



Figure 8: Aldgate area

## ALDGATE

3.8.1 The Aldgate area is positioned between the City's eastern cluster of tall buildings and London's East End. Tower Hamlets, one of the most deprived boroughs in England, adjoins the area. Although there is significant potential for development, environmental concerns, including traffic levels, pollution and a lack of street-level activity, mean that the area is not as attractive for new business investment as other areas of the City. The City Corporation aims to regenerate Aldgate by developing it into a vibrant, safe and distinctive office location, whilst remaining a sustainable place in which to live, work and learn. Residential development will be encouraged in or near to existing residential clusters in the Aldgate area.

3.8.2 Aldgate is home to parts of the London Metropolitan University, two housing estates, Middlesex Street Estate and Mansell Street Estate, and the City's only primary school, Sir John Cass. The area is within walking distance of several major visitor attractions including the Tower of London, Brick Lane, Petticoat Lane Market and Spitalfields Market. The Aldgate area suffers from a lack of publicly accessible open space and has a relatively deprived residential population with poor access to retail facilities, high levels of unemployment, poorer than average standards of health and relatively high numbers of residents who need help to improve language skills. The Aldgate Area is within Portsoken Ward, which is amongst the 25% most deprived areas of the country.

3.8.3 The predominant land use in the Aldgate area is good quality, recently built or refurbished office stock, dating from the 1960s to the 1990s. Although it has experienced limited recent development activity, the Aldgate area is capable of accommodating large-scale office development that can provide space for company headquarters or business support functions, while other sites will be more appropriate for mixed use or residential development. Tall buildings may be appropriate on certain sites.

3.8.4 The City Corporation participates in a number of cross-border partnership programmes which aim to bring lasting social, economic and physical regeneration to the boroughs bordering the City. Future development in Aldgate will depend upon these cross-border initiatives and will need to take account of emerging guidance from the Mayor through the City Fringe Opportunity Area Planning Framework (CFOAPF), and proposals from Tower Hamlets. The draft CFOAPF helps co-ordinate the regeneration strategies of the four local authorities within whose areas the City fringe lies, and is particularly focused on overarching issues such as access, open space, and the scale of buildings, which are central to the area's identity. The London Plan proposes growth of 70,000 new jobs and 7,000 new homes within the City fringe areas of Islington, Hackney and Tower Hamlets. The City will work with the Mayor and these neighbouring boroughs to agree appropriate targets for the City as a contribution towards meeting the wider City fringe targets.

3.8.5 The Aldgate area has benefitted from public realm improvement works that have taken place outside of the City through the Tower Hamlets Aldgate Masterplan, including the replacement of the Aldgate Gyratory with a more pedestrian-friendly street layout, and the new open space at Braham Street.



## **Policy CS8: Aldgate**

To regenerate the amenities and environment of the Aldgate area for businesses, residents, workers, visitors and students, promoting development and investment, by:

1. Promoting the Aldgate area as an attractive office and residential location to assist in its regeneration.
2. Identifying and meeting residents' needs, particularly on the Middlesex and Mansell Street Estates, utilising a range of funding sources to:
  - (i) maximise training, education and employment opportunities for residents;
  - (ii) maximise opportunities for delivering health, community and educational services and facilities for residents;
  - (iii) create additional publicly accessible open space and additional accessible play space for children;
  - (iv) encourage local retail facilities.
3. Improving transport connections and pedestrian links, especially between the housing estates and Aldgate Station and Sir John Cass School and between Aldgate and Aldgate East stations:
  - (i) replacing the Aldgate Gyratory (St. Botolph's section) with a two way street system providing additional public open space;
  - (ii) improving Aldgate Bus Station to deliver improved access for pedestrians to and from community facilities, housing estates, open spaces and retail facilities;
  - (iii) improving signage for visitors from Liverpool Street Station to Tower Hill and from Aldgate to Cheapside.
4. Enhancing the public realm of the Aldgate area, its streets and spaces and implementing improvement schemes at Middlesex Street and St. Botolph's House. Identifying opportunities for urban greening schemes, congestion and pollution reduction measures, particularly in the vicinity of Sir John Cass School and Middlesex Street and Mansell Street Estates.

