

Welcome

Welcome to this public exhibition.

HubCap, a subsidiary of HUB, have recently purchased 45 Beech Street. We are now in a position to share our initial proposals for the building and would like to invite you to provide your feedback.

This is your opportunity to ask any questions and let us know what you think about the plans.

Meet the team

HubCap is a new venture which focuses on repurposing existing buildings to create sustainable living places.

HUB is a residential developer with a 10-year track record in London and other key UK cities. We are committed to building relationships with local communities and engaging with the people who live and work near our projects.

HHUBCAP
Residential Developer

ALLFORD HALL MONAGHAN MORRIS
Architect

whitby wood
Structural Engineers

Introba
MEP Engineers

DP9
Planning Consultants

East architecture landscape urban design
east.uk.com
Landscape Consultants

LONDON COMMUNICATIONS AGENCY
Communications and Consultations

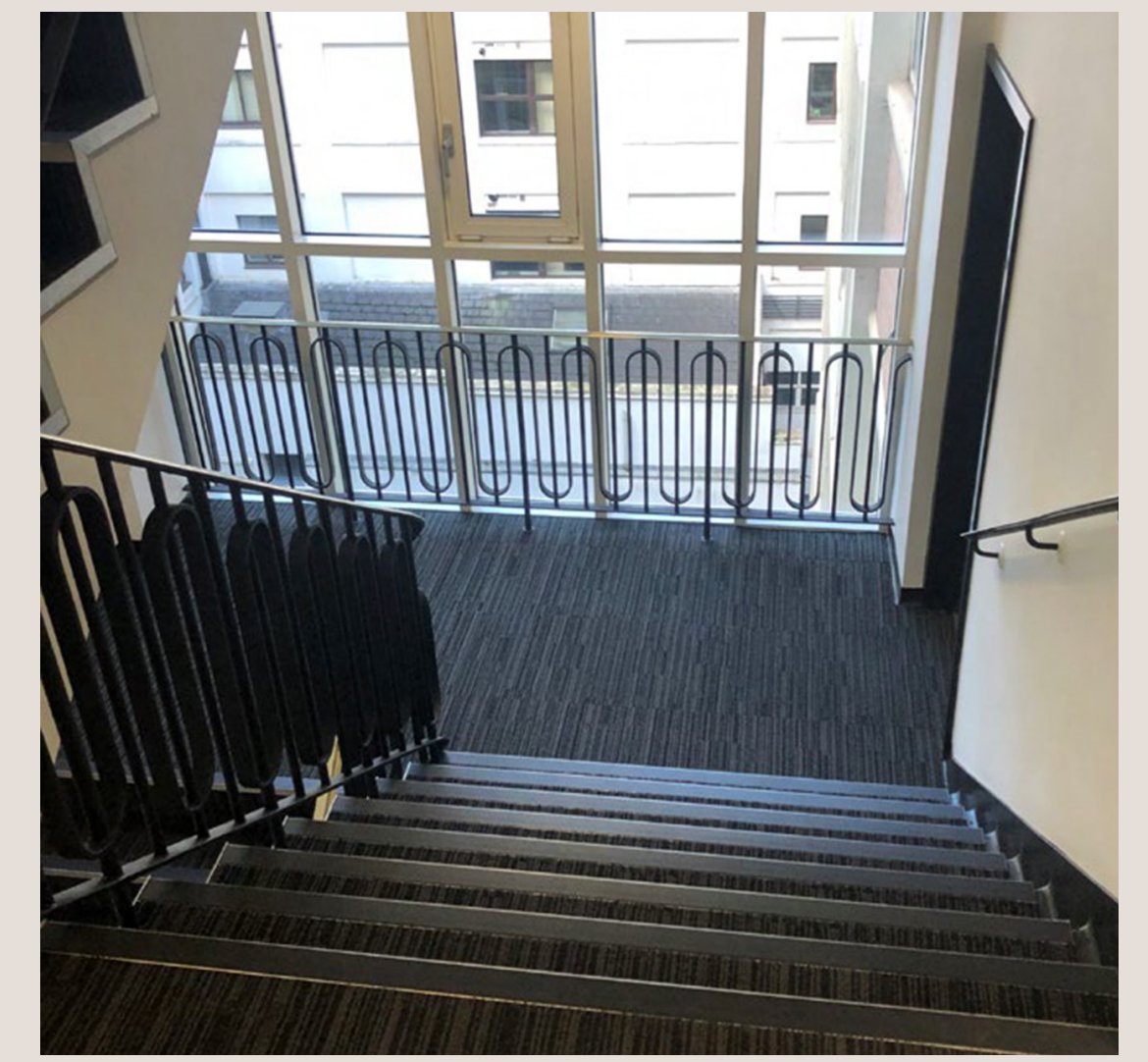
The existing building

The existing building at 45 Beech Street was constructed in 1956 and provides roughly 4,000sqm (44,000 sq ft) of serviced office space.

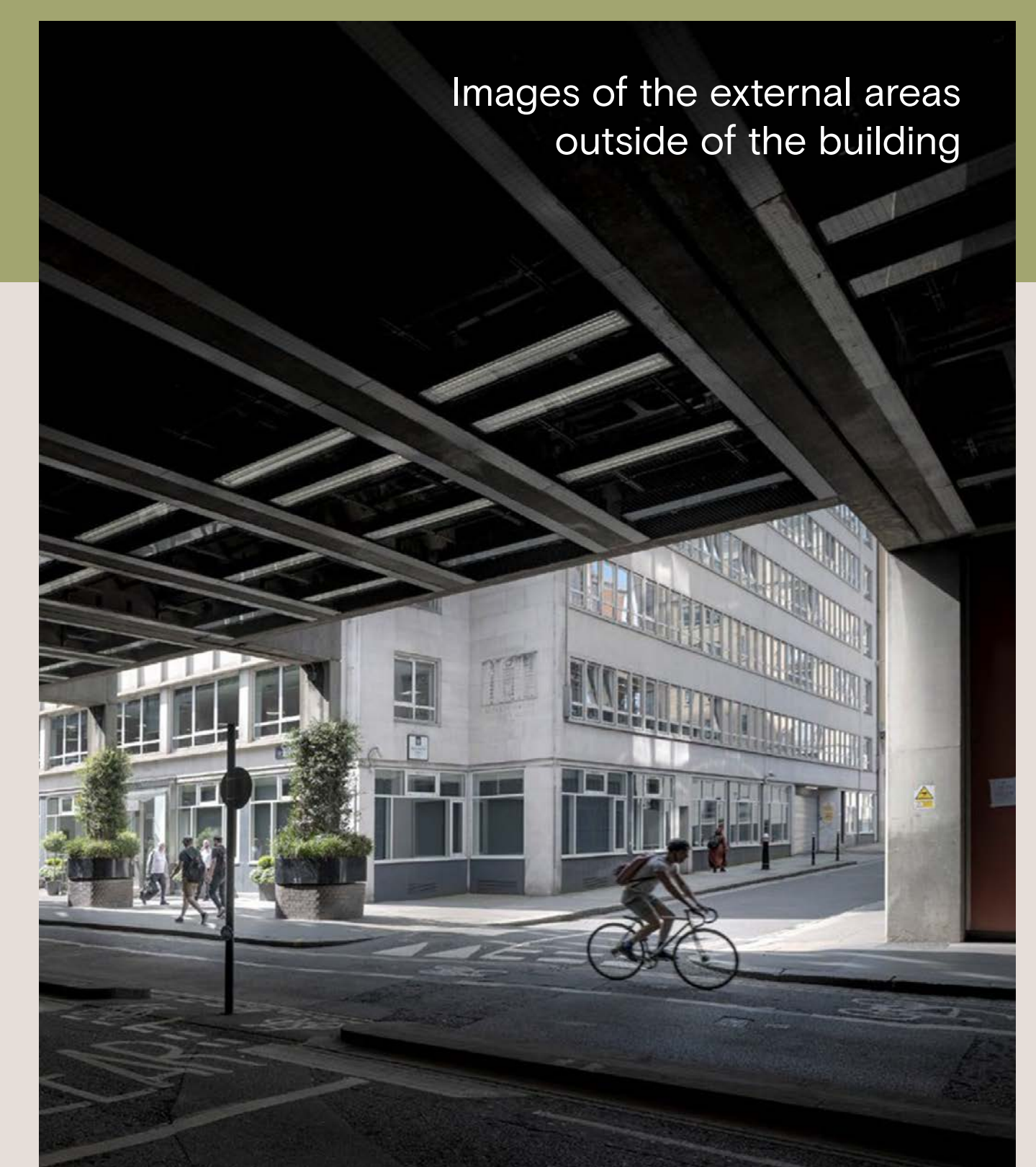
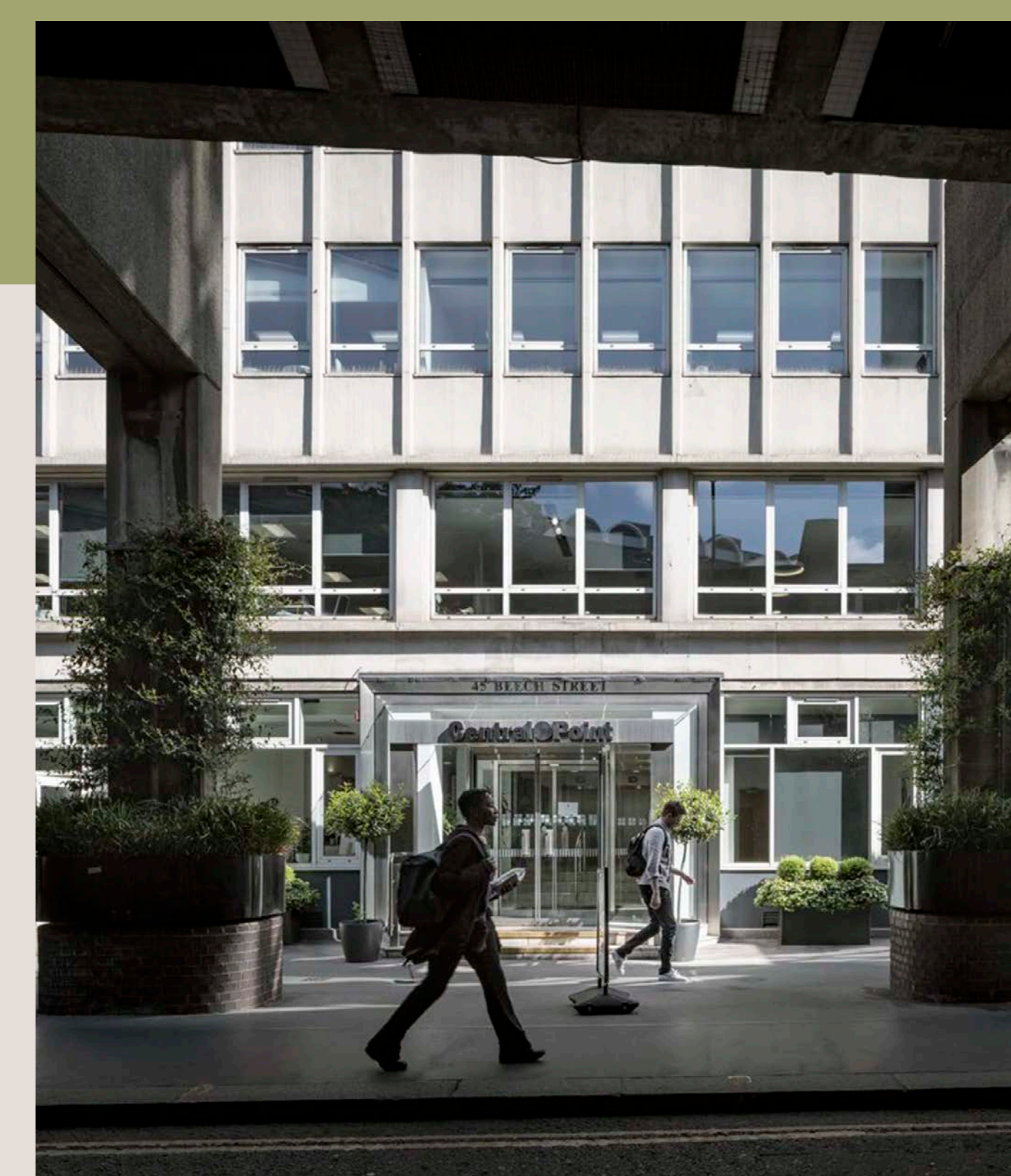
There are however a number of issues with the design of the building which prevent it from providing a high quality or modern office environment, which in part explains why it is suffering from a lack of demand, remaining mainly empty throughout the week and with most of the tenants on short-term leases.

