

WELCOME

Welcome to our public exhibition on the proposals for 1-8 Long Lane.

This event has been organised to share our proposals with the local community.

We welcome your feedback on our proposals.

There are members of the project team available to answer any questions you may have. Once you have looked around the exhibition boards, please do fill in a survey.

1-8 LONG LANE



Indicative CGI Illustration of Proposals

THE TEAM

The project team assembled by Mactaggart Family & Partners is a group of industry-leading professionals with extensive experience in sustainably led mixed-use and hotel projects.

THE RESIDENT

The Resident excels in providing a boutique rooms led home from home experience for sophisticated travellers in thriving locations. Guests are economically and culturally active, seeking an immersive city experience, valuing our enclaves, elegant reception lounges, guestrooms and heartfelt hospitality.

The Resident teams unlock the experience of the micro location for guests, accessing exceptional and diverse destination bars, restaurants, theatres and galleries; The Resident is your Pied à Terre.

The Resident is established in the London market as one of the very best hotel brands from the guest perspective, consistent with its reputation with team members as an employer brand.

If planning permission is secured, The Resident at this location will engage with relevant stakeholders to create value that supports resilience, long-term success and the consolidation of The Culture Mile BID's confident, joined up and creative identity.



The Resident, Kensington



The Resident, Covent Garden



Planning Consultant



Architect



Community Engagement



Sustainability Consultation



Building Services

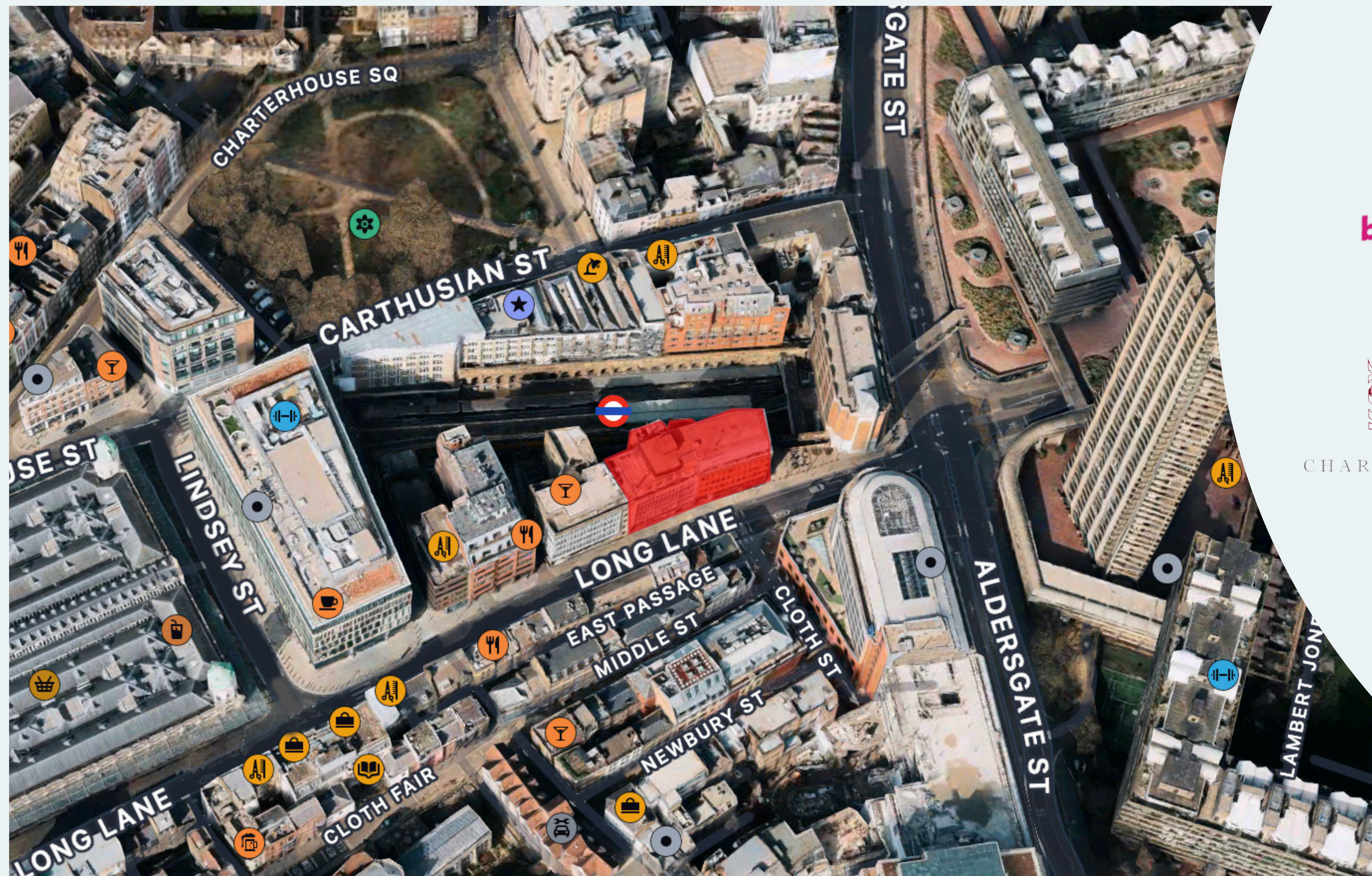
THE SITE

1-8 LONG LANE

The site is located on Long Lane between Smithfield Market (to the west) and the Barbican (to the east). The site enjoys excellent public transport links, being next to the Barbican station and a five-minute walk from Farringdon station, which benefits from the arrival of the Elizabeth Line.

Around 1-8 Long Lane, there is a mixed range of activities, including retail, offices, pubs, bars, cafes and restaurants. The area sits within the Culture Mile Business Improvement District and is home to significant cultural offers including the Barbican Centre. From 2026 the area will also be home to the Museum of London through the Smithfield General Market regeneration.

We aim to complement the unique nature of the area by bringing forward a boutique hotel with an exciting ground-floor offering that can benefit hotel guests, local residents, city workers and visitors of the Culture Mile BID.



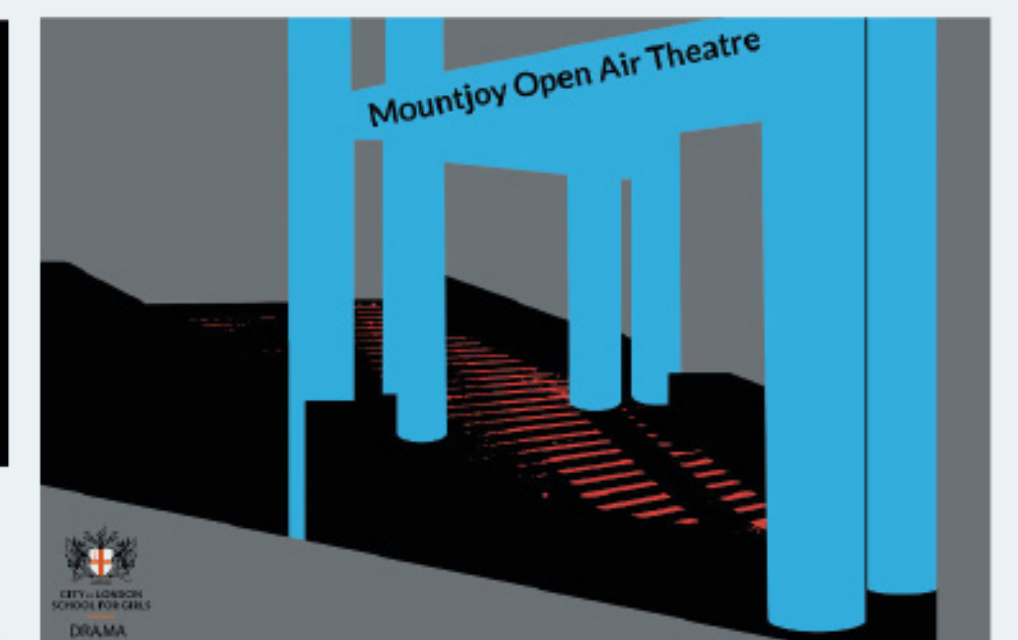
Guildhall Art Gallery.

