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LaSalle
INVESTMENT MANAGEMENT®

1 Silk Street Design & Access Statement

February 2026

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This Design and Access Statement has been prepared in support of the planning application for 1 Silk Street and should be read in conjunction with the planning application documentation.

Area disclaimer - Gross Internal Area (GIA) of existing buildings is based on Plowman Craven's survey of July 2021. Gross External Area of the existing building has not been subject to a full measured survey and is calculated on the basis that the measured GIA is 97% of GEA.

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01 — Introduction

Project Introduction

1 Silk Street is a contextually responsive building, designed to reconnect this forgotten site with the wider City vision.

This Design and Access Statement has been prepared by Skidmore, Owings & Merrill as part of a revised application for the redevelopment of 1 Silk Street by the applicant One Silk Street Property Limited (1SS) who is the current owner of the Site. Since the Original Application in June 2025, consultation responses have been taken on board to inform the development of the revised scheme, which is outlined in this Design and Access Statement. Within this document, the term “Original Application” is referencing the application 25/00829/FULEIA submitted in June 2025 and validated in September 2025, whereas “Proposed Scheme” is referencing the revised proposal.

Redevelopment proposals are being brought forward by LaSalle Investment Managers with Lipton Rogers Development LLP on behalf of 1SS. This document should be read alongside the full suite of reports that have been prepared and submitted, particularly the Environmental Statement, prepared by Trium Environmental Consultants and the Planning Statement, prepared by DP9.

1SS has established a brief for the project to develop and achieve the design-led optimisation of the site for Best-In-Class Grade A office floorspace, creating a flexible, sustainable workplace as well as complementary commercial, cultural and public uses, new and improved publicly accessible realm at ground floor including a new public route and plaza to improve connectivity, contribute to the Destination City and Healthy Neighbourhoods initiatives and create a new setting and entrance area for the Barbican Centre.



View of 1 Silk Street from Cromwell Tower - Original Application



View of 1 Silk Street from Cromwell Tower - Proposed Scheme

Executive Summary

A World Class Workplace



View of New Plaza Along Silk Street

The redevelopment will deliver 85,937 sqm of Grade-A office space, significantly contributing to the required 1.2 million sqm of additional office space identified for the City of London to maintain its position as a globally competitive financial district, attracting the very best talent and businesses. The revised submission outlined in this document is a reduction of 3,881 sqm of gross floor area, compared to the Original Application in June 2025.

The proposed design offers the opportunity to fully transform the site into a highly connected, high quality location for the benefit of the City of London, neighbourhood and building tenants. With its focus on performance, people and place, 1 Silk Street is set to become a landmark destination extending the heart of the City.

Planning consent is now sought for demolition of the existing buildings, reuse/retrofitting of the existing basement (including creation of a mezzanine) and construction of a new building for office use (Class E(g)), flexible cultural/public event uses (Sui Generis) and flexible commercial uses (Class E(a)-(c)) comprising a basement level, ground and 20 upper storeys plus roof plant level, creation of a new plaza and new pedestrian route at ground level, soft and hard landscaping, pedestrian and vehicle access, a blue badge parking space, cycle parking, ancillary uses, servicing, plant, associated highway works, enabling works and other works associated with the development.

Executive Summary

A Connected & Green District

The redevelopment will bring porosity through, what is today, an impermeable site connecting Moorgate and Liverpool Street stations to The Barbican, Whitecross Street and the new Museum of London. This improved permeability will open up to a new civic plaza and gardens and a wider upgrade to the public realm which will be activated through retail and cultural uses.

The City of London's Destination City initiative will be supported through this application which also contributes to the goals of the Culture Mile Business Improvement District.

The proposals will bring significant additional soft landscaping to Silk Street, bolstering the City's objectives to 'green the City' and provide an additional 78% of public realm within the application boundary, which, combined with planted areas at upper levels of the building, will bring a 370% improvement in biodiversity.



View from Civic Plaza Towards Barbican Centre

Executive Summary

Reinforcing a Cultural District



View Towards the Multifunctional Cultural Space

At the south west corner of the site a new public plaza will be formed that will provide, for the first time, an appropriate setting for the main entrance to the Barbican Centre, one of London's most prominent cultural institutions. Establishing an enhanced context for the Barbican links the proposals directly to the City's wider vision for Destination City.

The introduction of the Ropemaker Arcade results in a greater extent of active facade than the site's existing perimeter to Silk Street and Milton Street. Since the original planning application in June 2025, this active frontage has been increased, with the inclusion of a new community space, further enhancing the vibrancy of the Arcade and its cultural character.

Providing a welcome to the Barbican Centre, a new cultural space facing the centre's entrance will provide for a wide range of potential activities and will support new restaurant and retail offerings. A range of potential occupiers has been explored, with the Guildhall School of Music and Drama identified as the preferred operator with the space being actively tailored to meet their needs. The new space will provide visibility, offer rehearsal, performance and informal cafe spaces and significantly enhance their programme of outreach to a broader, less well represented group of users.

The new plaza is a focus for landscaping and will support a range of activities from tranquil reflection to children's play, while also acting as the entrance point into the Ropemaker Arcade.

Executive Summary

A Responsive Architecture

The proposed development provides a robust architectural proposition that responds to surrounding heritage assets and mediates the change in scale between the Barbican and the buildings of Chiswell Street. Expressed as two distinct volumes separated by a glazed central link, the building mass is formed by a series of staggered interlocking elements. The architectural language takes cues from the horizontal emphasis of the Barbican's balconies and the geometries of its plan.

Since the Original Application, the scale of the building has been reduced, lowering the height of the west volume by three storeys to address the height of the neighbouring Barbican buildings and, alongside other changes outlined in this document, address concerns raised by residential neighbours.

The building's external character is articulated through concrete-faced horizontal bands and vertical fins that bring colour and depth to the façade, creating an appearance that varies with orientation. The fins promote privacy to and from neighbouring buildings, with materiality and colour palette designed to complement the surrounding context.

At ground level, the façade is set back and more heavily glazed to promote activation, exposing interior uses and expressing the structural system. The arcade includes brick-faced kiosks reflecting adjoining heritage buildings. A lower-rise element abuts the Jugged Hare pub to address the change in scale, marking the cultural function at ground floor with a framed language derived from the punched openings of the Brewery buildings.



View From The Barbican Centre

Project Brief



View of the Entrance to Ropemaker Arcade

The brief established by the client team in November 2022 proposed consideration of refurbishment and extension of the existing building or a new build solution, with the requirement to create a building that:

- is occupier-centric, recognises the diverse and evolving needs of the workforce and harnesses the principles of collaboration and cross-pollination of ideas.
- creates attractive floor plates that vary in size and are flexible enough to attract occupiers from various sectors including tech, media, professional services, and life sciences.
- creates the best space and the best occupier experience.
- focuses on well-being and includes feel-good spaces with capacity to improve productivity.
- is enabled by smart technology and includes systems that support data analysis and are used to detect and diagnose faults, manage energy demand, continually optimise the building's performance and provide feedback to occupiers.
- is environmentally conscious, energy efficient, reduces carbon emissions (embodied and operational) and delivers on stretching targets.
- is connecting and engaging with the local community, creating vibrant and active spaces through placemaking.
- includes amenities, these may include gyms, spa and health facilities, coffee shops, dining and entertainment, green terraces, event spaces and the like.

The brief offered significant flexibility in design and was reviewed against the independent report on deliverability which reinforced the design proposals.

The project team was very aware of the importance of the site to the City of London and met early with the City's planning team to understand the City's aspirations for the site. In early discussions it was agreed that the massing should be informed by impact on St Bride's church and that breaking the massing up into two distinct volumes may be an appropriate design strategy. These fundamental points have shaped the evolution of the design.

More widely the City requested that the low quality of the existing public realm of Silk Street be addressed, through streetscape improvements and micro-climate analysis of emerging proposals. These points could in turn contribute to the Destination City aspirations and consideration of space for cultural use, including the potential to provide space to Guildhall School of Music and Drama, the preferred operator, should be explored.

The City team also highlighted issues around climate change and opportunities to contribute waste energy to wider networks as part of an overall package of measures incorporating lower whole life carbon emissions, renewables and improved bio-diversity. The City's aspirations proved to be well aligned to the client brief and responses to these goals are embedded throughout the design proposals.

Summary of Original Application



View from Chiswell Street



View from Cromwell Tower

The Original Application submitted in June 2025 was expressed as a composition of two distinct volumes with a glazed linking element, 20 occupied storeys on the east and 19 on the west.

The design leveraged horizontal breaks and angled corners as a mechanism to break down the mass of the building form. The staggering of the stacked volumes created a dialogue between two halves which gave the impression of two interlocking buildings, accentuated by external fins that flipped in orientation up the height of each elevation.

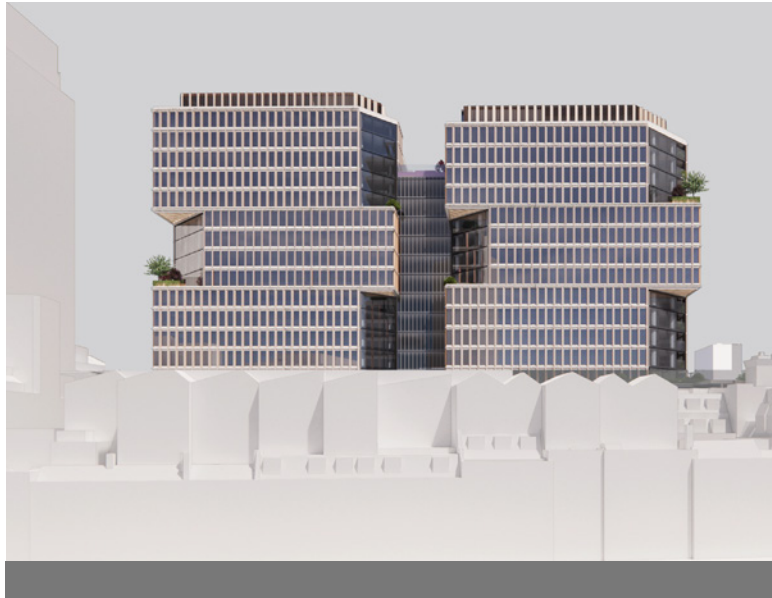
These elements responded to contextual scale, managed overlooking, and established a robust architectural character appropriate to the City fringe and its immediate residential context.



South Elevation
Including proposed development at 60 Chiswell Street



West Elevation



North Elevation
Including proposed development at 34-50 Chiswell Street



East Elevation



View from Andrewes Highwalk

Planning Feedback

Delivering meaningful changes, to deliver a contextually responsive building.

The Original Application submitted in June 2025 received feedback during the consultation period which informed an amended design that forms the basis of this revised Design and Access document.

Public feedback focused on height and massing, and the impact of these upon heritage assets and residential amenity, and on the introduction of greater activity within and around the site.

Feedback from other stakeholders have also been addressed, including concerns raised by heritage groups such as Historic England, the 20th Century Society, Georgian Group and Victorian Society.



View from Andrewes Highwalk

Responding to Consultation Feedback

Planning Feedback:

The proposed building was too tall and bulky and dominates the skyline

The proposed building negatively impacts local heritage assets, including the Barbican Estate and local conservation areas.

There is too great an impact on daylight/sunlight levels in neighbouring properties and the proposals overshadow nearby open spaces.



Revised Design Response:

The scheme has been scaled back by removing the top three floors of half of the building, reducing its height by 10.8m and cutting the overall building area by 3,850sqm GIA. As a result, half of the building closest to Cromwell Tower will now sit three floors higher than the existing building at 1 Silk Street.

The building façades have also been redesigned to give the blocks more visual variation and reduce the sense of bulk.

Together, these changes lessen the development's visibility from key viewpoints, particularly within the Barbican Estate, The Brewery, and from the north and west. These also reduce daylight impacts on Cromwell Tower residents compared with the

By removing three floors and reducing the height by 10.8m the building's visual impact has been lessened. This change improves views from Hungerford Bridge, taking the building out of the backdrop of St Bride's Church from view position 17B.2 of the London View Management Framework (LVMF), and reducing its visibility across the wider dynamic view.

The massing changes also reduce its visibility from within nearby conservation areas, notably the Barbican and Brewery conservation areas, and reduce its presence within the setting of nearby listed buildings, including the Barbican Estate and the various buildings within the Brewery complex. As a result, the level of harm that may be found by the decision maker will now be either reduced or removed.

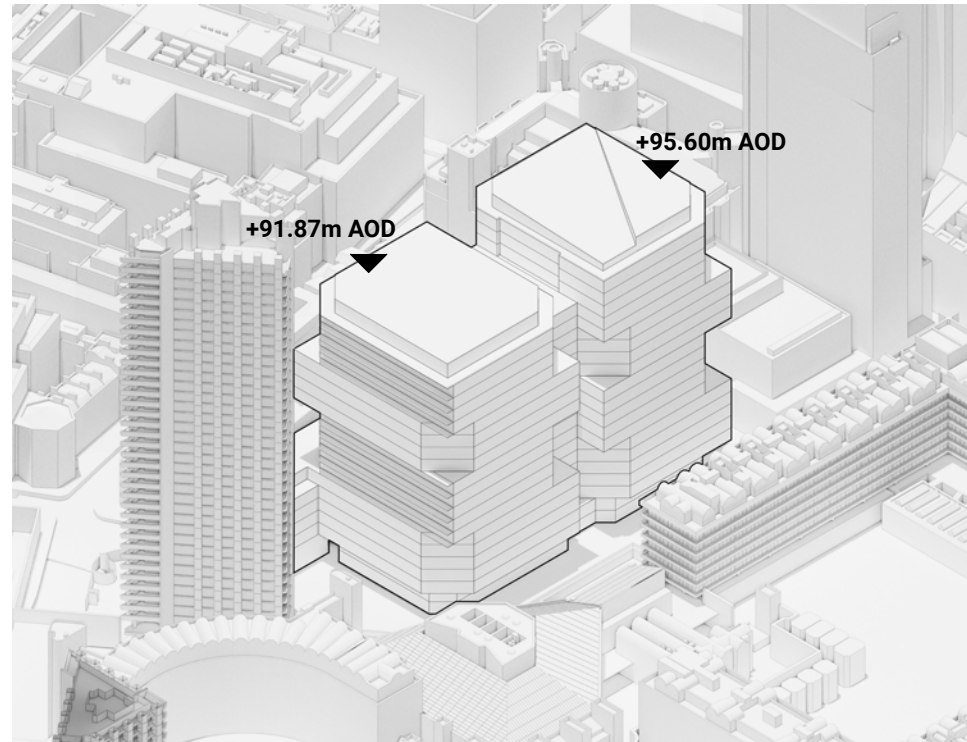
The reduction in height of the western half of the building has been designed to deliver meaningful reductions to the impact on the daylight/sunlight or Cromwell Tower residents. The revisions reduce the number of windows experiencing a 40% VSC loss from 49 to 19, with four fewer flats now failing to meet the BRE guidelines.

The design team also explored whether meaningful improvements could be made to Speed House. However, the nature of the building and its specific context does not allow for meaningful improvements to be made in the same way as Cromwell Tower.

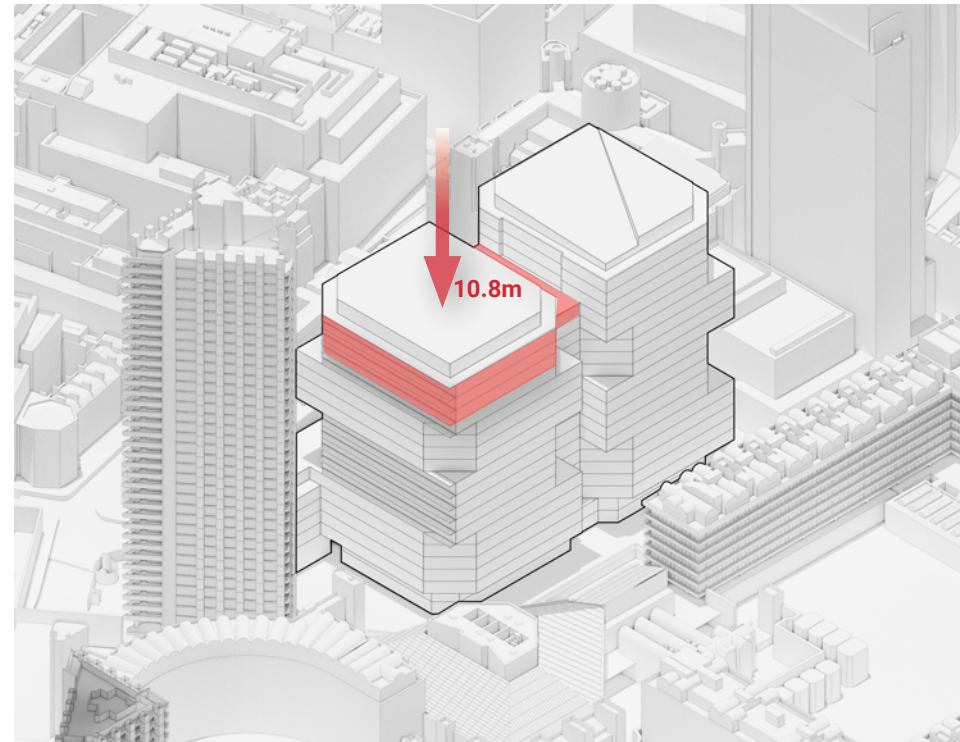
An updated Barbican Conservatory report confirms that the scheme will have no effect on the Conservatory.

In addition, roof plant on the western half of the building has been pulled back by 7m to further reduce its visibility from neighbouring properties.

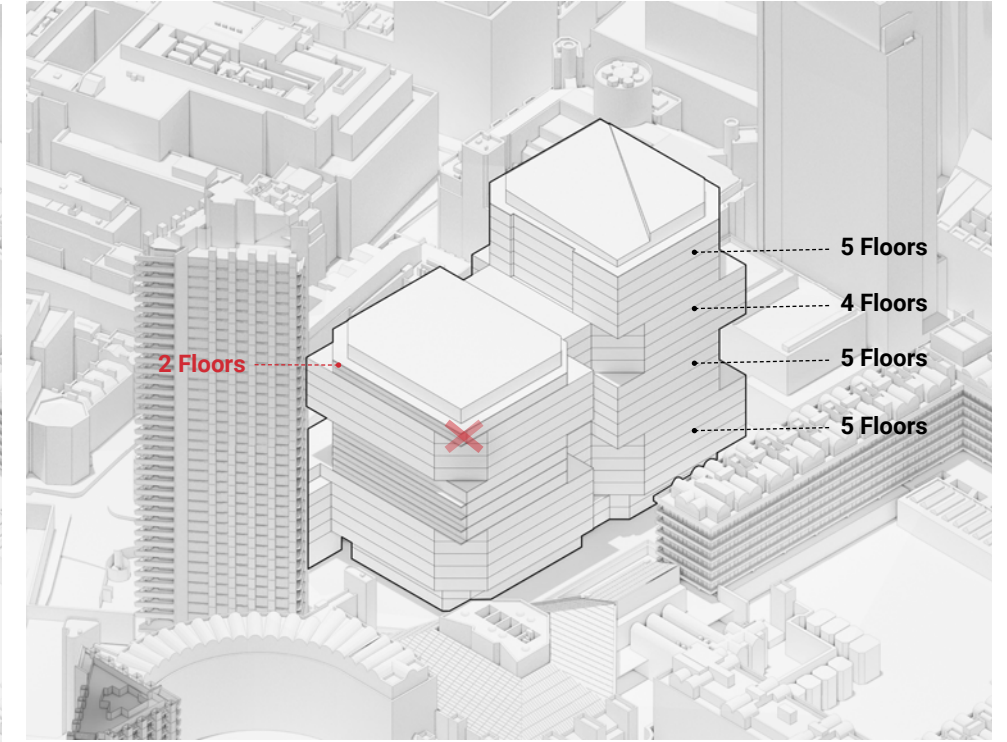
Response to Consultation Feedback



Original Planning Application - June 2025
20 occupied floors on East building and 19 occupied floors on West building



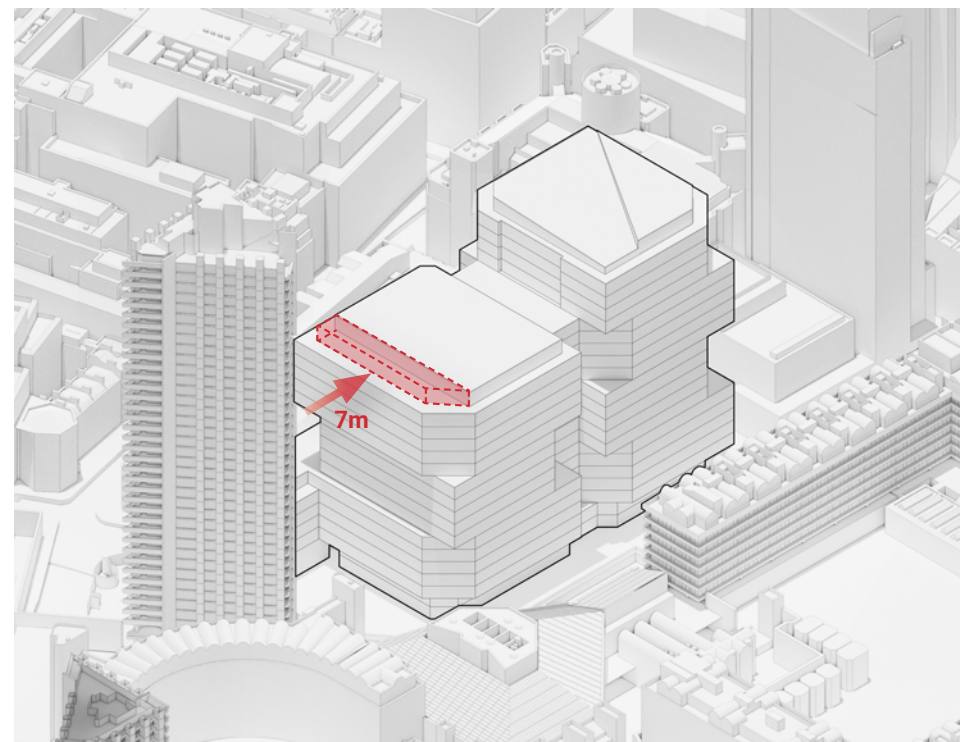
Refinement 1 - Removing 3 Floors from the West Building
Reducing the building height directly opposite Cromwell Tower to improve residential daylight access



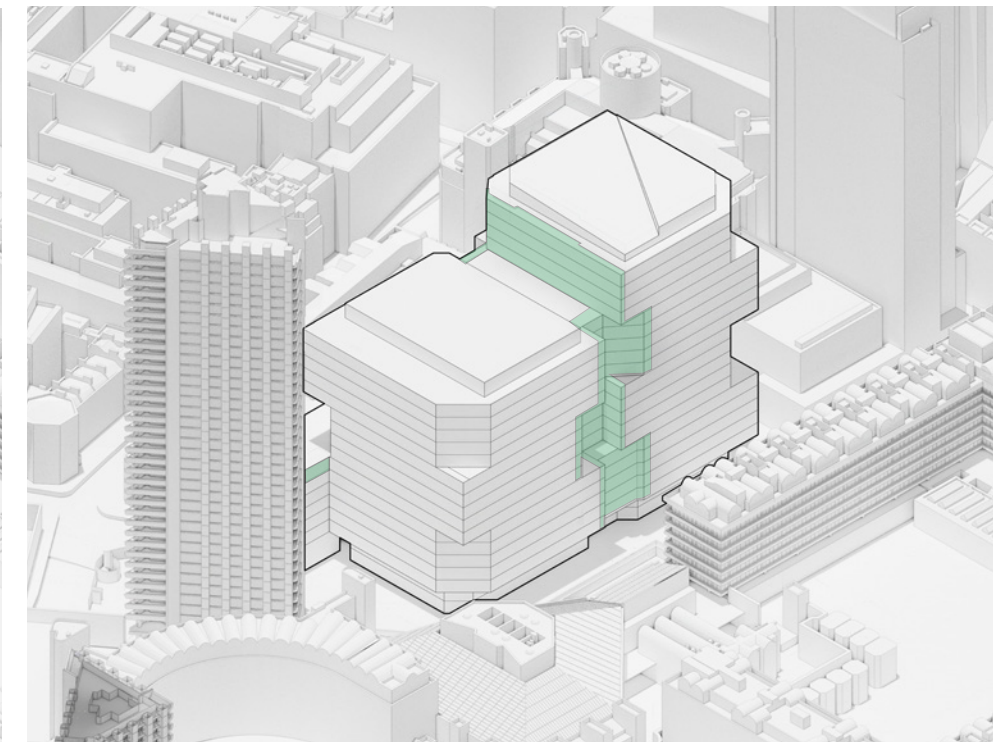
Refinement 2 - Removing Uppermost South West Corner
Increasing visible sky from street level and improving daylight access to Cromwell Tower



Refinement 3 - Re-proportioning the Massing Tiers
Redistributing the building tiers for a proportionate and balanced massing



Refinement 4 - Reducing the Plant Room Enclosure
Creating more distance to Cromwell Tower, in turn improving daylight & sunlight



Refinement 5 - A Reduced Massing
The reduced massing creates a hierarchy between the two volumes, bowing to Cromwell Tower. Slight area recuperations are made in areas with little to no impact on residents daylight.

Responding to Consultation Feedback

Planning Feedback:

The public benefits do not outweigh the harm to heritage assets.



Revised Design Response:

The public benefits outlined in the Planning Statement submitted with the Original Application are maintained, despite a reduction in proposed office floorspace, but further work has been done to develop the cultural and community uses at the ground floor.

Firstly, in relation to the proposed new cultural space, a new partnership is in active negotiation with the Guildhall School of Music & Drama, who is the preferred occupier, providing much-needed new performance and rehearsal spaces, including a new multi-purpose auditorium, enabling them to expand and strengthen their deep roots in the City and to bring their cultural and outreach activities to the street.

Both parties recognise the exceptional opportunity this represents to deliver an expanded world class cultural asset that aligns with the City of London’s Destination City ambitions to strengthen and

promote cultural activity within the Square Mile. In addition, the originally proposed auditorium facing Silk Street, intended to be shared by commercial tenants during the day and community groups out of hours, has now been divided into two separate, dedicated spaces. An internally accessed auditorium for office occupiers will remain on Silk Street, where residents had requested reduced activity. A new dedicated space for local creative groups has been introduced on the Ropemaker Arcade.

The applicant has been in discussion with a local organisation, Kunstraum, to ensure the new facility meets identified local needs, providing space for small-scale creative organisations to operate alongside the area’s established cultural institutions.

There are concerns about increased noise from retail and restaurant uses and from the new public plaza affecting neighbouring residents.



The proposed new restaurant and retail uses, and the new public plaza on Silk Street, are being provided to meet the requirements for the site within the Development Plan. They are considered to be necessary to achieve the site’s spatial requirements and are supported by the City as planning authority. However, the noise from all retail and restaurant uses will be conditioned and we anticipate the City restricting opening hours in line with the standard approach to these land uses in close proximity to a residential area.

Activity within the plaza will also be restricted to avoid loud and obtrusive events, and generally the site will be managed in line with section 6 of JLL Building Operating Management Plan to avoid or minimise undue noise and disturbance on residents, reducing the level of activity directly outside the building along Silk Street.

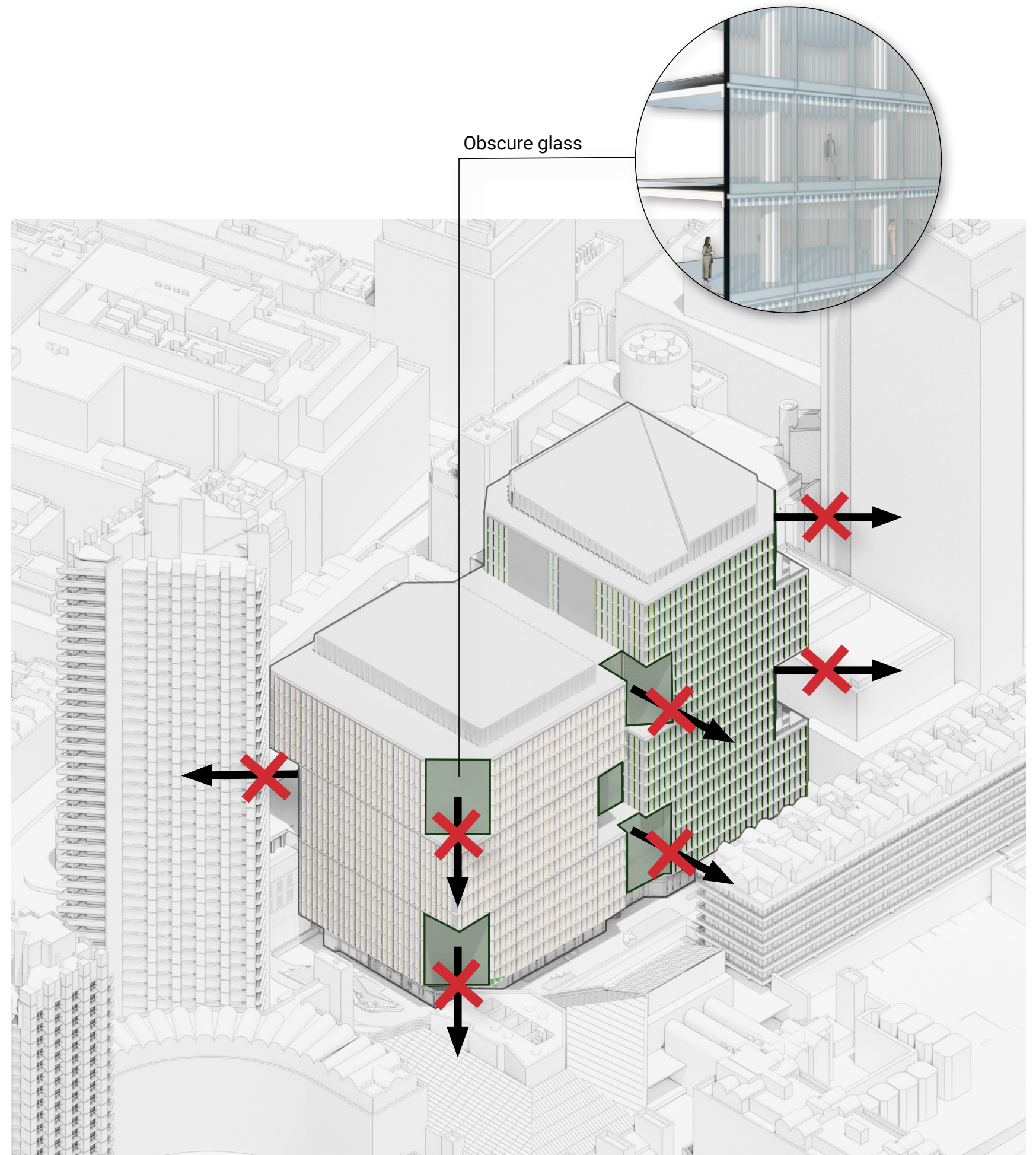
There are concerns about the potential loss of privacy for residential neighbours from the external terraces overlooking nearby homes, and the risk of light pollution.



The Proposed Scheme improves privacy and reduces overlooking by removing all terraces on the western elevation and introducing obscure glass sections to further reduce visibility towards neighbouring homes along with blinds that close at dusk to limit light pollution and enhance privacy for neighbouring residents.

The revisions also feature less eye-level glazing than the existing building, with additional fins helping to direct views away from surrounding homes.

Operational controls, such as opening hours and management plans, will also be introduced to limit any potential impact from the ground floor uses and the building's remaining terraces. A new green roof replaces removed plant to enhance outlook for Cromwell Tower residents, and the reduction in height of the opposite building further decreases the number of residential levels directly facing the new office façade.



Responding to Consultation Feedback

Planning Feedback:

The positioning and layout of the retail and cultural uses along Silk Street would intensify activity in the area, leading to increased noise, footfall and general disturbance for those living within the Barbican Estate.



Revised Design Response:

The revised design strengthens Ropemaker Arcade as the primary pedestrian route, drawing movement through the building and away from Silk Street to reduce disturbance for nearby Barbican Estate residents. This approach continues to support the wider ambition to create a clearer, more direct connection between Moorgate and Liverpool Street stations and the Barbican Centre.

An additional retail unit and a new dedicated community space have been introduced at ground floor, positioned opposite the Cultural Space to draw more activity into Ropemaker Arcade. This replaces the previously proposed shared public/tenant area with an office-only space facing Silk Street, reducing the level of activity directly outside the building along Silk Street.

There were concerns that demolishing the existing building goes against the City’s retrofit-first policy, and that the scheme’s embodied carbon impacts are considered unacceptable.



The City’s planning policy and guidance have been followed, requiring developers to avoid demolition and test different carbon options with a retrofit-first approach. Our carbon optioneering has been independently verified by Hilson Moran. We have also submitted evidence to demonstrate that there are no deliverable or viable alternatives to demolishing the existing building, which has been independently verified by Avison Young. This evidence demonstrates why demolition is ultimately the most appropriate option.

To support the revisions, updated technical reports have been prepared and will also be independently reviewed on behalf of the City of London, providing robust assurance on environmental performance, sustainability credentials, and policy compliance.

The development could lead to increased traffic, congestion, and pressure on local infrastructure



The supporting documents demonstrate that the proposals will not lead to unacceptable impacts on local infrastructure. Proposed Heads of Terms for planning obligations would secure appropriate mitigation, and the Community Infrastructure Levy would continue to provide funding for local infrastructure needs.

With specific regard to deliveries and servicing, the Proposed Development will introduce policy-led measures to reduce unnecessary vehicle movements and improve sustainability. Waste collection will be consolidated by requiring tenants to use contractors appointed by the FM team for refuse, recycling, and food waste. Tenants will also join a collective procurement scheme, combining orders through preferred suppliers so deliveries arrive together in fewer vehicles, lowering costs and street congestion. Off-site physical consolidation will further cut delivery trips, with estimates assuming a 50% reduction, though up to 85% is possible. Deliveries will be routed via Chiswell Street, and cargo bikes used where feasible.

The consultation did not adequately respond to public feedback and the feedback received was not incorporated into the pre-application design process.



Feedback received during the pre-application consultation and following the statutory consultation has been carefully reviewed by the project team and has resulted in a number of changes to the application that have been outlined in this chapter. These revisions have sought to carefully balance the feedback received with the City of London’s target to deliver a minimum of 1.2 million sqm of new office floorspace by 2040 for the Square Mile to maintain its position as a globally competitive financial district.

We are committed to further engagement with residents, stakeholders and interest groups on these revised proposals.



Summary of Design Changes



The revised proposal reduces the overall scale of the building. These changes materially soften the scheme's impact on surrounding townscape views and nearby heritage assets. The lowered west volume contributes to an overall composition that sits more comfortably within its context. This evolved massing allows for significant improvements to the LVMF views capturing St Brides Church, when compared to the Original Application.

Impact to surrounding residential amenity has also been significantly reduced. The reduction in height allows greater daylight and sunlight conditions within Cromwell Tower when compared to the Original Application. In addition, replacing a wide portion of roof plant with a green roof on the west building improves outlook for Cromwell Tower residents at upper levels, as well as reducing daylight impact.

The proposal responds more robustly to concerns around privacy, both to and from, surrounding residences. Compared with the existing building, the design reduces glazing within the eye-level visibility zone and increases opacity to minimise overlooking, supported by fins that direct views away from neighbouring properties. Privacy is further strengthened in this revised proposal through the introduction of obscured glass within the chamfer and central zones. The Proposed Scheme reduces overlooking opportunities from terraces by omitting the western terraces facing Cromwell Tower.

At ground level, the revised design intensifies activity within the new Ropemaker Arcade, reinforcing it as the primary pedestrian route and deliberately steering footfall away from Silk Street to further reduce disturbance to nearby residents. This is supported by an additional retail unit and a new dedicated community space positioned opposite the Annex Cultural space, replacing the previously proposed shared office-tenant space facing Silk Street and helping to consolidate public activity within the arcade.



Original Application Comparison



Original Application - Barbican Estate: Willoughby House Highwalk



Proposed Scheme - Barbican Estate: Willoughby House Highwalk



Original Application - Whitecross Street: North of Dufferin Street



Proposed Scheme - Whitecross Street: North of Dufferin Street

Submitted and Proposed Comparison



Original Application - LVMF 17B.2 - Golden Jubilee Bridges



Proposed Scheme - - LVMF 17B.2 - Golden Jubilee Bridges

Submitted and Proposed Comparison



Original Application - Barbican Estate: Andrewes House Highwalk



Proposed Scheme - Barbican Estate: Andrewes House Highwalk

Executive Summary

Whole Life Carbon



View Along Silk Street from Barbican Centre Entrance

With the existing buildings currently achieving an EPC rating of C for Milton House and E for Shire House, they will soon to be unlettable due to poor energy performance credentials by not complying with the anticipated forthcoming Energy Performance Certificate (EPC) legislation and this not meeting occupier needs. The proposal aims to redevelop the site to significantly improve its energy performance while retaining approximately 40% of the existing building's concrete, through the re-use of the basement and foundations, as part of a strategy to reduce upfront and whole life carbon.

A thorough analysis of retention and demolition options that balance carbon, social, urban and lifespan benefits reveal that a retention of the current building's substructure and demolition of the above ground structure offer the greatest opportunity to deliver public benefit through a long-lasting, world-class office building.

Central to the redevelopment is a focus on delivering a sustainable building that exceeds industry sustainability standards. As well as aiming to achieve a suite of sustainability standards such as BREAAAM Excellent as a minimum, the new building is also targeting a NABERS 5*, which is a rating system that measures recorded operational energy. This is one of the highest possible NABERS energy performance ratings and will ensure targets are met by the base building. There are currently no buildings with Certified NABERS 5* ratings within the City of London so this represents a significant goal.

Applicant 1Silk Street LLP	Client Group PNB Presint Merdeka 118 50118 Kuala Lumpur, Malaysia	Investment Management La Salle Investment Management 78 St James’s Street London SW1A 1JB	Development Management Lipton Rogers Developments 33 Cavendish Square London W1G 0PW	
Architecture Skidmore Owings and Merrill The Broadgate Tower 20 Primrose Street London EC2A 2EW	Engineering - MEP Services - Fire - Transport - Acoustic - Facade Access & Maintenance - Geotechnical Engineering Arup 8 Fitzroy Street London, W1T 4BJ	Wind Tunnel Testing RWDI 15 Adeline PI London, WC1B 3AJ	Cost Consultant Turner & Townsend Alinea 1 New Change London, EC4M 9AF	Archaeology MOLA 46 Eagle Wharf Road London, N1 7ED
Structural Engineering Skidmore Owings and Merrill The Broadgate Tower 20 Primrose Street London EC2A 2EW		Heritage & Townscape Montagu Evans 70 St Mary Axe London, EC3A 8BE	Accessibility David Bonnett Associates 125-127 Mare Street London E8 3RH	Building Operations JLL 20 Water Street London, E14 5GX
Landscape Design West 8 Nico Koomanskade 1021 3072 LM Rotterdam Netherlands	Daylight/Sunlight GIA The Whitehouse Belvedere Road London,SE1 8GA	Townscape Visualisation Millerhare Mappin House, 4 Winsley St, London, W1W 8HF	Security QCIC 12 Christopher Street London, EC2A 2BS	Construction Management AIA Consulting 506 Kingsbury Road London, NW9 9HE
Planning Consultant DP9 100 Pall Mall London SW1Y 5NQ	Vertical Transportation The Vertical Transportation Studio 70 Gracechurch Street London, EC3V 0HR	Heritage Assessment Donald Insall Associates 12 Devonshire Street London W1G 7AB	Retail Advisors Streetsense Henrietta House, Henrietta Place London W1G 0NB	Arboricultural Impact Assessment CBA Trees Chesil House, Arrow Close Boyatt Wood, Hampshire, SO50 4SY
Public consultation Kanda 10 Chiswell Street London, EC1Y 4UQ	Wind Testing (CFD) GIA The Whitehouse Belvedere Road London, SE1 8GA	Environmental Impact Assessment Trium Environmental Consulting The Whitehouse Belvedere Road London, SE1 8GA	Cultural Strategy Things Made Public 167-169 Great Portland Street London, W1W 5PF	Low Carbon Consultancy Targeting Zero LLP Low Barn High Street Iken Woodbridge IP12 2EY

Project Team

PNB



Merdeka Tower, Kuala Lumpur



Battersea Power Station, London



Battersea Power Station, London

With assets under management of \$55 Billion globally, PNB has also become a significant investor in London. PNB is the majority owner of Battersea Power Station and outright owner of four central London assets including 1 Exchange Square.

In 2023 PNB commenced a new investment programme at 1 Exchange Square for a comprehensive refurbishment of the site directed by LaSalle. The work is currently under construction.

LaSalle IM is a global leader in real estate investment management, with over 40 years of experience building trusted, long-term client relationships worldwide. Its focus is on delivering superior investment results while integrating environmental, social, and governance (ESG) best practices to enhance performance. These principles are at the heart of its approach to future developments.

LaSalle prioritises environmental sustainability by adopting strategies that minimise carbon emissions throughout the life cycle of its projects. LaSalle's developments aim for leading certifications in sustainability and well-being, targeting high energy efficiency standards.

Recognising evolving social priorities, LaSalle designs spaces that respond to the increasing demand for safety, flexibility, and enjoyment for all. They enhance public spaces and prioritise accessibility to create environments that support social connection and well-being.

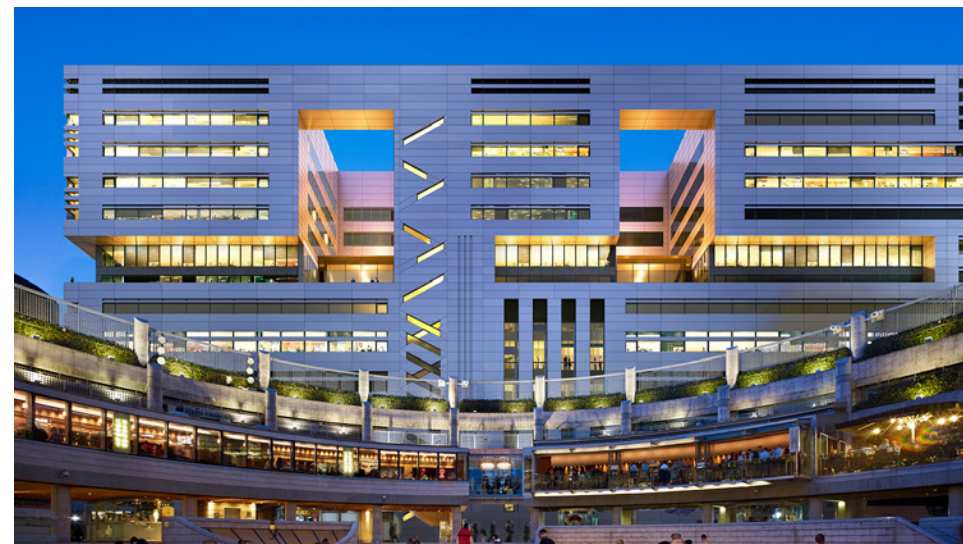
Strong governance underpins these efforts, ensuring that ESG goals are embedded in every project. By fostering collaboration with stakeholders, LaSalle aims to create sustainable developments that contribute to long-term community and economic resilience, reflecting its commitment to responsible and impactful investment management.



60 London Wall, City of London



One Exchange Square, City of London



5 Broadgate, City of London



One Exchange Square, City of London

Project Team

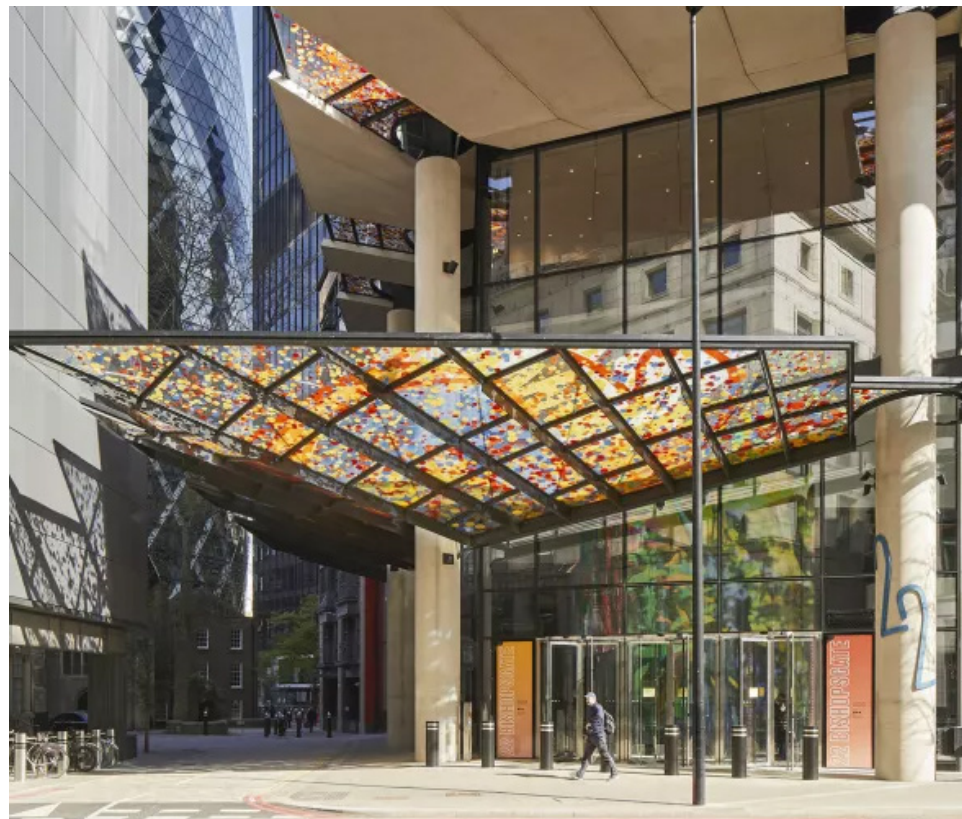
Lipton Rogers



22 Bishopsgate, City of London



Bloomberg HQ, City of London, London



22 Bishopsgate, City of London

Lipton Rogers Developments (LRD) was established by Sir Stuart Lipton and Peter Rogers CBE in early 2013 and is a boutique development company known for its expertise in the industry. Both Sir Stuart and Peter have been actively engaged in the evolution of the proposal since inception. Over the past 35 years, they and their partners have successfully delivered major iconic developments in London and have a team with extensive experience.

LRD is dedicated to achieving outstanding outcomes and delivering buildings of high quality. With a deep understanding of occupier needs and the broader environmental and social considerations that shape cities, as well as meticulous attention to detail, the firm ensures that each development reflects its commitment to excellence.

LRD's projects are known for their innovation and ability to exceed expectations. A recent example of its commitment to quality is the successful development of 22 Bishopsgate, a remarkable 2 million square foot building in the heart of the City. This accomplishment demonstrates dedication to excellence and the ability to achieve leasing success even in challenging times.

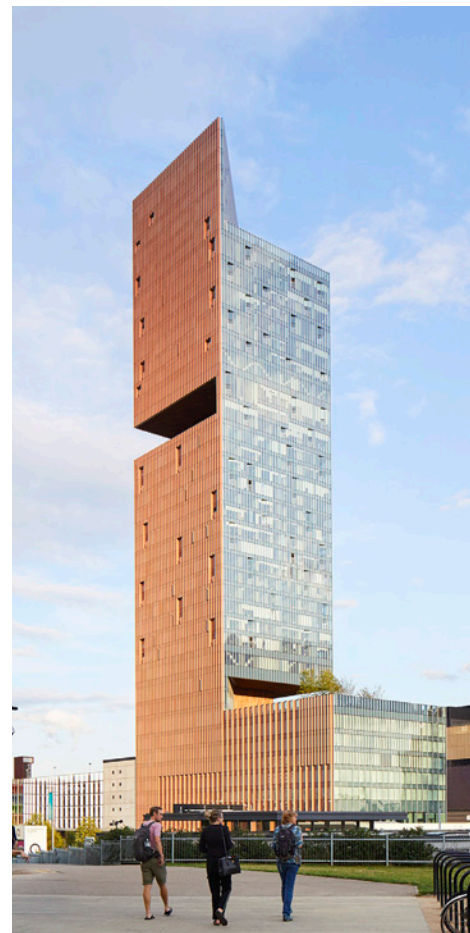
The London office of Skidmore, Owings & Merrill (SOM) is part of the globally acclaimed architecture, urban planning, and engineering firm, known for its innovative and sustainable design solutions. The office serves as a creative hub, pioneering landmark projects across Europe and beyond. SOM London combines global expertise with local insight, enabling the design of transformative buildings and urban environments that reflect the unique character of their locations.

The office's interdisciplinary team includes architects, urban designers, structural engineers, and sustainability experts who work collaboratively to deliver integrated solutions. Leveraging cutting-edge innovation, SOM London ensures its projects meet the highest standards of design, efficiency, and sustainability. The team is committed to creating designs that are both timeless and adaptable, addressing the pressing challenges of climate change and urban growth.

SOM's legacy in the City of London include landmark commercial projects such as Broadgate's Exchange House and Broadgate Tower, as well as planning consent for 100 Leadenhall Street. Outside of the City of London, SOM's work on Greenwich Peninsula Upper Riverside, Manhattan Loft Gardens and One Thames City have been transformational to their respective emerging neighbourhoods. As a leader in shaping urban environments, SOM London plays a key role in redefining the built environment for future generations.



Exchange House, City of London



Manhattan Loft Gardens, Stratford, London



Broadgate Tower, City of London



100 Leadenhall Street, City of London

Project Team

West 8



Jubilee Gardens, London, UK



Chiswick Business Park, London, UK



Place Gambetta, Bordeaux, FR



Governor's Island, New York, USA



One Manhattan Square, New York, USA

West 8 is a visionary practice in landscape architecture, placemaking, and design, creating a significant number of world-class, memorable, and timeless destinations. For over 35 years, its work and ideas have catalysed change in the fields of landscape architecture, urban planning, and sustainable design. Established in Rotterdam in 1987, West 8 is a paradigm-shifting design collective founded by award-winning landscape architect Adriaan Geuze. Its studios in Europe and North America serve as staging grounds for formal experimentation and technical innovation.

West 8 departs from the culture of constructed land and re-imagines the possibilities for public space. Its pioneering work exists at the cutting edge of technical innovation, pragmatism, self-reflection, identity, and culture. This mindset has delivered celebrated places across the globe, including Madrid RIO, Toronto's Waterfront, New York's Governors Island, and Hong Kong's West Kowloon Cultural District. In London, West 8 are known for delivering high-quality landscape designs for Chiswick Park, Holland Green, and Jubilee Gardens.

Founded in 1946 by philosopher and engineer Ove Arup and dedicated to sustainable development, Arup is a collective of 18,000 designers, advisors, and experts working across 140 countries.

Arup has been known for its close and exceptionally productive collaborations with leading architects on projects including the Lloyds Building, the Pompidou Centre, Saint Mary Axe, and the Sydney Opera House. The firm expanded rapidly and earned a reputation for creative and economical solutions across the built environment – a reputation it still enjoys today.

London has been at the heart of Arup's development since its creation, home to its global headquarters and more than 2,500 staff, and the location of many of its most groundbreaking projects, including the redevelopment of King's Cross and London 2012.

Arup is also a global leader in sustainability, using data-driven approaches to inform design and reduce environmental impact. With a commitment to achieving net zero carbon, the firm applies whole life carbon assessment as a critical tool in shaping resilient and low-carbon buildings and infrastructure. By integrating sustainability at every stage of the design process, Arup ensures that projects not only meet current environmental standards but also anticipate future challenges, delivering solutions that are both innovative and responsible.



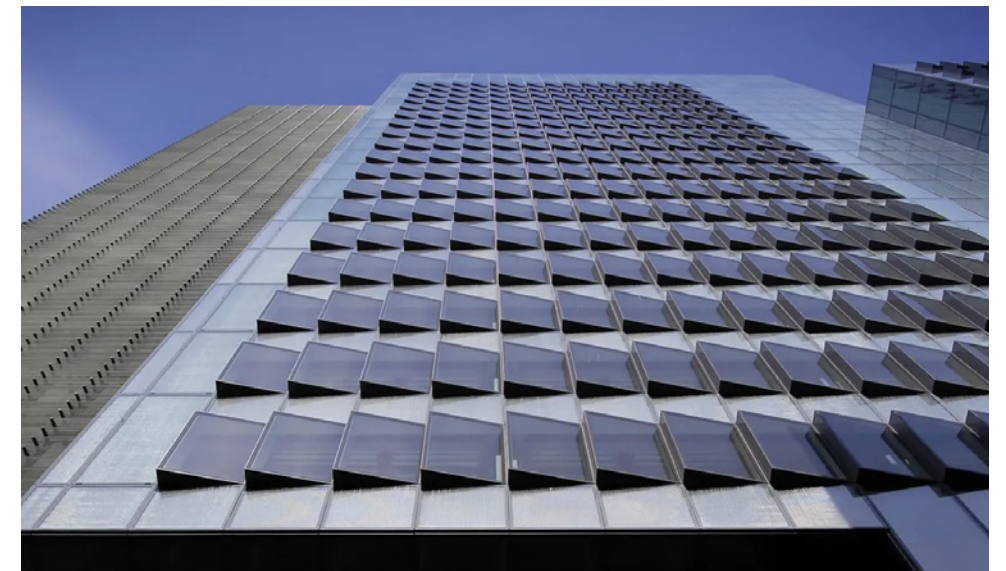
80 Charlotte Street, London, UK



8 Bishopsgate, London, UK



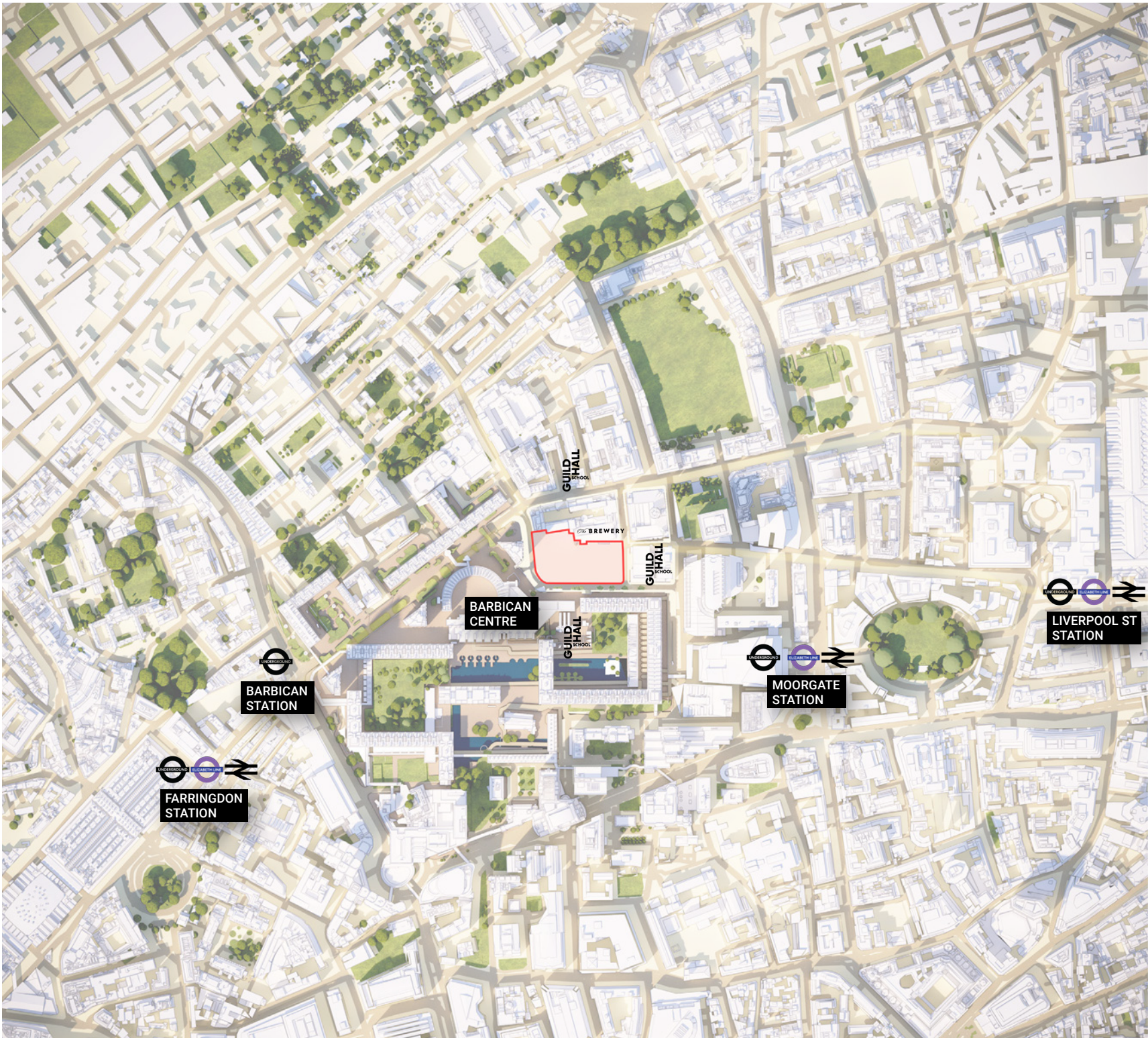
50 Fenchurch Street, London, UK



Ropemaker Place, London, UK

02 — Site Considerations

Site Location



Site Location Plan

The Site is located in the north of the City of London, between the Chiswell Brewery buildings and the Barbican Centre. Its proximity to the neighbouring boroughs of Islington and Hackney bring together a unique mixture of culture, street food and residential communities that set this area apart from the more commercially focused areas within the City.

The Site has excellent transport links through Liverpool Street, Moorgate, Barbican and Farringdon stations, but is currently lacking the support of a direct and human-focused pedestrian network. The Site benefits from being surrounded by renowned landmarks such as the Barbican Centre and Museum of London, enhancing the potential to engage business, arts, and heritage. The opening of the Elizabeth Line has also unlocked the area to new transport connections, shifting the centre of gravity of business to new developments around Moorgate and Farringdon stations which the Site straddles.



View Along Silk Street Towards Barbican Centre



Site Location Diagram

Planning Policies and Considerations



This section identifies key planning policy and guidance relevant to the determination of the Application, and against which the proposals have been considered during the development.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan
The adopted Development Plan for the Site comprises the following:

The London Plan, published in March 2021; and
The City of London Local Plan, adopted in January 2015.

National Planning Policy Framework (December 2024)
The National Planning Policy Framework, published in December 2024 and National Planning Practice Guidance (published first in 2014 and periodically updated on a topic by topic basis from time to time) are material considerations together with London Planning Guidance (“LPG”) and Supplementary Planning Guidance (“SPG”).

Other Key Planning Policy Considerations
The London Plan has several London Plan Guidance (LPG) which form material considerations in decision making and are therefore referenced below and are included in the assessment (Section 7) where relevant.

- Draft Fire Safety LPG (February 2022)
- Characterisation and Growth Strategy LPG (June 2023)
- Optimising Capacity - A design-led approach LPG (June 2023)
- Planning for Equality and Diversity in London SPG (October 2007)
- Accessible London SPG (October 2014)
- London View Management Framework SPG (March 2012)
- Social Infrastructure (May 2015)
- London World Heritage Sites SPG (March 2012)
- Urban greening factor LPG (February 2023)
- Air quality positive LPG (February 2023)
- Air quality neutral LPG (February 2023)
- Be Seen energy monitoring LPG (March 2022)
- Circular economy statements LPG (March 2022)
- Energy Planning Guidance (March 2022)
- The control of dust and emissions in construction SPG (July 2014)
- Whole life carbon LPG (March 2022)
- Sustainable Transport, Walking and Cycling LPG (March 2023)

CoL also has several Supplementary Planning Documents (SPDs) which form material considerations in decision making and are therefore referenced below and are included in the assessment (Section 7) where relevant.

- City of London Air Quality SPD (July 2017)
- Office Use SPD (2015)
- Planning Obligations SPD May (2021)
- Protected Views SPD (January 2012)

- Lighting SPD (October 2023)
- Freight and Servicing SPD (February 2018)
- City of London Wind-microclimate guidelines (2019)
- City of London Thermal Comfort guidelines (2020)
- Carbon Options Guidance Planning Advice Note (2023)
- Preventing Suicides in High Rise Buildings and Structures Planning Advice Note (2022)
- The City Cluster Vision public realm document (2019)
- Developer Engagement Guidelines (May 2023)
- London Recharged: Our Vision for London in 2025
- Planning for Sustainability (January 2025)

The City of London (CoL's Design and Access Guidance has also been taken into account when preparing this report.

The City of London (CoL) 'draft City Plan 2040'

CoL are in the process of preparing a new Local Plan. The draft City Plan sets out the vision, strategic priorities and policies for development in the City of London up to 2040. On 29th August 2024, CoL submitted the proposed submission draft City Plan 2040 to the Secretary of State. On the 18th September two Planning Inspectors were appointed to undertake an independent Examination into the soundness and legal compliance of the Local Plan. It is anticipated that the draft City Plan will be adopted Summer 2025. The Applicant has made site specific representations to the draft City Plan. The Examination in Public is scheduled to take place for the weeks commencing 24th and 31st March 2025, with a reserve week of 28th April.

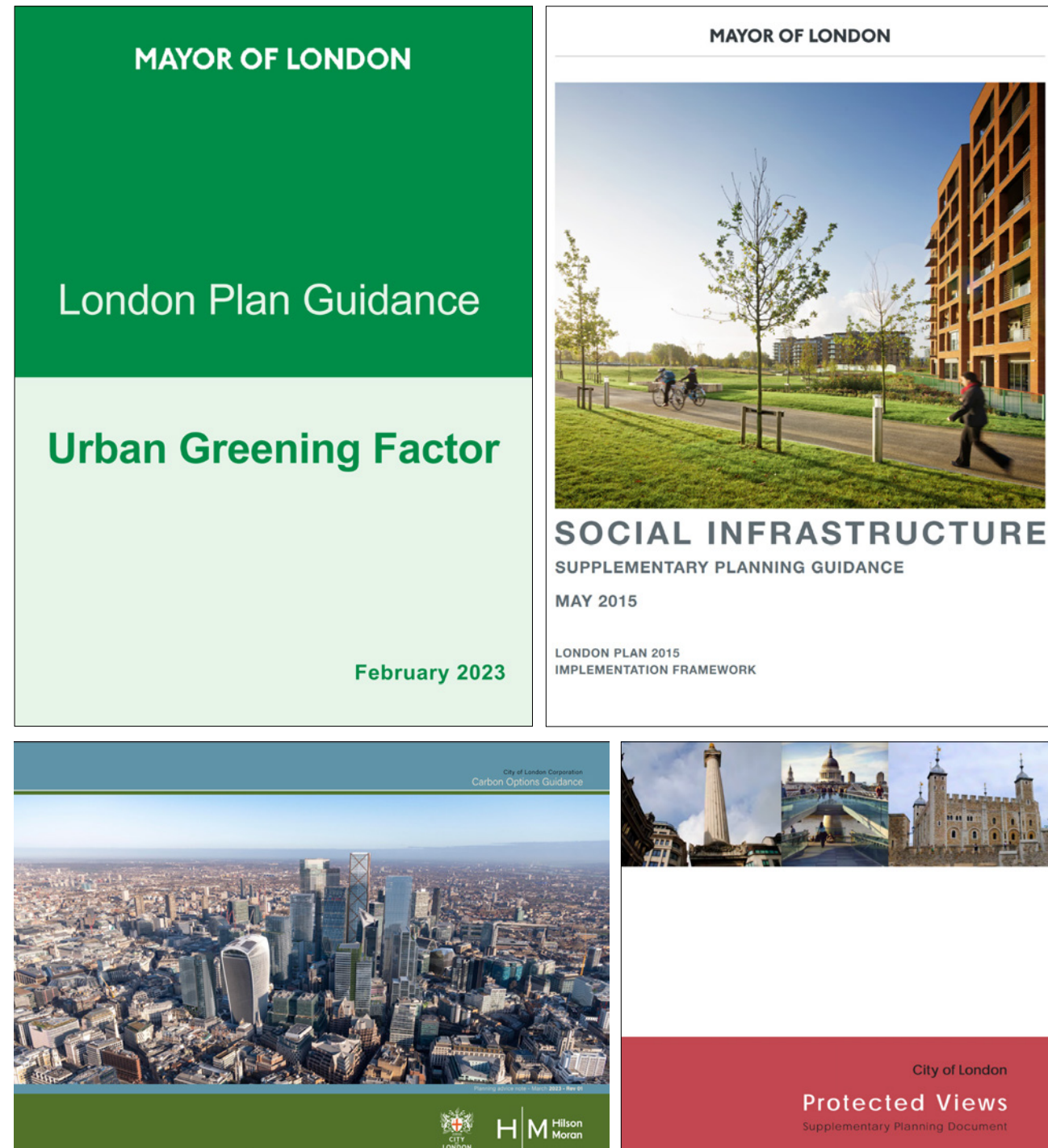
The draft City Plan outlines CoL's flagship strategy, the Destination City, which 'seeks to ensure that the City is a global destination for workers, visitors and residents. It seeks to enhance the Square Mile's leisure and cultural offer by creating a sustainable, innovative and inclusive ecosystem of culture that celebrates its rich history and heritage and makes it more appealing to visitors as well as the City's working and resident communities.'

Since submission of the application, progress has been made on the City of London's emerging City Plan 2040. In December 2025, the City of London Corporation published Main Modifications and Additional Modifications to the draft Plan, which were subject to public consultation with the consultation period closing on 6 February 2026.

These documents are material considerations, however their weight is limited by their draft status and stage of preparation. In accordance with Paragraph 49 of the NPPF, the weight to be attributed to emerging policy depends on the extent to which there are unresolved objections and the degree of consistency with national policy.

The Planning Statement Addendum assesses the proposed revisions against the most recent version of the emerging City Plan 2040, which is the Proposed Main and Additional Modifications issued for public consultation on 6 January 2026. The draft policies carry some limited weight now that the plan has been through an Examination in Public.

Planning Policies and Considerations



Emerging Bunhill, Barbican and Golden Lane Healthy Neighbourhood Plan

The Bunhill, Barbican and Golden Lane healthy neighbourhood plan aims to prioritise street space for people walking, cycling and using public transport. The proposals will improve the quality of streets and public spaces, and the attractiveness of the area for living, working or studying in and as a leisure destination. It will also enhance the world-class cultural identity of the Barbican Centre and the Guildhall School of Music and Drama by making streets safer and more pleasant places to spend time.

The Draft Healthy Street Plan for the area of Bunhill, Barbican and Golden Lane was published 5th November 2024. CoL and Islington Council held a public consultation seeking people's views on the draft plan in late 2024. CoL and Islington Council are now analysing responses to the conclusion and will report to the City of London Committee Streets and Walkways sub-committee Spring 2025.

An assessment of the Proposed Development against the Development Plan is provided in Section 7 of the Planning Statement.

Key Planning Policies (of most relevance but are not limited to)

Adopted Local Plan

- CS1 Offices
- DM 1.1 Protection of office accommodation
- DM 1.2 Assembly and protection of large office development sites

- DM 1.3 Small and medium sized business units
- CS3 Security and Safety
- DM 3.2 Security measures in new development and around existing buildings
- CS5 The North of the City
- CS10 Design
- DM 10.1 New development
- DM 10.2 Design of green roofs and walls
- DM 10.3 Roof gardens and terraces
- DM 10.4 Environmental enhancement
- DM 10.7 Daylight and sunlight
- DM 10.8 Access and inclusive design
- CS11 Visitors, Arts and Culture
- CS12 Historic Environment
- DM 12.1 Managing change affecting all heritage assets and spaces
- DM 12.2 Development in conservation areas
- DM 12.3 Listed buildings
- DM 12.5 Historic parks and gardens
- CS13 Protected Views
- CS14 Tall Buildings
- CS15 Sustainable Development and Climate Change
- DM 15.1 Sustainability requirements
- DM 15.2 Energy and CO2 emissions assessments
- DM 15.3 Low and zero carbon technologies
- DM 15.4 Offsetting of carbon emissions
- DM 15.5 Climate change resilience and adaptation
- DM 15.6 Air quality
- DM 15.7 Noise and light pollution
- CS16 Public Transport, Streets and Walkways
- DM 16.1 Transport impacts of development
- DM 16.2 Pedestrian movement

- DM 16.3 Cycle parking
- DM 16.4 Facilities to encourage active travel
- DM 16.5 Parking and servicing standards
- CS19 Open Spaces and Recreation
- DM 19.1 Additional open space
- DM 19.2 Biodiversity and urban greening
- CS20 Retailing
- DM 20.2 Retail links
- DM 20.3 Retail uses elsewhere in the City

Draft City Plan

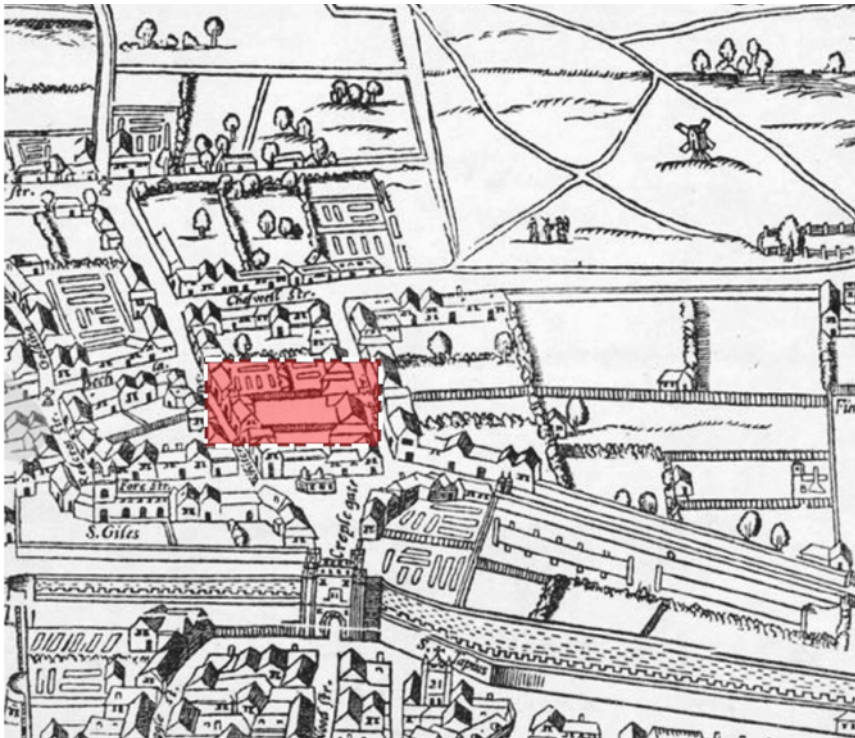
- Draft Strategic Policy S1 – Healthy and Inclusive City
- Draft Policy HL1 - Inclusive buildings and spaces
- Draft Policy HL2 – Air Quality
- Draft Policy HL3 - Noise
- Draft Policy HL9 Health Impact Assessment
- Draft Policy SA3 – Designing in Security
- Draft Strategic Policy S4 – Offices
- Draft Policy OF1 – Office Development
- Draft Policy OF2 – Protection of Existing Office Floorspace
- Draft Strategic Policy S2 – Safe and Secure City
- Draft Strategic Policy S5 – Retail and active frontages
- Draft Policy RE2 – Active Frontages
- Draft Strategic Policy S6 – Culture and visitors
- Draft Policy CV2 – Provision of Arts, Culture and Leisure Facilities
- Draft Policy CV3 – Provision of Visitor Facilities
- Draft Strategic Policy S8 – Design
- Draft Policy DE1 – Sustainable Design
- Draft Policy DE2 – Design Quality
- Draft Policy DE3 – Public Realm
- Draft Policy DE4 – Terraces and Elevated Public

Spaces

- Draft Policy DE7 – Daylight and Sunlight
- Draft Policy DE8 – Lighting
- Draft Strategic Policy S9 – Transport and Servicing
- Draft Strategic Policy S10 – Active Travel and Healthy Streets
- Draft Strategic Policy S11 – Historic Environment
- Draft Policy HE1 – Managing Change to the Historic Environment
- Draft Strategic Policy S12 – Tall Buildings
- Draft Strategic Policy S13 – Protected Views
- Draft Strategic Policy S14 – Open Space and Green Infrastructure
- Draft Policy OS2 – Urban Greening
- Draft Policy OS3 – Biodiversity
- Draft Policy OS4 – BNG
- Draft Strategic Policy S23: Smithfield and Barbican

These policies have been taken into account in the design and development of the proposals and materially shaped the project team's approach to the site.

Site History



"Agas" Map, 1562 (printed 1633) (Layers of London)



Ogilby and Morgan 1676-79



John Rocque 1746 (Locating London)



Richard Horwood 1792-99

The Site of 1 Silk Street lies just outside the medieval walls of the City of London near Cripplegate. By the 16th century this area was sparsely developed with fields to the east and modest structures that lined key streets. During this period, the City grew as a centre of trade, and the Site became increasingly urbanised. By the 18th century, the area was part of London's industrial expansion, with the King's Head Brewery established on the Site, later acquired and transformed by Samuel Whitbread in 1750. Whitbread expanded the brewery into an innovative facility, for its time, incorporating technologies including underground cisterns and steam engines, securing the Site's place as a cornerstone of the City's industrial development.

In the 18th century the development Site was characterised by numerous alleyways, passages and yards lined by terraced buildings. A small residential square, Haberdasher's Square, was created in 1720 on land demised to the Haberdashers' Company (hence the name) just south of the brewery site as shown on Roque's Map of 1746.

The full history of the site and its heritage is detailed in the Heritage Impact Assessment by Donald Insall. In summary, the history of the site can be in two eras:

Pre-War

Pre World War II, the Site of 1 Silk Street was an integral part of the Whitbread Brewery. The brewery dominated the block between Chiswell Street, Milton Street, Silk Street, and Whitecross Street, comprising a network of buildings and internal yards tailored for beer production. Specialised structures, such

as fermenting and cleansing facilities, were added over time, reflecting the Site's industrial significance. Despite substantial wartime bombing in surrounding areas, the majority of the brewery remained intact.

Post-War

After World War II, the Site of 1 Silk Street underwent significant transformation, beginning with the post-war redevelopment plans for the surrounding area, including the construction of the Barbican Estate. By the 1970s, Whitbread ceased brewery operations, and the southern portion of the Site was redeveloped into office buildings designed by Fitzroy Robinson Partnership (completed in 1981), featuring two towers and a link building. In the mid-1990s, the buildings, by then known as Shire House and Milton House, were extensively refurbished by Sheppard Robson, updating their façades and interiors to reflect modern office standards.

The current buildings are of little architectural historic interest and their materiality is not in keeping with the surrounding heritage assets. Furthermore, the Site has almost no active frontage and no relationship with the local streetscape nor does it contain any public realm. The Site does not respond sensitively to, nor does it make a positive contribution to the setting of the nearby listed buildings, in particular those of the former Whitbread's Brewery to the north and the Barbican Estate to the south and west.



View from South of Chiswell Brewery, 1942 (London Picture Archive)

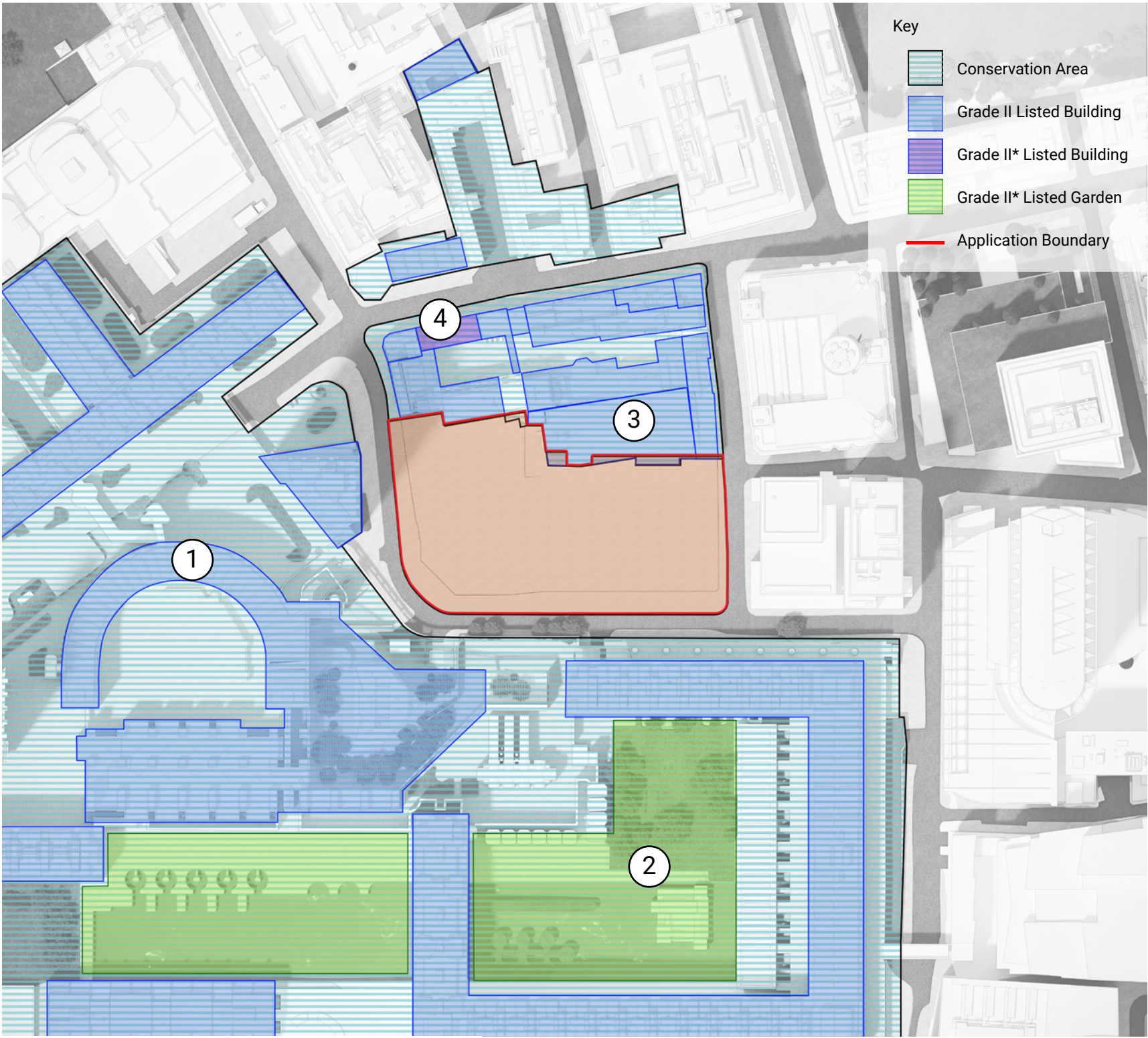


Haberdasher Square, painted by John Crowther (c. 1887)



View of the South yard looking West, painted by George Gerrard (1780-1826)

Conservation, Heritage & Listed Buildings



Conservation Area, Heritage & Listed Buildings

The Site

The Site is surrounded by two conservation areas: the Brewery Conservation Area to the north and the Barbican and Golden Lane Conservation Area to the south and west. The Brewery Conservation Area, designated in 1994, features Grade II and Grade II*-listed brewery buildings from the 18th and 19th centuries, including the Jugged Hare Public House, the former Porter Tun Room, and partner's house, which reflect the area's industrial heritage. The Barbican and Golden Lane Conservation Area showcases the iconic Barbican Estate, a Grade II-listed post-war housing development designed by Chamberlin, Powell & Bon in the Brutalist style. These conservation areas and listed buildings highlight a juxtaposition of historic industrial architecture and modernist urban redevelopment.



Chiswell Brewery

Consolidating his brewing business at Chiswell Street in 1750, Whitbread's brewery grew over the years to cover the entire block from Chiswell Street to Silk Street. The northern part of this block from Chiswell Street to the project Site, now a hotel and conferencing venue, retains a series of buildings from the original brewery and reflects its rich history with Georgian and Victorian buildings and later interventions. The majority of these buildings celebrate the craft skills of the time and are finely detailed with refined brickwork and elegant timber fenestration.

The history revealed at the brewery sits in counterpoint to the Brutalist approach of the Barbican and the later heavily glazed City buildings that surround it, including the great Brutalist, Lasdun's Milton Gate immediately to the east. The effective relationships between these buildings demonstrates the City's ability to absorb many architectural styles, scales and eras of development successfully.

The brewery site is a conservation area and careful consideration has been given to the impact of the proposed development to it, reflecting the commentary in the Brewery Conservation Area documents.



View From Inside The Brewery Courtyard



View Along Chiswell Street with Cromwell Tower Beyond



Brewery Shopfront Along Chiswell Street



Brewery Detail

Conservation, Heritage & Listed Buildings



Crafted Vents Within the Bush Hammered Concrete Walls



Softened Edges Humanise Brutalist Forms



Rounded Details Celebrate the Plasticity of Concrete



Hand-Crafted Techniques

The Barbican

Described by Piers Gough as a “powerful, three-dimensional city wrapped around a sumptuous landscape of green squares and lakes”, the Barbican is widely admired as a complete vision, a city within a city. The strength of character of Chamberlin, Powell and Bon’s architecture is delivered consistently through form and detail. The bold geometric forms of the principal masses bring together the disparate functions of arts centre, podium, low and high rise residential buildings, a vast conservatory and private and public landscapes. Throughout there is an attention to refinement in the detailing which celebrates human scale, from the extensive bush hammered concrete to the delicacy of much of the metalwork, often the touchpoints of the buildings’ users.

There is no less craft in the architecture of the Barbican than in the buildings it replaced and throughout the play of scale and light and bold geometries humanises the architecture. Not only a listed building, the Barbican Centre is a conservation area and the Barbican Conservation Area documents give guidance on its importance and which views are considered to be particularly characteristic. The proposals give due consideration to these characteristics.

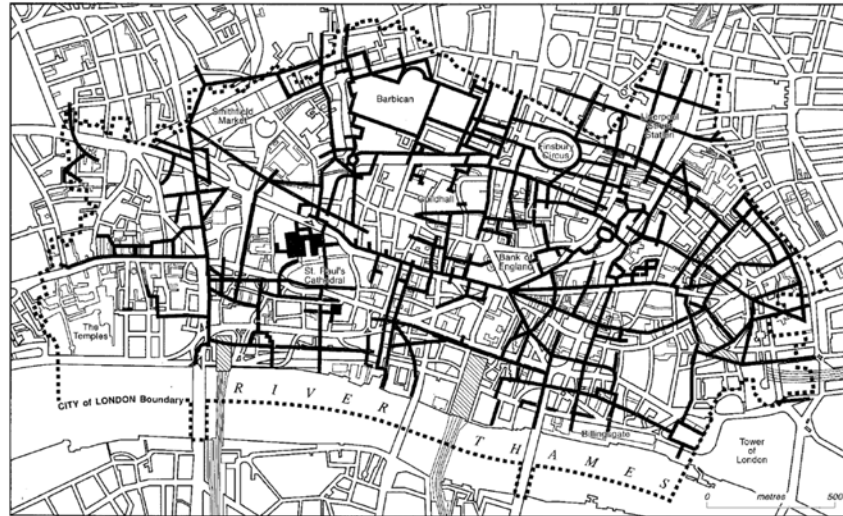
Contextual Materiality & Tone

The environment surrounding the Site presents a rich contrast of materials and colours. To the east, the City's high-rise commercial cluster, from The Heron, 22 Bishopsgate to Broadgate, features predominantly glass façades with reflective blue-hued tones. These sleek structures often emphasise overall form rather than detailed articulation, creating a modern, streamlined aesthetic. In contrast, the Barbican Estate's buildings favour structurally expressive elevations, with strong vertical and horizontal lines of concrete highlighting exposed columns and slab edges, with windows recessed between these elements. The warm grey tones of the Barbican's concrete contribute to the prevailing material character immediately adjacent to the site. This is softened by the use of timber screens and red and blue brick paving, which add warmth to the estate's material palette. Additionally, the vibrant greens and blues of the Barbican's gardens and lakes infuse colour and life into its public realm, enhancing the area's visual richness.

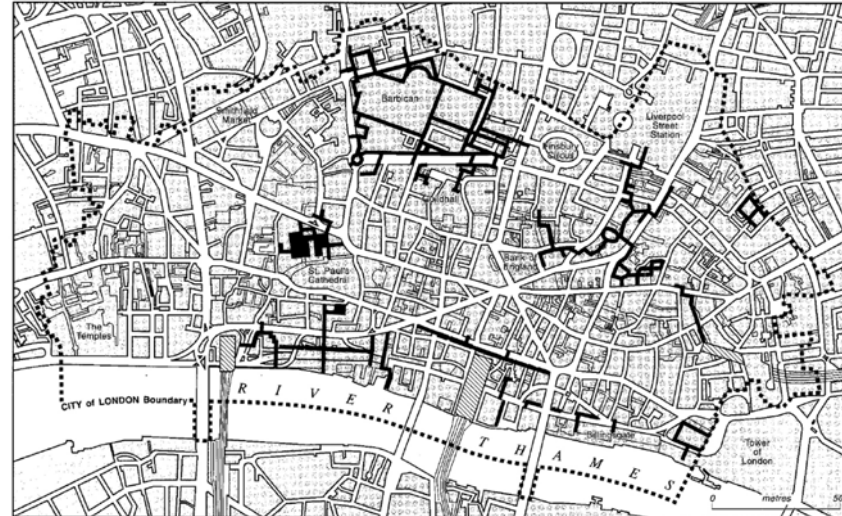


Colour and Material Palette of the Surrounding Area

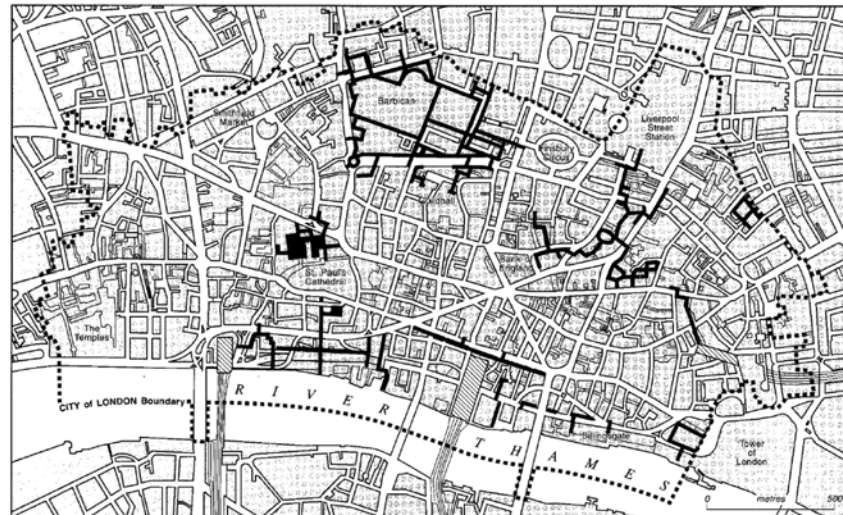
Existing Pedestrian Network



1963 proposed elevated Pedway (Hebbert, 1993)



1976 Minimum network policy, (Hebbert, 1993)



Network, as built 1992, (Hebbert, 1993)

The Elevated Pedway

The Barbican was envisioned as part of a network of elevated pedestrian highwalks, however, this vision was only partially realised, leaving the Barbican's elevated pedestrian network isolated from street-level pedestrian movement. Recent planning decisions have further reduced the extents of the elevated highwalks.

The Existing Streetscape

The Site is largely inactive and uninviting for pedestrians with impermeable facades and few opportunities at the perimeter to sit or dwell. Wide streets and a lack of pedestrian crossings highlight the vehicular dominated character of the surrounding street. The hard surfaces of the street and the adjacent building elevations create ideal conditions for sound reverberation which reflect street level noise into the otherwise tranquil residential areas.

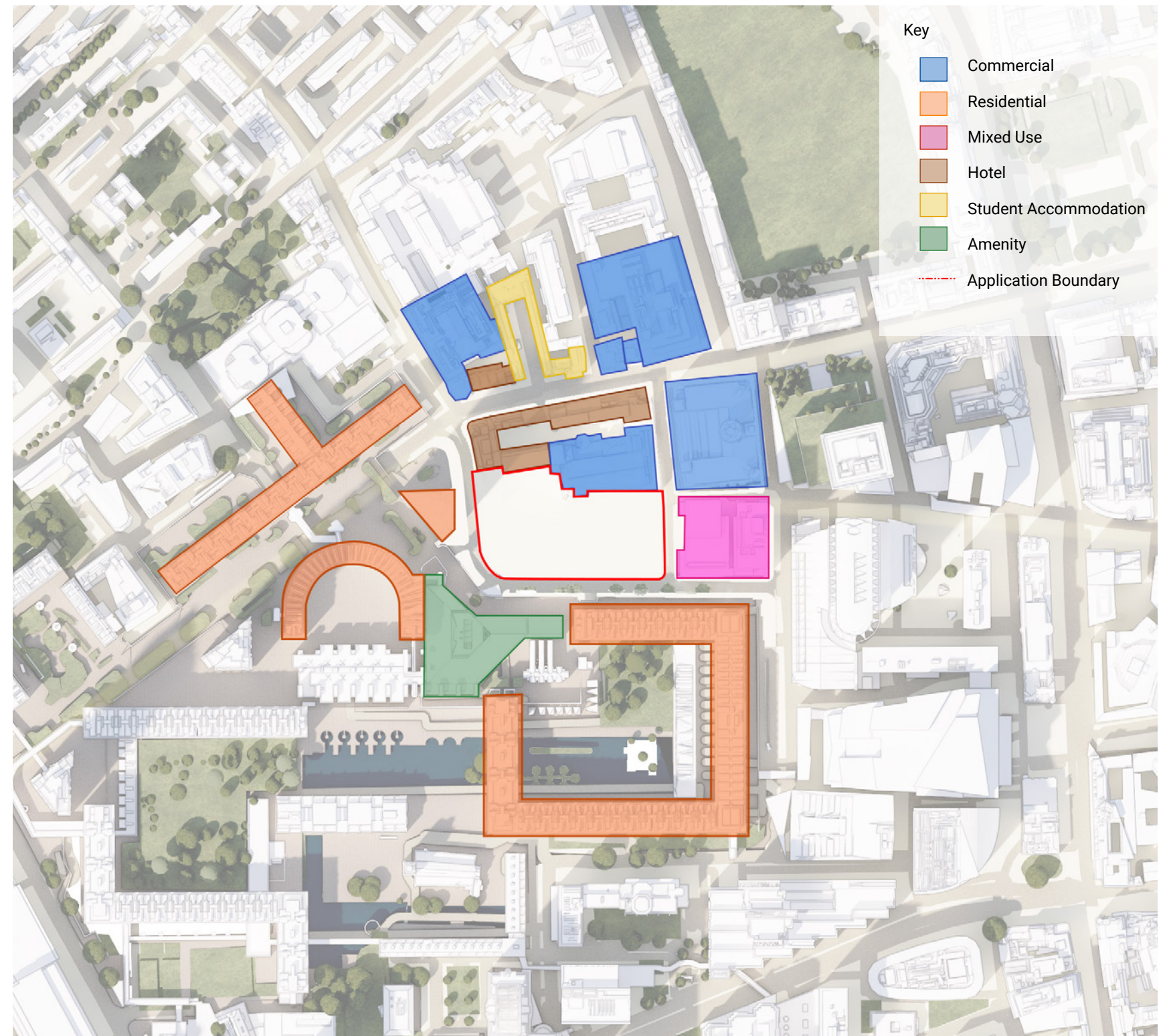
Currently Silk Street reflects the environment of a typical urban service street, with limited greenery, constrained pedestrian connectivity and significant hardscape areas. The Site features 7 existing trees with no substantial planting contributing to biodiversity or urban greening. Pavements are cluttered with bollards, cycle share parking, and short stay cycle stands.

