

TOWNSCAPE AND LVMF CONSIDERATIONS



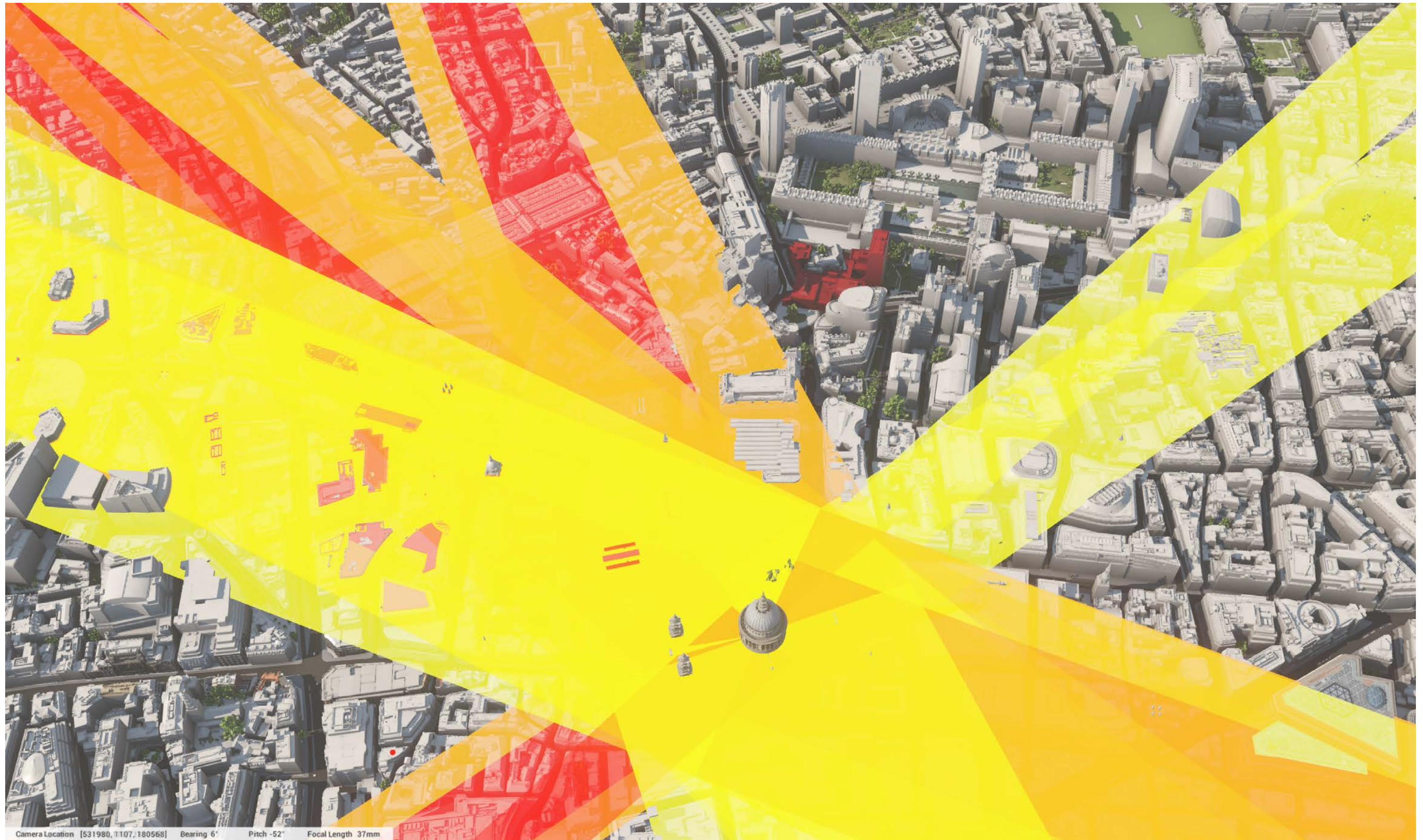