barbican

**barbican
artgallery**



CHARTERHOUSE



LSO London
Symphony
Orchestra

PLANNING HISTORY

1-8 LONG LANE

A consented scheme encompasses both 1-8 and 9-12 Long Lane. This approved scheme, given consent in July 2021, included:

- Amalgamation of 1-5 Long Lane, 6-8 Long Lane and 9-12 Long Lane into a singular eight-storey building
- Full redevelopment of the site to provide approximately 8,800sqm of office and retail space

Our revised scheme covers 1-8 Long Lane. The existing buildings at 1-8 Long Lane are low grade 1960s/1970s buildings with limited architectural merit. They are not able to provide the type of modern space that is required for their long-term success and so the buildings currently lie empty. In addition to this, they fail to meet modern EPC requirements and sustainability targets. Significant investment and change are therefore needed to ensure that the buildings do not remain empty in the long term.

The redevelopment of the site is still needed to ensure that it can positively contribute to the surrounding area and its longevity.



Current view 1-5 Long Lane



Current view of 1-8 Long Lane

A CHANGING APPROACH

1-8 LONG LANE

Whilst the principles of the 2021 consented scheme remain valid, there have been a number of factors that mean a fresh approach to the scheme is necessary to allow the site to reach its full potential.

The proposed scheme will seek to positively address these factors, and ensure that the emerging design responds to both changing market requirements and the local context, whilst delivering a high quality development with tangible benefits for the local economy, the Culture Mile BID, Destination City, and The City of London.



COVID-19 AND CHANGING WORKPLACE PRACTICES

There is less demand for “conventional” office space, driven in part by societal changes and new ways of working.



NEED FOR HOTEL SPACE

Increased visitor numbers to the City for business, culture and tourism coupled with a lack of quality hotel space within the area indicate that there is demand for this offer.



CULTURE MILE BID

Re-awakening demand for hotel use to serve the Culture Mile BID area, the existing demand from the Barbican (culture uses and from residents) and a support service to the committed local office occupiers.



DESTINATION CITY

The City Corporation’s flagship Destination City policy aims to encourage the City’s cultural and leisure offering with hotels being a key contributor.

HOW YOU SHAPED OUR PROPOSALS

1-8 LONG LANE

Last year we spoke to a number of stakeholders about initial concepts for these proposals. Those conversations have helped inform our approach. On this page we outline some of the comments made by stakeholders and how we aim to address them.

 YOU SAID	 WE DID
Support the local economy	Encouraging visitors to support local business, with no in-house restaurant
Activate the pocket park	Landscape design proposals are being developed to increase biodiversity and ecology, and provide enhanced amenity for guests and the public
Provide high-quality hotel space	The Resident is a boutique home from home hotel experience for sophisticated travellers
Design in keeping with the local area	Designs of the proposals have been updated to better reflect local buildings and cues
Sustainable Environmental consideration	A sustainably led design aiming to minimise resource use, build in resilience to climate change and promote health and wellbeing
Ensure safety of visitors and residents	The Hotel would have a 24 hour operated reception desk and CCTV. In addition, vehicle entrance has been located well away from nearby junctions and servicing and deliveries will happen off street to minimise pedestrian interaction
Limit noise disruption	Timings for hotel deliveries will also be controlled
Involve people at all stages of the process	Two large consultation events this month with a wide engagement strategy to inform proposals