Existing Land Use

The dominant land uses surrounding the Site are non-residential, comprising education, culture, workplace and hospitality functions. There are also significant residential uses with the shorter face of Cromwell Tower's triangular form and approximately half the length of Speed House both facing the Site directly and approximately one quarter of Ben Jonson House facing the site obliquely.

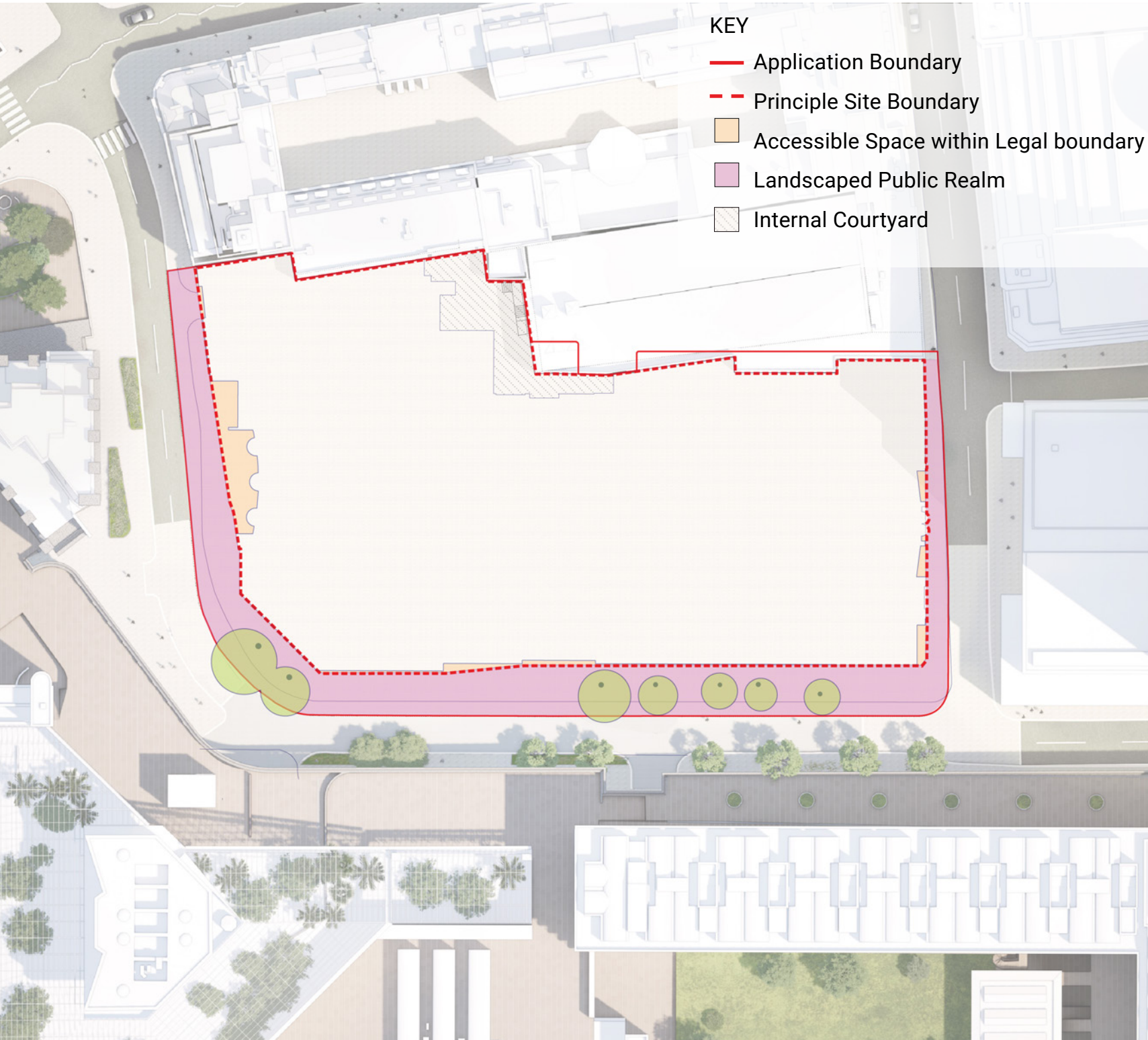
The site is currently identified as Planning Use Class E(g), which covers offices, research and development facilities and some light industrial use. The Porter Tun Room, Milton Gate are in similar use with the other adjoining non-residential functions comprising restaurants and licensed premises, hotel, conferencing, the sui generis use of the Barbican Centre and education.

This range of uses is typical of a dense urban location and it can be difficult to identify a principle land use especially at street level.



Existing Land Uses

Existing Public Realm and Landscape



Existing Site Coverage and Publicly Accessible Open Spaces

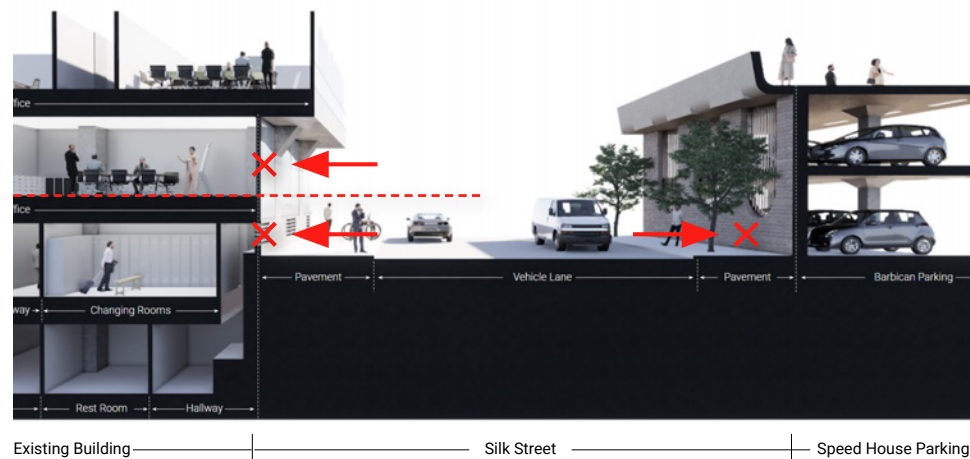
The existing building at 1 Silk Street occupies nearly the entire site footprint, providing just 2.5% of publicly accessible open space within the site boundary, limited to small setbacks at the east and west entrances. It contributes no landscaping to the streetscape within this boundary. However, within the broader application boundary, the canopy of seven trees lining one side of Silk Street offers approximately 230m² of landscaped public realm, softening the otherwise hard urban environment and providing some greenery to the surrounding streetscape.



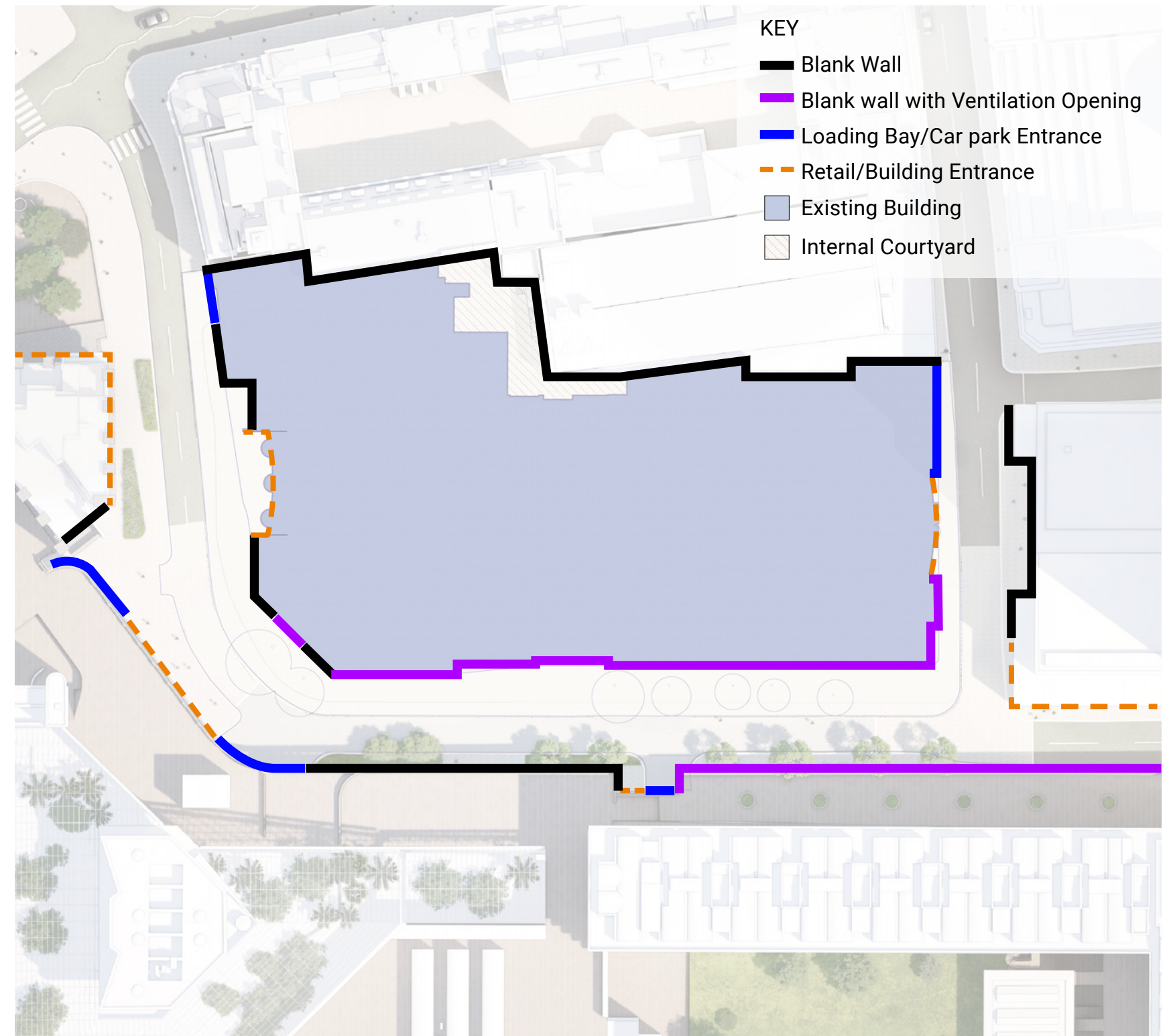
View Along Silk Street Towards The Heron

Existing Street Frontages

To the south of the Site, the pedestrian level character of Silk Street is dominated by the large brick and concrete frontage of The Barbican that contains parking, The Conservatory (at upper levels) and the Guildhall School of Music and Drama. This elevation is punctuated by openings for car park ventilation however they bring no activation to the street, reflecting the inward facing nature of the Barbican's design. To the east of the Site, the Guildhall School of Music and Drama's performance space, presents a largely blank and inactive frontage to Milton Street. To the north, the Brewery buildings back onto the Site with a blank and utilitarian brick elevation constructed at a similar period to the existing office building. To the west, Cromwell Tower's Chimes Music Shop and the Barbican Centre's principle street entrance offer some activity along Silk Street and provide an opportunity for the proposal to engage and enhance the pedestrian experience.



Section Through Silk Street - Inactive Frontages



Analysis of Street Frontages

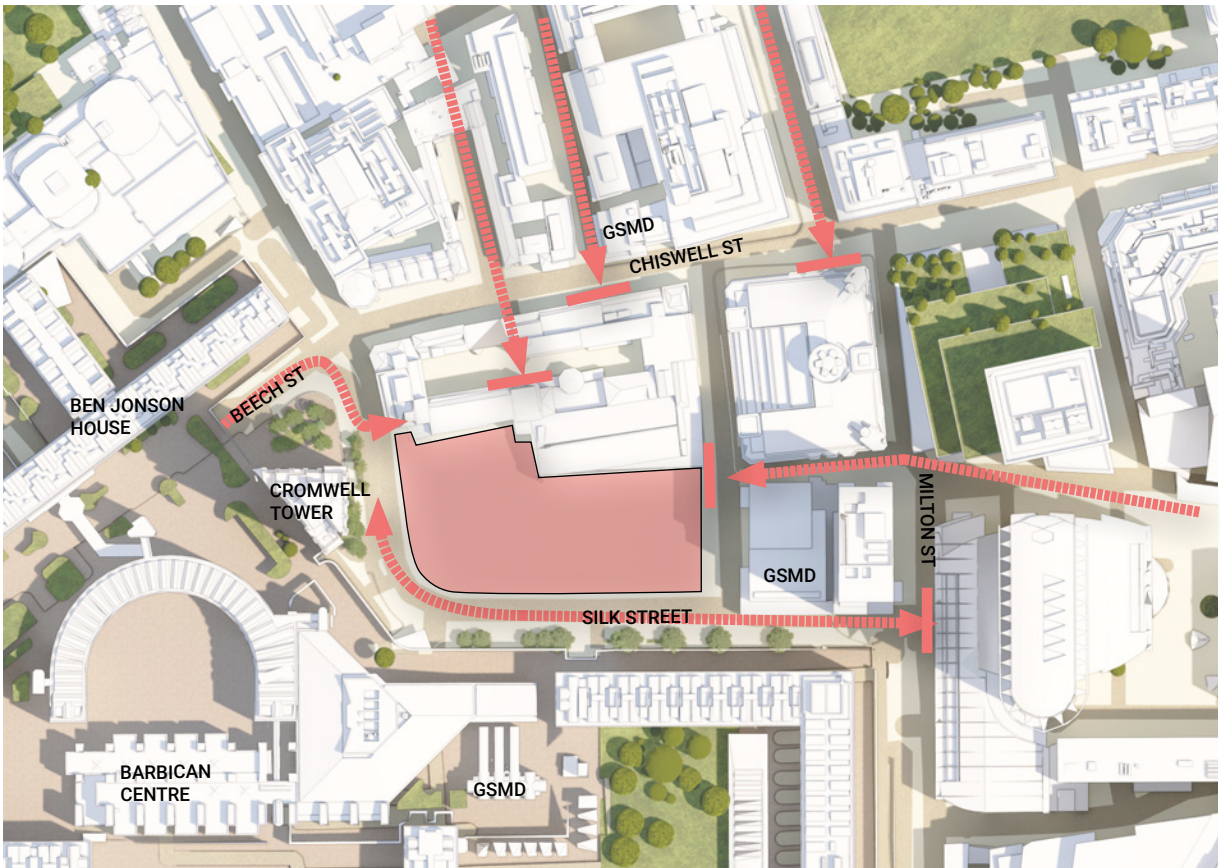
An Impermeable Site



View east on Silk Street



View south on Milton Street



A n Existing Network of Dead-End Routes



View north from Barbican Centre



View west to Site from Milton Court

Streetscape

At street level, the experience is dominated by long stretches of impermeable facade of the existing building, with service and parking entrances for the Barbican Centre forming the majority of the limited openings on the southern side of Silk Street. The existing building occupies the entire Site, offering little relief and no dialogue with the Barbican Centre.

Connectivity

The Site currently presents itself as a single block offering no porosity. To the south, the Barbican Estate features a raised pedestrian network creating a spatial discontinuity with the Site. Access routes to the north, east, and west terminate in T-junctions. This lack of fluid permeability creates disjointed movement across the area and severs the entrance to the Barbican Centre from direct routes. The Brewery has a potential link into the site which could enable a more traditional pattern of links to be established.

Walkability

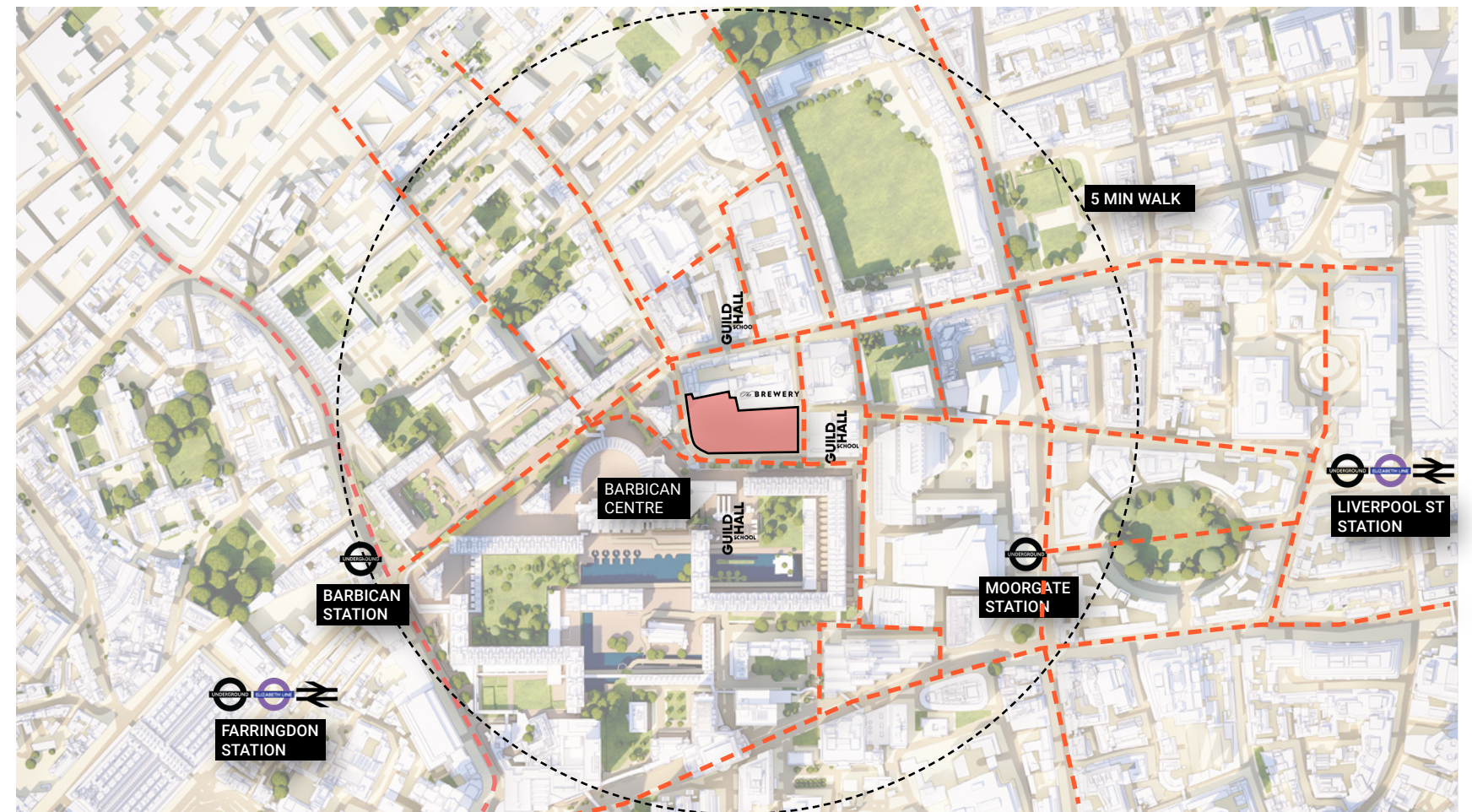
The Urban Centrality Analysis evaluates how accessible a street or area is within a city, identifying key destinations or central hubs. It highlights the City of London as a core destination and the influence of the Barbican's spatial structure.

Today the Site has a low level of pedestrian activity with The Barbican's impermeable street level character blocking wider north-south and east-west routes in this corner of The City. The existing 1 Silk Street building similarly truncates routes at a local scale, further compounding issues of permeability that hinder pedestrian movements in this area.

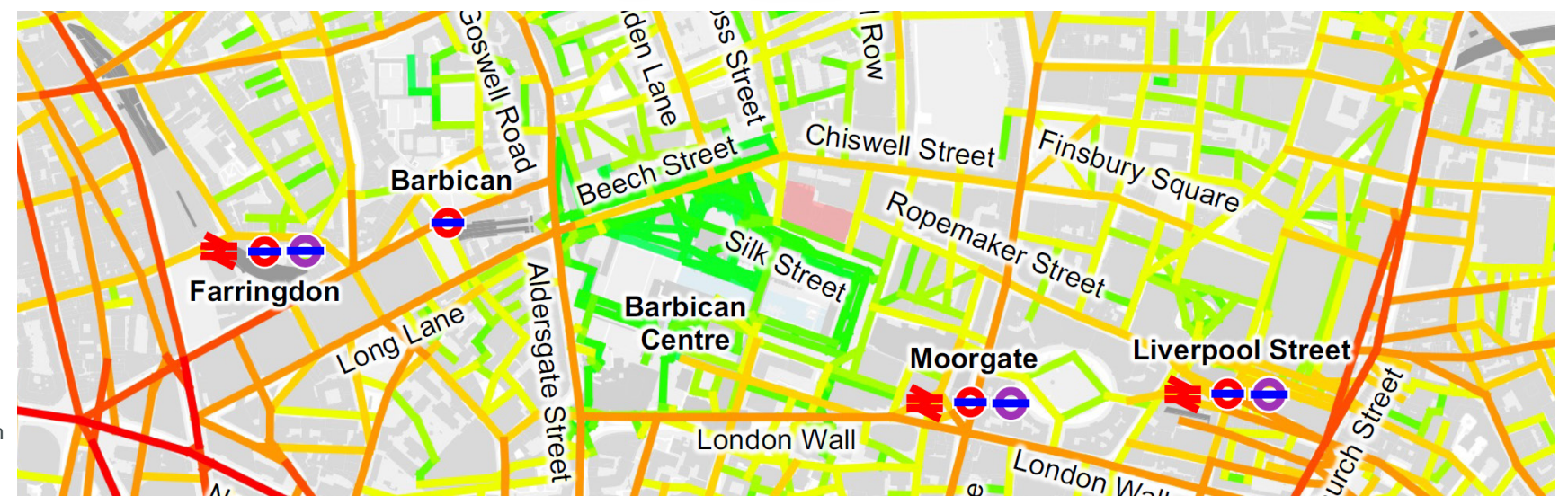
Public Transport Connections

The Site benefits from excellent public transport links, classified as having a Public Transport Accessibility Level (PTAL) level of 6b with access to multiple key stations and transport hubs within short walking distance.

To the east, Liverpool St and Moorgate stations form the busiest station in the UK, connected together by the Elizabeth Line and also served by National Rail, Central, Northern, Hammersmith & City, Metropolitan and Northern Lines. Similarly to the west, Barbican and Farringdon stations are connected by the Elizabeth Line and are additionally served by Thameslink trains. These major stations are supplemented by a comprehensive network of bus routes with stops focused on Chiswell Street and Aldersgate Street. This extensive network positions Silk Street as a highly accessible and strategic location.

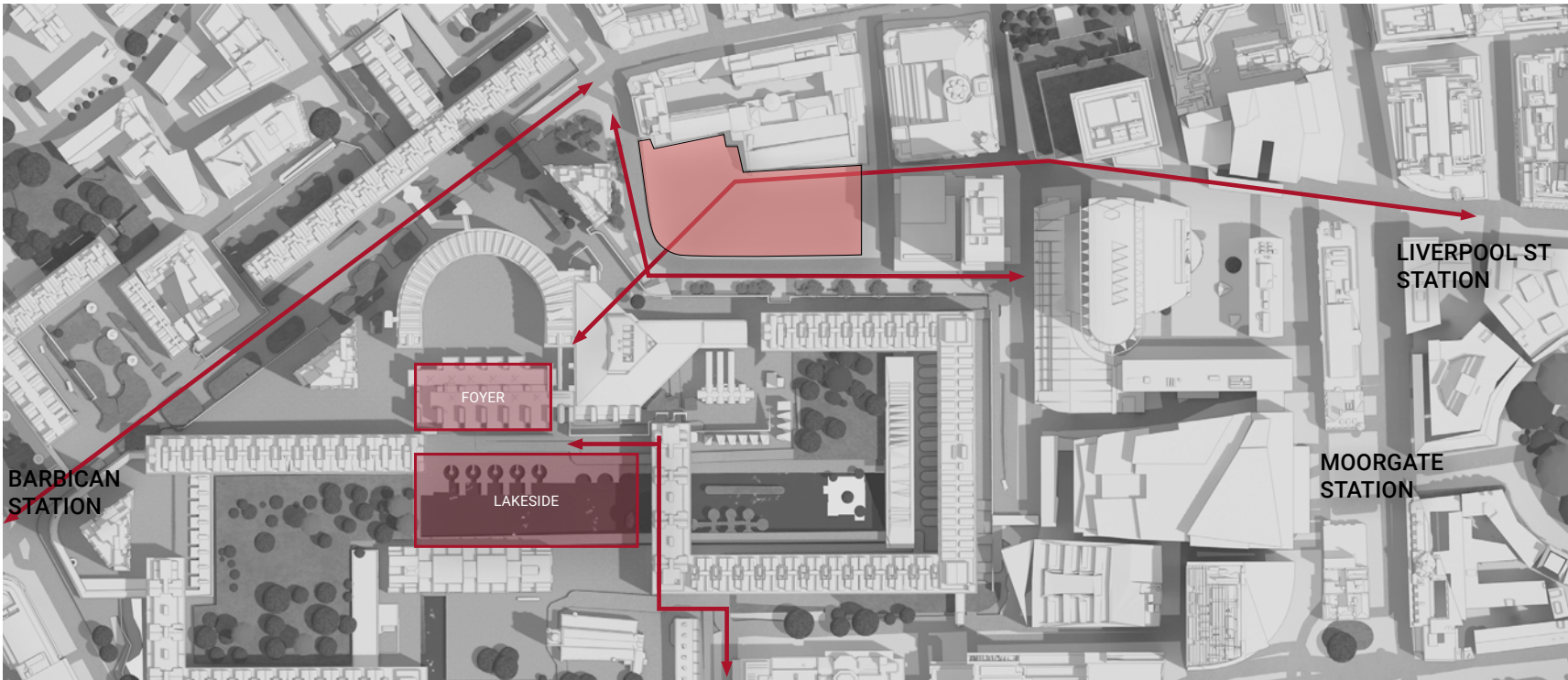


Site Walkability

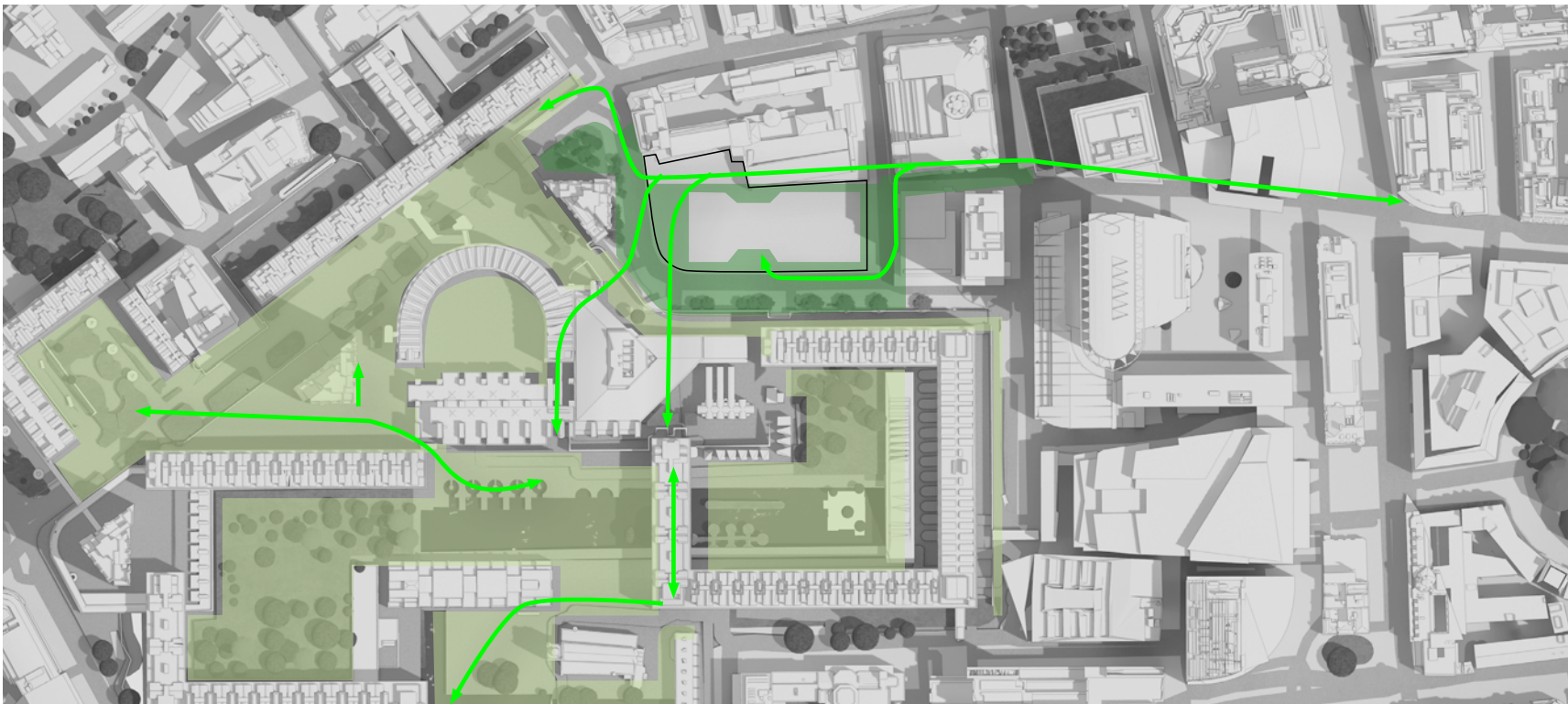


Spatial Accessibility - Route Hierarchy -Existing Condition (Space Syntax Report)

Urban Character



Working with Barbican Centre's Connectivity



Expanding a Green and Pedestrian Focused District

Landscaped Stepping Stones

The Barbican's green spaces and lakes play a vital role in wayfinding, offering visitors beautiful spaces that double up as moments to pause, relax, and reorient as they navigate the estate. These open spaces create clearings between buildings, allowing distant views of landmarks that help guide people to their next destination. There is an opportunity to extend this approach along Silk Street, using landscape and greenery to improve wayfinding throughout the wider neighbourhood, creating connections to other open spaces such as Citypoint Plaza, Finsbury Circus to the south and Bunhill Fields, Fortune Street park, and Quaker Grounds to the north, helping create a more human-centric network of green corridors.

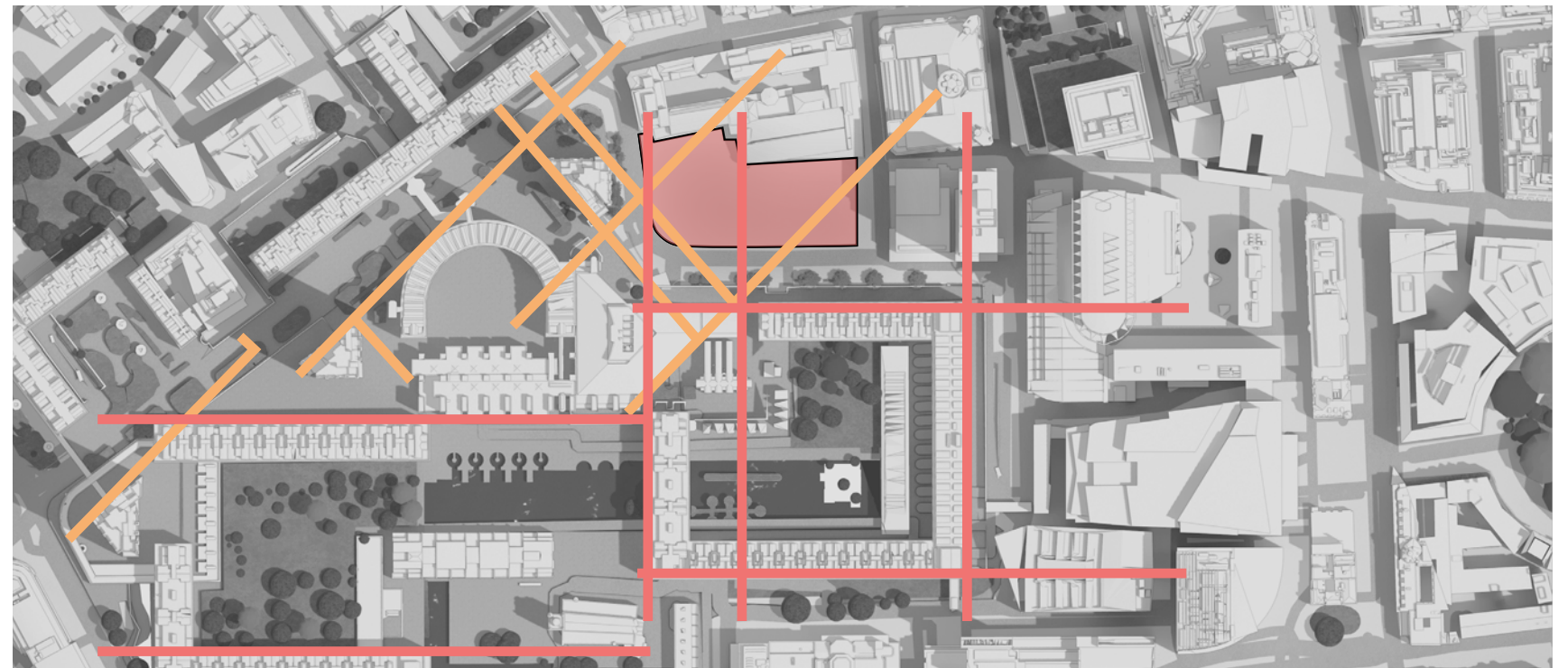
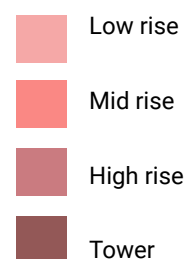
The Chamfer

Whilst the Barbican Estate largely embodies an orthogonal grid, there are specific moments where the urban grid is rotated by 45 degrees to announce special buildings, such as The Conservatory, Cromwell Tower, Lauderdale Tower and Shakespeare Tower. The combination of these two grids results in unexpected angles in key buildings with chamfered elevations standing out amongst the otherwise orthogonal setting.

Urban Grain

The urban grain of the immediate surroundings to the Site varies widely in scale, character and materiality. For the majority, it is characterised by relatively large scale buildings, such as the brutalist Barbican Estate incorporating the high rise buildings of Cromwell Tower to the west and The Heron and City Point to the east.

This contrasts with the nearby finer-grained historical areas such Chiswell Street and the area immediately to it's north, which feature smaller plots and a more intricate network of routes. Positioned between these diverse scales, 1 Silk Street has the opportunity to serve as a unifying element knitting a cohesive urban fabric together.



Celebration of the chamfer on an otherwise orthogonal grid



A layering of horizontal and vertical volumes

Daylight & Sunlight



Aerial View of Existing Building and Studied Windows Highlighted

The Site is located in one of the City of London's few mixed use neighbourhoods, with residential buildings to the east, south, and west. This presents a complex development challenge, requiring careful consideration of the impact on neighbouring dwellings to ensure changes to daylight are avoided, reduced, or mitigated where possible.

While analysis on the Site's wider neighbours has been addressed, particular attention has focused on the Site's immediate residential neighbours:

The Heron

The residential tower is between 44-45m from the existing building, with rooms facing the site are understood to be predominantly studios, bedrooms, or living/kitchen/dining rooms. Deep balconies restrict light, though the façade is highly glazed.

Speed House

The north elevation of this low-rise residential building's glazing line is 25.1m from the Site's existing building. Rooms facing the site are understood to be bedrooms or dining rooms, with living rooms facing south and completely unobstructed.

Cromwell Tower

The residential tower is 20.2m from the Site's existing building. Rooms solely facing the site are understood to be bedrooms or dining rooms. Each flat facing the site has one dual-aspect living room, which will continue to benefit from light through the window facing away from the site.

Security Needs

The site is located within the Barbican policing area in the City of London. Crime analysis over the past six months highlights shoplifting, theft from individuals, other theft, and violent and sexual offenses as the most reported incidents. Additional concerns include bicycle theft, public disorder, criminal damage, and arson, while burglary, anti-social behavior, drug-related crimes, vehicle crime, and robbery are less frequent but still present.

A Security Needs Assessment (SNA) has identified key risks based on crime patterns, site vulnerabilities, and user groups.

Key Security Risks Identified:

Terrorist Threats: Risks of Vehicle-Borne Improvised Explosive Devices (VBIEDs) and Vehicle as a Weapon (VAW) attacks targeting the public realm, alongside Marauding Terrorist Attacks (MTAs) in commercial and communal areas.

Theft-Related Risks: Theft from individuals, bag theft, pickpocketing, phone snatching, bicycle theft, and insider theft from staff, contractors, or tenants.

Violent & Anti-Social Behavior: Sexual offenses, assaults, vandalism, and forced entry pose risks to both building occupants and public spaces.

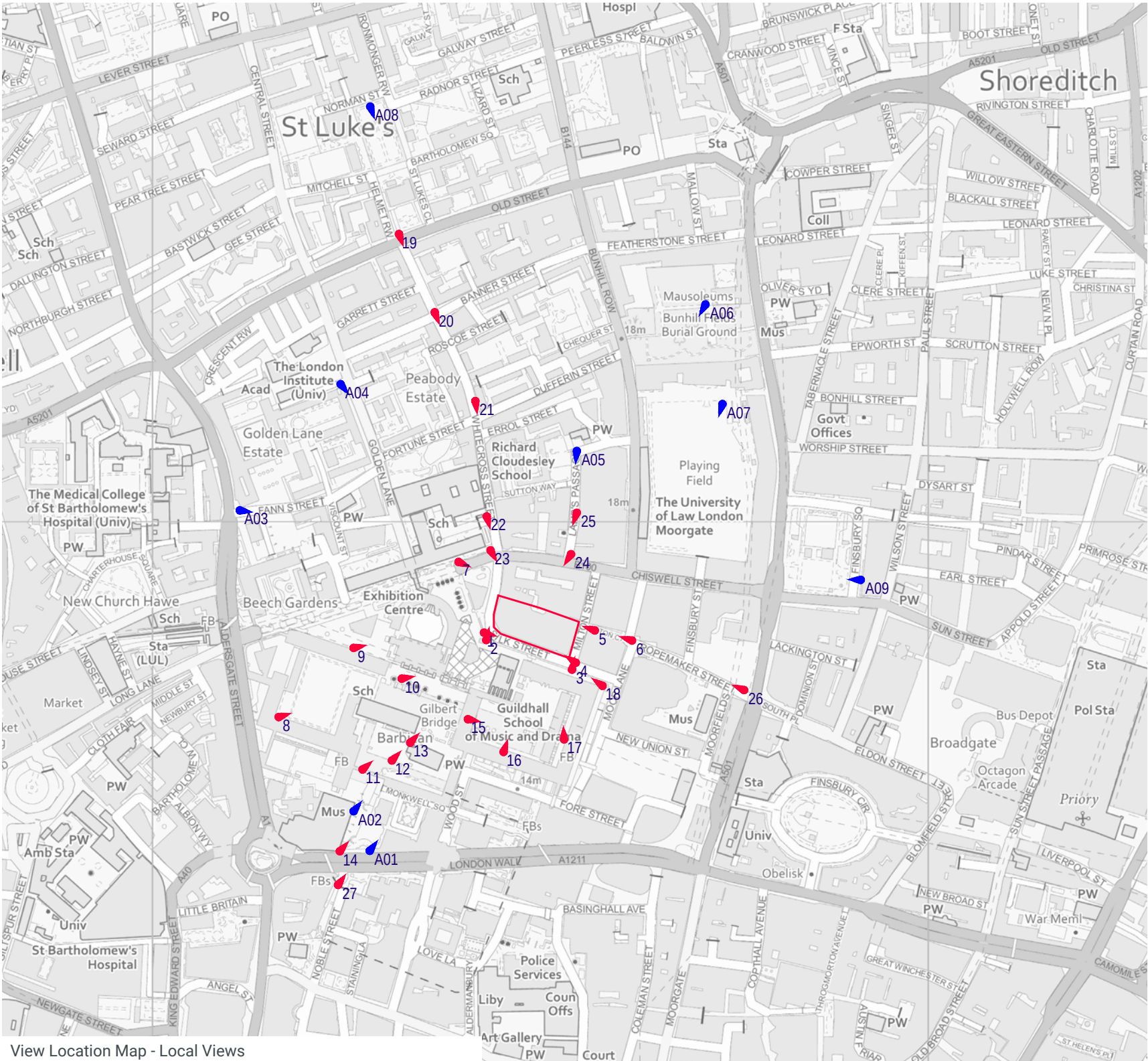
Unauthorised access and public disorder, including anti-social behavior and drug offenses, are also significant concerns.

These risks necessitate robust security measures, including access control, surveillance, emergency response planning, hostile vehicle mitigation, and cyber security protocols, ensuring a safe and resilient environment for all users of the development.



View Along Silk St

Townscape and Visual Context



View Location Map - Local Views

Local Townscape Overview

The local townscape character is described in detail in the (Built) Heritage, Townscape and Visual Impact Assessment (HTVIA) by Montagu Evans (ES Volume 2).

The local townscape is made up of a diverse range of scale, architectural styles and languages, with tall buildings being a notable feature. The Shakespeare, Lauderdale and Cromwell Towers within the Barbican are the tallest buildings in the area, reaching +140m AOD, while The Heron and City Point buildings to the east of the Site also surpass +120m AOD.

The residential, cultural and educational use in the area is defined by the Barbican immediately south of the Site, which has a unique and special character. There is a noticeable contrast between the Barbican and the commercial development to the east and south, where mid-rise and tall, modern developments define the area. To the wider north and south, there is some surviving historic townscapes (recognised by conservation area designations and including the Honourable Artillery Grounds, for example) alongside mid-20th century housing estates and other later infill.

Local Views

The visual impacts are assessed in full in the HTVIA. 27 viewpoints have been identified to represent the immediate, mid-range and distant visual impact of the proposals. The visual envelope of the Site is relatively limited because of the tight urban grain, orientation of streets and the scale of surrounding buildings. The Zone of Theoretical Visibility (ZTV)

produced by Miller Hare indicates how views of the proposals would be limited to the immediate area.

The ZTV is based on the Original Application as the visibility of the Proposed Scheme would continue to be limited to the immediate area, and the assessment includes the selection of distant locations where the proposals would be seen.

The Site is mainly appreciated from Silk Street itself and the Barbican to the south, where the composition of its landscape and buildings provides more open views. The Barbican was intended to be inward-looking and views out of the estate include tall commercial buildings. The existing 1 Silk Street building is considered to be a detracting feature in views of the area: there is no activation to ground floor, no interest in the public realm and it has no special architectural interest or ornament.

In views from the north, the views of the Site in the backdrop of the historic Brewery buildings are important, and there is an opportunity to improve the amenity of these views with a higher quality of design.

A combination of large-scaled buildings surrounding the Site and the broader network of narrower streets mean that the existing 1 Silk Street building is only visible in glimpses rather than as a whole. The view from Andrewes Highwalk in Barbican offers one of the more complete views of the building.



2 - View from Barbican Centre Entrance



6 - View from Ropemaker Street

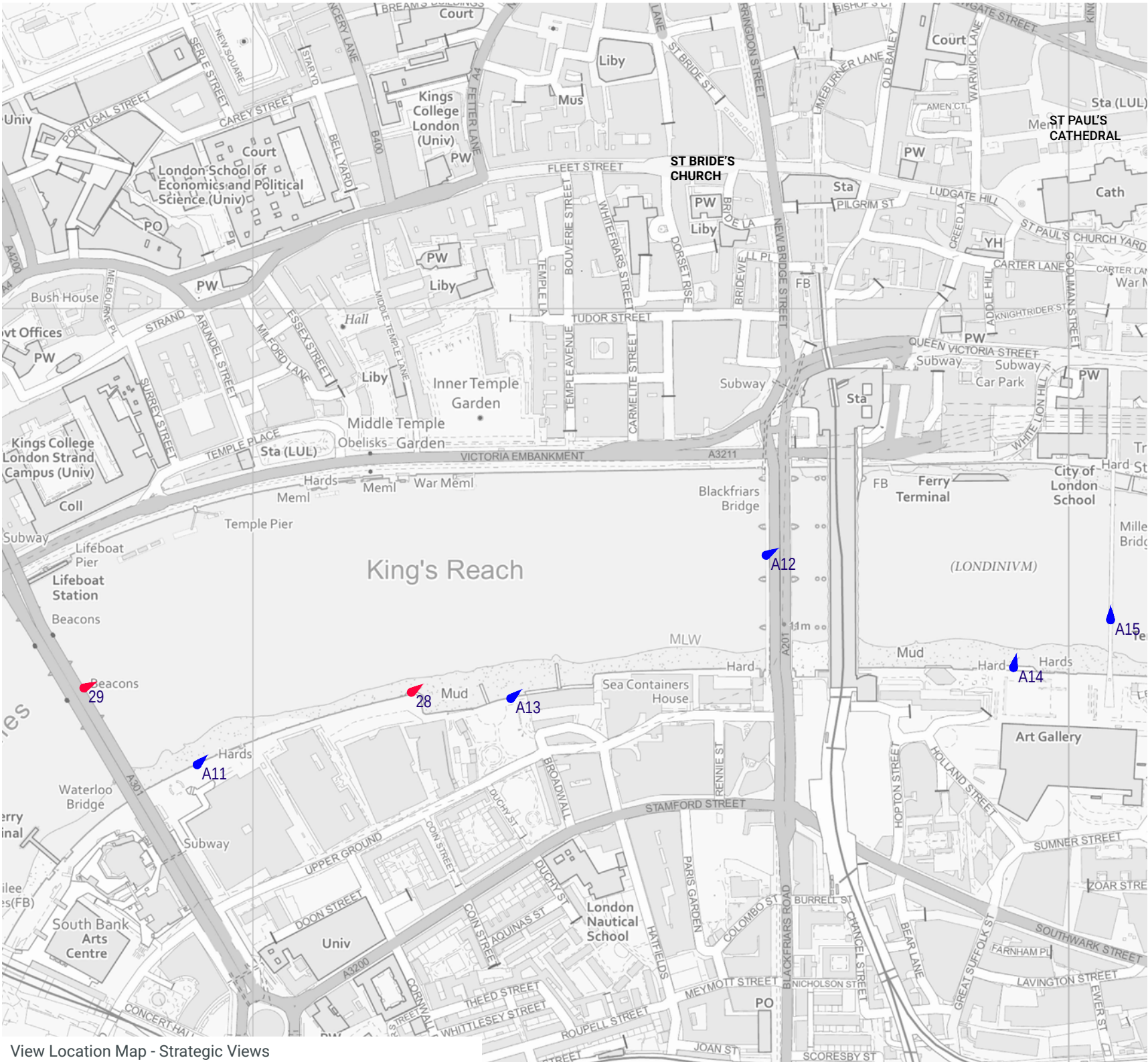


16 - View from Barbican Estate, Andrewes Highwalk



22 - View from Whitecross Street, Entrance to Breton House

Strategic Views

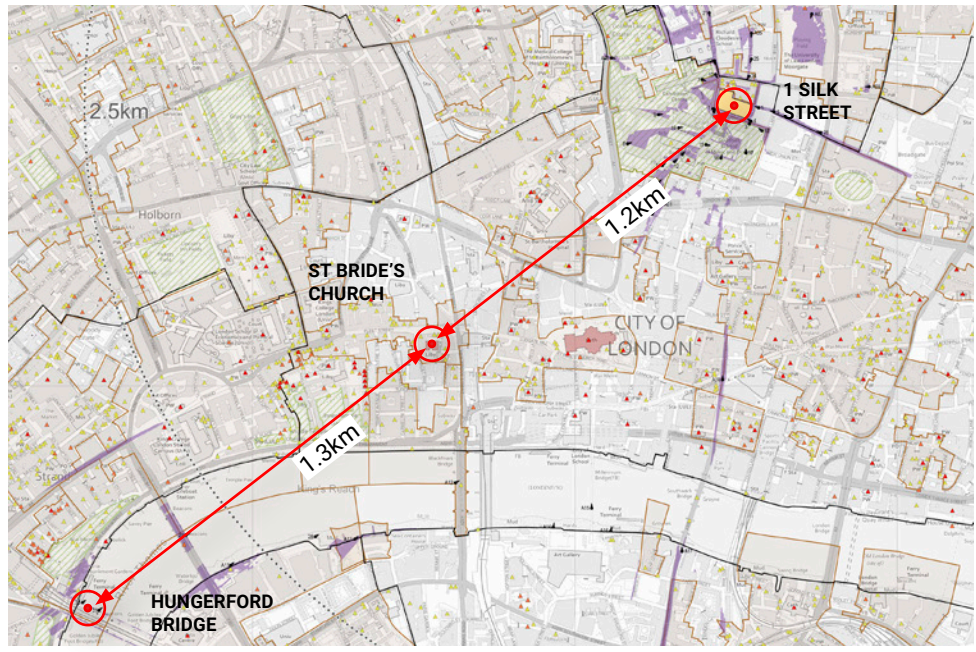


View Location Map - Strategic Views

A key consideration for the proposal is whether and to what extent the redevelopment of the Site would affect strategic views identified in the London View Management Framework (LVMF). The strategic views are discussed below.

Managing Protected Views

The London View Management Framework (LVMF) is designed to safeguard and manage key strategic views of London's skyline and iconic landmarks, ensuring development does not compromise the City's significant buildings and urban landscapes. A qualitative visual assessment is provided in the HTVIA (ES Volume 2) in accordance with the LVMF. The City's Protected Views SPD (2012) has also been considered, and relevant views within the SPD are part of the visual assessment



Distant Backdrop to St Bride's Spire

St Paul’s Cathedral

There are a number of LVMF views that protect the appreciation of St Paul’s Cathedral, which holds exceptional historic, cultural and architectural significance. The proposals for 1 Silk Street have been developed to cap the height of the building so it would not appear in views from Blackfriars Bridge looking towards St Paul’s Cathedral from the LVMF 14A.1 viewing position, and the amenity of the views and the silhouette of St Paul’s Cathedral would not change.

St Bride’s Church

From Hungerford Bridge, the visibility of St Bride’s Church spire is less prominent compared to other historic landmarks, as it is partially obscured by taller foreground buildings. However, the spire remains a feature within the broader London skyline and so the design development involved comprehensive, iterative design throughout the pre-application process to balance the height and form of the top of the building. This has been further improved upon in this revised submission, as outlined in Chapter 5. The height of the proposed development has been assessed in consolidated views of other consented schemes visible from the LVMF 17B viewpoints to develop an appropriate scale and contribution to the skyline.

Site Location



LVMF17B.1 - Hungerford Bridge



LVMF 15B.1 - Waterloo Bridge



LVMF 14A.1 - Blackfriars Bridge

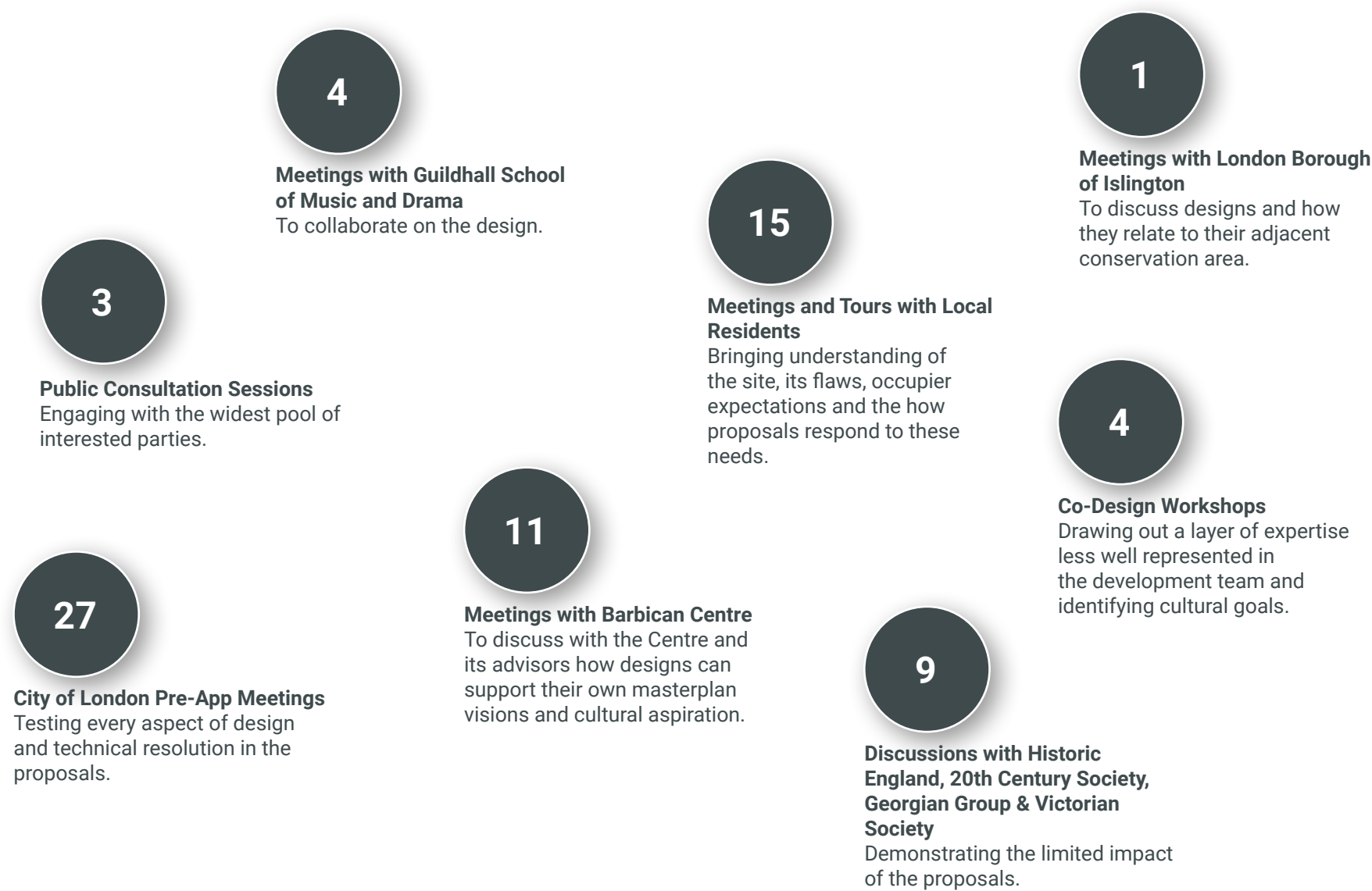


LVMF 16B.1 - Gabriel's Wharf viewing platform

03 - Design Process

Introduction

Open consultation fostered a collective brief.



The design process for 1 Silk Street has been shaped through extensive collaboration and engagement with stakeholders to deliver world-class office space within a contextually sensitive development. The consultation process prior to the Original Application in June 2025 covered a broad range of stakeholders, designed as a collaborative feedback loop in the spirit of creating a truly informed design.

Local residents participated in meetings, consultations, and co-design workshops to share insights and aspirations, allowing the project to reflect community needs. Collaboration with the Barbican Centre and their architect's Allies and Morrison & Asif Khan's participation resulted in a design that aligns with the area's cultural and operational priorities.

Pre-application meetings with the City of London addressed critical design elements, including massing, articulation, public benefits, sustainability, accessibility and traffic, aligning with strategic goals. Three public consultations engaged local stakeholders, promoting transparency and incorporating feedback.

Additionally, co-design workshops with local groups enriched the project's celebration of inclusivity and integration. The design also benefited from dialogue with heritage organisations, including 20th Century Society, Historic England, Georgian Group, Victorian Society, and Barbican Estate, ensuring the building respects and enhances the area's context.

This process shaped 1 Silk Street into a bold architectural statement, delivering cultural and community benefits, supporting the City of London's strategic objectives, and providing high-quality office spaces. The development exemplifies sustainability and inclusivity while being sensitive to its neighbours and the urban environment.

During the consultation period of the Original Application in June 2025, the City of London received feedback on the design which informed further discussions with them on where these can be addressed. During this time, the Design Team developed proposals to modify the proposal, including a revised massing, height, facade articulation, privacy and the ground level. The results of these refinements underpin the Proposed Scheme in this revised planning application.



Elevated View of the Proposed Scheme on the South West Corner of Silk Street

Basis of Design



View of the Ropemaker Arcade

The design for 1 Silk Street emerges from a deep understanding of its complex contextual environment. Situated amidst residential buildings on three sides, the site is bordered by two conservation areas and several listed buildings, necessitating a sensitive architectural approach that respects its historic surroundings while introducing a contemporary landmark. The design carefully considers its dual role as a vibrant addition to the City of London's urban fabric and a harmonious neighbour to its immediate environment.

The Site is strategically positioned within the City of London's Destination City plan to enhance the appeal and global competitiveness of the City as a premier business, cultural and leisure destination in line with the City's stated policies. 1 Silk Street acts as a gateway to the Barbican Centre, enhancing its cultural prominence and the possibility for improved connectivity to transport, business and cultural neighbours. The development reimagines this fragmented part of the City by establishing new east-west connections, addressing existing barriers, and integrating the Site more cohesively into the urban landscape. Local engagement played a pivotal role, shaping the inclusion of community and cultural functions that address the needs of residents while enriching the Barbican's cultural offerings. This balance of community-oriented design, cultural enhancement, and strategic connectivity underscores the applicants commitment to delivering a dynamic, inclusive, and contextually responsive development. 1 Silk Street embodies a vision where innovation and sensitivity coexist to create a landmark that serves both the neighbourhood and the wider city.

The Stakeholders

City of London Corporation

The body responsible for granting planning permissions, ensuring compliance with local planning policies, and aligning with the existing City Plan and emerging City Plan 2040 goals, including sustainable development and heritage preservation.

Prior to the Original Application in June 2025, a series of over 22 pre-application consultations were held with the CoL planning team. Of these a significant proportion were around principle design items, such as massing, form, architectural character and public realm design. A series of technical workshops ran in parallel addressing equally sensitive matters such as traffic, highways, and sustainability.

Following the consultation period of the Original Application, an additional five pre-application meetings have been held with the City of London, addressing significant aspects of the design such as the massing, heritage impact, residents amenity and overall character of the scheme. During these design meetings, a series of technical workshops were run in parallel providing further clarity to certain items around transport and public realm and cultural offering.

Greater London Authority (GLA)

The GLA oversees alignment with the London Plan 2021, ensuring strategic planning and sustainable growth across London, where development exceeds certain thresholds. The GLA has been consulted to confirm whether this application is considered of strategic interest, however it notes that “the scale and nature of the proposals conclude they would not raise any issues of strategic importance” and have therefore not requested the proposal’s referral.

London Borough of Islington

The boundary between The City of London and The London Borough of Islington runs along Chiswell Street and Moor Lane at its closest points. London Borough of Islington was consulted during development of the design proposals with local councilors and officers supportive of the proposals.



View From Ben Jonson Highwalk

The Stakeholders



View From Barbican Centre Entrance

Barbican Residents

Before any significant engagement took place with wider stakeholder bodies, the development and design teams established a relationship with the Barbican Association to give early notice that a planning application would be forthcoming, providing them insight to the potential proposals and an opportunity for the residents to be involved in aspects of the development of the brief and approach. Residents of the Barbican Centre live in a unique environment that is both a globally recognised architectural landmark and a thriving residential community within the Square Mile. Their concerns regarding nearby development stem from the need to preserve the character, functionality, and livability of this distinct area. Their input was sought in regard to the uses of the ground floor and the characteristics of Silk Street.

The Barbican offers a rare combination of high-density living and tranquil, pedestrian-friendly spaces. Its design separates residents from London's bustling streets, a unique characteristic and quality that makes it and its residents sensitive to disruptions caused by development. A series of meetings, including a site visit to the existing building and a visit to 22 Bishopsgate to understand the expectations of modern office tenants, were held directly with representatives of the Barbican Association to foster an understanding of the existing building and its appropriateness for refurbishment, to understand the whole life carbon issues and to draw out resident's concerns. These sessions were helpful in shaping the design.

The Barbican Centre

The Barbican Centre is a globally recognised cultural institution that is unique in London for its architectural character and the quality of performance and display spaces that it contains. The Centre has been identified as a key aspect of the City's Destination City policy and its close proximity to the new Museum of London site strengthens its role as cultural gateway for London as a whole and the City. Consultation is underway to improve the Centre's aging infrastructure and to address the acknowledged issues with way-finding and access that have long plagued it. With a programme underway to re-consider access arrangements and entry points it was critical to the City that the Barbican would be consulted and a series of meetings were held with the organisation's leadership and their advisers, principally Allies and Morrison and Asif Khan, the architects responsible for the programme of improvements. These sessions were beneficial in identifying potential future proposals from the Barbican Centre and the means by which the redevelopment of 1 Silk Street can enhance connectivity and visitors experience, in line with the City's Destination City policy.

Historic England

As the statutory advisor on heritage matters, Historic England (HE) focuses on protecting the significance of listed buildings, conservation areas, and their settings. It provides guidance and may object to developments that harm these values. A series of workshops were held with HE focusing on the relationship to surrounding conservation areas and listed buildings, with a strong emphasis on the Barbican Centre as the most notable listed building in close proximity.

Views of the Proposed Scheme from Hungerford Bridge, one of the prescribed views in the London View Management Framework (LVMF), were also considered to take account of the view of the spire of St Bride's Church to ensure that the vertical elements can be seen against the sky. The Proposed Scheme will also not feature in the backdrop in any of the LVMF view of St Paul's Cathedral.

20th Century Society

Championing the preservation of pre and post-war architecture, including Brutalist structures like the Barbican, the 20th Century Society's interest lies in ensuring that any development complements the architectural ethos of the area.

Presentations were made to confirm that the proposals were sympathetic to the modern buildings in close proximity to the site. It was also noted by the 20th Century Society that the existing building at 1 Silk Street is of limited architectural merit.

Georgian Group

Considering buildings dating from the Georgian Period (1714-1830) and those directly influenced by the period, the Georgian Society has interest in The Brewery buildings immediately north of the site, some of the buildings in Chiswell Street and a number of other local points of interest. The society was engaged in order to understand any concerns they may have around the nature of the development proposals.

Victorian Society

As a historic period group similar to the Georgian Group, the Victorian Society has interest in many of The Brewery buildings and those fronting Chiswell Street. The Society was engaged with and presentations undertaken to demonstrate the nature of the development proposals.



View Towards RopeMaker Arcade

Cultural Strategy Evolution



Things Made Public was appointed to assist with development of the Cultural Strategy and used Co-Design as one of their methods of gaining a deeper understanding of local need and expectations. A full summary of the consultation activity that has taken place can be found in the Cultural Strategy that accompanies this Design and Access Statement.

Culture at 1 Silk Street presents an opportunity to reconnect communities and breakdown barriers. For this reason, the Cultural Strategy for 1 Silk Street has been built from the ground up. The strategy has evolved through an iterative process of research and stakeholder engagement that included:

Desk Research

Defining overall opportunities and themes of the site in relation to its context.

Creative Consultation

Consultation with communities and user groups through interviews, creative workshops, surveys and events to understand key cultural and social value priorities.

Co-Design Programme

Detailed engagement with user groups, potential partners and design teams to define propositions and integrate directly into the project designs.

Working hand-in-hand, the design team, the research and stakeholder engagement have shaped the spatial opportunities of the site. This has ensured the designs respond to the ambitions of the Cultural Strategy, the cultural policies of the City of London

Local Plan 2015 and the emerging City Plan 2040, whilst also aligning with prospective partners' operational needs to ensure cultural uses are deliverable and sustainable.

A series of workshops were held with different local community focus groups to assist in developing a needs-based approach to delivering a cultural strategy. The following reference points were raised.

Co-design cultural vision:

- Civic plaza linking with the Barbican
- Wayfinding and public art
- Inclusive public amenities
- Independent enterprise and services
- Respectful Barbican visual marker
- Creating pockets of tranquility
- Opportunity for social enterprise
- Community activities space
- Flexible events space
- Makerspace



Co-Design Workshops



Workshop 1: Public Art and Cultural Programming Opportunities

Working with a range of local arts and communities groups, the workshop explored demand for public art and cultural programming and what infrastructure may be needed to support such a programme.



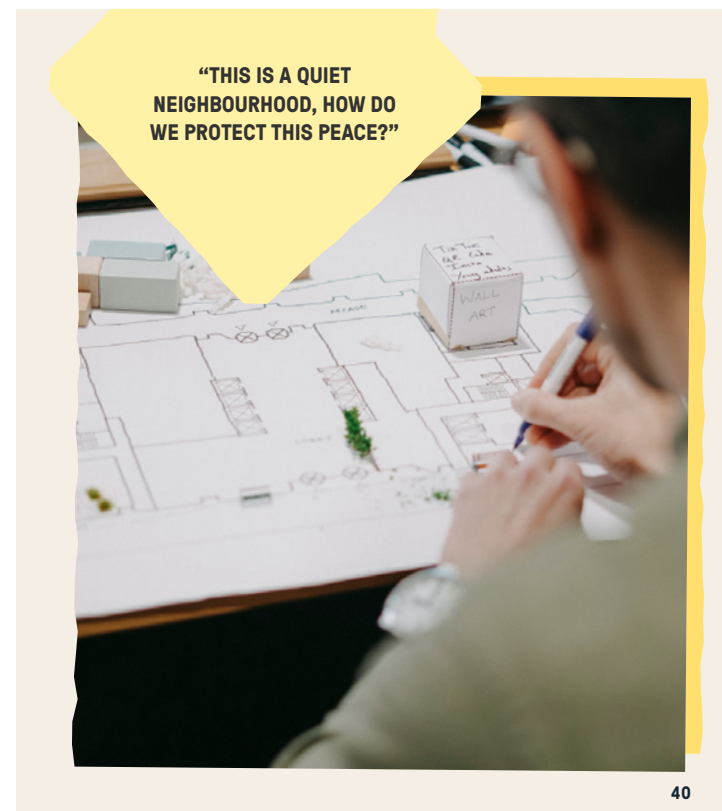
Workshop 2: Public Realm - Wider Communities

Engaging with local workers, students, youth groups and amenity organisations, this session sought to explore how the public realm might meet the needs of diverse users and how commercial/retail solutions might complement cultural activities.



Workshop 3: Cultural and Social Enterprise Incubation

Drawing on the expertise of cultural entrepreneurs, adjoining institutions and charities addressing the needs of under-represented groups locally, the agenda for this event assisted in drawing out what the building and its setting might contribute to broader representation and foster embryonic cultural activity on the doorstep of the Barbican



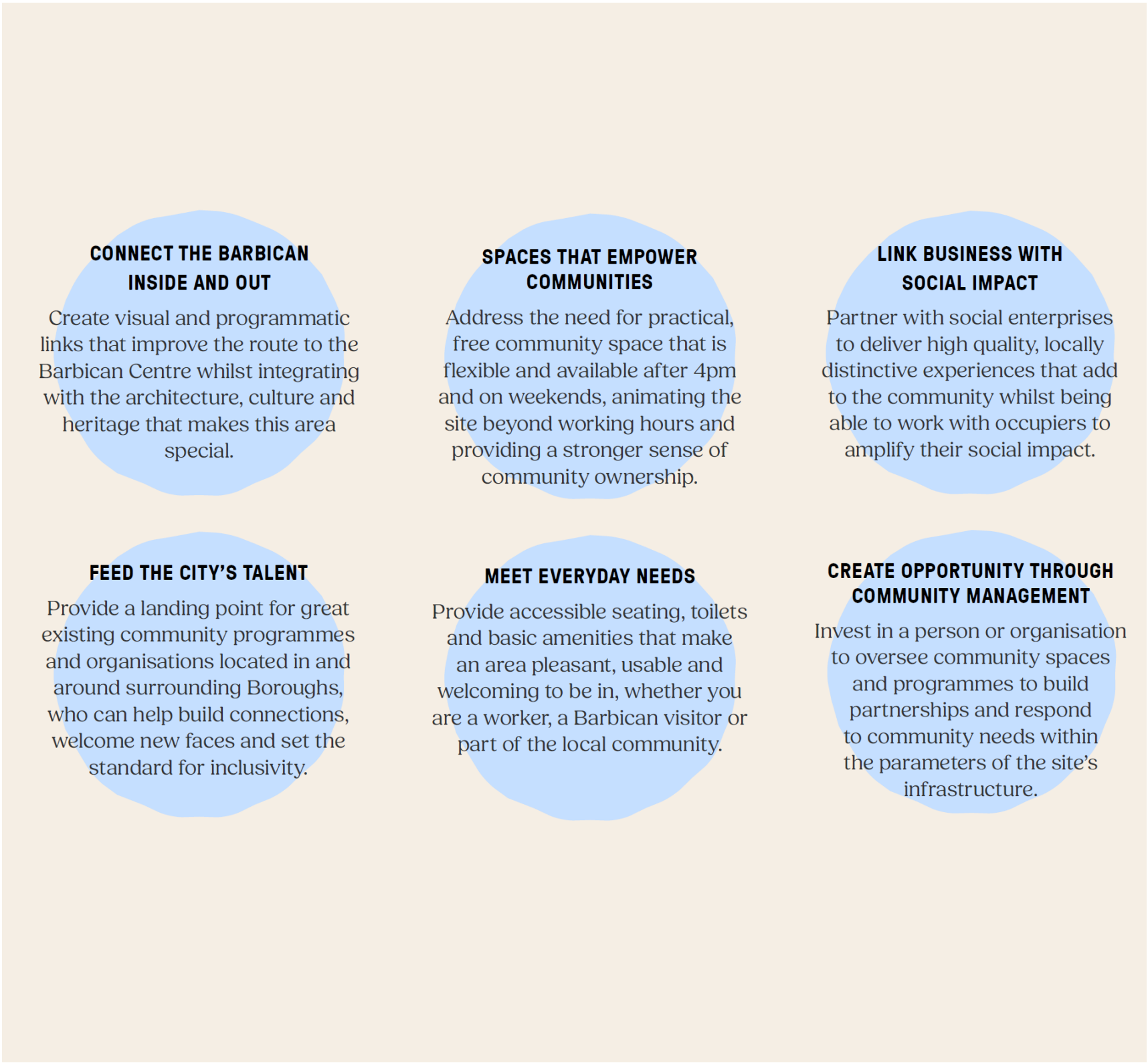
Workshop 4: Public Realm - Residents

Working with representatives of the Barbican Association and other local residents, this workshop investigated the needs of immediate local residents to consider how retail and cultural overlays to the site could contribute to lifestyle needs and respond to the limited convenience facilities available today.

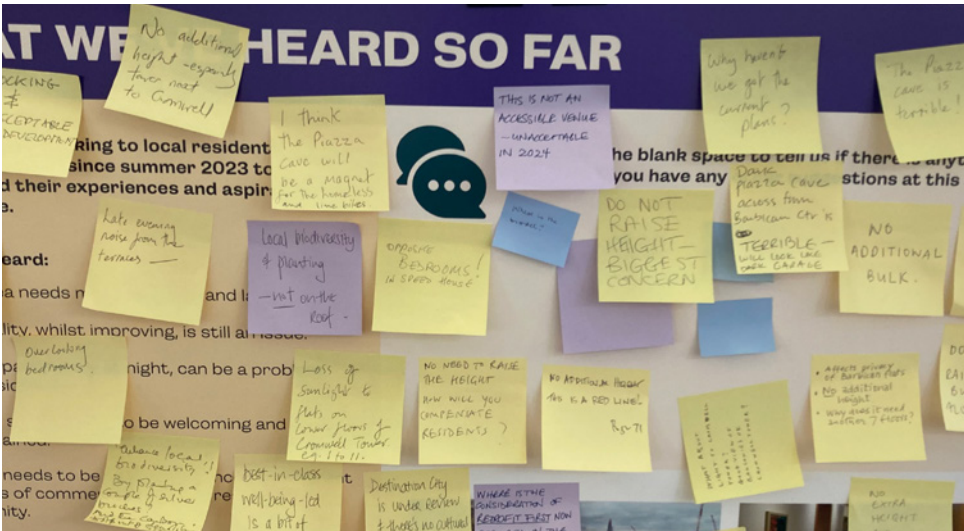
Through undertaking extensive and wide ranging cultural consultation engaging the full project team, the design has been shaped to reflect a broader set of community and cultural needs and the brief opened up in new ways.

Key Findings

- Encourage a connection to the Barbican, inside and out.
- Find opportunities to provide free space for the community to use outside of office working hours.
- Welcoming to local talent.
- Provide spaces that are welcoming, inviting and accessible.
- Incorporate greening and playful wayfinding to create a warm, lived-in environment.
- Consider how social enterprises could enrich the retail offer.
- Consider the role of the community in helping manage spaces that they would use.
- Encourage spaces for peace and wellbeing as a retreat from the bustling city.



Pre-Submission Public Consultation



Kanda was appointed to manage and facilitate the public consultation which took place during the design phase of the original planning application. A full summary of the consultation activity that has taken place can be found in the Statement of Community Involvement that accompanies this Design and Access Statement.

The consultation took place across five stages from February 2023 to March 2025 :

The first stage of engagement was one-to-one discussions with representatives of the Barbican Association Committee, the Barbican Arts Centre, the Brewery and The Heron residents group. The second stage of engagement included walking tours of One Silk Street, The Heron, Speed House, Cromwell Tower, Ben Jonson House and 22 Bishopsgate with residents, and a resident meeting. The third stage of engagement included further meetings with residents and key stakeholders.

A series of public consultation events were also undertaken and a consultation website was also launched during this stage.



Key Findings

- Consideration of the building height in response to the sensitivities of daylight and sunlight of neighbouring residences.
- Emphasis on the importance of noise and how the building programmes and spaces should consider this.
- The sensitivity of privacy and overlooking between the proposal and neighbouring residences should be integrated into the design.
- Due consideration of the setting of the adjacent listed Brewery and Barbican buildings.
- Demonstrate that other development solutions such as retrofit have been explored.
- Retail activity along Silk Street may increase noise which is a concern of local residents.
- Consideration as to how traffic along Silk Street will be managed.
- Understand how the increased building population could co-exist with a maintenance of Silk Street as a tranquil space.
- The development of the Site has the opportunity to bring benefits to the neighbourhood that do not exist today.
- The design of public spaces needs to consider the improvement of antisocial behaviour and safety.
- The location of terraces opposite residences should address acoustics and privacy.



Public Consultation Event 1

In July 2024 two Public Consultation events were held at the Roman Catholic Church of St Joseph, a venue close approximately 300m from the site.

The consultation materials included site analysis, studies of the carbon impact of different development approaches and preliminary massing studies for a development proposal of some height presenting as two distinct buildings.



Public Consultation Event 2

Building on feedback from the first Public Consultation session, two events were held between the Roman Catholic Church of St Joseph and St Giles Cripplegate, within the Barbican.

The consultation materials extended the original pack with additional definition of form and massing now agreed in principal with the planning authority, emerging architectural character and landscape proposals. The material included plans, part sections, three dimensional studied and limited architectural imagery.



Public Consultation Event 3

The final public consultation event was held in February 2025 over two days at the same venues.

The narrative from earlier consultations was picked up with additional detail, comprising of plans, part sections, three dimensional studies, realistic computer generated imagery, landscape details and three physical models.

Response to Pre-Submission Public Consultation



In response to the feedback received during the pre-planning public consultation process, the design evolved to address the points raised. The following strategies were implemented to address concerns raised and provide additional benefits to local stakeholders.

Building form

- Introducing the arcade to the northern boundary diverting tenant foot traffic and potential noise away from Silk Street.
- Cutting back the overhang to the western elevation allowing the new Civic plaza to open to the sky and providing significantly improved distance and privacy from Cromwell Tower, a total distance of approximately 28m.
- Extending the area of public realm, a +69% uplift within the application boundary and a +690% within the site boundary.
- Provision of a +142% uplift in the 'greening' of Silk Street within the application boundary
- Introduction of fins on all elevations, providing improved privacy for residents. The fins vary in size according to orientation and are largest on the south elevation.
- Narrowing the "zone of visibility" of glazing, compared to the existing windows to improve residents privacy.
- Installing internal blinds (normally a tenant choice), connected to the building management system and set to close outside office hours to reduce light pollution.
- Fitting internal lighting with PIRs and timers to switch off outside office hours.
- Where terraces face residential buildings across

the street, occupiable zones on the terraces are generally kept away from the very edge; setback by landscaped elements which offer natural screening, particularly on the western elevation.

Acoustics

- Removing existing cobbles / ramps / speedbumps and replacing with smooth flat surface
- Reducing the width of the carriageway to slow traffic.
- Preventing vehicles from stopping and loading on Silk Street.
- Introducing sound absorbing finishes into the façade (particularly in the overhung soffit) and landscaping.
- Providing the majority of retail provision in the arcade internal to the site, reducing activity along Silk Street.
- Introducing sound absorbing finishes within the arcade to limit noise levels and breakout.
- Controlling internal noise levels in retail areas (in the case of bars or shops that have a music system).
- Using lobbied doors, where possible, to retail and restaurants to control noise breakout when people are entering / exiting.
- Introducing water features to provide a positive soundscape / mask unwanted sound.
- Adhering to local noise regulations and restrict noisy activities to permitted hours.
- Restricting the hours of use of terraces to office hours.
- Providing advance notice to residents of any planned noisy works.

- Monitoring noise levels regularly and adjust operations if exceeding permitted limits.
- Assisting in dispersing audiences following evening events.
- Implementing and enforcing rules for communal areas to minimise noise and disturbance.

Traffic Management

- Developing a comprehensive traffic management plan including consolidating deliveries to minimise traffic movement.
- Removing the existing 15 on-site car parking spaces, with no general parking provided on-site and locating accessible parking within the service yard, accessible via Milton Street, thus reducing car trips to and from the site.
- Managing deliveries to maximise safety and avoid the need for out-of-hours servicing, operational hours will be limited to 07:00 to 19:00, with no motorised night-time deliveries permitted between 23:00 and 07:00.
- Ensuring traffic adheres to agreed routes.

Environmental Protection

- Incorporating sustainable design elements to minimize long-term environmental impact.
- Providing 33KV diverse electrical supply enables the backup life safety generator to be omitted, eliminating the need for monthly testing, thereby improving air quality and reducing noise outside emergency operational situations.
- Removing gas boilers and replacing them with an all-electric heating system removes the

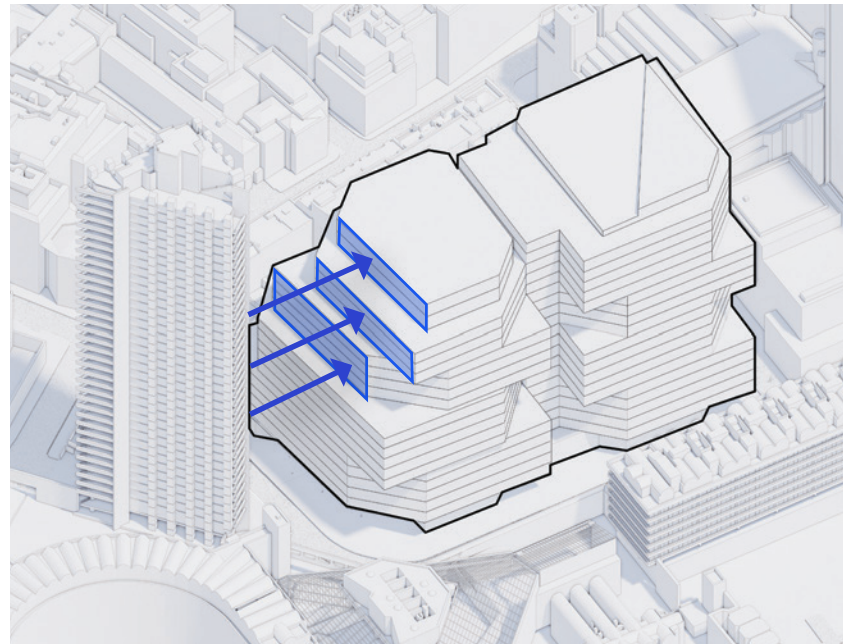
associated flue gases that have been emitting from the existing building and improves noise and air quality in the local area.

- Maintaining the new landscaping in Silk Street including planters in the pavement.
- Optimising the building's independent cooling plant to enable export of surplus capacity to Citigen will help contribute to the decarbonisation of the heat network, helping to reduce it's reliance on gas fired boilers and combined heat and power units, improving air quality in the area and helping the City of London achieve its carbon reduction targets

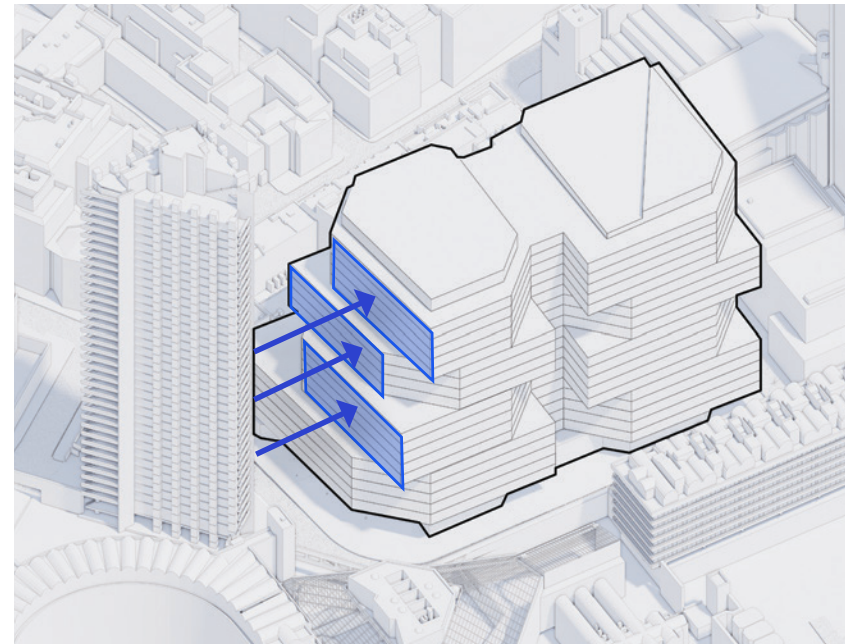
Communication, Community Engagement, Compliance and Reporting

- Establishing clear lines of communication with local residents and stakeholders.
- Providing regular updates.
- Appointing a community liaison officer to address residents' concerns promptly.
- Hosting community information sessions.
- Maintaining detailed records of measures taken to protect residents' amenity and privacy.

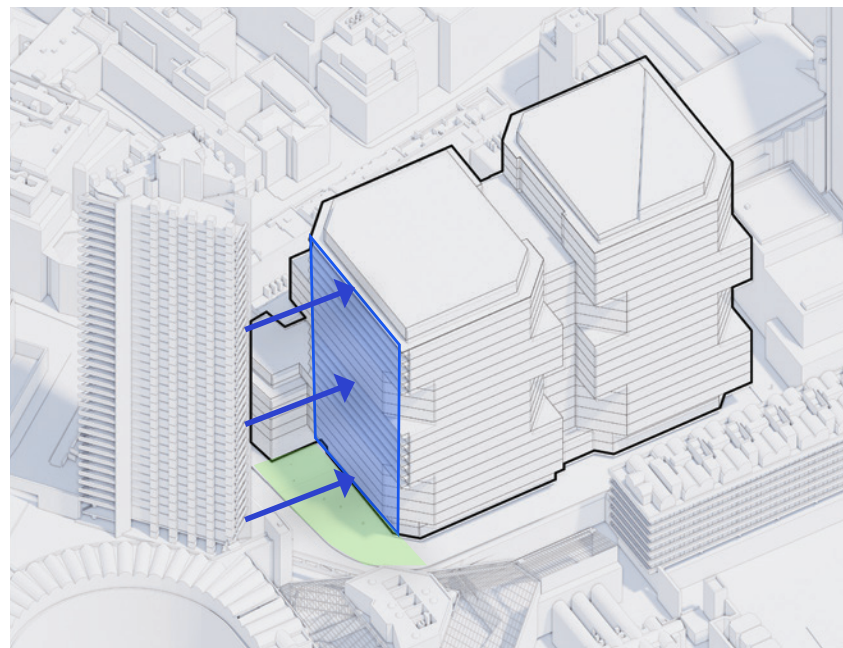
Iterative Design Process



The massing has been carefully sculpted in response to daylight and sunlight analysis, as well as feedback from residents of Cromwell Tower. Early iterations proposed a massing aligned to the site boundary on the west, stepping back at the upper levels.



With further analysis and feedback, the building was further stepped back, pushing each of the horizontal stratas away from Cromwell tower, leaving a covered plaza below.



In response to local residents concern on the covered plaza, during the consultation process, the massing was further refined to cut back the building and expose the plaza to be open to sky - further increasing the distance from Cromwell Tower.

From earliest discussions with the Barbican residents and through the planning pre-application process to public consultation, a series of points were raised around residential amenity and quality in the public realm. The following major changes in the June 2025 submission reflect the proposal's response to those points:

Residential Amenity

The west elevation of the building was pulled east from the site boundary to reduce daylight and sunlight impacts to Cromwell Tower.

After hours light spill from the proposed building will be controlled by automated blinds that drop outside typical office hours so that if the buildings are in use later into the evening the impact of this is mitigated. Privacy between Barbican residents and office users is improved by reducing the percentage of glazing in the viewing zone, broadly from desk work plane to ceiling. Furthermore the vertical fins direct views from within the proposed building obliquely, rather than directly.

Public Realm

Initially an open space was proposed at the west of the site with a significant overhang from the building. The response from residents was that this may promote antisocial behaviour and act as an echo chamber reflecting noise. In response the massing of the building was amended to shift the massing east and remove the overhang, making the new plaza

Iterative Design Process

open to the sky - which in turn improved visibility towards the Barbican and enhances passive wayfinding.

In early design studies, retail activity focused along the long east west section of Silk Street was explored. Following public consultation, the importance of the new arcade towards to north of the site was strengthened to provide a host space for convenience retail serving the building and wider community and drawing noise away from Silk Street.



Response to noise concerns

The Ropemaker arcade is designed to capture the majority of pedestrian foot traffic and has been intentionally designed to the north of the site away from the residents of Speed House, with the building creating a buffer between the arcade and Silk Street.



Response to overlooking and light spill

The facade design has taken on board local residents concerns around overlooking and light spill. The facade shading system has been refined to orient views away from residents in Speed House, Cromwell and Heron tower, whilst also reducing the amount of glazing in the visual zone when compared to the existing building.

Massing Evolution



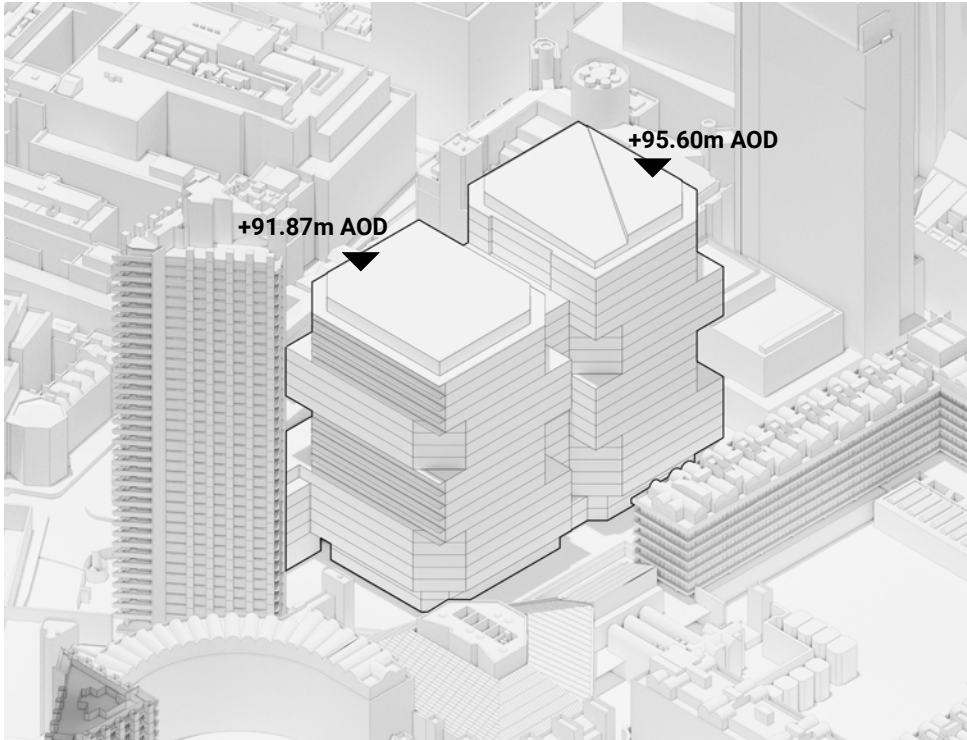
View From Barbican Centre Entrance

The refinement of the design since the Original Application has focused on addressing the comments raised during the consultation period in a targeted way; prioritising adjustments that would deliver measurable change (such as the impact to St Bride's Church and daylight and sunlight matters) and sought to maximise the positive impact of these adjustments in order address comments arising from the consultation.