-  Low floor to ceiling heights not suitable for an office environment and narrow, dark corridors
-  The existing walls and columns create constrained and inflexible office spaces
-  There are different floor levels throughout with a number of ramps and raised access points
-  Poor accessibility into the building with steps in the entrance lobby
-  Staircases that don't meet the most recent fire escape regulations
-  Toilets that don't meet modern standards
-  Poor energy efficiency standards which cannot be fully resolved within the current design and structure

Images of the existing internal spaces



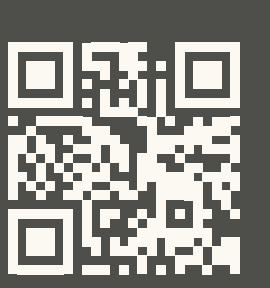
Even with improvement, it is considered that the location of 45 Beech Street makes it less suited to remaining as office space. This is not least given its proximity to the Barbican Estate, and because of the fact that it is accessed via Beech Street tunnel, which does not create a welcoming environment for occupiers.



Images of the external areas outside of the building









45 Beech Street today, as viewed looking west from the Beech Street podium



The vision

We believe that there is an opportunity for the building to become part of the existing residential community and make a positive contribution to the area. Therefore, we are proposing to sensitively refurbish and repurpose the building, changing its use from office to new homes.

Our proposals will:

-  Repurpose the building as a residential community which is more in keeping with the surrounding area
-  Open up the ground floor to the existing local community with a public café and co-working space
-  Improve the public realm making the area greener and more accessible
-  Significantly improve the energy sustainability of the building, in accordance with the City Corporation's vision for 2025 aiming to achieve the highest industry standards as defined by BREEAM and WELL
-  Create a car-free development
-  Re-use the parts of the existing structure and façade materials that are still in good shape

It is our aim that the proposals will help to create a vibrant community inside the building which will then contribute to the established neighbourhood on the doorstep.





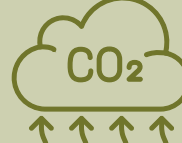


An artist's impression of what the building could look like looking north-west from the Beech Street podium

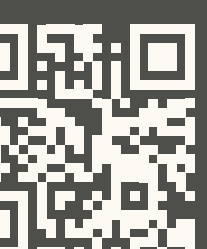


Our commitment to sustainability

HubCap is a new venture which was set up specifically to explore opportunities to deliver low carbon building reuse schemes. As part of this we seek to repurpose as much of the existing building's fabric as possible, creating significant embodied carbon savings (those associated with the production of materials and construction).

In addition to this, we are committed to:

-  All heating and hot water systems in the building being powered through renewable energy sources such as Air Source Heat Pumps
-  Following a 'fabric first approach' when it comes to façade design, delivering insulation levels beyond Building Regulation minimums and high levels of airtightness to mean the building will use less energy to heat the building and will retain its heat better
-  Exploring the use of Citigen, which the City of London intends to decarbonise in the coming years, for all other operational carbon needs
-  Adding 'green roofs' for Level 9 and Level 1, to promote biodiversity and create natural insulation
-  The result is that we are seeking to achieve a rating of 'Excellent' from BREEAM, the world's leading authority on the sustainability of buildings. In addition we are also seeking to achieve a 'gold' rating from the WELL Building Institute, which measures how a building contributes to the well-being of occupiers



Re-using the existing building

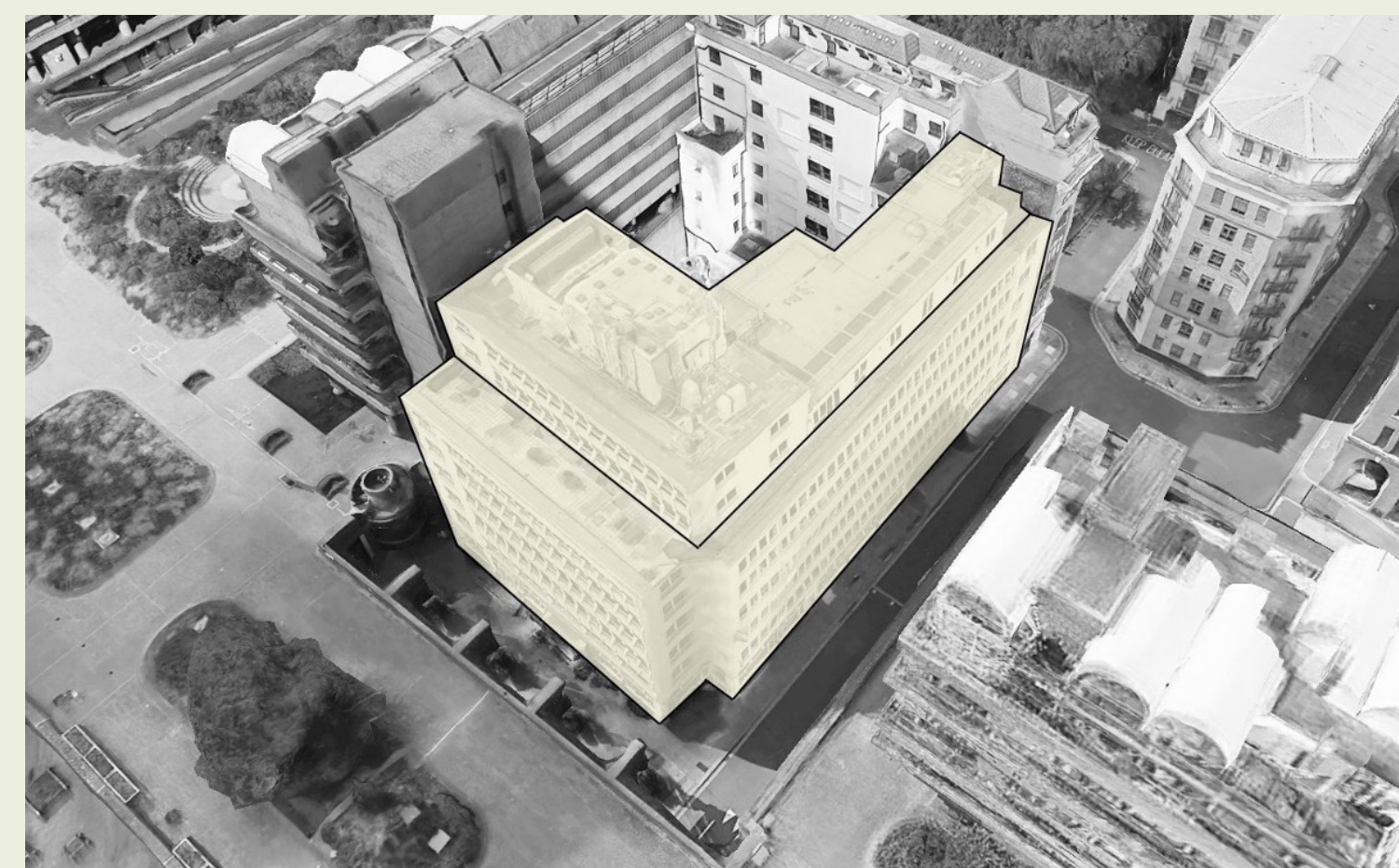
Our aim on any development is to re-use as much of the building as possible, therefore limiting the impacts of demolition and construction on the area and dramatically decreasing the amount of carbon produced by the project.

Our analysis of the current building at 45 Beech Street has found however that the existing structures and the façade are very tired and generally not in a particularly healthy condition, and so we have also sought to consider how we can also modernise the building and give it a longer, more prosperous future as new homes.