PRINCIPLES OF REDEVELOPMENT

1-8 LONG LANE



CREATION OF A NEW HIGH-QUALITY HOTEL PROVIDING 125-130 GUESTROOMS



RESTAURANT, CAFÉ AND RETAIL SPACES AT GROUND FLOOR LEVEL



POCKET PARK SPACE FOR VISITORS TO ENJOY



SUSTAINABLE, WELL-PERFORMING BUILDING FIT FOR THE FUTURE



SUPPORTING THE OBJECTIVES OF THE CULTURE MILE BID



UPLIFT IN BIODIVERSITY WITH GREENING AND PLANTING



INCREASED FOOTFALL IN THE AREA WITH NEW LONG TERM EMPLOYMENT OPPORTUNITIES

OUR PROPOSALS: ENHANCED SUSTAINABILITY

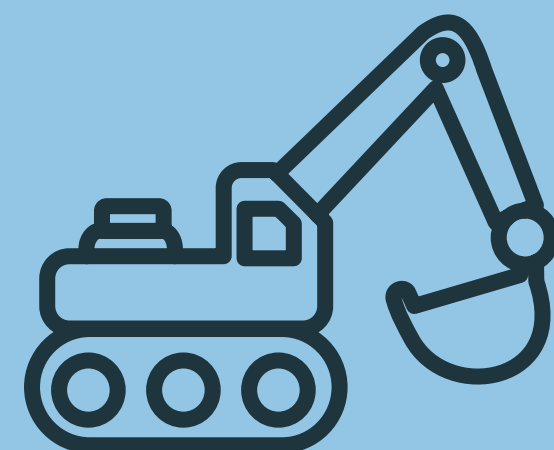
1-8 LONG LANE

Sustainability is at the heart of our proposals and the project has taken a sustainability led approach, implementing the principles of low carbon design. The scheme will employ innovative solutions and design methodologies to respond to the needs of people and planet.

The proposed new building will:



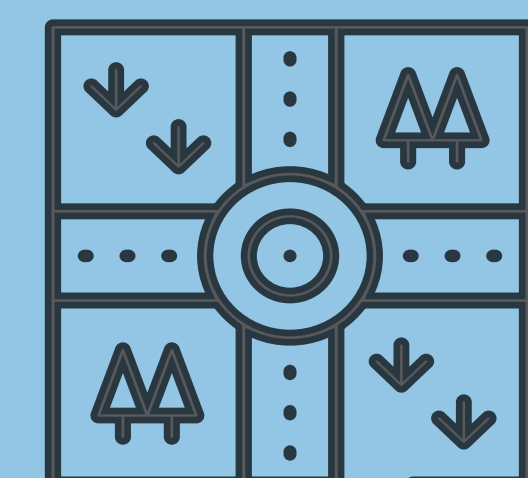
Retention of most of the existing basement structure is being explored which will significantly reduce carbon intensity



Over 95% of demolition, excavation and construction waste will be reused and diverted from landfill



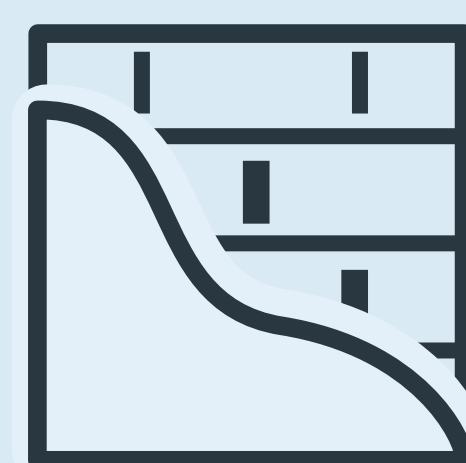
Timeless, durable and a maintainable facade is proposed to maximise longevity



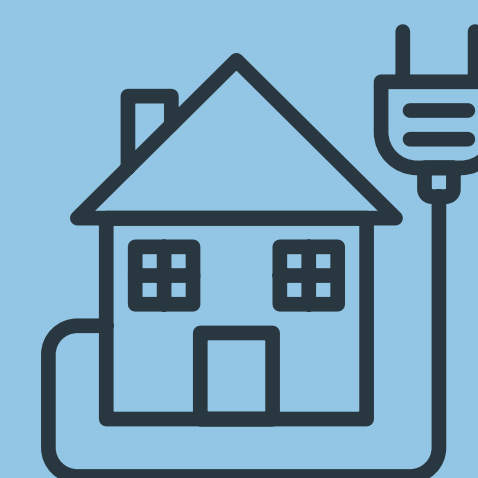
The pocket park will be designed to maximise user comfort through microclimate design