A key point to respond to was the building's mass and scale. The design process was undertaken as an iterative series of massing studies, informed by both visual testing and quantitative analysis. A reduction in height to the western half of the building was first explored through the removal of two storeys. While this option demonstrated an improvement, further testing showed that a more noticeable and measurable change would be achieved by reducing the massing by three storeys to the west. This approach provided a greatly improved response to the daylight impacts as well a more sympathetic relationship of scale with the Barbican.

Original Application

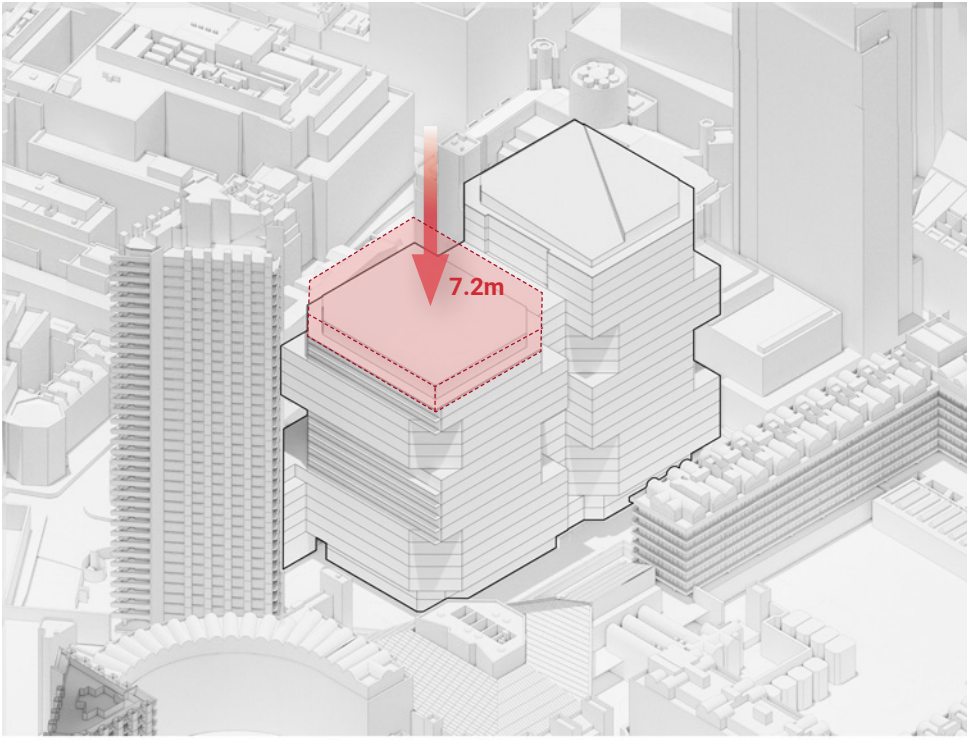
20 occupied floors on the Eastern half of the building and 19 occupied floors on the Western half of the building



View from Andrewes Highwalk - Submitted Massing

Initial Massing Study

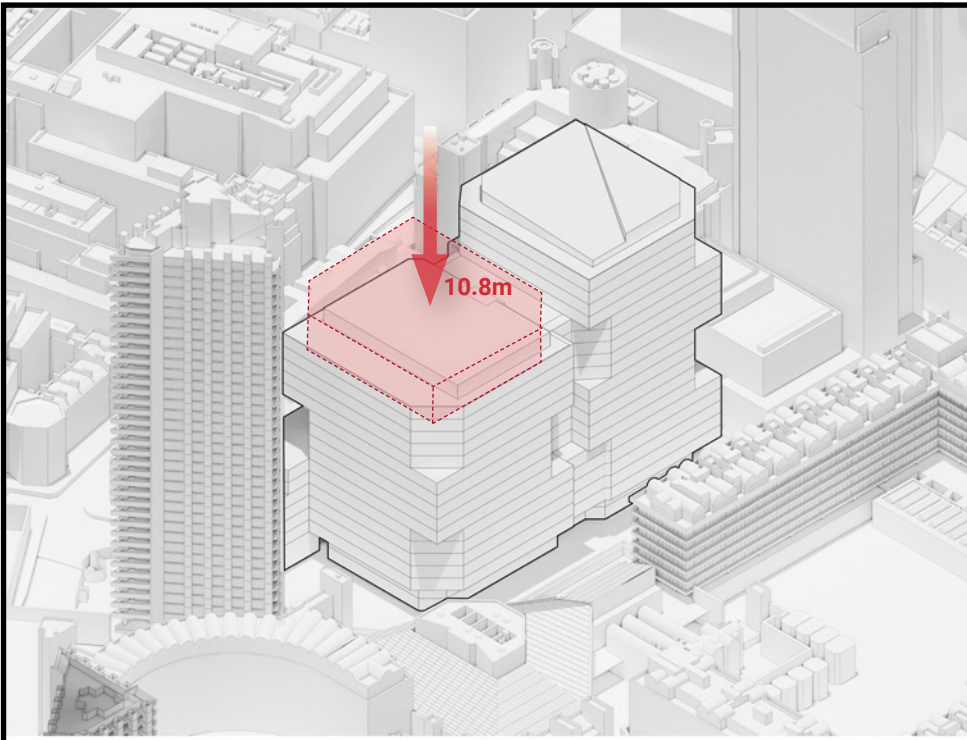
Removing two floors from the western half of the building, facing Cromwell Tower.



Massing studies - Removing two floors from western half of the building

Proposed Massing

Further reducing the scale of the massing by removing three floors from the western half of the building, facing Cromwell Tower.



Massing studies - Removing three floors from western half of the building

Massing Refinement



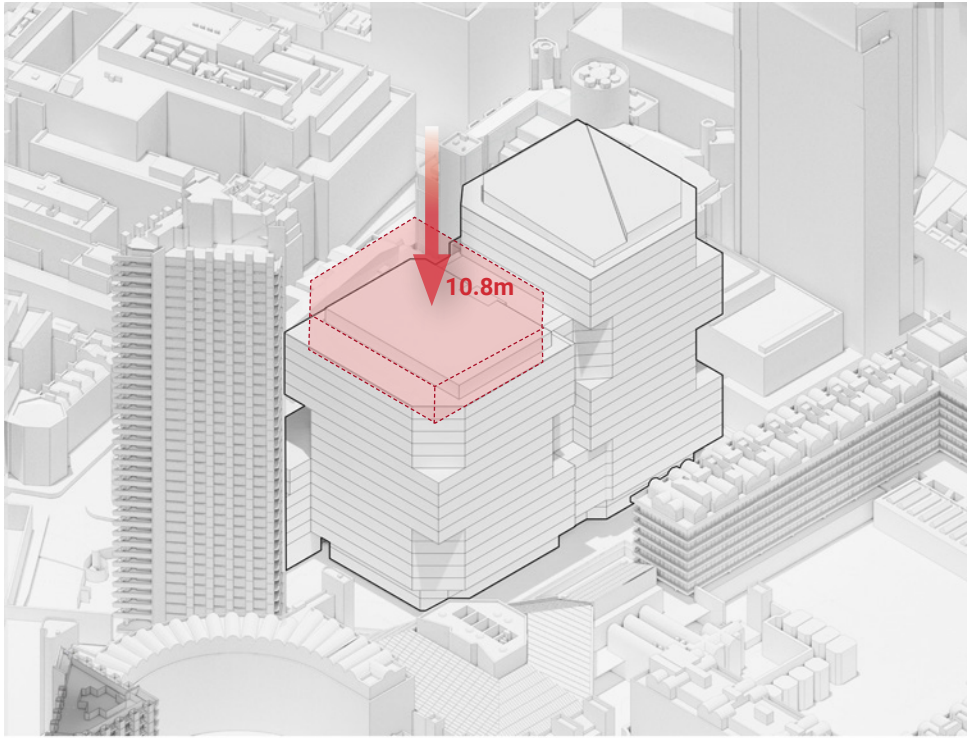
Elevated View of the Proposed Scheme on the South West Corner of Silk Street

Further refinement of the design has increased daylight and sunlight and enhanced privacy for neighbouring residents in the Barbican Centre.

The rooftop plant enclosure has been revised by pulling further away from Cromwell tower to improve daylight and sunlight access to neighbouring residents. The additional roof area has allowed for an expansion of urban greening including a sedum roof and planted roof contributing to the Proposed Schemes environmental performance and visual quality. In response to concerns raised during consultation in regard to a potential loss of privacy to neighbouring residents, the Proposed Scheme introduces textured fins behind the windows in the building's chamfered elevations, which will obscure views and reduce overall visibility towards residents of the Barbican Centre.

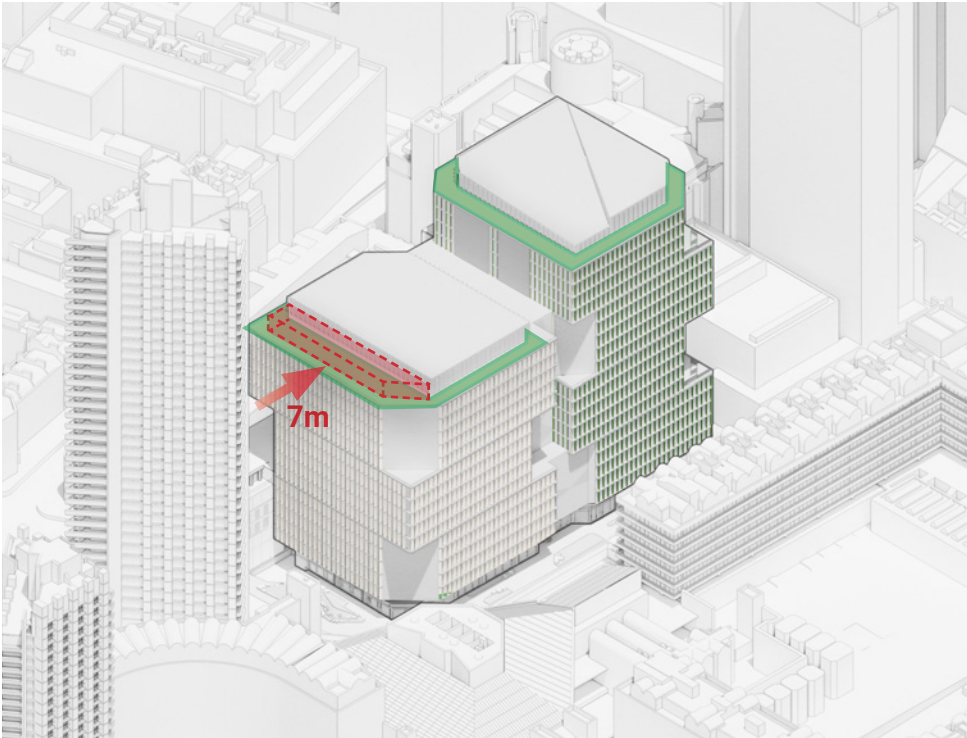
Removing Height

Further reducing the scale of the massing by removing three floors from the western half of the building, facing Cromwell Tower.



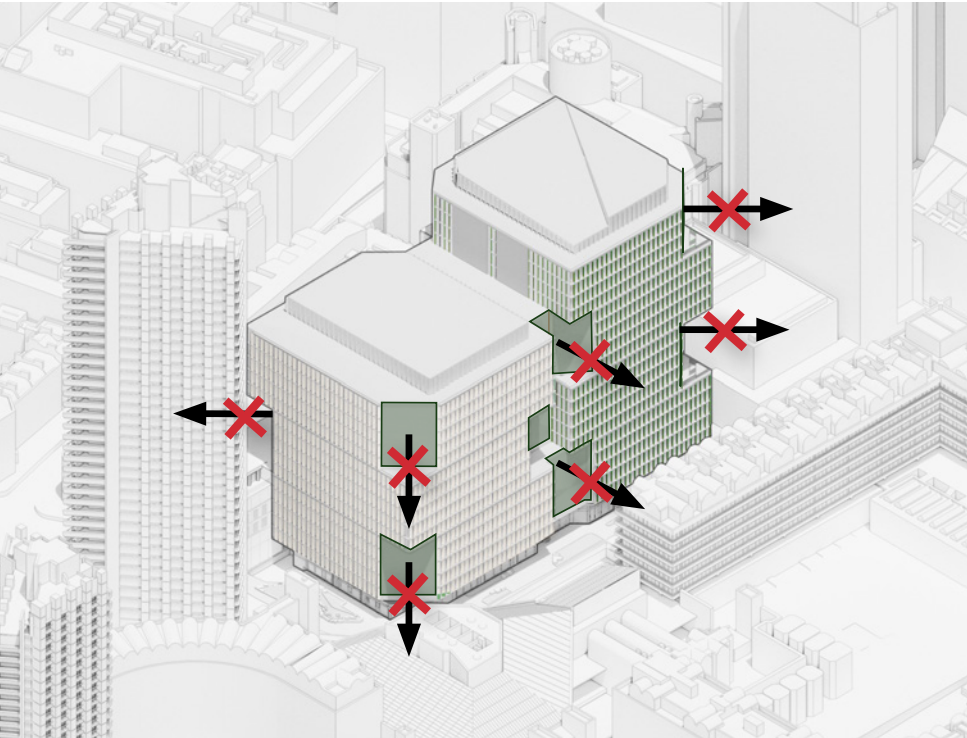
Set Back of Mechanical Roof Enclosure

Pulling the plant enclosure away from Cromwell tower to further increase daylight and sunlight, replacing rooftop plant with green roof



Enhanced Privacy

Introducing textured fins behind the windows in the building's chamfered corners to obscure views and mitigate overlooking



04 — Existing Building & Retention Options

Introduction



Elevated View of Existing 1 Silk Street Building

Existing Building

The existing building comprises two interconnected office buildings: Milton House, at 17-storeys, and Shire House, with 13 storeys designed by the Fitzroy Robinson Partnership. Originally built in 1980 as two separate buildings with different floor levels, they were refurbished in 1996, with Sheppard Robson leading the renovation efforts to modernise the facilities and enhance functionality. The lease expiry for the commercial occupier is September 2026.

Analysis

The existing building has been assessed as part of the pre-redevelopment audit and WLCA Optioneering study through both a quantitative and qualitative approach, considering whole life carbon impacts alongside viability and suitability for future office use.

The design team has conducted multiple site visits to comprehensively assess the building's existing age, use, spatial characteristics, and architectural significance. This on-site analysis, combined with a detailed review of existing as-built drawings, has informed the redevelopment proposal of 1 Silk Street.

The process evaluates the building's condition and performance in relation to current regulatory standards, the project brief, and the objectives outlined in the Development Plan.



View of Existing Building From Speed House Highwalk



View Looking Up at Existing Building From Silk Street



View of Inactive Ground Level Frontages of Existing Building Along Milton Street



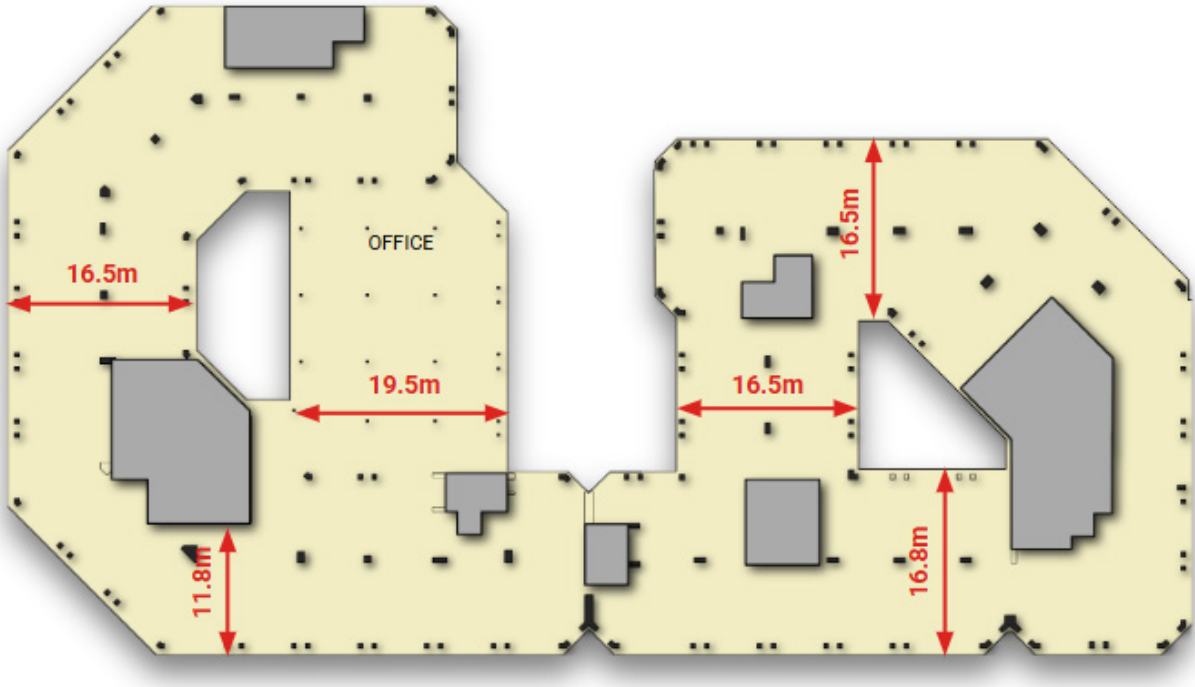
View Over Existing Building Looking West

Existing Building Analysis



Site Coverage

The existing building occupies almost the entirety of the property boundary, with no provision for public realm or accessible outdoor space. Access to the building is arranged across split levels, with arrival to Milton House situated on Milton Street to the east and arrival to Shire House situated on Silk Street to the west.

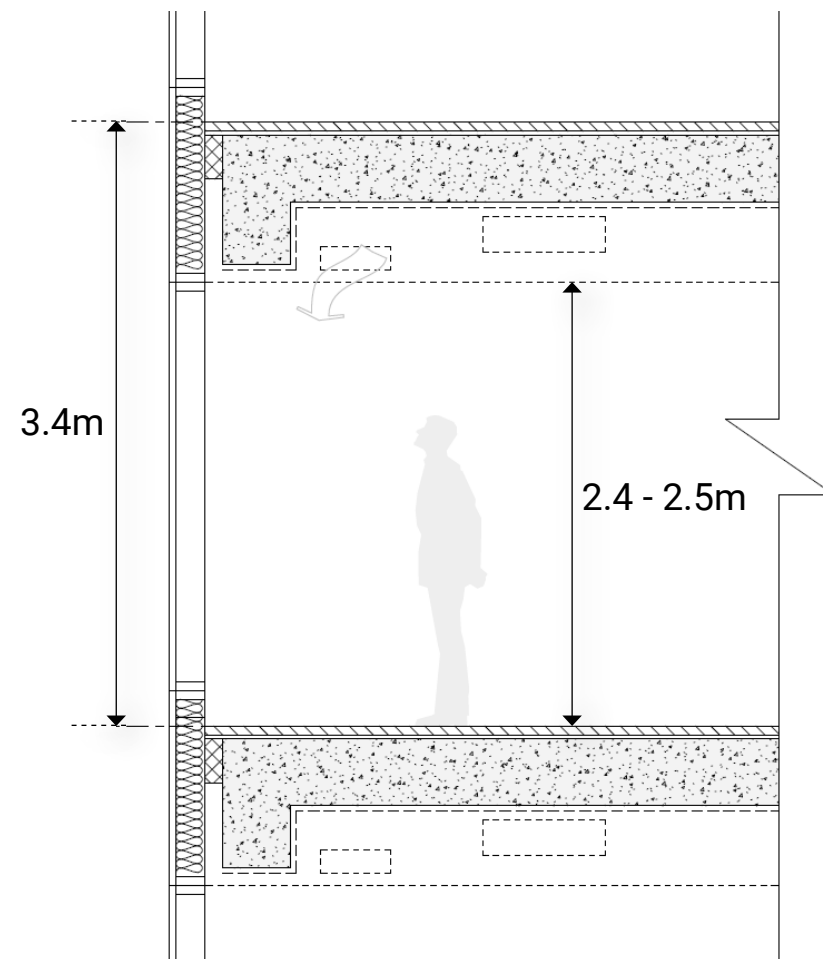


Structure - Columns

The current floorplan integrates two independent buildings, with structural grids tailored to their original designs, resulting in a column grid of 6-7.5m. This arrangement compromises flexibility, making it difficult to create open, adaptable spaces. The floor levels do not align at all levels across the two buildings, reducing efficiency.

Structure - Cores

The existing building's core position creates inconsistent floor depths, with lease spans ranging from 9m to 19m. The deep central spans reduce daylight penetration, impacting usability and functionality. This core configuration restricts flexibility and limits natural light in central areas, diminishing overall workspace quality. The double column device also reduces efficient layout of space.



Floor to Floor

The existing building's 3.4m floor-to-floor height results in a constrained clear height of 2.4m to 2.5m, due to the allocation of space for structural and service zones. This limited clear height poses challenges for modern commercial offices, restricting flexibility, adaptability, and the ability to meet future requirements or diverse tenant configurations effectively. There is also no provision for a raised floor, impeding essential power and data connections.



Loading Bays

There are currently two loading bay access points; vehicle and servicing access to Shire House, including access to the loading bay, is provided from Silk Street on the western boundary. Servicing and loading bay access to Milton House is provided from Milton Street on the eastern boundary. As the buildings operate as one, this duplication is redundant and confusing for visitors.



Inactive Frontages

The pedestrian experience at street level is currently framed by inactive building frontages. Along Silk Street, the existing building has predominantly back-of-house uses at ground level, this is compounded by parking facilities for Speed House and service access for The Barbican Centre creating an uninviting streetscape for pedestrians.

Existing Ground Plane

Existing Ground Floor Slab Levels

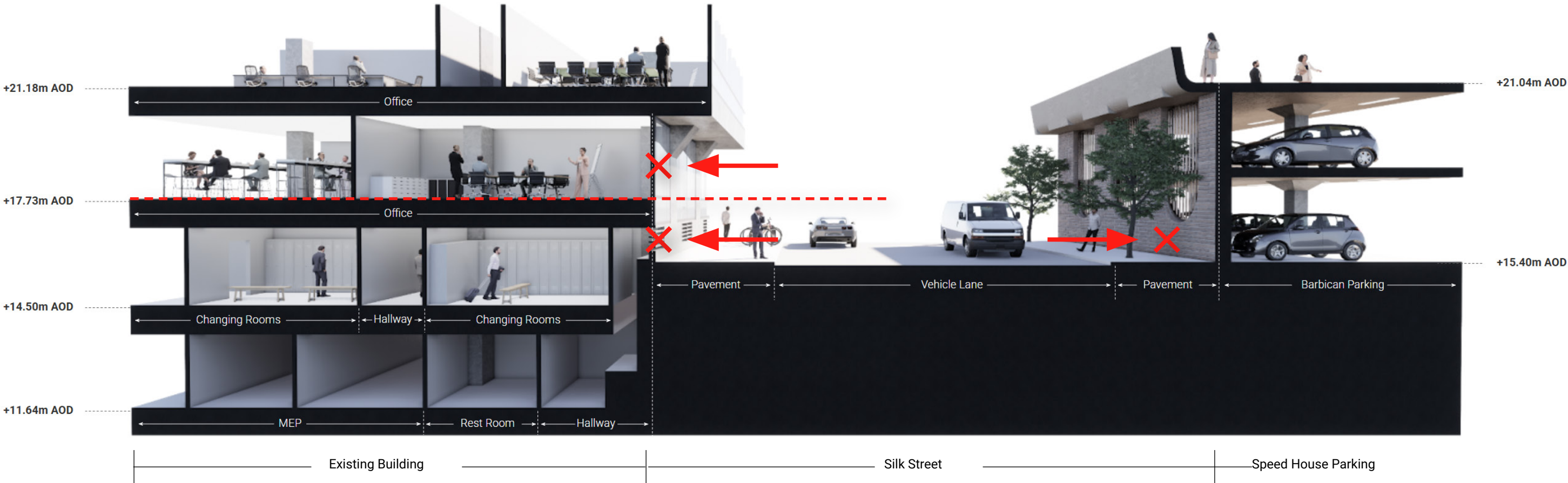
The existing building comes down to Silk Street at ground level in a split-floor condition. The levels of these existing structural slabs result in a lost opportunity to create a direct connection into the building along Silk Street. This condition creates not only a physical barrier between indoor and outdoors but also a visual disconnection, reducing perception of security for pedestrians and further diminishing Silk Street’s public realm.

Existing Building Frontages

The lower portion of the split-floor condition along Silk Street is heavily utilised for ventilation. This poses another constraint for activating this facade. In order to create a visual connection at this level it would require re-routing the basement mechanical, electrical and plumbing systems.

Summary

The existing building is outdated, with facade and mechanical, electrical and plumbing systems that have gone beyond their service life. Whilst upgrades to the fabric and systems are achievable, the upgrades alone do not address the more fundamental urban challenges that design and composition of the existing building has in being able to activate spaces for the local community and surrounding buildings through frontages, streetscape and public spaces.



Existing Ground Plane



Redevelopment Options

Following a comprehensive analysis, five redevelopment options were initially tested, covering a broad spectrum of interventions addressing differing approaches to retention, extension, partial demolition and new building options. In consultation with the City of London Planning Officers on 03/07/2023, it was agreed to proceed with the further exploration of the following options as development candidates:

- Light Retrofit
- Heavy Retrofit
- Substructure & Podium Retention with New Build
- New Build with Retained Substructure

All of these options were based on retention of office space in compliance with the prevailing policies for the site. CoL also requested that an alternative option was incorporated testing alternative land uses. This became Option 3.

All options were developed with a target of improving the EPC rating to a minimum of B. To maintain longer term value in the asset, this approach requires new facades and building services installations throughout all options.

The options were tested in accordance with the City's prescribed methodology and the findings were peer reviewed by Hilson Moran on behalf of the City. Following design development and increase in GIA, CoL officers requested to evaluate this newly emerged option against the same WLCA Optioneering criteria to be comparable with the previously evaluated options. this resulted in creation of Option 5a.

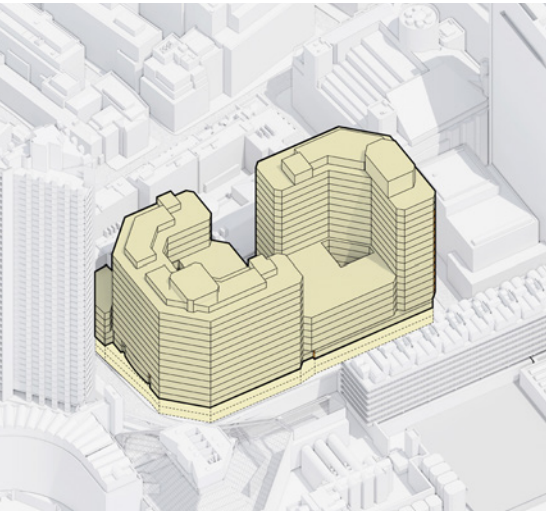
Since the Original Application submitted in June 2025, the design proposal has been refined in order to respond to feedback received during the consultation period. The result of this is a sixth option, which has reduced the height of the building to the west, resulting in an overall GEA reduction. Refinements to the core configuration have improved the overall building efficiency.

Redevelopment Options

- Retained Building
- New Office
- New Residential

Retrofit

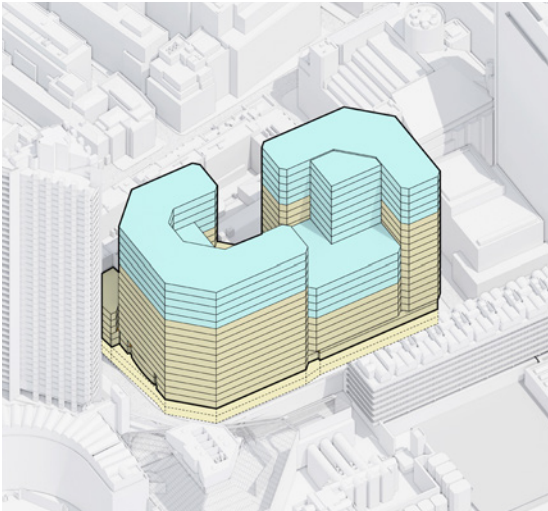
OPTION 1
Light Retrofit



Scope of Works

Facade:	Facade Glazing Replacement
Superstructure:	Minimal Intervention
Substructure:	No Intervention
MEP:	Full Replacement

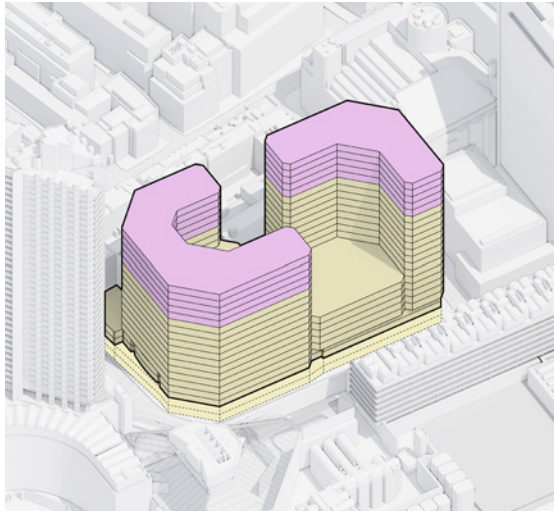
OPTION 2
Heavy Retrofit



Scope of Works

Facade:	Full Replacement
Superstructure:	Moderate Intervention
Substructure:	Minimal Intervention
MEP:	Full Replacement

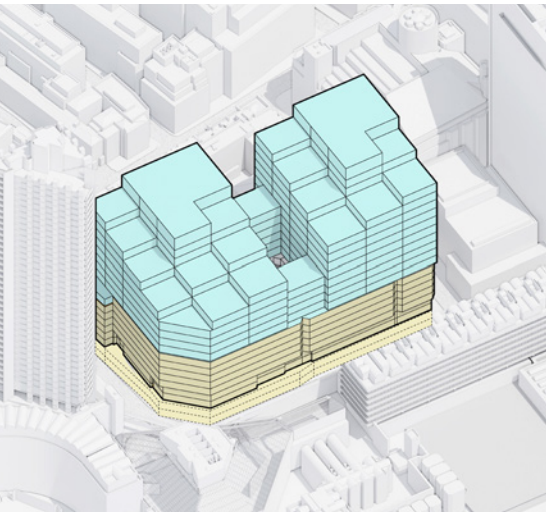
OPTION 3
Heavy Retrofit - Alternative Use



Scope of Works

Facade:	Full Replacement
Superstructure:	Significant Intervention
Substructure:	Minimal Intervention
MEP:	Full Replacement

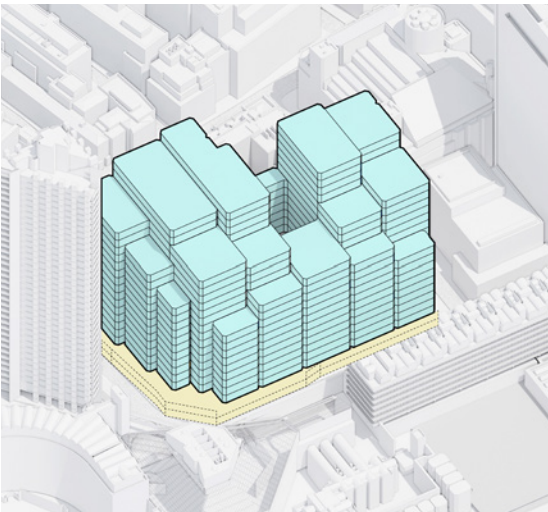
OPTION 4
Substructure & Podium Retention with New Build



Scope of Works

Facade:	Full Replacement
Superstructure:	Significant Intervention
Substructure:	Minimal Intervention
MEP:	Full Replacement

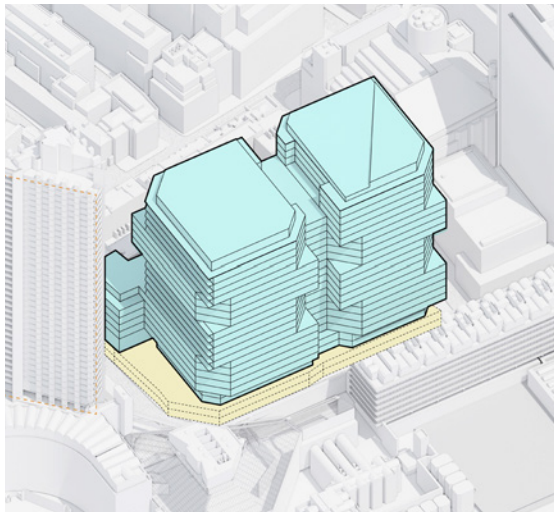
OPTION 5
Substructure Retention with New Build



Scope of Works

Facade:	Full Replacement
Superstructure:	Full Replacement
Substructure:	Minimal Intervention
MEP:	Full Replacement

OPTION 5A
Substructure Retention with New Build

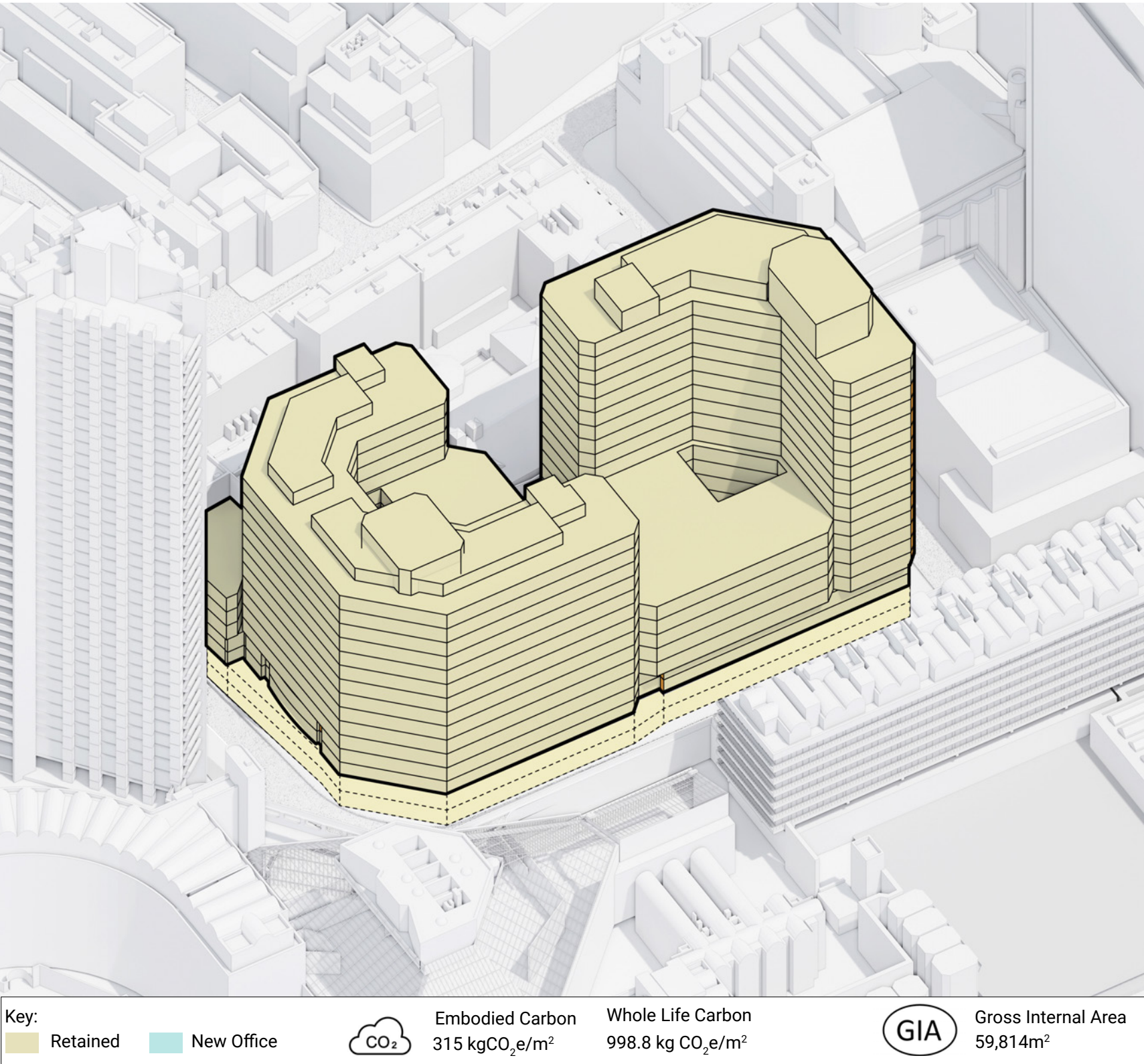


Scope of Works

Facade:	Full Replacement
Superstructure:	Full Replacement
Substructure:	Minimal Intervention
MEP:	Full Replacement

Retention Option 1

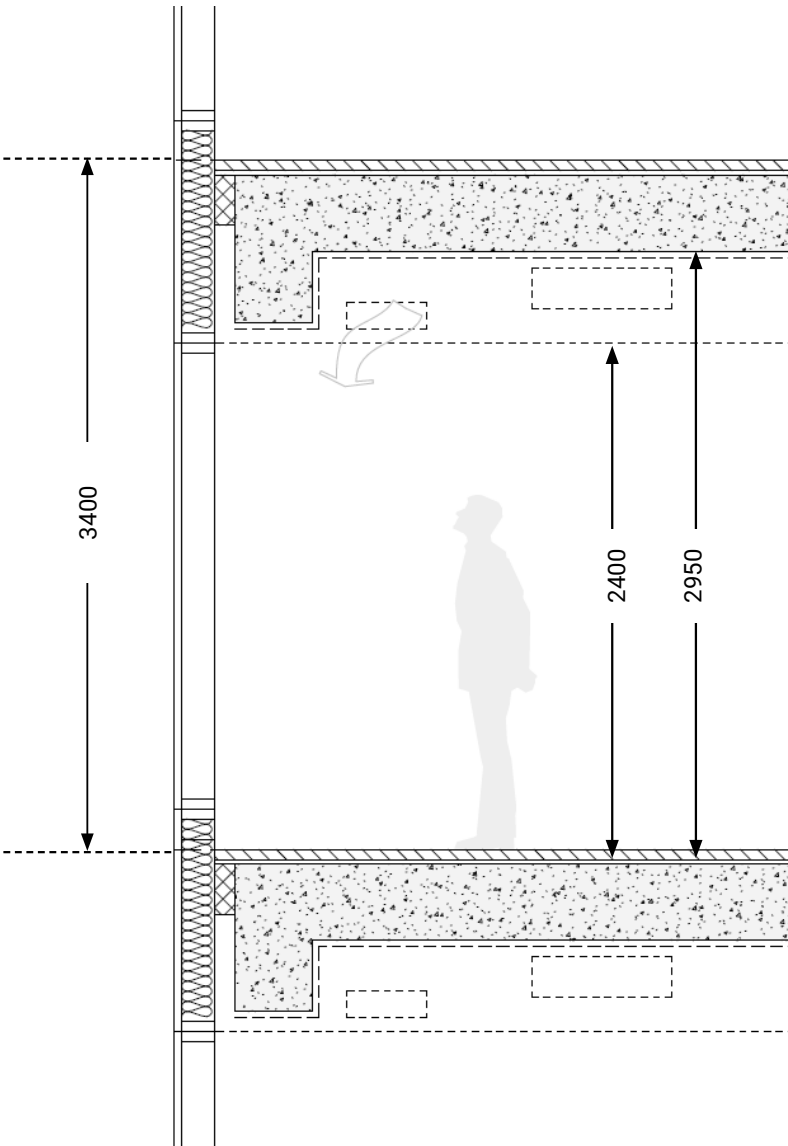
Light Retrofit



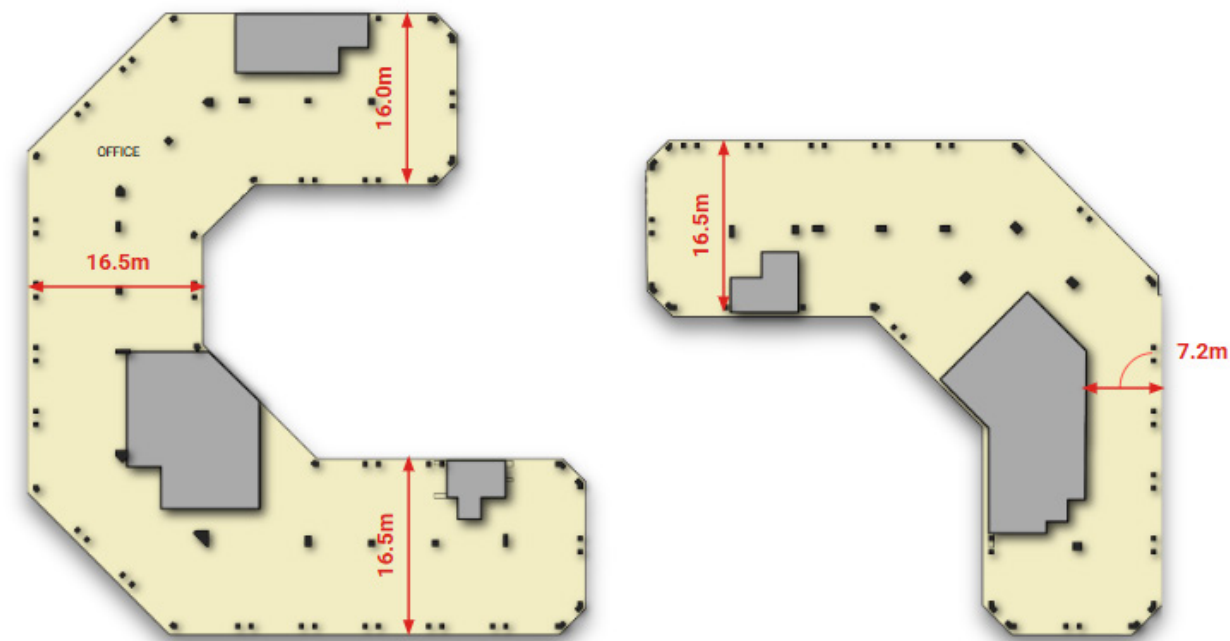
Following CoL’s “Retrofit First” approach established in Strategic Priority 1.4 and Local Plan Policies S8 (1) and DEI, the lightest possible retrofit was explored first, seeking to establish the minimum threshold of intervention that allows the building to achieve EPC B for the foreseeable future and so remain lettable against anticipated changes in legislation. In order for the EPC rating to be improved, replacement of the existing façade glazing and replacement of the building’s mechanical electrical and plumbing systems and consequential removal of fit out were deemed to be the minimum intervention to sufficiently enhance the buildings performance. In this option no substructure or structural modifications are anticipated bar those adaptations to route the new services.

Given the minimal degree of intervention as part of this option, there is no improvement to the existing building beyond improved energy performance and the associated enhancement to the building occupant’s comfort. The building’s low ceilings, poor internal daylight quality and challenging floor plates, are not mitigated by the interventions. Therefore, this option would not deliver best in class Grade A office space, and long- and short-term viability is challenging as a result. In addition, this option would not deliver the full potential of the site in terms of lettable area, falling significantly short of other options in terms of office net internal area, and consequentially under-delivering in terms of job creation and broader economic benefit.

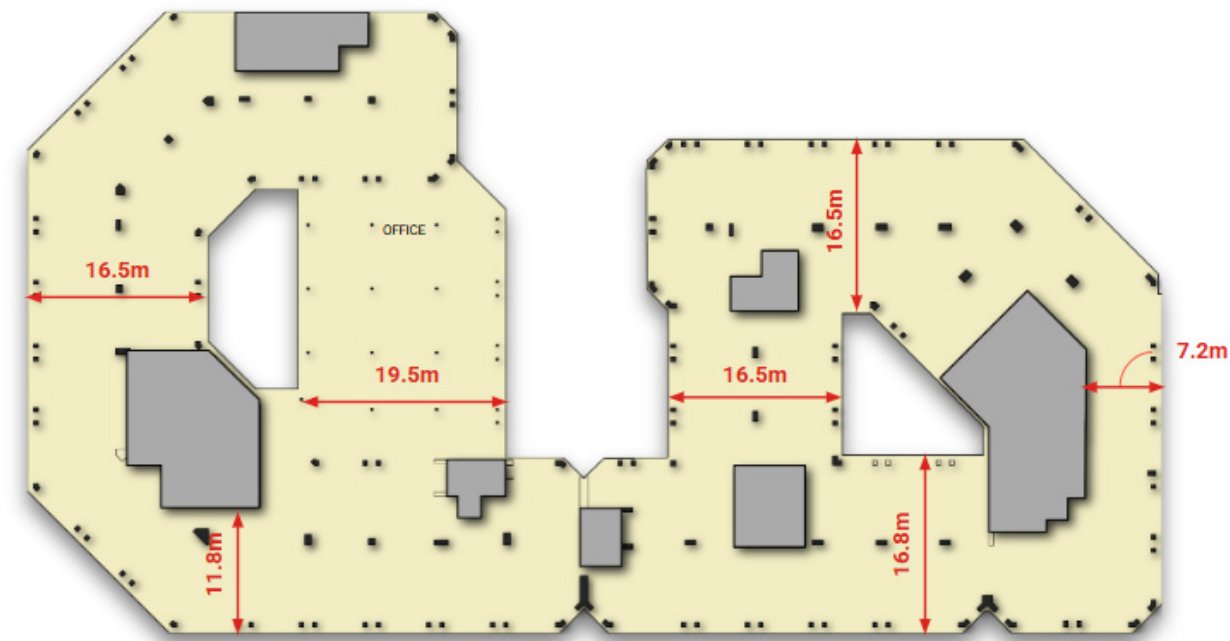
This proposal does not make any significant changes to the way the building addresses the public realm, facades remain blank as the existing situation. Retrofit First policies have been applied but wider policy goals demonstrate that retrofit is not appropriate here



Existing Typical Floor Section



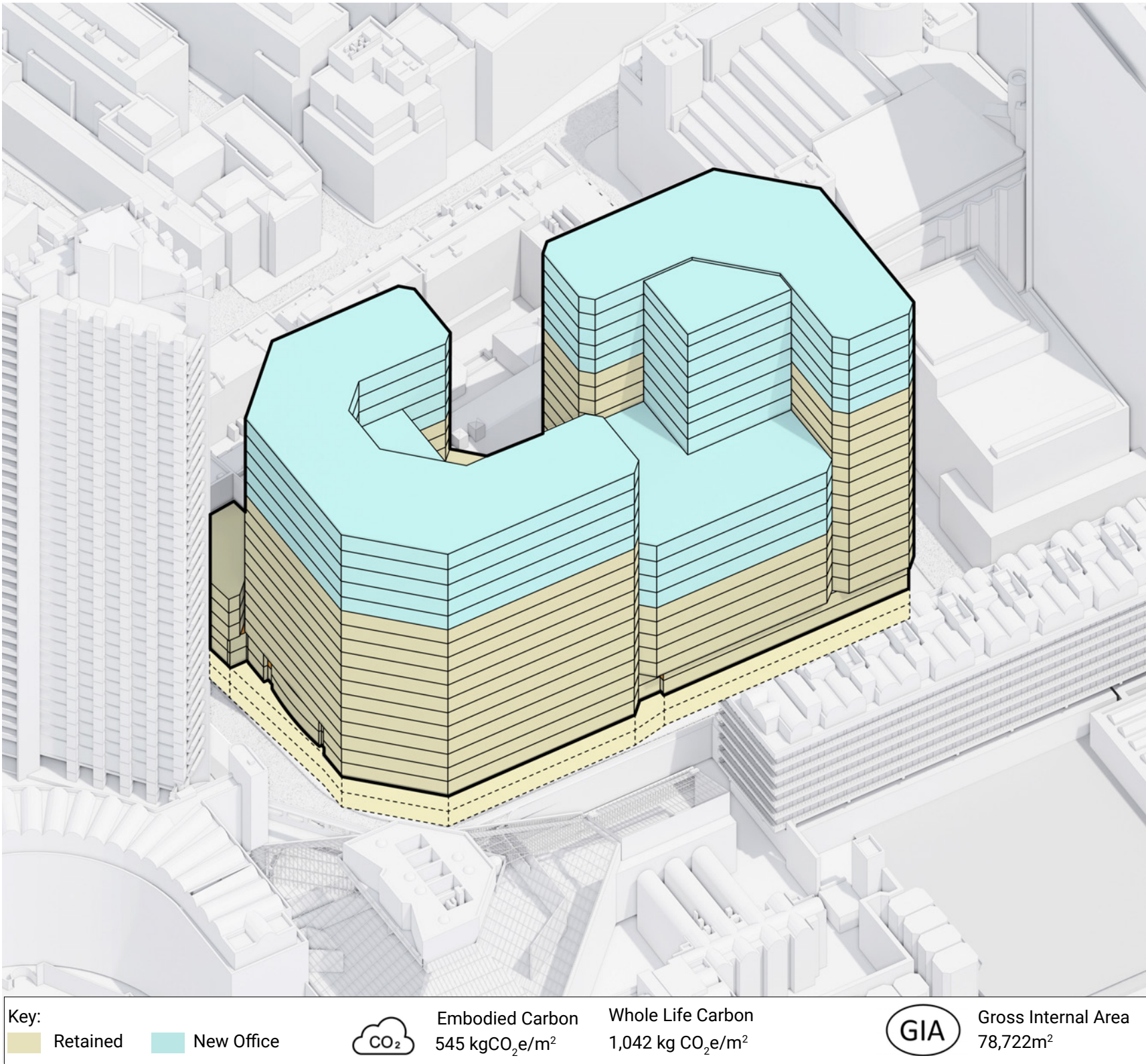
Existing Floor Plan - Typical Upper



Existing Floor Plan - Typical Lower

Retention Option 2

Heavy Retrofit

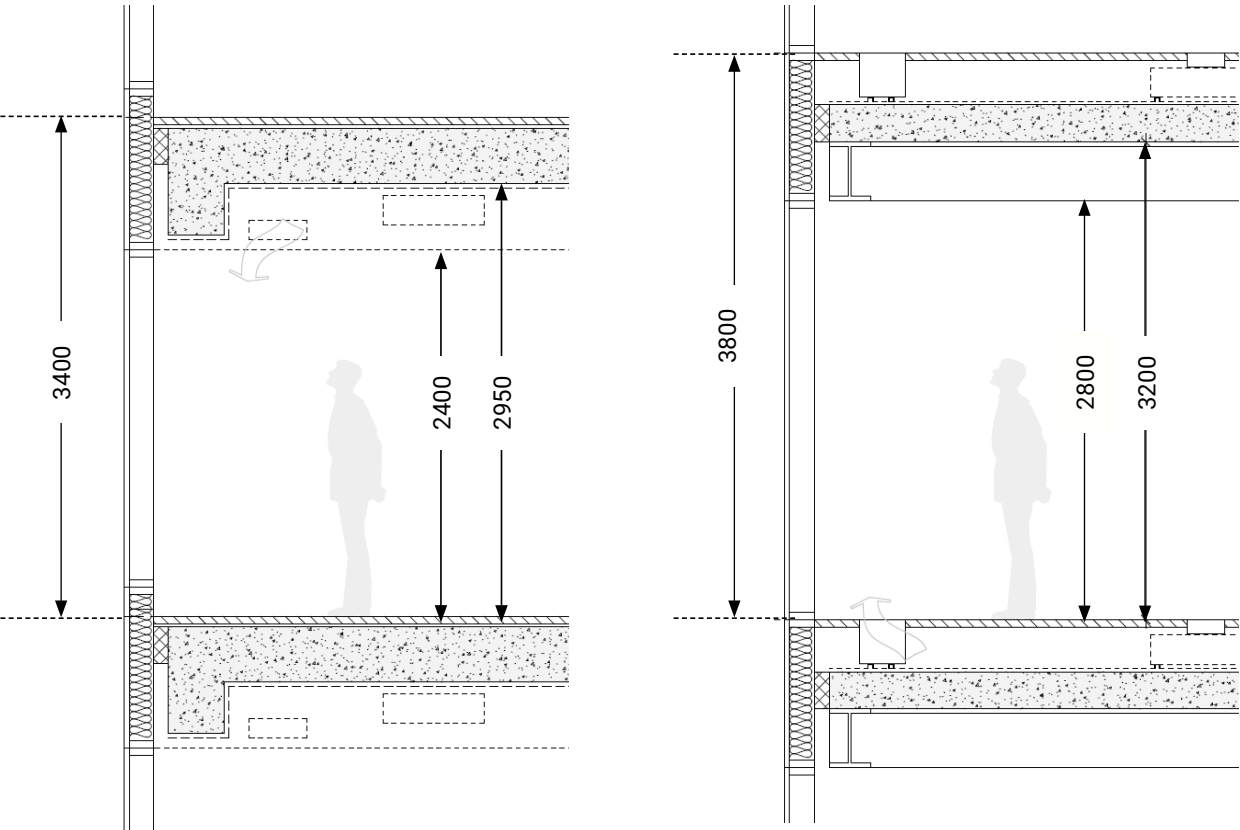


The heavy retrofit option looks to modernise the building as much as possible while retaining all the substructure and as much of the superstructure as possible. The replacement of the façade and mechanical, electrical and plumbing systems would improve the buildings performance with the major remaining compromise being the existing form and orientation which is dictated by the retained columns and slabs. This option looks to utilise the estimated structural capacity by adding four additional stories to both Shire House and Milton House, offering higher floor to floor heights for the new floors and therefore Grade A quality office space for these floors. The increase in height would have some impact on the visible sky and ambient light for Speed House and Cromwell Tower residents and the spatial quality of the lower floor offices would be restricted by the low ceiling heights, deep floor plates and dense column layouts. Occupant wellbeing and market attractiveness would therefore remain constrained on floors where existing structure is retained leading to challenges regarding long and short-term viability.

This scheme does not make any significant changes to the way the building addresses the public realm. The mechanical equipment is occupying majority of the roof space, leaving only roof of the podium as external space for the building users.

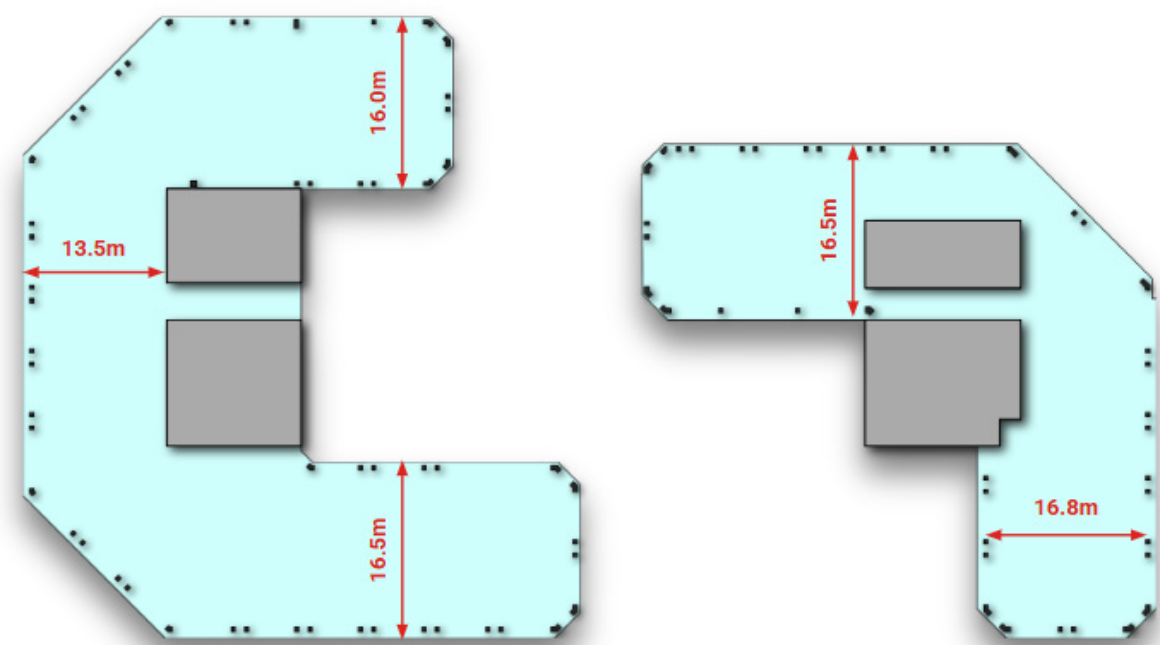
The upgrade to the mechanical and electrical plant systems and facade will also contribute to achieving an EPC rating of B.

This proposal does not make any significant changes to the way the building addresses the public realm, facades remain blank as the existing situation. Retrofit First policies have been applied but wider policy goals demonstrate that retrofit is not appropriate here.

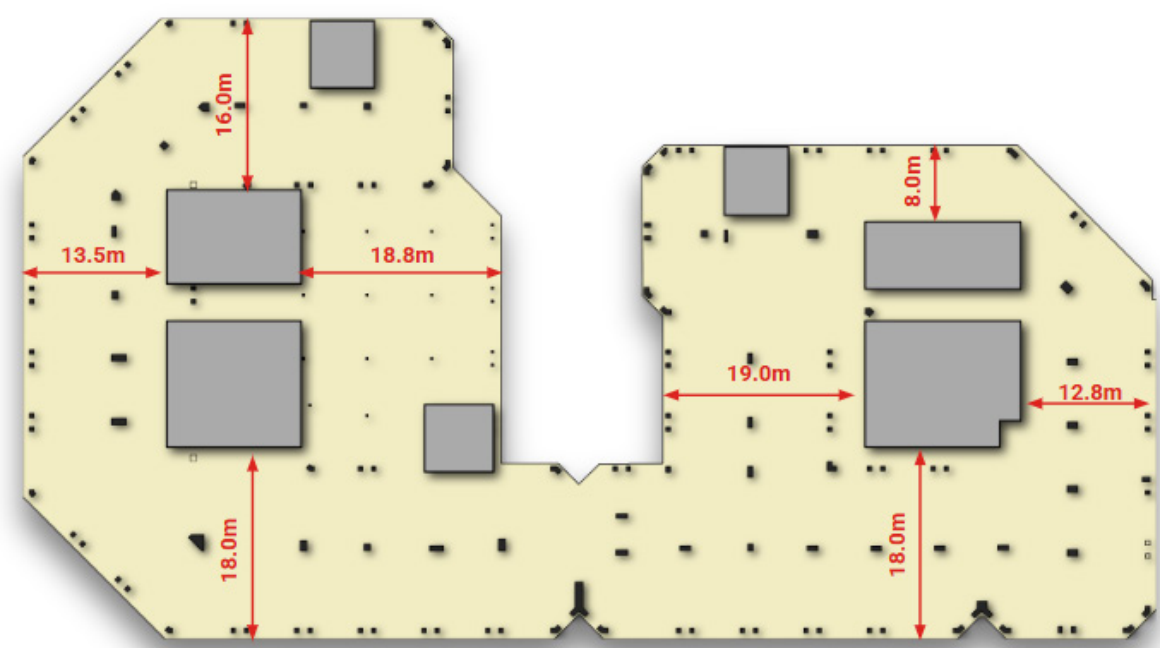


Existing Typical Floor Section

Proposed Typical Upper Floor Section



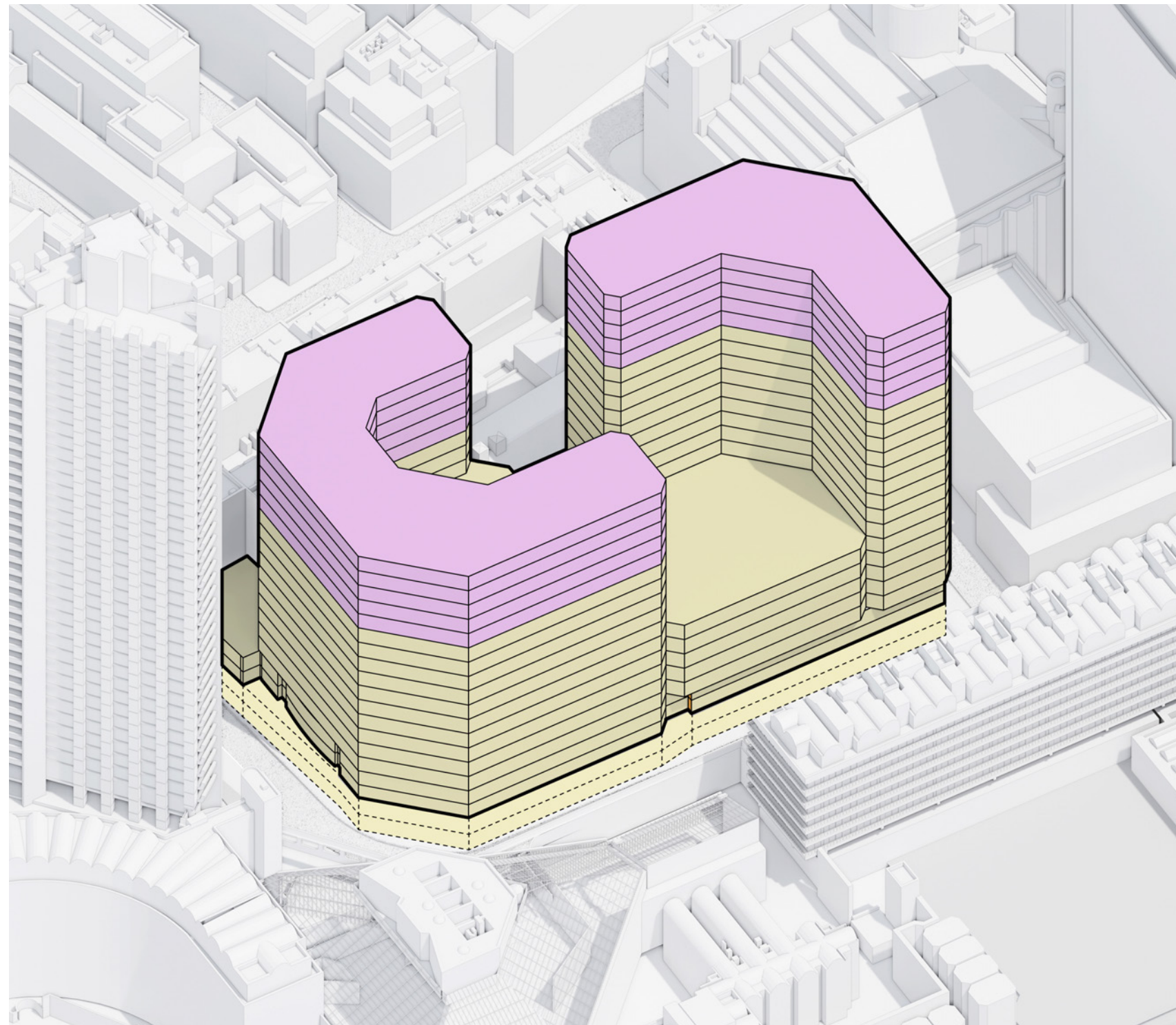
Proposed Floor Plan - Typical Upper



Existing Floor Plan - Typical Lower

Retention Option 3

Heavy Retrofit - Alternative Use



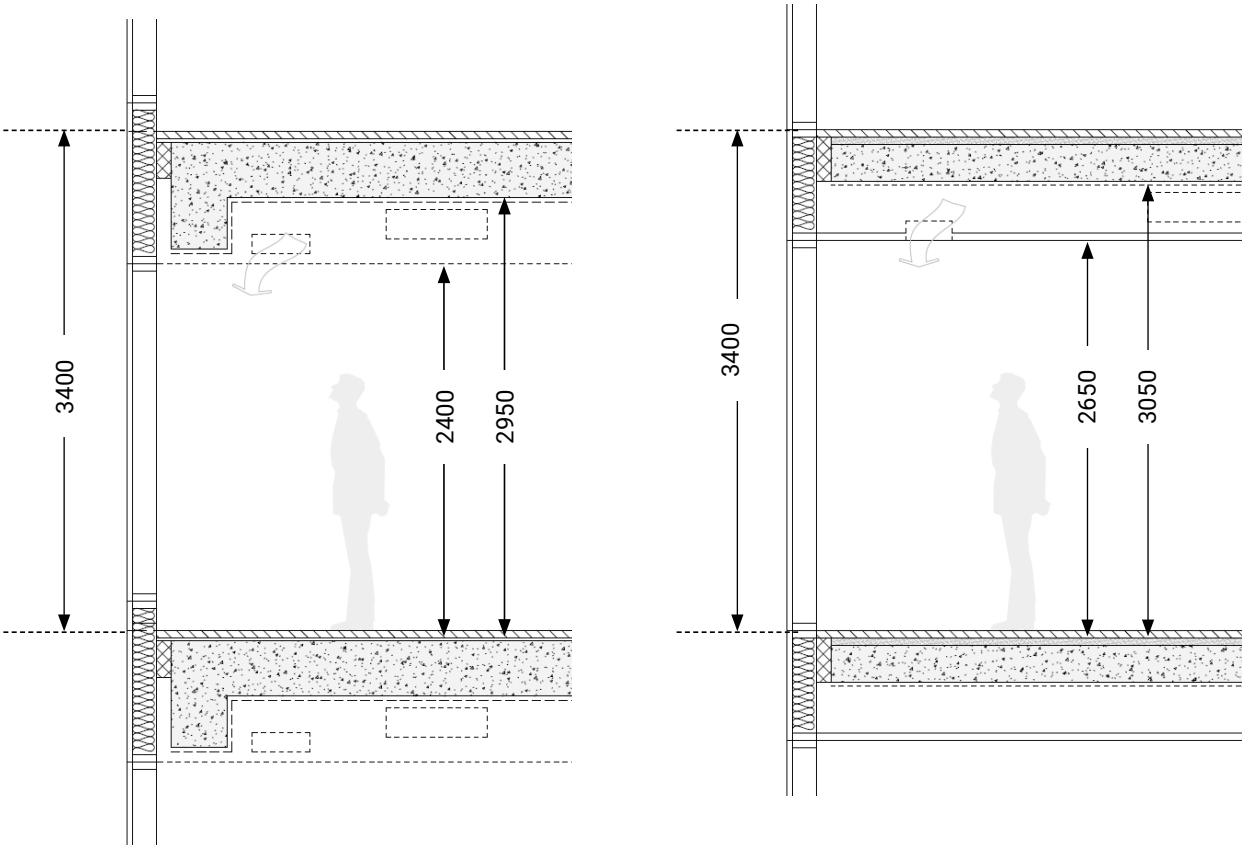
Key:			Embodied Carbon	Whole Life Carbon		Gross Internal Area
	Retained					
	New Residential		635 kgCO ₂ e/m ²	1,062kg CO ₂ e/m ²		70,175m ²

This option is a mixed-use iteration of the heavy retrofit option, to assess whether alternative land use may be better suited to retention of more of the existing fabric. The upper floors are used as residential units and the podium, which is too deep for residential use, is retained as office. Residential use is well suited to the existing floor to floor heights, however its introduction requires:

- Dedicated lift cores
- Evacuation lifts
- 35% affordable housing (Mayor of London, Homes for Londoners)
- Independent cores and entrances for separate housing tenures (typical operator requirements)

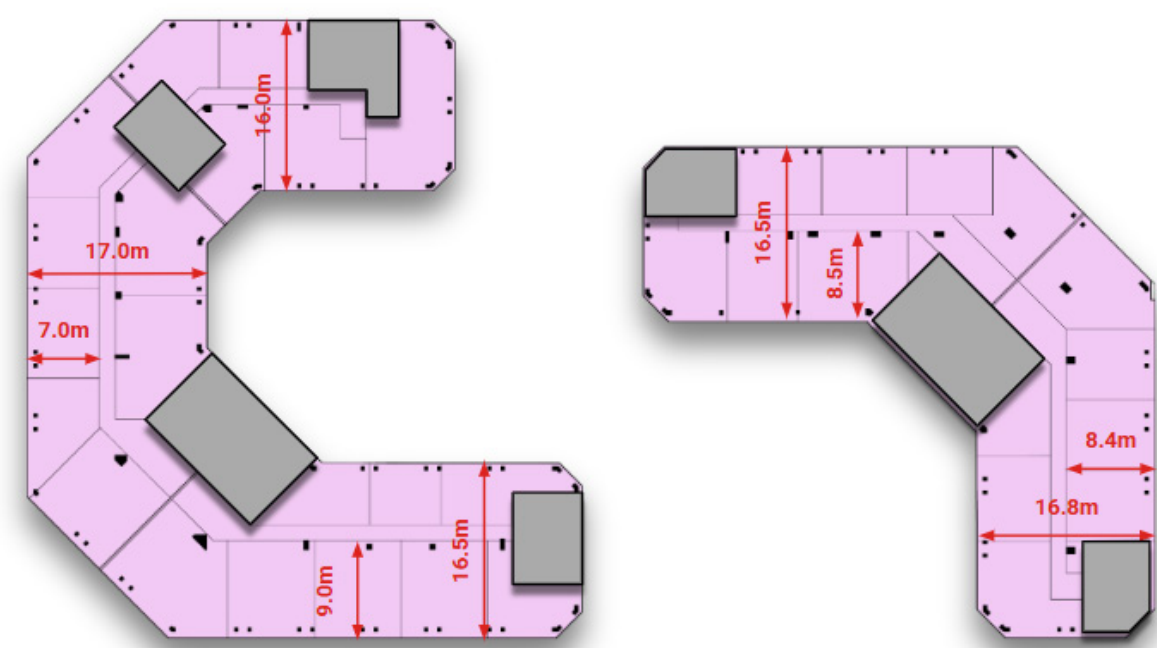
New housing must meet the GLA residential guidance, London Plan Policy D6 (Housing quality and standards) and the associated Housing Design Standards LPG. The guidance calls for no more than 8 units per core (requiring four additional lift cores) and minimising single aspect north facing units. These demands result in challenging and spatially inefficient layouts due to the existing geometry and do not allow homes of the quality the standards envisage. The additional cores also significantly impact the usability of the retained lower office floors which suffer from the same compromises outlined for the heavy retrofit scheme. An alternative hotel use was also studied, with similar issues arising.

This scheme does not make any significant changes to the way the building addresses the public realm. Mechanical, electrical and plumbing equipment occupies the majority of the roof space, leaving only the roof of the podium as external space for the residential users.

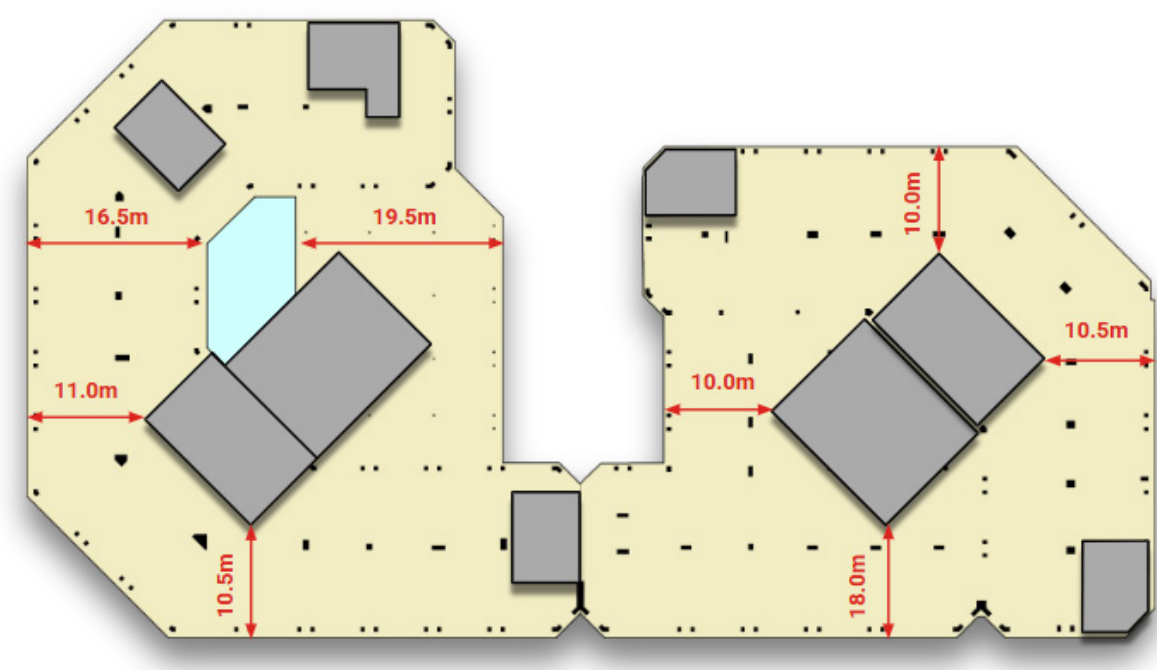


Existing Typical Floor Section

Proposed Typical Upper Floor Section



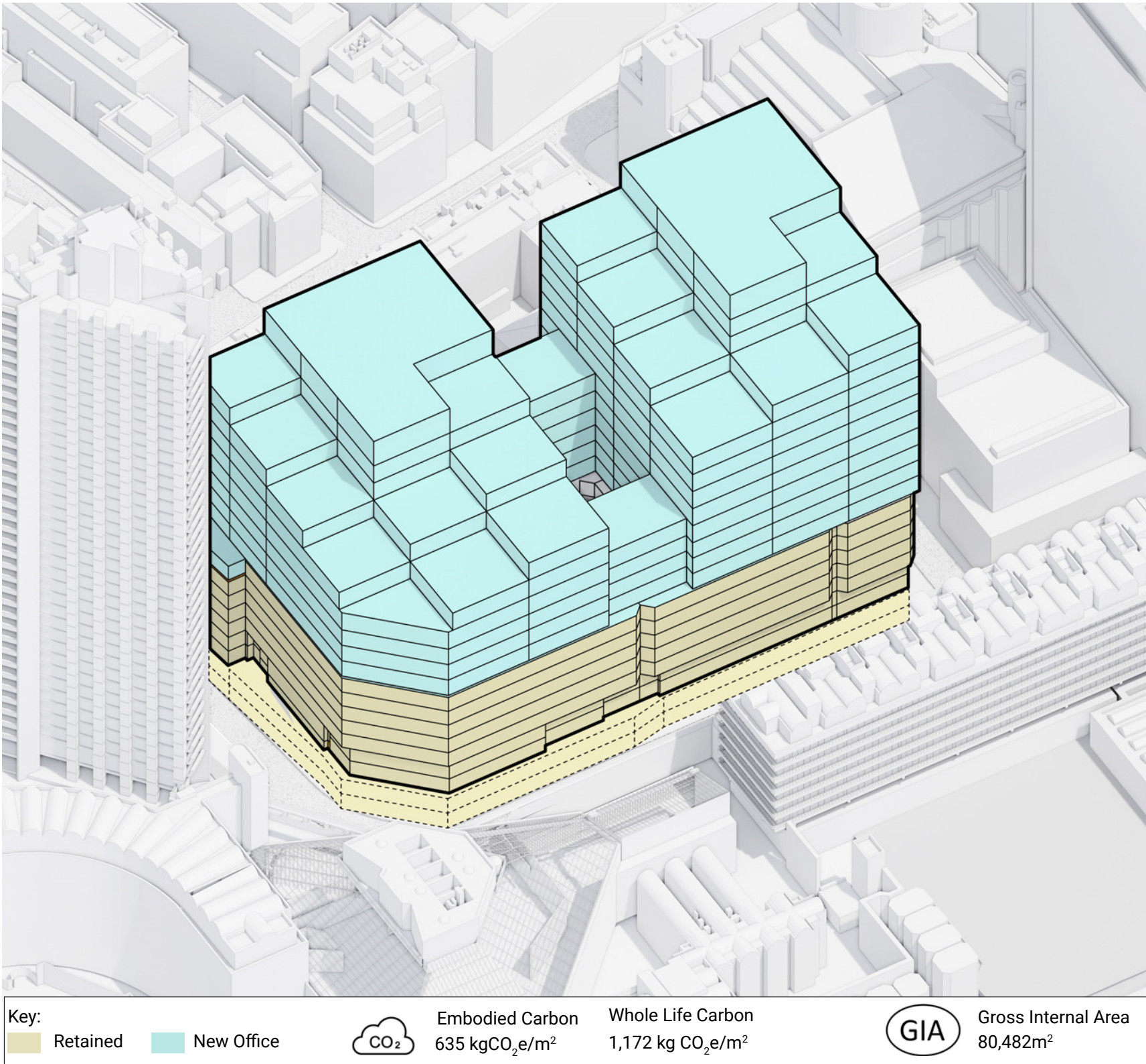
Proposed Floor Plan - Typical Upper



Proposed Floor Plan - Typical Lower

Retention Option 4

Substructure & Podium Retention with New Build



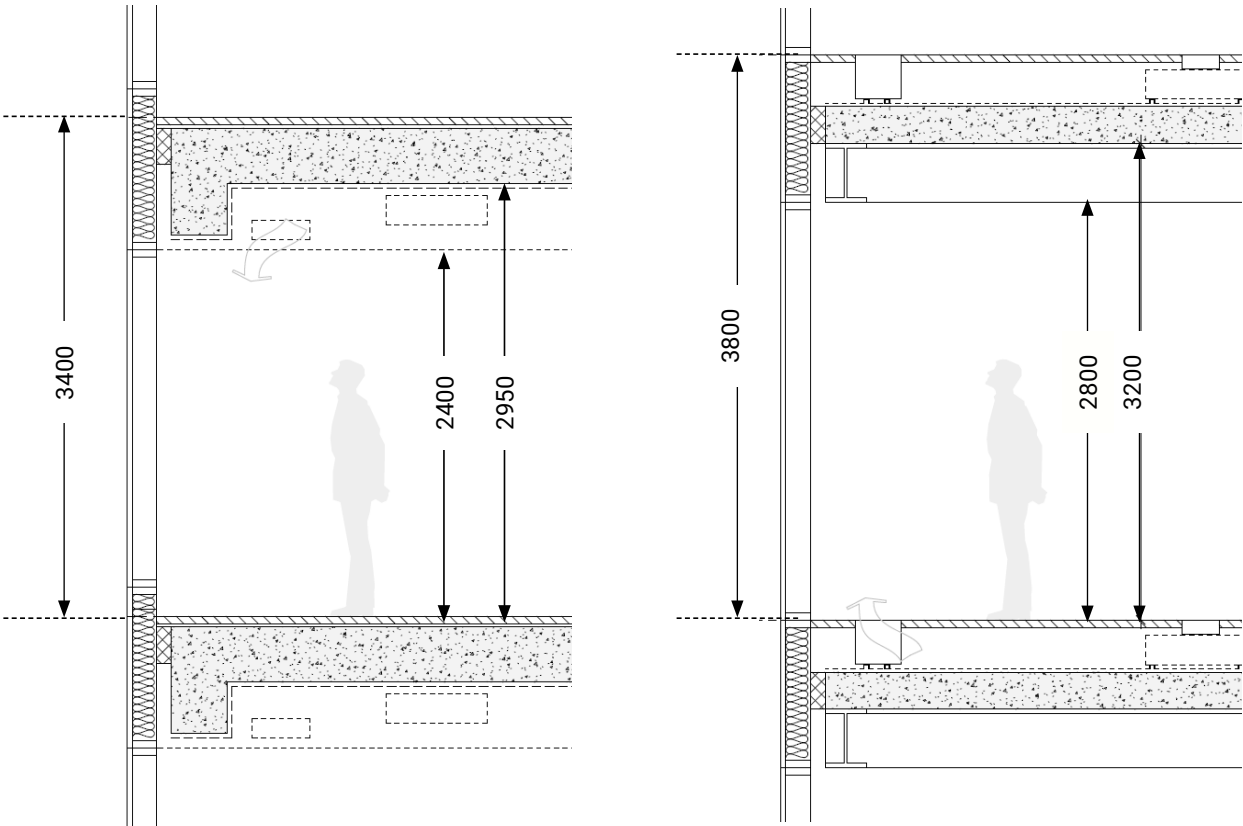
This option retains office use throughout. The podium is retained and significant alterations undertaken at lower level to enhance and modernise the ground floor and provide activation of the facades. New deep plan office floors are provided at the upper levels and the massing articulated to address daylight and sunlight impact to surrounding properties, with the resultant terraces providing amenity benefit to office tenants and opportunities for urban greening.

The new upper floors offer appropriate floor to floor heights to meet market demand but will retain a dense structural grid which limits flexibility for occupiers. Cores are focused on the north side leading to large areas of blank facade and unduly deep lease spans. There is also significant infilling required at the retained podium levels.

This proposal offers limited public realm improvement with activated facades and limited layout options.

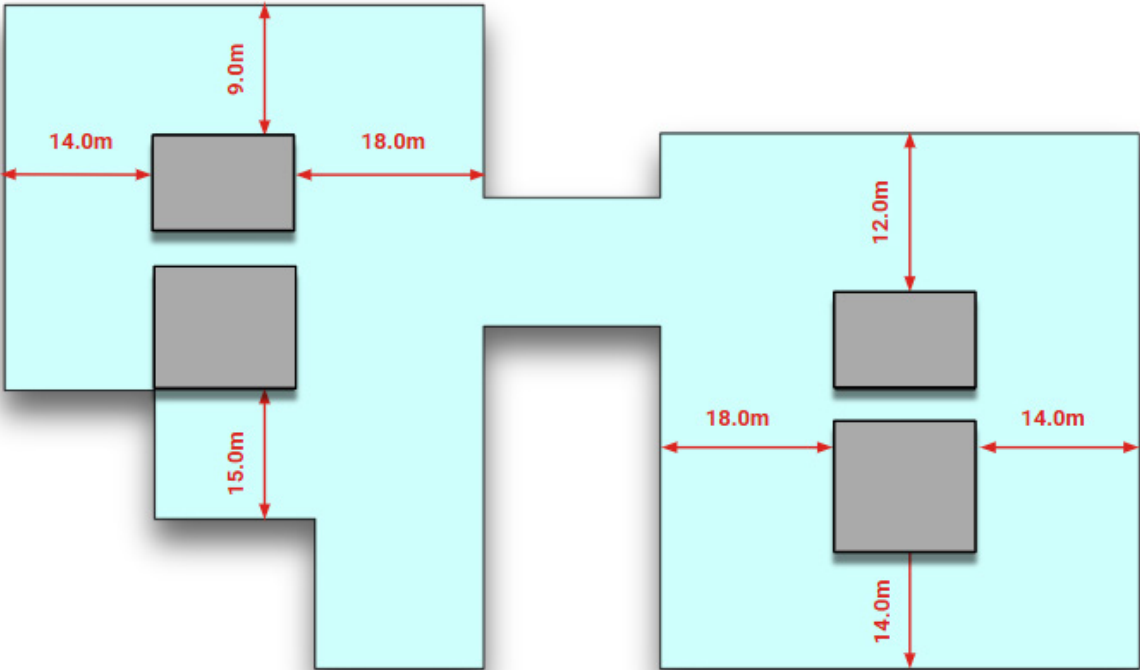
This option allows an uplift in GIA but the retained column grid and impact on core location result in poor efficiency.

This scheme does not make any significant changes to the way the building addresses the public realm. Mechanical, electrical and plumbing equipment occupies the majority of the roof space, leaving only the roof of the podium as external space for the residential users.

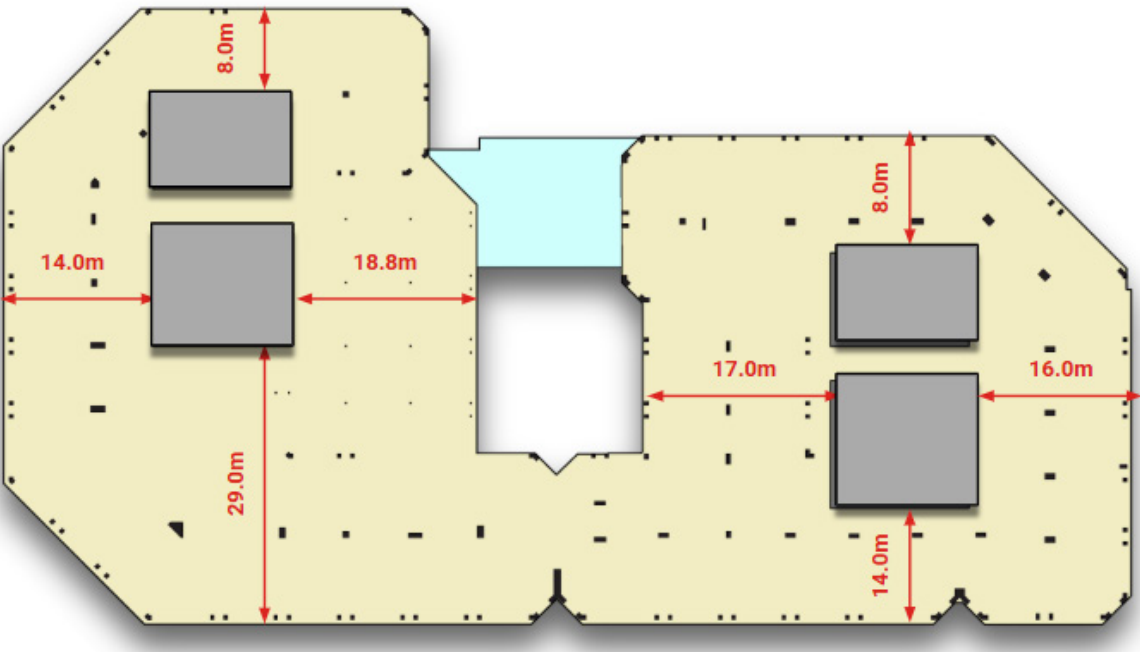


Existing Typical Floor Section

Proposed Typical Upper Floor Section



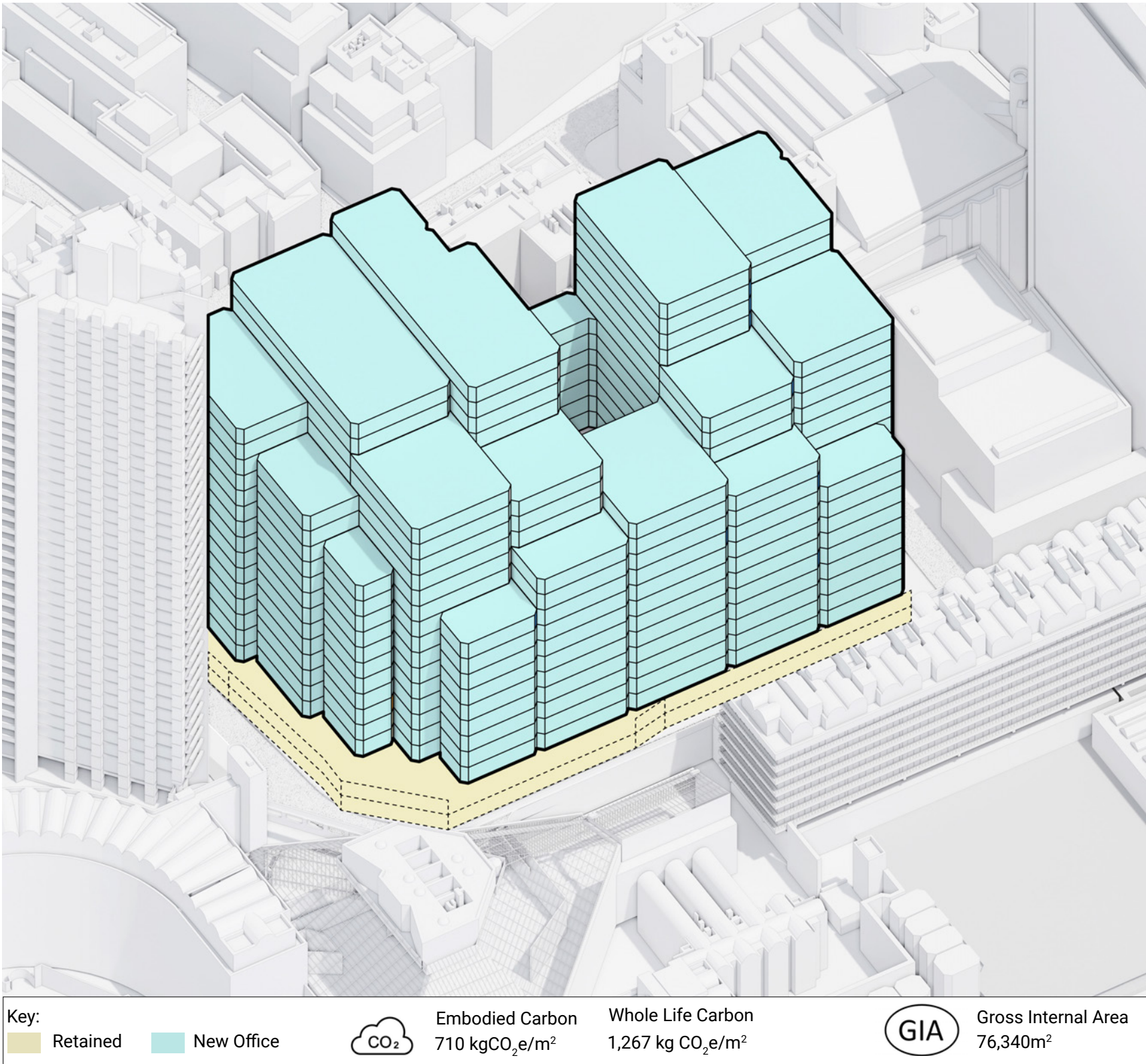
Proposed Floor Plan - Typical Upper



Proposed Floor Plan - Typical Lower

Retention Option 5

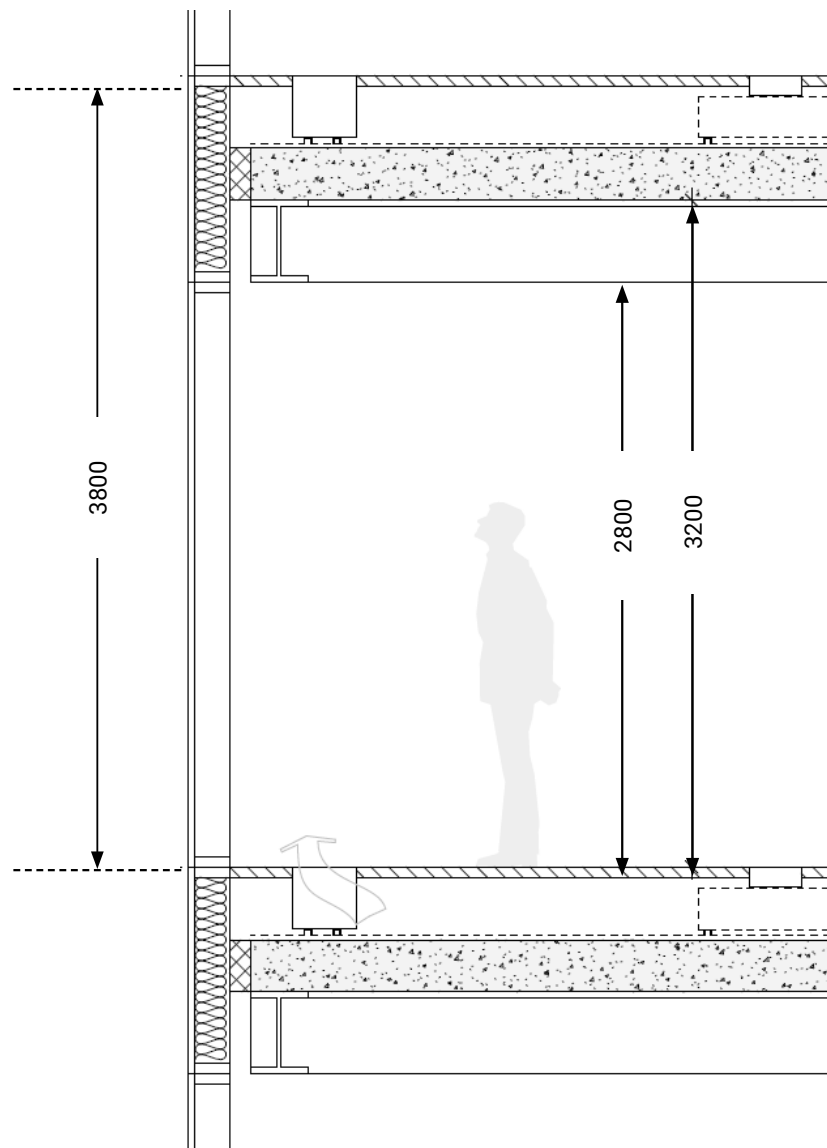
Substructure Retention with New Build



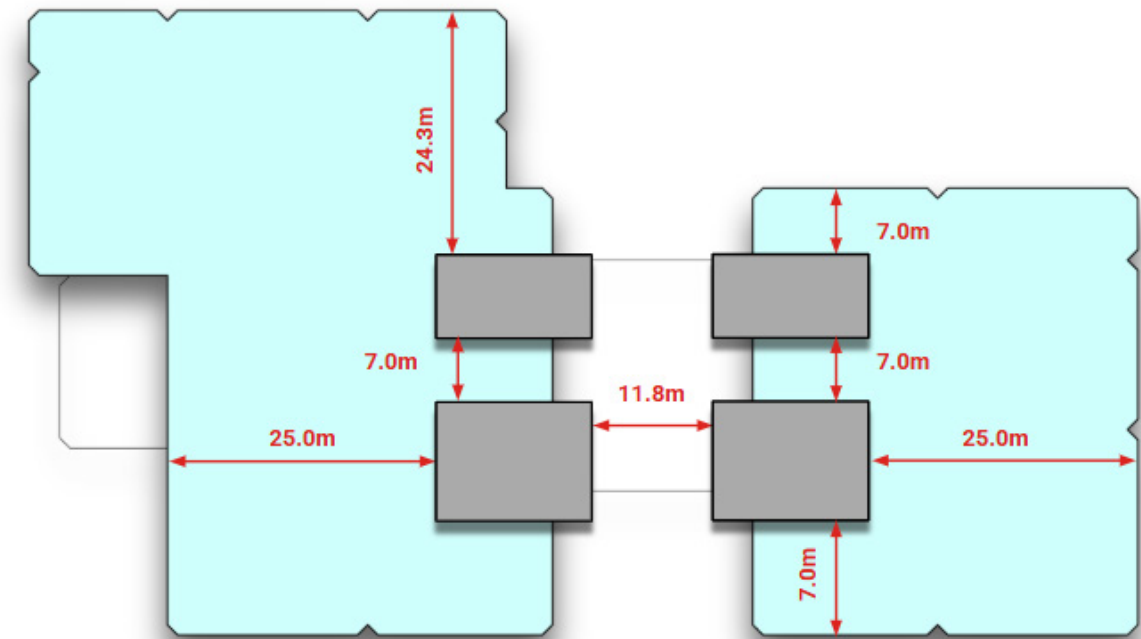
This option assumes retention of the substructure with strengthening where necessary and provision of new build above ground level. As compared with the option that retains the podium, this option provides less Gross Internal Area. However, all floors are of high-quality floor-to-floor heights and all floorplates are optimised with respect to column grid and layout.

