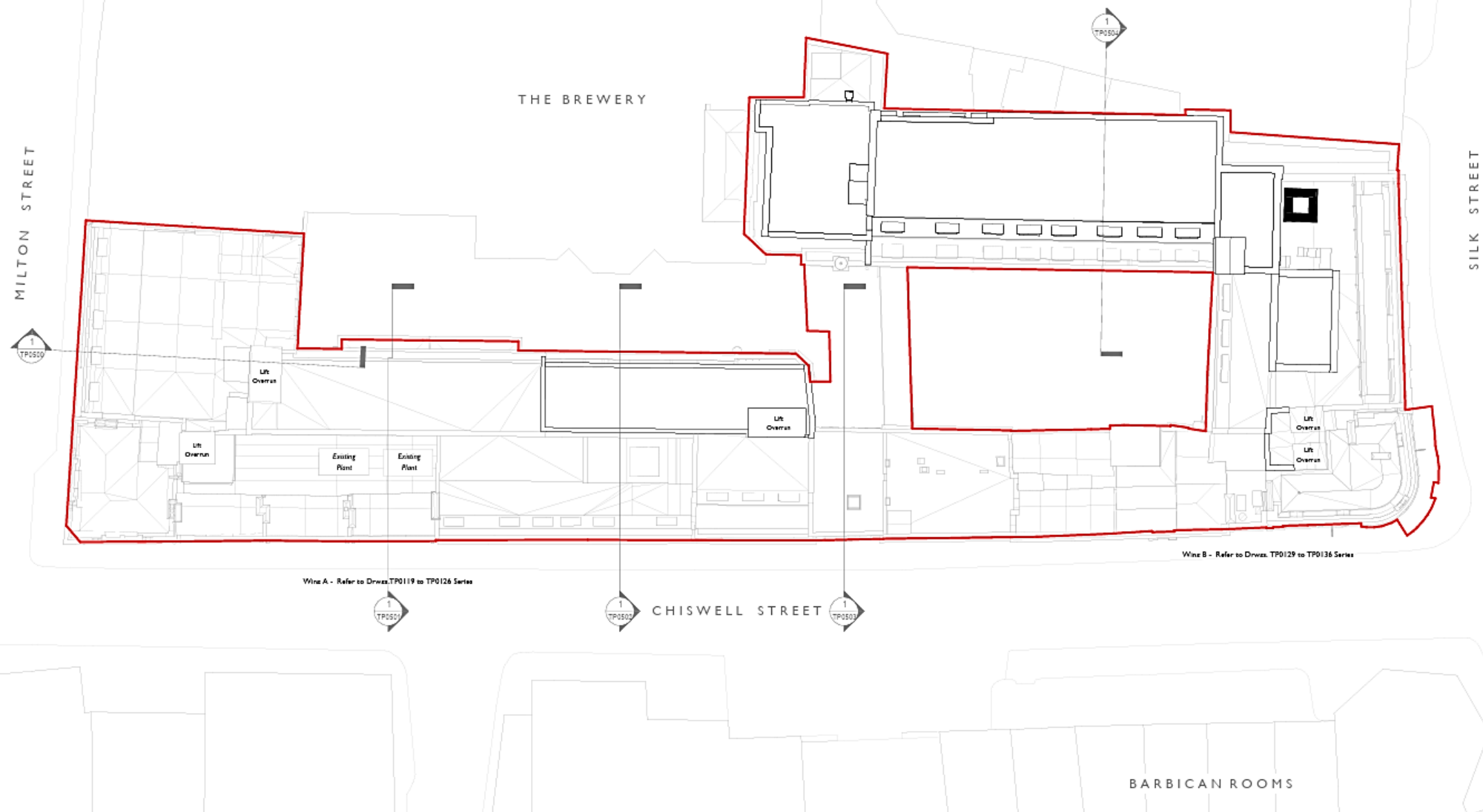
THE BREWERY

SILK STREET

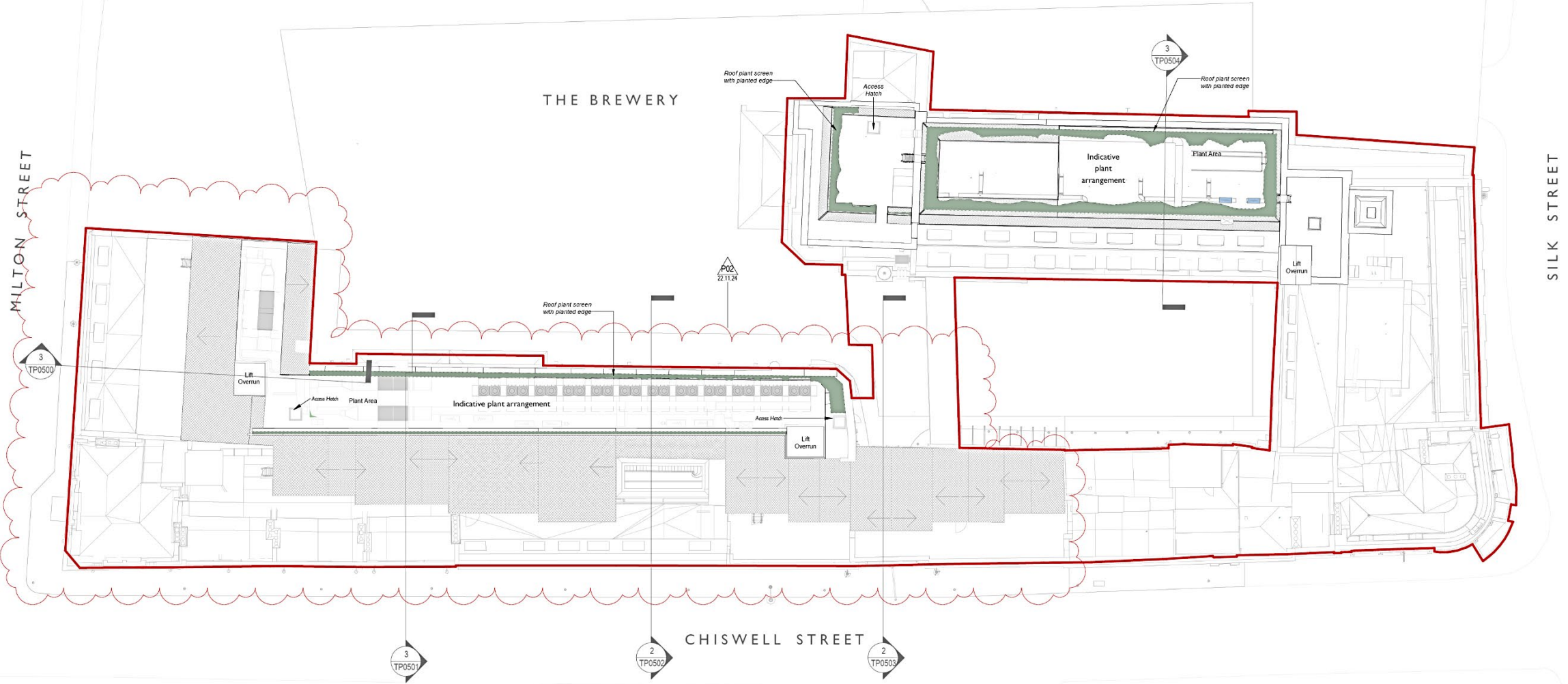
CHISWELL STREET

PROPOSED FIFTH FLOOR PLAN





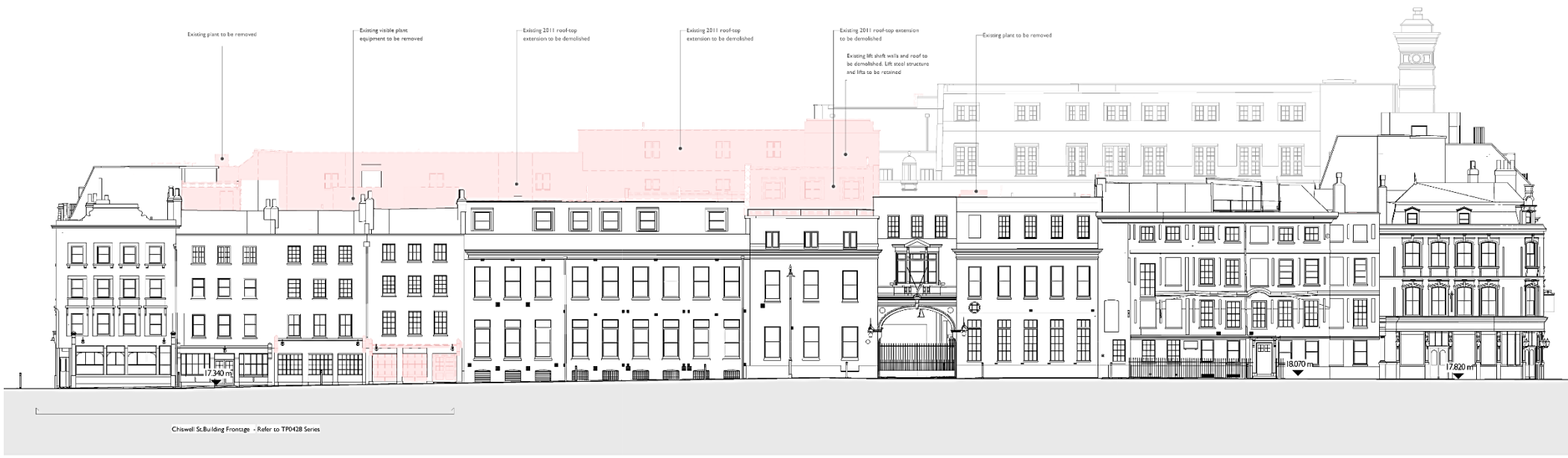
EXISTING ROOF PLAN



PROPOSED ROOF FLOOR PLAN



EXISTING AND PROPOSED CHISWELL ST ELEVATIONS



Demolition Chiswell Street Elevation
TP0419 1 : 150

DEMOLITION CHISWELL ST. ELEVATION



Proposed Chiswell Street Elevation

1 : 150

PROPOSED CHISWELL ST. ELEVATION



Demolition Courtyard North Elevation
1:150

DEMOLITION COURTYARD NORTH ELEVATION



1
P042 Proposed Courtyard North Elevation
1:150

PROPOSED COURTYARD NORTH ELEVATION



1 Demolition West Carriageway Elevation
TP0412 1 : 150

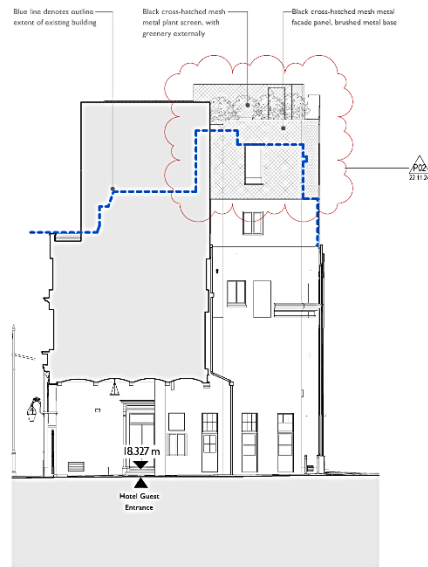


3 Demolition East Courtyard Elevation
TP0412 1 : 150

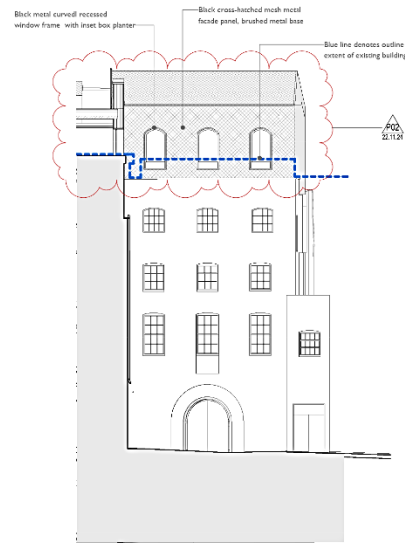


2 Demolition East Elevation - Milton St.
TP0412 1 : 150

DEMOLITION EAST WING ELEVATIONS



1 Proposed East Carriageway Elevation