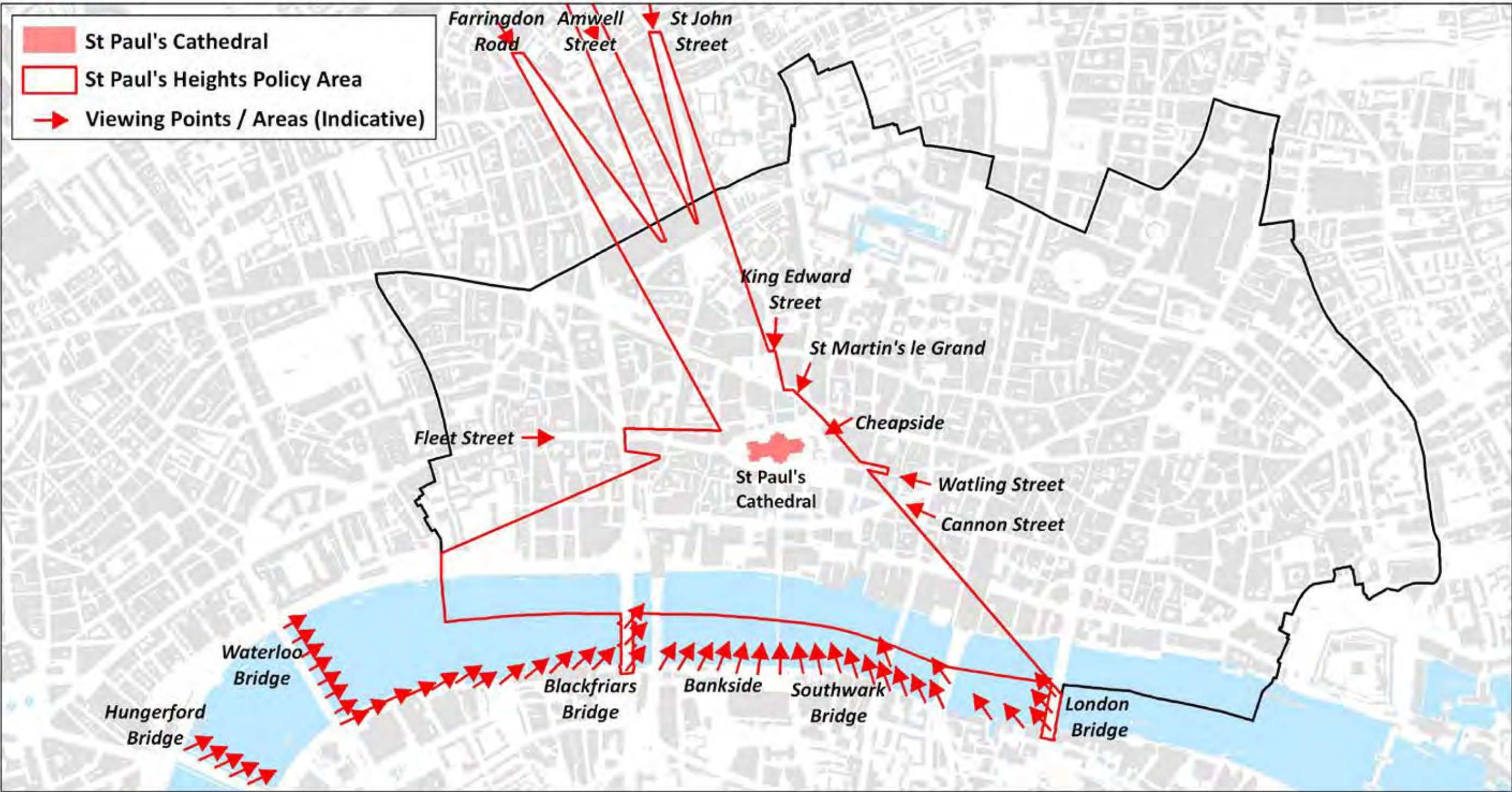
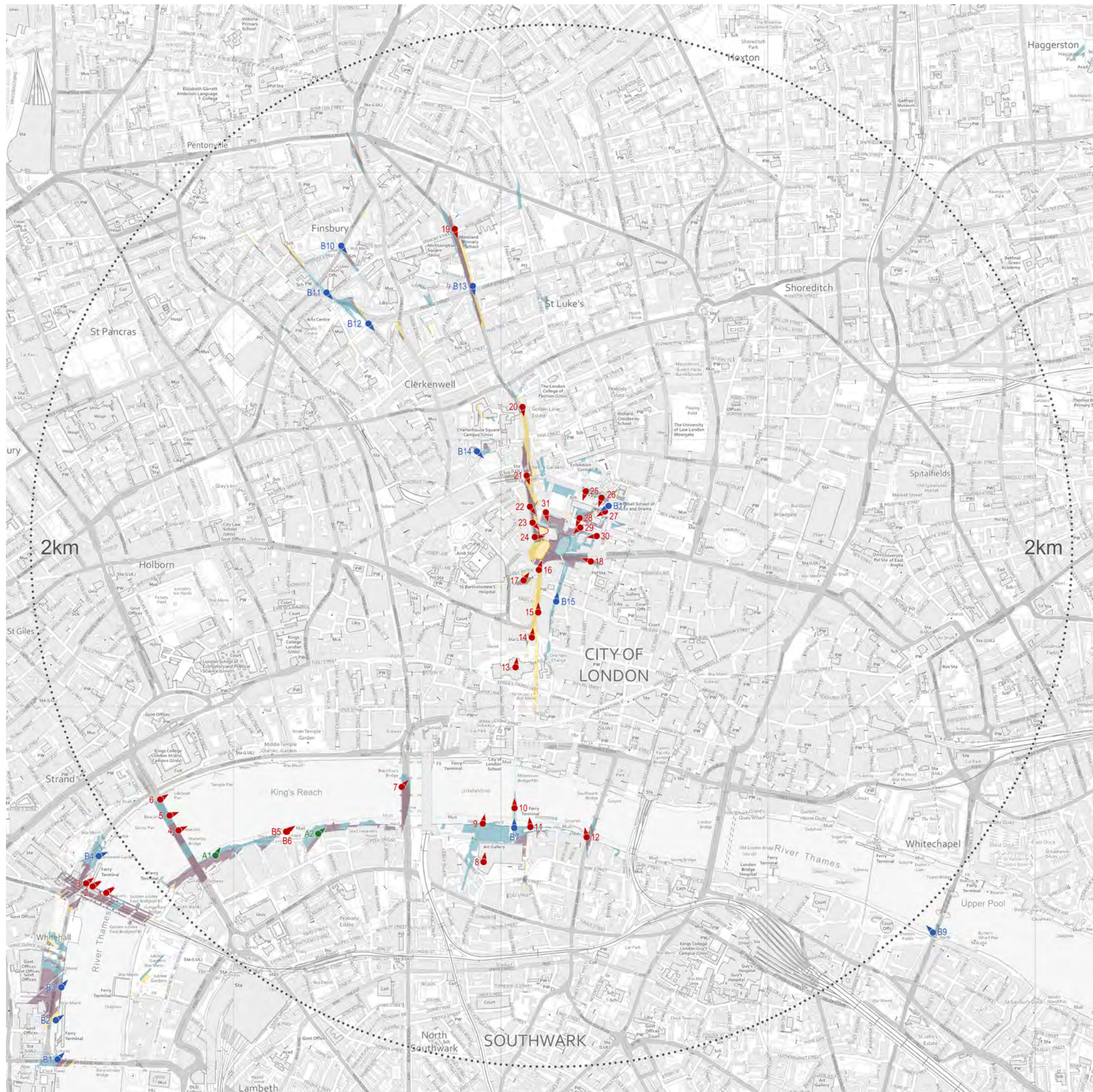