Removing the constraints of the existing structure above ground allows both column grids and floor to ceiling heights to be optimised at all levels. The removal of the constraints associated with the existing structure allows the ground floor to be substantially opened up, offering substantial external public space at Ground Level and improved permeability via new public routes across the site, improving connectivity and activating the public realm. A range of terraces are incorporated at upper levels providing amenity benefit to office tenants and opportunities for urban greening.

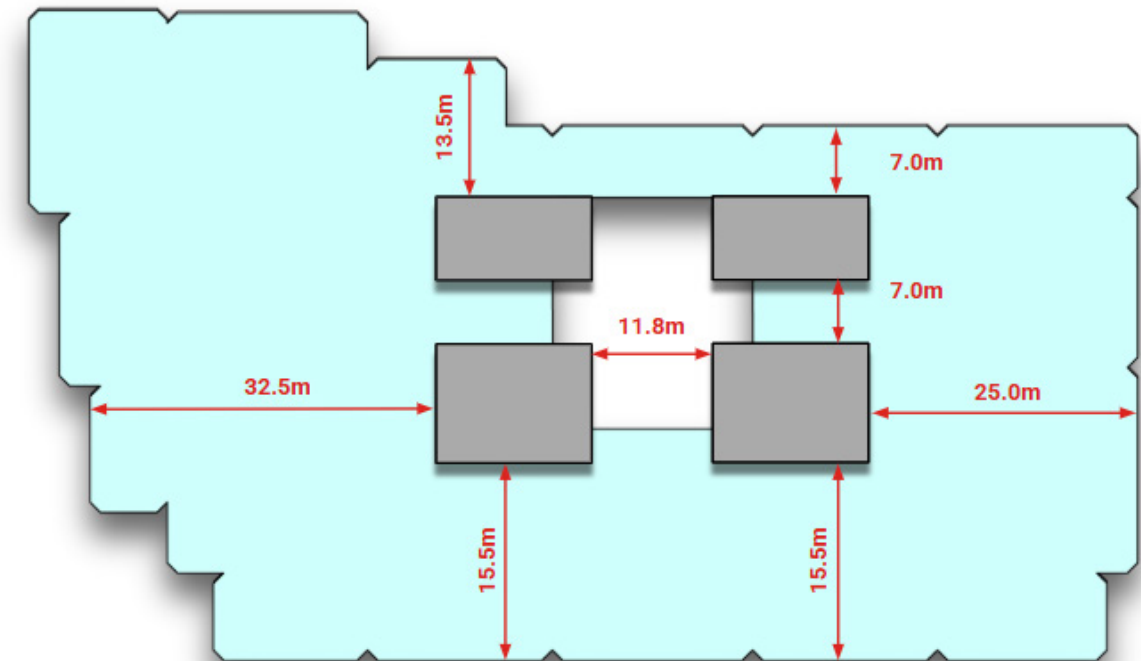
The revised massing in Option 5 offers the opportunity to deliver unique architectural character, acting as a destination in the area and adding to the characteristics of the streetscape. It provides the opportunity to deliver cultural enhancements to the public realm with its semi open public spaces on the ground floor and the extension of these amenities onto level 1.



Proposed Typical Floor Section



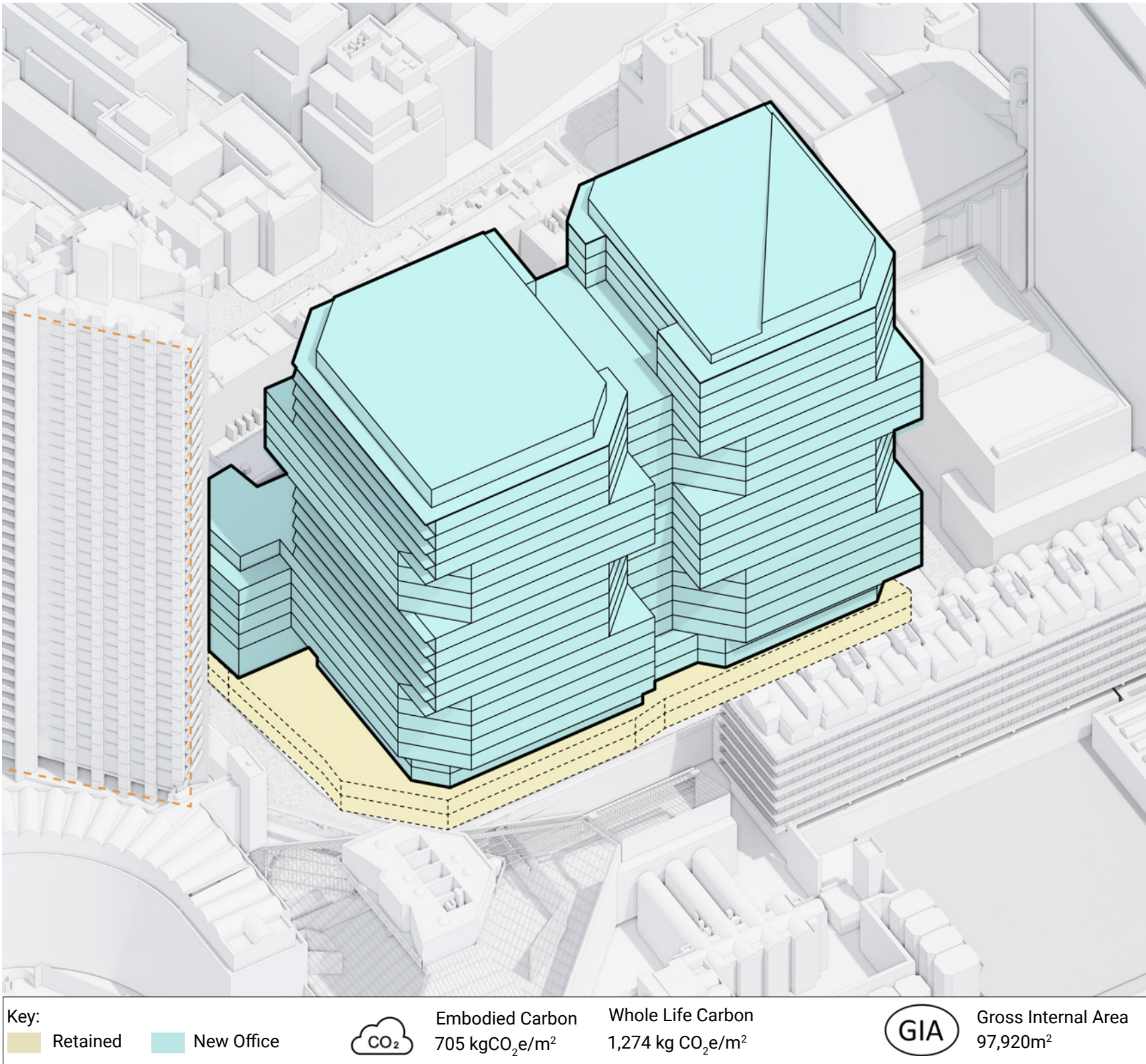
Proposed Floor Plan - Typical Upper



Proposed Floor Plan - Typical Lower

Retention Option 5a

Substructure Retention with New Build



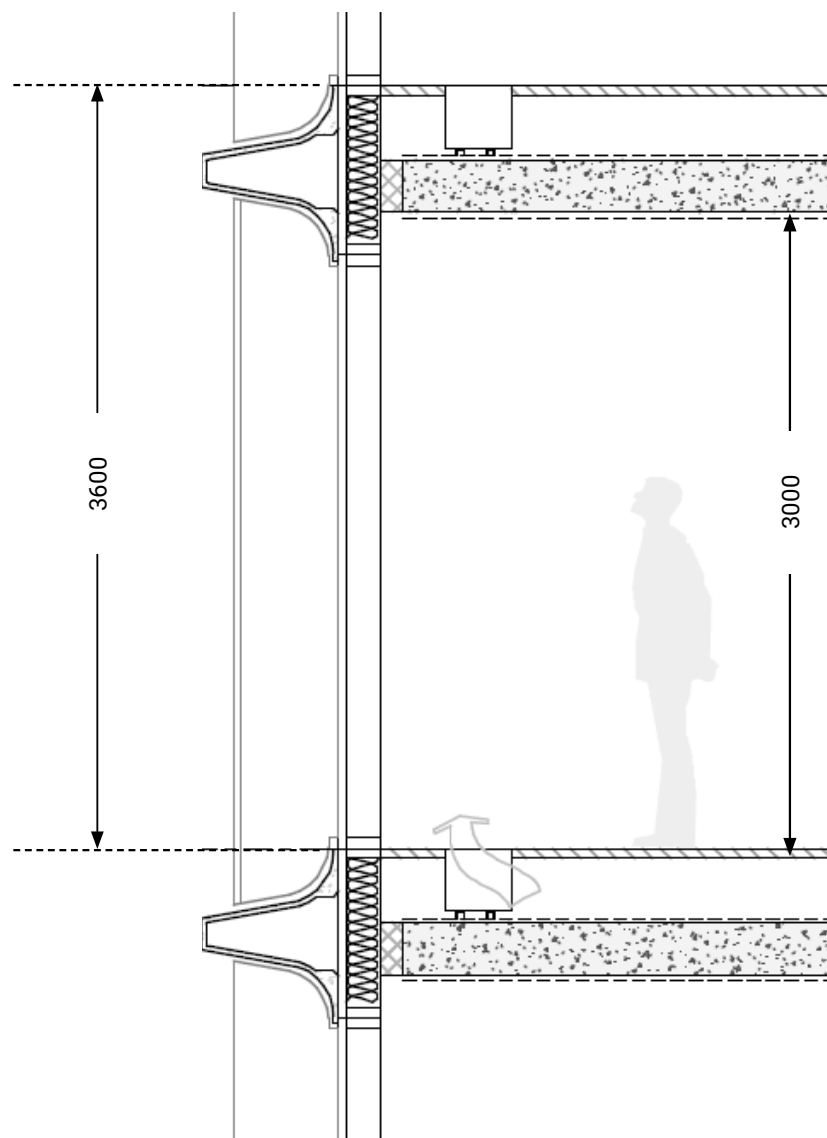
As with option 5, 5a assumes retention of the substructure with strengthening where necessary and provision of new build above ground level. The floor-to-floor heights have been optimised to allow for an additional floor without compromising on high-quality interior clear ceiling height. All floorplates are optimised with respect to column grid and layout.

The massing is expressed as two distinct volumes with a central indented connection, offering more consistency in floorplates when compared to option 5. The cores have moved more centrally allowing for better daylight penetration into floorplates and thus reducing the need for a large central atrium.

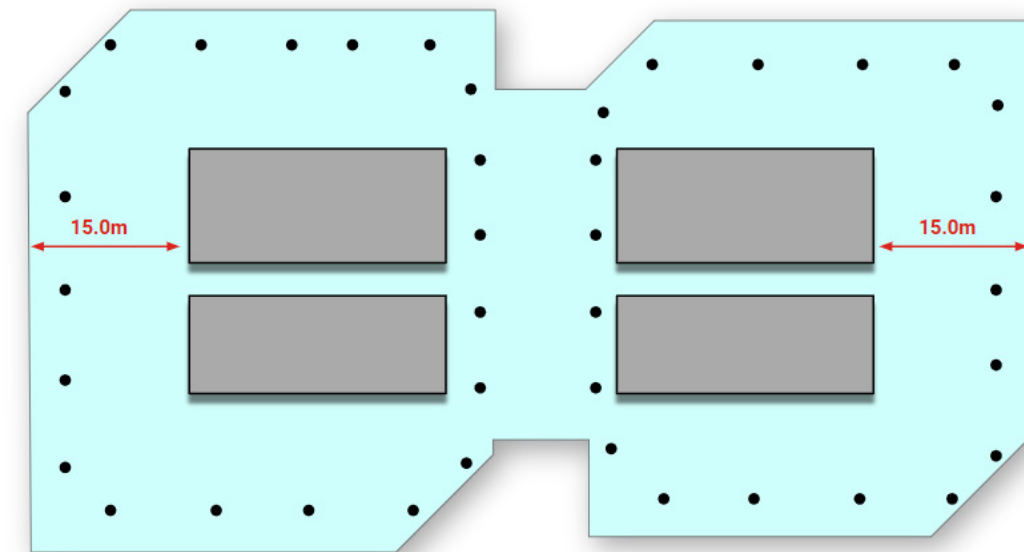
The massing has been pulled away from the north and west, with a lower-rise ‘annex’ building at the north west corner of the site. This option offers substantial external public space at Ground Level including an open-to-sky plaza at the west of the site and improved permeability via a new pedestrian route from east to west, as well as a potential connection to the Brewery to the north.

A range of terraces are incorporated at upper levels providing amenity benefit to office tenants and opportunities for urban greening.

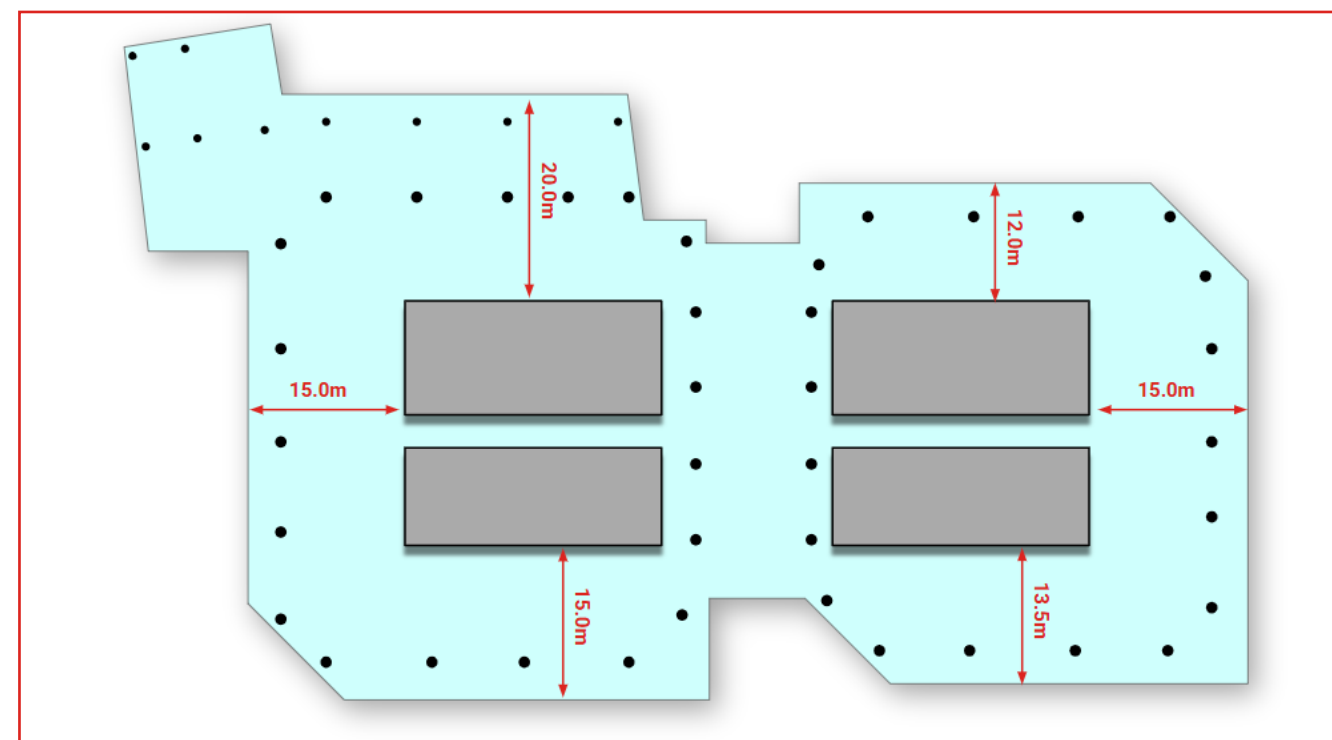
The revised massing in Option 5a proposes a more cohesive architectural character, developed in harmony with the language of the surrounding context.



Proposed Typical Floor Section



Proposed Floor Plan - Typical Upper



Proposed Floor Plan - Typical Lower

Carbon Optioneering

The existing building has a series of largely blank facades that offer little to the public amenity in the area. Given the size of the Site and the location – opposite a major cultural venue – this is a significant short-coming of the urban contribution of the existing building.

In options 2 to 4, proposals include the incorporation of limited retail at ground floor level to provide a degree of activation. This provision is constrained by the existing structure, both floor height and column grids, which were not designed with active ground floor uses in mind.

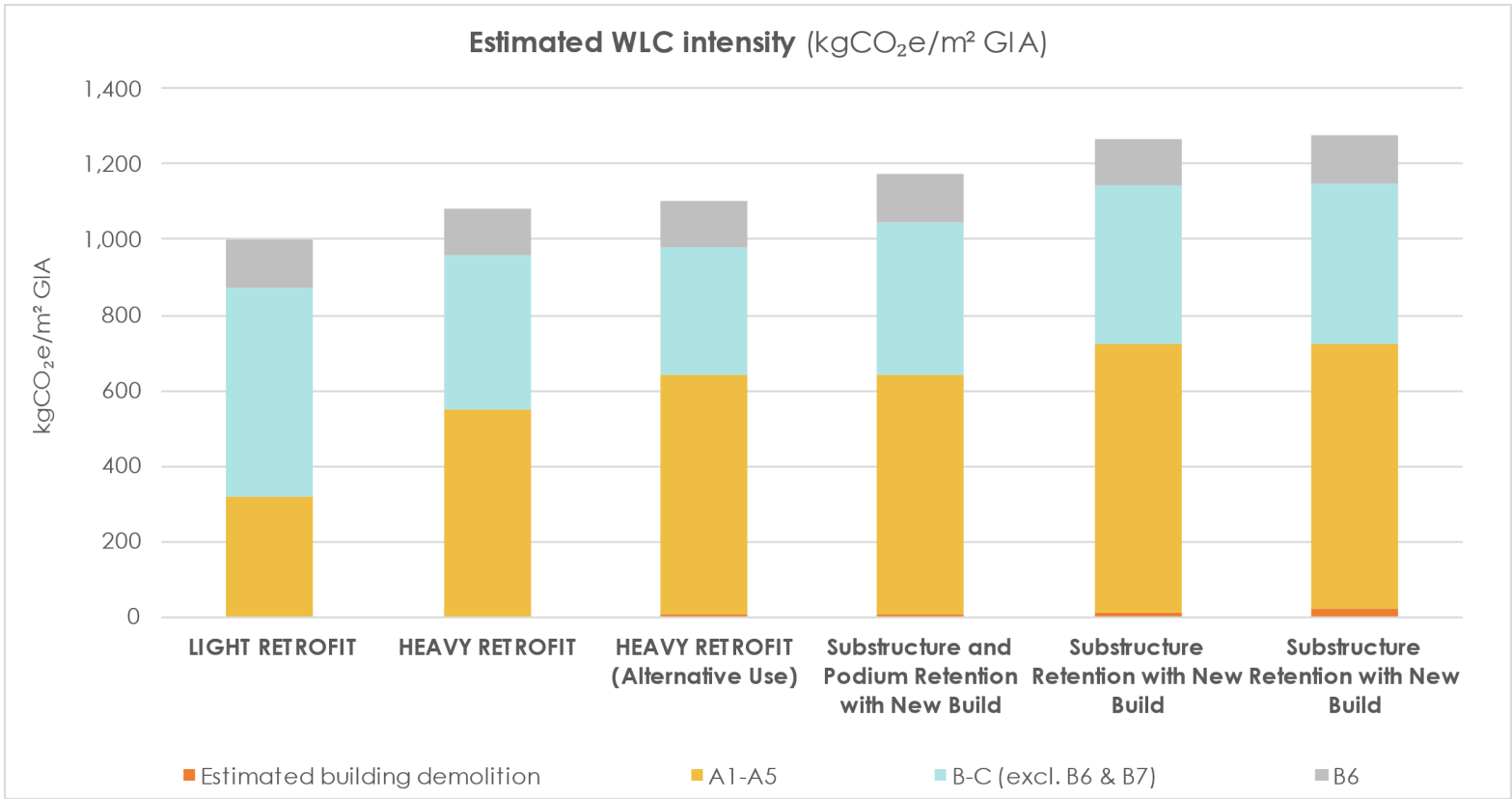
The retrofit options are not consistent with the City’s aspirations for the Site expressed both in policy and in their spatial brief. Unfortunately the retrofit options would dilute the quality and quantity of available office space supporting the City’s tenant base. Only the new build options provide solutions which can meet all of the expectations as set out in the client brief and the early engagement with the City, as previously described, and of these only building new from ground upwards allows the proposals to meet the expectations that redevelopment of the site can contribute to the widest policy needs in terms of contributing to the Barbican Centre, supporting Destination City and providing workplace appropriate to needs of the City’s major tenants.

Given the poor performance of the building’s facade, all options assume some measure of demolition, even if limited to removal of the facade. To be consistent with Local Plan Policy CS15 limiting demolition, the team tested the minimum demolition approach and worked upward from that position.

A third party review of the options was undertaken by Cushman and Wakefield and this identified that Options 1-4, would be loss-making and fail to attract funding, so partial demolition cannot be avoided. The policy also seeks to minimise disruption and

in Option 5, the retention of the existing basement, combined with using modern demolition methods above ground, will achieve this. Retaining the existing basement will also reduce the period of demolition and it’s most noise intrusive aspects.

Whole Life Carbon Comparison for all Approaches:



Conclusions

Having reviewed the outcomes of all the Options, in the Applicant's view, Option 5a offers the optimum balance of social and economic benefit versus environmental impact, delivering a proposal that will maximise long term value to the local economy and the local community.

Although the chosen option has the highest embodied carbon contribution, it comprehensively addresses a range of significant environmental aspects in the evaluation. Furthermore, the tested proposal brings a greater percentage of uplift in floor area than the percentage of uplift in Whole Life Carbon, representing an efficient use of carbon through the project's life.

Option 5 allows all of the office accommodation to be "Best in Class" Grade A floorspace;

- It allows for the retention of substructure and foundations to utilise their embodied carbon, and to reduce the programme and impacts from demolition and construction in terms of traffic, noise and air quality;
- It removes all constraints on the design of the ground floor, allowing the creation of a new public plaza to the western side of the Site, the creation of a new east-west pedestrian route through the north of the Site, and the provision of new purpose-designed space for public and active uses across the rest of the Site;
- Option 5 allows the massing and architectural character to respond to its context, removing the full-site podium of the existing building so that the

building can pull back away from Cromwell Tower, and enabling a new façade which creates a bold marker for the Barbican and responds to the privacy and amenity of neighbouring residents;

- It allows for the provision of external amenity space for the building tenants, which is purposefully designed to meet current and future occupier needs;
- Option 5 best supports the optimisation of the Site to make the most efficient use of the land, by allowing a new structure to be designed specifically in response to the Site's context without having any constraints imposed by the existing structure (other than the basement extent below ground); and
- Option 5 enables the delivery of a well performing building in carbon terms designed to the highest standards of sustainable design, when considering the location and complexity of the Site. As an all-electric building, it will be as ready as it can be for improvements in the National Grid, so as the grid decarbonises, the building will emit less carbon.

Additionally, Option 5a makes the most significant contributions to the public realm, community, cultural offerings, and the quality of office space. From the applicant's perspective, this results in a higher overall benefit. These benefits include the following:

- Offers the opportunity to deliver unique architectural character, acting as a destination in the area and adding to the characteristics of the streetscape.
- Opportunity to sculpt the ground plane, offering generous area and heights and permeability for the public realm and connecting the building with the neighbourhood.
- New public routes are proposed to improve

permeability across the site and connect with the neighbourhood whilst activating the public realm.

Technical Feasibility vs Commercial and Financial Viability

The optioneering process described in this chapter has demonstrated that it is technically feasible to retain the existing structure. It is also technically feasible to modify and extend the existing structure for office use, but it is less well suited to alternative uses including residential and hotel.

However, the existing structure imposes important constraints on what can be achieved on the Site, which result in an would compromise the Site's ability be commercially funded if it were to be retained, essentially a loss-making development proposition. Thus these technically feasible options are wholly undeliverable. A detailed consideration of these constraints has been undertaken by Cushman & Wakefield in the form of a Deliverability Report, to ascertain the deliverability and viability of the retention options from a leasing and funding perspective, and this document is provided in support of the Application, ultimately concluding that none of the retention options would be viable or deliverable. Further details are provided in the Planning Statement.

The proposed scheme in the following chapter, builds upon the conclusions of the carbon optioneering, building upon the principles of option 5a as a basis to incorporate a design response to feedback received during the planning consultation period.

05 - Revised Design
Concept

Introduction



View Along Silk Street from Barbican Centre Entrance

The design of 1 Silk Street is rooted in the principles of formal clarity, structural honesty and contextual response.

The site bridges the distinct character zones of the iconic Barbican Estate and the historic Victorian and Georgian masonry brewery buildings. This duality informs a design that responds to contrasting architectural styles while establishing a bold and contemporary identity. Positioned as a gateway to the Barbican Centre, the project marks its entrance with a striking form that celebrates the cultural significance of this world-renowned institution.

Central to the design is the creation of new connections, both physically and socially. At ground level, a vibrant cultural and community plaza is envisioned, fostering engagement and interaction. This welcoming space will serve as a dynamic threshold to the Barbican Centre, enhancing its accessibility and presence. The public realm is reimagined in alignment with the Healthy Neighborhoods Plan, prioritising pedestrian-friendly green streetscapes that are biodiverse, accessible and inviting.

The Proposed Scheme maintains clarity of form and structural honesty, continuing the City of London's legacy of timeless landmark buildings. The project seeks to resonate with its surroundings, reflecting both the historical depth and the forward-looking aspirations of this strategic location.



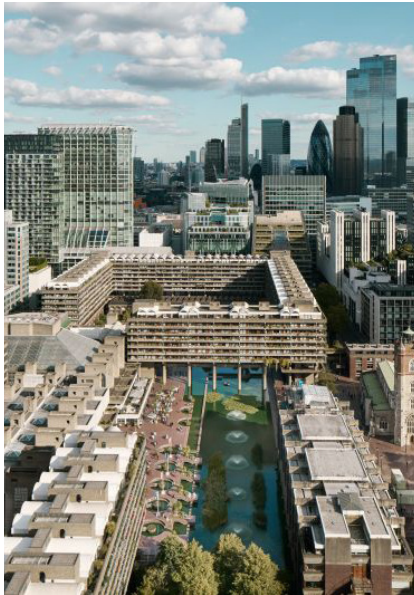
View Looking Eastwards Along Ropemaker Arcade

Design Exploration

Gateway
Sculpting a landmark form that is iconic and recognisable as an eastern marker for the Barbican and Destination City.



Connectivity
Enhancing the City's connections and pedestrian permeability, helping to deal with increased development and higher density.



Vitality
Providing a vibrant new destination in the City which activates the urban realm and brings life and activity to public spaces



The City
Increasing employment opportunities and developing a unique workplace campus for the needs of future employers.



The design process followed an iterative approach, rigorously exploring low-rise, mid-rise, and high-rise building typologies to balance key considerations.

Each option was assessed against site-specific and city-wide parameters, including coverage, proximity to neighbouring properties, and the impact on daylight access for adjacent buildings. Integration with the surrounding context was a priority, with strategic views within the London View Management Framework (LVMF) guiding massing studies to evaluate visual impact and ensure compliance with policy guidance. This comprehensive approach enabled the refinement of the design to achieve an optimal balance between maximising site potential and minimising adverse effects on adjacent buildings, daylight access, and protected vistas. The resulting proposal harmonises with its unique urban setting, respecting both its immediate surroundings and broader cityscape considerations.

Efficiency
Building for tomorrow's needs using today's most efficient technology.



Sustainable
Creating a forward thinking design that is future proofed with sustainable materials.

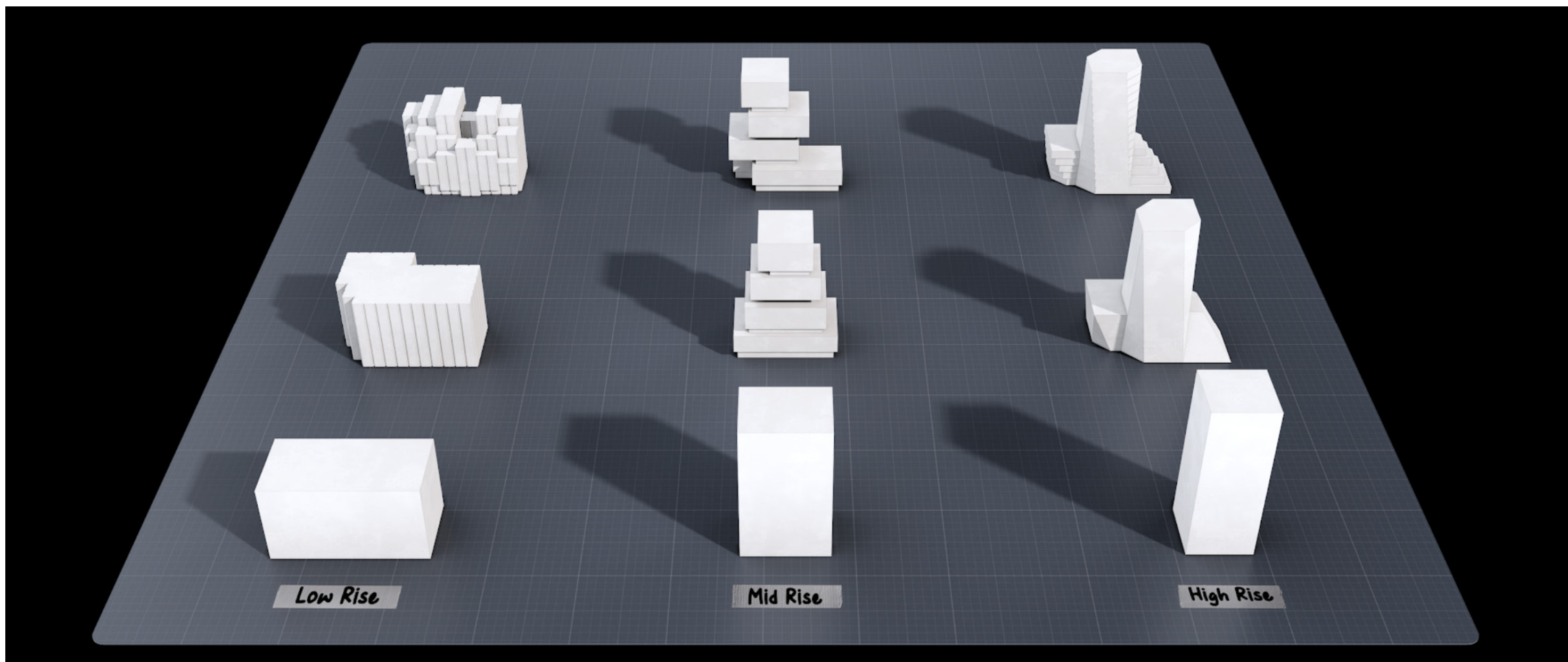
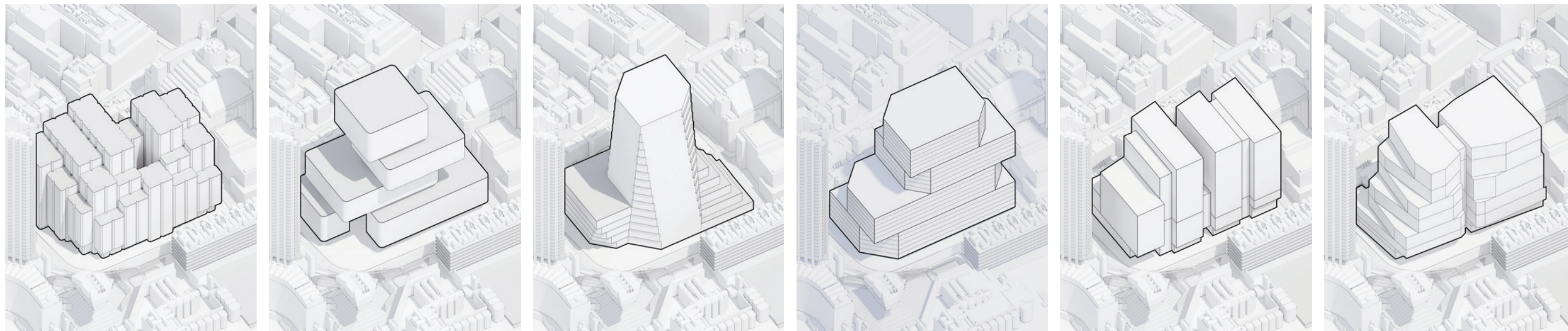


Structural Integrity
Establishing a timeless design solution that is sculpted to express the clarity of its structural form.



Timelessness
Designing to outlast trends and styles, with materials and methods that will last.





Iterative Exploration of Building Massing in Response to Context, View Assessment, Engagement with City of London and Local Stakeholders

Massing Evolution



View From Ben Jonson Highwalk

Since the Original Application in June 2025, the design of the building has been refined in response to feedback received during the consultation period. A key element of this refinement has been the reduction of the mass and scale.

An impactful change in the perception of the building has been achieved by removing three floors from the west half of the building, which has also reinforced the legibility of the building as two interlocking halves. Reconfiguring the building tiers ensures that the balance of the building's proportions is maintained, while also removing the uppermost southern cantilever of the west volume, thereby opening up improved daylight and sky views for nearby residents of Cromwell Tower.

The architectural clarity of the composition is preserved in this updated design, with the legibility of the building's stacked volumes and their composition clearly defining the elevations. This reduction in height addresses concerns around residential daylight amenity, while also improving the scheme's relationship to the surrounding heritage assets.



View of 1 Silk Street from Cromwell Tower - Original Application



View of 1 Silk Street from Cromwell Tower - Proposed Scheme

Original Application Comparison



Original Application - Barbican Estate: Willoughby House Highwalk



Proposed Scheme - Barbican Estate: Willoughby House Highwalk



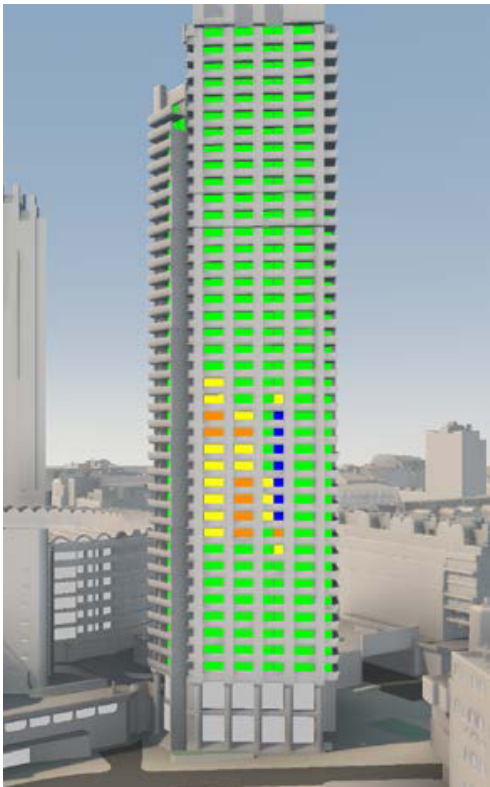
Original Application - Whitecross Street: North of Dufferin Street



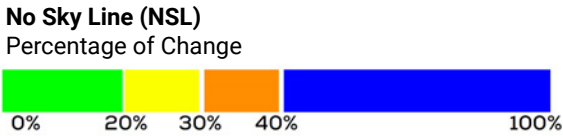
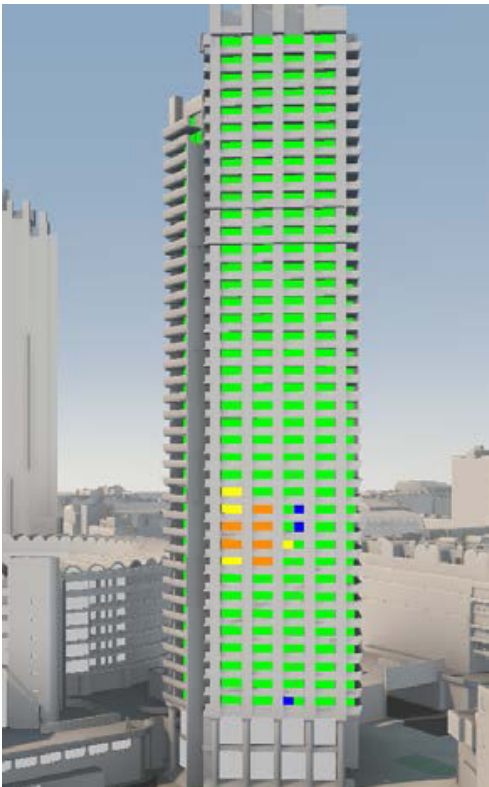
Proposed Scheme - Whitecross Street: North of Dufferin Street

Daylight & Sunlight

Original Application



Proposed Scheme



The reduction in height of the western half of the building has been designed to deliver meaningful reductions to the impact on the daylight/sunlight for Cromwell Tower residents. Design options have been explored to minimise impacts on Speed House, however given the nature of the property, meaningful improvements were limited. The illustrations on these pages show the degree of change between the Original Application and the Proposed Scheme.

The analysis focuses on Vertical Sky Component (VSC), No Sky Line (NSL) and Annual Probable Sunlight Hours (APSH) to establish the extent of change in daylight and sunlight conditions to the affected residential properties.

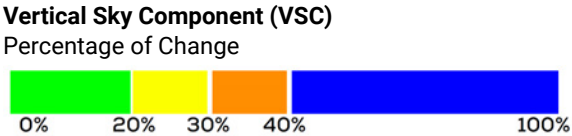
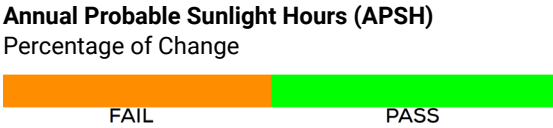
No Sky Line (NSL)
The Proposed Scheme increases compliance of BR209 criteria to Cromwell Tower from 88% to 95% of assessed rooms. The number of rooms experiencing more substantial daylight reductions is reduced, with only three rooms now subject to changes of 40% or more, demonstrating that impacts are more limited and localised.

Annual Probable Sunlight Hours (APSH)

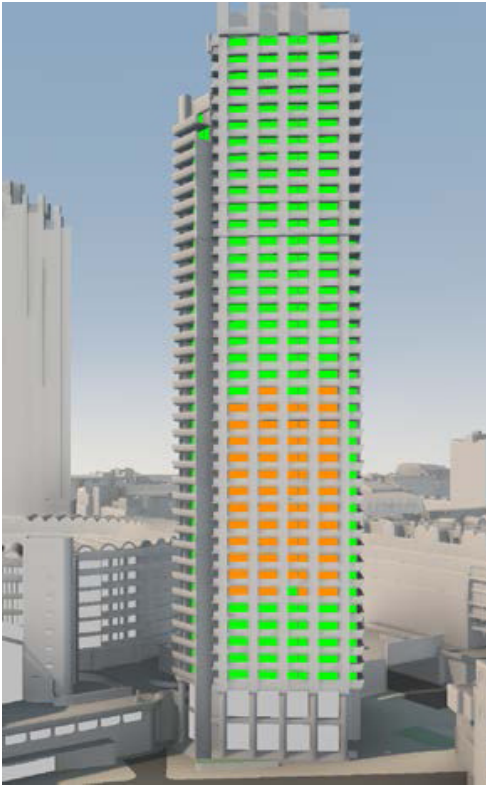
With regard to Annual Probable Sunlight Hours (APSH), of the 371 relevant windows within Cromwell Tower, compliance to the BR209 criteria improves from approximately 84% in the Original Application, to 90% in the Proposed Scheme. The Proposed Scheme achieves full compliance in the ‘without balcony’ assessment.

Vertical Sky Component (VSC)

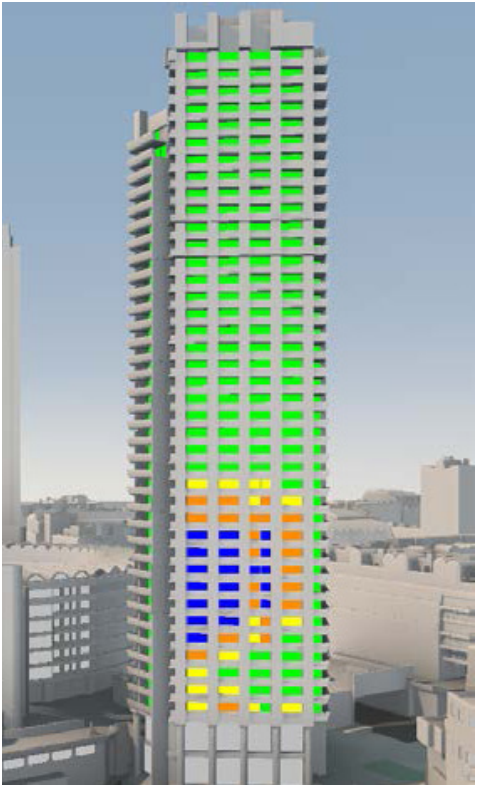
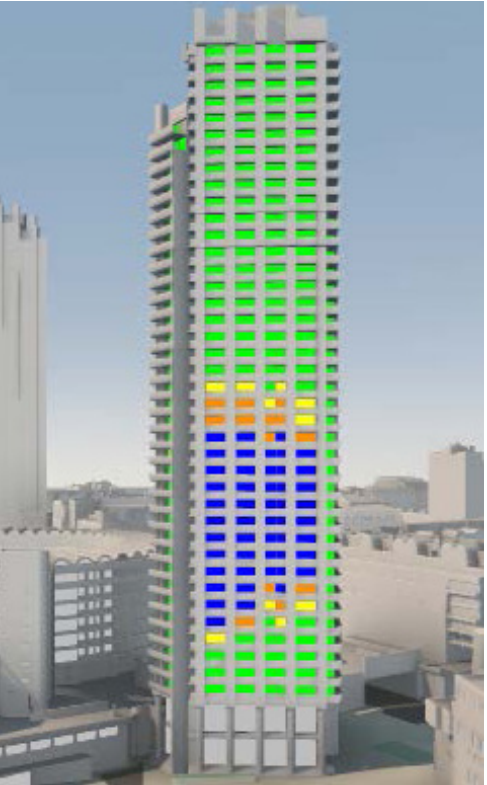
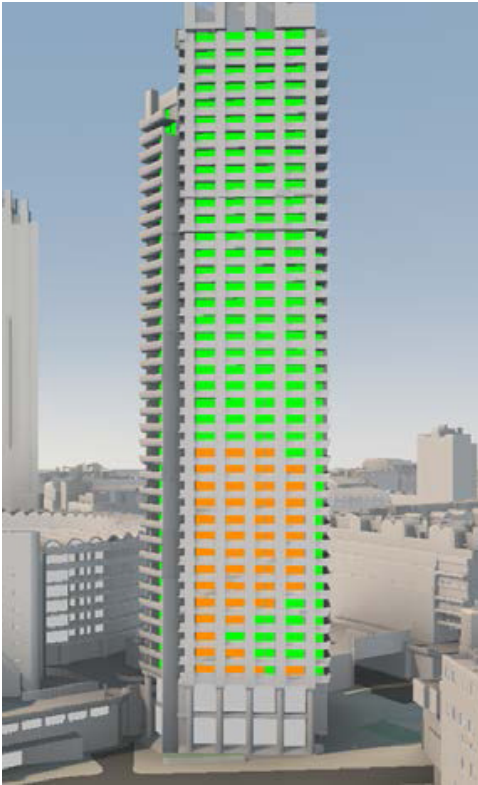
In terms of Vertical Sky Component (VSC), BRE compliance increases from approximately 75% to 83% of rooms, alongside a notable reduction in the severity of impacts. The number of rooms which see greater than a 40% change reduce from 41 to 15 with no rooms seeing more than a c.50% change in VSC.



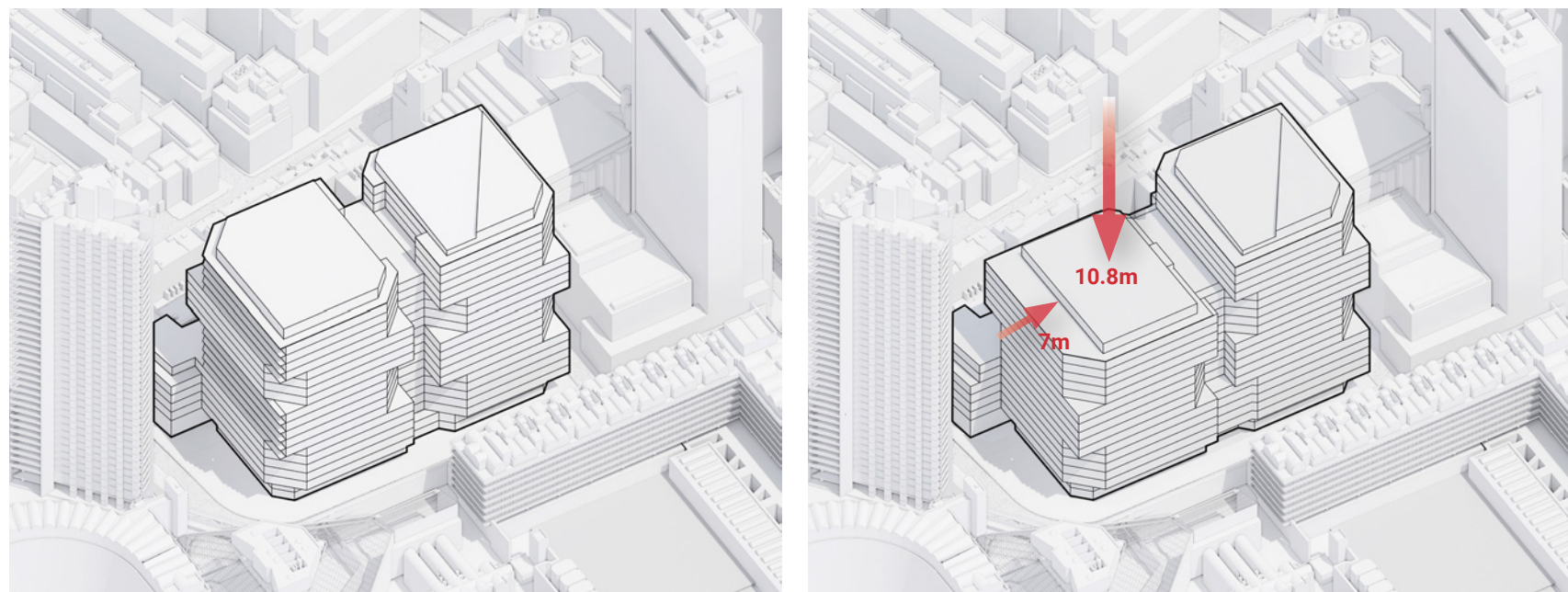
Original Application



Proposed Scheme



Improving Upon Response to St Bride's Spire



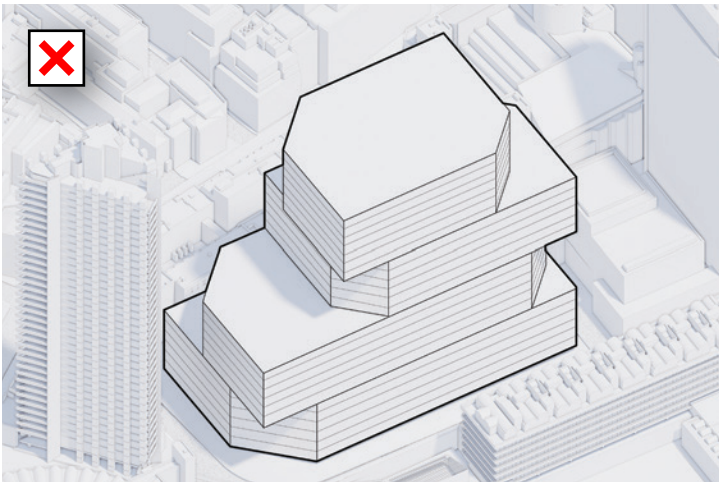
The London View Management Framework (LVMF) views 17B.1 and 17B.2 from Hungerford Bridge protect the dynamic downstream river prospect, with St Paul's Cathedral as the focal point and including St Bride's Church (Grade I listed), both designed by Sir Christopher Wren. Development in the foreground and backdrop of St Bride's spire must preserve its visibility, verticality and prominence in the skyline. Planning policies, including London Plan HC3 and HC4, require new development to respect London's skyline, while the Local Plan's CS13 and the Emerging City Plan's S13 reinforce these protections by safeguarding the visual integrity of heritage assets.

The proposed development at 1 Silk Street falls within the backdrop of St Bride's spire. To ensure the spire's silhouette remains legible, many massing iterations were tested. Height was explored across the site, balancing visual impact on views 17B.1 and 17B.2. Locating height (+110m AOD) at the site's centre impacted both views, while placing it on the eastern side primarily affected 17B.2.

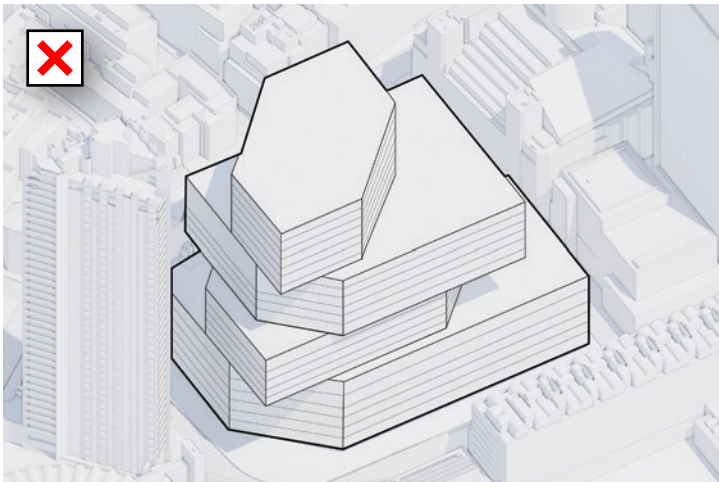
The Proposed Scheme in this revised application is composed of two halves, stepping from a height of +95.60m AOD on the eastern half and +81.07m AOD on its western half. This reduction in height from the Original Application in June 2025 addresses concerns around heritage impact by removing its visibility in the backdrop of St Bride's spire in view 17B.2, retaining blue sky on either side of the spire when viewed dynamically between 17B.1 and 17B.2.

Iterative Design

Early Massing Studies:

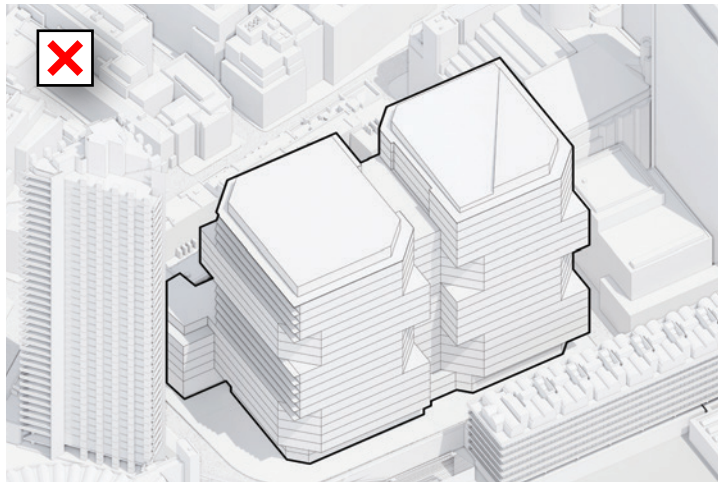


+110m AOD - Height focused on the centre of the site



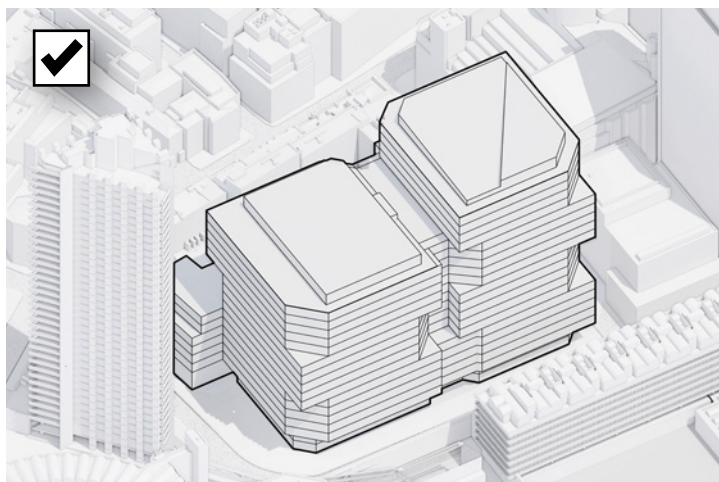
+110m AOD - Height focused on the west of the site

Original Application:

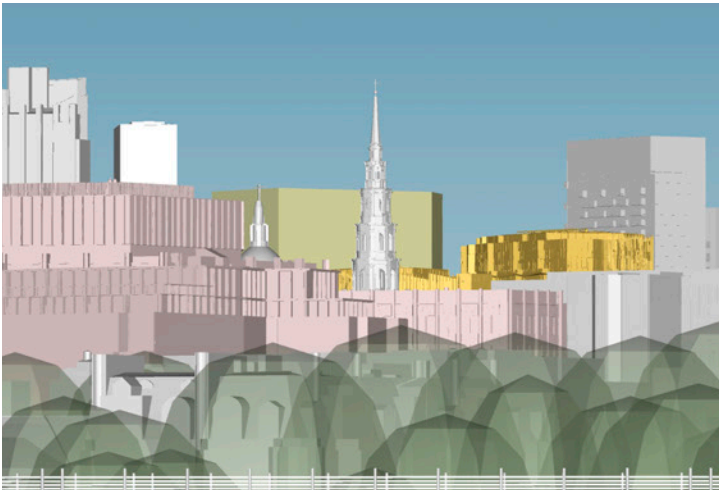


+91.87m - +95.6m AOD - Reduced height

Proposed Scheme:



+81.07m AOD - +95.60AOD - Reduced height to the west



LVMF 17B.1 - Massing significantly reducing blue sky around spire



LVMF 17B.1 - Massing retains blue sky around the spire



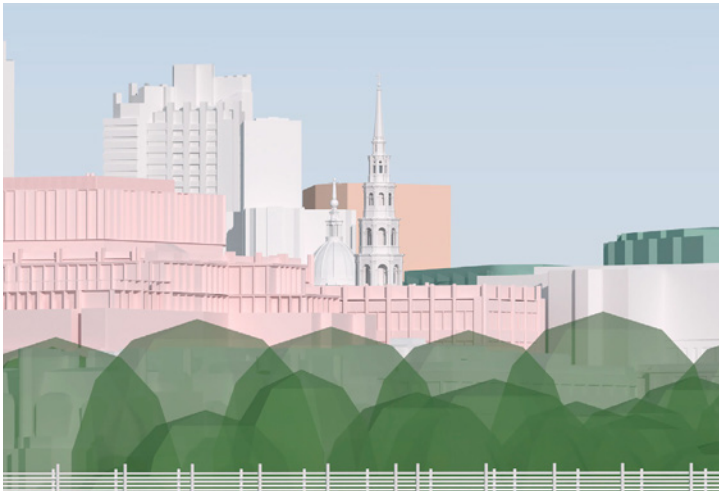
LVMF 17B.1 - Largely preserving blue sky around the spire



LVMF 17B.1 - Largely preserving blue sky around the spire



LVMF 17B.2 - Massing competing with verticality of the spire



LVMF 17B.2 - Massing competing with verticality of the spire

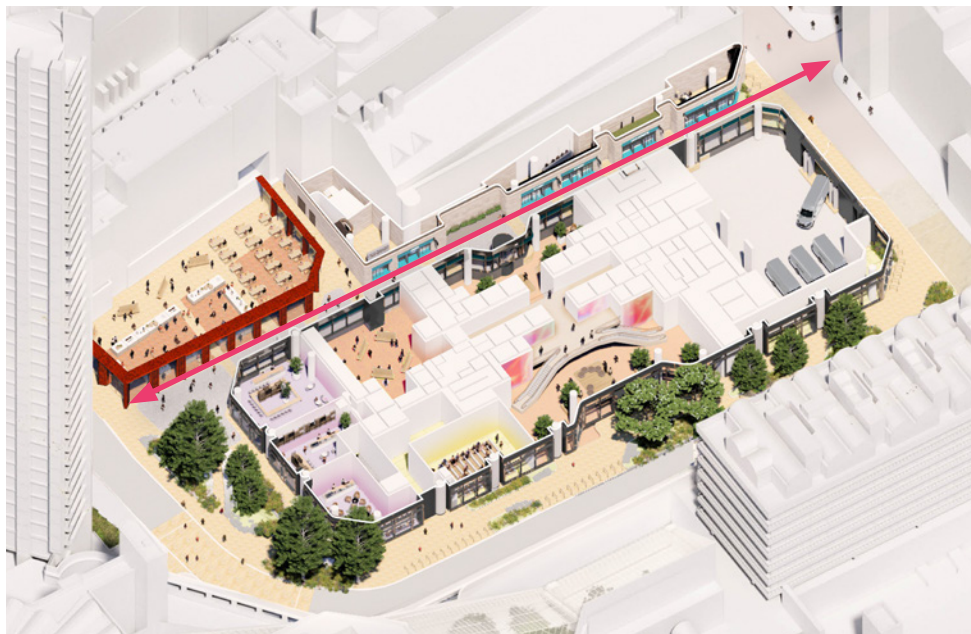


LVMF 17B.2 - low and fleeting interaction

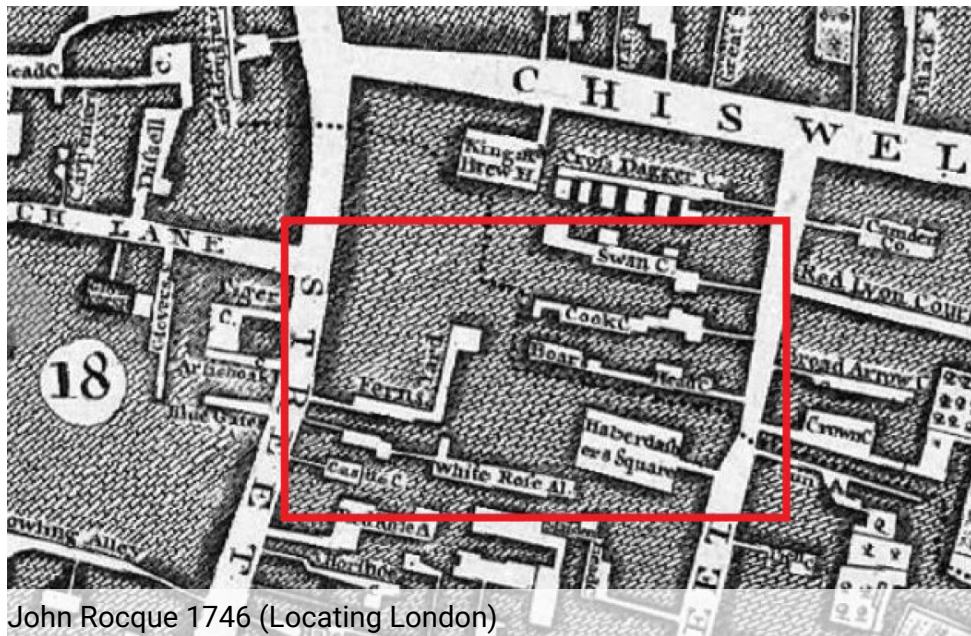


LVMF 17B.2 - Very low level background interaction

Responding to Surrounding Heritage



An Echo of the Historic City Alleyways
Introducing a finer grain for the new Ropemaker Arcade connection, reminiscent of the historic alleyways of the City. The connection is designed to be an intimate yet activated connection.



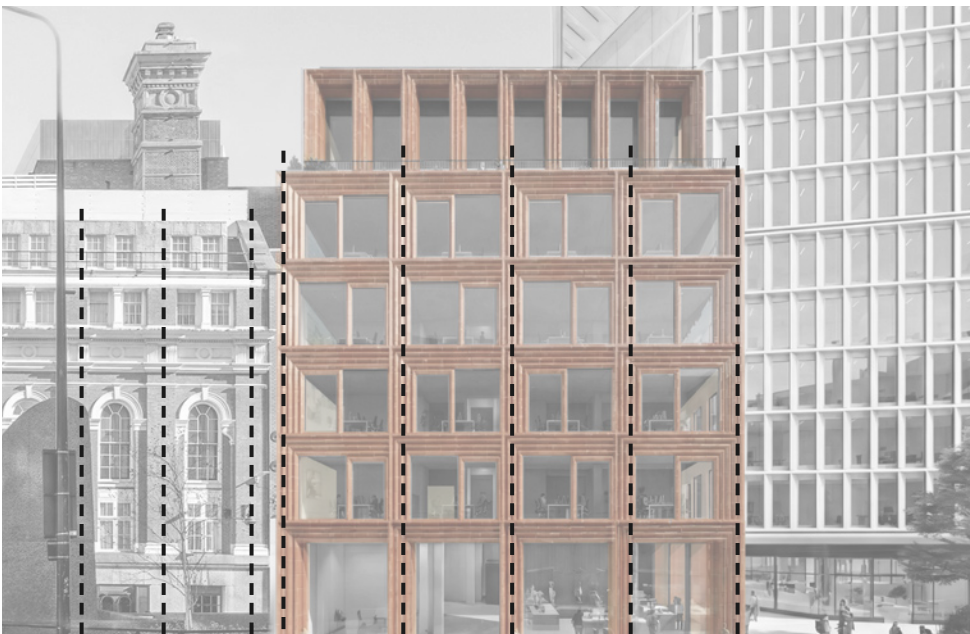
John Rocque 1746 (Locating London)



Scale & Rhythm
The ground floor retail units take rhythmic cues from the neighbouring Chiswell Street as well as other well known historic streets such as Bow Lane and Artillery Passage (below) also introducing colour and texture.



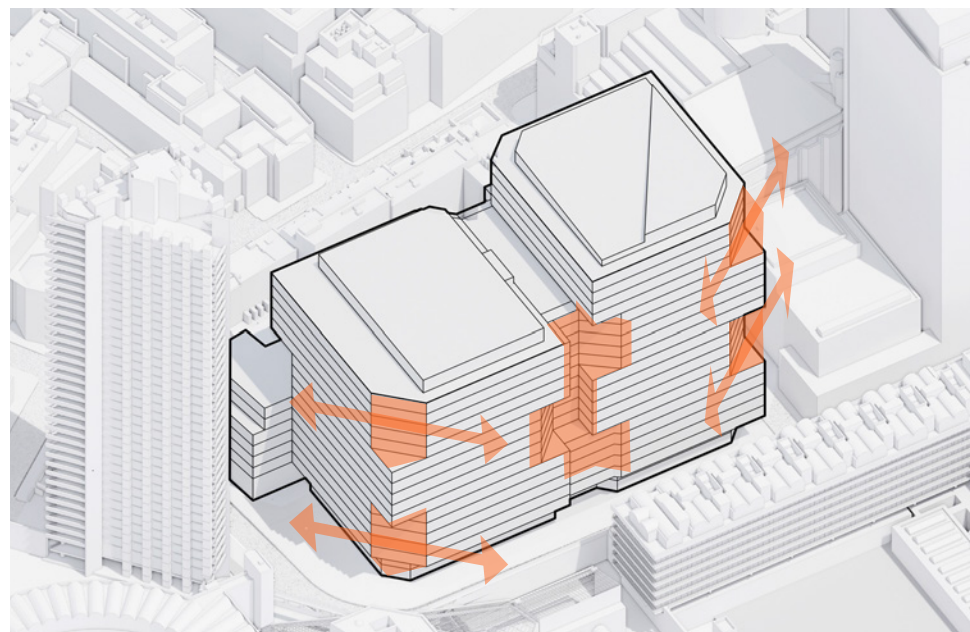
Bow Lane



The Annex
Annex building negotiates the change of massing and scale between 1 Silk Street and the historic buildings of the Brewery Conservation area. The articulation, rhythm and proportion also take cues from its historical neighbour.

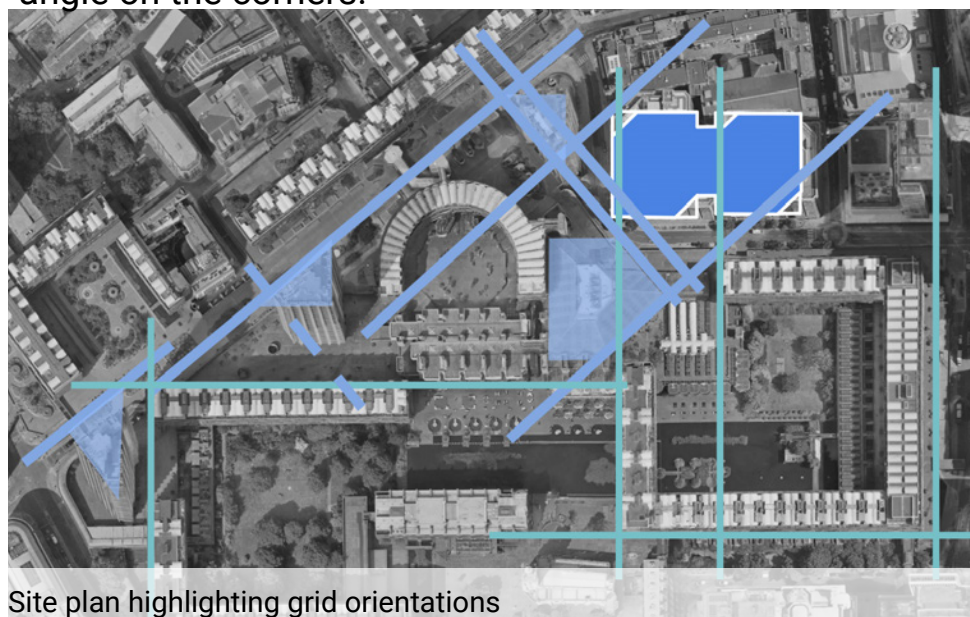


Whitbread Brewery Chiswell Street 1975 (London Picture Archive)



The Barbican Grid

The Barbican estate is set upon an orthogonal grid, with special moments, such as the conservatory and towers, adopting a 45 degree angle, which resolves the grids of the surrounding streets. The geometry is embraced within the proposal, with the massing carved at a 45 degree angle on the corners.



Site plan highlighting grid orientations



Soffit Treatment

The soffit design has been carefully considered, the expression of depth and form has been inspired by The Barbican Centre's iconic exposed waffle slab and it's ability to capture light and shadow. This dynamic quality echoed in the proposal for 1 Silk Street.

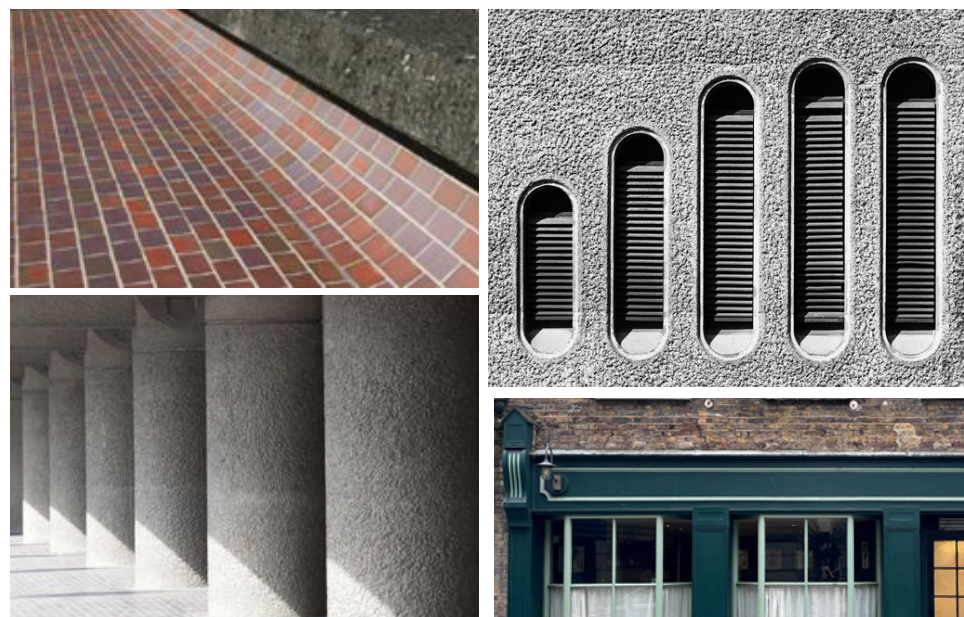


The Barbican Centre - Waffle slab soffit



Materiality & Tone

The building envelope is designed with a balance of solidity, texture and contextual tones. Introducing soft edges and earthy colours enable the building to strike harmonies with the surrounding brick of The Brewery and bold forms of The Barbican.



Contextually Responsive Design



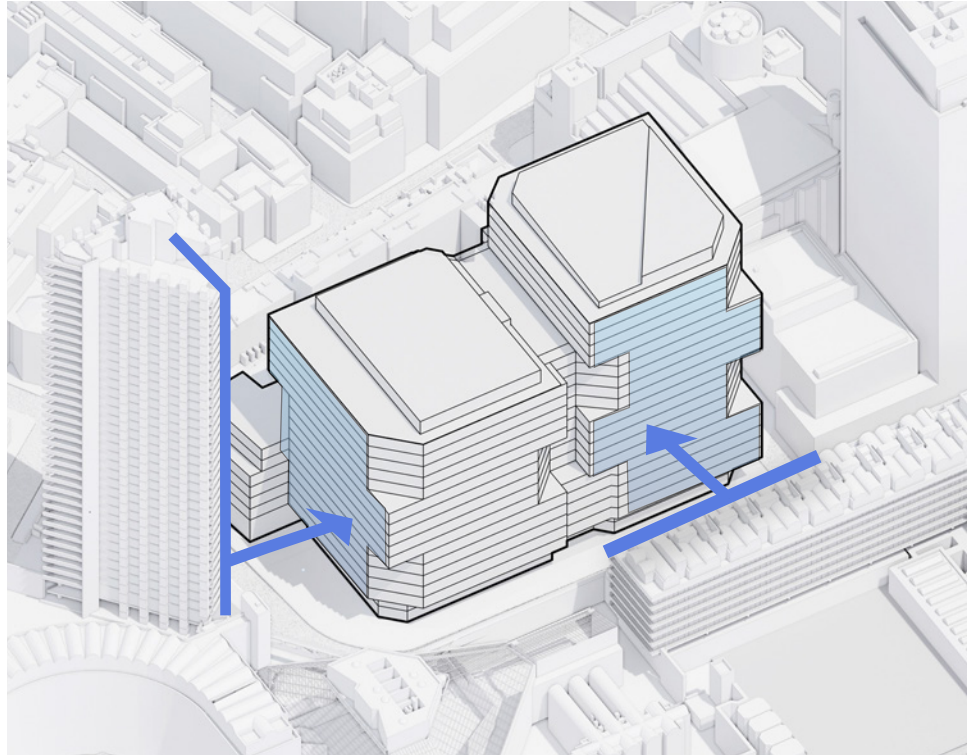
View From Ben Jonson Highwalk

Massing Principles

The evolution of the building massing has emerged as a response to key contextual criteria, including:

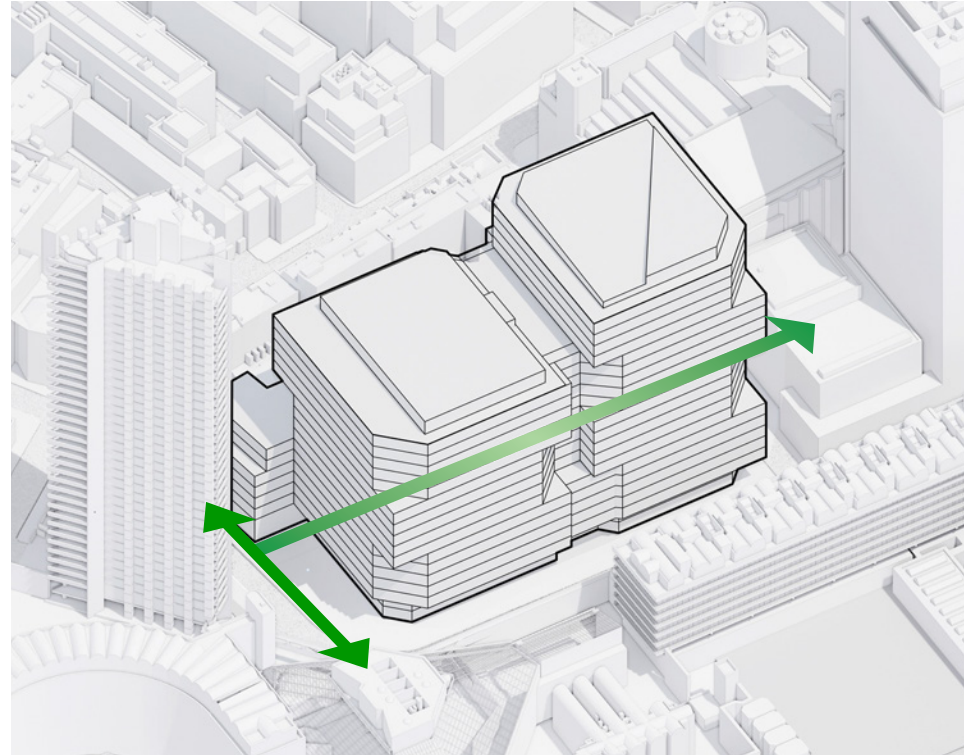
- Avoiding visibility in strategic views of St Paul's Cathedral
- Response to the setting of St Brides Church (LVMF 17B.1 & 17B.2)
- Minimising daylight impact to surrounding residential buildings (Cromwell Tower, Speed House and The Heron)
- The provision of new pedestrian connections, increased public realm and enhanced ground level activation
- The inclusion of set backs and terraces to provide tenant amenity and achieve the development's urban greening factor
- Responding to the various scales of neighbouring buildings, from the low-scale Brewery buildings, to the tall scale of the Barbican's Towers.

The development of the building design has taken the varied contextual inputs and responded to them with a clarity of geometry that creates its own distinct identity while also resonating with its surroundings. The architectural response also prioritises the honesty of its structure, in synergy with the load bearing brick facades of the adjacent Brewery buildings and the expressed concrete structure of the Barbican buildings.



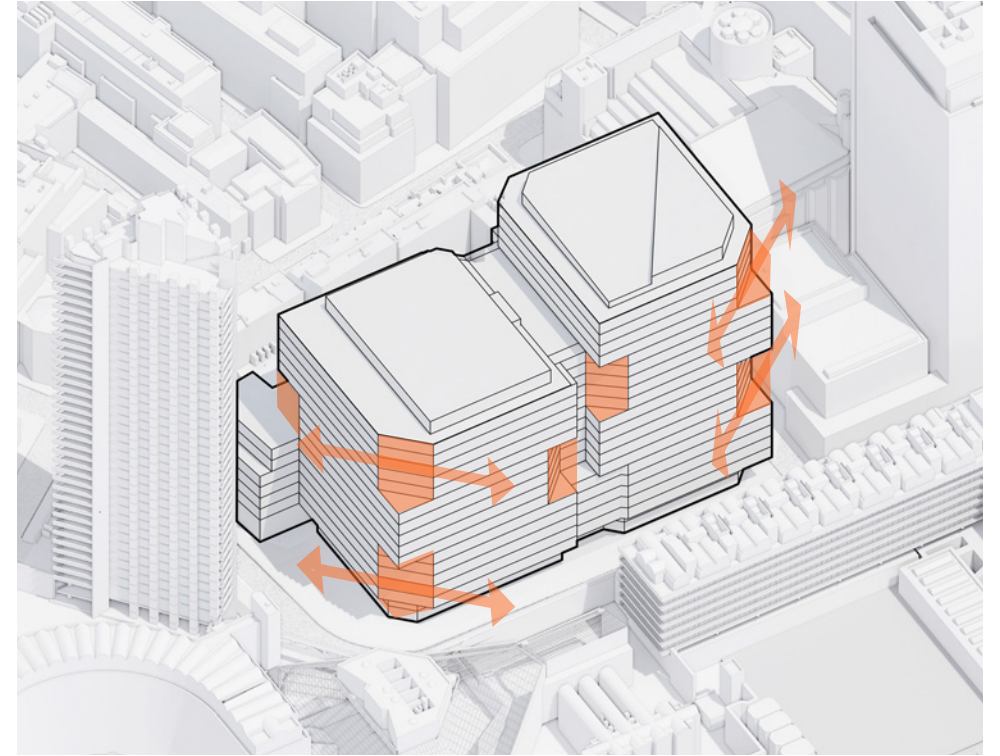
1. Response to neighbours

The building has been pulled 7.8m away from Cromwell Tower compared to the existing building. The eastern building volume is pushed 1.5m away from Speed House compared to the western volume to reduce proximity between residential and commercial uses. A low-scale structure bridges the heights between the Brewery and the taller proposed development, shifting the overall mass away from the Brewery.



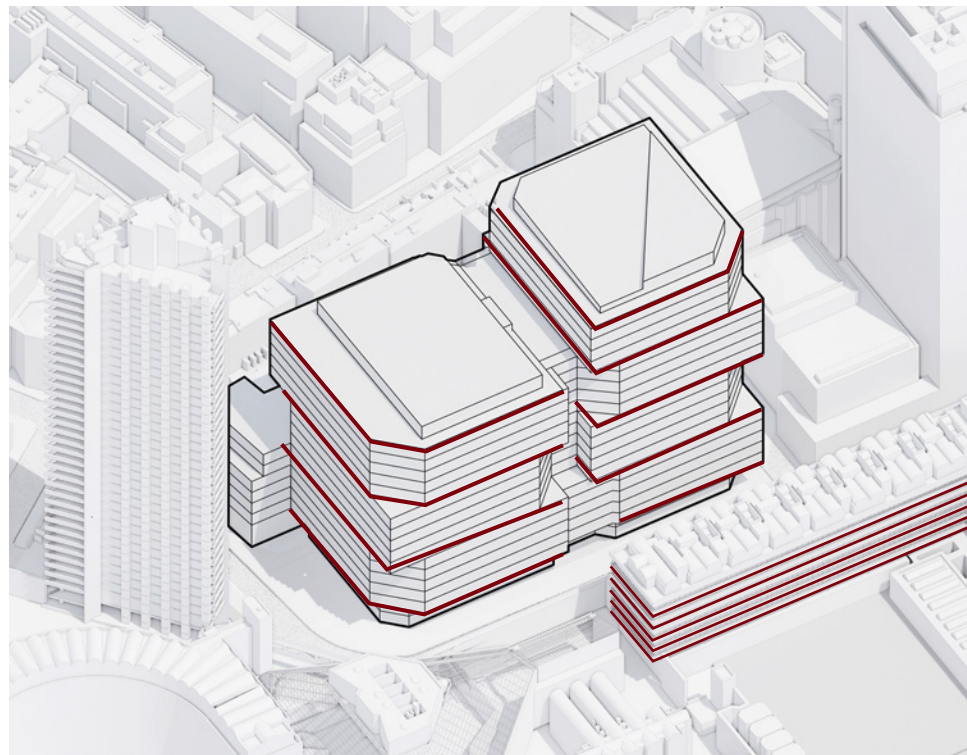
2. Forging new connections

A new pedestrian route extends Ropemaker Street westward to a civic plaza at Silk Street, serving as a gateway to the Barbican and connecting to Whitecross Street and to the Museum of London.



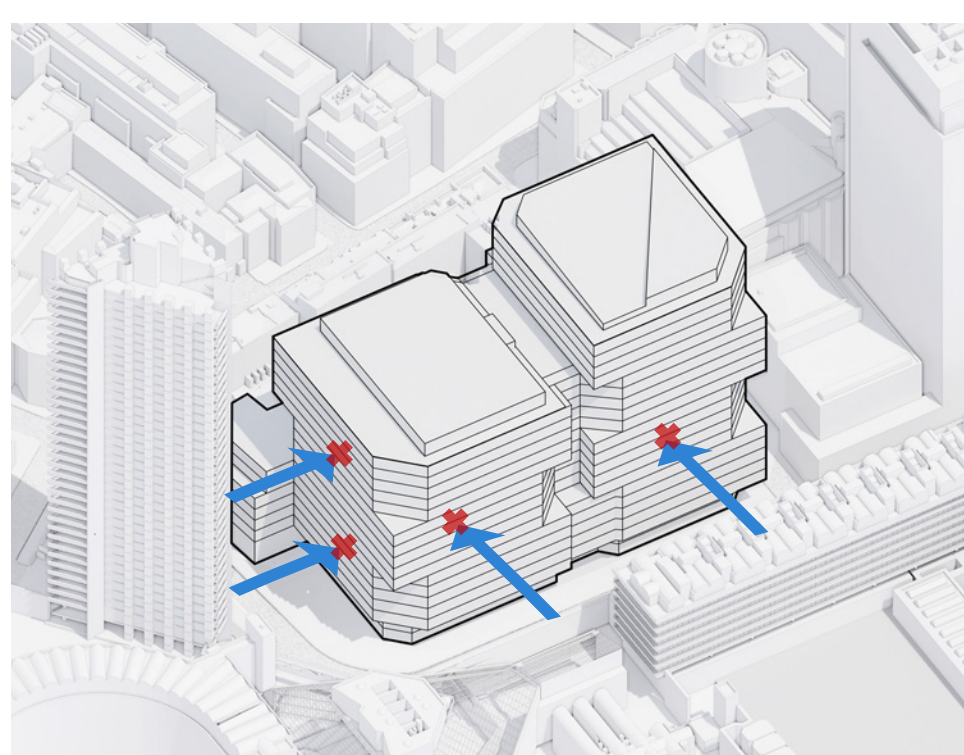
3. Angled corners optimising daylight

Referencing the 45 degree angles of the Barbican's landmark towers and conservatory, the building mass carves back corners to respond to daylight and views of neighbouring buildings.



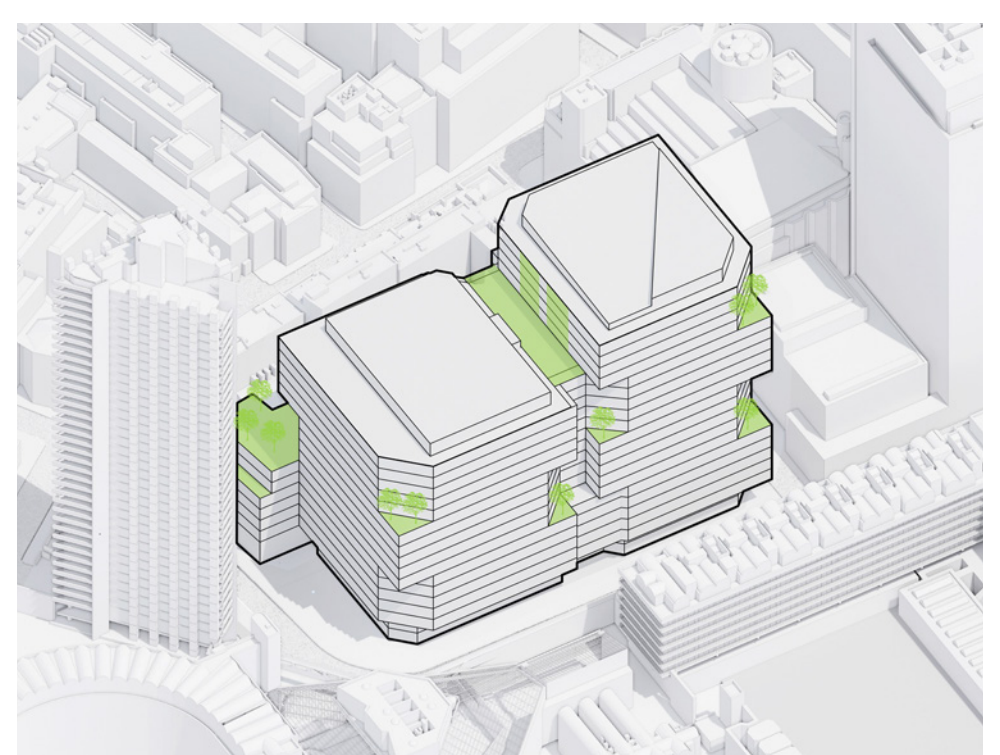
4. Primary and secondary linear expressions

The building's cantilevered slab structure is expressed externally as horizontal bands, resonating with the linear balconies of Speed House. The stacking of interlocking volumes are accentuated by double slab expressions every 4-5 stories.



