

27th March 2024

Ms Pearl Figueira
City of London Corporation
Guildhall
PO Box 270
London
EC2P 2EJ



Fleet Street Quarter
Unit 103
160 Fleet Street
London
EC4A 2DQ

By email:

[REDACTED]

Dear Pearl,

Letter of Support for the Redevelopment Proposals for Hill House, 1 Little New Street, London, EC4A 3JR (Planning Application Reference 23/01102/FULMAJ)

I write on behalf of the Fleet Street Quarter Business Improvement District ('FSQ BID') in respect of the above referred planning application for Hill House comprising the following:

'Demolition of existing building above ground with retention of existing basement and piles/foundations and erection of a mixed use office building comprising two basement levels, lower ground, upper ground and upper ground mezzanine plus 18 upper storeys for the provision of office space (Use Class E), gym/auditorium (Use Class E), flexible office, café/retail (Use Class E), reprovision of existing library (Use Class F1), flexible library/office (Use Class F1/E) and restaurant (Use Class E), discontinuance of the City Walkway (Little New Street To Wine Office Court), enhanced and enlarged public realm, hard and soft landscaping, highway works, and associated enabling works.'

FSQ BID was established in April 2022 following a ballot voted for by the business community. The geographical footprint represents 43 hectares and extends west to east along Fleet Street up to Ludgate Hill and from Holborn in the north and Blackfriars in the south. The FSQ BID has a very clear mandate with four strategic themes: Putting Fleet Street Quarter back on the map; clean and green; safe and secure; and creating connected communities. The FSQ BID is committed to revitalising the current external environment and local ecosystem to create an outstanding designation to work, invest and visit.

In this context, the FSQ BID is **delighted to offer support for the emerging Hill House proposals**, which will build on a list of exciting projects coming forward within the Fleet Street Quarter, provide valuable office, cultural, leisure, F&B and public realm improvements including a much improved Gunpowder Square.

The Proposed Development is high quality with ambitious sustainability targets and will reposition the site to meet the emerging needs of office occupiers in the City of London, whilst delivering a significant uplift in Grade A office floorspace for this prime location. The proposals will provide a new and improved Shoe Lane Library in a highly prominent location fronting onto Gunpowder Square, thereby securing the long term future of this hugely important community resource.

Principle of Redevelopment & Uplift

The site is located in a prime location at the heart of the FSQ and in proximity to the established workplace cluster at New Street Square. It comprises a key island site that will build upon the success already achieved to date, as a result of the pipeline of surrounding developments already approved and under construction. In summary, the proposals will deliver significant enhancements to the quality of office space in this key office location, and the uplift of Grade A office floorspace, the new Shoe Lane Library and enhanced F&B offer to support the wider aspirations of the FSQ BID is strongly supported in principle.

Public Realm

The proposals to enlarge and enhance Gunpowder Square are in keeping with 'Clean and Green', one of FSQ BID's strategic themes, delivering a much needed, usable and welcoming green space in the Quarter. Further public realm improvements around the perimeter of the new building will improve local connectivity, legibility and help to make the area feel safe and secure.

The improvements to Gunpowder Square will complement the public realm and amenities within nearby New Street Square, providing an alternative public space to sit and dwell amongst enhanced urban greening.

Leisure, F&B and Culture

We welcome the greater civic presence proposed for Shoe Lane Library, which will promote Connected Communities and enhance this important cultural attraction. Improving upon its existing location in the basement of Hill House, its new setting at ground floor with double-height entrance will encourage more visitors, including opportunities for spillover activity and use by office workers during the day.

The proposed gym, Level 17 restaurant and rooftop events space will also provide an enhanced cultural and leisure offering in the Square Mile, with the gym providing an essential out of work

hours activity, the restaurant a new experience for workers and visitors and the rooftop playing host to a weekend programme of cultural and community events.

Architectural Quality

The proposed building will be of a high quality finish that speaks to the quality of office floorspace contained therein. The development is befitting of the aspirations to position FSQ BID as one of the prime office locations in the Square Mile.

Concluding Remarks

I hope these representations are useful and I hope that the proposals can be supported by the Committee. Please note we are speaking with Landsec directly in respect of the development and may update our representations accordingly, further to these discussions.

If you require any further information or would like to discuss any of the points raised further, please do not hesitate to contact me on the details below.

Yours sincerely,

Lady Lucy French OBE

CEO

Fleet Street Quarter

Unit 103, 160 Fleet Street

London

EC4A 2DQ

Tel: [REDACTED]

Email: [REDACTED]