Figure 3: St. Paul's Heights Policy Area





- Visibility of Bastion House
- Visibility of Rotunda Building
- Visibility of both Bastion House and The Rotunda Building

LVMF & TOWNSCAPE VIEWS

Existing



Proposed



Existing



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

4563_1221 version 211130

140 - 150 London Wall [planning] | LVMF 17B.1 | Golden Jubilee/Hungerford Footbridges: downstream - crossing the Westminster bank | Telephoto - Existing

millerhare

Proposed



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

4563_1225 version 211129

140 - 150 London Wall [planning] | LVMF 17B.1 | Golden Jubilee/Hungerford Footbridges: downstream - crossing the Westminster bank | Telephoto - Proposed

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Existing



Proposed



Existing



Proposed



Existing



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

4563_7001 version 211116

140 - 150 London Wall [planning] | Blackfriars Bridge: between third and fourth Bastions - Existing

Proposed



Existing



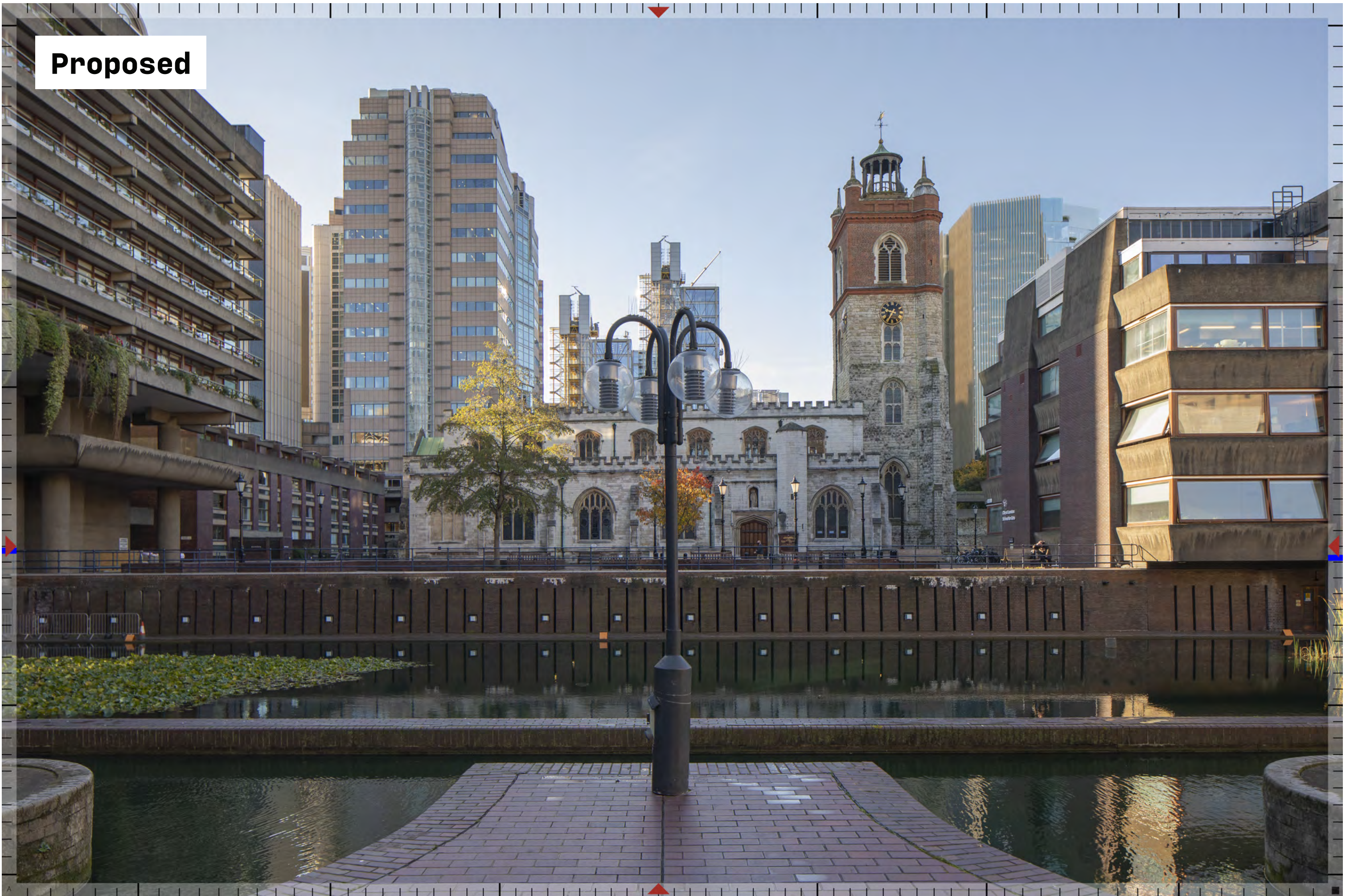
Proposed



Existing



Proposed



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

4563_6705 version 211129

140 - 150 London Wall [planning] | Barbican Estate: Lakeside Terrace, east side towards caf - Proposed

