

Appendix 4

Aldgate and Tower Key Area of Change

Context

This area contains a mix of uses, including offices, Sir John Cass Primary School, Mansell and Middlesex Street housing estates, part of Petticoat Lane market, hotels and tourist activity associate with the Tower of London. There have been considerable improvements to the area in recent years, with the Aldgate Gyratory being removed and replaced with a large public square created stimulating further change.

Major hotel and office development is under construction on Minories, an application has been submitted for redevelopment of the Mansell Street Estate and several large office sites currently have development potential. These proposals and opportunities will impact the use and environment of the area.

The Chinese Embassy will be moving to Royal Mint Court just outside of the City boundary and this may lead to further diplomatic and commercial interest in this area.

Spatial Extent

This area is positioned in the east of the City between the City's eastern cluster of tall buildings and Tower Hamlets. The southern edge of the area is adjacent to the Tower of London and on the northern edge is the Middlesex Street estate.

Vision

- The area will be promoted and protected as a mixed use area which balances the competing needs and requirements of residents, students, workers and visitors. Diplomatic use and associated commercial activity will be encouraged.
- The needs of residents, particularly those on Middlesex Street and Mansell Street Estates will be addressed, maximising employment, health, education, recreation, retail facilities and opportunities.
- Provision will be made to meet the needs of visitors to the area, particularly around Aldgate Square and the Tower of London, , and appropriate hotel provision provided. Cultural events, open space improvements and appropriate signage and wayfinding will be progressed.
- Transport connections and pedestrian links will be improved by encouraging permeability, improving Aldgate Bus Station, and improving signage to and from Liverpool Street and Cheapside. Links to an enhanced riverside walkway in the Pool of London will be improved.
- There will be enhancement of the public realm, particularly near the school and housing estates to reduce the effects of pollution.

Blackfriars Key Area of Change

Context

The area contains a mix of uses, including offices, the City of London School, the Mermaid Conference Centre, a public Car Park, Blackfriars Millennium Pier (river transport) and London Blackfriars Station. Most development is post-war, with large footprint buildings, little or no active frontages and a lack of open space. This area is bounded by major through routes which generate pollution and form a barrier to pedestrian movement, separating the riverside walk from the rest of the City. Access to the riverside walk is limited at street level. Development of the Thames Tideway Tunnel will create a new public space to the west of Blackfriars Bridge. The height of any new buildings is limited by strategic and locally protected views.

Spatial Extent

The area is bounded to the north by Queen Victoria Street, the south by the River Thames, the west at Victoria Embankment next to Blackfriars Bridge and to the east by the City of London School close to the Millennium Bridge. Blackfriars Bridge forms an important connection between the City and Southwark and Blackfriars Station is a major tube and mainline train station.

Vision

- The area has the potential for substantial redevelopment or refurbishment of existing post-war buildings to provide new high-quality office and commercial accommodation within an improved public realm and enhanced pedestrian permeability.
- The new public open space at Blackfriars Bridge foreshore to be created through the Thames Tideway project, will introduce additional greenery to the riverside and provide a new place for relaxation and recreation.
- The riverside walkway will be improved to link with the new open space and provide an attractive pedestrian route between Blackfriars Bridge and Millennium Bridge. New active frontages will be provided along the walkway.
- Public realm improvements will be promoted along Puddle Dock, Castle Baynard Street, White Lion Hill and Upper Thames Street, to reduce pollution and improve air quality. Pedestrian links across Upper Thames Street will be improved to link the riverside to the rest of the City.
- Cultural events, arts and play in public spaces will be encouraged

City Cluster Key Area of Change

Context

The east of the City has the highest density of business activity in the City containing a cluster of tall buildings which form part of a distinctive skyline. It comprises offices in banking and insurance use and increasingly a wider range of technology, legal and business services. Protected views considerations allow for the construction of tall buildings on appropriate sites in the Cluster area. Iconic tall buildings, including the Gherkin and the Leadenhall Building have been constructed over the past 15 years and a number of significant tall buildings are under construction (22 Bishopsgate, 100 Bishopsgate, the Scalpel and 6-8 Bishopsgate). Further tall buildings have been permitted but not yet commenced (1 Undershaft, 1 Leadenhall and 100 Leadenhall). 20 Fenchurch Street lies just outside of the currently identified cluster. Employment in the Cluster could increase from approximately 115,000 today, to over 200,000 once all current permissions are built out and occupied.