5. Balancing privacy of neighbours

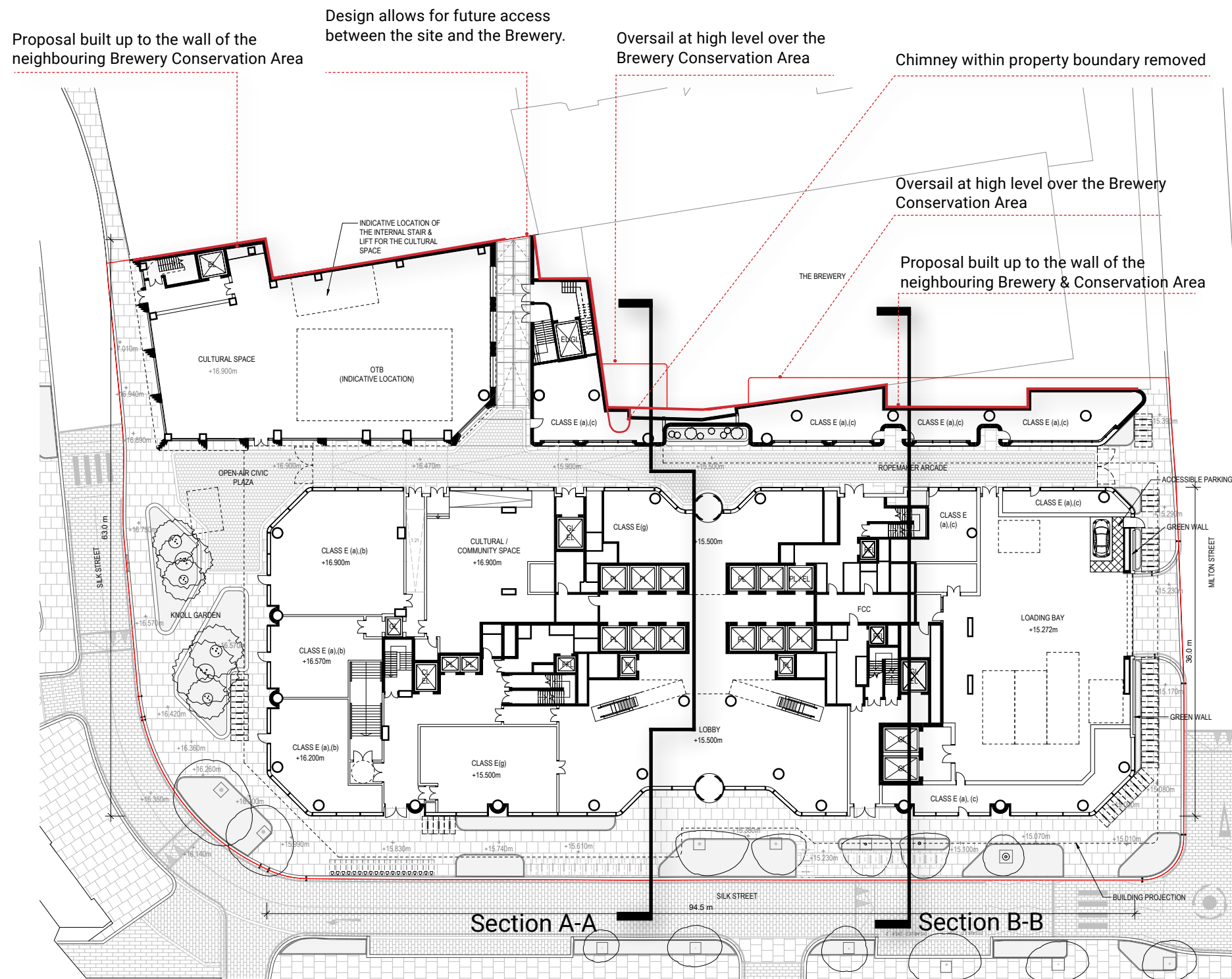
The building's facades harness angled louvers to steer views away from neighbouring buildings, while also reducing the amount of vision glass in order to prioritise the privacy of neighbours.



6. Necklacing of terraces

The staggered and interlocking forms of the building's two halves create a series of planted terraces up the height of the building, providing amenity for tenants as well as urban greening.

Relationship to Heritage Assets

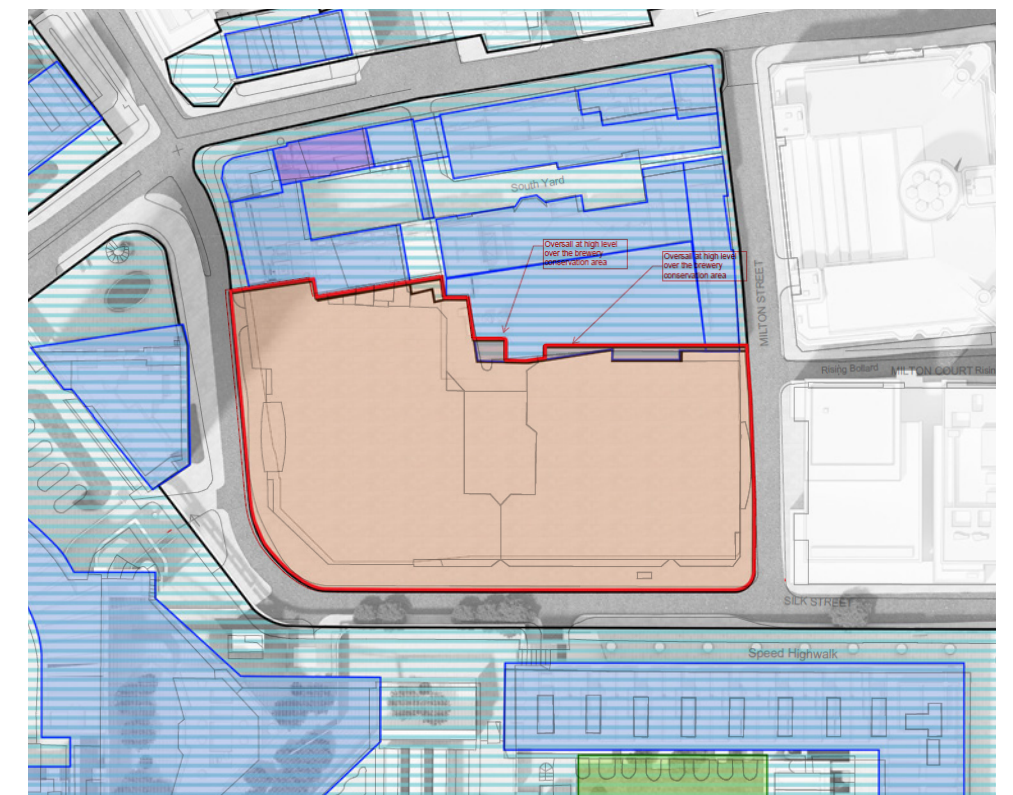


The adjoining heritage assets, the hotel and the Brewery have very distinct characters. The hotel buildings adjoining the site to the north west have a delicacy and detail that is typical of the nature and history of these building types and reflect London's rich commercial history. The Brewery adjoining the north east of the site, a robust engineering driven space reflects the industrial heritage bringing a very different scale and decorative style for a listed building in this part of the City.

Key

 Conservation Area
 Grade II Listed Building
 Grade II* Listed Building

 Grade II* Listed Garden
 Application Boundary

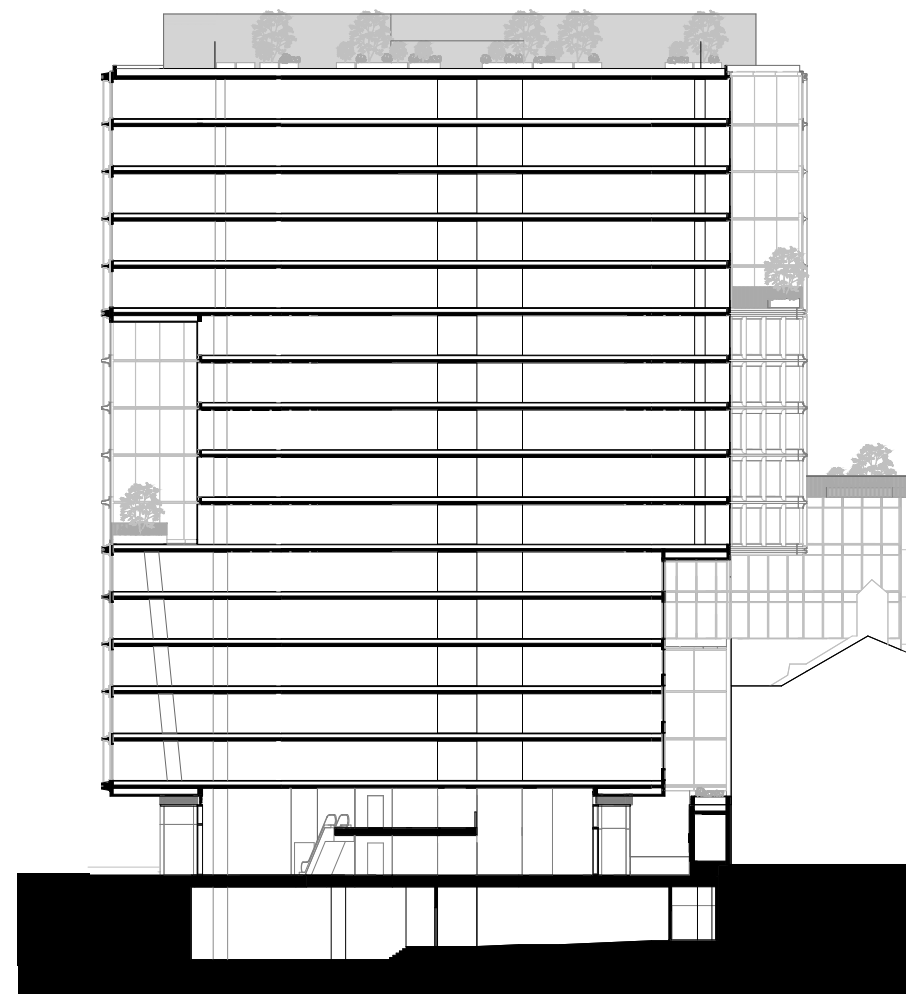


Conservation Area, Heritage & Listed Buildings

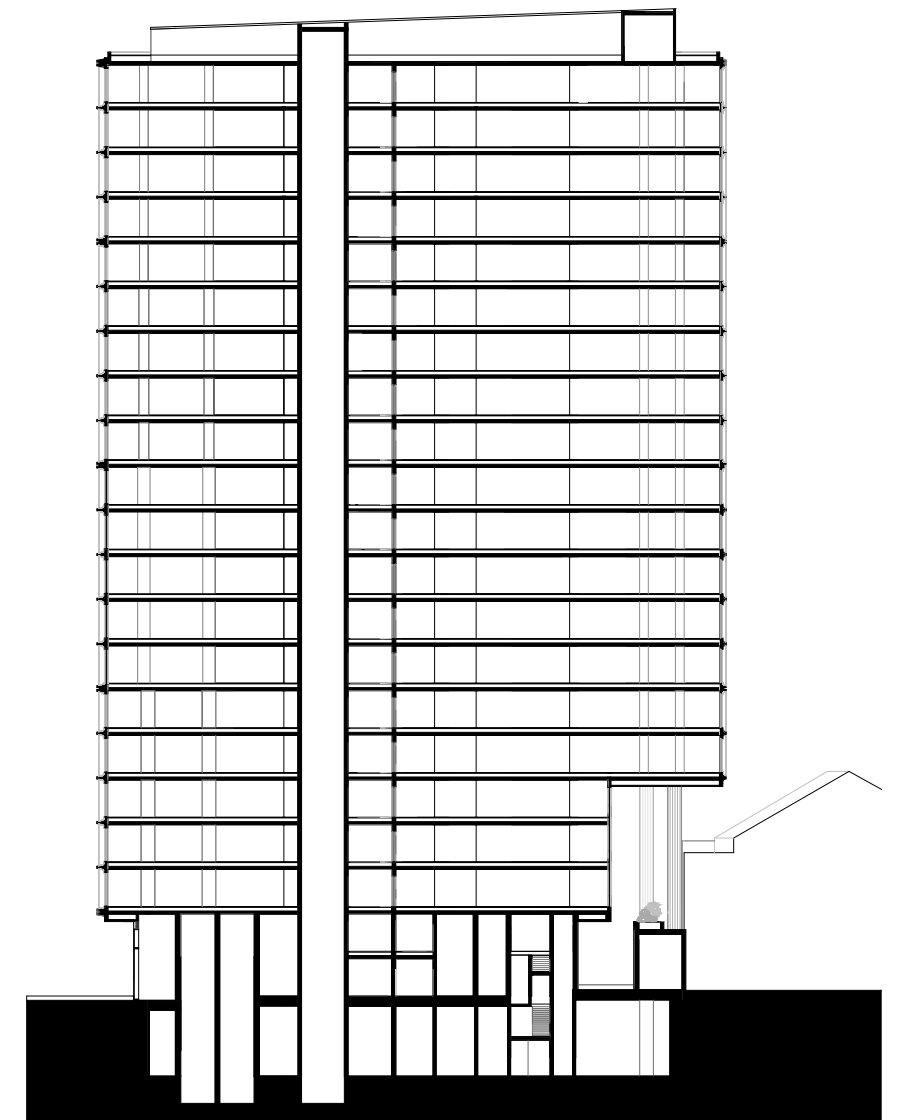
The two buildings are approached in very different ways. The more refined detailing of the hotel and the street shoulder height that it establishes are matched by a lower annexe building forming the north west corner of the Site. This Annex follows the Site boundary, holding the street and with a different scale and character, plays host to a unique use of a flexible cultural space.

Changing the façade character to deliver a punched-opening typology with a material palette that both harmonises with the colour of its immediate neighbours, while offering boldness through texture, materiality and depth, addresses the shift in scale and brings a richness to Silk Street and it's new plaza.

The historically rich character of the Brewery is exposed as the new arcade abuts it with a lower rise form that allows glimpses of the historic elevation that have not been visible in decades. The brick facade is matched with a series of complementary low brick kiosks that offer a more contemporary take on masonry construction. At the upper levels the office building is cantilevered across the arcade providing shelter and also offering as counterpoint to the bold forms of the Brewery.

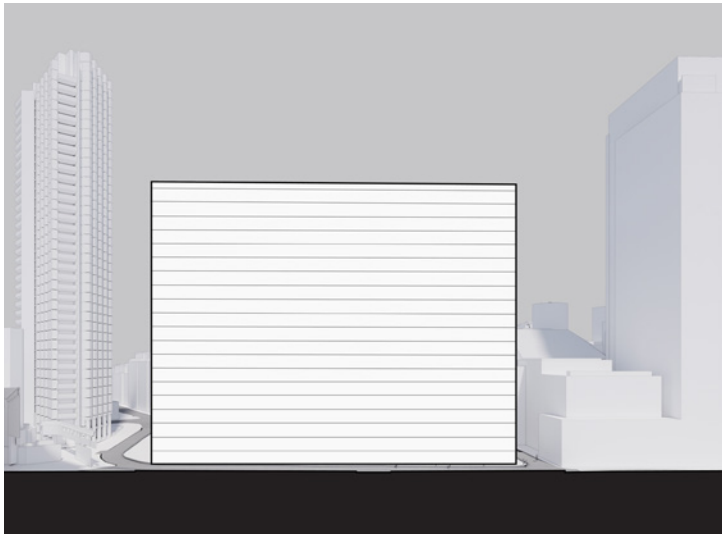


Section A-A

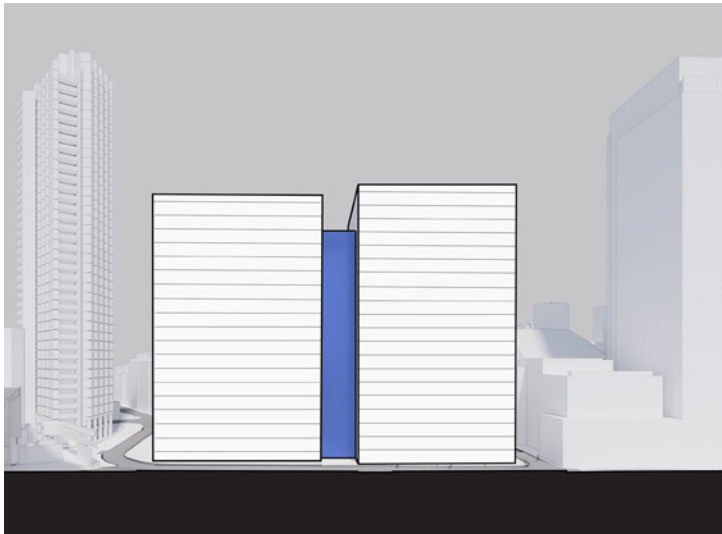


Section B-B

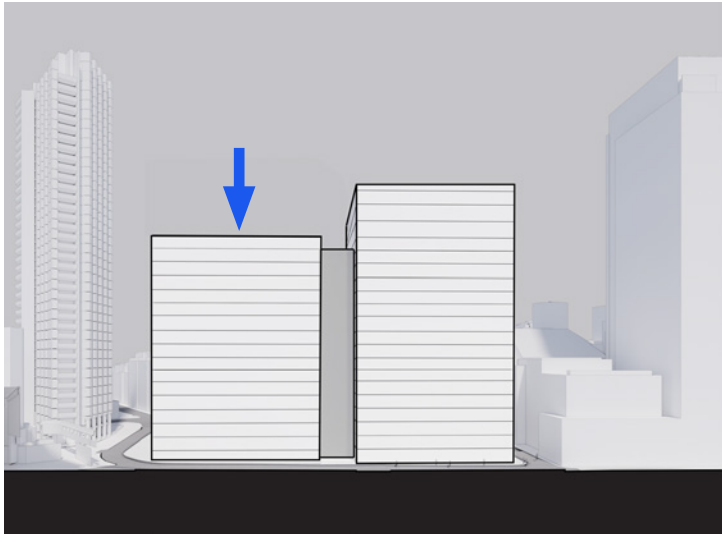
Scale of The Building



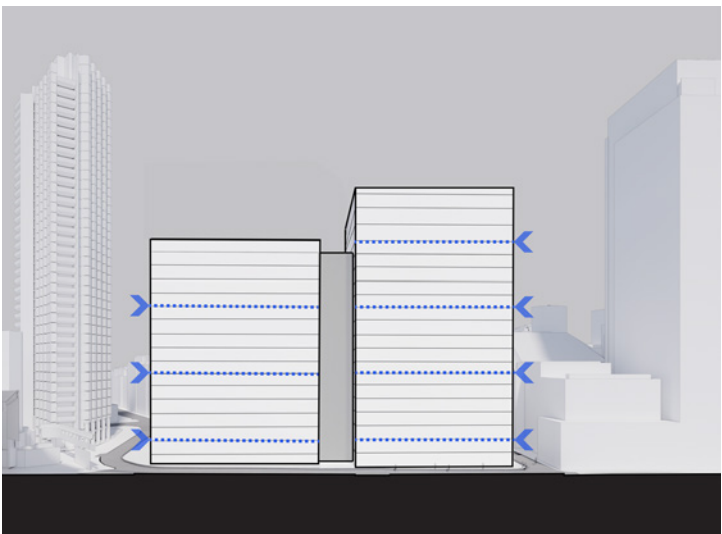
1. Building footprint
Protected views to St Paul's Cathedral and views of St Bride's spire create constraints in terms of maximum height, this results in a wider site coverage in order to maximise the sites potential



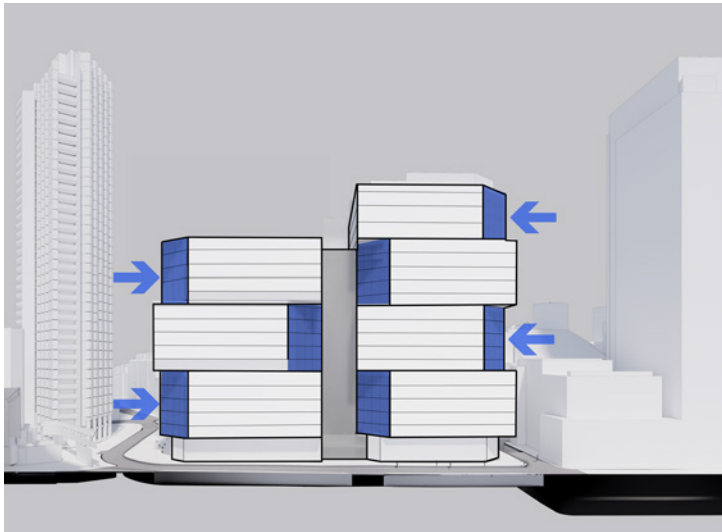
2. Splitting the mass
The width of the building is split into two separate entities, connected via a glazed linking element. This separation creates a visually proportionate rhythm when viewed alongside the neighbouring context.



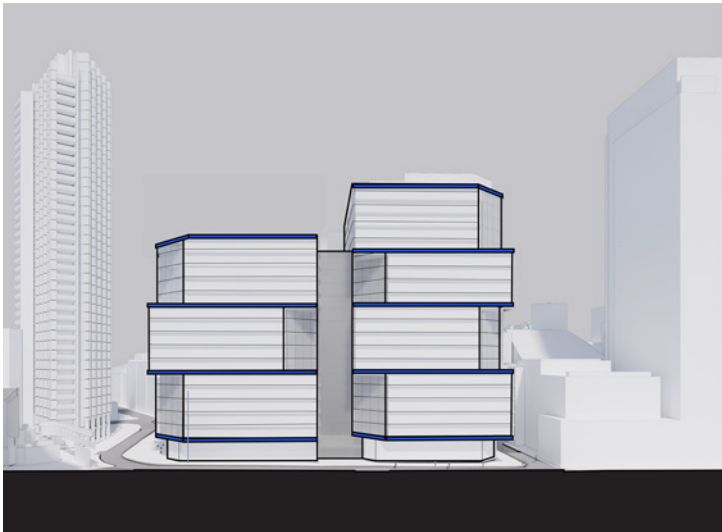
3. Creating an expression of major/minor
The west building is reduced in height towards the neighbouring Cromwell Tower. This creates a composition in which the buildings work in synergy with one another, rather than mimicking one another.



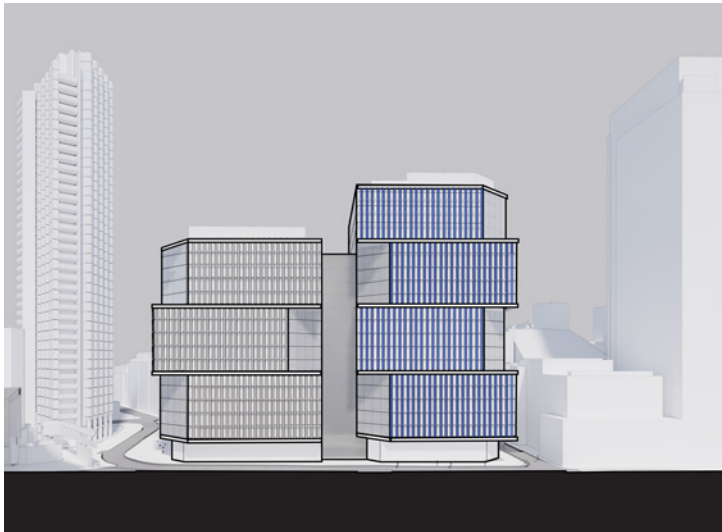
4. Establishing horizontal stratas
In order to create a rhythm of scale across the building, a series of horizontal strata is defined. This establishes a clearly defined groundscape at the base, with three bundles stacking above on the west and four on the east.



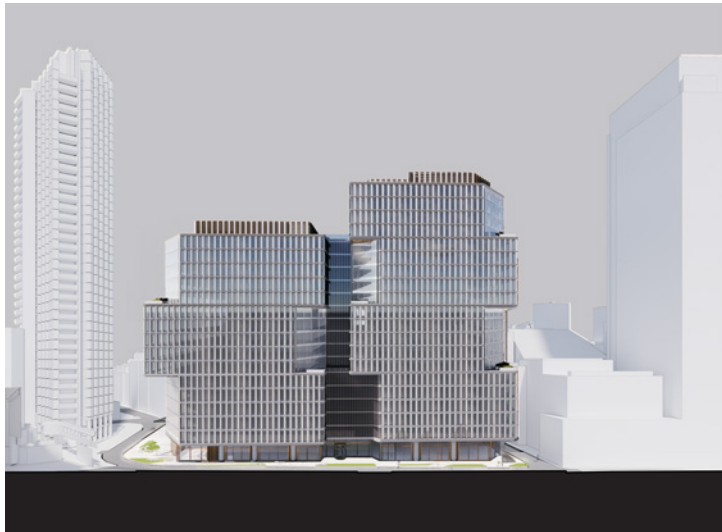
5. Chamfering the corners
The building's corners are chamfered at 45 degree angles, referencing the Barbican's use of a rotated grid to highlight landmark buildings such as Cromwell, Shakespeare and Lauderdale Towers and the Conservatory against their orthogonal surroundings. This chamfering reduces the visual width of the massing and allows light to penetrate through the corners.



6. Emphasising horizontal datums
A hierarchy of major and minor slab expressions are harnessed to accentuate the larger massing moves in the four staggered zones in contrast to the more regular slab expressions at each floor. This is a celebration of the structural system of the building, creating cantilevered slabs to accommodate the chamfered corners.



7. Dynamic articulation
The fins, designed to shield from solar radiation and mitigate overlooking, are oriented towards the centre of Silk Street, with the fins of eastern volume immediately opposite Speed House, being oriented to steer views away from residents. The dual directionality gives each buildings a different tonality when viewed from the surrounding context.



8. A considered composition
As an overall composition, the perception of scale has been carefully considered to create a proportionate reading of two interconnected buildings. The materiality and facade treatment further refines the separation alongside horizontal stratas that reflect the efficient structural system.



Elevated View Along Silk Street

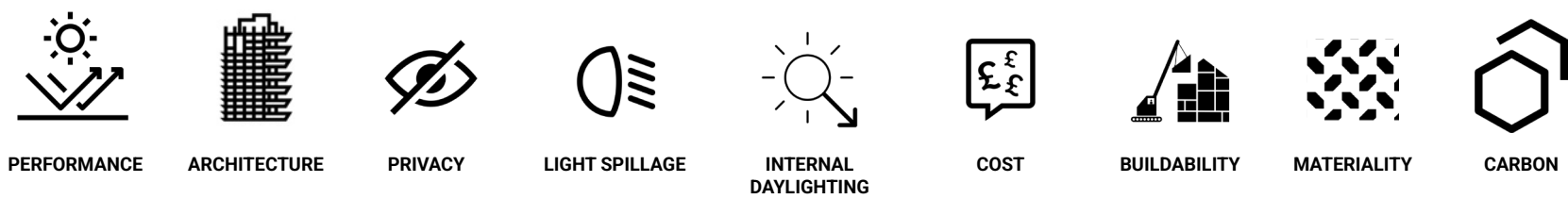
Facade Principles



Past - Sheer Glass Facades

Future - Articulated and Crafted

Balancing of Architectural Expression



Balancing of Facade Priorities

The facade design has been developed in a contextually responsive way. Whilst the Site is within the City of London, it's unique location with the neighbouring conservation areas and historical buildings have lead to a facade proposal that moves away from the primarily glass facades one would expect to find in the City. Instead, a sense of craft and tactility has been explored, looking at materials and texture as well as tonality and form.

The building's position, located opposite residential neighbours, has also informed the facade design. Whilst the exterior articulation and shading elements have been informed by orientation and response to solar heat gains and daylight maximisation, another key consideration has been controlling and minimising overlooking and light spill. Shading fins are carefully sculpted to steer views away from neighbours, reducing the amount of glazed area within occupants site line when compared to the existing building.

Facade Principles



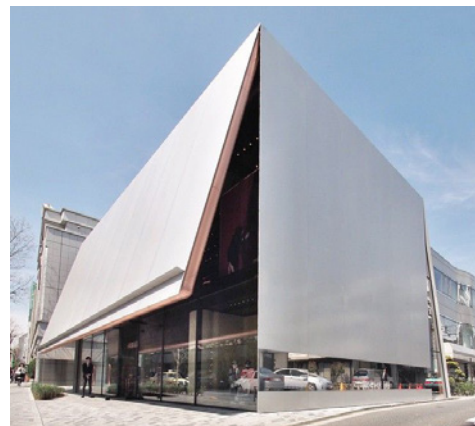
Contextual

The predominantly solid elevations of the Barbican and Brewery buildings incorporate curved detailing and crafted elements, humanising their scale.



Materiality and Performance

Celebrating the diverse materiality of the neighbourhood with dual-character facades, designed to showcase varying appearances depending on the angle of view.



Privacy

Designing façades that ensure privacy from nearby residences by incorporating articulation that screens view and minimising light bleed during nighttime.

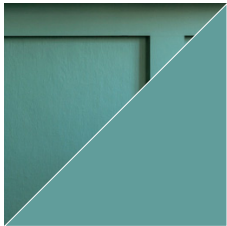
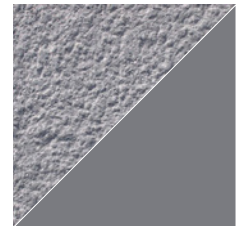
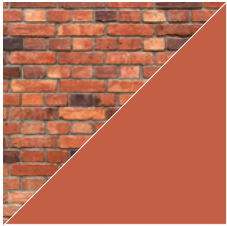
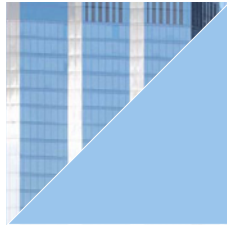


Contextual Materiality & Tone



Colour and Material Palette of the Surrounding Area

The environment surrounding the Site presents a rich contrast of materials and colours. To the east, the City’s high-rise commercial cluster, from The Heron, 22 Bishopsgate to Broadgate, features predominantly glass façades with reflective blue-hued tones. These sleek structures often emphasise overall form rather than detailed articulation, creating a modern, streamlined aesthetic. In contrast, the Barbican Estate’s buildings favour structurally expressive elevations, with strong vertical and horizontal lines of concrete highlighting exposed columns and slab edges, with windows recessed between these elements. The warm grey tones of the Barbican’s concrete contribute to the prevailing material character immediately adjacent to the site. This is softened by the use of timber screens and red and blue brick paving, which add warmth to the estate’s material palette. Additionally, the vibrant greens and blues of the Barbican’s gardens and lakes infuse colour and life into its public realm, enhancing the area’s visual richness.

			
Painted Wood Panelling	London Stock Yellow Brick	Plaster	Bush Hammered Concrete
			
Red Brick	Glass Curtain Wall	Garden Vegetation	Barbican Lakes



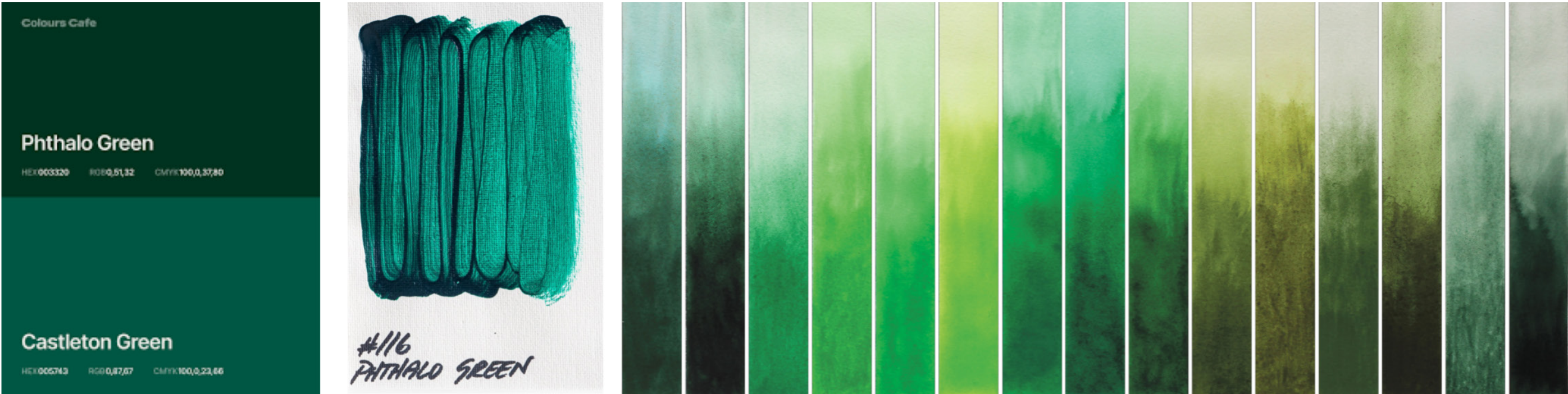
Elevated View of the Proposed Scheme on the South West Corner of Silk Street

Explorations of Colour

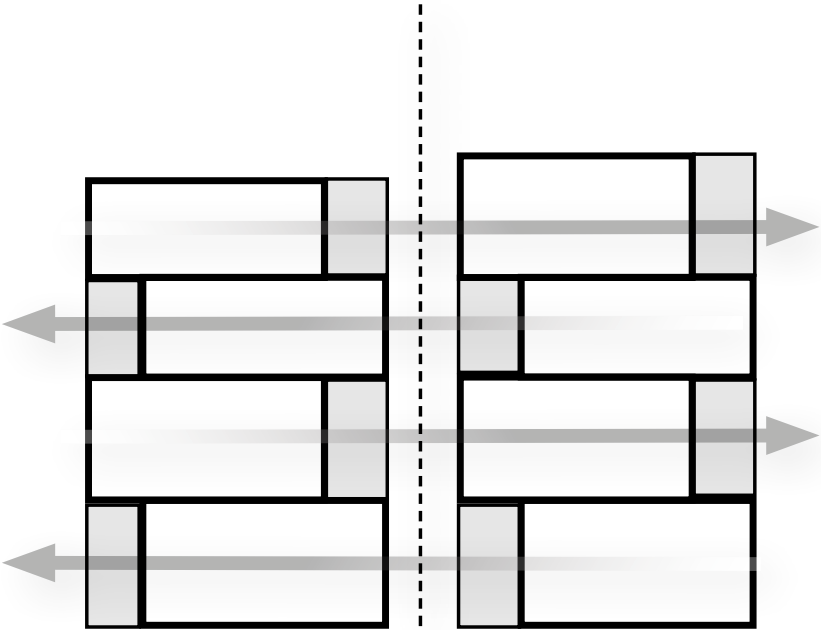
Colour across the two buildings has been explored with an approach that balances timelessness and contextualism. The strategy is rooted in the character of the setting, ensuring the palette feels established and belonging. The tones proposed for both the main building facade and the brewery Annex have been developed as a coordinated palette, distinct enough for each element to stand confidently in its own right, carefully considered so the ensemble reads as deliberate and complimentary.

Within this composition, the main building adopts a green accent to introduce warmth and character into the fabric of the scheme, offering accents of colour within a more neutral, mineral elevation. The green has been tested across a broad spectrum, from warmer, earthier notes to cooler, mineral tones, evaluated in situ against the surrounding material context and local palette. This iterative process has led to a selection within the phthalo green pigment family, a cooler green with subtle teal undertones designed to be openly accepting of tonal changes in changing light.

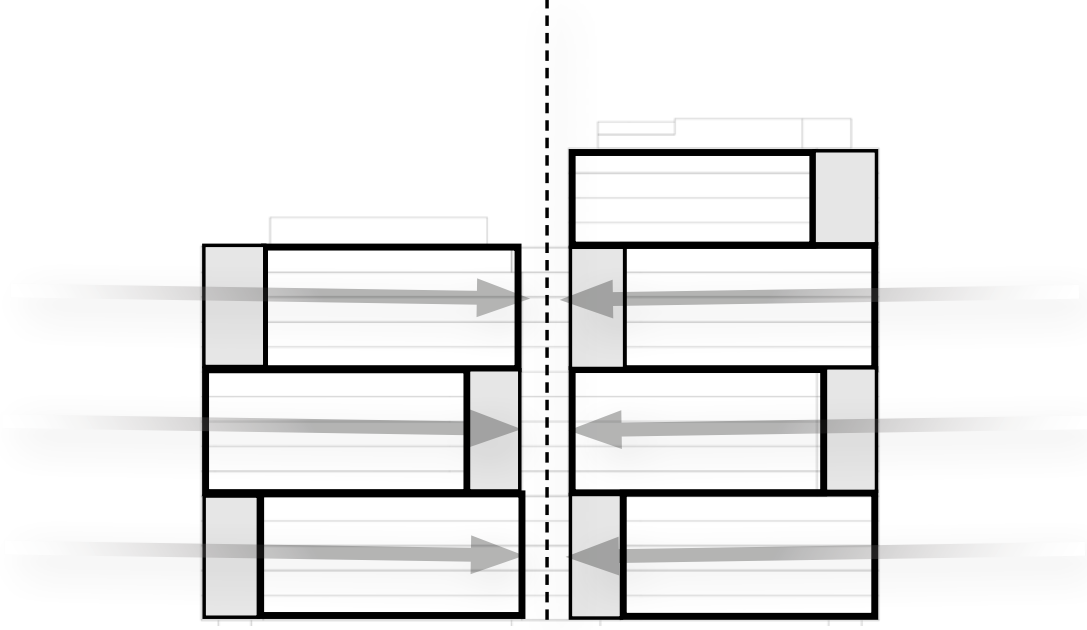
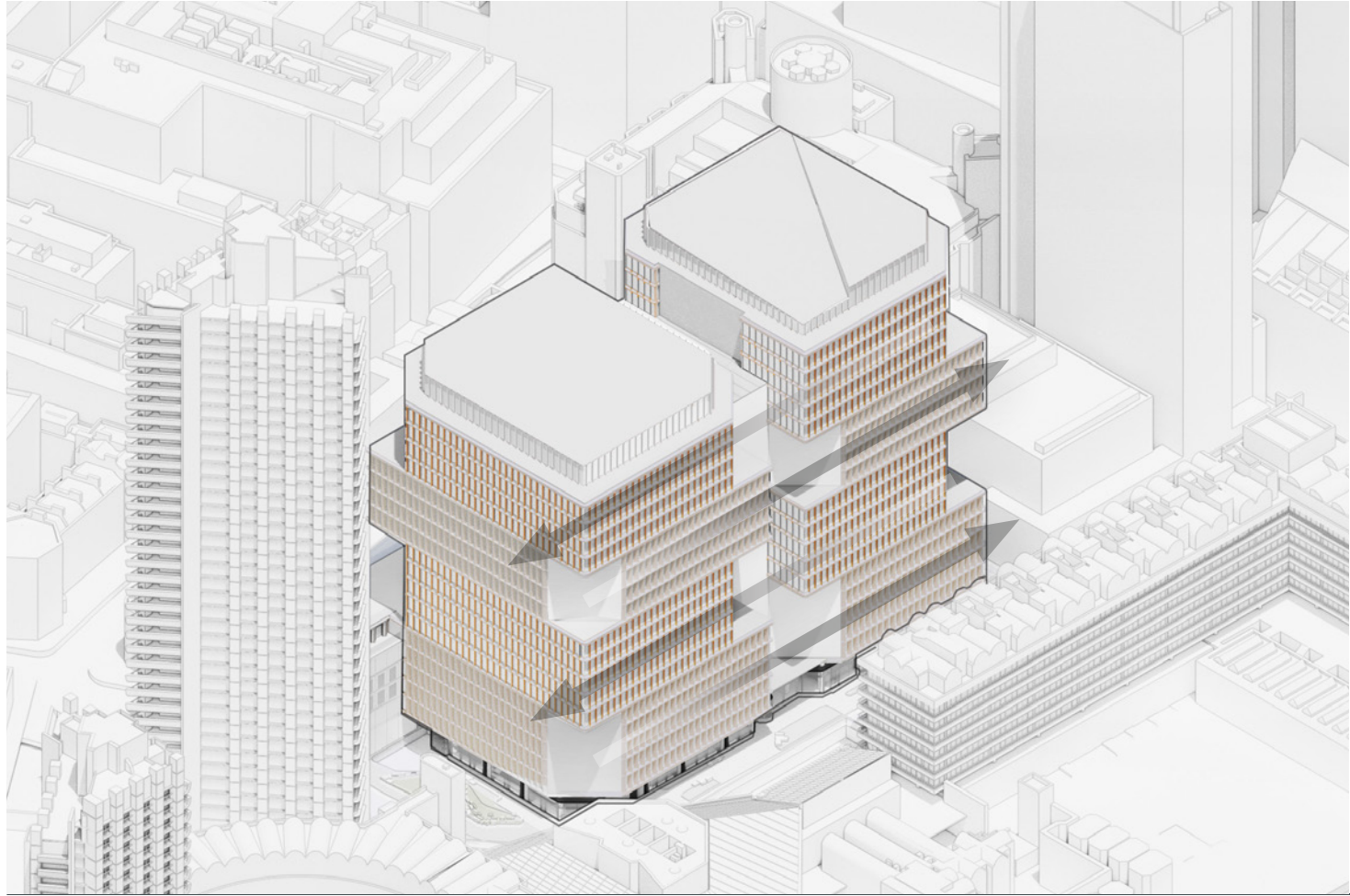
This choice brings depth and clarity rather than brightness for its own sake, whilst it holds its presence through changing daylight conditions, the glazed finish invites the nuances and shifts in tone that will appear through the day. It also carries contextual resonance, subtly referencing the tones of the Barbican lakes and the historical character of the frontages along Chiswell Street. Used as an accent, the green enriches the overall material language, providing contrast, emphasis, and a sense of crafted identity, while remaining grounded in the established character of the place.



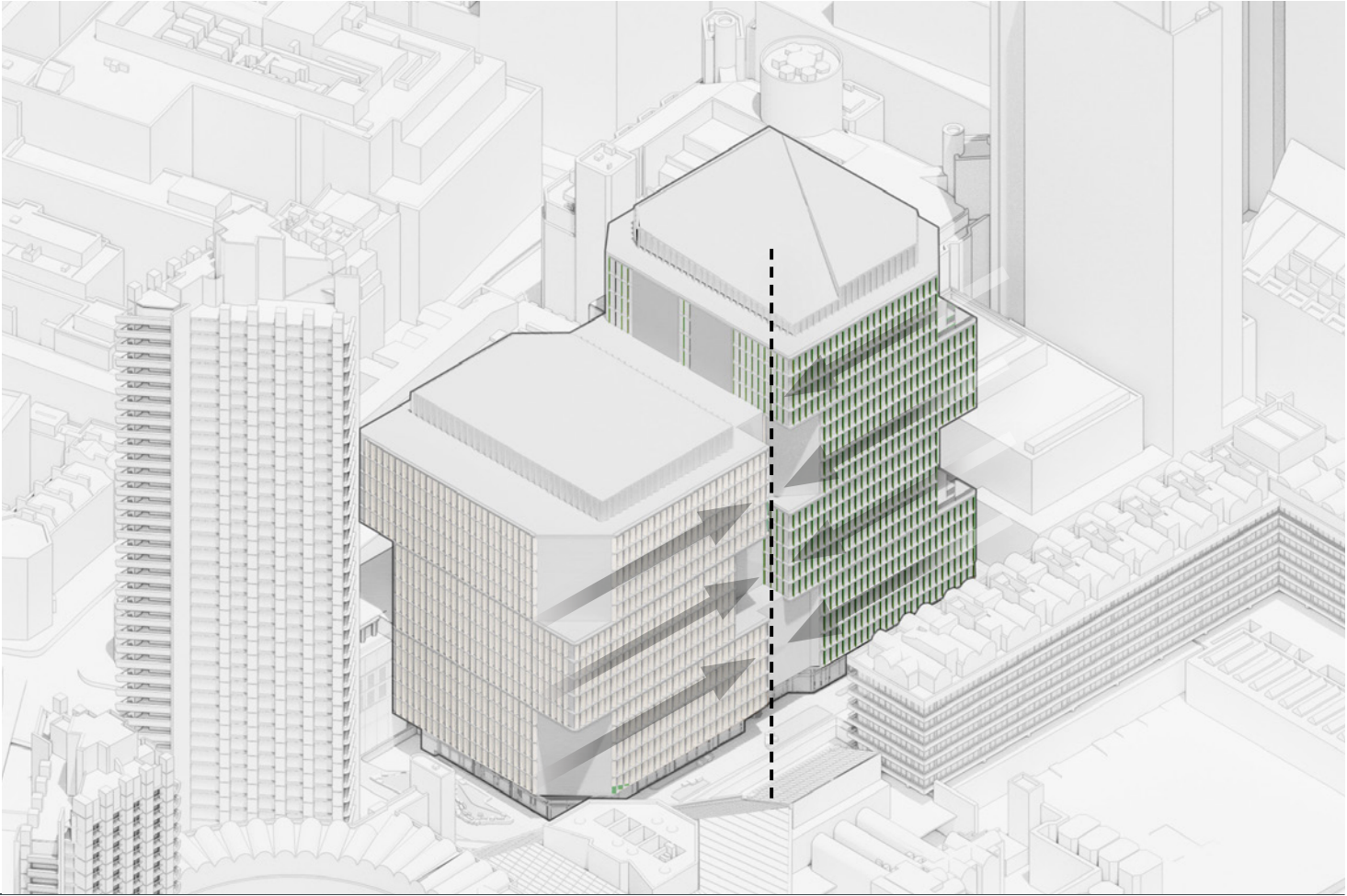
Directionality to Define Two Buildings



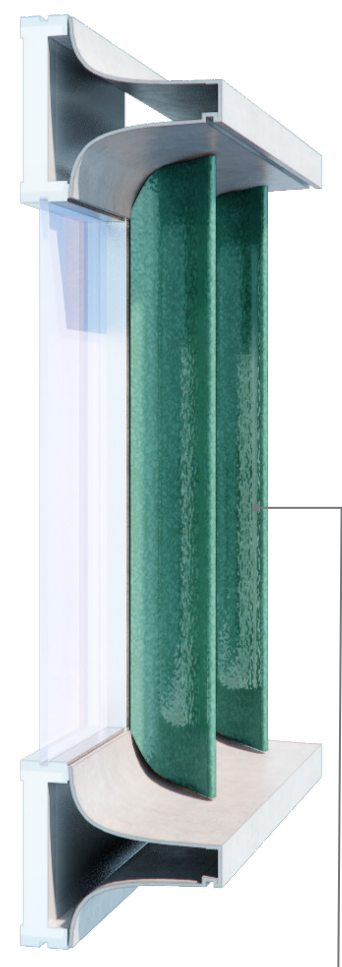
Original Application: Direction fins change by horizontal bundles



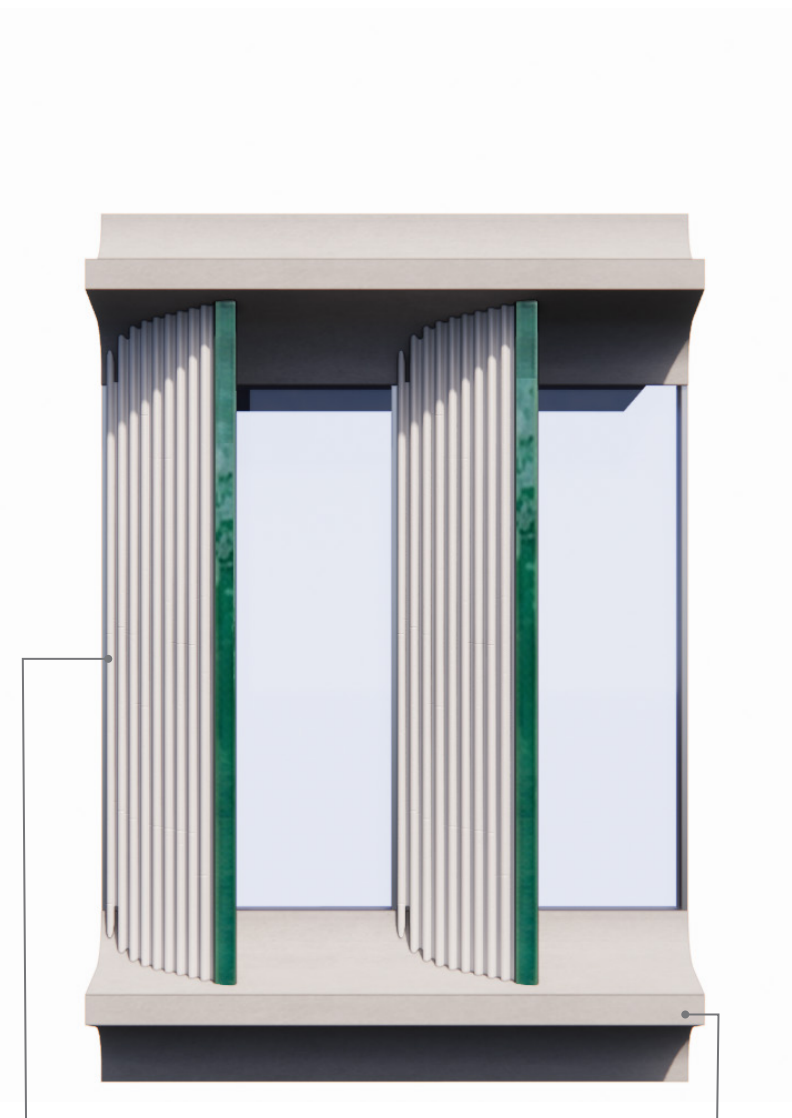
Proposed Scheme: Fins are oriented by building, defining two separate volumes



Typical Facade Module

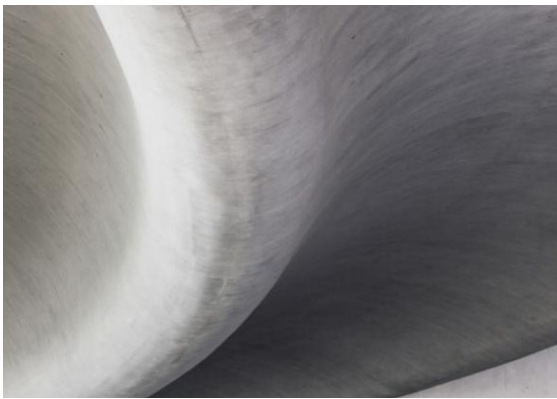


Vertical projecting element
Green glazed metal inner face



Vertical projecting element
Extruded metal, textured outer face

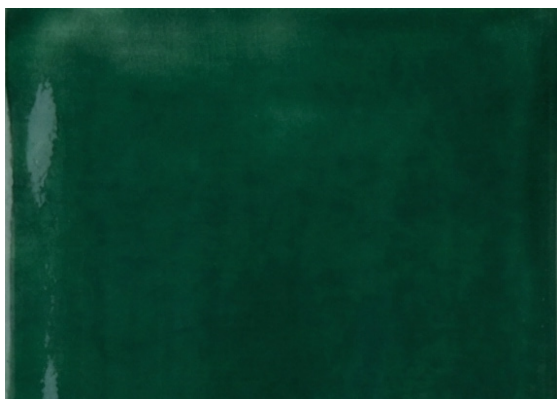
Horizontal projecting element
Mineral (GRC/Precast or similar)



Mineral slab projection



Textured painted aluminium



Green glaze coated metal

The building’s typical facade has been designed to address the sometimes competing performance criteria from the following:

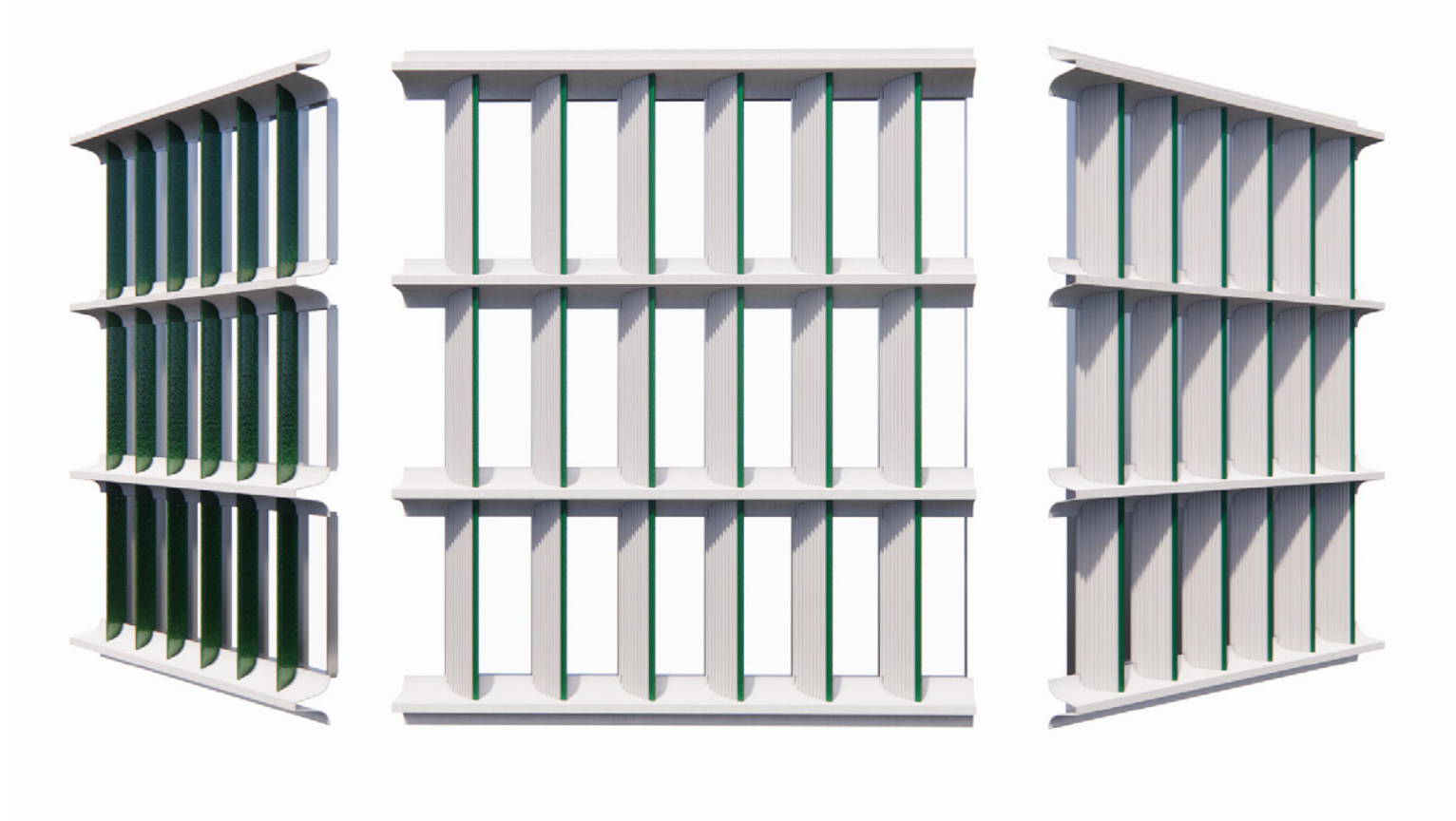
- Ensuring adequate daylight within the floorplates;
- Safeguarding the privacy of neighbouring residences;
- Limiting the amount of glazing to minimise internal overheating;
- Minimising the quantum of embodied carbon in the building;
- Minimising light spillage at night;
- Considering efficient construction; and
- Responding to the neighbouring listed buildings and conservation areas

The typical facade responds to all of the above criteria while creating an architecture that has a strong identity and a dynamic quality that varies when viewed from different angles. Spanning between the horizontal expressed slab edges, the vertical fins have a contrasting inner and outer character that will give the facade a different appearance from different angles. The orientation of the fins differ by east and west building, each orienting to the centre of Silk Street, concentrating the greatest expression of colour to the moment of arrival at the central lobby.

The design of the facade takes cues from the curved detailing and craft of the Barbican, seen in its balcony edges, round columns and barrel vaulting to bushammered finishes. The proposed facade incorporated curved detailing in the slab edges and fin profiles, with an interplay of smooth and textured finishes which play with light in different ways.

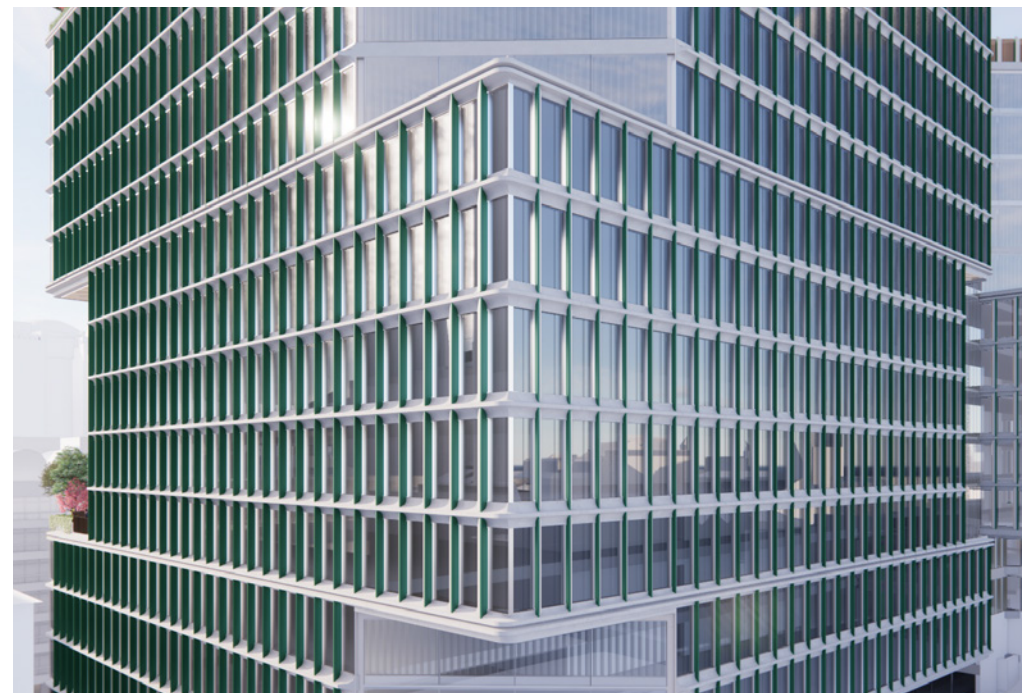


A Dynamic Facade



The building's external fins have been designed as a performative element, reducing solar gain while also mitigating overlooking to nearby residents. The fins have a dual character; neutral on the front and coloured on the side, and their orientation will give distinctive character depending on the angle from which they are viewed. The building's two halves will have the same fins, but orientated opposite to each other, and as such one will appear neutral and the other more colourful depending on the angle at which they are seen. The play on light and shadow, when combined with the reflectivity of the materials, will create a building appearance that is constantly changing in local views.

The typical facade is made up of 1.5m module curtain wall panels which include a vision glass panel combined with a solid panel that also incorporates a projecting fin.



Duality & Orientation



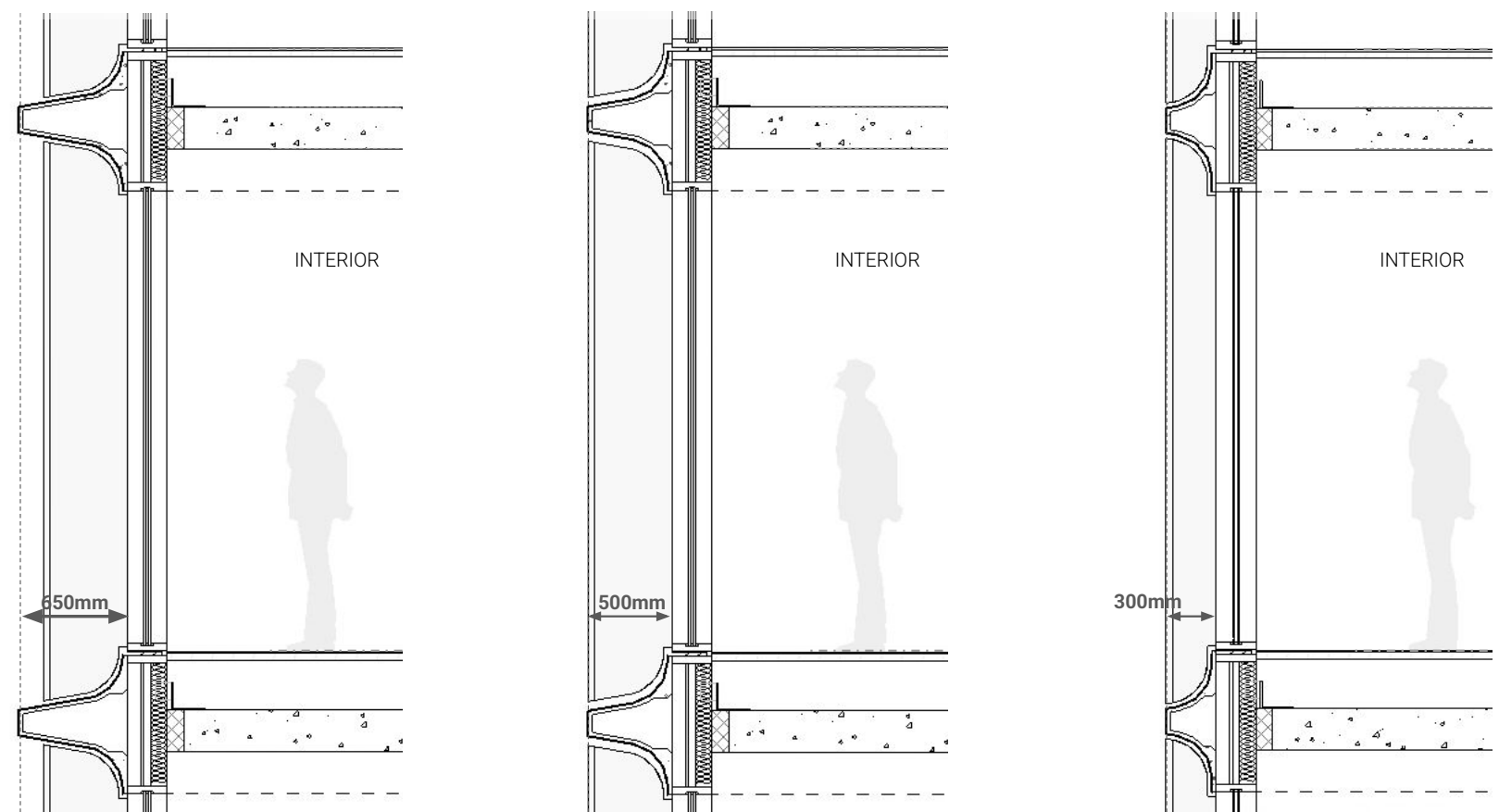
View of the South West Corner



View of the South East Corner

Responsive Design

Solar Performance



The facade design is carefully articulated to respond to the orientation of each elevation, integrating solar performance and shading requirements into the architectural expression.

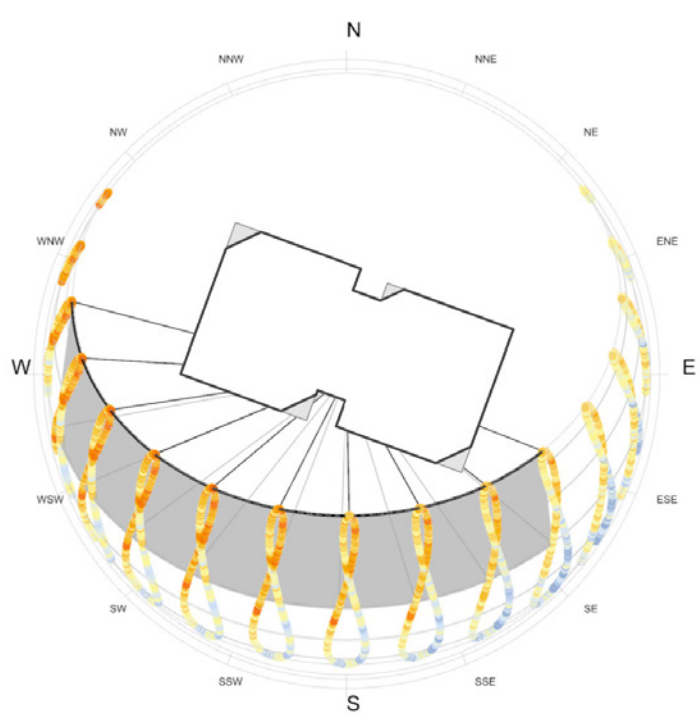
The southern facade features deeper horizontal projections to optimise shading and reduce solar heat gain in summer, while the east and west elevations incorporate deep vertical shading fins to effectively mitigate heat exposure, particularly in the afternoon. On the northern facade, protrusions are reduced to maximise daylight, reflecting the reduced solar exposure on this face. This approach ensures a cohesive and functional design that shows variations in fin orientations, informed by solar gain on the east and west facades, in order to balance environmental performance with aesthetic refinement.



South West Facade

South East Facade

North Facade



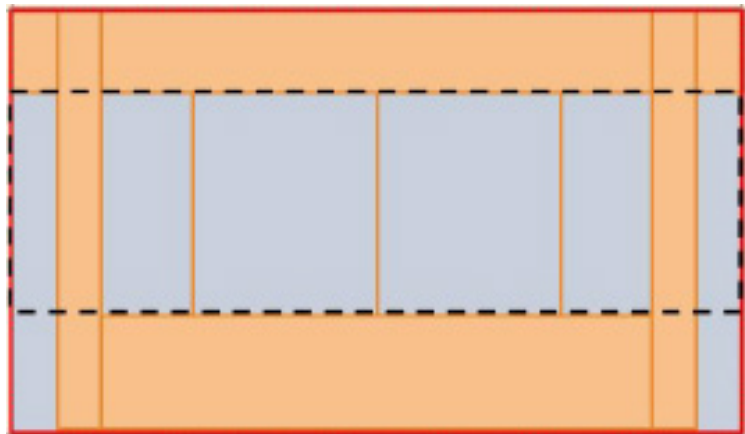
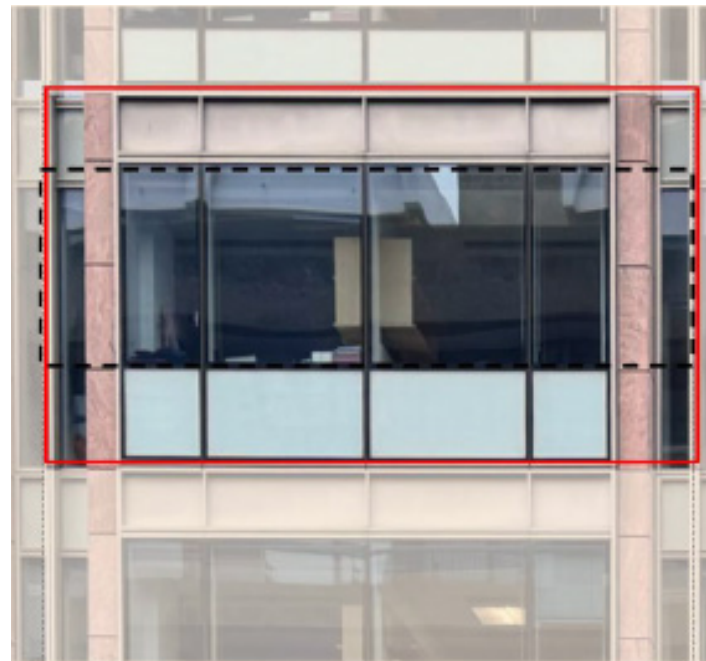


View Along Silk Street Towards Barbican Centre

Responsive Design Privacy

Facade Opacity

Existing Facade



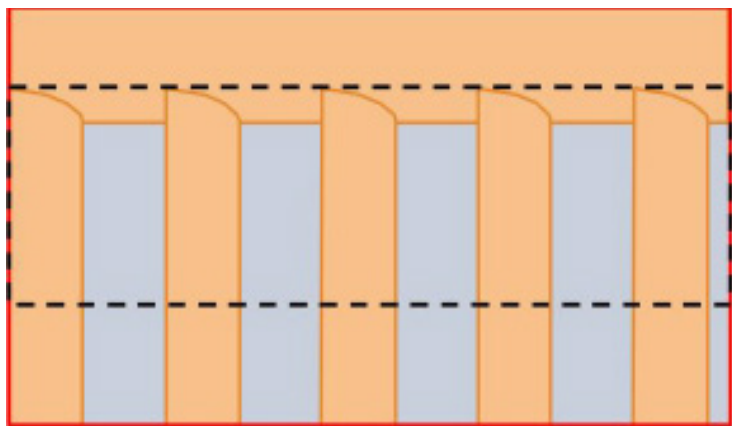
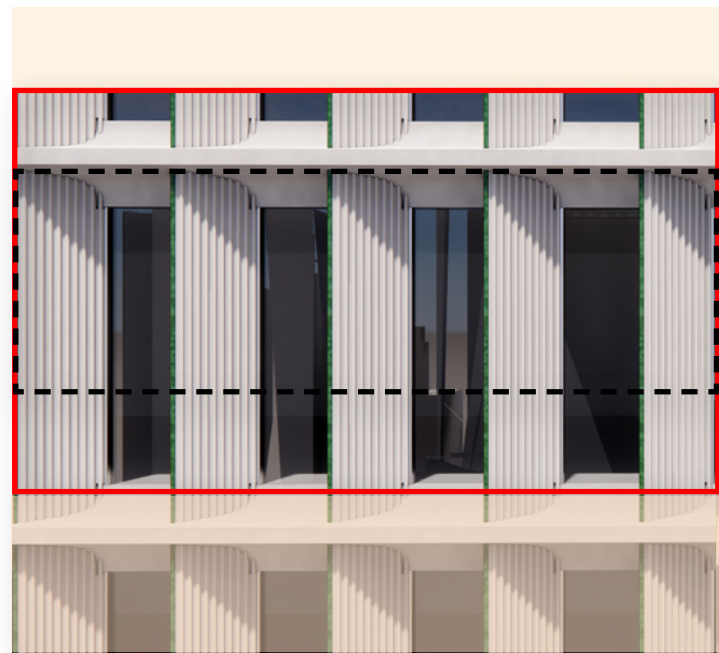
54.7%

Window to wall ratio

90.8%

Transparency at eye level

Proposed Facade



50%

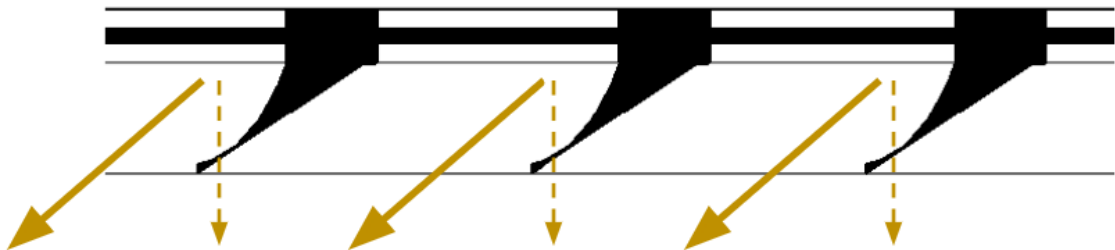
Average window to wall ratio

45.2%

Average transparency at eye level

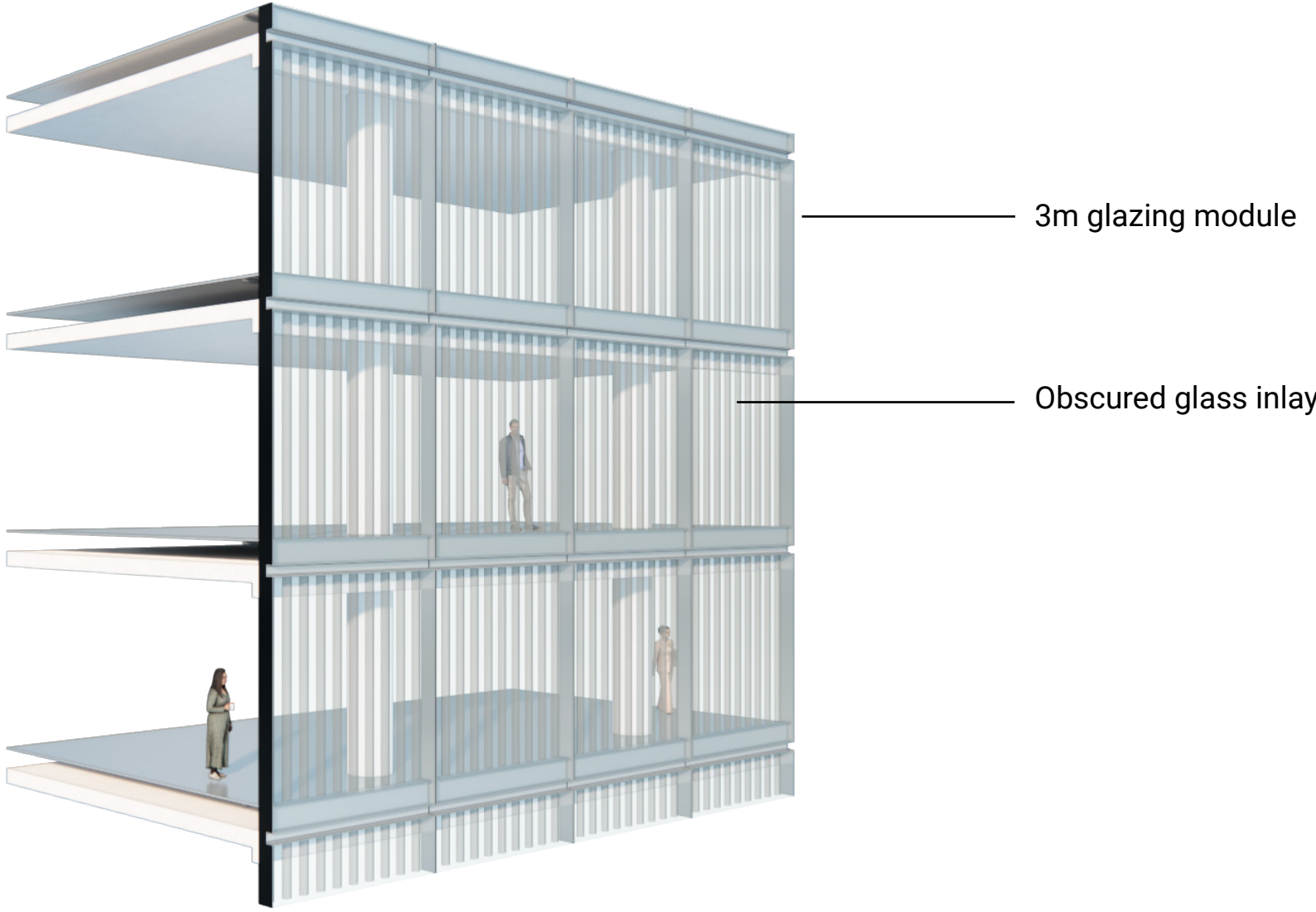
To address the sensitivities involved with building in proximity to residential neighbours, many factors have been considered such as window to wall ratio, shading elements and internal blinds.

A 50% (on average) window to wall ratio minimises glazing and views towards neighbours. The proposal increases the solid area in the visible zone when compared to the existing building facade, designed to reduce overlooking and increase privacy for nearby residents. The geometry of the fins are also designed with directionality to steer views away from residential neighbours and drastically reduce direct views between buildings. The solidity in the facade will work together with automatic internal blinds to mitigate light spill from the building at night.





Increasing Privacy at the Chamfers



The Chamfer

The facade of the chamfered areas have a different treatment to the typical facade to accentuate the cut-outs of the building. A structurally sealed glazed curtain wall is used to create a screen-like slices through the mass. The play on light and deeper shadow in these areas will create depth and reflections that will contrast with the typical facade.

Since the Original Application in June 2025, these glazed zones have been redesigned to incorporate a series of textured fins behind the glass. This reduces visibility through these areas and mitigates concerns raised by local residents regarding overlooking. The revised approach maintains the architectural clarity of the building free of external fins, allowing them to continue reading as crisp “slices” through the massing.

The celebration and emphasis of the chamfer echoes the way The Barbican Estate uses the chamfer to signify special typologies such as the glazed Conservatory and the three towers, Lauderdale, Shakespeare and Cromwell.



Increasing Privacy at the Chamfers



Submitted and Proposed Comparison



Original Application - View From Andrewes Highwalk



Proposed Scheme - View From Andrewes Highwalk

Submitted and Proposed Comparison

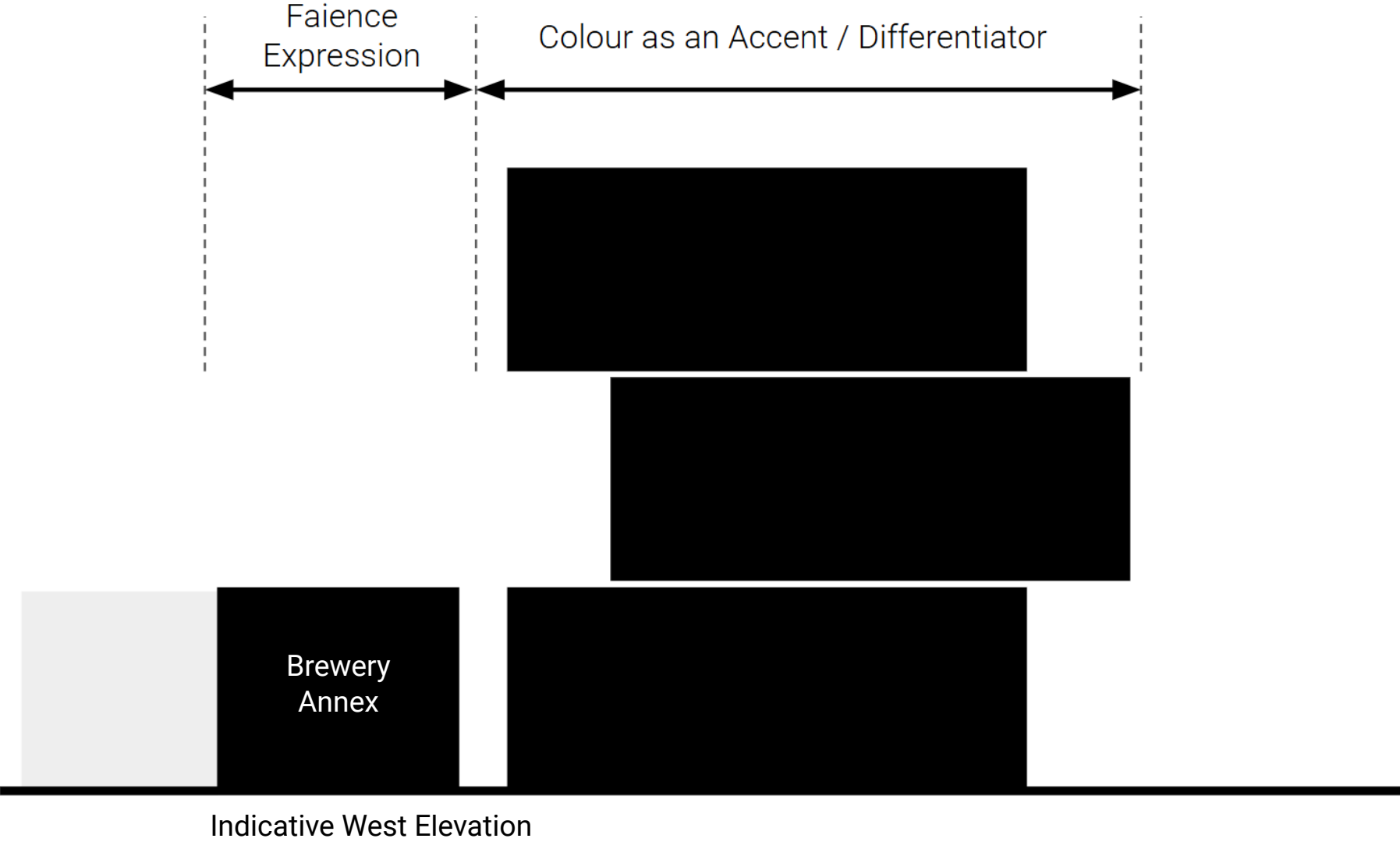


Original Application - Barbican Estate: Andrewes House Highwalk



Proposed Scheme - Barbican Estate: Andrewes House Highwalk

The Annex Building



The Brewery Annex is a seven-storey structure, carefully designed to mediate between the architectural language of the adjacent low-rise buildings and the taller office block beyond. In close proximity to the Brewery Conservation Area, the Annex is articulated with an intentionally finer grain, picking up the rhythm of the surrounding historic fabric without imitating it.

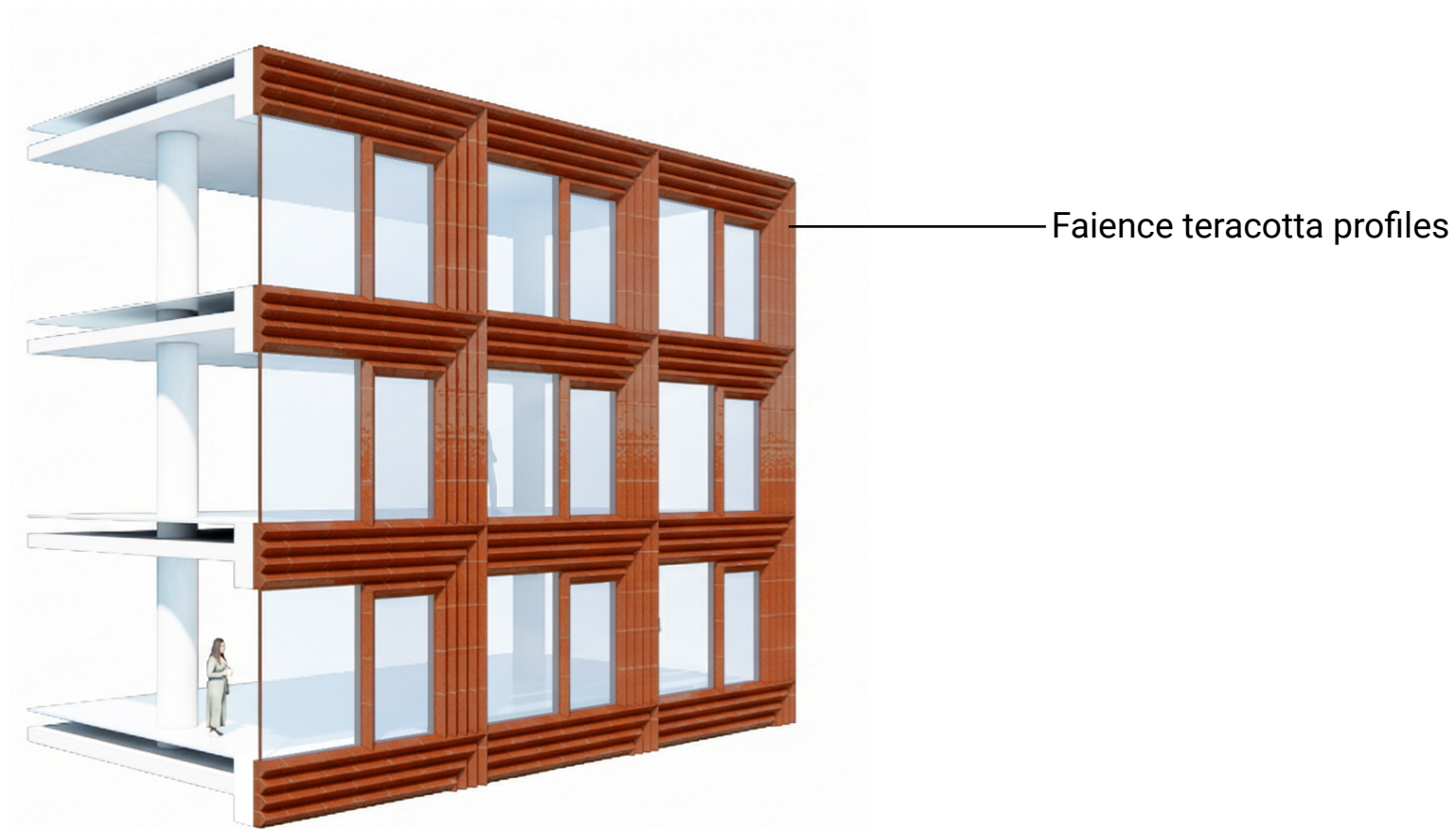
As a mediator between the two scales of buildings fabric, the facade and building solidity has been carefully considered. The tactility and craft of nearby heritage buildings, offer varied textures and tones of brickwork as well as layered cornices that have informed the Annex’s expression, shaping an elevation with depth, texture, and a sense of robust material presence.

Since the Original Application, the Annex has been redesigned in response to comments addressing sensitivity to neighbouring heritage assets. The materiality and articulation have been revised to complement its Georgian red brick neighbour, offering a sensitive architectural response in both scale and tone.

Culture, Craft & Tactility



The Annex Building



The facade of the Brewery Annex reflects the adjacent brewery's granular rhythm through punched window openings, maintaining the expressive articulation of a defined base, middle, and top. The Annex intentionally presents in contrast with the proposed new office which adopts a predominantly horizontal composition through its projecting slab edges.

The Annex bridges these styles; it translates the office's horizontal slab language and the adjoining heritage building's vertical cadence into a coherent, expressive grid, where both directions are legible and deliberately interwoven. The composition also takes cues from the neighbouring Georgian proportions and its expression of a robust base, a regular middle and a set back top.

Window reveals and profiles are carefully designed to introduce depth and visual richness, inviting shadow and a subtle play of light that will be further enhanced by the glazed finish of the terracotta materiality. A tighter module at the upper levels increases the frequency of relief and shadow, sharpening the building's shoulder line and bringing additional refinement to the upper storeys. Collectively, the facade brings vertical and horizontal principles into a balanced dialogue, supporting a seamless transition between historic character and contemporary form.



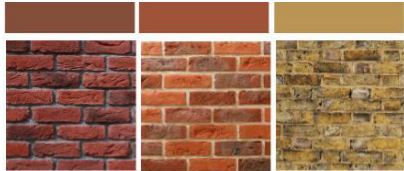


The Annex Building

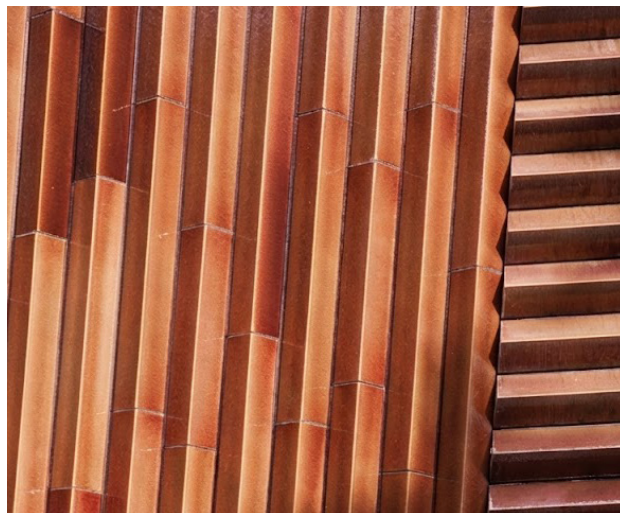
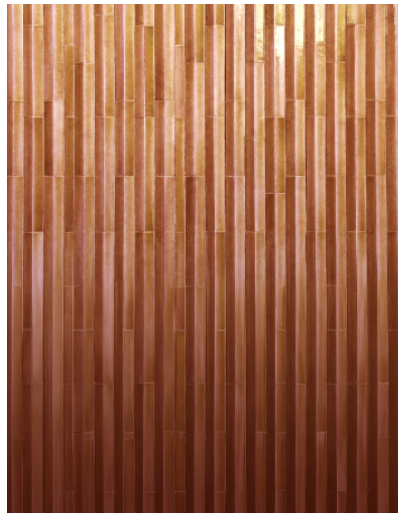
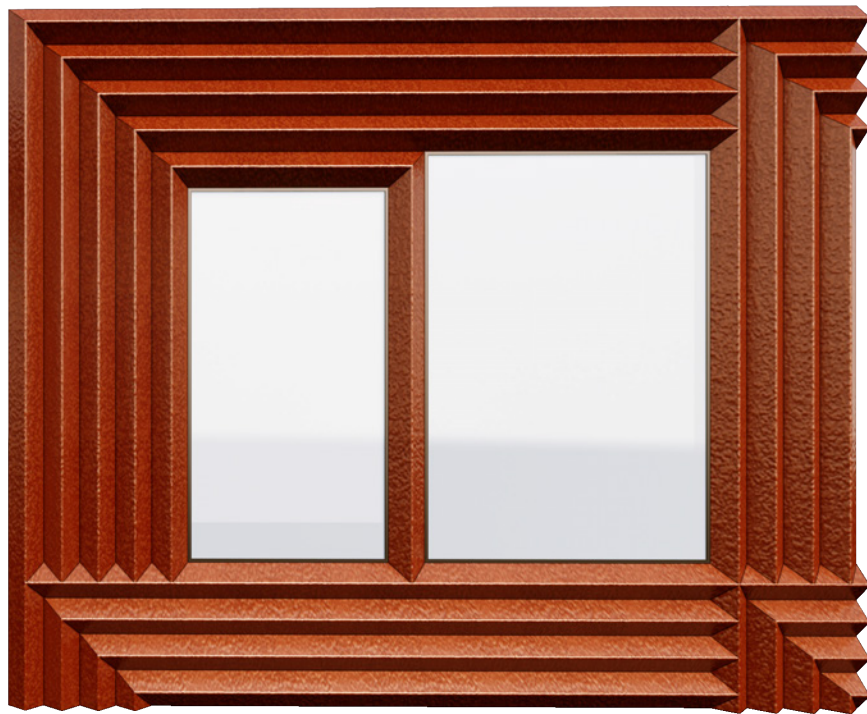


The Brewery Annex sits alongside a red brick Georgian building and within the richly varied townscape of Chiswell and Whitecross Street, composed of a mix of brickwork colours. This medley of warm tones has directly informed the colour studies for the Annex's elevation. The selected glazed terracotta has been developed to sit comfortably within this established context, aligning with its historic neighbours in a way that feels harmonious, grounded, and mature.