TP0422 1:150

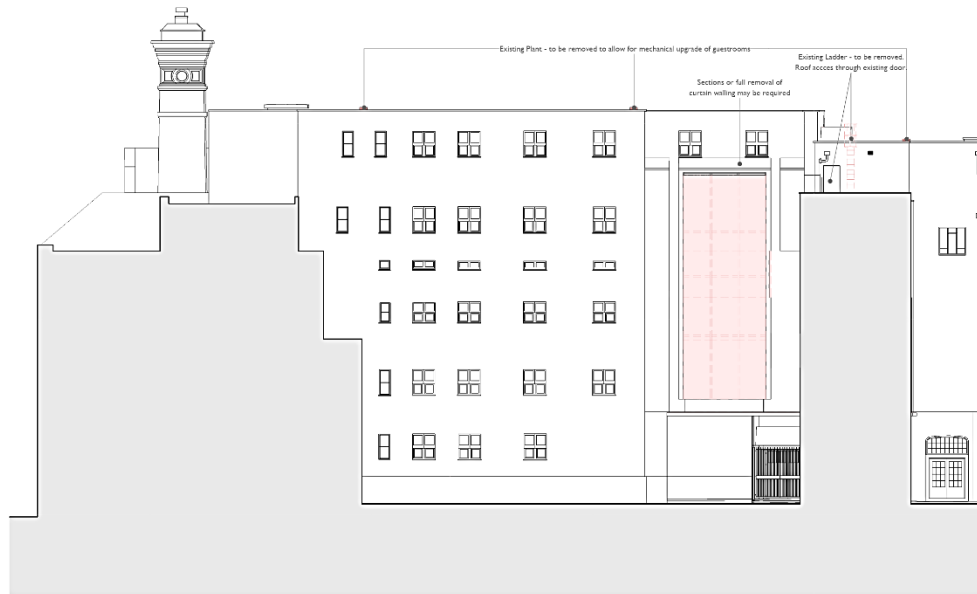


3 Proposed East Courtyard Elevation - Milton St. end
TP0422 1:150



2 Proposed East Elevation - Milton St.
TP0422 1:150

PROPOSED EAST WING ELEVATIONS

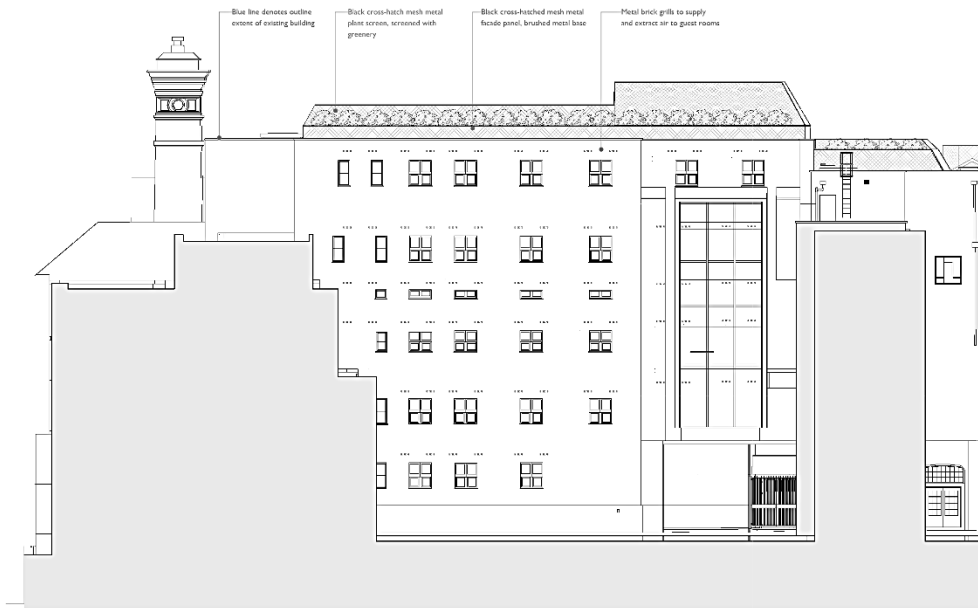


1 T-Block Rear Demolition Elevation
TP0417 1:150



2 Demolition South Courtyard Elevation
TP0417 1:150

DEMOLITION SOUTH WEST BLOCK ELEVATIONS



1 T-Block Rear Proposed Elevation.
TP0423 1:150

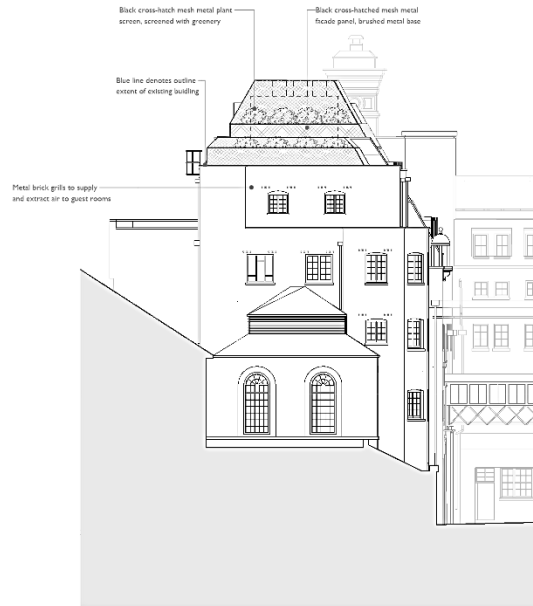


2 Proposed South Courtyard Elevation.
TP0423 1:150

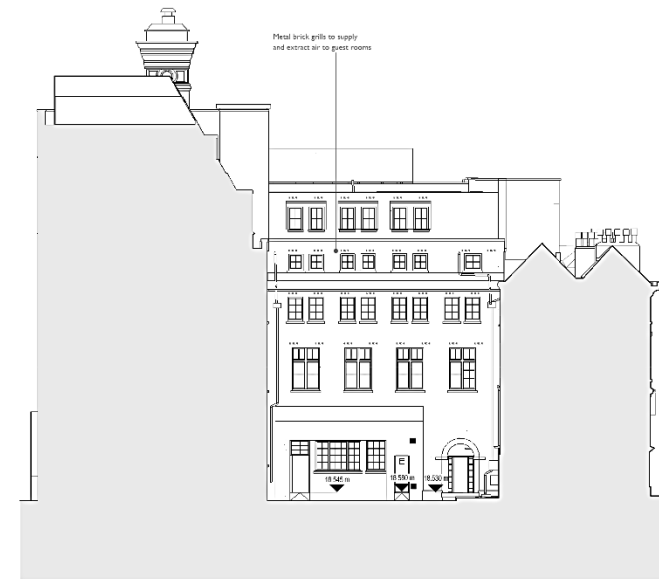
PROPOSED SOUTH WEST BLOCK ELEVATIONS



1
TP0424
1:150
Proposed West Elevation - Silk Street.

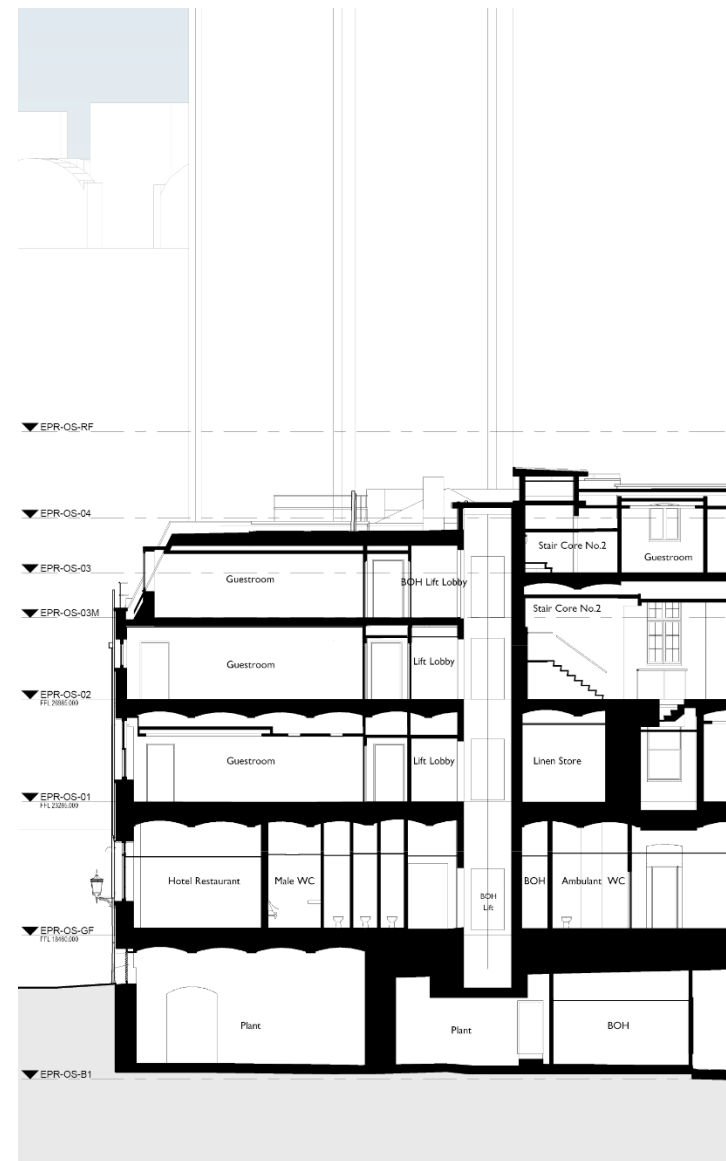


2
TP0424
1:150
Proposed Side Elevation.

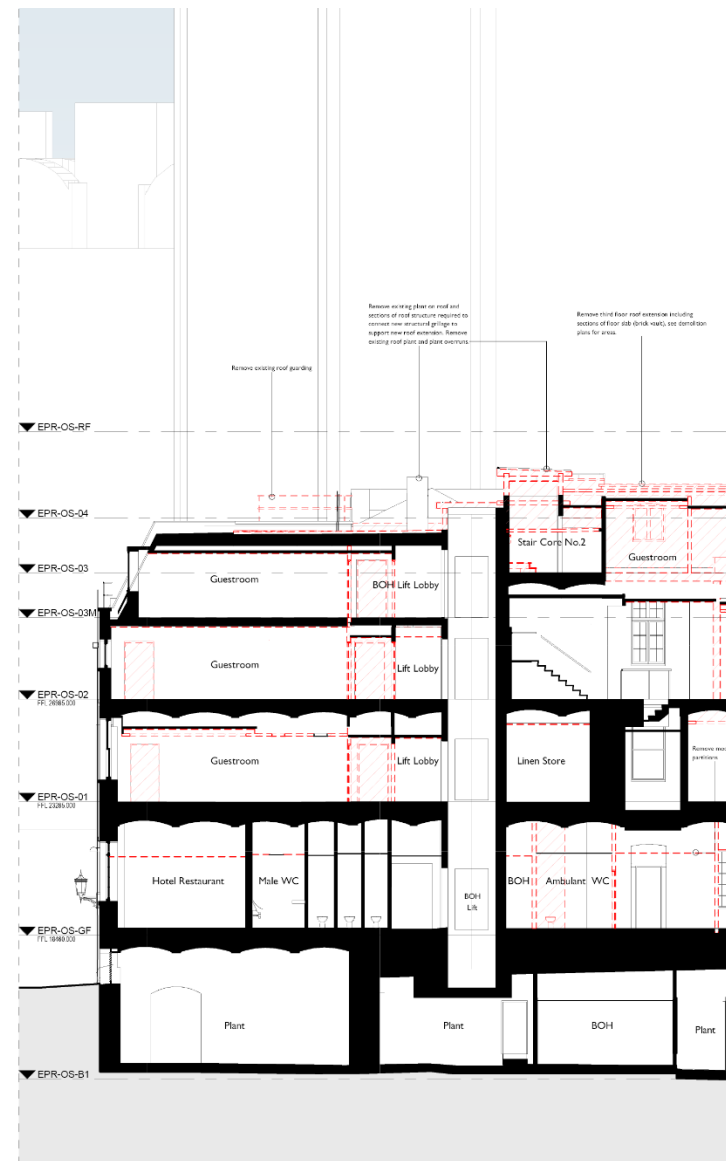


3
TP0424
1:150
Proposed West Courtyard Elevation.

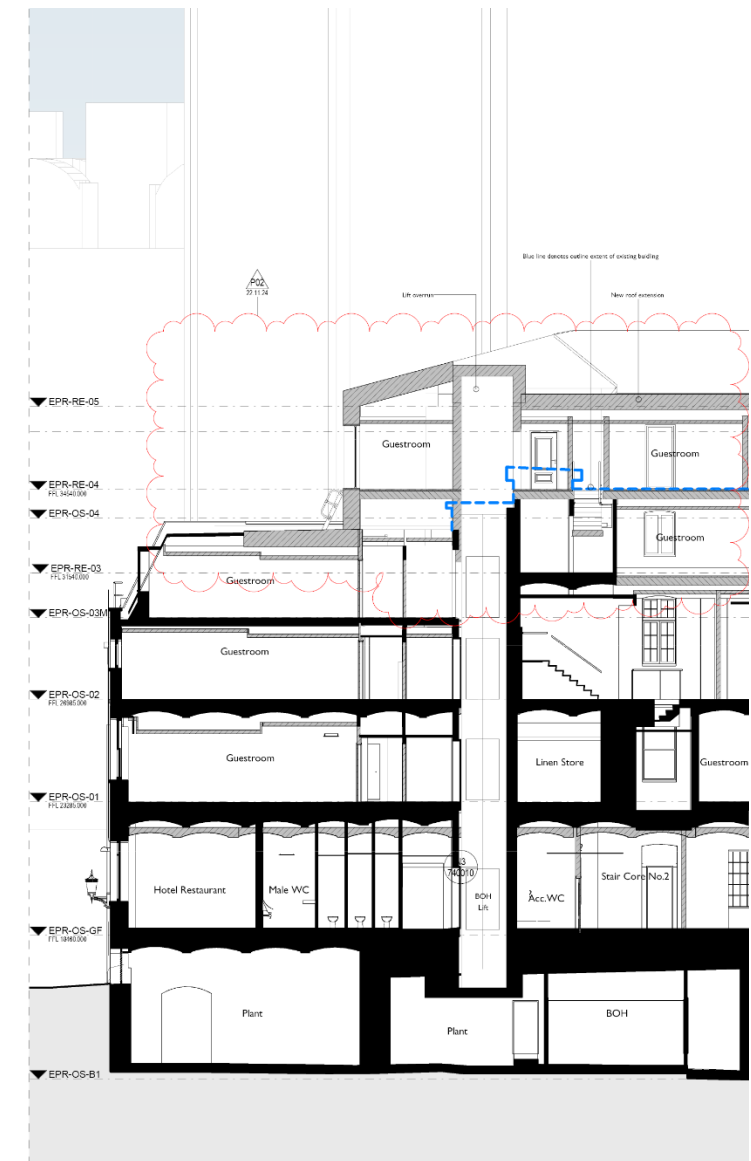
PROPOSED WEST WING ELEVATIONS (NO DEMOLITION PROPOSED)



