

LONDON WALL WEST

GLA MEETING

16.02.23

DRAFT

DILLER SCOFIDIO + RENFRO

SHEPPARD ROBSON

BURO HAPPOLD

GROSS.MAX.

1 CONTEXT

2 BACKGROUND / PREVIOUS ITERATION

3 DESIGN EVOLUTION

4 CURRENT PROPOSALS

4.1 LANDSCAPE

4.2 HERITAGE - RESEARCH & INTERPRETATION

5 USES / AREAS

6 LVMF & LOCAL TOWNSCAPE VIEWS

7 SUSTAINABILITY OVERVIEW

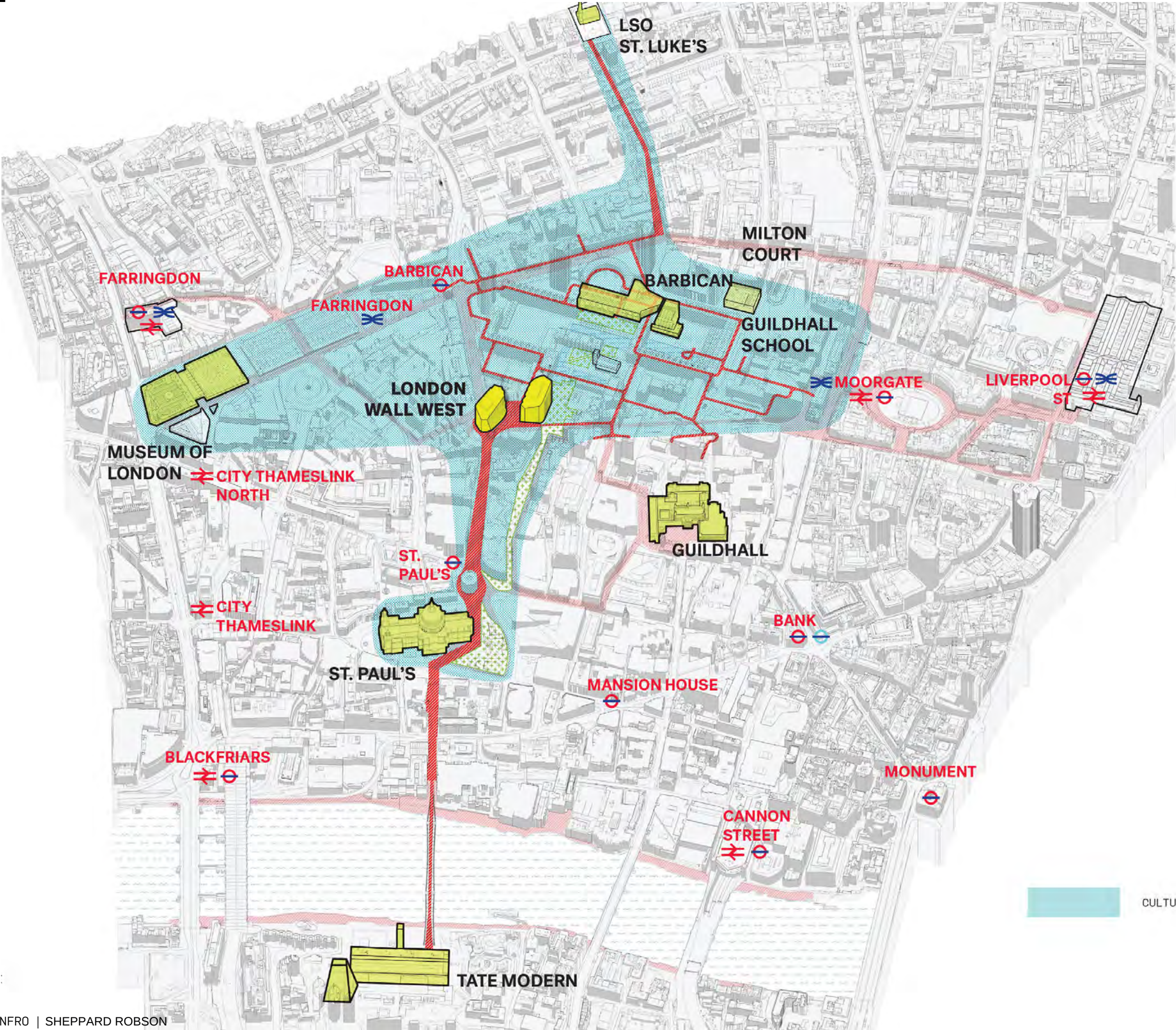
8 ENERGY STRATEGY

9 CLIMATE RESILIENCE

10 HIGHWAYS OVERVIEW

CONTEXT

CONTEXT



AERIAL VIEW - EXISTING SITE



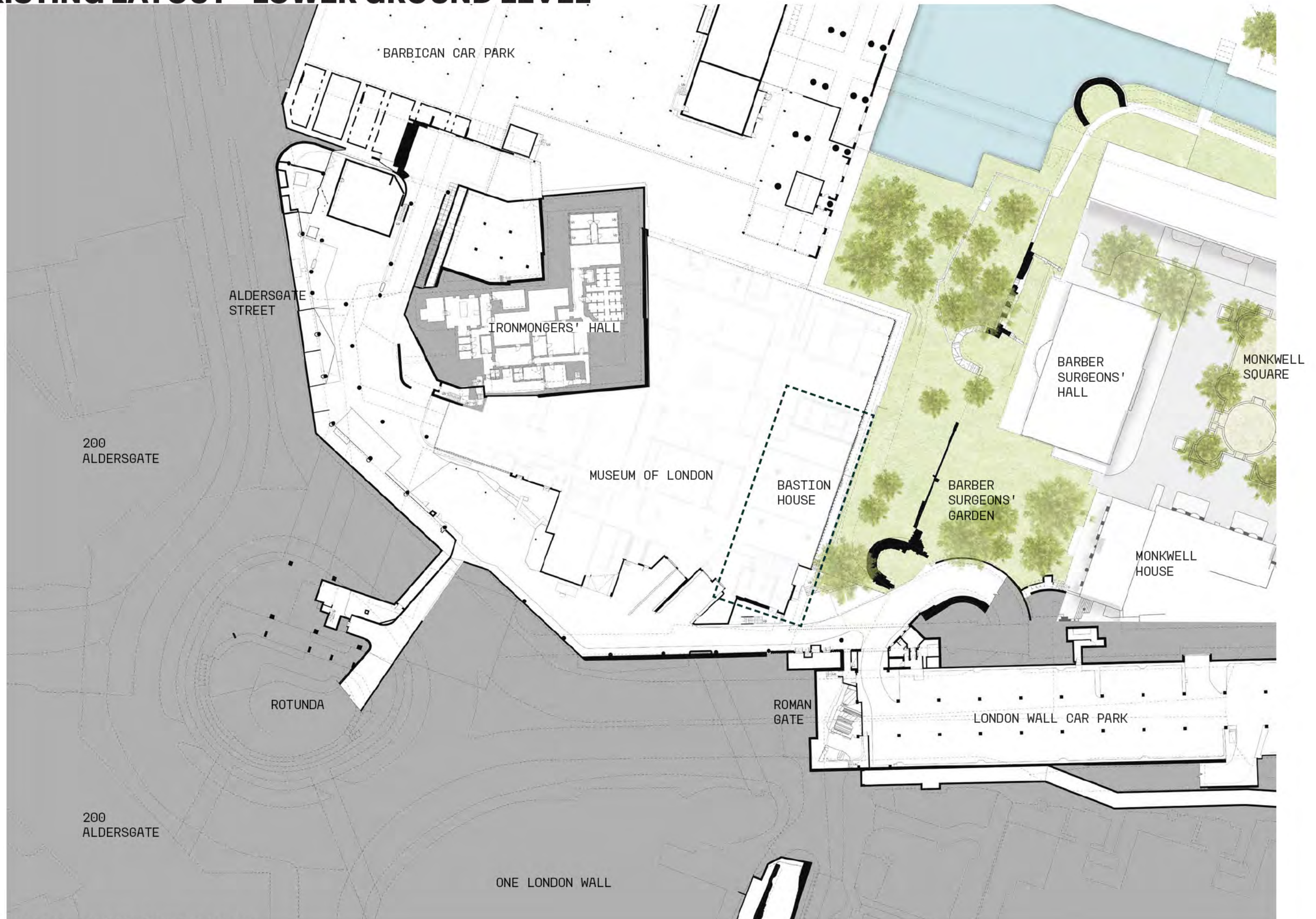
EXISTING LAYOUT - GROUND LEVEL



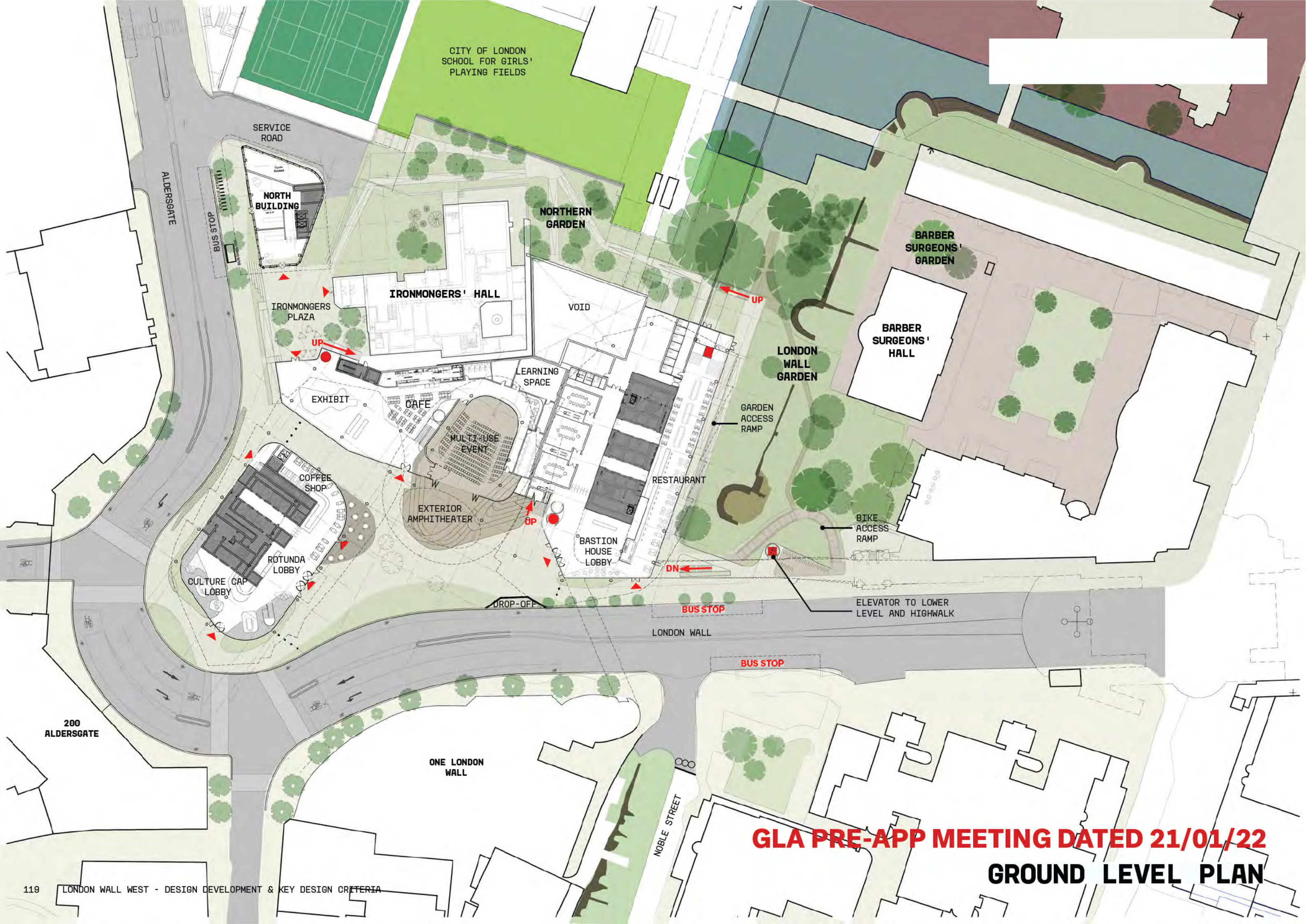
EXISTING LAYOUT - PODIUM LEVEL



EXISTING LAYOUT - LOWER GROUND LEVEL



BACKGROUND / PREVIOUS ITERATION



CITY OF LONDON
SCHOOL FOR GIRLS'
PLAYING FIELDS

SERVICE
ROAD

NORTH
BUILDING

BUS STOP

IRONMONGERS
PLAZA

EXHIBIT

IRONMONGERS' HALL

NORTHERN
GARDEN

VOID

LEARNING
SPACE

MULTI-USE
EVENT

EXTERIOR
AMPHITHEATER

COFFEE
SHOP

ROTUNDA
LOBBY

