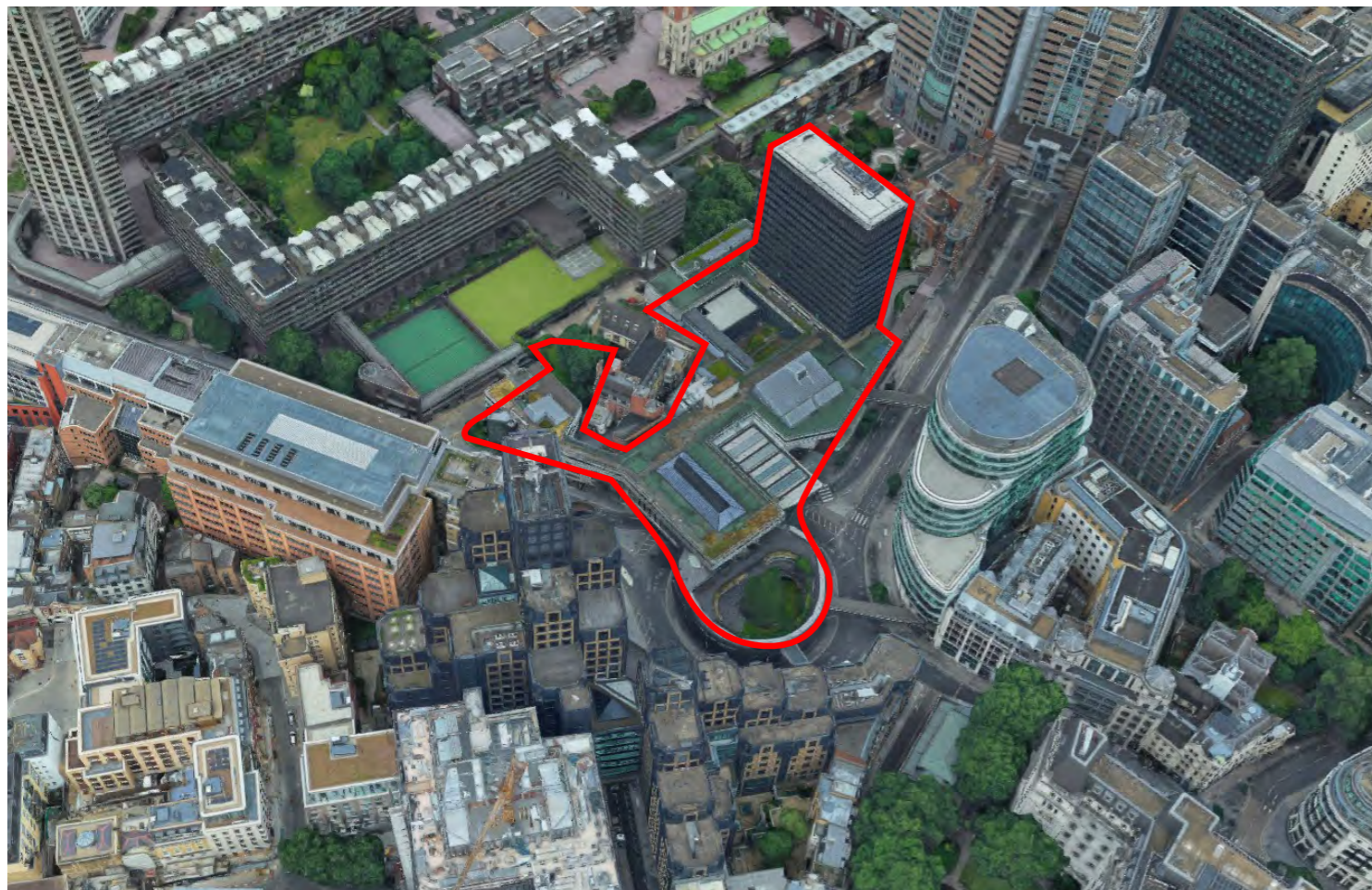


**LONDON WALL WEST**  
**SCOPE DOCUMENT TO GLA**  
**02.12.21**

**DILLER SCOFIDIO + RENFRO**  
SHEPPARD ROBSON  
**BURO HAPPOLD**  
GROSS.MAX.

- 1. Introduction**
- 2. Design Team**
- 3. Site and surroundings**
- 4. Proposals (incl design development and key massing changes, public realm, highways alterations)**
- 5. LVMF and Townscape views**
- 6. Sustainability/circular economy**
- 7. Next Steps and Programme**

# INTRODUCTION



## The site today

The London Wall West site comprises a number of inter-linked buildings, that sit at the heart of Culture Mile, a new home for contemporary culture in the ancient heart of London's working capital, stretching from Farringdon to Moorgate. This includes the current home of the Museum of London at 150 London Wall, which will be moving to Smithfield Market, and Bastion House, a 1970s office building that sits at western end of London Wall.

Previous concept proposals for the site comprised a new Centre for Music and commercial floorspace, however, it was confirmed in February 2021 that this would not go ahead and that time would be taken to consider alternatives development proposals.

### Current limitations

When assessing what is possible here, we have had to weight up a number of factors that have together created challenges and opportunities for the future redevelopment of the site. The three main considerations have been listed below:

#### 1. Unsustainable and outdated buildings

Bastion House and the Museum of London site are very much at the end of their economic lives and Bastion House is no longer fit for purpose as an office building capable of providing high quality, modern office facilities. Over the past six months we have undertaken studies to assess whether there is a case to refurbish, rather than fully redevelop these buildings in order to create a more environmentally sustainable development that still meets the needs of modern occupiers.

These studies weighed up whether on balance the works required to bring these buildings up to a modern standard would be limited enough in scope for a refurbishment approach to still create a carbon saving, compared with a full redevelopment, over the life of a building. The conclusion drawn is that the works required to bring both 150 London Wall and Bastion House up to a modern standard are so significant that they do not create enough of an embodied carbon saving to justify a refurbishment approach. Instead, a responsible approach to recycling building materials, along with the carbon savings made day-to-day by a new building(s) would make a full redevelopment more environmentally sustainable in the long-term.

#### 2. Unwelcoming and difficult to navigate public realm

The surrounding pedestrian environment is difficult to navigate, lacking in public spaces and relatively closed off from the local area. It can also be dark and unwelcoming where the covered walkways extend from London Wall.

Along with existing road layout issues and the large roundabout below the Museum of London, the site can be difficult to traverse and acts as an unwanted barrier between West Smithfield, the Barbican and rest of London Wall. This will only become more of an issue as part of the West Smithfield area is transformed into the new Museum of London - a venue that could welcome around two million people per year.

#### 3. Hiding one of the City's most important historical features

The current layout of the buildings block the historic Roman Wall that dates right back to 200 AD and was constructed to defend the most strategically important parts of Londinium. As a result, passers by are almost unaware of the history that sits just out of sight. Along with creating a better streetscape, any future buildings on the site must create opportunities to celebrate London Wall for many generations to come.

# INTRODUCTION

## Future Opportunities at London Wall West

Having worked closely with our local neighbours, elected officials, and officers, we are delighted to set out our early design concepts for the future of this site, with a vision to make this a vibrant, thriving, inclusive and sustainable place that the City can be proud of.

This development is intended to bring a number of benefits, including:

- **Providing the funding necessary to enable the Museum of London's move to West Smithfield** - which is set to be one of the largest cultural projects happening anywhere in Europe and to which the City of London has pledged £110 million.
- **Supporting the social and economic development of the local community** - this includes by providing opportunities for communities to come together to meet and socialise, as well as space that can support learning and wellbeing programmes, sponsored by the City of London and other partners.
- **Delivering a range of high-quality office spaces** - our plans are to create a mixture of flexible, high-quality office spaces to suit a variety of businesses and directly support the City's innovation and growth strategy. This will include an affordable workspace package that will help many more small to medium-sized businesses grow within the Square Mile.
- **Celebrating the City of London's heritage** - this will involve maximising the area's heritage assets, such as London Wall, by incorporating them into the emerging designs.
- **Creating a cultural programme that is co-curated by local communities** - we have started and will continue to work with local residents and cultural organisations to create a range of culturally-focused activities here that recognise London Wall West's place at the heart of Culture Mile.
- **Improving the public realm** - by making the area safer, friendlier and engaging by enhancing the footpaths, high walks and other public spaces.
- **Contributing to the City's sustainability targets** - including by creating a development that re-uses what it can of existing buildings - with a target of up to 90% of the existing site to be recycled - incorporating the latest low-carbon technologies, using environmentally-friendly construction methods and developing biodiversity.

In setting out this vision, our intention to ensure that these align with local priorities and the policies set out within the draft City Plan, Cultural Mile Look & Feel Strategy and The Square Mile: Future City document that was published in April 2021, as well as the City's Climate Action Strategy, all of which and many more will continue to be taken into close consideration as we develop our plans.



|                          |                                     |
|--------------------------|-------------------------------------|
| Client:                  | <b>City of London Surveyors</b>     |
| Lead designer:           | <b>Diller Scofidio + Renfro</b>     |
| Collaborating architect: | <b>Sheppard Robson</b>              |
| Landscape architect:     | <b>Gross.Max.</b>                   |
| Structure & services:    | <b>Buro Happold</b>                 |
| Lighting:                | <b>Spiers &amp; Major</b>           |
| Planning Consultant:     | <b>Gerald Eve</b>                   |
| Communications:          | <b>London Communication Agency</b>  |
| Cost planning:           | <b>AECOM</b>                        |
| Townscape:               | <b>Tavernor Consultancy</b>         |
| Visualization:           | <b>Miller Hare</b>                  |
| Daylight & Sunlight:     | <b>Waldrams</b>                     |
| Cultural Advisors:       | <b>Contemporary Arts Society</b>    |
| Environmental Impact:    | <b>Buro Happold</b>                 |
| Archaeology:             | <b>Museum of London Archaeology</b> |
| Transport:               | <b>Buro Happold</b>                 |
| Commercial Advisors:     | <b>Jones Lang LaSalle</b>           |
| Principal Designers:     | <b>ORSA</b>                         |

Lincoln Centre for the Performing Arts, NY



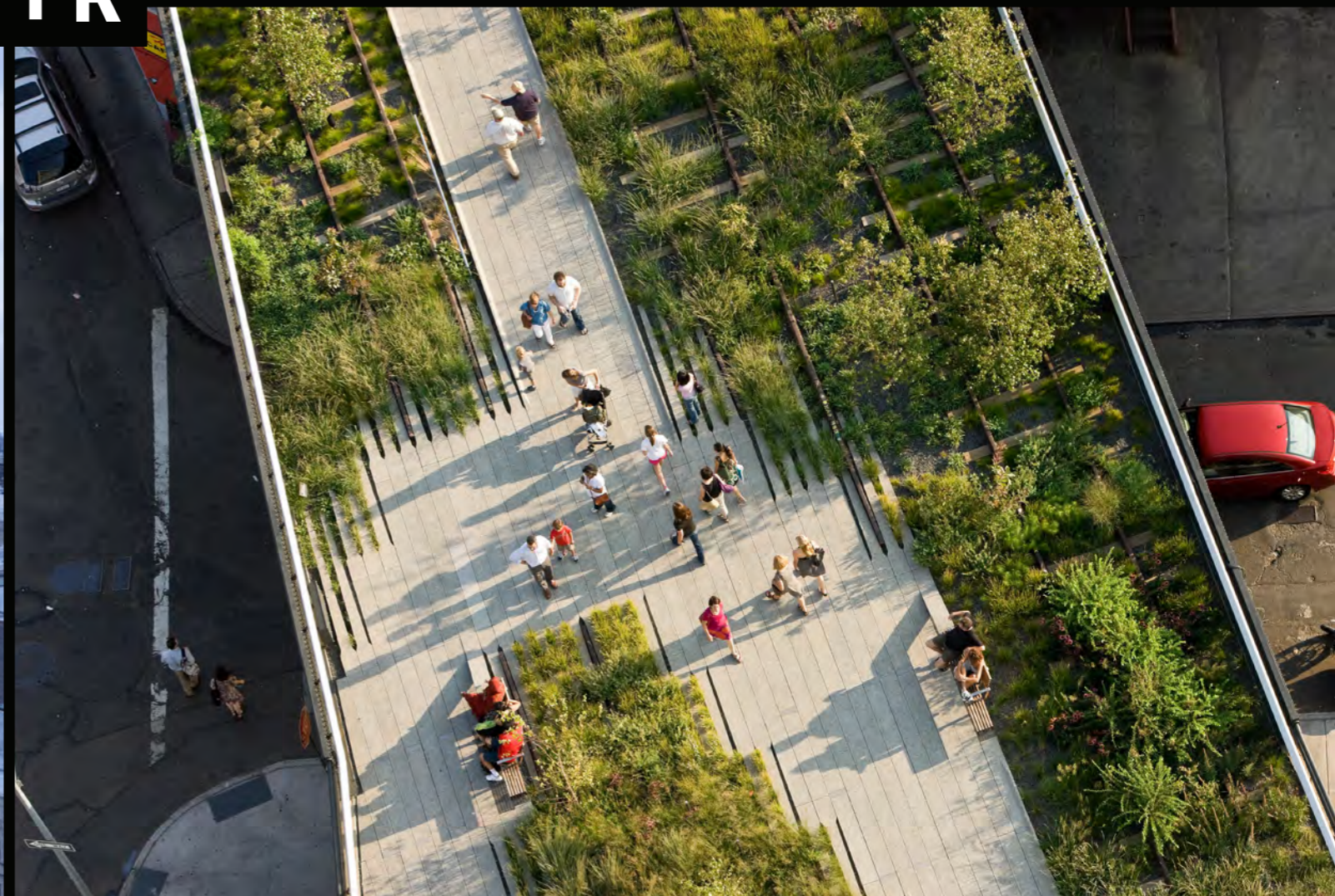
The Shed, Hudson Yards, NY



**DS+R**



Vagelos Education Centre, Columbia University, NY



The High Line, NY

The Broad Museum, LA



US Olympic & Paralympic Museum, Colorado Springs



DS+R



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

The Tide, Greenwich Peninsula, London



V&A Research & Collections Centre, Here East (in construction)

**Fitzroy Place, London**



**Barts Square, London**



**Sheppard Robson**



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

**Citicape House, London**



**245 Hammersmith Road, London**

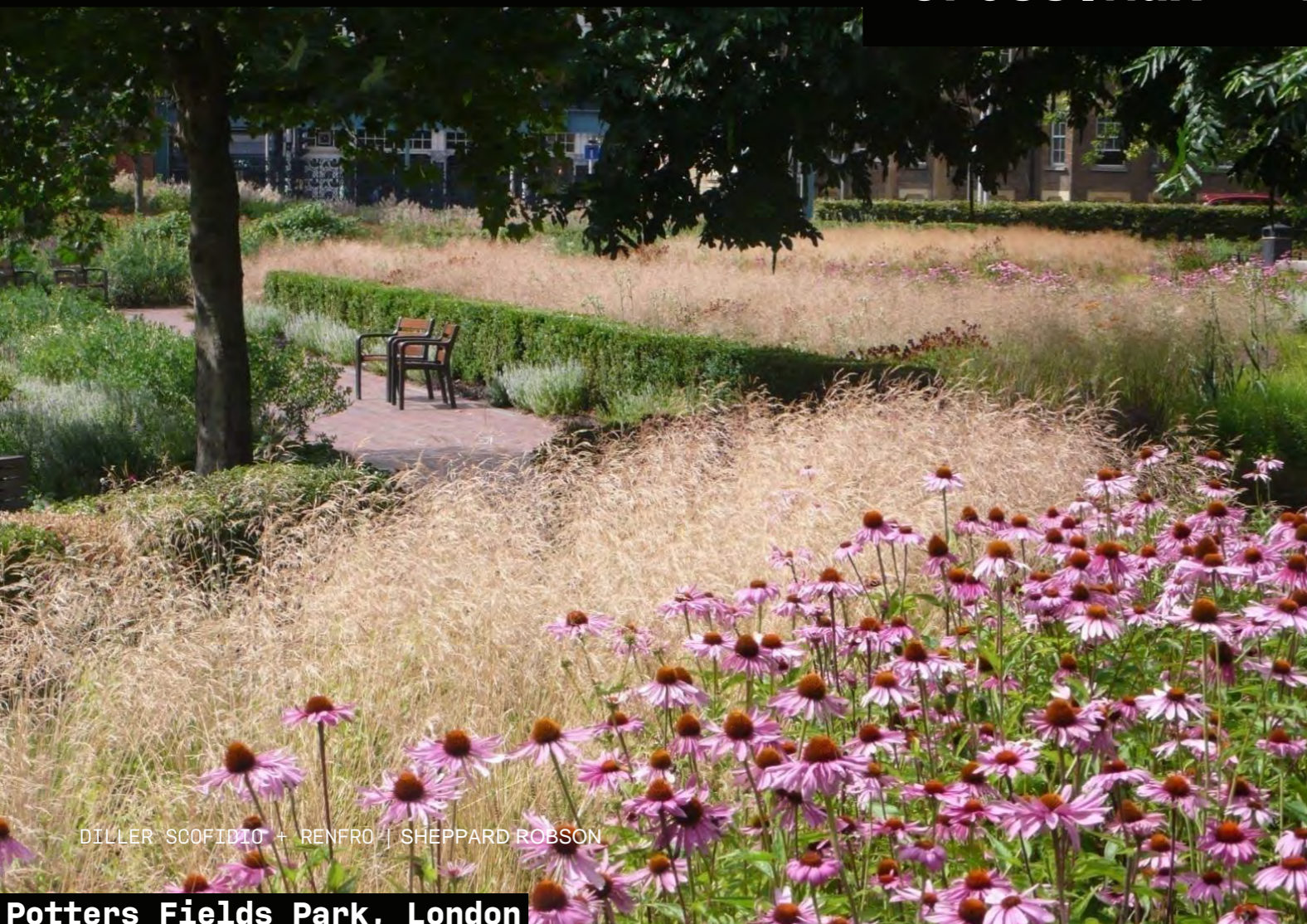
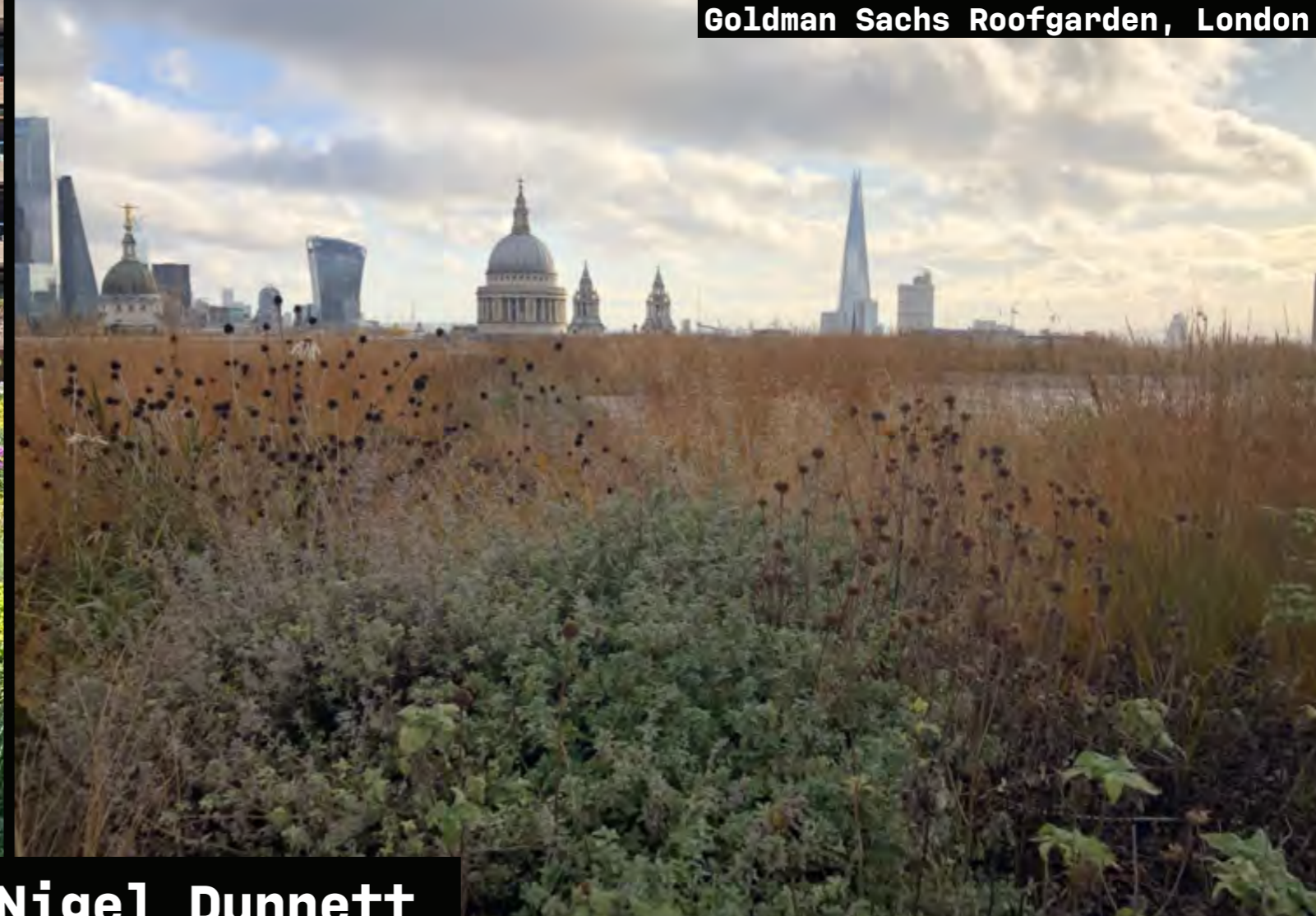