Considering our options

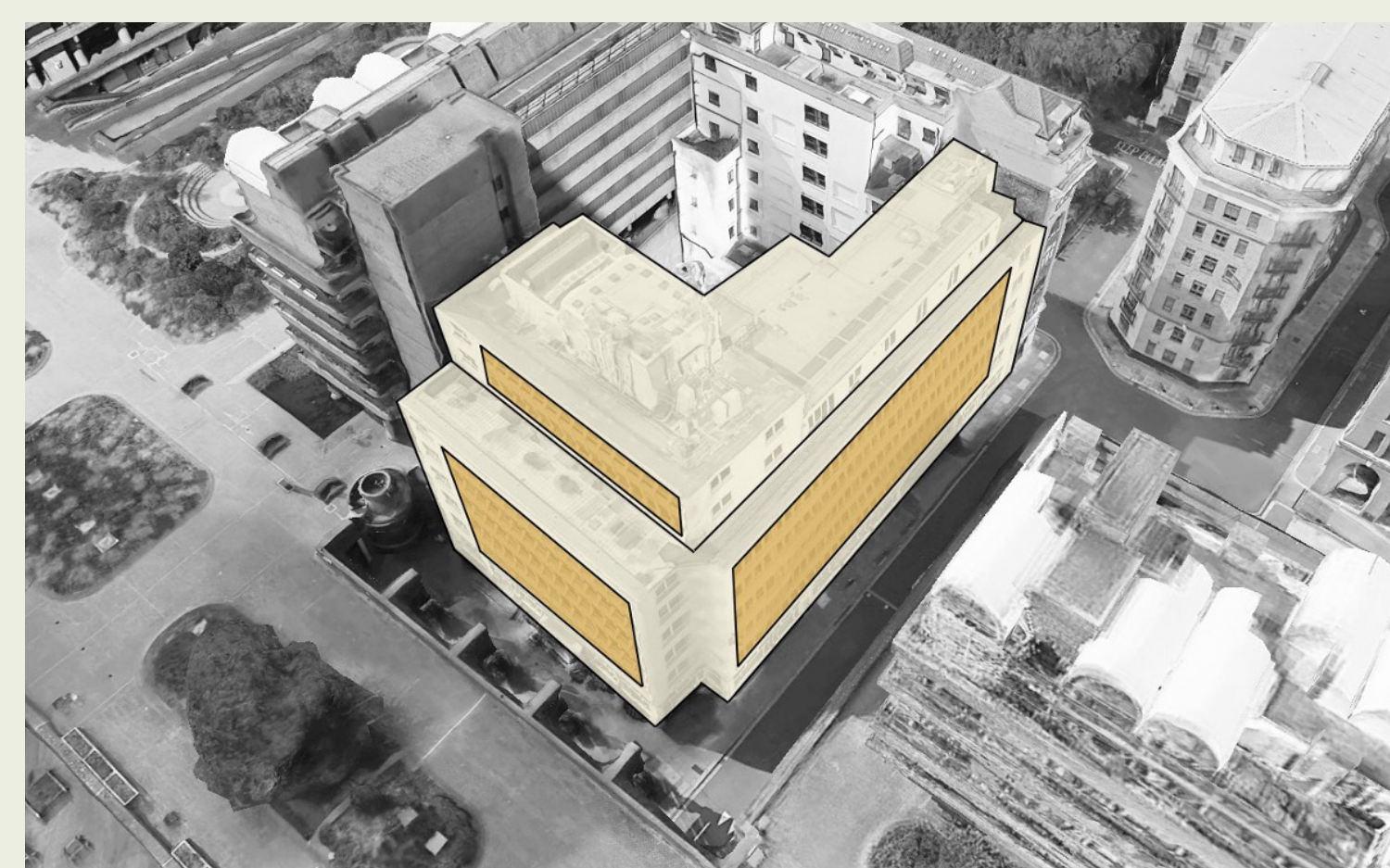
Conclusion: Neither of these options would have enabled us to bring this building up to modern standards in terms of both office or residential accommodation.

Additionally, the building would still have been below the required standards for energy performance.



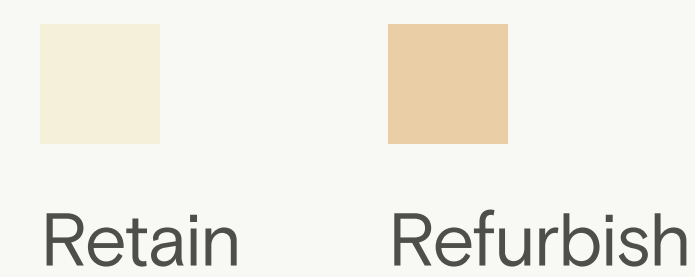
Option 1

Minor refurbishment to retain the entire existing building including cores and façades



Option 2

Retrofit which would have seen us refurbish the building cores and retain the existing façade

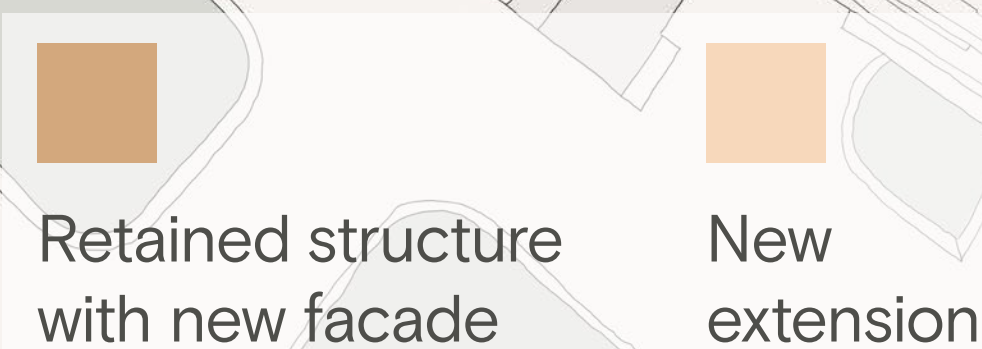
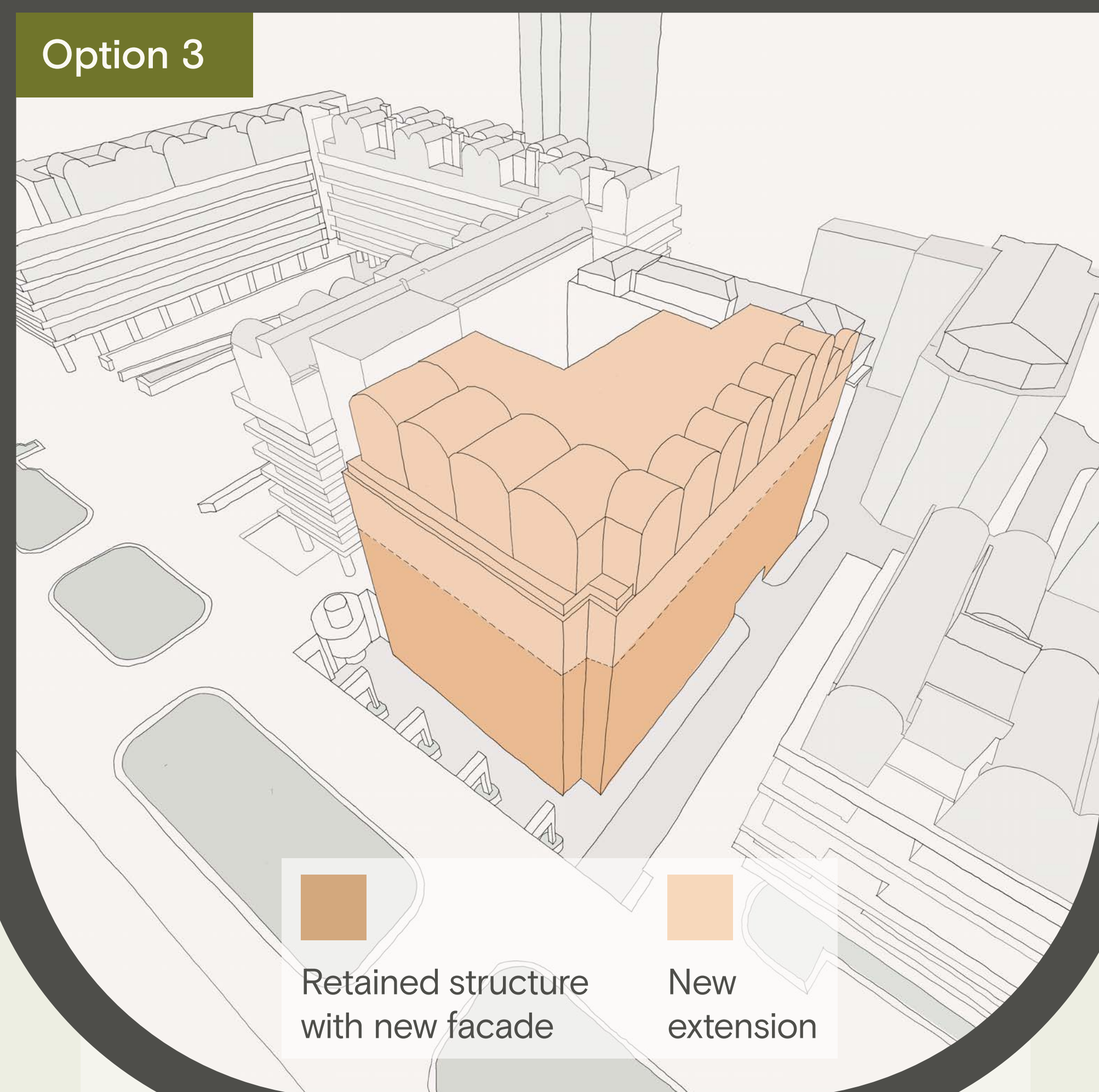