CULTURE CAP
LOBBY

BASTION
HOUSE
LOBBY

RESTAURANT

LONDON
WALL
GARDEN

BARBER
SURGEONS'
GARDEN

BARBER
SURGEONS' HALL

UP

GARDEN
ACCESS
RAMP

BIKE
ACCESS
RAMP

DN

ELEVATOR TO LOWER
LEVEL AND HIGHWALK

BUS STOP

LONDON WALL

BUS STOP

ONE LONDON
WALL

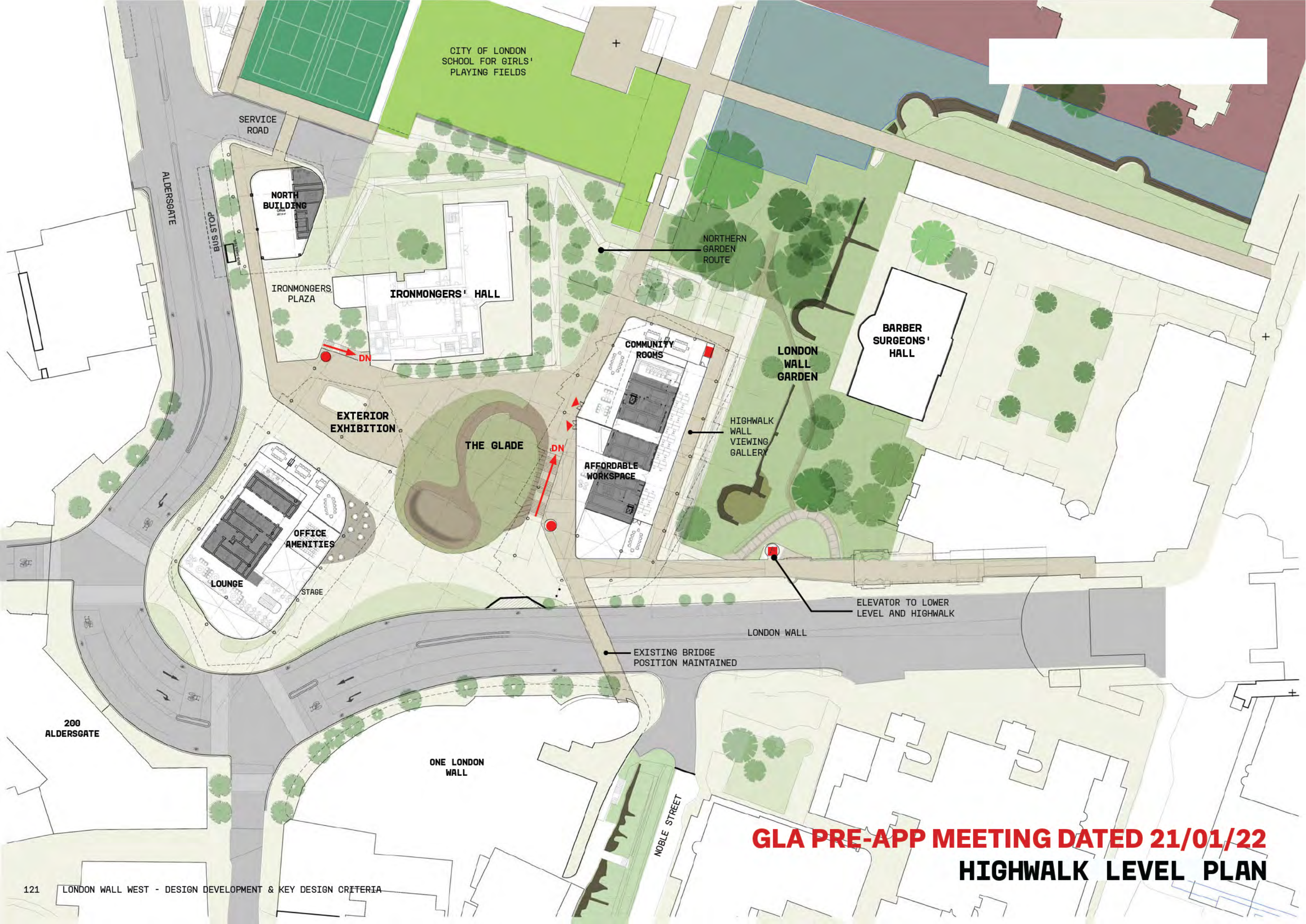
NOBLE STREET

GLA PRE-APP MEETING DATED 21/01/22

GROUND LEVEL PLAN



GLA PRE-APP MEETING DATED 21/01/22
LOWER GROUND LEVEL PLAN



CITY OF LONDON
SCHOOL FOR GIRLS'
PLAYING FIELDS

SERVICE
ROAD

NORTH
BUILDING

IRONMONGERS
PLAZA

IRONMONGERS' HALL

EXTERIOR
EXHIBITION

THE GLADE

COMMUNITY
ROOMS

AFFORDABLE
WORKSPACE

NORTHERN
GARDEN
ROUTE

LONDON
WALL
GARDEN

BARBER
SURGEONS'
HALL

HIGHWALK
WALL
VIEWING
GALLERY

ELEVATOR TO LOWER
LEVEL AND HIGHWALK

LONDON WALL

EXISTING BRIDGE
POSITION MAINTAINED

ONE LONDON
WALL

NOBLE STREET

GLA PRE-APP MEETING DATED 21/01/22
HIGHWALK LEVEL PLAN

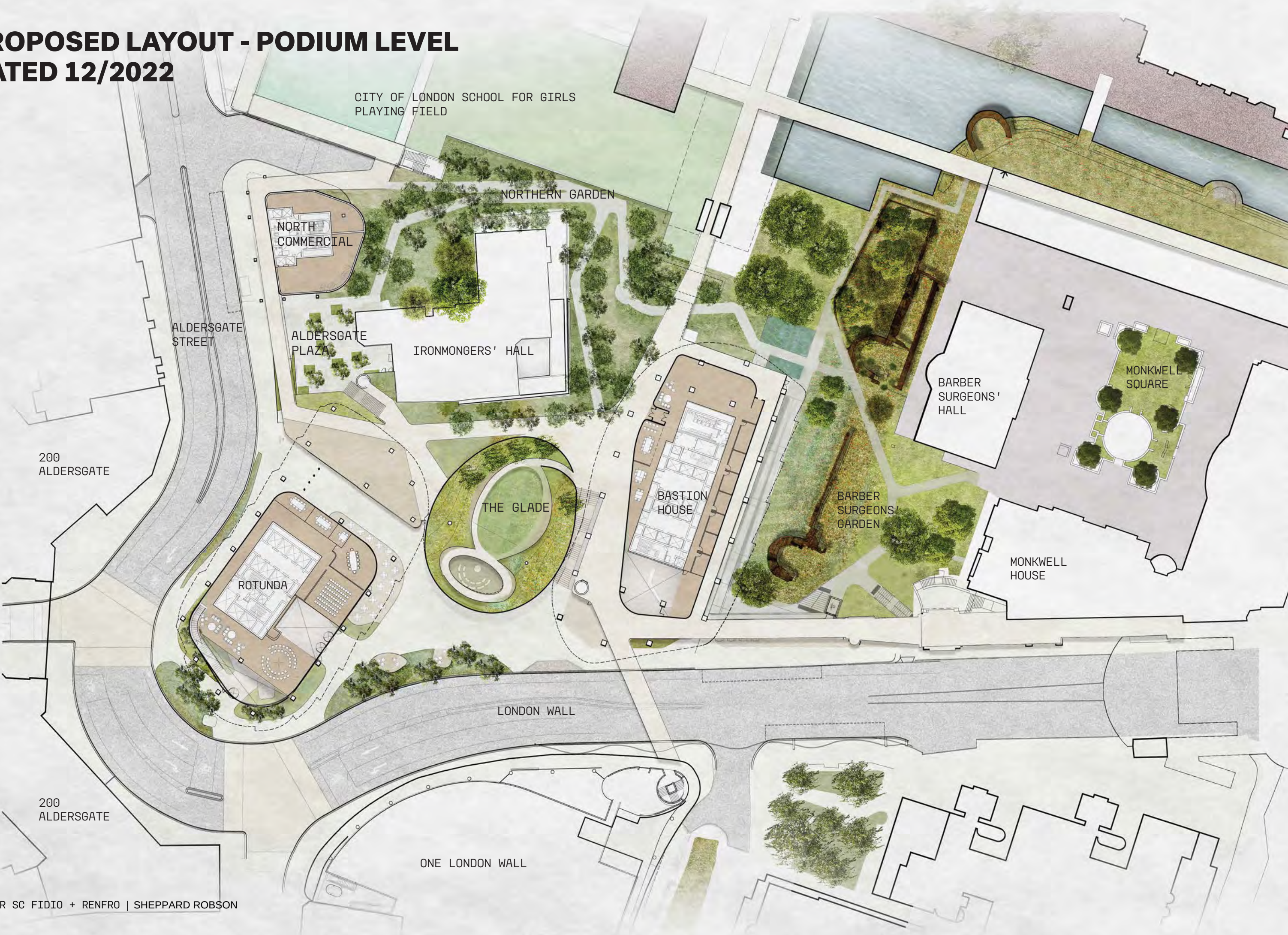
DESIGN EVOLUTION

