



Environmental Statement

Part 2: Figures

WATERMAN INFRASTRUCTURE & ENVIRONMENT







**Client Name:** GPE (St Thomas Street) Limited  
**Document Reference:** WIE11375\_ES\_1.3.1  
**Project Number:** WIE11375

### Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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Issue	Date	Prepared by	Checked by	Approved by
Final	December 2018	Various	Peter Gardner Principal Consultant	Jo Dickson Senior Associate

A handwritten signature in blue ink, appearing to read 'Jo Dickson', located below the 'Approved by' field.

### Comments

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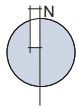
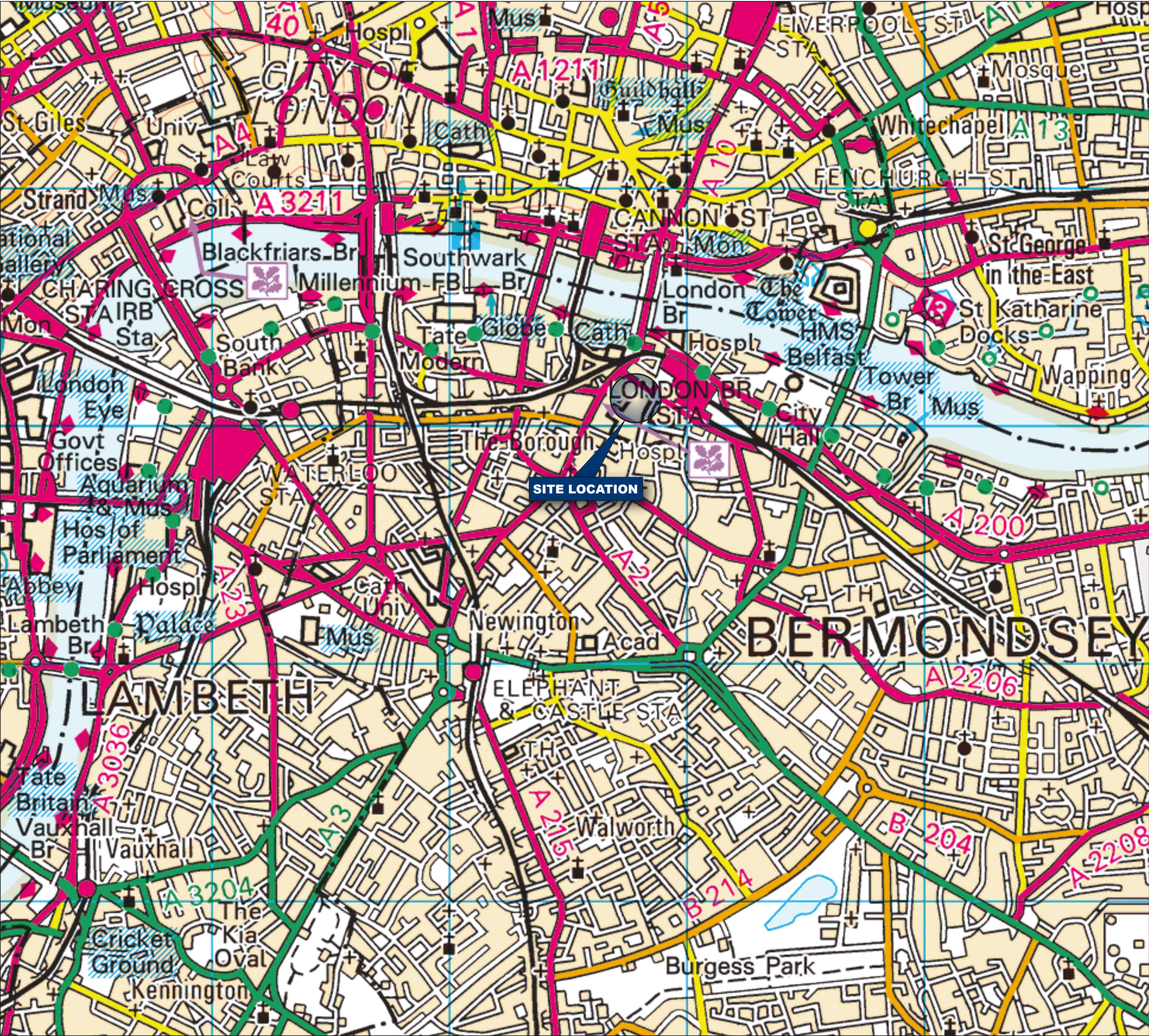
## Contents

### **PART 2: ENVIRONMENTAL STATEMENT – FIGURES**

Figure 1.1:	Site Location Plan
Figure 1.2:	The Red Line Planning Application Boundary (the Site)
Figure 3.1:	Predominant Land Uses
Figure 3.2:	Drawing of the Existing Site
Figure 3.3:	LUL Assets Under and Neighbouring the Site
Figure 3.4:	Thames Water Assets
Figure 3.5:	Direct Bomb Strikes
Figure 4.1:	Different Tower Shapes
Figure 4.2:	Refinement of the Tower
Figure 4.3:	St Thomas Street Elevation looking South
Figure 4.4:	Development of the Curve on the Tower
Figure 4.5:	Wind Studies Resulting in Removing Massing at Corners and Stepping of the Southern Façade
Figure 4.6:	Changes in Massing at Ground Level as a Result of Wind Studies
Figure 4.7:	Zone of Visual Influence - Proposed Condition
Figure 4.8:	2031 Future Baseline with New City Court AM Peak Forecast
Figure 4.9:	Area Required for the Three LGV Servicing Bays and Two Disabled Parking Spaces Superimposed in Blue on the Ground Floor Plan
Figure 5.1:	Aerial Photograph Showing Site in Context
Figure 5.2:	Artists Impression of The Development Looking East From Proposed Exit From Tube Station. Georgian Terrace on Left, Tower Straight Ahead and Kings Head Yard to the Right
Figure 5.3:	Artists Impression Of The Development Looking From The Georgian Terraces To Kings Head Yard
Figure 5.4:	Artists Impression of The Development Looking East Along Kings Head Yard
Figure 5.5:	Artist's Impression of The Development Looking East Along South Side of Georgian Terrace
Figure 5.6:	Artist's Impression of The Development Looking South East From St Thomas Street with Relocated Keats House and Level 5 Public Gardens Visible Above the Refurbished Georgian Terrace
Figure 5.7:	Artist's Impression of The Development From Southwark Street in Context of Surrounding Buildings
Figure 5.8:	Publicly Accessible Space
Figure 5.9:	Servicing Strategy
Figure 5.10:	The HUB
Figure 6.1:	Demolition and Site Set UP
Figure 6.2:	Existing Sewer Diversion from Under Keats House to Eastern Edge, Breaking Ground Floor Slab and Piling Works
Figure 6.3:	Secant Piles and Bored Piles
Figure 6.4:	Basement Excavation
Figure 6.5:	Core Superstructure on Piles and position of Jubilee Line and Northern Line
Figure 6.6:	Superstructure Construction at Level 6 When Façade Construction Starts
Figure 6.7:	Delivery Routes and Holding Point on Druid Street
Figure 8.1:	Noise and Vibration Monitoring Locations
Figure 8.2:	Sensitive Receptor Locations
Figure 9.1:	Construction Phase Assessment Bands
Figure 9.2:	Site Plan and Receptor Locations

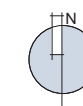
Figure 9.3:	Spatial Extent of NO <sub>2</sub> Concentrations (µg/m <sup>3</sup> ) as a Result of the Development's Heating Plant at Ground Level
Figure 10.1:	Historic Environment Features Map
Figure 10.2:	Archaeological Survival Potential within the Site
Figure 12.1:	Surrounding Context Included in CFD Model
Figure 12.2:	LUL Station Geometry Included in CFD Model
Figure 12.3:	Seasonal Wind Roses for Meteorological "Superstation"
Figure 12.4:	Locations for Zones of Public Realm which need to be Suitable for Occasional Sitting in Summer Conditions
Figure 12.5:	Summer Wind Comfort under Baseline Conditions
Figure 12.6:	Winter Wind Comfort under Baseline Conditions
Figure 12.7:	Annual Wind Safety under Baseline Conditions
Figure 12.8:	Summer Wind Comfort for Complete and Operational Development with Baseline and Cumulative Surrounds
Figure 12.9:	Winter Wind Comfort for Completed and Operational Development with Baseline and Cumulative Surrounds
Figure 12.10:	Annual Wind Safety for Completed and Operational Development with Baseline and Cumulative Surrounds
Figure 12.11:	Wind Mitigation Screens on South End of HUB Terrace
Figure 12.12:	Wind Mitigation Screens on South End of Level 5 Terrace
Figure 12.13:	: Summer Wind Comfort for Completed and Operational Development with Landscaping and Mitigation, with Baseline and Cumulative Surrounds
Figure 12.14:	Winter Wind Comfort for Completed and Operational Development with Landscaping and Mitigation, with Baseline and Cumulative Surrounds
Figure 12.15:	Annual Wind Safety for Completed and Operational Development with Landscaping and Mitigation, with Baseline and Cumulative Surrounds
Figure 13.1:	Receptors Included in Daylight and Sunlight Assessment
Figure 13.2:	Amenity Area Included in Overshadowing Assessment
Figure 13.3:	Typical Stopping Distance Range for a Car Travelling at Different Speeds
Figure 13.4:	Degrees of Vision Corresponding to the Foveal View
Figure 13.5:	Sensitive Viewpoints for Solar Glare
Figure 14.1:	Location of Cumulative Schemes Assessed



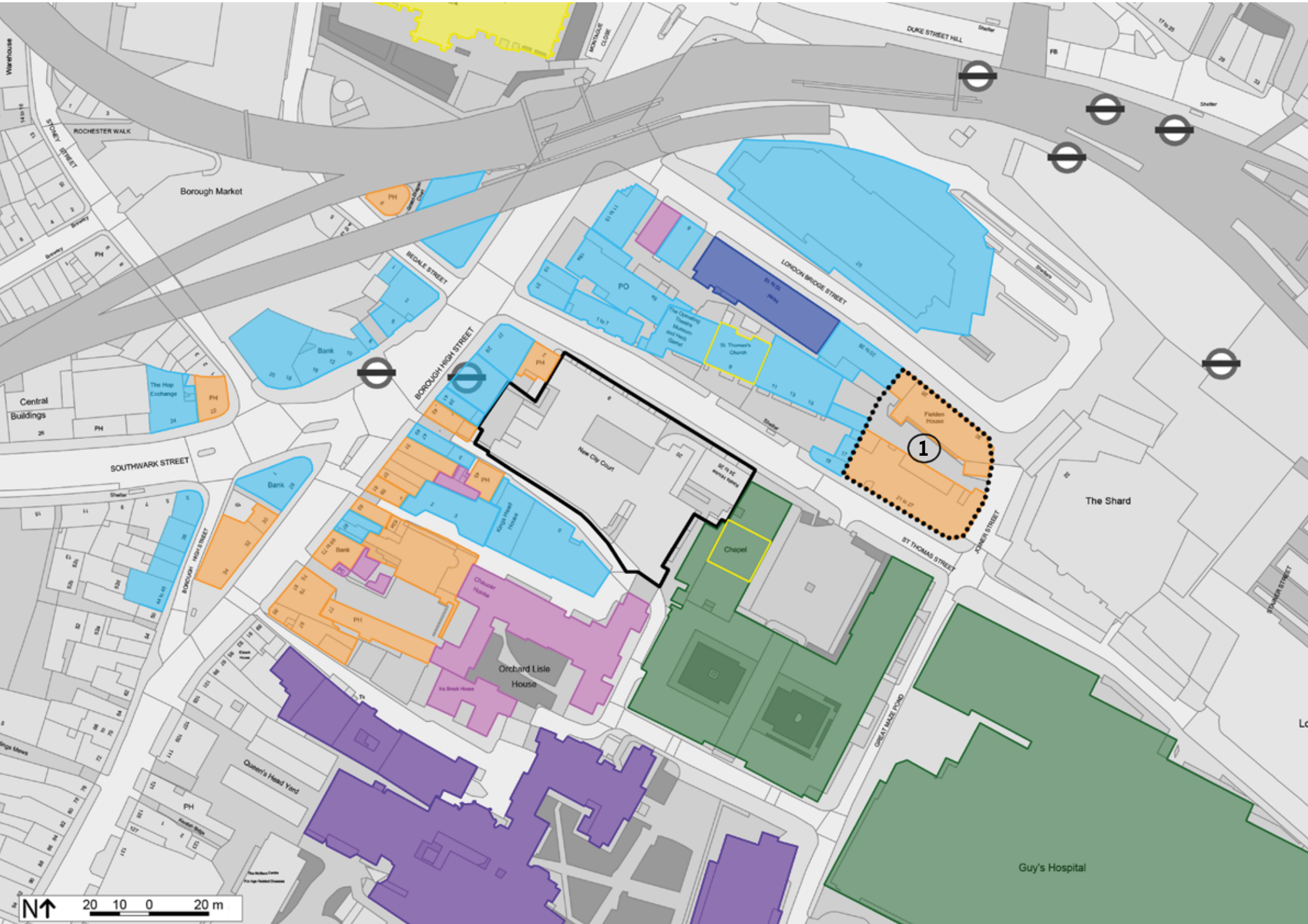


Project Details	WIE11375-100: New City Court
Figure Title	Figure 1.1: Site Location Plan
Figure Ref	WIE11375-100_GR_ES_1.1A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures





Project Details	WIE11375-100: New City Court
Figure Title	Figure 1.2: Planning Application Boundary
Figure Ref	WIE11375-100_GR_ES_1.2A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures

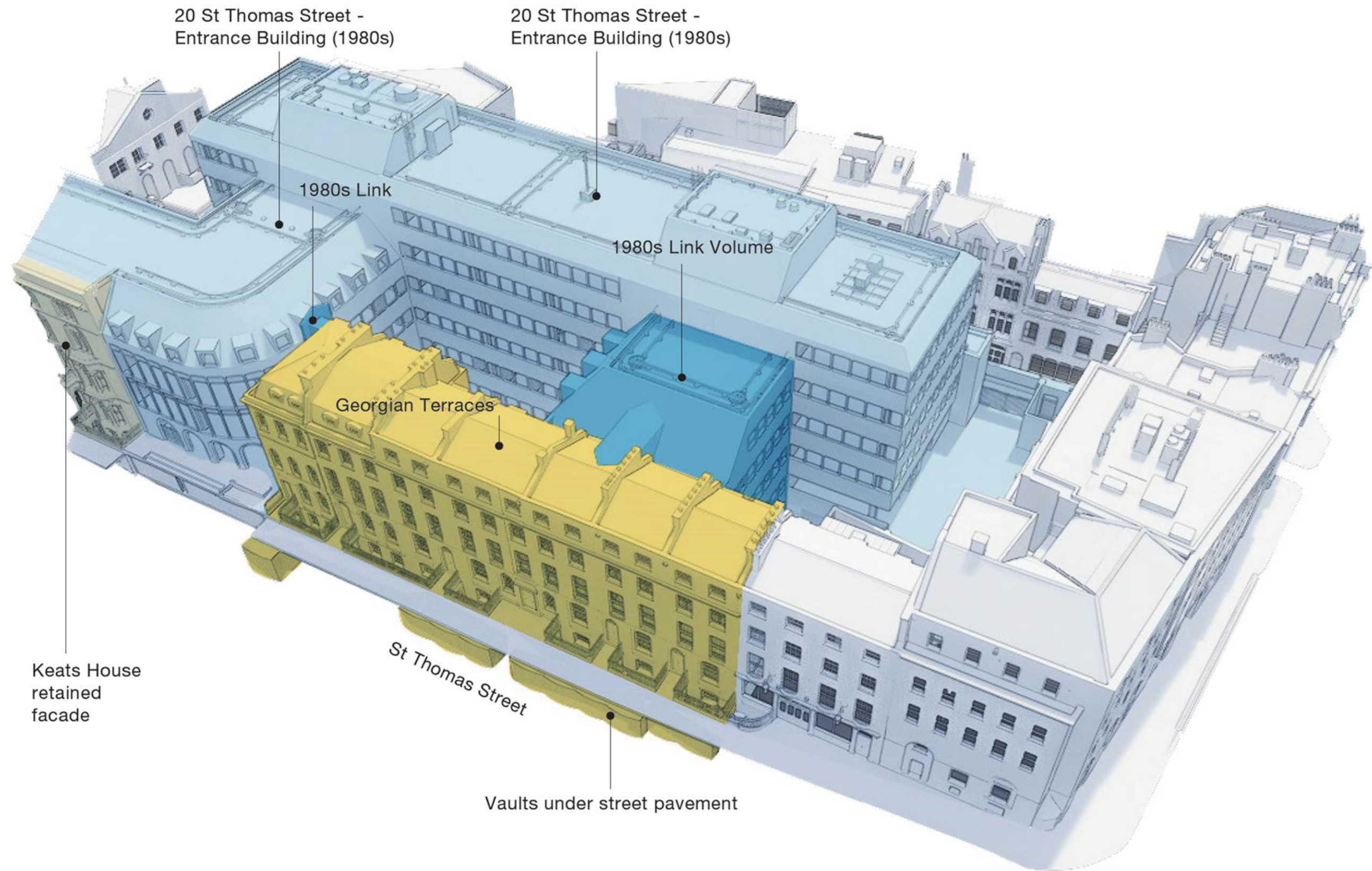


- Site
- Commerical
- Residential
- Mixed Use
- Educational
- Hospital
- Church
- Hotel
- Subject to redevelopment

1. **Fielden House (14/AP/1302)**  
Demolition of existing buildings and erection of part 16 and part 26 storeys to provide residential and retail space.

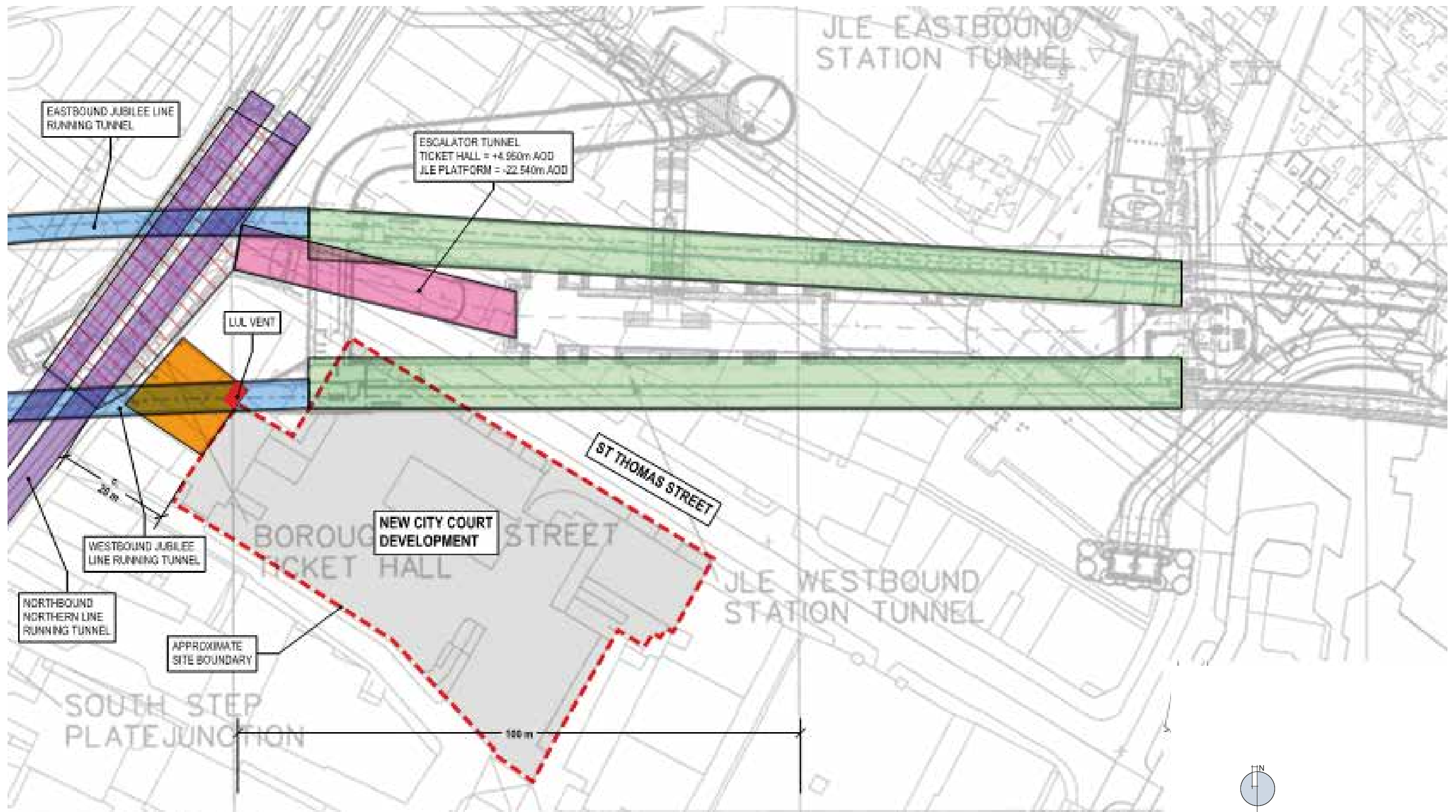
Project Details	WIE11375-100: New City Court
Figure Title	Figure 3.1: Predominant Land Uses
Figure Ref	WIE11375-100_GR_ES_3.1A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures
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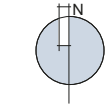
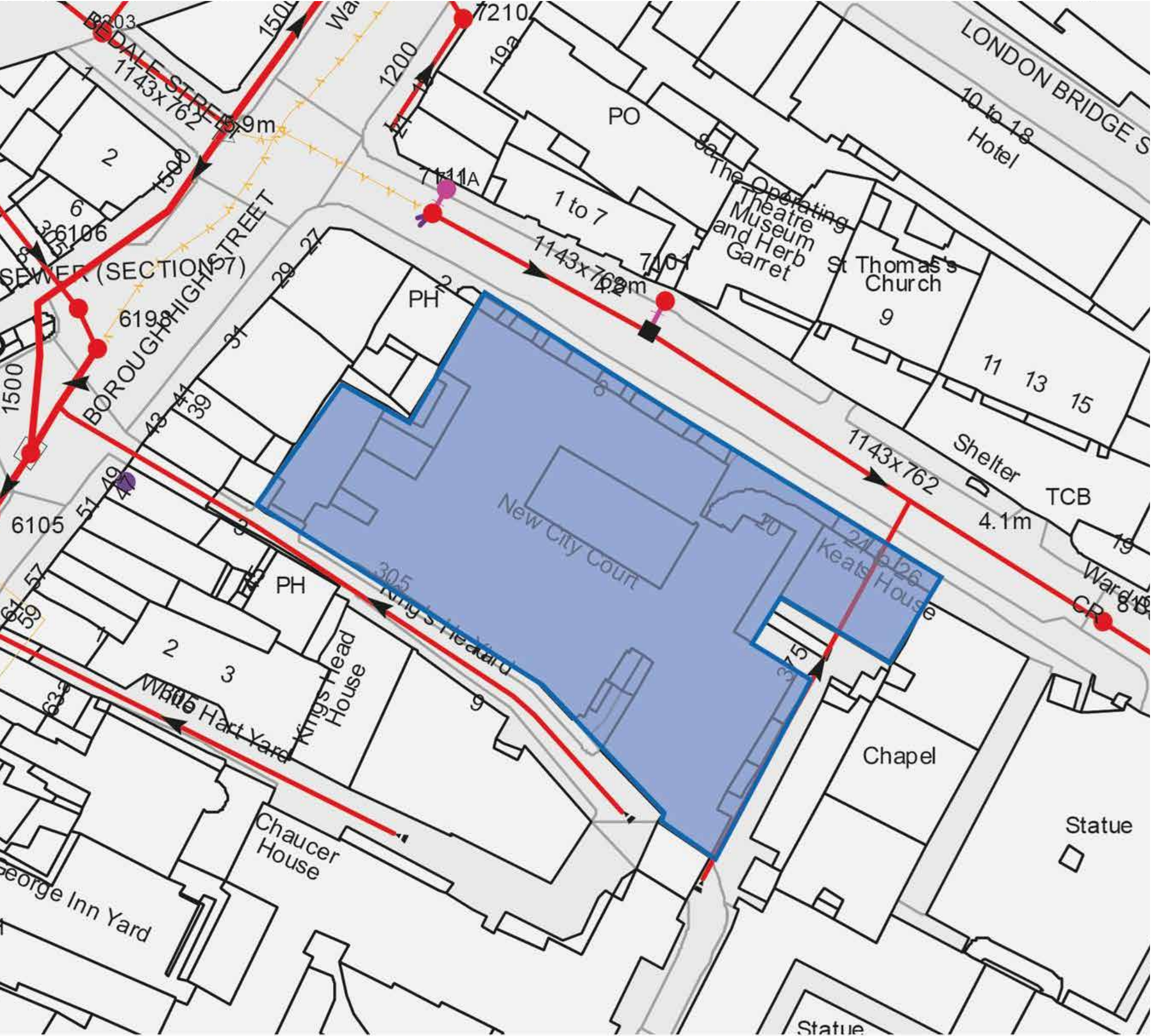
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Figure Title	Figure 3.2: Drawing of the Existing Site
Figure Ref	WIE11375-100_GR_ES_3.2A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures





Project Details	WIE11375-100: New City Court
Figure Title	Figure 3.3: LUL Assets Under and Neighbouring the Site
Figure Ref	WIE11375-100_GR_ES_3.3A
Date	2018
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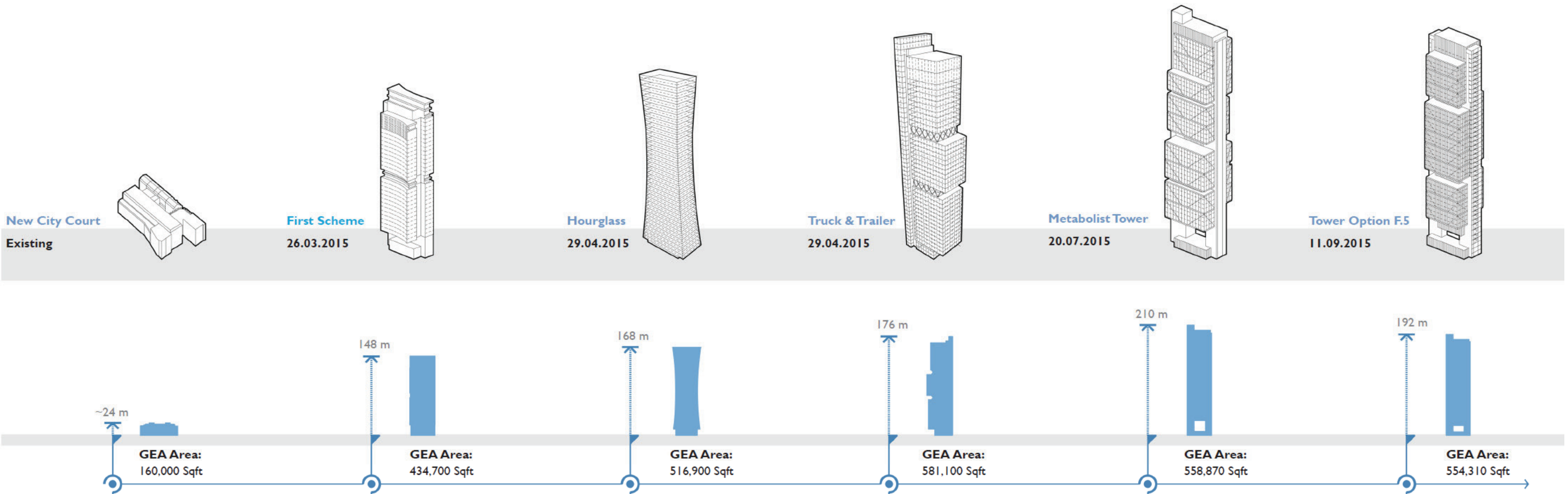