Our proposed solution: Retrofit with extension

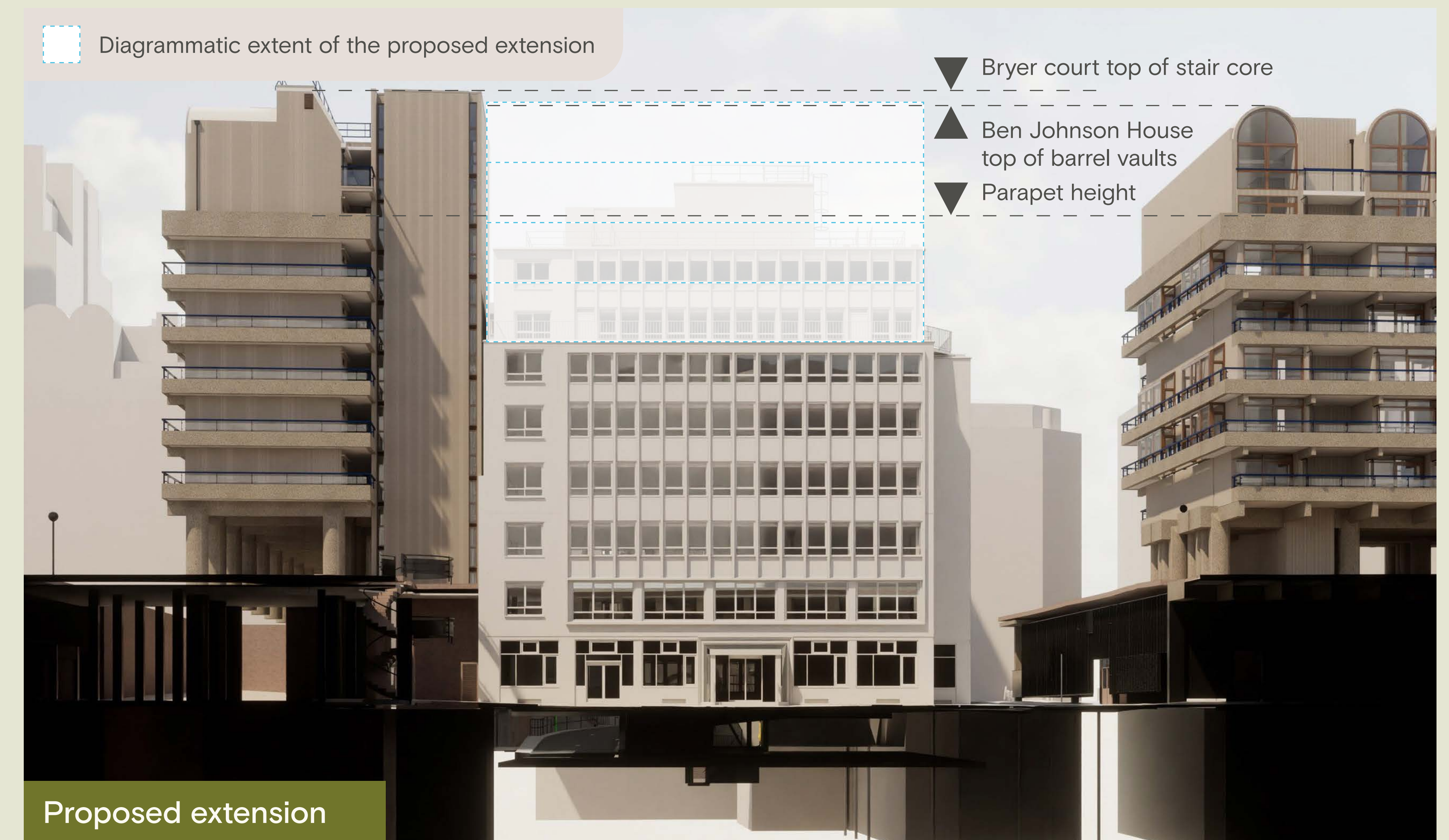
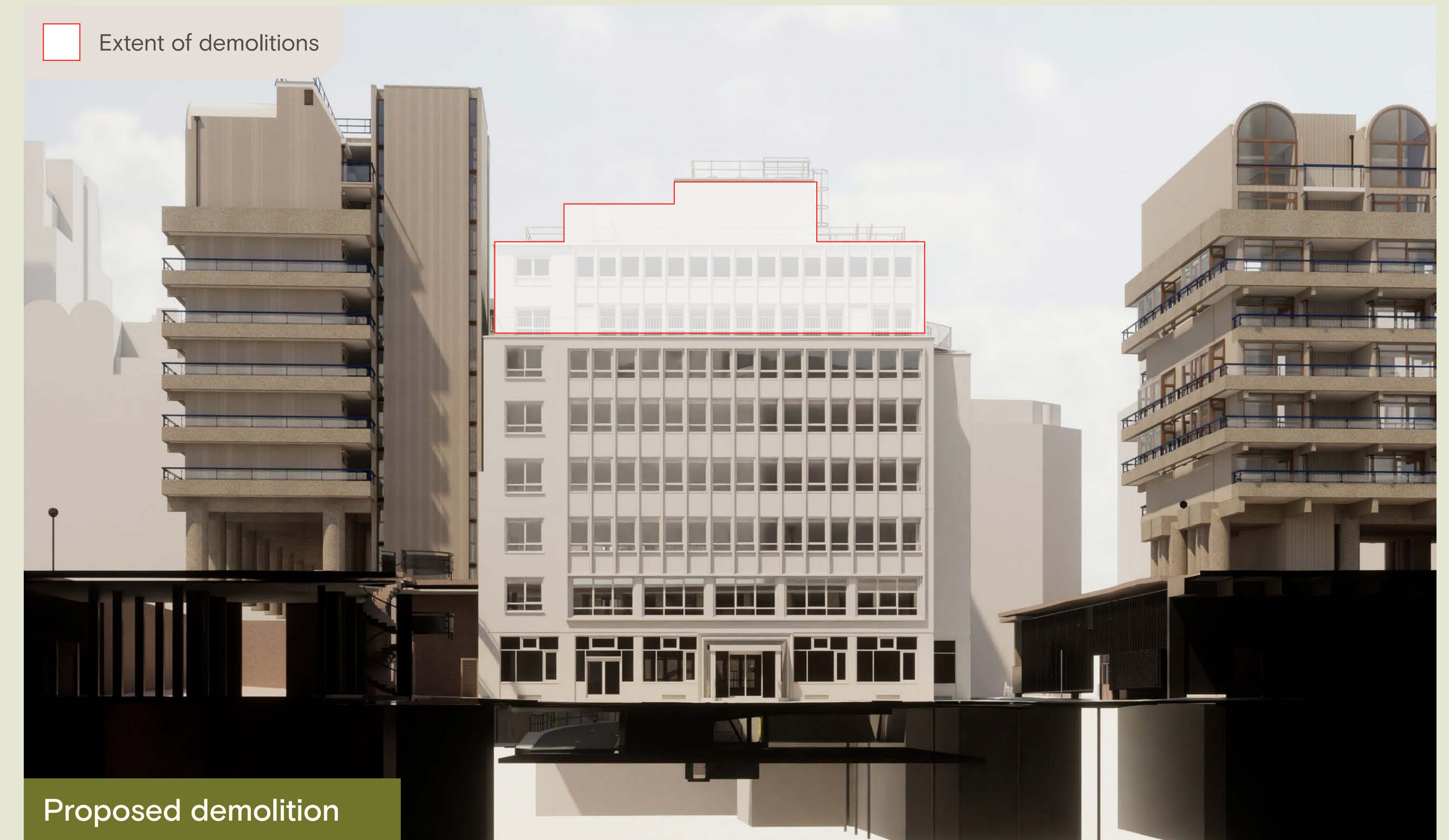
Therefore, we are proposing to retain the existing building structure retained up to the fifth floor, with the existing sixth and seventh floors demolished and rebuilt. Additionally, we are proposing to extend the building by an additional two storeys.

New high-performance façades which will ensure that the building meets existing energy performance standards and new stairs and lifts will meet current building regulations.

Option 3



Changes to the upper floor



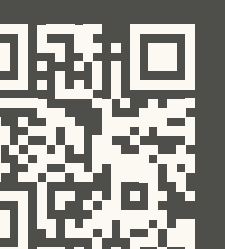
Revised heights

Existing

8 storeys + plant
(28.8m from street level)

Proposed

10 storeys
(32.2m from street level)