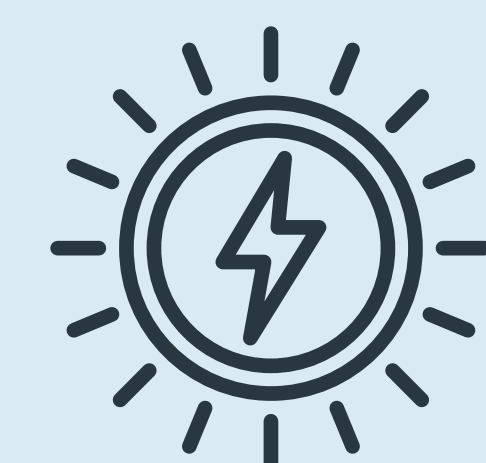
Green roofs with solar panels are being considered as part of a holistic low energy strategy



Greening will be included to improve biodiversity



Facade will be optimised to maximise daylight and views whilst minimising overheating and energy consumption



It is intended that the building will be connected to the Citigen District Heating Network

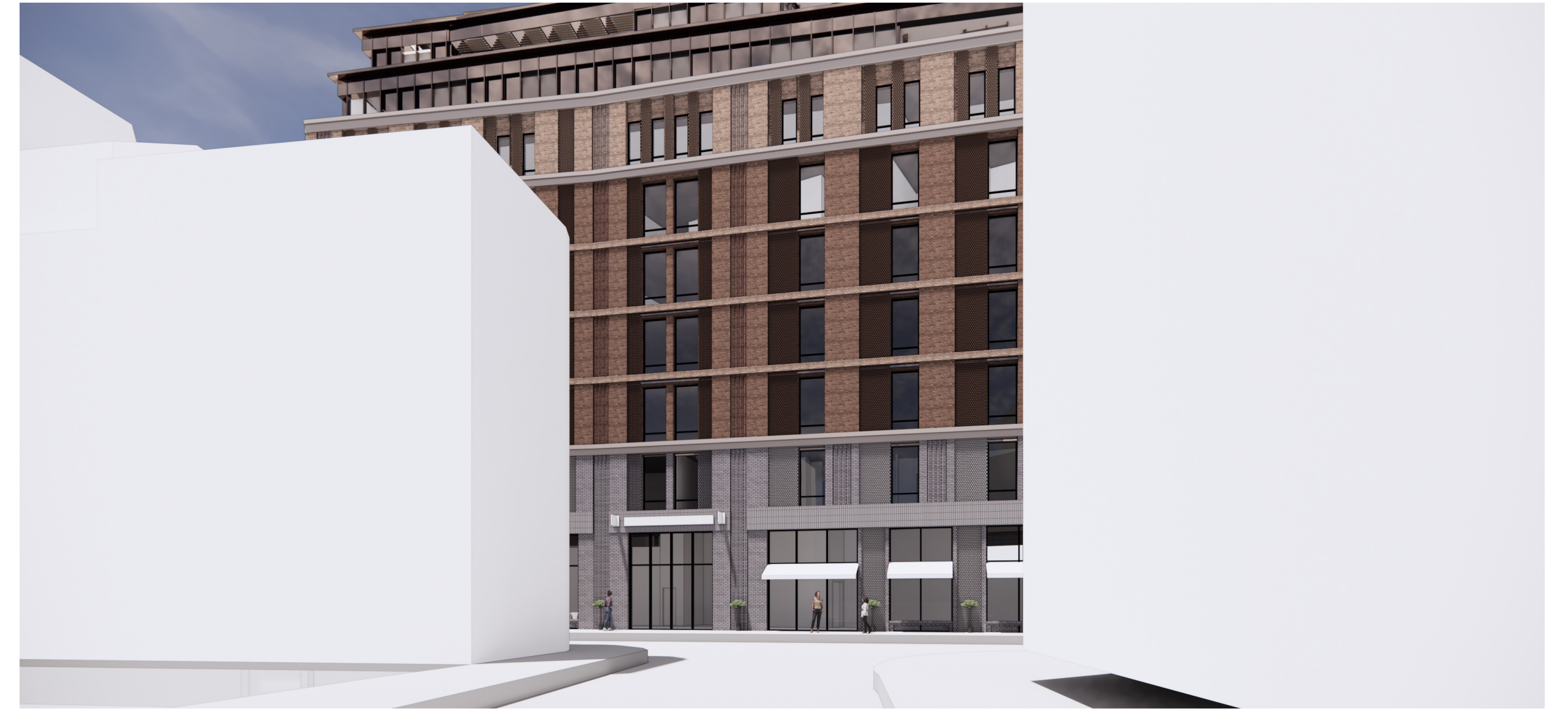
OUR PROPOSALS: IMPROVED DESIGN

1-8 LONG LANE

Sketch Aerial View



Indicative CGI illustrations of proposals



Proposed entrance to The Resident on Long Lane - View from Cloth Street



Proposed entrance to The Resident on Long Lane - View from Cloth Street and Brick Facade Concept.

OUR PROPOSALS: HIGH QUALITY HOTEL

1-8 LONG LANE

The Resident excels in providing a boutique rooms led home from home experience for sophisticated travellers in thriving locations.

Guests value the service provided and the heartfelt hospitality, which is reflected in reviews on sites such as Tripadvisor.

As visitor numbers to the City increase, there is a clear demand for high quality hotel rooms to support all needs, whether guests are there for business, culture or tourism.

Our proposals will support this and the wider ambitions of the City Corporation as set out in

their Destination City framework which seeks to support tourism, hospitality, leisure and culture in the Square Mile.



Example of The Resident room

Example of The Resident reception

Example of The Resident lounge space

OUR PROPOSALS: GROUND FLOOR AND OUTDOOR SPACE

1-8 LONG LANE

By investing in the site, we can create a new lively public realm around the building. As part of the application, we are looking to bring in a new pocket park at ground floor level to create a welcoming and activated environment.

As part of this, enhanced urban greening at ground floor level will be introduced, along with new greening on the roof space helping to achieve a 10% gain in biodiversity.

We are also seeking to activate the ground floor level by creating a new separate space for a potential café/restaurant.