Project Details	WIE11375-100: New City Court
Figure Title	Figure 3.4: Thames Water Assets
Figure Ref	WIE11375-100_GR_ES_3.4A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures
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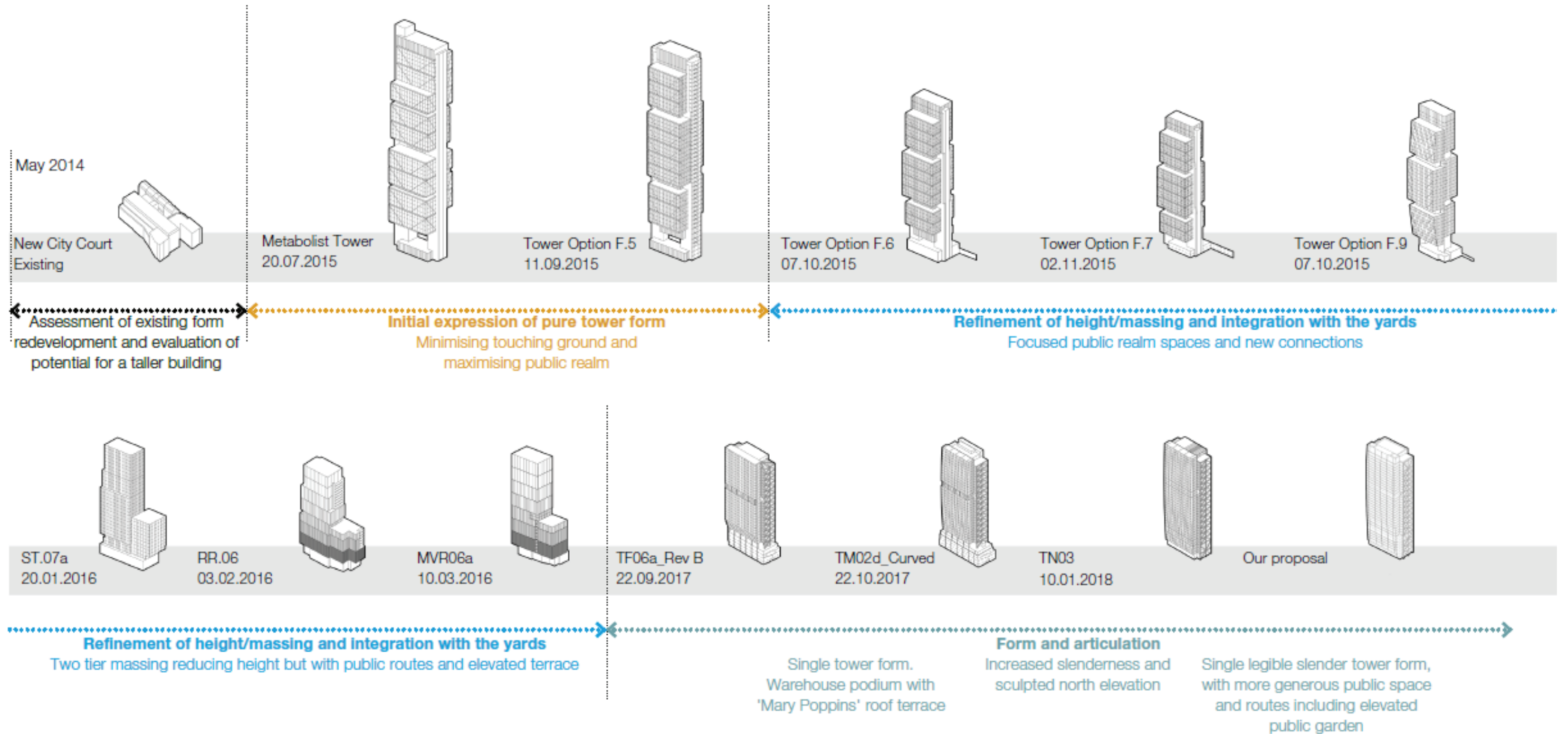


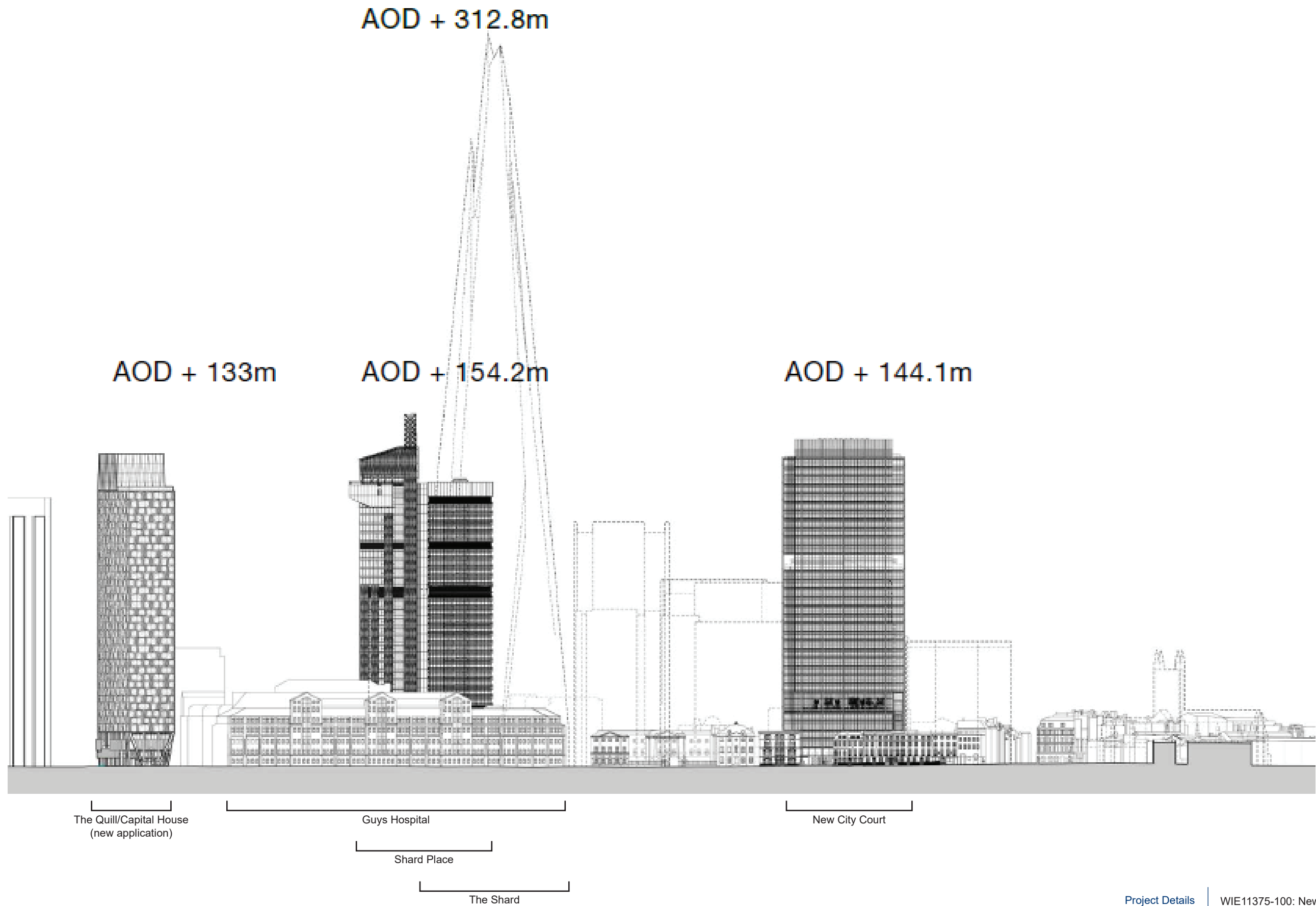


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Figure Title	Figure 3.5: Direct Bomb Strikes
Figure Ref	WIE11375-100_GR_ES_3.5A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures
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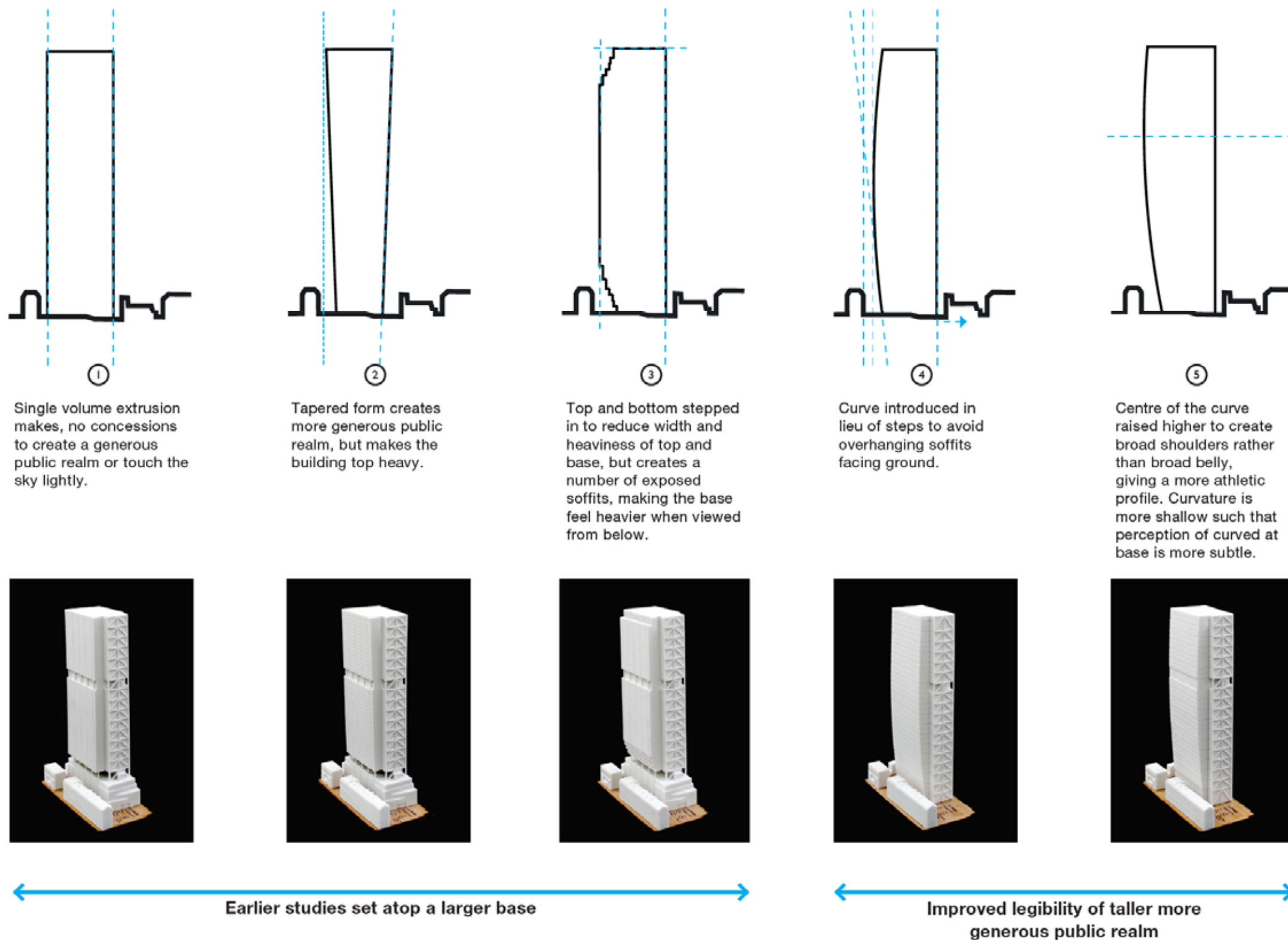
Project Details	WIE11375-100: New City Court
Figure Title	Figure 4.1: Different Tower Shapes
Figure Ref	WIE11375-100_GR_ES_4.1A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures
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Project Details	WIE11375-100: New City Court
Figure Title	Figure 4.3: St Thomas Street Elevation looking South
Figure Ref	WIE11375-100_GR_ES_4.3A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures
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Project Details

Figure Title

Figure Ref

Date

File Location

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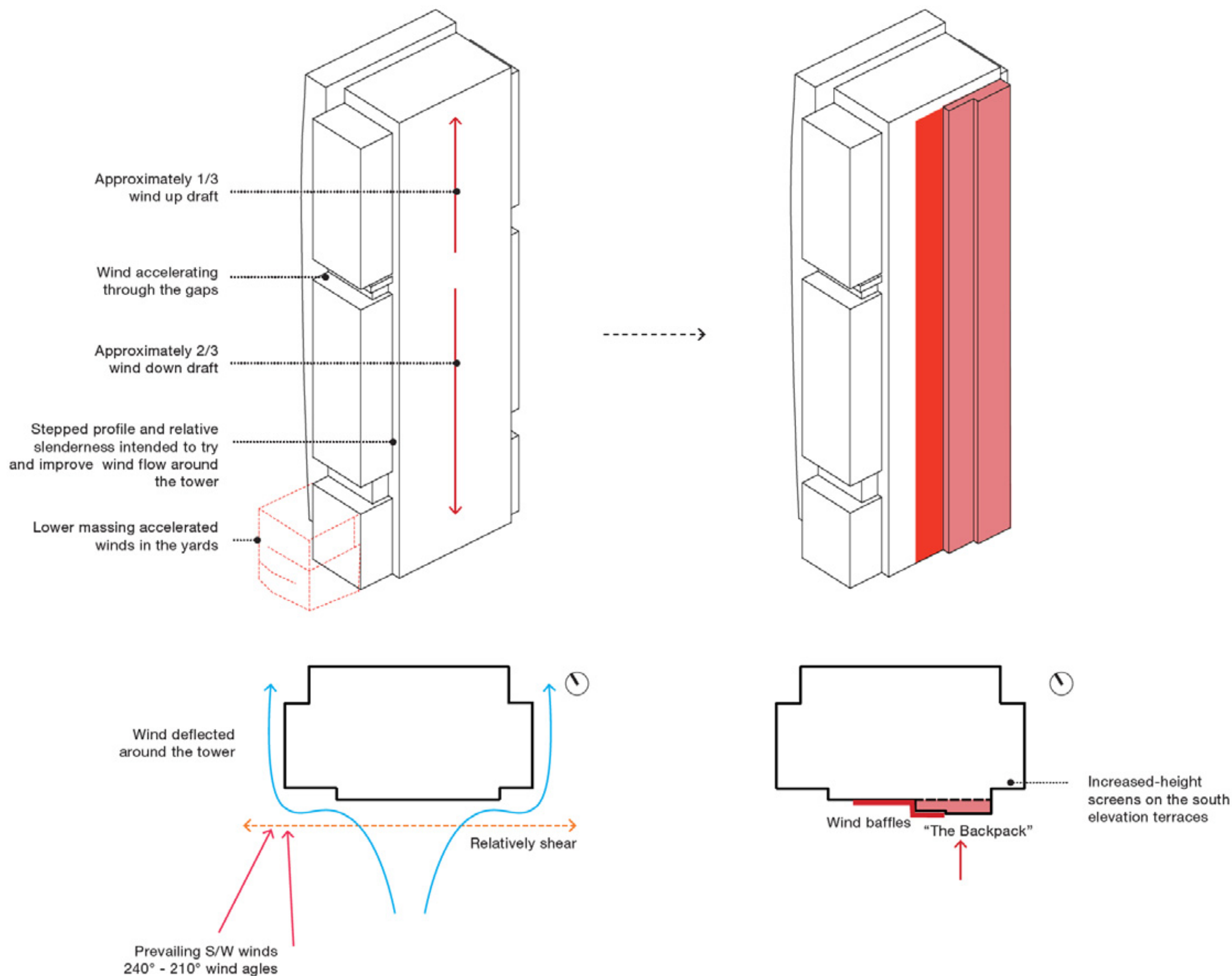
Figure 4.4: Development of the Curve on the Tower

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Project Details

Figure Title

Figure Ref

Date

File Location

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Figure 4.5: Wind Studies Resulting in Removing Massing at Corners and Stepping of the Southern Façade

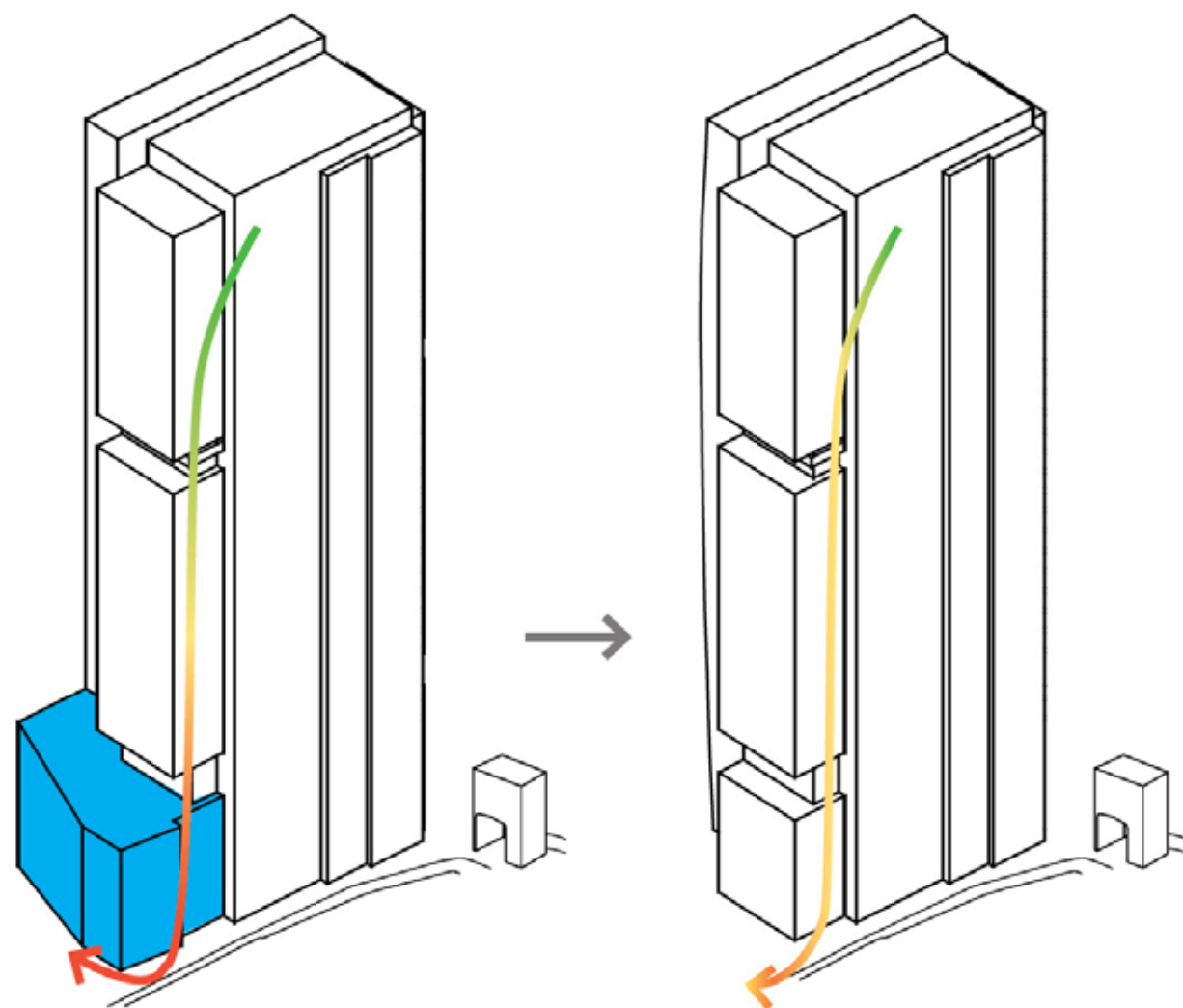
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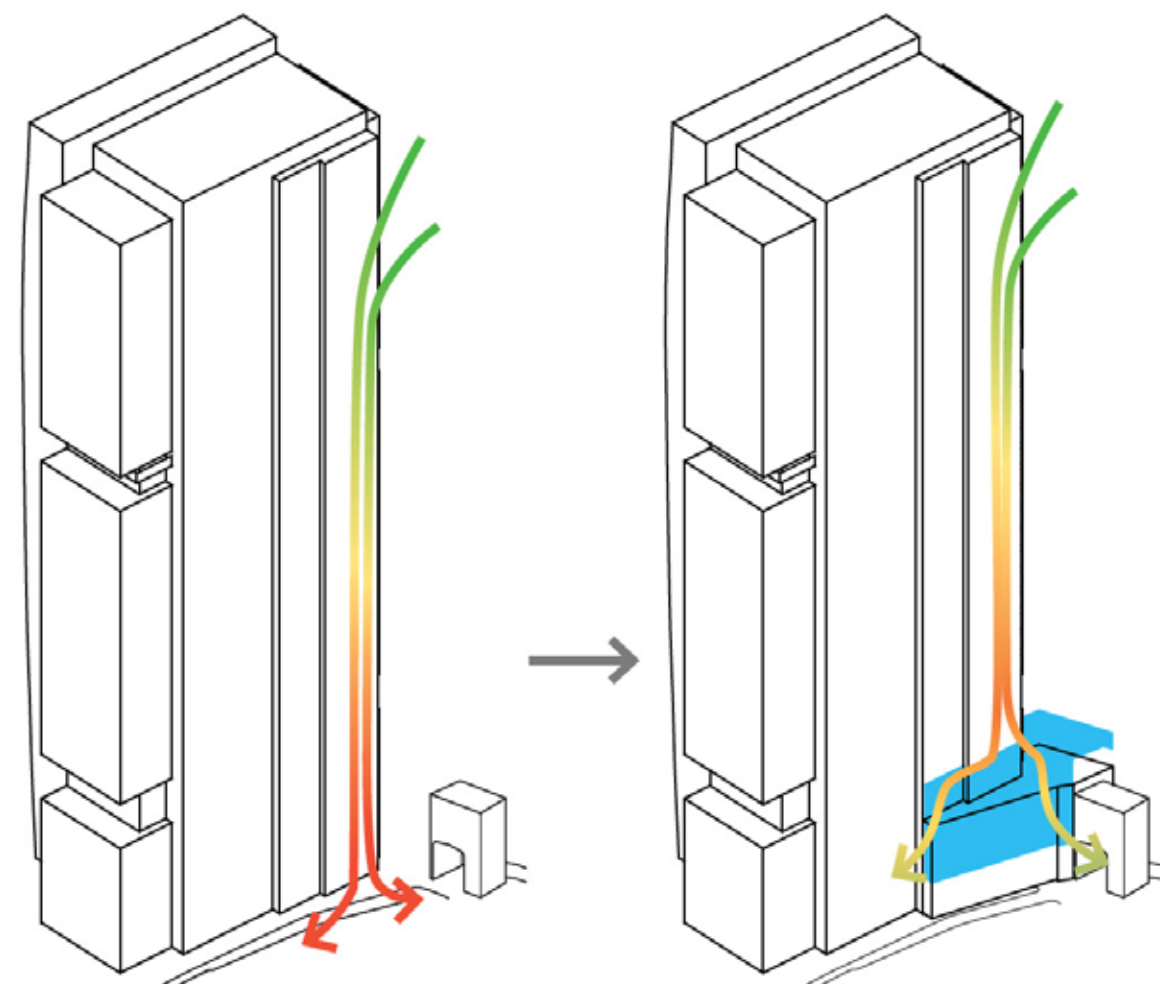
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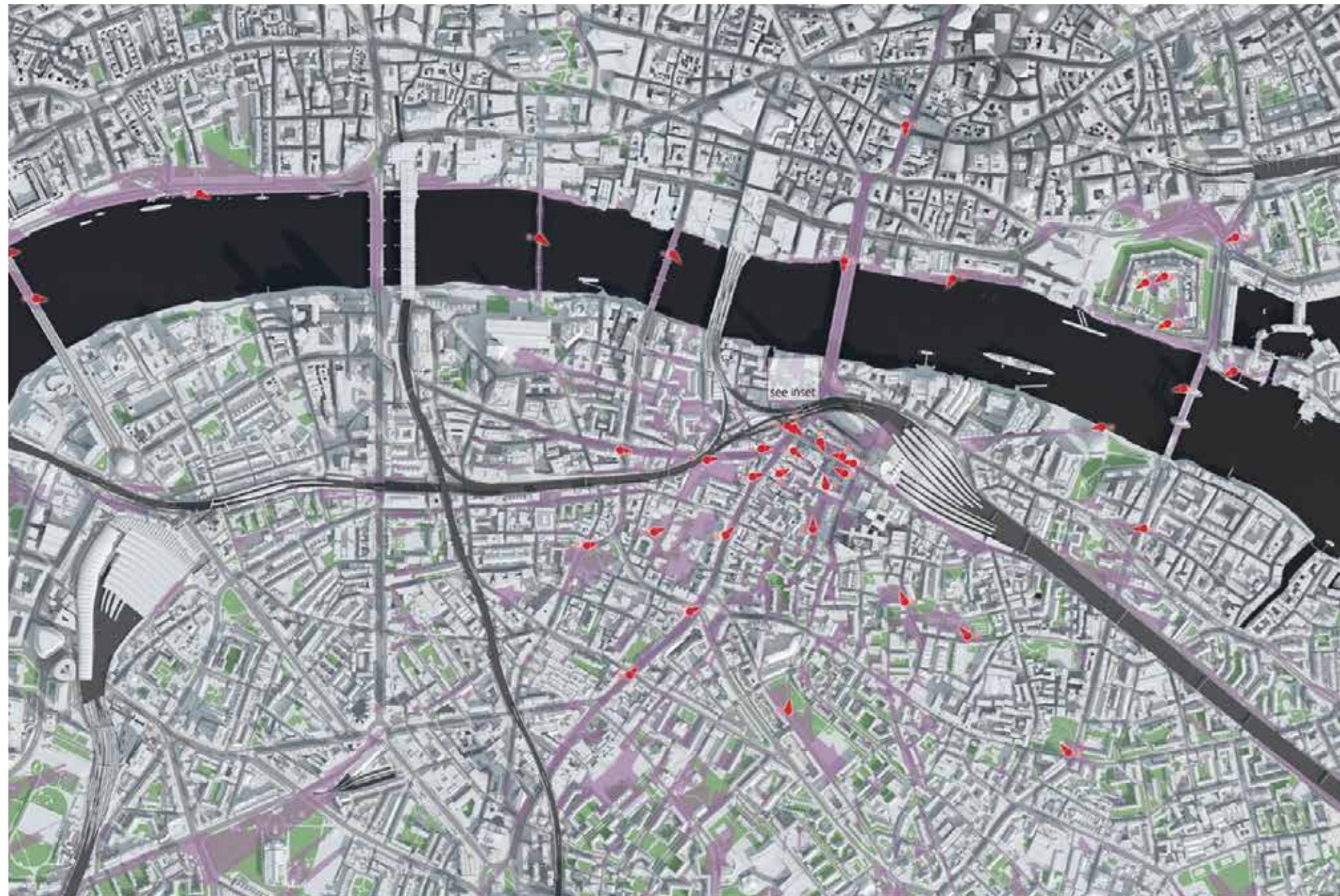
Removal of the mass at the bottom of the tower to stop wind acceleration



Insertion of a low-rise mass to disperse the winds



Plan view created using "shadow casting" technique whereby light sources were placed at the highest points on the development and a record made of the areas where this source cast light onto a test surface 1.6m above ground level. A red tone on the plan indicates areas where the top of the particular tower of the proposed development is visible.