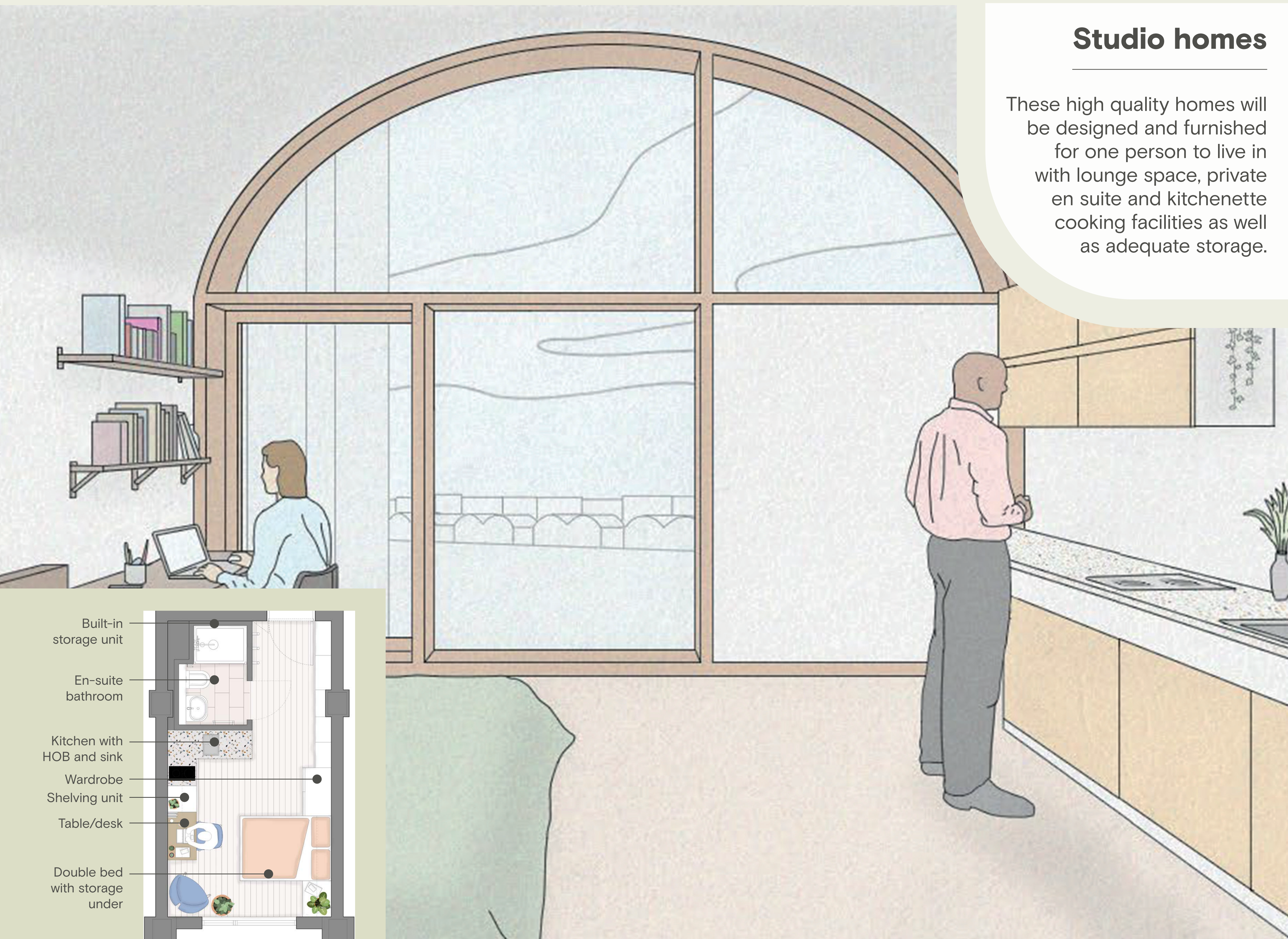


Creating a residential community

Residents at 45 Beech Street will live in a community where everyone has their own private spaces, as well as communal spaces for dining, leisure, socialising and exercising.

The shared amenity spaces help to foster enhanced interaction and engagement between residents which doesn't happen in blocks of individual, private homes.

This type of residential community can provide a higher quality, more affordable option for people looking to live in London.

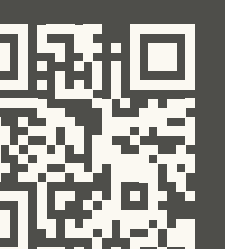
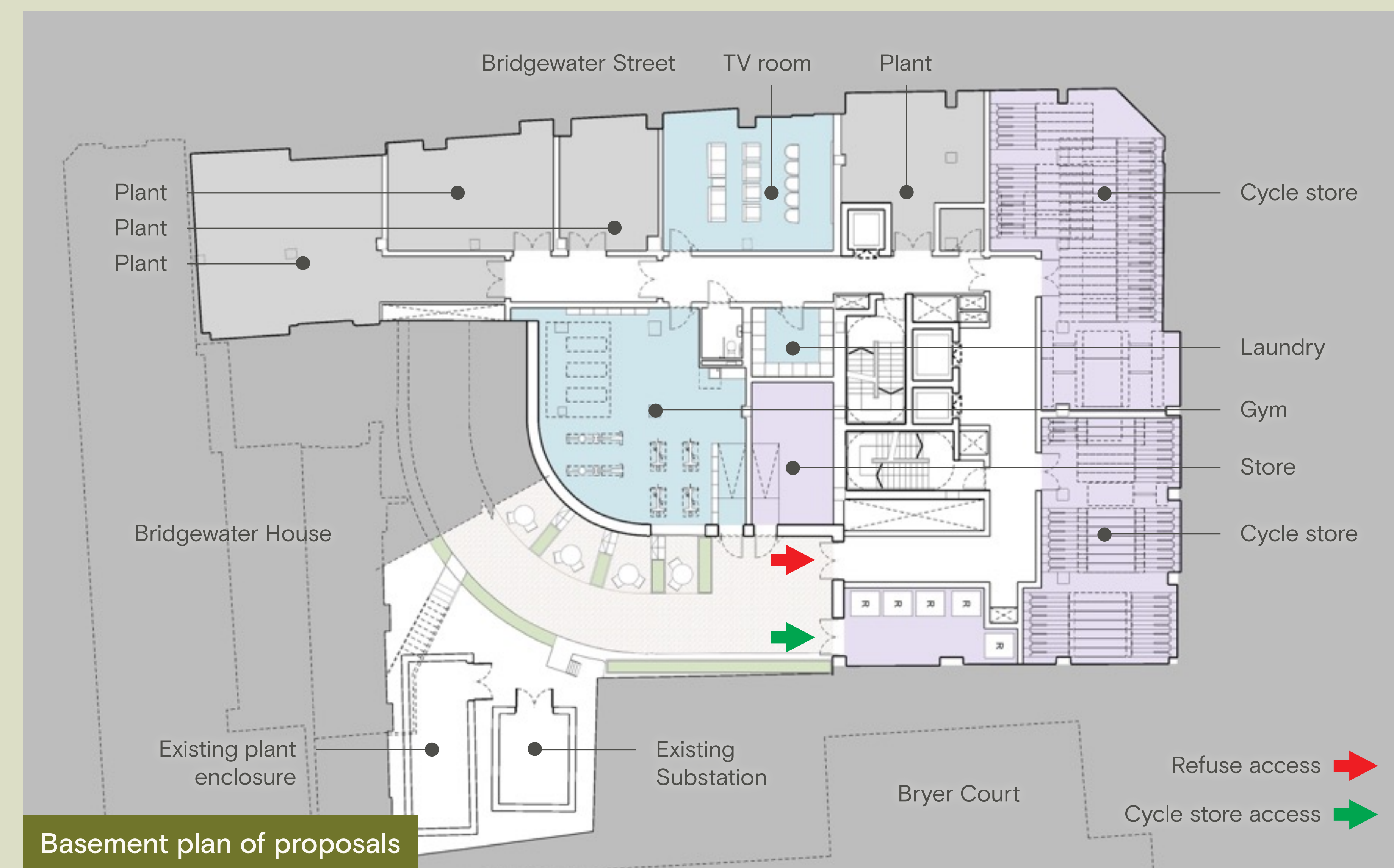


Shared spaces

The communal spaces will be at the heart of our building. Warm and welcoming, they will be places to relax, socialise and work. Residents will have access to a number of necessary amenities such as laundry rooms, post collection boxes, a gym and workout spaces and a cinema room.



