

# 27-28 Clement's Lane



Welcome to the public consultation on proposals for the refurbishment of 27-29 Clement's Lane.

Our proposals will rejuvenate the out-dated office space to deliver a new Autograph by Marriott hotel, securing the long-term future of the site and meeting growing demand for visitor accommodation in the City. The proposal will include new publicly accessible shared spaces, and an activated public realm for an improved pedestrian experience.

Read on to learn more about our proposals, and speak to a member of the project team or fill in a survey to share your feedback.

# The team

## About JMK Group

JMK Group are a family run business with strong foundations. A privately owned hospitality group led by industry experts, using innovation and forward thinking to deliver long-term success.

JMK Group currently have more than 1500 hotel guestroom keys at present, with a further 600 currently under construction between London, Belfast, Dublin and a further 500+ in planning.

## About Studio Moren

Studio Moren is an award-winning practice of Architects and Interior Designers specialising in hospitality and hotel design. Over the last 33 years in business Studio Moren has established a world-renowned reputation in the hotel sector.

Studio Moren is continuously redefining hotel design, their reputation as London leaders in hotel design is based on their ability to deliver intelligent and creative solutions which meld both developer and operator requirements.



Applicant and Hotel Operator  
JMK Group



Architect  
Studio Moren



Engagement Consultant  
Concilio



Planning Consultant  
DP9



Hotel Brand  
Autograph Collection



Townscape consultant  
The Townscape Consultancy



Transport consultant  
TPP

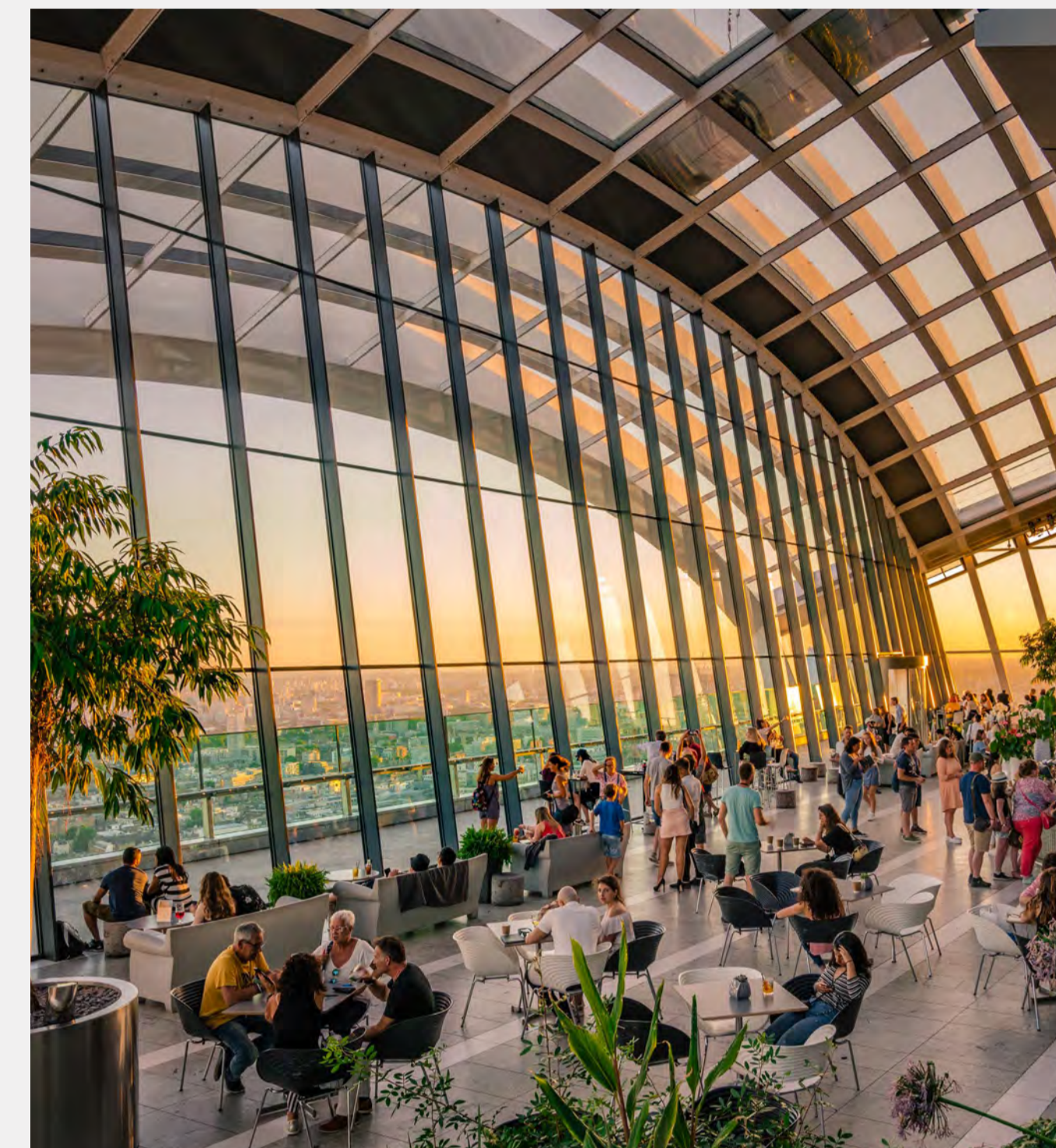
# The Area

## 27-28 Clement's Lane

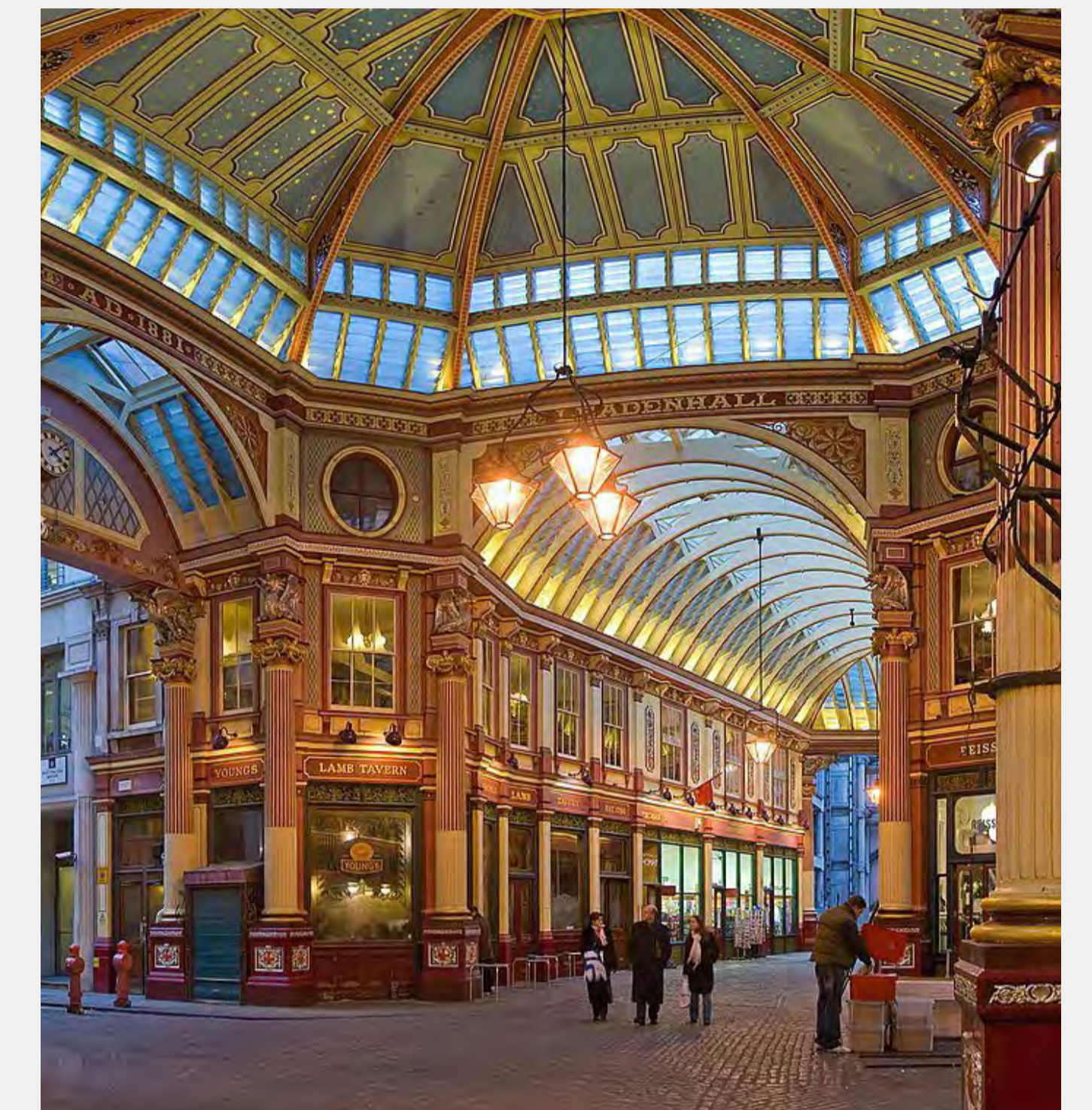
Located in the heart of the City of London, 27-28 Clement's Lane is just moments from Bank and Monument underground stations.

The area is dominated by commercial space, offering an opportunity to introduce much-needed hotel accommodations.

The site's central location ensures future guests are within easy reach of some of London's iconic attractions, including the Royal Exchange, the Sky Garden, Leadenhall Market, and the Monument.