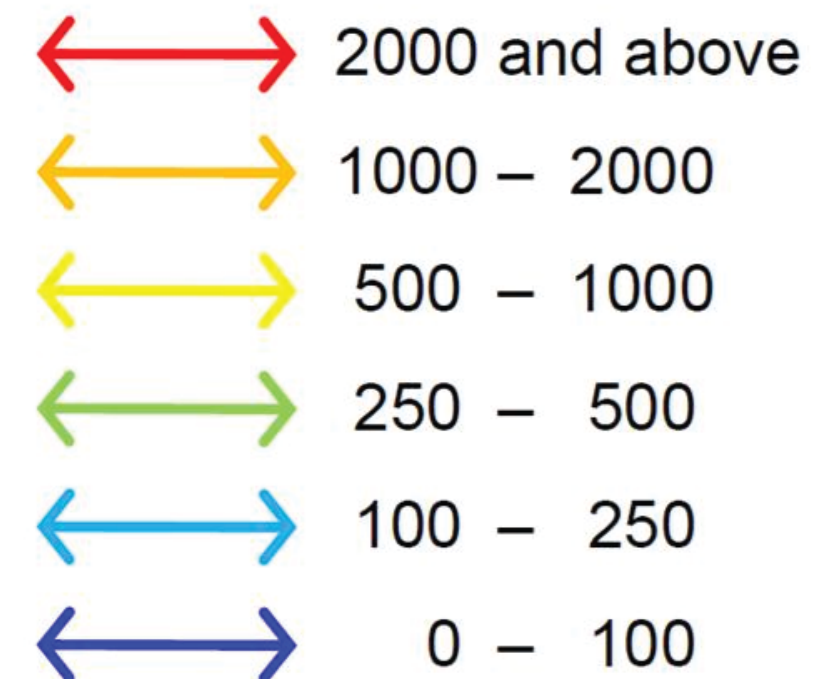
Project Details	WIE11375-100: New City Court
Figure Title	Figure 4.7: Zone of Visual Influence - Proposed Condition
Figure Ref	WIE11375-100_GR_ES_4.7A
Date	2018
File Location	\\s-lncs\wiel\projects\wie11375\100\graphics\es\issued figures
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## Pedestrian movement

People per hour



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Figure Title

Figure 4.8: 2031 Future Baseline with New City Court  
AM Peak Forecast

Figure Ref

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Date

2018

File Location

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 4.9: Area Required for the Three LGV Servicing Bays and Two Disabled Parking Spaces Superimposed in Blue on the Ground Floor Plan

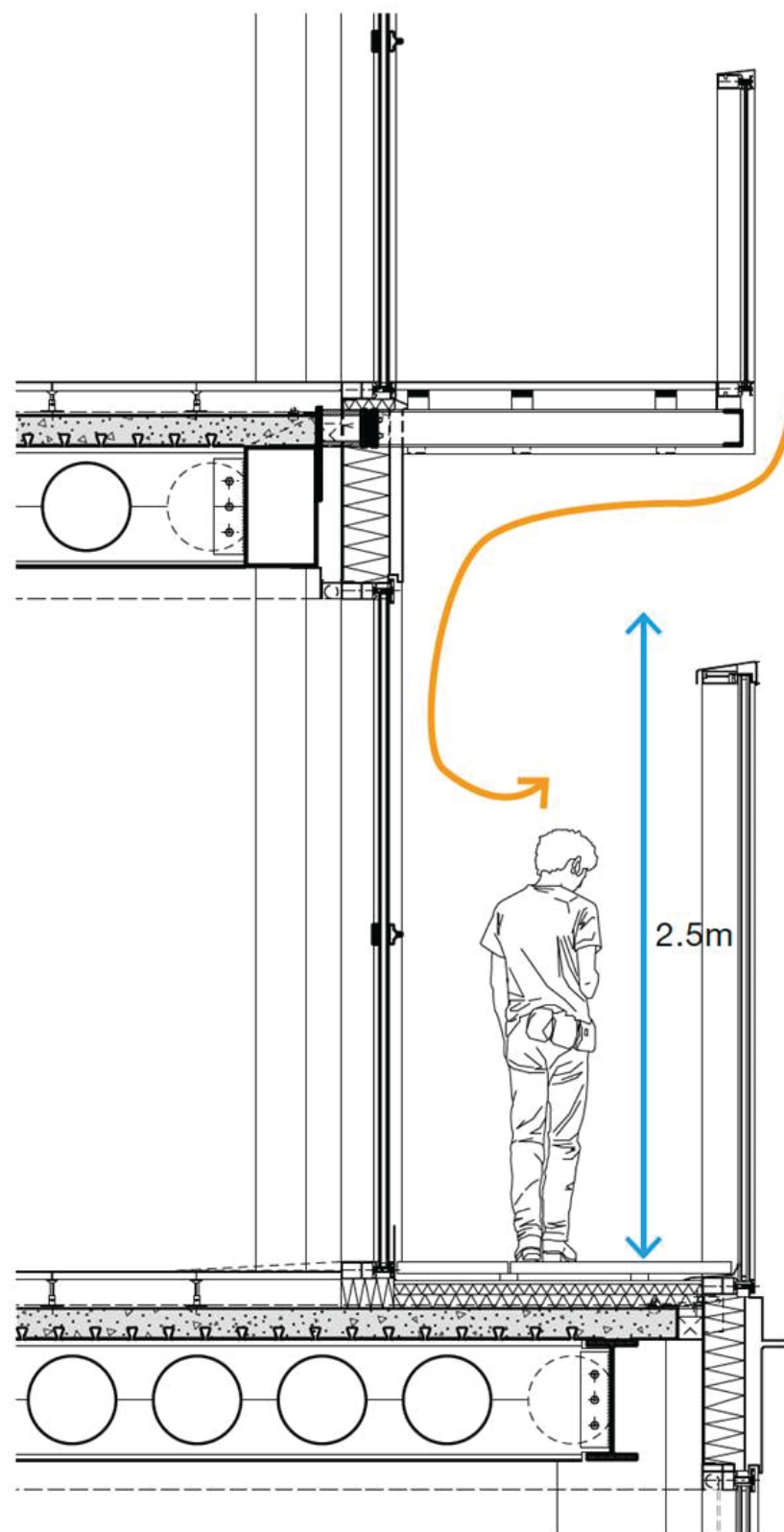
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2018

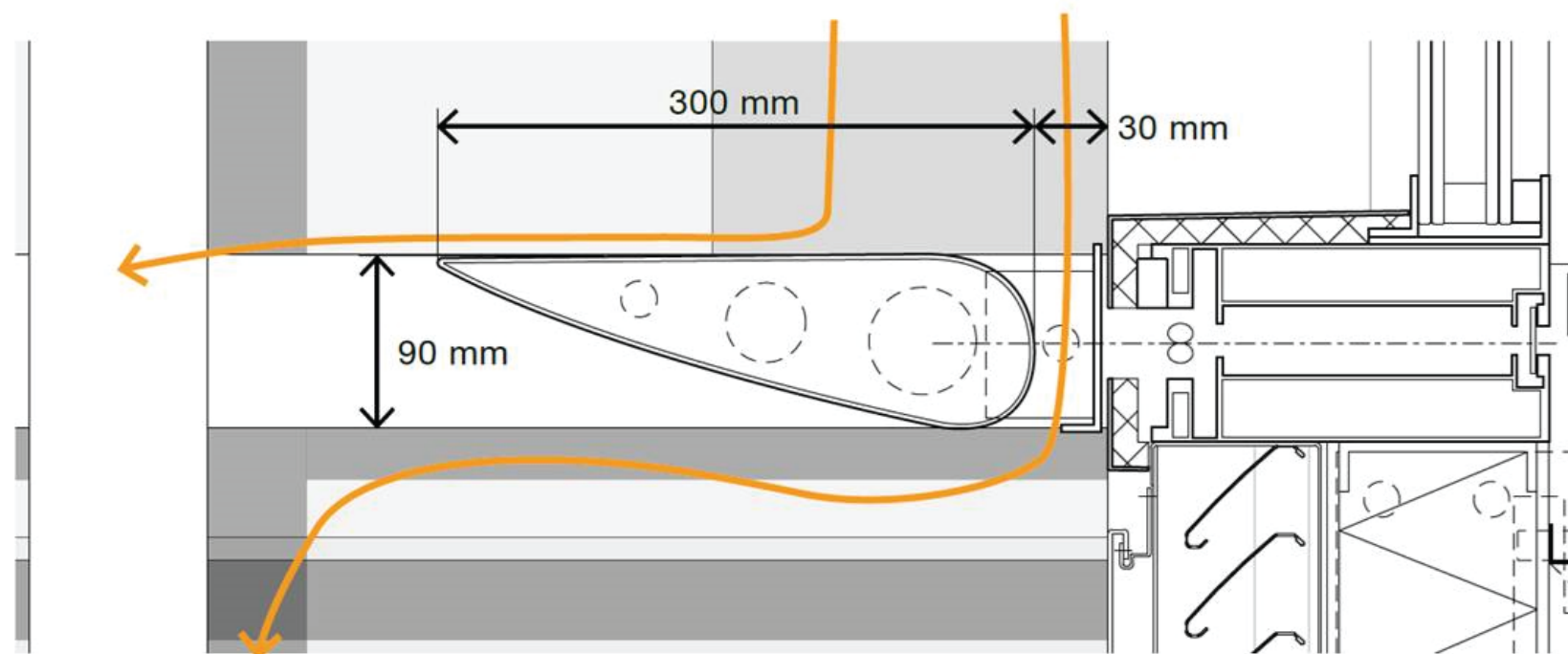
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Section through the Hub wind screen showing wind movement



Section of the wind breaking baffle showing wind movement

Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 4.10: Façade Evolution

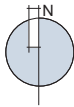
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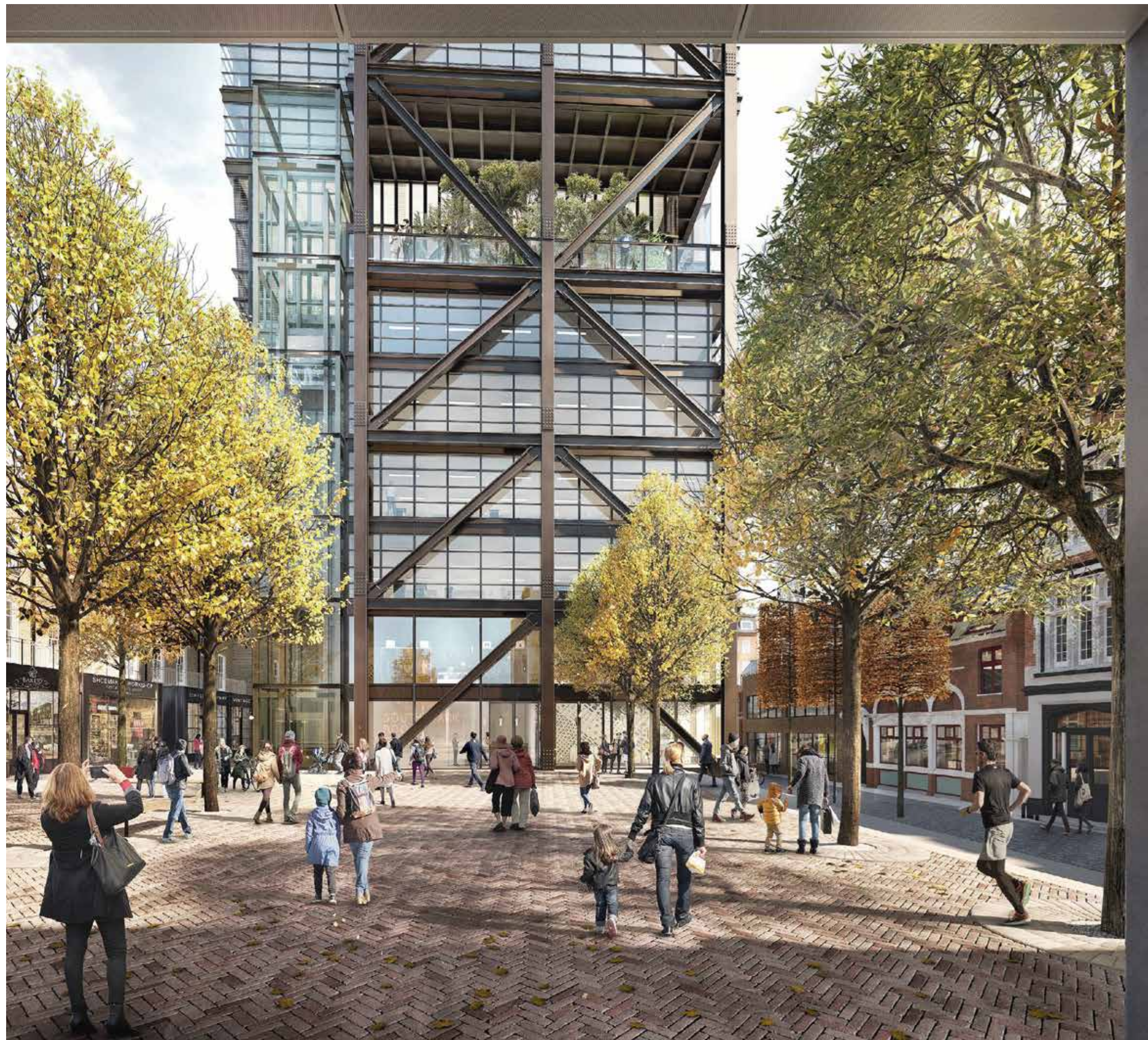
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Project Details	WIE11375-100: New City Court
Figure Title	Figure 5.1: Aerial Photograph Showing Site in Context
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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 5.2: Artists Impression of The Development Looking East From Proposed Exit From Tube Station. Georgian Terrace on Left, Tower Straight Ahead and Kings Head Yard to the Right

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Project Details

Figure Title

Figure Ref

Date

File Location

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Figure 5.3: Artists Impression Of The Development Looking From The Georgian Terraces To Kings Head Yard

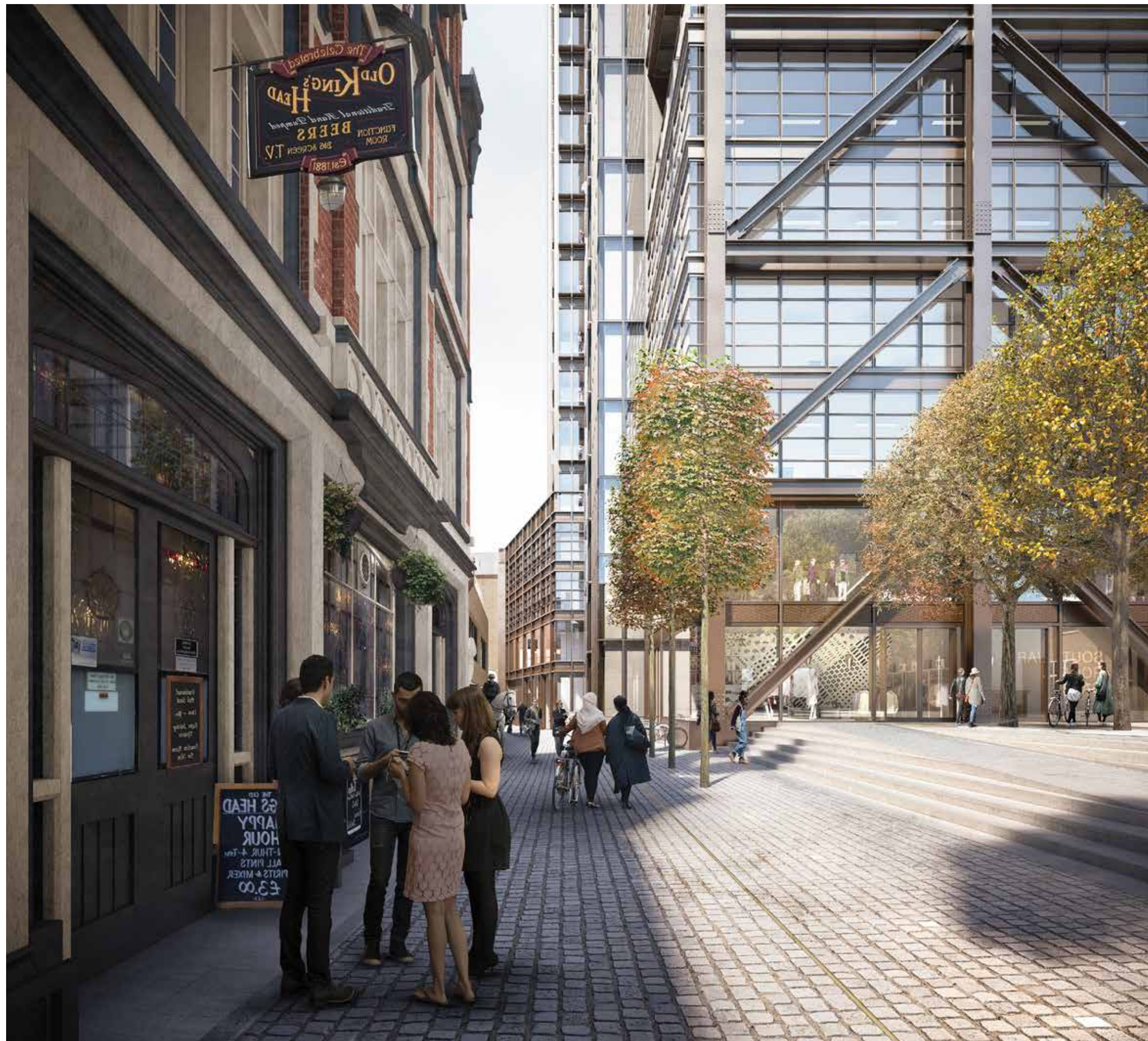
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Figure Title

Figure 5.4: Artists Impression of The Development Looking East Along Kings Head Yard

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Date

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 5.5: Artist's Impression of The Development  
Looking East Along South Side of Georgian Terrace

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 5.6: Artist's Impression of The Development Looking South East From St Thomas Street with Relocated Keats House and Level 5 Public Gardens Visible Above the Refurbished Georgian Terrace

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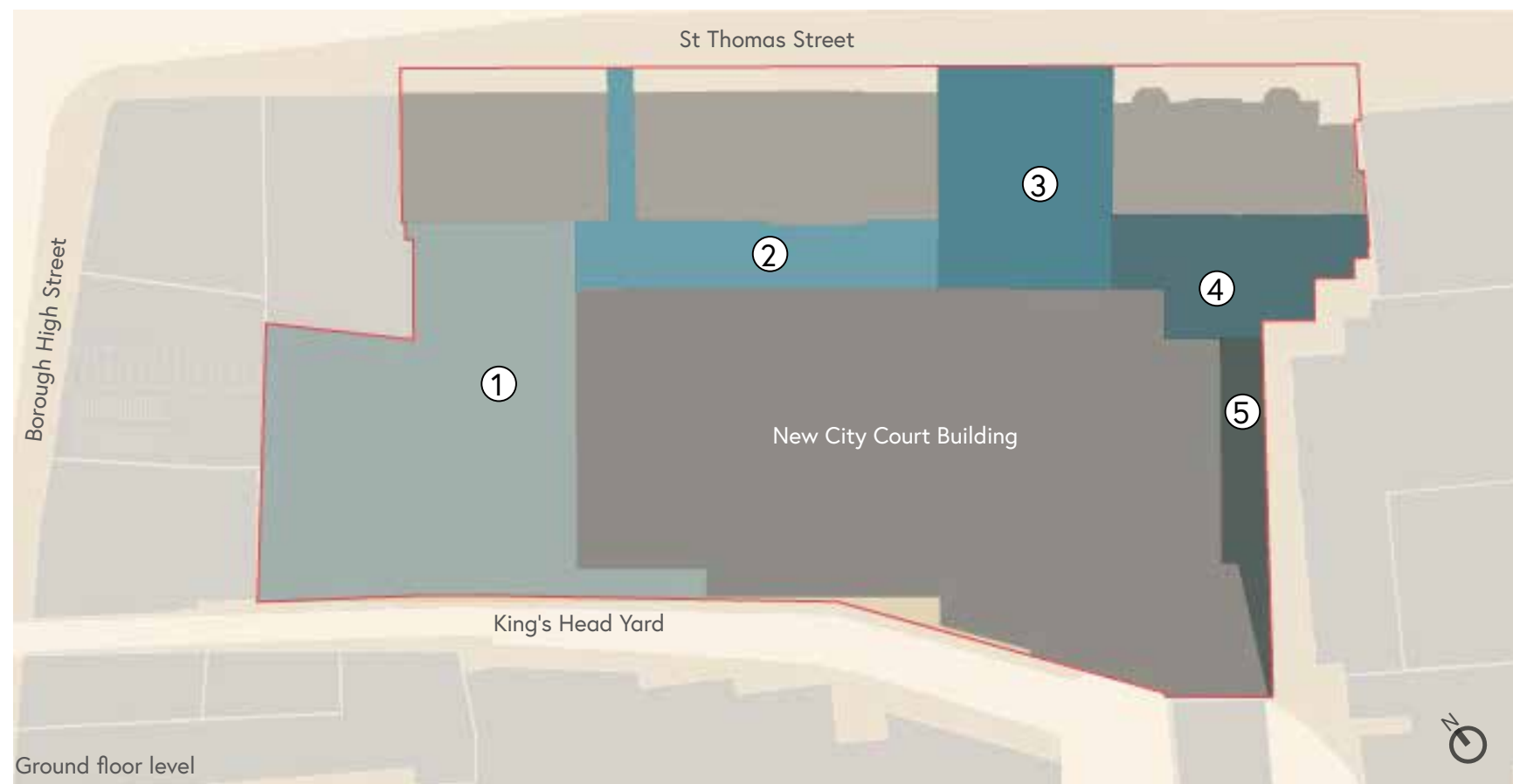
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Project Details	WIE11375-100: New City Court
Figure Title	Figure 5.7: Artist's Impression of The Development From Southwark Street in Context of Surrounding Buildings
Figure Ref	WIE11375-100_GR_ES_5.7A
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New City Court will provide over 2,000sqm of new high quality public space in central London.

Occupants of the new building, visitors and the local community will benefit from the range of public spaces at the Ground Floor and Level 5. They will have different sizes, characters and amenities.



#### GROUND FLOOR (GF)

- ① Main Courtyard 664sqm
- ② New Yard 181sqm
- ③ St Thomas Street Entrance 239sqm
- ④ East Courtyard 149sqm
- ⑤ East Passage 72sqm

TOTAL 1,305sqm

#### LEVEL 5 TERRACE and GARDEN (L5)

- ⑥ External Terrace 76 sqm
- ⑦ Indoor Garden 640sqm

TOTAL 716sqm

TOTAL GF + L5 = 2,021sqm

#### Project Details

WIE11375-100: New City Court

#### Figure Title

Figure 5.8: Publicly Accessible Space

#### Figure Ref

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#### Date

2018

#### File Location

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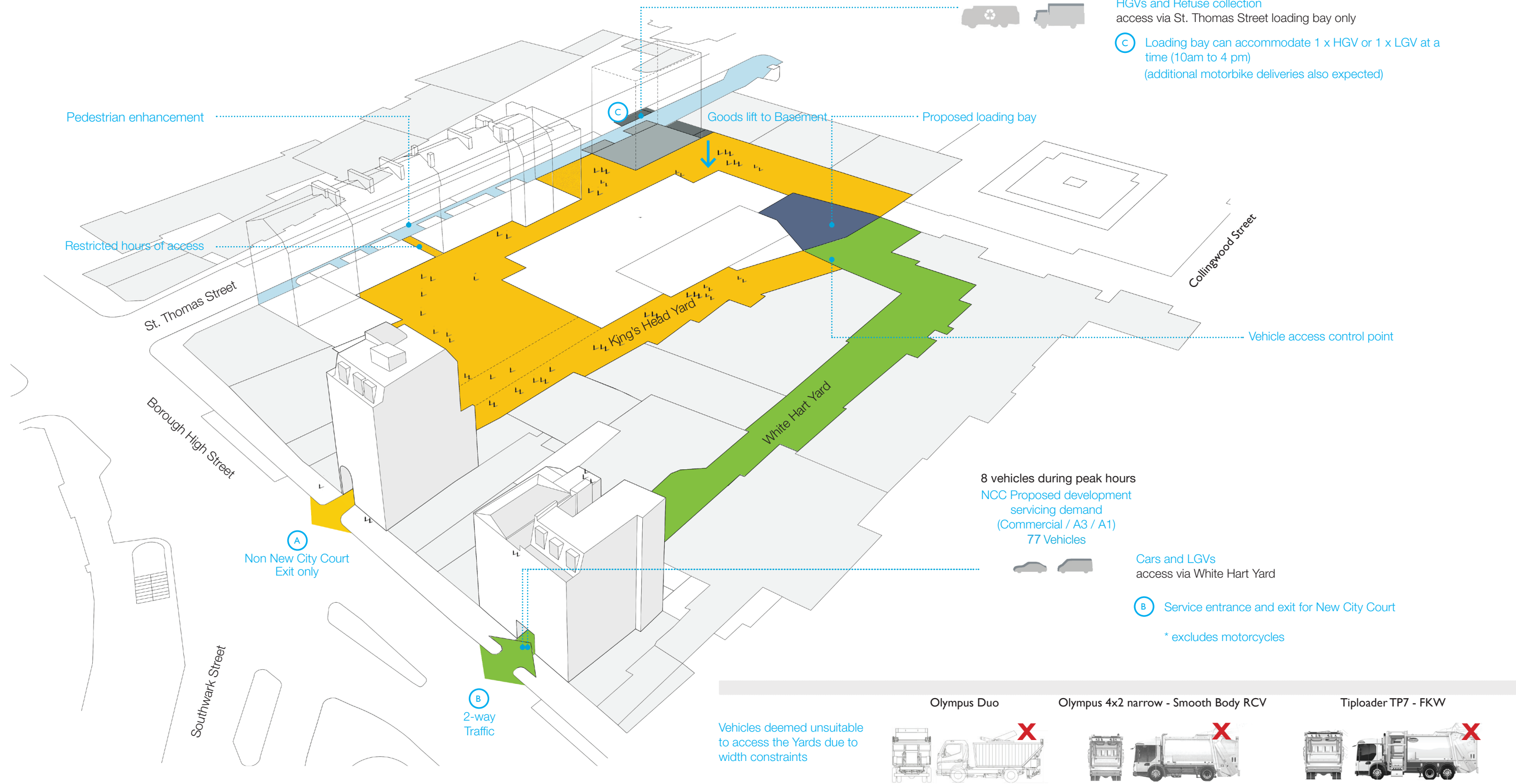
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2 vehicles during peak hours  
NCC Proposed development  
servicing demand x22 HGVs

HGVs and Refuse collection  
access via St. Thomas Street loading bay only

(C) Loading bay can accommodate 1 x HGV or 1 x LGV at a time (10am to 4 pm)  
(additional motorbike deliveries also expected)

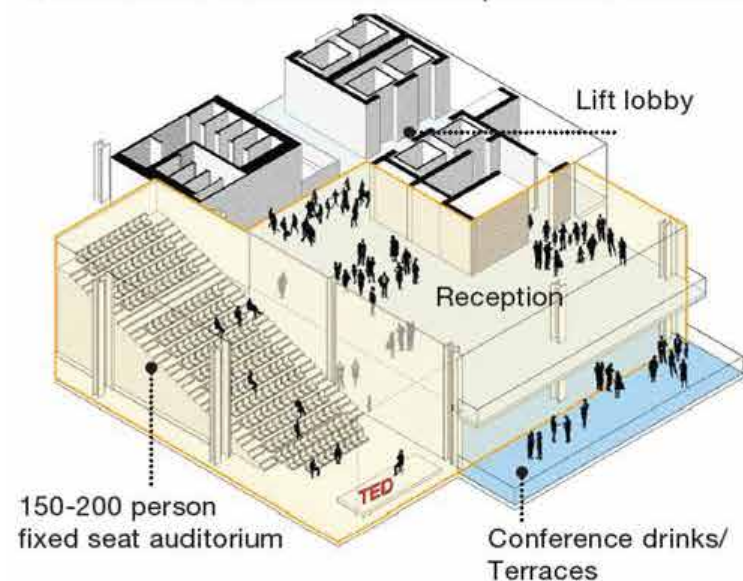


Project Details	WIE11375-100: New City Court
Figure Title	Figure 5.9: Servicing Strategy
Figure Ref	WIE11375-100_GR_ES_5.9A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures





Visualisation of Hub auditorium with panoramic views of the city of London



HUB Levels Axonometric Diagram



HUB - Level 20



HUB - Level 21

Project Details

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Figure Title

Figure 5.10: The HUB

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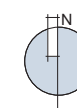
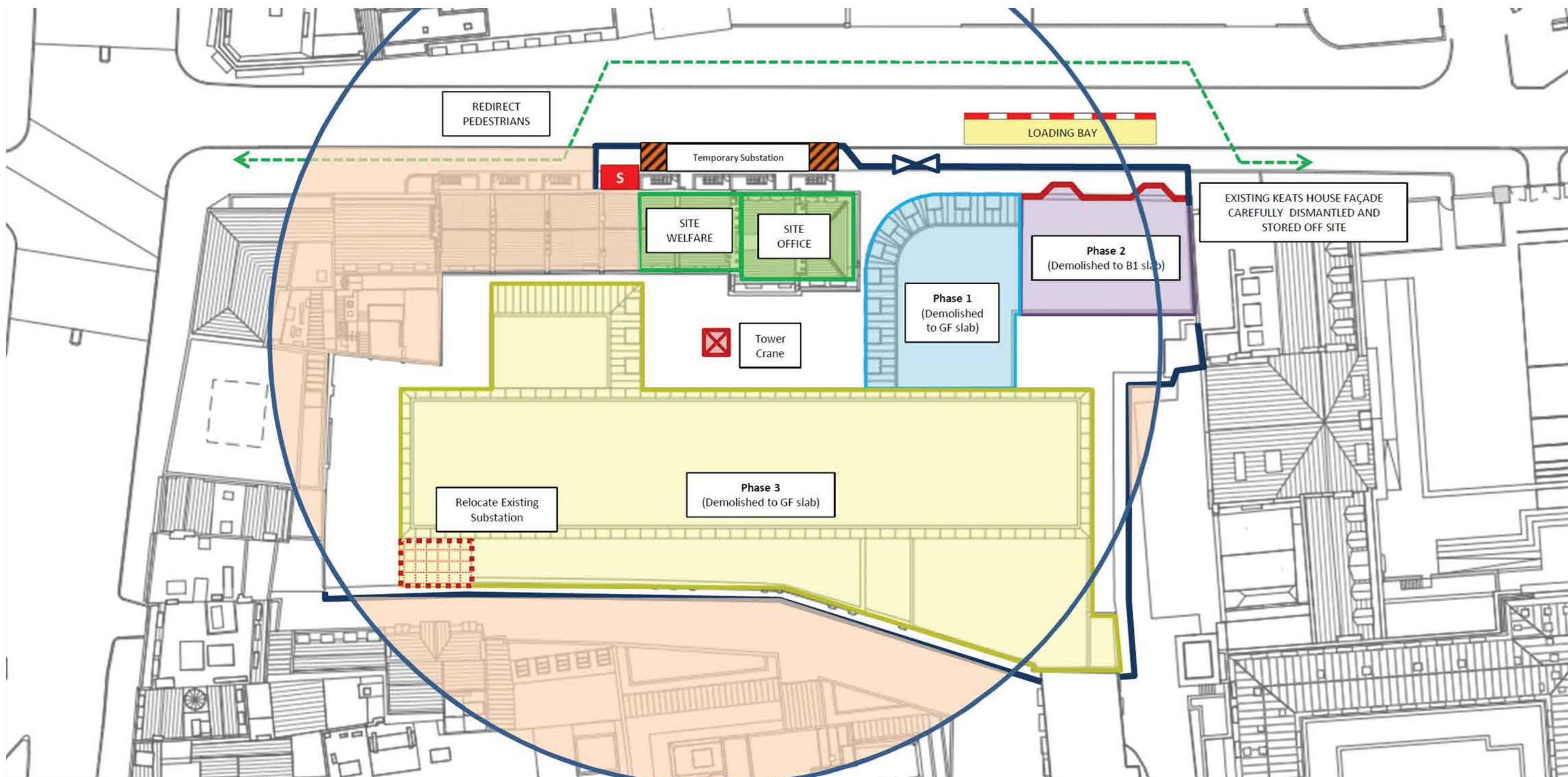
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Figure Title