Precedent images of shared spaces such as a cafe and cinema

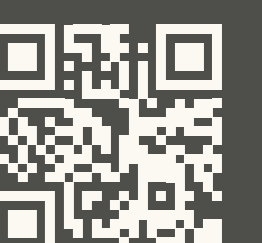
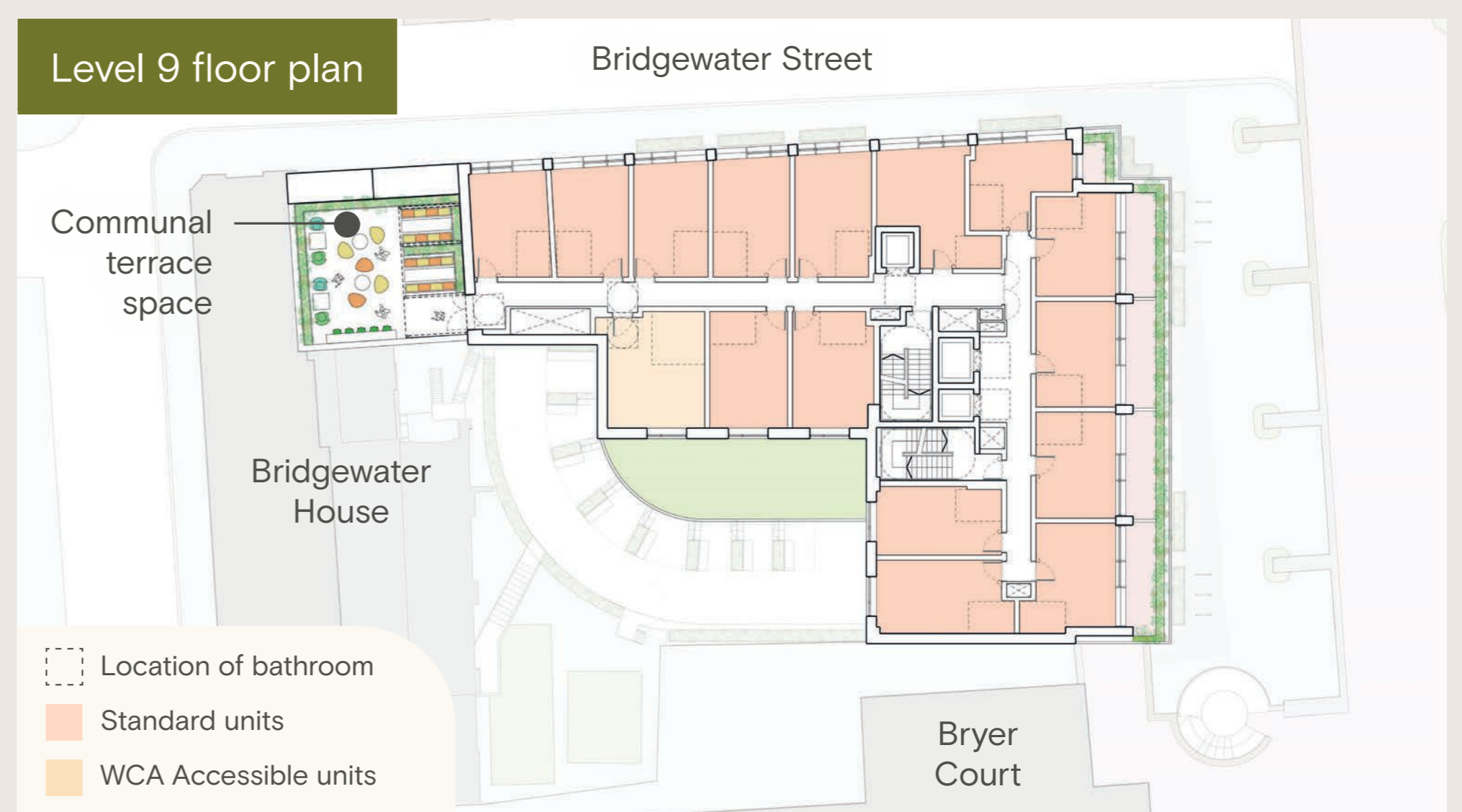
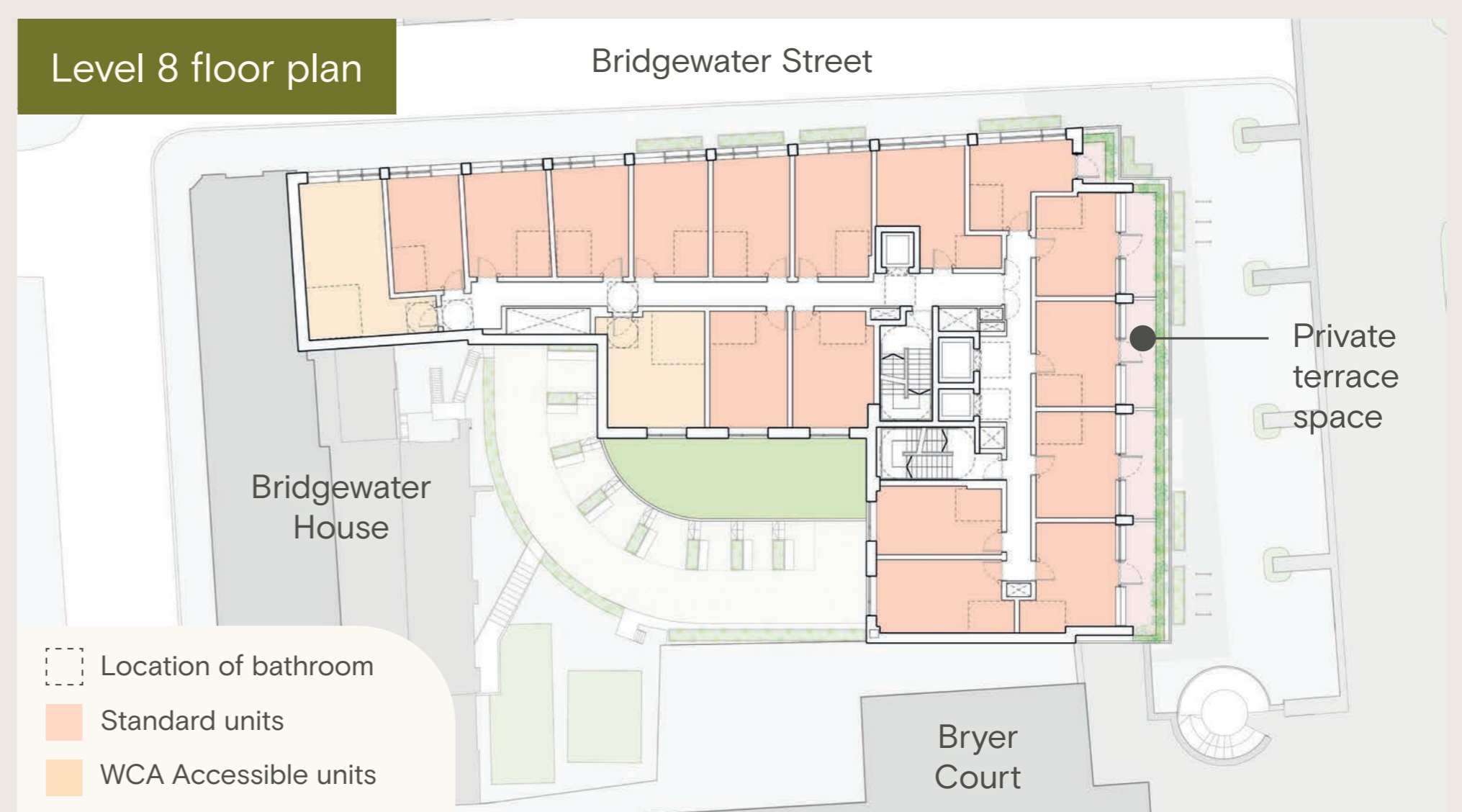
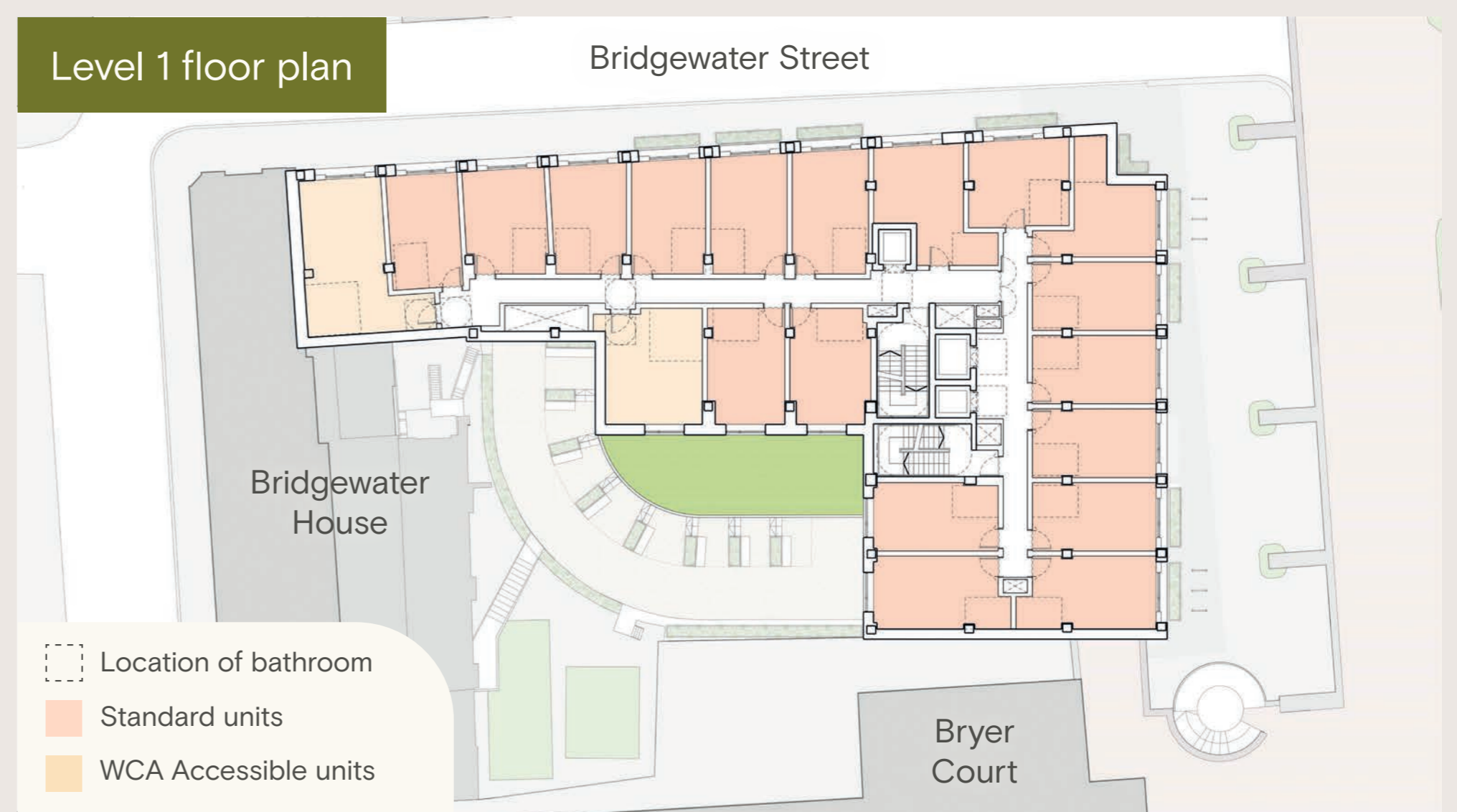


Respecting our neighbours

As the long-term owners and managers of the new homes at 45 Beech Street it will be very much in our interest to ensure that the building is managed effectively and that we respect our surrounding local communities. For that reason, we will have in place a 24-hour on-site team to manage the building throughout the day and night.

Managing noise and terrace spaces

It is our intention to provide some small terrace spaces to residents on the eighth and ninth floors of the building only (as shown on the diagram to the right). While these are not realistically large enough for gatherings, we will still put in place through planning strict hours of use in order to ensure that they do not affect our neighbours. Our 24-hour on-site team will also be on hand to manage the building throughout the day and night.



Opening up the ground floor

We are proposing that 45 Beech Street becomes a more outwardly facing building that contributes positively to the surrounding area. At the moment the building is closed off to the public and is not very accessible.