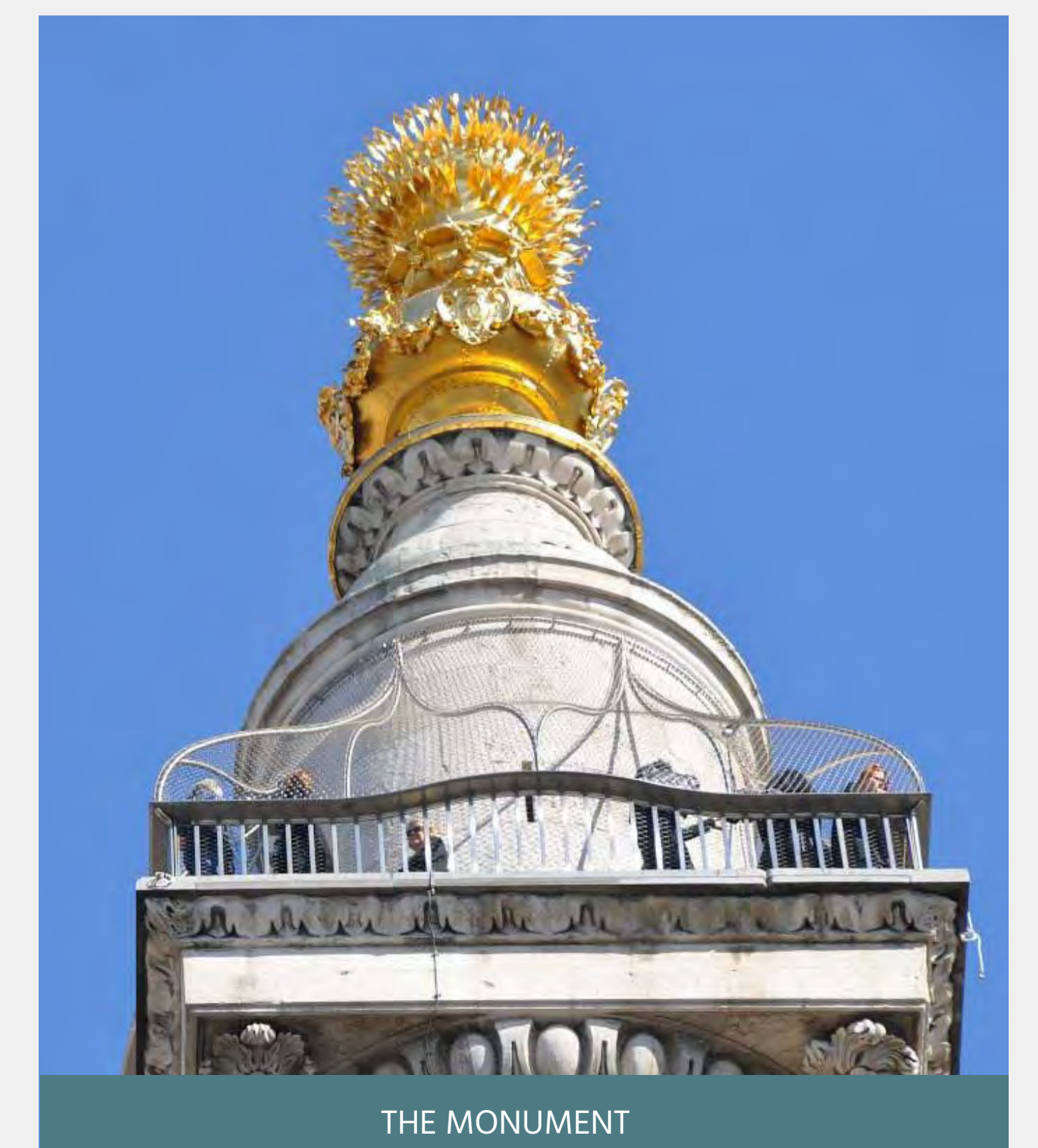
SKY GARDEN



LEADENHALL MARKET



THE ROYAL EXCHANGE