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Existing



DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

4563_7101 version 211130

140 - 150 London Wall [planning] | Barbican Estate: Thomas More Highwalk terrace, overlooking tennis courts - Existing

Proposed



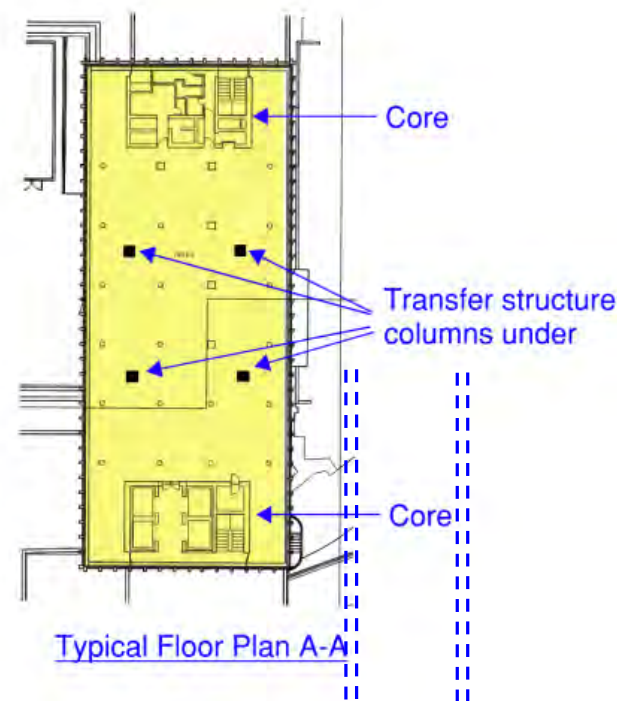
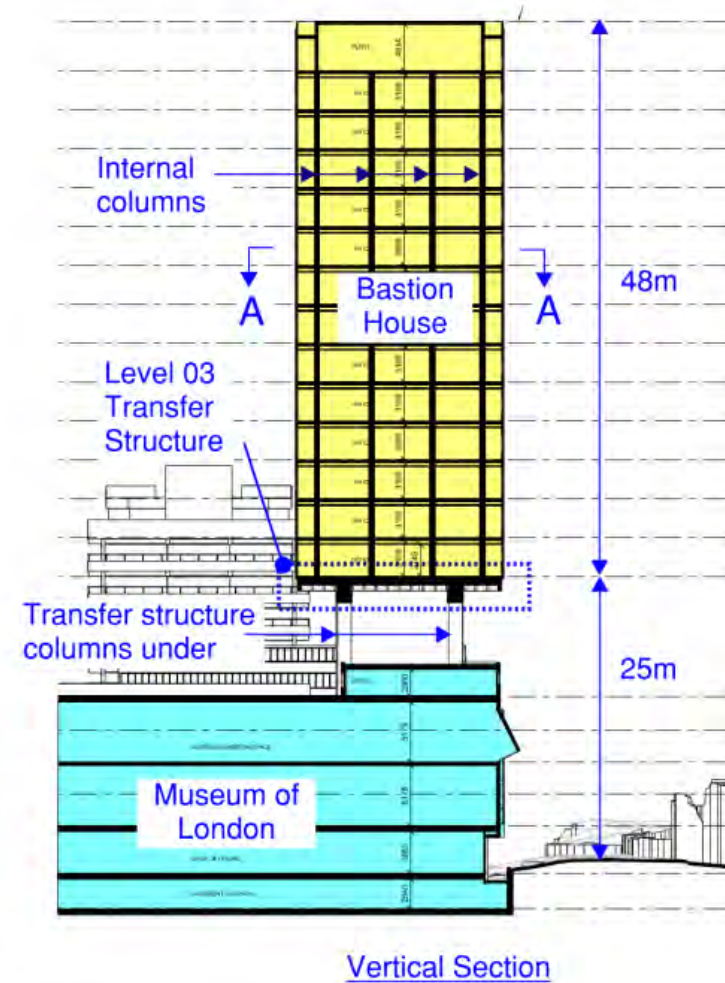
DILLER SCOFIDIO + RENFRO | SHEPPARD ROBSON

4563_7105 version 211129

140 - 150 London Wall [planning] | Barbican Estate: Thomas More Highwalk terrace, overlooking tennis courts - Proposed

