

City Plan 2036: draft Vision and Strategic Objectives

Growing the Economy

The Vision....

The City will remain the world's leading international financial and professional services centre and a driver of the national economy, continually innovating and developing new business areas, including in the technology sector, and delivering growth and prosperity for its communities, London and the UK.

The quantity and quality of new development, particularly office-led development, will keep pace with growing business needs, supporting and strengthening opportunities for the continued collaboration and clustering of businesses that is vital to the City's operation.

The City will be open to new business, new ideas and new ways of working, reflected in office floorspace that is flexible and adaptable to meet the demands of different types of business occupiers, including start-ups and SMEs. Office space will be complemented by other commercial and leisure uses adding vibrancy and animation to the City's streets.

The number of visitors will significantly increase as the City is recognised for its world-class cultural and creative facilities. Culture Mile will transform the north west of the City into a vibrant strategic cultural quarter of national and international stature.

The quality and quantity of retail facilities will continue to increase to meet rising demand, as the City evolves into a 7-day retail, leisure and cultural destination. Retail growth will be focused on the Principal Shopping Centres of Cheapside, Liverpool Street/Moorgate, Leadenhall Market and Fleet Street. Smaller retail units will be provided across the City, particularly in the ground floor of office buildings, to meet local worker and resident needs.

The City's continued economic success will be underpinned by world-leading digital connectivity and data services. The provision of utilities and infrastructure will anticipate and keep pace with the demands set by the City's growth, funded in part by new development.

The City will remain a safe place to work, live and visit. Security measures will be designed into new buildings and public spaces, whilst ensuring that the City's streets, walkways and open spaces are welcoming and easy to move around in. Where necessary, an area-wide approach to delivering collective security will be sought.

Strategic Objective:

To facilitate the growth of the economy, maintaining the City's position as the best place in the world to do business and enhancing its role as a destination for world class creativity and culture.

Shaping the City

The Vision....

Sustainable travel patterns and modes of transport will be promoted and public transport capacity increased, principally through the opening of the Elizabeth Line, and the Northern Line/Bank Station Upgrade.

The City's streets will provide an attractive and safe environment for walking and cycling. The improvements to Bank Junction will transform the safety, look and feel of this junction at the heart of the City's street network.

Partnership working with City businesses and developers will minimise the number of delivery and servicing trips into the City and will reduce congestion through consolidation and by re-timing trips to take place outside daytime working hours. The majority of last mile deliveries will be undertaken by zero emission vehicles, and the City's air quality will significantly improve as a greater share of motorised traffic switches to electric or other zero emission modes.

The Thames will be a major corridor for the movement of people and for the transport of materials including construction and deconstruction materials, waste, freight and general goods.

The City will remain a centre of world class architecture with flexible and adaptable buildings and a high quality of public realm. Further tall buildings will be encouraged where they can make a positive contribution to their surroundings and the skyline, adding to the tall building cluster in the east of the City.

The City's rich architectural and archaeological heritage will continue to be protected. Historic buildings will be sympathetically adapted to new uses where required, enabling them to play their part in meeting the needs of the future City. New development will enhance the City's character and add value to the wider character and quality of London, whilst respecting the setting of St Paul's Cathedral and the Tower of London.

Buildings, streets and spaces will be inclusive, interesting, legible and fit for purpose. Computer modelling, simulation and smart technology will be used to ensure that new buildings and the spaces between buildings create an environment which attracts businesses and people from across the world.

Buildings will be highly sustainable, designed to make efficient use of natural resources, minimise emissions and be resilient to natural and man-made threats.

New technologies will be used to adapt the City to a low carbon and zero emission future.

The City will be a much greener place, with additional planting in and around new and existing buildings and spaces, enhancing the environment and mitigating the impacts of pollution. New open and amenity spaces will be created including through the creation of new pedestrian routes, the provision of green roofs, roof gardens and public viewing galleries. Public access to private open space will be encouraged.. Biodiversity will be increased by the inclusion of wildlife-friendly features in new and existing open spaces and buildings.

The risk of flooding will be minimised by incorporating sustainable drainage into new developments and the public realm, alongside measures to reduce run-off and increase rain water recycling. The Thames Tideway Tunnel will be completed, greatly reducing storm discharges from the combined sewer system and improving the quality of the water in the River Thames.

Developers, businesses and residents will reduce the amount of waste they produce and resources will be kept in use for as long as possible. More flexible building designs will reduce the need for redevelopment of outdated office stock. Walbrook Wharf will continue to provide a facility for transferring materials, including waste, by river barge, thereby reducing lorry traffic in the City and across London.

Strategic Objective:

To shape the future City, ensuring that transport is sustainable, efficient and clean and the City is resilient to natural and man-made threats, and delivers outstanding buildings, public spaces, and heritage assets.

A Flourishing Society

The Vision....