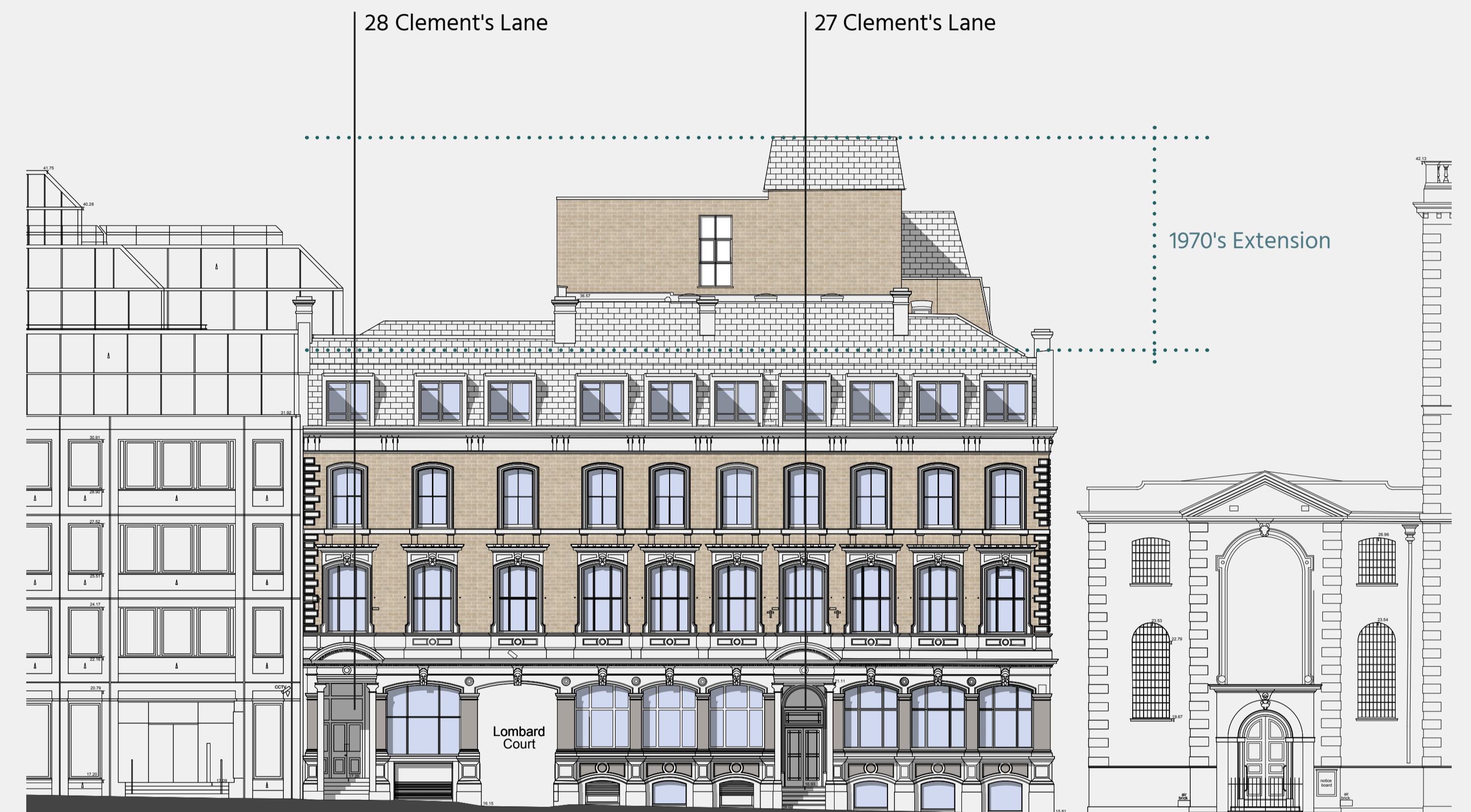
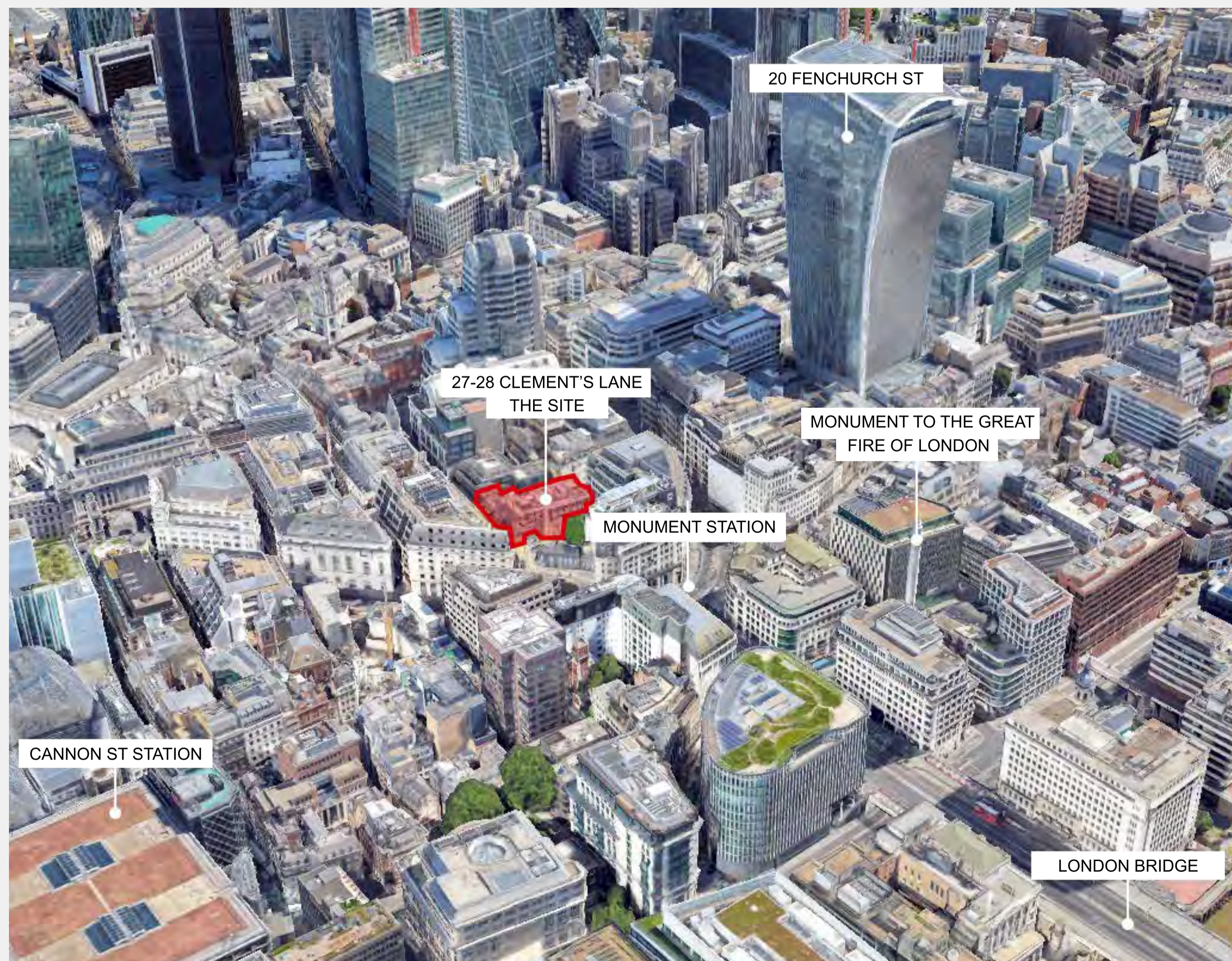
THE MONUMENT