PROPOSED LAYOUT - GROUND LEVEL

DATED 12/2022



PROPOSED LAYOUT - PODIUM LEVEL
DATED 12/2022



PROPOSED LAYOUT - LOWER GROUND LEVEL

DATED 12/2022



MASSING REDUCTION



PREVIOUS - - -
REVISED ———

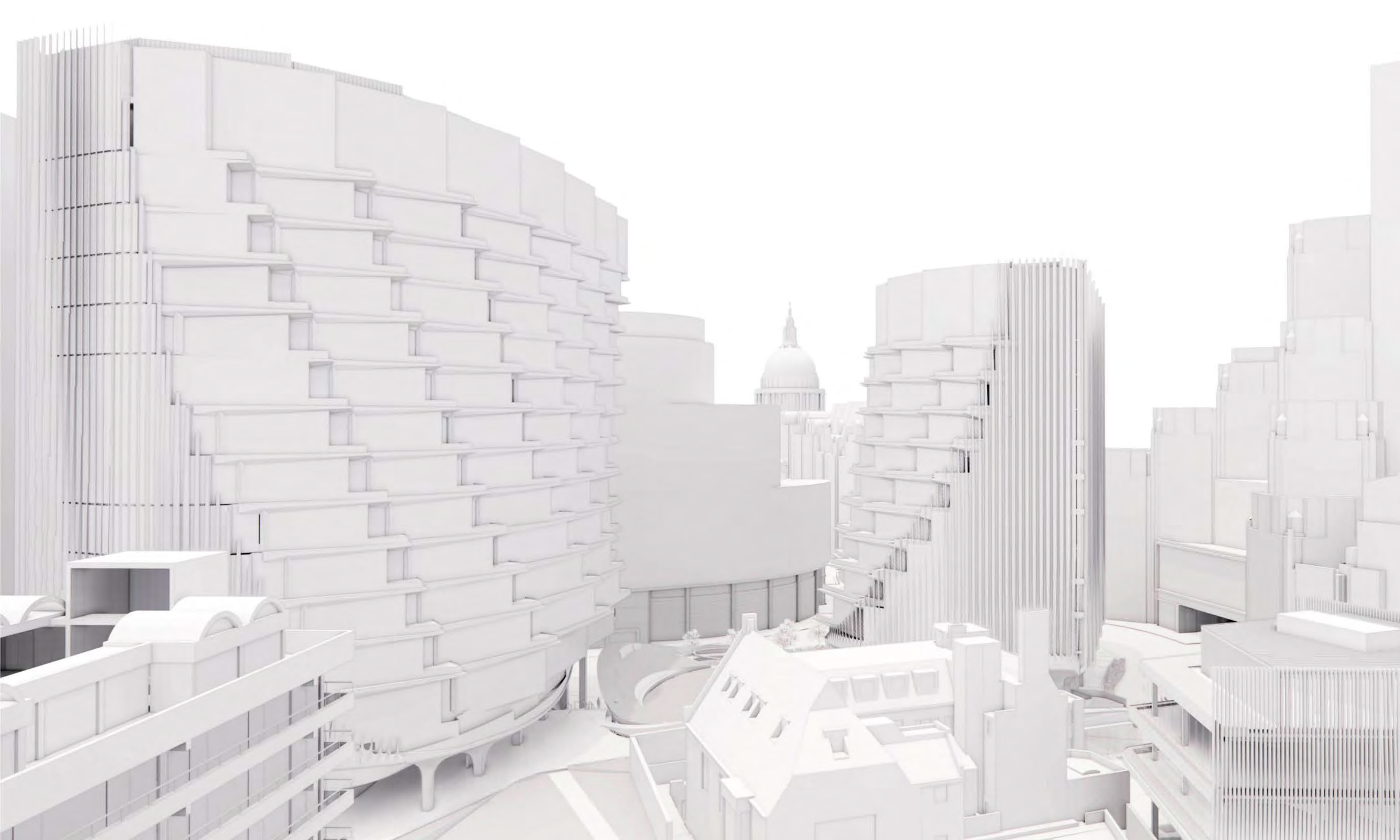
ROTUNDA
7 DEG ROTATION

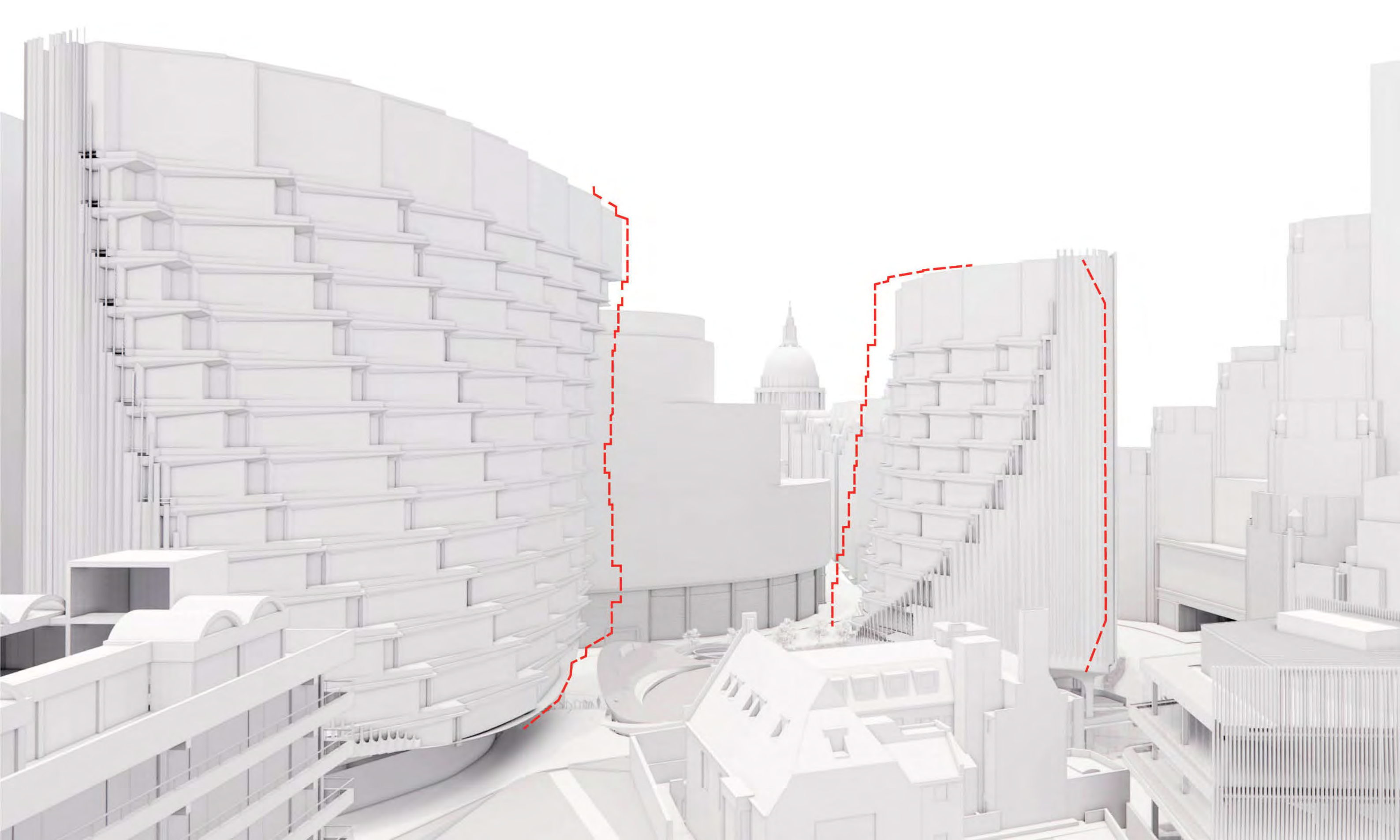
BASTION
2M OFFSET

BASTION
HOUSE

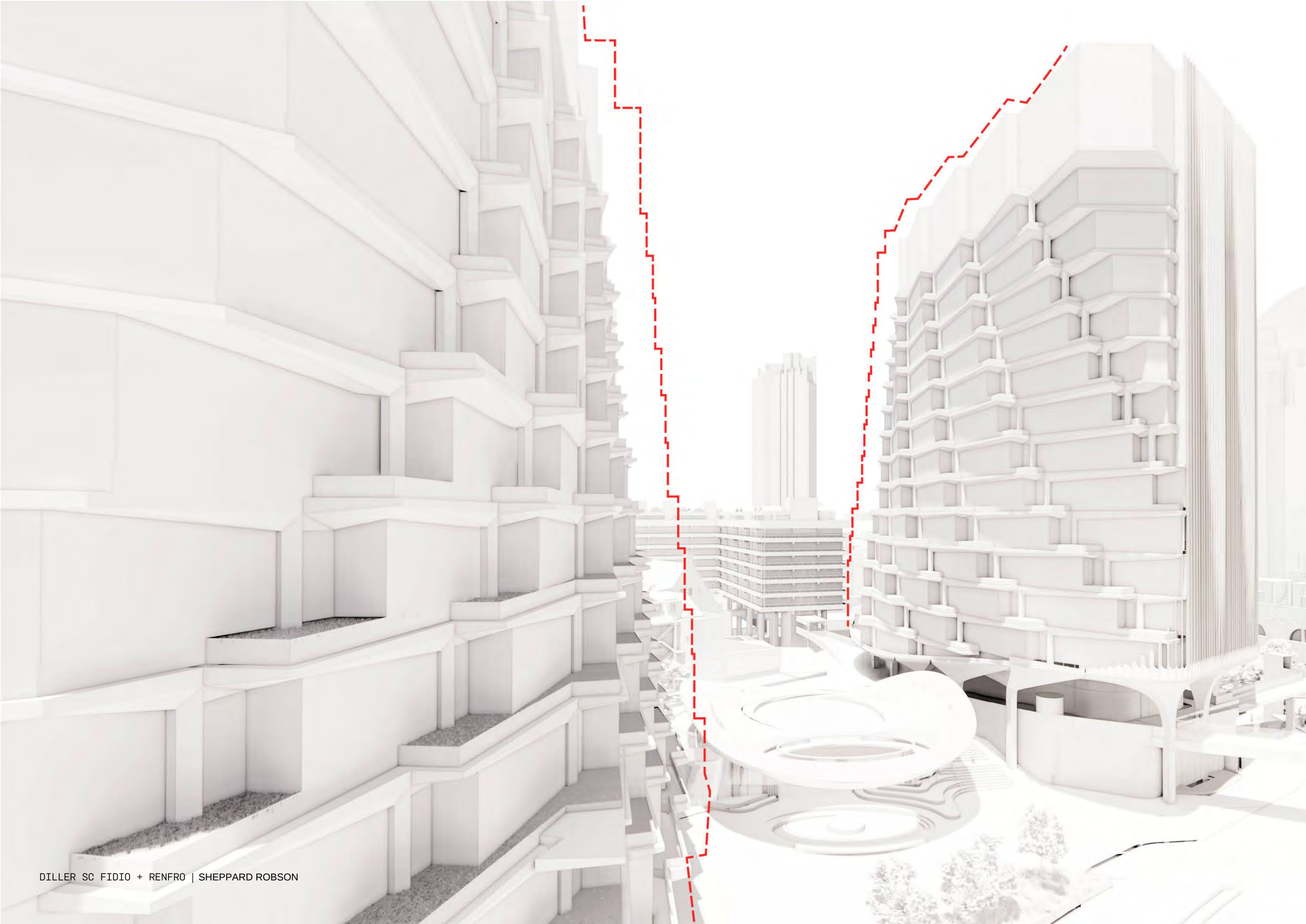
ROTUNDA

ROTUNDA
3M OFFSET













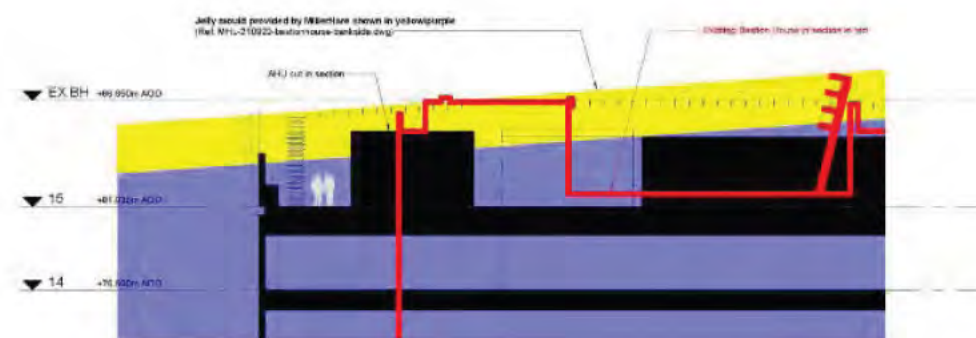








1 SK-603 Long Section 01 - Visibility Check from South Bank
1 : 200

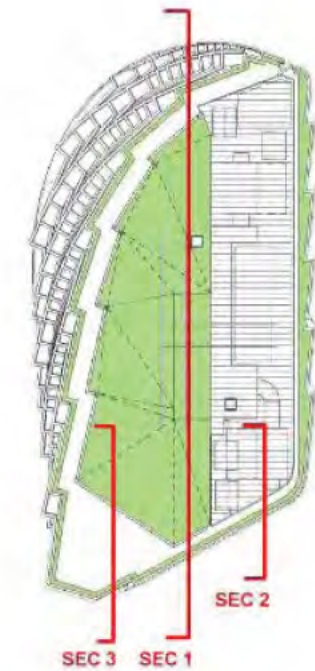


2 SK-603 Long Section 02 - Visibility Check from South Bank
1 : 200

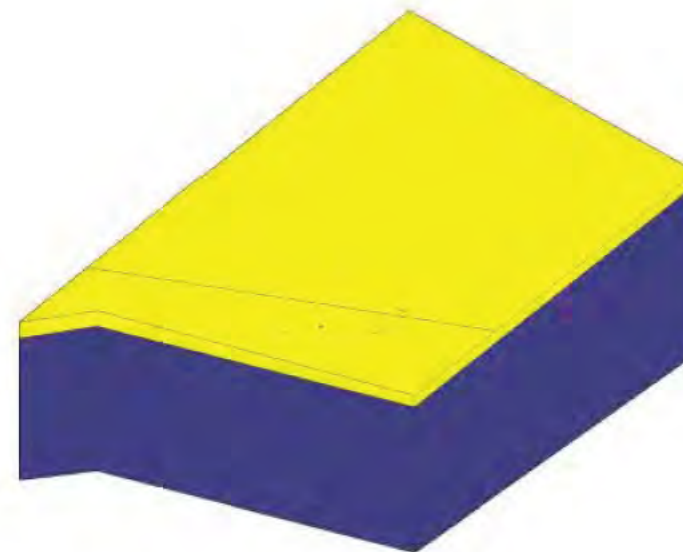


3 SK-603 Long Section 03 - Visibility Check from South Bank
1 : 200

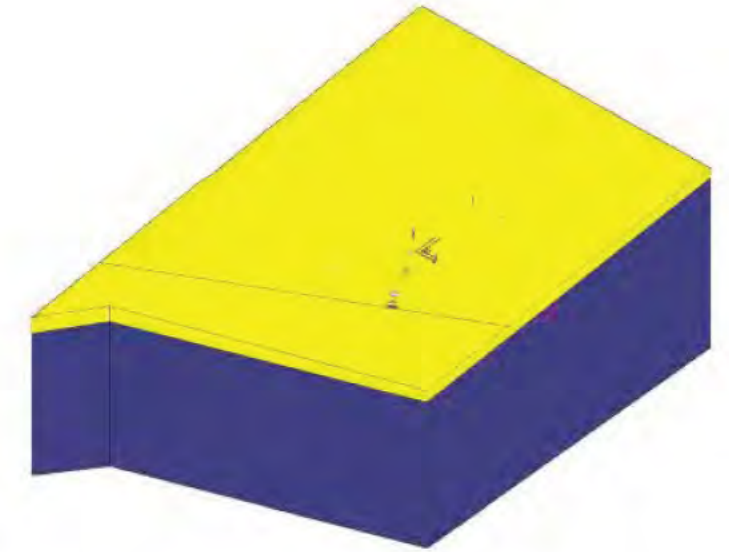
- Jelly mould to achieve similar visibility of existing bastion house from the Bankside view
- Jelly mould to achieve complete invisibility from the Bankside view