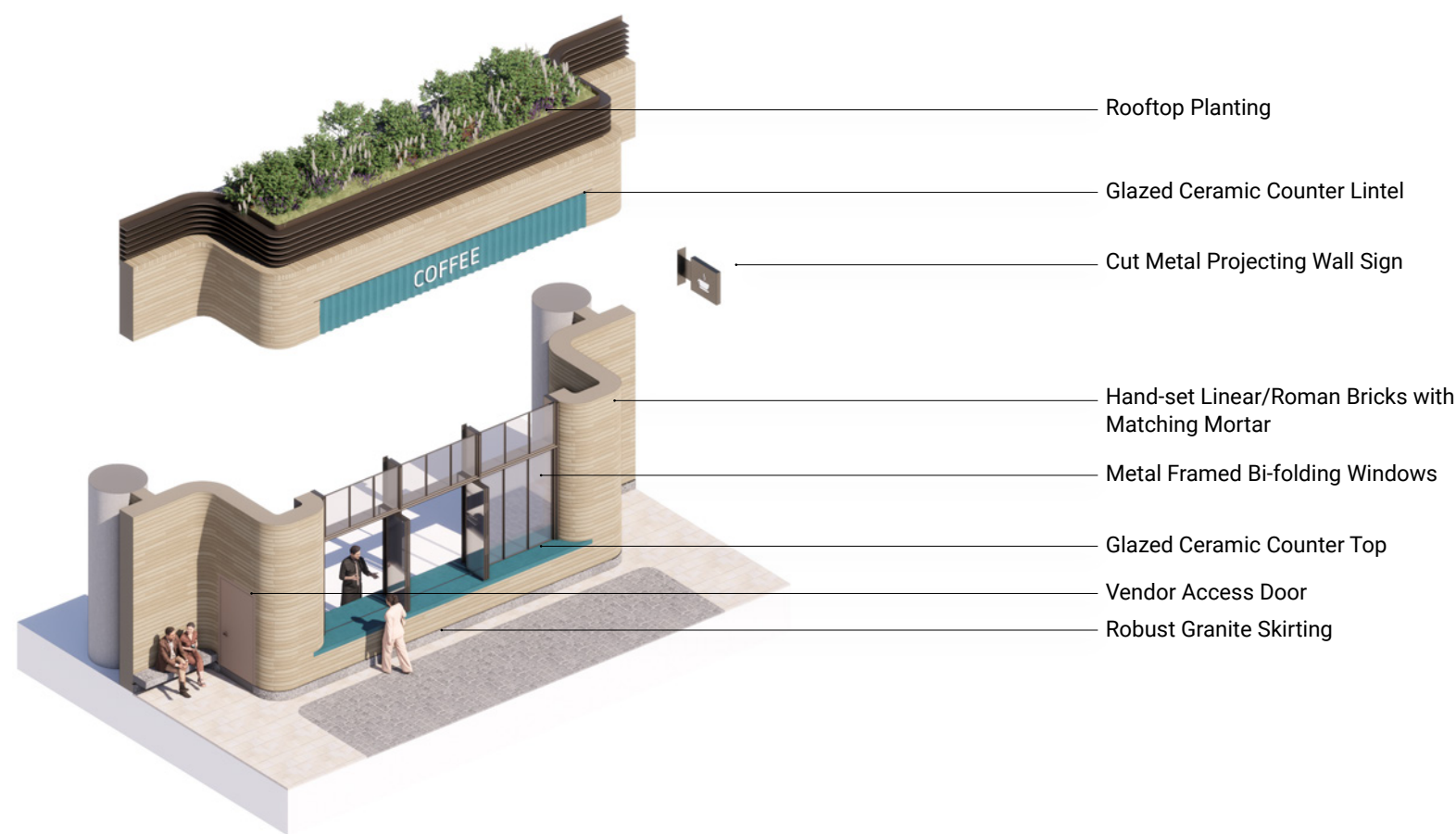
Neighbourhood by matte brickwork, the Annex's glazed terracotta introduces depth and visual interest. This contrast creates a complementary dialogue between old and new; the Annex remains clearly contemporary, yet its material character resonates with the textures and tonal warmth of the streetscape. In this way, it both belongs to its setting and acts as a confident marker for the cultural space within.



The Brewery Annex



Retail Frontage Along The Brewery Buildings



56 Chiswell Street



View Along Ropemaker Arcade

Ropemaker Arcade has been envisioned as the next generation in the City’s legacy of historic alleyways and arcades.

The replacement of the existing 1 Silk Street building presents the opportunity to capture the character of the Brewery and its former articulation, long since masked by later development. While the Brewery’s southern elevation was altered to provide modern facilities outside the principle spaces, the creation of the arcade in the proposed design presents the opportunity to create a new frontage for the Brewery that is sympathetic to its historic character.

The brick-faced retail kiosks that line the arcade embody a rhythm and form that references the historic shopfronts found on Chiswell Street. As with these shopfronts, the building’s structure will come to the ground and a series of bay protrusions project between the structure which will act as individual retail kiosks for independent operators.

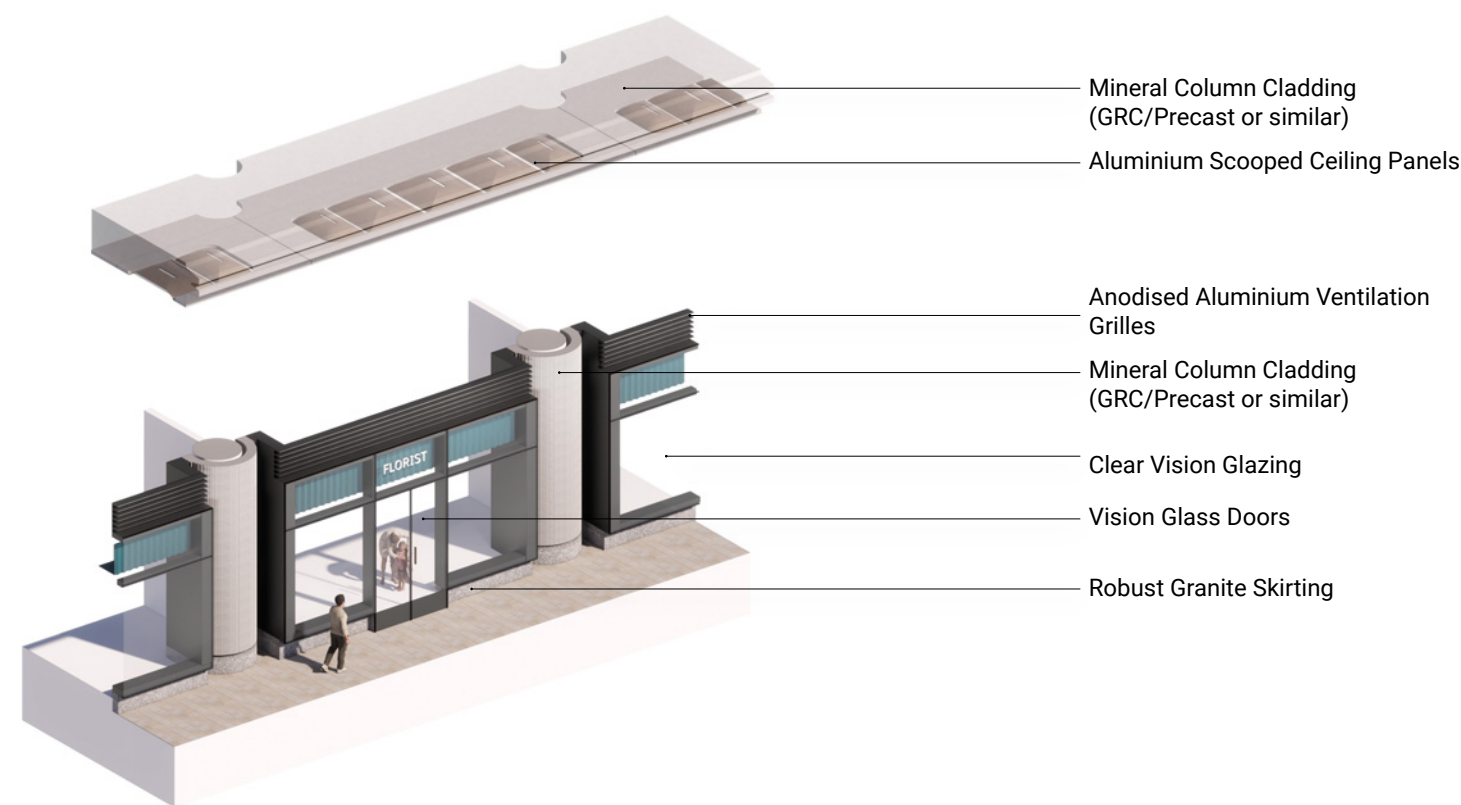
Warm brick, ceramic tile inlays and crafted detailing will resonate with the adjacent Brewery’s character. Openings in the brick elevations will create windows through which retailers will operate almost as though in a market. Enriched with crafted detailing, these openings will form the spaces where people engage with the kiosks.



View Along Ropemaker Arcade Towards Milton Street

Retail Frontage

Base of Office Building



The Silk Street facade is the principle eye level expression of the building and must work hard to address the range of uses that it encloses, front of house, retail, back of house and emergency exits.

Following the structural grid and the modulation of the upper level facade this facade has a human scale that references the traditional retail frontages of Chiswell Street to bring a much needed sense of craft and quality to Silk Street.

The principle rhythm comes from mineral clad columns, with a circular enclosure to bring depth and play of light and shadow to the facade. The solidity of this cladding is repeated with a granite skirting. Fenestration adopts anodised aluminium framing and clear glazing. Solid panels and back of house or egress doors continue the use of anodised aluminium.



Partial Elevation Along Silk Street

The soffit of the upper storeys utilises highly modelled scooped aluminum panels incorporating lighting details and sound attenuation materials. These have been designed with a sense of craft reminiscent of the undulating waffle slab soffits found in the Barbican.



North Retail Frontage Along Ropemaker Arcade

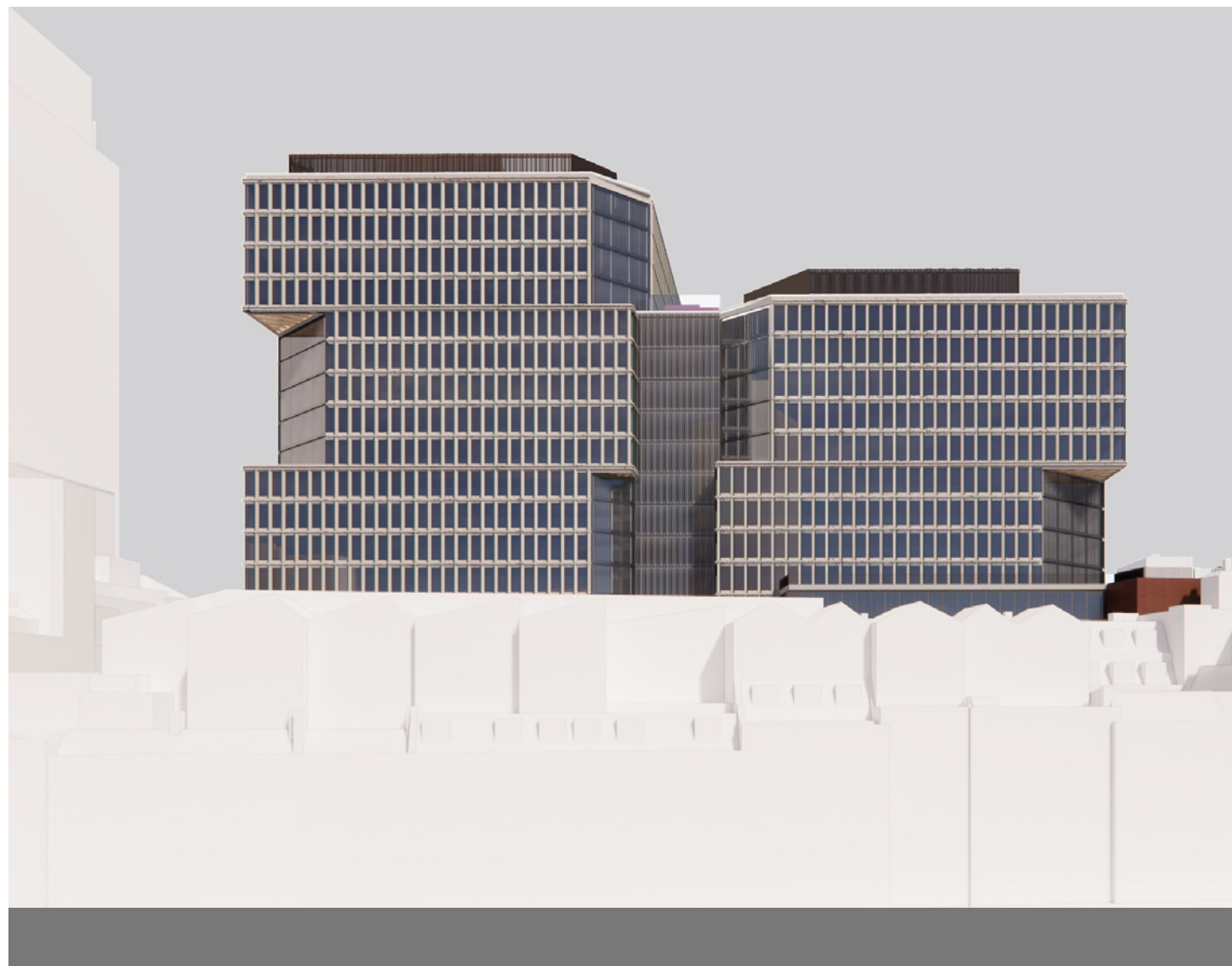


South Elevation

Including proposed development at 60 Chiswell Street



West Elevation



North Elevation

Including proposed development at 34-50 Chiswell Street



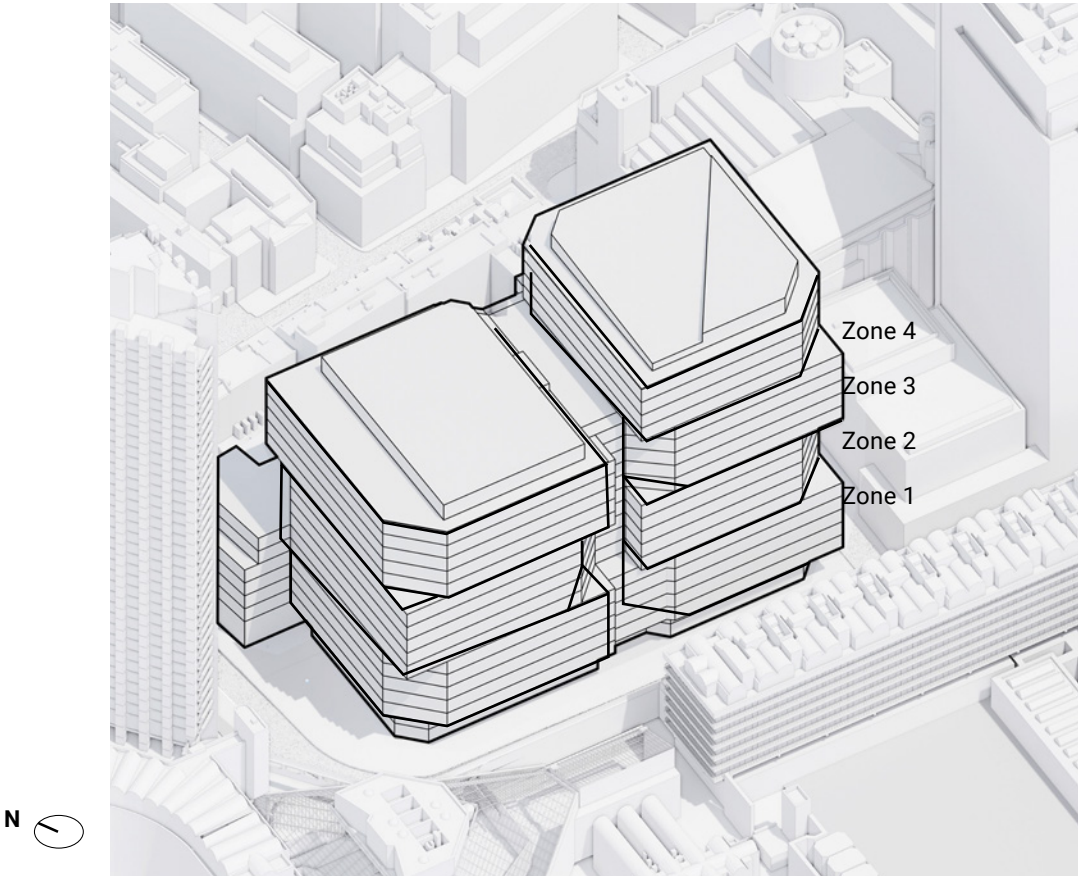
East Elevation

Office Accommodation



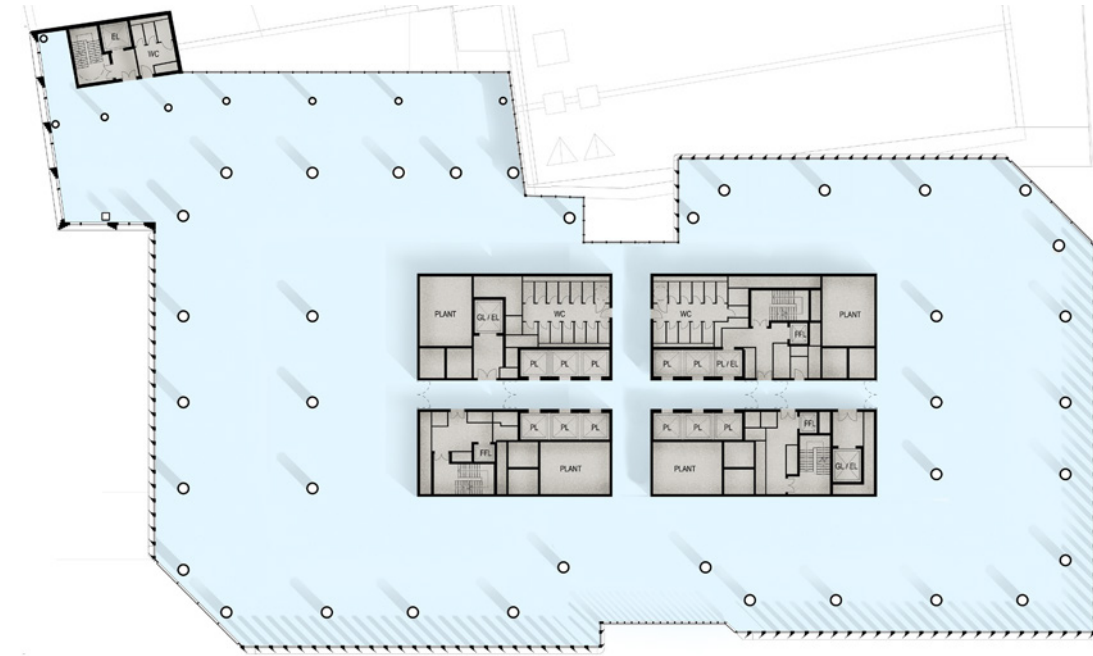
The building massing, which responds to both local context and wider skyline constraints, offers a diverse range of Grade A office accommodation. A key ambition has been to provide efficient office floor space that also caters for diversity and sub-divisibility, delivering both BCO compliance and LEED Platinum.

The office floors are divided into 4 different zones that are defined by the stacked zones of floorplates. The building's cores provides vertical circulation to all floors with a central configuration.

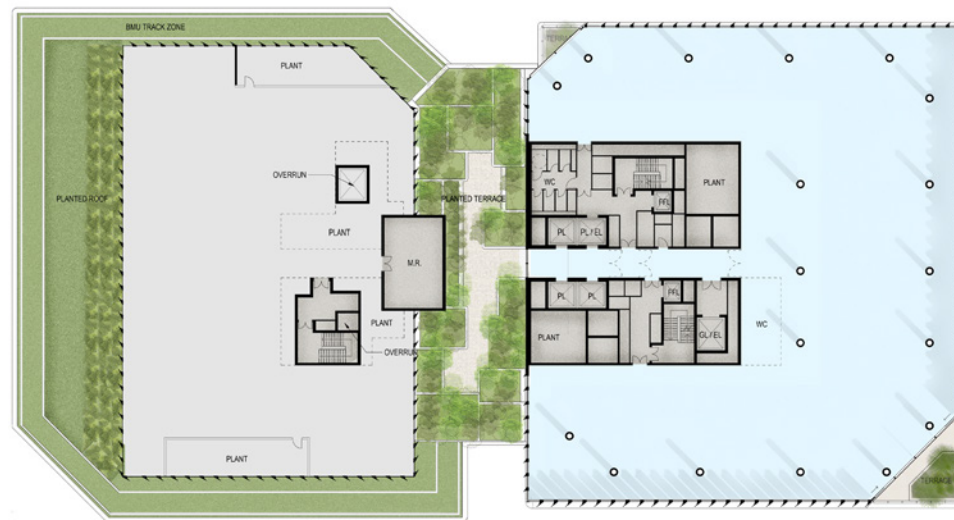




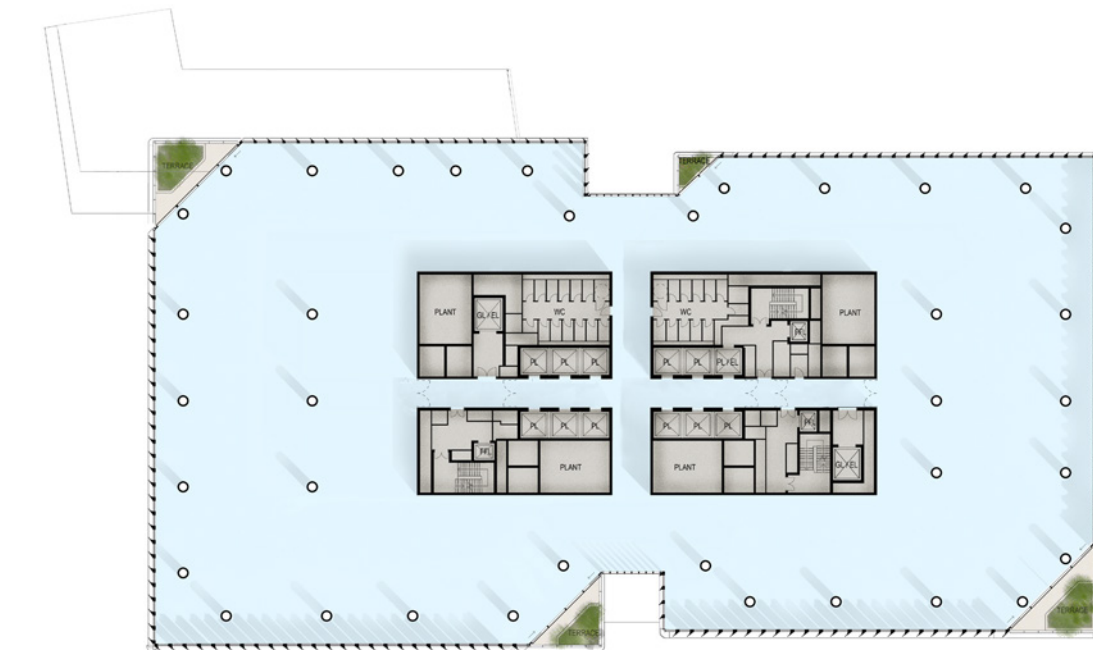
Typical Plan - Zone 3



Typical Plan - Zone 1

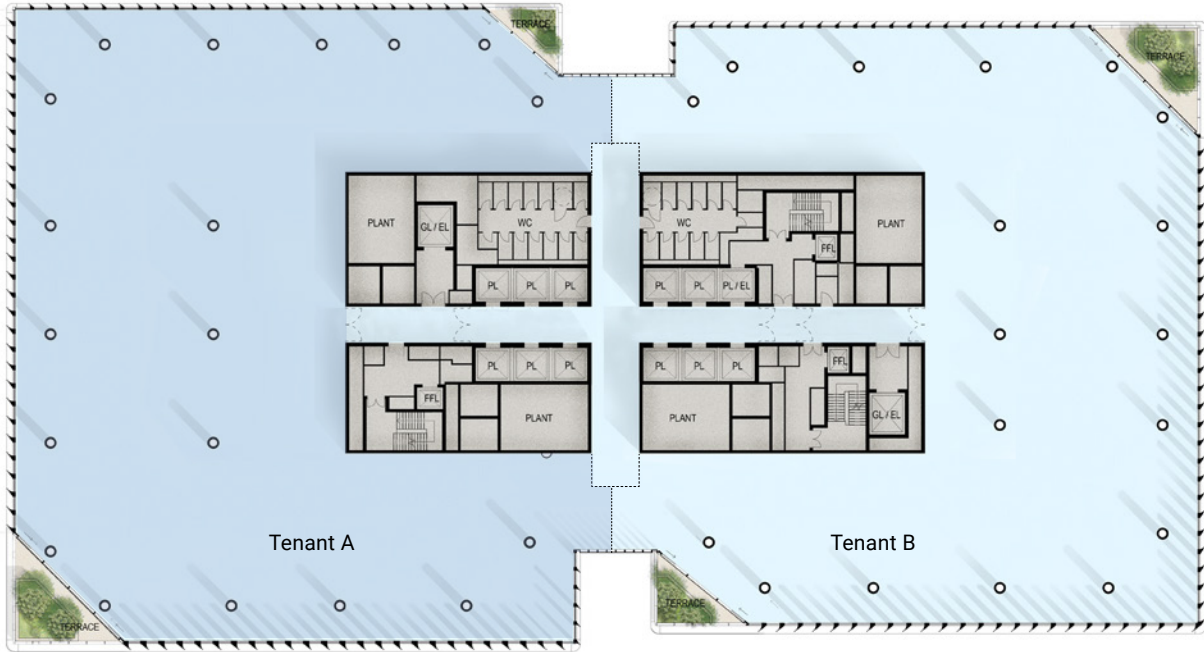


Typical Plan - Zone 4

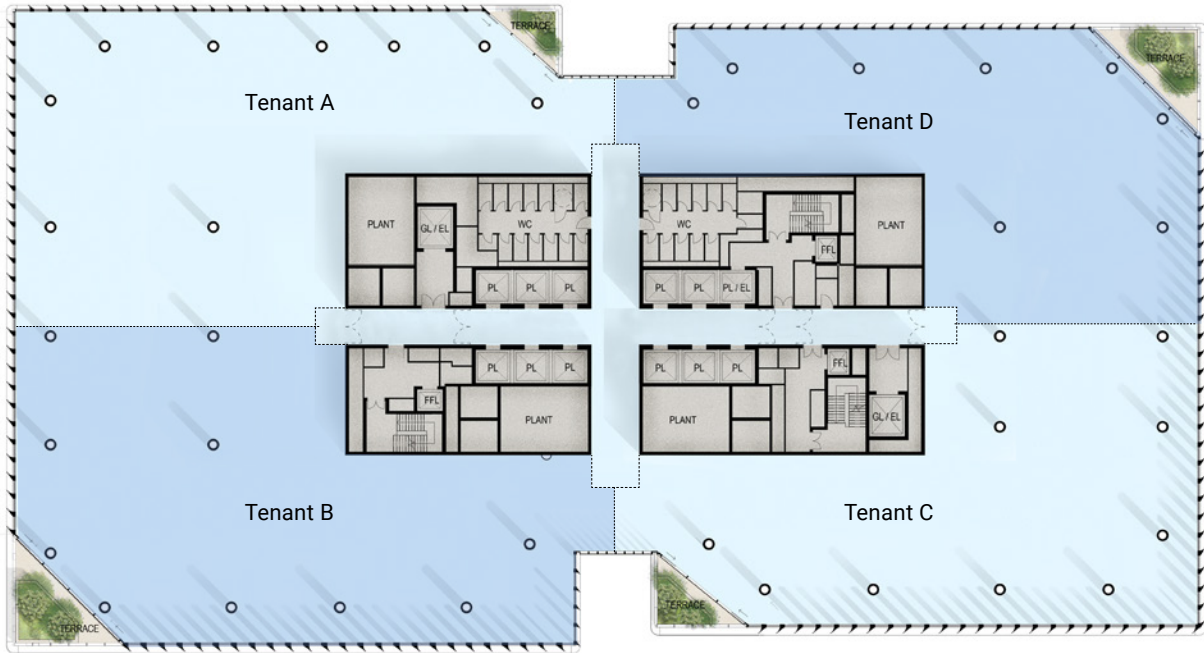


Typical Plan - Zone 2

Building in Adaptability



Potential 2 tenant split



Potential 4 tenant split

The City of London is a global business capital that is constantly reinventing itself, allowing the emergence of new types of businesses that may have different spatial requirements from its traditional core of finance and legal users.

The building can accommodate both large anchor tenants and collections of smaller tenants, such as agencies or start ups within the same framework. The ability to subdivide floorplates in multiple configurations will allow the building to respond to many different tenant scenarios. This adaptability ensures that 1 Silk Street remains responsive to the City’s changing economic and cultural landscape, meeting the needs of a diverse, ever evolving workforce

The centrally positioned core at 1 Silk Street support a variety of configurations. For large financial institutions requiring expansive floors, the design allows for uninterrupted, open-plan layouts to accommodate trading desks, technology infrastructure, and high-density occupation. At the same time, the flexibility of these floorplates caters to the needs of tech firms that thrive in dynamic, collaborative environments, with spaces easily adaptable to include breakout areas, team zones, and innovation hubs.

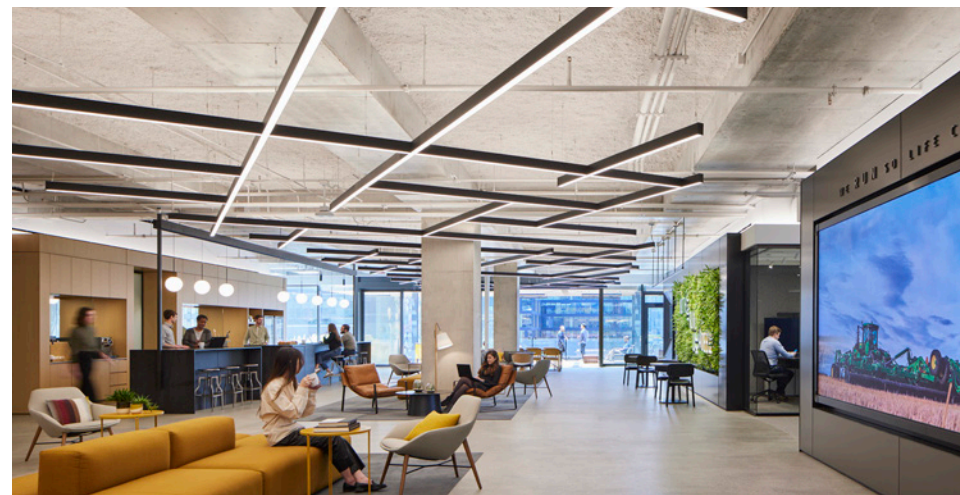
Office Layouts



Typical Zone 2 Plan - Two Tenants



Typical Zone 3 Plan - Single Tenant

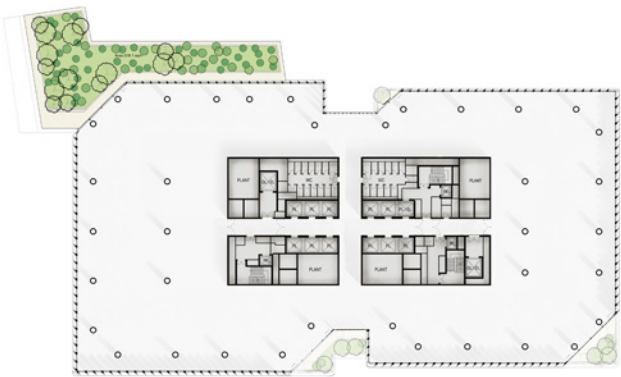


Connections to Green Space



The demand for outdoor amenity space in the London office market has grown significantly, driven by evolving employee well-being and sustainability goals. The design for 1 Silk Street prioritises access to greenery across its terraces, offering tenants and visitors an enhanced connection to nature with a total of 2,081sqm of outdoor terraces. The outdoor terrace designs are tailored to create visually and physically engaging green spaces that support well-being, biodiversity, and seamlessly integrate with the building’s architecture. Adopting the guidance of City of London’s “Preventing Suicides in High Risk Buildings and Structures Planning Advice Note”, external terraces generally provide planting to the perimeter to limit access and 1.6m high guardings without internal footholds or handholds.

Populus groves on level 07, 08, 12, 17 proposes a biodiverse focused terraces of Populus tremula and its native understory in the skyline of the city to enhance biodiversity gain. The grove works as a frame to screen expansive views of the London skyline and buffer visual connectivity to Barbican Residents. Visual access to the Populus Grove provides a retreat and restoration for office workers.



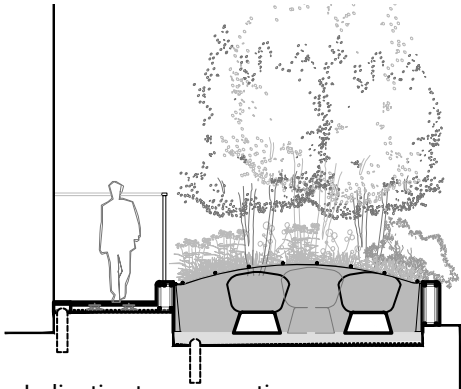
Level 08



Level 12



Level 17

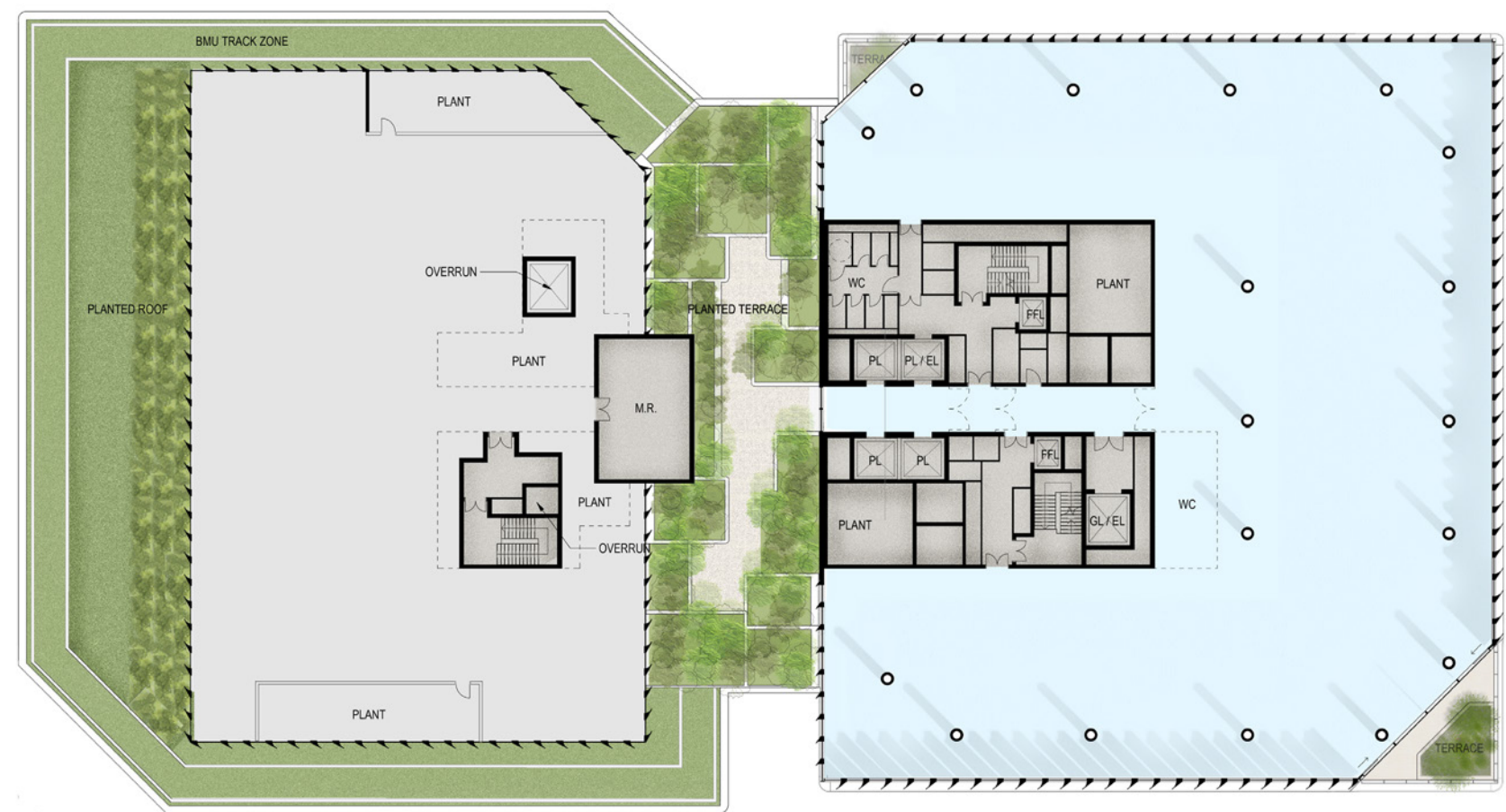


Indicative terrace section



View From Level 17 Communal Roof Terrace

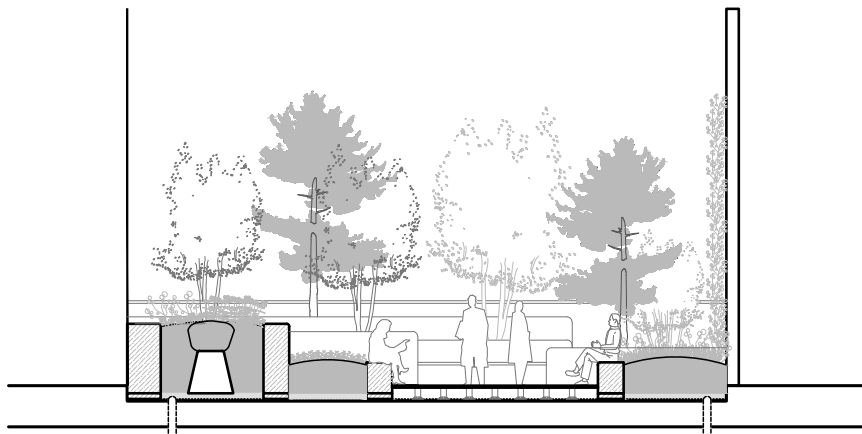
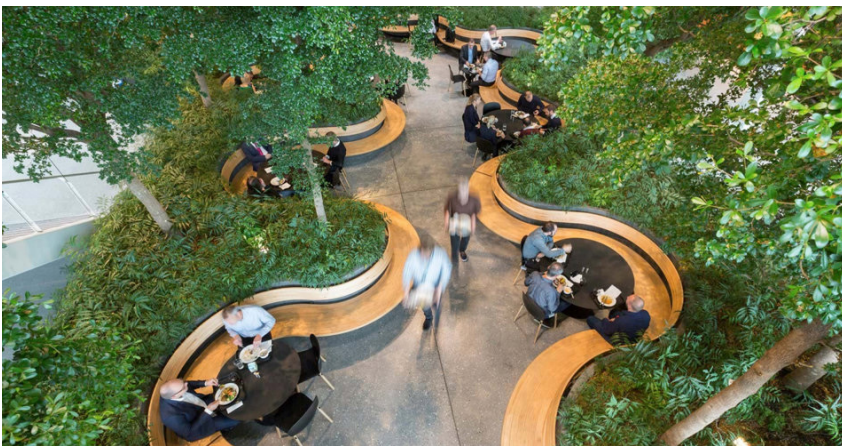
Rooftop Terrace



Level 17 Plan

The roof terrace on level 17 has been designed as a communal space for all tenants of the building. Located in the recess between the top levels of the east and west building, this elevated area acts as a vibrant hub that encourages interaction between the building's various tenants, a space to cross paths. A generously landscaped roof garden flanked by vertical greenery provides an immersive restorative environment with integrated seating edges and pockets for various sizes of socialising and gathering.

The terrace features a lush garden landscape, crafted to create tranquil pockets of seating suitable for individuals and small groups. With its south-facing opening between the two building volumes, the terrace will receive direct sunshine and views of the City. The landscaping has been designed with a newly introduced planting buffer to the south, intended to keep tenants away from the immediate edge in response to the privacy of nearby residents, while still enabling long-range panoramic views across the City and beyond.



Indicative terrace section



View From Level 17 Communal Roof Terrace

06 — Public Realm & Cultural Offer

A Vibrant Ground Level



View From Building Entrance Along Ropemaker Arcade

The existing building at 1 Silk Street presents an impermeable and inactive ground-level perimeter, occupying the entire site footprint and limiting engagement with the surrounding area. This will be transformed into a porous and vibrant ground level designed to enhance connectivity and support the building's new community as well as the existing neighbours.

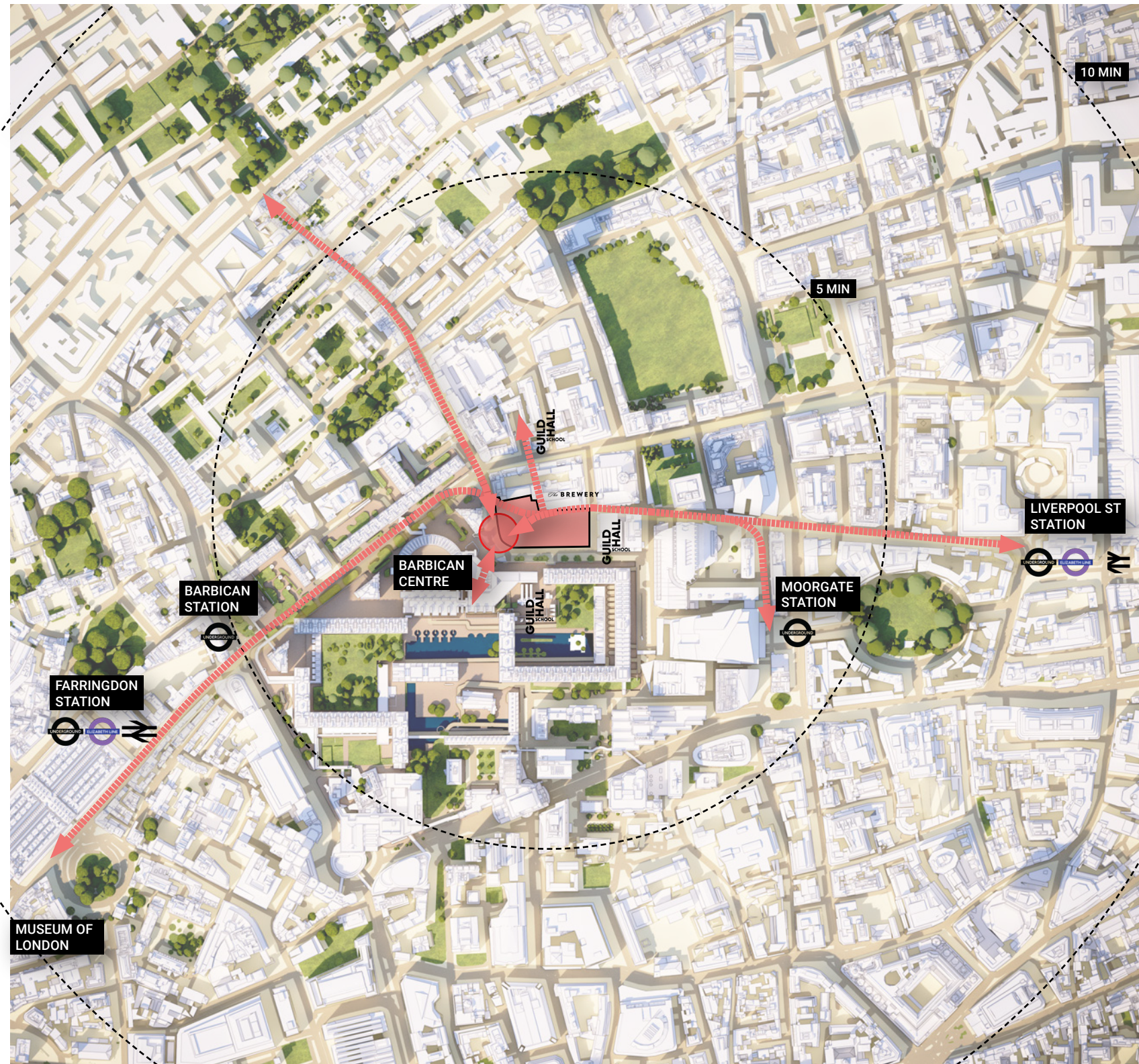
A new pedestrian connection will link with Liverpool Street Station, drawing pedestrian foot traffic straight down Eldon Street from the East. It will also connect to Moorgate station, bringing pedestrians from Moorfields into Ropemaker and to Whitecross Street in the north, the Barbican Centre in the South and Farringdon and the Museum of London in the west. Central to this transformation is the creation of a new plaza on the corner of Silk Street that will act as focal point and distributor of pedestrian movement.

The building's perimeter will be activated in different zones; with retail units forming a lively arcade, cultural spaces will bring the plaza to life, and active tenant amenities will bring animation to the elevations along Silk Street.

The building's main lobby will connect the new arcade to Silk Street. This dual-facing design allows seamless day-to-day access from the arcade while providing a formal drop-off point on Silk Street. This will prioritise the greatest pedestrian and retail activity within the site, away from residences, while maintaining Silk Street as a more tranquil neighborhood thoroughfare.



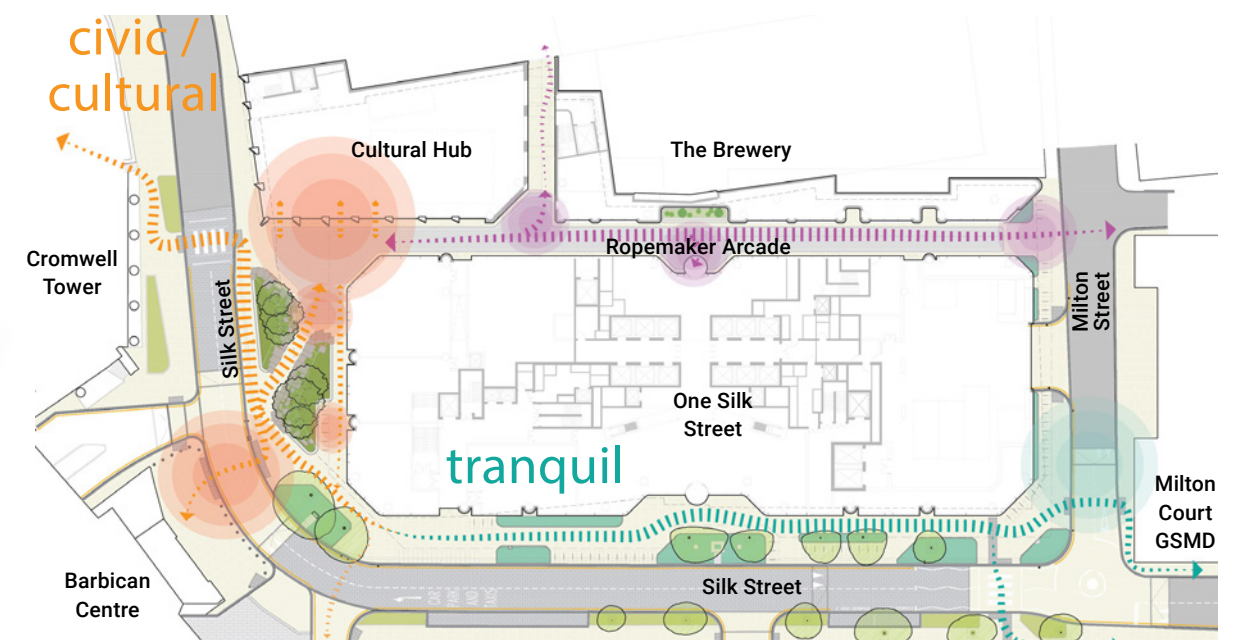
Movement & Site Connectivity



The proposed design introduces a new east-west connection through the site, seamlessly linking Liverpool Street and Moorgate to the east with Farringdon and the Museum of London to the west. At its core, a new civic plaza at Silk Street serves as a key convergence point, integrating the east-west route with Whitecross Street Market to the north and the Barbican Centre's entrance to the southwest, with future access enhancements.

Ground Level Character Areas

At the intersection of multiple desire lines, the Site will feature varied activity zones based on foot traffic. Ropemaker Arcade, the most direct route to public transport, will be an active pedestrian path lined with retail and dining. Silk Street, with lower foot traffic, will be a quiet, landscaped residential street. As the gateway to the Barbican Centre, the plaza will serve as a cultural civic space, bordered by restaurants and cultural venues.





Ropemaker Approach from Liverpool Street & Moorgate
As a gateway to the Barbican Centre and a key landmark for local wayfinding, the building's design emphasises its role in navigation from Moorgate and Liverpool Street stations. The building is visible along Ropemaker Street with signage for Ropemaker arcade visible.



Transitioning into Milton Court, the long view of the arcade is opened up to see the other end of Silk Street with a clear sight of in the direction of travel.



As Milton Court intersects Milton Street, the view of the arcade opens up and the building above steps back to emphasise the entrance.



Northern Approach Along Whitecross Street
The articulated building massing and facade is visible from the intersection of Old Street and Whitecross Street, offering wayfinding southwards to the entrance of the Barbican Centre.



Along the curvature of Whitecross Street, the massing becomes legible as a standalone building with a clear sky gap from the Barbican's Cromwell Tower.



Further down Whitecross Street, the building's landmark architecture becomes visible as a recognisable beacon announcing the entrance to the Barbican Centre. The height of the building has been stepped down towards Cromwell Tower.



At the intersection of Whitecross Street, Silk Street, Beech Street and Chiswell Street, the set back of the building's massing is visible, revealing a civic plaza and the entrance to the Barbican Centre. The colour and reflections of the Brewery Annex's glazed terracotta frontage announces its cultural purpose and acts as marker.



Southern Approach from London Wall
The building's orthogonal massing and chamfered corners references the Barbican's own mix of angled and rectilinear geometry. Visible from Wallside Highwalk, the building offers a sympathetic wayfinding to assist in navigation through Barbican.



The horizontally expressed slabs of the building's architecture are visible between buildings in distant views and help demarcate the edge of the Barbican Estate. The western half of the building has been reduced in height to improve its relationship with St Giles Cripplegate and the Barbican buildings.



From St Giles' Terrace, the Barbican's conservatory is visible with the proposed building's landmark form helping orient visitors as to the location of the Barbican Centre's address and the City's commercial areas beyond.



Along Andrewes Highwalk, the proposed building creates wayfinding that orients visitors to the entrance and exit of the Barbican. The reduced height of the western half of the building creates a stepping down in height from City Point and The Heron towards Cromwell Tower.

Neighbourhood Retail Vision



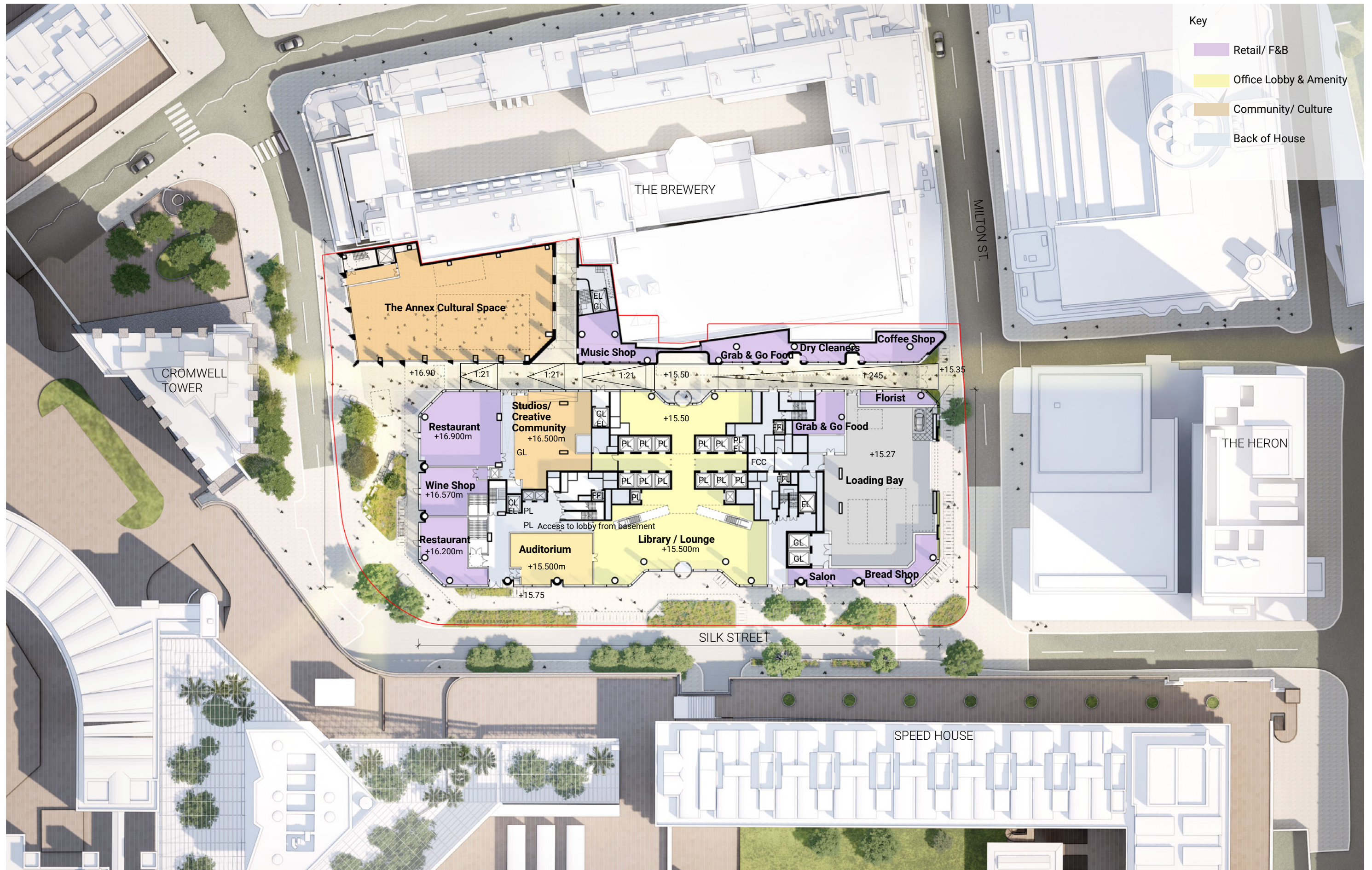
1 Silk Street's ground floor offer will help establish a new micro-destination in the City of London, positioning the building as a thoughtfully curated neighbourhood hub.

A carefully balanced retail and food & beverage (F&B) mix will serve those working in the offices above and nearby, as well as local residents and visitors to the Barbican Centre. The ground floor will be active across the day, week, and weekend, creating a place that feels culturally engaged while remaining rooted in everyday use.

The retail vision is not about competing with existing destinations, but about complementing the surrounding offer, particularly the Barbican and Whitecross Street Market, by filling gaps, supporting local character, and strengthening the quality and coherence of the wider public realm.

Ground Level Character Areas

People will experience 1 Silk Street's ground floor through three distinct but interconnected character areas: the Plaza, the Ropemaker Arcade, and Silk Street South. Each responds to its immediate context and user group, while contributing to a unified and legible place. Together, these zones create a layered experience - from lively and outward-facing, to practical and connective, to quieter and more local in character.

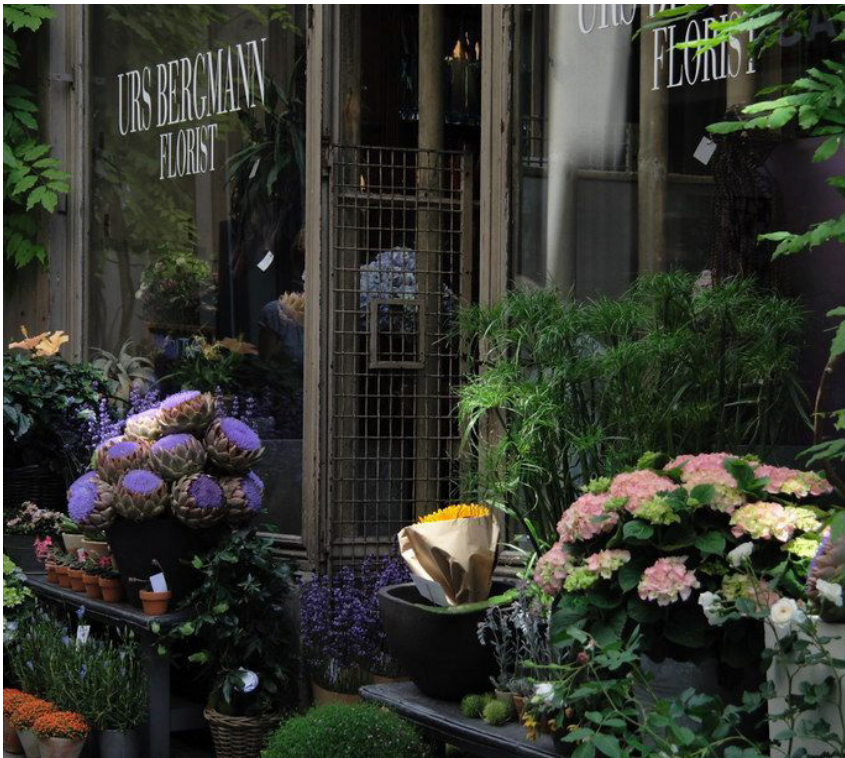


Illustrative Ground Level Plan with Indicative Retail Uses

Neighbourhood Retail Vision



Small-chain Specialty Coffee



A Flower Shop with a Visually Engaging Frontage



Healthy Grab-and-Go Food Options



Creative Community Lab Offering Affordable Space for Creatives

Ropemaker Arcade The everyday connector

Ropemaker Arcade is the new east-west route through the building and the primary daily thoroughfare for office workers. This zone is focused on convenience, quality, and flow. Retail here will prioritise practical, high-frequency uses such as grab-and-go coffee and food, convenience retail, and local services that support the daily routines of those working in the building and surrounding offices.

On the eastern edge, key corner units will act as highly visible anchors along Ropemaker Street and beyond. These spaces are intended to attract both office users and the wider public, with uses that are visually engaging, active throughout the day, and help signal the presence of the Arcade from the surrounding streets. At the western end by the Plaza, the Arcade will be activated on both sides by cultural and creative uses that will add interest, visibility, and a sense of discovery - reinforcing its role as more than a simple passage, and as a welcoming public connection through the site.

Drawing inspiration from London's tradition of intimate, activated alleyways, the Arcade is conceived as a lively yet controlled environment, with the ability to be secured and closed outside operational hours.

Ground Floor Use Mix:

- Grab-and-Go F&B
- Convenience Retail
- Local Services
- Cultural / Creative Uses



Bottle Shop and Wine Bar / Listening Bar



Independent F&B Concept with a Sustainability Ethos



F&B Concept with a Strong Social Value Ethos



All Day Restaurant

The Plaza The cultural front door

The new public plaza will help connect 1 Silk Street with the Barbican's main entrance, and act as a vibrant 'welcome mat' to the area — attracting people to come, and encouraging them to stay and engage.

This area is envisioned as the most outward-facing and animated part of the ground plane, creating a strong sense of arrival and encouraging people to pause, gather, and engage. Retail and F&B in this zone will focus on food, drink, and culturally aligned uses that support both everyday activity and the rhythm of performances, exhibitions, and events nearby.

The Plaza will play a key role in establishing 1 Silk Street as a recognisable micro-destination — a place that feels connected to the cultural life of the Barbican while remaining open, accessible, and relevant to a broad audience.

Ground Floor Use Mix:

- All Day Restaurant
- Café
- Bottle Shop and Wine Bar

Neighbourhood Retail Vision



Neighbourhood Bakery



Barbershop



Silk Street South The neighbourhood edge

Silk Street South responds to its quieter, more residential context and proximity to the Barbican Estate.

Retail in this zone will be limited in scale and focused on daytime, low-impact uses that serve local needs and everyday routines. This may include personal services and small independent retail that cater to office users and residents alike without introducing excessive footfall, noise, or late-night activity.

The character here is deliberately more understated, prioritising comfort, familiarity, and a sense of neighbourhood amenity. This stretch of Silk Street is less about destination-led activity and more about creating a calm, useful, and well-considered edge to daily life in the area.

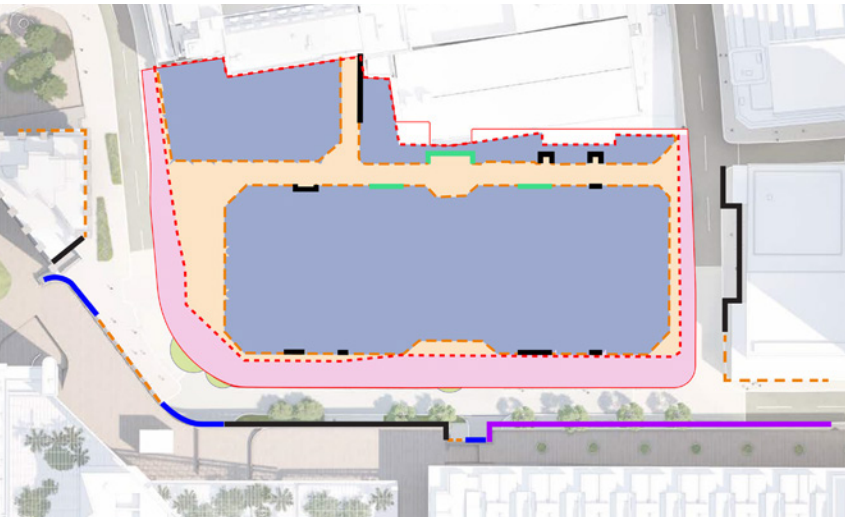
Ground Floor Use Mix:

- Personal Services
- Independent Retail
- Daytime Bakery



View Along Silk Street

Proposed Public Realm Offering

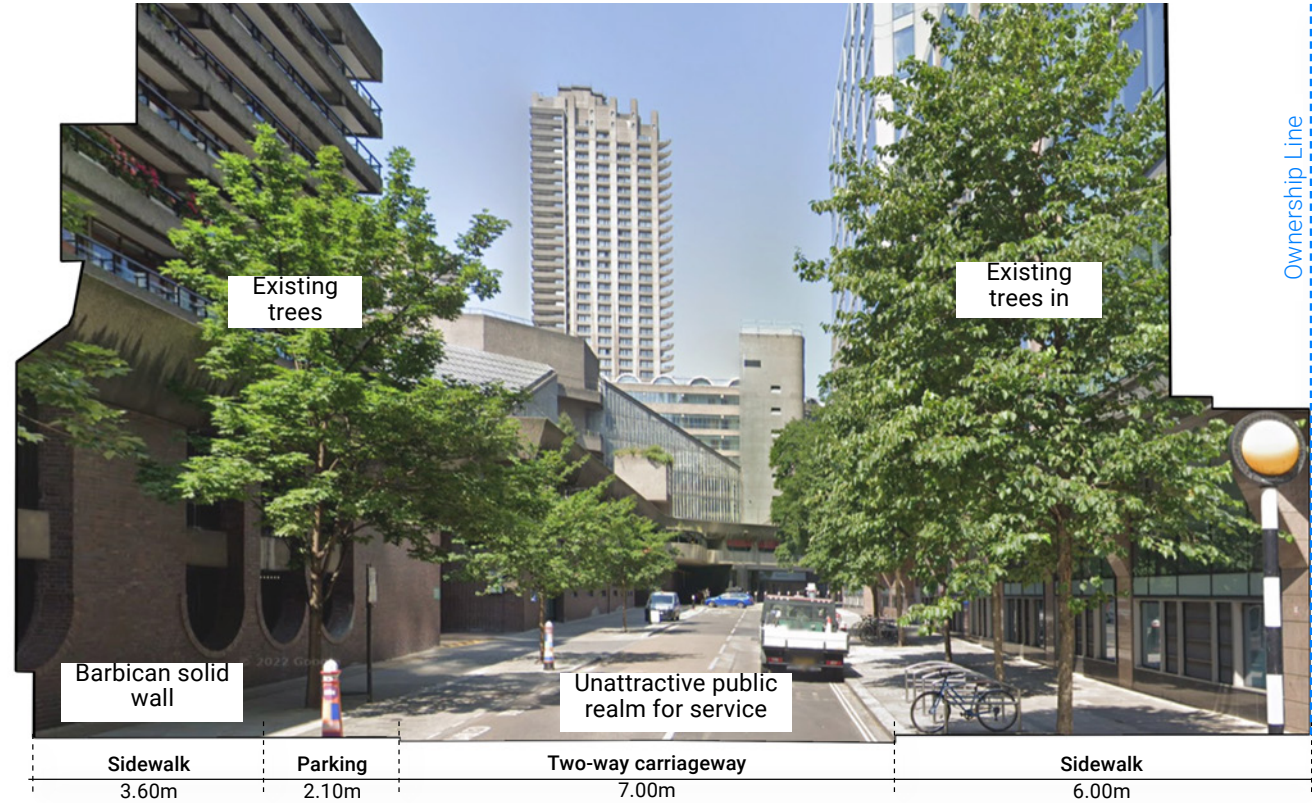


- Key**
- Application Boundary
 - Property Line
 - Accessible Space within Legal Boundary
 - Landscaped public realm
 - Building footprint
 - Solid wall/BOH
 - Blank wall with Ventilation Opening
 - Loading Bay/Car park Entrance
 - Active: Retail/Building Entrance
 - Art

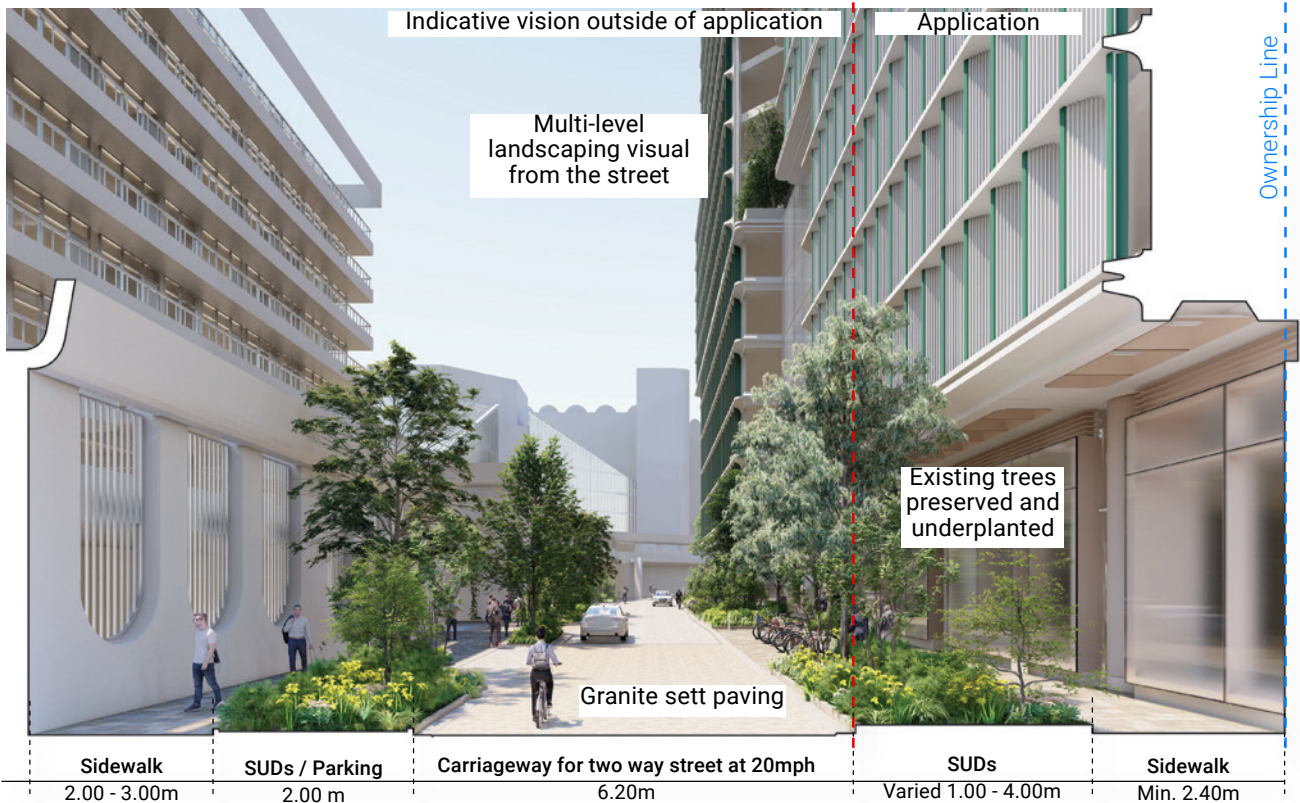
The Silk Street streetscape proposes a transformative public realm vision delivering a total of 2,282 sqm of accessible public realm.

Today, at ground level, there is 1,279sqm of open space within the Application Boundary, of which only 143sqm falls within the Applicant's ownership. The Proposed Development will include 34% of open space within the Application Boundary, an uplift from the existing open space of 78% and an increase to almost 1,200sqm within the Applicant's ownership.

Increased greenery and improved pedestrian experience along Silk Street is achieved by narrowing the carriageway to create more space for pedestrians and green infrastructure. Raised platforms with unit paving in the carriageway further help to establish seamless connectivity between the development and the Barbican Centre. Existing trees, cycle stands, lighting, and Sheffield short stay cycle stands will be maintained and integrated into the design.



Section through Existing Silk Street Streetscape



Section through Proposed Silk Street Streetscape



View Along Silk Street Towards Barbican Centre Entrance

Greening Silk Street



The 1 Silk Street landscape proposals integrate greenery and biodiversity throughout the development to create a more connected, inclusive, vibrant, and green pedestrian environment. The proposals respond to and integrate the ambitions of:

- The City of London Open Space and Green Infrastructure vision for 2040, which identifies the Barbican as an important area for nature conservation (SBINC). By improving the biodiversity and green infrastructure immediately adjacent to the Barbican, the quality of urban habitat and connectivity are increased.
- The City of London Transport Strategy City Streets: Transport for a changing Square Mile from 2019, which identifies the site as a Focus Area for Pedestrian Priority and Route Improvements.
- The Bunhill, Barbican and Golden Lane Healthy Neighbourhood Engagement Findings Final Report from 2023, which identify ambitions to reduce traffic levels and increase planting on the northern side of Silk Street;
- Culture Mile Public Realm Vision & Strategy (2024) which recommends consideration of improvements to Silk Street including repaving the carriageway of the existing raised table outside the Barbican Centre, exploring bollards outside the Barbican Centre, additional cycle parking, and increasing the feeling of pedestrian priority, accessibility, and safety while enhancing visual appeal and place identity.

The ground level public realm comprises of three key components that improve connectivity, urban greening, and inclusivity on the site:

The Civic Plaza and Knoll Garden

Designed to build on the legacy of the Barbican Centre's civic and public gardens. Two landscaped knolls with significant large trees will create an immersive green environment with integrated accessible seating that encourages informal play and has microclimate pockets for shade and respite. The knoll garden will also help contribute to noise mitigation at ground level through the use of topography and large trees.

The Ropemaker Arcade

The new pedestrian route connecting Silk Street to Milton Court, inspired by London's medieval alleyways, will be primarily hardscaped with some accent planting at the entrance to the office building and on the rooftops of the small retail units

Vision for Silk Street

An indicative design for Silk Street has been produced, demonstrating the public benefit of narrowing the carriageway width, reorganizing existing street furnishings to declutter the street, and introducing open planters around the base of existing trees to maximise plant health and stormwater permeability on the street. Architectural setbacks and chamfered corners accommodate lush planting, accessible to tenants and visible from the street, enriching the streetscape.

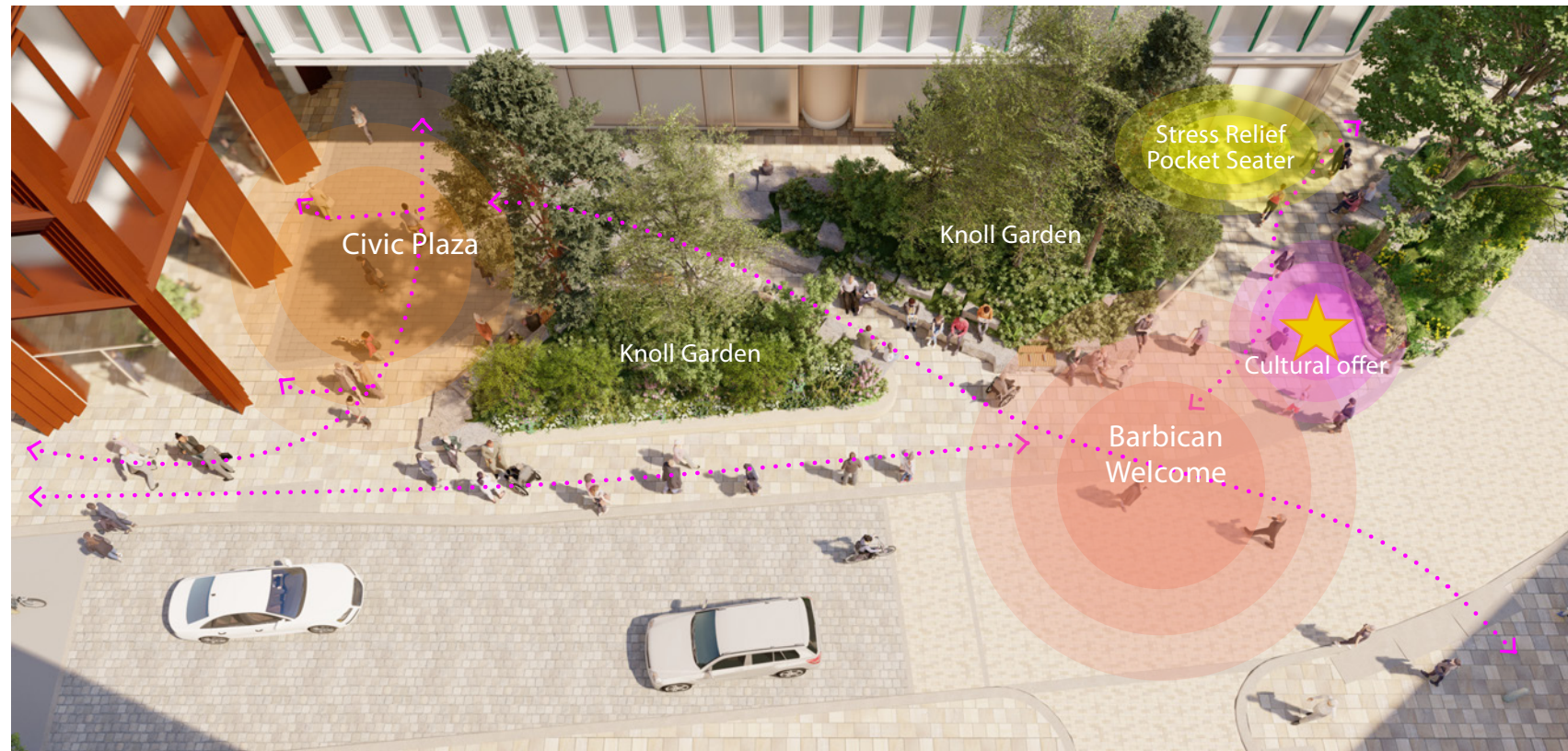


View Towards the Civic Plaza Below

A New Civic Plaza & Garden



View of the New Plaza and Indicative Cultural Use of The Annex



Layout of Civic Plaza and Gardens

The proposed design for 1 Silk Street sets the building considerably back from the Site boundary, widening the distance from Cromwell Tower and opening the ground plan to create a generous civic plaza on the corner of the Site.

As a gateway to the Barbican Centre, the plaza establishes a distinguished sense of address. At its northern extent, the plaza transitions into a flexible space, accommodating gatherings, events, and leisure activities inviting diverse users and age groups. The eastern edge is activated by vibrant food and beverage venues, enriching the public experience.

By opening the ground level to a new plaza and pedestrian route (totalling 1,279 sqm of open space at ground level within the Application Boundary), the design introduces significant greenery into the urban realm. The plaza and garden act as the scheme's central green hubs, linking major pedestrian arteries along Silk Street and Ropemaker Arcade, along with the entrance to the Barbican. Raised plants and rooftop greenery further enhance these connections. The Proposed Development directly delivers the policy requirements set out in adopted Policy DM10.1 and draft Policy DE3, as well as maximising permeability by providing new external pedestrian routes in accordance with adopted Policy C10 and draft Strategic Policy C8.



View From Civic Plaza Looking Towards Barbican Centre Entrance

Cultural Offer & The Integration of Art



Public Realm Axonometric Showing Proposed Opportunities for Art & Sculpture

Emerging from the strands of public consultation, review with the Barbican and the Guildhall School of Music and Drama (GSMD), the pre-application process with the City of London and our co-design workshops, there has been keen interest in how the proposals can expand the cultural offer in this location. There is an acknowledgement from all these conversations that the nature of both the Barbican and GSMD currently results in inward focused spaces and the new development can bring animation to enhance the policy goals of Destination City and contribute to the nature of this as one of London’s pre-eminent cultural districts.

The project team has explored the integration of art into the project from the outset and the use of the arcade as a setting that can expand the definition of the culture of the area. Three locations have been identified where newly commissioned art pieces can be introduced to the proposals, two along the arcade and a larger piece in the plaza. The project team is in discussion with the neighbouring cultural institutions to lead the commissioning and curation of a major new site specific work for the plaza. This can act as a significant contributor to the entrance to the Barbican and bring a real enhancement to its wayfinding.



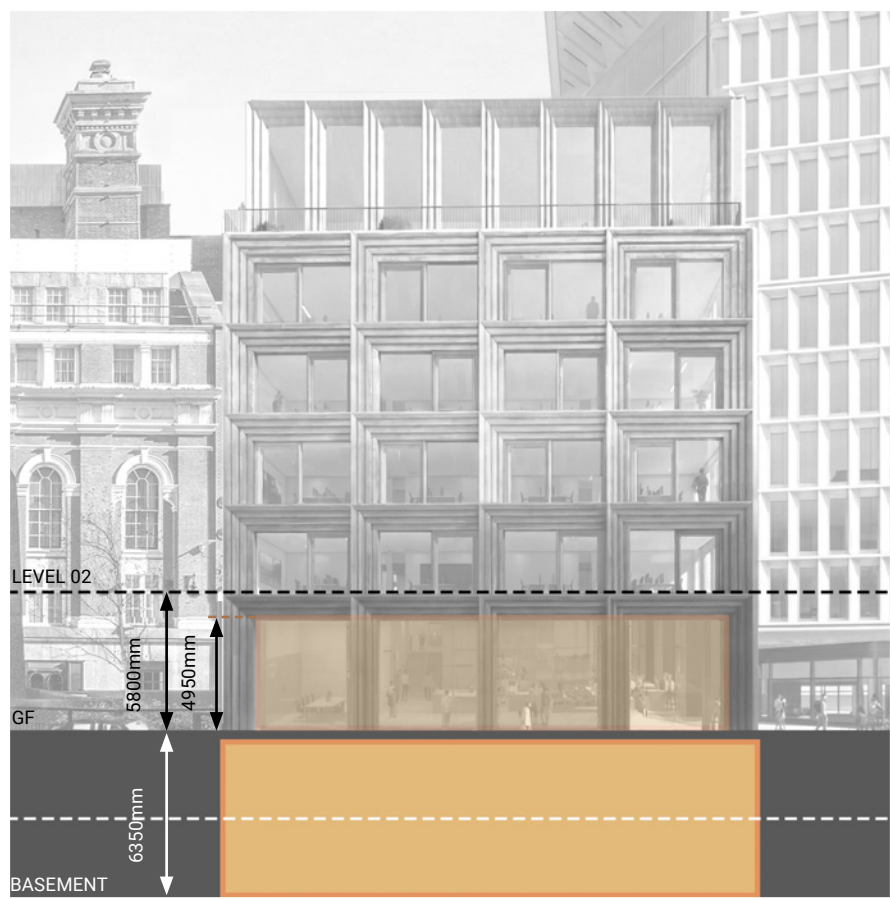
View From Within The Ropemaker Arcade

Civic Plaza & Cultural Space



Public Realm Axonometric Showing Proposed Cultural Spaces

At the northern end of the new civic plaza a multifunctional cultural and community space will serve as a vibrant anchor to the western end of the Ropemaker Arcade and the wider Destination City vision. Occupying the entire ground level of The Annex building and a significant basement area, the space carefully integrates indoor and outdoor activation. The immediate adjacency to the plaza increases animation, creating a strong physical and visual connection between the building and the public realm.



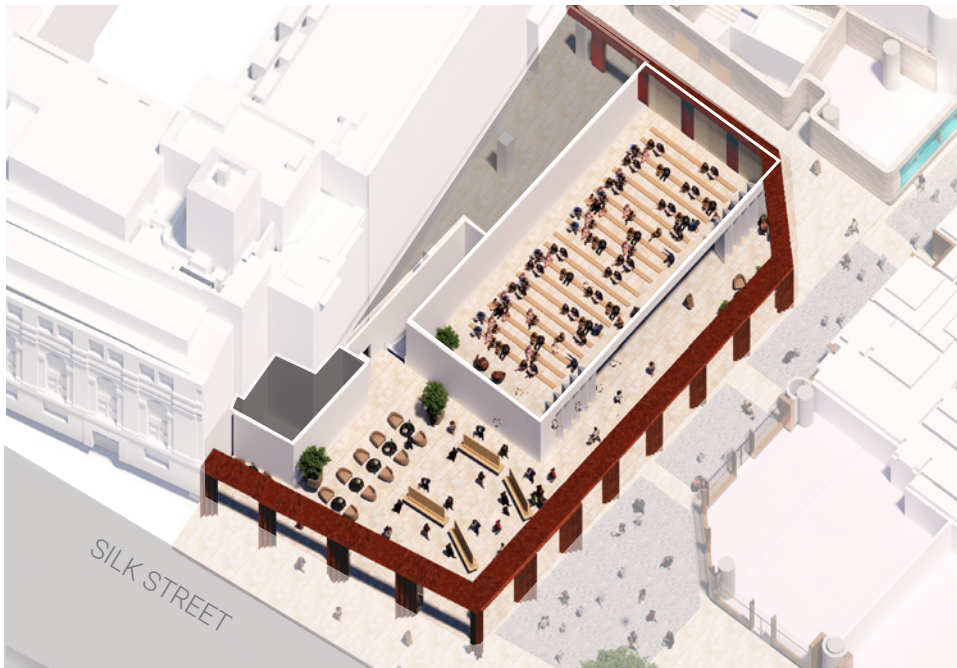


View From Civic Plaza Looking Towards The Ropemaker Arcade

Civic Hub & Cultural Space: The Annex



Indicative layout for performing arts space - Ground floor (double height to basement below)



Indicative layout for flexible arts and community use - Ground floor

In tandem with the project team and Things Made Public a number of potential occupiers of the cultural space have been identified and the area of this use significantly increased in response to a greater understanding of their needs. Potential layouts have been developed to demonstrate the use of the space by a major institution or a local community organisation to demonstrate the inherent flexibility of the space.

The Guildhall School of Music and Drama (GSMD) is one of a number of potential operators, but is the preferred for this space from those initially identified and the Applicant is conducting negotiations to secure them as a tenant for the space. It has a strong mandate for broader education than its own students and the new premises can provide a visual link they do not currently enjoy. Through this they can provide opportunity to currently under-represented groups across London.

GSMD, is currently limited in the range of activities that it can offer and sees a more public facing space as an opportunity to extend its outreach with a wider community and inclusive focus. The space would also provide additional desperately needed rehearsal and performance space that can make their mission more visible.



Indicative Visualisation

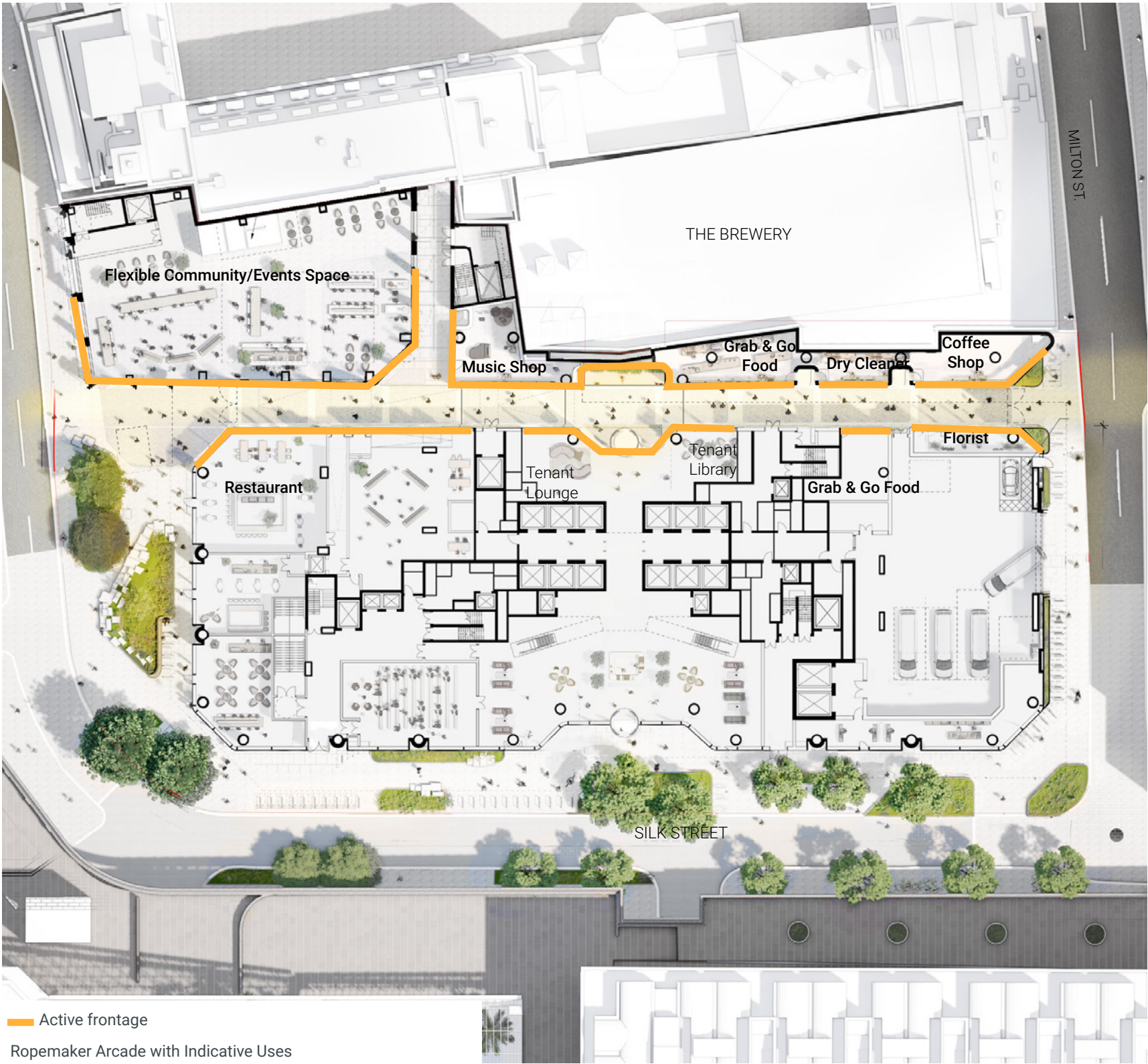


Indicative Visualisation



View From Civic Plaza Looking Through the Knolle Garden Towards The Annex

The Ropemaker Arcade



The proposal for 1 Silk Street introduces the Ropemaker Arcade, a vibrant new east-west pedestrian connection that transforms the site into a lively urban artery. Designed as an open-air yet weather-sheltered internal street, the arcade captures east-west foot traffic, integrating diverse and independent retail and food and beverage offerings. These uses will support the needs of the building’s new occupants while also providing benefits to the wider neighbourhood.

Inspired by the City of London’s legacy of bustling hidden arteries like Bow Lane and Lovat Lane, the arcade re-imagines this tradition within a contemporary context. Situated along the site’s northern edge, it also reveals the southern face of the Brewery for the first time, presenting an opportunity to celebrate and activate this historically hidden elevation. Artwork is integrated into the walls of the Arcade, bringing life to elevations where the building’s cores require opacity. A cultural and civic space and a new flexible community space anchors the western end of the arcade, with rotating events that will draw visitors through to the Site and connect them to their destinations.

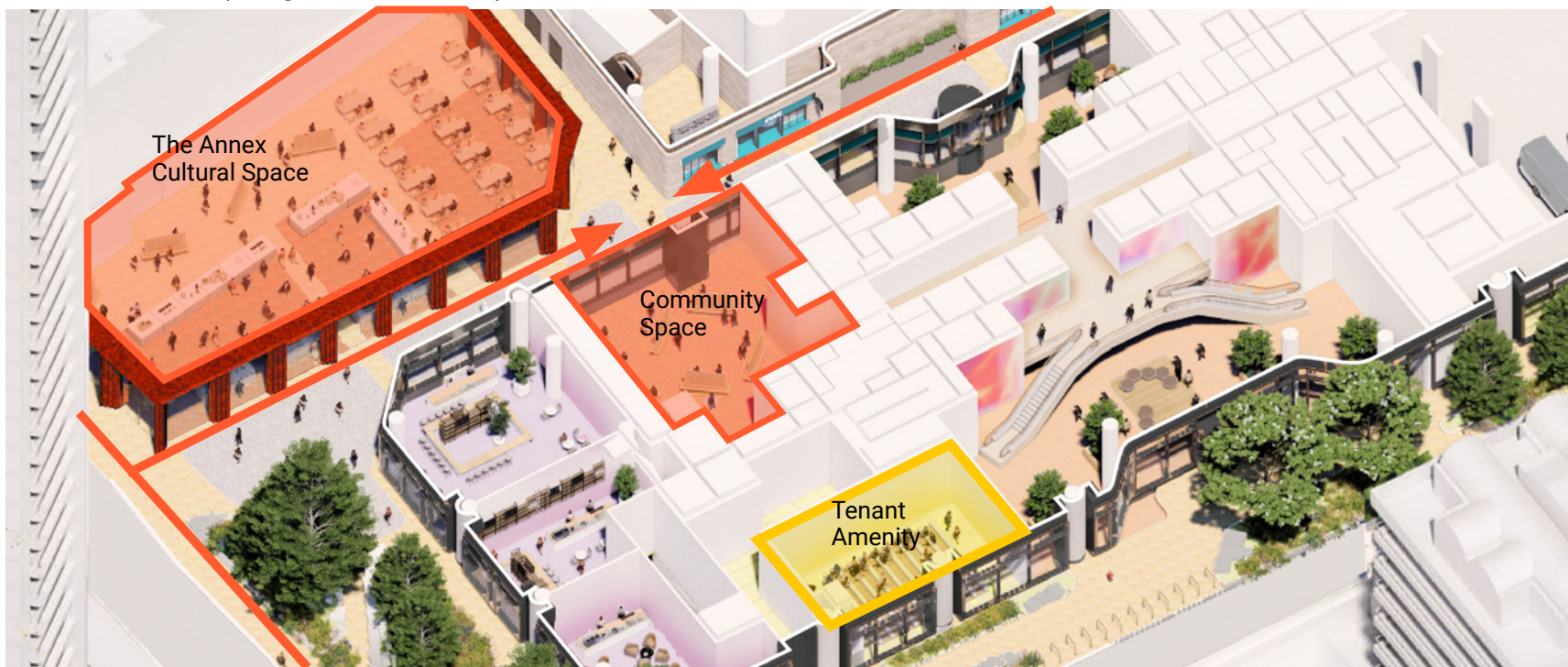


View Along Ropemaker Arcade from the Western End

A Community Incubator



Silk Street Elevation Capturing the Multi-Function Space



Multi-Functional Space - Accessible from both the lobby and Silk Street

In the original planning application, a tenant amenity space on Silk Street was shared with external users on a managed basis. Following feedback from the consultation period, the proposal separates the two uses, creating a dedicated community space within the Ropemaker Arcade.