Figure 6.1: Demolition and Site Set UP

Figure Ref

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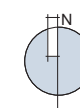
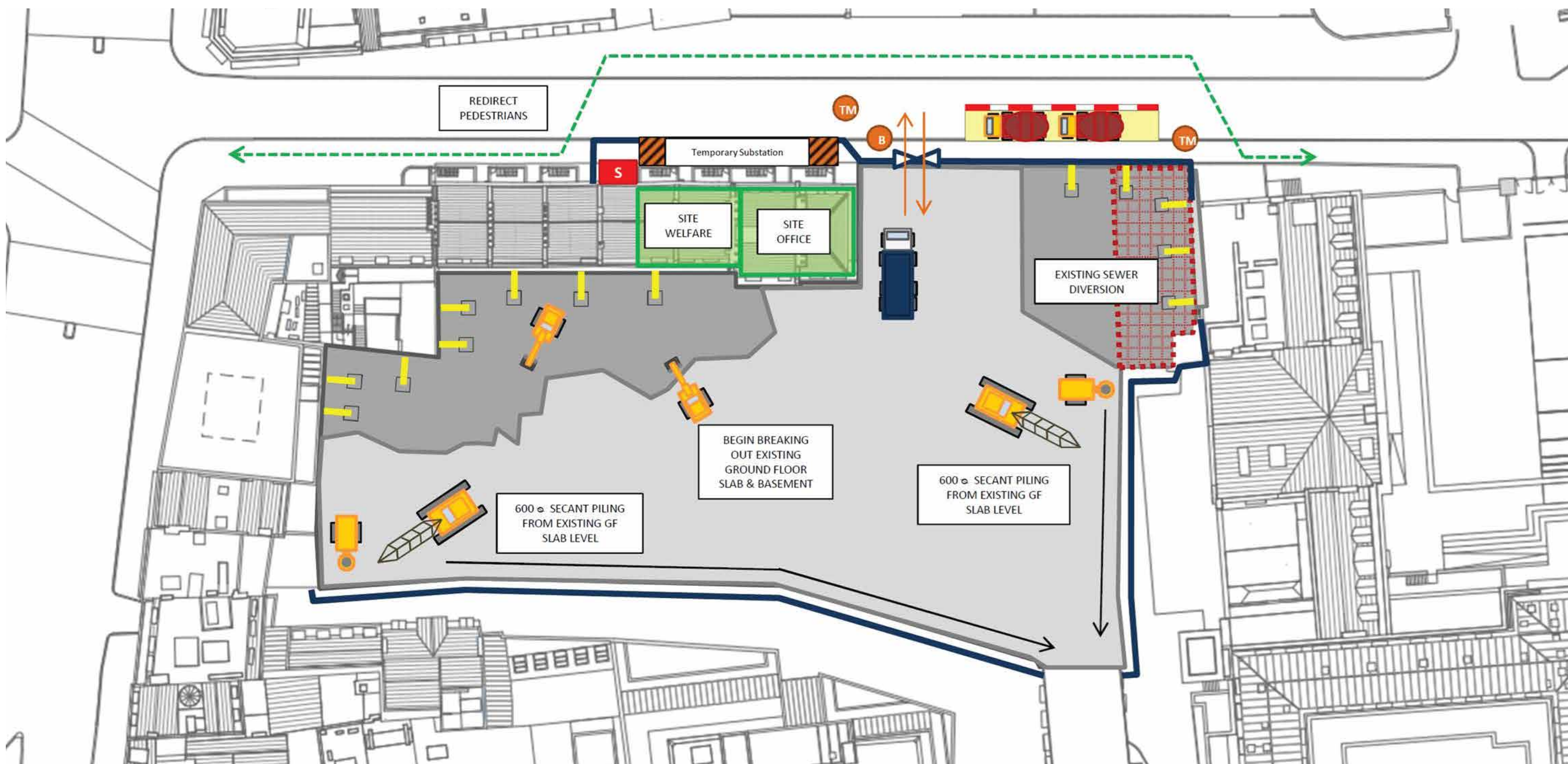
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Project Details

Figure Title

Figure Ref

Date

File Location

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Figure 6.2: Existing Sewer Diversion from Under Keats House to Eastern Edge, Breaking Ground Floor Slab and Piling Works

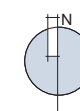
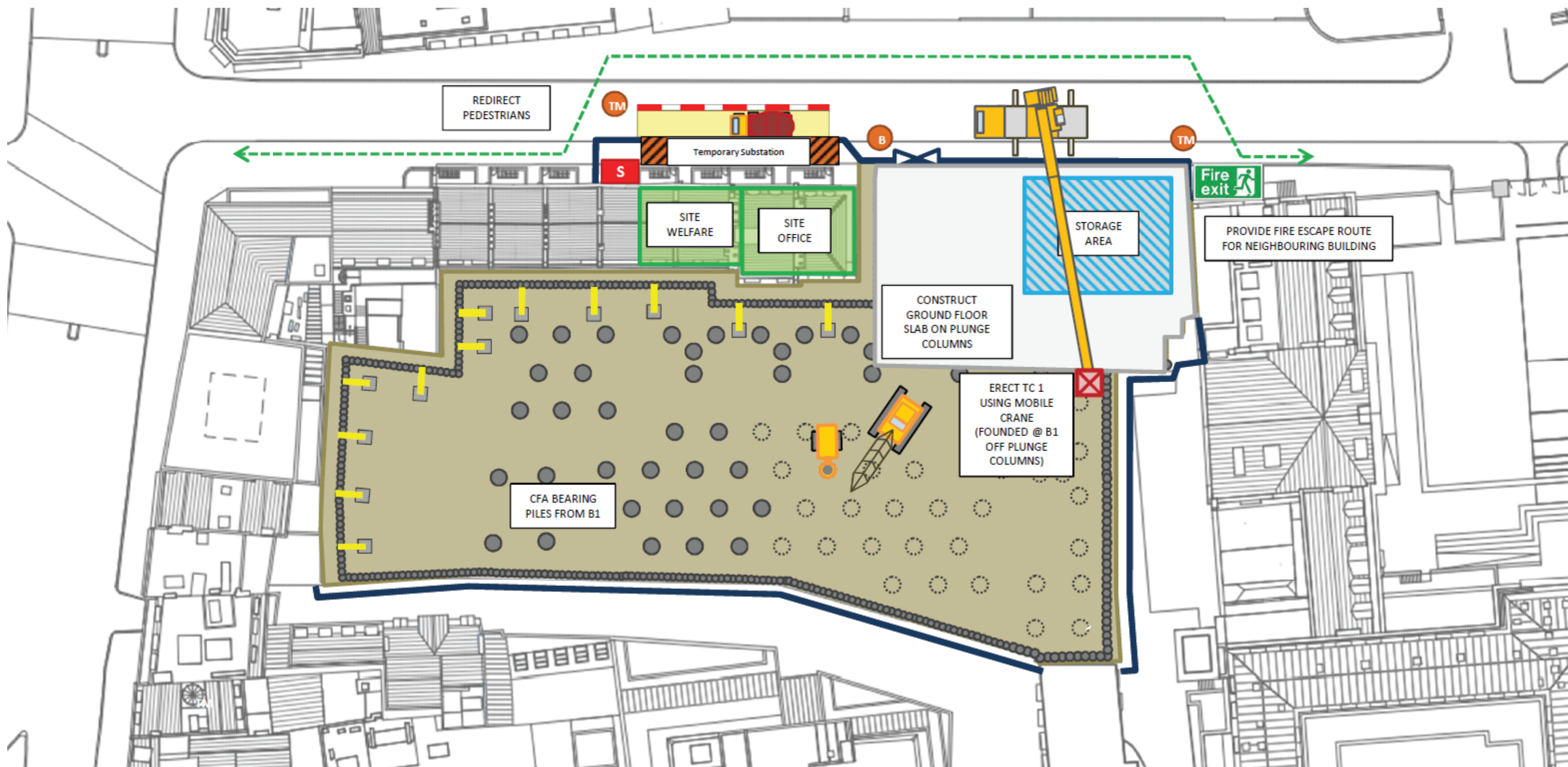
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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 6.3: Secant Piles

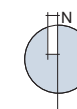
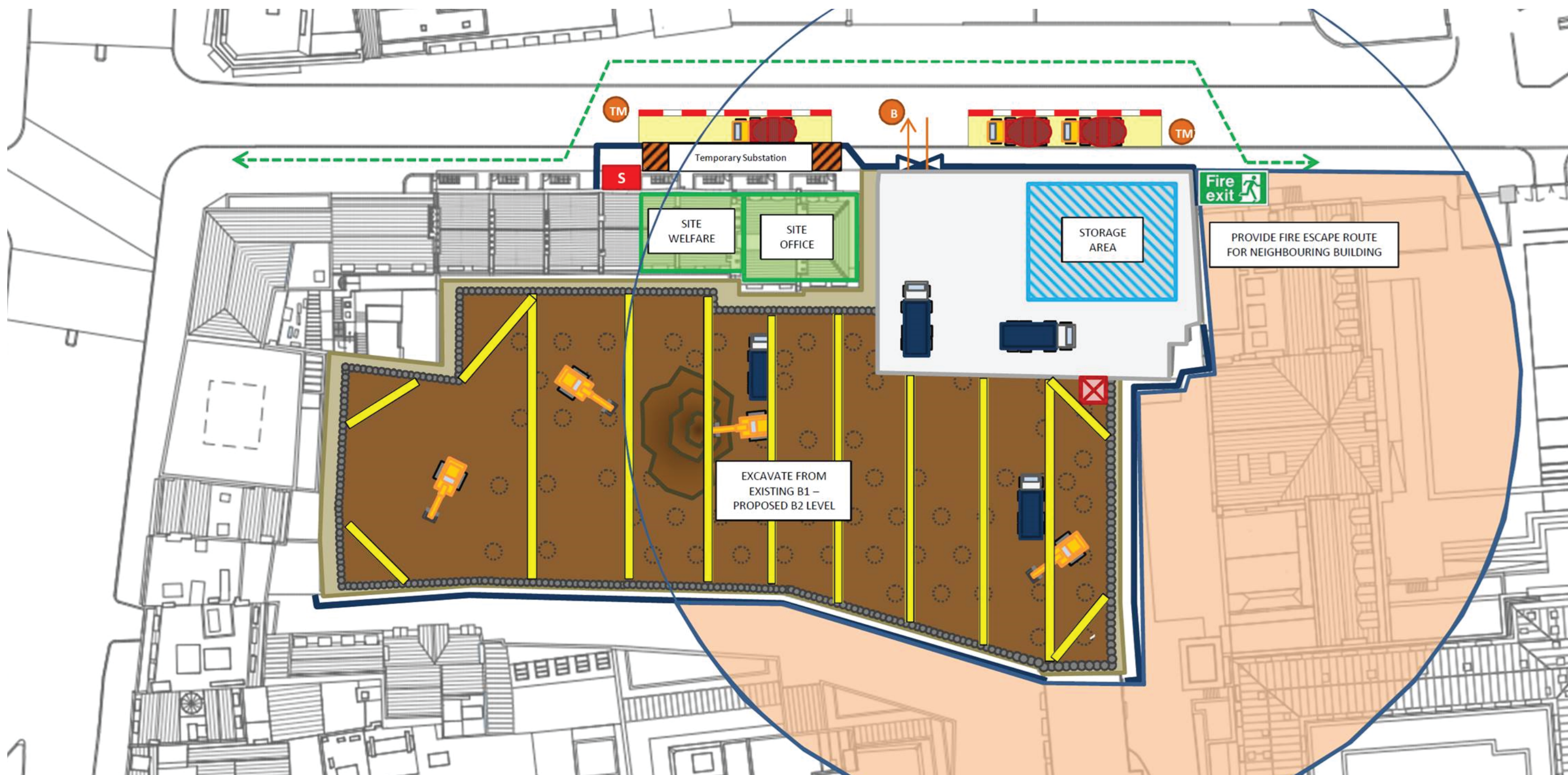
WIE11375-100\_GR\_ES\_6.3A

2018

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 6.4: Basement Excavation

WIE11375-100\_GR\_ES\_6.4A

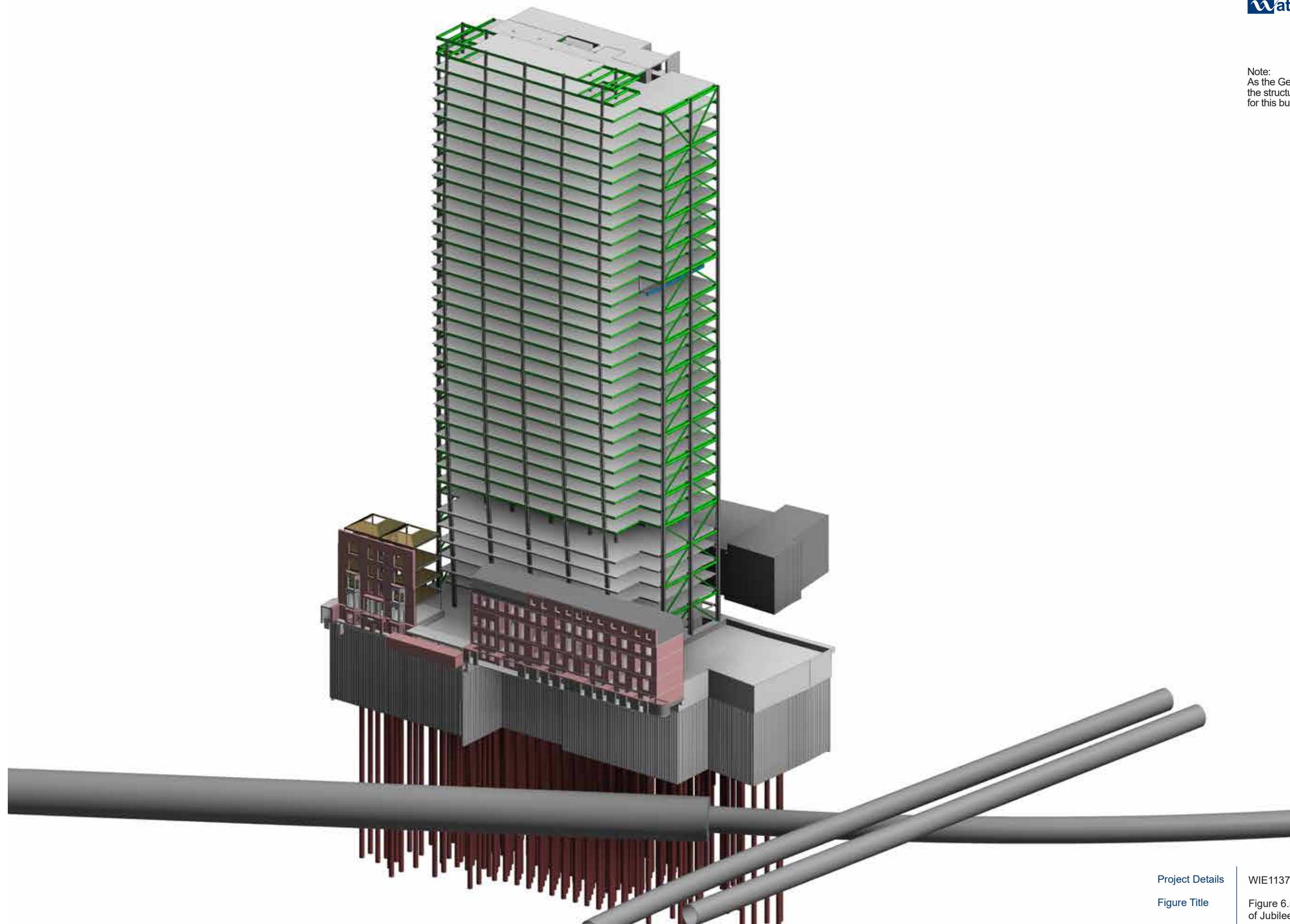
2018

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Note:  
As the Georgian Terrace is not being rebuilt  
the structural image shows an indicative block  
for this building



Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 6.5: Core Superstructure on Piles and position  
of Jubilee Line and Northern Line

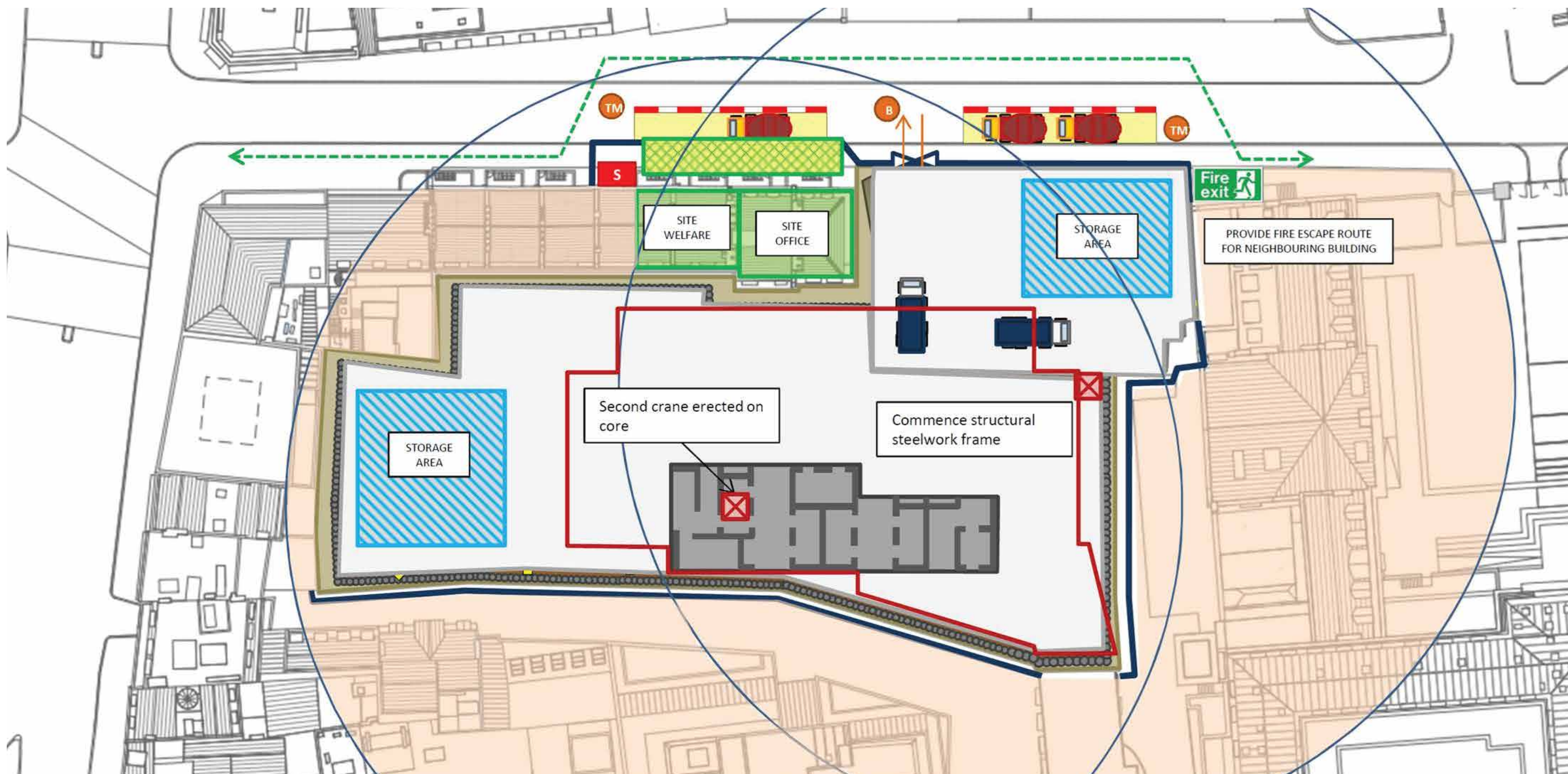
WIE11375-100\_GR\_ES\_6.5A

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Project Details

WIE11375-100: New City Court

Figure Title

Figure 6.6: Superstructure Construction

Figure Ref

WIE11375-100\_GR\_ES\_6.6A

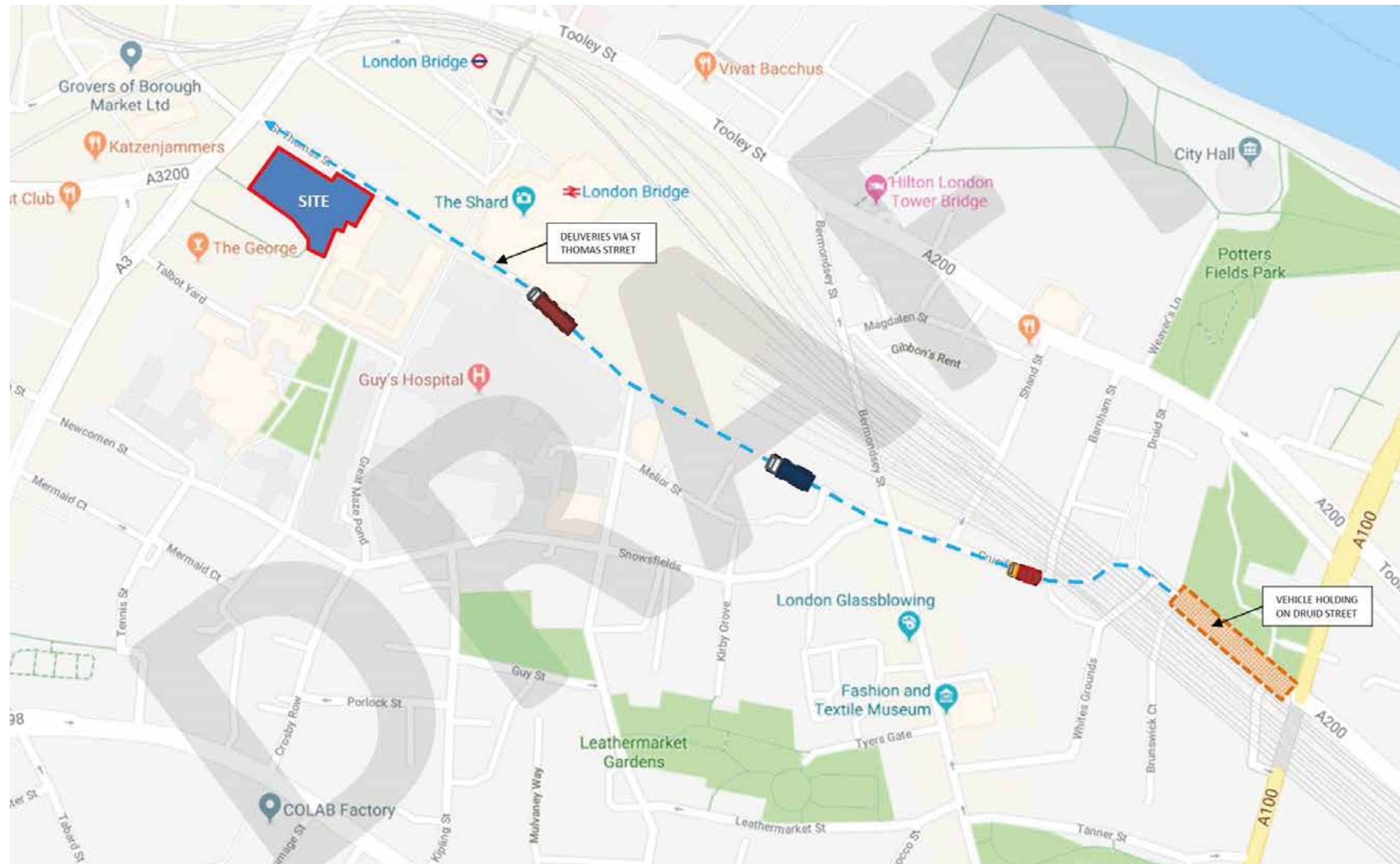
Date

2018

File Location

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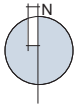
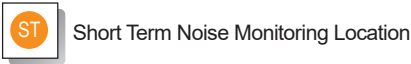


Project Details	WIE11375-100: New City Court
Figure Title	Figure 6.7: Delivery Routes and Holding Point on Druid Street
Figure Ref	WIE11375-100_GR_ES_6.7A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures
	<a href="http://www.watermangroup.com">www.watermangroup.com</a>





Noise and Vibration Monitoring Locations



Project Details

WIE11375-100: New City Court

Figure Title

Figure 8.1: Noise and Vibration Monitoring Locations

Figure Ref

WIE11375-100\_GR\_ES\_8.1A


Date


2018

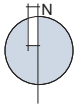
File Location

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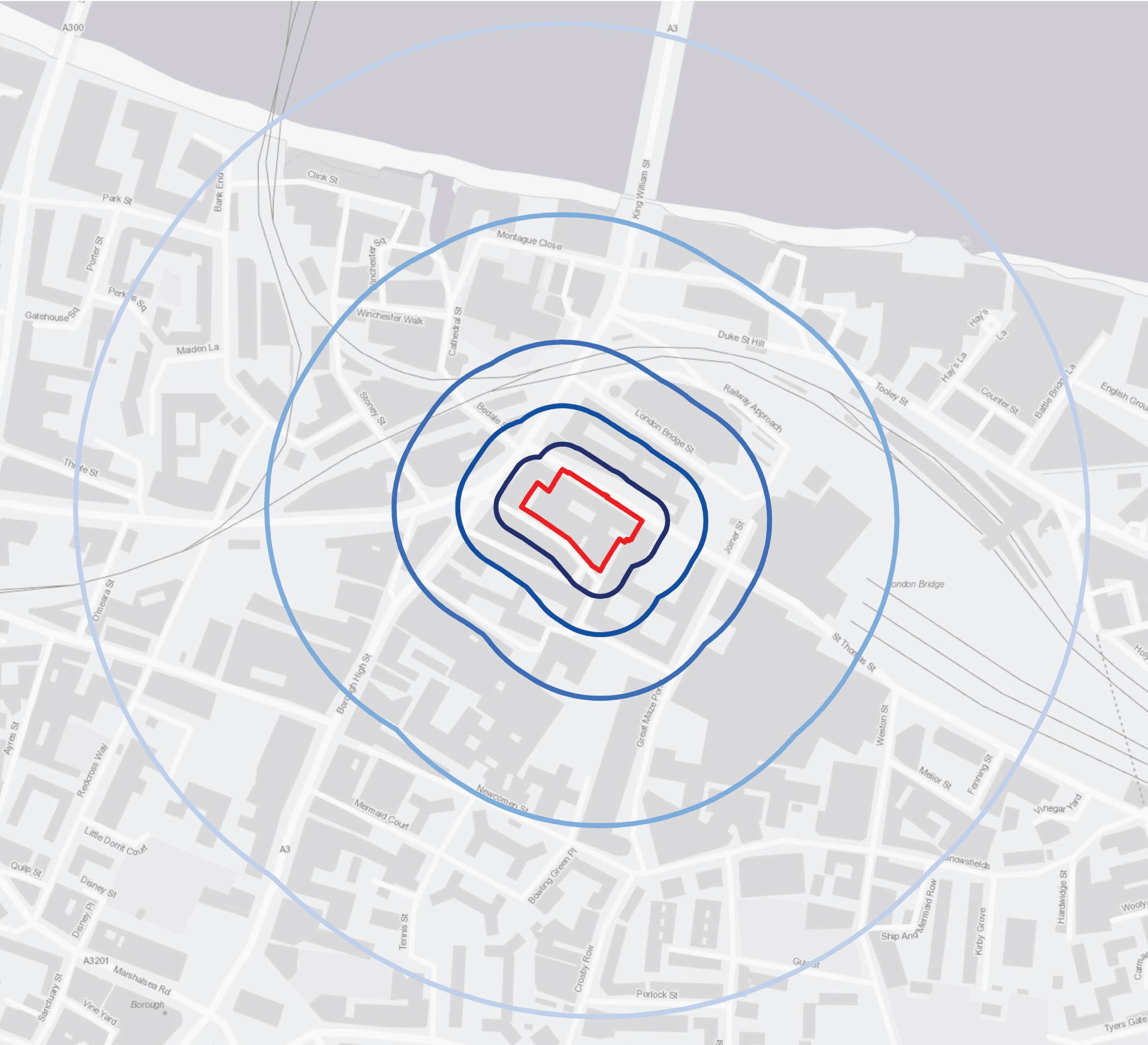
 Site Boundary

 Sensitive Receptor Locations

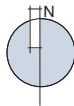


Project Details	WIE11375-100: New City Court
Figure Title	Figure 8.2: Sensitive Receptor Locations
Figure Ref	WIE11375-100_GR_ES_8.2A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures



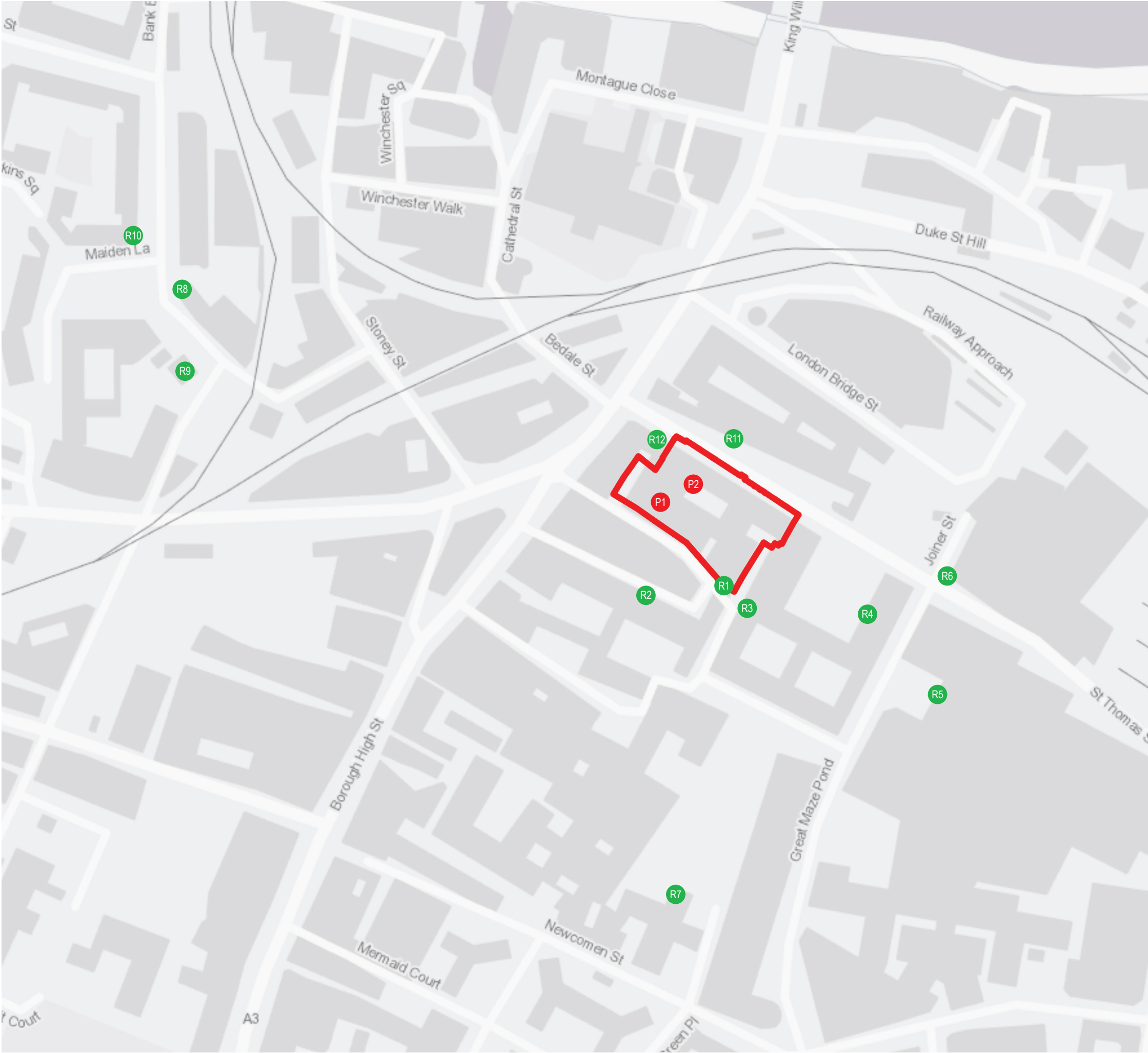


- Site Boundary
- 20m from Site Boundary
- 50m from Site Boundary
- 100m from Site Boundary
- 200m from Site Boundary
- 350m from Site Boundary

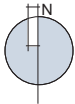


Project Details	WIE11375-100: New City Court
Figure Title	Figure 9.1: Construction Phase Assessment Bands
Figure Ref	WIE11375-100_GR_ES_9.1
Date	2018
File Location	\\s-incs\wie\projects\wie11375\100\graphics\es\issued figures



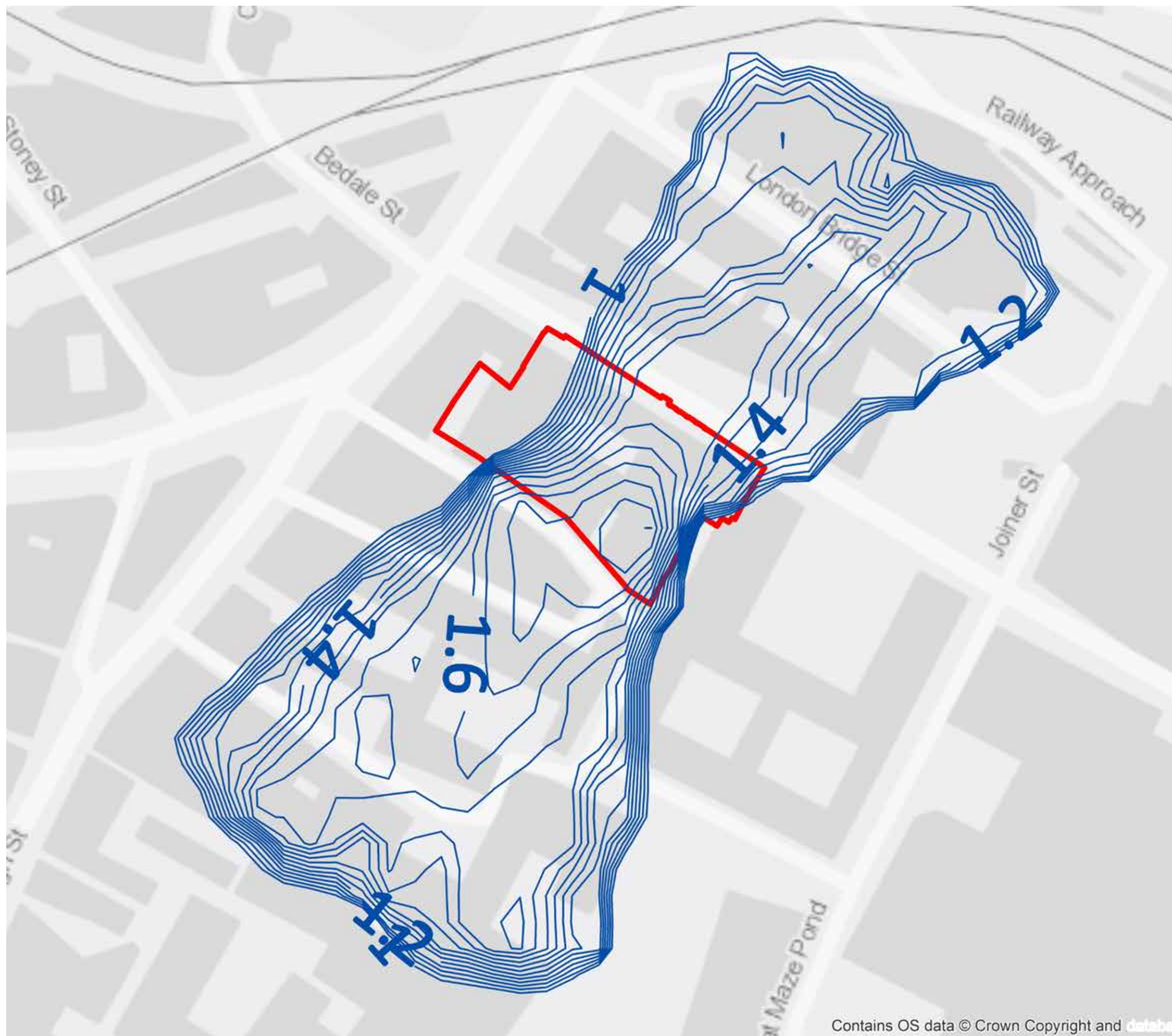


- Site Boundary
- Selected Existing Receptor Location
- Proposed Receptor Location



Project Details	WIE11375-100: New City Court
Figure Title	Figure 9.2: Site Plan and Receptor Locations
Figure Ref	WIE11375-100_GR_ES_9.2
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures





Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 9.3: Spatial Extent of NO<sub>2</sub> Concentrations (µg/m<sup>3</sup>) as a Result of the Development's Heating Plant at Ground Level









WIE11375-100\_GR\_ES\_9.3

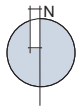
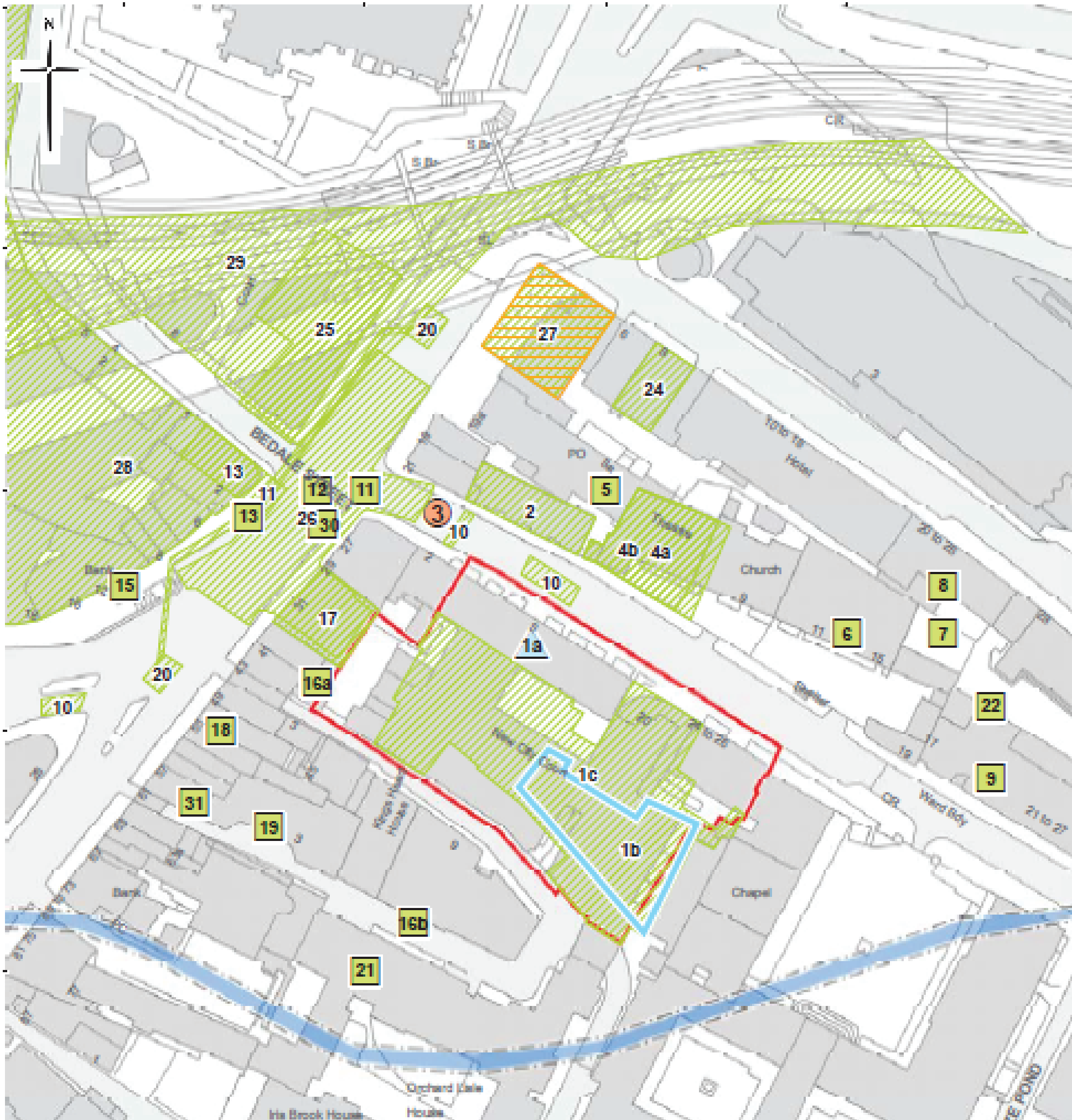
2018

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- KEY
-  scheduled monument
  -  listed building on site
  -  St Thomas' burial ground conjectured extent
  -  past archaeological investigations centrepoint
  -  past archaeological investigations site outline
  -  archaeological features/findspots
  -  GLHER Roman waterfront
  -  site outline
- Archaeological Priority and Conservation Areas not shown



Project Details	WIE11375-100: New City Court
Figure Title	Figure 10.1: Historic Environment Features Map
Figure Ref	WIE11375-100_GR_ES_10.1
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures

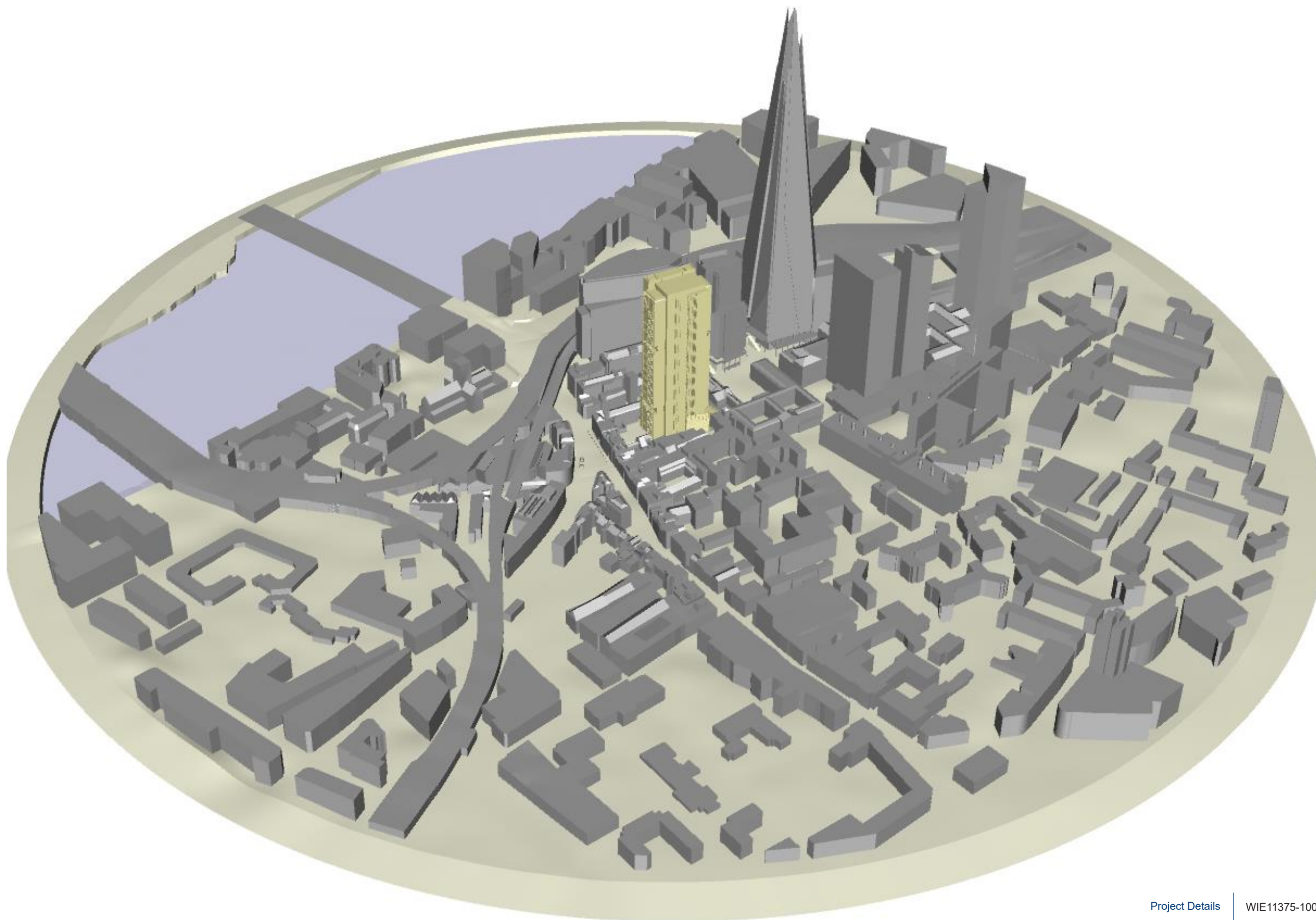




- Existing Grade II listed terraces (retained), vaults under terraces and area not surveyed  
— possibly moderate survival
- Basement floor slab  
— Negligible Survival
- Piles, pile caps and service run  
— no survival
- Connecting pile cap ground beams  
— depths uncertain but likely no to negligible survival

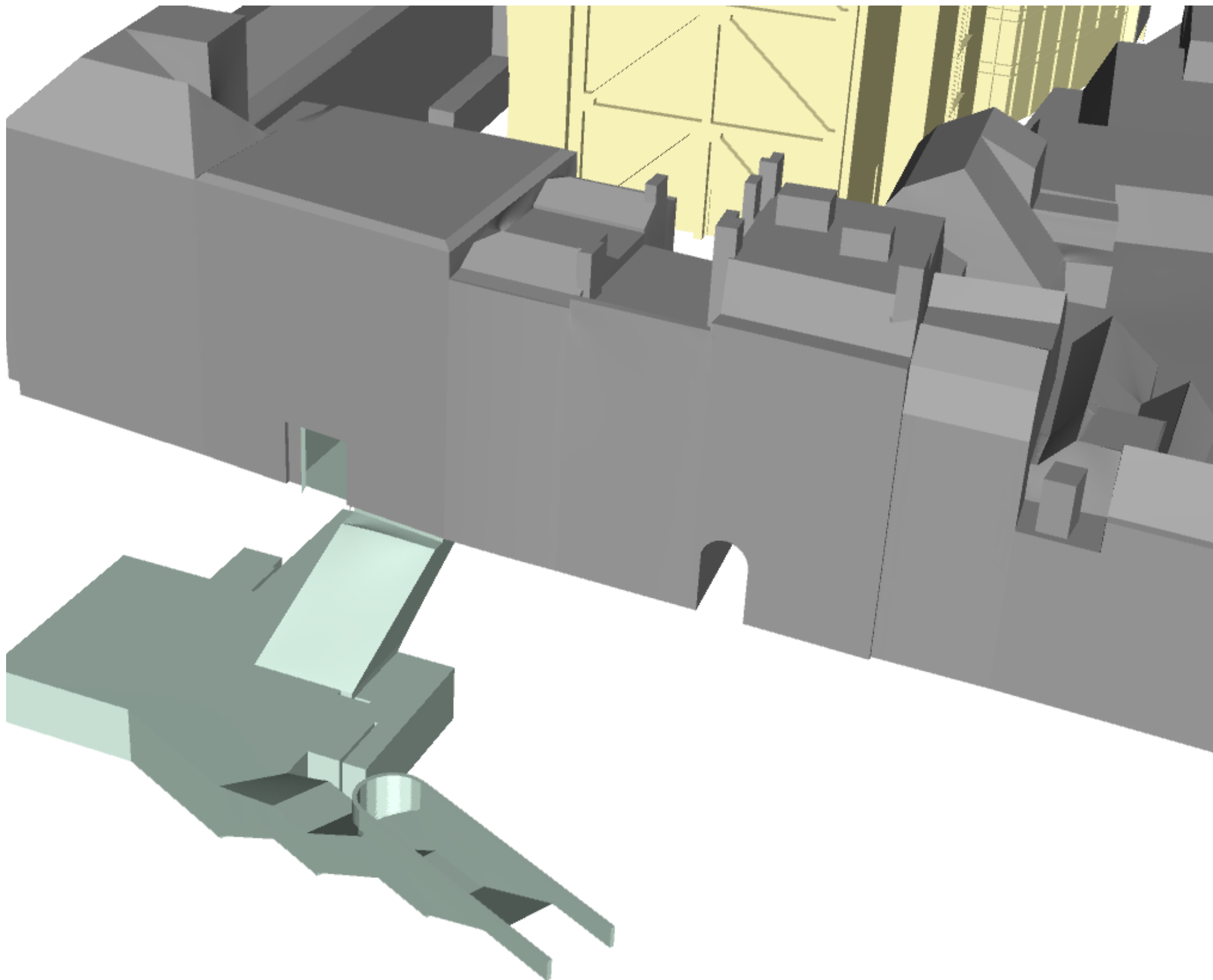
Project Details	WIE11375-100: New City Court
Figure Title	Figure 10.2: Archaeological Survival Potential within the Site
Figure Ref	WIE11375-100_GR_ES_10.2
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures





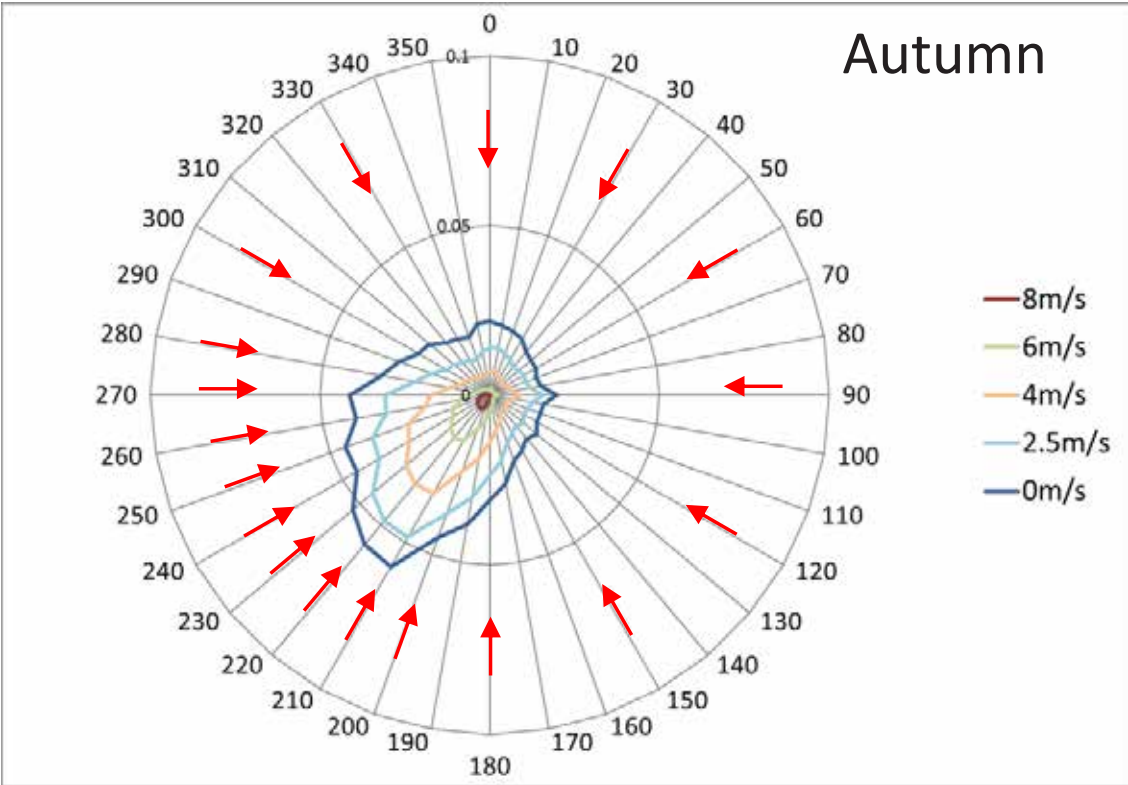
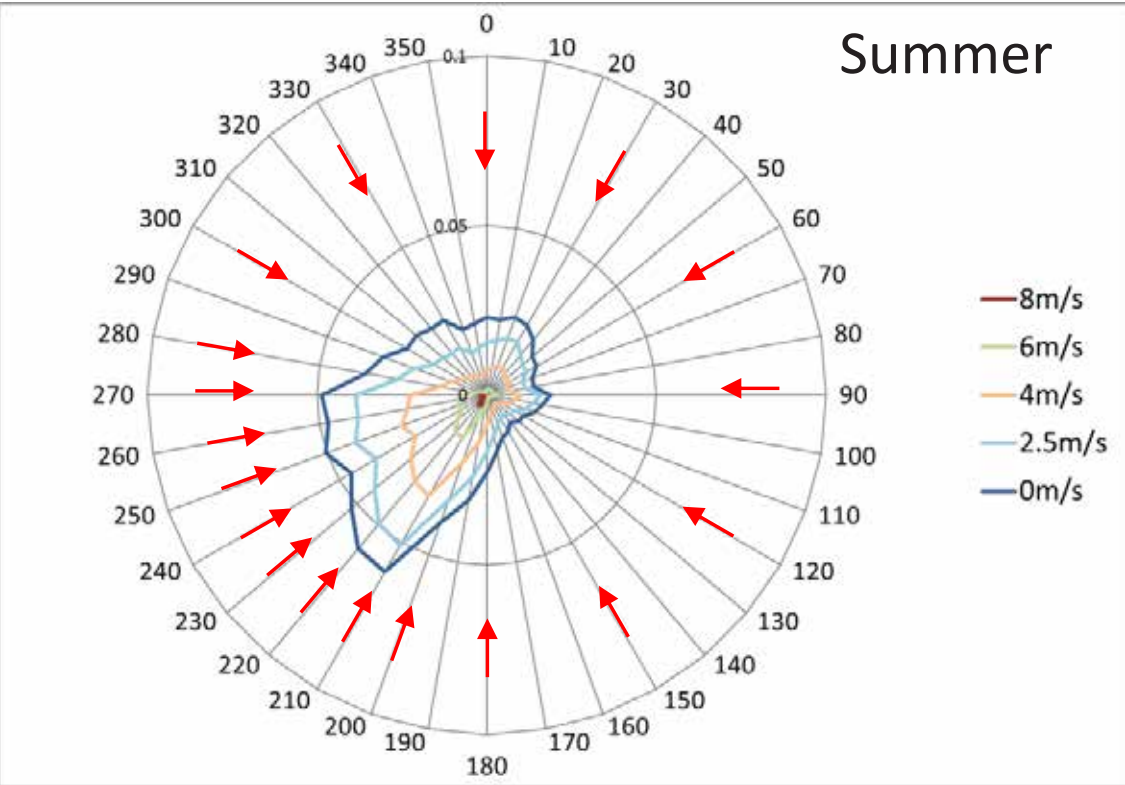
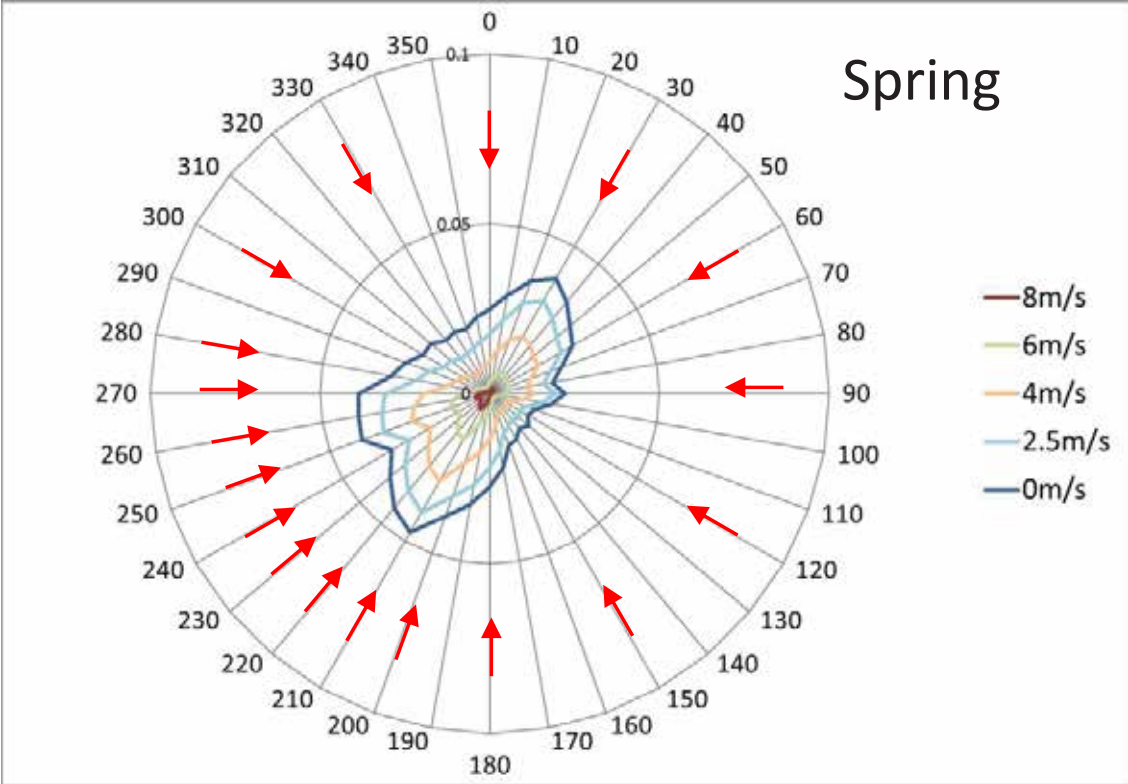
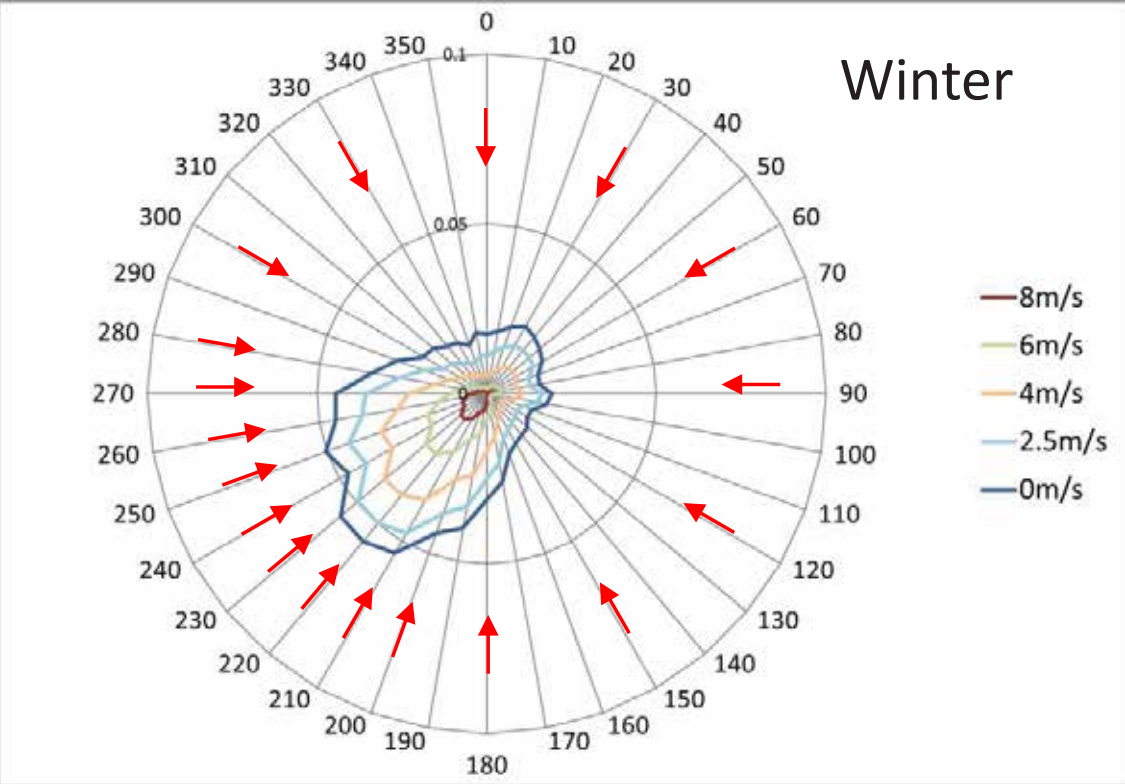
Project Details	WIE11375-100: New City Court
Figure Title	Figure 12.1: Surrounding Context Included in CFD Model
Figure Ref	WIE11375-100_GR_ES_12.1A
Date	2018
File Location	\\s-lncs\wiel\projects\wie11375\100\graphics\es\issued figures