Projected employment growth will lead to a significant increase in footfall on streets that are already crowded at peak times. Servicing this concentration of activity will require new approaches to freight and servicing, including the use of physical and virtual consolidation.

The Cluster is not only a significant employment and tall buildings location, it contains a number of other land uses: open spaces, retailing (including at Leadenhall Market) and historic churches. It forms a focus of the annual Sculpture in the City exhibition.

Spatial Extent

The City Cluster is centred on Leadenhall Street and broadly encompasses Gracechurch Street and Bishopsgate to the west, Fenchurch Street to the south (extending to include 20 Fenchurch Street), Houndsditch to the north and Aldgate to the east. It is an area within which tall buildings are considered appropriate when they don't have a significant effect on strategic and locally protected views and the setting of important heritage assets. The area is informed by technical work undertaken to develop the City's 3D modelling. It

Vision

- The area will continue to provide high quality office and commercial development, with significant growth in employment and floorspace.
- New tall buildings of world class architecture will be permitted in appropriate locations.
- New buildings will provide flexible/social co-working spaces, incorporating a range of complementary uses.
- New approaches to freight and servicing will be adopted, including the use of physical and virtual consolidation, which complements and enables further growth.

- Development will contribute towards significant improvements in the public realm, with more attractive, comfortable streets that are pleasant and safe for pedestrians. Delivery will be through the area enhancement strategy.
- Development will contribute to the delivery of area-wide security measures to ensure that the Cluster remains safe and secure.
- Timed closures of streets to vehicles will enable better pedestrian movement within and to and from the area.
- Street level uses of buildings will be encouraged to enhance vibrancy and viability, extending beyond the traditional working week to embrace weekends to diversify the City, its economy and community.

Fleet Street Key Area of Change

Context

The Fleet Street Area is the former home of the British press but has changed in character since the newspapers moved out. The western extent of the street adjoins the legal quarter at the Temples and the Royal Courts of Justice. Fleet Street is a Principal Shopping Centre with retail frontage along its extent, although most units are small and cater principally for the lunchtime market. The street forms the spine of the Fleet Street Conservation area and has numerous listed buildings which are key considerations in future change. Fleet Street is the processional route through the City and a gateway into the City from the West End. It provides iconic views of St Paul's Cathedral, with clear sky behind the Cathedral Dome. Fleet Street is heavily trafficked, with narrow footways and a poor-quality environment.

The area will experience significant change in the short to medium term as some existing major occupiers relocate to other parts of the City, leaving large buildings which require re-use. Proposals for a new court building and police facilities at Fleetbank House will also bring change.

Spatial Extent

The area stretches from Ludgate Circus in the east along Fleet Street up to the boundary with Westminster in the west. It includes buildings to the north of Fleet Street as far north as New Street Square. To the south it includes Fleetbank House and down to Tudor Street; it does not include the Temples, which is not expected to experience significant change.

Vision

- The predominant land use will remain as offices, with a greater variety and flexibility of space on offer. Large buildings becoming vacant will be re-purposed to provide office accommodation and complementary uses, including leisure.
- Fleet Street's role as a centre for the legal profession will be enhanced by provision the new court building and HQ for the City of London Police. These new buildings will act as a catalyst for further public realm and environmental enhancements.
- The Principal Shopping Centre will be improved, with a high-quality retail offer centred on A1 uses and extension of the retail offer into the evening and weekends.
- Further modest residential development which complements the existing residential cluster will be permitted, provided it does not adversely affect commercial activity, including the retail use of Fleet Street.
- The character of the courts and alleyways that lead off Fleet Street will be preserved and enhanced, referencing the area's historic role as the centre of the newspaper industry.
- Public realm and transportation improvements will be delivered along the length of Fleet Street, creating a more attractive and welcoming environment for residents, workers and visitors.

Pool of London Key Area of Change

Context

The area contains predominately office and commercial uses. Although there is residential use and small-scale retail in the south-east corner close to the Tower of London, there are no identified residential on this part of the riverside. Current Local Plan policy includes a presumption against further residential development. There are no tube/train stations within the area but is well served by public transport just outside the area, including London Bridge Station, Tower Gateway (DLR) and Monument Tube. River passenger services operate from Tower Pier. To the north, Lower Thames Street acts as a significant barrier to movement to and from the rest of the City and air quality is poor. The opening of the London Bridge staircase has encouraged more pedestrians to come down onto the riverside, but the public realm is tired and uninspiring and does not reflect the importance of this area as a window or gateway to the City.