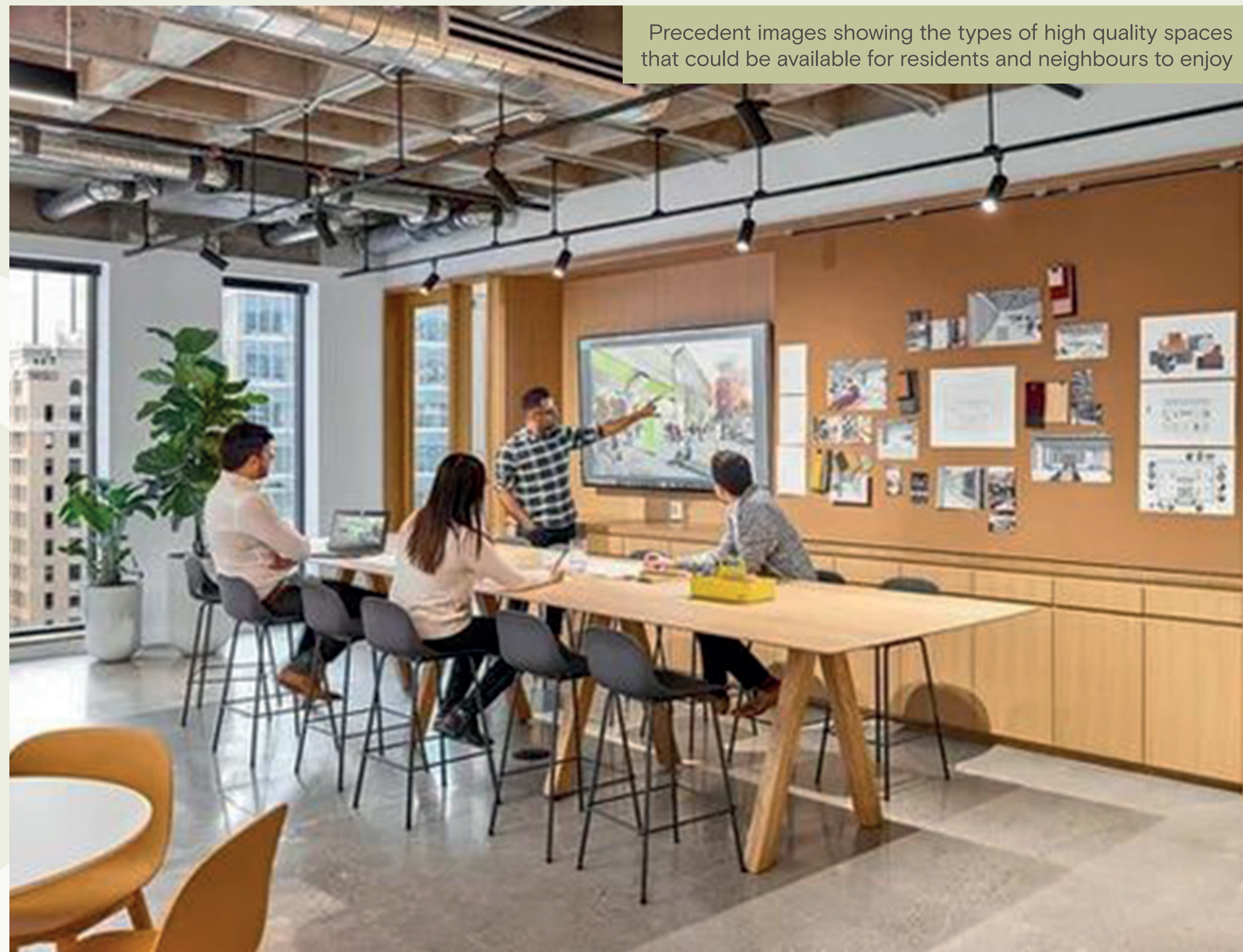
Connecting with our neighbours

We want to open the ground floor of the building by providing a new café or coffee shop and a co-working lounge.

These spaces would be accessible to members of the public, helping to bring the existing local community into the building.

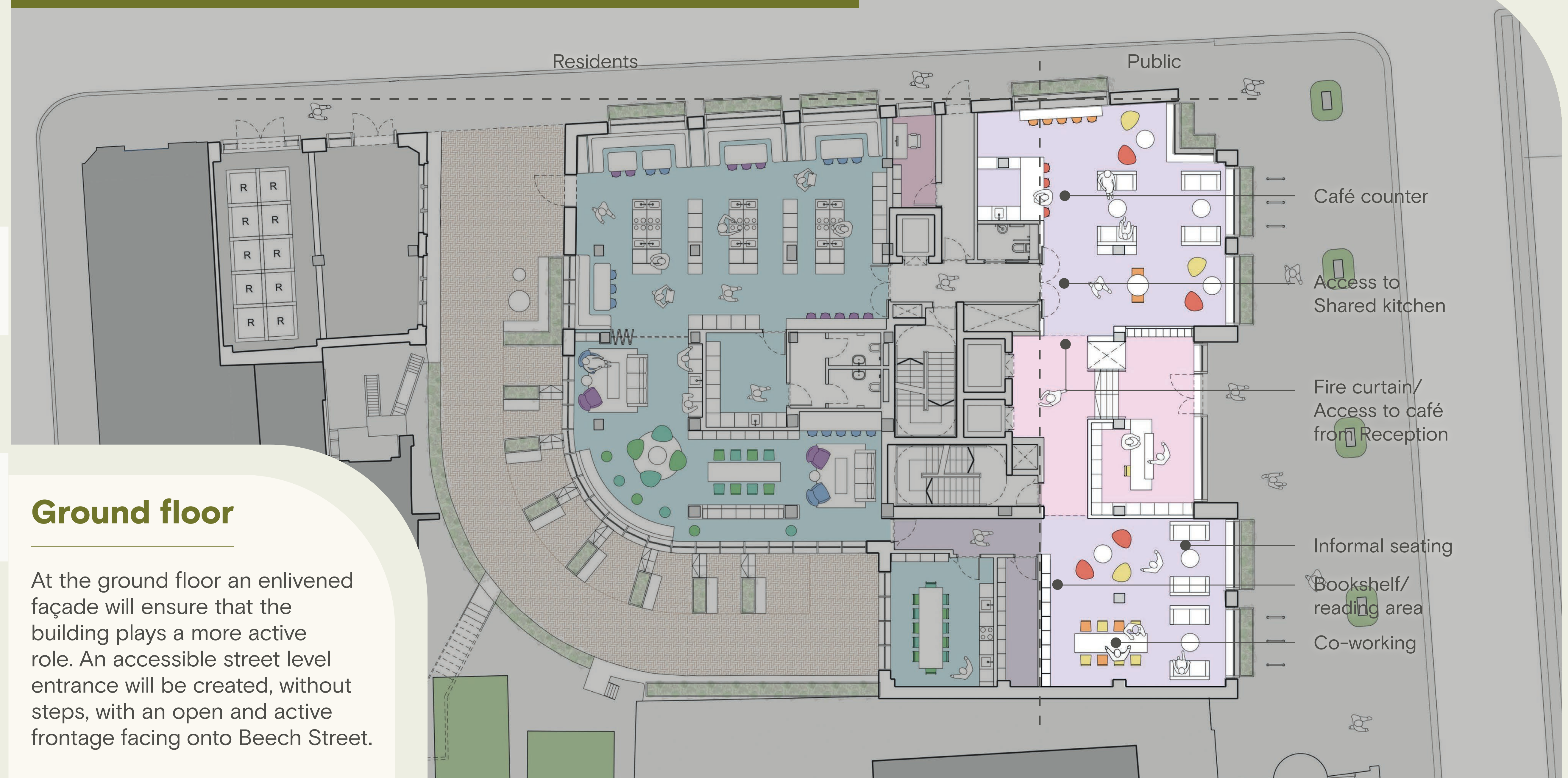


Illustration of how the building could be opened up to the wider community



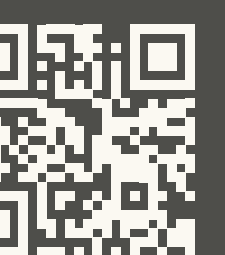
Precedent images showing the types of high quality spaces that could be available for residents and neighbours to enjoy

Ground floor plan of the proposed building showing the publicly accessible spaces at the front of the building



Ground floor

At the ground floor an enlivened façade will ensure that the building plays a more active role. An accessible street level entrance will be created, without steps, with an open and active frontage facing onto Beech Street.



Improving the public realm

Outside we want to create a more welcoming environment for everyone who is going to be coming into the building or who is just walking past. Landscape consultants East have been brought on board to help us do this.

We're proposing to improve the public realm so that the existing streets and spaces are greener, more relaxing areas. New greenery at street level will be introduced to help soften the street environment outside the building.



Our proposals

- 01 Beech Street main access
- 02 Bridgewater Street secondary access
- 03 Internal courtyard



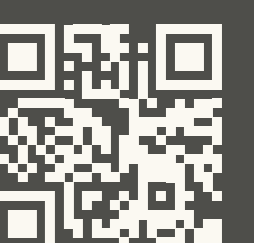
Pedestrianising Bridgewater Street (City Highways plans)

- 01 Beech Street main access
- 02 Bridgewater Street secondary access
- 03 Internal courtyard
- 04 Opportunity to extended landscape

We're proposing to introduce more planting and greenery to the outside areas and one idea is to draw some inspiration from the planting in the Barbican Wintergarden