**Barbican Podium Landscape**



**Gross, Max + Nigel Dunnett**

**Goldman Sachs Roofgarden, London**



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

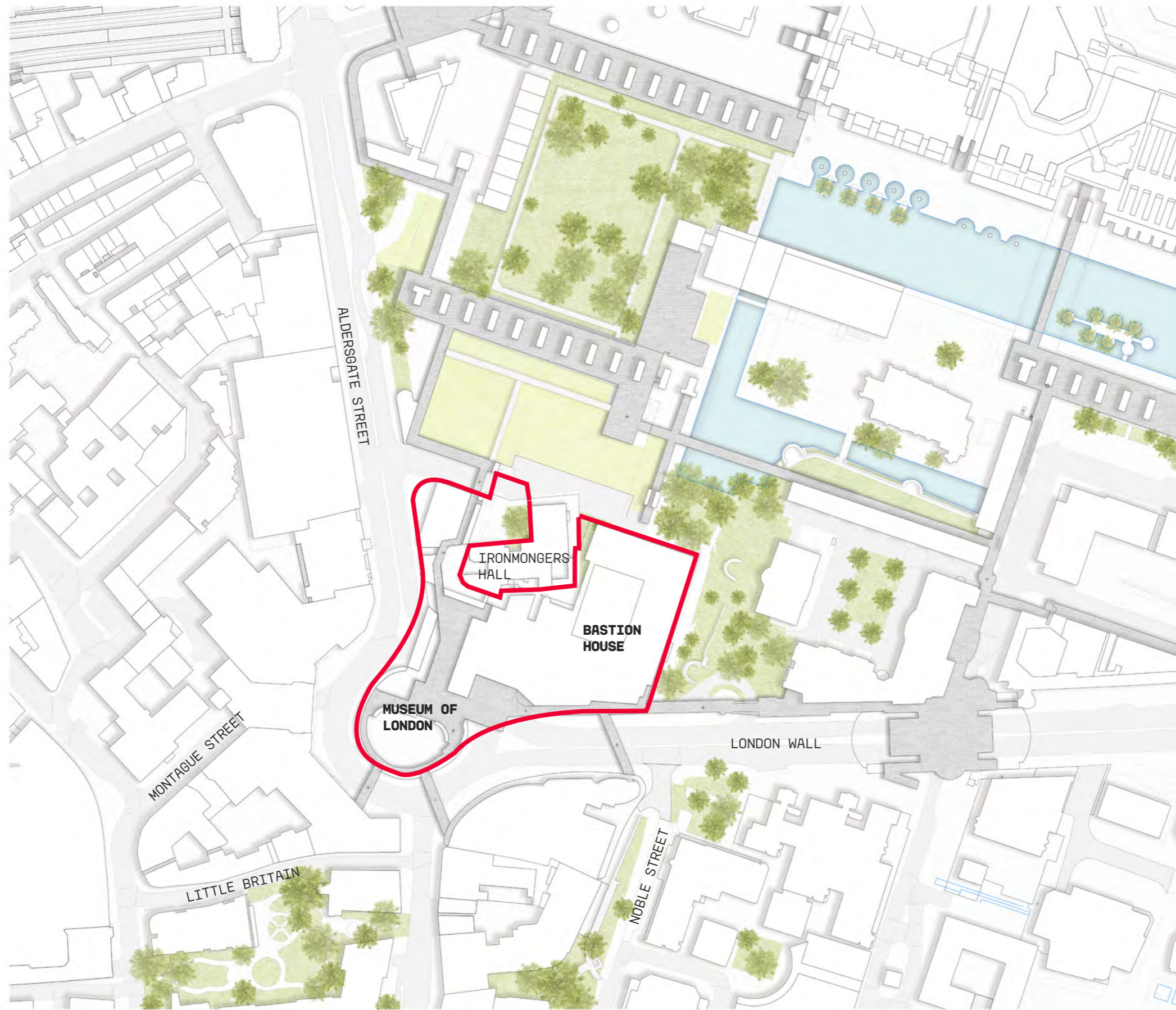
**Potters Fields Park, London**



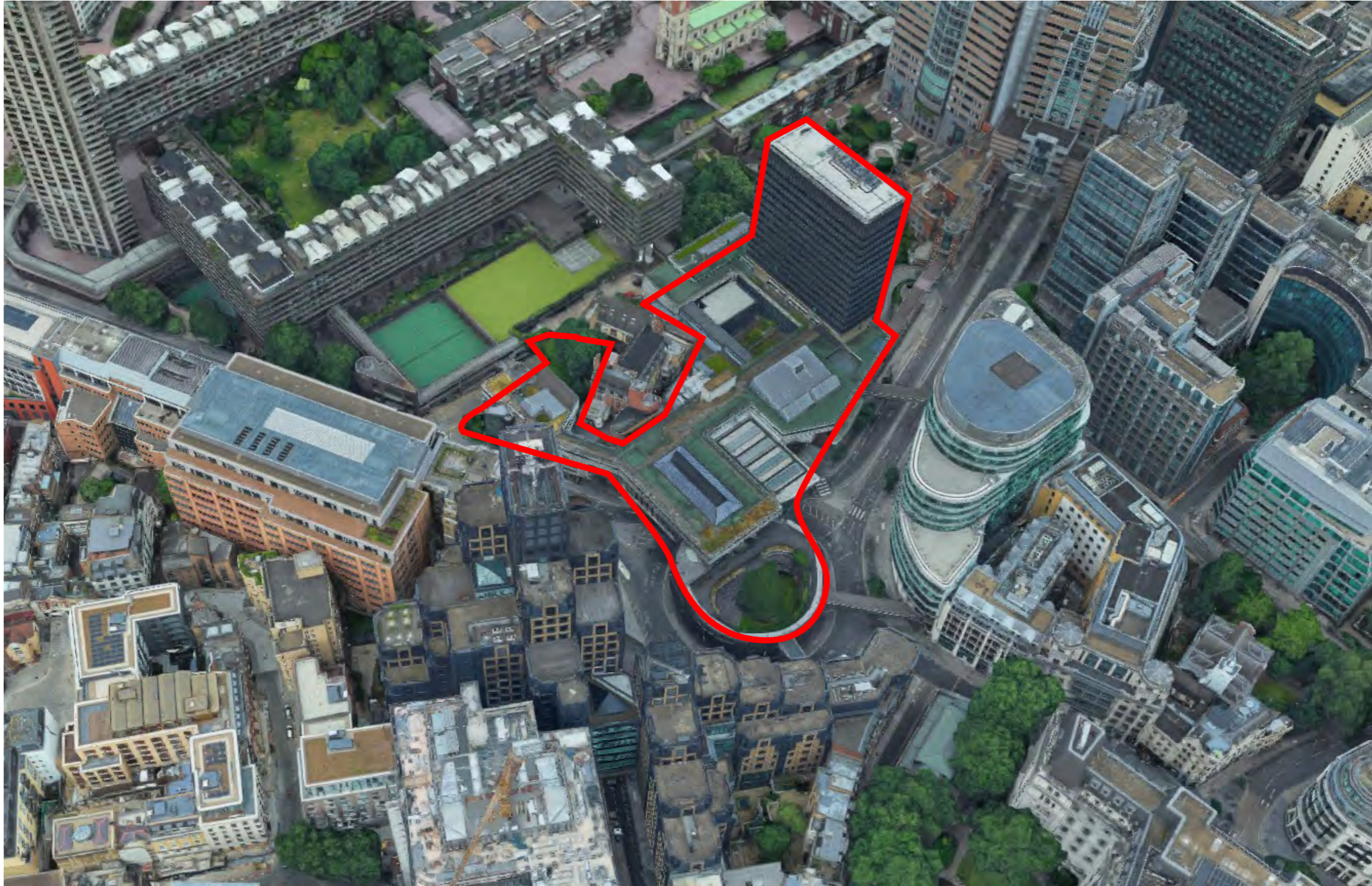
**Southbank, London**

# THE SITE

# THE SITE



# THE SITE



# EXISTING BUILDINGS



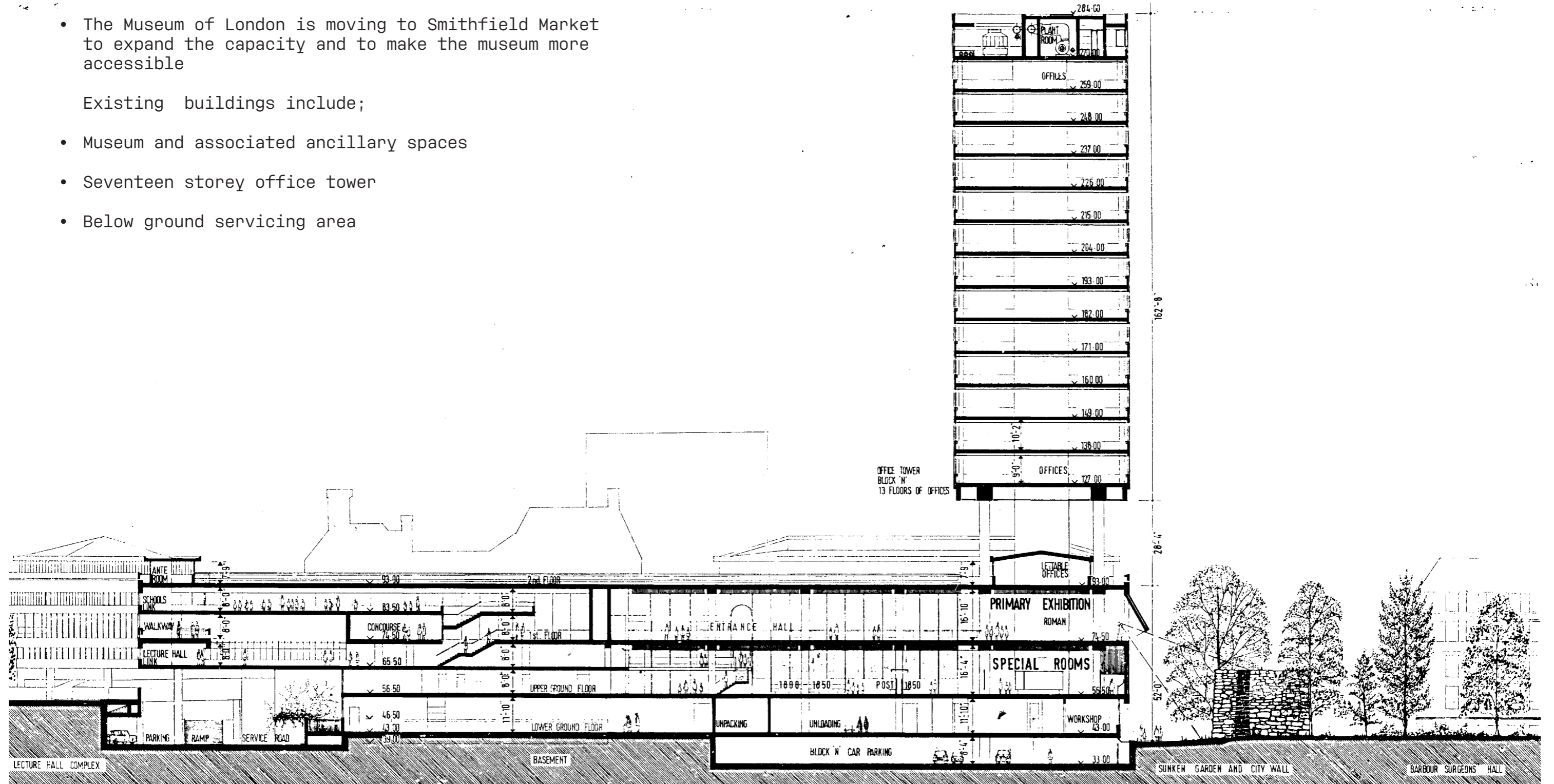
# EXISTING BUILDINGS - MUSEUM OF LONDON & BASTION HOUSE

## Museum of London / Bastion House

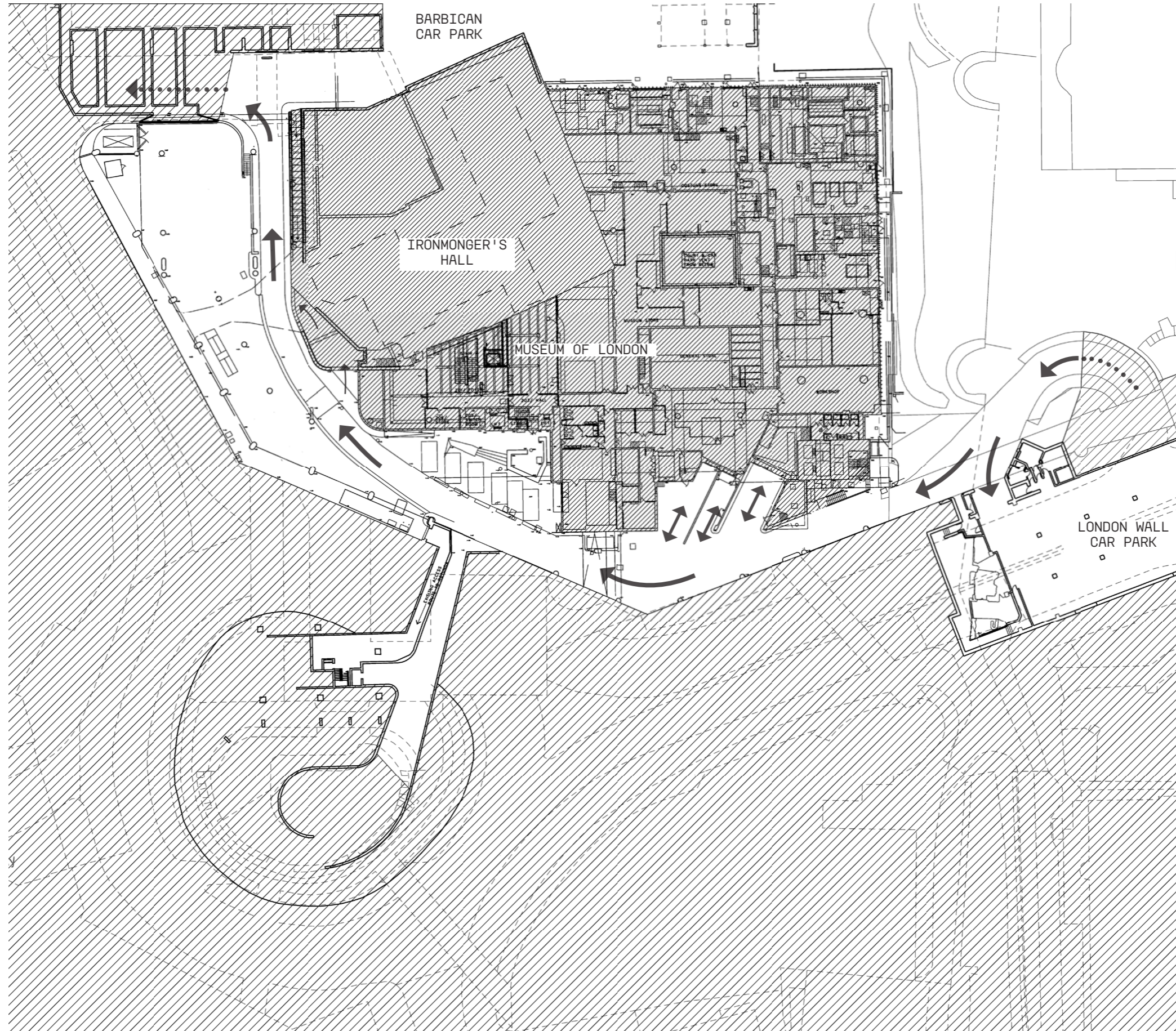
- The existing Museum was opened in December 1976
- The Museum of London is moving to Smithfield Market to expand the capacity and to make the museum more accessible

Existing buildings include;

- Museum and associated ancillary spaces
- Seventeen storey office tower
- Below ground servicing area

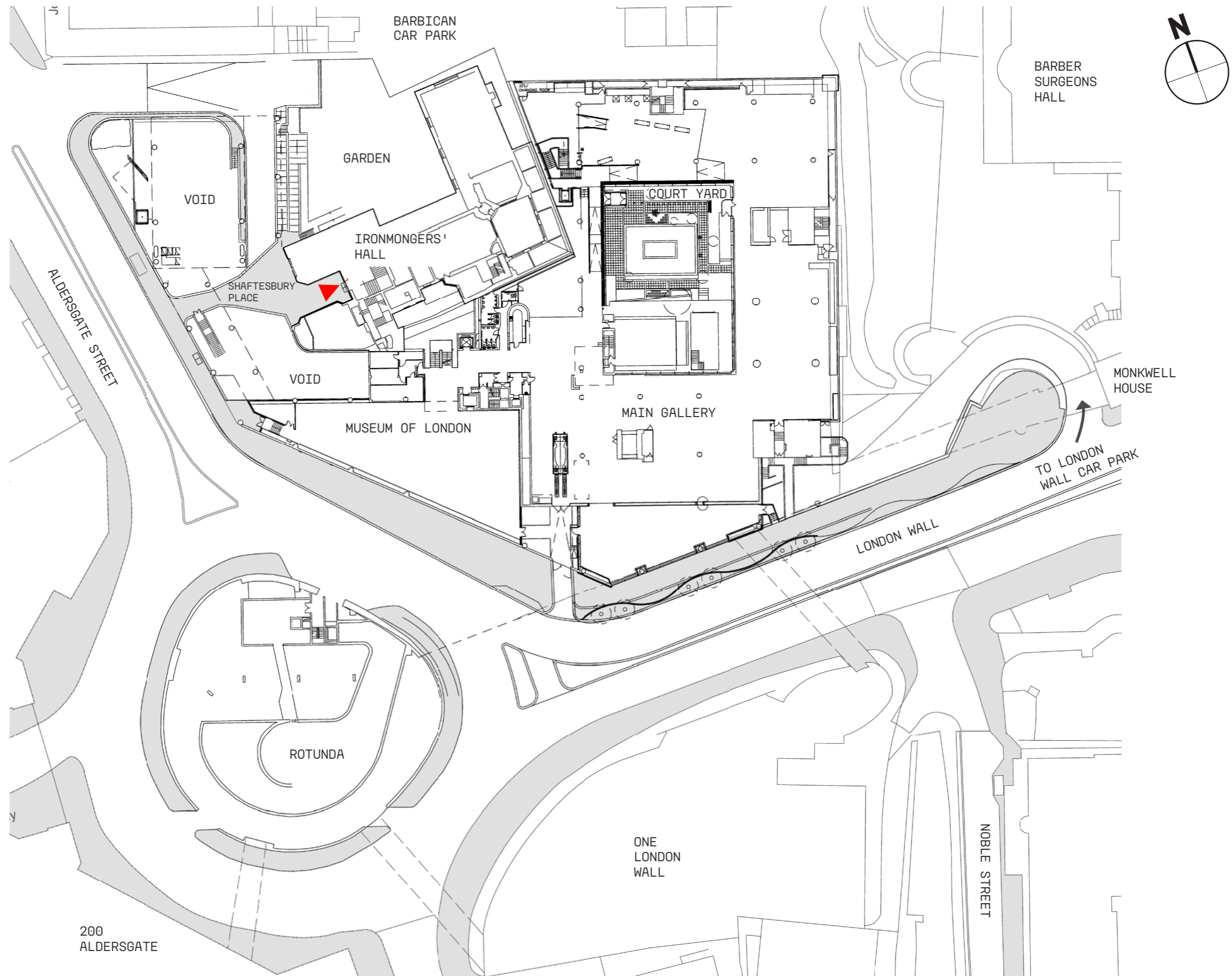


# EXISTING BUILDINGS - MUSEUM OF LONDON & BASTION HOUSE



Museum of London; Lower Ground Floor Level Plan  
Ref: City Surveyor's Department, Drawing 4-C-32244-01 Low Level 03 (Dated Sep 2010)

