

Appendix C - Schedule of Proposed Changes to Foster Lane and Finsbury Circus Conservation Area SPDs, July 2015

Page (New Version)	Section	SPD	Proposed Change	Reason for change
Throughout	Entire Document	Foster Lane	<ul style="list-style-type: none"> Replacement of English Heritage with Historic England 	Response to comment from Historic England - Change of organisational name since the preparation of the first draft SPD
Throughout	Entire Document	Foster Lane	<ul style="list-style-type: none"> Correction of spelling of Wax Chandlers' and Goldsmiths' throughout the document 	Response to City of London Archaeological Trust (CoLAT) comment. Corrects spelling.
15	Section 6 – Character Analysis	Finsbury Circus	Finsbury Circus House is the centrepiece of the north side, visible from London Wall across the garden. This stone-faced building <i>was originally</i> designed by GMW Partnership for the Bank of Tokyo, 1987-92. <i>It was extensively refurbished in 2012, including alterations to the entrance, fenestration and the addition of a new double mansard roof.</i> <i>(new text in italics)</i>	Response to Gerald Eve comment. On behalf of a client. Expands description of the building.

Page (New Version)	Section	SPD	Proposed Change	Reason for change
19	Section 6 – Character Analysis	Finsbury Circus	Further west, the <i>1980's</i> north elevation of Finsbury Circus House was <i>replaced in 2012 with a Portland stone facade articulated by large, projecting window bays. The contemporary appearance of the South Place elevation</i> more closely reflects its modern counterpart on the north side of the street, than its listed neighbour to the east.	Response to Gerald Eve comment. On behalf of a client. Expands description of the building.

Page (New Version)	Section	SPD	Proposed Change	Reason for change
13	Section 5 – Spatial Analysis Views and Vistas	Finsbury Circus	<p>From within the gardens to the east and the south, along Circus Place, there are glimpses of the City beyond this area, but the <i>impact of these tall structures</i> is reduced by the sense of enclosure <i>provided by the unified townscape of the circus buildings</i>. However, from a variety of points in the gardens and around the edge of the circus, there are important views of the city beyond <i>that contribute to the character and appearance of the conservation area</i>. Tall buildings outside the conservation area may <i>become</i> visible and, <i>due to their particular location and design</i>, these views could have a detrimental effect on the character of the area, if they are not carefully considered at the planning stage. Areas adjacent to, but outside the conservation area have seen the emergence of tall buildings in recent years, in particular to the west and to the east. Such tall developments should <i>be designed to clearly appear as part of the background and unobtrusive in views from and within the conservation area so as to not encroach on the conservation area and affect the appreciation of the buildings and garden that forms the intrinsic character of the area</i>. For example, the demolition of Drapers Gardens <i>which was prominent in views to the south and its replacement with a lower building has enhanced the setting of Finsbury Circus and views within the conservation area</i>. (new text in Italics)</p>	Response to a comment from DP9 on behalf of Bluebutton Properties Ltd

Page (New Version)	Section	SPD	Proposed Change	Reason for change
15	Section 6 – Character Analysis	Finsbury Circus	<i>The new building designed by Wilkinson Eyre Architects, includes a retained façade of 1927-9 on the South Place elevation</i>	Change made in response to a comment from Gerald Eve (on behalf of Mitsubishi Estate) – which requested additional text to describe the building
20	Section 6 – Character Analysis	Finsbury Circus	River Plate House has been demolished to make way for a new development <i>designed by Wilkinson Eyre Architects</i> , but part of the <i>façade from the 1920s building on the site</i> has been retained and incorporated into the new design. As part of the redevelopment scheme, 3 historic cast iron roundel crests that related to the <i>Buenos Aires Great Southern Railway</i> were removed from the railings and retained. 2 of the roundels will be mounded internally and a third will be fixed to the return of the new entrance with an explanatory plaque. <i>(new text in Italics)</i>	Change made in response to a comment from Gerald Eve (on behalf of Mitsubishi Estate) – which requested additional text to describe the building