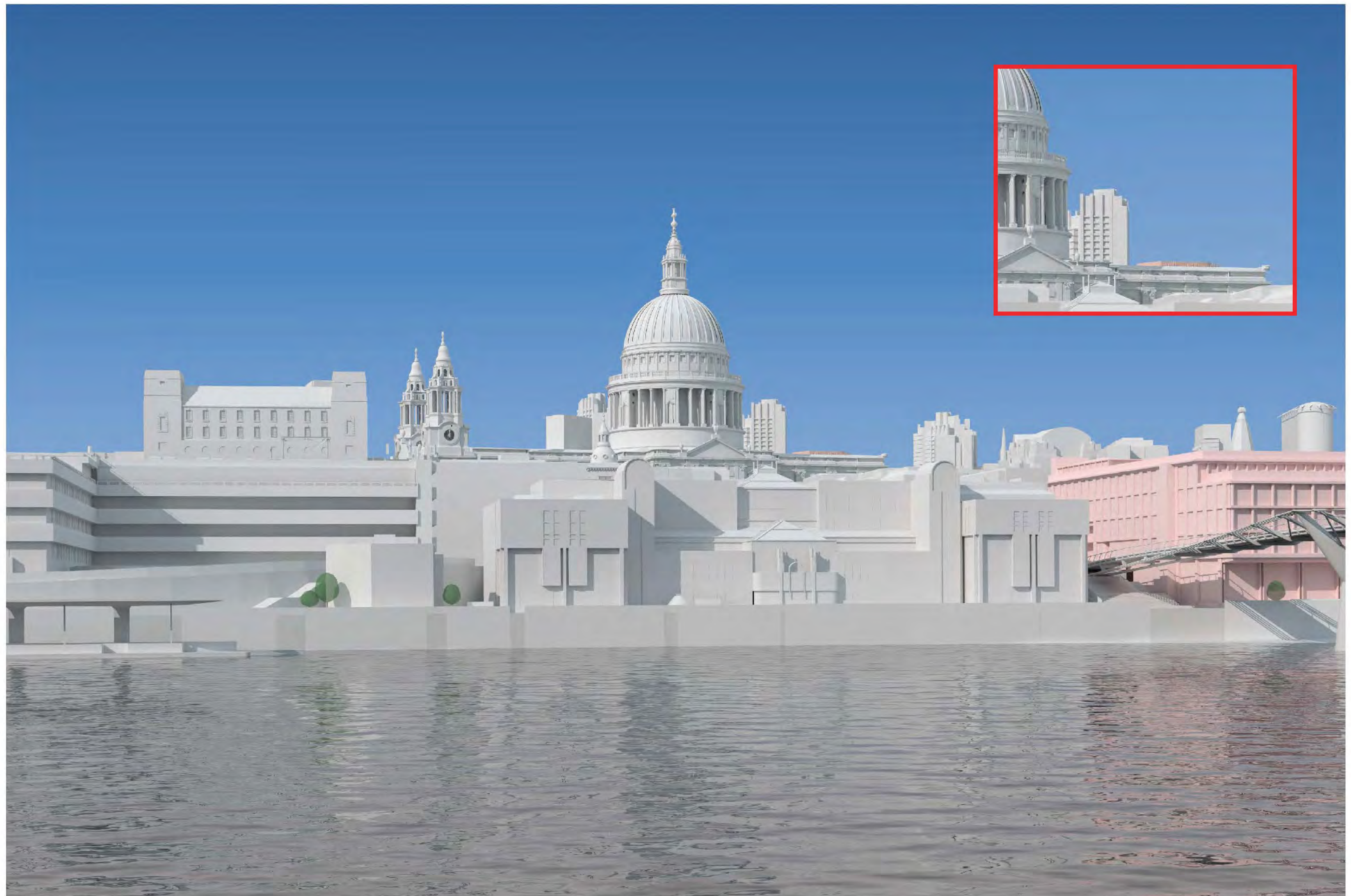
Key Plan of Bastion House

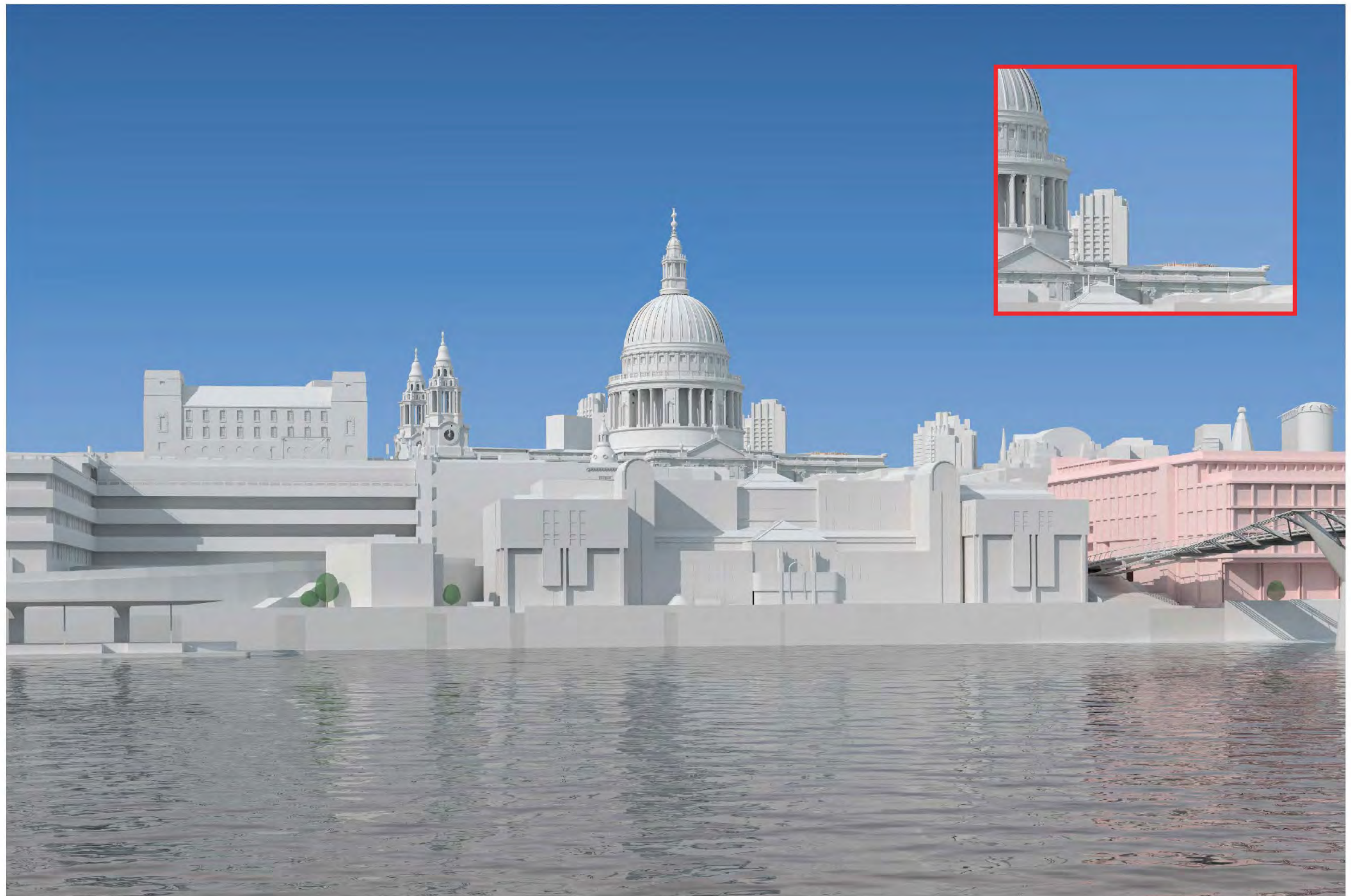


5 3D Overlay of MillerHare Jelly Mould with Proposal
SK-603

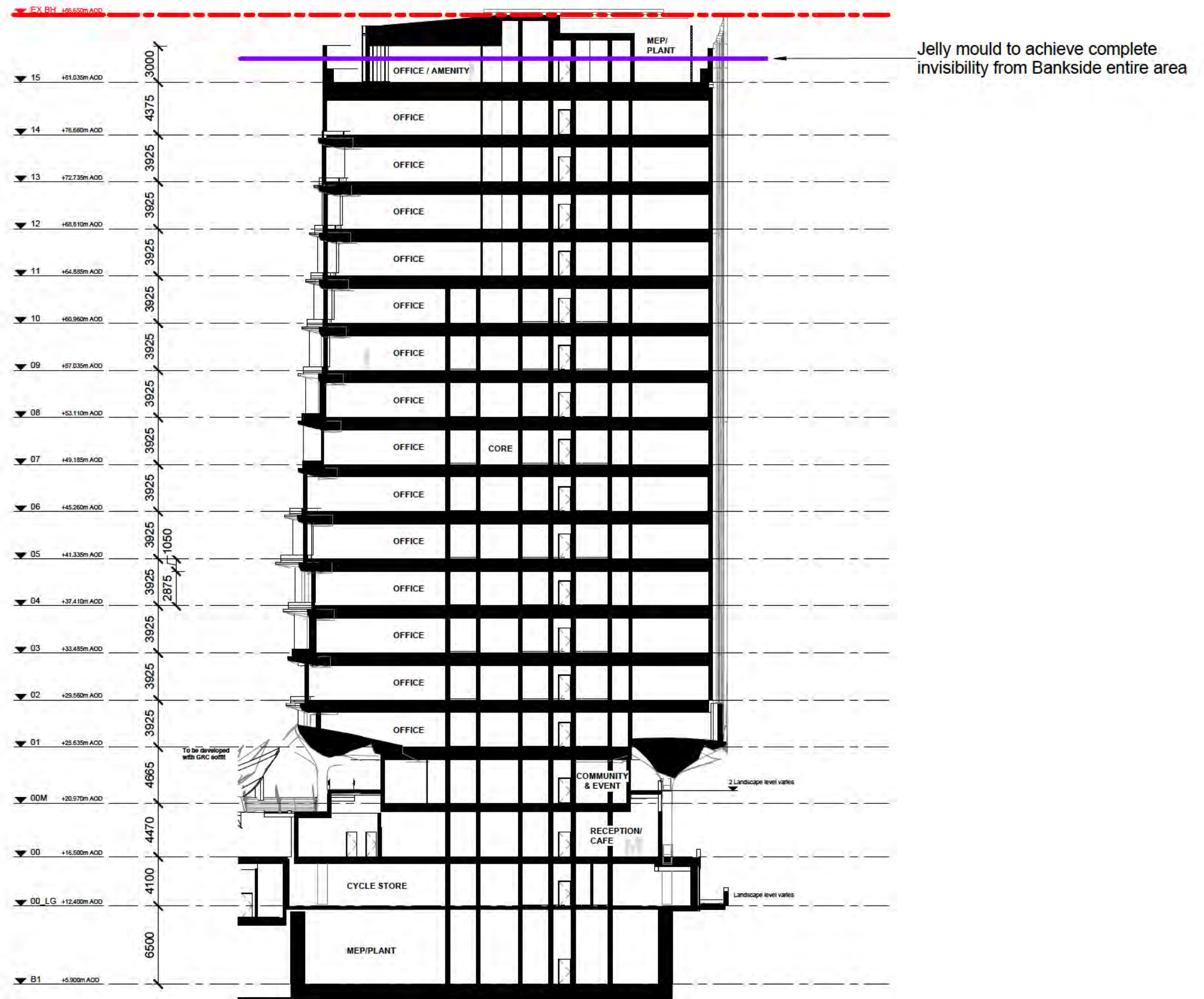


6 3D Overlay of MillerHare Jelly Mould with Existing Bastion House
SK-603





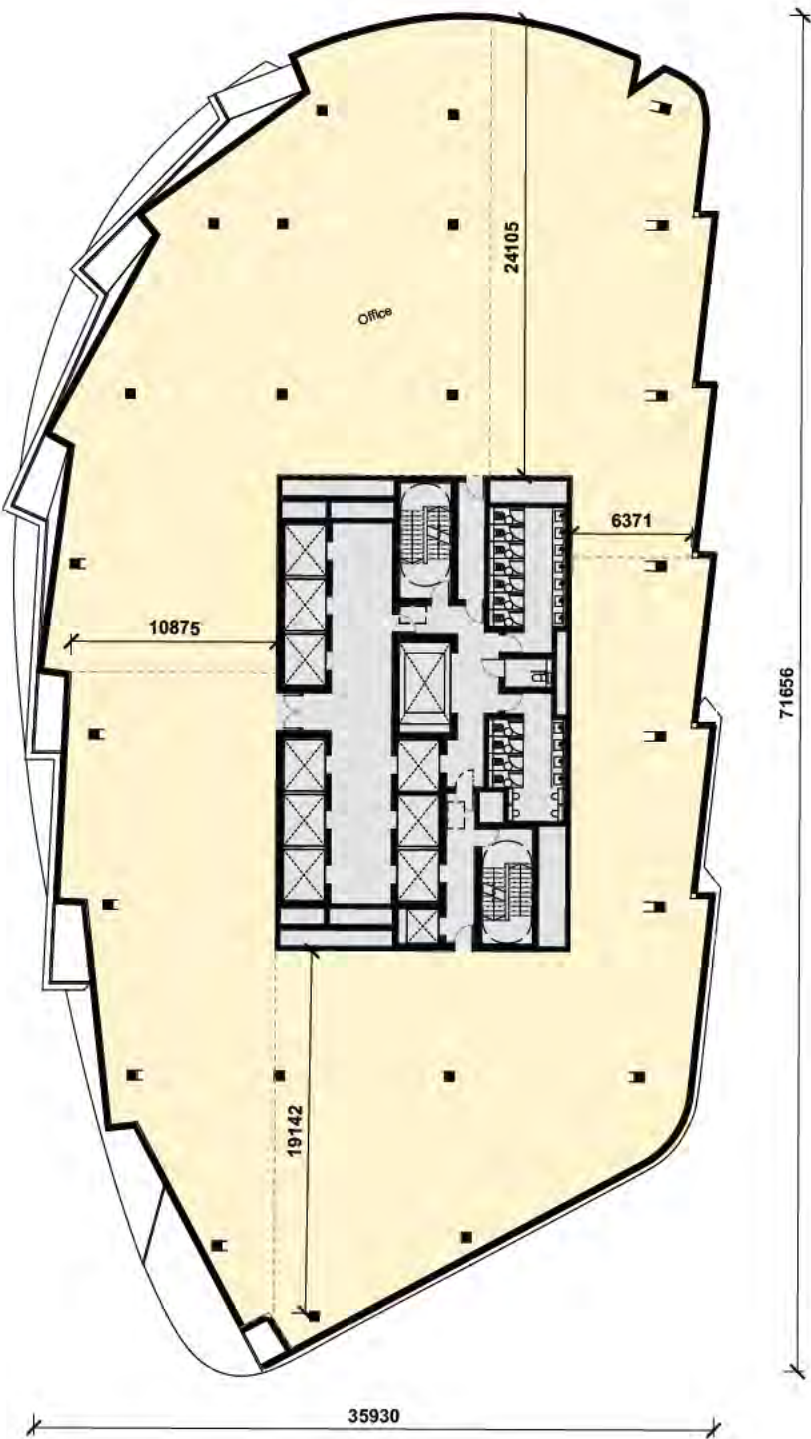
Current Bastion House Short Section



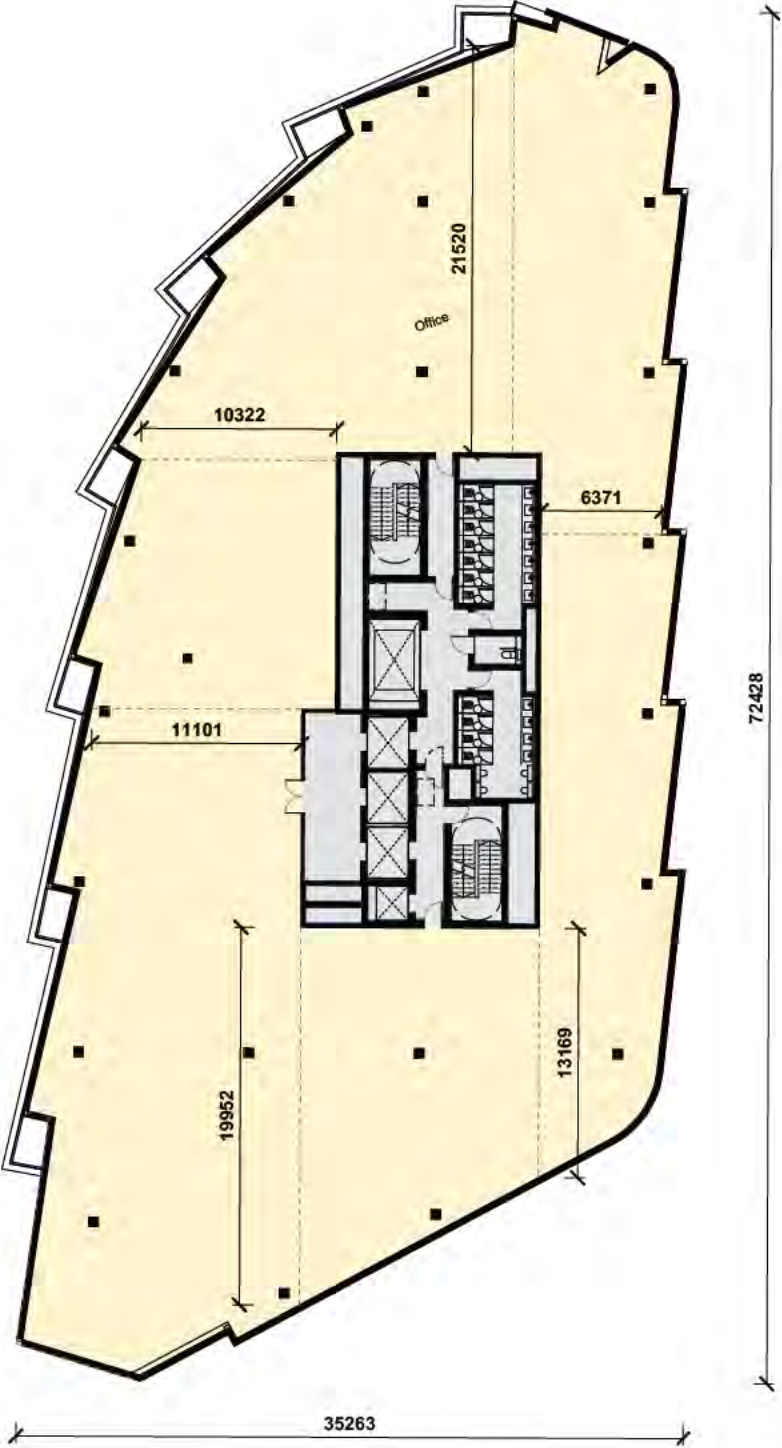
Composite metal decking + concrete



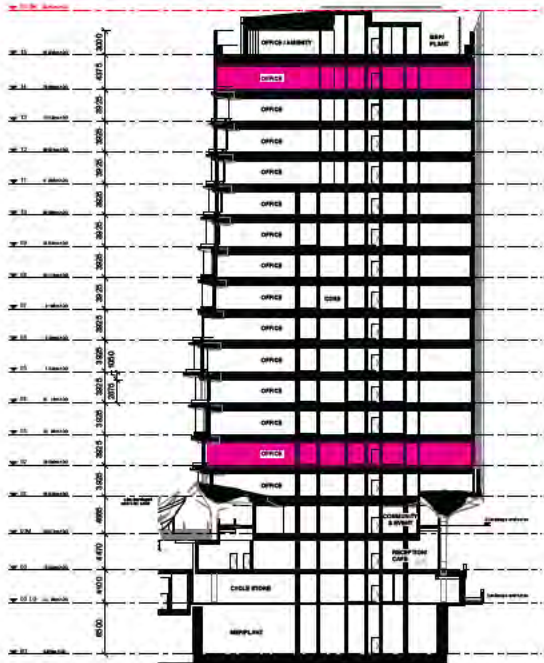
Bastion House Office Floor Plate Depth



Level 02 Plan



Level 14 Plan



CURRENT PROPOSAL

























ALDERSGATE STREET ELEVATION



VIEW LOOKING SOUTH



LANDSCAPE

LANDSCAPE RECAP

A NETWORK OF PUBLIC SPACES



PUBLIC REALM DESIGN UPDATES

LANDSCAPE MASTERPLAN



PUBLIC REALM DESIGN UPDATES

LANDSCAPE MASTERPLAN - GROUND LEVEL



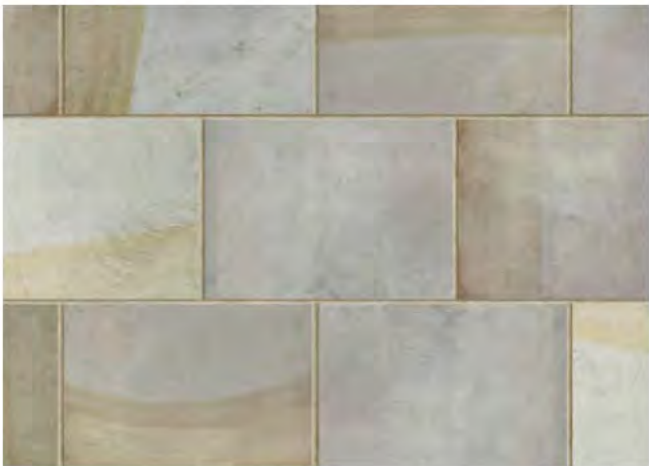
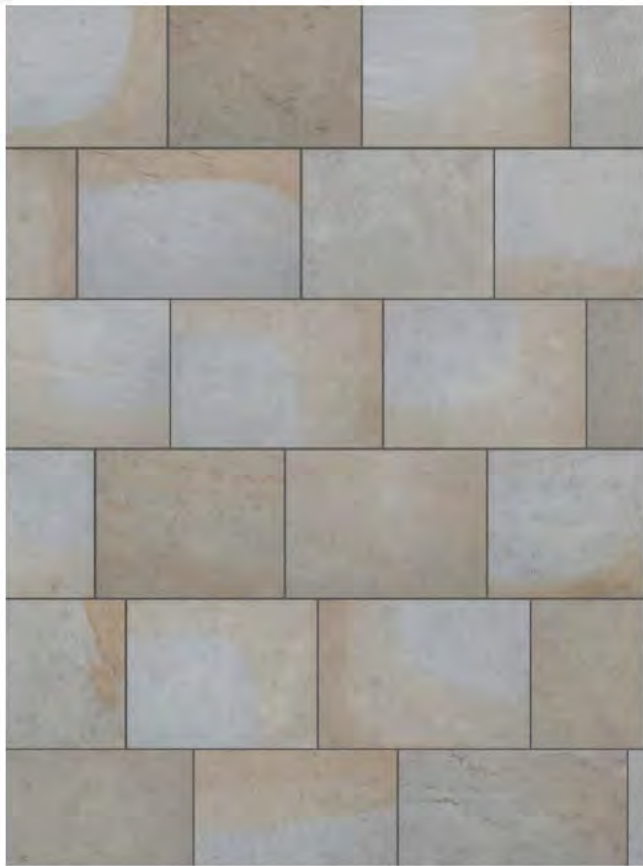
Key:

- 01 Yorkstone events plaza
- 02 Ampitheatre
- 03 Cafe terrace
- 04 Raised planters with seating edges
- 05 Multistem tree and herbaceous planting
- 06 Internal / External planting
- 07 PAS68 bollards