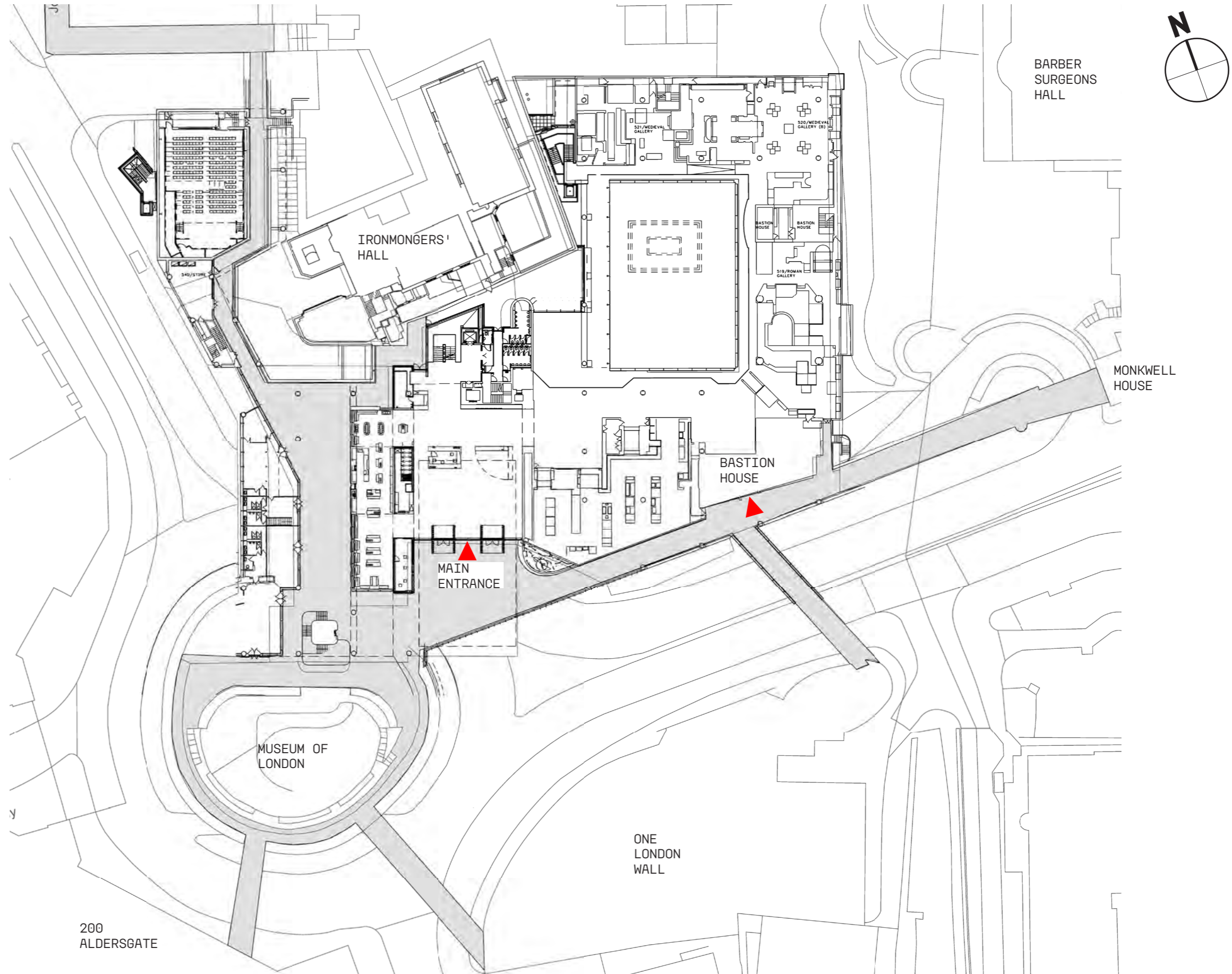
# EXISTING BUILDINGS - MUSEUM OF LONDON & BASTION HOUSE



Museum of London; Ground Floor Plan  
Ref: City Surveyor's Department, Drawing 4-C-32245-01 Lower Level 2 (Dated Sep 2010)

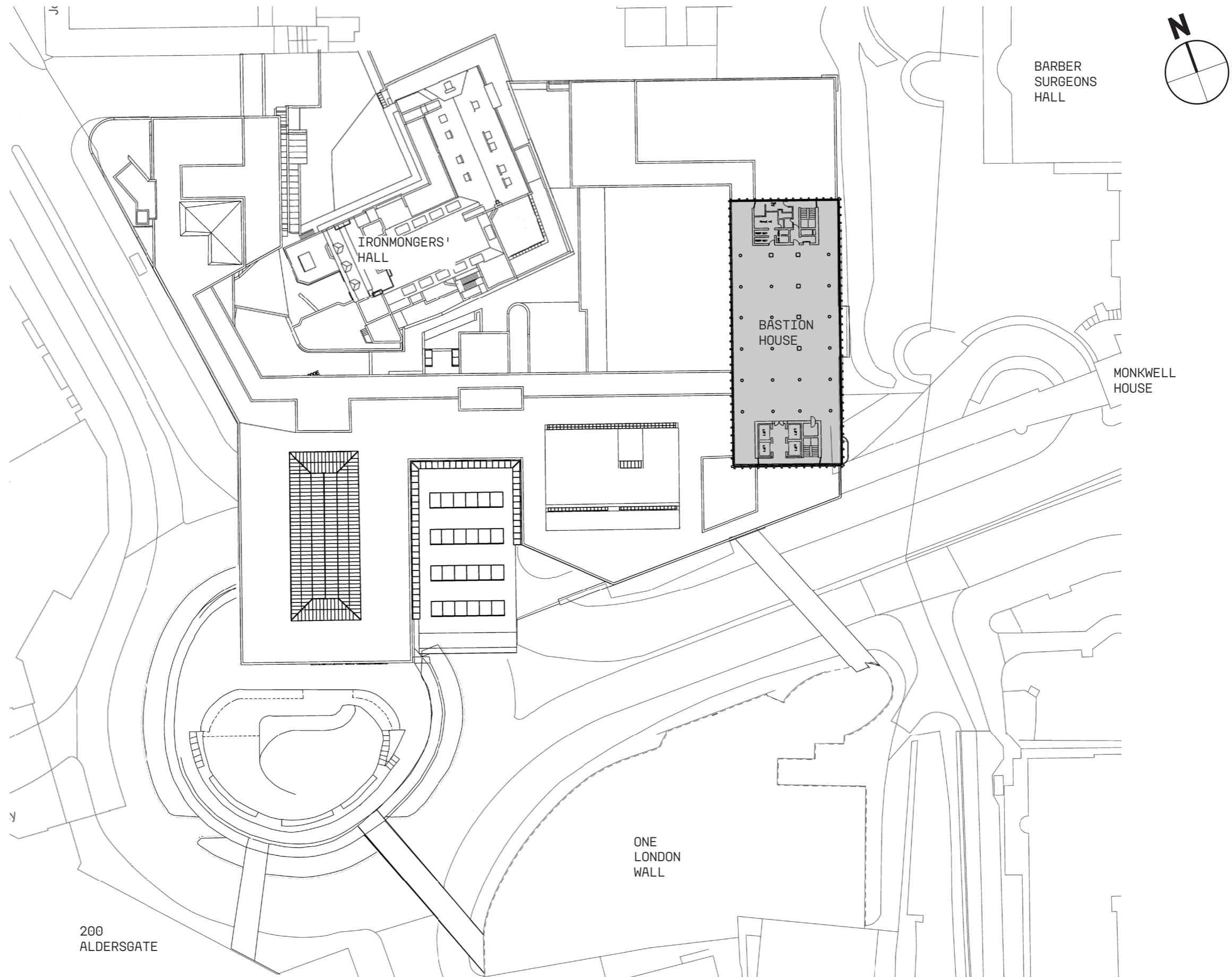


# EXISTING BUILDINGS - MUSEUM OF LONDON & BASTION HOUSE



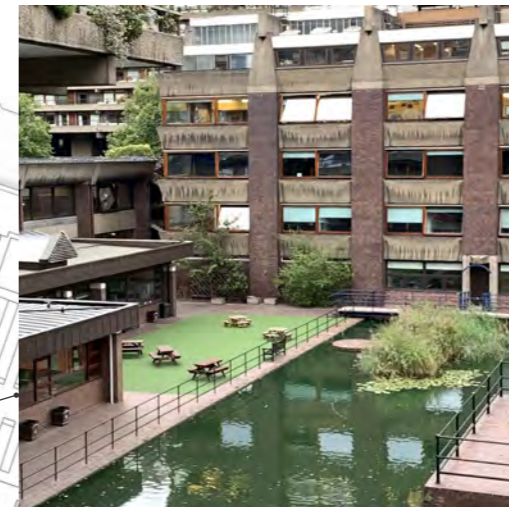
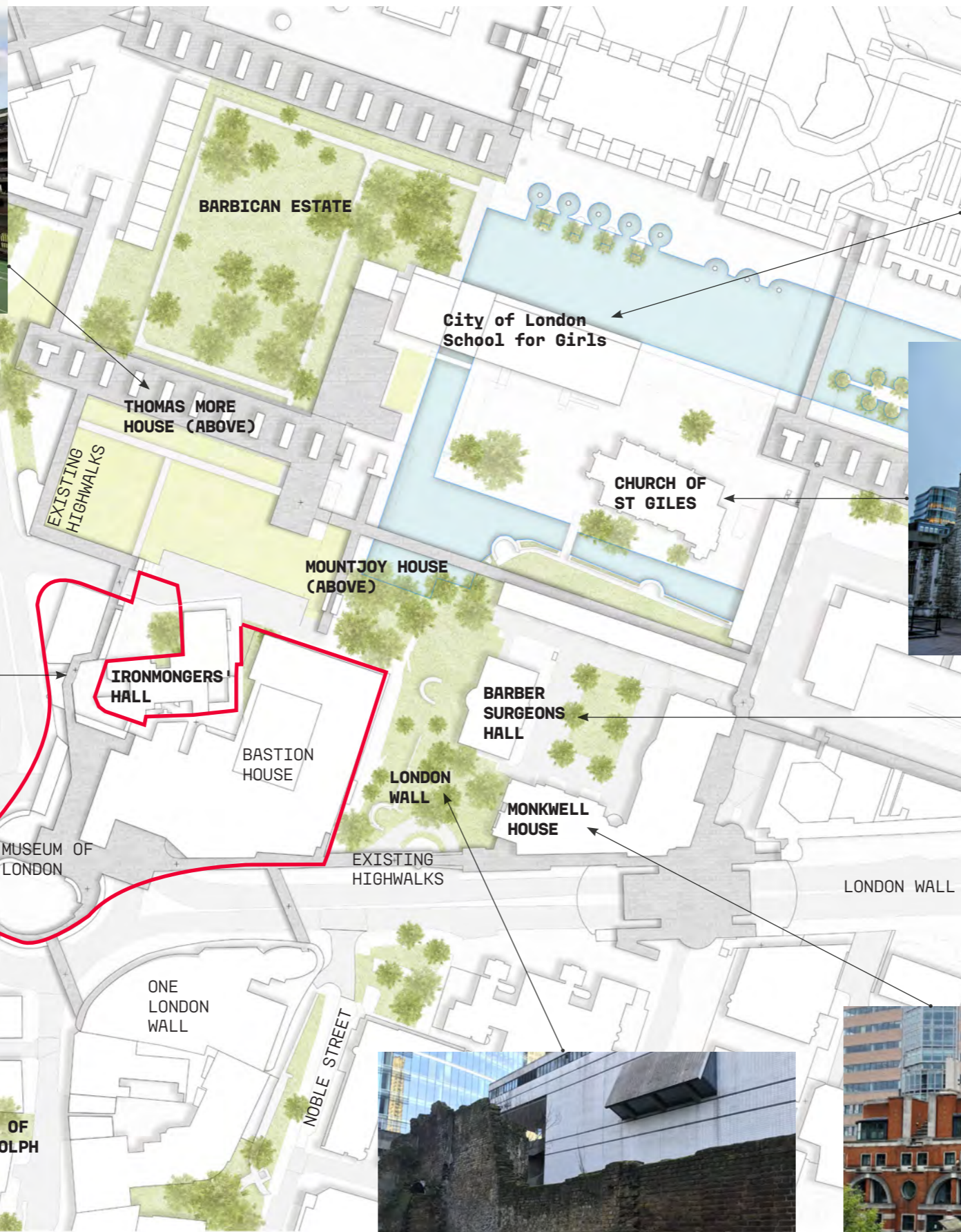
Museum of London; Upper Ground Floor Plan  
Ref: City Surveyor's Department, Drawing 4-C-32247-01 Entrance Level (Dated Sep 2010)

# EXISTING BUILDINGS - MUSEUM OF LONDON & BASTION HOUSE

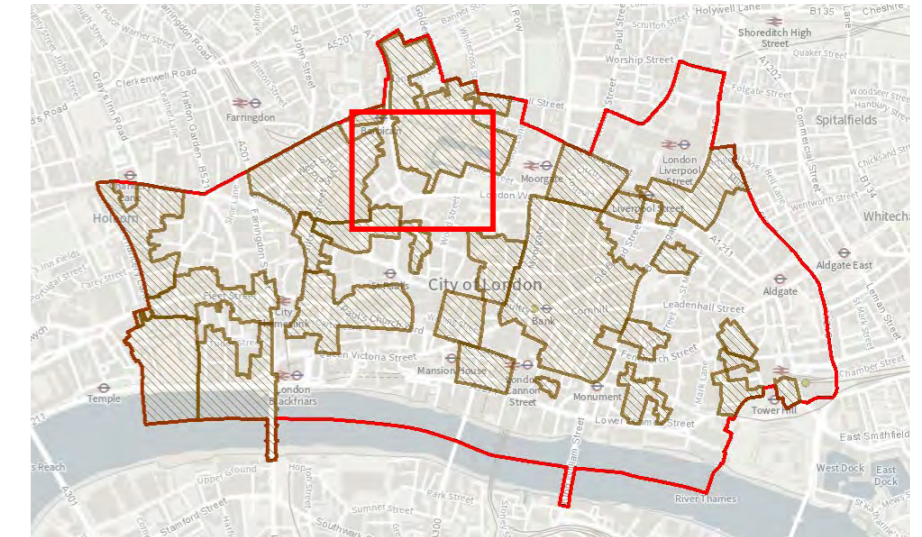
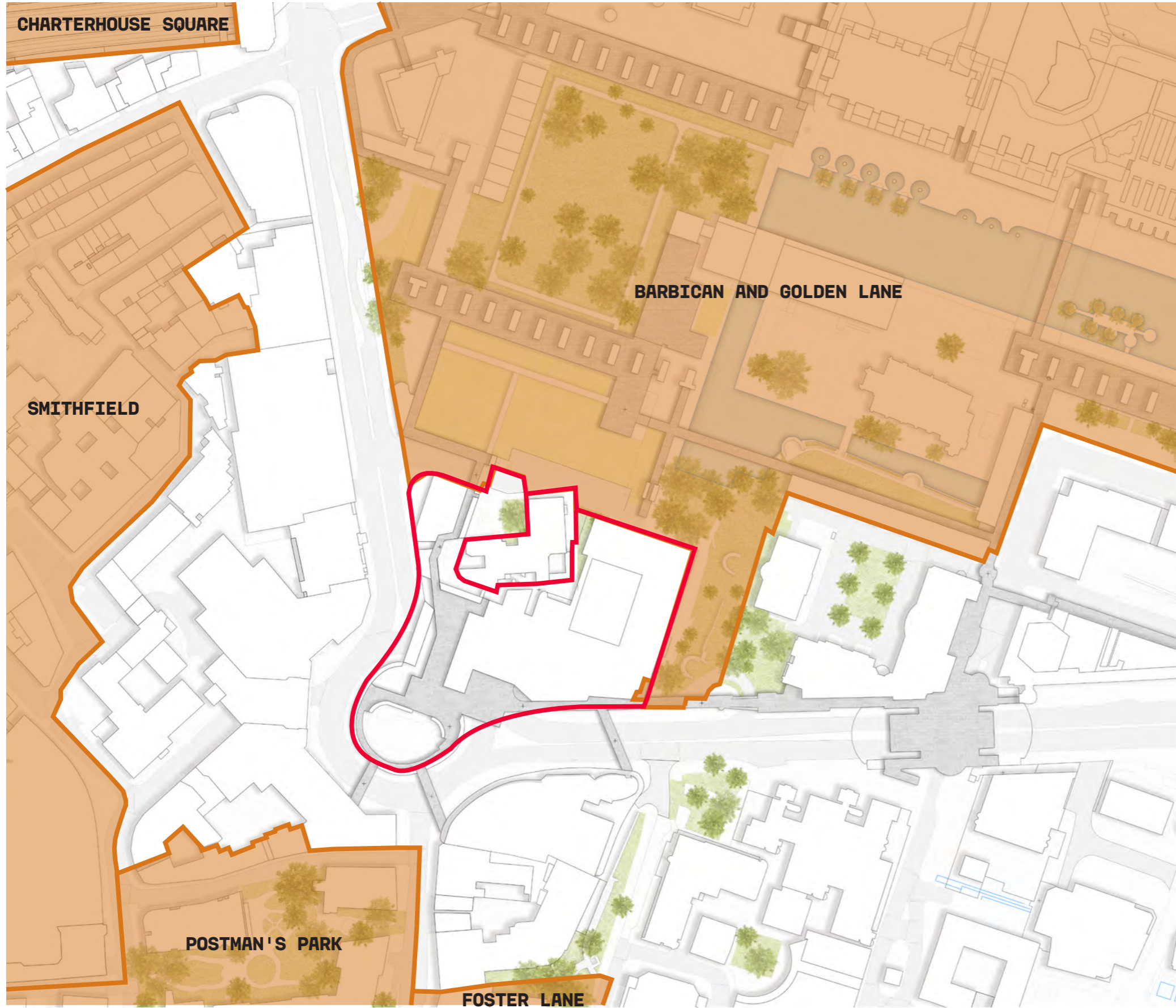


Bastion House; Typical Office Floor Plan  
Ref: City Surveyor's Department, Drawing 4-C-3693 Proposed Typical Floor Layout (Dated July 1995)