1 Section A-A - Existing
1 : 100

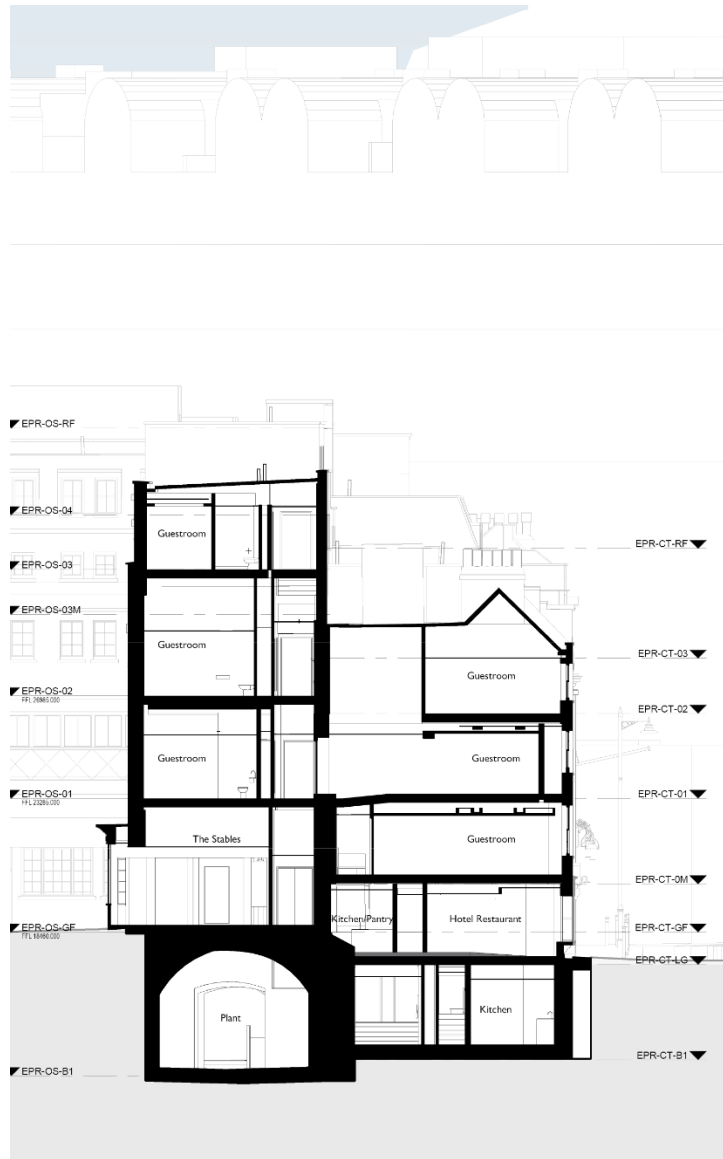
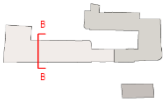


2 Section A-A - Demolitions
1 : 100

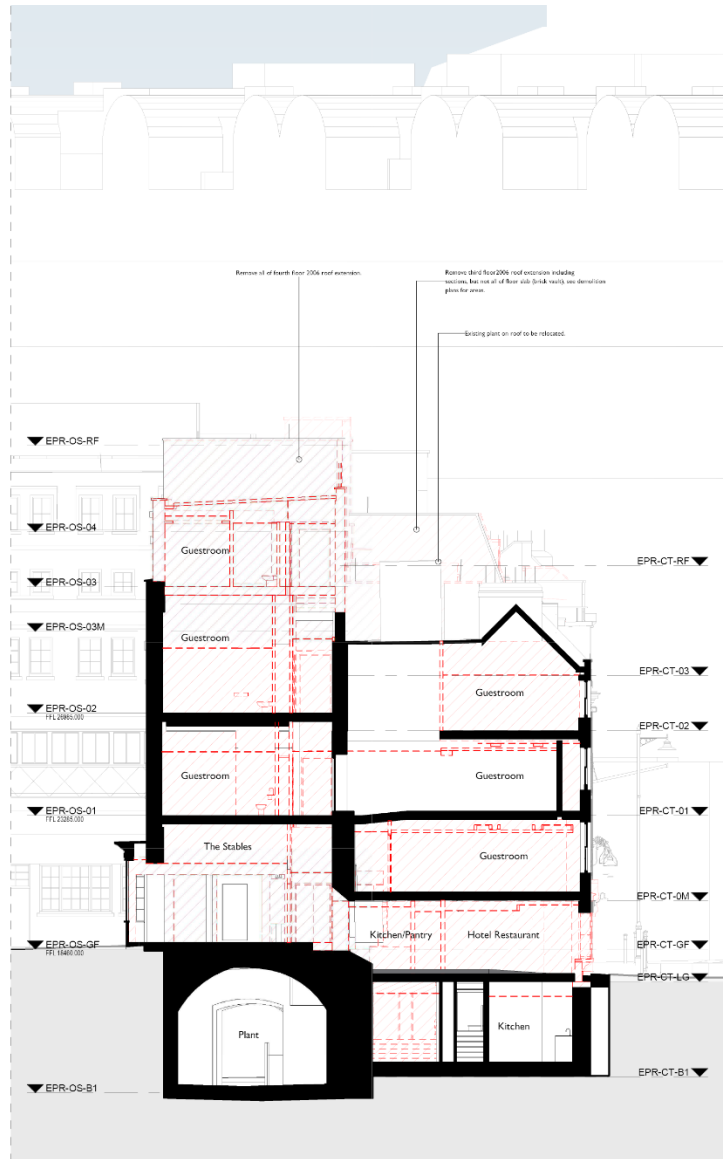


3 Section A-A - Proposed
1 : 100

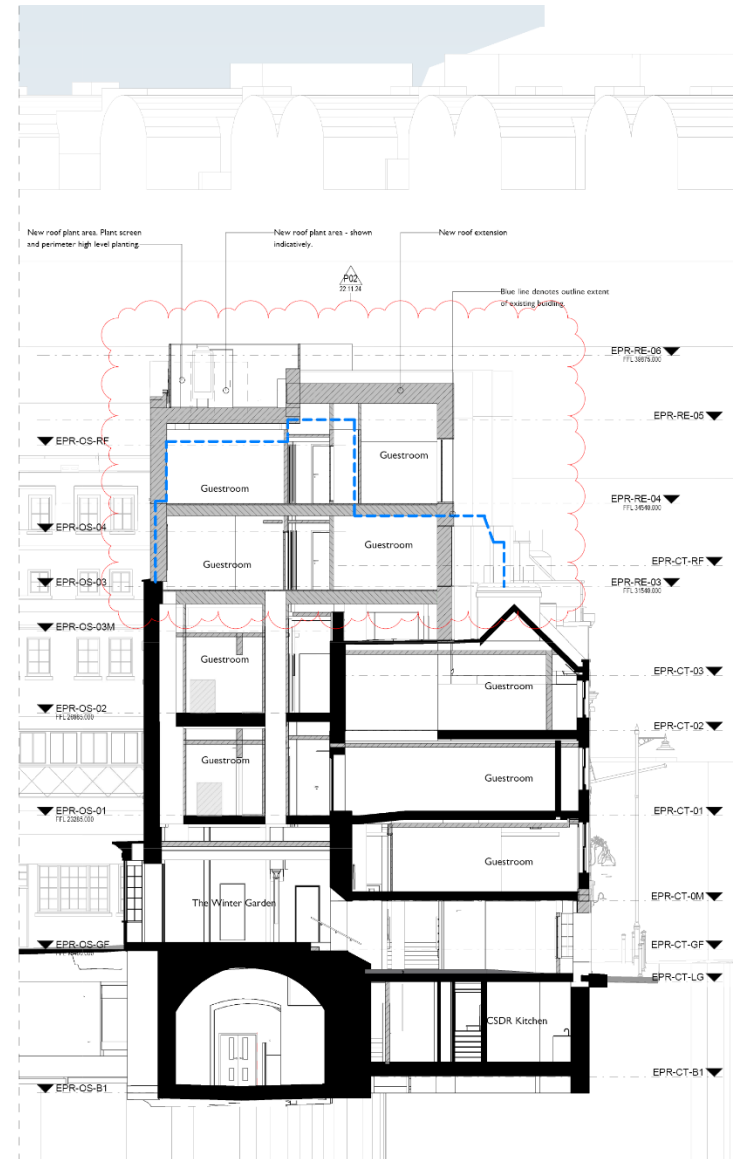
EXISTING, DEMOLITION AND PROPOSED SECTION A-A THROUGH EAST WING



1 Section B-B - Existing
1 : 100

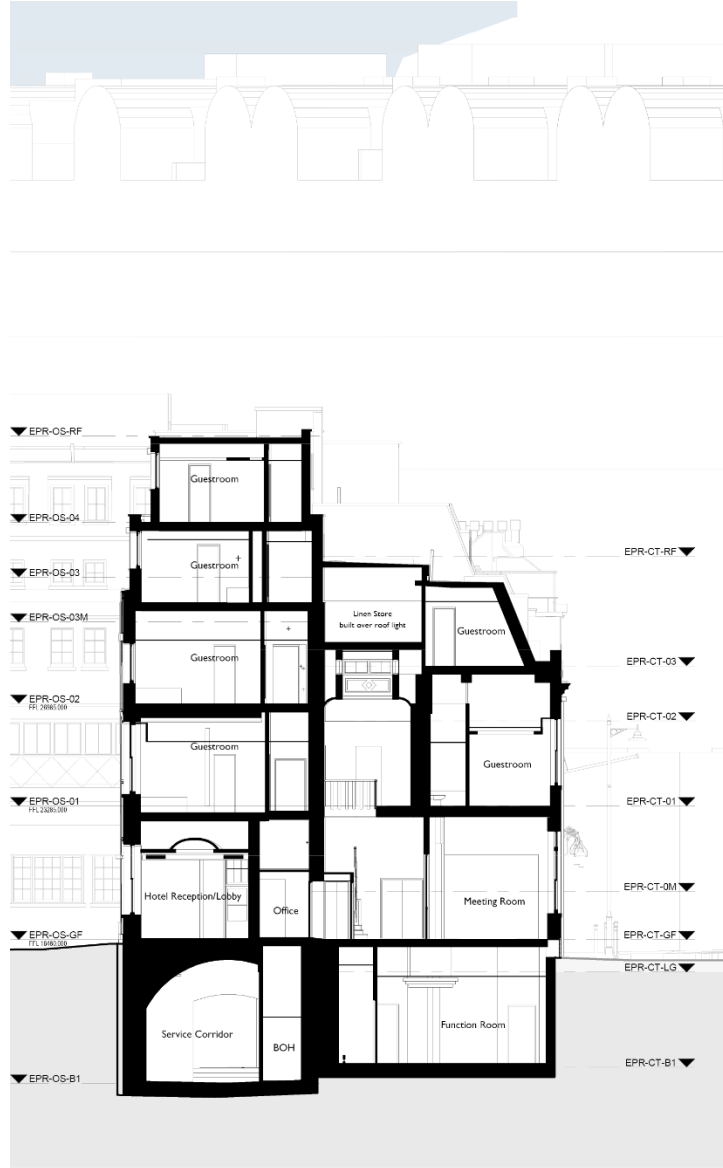
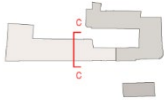