# The Site

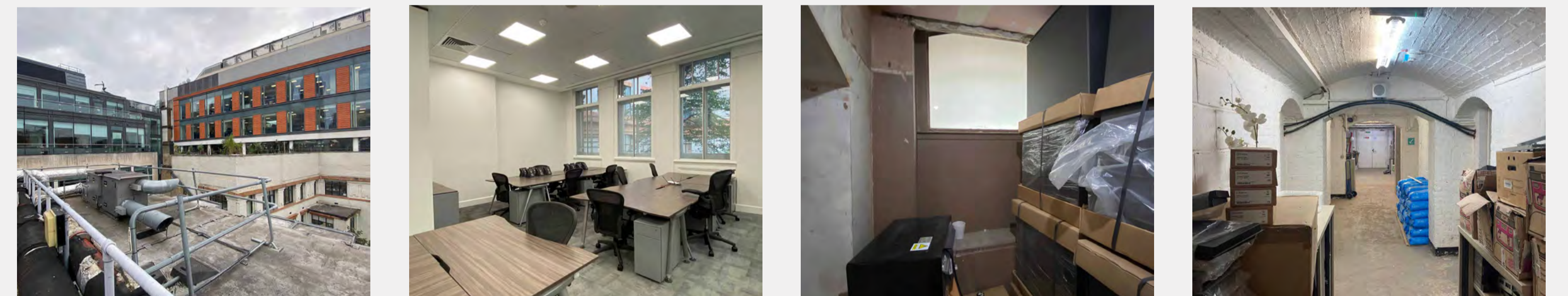
## 27-28 Clement's Lane

Originally built in 1865, 27-28 Clement's Lane is Grade II listed and sits within the Bank Conservation Area.

Although it retains significant heritage in its historic main façade fronting onto Clement's Lane – the building's interior and roofscape underwent significant remodelling and extension in the 1970s.



CLEMENT'S LANE PRINCIPAL ELEVATION



CURRENT BUILDING CONDITIONS

Both 27 and 28 Clement's Lane currently house office space which was created during the 1970s renovations. The space is increasingly out-dated and fails to meet the expectations of contemporary occupiers, with poor accessibility, low floor to ceiling heights, dark narrow corridors and out-dated end of journey facilities. The building's upper floor levels and roofscape consist of a later 1970's roof extension. The building's energy performance is also poor, with out-dated plant and an EPC rating of D.

# Our Proposals

27-28 Clement's Lane



A new boutique hotel to support the Destination City initiative



A retrofit-first approach to secure the long-term future of a tired building



A contextual extension which enhances the building's heritage significance



New active frontages and passive surveillance to improve pedestrian experience



A new publicly accessible ground floor for guests, visitors and local residents & workers to enjoy



Creation of a new community space at 28 Clements Lane

# A new boutique hotel for the City of London

Our proposals will secure the long-term viability of the site, replacing out-dated office space failing attract contemporary occupiers with a boutique hotel from an established luxury operator, Autograph by Marriott.

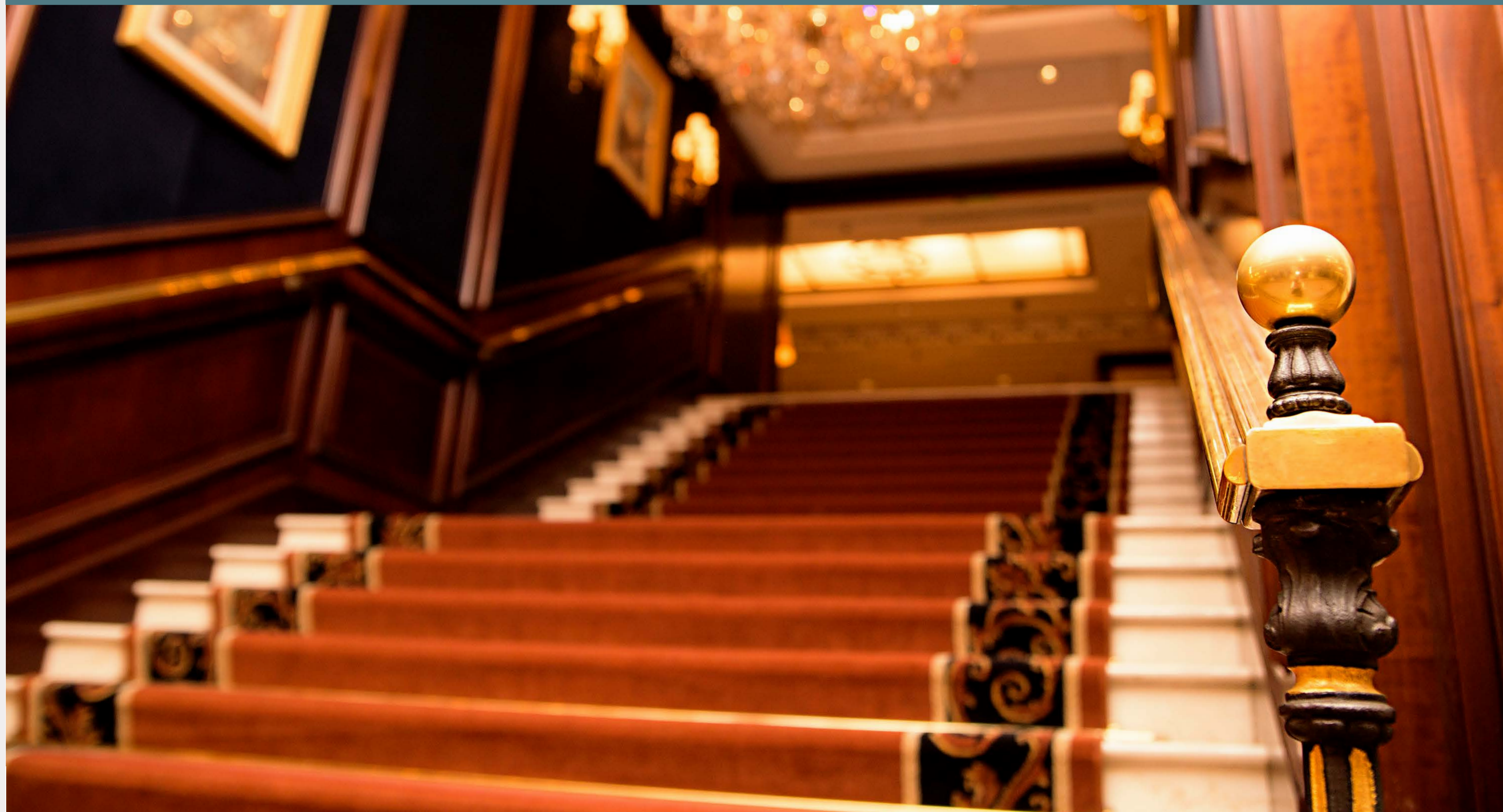
This will return the site to thriving commercial use, helping meet growing demand in this part of the City of London where hotel provision is currently limited.