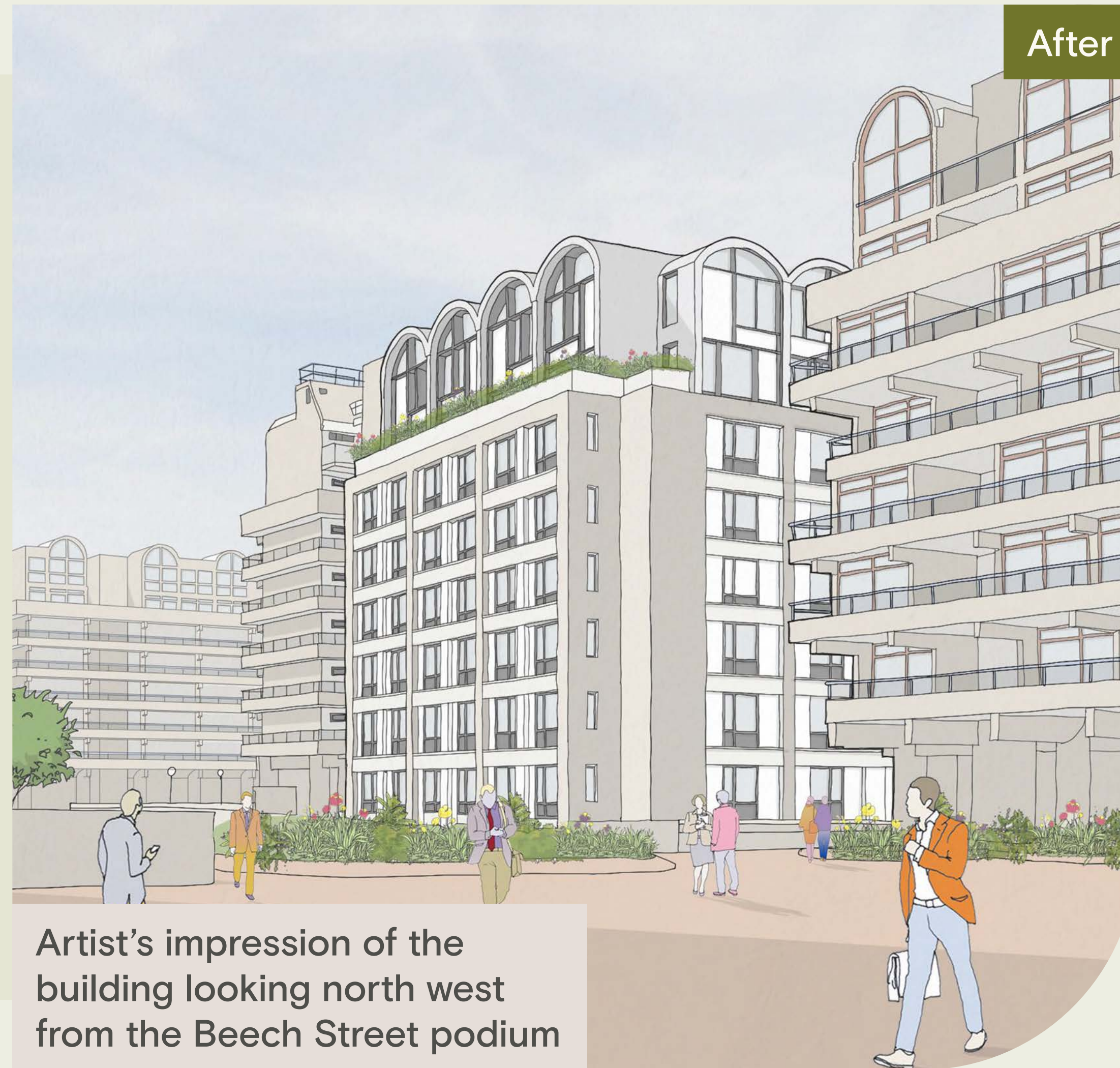


We're hoping to be able to reuse some of the stone from the existing building in the public realm and landscaping at the ground floor level



Design

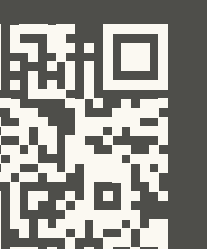
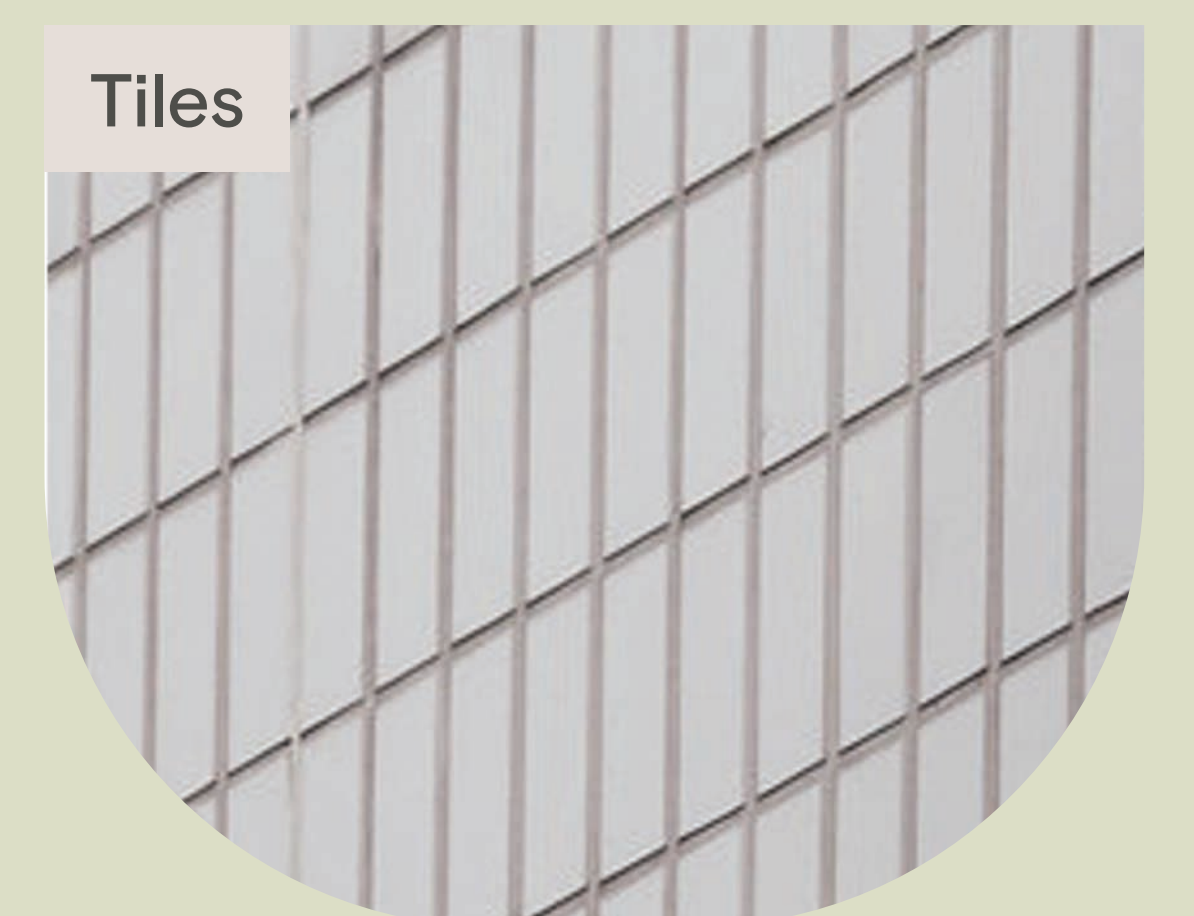
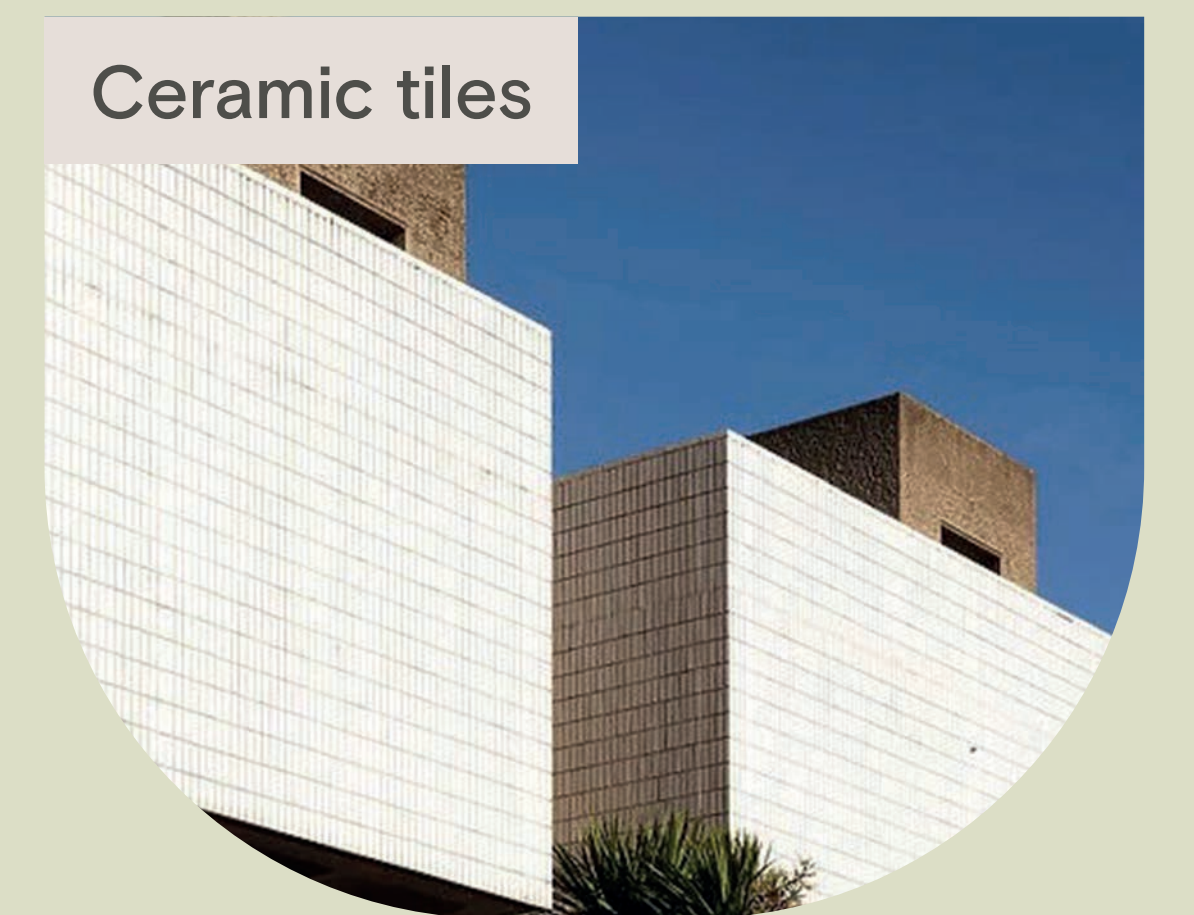
Whilst 45 Beech Street sits outside the Barbican, we're very conscious that it interacts closely with the neighbouring buildings on the estate. Therefore, we want to ensure that the design of the building compliments and responds to the Barbican. To do this we have been taking inspiration from the unique architecture in the local area in terms of the building shapes, façade design and colours.



Materiality



Examples of existing materials used in the Barbican



Have your say

Now that you've had an opportunity to view the proposals and speak to our team, we would like to hear your feedback on the proposals.

Next steps

We are proposing to submit a planning application for the site, after we have considered the feedback from local residents.

Once the application has been submitted, the City of London Corporation will conduct a statutory consultation where residents will again be invited to provide their comments and feedback on the plans.

We're committed to continuing to engage with residents throughout the planning process and beyond.

Add your thoughts here

We want to hear from you

Specifically we want to know:

- 01** Do you think you would use the new cafe a co-working facilities, or have any other suggestions about what else you might like to see here?
- 02** Do you think the design of the building compliments the surrounding Barbican neighbourhood?
- 03** Do you have any other comments on the plans that you'd like to share at this stage?

To provide your feedback, use one of the iPads available at the exhibition today, fill out a paper form or add your thoughts to a sticky note and place it on this board.

If you would like to get in touch to discuss the application then please don't hesitate to contact us on:

✉ 45beechstreet@londoncommunications.co.uk

☎ 0800 307 7990

📍 45beechstreet.co.uk