Project Details	WIE11375-100: New City Court
Figure Title	Figure 12.2: LUL Station Geometry Included in CFD Model
Figure Ref	WIE11375-100_GR_ES_12.2A
Date	2018
File Location	\\s-Incs\wie1\projects\wie11375\100\graphics\es\issued figures
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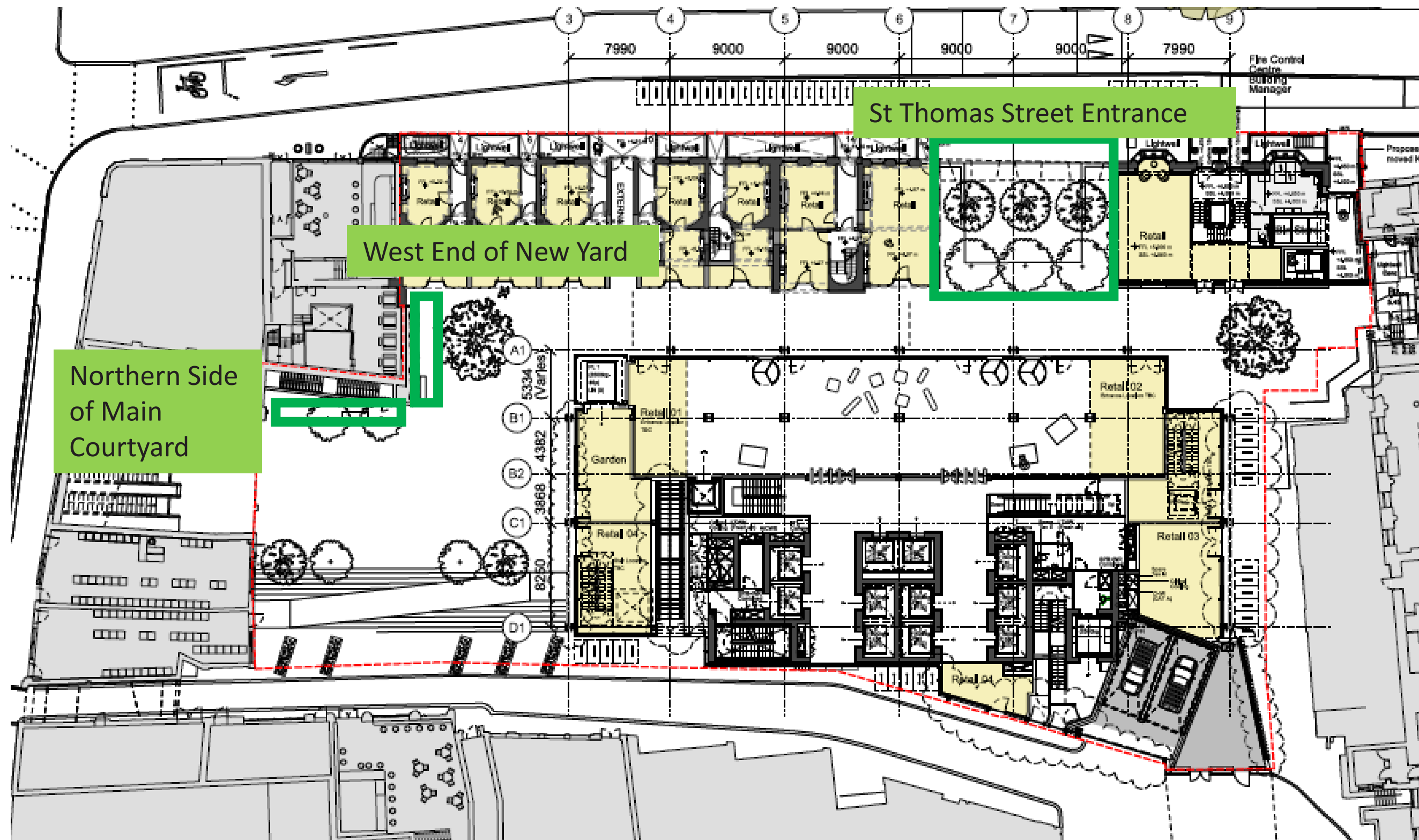




↓ Wind Angle Included in CFD Study

Project Details	WIE11375-100: New City Court
Figure Title	Figure 12.3: Seasonal Wind Roses for Meteorological "Superstation"
Figure Ref	WIE11375-100_GR_ES_12.3A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures
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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 12.4: Locations for Zones of Public Realm which need to be Suitable for Occasional Sitting in Summer Conditions

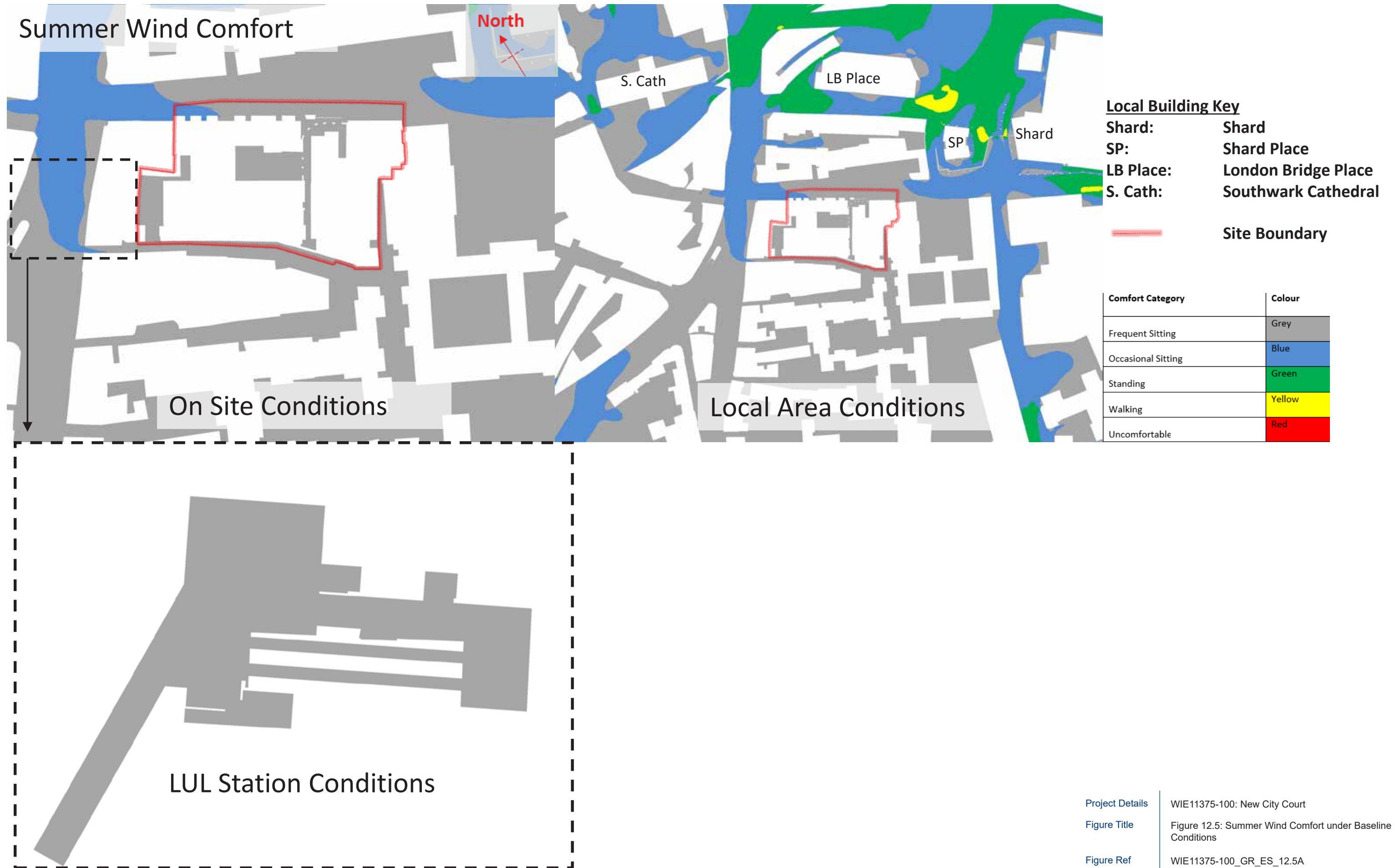
WIE11375-100\_GR\_ES\_12.4A

2018

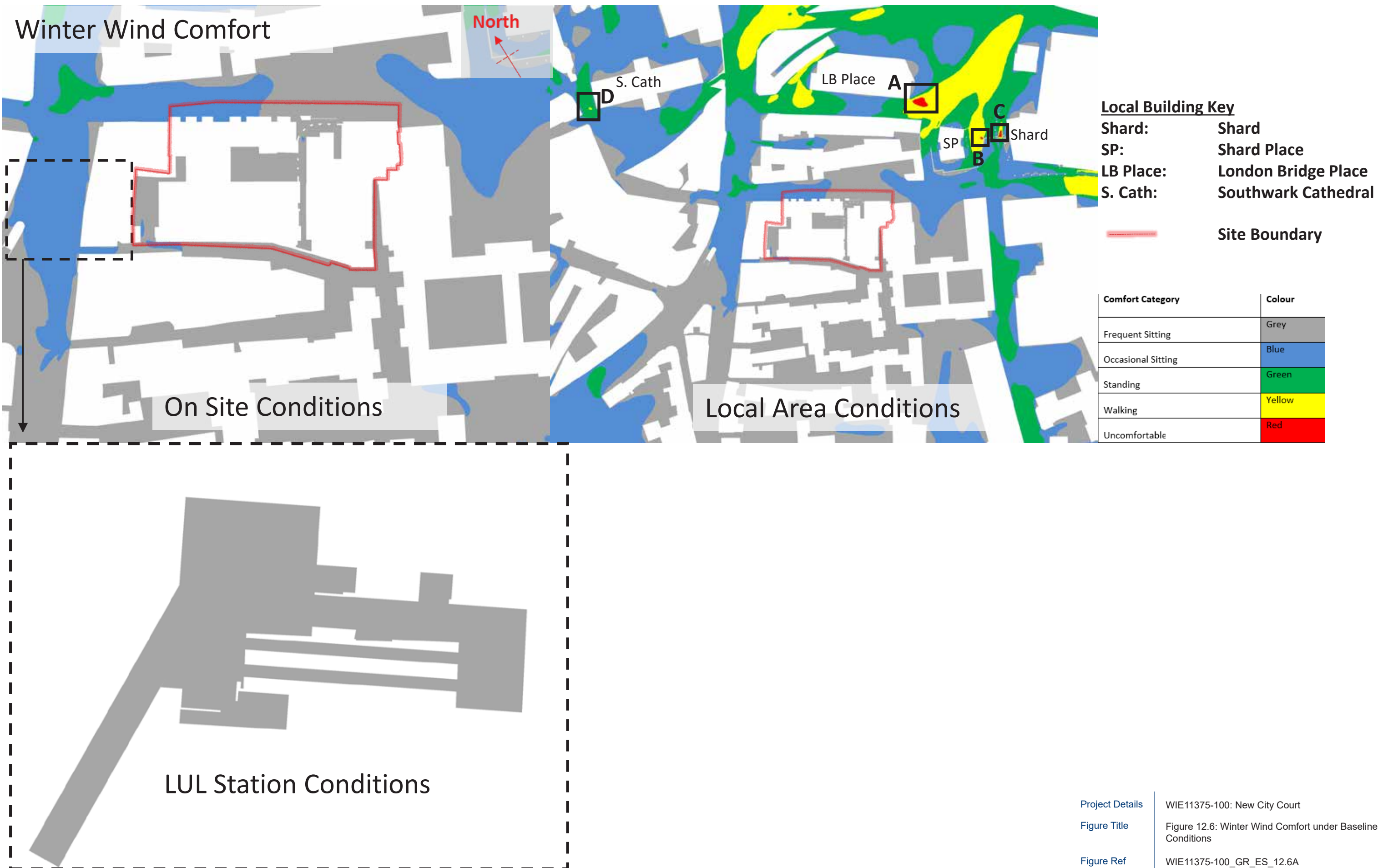
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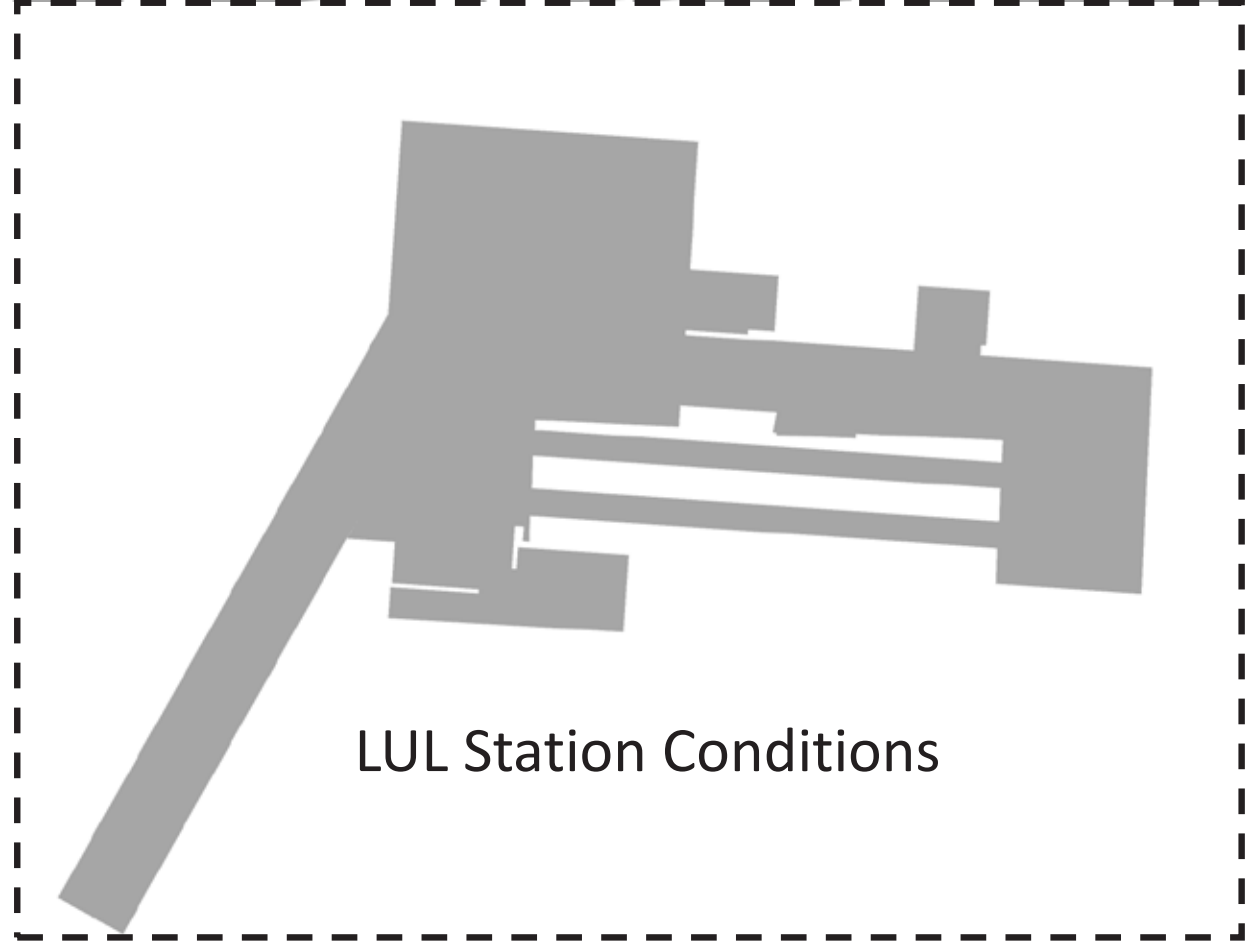
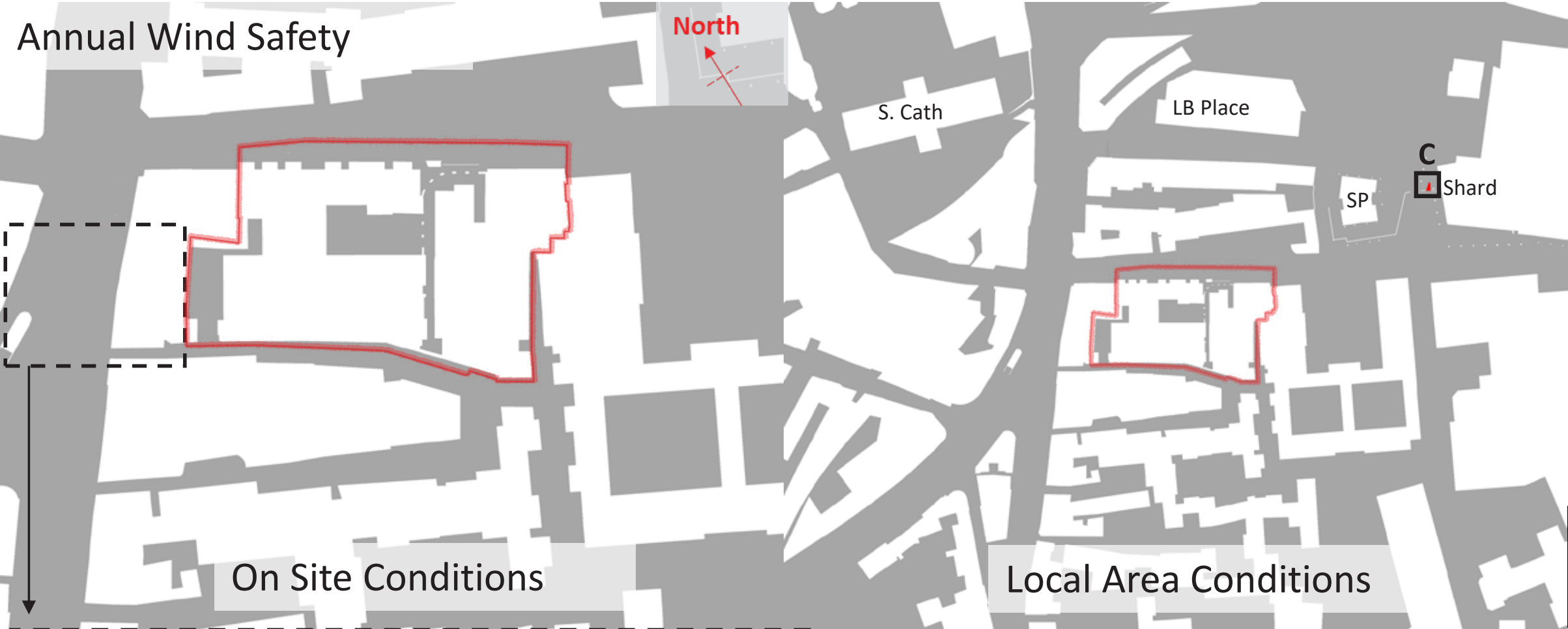








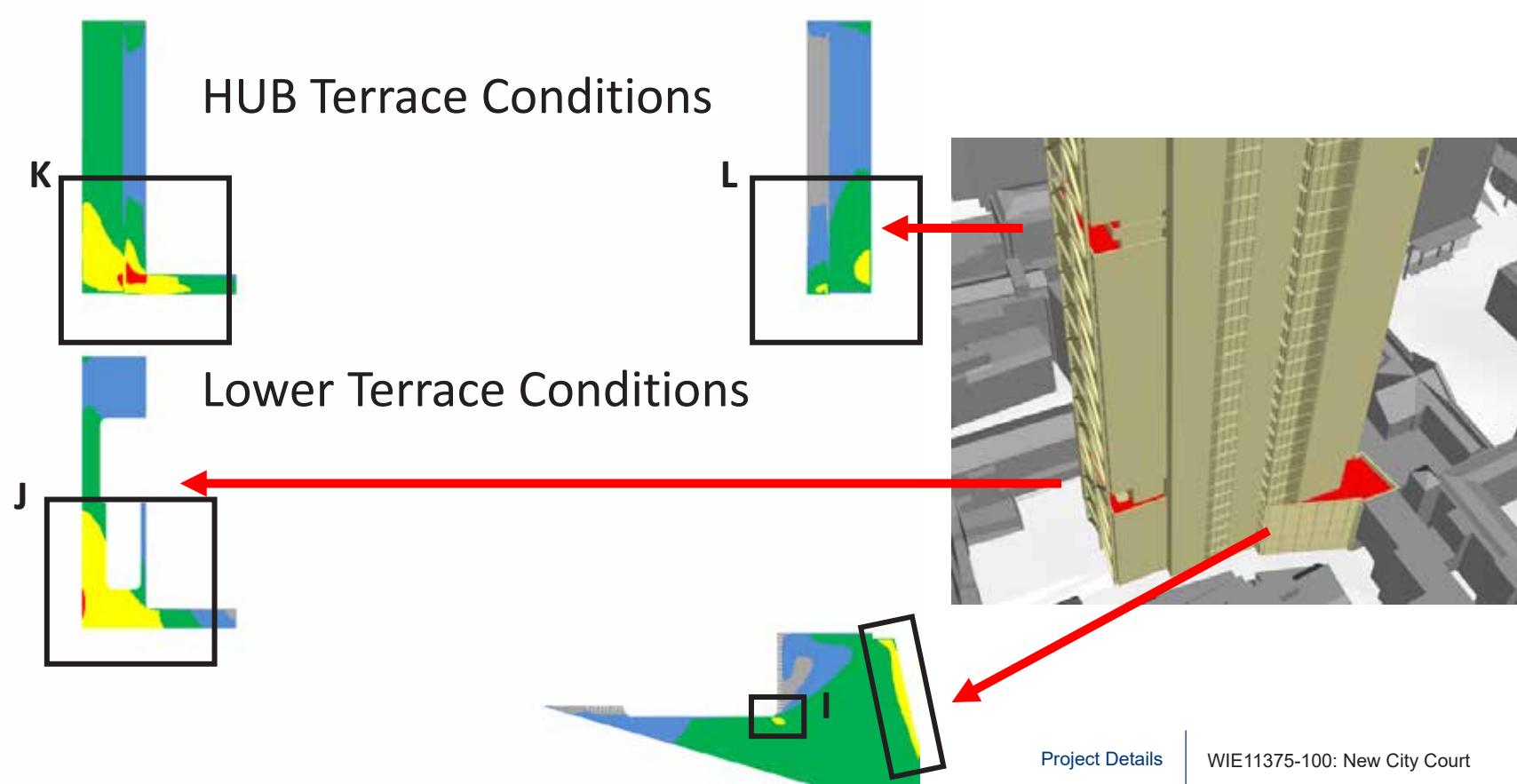
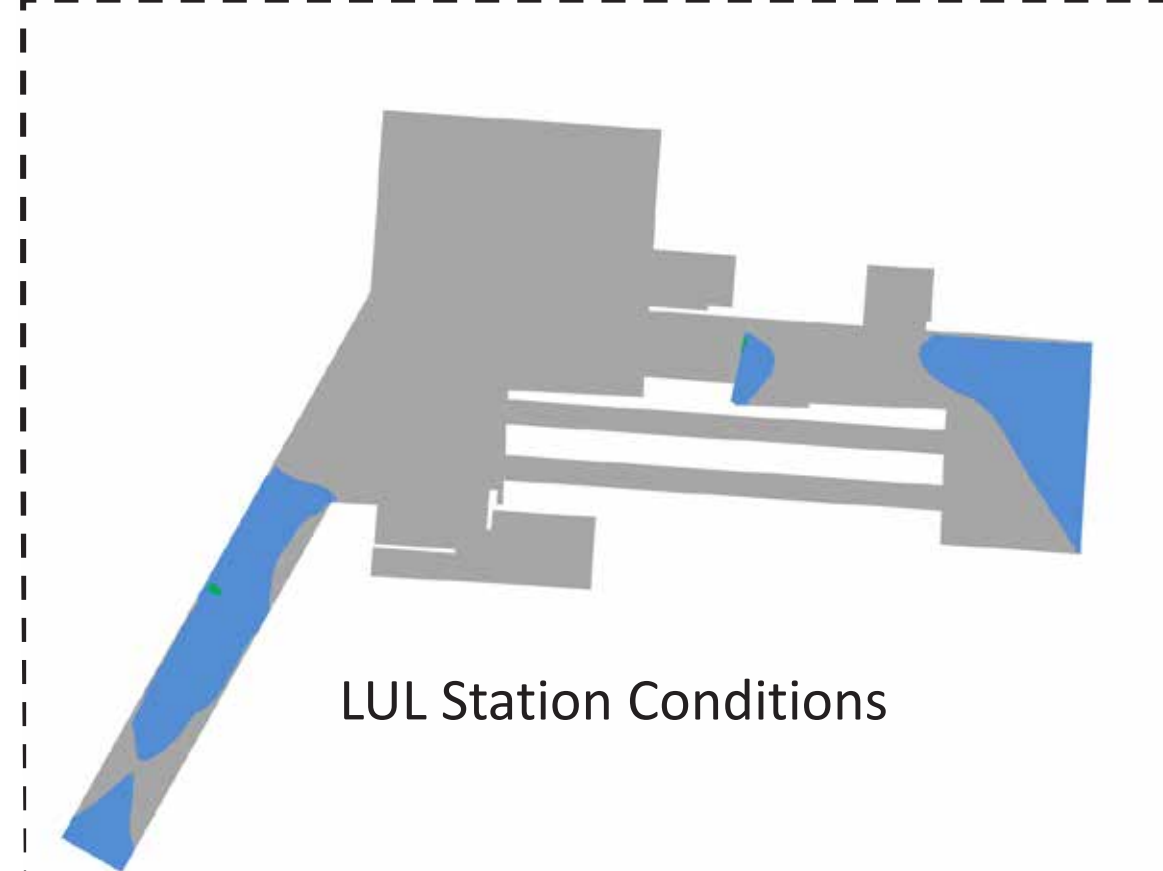
Annual Wind Safety



Project Details	WIE11375-100: New City Court
Figure Title	Figure 12.7: Annual Wind Safety under Baseline Conditions
Figure Ref	WIE11375-100_GR_ES_12.7A
Date	2018
File Location	\\s-Incs\wie\projects\wie11375\100\graphics\es\issued figures



# Summer Wind Comfort



Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 12.8: Summer Wind Comfort for Complete and Operational Development with Baseline and Cumulative Surrounds