The proposals aim to bring new opportunities for the Destination City programme to create a leading City destination for workers, local residents and UK and international visitors to enjoy.

The proposed development will include new publicly accessible areas that can be enjoyed by all.



PRECEDENT HOTEL IMAGERY



PRECEDENT HOTEL IMAGERY

# Blending tradition with contemporary design

27-28 Clement's Lane

The heritage-led refurbishment will retain all historic elements of the building whilst refurbishing the 1970s interiors to support the new use as a hotel.

The design approach has been developed to better reveal the heritage significance of the buildings, enhancing the entrance on the historic Clement's Lane façade and rationalising the untidy roofscape.

## Proposed legibility of main entrance

- 01 Potential signage above entrance.
- 02 Potential signage.
- 03 Metal/brass sign to indicate brand.
- 04 Original building number stripped back, cleaned and restored.
- 05 Potential planting & lighting to enhance existing facade.
- 06 Activity to windows provided by change of use proposed.



# Blending tradition with contemporary design

27-28 Clement's Lane

To accommodate the new hotel, the proposal will deliver a recessed, contextual extension which blends traditional and modern design to offer a contemporary interpretation of its architectural context.

The design has been inspired by the philosophy of a former resident of the site, Dosity Obradovich - eminent Serbian man of letters and First Minister of Education in Serbia.



PROPOSED EXTENSION DESIGN



# An activated public realm

## 27-28 Clement's Lane



The July, Vaxhaul Bridge Road by Studio Moren

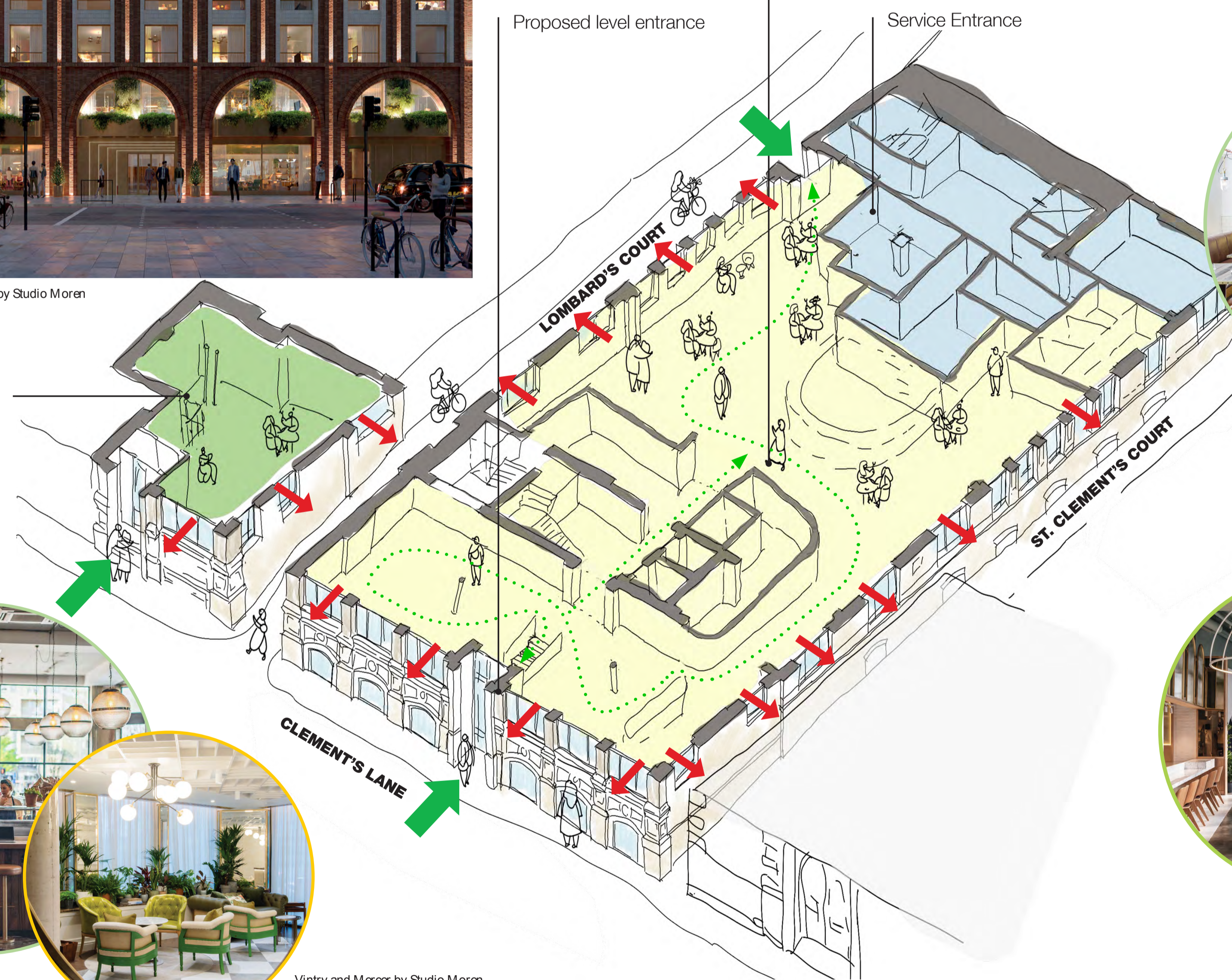
Public use. Options will be explored to maximise public benefit.