2 Section B-B - Demolitions
1 : 100

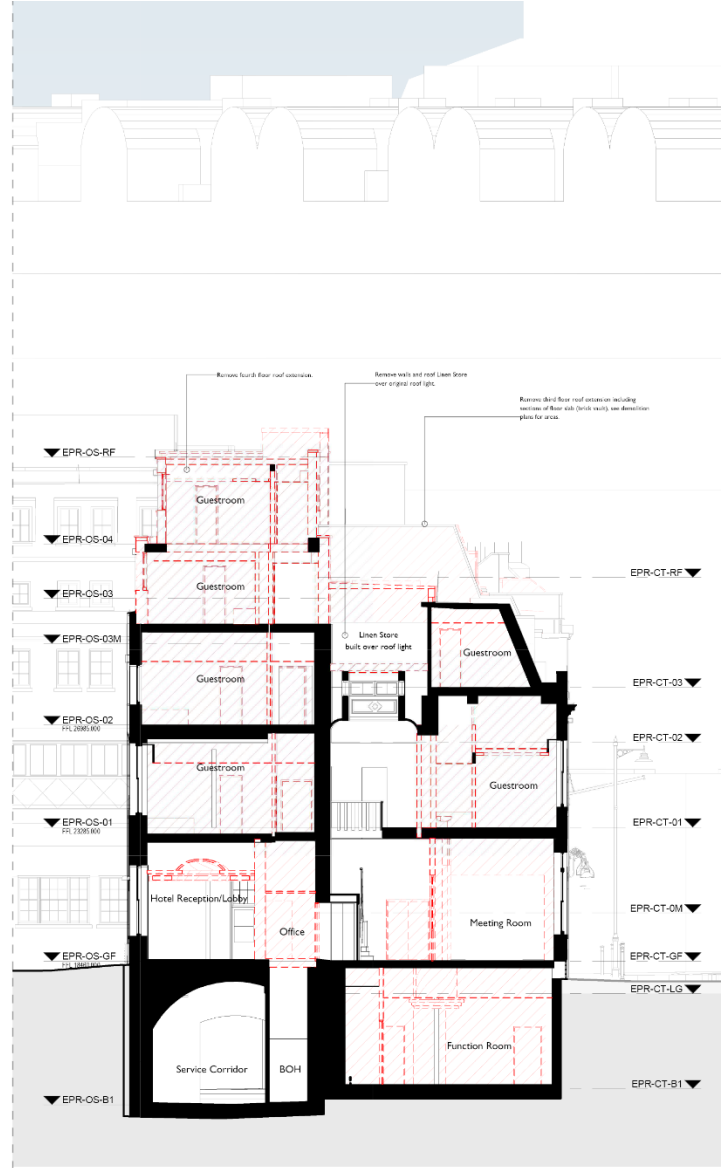


3 Section B-B - Proposed
1 : 100

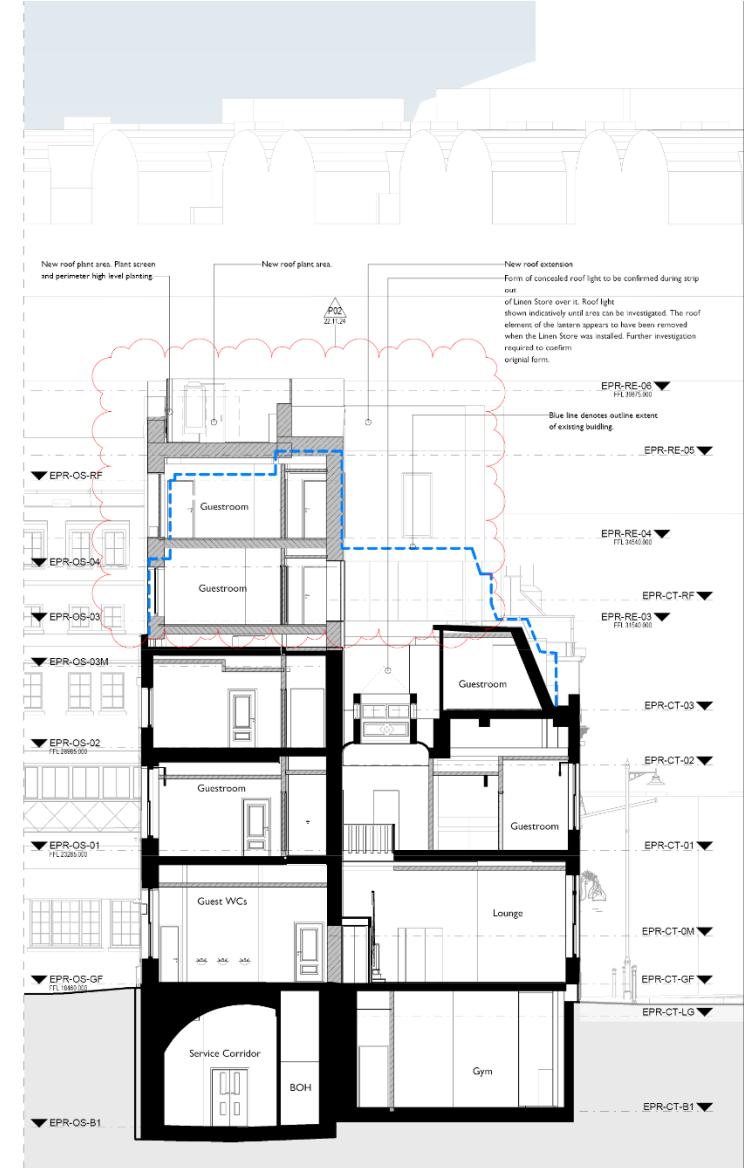
EXISTING, DEMOLITION AND PROPOSED SECTION B-B THROUGH NEW ENTRANCE



3 Section C-C - Existing
TP0502 1 : 100

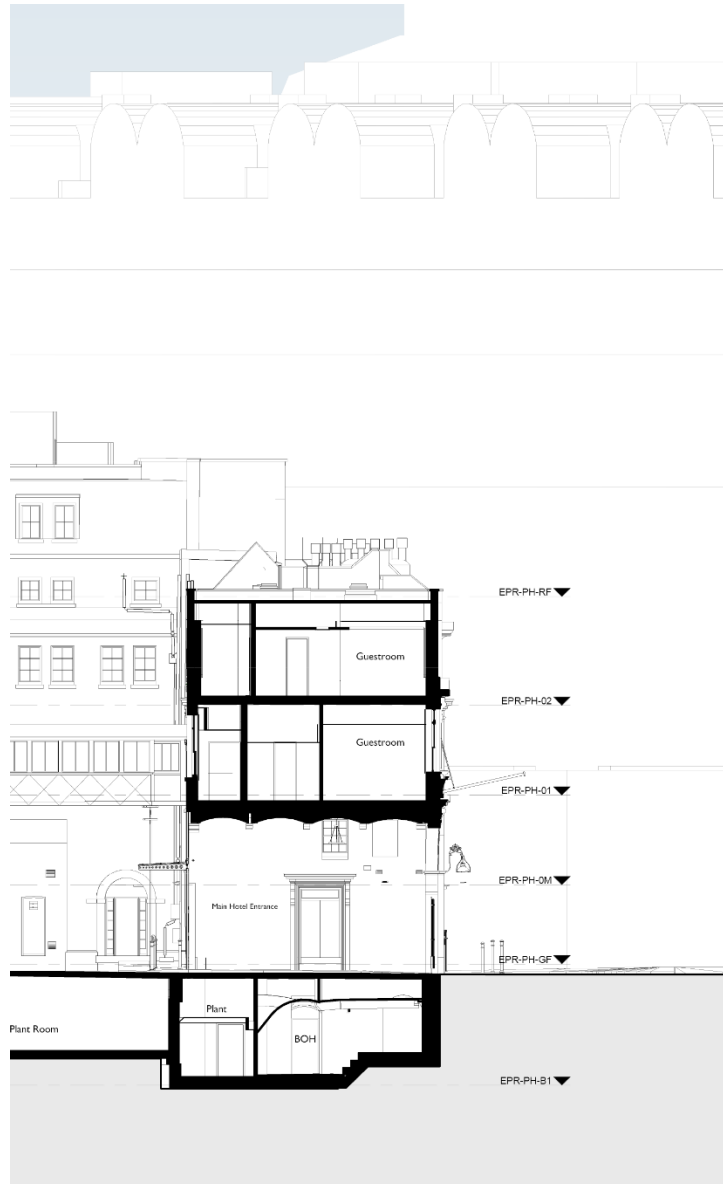
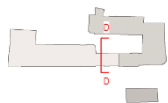