# SENSITIVE NEIGHBOURS



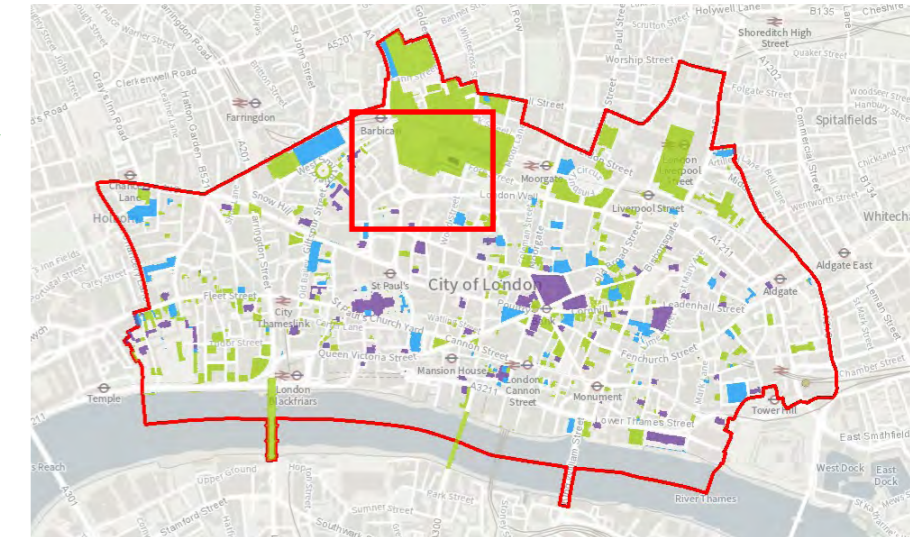
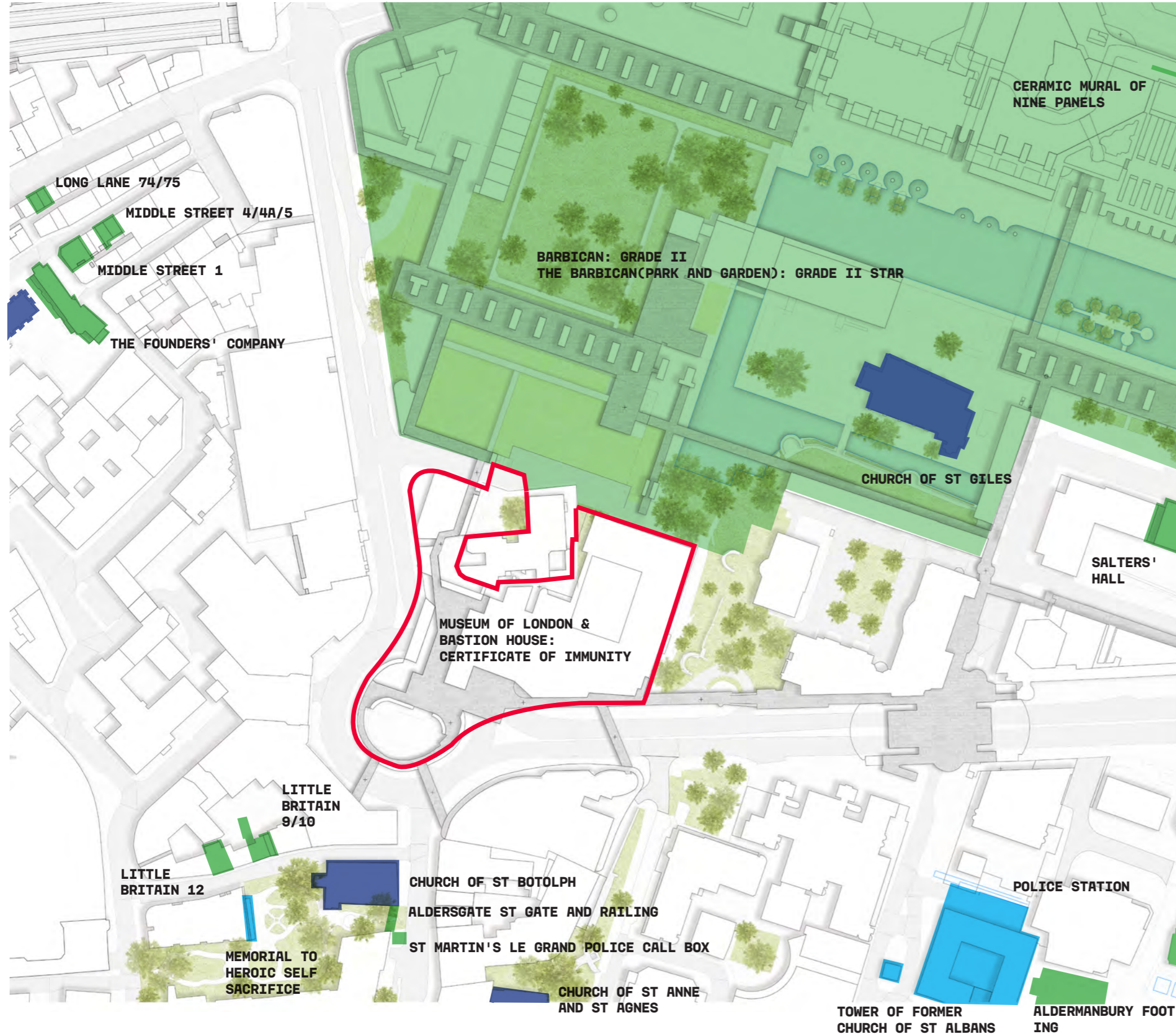
# CONSERVATION AREAS






Conservation Areas in City of London

 SITE     CONSERVATION AREAS

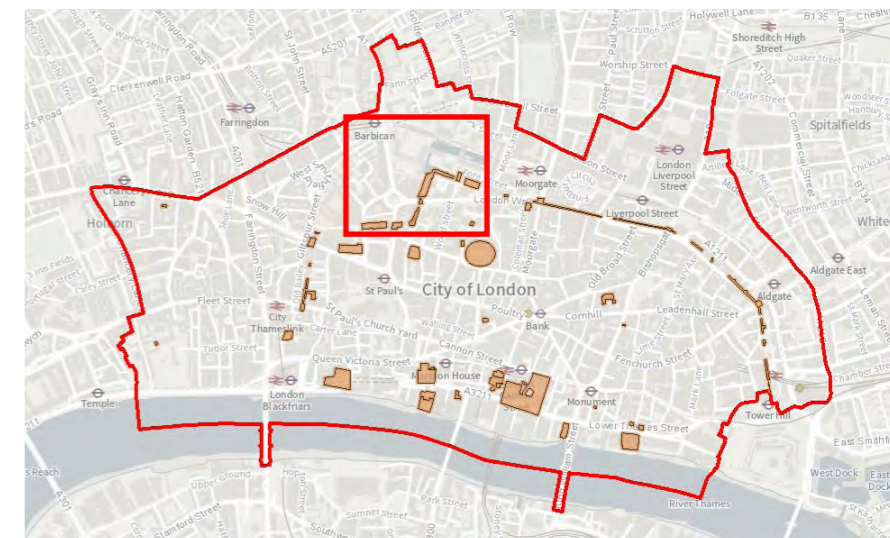
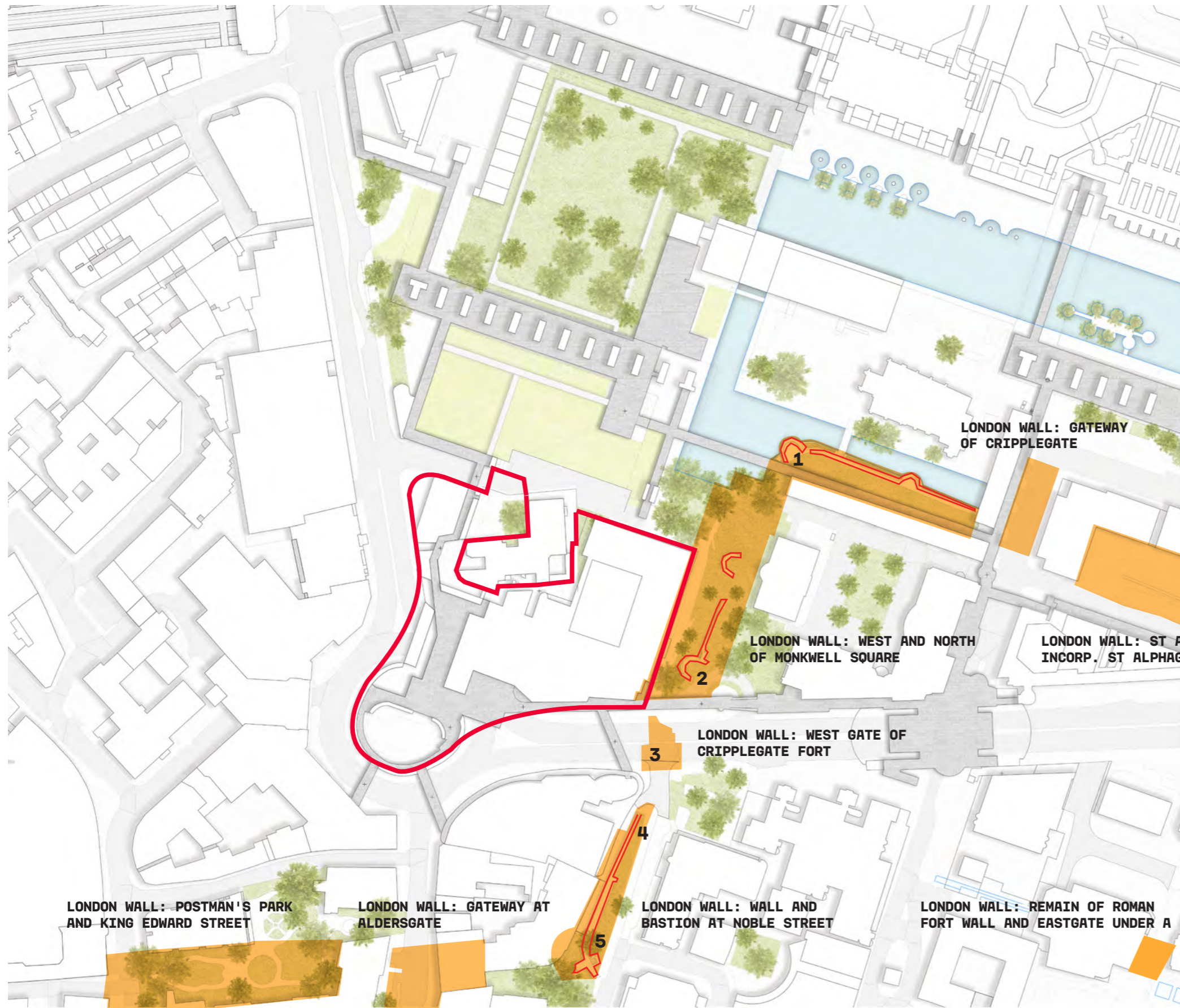
# LISTED BUILDINGS AND REGISTERED PARKS AND GARDENS



Listed Buildings in City of London

|   |         |   |               |
|---|---------|---|---------------|
|  | GRADE I |  | GRADE II      |
|  | SITE    |  | GRADE II STAR |

# SCHEDULED ANCIENT MONUMENTS



Scheduled Ancient Monuments in City of London

- SCHEDULED ANCIENT MONUMENTS
- SITE

# SCHEDULED ANCIENT MONUMENTS



2



2



1



3

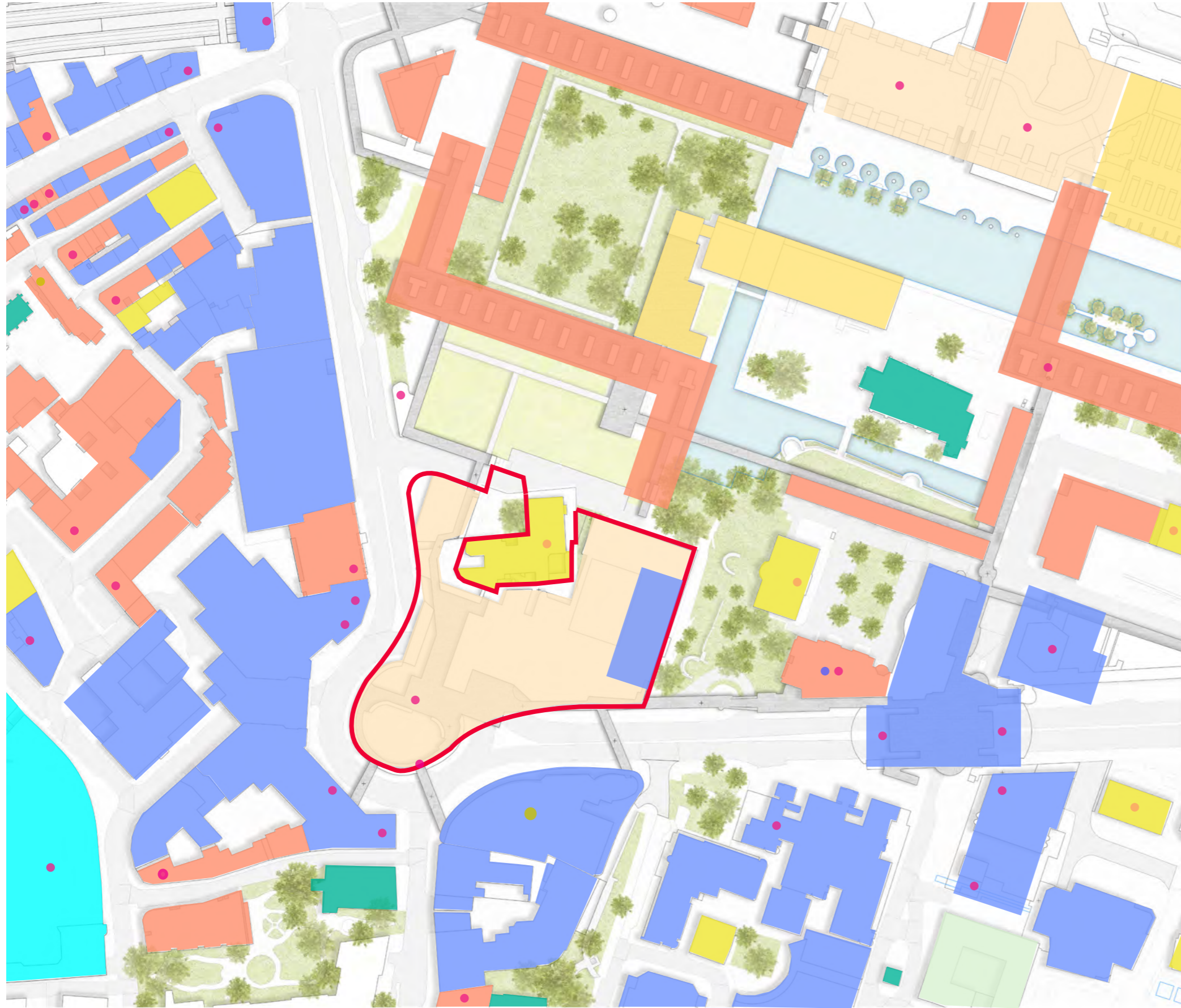





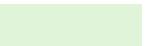






4



5

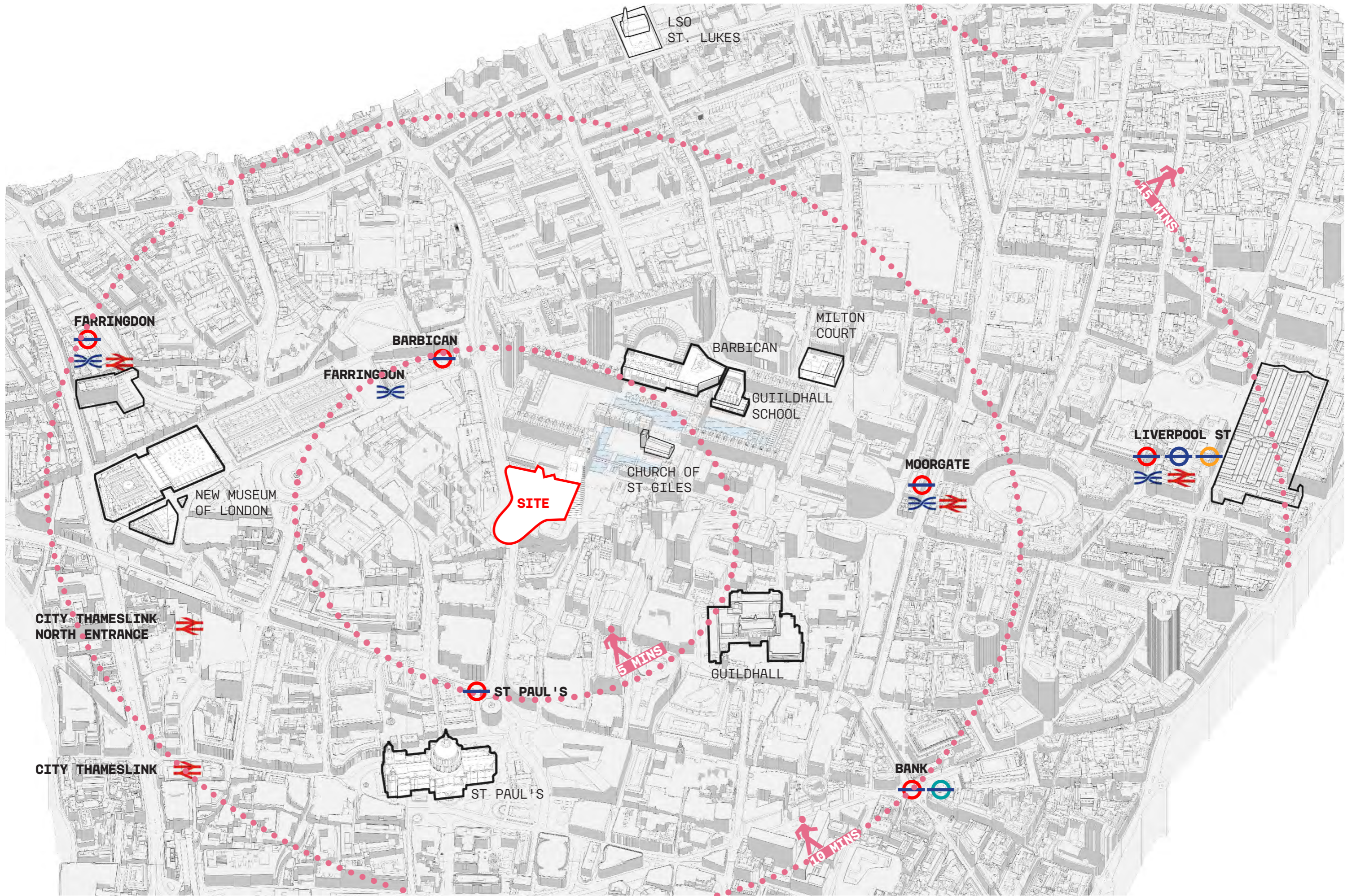
# BUILDING USES



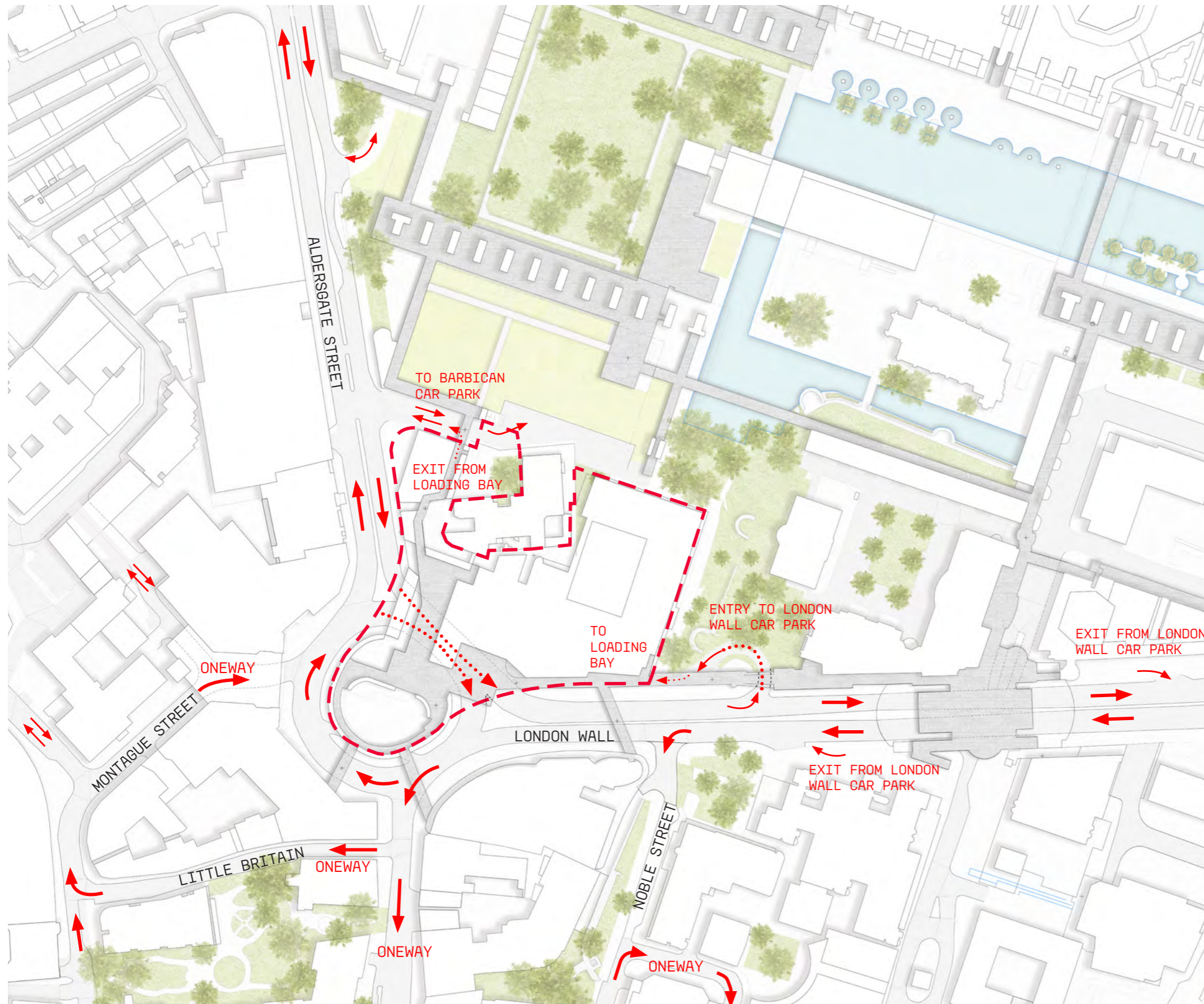
|   |             |   |                               |
|---|-------------|---|-------------------------------|
|  | HOSPITAL    |  | MUSEUM/ART GALLERY<br>THEATRE |
|  | CHURCH      |  | POLICE OFFICE                 |
|  | OFFICE      |  | SCHOOL / UNIVERSITY           |
|  | RESIDENTIAL |  | LIVERY HALL                   |
|  | SITE        |  | RETAIL/RESTAURANT/<br>PUB     |