<b>Who will deliver</b>		
<b>How we will make it happen</b>	<b>Who</b>	<b>When</b>
<p><b>Promoting Aldgate as office location</b> Through a multi-discipline developer partnership, identify opportunities in Aldgate and the Tower Hamlets fringe area. Assistance to individual occupiers and developers looking to locate and invest in the area.</p>	City Corporation- LB Tower Hamlets- Developers	Ongoing
<p><b>Identifying and meeting residents' needs</b> Encouraging small and medium sized business growth and developing employment opportunities through assistance to business and implementation of the Community and Children's Services Business Plan. Providing community facilities through developer contributions. Partnership arrangements to deliver health improvements.  Implementing the City of London's Open Space Strategy Five Year Action Plan. Implementing the City of London Play Strategy. Redevelopment of part of Middlesex Street Estate to deliver 23 additional affordable homes, community and leisure facilities. Implementing sustainability improvement schemes on residential estates.</p>	<p>City Corporation</p> <p>City Corporation- Developers</p> <p>City Corporation- LB Tower Hamlets- NHS East London and the City</p> <p>City Corporation- Developers</p> <p>City Corporation</p> <p>City Corporation</p> <p>City Corporation</p>	<p>Ongoing advice: Business plan 2010-2013</p> <p>Ongoing</p> <p>Ongoing</p> <p>By 2013</p> <p>By 2011</p> <p>Completion 2012</p> <p>When funding available</p>
<p><b>Improving connections and linkages</b> Using developer contributions to fund pedestrian improvements. Implementing the City Fringe Opportunity Area Strategic Connection 4.  Delivering transport improvements through joint working and the provisions of the Local Implementation Plan.</p>	<p>City Corporation- Developers</p> <p>City Corporation- Mayor of London</p> <p>City Corporation- TfL- LB Tower Hamlets- Developers</p>	<p>Ongoing</p> <p>City Fringe Opportunity Area Framework – Draft in preparation 2009</p> <p>Ongoing</p>



Key City Places

Implementing the Sir John Cass School Travel Plan.	City Corporation- St John Cass School	
<b>Opportunities to enhance the public realm</b> Environmental enhancement strategies, City Fringe Opportunity Area guidance and LIP.	City Corporation- Mayor of London- Developers	Ongoing

**SUPPORTING EVIDENCE**

- Working in Partnership with our Neighbours *City of London 2005*
- Supporting Economic Regeneration in the City Fringe *City of London 2007*
- Draft City Fringe Opportunity Area Planning Framework *Mayor of London 2009*
- Commercial Land and Property Study, Aldgate BBP Regeneration for Tower Hamlets 2007

3.8.6 The Sustainability Appraisal of this policy notes that there would be positive social, economic and environmental benefits.

**RISK MANAGEMENT**

3.8.7 Delivery of many of the improvements sought will rely upon sufficient monies being made available through the development management process. The level of developer activity and potential developer funding will vary according to the economic cycle. If insufficient funding is available in future, the City will investigate the potential to use other, public, funding sources and prioritise improvements to deliver maximum benefit to residents, workers and visitors.

3.8.8 Fluctuations in the economic cycle may reduce the demand for new office accommodation. The Core Strategy policy framework is flexible enough for suitable temporary uses to be allowed without harming the long term prospects of the business City.



## MONITORING

3.8.9 Key monitoring indicators are:

### Office location

- Number of offices permitted, under construction and completed

### Identifying and meeting residents' needs

- Community facilities provided
- Amount of s106 funding
- Leisure facilities provided
- Additional open space provision
- Health of residents

### Improving connections and linkages

- Monitoring indicators established in the City of London Local Implementation Plan

### Identifying opportunities to enhance the public realm

- Pedestrian and cyclist counts and classifications
- Pedestrian and cyclist route and attitude surveys
- Before-and-after street and walkway condition assessments, including the PERS2 (pedestrian environment review system) and Living Streets Community Street Audit method