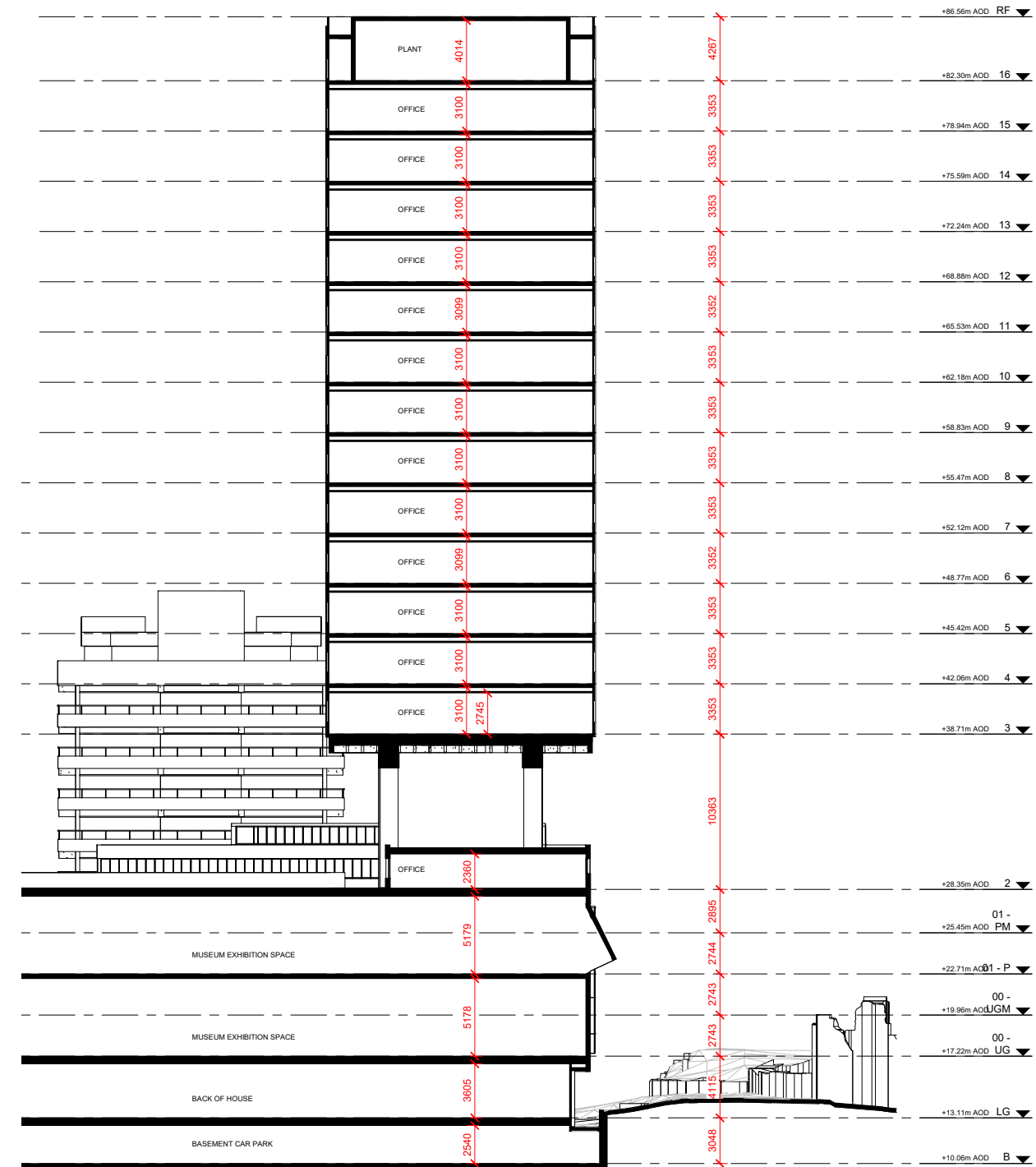
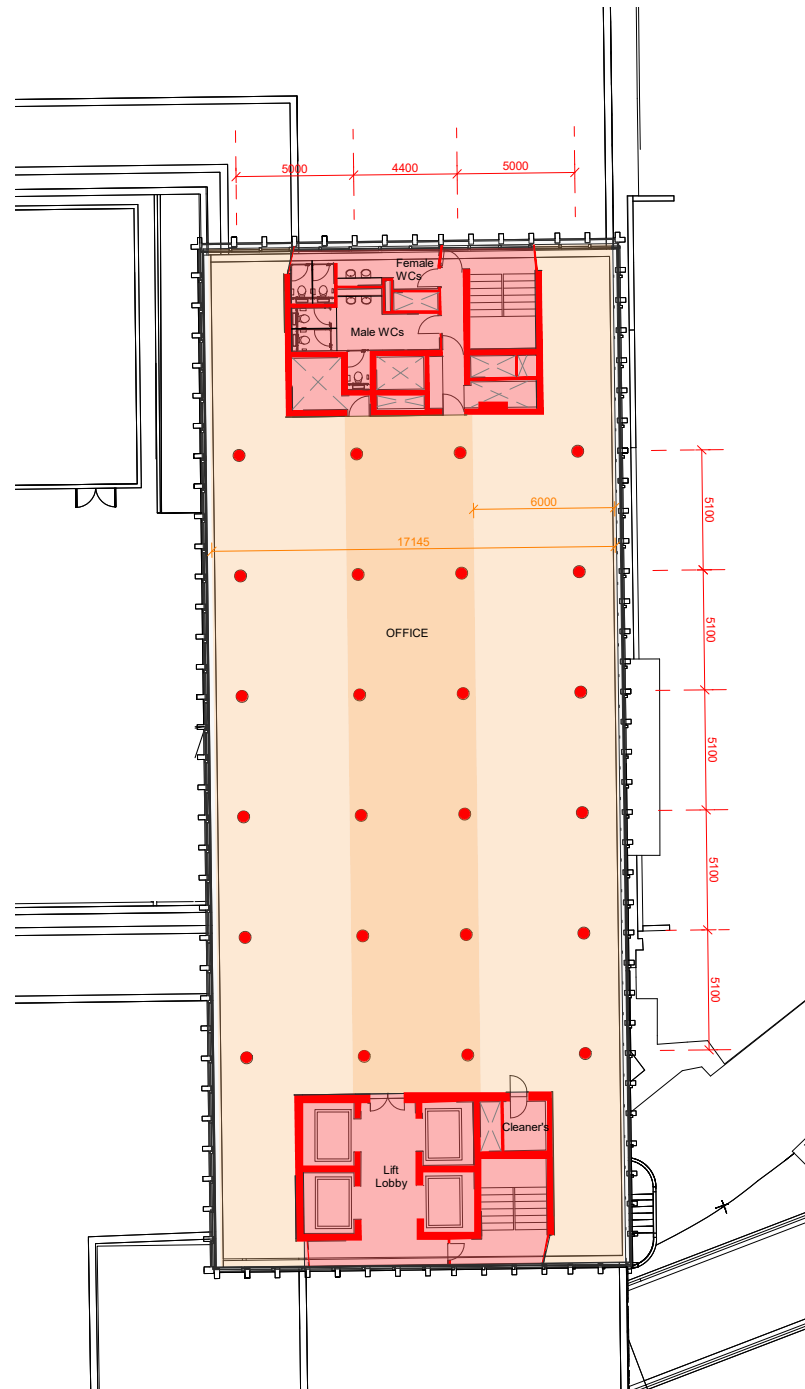
SUSTAINABILITY / CIRCULAR ECONOMY (SUMMARY)