The needs of the City's diverse communities will be met in a sustainable and inclusive way, addressing the health, employment, education, leisure and housing needs of the variety of people who work, live and visit the City.

There will be a mix of housing, located in or near identified residential areas, providing a high quality living environment consistent with a city centre location. Housing will continue to be discouraged where it would conflict with the City's global business role or result in poor residential amenity. Affordable housing will be delivered on-site within the City and outside, principally on the City's managed housing estates, funded by contributions from City development and contributing to meeting London's wider housing needs.

The City's population will have a high level of health and well-being. Health inequality across the City will be reduced. Workers and residents will have access to a range of health services within the Square Mile and beyond. Partnership working will effectively tackle the wider causes of poor health by substantially improving the

City's air quality, promoting the recreational benefits of a healthy lifestyle, and ensuring access to good quality open spaces and recreational opportunities.

The City will have a network of high quality social and community facilities in accessible locations to foster cohesive and healthy communities. Links with neighbouring boroughs will be strengthened and closer co-operation will provide a stronger sense of community and more efficient services.

Good building design and effective management of night time entertainment, combined with a broad mix of uses, will reduce the potential for anti-social behaviour and help to maintain the quality of residential amenity.

The City's higher education institutions will continue to enjoy an international reputation for excellence. The City will work with partners to ensure high quality training and learning opportunities are accessible to all. City residents and those in neighbouring boroughs will develop the skills needed to enter careers in the City and benefit from the City's prosperity. The City will offer equality of opportunity, accessibility and involvement so that people from across London's diverse communities will have the chance to benefit from the many opportunities and facilities it offers.

Strategic Objective:

To contribute to the development of a flourishing society where people are safe and feel safe, enjoy good health and wellbeing, have access to suitable employment opportunities and housing in cohesive communities and live enriched lives, achieving their full potential.

Key Areas for Change

The Vision....

Culture Mile

The new Museum of London and the Centre for Music will provide outstanding cultural facilities in landmark buildings. Beech Street will be transformed into a more welcoming environment, with significantly improved air quality, and the Beech Street/Long Lane axis will be the focus for a variety of shops and restaurants. The wider area will contain a broad mix of uses, including residential, office, retail, hotel, leisure and cultural, while temporary art and cultural installations will further animate the buildings and public realm. The public realm will be enhanced with a distinctive look and feel, creating attractive streetscapes and vistas. Evening and night-time activities will expand and will be well-managed to protect residential amenity. Vehicular access to Smithfield Market and St Bartholomew's Hospital will be maintained, while minimising the scope for conflict with the increased number of pedestrians in the area.

Eastern City Cluster

Office and employment growth will be successfully accommodated by a cluster of attractive, sustainably designed tall buildings, providing an iconic image of the City,

enhancing its role as the global business location of choice. An area wide approach will be taken to security and estate management to ensure the safety and comfort of workers and visitors, with a high quality public realm and environment that reflects the status of the area. Freight and servicing deliveries will be reduced through off-site consolidation and joint working with occupiers, or re-timed to take place outside of core working hours. Pedestrian movement and permeability will be improved, both within the area and outside to other parts of the City, including to the Elizabeth Line at Liverpool Street Station.

Aldgate and Tower

Redevelopment and refurbishment will enhance the appearance and vibrancy of this area, with a mix of offices, residential, retail, community and cultural facilities, catering for residents, workers, students and visitors. The open space at Aldgate Square will be the focal point of a high quality public realm which provides better facilities for pedestrians and cyclists. Pedestrian connections and wayfinding will be improved, especially between Aldgate and Tower Gateway. Residents will have improved access to education, health, training and job opportunities relevant to their needs.

Pool of London

This area will provide an iconic view of the City's riverside, with increased vibrancy arising from greater use of the riverside walk and more leisure, retail and cultural public uses at ground level. Appropriate riverside sites will be redeveloped or refurbished and the public realm and accessibility significantly improved. A higher quality pedestrian route will be created between London Bridge and the Tower of London. Easier pedestrian access across Lower Thames Street will encourage more City workers, residents and visitors to enjoy the riverside. Significant improvements will be made to the environment and air quality along Lower Thames Street.

Blackfriars

A new public open space at Blackfriars foreshore, created through the Thames Tideway project, will introduce greenery to the riverside and provide a place for relaxation and recreation. Redevelopment or refurbishment of existing buildings will provide new high quality office and commercial accommodation within an improved public realm and environment that better reflects the status of the City. Easier access to the riverside walk and a safer and more pleasant environment for all users, including pedestrians and cyclists, will be delivered.

Strategic Objective:

To ensure that the challenges facing the Key Areas for Change are met, complementing the core business function of the City, supporting the development of its global business offer and world-class cultural and creative facilities and distinguishing the City from other global centres.

Proposed Areas for Change