1 Section C-C - Demolition
TP0502 1 : 100

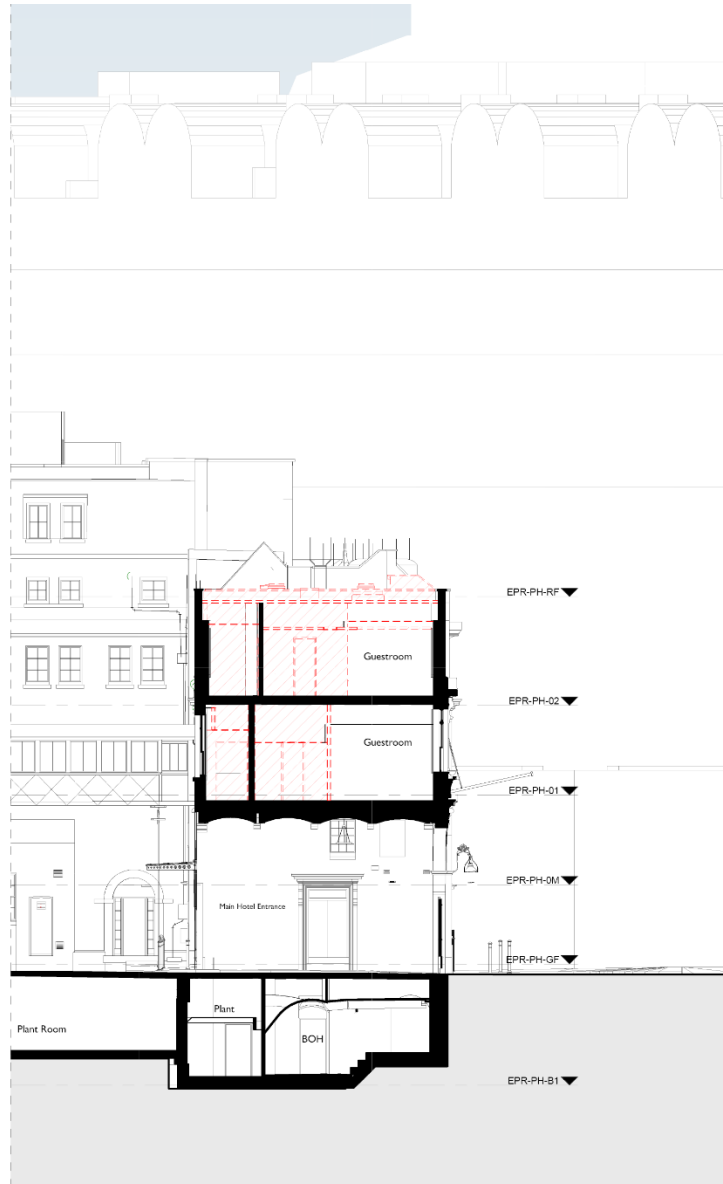


2 Section C-C - Existing
TP0502 1 : 100

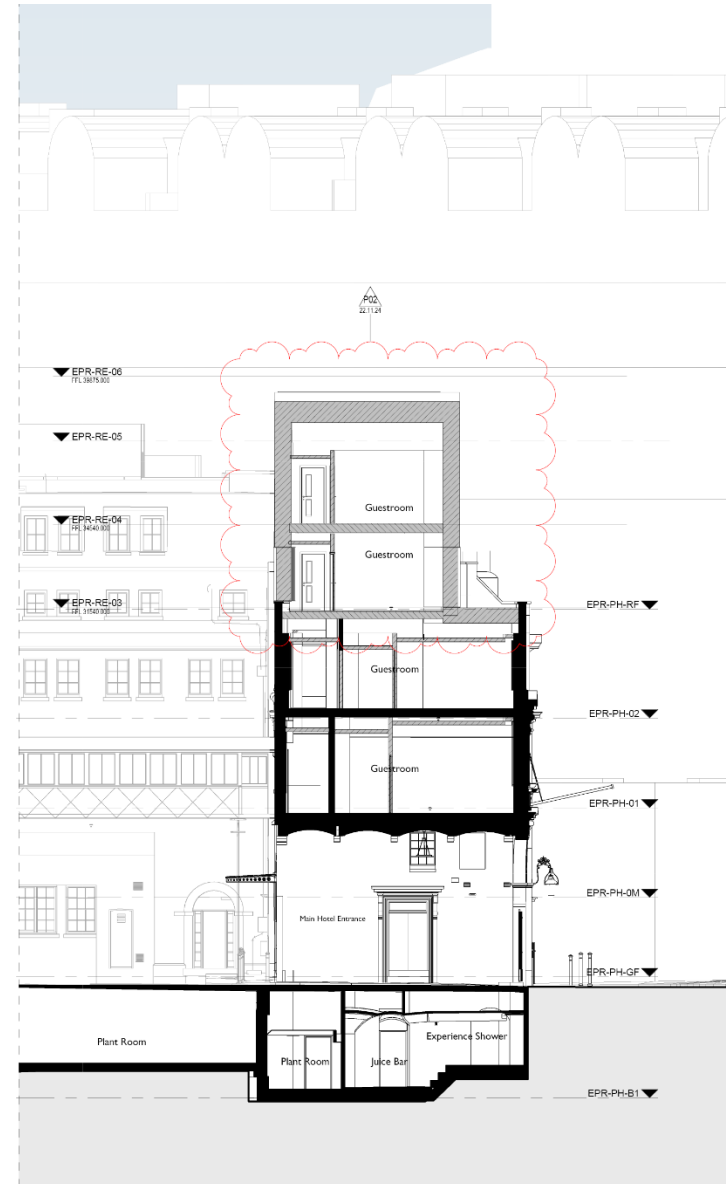
EXISTING, DEMOLITION AND PROPOSED SECTION C-C THROUGH LIGHTWELL



3 Section D-D - Existing
1:100

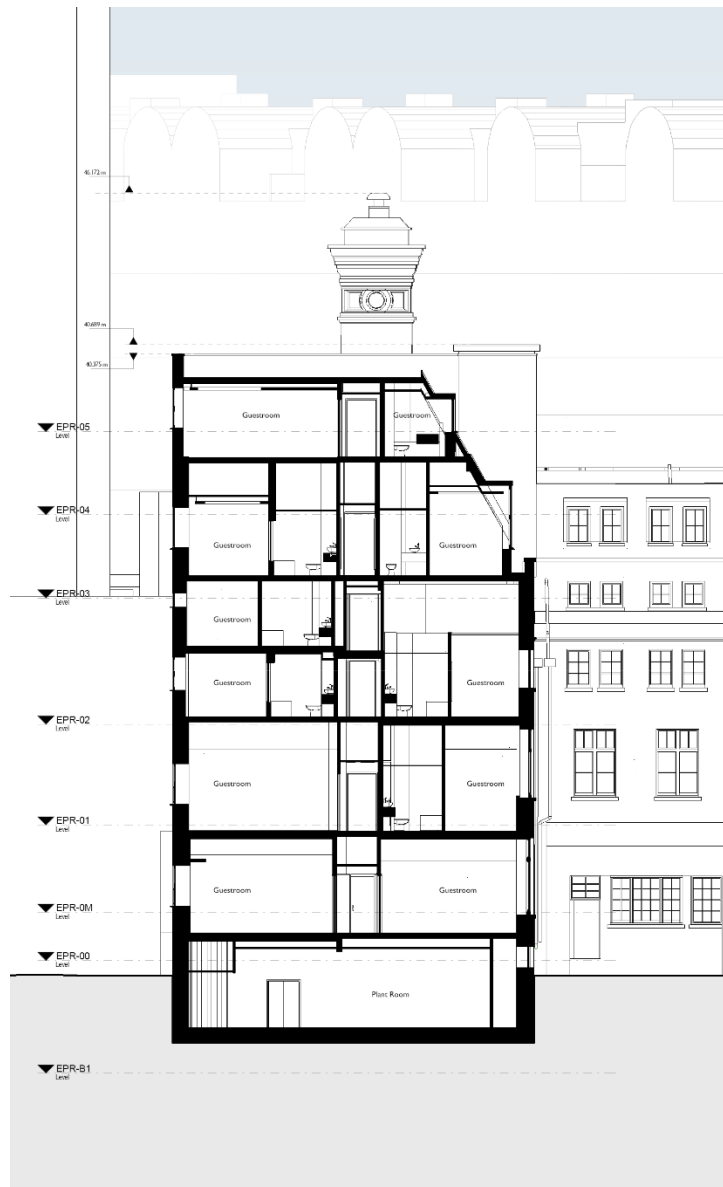
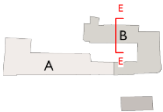