# TRANSPORT & ACCESS



# TRANSPORT & ACCESS - ROADWAY



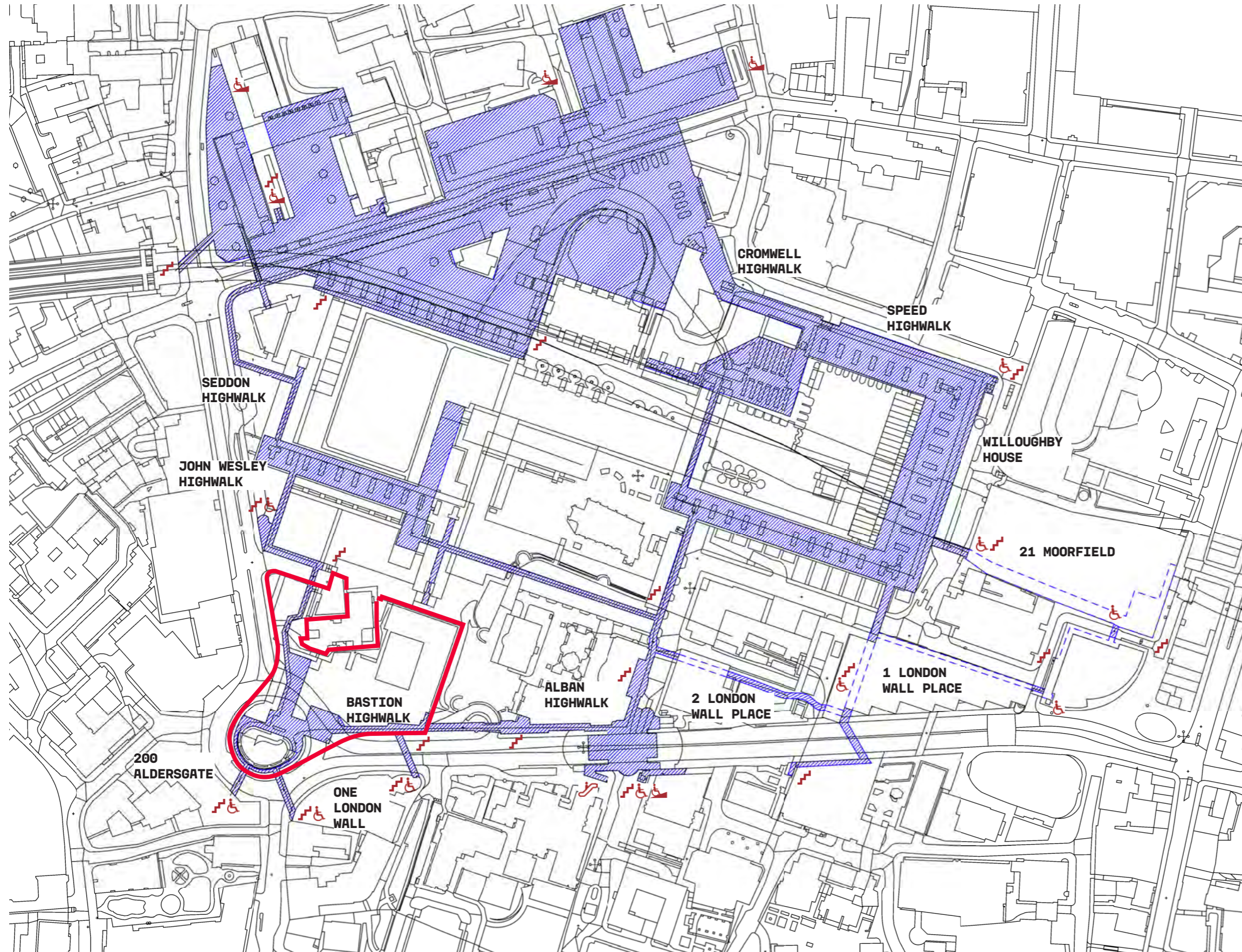
Street view: North of Aldersgate Street



Street view: South of Aldersgate Street/St Martin's Le Grand



# TRANSPORT & ACCESS - HIGHWALK



HIGHWALK AT THOMAS MORE/MOUNTJOY HOUSE



TRUNCATED HIGHWALK AT MOUNTJOY HOUSE

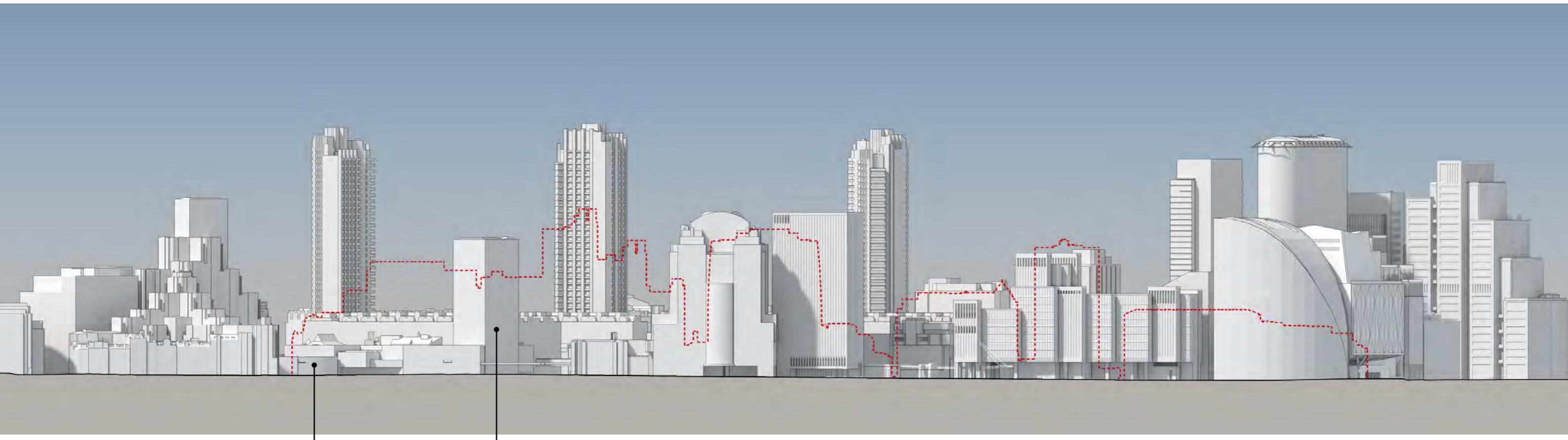


BARBICAN PEDESTRIAN MAP SIGNAGE



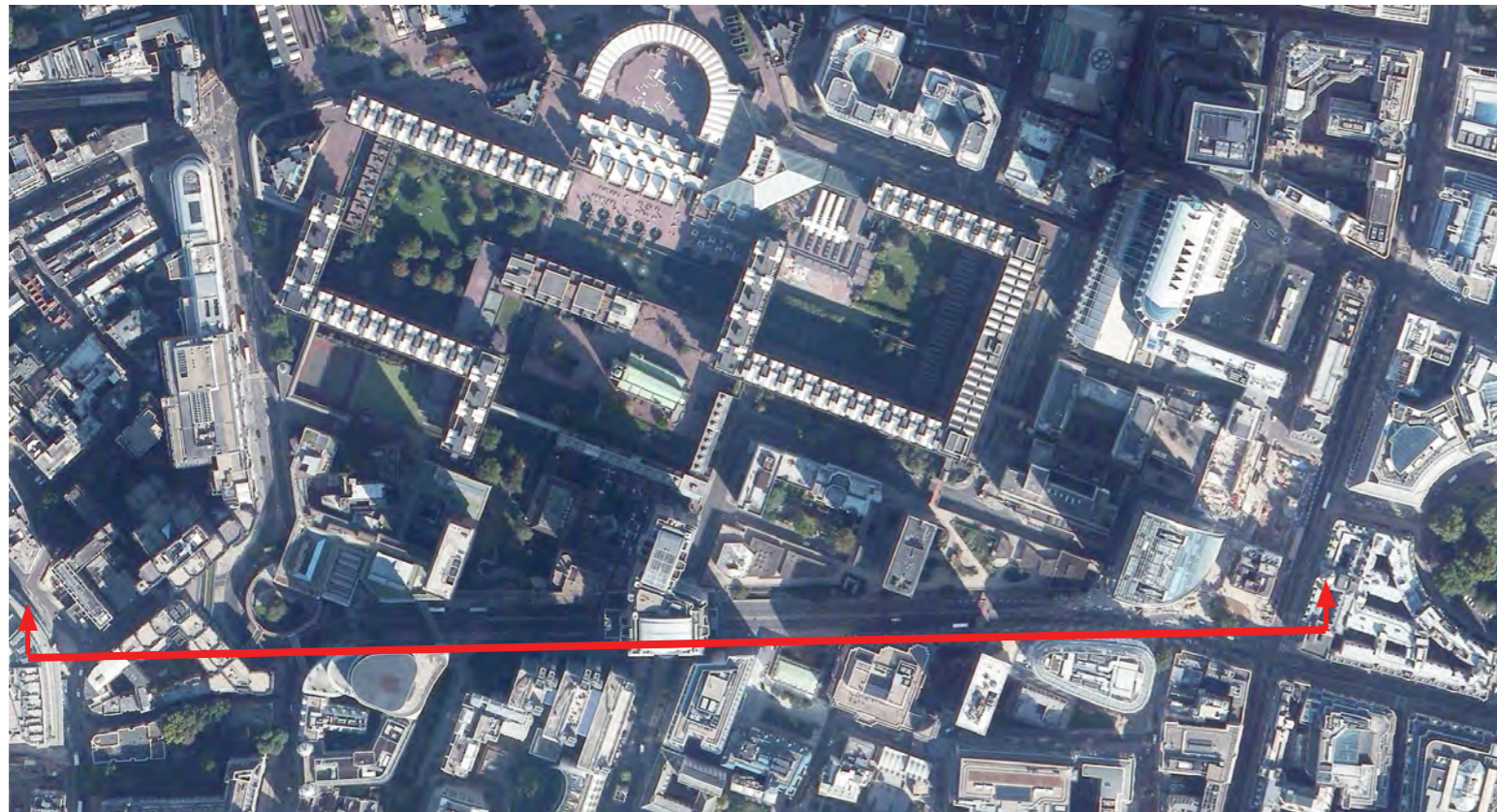
# ENVIRONMENTAL CONTEXT - GREEN SPACE





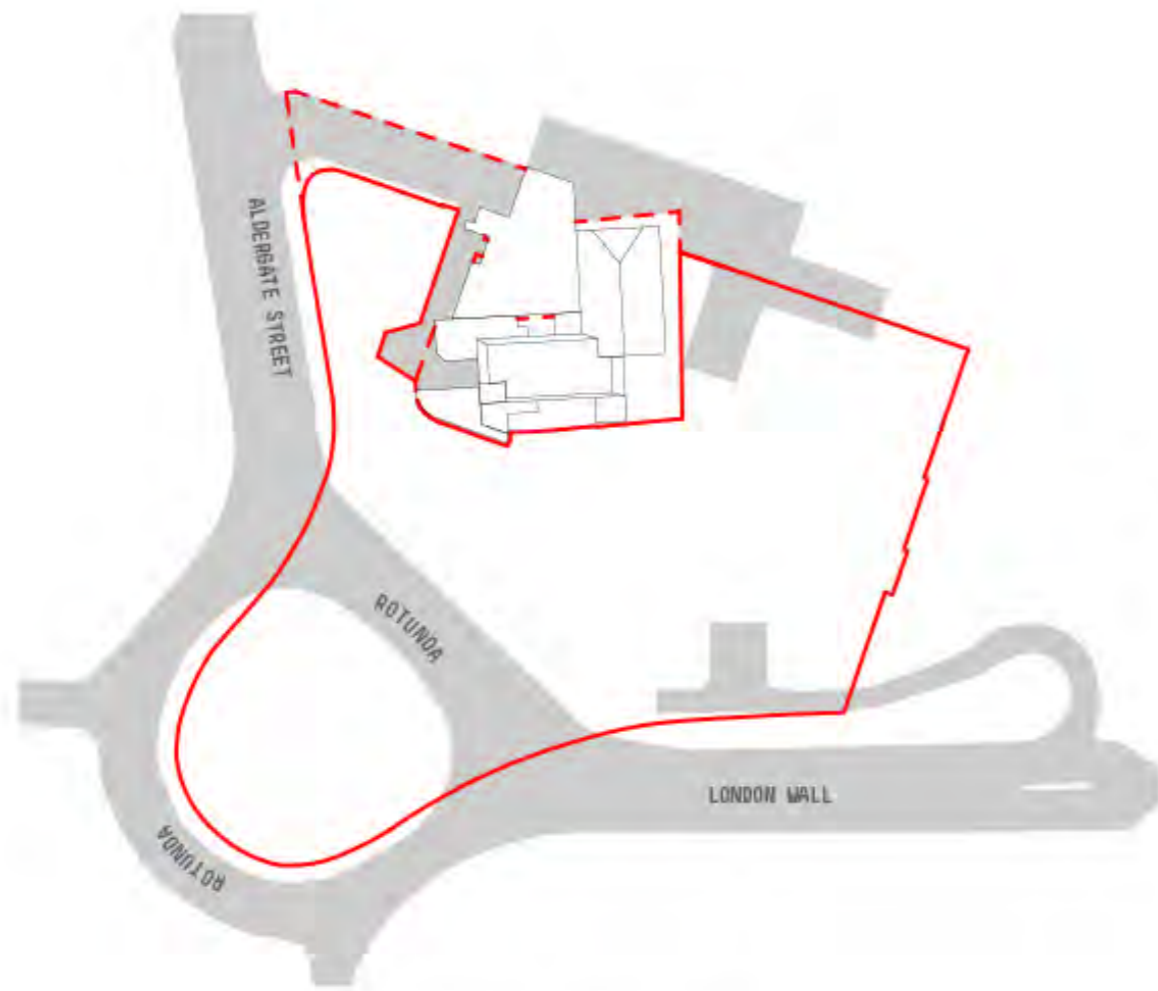
MUSEUM OF LONDON

BASTION HOUSE



# BUILDING SCALE LONDON WALL ELEVATION

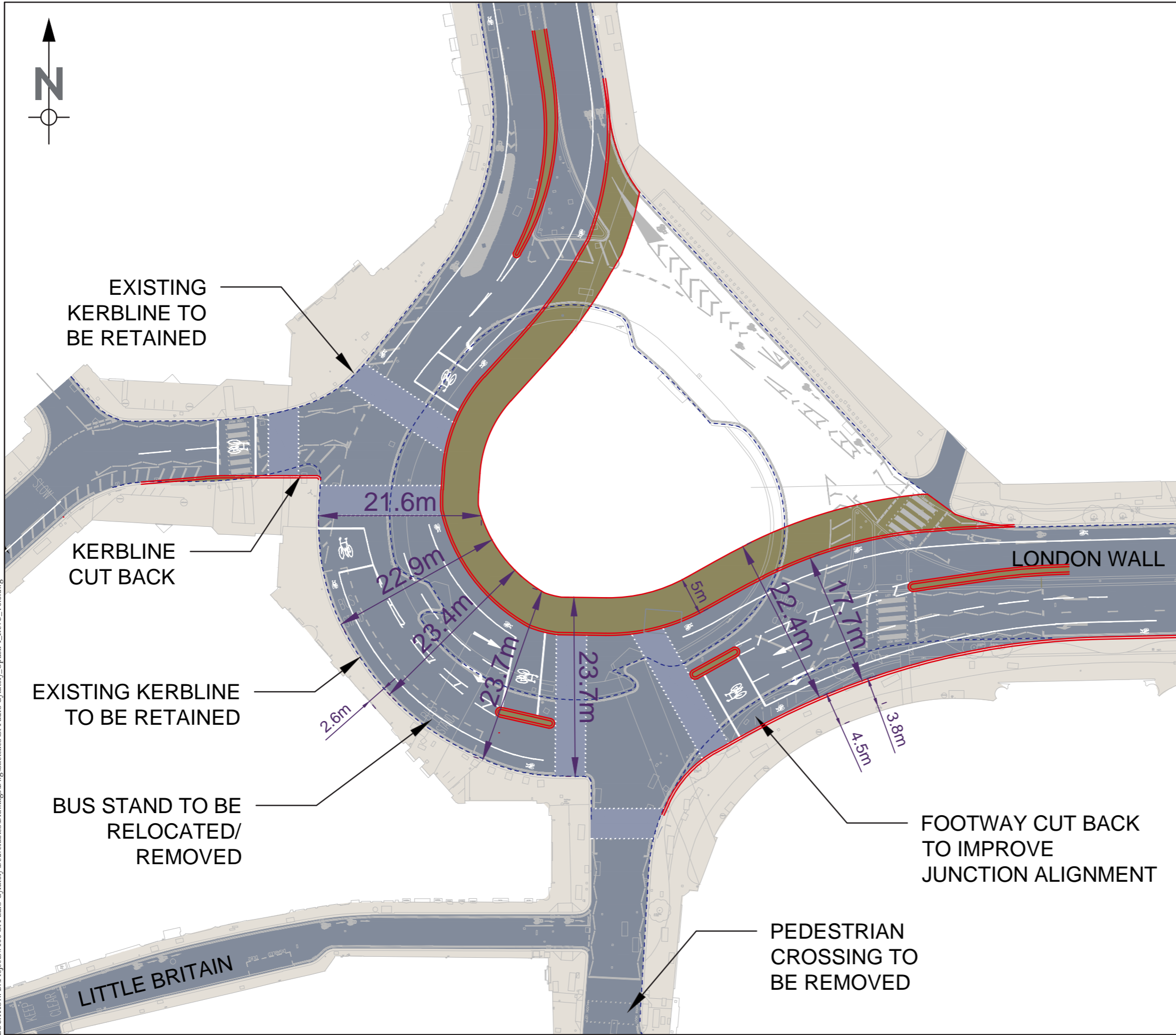
# THE PROPOSAL



EXISTING ROADS



ROAD REALIGNMENT



NOTES:

This scheme drawing has been developed as a design concept for the purposes of option testing and therefore does not represent a final design for construction.

THIS DRAWING IS ONLY APPLICABLE TO THE PROJECT STATED BELOW.  
THIS DRAWING IS ONLY TO BE USED AT THE SIZE AND SCALE STATED BELOW.  
ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER NAMED BELOW.