Proposed bar & restaurant to provide activity and passive surveillance

Proposed level entrance

Service Entrance

- Cafe, bar, restaurant & public area
- Potential community use
- BOH & Cycle Store
- ➔ Active Frontage
- ➔ Public Entrances



Apero at the Ampersand Hotel by Studio Moren



Vintry and Mercer by Studio Moren



### What do you want to see for the community space at 28 Clements Lane?

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ACTIVATING THE GROUND FLOOR

# A sustainable approach

27-28 Clement's Lane



Typical biodiverse roof build-up

**SITE AND CLIMATE**  
Fully dynamic simulation modelling to be undertaken to ensure a thermally comfortable environment is achieved.

**LOW/ ZERO CARBON TECHNOLOGIES**  
Energy systems to maximise reduction of CO2 emissions including connection to District Heating Network

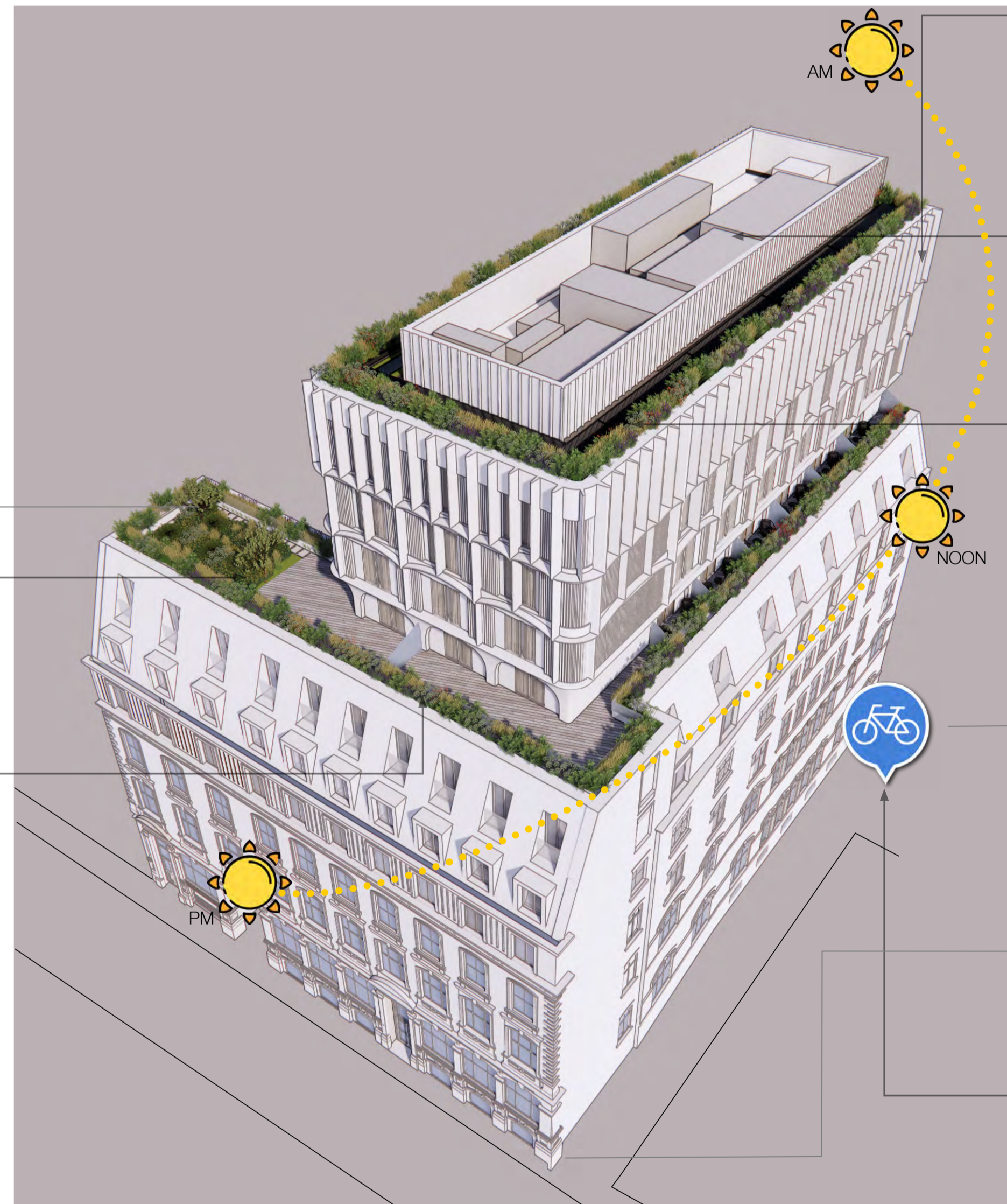
**BIODIVERSITY ROOFS**  
Proposed biodiverse roofs create new habitat for city's flora and fauna

**STORMWATER MANAGEMENT**  
Green roofs capture precipitation from rainfall

**AIR QUALITY**  
Ventilation strategy will utilise fresh air within the mechanical ventilation, improving the air quality.



Roof Planters



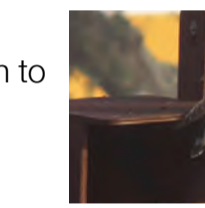
**SOLAR SHADING**  
Consideration in facade design to minimise & mitigate overheating by solar gain.



**ENERGY EFFICIENCY**  
Equipment and plant with enhanced efficiencies.



**HABITAT PRESERVATION**  
We aim to assess any species known to preserve their habitats.



**WATER EFFICIENCY**  
Water saving devices on showers and basins will be utilised to reduce demand.



**WELL-BEING**  
Filtration of incoming airstreams will minimise external noise disturbances, promoting well-being. Heat recovery will improve overall efficiency and minimise energy wastage.



**CYCLING AND PUBLIC TRANSPORT**  
Located in close proximity to excellent public transport. Cycle Storage provided.



Lightwell vegetation



New window planters to be added

## PROPOSED SUSTAINABILITY IMPROVEMENTS

The retrofit-first design approach will sustainably regenerate the site, whilst significantly improving the building's energy performance. At present, the building has an out-dated MEP system with an EPC rating of D.