1 Section D-D - Demolitions
1:100

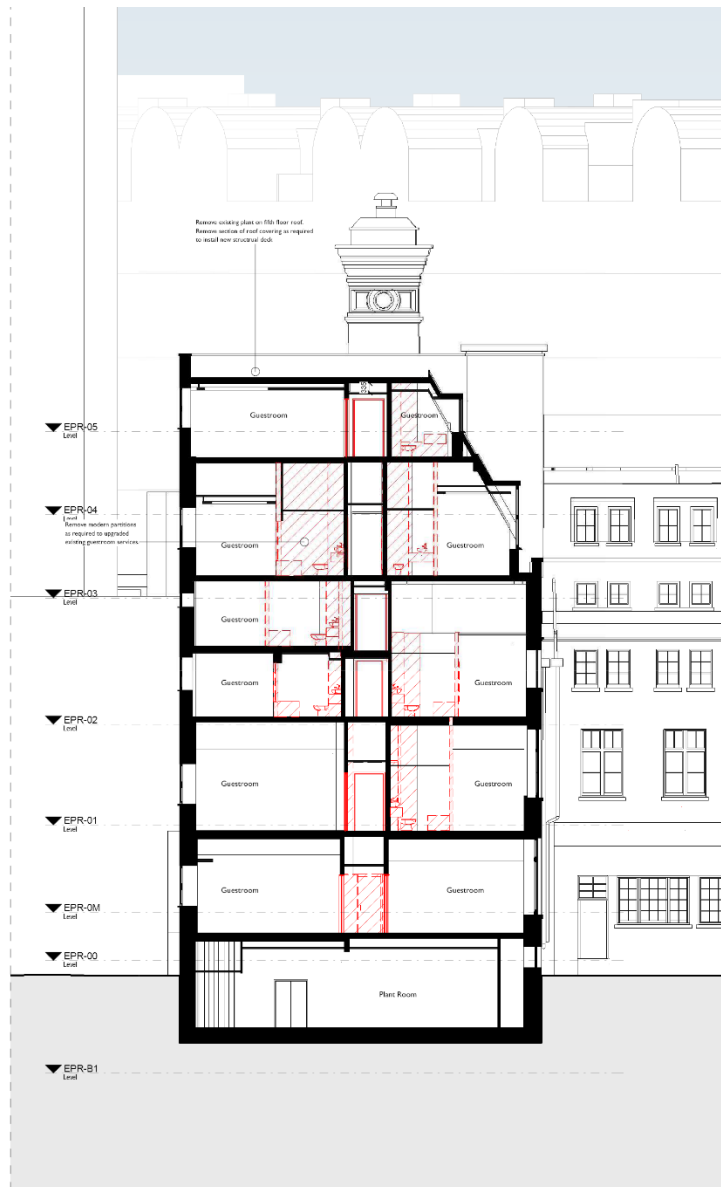


2 Section D-D - Proposed
1:100

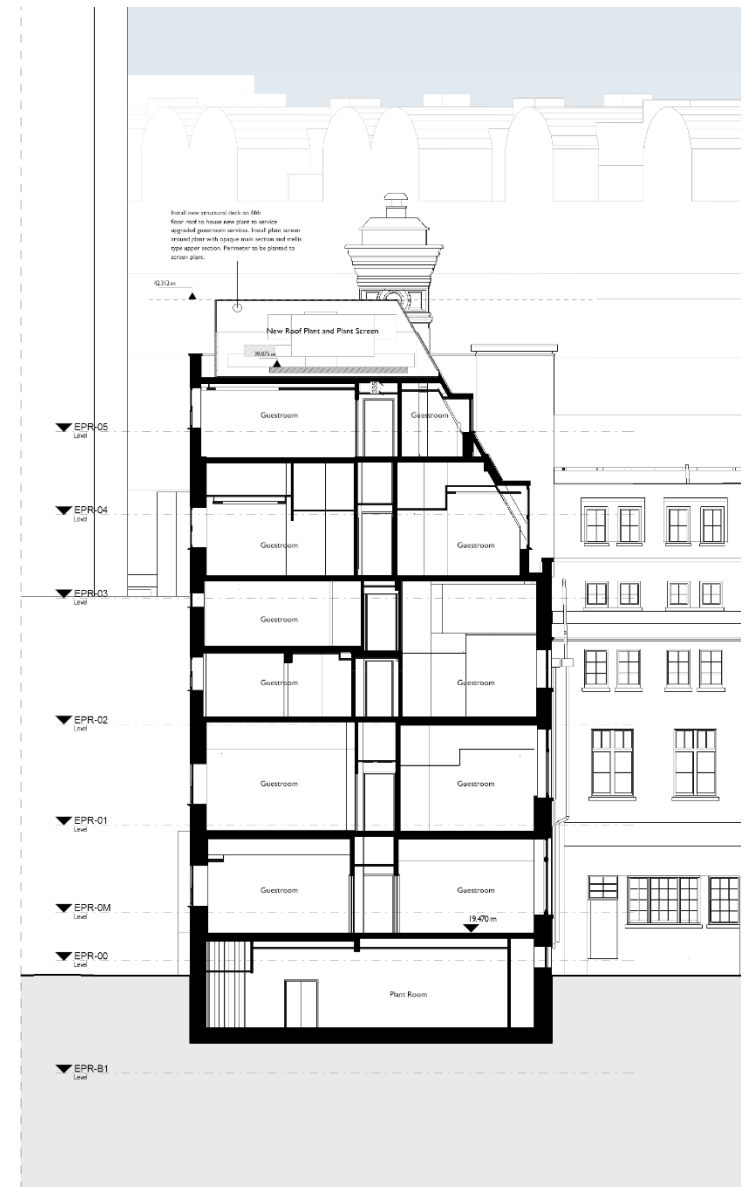
EXISTING, DEMOLITION AND PROPOSED SECTION D-D THROUGH CARRIAGEWAY



1 Section E-E - Existing
TP0504 1:100

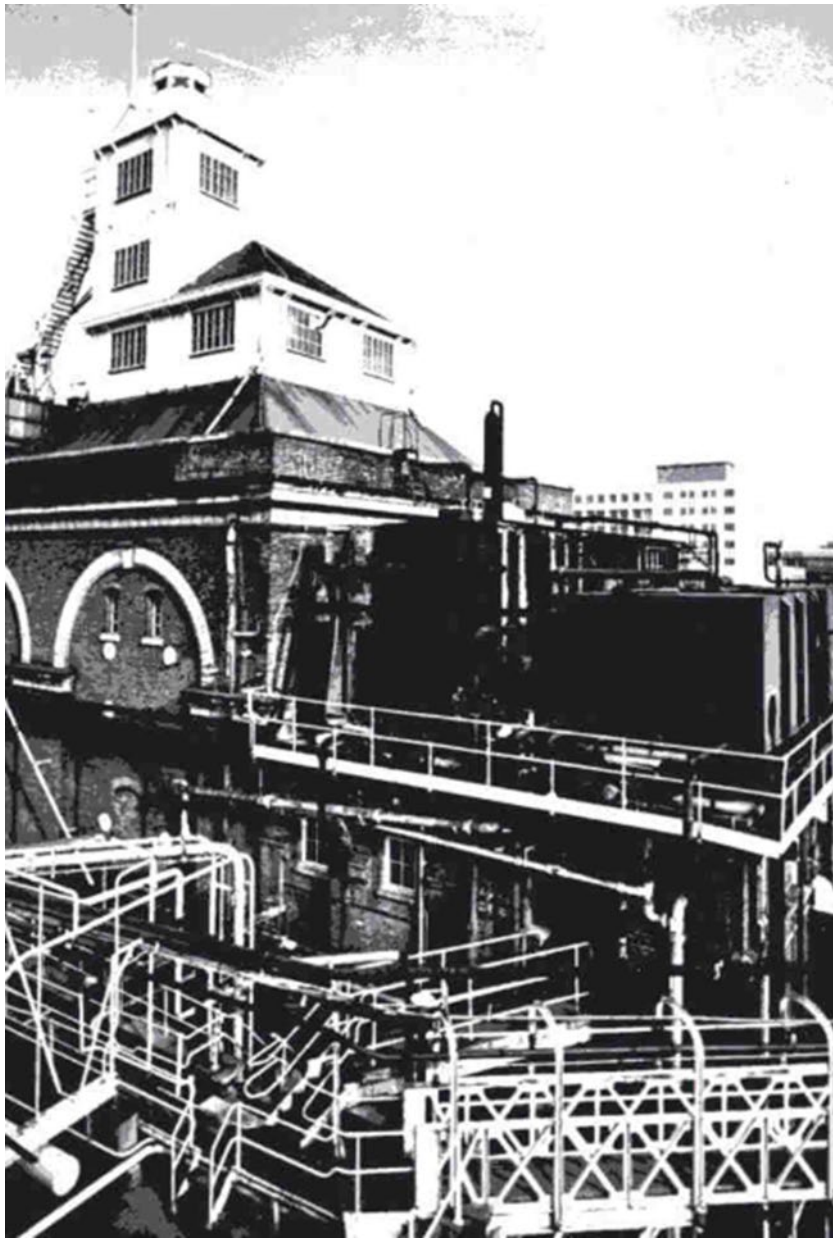


2 Section E-E - Demolitions
TP0504 1:100

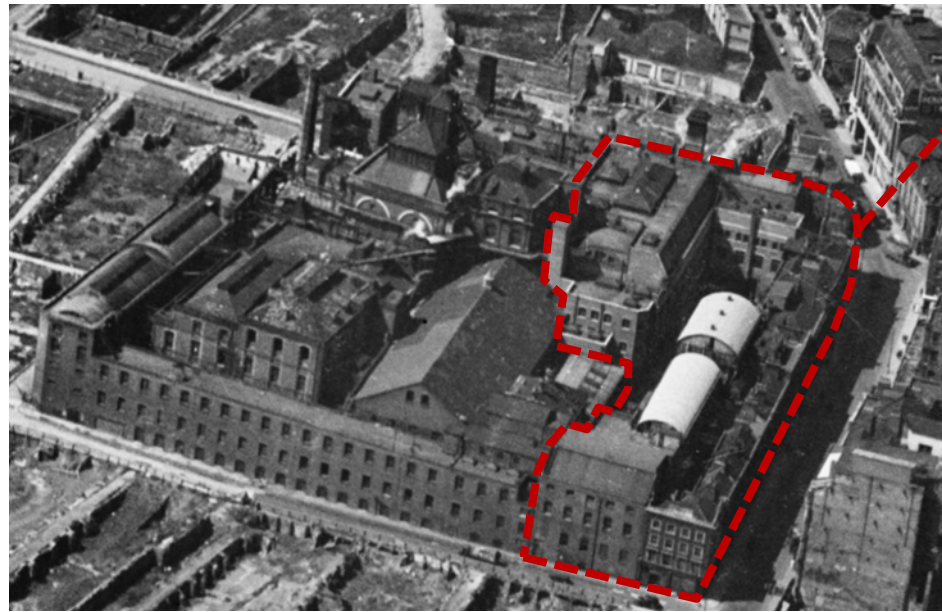


3 Section E-E - Proposed
TP0504 1:100

EXISTING, DEMOLITION AND PROPOSED SECTION E-E THROUGH SOUTHWEST WING



WHITBREAD BREWERY BUILDINGS SINCE DEMOLISHED



The Site

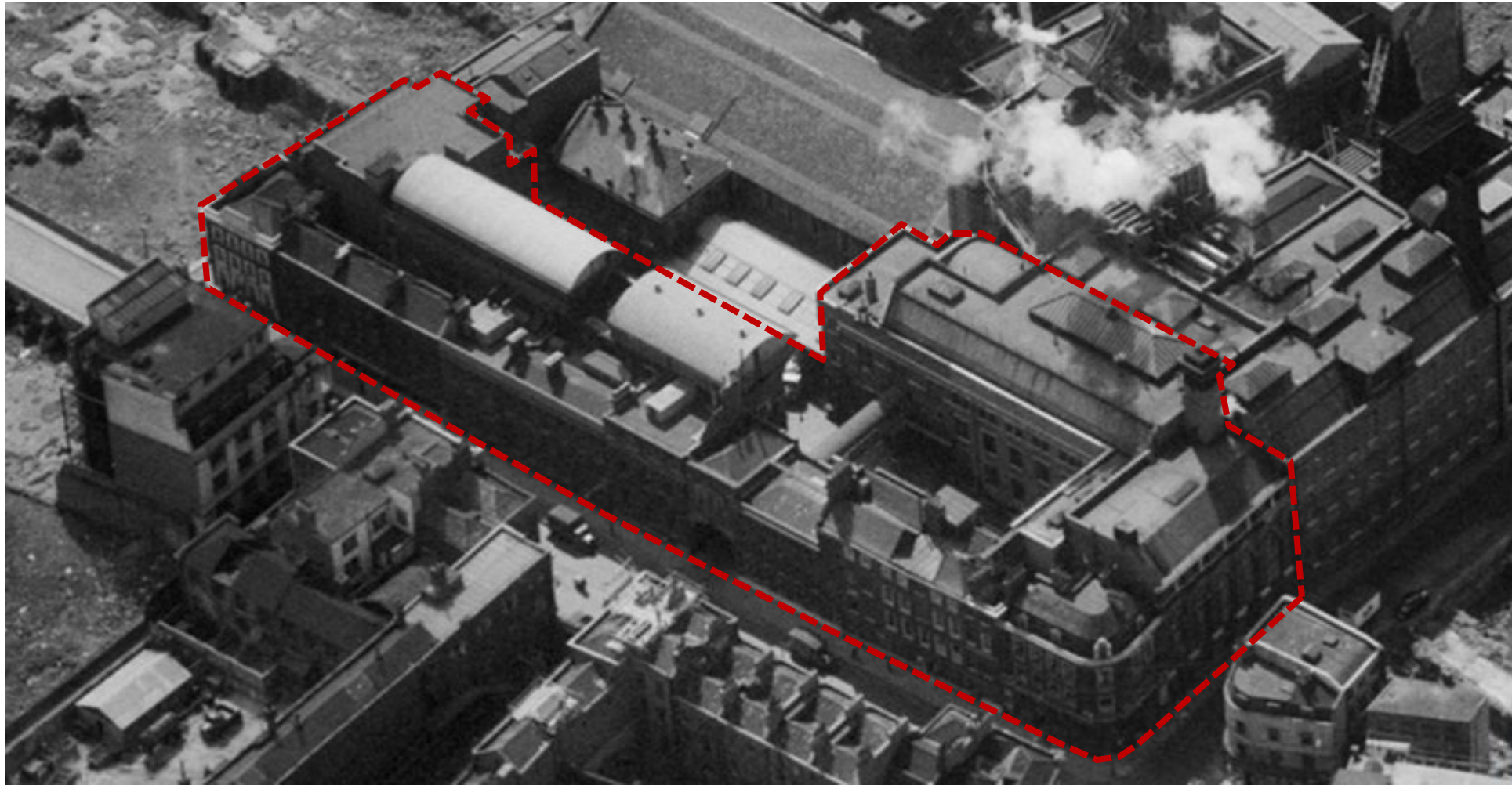
AERIAL SHOT FROM 1953



ARTWORK OF THE SOUTH YARD FROM 1800s & A SIMILAR VIEW IN THE 1970s



HISTORIC IMAGERY OF THE WHITBREAD BREWERY



HISTORIC AERIAL IMAGERY OF THE SITE (1953)

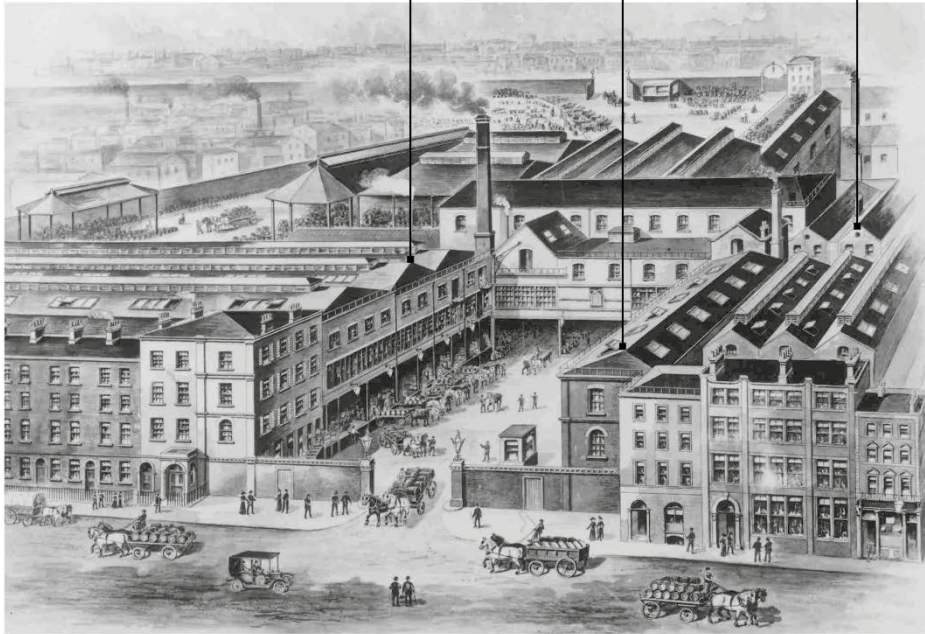
THE WHITBREAD BREWERY

Saw-tooth roofs of original buildings

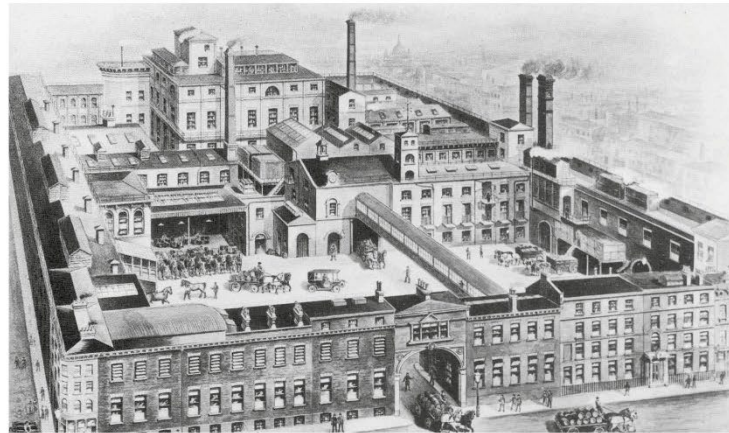
Central roof pitches

Corrugated industrial materials

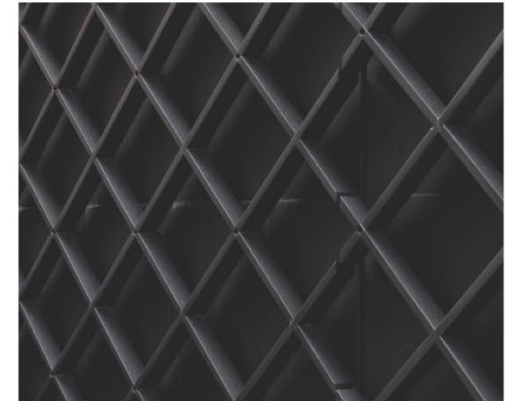
Chiswell Street



Asymmetric roof profiles



MODERN INDUSTRIAL PRECEDENTS



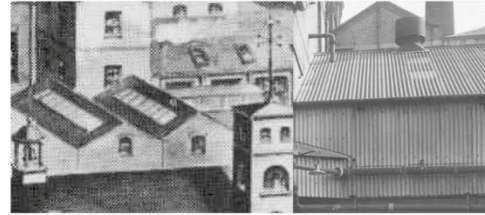
HISTORIC IMAGES & ART WORK OF THE WHITBREAD BREWERY

ROOFSCAPE DESIGN AND HISTORIC INSPIRATION

**HISTORIC
PRECEDENT:
WHITBREAD
BREWERY**



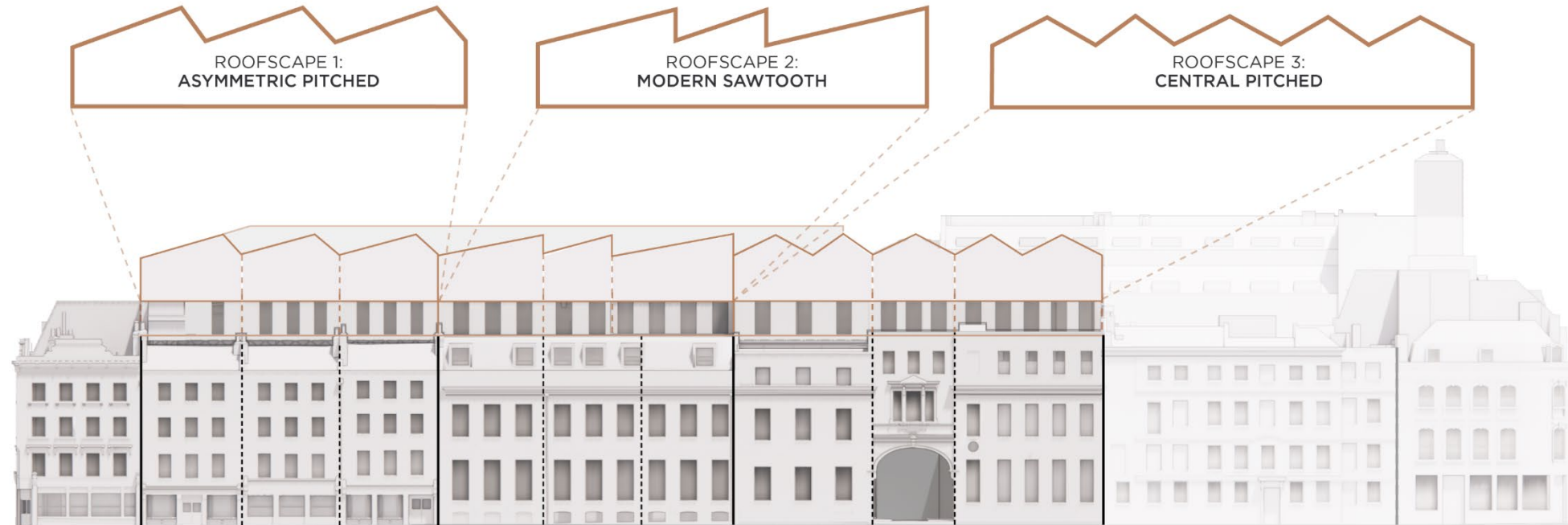
**MATERIAL
PRECEDENT:
MODERN
INDUSTRIAL**



**UNIQUE
INDUSTRIAL
ROOF FORMS**



**BLACK CROSS-
HATCH MESH**



ROOFSCAPE DESIGN AND HISTORIC INSPIRATION



PROPOSED ROOF EXTENSION CGI CHISWELL ST



PROPOSED ROOF EXTENSION CGI COURTYARD

CHISWELL STREET DINING ROOMS
Grade II Listed

THE COTTAGES
Grade II Listed



EXISTING SHOPFRONT DETAILS

CHISWELL STREET DINING ROOMS
Grade II Listed

THE COTTAGES
Grade II Listed



Removal of 20th Century plant on detailing and adaptations to 53 Chiswell Street shop frontage