Bastion House - Structural Issues Identified



- The existing building was designed and built without consideration of the risks of disproportionate collapse
- Create major voids to allow services and lifts to meet modern standards would further compromise the structural integrity of the building
- The existing reinforced concrete frame does not meet current fire safety standards
- The building fabric is approaching the end of its design
- Remediation is at best complex and expensive
- Remediation might extend the life of a building for perhaps 20 years

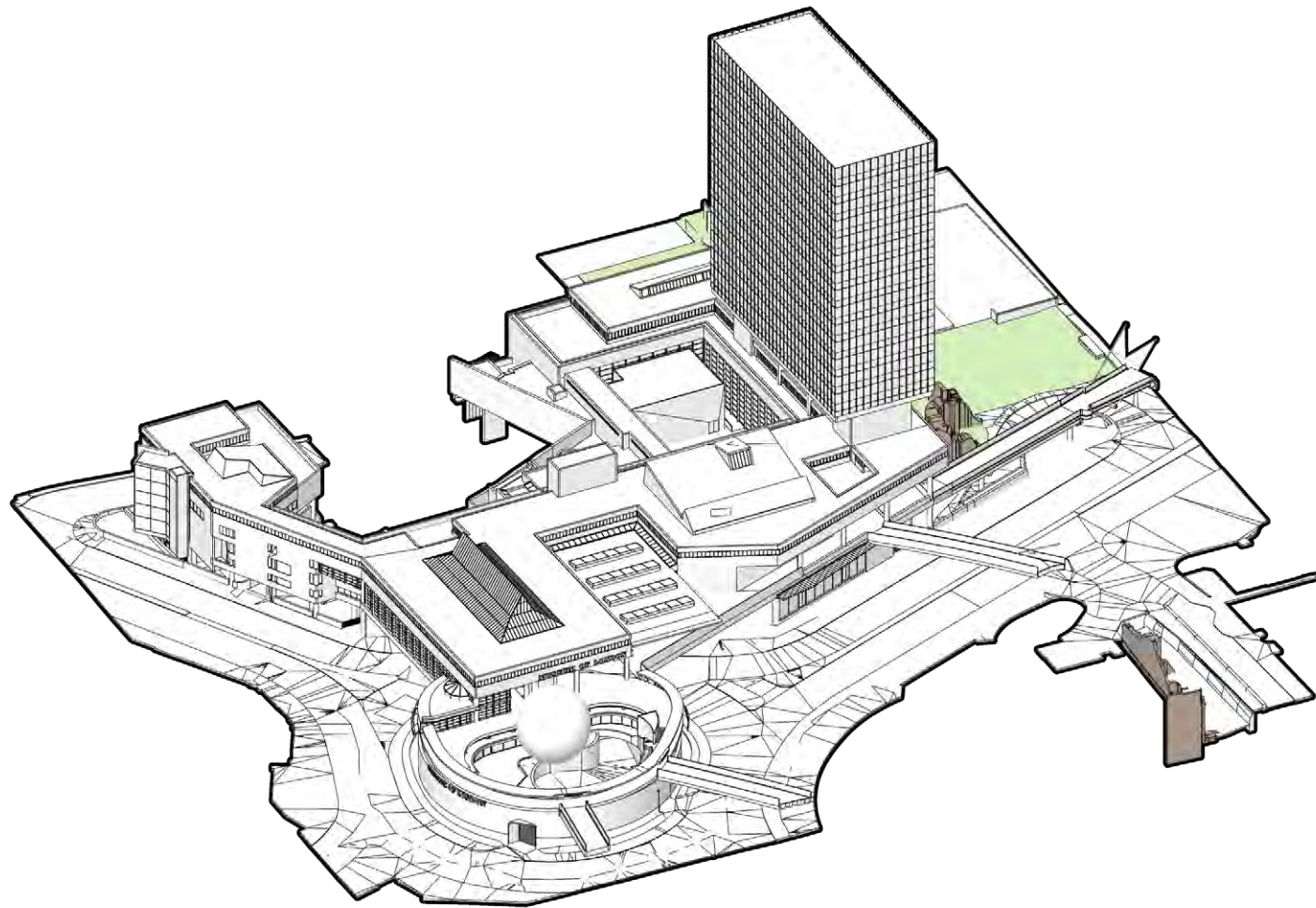
Bastion House - Spatial & Performance Issues Identified