- 08 Cycle stands
- 09 Drop-off space
- 10 Ramp / Steps to Aldersgate Plaza
- 11 Limestone Paving
- 12 Multistem tree and groundcover planting
- 13 Ramped path to Northern Garden
- 14 Woodland tree and ground planting
- 15 Suds water pools / terraces
- 16 London Wall wilderness planting
- 17 Permeable gravel pathways
- 18 Amenity grass
- 19 Existing retained trees
- 20 Historic London Wall

PUBLIC REALM DESIGN UPDATES

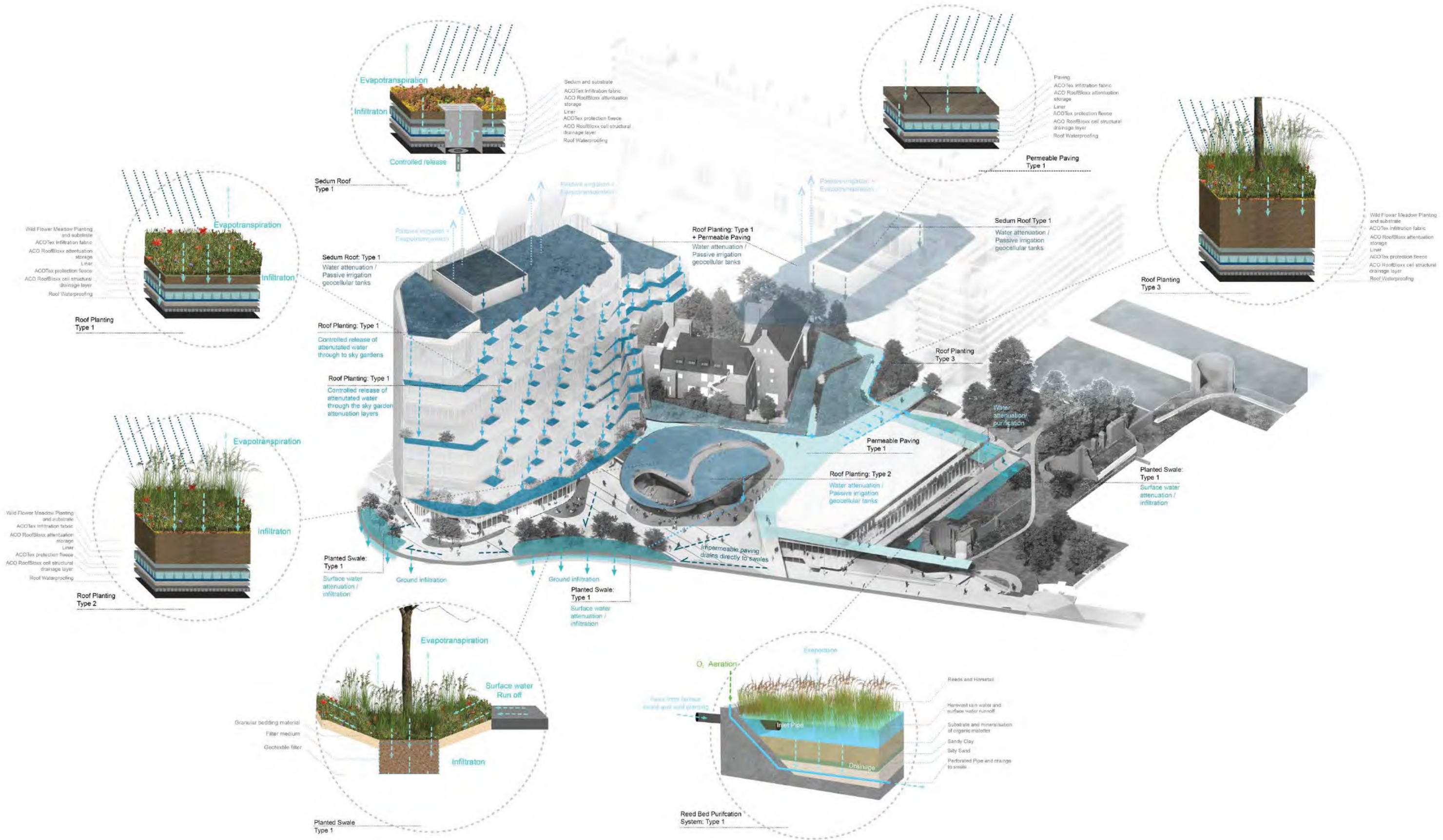
LANDSCAPE MASTERPLAN - GROUND LEVEL

PLANTING + MATERIALS



SUDS

INTERGRATED SUDS SYSTEM



LWW SUDS SYSTEM

ROOFSCAPE

Planted Surfaces above drainage board / attenuation crate
Permeable paving above drainage board / attenuation crate

Controlled Discharge

SKY TERRACES

Planted Surfaces above drainage board / attenuation crate

SKY TERRACES

Planted Surfaces above drainage board / attenuation crate

SKY TERRACE PLINTHS

Planted Surfaces above drainage board / attenuation crate

Controlled Discharge

PODIUM / BOWL PUBLIC REALM

Planted Surfaces above drainage board / attenuation crate
Permeable paving above drainage board / attenuation crate