DEMOLITION SHOPFRONT DETAILS

CHISWELL STREET DINING ROOMS
Grade II Listed

THE COTTAGES
Grade II Listed



Shop fronts painted Charcoal grey as per historic photograph and fascia's made coherent across the street

Original cornice and corbels retained

Creating clear indication between each shop front recognising their character

Entrance door centralised

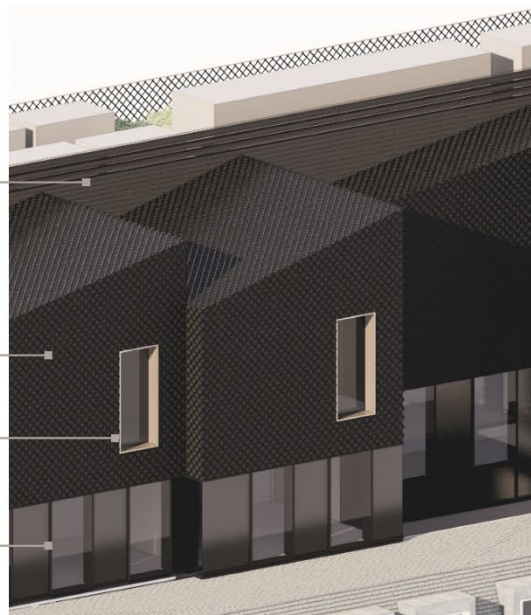
PROPOSED SHOPFRONT DETAILS

Dark grey metal plant screen, with subtle horizontal mullions

Black cross-hatched metal facade panel

Champagne coloured metal window frames with recessed glazing - edge of frame flush with outer layer of mesh

Black brushed metal panels with aligned darkened glass panels and black mullion frame



New third floor extension follows the existing third floor roofline of the Chiswell Street offices

Clear separation in form and materiality from existing mansard below



Proposed Chiswell Street Facade Study

MEP Plant located between two screens accessed via the roof

Plant screen with integrated green planting through open mesh

Black metal frame to simple rectangular inset windows

Inset black box planter to guestroom windows

Rebuilt existing third floor yellow brick to be similar tone to existing



New windows increased in height to account for raised level of third floor

Existing third floor external wall to be rebuilt following structural engineer's guidance



Proposed Courtyard Facade Study

ROOF EXTENSION AXO DETAILS



Proposed West Wing North elevation

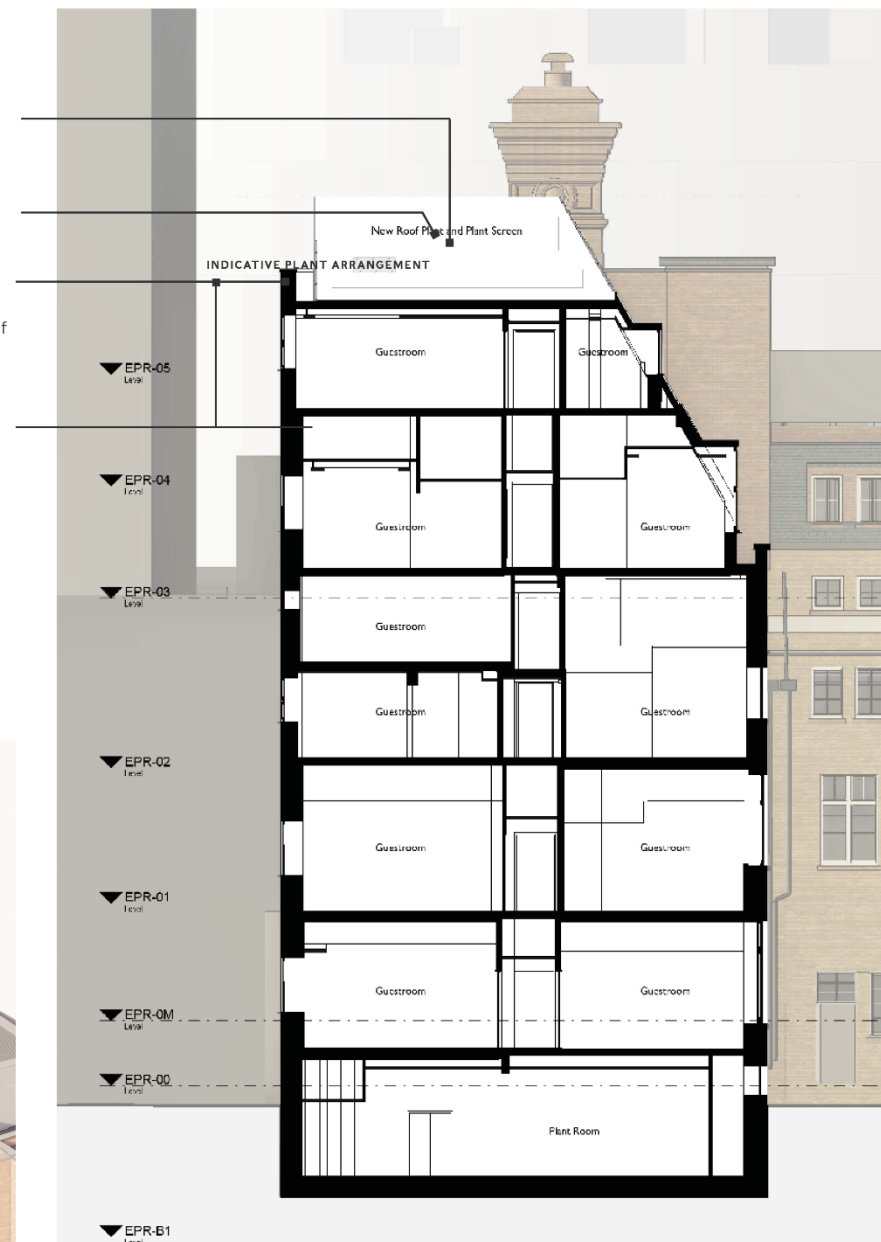


Plant screen the same angle as the mansard roof

Plant screen with integrated green planting through open mesh

Plant screen stepped away from parapet to reduce impact. Plant screen to be solid to the bottom half with cross hatched mesh above