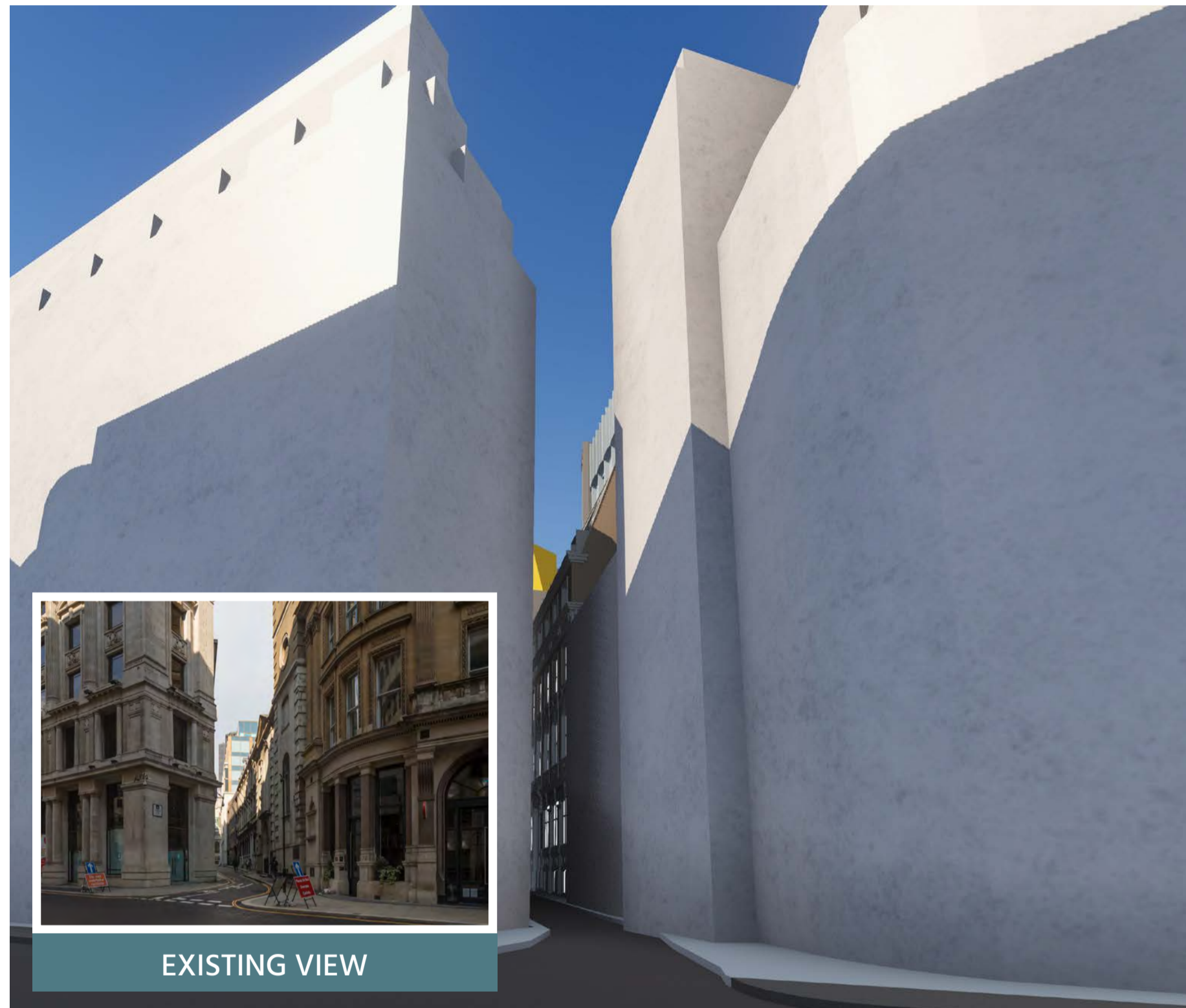
The refurbishment will incorporate numerous low carbon technologies for improved energy efficiency, alongside extensive urban greening, rainwater harvesting and improved end of journey facilities to incentivise sustainable transport.