KEY

- CARRIAGEWAY
- EXISTING FOOTWAY
- NEW FOOTWAY
- EXISTING KERBLINE TO BE MOVED
- PROPOSED KERBLINE

| REV | DATE   | DRAWN | REV'D | APP'D | NOTES                      |
|-----|--------|-------|-------|-------|----------------------------|
| B   | MAY 21 | CA    |       |       | IMPROVE JUNCTION ALIGNMENT |
| C   | JUN 21 | KM    |       |       | CYCLE LANES ADDED          |

DRAWING STATUS

# DRAFT

**NORMAN ROURKE PRYME**

London  
57 Webber Street,  
London, SE1 0RF  
+44 (0)207 654 7280

Bristol  
4 Colston Avenue,  
Bristol, BS1 4ST  
+44 (0)117 387 8910  
[www.nrppltd.com](http://www.nrppltd.com)

CLIENT  
CITY OF LONDON

PROJECT  
ST PAUL'S GYRATORY

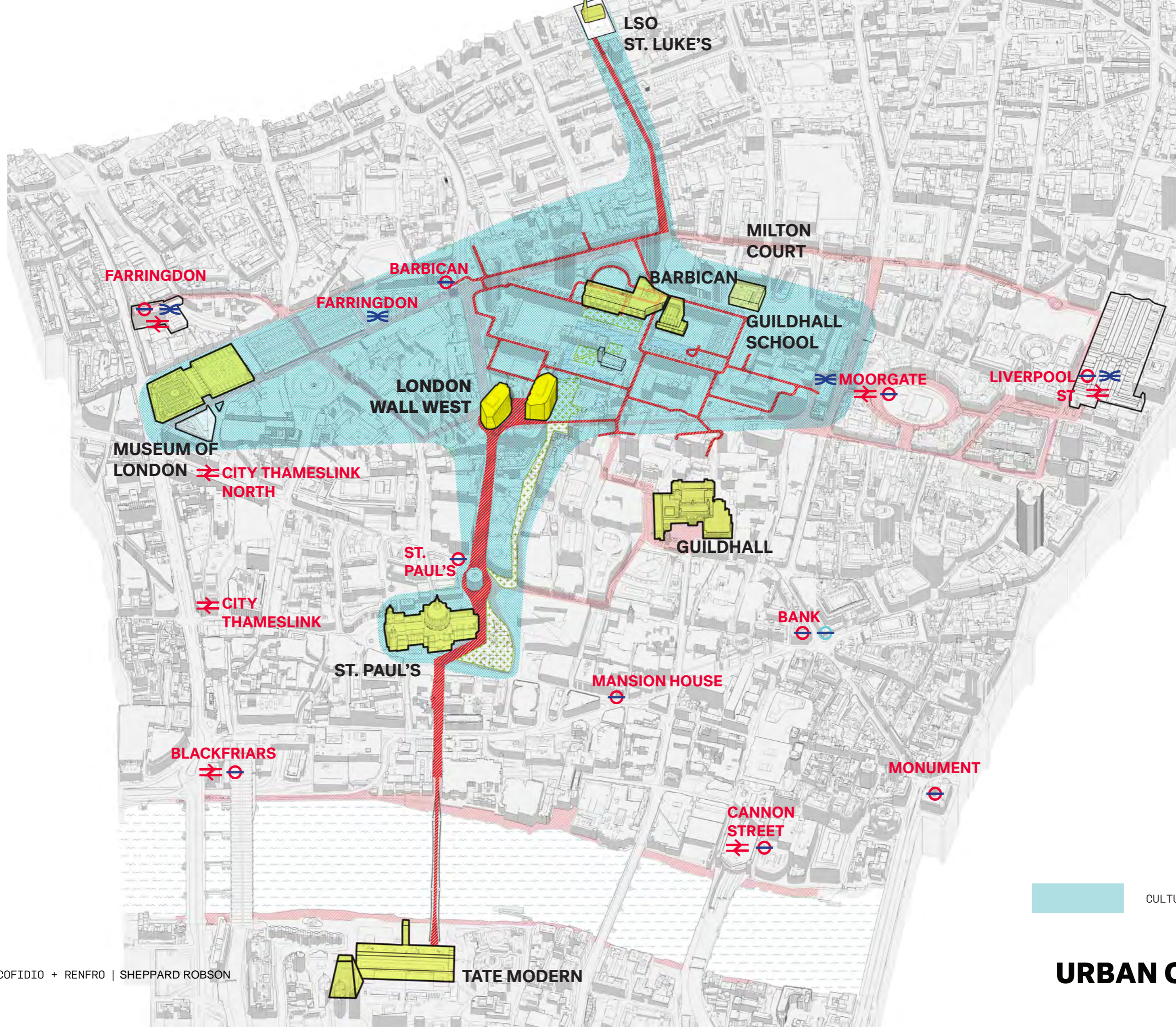
| DRAWN | DESIGNED | REVIEWED | DATE   | APPROVED | DATE   |
|-------|----------|----------|--------|----------|--------|
| CA    | CA       |          | MAY 21 |          | MAY 21 |

TITLE  
ROTUNDA - OPTION A1

| SCALE    | DRAWING No  | REV |
|----------|-------------|-----|
| 1:500@A3 | 7156/OS/XXX | C   |

LOGIN NAME: KERELLOS MISHRIKI  
 LOCATION: B:\Projects\7156 St Paul's Gyratory\Deliverables\Drawings\DWG\Sketches\St Paul's Gyratory\_Option 4\_RevC\_V0.3.dwg





FARRINGTON

BARBICAN

BARBICAN

MILTON COURT

GUILDHALL SCHOOL

LONDON WALL WEST

MOORGATE

LIVERPOOL ST

MUSEUM OF LONDON

CITY THAMESLINK NORTH

GUILDHALL

ST. PAUL'S

BANK

CITY THAMESLINK

ST. PAUL'S

MANSION HOUSE

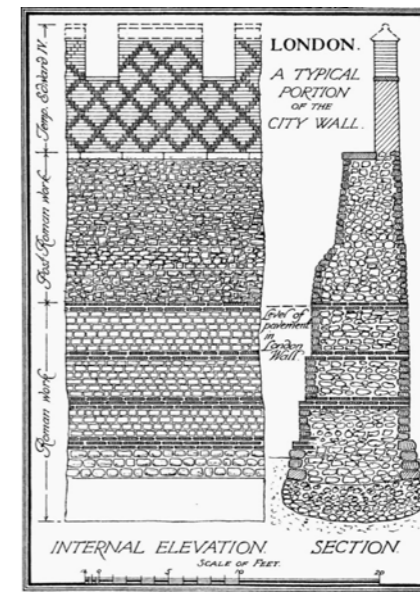
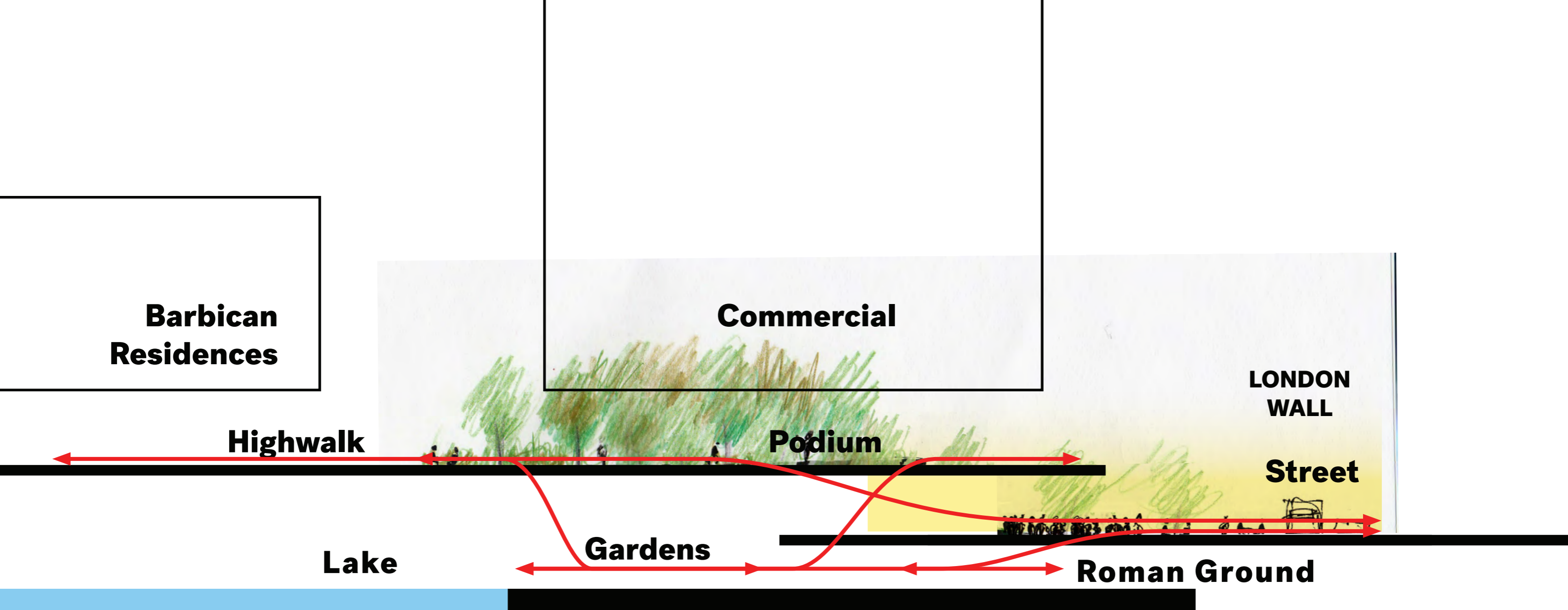
BLACKFRIARS

MONUMENT

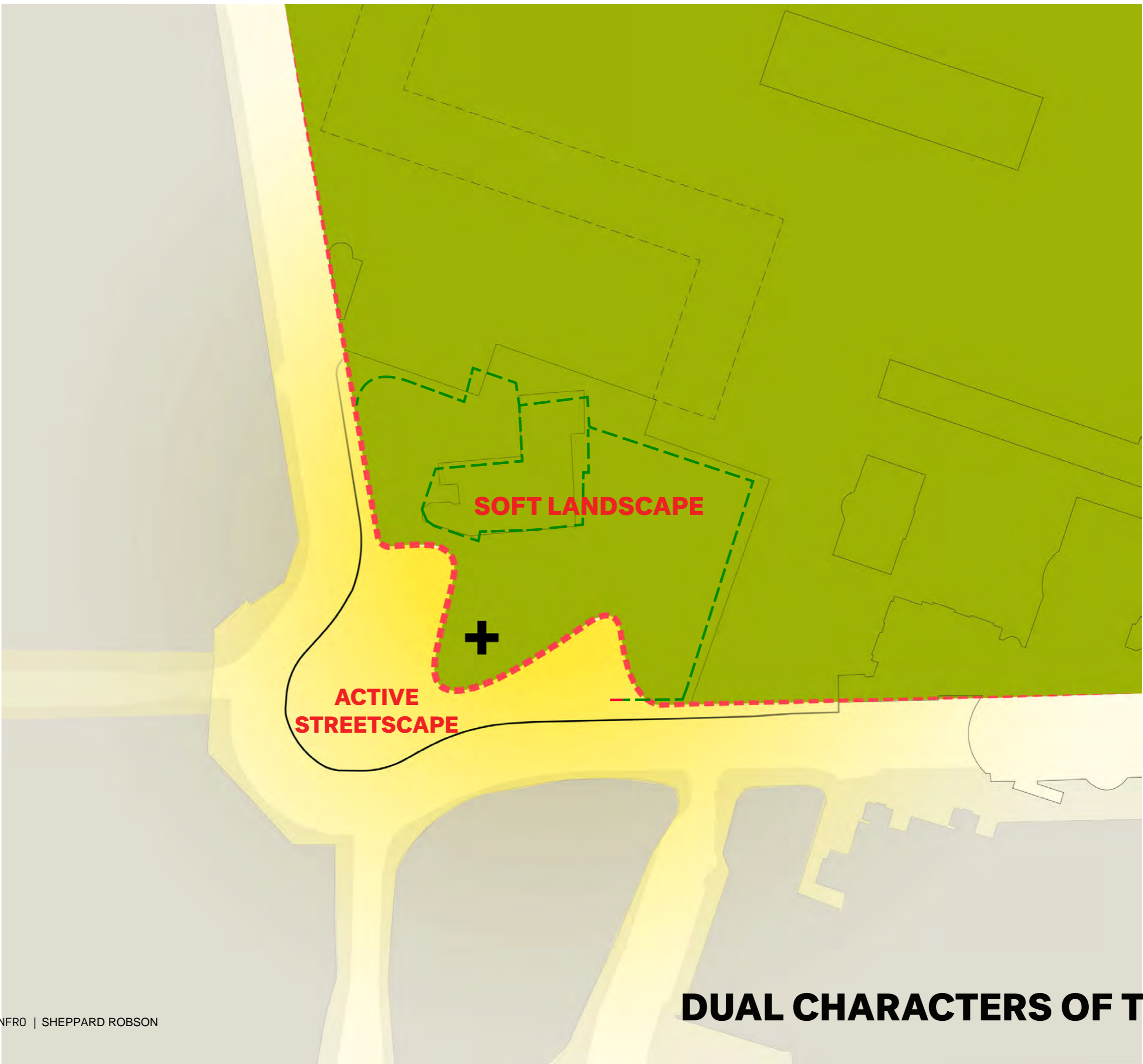
CANNON STREET

TATE MODERN

CULTURE MILE



# LAYERED URBANISM CONNECTING MULTIPLE GROUNDS

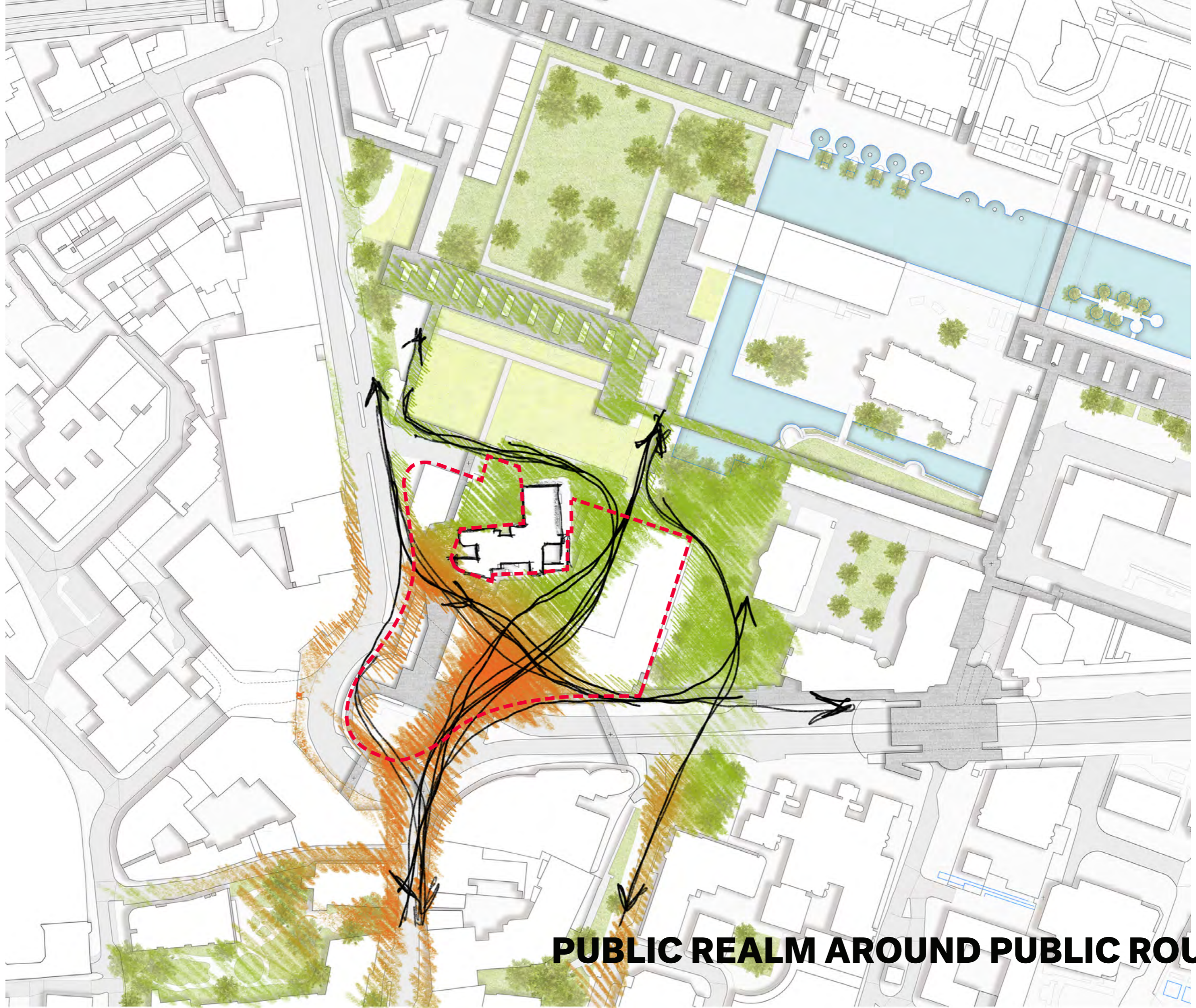


**ACTIVE  
STREETScape**

**SOFT LANDSCAPE**

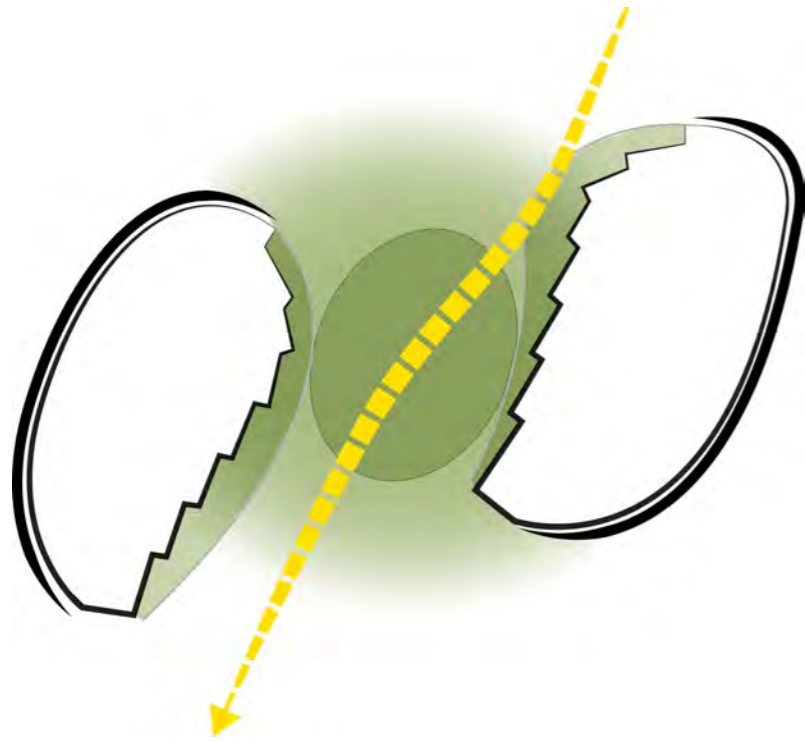


# **DUAL CHARACTERS OF THE SITE**



**PUBLIC REALM AROUND PUBLIC ROUTES**

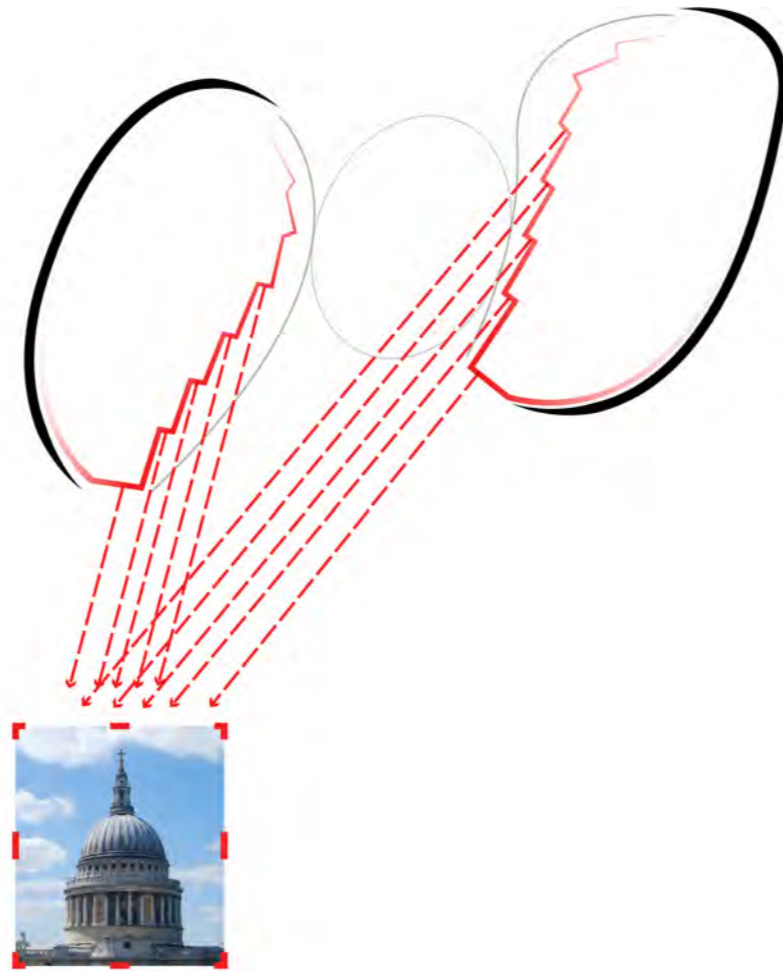
### 1. SHAPING A PUBLIC SPACE, FORMING A GATEWAY



The two main buildings are considered not as autonomous objects, but rather as a framing device for a central gathering and green space at the heart of the Culture Mile, creating a gateway into the Barbican.