GROUND LEVEL PUBLIC REALM

Impermeable paving surfaces positively drained

Planted Surfaces above made ground infiltrate

Infiltration

Irrigation supply

Building grey water systems

ATTENUATION /
IRRIGATION TANK

Controlled Discharge

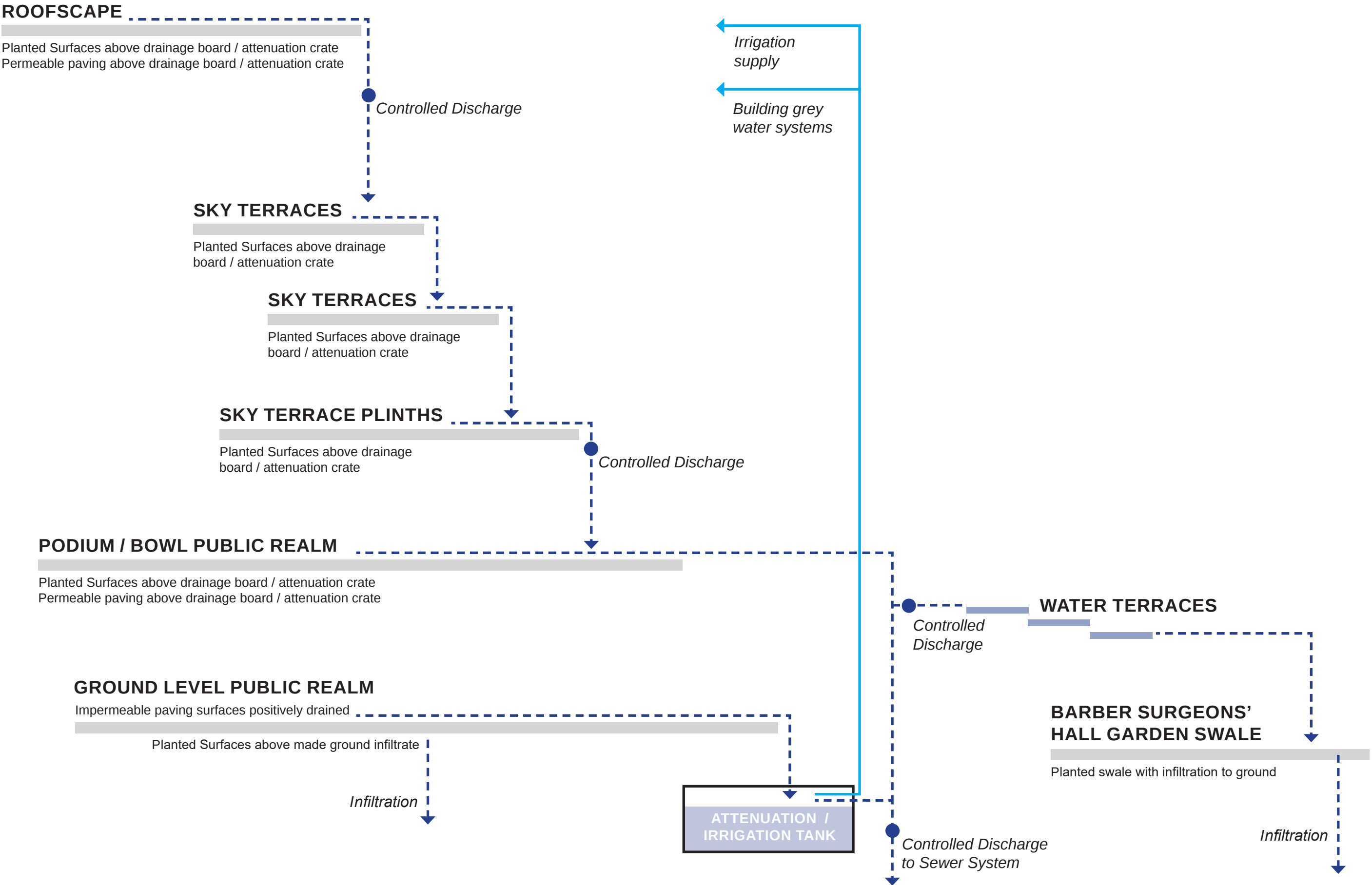
WATER TERRACES

BARBER SURGEONS' HALL GARDEN SWALE

Planted swale with infiltration to ground

Controlled Discharge to Sewer System

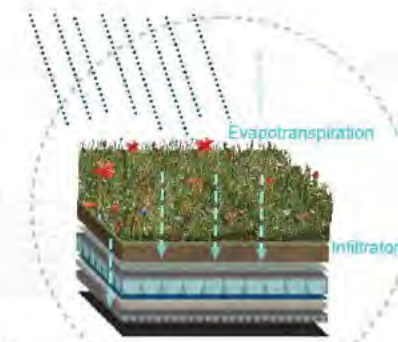
Infiltration



ROOFSCAPE SYSTEM



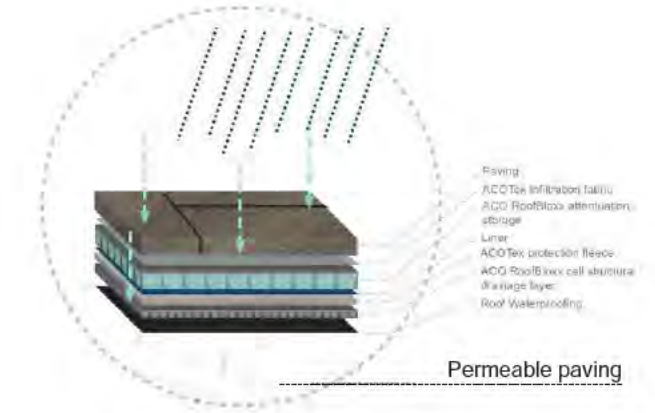
Wild Flower Meadow Planting
and substrate
ACO Tex infiltration fabric
ACO RootBlock attenuation
storage
Liner
ACO Tex protection fleece
ACO RootBlock cell structural
drainage layer
Roof Waterproofing



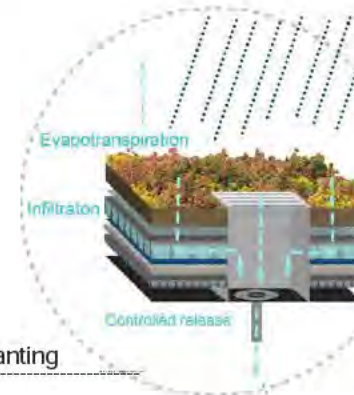
Above slab roof planting

Intensive Planting
??m2 TBC

Rising:
ACO Tex infiltration fabric
ACO RootBlock attenuation
storage
Liner
ACO Tex protection fleece
ACO RootBlock cell structural
drainage layer
Roof Waterproofing



Permeable Paving
??m2 TBC



Above slab sedum roof planting

Extensive Planting
??m2 TBC

Roof Sustainable Urban Drainage System

Except for M&E equipment all roof surfaces to be:

- Planted systems with drainage boards,
- Sedum roofs with drainage boards
- Paving with open joints or draining to drainage boards

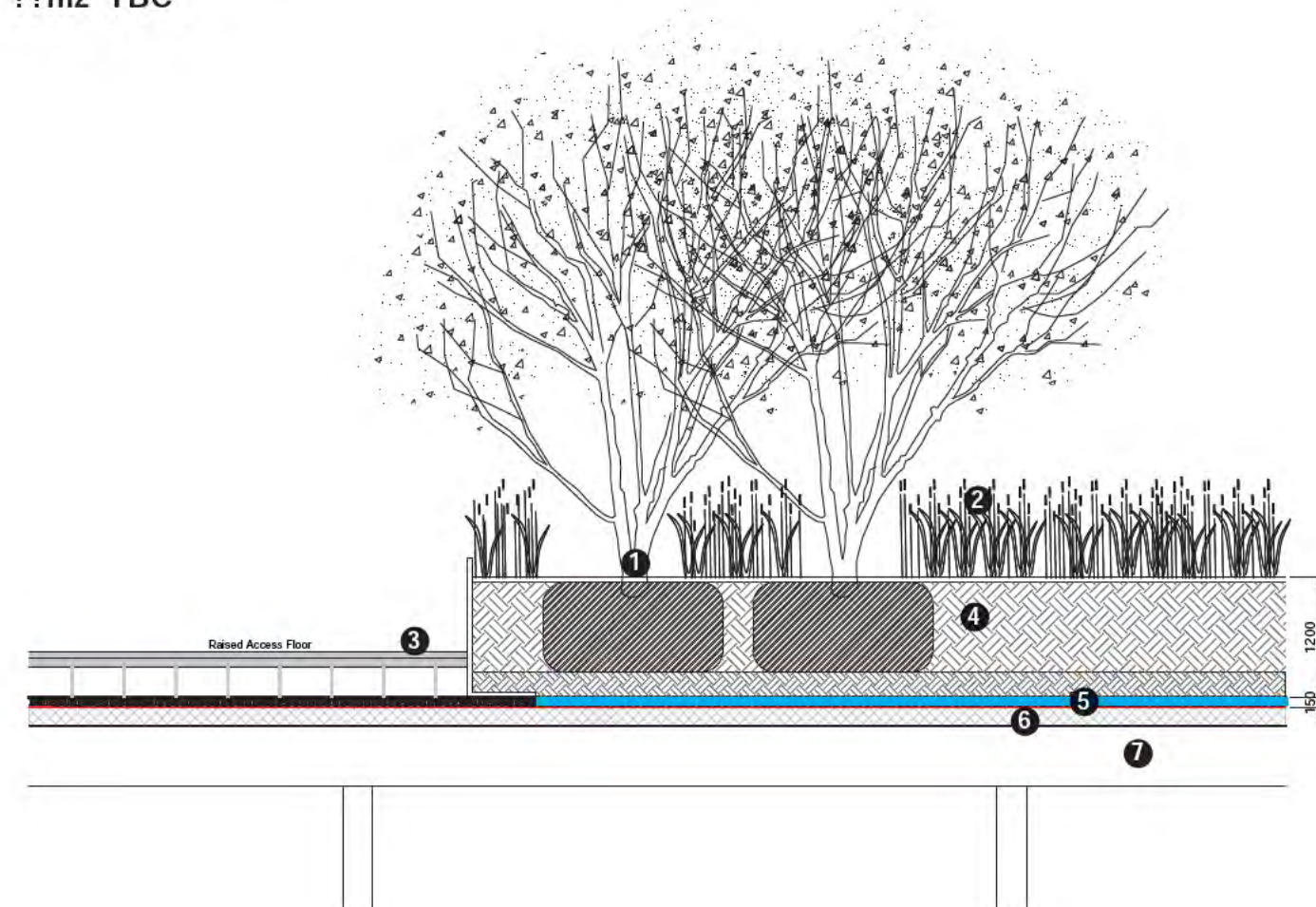
Drainage boards to collect and attenuate surface water

Attenuated roof water to have a controlled release to:

- Sky Terraces
- Podium Roof

1. Semi Mature Tree Planting
2. Herbaceous / Ground planting
3. Paving surface draining to drainage board
4. Tree rootzone topsoil (1000-1200mm depth)
5. Drainage board layer (100mm depth apx. Including drainage board, separation layers etc. connected to drainage system)
6. Waterproofing layer / Insulation layer (by Architects / Engineers)
7. Support Structure (by engineers)

Typical Intensive Roof Planting Detail



PODIUM PUBLIC REALM SYSTEM



Planted Podium Surfaces

Bastion - 1,267m²
Rotunda - 1,153m²
N.Com - 50m²

Exposed Paving Surfaces

Bastion - 395m²
Rotunda - 513m²
N.Com - 390m²

Covered Paving Surfaces

Bastion - 979m²
Rotunda - 95m²

Podium Sustainable Urban Drainage System

All podium surfaces to be:

- Planted systems with drainage boards,
- Paving with open joints or draining to drainage boards

Drainage boards to collect and attenuate surface water

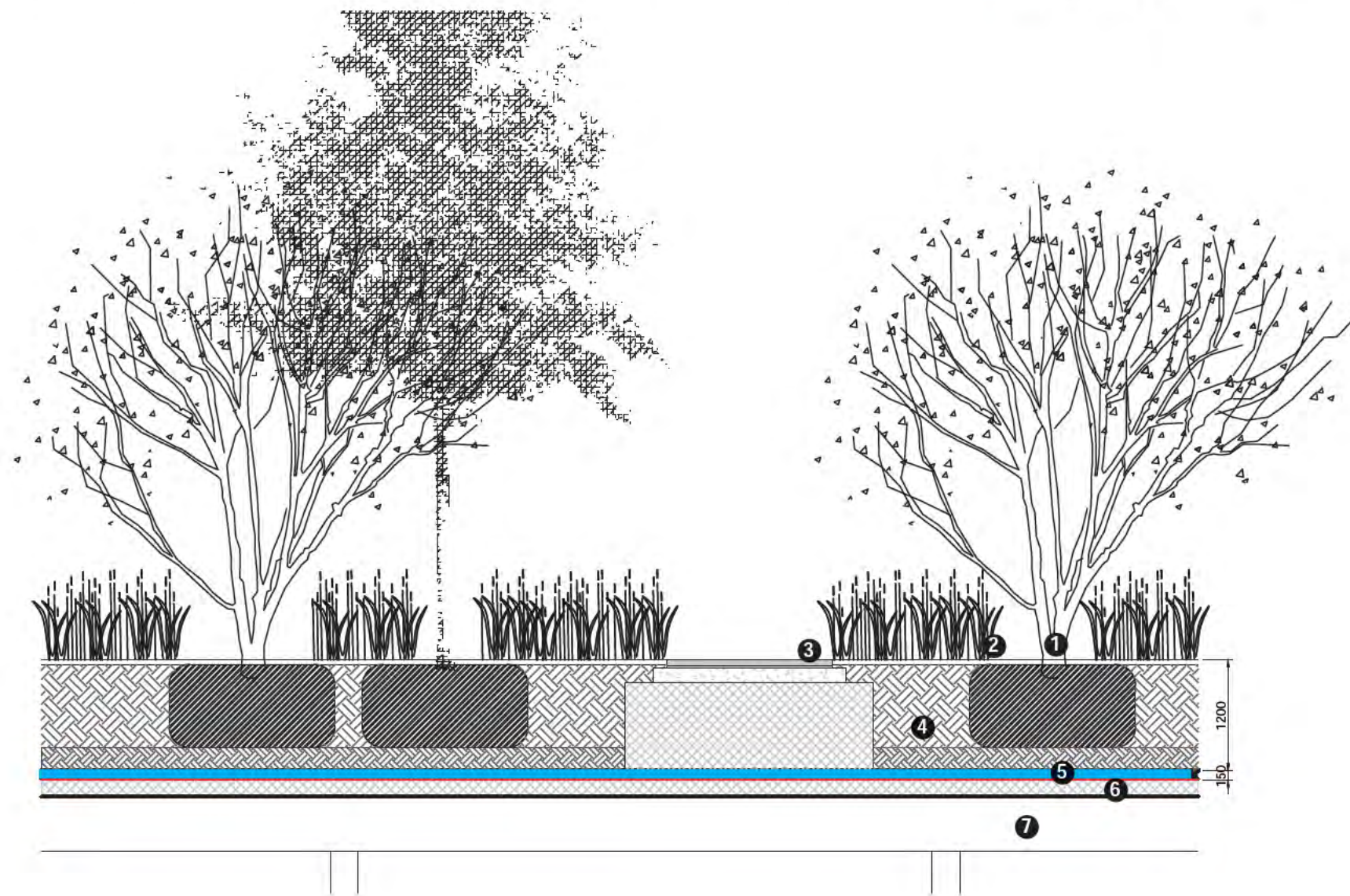
Attenuated roof water to have a controlled release to:

- Barber Surgeons' Hall Garden Swale
- Building Attenuation Tanks

Note: Some paved surfaces are covered by buildings above and are only subjected to wind blown surface water.