- Restrictive floor to floor heights and column grids are not flexible, and provide sub-par conditions
- Significant upgrades would be required for fire-fighting and evacuation to meet regulations
- Cladding would have to be entirely replaced

- for energy performance and upgraded fire rating
- WC fixture counts would have to be increased and accessible WCs added
- Additional lifts would have to be added to meet recommended wait times
- Additional risers would have to be added to meet required air quality standards

Potential for Refurbishment (No extension)



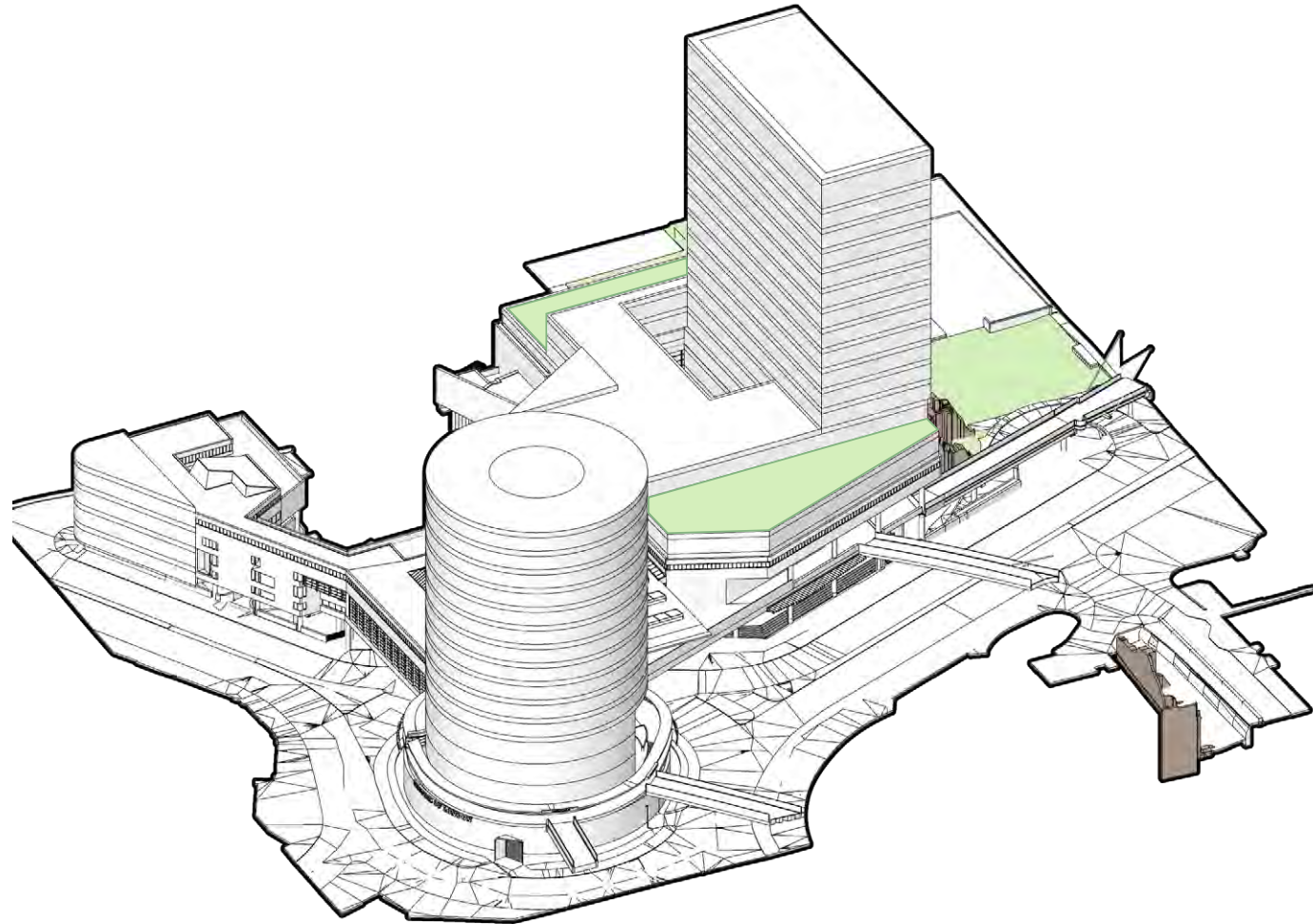
Conclusions:

- The buildings are near the end of their design lives
- Bastion House is no longer fit for purpose
- Bastion House has inherent structural liabilities
- Light refurbishment with no change of use will only extend life-span for 10-15 years before full redevelopment is necessary
- Low level of investment for a 'stop-gap' solution will result in poorly performing buildings
- Short-term re-use of museum spaces is challenging
- A high level of investment without an increase in yield will not be financially viable.