Positioned opposite the Annex Cultural Space, it creates opportunities for synergy and creative interaction between the two and enhances the activation of the arcade. This space is designed to be capable of use independently of the offices to maximise its benefit to the community

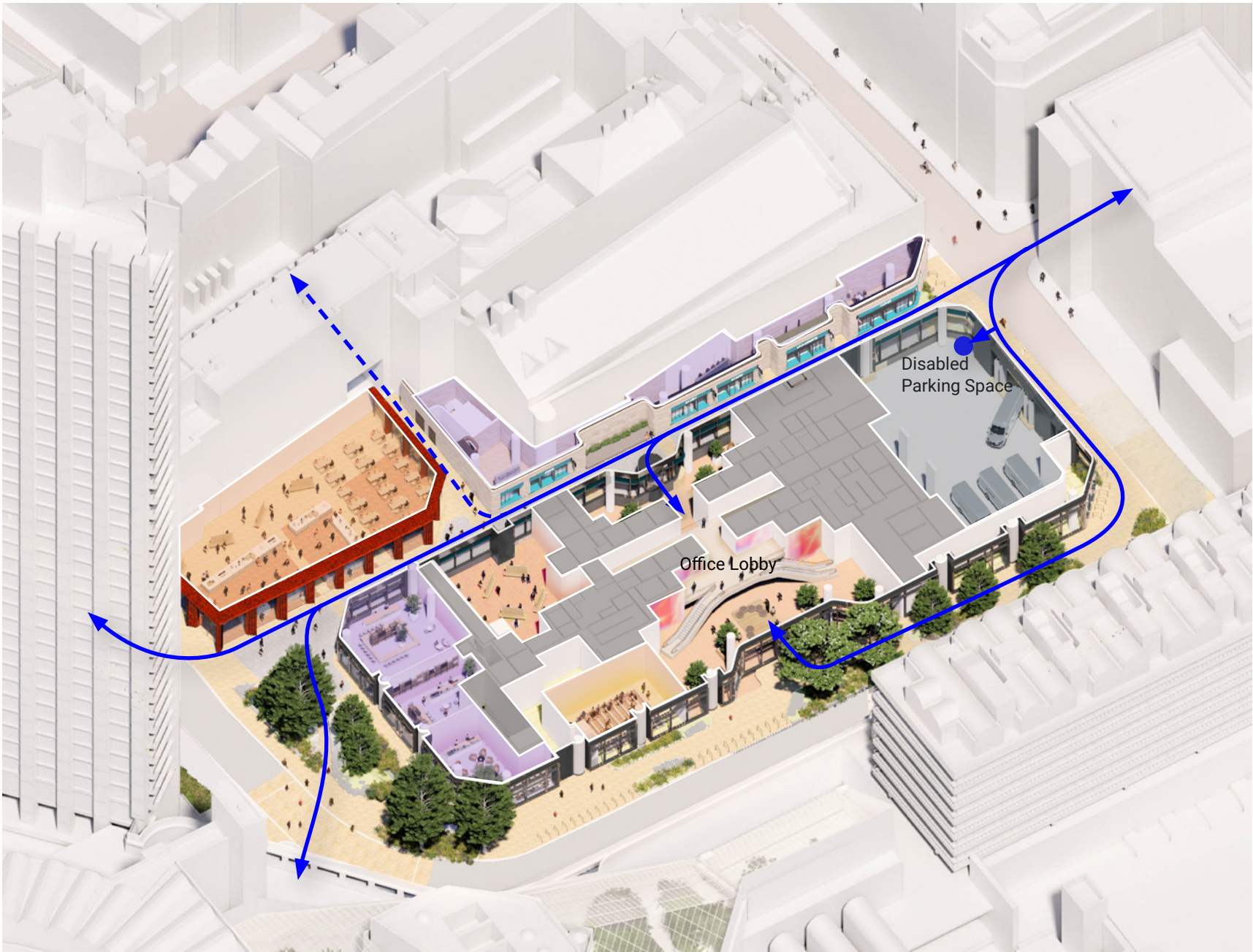
In tandem with the project team and Things Made Public, potential occupiers of the community space have been identified. One of which, Kunstrraum is a rapidly growing non-profit organisation that offers a varied programme of performance and exhibition supporting communities less well represented in mainstream cultural spaces. They have outgrown their current premises and are looking for opportunities to expand into premises that meet their increasing needs.

The space previously being shared along Silk Street, will now be a dedicated multifunction space provided to support the needs of the building's tenants. This will be accessed from the building's lobby, avoiding additional noise along Silk Street. With proposed retractable seating and an audio-visual installation, this space can be used for press sessions, wellbeing programmes such as yoga and pilates, exhibitions, conferencing and performances.



Indicative Use of the Cultural Spaces

Access Strategy



- Retail/ F&B
 - Office Lobby & Amenity
 - Community/ Culture
 - Back of House
- Pedestrian
- - - Pedestrian - Future Provision

Pedestrian access

Responding to Local Plan policy DM 10.8, the proposal offers a design providing universal access. Policy CS16 (3) requires improved pedestrian and cycling conditions. The office will have two access points; one to the north, along Ropemaker Arcade and another along Silk Street, leading into the lobby. Ropemaker Arcade will capture the foot traffic from Liverpool Street Station to the east and create a visual and physical connection through the Site. This route is activated by a retail arcade, further encouraging pedestrian movement. To the south of the building, along Silk Street, it is anticipated to have less foot traffic.

The buildings are designed with a single core but split lift banks, enabling the lobby space between the north and south entrances to become a fluid and open space. From here, office users can access either the single deck lifts or the lower deck of the double deck lifts. Whilst all levels can be accessed from the ground floor lift bank, escalators and stairs provide access to level 1 where the access to the upper deck of the double deck lifts are provided.

Although level changes exist within the site, these are resolved through inclined surfaces at 1:21 or less to provide step free access from public transport.

The Transport Assessment sets out how the design of the loading bay and freight/servicing addresses Local Plan and London wide policies in detail, in summary access arrangements are set out below.

Vehicle access

Vehicle access will be provided on the eastern side of the building, with access from Milton Street, leading to an accessible car parking space and service yard at ground level. A drop-off is proposed to the south.

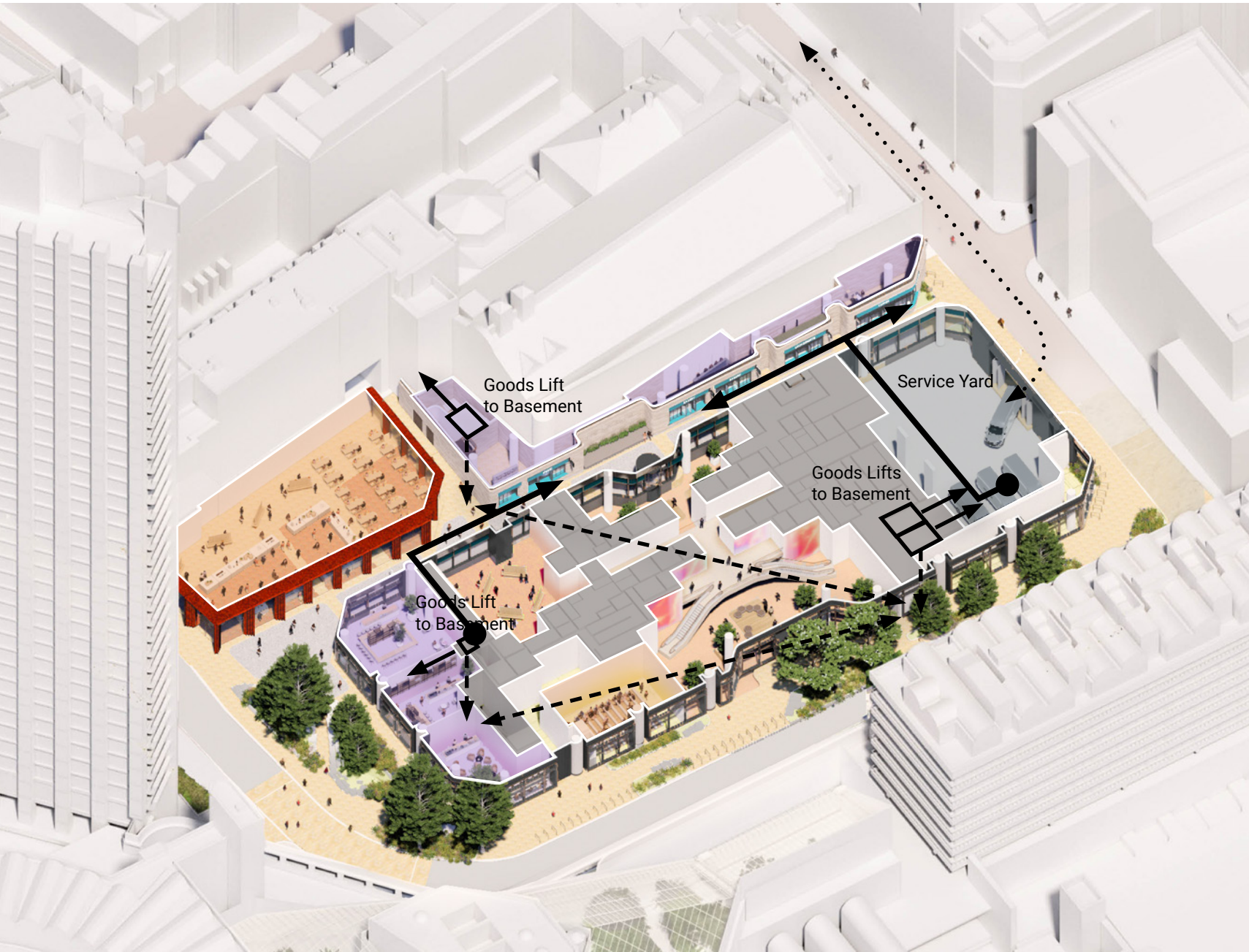
Cycle access

Access to long-stay cycle parking will be provided from Silk Street, at the southwestern corner of the Site, the secure, off-street access will connect cyclists to a stair with wheeling channels and cycle lift that will connect riders to the basement parking area. This access will lead to the basement level cycle storage area and associated end-of-trip facilities located in the basement mezzanine.

Short-stay cycle parking for the retail units and restaurants will be provided at ground level, along The Civic Plaza and along Milton Street. Short-stay cycle parking for the office spaces will be located at the basement level in a segregated area, accessible in a manner similar to the long-stay cycle parking. A secure entry management system will be provided at the entrance to the cycle parking area. Cycle parking security and quality are both significantly improved through these provisions.



Delivery & Waste Strategy



- Retail/ F&B
- Office Lobby & Amenity
- Community/ Culture
- Back of House
-▶ Loading Vehicle Access
- - - -▶ Servicing Transfers in Basement
- ◻ Servicing Lifts
- Servicing at Grade

Delivery and servicing strategy

The proposed delivery and servicing responds to the CoL London Plan, Policy T7, emphasising the facilitation of sustainable freight movement and encouraging out-of-peak deliveries to reduce congestion, as well as taking on board the CoL Delivery and Servicing Plan (DSP) Guidance.

Deliveries and servicing are proposed to be conducted on-site within a dedicated servicing yard within the footprint of the building and accessed from Milton Street. This area is designed to accommodate three loading bays. The service yard is designed to allow vehicles to enter and exit in forward gear. No deliveries or servicing will take place on street. Delivery vehicles will be processed through an off site consolidation centre, with the only exceptions being deliveries of fresh food and beverages. A booking system will be implemented to manage loading bay occupancy and to schedule vehicles. It is proposed that operational hours be set from 08:00 to 19:00, with no motorised night-time deliveries permitted between 23:00 and 08:00. Cargo bikes are also accommodated in the service yard.

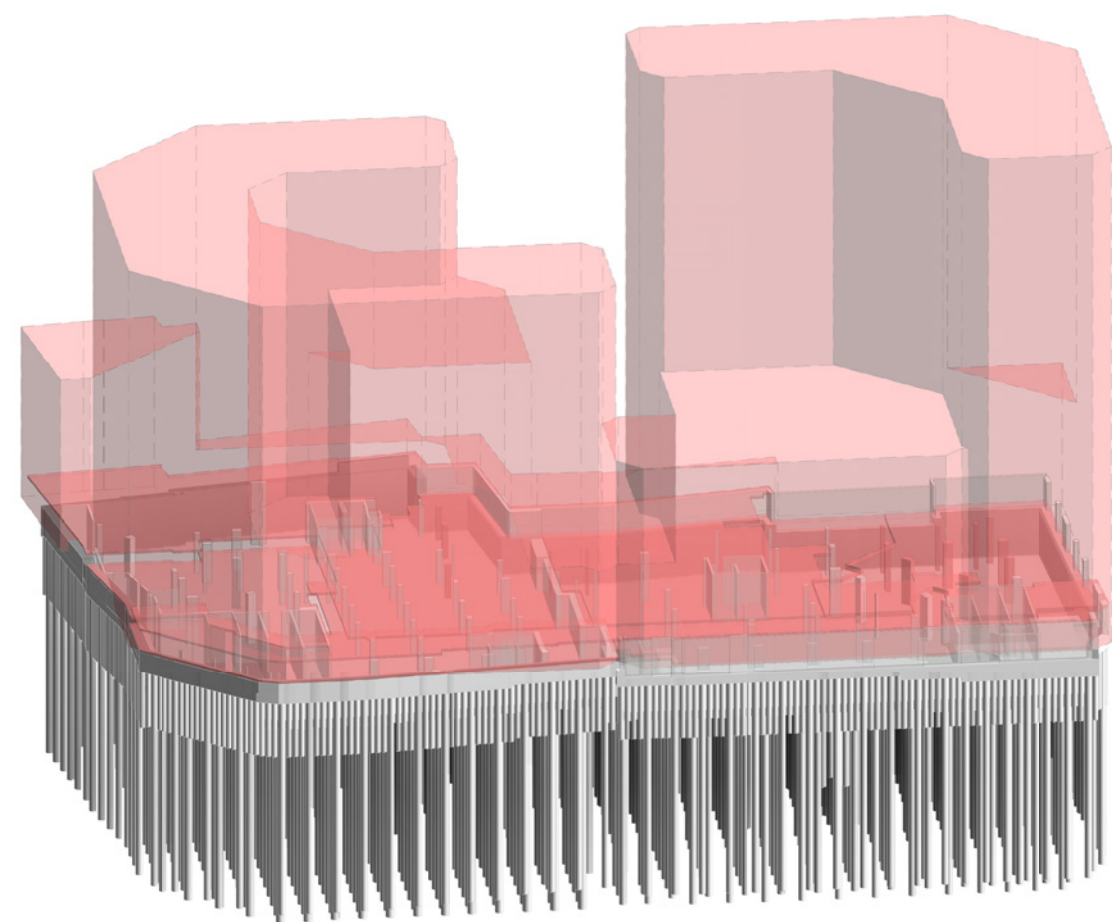
Waste strategy

Waste from the office floors and other commercial uses and cultural/events space will be transported to a waste store located in the basement. On collection days, waste bins will be moved to the service yard via the goods lifts and placed in a designated presentation area. After collection, the empty bins will be returned to the basement.

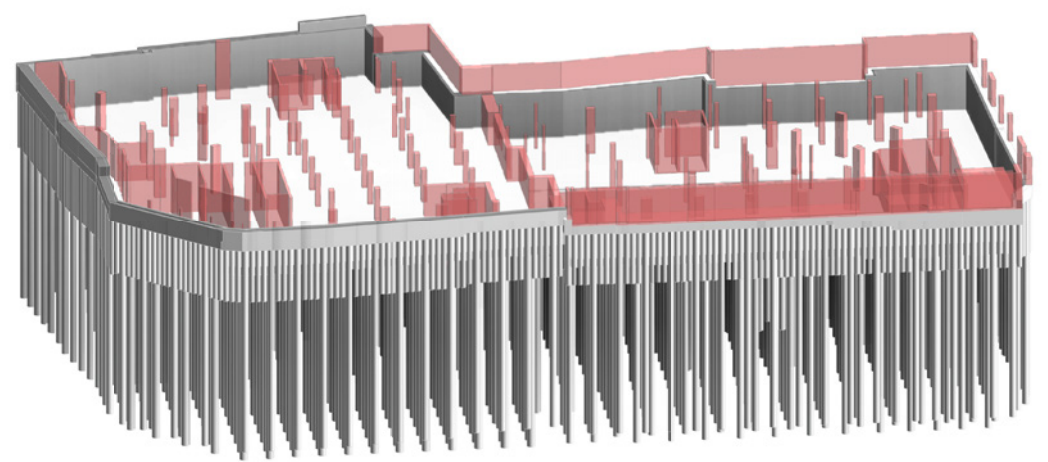


07 — Technical Performance

Structural Design



Existing superstructure



Existing substructure

- Demolished structure
- Retained structure

Substructure and foundations

The existing building's foundations will be retained and reused to support the new building. These foundations comprise of:

- A dense grillage of reinforced concrete (RC) piles, of varying diameters and lengths.
- An RC raft varying in thickness from 1.0 to 1.5m
- a perimeter RC contiguous pile wall with a RC lining wall.
- An RC capping beam.

The retained concrete is around 40% of the overall concrete present on site, leading to a significant saving in embodied carbon, minimisation of demolition waste and a reduction in construction time, noise, vibration and dust.

Detailed site investigations and soil-structure-interaction studies will be carried out to ensure the integrity of the existing elements and adequacy in supporting the new building. In some locations, localised strengthening of the existing elements will be required to support the loads from the new building.

The existing substructure (beams, columns, slabs and walls) within the retained basement wall will be demolished, leaving the raft and perimeter walls as an open box.

Superstructure

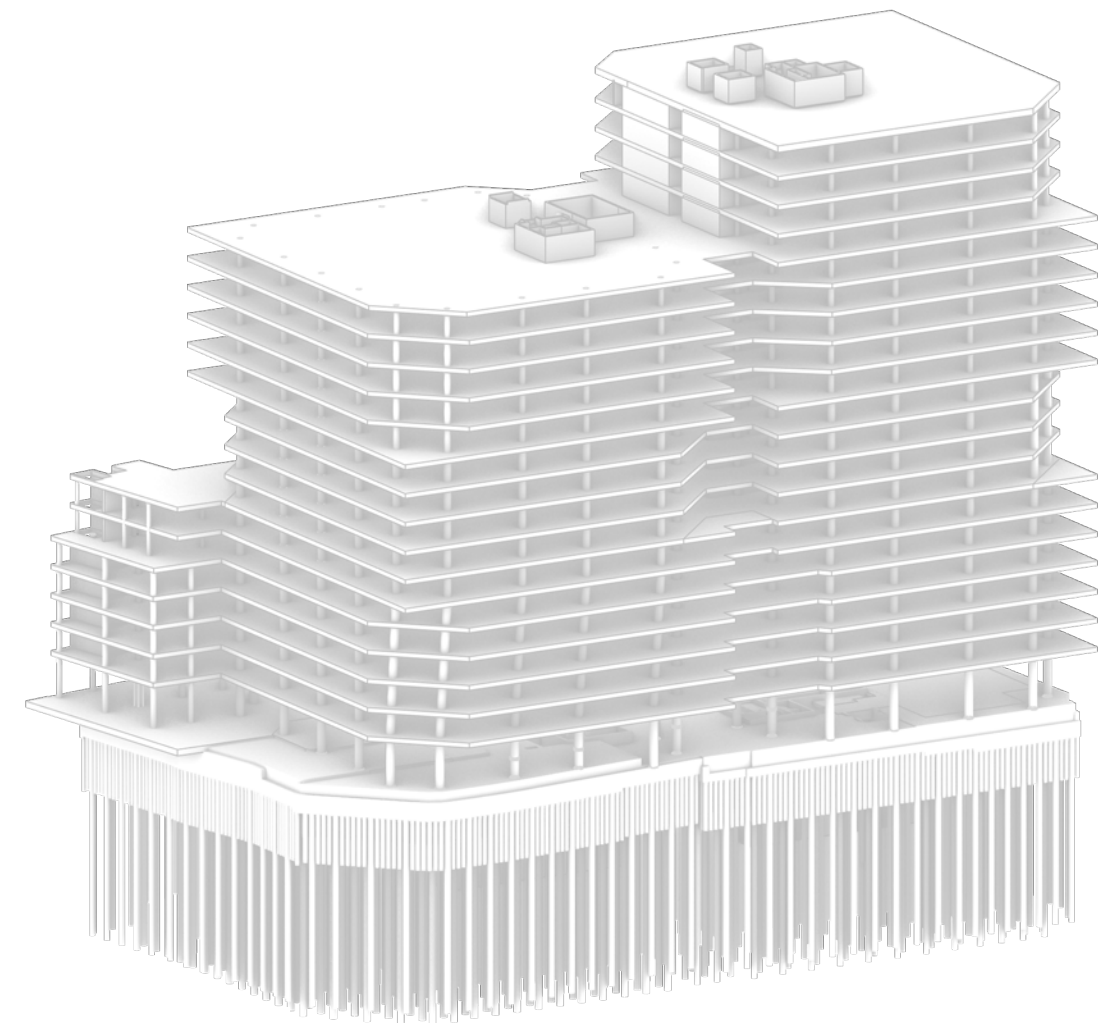
The superstructure will be demolished and replaced by a purpose-built new structure, supported by the existing foundations. The proposed structure is an in-situ concrete frame as follows:

- Reinforced concrete (RC) walls enclosing 'core' areas which support vertical loads and all horizontal loads
- Reinforced concrete columns, typically circular with some rectangular columns around the core areas
- Typically post-tensioned (PT) slabs in the office floors and RC slabs at and below grade and within cores where spans are modest.

PT slabs were chosen for the office floors to provide long, column-free spans and cantilevered slab edges. RC slabs would have resulted in slabs approximately 20% thicker, hence adding excessive structural self-weight which would exceed the capacity of the existing foundations and also resulted in more structural material and associated embodied carbon.

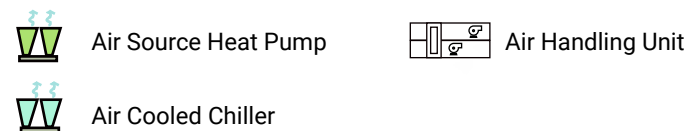
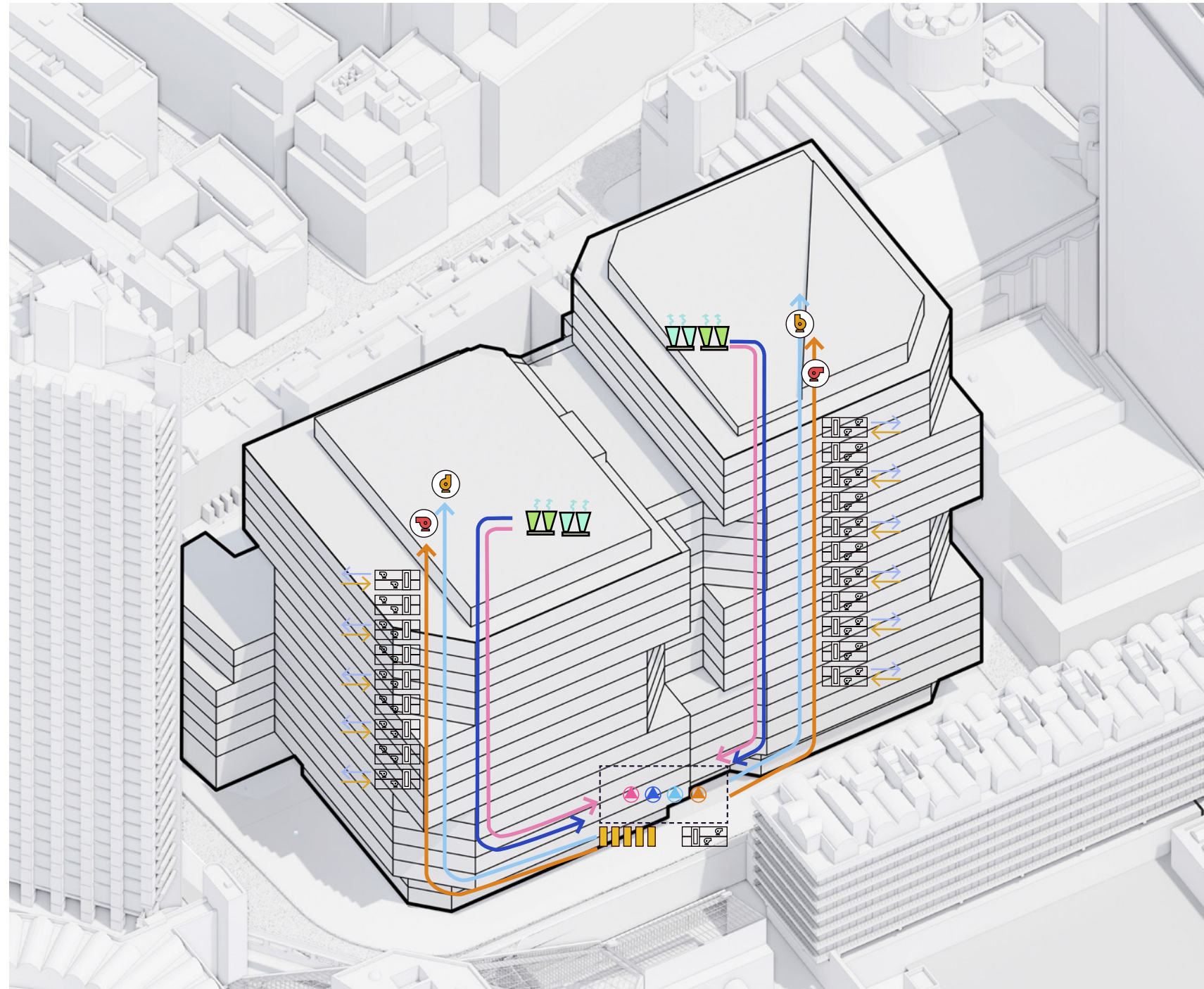
Alternative framing solutions were explored, principally a steel frame with steel beams supported by steel columns. The floor itself could be either conventional metal decking with in situ RC topping or precast concrete planks with in situ topping. Whilst structurally feasible, a steel frame would have resulted in taller floor-to-floor heights due to the presence of beams, resulting in a taller building or reduction in area. Furthermore, whilst recycled or reused steel are possibilities, steel has a higher embodied carbon (kgCO₂e/kg) than concrete,

particularly as the latter can be 'tuned' in its mix design to introduce low-carbon supplementary cementitious materials other than cement. Traditionally, office floors have been framed in steel in order to achieve long spans of 15-16m, which would not be feasible in RC or PT. The proposed building spans were found to be within the spanning capabilities of post-tensioned concrete, without having to resort to the long-spanning benefits associated with steel floors.



Proposed structure

Mechanical, Electrical & Plumbing Strategy



This section should be read in conjunction with the Energy Statement which has been developed by Arup.

Mechanical Services

Key aspects of the mechanical services design include:

- Development of an ultra-lean embodied carbon office servicing strategy with no high-level mechanical services and no tenant heating pipework.
- The building will have excess cooling during non-summer periods and through the provision of standby plant provision. To support the expansion and decarbonisation of the local Citigen heat network, the development will export cooling capacity to their network during these times. This will increase network's ability to supply centralised cooling supplies to buildings in the City of London.
- On-floor ventilation systems, minimising distribution energy costs and enabling local free-cooling when conditions are favourable.
- Mechanical services are designed with lean riser distribution to maximise area efficiency, and to minimise basement servicing to enable retention of the existing basement substructure, avoiding expensive and carbon heavy excavation.
- Designing out complexity using simple systems with common philosophy will simplify maintenance and therefore improve operation and longevity.

- The mechanical services are designed to allow flexibility between a range of occupiers and operational models for tenants, minimising MEP waste when tenancy changes.

Electrical Services

Key aspects of the electrical services design, include:

- An all-electric building for heating and cooling to provide a pathway towards a net-zero development.
- To reduce embodied and operational carbon, the design proposes the use of a secondary utility supply, in lieu of on-site diesel generators for life safety and business continuity purposes. The secondary supply will be from a separate HV ring.
- A number of aspects of the electrical distribution infrastructure have been localised to avoid excessive HV and LV cable distribution around the site. Locating HV transformers near high load sources, such as chillers for example.
- Local electric water heaters will be used where practical to minimise the energy lost by distributing hot water around the building as much as possible.

Plumbing and Public Health

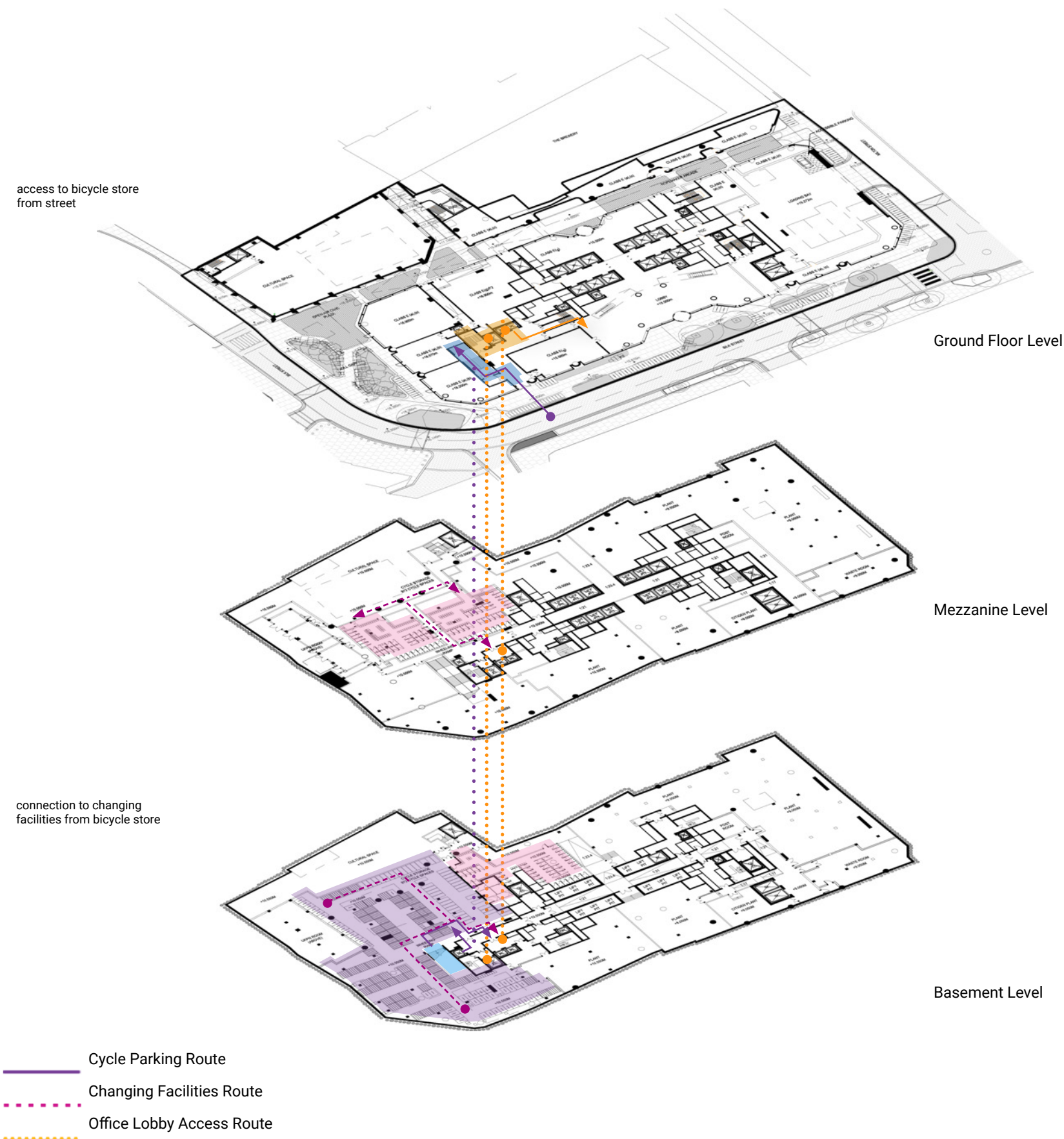
Key aspects of plumbing and public health design include:

- Reduced clean water demand on the local Thames Water infrastructure by capturing wastewater where practical, from both the showers in the basement.
- The treated greywater is anticipated to offset a proportion of the WC flushing demand and be used for façade washdown.
- Potable water storage will be located within the basement.
- Irrigation systems will provide water for planting across the scheme.

General: Resilience and adaptability

The building is proposed as an all-electric strategy, served via two independent high voltage networks in the City. The second supply will provide reliance for business operations and provide a life safety supply in the event of loss of one of the power supplies. Therefore, eliminating the requirement for on-site diesel generators for life safety systems.

Cycle Strategy



Basement Strategy: Sustainable and Inclusive Cycle Facilities

This section should be read in conjunction with the Transport Assessment which has been developed by Arup.

The proposed two-level basement design integrates compliant cycle parking, plant provisions, and end-of-trip facilities, aligning with the London Plan (Policy T5) and BREEAM New Construction 2018. The lower basement level includes long stay cycle parking for non-office uses and some of the short stay cycle spaces, in accordance with the requirements set out in the London Plan. The provision for office use, also located in the lower basement, will be at 79% of the London Plan standard for long-stay spaces, in response to site constraints and following an exceptional circumstances review in accordance with pg 197 and the Proposed Development's alignment with other key policy drivers.

The cycle parking design will accommodate a range of parking mechanisms providing a mix of cycle spaces accordingly: 75% Two tier cycle stands, 5% Oversized stands, 10% Folding bike lockers, 10% Sheffield stands of long stay spaces.

Critical plant infrastructure is segregated to ensure unobstructed access. The mezzanine level offers showers, changing rooms and lockers, supporting BREEAM Hea 06 credits and promoting active travel with a minimum ratio of 1 shower per 10 cycle parking spaces and at least 2 lockers for every 3 long-stay cycle parking spaces. Primary access is via a staircase with wheeling channels, while a service lift,

Loading Strategy

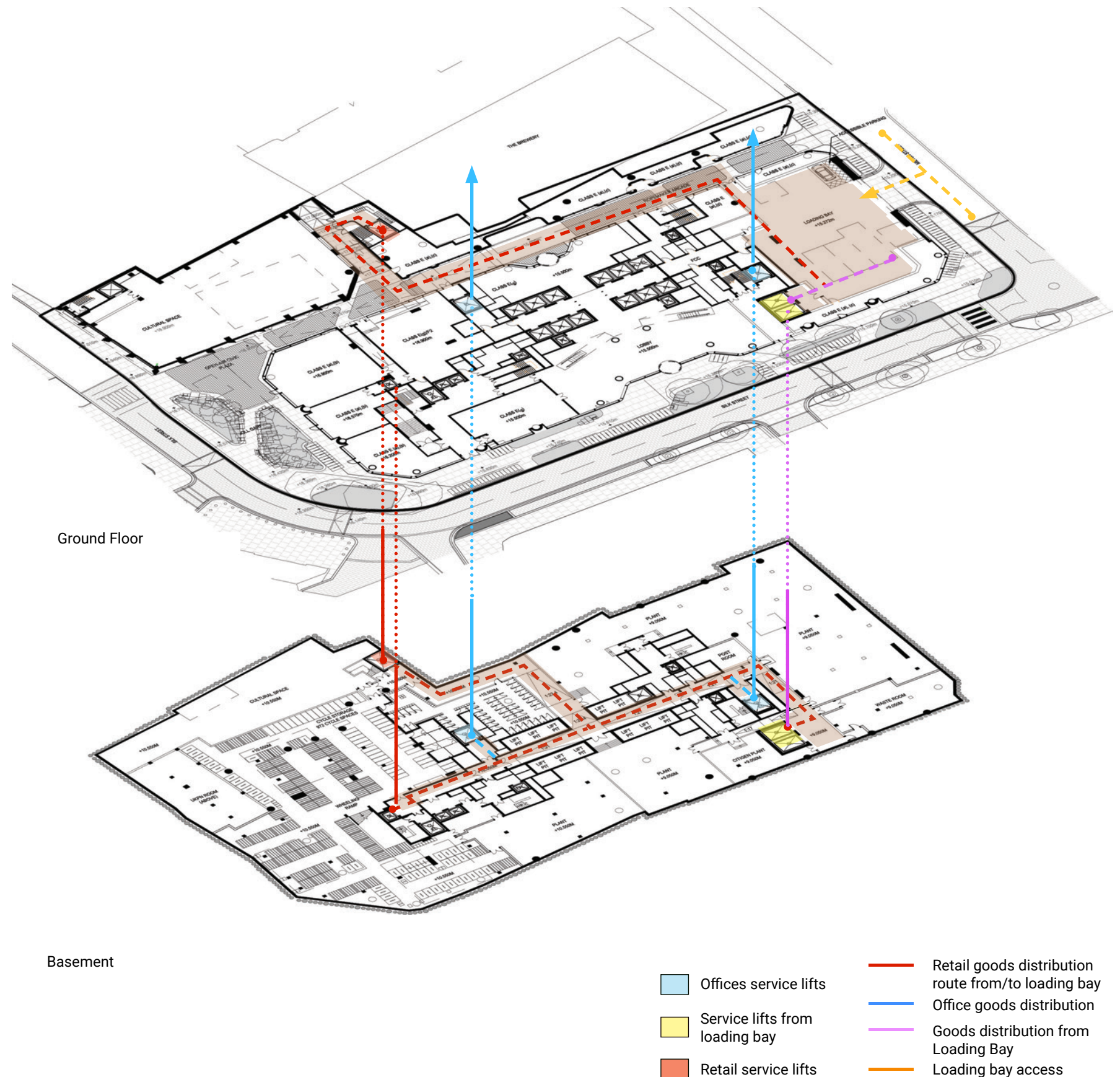
Delivery, Servicing and Waste Strategy: Enhancing the Pedestrian Experience

This section should be read in conjunction with the Delivery and Servicing Management Plan which has been developed by Arup and section 3.3 of the Building Operating Management Plan developed by JLL.

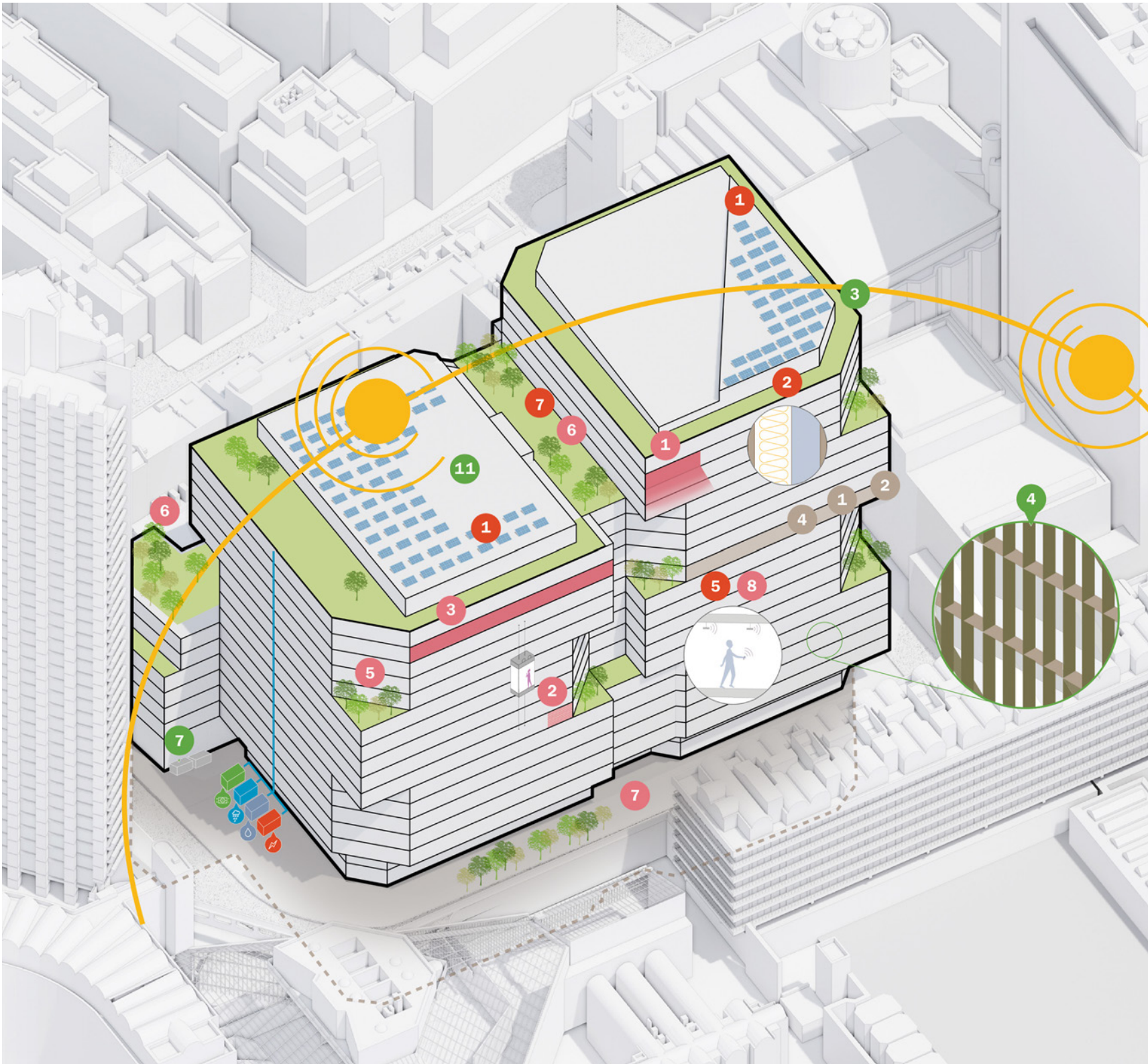
The development, adjacent to the Barbican Estate, is strategically positioned, benefiting from a Public Transport Accessibility Level (PTAL) rating of 6b, ensuring exceptional access to public transport options as suggested in the London Plan, 2021. The Site also aligns with the Healthy Streets framework, promoting active travel through major cycle routes and pedestrian-friendly infrastructure (Healthy Streets Transport Assessment). Existing entry points at Shire and Milton Houses facilitate parking, loading bays, and pedestrian access.

The proposal adopts a car-free approach, with the exception of one accessible parking bay, and includes substantial cycle parking in compliance with the London Plan standards, except for the long-stay cycle parking provision for office use, which has a shortfall of 25% compared to the London Plan standards.

Key public realm enhancements include repurposing 50% of the ground floor for accessible public spaces and introducing new routes for pedestrians and cyclists. Furthermore, the integration of a Healthy Streets assessment ensures alignment with contemporary urban accessibility standards, including BS8300, for a sustainable, mobility-focused environment.



Sustainability



Sustainability Strategies

This section should be read in conjunction with the Whole Lifecycle Carbon Assessment, Circular Economy Statement and Sustainability Statement which has been developed by Arup. A range of strategies have been adopted to provide a sustainable building suitable for both the current market and the future. These strategies are illustrated here.

Operational Carbon Emissions

- 1 Daylight-controlled lighting and High efficiency LED luminaires
- 2 Optimised external shading
- 3 Low G-value glass
- 4 Hi efficiency heat recovery
- 5 On-floor air handling units
- 6 Energy efficient lifts
- 7 Separation of recyclable and non-recyclable waste
- 8 Greywater and rainwater treatment
- 9 Low flow fixtures aspiring to 55% reduction in indoor water consumption

Health and Wellbeing

- 1 Enhanced daylight & views
- 2 Air Filtration
- 3 Low VOC materials & finishes
- 4 Mechanical ventilation intake located away from roads.
- 5 Connection to nature / Biophilic design
- 6 Rooftop gardens
- 7 Encouraging active travel
- 8 IoT sensors for occupant wellbeing

Resilience and Adaption

- 1 Photovoltaics on roof
- 2 High performance insulation, air tight construction
- 3 Resilient generator; power and water storage
- 4 97% of operational waste diverted from landfill
- 5 CIBSE 39-compliant BMS system
- 6 Servicing strategy allows for flexibility
- 7 An Urban Green Factor of 0.3

Embodied Carbon Emissions

- 1 Cement replacement in structural concrete
- 2 High recycled content concrete
- 3 Reuse of Raft Slab
- 4 Use of Post Tensioned Slabs
- 5 Reuse of existing basement
- 6 Low-GWP refrigerant air source heat pumps

Strategy

The Applicant aims to deliver a redeveloped building for the future, not only in terms of its occupiers and neighbours, but also one that can have a long life, enabling it to address society's changing needs.

Energy and wellbeing

The energy and wellbeing strategies, include achieving NABERS 5* and WELL "Platinum" certification while also achieving 18% savings over Part L 2021, featuring high efficiency façade system, and incorporating an underfloor air distribution system which is a lower carbon solution.

- 24% saving over Part L 2021
- All-electric building
- High-efficiency heat recovery systems
- Smart metering
- Comfort assessment considering future climate change
- Indoor air quality in line with WELL requirements

Certification

The sustainability approach for the Proposed Development is validated by high-quality, third-party certifications. The Proposed Development is targeting the following: BREEAM "Excellent" with aspiration to "Outstanding", WELL "Platinum" and NABERS 5*.

- EPC A
- Targeting NABERS 5*
- Targeting WELL "Platinum"
- Targeting BREEAM "Excellent" with aspiration to "Outstanding"

Circular Economy

A detailed third-party reviewed Carbon Optioneering study was carried out at the early design stages, to determine the optimum use of the existing building, resulting in retention of circa 40% by weight of the existing structures. The study was followed by a Pre-demolition audit which quantified materials within the existing building which could be reused, recycled or repurposed in an effort to limit the Proposed Development's impact on the environment and reducing waste.

Circular economy approaches were collaboratively determined through interactive online workshops during the concept design phase, with all design partners in attendance.

- 97% (weight) diversion from landfill
- 65% municipal waste recycling by 2030
- Targeting 20% recycled content
- Design for flexibility and adaptability
- Retention of circa 40% by weight of existing structures

Green and Blue Infrastructure

The Proposed Development emphasises blue and green infrastructure to enhance local character and placemaking. It prioritises the wellbeing of future tenants and local residents while also providing climate resilience. This resulted with the reduction of potable water demand, inclusion of green and blue roofs achieving UGF of 0.3 and BNG of 372%.

- UGF 0.3
- BNG exceed 370%
- External terraces
- Extensive public realm

- Green and blue roofs under investigation
- Min 40% improvement achieved with 55% aspirational over baseline building water consumption – in line with 3 BREEAM credits for Wat 01 water consumption
- Greywater and rainwater harvesting
- Low flood risk
- Climate Resilience measures implemented

Carbon

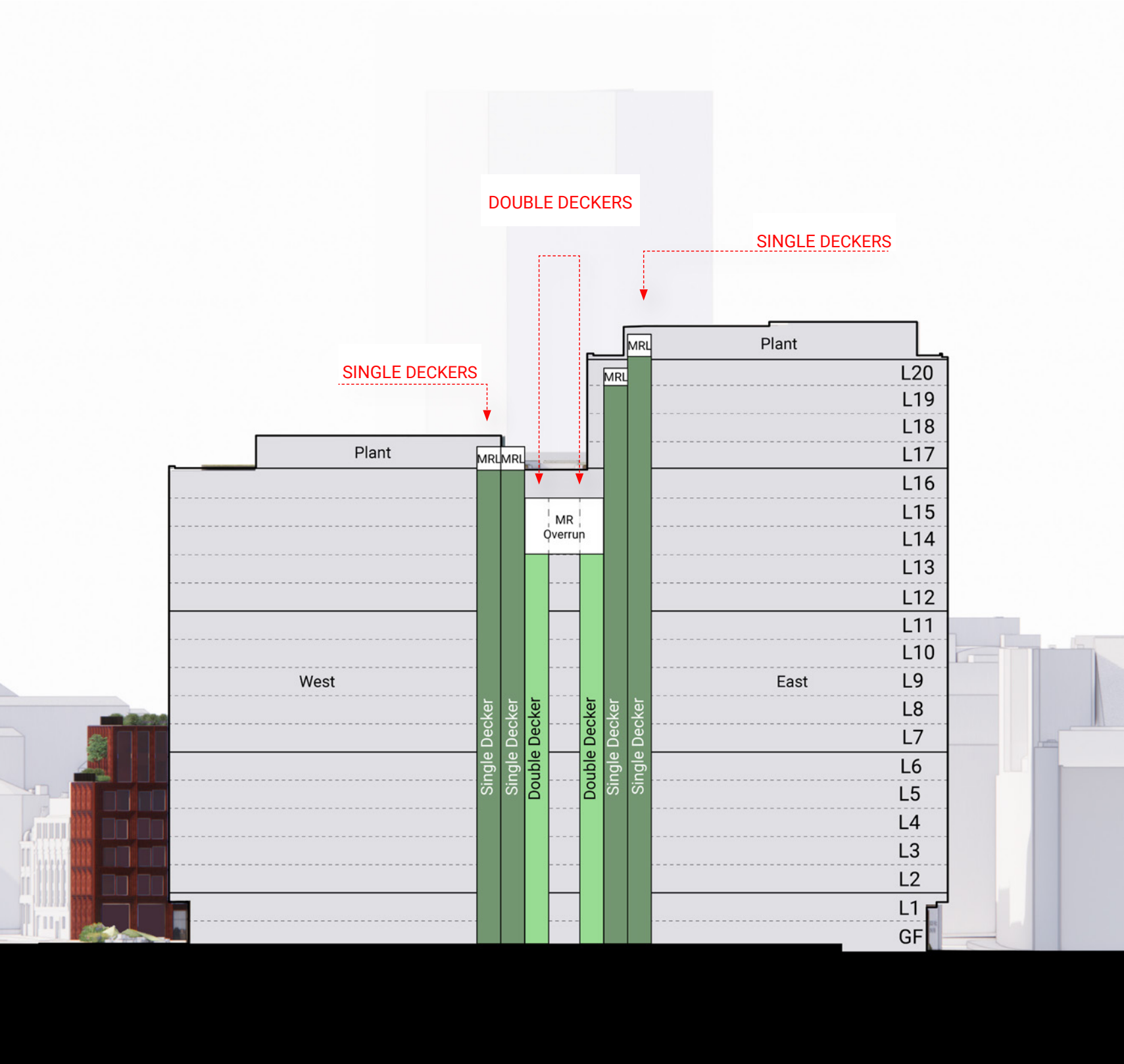
A comprehensive Whole Life-Cycle Carbon Assessment (WLCA) has been carried out for the Proposed Development in accordance with the Greater London Authority's London Plan 2021 and the Whole Lifecycle Carbon Assessment Guidance 2022. The analysis aligned with the BS EN 15978:2011 and RICS Professional Standard Edition 1 2017 and 2 2024.

The Upfront Embodied Carbon is ~808kgCO₂e/m² GIA (76,009 tCO₂e) (A1-A5 excluding sequestration and pre-construction demolition).

The Lifecycle Embodied Carbon is ~1,281 kgCO₂e/m² GIA (120,503tCO₂e) (A-C including sequestration, excluding operational carbon (B6 & B7)).

The Whole Lifecycle Carbon is ~3,126 kgCO₂e/m² GIA (294,032 tCO₂e) (A-C including sequestration, and operational carbon (B6 & B7) in the non-decarbonised scenario.

Lifting Strategy



The vertical transportation strategy is designed to ensure efficient, safe, and compliant movement within the building while adhering to the British Council for Offices (BCO) standards and relevant fire safety regulations.

The building incorporates a central vertical core, equipped with twelve destination control passenger lifts. Of these, four are double-decker lifts, designed to optimise floor space and minimise waiting times. The double-decker lifts service levels from the ground floor to level 13. The core is supplemented by height single-decker lifts, servicing all floors up to level 16 in the west side of the building and level 20 in the east side of the core. A couple of single-decker lifts on the east side of the core will stop at level 19 to maintain the overrun below the roof level. These lifts provide comprehensive coverage and one of them acts as evacuation lifts, with double-sided door systems facilitating integration with fire cores. This design adheres to BCO standards, ensuring a maximum average waiting time of 25–30 seconds during peak hours.

The core includes two service lifts, doubling as an evacuation lift and linked via a protected lobby to the central corridor for safety and operational efficiency. Additional fire lifts, compliant with Approved Document B and EN81-72 standards, support fire evacuation and firefighting requirements.

Fire Egress Strategy

The fire strategy for 1 Silk Street has been developed by Arup Fire and this section should be read in conjunction with the Fire Statement. An overview is below:

Fire Service Access

There are three firefighting cores within 1 Silk Street. Two fire fighting cores can be accessed by firefighting vehicles on Silk Street. The third firefighting core is accessed from the eastern elevation via Milton Street. These dedicated firefighters' entrances are provided to facilitate access, via protected routes, from the street to the fire-fighting cores. The corridors used for firefighters' access have been sized to provide a compliant and appropriate width to accommodate occupants evacuating in the opposite direction.

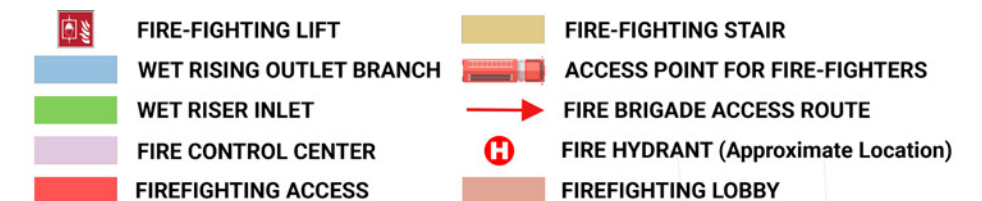
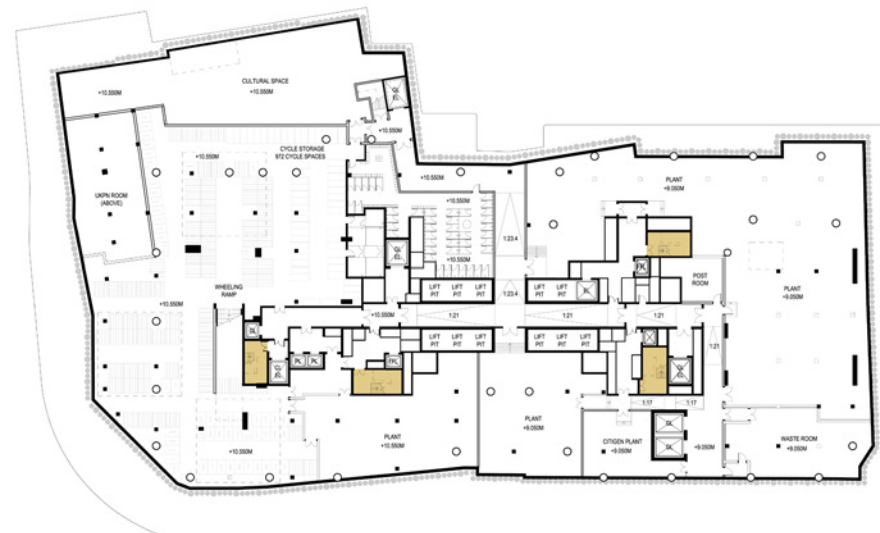
Evacuation Strategy

A phased evacuation strategy will be adopted for this building. The evacuation will commence on the level immediately affected by the fire and the level directly above. The remaining levels are then evacuated, typically two levels at a time starting with the floors above the fire and then working down the building. The basement, mezzanine and ground levels will be evacuated at the same time as the fire affected floor.

The building will contain evacuation lifts to support mobility impaired persons escape, and a protected route will be provided to the outside at discharge level. Each escape stair will have an associated evacuation lift. Appropriate management provisions will be in place to support evacuation via these lifts.

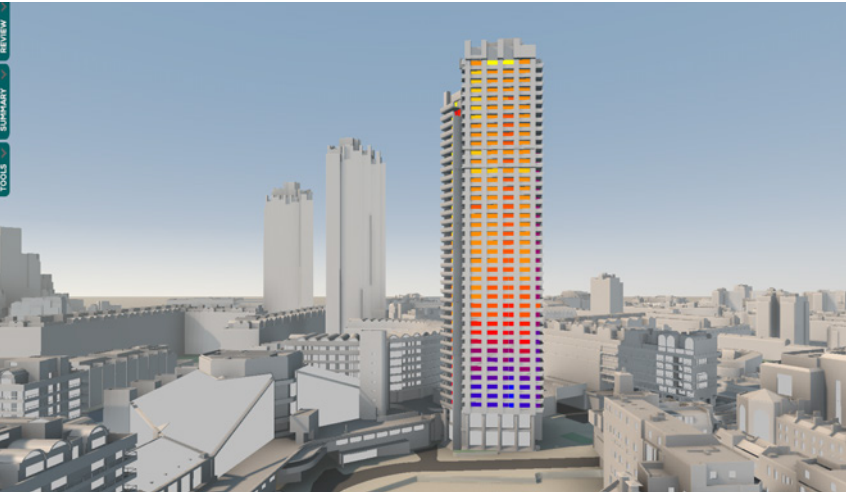
Final Exits

All stairs and evacuation lifts will discharge directly to outside at ground level via protected corridors. Ground level commercial tenancies and office accommodation will evacuate directly to outside.

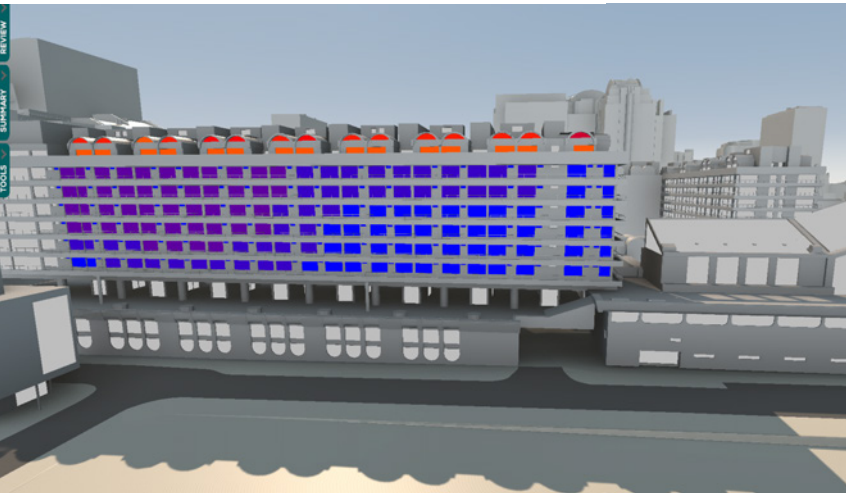


Daylight and Sunlight

Existing Conditions

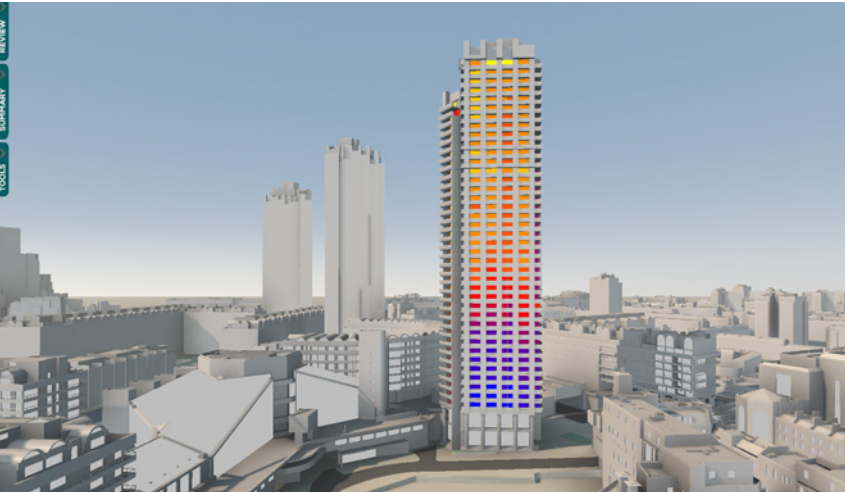


Cromwell Tower Existing



Speed House Existing

Proposed Conditions

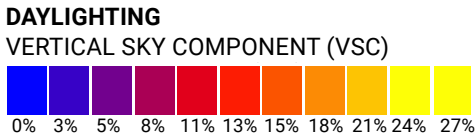


Cromwell Tower Proposed



Speed House Proposed

VSC Values
For the daylight values on the images within this section we have used the following key:



This key identifies the VSC values on the windows. The numerical figures below the colours denote the VSC value the colour represents.

This section should be read in conjunction with Chapter 8 of the Environmental Statement, “Daylight, Sunlight, Overswing, Solar Glare & Light Trespass” which has been developed by GIA.

Throughout the design process, the proposals have been subject to extensive iteration. This has included, amongst other measures, testing and adopting reductions in height, increasing set-backs from surrounding buildings, cutting back corners, and minimising the height of rooftop plant and lift overruns. This iterative approach has been undertaken in parallel with detailed daylight and sunlight analysis to mitigate the effects of the massing on neighbouring properties, particularly Cromwell Tower and Speed House. These buildings are especially sensitive to changes in light due to their close proximity to the site and their architectural features, including projecting balconies.

Cromwell Tower
Tested against prevailing policy, guidance and the stage two approach, the design of the proposed development ensures that Cromwell Tower will receive daylight and sunlight at acceptable standards and appropriate to its context.

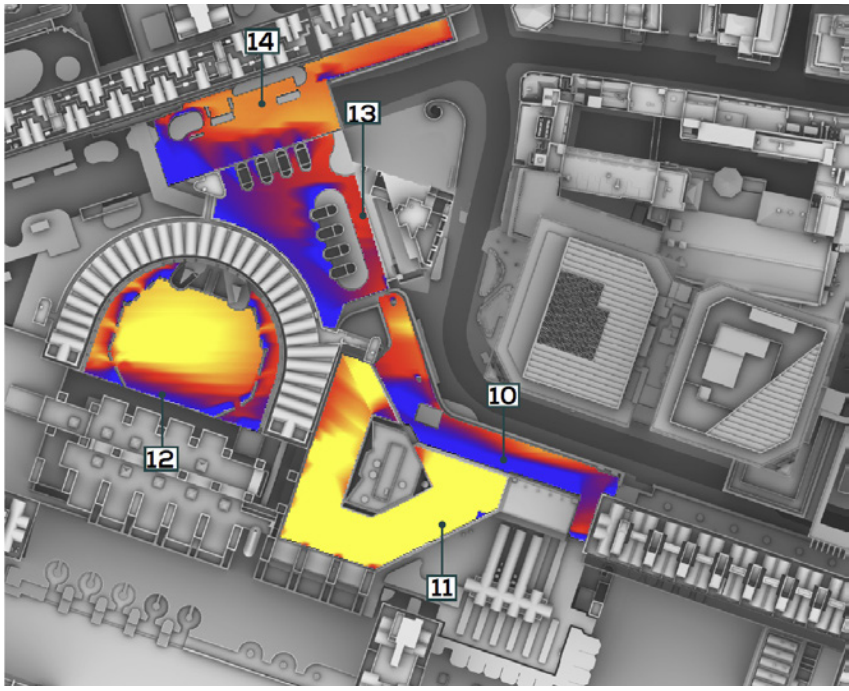
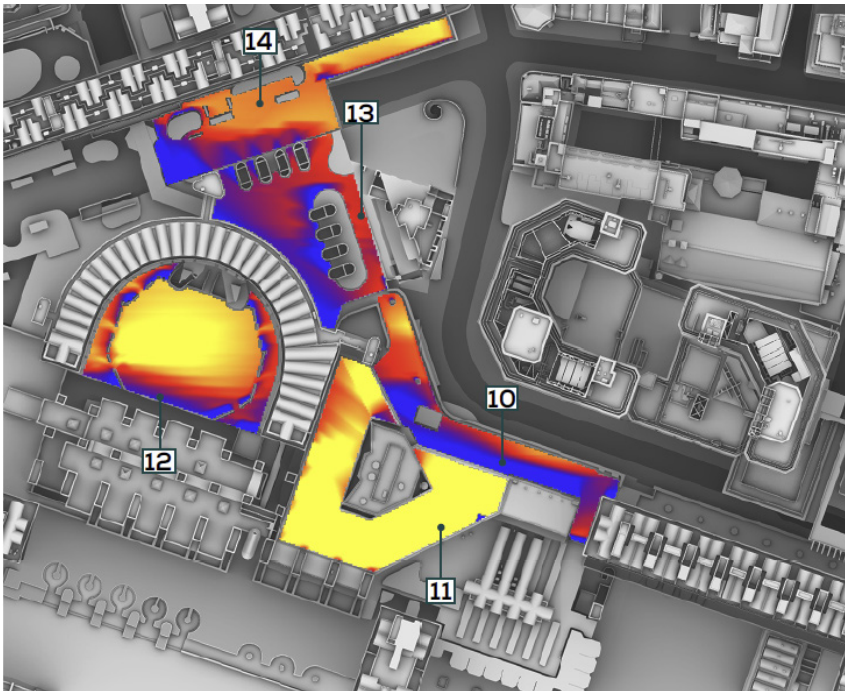
Speed House
Speed House experiences particularly low daylight levels to its north facade in the existing condition. Tested against the prevailing policy, guidance and the stage two approach, the design of the proposed development ensures the reduction in daylight and sunlight to Speed House is acceptable relative to the current low provision and appropriate for its context.

Conservatory Light Analysis

This section should be read in conjunction with Chapter 8 of the Environmental Statement, “Daylight, Sunlight, Overswing, Solar Glare & Light Trespass” which has been developed by GIA.

The Barbican Conservatory is located to the south of the Site and, as such, would not be expected to experience any reduction in sun exposure as a result of the Proposed Development. Nevertheless, detailed studies have been undertaken to provide clarity and to robustly demonstrate this position.

Given its use as an arboretum the conseratory is recognised as a sensitive receptor. Sun exposure tests illustrate that there will be no change in the quantum of direct sunlight and the conservatory will receive c.6+ hours of sunlight in both the existing and proposed scenarios on the 21st March, well in excess of the BRE requirements.



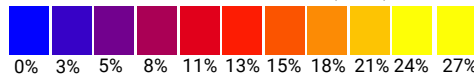
Existing Sun Exposure - 21st March

VSC Values

For the daylight values on the images within this section we have used the following key:

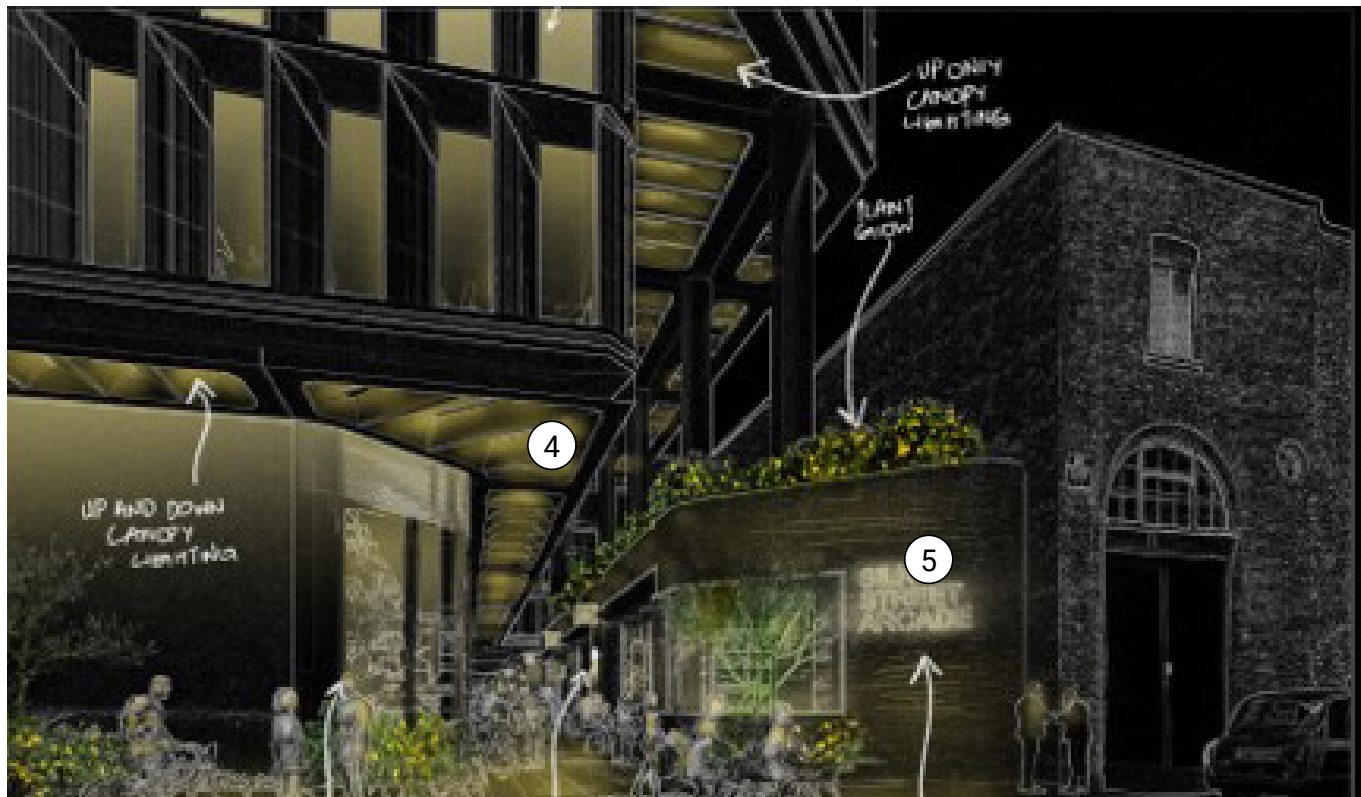
DAYLIGHTING

VERTICAL SKY COMPONENT (VSC)



This key identifies the VSC values on the windows. The numerical figures below the colours denote the VSC value the colour represents.

Responsible Lighting



This chapter sets out the lighting design criteria and approach for 1 Silk Street.

Lighting plays a key role in establishing this new landmark, helping to create a sense of place. The quality of experience is as important 'after dark' as it is during the daylight hours. Lighting will be well integrated with the architecture.

A considered approach will be taken to prevent obtrusive light and its impact on nearby residential properties and local ecology. The proposed lighting scheme is designed to mitigate glare while prioritizing visual comfort, perception of safety and accessibility across the site.

Moreover, a light spill assesment will be undertaken at the end of Stage 3 design as part of the lighting strategy to evaluate and mitigate any potential impact.

Summary of the proposed Lighting Design Strategy:

- ① Building internal lighting will be controlled by selecting appropriate luminaire optics to minimise spill light
- ② Window blinds (controlled by the Building Management System) will be lowered at dusk to prevent spill light onto residential apartments.
- ③ Terraces will feature low level lighting in the planters and provide soft illumination to the canopy soffit.
- ④ Lighting integrated into the canopy soffit will illuminate the building perimeter and pedestrian walkways, ensuring a perception of safety.
- ⑤ Signage will feature integrated lighting.

Lighting Design Criteria

Lighting Criteria

The lighting strategy will be developed to balance between the functional and aesthetic lighting needs across the spaces. This will be with key considerations such as user wellbeing and experience, sustainability, access and maintenance, lighting layers and lighting control.

The lighting design will reference standards and best practice guides such as:

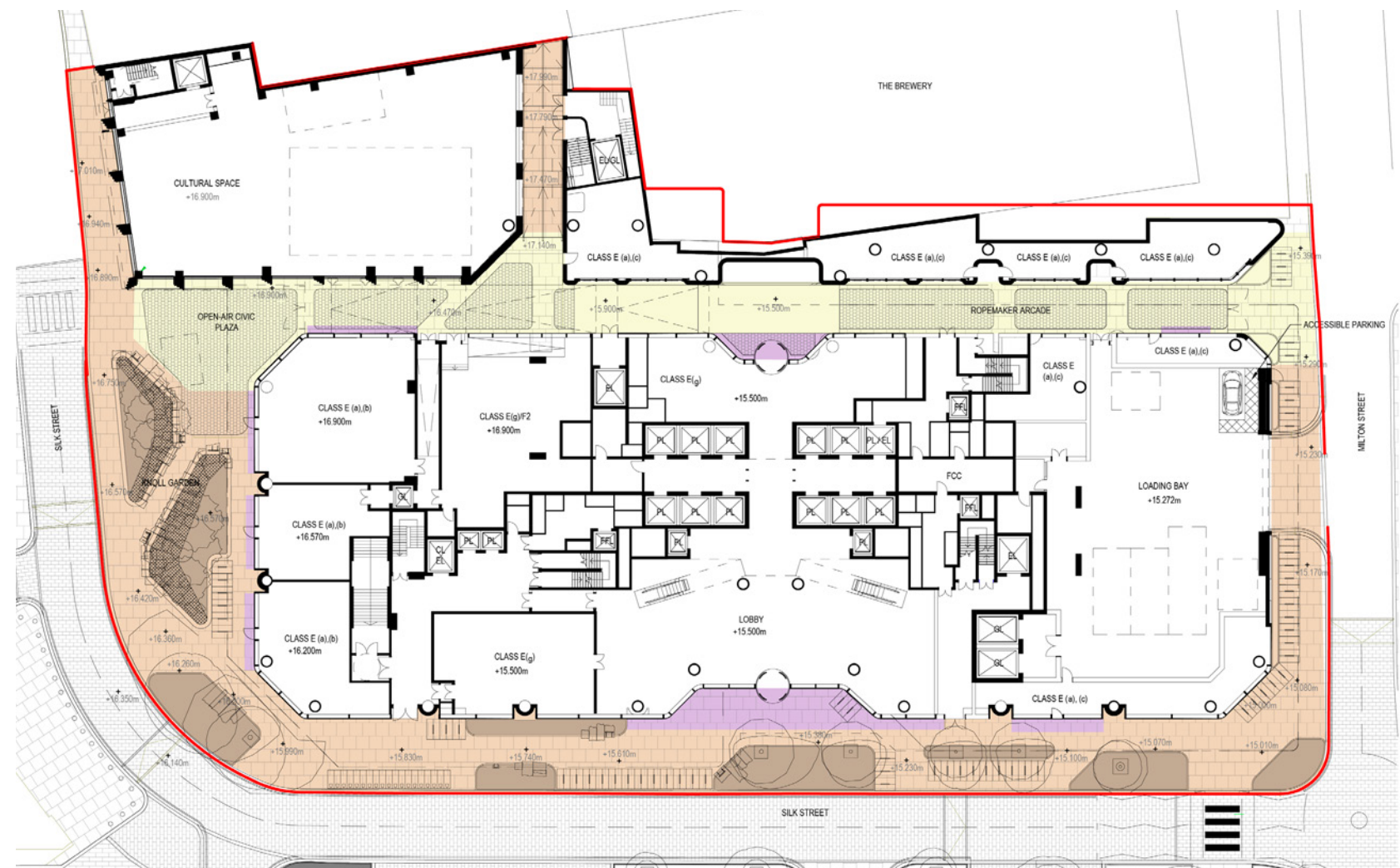
- City of London Lighting Supplementary Planning Document (SPD) 2023;
- BS EN 13201-2:2015 Road lighting;
- BS 5489-1:2020 Design of road lighting Part 1: Lighting of roads and public amenity areas;
- BS EN 12464-1:2021 Light and lighting -Lighting of workplaces Part 1: Indoor workplaces;
- BS EN 12464-2:2024 Light and lighting -Lighting of workplaces Part 2: Outdoor workplaces;
- ILP Guidance Note 1 (GN01) for the reduction of obtrusive light;
- ILP Professional Lighting Guide 5 (PLG05): The Brightness of Illuminated Advertisements;
- ILP Guidance Note 8 (GN08): Bats and artificial lighting;
- SLL Lighting Guide 6 (LG6) The Exterior Environment 2016.

The external lighting criteria table outlines the proposed illuminance levels for each external area. The lighting strategy aims to avoid the traditional 'blanket' lighting approach commonly found in busy urban environments, which often results in an overly bright and monotonous atmosphere.

Transition zones at building entrances will be illuminated to facilitate a smooth adaptation between interior and exterior spaces, ensuring both functionality and visual comfort.

Colour	Area	Lighting Class	Average illuminance (lx)	Minimum illuminance (lx)	Maximum illuminance (lx)	Uniformity	Hemispherical illuminance (lx)	Notes
Yellow	Key route	P1	15	3	22.5	-	5	Lighting levels to be controlled through day and night and adjusted according to nearby spaces to ensure adaptable transitions through the spaces.
Orange	Secondary route	P2	10	2	-	-	2	
Green	Stairs	-	30	15	-	-	-	
Blue	Entrances	-	100	-	-	0.4	<25	Lighting levels are suggested based on day and night lighting levels. Lighting to be flexible and adaptable to various scenes and requirements to the space/event.
Purple	Culture Space	-	200	100	300	0.4	<25	

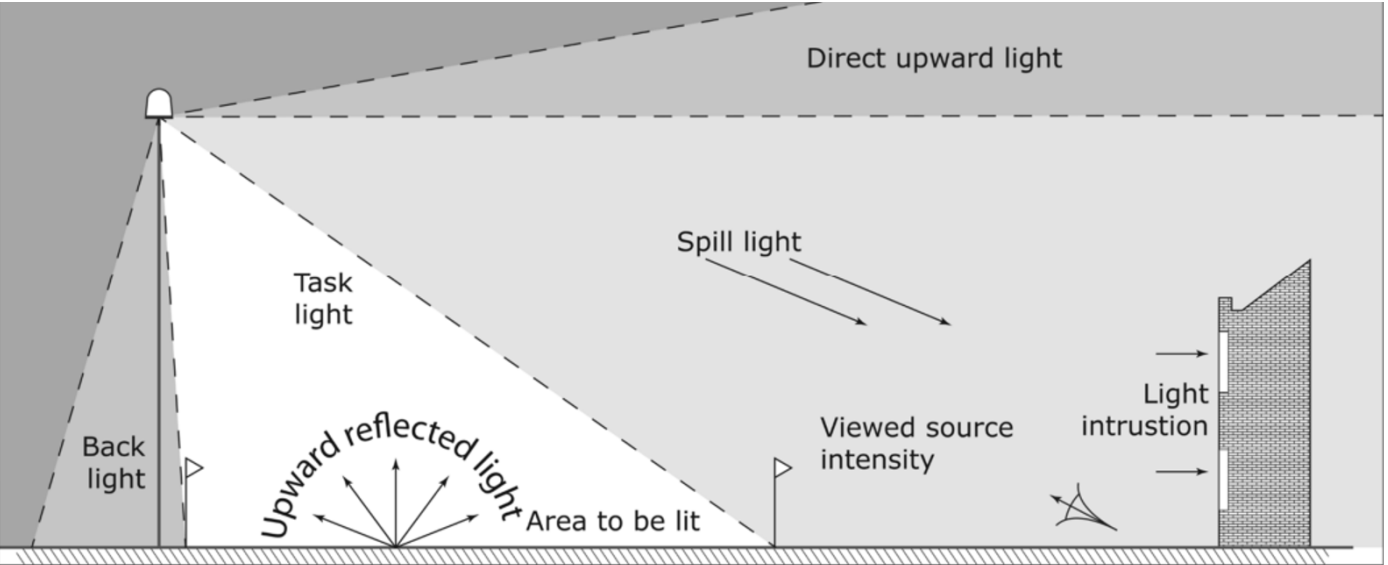
External lighting criteria



Light Design Intent

Space	Average Horizontal Illuminance (lx)		Average Cylindrical Illuminance (lx)		Uniformity (Uo)	Colour Temperature	Colour Rendering	Unified Glare Rating
Entrance lobbies	- Ambient (day) - Ambient (evening) - Reception Desk, Turnstiles	250-300 100 300	@floor level @floor level @task plane	125-150 50 100	0.4	3,000K	Ra>80	<22
Lift lobby	- Ambient - Lift thresholds	100 200	@floor level	50				
Circulation	100		50	@1.2m & 1.6m AFFL				
Stairs	100		50					
Cycle store	200		-					
Office	300-500	@task plane	150					
Breakout spaces	300		100					
WC's, showers and changing areas	- Ambient - Vanity area	200 200	@1.6m AFFL @task plane	75 200	0.4 (floor plate) 0.6 (task area)	4,000K		<19
					0.4	3,000K		<22
Terrace, Rooftop	5	@floor level	-	-	-	2,700K		-

Internal lighting criteria



Extracted from ILP GN01 – Types of Obtrusive Light

Sustainability

The lighting design prioritises sustainability and minimises environmental impact. Exterior lighting will be strategically designed and directed in compliance with ILP GN01 to prevent excessive upward and light trespass onto neighbouring properties.

The lighting design will incorporate the following in response to the sustainability requirements:

- Limiting of light spillage and upward light at night, thereby minimising the potential for light pollution;
- Controlling of all exterior luminaires to ensure all lighting will be directed downwards and falls on the surfaces being illuminated only;
- Maximising energy saving through a lighting control system;
- Specifying and selecting light sources for their long life, high efficacy characteristics as well as their ability to be dimmed where possible;
- Using high efficiency luminaires with high light output ratios.

Control of Obtrusive Lighting to residential apartments

Obtrusive lighting will be carefully controlled and managed for both internal and external lighting through careful selection and placement of luminaires and using window blinds automatically deployed at dusk for office windows facing adjacent residences. This approach will ensure that there is no excessive spill light and prevent light trespass on the residential apartments in the Barbican Centre.

As the scheme develops, studies will be carried out to assess the external lighting scheme and the internal lighting scheme, where it affects spill light through windows, to ensure the potential for excessive obtrusive light is mitigated and to refine these measures.

- Externally, this will be achieved through:
- Avoid uplighting where possible, ensuring beams are directed away from receptors;
- Incorporating louvres, snoots, cowls or other accessories to control light distribution.

Internally, this will be achieved through:

- Thoroughly evaluating surrounding views and coordinating with the façade team during design development to minimise internal lighting visibility;
- Using baffles on luminaires to control light beams and light spill, if required; reduce glare;
- Implementing blinds and curtains to obstruct light spill – these shall be automatically deployed via the Building Management System at dusk;
- Employing lighting controls to dim or switch off lights around glazed facades outside office hours.

Supporting Ecology

Light pollution will be minimised without compromising the quality of the lit effect. The lighting scheme will aim to encourage and support biodiversity.

Therefore, proposed external luminaires will have a warm white (2,700K) LED source, since it is understood that warmer colour temperature lighting has less of an adverse effect on nocturnal species, which tend to be more sensitive to the blue part of the spectrum. In addition, measures include the control of light levels via a lighting control system, ensuring a minimal upward light component and the use of glare control.

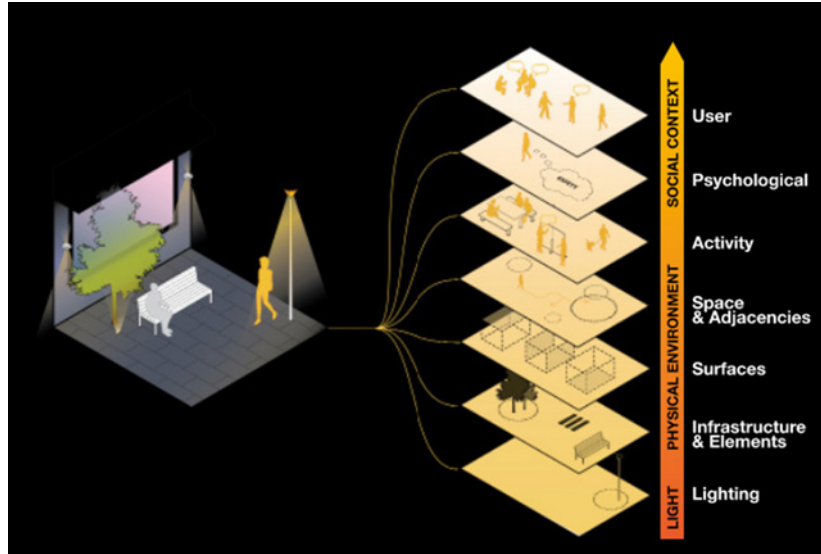
Lighting Control Strategy

To promote sustainability and reduce energy usage, it is proposed that the external lighting will be controlled via a photocell and astronomical time clock. A manual override will also be located at an appropriate location within the site. The photocell will be located at an appropriate location under an unobstructed sky.

Once the light levels drop below a predetermined level at dusk, the external lighting will be activated by the photocell. To promote sustainability and to reduce energy usage, a time clock will also be employed. This will allow lighting to be switched on and off when required to best support the design aspirations, to be dimmed or switched off at predetermined curfew times, to follow obtrusive light guidance and to ensure no disturbance to local residents and local ecology, where appropriate.

For internal lighting, the proposed design will incorporate a lighting control system and motion detectors to optimise energy efficiency and reduce unnecessary illumination and light spill.

Lighting Design Criteria



Arup's Lighting Vulnerability Assessment (LVA), a methodology to develop external lighting schemes to enhance public perceptions of safety within the night-time environment.

Safety & Inclusive Experience

A holistic lighting design will be implemented to enhance safety and create an inclusive experience. This will be achieved through a layered approach that considers user needs, contextual surroundings, material of finishes, and focal points. Careful selection of colour temperature, illumination levels, and the balance between vertical and horizontal lighting will support the design intent. Moreover, coordination with other lighting requirements, such as those of security and fire teams, ensures that appropriate lighting is provided for surveillance cameras and designated escape routes.

Lighting Maintenance

All luminaires will be specified and installed at accessible locations for ease of maintenance, meeting the following criteria:

- Luminaires specified will be robust to minimise potential vandalism and will be suitable for use in external environment with the appropriate IP rating;
- Long life LED light sources with a rated lifetime of at least approximately 50,000 hours;
- LED drivers and control gear will be located remotely from the luminaires, in an easily accessible location within the site, as these are the most likely points of failure.

Lighting Selection

An aspect of sustainable lighting is the luminaire selection for external and internal applications. Selection of the luminaires will be based on:

- All luminaires will have a nominal efficacy of 80 lm/W or more;
- High quality LED Luminaires shall be used across the site due to their long lifetime;
- Luminaires with higher Light Output Ratio (LOR) shall be preferred;
- Adaptability and flexibility of luminaire to allow for future design modification;
- Luminaires with low embodied carbon.



Construction Environmental Management

This section should be read in conjunction with the Construction Environmental Management Plan (CEMP) which has been developed by A.I.A. Consulting.

The CEMP outlines a wide range of mitigation strategies designed to minimise environmental, safety, and community impacts during demolition and construction. These measures are built around compliance with the City of London Corporation (CoL) Code of Practice and best practicable means and are summarised below:

Dust & Air Pollution Mitigation

- Encapsulation of buildings using acoustic barriers like Layher Protect or Echo-Barrier systems.
- Dust suppression through continuous water mists and damping down of access roads and demolition zones.
- Covered lorries, wheel washing, and road sweeping to reduce off-site dust spread.
- Routine dust monitoring, especially at sensitive boundaries.
- Compliance with Non-Road Mobile Machinery (NRMM) standards to reduce exhaust emissions.
- Electric vehicles where feasible.

Noise & Vibration Control

- Use of low-noise demolition methods (e.g. hydraulic munchers instead of percussive breakers).
- Demolition of the existing structures will be carried out using a combination of “floor-by-floor” demolition techniques behind an acoustic

scaffold, at +2m above the live floor level of the demolition.

- Adoption of a 2-hour on / 2-hour off noisy work schedule.
 - Quiet working (only) on Saturdays.
 - Installation of live monitoring equipment for noise, vibration, and movement with trigger alerts.
 - Isolation cuts to structural elements to reduce transmission of vibrations to adjacent properties.
 - Early engagement with CoL’s Environmental Health Department to initiate and agree prior consent application and submissions, to ensure that “Best Practicable Means” have been evaluated and instigated at early stages of work programme.
- All works must be carried out in accordance with BS 5228. Works must employ Best Practicable Means of managing and reducing noise and vibration, which can be practicably applied (at reasonable cost) have been implemented.
-

Water & Drainage Protection

- Consent from Thames Water for discharge of water/effluent.
- Use of settlement tanks and oil interceptors before discharge.
- Careful handling of concrete, bunding of fuel storage, and drainage management to prevent contamination.
- On-site emergency spill kits and procedures in case of accidental leaks.

Waste & Materials Management

- Implementation of a Site Waste Management Plan (SWMP).
- Emphasis on reuse and recycling, with materials salvaged, sent back via take-back schemes, or sorted for recovery.
- Minimised on-site waste storage to reduce risk and clutter.
- Preference for sustainable materials and prefabricated components to reduce environmental impact.

General Site Practices

- Hoardings, security fencing, and designated loading zones to control dust, noise, and access.
- No fires on site and proper containment of waste materials.
- Lighting controls with PIR sensors to limit light pollution.
- Careful planning of delivery routes and holding zones to reduce congestion and emissions.