There is a mix of listed buildings (St Magnus the Martyr Church, All Hallows by the Tower Church and Custom House are Grade I listed; Adelaide House and Old Billingsgate Market are Grade II listed), older office buildings on the riverside, with more modern office and residential buildings. There is a Scheduled Ancient Monument under Billingsgate Market and the eastern part of this area adjoins the Tower of London World Heritage Site and falls within the setting of the Tower. There is limited retail or ground floor vibrancy. A number of buildings are likely to see vacant possession in the next 2-3 years providing an opportunity to deliver substantial improvements to this area.

Development proposals need to take into account the strategic views of St Paul's and the Tower of London and protected local views from the Monument.

Spatial Extent

The Pool of London is bounded to the north along Lower Thames Street and Byward Street, the south along the River Thames, the west at London Bridge and to the east at Petty Wales close to the Tower of London. The eastern part of this area lies within the setting of the Tower of London.

Vision

- Establish the area as an iconic riverside gateway to the City of London.
- Non-listed buildings on the riverside will be redeveloped and listed buildings refurbished to provide new high-quality office and commercial accommodation within an improved public realm.
- The emphasis on office-led commercial development will continue, but Members may wish to consider the potential for limited residential use.
- Servicing of buildings will be improved, including through the development of shared servicing bays and access points and collaborative management.
- Public realm enhancement will provide for greater pedestrian permeability and additional greenery to provide a place for relaxation and recreation. Vehicle

access to the riverside walk will be restricted and existing private car parking areas opened up and integrated into the public realm.

- Air quality along Lower Thames Street will be improved through joint working with TfL, with new greenery introduced to make it a more attractive environment for pedestrians, cyclists and motor vehicles.
- Crossing points over Lower Thames Street will be created and links between the riverside walk and streets, lanes and alleyways north of Lower Thames Street improved.
- Existing pedestrian routes from Lower Thames Street to the river will be enhanced and new routes created between and through buildings fronting the river.
- There will be greater use of ground floors for retail, leisure and cultural areas. New public roof terraces and spaces will be provided as buildings are redeveloped and refurbished, creating a vibrant and attractive environment.
- River flood defences will be improved, and river walls raised to meet Environment Agency requirements.

Smithfield and Barbican Key Area of Change

Context

This is a vibrant mixed-use area that contains the highest concentration of residents in the City, primarily in the Barbican and Golden Lane Estates, a growing cultural presence focused on the Barbican, the regionally important St. Bartholomew's Hospital and Smithfield Market. The development of Culture Mile, relocation of the Museum of London to Smithfield and development of a Centre of Music, combined with the opening of Farringdon Crossrail Station will mean the area will undergo significant change. Part of the area has been designated as a Low Emissions Neighbourhood and work is underway to deliver air quality improvements, focussed on improvements to Beech Street.

Spatial Extent

The Smithfield and Barbican area is positioned in the north of the City and shares a boundary with Islington. The area is bounded by Smithfield Market to west, the Golden Lane Estate to the north, Moorgate Station to the east and London Wall and St. Bartholomew's Hospital on the southern edge. The area includes Culture Mile; the proposed Culture Mile Spine will run through Smithfield and the Barbican and over to the east of the area. Secondary walking routes running north-south will be enhanced.

Vision

- The area will grow into a cultural destination of international importance, improving the public realm through the development of art/cultural events and pleasant green areas to relax in while also improving the environment for residents.
- The Museum of London will be relocated to Smithfield and a new Centre for Music is proposed for on the existing museum site.
- Improvements to the Beech Street Tunnel and the Culture Spine will reduce traffic, improve air quality, increase retail activity and improve green infrastructure and the public realm.
- Routes, wayfinding, lighting and signage will be improved throughout the area and with the rest of the City.
- Small start-up businesses and creative enterprises will be encouraged, particularly around Culture Mile.
- The cultural and commercial heritage of Smithfield and the Barbican and Golden Lane Estates will be protected and the amenity and quality of life for residents respected.
- Creative and cultural links with neighbouring areas will be promoted.