# Proposed Views

27-28 Clement's Lane



MONUMENT VIEW



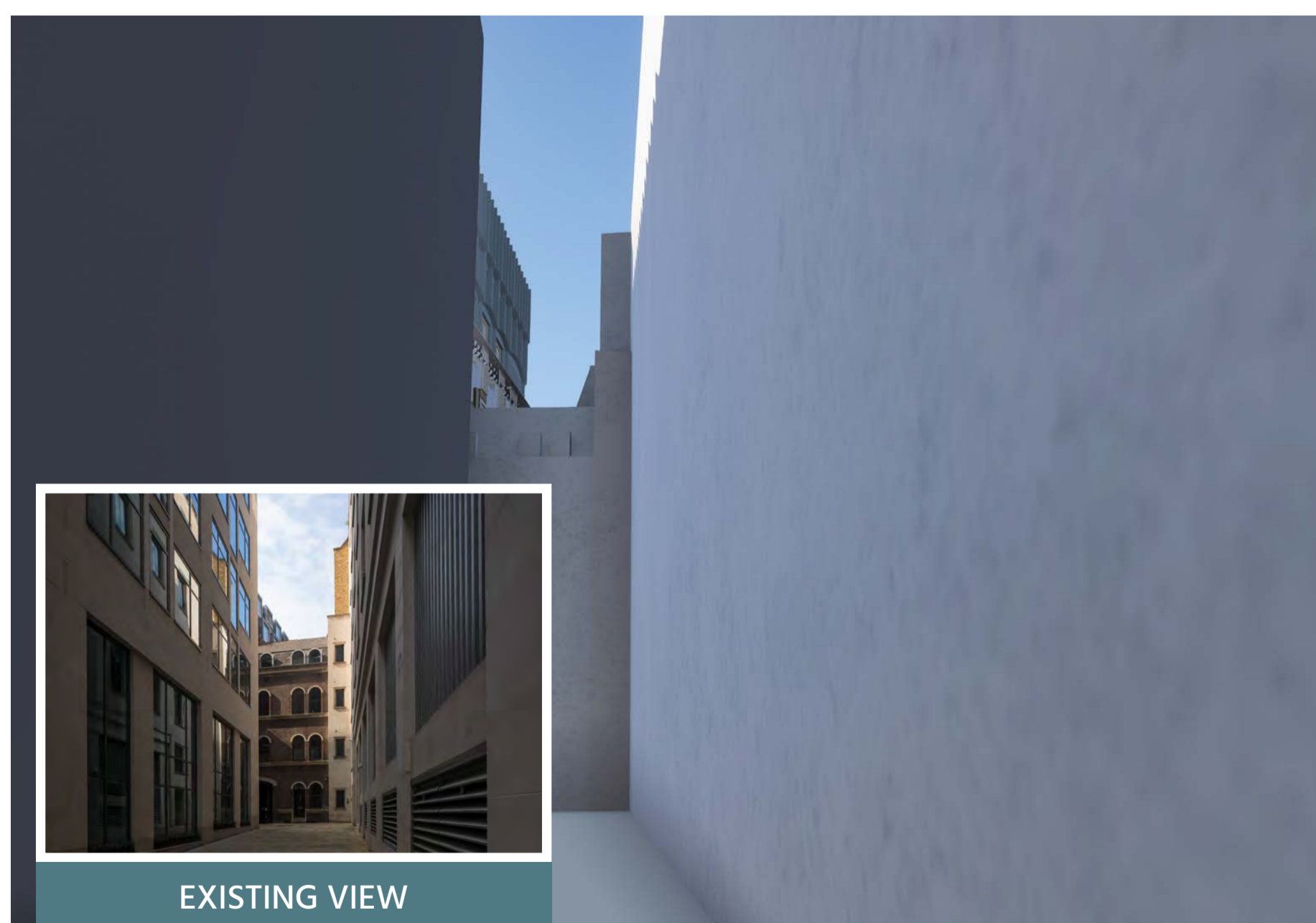
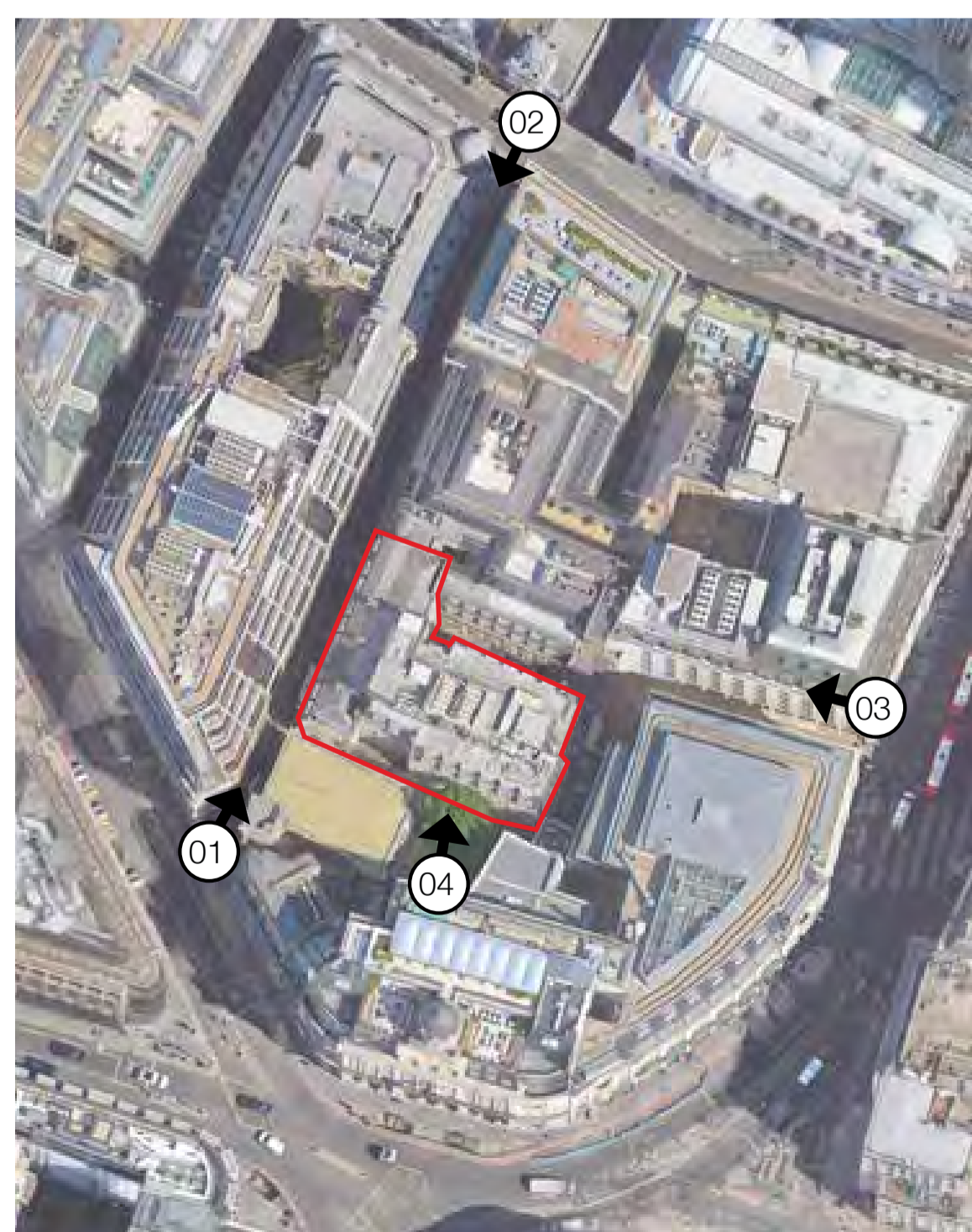
EXISTING VIEW

CLEMENT'S LANE



EXISTING VIEW

GEORGE YARD / LOMBARD STREET



EXISTING VIEW

LOMBARD COURT

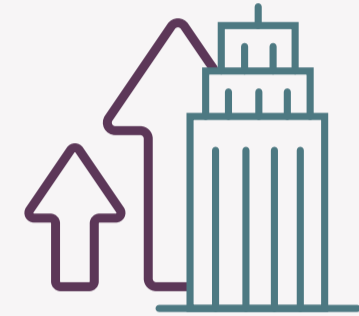


EXISTING VIEW

ST. CLEMENT'S COURT

# Key Benefits

27-28 Clement's Lane



Delivering significant investment to bring an out-dated building back into beneficial and viable use.



A sustainable development which takes a retrofit first approach and significantly improves the site's energy performance.



Providing a new boutique hotel from an established brand & operator to meet the growing demand for visitor accommodation in the City.



Restoring the historic appearance of the existing building.



Supporting the Destination City initiative to promote the City as a world-leading destination.



An improved pedestrian experience, with a publicly accessible ground floor and new active frontages along Clement's Lane and Lombard Court.



Creating new job opportunities throughout the construction and operational phases.



Improving the setting of St Clement's Church and St Clement's Court.

# Have your say

27-28 Clement's Lane

## Thank you for coming to our exhibition.

We have outlined proposals to bring forward an exciting hotel, with improved public realm and community space.

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

Ahead of submitting a planning application to the City of London Corporation, we are keen to hear your views.

Let us know your thoughts by:

- Visiting our consultation website and filling in our online survey at: [www.27-28clementsane.co.uk](http://www.27-28clementsane.co.uk)
- Filing in a copy of the survey today

Contact:

- Email: [ifraser@conciliocomms.com](mailto:ifraser@conciliocomms.com)
- Phone: 0800 193 0884
- Or scan the QR code below.



◀ Please scan the QR code to share your feedback.