1. Semi Mature Tree Planting
2. Herbaceous / Ground planting
3. Paving surface draining to soft
4. Tree rootzone topsoil (1000-1200mm depth)
5. Drainage board layer (100mm depth apx. Including drainage board, separation layers etc. connected to drainage system)
6. Waterproofing layer / Insulation layer (by Architects / Engineers)
7. Support Structure (by engineers)

Typical Podium Planting Detail



GROUND LEVEL PUBLIC REALM SYSTEM



Ground Level Sustainable Urban Drainage System

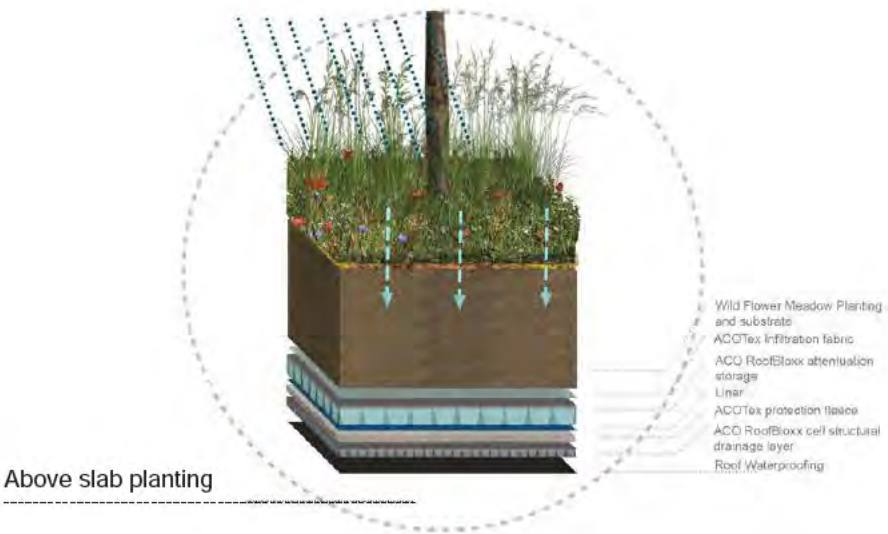
All ground level surfaces to be:
- Non-porous and positively drained

Surface water to be attenuated in building attenuation systems

Building attenuation tanks to have controlled release to main sewer

Note: Some paved surfaces are covered by buildings above and are only subjected to wind blown surface water.

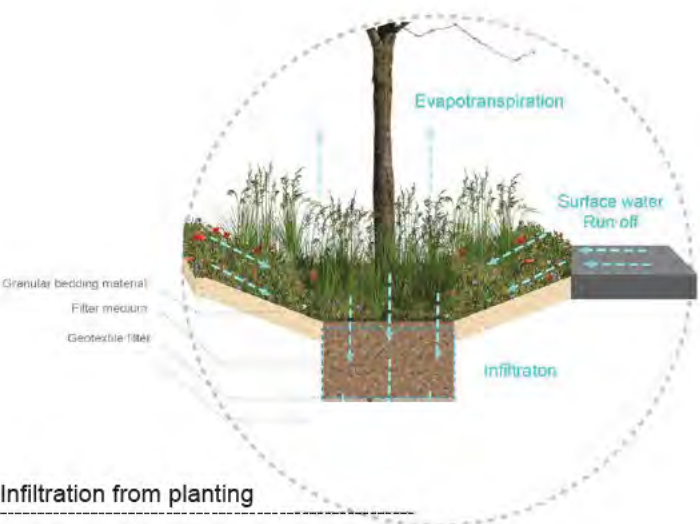
Drainage for planting along road edge to infiltrate directly into ground.



Above slab planting

Planted Surfaces (Draining to attenuation system)

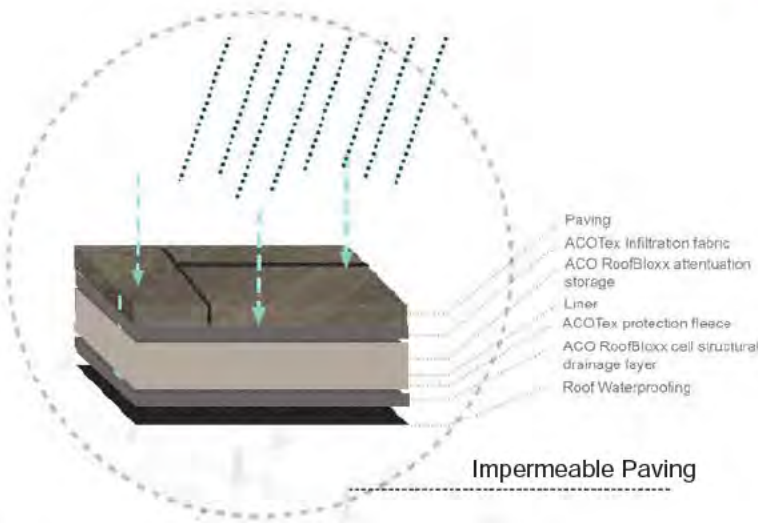
Bastion - 22m2
Rotunda - 142m2



Infiltration from planting

Planted Surfaces (Draining directly into ground surface)

Rotunda - 265m2 Ground Level
(Excluding Barber Surgeons' Garden)



Impermeable Paving

Impermeable Paving Surfaces (Positively drained to attenuation tank)

Exposed Paving Surfaces

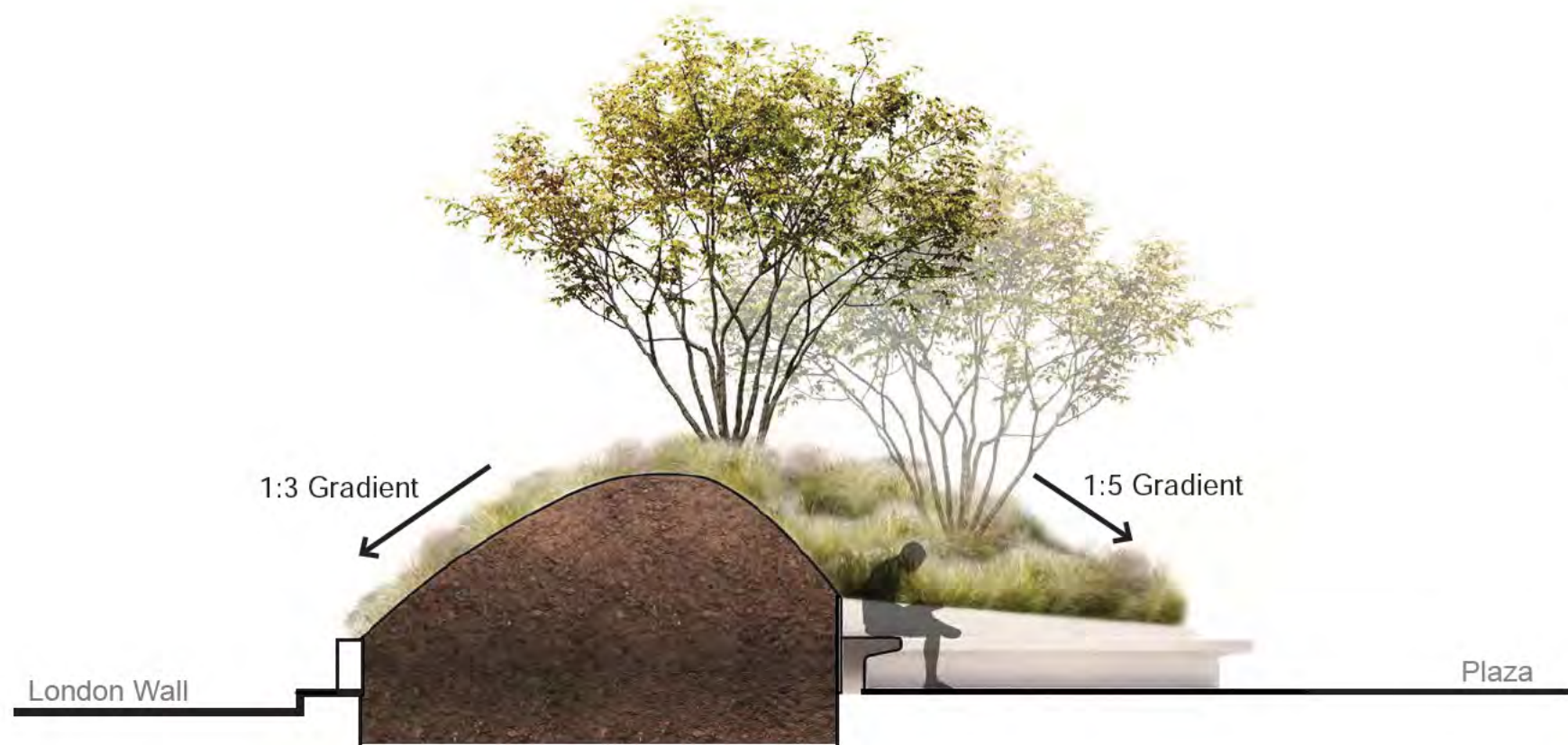
Bastion - 470m2
Rotunda - 866m2
N.Com - 268m2

Covered Paving Surfaces

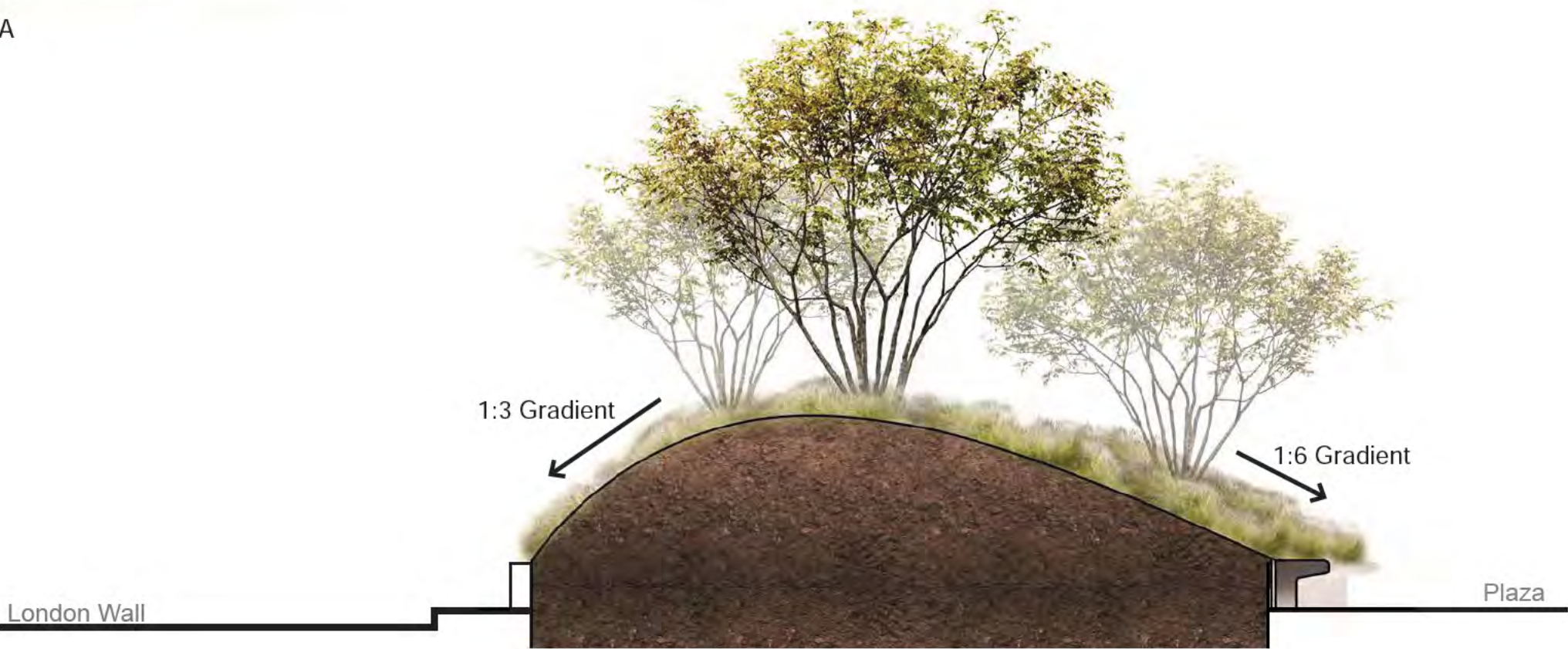
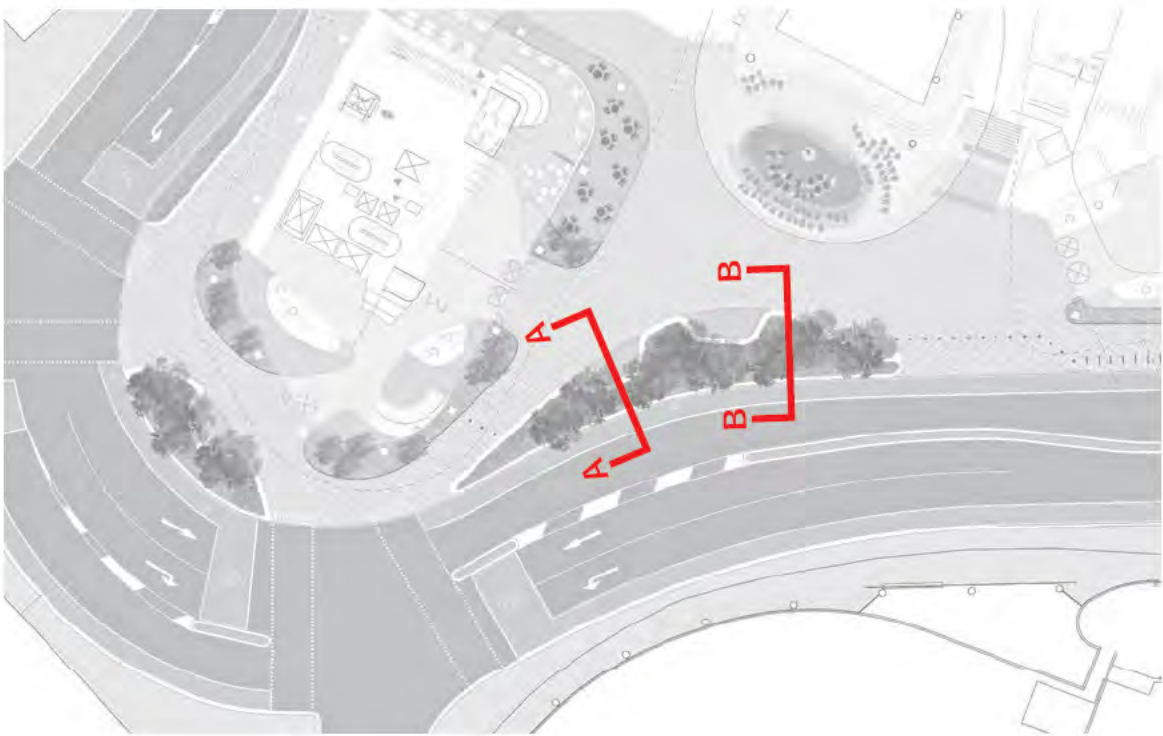
Bastion - 376m2
Rotunda - 904m2