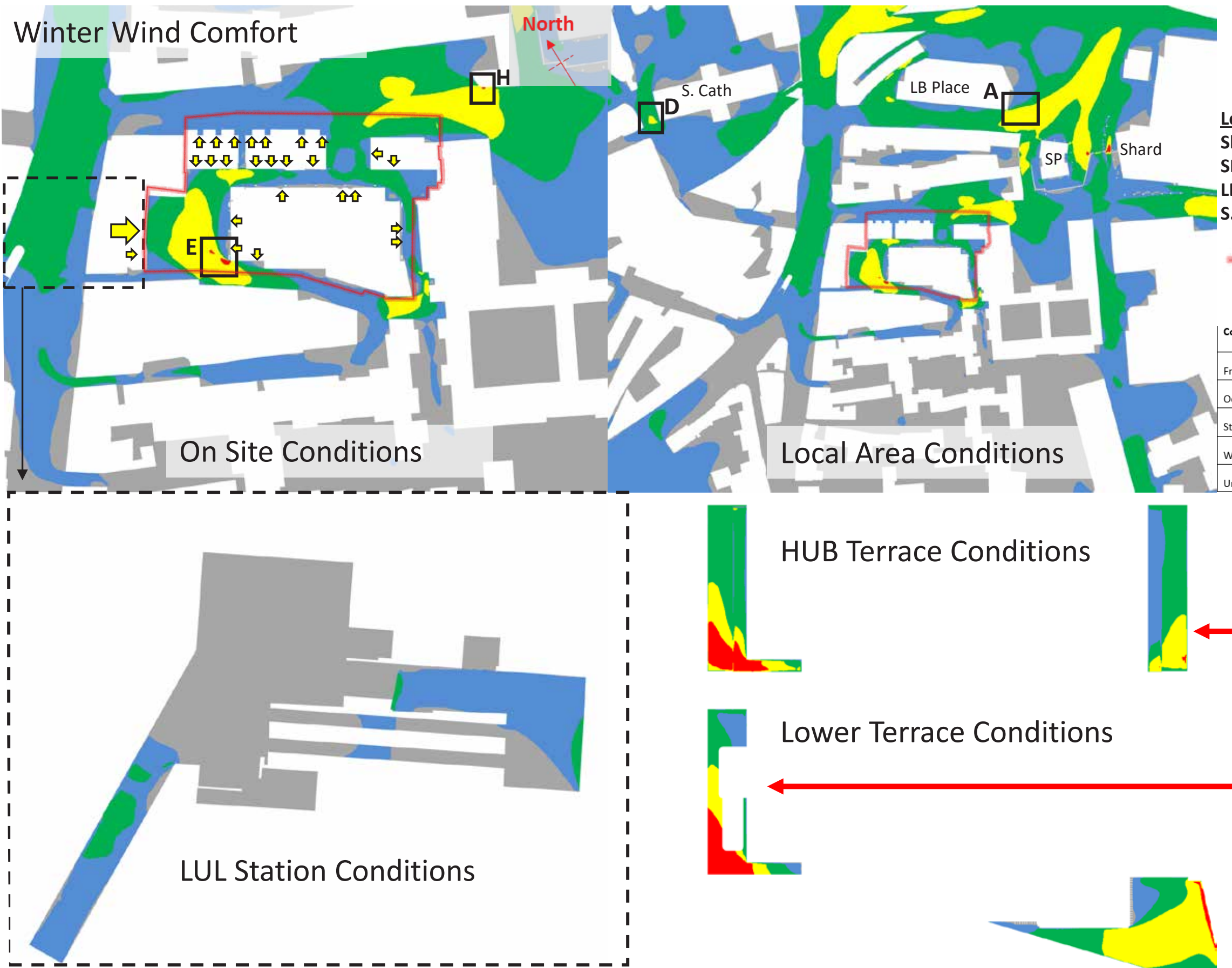
WIE11375-100\_GR\_ES\_12.8A

2018

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 12.9: Winter Wind Comfort for Completed and Operational Development with Baseline and Cumulative Surrounds

WIE11375-100\_GR\_ES\_12.9A

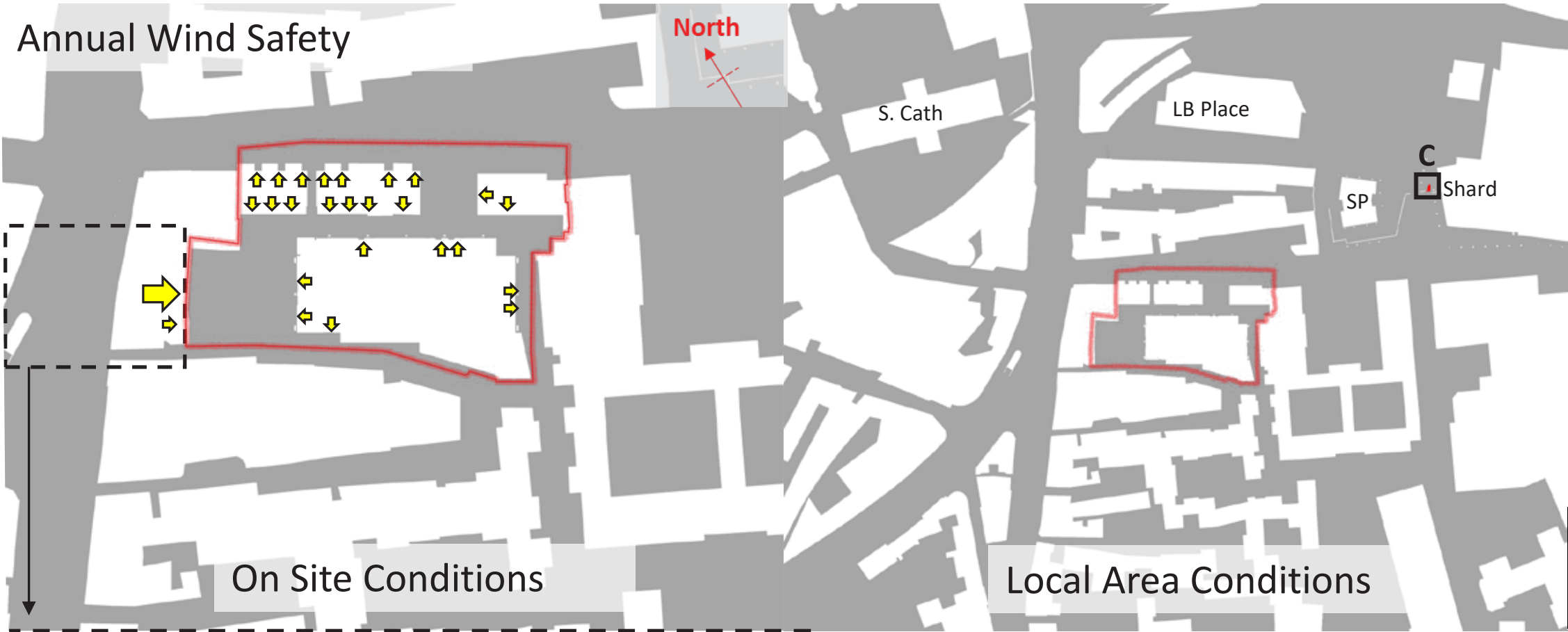
2018

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Annual Wind Safety

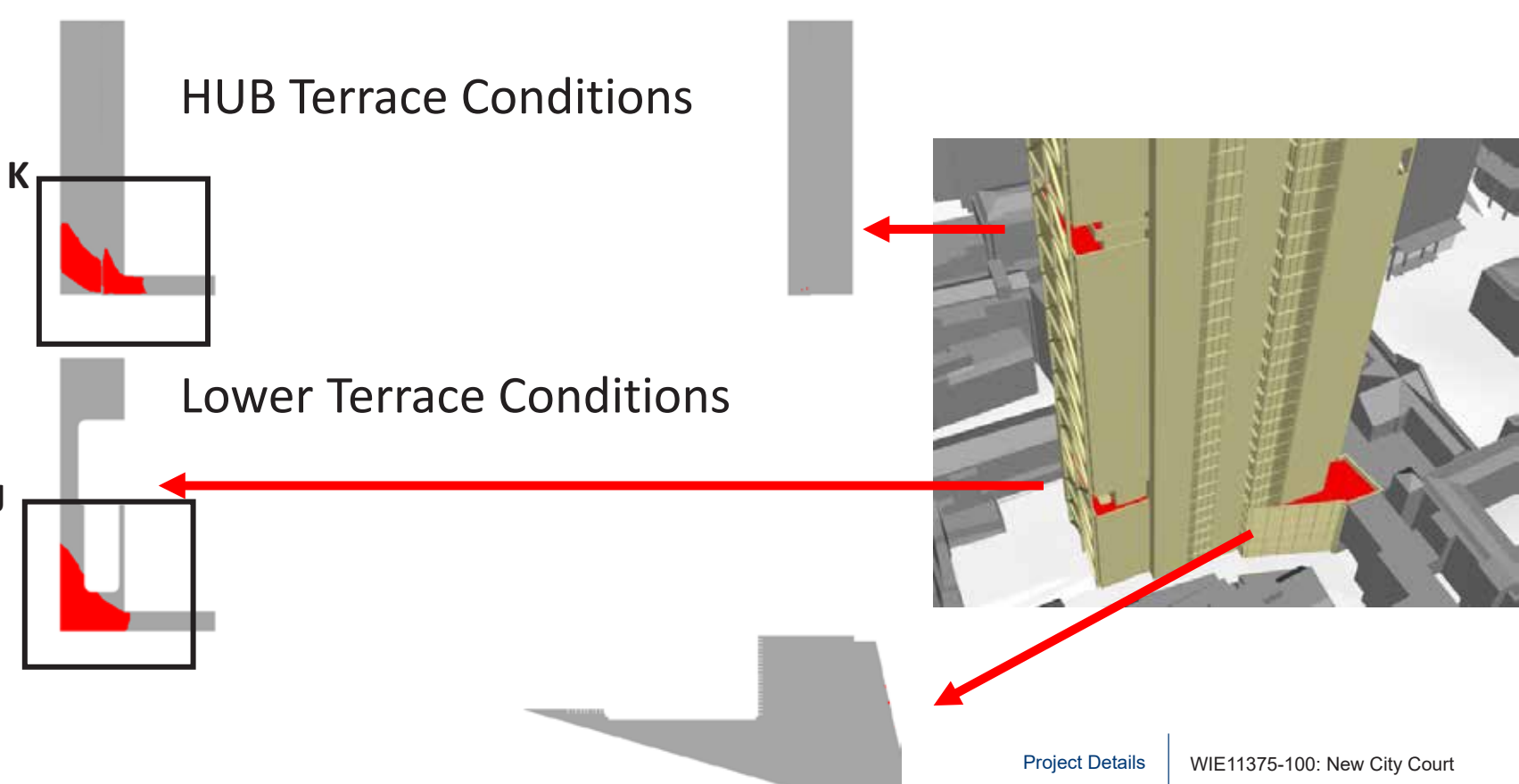
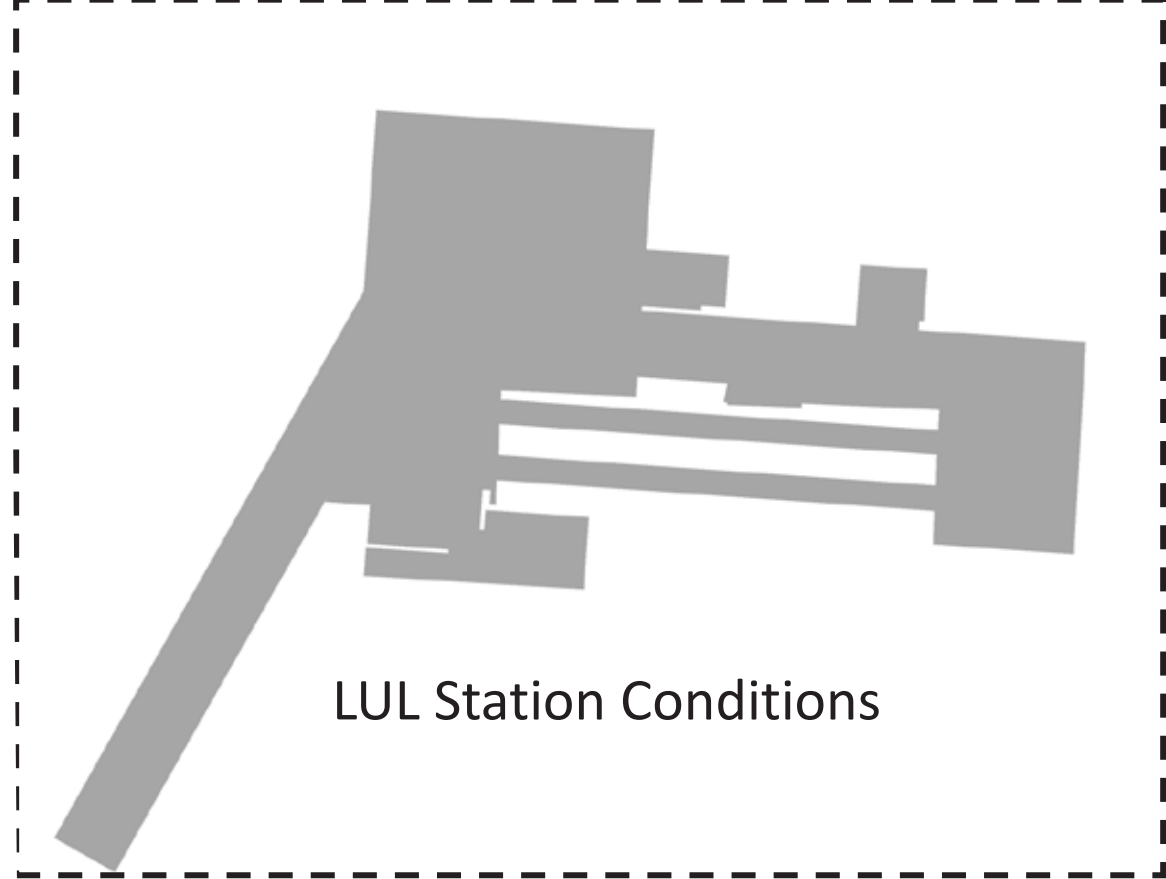


**Local Building Key**

Shard: Shard  
SP: Shard Place  
LB Place: London Bridge Place  
S. Cath: Southwark Cathedral

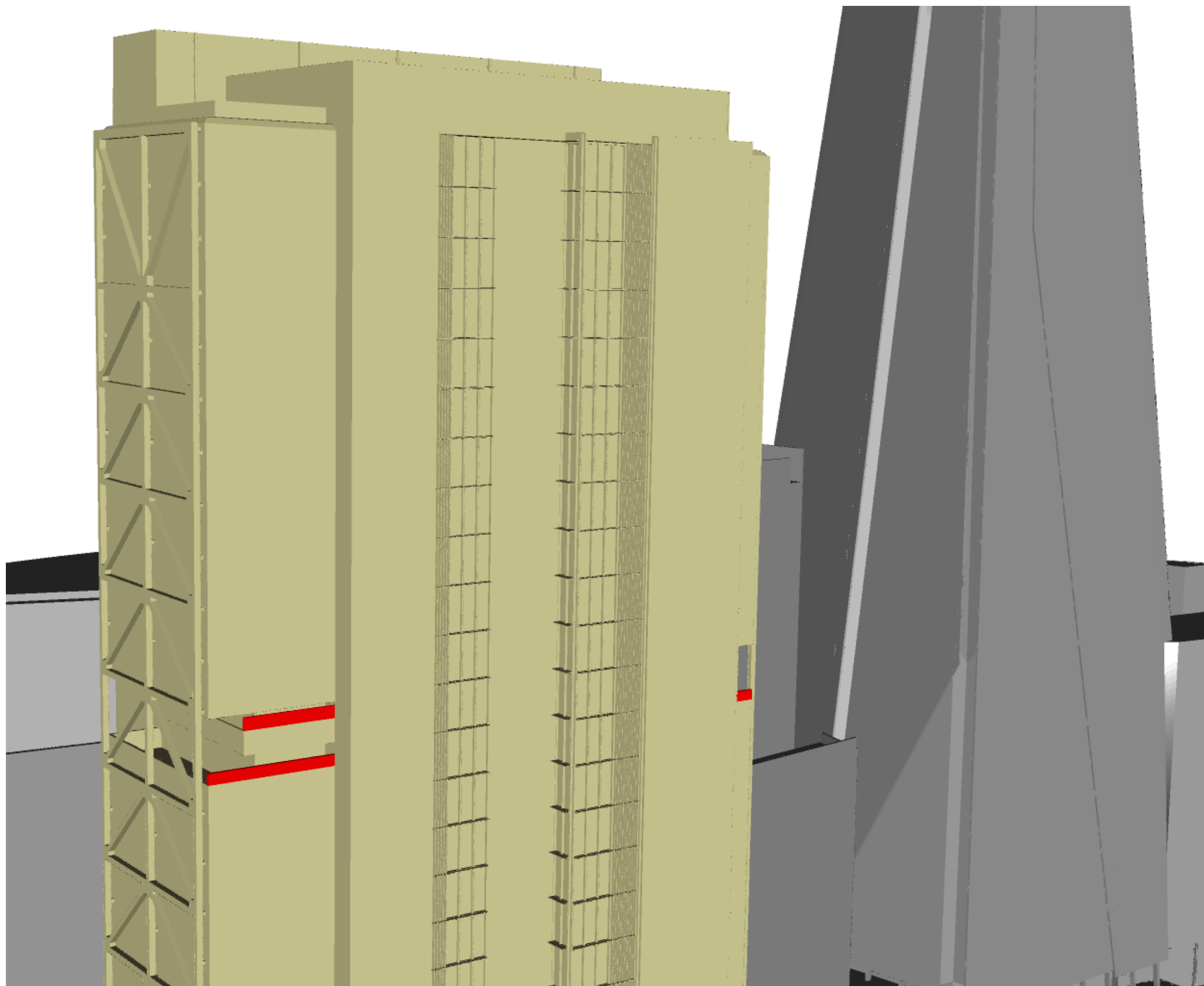
Site Boundary  
Entrances

Safety Category	Colour
Acceptable Risk	Grey
Unsafe	Red



Project Details	WIE11375-100: New City Court
Figure Title	Figure 12.10: Annual Wind Safety for Completed and Operational Development with Baseline and Cumulative Surrounds
Figure Ref	WIE11375-100_GR_ES_12.10A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures
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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 12.11: Wind Mitigation Screens on South End of HUB Terrace

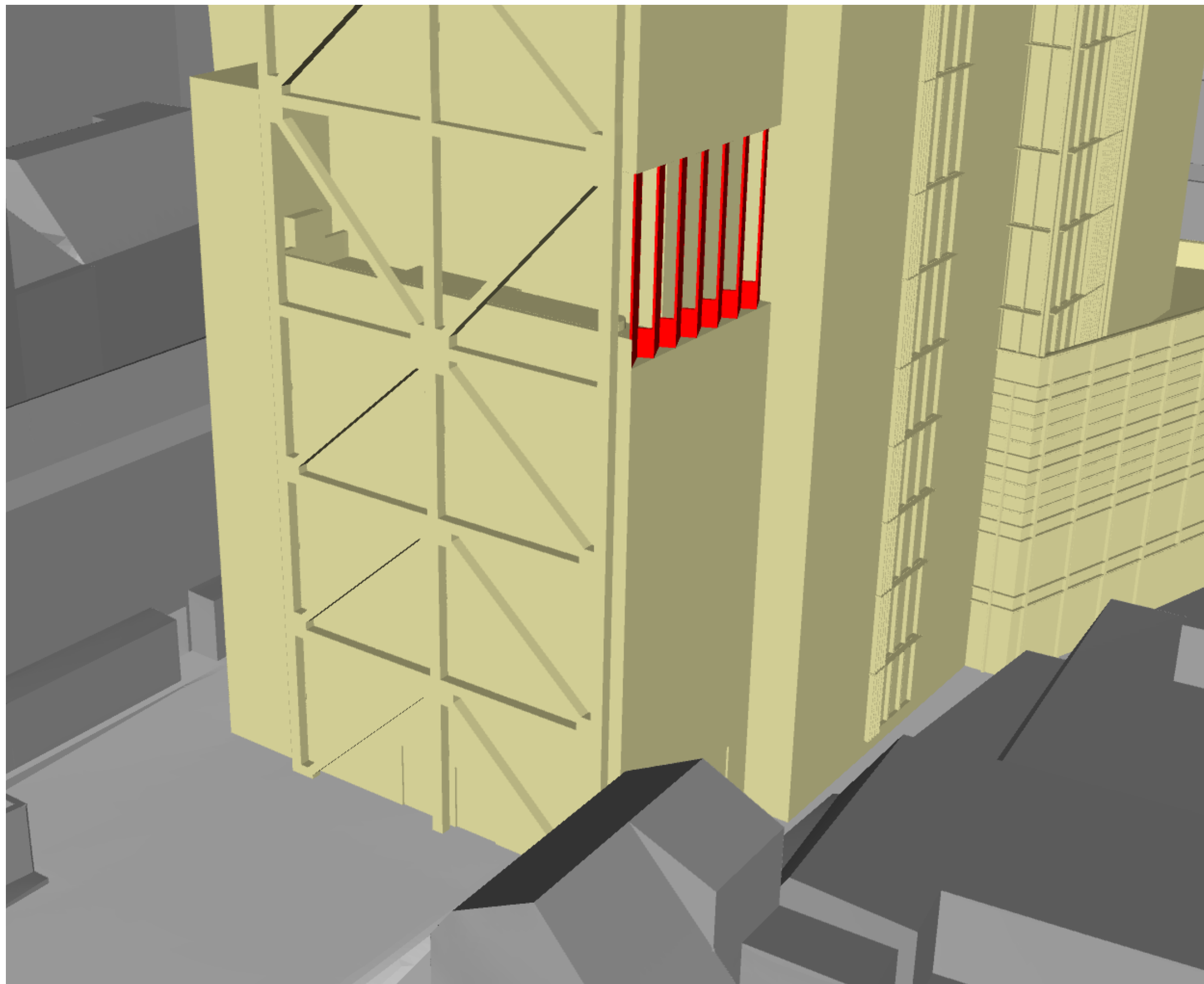
WIE11375-100\_GR\_ES\_12.11A

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

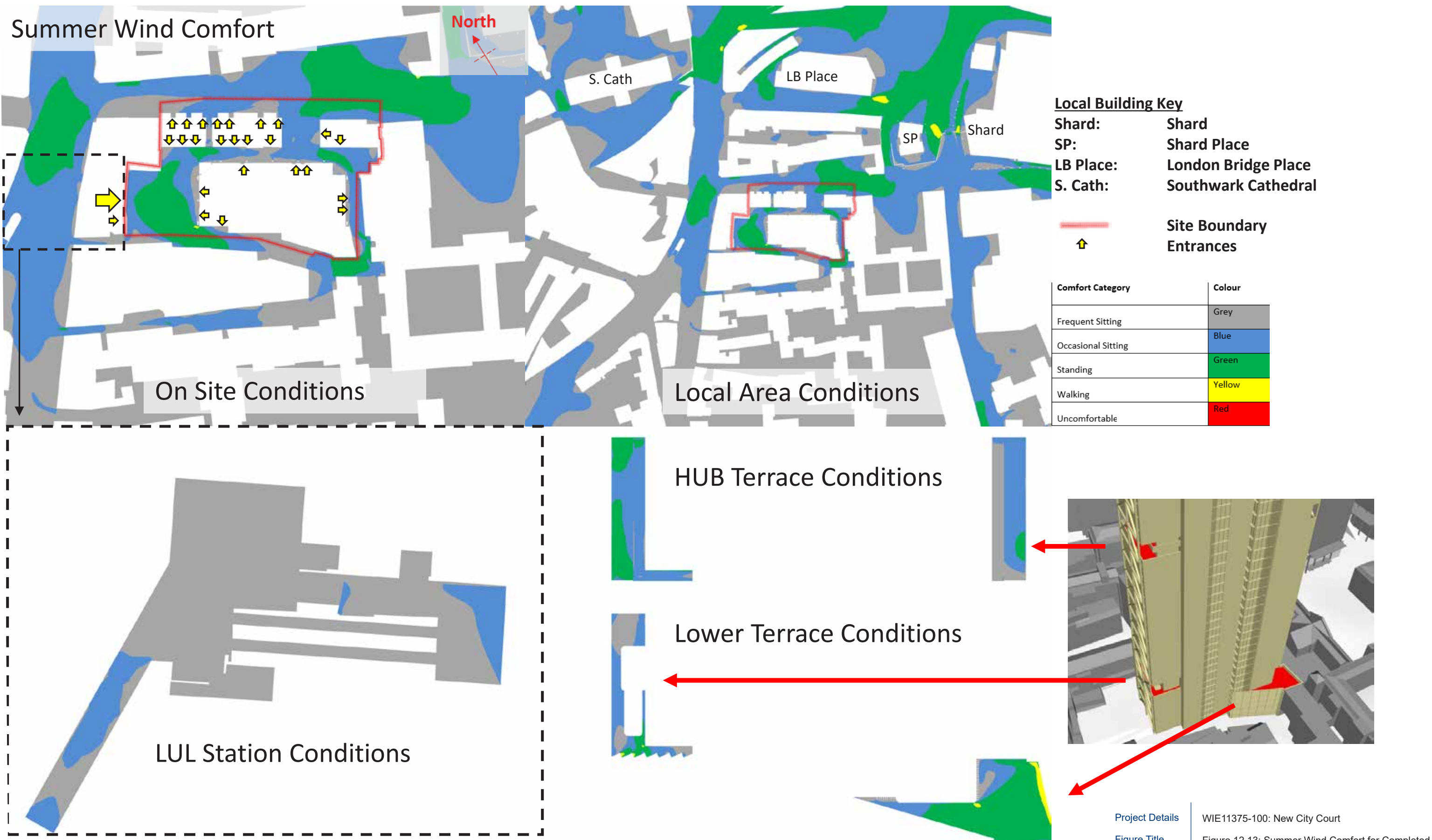
Figure 12.12: Wind Mitigation Screens on South End of Level 5 Terrace

WIE11375-100\_GR\_ES\_12.12A

2018

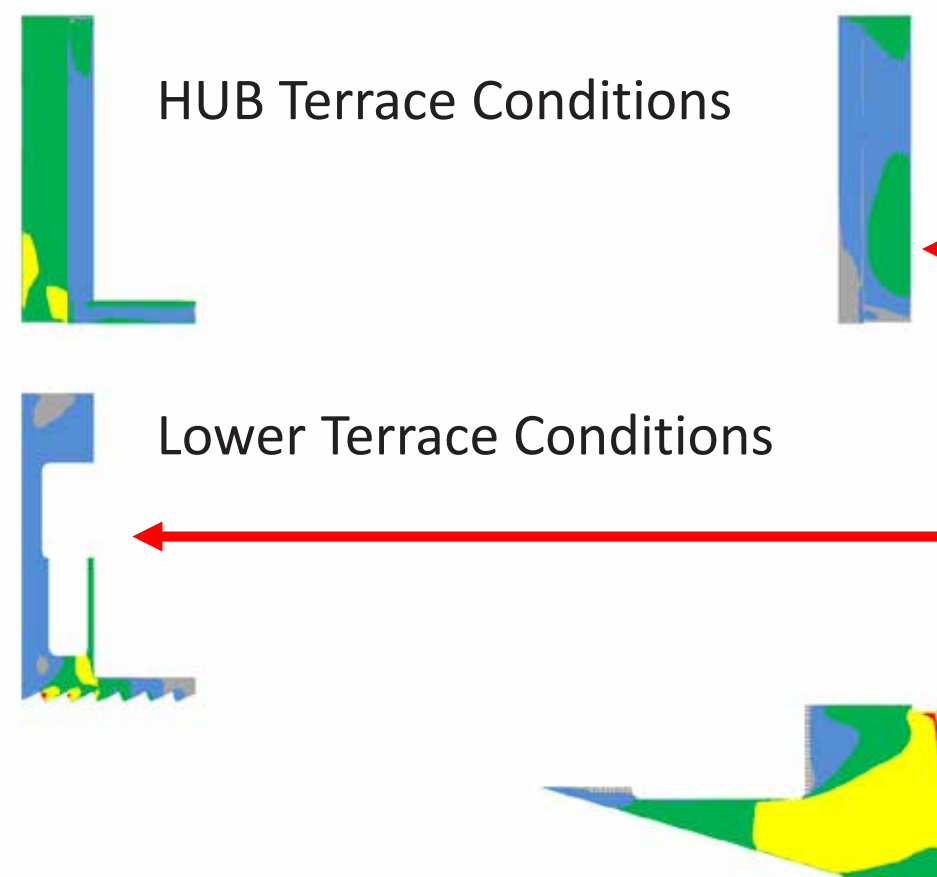
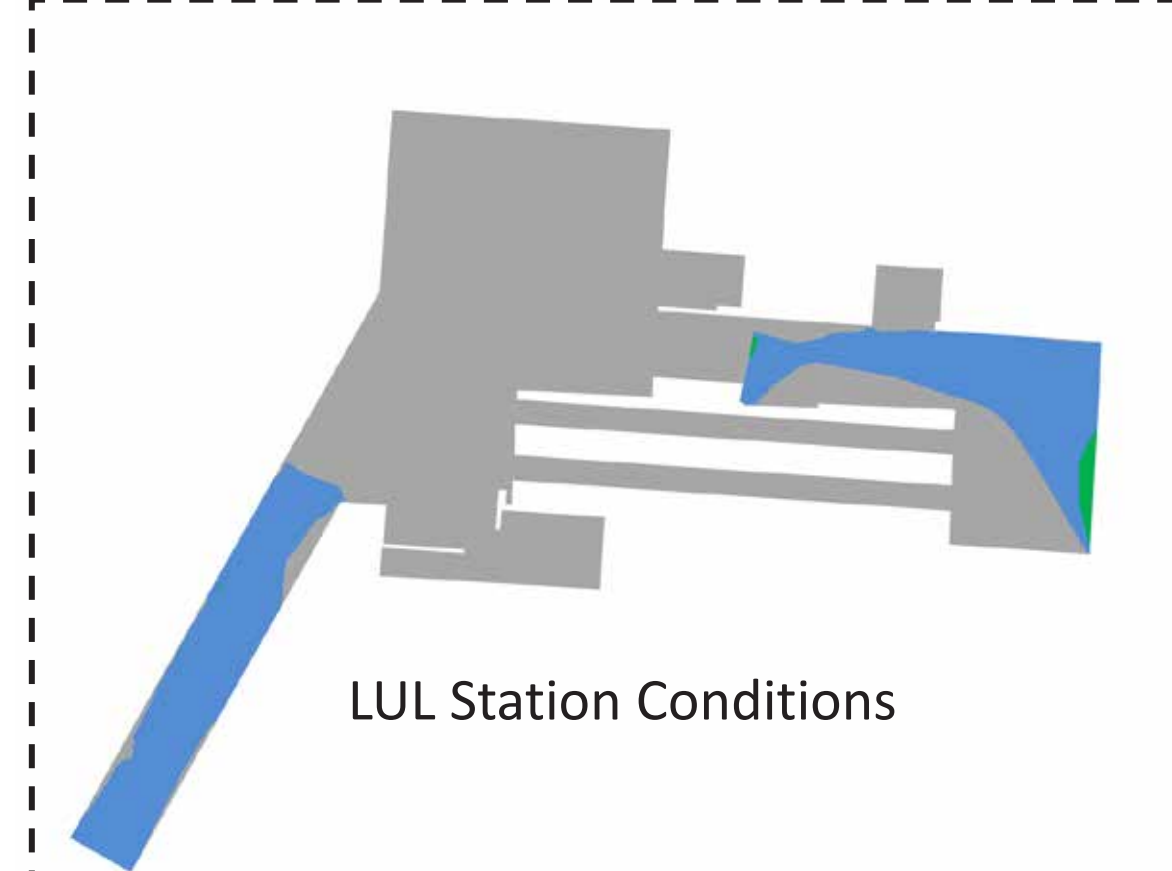
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# Winter Wind Comfort