MEP Plant located within plant screens



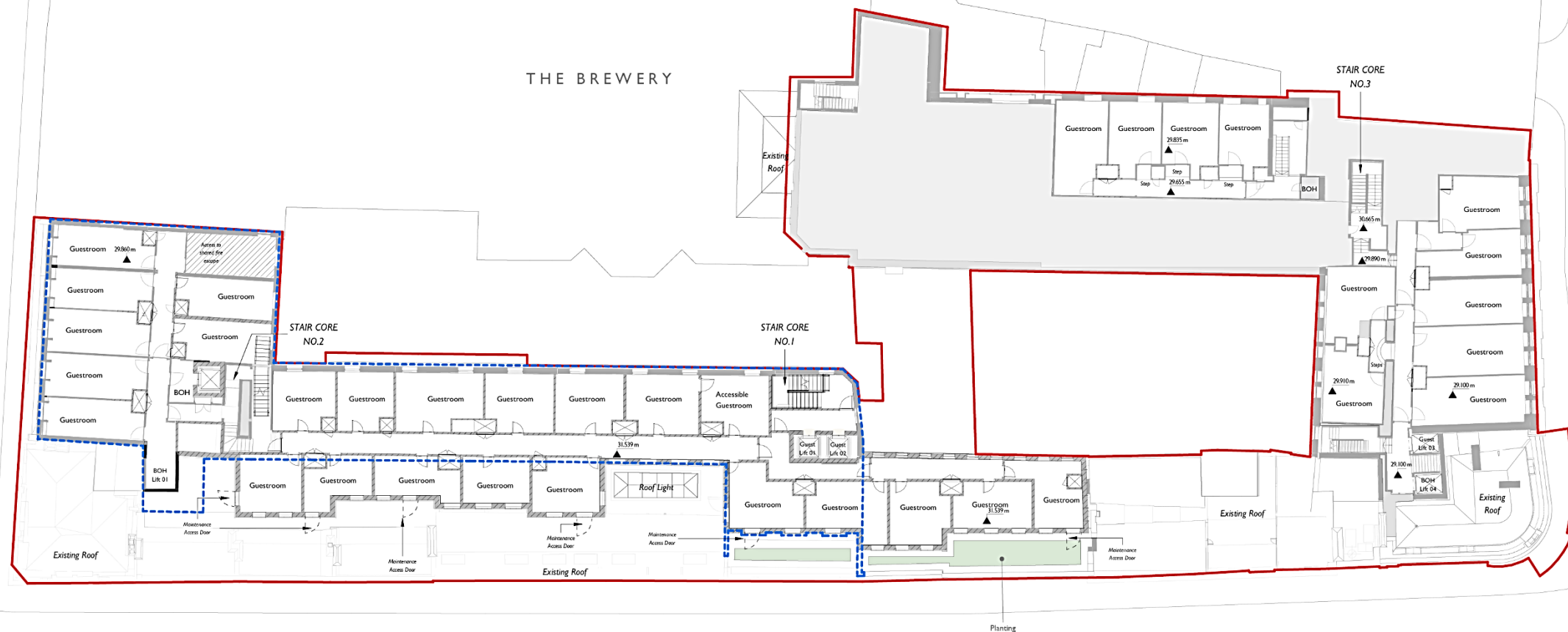
SOUTH WEST WING - ROOF PLANT DETAILS AND SUSTAINABILITY

MILTON STREET

THE BREWERY

SILK STREET

CHISWELL STREET



Wing A - Refer to Drwgs. TP0320 to TP0326

Wing B - Refer to Drwgs. TP0330 to TP0331

INDICATIVE THIRD PLAN PLANTING

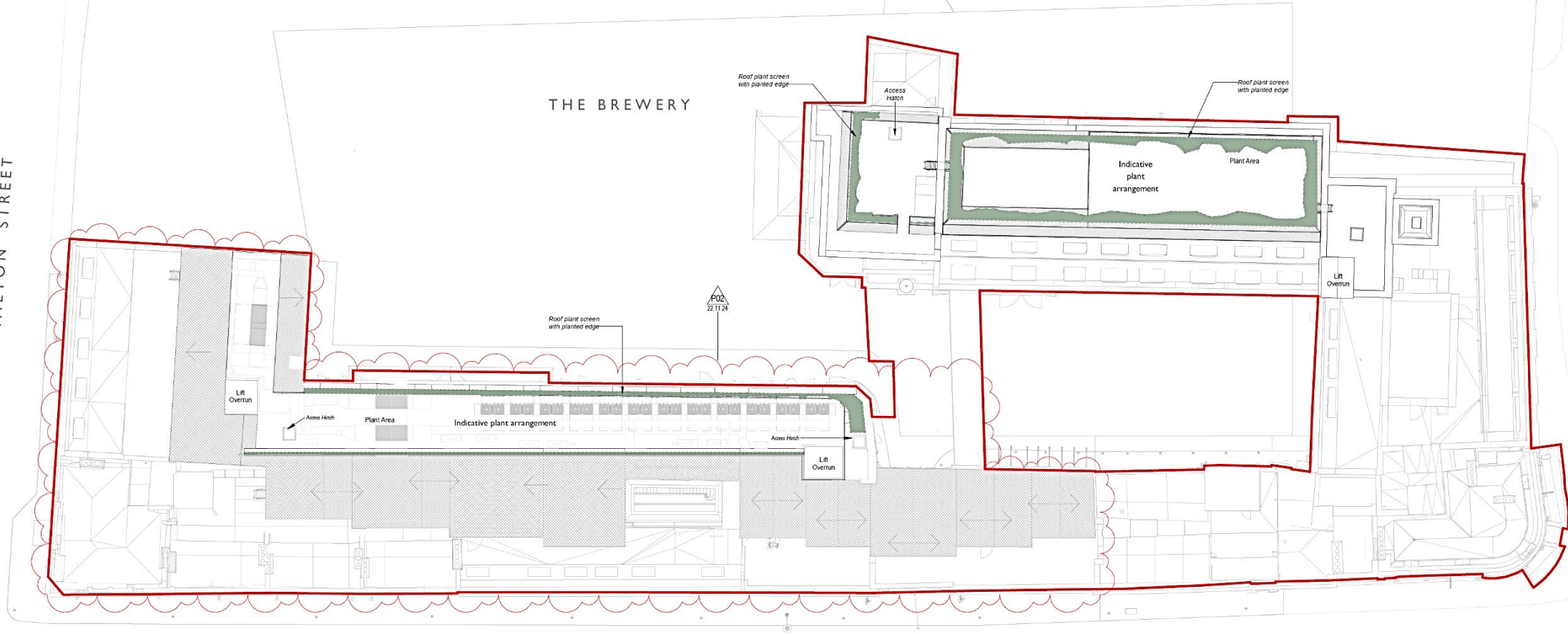
MILTON STREET

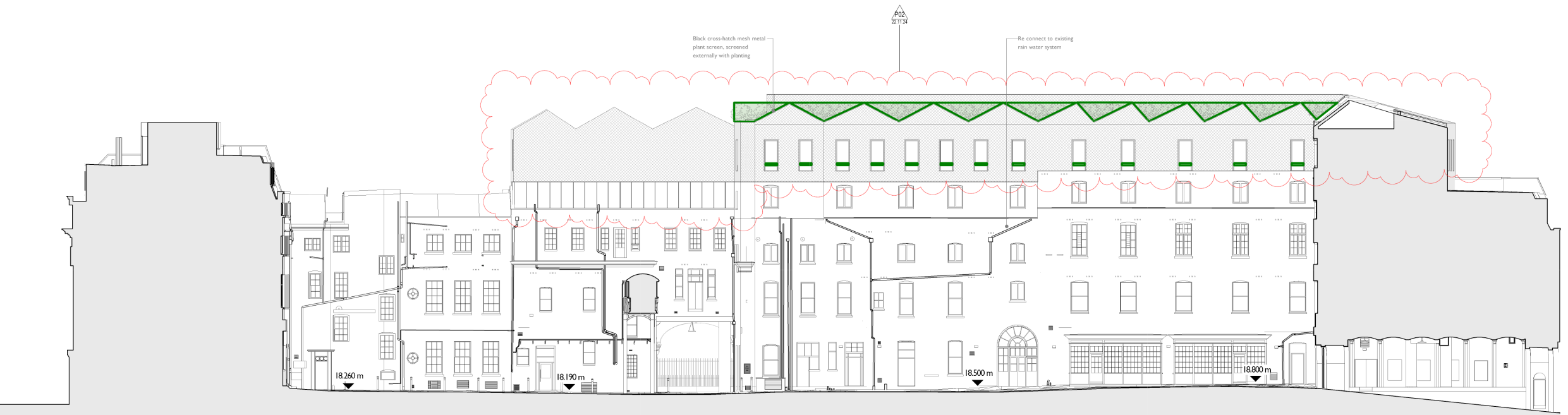
THE BREWERY

SILK STREET

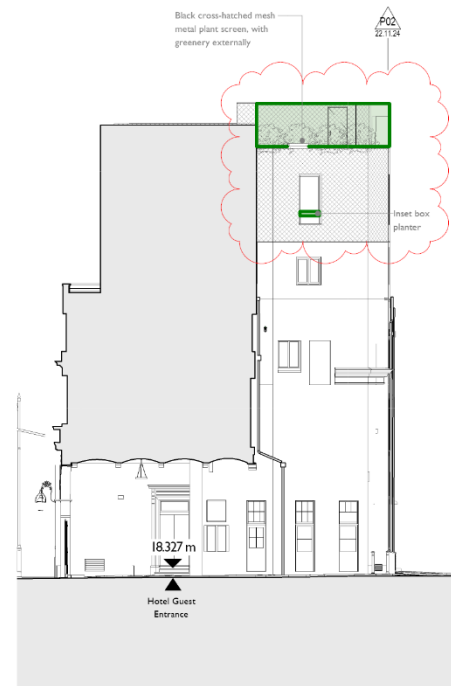
CHISWELL STREET

INDICATIVE ROOF PLAN PLANTING

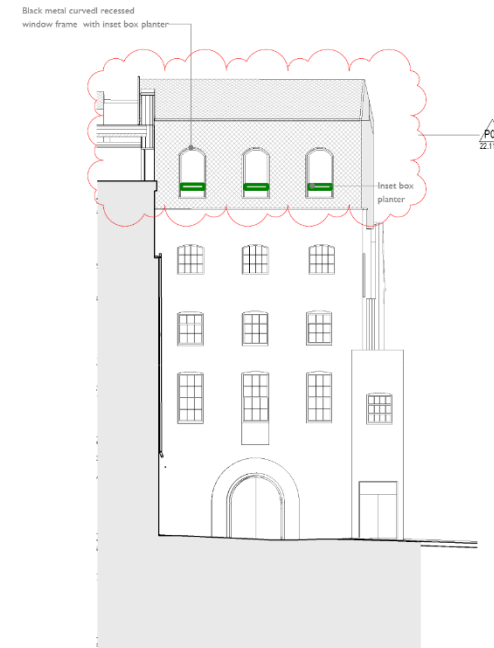




INDICATIVE COURTYARD NORTH ELEVATION PLANTING

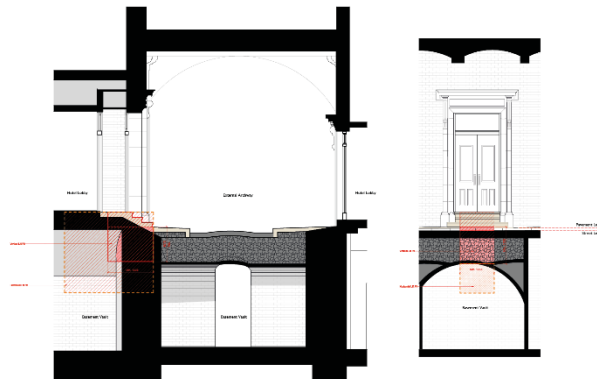


1 Proposed East Carriageway Elevation Planting
TP0432 1 : 150



3 Proposed East Courtyard Elevation Planting
TP0432 1 : 150

INDICATIVE EAST WING ELEVATIONS PLANTING



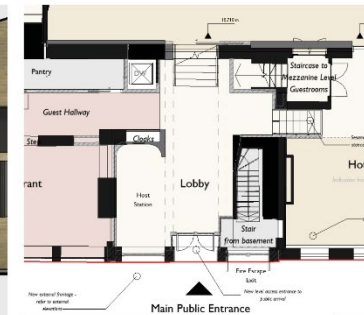
Section showing the impact a sesame lift would have on the listed structure - which clashes with the existing basement wall and vaulted ceiling, and is therefore not appropriate



Existing Entrance Access

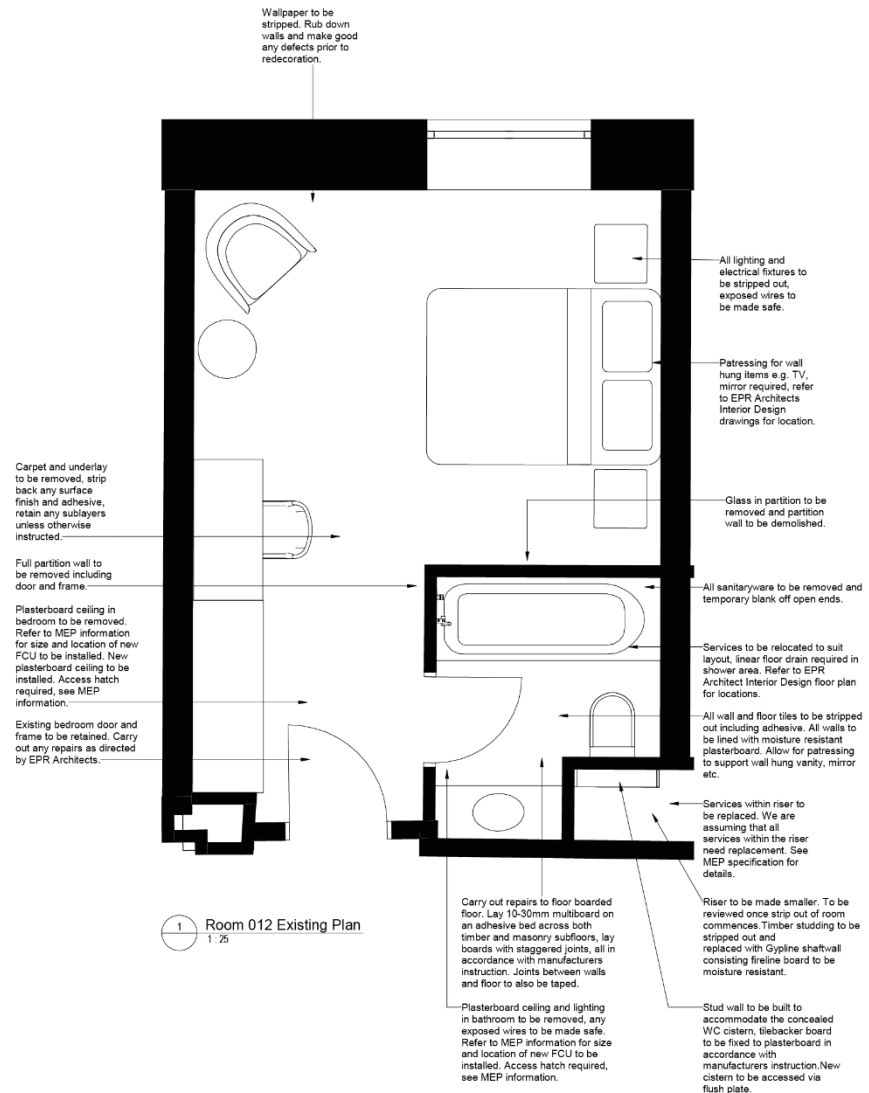


New Proposed Public Entrance

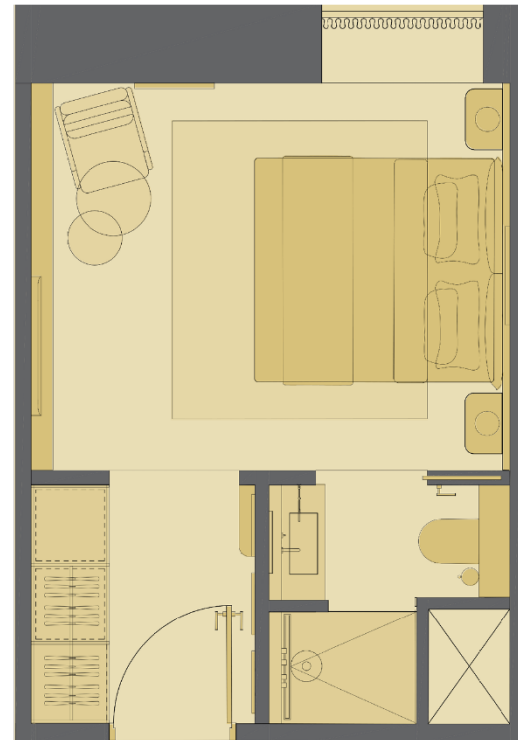


The new proposed public entrance provides level ground floor access directly from Chiswell Street, an improvement on current accessibility

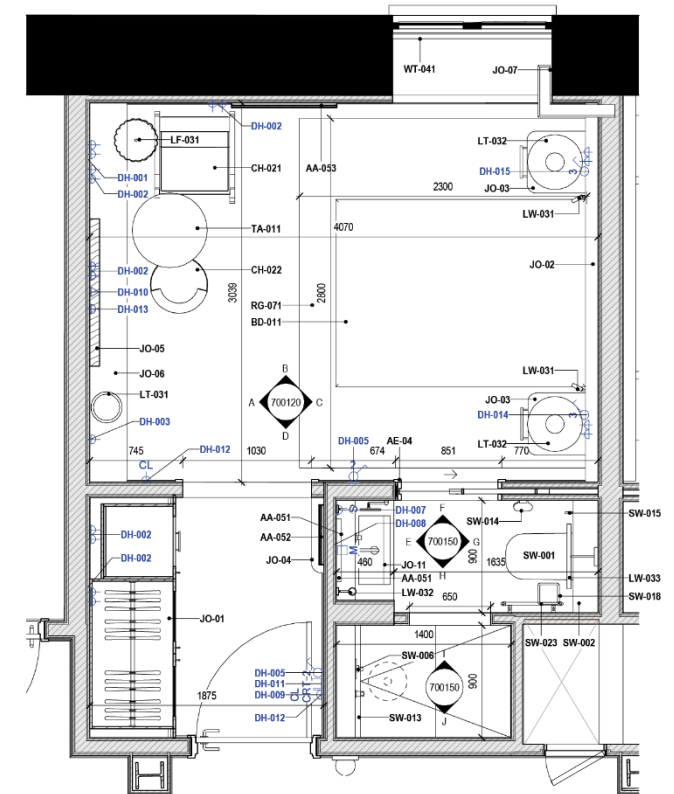
ACCESSIBILITY



1 Room 012 Existing Plan
1:25



ROOM 012 PROPOSED CONCEPT



ROOM 012 PROPOSED SCOPING PLAN

INTERNAL GUESTROOM DESIGN



EXISTING CHISWELL STREET



PROPOSED CHISWELL STREET



EXISTING CHISWELL STREET CORNER



PROPOSED CHISWELL STREET CORNER



EXISTING ENTRANCE WING



PROPOSED ENTRANCE WING



EXISTING JUGGED HARE CORNER



PROPOSED JUGGED HARE CORNER



EXISTING BARBICAN PODIUM



PROPOSED BARBICAN PODIUM



EXISTING LAMB'S PASSAGE



PROPOSED LAMB'S PASSAGE



Next Planning Applications Sub Committee

28th May 2025