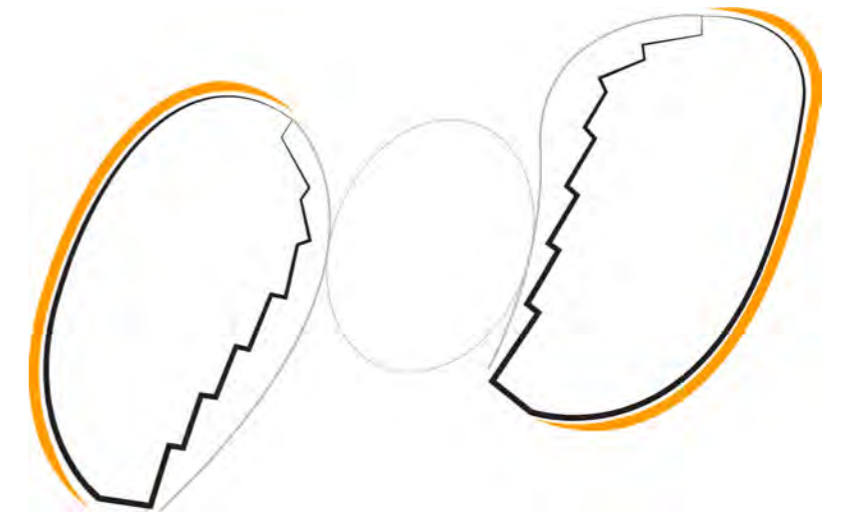


### 2. SCULPTING FACADES IN RESPONSE TO VIEW



The facade facing the public space are formed by maximizing exposures towards the southern skyline with St Paul's in the centre.

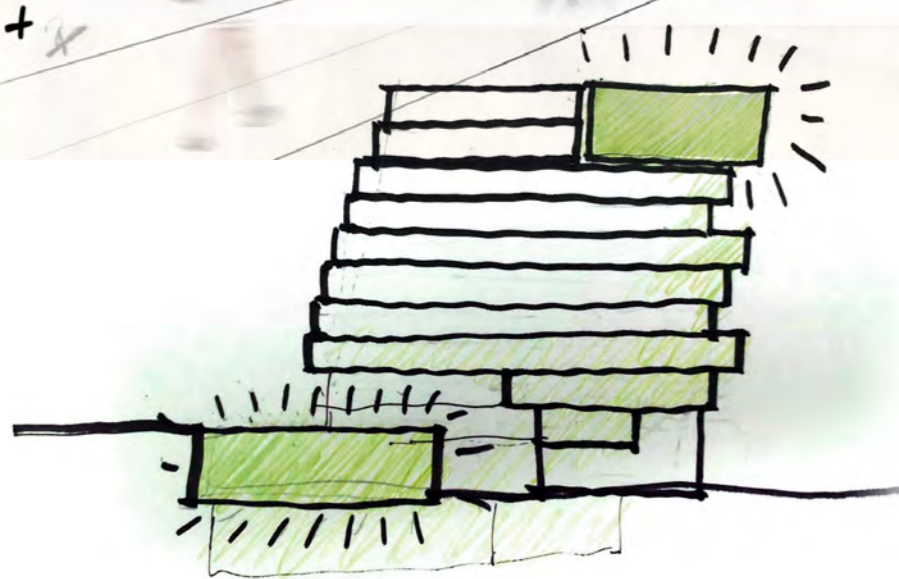
### 3. CREATING A DUAL ASPECT IDENTITY



A husk-like exterior facing the city and adjacent buildings provides a quiet release and contrast from active inner faces of the buildings.







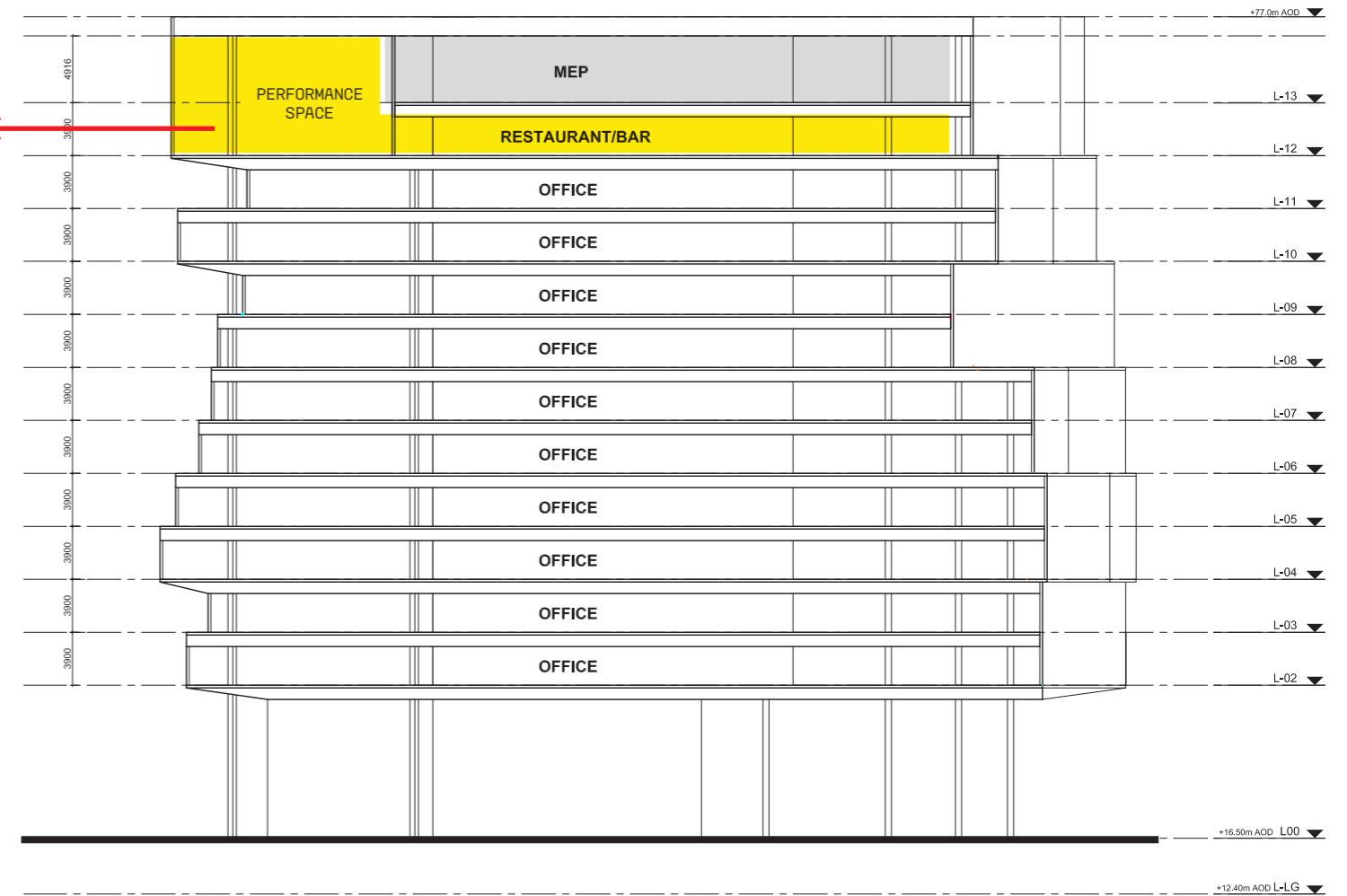
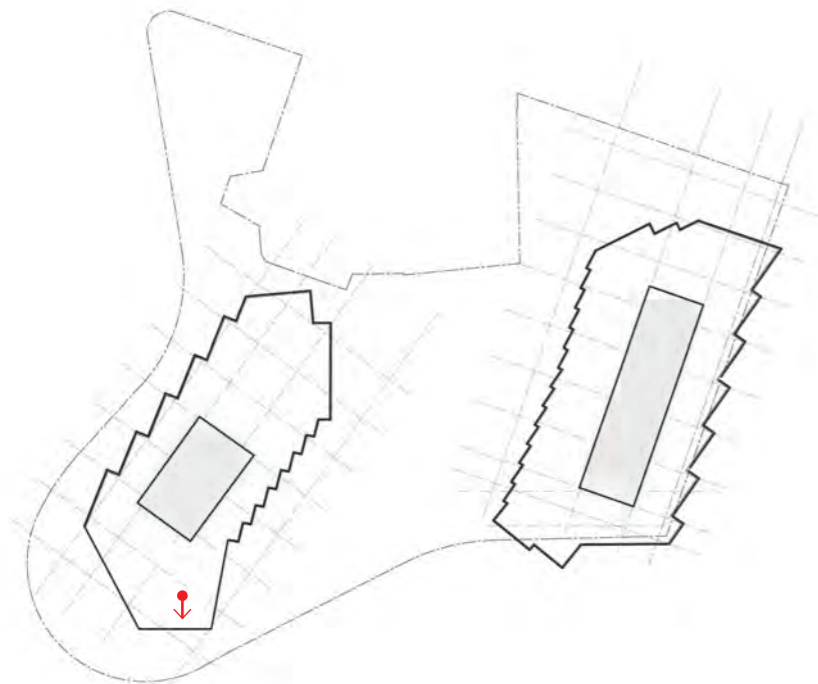
CULTURAL "CAP" DEFINES BUILDING'S IDENTITY FROM AFAR

PUBLIC PODIUM DEFINES EXPERIENCE AT STREET LEVEL



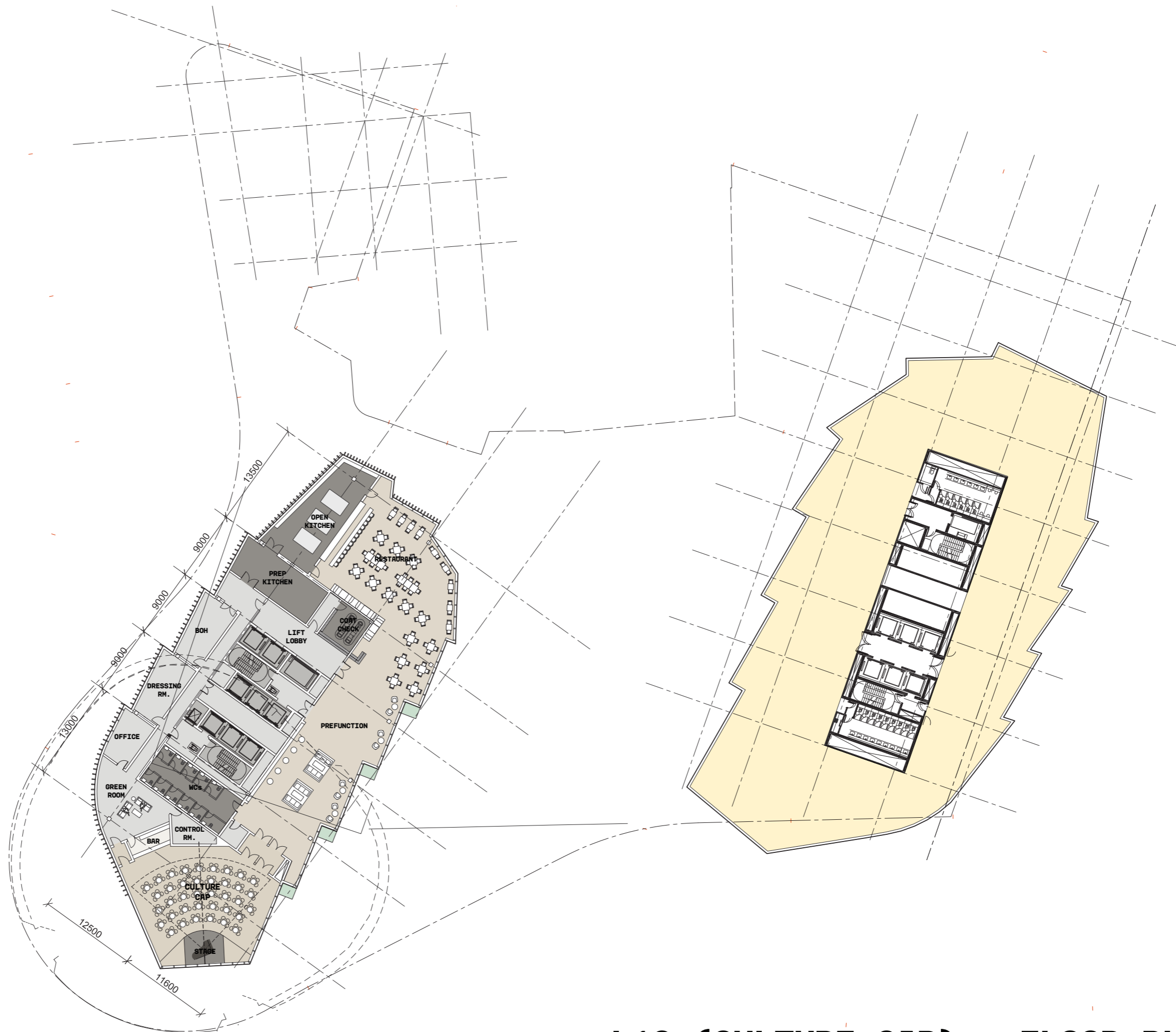


**VIEW FROM PERFORMANCE SPACE**



**VIEW FROM PERFORMANCE SPACE**

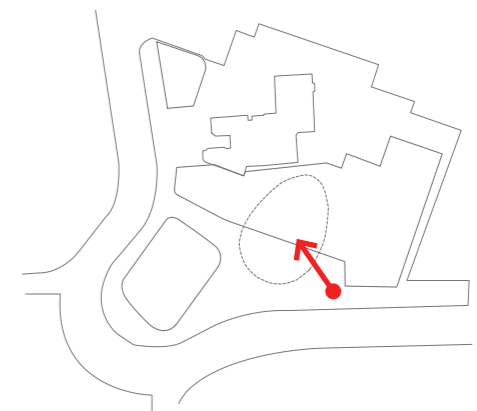


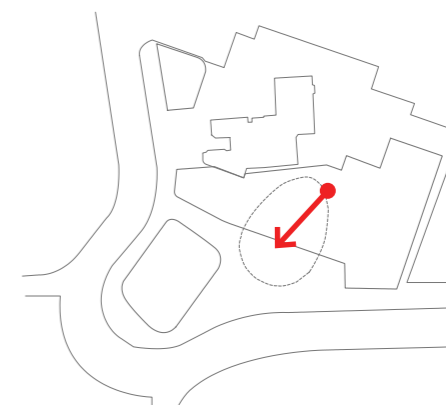


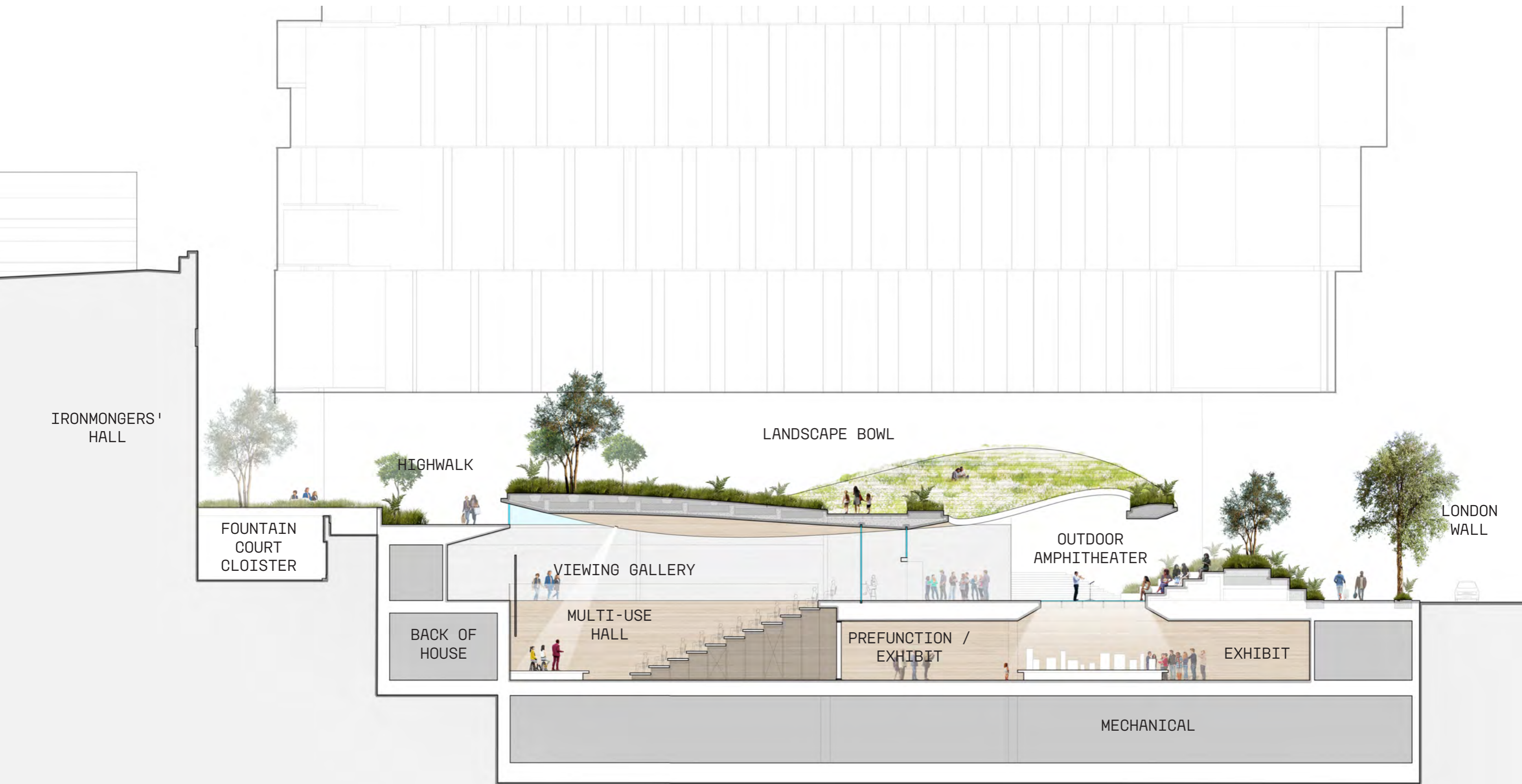
**L12 (CULTURE CAP)**  
1:500

**L12 (CULTURE CAP) - FLOOR PLAN**









**SECTION THROUGH MULTI-USE HALL**



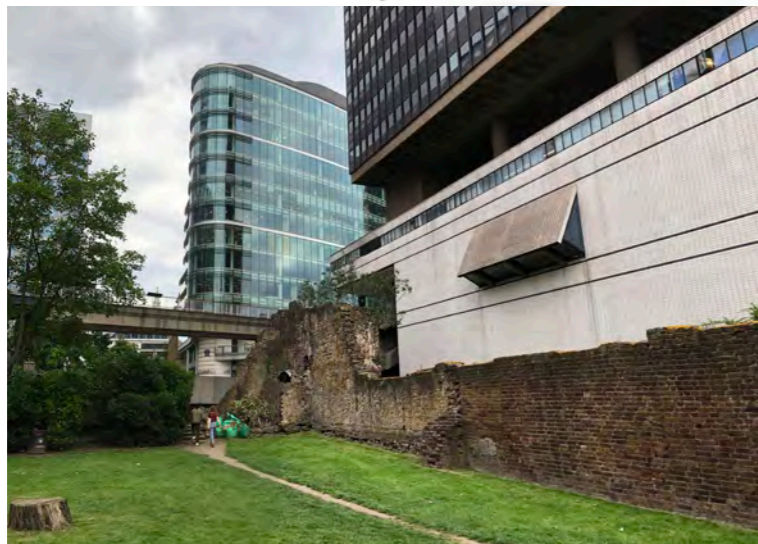
**MULTI-USE HALL**







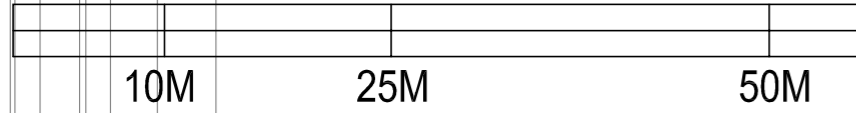
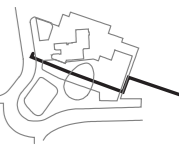