Project Details

Figure Title

Figure Ref

Date

File Location

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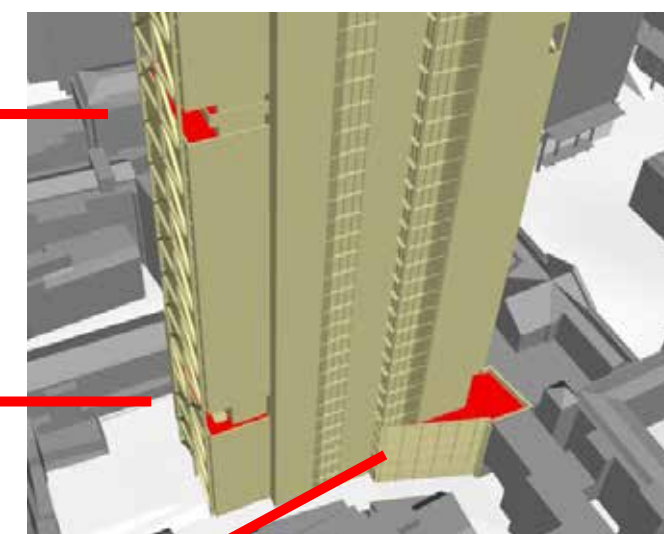
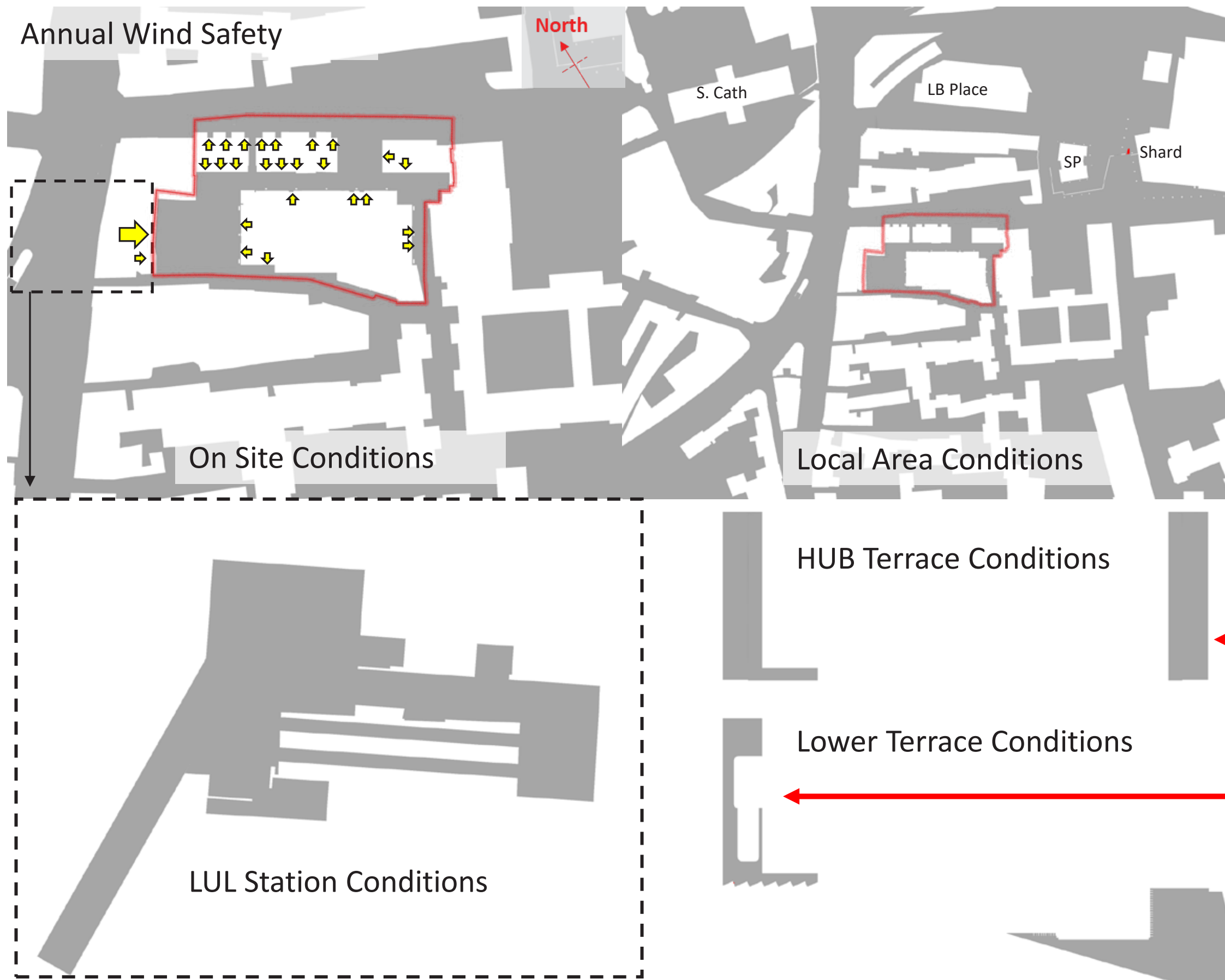
Figure 12.14: Winter Wind Comfort for Completed and Operational Development with Landscaping and Mitigation, with Baseline and Cumulative Surrounds

WIE11375-100\_GR\_ES\_12.14A

2018

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Project Details

Figure Title

Figure Ref

Date

File Location

WIE11375-100: New City Court

Figure 12.15: Annual Wind Safety for Completed and Operational Development with Landscaping and Mitigation, with Baseline and Cumulative Surrounds

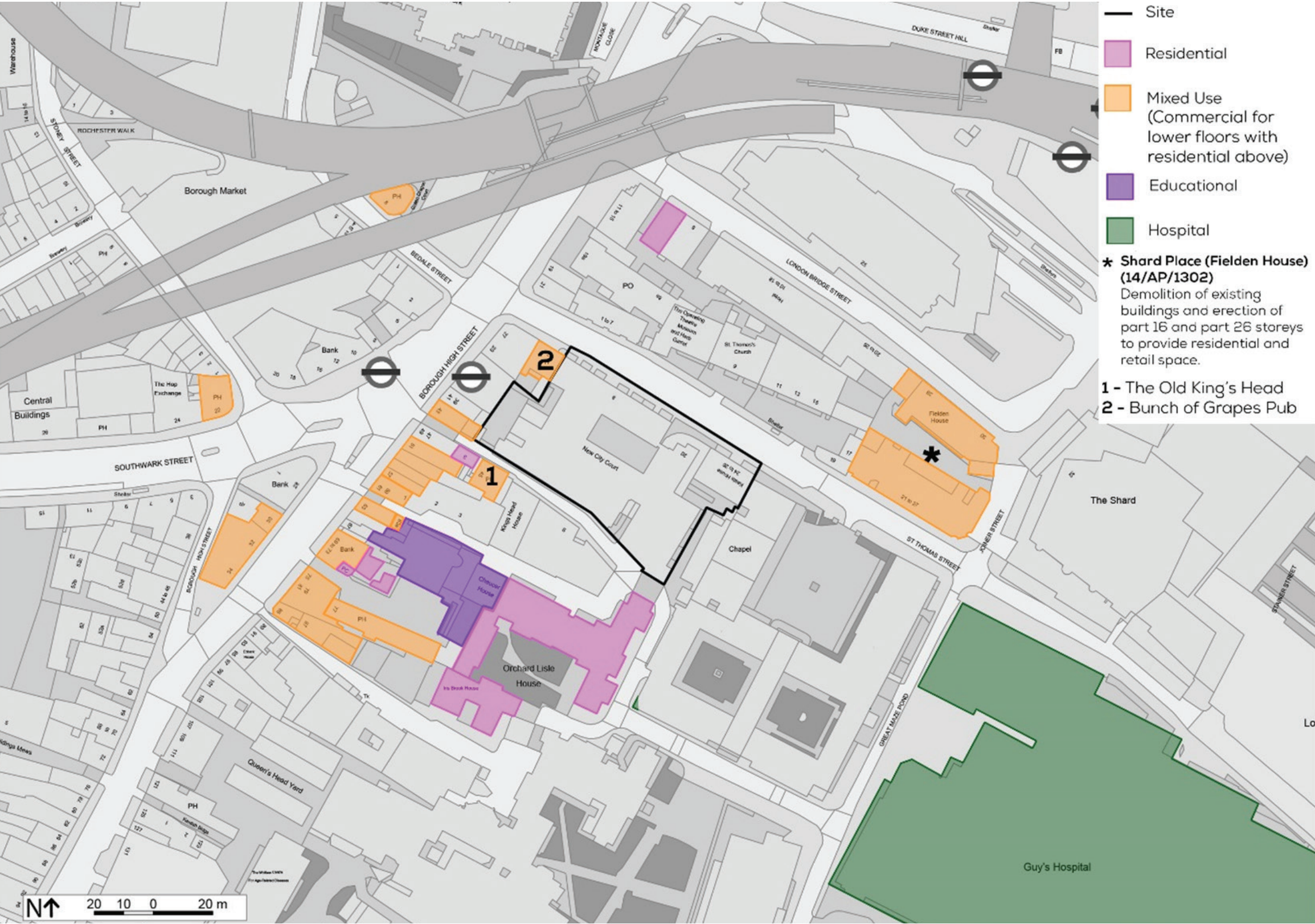
WIE11375-100\_GR\_ES\_12.15A

2018

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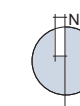
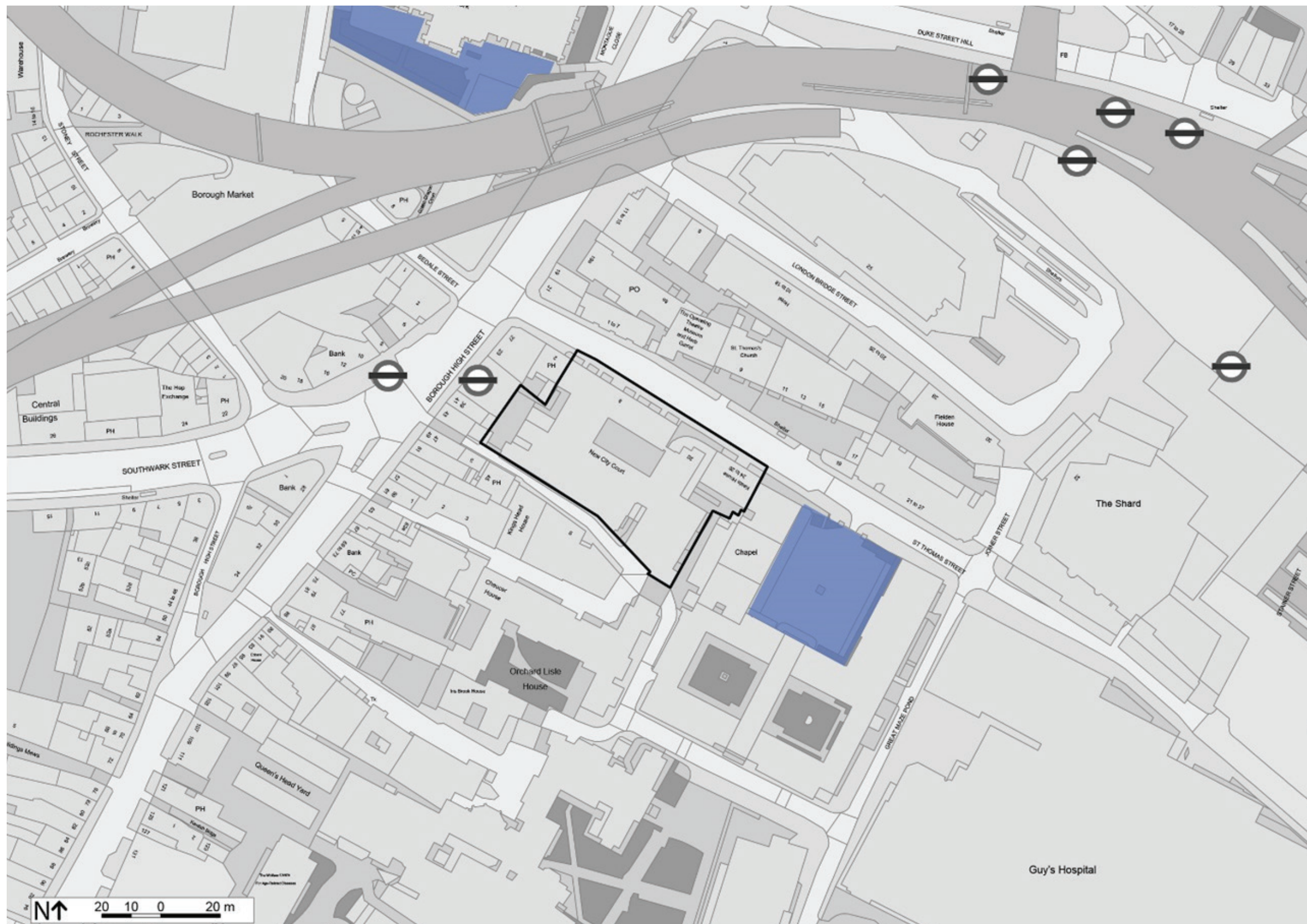


Source: GIA

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Project Details	WIE11375-100: New City Court
Figure Title	Figure 13.1: Receptors Included in Daylight and Sunlight Assessment
Figure Ref	WIE11375-100_GR_ES_13.1A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures
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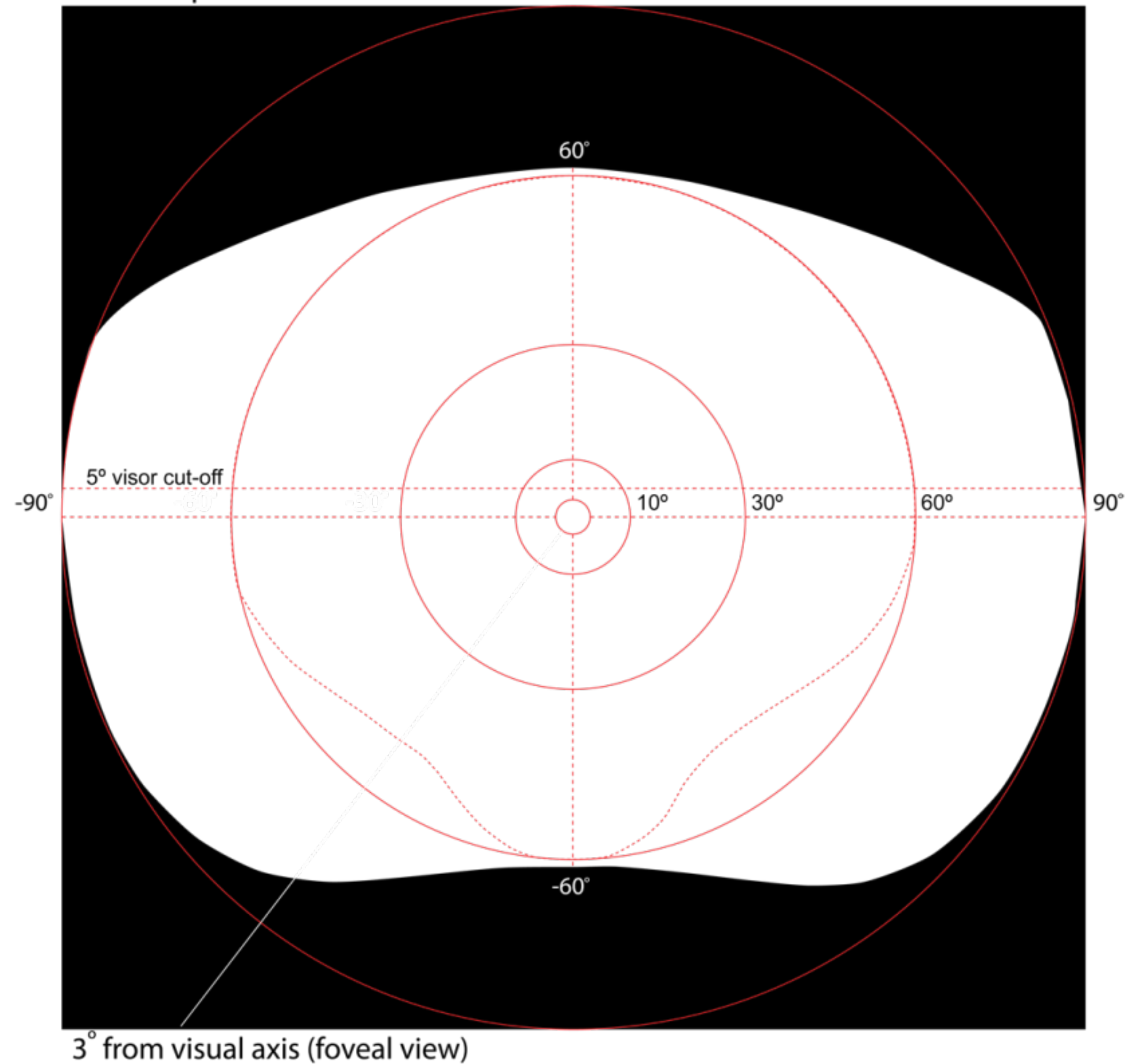
Project Details	WIE11375-100: New City Court
Figure Title	Figure 13.2: Amenity Area Included in Overshadowing Assessment
Figure Ref	WIE11375-100_GR_ES_13.2A
Date	2018
File Location	\\s-incs\wiel\projects\wie11375\100\graphics\es\issued figures
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# Typical Stopping Distances

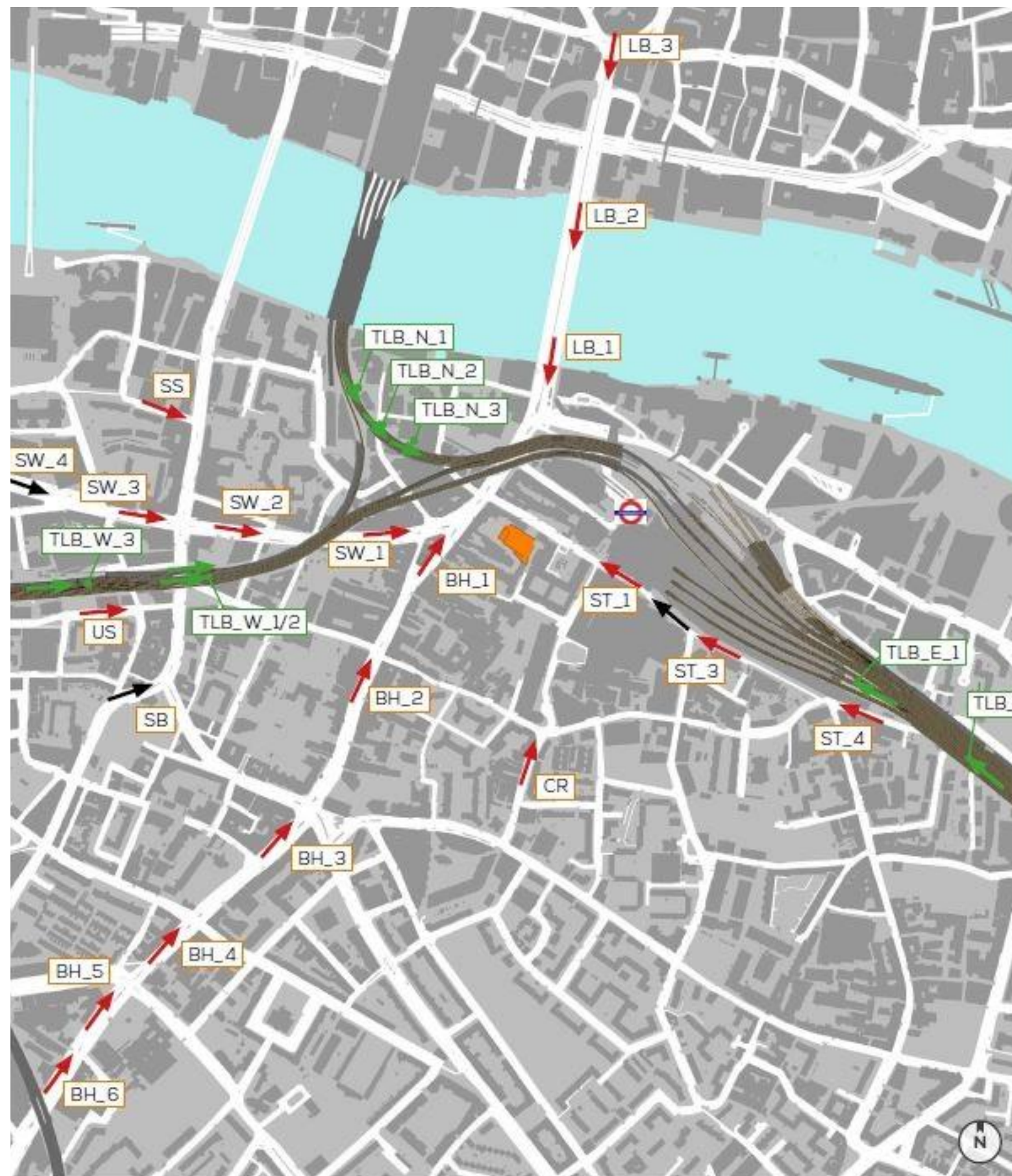


Project Details	WIE11375-100: New City Court
Figure Title	Figure 13.3: Typical Stopping Distance Range for a Car Travelling at Different Speeds
Figure Ref	WIE11375-100_GR_ES_13.3A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures
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Project Details	WIE11375-100: New City Court
Figure Title	Figure 13.4: Degrees of Vision Corresponding to the Foveal View
Figure Ref	WIE11375-100_GR_ES_13.4A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures
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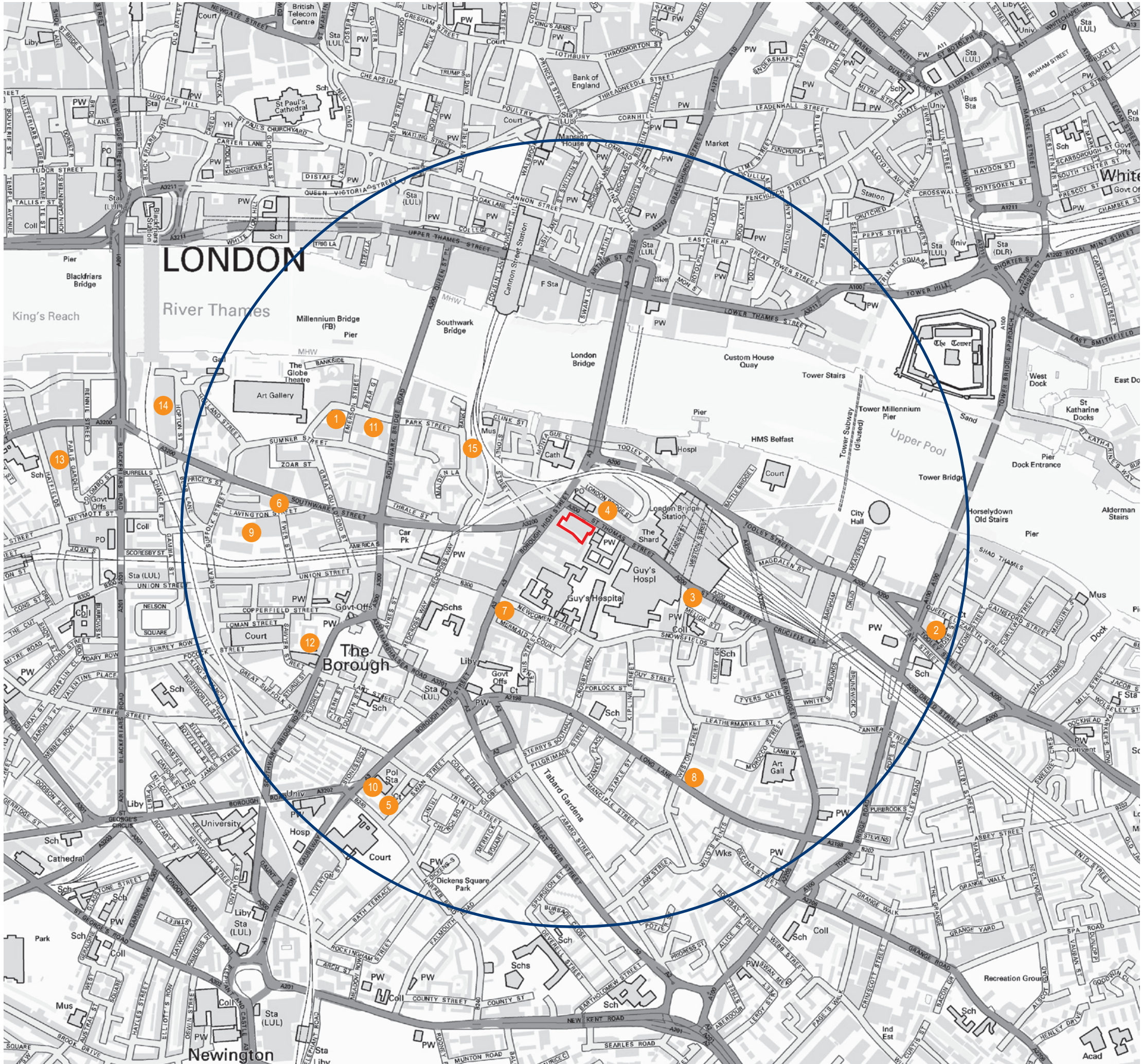




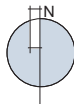
- Road Junctions / Traffic Lights
- Train Tracks / Train Signals
- Proposal not Visible from Viewpoint

Project Details	WIE11375-100: New City Court
Figure Title	Figure 13.5: Sensitive Viewpoints for Solar Glare
Figure Ref	WIE11375-100_GR_ES_13.5A
Date	2018
File Location	\\s-Incs\wiel\projects\wie11375\100\graphics\es\issued figures





- Site Boundary
- 1km Radius
- 185 Park Street
- Tower Bridge Magistrates Court and Police Station, 209-211 Tooley Street
- Capital House
- Fielden House (now called Shard Place), Street, 28-42 London Bridge
- 25-29 Harper Road
- Isis House, 67-69 Southwark Street,
- 153-159 Borough High Street
- 175-179 Long Lane
- Lavington House, 25 Lavington Street,
- 19-23 Harper Street, 325 Borough High Street and 1-5 and 7-11 Newington Causeway
- 133 Park Street
- Southwark Fire Station, 94 Southwark Bridge Road
- 1-5 Paris Garden and 16-19 Hatfields
- Sampson House, 64 Hopton Street
- 1 Bank End



Project Details

WIE11375-100: New City Court

Figure Title

Figure 14.1: Location of Cumulative Schemes Assessed

Figure Ref

WIE11375-100\_GR\_ES\_14.1

Date

2018

File Location

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## UK and Ireland Office Locations