Community & Neighbour Engagement

- Community Liaison Officer and regular Community Liaison Group (CLG) meetings.
- Live environmental data displays on hoardings (dust, noise, vibration).
- Monthly newsletters, site bulletins, and direct communication with neighbours.
- A complaints procedure with tracking, response, and resolution mechanisms.

These mitigation strategies aim to reduce the project’s impact on surrounding residents, businesses, roads, and the environment while ensuring safe and efficient construction.

This section should be read in conjunction with Chapter 9 of the Environmental Statement, “Wind Microclimate”, which has been developed by RWDI.

Wind Microclimate

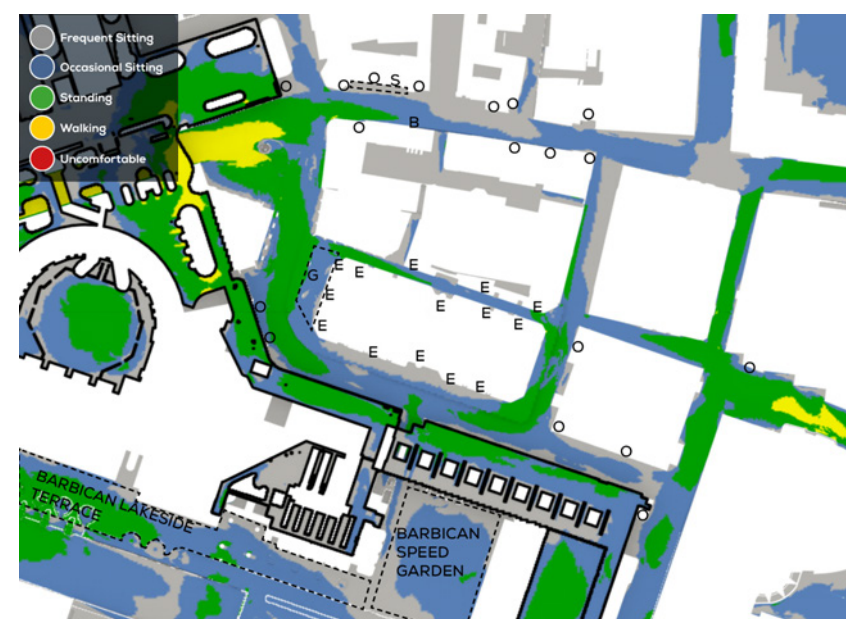
The wind microclimate conditions for the proposed development at 1 Silk Street were assessed using high resolution Computational Fluid Dynamics (CFD), as well as with physical wind tunnel testing.

The assessment was performed to meet the City of London Wind Microclimate Guidelines (2019). This included modelling the proposed development within 400m of surroundings to obtain accurate wind conditions on the site, using the City of London variant of the Lawson Comfort Criteria, and assessing suitable on site and off site sensitive receptors including thoroughfares, building entrances, bus stops, spill out seating, general amenity spaces, balconies and roof terraces.

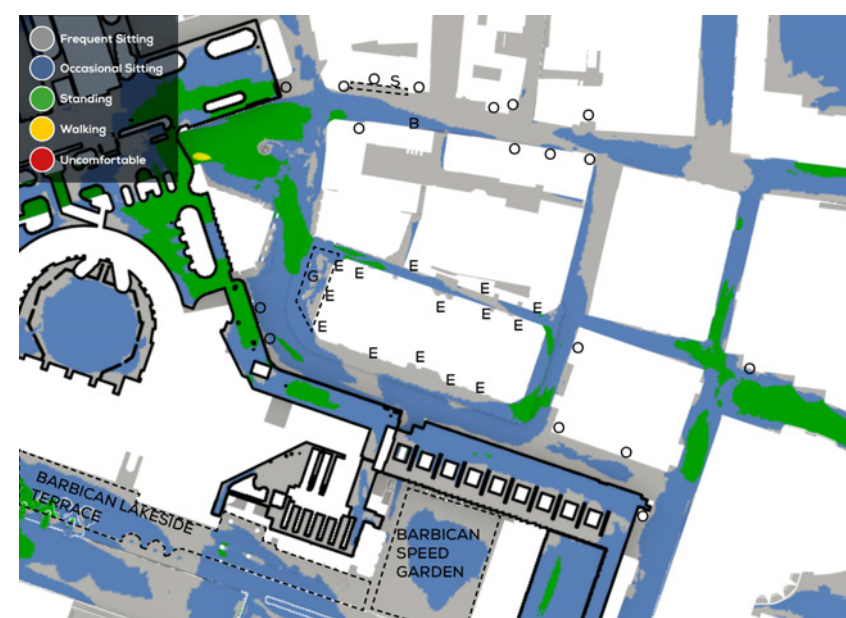
When the amended development was tested with the amended landscaping scheme, calm wind conditions were recorded on and around the site and conditions were suitable (or consistent with the baseline) for all potentially sensitive locations both at ground and elevated levels.

The terraces within the proposed development would not be subject to any wind safety risks even when tested without landscaping. The inclusion of the proposed landscaping would be required in order to create suitable conditions for seating in some parts of the terraces.

Proposed Development With Existing Surrounds

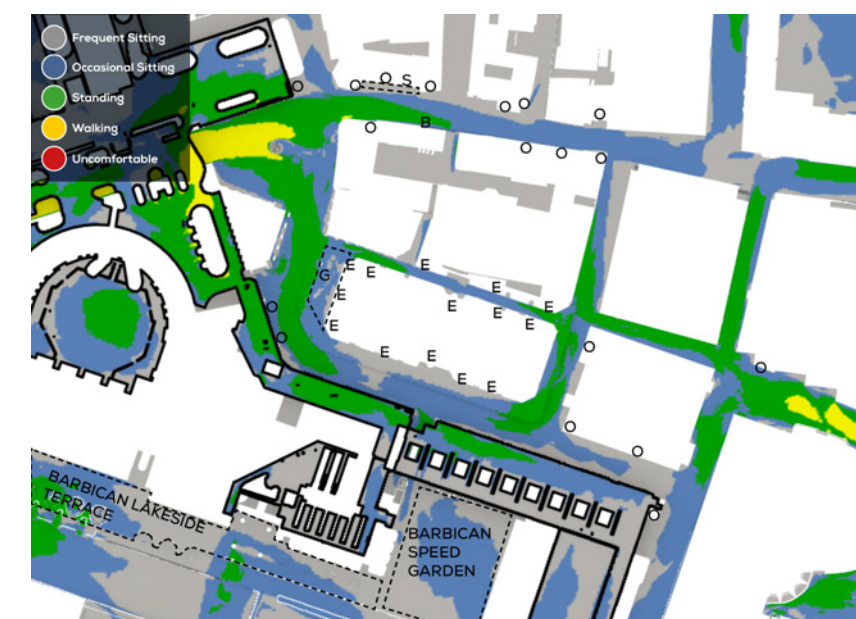


Windiest Season Conditions at Ground Level



Summer Conditions at Ground Level

Proposed Development With Consented Cumulative Schemes



Windiest Season Conditions at Ground Level



Summer Conditions at Ground Level

Inclusive Accessibility



This section should be read in conjunction with the Planning Access Statement (PAS) prepared by David Bonnett Associates (DBA).

The Site has a Public Transport Level (PTAL) of 6b which is defined as having Excellent access to public transport and will be further enhanced by the new east-west connection created on the Site. The building provides a dedicated cycle entrance from Silk Street, located toward the south-west corner of the site and designed to meet the guidance of The London Cycle Design Standards. At least 5% of cycle parking spaces will be designed to accommodate larger, adapted cycles or bicycles used by disabled cyclists in line with the London Cycling Design Standards as required in the London Plan. Provision will also be made in the basement for five unisex wheelchair accessible WC/shower cubicles, providing a mix of right-handed and left-handed transfer layouts. The proposed development will provide a mix of standard and accessible WC cubicles for staff and for people visiting the building from either the east or west core.

The site is mostly level, providing step free movement throughout the building. New landscaping will be introduced along Silk Street, including the introduction of a new open air civic plaza on the west side of the building, accessed from Silk Street and providing a direct connection to the proposed publicly accessible east-west route across the Site. Provision will be made for a Blue Badge Bay in the proposed loading bay, accessed from Milton Street.

Staff and visitors to the Proposed Development will have access to the main office lobby from Silk Street and from Ropemaker Arcade. Access will be provided at each entrance via 'drum' type revolving doors. Each drum will be large enough to accommodate a minimum of one wheelchair user.

Staff and visitors to the Proposed Development will have access to the main office lobby from Silk Street and from Ropemaker Arcade. Access will be provided to each foyer via 1no. 'drum' type revolving door. Each drum will be large enough to accommodate a minimum of one wheelchair user.

The proposed east-west route will also provide access to seven class E (a&c) units, four north of the proposed route and three on the south side of the route as part of the main building. Space has also been provided for one small cultural/community space accessed via the east-west route and located within the main building.

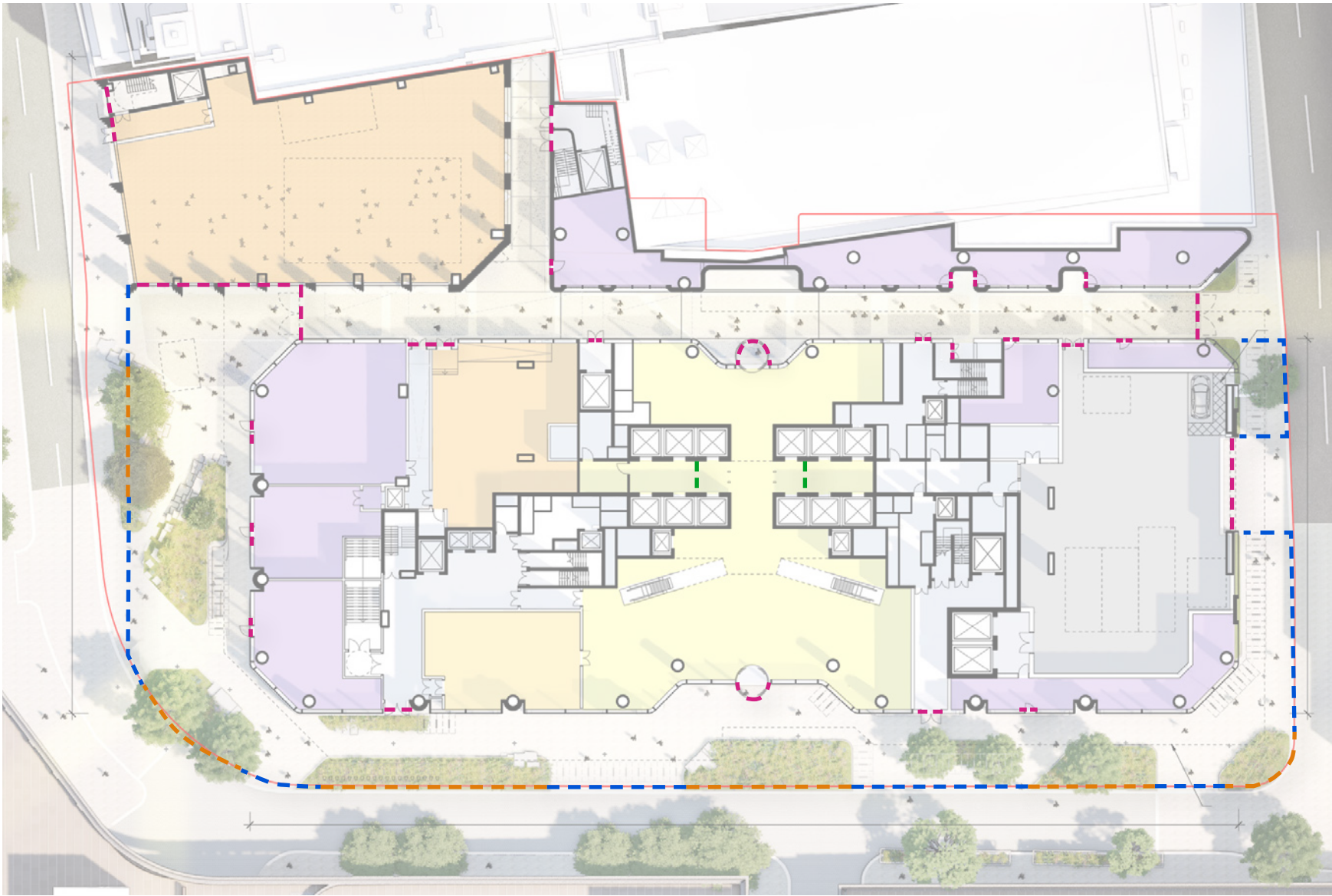
Silk Street (South): Proposals on Silk Street (South) are for two Class E units (one class a&c and one class a&e) located at either end on the ground floor and an additional Class E (g/f2) unit with dedicated access from Silk Street. Proposals will also provide three Class E (a&b) units on the west side of the building and a sui generis flexible cultural/event space on the north-west corner of the site; a multi-purpose space that can operate for a range of uses.

The ground floor of 1 Silk Street will provide a single foyer designated for Class E(g) use. Also known as 'Silk Street Hall', it will provide a multi-function space in the office lobby which can function both as ancillary office conferencing/meeting space during standard office hours.

The Proposed Development will provide open plan floor plates from LVL-02 to LVL-16; the floor plate on LVL-17 to LVL-20 is reduced to 50% of the lower levels. Small terraces are proposed on LVL-06, LVL-07, LVL-12 and LVL-17. Proposals also include a larger terrace on LVL-08 and a garden space between the east and west cores on LVL-17.

As detailed in the Planning Access Statement (PAS), the Proposed Development has the potential to meet the guidance of Approved Document M, Volume 2; the access and inclusive design policies of the Greater London Authority (The London Plan 2021); the City of London (The City of London Plan (2015) and the draft City Plan 2040); and local and national best-practice guidance. Tenants and/or owners of the Proposed Development will be able to fulfil their duties under the Equality Act 2010 as either service providers (as tenants and/or owners of the units accessed from Ropemaker Arcade) or as employers (as tenants and/or owners of the proposed commercial office space).

Security



- Permeable Security Boundary
(PAS68 rated furnitures, bollards, retractable bollards)
- Permeable Security Boundary
(Landscape)
- Soft Security Boundary
(Doors, gates)
- Permanent Security Boundary
(Security gates)

This section should be read in conjunction with Security Needs Assessment which has been prepared by QCIC

Security

The project has been designed to align with security best practice by including specific measures to design out crime, antisocial behaviour and public disorder.

A formal Security Needs Assessment (SNA) has been undertaken to establish the security requirements for the development. This approach provides a robust, auditable methodology for identifying security risks posed to the development and selecting appropriate treatment measures.

A defence in depth approach is used to create defined series of security zones which follow a clear logical hierarchy and will be enforced through a combination of electronic access control, territorial reinforcement and clear delineation of areas. Access to defined zones will be based on the concept of permissible use in that users will only be allowed to access if they have appropriate authorisation to do so. This layering of security also supports adaptability for a more robust security posture to be adopted should threat levels increase through the life of the development.

Natural surveillance is optimised throughout the scheme by providing clear sightlines, active elevations with grade level glazed façade systems and artificial lighting. The lighting scheme will

support active and passive security strategies to create a space that feels safe and secure for users during both daylight hours and periods of darkness.

Natural surveillance will be further reinforced through the deployment of internal and external electronic video surveillance systems to identify and capture attempts at crime and anti-social behaviour, support wider situational awareness, underpin incident response activities, and support gathering of any post-incident evidence. The systems will be designed to comply with all relevant data protection and privacy regulation.

A combination of visual deterrents, physical measures and operational processes will be developed to mitigate the risk of vehicle-based threats. Physical measures will be designed to be visually unobtrusive and support pedestrian permeability requirements, blending into the wider landscaping aesthetic design strategy.

Doors to cycle storage will be controlled through the electronic access control system and supported by the video surveillance system to prevent unauthorised access to this space. Facilities will be provided to secure individual cycles within this space.

It is anticipated that the development will be managed and controlled by an experienced security management team who will have a permanent, onsite 24/7 presence and a dedicated basis of operations. Consequently, the building includes a security facility

that will enable monitoring of the access control system, video surveillance systems and security alarms and support the team in responding to security incidents. A dynamic lockdown system will be provided to allow authorised staff to lock down the perimeter of the building to deny access in the event of an incident.

Access to and operations in the loading bay will be managed by staff locally, but the security facility will also maintain full visibility and control of all access control and video surveillance systems in this space.

Urban Greening & Outdoor Space Character



Silk Street Streetscape
Woodland-inspired rain garden enhancing pedestrian experience and ecological benefit



Civic Plaza & Knoll Garden
Vibrant cultural hub with immersive engineered landscape fostering community interaction



Shade Garden in The Arcade
A vibrant new east-west pedestrian connection with overhanging plants.



Civic Plaza & Knoll Garden
An immersive landscape experience with seasonality, fostering community interaction



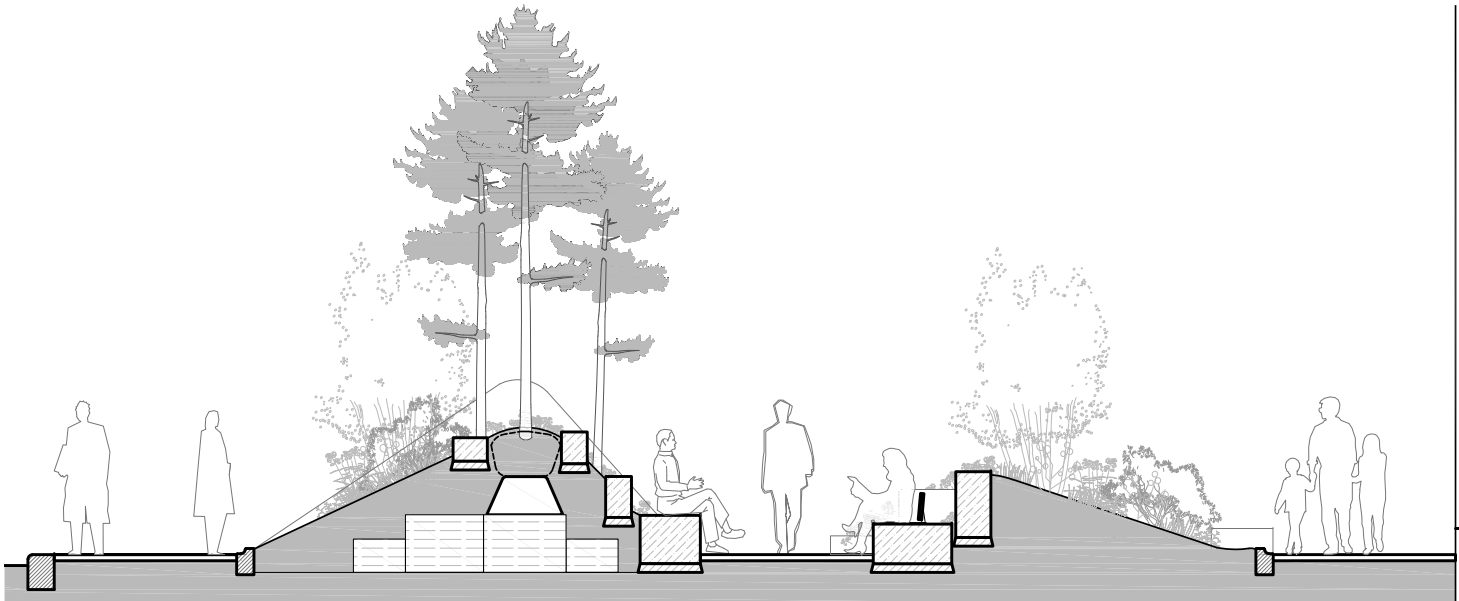
Sky Grove
Biodiverse terrace with Populus tremula grove offering green retreat and framed skyline views



Roof Terrace Garden
Immersive green spaces for social interaction and well-being

The Public Realm and Outdoor space design propose to introduce diverse characters that focus on creating a lush, inviting, and biodiverse landscape across multiple levels of the projects, aligning design character to the site microclimates and building programs to achieve the urban greening vision. Native and climate-adapted species are prioritised to ensure long-term success.

Knoll Garden
Adjacent to the plaza is the Knoll Garden, an engineered hill topographical landscape, designed as an immersive informal gathering space surrounded by rocks, trees, ferns and wildflower planting. The garden features a variety of integrated seating pockets composed of specially milled granite seating edges and more natural boulders, providing inclusive and accessible resting space for all users.



Indicative section through The Knoll

Landscape Planting Palette

Level 18 Roof Terrace: Drought resistant
Aromatic perennials



Thymus vulgaris**



Salvia officinalis**



Rosmarinus prostratus**



Juniperus horizontalis**



Hylotelephium telephium ++



Sedum album**



Sempervivum tectorum**

Trees and shrubs



Betula pendula ++



Pinus sylvestris** ++



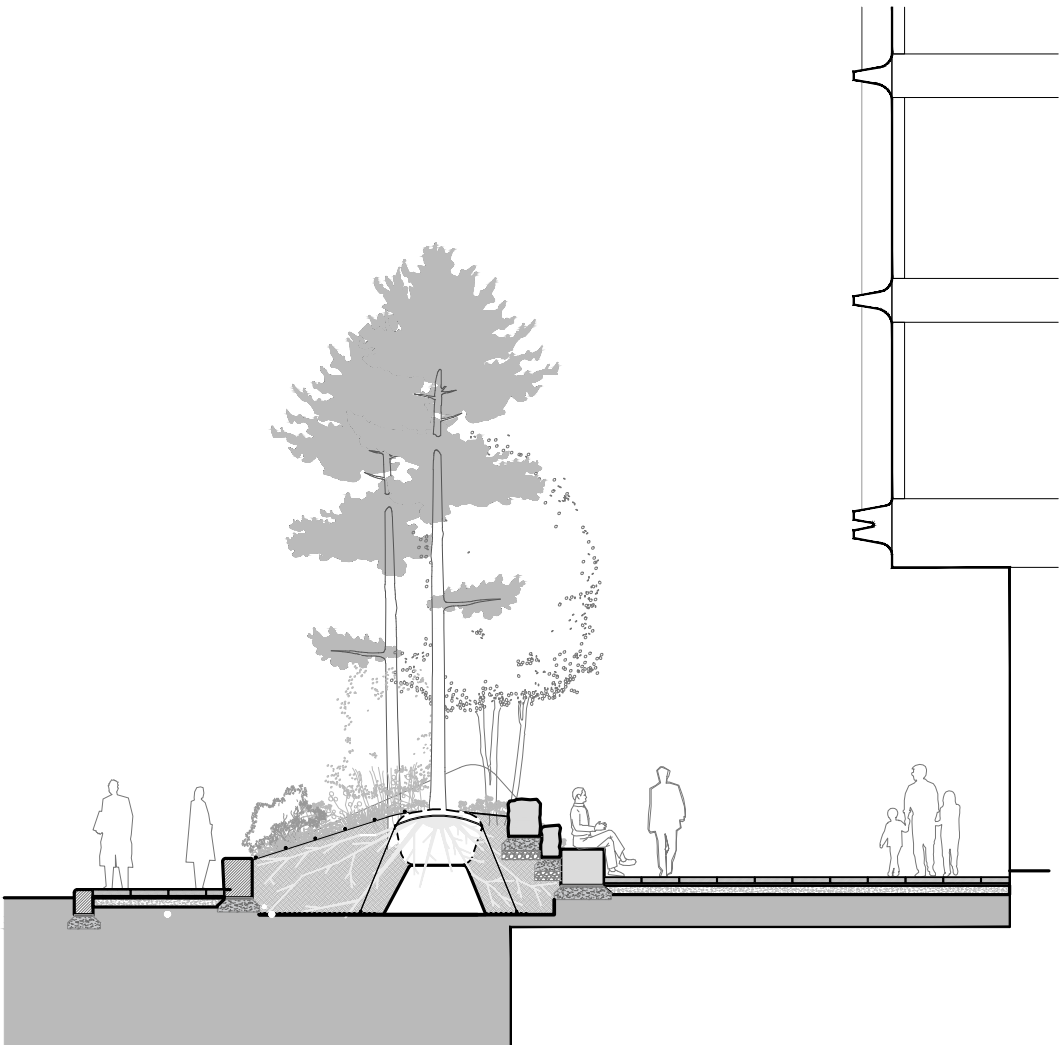
Microcachrys tetragona**



Pinus mugo**

** denotes semi or evergreen plant
++ denotes native species

Succulent perennials



Indicative section through The Knoll

Landscape Planting Palette

Knoll Gardens: Drought resistant shrubs on steeper areas, perennials on soft edges

Groundcovers and perennials



Betonica officinalis ++



Campanula glomerata ++



Eupatorium cannabinum ** ++



Verbena officinalis ++



Aquilegia vulgaris ++



Agrimonia eupatoria ++



Geranium sanguineum ++

Shrubs



Rosa rubiginosa ++



Rosa arvensis ++



Viburnum opulus ++



Cornus sanguinea ++

Steep area



Betula utilis



Betula pendula++



Pinus sylvestris**

Steep area



Pinus mugo pumilio**



Kalmia procumbens** ++



Rhododendron kaempferi



Iris pseudacorus ++



Carex pendula ** + +



Eupatorium cannabinum ** ++

Shrubs



Salix purpurea ++

SUDs Rain Gardens: moist to wet soil conditions

Groundcovers and perennials

** denotes semi or evergreen plant
++ denotes native species

Landscape Planting Palette

Shade Garden: Green mass planting



Hedera helix**++



Dryopteris filix-mas 'crispa cristata'**



Polypodium vulgare 'bifidocristatum'**



Hosta "earth angel" **



Hosta "august moon"**



Rosmarinus horizontalis**

Sky Grove Terraces: Populus tremula biotope, woodland mix

Groundcovers and perennials



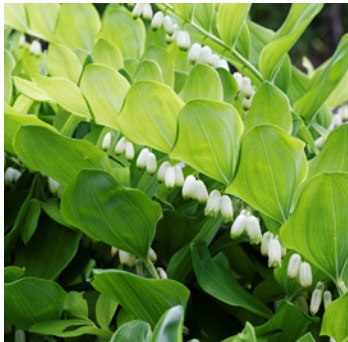
Viola odorata** ++



Hyacinthoides non-scripta ++



Ajuga reptans** ++



Polygonatum multiflorum ++



Asplenium scolopendrium** ++



Hedera helix** ++

Trees



Populus tremula ++

** denotes semi or evergreen plant
++ denotes native species

Hardscaping and Outdoor Furnishing

Ground Floor Public Realm



Natural stone pavers on sand bed



Granite Setts



Granite Planter



Granite Seating Edges

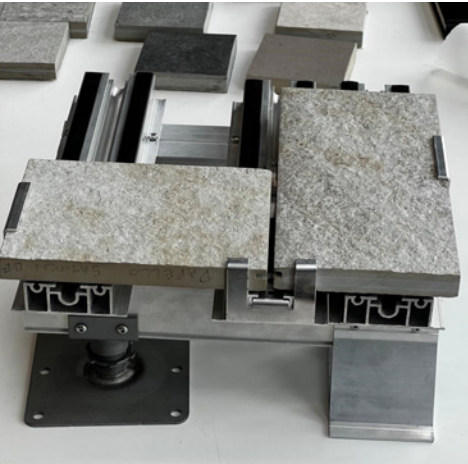


Movable Tables and Chairs



Seating Rocks with Accessible Support

Outdoor Terraces



Terrace Pavers



Granite seating Edges



Granite Planter

Ground Floor Public Realm

High quality hardscape finishes and furnishings are selected in harmony with the surrounding urban context. The material selection adheres to the City of London Public Realm toolkit as a design guidelines, ensuring durability, accessibility, and aesthetic quality. Hardscape design proposes high quality and durable finishes such as Yorkstone slabs, granite seating edges, and granite sets with sawn cut finish to minimise jointing and create a smooth accessible surface for all users. Where possible, stone will be sourced from recycled sources in London to add a layer of patina and authenticity to the site and help reduce the environmental footprint.

The garden features a variety of integrated seating pockets composed of specially milled granite seating edges and more natural boulders, providing inclusive and accessible resting space for all users. Moveable tables and chairs are introduced surrounding the civic plaza, offering flexibility and user autonomy.

Outdoor Terraces

All terraces will adopt a suspended pedestal system with pavers sustainably sourced from recycled material of the existing building wherever possible, which could be equipped further with wind uplift clips if needed. Planting and seating edges will be constructed using a lightweight metal frame with stone tile finish. There shall be no moveable furniture in outdoor terraces due to risk of wind uplift. Balustrades are 1.6m in height, in line with the City of London’s “Preventing Suicides in High Rise Buildings and Structures Planning Advice Note”. All landscape design and site furnishing in accordance with BS 8300-1: 2018.

Landscape Maintenance Considerations

Tree Pruning

All new and existing trees should be pruned regularly (minimum once a year) under the supervision of a certified Arboricultural professional and following British Standards. Special attention should be given to the existing trees on the northern side of Silk Street which must be pruned back to be kept clear of the building facade.

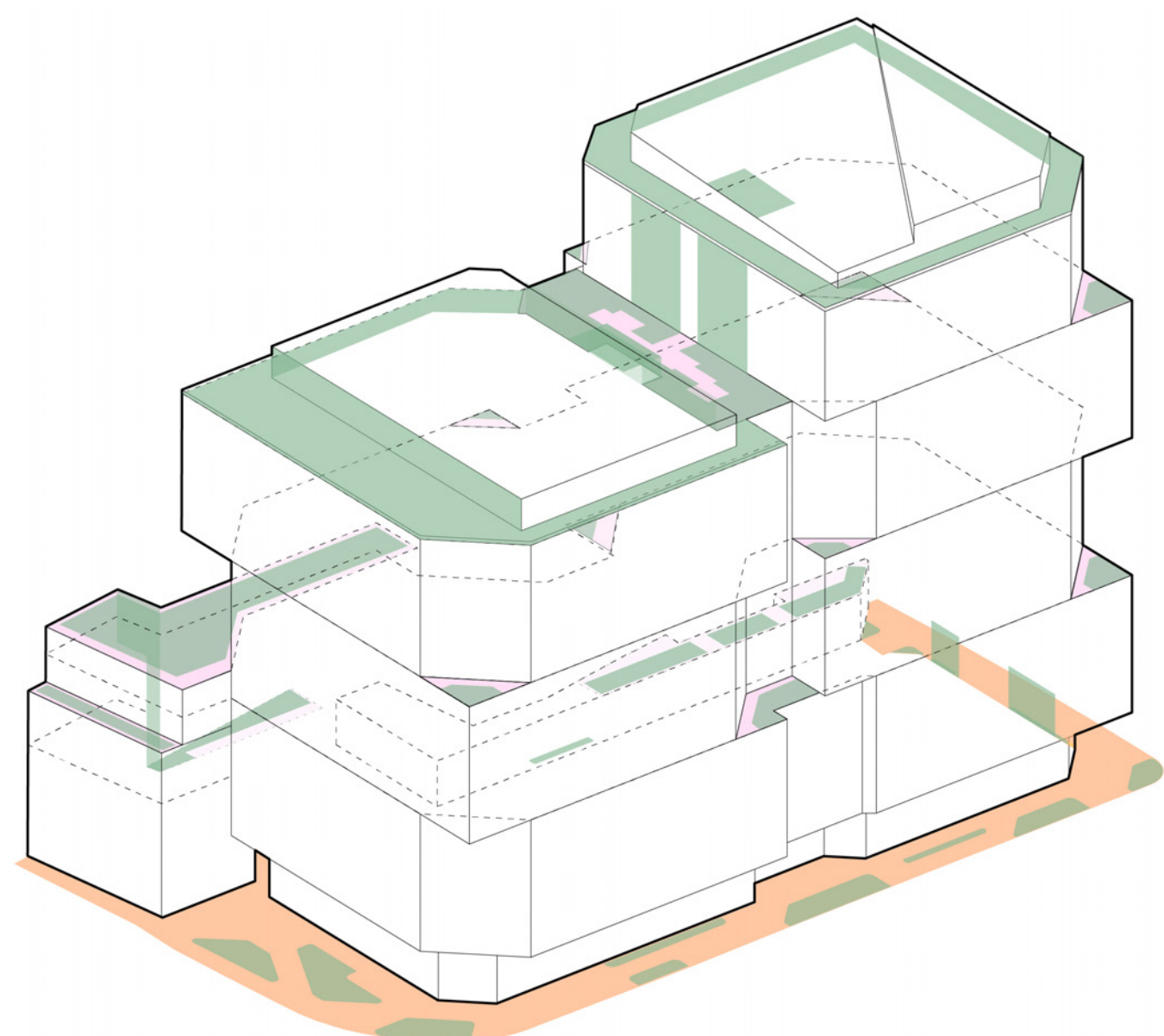
Herbaceous perennials, shrubs, ground covers, and greenwalls

Plantings should be maintained a minimum of 4 times a year: including pruning and plant replacement every autumn and spring, and at least two additional times per year to replace planting and tidy up the planting beds.

For L17 and the rooftops, planting can be maintained via internal access. Other terraces will need to be accessed via the BMU for maintenance because they are outside of the guardrail.

Hardscape and Furnishing

Hardscape will need to be swept daily. It is recommended that natural stone is power washed annually to maintain cleanliness and prevent slipperiness and growth of moss.

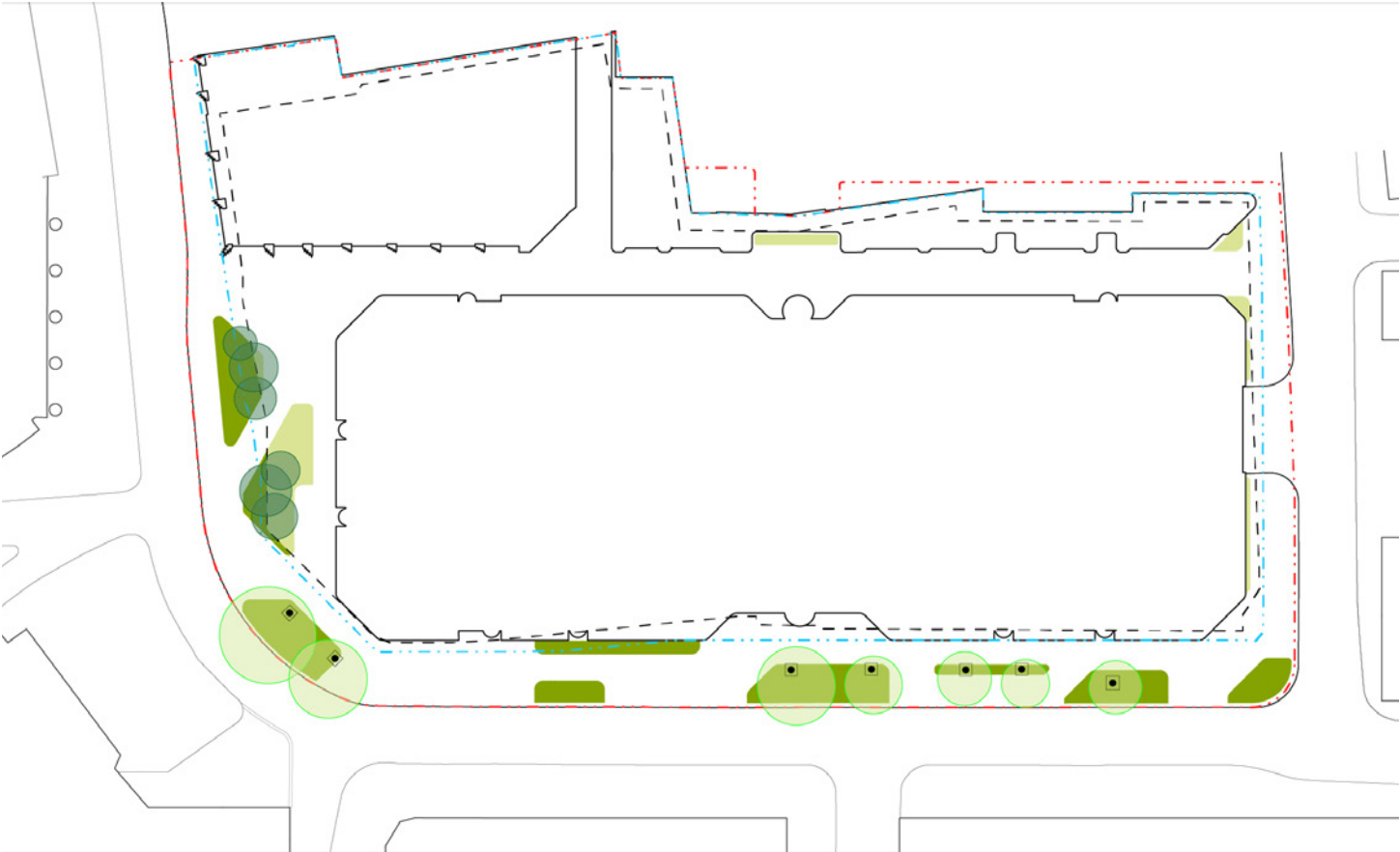


Legend

- Regular (weekly/monthly)
- Seasonal (quarterly)
- Infrequent (annually/bi-annually)

Ground Floor Public Realm diagrams

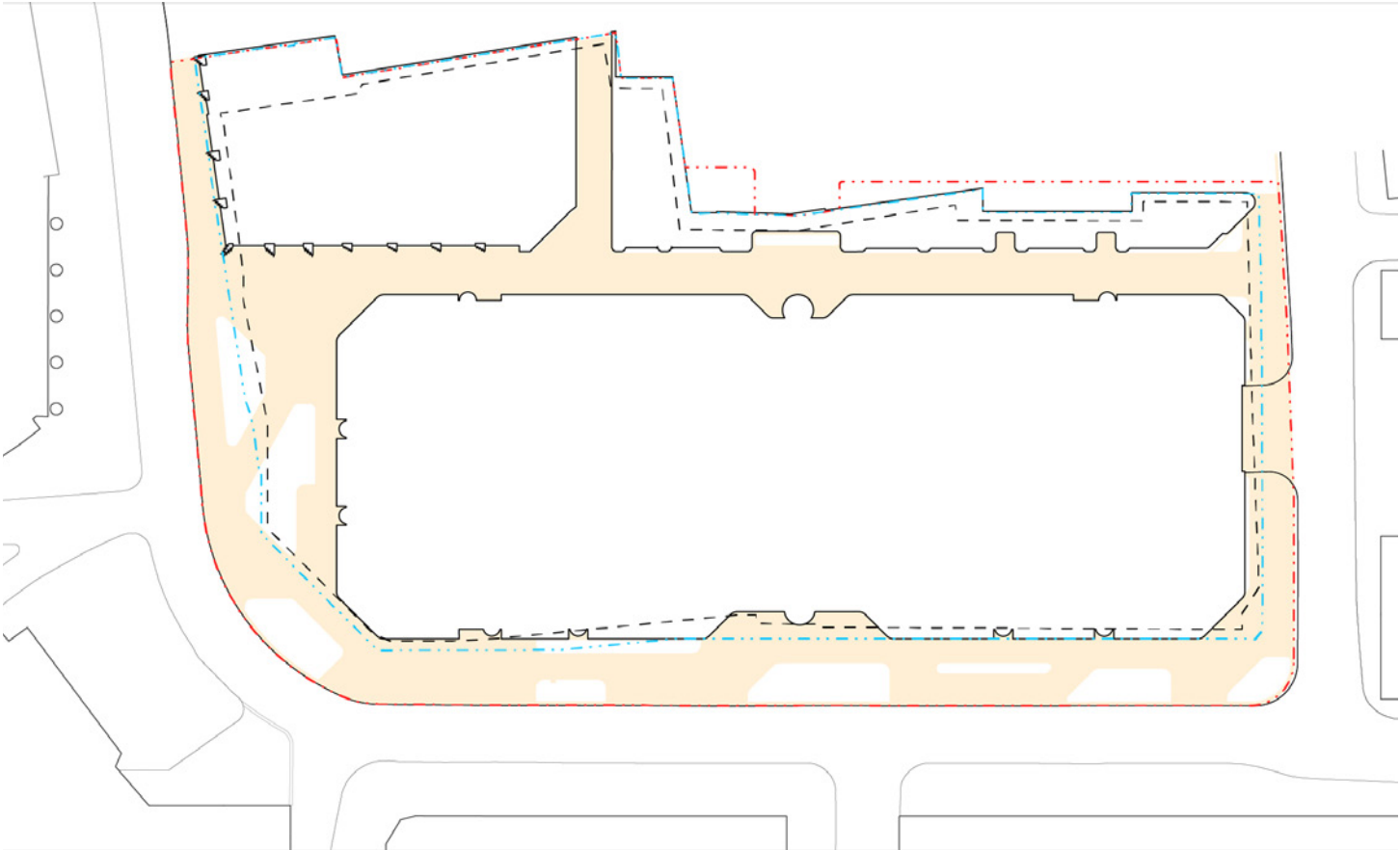
Softscape & Hardscape



Softscape

Key:

- Planters on slab or in containers
- Planting on grade
- Existing tree
- Ownership boundary line
- Application boundary line
- Basement line



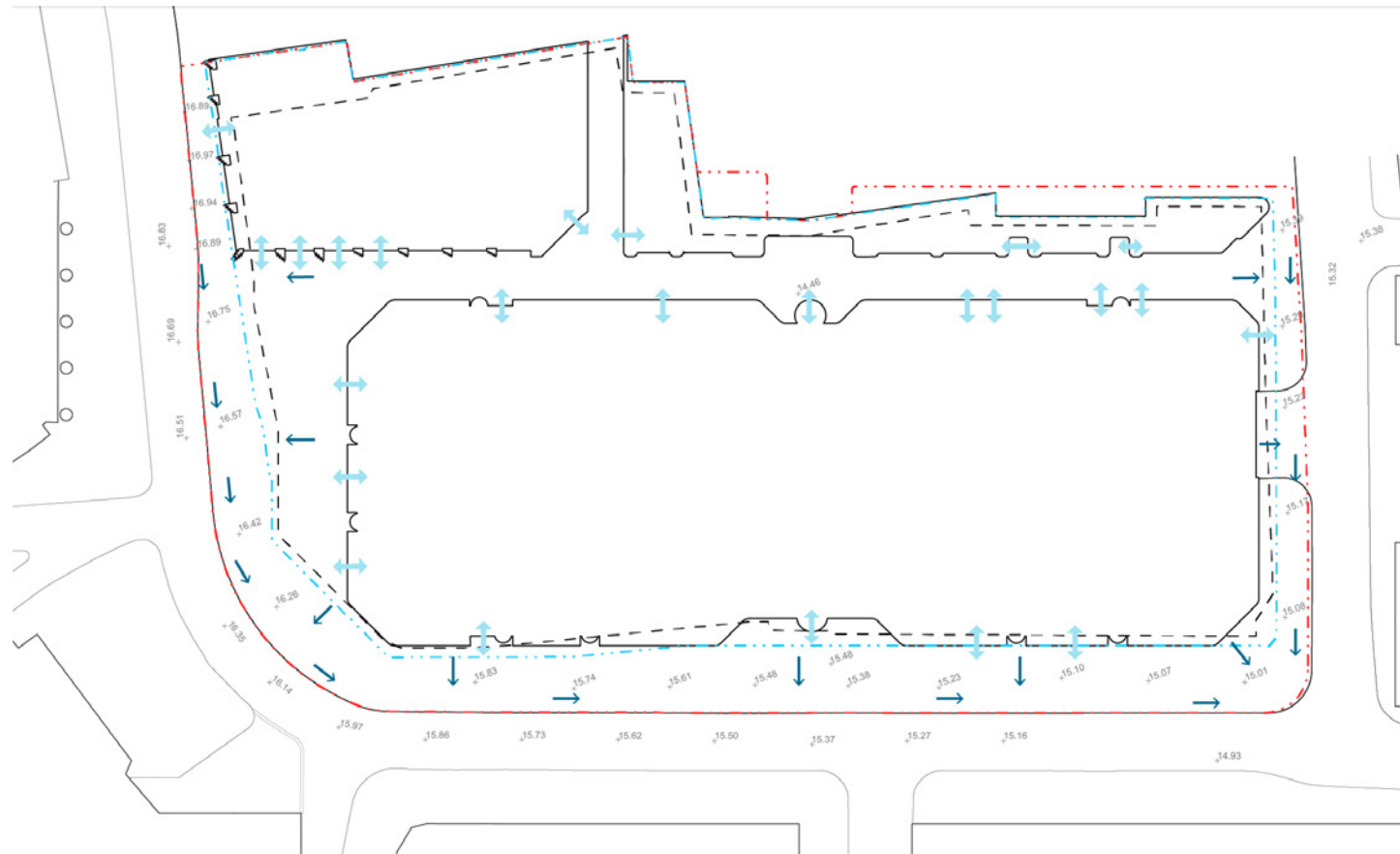
Hardscape

Key:

- Natural stone

Ground Floor Public Realm diagrams

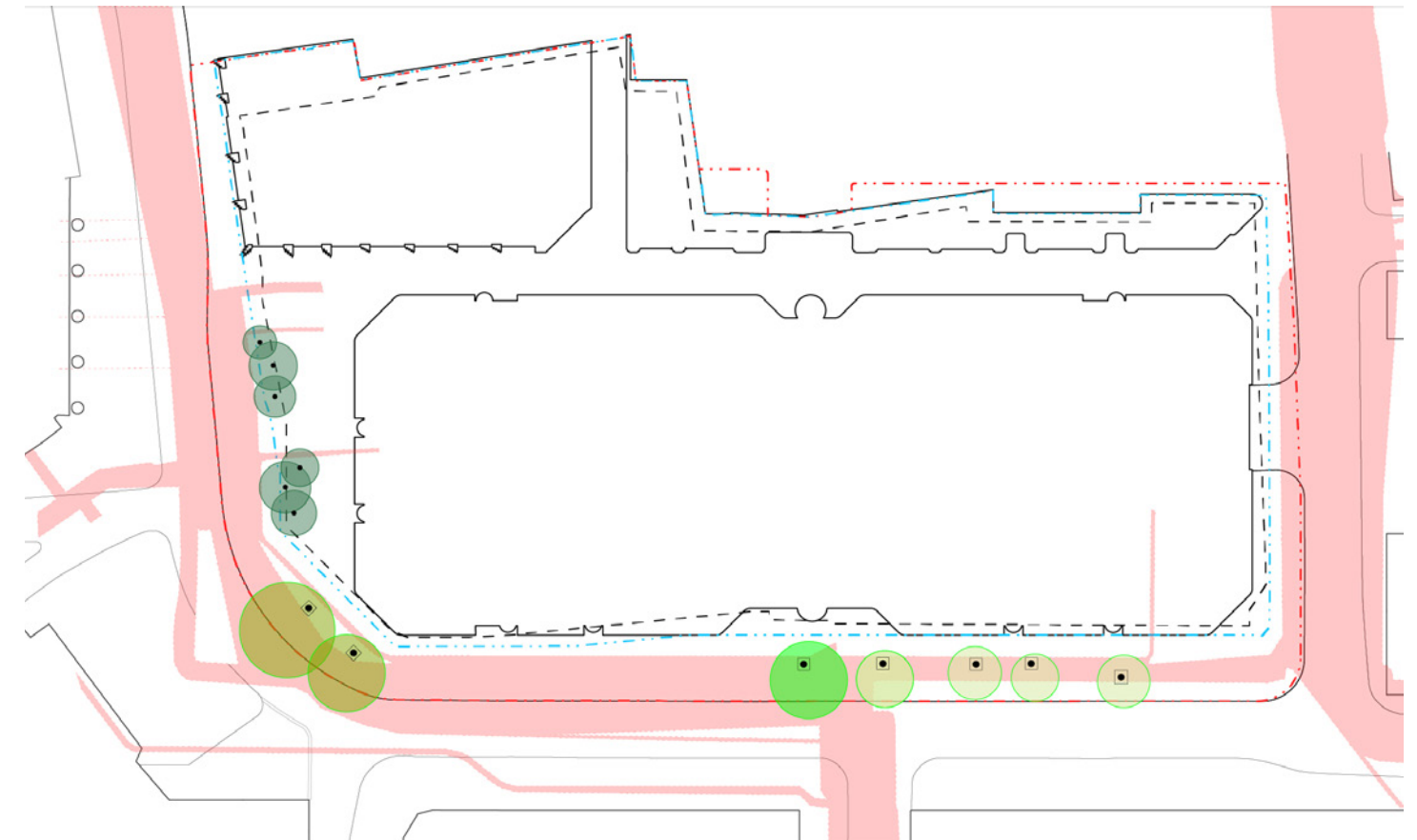
Grading & Utilities



Grading and access

Key:

-  Step-free access
-  Water run-off direction

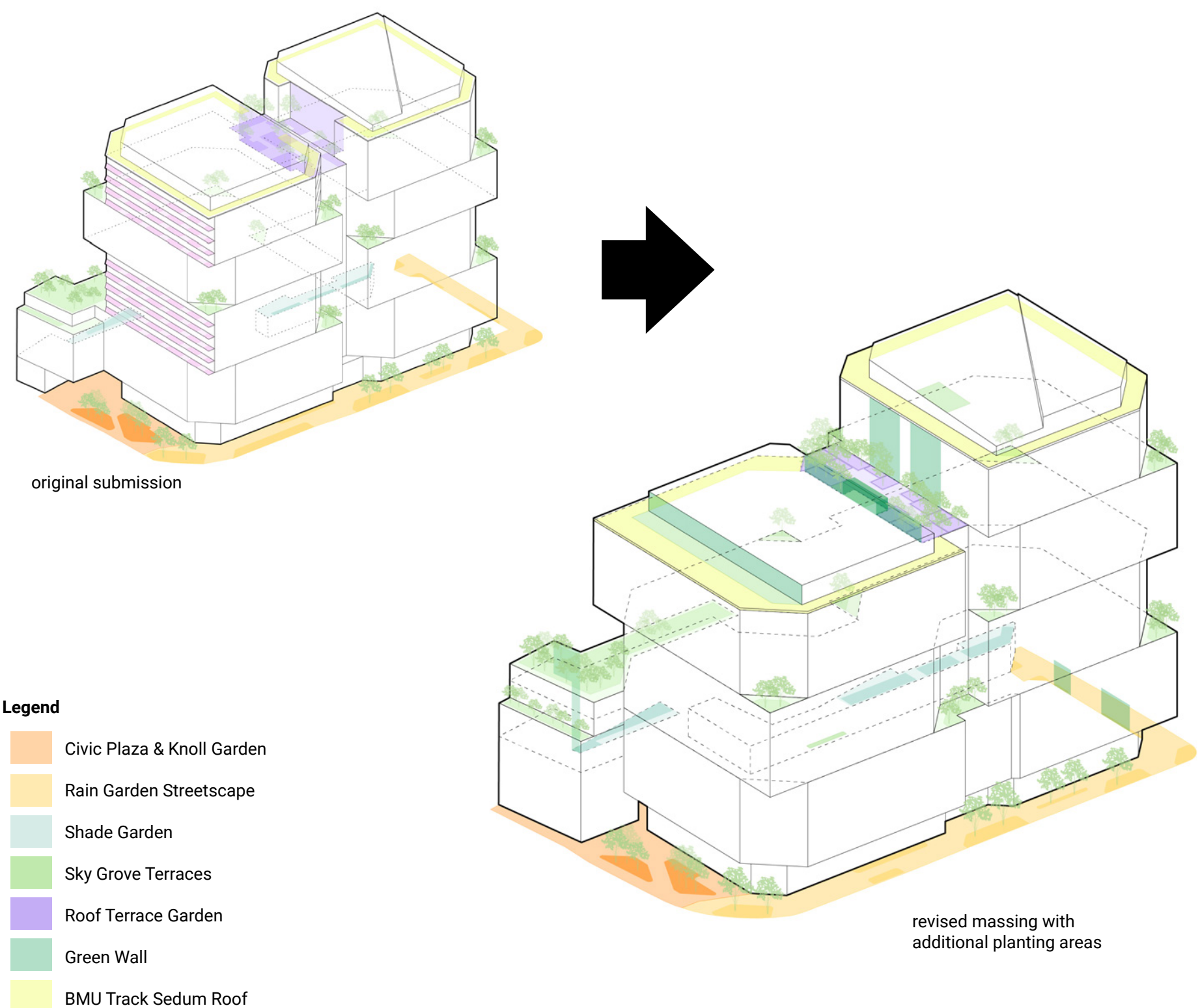


Utilities

Key:

-  Utility zone (planting zone limited to shrubs and herbaceous plants, no new trees)
-  Proposed new trees
-  Existing trees (*Corylus colurna*)
-  Existing tree (*Quercus palustris*)
-  Existing trees (*Alnus cordata*)

Urban Greening Factor



This section should be read in conjunction with the Ecological Appraisal which has been prepared by Trium.

As part of the London Plan, the project is required to meet a minimum Urban Greening Factor (UGF) of 0.30 - the minimum for a predominantly commercial development. At time of writing there are no separate standards that need to be followed by the CoL.

The Landscape Strategy delivers a significant net gain for biodiversity, with a remarkable net gain in habitat value of exceeding 370% when compared to the baseline habitat value. However, with an area-weighted post-development value of 2.19 biodiversity units per hectare, it still falls slightly short of the draft policy requirement under Policy OS2: Urban Greening of the emerging City Plan 2040. For detailed information about Biodiversity Net Gain, refer to the Ecological Appraisal Report.

The transformation in massing from the original submission contributed to a loss of around 335 sqm of intensive green roof area on the west facade terraces. This has been replaced by an additional 245 sqm of extensive green roof, 393 sqm of climbers rooted in soil, and 349 sqm of intensive green roof.

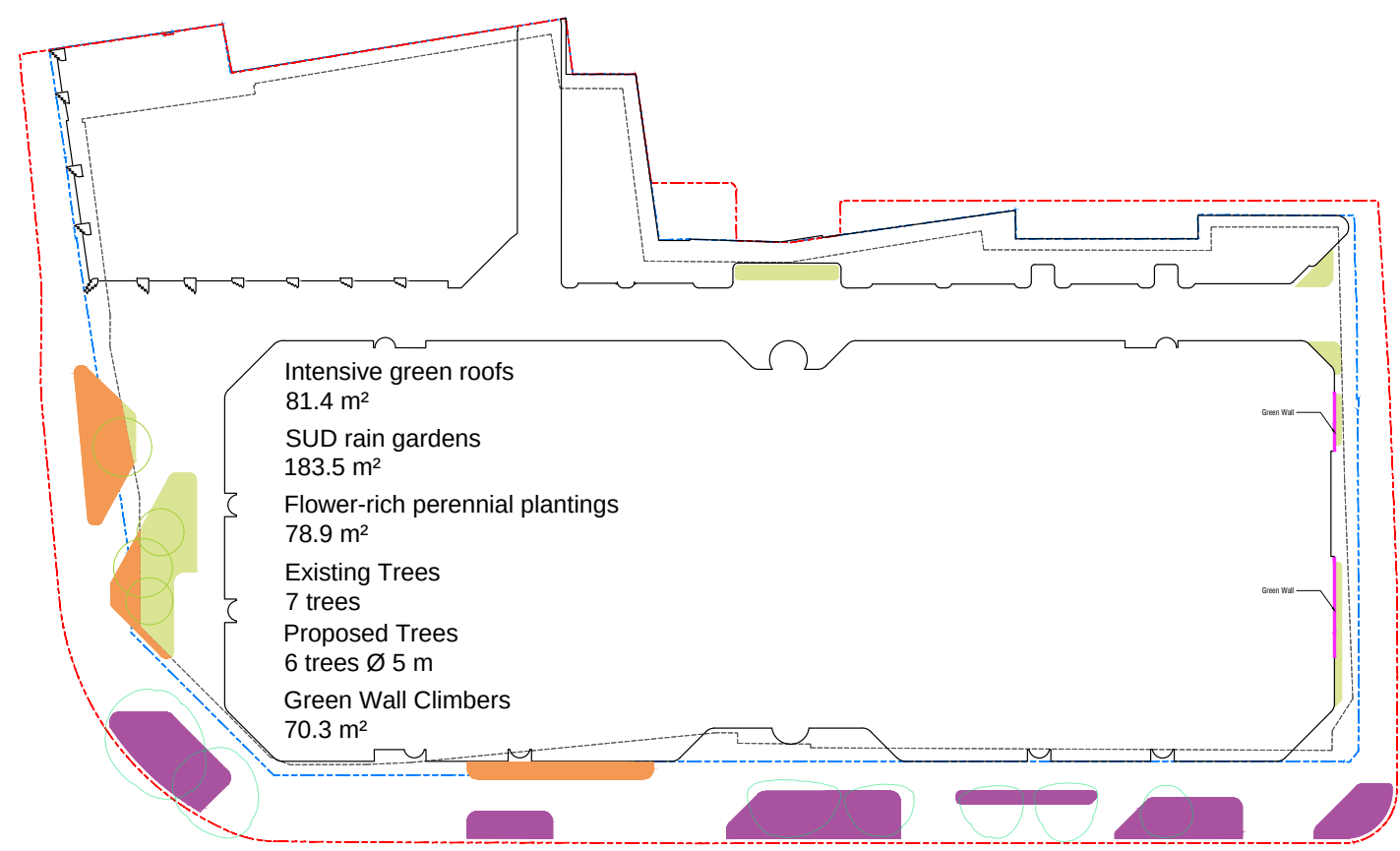
These improvements result in an UGF of 0.30 excluding any proposed planting that lands within Highway boundary and existing trees, and an official total UGF within application boundary of 0.35.

Urban Greening Factor

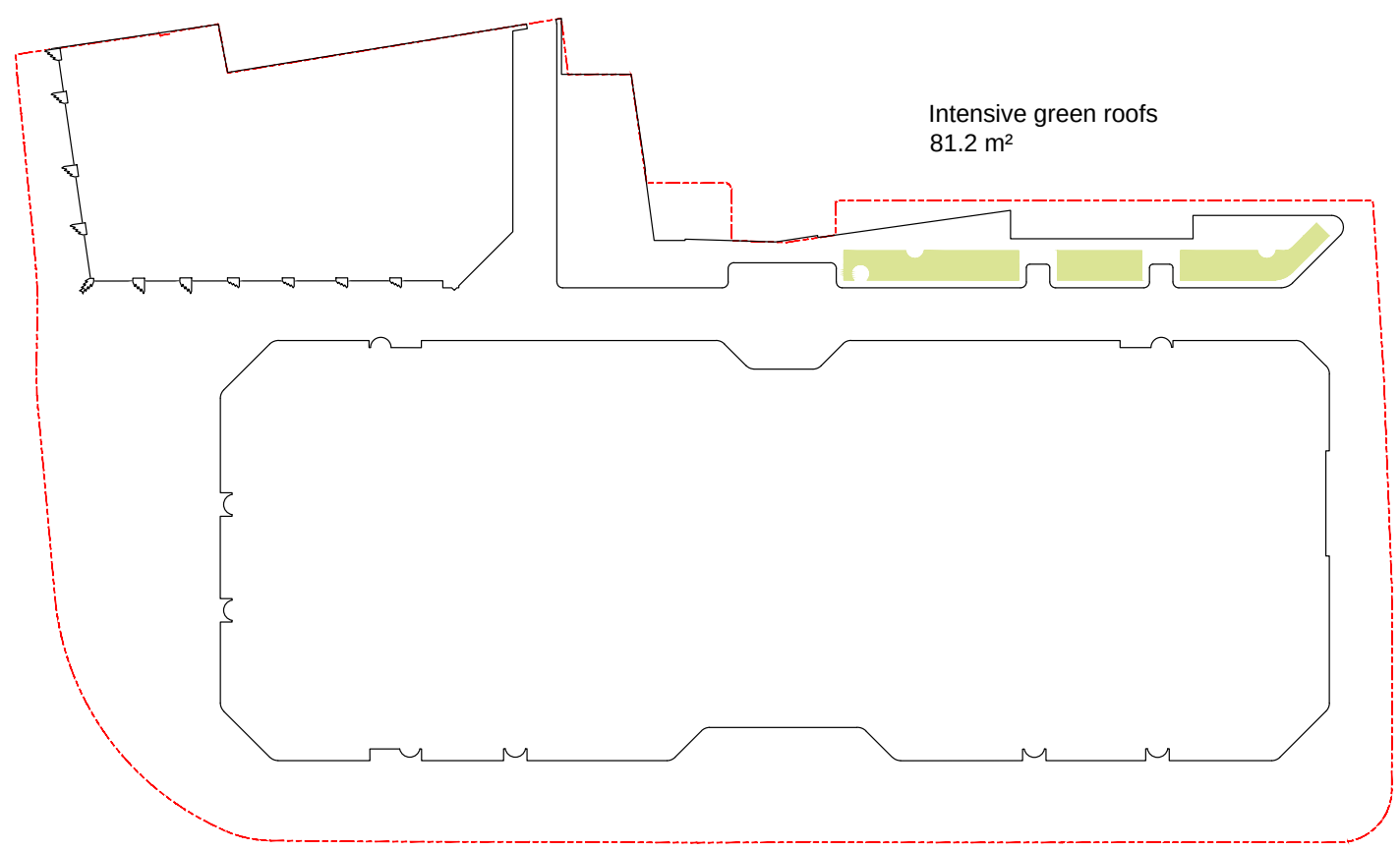
In the following pages, Indicative UGF diagrams are provided to give an overview of where the contributing planting types are located on their respective floors within the project.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	211.8	212	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	1217.8	974.2	GF, Level 01, 02, 06, 07, 08, 12, 17
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	403.7	323.0	GF Knoll Garden, Office terraces Level 07, 08, 12, 17
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		0	
Flower-rich perennial planting.	0.7	262.4	183.7	Ground floor planting on grade
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	702.6	421.5	GF, Level 02, 17
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	1019.18	306	Roof Level, Machine Room Roof
Water features (chlorinated) or unplanted detention basins.	0.2	0.0	0.0	
Permeable paving.	0.1	0.0	0.0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	2848	0	All levels
Total contribution			2420.0	
Total site area (m²)				6816.8
Urban Greening Factor				0.35

Urban Greening Factor



Ground Floor



Level 01

Legend

--- Ownership boundary line

--- Application boundary line

--- Indicative basement line

--- Green wall

○ Existing trees

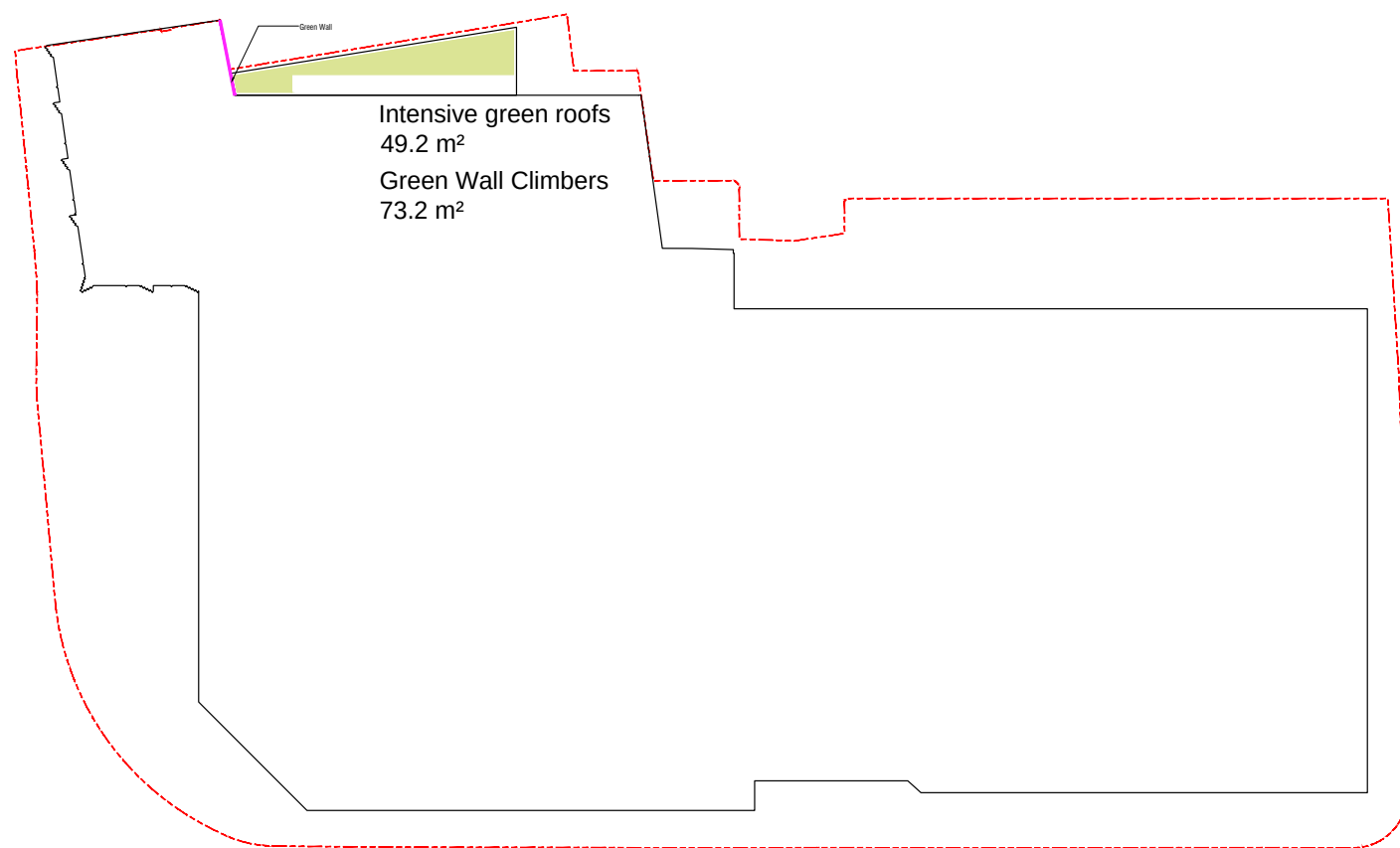
● Proposed trees

■ Intensive green roof

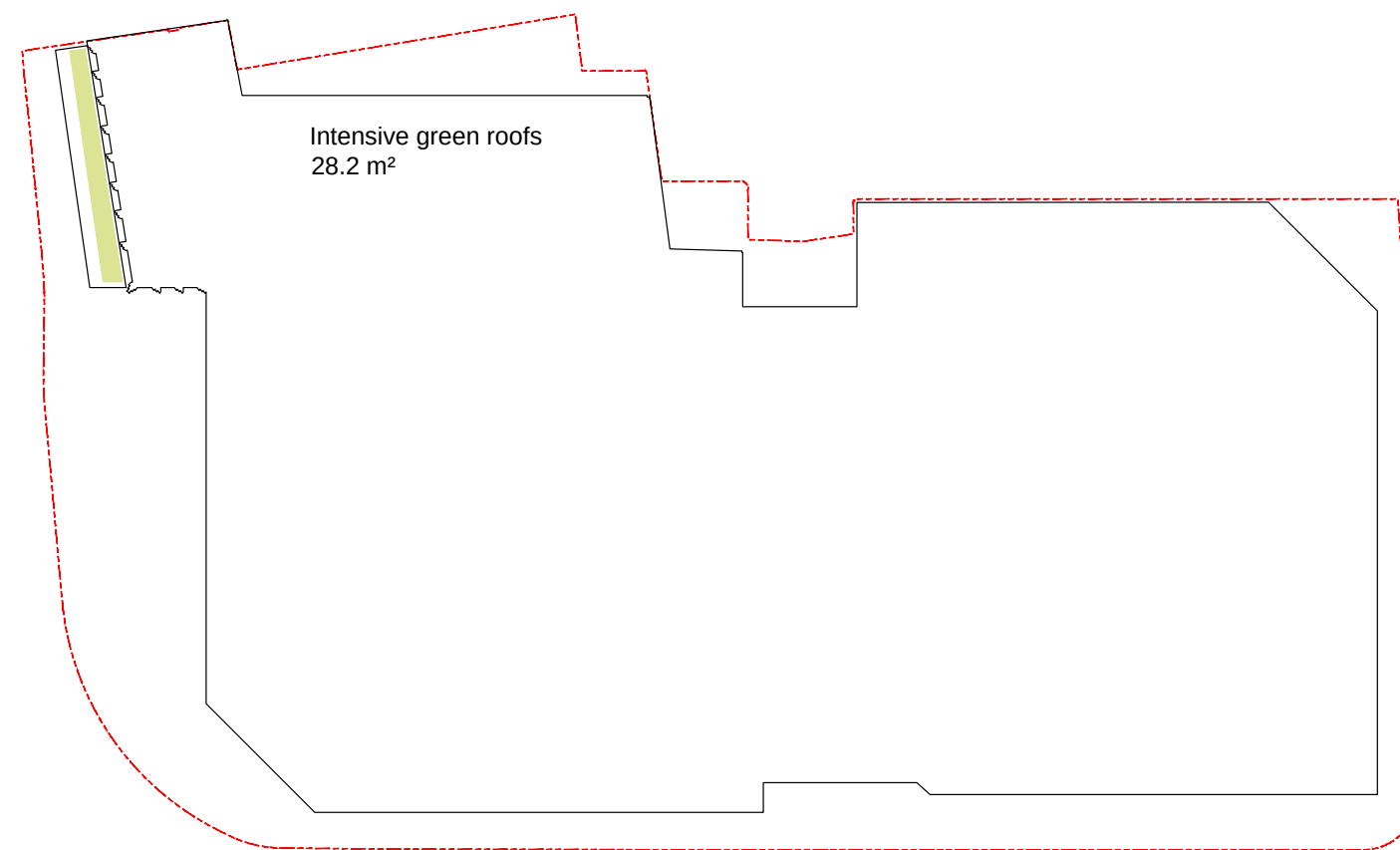
■ Flower rich perennial planting

■ SUDS rain gardens

■ Sedum Green Roof



Level 02

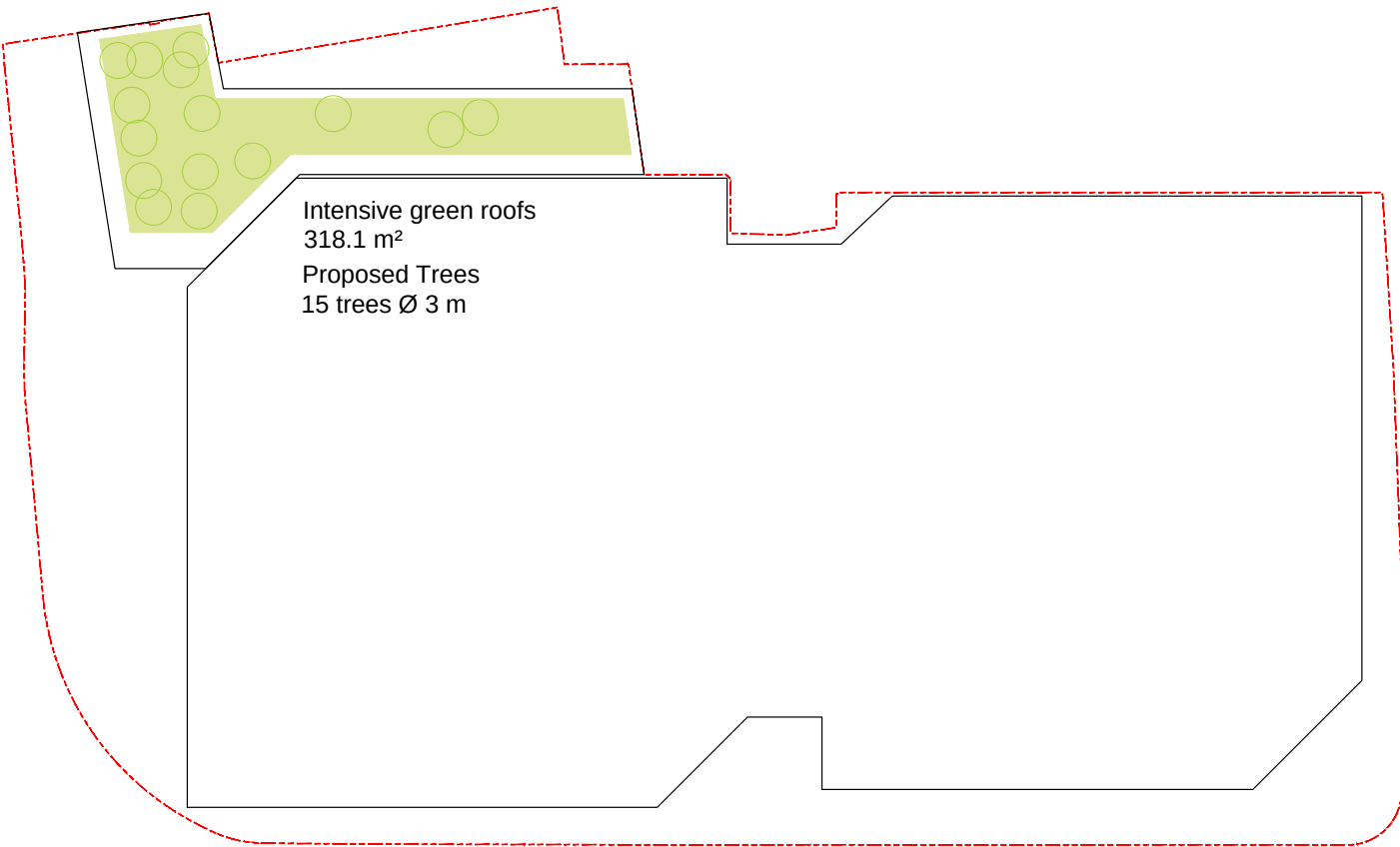


Level 06

Urban Greening Factor



Level 07



Level 08-11

Legend

— — — Ownership boundary line

— — — Application boundary line

— — — Indicative basement line

— Green wall

○ Existing trees

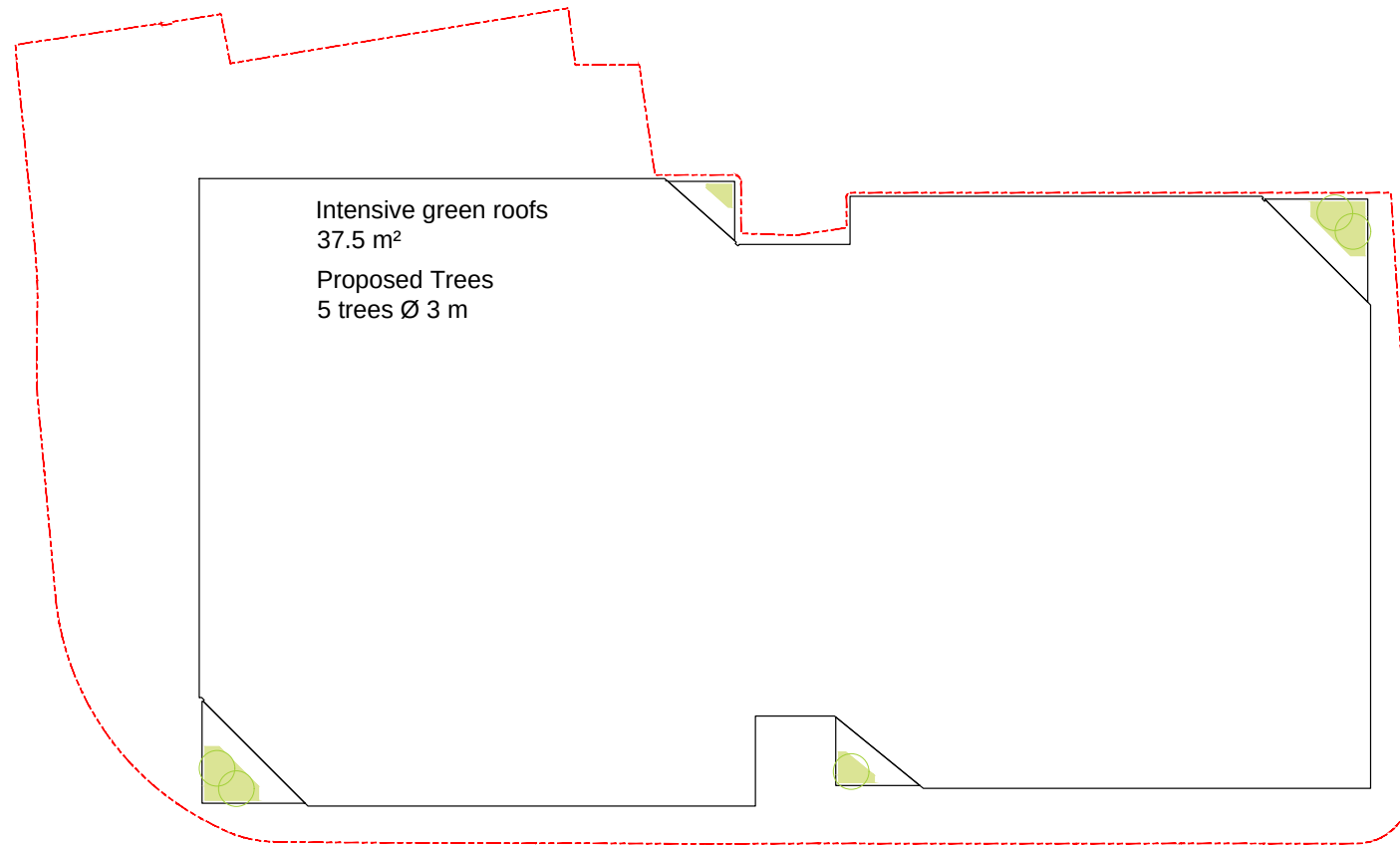
● Proposed trees

■ Intensive green roof

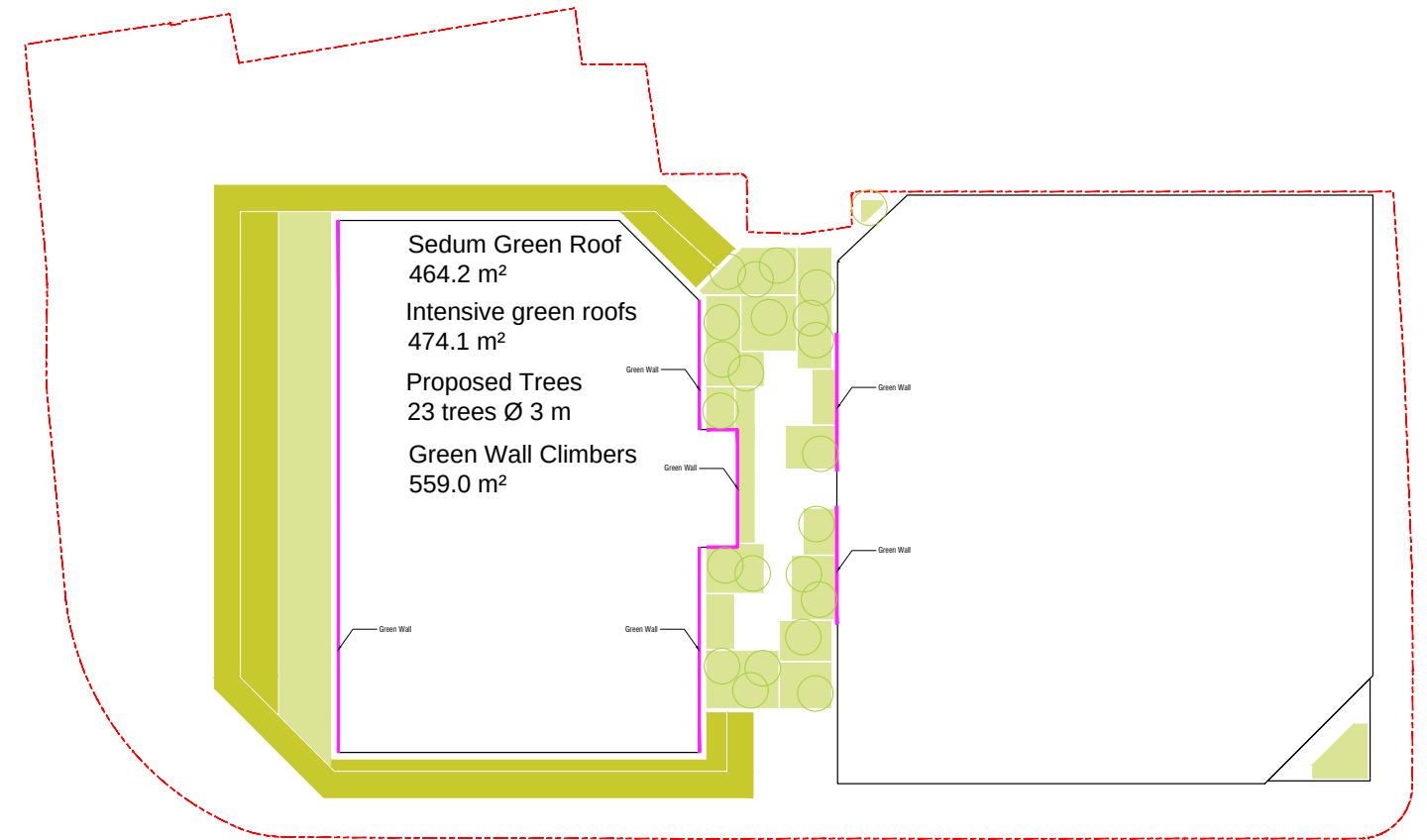
■ Flower rich perennial planting

■ SUDS rain gardens

■ Sedum Green Roof

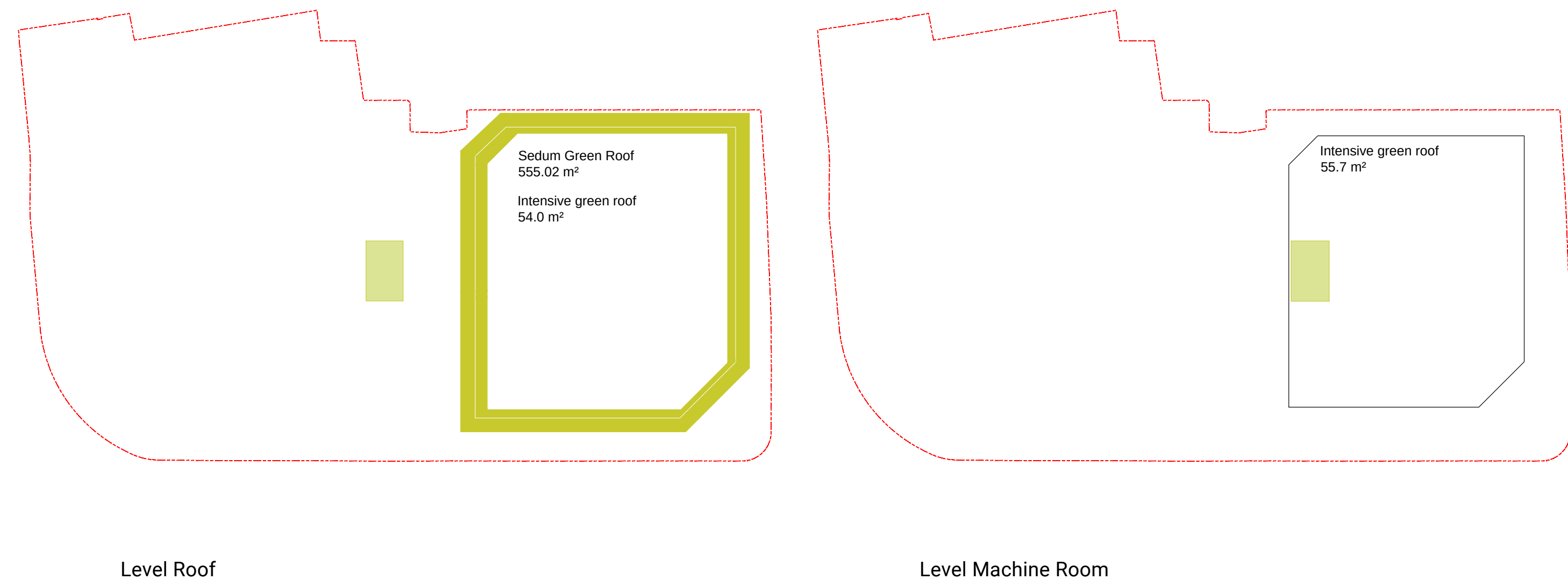


Level 12



Level 17

Urban Greening Factor



Legend

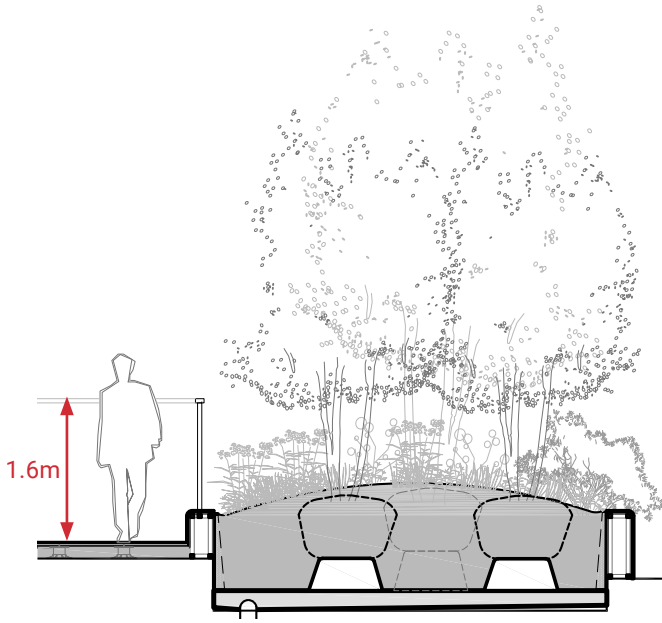
--- Ownership boundary line	 Existing trees	 Intensive green roof
--- Application boundary line	 Proposed trees	 Flower rich perennial planting
--- Indicative basement line		 SUDS rain gardens
--- Green wall		 Sedum Green Roof



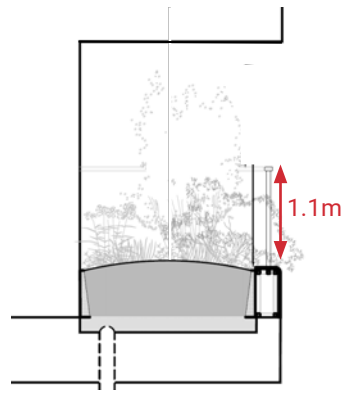
Suicide Prevention



Indicative terrace illustration



Indicative corner terrace section



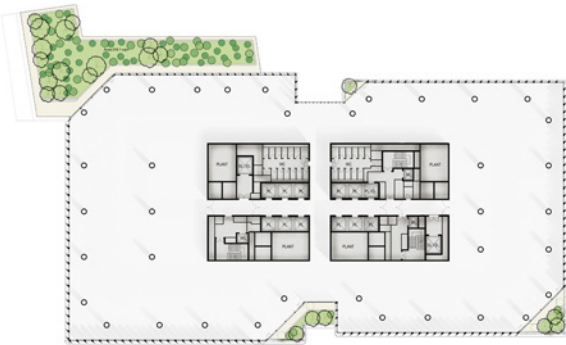
Indicative west terrace section

Addressing Suicide Risk

The national suicide prevention strategy, originating in the government’s 2012 Preventing Suicide in England: A cross government outcomes strategy to save lives and subsequent reviews highlights the increasing prevalence of suicide and the need to change this. One of the aims arising is to reduce access to the means of suicide. Design of buildings will not address personal difficulties or distress but can limit access to the means and allow greater access to support at the moment of an impulsive act. The City of London has published a Planning Advice Note, “Preventing Suicides in High Rise Buildings and Structures” which addresses this.

At 1 Silk Street there are a number of external spaces at height which could be points of risk, however, none of these offer public access which immediately reduces a significant operational risk. Furthermore, façade Design has led to external elements being designed to avoid climbing opportunities or ledges that may be misused. Windows are not operable and any external openings are either fixed or restrictively operable to enhance safety.

An important layer of suicide prevention will be occupier’s policies of wellbeing to their employees. Occupiers shall have the capability to manage access onto their dedicated terraces and the landlord and its management team shall have the capability to manage access onto the communal terraces at Level 17.



Level 08



Level 12



Level 17

The risk of being is thought to be a factor that can deter vulnerable individuals from choosing a location in the first instance, increasing the chances for human intervention and reducing response time is also advised. The roof terraces available to occupiers and the plant areas at roof level are treated distinctly to address the different risks.

The principles of preventing suicide attempt on the roof terrace consists of four main steps:

- Deterrence
Terraces within the Landlord control shall have the capability to be access restricted in line with management policy. Balustrades and landscape treatment shall provide an initial deterrence.
- Detection
Measures shall be implemented that detect (at the earliest opportunity) whether an attempt to bypass security measures is occurring or has occurred. Video surveillance shall cover all terrace areas.
- Determination
Assess any event detected and determine what level of response may be appropriate to the incident or event detected.
- Response
Effective and appropriate incident response plans shall be developed to intervene following determination.

Determination and Response require human intervention and appropriate training and staff development shall be required as part of operational measures to ensure that these can be consistently delivered upon.

Physical Measures

In the case of 1 Silk Street there are a range of different terrace types. Corner terraces and those on the roof of the Annex building are typically smaller spaces, or enjoying set backs that limit the risk of suicide. In these cases guardings shall be placed at 1.6m height to the perimeter and this shall be combined with restrictive planting to further limit access to the guarding.

Typically these guardings shall be metal balustrades and limit any opportunity for foot or hand hold with smooth inner surfaces. In combination with planted barrier zones and video surveillance, these spaces accessible only to occupier’s staff shall meet the criteria of the Planning Advice Note.

The upper roof terrace at Level 17 is accessible to occupiers and their guests both on an ad hoc basis and for events. To the north side there is barrier planting in front of the guarding, to the south side of this terrace there is more direct access to the guarding to benefit from the extensive views over the City. In this location the guarding is detailed similarly to that proposed at other levels and with a height of 1.6m. A further risk assessment shall be undertaken in latter design stages to confirm balustrade/ guarding height in this location.

The mechanical plant areas at the top of the building are largely enclosed within a 1.9m - 4.28m high screen. This is a managed space with access only for trained operators or by accompanied visitors. Subject to operational review of wellbeing of staff this is consistent with the recommendations

of the Planning Advice Note. Access to the building maintenance cradle shall be on a permit basis and this in tandem with staff wellbeing measures will limit risk of suicide in an area where for operational reasons there is an exposed edge. The risk of accidental fall from this area is addressed in the risk register under CDM.