ROMAN GATE RUINS LOOKING SOUTH EAST - PROJECTION ON WALLS



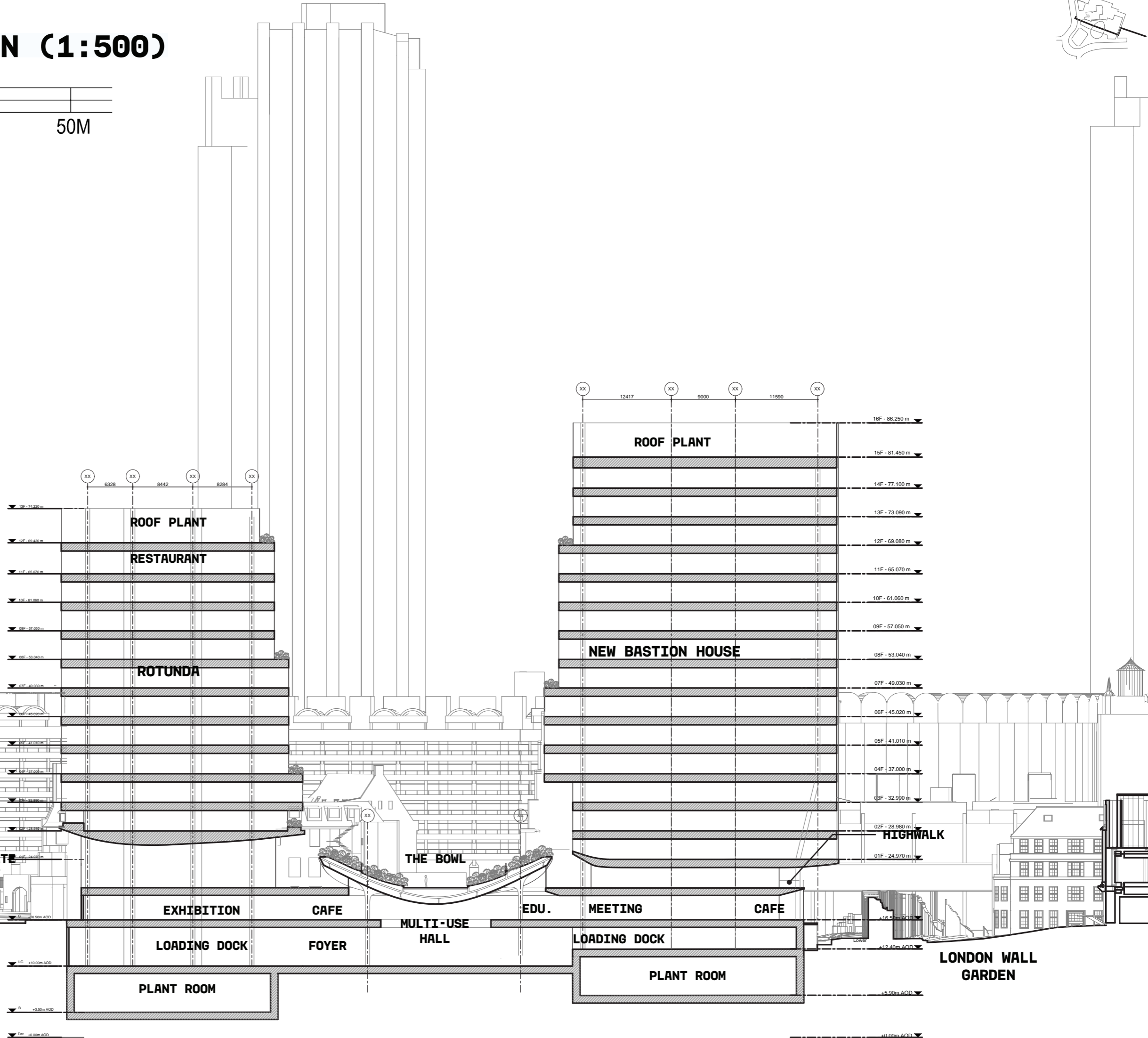
# EAST-WEST SECTION (1:500)



**200  
ALDERSGATE**

**ALDERSGATE  
STREET**

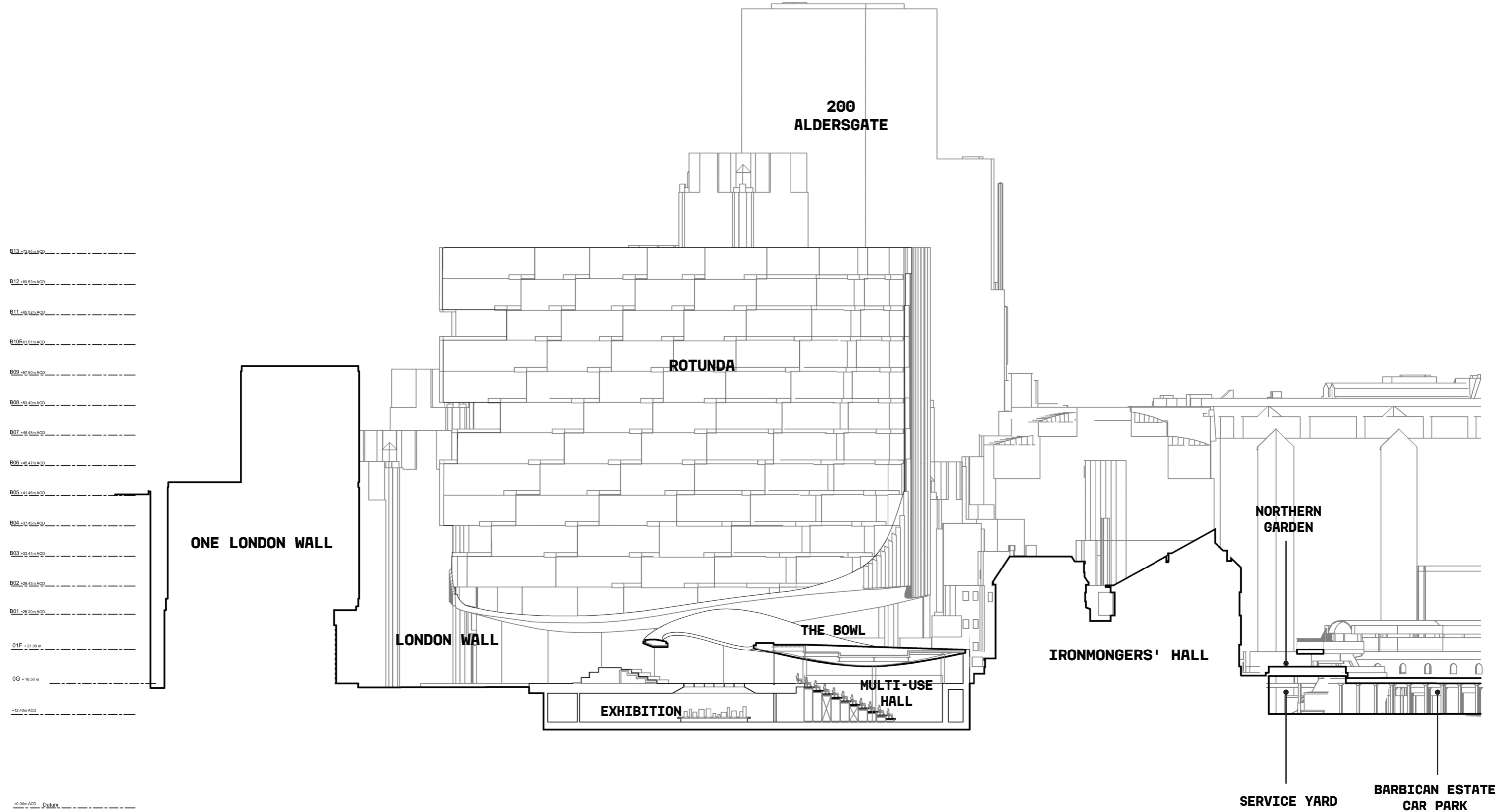
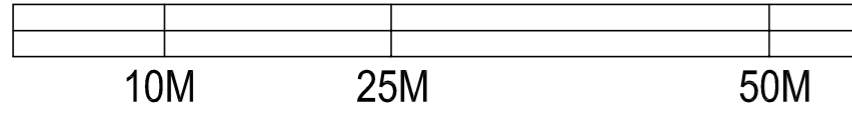
DILLER SCOFIELD + PENNY | SHEPPARD ROBSON  
E-W SECTION LOOKING NORTH  
SCALE : 1:500



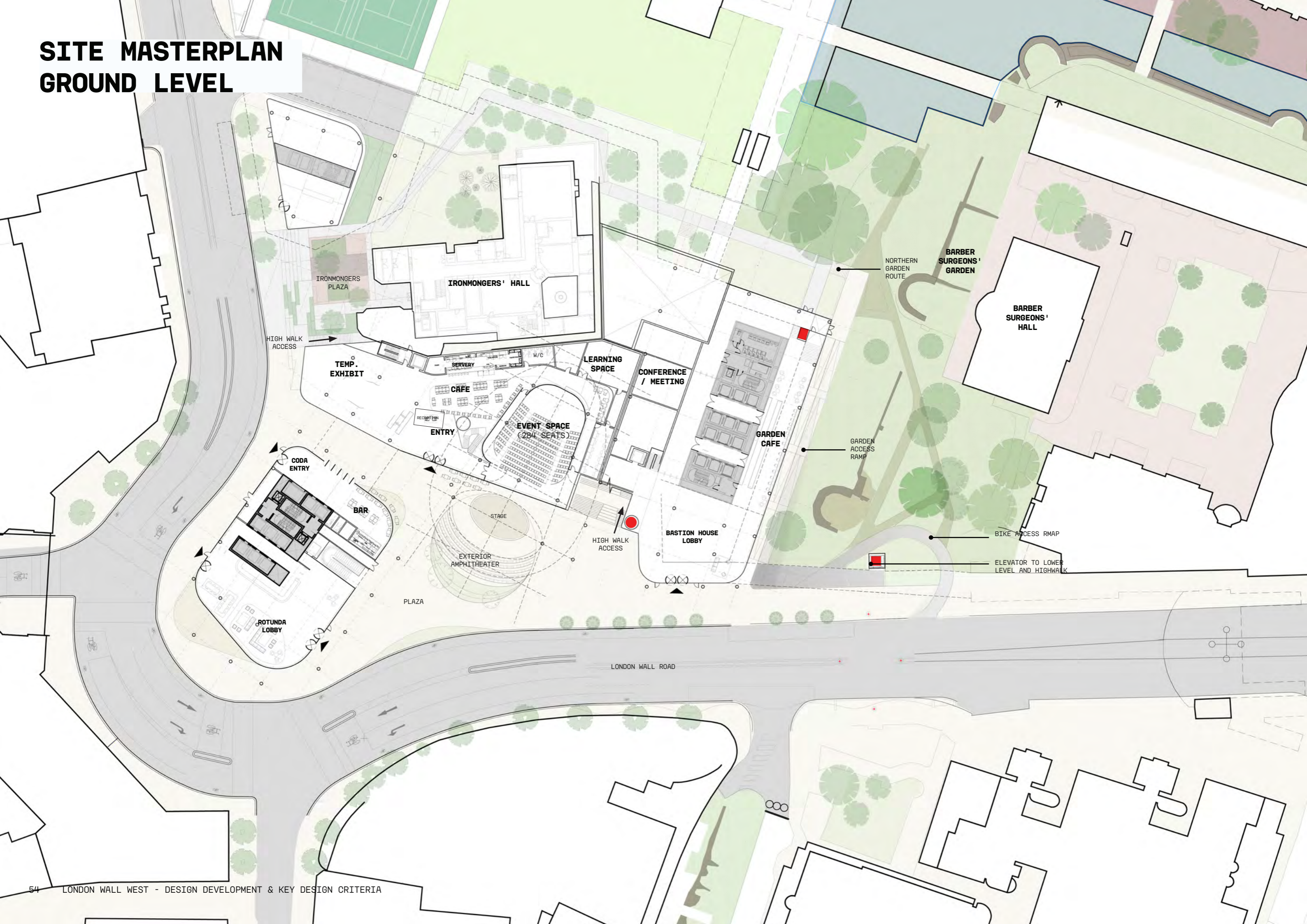
**LONDON WALL  
GARDEN**

# NORTH-SOUTH SECTION (1:500)

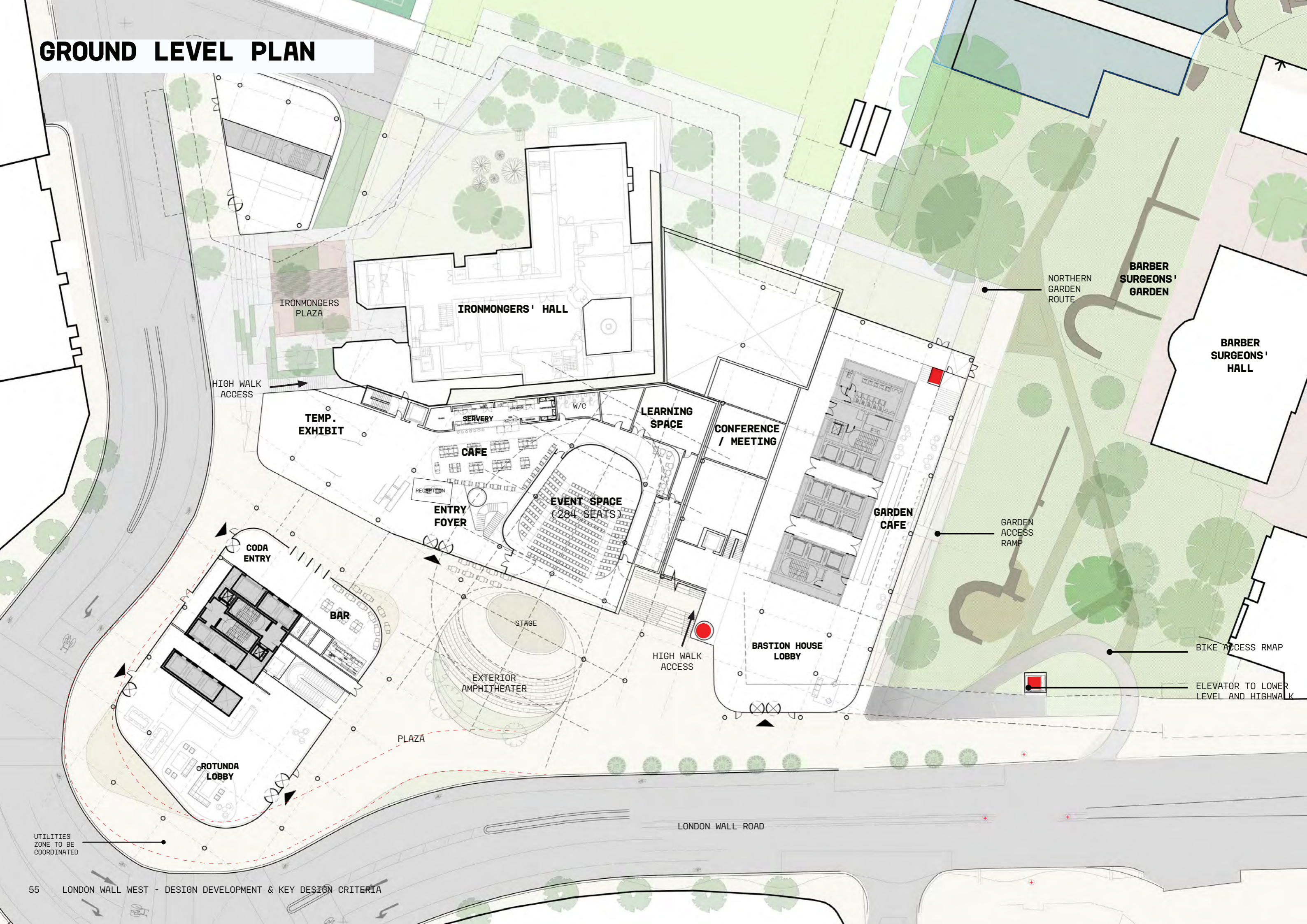
## LOOKING WEST



# SITE MASTERPLAN GROUND LEVEL

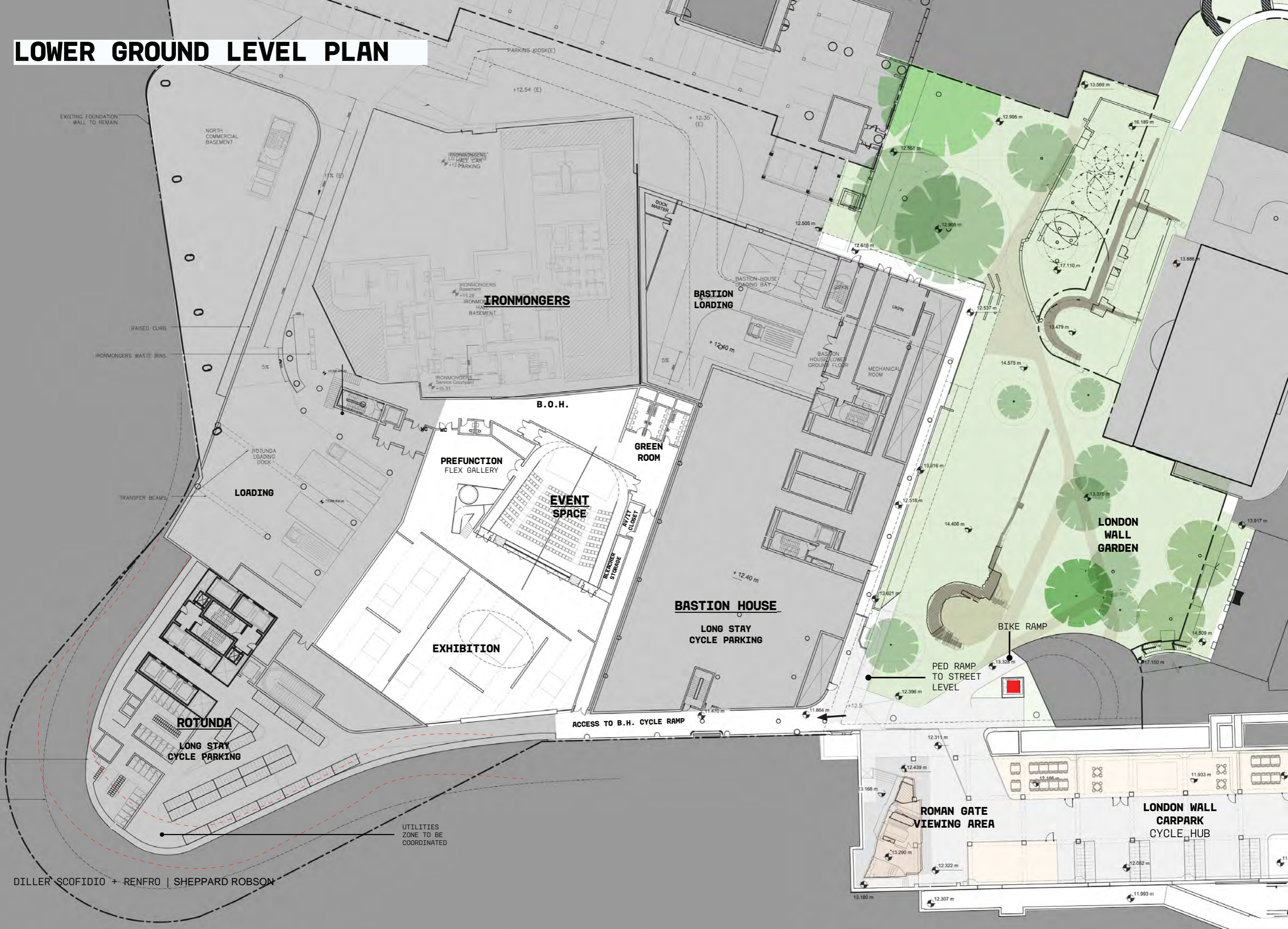


# GROUND LEVEL PLAN



UTILITIES  
ZONE TO BE  
COORDINATED

# LOWER GROUND LEVEL PLAN





# HIGHWALK LEVEL PLAN