PUBLIC REALM DESIGN UPDATES

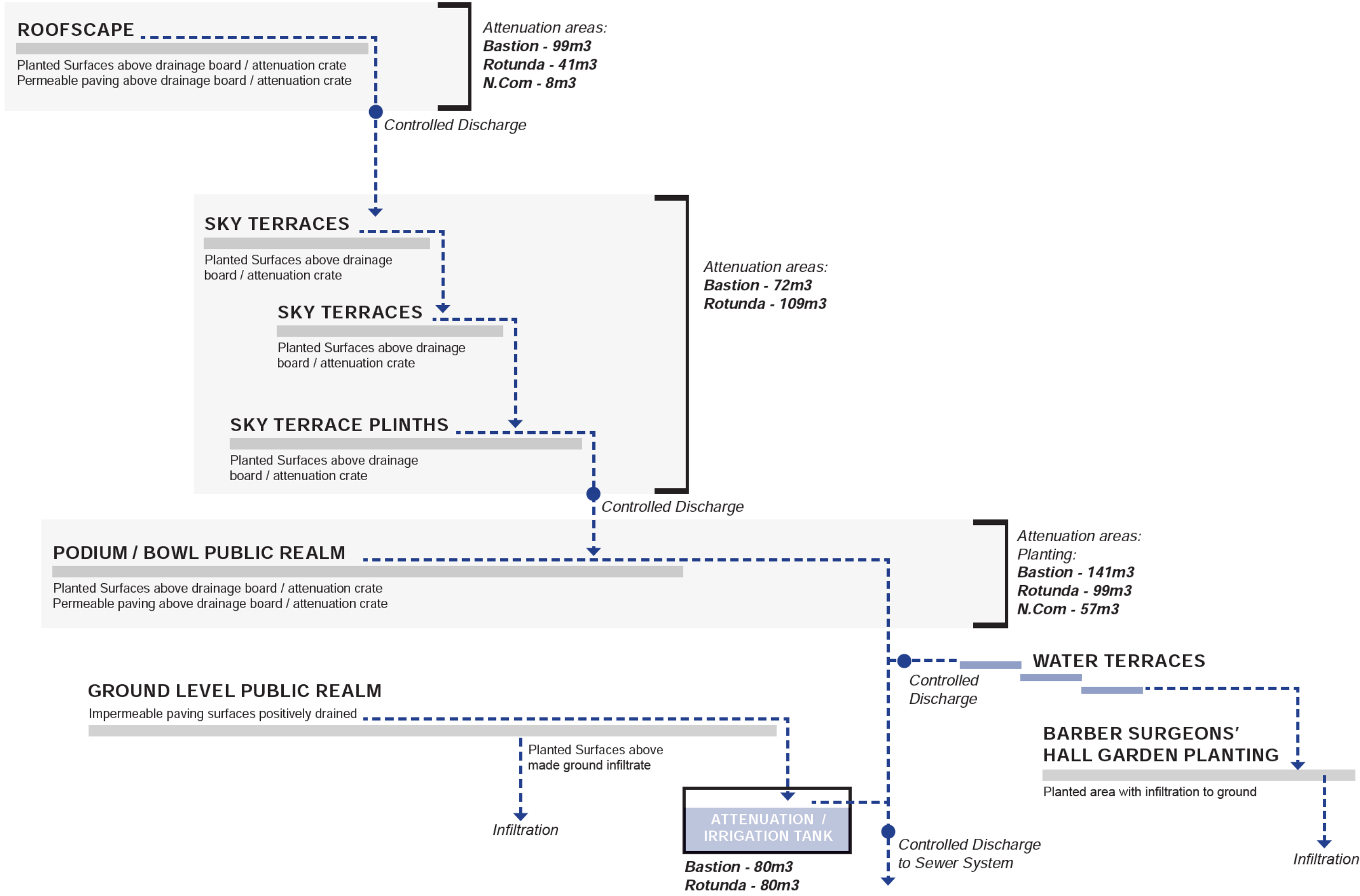
LANDSCAPE MASTERPLAN - GROUND LEVEL



Events plaza planting mound - Cross Section AA

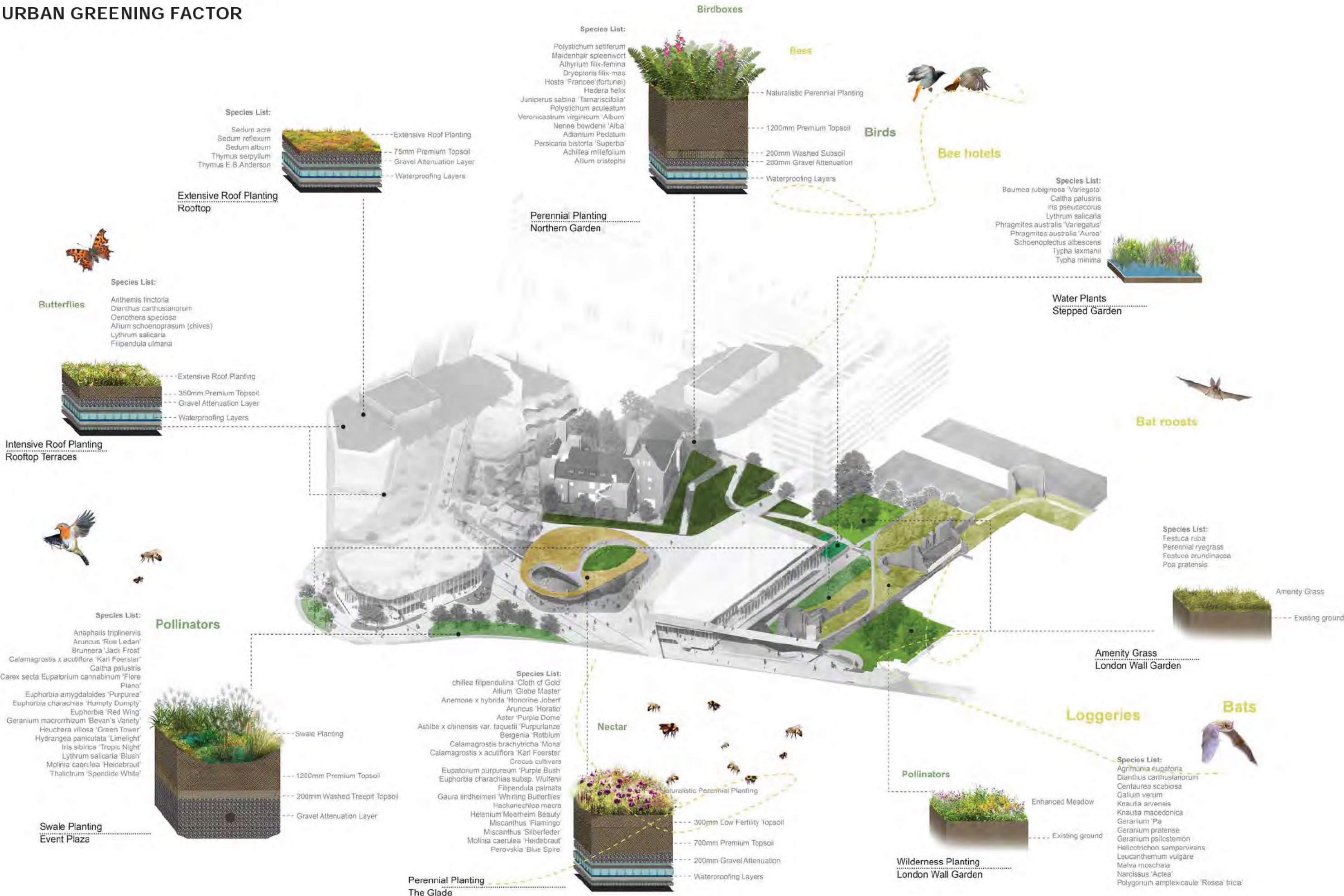


LWW SUDS SYSTEM



URBAN GREENING

URBAN GREENING FACTOR



Inner Facade - Update - Study 3

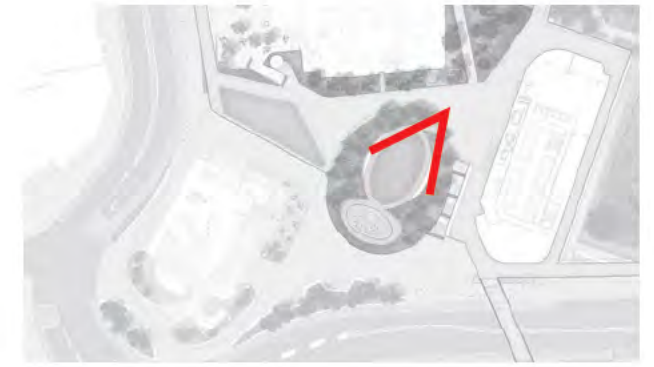
Fritting added, no mullion caps



THE BOWL / PODIUM UPDATES



THE BOWL / PODIUM UPDATES



THE BOWL / PODIUM UPDATES

PLANTING + MATERIALS



Resin bonded or Boligrip continuous aggregate surfacing

Tree planting: multistem *Amelanchier lamarckii* (Juneberry)
Ground planting: Mixed herbaceous planting / Amenity Turf

URBAN GREENING

URBAN GREENING FACTOR



REDLINE BOUNDARY EXCLUDES ROAD RE-ALIGNMENT

URBAN GREENING FACTOR - LONDON WALL WEST						
Surface Type	Surface Cover Type	Score	Proposed Area (M2)		Contribution	Notes
	Semi Natural Vegetation (Trees, Woodland, Species-rich Grassland maintained or established on site)	1.0	Ground Level =	1371	1371.0	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	1371		
	Wet or Open Water (Semi Natural, Not Chlorinated, maintained or established on site)	1.0	Ground Level =	0	0.0	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	0		
	Intensive Green Roof or Vegetation Over Structure (Substrate minimum settled depth of 150mm)	0.8	Ground Level =	1171	2516.8	
			Podium Level =	1004		
			Sky Terraces =	900		
			Roof Terraces =	71		
			TOTAL =	3146		
	Standard Trees (Planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree)	0.8	Ground Level =	10	100.0	Projected Canopy Area = 12.5 m2
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	10		
	Extensive Green Roof (With substrate of minimum settled depth of 80mm, or 60mm beneath vegetation blanket - meets the requirements of GRO CODE 2014)	0.7	Ground Level =	0	1441.3	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	2059		
			TOTAL =	2059		
	Rain Gardens (And other vegetated sustainable drainage elements)	0.7	Ground Level =	589	412.3	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	589		
	Hedges (Line of mature shrubs 1 or 2 shrubs wide)	0.6	Ground Level =	35.6	21.4	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	35.6		
	Standard Trees (Planted in tree pits with less than a two thirds of the projected canopy area of the mature tree)	0.6	Ground Level =	45	360.0	Projected Canopy Area = 8 m2
			Podium Level =	0		
			Sky Terra			
			Roof Terraces	10		
			TO	75		
	Green Wall (Modular system or climbers rooted in soil)	0.6	Ground Level =	0	45.0	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	75		
	Ground Cover Planting	0.5	Ground Level =	101	50.5	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	101		
	Amenity Grassland (Species-rich Grassland)	0.4	Ground Level =	1075	430	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	1075		
	Extensive Green Roof (Of Semi-Mat or other lightweight systems that do not meet GRO CODE 2014)	0.3	Ground Level =	0	0.0	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	0		
	Water Feature (Chlorinated or Unplanted detention basins)	0.2	Ground Level =	0	0.0	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	0		
	Permeable Paving (Trees, Woodland, Species-rich Grassland maintained or established on site)	0.1	Ground Level =	567	56.7	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	567		
	Sealed Surfaces (E.G. Concrete, Asphalt, Waterproofing, Stone)	0.0	Ground Level =	0	0.0	
			Podium Level =	0		
			Sky Terraces =	0		
			Roof Terraces =	0		
			TOTAL =	5641		
Total Contribution Figure					6805.0	
Total Site Area (M2)					14848	
URBAN GREENING FACTOR					0.46	Required Scores = Predominately Residential - 0.4 Predominately Commercial - 0.3

HVM / SECURITY STRATEGY

Security Devices:

- Upstand wall
- PAS68 bollards
- Cycle stands
- Protected area