Potential for Extensive Renovation and Extension

List of changes:

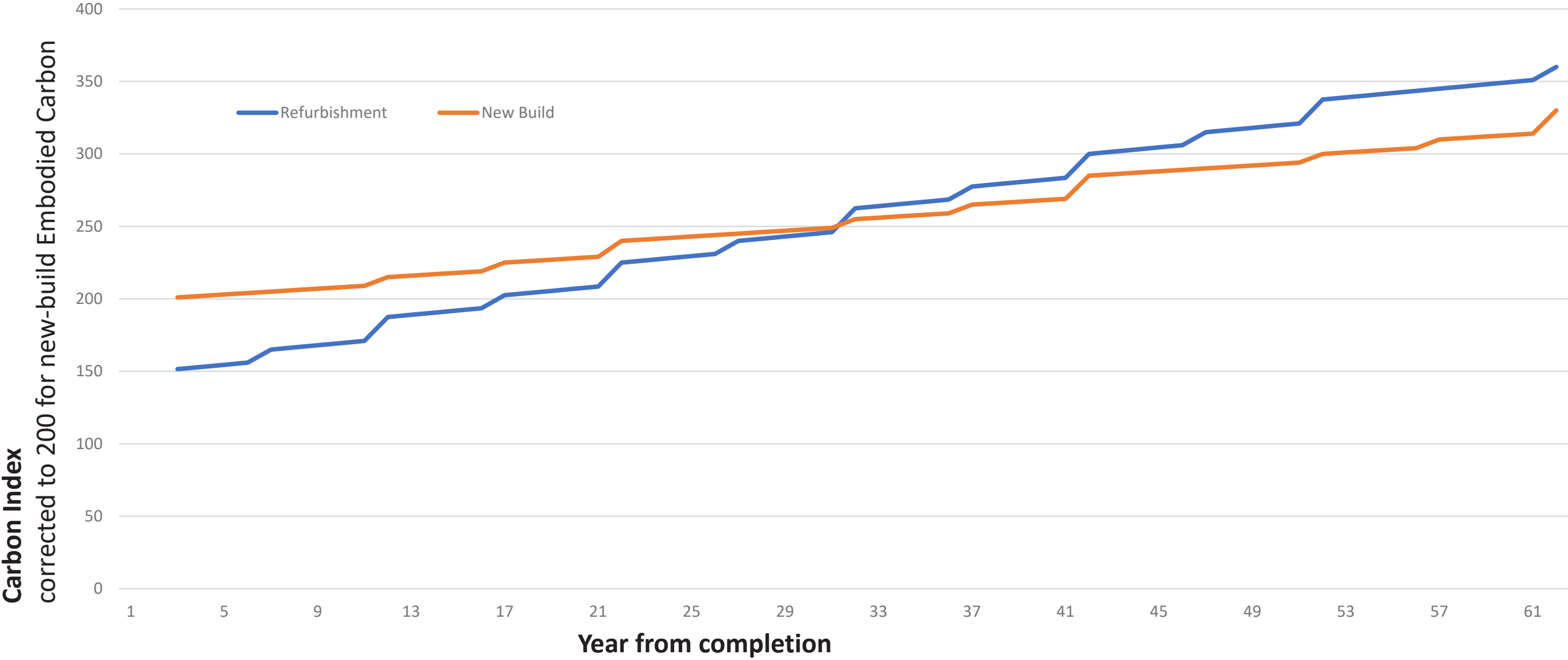
- KEEP / RE-USE ALL EXISTING FOUNDATIONS / BASEMENT SUB-STRUCTURE
- RETAIN MAJORITY OF MOL / MINIMAL DEMOLITION
- KEEP EXISTING ROAD NETWORK
- REMOVAL OF BASTION HOUSE DUE TO STRUCTURAL SAFETY CONCERNS
- ADDITIONAL DEMOLISHED ELEMENTS TO FACILITATE MEANINGFUL EXTENSIONS
- UPGRADING OF FIRE PROTECTION TO STRUCTURE, CLADDING OF FACADE, NEW MEP & LIFTS
- ACTIVATED GROUND FLOOR / MODIFIED ENTRANCE TO ACCOMMODATE LEVEL CHANGE
- 1 & 2 STOREY EXTENSIONS TO MOL STRUCTURE
- ADDITIONAL MASSING TO MUSEUM OF LONDON NORTH WING - SIDE EXTENSION / NEW GROUND PLANE
- NEW BASTION HOUSE TOWER (11 STOREY) WITH MODERN FLOOR TO FLOOR HEIGHTS. RE-USING EXISTING FOUNDATIONS WOULD REQUIRE THE FOOTPRINT TO BE BROADLY SIMILAR TO THE EXISTING BUILDING.
- 14 STOREY EXTENSION TO EXISTING ROTUNDA SITE (HOTEL/POTENTIAL FOR OFFICE)



Conclusions:

- Bastion House would have to be entirely re-built to ensure future robustness and 60+ year design life
- Extensive modifications and extensions to remaining existing structures
- Full new cladding required to meet modern performance criteria
- No significant improvement of public realm or public open space possible (reduction due to infill at Rotunda)
- The amount of work is nearly as extensive as a re-development scenario without the associated benefits.

Carbon Emissions over Building Lifetime



Re-use vs Redevelopment

Next Steps

- The scope of a comprehensive assessment of whole lifecycle carbon for a re-use and extension case versus redevelopment has been agreed with the City of London planning authority
- Our analysis of the carbon is only at a preliminary stage
- We are working with the design team to minimise the embodied carbon and operational carbon of the proposal to ensure that the carbon investment is responsible

SUSTAINABILITY - REDEVELOPMENT SCHEME

NEXT STEPS AND PROGRAMME