Images shown here are concept imagery only - not indicative of actual scheme

OUR PROPOSALS: GUEST DROP-OFF

1-8 LONG LANE

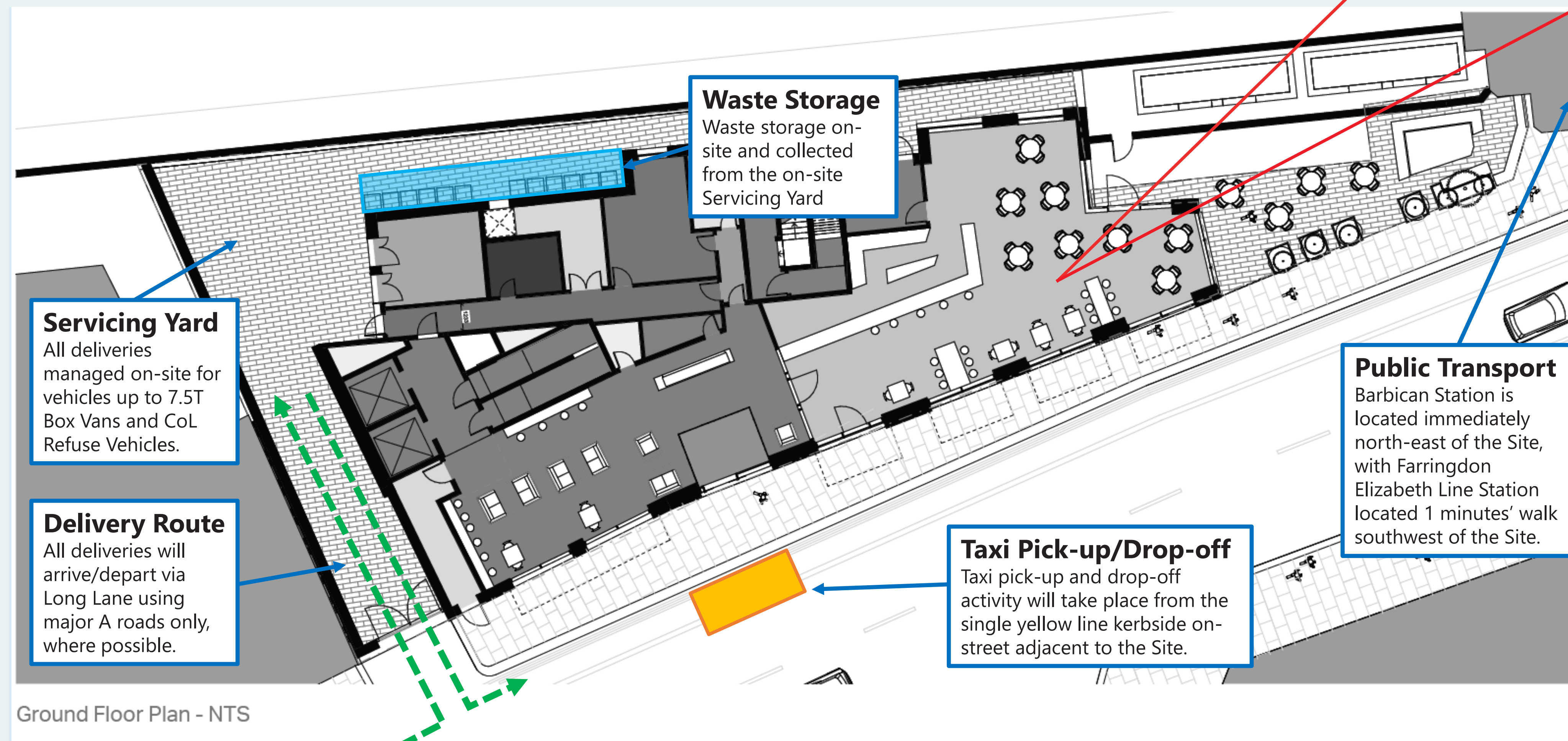
The site's close proximity to Barbican underground station and the new Elizabeth Line at Farringdon Station offers an efficient ease of transport and entry to the site.

Vehicle / taxi drop off will be included as an option, however we anticipate that this will be much lower than a comparable hotel in the city. The hotel entrance has been located to the west of the site so taxi drop off is further away from the Aldersgate Street junction.

As with the existing condition on the site, there will be a dedicated service road leading to the service bay. The existing condition will be improved to make it safer for vehicles to access the site and the size of the vehicles servicing the hotel will be restricted.

Loading and unloading will take place inside the building via a dedicated service bay. Under the planning permission, the servicing hours will be controlled, unlike the current arrangement. The

bay doors will be closed during use to ensure that noise is kept to a minimum.



1-8 LONG LANE

NEXT STEPS AND HAVE YOUR SAY

Thank you for coming to our exhibition. We have outlined proposals to bring forward a boutique hotel with exciting improvements to Long Lane.

Members of the project team are available should you have any questions.

You can provide your feedback by **filling out one of our surveys** available today or use our free post envelopes to take away and return to us later.

Alternatively, you can find the **online version of our survey on our website:**
www.1-8longlane.com

It is important to us that residents and the local community are able to engage with our proposals.

If you wish to get in touch at any stage about the proposals, please **email us** at:
oharman@conciliocomms.com
or **phone us** on **0800 193 9945**.



Indicative CGI Illustration of Proposals